

HALL COUNTY ENGINEERING NOTES

1. ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)
2. IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)
3. THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
4. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA "A" PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA. PANEL NO. 13139C0088 G DATED: APRIL 4, 2018.
5. IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.120 AND § 8.180.130)

AREA SUMMARY

LOT 1 = 3.631 ACRES
 LOT 2 = 2.832 ACRES
 LOT 3 = 3.469 ACRES
 LOT 4 = 3.809 ACRES
 LOT 5 = 3.384 ACRES
 LOT 6 = 4.920 ACRES

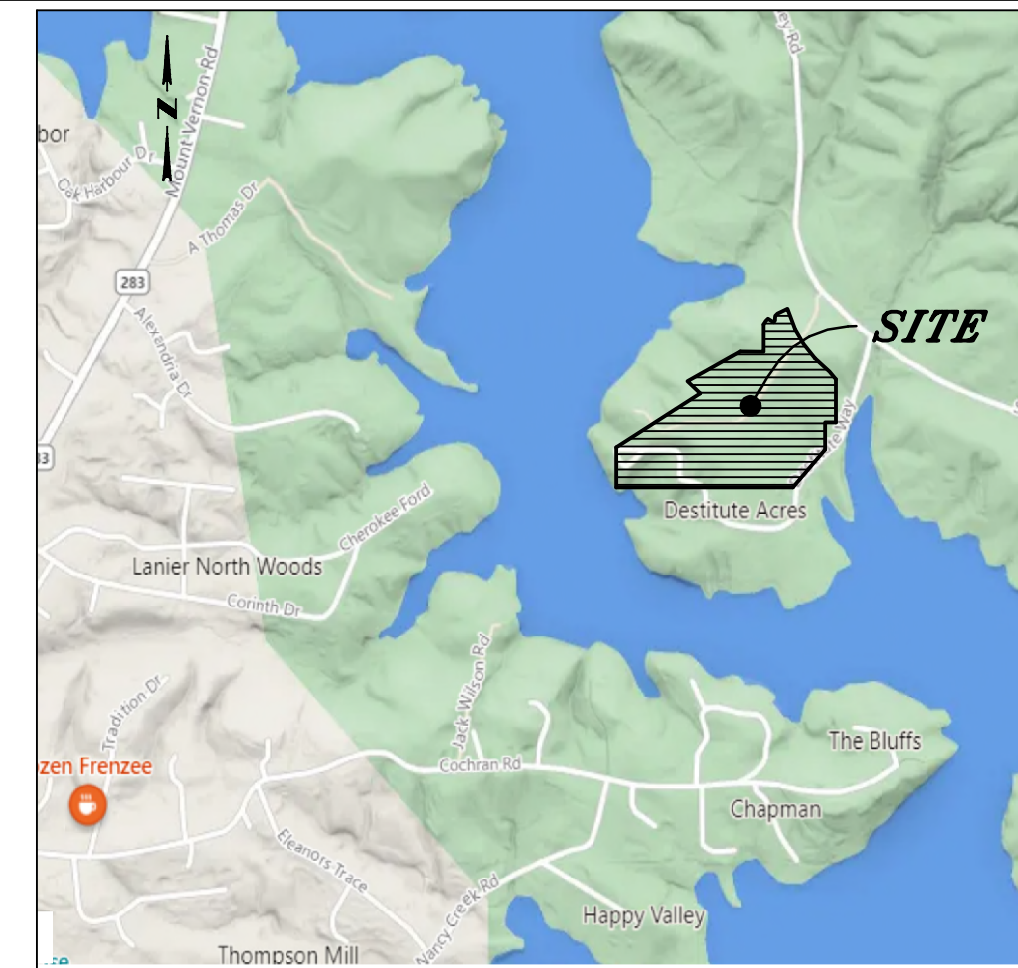
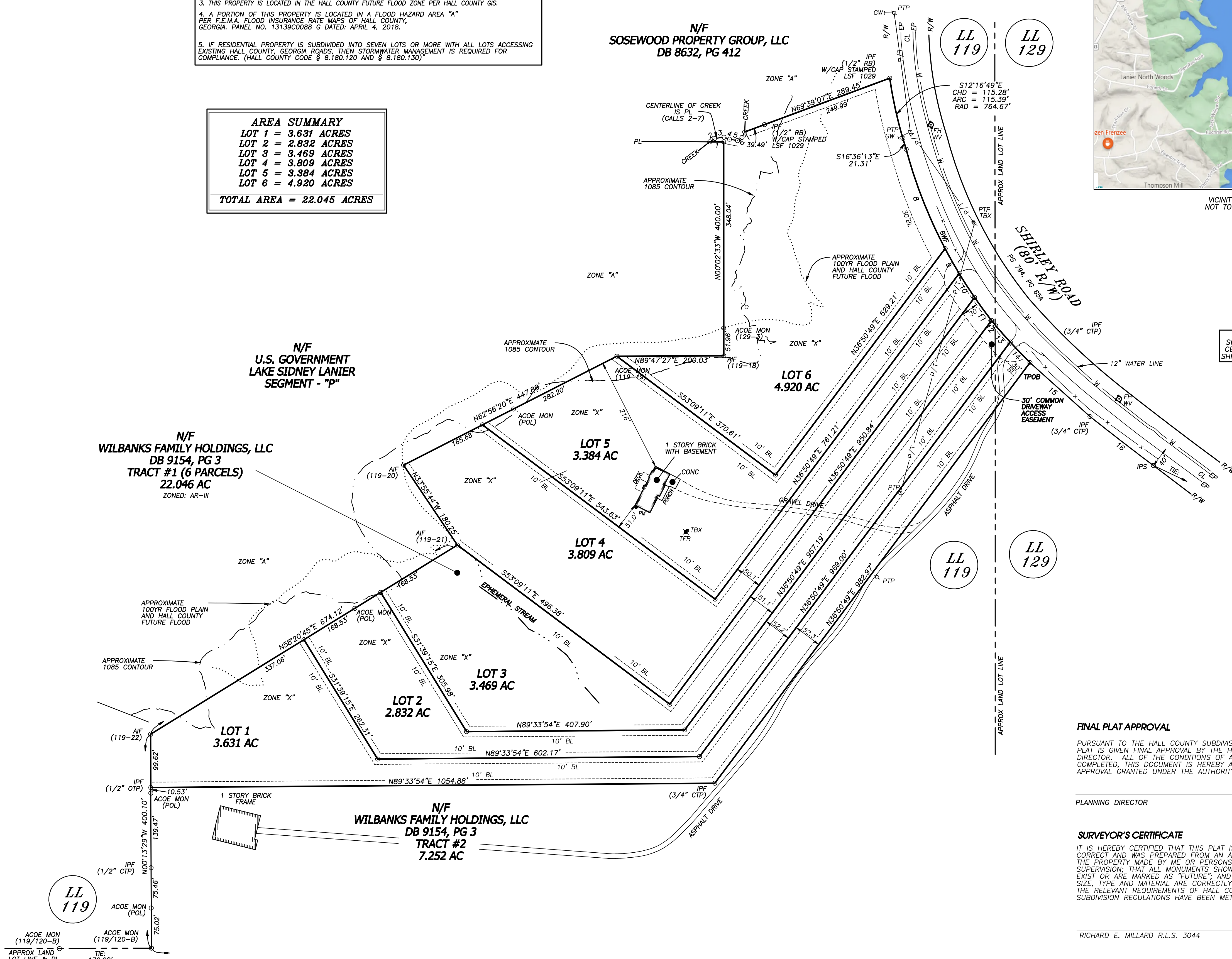
TOTAL AREA = 22.045 ACRES

N/F U.S. GOVERNMENT LAKE SIDNEY LANIER SEGMENT - "P"

