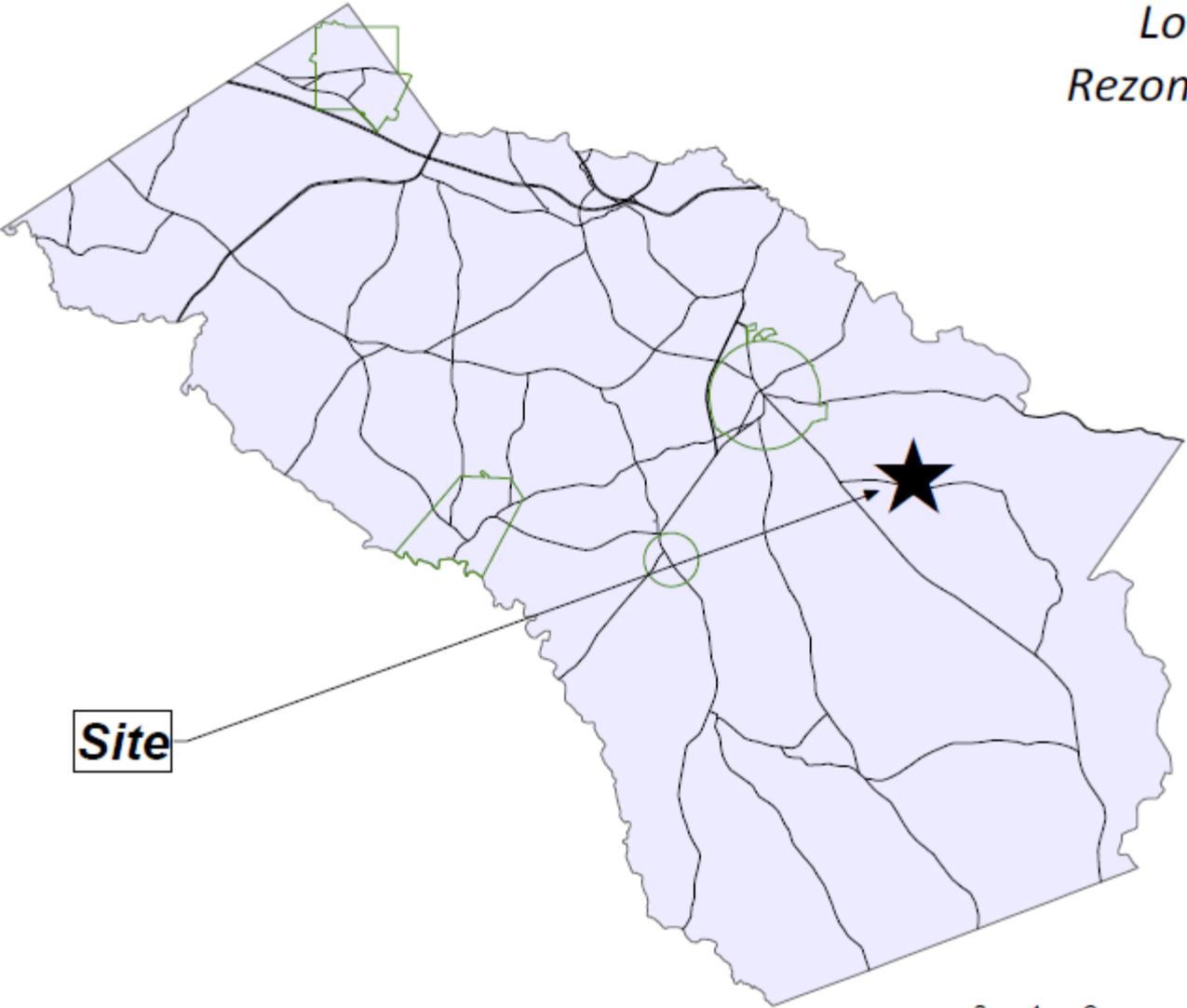
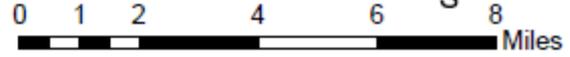
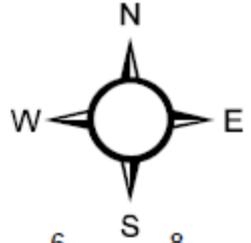




