

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

TITLE

A Resolution granting approval of a Hardship Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1304, to grant approval of a Hardship Variance pursuant to an application requesting approval of a Hardship Variance on property owned by Holly Purcell submitted on March 25, 2019.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Hardship Variance approval submitted by Williams & Associates, Land Planners P.C. on 19.0969 regarding a ±19.096-acre tract of land located on the along Hodges Mill Road in the 239th G.M.D., Oconee County, Georgia, (tax parcel number B-04-001), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Hardship Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted for the purpose of relief from Unified Development Code Section 1012.07 (a), to increase the number of lots allowed access along a private access drive.

Said Hardship Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Hardship Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on June 4, 2019.

ADOPTED AND APPROVED, this 4th day of June, 2019.



ATTEST:

Kathy Hayes
Kathy Hayes
Clerk, Board of Commissioners

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

John Daniell
John Daniell, Chairman

Mark Thomas
Mark Thomas, Member

Chuck Horton
Chuck Horton, Member

William E. Wilkes
William E. Wilkes, Member

Mark Saxon
Mark Saxon, Member

EXHIBIT "A" TO HARDSHIP VARIANCE #7769

Page 1 of 4

CONDITIONS

1. The subject private access drive shall serve no more than five tracts.

TAX MAP



LEGAL DESCRIPTION

Tract 1 Legal Description

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 239, containing 19.096 acres, more or less, and being more particularly described as:

Beginning at a 1/2" rebar at the intersection of the southeasterly margin of the 100-foot right-of-way of Hodges Mill Road with the southwesterly margin of the 60-foot right-of-way of Palomino Pass; thence continuing along the right-of-way of Hodges Mill Road South 48 degrees 17 minutes 12 seconds West, 399.77 feet to a 1/2" rebar, thence South 48 degrees 18 minutes 22 seconds West, 720.55 feet to a point, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 36 degrees 54 minutes 05 seconds East, 675.27 feet to a point; thence South 59 degrees 47 minutes 06 seconds East, 187.14 feet to a point; thence South 20 degrees 04 minutes 14 seconds East, 688.87 feet to a point; thence North 89 degrees 47 minutes 06 seconds West, 487.30 feet to a point; thence North 54 degrees 09 minutes 59 seconds West, 339.88 feet to a point; thence North 42 degrees 28 minutes 04 seconds West, 833.92 feet to a 3/8" rod on the southeasterly margin of right-of-way of Hodges Mill Road; thence continuing along said right-of-way North 48 degrees 18 minutes 22 seconds East, 699.48 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "A" TO HARDSHIP VARIANCE #7769

Page 4 of 4

NARRATIVE

Narrative

The Purcell Tract is an existing residential lot located at 2070 Hodges Mill Road in Bogart, Georgia. The tract exists as 19.096 acres. Mrs. Holly Purcell is the current property owner and will act as the primary contact. Williams & Associates Land Planners, P.C. has been engaged by the owner to act as agent in the preparation of the necessary hardship variance documentation associated with this request.

The Site

The subject tract fronts on Hodges Mill Road for approximately 699 LF. The site is predominantly a mixture of pines, hardwoods, and open pasture land. There is one existing residential structure on the tract. The tract also contains multiple outbuildings and barns. The topography primarily drops from the northeast to the south west to an existing onsite creek. Existing zoning and land uses surrounding the site are as follows: to the north Hodges Mill Road and one (1) A-1 zoned vacant tract; to the west – one (1) A-1 zoned tract with residence; to the south and east – two (2) A-1 zoned vacant tracts. The Future Development Map 2030 identifies the site with a Future Character Area designation of Suburban Living.

The Development

Mrs. Purcell proposes to remodel the existing house located on the tract. Some of the barns are to remain and some are to be demolished.

Buildings

The proposed architectural design theme is a traditional style utilized in residential dwellings and similar in character to existing homes in the area. Exterior facades and accents include, but are not limited to: architectural brick, stone, simulated or cultured stone, cast stone, cement fiber board plank siding, board and batten siding, shingle siding, exterior insulation and finish system (EIFS), stucco and cedar plank or shingle siding with low-maintenance composite trim and ornamentations. The roof is anticipated to be a pitched or gabled structure with material options including asphalt shingles or metal. The architectural style may also incorporate shed dormers, wide overhanging eaves, tapered square wood or masonry columns, and divided light windows and doors. See attached representative architecture.

Water Supply

A private well is proposed to service the tract.

Sewage Disposal

A conventional septic tank and drain-field are planned for the tract. A soil survey map will be prepared by an approved soil scientist to insure that the system will be constructed in an area with appropriate soils per county and state regulations.

Surface Water Drainage

Surface water drainage is proposed to remain as sheet flow.

Access

Access will be via a single driveway from the existing paved private drive. This hardship variance request is a result of more than 3 lots having access to the private drive. Currently there are 3 single family tracts with proposed residences that are using the existing private drive for their primary access.

The tract will have to be re-platted because there is an existing 1' no access easement adjacent to the private drive.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*. Traffic projections are based on the ITE code (210) Single-Family Detached Housing.

The average rate is 9.52 trips per Dwelling Unit on a weekday.
(1 Dwelling Unit) x 9.52 trips = 9.52 ADT

The average rate is 0.77 trips per Dwelling Unit for AM peak hour.
(1 Dwelling Unit) x 0.77 trips = 0.77 ADT AM peak

The average rate is 1.02 trips per Dwelling Unit for PM peak hour.
(1 Dwelling Unit) x 1.02 trips = 1.02 ADT PM peak

Schools

There will be no impact to schools because there are no new lots created as a result of this variance request.

Schedule

The petitioners plan to complete the variance efforts on the subject property by June 2019.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

Landscaping and Buffers

No specific landscaping or buffers are required as part of this variance request.

Utilities

At this time, all utilities are proposed to be underground. Anticipated utilities that will serve the tract are power, gas, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

No sidewalks are proposed as part of the variance request.

Public & Semi-public Areas

Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

Outdoor Lighting

No lighting is proposed as part of this variance request.

Development Valuation

Proposed total value of the project at completion: \$1,200,000

Variance

A Hardship Variance is requested from UDC Sec. 1012.07.A allowing more than 3 lots to be accessed from a private access drive.

UDC Sec. 1012.07 – Private Access Drives

A hardship variance may be granted in such individual case of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:
The particular piece of property for which the variance is being requested has extraordinary and exceptional conditions due to the parent parcel's road frontage and shape. The parent parcel was administratively subdivided five times as allowed by code, resulting in large acreage tracts with three of the tracts currently accessed by a private drive. Due to the large size of the tracts, long driveways are required to access home sites for the two lots not on the private access drive. Allowing more than three lots on a private access drive would reduce the length of driveway required for tracts 1 and 2.
- The application of this development code to this particular piece of property would create an unnecessary hardship:
The application of this development code to this particular piece of property would create an unnecessary hardship by requiring the petitioners to provide unnecessary improvements when an existing private access drive is located directly adjacent to the tract.
- Such conditions are peculiar to the particular piece of property involved:
The conditions involved in this request are peculiar to this particular piece of property. The parent parcel was administratively subdivided into 5 tracts as allowed by code. The owners of the created 5 tracts worked together collectively on the purchase and subdivision. They would like to continue to work together to have one shared drive for access and limit the number of curbs cuts along the Hodges Mill Road frontage and share maintenance on the proposed private drive soon to be constructed.
- Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance:
The allowance of the variance will not cause substantial detriment to the public good because there is no advantage to the public if the private access drive requirements are not met. The variance will provide the flexibility of access without creating the unnecessary hardship of providing additional access to Hodges Mill Road.



