OWNER'S CERTIFICATE

The owner of the land shown on this Plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and county taxes or other assessments now due on this land have been paid. The undersigned, in person or through a duly authorized agent, certifies that he or she is the fee simple owner of the land shown on this plat; that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Oconee County Unified Development Code; and by separate deed or agreements dedicates to the use of the public forever all streets, parks, easements and public grounds shown thereon for the purposes thereof expressed.

Owner/Agent's Name: Jeff Carter, P.E

Signature: Jeff Carter Date: 03/06/24

DESIGNER'S CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property prepared by Carter Engineering Consultants, Inc., and dated 05/26/2021 and further that the proposed subdivision meets all requirements of the Oconee County Unified Development Code, as applicable to the property.

By (Name): Jeff Carter, P.E. Profesional Registration No. PE 27418

Address: 3651 Mars Hill Road Telephone: 770-725-1200

Signature: Jeff Carter Date: 03/06/21

CERTIFICATION OF PROJECT APPROVAL

Pursuant to the Unified Development Code of Oconee County, Georgia, all the requirements of Project Approval having been fulfilled, this Preliminary Plat was given Project Approval by the Oconee County Development Review Committee on _____/_____/_____ Guy Herring

The Preliminary Approval does not constitute approval of a Final Subdivision Plat or Development Construction Plans. This Certificate of Project Approval shall expire and be null and void one year from the date of project approval indicated above.

____ Date _____ 20 _____

NOT FOR RECORDING

OCONEE COUNTY REZONE CONDITIONS FOR REZONE #P23-0046:

REZONE CONDITIONS:

1. DEVELOPMENT DESIGN AND STRUCTURES SHALL MEET OR EXCEED THE STANDARDS INDICATED ON THE CONCEPT PLAN, NARRATIVE, REPRESENTATIVE ARCHITECTURAL SKETCHES, AND OTHER DOCUMENTS SUBMITTED WITH THE ZONING APPLICATION AND ATTACHED HERETO. THIS CONDITION SHALL NOT CONSTRUE APPROVAL OF ANY STANDARD THAT IS NOT IN CONFORMITY WITH THE UNIFIED DEVELOPMENT CODE.
2. THE OWNER AT THEIR OWN EXPENSE SHALL CONSTRUCT THE IMPROVEMENTS REQUIRED BY THE COUNTY FOR PUBLIC WATER AND PUBLIC WASTE SERVICES FOR THE SUBJECT PROPERTY AND SHALL CONVEY THE SAME TO THE COUNTY, FREE OF ALL LIENS. SAID IMPROVEMENTS SHALL INCLUDE ALL ON-SITE IMPROVEMENTS AND SUCH OFF-SITE IMPROVEMENTS AS ARE REQUIRED BY THE COUNTY TO PROVIDE SERVICE TO SUBJECT PROPERTY.
3. AT ITS EXPENSE, OWNER SHALL MAKE ALL RIGHT OF WAY IMPROVEMENTS AND SHALL DEDICATE ALL RIGHTS OF WAY WHICH ARE REQUIRED BY THE COUNTY AFTER THE COUNTY'S REVIEW OF OWNER'S DEVELOPMENT PLANS PURSUANT TO THE COUNTY'S ORDINANCES AND REGULATIONS. ALL SUCH IMPROVEMENTS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND SITE DEVELOPMENT PLANS FOR THE PROJECT AND NO DEVELOPMENT PERMIT SHALL BE ISSUED UNTIL OWNER HAS AGREED TO SUCH IMPROVEMENTS AND DEDICATION.
4. TO BE IN KEEPING WITH SURROUNDING OFFICE DEVELOPMENTS, PITCHED HIP ROOFS SHALL BE INCORPORATED ON EACH BUILDING. MECHANICAL ROOF WELLS SHALL BE ALLOWED WITHIN THE PITCHED HIP ROOF.
5. A TRAFFIC IMPACT ANALYSIS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AND ANY RECOMMENDATIONS SHALL BE INCORPORATED INTO THE PRELIMINARY SITE PLAN AND CONSTRUCTION PLAN SET.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 130456, MAP NUMBER 13219C0065E, DATED SEPTEMBER 15TH, 2022.

