



ZONING AND SETBACK INFORMATION:	
ZONING= C-C (CONDITIONAL TO C-N USES)	
FRONT BUILDING SETBACK: 45 FT (PLAT PCA 2590)	
SIDE BUILDING SETBACK: 0 FEET	
REAR BUILDING SETBACK: 12 FEET	
ALLOWABLE IMPERVIOUS AREA: 75%	
IMPERVIOUS AREA PROPOSED: 62.8%	
PARKING SPACES:	
BLDG SUPPLIES SQ. FT.	5,000 SF (INTERIOR SALES AREA)
REQUIRED SPACES	20 EA (4 PER 1,000 SF OF INSIDE SALES AREA)
OFFICE SPACE (PROFESSIONAL SERVICES)	21,250 SF
REQUIRED SPACES	64 EA (3 PER 1,000 SF OF GFA)
TOTAL SPACES PROVIDED	84 EA

DRAWN BY		CHECKED BY		PROJECT		CDD FILE		DATE	
N/C		J/NB		25062				06/25/25	
DATE		DATE		DATE		DATE		DATE	

PRELIMINARY LAYOUT PLAN FOR:  
**BROOKFIELD DR. DEVELOPMENT**  
LOCATED IN L.L. 58 OF THE 11TH L.D.  
OF LOWNEDES COUNTY, GEORGIA

12

STONES

ENGINEERING CO.

2944 DASHER JOHNSON ROAD  
VALDOSTA, GA 31606  
229-474-4060  
INFO@12STONES.BIZ

PROJECT:	25062
SHEET	C3.0

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 COMPANY, INC. 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.