*Location Map -
Rezone # P20-0092
Connie West*



Site

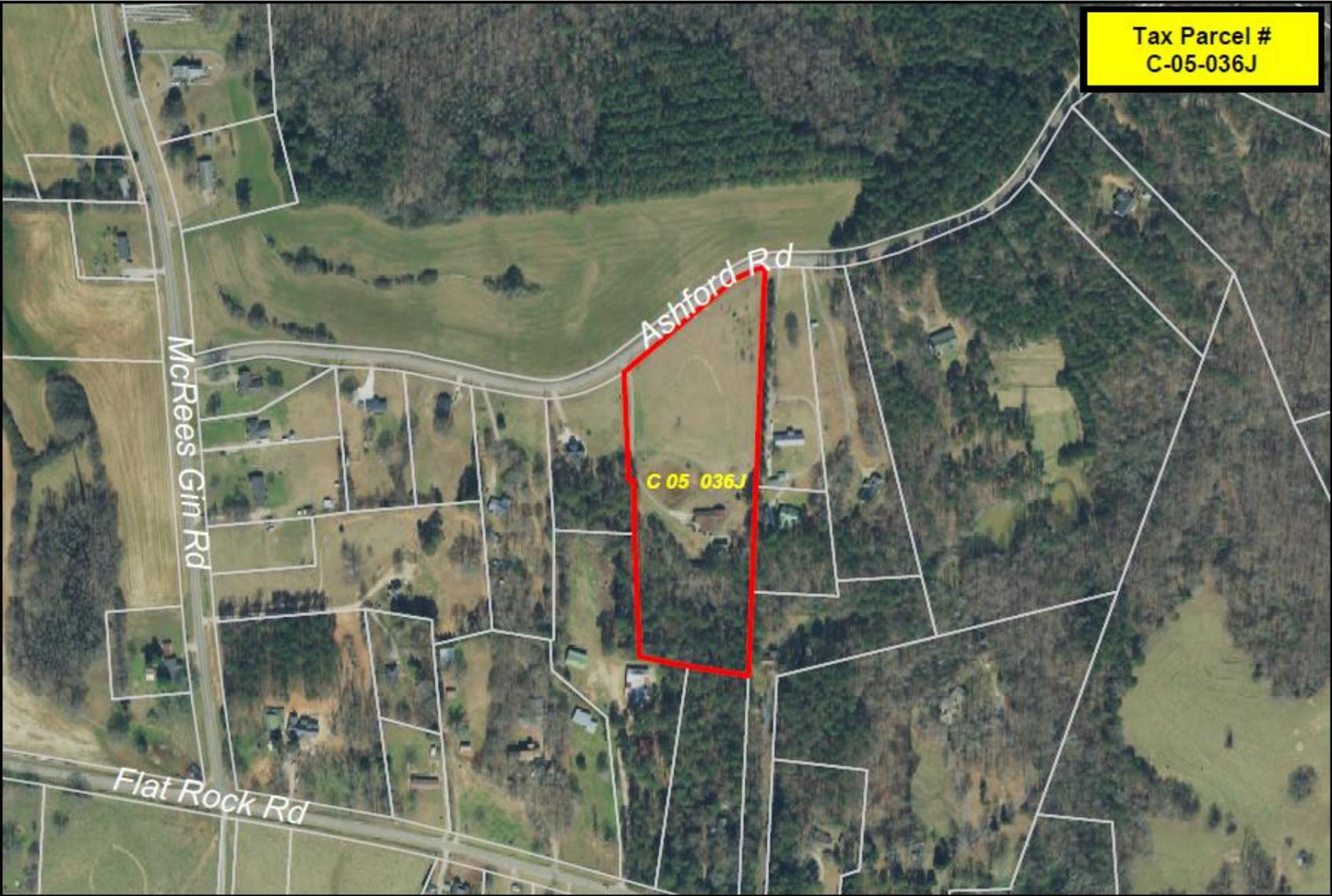