EPD STATEMENTS:

1. NO PORTION OF SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02. (OR DEFINE AS LOW, MEDIUM OR HIGH SUSCEPTIBILITY).
2. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01. (OR REQUIRED 150 BUFFER IS SHOWN IF WITHIN 7 MILE RADIUS OR 75 FOOT BUFFER IF GREATER THAN 7 MILE RADIUS).

ATU - "AEROBIC TREATMENT UNIT" - AN AEROBIC TREATMENT UNIT
OR OTHER CLASS I EQUIVALENT SYSTEM MAY BE REQUIRED IF DEPTH TO IMPERVIOUS LAYER IS LESS THAN 24 INCHES.

DRIP - "DRIP EMITTER SYSTEM" - A DRIP EMITTER SYSTEM MAY BE
REQUIRED ON THIS LOT ALONG WITH ALL PERTINENT INFORMATION
SPECIFIC TO DRIP SYSTEMS.

DRIP REPAIR - "DRIP EMITTER SYSTEM REPAIR" - THE REPAIR SYSTEM
NEEDED FOR THIS LOT MAY BE A DRIP EMITTER SYSTEM.

SMP - "SITE MODIFICATION PLAN" - A SITE MODIFICATION PLAN, UNDER
THE DIRECTION OF A SOIL CLASSIFIER, IS REQUIRED PRIOR TO APPLICATION
SUBMITTAL. WORK IS TO BE COMPLETED AND VERIFICATION IS NEEDED FROM A SOIL CLASSIFIER STATING DRAINAGE HAS BEEN CONTROLLED NOT TO ADVERSELY AFFECT THE SEPTIC SYSTEM.

