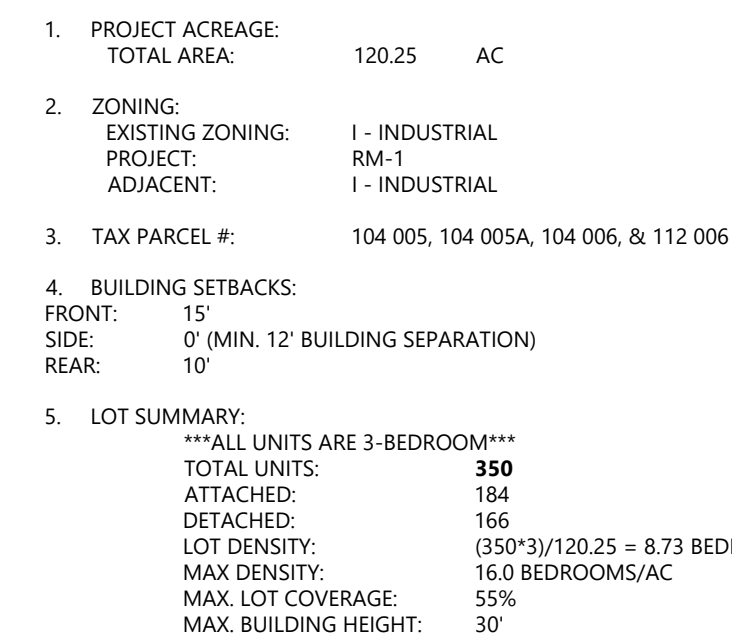
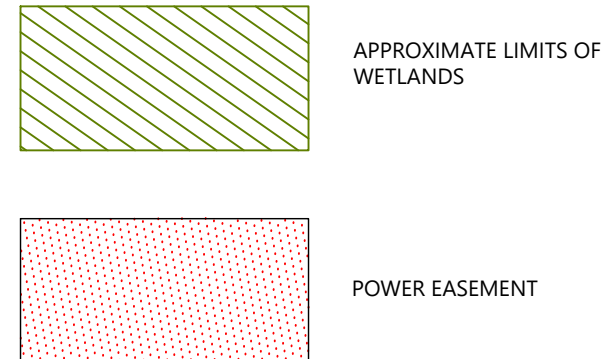


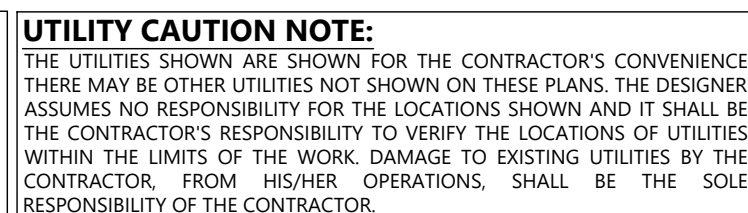


6. FLOOD PLAIN: A PORTION OF THE PROPERTY DOES LIE WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0015E, DATED 9/15/2022.
7. THE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED AND WETLANDS ARE ON OR WITHIN 200' OF THE PROPOSED PROJECT SITE. HOWEVER THERE WILL BE NO PROPOSED IMPACTS.
8. WATER SUPPLY: ACC
9. SEWAGE DISPOSAL: ACC
10. ALL PROPOSED LOTS WILL BE SERVED BY PUBLIC SEWER.
11. STORMWATER MANAGEMENT TO BE PROVIDED ON SITE.
12. 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 HEREIN.
13. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY PUBLICLY AVAILABLE GIS.
14. SOURCE OF TOPOGRAPHY IS FROM PUBLICLY AVAILABLE GIS SOURCES.
16. 25' UNDISTURBED BUFFER IS REQUIRED FOR ALL STATE WATERS.
17. INITIAL RECEIVING WATERS ARE NORTH OCEONEE RIVER.



DUSOUTH LLC
22 BARNETT SHOALS RD
WATKINSVILLE, GA 30677
CONTACT: JERRY WOOD
PHONE: 706-310-1961
EMAIL: jerry@dusouth.net

ACC Stamping Block



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NEWTON BRIDGE ROAD S/D

760 NEWTON BRIDGE ROAD
ATHENS, GA 30607
CLARKE COUNTY
PARCELS 104 005, 104 005A, 104 006, & 112 006

[illegible]

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Date

11/27/2024

Project No.

