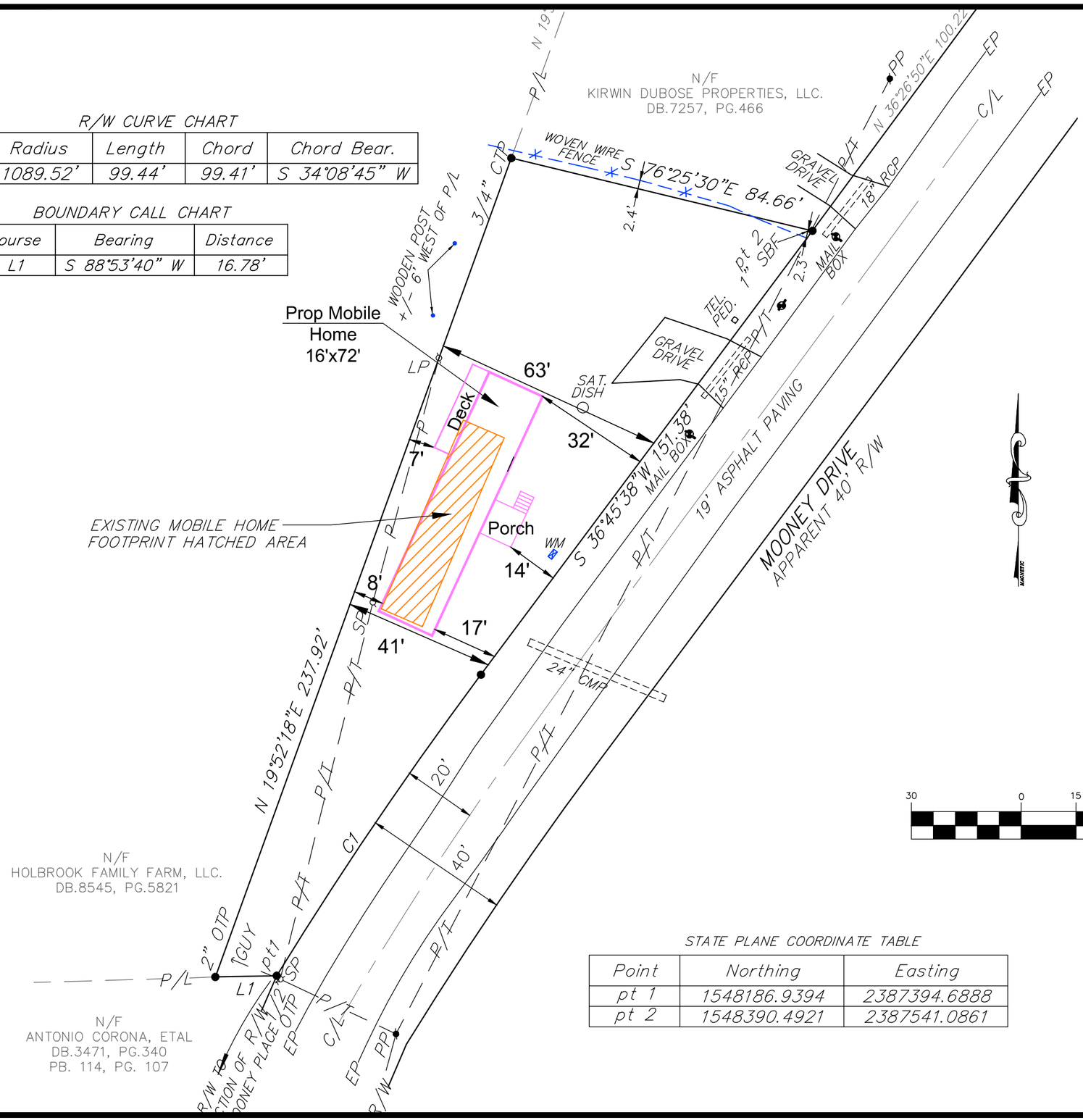
R/W CURVE CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	1089.52'	99.44'	99.41'	S 34°08'45" W

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	S 88°53'40" W	16.78'



NOTES

1. LOT SIZE – 0.259 AC
2. EXISTING ZONING IS AR–1
3. SETBACKS
   FRONT – 40'
   REAR – 25'
   SIDE – 15'
4. WATER WILL BE SUPPLIED BY PUBLIC WATER.
5. SEWER PROVIDED BY EXISTING ON–SITE SEWER SYSTEM.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE PLANE COORDINATE TABLE

Point	Northing	Easting
pt 1	1548186.9394	2387394.6888
pt 2	1548390.4921	2387541.0861

GEORGIA REGISTERED NO. 25513 PROFESSIONAL ENGINEER NELTON EDWARD MYERS

2–26–26

MYERS & CO.
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Project Description
3428 MOONEY DRIVE
PARCEL NO: 08024 005004C
HALL COUNTY, GEORGIA

JOB NO. 25–25

DATE 2/26/26

STREAM BUFFER VARIANCE PLAN

SHEET 1