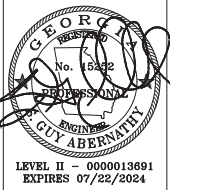


Overlook Park
Subdivision
Development
Tract
41.765 Acres



CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS



HALL COUNTY
LAND DISTRICT:
COUNTY CITY:
PARCEL(S):
DATE:
SCALE:
JOB NO.:

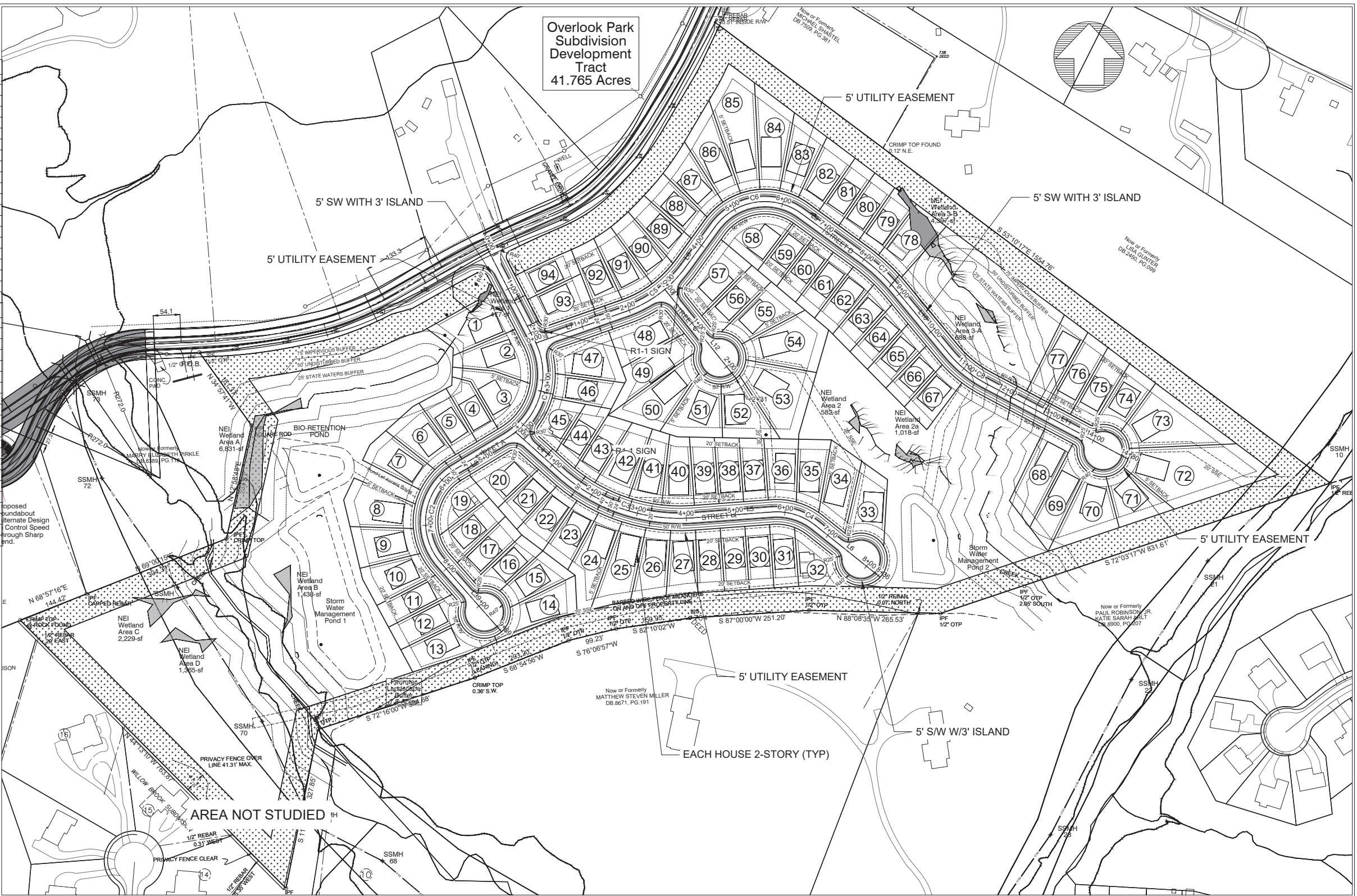
SITE PLAN FOR:
OVERLOOK PARK
5991 SWANSEY ROAD

REVISIONS	NO.	DATE

Parcel Area Table				Parcel Area Table			
Parcel #	Area	Area	Perimeter	Parcel #	Area	Area	Perimeter
1	11357.43 (S.F.)	0.26 (AC.)	463.03 (L.F.)	21	6265.91 (S.F.)	0.14 (AC.)	340.75 (L.F.)
2	9497.12 (S.F.)	0.22 (AC.)	436.99 (L.F.)	22	7230.75 (S.F.)	0.17 (AC.)	361.60 (L.F.)
3	9454.13 (S.F.)	0.22 (AC.)	446.61 (L.F.)	23	7154.97 (S.F.)	0.16 (AC.)	367.85 (L.F.)
4	6282.82 (S.F.)	0.14 (AC.)	354.42 (L.F.)	24	10608.99 (S.F.)	0.24 (AC.)	493.75 (L.F.)
5	7080.12 (S.F.)	0.16 (AC.)	364.89 (L.F.)	25	10384.98 (S.F.)	0.24 (AC.)	474.65 (L.F.)
6	6791.67 (S.F.)	0.20 (AC.)	394.39 (L.F.)	26	8599.41 (S.F.)	0.20 (AC.)	410.77 (L.F.)
7	8317.90 (S.F.)	0.19 (AC.)	386.71 (L.F.)	27	7394.89 (S.F.)	0.17 (AC.)	376.04 (L.F.)