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

VARIANCE CASE #: 7769

DATE: May 23, 2019

STAFF REPORT BY: Grace Tuschak, Planner

APPLICANT NAME: Williams & Associates, Land Planners P.C.

PROPERTY OWNER: Holly Purcell

LOCATION: 2246 Hodges Mill Road; along Hodges Mill Road

PARCEL SIZE: ±19.096 acres

EXISTING ZONING: A-1 (Agricultural)

EXISTING LAND USE: Single-family residential

TYPE OF VARIANCE REQUESTED: Hardship Variance

REQUEST SUMMARY: The property owner is requesting approval of a hardship variance to increase the number of tracts currently allowed access on a private access drive

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: June 4, 2019

ATTACHMENTS:

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



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- The subject property was administratively subdivided from the parent parcel on 02/12/2019, labeled as Tract 1. The following note was included on the administrative subdivision plat: “private access drive to access tracts 3, 4, and 5 only,” and a one-foot no-access easement was recorded along the private access drive where it abuts Tract 1 and 2.

VARIANCE DESCRIPTION

- The owner is requesting approval of a hardship variance for relief from Section 1012.07 (a) of the Unified Development Code:
 - **Section 1012.07 – Private access drives.**
 - a. *A private access drive which meets all of the following standards may serve a maximum of 5 lots within the OIP, OBP, B-1, B-2, and I districts. Within all other zoning districts, a private access drive, which meets all of the following standards, may serve a maximum of 3 lots.*
- The owner is requesting that the existing private access drive be allowed to serve Tract 1 in addition to the three that are currently served.
- Hardship variance no. 7770 has been submitted by Ashley D. Hill and Stacy K. Hill to allow access for Tract 2 via the private access drive.

PUBLIC FACILITIES

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

ENVIRONMENTAL

- No 100-Year Flood Plain or Jurisdictional Wetland areas are located along the subject private access drive.

STAFF ANALYSIS

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

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

- a. **Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography?** The large size of the subject property necessitates a long driveway to access any future home site. Because of the large acreage involved, constructing an additional driveway instead of using the existing private access drive presents a great financial burden.
- b. **Does the application of requirements in the Unified Development Code create an unnecessary hardship to this particular piece of property?** The strict application of the requirements of the UDC would create an unnecessary financial hardship to the property owners, as they would incur the expense of constructing a separate drive instead of using the existing private access drive. Approval of the present request would eliminate the need for construction of additional drives along Hodges Mill Road; staff believes that this to be advantageous as it would reduce the number of access points along Hodges Mill Road.
- c. **Are conditions creating the need for the hardship variance peculiar to the particular piece of property involved?** The conditions are peculiar to the subject property because of its large size and close proximity to an existing private access drive. Considering these conditions and the public benefit provided by reducing access points along Hodges Mill Road, staff holds that the need for a hardship variance is peculiar to the subject property.

- d. **Will relief, if granted, not cause substantial detriment to the public good or impair the purposes and intent of the Unified Development Code?** The purposes of UDC Section 1012.07 are to prevent the proliferation of small-tract minor subdivisions in rural areas of the county and to ensure that emergency services can easily access all residential areas. In this case, all subject lots are large in acreage and the access drive requires paving before a third house can be built in the recently approved minor subdivision. Additionally, the public interest would be served by eliminating the need for additional access points along Hodges Mill Road. Staff holds that granting relief would not cause substantial detriment to the public good nor impair the purposes and intent of the UDC.
-

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for hardship variance approval, this request does meet the necessary criteria to grant a hardship variance. However, should the present request be approved, staff recommends the following conditions to be fulfilled by the owner at his expense:

1. The subject private access drive shall serve no more than five tracts.



**OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR
APPLICATIONS**

I swear that I am the owner of the property located at (Address or Physical Description):

2070 Hodges Mill Road

Tax Parcel #: B04-001 (Tract 1)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER: _____

NAME OF OWNER (PLEASE PRINT): Holly Purcell

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE): _____

DATE: 3/19/19

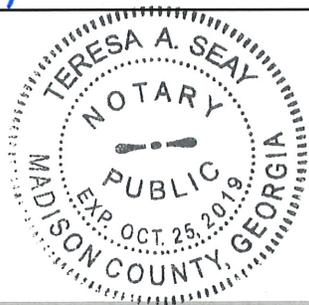
NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 19th DAY OF March, 2019

NOTARY SIGNATURE: [Handwritten Signature]

DATE: 3/19/19

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR
APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2114 Hodges Mill Road

Tax Parcel #: B04-001D (Tract 5)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER:

Handwritten signatures of Paul T. Smith and Lauren S. Smith

NAME OF OWNER (PLEASE PRINT):

PAUL T. SMITH Lauren S. Smith

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

DATE:

4/9/19

NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2019

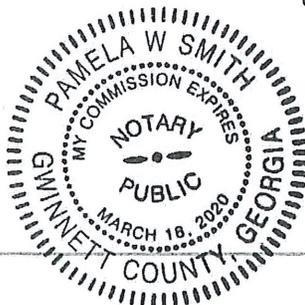
NOTARY SIGNATURE:

Handwritten signature of Pamela W. Smith

DATE:

4/9/19

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2202 Hodges Mill Road

Tax Parcel #: B04-001B (Tract 3)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER: 

NAME OF OWNER (PLEASE PRINT): Vincent P. Manino Jr

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE): Manager, Laughing Goat, LLC

DATE: 4/9/19

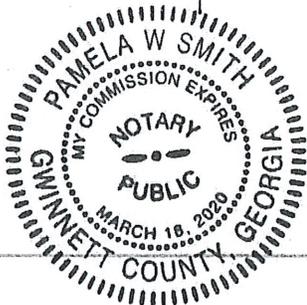
NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2019

NOTARY SIGNATURE: Pamela W Smith

DATE: 4/9/19

SEAL:





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR
APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

2158 Hodges Mill Road

Tax Parcel #: B04-001C (Tract 4)

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of Applicant or Agent: Williams & Associates, Land Planners, P.C.

Address (No P.O. Boxes): 2470 Daniells Bridge Road, Ste. 161

City, State, & Zip Code: Athens, GA 30606

Telephone Number: 706-310-0400

SIGNATURE OF OWNER:

[Handwritten signature]

NAME OF OWNER (PLEASE PRINT):

Michael T. Rubio

(IDENTIFY OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE):

Managing Member Ruby View Farms LLC

DATE:

4/9/19

NOTARIZATION:

SWORN TO & SUBSCRIBED BEFORE ME THIS 9th DAY OF April, 2019

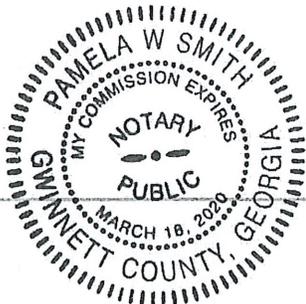
NOTARY SIGNATURE:

[Handwritten notary signature]

DATE:

4/9/19

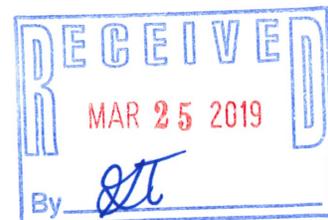
SEAL:



Tract 1 Legal Description

All that tract, or parcel of land, lying and being in Oconee County, Georgia, G.M.D. 239, containing 19.096 acres, more or less, and being more particularly described as:

Beginning at a 1/2" rebar at the intersection of the southeasterly margin of the 100-foot right-of-way of Hodges Mill Road with the southwesterly margin of the 60-foot right-of-way of Palomino Pass; thence continuing along the right-of-way of Hodges Mill Road South 48 degrees 17 minutes 12 seconds West, 399.77 feet to a 1/2" rebar, thence South 48 degrees 18 minutes 22 seconds West, 720.55 feet to a point, being the TRUE POINT OF BEGINNING; thence leaving said right-of-way South 36 degrees 54 minutes 05 seconds East, 675.27 feet to a point; thence South 59 degrees 47 minutes 06 seconds East, 187.14 feet to a point; thence South 20 degrees 04 minutes 14 seconds East, 688.87 feet to a point; thence North 89 degrees 47 minutes 06 seconds West, 487.30 feet to a point; thence North 54 degrees 09 minutes 59 seconds West, 339.88 feet to a point; thence North 42 degrees 28 minutes 04 seconds West, 833.92 feet to a 3/8" rod on the southeasterly margin of right-of-way of Hodges Mill Road; thence continuing along said right-of-way North 48 degrees 18 minutes 22 seconds East, 699.48 feet to the TRUE POINT OF BEGINNING.



**DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.



Signature of applicant

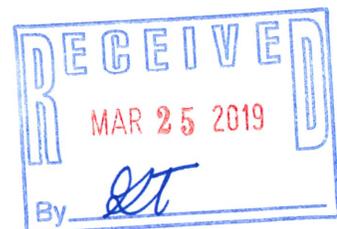
3/14/19

Date

Frank Pittman
Partner & COO, Williams & Associates, Land Planners, P.C.

Tax Parcel Number: B04-001 & B04-001A







**PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

Pursuant to Section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

_____ None _____

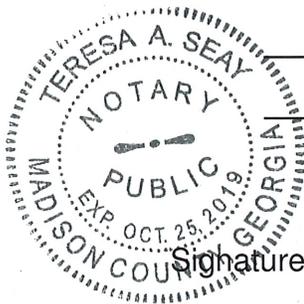
B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ _____ N/A _____

Date of Contribution: _____ N/A _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning.

_____ No gift has been made to any government _____
_____ official. _____



Signature of Owner: _____ [Handwritten Signature] _____

Date: _____ 3/19/19 _____

[Handwritten Signature]

APPLICANT'S

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

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Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

NA

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ NA

Date of Contribution: NA

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning.

NA

Signature of Applicant: [Signature]

Date: 3/25/19

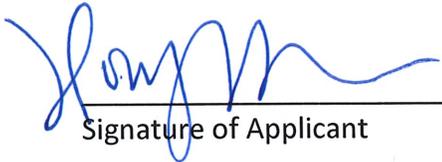
Notary Signature: [Signature]

Date: 3/25/19



**DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA**

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of Commissioners, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.



Signature of Applicant

4-2-19

Date

Holly Purcell
Tax Parcel Number: B04-001

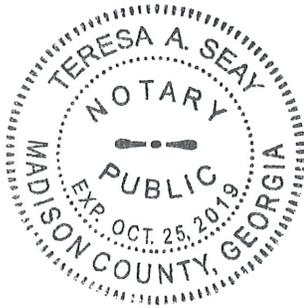


Notary Signature

4/2/19

Date

Seal:



The Purcell Tract
A Residential Lot
2070 Hodges Mill Road
Bogart, Georgia
19.096 Acres – Tax Parcel # B04-001
Hardship Variance Submittal – March 25, 2019



Narrative

The Purcell Tract is an existing residential lot located at 2070 Hodges Mill Road in Bogart, Georgia. The tract exists as 19.096 acres. Mrs. Holly Purcell is the current property owner and will act as the primary contact. Williams & Associates Land Planners, P.C. has been engaged by the owner to act as agent in the preparation of the necessary hardship variance documentation associated with this request.

The Site

The subject tract fronts on Hodges Mill Road for approximately 699 LF. The site is predominantly a mixture of pines, hardwoods, and open pasture land. There is one existing residential structure on the tract. The tract also contains multiple outbuildings and barns. The topography primarily drops from the northeast to the south west to an existing onsite creek. Existing zoning and land uses surrounding the site are as follows: to the north Hodges Mill Road and one (1) A-1 zoned vacant tract; to the west – one (1) A-1 zoned tract with residence; to the south and east – two (2) A-1 zoned vacant tracts. The Future Development Map 2030 identifies the site with a Future Character Area designation of Suburban Living.

The Development

Mrs. Purcell proposes to remodel the existing house located on the tract. Some of the barns are to remain and some are to be demolished.

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Water Supply

A private well is proposed to service the tract.



Sewage Disposal

A conventional septic tank and drain-field are planned for the tract. A soil survey map will be prepared by an approved soil scientist to insure that the system will be constructed in an area with appropriate soils per county and state regulations.

Surface Water Drainage

Surface water drainage is proposed to remain as sheet flow.

Access

Access will be via a single driveway from the existing paved private drive. This hardship variance request is a result of more than 3 lots having access to the private drive. Currently there are 3 single family tracts with proposed residences that are using the existing private drive for their primary access.

The tract will have to be re-platted because there is an existing 1' no access easement adjacent to the private drive.

Traffic

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, *Trip Generation, 9th Edition*. Traffic projections are based on the ITE code (210) Single-Family Detached Housing.

The average rate is 9.52 trips per Dwelling Unit on a weekday.

$$(1 \text{ Dwelling Unit}) \times 9.52 \text{ trips} = 9.52 \text{ ADT}$$

The average rate is 0.77 trips per Dwelling Unit for AM peak hour.

$$(1 \text{ Dwelling Unit}) \times 0.77 \text{ trips} = 0.77 \text{ ADT AM peak}$$

The average rate is 1.02 trips per Dwelling Unit for PM peak hour.

$$(1 \text{ Dwelling Unit}) \times 1.02 \text{ trips} = 1.02 \text{ ADT PM peak}$$

Schools

There will be no impact to schools because there are no new lots created as a result of this variance request.

Schedule

The petitioners plan to complete the variance efforts on the subject property by June 2019.

Maintenance of Common Areas

There are no common areas currently proposed for this development.

Landscaping and Buffers

No specific landscaping or buffers are required as part of this variance request.

Utilities

At this time, all utilities are proposed to be underground. Anticipated utilities that will serve the tract are power, gas, telephone, cable TV & internet access.

Garbage Collection

Garbage collection will be handled by private contract service.

Sidewalks

No sidewalks are proposed as part of the variance request.

Public & Semi-public Areas

Easements for power, telephone, cable TV, and gas will be dedicated as required for specific utility construction.

Outdoor Lighting

No lighting is proposed as part of this variance request.

Development Valuation

Proposed total value of the project at completion: \$1,200,000

Variance

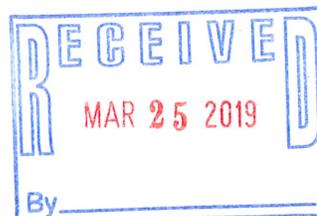
A Hardship Variance is requested from UDC Sec. 1012.07.A allowing more than 3 lots to be accessed from a private access drive.

UDC Sec. 1012.07 – Private Access Drives

A hardship variance may be granted in such individual case of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography:

The particular piece of property for which the variance is being requested has extraordinary and exceptional conditions due to the parent parcel's road frontage and shape. The parent parcel was administratively subdivided five times as allowed by code, resulting in large acreage tracts with three of the tracts currently accessed by a private drive. Due to the large size of the tracts, long driveways are required to access home sites for the two lots not on the private access drive. Allowing more than three lots on a private access drive would reduce the length of driveway required for tracts 1 and 2.



b. The application of this development code to this particular piece of property would create an unnecessary hardship:

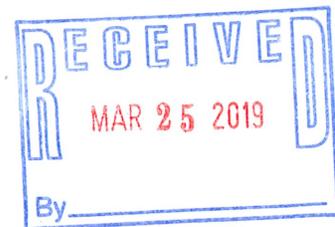
The application of this development code to this particular piece of property would create an unnecessary hardship by requiring the petitioners to provide unnecessary improvements when an existing private access drive is located directly adjacent to the tract.

c. Such conditions are peculiar to the particular piece of property involved:

The conditions involved in this request are peculiar to this particular piece of property. The parent parcel was administratively subdivided into 5 tracts as allowed by code. The owners of the created 5 tracts worked together collectively on the purchase and subdivision. They would like to continue to work together to have one shared drive for access and limit the number of curbs cuts along the Hodges Mill Road frontage and share maintenance on the proposed private drive soon to be constructed.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance:

The allowance of the variance will not cause substantial detriment to the public good because there is no advantage to the public if the private access drive requirements are not met. The variance will provide the flexibility of access without creating the unnecessary hardship of providing additional access to Hodges Mill Road.