N/F WILBANKS FAMILY HOLDINGS, LLC DB 9154, PG 3 TRACT #1 (6 PARCELS) 22.046 AC ZONED: AR-III

N/F WILBANKS FAMILY HOLDINGS, LLC DB 9154, PG 3 TRACT #2 7.252 AC

N/F SOSEWOOD PROPERTY GROUP, LLC DB 8632, PG 412



VICINITY MAP NOT TO SCALE

TIE: S64°42'40"E 205.17' TO THE CENTERLINE INTERSECTION OF SHIRLEY ROAD & DESTITUTE WAY

- LEGEND**
- AC - ACRES
 - AIF - ANGLE IRON FOUND
 - ACEE - ARMY CORPS OF ENGINEER APPROXIMATE
 - BL - BUILDING SETBACK LINE
 - BWF - BARBED WIRE FENCE
 - CL - CENTERLINE
 - CLF - CHAIN LINK FENCE
 - CTP - CRIMP TOP PIPE
 - CONC - CONCRETE
 - DB, PG - DEED BOOK, PAGE
 - EP - EDGE OF PAVEMENT
 - FH - FIRE HYDRANT
 - GH - GUY WIRE
 - HW - HEADWALL
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" R/B) WITH A YELLOW PLASTIC CAP STAMPED ROCHESTER LSF000484
 - LLC - LAND LOT CORNER
 - LL - LAND LOT
 - LL - LAND LOT
 - MON - MONUMENT
 - N/F - NOW OR FORMERLY
 - OTF - OPEN TOP PIPE
 - PL - PROPERTY LINE
 - PKB - POWER METER
 - POL - POINT ON LINE
 - PP - POWER POLE
 - P/T - POWER & TELEPHONE LINE
 - PTP - POWER & TELEPHONE POLE
 - RB, PG - REBAR BOOK, PAGE
 - RB - REBAR
 - R/W - RIGHT OF WAY
 - TBX - TELEPHONE BOX
 - TFR - TRANSFORMER
 - TPOB - TRUE POINT OF BEGINNING
 - WV - WATER VALVE

CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S89°32'33"E	26.12'		
2	N56°38'18"E	11.50'		
3	N82°20'15"E	17.32'		
4	S70°33'04"E	10.90'		
5	S79°47'35"E	15.18'		
6	N54°40'32"E	10.31'		
7	N26°20'46"E	11.39'		
8	S21°24'38"E	199.55'	199.96'	900.70'
9	S29°28'09"E	53.40'	53.41'	900.70'
10	S32°5'50"E	53.40'	53.41'	900.70'
11	S31°5'50"E	53.40'	53.41'	900.70'
12	S38°22'33"E	13.00'	13.00'	900.70'
13	S41°45'10"E	40.41'	40.41'	1383.48'
14	S43°41'44"E	53.40'	53.41'	1383.48'
15	S48°05'55"E	150.60'		
16	S52°17'37"E	150.01'	150.01'	5437.35'

- NOTES**
1. THE FIELD DATA DATED 10/24/22 - 10/26/22 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,875 FEET AND AN ANGULAR ERROR OF .01 SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. TRIMBLE S6 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
 2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 48,086 FEET.
 3. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA "A" PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA MAP NO. 13139C0088 G DATED: APRIL 4, 2018.
 4. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 5. ALL PROPERTY CORNERS REFERENCED AS IPS INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER LSF000484," UNLESS OTHERWISE NOTED.
 6. DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE WAS NOT PERFORMED BY THIS SURVEYOR. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN BURIAL AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
 7. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THE SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST PRIOR TO ANY LAND DISTURBANCE SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
 8. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (39.37 INCHES = 1 METER)
 9. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE RB GNSS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY EPOS. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
 10. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE EXCEPTION IS TAKEN HEREON TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
 12. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
 13. ZONING PER HALL COUNTY GEORGIA WEBSITE.

