

PROJECT NOTES:

ENGINEER:
 Carter Engineering Consultants, Inc.
 3651 Mars Hill Road, Suite 2000
 Watkinsville, GA 30677
 Contact: Jeff Carter, P.E.
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Property located at 2651 and 2661 Lake Oconee Parkway, Greensboro, Ga. 30642 and a property along Stagecoach Road

Parcel No.: 0710000300 (2072) 0710000270 (8291)
 0520000190 (2070) 0520000250 (2071)

Current Zoning: B2 (General Commercial - Highway Oriented District) A1 (Agricultural District)

Proposed Zoning: B2 (General Commercial - Highway Oriented District) (for property along Stagecoach Road)

Proposed use: Occupying approximately 136 acres along the Lake Oconee Parkway, the proposed Lake Pointe development will provide upper-moderate and specialty commercial/retail services and lodging to the patrons and tourists of Greensboro and Lake Oconee.

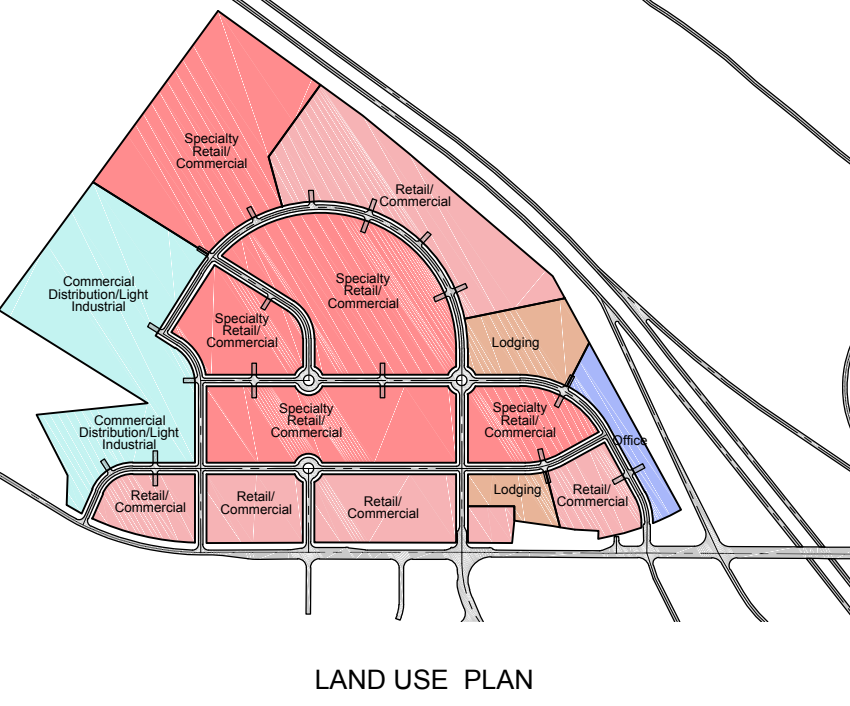
Project Tract: Approximately 135.379 acres (Lake Pointe) Approximately 41.194 acres (Stagecoach Corner)

Boundary and topographic information obtained from Greene County GIS.
 Contour interval is 10 foot

SITE DATA:

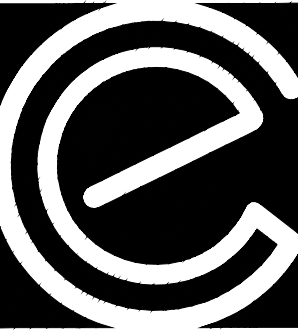
Site Information:

Total Site Area (Lake Pointe)	= 5,913,940 square feet (135.379 ac)	100.00%
Retail/Commercial	= 1,434,491 square feet (32.93 ac)	24.32%
Specialty Retail/Commercial	= 2,417,313 square feet (55.49 ac)	40.99%
Lodging	= 302,030 square feet (6.93 ac)	5.12%
Office/Institutional	= 127,515 square feet (2.93 ac)	2.16%
Com. Dist./Light Industrial	= 952,172 square feet (21.86 ac)	16.15%
Road R.O.W.	= 680,419 square feet (15.24 ac)	11.26%



REVISION BLOCK:

#	DATE	DESCRIPTION



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CONCEPTUAL MASTERPLAN
 for
BOSWELL PROPERTIES
 GREENSBORO, GREENE COUNTY, GA.

PROJECT NAME:
LAKE POINTE

SHEET TITLE:
CONCEPTUAL MASTER PLAN

SHEET NUMBER:
1

PROJECT NUMBER:
17018JBP

DATE:
09/29/17

