

ANDERSON FARMS SECTION I

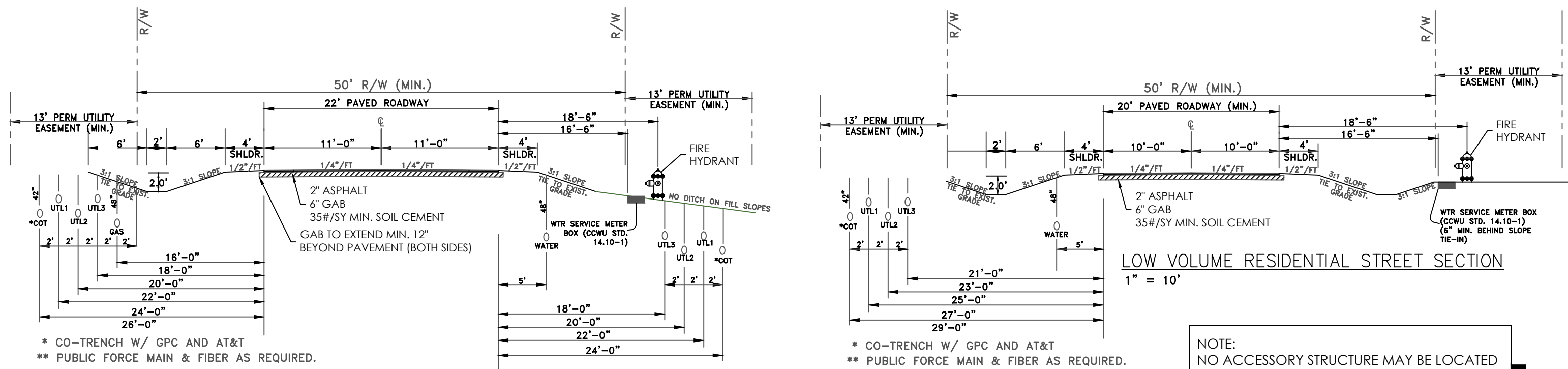
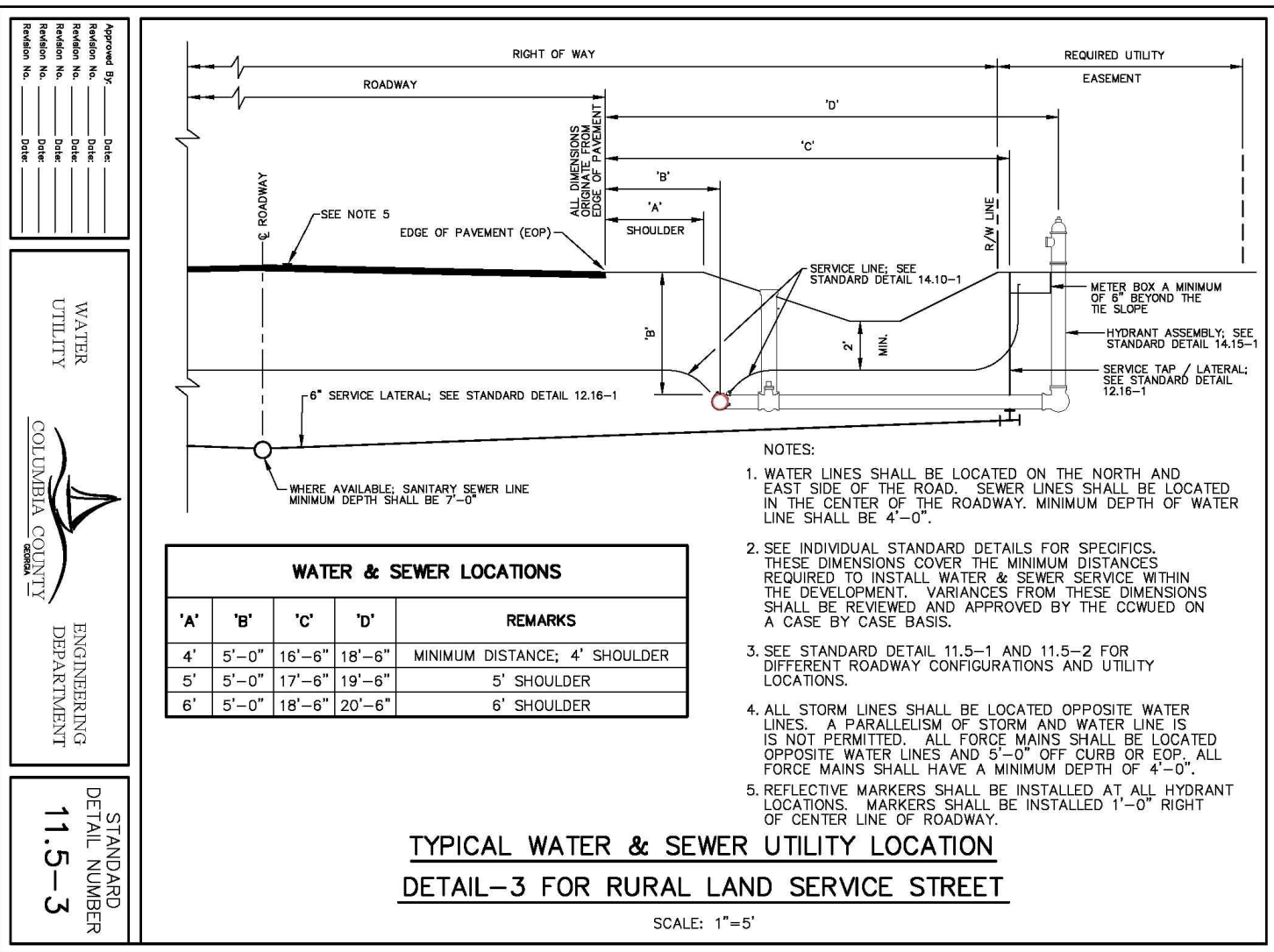
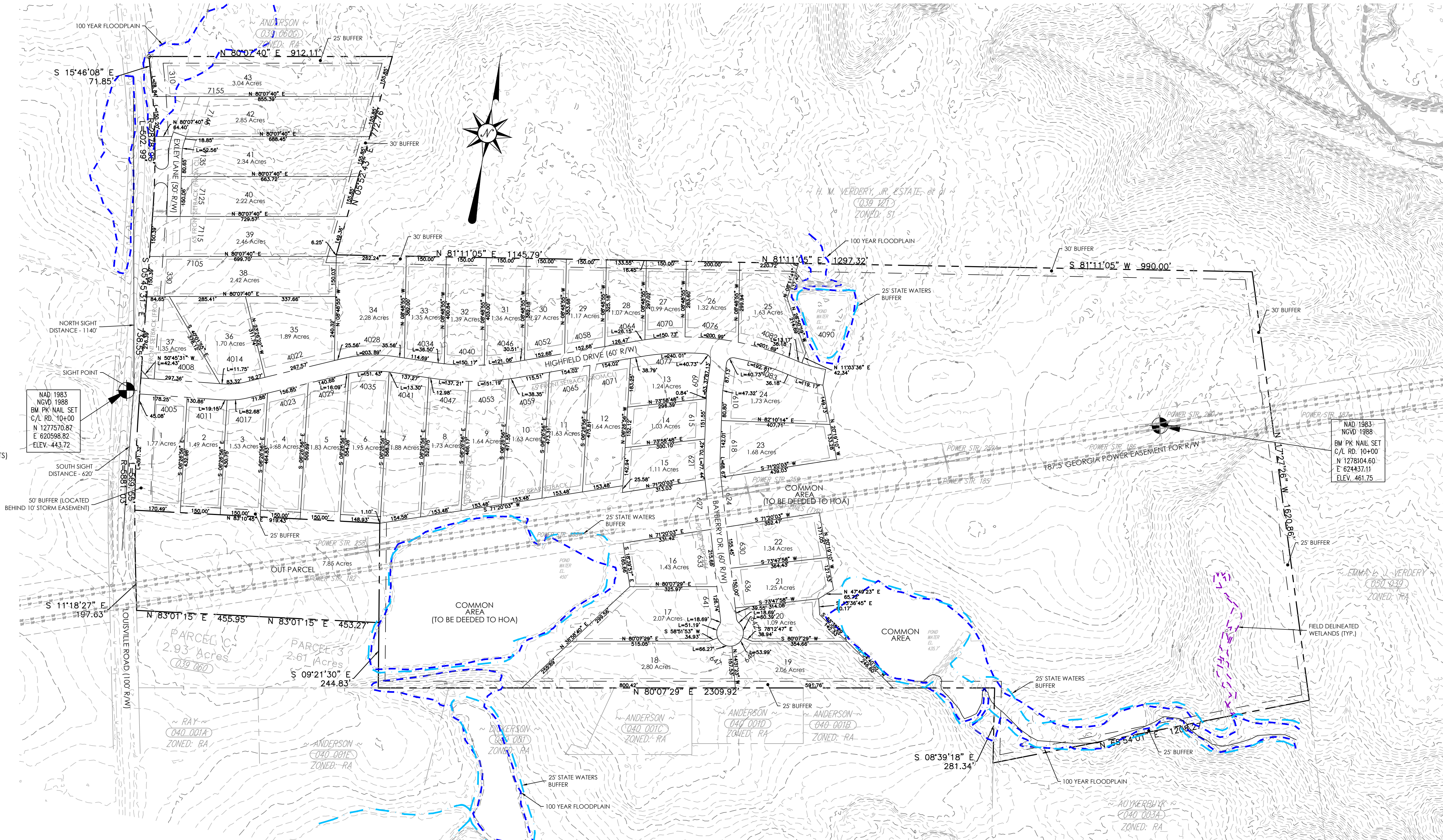
LOT NO.	LOT AREA (ACRES)	LOT NO.	LOT AREA (ACRES)
1	1.77	25	1.63
2	1.49	26	1.32
3	1.53	27	0.99
4	1.68	28	1.07
5	1.83	29	1.17
6	1.95	30	1.27
7	1.88	31	1.36
8	1.73	32	1.39
9	1.64	33	1.35
10	1.63	34	2.28
11	1.63	35	1.89
12	1.64	36	1.70
13	1.24	37	1.35
14	1.03	38	2.42
15	1.11	39	2.46
16	1.43	40	2.22
17	2.07	41	2.34
18	2.80	42	2.85
19	2.06	43	3.04
20	1.09		
21	1.25		
22	1.34		
23	1.68		
24	1.73		

