

**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 239th 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Resolutions or Ordinances and parts or sections of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.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 3rd day of August, 2021.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: _____

John Daniell, Chairman

ATTEST:

Holly Stephenson
Holly Stephenson, Board of Commissioners

Mark Thomas, Member

Chuck Horton, Member

Amrey Harden, Member

Mark Saxon, Member

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

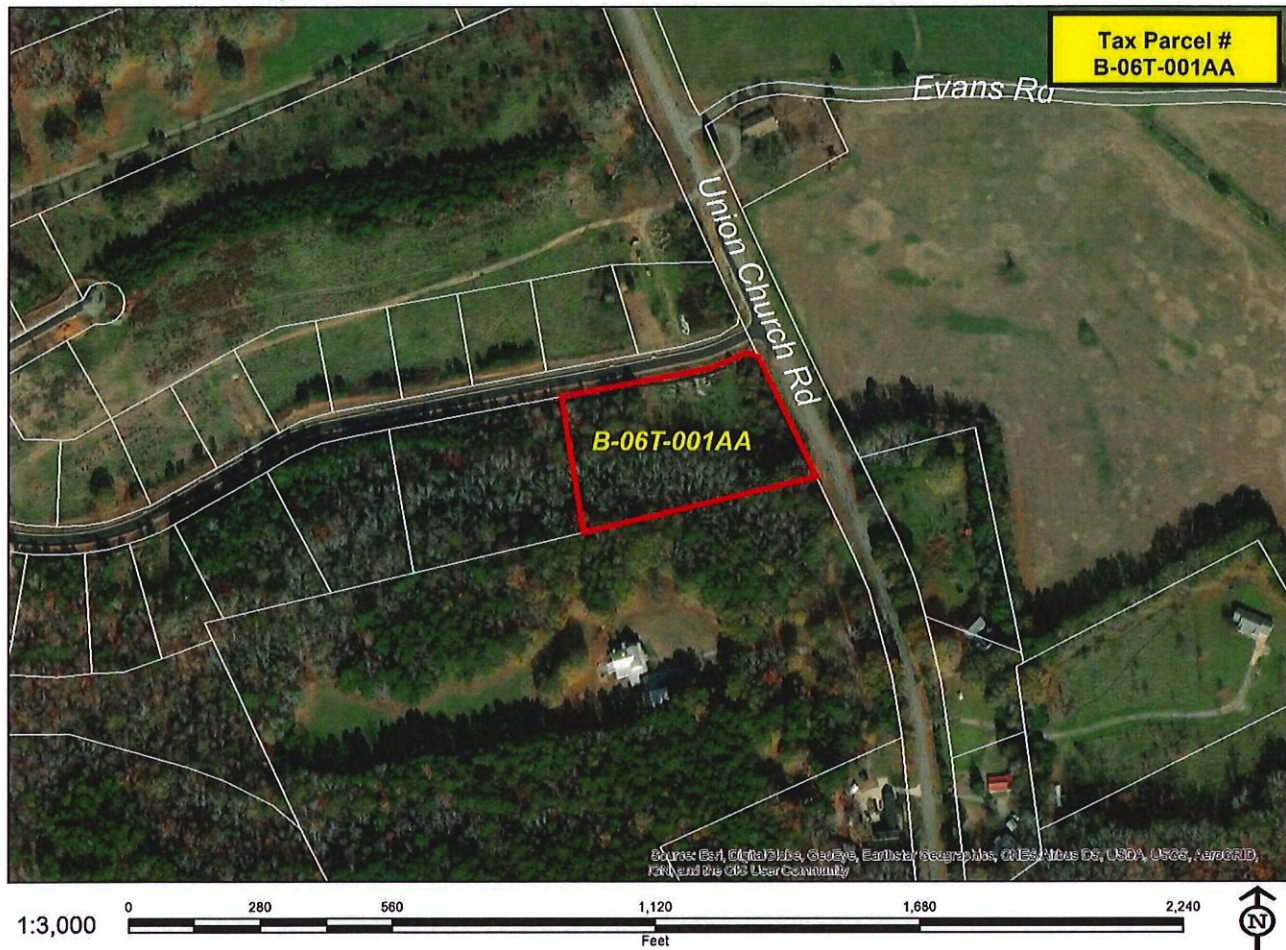
Page 1 of 6

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



LEGAL DESCRIPTION

Legal Description

All that tract or parcel of land, together with and including all improvements thereon, lying and being in the 221st 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.

NARRATIVE



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
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 or (770) 301-2198.

Regards,

A handwritten signature in blue ink, appearing to read 'Logan Waters'. The signature is fluid and cursive, with a large initial 'L' and 'W'.

Logan Waters, PE
Senior Engineer



**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

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

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: 

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**

Property Owner

Name: **SRC Development, LLC**

Address: **3698 Bethel View Rd**
(No P.O. Boxes)
Cumming, GA 30040

Telephone: **(678) 252-2518**

Use

Current Use: **Undeveloped**

Proposed Use: **Amenity Area**

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

Attachments (check all that apply)

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

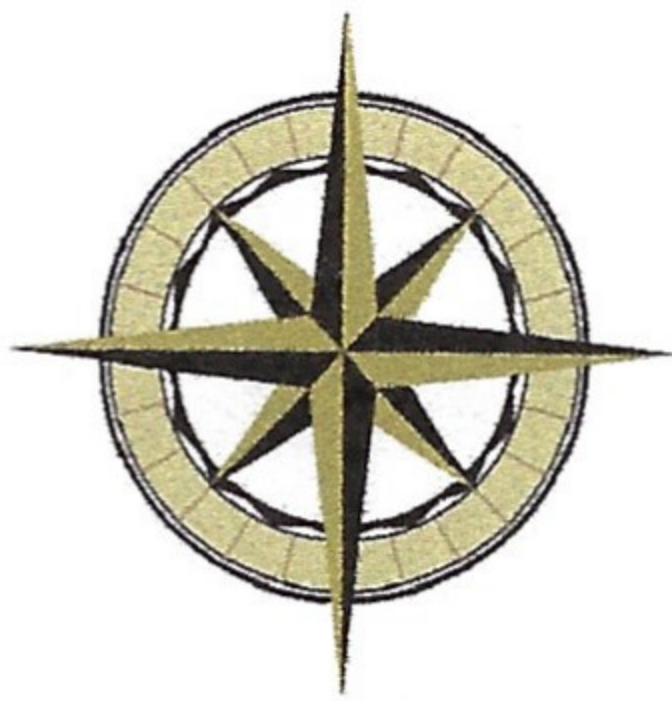
Action

Planning Commission Date: _____

☐ Approval ☐ With Conditions ☐ Denial

Board of Commissioners Date: _____

☐ Approved ☐ With Conditions ☐ Denied



DuSouth Surveying and Engineering

www.dusouthsurveying.com

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 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.

