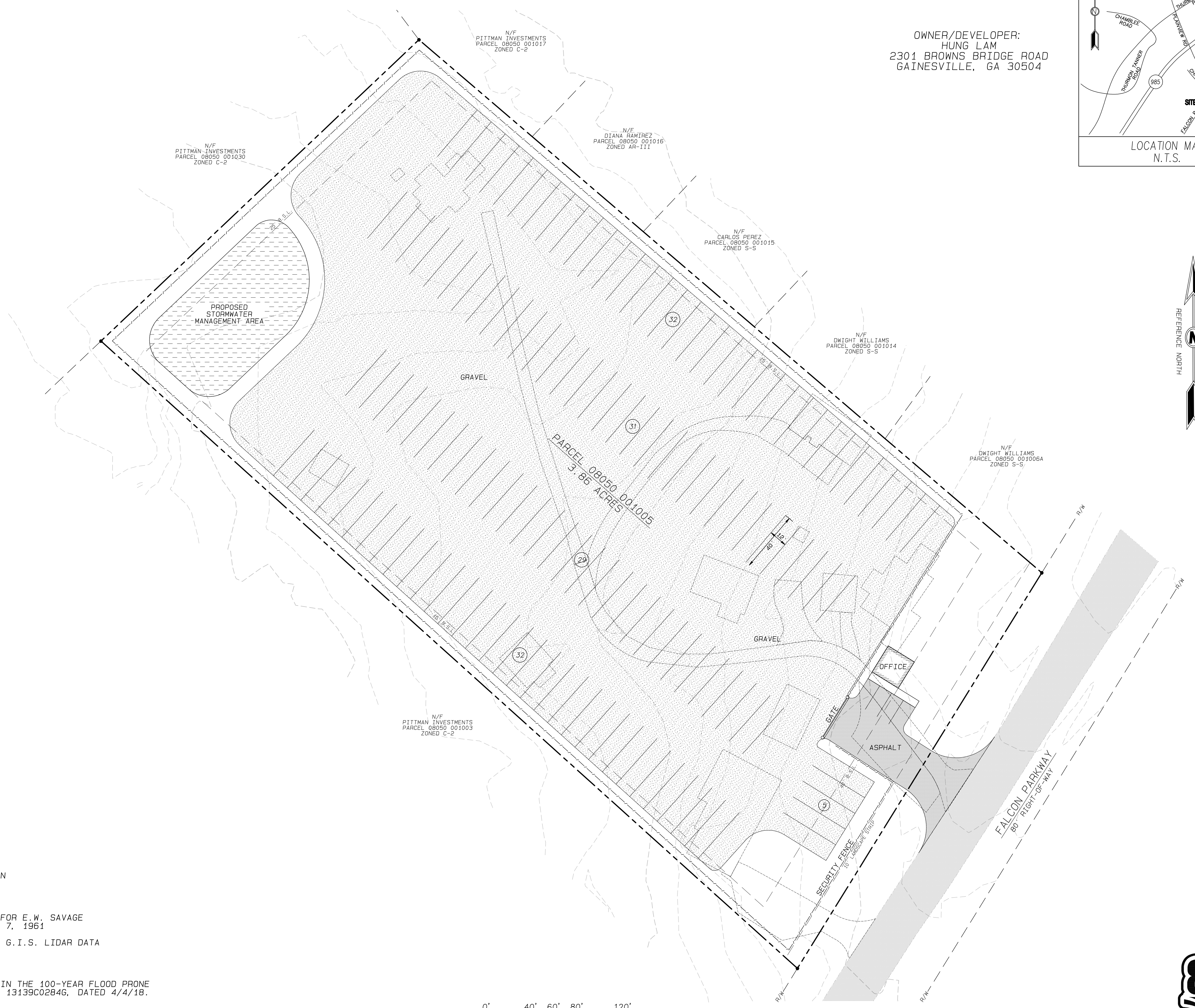
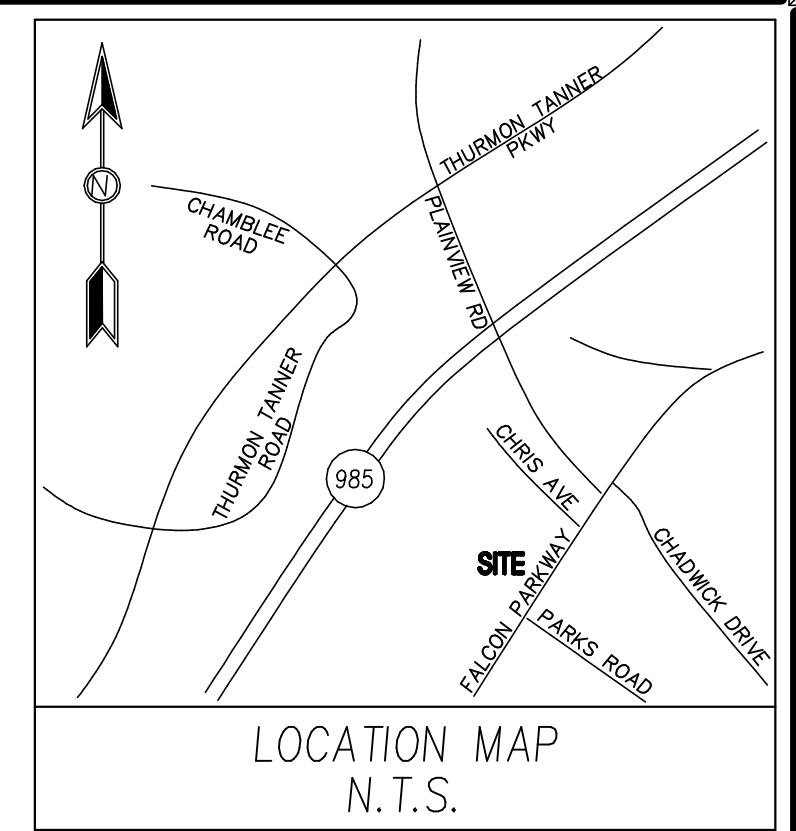


