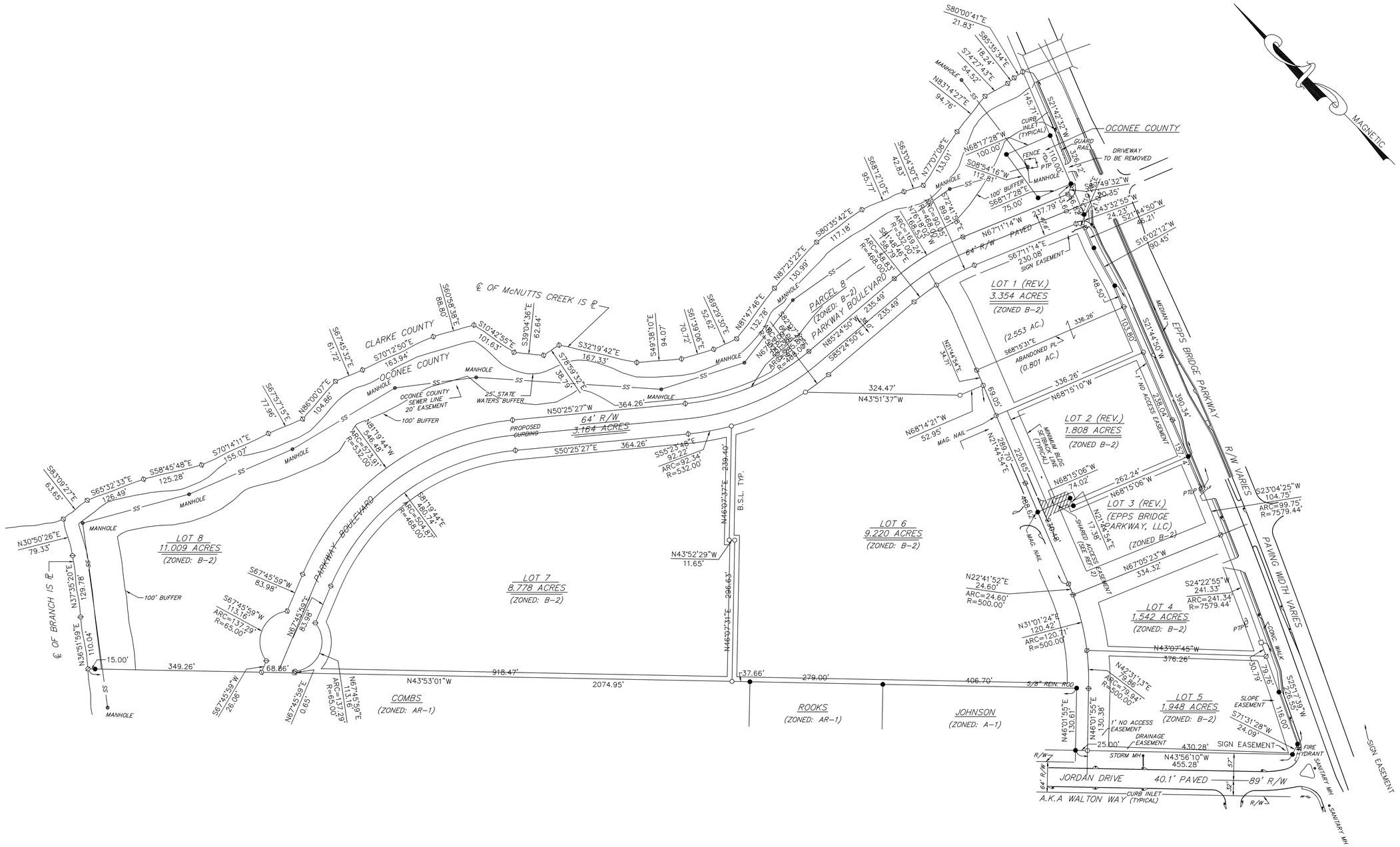
MAGNETIC
OCONEE COUNTY
CLARKE COUNTY
℄ OF McNUTTS CREEK IS ℞
℄ OF BRANCH IS ℞
EPPS BRIDGE PARKWAY
R/W VARIES
PAVING WIDTH VARIES
PARKWAY BOULEVARD
64' R/W
3.164 ACRES
PARCEL 8
(ZONED: B-2)
LOT 1 (REV.)
3.354 ACRES
(ZONED B-2)
(2.553 AC.)
ABANDONED PL.
(0.801 AC.)
LOT 2 (REV.)
1.808 ACRES
(ZONED B-2)
LOT 3 (REV.)
(EPPS BRIDGE PARKWAY, LLC)
(ZONED B-2)
LOT 4
1.542 ACRES
(ZONED: B-2)
LOT 5
1.948 ACRES
(ZONED: B-2)
LOT 6
9.220 ACRES
(ZONED: B-2)
LOT 7
8.778 ACRES
(ZONED: B-2)
LOT 8
11.009 ACRES
(ZONED: B-2)
COMBS
(ZONED: AR-1)
ROOKS
(ZONED: AR-1)
JOHNSON
(ZONED: A-1)
JORDAN DRIVE
40.1' PAVED
89' R/W
A.K.A WALTON WAY (TYPICAL)
100' BUFFER
25' STATE WATERS BUFFER
OCONEE COUNTY SEWER LINE 20' EASEMENT
PROPOSED CURBING
B.S.L. TYP.
DRIVEWAY TO BE REMOVED
GUARD RAIL
CURB INLET (TYPICAL)
FENCE
MANHOLE
MAG. NAIL
5/8" REIN. ROD
1' NO ACCESS EASEMENT
DRAINAGE EASEMENT
SIGN EASEMENT
SLOPE EASEMENT
SHARED ACCESS EASEMENT (SEE REV. 2)
MINIMUM BLDG. SETBACK LINE (TYPICAL)
MEDIAN
CONC. WALK
FIRE HYDRANT
SANITARY MH
STORM MH
SCALE IN FEET
0
100
200