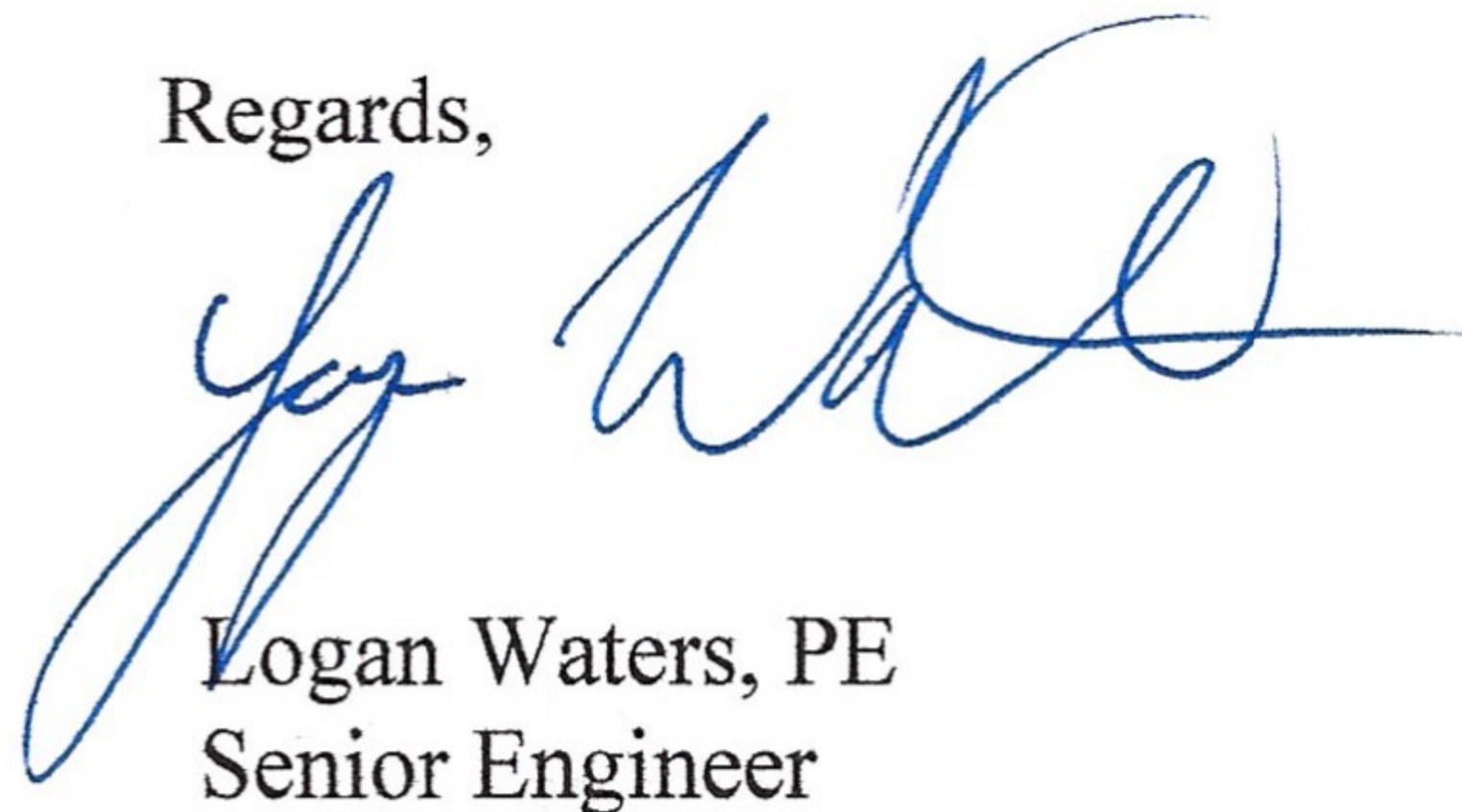
Sec. 1207.02 Standards for Special Use Consideration

- 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 or (770) 301—2198.

Regards,



Logan Waters, PE
Senior Engineer

Special Use # P21-0109 - SRC Development LLC

**Tax Parcel #
B-06T-001AA**

B-06T-001AA

Evans Rd

Union Church Rd

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

1:3,000

0 280 560 1,120 1,680 2,240

Feet



AG

Evans Rd

AG

R-1

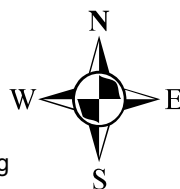
Union Church Rd

Zoning

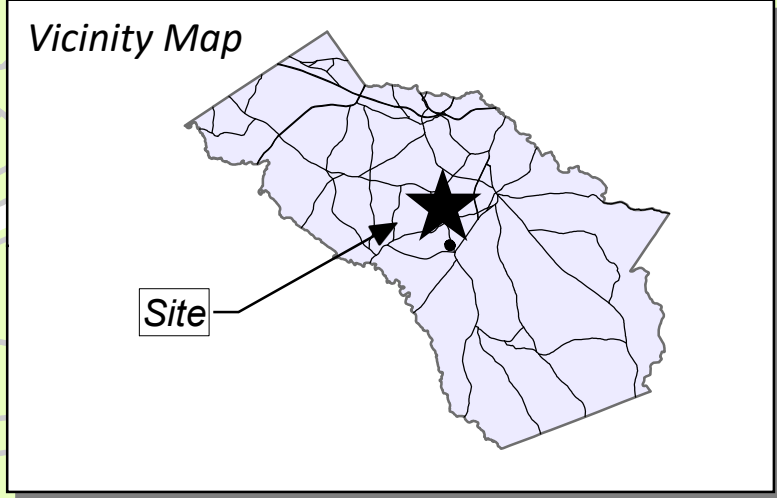
- AG
- AR-3
- AR
- R-1
- R-2
- R-3
- M-H
- B-1
- B-2
- O-I-P
- O-B-P
- I

Oconee County Planning Department

This map is representative of current county zoning
as of March 2021 and should be used for
planning purposes only.



