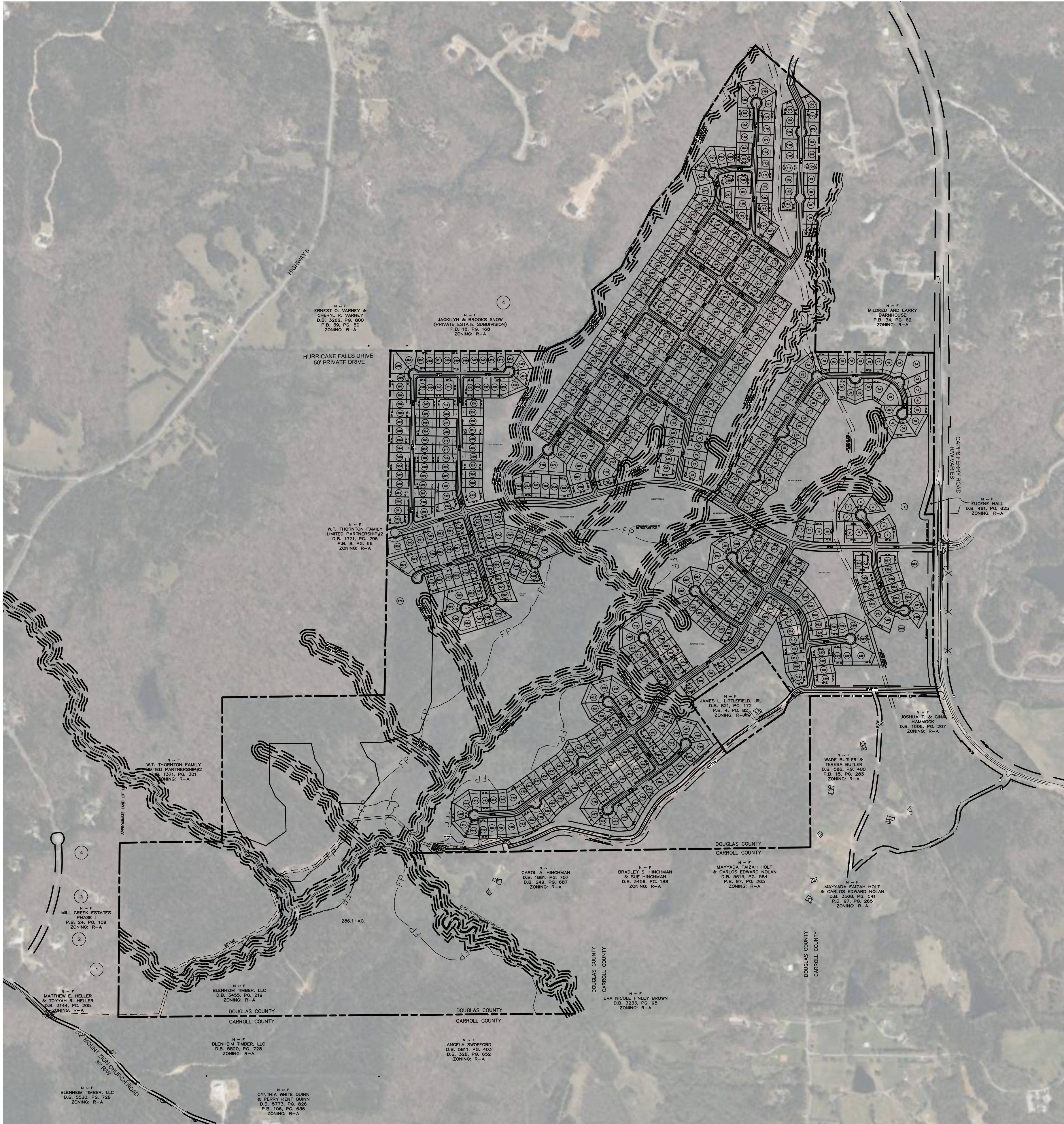




GENERAL NOTES

ZONING: R-A (CONSERVATION SUBDIVISION)
PARCELS: 00700350066, 00680350001, 00490350002, 00490350003, & 00490350004
No. OF LOTS: 609
ACREAGE: 713.08 ACRES
DENSITY: 0.85 LOTS/ACRE
OPEN SPACE: 390.83 ACRES (55%)
STREAM BUFFERS: 143.33 ACRES (20%)
MINIMUM LOT SIZE: 15,000 S.F.
FRONT SETBACK: 35 ft.
SIDE SETBACK: 15 ft.
REAR SETBACK: 30 ft.
STREET WIDTH: 28 ft. BOC TO BOC
MINIMUM HOUSE SIZE: 1,800 SF

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEER-IN-CHARGE [LANDSCAPE ARCHITECT]
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

No.	DATE:	REVISION

OVERALL PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

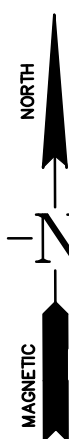
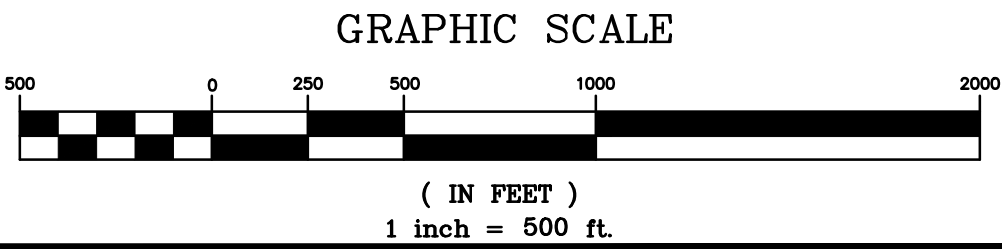
OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

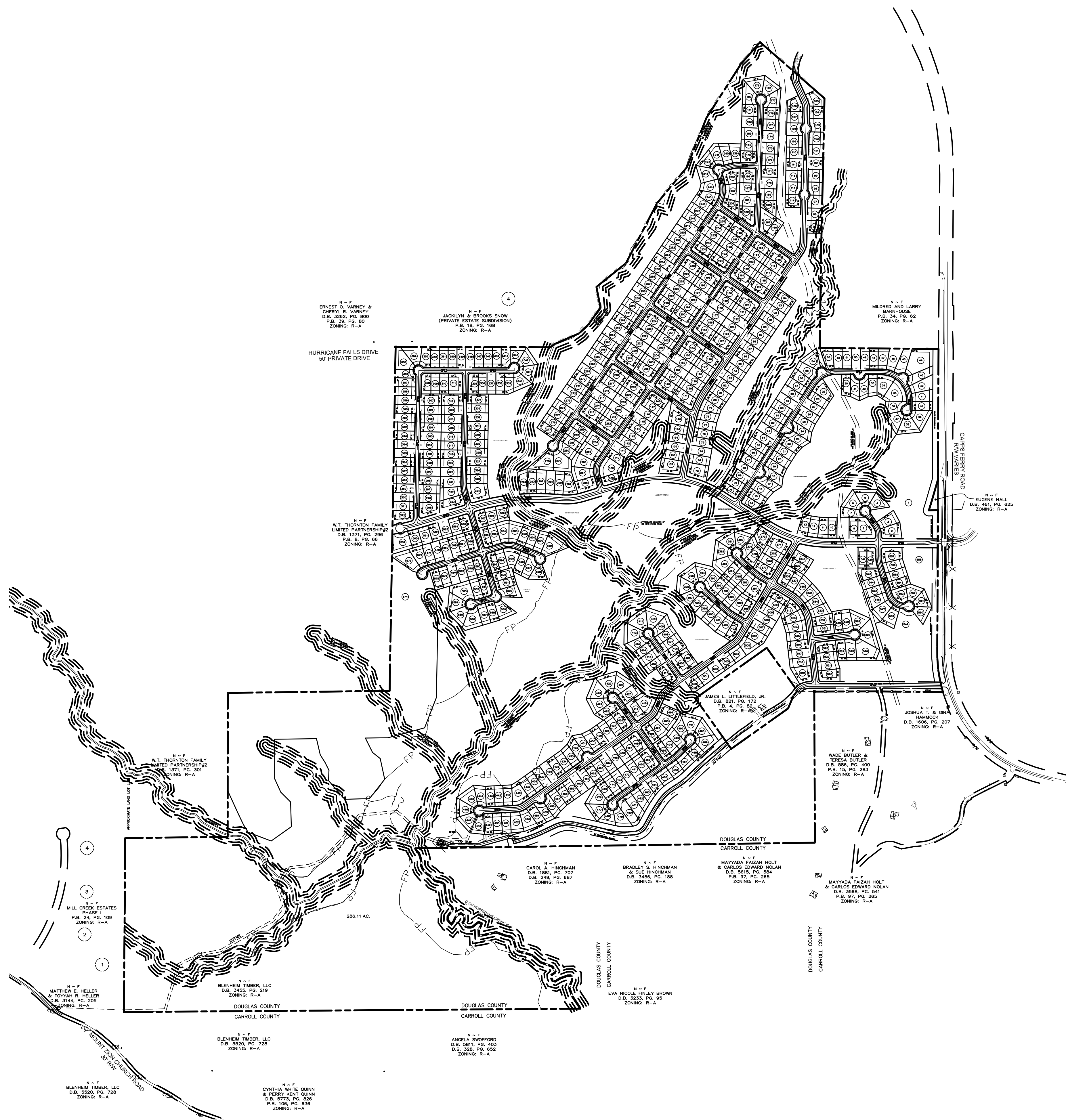
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

Professional Engineer
No. 24015
Professional
H. RAY
5-2-23

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR
JOB#: H21287
SP1





GENERAL NOTES

ZONING: R-A (CONSERVATION SUBDIVISION)
PARCELS: 00700350066, 00680350001, 00490350002, 00490350003, & 00490350004
No. OF LOTS: 609
ACREAGE: 713.08 ACRES
DENSITY: 0.85 LOTS/ACRE
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FRONT SETBACK: 35 ft.
SIDE SETBACK: 15 ft.
REAR SETBACK: 30 ft.
STREET WIDTH: 28 ft. BOC TO BOC
MINIMUM HOUSE SIZE: 1,800 SF

PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEER/ARCHITECT
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

