



PUTNAM COUNTY TECHNICAL REVIEW COMMITTEE

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Agenda

Thursday, April 07, 2022 ♦ 11:00 AM

Putnam County Administration Building – Room 203

Opening

1. Welcome
2. Attendance

Requests

3. Request by **Rick McAllister, agent for Section E Tract, LLC**, for a preliminary plat approval for Cuscowilla on Lake Oconee - Section E on Echo Lane (Located in Cuscowilla). The proposed development consists of 19.883 acres with a plan to develop in phases. Phase 1 will consist of 6 Single Family Lots and 1 Common Area parcel. [**Map 103, Parcel 016-048 currently zoned RM-3**].

Red Line Comments

Adjournment

The Technical Review Committee meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

File Attachments for Item:

3. Request by **Rick McAllister, agent for Section E Tract, LLC**, for a preliminary plat approval for Cuscowilla on Lake Oconee - Section E on Echo Lane (Located in Cuscowilla). The proposed development consists of 19.883 acres with a plan to develop in phases. Phase 1 will consist of 6 Single Family Lots and 1 Common Area parcel. **[Map 103, Parcel 016-048 currently zoned RM-3].**



PUTNAM COUNTY PLANNING & DEVELOPMENT

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PLAN 2022-00512

Application for Preliminary Plat Review and Approval

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Date: 3-7-22

Jurisdiction:

Putnam County
 City of Eatonton

Person requesting review:

Name: Rick McAllister Title: Agent

Physical Address: 1341 Beverly Drive City: Athens State: GA Zip: 30606

Mailing Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: 706-206-5030 E-mail: rncallister.msc@gmail.com

Project Information:

Project Name: Cuscowilla on Lake Oconee - Section E Phase 1

Project Address: Cuscowilla Drive

Nearest Address or Cross Street: 126 Cuscowilla Drive

Tax Map: 103 Parcel: 016-048 Zoning District RM-3 *AB*

Total Acreage: 19.883 Total Acreage Disturbed: Estimate 3 acres

Proposed project to be constructed:

<input type="checkbox"/> Commercial Development	<input type="checkbox"/> Recreational Development	<input type="checkbox"/> Residential Lot
<input type="checkbox"/> Industrial Development	<input type="checkbox"/> Farm Pond	<input type="checkbox"/> Agricultural
<input checked="" type="checkbox"/> Residential Development	<input type="checkbox"/> Recreational Pond	<input type="checkbox"/> Other

Explain Other: _____

AB



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Project Information, cont.

Are there any existing structures on the property? Yes No

If yes, type of existing structures on property: _____

Is the property in a ground water recharge area? Yes No

Does the property contain wetland areas? Yes No

Is the property in a water supply water shed? Yes No

Water Shed: _____

Is there a flood plain on the property? Yes No

FIRM Map Panel: 13237C0075C

Are there state waters within 200 feet of the property? Yes No

Type Water Source: (Check all that apply)

River Lake Pond Creek Stream Spring Branch

Owners Information:

Name: Section E Tract, LLC

Physical Address: 1129 Lake Oconee Pky Suite 105 City: Eatonton State: GA Zip: 31024

Mailing Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ Cell Phone: 770-313-4346

24 Hour Contact and Phone Number: John Morgan - 770-313-4346

Fax: _____ E-mail: jkmorgan31@gmail.com

Design Professional Information:

Company Name: McAllister Site Consulting, LLC

Physical Address: 1341 Beverly Drive City: Athens State: GA Zip: 30606

Mailing Address: _____ City: _____ State: _____ Zip: _____

Daytime Phone: _____ 24 Hour Phone: 706-206-5030

Fax: _____ E-mail: rncallister.msc@gmail.com

Contact Name: Rick McAllister

Daytime Phone: 706-206-5030 Fax: _____

E-mail: rncallister.msc@gmail.com Certification Number: LA - 981



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THE APPLICANT HEREBY AFFIRMS THAT THEY ARE THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON THE OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

Signature: *Rick McAllister* Date: 3-7-22
Print Name: Rick McAllister

Office Use Only

Date Filed: 3/10/2022 Fee: \$ 330.00 Check Number: _____
Cash: _____ Credit Card: ✓ Receipt Number: _____

DE



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Documents Required

Proposed subdivision Name: Cuscowilla on Lake Oconee - Section E

Proposed Road Names:

1. Echo Lane
2. Covey Drive (ALTERNATE)
3. _____
4. _____
5. _____

Major subdivision and site development

_____ A concept plan, drawn to scale, is required reflecting the conditions of the zoning approval, if any were so applied by the board of commissioners, and shall be submitted to and approved by the director prior to the submittal of any other drawings and documents.

If no conditions of approval apply to the land on which the subdivision is proposed, the developer may choose to either meet with the director informally to discuss the concept of the subdivision or to submit an application for preliminary plat approval.

_____ The lots in the major subdivision must front on interior public or private road, which are to be designed according to article III, design standards, division 1, infrastructure requirements of this chapter.

7/27/2017/706-111
AC



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Sec. 28-50. - Preliminary plat or site development application procedure.

