

VILLAS AT TOWN CREEK PRELIMINARY PLAT

REFERENCE DOCUMENTS

ITEM	FIRM	ORIGINAL DATE
TOPOGRAPHIC DATA	GREENE COUNTY GIS	5/17/2024
BOUNDARY SURVEY	COWHERD LAND SURVEYING	4/11/2005
TOWN CREEK CONDOMINIUM AS-BUILT PLAT (SLIDE: 571 PG: 30)	COWHERD LAND SURVEYING	4/11/2005

NF
CALLAWAY REALTY INVESTMENTS LLC
DB 1206 PG. 187
0700000478
ZONING - B1

NF
REAMS PA TRUCK F
DB 1428 PG. 665
0700000589
ZONING - B1

STORMWATER MANAGEMENT NARRATIVE:

- ALL LOTS SHALL BE GRADED TO DRAIN TO THE STREET OR TO A COMMON DRAINAGE CONVEYANCE AT THE REAR. STORMWATER RUNOFF WILL BE COLLECTED VIA STREET AND YARD INLETS IN ACCORDANCE WITH STANDARD GDOT STORMWATER INLETS AND THE GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION.
- WATER QUALITY, CHANNEL PROTECTION, AND OVERBANK AND EXTREME FLOOD PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION.
- ALL STORMWATER MANAGEMENT SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL, 2016 EDITION.

NF
HI-TECH MARKETING INC
DB 1291 PG. 116
0700000000
ZONING - B2

NF
TOWN CREEK CONDOMINIUM OWNERS ASSN INC
DB 1437 PG. 32
0700000010
ZONING - RM

NF
JARIWALA FOODS INC
DB 1453 PG. 84
0700000060
ZONING - B2

NF
ASSOCIATED RESTAURANT VENTURES
DB 1449 PG. 402
071000000A
ZONING - B2

NF
GOLDEN PANTRY FOOD STORES INC
DB 1434 PG. 196
0710000050
ZONING - B2

NF
ZANBY'S PROPERTIES LLC
DB 1419 PG. 474
0710000010
ZONING - B2

NF
GOLDEN ARCH LIMITED PARTNERS CO MINES ENTERPRISES
DB 538 PG. 171
0710000030
ZONING - B2

NF
AUTOZONE DEVELOPMENT LLC
DB 1192 PG. 71
0710000010
ZONING - B2

NF
WHEELER RUGENE C AS BRUSTER
DB 1392 PG. 309
0710000010
ZONING - B2

NF
AMBARI KRIPA INC DBA HOLIDAY LODGE
DB 714 PG. 403
071000003A
ZONING - B2

EX. SSM
PROPOSED SEWER CONNECTION POINT

NOTE: SEE PP2 FOR TYPICAL ROADWAY CROSS SECTION

ENTRANCE COORDINATES=N33.5485°; W83.2082°

DEVELOPMENT SUMMARY

- OCONEE VILLAGE
CITY OF GREENSBORO, GEORGIA 30642
- OWNER: TOWN CREEK CIRCLE, LLC
B. CONTACT: PAT REAMS
C. PHONE: 770-289-9816
 - SUBSEDER/DEVELOPER: VTC 807 LLC
A. NAME: VTC 807 LLC
B. ADDRESS: 744 NOKIA DRIVE STE. 119-121, JASPER, GEORGIA 30543
C. CONTACT: COLLIN FALLOK
D. TELEPHONE: 878-346-8218
E. EMAIL: collicollin@gmail.com
 - PROPOSED USE: SINGLE FAMILY TOWNHOMES
 - SUBDIVISION CONFIGURATION:
 - LOCATION: EAST SIDE OF OLD EATONTON ROAD
 - TOTAL SITE AREA: 22.61 ACRES
 - EXISTING ZONING: RM
 - PROPOSED ZONING: RM (PLANNED UNIT DEVELOPMENT DISTRICT)
 - TYPE OF SUBDIVISION: SINGLE FAMILY TOWNHOMES
 - NUMBER OF UNITS: 119 TOWNHOME UNITS
 - MAXIMUM DENSITY: 8 UNITS PER ACRE
 - DENSITY: 119 UNITS/22.61 ACRES=5.3 UPA

