

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1304, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by CZ Holdings, LLC submitted on February 27, 2017.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Chad Keller on February 27, 2017 regarding a ±1.19 acre tract of land located on the north side of Commerce Court in the 240th G.M.D., Oconee County, Georgia, (TP# B-02J-016), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted for the purpose of relief from Unified Development Code Section 409.01; Table 4.6, to reduce the side yard setback for a principal building from 25 feet to 20 feet.

Said Special Exception Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on May 2, 2017.

ADOPTED AND APPROVED, this 2nd day of May, 2017.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

W. E. "Bubber" Wilkes
W. E. "Bubber" Wilkes, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners



**Planning Department
Oconee County, Georgia
STAFF REPORT**

VARIANCE CASE #: 7116

DATE: April 24, 2017

STAFF REPORT BY: Andrew Stern, Planner
& Sandy Weinel, Asst. Director

APPLICANT NAME: Chad Keller

PROPERTY OWNER: CZ Holdings, LLC

LOCATION: North side of Commerce Court

PARCEL SIZE: ±1.19 Acres

EXISTING ZONING: O-B-P (Office-Business Park)

EXISTING LAND USE: Landscape Contractor's office with
equipment storage facility (under construction)

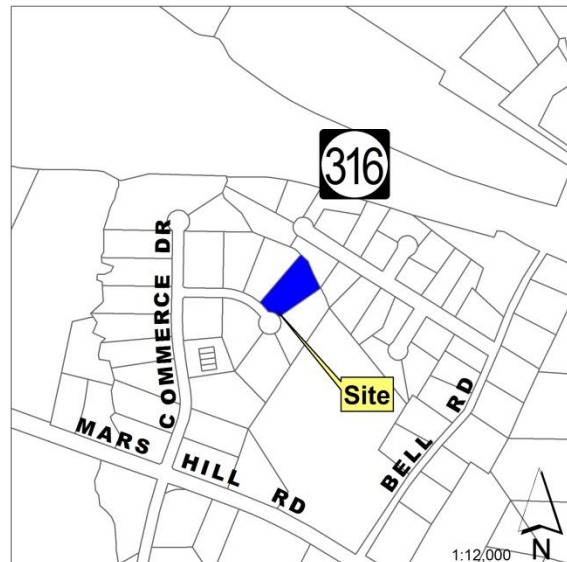
TYPE OF VARIANCE REQUESTED: Special Exception

REQUEST SUMMARY: The owners are requesting approval of a Special Exception variance to reduce the minimum side yard setback for principal buildings in order to allow placement of an office and equipment storage building.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: May 2, 2017

- ATTACHMENTS:**
- Application
 - Narrative
 - Site Review
 - Aerial Photos
 - Tax Map
 - Property Survey
 - Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property is located within the Mars Hill Business Park
- The property was rezoned from A-1 (Agricultural) to O-B-P (Office-Business Park) on January 2, 2001.
- Final subdivision plat for Mars Hill Business Park was recorded on February 7, 2003.
- A permit was issued to construct a 6,000 Sf building on May 31, 2016
- A revised final plat for the subject lot was submitted 11/29/16 to relocate a drainage easement and to relocate a 10’ planted buffer. Upon review of the as-built, staff noted the 25’ side yard BSL had been encroached.

VARIANCE DESCRIPTION

- The owners are requesting approval of a Special Exception variance to provide relief from Section 409.01 of the Unified Development Code
 - Section 409.01 – Minimum setbacks; principal buildings, setback requirements.
“All principal buildings on a lot shall be set back from the street right-of-way lines and from the side and rear lot lines bounding the lot no less than the distances shown on Table 4.6. See definition of “principal building setback line” for application of the setback requirements.”

Table 4.6: Minimum Setback—Principal Buildings					
Zoning District		Setback Requirement (in feet)			
		Front		Side	Rear
		From a Major Thoroughfare	From a Minor Street		
OBP	Office-Business Park	75(c) / 35(R)	50(c) / 20(R)	25	40

- The side principal building setback in the OBP zoning district is 25 feet (UDC – Table 4.6 & Final Plat 34/164)
- The building contractor constructed the building within the 25 foot side setback
- The owner is requesting a reduction of the side setback from 25 feet to 20 feet to allow the recently constructed building to be finished

PUBLIC FACILITIES

- County services, facilities, and infrastructure should not be affected by this request

ENVIRONMENTAL

- The site does not contain any 100 year floodplain or Jurisdictional Wetland areas

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES

- No Comments

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL” AS SET FORTH IN SECTION 1303.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

Special exception variances may be granted upon findings that if granted, the relief will not cause occurrences of any of the following:

- Cause a substantial detriment to the public good:** If approved, this request to reduce the side yard setback to 20’ will not be a substantial detriment to the public good.
- Be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity:** The reduction of the side yard from 25’ to 20’ will not cause this to occur.

