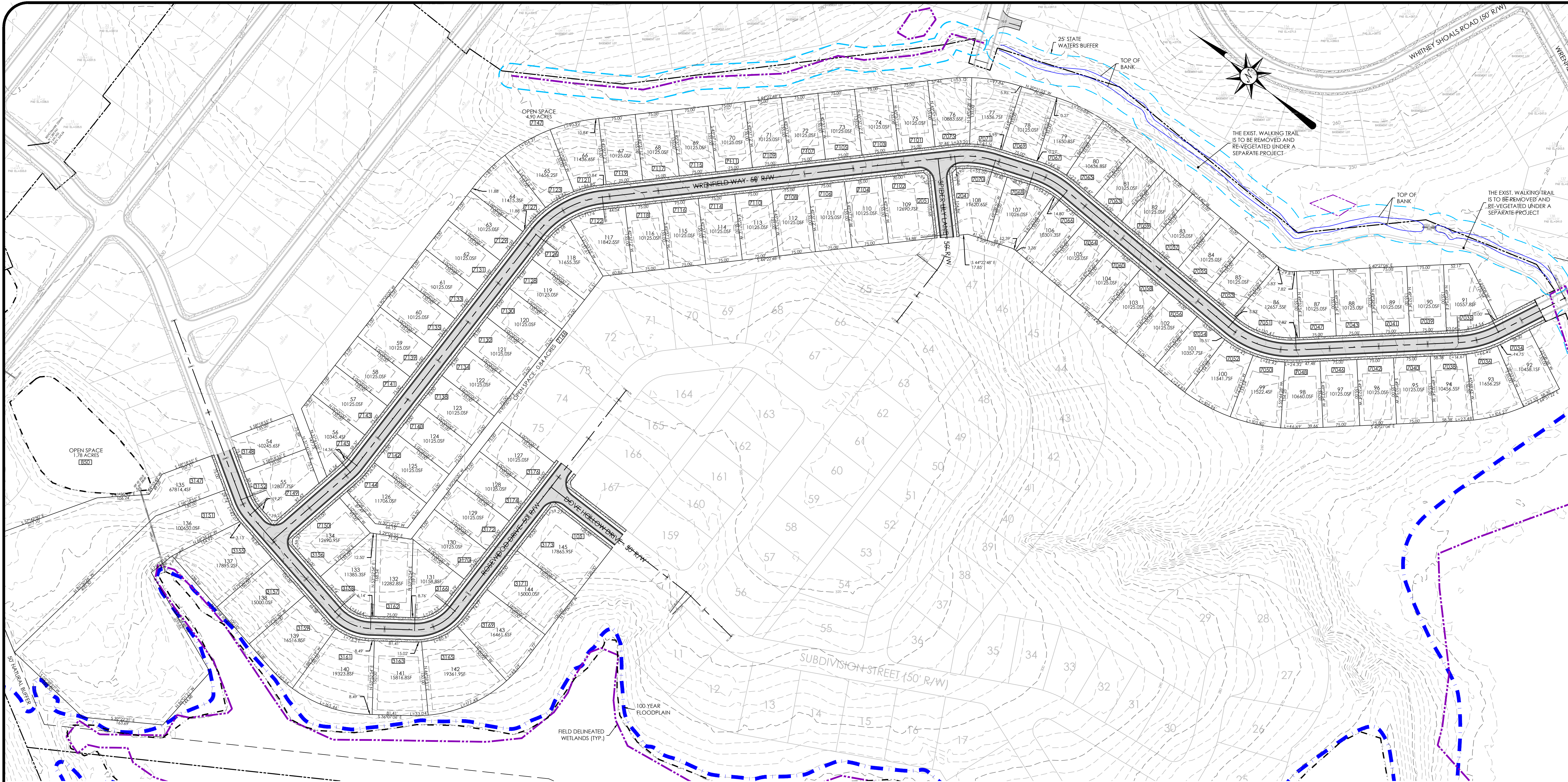




ALL ROADS WITHIN DEVELOPMENT
COLUMBIA COUNTY PAVEMENT SECTION B-S*
1.25" 9.5mm SP (TP 2) ASPHALTIC CONCRETE SURFACE COURSE
3" 19mm ASPHALTIC CONCRETE BINDER COURSE
8" GRADED AGGREGATE BASE COURSE
TOP 8" SUBGRADE MIXED WITH SOIL-CEMENT AND COMPACTED
TO 100% STANDARD PROCTOR (AS PER GEOTECH RECOMM.)

