

DATE	SITE ID	DW	COUNT	TIME
2023-03-27	202303270001D	planchet	C2 00	16:53:2024 8:56 AM



1. PLEASE SUBMIT THE NOTICE OF INTENT TO DEDICATE ANY PORTION OF THE PROPERTY TO THE PUBLIC.
2. THE SUBMITTED PLANS SHOULD INCLUDE AN OUTLINE OF ANY PROPOSED ORGANIZATIONS TO CONTROL A PORTION OR THE ENTIRE TRACT, I.E. A HOMEOWNERS ASSOCIATION.
3. THE GAINESVILLE DEPARTMENT OF WATER RESOURCES SHALL BE NOTIFIED 24 HOURS PRIOR TO ANY WATER OR SANITARY SEWER LINE CONSTRUCTION OR REPAIRS, ONLY CONTRACTORS APPROVED BY GAINESVILLE DEPARTMENT OF WATER RESOURCES WILL BE ALLOWED TO PERFORM CONSTRUCTION OR REPAIRS CONNECTED TO SAID WATER OR SANITARY SEWER MAINS. CALL ENGINEERING INSPECTOR'S OFFICE AT (770) 538-2407 PRIOR TO BEGINNING CONSTRUCTION OR TO BECOME AN APPROVED CONTRACTOR.
4. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GAINESVILLE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER MAINS AND SANITARY SEWERS, LATEST EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWING ALL CHANGES TO THE ORIGINAL DRAWINGS SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE CITY INSPECTOR UPON REQUEST. THE MARK-UPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED TO DEVELOP FINAL RECORD DRAWINGS. FINAL AS-BUILT DRAWINGS FOR THE SEWER MAIN CONSTRUCTION WILL NOT BE GRANTED UNTIL AS-BUILT DRAWINGS HAVE BEEN RECEIVED BY CITY OF GAINESVILLE DEPARTMENT OF WATER RESOURCES ENGINEERING AND CONSTRUCTION OFFICE.
6. SUBDIVISION IS INTENDED TO BE PUBLICLY MAINTAINED.
7. NO STRUCTURES ARE TO BE IN DELINEATED BUFFERS. BUFFERS SHOULD BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL ROAD CENTERLINES MUST BE STAKED, OR AN ACCEPTABLE ELECTRONIC EQUIVALENT OF THE PLAN MUST BE PROVIDED FOR FIELD REVIEW

1. CONTACT HALL COUNTY ENGINEERING AT (770) 531-6800 24 HOURS MINIMUM PRIOR TO REQUIRED INSPECTIONS. HALL COUNTY MUST INSPECT SUBGRADE, BASE, AND BE PRESENT DURING PAVING
2. SAWCUT REQUIRED AT EDGE OF EXISTING PAVEMENT TO PROVIDE JOINT UNIFORMITY
3. ALL TEMPORARY TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE NOTES:

1. ALL STRIPINGS AND ARROWS TO MEET GEORGIA DOT STANDARDS.
2. AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM HALL REQUIREMENTS AND THE SIDEWALK REPLACED.
3. PRIOR TO THE DEDICATION AND ACCEPTANCE OF SANITARY SEWER, STORM SEWER OR STREET INFRASTRUCTURE TO THE HALL, "AS-BUILT" DRAWINGS AND 3-YEAR MAINTENANCE RECORDS REQUIRED. THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL FULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
4. INSTALLATION OF SIDEWALK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF HALL CODE. SIDEWALKS AND CONCRETE CURB AND GUTTER SHALL CONFORM TO THE HALL STANDARD DETAILS. LOCATION OF SIDEWALKS AND SETBACKS ZONES AS SHOWN AS DETERMINED BY PLANNING DEPARTMENT.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE HALL, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
6. WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
7. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY SEWER SERVICE DISTRICT 1.
8. ALL PROPOSED LIGHTING SHALL BE LOW-LEVEL, NON-SPLITY TYPE.
9. AMENITIES SHALL BE PERMITTED SEPARATELY.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
13. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
14. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., AND OBTAIN ALL NECESSARY AUTHORITY SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
17. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
18. THERE ARE WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
19. ALL REQUIRED TRAFFIC SIGNAGE MUST MEET MUTCD STANDARDS.
20. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MAINTENANCE OF COMMON SPACE AND AMENITIES.
21. A NOTICE OF INTENT (NOI) MUST BE FILED BEFORE ANY PORTION OF THE PROPERTY IS DEDICATED TO THE PUBLIC

