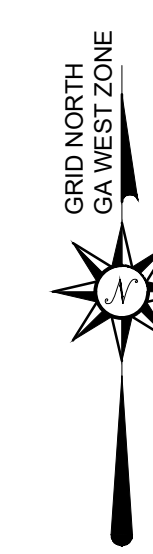


LEGEND

IPS	= IRON PIN SET (1/2" REBAR)
IPF	= IRON PIN FOUND
CMF	= CONCRETE MONUMENT FOUND
OTF	= OPEN TOP PIPE
BM	= BENCHMARK
TBM	= TEMPORARY BENCHMARK
CTP	= CRAMP TOP PIPE
LL	= LAND LOT LINE
N/O	= NOW OR FORMERLY
PL	= PROPERTY LINE
BL	= BUILDING LINE
GM	= GEORGIA METRIC DISTRICT
PR/P	= PLAT BOOK/PAGE
DR/P	= DEED BOOK/PAGE
CL	= CENTERLINE
R/W	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
D.E.	= DRAINAGE EASEMENT
B.E.	= BUFFER EASEMENT
U.E.	= UTILITY EASEMENTS
MH	= MANHOLE
CB	= CATCH BASIN
JB	= JUNCTION BOX
H/W	= HEADWALL
DI	= DROP INLET
PP	= POWER/UTILITY POLE
PH	= FIRE HYDRANT
GV	= WATER VALVE
INV	= INVERT ELEVATION
STA	= STATION
B/C	= BACK OF CURB
E.P.	= EDGE OF PAVEMENT
SS	= SANITARY SEWER LINE
SW	= STORM SEWER PIPE
W	= WATER LINE
ELEV.	= ELEVATION
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
DI	= DUCTILE IRON PIPE
PVC	= POLYVINYLCHLORIDE PIPE
-910-	= EXISTING CONTOUR ELEVATION
P	= OVERHEAD POWER
T	= OVERHEAD TELEPHONE
F	= FENCE LINE
B/C	= BRANCH/CREEK/STREAM CENTERLINE
T.B.R.	= TO BE REMOVED



**COOK**

3120 FRONTAGE ROAD  
GAINESVILLE, GA 30504  
(678) 207-1509  
www.thecookandcompany.com  
P.E.F. #007243

PREPARED FOR:  
**SHADOW STONE PARTNERS, LLC**  
3120 FRONTAGE RD.  
GAINESVILLE, GA 30504

**KEITH COOK**  
(678) 207-1509  
PROJECT NAME:

**THE VILLAGE AT PINE VALLEY**

TASK:  
**REZONING EXHIBIT**

PROJECT INFORMATION:

THE VILLAGE AT PINE VALLEY  
Project Name  
21-011  
Project Number  
PINE VALLEY ROAD  
Project Address  
Land Lot No.(s)  
District  
HALL COUNTY, GEORGIA  
County, State

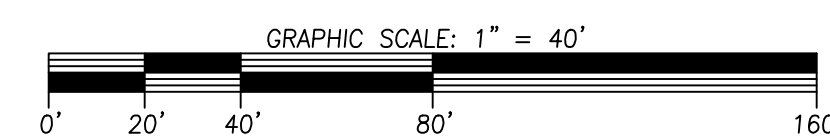
PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		



LOCATION MAP

- GENERAL NOTES:
- TOTAL PROPERTY ACREAGE = ± 3.0 ACRES (TOTAL)
  - EXISTING ZONING = PRD (HALL COUNTY)
  - PROPOSED ZONING = PID (HALL COUNTY)
  - PROPOSED USE = CLIMATE CONTROLLED SELF-STORAGE
  - WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF GAINESVILLE.
  - NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER HALL COUNTY F.I.R.M. PANEL No. 13139C0183G EFFECTIVE 04/04/2018.



REGISTERED PROFESSIONAL ENGINEER  
No. 36163  
C. LUKE PRESSLEY  
P.E.

