



DUSOUTH

SURVEYING & ENGINEERING, INC.

22 BARNETT SHOALS RD. WATKINSVILLE, GA 30677 706.310.1961 OFFICE 706.310.1964 FAX

SITE PLAN FOR:

324 & 328 CARR STREET

320, 322, 324 & 328 CARR ST. CLARKE COUNTY, GEORGIA 216th G.M.D.

CHANGES DATE

Table with 2 columns: CHANGES, DATE. Multiple empty rows for recording changes.

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DATE 10/02/15

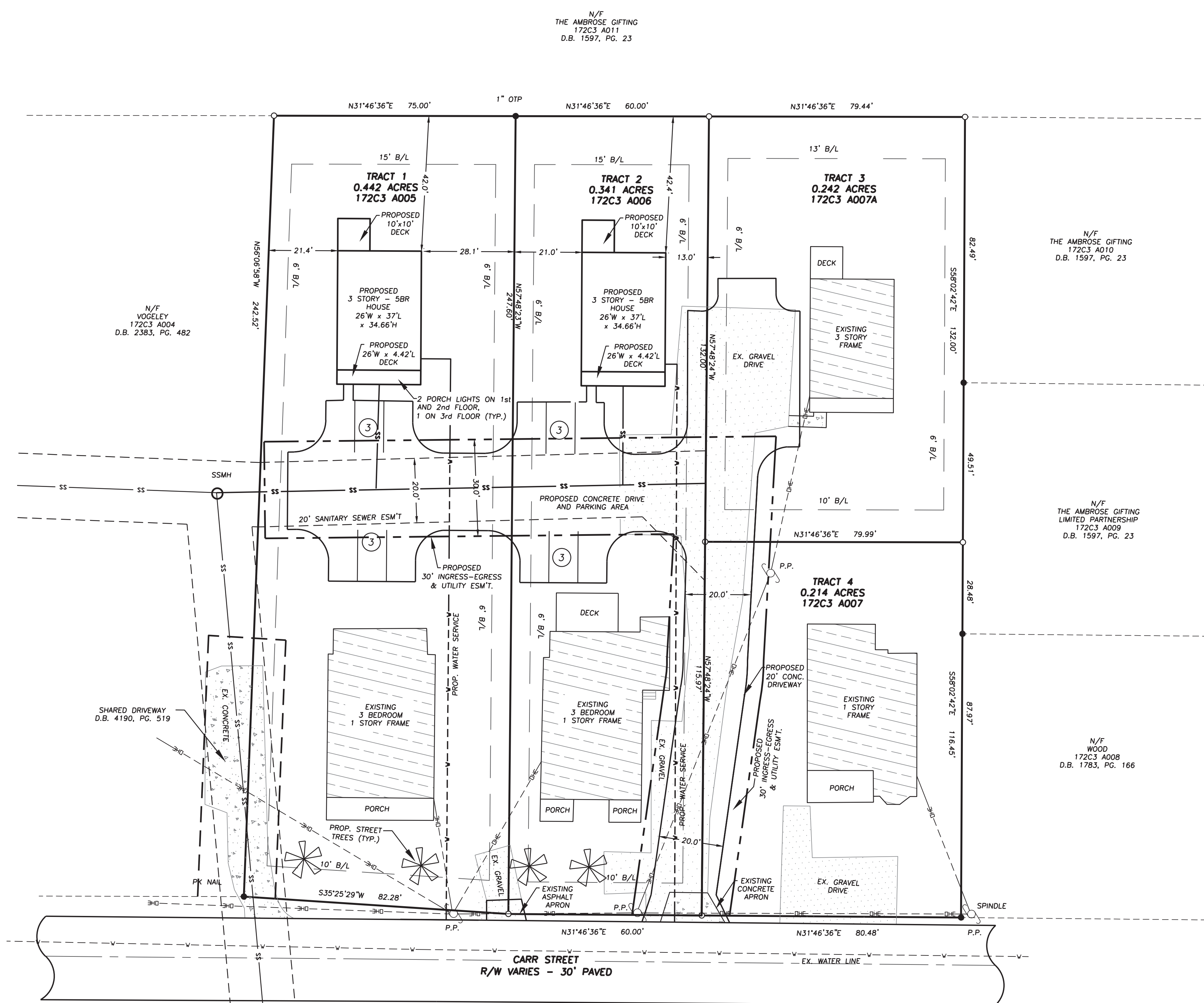
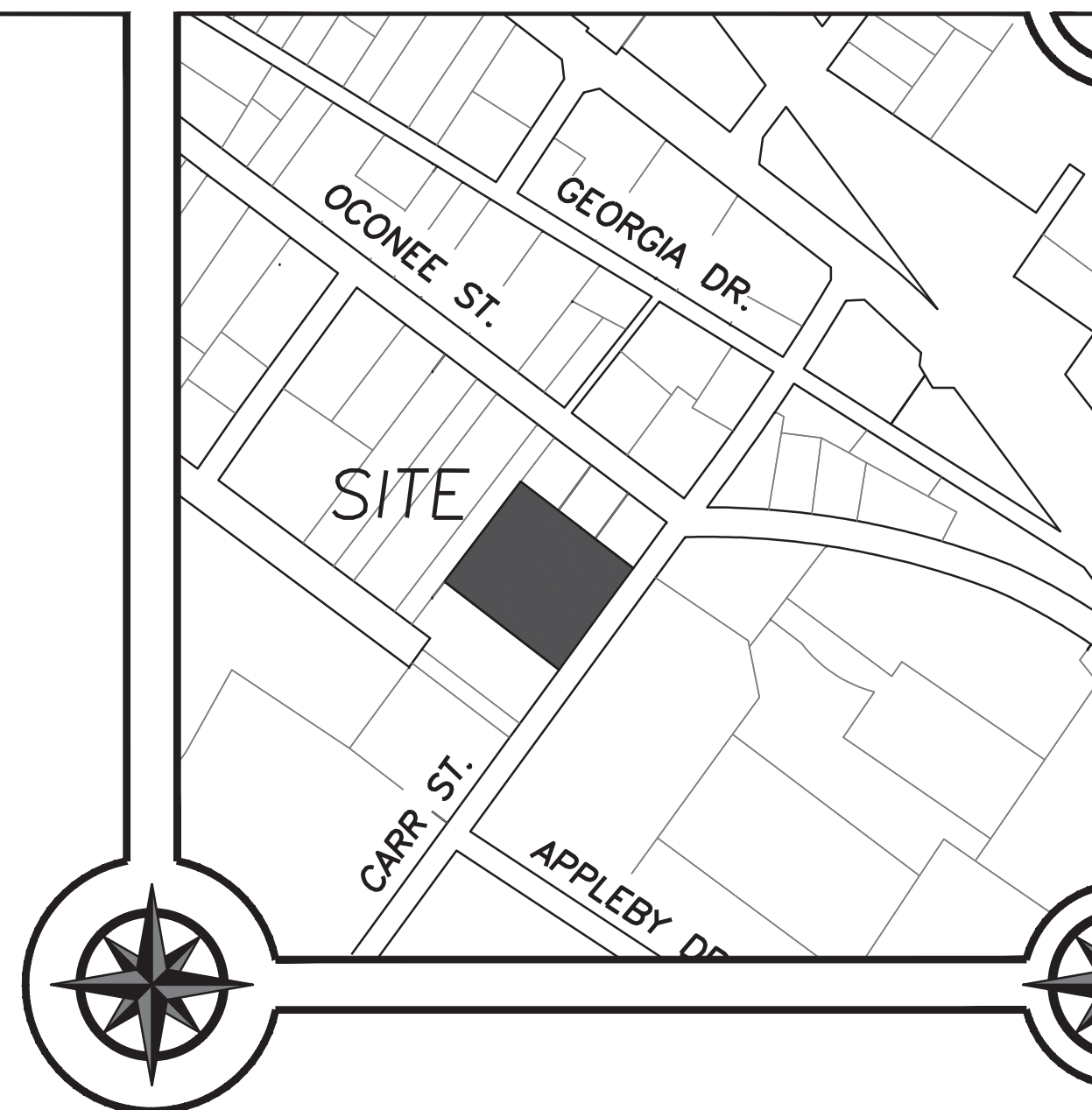
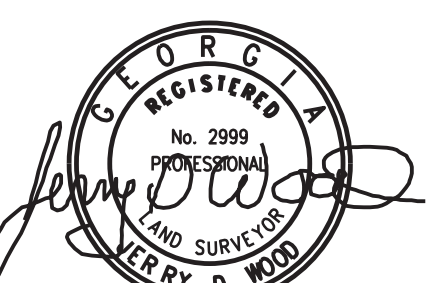
PROJECT 15-105-01S

SITE PLAN

SHEET 1 OF 1

SURVEYOR: JERRY D. WOOD GEORGIA R.L.S. #2999 22 Barnett Shoals Rd. Watkinsville, GA 30677 706.310.1961 706.310.1964 FAX

NOTE: THIS PLAN IS NOT VALID FOR RECORDING PURPOSES UNLESS SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLACK INK OVER THE STAMP. In my opinion this plot is a correct representation of the land platted and has been prepared in conformity with minimum standards and requirements of law.



