

**SPECIAL USE APPROVAL  
OCONEE COUNTY, GEORGIA**

**TITLE**

A Resolution granting Special Use Approval, as provided by the Unified Development Code of Oconee County, Georgia, pursuant to Article 12, Division I et seq.

**ENACTMENT CLAUSE**

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application for a change in conditions of approval for Special Use no. P21-0109, submitted by Logan Waters, on May 24, 2021 requesting Special Use Approval on a ±3.09 acre tract of land located at 1225 Stone Road in the 239<sup>th</sup> G.M.D., Oconee County, Georgia, tax parcel no. B-06T-001AA, on property owned by the SRC Development, LLC, the Board of Commissioners of Oconee County does hereby grant following:

SECTION 1. A Resolution granting Special Use Approval for the property described above and on the attached Exhibit A is hereby granted for an amenity area within the Stonewood residential subdivision.

Said Special Use Approval 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 Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

SECTION 3. Repeal of Conflicting Resolutions or Ordinances. All Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Effective Date. This Resolution shall take effect this date.

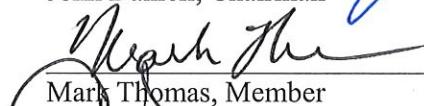
Said Special Use Approval application was submitted to the Oconee County Planning Commission and a Public Hearing was duly held by same on July 19, 2021, and a Public Hearing was held by the Oconee County Board of Commissioners at its regular meeting on August 3, 2021.

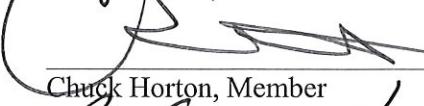
ADOPTED AND APPROVED, this 3<sup>rd</sup> day of August, 2021.

**OCONEE COUNTY BOARD OF COMMISSIONERS**

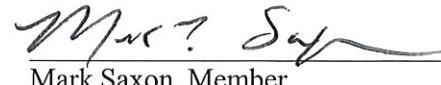
BY:

  
John Daniell, Chairman

  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Holly Stephenson, Board of Commissioners

# EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0109

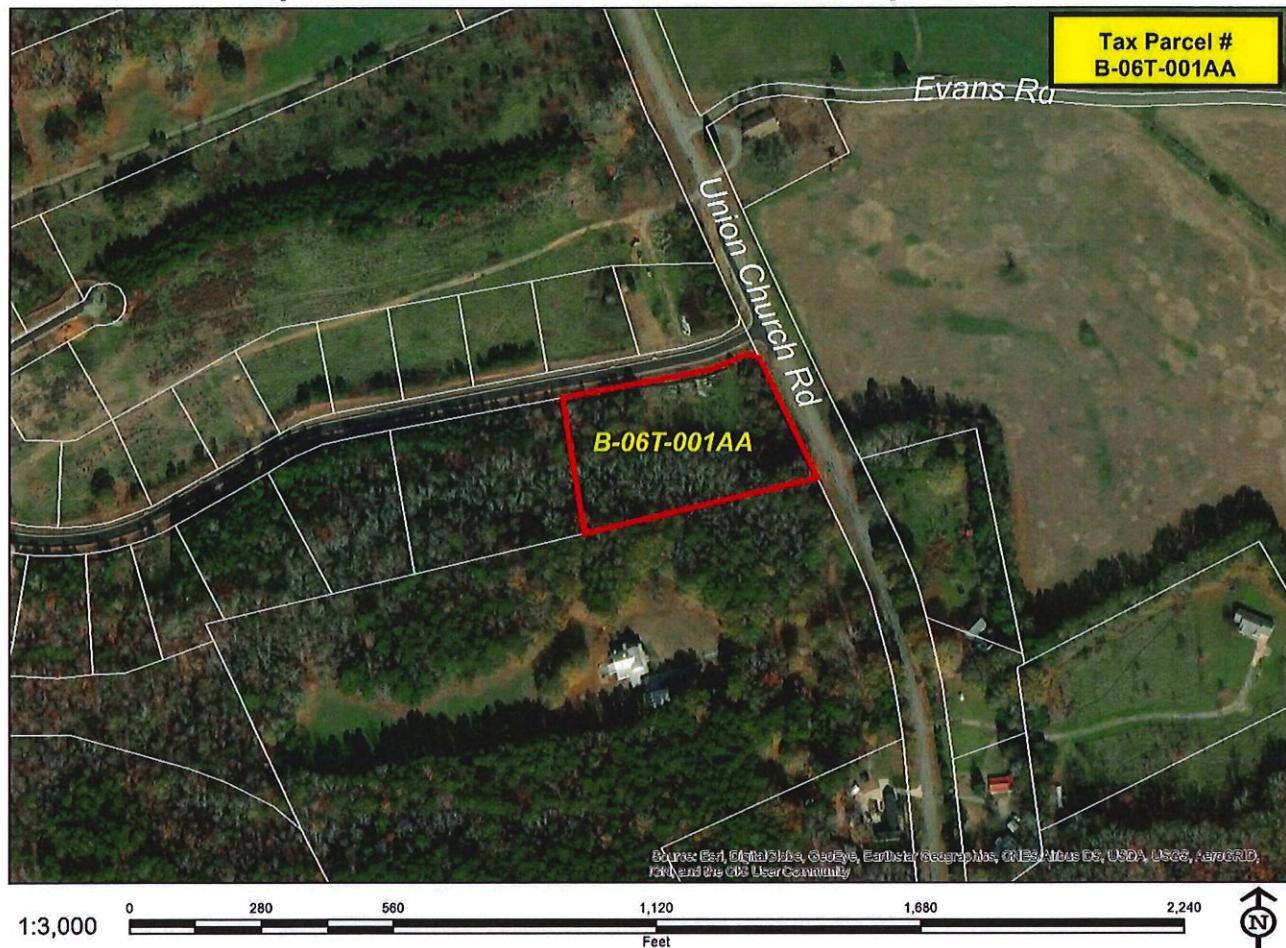
Page 1 of 6

## CONDITION

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 zoning 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

### Special Use # P21-0109 - SRC Development LLC



**EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0109**

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**LEGAL DESCRIPTION**

Legal Description

All that tract or parcel of land, together with and including all improvements thereon, lying and being in the 221<sup>st</sup> G.M.D. of Oconee County, Georgia, and being more particularly described as follows:

Commencing at the centerline-centerline intersection of Union Church Road (80' R/W), and Evans Road (Private) thence in a Southeasterly direction South 20 degrees 09 minutes 30 seconds East a distance of 502.02 feet to a ½" rebar on the western right-of-way line of Union Church Road (80' R/W), that point being the TRUE POINT OF BEGINNING (T.P.O.B.), thence continuing along said right-of-way line of Union Church Road (80' R/W), South 24 degrees 22 minutes 24 seconds East a distance of 282.4 feet to a ½" Rebar, thence leaving said right-of-way line South 76 degrees 41 minutes 09 seconds West a distance of 506.0 feet to a ½" rebar, thence North 10 degrees 50 minutes 14 seconds West a distance of 291.1 feet to a ½" rebar on the southern right-of-way line of Stone Road (60' R/W), thence along said right-of-way, North 79 degrees 09 minutes 46 seconds East a distance of 282.3 feet to a computed point, thence along a curve to the left having an arc length of 93.464 feet, a radius of 405.00 feet and being subtended by a chord bearing of North 72 degrees 33 minutes 05 seconds East a distance of 93.26 feet to a computed point, thence North 65 degrees 56 minutes 25 seconds East a distance of 41.4 feet to a ½" rebar set, thence South 69 degrees 21 minutes 48 seconds East a distance of 28.4 feet to a ½" rebar set on the western right-of-way line of Union Church Road (80' R/W) that point being the TRUE POINT OF BEGINNING (T.P.O.B.).

This property having 3.09 acres, as shown on the Final Plat for Stonewood Subdivision, Phase 1 for SRC Development LLC by DuSouth Surveying & Engineering, Inc., by Jerry D. Wood, Georgia RLS# 2999, dated 03/17/2020.

**EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0109**

Page 3 of 6

**NARRATIVE**



**DuSouth Surveying and Engineering**

[www.dusouthsurveying.com](http://www.dusouthsurveying.com)

Offering Engineering, Land Surveying & Land Planning

DuSouth Surveying, Inc  
22 Barnett Shoals Rd  
Watkinsville, GA 30677  
Phone 706-310-1961  
June 15, 2021

**Planning Commission**  
**Oconee County, GA**  
**23 N Main Street**  
**Watkinsville, GA 30677**

To Whom it may concern,

We are pleased to request the special use authorization of the Stonewood Amenity Area within the Stonewood Subdivision. The proposed development is to include a single tennis court, a pickle ball court, swimming pool, cabana, and all associated parking, utilities, and stormwater infrastructure. The Amenity area is intended to serve the residents of Stonewood and be maintained by the Homeowner's association. The special use permit was a condition of zoning per zoning Case #5110.

The site contains 3.09 acres zoned R-1, and is currently undeveloped. Adjacent properties are zoned R-1 and AG. Access to the site is from Stone Rd via Union Church Road, with negligible impact on existing traffic, as the site is proposed to serve the residents of the subdivision. Additionally, the amenity area is not expected to significantly impact the existing school system. Water will be provided by Oconee County from the constructed main within the subdivision. Sewage for the amenity area will be a private septic system. Utilities for the amenity will align with the utilities provided to the residents of the subdivision. Stormwater will be provided onsite and, in a manner, acceptable to the current standards of Oconee County and the State of Georgia at the time of permitting. The Amenity area will be maintained by the Homeowner's association as common space.

If you have any questions or would like any additional information, please feel free to contact me directly at [logan@dusouth.net](mailto:logan@dusouth.net) or (770) 301-2198.

Regards,

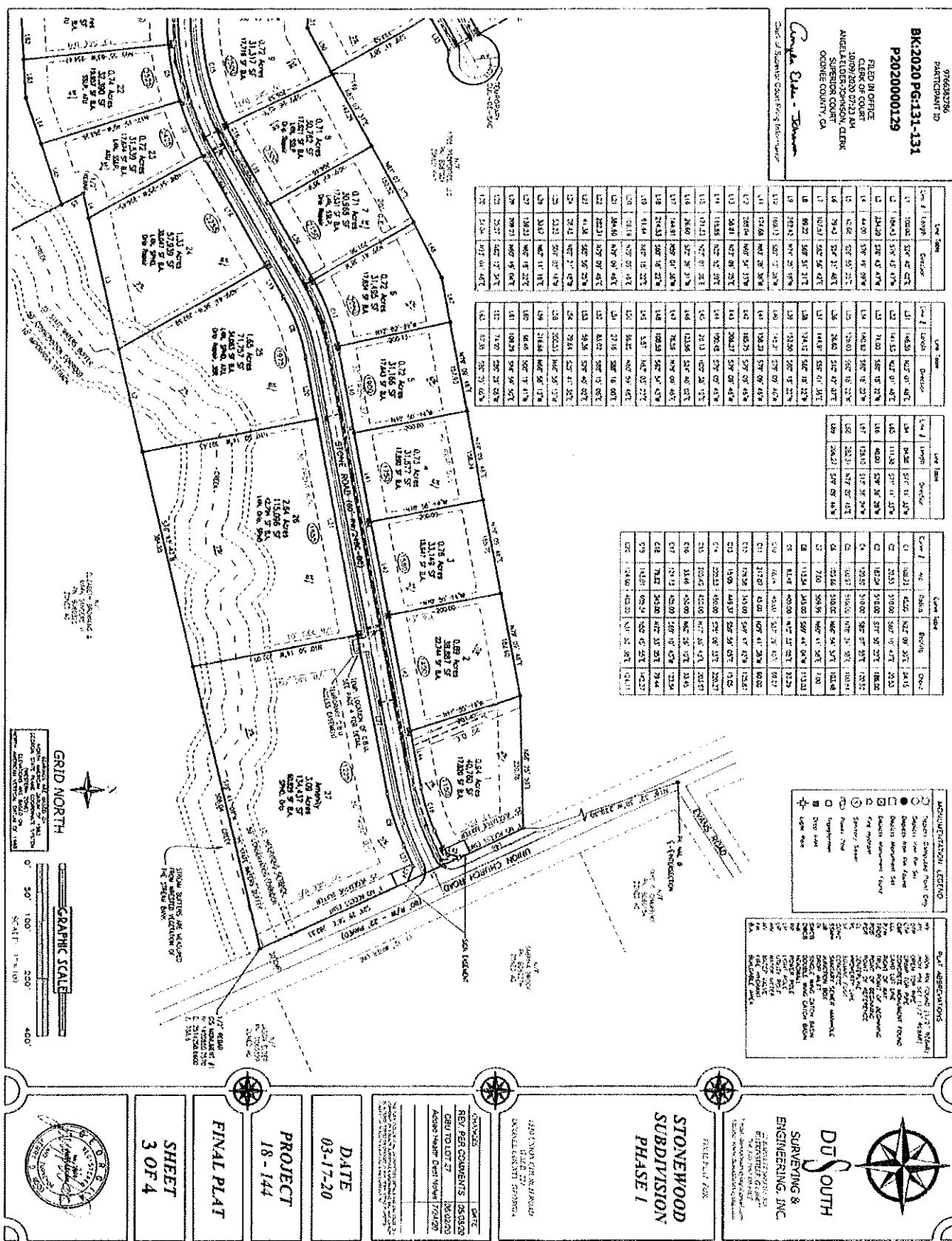
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Logan Waters, PE  
Senior Engineer

**EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0109**

Page 4 of 6

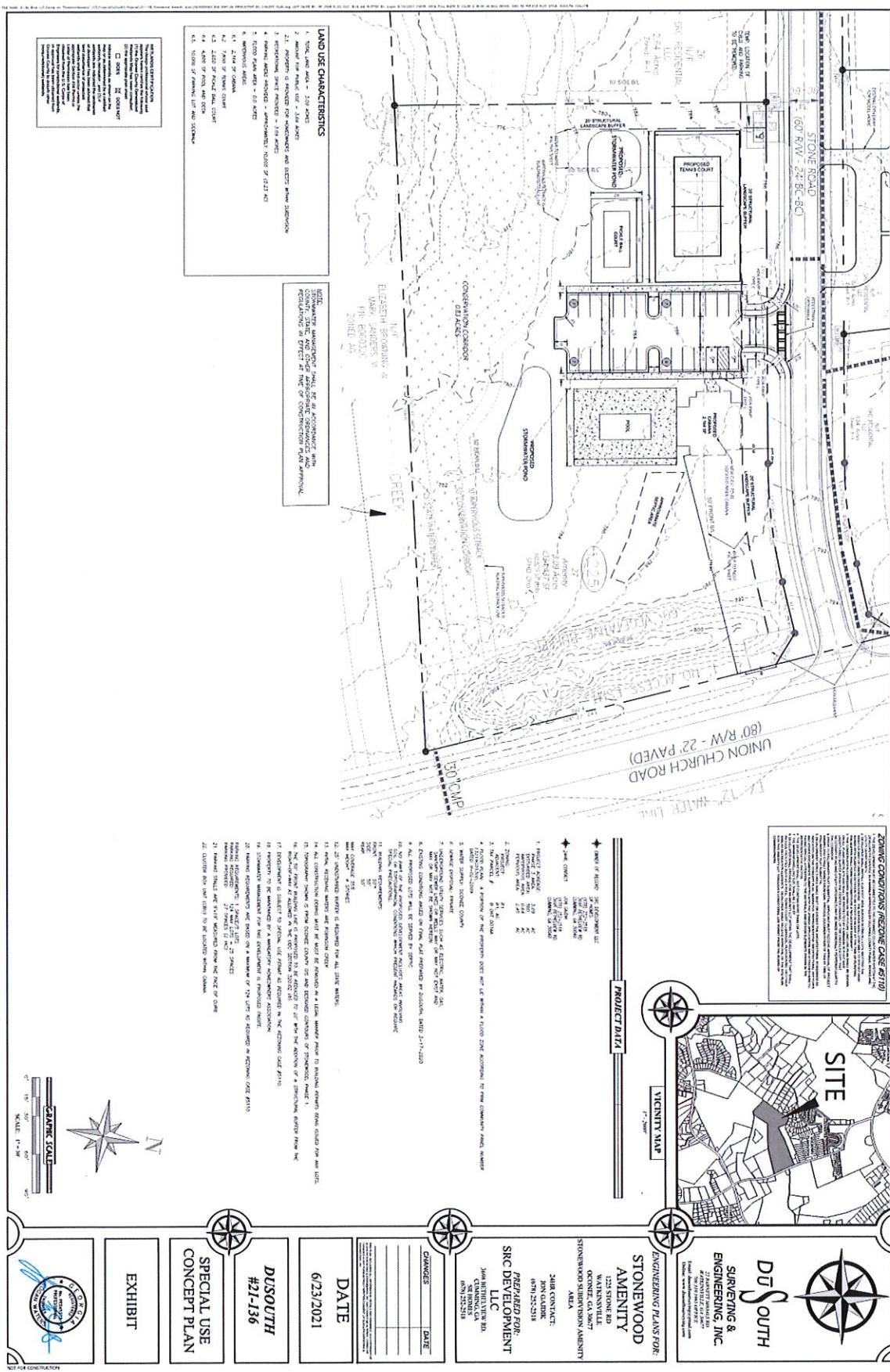
PLAT



**EXHIBIT "A" TO SPECIAL USE APPROVAL #P21-0109**

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## CONCEPT PLAN





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

**SPECIAL USE CASE #:** P21-0109

**DATE:** July 9, 2021

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

**APPLICANT NAME:** Logan Waters

**PROPERTY OWNER:** SRC Development, LLC

**LOCATION:** 1225 Stone Road

**PARCEL SIZE:** ±3.09 acres

**EXISTING ZONING:** R-1 (Single-Family Residential District)

**EXISTING LAND USE:** Undeveloped

**FUTURE DEVELOPMENT MAP CHARACTER AREA DESIGNATION:** Suburban Neighborhood

**ACTION REQUESTED:** The applicant is requesting special use approval for an amenity area within the Stonewood subdivision.

**STAFF RECOMMENDATION:** Staff recommends conditional approval of the request.

**DATE OF SCHEDULED HEARINGS**

**PLANNING COMMISSION:** July 19, 2021

**BOARD OF COMMISSIONERS:** August 3, 2021

**ATTACHMENTS:**

- Application
- Narrative
- Architectural Images
- Special Use Impact Analysis
- Aerial Imagery
- Zoning Map
- Future Development Map
- Plat of Survey
- Concept Plan



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The property was rezoned from AG to R-1 on 09/05/2006 for the Stonewood residential subdivision.
- Stonewood Phase 1 (26 lots) was final platted on 10/09/2020 and phase II (17 lots) was final platted on 06/25/2021.

### **SURROUNDING LAND USE AND ZONING**

	<b>EXISTING LAND USES</b>	<b>EXISTING ZONING</b>
<b>NORTH</b>	Undeveloped/Pasture	R-1 (Single-Family Residential District)
<b>SOUTH</b>	Single-Family Residential	AG (Agricultural District)
<b>EAST</b>	Pasture	AG (Agricultural District)
<b>WEST</b>	Single-Family Residential	R-1 (Single-Family Residential District)

### **PROPOSED SPECIAL USE**

- The applicant is requesting special use approval for an amenity area within the Stonewood subdivision. Special use approval is required per rezone case #5110, condition #8:

“Developer shall provide for an amenity lot within the development that shall include facilities such as a pool, tennis court, clubhouse, playground, or other similar recreation elements. Developer shall receive approval of the site plan for this amenity lot through a conditional use permit from the Board of Commissioners.”
- The proposed development would include a single tennis court, a pickle ball court, swimming pool, cabana, and all associated parking, utilities, and stormwater infrastructure.
- The amenity area would serve the residents of the Stonewood subdivision and would be maintained by the homeowner’s association.

### **PROPOSED TRAFFIC PROJECTIONS**

- A negligible amount of traffic is projected as the amenity area is proposed to serve only the residents of the Stonewood subdivision and multiple modes of transportation are likely to be utilized.

### **PUBLIC FACILITIES**

#### **Water:**

- Water would be provided by Oconee County from the constructed main with the subdivision.

#### **Sewer:**

- Wastewater treatment would be provided by a private septic system.

#### **Roads:**

- Access is proposed through a driveway off Stone Road.

### **ENVIRONMENTAL**

- No 100-year flood plain, jurisdictional wetlands, floodplain, or state waters are known to exist on the site.

## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR SPECIAL USE CONSIDERATION” AS SET FORTH IN SECTION 1207.02 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE.

**A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?**

The purpose of the R-1 zoning district is “to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county” ([UDC Sec. 205.04](#)). The proposed special use should be compatible with residential use and staff holds that it is consistent with the stated purpose of the R-1 zoning district.

**B. Is the proposed special use compatible with the goals, objectives, purpose, and intent of the Comprehensive Plan?**

The subject property lies within the Suburban Neighborhood Character Area as shown on the [2040 Character Areas Map](#). The 2018 Comprehensive Plan states that this residential Character Area is intended for “pedestrian-friendly residential neighborhoods with primarily large, single-family lots and connective, common greenspaces” ([2018 Comprehensive Plan p. 34](#)). Staff holds that amenity areas are common accessory uses within residential neighborhoods and the proposed special use is compatible with this Character Area and with the goals, objectives, purpose, and intent of the Comprehensive Plan.

**C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?**

The proposed amenity area would serve only the residents of Stonewood subdivision and should not impede normal and orderly development of the surrounding single-family neighborhood.

**D. Is the location and character of the proposed special use consistent with a desirable pattern of development for the locality in general?**

A desirable pattern of development for this area would predominantly residential; staff holds that the proposed special use is consistent with residential development.

**E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?**

The amenity area would serve only the residents of Stonewood subdivision and negligible traffic impacts are anticipated.

**F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?**

The proposed access along Stone Road should be sufficient to provide for traffic and pedestrian safety and emergency vehicle access.

**G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?**

The Water Resources Department has indicated that water is available at this location. The proposed amenity area should have a negligible impact on schools, police, and fire protection, and would have no impact on sewer utilities as the site would be served by private septic system.

**H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, and odor?**

No additional refuse, service, or loading areas are anticipated as part of the present request. The amenity area parking lot would be screened along the front and side property lines by a 20-foot planted landscape buffer. A 50-foot building setback and 60-foot undisturbed conservation corridor exist along the rear property line adjacent to AG-zoned residential use. Staff holds that nearby properties should not be adversely affected by the proposed special use.

**I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?**

The amenity area would be subject to UDC Section 320.02.d, which prohibits outdoor activity between the hours of 11pm and 9 am. Staff holds that the hours and manner of operation should not have any adverse effects on other properties in the area.

**J. Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?**

The amenity area buildings and structures should be appropriate for residential-scale development and should be compatible with the height, size, and location of other structures on neighboring properties.

