

10 Site Location Map
Scale: 1"=2000'

PROJECT DATA:

Owner/Developer: Spartan Estates, LLC.
279 Meigs Street
Athens, GA 30601

24 Hour Contact: Brad Stephens/ Matt Richardson
(706) 254-7400

Authorized Agent: Beall and Company
3651 Mars Hill Road, Suite 1400
Watkinsville, GA 30677
(706) 543-0907

Location: Spartan Lane / Allgood Road

Boundary Information: Ben McLeroy & Associates, Inc.
140 Mill Center Blvd.
Athens, GA 30606

Tax ID #: C03-017A
Total Project Acreage: 39.816 Acres
Existing Zoning: R-1
Existing Use: Undeveloped
Proposed Use: Single Family Subdivision

Number of Proposed Lots: 26 + 1 Existing Lot of Record Total: 27 Lots
(0.87 Acres to 2.59 Acres)

Average Lot Size: 1.27 Acres

Minimum Lot Size: 0.69 Acres (30,000 SF Per R-1 Zoning)

Project Density: 0.678 Lots Per Acre

Acreage in ROW: 3.83 Acres

Building Setbacks: Front - 30'
Side - 10'
Rear - 40'

Max Building Height: 40' (Per Oconee Unified Development Code)

Sidewalk Width: 4 FT

Water Supply: Oconee County Utility Department

Sewage Disposal: On Site Septic Systems

Proposed Utilities: Power, Water, Cable, Internet, Telephone
(All proposed utilities are to be located within rights-of-ways & utility easements)

