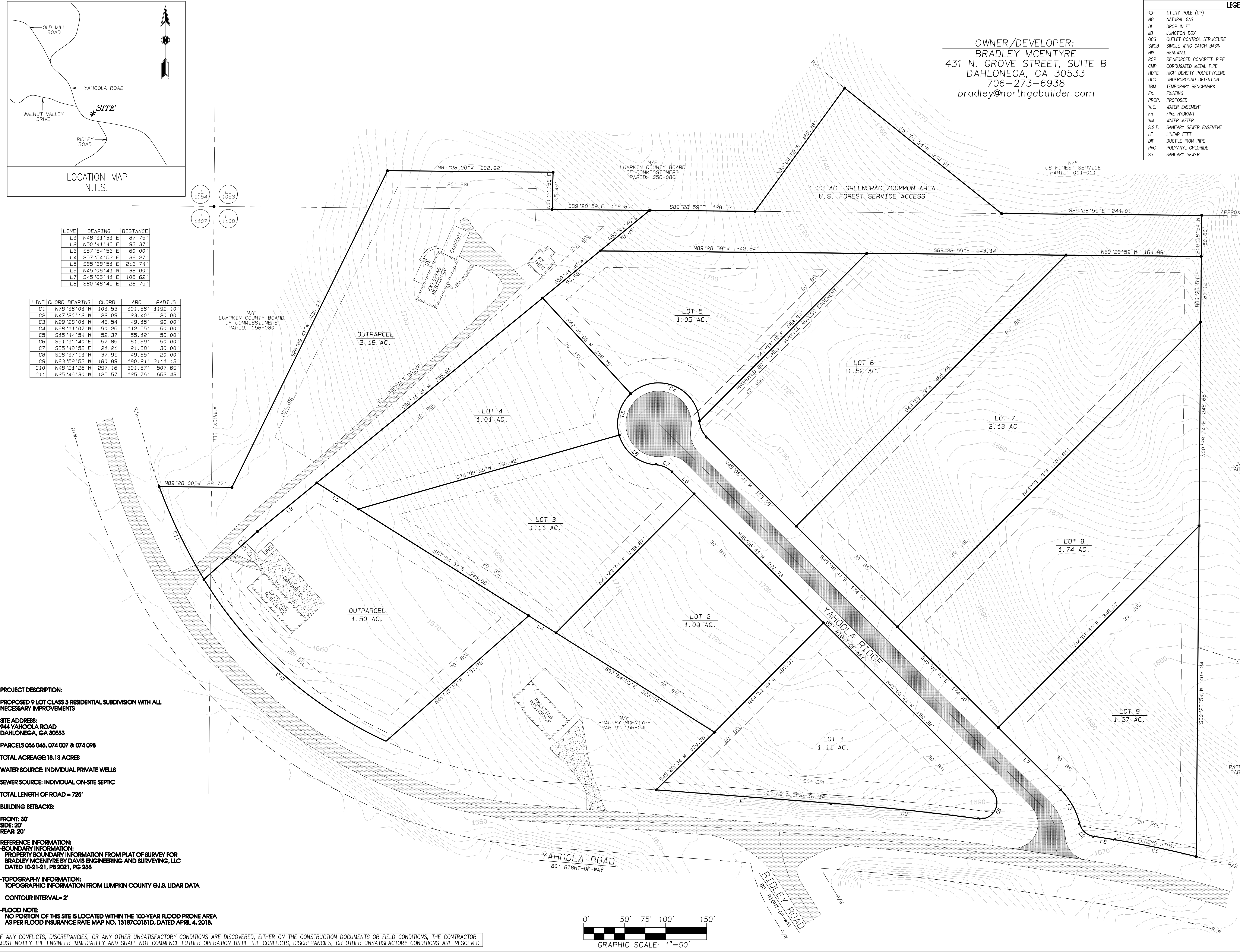


OWNER/DEVELOPER:
 BRADLEY MCENTYRE
 431 N. GROVE STREET, SUITE B
 DAHLONEGA, GA 30533
 706-273-6938
 bradley@northgabuilder.com