The application shall include all of the following:

A letter stating the general purpose and intent of the plat and a summary of the developer's intentions with respect to whether the streets will be public or private, the amount of open space proposed, the contemplated minimum lot sizes and floor areas of the structures, the amount and percent of lot coverage and any other aspect of the development the applicant chooses to express;

The applicant shall state on the plat that it includes all of the applicant's ownership in that location, including any contiguous parcels owned by the applicant.

Include the payment of \$330.

Four preliminary plats (Sec. 28 - DIVISION 3. - APPLICATION AND REVIEW PROCEDURES).

n/a Include four copies of a traffic study.

Hydrology Study (Four)

N/A TO BE PROVIDED IN CONSTRUCTION DOCUMENTS



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The preliminary plat and site development shall be prepared and sealed by a licensed land surveyor or professional engineer licensed in the State of Georgia, at a convenient scale of not more than one inch equals 200 feet, shall be prepared in ink, and the sheets shall be numbered in sequence and referenced to an index sheet if more than one is used. Such sheets as the preliminary plat is drawn upon shall be consistent with current engineering practices. Subdivision plat details shall conform to the requirements of the state board of professional registration and the Plat Act.

Sec. 28-52. - Features.

The preliminary plat or site development shall show the following:

Name of the development. The applicant shall submit a proposed name for the subdivision or site.

A notarized affidavit which includes the name, address and telephone number of the current legal owner or authorized agent of the property, and a citation of the last instrument conveying the title of each parcel of property involved in the proposed subdivision. This may not be applicable to a site development.

Citation of any existing right-of-way or easements whether legal or in use by someone other than the property owner affecting the property.

Provide existing covenants on the property, if any, and submit proposed covenants if so intended.

Name and address, including the telephone number of the professional persons or firms responsible for the design, for design of public improvements and for surveys.

Location of property by map and parcel numbers.

Location of property lines, existing easements, burial grounds, historical sites, natural areas of aesthetic beauty or interest, railroad right-of-way, watercourses, wetlands, and floodplains.

Location, width, type and name of all existing or platted streets or other public or private ways within or adjacent to the tract.

Approximate location of future roads and their classification as may be shown on the Joint Putnam County/City of Eatonton Joint Comprehensive Plan.

Name and locations of adjoining developments and current property owners.

Locations and sizes of existing sewers, water mains, culverts, bridges or above and underground structures and aerial utilities within the tract and adjacent thereto.

Approximate locations and sizes of existing permanent buildings and utility stations on the tract.



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Sec. 28-53. - Proposed improvements for subdivisions and site developments.

The following proposed improvements shall be indicated on preliminary plats and site plans: (Site developments need not comply with the items denoted by an asterisk (*) unless the Director deems it appropriate to require them.)

* Location and pavement width of all proposed streets, easements, and other public and private ways, including rights-of-way.

Require minimum building setback lines. Site developments shall show setbacks for all property lines.

Locations, dimensions and areas in square feet of all proposed and existing lots. Site development plans shall be drawn to an engineering scale of one inch equals 200 feet (or as otherwise may be approved by the director) and showing all proposed improvements to the property, including but not limited to: buildings, parking, landscaping, lighting, stormwater detention, vehicular ingress and egress, total floor area and/or number of dwelling units, total land area, building coverage, and building height (in feet and floors). Development in the village zoning district may be required by the director to show more details related to the utilization of exterior spaces proposed adjacent to and among the proposed improvements.

Total area of the subdivision/site development expressed in acres and decimals of an acre. If less than one acre, the area shall be described in square feet.

Location and dimensions of all property proposed to be set aside for park or playground use, or other public dedication or private reservation, or landscaping with designation of purpose thereof. This is generally not required of a site development; however, it is required of developments within the village zoning district.

Indications of all uses proposed by the applicant. If the site development is in the village zoning district, the floor area relationship between commercial and residential uses must be indicated.

* Proposed names of all streets. The developer shall submit a list of alternate street names.

* Blocks shall be consecutively numbered and lettered. The blocks in numbered additions to existing subdivisions bearing the same name shall be numbered and lettered consecutively throughout the various additions.

* All lots in each block shall be numbered consecutively.

If the subdivision or site development is to be developed in phases coincidental with ensuing development permits, the phases shall be shown and numbered consecutively.

**CUSCOWILLA ON LAKE OCONEE SECTION E
PRELIMINARY PLAT
LETTER OF INTENT
PARCELS 103-016-048, PUTNAM COUNTY, GA**

The site is located within the Cuscowilla on Lake Oconee development previously zoned PUD and currently RM-3. The existing parcel is currently undeveloped and noted as Future Development on Cuscowilla Master Plan. The intent of the attached preliminary plat is to create 6 Single Family Lots and 1 Common Open Space parcel in phase 1.

The proposed preliminary plat development standards are based on existing standards within Cuscowilla on Lake Oconee. Setbacks include 30' front / rear and 10' sides. Proposed road (Echo Lane) will be a private road and constructed to Putnam County Standards.

The proposed single family unit floor areas are 1000 sf minimum single-family homes. Adjacent land uses include golf course and undeveloped commercial lots. Minimum lot size is 30,000 SF (0.69 AC).