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**STAFF RECOMMENDATION & CONDITIONAL REQUIREMENTS**

Based on Board of Commissioners policies, decision-making criteria, and standards outlined in the development codes of Oconee County, staff recommends conditional approval of the present special use request subject to the following conditions to be fulfilled at the owner/developer's expense:

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 zoning 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 ZONING CHANGE APPLICATION

## Requested Action:

Rezoning from: \_\_\_\_\_ to \_\_\_\_\_  Change in Conditions of Approval for Case # : \_\_\_\_\_

Special Use Approval for: **Stonewood Amenity Area** in the **R1** Zoning District

## Applicant

Name: **Logan Waters**

Address: **22 Barnett Shoals Rd**  
(No P.O. Boxes)  
**Watkinsville, GA 30677**

Telephone: **(770) 301-2198**

Email: **logan@dusouth.net**

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:

Date: **5/24/2021** Notarized:

KRIS H CHRISTOPHER  
Notary Public - State of Georgia  
Oconee County  
My Commission Expires Jun 25, 2021

## Property

Location: **1225 Stone Rd**

(Physical Description)  
**Watkinsville, GA 30621**

Tax Parcel Number: **B 06T 001AA**

Size (Acres): **3.09** Current Zoning: **R-1**

Future Development Map—Character Area Designation: **Suburban Living**

## Use

Current Use: **Undeveloped**

Proposed Use: **Amenity Area**

## Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed
- Typed Legal Description
- Plat of Survey
- Disclosures (Interest & Campaign Contributions)
- Zoning Impact Analysis
- Narrative (Detailed Description of the Request)
- Concept Plan
- Attachments to the Concept Plan:
  - Water and/or Sewer Capacity Letter from OCUD
  - Representative Architecture/Photographs
- Proof all property taxes paid in full
- Other Attachments: \_\_\_\_\_

## For Oconee County Staff Use Only

Application Date Received: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

DRI Transmitted to RDC  Date: \_\_\_\_\_  N/A

Date Submitted: \_\_\_\_\_  Findings Complete

Posted: \_\_\_\_\_ Ad: \_\_\_\_\_ Ad: \_\_\_\_\_

Application Withdrawn  Date: \_\_\_\_\_

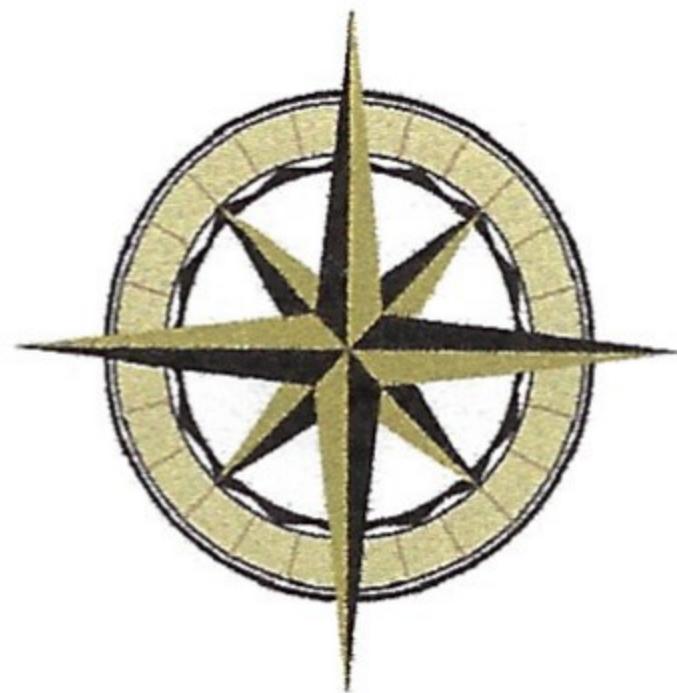
APPLICATION NUMBER \_\_\_\_\_

Action Planning Commission Date: \_\_\_\_\_

Approval  With Conditions  Denial

Board of Commissioners Date: \_\_\_\_\_

Approved  With Conditions  Denied



# DuSouth Surveying and Engineering

[www.dusouthsurveying.com](http://www.dusouthsurveying.com)

Offering Engineering, Land Surveying & Land Planning

DuSouth Surveying, Inc  
22 Barnett Shoals Rd  
Watkinsville, GA 30677  
Phone 706-310-1961  
June 15, 2021

**Planning Commission**  
**Oconee County, GA**  
**23 N Main Street**  
**Watkinsville, GA 30677**

To Whom it may concern,

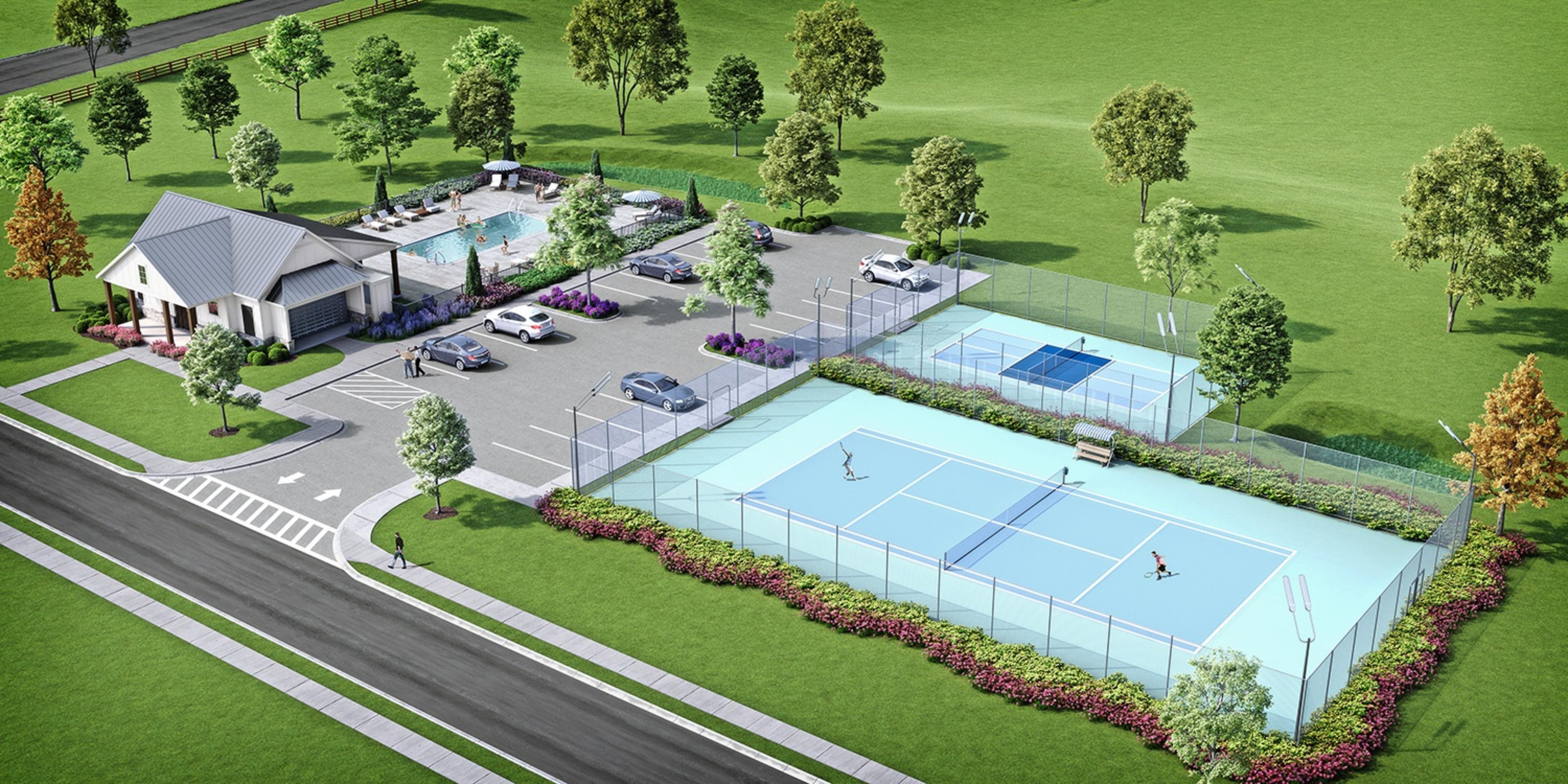
We are pleased to request the special use authorization of the Stonewood Amenity Area within the Stonewood Subdivision. The proposed development is to include a single tennis court, a pickle ball court, swimming pool, cabana, and all associated parking, utilities, and stormwater infrastructure. The Amenity area is intended to serve the residents of Stonewood and be maintained by the Homeowner's association. The special use permit was a condition of zoning per zoning Case #5110.

The site contains 3.09 acres zoned R-1, and is currently undeveloped. Adjacent properties are zoned R-1 and AG. Access to the site is from Stone Rd via Union Church Road, with negligible impact on existing traffic, as the site is proposed to serve the residents of the subdivision. Additionally, the amenity area is not expected to significantly impact the existing school system. Water will be provided by Oconee County from the constructed main within the subdivision. Sewage for the amenity area will be a private septic system. Utilities for the amenity will align with the utilities provided to the residents of the subdivision. Stormwater will be provided onsite and, in a manner, acceptable to the current standards of Oconee County and the State of Georgia at the time of permitting. The Amenity area will be maintained by the Homeowner's association as common space.

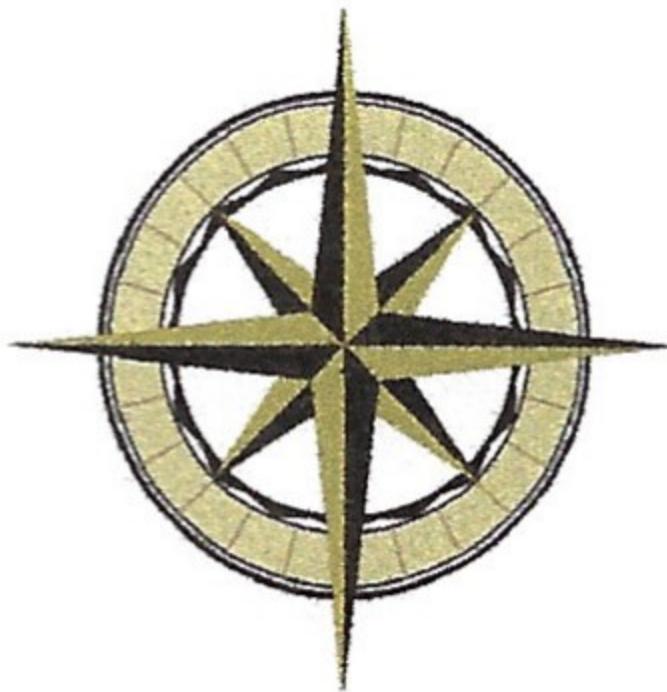
If you have any questions or would like any additional information, please feel free to contact me directly at [logan@dusouth.net](mailto:logan@dusouth.net) or (770) 301—2198.

Regards,

Logan Waters, PE  
Senior Engineer







# DuSouth Surveying and Engineering

www.dusouthsurveying.com

Offering Engineering, Land Surveying & Land Planning

DuSouth Surveying, Inc  
22 Barnett Shoals Rd  
Watkinsville, GA 30677  
Phone 706-310-1961  
May 24, 2021

**Planning Commission**  
**Oconee County, GA**  
**23 N Main Street**  
**Watkinsville, GA 30677**

To Whom it may concern,

We are pleased to request the special use authorization of the Stonewood Amenity Area within the Stonewood Subdivision located at Stone Rd, Watkinsville, GA. Please find below our responses to the Zoning Impact Analysis criteria as identified in the Oconee County Unified Development Code. Please feel free to contact us directly with any questions.

