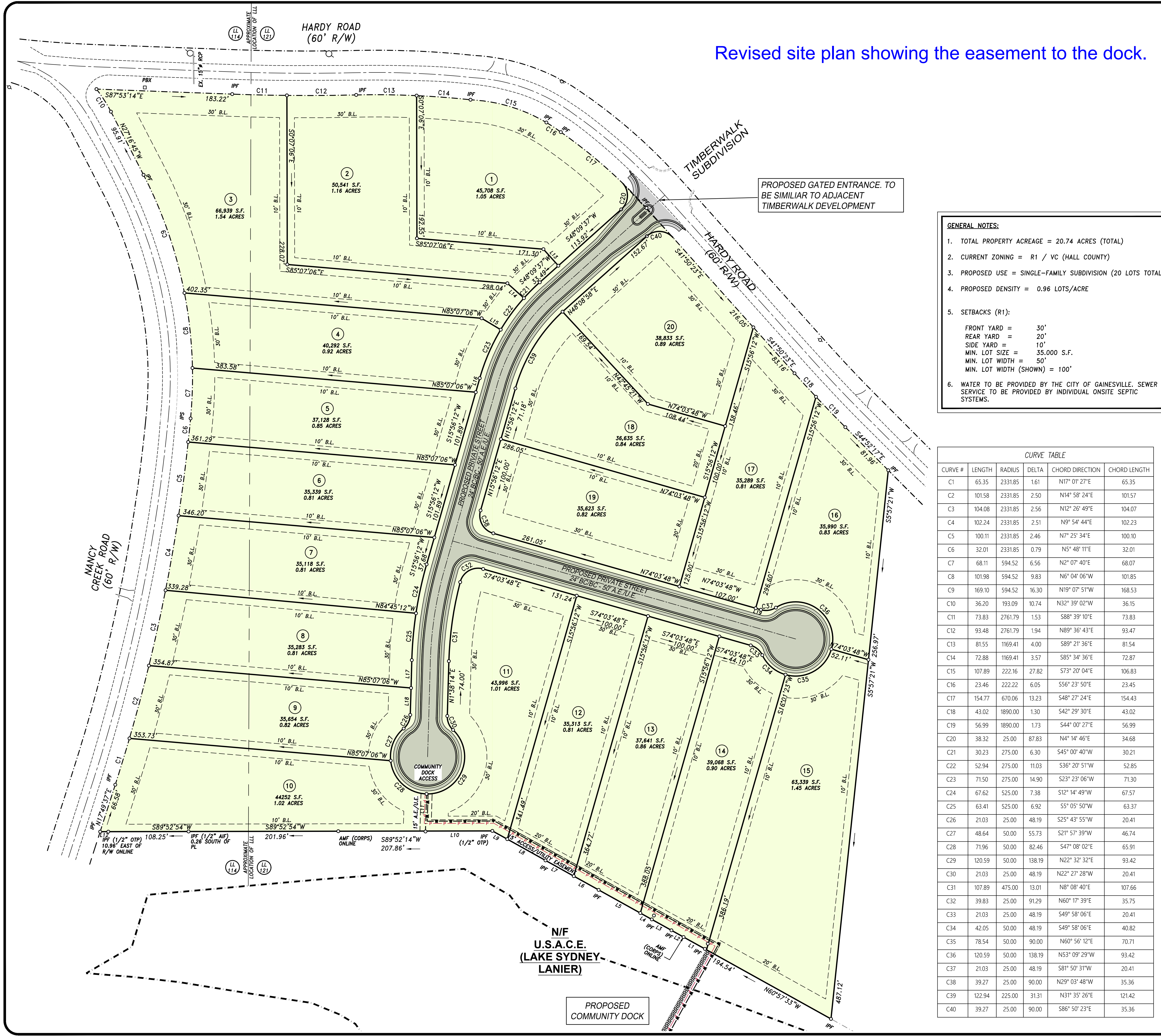


Revised site plan showing the easement to the dock.



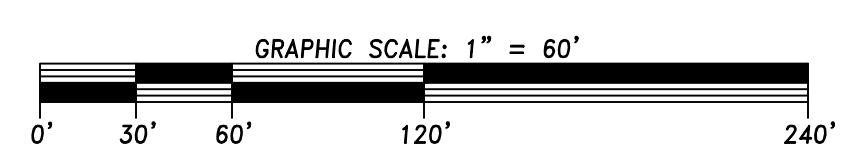
PROPOSED GATED ENTRANCE. TO BE SIMILAR TO ADJACENT TIMBERWALK DEVELOPMENT

- 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° 14' 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

- 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
 - C/P = CRIMP TOP PIPE
 - LL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - P = PROPERTY LINE
 - B = BUILDING LINE
 - GMD = GEORGIA MULTI-DISTRICT
 - PB/PG = PLAT BOOK/PAGE
 - DB/PG = DEED BOOK/PAGE
 - R/W = RIGHT-OF-WAY
 - 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
 - FF = FIRE HYDRANT
 - GV = WATER VALVE
 - INV. = INVERT ELEVATION
 - STA. = STATION
 - B/C = BACK OF CURB
 - EP = EDGE OF PAVEMENT
 - S-S = SANITARY SEWER LINE
 - SS = 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
 - T = OVERHEAD TELEPHONE
 - F = FENCE LINE
 - B = 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.#. #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:

HARDY ROAD
Project Name
21-012
Project Number
HARDY ROAD & NANCY CREEK ROAD
Project Address
114 & 121
Land Lot No.(s)
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
08/17/2022 DATE	21-012 PROJECT No.