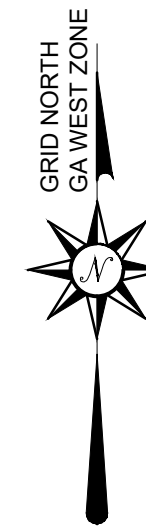
FOR REZONING PURPOSES ONLY  
G.S.W.C.C. LEVEL II CERTIFIED  
DESIGN PROFESSIONAL  
No. 0000013059

CONTACT:  
C. LUKE PRESSLEY, P.E.  
(678) 267-7153  
luke@thecookandcompany.com

SHEET

**1 of 1**

CLP DESIGN	AS SHOWN SCALE
09/28/2024 DATE	21-011 PROJECT No.



**COOK**

3120 FRONTAGE ROAD  
GAINESVILLE, GA 30504  
(678) 207-1509  
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P.E.F. #007243

PREPARED FOR:

**SHADOW STONE PARTNERS, LLC**  
3120 FRONTAGE RD.  
GAINESVILLE, GA 30504

**KEITH COOK**  
(678) 207-1509

PROJECT NAME:

**THE VILLAGE AT PINE VALLEY**

TASK:

**REZONING EXHIBIT (LINE OF SIGHT)**

PROJECT INFORMATION:

THE VILLAGE AT PINE VALLEY  
Project Name  
21-011  
Project Number  
PINE VALLEY ROAD  
Project Address  
Land Lot No.(s)  
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HALL COUNTY, GEORGIA  
County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		