24-138

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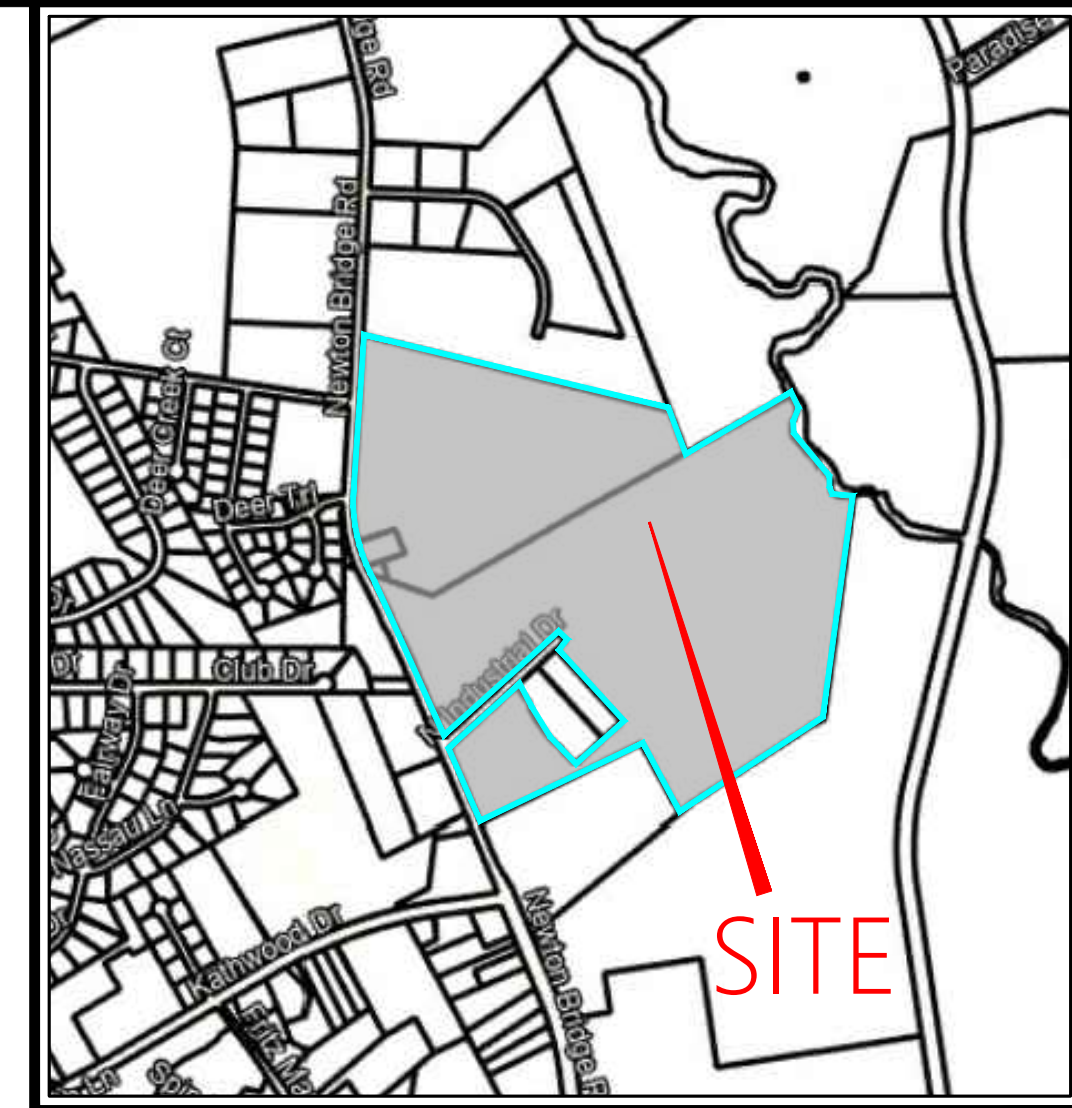
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REZONE EXHIBIT - OVERALL

Sheet Number

1 OF 6

1000



760 NEWTON BRIDGE ROAD
ATHENS, GA 30607
CLARKE COUNTY
PARCELS 104 005, 104 005A, 104 006, & 112 006

[illegible]

