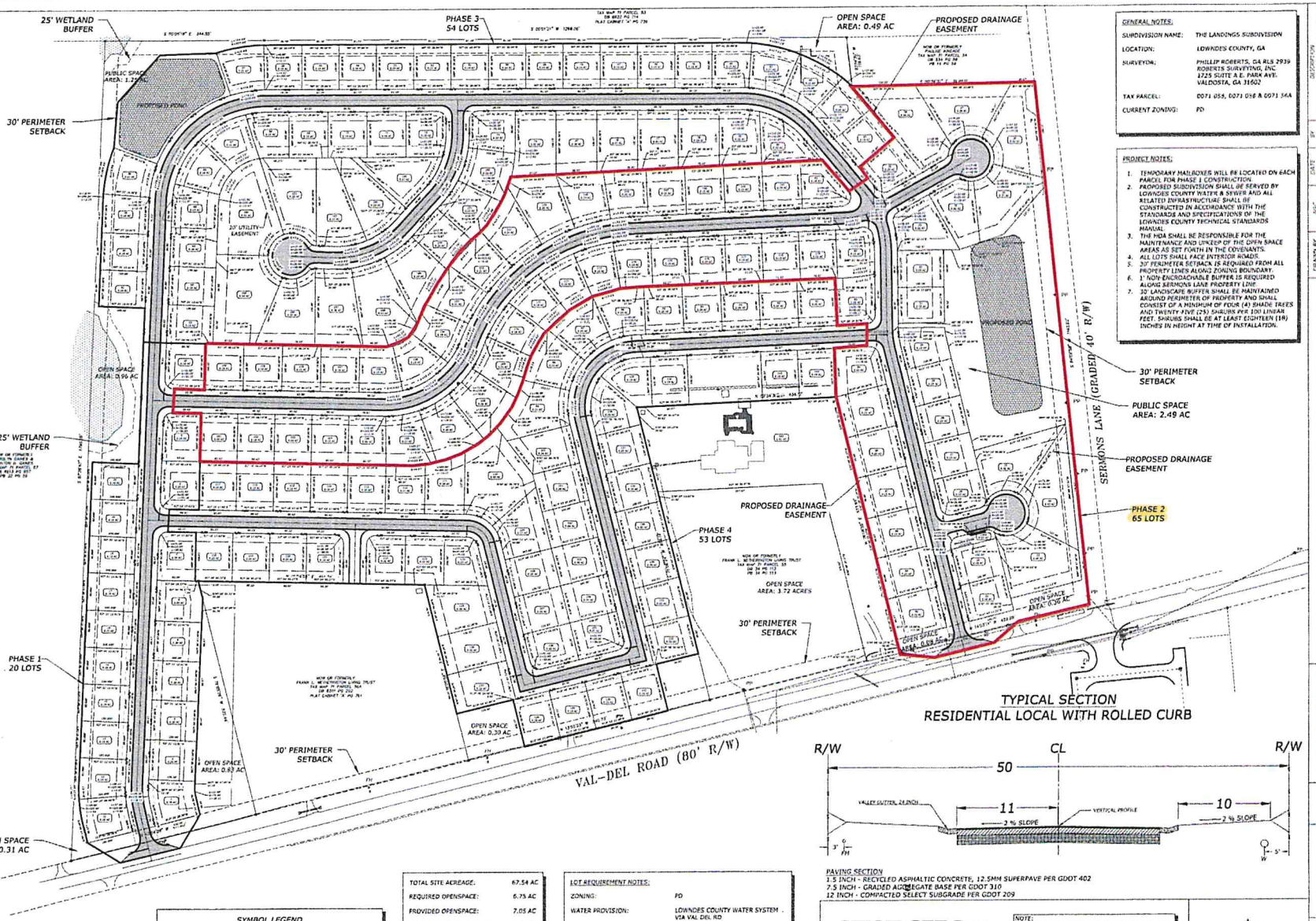

TYPICAL SECTION
RESIDENTIAL LOCAL WITH ROLLED CURB

PAVING SECTION
1.5 INCH - RECYCLED ASPHALTIC CONCRETE, 12.5MM SUPERPAVE PER GDOT 402
7.5 INCH - GRADED AGGREGATE BASE PER GDOT 310
12 INCH - COMPACTED SELECT SUBGRADE PER GDOT 209

