

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

TITLE

A Resolution granting approval of a Hardship Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Hardship Variance pursuant to an application requesting approval of a Hardship Variance on property owned by Anthony E. & Kristin C. Waller submitted on September 21, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Hardship Variance approval submitted by ABE Consulting, Inc. on September 21, 2020 regarding a ±5.00-acre tract of land located at 1301 Wire Bridge Road in the 223rd G.M.D., Oconee County, Georgia, (tax parcel no. C-08-005MB), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Hardship Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to place a guest house in the front yard.

Said Hardship 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 Hardship Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on November 3, 2020.

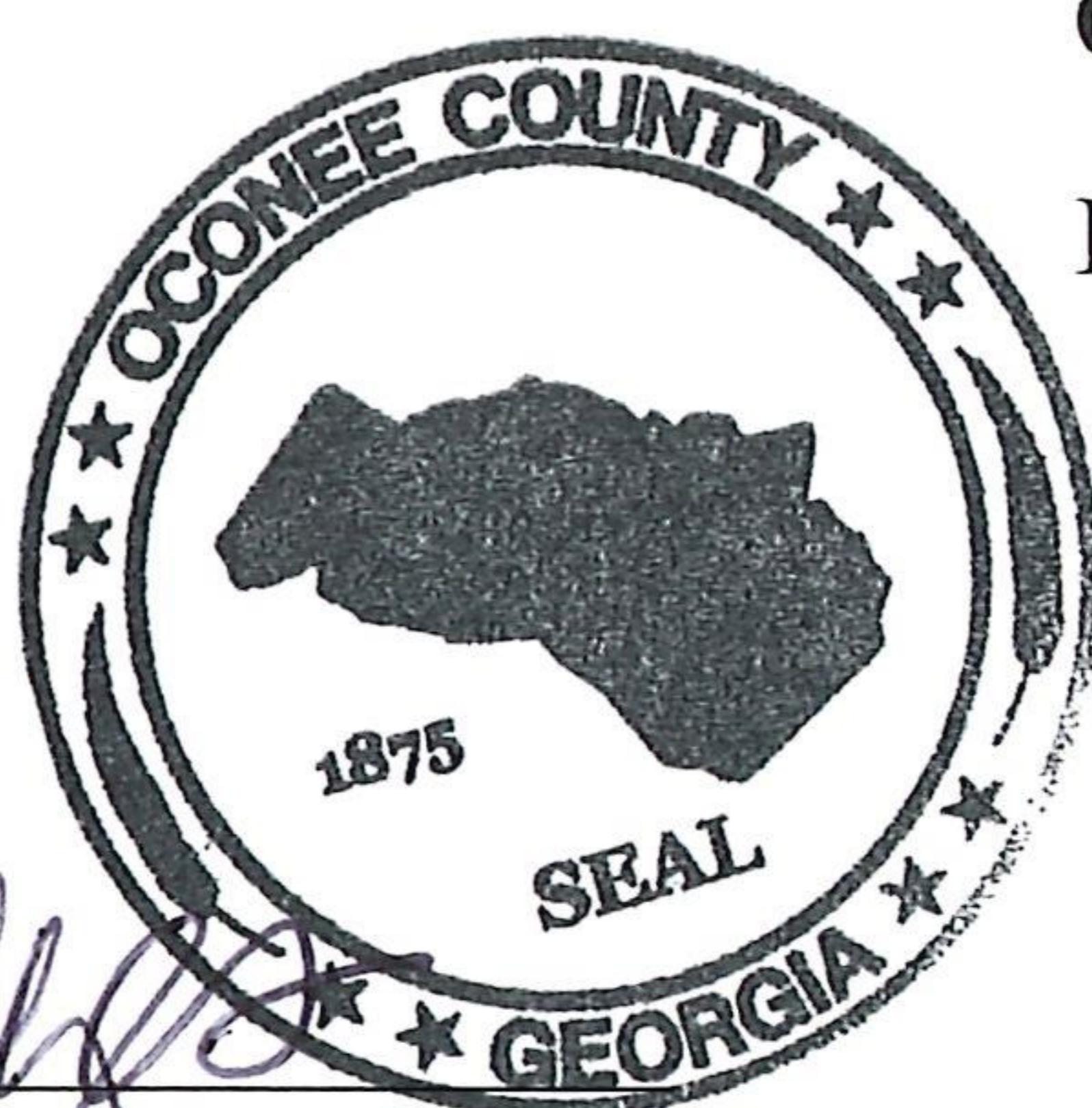
ADOPTED AND APPROVED, this 3rd day of November, 2020.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

ATTEST:

Kathy Hayes
Clerk, Board of Commissioners



John Daniell, Chairman

Mark Thomas, Member

Chuck Horton, Member

Vacant, Member

Mark Saxon, Member

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-195

Page 1 of 5

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP




EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-195

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 223rd G.M. District, Oconee County, Georgia being depicted on a Plat of Survey prepared for Dwight Len Rice by James M. Paul dated April 20, 2005 and recorded in Plat Book 36 page 227A, being more particularly described as follows:

Commencing at an Iron Pin Set on the Western right of way of Wire Bridge Road (80' R/W) that is a common corner with lands of Daniel S. & Christa H. Payne and is 0.32 mile Northeast from Georgia Highway #15, the Point of Beginning;

Thence North 55 Degrees 04 Minutes 25 Seconds West a distance of 547.54 feet along a common property line with Daniel S. & Christa H. Payne to a point in the centerline of a branch, passing through an Iron Pin Set at 527.54 feet;

Thence with the centerline of said branch the following courses and distances; North 64 Degrees 49 Minutes 35 Seconds East a distance of 12.94 feet; North 41 Degrees 18 Minutes 10 Seconds East a distance of 68.74 feet; North 03 Degrees 46 Minutes 15 Seconds West a distance of 51.41 feet; North 72 Degrees 54 Minutes 30 Seconds East a distance of 17.16 feet; North 33 Degrees 14 Minutes 00 Seconds East a distance of 125.58 feet; North 11 Degrees 05 Minutes 45 Seconds East a distance of 16.89 feet; North 46 Degrees 35 Minutes 55 Seconds East a distance of 129.14 feet; North 82 Degrees 08 Minutes 10 Seconds East a distance of 46.78 feet; North 32 Degrees 25 Minutes 00 Seconds East a distance of 39.17 feet; North 74 Degrees 36 Minutes 55 Seconds East a distance of 32.29 feet; North 61 Degrees 16 Minutes 25 Seconds East a distance of 91.10 feet to a point in the centerline of said branch that is a common corner with lands of Thaxton Turkeys, Inc.;