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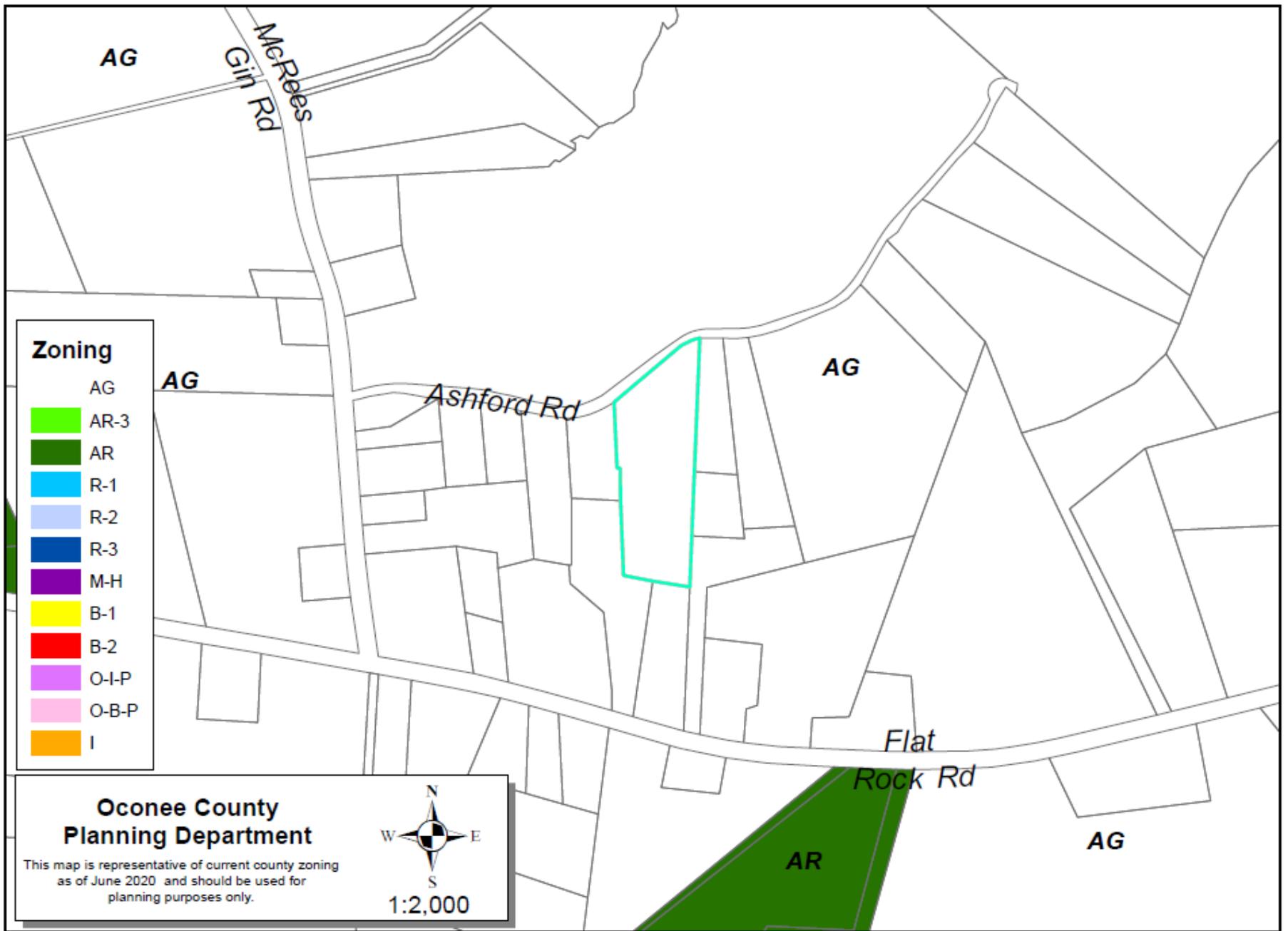
Site Location

