

**LEGEND**

-C- UTILITY POLE	CCS OUTLET CONTROL STRUCTURE
N/P IRON PIPE FOUND	CCP UNDERDRAIN
N/P IRON PIPE FOUND	CCP REINFORCED CONCRETE PIPE
REAR ASH	CCP UNDERDRAIN
LL LAND LOT	CCP CORRUGATED PLASTIC PIPE
LLS LAND LOT SCALE	CCP HIGH DENSITY POLYETHYLENE
LLS LAND LOT SCALE	CCP SANITARY SEWER MANHOLE
LLS LAND LOT SCALE	CCP SANITARY SEWER CLEANOUT
LLS LAND LOT SCALE	CCP ONE INCH DIAMETER
LLS LAND LOT SCALE	CCP ONE INCH DIAMETER
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LLS LAND LOT SCALE	CCP ONE INCH DIAMETER

**REFERENCE DATA:**  
 PARCEL NUMBER: T001 00015  
 COUNTY ZONING: PD-10  
 TOTAL TRACT AREA: 1.81 ACRES

**BOUNDARY AND CONTOUR INFORMATION FROM PRELIMINARY SITE PLAN FOR FLOURISH COMMUNITIES, LLC, REVISIONS AND ASSOCIATES, DATED 01/04/2024**

**SEE INFORMATION FROM LEVEL 3 SOIL REPORT FOR SIXTH BARRES, BY DAVIS ENGINEERING AND SURVEYING, DATED 7/2/2024. (ALL LOTS TO HAVE THE MINIMUM REQUIRED 15,000 S.F. OF SUITABLE SOIL 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. 13139C0003C, DATED APRIL 4, 2016.**

**SITE REQUIREMENT DATA**  
 TOTAL # OF LOTS: 15 (1.08 UNITS/ACRE)  
 MIN LOT WIDTH: 80' (75' REQUIRED)  
 MIN LOT SIZE: 21,700 SF (20,000 AC)

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

**OPEN SPACE: 4.25 ACRES (31X)**

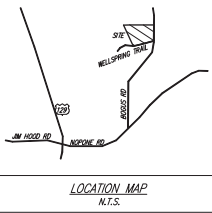
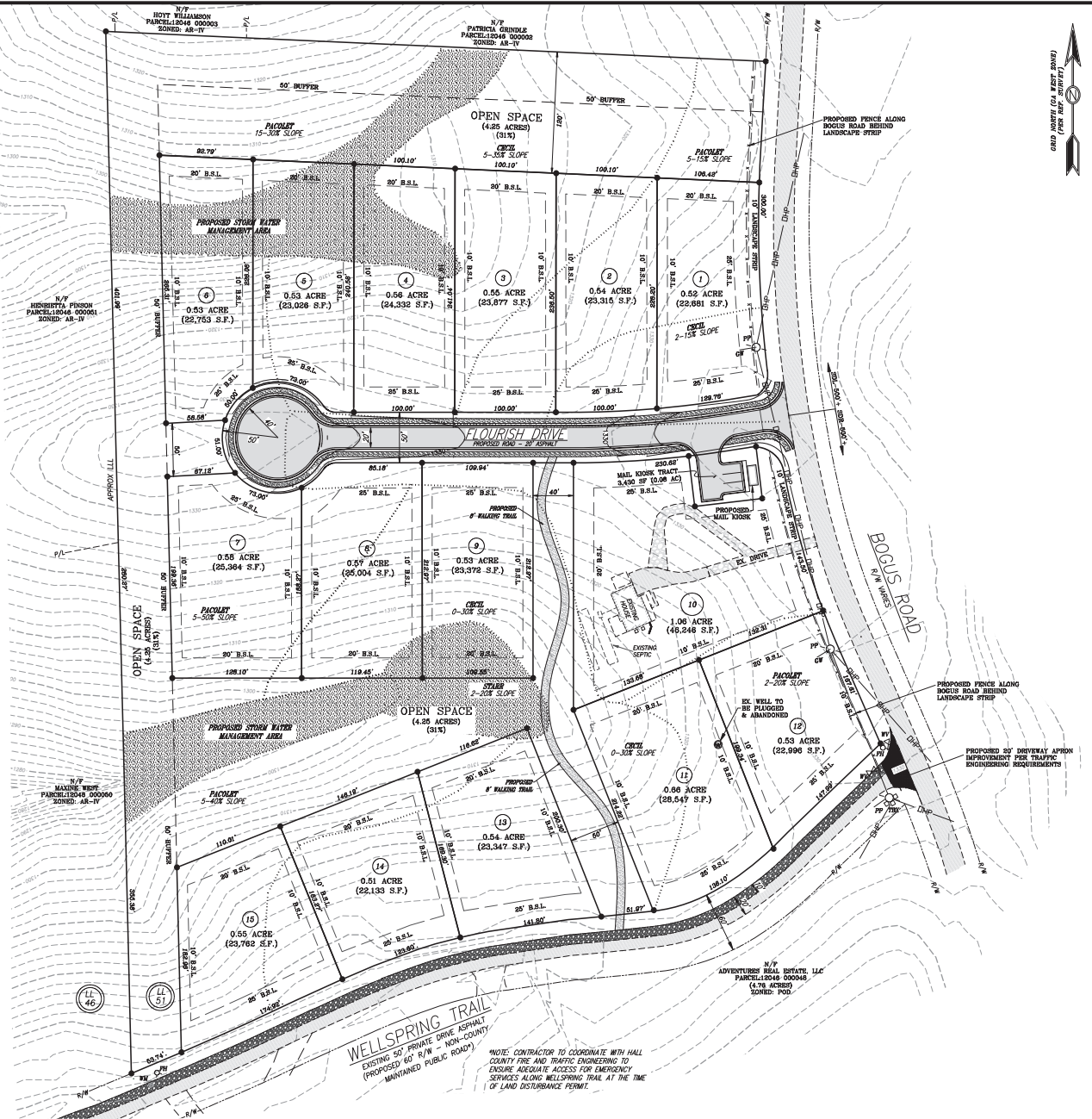
**WATER: CITY OF GAINESVILLE**  
 SEWER: INDIVIDUAL SEPTIC SYSTEMS

**NO SIGNAGE IS PROPOSED**

**HOUSES TO RANGE FROM 1,000 TO 1,000 S.F. AND BE COMPRISED OF 4-BEDROOM UNITS WITH SOME HAVING ONE OR FRONT ENTRY GARAGES. ALL FRONT ENTRY GARAGES TO BE A MAXIMUM OF 40% OF THE TOTAL WIDTH OF THE RESIDENCE WITH A 500-SQ-FEET DECK.**

**ALL FACADES OF ALL RESIDENCES SHALL BE FINISHED WITH BRICK, STUCCO, BRICK SLAND, WOOD SHAKES OR OTHER COMBINATION THEREOF. THE FRONT FACADES SHALL INCORPORATE CHANGES IN BUILDING MATERIAL, TEXTURE AND/OR COLOR WHEN SIGHTS 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

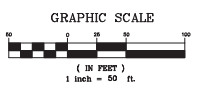
**24-HOUR CONTACT**  
 SETH BARNES, JR.  
 678-620-5976  
 sethbarnesjr@adventures.org

**DES DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 N.W. 35TH STREET  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	7/19/2024	INITIAL SUBMITTAL
2	11/7/24	COUNTY COMMENTS
3	11/19/24	COUNTY COMMENTS

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

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



**GEORGIA811**  
 www.Georgia811.com

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

12-2-2024 Item 9