

LEGEND	
○	UTILITY POLE
□	WALL ON FOUNDATION
N/P	WALL ON FORMERLY
SL	REAR
LL	LAND LOT
LLS	LAND LOT SCALE
LLS	REAR SETBACK LINE
BSL	SUBMITTAL BENCH MARK
NY	PIVOT POINT
NY	PAGE
N/P	RIGHT OF WAY
NY	CONV AND OUTLET
NY	CONV AND W/BRIDGE
NY	FACE OF CURB
NY	FURNISH
NY	LASTING
NY	FRASIDON
NY	FINISHED FLOOR
NY	ELEVATION
NY	MINIMUM
NY	LINEAR FEET
NY	SQUARE FEET
NY	CH
NY	GRATE INLET
NY	UNDESIRED GRATE INLET
NY	PEDESTAL INLET
NY	JUNCTION BOX
□	OUTLET CONTROL STRUCTURE
○	UNDERGROUND
○	REINFORCED CONCRETE PIPE
○	UNREINFORCED METAL PIPE
○	CORRUGATED PLASTIC PIPE
○	HIGH DENSITY POLYETHYLENE
○	SANITARY SEWER MANHOLE
○	55 G.P.D. SANITARY SEWER CLEANOUT
○	ONE INCH DIAM. ONE INCH DIAM.
○	WATER VALVE
○	DRAIN VALVE
○	DOUBLE DETECTOR CHECK
○	W/BRIDGE AND W/BRIDGE
○	DUCTILE IRON PIPE
○	POLYETHYLENE CHECKER
○	INVERT
○	TOP OF WALL
○	BOTTOM OF WALL
○	SANITARY SEWER EXCAVATION
○	DRAINAGE EXCAVATION
○	FRIDGE
○	5' SQUARE FEET
○	CH
○	GRATE INLET
○	UNDESIRED GRATE INLET
○	PEDESTAL INLET
○	JUNCTION BOX

REFERENCE DATA:  
 PARCEL NUMBER: T101 00015  
 CURRENT ZONING: PDD  
 TOTAL TRACT AREA: 1.81 ACRES

BOUNDARY AND CONTOUR INFORMATION FROM:  
 PRELIMINARY SITE PLAN FOR FLOURISH COMMUNITIES, LLC  
 REGISTERED AND ASSOCIATES, DATED: 05/04/2020

SEE INFORMATION FROM LEVEL 3 SOIL REPORT FOR SETBACK  
 BARRIERS, BY DAVIS ENGINEERING AND SURVEYING, DATED  
 7/2/2024. (ALL LOTS TO HAVE THE MINIMUM REQUIRED  
 15,000 S.F. OF STURDIE SOILS PER HALL COUNTY  
 REQUIREMENTS.)

NO PORTION OF THIS SITE IS LOCATED WITHIN THE  
 100-YEAR FLOOD PRONE AREA AS PER FLOOD  
 INSURANCE RATE MAP NO. 13130C0203C, DATED APRIL 4,  
 2016.

SITE REQUIREMENT DATA:  
 TOTAL # OF LOTS: 15 (1.08 UNITS/ACRE)  
 MIN LOT WIDTH: 60' (75' REQUIRED)  
 MIN LOT SIZE: 21,700 SF (20.0 AC)

PROPOSED SETBACKS:  
 BOGUS ROAD: 25'  
 FRONT: 25'  
 SIDE: 10'  
 REAR: 20'