REFERENCE PLATS

1. PLAT FOR VIRGINIA S. ROBERTS AND S.L.S SHIRLEY, JR. PREPARED BY PATTON-BOYER, INC. DATED 7/16/2001 & RECORDED IN PS 794, PG 65A, HALL COUNTY GEORGIA RECORDS.

FOR REVIEW PURPOSES ONLY

FINAL PLAT APPROVAL

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

RICHARD E. MILLARD R.L.S. 3044 _____ DATE _____

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

DRAFT

REGISTERED GEORGIA LAND SURVEYOR
 Richard E. Millard, R.L.S.# 3044
 ROCHESTER & ASSOCIATES, LLC
 CERTIFICATE OF AUTHORIZATION NO. - LSF000484
 Email: remillard@rochester-assoc.com _____ DATE _____

Rochester | **BCCM**

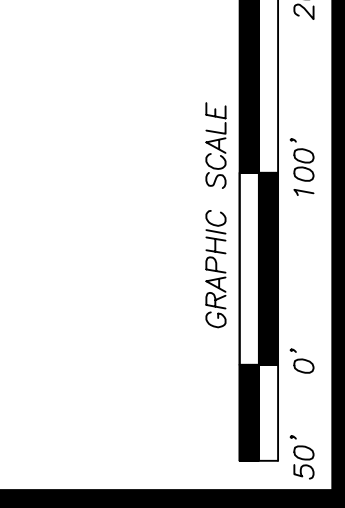
Rochester & Associates, LLC
 425 Oak St. NW, Gainesville, GA 30501
 770.718.0600 | www.rochester-assoc.com

