

SEALS:



SHEET TITLE:

PRELIMINARY PLAT

SHEET ISSUE: 05/25/22 PROJECT NO. 22-317

NO.	DATE	DESCRIPTION
1	07/01/22	PER OCCONEE COMMENTS
2	08/11/22	PER OCCONEE COMMENTS

SHEET NO.

PROJECT INFORMATION

ADDRESS	2361 NEW HIGH SHOALS ROAD
PARCEL NUMBER	A 07 007, A 07 007A
ACREAGE	96.259 AC
EXISTING ZONING	AG
PROPOSED ZONING	AG
EXISTING USE	AGRICULTURAL
PROPOSED USE	RESIDENTIAL
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 1216C1100, DATED 09/02/09. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SMITH PLANNING GROUP FOR GIBBS CAPITAL LLC DATED 03/25/2022. TOPOGRAPHIC INFORMATION FROM COUNTY GIS.
LIGHTING	THIS PROJECT SHALL MEET ALL OCCONEE COUNTY, GEORGIA ORDINANCES PERTAINING TO SIGNS, SIDEWALK STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH OCCONEE COUNTY, GEORGIA STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH OCCONEE COUNTY, GEORGIA ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PAVING LEGEND

HD = HEAVY DUTY
SD = STANDARD DUTY

	HD CONCRETE PAVING
	SD CONCRETE PAVING
	HD ASPHALT PAVING
	SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

- NOTES**
- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
 - ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

OWNER/DEVELOPER
ROBINSON CREEK, LLC
1120 MARS HILL ROAD SUITE 103
WATKINSVILLE, GA 30677
CONTACT: DUKE GIBBS
duke@gibbscapital.com
706.621.4302

BUILDABLE AREA

LOT	ACREAGE
1	3.61
2	3.68
3	3.68
4	3.61
5	3.59
6	3.07
7	4.29
8	3.40
9	3.39
10	3.37
11	3.39
12	5.52
13	5.34
14	4.75
15	3.77
16	3.67
17	3.75

LOT MIX

	TOTAL
MINIMUM 5-AC RESIDENTIAL LOTS	17

LOT SIZES

	ACREAGE
AVERAGE	5.48
MINIMUM	5.00
STREET ROW	3.00

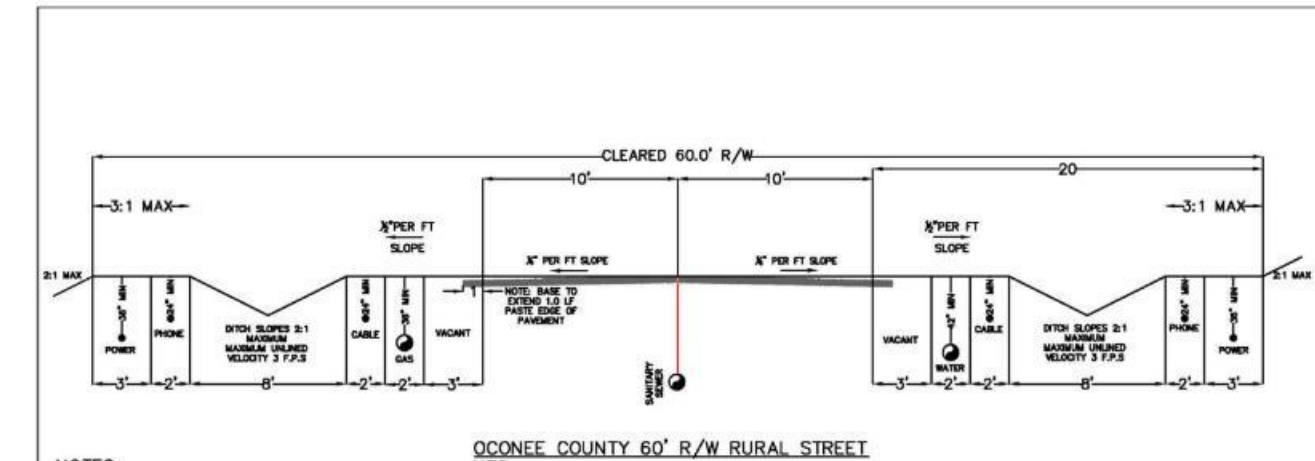
BUILDING SETBACKS

FRONT (MINOR STREET)	30-FT
SIDE	25-FT
REAR	25-FT

UTILITY DATA

WATER SUPPLY	OCCONEE COUNTY
SEWERAGE DISPOSAL	SEPTIC
SOLID WASTE	PRIVATE SERVICE PROVIDER
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

NOTE:
RURAL PRIVATE STREET TO BE CONSTRUCTED ACCORDING TO RURAL PUBLIC STREET STANDARDS. SEE DETAIL BELOW.

