BUIDING KEY:

- COMMUNITY BUILDING
- DWELLING UNIT
- AGRICULTURAL
- OFFICE/STUDIO

ROBERT CHURCH
0 SMOKEY RD
ID: 152 001P
AR

THEODORE BOLTON
3055 SMOKEY RD
ID: 152 001E
AR

FACUNDO REYES
3045 SMOKEY RD
ID: 152 001R
AR

CLAYTON PATMAN
3035 SMOKEY RD
ID: 152 001G
AR

EMMA HANCOCK
3030 SMOKEY RD
ID: 152 014B
RS - 15

SMOKEY ROAD 80' R/W 22' PAV'T.

S 88°19'49" E 168.72'

S 88°40'49" E 296.08'

S 88°39'30" E 199.51'

S 88°44'23" E 140.05'

S 87°54'09" E 119.55'

N 88°01'58" E 357.1

75' EASEMENT

N 10° 37'18" E 372.59'

A=372.67' R=5211.75'

N 08°54'26" E 195.44'

N 10°03'20" E 58.39'

A=58.39' R=2561.21'

COLONIAL PIPELINE

ATLANTA GAS & LIGHT PIPELINE 50' EASEMENT

0.41 MILES TO NOWHERE ROAD

GRASS PAVERS

PASTURE
0.17 ACRES

PASTURE
0.2 ACRES

PASTURE
0.39 ACRES

PASTURE
1.0 ACRE

BARN
1600 SQ.FT.

WORK SHOP
2,080 SQ.FT.

OFFICE/STUDIO
1560 SQ.FT.

PROPOSED
FIRE HYDRANT

PROPOSED
DETENTION POND
0.10 ACRES

DAM

AMPHITHEATER

COMMON HOUSE DRAINFIELD
2BR (300 L.F.) - 900 S.F.

OFFICE/STUDIO DRAINFIELD
100 L.F. - 300 S.F.

RESIDENTIAL DRAINFIELD
2BR (250 L.F.) TYP.- 750 S.F.

PEDESTRIAN ACCESS

PICK UP/DROP OFF

COMMON HOUSE
2,160 SQ.FT.

TOT LOT
1200 S.F.

PLAY GROUND ..14 ACRES

COMMUNITY BLDG.
1,344 S.F.

2 HR. FIRE WALL

PEDESTRIAN / FIRE LANE

PEDESTRIAN ACCESS

C.BLDG.
DRAINFIELD

CARPORT W/
P.V. PANELS TYP.

20' ROAD

COMMUNITY STORAGE
6,000 SQ.FT.

PROPOSED
5' SIDEWALK

PROPOSED SIGN

PROPOSED
WATERLINE
CONNECTION

DECELERATION
LANE

1,408 S.F.

1,008 S.F.

1,120 S.F.

1,280 S.F.

1,536 S.F.

1000 GAL.
SEPTIC TANK (TYP.)

RESIDENTIAL DRAINFIELD
2BR (126 L.F.) TYP. - 560 S.F.

REPAIR DRAINFIELD - 560 S.F.

SHED
560 SF

GREEN HOUSE
2,592 SQ.FT.

CISTERN
2,000 GAL.

COMMUNITY GARDENS
0.20 ACRES

COMMUNITY GARDENS
0.40 ACRES

FORESTED AREA

PHASING
ELIMINATED

LIMITS OF
DEVELOPMENT

GRASS PAVERS

GATHERING
NODE

100 ACRE CONSERVATION
EASEMENT

100-YEAR
FLOOD PLAIN

75' CREEK BUFFER

NOKETCHEE
CREEK

WETLANDS

PEDESTRIAN/BIKE ACCESS

CANOPY
LINE

CARPORT W/
P.V. PANELS

ROAD

(E) GRADE

19' 27' 19'

C-C TYPICAL PARKING SECTION

SCALE: 1/32" = 1'-0"

#	DATE	ISSUE DESCRIPTION
1	06/02/06	SKETCH PLAN PD
2	09/29/06	MASTER PD REVISIONS
3	11/06/06	MASTER PD REVISIONS

Pagliacci Bros.
design & build co. LLC

410 MILLARD AVENUE
ATHENS, GA. 30606
TEL.706.254.4695
johndazzo@earthlink.net
Design Team: Laura Carter/John d'Azzo

CONSULTANTS:

SOIL:

WALTER G. GEORGE SOIL CONSULTANTS, INC.
PO BOX 280
HIGH SCHOALS, GA 30645
TEL: 706-769-5438
WALTER G. GEORGE

LAND SURVEYOR:

WOODS & CHASTAIN SURVEYORS, INC.
125 SMITHONIA ROAD
WINTERVILLE, GA 30683
TEL: 706-742-8596
RAY WOODS

OWNER:

ORANGE TWIN CONSERVATION COMMUNITY, LLC
475 FOREST ROAD
ATHENS, GA 30605
TEL: 706-353-3655
LAURA CARTER

ORANGE TWIN C.C.

255 NOKETCHEE CREEK ROAD
ATHENS, GA 30601

SMOKEY ROAD SITE PLAN

10.5 ACRES

PROJECT NUMBER:	006
ISSUED:	09.29.06
DRAWN BY:	JOHN D'AZZO
CHECKED BY:	LAURA CARTER
FILENAME:	OTCC.DWG

A1.2

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