Thence South 33 Degrees 00 Minutes 25 Seconds East a distance of 131.75 feet along a common property line with Thaxton Turkeys, Inc. to an Iron Pin Set on the Western right of way of Wire Bridge Road, passing through an Iron Pin Set at 6.00 feet;

Thence with the Western right of way of Wire Bridge Road the following courses and distances;

South 03 Degrees 15 Minutes 25 Seconds West a distance of 45.17 feet; South 01 Degrees 17 Minutes 10 Seconds East a distance of 45.40 feet; South 05 Degrees 02 Minutes 55 Seconds East a distance of 69.38 feet; South 06 Degrees 13 Minutes 15 Seconds East a distance of 69.44 feet; South 04 Degrees 45 Minutes 50 Seconds East a distance of 85.26 feet; South 00 Degrees 05 Minutes 55 Seconds West a distance of 77.20 feet; South 05 Degrees 47 Minutes 40 Seconds West a distance of 79.37 feet; South 12 Degrees 22 Minutes 05 Seconds West a distance of 65.45 feet; South 18 Degrees 24 Minutes 35 Seconds West a distance of 40.83 feet; South 24 Degrees 46 Minutes 10 Seconds West a distance of 50.89 feet to an Iron Pin Set on said Western right of way, the Point of Beginning.

Subject to all easements and rights of way heretofore granted.

Said tract having an area of 5.00 Acres, more or less.

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-195

Page 3 of 5 NARRATIVE



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

September 21, 2020

Mr. Guy Herring, Director
Oconee County Planning and Code Enforcement
1291 Greensboro Highway
Watkinsville, GA 30677

RE: Hardship Variance per UDC Section 1304 & Section 351.02.c
Placement of Mother-in-Law Suite
Owners: Anthony E. & Kristin C. Waller
1301 Wire Bridge Road, Watkinsville, GA 30677

Dear Mr. Herring:

ABE Consulting, Inc. is an Authorized Agent for the Owners of the subject property. ABE is submitting a request for a hardship variance for placing the proposed Mother-in-Law Suite / Guest House in the front yard instead of the rear of the existing principal house. Section 351.02.c of the UDC Code requires the Guest House to be placed to the rear of the main dwelling for lots that are less than 10 acres in size.

Although the lot is of a large size (approximately 5.0 acres), meeting the current ordinance for placement of the Mother-in-Law suite will be almost impossible on this lot. This is due to the existing very steep slopes, placement and angle of the main house, limited area in the rear of the main house, existing and required septic areas, existing creek with mandated buffers & the need for access to the proposed guest house from the main drive. The lot has a very limited area in the rear which is hindered by very steep slopes, existing septic and creek buffers. The angle and placement of the main house make it physically impossible to place the guest house to the rear of the main house. The existing main house is placed deep in the lot which makes placing the proposed Mother-in-Law Suite to the rear much more difficult. Existing very steep grades would be a major problem to negotiate. Vehicular and pedestrian accessibility with H/C walks would be required, which cannot be met if the proposed structure is placed in the rear. The UDC Code requires that the main access drive be used to access the Mother-in-Law Suite which makes this requirement almost impossible to meet due to steep grades and extremely limited area in the rear of the main house.

This hardship variance is being requested due to existing ordinances requirements which cannot literally and physically be met on this lot due to existing steep slopes, location and angle of the existing main house, access and existing and repair septic systems. These conditions and limitations have not been created or developed by the owners.

This request, other than placing the Mother-in-Law Suite in the front yard, will meet all required

ABE Consulting, Inc.
2410 Hog Mountain Road, Suite 103, Watkinsville, GA 30677
PH: 706-613-8900 Fax: 706-425-9631 E-mail: abe@ABEconsultinginc.com
Page 1 of 2

standards under UDC Section 351:

- a. The proposed Mother-in-Law Suite will be used as accessory use to an already existing main dwelling on site.
- b. (1). The placement of the Mother-in-Law Suite will meet all required building setbacks and will not violate any codes as related to the maximum lot coverages. The proposed Guest House is being placed in the front yard, please refer to the Hardship Variance Concept Plan for additional information.
- (2). The proposed septic including the future repair systems have been prepared as required by the Oconee County Environmental Health Dept., please refer to the submitted copy of the Level III Soil Survey / Septic Site Plan showing existing for both the existing house and proposed Mother-in-Law Suite.
- (3). A two-car garage is included in the Mother-in-Law Suite to provide the 2 required parking spaces. These spaces meet and exceed the UDC requirements for parking. As shown on the Variance Concept Plan, access to the proposed Mother-in-Law Suite is provided through the existing drive.

Existing and proposed uses and zoning:

Subject Property

- Existing Zoning: AG, Proposed Zoning: AG
- Existing use: single family residence
- Proposed use: single family residence with mother-in-law/guest suite

Adjacent Properties

- Existing Zoning: AG
- Existing uses: single family residences and vacant lands

Please refer to the Variance Concept for specific information on use and zoning of adjacent properties.

The proposed Mother-in-Law Suite architecture complements the main house as a cement fiber board (Hardie Plank Siding) with spacious and inviting covered porches and prefinished metal roof. Please refer to the attached Mother-in-Law Suite Architectural Plans for additional details and information (Floor Plan and Elevations). The total heated square footage of the proposed Mother-in-Law Suite will be 1,596 SF which is less than 50% (1,831 SF) of the principal residence total heated square footage of 3,662. (2,316 SF Main Level + 1,346 SF Basement).

Based on the above stated hardship situation for this particular lot, we are requesting a hardship variance to allow placement of the proposed Mother-in-Law Suite in the front yard instead of the rear. We are also requesting that consideration be given to allow a raised slab with foundation walls to allow the possibility of having ADA H/C accessibility to the Mother-in-Law Suite. Thank you for your assistance with this matter. Should you have any questions or comments, please feel free to call me at 706-613-8900.

Respectfully submitted,
ABE Consulting, Inc.

Abe Abouhamdan, P.E, F.ASCE
President & CEO

EXHIBIT "A" TO HARSHIP VARIANCE NO. P20-195

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PLAT

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 03°15'25" W	45.17	11	N 64°49'35" E	12.94
2	S 01°17'10" E	45.40	12	N 41°18'10" E	88.74
3	S 05°02'55" E	69.38	13	N 03°46'15" W	51.41
4	S 08°13'15" E	69.44	14	N 72°34'30" E	17.16
5	S 04°45'50" E	85.26	15	N 33°14'00" E	125.59
6	S 00°05'55" W	77.20	16	N 11°05'45" E	16.89
7	S 05°47'40" W	79.37	17	N 46°35'55" E	129.14
8	S 12°22'05" W	85.45	18	N 82°08'10" E	46.78
9	S 10°24'35" W	40.83	19	N 32°25'00" E	39.17
10	S 24°48'10" W	50.89	20	N 74°36'55" E	32.29
			21	N 61°16'25" E	91.10

The owner of the land shown on this plat and whose name is subscribed hereeto, 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.

