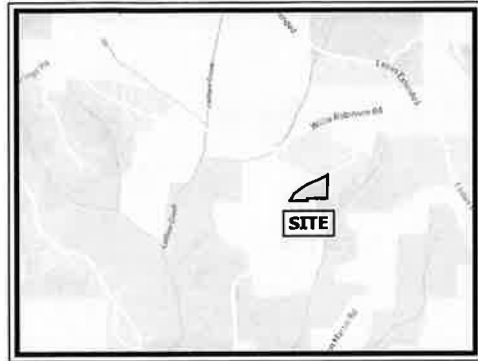


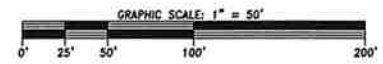
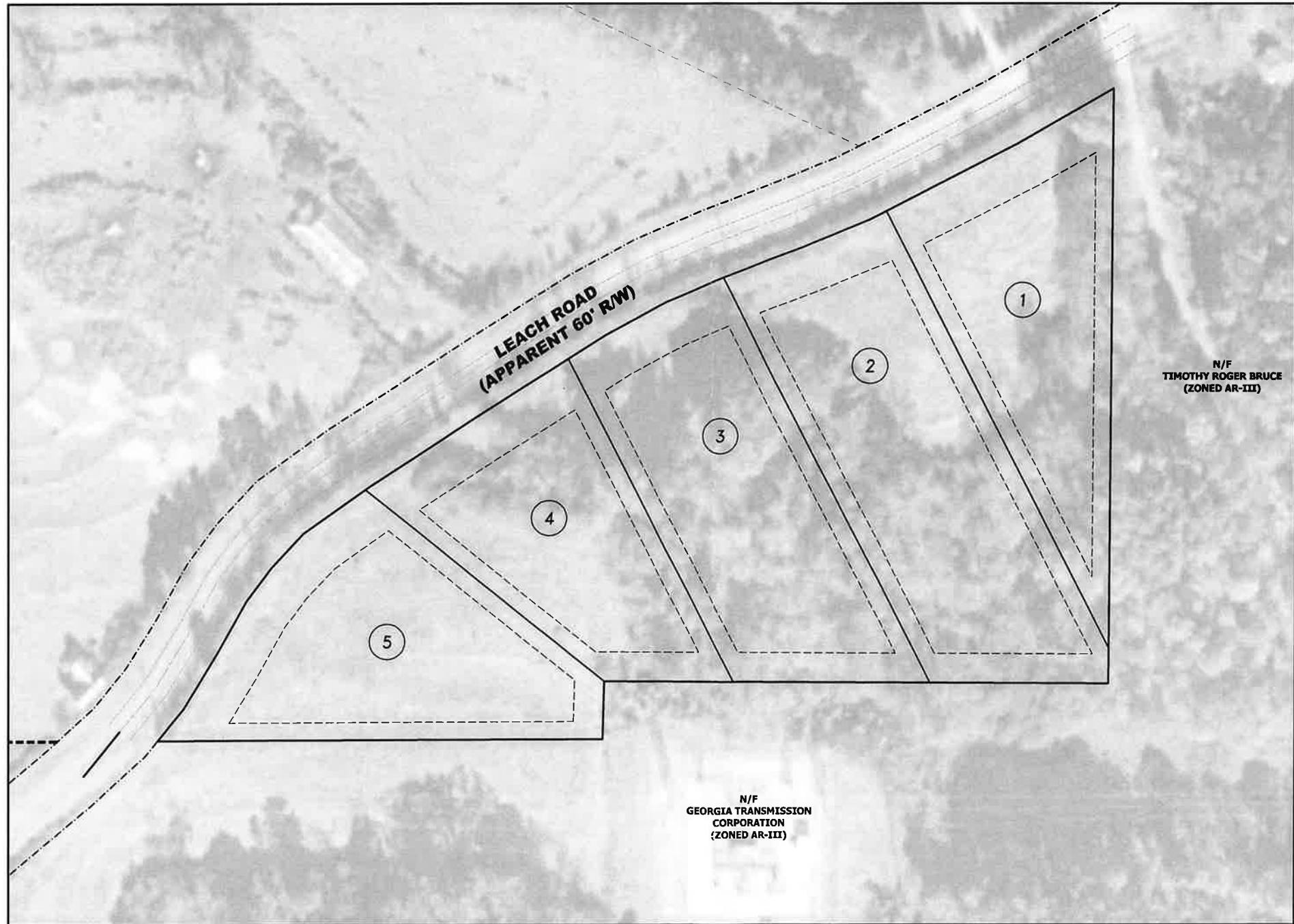


VICINITY MAP
N.T.S.