* -AS OF THE APPROVAL OF THESE PLANS BY COLUMBIA COUNTY,
THIS PAVEMENT SECTION IS NOT APPROVED FOR CONSTRUCTION.
A PAVEMENT SECTION, MEETING THE REQUIREMENTS SET FORTH
IN THE "DESIGN SUPPLEMENT A COLUMBIA COUNTY
PAVEMENT SYSTEM DESIGN REQUIREMENTS" IS REQUIRED TO BE
SUBMITTED TO AND APPROVED BY COLUMBIA COUNTY PRIOR
TO THE MIXING OF CEMENT OR PLACEMENT OF ANY BASE
MATERIAL.

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

NOTE:
A SOILS TESTING COMPANY SHALL COLLECT SAMPLES OF THE
ROADWAY SECTION AFTER MASS GRADING OPERATIONS ARE
COMPLETED IN ORDER TO DETERMINE THE OPTIMUM AMOUNT
OF SOIL-CEMENT REQUIRED. THESE RESULTS ALONG WITH A
PAVEMENT DESIGN WILL BE PROVIDED TO COLUMBIA COUNTY
PRIOR TO PAVING.

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 COMPACTION 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, COMPACTED TO 100% STANDARD PROCTOR.
5. BASE MATERIAL TO MEET D.O.T. SECTION 810.01, 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.
8. 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.

HIGHLAND LAKES WEST SECTION II

LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)	LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)	LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)
54	10245.6	0.28	85	10,125.0	0.23	116	10,125.0	0.23
55	12607.7	0.29	86	12,657.5	0.29	117	11,842.5	0.27
56	10245.6	0.28	87	10,125.0	0.23	118	11,455.3	0.27
57	10,125.0	0.23	88	10,125.0	0.23	119	10,125.0	0.23
58	10,125.0	0.23	89	10,125.0	0.23	120	10,125.0	0.23
59	10,125.0	0.23	90	10,125.0	0.23	121	10,125.0	0.23
60	10,125.0	0.23	91	10,557.8	0.24	122	10,125.0	0.23
61	10,125.0	0.23	92	10,458.1	0.24	123	10,125.0	0.23
62	10,125.0	0.23	93	11,656.2	0.27	124	10,125.0	0.23
63	10,125.0	0.23	94	10,456.5	0.24	125	10,125.0	0.23
64	11,415.3	0.26	95	10,125.0	0.23	126	11,706.0	0.27
65	11,656.2	0.27	96	10,125.0	0.23	127	10,125.0	0.23
66	11,436.4	0.26	97	10,125.0	0.23	128	10,125.0	0.23
67	10,125.0	0.23	98	10,440.0	0.24	129	10,125.0	0.23
68	10,125.0	0.23	99	11,822.4	0.26	130	10,125.0	0.23
69	10,125.0	0.23	100	11,541.7	0.26	131	10,158.8	0.23
70	10,125.0	0.23	101	10,357.7	0.24	132	12,282.8	0.28
71	10,125.0	0.23	102	10,125.0	0.23	133	11,385.3	0.26
72	10,125.0	0.23	103	10,125.0	0.23	134	12,690.9	0.29
73	10,125.0	0.23	104	10,125.0	0.23	135	67,814.4	1.56
74	10,125.0	0.23	105	10,125.0	0.23	136	100,650.0	2.31
75	10,125.0	0.23	106	10,301.3	0.24	137	17,895.2	0.41
76	10,883.5	0.25	107	11,926.0	0.25	138	15,000.0	0.34
77	11,536.7	0.26	108	11,620.6	0.27	139	16,516.8	0.38
78	10,125.0	0.23	109	12,490.7	0.29	140	19,323.8	0.44
79	11,650.8	0.27	110	10,125.0	0.23	141	15,816.8	0.36
80	10,636.8	0.24	111	10,125.0	0.23	142	17,361.9	0.44
81	10,125.0	0.23	112	10,125.0	0.23	143	16,461.6	0.38
82	10,125.0	0.23	113	10,125.0	0.23	144	15,000.0	0.34
83	10,125.0	0.23	114	10,125.0	0.23	145	17,845.9	0.41
84	10,125.0	0.23	115	10,125.0	0.23			