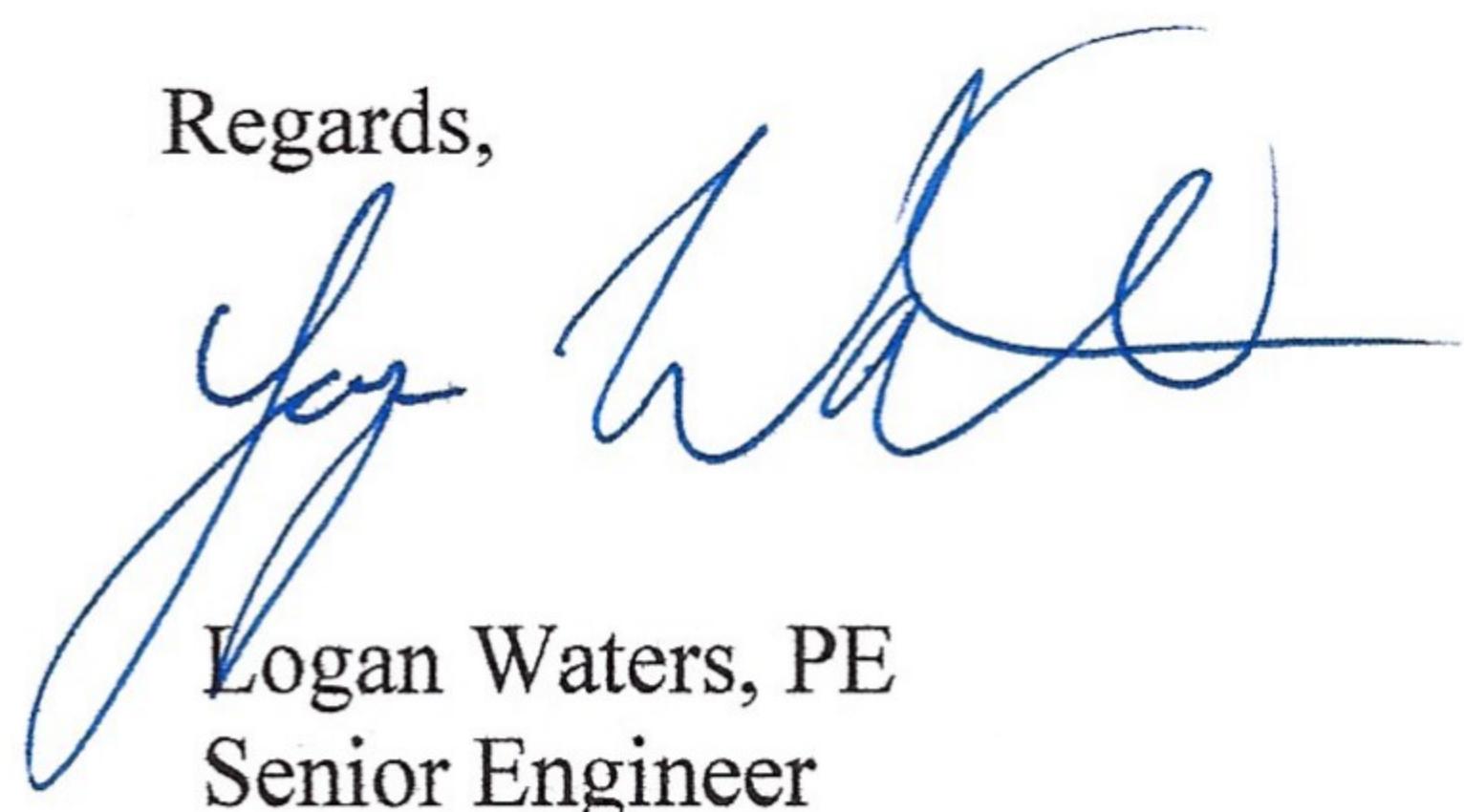
## **Sec. 1207.02 Standards for Special Use Consideration**

- A. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?
  - a. The proposed use is an amenity area intended to serve the residents of the Stonewood subdivision. The use is generally consistent with the current zoning of R-1, and is intended to promote community and enjoyment for the residents.
- B. Is the proposed special use compatible with the goals, objectives, purpose and intent of the Comprehensive Plan?
  - a. The designated area is suburban living which aligns with the special use. The proposed use is intended to provide enjoyment and recreational opportunities for the residents of Stonewood subdivision.
- C. Will the establishment of the special use impede the normal and orderly development of surrounding property for uses predominate in the area?
  - a. The amenity area is not expected to adversely affect surrounding properties as it is consistent with the suburban living character area as identified in the surrounding area.
- D. Is the location and character of the proposed special consistent with a desirable pattern of development for the locality in general?
  - a. Yes, the subdivision is within the Suburban Living Character area and the amenity is intended for recreation and enjoyment of residents.
- E. Is or will the type of street providing access to the use be adequate to serve the proposed special use?
  - a. Yes, the access is designed per Oconee County standards with adequate parking available. Additionally, pedestrian access is provided from the ROW for residents to encourage a pedestrian accessible means of access.
- F. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

- a. Yes, access has adequate width for traffic maneuverability. Sidewalks and crosswalks are proposed to promote pedestrian access. Emergency vehicles are able to access the only building proposed within reasonable distances.
- G. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?
  - a. Yes, public facilities are expected to be adequate to serve the proposed use.
- H. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, or odor?
  - a. Yes, any lighting will be directed in such a way as to provide safe use of the area without affected neighboring properties. A structural buffer is proposed to effectively screen the area from adjacent properties where necessary.
- I. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?
  - a. Yes, hours are stipulated in the UDC, and there is significant screening and distance between adjacent properties.
- J. Will the height, size or location of the buildings or other structures on the property be compatible with the height size, or location of buildings or other structures on neighboring properties?
  - a. The proposed cabana is to be designed to the same limiting factors as the adjacent properties.

If you have any questions or would like any additional information, please feel free to contact me directly at [logan@dusouth.net](mailto:logan@dusouth.net) or (770) 301-2198.

Regards,

A handwritten signature in blue ink, appearing to read "Logan Waters".

Logan Waters, PE  
Senior Engineer

# Special Use # P21-0109 - SRC Development LLC

Tax Parcel #  
B-06T-001AA



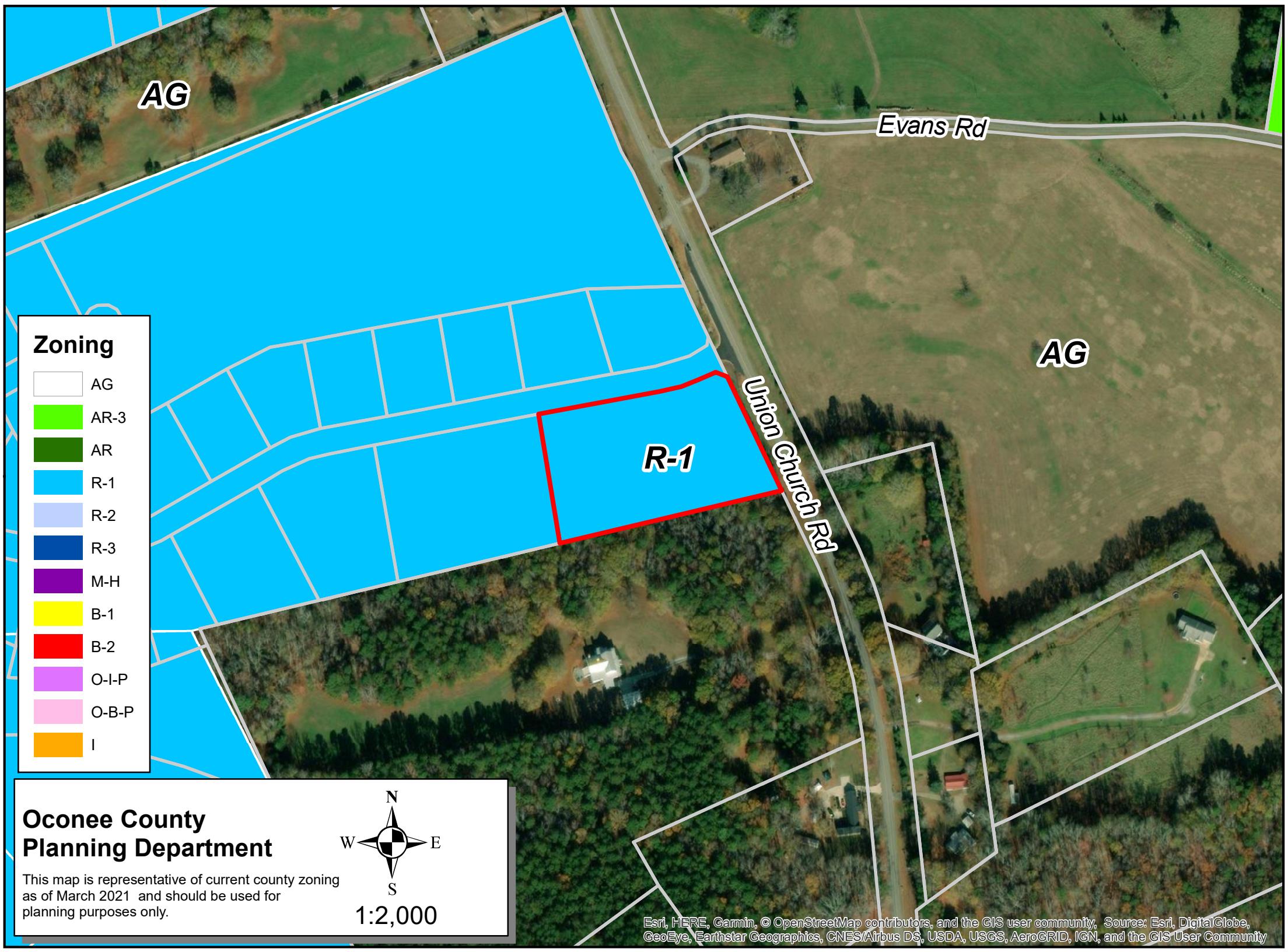
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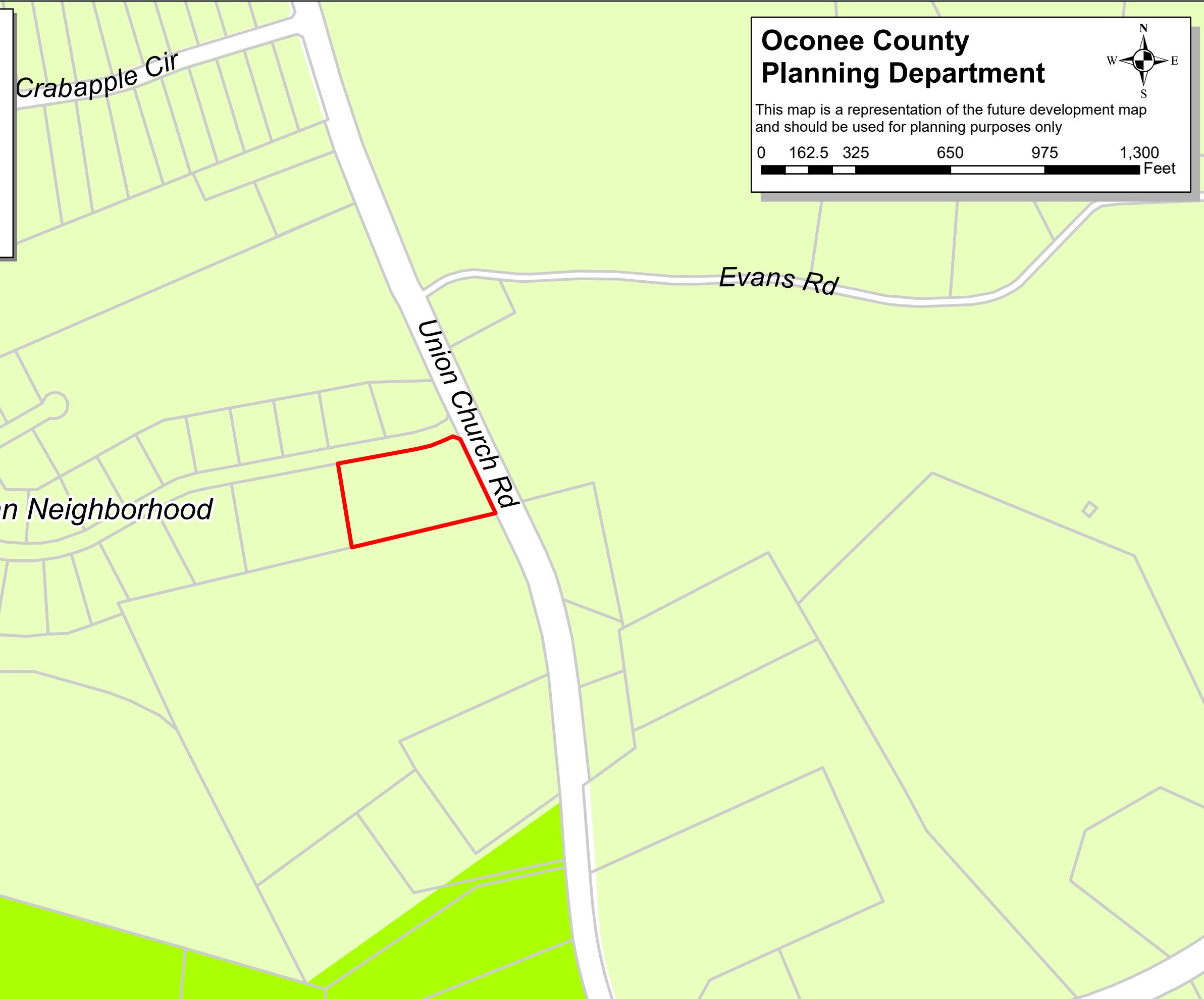
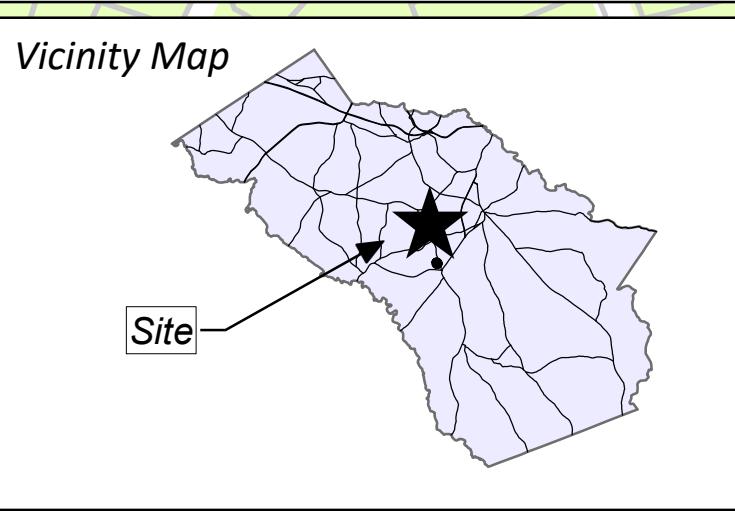
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FILED IN OFFICE  
CLERK OF COURT  
10/09/2020 07:23 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