Rezone # P20-0092 - Connie West

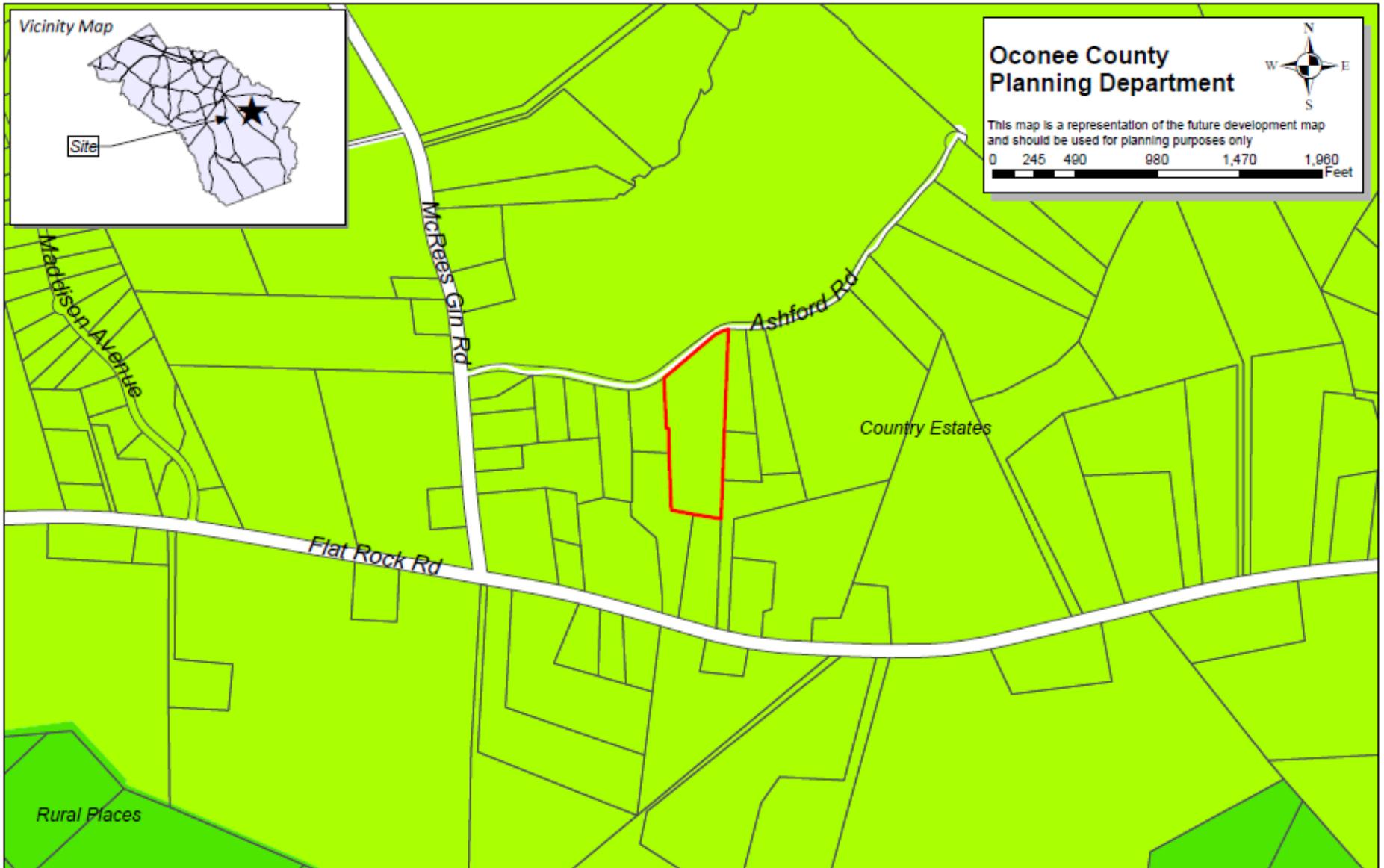
Tax Parcel #
C-05-036J



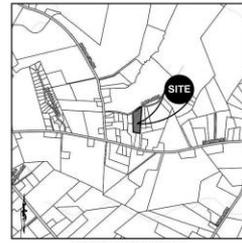
Aerial Imagery



Zoning



Future Development



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION & NOTES

OWNER/DEVELOPER
Corrie D. West
1130 Ashford Road
Waynesville, GA 30077
Contact: Corrie West
Phone: (706) 789-7488

ENGINEER
Carter Engineering Consultants, Inc.
201 N. 16th Street, Suite 2000
Waynesville, GA 30077
Contact: Corrie West, P.E.
Tel: (770) 725-1200
jrc@cartersurveying.net

Property located at 1130 Ashford Road, Waynesville, Georgia 30077

Parcel No.:	WC 05 036
Current Zoning:	AG (Agricultural District)
Proposed Zoning:	AR (Single-Family Residential - Three Area District)
Setbacks:	Front: 30 feet Rear: 40 feet Side: 15 feet
Proposed Use:	Single-Family Residence
Existing Use:	Single-Family Residence
Maximum Building Height:	40 Feet
Minimum Lot Area (AR-0):	3-Acre (132,689 Square Feet)
Minimum Subdivide Area:	24,800 Square Feet
Existing Tract:	2.734 acres
Proposed Tract #1:	3.038 acres
Proposed Tract #2:	4.651 acres

Boundary, Site Survey and obtained from field run survey by Baseline Surveying & Engineering, Inc. dated January 25, 2020. (706) 789-8610. Additional information concerning adjacent boundaries obtained by Deane County GIS. Contour information obtained from Deane County GIS.

Contour interval is 2 Feet
No portion of this property lies within a Flood Hazard. F.E.M.A. Flood Insurance Rate Map No. 13220-0202, dated September 02, 2009 indicates that this property is located in "Zone X".

The underground utilities shown herein have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are at the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.

It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found. The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of work and notify engineer if any discrepancy is found.