1:2,000



Oconee County Planning Department

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

0 162.5 325 650 975 1,300 Feet

A scale bar showing distances in feet: 0, 162.5, 325, 650, 975, and 1,300.



9766382786
PARTICIPANT ID

BK:2020 PG:129-129

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

FINAL PLAT FOR: STONEWOOD SUBDIVISION PHASE 1

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 ADJUTING THE RIGHT-OF-WAY OF UNION CHURCH ROAD. THE BUFFER SHALL CONTAIN 3 TO 10 FOOT HIGH BERMS WITH PLANTED VEGETATION TO BE 6 FOOT IN HEIGHT AT THE TIME OF PLANTING. THE BUFFER SHALL FORM AND CONSTITUTE A "NO ACCESS EASEMENT".
3. THE CONSERVATION CORRIDORS SHOWN ON THE FUTURE LAND 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 MAY BE MADE GENERALLY PERPENDICULAR TO THE CORRIDOR.
4. PRIOR TO PRELIMINARY PLAT SUBMITTAL, APPLICANT MUST RECEIVE APPROVAL OF PROJECT NAMING AND STREET NAMES 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 DWELLING 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.

SPHD - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application. Needed for alternative septic systems, commercial septic systems, and systems with high waste strength or at discretion of local health authority.

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.

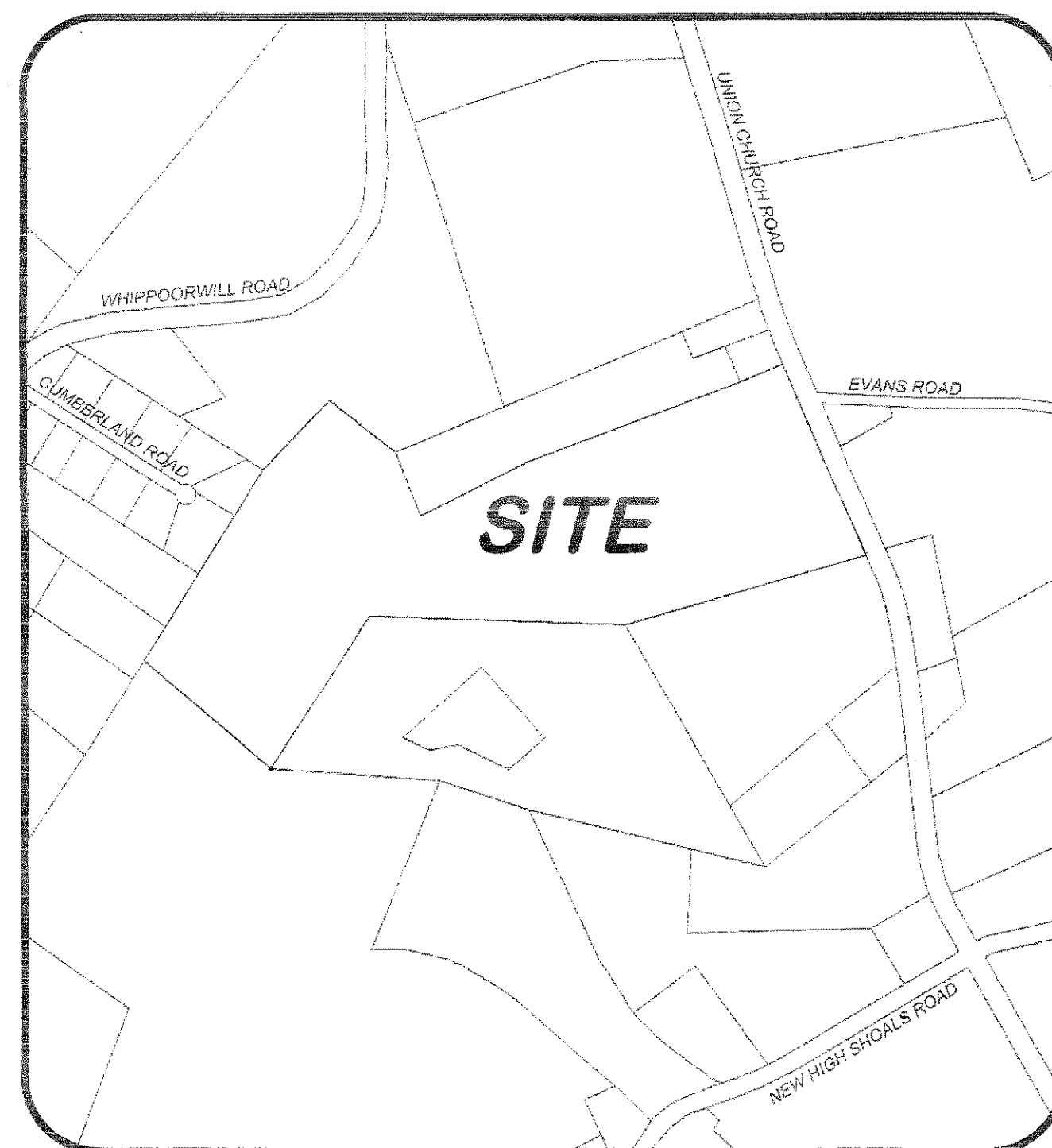
EPD STATEMENTS

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.)

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, plat, 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 O.C.G.A. 15-6-67.

Jerry D. Wood
Jerry D. Wood GA RLS# 2999

09/02/2020
Date



VICINITY MAP

(NOT TO SCALE)

Sheet Index:

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

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.

