



P.O. BOX 631, JEFFERSON, GA 30549
PHONE: (678) 717-4631
BDRERUP@GENUINEMAPPING.COM

LEGEND

ABBREVIATIONS	SYMBOLS
AI	ANGLE IRON
BL	BUILDING SETBACK LINE
BM	BENCHMARK
BWF	BARB WIRE FENCE
CI	CURB INLET
CO	CLEANOUT
CGG	CURB & GUTTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CTP	CRIMP TOP PIPE
D	DEPTH
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
DIST	DISTURBED
DWCB	DOUBLE WING CATCH BASIN
E	EAST
EA	EDGE OF ASPHALT
EC	EDGE OF CONCRETE
EG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
-G-	UNDERGROUND GAS LINE
GM	GAS METER
GW	GUY WIRE
HWF	HOG WIRE FENCE
IPS	IRON PIN SET
JB	JUNCTION BOX
N	NORTH
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PBX	POWER BOX
PG	PAGE
PKN	SURVEY NAIL (PARKER-KALON)
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE PIPE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
REC	RECORDED
R/W	RIGHT-OF-WAY
S	SOUTH
SR	SOLID STEEL ROD
SSE	SANITARY SEWER EASEMENT
W	WEST
-W-	WATER LINE
●	IRON PIN FOUND
■	CONCRETE MONUMENT FOUND
▲	ROCK FOUND
○	IRON PIN SET
○	COMPUTED POINT (NOT SET)
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	UTILITY POLE
—	GUY WIRE
⊕	GUY POLE
⊕	LIGHT POLE
⊕	POWER BOX
---	WIRE FENCE
---	WOODEN FENCE
---	CHAIN LINK FENCE
---	IRON FENCE
---	ROAD CENTERLINE
---	RIGHT-OF-WAY LINE
---	STREAM CENTERLINE
---	OVERHEAD UTILITY LINE
---	WETLANDS
---	STORM PIPE
---	GUARD RAIL
---	EDGE OF WOODS

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CLINCHEN G.M.D. 392 OF HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A 1/2" REBAR ON THE SOUTHERN RIGHT OF WAY LINE OF WINDER HIGHWAY / STATE ROUTE 53 (R/W VARIES) AT THE NORTHERN CORNER OF THE TRACT HEREIN DESCRIBED; THENCE RUNNING ALONG SAID WINDER HIGHWAY RIGHT OF WAY LINE SOUTH 51°44'23" EAST, A DISTANCE OF 119.20 FEET TO A 1/2" REBAR; THENCE SOUTH 51°45'45" EAST, A DISTANCE OF 247.62 FEET TO A 3/8" REBAR; THENCE SOUTH 06°56'27" WEST, A DISTANCE OF 55.71 FEET TO A 1/2" REBAR; THENCE SOUTH 48°50'32" EAST, A DISTANCE OF 79.56 FEET TO A POINT; THENCE NORTH 65°40'10" EAST, A DISTANCE OF 42.50 FEET TO A 1/2" REBAR; THENCE SOUTH 43°27'18" EAST, A DISTANCE OF 353.50 FEET TO A 1/2" REBAR; THENCE SOUTH 51°44'23" EAST, A DISTANCE OF 30.95 FEET TO A 1/2" REBAR; THENCE SOUTH 40°15'47" EAST, A DISTANCE OF 63.55 FEET TO A 1/2" REBAR; THENCE NORTH 51°13'15" EAST, A DISTANCE OF 23.11 FEET TO A 1/2" REBAR; THENCE SOUTH 30°47'57" EAST, A DISTANCE OF 145.52 FEET TO A 1/2" REBAR(DIST); THENCE SOUTH 38°20'32" EAST, A DISTANCE OF 224.17 FEET TO A 1/2" REBAR; THENCE SOUTH 55°44'34" WEST, A DISTANCE OF 45.91 FEET TO A 1/2" REBAR AT CONCRETE MONUMENT; THENCE SOUTH 33°20'03" EAST, A DISTANCE OF 28.80 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID WINDER HIGHWAY RIGHT OF WAY LINE AND ALONG LAND NOW OR FORMERLY OF HALL COUNTY BOARD OF EDUCATION WORLD LANGUAGE ACADEMY SOUTH 60°24'34" WEST, A DISTANCE OF 456.34 FEET TO A POINT; THENCE NORTH 53°56'35" WEST, A DISTANCE OF 810.00 FEET TO A 4" CONCRETE MONUMENT WITH NAIL; THENCE ALONG LAND NOW OR FORMERLY OF HALL COUNTY BOARD OF EDUCATION WORLD LANGUAGE ACADEMY & OLIVER FAMILY INVESTMENTS, LP SOUTH 81°56'40" WEST, A DISTANCE OF 1241.89 FEET TO A POINT; THENCE NORTH 80°12'53" WEST, A DISTANCE OF 583.92 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF JOHN SAMUEL COOPER NORTH 30°45'10" EAST, A DISTANCE OF 51.73 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY J DOUGLAS MAGNUS NORTH 66°57'02" EAST, A DISTANCE OF 1180.33 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY J DOUGLAS MAGNUS AND REGIONS BANK, AS TRUSTEES U/A WITH MATTHEW LOYD STRICKLAND NORTH 45°26'06" EAST, A DISTANCE OF 265.10 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF REGIONS BANK, AS TRUSTEES U/A WITH MATTHEW LOYD STRICKLAND SOUTH 51°35'48" EAST, A DISTANCE OF 288.21 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF LOYD STRICKLAND AND J DOUGLAS MAGNUS NORTH 38°20'32" EAST, A DISTANCE OF 286.21 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF REGIONS BANK, AS TRUSTEES U/A WITH MATTHEW LOYD STRICKLAND AND J DOUGLAS MAGNUS NORTH 38°20'32" EAST, A DISTANCE OF 517.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.777 ACRES MORE OR LESS.

