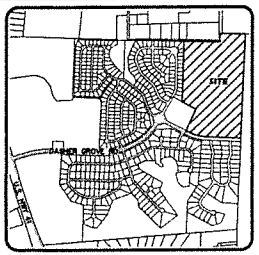
LOCATION MAP

N.T.S.



NOTE:

1. THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OF THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4).

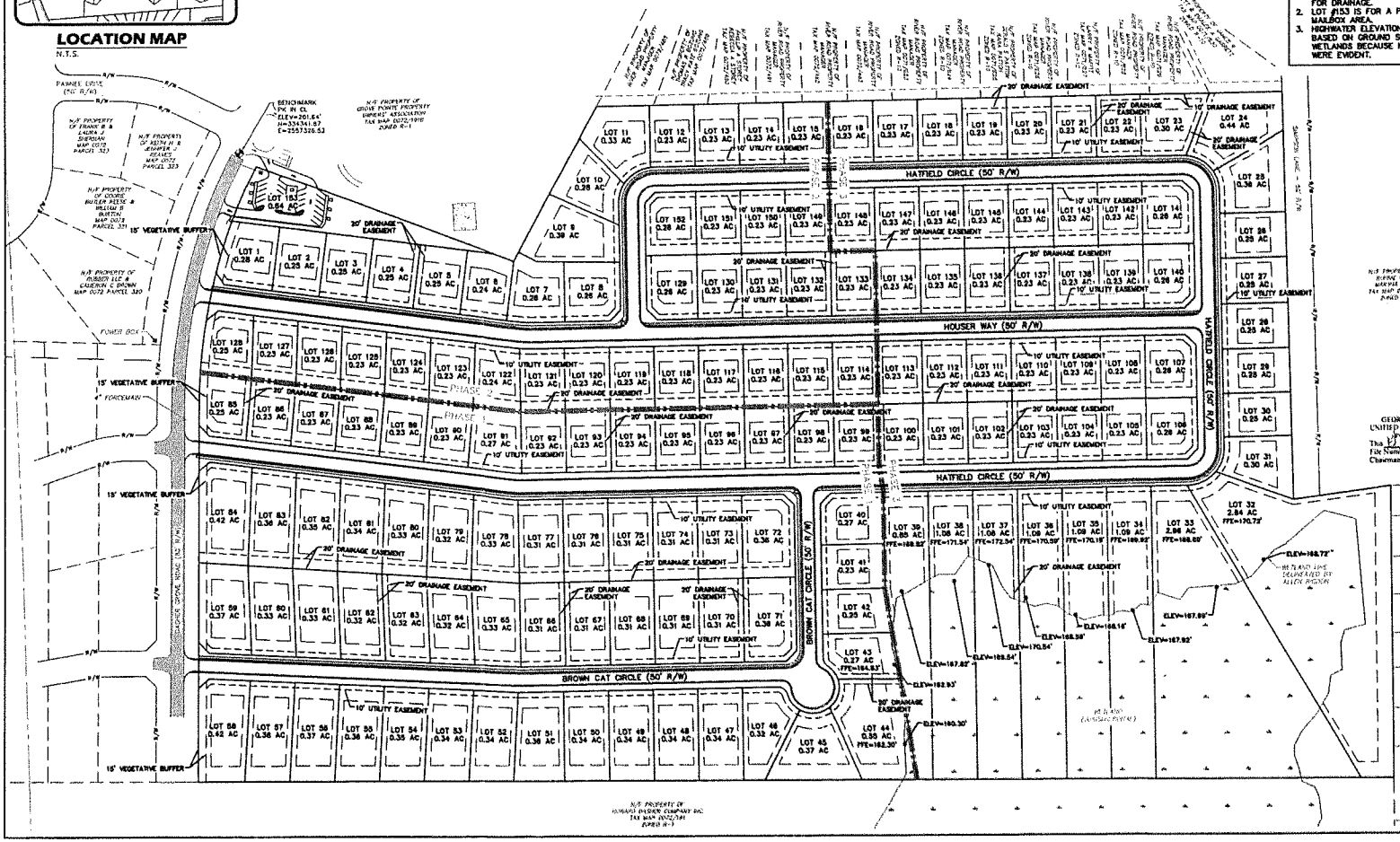
PHASE TABLE	
PHASE #	# RESIDENTIAL LOTS
PHASE 1	41
PHASE 2	58
PHASE 3	53
TOTAL	152

SITE INFORMATION

MUNICIPALITY: LOWNDES COUNTY
MAP 0072 – PARCEL 191A
LAND DISTRICT 12 – LAND LOT 38 & 9
TOTAL ACREAGE: 60.781 ACRES
CURRENT ZONING: R-10
TOTAL LOTS: 153 (INCLUDING MAILBOX LOT)
MINIMUM LOT WIDTH: 80'
SETBACKS:
FRONT: 30' FROM R/W
REAR: 30'
SIDE: 10'
CORNER: 24'
UTILITIES: PROPERTY SERVED BY LOWNDES COUNTY WATER AND SEWER
JURISDICTIONAL WETLANDS ONSITE: AS SHOWN

NOTE:

1. ALL PRIVACY FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4" FROM GROUND FOR DRAINAGE.
2. LOT #153 IS FOR A PARKING LOT AND MAILBOX AREA.
3. HIGHWATER ELEVATIONS WERE ESTABLISHED BASED ON GROUND SHOTS AT THE EDGE OF WETLANDS BECAUSE NO HIGHWATER MARKS WERE EVIDENT.



LEA
CIVIL • ARCHITECTURAL • ENVIRONMENTAL

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GROVE POINTE, LLC

GROVE POINTE PHASE V

LAND LOT 39 & 9
OF THE
12TH LAND DISTRICT
LOWNDES COUNTY
STATE OF GEORGIA

REVISIONS	
DATE	DESCRIPTION

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 INCH = 100 FEET

SCALE:	1"=100'
DESIGNED BY:	DBA
CHECKED BY:	MCM
SUBMITTAL DATE:	03/13/19
JOB NO.	0219-11

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
MICHAEL CLAYTON MCCRAW

PRELIMINARY PLAT (OVERALL)

V-1

1 OF 5 SHEETS