2018 Property Tax Statement

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

VAUGHN JAMES V. & JANE M.
 DAVID E. VAUGHN & JOSEPHINE R. VAUG
 TRUSTEES
 2290 HODGES MILL ROAD
 WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-17095	11/15/2018	\$0.00	\$2944.48	\$0.00	Paid 11/08/2018

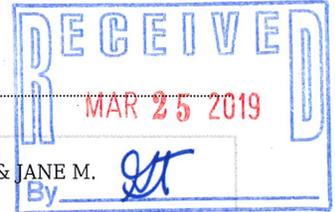
Map: B 04 001
 Location: 2070 HODGES MILL RD

Printed: 03/14/2019

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

Please visit our website oconeecountypay.com for additional information and to make online payments.



JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com
 Phone: (706) 769-3917 Fax: (706) 769-3964



Tax Payer: VAUGHN JAMES V. & JANE M.
Map Code: B 04 001 Real
Description: 1175/621 498/98 1/276
Location: 2070 HODGES MILL RD
Bill No: 2018-17095
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
174,630.00	1,045,896.00	128.0000	\$1,220,526.00	11/15/2018				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	10.776	\$1,339.60	\$0.00	\$1,339.60
INSURANCE PREMIUM ROLL BAC	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	-0.96	\$0.00	-\$119.34	\$-119.34
SALES TAX ROLLBACK	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	-3.13	\$0.00	-\$389.10	\$-389.10
SCHOOL M&O	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	17	\$2,113.32	\$0.00	\$2,113.32
STATE TAX	\$1,220,526.00	\$488,211.00	\$363,898.00	\$124,313.00	0.	\$0.00	\$0.00	\$0.00
TOTALS					23.686	\$3,452.92	-\$508.44	\$2,944.48

We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com. We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com. Mortgage companies usually remit payment the first week of November.

Certain persons are eligible for homestead exemptions from ad valorem taxation. CERTAIN ELDERLY PERSONS MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS. The full law relating to each exemption must be referred to in order to determine eligibility (see oconeecountypay.com). Applications for homestead exemptions and property returns must be received by April 1. It is not necessary to refile for exemptions each year, unless there is a change in the property deed. For questions regarding property values, contact the Property Appraiser's office at 706-769-3921.

Current Due	\$2,944.48
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,944.48
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/08/2018

DOCH 000886
FILED IN OFFICE
2/25/2019 12:59 PM
BK:1466 PG:294-294
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Angela Elder-Johnson

REAL ESTATE TRANSFER TAX
PAID: \$335.70
PT-61 108-2019-190

Return Recorded Document to:
Quarterman, Hodson & Associates, P.C.
Attorneys at Law
1671 Meriweather Drive
Suite 103
Watkinsville, GA 30677

LIMITED
WARRANTY DEED

FILE #: 190145

STATE OF GEORGIA
COUNTY OF OCONEE

THIS INDENTURE made this 22nd day of February, 2019, between DAVID E. VAUGHN AND JOSEPHINE R. VAUGHN, TRUSTEES OF THE DAVID & JOSEPHINE VAUGHN REVOCABLE TRUST DATED MARCH 15, 2013 AND JAMES V. VAUGHN AND JANE M. VAUGHN of the County of and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and HOLLY H. PURCELL, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, situate, lying and being in the 239th GMD, Oconee County, Georgia, containing 19.096 acres, more or less, and being more particularly shown and described as Tract I on a plat of survey entitled "Administrative Subdivision Plat for Blue Frog Construction", prepared by W & A Engineering, John Mark Dunlap, Registered Surveyor, dated January 8, 2019 and recorded in Plat Book 2019, page 14 in the Office of the Clerk of Superior Court for Oconee County Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

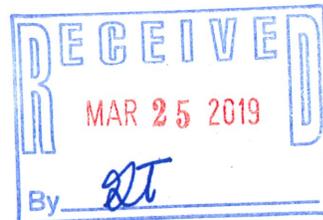
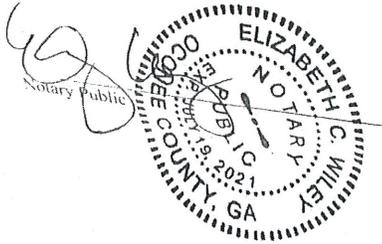
[Signature]
Witness

David E. Vaughn (SEAL)
David E. Vaughn, Trustee

Josephine R. Vaughn (SEAL)
Josephine R. Vaughn, Trustee

James V. Vaughn (SEAL)
James V. Vaughn

Jane M. Vaughn (SEAL)
Jane M. Vaughn



March 12, 2019

Oconee County Board of Commissioners
23 North Main Street
Watkinsville, GA 30677

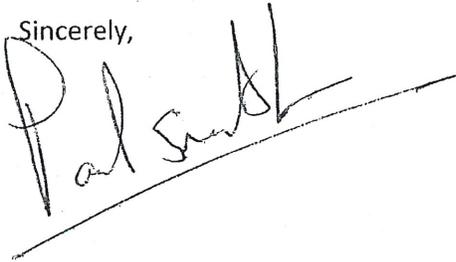
RE: Support of a variance request for property located on Hodges Mill Road

Dear Commissioners,

I have met with the variance applicants and have reviewed their plan for access. As the adjacent property owner affected by the variance, I am issuing this letter in full support of the variance request.

Please feel free to contact me with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Smith", is written over a horizontal line.

March 12, 2019

Oconee County Board of Commissioners
23 North Main Street
Watkinsville, GA 30677

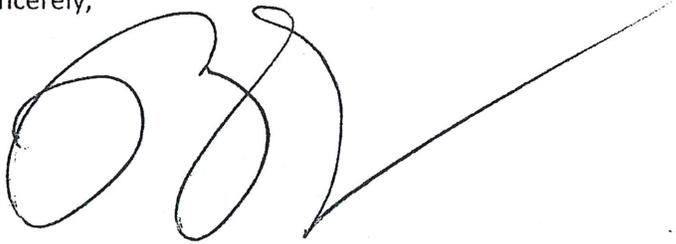
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Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a long, sweeping horizontal line extending to the right.