8	10271.50 (S.F.)	0.24 (AC.)	417.49 (L.F.)	28	6616.37 (S.F.)	0.15 (AC.)	358.26 (L.F.)
9	8960.15 (S.F.)	0.20 (AC.)	393.28 (L.F.)	29	6376.74 (S.F.)	0.15 (AC.)	355.07 (L.F.)
10	8732.14 (S.F.)	0.20 (AC.)	395.71 (L.F.)	30	6402.42 (S.F.)	0.15 (AC.)	356.10 (L.F.)
11	8655.20 (S.F.)	0.16 (AC.)	379.75 (L.F.)	31	6295.69 (S.F.)	0.14 (AC.)	349.00 (L.F.)
12	7819.43 (S.F.)	0.17 (AC.)	388.88 (L.F.)	32	7749.48 (S.F.)	0.18 (AC.)	376.34 (L.F.)
13	9034.42 (S.F.)	0.21 (AC.)	424.29 (L.F.)	33	9173.87 (S.F.)	0.21 (AC.)	437.38 (L.F.)
14	9953.44 (S.F.)	0.22 (AC.)	480.29 (L.F.)	34	9620.89 (S.F.)	0.22 (AC.)	441.16 (L.F.)
15	7689.89 (S.F.)	0.17 (AC.)	388.41 (L.F.)	35	7757.45 (S.F.)	0.18 (AC.)	392.95 (L.F.)
16	6076.41 (S.F.)	0.15 (AC.)	366.16 (L.F.)	36	7862.76 (S.F.)	0.18 (AC.)	379.04 (L.F.)
17	6764.41 (S.F.)	0.16 (AC.)	370.68 (L.F.)	37	6340.25 (S.F.)	0.15 (AC.)	353.83 (L.F.)
18	7886.62 (S.F.)	0.18 (AC.)	377.68 (L.F.)	38	6574.68 (S.F.)	0.15 (AC.)	363.20 (L.F.)
19	6142.56 (S.F.)	0.14 (AC.)	334.14 (L.F.)	39	6809.12 (S.F.)	0.16 (AC.)	372.58 (L.F.)
20	8244.59 (S.F.)	0.19 (AC.)	389.10 (L.F.)	40	7485.50 (S.F.)	0.17 (AC.)	389.29 (L.F.)