Deeplakshmi Raja
Owner or Agent Date

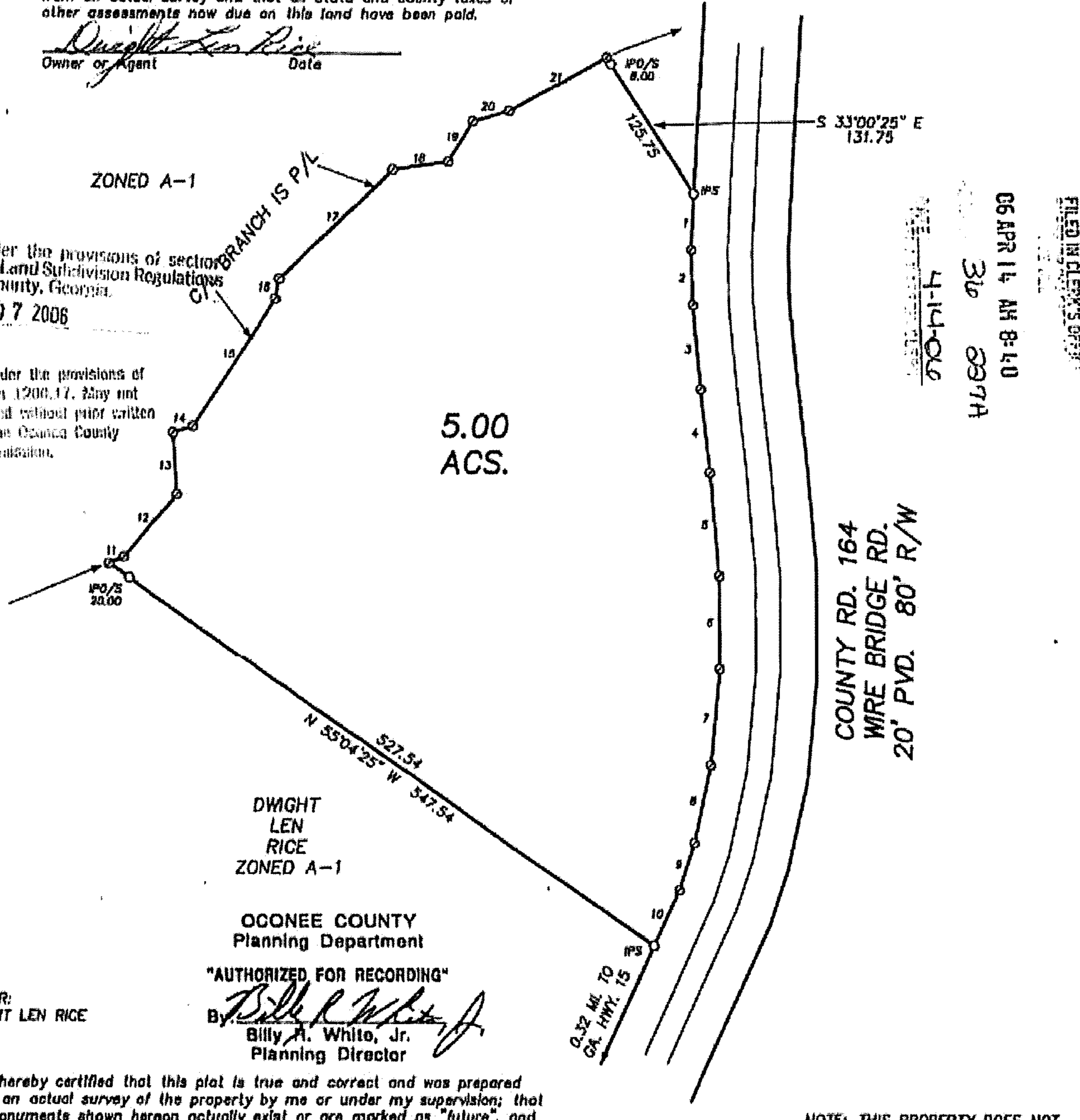
1. *Leucosia* *leucosia* (L.)

Layout under the provisions of section 104, c of the Land Subdivision Regulations of Oceana County, Michigan.

APR 07 2008

**Subdivided under the provisions of
Zoning Section 1200.17. May not
be resubdivided without prior written
approval of the Ottawa County
Planning Commission.**

5.00
ACS.



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 herein actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all requirements of the Land subdivision regulations of Oconee County, Georgia have been fully complied with.

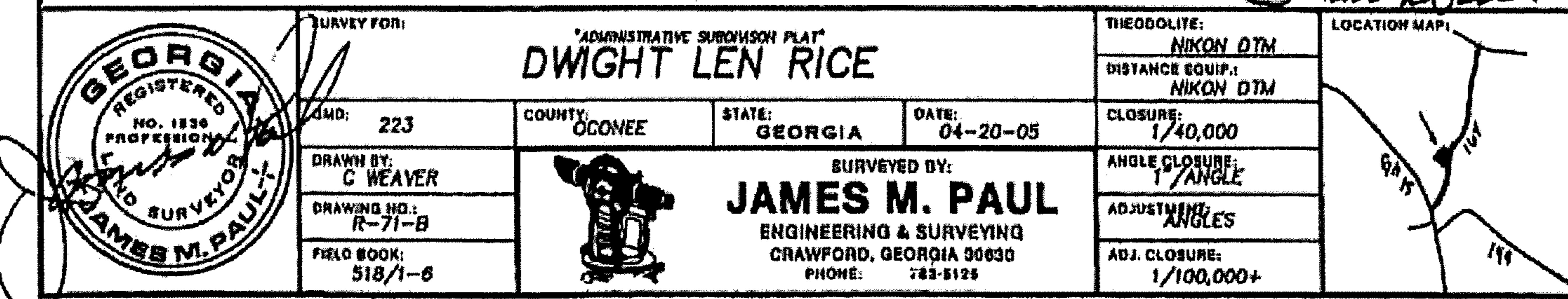
NOTE: THIS PROPERTY DOES NOT
LIE WITHIN A 100 YEAR FLOOD
PLAIN ACCORDING TO FLOOD
INSURANCE RATE MAP #
I30453 0080 B

**REVISED: 03-27-08
CHANGE SCALE, ADDED
ADMINISTRATIVE SUBDIVISION
STATEMENTS.**

NOTE: THIS TRACT IS ZONED A-1

● IFF - IRON PIN FOUND 100 0 100 200
○ IPS - IRON PIN SET 3/4" O.D. CIV. PIPE
○ - TRAVERSE POINT
SCALE: 1" = 100'


I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT
REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PRE-
PARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.



