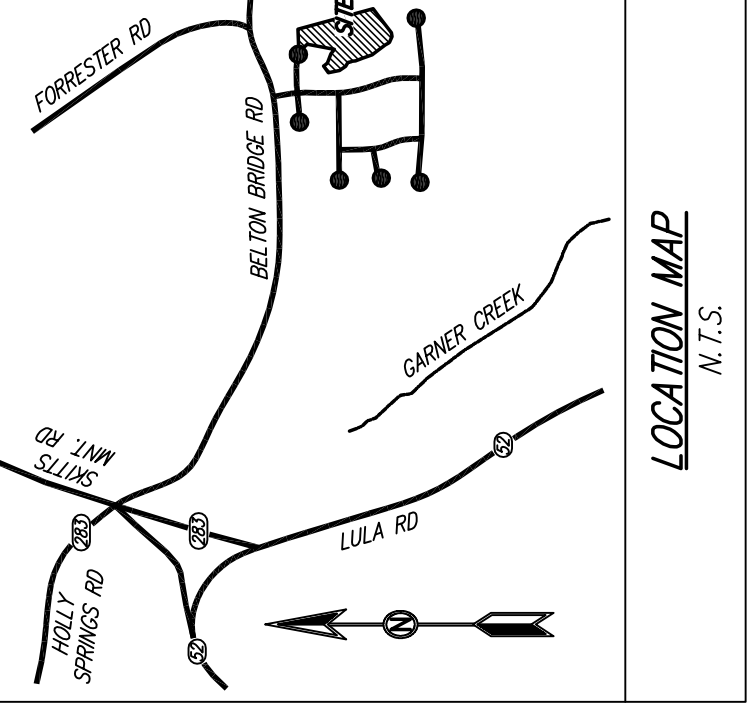


REVISION	DATE	DESCRIPTION

CONCEPT PLAN
MALLARD VIEW SUBDIVISION AMENITY
HALL COUNTY, GEORGIA
LAND LOT 127, 12TH DISTRICT
POLKSVILLE G.M.D. - 810

DRAWN BY: T.B.
CHECKED BY: J.D.
LAND LOT: 127
DISTRICT: 12TH
SECTION: -
CITY: LULA
COUNTY: HALL
DATE: 08/21/24

SHEET NO.
1 of 1
PROJECT NO.
2019-151



OWNER
MALLARD VIEW HOMEOWNERS
ASSOCIATION, INC.
8661 DRAKE DRIVE
LULA, GA 30554
(770) 530-2320
cglover@iamercoldstorage.com

