

LEGEND

R/W RIGHT OF WAY
 B/L BUILDING LINE
 P PROPERTY LINE
 F FIRE HYDRANT
 V VALVE
 W WATER MAIN
 M MANHOLE
 S SEWER LINE
 DE DRAINAGE EASEMENT
 SE SEWER EASEMENT
 G GAS LINE
 P POWER POLE
 NAIL IN CAP
 L LIGHT POLE
 E EXISTING ELEVATION
 RB REBAR
 O.T.P. OPEN TOP PIPE

FES FLARED END SECTION
 J BOX JUNCTION BOX
 H HEADWALL
 C CENTER LINE
 D DRAINAGE DIRECTION
 H HOUSE NUMBER
 R RAIL PIN FOUND
 R RAIL PIN SET
 E ELECTRIC POWER
 R RADIUS OF CURVATURE
 C DOUBLE WING CATCH BASIN
 S SINGLE WING CATCH BASIN
 P POWER POLE
 A ARC OF CURVE
 I INVERT
 DI DROP INLET
 PE PROPOSED ELEVATION
 PGB POINT OF BEGINNING

SURVEY DATA.
 TOTAL AREA: 82,220 SQ. FT. / 1.42 ACRES
 ERROR OF CLOSURE PLAT: 111.548
 ERROR OF CLOSURE FIELD: 16,109
 ANGULAR ERROR: 3" PER ANGLE POINT
 ADJUSTED BY: LEAST SQUARES
 EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION
 FIELD WORK COMPLETED ON FEB. 25, 2021
 BY DIVERSIFIED TECHNICAL GROUP, LLC

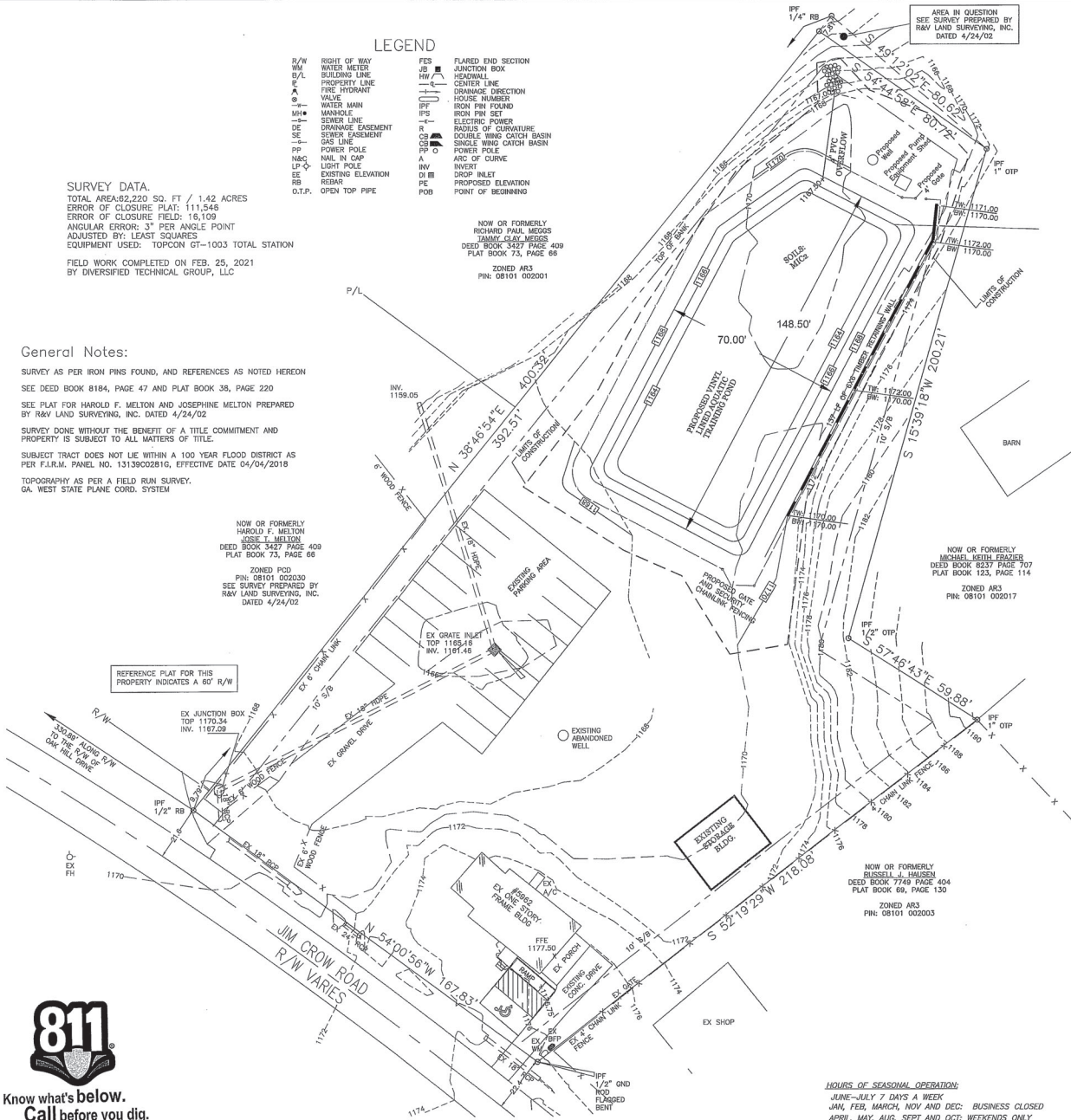
NOW OR FORMERLY
 RICHARD PAUL MEGGS
 JAMMY CLAY MEGGS
 DEED BOOK 3427 PAGE 409
 PLAT BOOK 73, PAGE 66
 ZONED AR3
 PIN: 08101 002001