Tax Map C-08-0054

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-195

Page 5 of 5 CONCEPT PLAN





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

VARIANCE CASE #: P20-0195

DATE: October 13, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: ABE Consulting, Inc.

PROPERTY OWNER: Anthony E. & Kristin C. Waller

LOCATION: 1301 Wire Bridge Road

PARCEL SIZE: ± 5.00 acres

EXISTING ZONING: AG (Agricultural District)

EXISTING LAND USE: Residential

TYPE OF VARIANCE REQUESTED: Hardship Variance

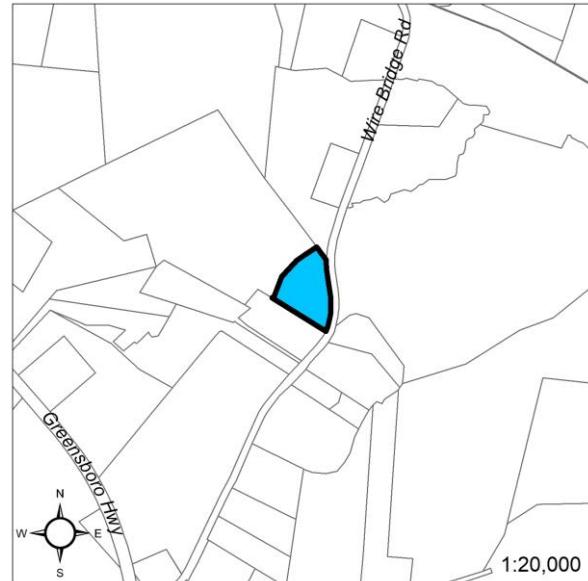
REQUEST SUMMARY: The property owner is requesting a hardship variance from UDC Section 351.02.c (Guesthouse restrictions) to place a guest house in the front yard of a residential property.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: November 3, 2020

ATTACHMENTS:

- Application
- Narrative
- Representative Architecture
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The property has been zoned AG since the original adoption of the zoning map in 1968
- A single family home was built on the property in 1988

VARIANCE DESCRIPTION

- The owner is requesting to place a guesthouse in the front yard
 - ***Unified Development Code Section 351.02.c – Guest house restrictions***
For lots less than ten acres in size, the guest house must be placed to the rear of the main house.

PUBLIC FACILITIES

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

ENVIRONMENTAL

- Jurisdictional wetland areas, state waters, and a conservation corridor are known to exist on the site
- No development is proposed within these known environmental areas

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR HARSHSHIP APPROVAL” AS SET FORTH IN SECTION 1304.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE:

Hardship variances may be granted in such individual cases of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography?**
The subject property slopes steeply toward the rear of the lot, where a septic system and creek with required state waters and conservation corridor buffers exist. These conditions severely limit the placement of the proposed guesthouse in the rear yard of the property.
- Does the application of requirements in the Unified Development Code create an unnecessary hardship?**
Due to the steep topography of the property and location of septic infrastructure, constructing the guesthouse in the rear yard would be nearly impossible and would create significant additional expense for the property owner. Staff holds that the strict application of UDC requirements would create an unnecessary hardship.
- Are conditions creating the need for the hardship variance peculiar to the particular piece of property involved?**
The conditions creating the need for the hardship variance are peculiar to the subject property because of the existing topography and required stream buffers.
- Will relief, if granted, not cause substantial detriment to the public good or impair the purposes and intent of the Unified Development Code?**
The purposes of UDC Section 351.02.c are to promote orderly and aesthetically pleasing development of single-family residential areas. Placement of a guesthouse in the proposed location should not be injurious to the character or aesthetic integrity of the surrounding neighborhood and staff holds that relief should neither be detrimental to the public good nor impair the purposes and intent of the UDC.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for hardship variance approval, this request meet all necessary criteria to grant a hardship variance and staff recommends the following condition to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: _____

Applicant

Name: ABE Consulting, Inc. / Abe Abouhamdan, PE, FASCE

Address: 2410 Hog Mountain Road, Suite 103

(No P. O. Boxes)

Watkinsville, GA 30677

Telephone: 706-613-8900

Email: Abe@ABEConsultinginc.com

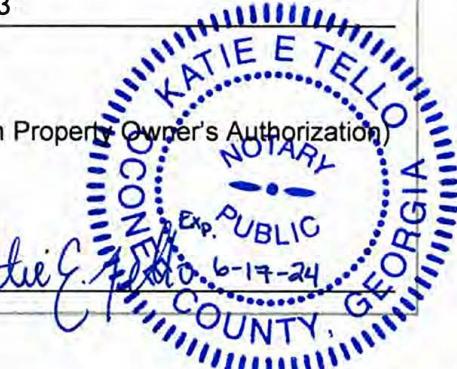
Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: Abe Abouhamdan

Date: 9/16/20

Notarized: Katie E. Tello

**Property Owner**

Name: Anthony E. & Kristin C. Waller

Address: 1301 Wire Bridge Road

(No P. O. Boxes)

Watkinsville, GA 30677

Telephone: 706-769-3363

Property

Location: 1301 Wire Bridge Road

Watkinsville, GA 30677

Tax Parcel Number: C 08 005MB

Size (Acres): 5.0 Current Zoning: AG

Future Development Map—Character Area Designation: Agricultural Preservation

Use

Current Use: Residential- Single Family Use

Proposed Use: Residential- Guest House / Garage

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

UDC Sections 351.02.c

Hardship special exceptions varainace to place the guest house/garage in the front yard instead of the rear of principal dwelling.



A Better Environment

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

September 21, 2020

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standards under UDC Section 351:

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- b. (1). The placement of the Mother-in-Law Suite will meet all required building setbacks and will not violate any codes as related to the maximum lot coverages. The proposed Guest House is being placed in the front yard, please refer to the Hardship Variance Concept Plan for additional information.
- (2). The proposed septic including the future repair systems have been prepared as required by the Oconee County Environmental Health Dept., please refer to the submitted copy of the Level III Soil Survey / Septic Site Plan showing existing for both the existing house and proposed Mother-in-Law Suite.
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Existing and proposed uses and zoning:

Subject Property

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- Existing use: single family residence
- Proposed use: single family residence with mother-in-law/guest suite

Adjacent Properties

- Existing Zoning: AG
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Please refer to the Variance Concept for specific information on use and zoning of adjacent properties.