No.	DATE:	REVISION

OVERALL PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

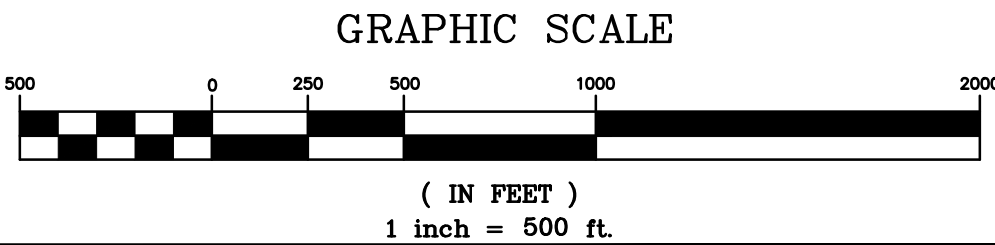
OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

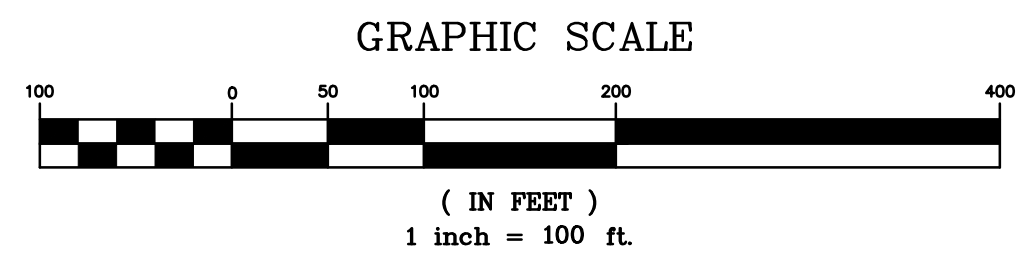
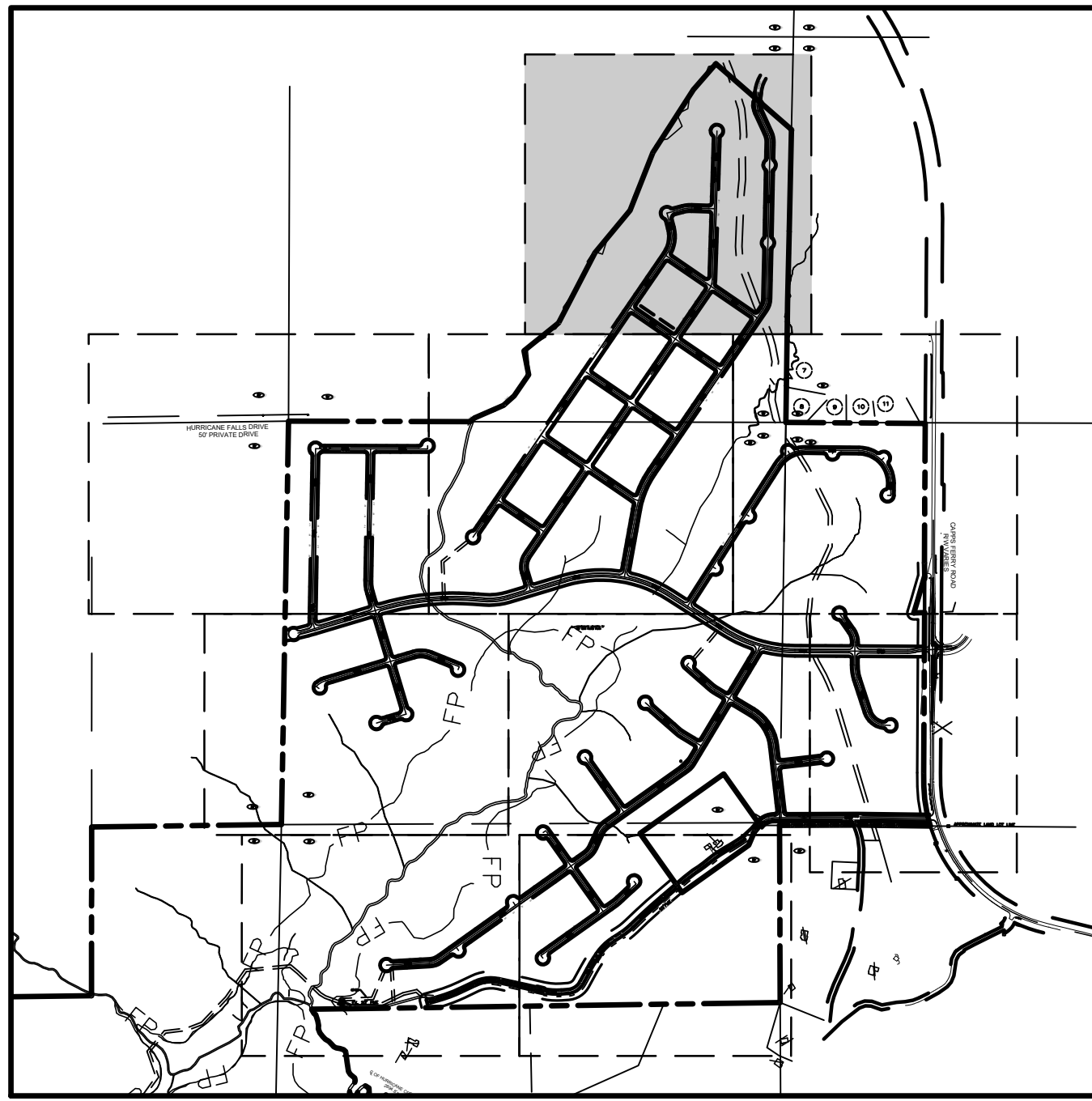
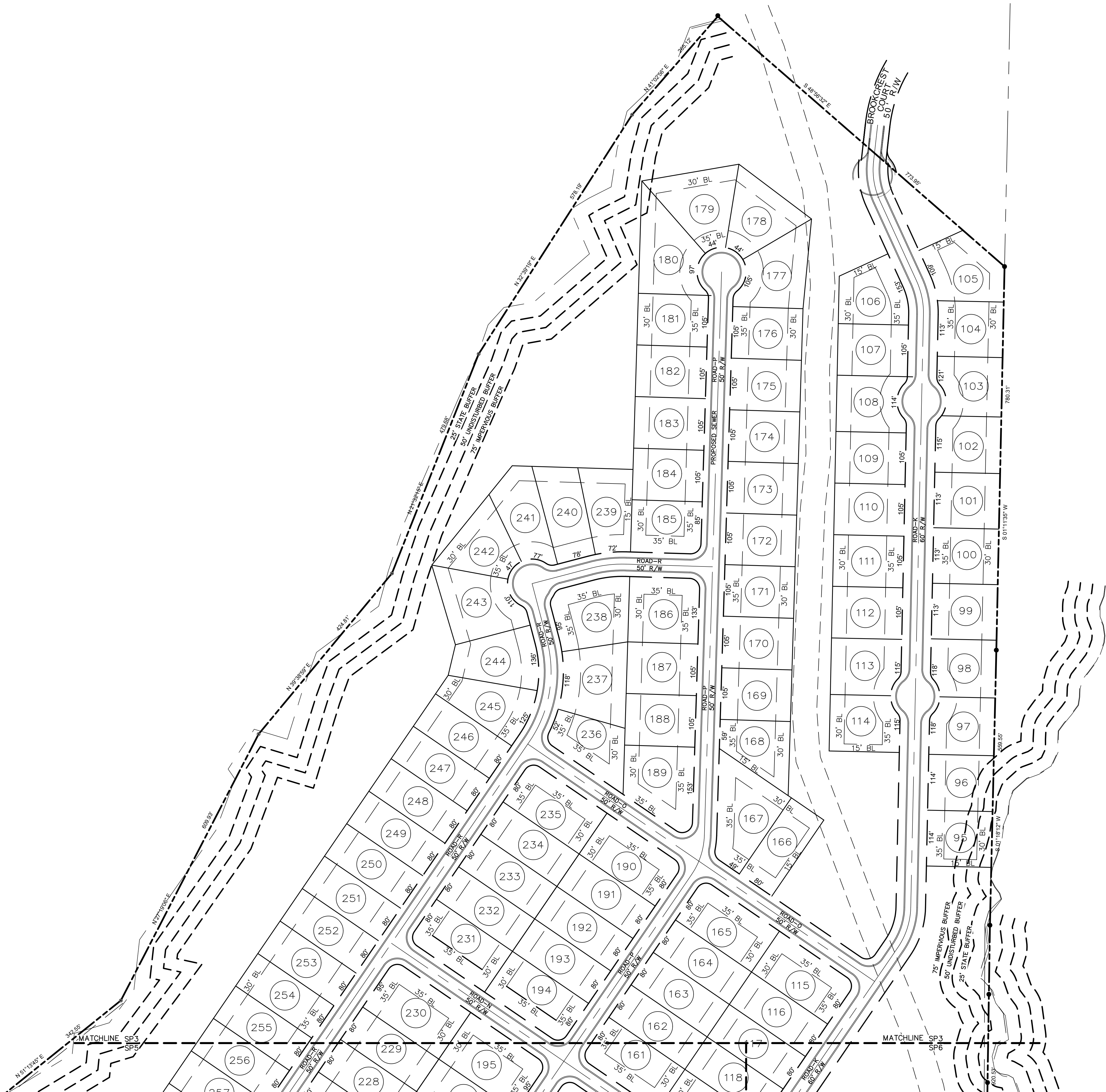
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

Professional Engineer
No. 24019
Professional
H. RAY
5-1-23

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR
JOB#: H21287
SP2





PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

REVISION	
No.	DATE:

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

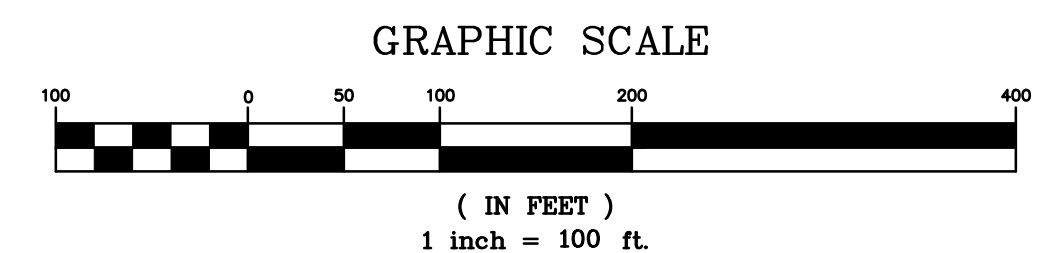
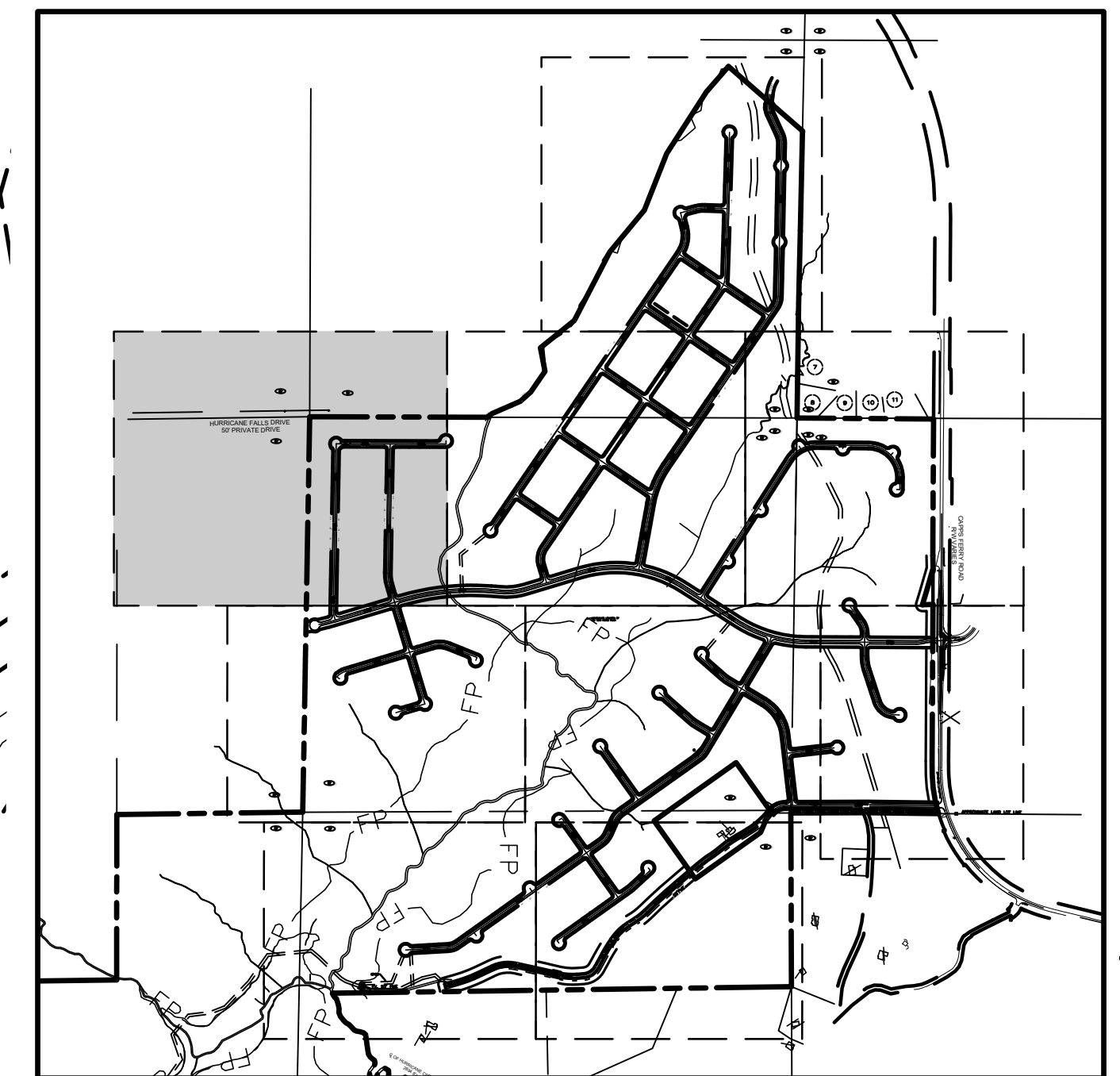
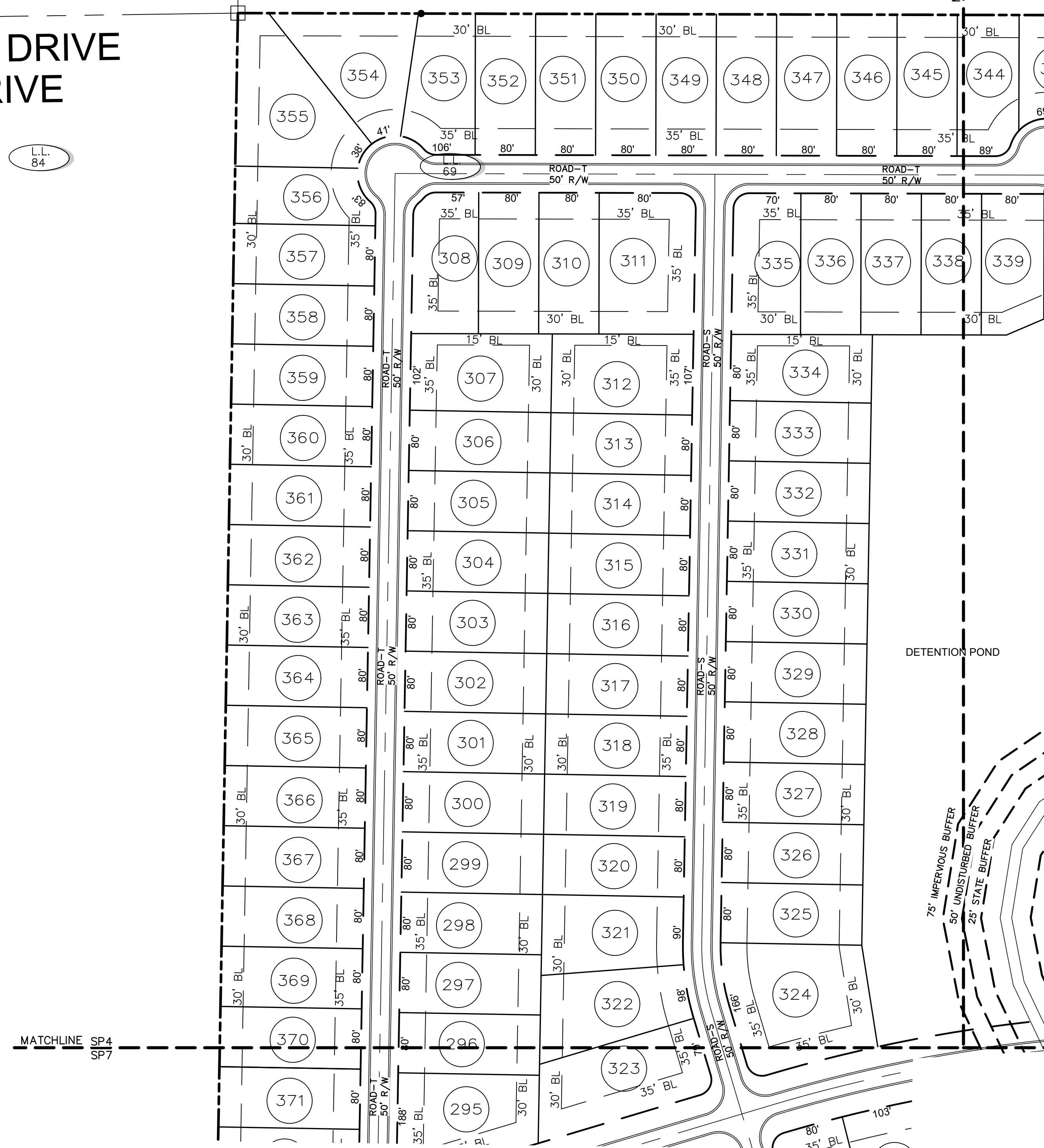
HOWARD B. RAY
No. 24019
PROFESSIONAL
ENGINEER
STATE OF GEORGIA

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR
JOB# H21287
SP3

N ~ F
ERNEST O. VARNEY &
CHERYL R. VARNEY
D.B. 3262, PG. 800
P.B. 39, PG. 80
ZONING: R-A

N ~ F
JACKILYN & BROOKS SNOW
(PRIVATE ESTATE SUBDIVISION)
P.B. 18, PG. 168
ZONING: R-A

HURRICANE FALLS DRIVE
50' PRIVATE DRIVE



REVISION	No.	DATE

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

HOWARD B. RAY
P.E. 24019
PROFESSIONAL ENGINEER

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR
JOB#: H21287
SP4



4

SNOW
VISION)