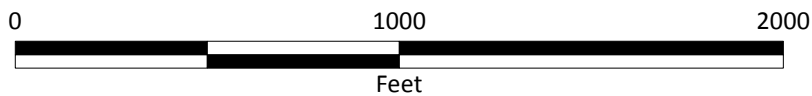
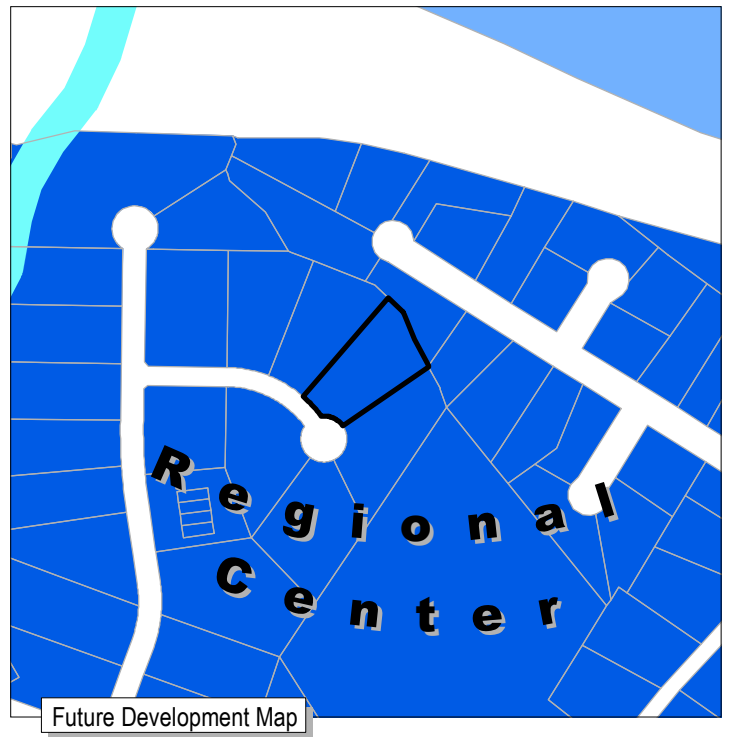
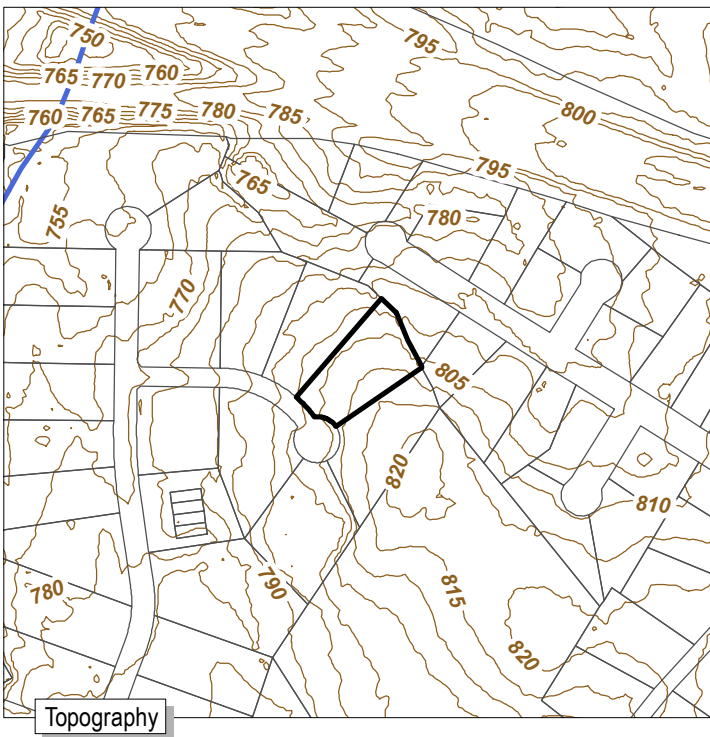
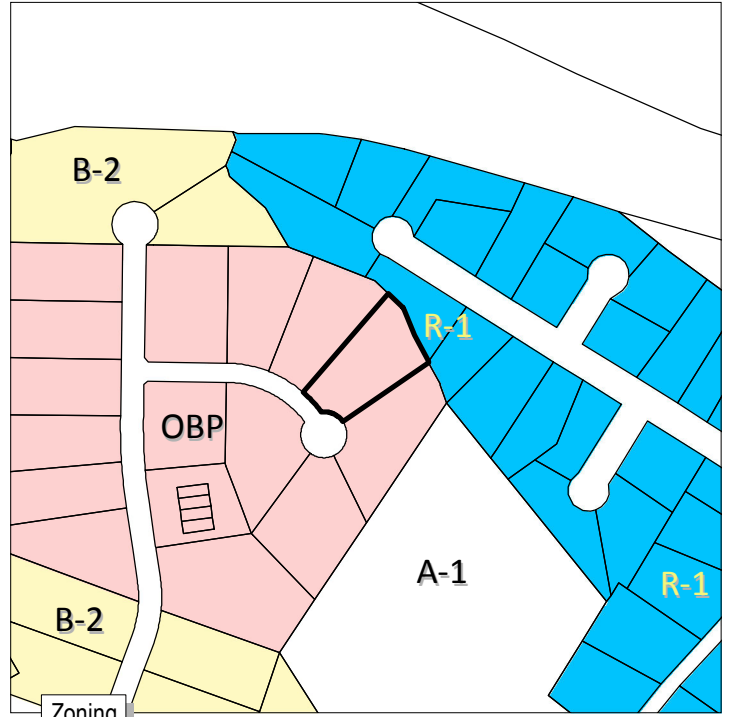
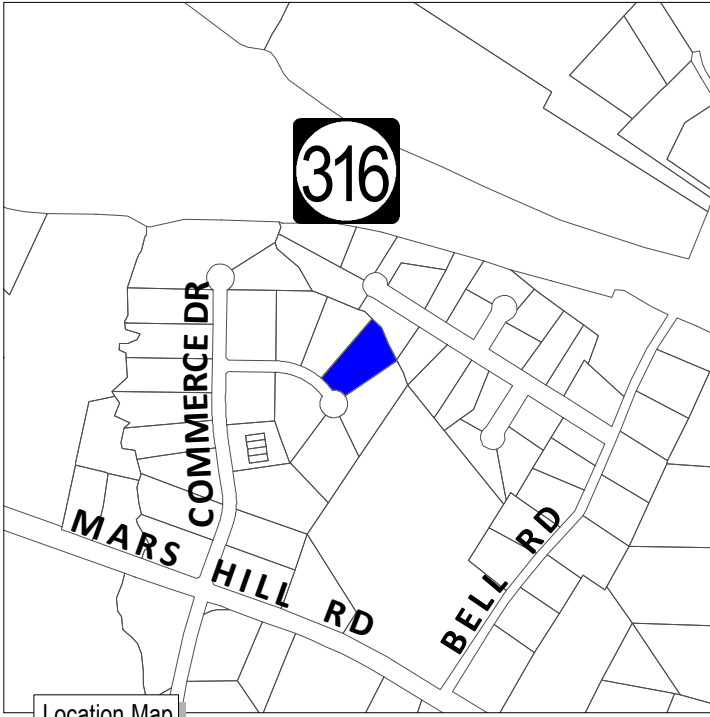
- c. **Diminish and impair property values within the surrounding neighborhood:** The subdivision is commercial and contains lots having side yards of 25' (OBP) and 10' (B-2). Property values should not be affected by approval of this request.
- d. **Impair the purpose and intent of this Development Code:** The remaining 20' side yard provided should not impair the purpose and intent of the Unified Development Code.

STAFF SUMMARY & CONDITIONAL RECOMMENDATIONS

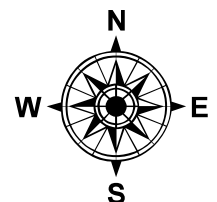
Based upon the standards for special exception variance approval, **this request does meet the necessary conditions to grant a special exception variance.** Staff recommends the following condition:

1. The side yard setback shall be reduced from 25' to 20' along the northwestern side lot line for the existing building footprint only as shown on the concept plan.

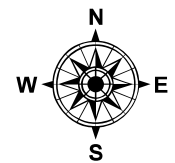
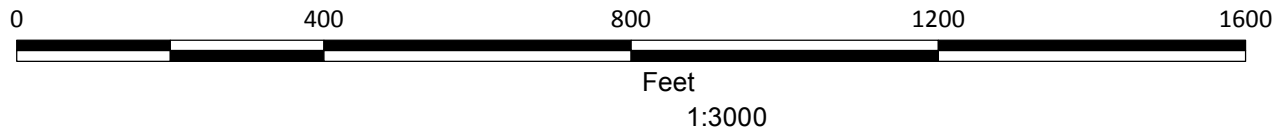
CZ Holdings, LLC Site Review



1:6000



2016 Aerial Photograph





OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance
- Special Exception for: _____

Applicant	Property Owner
Name: <u>Chad Keller</u>	Name: <u>CZ Holdings, LLC</u>
Address: <u>1091 Barber Creek Dr</u> <small>(No P.O. Boxes)</small> <u>Watkinsville Ga 30677</u>	Address: <u>925 Duncansville Rd</u> <small>(No P.O. Boxes)</small> <u>Adrian Ga 30601</u>
Telephone: <u>706-215-0252</u>	Telephone: <u>706-215-0252</u>
Applicant is (check one): <input checked="" type="checkbox"/> the Property Owner <input type="checkbox"/> Not the Property Owner (attach Property Owner's Authorization)	
Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.	
Signature: <u>[Signature]</u>	Date: <u>3-6-17</u> Notarized:

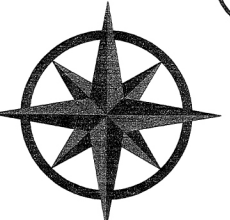
Property	Use
Location: <u>1091 Commerce Court</u> <u>Watkinsville Ga 30677</u>	Current Use: <u>C-3 Commercial</u>
Tax Parcel Number: <u>B-2516</u>	Proposed Use: _____
Size (Acres): <u>1.19</u> Current Zoning: <u>OBP</u>	
Future Development Map—Character Area Designation: <u>Regional Center</u>	

Attachments (check all that apply)	Appeal or Variance Requested <small>Provide the code section and briefly explain the requested variance</small>
<input type="checkbox"/> Property Owner's Authorization (if applicable) <input type="checkbox"/> Application Fee <input type="checkbox"/> Warranty Deed(s), Legal Description, & Plat of Survey <input type="checkbox"/> Disclosures <input type="checkbox"/> Maps or Drawings Illustrating Variance Request <input type="checkbox"/> Narrative Statement Explaining Variance Request <input type="checkbox"/> Concept Plan	<u>Building was laid out</u> <u>incorrectly.</u> <u>Sec 409</u>



