

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 132601330, 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, SIDEWALKS, 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 LIA 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

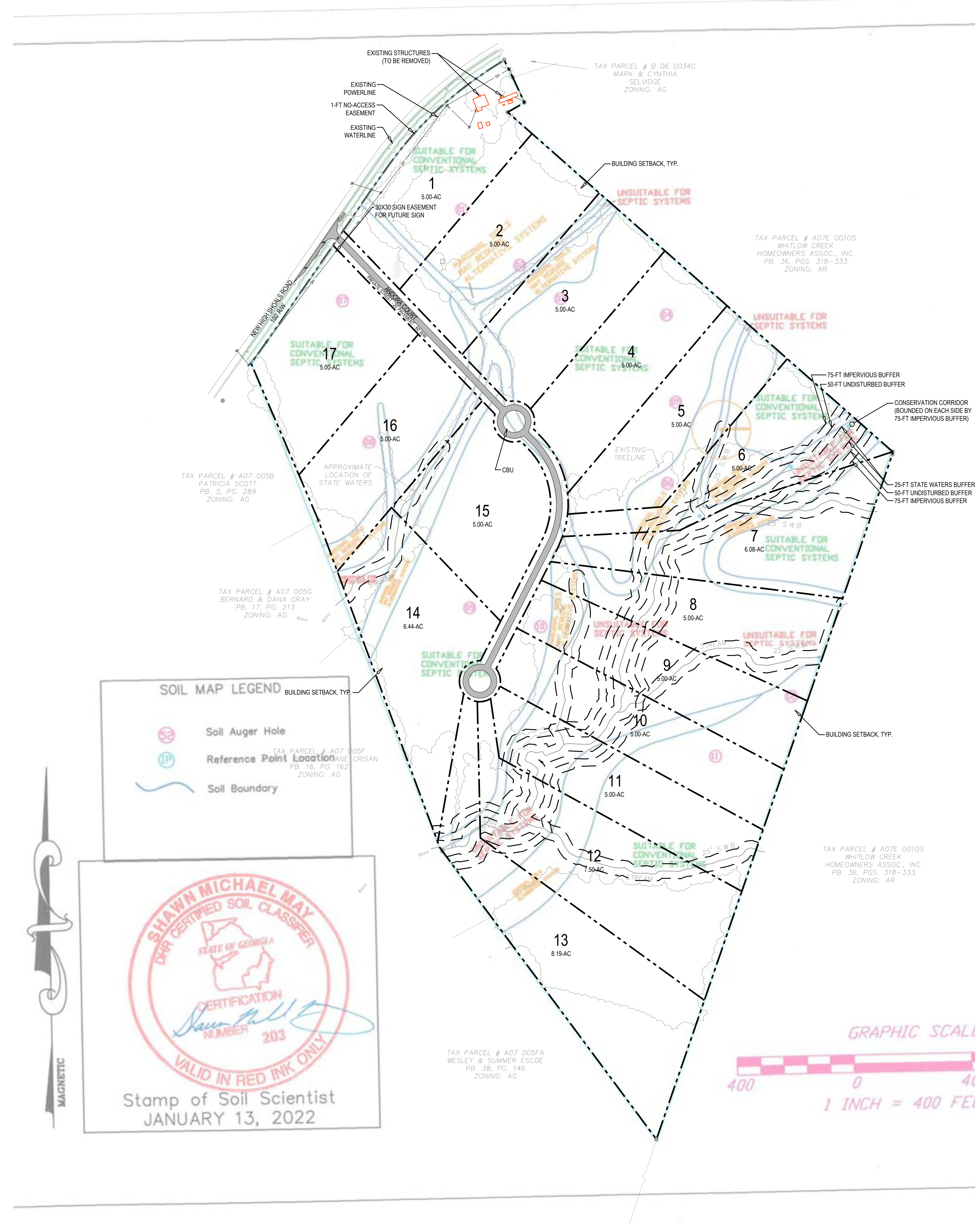
	ACREAGE
AVERAGE	5.48
MINIMUM	5.00
STREET ROW	3.00

BUILDING SETBACKS

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

UTILITY DATA

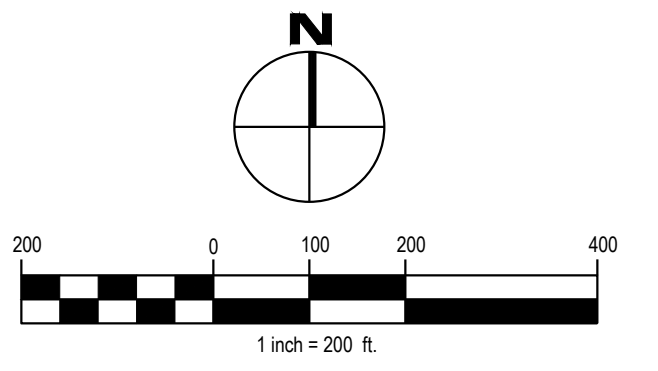
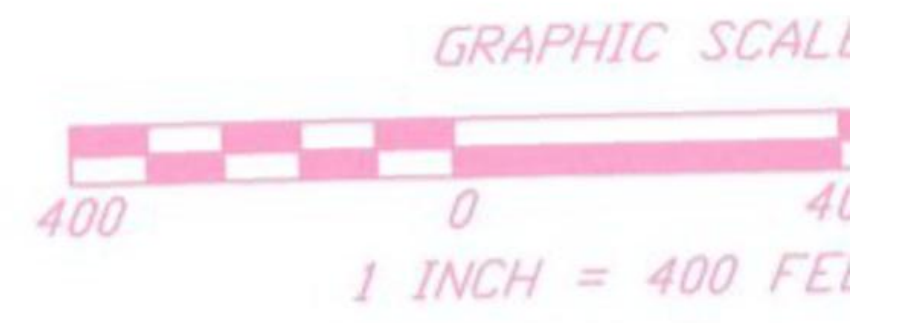
WATER SUPPLY	OCCONEE COUNTY
SEWERAGE DISPOSAL	SEPTIC
SOLID WASTE	PRIVATE SERVICE PROVIDER
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.



SOIL MAP LEGEND

- Soil Auger Hole
- Reference Point
- Soil Boundary

Stamp of Soil Scientist
SHAWN MICHAEL MAY
DNR CERTIFIED SOIL CLASSIFIER
STATE OF GEORGIA
CERTIFICATION NUMBER 203
VALID IN RED INK ONLY
JANUARY 13, 2022



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SEALS:

SHEET TITLE:

PRELIMINARY PLAT

SHEET ISSUE: 05/25/22 PROJECT NO. 22-3117

NO.	DATE	DESCRIPTION
1	07/01/22	PER OCCONEE COMMENTS
2	08/13/22	PER OCCONEE COMMENTS
3	09/07/22	PER OCCONEE COMMENTS
4	10/13/22	PER OCCONEE COMMENTS

SHEET NO.