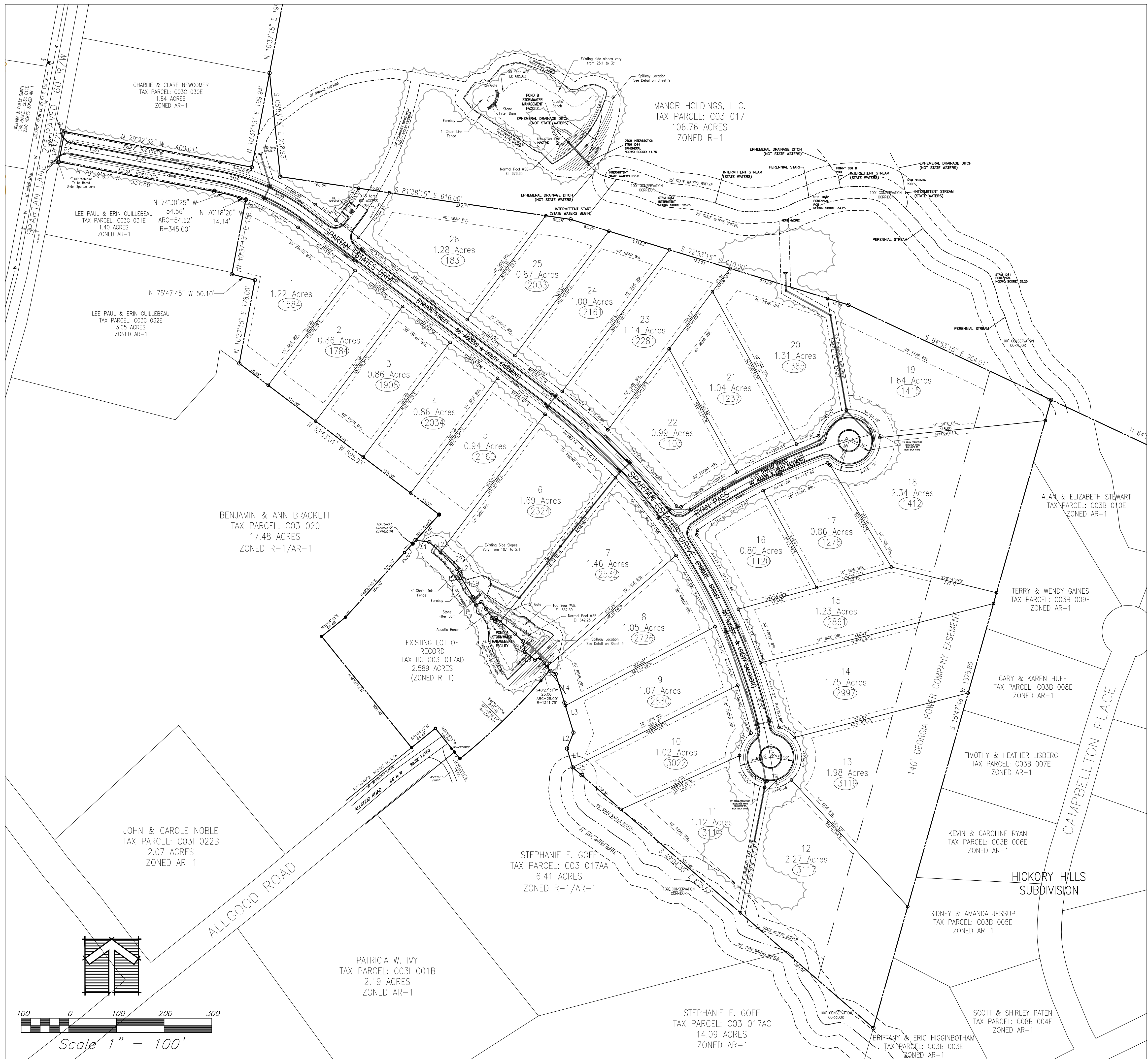
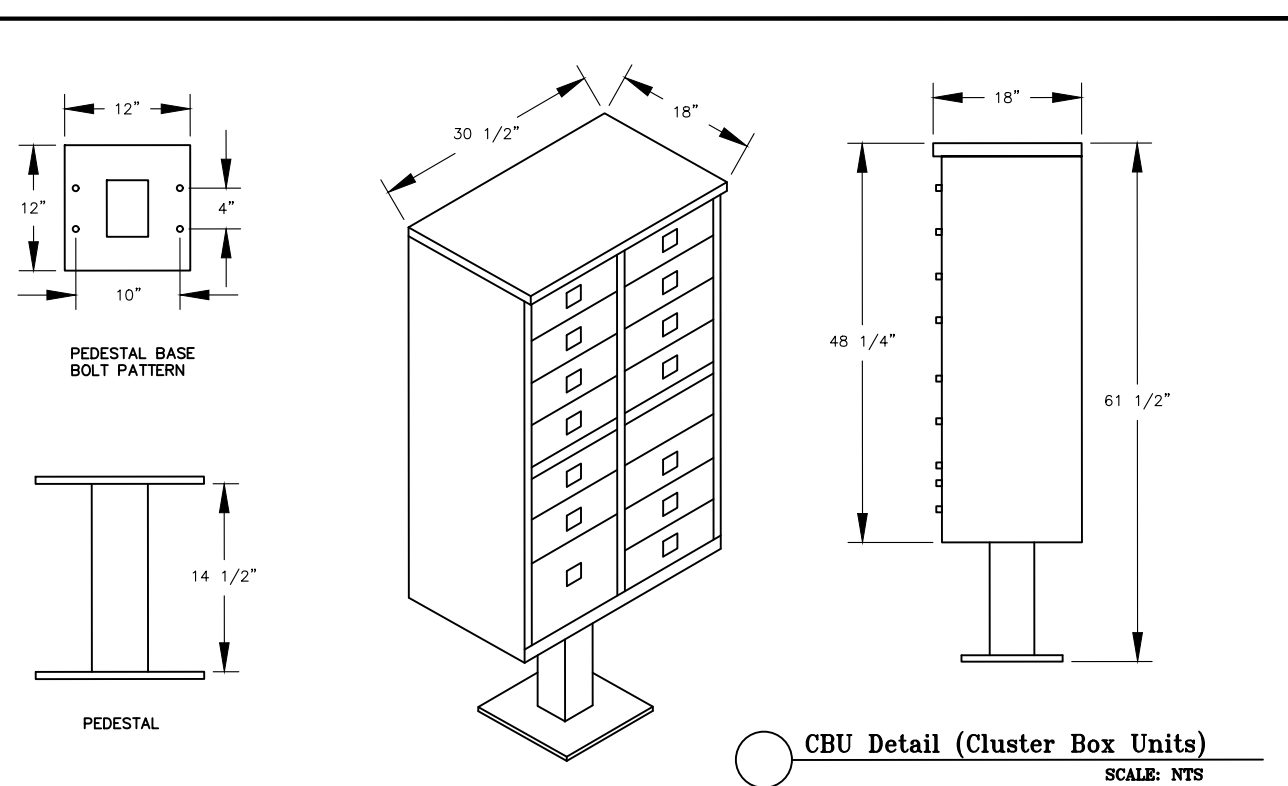
Solid Waste: By Private Contract Service

Surface Drainage: Storm water will be directed via curb and gutter to a storm sewer system and stormwater management areas.

Flood Plain: This tract of land does not lie within the 100 year flood zone per FIRM Community Panel 13219C0070D Dated 09/02/2009

Environmental Areas: State waters exist within 200 FT of the site.
A conservation corridor exist on the southern edge of the property as indicated

Topography: County GIS Topographic map at 2' contour interval



Beall & Company
Land Planning
Landscape Architecture
Site Engineering
3651 Mars Hill Road
Suite 1400
Watkinsville, GA 30677
(706) 543-0907
www.beallandcompany.com

SPARTAN ESTATES
A SINGLE FAMILY SUBDIVISION
TAX PARCEL C03 017A
39.816 ACRES
SPARTAN LANE
OCONEE COUNTY, GEORGIA

OWNER/PERMITTEE
SPARTAN ESTATES, LLC.
279 MEIGS STREET
ATHENS GA, 30601

24 HOUR CONTACT
BRAD STEPHENS
706-254-7400

GEORGIA REGISTERED PROFESSIONAL ENGINEER
KENNETH A. BEALL
GSWCC LEVEL II CERTIFICATION #025972

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED BY: KGB
CHECKED BY: KAB

ADDRESSING PLAN

SHEET

ADP

DATE: 6-22-2016
16-045
NOT RELEASED FOR CONSTRUCTION

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