

ABC CONSULTING INC.
 COMPREHENSIVE ENGINEERING SERVICES:
 ■ CIVIL ENGINEERING ■ WETLAND & SOIL MAPPING
 ■ LAND SURVEYING ■ CONSTRUCTION STAKING
 ■ LANDSCAPE ARCHITECTURE ■ LAND PLANNING
 ■ SOIL MAPPING & SEPTIC SYSTEMS
 ■ WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD, SUITE 103
 WATKINSVILLE, GA 30677
 706-413-8900 ■ 706-425-9631 (FAX)
 abc@abcconsultinginc.com
 www.abcconsultinginc.com

**COMPOSITE PLAT FOR:
 Oconee Crossing
 Shopping Center**

1100 & 1060 Epps Bridge Pkwy,
 OCONEE COUNTY, GEORGIA
 221 st. G.M.D.

BEING THAT PARCELS OF LAND DESCRIBED IN
 D.B. 244, PG. 104, P 283, P 311, OCONEE COUNTY, GA.

TOTAL PROJECT AREA: 5.131 ACRES
 TAX PARCELS #: B 04 007A & 007AA
 EXISTING ZONING: AR-1

CONVEYOR: ABC CONSULTING, INC. RESIDES CORNER AND OTHER
 POINTS TO THE STREET USE OF THESE DOCUMENTS FOR THE OCONEE
 CROSSING SHOPPING CENTER PROJECT. ANY REVISIONS TO THE
 MADE TO THIS MAP OF SURVEY WITHOUT THE WRITTEN APPROVAL OF ABC
 CONSULTING, INC. THE ORIGINAL DOCUMENTS ARE KEPT ON FILE
 FOR VERIFICATION OF ANY CHANGES, REPRODUCTIONS, MODIFICATIONS, OR
 ASSUMPTIONS ARE STRICTLY PROHIBITED.

I HEREBY CERTIFY THAT THIS MAP OF SURVEY IS
 ACCURATE AND BELIEF AND THAT IT HAS BEEN PREPARED IN
 CONFORMANCE WITH THE MINIMUM TECHNICAL STANDARDS AND
 REQUIREMENTS OF LAW OF THE STATE OF GEORGIA.

