

LEGEND

- IPS = IRON PIN SET (1/2" REBAR)
- IPF = IRON PIN FOUND
- CMF = CONCRETE MONUMENT FOUND
- OTF = OPEN TOP PIPE
- BM = BENCHMARK
- TBM = TEMPORARY BENCHMARK
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.E. = BUFFER EASEMENT
- U.E. = UTILITY EASEMENTS
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FN = FIRE HYDRANT
- GV = WATER VALVE
- INV. = INVERT ELEVATION
- STA. = STATION
- B/C = BACK OF CURB
- EP = EDGE OF PAVEMENT
- SS = SANITARY SEWER LINE
- SSP = STORM SEWER PIPE
- W.L. = WATER LINE
- ELEV. = ELEVATION
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYLCHLORIDE PIPE
- +910 = EXISTING CONTOUR ELEVATION
- P = OVERHEAD POWER
- = OVERHEAD TELEPHONE
- = FENCE LINE
- = BRANCH/CREEK/STREAM CENTERLINE
- T.B.R. = TO BE REMOVED

GENERAL NOTES:

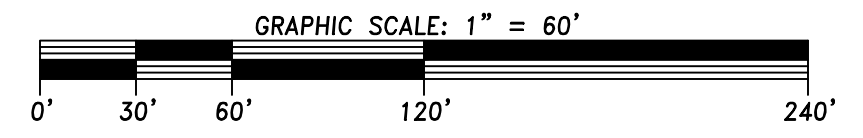
- TOTAL PROPERTY ACREAGE = 20.74 ACRES (TOTAL)
- CURRENT ZONING = R1 / VC (HALL COUNTY)
- PROPOSED USE = SINGLE-FAMILY SUBDIVISION (20 LOTS TOTAL)
- PROPOSED DENSITY = 0.96 LOTS/ACRE
- SETBACKS (R1):
 FRONT YARD = 30'
 REAR YARD = 20'
 SIDE YARD = 10'
 MIN. LOT SIZE = 35,000 S.F.
 MIN. LOT WIDTH = 50'
 MIN. LOT WIDTH (SHOWN) = 100'
- WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE. SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS.

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
|---------|--------|---------|--------|-----------------|--------------|
| C1 | 65.35 | 2331.85 | 1.61 | N17° 01' 27"E | 65.35 |
| C2 | 101.58 | 2331.85 | 2.50 | N14° 58' 24"E | 101.57 |
| C3 | 104.08 | 2331.85 | 2.56 | N12° 26' 49"E | 104.07 |
| C4 | 102.24 | 2331.85 | 2.51 | N9° 54' 44"E | 102.23 |
| C5 | 100.11 | 2331.85 | 2.46 | N7° 25' 34"E | 100.10 |
| C6 | 32.01 | 2331.85 | 0.79 | N5° 48' 11"E | 32.01 |
| C7 | 68.11 | 594.52 | 6.56 | N2° 07' 40"E | 68.07 |
| C8 | 101.98 | 594.52 | 9.83 | N6° 04' 06"W | 101.85 |
| C9 | 169.10 | 594.52 | 16.30 | N19° 07' 51"W | 168.53 |
| C10 | 36.20 | 193.09 | 10.74 | N32° 39' 02"W | 36.15 |
| C11 | 73.83 | 2761.79 | 1.53 | S88° 39' 10"E | 73.83 |
| C12 | 93.48 | 2761.79 | 1.94 | N89° 36' 43"E | 93.47 |
| C13 | 81.55 | 1169.41 | 4.00 | S89° 21' 36"E | 81.54 |
| C14 | 72.88 | 1169.41 | 3.57 | S85° 34' 36"E | 72.87 |
| C15 | 107.89 | 222.16 | 27.82 | S73° 20' 04"E | 106.83 |
| C16 | 23.46 | 222.22 | 6.05 | S56° 23' 50"E | 23.45 |
| C17 | 154.77 | 670.06 | 13.23 | S48° 27' 24"E | 154.43 |
| C18 | 43.02 | 1890.00 | 1.30 | S42° 29' 30"E | 43.02 |
| C19 | 56.99 | 1890.00 | 1.73 | S44° 00' 27"E | 56.99 |
| C20 | 38.32 | 25.00 | 87.83 | N4° 00' 46"E | 34.68 |
| C21 | 30.23 | 275.00 | 6.30 | S45° 00' 40"W | 30.21 |
| C22 | 52.94 | 275.00 | 11.03 | S36° 20' 51"W | 52.85 |
| C23 | 71.50 | 275.00 | 14.90 | S23° 23' 06"W | 71.30 |
| C24 | 67.62 | 525.00 | 7.38 | S12° 14' 49"W | 67.57 |
| C25 | 63.41 | 525.00 | 6.92 | S5° 05' 50"W | 63.37 |
| C26 | 21.03 | 25.00 | 48.19 | S25° 43' 55"W | 20.41 |
| C27 | 48.64 | 50.00 | 55.73 | S21° 57' 39"W | 46.74 |
| C28 | 71.96 | 50.00 | 82.46 | S47° 08' 02"E | 65.91 |
| C29 | 120.59 | 50.00 | 138.19 | N22° 32' 32"E | 93.42 |
| C30 | 21.03 | 25.00 | 48.19 | N22° 27' 28"W | 20.41 |
| C31 | 107.89 | 475.00 | 13.01 | N8° 08' 40"E | 107.66 |
| C32 | 39.83 | 25.00 | 91.29 | N60° 17' 39"E | 35.75 |
| C33 | 21.03 | 25.00 | 48.19 | S49° 58' 06"E | 20.41 |
| C34 | 42.05 | 50.00 | 48.19 | S49° 58' 06"E | 40.82 |
| C35 | 78.54 | 50.00 | 90.00 | N60° 56' 12"E | 70.71 |
| C36 | 120.59 | 50.00 | 138.19 | N53° 09' 29"W | 93.42 |
| C37 | 21.03 | 25.00 | 48.19 | S81° 50' 31"W | 20.41 |
| C38 | 39.27 | 25.00 | 90.00 | N29° 03' 48"W | 35.36 |
| C39 | 122.94 | 225.00 | 31.31 | N31° 35' 26"E | 121.42 |
| C40 | 39.27 | 25.00 | 90.00 | S86° 50' 23"E | 35.36 |