- GENERAL NOTES:**
1. TOTAL PROPERTY ACREAGE = 5.8 ACRES
 2. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (5 LOTS TOTAL)
 3. CURRENT ZONING = AR-III
 4. REQUIRED SETBACKS (AR-III):
FRONT YARD = 40' (ADJACENT TO R/W)
REAR YARD = 25'
SIDE YARD = 15'
MIN. LOT WIDTH = 100'
 5. TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY GIS.
 6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER FEMA F.I.R.M. PANEL No. 13139C0175G EFFECTIVE 4/4/2018.



- LEGEND**
- IPS = IRON PIN SET (1/2" REBAR)
 - IPY = IRON PIN FOUND
 - CMF = CONCRETE MONUMENT FOUND
 - OTF = OPEN TOP PIPE
 - BM = BENCHMARK
 - TBM = TEMPORARY BENCHMARK
 - CTP = CRIMP TOP PIPE
 - ULL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - L = PROPERTY LINE
 - B = BUILDING LINE
 - DMO = GEORGIA MULTA DISTRICT
 - PA/PO = PLAT BOOK/PAGE
 - DB/PO = DEED BOOK/PAGE
 - C = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - B.E. = BUTTER EASEMENT
 - U.E. = UTILITY EASEMENTS
 - MB = MANHOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - HW = HEADWALL
 - DI = DROP INLET
 - PP = POWER/UTILITY POLE
 - FI = FIRE HYDRANT
 - QV = WATER VALVE
 - HY = HYDENT ELEVATION
 - STA. = STATION
 - B/C = BACK OF CURB
 - EP = EDGE OF PAVEMENT
 - SS = SANITARY SEWER LINE
 - SW = STORM SEWER PIPE
 - W = WATER LINE
 - ELEV. = ELEVATION
 - CMF = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - DIP = DUCTILE IRON PIPE
 - PPC = POLYETHYLENE GLASS REINFORCED PIPE
 - 10- = EXISTING CONTOUR ELEVATION
 - P- = OVERHEAD POWER
 - T- = OVERHEAD TELEPHONE
 - F- = FENCE LINE
 - = 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:

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

PROJECT NAME:
LEACH 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		

REGISTERED PROFESSIONAL
No. 34163
C. LUKE PRESSLEY, P.E.
FOR PUBLIC HEARING PURPOSES ONLY NOT TO BE CONSIDERED AN ENGINEERING DRAWING
G.S.W.C.C. LEVEL II CERTIFIED DESIGN PROFESSIONAL
No. 0000013059