Water will be connected to existing Private utility main line within the existing community and brought to development site including Fire Hydrants. Storm water will be conveyed into existing pond adjacent to site and Lake Oconee. Individual septic fields will be utilized on each residential lot.



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LETTER OF AGENCY- Preliminary Plat

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Rick McAllister TO BE MY/OUR AGENT FOR THE PURPOSE OF APPLYING FOR Preliminary Plat OF PROPERTY DESCRIBED AS MAP 103 PARCEL 016-048, CONSISTING OF 19.883 ACRES, WHICH HAS THE FOLLOWING ADDRESS: Cuscowilla on Lake Oconee - Section E EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE-NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Preliminary Plat ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 7th DAY OF MARCH, 2022.

PROPERTY OWNER(S): SECTION E LLC - JOHN K. MORGAN

NAME (Neatly PRINTED)

[Signature]

SIGNATURE

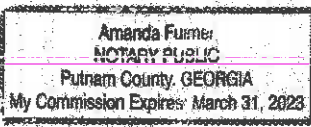
ADDRESS: 173 McGehee Trail, Eatonton GA 31024

PHONE: 770 313 4346

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

7th DAY OF MARCH, 2022

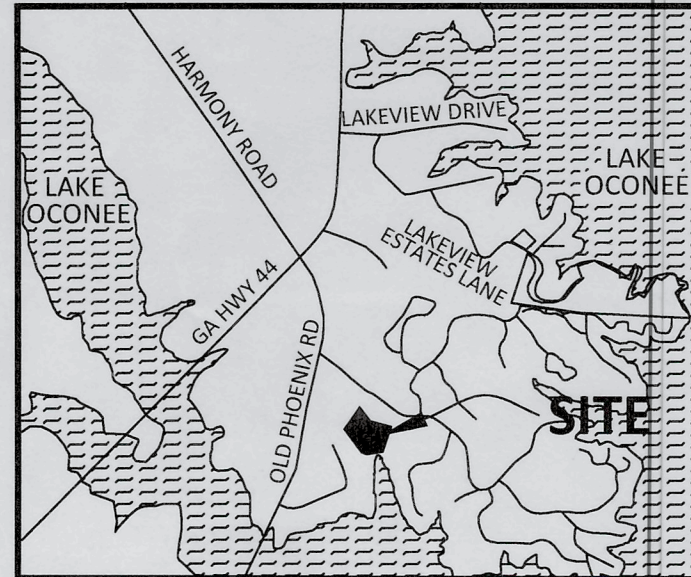
NOTARY [Signature]



MY COMMISSION EXPIRES: March 31 2023

(SEAL)

Revised 7-16-21



VICINITY MAP
Not To Scale

- LEGEND**
- OPEN-TOP PIPE FOUND
 - SOLID ROD (REBAR) FOUND
 - 1/2" SOLID ROD (REBAR) SET
 - ⊙ BEARING CHANGE (NO PIN SET)
 - ▲ SURVEYOR'S NAIL SET
 - ADJOINING PROPERTY LINE
 - OVERHEAD POWER
 - POWER POLE
 - P.O.B.
 - P.O.R.
 - P.O.F.
 - D.B.
 - P.B.
 - LL
 - L.L.
 - O.T.P.
 - B.S.L.
- DENOTES PAINTED TREES OR FENCE NEAR PROPERTY
- LINE: LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.
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Y: YELLOW PAINT
R: RED PAINT
- W: WHITE PAINT
BW: BARBED WIRE
HW: HOG WIRE

SITE IMPROVEMENT NOTES

- 1 Proposed storm pipe - Proposed storm for development area will be conveyed into existing pond and/or Lake Oconee from road side swales. Final design will be provided on construction plans. Minimum 20' Drainage easement required.
- 2 Proposed water main (size to meet minimum Fire Flow requirements. Proposed water main to connect to existing 10" water main along Parkside Main.
- 3 Drainage swale to proposed storm line
- 4 Fire Hydrant
- 5 Multi-Dock per Georgia Power Shoreline Guidelines
- 6 Portion of existing golf area to be conveyed to common area (~0.01 ac)

OWNERS CERTIFICATION

THE OWNER OF THIS LAND, AS SHOWN ON THIS PLAT, OR HIS AGENT, CERTIFIES THAT HE IS THE OWNER OF THE PROPERTY CONTAINED WITHIN THIS PLAT AND THAT THE PLAT WAS MADE FROM AN ACTUAL SURVEY AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENTS AND IMPROVEMENTS THERETO.

OWNER/AGENT _____ DATE _____

SANITARIAN CERTIFICATION

I HEREBY CERTIFY THAT ALL PROPOSED LOTS OF THIS SUBDIVISION MEET THE REQUIREMENTS OF THE PUTNAM COUNTY HEALTH DEPARTMENT FOR SEPTIC TANKS.

