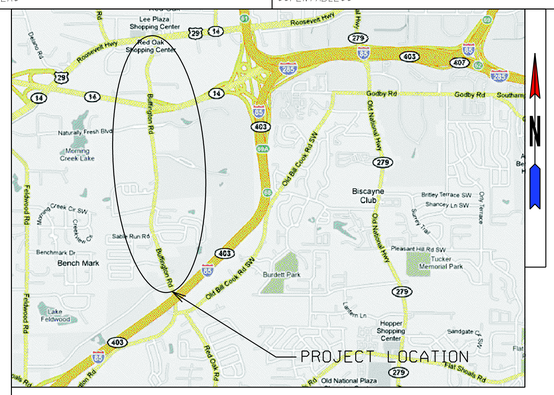
DATE$$$	PRF	DGN	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
$USER$	$$PENTABLE$$	GRWCOV	GA	CSCMQ-0007-00(096)	1	28

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

RIGHT OF WAY OF PROPOSED
FULTON COUNTY PUBLIC WORKS
BUFFINGTON ROAD
PEDESTRIAN AND ROADWAY IMPROVEMENTS
PROJECT CSCMQ-0007-00(096)
FULTON COUNTY

FEDERAL ROUTE • N/A
STATE ROUTE • N/A
P.I.NO. 0007096



LOCATION SKETCH

CONVENTIONAL SIGNS

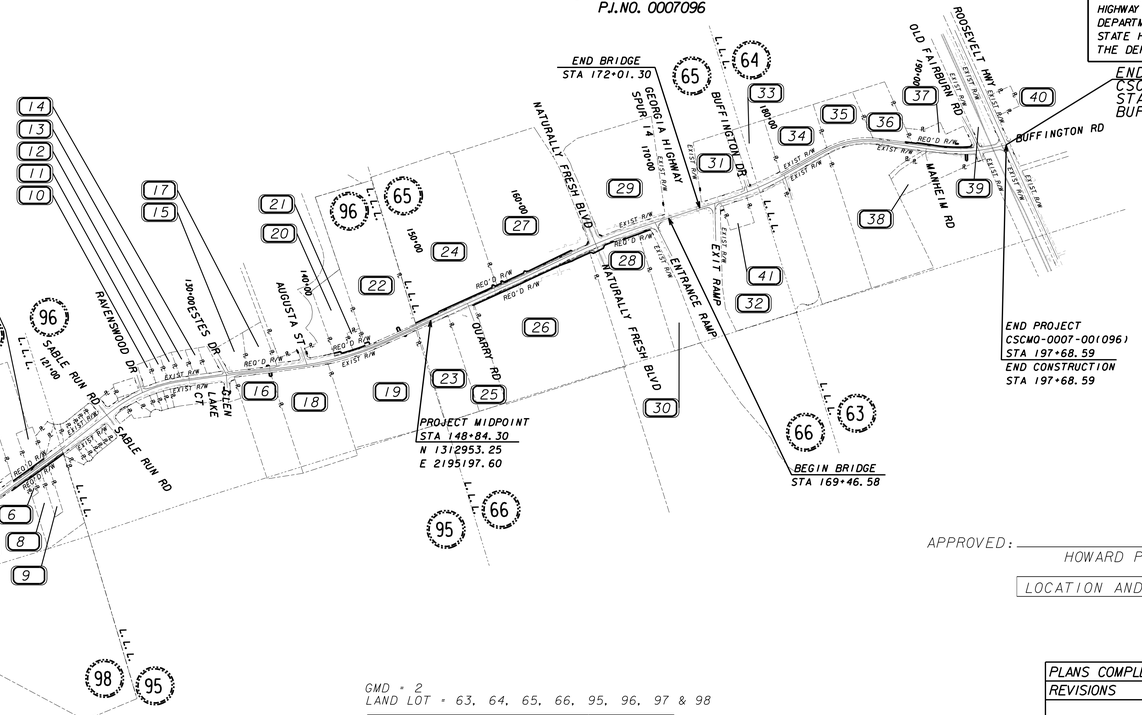
STATE OR COUNTY LINE	
CITY LIMIT LINE	
LAND LOT LINE	
PROPERTY LINE	
SURVEY OR BASE LINE	
RIGHT OF WAY LINE – EXISTING	
RIGHT OF WAY LINE – REQUIRED	
RIGHT OF WAY LINE – LIMIT OF ACCESS	
RIGHT OF WAY LINE – R/W & LIMIT OF ACCESS	
RIGHT OF WAY LINE – R/W MARKERS	
FENCE	
RAILROAD	
POWER LINE	
TELEPHONE LINE	
POWER POLES	
TELEPHONE OR TELEGRAPH POLES	

