

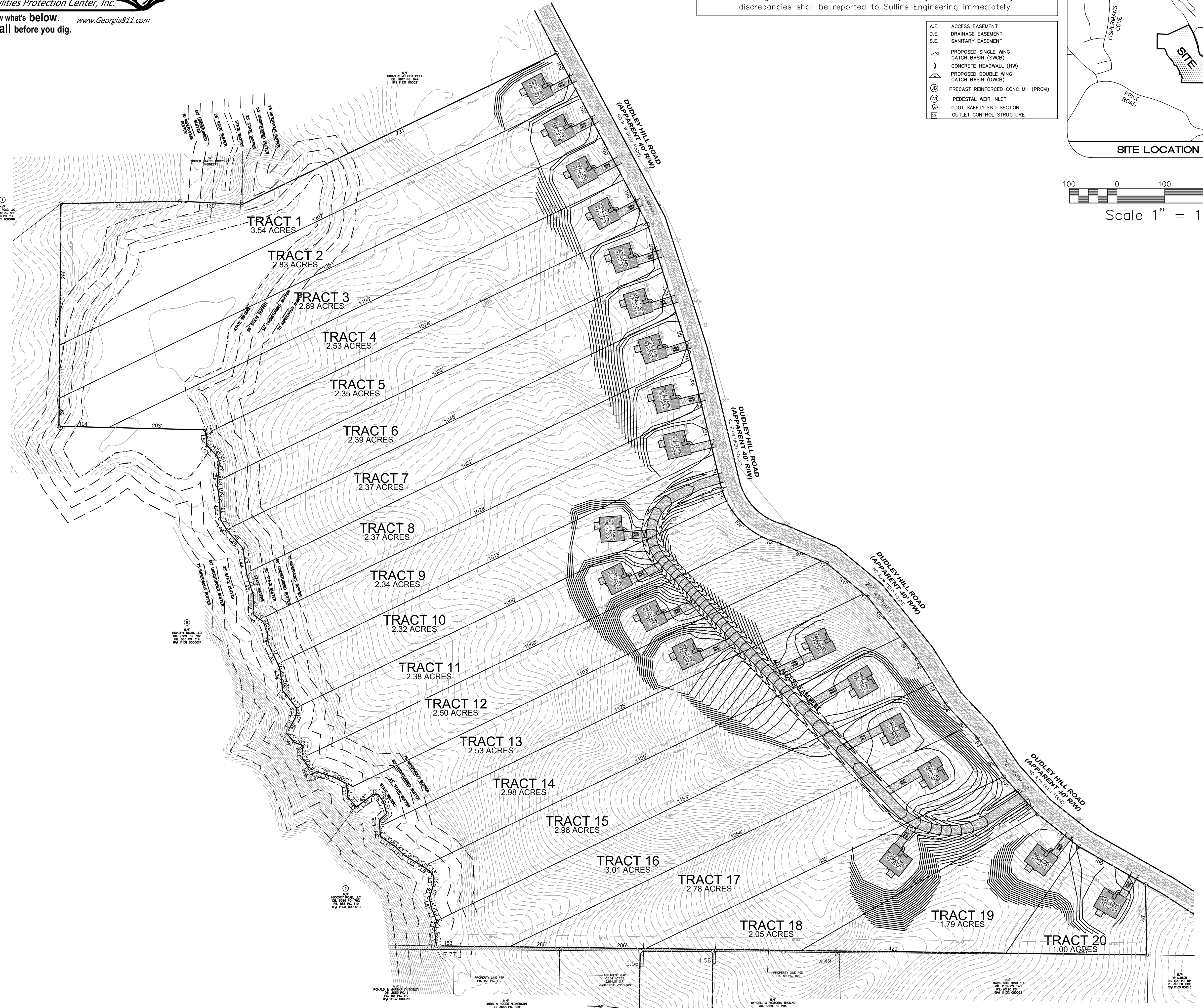
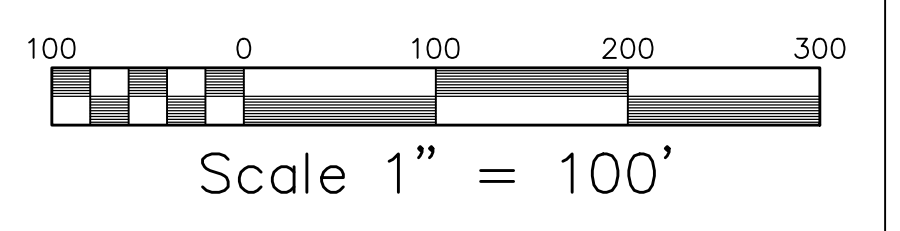
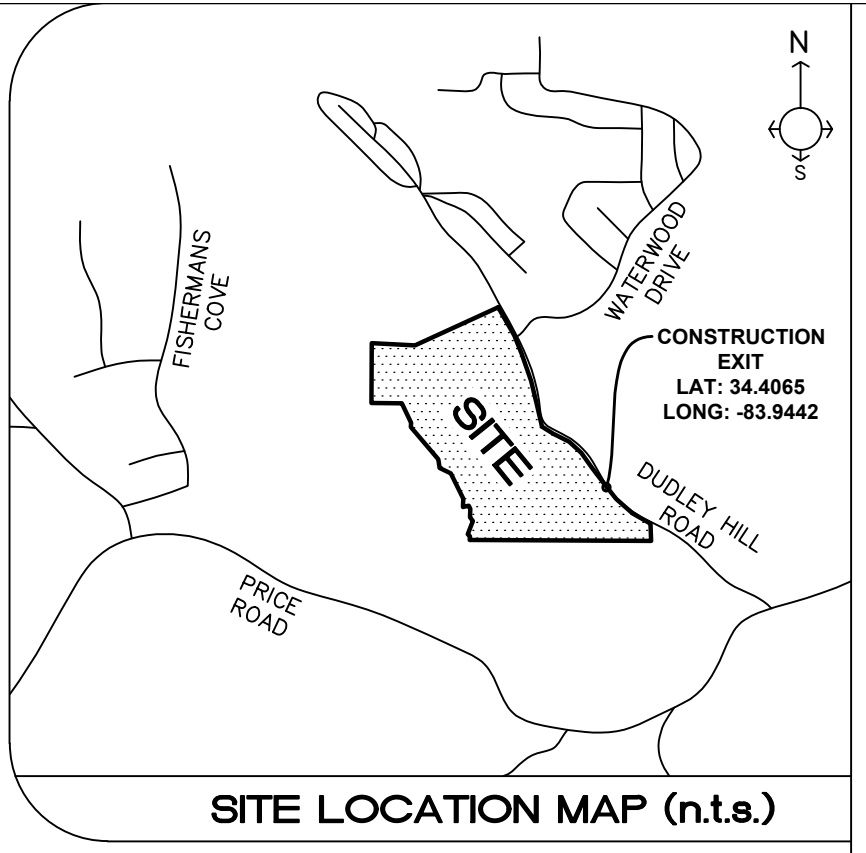
- GENERAL NOTES:**
- PROPOSED USE: 20 INDIVIDUAL SINGLE FAMILY LOTS
  - REF. SURVEY FOR "ALAMANCE HOLDINGS, LLC" BY NORTHEAST LAND SURVEYING, LLC DATED 9/25/2024.
  - TOTAL AREA TO BE DEVELOPED: 49.940 ACRES
  - TOPO PROVIDED BY HALL COUNTY GIS.
  - ALL CONSTRUCTION MUST CONFORM TO HALL COUNTY STANDARDS & REGULATIONS
  - ALL EROSION CONTROL DEVICES MUST BE IN PLACE PRIOR TO ANY GRADING
  - THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL DEVELOPMENT PERMITS PRIOR TO ANY CONSTRUCTION
  - THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON THIS SITE.
  - THERE ARE NO CEMETERIES ON SITE. THERE ARE NO OTHER SIGNIFICANT HISTORICAL AREAS ON SITE.
  - FRONT SETBACK: 65' FROM CENTERLINE, REAR SETBACK: 25', SIDE SETBACK: 15'
  - PARCEL TO BE SERVED WITH HALL COUNTY WATER.
  - SANITARY SEWAGE DISPOSAL TO BE ONSITE SEPTIC.
  - SITE IS SOMEWHAT WOODED. EXISTING DIRT ROAD RUNNING THROUGH IT THAT WILL BE REMOVED DURING GRADING. ALL DEBRIS TO BE REMOVED.
