

ZONED RESIDENTIAL AIRPARK OVERLAY DISTRICT (AO)
(WITH SPECIAL EXCEPTIONS - SEE ZONING BOARD OF APPEALS)

MIN. LAND AREA = 50 ACRES
MIN. LOT SIZE (RECTANGULAR) = 25,000 SQ. FT.
MAX. DENSITY = 1 UNIT PER 1.5 ACRES
MIN. LOT FRONTAGE = 125'. 40' ON CURVE-SECTIONS
MIN. LOT WIDTH AT BUILDING LINE = 100'. 50' ON CURVE-SECTIONS

SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 40'
MIN. HOUSE SIZE = 2400 SQ. FT.

HANGAR REQUIREMENTS:
MAX. DENSITY = 1 HANGAR PER 5 RESIDENTIAL DWELLINGS

AIRSTRIP DEVELOPMENT STANDARDS:

HANGARS MAY BE PERMITTED ON ANY RESIDENTIAL LOT EITHER ATTACHED OR DETACHED FROM A PRIMARY RESIDENCE SO LONG AS THE LOT COVERAGE FOR THE ZONING DISTRICT IS NOT EXCEEDED.
ALL DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS AND STRUCTURES FOR THE ZONING DISTRICT SHALL BE COMPLIED WITH.

GENERAL ZONING NOTES:
A MINIMUM OF 25% OPEN SPACED IS REQUIRED (CAN INCLUDE AIRSTRIP), NO MORE THAN 50% OF WHICH CAN BE IN LAND THAT IS LOCATED IN FLOODPLAIN, WETLANDS, UTILITY EASEMENTS.

50' TRANSITIONAL BUFFER IS REQUIRED AROUND THE PERIMETER EXCEPT WHERE PROXIMATE TO AN AIRSTRIP. THE BUFFER IS PROVIDED FOR THE PROPOSED AIRSTRIP AND SEWER II SHALL NOT BE INCLUDED IN THE REQUIRED OPEN SPACE.
ALL LOTS SHALL HAVE ACCESS TO INTERIOR STREETS ONLY.

SITE ADDRESS
333 CHEEK ROAD
MONROE, GA 30655

BOUNDARY REFERENCES:

1. SURVEY OF APPALACHEE BLUFF FOR THE PATTERSONS BY PATTERSON ENGINEERING, INC. AND DATED FEBRUARY 2, 1990.
2. SUBJECT DEED BOOK 811, PAGE 347
3. PLAT BOOK 50, PAGE 45
4. PLAT BOOK 53, PAGE 81
5. PLAT BOOK 90, PAGE 117
6. DEED BOOK 156, PAGE 128.

FLOOD NOTE

AS PER THE F.I.R.M., FLOOD INSURANCE RATE MAP WALTON COUNTY COMMUNITY PANEL NO. 13297C 0155 D, DATED MAY 18, 2009, THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS. A PORTION OF THE PROPERTY LIES IN ZONE "AE".