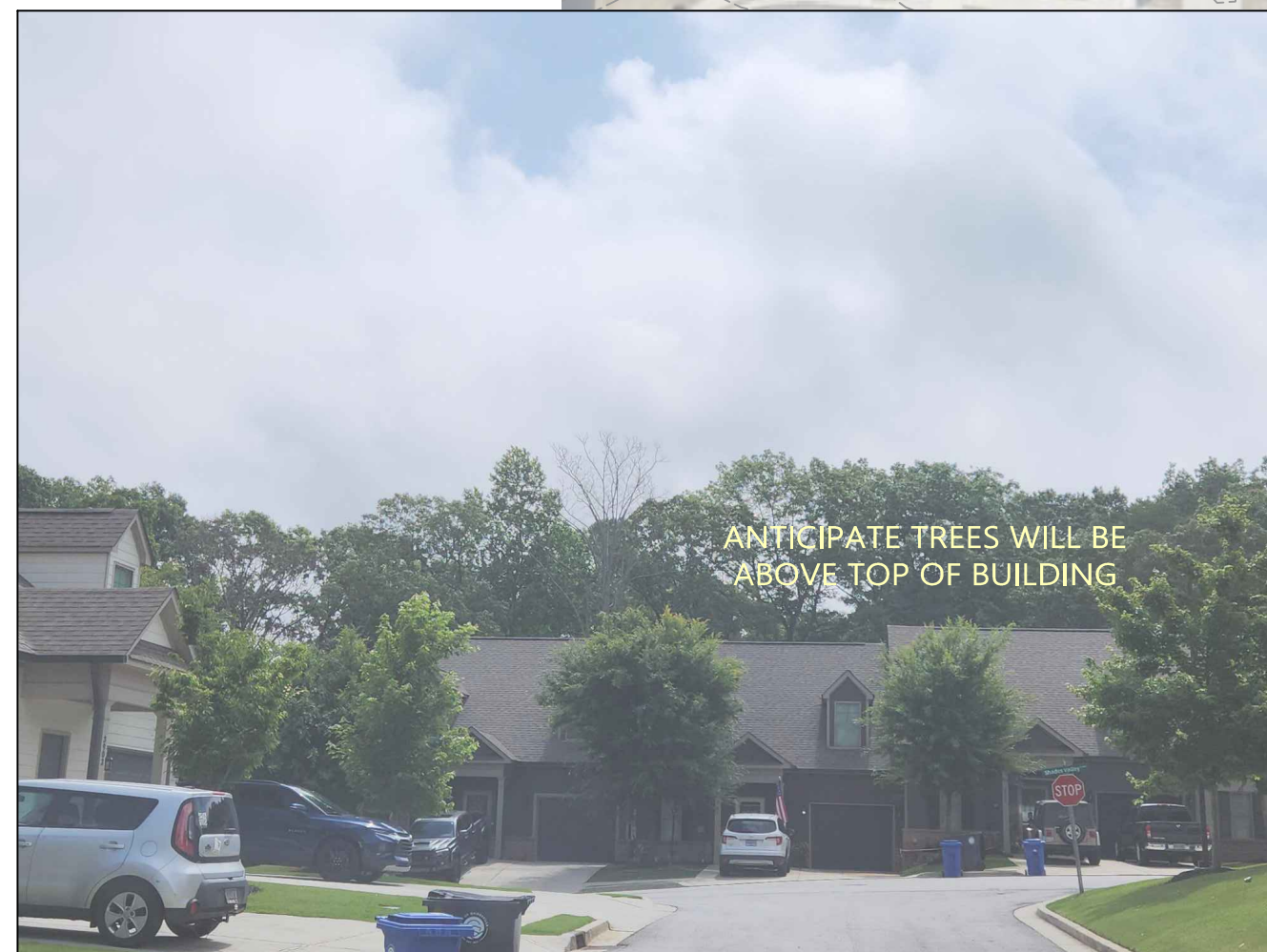
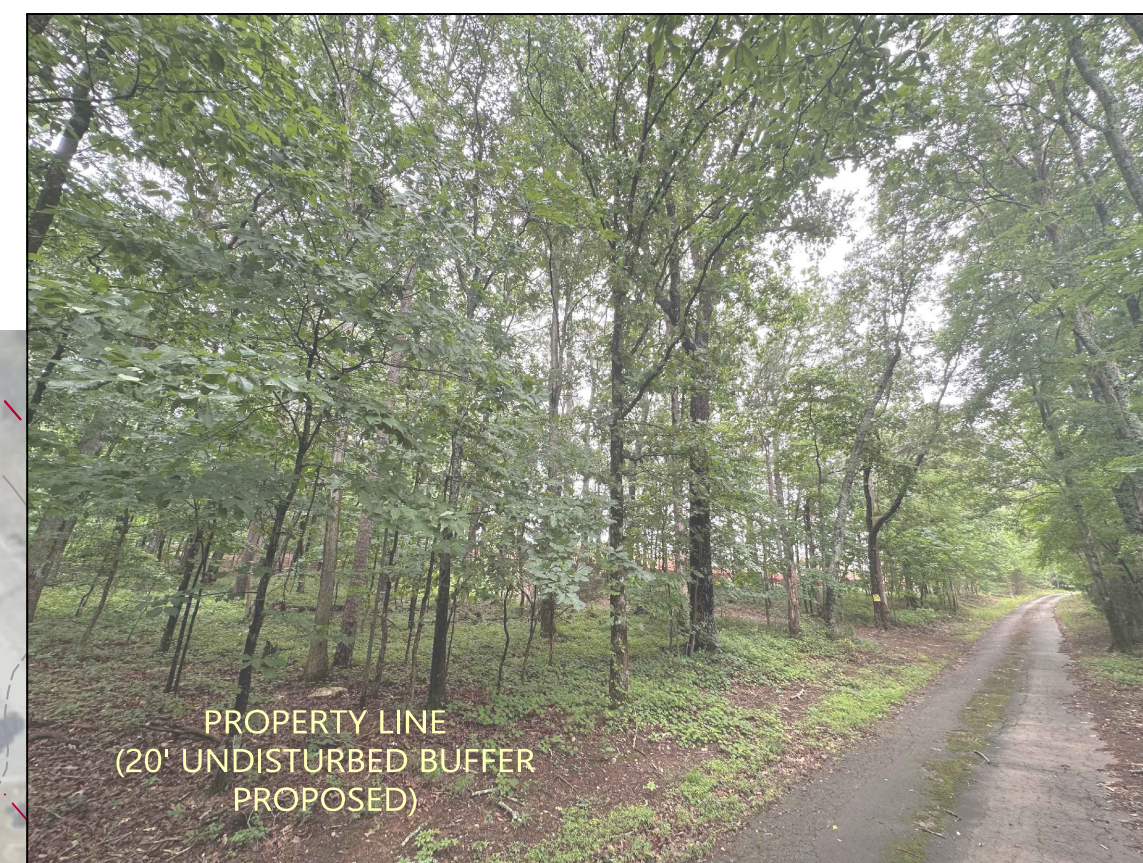
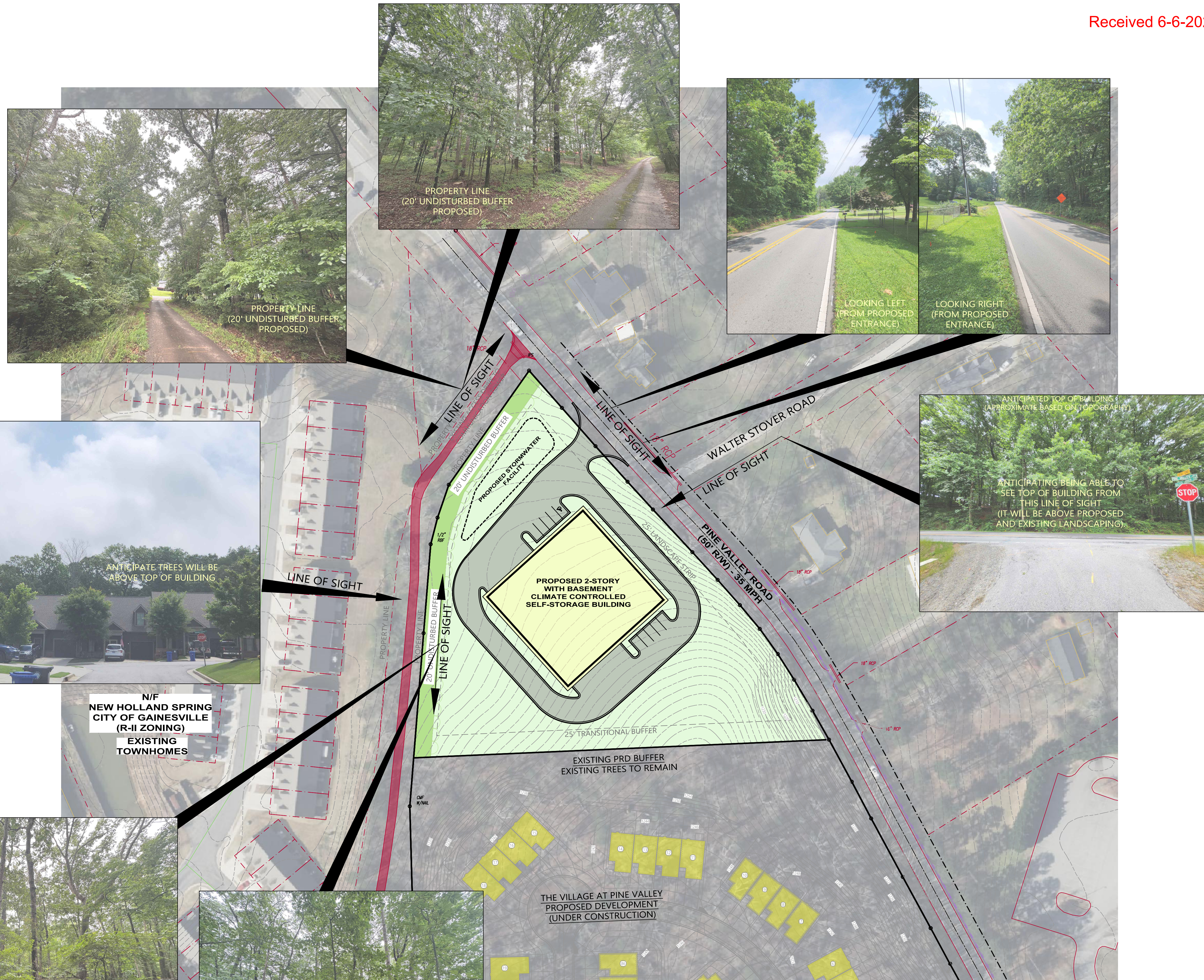
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