SANITARIAN _____ DATE _____

CERTIFICATION OF PRELIMINARY PLAT

NOT FOR RECORDING
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS FOUND TO COMPLY WITH THE REQUIREMENTS OF ALL PUTNAM COUNTY ORDINANCES AND REGULATIONS AND CONDITIONS OF ZONING APPROVAL APPLICABLE AT THE TIME OF THIS APPROVAL BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

DIRECTOR OF THE PLANNING AND DEVELOPMENT _____ DATE _____

PUBLIC WORKS

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR ALL PROPOSED ROADS MEET THE REQUIREMENTS OF THE PUTNAM COUNTY DEVELOPMENT REGULATIONS

PUBLIC WORKS DIRECTOR _____ DATE _____

WATER CERTIFICATION

I HEREBY CERTIFY THAT ALL PROPOSED LOTS OF THIS SUBDIVISION MEET THE REQUIREMENTS OF PIEDMONT WATER RESOURCES AND GEORGIA DEPARTMENT OF NATURAL RESOURCES - ENVIRONMENTAL PROTECTION DIVISION FOR INSTALLATION OF WATER SYSTEM.

WATER PROVIDER _____ DATE 3/10/22

EMERGENCY SERVICES

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR PROPOSED DEVELOPMENTS MEET THE REQUIREMENTS OF THE PUTNAM COUNTY FIRE DEPARTMENT

PUTNAM COUNTY FIRE MARSHALL _____ DATE _____

SUBJECT PROPERTY INFORMATION:

NAME OF DEVELOPMENT: CUSCOWILLA ON LAKE OCONEE - SECTION E

OWNER / DEVELOPER:
Section E Tract, LLC
1129 Lake Oconee Parkway
Suite 105
Eatonton, Georgia 31024
(770) 313-4346

PRELIMINARY PLAT PREPARED BY:
McAllister Site Consulting, LLC
1341 Beverly Drive
Athens, GA 30606
706-206-5030

PROPERTY LOCATION: Parcel 103-016-048

PROPERTY SUMMARY:
Zoning - RM-3 19.883 Acres

PHASE 1
Single Family Lots - 6 Total - Minimum 1000 Heated Square Feet
Single Family Homes - Common Area

PHASE 2 - Future Development area

Area in Lots: total 4.50 acres
Interior Right of Way: 1.0 +/- acre
Common Area: 3.02 acres
Future Development Area: 11.30 +/- acres

MINIMUM DEVELOPMENT STANDARDS:
Lake Oconee setback -65'
30' Front Setback, 30' Rear Setback, 10' Side Setback
60' Right of Way - Echo Lane - Classification: Local (Private)

UTILITY PROVIDERS:
Power: Tri County EMC
Water: Piedmont Water Company
Sewer: Individual Lot Septic System

BOUNDARY / SURVEY INFORMATION BY:
Ogletree and Chivers Land Surveyors
693 Dunlap Road, suite B
Milledgeville, Georgia 31061
(478) 453-3454