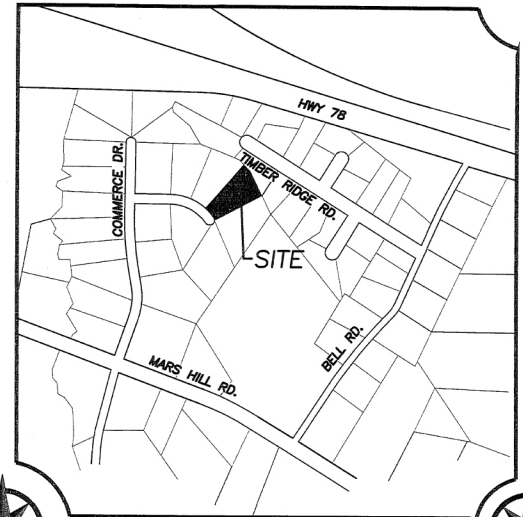
For Oconee County Staff Use Only

Application	Date Received: _____ Date Accepted: _____	APPLICATION NUMBER <input type="text"/>
	DRI Transmitted to RDC <input type="checkbox"/> Date: _____ <input type="checkbox"/> N/A	Administrative Appeal: Date: _____
	Review Submitted: _____ Location Map: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A
	Posted: _____ Ad: _____ Ad: _____	Board of Commissioners Date: _____
Application Withdrawn <input type="checkbox"/> Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> With Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	



DUSOUTH
SURVEYING AND
ENGINEERING, INC.

22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX



SITE DEVELOPMENT PLANS
FOR:

**MARS HILL
BUSINESS PARK
LOT 16**

1041 COMMERCE COURT
WATKINSVILLE, GEORGIA



CHANGES	DATE

THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DIMENSIONS, IS A COPYRIGHT OF DUSOUTH SURVEYING, INC. AND CANNOT BE ALTERED, COPIED OR DIVERGED IN ANY FORM WITHOUT WRITTEN CONSENT OF DUSOUTH SURVEYING, INC.

DATE
02/24/17

PROJECT
15-110-01S

VARIANCE
CONCEPT PLAN

SHEET
1 OF 1



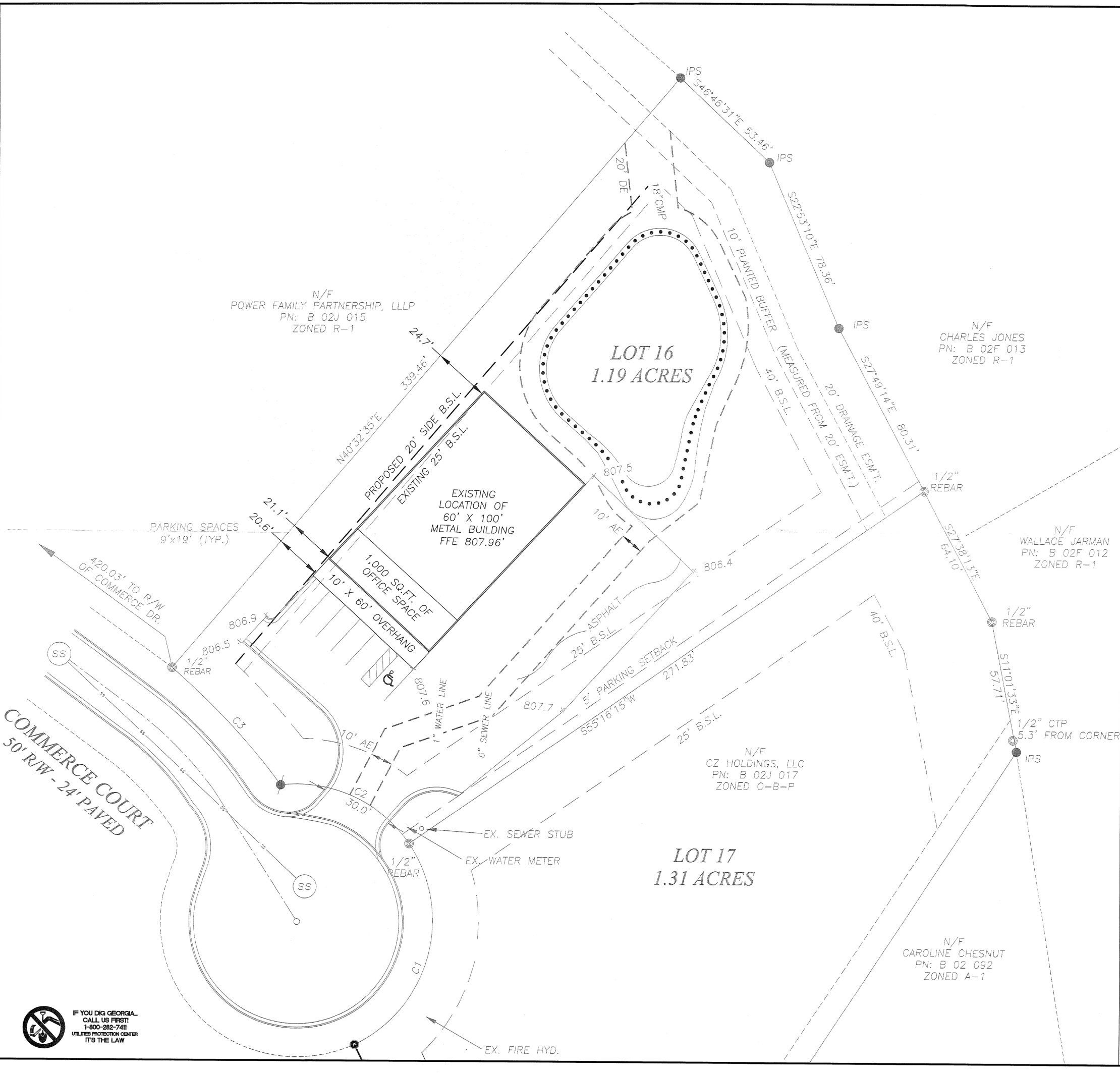
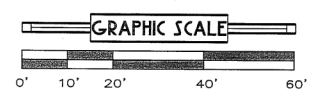
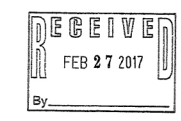
LEVEL II CERTIFICATION #13718

PROJECT DATA

CLIENT: PRECISION LANDSCAPE MANAGEMENT
C/O CHAD KELLER
925 DANIELSVILLE RD.
ATHENS, GA 30601

AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677

- TOTAL PROJECT ACREAGE: 1.19 ACRES (51,836.4 SQ.FT.)
- TOTAL DISTURBED ACREAGE: 1.14 ACRES (49,658.40 SQ.FT.)
- TOTAL IMPERVIOUS AREA ADDED: 0.46 ACRES (20,037.60 SQ.FT.)
- TAX PARCEL #: B 02J 016 & B 02J 017
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C0045D, DATED SEPTEMBER 2, 2009.
- WATER SUPPLY: COOKE COUNTY UTILITY DEPARTMENT
- SEWAGE DISPOSAL: COOKE COUNTY SANITARY SEWER SYSTEM
- EXISTING ZONING: O-B-P (OFFICE BUSINESS PARK)
- REQUIRED BUILDING SETBACKS:
FRONT: 20'
SIDE: 25'
REAR: 40'
- PROPOSED USE: OFFICE SPACE AND EQUIPMENT STORAGE FACILITY
- REZONE CASE: (POWER, MIKE #1971)
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH
- TOPOGRAPHIC DATA: TOPOGRAPHIC INFORMATION WAS FIELD LOCATED BY DUSOUTH SURVEYING, INC. ON OCTOBER 6, 2015.
- PARKING CALCULATIONS:
CONTRACTORS OFFICE - 3 SPACES PER 1000 SQ.FT.
WAREHOUSE AND ENCLOSED STORAGE - 0.5 SPACES PER 1000 SQ.FT. (5,000 PROPOSED)
TOTAL = 6 REGULAR PARKING SPACES
- SHADE TREE CALCULATIONS:
1 SHADE TREE FOR EACH 5 SPACES OR PORTION THEREOF (6 SPACES PROPOSED = 2 TREES)
1 SHADE TREE FOR EVERY 1500 SQ.FT. IMPERVIOUS AREA NOT ASSOCIATED WITH PARKING.
(6000 SQ.FT. IMPERVIOUS AREA PROPOSED = 4 TREES)
TOTAL = 6 SHADE TREES
- NO DUMPSTER IS PROPOSED FOR THIS SITE.