LEGEND		
○	UTILITY POLE (UP)	C&G CURB AND GUTTER
NG	NATURAL GAS	IP IRON PIN
DI	DROP INLET	P/L PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S. FLARED END SAFETY SECTION
OC	OUTLET CONTROL STRUCTURE	SSMH SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN	SSCO SANITARY SEWER CLEANOUT
HW	HEADWALL	PT POINT OF TANGENT
RCP	REINFORCED CONCRETE PIPE	PC POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	OC OUTLET CONTROL STRUCTURE
HDPE	HIGH DENSITY POLYETHYLENE	ELEV. ELEVATION
UGD	UNDERGROUND DETENTION	N/F NOW OR FORMERLY
TBM	TEMPORARY BENCHMARK	R/W RIGHT OF WAY
EX	EXISTING	LLC LAND LOT LINE
PROP.	PROPOSED	CONC. CONCRETE
W.E.	WATER EASEMENT	INV INVERT
FH	FIRE HYDRANT	EOP EDGE OF PAVEMENT
WM	WATER METER	TYP. TYPICAL
S.S.E.	SANITARY SEWER EASEMENT	— — FENCE
LF	LINEAR FEET	— — SILT FENCE
DIP	DUCTILE IRON PIPE	— — OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	— — WATERLINE
SS	SANITARY SEWER	

OWNER/DEVELOPER:
 HUNG LAM
 2301 BROWNS BRIDGE ROAD
 GAINESVILLE, GA 30504



SITE ADDRESS:
 3818 FALCON PARKWAY
 FLOWERY BRANCH, GA 30542

CURRENT LAND USE: RESIDENTIAL

HALL COUNTY PARCEL: 08050 001005

TOTAL PARCEL ACREAGE: 3.86 AC.

WATER SOURCE: GAINESVILLE PUBLIC WATER

SEWER SOURCE: INDIVIDUAL ON SITE SEPTIC

TOTAL SPACES AVAILABLE = 124 SPACES

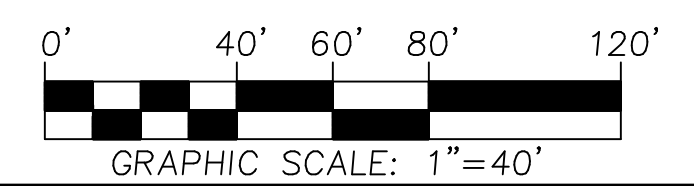
BUILDING SETBACKS:
 FRONT - 40'
 SIDE - 15'
 REAR - 25'

10' FRONT LANDSCAPE STRIP

THIS SITE DOES NOT HAVE STATE WATERS WITHIN 200' REQUIRING UNDISTURBED BUFFER

REFERENCE INFORMATION:
 -BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR E.W. SAVAGE BY FARLEY-COLLINS SURVEYING, DATED MARCH 7, 1961
 -TOPOGRAPHIC INFORMATION FROM HALL COUNTY G.I.S. LIDAR DATA
 CONTOUR INTERVAL = 2'

-FLOOD NOTE:
 NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C02846, DATED 4/4/18.



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

DES
DAVIS
 ENGINEERING & SURVEYING
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PH: (706) 265-1234
 DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
	5-21-21	INITIAL SUBMITTAL

CONCEPT PLAN FOR:
3818 FALCON PARKWAY
 LAND LOT 50, 8TH DISTRICT
 HALL COUNTY, GEORGIA

DRAWN BY: PSA
 FIELD CREW: N/A
 DATE: 5-21-21
 CHECKED BY: JKD

SHEET NO.
 1 OF 1
 PROJECT NO.
 2021-031