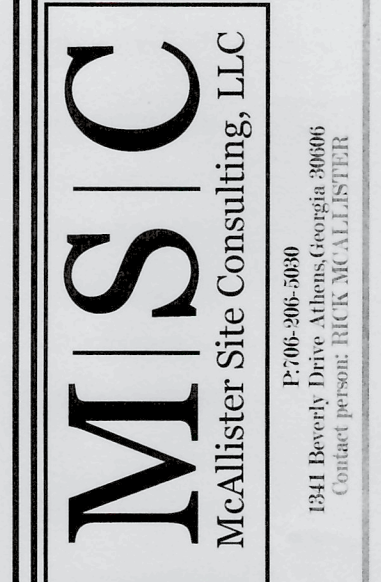
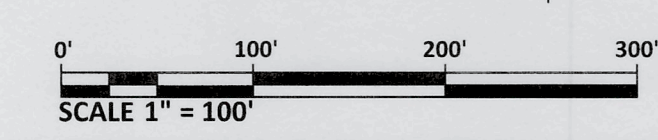
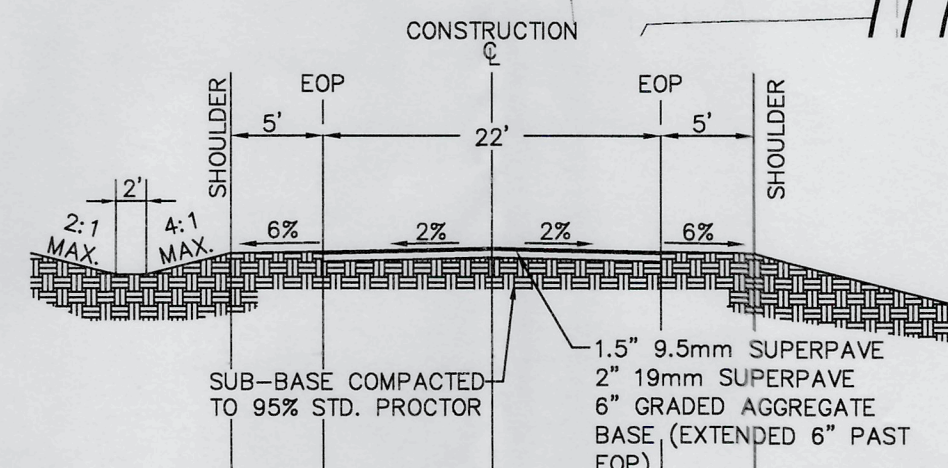
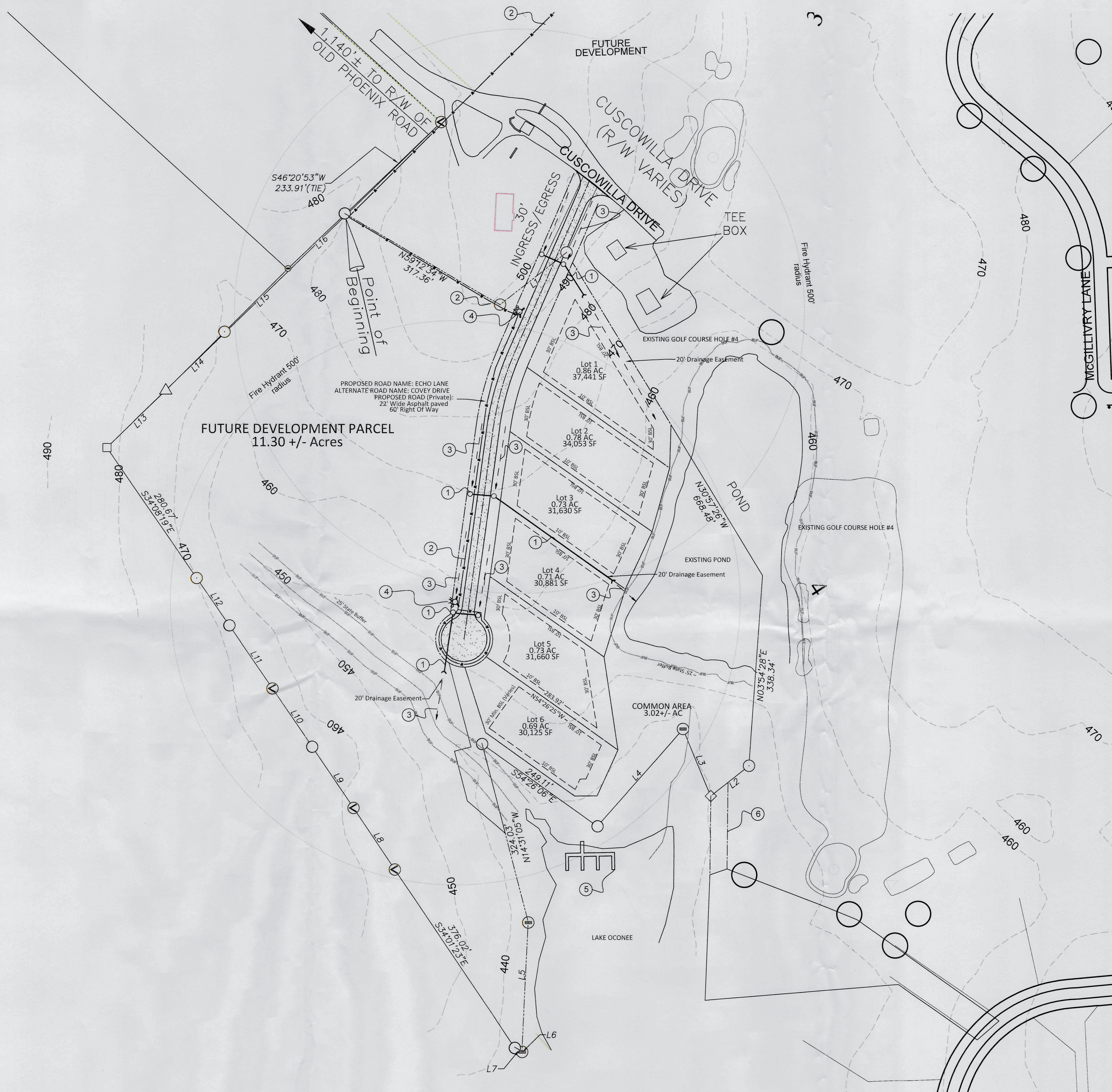
PROPOSED ROADS:
Proposed road Echo Lane will be 22' wide and 60' Right of Way and will be a PRIVATE road.

EXISTING / PROPOSED UTILITY NOTE:
Water will be provided by Piedmont Water Company with proposed main line connection to existing water main. Power and street lights provided by Tri- County EMC.

EXISTING DEVELOPMENT NOTES:
Existing platted area is a Future Development Parcel in Cuscowilla on Lake Oconee. Currently Undeveloped.

- REFERENCES**
- PLAT BOOK 22; PAGE 1, Plat Book 32; Page 135
 - DEED BOOK 579; PAGE 507.

ALL INFORMATION CONTAINED ON THIS SHEET IS LIMITED TO CUSCOWILLA ON LAKE OCONEE SECTION E AREA ONLY. PRELIMINARY PLAT INCLUDES ALL OF THE APPLICANTS OWNERSHIP IN THIS LOCATION, INCLUDING AND CONTIGUOUS OWNED BY THE APPLICANT.