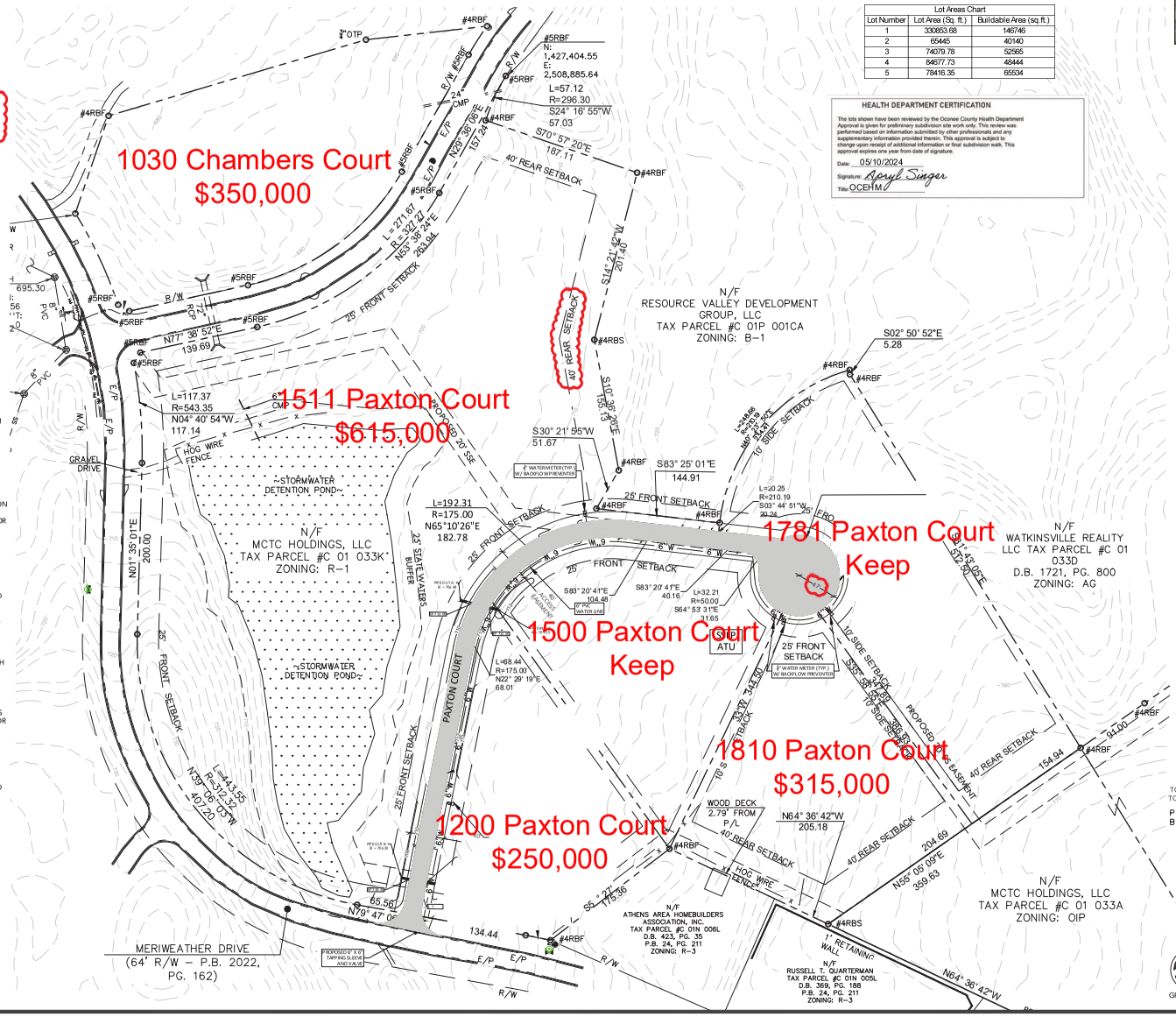
SPHD - "SITE PLAN HEALTH DEPARTMENT" - AN ENGINEERED SITE PLAN DRAWN IN COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED BY THE "ENGINEERED SITE PLAN CHECKLIST" IS REQUIRED AT TIME OF PERMIT APPLICATION. NEEDED FOR ALTERNATIVE SEPTIC SYSTEMS, COMMERCIAL SEPTIC SYSTEMS, AND SYSTEMS WITH HIGH WASTE STRENGTH OR AT DISCRETION OF LOCAL HEALTH AUTHORITY.

SSLP - "SEPTIC SYSTEM LOCATION PLAN" - A SEPTIC SYSTEM LOCATION PLAN DRAWN IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE "SEPTIC SYSTEM LOCATION PLAN CHECKLIST" IS NEEDED FOR THIS LOT. SSLP'S ARE REQUIRED DUE TO SPECIAL CONSTRAINTS.

SOIL CLASSIFIER RECOMMENDATIONS REGARDING SOIL PROPERTIES ARE FOLLOWED FOR EACH LOT. SOME LOTS MAY REQUIRE ADDITIONAL FOOTAGE OF DRAIN LINES OR SPECIAL REQUIREMENTS BASED ON THESE RECOMMENDATIONS.

ALL WELLS WITHIN 100' HAVE BEEN LOCATED AND 100' SETBACK HAS BEEN DRAWN.

THE SUBDIVIDE IS REVIEWED BASED ON THREE OR FOUR BEDROOM HOMES WITH AVERAGE APPURTENANCE AND FOOTPRINTS OF 2,400 SQUARE FOOT OR LESS. IF THE HOME IS TO BE LARGER, OR IF EXCESSIVE GRADING OR FILLING IS REQUIRED TO FORM HOME FOUNDATION, ADDITIONAL INFORMATION MAY BE NEEDED AND A LARGER LOT SIZE MAY BE REQUIRED. DEPENDING ON HOUSE SIZE, PLACEMENT AND NUMBER OF BEDROOMS, SITE PLAN REQUIREMENTS MAY BE WAIVED AT THE DISCRETION OF THE HEALTH AUTHORITY.