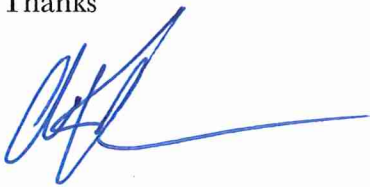
IF YOU DIG GEORGIA,
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW

Oconee County Planning
February 27, 2017

Variance Request

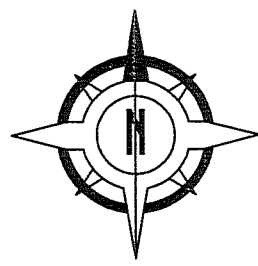
This letter is to request a variance for the existing setback along the property line. When final platting the property we realized that we were about 3' on one corner and 7" on the other of being behind the proper set back. Our contractor was under the impression that the set back was 20' instead of 25'. To fix this issue we would like to request you allow us to go to a 20' set back rather than a 25' set back.

Thanks



Chad Keller
1041 Commerce Court
Watkinsville GA 30677





GRID NORTH

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

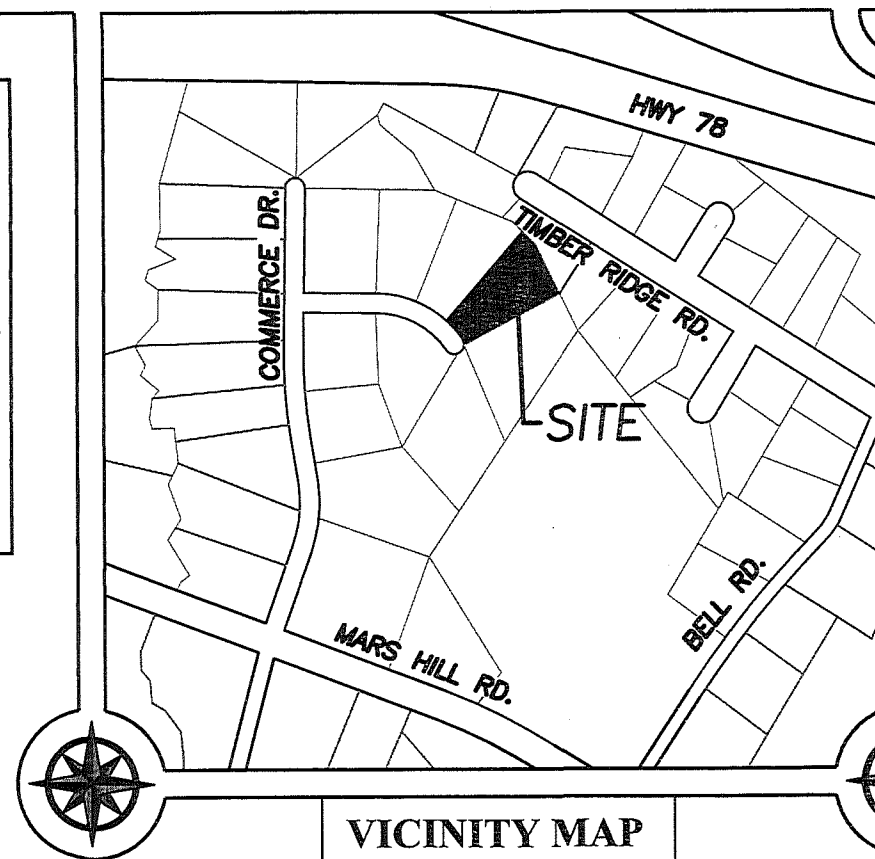
N/F POWER FAMILY PARTNERSHIP, LLLP PN: B 02J 015 ZONED R-1

N/F CHARLES JONES PN: B 02F 013 ZONED R-1

SURVEY CLOSURE STATEMENT

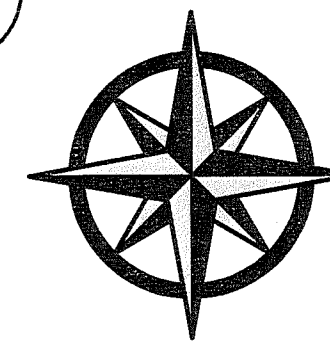
The Field Data upon which this plat is based has a closure precision of one foot in 40,000 feet, and an angular error of 2" per angle point, and was not adjusted. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Linear Measurement obtained using TOPCON 3000
Angular Measurement obtained using TOPCON 3000
Field Work completed 10/6/15



VICINITY MAP

(NOT TO SCALE)



DUSOUTH

SURVEYING & ENGINEERING, INC.

22 BARNETT SHOALS RD. WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX

PLAT FOR:

PRECISION LANDSCAPE MANAGEMENT

1041 & 1051 COMMERCE COURT WATKINSVILLE, GA 240th G.M.D. OCOBEE COUNTY, GEORGIA

PROJECT DATA

- CLIENT: PRECISION LANDSCAPE MANAGEMENT
C/O CHAD KELLER
925 DANIELSVILLE RD.
ATHENS, GA 30601
 - AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
- PROJECT ACREAGE: LOT 16 = 1.19 ACRES
LOT 17 = 1.31 ACRES
 - TAX PARCEL #: B 02J 016 & B 02J 017
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 - REFERENCE: FINAL PLAT FOR MARS HILL BUSINESS PARK BY LANDMARK ENGINEERING CORPORATION, DATED 02/06/03 AND RECORDED IN PLAT BOOK 34 PAGE 266.
 - THE CURRENT ZONING IS O-B-P

Stormwater Maintenance Agreement associated with this subdivision is recorded in deed book _____ page _____