AREA
31.777 ACRES

SITE DATA

TAX PARCEL IDENTIFICATION	1503TA000000, 1503TA000001
EXISTING ZONING	R-1 & AR-III (6000)
PROPOSED ZONING	PRD
ADDRESS OF PARCEL	4610 & 4616 WINDER HIGHWAY
TOTAL SITE AREA	31.777 ACRES
FRONT SETBACK	25 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
MINIMUM LOT AREA	8000 SF
MINIMUM LOT WIDTH	50 FEET
PROPOSED DEVELOPMENT	RESIDENTIAL SUBDIVISION
PROPOSED UNITS / DENSITY	52 LOTS / 1.64 UNITS PER ACRE
WATER SERVICE	GAINESVILLE
SEWER SERVICE	HALL COUNTY
SEWER DEMAND	20,800 GPD
OPEN SPACE PROVIDED	18,796 AC / 59.1%

REVISIONS

NO.	DATE	REVISION
1	5/19/22	REVISE OPEN SPACE & SHOW FORCE MAIN
2	7/5/22	ADD INGRESS/EGRESS EMT. & 50' PLANTED BUFFER
3	7/28/22	REVISE LOT LAYOUT

SITE DEVELOPMENT PLANS FOR SOUTHEASTERN LAND SOLUTIONS AT 4610 & 4616 WINDER HIGHWAY

SOUTHEASTERN LAND SOLUTIONS
AT
4610 & 4616 WINDER HIGHWAY

CLINCHEN GMD 392
PARCEL NUMBER:
1503TA000000 &
1503TA000001
HALL COUNTY, GA

SHEET TITLE: CONCEPTUAL SITE PLAN

0' 50' 100' 200' 300'

SCALE: 1"=100'
DATE: DEC, 24TH, 2020
PROJECT: HAL-392-2

SHEET NUMBER
CP-01

RECEIVED
By rdoveton at 3:46 pm, Jul 28, 2022

NOTES

- 1) ALL PROPOSED ITEMS DEPICTED ON THIS SITE PLAN ARE CONCEPTUAL IN NATURE AND ALL ITEMS MUST MEET THE CURRENT STANDARDS OF THE OFFICIAL CODE OF HALL COUNTY AT THE TIME OF PERMITTING AND CONSTRUCTION.
- 2) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 3) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0311F, EFFECTIVE DATE 09/29/2006.
- 4) THIS PLAT DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.
- 5) IF THIS PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE SECTION 17.225.040)