PROJECT DATA

- CLIENT: ARCH STREET PROPERTIES
AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC. CONTACT: JERRY D. WOOD, GRLS 22 BARNETT SHOALS ROAD WATKINSVILLE, GA 30677

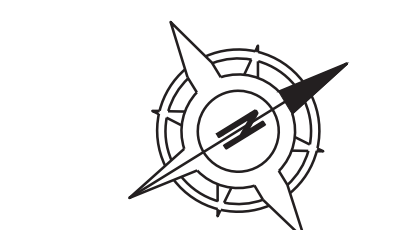
- 1. TOTAL PROJECT ACREAGE: 1.239 ACRES
2. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE...
3. WATER SUPPLY: ATHENS-CLARKE COUNTY WATER
4. SEWAGE DISPOSAL: ATHENS-CLARKE COUNTY SANITARY SEWER SYSTEM
5. EXISTING ZONING: RM-2
6. MAXIMUM LOT COVERAGE: 65%
7. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'
8. REQUIRED BUILDING SETBACKS: FRONT: 10', SIDE: 6', REAR: 10' PLUS 0.5' FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25'

- A. (4) 2 BULB FLOOD LIGHTS (65 WATTS PER BULB)
B. (12) 1 BULB WALL MOUNTED PORCH LIGHT (60 WATT)
C. (2) 1 BULB CEILING MOUNTED PORCH LIGHT (60 WATT)

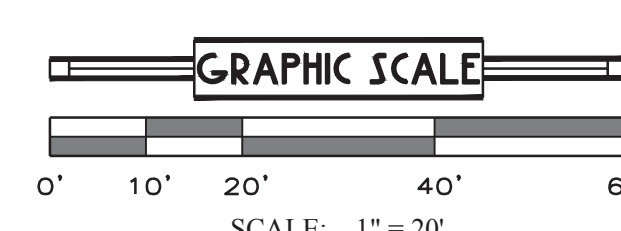
NOTE: THE EXTERIOR LIGHTING SHALL BE SHIELDED SO THAT LIGHT OF 1 FOOTCANDLE OR GREATER DOES NOT CROSS PROPERTY LINE BY 10' OR GREATER.

- 14. THERE ARE NO A.C.C. TREES ON OR ADJACENT TO STREET.
15. PROPOSED BUILDING DETAILS: EAVE HEIGHT: 27', RIDGE HEIGHT: 34.6', GABLE ROOF, 5 BEDROOM
16. AIRPORT APPROACH ZONE REQUIREMENTS: (1) ROOFING MATERIAL SHALL BE NON-GLARE, (2) DWELLINGS SHALL NOT HAVE OPEN-HEARTH FIREPLACES WITH CHIMNEYS, (3) ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND AMBER IN COLOR... EXTERIOR LIGHTING SHALL BE LIMITED TO THE FOLLOWING LIGHTING SYSTEMS: GROUND LEVEL SIDEWALK LIGHTS, ARCHITECTURAL FLUSH MOUNT WALL LIGHTS, CANOPY LIGHTS, UNDER EAVE LIGHTS, LOW PROFILE PARKING LOT/STREET LIGHT POLES

- PLAT REFERENCES: SURVEY BY CHANDLER SURVEYING & ENGINEERING DATED 9-16-14, SURVEY BY CHANDLER SURVEYING & ENGINEERING DATED 8-9-12



MAGNETIC NORTH



MONUMENTATION LEGEND table with symbols for Computed Point Only, Iron Pin Set, Iron Pin Found, Monument Set, Monument Found, Fire Hydrant, Sanitary Sewer, Power Pole, Transformer, Drop Inlet, Light Pole.

PLAT ABBREVIATIONS table listing symbols for IRON PIN FOUND, OPEN TOP PIPE, CONCRETE MONUMENT FOUND, LAND LOT LINE, RIGHT OF WAY, TRUE POINT OF BEGINNING, POINT OF BEGINNING, POINT OF REFERENCE, CENTERLINE, PROPERTY LINE, SQUARE FOOT, CONCRETE, SANITARY SEWER MANHOLE, JUNCTION BOX, DROP INLET, SINGLE WING CATCH BASIN, DOUBLE WING CATCH BASIN, HEADWALL, POWER POLE, LIGHT POLE, UTILITY POLE, WATER METER, WATER VALVE, FIRE HYDRANT.

LOT COVERAGE CHART table with 4 columns for Tract 1, 2, 3, and 4. Each column lists existing and proposed area details (Gravel, Concrete, House, Porch, Deck) and total existing/proposed area with percentage coverage.