Project No. 24-138

24 Hour Contact:
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JERRY@DUSOUTH.NET

Developers:
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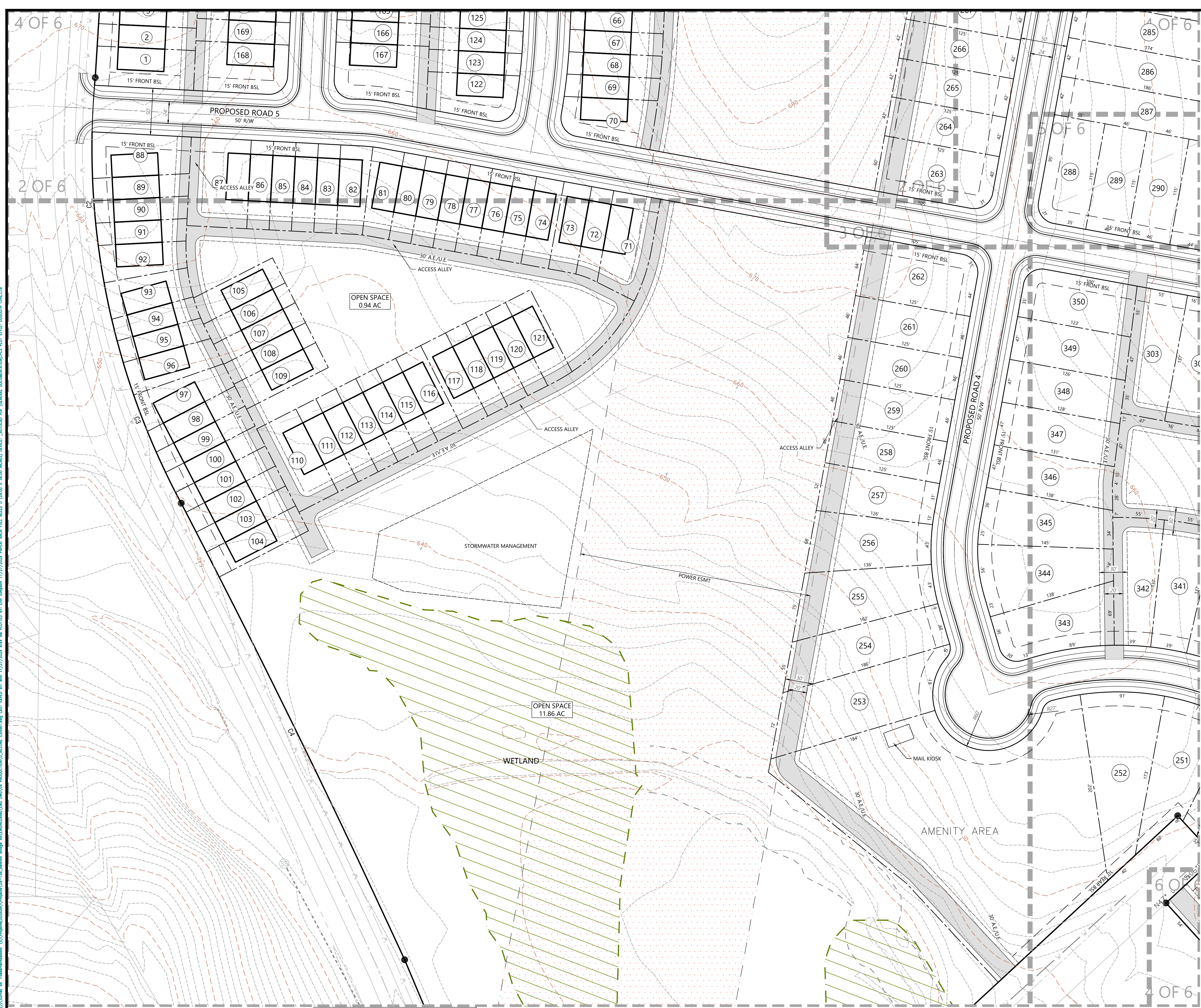
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REZONE EXHIBIT

Sheet Number

2 OF 6

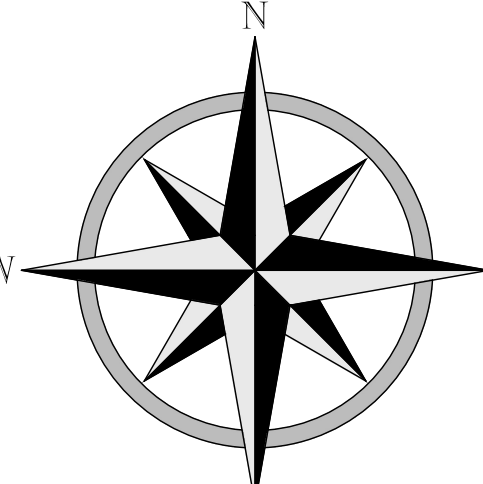
UTILITY CAUTION NOTE:
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



