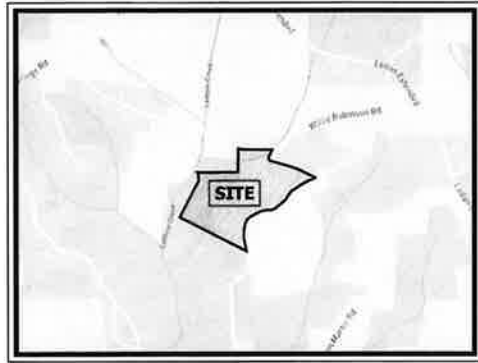




VICINITY MAP
N.T.S.

N/F
THE H & N LAWSON LIMITED
PARTNERSHIP
(ZONED AR-III)

N/F
JOSEPH ZAPPULLA
AND JAIMIE ZAPPULLA
(ZONED AR-III)

N/F
DONALD EUGENE BRUCE
(ZONED AR-III)

N/F
JEANETTE D SMITH
(ZONED AR-III)

N/F
SANDRA KLEMMETSEN AND
BRIAN E KLEMMETSEN
(ZONED AR-III)

N/F
AUSTIN C AKIN AND
MARHARET ANN HAEFELE
(ZONED AR-III)

N/F
FRED H. GOBER CAROLYN M.
GOBER FAMILY LLP
(ZONED AR-III)

WILLIE ROBINSON ROAD
(60' R/W)

LEACH ROAD
(60' R/W)



LEGEND	
IPS	IRON PIN SET (1/2" REMARK)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP PIPE
BM	BENCHMARK
TM	TEMPORARY BENCHMARK
CTP	CORNER TOP PIPE
LL	LAND LOT LINE
N/T	HOW OR FORMERLY
L	PROPERTY LINE
BL	BUILDING LINE
SGD	GEORGIA MULTA DISTRICT
PA/PS	PLAT BOOK/PAGE
RA/CA	DEED BOOK/PAGE
A/C	CENTERLINE
B/O-W	BIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
B.E.	BUTTER EASEMENT
U.E.	UTILITY EASEMENT
MB	MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
PP	POWER/UTILITY POLE
FW	FIRE HYDRANT
SV	WATER VALVE
INV.	INVERT ELEVATION
STA.	STATION
B/C	BACK OF CURB
EP	EDGE OF PAVEMENT
SS	SANITARY SEWER LINE
SS	STORM SEWER PIPE
W	WATER LINE
ELEV.	ELEVATION
CM	CORRUGATED METAL PIPE
RC	REINFORCED CONCRETE PIPE
DP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
-10-	EXISTING CONTOUR ELEVATION
-P-	OVERHEAD POWER
-T-	OVERHEAD TELEPHONE
-R-	FENCE LINE
-B-	BRANCH/CREEK/STREAM CENTERLINE
T.S.R.	TO BE REMOVED

GENERAL NOTES:

- TOTAL PROPERTY ACREAGE = 67.9 ACRES
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (23 LOTS TOTAL)
- EXISTING ZONING = AR-III
- PROPOSED ZONING = R-1
- REQUIRED SETBACKS (R-1):
FRONT YARD = 30' (ADJACENT TO R/W)
REAR YARD = 20'
SIDE YARD = 10'
MIN. LOT WIDTH = 100'
- TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY GIS.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER FEMA F.I.R.M. PANEL No. 13138C0175G EFFECTIVE 4/4/2016.

COOK

3120 FRONTAGE ROAD
GAINESVILLE, GA 30804
(678) 207-1509
www.thecookandcompany.com
P.E.F. #007243

PREPARED FOR:

COOK
COMMUNITIES
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
24-HR. CONTACT:
GEOFF COOK
(678) 207-1509

PROJECT NAME:

LEACH ROAD AND
WILLIE ROBINSON
ROAD TRACT

TASK:

REZONING
EXHIBIT

PROJECT INFORMATION:

LEACH ROAD TRACT
Project Name
21-002
Project Number
Project Address
Land Lot No.(s)
District
HALL COUNTY, GEORGIA
County, State