PROJECT DATA

TAX PARCEL NO.: 039 060H
 PARCEL ADDRESS: LOUISVILLE ROAD
 TOTAL PARCEL ACREAGE: 169.16 ACRES
 SECTION I ACREAGE: 96.07 ACRES
 SECTION I OPEN SPACE: 9.87 ACRES
 NO. LOTS: 43
 LOT DENSITY: 0.40 LOTS/ACRE
 PROPOSED ZONING: R1
 MINIMUM LOT SIZE: 40,000 SQ. FT.
 WATER: SERVED BY COLUMBIA CO. ON-SITE SEPTIC SYSTEMS
 FRONT SETBACK: 115' FROM CL (LOUISVILLE ROAD)
 FRONT SETBACK: 65' FROM CL (SUBDIVISION STREETS)
 SIDE SETBACK: 25'
 REAR SETBACK: 10'
 SETBACK OFF BUFFER: 10'

LOTS CONTAINING FLOODPLAIN

LOT NO.	BFE	MIN. FFE
42	405.7	408.7
43	396.2	399.2



NOTES:

- ANY FILL AREA UNDER ROADWAY EXCEEDING 18" SHALL REQUIRE REPORTS FROM A CERTIFIED TEST LABORATORY SHOWING COMPACTION TO BE AT LEAST 100% DRY DENSITY AS SHOWN BY STANDARD PROCTOR COMPACTION TESTS.
- ANY AREAS OF INADEQUATELY COMPACTED SUBBASE OR BASE MATERIAL OF ANY NATURE SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL COMPACTED TO AT LEAST 100% MAXIMUM DENSITY BEFORE ANY PAVING IS APPLIED.
- NO PAVING CONTRACTOR SHALL BEGIN TO APPLY PAVING WITHOUT WRITTEN COMPACTION RESULTS OR SEVE ANALYSIS IN HAND OR A RELEASE FROM THE COUNTY ENGINEERING DEPARTMENT. COLUMBIA COUNTY WILL NOT ACCEPT THE ROADWAY FOR WARRANTY UNTIL ALL MATERIALS MEET THE STANDARD SPECIFICATIONS.
- SUBBASE TO MEET D.O.T. SECTION 810.01 FOR CLASS 1-A MATERIAL.
- BASE MATERIAL TO MEET D.O.T. SECTION 810.01, COMPACTED TO 100% STANDARD PROCTOR.
- THICKNESS OF BASE & SURFACE COURSE SHALL BE I.A.W. THE PAVEMENT SYSTEM DESIGN AS SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE COUNTY ENGINEER. HOWEVER, EACH SHALL BE NO LESS THAN 6" & 2" COMPACTED IN PLACE RESPECTIVELY.
- THIS STANDARD IS GIVEN FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT. HEAVY INDUSTRIAL OR HIGH TRAFFIC AREAS MAY REQUIRE SUBSTANTIAL CHANGES TO THIS DESIGN AND SHOULD BE DESIGNED ACCORDINGLY.
- ALL ADDITIONAL POINTS OF ACCESS ALONG COLLECTOR ROAD NOT SHOWN ON THIS PLAN TO BE REVIEWED AND APPROVED BY COLUMBIA COUNTY ENGINEERING DEPARTMENT.

*Reduced paving sections will be considered only if developer provides a pavement design that meets the county's requirements. Pavement design must be prepared by professional engineer. Engineering services to be contacted for minimum required design criteria.



ANDERSON FARMS PLAN

ANDERSON FARMS SECTION I

TAX PARCELS 039 060H, 169.16 ACRES
 COLUMBIA COUNTY, GEORGIA

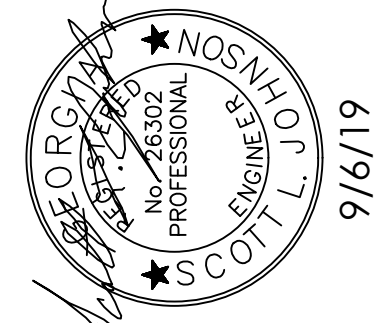
DATE: 6/17/19
 SCALE: 1"=200'
 DESIGNED BY: SLJ
 CHECKED BY: LHH

ACAD FILE: 18-092
 DRAWING NO: 18-092-2

SHEET NO. 2
 OF 28 SHEETS

REVISION BLOCK

DATE	DESCRIPTION
8/7/19	AS PER COUNTY COMMENTS
9/6/19	AS PER COUNTY COMMENTS



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