General Notes:

SURVEY AS PER IRON PINS FOUND, AND REFERENCES AS NOTED HEREON
 SEE DEED BOOK 8184, PAGE 47 AND PLAT BOOK 38, PAGE 220
 SEE PLAT FOR HAROLD F. MELTON AND JOSEPHINE MELTON PREPARED
 BY RAY LAND SURVEYING, INC. DATED 4/24/02
 SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND
 PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.
 SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS
 PER F.I.R.M. PANEL NO. 13139002810, EFFECTIVE DATE 04/04/2018
 TOPOGRAPHY AS PER A FIELD RUN SURVEY.
 GA. WEST STATE PLANE COORD. SYSTEM

NOW OR FORMERLY
 HAROLD F. MELTON
 JOSE T. MELTON
 DEED BOOK 3427 PAGE 409
 PLAT BOOK 73, PAGE 66
 ZONED P03
 PIN: 08101 002030
 SEE SURVEY PREPARED BY
 RAY LAND SURVEYING, INC.
 DATED 4/24/02

REFERENCE PLAT FOR THIS
 PROPERTY INDICATES A 60' R/W



HOURS OF SEASONAL OPERATION:
 JUNE-JULY 7 DAYS A WEEK
 JAN, FEB, MARCH, NOV AND DEC: BUSINESS CLOSED
 APRIL, MAY, AUG, SEPT AND OCT: WEEKENDS ONLY

GENERAL NOTES:

1. ALL WORK TO CONFORM TO HALL COUNTY STANDARDS AND SPECIFICATIONS.
2. NOTIFY THE HALL COUNTY AT LEAST 24-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
3. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAN UP ALL SCRAPS, RUBBISH, AND SURPLUS MATERIALS CAUSED BY THIS WORK AND HAIL THEM AWAY FROM THE SITE. REMOVE ALL ASPHALTIC MATERIALS FROM ADJACENT SURFACES AND LEAVE IN NEAT, CLEAN, AND ORDERLY CONDITION. HOSE AND WASH DOWN ALL ASPHALT AND REDDED CONCRETE PAVING TO REMOVE ALL MUD, DEBRIS, AND OTHER EXTRANEOUS MATERIALS, JUST PRIOR TO FINAL INSPECTION.
4. NO DUMPSTER PROPOSED FOR THIS DEVELOPMENT. TRASH WILL BE HAULED OFF BY OWNER OR WEEKLY TRASH CAN PICKUP SERVICE.
5. NO ADDITIONAL PROPOSED UTILITIES ARE PROPOSED FOR THIS PHASE OF DEVELOPMENT.
6. SCOPE OF DEVELOPMENT: UNDER THIS PHASE OF CONSTRUCTION BURTON OUTDOORS ADVENTURES WOULD LIKE TO CONSTRUCT A VINYL LINED POND TO BE USED FOR TRAINING PURPOSES WITH KAYAKS, CANOES, HYDROFOILS AND ETC. POND WILL BE FILLED AND REFILLED BY A PROPOSED DUG WELL AND POND WATER WILL BE TREATED AS THAT OF A SWIMMING POOL TO INSURE WATER TO BE SAFE FOR HUMANS TO USE. CONTRACTOR TO PROVIDE SPECIFICATIONS ON POND LINER AND PUMP EQUIPMENT.

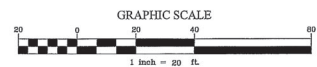
ZONING AND BUILDING SETBACKS (S/B):