NOTE :
ALL REFERENCES IN THIS DOCUMENT,WHICH INCLUDES ALL PAPERS,WRITINGS, DOCUMENTS,DRAWINGS,OR PHOTOGRAPHS USED,OR TO BE USED IN CONNECTION WITH THIS DOCUMENT,TO "STATE HIGHWAY DEPARTMENT OF GEORGIA","STATE HIGHWAY DEPARTMENT","GEORGIA STATE HIGHWAY DEPARTMENT","HIGHWAY DEPARTMENT",OR "DEPARTMENT" WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA,AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.

FUNCTIONAL CLASS:
MINOR ARTERIAL

THIS PROJECT IS 100% IN FULTON COUNTY AND IS 100% IN CONG.DIST.NO.5.

PROJECT DESIGNATION:
DESIGNED IN ENGLISH UNITS.



THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE,AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THE DATA,TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY,WHETHER BY DRAWINGS OR NOTES,OR IN ANY OTHER MANNER,ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY,ARE NOT GUARANTEED,AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY.THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04,102.05,AND 104.03 OF THE SPECIFICATIONS.

CSCMQ-0007-00(096) FULTON COUNTY

GMD • 2
LAND LOT • 63, 64, 65, 66, 95, 96, 97 & 98

LENGTH OF RIGHT-OF-WAY PROJECT	COUNTY NO. 121
	MILES
NET LENGTH OF RIGHT OF WAY	1.779
NET LENGTH OF EXCEPTIONS	0.200
GROSS LENGTH OF RIGHT OF WAY	1.779

SCALE IN FEET
0 500 1000 2000

PLANS PREPARED BY
DESIGNER: MICHAEL FRANCIS, P.E.

