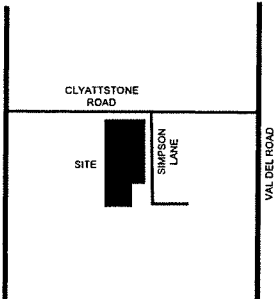


**LOCATION MAP**



GEORGIA, LOWNDES COUNTY  
UNIFIED LAND DEVELOPMENT CODE  
APPROVED  
This 10th day of June, 2021, 5:16 am  
File Number: PSD-2021-05  
Chairman, Technical Review Committee

**PARKS, PICNIC AREAS, TRAILS & STORMWATER POND OWNERSHIP:**  
PROVISIONS FOR THE PERMANENT OWNERSHIP, OPERATION AND MAINTENANCE OF PARKS, PICNIC AREAS, TRAILS AND STORMWATER PONDS SHALL BE PROVIDED BY COVENANT, DEED RESTRICTION, EASEMENT, OR OWNERSHIP BY AND FOR THE BENEFIT OF A PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

**UTILITY CONNECTIONS:**  
AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER 6.02.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER 6.03.04, ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.

**SITE DEVELOPMENT NOTES:**

- PARK, PICNIC AREA, AND TRAILS - MINIMUM AREA OF 2.0 ACRES
- CLUSTER MAIL BOX CENTER WITH 4 PARKING SPACES INSTALLED BY DEVELOPER.
- 4' WIDE SIDEWALK ON ONE SIDE OF EACH STREET (INSTALLED ON A PER LOT BASIS BY HOME BUILDER)
- 10' UTILITY EASEMENT BEHIND ROW ON EACH LOT
- LOTS ABUTTING CLYATTSTONE ROAD OR WITHIN 1,000 FEET OF CLYATTSTONE ROAD ON SIMPSON LANE SHALL BE A MINIMUM OF 0.5 ACRES IN SIZE
- ALL LOTS SHALL FRONT INTERIOR ROADS.

• LOTS SIZES:  
 \*\* HALF-ACRE: 1, 54, 74-81  
 \*\* 15,000 SF: 2-10, 26, 27, 33-38, 50-53, 72, 73  
 \*\* 10,000 SF: 11-25, 28-32, 40-43, 55-71

**SITE INFORMATION**  
MUNICIPALITY: LOWNDES COUNTY  
MAP #21 - PARCEL 098  
LAND DISTRICT 13 - LAND LOT 38  
TOTAL ACRES: 40.286 ACRES  
CURRENT ZONING: R-10 W/CONDITIONS  
TOTAL LOTS: 81  
MINIMUM LOT WIDTH: 80'  
MINIMUM LOT AREA: 10,000 SF  
SETBACKS:  
FRONT: 60' FROM C/L  
REAR: 30'  
SIDE: 10'  
CORNER: 48' FROM C/L  
UTILITIES: LOWNDES COUNTY WATER AND SEWER

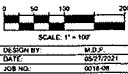


**BALLANTYNE**  
FOR  
**STOKER DEVELOPMENT, LLC**  
LOWNDES COUNTY, GA

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