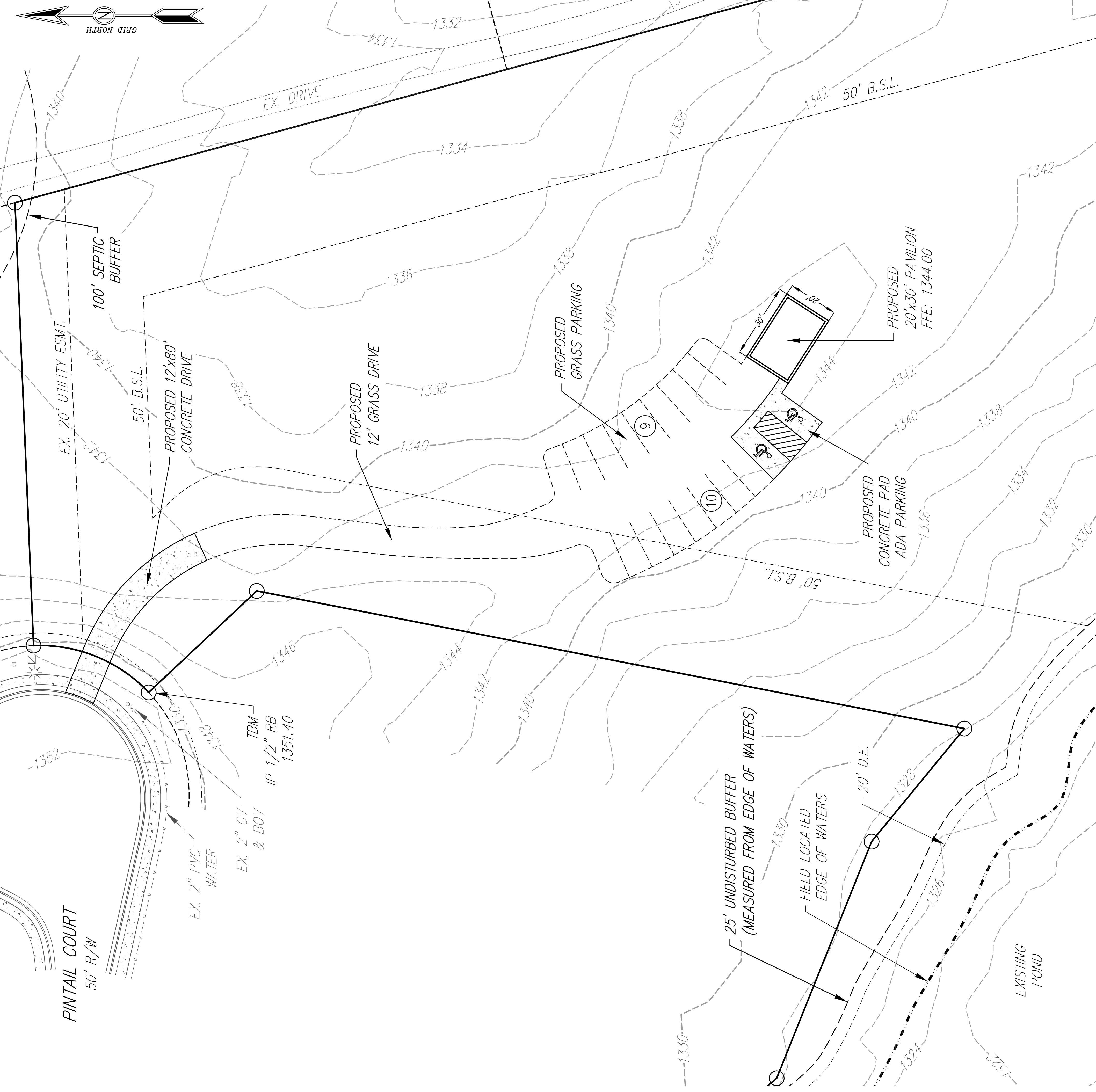
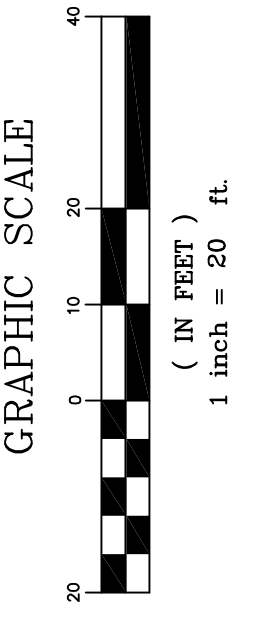
24-HOUR CONTACT
COREY GLOVER
(770) 530-2320

LEGEND

HP	IRON PIPE
RP	REBAR
N/P	NEW OR FORMERLY
P/W	PROPOSED WALK
L/L	LAND LOT
TBM	TEMPORARY BENCH MARK
PROP	PROPOSED
FFE	FINISHED FLOOR ELEVATION
5'	5' SQUARE FEET
TP	TYPICAL
HW	HEADWALL
HOPE	HIGH DENSITY POLYETHYLENE
CO	CLEAN OUT
C/D	CAST IN PLACE CONCRETE
GV	GATE VALVE
AV	AWAY WHITE CHLORINE
CONC	CONCRETE
C&G	CURB AND GUTTER
D.E.	DRAINAGE EASEMENT
X	EX. FENCE
P	POWER
W	WATER
---	BUILDING SETBACK LINE



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE ORIGINAL DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE SAME AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



PROJECT DESCRIPTION: THE SUBJECT SITE IS THE PLATTED AMENITY LOT FOR MALLARD VIEW SUBDIVISION. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A NEW 20'x30' PAVILION (600 SF) WITH ACCESS AND PARKING. TOTAL AREA = 8.23 ACRES.

BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR MALLARD VIEW SUBDIVISION, PREPARED BY PATTON-BOYER, INC., APPROVED 6/12/06.

TOPOGRAPHIC INFORMATION TAKEN FROM HALL COUNTY GIS RESOURCES.

DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR INTERVAL = 2'

PROJECT BENCHMARK: TBM USED IS AN IRON PIN (1/2" REBAR) LOCATED ALONG THE RIGHT OF WAY OF THE PINTAIL COURT CUL-DE-SAC. (ELEV. 1351.40).

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C01056, DATED 04/04/18.

GENERAL NOTES:

- 1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL COMPLY WITH **HALL COUNTY** GEORGIA REQUIREMENTS.
- 2) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES, HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- 3) CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- 4) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- 5) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- 6) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER GROUND BENEATH THIS SITE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- 7) IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
- 8) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- 9) NO MATERIAL CAN BE BURIED ON-SITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- 11) CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
- 12) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- 13) THIS SITE **DOES** HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- 14) EXISTING FEATURES SHOWN BY DASHED LINES OR SHADDED, PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
- 15) CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE FOR RESTORING TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
- 16) ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
- 17) CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
- 18) ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- 19) PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- 20) ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
- 21) APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.