GENERAL NOTES:

SUBDIVISION NAME:	THE LANDINGS SUBDIVISION
LOCATION:	LOWNDES COUNTY, GA
SURVEYOR:	PHILLIP ROBERTS, GA RLS 2939 ROBERTS SURVEYING, INC. 1725 SUITE A E. PARK AVE. VALDOSTA, GA 31602
TAX PARCEL:	0071 055, 0071 056 & 0071 56A
CURRENT ZONING:	PD

PROJECT NOTES:

1. TEMPORARY MAILBOXES WILL BE LOCATED ON EACH PARCEL FOR PHASE 1 CONSTRUCTION.
2. PROPOSED SUBDIVISION SHALL BE SERVED BY LOWNDES COUNTY WATER & SEWER AND ALL RELATED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL
3. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE OPEN SPACE AREAS AS SET FORTH IN THE COVENANTS.
4. ALL LOTS SHALL FACE INTERIOR ROADS.
5. 30' PERIMETER SETBACK IS REQUIRED FROM ALL PROPERTY LINES ALONG ZONING BOUNDARY.
6. 1' NON-ENCROACHABLE BUFFER IS REQUIRED ALONG SERMONS LANE PROPERTY LINE.
7. 30' LANDSCAPE BUFFER SHALL BE MAINTAINED AROUND PERIMETER OF PROPERTY AND SHALL CONSIST OF A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT TIME OF INSTALLATION.

BUILDING SETBACK NOTES:

FRONT:	20 FT
SIDE:	10 FT
REAR:	25 FT

EASEMENT NOTES (DRAINAGE & UTILITY):

FRONT (TYP):	10 FT
SIDE (TYP):	10 FT
REAR (TYP):	20 FT
SIDE (2 UTILITIES):	30 FT
REAR (2 UTILITIES):	30 FT

SYMBOL LEGEND

	PROPERTY LINE
	ROAD CENTERLINE
	SETBACK
	EASEMENT
R/W	RIGHT OF WAY

TOTAL SITE ACREAGE:	67.54 AC
REQUIRED OPENSPACE:	6.75 AC
PROVIDED OPENSPACE:	7.05 AC
REQUIRED PUBLIC SPACE:	3.38 AC
PROVIDED PUBLIC SPACE:	3.74 AC
ALLOWABLE POND AREA: (MAX 25% OF OPEN SPACE)	2.53 AC
PROPOSED POND AREA:	1.86 AC
PRELIMINARY LOT TOTAL:	192 LOTS

LOT REQUIREMENT NOTES:

ZONING:	PD
WATER PROVISION:	LOWNDES COUNTY WATER SYSTEM VIA VAL DEL RD
SEWER PROVISION:	LOWNDES COUNTY SEWER SYSTEM VIA VAL DEL RD
MINIMUM LOT AREA:	8,000 SF
MINIMUM LOT WIDTH:	80 FT
MAX. IMPERVIOUS SURFACE:	50%

GEORGIA811 www.Georgia811.com
Know what's **below** **Call** before you dig

NOTE:
LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.

12 STONES ENGINEERING DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION

1" = 100'

DESCRIPTION	BY	DATE

DRAWN BY: MAC
CHECKED BY: JTH
PROJECT: 20005
CAD FILE:
DATE: 6/26/2020

PARCEL LAYOUT PLAN FOR:
"THE LANDINGS" SUBDIVISION
LOCATED IN L.L. 8 & 9 OF THE 12TH L.D.
OF LOWNDES COUNTY, GA.

12 STONES ENGINEERING CO.
2044 OASHER JOHNSON ROAD
VALDOSTA, GA 31606
229-474-4965
INFO@12STONES.BIZ

GEORGIA REGISTERED No. 37094 PROFESSIONAL ENGINEER JESSE N. BURTON

6-26-20

PROJECT: 20005

SHEET
C2.0