

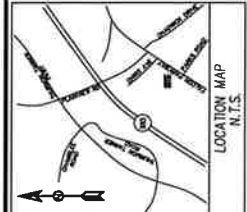
| REVISION | DATE     | DESCRIPTION       |
|----------|----------|-------------------|
| 1        | 02-21-21 | INITIAL SUBMITTAL |

CONCEPT PLAN FOR:  
**3818 FALCON PARKWAY**  
 LAND LOT 50, 8TH DISTRICT  
 HALL COUNTY, GEORGIA

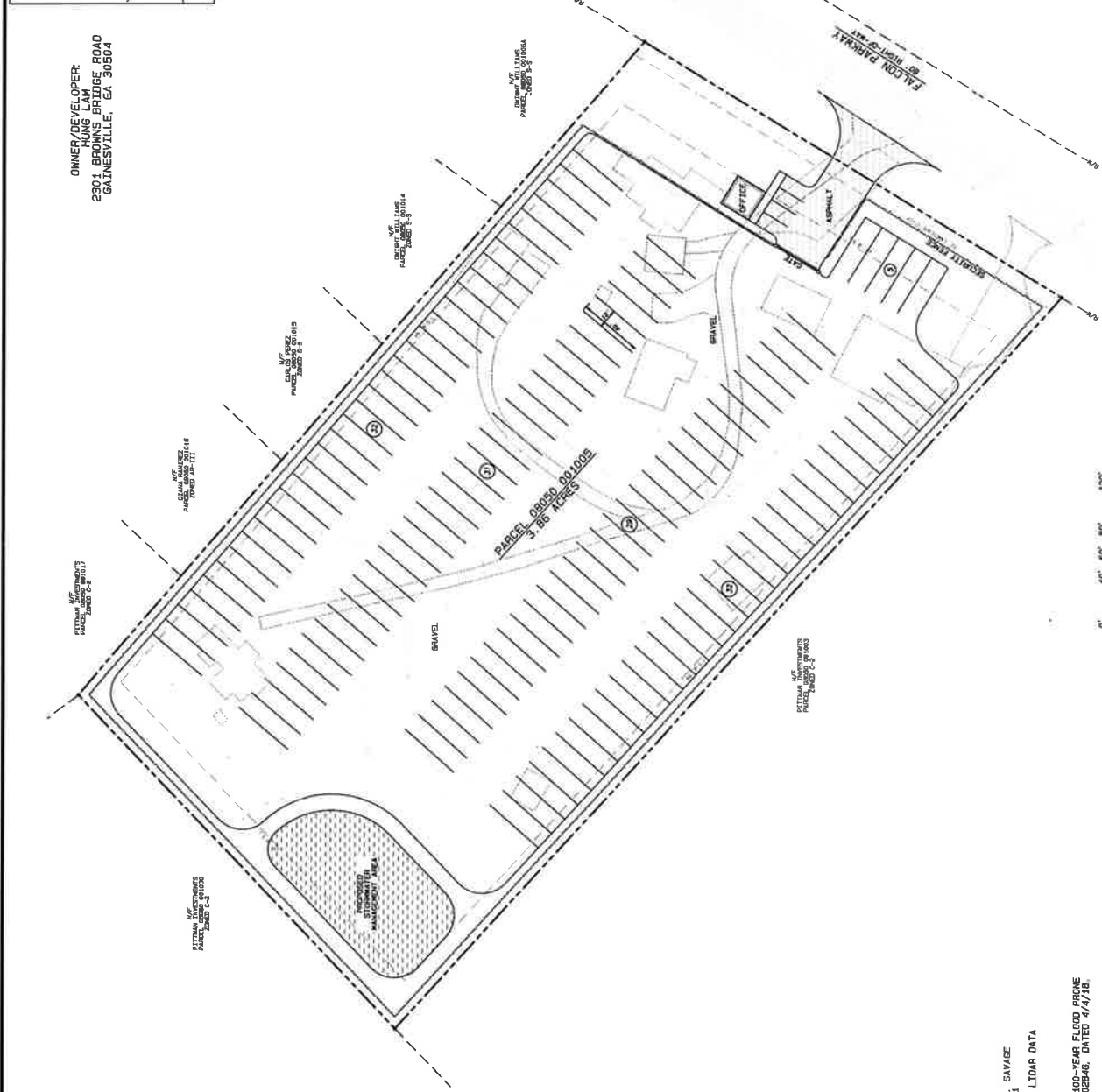
DRAWN BY: PJA  
 FIELD CHECK: N/A  
 DATE: 8-31-21  
 CHECKED BY: JMD

SHEET NO.  
**1 OF 1**

PROJECT NO.  
**2021-031**



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



**LEGEND**

|     |               |
|-----|---------------|
| 1   | PROPERTY LINE |
| 2   | EXISTING LOT  |
| 3   | PROPOSED LOT  |
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SITE ADDRESS:  
**3818 FALCON PARKWAY**  
 FLOREY 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 = 124 SPACES  
 BUILDING SETBACKS:  
 FRONT - 40'  
 REAR - 25'  
 10' FRONT LANDSCAPE STRIP  
 THIS SITE DOES NOT HAVE STATE WATERS WITHIN  
 200' REGULATING UNDISTURBED BUFFER  
 REFERENCE INFORMATION:  
 -BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR E.M. SAVAGE  
 8TH DISTRICT, HALL COUNTY, GEORGIA, DATED MARCH 7, 1955  
 -TOPOGRAPHIC INFORMATION FROM HALL COUNTY 6.I.S. LIDAR DATA  
 CONTOUR INTERVAL = 2'  
 FLOOD NOTE:  
 -FLOOD PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE  
 AREA AS PER FLOOD INSURANCE RATE MAP NO. 13150G054G, DATED 4/7/16.

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER INFORMATION CONFLICTING AND UNRESOLVED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE CONSULTING ENGINEER AND SHALL NOT COMMENCE WORK UNTIL SUCH DISCREPANCIES ARE RESOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.