

COMPREHENSIVE ENGINEERING SERVICES
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
CONSTRUCTION STAKING
LANDSCAPE ARCHITECTURE
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
 SUITE 103
 WATKINSVILLE, GA 30677
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 706-425-9631 (FAX)
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OCONEE CROSSING @ MARS HILL

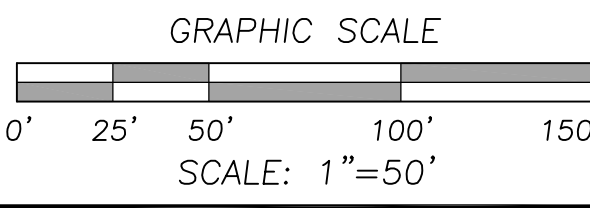
1100 & 1060 EPPS BRIDGE RD
 WATKINSVILLE, GA 30677
 OCONEE COUNTY, GEORGIA
 TAX PARCEL #'S:
 B04-007A & B04-007AA
 5.131 ACRES

REZONE CONCEPT PLAN



REVISIONS	DATE

DATE: 9-4-12
 PROJECT #: 10-021-15



SHEET #
 1
 1

SIGHT DISTANCE

- DRIVEWAY & MARS HILL ROAD
 CORNER SIGHT DISTANCE NORTH: 1000'+ SOUTH: 600'+
 STOPPING SIGHT DISTANCE NORTH: 600'+ SOUTH: 500'+
- DRIVEWAY & DANIELLS BRIDGE ROAD
 CORNER SIGHT DISTANCE EAST: 500'+ WEST: 600'+
 STOPPING SIGHT DISTANCE EAST: 500'+ WEST: 600'+

PROJECT DATA

- OWNER/DEVELOPER: GARY & LINDA CARROLL
 191 N. SANDSHORE DR
 EASTPOINT, FL 32328
 PHONE: 706-614-1613
- AUTHORIZED AGENT: ABE CONSULTING, INC.
 CONTACT: ABE ABUHAMAN, PE
 2410 HOG MOUNTAIN RD. STE. 103
 WATKINSVILLE, GA 30677
 PHONE: 706-613-8900
 FAX: 706-613-8900

PHYSICAL ADDRESSES: 1100 & 1060 EPPS BRIDGE RD WATKINSVILLE, GEORGIA
 TAX PARCEL NUMBER: B04-007A & B04-007AA
 TOTAL PROJECT ACREAGE: 5.131 ACRES
 EXISTING ZONING: AR-1
 PROPOSED ZONING: B-1 (BUSINESS)
 TYPE OF DEVELOPMENT/PROPOSED USE: SHOPPING CENTER
 REQUIRED BUILDING SETBACKS: (B-1 STANDARDS)
 FRONT: 20' SIDE: 10' REAR: 10'
 REQUIRED BUFFERS: (NONE)
 TOTAL PROP. BUILDINGS: 22,000 S.F.
 MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40'
 PARKING SPACES BASED ON 1 SPACE PER 200 SQ FT (SHOPPING CENTER):
 REQUIRED: 22,000 S.F./200 = 110 SPACES
 PROVIDED: 110 (INC. 9 HANDICAP ACCESSIBLE)
 BOUNDARY TAKEN FROM A SURVEY BY ABE CONSULTING INC., DATED 9-3-12.
 CONTOUR INTERVAL: 2' FROM OCONEE COUNTY GIS DEPARTMENT & SURVEY BY ABE CONSULTING INC.
 FLOOD PLAIN: PORTIONS OF THIS PROPERTY DO NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER: 13219C 00550, DATED SEPTEMBER 2, 2009
 SURFACE DRAINAGE PROPOSED: SHEET FLOW & PROPOSED STORM SEWER SYSTEM THEN CONVEYED TO PROPOSED STORMWATER MANAGEMENT AREA.
 WATER SUPPLY: AS REQUIRED BY OCOU, PUBLIC WATER
 SEWAGE DISPOSAL: AS REQUIRED BY OCOU, PUBLIC SEWER
 SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR.
 PROPOSED UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV
 TOTAL LAND AREA: 5.131 ACRES
 AMOUNT OF LAND TO BE USED FOR PUBLIC OR SEMI-PUBLIC USES: NONE
 AMOUNT OF LAND TO BE USED FOR RECREATIONAL OR OPEN SPACE PURPOSES: NONE
 AMOUNT OF LAND TO BE OCCUPIED BY DRIVES AND PARKING AREAS: ±67,399 S.F. OR 30.16%
 AMOUNT OF LAND TO BE OCCUPIED BY BUILDING: ±22,000 S.F. OR 9.84%
 AMOUNT OF SUBMERGED OR FLOOD PRONE LAND WITHIN THE PROJECT BOUNDARY: NONE
 GROUND COVERAGE BY EXISTING BUILDING & IMPERVIOUS AREAS: ±17,235 S.F. OR 7.71%
 GROUND COVERAGE BY PROP. BUILDING & IMPERVIOUS AREAS: ±89,399 S.F. OR 40.0%
 SIGNAGE: ALL SIGNAGE WILL BE DESIGNED, PERMITTED & INSTALLED IN ACCORDANCE WITH O.C. ORDINANCES & REGULATIONS.
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
 THERE ARE EXISTING TREES ON SITE WITHIN THE STREAM BUFFERS WHICH ARE PROPOSED TO REMAIN. EFFORTS WILL BE MADE TO CONSERVE AS MANY TREES AS POSSIBLE.
 PROPOSED TREES/PLANTING SHALL BE IN ACCORDANCE WITH WITH COUNTY AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

LINE	BEARING	DISTANCE
F1	S77°19'56" E	40.55'
F2	S34°18'36" E	65.00'
F3	S12°30'16" W	29.37'