UNDERGROUND UTILITIES DISCLAIMER

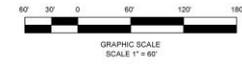
Information regarding the reported presence, size, character and location of existing underground utilities and structures related to underground utilities shown herein. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and placement of underground utilities and structures related to underground utilities shown herein may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractor shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown herein.

SITE PLAN & DESIGN NOTES

SEWER DISPOSAL:
PRIVATE SEWER SYSTEM AND DRAINFIELD TO BE INSTALLED AND DESIGNED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

WATER SUPPLY:
WATER SUPPLY TO BE PROVIDED BY ON-SITE INDIVIDUAL WELLS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH PROFESSIONAL PRACTICE.

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



REVISION BLOCK	DATE	DESCRIPTION
1	05/27/20	ISSUED FOR PERMITS
2	05/27/20	ISSUED FOR COUNTY COMMENTS
3	05/27/20	ISSUED FOR COUNTY COMMENTS



Carter Engineering Consultants, Inc.
201 N. 16th Street, Suite 2000
Waynesville, GA 30077

P: (770) 725-1200
F: (770) 725-1204
www.cartersurveying.net

REZONE CONCEPT PLAN
for
WEST RESIDENCE
1130 ASHFORD ROAD, WAYNESVILLE, OCONEE COUNTY, GA 30077

PROJECT NAME:
WEST RESIDENCE

SHEET TITLE:
REZONE CONCEPT PLAN

SHEET NUMBER:
SP

PROJECT NUMBER:
20001JWR

DATE:
05/27/20

Concept Plan



Representative Photos

Staff Recommendation

Staff recommends approval of this request, to be subject to the following conditions to be fulfilled at the expense of the owner/developer:

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

Planning Commission Recommendation

Planning Commission recommended approval subject to one condition recommended by staff.