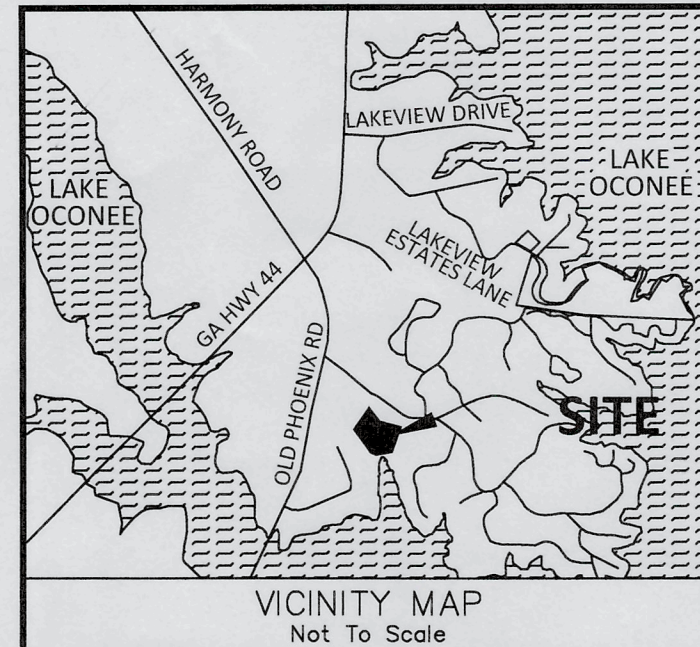


**PRELIMINARY PLAT
SITE IMPROVEMENTS**

Cuscowilla on Lake Oconee
Section E - Echo Lane
Eatonton - Putnam County, Georgia
GMD 308 Parcel 103-016-048

Rev	Date	Description
0	3/7/22	Initial Issue

C:\USERS\RICKM\DRPBOX\MY PC (DESKTOP-2A377F)\DOCUMENTS\MISC\CUSCOWILLA\SECTION E\PRE PLAT\SECTION E PRE PLAT 3-7-22.DWG March 7, 2022



VICINITY MAP
Not To Scale

LEGEND

- OPEN-TOP PIPE FOUND
- SOLID ROD (REBAR) FOUND
- 1/2" SOLID ROD (REBAR) SET
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- OVERHEAD POWER
- POWER POLE
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- P.O.R. POINT OF REFERENCE
- N.O.F. NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- LL LAND LOT
- O.T.P. OPEN-TOP PIPE
- B.S.L. BUILDING SETBACK LINE

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1129 Lake Oconee Parkway
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Eatonton, Georgia 31024
(770) 313-4346