PLAN REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		



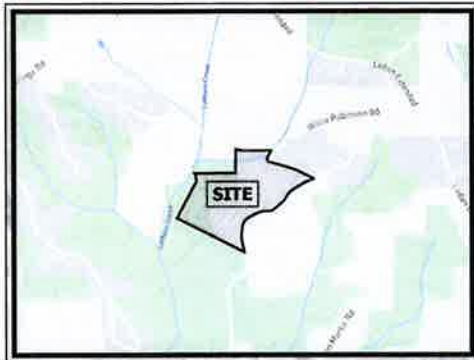
FOR PUBLIC HEARING PURPOSES ONLY NOT TO
BE CONSIDERED AN ENGINEERING DRAWING
O.B.W.C.C. LEVEL II CERTIFIED
DESIGN PROFESSIONAL
No. 0000013068

CONTACT:
C. LUKE PRESLEY, P.E.
(678) 207-7183
luke@thecookandcompany.com

SHEET

1 of 1

CLP
DESIGN
DATE
AS SHOWN
SCALE
21-002
PROJECT No.



VICINITY MAP
N.T.S.



LEGEND	
SP	IRON PIPE SET (1/2" REBAR)
OP	IRON PIPE FOUND
CP	CONCRETE FOUNDATION
OT	OPEN TOP PIPE
BN	REINFORCED
TM	TEMPORARY BENCHMARK
CT	CRIMP TOP PIPE
LL	LAND LOT LINE
W/T	HOW OR FORMERLY
E	PROPERTY LINE
B	BUILDING LINE
SD	SEASONAL DISTRICT
SL	SLAT ROOF/PAVE
PS	DECK BOARD/PAVE
PS	CEMENTING
R/W	RIGHT-OF-WAY
S.S.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
SE	SEWER EASEMENT
UL	UTILITY EASEMENTS
MS	MANHOLE
CS	CATCH BASIN
JB	JUNCTION BOX
MS	MANHOLE
DI	DROP INLET
PP	POWER/UTILITY POLE
PH	FIRE HYDRANT
DV	WATER VALVE
WV	WATER VALVE
ST	STATION
ST	STATION
SC	BACK OF CURB
SC	EDGE OF PAVEMENT
SS	SANITARY SEWER LINE
SS	STORM SEWER PIPE
W	WATER LINE
ELEV.	ELEVATION
CM	COMBUSTIBLE METAL PIPE
RCF	REINFORCED CONCRETE PIPE
DP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
±10	EXISTING CONTOUR ELEVATION
±5	OVERHEAD POWER
±1	OVERHEAD TELEPHONE
±1	FENCE LINE
±1	BRANCH/CREEK/STREAM CENTERLINE
T.B.R.	TO BE REMOVED

N/F
THE H & N LAWSON LIMITED
PARTNERSHIP
(ZONED AR-III)

N/F
JOSEPH ZAPPULLA
AND JAMIE ZAPPULLA
(ZONED AR-III)

EXISTING
CREEK

N/F
DONALD EUGENE BRUCE
(ZONED AR-III)

N/F
JEANETTE D SMITH
(ZONED AR-III)

N/F
SANDRA KLEMMETSEN AND
BRIAN E KLEMMETSEN
(ZONED AR-III)

N/F
AUSTIN C AKIN AND
MARHARET ANN HAEFELE
(ZONED AR-III)

N/F
FRED H. GOBER CAROLYN M.
GOBER FAMILY LLP
(ZONED AR-III)

EXISTING CREEK?
(UNVERIFIED)

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LEACH ROAD
(60' R/W)

WILLIE ROBINSON ROAD
(60' R/W)



COOK

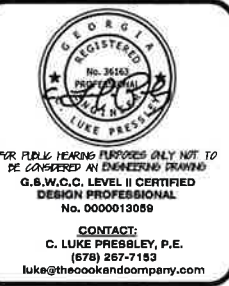
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PROJECT NAME:
**LEACH ROAD AND
WILLIE ROBINSON
ROAD TRACT**

TASK:
**REZONING
EXHIBIT**

PROJECT INFORMATION:	
LEACH ROAD TRACT	
Project Name	
21-002	
Project Number	
Project Address	
Land Lot No.(s)	
District	
HALL COUNTY, GEORGIA	
County, State	

PLAN REVISION		
No.	DATE	DESCRIPTION
1		
2		
3		
4		



SHEET	
1 of 1	
CLP DESIGN	AS SHOWN SCALE
3/29/2021 DATE	21-002 PROJECT No.