  - NO DISPOSAL ON SITE.
  - NO SLOPE TO EXCEED 2 TO 1..
  - INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR CONTROLLING SURFACE WATER ONTO ADJACENT LOTS ON A CONTINUING BASIS.
  - ALL NEW UTILITIES TO BE UNDERGROUND.
  - ZONED: R-1-L WITH CONDITIONS
  - MINIMUM 1AC LOT SIZE
  - PROPOSED COMMON DRIVE (PERMISSIBLE PER APPROVED VARIANCE) TO RUN ACROSS
  - NO WETLANDS ON SITE PER NWI MAPPER.
  - NO PORTION OF THIS SITE HAS FEMA FLOODPLAIN PER PANEL 13139C0075G EFFECTIVE 4/4/2018.
  - NO BURY PITS ALLOWED.
  - RETAINING WALLS OVER 4' IN HEIGHT AND PART OF INITIAL INFRASTRUCTURE WILL BE REQUIRED TO BE INSPECTED BY DESIGN PROFESSIONAL OR REPRESENTATIVE AND INSPECTION REPORT WILL BE REQUIRED AT TIME OF FINAL PLAT.
  - NO WASTE MATERIALS OF ANY KIND SHALL BE BURIED IN ANY AREA OF THE RIGHT-OF-WAY OR UNDER ANY ROADWAY FILL SECTIONS.
  - ALL WASTE OR DEBRIS SHALL BE DISPOSED OF IN A LEGAL AND PERMITTED MANNER ACCORDING TO GAEPD.
  - THIS SITE IS NOT LOCATED WITHIN A SPECIAL WATERSHED DISTRICT.
  - THIS SITE IS NOT LOCATED WITHIN A SANITARY SEWER SERVICE DISTRICT.



