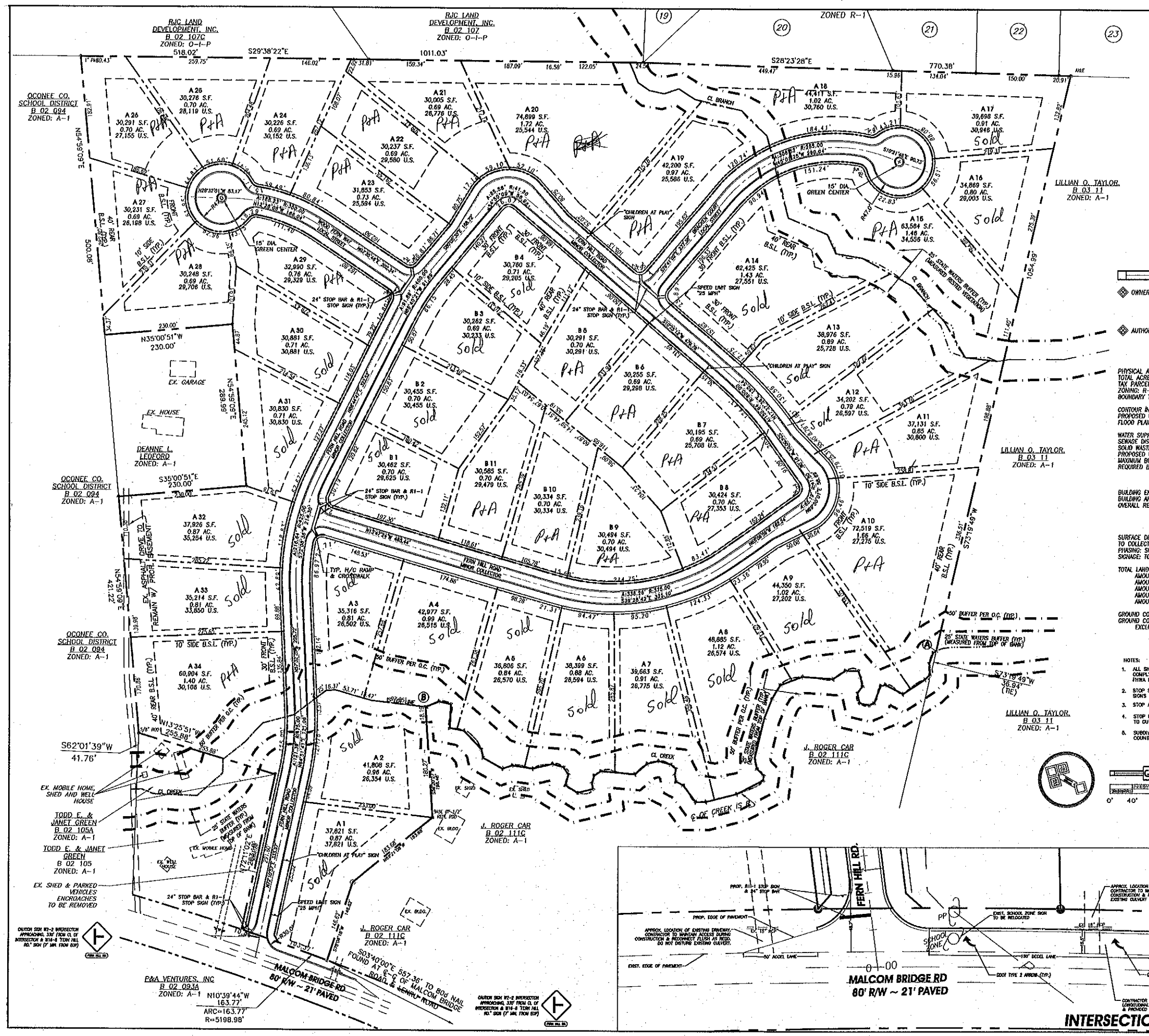
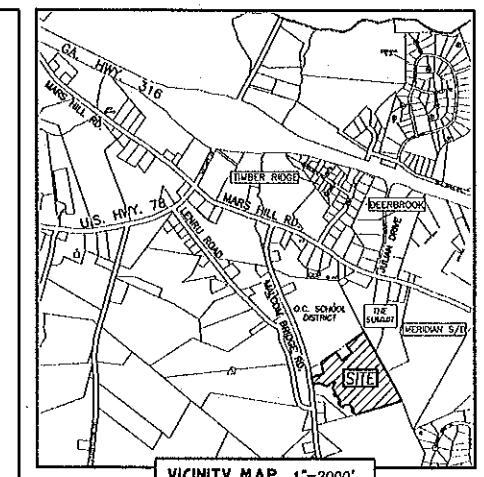




VICINITY MAP 1"=2000'

PROJECT DATA

OWNER/DEVELOPER: P & A VENTURES, LLC
4991 GREENSBORO HWY.
WATKINSVILLE, GA 30677
CONTACT: JERRY PECK
706-769-6457

AUTHORIZED AGENT: ABE CONSULTING, INC.
CONTACT: ABE ABOUHAMDAN, PE
1671 MERIWEATHER DR. SUITE 201
BOGART, GA 30622
706-613-8900

