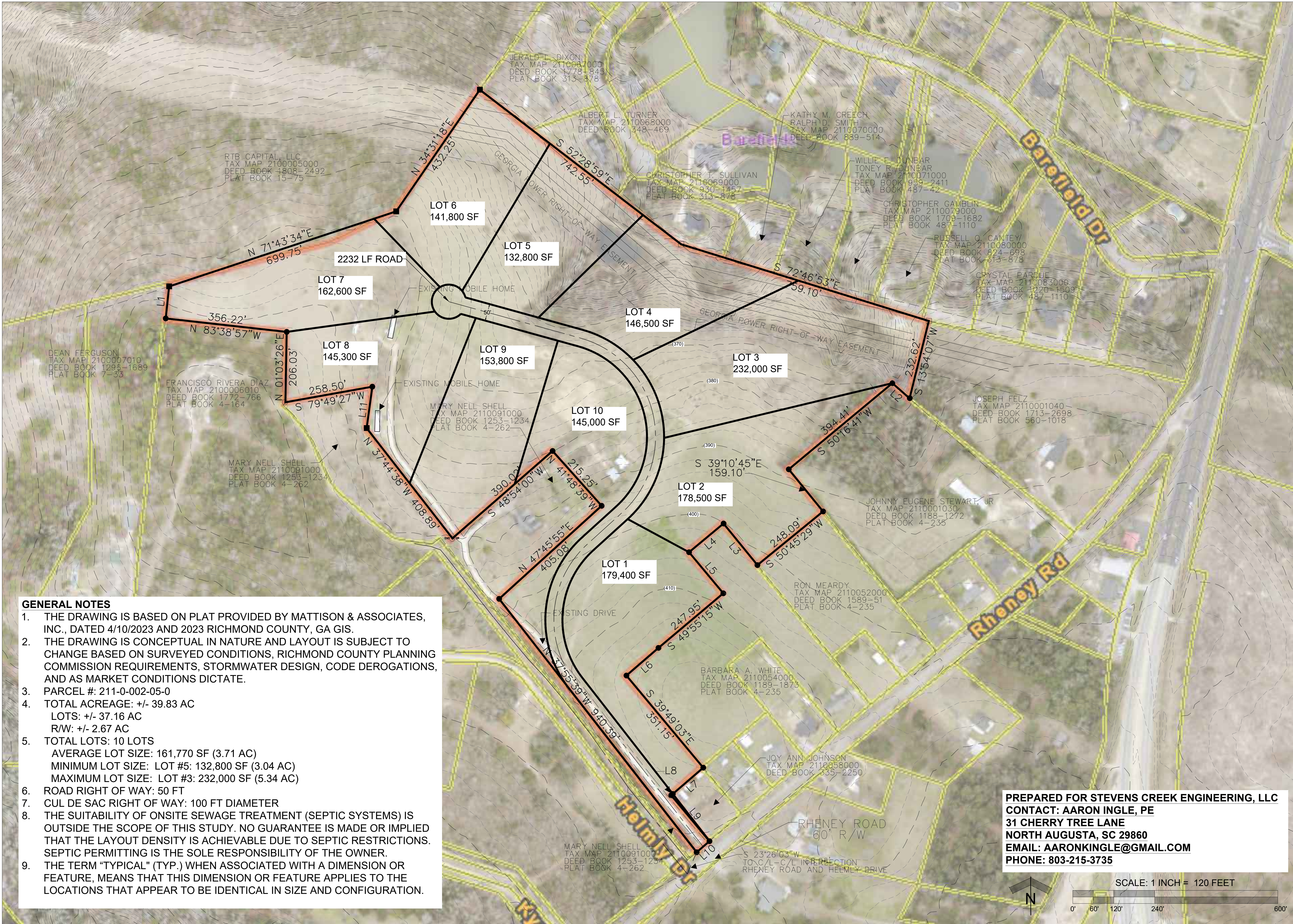




GENERAL NOTES

1. THE DRAWING IS BASED ON PLAT PROVIDED BY MATTISON & ASSOCIATES, INC., DATED 4/10/2023 AND 2023 RICHMOND COUNTY, GA GIS.
2. THE DRAWING IS CONCEPTUAL IN NATURE AND LAYOUT IS SUBJECT TO CHANGE BASED ON SURVEYED CONDITIONS, RICHMOND COUNTY PLANNING COMMISSION REQUIREMENTS, STORMWATER DESIGN, CODE DEROGATIONS, AND AS MARKET CONDITIONS DICTATE.
3. PARCEL #: 211-0-002-05-0
4. TOTAL ACREAGE: +/- 39.83 AC
LOTS: +/- 37.16 AC
R/W: +/- 2.67 AC
5. TOTAL LOTS: 10 LOTS
AVERAGE LOT SIZE: 161,770 SF (3.71 AC)
MINIMUM LOT SIZE: LOT #5: 132,800 SF (3.04 AC)
MAXIMUM LOT SIZE: LOT #3: 232,000 SF (5.34 AC)
6. ROAD RIGHT OF WAY: 50 FT
7. CUL DE SAC RIGHT OF WAY: 100 FT DIAMETER
8. THE SUITABILITY OF ONSITE SEWAGE TREATMENT (SEPTIC SYSTEMS) IS OUTSIDE THE SCOPE OF THIS STUDY. NO GUARANTEE IS MADE OR IMPLIED THAT THE LAYOUT DENSITY IS ACHIEVABLE DUE TO SEPTIC RESTRICTIONS. SEPTIC PERMITTING IS THE SOLE RESPONSIBILITY OF THE OWNER.
9. THE TERM "TYPICAL" (TYP.) WHEN ASSOCIATED WITH A DIMENSION OR FEATURE, MEANS THAT THIS DIMENSION OR FEATURE APPLIES TO THE LOCATIONS THAT APPEAR TO BE IDENTICAL IN SIZE AND CONFIGURATION.

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****PRELIMINARY****
FOR REVIEW PURPOSE ONLY

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