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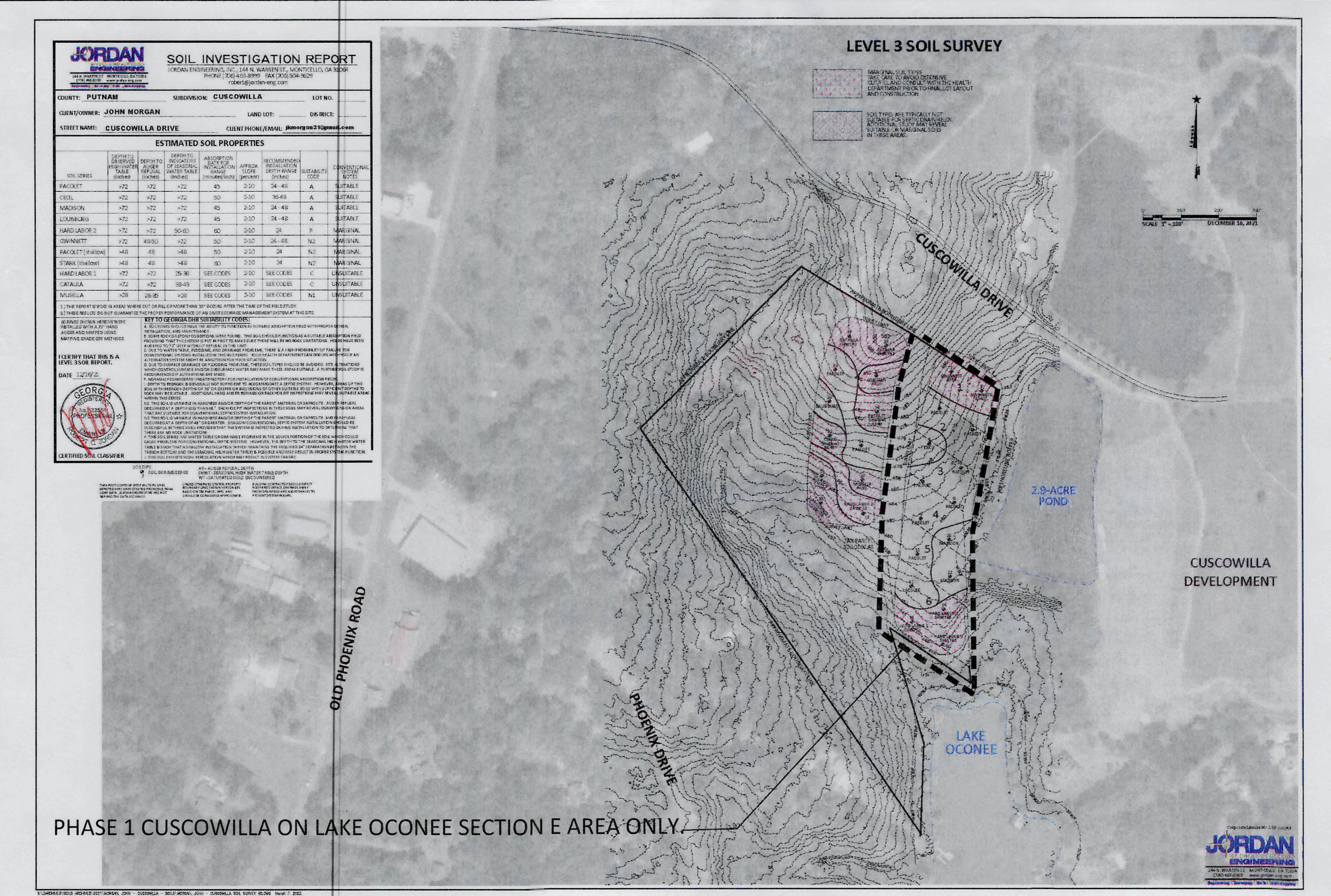
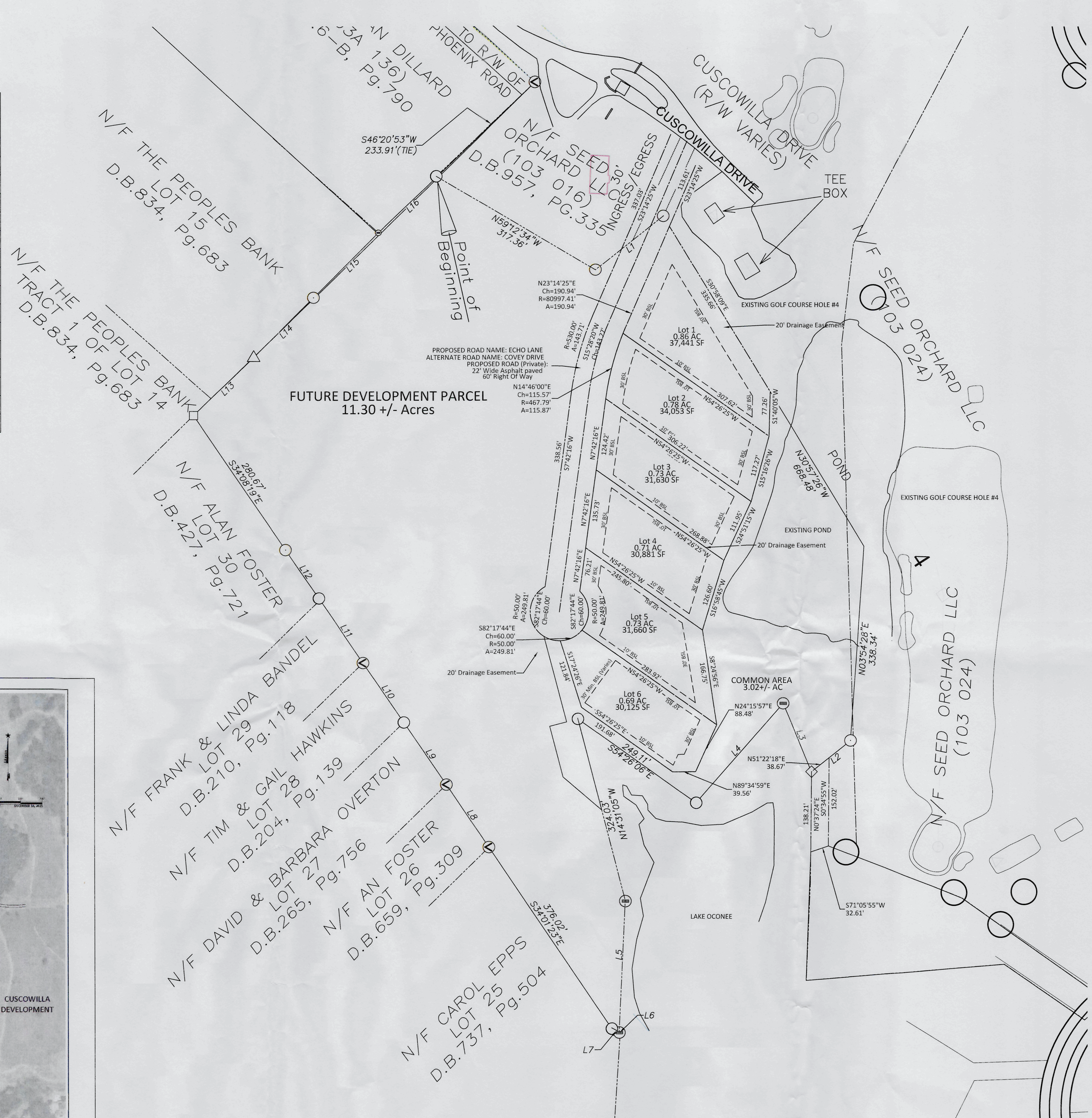
EXISTING / PROPOSED UTILITY NOTE:

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EXISTING DEVELOPMENT NOTES:

Existing platted area is a Future Development Parcel in Cuscowilla on Lake Oconee. Currently Undeveloped.