DATE PREPARED:
 9-3-12

PROJECT #:
 10-021-15

DATE
 9-3-12

REVISIONS

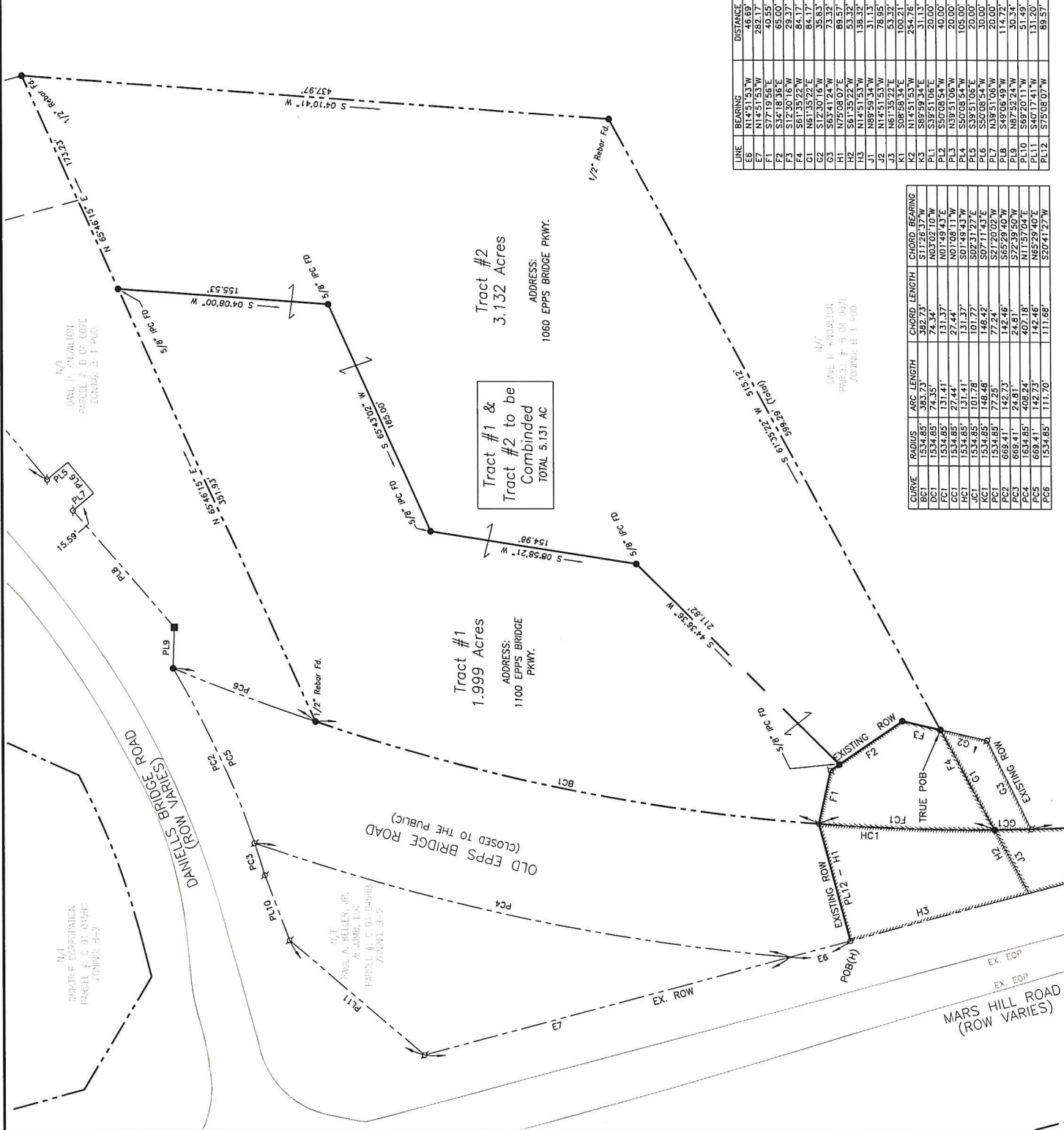
GRAPHIC SCALE

0' 25' 50' 100' 150'

SCALE: 1"=50'

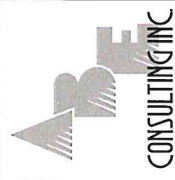
SHEET #
 7

GRID — GEORGIA WEST ZONE



LINE	BEARING	DISTANCE
E6	N14°51'53"W	46.69
E7	N14°51'53"W	282.17
F1	S77°19'56"E	40.55
F2	S34°18'36"E	65.00
F3	S12°30'16"W	29.37
F4	S61°35'22"W	84.17
G1	N61°35'22"E	85.83
G2	S63°41'24"W	23.30
G3	S63°41'24"W	23.30
H1	N75°08'07"E	89.57
H2	S61°35'22"E	53.32
H3	N14°51'53"W	138.30
J1	N89°59'34"W	31.13
J2	N14°51'53"W	78.95
J3	N61°35'22"E	80.21
K1	S10°58'34"E	100.21
K2	N14°51'53"W	254.78
K3	S89°59'34"E	31.13
PL1	S39°51'06"E	20.00
PL2	S50°08'54"W	40.00
PL3	N39°51'06"W	20.00
PL4	S50°08'54"W	105.00
PL5	S50°08'54"W	40.00
PL6	S50°08'54"W	40.00
PL7	N38°51'06"W	20.00
PL8	S49°06'48"W	114.72
PL9	N87°52'24"W	30.34
PL10	S69°20'11"W	51.49
PL11	S40°17'41"W	131.20
PL12	S75°08'07"W	89.57

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
DC1	1534.85'	383.23'	382.23'	N11°26'37"W
DC2	1534.85'	74.35'	74.34'	N03°02'10"W
FC1	1534.85'	131.41'	131.37'	N01°49'43"E
GC1	1534.85'	27.44'	27.44'	N01°08'11"W
HC1	1534.85'	101.78'	101.77'	S01°49'43"W
JC1	1534.85'	101.78'	101.77'	S02°31'41"E
KC1	1534.85'	77.95'	77.94'	S21°20'02"W
LC1	669.41'	142.73'	142.46'	S65°29'40"W
PC1	669.41'	24.81'	24.81'	S72°39'50"W
PC4	1534.85'	408.24'	407.18'	N11°57'04"E
PC5	669.41'	142.73'	142.46'	N65°29'40"E
PC6	1534.85'	111.70'	111.68'	S20°41'27"W