CURB LEGEND:	
	24" NORMAL CURB & GUTTER (DETAIL C9.00)
	24" ROLL & GUTTER CURB (DETAIL C9.00)

SHEET



STATE	PROJECT NUMBER	SHEET TOTAL
GA.	STP00-2984-09 (001)	32 81

THOMAS CLACK

PARCEL 64	RED'D R/W	KC40684	SEE SHEET(S) 30
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40240	120.00 R	215+15.08	FRIENDSHIP ROAD
SVX18505	2.00 R	215+15.08	FRIENDSHIP ROAD
SVX18509	37.85 R	S 55°42'45.8" E	FRIENDSHIP ROAD
KC40242	100.00 R	215+85.99	FRIENDSHIP ROAD
KC40241	220.12 R	N 61°10'47.1" W	FRIENDSHIP ROAD
KC40240	100.00 R	215+85.99	FRIENDSHIP ROAD
REDD R/W	100.00 R	215+15.08	FRIENDSHIP ROAD
REDD R/W	0.761	ACRES	
REMAINDER	7.5	ACRES	
TOTAL REDD DRY EASMT = 1			

PARCEL 64	RED'D DRY, EASMT.	KC41040	
PNT	OFFSET	STATION	ALIGNMENT
KC41147	140.00 R	218+00.00	FRIENDSHIP RD
KC41148	100.00 R	218+00.00	FRIENDSHIP RD
KC41149	100.00 R	218+00.00	FRIENDSHIP RD
KC41150	140.00 R	218+00.00	FRIENDSHIP RD
KC41147	140.00 R	218+00.00	FRIENDSHIP RD

MARIO NOVELL

PARCEL 65	RED'D R/W	KC40685	SEE SHEET(S) 30
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40244	81.32 L	217+09.14	FRIENDSHIP RD
ARC LENGTH	48.436		
CHORD BEAR	N 12°09'53.4" W		
CHORD BEAR	45.360		
RADIUS	30.00		
DEGREE	190°59'10"		
KC40245	174.73 L	217+00.61	FRIENDSHIP RD
KC40245	147.48 L	N 34°20'46.5" E	FRIENDSHIP RD
KC40246	130.00 L	217+00.61	FRIENDSHIP RD
KC40247	130.00 L	217+00.61	FRIENDSHIP RD
SVX18365	70.39 L	S 50°40'46.4" W	FRIENDSHIP RD
REDD R/W	100.00 R	219+51.25	FRIENDSHIP RD
REDD R/W	0.262	ACRES	
REMAINDER	7.0	ACRES	
TOTAL REDD DRY EASMT'S = A			

PARCEL 65	RED'D EASMT.	KC41665	SEE SHEET(S) 30
PNT	OFFSET	STATION	ALIGNMENT
KC41775	100.00 L	219+44.47	FRIENDSHIP ROAD
KC41776	150.00 L	219+00.75	FRIENDSHIP ROAD
KC41777	150.00 L	219+00.01	FRIENDSHIP ROAD
KC41778	150.00 L	219+44.47	FRIENDSHIP ROAD
KC41779	100.00 L	219+44.47	FRIENDSHIP ROAD