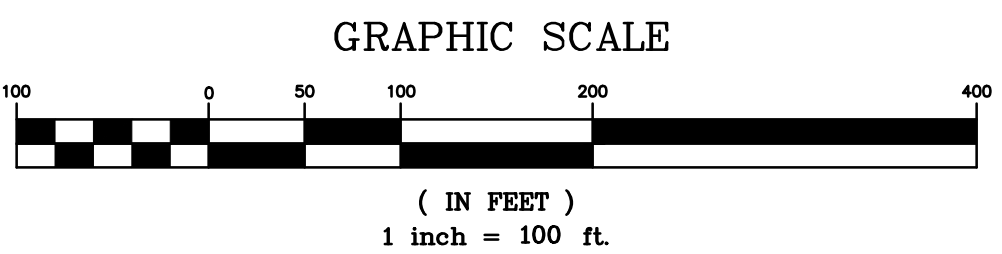
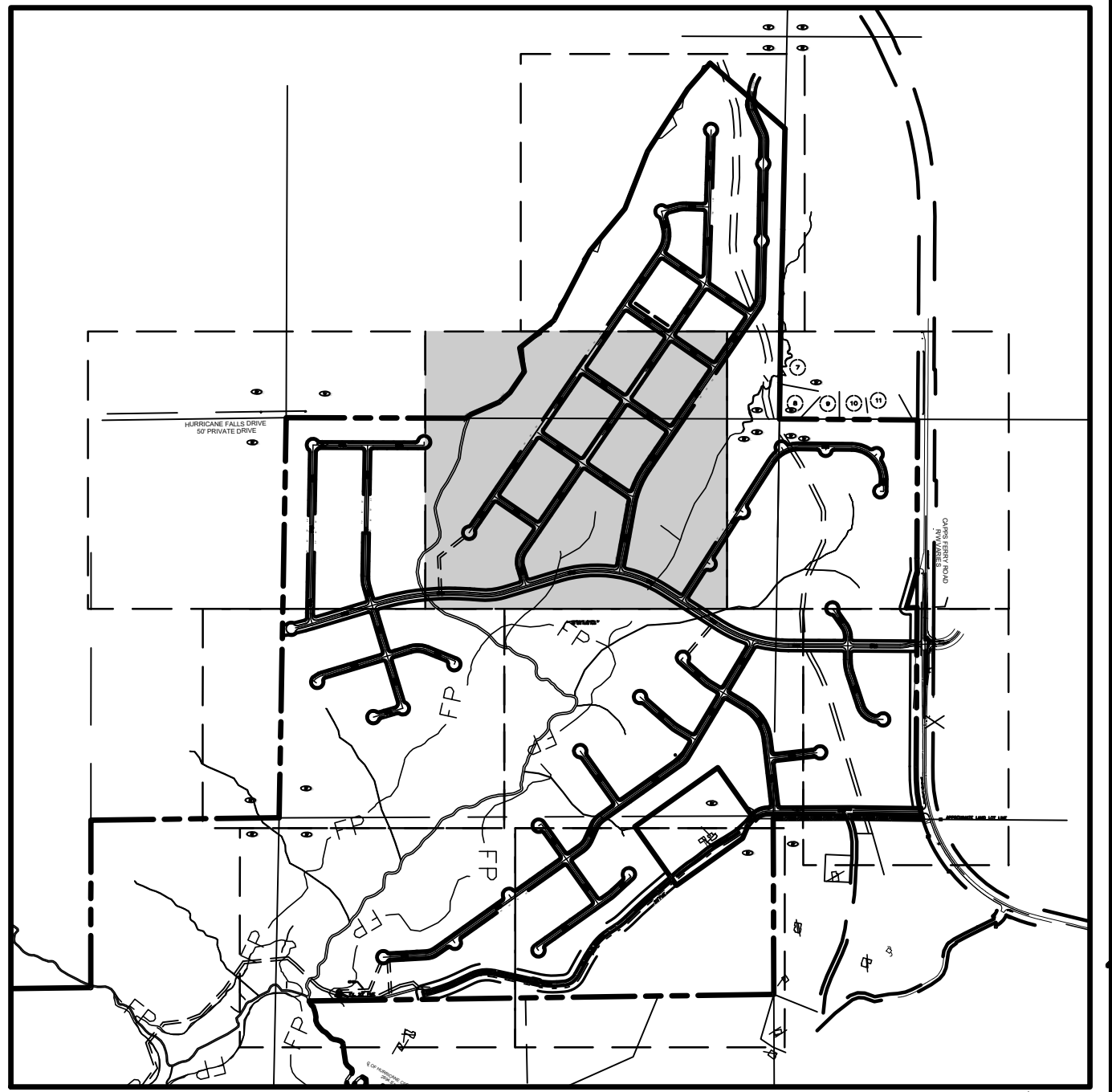
MATCHLINE SP1
SP5

RETENTION POND

75' IMPERVIOUS BUFFER
50' UNDISTURBED BUFFER
25' STATE BUFFER

MATCHLINE SP5
SP8

AMENITY AREA 2



PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

NO.	DATE:	REVISION

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

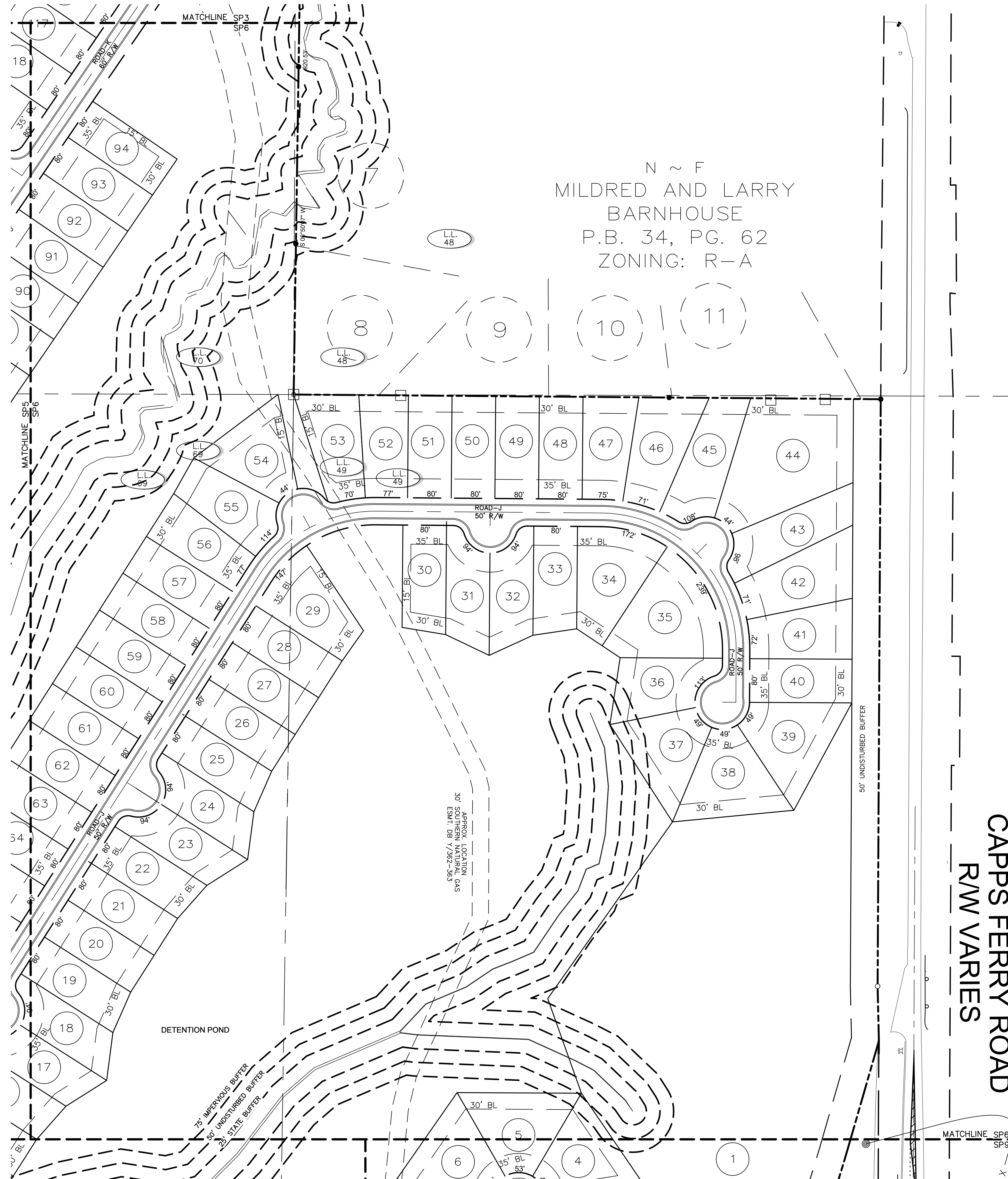
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFEITAS
PH: (905) 433-1040

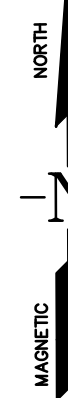
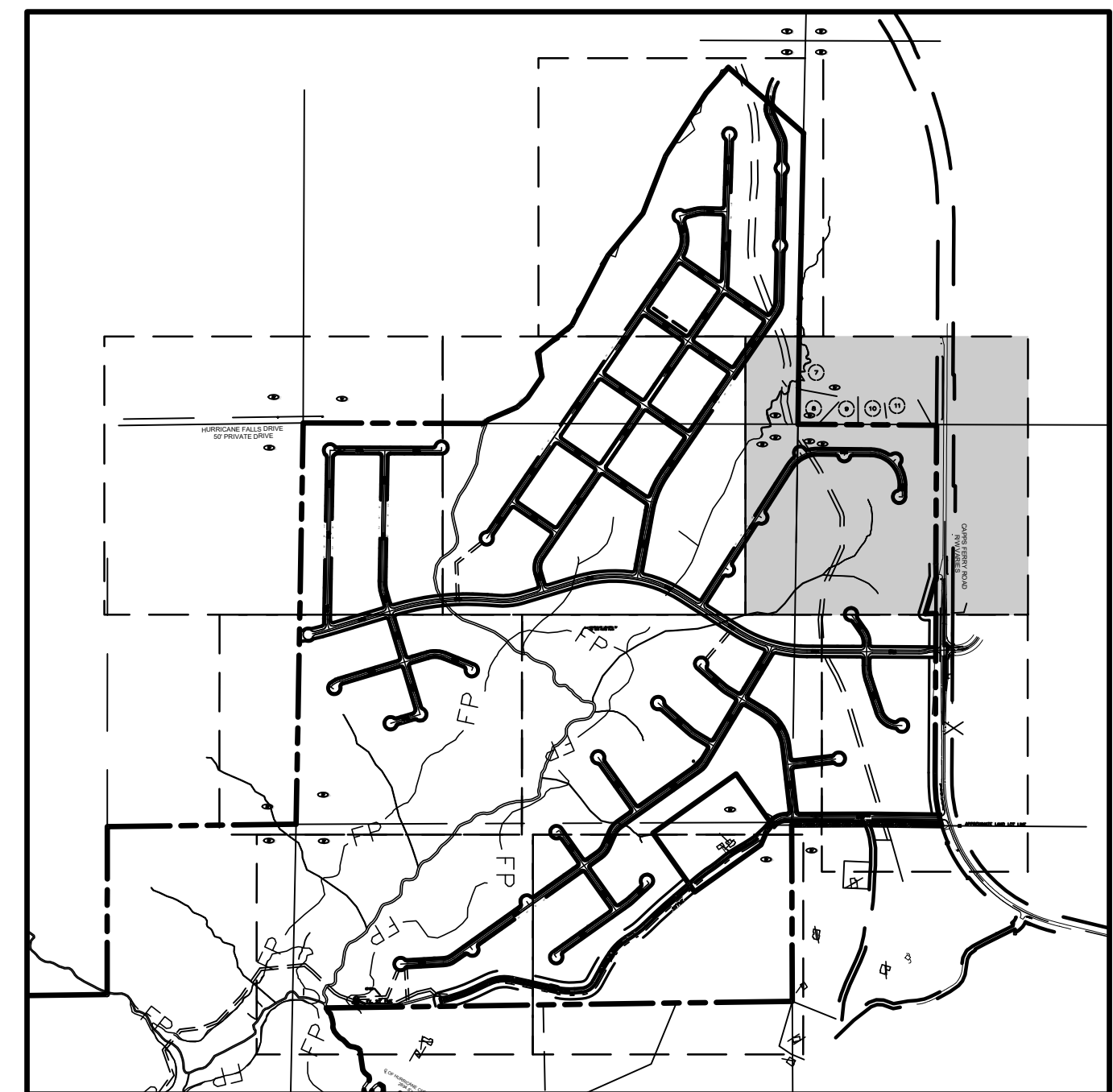
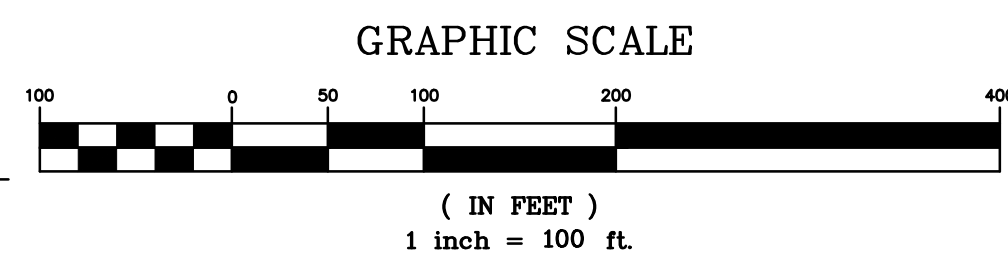
HOWARD B. RAY
No. 24019
P.E.
PROFESSIONAL
ENGINEER
STATE OF GEORGIA