PROJECT DATA

1. TAX PARCEL #: B06T 001
2. ACRES IN PHASE 1: 37.57 ACRES
3. TOTAL PROJECT ACREAGE: 124.05 ACRES
4. FUTURE PHASES:
PHASE 2: 15.39 ACRES
PHASE 3: ±30.09 ACRES
PHASE 4: ±41.00 ACRES
5. PROPOSED LOTS:
RESIDENTIAL: 26
AMENITY: 1
OPEN SPACE: 1
6. ACRES IN RIGHT-OF-WAY: 4.31 ACRES
7. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13129C 0130 D, DATED SEPTEMBER 2, 2009.
8. WATER SUPPLY: OCONEE COUNTY WATER SUPPLY
9. SEWAGE DISPOSAL: PRIVATE
10. EXISTING ZONING: R-1
11. REQUIRED BUILDING SETBACKS FOR R-1:
FRONT: 30'
SIDE: 10'
REAR: 40' (THE CONSERVATION CORRIDOR IS THE SETBACK FOR ALL LOTS CONTAINING CONSERVATION CORRIDOR BUFFERS)
12. MAXIMUM BUILDING HEIGHT = 4.5 STORIES
13. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, OR A SUMP OR SANITARY LANDFILL.
15. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED DURING THE COURSE OF THE FIELD WORK.
16. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT THIS TIME.
17. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
18. THERE ARE NO WELLS ON OR WITHIN 100' OF THE PROPERTY.
19. THE AMENITY LOT (27) WILL REQUIRE A SEPARATE DEVELOPMENT PERMIT AND SPECIAL USE PERMIT PER REZONE #5510 CONDITION #8.
20. CBU WILL BE TEMPORARILY LOCATED ON LOT 27. THE PERMANENT LOCATION FOR THE CBU WILL BE INSIDE THE FUTURE AMENITY BUILDING ON LOT 27 ONCE IT HAS BEEN COMPLETED. A FIELD CHANGE PLAN MUST BE PROVIDED PRIOR TO INSTALLATION OF THE PERMANENT CBU.

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
Phone: (678) 252-2518

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

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



SURVEYING &
ENGINEERING, INC.

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

FINAL PLAT FOR:

STONEWOOD SUBDIVISION PHASE 1

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

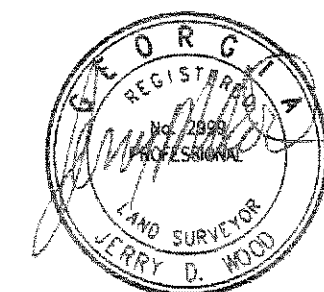
THIS PLAT, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A COPYRIGHT OF DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT BE A REPRODUCED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE
03-17-20

PROJECT
18 - 144

FINAL PLAT

SHEET
1 OF 4



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.

Timothy C. Jule
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: *Keli H*

Date: 9-4-20

Title: DEHD

SURVEYOR'S CERTIFICATE

It is hereby certified that this plot 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 plot is based has a closure precision of one foot in 67,200 feet, and an angular error of 1" 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 plot: TC-3000

This plot has been calculated for closure and is found to be accurate within one foot in 750,700 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: *Jerry D. Wood* Date: 09/04/2020

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. ☐ L.A. ☐

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

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION

All requirements of the Oconee County Unified Development Code having been represented as being fulfilled by this plot [and the related as-built data approved on 05/20/2020 (date)], this plot is

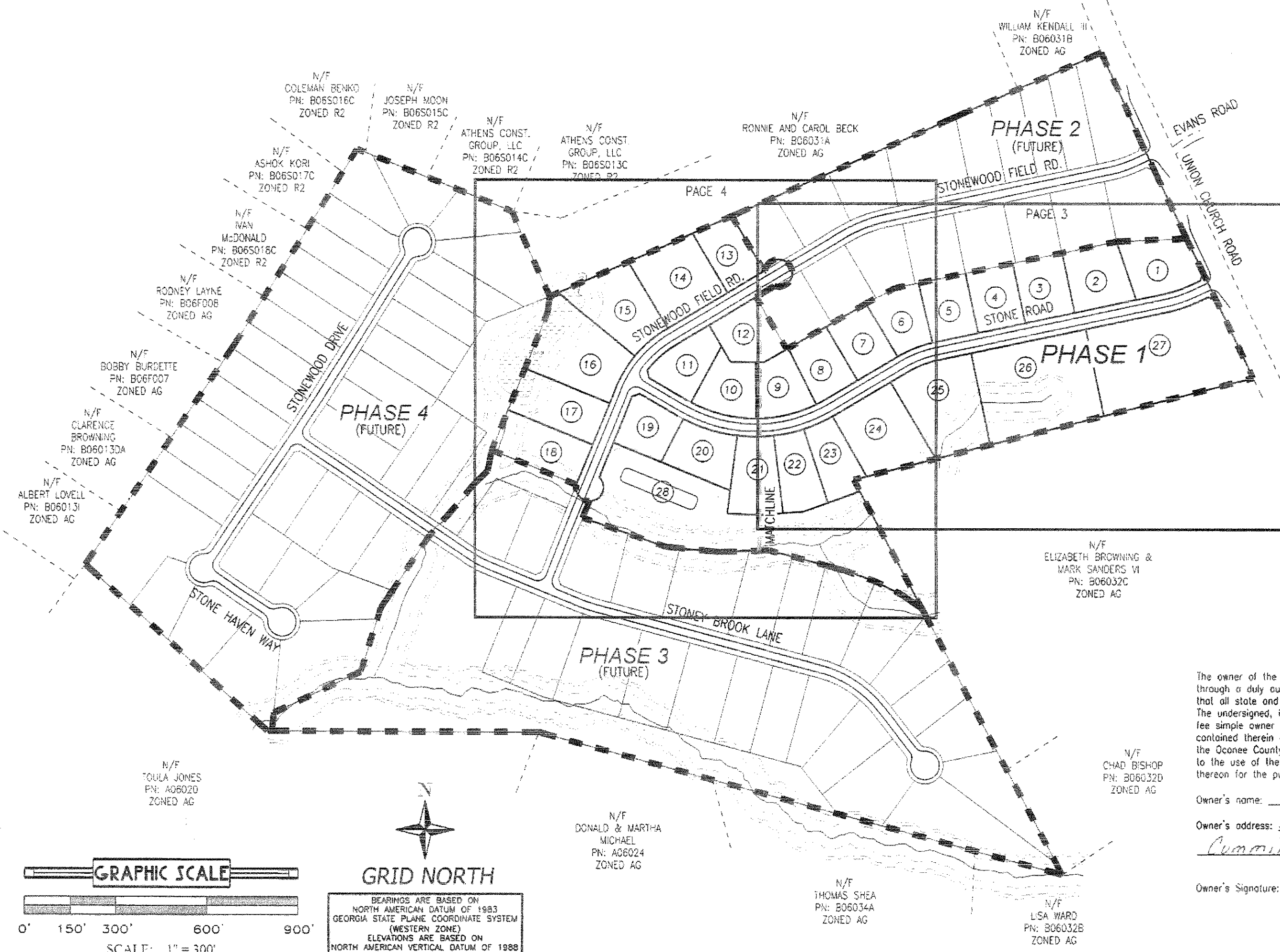
approved subject to all dedications of land to the public shown thereon being accepted by the Oconee County Board of Commissioners. All of the conditions of approval having been completed, this plot is approved for recordation by the Clerk of the Superior Court of Oconee County, Georgia, subject to maintenance 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 09:47:24-0400