March 12, 2019

Oconee County Board of Commissioners
23 North Main Street
Watkinsville, GA 30677

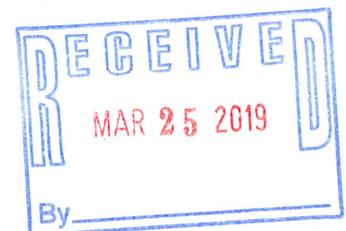
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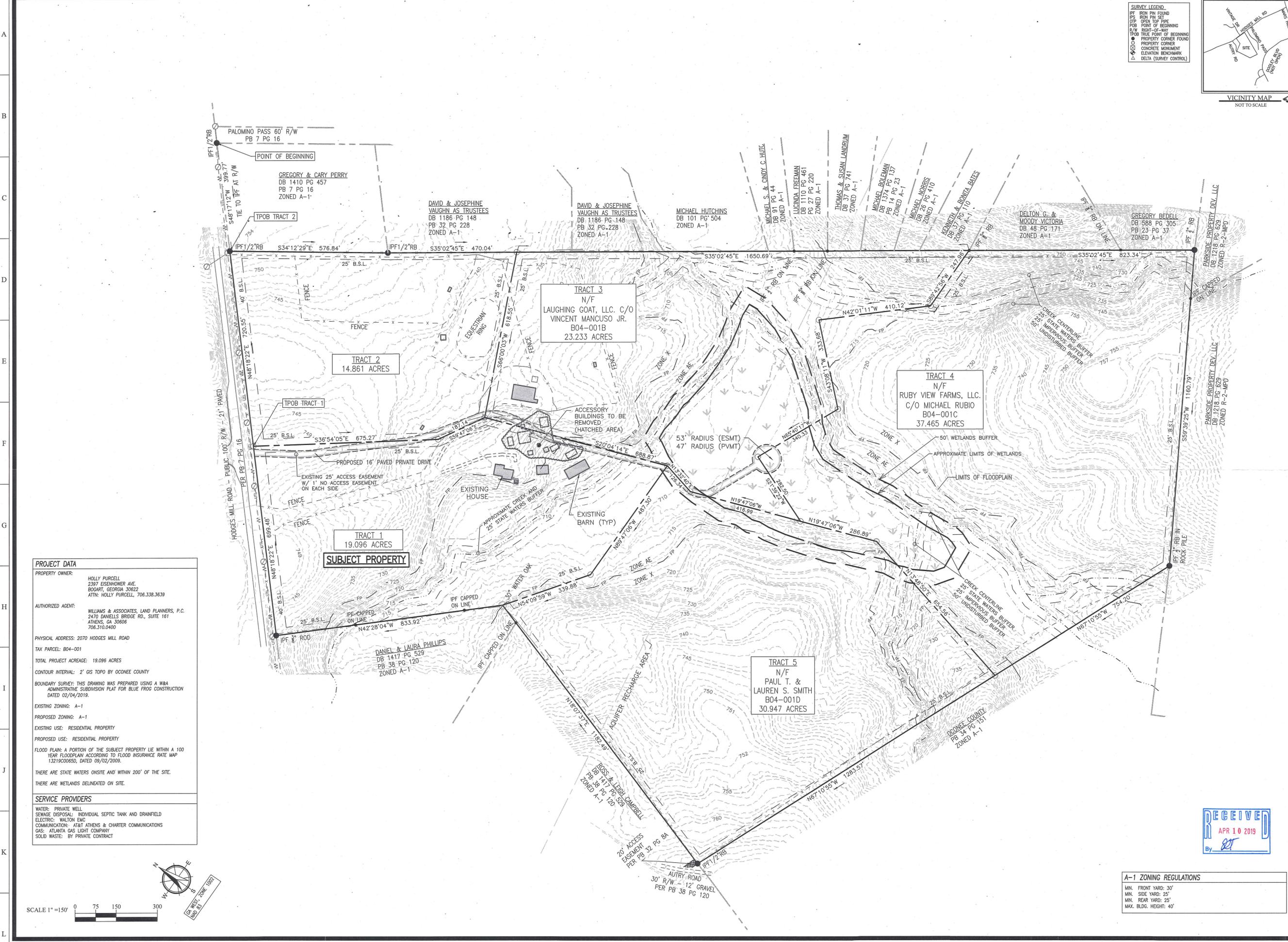
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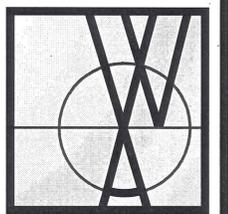
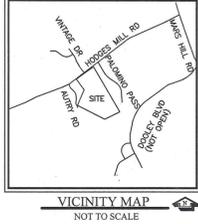
Sincerely,

A handwritten signature in black ink, consisting of several vertical strokes and a long, sweeping horizontal stroke that curves upwards to the right.



SURVEY LEGEND

- IPF IRON PIN FOUND
- IPB IRON PIN SET
- OSP OPEN TOP PIPE
- PUB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- TRB TRUE POINT OF BEGINNING
- PC PROPERTY CORNER FOUND
- PC PROPERTY CORNER
- CONC CONCRETE MONUMENT
- ELEV ELEVATION BENCHMARK
- DELTA (SURVEY CONTROL)



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waeengineering.com

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THE PURCELL TRACT (TRACT 1)

OCONEE COUNTY, GEORGIA
2070 HODGES MILL ROAD - 19.096 ACRES

DATE: 03.25.2019

REVISIONS

DATE	COMMENT
04.09.19	PER OCPD COMMENTS.

PROJECT DATA

PROPERTY OWNER:
HOLLY PURCELL
2397 EISENHOWER AVE.
BOCATY, GEORGIA 30622
ATTN: HOLLY PURCELL, 706.338.3639

AUTHORIZED AGENT:
WILLIAMS & ASSOCIATES, LAND PLANNERS, P.C.
2470 DANIELS BRIDGE RD., SUITE 161
ATHENS, GA 30606
706.310.0400

PHYSICAL ADDRESS: 2070 HODGES MILL ROAD

TAX PARCEL: B04-001

TOTAL PROJECT ACREAGE: 19.096 ACRES

CONTOUR INTERVAL: 2' GIS TOPO BY OCOOEE COUNTY

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ADMINISTRATIVE SUBDIVISION PLAN FOR BLUE FROG CONSTRUCTION DATED 02/04/2018.

EXISTING ZONING: A-1

PROPOSED ZONING: A-1

EXISTING USE: RESIDENTIAL PROPERTY

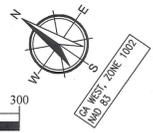
PROPOSED USE: RESIDENTIAL PROPERTY

FLOOD PLAN: A PORTION OF THE SUBJECT PROPERTY LIE WITHIN A 100 YEAR FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 13219C0006SD, DATED 09/02/2009.

THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.
THERE ARE WETLANDS DELINEATED ON SITE.

SERVICE PROVIDERS

WATER: PRIVATE WELL
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANK AND DRAINFIELD
ELECTRIC: WALTON ENG
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT



A-1 ZONING REGULATIONS

MIN. FRONT YARD: 30'
MIN. SIDE YARD: 25'
MIN. REAR YARD: 25'
MAX. BLDG. HEIGHT: 40'

Know what's below.
Call before you dig.

FOR REVIEW ONLY

18349
VARIANCE
CONCEPT PLAN
HV01

9766382786
PARTICIPANT ID

BK:2019 PG:14-14

P2019000014

FILED IN OFFICE
CLERK OF COURT
02/12/2019 10:20 AM
ANGELA ELDER-JOHNSON,
CLERK
SUPERIOR COURT
OCONEE COUNTY, GA

OWNER'S CERTIFICATE:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED TO HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

James & Jane Vaughn 2/15/19
OWNER OR AGENT DATE

James & Jane Vaughn 02/05/2019
OWNER OR AGENT DATE

PROJECT DATA:

PROPERTY OWNERS: JAMES & JANE VAUGHN,
DAVID & JOSEPHINE VAUGHN, TRUSTEES
2290 HODGES MILL RD
WATKINSVILLE, GA 30677

AUTHORIZED AGENT: W&A ENGINEERING
ATTN: MARK DUNLAP
2470 DANIELLS BRIDGE RD, STE 161
ATHENS, GEORGIA 30606
706.310.0400

-PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL B 04 001 INTO FIVE LOTS
-LOTS ARE LOCATED IN OCONEE COUNTY, GA (GRID: 239)

TOTAL ACREAGE: 125.602 ACRES

TRACT 1: 19.096 ACRES
TRACT 2: 14.861 ACRES
TRACT 3: 23.233 ACRES
TRACT 4: 37.465 ACRES
TRACT 5: 30.947 ACRES

WATER SUPPLY AND SEWAGE DISPOSAL ARE PRIVATE
-NONE OF NEW LOT LINES CONFLICT WITH EXISTING SEPTIC LINES
SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR

WETLANDS SHOWN PER NATIONAL WETLANDS INVENTORY AND IS APPROXIMATE. LIMITS OF
WETLANDS WERE BASED ON REFERENCE MAPS, AND WERE NOT FIELD VERIFIED.