PARCEL LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|------------------|
| L1 | 32.97 | N60° 57' 32.50"W |
| L2 | 18.72 | N61° 03' 12.05"W |
| L3 | 30.31 | N60° 57' 32.50"W |
| L4 | 17.66 | N60° 57' 32.50"W |
| L5 | 64.34 | N60° 57' 32.50"W |
| L6 | 38.34 | N60° 57' 32.50"W |
| L7 | 43.66 | N60° 57' 32.50"W |
| L8 | 59.01 | N60° 57' 32.50"W |
| L9 | 22.99 | N60° 57' 32.50"W |
| L10 | 207.86 | S89° 52' 13.61"W |
| L11 | 50.05 | N1° 38' 13.87"E |
| L12 | 10.96 | S89° 52' 44.29"W |
| L13 | 30.00 | N41° 50' 22.70"W |
| L14 | 30.00 | N48° 08' 16.36"W |
| L15 | 30.00 | N59° 10' 01.04"W |
| L16 | 19.63 | S15° 56' 12.18"W |
| L17 | 37.70 | S1° 38' 13.87"W |
| L18 | 36.30 | S1° 38' 13.87"W |
| L19 | 7.40 | N74° 03' 47.82"W |



COOK

3120 FRONTAGE ROAD
 GAINESVILLE, GA 30504
 (678) 207-1509
 www.thecookandcompany.com
 P.E.#. #007243

PREPARED FOR:
HARDY LAND PARTNERS, LLC
 3120 FRONTAGE RD.
 GAINESVILLE, GA 30504
CONTACT:
GEOFF COOK
 (678) 207-1509
 PROJECT NAME:
HARDY ROAD SUBDIVISION

TASK:
SITE PLAN

PROJECT INFORMATION:

| | |
|-----------------|-------------------------------|
| Project Name | HARDY ROAD |
| Project Number | 21-012 |
| Project Address | HARDY ROAD & NANCY CREEK ROAD |
| Land Lot No.(s) | 114 & 121 |
| District | HALL COUNTY, GEORGIA |
| County, State | |

PLAN REVISION

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

G.S.W.C. LEVEL II CERTIFIED
 DESIGN PROFESSIONAL
 No. 0000013059

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

SHEET
1 of 1

| | |
|-------------|--------------------|
| CLP DESIGN | AS SHOWN SCALE |
| 5/2/22 DATE | 21-012 PROJECT No. |