Parcel Area Table				Parcel Area Table			
Parcel #	Area	Area	Perimeter	Parcel #	Area	Area	Perimeter
41	7634.58 (S.F.)	0.18 (AC.)	395.85 (L.F.)	61	6420.12 (S.F.)	0.15 (AC.)	356.88 (L.F.)
42	8573.59 (S.F.)	0.20 (AC.)	408.46 (L.F.)	62	6783.91 (S.F.)	0.16 (AC.)	364.89 (L.F.)
43	6784.87 (S.F.)	0.16 (AC.)	371.59 (L.F.)	63	6756.28 (S.F.)	0.16 (AC.)	363.35 (L.F.)
44	6366.60 (S.F.)	0.15 (AC.)	357.64 (L.F.)	64	6282.82 (S.F.)	0.14 (AC.)	351.93 (L.F.)
45	5646.52 (S.F.)	0.13 (AC.)	314.81 (L.F.)	65	6676.80 (S.F.)	0.15 (AC.)	352.90 (L.F.)
46	6946.49 (S.F.)	0.16 (AC.)	373.12 (L.F.)	66	6003.52 (S.F.)	0.14 (AC.)	336.58 (L.F.)
47	10046.77 (S.F.)	0.23 (AC.)	416.86 (L.F.)	67	6840.77 (S.F.)	0.16 (AC.)	351.86 (L.F.)
48	9324.85 (S.F.)	0.21 (AC.)	408.59 (L.F.)	68	11035.70 (S.F.)	0.25 (AC.)	484.33 (L.F.)
49	9215.08 (S.F.)	0.21 (AC.)	413.59 (L.F.)	69	9657.11 (S.F.)	0.22 (AC.)	497.13 (L.F.)
50	11455.16 (S.F.)	0.26 (AC.)	509.25 (L.F.)	70	11493.16 (S.F.)	0.26 (AC.)	479.26 (L.F.)
51	10989.79 (S.F.)	0.24 (AC.)	429.46 (L.F.)	71	8597.37 (S.F.)	0.20 (AC.)	396.17 (L.F.)
52	9357.30 (S.F.)	0.21 (AC.)	420.90 (L.F.)	72	25564.33 (S.F.)	0.59 (AC.)	716.19 (L.F.)
53	14941.37 (S.F.)	0.34 (AC.)	509.60 (L.F.)	73	15994.58 (S.F.)	0.37 (AC.)	580.89 (L.F.)
54	13554.77 (S.F.)	0.31 (AC.)	476.05 (L.F.)	74	7746.03 (S.F.)	0.18 (AC.)	394.72 (L.F.)
55	9163.52 (S.F.)	0.21 (AC.)	427.21 (L.F.)	75	7881.28 (S.F.)	0.18 (AC.)	406.61 (L.F.)
56	7330.58 (S.F.)	0.17 (AC.)	392.43 (L.F.)	76	7962.04 (S.F.)	0.18 (AC.)	418.75 (L.F.)
57	9751.33 (S.F.)	0.22 (AC.)	415.82 (L.F.)	77	9108.25 (S.F.)	0.21 (AC.)	444.62 (L.F.)
58	9233.81 (S.F.)	0.21 (AC.)	385.60 (L.F.)	78	9216.25 (S.F.)	0.21 (AC.)	405.76 (L.F.)
59	6075.89 (S.F.)	0.14 (AC.)	343.10 (L.F.)	79	6740.12 (S.F.)	0.15 (AC.)	362.21 (L.F.)
60	6248.00 (S.F.)	0.14 (AC.)	349.99 (L.F.)	80	6439.35 (S.F.)	0.15 (AC.)	357.84 (L.F.)

