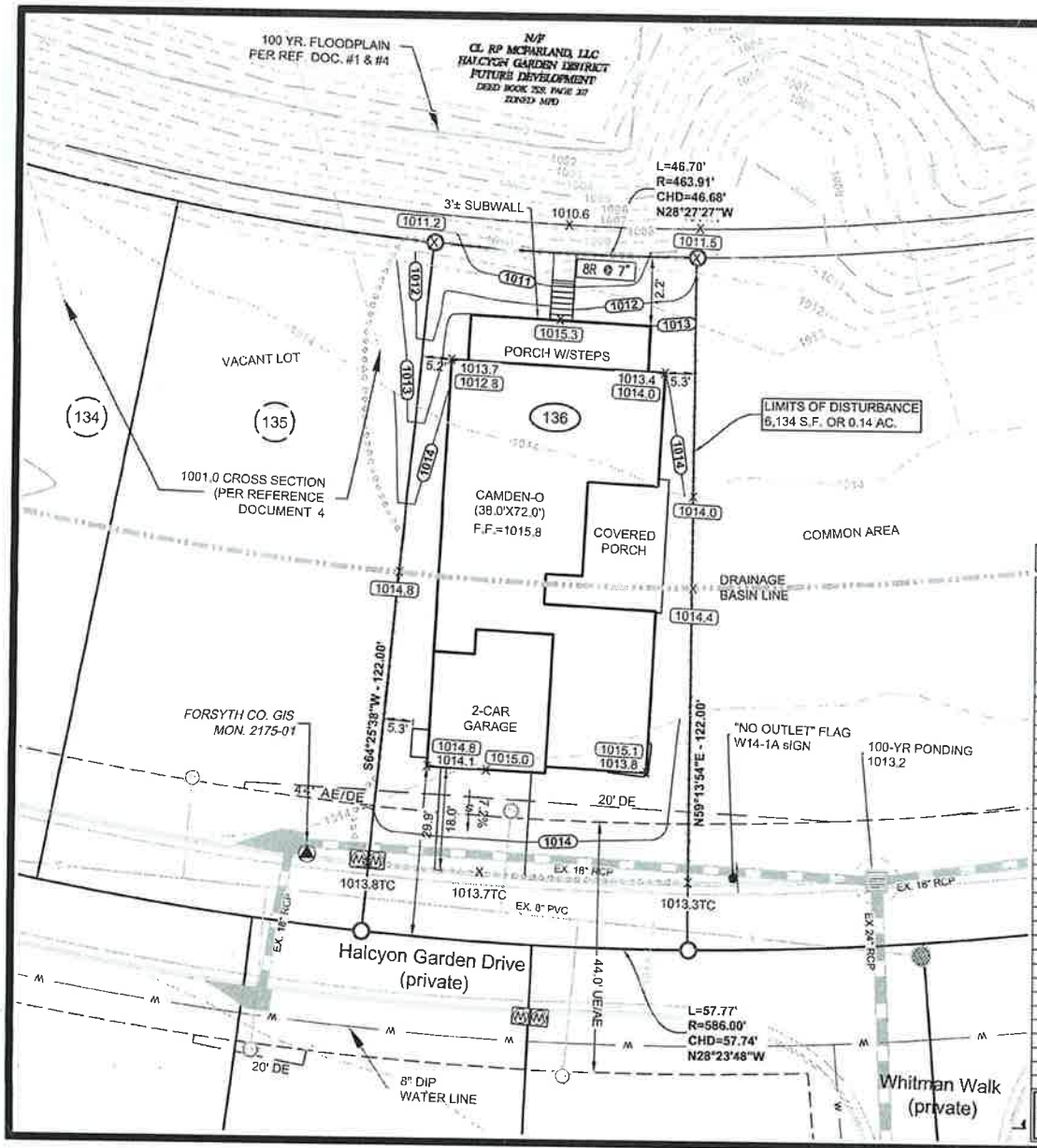

Project Description:	
Single Family Detached Homes	
Site Zoning:	
Master Plan District- ZA3728 #AZ160017	
Address:	
6410 Halcyon Garden Drive	
Tax ID & Parcel #:	
065 144	
Site Area:	
6,373 Sq. Ft. or 0.1463 Ac.	
Latitude & Longitude:	
34.1070, -84.2200, 0.0000	
Limits of Construction Disturbance Area:	
± 6,134 Sq. Ft. or 0.14 Ac. / Right-of-Way area included for installation for driveway and utility tapping.	
Minimum Finished Floor Elevation:	
1004.00'	
Building Setbacks:	
Front: None	
Side(Interior): None	
Rear(Interior): None	
10' Minimum Building Separation	

BUILDER
Edward Andrews Homes, LLC
5775 Glenridge Drive
Building D, Ste 350
Atlanta, Ga 30328

24 Hour Emergency Contact
Chip Perchino
770-527-5569

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All sanitary, storm, & water structures and lines shown hereon are existing.

References:
The final plat for Halcyon Garden District SF Phase 1 by Travis Pruitt & Associates. Recorded in plat book 183 pages 167-189, dated 5/10/2019.

Spot Elevation Key:

X 0000.0	Original Ground
X 0000.0	Proposed Grade

Lot Grading Plan Legend:

CO	Clean Out
UE	Utility Easement
--S--	Sanitary Sewer Line
--W--	Water Line
	Storm Line
SSE	Sanitary Sewer Easement
DE	Drainage Easement
LL	Land Lot
F.F.	Finished Floor
G.F.	Garage Floor
B.F.	Basement Floor
A.G.	Adjacent Grade
S/W	Sidewalk
R/W	Right-of-Way
****	Limits of Disturbance
BOC	Back of Curb
TC	Top of Curb
BC	Bottom of Curb
TW	Top of Wall Elevation
BW	Bottom of Wall Elevation
CMP	Corrugated Metal Pipe
HDPE	High-Density Polyethylene Pipe
RCP	Reinforced Concrete Pipe
AE	Access Easement
1-RISER	Number of Risers
BSL	Building Setback Line
TD	Turned-Down Footing
TU	Turned-Up Footing

GEORGIA811 Utility Protection Center, Inc. 1-800-282-7411 Know what's below. Call before you dig.

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-8759
www.travispruitt.com
Contact Person: JON LYONS

DATE: 02-13-2020	
SCALE: 1" = 20' (11x17)	
CN: Lot G136	
JN: 1-19-0025	
CLIENT: EDWARD ANDREWS HOMES, LLC	
DRAWN BY: MK	
Sheet No.	1 of 2

10			
9			
8			
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3			
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1			

REVISIONS

GEORGIA REGISTERED No. 24140 PROFESSIONAL ENGINEER ANDREW GARETH BLAKEY 2/13/20
For The Firm
Travis Pruitt & Associates, Inc.

LOT GRADING PLAN (LGP)

HALCYON GARDEN DISTRICT

SF PHASE 1
LOT 136

LAND LOT 964 ~ 2nd DISTRICT, 1st SECTION
FORSYTH COUNTY ~ GEORGIA

GRAPHIC SCALE - IN FEET
10 0 20 40 60

W:\Builder Services\Halcyon Garden District-190025\DWG\SF Phase 1\Lot G136.dwg, LGP, mkanawati, Feb 13, 2020 - 4:09:56pm