



P.O. BOX 631, JEFFERSON, GA 30549  
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SITE DATA	
TAX PARCEL IDENTIFICATION	15081A00000, 15081A00001
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	30 FEET
PROPOSED DEVELOPMENT	RESIDENTIAL SUBDIVISION
PROPOSED UNITS / DENSITY	54 LOTS / 1.70 UNITS PER ACRE
WATER SERVICE	GAINESVILLE
SEWER SERVICE	HALL COUNTY
SEWER DEMAND	2,600 GPD
OPEN SPACE PROVIDED	15.719 AC / 44.8%

REVISIONS		
NO.	DATE	REVISION
1	5/15/22	REVISE OPEN SPACE & SHOW FORCE MAIN
2	7/5/22	ADD IMPROVED ELEVATION, & 50' PLANTED BUFFER
3		

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

CLINCHAM G.M.D. 392  
PARCEL NUMBER: 15081A00000 & 15081A00001  
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**

GEORGIA WEST GRID NORTH

### LEGEND

ABBREVIATIONS	SYMBOLS
AZ - ANGLE IRON	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
BM - BENCHMARK	● ROCK FOUND
BWF - BARB WIRE FENCE	○ IRON PIN SET
CT - CURB TIELET	○ COMPUTED POINT (NOT SET)
CO - CLEANOUT	⊕ FIRE HYDRANT
CSG - CURB & GUTTER	⊕ WATER VALVE
CL - CENTERLINE	⊕ WATER METER
CLF - CHAIN LINK FENCE	⊕ UTILITY POLE
CMF - CONCRETE MONUMENT FOUND	— GUY WIRE
CMP - CORRUGATED METAL PIPE	⊕ GUY POLE
CONC - CONCRETE	⊕ LIGHT POLE
CTP - CRIMP TOP PIPE	⊕ POWER BOX
D - DEPTH	
DB - DEED BOOK	
DE - DRAINAGE EASEMENT	
DIP - DUCTILE IRON PIPE	
DI - DISTURBED	
DNDB - 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 - GAS METER	
GH - UNDERGROUND GAS LINE	
GN - GAS METER	
GW - GUY WIRE	
HWF - HOB WIRE FENCE	
IFS - IRON PIN SET	
JB - JUNCTION BOX	
LL - LAND LOT LINE	
N - NORTH	
N/F - NOW OR FORMERLY	
DTP - 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	
RP - REBAR	
RPC - REINFORCED CONCRETE PIPE	
REC - RECORDED	
R/W - RIGHT-OF-WAY	
S - SOUTH	
SR - SOLID STEEL ROD	
SSE - SANITARY SEWER EASEMENT	
W - WEST	
WL - WATER LINE	

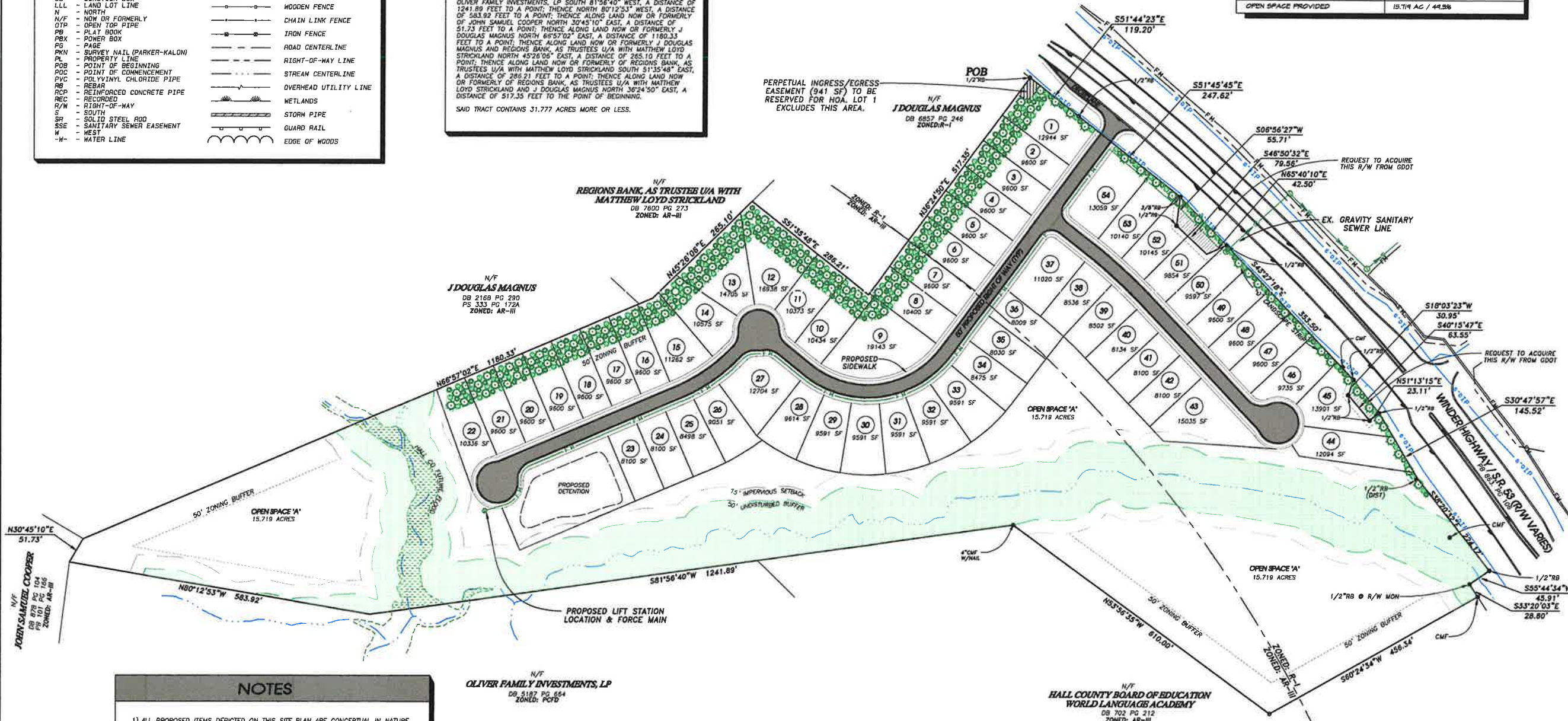
### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CLINCHAM 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 247.82 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 46°50'32" EAST, A DISTANCE OF 79.58 FEET TO A POINT; THENCE NORTH 69°40'15" 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 16°03'23" WEST, 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 38°20'32" EAST, A DISTANCE OF 145.50 FEET TO A 1/2" REBAR; 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°28'06" 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 286.21 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF REGIONS BANK, AS TRUSTEES U/A WITH MATTHEW LOYD STRICKLAND NORTH 38°24'50" 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



### 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 OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE SECTION 17.225.040)