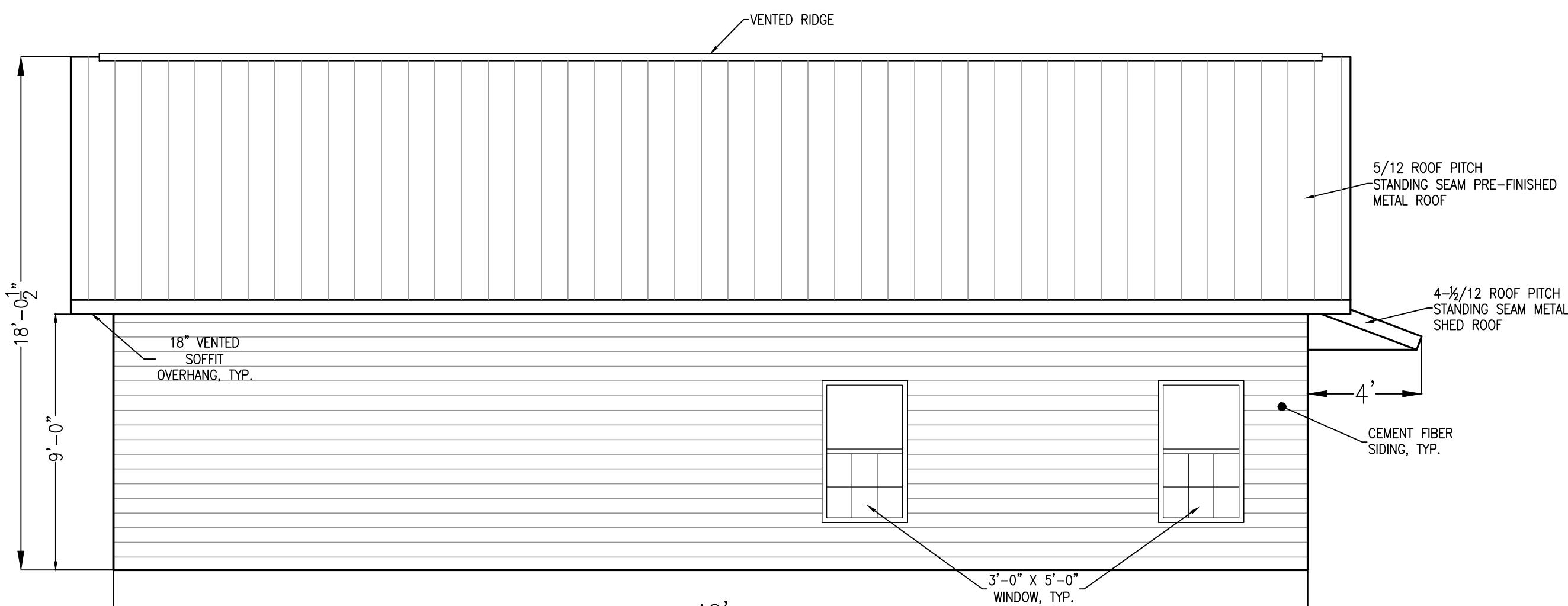
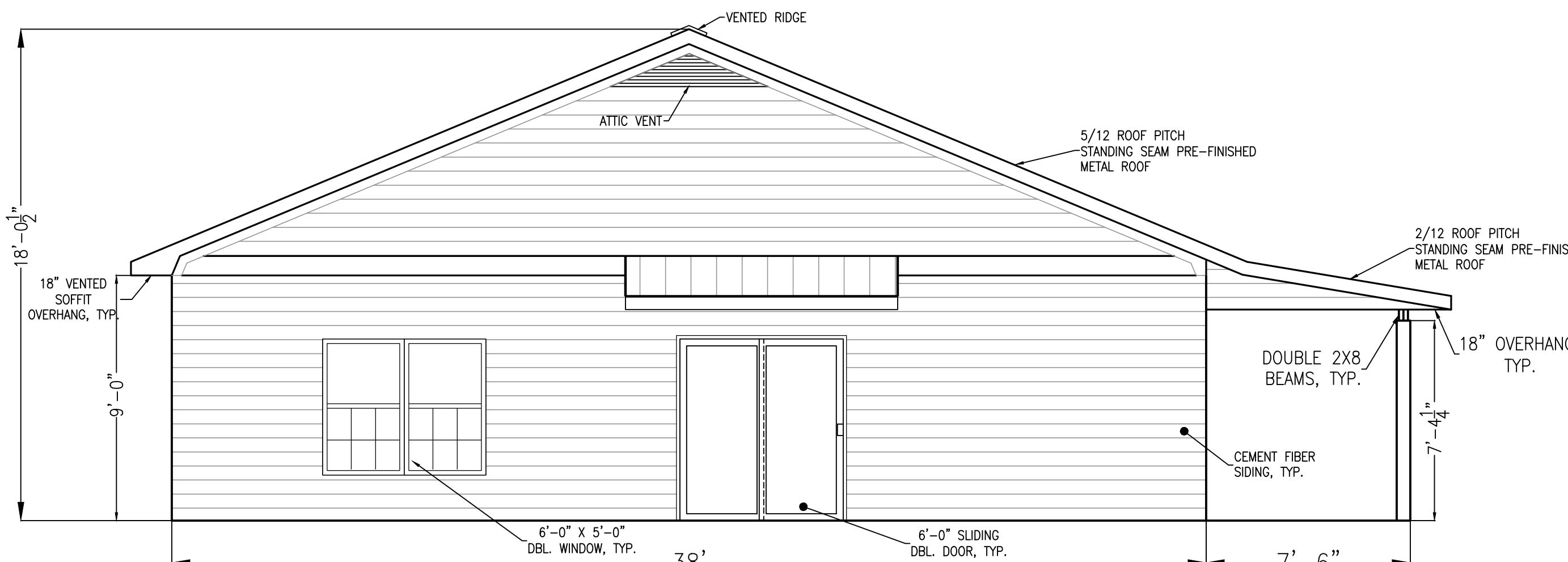
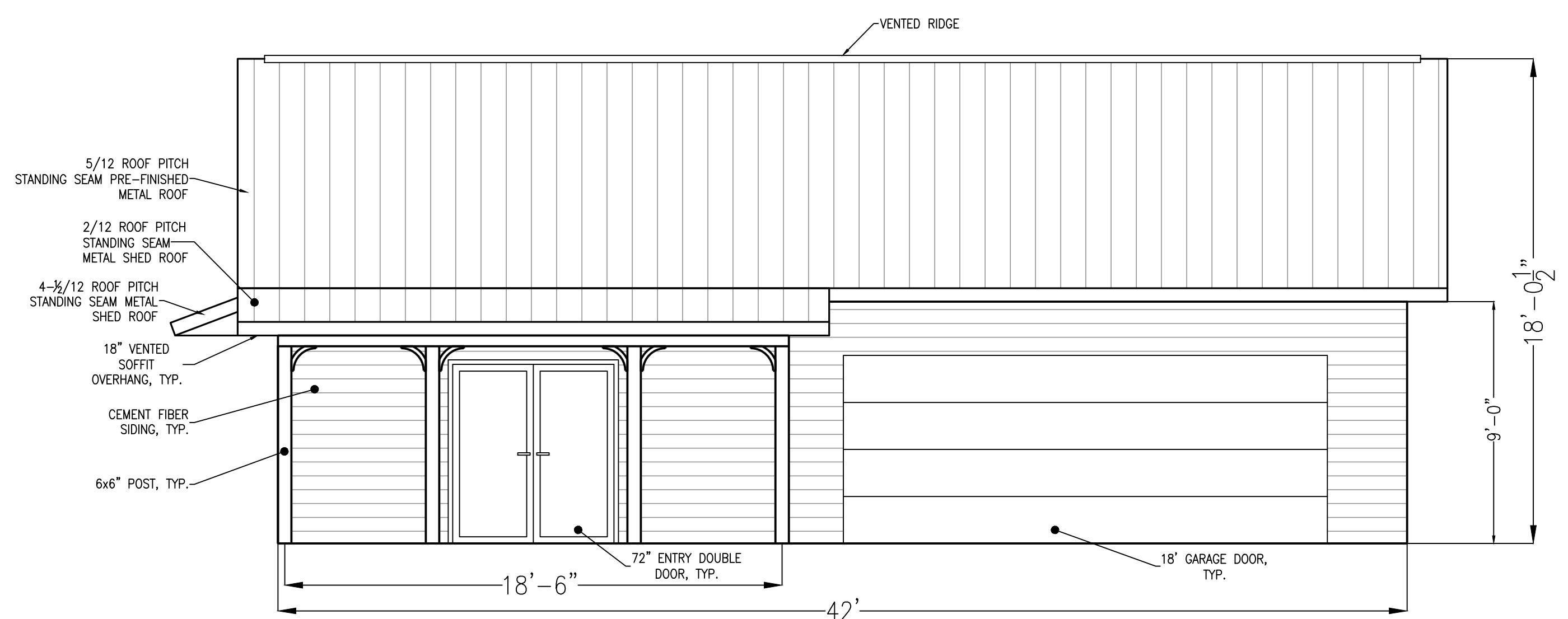