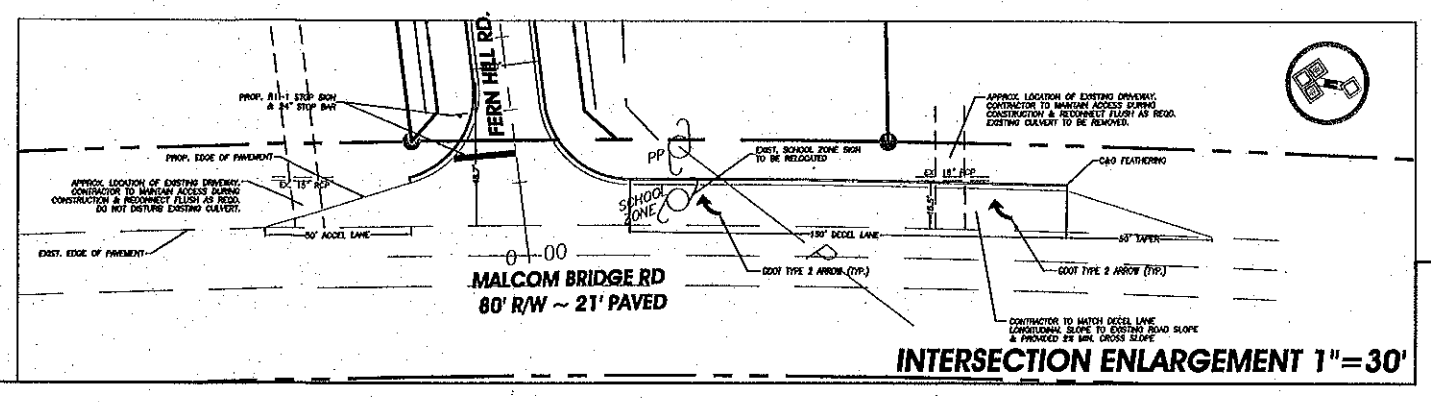
PHYSICAL ADDRESSES: 2400 MALCOM BRIDGE ROAD
TOTAL ACREAGE: 44.636
TAX PARCEL NUMBER: B-02 111
ZONING: R-1
BOUNDARY TAKEN FROM SURVEY BY BEN McLEROY & ASSOCIATES, INC. FOR STEVE & LINDA WILLIAMS DATED 10-20-05.
CONTOUR INTERVAL: 2' BY ABE-J.D. WOOD SURVEYING, INC. ON 01-23-06
PROPOSED USE: 45 SINGLE FAMILY RESIDENTIAL LOTS
FLOOD PLAIN: THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 130453 0010B, DATED APRIL 17, 1995.
WATER SUPPLY: OCONEE COUNTY PUBLIC UTILITIES
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR.
PROPOSED UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV
MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
REQUIRED BUILDING SETBACKS: (R-1 STANDARDS)
FRONT: 30'
SIDE: 10'
REAR: 40'
BUILDING ENVELOPES: VARIES BY LOT DEPENDING ON LOT SIZE. (SET SETBACKS & BUFFERS)
BUILDING AREAS VARY BY LOT. (SEE PLAN FOR LOT AREAS AND SETBACKS)
OVERALL RESIDENTIAL DENSITY : 1 UNIT PER 0.99 ACRES
LOT COUNT: 45 LOTS (0.69 ACRE MIN./ 30,000 S.F.)
SMALLEST RESIDENTIAL LOT: 0.69 ACRE (30,125 S.F.)
LARGEST RESIDENTIAL LOT: 1.71 ACRES (74,503 S.F.)
AVERAGE LOT SIZE: 0.88 ACS (38,118 S.F.)
SURFACE DRAINAGE PROPOSED: CONC. CURB AND GUTTER AND ASCMP WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES.
PHASING: SUBDIVISION TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF DEC. 2008.
SIGNAGE: TO BE PLACED IN EASEMENT & PERMITTED BY OTHERS AT A LATER TIME

TOTAL LAND AREA: 44.636 ACRES
AMOUNT OF LAND TO BE USED FOR PUBLIC R/W: ±5.26 AC. OR 11.8%
AMOUNT OF LAND TO BE USED FOR PUBLIC OR SEMI-PUBLIC USES: NONE
AMOUNT OF LAND TO BE USED FOR RECREATIONAL OR OPEN SPACE PURPOSES: NONE
AMOUNT OF LAND TO BE OCCUPIED BY STREET AND PARKING AREAS: ±2.60 ACRES OR 5.8%
AMOUNT OF SUBMERGED OR FLOOD PRONE LAND WITHIN THE PROJECT BOUNDARY: NONE

GROUND COVERAGE BY LOTS: 39.38 AC. OR 88.2%
GROUND COVERAGE BY IMPERVIOUS SURFACES: ±3.35 AC. OR 7.5%
EXCLUDING COVERAGE ON INDIVIDUAL LOTS

NOTES:
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE LATEST VERSION OF THE FHWA M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
2. STOP SIGNS TO BE M.U.T.C.D. R1-1. SPEED LIMIT SIGNS TO BE M.U.T.C.D. R2-1, POSTED AS 25 MPH.
3. STOP AHEAD SIGN SHALL BE M.U.T.C.D. W3-1A
4. STOP BARS TO BE 24" & EXTEND FROM E.O. LANE TO GUTTER (MIN. 12')
5. SUBDIVISION ENTRANCE SIGN SHALL COMPLY WITH OCONEE COUNTY REGULATIONS AT TIME OF PERMITTING.

GRAPHIC SCALE
0' 40' 80' 160' 240'



INTERSECTION ENLARGEMENT 1"=30'

ABE CONSULTING, INC.
A Division of
ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING
ENVIRONMENTAL
Environmental

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FERN HILL

2400 MALCOM BRIDGE ROAD

OCONEE COUNTY, GA
44.636 ACRES
TAX PARCEL#B-02 111

REVISIONS	DATE

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ABE CONSULTING, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

DATE

PROJECT
05-145-02

OVERALL SITE, PVMT. MARKING & SIGNAGE PLAN