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	17,621 sf
9	17,696 sf
10	17,792 sf
11	17,643 sf
12	17,609 sf
13	17,610 sf
14	35,436 sf
15	29,774 sf
16	26,114 sf
17	19,955 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

OWNER'S CERTIFICATE

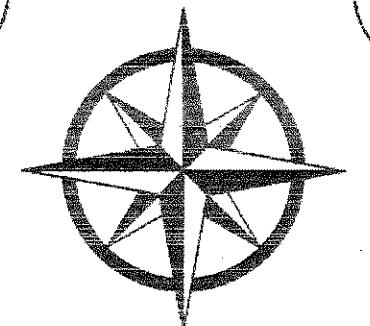
The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plot was made from an actual survey, and that all state and county taxes or other assessments now due on this land have been paid. The undersigned, in person or through a duly authorized agent, certifies that he or she is the fee simple owner of the land shown on this plot; that the plot 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: William Blanton, Jr. SPC Development

Owner's address: 3698 Bethelview Road

Cumming GA 30040

Owner's Signature: *William Blanton, Jr.* Date: 9/2/2020



DUSOUTH
SURVEYING &
ENGINEERING, INC.

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

FINAL PLAT FOR:

**STONEWOOD
SUBDIVISION
PHASE 1**

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

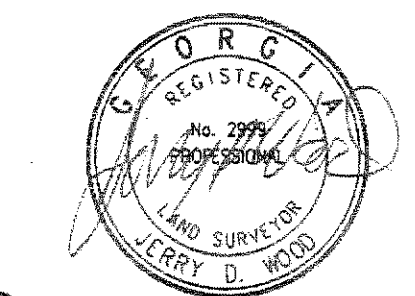
THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A COPYRIGHT OF DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT BE ALTERED, COPIED OR CHANGED IN ANY FORM WITHOUT WRITTEN CONSENT OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE
03-17-20

PROJECT
18 - 144

FINAL PLAT












SHEET
2 OF 4



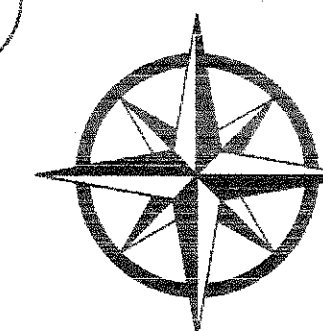
Angela Elden - Johnson
Clerk of Superior Court Filing Information

Curve Table				
Curve #	Arc	Radius	Bearing	Chord
C1	108.73	45.00	N25° 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	S69° 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	103.46
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	123.64
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

	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
POF	POINT OF REFERENCE
CL	CENTERLINE
PL	PROPERTY 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
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WW	WATER VALVE
FH	FIRE HYDRANT
R.A.	REBUILDABLE AREA



DU SOUTH
SURVEYING &
ENGINEERING, INC.

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

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 TO LOT 27	06/02/20
Added Health Dept Notes	7/24/20

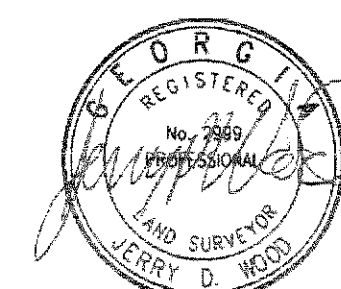
THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A
COPYRIGHT OF DUSOUTH SURVEYING & ENGINEERING, INC. AND CANNOT
BE ALTERED, COPIED OR CHANGED IN ANY FORM WITHOUT WRITTEN
CONSENT OF DUSOUTH SURVEYING & ENGINEERING, INC.

DATE
03-17-20

PROJECT
18 - 144

FINAL PLAT

SHEET
3 OF 4



9766382786
PARTICIPANT ID

BK:2020 PG:132-132
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

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
LLI 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
JB 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
B.A. BUILDABLE AREA