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

JOB#: H21287
SP5



N ~ F
EUGENE HALL
D.B. 461, PG. 625



PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

REVISION	
No.	DATE:

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

H. B. RAY
No. 24019
PROFESSIONAL
ENGINEER
GEORGIA

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

JOB#: H21287
SP6

REVISION

No. DATE:

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION

L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

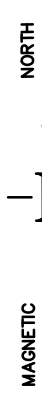
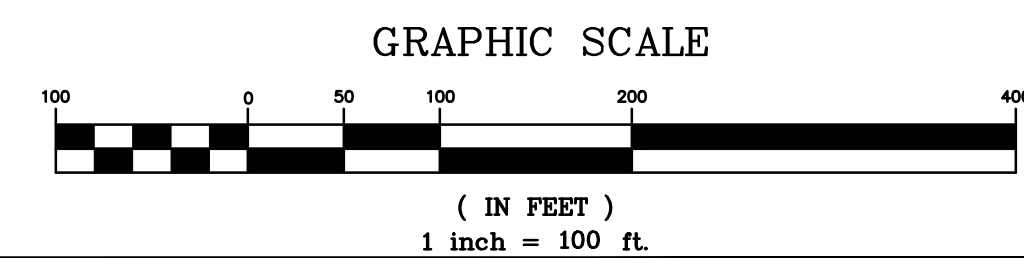
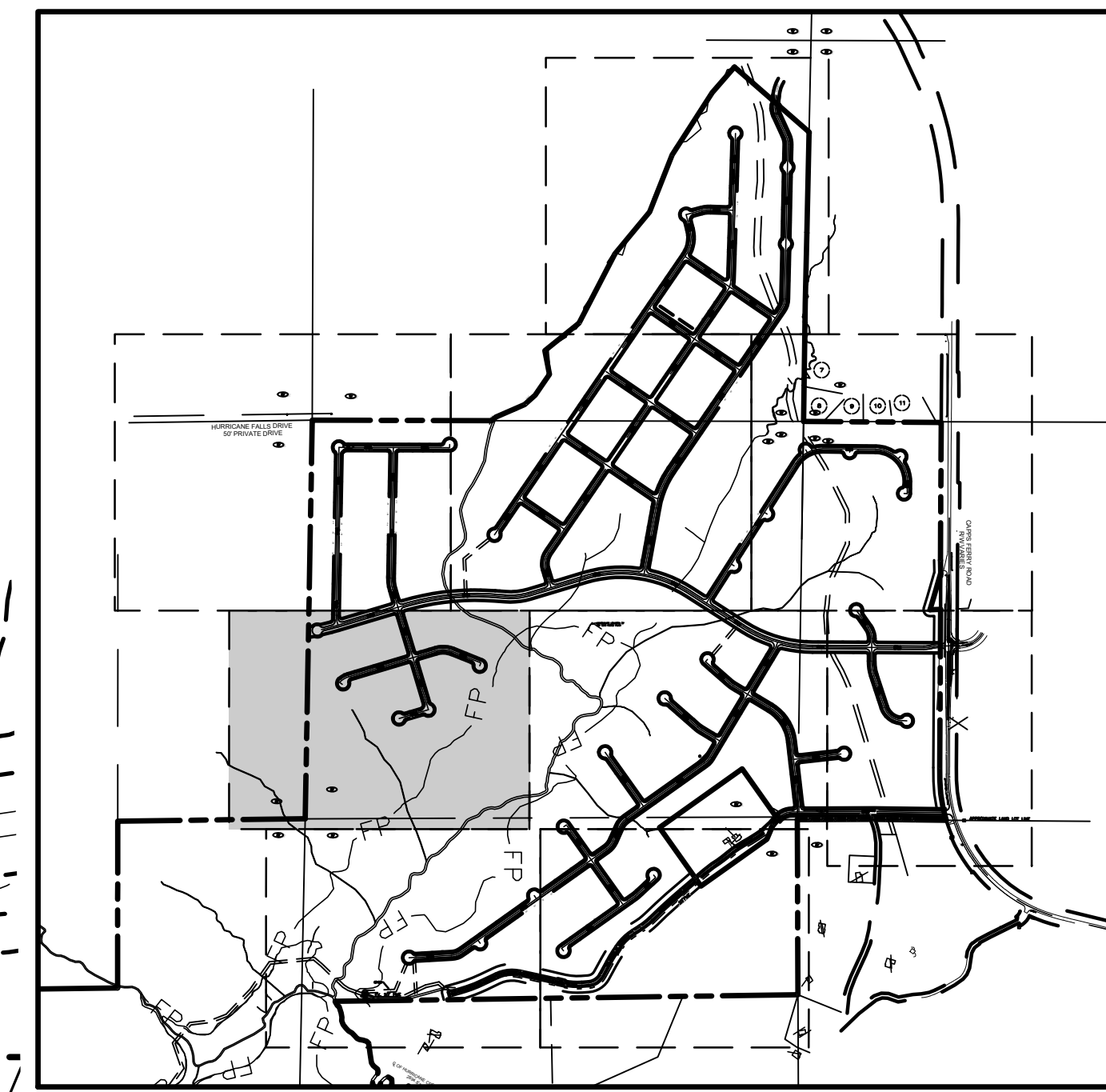
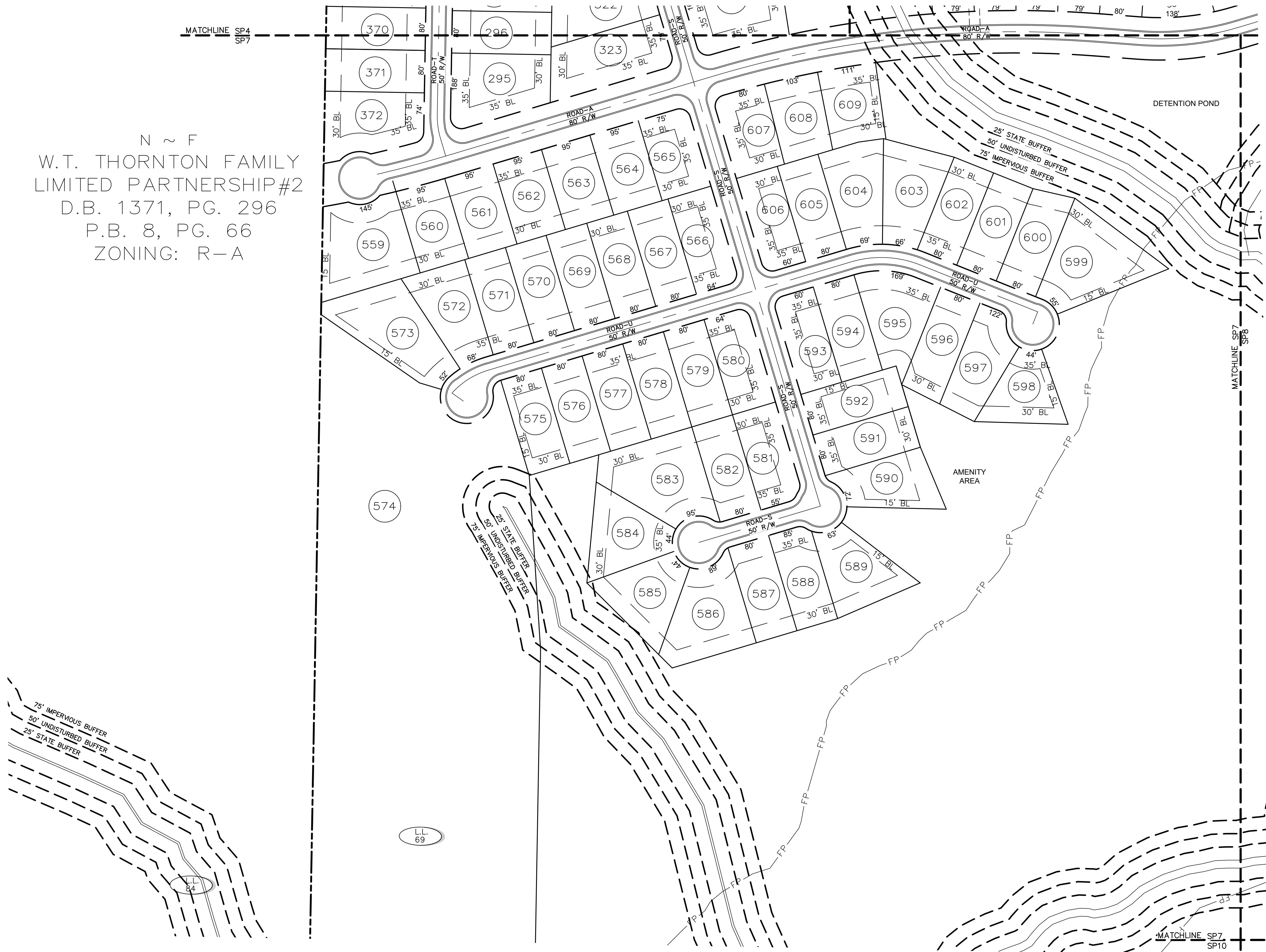