MELVIN BUSH

PARCEL 66	RED'D R/W	KC40686	
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
SVX18511	45.43 L	S 33°12'22.9" W	FRIENDSHIP RD
ARC LENGTH	138.408		
CHORD BEAR	N 54°28'37.6" W		
CHORD BEAR	138.449		
RADIUS	2880.417		
DEGREE	1°26'21"		
KC40683	43.67 L	220+44.42	FRIENDSHIP RD
SVX18513	36.35 L	N 55°18'00.9" W	FRIENDSHIP RD
SVX18513	33.02 L	N 55°18'00.9" W	FRIENDSHIP RD
SVX18513	20.74 L	N 36°15'46.6" E	FRIENDSHIP RD
SVX18513	17.89 L	219+51.25	FRIENDSHIP RD
KC40680	10.69 L	N 35°48'50.2" E	FRIENDSHIP RD
KC40681	84.50 L	219+51.25	FRIENDSHIP RD
KC40681	58.61 L	S 61°18'01.1" E	FRIENDSHIP RD
KC40682	134.69 L	S 56°11'53.4" E	FRIENDSHIP RD
REDD R/W	72.50 L	221+85.47	FRIENDSHIP RD
REDD R/W	0.215	ACRES	
REMAINDER	7.5	ACRES	
TOTAL REDD EASMT = 3			

PARCEL 65 RED'D EASMT. KC41530

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40700	130.00 L	219+50.20	FRIENDSHIP RD
KC40701	231.73 L	S 61°10'47.1" E	FRIENDSHIP RD
KC40702	130.00 L	221+50.01	FRIENDSHIP RD
KC40702	13.00 L	S 53°11'22.5" W	FRIENDSHIP RD
KC40682	42.63 L	S 33°11'22.5" W	FRIENDSHIP RD
KC40682	72.50 L	221+85.47	FRIENDSHIP RD
KC40681	134.80 L	N 56°11'53.4" W	FRIENDSHIP RD
KC40680	84.50 L	220+51.41	FRIENDSHIP RD
KC40680	98.61 L	N 61°18'01.1" W	FRIENDSHIP RD
KC40681	10.69 L	N 35°48'50.2" E	FRIENDSHIP RD
KC40700	130.00 L	219+50.20	FRIENDSHIP RD
REDD EASMT	1140.36	ACRES	
REDD EASMT	0.262	ACRES	

PARCEL 65 RED'D DRY, EASMT. KC41041

PNT	OFFSET	STATION	ALIGNMENT
KC41151	150.00 L	219+00.01	FRIENDSHIP ROAD
KC41152	150.00 L	220+00.00	FRIENDSHIP ROAD
KC41153	130.00 L	220+00.00	FRIENDSHIP ROAD
KC41154	130.00 L	219+00.00	FRIENDSHIP ROAD
KC41151	150.00 L	219+00.01	FRIENDSHIP ROAD

PARCEL 65 RED'D DRY, EASMT. KC41042

PNT	OFFSET	STATION	ALIGNMENT
KC41832	160.00 L	221+50.00	FRIENDSHIP RD
KC41833	160.00 L	221+50.00	FRIENDSHIP RD
KC41834	130.00 L	221+50.00	FRIENDSHIP RD
KC41835	130.00 L	221+50.00	FRIENDSHIP RD
KC41836	160.00 L	221+50.00	FRIENDSHIP RD

MELVIN BUSH

PARCEL 66A	RED'D R/W	KC40684A	
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
SVX18511	9.84 L	221+05.73	FRIENDSHIP RD
SVX18511	62.62 L	N 33°12'45.8" E	FRIENDSHIP RD
KC40685	72.50 L	223+10.10	FRIENDSHIP RD
ARC LENGTH	101.013		
CHORD BEAR	S 58°18'24.0" E		
CHORD BEAR	100.989		
RADIUS	1501.500		
DEGREE	4°12'29"		
KC40684	72.50 L	224+07.53	FRIENDSHIP RD
SVX18510	46.58 R	S 43°30'04.3" W	FRIENDSHIP RD
SVX18510	2.27 R	224+04.76	FRIENDSHIP RD
ARC LENGTH	100.005		
CHORD BEAR	N 51°21'05.5" W		
CHORD BEAR	100.032		
RADIUS	1500.417		
DEGREE	1°26'21"		
SVX18511	9.84 L	223+05.73	FRIENDSHIP RD
REDD R/W	7019.68	ACRES	
REDD R/W	0.161	ACRES	
REMAINDER	7.5	ACRES	