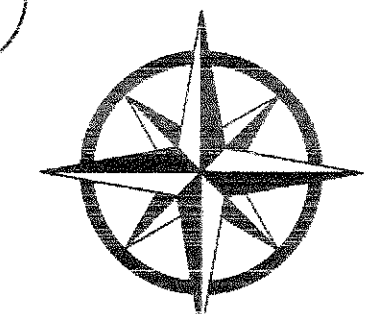
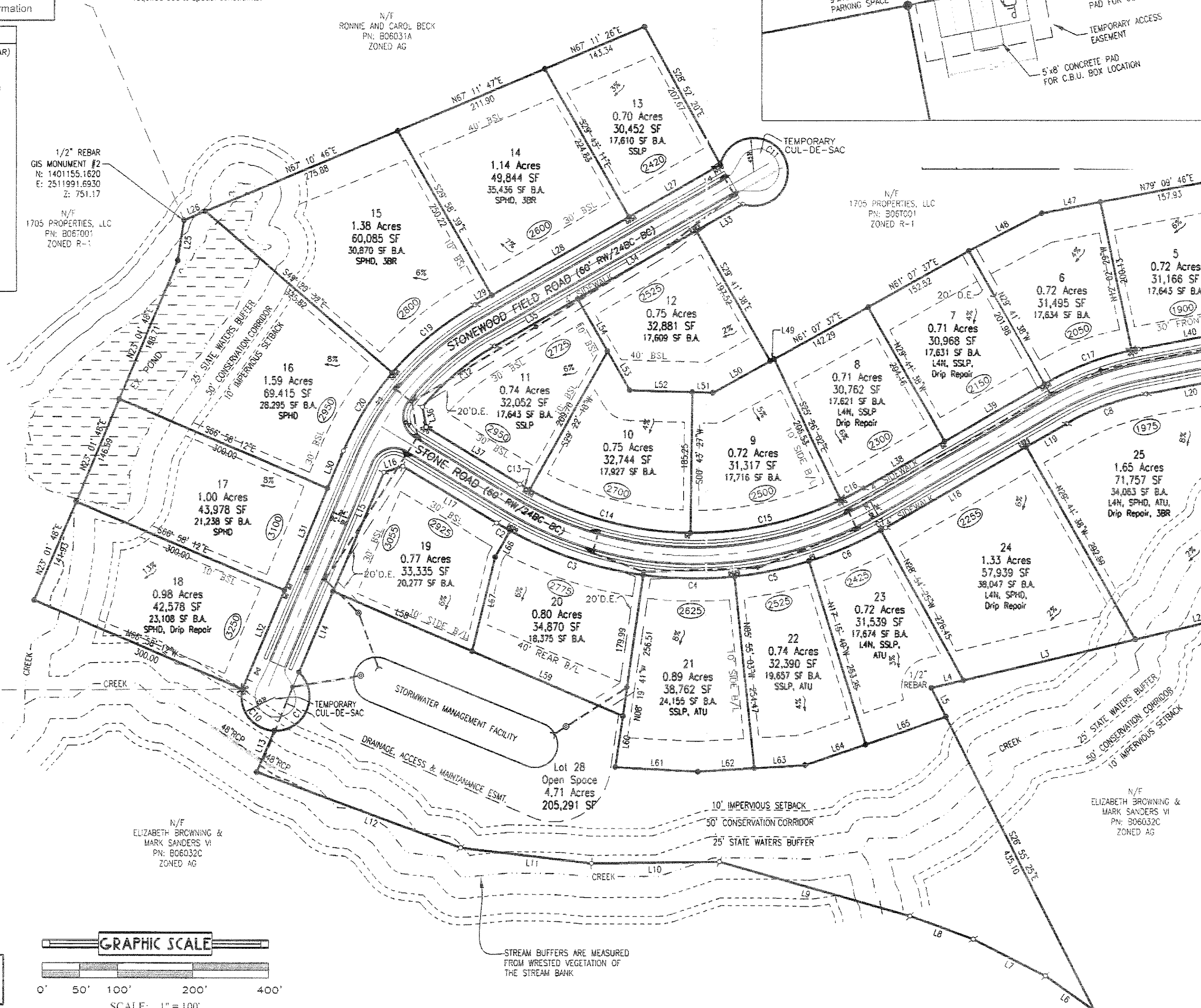
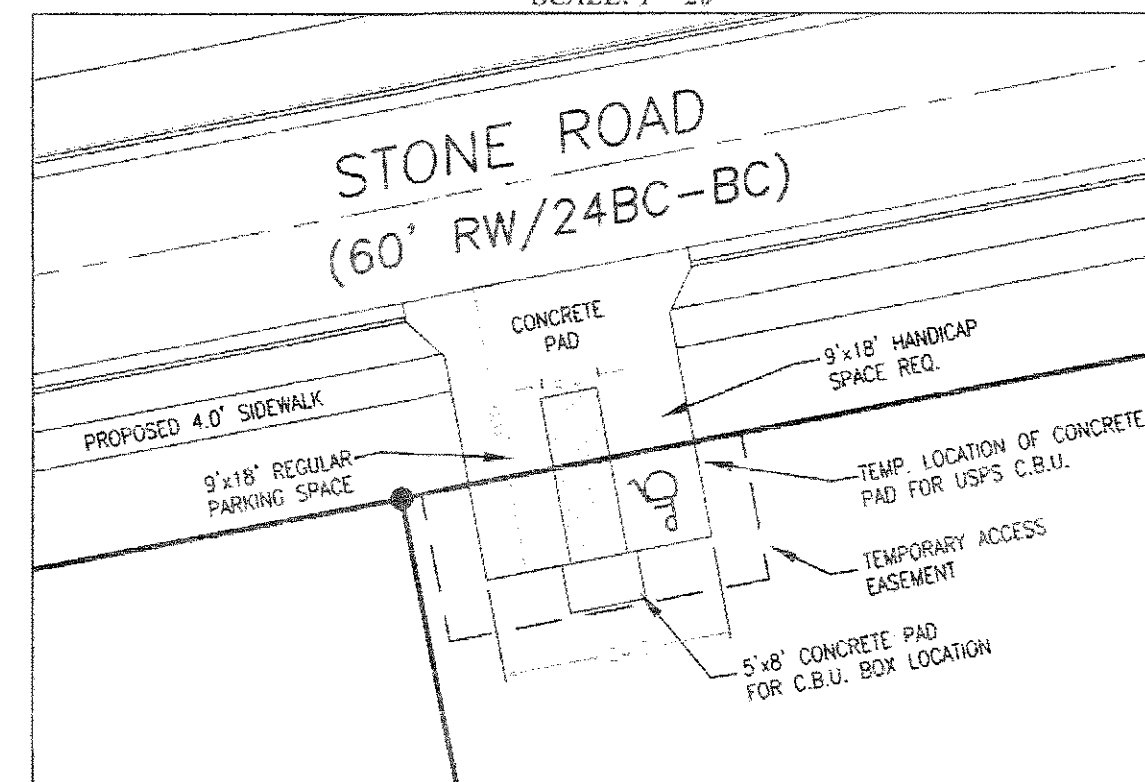
MONUMENTATION LEGEND

○ 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.
L4N - "Level IV Soil Report Needed" - A Level IV soil report will be needed prior to issuance of a septic permit for this lot.
SPHD - "Site Plan Health Department" - An engineered site plan drawn in compliance with the requirements established by the "Engineered Site Plan Checklist" is required at time of permit application. Needed for alternative septic systems, commercial septic systems, and systems with high waste strength or at discretion of local health authority.
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.