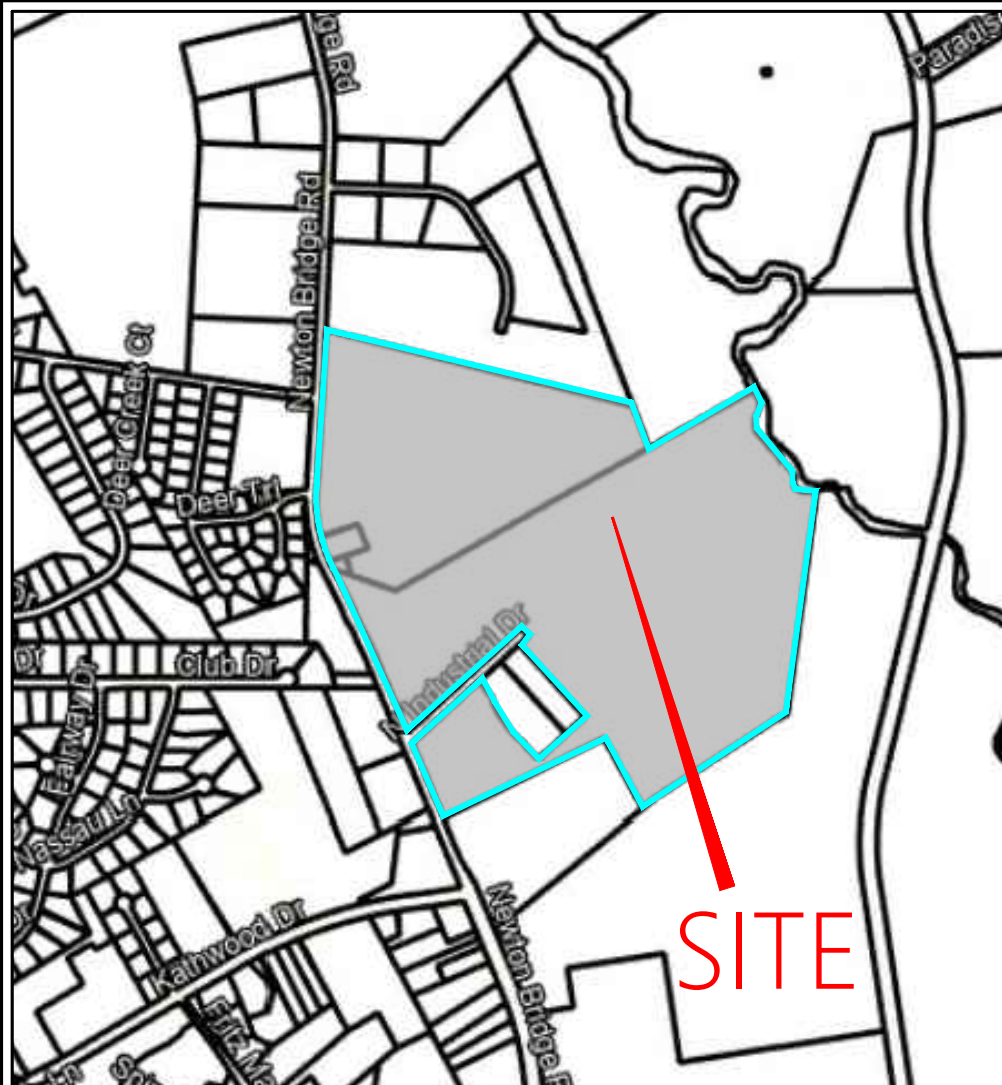


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Curve #	Arc	Radius	Bearing	Chord
C1	10.89	750.00	N03° 07' 38"E	10.89
C2	271.88	805.95	N04° 17' 57"W	270.59
C3	200.25	805.95	N21° 04' 53"W	199.74
C4	544.93	10914.73	N26° 04' 30"W	544.88



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VICINITY MAP
(NOT TO SCALE)

