

SITE INFORMATION

- PORTION OF TAYLORHURST PARCEL 6A
- LAND DISTRICT 11
- APPROXIMATE 1.28 ACRES
- SETBACKS AS SHOWN ON PLAN
- SETBACKS AS SHOWN ON PLAN AND SEWER
- JURISDICTIONAL MAPS ON FILE
- ALLOWANCE FOR COMBINED TOTAL OF 38 SINGLE FAMILY AND TWO COMMERCIAL UNITS (TOTAL OF 40 UNITS)
- APPROVED FOR COMBINED TOTAL OF 38 SINGLE FAMILY AND TWO COMMERCIAL UNITS (TOTAL OF 40 UNITS)
- PROPOSED DUPLEXES WOULD BRING THE TOTAL TO 37 DUPLEXES.

OPEN SPACE

- PROVIDED FOR ACHIEVING 28% OPEN SPACE
- RECREATIONAL SPACE (E.G. SWINGS, SLIDES)
- PLANTING
- COVERED DECKED
- AREA BETWEEN BLDG 1 AND 3
- RECREATIONAL SPACE IMPROVEMENTS AT 90% UNIT
- COVERED

BUFFER NOTES:

1. BUFFER SHALL BE 10' MINIMUM FROM PROPERTY FENCE, MINIMUM 5 FEET TALL
2. BUFFER VEGETATION SHALL CONSIST OF 4 SHADE TREES AND 25 SHRUBS PER 100 LINEAR FEET.
3. SHRUBS SHALL BE AT LEAST 18 INCHES IN HEIGHT AT TIME OF INSTALLATION

GEORGIA, LOUNGS COUNTY
 UNITED LAND DEVELOPMENT CO., INC.
 1700 KENNEDY BLVD, SUITE 100
 ATLANTA, GA 30329
 Chairman, National Buffer Council

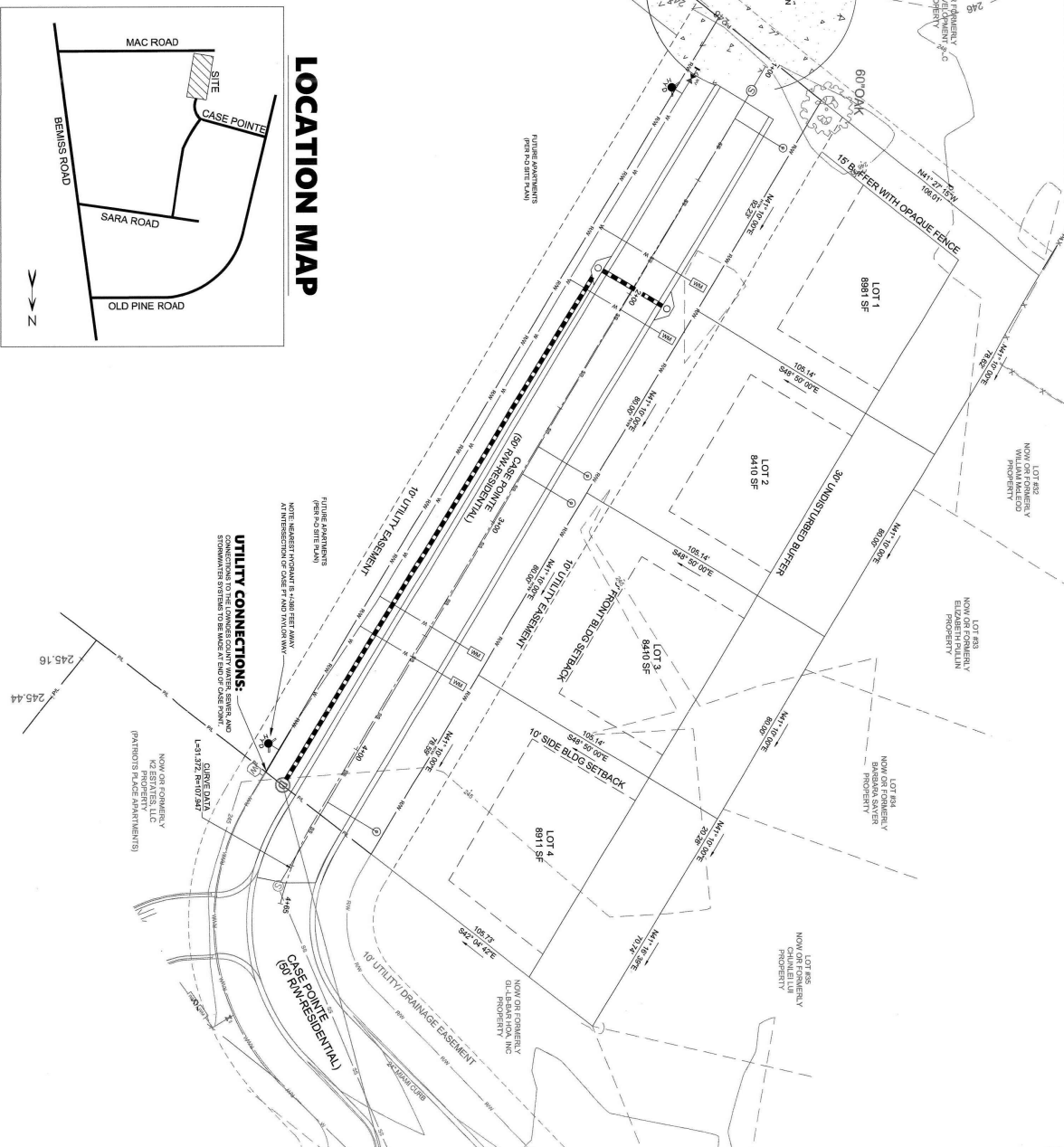
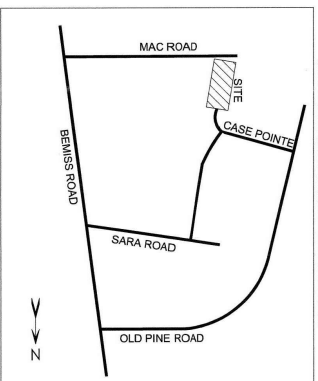
CERTIFICATION:

I CERTIFY TO THE DESIGN, ACCESSORY BUILDINGS, SETBACKS, BUFFER, AND OTHER REQUIREMENTS SHOWN ON THIS PLAN WITHIN THIRTY (30) FEET OF THE APPLICABLE ZONING DISTRICT LINE AND AMENDMENTS IS GREATER FROM ANY PROPERTY LINE ON THIS SITE.

LEGEND

EXISTING	PROPOSED
CONTOUR	CONTOUR
EXISTING FENCE	PROPOSED FENCE
POWER LINE-UNDERGROUND	POWER LINE-OVERHEAD
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
SEWER GRAVITY LINE	SEWER GRAVITY LINE
WATER LINE	WATER LINE
FIRE HYDRANT	FIRE HYDRANT
LIGHT POLE	LIGHT POLE
SEWER MANHOLE	SEWER MANHOLE
SEWER CLEANOUT	SEWER CLEANOUT
STORM-SEWER BASIN	STORM-SEWER BASIN
UTILITY POLE	UTILITY POLE
WATER-METER	WATER-METER
WATER-VALVE	WATER-VALVE

LOCATION MAP



UTILITY CONNECTIONS:

CONNECTIONS TO THE LOUNGS COUNTY WATER, SEWER, AND STORMWATER SYSTEMS TO BE MADE IN SID OF CASE POINT (PARENT'S SOLE OWNERSHIP)



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TWO OAKS AT BEMISS
 FOR
STOKER DEVELOPMENT, LLC
 LOUNGS COUNTY, GA



4560-F Valtorch Drive
 Valdosta, GA 31602
 (229) 292-0700
 mphelps.pace@gmail.com
 www.pace-companies.com



C-2.1

PRELIMINARY
 FLAT

DATE: 11/11/2011
 TIME: 10:00 AM
 DRAWN BY: J. W. STOKER
 CHECKED BY: J. W. STOKER
 SCALE: 1" = 20'