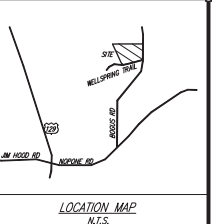
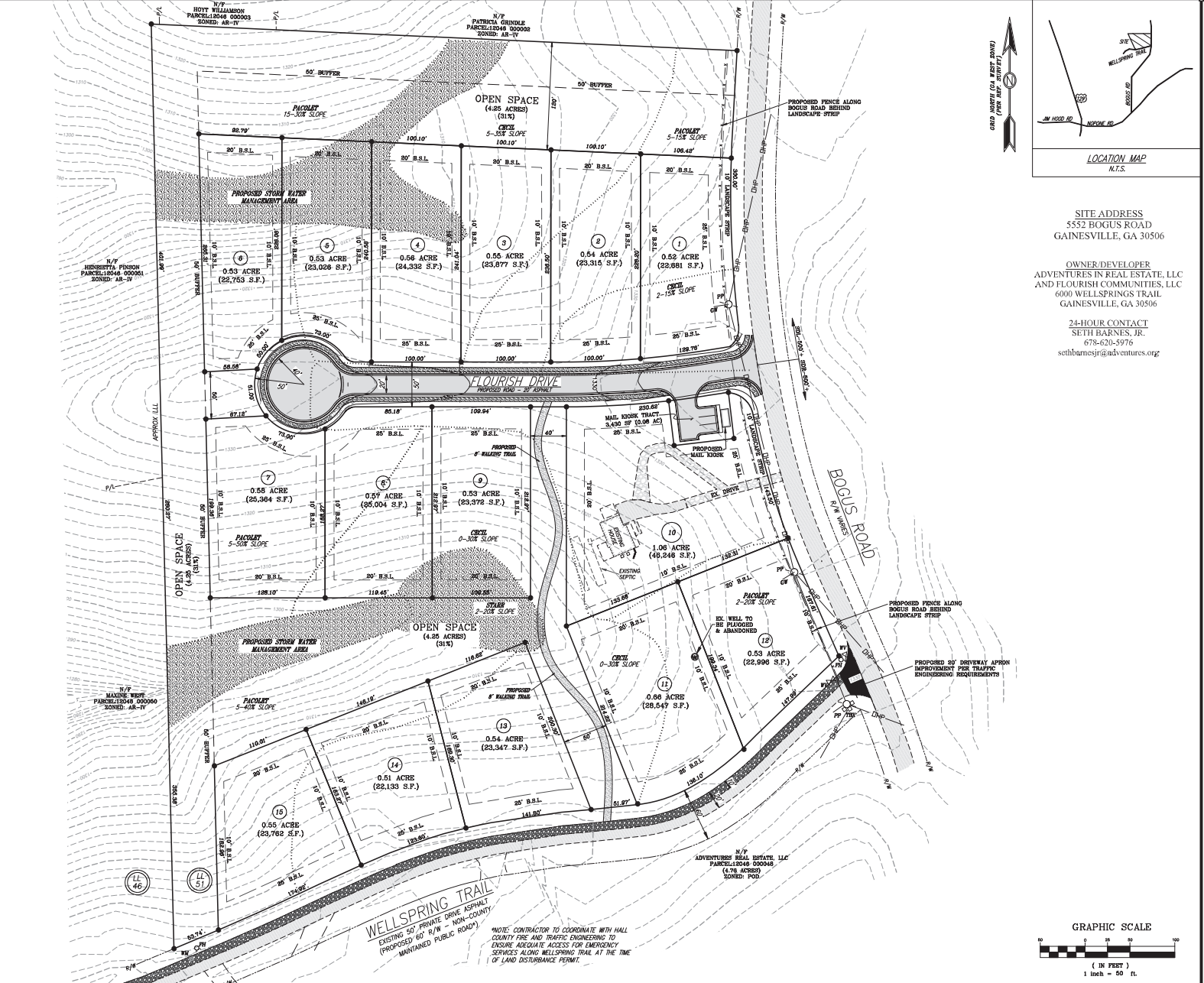
OPEN SPACE: 4.25 ACRES (31%)

WATER: CITY OF GAINESVILLE  
 SEWER: INDIVIDUAL SEPTIC SYSTEMS  
 NO SIGNAGE IS PROPOSED

HOUSES TO RANGE FROM 1,000 TO 1,300 S.F. AND BE  
 COMPRSED OF 4-BEDROOM UNITS WITH SOME HAVING  
 SIDE OR FRONT ENTRY GARAGES. ALL FRONT ENTRY  
 GARAGES TO BE A MAXIMUM OF 40% OF THE TOTAL  
 WIDTH OF THE RESIDENCE WITH A 50% CURB CUT DEPTH.

ALL FACADES OF ALL RESIDENCES SHALL BE FINISHED  
 WITH BRICK, STONE, STUCCO, BRICK SMOKE, WOOD  
 SHAKES OR EXTERIOR CONCRETE TILE SIDING. THE FRONT  
 FACADES SHALL INCORPORATE CHANGES IN BUILDING  
 MATERIAL, TEXTURE AND/OR COLOR VARIATIONS ON  
 ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.  
 SHALL BE PROHIBITED.

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.



**SITE ADDRESS**  
 5552 BOGUS ROAD  
 GAINESVILLE, GA 30506

**OWNER/DEVELOPER**  
 ADVENTURES IN REAL ESTATE, LLC  
 AND FLOURISH COMMUNITIES, LLC  
 6000 WELLSPRINGS TRAIL  
 GAINESVILLE, GA 30506

**24-HOUR CONTACT**  
 SETH BARNES, JR.  
 678-620-5976  
 sethbarnesjr@adventures.org

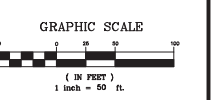
**DES DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 N.W. 35TH AVENUE  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-4234  
 DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	11/19/2024	INITIAL SUBMITTAL
2	11/19/24	COUNTY COMMENTS

**CONCEPT PLAN FOR:**  
 ADVENTURES IN REAL ESTATE, LLC  
 LAND LOT 51  
 12TH DISTRICT  
 HALL COUNTY, GA

DRAWN BY: JMT/ES  
 CHECKED BY: PSA  
 LAND LOT: 51  
 DISTRICT: 12TH  
 SECTION: -  
 CITY: -  
 COUNTY: HALL  
 DATE: 7/19/2024

SHEET NO.  
**1 of 1**  
 PROJECT NO.  
 2024-160



**NOTE:** CONTRACTOR TO COORDINATE WITH HALL COUNTY FIRE AND TRAFFIC ENGINEERING TO ENSURE ADEQUATE ACCESS FOR EMERGENCY SERVICES ALONG WELLSRING TRAIL AT THE TIME OF LAND DISTURBANCE PERMIT.

12-2-2024 Item 3