JACOBS™

APPROVED: _____
HOWARD P. COPELAND, STATE RIGHT OF WAY ADMINISTRATOR

LOCATION AND DESIGN APPROVAL DATE 12/19/2005

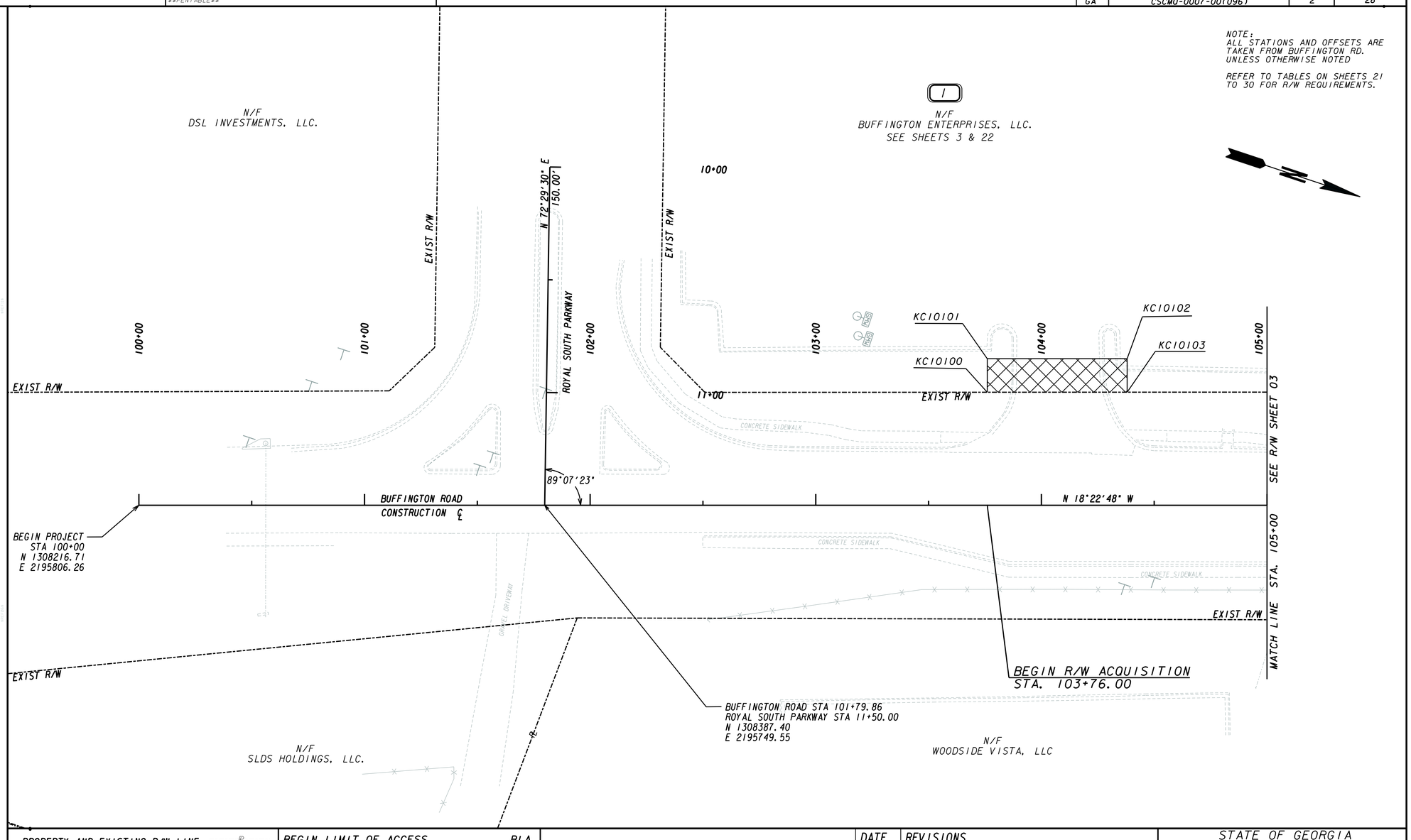
PLANS COMPLETED 6-13-11	
REVISIONS	

3/1/2007

$DATE$	TIME$$$	PRF	DGN	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
$USER$		$$PENTABLE$$		GA	CSCMQ-0007-00(096)	2	28

NOTE:
ALL STATIONS AND OFFSETS ARE TAKEN FROM BUFFINGTON RD. UNLESS OTHERWISE NOTED

REFER TO TABLES ON SHEETS 21 TO 30 FOR R/W REQUIREMENTS.



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

20 0 20 40 60FT.
SCALE: 1" = 20'

JACOBS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSCMQ-0007-00(096)
COUNTY: FULTON
LAND LOT NO: 97
LAND DISTRICT:
GMD 2
DATE 6/10/11 SH 2 OF 28

3/1/2007 GPLN

$DATE$	TIME$$	PRF	DGN	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
$USER$		$$PENTABLE$$		GA	CSCMQ-0007-00(096)	3	28

NOTE:
ALL STATIONS AND OFFSETS ARE TAKEN FROM BUFFINGTON RD. UNLESS OTHERWISE NOTED

REFER TO TABLES ON SHEETS 21 TO 30 FOR R/W REQUIREMENTS.

