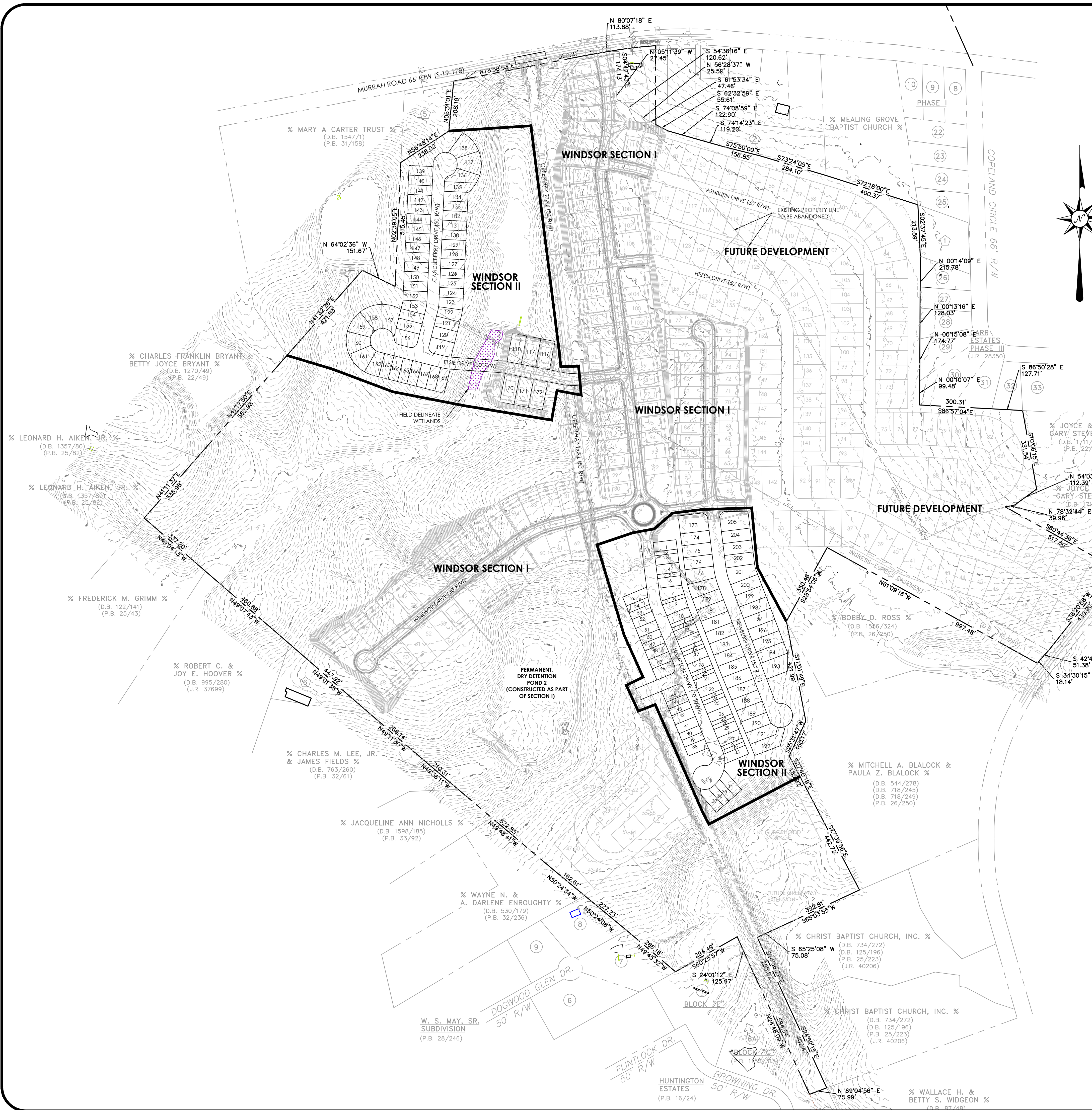




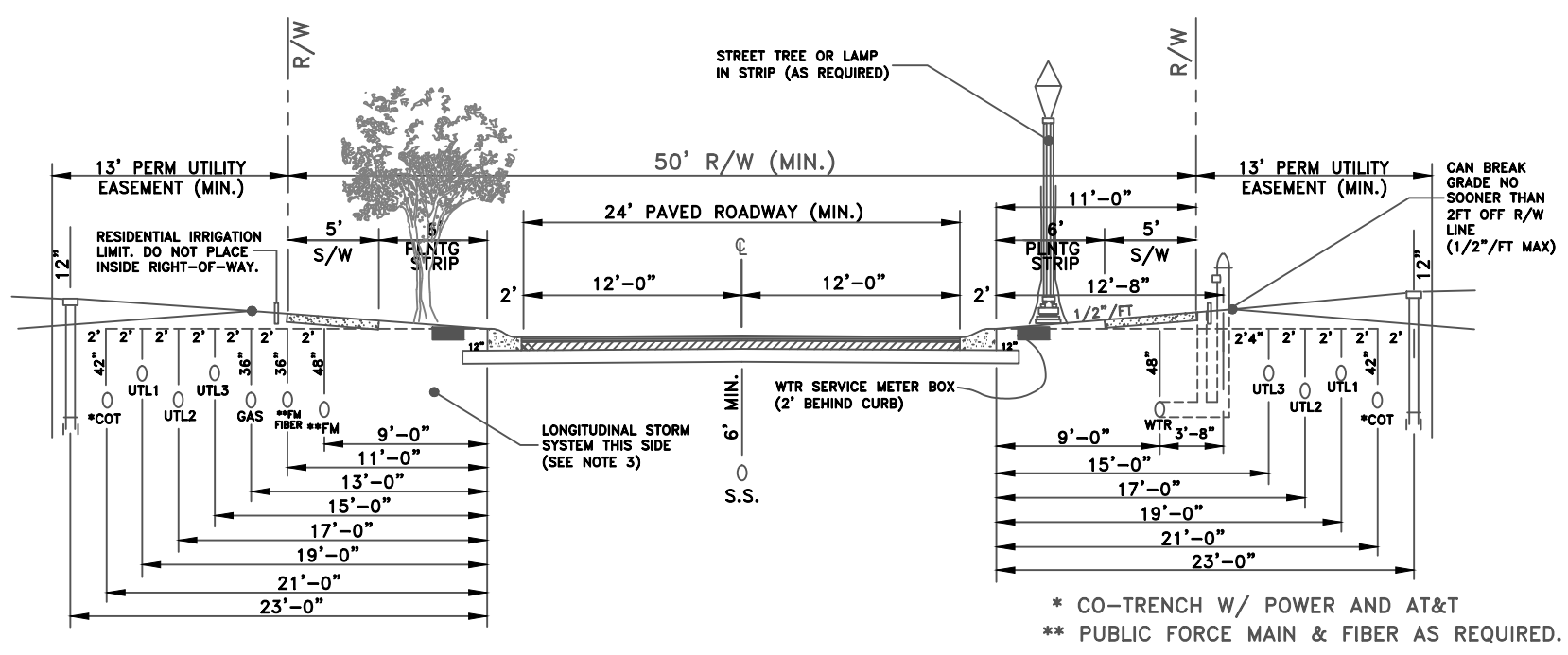
WINDSOR - SECTION II

ZONING - PUD
PROP. DENSITY - 2.42 LOTS/ACRE
NO. SINGLE FAMILY LOTS SECTION II - 90
MIN. LOT SIZE - 4,000.0 SQ. FT.
FRONT SETBACK - 15 FT. FROM R/W
SIDE SETBACK - 5 FT.
REAR SETBACK - 10 FT.
NO. TOWNHOME LOTS SECTION II - 55

TOTAL ACREAGE OF PROPERTY - 180.94 ACRES

NOTE:
NO ACCESSORY STRUCTURE MAY BE LOCATED
WITHIN 5 FEET OF ANY SIDE OR REAR PROPERTY
LINE.

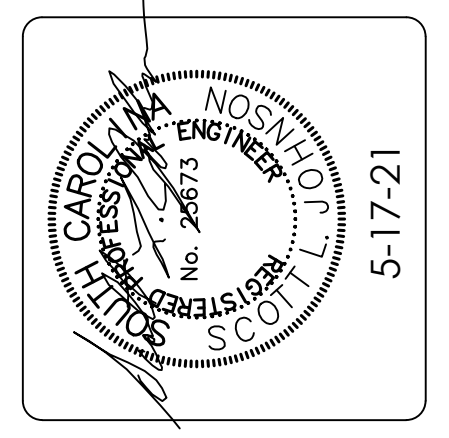
NOTE:
PLANS PREPARED IN STATE PLANE
COORDINATES NAD 83 AND USING VERTICAL
DATUM BASED ON NAVD 88.



RESIDENTIAL STREET UTILITY SECTION - 6 Ft. PLANTER STRIP
SINGLE FAMILY RESIDENTIAL W/ DRIVEWAY ACCESS
1" = 10'

- NOTES:**
1. 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.
 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 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.
 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

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY





706.465.0900 OFFICE
706.465.0909 FAX
civildesignsolutions.com

371 MAIN STREET
P.O. BOX 603
WARRENTON, GA 30828

OVERALL DEVELOPMENT PLAN

WINDSOR - SECTION II
WEST FIVE NOTCH ROAD
180.94 TOTAL ACRES
EDGEFIELD COUNTY, SOUTH CAROLINA

DATE:	5/17/21
SCALE:	1"=200'
DESIGNED BY:	SLJ
CHECKED BY:	LHH
ACAD FILE:	21-039
DRAWING NO:	21-039-2
SHEET NO.	2
OF 21 SHEETS	