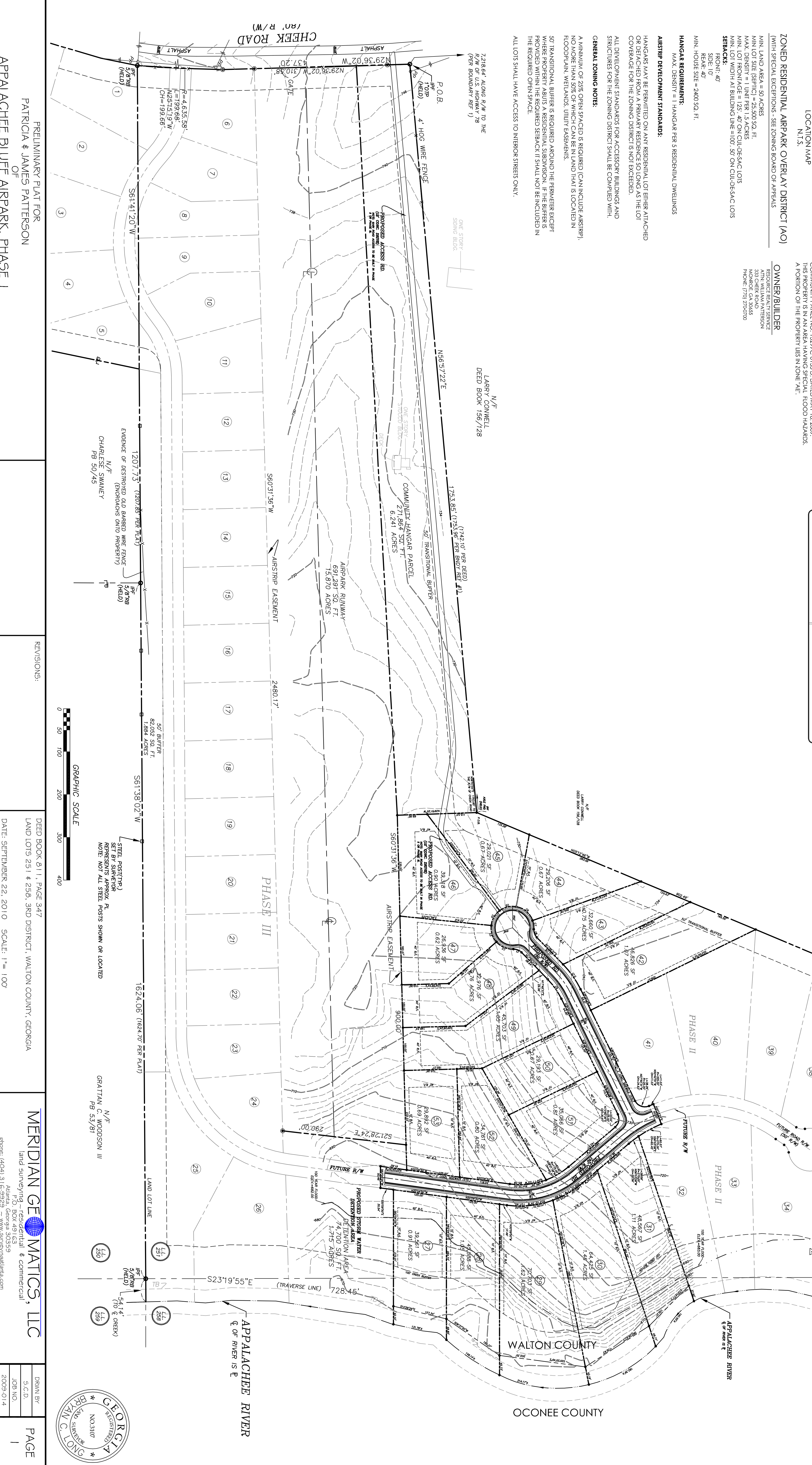
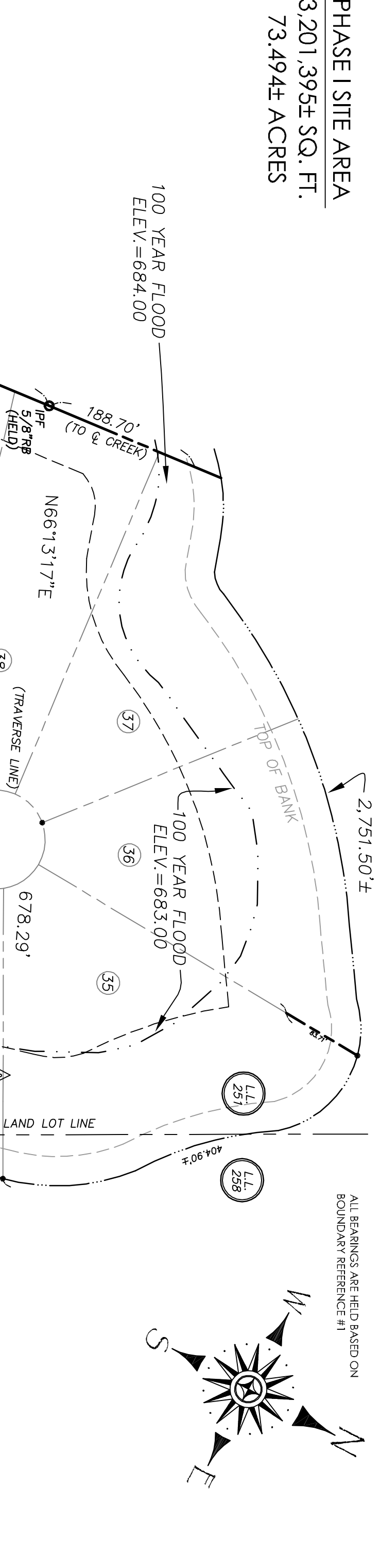
OWNER/BUILDER

RECORDING REALTY SERVICE
1000 W. WASHINGTON ST.
333 CHEEK ROAD
MONROE, GA 30655
PHONE (770) 292-0700

LEGEND

—	PROPERTY LINE
—	FENCE
—	RIGHT OF WAY LINE
—	WATER LINE
—	SEWER LINE
—	PROPERTY SETBACK
—	PROPERTY LINE
—	TRANSFORMER
—	TRANSFORMER BENCHMARK
—	LAND LOT LINE
—	SEWER MANHOLE
—	POWER POLE
—	FIRE HYDRANT
—	LIGHT POLE CONTROL VALVE
—	TRANSVERSE POINT (TRD MARK)
—	DRAINAGE MANHOLE
—	GAS VALVE
—	BENCHMARK
—	IRON PIN FOUND
—	PERC. TEST (BOREHOLE)
—	4:4 TRANSFORMER
—	TOP OF BANK

PHASE I SITE AREA
3,201,395± SQ. FT.
73.494± ACRES



PRELIMINARY PLAT FOR
PATRICIA & JAMES PATTERSON
OF
APPALACHEE BLUFF AIRPARK, PHASE I

REVISIONS:
DEED BOOK 811, PAGE 347
LAND LOTS 251 & 256, 3RD DISTRICT, WALTON COUNTY, GEORGIA
DATE: SEPTEMBER 22, 2010 SCALE: 1" = 100'

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Atlanta, GA 30359
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