1
N/F
BUFFINGTON ENTERPRISES, LLC.
SEE SHEETS 2 & 22

2
N/F
DOUGLAS W. MCGREW
SEE SHEET 22

3
N/F
ARCHIE HUDSON, SR.
SEE SHEET 22

N/F
VERLAND D. CROSS
SEE SHEETS 4 & 22

N/F
CARL FANFAIR
SEE SHEETS 3 & 22

KC10167
KC10161
KC10166
KC10159
KC10155
KC10154
TRACT 2
KC10162
KC10156
KC10158
KC10152
KC10153
KC10157
KC10164
KC10163
KC10151
SVA41652
SVA41627
KC10706
KC10150
SVA41633
SVA41632
TRACT 1
KC10160
KC10701
SVA130

105+00 SEE R/W SHEET-02
106+00
107+00
108+00
109+00
110+00
111+00
12+00
SEE R/W SHEET-04

EXIST R/W
REQ'D R/W
EXIST R/W
EXIST R/W
EXIST R/W

N 71°43'18" E
SABLE CHASE ROAD
100.00'
89°54'06"

N 18°22'48" W
BUFFINGTON ROAD
1270.57'
BUFFINGTON ROAD
CONSTRUCTION ℄

MATCH LINE STA. 105+00
MATCH LINE STA. 111+00

KC10109
EXIST R/W
SVA42004
KC10110
EXIST R/W
KC10104
KC10105
KC10108
KC10107
AREA 1
AREA 2
KC10111
BEGIN CONSTRUCTION
STA 105+50.00
KC10106
KC10112

TRACT 1
KC10117
KC10114
EXIST R/W
REQ'D R/W
KC10113
KC10129
KC10115
KC10119
KC10116
KC10118
BUFFINGTON ROAD STA 110+25.15
SABLE CHASE ROAD STA 13+00.00
N 1309189.57
E 2195483.02
KC10128

4
N/F
WOODSIDE VISTA, LLC
SEE SHEETS 2, 4, & 21

COORDINATES
STA. 106+00.00 - N 1308786.1049 E 2195617.0731

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

20 0 20 40 60FT.
SCALE: 1" = 20'

JACOBS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSCMQ-0007-00(096)
COUNTY: FULTON
LAND LOT NO: 97
LAND DISTRICT:
GMD 2
DATE 6/10/11 SH 3 OF 28

3/1/2007 GPLN

$DATE$	TIME$$$	PRF	DGN	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
$USER$		$$PENTABLE$$		GA	CSCMQ-0007-00(096)	4	28

NOTE:
ALL STATIONS AND OFFSETS ARE TAKEN FROM BUFFINGTON RD. UNLESS OTHERWISE NOTED

REFER TO TABLES ON SHEETS 21 TO 30 FOR R/W REQUIREMENTS.

CURVE #1
PI Sta = 116+81.91
PI North = 1309813.85
PI East = 2195279.06
Delta = 2°00'34.4"
D = 1°25'05.6"
T = 70.86
L = 141.70
R = 4040.00
E = 0.62
S.E. = EXIST

5 N/F SOUTHWEST CHRISTIAN FELLOWSHIP, INC. SEE SHEET 22

7 N/F DARON AND DEBORAH PONDER SEE SHEETS 22

N/F ALICE VICKERMAN

N/F VERLAND D. CROSS

N/F TREMAIN L. NASH

111+00 112+00 113+00 114+00 115+00 116+00 117+00

PC 116+11.06

MATCH LINE STA. 111+00 SEE R/W SHEET-03

MATCH LINE STA. 117+00 SEE R/W SHEET-05

EXIST R/W

REQ'D R/W

SVA41642 KC10169 KC10168 KC10170 KC10171 KC10172 KC10173 KC10174 KC10175 KC10176 SVA41663 KC10179 KC10177

D14

SVA41660 SVA41664 SVA41644

HARD PI STA 112+70.57

N 18°22'48" W N 17°55'15" W

BUFFINGTON ROAD CONSTRUCTION ℄

340.48'