NOTE:
THE TOTAL AREA OF PREVIOUS BUFFER
ENCROACHMENT IS 8,207.60 S.F. (0.19
ACRES).

NOTE:
THE TOTAL LENGTH OF PREVIOUS BUFFER
ENCROACHMENT IS 915 L.F.

NOTE:
ALL DRIVEWAYS SHALL BE A MINIMUM
OF 25 FEET AS MEASURED FROM THE
BACK OF THE SIDEWALK.

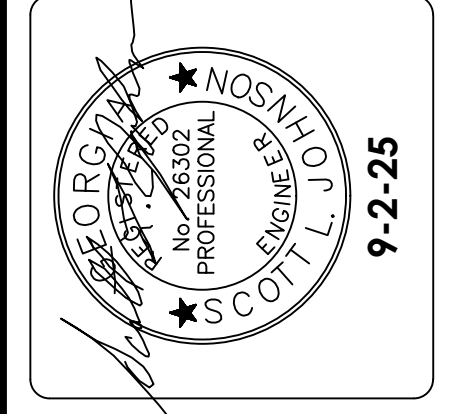
NOTE:
SIDEWALKS NOT RELATED TO BUILDING LOTS
MUST BE INSTALLED BY THE DEVELOPER PRIOR
TO EXPIRATION OF THE WARRANTY PERIOD.

NOTE:
ALL SIDEWALKS SHALL BE HANDICAP
ACCESSIBLE AT ALL STREET AND ROAD
CROSSINGS & TO BE INSTALLED BY
DEVELOPER.

NOTE:
ALL SIDEWALKS PLACED IN FRONT OF LOTS TO BE
INSTALLED BY HOMEOWNER. ALL PEDESTRIAN PATHS
OR SIDEWALKS PLACED IN FRONT OF OR WITHIN OPEN
SPACE TO BE INSTALLED BY DEVELOPER. FOR THE CASE
OF THIS PROJECT, THE HOMEOWNER AND DEVELOPER
ARE THE SAME ENTITY.



REVISION BLOCK					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
3/12/23	SLJ	AS PER COUNTY COMMENTS			
6/2/23	LHH	AS PER COUNTY COMMENTS			
7/30/23	SLJ	REVISED LIMITS OF DISTURBANCE			
8/6/23	SLJ	REVISED LIMITS OF DISTURBANCE			
8/15/23	SLJ	REVISED GRADING LOTS 65-80			
9/2/23	SLJ	AS PER COUNTY COMMENTS			



706.465.0900 OFFICE
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371 MAIN STREET
P.O. BOX 603
WARRENTON, GA 30828

SECTION II PLAN

HIGHLAND LAKES WEST SECTION II
180.80 ACRES
TAX PARCEL 060 1767
COLUMBIA COUNTY, GEORGIA

DATE:	2/10/25
SCALE:	1"=100'
DESIGNED BY:	SLJ
CHECKED BY:	LHH
ACAD FILE:	25-024
DRAWING NO:	25-024-3
SHEET NO.	3
OF 27 SHEETS	