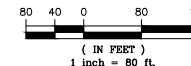
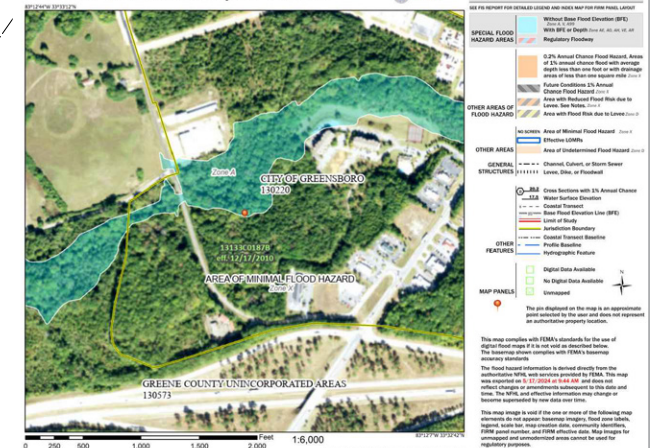
INDEX TO DRAWINGS

- | SHEET NO. | TITLE |
|-----------|-------------------|
| PP1 | OVERALL SITE PLAN |
| PP2 | PARCEL TABLES |
| PP3 | ROAD PROFILES |
| PP4 | ROAD PROFILES |
- TOPOGRAPHIC SOURCE: GREENE COUNTY GIS
 - VERTICAL DATUM: NAVD83
 - HORIZONTAL DATUM: NAD83 GEORGIA EAST ZONE
 - CONTOUR INTERVAL: 2 FOOT
 - M. TYPE OF STREETS: PUBLIC
 - N. ROW WIDTH: 50'
 - O. PAVEMENT WIDTH: 24' BC-BC
 - P. ROADS: ASPHALT WITH CURB AND GUTTER
 - Q. STREET MAINTENANCE: DELINEATED ON THE PLANS
 - R. FLOODPLAN: A PORTION OF THIS SITE IS WITHIN ZONE A (DELINEATED ON THE PLANS)
 - S. WETLANDS: DELINEATED ON THE PLANS
 - T. STREAM & BUFFERS: 40'
 - U. MAX BUILDING HEIGHT: 40'
 - V. BUILDING SETBACKS: OLD EATONTON FRONTAGE SETBACK=30'
FRONT=20' FROM BACK OF CURB
SIDE=NONE
REAR=NONE



LOCATION MAP
NTS

National Flood Hazard Layer FIRMeTte



A PORTION OF THIS PARCEL OF LAND IS WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE A ACCORDING TO THE F.E.M.A. COMMUNITY NUMBER 130220, MAP NUMBER 13133C0187B, DATED DECEMBER 17th, 2010 FOR GREENE COUNTY, GEORGIA.

VILLAS AT TOWN CREEK PRELIMINARY PLAT

Parcel Area Table		
PARCEL #	AREA (SF)	AREA (AC)
1	1840.00	0.04
2	1840.00	0.04
3	1840.00	0.04
4	1840.00	0.04
5	1840.00	0.04
6	1840.00	0.04
7	1840.00	0.04
8	1840.00	0.04
9	1840.00	0.04
10	1840.00	0.04
11	1840.00	0.04
12	1840.00	0.04
13	1840.00	0.04
14	1840.00	0.04
15	1840.00	0.04
16	1840.00	0.04
17	1840.00	0.04
18	1840.00	0.04
19	1840.00	0.04
20	1840.00	0.04
21	1840.00	0.04
22	1840.00	0.04
23	1840.00	0.04
24	1840.00	0.04
25	1840.00	0.04
26	1840.00	0.04
27	1840.00	0.04
28	1840.00	0.04
29	1840.00	0.04
30	1840.00	0.04
31	1840.00	0.04
32	1840.00	0.04
33	1840.00	0.04
34	1840.00	0.04
35	1840.00	0.04
36	1840.00	0.04
37	1840.00	0.04
38	1840.00	0.04
39	1840.00	0.04
40	1840.00	0.04