BUFFINGTON ROAD

CURVE #1

KC10120 KC10121 KC10127 KC10126 KC10125 KC10122 KC10123 KC10124 KC10132 KC10130 KC10131

SVA41988 SVA41989 TRACT 1 KC10133 SVA41990 TRACT 1 SVA41991 TRACT 2 AREA 2 KC10145

KC10135 KC10134 KC10144 KC10143 KC10136 KC10139 KC10140 KC10141 KC10142 KC10149 AREA 2 KC10148 KC10147

AREA 1 KC10137 KC10138

4 N/F WOODSIDE VISTA, LLC SEE SHEETS 3 & 22

6 N/F GLADYS G. WALL SEE SHEET 22

8 N/F GLADYS G. WALL SEE SHEETS 23

9 N/F LOIS C. PENDLEY SEE SHEET 23

8 N/F GLADYS G. WALL SEE SHEETS 5 & 23

LL 97 LL 96

COORDINATES
STA. 112+00.00 = N 1309355.4969 E 2195427.8833
STA. 116+11.06 = N 1309746.4326 E 2195300.8633

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

20 0 20 40 60FT.
SCALE: 1" = 20'

JACOBS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSCMQ-0007-00(096)
COUNTY: FULTON
LAND LOT NO: 97
LAND DISTRICT:
GMD 2
DATE 6/10/11 SH 4 OF 28

3/1/2007 GPLN

$DATE$	TIME$$	PRF	DGN	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
$USER$		$$PENTABLE$$		GA	CSCMO-0007-00(096)	5	28

NOTE:
ALL STATIONS AND OFFSETS ARE TAKEN FROM BUFFINGTON RD. UNLESS OTHERWISE NOTED

REFER TO TABLES ON SHEETS 21 TO 30 FOR R/W REQUIREMENTS.

COORDINATES
STA. 117+52.75 - N 1309880.4614 E 2195254.9081

CURVE #1
PI Sta - 116+81.91
PI North - 1309813.85
PI East - 2195279.06
Delta - 2°00'34.4"
D - 1°25'05.6"
T - 70.86
L - 141.70
R - 4040.00
E - 0.62
S.E. - EXIST

CURVE #2
PI Sta - 125+35.12
PI North - 1310615.98
PI East - 2194988.22
Delta - 30°25'01.8"
D - 4°52'34.5"
T - 319.43
L - 623.78
R - 1175.00
E - 42.65
S.E. - EXIST

BUFFINGTON ROAD STA 121+66.22
SABLE RUN LANE STA 15+00.00
N 1310269.17
E 2195113.96

N/F ALICE VICKERMAN
N/F TREMAIN L. NASH
N/F TREMAIN L. NASH
N/F GLADYS G. WALL
N/F JAMES MCDONALD
N/F DARNICE LIPSCOMB
N/F DONALD WILSON
N/F ROBERT LOUIS JACKSON
N/F IRIS D. HYNSON
N/F KEITH T. GREER

LL 97
LL 96

117+00
118+00
119+00
120+00
121+00
122+00
123+00
14+00
15+00

PT 117+52.75

EXIST R/W

SABLE RUN ROAD

N 69°59'12" E

89°54'52"

89°55'02"

200.00'

PC 122+15.69

BUFFINGTON ROAD
CONSTRUCTION ℄

CURVE #1

N 19°55'49" W 462.94'

CURVE #2

BUFFINGTON ROAD

SVA41982
SVA41981
SVA41980
TRACT 2
AREA 2

N/F BUFFINGTON PARK PROPERTIES, LLC. (COMMON SPACE)

N/F BUFFINGTON PARK PROPERTIES, LLC.

