

NOTE:
 THE 35.17 ACRE OPEN SPACE PARCEL IS
 INTENDED TO BE DEEDED TO THE
 HOMEOWNER'S ASSOCIATION.

NOTE:
 ROAD RIGHT-OF-WAYS SHALL BE PRIVATE AND
 DEEDED TO THE HOMEOWNER'S ASSOCIATION.

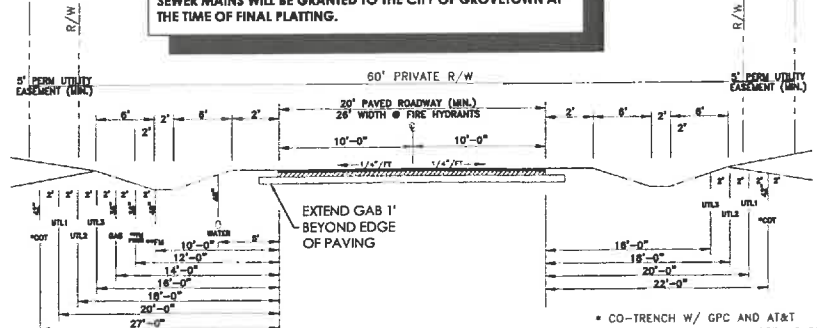
POWER & COMMUNICATION LINES MAY BE
 OVERHEAD. IF SO, THE 13' PERMANENT UTILITY
 EASEMENT WILL NOT BE REQUIRED.

NOTE:
 APPROVAL OF THESE PLANS DOES NOT RELIEVE CONTRACTOR OF
 THE RESPONSIBILITY OF ADHERING TO THE WEIGHT LIMITS
 PRESCRIBED ON CITY MAINTAINED ROADS FOR HAULING
 EQUIPMENT AND MATERIALS TO AND FROM THE SITE.

NOTE:
 THIS SITE IS UNDER THE JURISDICTION OF THE COLUMBIA
 COUNTY FIRE DEPARTMENT. THE MAXIMUM SPACING
 BETWEEN FIRE HYDRANTS IS 1,000' AND THE MINIMUM WA
 MAIN SIZE IS 6".

NO DISTURBANCE SHALL OCCUR
 TO THE WETLANDS/STREAM SEGMENT
 UNTIL THE ACOE PERMIT IS OBTAINED
 AND FILED WITH COLUMBIA COUNTY

NOTE:
 A PERMANENT 20' UTILITY EASEMENT, CENTERED OVER THE WATER
 AND SEWER MAINS, AND AN INGRESS/EGRESS EASEMENT ALONG
 BOTH PRIVATE ROADS FOR THE ENTIRE LENGTHS OF THE WATER AND
 SEWER MAINS WILL BE GRANTED TO THE CITY OF GROVETOWN AT
 THE TIME OF FINAL PLATTING.



- NOTES:
1. ANY FILL AREA UNDER ROADWAY EXCEEDING 18" SHALL REQUIRE REPORTS FROM A CERTIFIED TEST LABORATORY SHOWING COMPACTION TO BE AT LEAST 92% MAXIMUM DRY DENSITY AS SHOWN BY MODIFIED PROCTOR COMPACTION TESTS.
 2. 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.
 3. NO PAVING CONTRACTOR SHALL BEGIN TO APPLY PAVING WITHOUT WRITTEN COMPACTION RESULTS OR SIEVE 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.
 4. SUBBASE TO MEET D.O.T. SECTION 810.01 FOR CLASS 1-A MATERIAL.
 5. BASE MATERIAL TO MEET D.O.T. SECTION 815.01, COMPACTED TO 100% STANDARD PROCTOR.
 6. THICKNESS OF BASE & SURFACE COURSE SHALL BE NO LESS THAN 6" & 2" COMPACTED IN PLACE RESPECTIVELY.
 7. 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.
 8. ALL ADDITIONAL POINTS OF ACCESS ALONG COLLECTOR ROAD NOT SHOWN ON THIS PLAN TO BE REVIEWED AND APPROVED BY COLUMBIA COUNTY ENGINEERING DEPARTMENT.

LOT FLOODPLAIN DATA

LOT NO.	TOTAL AREA (AC)	AREA IN 50 IN FLOODPLAIN (AC)	% IN FLOODPLAIN
7	4.44	1.45	31.3%
13	3.37	0.66	19.6%
14	2.48	1.19	44.4%
15	1.90	0.49	25.8%
16	1.95	0.71	36.4%
17	2.03	0.71	35.0%
18	2.09	0.55	26.3%
19	2.11	0.52	24.6%
20	2.10	0.68	32.4%
21	2.07	0.81	39.1%
22	2.04	0.88	43.1%
23	1.81	0.86	47.5%
24	2.58	0.90	34.9%
25	2.58	0.85	32.9%

MARSHALL MILLS LOT DATA

LOT NO.	LOT AREA (ACRES)	LOT WIDTH (AT MBL)	LOT NO.	LOT AREA (ACRES)	LOT WIDTH (AT MBL)
1	1.06	219.42'	21	2.07	150.29'
2	1.48	155.27'	22	2.04	142.36'
3	1.54	115.85'	23	1.81	90.76'
4	1.72	91.26'	24	2.58	95.25'
5	2.32	92.49'	25	2.58	---
6	3.36	99.49'	26	3.41	---
7	4.44	150.20'	27	2.74	697.19'
8	1.60	183.03'	28	3.94	1,865.67'
9	1.43	144.74'			
10	1.51	141.89'			
11	1.49	140.21'			
12	1.54	150.22'			
13	3.37	171.28'			
14	2.68	233.06'			
15	1.90	223.32'			
16	1.95	152.99'			
17	2.03	151.42'			
18	2.09	150.43'			
19	2.11	150.03'			
20	2.10	150.18'			

REVISION BLOCK

DATE	REVISION
4/25/24	AS PER COUNTY & CITY COMMENTS
8/14/24	AS PER COUNTY & CITY COMMENTS
8/22/24	AS PER GROVETOWN COMMENTS
11/6/24	AS PER OWNER COMMENTS
1/9/25	AS PER COUNTY & CITY COMMENTS
2/4/25	AS PER COUNTY COMMENTS



CIVILDESIGN
 SOLUTIONS
 371 MAIN STREET
 P.O. BOX 603
 706.465.0900 OFFICE
 706.465.0909 FAX

OVERALL DEVELOPMENT PLAN
 MARSHALL MILLS
 TAX PARCEL 052 101
 102.8 ACRES

DATE: 5/7/24
 SCALE: 1"=100'
 DESIGNED BY:
 CHECKED BY: L
 ACAD FILE: 24-1
 DRAWING NO: 24-111