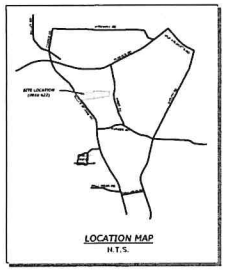
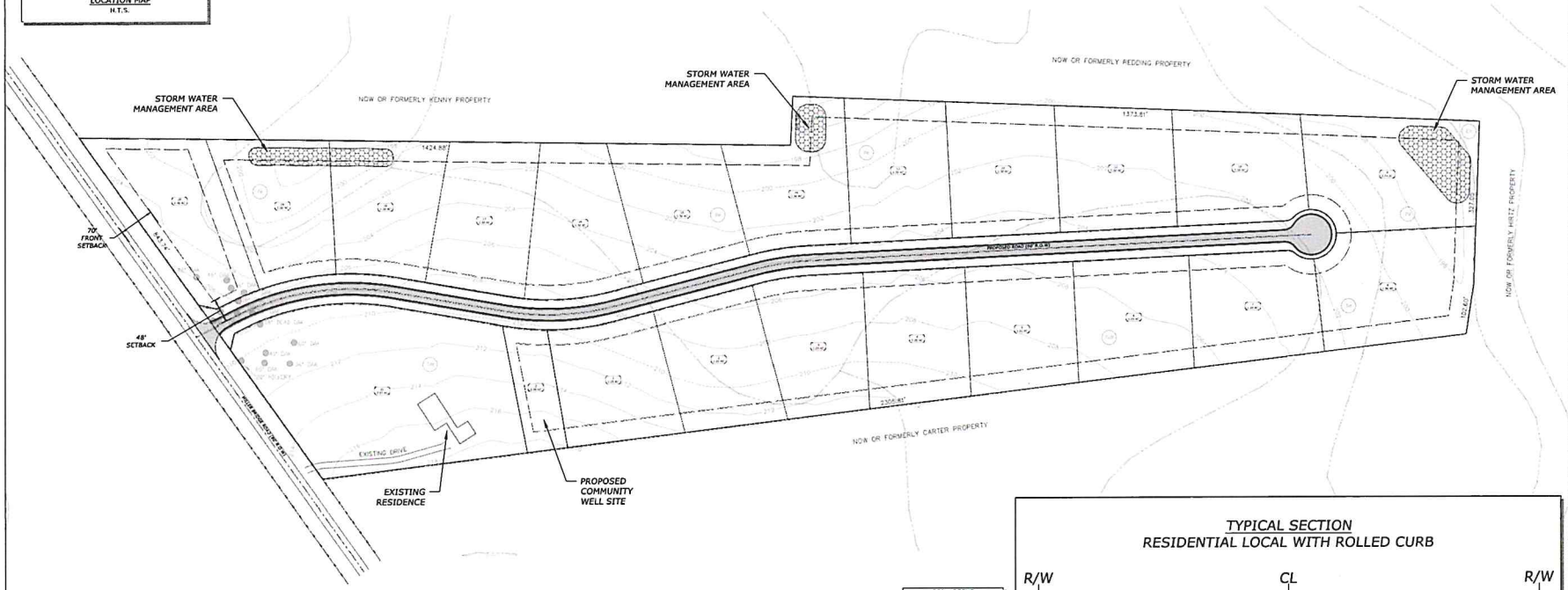


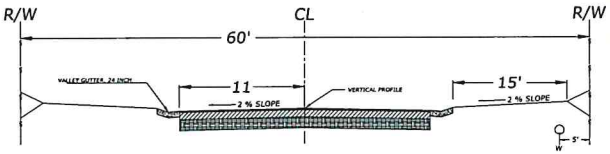
LOCATION MAP
N.T.S.

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
Sx	Stilson Loamy Sand
FsB	Fuquay Loamy Sand
Cr	Clarendon Loamy Sand

SOIL TYPE DELINEATION

LOT REQUIREMENT NOTES:

CURRENT ZONING:	E-A
PROPOSED ZONING:	R-1
WATER PROVISION:	COMMUNITY WELL
SEWER PROVISION:	SEPTIC TANK/DRAIN FIELD
MINIMUM LOT AREA:	54,450 SF
MINIMUM LOT WIDTH:	120 FT
MAX. IMPERVIOUS SURFACE:	30%

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

TOTAL SITE ACREAGE:	34.01 AC
PROPOSED POND AREA:	0.66 AC
PRELIMINARY LOT TOTAL:	21 LOTS

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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	NRC	DATE	BY	DESCRIPTION
CHECKED BY	JNB			
PROJECT	21045			
CRD FILE				
DATE	11/01/21			

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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 GASHER JOHNSON ROAD
VALDOSTA, GA 31606
229-474-4060
JNBUSH@12STONES.BIZ

GEORGIA REGISTERED No. 37069 PROFESSIONAL ENGINEER JESSE N. BUSH
11-1-21

PROJECT: 21045

SHEET
C2.0