CHANGES	DATE
RELOCATED 20' DRAINAGE	
ESMT. & 10' PLANTED BUFFER	4/21/16

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DATE

05/17/16

PROJECT

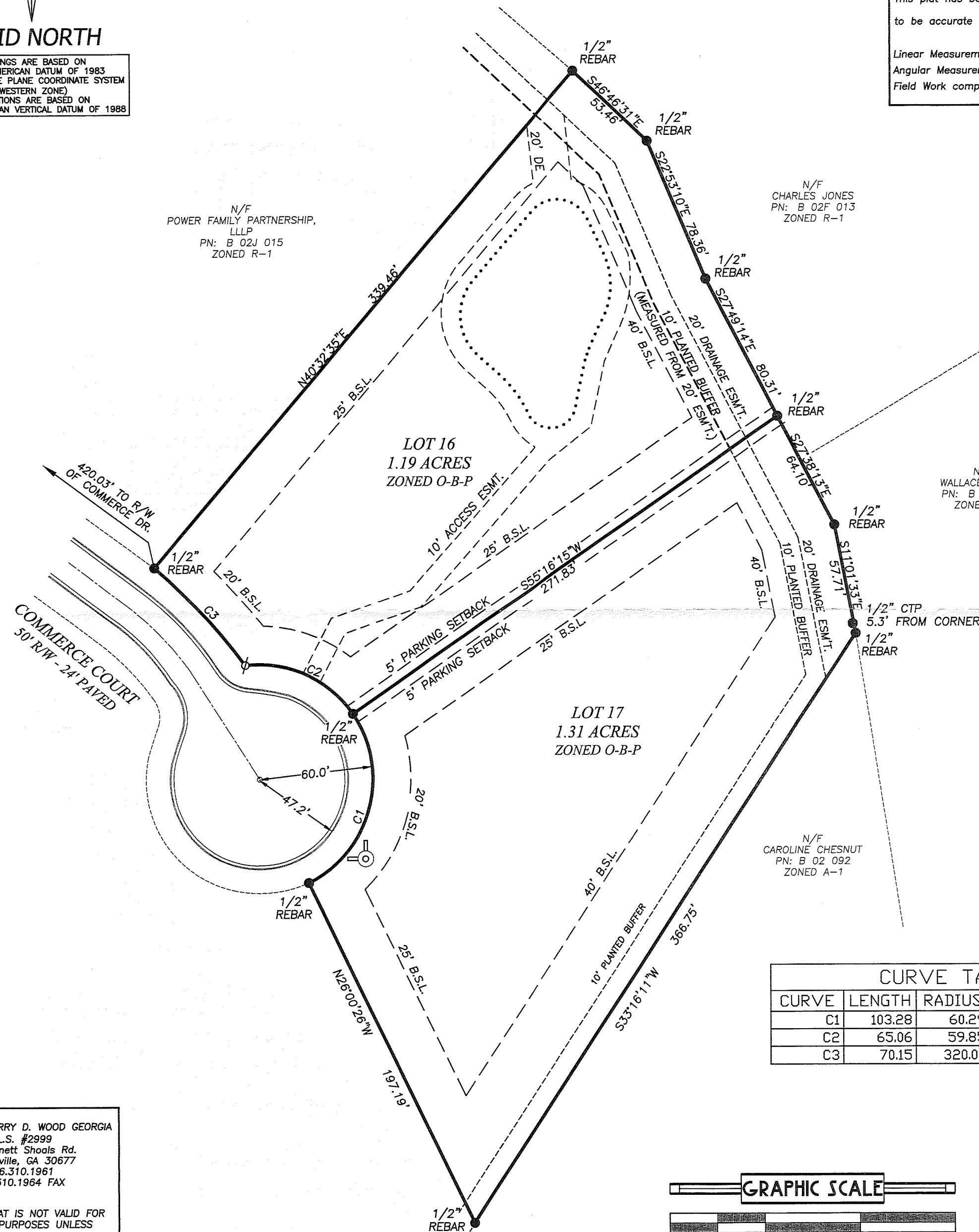
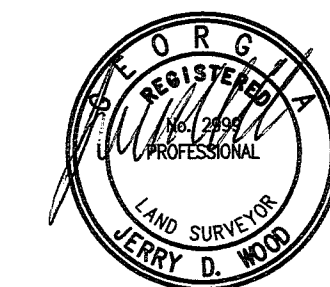
15-110-01S

REVISED FINAL PLAT

MARS HILL BUSINESS PARK LOTS 16 & 17

SHEET

1 OF 2



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	103.28	60.29	N14°54'46"E	91.11
C2	65.06	59.85	N65°45'06"W	61.90
C3	70.15	320.00	N42°55'49"W	70.01

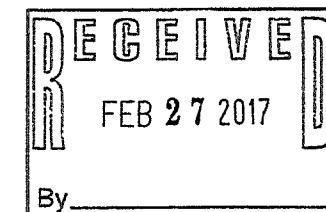
GRAPHIC SCALE



SCALE: 1" = 50'

MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- ⊗ Depicts Monument Found
- ⊕ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊖ Power Pole
- Transformer
- ⊖ Drop Inlet
- ⊙ Light Pole



PLAT ABBREVIATIONS	
IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
CL	CENTERLINE
PL	PROPERTY LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JTB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT

SURVEYOR: JERRY D. WOOD GEORGIA R.L.S. #2999
22 Barnett Shoals Rd.
Watkinsville, GA 30677
706.310.1961
706.310.1964 FAX

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist or are marked as "future," and their location, size, type and material are correctly shown.

The field data upon which this plat is based has a closure precision of one foot in 22,200 feet, and an angular error of 2" per angle point, and was adjusted using Compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: GTS-605.

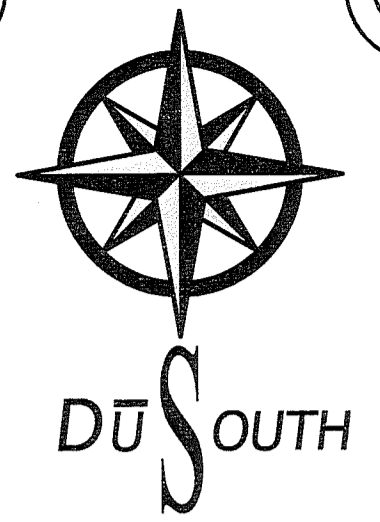
This plat has been calculated for closure and is found to be accurate within one foot in 836,900 feet.

By (name): Jerry D. Wood Registered Georgia Land Surveyor No. 2999
 Address: 22 Barnett Shoals Road, Watkinsville, GA 30677 Telephone Number: 706-310-1961
 Surveyor's Signature: [Signature] Date: 4-20-16

SURVEYOR: JERRY D. WOOD
 GEORGIA R.L.S. #2999
 22 Barnett Shoals Road
 Watkinsville, GA 30677
 706.310.1961
 706.310.1964 FAX

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.



22 BARNETT SHOALS RD.
 WATKINSVILLE, GA 30677
 706.310.1961 OFFICE
 706.310.1964 FAX

OWNER'S CERTIFICATE

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and county taxes or other assessments now due on this land have been paid. The undersigned, in person or through a duly authorized agent, certifies that he or she is the fee simple owner of the land shown on this plat; that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Oconee County Unified Development Code; and by separate deed or agreements dedicates to the use of the public forever all streets, parks, easements and public grounds shown thereon for the purposes thereof expressed.

Owner's name: CHAD KELLER Owner's address: 925 Danielsville, Rd, Athens, GA 30601

Owner's Signature: [Signature] Date: 4-21-2017

RESPONSIBILITY FOR NOTICE OF AGRICULTURAL ACTIVITIES IN AREA

The seller or leaser of any lot shown on this Final Subdivision Plat shall be responsible to notify any potential buyer or lessee of agricultural activities in the area in accordance with Georgia law, as may be applicable.

PLAT FOR:

PRECISION LANDSCAPE MANAGEMENT

1041 & 1051 COMMERCE COURT
 WATKINSVILLE, GA
 240th G.M.D.
 OCONEE COUNTY, GEORGIA

DESIGN AND CONSTRUCTION CERTIFICATE

I hereby certify that all improvements have been designed and constructed in strict accordance with the approved Development Construction Plans, prepared by me or under my supervision, in full compliance with the Unified Development Code of Oconee County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.

By (name): Brian Wood Professional Registration No. 34647

Designer's Signature: _____ P.E. R.L.S. L.A. (Check)

Note: The Design and Construction Certification must be completed by the Design Professional of Record.

- CODE ENFORCEMENT _____
- FIRE DEPARTMENT _____
- FIRE MARSHAL _____
- UTILITY DEPARTMENT _____
- PUBLIC WORKS _____
- PLANNING DEPARTMENT _____

CHANGES	DATE
RELOCATED 20' DRAINAGE	
ESMT. & 10' PLANTED BUFFER	4/21/16

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**CERTIFICATE OF FINAL PLAT APPROVAL
 FOR RECORDATION**

All requirements of the Oconee County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built data approved on _____/_____/_____(date)], this plat is

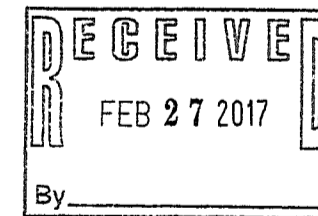
approved subject to all dedications of land to the public shown thereon being accepted by the Oconee County Board of

Commissioners. All of the conditions of approval having been completed, this plat is approved for recordation by the Clerk

of the Superior Court of Oconee County, Georgia, subject to maintenance and guarantee under the requirements of the Development Code.

