SYMBOL LEGEND

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

LOT REQUIREMENT NOTES:

PROPOSED ZONING:	R-10 & C-H
WATER PROVISION:	LOWNDES COUNTY WATER SYSTEM VIA WHITE WATER RD
SEWER PROVISION:	LOWNDES COUNTY SEWER SYSTEM VIA WHITE WATER RD
NUMBER OF LOTS:	265 EA
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	80 FT
MAX. IMPERVIOUS SURFACE:	50%

GENERAL NOTES:

SUBDIVISION NAME:	CEDAR SUBDIVISION
LOCATION:	LOWNDES COUNTY, GA
TAX PARCEL:	0135 038, 0135 039, 0135 105, 0135 118, & 0169 002
CURRENT ZONING:	R-1, C-H, & C-G

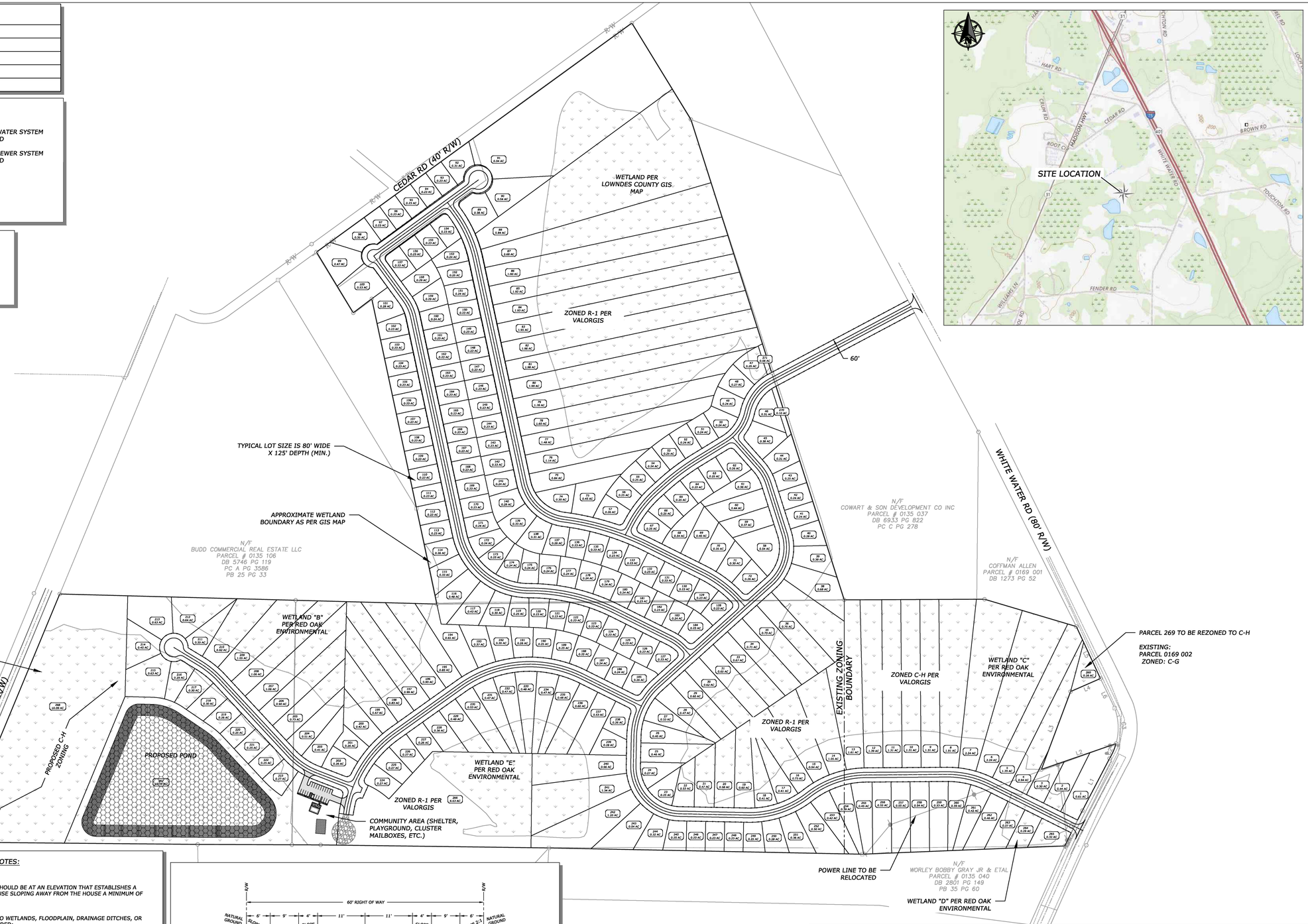
BUILDING SETBACK NOTES (R-10 ZONING):

FRONT:	30 FT (24 FT @ CORNER)
SIDE:	10 FT
REAR:	30 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

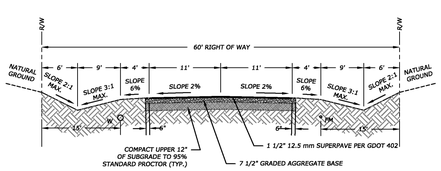
TOTAL SITE ACREAGE:	184.44 AC
PRELIMINARY LOT TOTAL:	269 LOTS



GENERAL NOTES:

1. FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM GRADE FROM THE FOUNDATION OF THE HOUSE SLOPING AWAY FROM THE HOUSE A MINIMUM OF 6 INCHES OVER 10 FEET.

2. FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES, OR DETENTION PONDS, THE FOLLOWING SHALL BE PROVIDED:
   - A. A BENCH MARK SHALL BE ESTABLISHED AT THE FRONT PROPERTY CORNER OF EVERY LOT.
   - B. A HIGHWATER MARK, BASE FLOOD ELEVATION OR HYDRAULIC ANALYSIS PERFORMED SHALL ESTABLISH THE 100 YEAR FLOOD ELEVATION ESTABLISHED.
   - C. A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT IN QUESTION A MINIMUM OF 2 FEET ABOVE THE ESTABLISHED 100 YEAR ELEVATION.
   - D. A MINIMUM OF TWO SOIL BORINGS ON OPPOSITE SIDES OF THE PROPOSED FOUNDATION SHALL BE COMPLETED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
   - E. IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM SHALL BE DESIGNED BY THE PROFESSIONAL ENGINEER WHO WAS RESPONSIBLE FOR DEVELOPMENT OF THE SUBDIVISION CONSTRUCTION PLANS AND INSTALLED.
   - F. BEFORE ANY INSPECTIONS ARE PERFORMED AND SIGNED OFF ON, A REGISTERED LAND SURVEYOR MUST CERTIFY THAT THE PROPOSED FINISHED FLOOR IS AT OR ABOVE THE MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.



TYPICAL ROADWAY SECTION

N.T.S.

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.

0 200' 400'
1" = 200'

DRAWN BY	NRC	DATE	BY	DESCRIPTION
CHECKED BY	JNB			
PROJECT	25100			
CRD FILE				
DATE	03/17/26			

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PRELIMINARY LAYOUT FOR:

CEDAR SUBDIVISION

LOCATED IN L.L. 70 & 115 OF THE 11TH L.D.
OF LOWNDES COUNTY, GA.

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

PROJECT: 25100

SHEET

P1.0