NEWTON BRIDGE ROAD S/D

760 NEWTON BRIDGE ROAD
ATHENS, GA 30607
CLARKE COUNTY
PARCELS 104 005, 104 005A, 104 006, & 112 006

Date	Description

Date: 11/27/2024

Project No.: 24-138

Stamp

24 Hour Contact:
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Developer:
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22 BARNETT SHOALS RD
WATKINSVILLE, GA 30677
CONTACT: JERRY WOOD
PHONE: 706-310-1961
EMAIL: jerry@dusouth.net

GRAPHIC SCALE

0' 25' 50' 100' 150'

SCALE: 1" = 50'

ACC Stamping Block

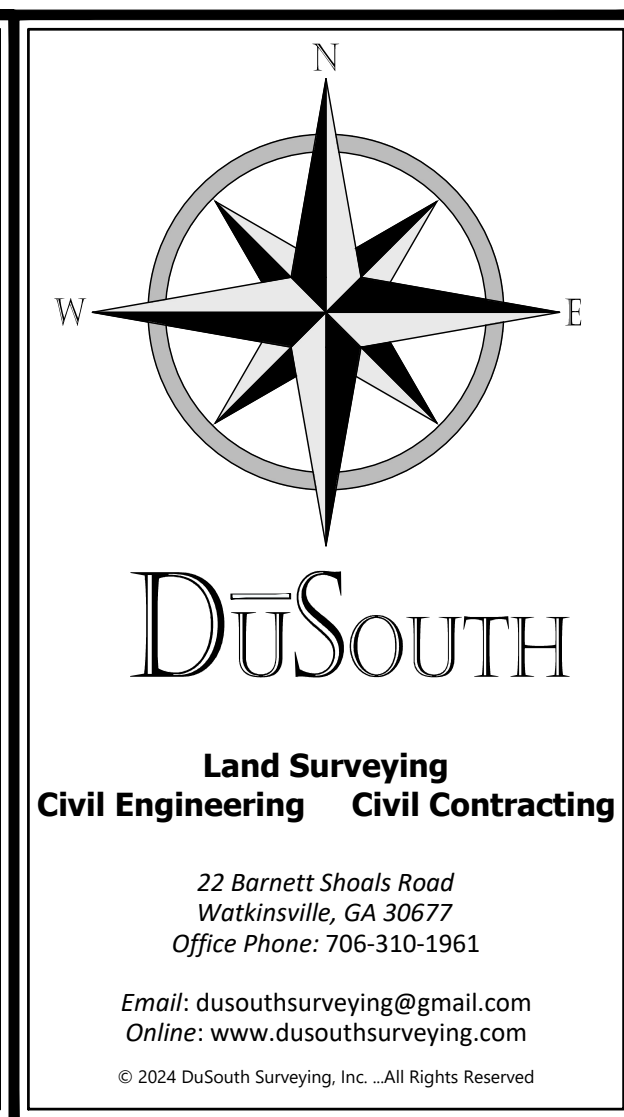
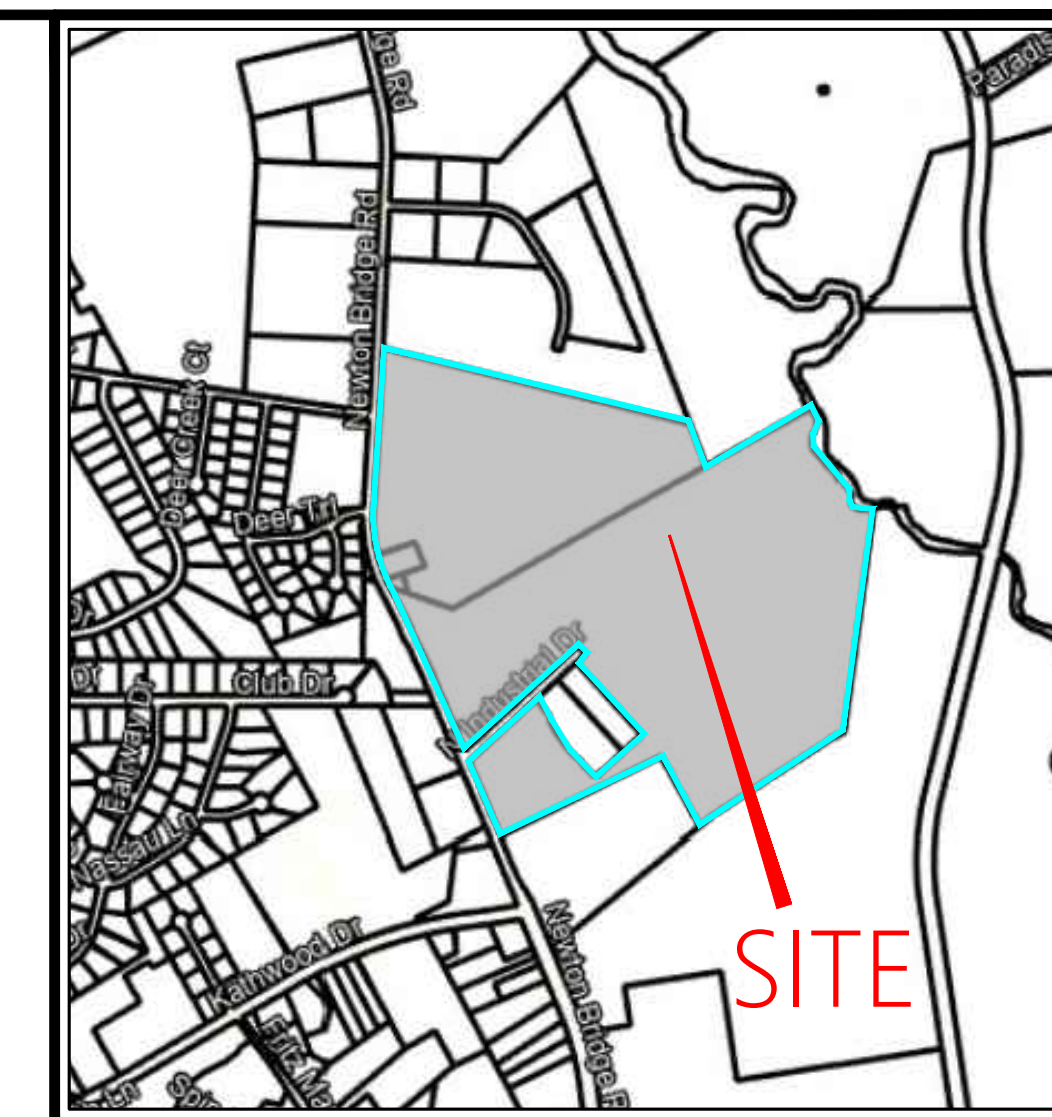
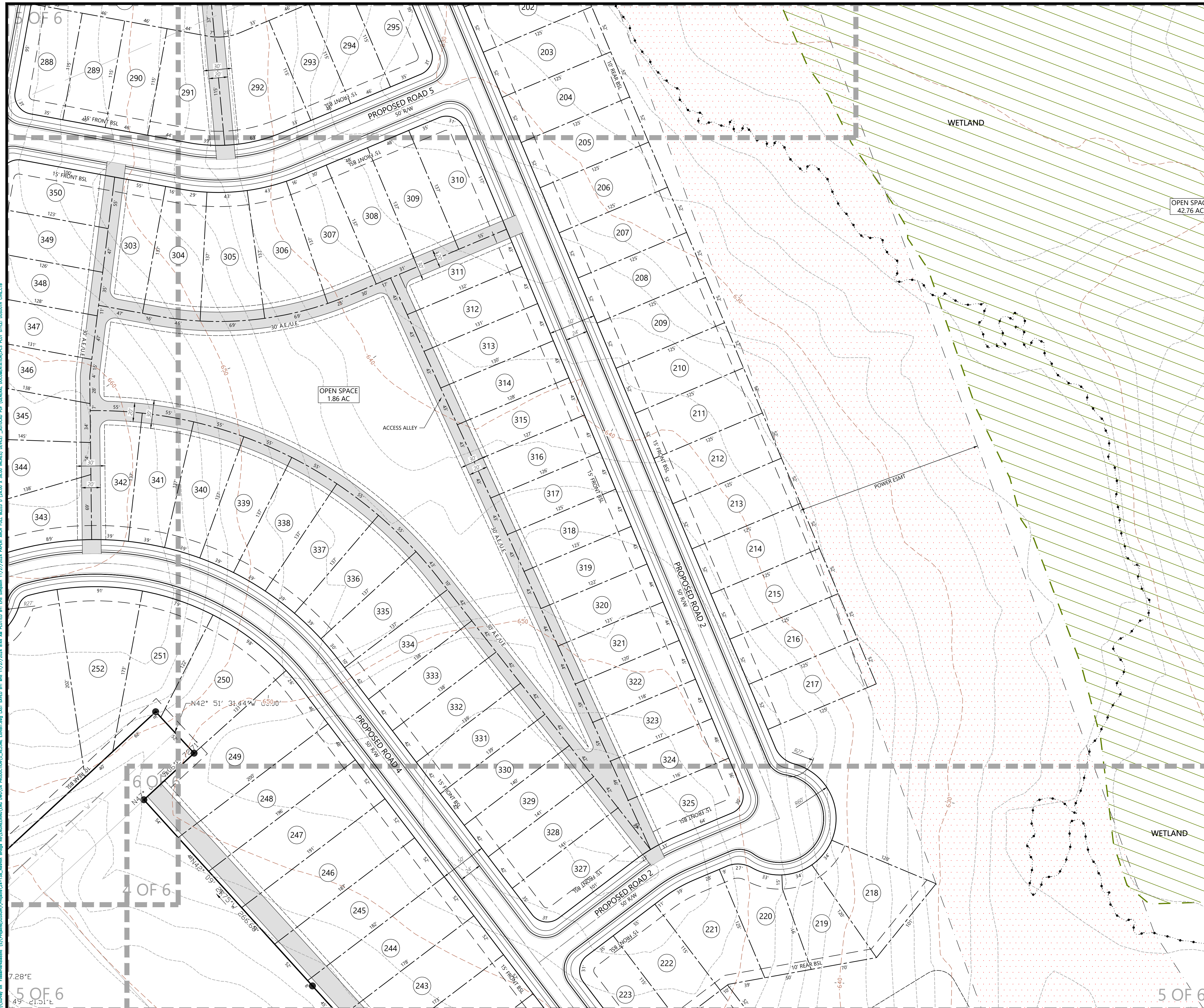
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REZONE EXHIBIT