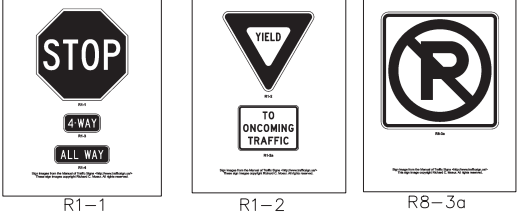
Parcel Area Table			
Parcel #	Area	Area	Perimeter
81	6470.30 (S.F.)	0.15 (AC.)	358.88 (L.F.)
82	7906.30 (S.F.)	0.18 (AC.)	385.67 (L.F.)
83	8980.26 (S.F.)	0.20 (AC.)	417.89 (L.F.)
84	11551.50 (S.F.)	0.27 (AC.)	517.99 (L.F.)
85	16656.57 (S.F.)	0.38 (AC.)	604.46 (L.F.)
86	10294.52 (S.F.)	0.23 (AC.)	481.40 (L.F.)
87	7797.59 (S.F.)	0.18 (AC.)	391.49 (L.F.)
88	7104.89 (S.F.)	0.16 (AC.)	367.09 (L.F.)
89	7211.30 (S.F.)	0.17 (AC.)	376.22 (L.F.)
90	7425.49 (S.F.)	0.17 (AC.)	386.11 (L.F.)
91	7706.93 (S.F.)	0.18 (AC.)	388.80 (L.F.)
92	7280.36 (S.F.)	0.17 (AC.)	376.34 (L.F.)
93	8133.42 (S.F.)	0.19 (AC.)	368.26 (L.F.)
94	6984.36 (S.F.)	0.15 (AC.)	351.43 (L.F.)



GENERAL SITE NOTES
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - AR-III
 PROPOSED ZONING - PRO
 TOTAL TRACT ACERAGE - 38.45 ± AC.
 TOTAL LOTS DEPICTED - 96
 DENSITY PROPOSED - 2.60 U/A
 MINIMUM LOT SIZE - 6,000 SF
 MINIMUM DEPTH - 110'
 MINIMUM WIDTH - 50'

BUILDING SETBACK REQUIREMENTS:
 FRONT - 20 FT.
 REAR - 20'
 SIDE - 5' (15' BETWEEN STRUCTURES)
 EXTERIOR BUFFER - 50'

GENERAL SITE NOTES
 PROPOSED RIGHT OF WAY - 50' PUBLIC
 PROPOSED ROADS - 24' BACK OF CURB TO BACK OF CURB
 PROPOSED OPEN SPACE - ± 12 ACRES (31%)
 BOUNDARY TAKEN FROM PROPERTY WARRANTY DEED
 TOPOGRAPHY TAKEN FROM HALL COUNTY GIS DATA
 FLOOD PLAIN DATA COMPILED FROM FEMA FLOOD MAPS AND HALL CO. GIS
 STREAMS AND BUFFER INFORMATION TO BE FIELD VERIFIED

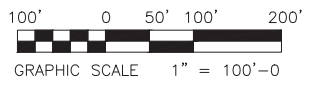


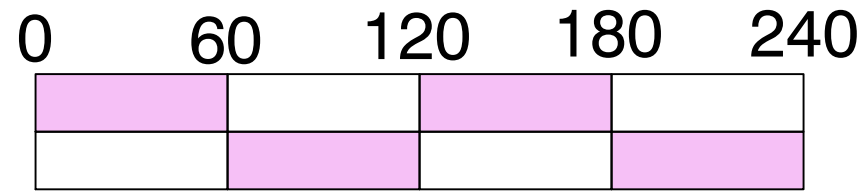
SIGN DESCRIPTION (TYP.)
 R1-1 - STOP
 R1-2 - YIELD
 R2-1 - SPEED LIMIT (25 MPH)
 W2-6 - CIRCULAR INTERSECTION
 W13-1 - ADVISORY SPEED (15 MPH)
 W3-2A - YIELD AHEAD
 W1-6 - ONE DIRECTION LARGE ARROW
 R8-3a - NO PARKING