TEMPORARY C.B.U. DETAIL

SCALE: 1"=20'



DUSOUTH
SURVEYING &
ENGINEERING, INC.

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

FINAL PLAT FOR:

**STONEWOOD
SUBDIVISION
PHASE I**

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

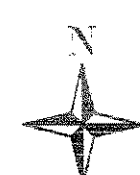
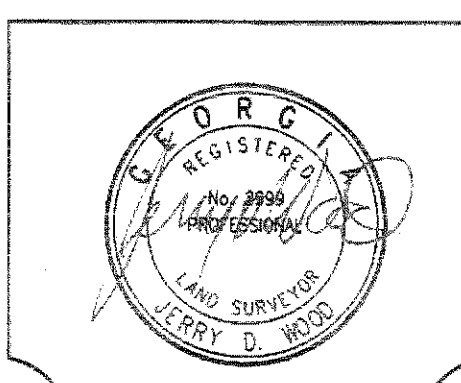
CHANGES	DATE
REV. PER COMMENTS	05/08/20
CBU DETAIL	06/02/20
Added Health Dept Notes	7/24/20

DATE
03-17-20

PROJECT
18 - 144

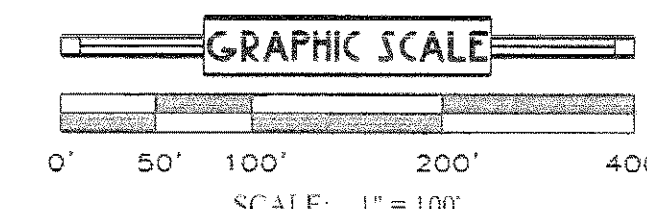
FINAL PLAT

SHEET
4 OF 4



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



STREAM BUFFERS ARE MEASURED
FROM WRESTED VEGETATION OF
THE STREAM BANK

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

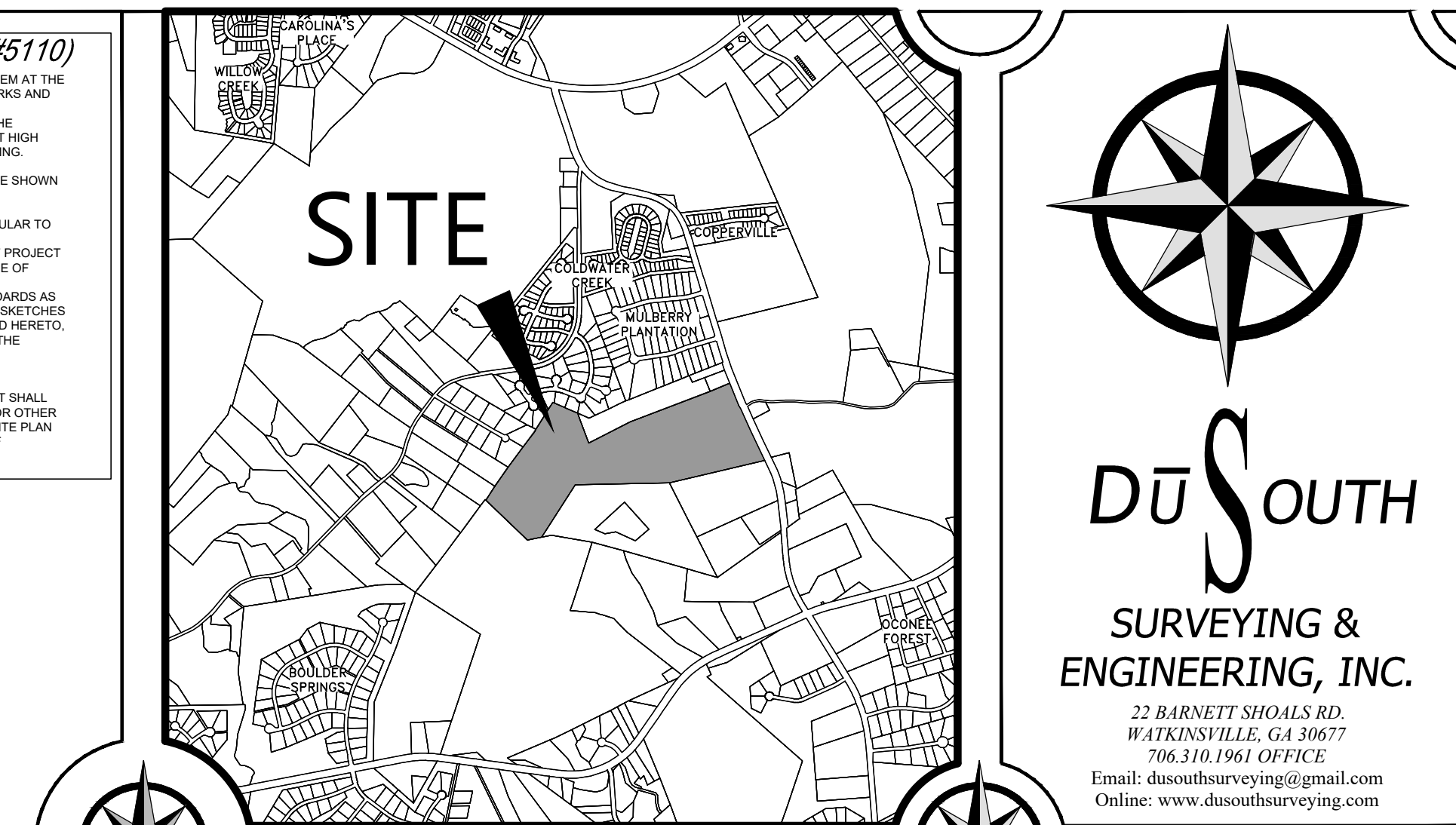
NOTE:
STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH
COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND
REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