LEGEND	
-O-	UTILITY POLE (UP)
NG	NATURAL GAS
DI	DROP INLET
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
HW	HEADWALL
CCP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
UGD	UNDERGROUND DETENTION
TBM	TEMPORARY BENCHMARK
EX.	EXISTING
PROP.	PROPOSED
W.E.	WATER EASEMENT
FH	FIRE HYDRANT
WM	WATER METER
S.S.E.	SANITARY SEWER EASEMENT
LF	LINEAR FEET
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
SS	SANITARY SEWER
C&G	CURB AND GUTTER
IP	IRON PIN
P/L	PROPERTY LINE
F.E.S.S.	FLARED END SAFETY SECTION
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
PT	POINT OF TANGENT
PC	POINT OF CURVATURE
OCS	OUTLET CONTROL STRUCTURE
ELEV.	ELEVATION
N/W	NOW OR FORMERLY
R/W	RIGHT OF WAY
LLL	LAND LOT LINE
CONC.	CONCRETE
INV	INVERT
EOP	EDGE OF PAVEMENT
Typ.	TYPICAL

LINE	BEARING	DISTANCE
L1	N48°11'31"E	87.75'
L2	N50°41'46"E	93.37'
L3	S57°54'53"E	60.00'
L4	S57°54'53"E	39.27'
L5	S85°38'51"E	213.74'
L6	N45°06'41"W	38.00'
L7	S45°06'41"E	106.62'
L8	S80°46'45"E	26.75'

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N78°16'01"W	101.53'	101.55'	1192.10'
C2	N47°20'12"W	22.09'	23.40'	20.00'
C3	N29°28'01"W	48.54'	49.15'	90.00'
C4	N68°11'07"W	90.25'	112.55'	50.00'
C5	S15°44'54"W	52.37'	55.12'	50.00'
C6	S51°10'40"E	57.85'	61.69'	50.00'
C7	S65°48'58"E	21.21'	21.68'	30.00'
C8	S26°17'11"W	37.91'	49.85'	20.00'
C9	N83°58'53"W	180.89'	180.91'	3111.13'
C10	N48°21'26"W	297.16'	301.57'	507.69'
C11	N25°46'30"W	125.57'	125.76'	653.43'



PROJECT DESCRIPTION:
 PROPOSED 9 LOT CLASS 3 RESIDENTIAL SUBDIVISION WITH ALL NECESSARY IMPROVEMENTS

SITE ADDRESS:
 944 YAHOOOLA ROAD
 DAHLONEGA, GA 30533

PARCELS 066 046, 074 007 & 074 098

TOTAL ACREAGE: 18.13 ACRES

WATER SOURCE: INDIVIDUAL PRIVATE WELLS

SEWER SOURCE: INDIVIDUAL ON-SITE SEPTIC

TOTAL LENGTH OF ROAD = 728'

BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 20'
 REAR: 20'

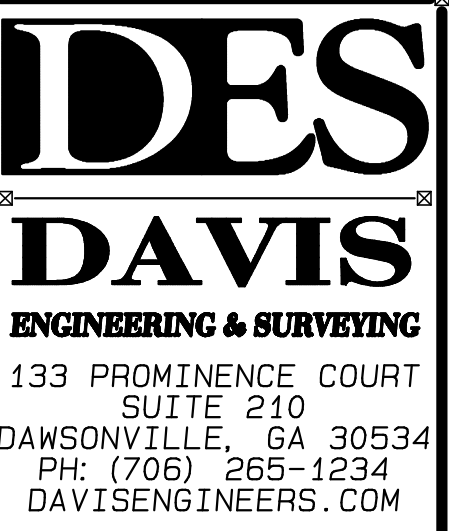
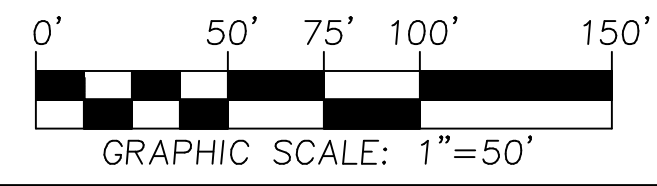
REFERENCE INFORMATION:
 -BOUNDARY INFORMATION:
 PROPERTY BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR BRADLEY MCENTYRE BY DAVIS ENGINEERING AND SURVEYING, LLC DATED 10-21-21, PG 238

-TOPOGRAPHY INFORMATION:
 TOPOGRAPHIC INFORMATION FROM LUMPKIN 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. 13187C0161D, DATED APRIL 4, 2018.

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.



REVISION	DATE	DESCRIPTION
INITIAL SUBMITTAL	8-7-23	

CLASS 3 SUBDIVISION CONCEPT
YAHOOOLA FOREST
 LAND LOT 1053, 1107 & 1108
 11TH DISTRICT, 1ST SECTION
 LUMPKIN COUNTY, GEORGIA

DRAWN BY: PSA
 FIELD CREW: N/A
 DATE: 8-7-23
 CHECKED BY:

SHEET NO.
 1 OF 1
 PROJECT NO.
 2013-020