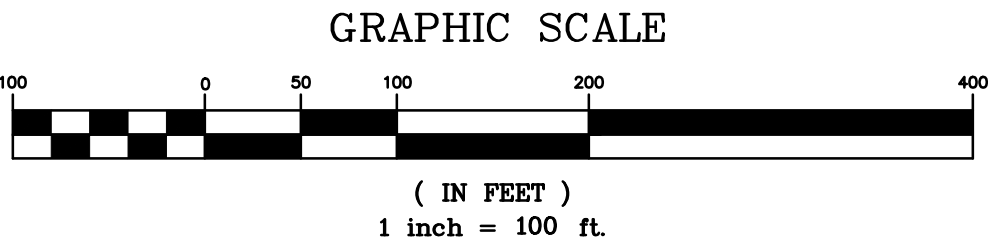
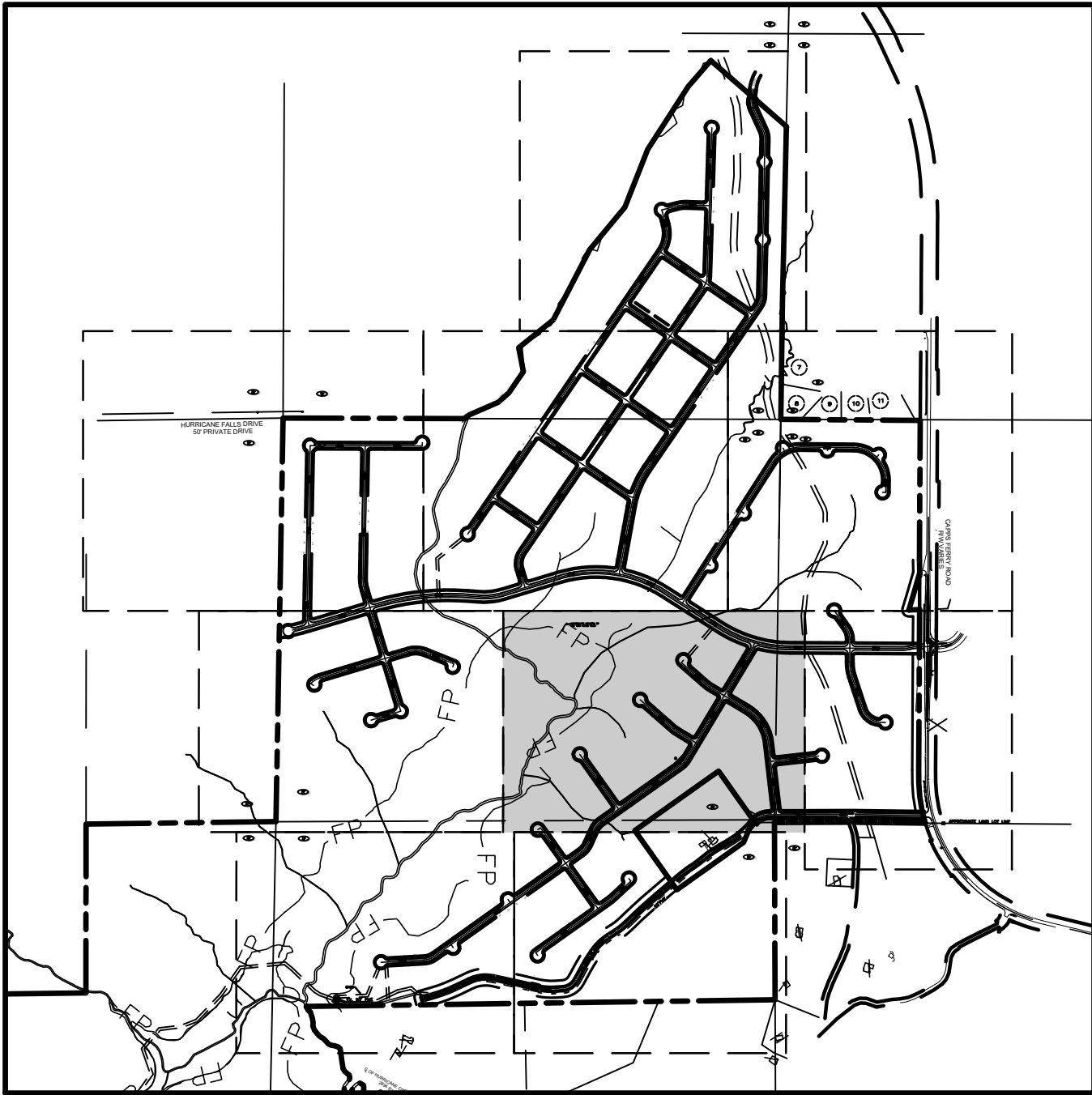
DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

JOB#: H21287

SP7

N ~ F
W.T. THORNTON FAMILY
LIMITED PARTNERSHIP #2
D.B. 1371, PG. 296
P.B. 8, PG. 66
ZONING: R-A





PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS-PLANNERS
6554 EAST CHURCH STREET
DOUGLASSVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

NO.	DATE:	REVISION

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

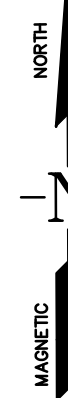
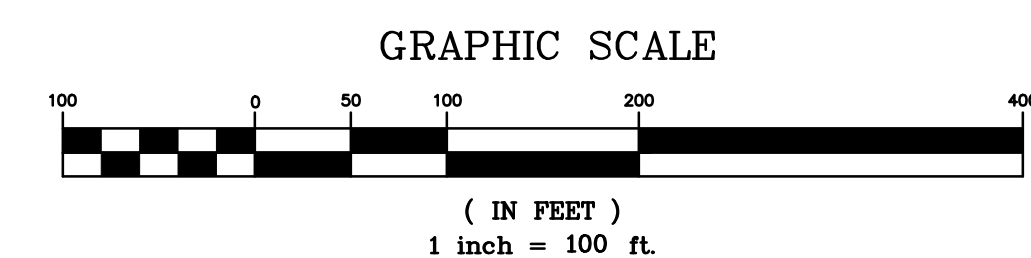
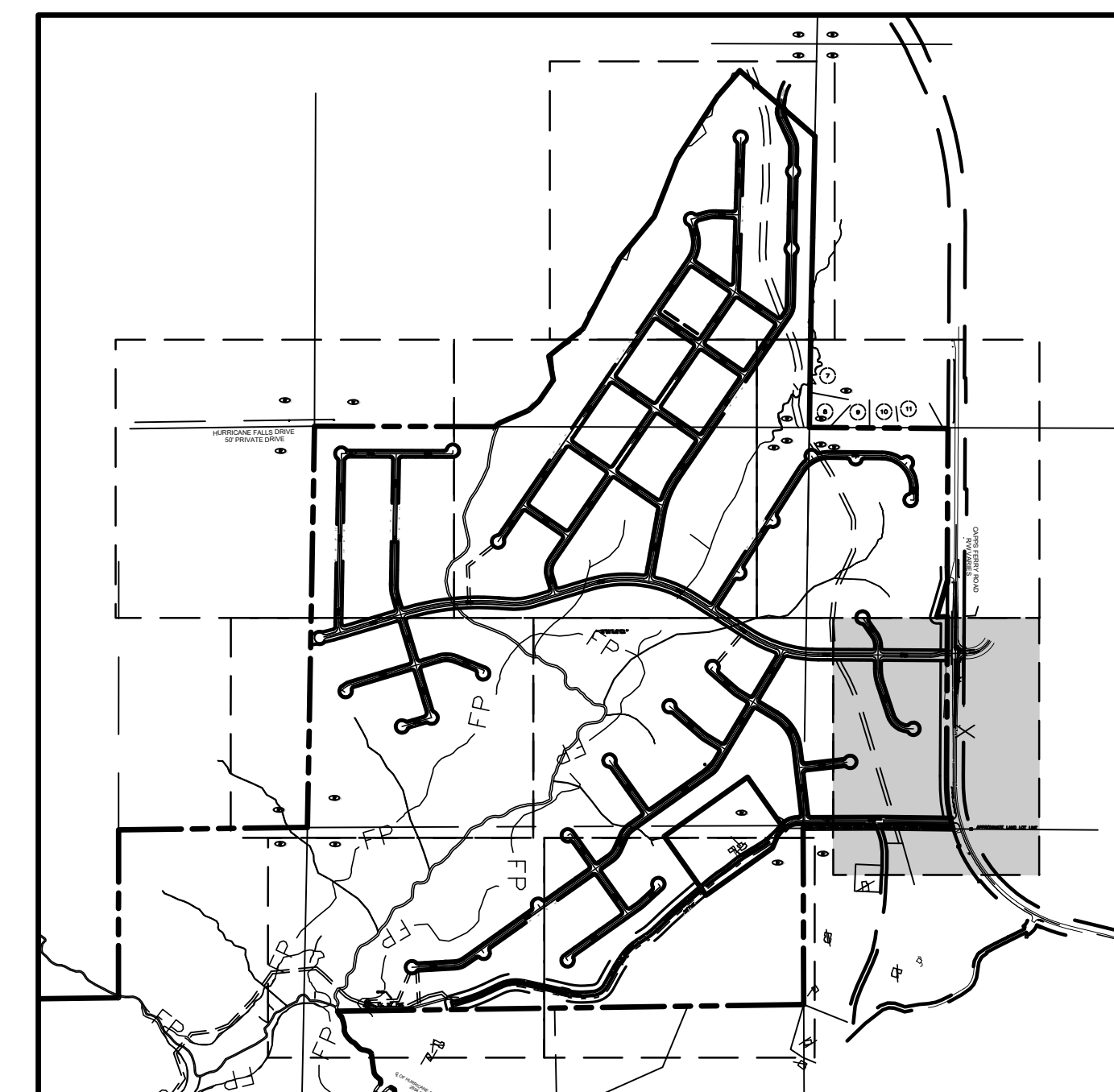
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