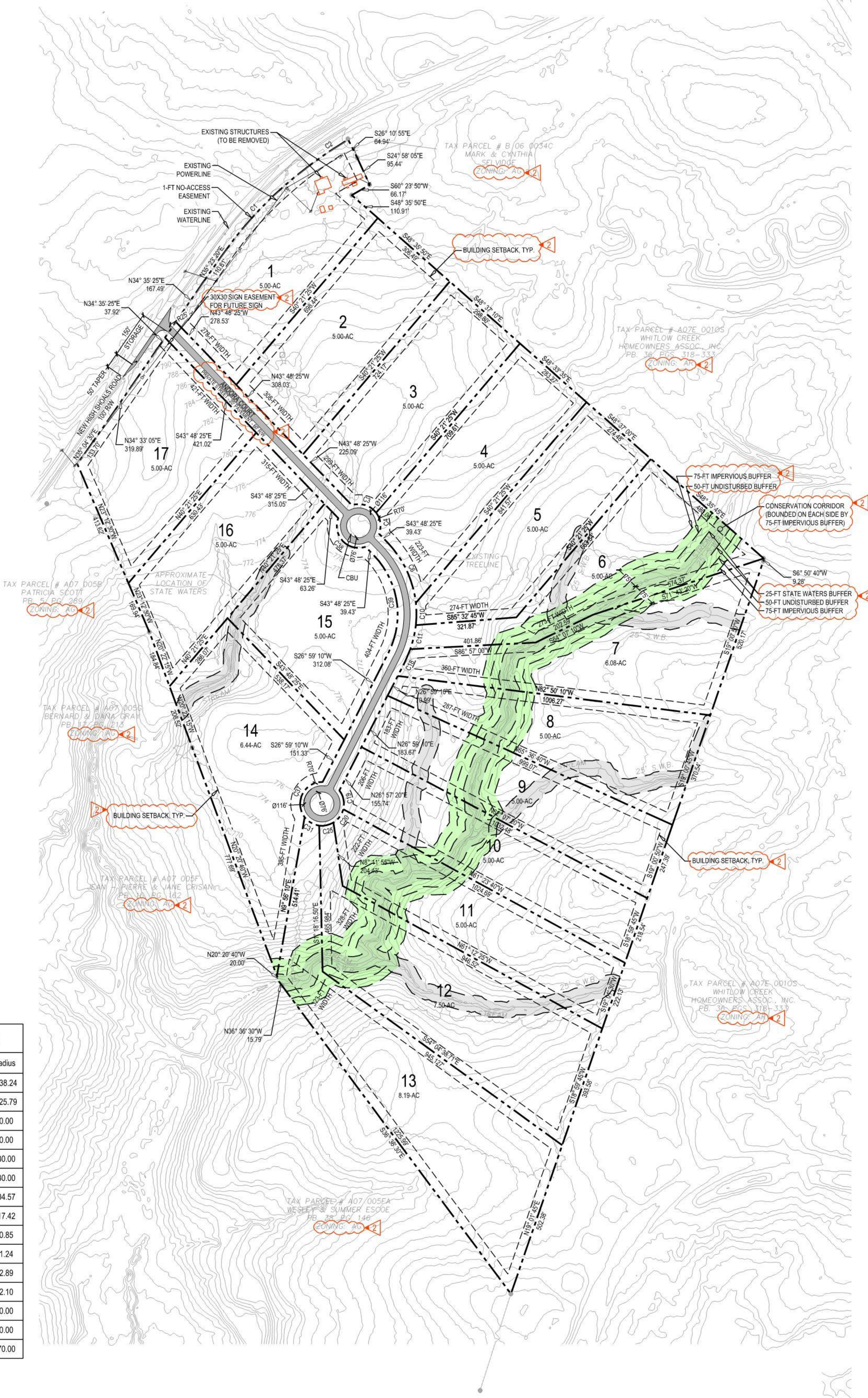
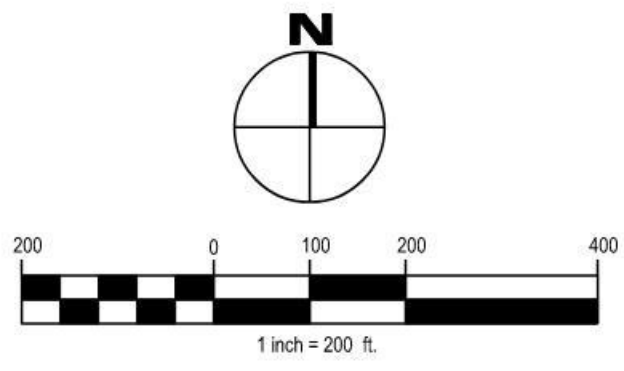