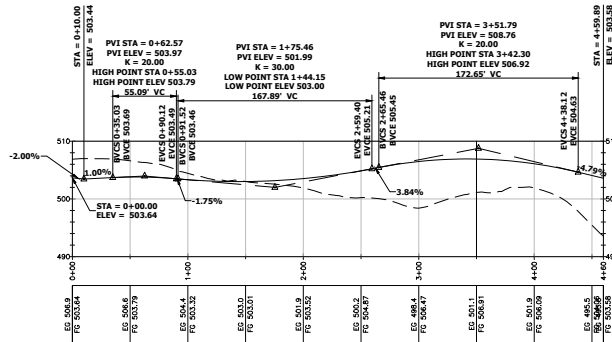
Parcel Area Table		
PARCEL #	AREA (SF)	AREA (AC)
41	1840.00	0.04
42	1840.00	0.04
43	1840.00	0.04
44	1840.00	0.04
45	1840.00	0.04
46	1840.00	0.04
47	1840.00	0.04
48	1840.00	0.04
49	1840.00	0.04
50	1840.00	0.04
51	1840.00	0.04
52	1840.00	0.04
53	1840.00	0.04
54	1840.00	0.04
55	1840.00	0.04
56	1840.00	0.04
57	1840.00	0.04
58	1840.00	0.04
59	1840.00	0.04
60	1840.00	0.04
61	1840.00	0.04
62	1840.00	0.04
63	1840.00	0.04
64	1840.00	0.04
65	1840.00	0.04
66	1840.00	0.04
67	1840.00	0.04
68	1840.00	0.04
69	1840.00	0.04
70	1840.00	0.04
71	1840.00	0.04
72	1840.00	0.04
73	1840.00	0.04
74	1840.00	0.04
75	1840.00	0.04
76	1840.00	0.04
77	1840.00	0.04
78	1840.00	0.04
79	1840.00	0.04
80	1840.00	0.04

Parcel Area Table		
PARCEL #	AREA (SF)	AREA (AC)
81	1840.00	0.04
82	1840.00	0.04
83	1840.00	0.04
84	1840.00	0.04
85	1840.00	0.04
86	1840.00	0.04
87	1840.00	0.04
88	1840.00	0.04
89	1840.00	0.04
90	1840.00	0.04
91	1840.00	0.04
92	1840.00	0.04
93	1840.00	0.04
94	1840.00	0.04
95	1840.00	0.04
96	1840.00	0.04
97	1840.00	0.04
98	1840.00	0.04
99	1840.00	0.04
100	1840.00	0.04
101	1840.00	0.04
102	1840.00	0.04
103	1840.00	0.04
104	1840.00	0.04
105	1868.67	0.04
106	1842.43	0.04
107	1880.85	0.04
108	1840.00	0.04
109	1840.00	0.04
110	1840.00	0.04
111	1840.00	0.04
112	1840.00	0.04
113	1840.00	0.04
114	1840.00	0.04
115	1840.00	0.04
116	1840.00	0.04
117	1840.00	0.04
118	1840.00	0.04
119	1840.00	0.04

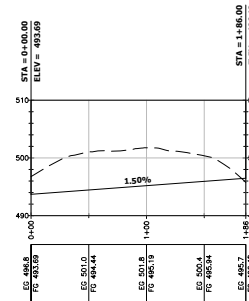
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	73.96'	N85°45'22"E
L2	158.28'	N75°31'59"E
L3	98.55'	N85°12'29"E
L4	77.01'	N85°48'46"E
L5	41.61'	N02°00'17"E
L6	117.15'	N30°54'06"E
L7	131.24'	N01°33'35"E
L8	59.37'	N30°48'56"E
L9	91.12'	N55°36'38"E
L10	128.02'	N50°22'18"E
L11	203.97'	N29°53'25"E
L12	21.31'	N60°58'09"E
L13	61.27'	S42°18'31"E
L14	62.23'	N52°51'20"E
L15	95.07'	N45°42'49"E
L16	77.65'	N63°05'28"E
L17	331.97'	N75°14'33"E
L18	35.45'	S45°27'53"E
L19	113.43'	N77°41'23"E
L20	76.34'	S12°39'55"E
L21	132.62'	N71°51'43"E
L22	68.08'	S74°54'11"E
L23	167.63'	S29°53'04"E
L24	781.48'	S89°55'44"W
L25	315.90'	S55°43'18"W
L26	480.14'	S24°27'46"E
L27	182.17'	S46°47'13"E
L28	158.70'	S17°12'02"E
L29	155.53'	S39°32'48"E
L30	199.93'	S38°51'23"W
L31	35.47'	S81°05'29"W
L32	159.47'	S81°05'37"W
L33	195.40'	N75°34'16"W
L34	320.14'	S06°25'21"W
L35	76.05'	N83°45'09"W
L36	35.04'	N04°35'15"E
L37	155.55'	N75°33'40"W
L38	20.24'	S28°19'47"W
L39	99.91'	N59°24'15"W
L40	60.77'	N49°51'06"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	82.99'	N40°34'01"W
L42	166.40'	N34°33'22"W
L43	144.60'	N28°11'08"W
L44	19.98'	S73°32'23"W
L45	307.72'	N16°37'38"W
L46	29.99'	N16°37'08"W

VILLAS AT TOWN CREEK PRELIMINARY PLAT



HOLDEN LANE PROFILE



RYKER PLACE PROFILE