*Angela Elder - Johnson*

Clerk of Superior Court Filing Information

**ZONING CONDITIONS (REZONE CASE #5110)**

1. THE DEVELOPMENT MUST BE CONNECTED TO THE OCONEE COUNTY WATER SYSTEM AT THE DEVELOPER'S EXPENSE IN A MANNER APPROVED BY OCONEE COUNTY PUBLIC WORKS AND UTILITY DEPARTMENTS.
2. DEVELOPER SHALL INSTALL A 25 FOOT WIDE BUFFER ALONG ALL LOTS ADJACENT TO THE RIGHT-OF-WAY OF UNION CHURCH ROAD. THE BUFFER SHALL CONTAIN 3 TO 10 FOOT HIGH BERM'S WITH PLANTED VEGETATION TO BE 6 FOOT IN HEIGHT AT THE TIME OF PLANTING. THE BUFFER SHALL FORM A CORRIDOR FOR FUTURE UTILITY ACCESS EASTWARD.
3. THE APPROVAL OF THE CONCEPT PLAN SHOWN ON THE FUTURE AMENITY USE PLAN SHALL BE SHOWN ON ALL PLANS AND PLATS AND SHALL BE PROTECTED BY A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER (FROM THE CENTER CHANNEL OF THE CREEK) EXCEPT THAT NECESSARY ROAD AND UTILITY CROSSINGS(S) MAY BE MADE GENERALLY PERPENDICULAR TO THE CORRIDOR.
4. PRIOR TO PRELIMINARY PLAT SUBMITTAL, APPLICANT MUST RECEIVE APPROVAL OF PROJECT NAME, MAIL STREET NAME FROM EMA. PROVIDE DOCUMENTATION OF THIS AT TIME OF PRELIMINARY PLAT SUBMITTAL.
5. DEVELOPMENT STRUCTURES SHALL MEET OR EXCEED THE ARCHITECTURAL STANDARDS AS INDICATED ON THE CONCEPT PLAN, NARRATIVE, REPRESENTATIVE ARCHITECTURAL SKETCHES AND OTHER DOCUMENTS SUBMITTED WITH THE ZONING APPLICATION AND ATTACHED HERETO, PAYING SPECIAL ATTENTION TO THE MATERIALS AND DESIGN ELEMENTS SHOWN IN THE REPRESENTATIVE PHOTOS.
6. THE DEVELOPMENT SHALL NOT CONTAIN MORE THAN 124 LOTS.
7. THE MINIMUM DUVET LOT SIZE SHALL BE 2,800 SF.
8. DEVELOPER SHALL PROVIDE FOR AN AMENITY LOT WITHIN THE DEVELOPMENT THAT SHALL INCLUDE FACILITIES SUCH AS A POOL, TENNIS COURT, CLUBHOUSE, PLAYGROUND, OR OTHER SIMILAR RECREATION ELEMENTS. DEVELOPER SHALL RECEIVE APPROVAL OF THE SITE PLAN FOR THIS AMENITY LOT THROUGH A CONDITIONAL USE PERMIT FROM THE BOARD OF COMMISSIONERS.

ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.

DRIP - "Drip Emitter System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.

DRIP REPAIR - "Drip Emitter System Repair" - The repair system required for this lot may be a drip emitter system.

LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is overlaid on this lot.

L4N - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.

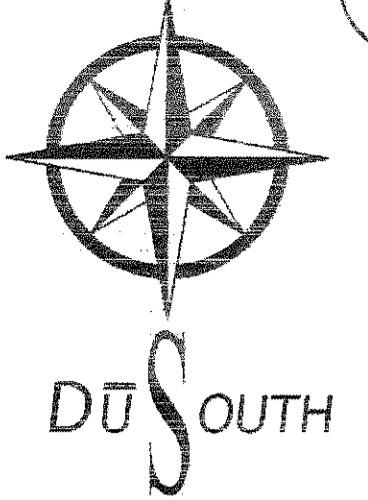
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SSLP - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSLP's are required due to spatial constraints.

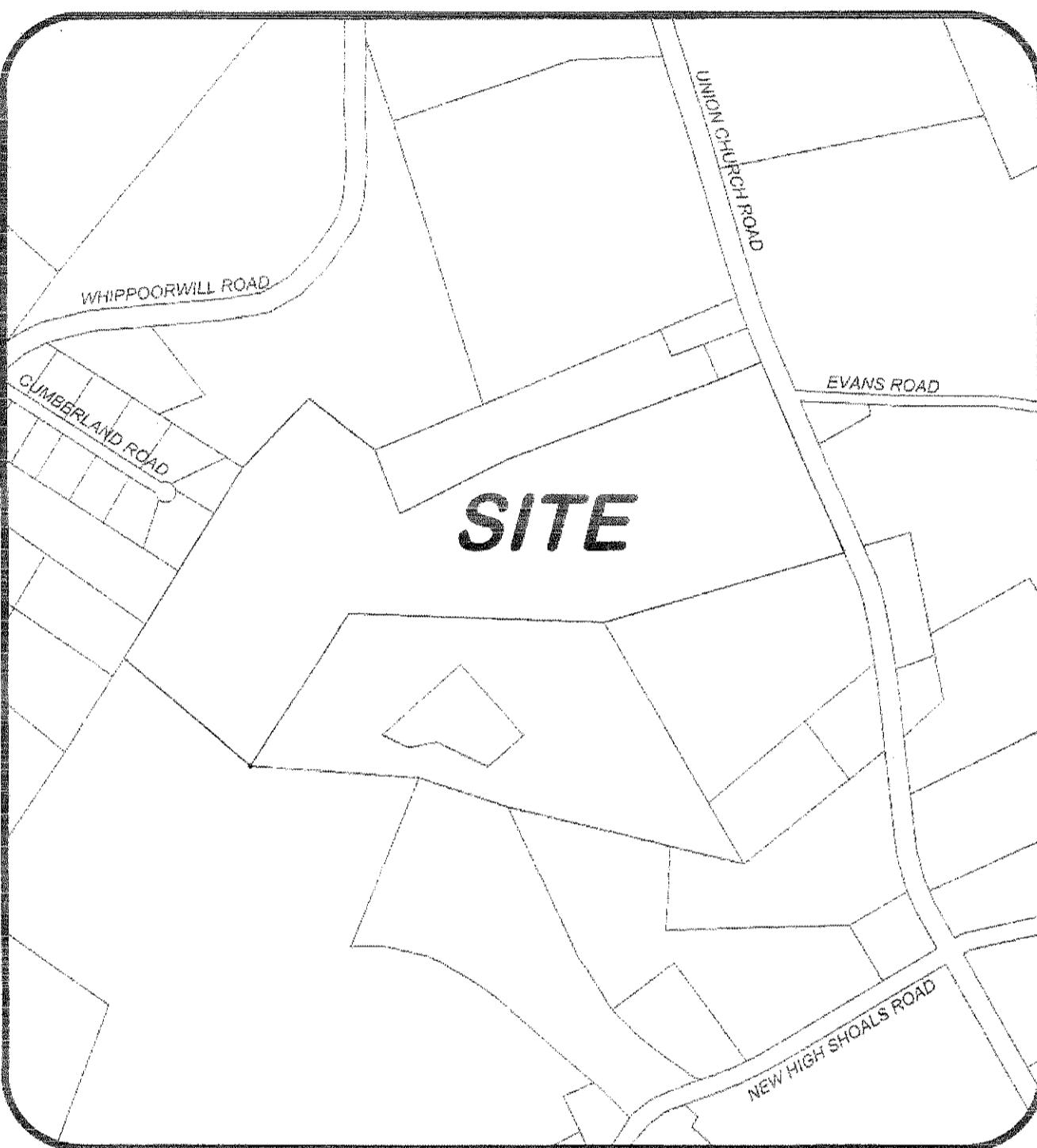
**EPD STATEMENTS**

1. No portion of subdivision lies in a groundwater recharge area, pursuant to Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.01. (OR define as low, medium or high susceptibility.)
2. There are no perennial streams within or impacted by the subdivision that are upstream of a water supply reservoir, pursuant to the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16.01. (OR Required 150 foot buffer is shown if within 7 mile radius or 75 foot buffer if greater than 7 mile radius.)

# FINAL PLAT FOR: STONEWOOD SUBDIVISION PHASE 1



22 BARNETT SHOALS RD.  
WATKINSVILLE, GA 30677  
706.310.1961 OFFICE  
Email: dusouthsurveying@gmail.com  
Online: www.dusouthsurveying.com



**VICINITY MAP**

(NOT TO SCALE)

**Sheet Index:**

Cover Page	1
Phase Map	2
Final Plat 1	3
Final Plat 2	4
Notes	5

STORMWATER MANAGEMENT AND INSPECTION AGREEMENT HAS BEEN RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PER UDC 1116.13(c)(1).

**Owner/Developer:** SRC Development, LLC.  
P.O. Box 1927  
Roswell, GA 30076

**24 Hour Contact:** Jon Gajdik  
Email: [jon.gajdik@thesrteam.com](mailto:jon.gajdik@thesrteam.com)  
Phone: (678) 252-2518

**Authorized Agent:** DuSouth Surveying & Engineering, Inc.  
22 Barnett Shoals Road  
Watkinsville, GA 30677  
Email: [dusouthsurveying@gmail.com](mailto:dusouthsurveying@gmail.com)  
Phone: (706) 310-1961

**Design Professional:** Brian C. Wood, PE# 30872  
Email: [bwooddusouth@gmail.com](mailto:bwooddusouth@gmail.com)  
Phone: (706) 310-1961

**FINAL PLAT FOR:  
STONEWOOD  
SUBDIVISION  
PHASE 1**

1530 UNION CHURCH ROAD  
G.M.D. 231  
OCONEE COUNTY, GEORGIA

CHANGES	DATE
REV. PER COMMENTS	05/08/20
Added Health Dept Notes	7/24/20

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**DATE**  
**03-17-20**

**PROJECT**  
**18 - 144**

**FINAL PLAT**

**SHEET**  
**1 OF 4**



As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been approved by all applicable local jurisdictions for recording. The names of the individuals signing or approving this map or plat, the agency or office of that individual, and the date of approval is listed in the approval table shown hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plot, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act OCGA 15-6-67.

*Jerry D. Wood*

Jerry D. Wood GA RLS# 2999

09/02/2020

Date

9766382786  
PARTICIPANT ID

**BK:2020 PG:130-130**  
**P2020000129**

FILED IN OFFICE  
CLERK OF COURT  
10/09/2020 07:23 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

Angela Elder - Johnson

Clerk of Superior Court Filing Information

CERTIFICATION OF WATER SYSTEM

I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plans for private water supplies in the subdivision plot attached hereto meet the requirements of the Oconee County Water Resources Department.