N/F BUFFINGTON PARK PROPERTIES, LLC. (COMMON SPACE)

N/F SHERRI L. HARRIS
N/F BRIAN AND MARY JANE JOHNSON
N/F ANITRA SWANN
N/F CASSANDRA SIMS
N/F ANJANETT J. HEWITT
N/F MICHAEL W. TILLER
N/F GEORGE JOHNSON AND LISA FOUNTAIN

MATCH LINE STA. 117+00 SEE R/W SHEET-04

MATCH LINE STA. 123+00 SEE R/W SHEET-06

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

20 0 20 40 60FT.
SCALE: 1" = 20'

JACOBS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSCMO-0007-00(096)
COUNTY: FULTON
LAND LOT NO: 96
LAND DISTRICT:
GMD 2
DATE 6/10/11 SH 5 OF 28

3/1/2007 GPLN

$DATE$	TIME$$	PRF	DGN	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
$USER$		$$PENTABLE$$		GA	CSCMO-0007-00(096)	6	28

CURVE #2
PI Sta = 125+35.12
PI North = 1310615.98
PI East = 2194988.22
Delta = 30°25'01.8"
D = 4°52'34.5"
T = 319.43
L = 623.78
R = 1175.00
E = 42.65
S.E. = EXIST

COORDINATES
STA. 128+39.48 = N 1310930.0691 E 2195046.3542

N/F
KEITH T. GREER

N/F
NANCY J. SANDERS

N/F
POSSIBLE OWNERSHIP GAP

10
N/F
KARY AND LINDA HUBBERT
SEE SHEET 23

11
N/F
ORA S. GRAVES
SEE SHEET 23

12
N/F
DOROTHY HALE PURIFOY
SEE SHEET 23

13
N/F
TOMMY I.I.I AND RUTH A. MCLEAN
SEE SHEETS 7 & 24

EXIST R/W
RAVENSWOOD DRIVE
S 89°34'52" E
150.00'
123+00
124+00
125+00
126+00
127+00
128+00
17+00
18+00
KC10180
KC10181
KC10182
KC10183
KC10184
KC10185
KC10186
KC10187
KC10188
KC10189
KC10190
SVA41692
SVA42032
SVA2095
SVA106
CONCRETE DRIVEWAY
83°40'49"
BUFFINGTON ROAD
CONSTRUCTION
CURVE #2
BUFFINGTON ROAD
CURVE #2
MATCH LINE STA. 123+00 SEE R/W SHEET-05
MATCH LINE STA. 128+50 SEE R/W SHEET-07
PT 128+39.48
N 10°29'13" E

N/F
ROSE MARIE AND FRANKLIN ASHTON

N/F
MELISSA CHAN-LEIBA AND VIGNETTE LEIBA

N/F
ERICA EVANS

N/F
LASHONDRA M. HARRIS

N/F
SABLE II ASSOCIATES, LLC.

BUFFINGTON ROAD STA 125+03.42
RAVENWOOD DRIVE STA 18+50.00
N 1310595.43
E 2195032.95

N/F
BUFFINGTON PARK PROPERTIES, LLC.
(COMMON SPACE)

N/F
BUFFINGTON PARK PROPERTIES, LLC.

UNKNOWN

NOTE:
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REFER TO TABLES ON SHEETS 21 TO 30 FOR R/W REQUIREMENTS.

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

20 0 20 40 60FT.
SCALE: 1" = 20'