PRIVATE ACCESS DRIVE NOTES:

EACH LOT, THE ACCESS TO WHICH IS DEPENDENT UPON THE PRIVATE ACCESS DRIVE
SHOWN ON THIS PLAT, SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID ACCESS
DRIVE UNDER THE PROVISIONS OF SECTION 101.2(D) OF THE UNIFIED DEVELOPMENT
CODE OF OCONEE COUNTY, GEORGIA

-PRIVATE ACCESS DRIVES TO BE 16' PAVED WITH 4" BASE AND 2" ASPHALT
-PAVED ACCESS DRIVE TO ACCESS TRACTS 3, 4, AND 5 ONLY
-DRIVE MUST BE PAVED BEFORE THE THIRD BUILDING PERMIT CAN BE ISSUED BETWEEN
TRACTS 3, 4, 5

AQUIFER RECHARGE AREA
PORTIONS OF THE PROPERTY LYING WITHIN AN AQUIFER RECHARGE
AREA ARE SUBJECT TO COMPLIANCE WITH SEC. 913 AQUIFER
PROTECTION STANDARDS, OCONEE COUNTY GEORGIA UNIFIED
DEVELOPMENT CODE.

CONSERVATION AND NATURAL RESOURCE NOTES:
ALL CREEK CROSSINGS AND WETLANDS DISTURBANCE MUST RECEIVE
APPROVAL FROM THE US ARMY CORPS OF ENGINEERS FOR A
NATIONWIDE PERMIT #29 (RESIDENTIAL DEVELOPMENTS) BEFORE
CROSSINGS OR DISTURBANCES CAN BE MADE.

WETLANDS DISTURBANCE:
ALL CREEK CROSSINGS AND WETLANDS DISTURBANCE MUST RECEIVE
APPROVAL FROM THE US ARMY CORPS OF ENGINEERS FOR A
NATIONWIDE PERMIT #29 (RESIDENTIAL DEVELOPMENTS) BEFORE
CROSSINGS OR DISTURBANCES CAN BE MADE.

ZONING NOTES:

ZONING IS A-1 (AGRICULTURAL)

WITHOUT PUBLIC WATER OR SEWER	51,000 SF
MINIMUM AREA ABOVE FLOOD PLAIN*	51,000 SF
MINIMUM BUILDBLE AREA	18,530 SF

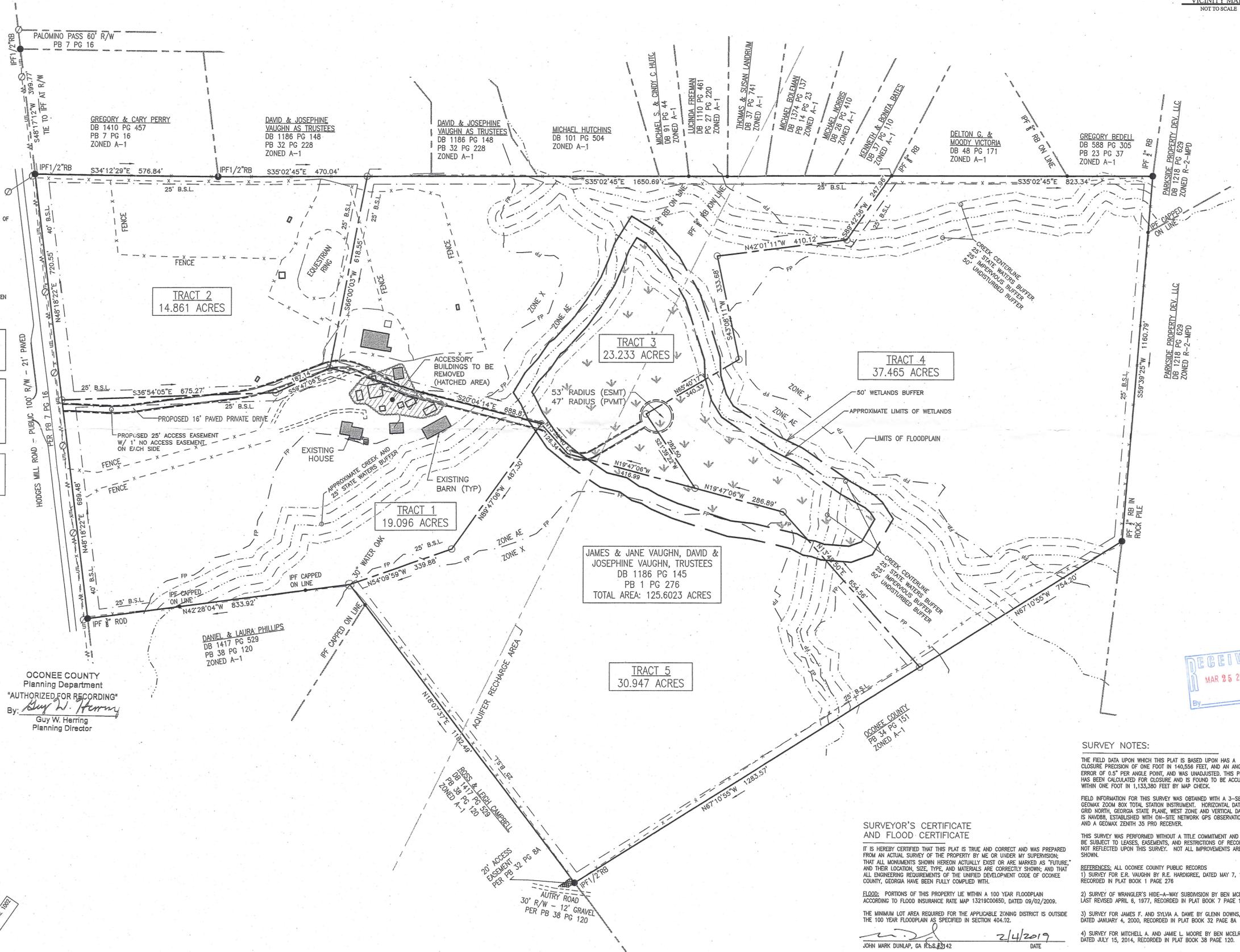
MINIMUM LOT WIDTH AT FRONT SETBACK: 150 FEET
*COUNTY HEALTH DEPARTMENT MAY REQUIRE ADDITIONAL AREA PER LOT

SETBACKS:
FRONT: 40' / SIDE: 25' / REAR: 25'
MAXIMUM BUILDING HEIGHT: 40'

Exempt under the provisions of Section 1216 b of the Unified Development Code of Oconee County, Georgia.
Date: **FEB 12 2019**

Subdivided under the provisions of Unified Development Code Section 503.01. May not be resubdivided without prior written approval of the Development Review Committee.