HOWARD B. RAY
PROFESSIONAL ENGINEER
No. 24019
STATE OF GEORGIA

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

JOB#: H21287
SP8

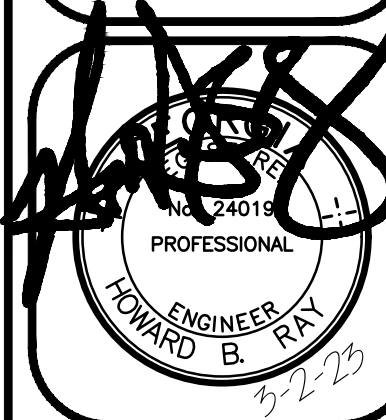


PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

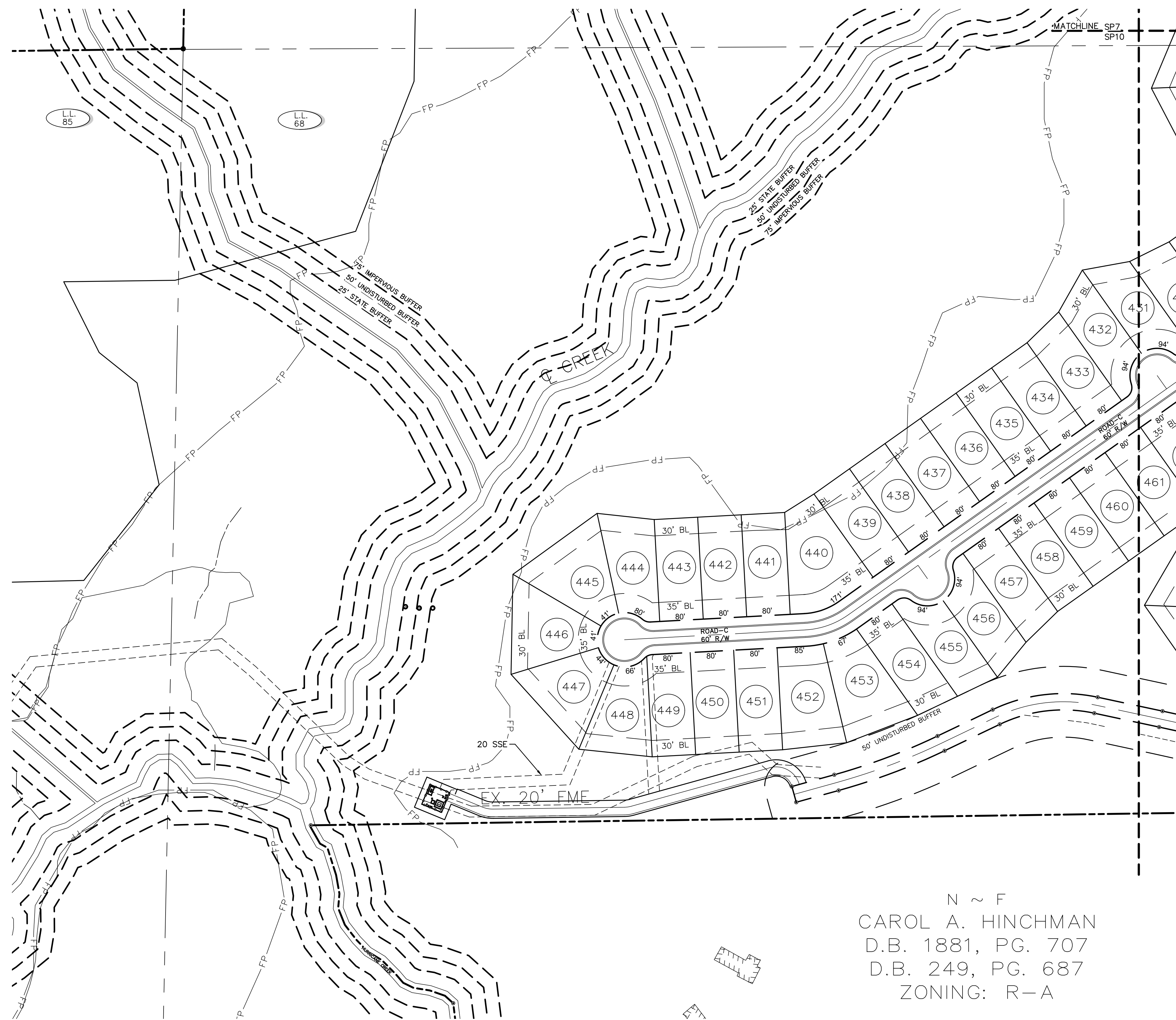
OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K3

DEVELOPER:
SAME AS ABOVE

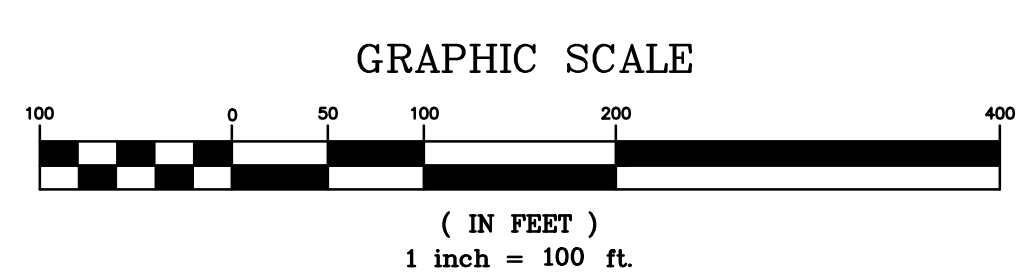
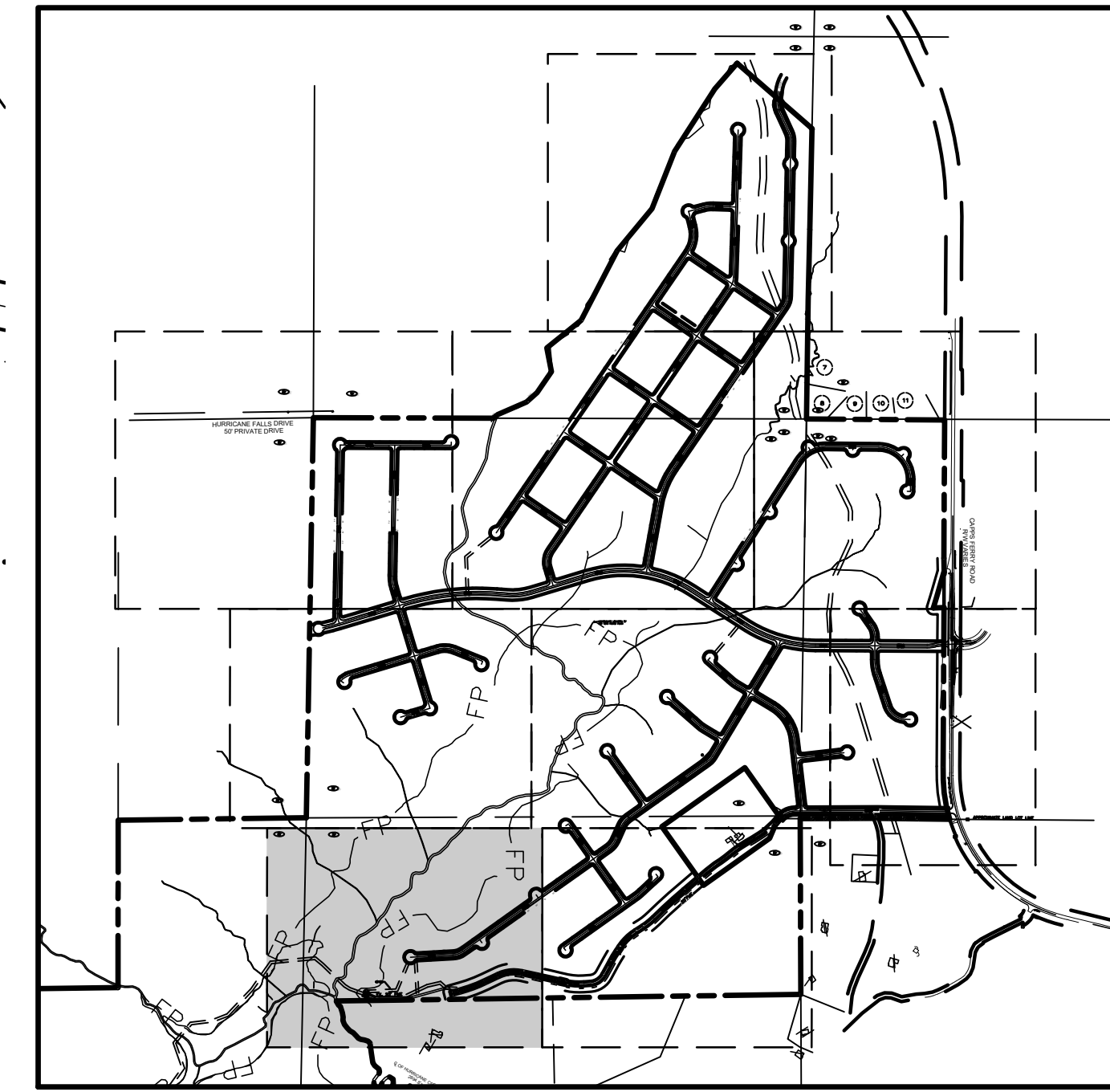
24 HR. CONTACT
GREGORY DEFREITAS
PH: (905) 433-1040