WILBANKS FAMILY HOLDINGS, LLC

FOR: _____

LOCATED IN
 LAND LOTS 119 & 129
 10TH DISTRICT
 HALL COUNTY, GEORGIA

NO.	DATE	REVISION PER COUNTY COMMENTS	DESCRIPTION	REVISIONS
1	07/20/23			



SHEET
1
 OF
1

DATE: 11/03/22
 SCALE: 1" = 100'
 JOB NO.: 022023.WF
 FILE NO.: #B0101
 DRAWN BY: WDC

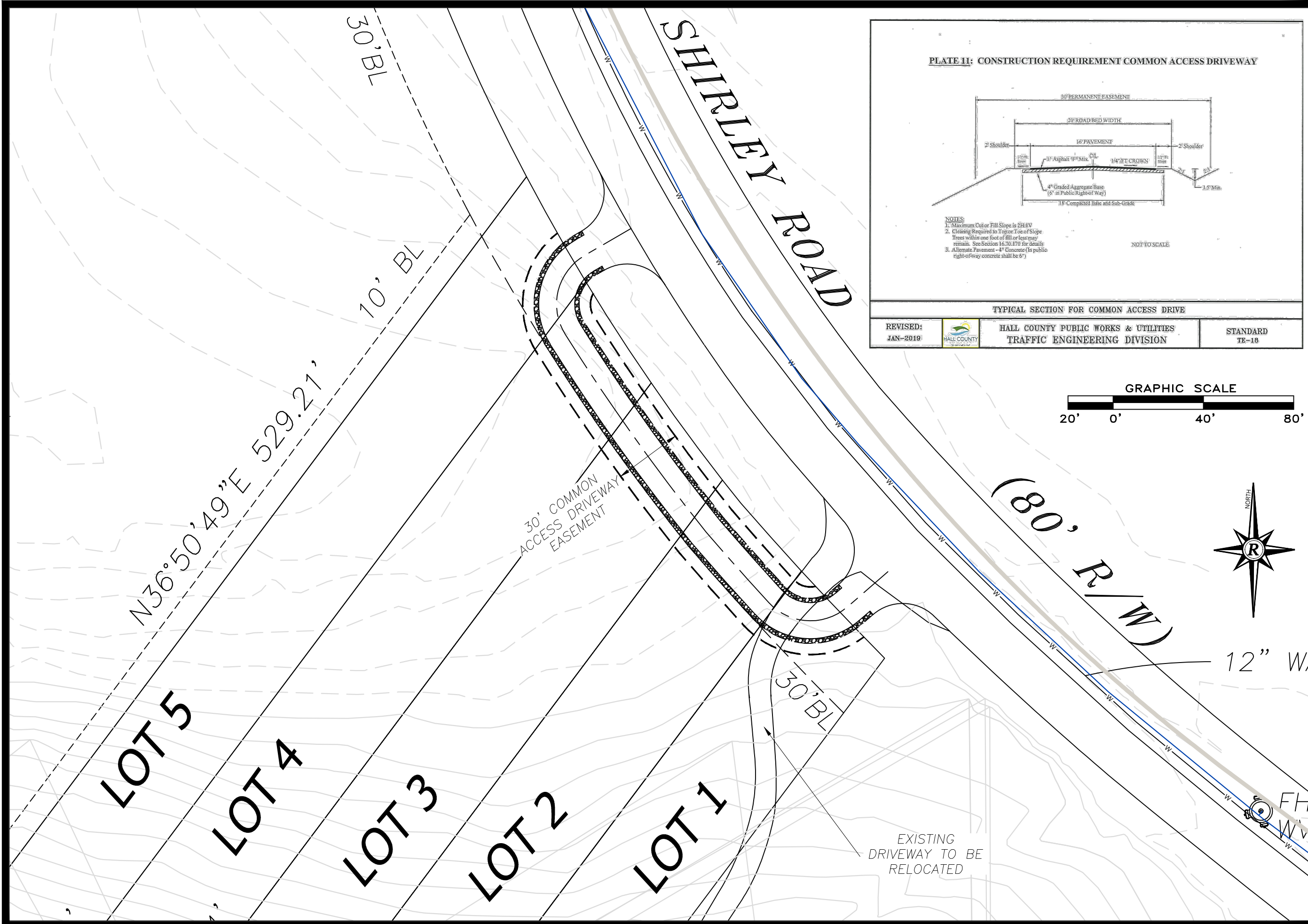
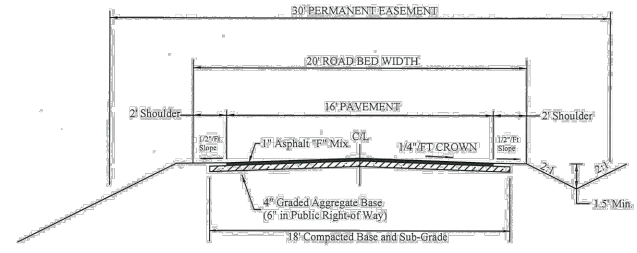


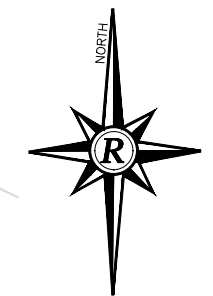
PLATE 11: CONSTRUCTION REQUIREMENT COMMON ACCESS DRIVEWAY



- NOTES:
1. Maximum Cut or Fill Slope is 2:1H:1V
 2. Clearing Required to Top or Toe of Slope. Trees within one foot of fill or less may remain. See Section 16.70.170 for details.
 3. Alternate Pavement - 4" Concrete (in public right-of-way concrete shall be 6")

TYPICAL SECTION FOR COMMON ACCESS DRIVE

REVISED: JAN-2019	HALL COUNTY	HALL COUNTY PUBLIC WORKS & UTILITIES TRAFFIC ENGINEERING DIVISION	STANDARD TE-18
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COMMON ACCESS DRIVEWAY EASEMENT EXHIBIT

FOR:
4654 SHIRLEY ROAD
WILBANKS FAMILY HOLDINGS, LLC

LOCATED IN
LAND LOTS 119 & 129
10TH DISTRICT
HALL COUNTY, GEORGIA

SHEET 1	OF 1
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DATE: 1/19/2023
SCALE: 1"=40'
JOB# G220123.WBT
FILE# *.SITE
DRAWN BY: JDF

Rochester | **DEEM**

425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com