CURRENT CITY OF HALL COUNTY ZONING: P03
 BUILDING SETBACKS:
 SIDE: 10' BUILDING SETBACK & BUFFER FROM PROPERTY LINE
 REAR: 10' BUILDING SETBACK & BUFFER FROM PROPERTY LINE
 BUFFER, AS DEFINED BY THE CITY CODE, IS "A LANDSCAPED OPEN SPACE AND/OR SCREEN LOCATED BETWEEN INCOMPATIBLE LAND USES FOR THE PURPOSE OF VISIBLY SEPARATING USES THROUGH DISTANCE AND TO SHIELD OR BLOCK NOISE, LIGHT, CLARE, OR VISUAL OR OTHER NEIGHBORHOOD THAT PORTION OF A GIVEN LOT, NOT COVERED BY BUILDING, PAVED DRIVE, PARKING, ACCESS AND SERVICE AREAS, ESTABLISHED FOR THE PURPOSE OF SCREENING AND SEPARATING PROPERTIES WITH INCOMPATIBLE LAND USES, THE WIDTH OF WHICH IS MEASURED FROM THE COMMON PROPERTY LINE AND EXTENDING THE DEVELOPED PORTION OF THE COMMON PROPERTY LINE. A BUFFER CONSISTS OF TREES, SHRUBS AND OTHER NATURAL VEGETATION UNDISTURBED BY GRADING OR SITE DEVELOPMENT AND REPLANTED WHERE SIMILARLY VEGETATED OR BUSHES DESTROYED FOR APPEARANCE, ACCESS AND UTILITY CROSSINGS." AT THE CITY'S DISCRETION, ADDITIONAL PLANTINGS AND/OR OTHER APPROPRIATE MEASURES MAY BE REQUIRED AS NECESSARY TO COMPLY WITH THE BUFFER REQUIREMENT AS SET FORTH IN CITY CODE.

GENERAL NOTES:

1. THIS PROJECT IS NOT LOCATED WITHIN 200' OF ANY STATE WATERS.
2. A 25-FOOT UNDISTURBED BUFFER SHALL BE MAINTAINED ADJACENT TO ALL STREAMS
3. THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
4. CONSTRUCTION SHALL BE LIMITED TO AREAS SO INDICATED ON THE DRAWINGS. AREAS OUTSIDE OF THE LIMITS OF CONSTRUCTION SHALL BE ENTRANCED UPON ONLY BY WRITTEN PERMISSION OR EASEMENT. THIS PROVISION APPLIES TO BOTH PERSONNEL AND EQUIPMENT.
5. THE DESIGN CONFORMS WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND THE HALL COUNTY POST-DEVELOPMENT STORMWATER MANAGEMENT ORDINANCE. LESS THAN 5,000 SF OF IMPERVIOUS SURFACE AREA IS PROPOSED UNDER THIS PHASE OF DEVELOPMENT THUS NO STORMWATER DETENTION NOR WATER QUALITY MEASURES ARE REQUIRED.
6. FILL SHALL BE PLACED IN UNIFORM, HORIZONTAL LAYERS NOT MORE THAN 4" THICK. CLOSE EXHAUSTMENT, MOISTURE CONTENT SHALL BE ADJUSTED AS NECESSARY TO COMPACT MATERIAL TO 95% OF MAXIMUM DRY DENSITY EXCEPT FOR THE TOP 24" WHICH SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
7. BEFORE PROCEEDING, VERIFY ALL GRADES AND ELEVATIONS TO ENSURE PROPER AND ADEQUATE DRAINAGE OF AT LEAST 1/4" PER FOOT.
8. VERIFY ALL GRADES AND ELEVATIONS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH WORK. WHILE GRADES AND ELEVATIONS WILL IN GENERAL CONFORM TO THOSE SHOWN ON DRAWINGS, OWNER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS BY REASONABLE FIELD ADJUSTMENTS PRIOR TO COMPLETION OF SUBGRADE WORK.
9. ALL EARTHWORK OPERATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA CONSTRUCTION STANDARDS, PART 1926, SUBPART F, EXCAVATIONS, TRENCHING, AND SHORING, AND SUBPART O, MOTOR VEHICLES, MECHANIZED EQUIPMENT, AND MARINE OPERATIONS, AND SHALL BE CONDUCTED IN A MANNER ACCEPTABLE TO THE ENGINEER.
10. DISPOSAL OF CUT SOILS IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES THE RELOCATING AND/OR INSTALLATION OF ALL EXISTING/PROPOSED UTILITIES.
 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DISCREPANCIES OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF CIVILSCAPES, INC. VIOLATES THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



REVISIONS

NO.	DATE	REVISIONS



THIS SEALING, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ENGINEER AND FIRM AND IS NOT TO BE LOANED, REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PERMISSION OF THE ENGINEER AND FIRM.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES SHOWN ON THESE PLANS AND SHALL BE RESPONSIBLE FOR EACH PHASE OF THE WORK.

Civilscapes, Inc.
 CIVIL DESIGN & LANDSCAPE ARCHITECTURE
 7185 STEADY GROVE ROAD CLAMMING, GEORGIA 30004
 OFFICE: 404-814-4141 FAX: 404-814-4142 EMAIL: CIVILSCAPESDESIGN@GMAIL.COM

SITE AND GRADING PLAN

FOR
 BURTON OUTDOOR
 ADVENTURES TRAINING POND
 101 LOT 101
 HALL COUNTY, GEORGIA

05.05.2025 - **Plan 7**
 SHEET NUMBER
C2.0
 SCALE
 1" = 20'
 DATE
 1/28/25
 PROJECT NO.
 21-023



Know what's below.
 Call before you dig.