[This approval recognizes the receipt of performance surety by Oconee County in the amount of \$ _____ to assure the completion of all remaining improvements appurtenant to this subdivision.]

 Planning Director

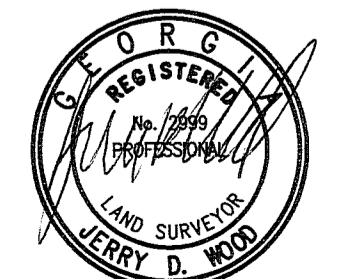


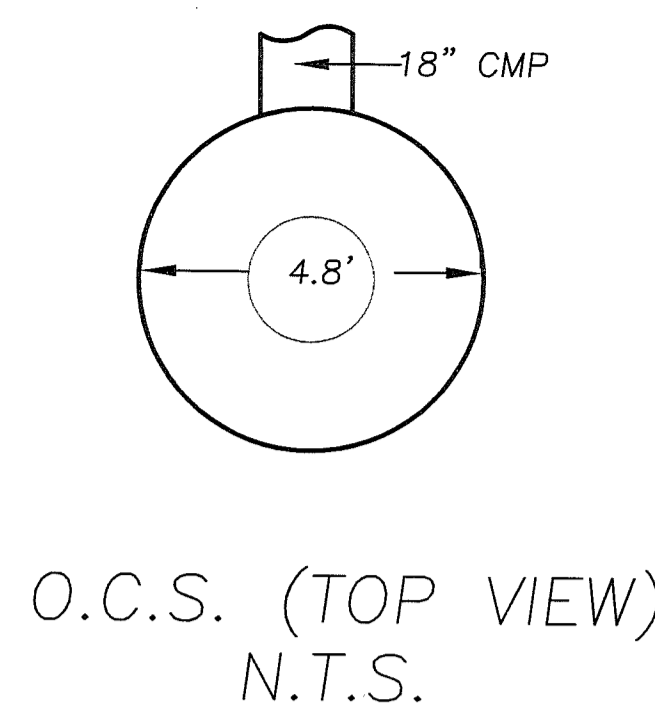
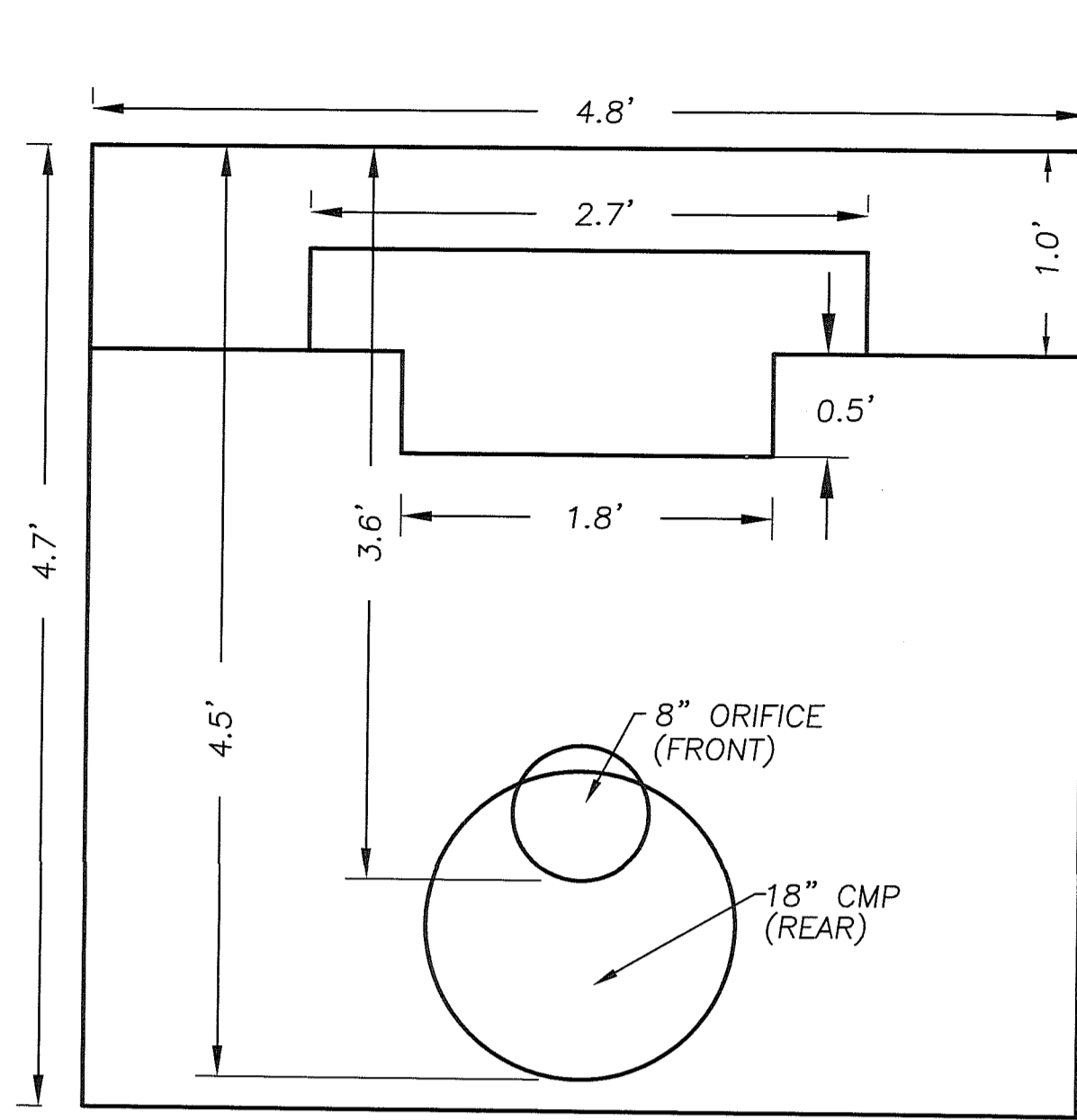
**DATE
 05/17/16**