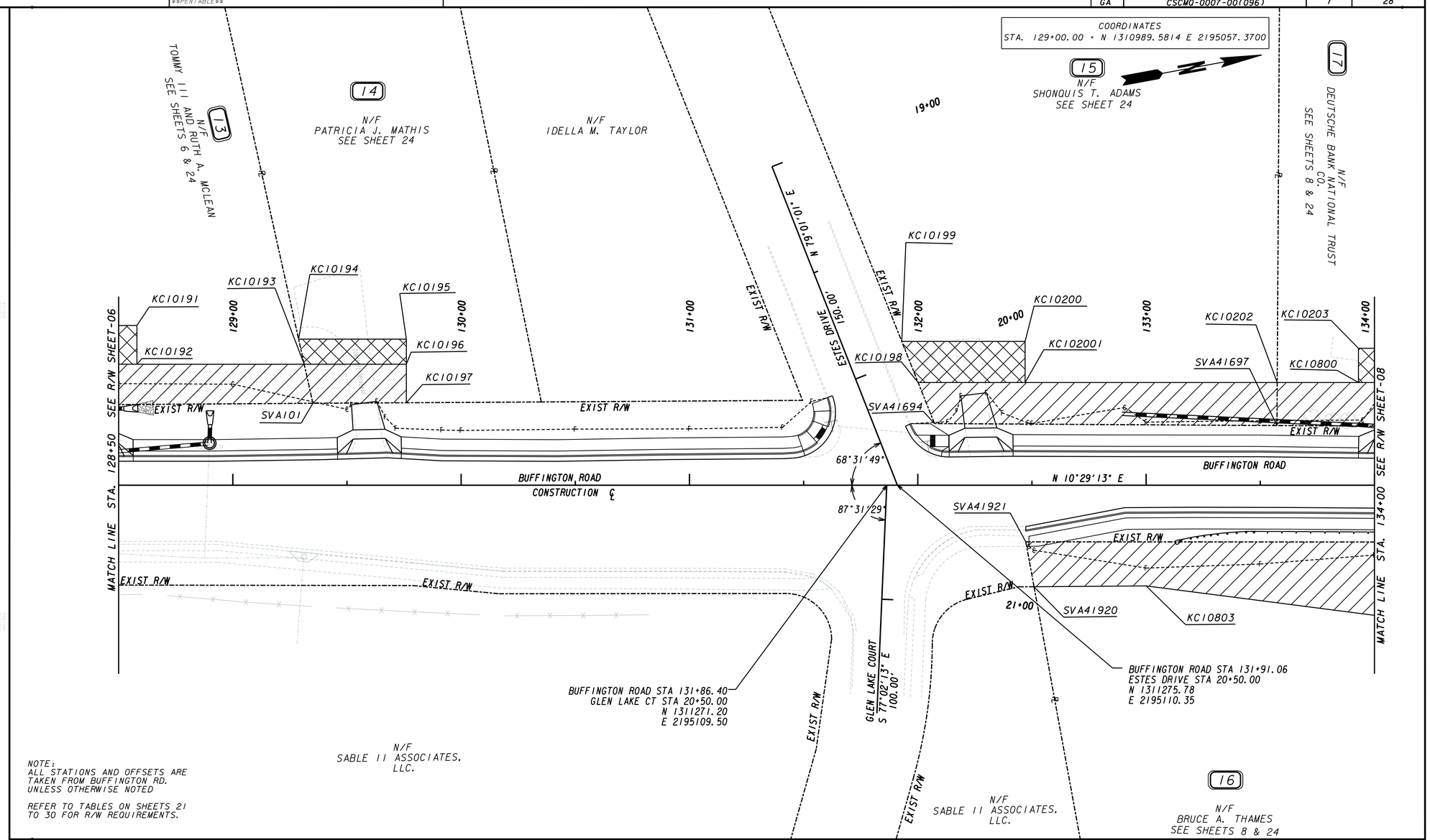
JACOBS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: CSCMO-0007-00(096)
COUNTY: FULTON
LAND LOT NO: 96
LAND DISTRICT:
GMD 2
DATE 6/10/11 SH 6 OF 28

3/11/2007 GPLN

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	CSCMQ-0007-00(096)	7	28



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REFER TO TABLES ON SHEETS 21 TO 30 FOR R/W REQUIREMENTS.

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

20 0 20 40 60FT.
SCALE: 1" = 20'

JACOBS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: CSCMQ-0007-00(096)
COUNTY: FULTON
LAND LOT NO: 96
LAND DISTRICT:
GMD 2
DATE 6/10/11 SH 7 OF 28

3/1/2007 GPLN