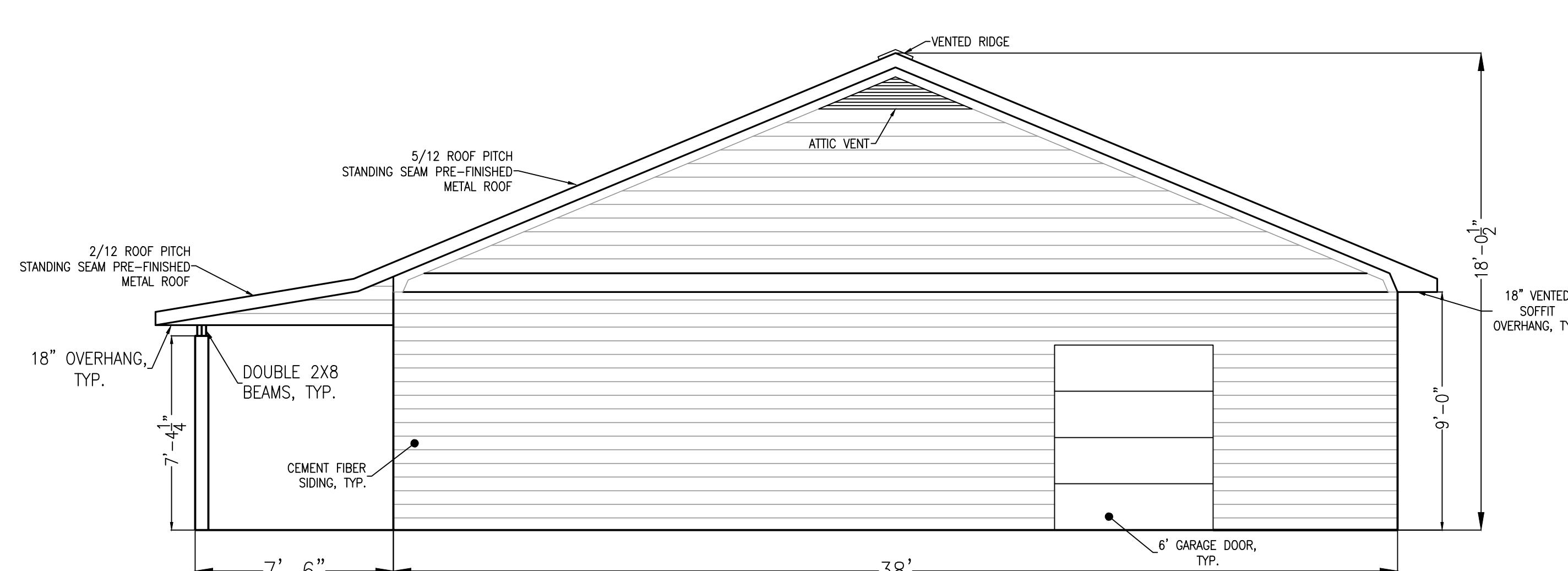
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Respectfully submitted,
ABE Consulting, Inc.