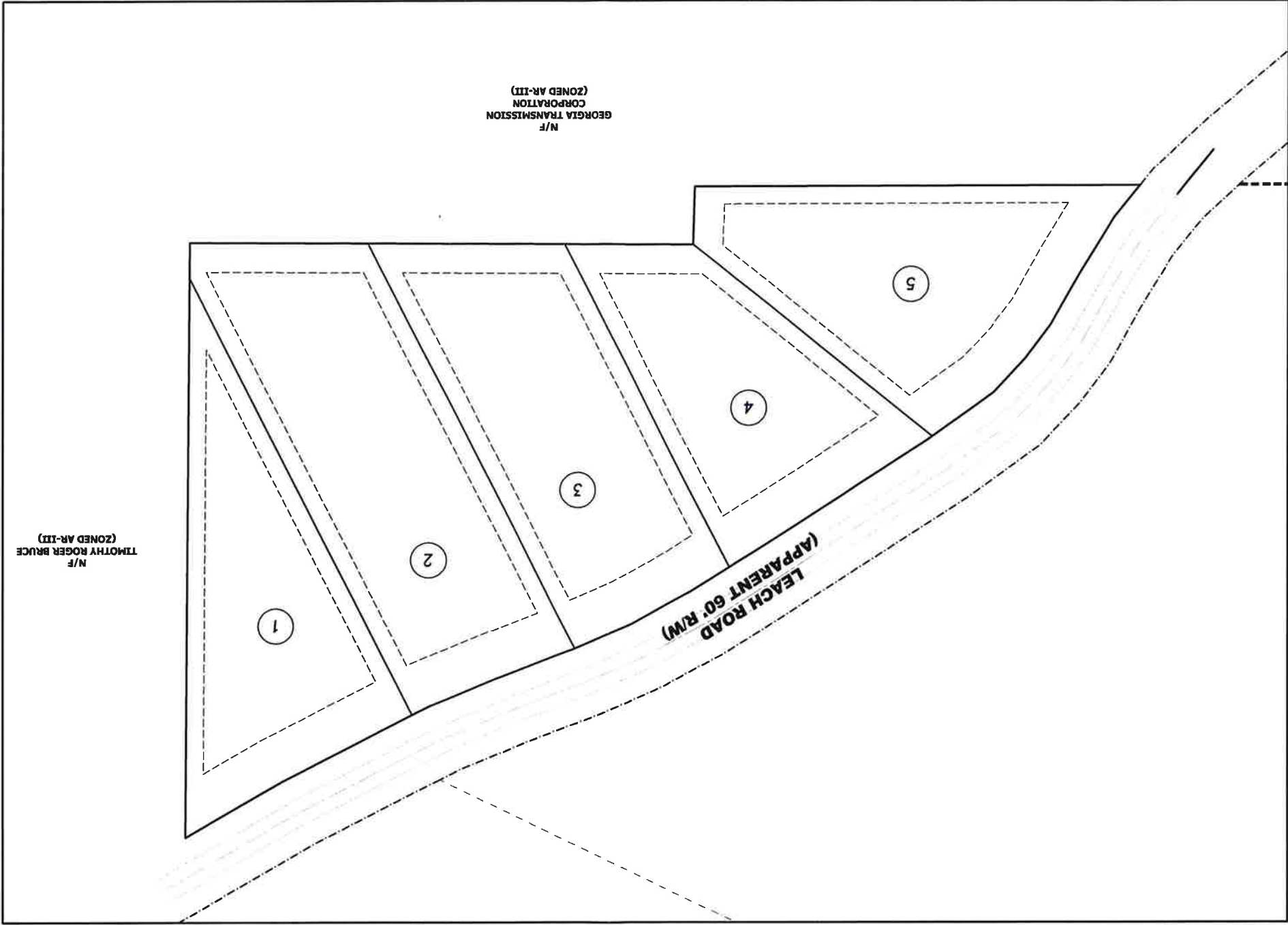
CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 267-7153
luke@thecookandcompany.com



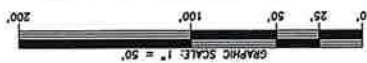
VICINITY MAP
N.T.S.

GENERAL NOTES:

1. TOTAL PROPERTY ACREAGE = 5.8 ACRES
2. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (5 LOTS TOTAL)
3. CURRENT ZONING = AR-M
4. REQUIRED SETBACKS (AR-M):
FRONT YARD = 25'
SIDE YARD = 15'
MIN. LOT WIDTH = 100'
5. TOPOGRAPHIC INFORMATION BASED ON HALL COUNTY GIS.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER FEMA F.I.M., PANEL NO. 13158001750 EFFECTIVE 4/4/2018.



- LEGEND**
- 95. 100% P&T SET (1/2" REAR)
 - 94. 100% P&T SET (1/2" REAR)
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 - 2. 100% P&T SET (1/2" REAR)
 - 1. 100% P&T SET (1/2" REAR)



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PROJECT NAME:
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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

No.	DATE	DESCRIPTION
1		
2		
3		
4		

CONTACT:
C. LUKE PRESSLEY, P.E.
(678) 207-7153
luke@thecookenvironment.com

DESIGN PROFESSIONAL:
G.S.W.C.O. LICENSE # 00000013089
No. 0000013089

FOR FULL TERMS PLEASE SEE THE
DEVELOPMENT AGREEMENT
OR CONTACT THE DESIGNER

1 of 1
SHEET
DATE: 9/29/2021
PROJECT No.: 21-002
DESIGN SCALE: AS SHOWN