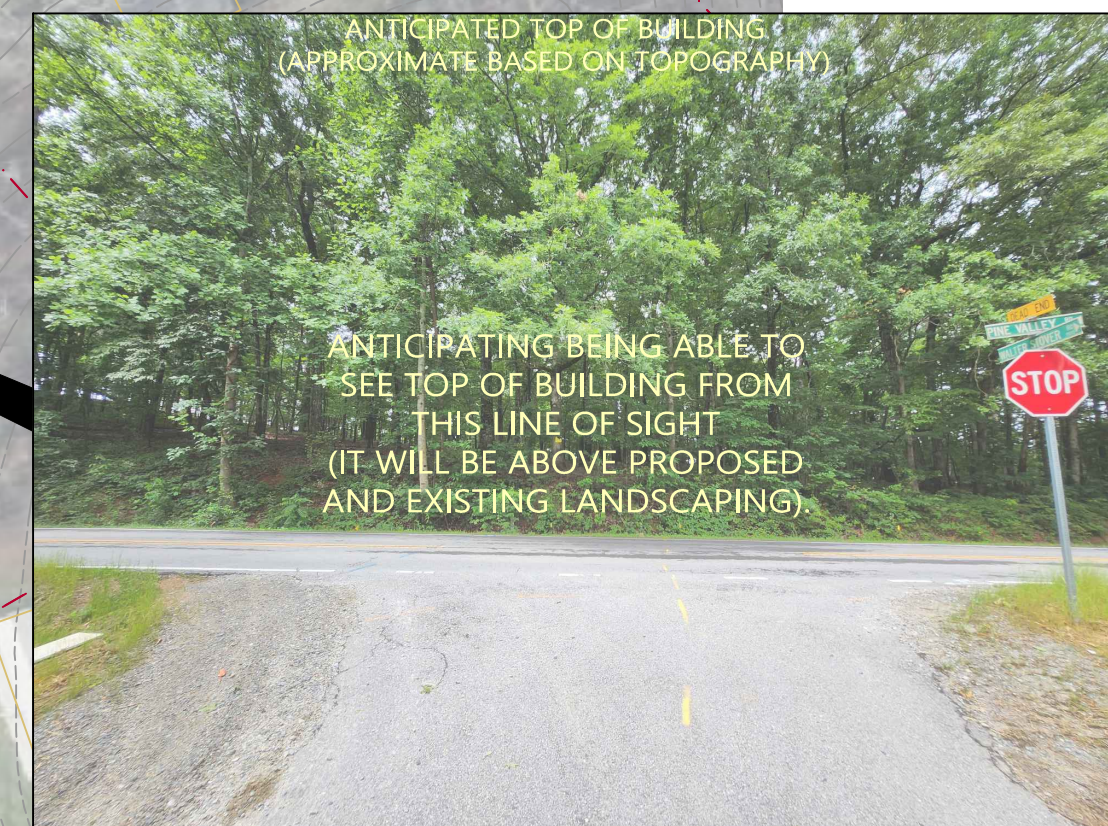
SHEET

**1 of 1**

CLP AS SHOWN  
DESIGN SCALE  
DATE 09/28/2024 21-011  
PROJECT No.



N/F  
NEW HOLLAND SPRING  
CITY OF GAINESVILLE  
(R-II ZONING)  
EXISTING TOWNHOMES



GENERAL NOTES:

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Now what's below.  
Call before you dig.