PARCEL 66A RED'D EASMT. KC41721

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40703	115.00 L	221+12.84	FRIENDSHIP RD
ARC LENGTH	104.821		
CHORD BEAR	S 50°32'41.5" E		
CHORD BEAR	104.891		
RADIUS	1404.000		
DEGREE	4°10'51"		
KC40704	115.00 L	224+09.17	FRIENDSHIP RD
KC40256	110.00 L	S 35°46'16.1" W	FRIENDSHIP RD
KC40256	110.00 L	S 35°46'16.1" W	FRIENDSHIP RD
KC40584	51.53 L	S 35°46'16.1" W	FRIENDSHIP RD
ARC LENGTH	101.013		
CHORD BEAR	N 56°11'53.4" W		
CHORD BEAR	102.989		
RADIUS	1500.417		
DEGREE	1°26'21"		
KC40683	72.50 L	223+10.10	FRIENDSHIP RD
KC40705	115.00 L	223+12.84	FRIENDSHIP RD
REDD EASMT	4410.63	ACRES	
REDD EASMT	0.101	ACRES	

CHRIS PUCKETT

PARCEL 67A	RED'D R/W	KC40051A	
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40242	100.00 R	219+85.99	FRIENDSHIP ROAD
SVX18509	37.85 R	N 43°40'28.1" E	FRIENDSHIP ROAD
SVX18509	30.50 R	S 55°42'45.8" E	FRIENDSHIP ROAD
KC40254	36.11 R	220+42.57	FRIENDSHIP ROAD
ARC LENGTH	161.873		
CHORD BEAR	S 54°10'28.3" E		
CHORD BEAR	161.861		
RADIUS	3000.693		
DEGREE	1°26'21"		
SVX18510	55.19 R	222+03.30	FRIENDSHIP ROAD
SVX18510	46.58 R	S 43°30'04.3" W	FRIENDSHIP ROAD
KC40515	100.00 R	221+01.00	FRIENDSHIP ROAD
KC40515	205.36 R	N 61°10'47.1" W	FRIENDSHIP ROAD
KC40242	100.00 R	219+85.99	FRIENDSHIP ROAD
REDD R/W	1106.13	ACRES	
REDD R/W	0.268	ACRES	
REMAINDER	7.5	ACRES	

PARCEL 67A RED'D EASMT. KC41005

PNT	OFFSET	STATION	ALIGNMENT
KC41180	100.00 R	220+58.00	FRIENDSHIP ROAD
KC41181	100.00 R	220+58.00	FRIENDSHIP ROAD
KC41182	110.00 R	220+58.00	FRIENDSHIP ROAD
KC41183	110.00 R	220+58.00	FRIENDSHIP ROAD
KC41184	100.00 R	220+58.00	FRIENDSHIP ROAD

WILLIAMS FAMILY HOLDINGS, L.L.P.

PARCEL 53	RED'D EASMT.	KC41000	
PNT	OFFSET	STATION	ALIGNMENT
KC41250	120.00 R	211+33.35	FRIENDSHIP RD
ARC LENGTH	34.760		
CHORD BEAR	S 36°44'16.0" E		
CHORD BEAR	34.781		
RADIUS	1500.000		
DEGREE	3°40'51"		
KC41251	120.00 R	211+64.52	FRIENDSHIP RD
KC41252	120.00 R	211+64.52	FRIENDSHIP RD
ARC LENGTH	34.760		
CHORD BEAR	N 36°44'16.0" W		
CHORD BEAR	34.799		
RADIUS	1500.000		
DEGREE	3°40'51"		
KC41253	120.00 R	211+33.35	FRIENDSHIP RD
KC41250	120.00 R	211+33.35	FRIENDSHIP RD