NOTE:
 ALL TRAFFIC CONTROL SIGNS THAT ARE REMOVED OR DAMAGED MUST BE REINSTALLED OR REPLACED. ALL SIGNS MUST BE REINSTALLED TO THE STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	150.00	225.51	S15° 49' 35.98"W	(2372809.50,1501882.95)	(2372753.63,1501685.86)
C2	125.00	218.79	S8° 45' 13.88"W	(2372649.03,1501622.75)	(2372619.82,1501433.07)
C3	360.00	290.19	S71° 07' 23.43"E	(2372861.99,1501615.67)	(2373129.20,1501524.31)
C4	125.00	93.49	S72° 47' 23.12"E	(2373289.99,1501536.16)	(2373377.23,1501509.14)
C5	250.00	150.84	N53° 24' 02.20"E	(2372994.95,1501942.13)	(2373114.22,1502030.70)
C6	125.00	196.35	N81° 06' 57.83"E	(2373174.08,1502112.74)	(2373348.73,1502140.04)
C7	400.00	99.14	S46° 46' 59.70"E	(2373469.26,1502052.10)	(2373541.33,1501984.39)
C8	250.00	97.40	S50° 50' 36.07"E	(2373646.47,1501857.66)	(2373721.52,1501796.55)

Line #	Length	Direction	Start Point	End Point
L1	217.36	S27° 14' 33.01"E	(2372710.00,1502076.20)	(2372809.50,1501882.95)
L2	122.16	S58° 53' 44.98"W	(2372753.63,1501685.86)	(2372649.03,1501622.75)
L3	185.44	S41° 23' 17.23"E	(2372619.82,1501433.07)	(2372742.43,1501293.95)
L4	122.83	S48° 01' 50.04"E	(2372770.66,1501697.82)	(2372861.99,1501615.67)
L5	161.23	N85° 47' 03.17"E	(2373129.20,1501524.31)	(2373289.99,1501536.16)
L6	167.92	S51° 21' 49.41"E	(2373377.23,1501509.14)	(2373508.40,1501404.29)
L7	193.92	N70° 41' 06.58"E	(2372811.94,1501877.99)	(2372994.95,1501942.13)
L8	101.56	N36° 06' 57.83"E	(2373114.22,1502030.70)	(2373174.08,1502112.74)
L9	149.20	S53° 53' 02.17"E	(2373348.73,1502140.04)	(2373469.26,1502052.10)
L10	164.67	S39° 40' 57.24"E	(2373541.33,1501984.39)	(2373646.47,1501857.66)
L11	326.48	S62° 00' 14.91"E	(2373721.52,1501796.55)	(2374008.80,1501643.29)
L12	230.51	S38° 39' 30.35"E	(2373072.80,1501986.41)	(2373216.79,1501806.41)





Scale: 1-inch = 60-ft

Swansey Road
Overlook Park
Pavement
Improvement
Exhibit

Hall County, Georgia
Friendship G.M.D.

Existing
Swansey Road.
(+/- 22-ft / Width
Varies) Gravel
Road Bed

Begin
Pavement
Sta 0+00

IPF
1/2" OTP
N 34°57'41"W
181.37'

IPF
SQUARE ROD

SE R/W Line
(Approximate
Location) 27-ft From
Construction CL

NW R/W Line
(Approximate
Location)
30-ft From
Construction CL

Proposed
Construction
Centerline

Existing CL of
Gravel Road
Bed Centerline

End
Pavement
Sta 7+50

Pavement
Sta 7+00

Pavement
Sta 6+00

Pavement
Sta 5+00

Pavement
Sta 4+00

Pavement
Sta 3+00

Pavement
Sta 1+00