*Jerry D. Wood*  
Water Resources Department Director

Date 10/7/2020

HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Oconee County Health Department as noted on each lot of the plot and plot legend. The review was performed based on information submitted by other professionals and any supplemental information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a building permit.

Signing Authority: *Kelli H*  
Date: 9-4-20  
Title: DE HD

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 C. Wood Professional Registration No. 30872

Designer's Signature: *Brian C. Wood* P.E. ✓ R.L.S. LA

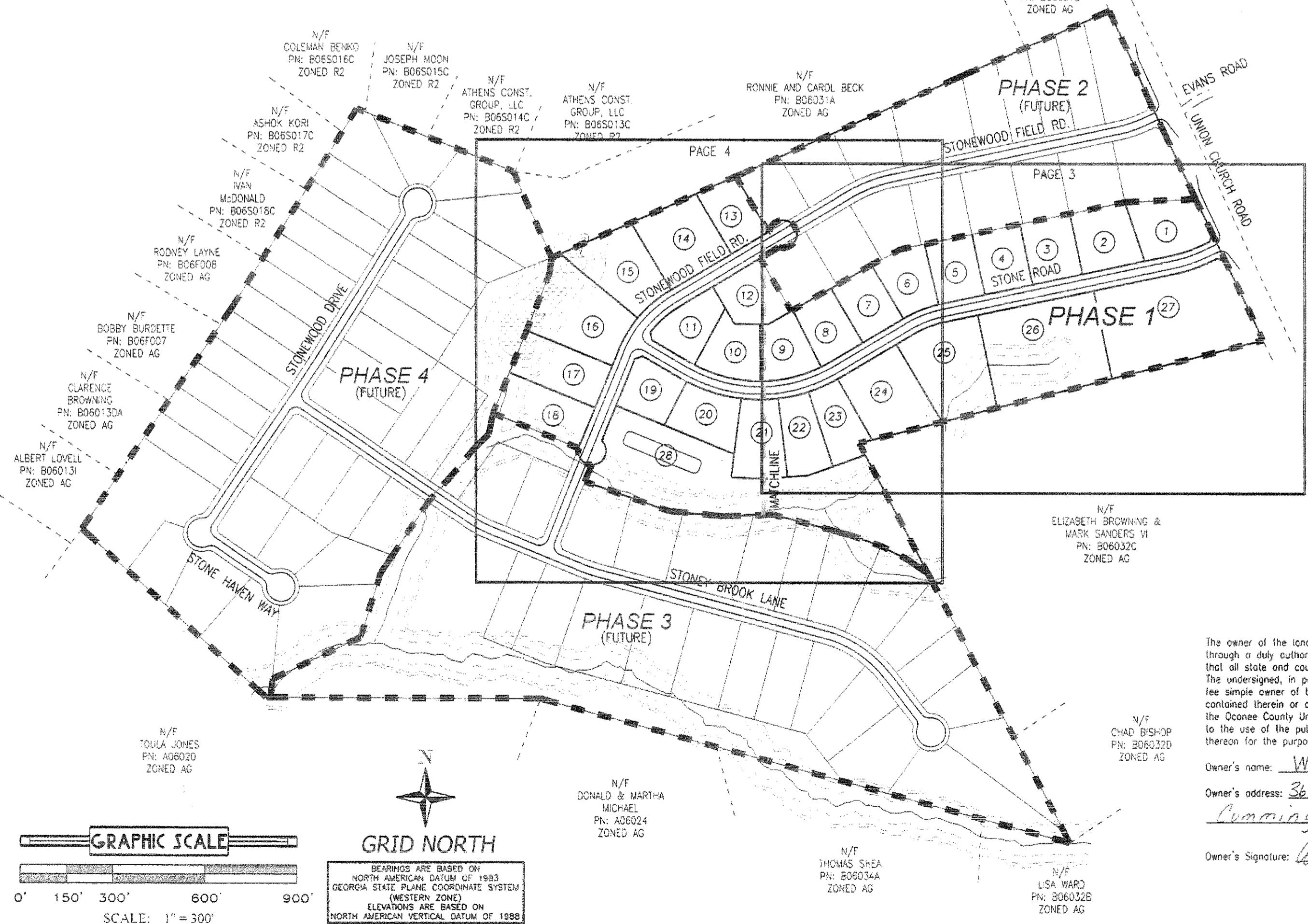
Note: The Design and Construction Certification must be completed by the Design Professional of Record.



22 BARNETT SHOALS RD.  
WATKINSVILLE, GA 30677  
706.549.1561 OFFICE  
Email: [dusouthsurveying@gmail.com](mailto:dusouthsurveying@gmail.com)  
Online: [www.dusouthsurveying.com](http://www.dusouthsurveying.com)

FINAL PLAT FOR:

**STONEWOOD  
SUBDIVISION  
PHASE 1**



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 05 / 20 / 2020 (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 \$ 65,998.35 to assure the completion of all remaining improvements appurtenant to this subdivision.]

Guy Herring (Digitally signed by Guy Herring  
Date: 2020-10-07 09:47:24-04'00)

Planning Director

BUILDABLE AREA CHART

LOT	BUILDABLE AREA
1	17,729 sf
2	22,744 sf
3	18,947 sf
4	17,990 sf
5	17,643 sf
6	17,634 sf
7	17,631 sf
8	17,521 sf
9	17,696 sf
10	17,792 sf
11	17,643 sf
12	17,608 sf
13	17,610 sf
14	35,436 sf
15	29,774 sf
16	26,114 sf
17	19,953 sf
18	21,494 sf
19	17,617 sf
20	17,616 sf
21	24,155 sf
22	19,657 sf
23	17,674 sf
24	38,033 sf
25	31,608 sf
26	38,753 sf
27	56,666 sf

1530 UNION CHURCH ROAD  
G.M.D. 221  
OCONEE COUNTY, GEORGIA

CHANGES	DATE
REV. PER COMMENTS	05/08/20
Added Health Dept Notes	7/24/20

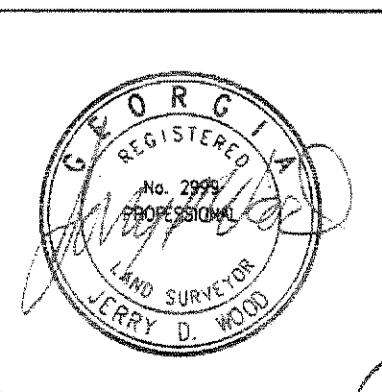
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**DATE**  
03-17-20

**PROJECT**  
18 - 144

**FINAL PLAT**

**SHEET**  
2 OF 4



9766382786  
PARTICIPANT ID

**BK:2020 PG:131-131**

**P2020000129**

FILED IN OFFICE  
CLERK OF COURT  
10/09/2020 07:23 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

Angela Elder - Johnson

Clerk of Superior Court Filing Information

Line Table

Line #	Length	Direction
L1	100.00	S24° 40' 02"E
L2	184.43	S76° 43' 47"W
L3	234.20	S76° 43' 47"W
L4	44.00	S76° 49' 09"W
L5	42.68	S26° 55' 25"E
L6	79.43	S54° 31' 48"E
L7	107.67	S62° 56' 42"E
L8	89.22	S69° 51' 21"E
L9	262.42	N74° 05' 18"W
L10	169.13	S89° 13' 06"W
L11	174.68	N83° 28' 38"W
L12	288.04	N69° 54' 33"W
L13	58.81	N23° 09' 25"E
L14	115.88	N22° 52' 39"E
L15	171.33	N23° 01' 36"E
L16	26.60	S72° 39' 31"W
L17	144.91	N59° 01' 36"W
L18	214.53	S60° 18' 22"W
L19	61.44	N60° 18' 22"E
L20	109.19	N79° 09' 46"E
L21	384.60	N79° 09' 46"E
L22	282.31	N79° 09' 46"E
L23	41.36	S65° 56' 25"W
L24	28.43	N69° 21' 48"W
L25	53.23	S09° 02' 16"W
L26	30.67	N67° 11' 16"E
L27	139.23	N60° 18' 22"E
L28	209.23	N60° 19' 04"E
L29	25.27	N60° 12' 34"E
L30	51.04	N23° 01' 48"E

Line Table

Line #	Length	Direction
L31	146.59	N23° 01' 48"E
L32	141.93	N23° 01' 48"E
L33	71.00	S60° 18' 22"W
L34	180.82	S60° 18' 22"W
L35	126.03	S60° 18' 22"W
L36	26.60	S10° 42' 07"E
L37	144.91	S59° 01' 36"E
L38	124.12	S60° 18' 22"W
L39	152.50	S60° 18' 22"W
L40	145.21	S79° 09' 46"W
L41	158.39	S79° 09' 46"W
L42	165.75	S79° 09' 46"W
L43	206.27	S79° 09' 46"W
L44	100.48	S79° 09' 46"W
L45	28.13	N20° 38' 12"E
L46	123.96	S24° 40' 02"E
L47	78.59	N79° 09' 46"E
L48	108.59	S62° 54' 43"W
L49	5.87	N63° 03' 22"E
L50	86.85	N60° 59' 48"E
L51	27.16	S88° 16' 00"E
L52	83.02	S88° 15' 06"E
L53	59.36	S29° 40' 02"E
L54	79.64	S23° 41' 38"E
L55	200.55	N66° 58' 12"W
L56	216.66	N66° 58' 12"W
L57	68.46	S08° 19' 41"W
L58	109.29	S86° 59' 50"E
L59	74.90	S86° 29' 06"W
L60	67.35	S86° 29' 06"W

Line Table

Line #	Length	Direction
L64	84.98	S71° 11' 33"W
L65	111.98	S71° 11' 33"W
L66	40.00	S29° 36' 28"W
L67	128.10	S13° 36' 24"W
L68	282.31	N79° 09' 46"E
L69	206.27	S79° 09' 46"W

Curve Table

Curve #	Arc	Radius	Bearing	Chord
C1	108.73	45.00	N23° 09' 30"E	84.15
C2	20.53	510.00	S60° 10' 47"E	20.53
C3	187.04	510.00	S71° 50' 22"E	186.00
C4	120.80	510.00	S89° 07' 55"E	120.52
C5	100.97	510.00	N78° 24' 38"E	100.81
C6	103.66	510.00	N66° 54' 57"E	103.48
C7	7.00	509.99	N60° 41' 58"E	7.00
C8	113.54	345.00	S69° 44' 04"W	113.03
C9	93.46	405.00	N72° 33' 05"E	93.26
C10	78.74	45.00	S37° 29' 40"E	69.07
C11	217.07	45.00	N29° 41' 38"W	60.00
C12	126.58	345.00	S49° 47' 42"W	125.87
C13	15.05	449.37	S59° 59' 05"E	15.05
C14	222.53	450.00	S75° 06' 33"E	220.27
C15	205.45	450.00	N77° 38' 43"E	203.67
C16	33.46	450.00	N62° 26' 10"E	33.45
C17	124.13	405.00	S69° 10' 43"W	123.54
C18	79.62	345.00	N72° 33' 05"E	79.44
C19	143.01	405.34	N50° 45' 55"E	142.27
C20	124.60	405.00	N31° 50' 38"E	124.11

MONUMENTATION LEGEND

<input type="radio"/>	Depicts Computed Point Only
<input type="radio"/>	Depicts Iron Pin Set
<input checked="" type="radio"/>	Depicts Iron Pin Found
<input type="checkbox"/>	Depicts Monument Set
<input checked="" type="checkbox"/>	Depicts Monument Found
<input type="checkbox"/>	Fire Hydrant
<input type="checkbox"/>	Sanitary Sewer
<input type="checkbox"/>	Power Pole
<input type="checkbox"/>	Transformer
<input type="checkbox"/>	Drop Inlet
<input type="checkbox"/>	Light Pole

PLAT ABBREVIATIONS

IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
DTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
CL	CENTERLINE
PL	PIPELINE LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
LP	LOWER POLE
UP	LIGHT POLE
WM	UTILITY POLE
WV	WATER METER
FH	WATER VALVE
B.A.	FIRESIDE HYDRANT
	BUILDABLE AREA