**PROJECT
 15-110-01S**

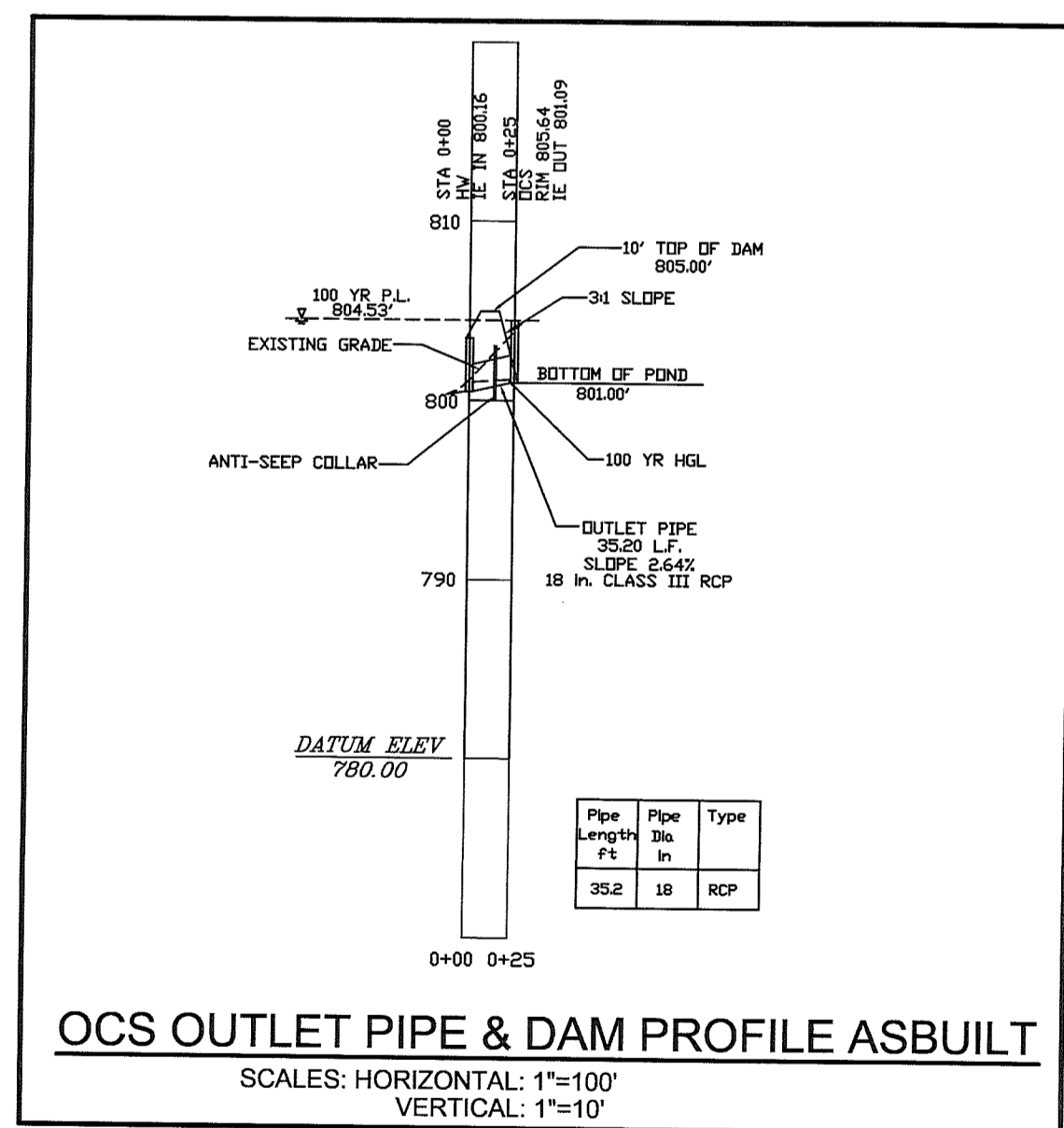
**REVISED FINAL PLAT
 MARS HILL BUSINESS
 PARK LOTS 16 & 17**

**SHEET
 2 OF 2**





O.C.S. ASBUILT
N.T.S.



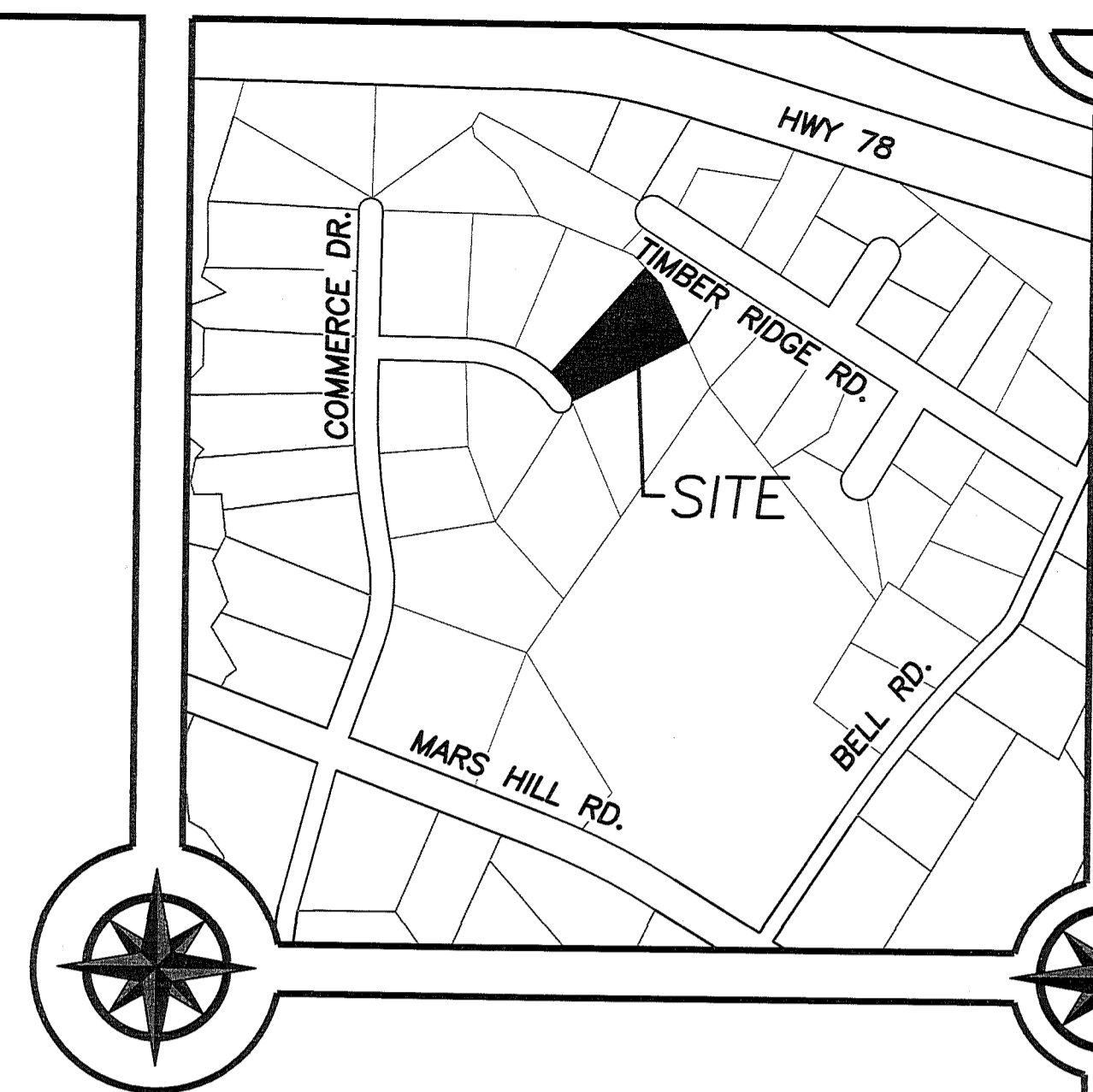
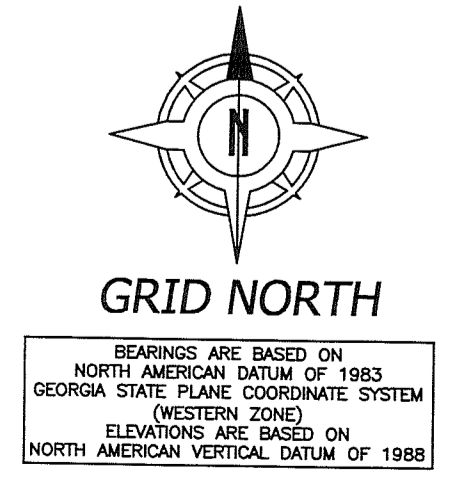
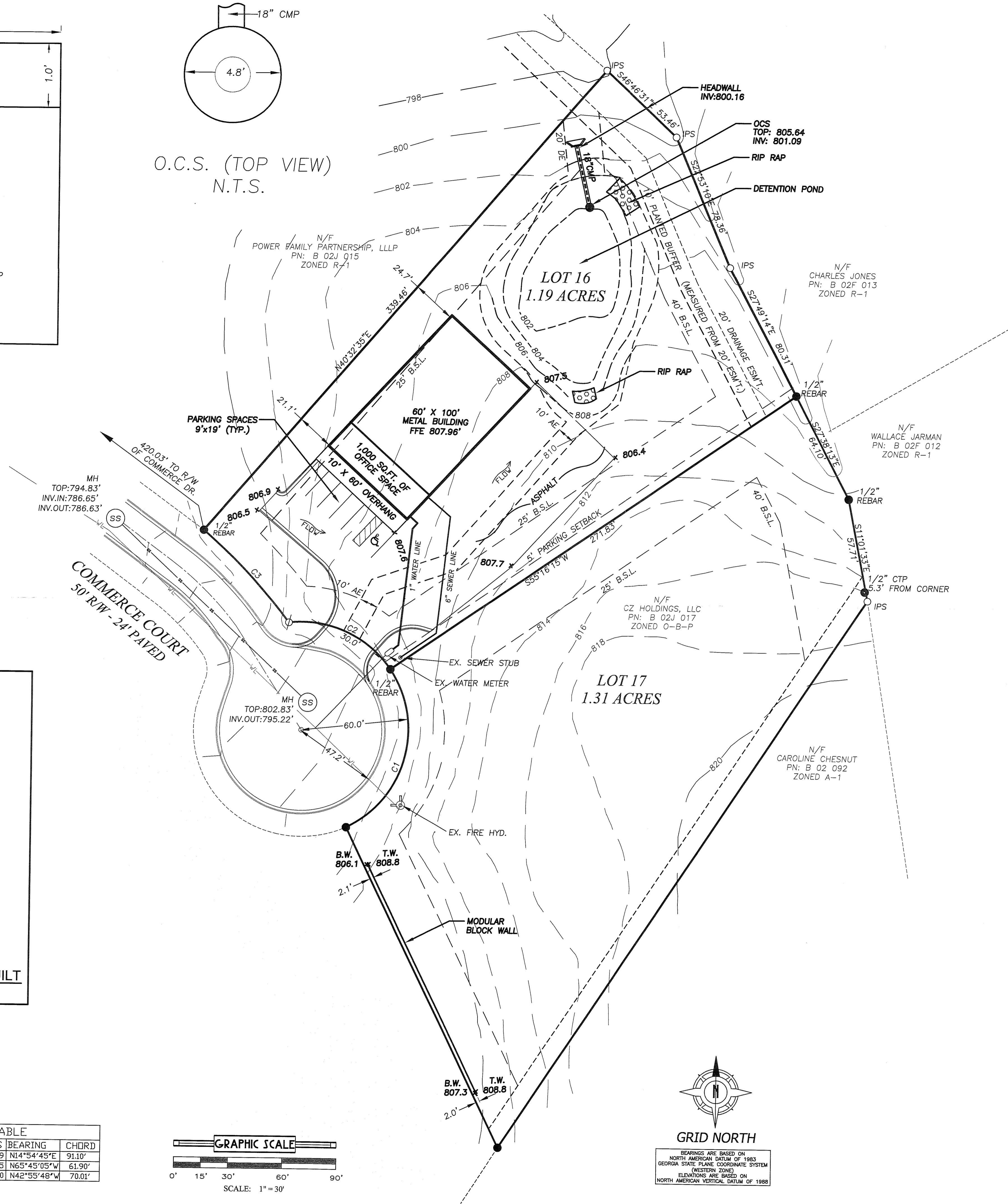
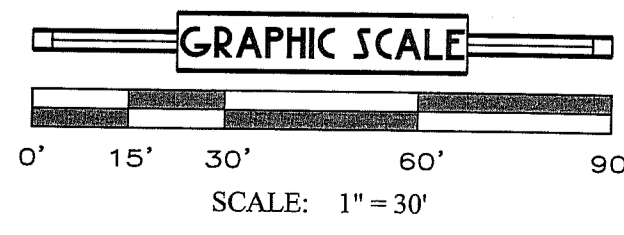
OCS OUTLET PIPE & DAM PROFILE ASBUILT
SCALES: HORIZONTAL: 1"=100'
VERTICAL: 1"=10'

