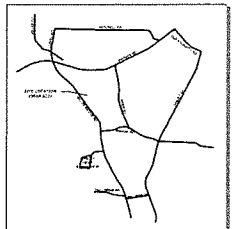
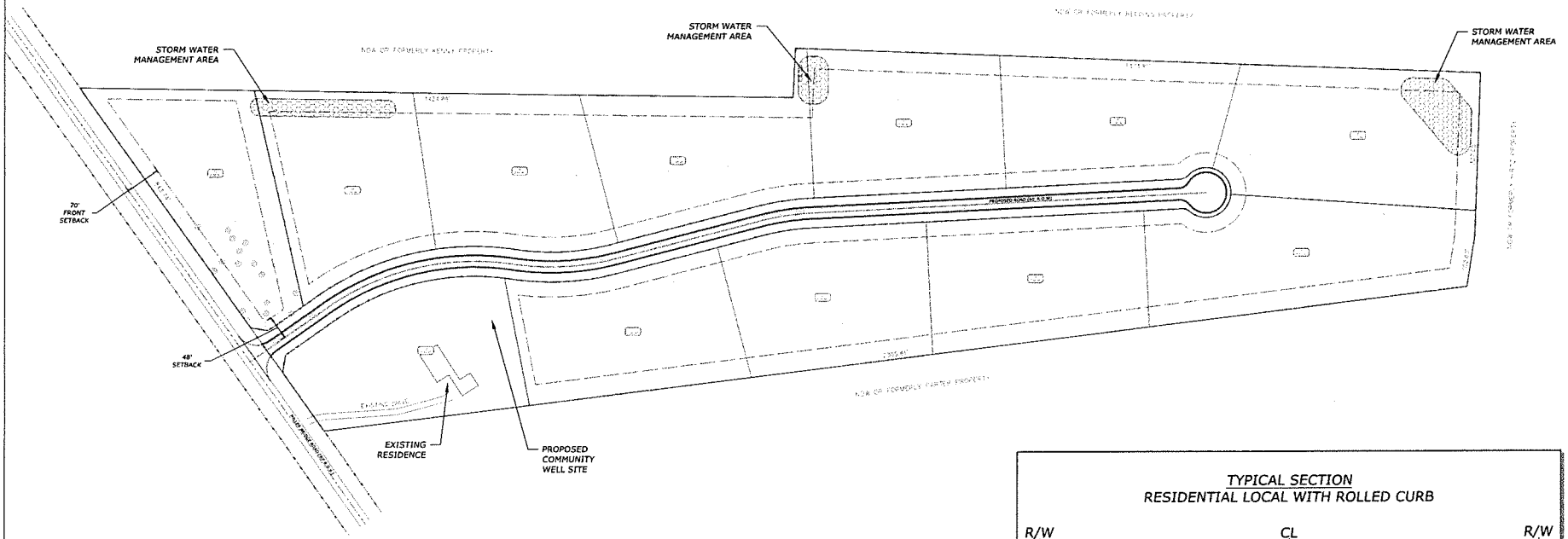


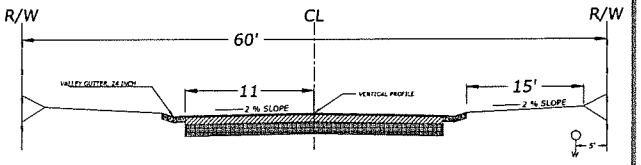
LOCATION MAP
N.T.S.

GENERAL NOTES:

SUBDIVISION NAME:	WINDY HILL SUBDIVISION
LOCATION:	LOWNDES COUNTY, GA
SURVEYOR:	STAN FOLSOM, GA RPLS 2284 FOLSOM SURVEYING LLC 1309 EDGEWOOD DR VALDOSTA, GA 31601
TAX PARCEL:	0010 022
CURRENT ZONING:	E-A



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

SOIL LEGEND

TtB	Tifton Loamy Sand
Pe	Pelham Loamy Sand
St	Stilson Loamy Sand
FuB	Fuquay Loamy Sand
Cn	Clarendon Loamy Sand

SOIL TYPE DELINEATION

LOT REQUIREMENT NOTES:

CURRENT ZONING:	E-A
PROPOSED ZONING:	R-A
WATER PROVISION:	COMMUNITY WELL
SEWER PROVISION:	SEPTIC TANK/DRAIN FIELD
MINIMUM LOT AREA:	108,900 SF
MINIMUM LOT WIDTH:	100 FT
MAX. IMPERVIOUS SURFACE:	20%

TOTAL SITE ACREAGE:	34.01 AC
PROPOSED POND AREA:	0.66 AC
PRELIMINARY LOT TOTAL:	11 LOTS

BUILDING SETBACK NOTES:

FRONT:	60 FT
SIDE:	20 FT
REAR:	40 FT

EASEMENT NOTES (DRAINAGE & UTILITY):

FRONT (TYP):	10 FT
SIDE (TYP):	20 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

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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.

0 100' 200'
1" = 100'

DRAWN BY	MRC
CHECKED BY	JWB
PROJECT	21045
CSD FILE	
DATE	01/05/22

DESCRIPTION	BY	DATE

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PRELIMINARY LAYOUT PLAN FOR:
WINDY HILL SUBDIVISION
LOCATED IN L.L. 144 & 179 OF THE 12TH L.D.
OF LOWNDES COUNTY, GA.

12 STONES ENGINEERING CO.
2944 DASHER JOHNSON ROAD
VALDOSTA, GA 31606
229-474-4060
INFO@SHP12STONES.BZ

PROJECT: 21045

SHEET
C2.0