DATE:	11/17/22
DRAWN BY:	AS
CHECKED BY:	HBR
JOB#: H2128	
SP9	



N ~ F
CAROL A. HINCHMAN
D.B. 1881, PG. 707
D.B. 249, PG. 687
ZONING: R-A



PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

REVISION	No.	DATE:

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

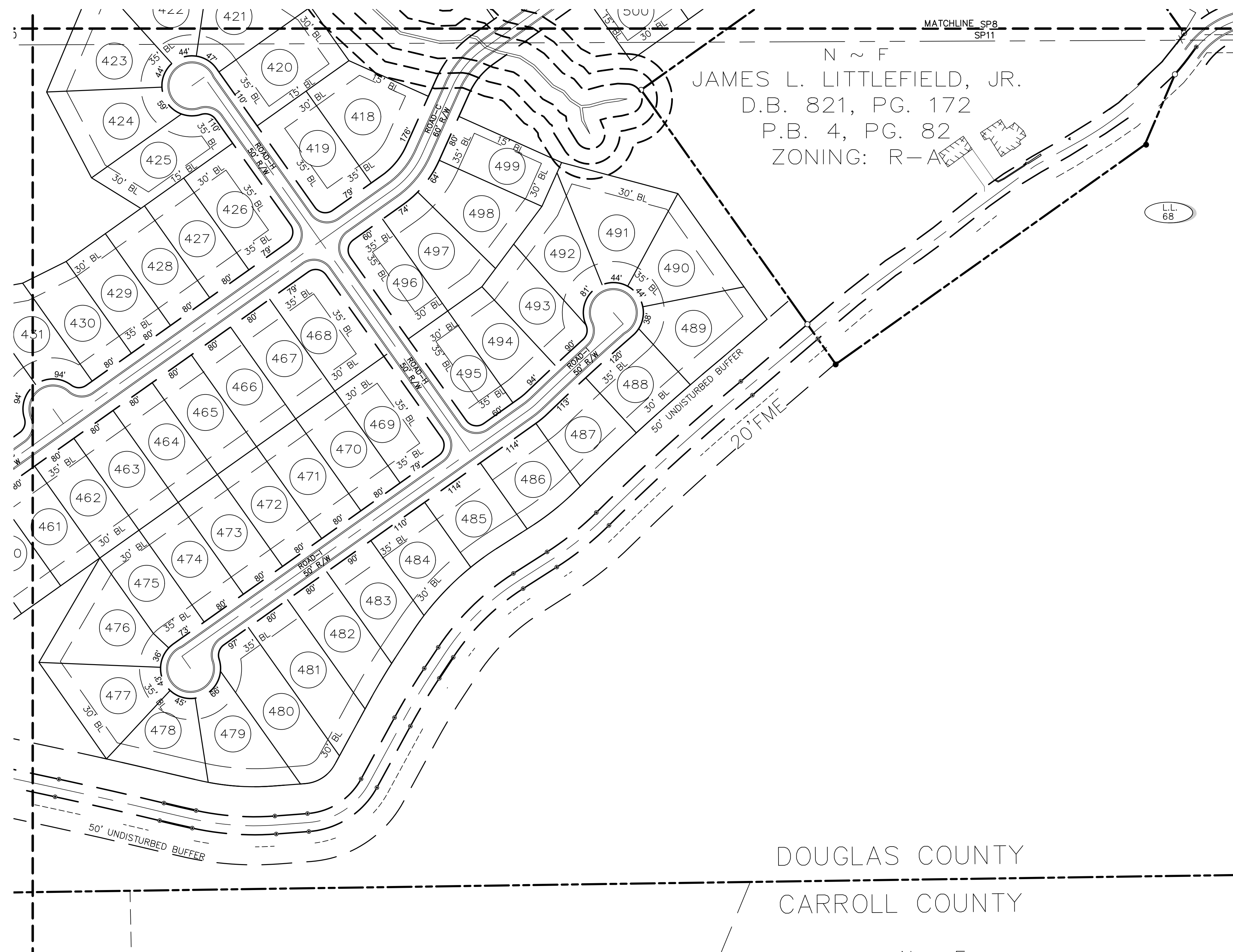
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

PROFESSIONAL
ENGINEER
HOWARD B. RAY

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

JOB#: H21287
SP10

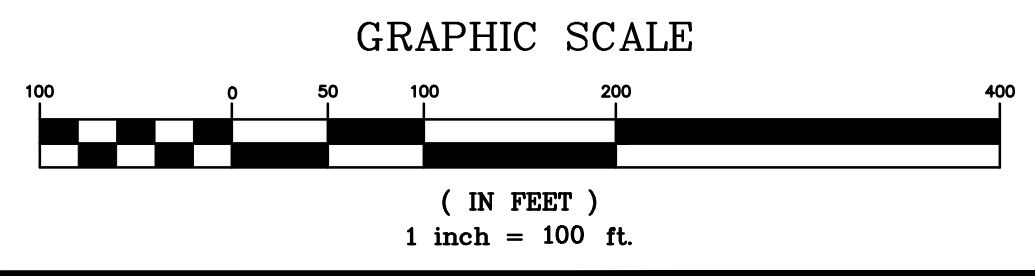
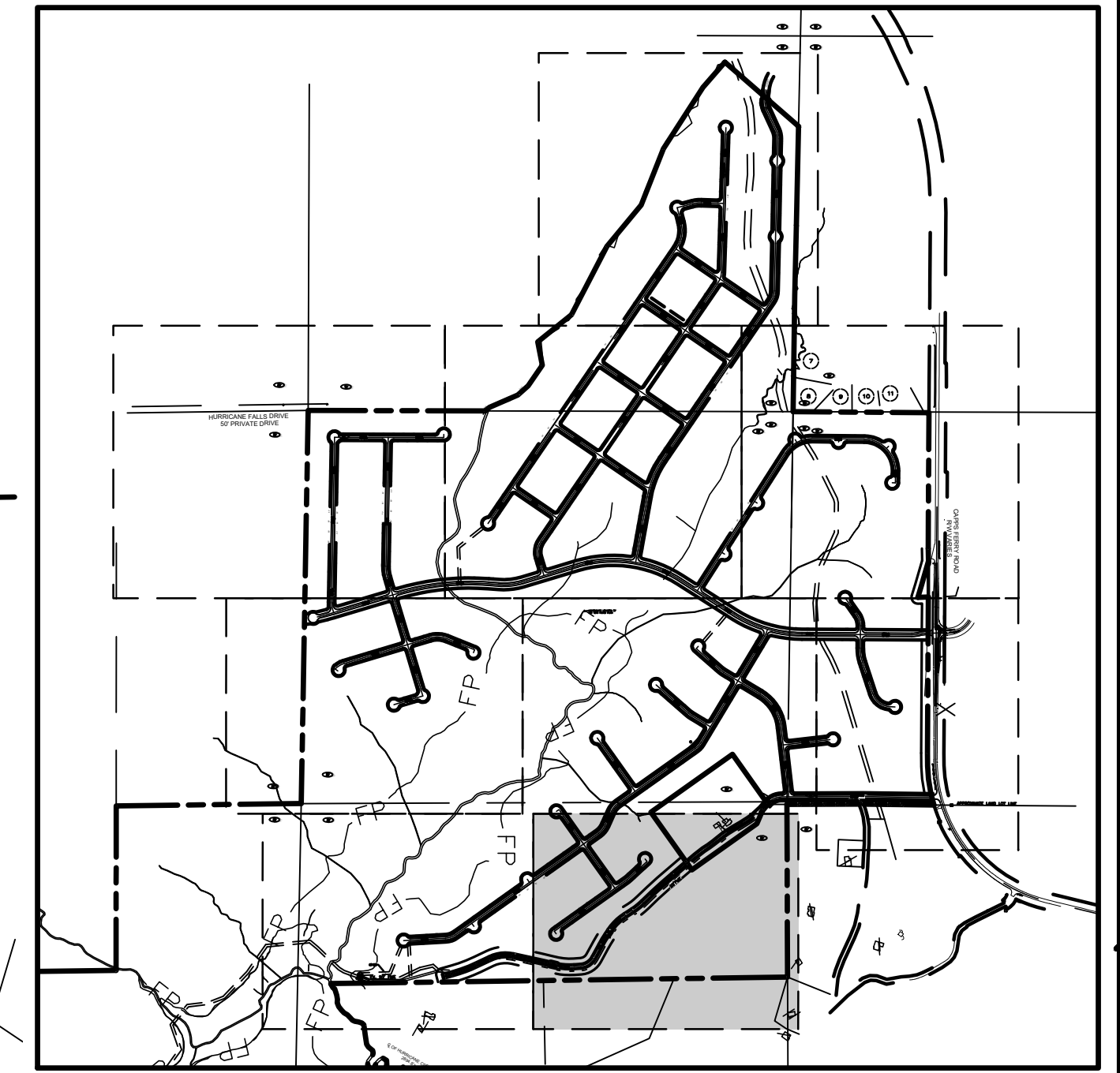


N ~ F
JAMES L. LITTLEFIELD, JR.
D.B. 821, PG. 172
P.B. 4, PG. 82
ZONING: R-A

N ~ F
BRADLEY S. HINCHMAN
& SUE HINCHMAN
D.B. 3456, PG. 188
ZONING: R-A

DOUGLAS COUNTY
CARROLL COUNTY

N ~ F
MAYYADA FAIZAH HOLT
& CARLOS EDWARD NOLAN
D.B. 5615, PG. 584
P.B. 97, PG. 265
ZONING: R-A



PREPARED BY:
HRC
HUGHES-RAY COMPANY, INC.
ENGINEERS-ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152
www.HughesRay.com

No.	DATE	REVISION

PRELIMINARY PLAT
OF
CAPPS FERRY ROAD SUBDIVISION
L.L. 49, 68, 69, 85
3rd DISTRICT, 5th SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
BATAVIA DEVELOPMENT, INC.
1472 THORNTON RD. N.
OSHAWA, CANADA L1H7K4

DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
GREGORY DEFREITAS
PH: (905) 433-1040

PROFESSIONAL
ENGINEER
HOWARD B. RAY

DATE: 11/17/22
DRAWN BY: AS
CHECKED BY: HBR

JOB#: H21287
SP11