

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
OCS	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	OCS	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	LL	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	—X—X—	SILT FENCE
DIP	DUCTILE IRON PIPE	—E—	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	—W—	WATERLINE
SS	SANITARY SEWER		

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 = 130 SPACES

BUILDING SETBACKS:

FRONT - 40'
SIDE - 15'
REAR - 25'

10' FRONT LANDSCAPE STRIP

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

REFERENCE INFORMATION:

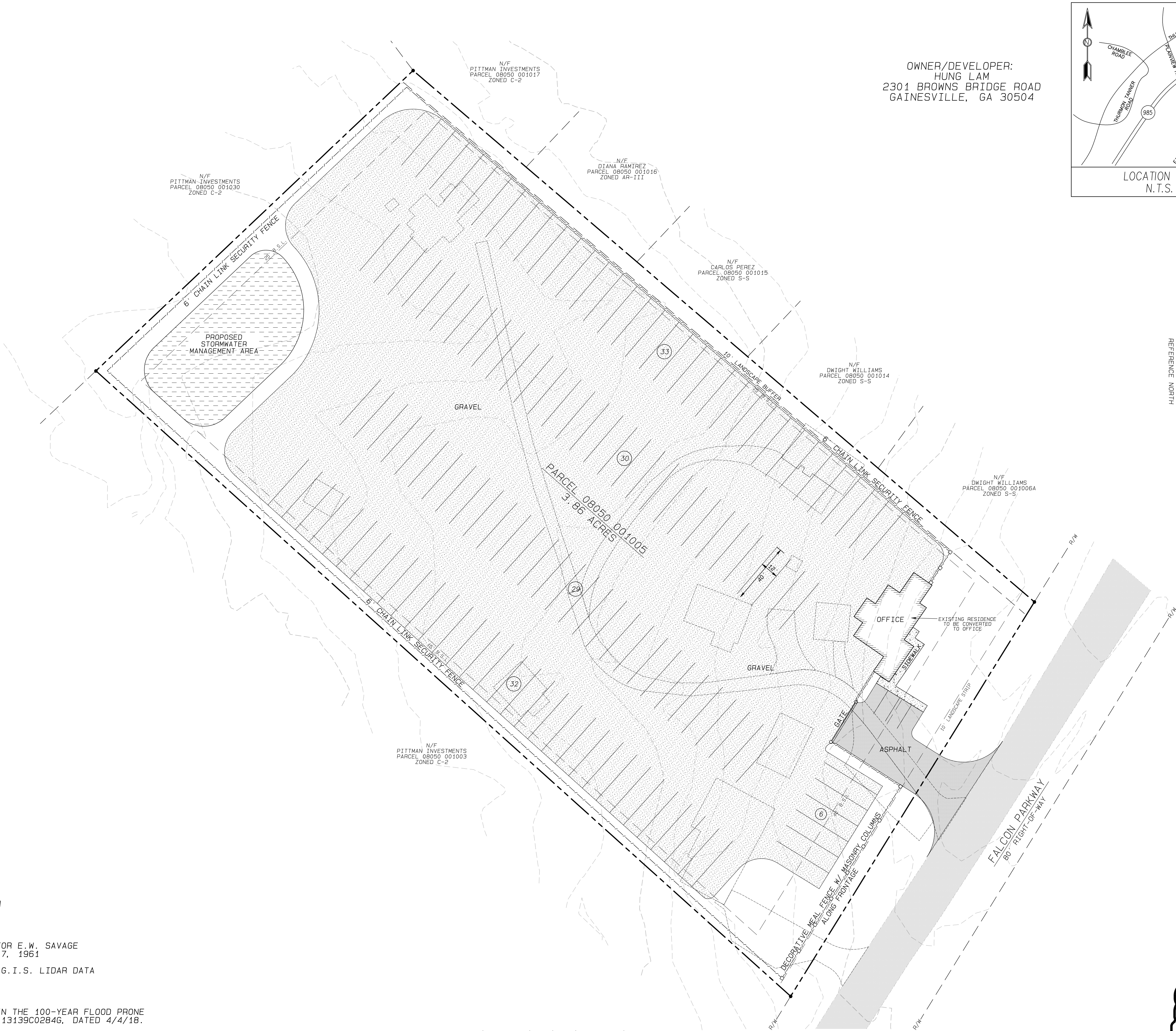
-BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR E.W. SAVAGE
BY FARLEY-COLLINS SURVEYING, DATED MARCH 7, 1961

-TOPOGRAPHIC INFORMATION FROM HALL COUNTY G.I.S. LIDAR DATA

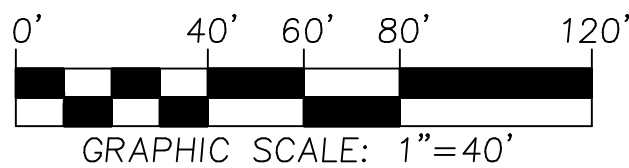
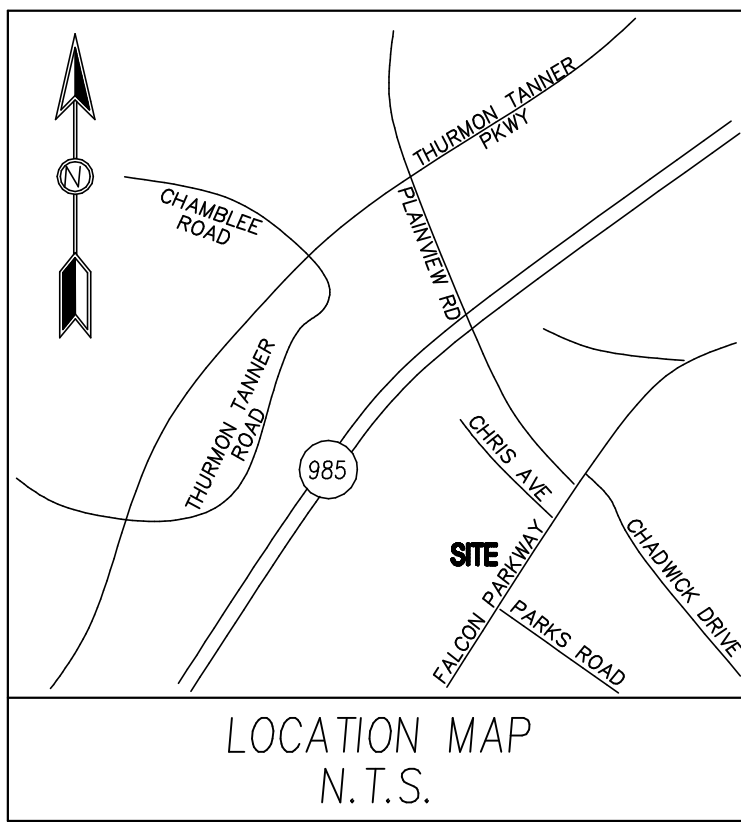
CONTOUR INTERVAL= 2'

-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 FUTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



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



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

REVISION	DATE	DESCRIPTION
-	5-21-21	INITIAL SUBMITTAL
1	10-6-21	ADDED 7/20/21 ZONING CONDITIONS

DES

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