

LOT #

ENTRANCE SIGN

SITE ADDRESS

4595 WINDER HIGHWAY

PARCEL ID.

TBD

MFFE

NONE

PURPOSE OF EXHIBIT

THIS PLAN WAS PREPARED SOLELY FOR THE PURPOSE OF DEPICTING THE APPROXIMATE LOCATION OF THE PROPOSED BUSINESS ENTRANCE SIGN. NO BOUNDARY WAS PERFORMED BY KEYSTONE LAND SURVEYING IN CONJUNCTION WITH THE PREPARATION OF THIS EXHIBIT. KEYSTONE LAND SURVEYING DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BOUNDARY INFORMATION DEPICTED ON THIS PLAN.

SETBACKS

FRONT: 20 FEET
SIDE: 7.5 FEET
REAR: 10 FEET

REFERENCES

1. REFERENCE IS HEREBY MADE TO RETRACEMENT SURVEY OF TRACT 1 FOR J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS IN PLAT BOOK 882, PAGE 396 DATED 10/14/2022.

FEMA FLOOD HAZARD NOTE

NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA AND IS DESIGNATED AS ZONE 'X' UNSHADED PER COMMUNITY PANEL NUMBER 130316 & MAP NUMBER 13121C0454F PER FIRM MAP OF FULTON COUNTY & INCORPORATED AREAS, GEORGIA 13121C0454F, DATE 09/18/2013.

STATE WATERS NOTE

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK.

GENERAL NOTES

1. BUILDER TO HAVE BOX CHECKED PRIOR TO INSTALLING PLUMBING.

2. THIS DRAWING DOES NOT CONSTITUTE A SURVEY.

3. BUILDER IS RESPONSIBLE FOR ANY ENCROACHMENTS INVOLVING FEATURES NOT CLEARLY AND ACCURATELY SPECIFIED ON PROVIDED ARCHITECTURAL PLANS. HOUSE DIMENSIONS ARE FROM OUTSIDE EDGE OF FRAMING TO OUTSIDE EDGE OF FRAMING AND DOES NOT INCLUDE EAVES/OVERHANGS, FOOTING/FOUNDATION AND FACADE MATERIALS, WHICH MAY CAUSE ENCROACHMENTS ON BUILDING SETBACK LINES AND/OR EASEMENTS. BUILDER WILL NEED TO APPLY FOR A VARIANCE WHERE ENCROACHMENT OCCURS.

4. THE ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCROACH ON AN EASEMENT, OR BUFFER. THE OWNER AND/OR PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCROACHMENT OF EASEMENTS AND BUFFERS.

5. THE BUFFER(S) AND EASEMENT(S) SHOWN HEREON ARE A GRAPHICAL REPRESENTATION OF THE BUFFER(S) AND EASEMENT(S) AS SHOWN ON THE REFERENCE PLAT AND/OR APPROVED CONSTRUCTION PLANS.

6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. BUILDER SHALL USE ARCHITECTURAL PLANS FOR HOUSE CONSTRUCTION. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING.

BUILDER

SOUTHERNWOOD HOMES
4595 WINDER HIGHWAY
FLOWERY BRANCH, GEORGIA 30542
PHONE: 470-290-8661

SURVEYOR

KEYSTONE LAND SURVEYING, INC.
262 W. CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
PHONE: 770-545-8700

LEGEND

BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
SG	SUBGRADE
GFE	GARAGE FLOOR ELEVATION
GWL	GARAGE WEATHER LIP ELEVATION
MFFE	MIN. FINISHED FLOOR ELEVATION
	PROPOSED FLOW ARROW / SWALE
	PROPOSED SILT FENCE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	AIR CONDITIONER UNIT
	CLEAN OUT
	SANITARY SEWER MANHOLE
	LEFT WING CATCH BASIN
	RIGHT WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	DROP INLET

LINE & CURVE TABLE		
LINE	CHORD BEARING	CHORD LENGTH
1	N55°47'29"W	486.68'
2	N31°59'21"E	248.91'
3	N55°24'33"W	100.03'
4	N18°00'47"W	93.17'
5	N44°05'44"E	220.03'
6	S59°01'24"E	4.56'
7	S79°57'24"E	36.64'
8	S75°45'43"E	11.02'
9	S39°26'26"E	16.28'
10	S20°48'21"E	11.54'
11	S30°16'44"E	14.78'
12	S65°09'52"E	8.59'
13	S82°22'45"E	27.37'
14	S65°33'16"E	28.54'
15	S60°39'56"E	10.74'
16	S68°07'56"E	38.50'
17	S58°29'45"E	18.18'
18	S59°33'11"E	29.86'
19	S70°36'54"E	27.66'
20	S67°08'47"E	7.22'
21	S06°02'13"W	103.82'
22	S05°52'23"W	11.13'
23	N84°05'21"W	12.53'
24	S05°50'53"W	79.59'
25	S01°18'06"E	109.97'
26	S01°18'06"E	85.48'
27	S17°38'45"E	98.97'
28	S06°13'08"E	57.88'
29	S18°31'41"E	56.39'
30	S34°34'15"W	87.90'

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

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ENTRANCE LOCATION PLAN

(PLAN)

SOUTHERNWOOD HOMES

4595 WINDER HIGHWAY

ENTRANCE SIGN LOCATION

LAND LOT XXX

CLINCHME DISTRICT

CITY OF FLOWERY BRANCH

HALL COUNTY, GEORGIA

REVISIONS

1	6/9/26	DIMENSIONS	BM
2	6/15/26	DIMENSIONS	BM
3			
4			
5			

FILE NAME

KLS-WINDER HIGHWAY 4595 ENTRANCE SIGN R3

SCALE

1"=20'

JOB NUMBER

SDB-4486

DATE

05/15/2026

CLIENT

SOUTHERNWOOD

SHEET NO

1 OF 1

DESIGN BY

SN

N (PLAT)

GRAPHIC SCALE - IN FEET

0' 50' 100'

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