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

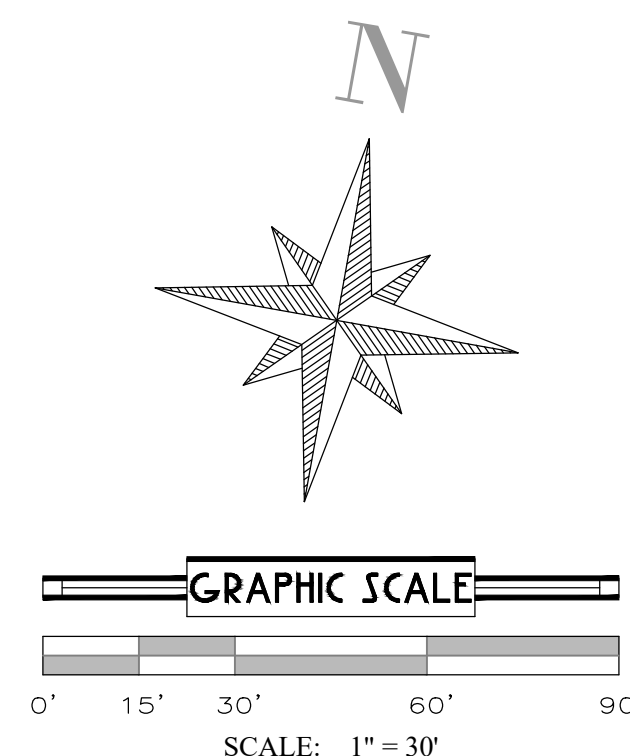
☐ DOES ☒ DOES NOT

Indicate wetlands as shown on the map or as determined by a certified wetlands delineator. If no wetlands are indicated the landowner or 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 obtained from the U.S. Corps of Engineers. If no wetlands, or approval has been obtained from Oconee County to disturb other (nonjurisdictional) wetlands.

[illegible]

PROJECT DATA

-  OWNER OF RECORD: SRC DEVELOPMENT LLC
 SR HOMES
 (678) 252-2518
 3698 BETHELVIEW RD.
 CUMMING, GA 30040
-  24HR. CONTACT: JON GAJDIK
 (678) 252-2518
 3698 BETHELVIEW RD.
 CUMMING, GA 30040
- PROJECT ACREAGE:
 PHASE 3 AREA: 3.09 AC
 DISTURBED AREA: TBD AC
 IMPERVIOUS AREA: 0.64 AC
 PERVIOUS AREA: 2.45 AC
 - ZONING:
 PROJECT: R1
 ADJACENT: R1, AG
 - TAX PARCEL #: B 06T 001AA
 - FLOOD PLAIN: A PORTION OF THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C0130D, DATED 9-02-2009.
 - WATER SUPPLY: OCONEE COUNTY
 - SEWAGE DISPOSAL: PRIVATE
 - 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.
 - EXISTING CONDITIONS BASED ON FINAL PLAT PREPARED BY DUSOUTH, DATED 3-17-2020.
 - ALL PROPOSED LOTS WILL BE SERVED BY SEPTIC.
 - NO PART OF THE PROPOSED DEVELOPMENT INCLUDES AREAS INVOLVING SOIL OR TOPOGRAPHICAL CONDITIONS WHICH PRESENT HAZARDS OR REQUIRE SPECIAL PRECAUTIONS.
 - BUILDING REQUIREMENTS:
 FRONT: 50'
 SIDE: 50'
 REAR: 50'
- MAX COVERAGE 35%
 MAX HEIGHT 4 STORIES
- 25' UNDISTURBED BUFFER IS REQUIRED FOR ALL STATE WATERS.
 - INITIAL RECEIVING WATERS ARE ROBINSON CREEK
 - ALL CONSTRUCTION DEBRIS MUST BE MUST BE REMOVED IN A LEGAL MANNER PRIOR TO BUILDING PERMITS BEING ISSUED FOR ANY
 - TOPOGRAPHY SHOWN IS FROM OCONEE COUNTY GIS AND DESIGNED CONTOURS OF STONEWOOD, PHASE 1.
 - THE 50' FRONT BUILDING LINE IS PROPOSED TO BE REDUCED TO 20' WITH THE ADDITION OF A STRUCTURAL BUFFER FROM THE RIGHT-OF-WAY AS ALLOWED IN THE UDC SECTION 320.02. (b).
 - DEVELOPMENT IS SUBJECT TO SPECIAL USE PERMIT AS REQUIRED IN THE REZONING CASE #5110.
 - PROPERTY TO BE MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
 - STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROPOSED ONSITE.
 - PARKING REQUIREMENTS ARE BASED ON A MAXIMUM OF 124 LOTS AS REQUIRED IN REZONING CASE #5110.
- PARKING REQUIREMENTS: 1 SPACE/5 LOTS
 PARKING REQUIRED: 124 MAX LOTS = 25 SPACES
 PARKING PROVIDED: 27 SPACES (2 HC)
- PARKING STALLS ARE 9'x19' MEASURED FROM THE FACE OF CURB.
 - CLUSTER BOX UNIT (CBU) TO BE LOCATED WITHIN CABANA.



DŪ SOUTH

**SURVEYING &
ENGINEERING, INC.**

22 BARNETT SHOALS 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
TONEWOOD SUBDIVISION AMENITY
AREA

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

PREPARED FOR:
SRC DEVELOPMENT
LLC

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

CHANGES	DATE

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

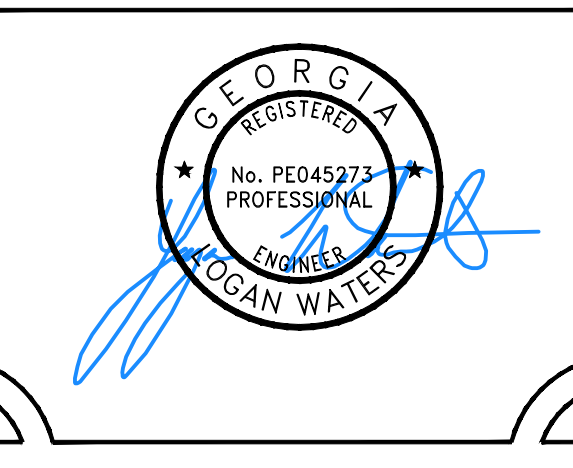
DATE _____

6/23/2021

DUSOUTH
#21-136

SPECIAL USE CONCEPT PLAN

EXHIBIT



1