**TOTAL AREA:  
49.940 ACRES**

**Existing Utility Note:**  
The contractor shall verify all utility locations prior to digging, including water, sewer, gas, electrical and telecommunication lines. Any damage to existing utilities shall be repaired and paid by the contractor. Any discrepancies shall be reported to Sullins Engineering immediately.

- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. SANITARY EASEMENT
- PROPOSED SINGLE WING CATCH BASIN (SWCB)
- CONCRETE HEADWALL (HW)
- PROPOSED DOUBLE WING CATCH BASIN (DWCB)
- PRECAST REINFORCED CONC MH (PRCM)
- PEDESTAL WEIR INLET
- DOT SAFETY END SECTION
- OUTLET CONTROL STRUCTURE

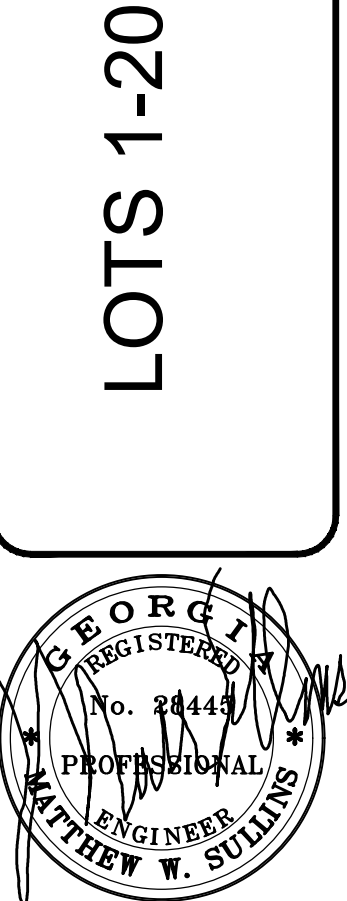


**OWNER/PRIMARY PERMITTEE:**  
**BLUM & CAMPBELL, LLC**  
 3000 LANGFORD ROAD, BUILDING 100  
 PEACHTREE CORNERS, GA 30071  
 PH: 470-365-2890  
 jody@blumcampbell.com  
**24 HOUR CONTACT:**  
**JODY CAMPBELL**  
 PH: 470-365-2890

REVISION:	
DATE:	

302 WEST MAY STREET  
 WINDER, GA 30080  
 PHONE: (770) 897-6219  
**Sullins Engineering, LLC**  
 CONTACT: MATTHEW SULLINS  
 CIVIL ENGINEERS - LAND PLANNERS

SITE PLAN FOR:  
**LOTS 1-20 ~ DUDLEY HILL ROAD**  
 PARENT PARCEL 11131 001A  
 ZONED R-1-L  
 HALL COUNTY, GEORGIA



GSWCC # 939  
 DATE 11/5/2024 JOB # 3367  
 SHEET 3

"NOT FOR RECORDING"