Lot Areas Chart		
Lot Number	Lot Area (Sq. ft.)	Buildable Area (sq.ft.)
1	330853.68	146746
2	65445	40140
3	74079.78	52565
4	84677.73	48444
5	78416.35	65534

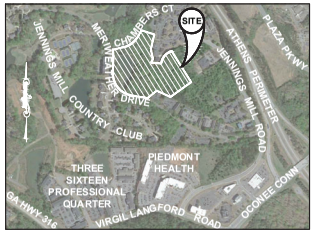
HEALTH DEPARTMENT CERTIFICATION

The lots shown have been reviewed by the Oconee County Health Department. Approval is given for preliminary subdivision site work only. This review was performed based on information submitted by other professionals and any supplementary information provided therein. This approval is subject to change upon receipt of additional information or final subdivision walk. This approval expires one year from date of signature.

Date: 05/10/2024

Signature: Apryl Singer

Title: OCEHM



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC.	MCTC HOLDINGS, LLC
3651 MARS HILL ROAD, STE 2000	1361 JENNINGS MILL ROAD NO. 201
WATKINSVILLE, GA 30677	WATKINSVILLE, GA 30677
CONTACT: JEFF CARTER, P.E.	CONTACT: MICHELLE McCORMACK
PHONE: 770.725.1200	706.461.1188
JEFF@CARTERENGINEERING.NET	MICHELLEMCCORMACK@YAHOO.COM

SITE INFORMATION	
JURISDICTION	OCONEE COUNTY, GA
PROPERTY LOCATION	1030 CHAMBERS COURT WATKINSVILLE, GA 30677
PARCEL NUMBER	C01033K
CURRENT ZONING	R1
PROPOSED ZONING	R1
EXISTING USE	UNDEVELOPED
PROPOSED USE	SINGLE FAMILY RESIDENTIAL SUBDIVISION
TOTAL ACREAGE	14.543 AC
MINIMUM LOT AREA	30,000 FT²
MINIMUM LOT WIDTH	150 FT
REQUIRED BUILDING SETBACKS	FRONT: 25 FT SIDE: 10 FT REAR: 40 FT
MAXIMUM BUILDING HEIGHT	40 FT
SANITARY SEWER SERVICE	ON-SITE SEPTIC
WATER SERVICE	OCONEE COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13219C0065E
FEMA FIRM DATE	9/15/2022
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

SUMMARY OF DEVELOPMENT FACTORS

TOTAL NUMBER OF LOTS/UNITS = 5 LOT/5 UNITS

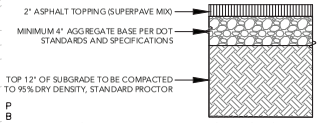
PROJECT DENSITY (LOTS/LAND AREA) = 5 LOTS/14.543 AC = 0.344 LOTS/AC

MINIMUM LOT SIZE: 1.50 ACRES

AVERAGE LOT SIZE: 2.91 ACRES

NO ENTRANCE SIGNS PROPOSED

NO STREET LIGHTS PROPOSED



ASPHALT PAVEMENT (TYPICAL)

GEORGIA811
Utilities Protection Center, Inc.
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REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	03/07/2024 INITIAL SUBMITTAL TO OCONEE COUNTY
2	03/22/24 ADDRESS COMMENTS
3	—
4	—
5	—
6	—
7	—
8	—

GEORGIA REGISTERED PROFESSIONAL ENGINEER JAMES J. CARTER

GSWCC Level II Certification No. 00000000083

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

P: 770.725.1200
www.carterengineering.com

PRELIMINARY PLAT
FOR
MERIWEATHER ESTATES
1030 CHAMBERS COURT - WATKINSVILLE, GA 30677

SHEET TITLE: PRELIMINARY PLAT

PROJECT NAME: MERIWEATHER ESTATES

SHEET NUMBER: PP

PROJECT NUMBER: 22001ABM

DATE: 03/07/2024

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ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLANS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".