NO SOIL SCIENTIST REPORT, PERK TEST OR OTHER INVESTIGATIONS HAVE BEEN CONDUCTED TO DETERMINE SUITABILITY OF THE LOTS, TRACTS OR PARCELS CREATED BY RECORDING OF THIS PLAT FOR BIRTH ON-SITE WATER SUPPLY (WELL) OR FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS (SEPTIC). THE OWNER, PURCHASER, LENDER, OTHERS, AGENTS OR OTHER PARTIES TAKING TITLE TO OR OTHERWISE PROCURING AN INTEREST IN SAID PROPERTY ARE RESPONSIBLE FOR OBTAINING SUCH INFORMATION AT THEIR EXPENSE PRIOR TO ENTERING INTO ANY CONTRACTS OR OTHERWISE OBTAINING ANY WRITTEN INTEREST IN THE SUBJECT PROPERTY.

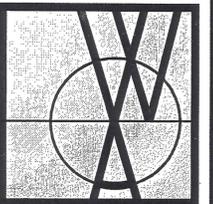
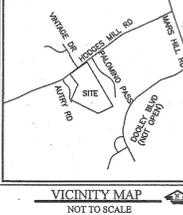


OCONEE COUNTY
Planning Department
"AUTHORIZED FOR RECORDING"
By: *Guy W. Herring*
Guy W. Herring
Planning Director



SURVEY LEGEND

PT	IRON PIN FOUND
IP	IRON PIN SET
TOP	OPEN TOP PIPE
POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
TR	TRUE POINT OF BEGINNING
PC	PROPERTY CORNER FOUND
CM	CONCRETE MONUMENT
EB	ELEVATION BENCHMARK
SC	BELTA (SURVEY CONTROL)