Abe Abouhamdan, P.E, F.ASCE
 President & CEO

ELEVATIONS

REAR ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION

RIGHT SIDE ELEVATION

REVISIONS **DATE**
DATE: 9-15-20
PROJECT #: 20-500-575

 GRAPHIC SCALE
 0' 1' 2' 4' 6' 12' 16'
 SCALE: 1/4"=1'-0"

SHEET #
 2
 2

Variance # P20-0195 - Waller

Tax Parcel #
C-08-005MB

C 08 005MB

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:2,500

0

235

470

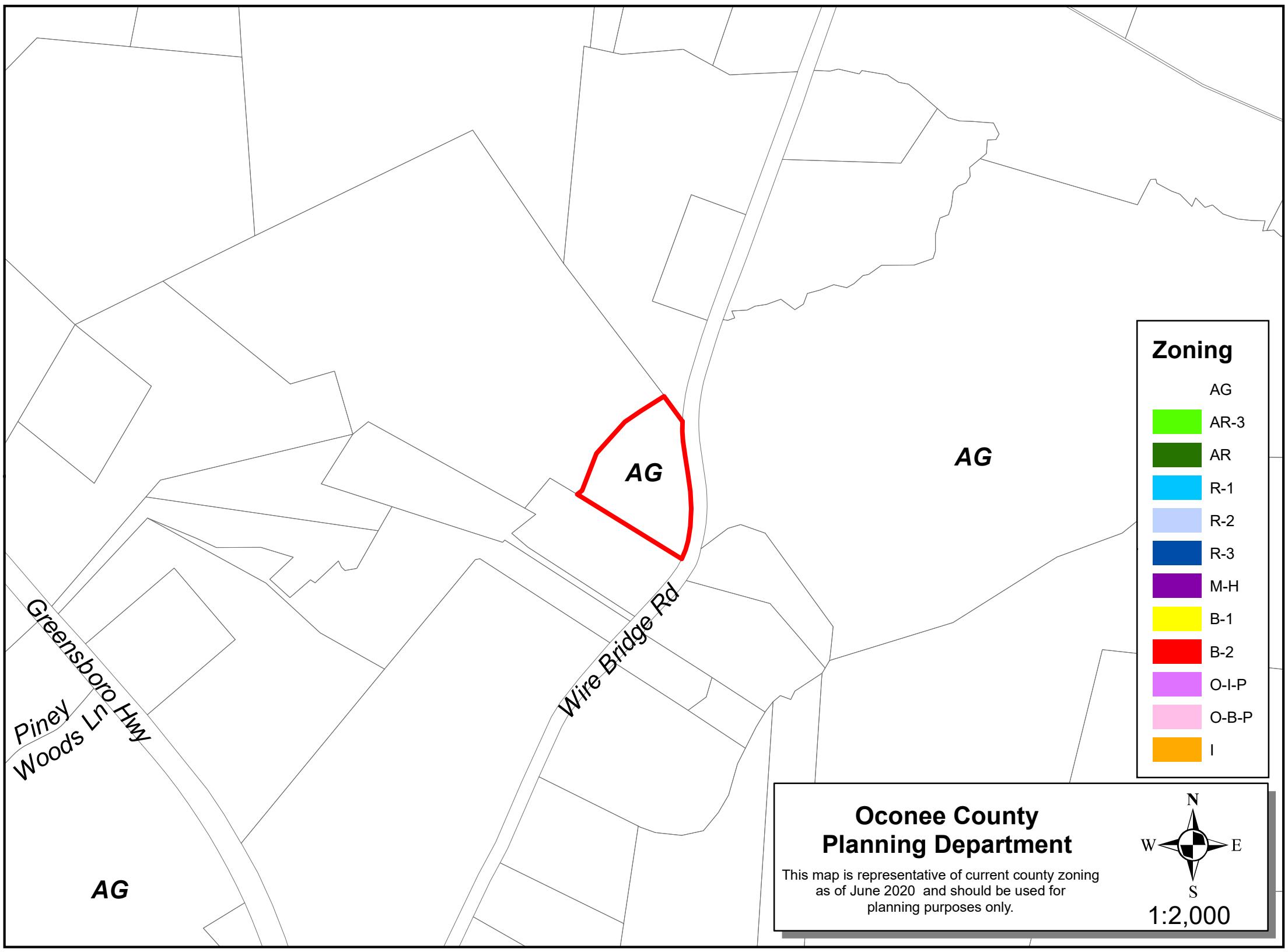
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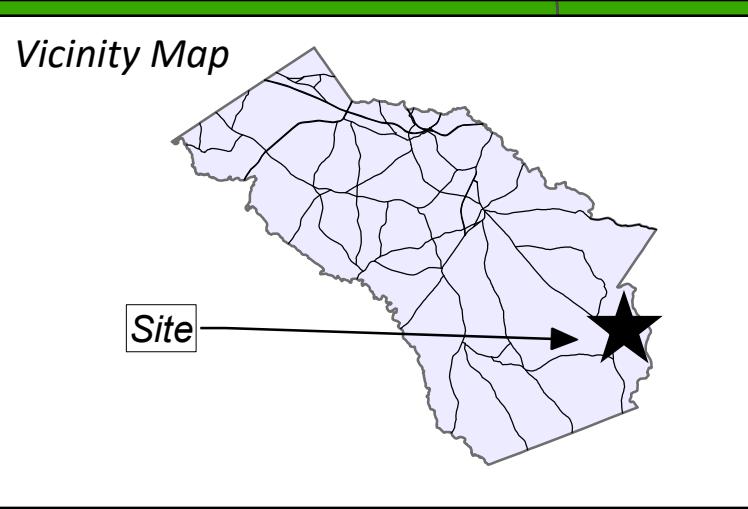
1,410

1,880

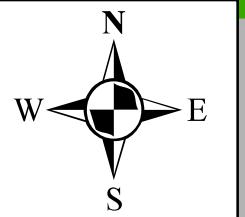
Feet







Oconee County Planning Department



This map is a representation of the future development map
and should be used for planning purposes only

0 165 330 660 990 1,320
Feet

Agricultural Preservation

Greensboro Hwy

Wire Bridge Rd

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 03°15'25" W	45.17	11	N 64°49'35" E	12.94
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8	S 12°22'05" W	65.45	18	N 82°08'10" E	46.78
9	S 18°24'35" W	40.83	19	N 32°25'00" E	39.17
10	S 24°46'10" W	50.89	20	N 74°36'55" E	32.29
		21	N 61°16'25" E	91.10	

MAGNETIC NORTH

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.

Dwight Len Rice
Owner or Agent Date

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE BEEN DULY ADVISED TO REFER TO THE QUALITY OF THE SURVEY AND THE TRACTOR AND LAND USE INFORMATION. THIS PLAT WAS MADE UPON THE BASIS OF THE (WELLINGTON) SURVEY MANAGEMENT SYSTEM (WSMS). THE OWNER IS DWIGHT LEN RICE, RETD, AND THE OTHER PARTIES TAKING TITLE TO PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY VESTED INTEREST IN THE SUBJECT PROPERTY.

ZONED A-1

RANCH IS P/L

Exempt under the provisions of section 1200.17 of the Land Subdivision Regulations of Oconee County, Georgia.

Date APR 07 2006

Subdivided under the provisions of Zoning Section 1200.17. May not be subdivided without prior written approval of the Oconee County Planning Commission.