Line #	Length	Direction
L1	148.99'	S51°21'24"W
L2	85.99'	N51°19'48"E
L3	127.44'	S22°31'45"E
L4	227.45'	N41°10'04"E
L5	225.88'	N2°25'16"E
L6	1.20'	N89°20'37"E
L7	14.61'	S62°05'55"E
L8	129.96'	S33°57'43"E
L9	130.03'	S34°07'12"E
L10	124.61'	S34°01'12"E
L11	135.33'	S34°01'13"E
L12	102.13'	S34°08'19"E
L13	144.22'	S45°36'10"W
L14	146.78'	S44°41'55"W
L15	158.29'	S44°41'55"W
L16	139.65'	S45°26'27"W

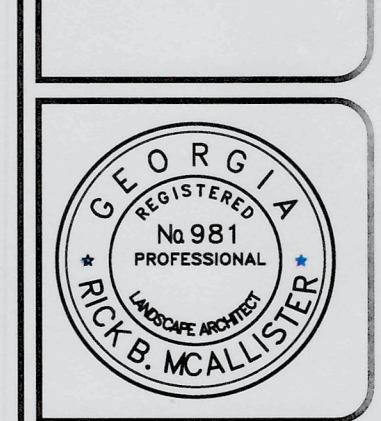
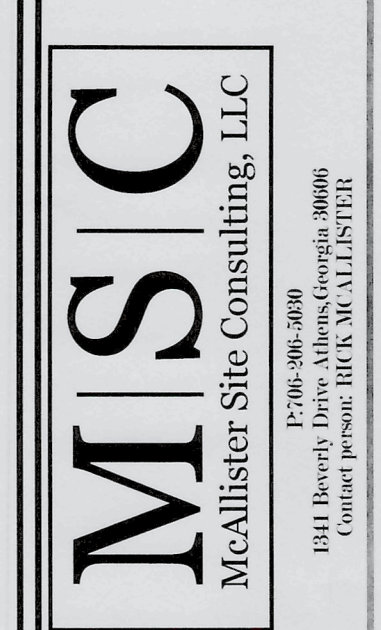
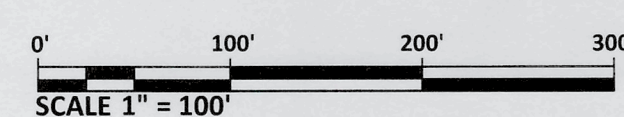
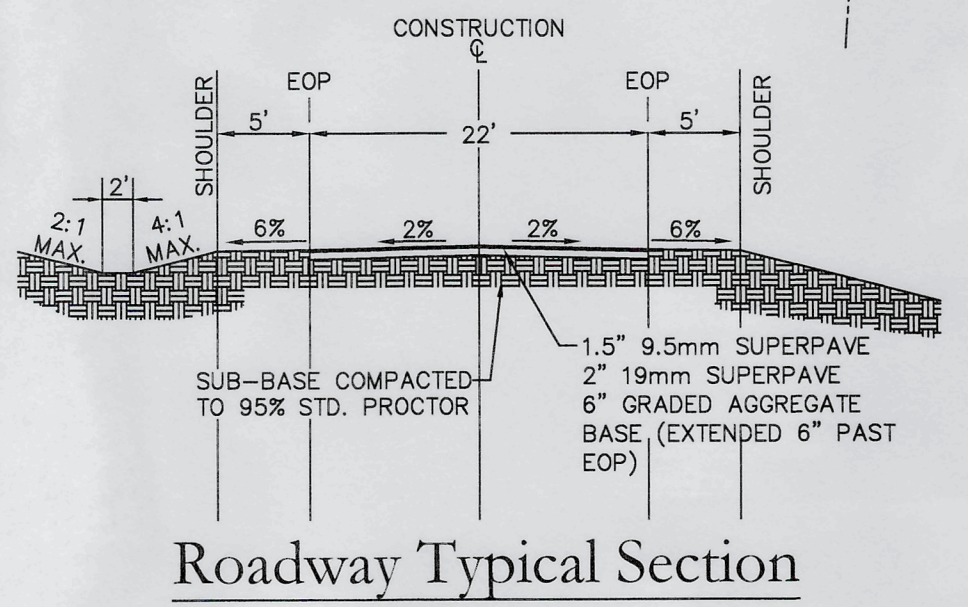


PHASE 1 CUSCOWILLA ON LAKE OCONEE SECTION E AREA ONLY

REFERENCES

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- DEED BOOK 579; PAGE 507.

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**PRELIMINARY PLAT
LOT LAYOUT**

Cuscowilla on Lake Oconee
Section E - Echo Lane
Eatonton - Putnam County, Georgia
GMD 308 Parcel 103-016-048

Rev	Revision Description	Date
0	Initial Issue	3/7/22

Sheet No.
2 of 2