- NOTES:**
- IF PARALLEL WIDTH EXCEEDS 20' THEN RIGHT OF WAY WILL NEED TO BE INCREASED PROPORTIONALLY.
 - IF MEDIAN IS ADDED TO CROSS-SECTION THEN RIGHT OF WAY WILL NEED TO BE INCREASED PROPORTIONALLY.
 - PAVEMENT STRUCTURE MATERIALS AND THICKNESS SHALL BE BASED ON THE CLASSIFICATION OF THE STREET IN ACCORDANCE WITH COUNTY STANDARDS.
 - MAXIMUM CUT & FILL SLOPES IN THE RIGHT OF WAY SHALL NOT EXCEED 3:1 V OUTSIDE OF THE SHOULDER. MAXIMUM CUT & FILL SLOPES SHALL NOT EXCEED 2:1 V OUTSIDE OF THE RIGHT OF WAY.
 - MANHOLE TO BE LOCATED ON OPPOSITE SIDE OF ROAD FROM GAS, WATER, AND SEWER FOREMANS.
 - MINIMUM BURY DEPTH FOR CABLE AND TELEPHONE FIBER OPTIC CABLES SHALL BE 30".
 - IMPROVED UTILITIES UTILITIES ARE SUBJECT TO RELOCATION AT HIS EXPENSE TO OCCONEE COUNTY.
 - NO IRRIGATION LINES SHALL BE INSTALLED IN COUNTY RIGHT OF WAY. NO TREES OR OTHER VEGETATION OR TRUNK GRASS SHALL BE INSTALLED IN THE RIGHT OF WAY.

BOARD OF COMMISSIONERS
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

STANDARD ROADWAY CROSS SECTION AND UTILITY LOCATION PLAN
60' RIGHT OF WAY
RURAL SECTION

DATE: 7/23/22 SHEET 1 OF 1
DATE APPROVED: _____



Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	319.58	14.79	1238.24
C2	211.85	8.51	1425.79
C3	86.90	71.13	70.00
C4	71.00	58.12	70.00
C6	216.09	37.52	330.00
C10	71.16	12.35	330.00
C11	78.92	14.85	304.57
C18	94.60	10.48	517.42
C19	63.39	51.27	70.85
C20	54.05	43.47	71.24
C25	47.36	37.23	72.89
C31	55.12	43.80	72.10
C37	157.90	129.25	70.00
C38	157.90	129.25	70.00
C39	333.61	70.79	270.00

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat, or his agent, I certify that this drawing was made from an accurate survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

(Agent Name: Smith Planning Group)
Signed: _____ Date: 05/25/2022

DESIGNER'S CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Smith Planning Group, P.C., and dated 03/25/2022, and further that the proposed subdivision meets all the requirements of the Occonee County Unified Development Code, as applicable to the property.

By (name): Ed Lane Registration No. 035656
Address: 1022 Twelve Oaks Pl. Ste 201 Telephone Number 706.769.9515
Signed: _____ Date: 05/25/2022

CERTIFICATE OF PROJECT APPROVAL

Pursuant to the Unified Development Code of Occonee County, Georgia, all the requirements of Project Approval having been fulfilled, the Preliminary Plat was given Project Approval by the Occonee County Development Review Committee on 09/02 2022.

This Preliminary Approval does not constitute approval of a Final Subdivision Plat or Development Construction Plans. This Certificate of Project Approval shall expire and be null and void one year from the date of project approval indicated above.

Oconee County Director Planning Date: 09/02 2022

NOT FOR RECORDING

COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.