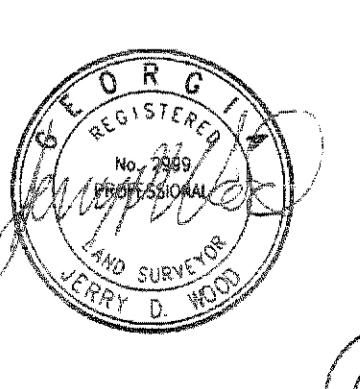


FINAL PLAT FOR  
**STONEWOOD SUBDIVISION PHASE 1**

DATE  
**03-17-20**

PROJECT  
**18 - 144**

FINAL PLAT  
**SHEET 3 OF 4**



GRID NORTH

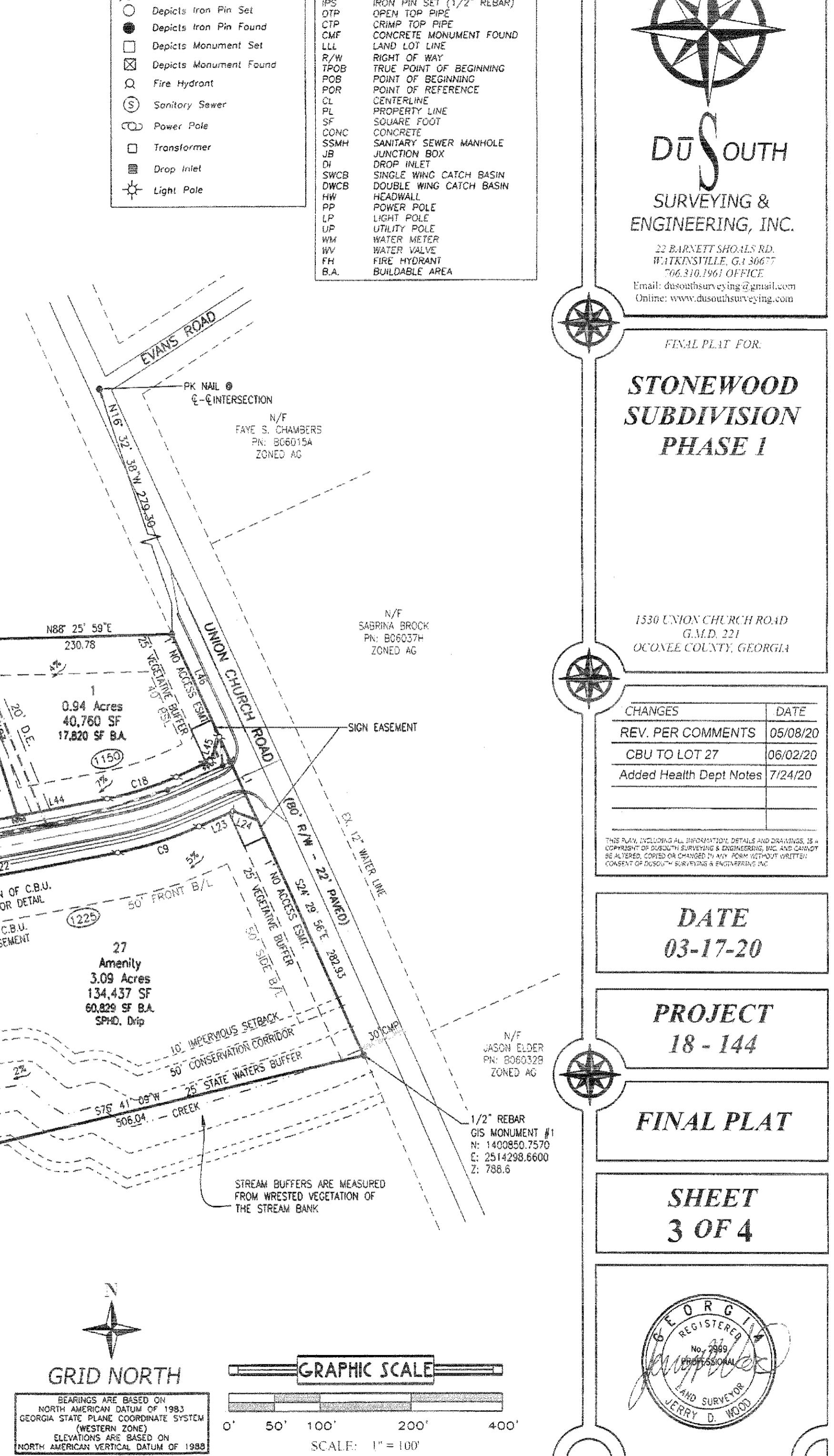
GRAPHIC SCALE

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

0' 50' 100' 200' 400'

SCALE: 1" = 100'



9766382786  
PARTICIPANT ID

BK:2020 PG:132-132  
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LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
B.A.	BUILDABLE AREA

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

ATU - "Aerobic Treatment Unit" - An aerobic treatment unit or other Class I equivalent system may be required if depth to impervious layer is less than 24 inches.

DRIP - "Drip Emitter System" - A drip emitter system may be required on this lot along with all pertinent information specific to drip systems.

DRIP REPAIR - "Drip Emitter System Repair" - The repair system required for this lot may be a drip emitter system.

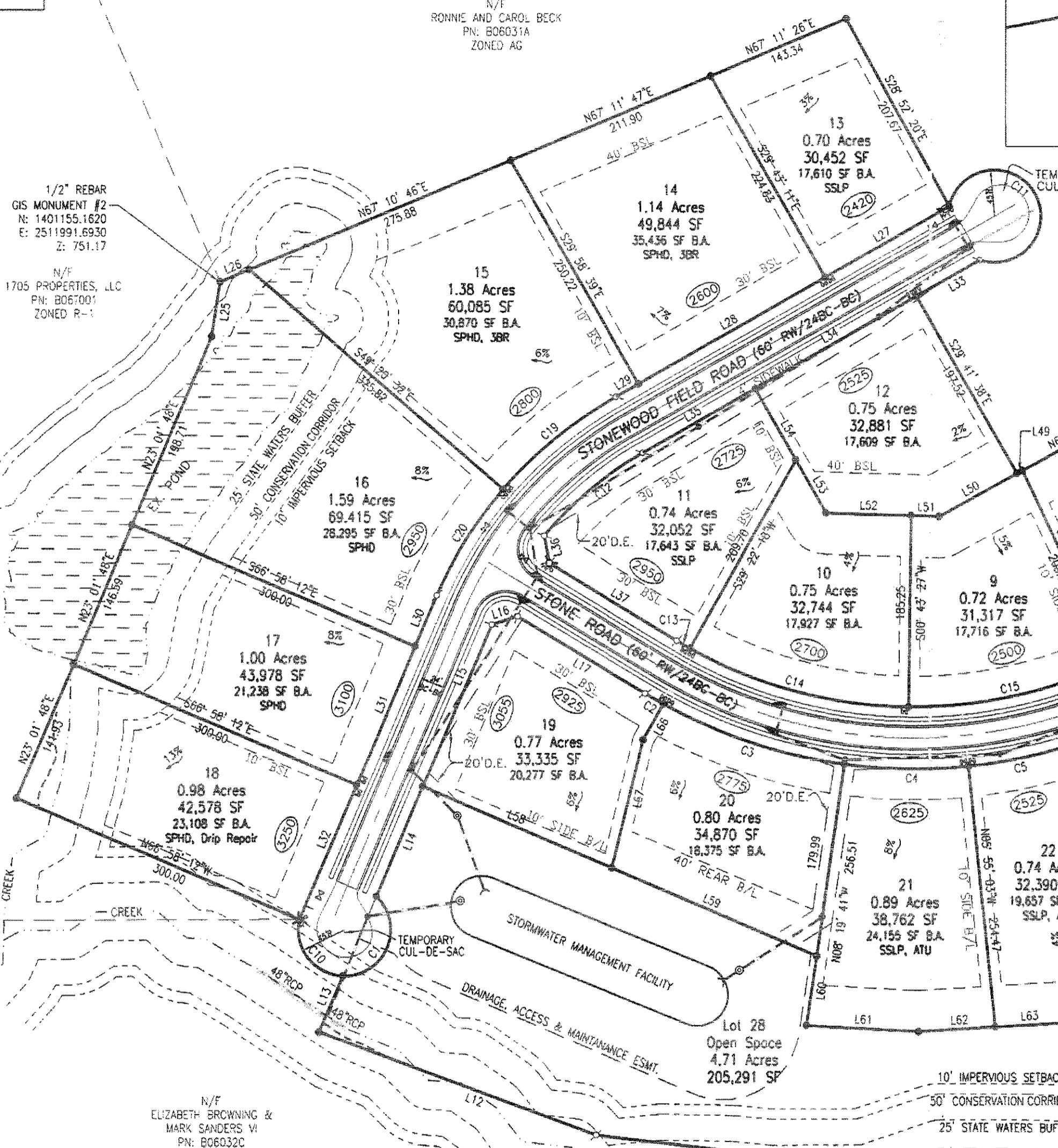
LEVEL IV - "Level IV Soil Report" - A Level IV soil report has been performed and is overlaid on this lot.

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SSL/P - "Septic System Location Plan" - A septic system location plan drawn in accordance with the requirements given in the "Septic System Location Plan Checklist" is needed for this lot. SSL/P's are required due to spatial constraints.

N/F  
RONNIE AND CAROL BECK  
PN: B06031A  
ZONED AG



N/F  
ELIZABETH BROWNING &  
MARK SANDERS VI  
PN: B06032C  
ZONED AG

GRID NORTH

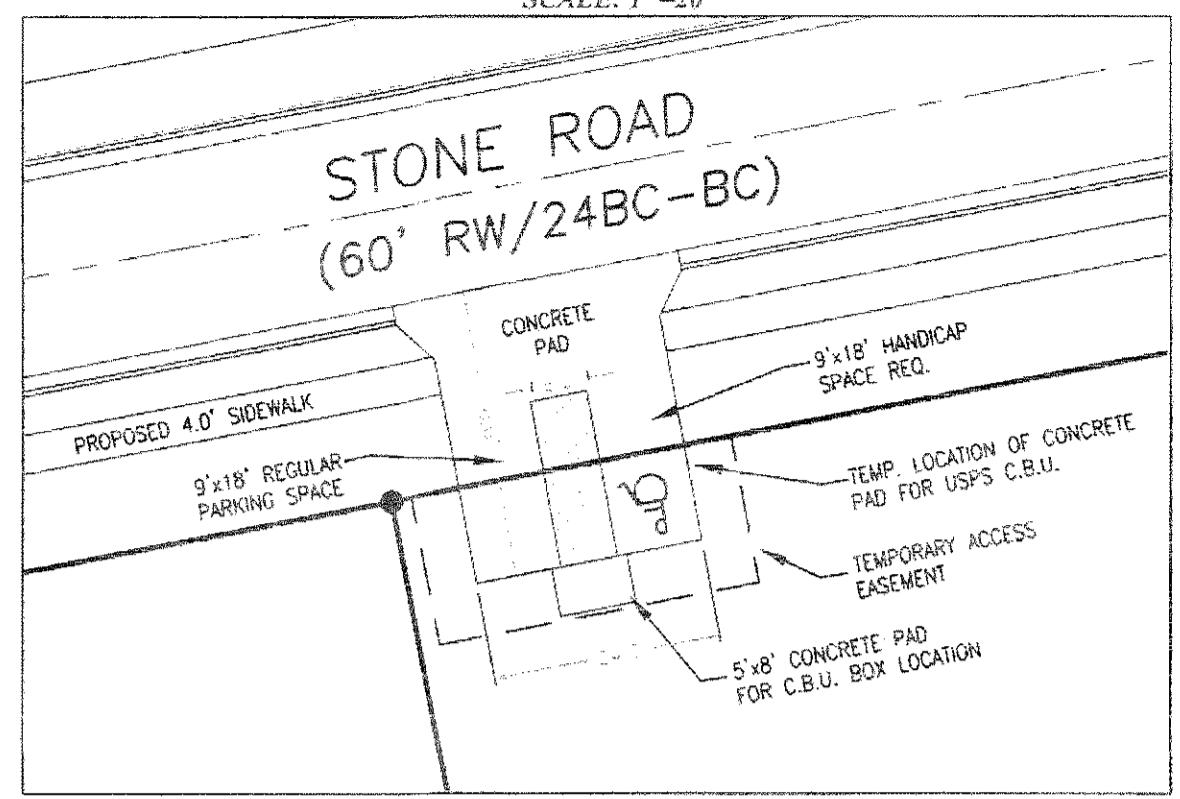
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GEORGIA STATE PLANE COORDINATE SYSTEM  
(WESTERN ZONE)  
ELEVATIONS ARE BASED ON  
NORTH AMERICAN VERTICAL DATUM OF 1988

GRAPHIC SCALE  
0' 50' 100' 200' 400'  
SCALE: 1" = 100'

STREAM BUFFERS ARE MEASURED  
FROM WRESTED VEGETATION OF  
THE STREAM BANK

TEMPORARY C.B.U. DETAIL

SCALE: 1"=20'



DUSOUTH  
SURVEYING &  
ENGINEERING, INC.