Sheet Number

4 OF 6

REZONE EXHIBIT



NEWTON BRIDGE ROAD S/D

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Date 11/27/2024

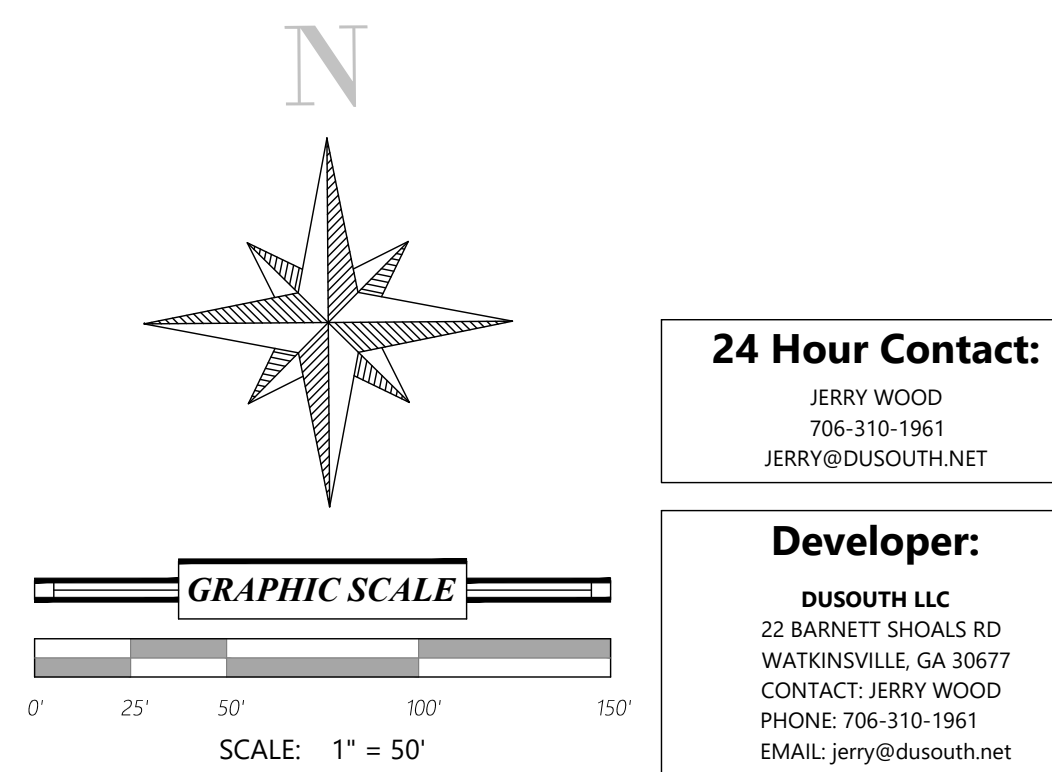
Project No. 24-138

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Sheet Title
REZONE EXHIBIT

Sheet Number