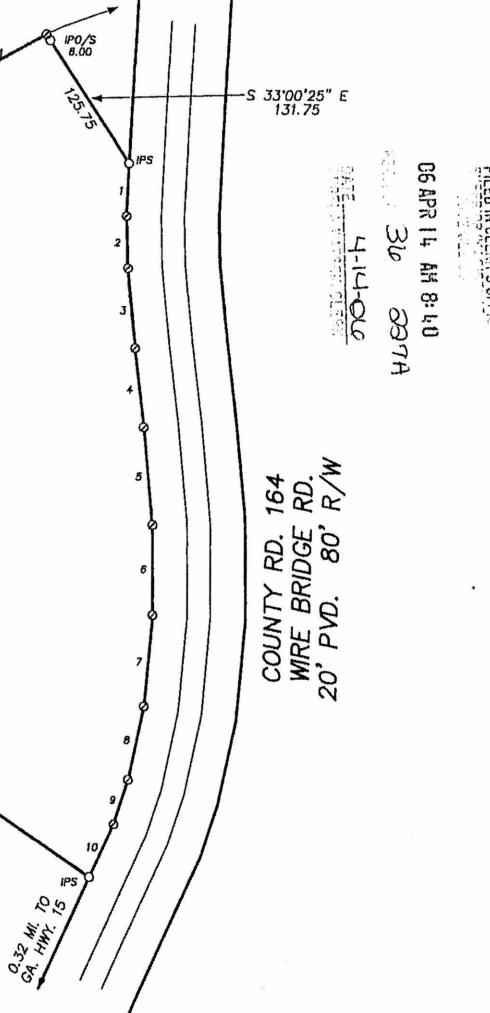
5.00
ACS.

IPO/S 20.00

DWIGHT
LEN
RICE
ZONED A-1OCONEE COUNTY
Planning Department

"AUTHORIZED FOR RECORDING"

By *Billy R. White, Jr.*
Planning Director

OWNER:
DWIGHT LEN RICE

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 hereon actually exist or are marked as "future", and their location, size, type, and materials are correctly shown; and that all requirements of the land subdivision regulations of Oconee County, Georgia have been fully complied with.

Registered Georgia Land Surveyor #1530

NOTE: THIS TRACT IS ZONED A-1

● IPF - IRON PIN FOUND 100 0 100 200
○ IPS - IRON PIN SET 3/4" O.D. GALV. PIPE
○ - TRAVERSE POINT

REVISED: 03-27-06
CHANGE SCALE, ADDED
ADMINISTRATIVE SUBDIVISION
STATEMENTS.

NOTE: THIS PROPERTY DOES NOT
LIE WITHIN A 100 YEAR FLOOD
PLAIN ACCORDING TO FLOOD
INSURANCE RATE MAP #
130453 0060 B

REGISTERED GA. LAND SURVEYOR
1530
NUMBER

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT
REPRESENTATION OF THE LAND LATED AND HAS BEEN PREPARED
IN CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF LAW.

SURVEY FOR:		"ADMINISTRATIVE SUBDIVISION PLAT"		THEODOLITE:		LOCATION MAP:	
DWIGHT LEN RICE		JAMES M. PAUL		NIKON DTM	NIKON DTM		
GDID: 223	COUNTY: OCONEE	STATE: GEORGIA	DATE: 04-20-05	DISTANCE EQUIP.:	CLOSURE:		
DRAWN BY: C HEAVER	DRAWING NO.: R-71-B	SURVEYED BY:	JAMES M. PAUL		1/40,000		
DRAWING NO.: R-71-B	FIELD BOOK: 518/1-6	ENGINEERING & SURVEYING	CRAWFORD, GEORGIA 30630	ANGLE CLOSURE:	1/ANGLE		
		PHONE: 783-5125		ADJUSTMENT:	ANGLES		
				ADJ. CLOSURE:	1/100,000+		

Tax Map C-08-005M

James M. Paul

GEORGIA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
NO. 1530
JAMES M. PAUL

PROJECT DATA:
OWNERS:

ANTHONY E. & KRISTIN C. WALLER
1301 WIRE BRIDGE RD
WATKINSVILLE, GA 30677
CONTACT: MR. TONY WALLER
PHONE: 706-338-4925
EMAIL: TONYWALLER@HOTMAIL.COM

ENGINEER &
AUTHORIZED AGENT:

ABE CONSULTING, INC.
2410 HOG MOUNTAIN, SUITE 103
WATKINSVILLE, GA 30677
CONTACT: ABE ABOUHAMdan, P.E. FASCE
PHONE: 706-613-8900
EMAIL: ABE@ABECONSULTINGINC.COM

1. WATER SUPPLY: INDIVIDUAL WELL ON LOT
2. SEWAGE DISPOSAL: PRIVATE ON-SITE SEPTIC SYSTEM
3. THERE ARE KNOWN ENVIRONMENTAL AREAS ON THIS SITE, AS SHOWN.
4. PHYSICAL ADDRESS: 1301 WIRE BRIDGE RD
5. ACREAGE: 5.00 ACRES
6. TAX PARCEL #: C 08 005MB
7. ZONING: AG
8. EXISTING USE: SINGLE FAMILY RESIDENCE
9. PROPOSED USE: SINGLE FAMILY RESIDENCE WITH MOTHER-IN-LAW/GUEST SUITE
10. BOUNDARY TAKEN FROM PB: 36 PG: 227A
11. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C 0170D DATED 9-2-2009.

12. CONTOUR INTERVAL: 2' TOPO FROM OCONEE COUNTY GIS AND ABE FIELD RUN SURVEY.
13. SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR/ROLL OFF CART.
14. PROPOSED UTILITIES: POWER, TELEPHONE, CABLE TV, TELECOMMUNICATIONS
15. MAXIMUM BUILDING HEIGHT: 40'
16. REQUIRED BUILDING SETBACKS:
FRONT: 30'
SIDE: 25'
REAR: 25'
17. TOTAL PROPOSED GROSS BUILDING AREA: 1,778.5 SF TOTAL
(704.5 SF HEATED FOR MOTHER-IN-LAW SUITE, 891.5 SF FOR GARAGE/WORK SHOP & 182.5 SF FOR PORCHES)
18. TOTAL ALLOWED SQUARE FOOTAGE FOR MOTHER-IN-LAW SUITE BY CODE: 1,831 SF
19. TOTAL EXISTING MAIN HOUSE HEATED AREA: 3,662 SF (HEATED MAIN LEVEL: 2,316 SF, BASEMENT: 1,346 SF)
20. PROPOSED BUILDING HEIGHT: 18.04' AS CALCULATED PER UDC.
21. SURFACE DRAINAGE PROPOSED: SHEET FLOW TO EXISTING SWALES LEADING TO CREEK IN REAR OF PROPERTY.
22. PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF 9-30-2021.

22. ADJACENT PROPERTIES:
NORTH- EXISTING USE: VACANT/CONSERVATION / EXISTING ZONING AG
EAST- EXISTING USE: VACANT/CONSERVATION / EXISTING ZONING AG
SOUTH- EXISTING USE: SINGLE FAMILY RESIDENCE / EXISTING ZONING AG
WEST- EXISTING USE: SINGLE FAMILY RESIDENCE / EXISTING ZONING AG