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OWNER: OCOONEE CROSSING
 CONTRACT: REZONE AND CONCEPT PLAN
 PROJECT: 1100 & 1040 EPS BRIDGE RD
 WATKINSVILLE, GA 30677
 TAX PARCEL #S: B04-007A & B04-007AA
 5.131 ACRES

OCONEE CROSSING @ MARS HILL

**1100 & 1040 EPS BRIDGE RD
 WATKINSVILLE, GA 30677
 OCOONEE COUNTY, GEORGIA
 TAX PARCEL #S:
 B04-007A & B04-007AA
 5.131 ACRES**

REZONE CONCEPT PLAN



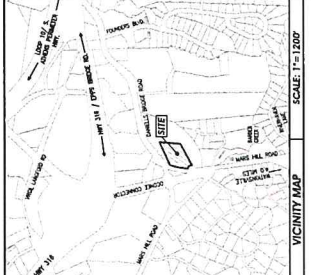
DATE: 9-4-12

REVISIONS	DATE

DATE: 9-4-12
 PROJECT #: 10-021-15

GRAPHIC SCALE
 0" 25' 50' 100' 150'
 SCALE: 1"=50'

SHEET # 7



SIGHT DISTANCE

1. DRIVEWAY & WALK/TILE ROAD STOPPING SIGHT DISTANCE 500' (70 MPH)	ADJUSTED SIGHT DISTANCE 300' (70 MPH)
2. DRIVEWAY & UNPAVED DRIVEWAY STOPPING SIGHT DISTANCE 500' (70 MPH)	ADJUSTED SIGHT DISTANCE 300' (70 MPH)

PROJECT DATA

OWNER: OCOONEE CROSSING	DESIGNER: ABC CONSULTING INC
PROJECT: REZONE AND CONCEPT PLAN	DATE: 9-4-12
LOCATION: 1100 & 1040 EPS BRIDGE RD	SCALE: 1"=50'

PHYSICAL ANALYSIS FOR A 1000 EPS BRIDGE RD IN WATKINSVILLE, GEORGIA...
 TO BE USED AS A REFERENCE FOR THE CONSTRUCTION OF THE PROJECT...
 THE PROJECT WILL BE CONSIDERED AS PART OF THE LOCAL...
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LINE	STARTING POINT	ENDING POINT	DISTANCE
1	0+00.00	11+50.00	1150.00
2	11+50.00	23+00.00	1150.00
3	23+00.00	34+50.00	1150.00
4	34+50.00	46+00.00	1150.00
5	46+00.00	57+50.00	1150.00
6	57+50.00	69+00.00	1150.00



2413 HOE MOUNTAIN ROAD
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BE CONSULTING INC. IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, MARITAL STATUS, HANDICAP, OR OTHER PROTECTED CHARACTERISTICS. WE ARE AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, AGE, MARITAL STATUS, HANDICAP, OR OTHER PROTECTED CHARACTERISTICS. WE ARE AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER.

OCONEE CROSSING @ MARS HILL

1100 & 1040 EPS BRIDGE RD
WATKINSVILLE, GA 30677
OCONEE COUNTY, GEORGIA
TAX PARCEL #S:
804-007A & 804-007AA
5.131 ACRES

EXISTING
CONDITIONS

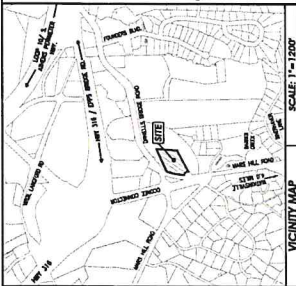


REVISIONS	DATE

DATE: 9-4-12
PROJECT #: 10-021-15
GRAPHIC SCALE
0' 25' 50' 100' 150'
SCALE: 1"=50'

SHEET #

1 / 1



DATE	REVISION	BY	CHKD
9/4/12			