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B.S.L.	BUILDING SETBACK LINE
CB	CATCH BASIN
CM	CONCRETE MONUMENT FOUND
CP	CONCRETE MONUMENT FOUND
CS	CONCRETE MONUMENT FOUND
DB	DEPT. CONNECTION
DE	DEPT. CONNECTION
DI	DIAPHRAGM WALL
EL	ELECTRICAL SYMBOL
EM	EXISTING MONUMENT FOUND
EP	EXISTING POINT OF BEGINNING
EV	ELEVATION BENCHMARK
FB	FIBER OPTIC
FC	FIBER OPTIC
FD	FIBER OPTIC
FE	FIBER OPTIC
FF	FIBER OPTIC
FG	FIBER OPTIC
FH	FIBER OPTIC
FI	FIBER OPTIC
FJ	FIBER OPTIC
FK	FIBER OPTIC
FL	FIBER OPTIC
FM	FIBER OPTIC
FN	FIBER OPTIC
FO	FIBER OPTIC
FP	FIBER OPTIC
FQ	FIBER OPTIC
FR	FIBER OPTIC
FS	FIBER OPTIC
FT	FIBER OPTIC
FU	FIBER OPTIC
FV	FIBER OPTIC
FW	FIBER OPTIC
FX	FIBER OPTIC
FY	FIBER OPTIC
FZ	FIBER OPTIC
GA	GAS
GB	GAS
GC	GAS
GD	GAS
GE	GAS
GF	GAS
GG	GAS
GH	GAS
GI	GAS
GJ	GAS
GK	GAS
GL	GAS
GM	GAS
GN	GAS
GO	GAS
GP	GAS
GQ	GAS
GR	GAS
GS	GAS
GT	GAS
GU	GAS
GV	GAS
GW	GAS
GX	GAS
GY	GAS
GZ	GAS
HA	HEADWALL
HB	HEADWALL
HC	HEADWALL
HD	HEADWALL
HE	HEADWALL
HF	HEADWALL
HG	HEADWALL
HH	HEADWALL
HI	HEADWALL
HJ	HEADWALL
HK	HEADWALL
HL	HEADWALL
HM	HEADWALL
HN	HEADWALL
HO	HEADWALL
HP	HEADWALL
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HR	HEADWALL
HS	HEADWALL
HT	HEADWALL
HU	HEADWALL
HV	HEADWALL
HW	HEADWALL
HX	HEADWALL
HY	HEADWALL
HZ	HEADWALL
IA	INTERIOR WING CB
IB	INTERIOR WING CB
IC	INTERIOR WING CB
ID	INTERIOR WING CB
IE	INTERIOR WING CB
IF	INTERIOR WING CB
IG	INTERIOR WING CB
IH	INTERIOR WING CB
II	INTERIOR WING CB
IJ	INTERIOR WING CB
IK	INTERIOR WING CB
IL	INTERIOR WING CB
IM	INTERIOR WING CB
IN	INTERIOR WING CB
IO	INTERIOR WING CB
IP	INTERIOR WING CB
IQ	INTERIOR WING CB
IR	INTERIOR WING CB
IS	INTERIOR WING CB
IT	INTERIOR WING CB
IU	INTERIOR WING CB
IV	INTERIOR WING CB
IW	INTERIOR WING CB
IX	INTERIOR WING CB
IY	INTERIOR WING CB
IZ	INTERIOR WING CB
JA	JUNCTION BOX
JB	JUNCTION BOX
JC	JUNCTION BOX
JD	JUNCTION BOX
JE	JUNCTION BOX
JF	JUNCTION BOX
JG	JUNCTION BOX
JH	JUNCTION BOX
JI	JUNCTION BOX
JJ	JUNCTION BOX
JK	JUNCTION BOX
JL	JUNCTION BOX
JM	JUNCTION BOX
JN	JUNCTION BOX
JO	JUNCTION BOX
JP	JUNCTION BOX
JQ	JUNCTION BOX
JR	JUNCTION BOX
JS	JUNCTION BOX
JT	JUNCTION BOX
JU	JUNCTION BOX
JV	JUNCTION BOX
JW	JUNCTION BOX
JX	JUNCTION BOX
JY	JUNCTION BOX
JZ	JUNCTION BOX
KA	KITCHEN
KB	KITCHEN
KC	KITCHEN
KD	KITCHEN
KE	KITCHEN
KF	KITCHEN
KG	KITCHEN
KH	KITCHEN
KI	KITCHEN
KJ	KITCHEN
KK	KITCHEN
KL	KITCHEN
KM	KITCHEN
KN	KITCHEN
KO	KITCHEN
KP	KITCHEN
KQ	KITCHEN
KR	KITCHEN
KS	KITCHEN
KT	KITCHEN
KU	KITCHEN
KV	KITCHEN
KW	KITCHEN
KX	KITCHEN
KY	KITCHEN
KZ	KITCHEN
LA	LANDSCAPE
LB	LANDSCAPE
LC	LANDSCAPE
LD	LANDSCAPE
LE	LANDSCAPE
LF	LANDSCAPE
LG	LANDSCAPE
LH	LANDSCAPE
LI	LANDSCAPE
LJ	LANDSCAPE
LK	LANDSCAPE
LL	LANDSCAPE
LM	LANDSCAPE
LN	LANDSCAPE
LO	LANDSCAPE
LP	LANDSCAPE
LQ	LANDSCAPE
LR	LANDSCAPE
LS	LANDSCAPE
LT	LANDSCAPE
LU	LANDSCAPE
LV	LANDSCAPE
LW	LANDSCAPE
LX	LANDSCAPE
LY	LANDSCAPE
LZ	LANDSCAPE
MA	MATERIAL
MB	MATERIAL
MC	MATERIAL
MD	MATERIAL
ME	MATERIAL
MF	MATERIAL
MG	MATERIAL
MH	MATERIAL
MI	MATERIAL
MJ	MATERIAL
MK	MATERIAL
ML	MATERIAL
MM	MATERIAL
MN	MATERIAL
MO	MATERIAL
MP	MATERIAL
MQ	MATERIAL
MR	MATERIAL
MS	MATERIAL
MT	MATERIAL
MU	MATERIAL
MV	MATERIAL
MW	MATERIAL
MX	MATERIAL
MY	MATERIAL
MZ	MATERIAL
NA	NATURAL GAS
NB	NATURAL GAS
NC	NATURAL GAS
ND	NATURAL GAS
NE	NATURAL GAS
NF	NATURAL GAS
NG	NATURAL GAS
NH	NATURAL GAS
NI	NATURAL GAS
NJ	NATURAL GAS
NK	NATURAL GAS
NL	NATURAL GAS
NM	NATURAL GAS
NO	NATURAL GAS
NP	NATURAL GAS
NQ	NATURAL GAS
NR	NATURAL GAS
NS	NATURAL GAS
NT	NATURAL GAS
NU	NATURAL GAS
NV	NATURAL GAS
NW	NATURAL GAS
NX	NATURAL GAS
NY	NATURAL GAS
NZ	NATURAL GAS
OA	OVERHEAD POWER
OB	OVERHEAD POWER
OC	OVERHEAD POWER
OD	OVERHEAD POWER
OE	OVERHEAD POWER
OF	OVERHEAD POWER
OG	OVERHEAD POWER
OH	OVERHEAD POWER
OI	OVERHEAD POWER
OJ	OVERHEAD POWER
OK	OVERHEAD POWER
OL	OVERHEAD POWER
OM	OVERHEAD POWER
ON	OVERHEAD POWER
OO	OVERHEAD POWER
OP	OVERHEAD POWER
OQ	OVERHEAD POWER
OR	OVERHEAD POWER
OS	OVERHEAD POWER
OT	OVERHEAD POWER
OU	OVERHEAD POWER
OV	OVERHEAD POWER
OW	OVERHEAD POWER
OX	OVERHEAD POWER
OY	OVERHEAD POWER
OZ	OVERHEAD POWER
PA	POWER TRANSFORMER
PB	POWER TRANSFORMER
PC	POWER TRANSFORMER
PD	POWER TRANSFORMER
PE	POWER TRANSFORMER
PF	POWER TRANSFORMER
PG	POWER TRANSFORMER
PH	POWER TRANSFORMER
PI	POWER TRANSFORMER
PJ	POWER TRANSFORMER
PK	POWER TRANSFORMER
PL	POWER TRANSFORMER
PM	POWER TRANSFORMER
PN	POWER TRANSFORMER
PO	POWER TRANSFORMER
PP	POWER TRANSFORMER
PQ	POWER TRANSFORMER
PR	POWER TRANSFORMER
PS	POWER TRANSFORMER
PT	POWER TRANSFORMER
PV	POWER TRANSFORMER
PW	POWER TRANSFORMER
PX	POWER TRANSFORMER
PY	POWER TRANSFORMER
PZ	POWER TRANSFORMER
QA	QUANTITY
QB	QUANTITY
QC	QUANTITY
QD	QUANTITY
QE	QUANTITY
QF	QUANTITY
QG	QUANTITY
QH	QUANTITY
QI	QUANTITY
QJ	QUANTITY
QK	QUANTITY
QL	QUANTITY
QM	QUANTITY
QN	QUANTITY
QO	QUANTITY
QP	QUANTITY
QQ	QUANTITY
QR	QUANTITY
QS	QUANTITY
QT	QUANTITY
QU	QUANTITY
QV	QUANTITY
QW	QUANTITY
QX	QUANTITY
QY	QUANTITY
QZ	QUANTITY
RA	RADIATION
RB	RADIATION
RC	RADIATION
RD	RADIATION
RE	RADIATION
RF	RADIATION
RG	RADIATION
RH	RADIATION
RI	RADIATION
RJ	RADIATION
RK	RADIATION
RL	RADIATION
RM	RADIATION
RO	RADIATION
RP	RADIATION
RQ	RADIATION
RR	RADIATION
RS	RADIATION
RT	RADIATION
RV	RADIATION
RW	RADIATION
RX	RADIATION
RY	RADIATION
RZ	RADIATION
SA	SANITARY SEWER
SB	SANITARY SEWER
SC	SANITARY SEWER
SD	SANITARY SEWER
SE	SANITARY SEWER
SF	SANITARY SEWER
SG	SANITARY SEWER
SH	SANITARY SEWER
SI	SANITARY SEWER
SJ	SANITARY SEWER
SK	SANITARY SEWER
SL	SANITARY SEWER
SM	SANITARY SEWER
SN	SANITARY SEWER
SO	SANITARY SEWER
SP	SANITARY SEWER
SQ	SANITARY SEWER
SR	SANITARY SEWER
SS	SANITARY SEWER
ST	SANITARY SEWER
SV	SANITARY SEWER
SW	SANITARY SEWER
SX	SANITARY SEWER
SY	SANITARY SEWER
SZ	SANITARY SEWER
TA	TELEPHONE
TB	TELEPHONE
TC	TELEPHONE
TD	TELEPHONE
TE	TELEPHONE
TF	TELEPHONE
TG	TELEPHONE
TH	TELEPHONE
TI	TELEPHONE
TJ	TELEPHONE
TK	TELEPHONE
TL	TELEPHONE
TM	TELEPHONE
TN	TELEPHONE
TO	TELEPHONE
TP	TELEPHONE
TQ	TELEPHONE
TR	TELEPHONE
TS	TELEPHONE
TT	TELEPHONE
TU	TELEPHONE
TV	TELEPHONE
TW	TELEPHONE
TX	TELEPHONE
TY	TELEPHONE
TZ	TELEPHONE
UA	UTILITY
UB	UTILITY
UC	UTILITY
UD	UTILITY
UE	UTILITY
UF	UTILITY
UG	UTILITY
UH	UTILITY
UI	UTILITY
UJ	UTILITY
UK	UTILITY
UL	UTILITY
UM	UTILITY
UN	UTILITY
UO	UTILITY
UP	UTILITY
UQ	UTILITY
UR	UTILITY
US	UTILITY
UT	UTILITY
UV	UTILITY
UW	UTILITY
UX	UTILITY
UY	UTILITY
UZ	UTILITY
VA	VALVE
VB	VALVE
VC	VALVE
VD	VALVE
VE	VALVE
VF	VALVE
VG	VALVE
VH	VALVE
VI	VALVE
VJ	VALVE
VK	VALVE
VL	VALVE
VM	VALVE
VN	VALVE
VO	VALVE
VP	VALVE
VQ	VALVE
VR	VALVE
VS	VALVE
VT	VALVE
VV	VALVE
VW	VALVE
VX	VALVE
VY	VALVE
VZ	VALVE
WA	WATER
WB	WATER
WC	WATER
WD	WATER
WE	WATER
WF	WATER
WG	WATER
WH	WATER
WI	WATER
WJ	WATER
WK	WATER
WL	WATER
WM	WATER
WN	WATER
WO	WATER
WP	WATER
WQ	WATER
WR	WATER
WS	WATER
WT	WATER
WV	WATER
WW	WATER
WX	WATER
WY	WATER
WZ	WATER
XA	WATER METER
XB	WATER METER
XC	WATER METER
XD	WATER METER
XE	WATER METER
XF	WATER METER
XG	WATER METER
XH	WATER METER
XI	WATER METER
XJ	WATER METER
XK	WATER METER
XL	WATER METER
XM	WATER METER
XN	WATER METER
XO	WATER METER
XP	WATER METER
XQ	WATER METER
XR	WATER METER
XS	WATER METER
XT	WATER METER
XV	WATER METER
XW	WATER METER
XX	WATER METER
XY	WATER METER
XZ	WATER METER
YA	YARD
YB	YARD
YC	YARD
YD	YARD
YE	YARD
YF	YARD
YG	YARD
YH	YARD
YI	YARD
YJ	YARD
YK	YARD
YL	YARD
YM	YARD
YN	YARD
YO	YARD
YP	YARD
YQ	YARD
YR	YARD
YS	YARD
YT	YARD
YV	YARD
YW	YARD
YX	