SURVEYOR: JERRY D. WOOD
GEORGIA R.L.S. #2999
22 Barnett Shoals Rd.
Watkinsville, GA 30677
706.310.1961
706.310.1964 FAX

NOTE: THIS PLAT IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL INK OVER THE STAMP.

In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with minimum standards and requirements of law.

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	103.28	60.29	N14°54'45"E	91.10'
C2	65.06	59.85	N65°45'05"W	61.90'
C3	70.15	320.00	N42°55'48"W	70.01'

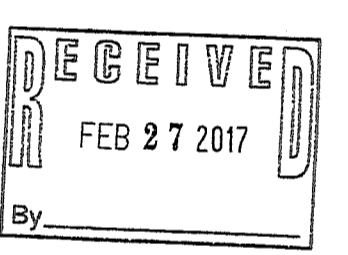


DUSOUTH
SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX

ASBUILT FOR:
PRECISION LANDSCAPE MANAGEMENT
1041 & 1051 COMMERCE COURT
WATKINSVILLE, GEORGIA

PROJECT DATA

- CLIENT: PRECISION LANDSCAPE MANAGEMENT
925 DANIELSVILLE RD.
ATHENS, GA 30601
- AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRLS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
- TOTAL PROJECT ACREAGE: 2.50 ACRES
 - TAX PARCEL #: B 02J 016 & B 02J 017
 - FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C0045D, DATED SEPTEMBER 2, 2009.
 - WATER SUPPLY: OCONEE COUNTY WATER SUPPLY
 - SEWAGE DISPOSAL: OCONEE COUNTY SANITARY SEWER SYSTEM
 - EXISTING ZONING: O-B-P (OFFICE BUSINESS PARK)
 - REQUIRED BUILDING SETBACKS:
FRONT: 20'
SIDE: 25'
REAR: 40'
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 - SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH



CHANGES	DATE
REVISED PER COMMENTS	2/27/17

DATE
11/22/16

PROJECT
16-196-01S

ASBUILT

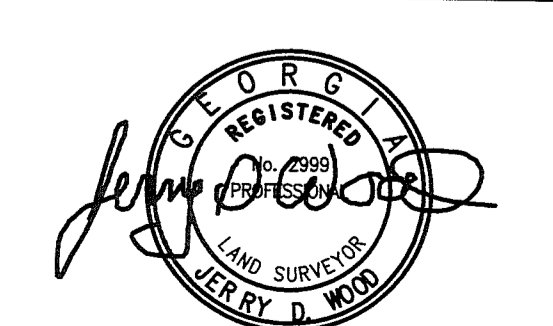
SHEET
1 OF 1

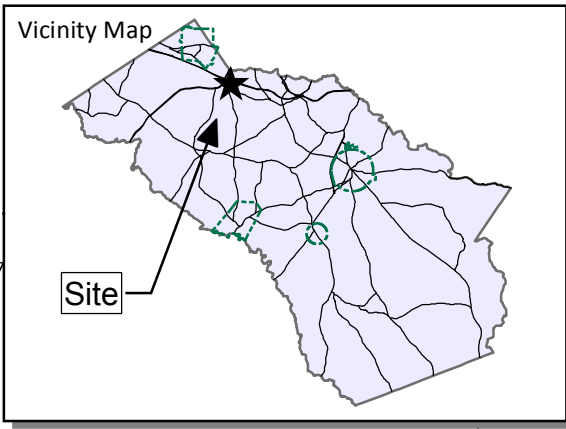
MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- ⊗ Depicts Monument Found
- ⊕ Fire Hydrant
- ⊙ Sanitary Sewer
- ⊖ Power Pole
- ⊘ Transformer
- ⊙ Drop Inlet
- ⊙ Light Pole

PLAT ABBREVIATIONS

- IPF IRON PIN FOUND (1/2" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- OTF OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- LLL LAND LOT LINE
- R/W RIGHT OF WAY
- TPCB TRUE POINT OF BEGINNING
- POB POINT OF BEGINNING
- POR POINT OF REFERENCE
- CL CENTERLINE
- PL PROPERTY LINE
- SF SQUARE FOOT
- CONC CONCRETE
- SSMH SANITARY SEWER MANHOLE
- JIB JUNCTION BOX
- DI DROP INLET
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- PP POWER POLE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT





**Oconee County
Planning Department**

This map is representative of the digital tax map and should be used for planning purposes only.

Scale
1:2,000