CHRIS PUCKETT

PARCEL 67	RED'D R/W	KC40067	SEE SHEET(S) 30, 31
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40515	100.00 R	221+01.00	FRIENDSHIP ROAD
SVX18510	46.58 R	N 43°30'04.3" W	FRIENDSHIP ROAD
SVX18510	150.00 R	222+03.30	FRIENDSHIP ROAD
CHORD BEAR	S 52°14'55.4" E		
CHORD BEAR	150.261		
RADIUS	3000.693		
DEGREE	1°26'21"		
KC40255	77.21 R	221+50.10	FRIENDSHIP ROAD
KC40255	101.00 R	S 60°10'32.3" W	FRIENDSHIP ROAD
ARC LENGTH	34.760		
CHORD BEAR	N 60°10'32.3" W		
CHORD BEAR	34.799		
RADIUS	1100.000		
DEGREE	4°10'51"		
KC40256	100.00 R	222+03.30	FRIENDSHIP ROAD
KC40515	100.00 R	221+01.00	FRIENDSHIP ROAD
REDD R/W	3052.64	ACRES	
REDD R/W	0.116	ACRES	
REMAINDER	7.5	ACRES	

TOTAL REDD DRY EASMT = 0

ELSIE P. HARRISON AND GROVER C. HARRISON

PARCEL 60	RED'D R/W	KC41702	SEE SHEET(S) 30
PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
KC41763	145.00 L	S 47°29'00.1" E	FRIENDSHIP ROAD
KC41764	145.00 L	214+65.00	FRIENDSHIP ROAD
ARC LENGTH	76.391		
CHORD BEAR	N 47°52'17.2" W		
CHORD BEAR	76.313		
RADIUS	1332.000		
DEGREE	4°10'51"		
KC41746	100.00 L	213+89.00	FRIENDSHIP ROAD
KC41746	100.00 L	N 40°20'15.2" E	FRIENDSHIP ROAD
KC41745	100.00 L	213+88.14	FRIENDSHIP ROAD
KC41761	145.00 L	N 44°13'00.0" W	FRIENDSHIP ROAD
KC41762	145.00 L	213+70.00	FRIENDSHIP ROAD
REDD EASMT	538.45	ACRES	
REDD EASMT	0.083	ACRES	

PARCEL 53 RED'D R/W KC40051A SEE SHEET(S) 29, 30

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40190	152.11 R	21100.20	SWANSET RD
KC40191	83.17 R	N 21°57'46.9" E	SWANSET RD
KC40192	45.54 R	S 51°52'40.1" E	SWANSET RD
KC40193	78.00 R	21100.00	SWANSET RD
KC40194	152.11 R	S 107°05'40.0" W	SWANSET RD
KC40195	152.11 R	21100.00	SWANSET RD
SVX18425	147.15 R	21100.00	SWANSET RD
KC40196	152.11 R	21100.00	SWANSET RD
REDD R/W	11800.81	ACRES	
REDD R/W	0.000	ACRES	
REMAINDER	7.0	ACRES	
TOTAL REDD DRY EASMT = 0			

PARCEL 53 RED'D R/W KC40051A SEE SHEET(S) 29, 30

PNT	OFFSET/DIST	STATION/BEARING	ALIGNMENT
KC40198	101.50 L	20100.00	SWANSET RD
SVX18423	65.35 L	S 14°50'24.8" W	SWANSET RD
SVX18423	146.43 L	20100.00	SWANSET RD
KC40200	26.16 L	S 10°04'48.8" W	SWANSET RD
ARC LENGTH	158.44		
CHORD BEAR	S 19°56'33.8" W		
CHORD BEAR	26.118		
RADIUS	1544.546		
DEGREE	1°26'21"		
KC40201	150.00 L	21100.00	SWANSET RD
SVX18424	75.28 L	21100.00	SWANSET RD
KC40197	150.00 L	N 50°07'16.4" W	SWANSET RD
KC40197	150.00 L	N 50°07'16.4" W	SWANSET RD
KC40196	150.00 L	S 11°05'20.5" E	SWANSET RD
KC40203	75.00 L	S 11°05'20.5" E	SWANSET RD</