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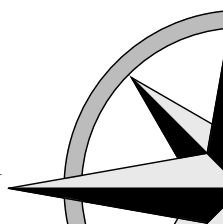
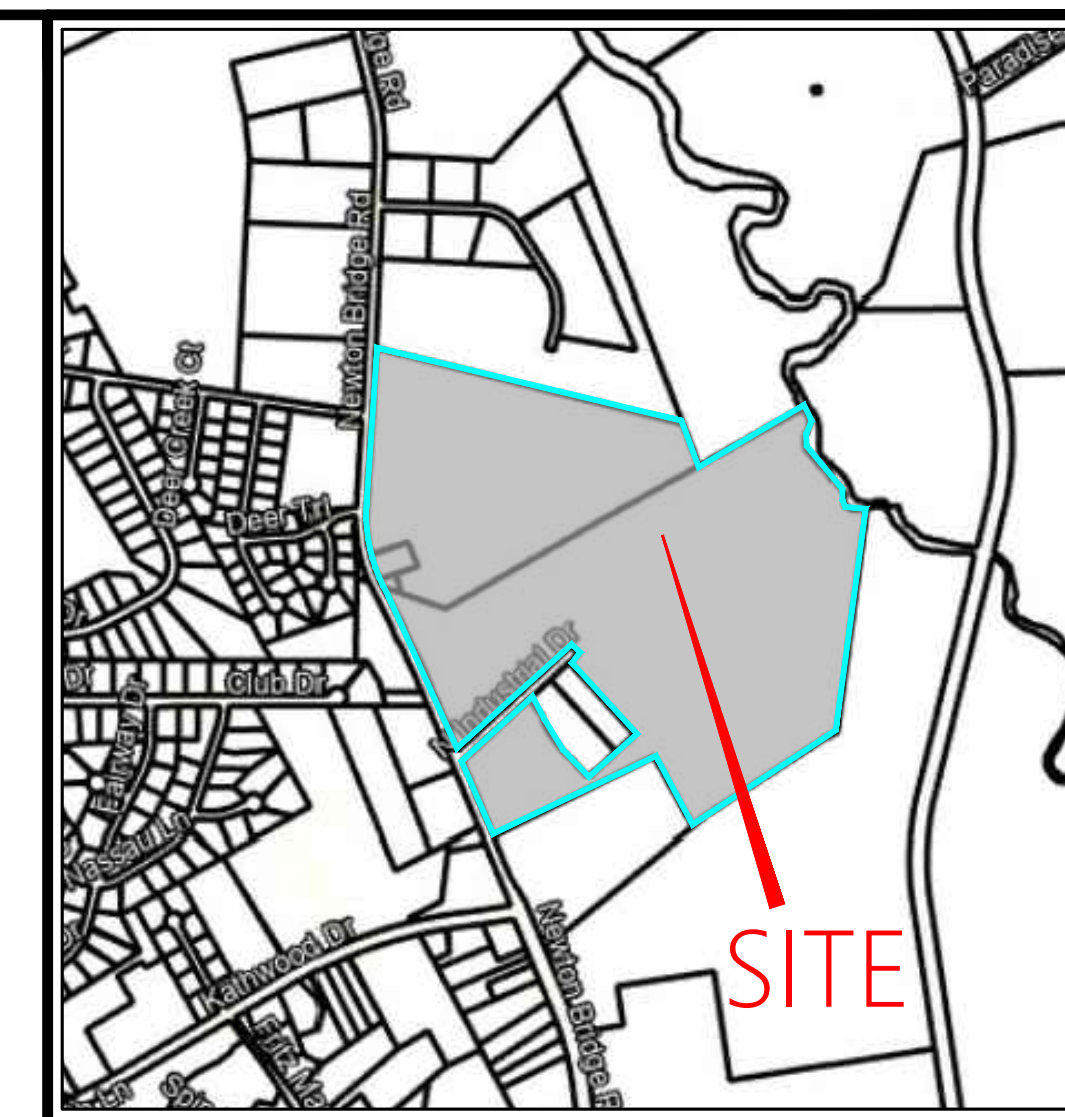


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Date	11/27/2024
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Sheet Number

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