22 BARNETT SHOALS RD.  
HAWTHORNE, GA 30677  
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FINAL PLAT FOR:

STONEWOOD  
SUBDIVISION  
PHASE I

1530 UNION CHURCH ROAD  
G.M.D. 221  
OCONEE COUNTY, GEORGIA

CHANGES	DATE
REV. PER COMMENTS	05/08/20
CBU DETAIL	06/02/20
Added Health Dept Notes	7/24/20

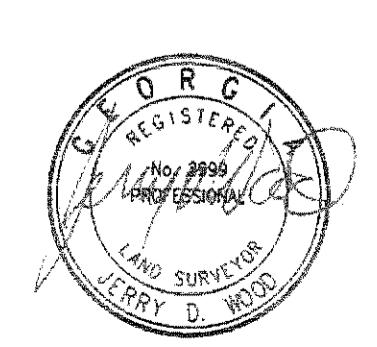
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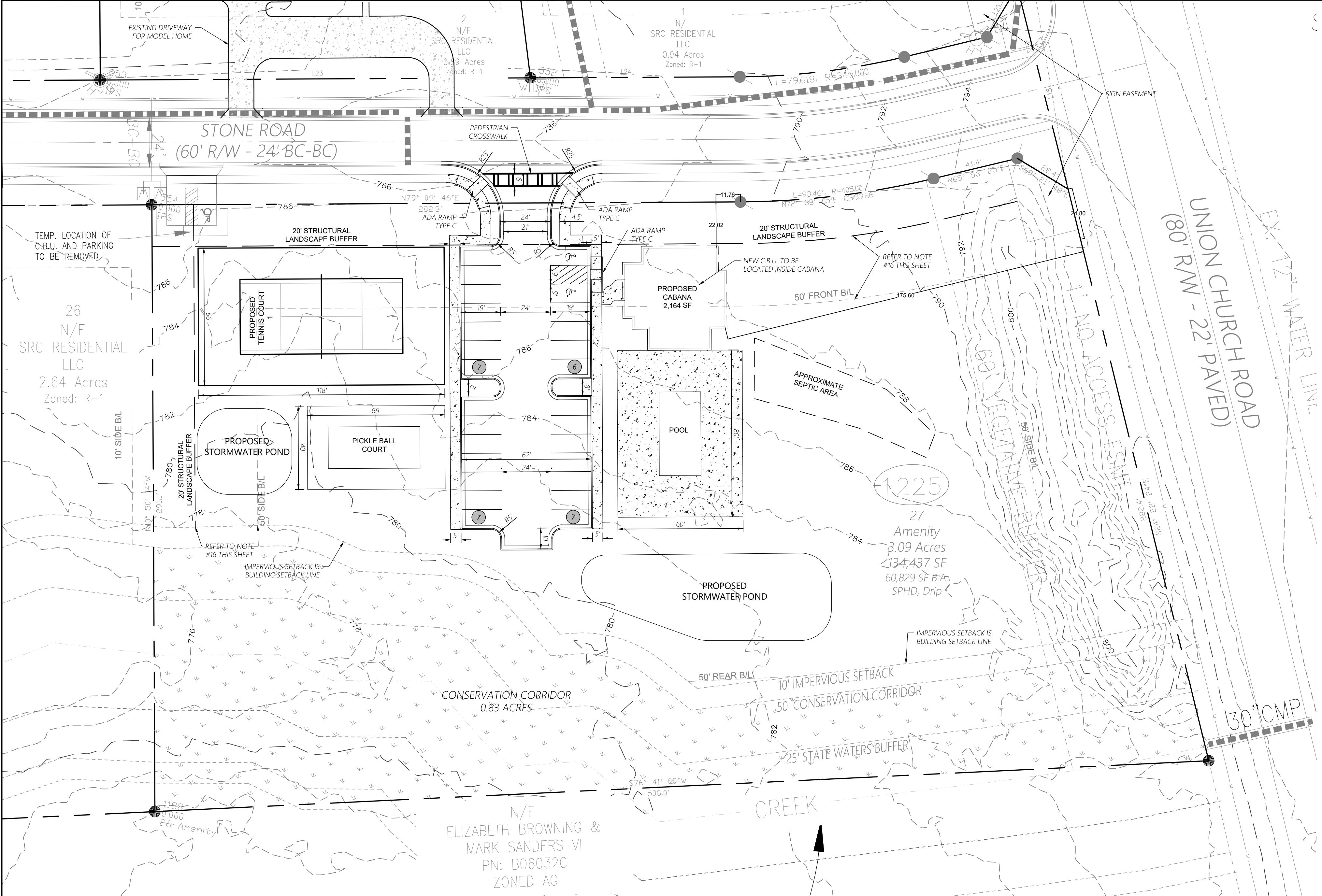
DATE  
03-17-20

PROJECT  
18 - 144

FINAL PLAT

SHEET  
4 OF 4





**ZONING CONDITIONS (REZONE CASE #5110)**

1. THE DEVELOPMENT MUST BE CONNECTED TO THE OCONEE COUNTY WATER SYSTEM AT THE POINT OF CONNECTION IN A MANNER APPROVED BY OCONEE COUNTY PUBLIC WORKS AND UTILITY DEPARTMENTS.
2. DEVELOPER SHALL INSTALL A 25 FOOT WIDE BUFFER ALONG ALL LOTS ABUTTING THE PROPERTY LINE OF THE STATEWATER BUFFER. THE BUFFER SHALL BE PLANTED WITH HIGH BERMS WITH PLANTED VEGETATION TO BE 6 FOOT IN HEIGHT AT THE TIME OF PLANTING. THE BUFFER SHALL FORM A CORRIDOR AND CONSTITUTE A "NO ACCESS EASEMENT".
3. THE DEVELOPMENT SHALL NOT EXCEED THE NUMBER OF LOTS AS SHOWN ON THE USE PLAN AS SHOWN ON ALL PLANS AND PLATS AND SHALL BE PROTECTED BY A MINIMUM 50 FOOT WIDE UNDISTURBED BUFFER. THE UNDISTURBED BUFFER SHALL BE PLANTED WITH HIGH BERM. NECESSARY ROAD AND UTILITY CROSSINGS(MAY BE MADE GENERALLY PERPENDICULAR TO THE CORRIDOR).
4. PRIOR TO SUBMITTING THE PRELIMINARY PLAT SUBMITTAL, APPLICANT MUST RECEIVE APPROVAL OF PROJECT NAMING AND STREET NAMES FROM EMC. PROVIDE DOCUMENTATION OF THIS AT TIME OF PLAT SUBMITTAL.
5. DEVELOPMENT STRUCTURES SHALL MEET OR EXCEED THE ARCHITECTURAL STANDARDS AS INDICATED ON THE CONCEPT PLAN, NARRATIVE, REPRESENTATIVE ARCHITECTURAL SKETCHES AND OTHER DOCUMENTS SUBMITTED BY THE APPLICANT. THE APPLICANT SHALL BE RESPONSIBLE FOR PAYING SPECIAL ATTENTION TO THE MATERIALS AND DESIGN ELEMENTS SHOWN IN THE REPRESENTATIVE ARCHITECTURAL SKETCHES.
6. THE DEVELOPMENT SHALL NOT CONTAIN MORE THAN 124 LOTS.
7. THE MINIMUM DWELLING SIZE SHALL BE 2,800 SF.
8. DEVELOPER SHALL NOT LOCATE ANY BUILDING WITHIN THE DEVELOPMENT THAT SHALL INCLUDE FACILITIES SUCH AS A POOL, TENNIS COURT, CLUBHOUSE, PLAYGROUND, OR OTHER SIMILAR RECREATION ELEMENTS. DEVELOPER SHALL RECEIVE APPROVAL OF THE SITE PLAN FOR THE RECREATION LOT THROUGH A CONDITIONAL USE PERMIT FROM THE BOARD OF COMMISSIONERS.



**DUSOUTH**  
SURVEYING & ENGINEERING, INC.

22 BARNETT HOLLOW RD.  
WATKINSVILLE, GA 30677  
706.310.1961 OFFICE  
Email: dusouthsurveying@gmail.com  
Online: www.dusouthsurveying.com

ENGINEERING PLANS FOR:  
**STONEWOOD AMENITY**

1225 STONE RD  
WATKINSVILLE  
OCONEE, GA 30677  
STONEWOOD SUBDIVISION AMENITY AREA

24HR CONTACT:  
JON GAJDIK  
(678) 252-2518

PREPARED FOR:  
**SRC DEVELOPMENT LLC**

3698 BETHLEVIEW RD.  
CUMMING, GA  
SR HOMES  
(678) 252-2518

CHANGES	DATE

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**DATE**  
6/23/2021

**DUSOUTH**  
**#21-136**

**SPECIAL USE CONCEPT PLAN**

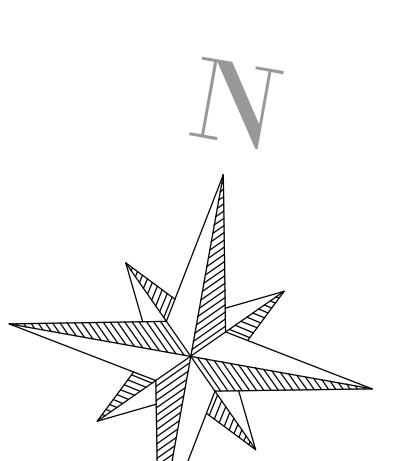
**EXHIBIT**

**LAND USE CHARACTERISTICS**

1. TOTAL LAND AREA - 3.09 ACRES
2. AMOUNT FOR PUBLIC USE - 3.09 ACRES
- 2.1. PROPERTY IS PROVIDED FOR HOMEOWNERS AND GUESTS WITHIN SUBDIVISION
3. RECREATIONAL SPACE PROVIDED - 3.09 ACRES
4. PARKING AREAS PROVIDED - APPROXIMATELY 10,000 SF (0.23 AC)
5. FLOOD PLAIN AREA - 0.0 ACRES
6. IMPERVIOUS AREAS
  - 6.1. 2,164 SF CABANA
  - 6.2. 7,800 SF TENNIS COURT
  - 6.3. 2,650 SF PICKLE BALL COURT
  - 6.4. 4,800 SF POOL AND DECK
  - 6.5. 10,000 SF PARKING LOT AND SIDEWALK

**NOTE:**  
STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

**WETLANDS CERTIFICATION**  
The design professional whose seal appears herein certifies the following:  
(1) the Oconee County Generalized Wetlands Map has been consulted;  
(2) the appropriate plan sheet  
 DOES  DOES NOT  
indicate wetlands as shown on the map or as determined by a certified wetlands delineator; and (3) if wetlands are indicated on the map, the developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of Permission has been issued by the U.S. Army Corps of Engineers for jurisdictional wetlands, or approval has been obtained from Oconee County to disturb other (non-jurisdictional) wetlands.



**GRAPHIC SCALE**  
0' 15' 30' 60' 90'  
SCALE: 1" = 30'

