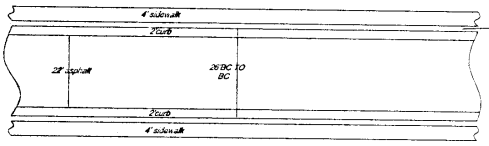


Sidewalks shall be located two(2) feet from the back of curb. Where no curbing exists or proposed road improvements are anticipated, sidewalks shall be placed in a location acceptable to the Department of Transportation. Sidewalks shall be constructed of concrete and shall be a minimum of four feet in width and four (4") inches thick. Concrete shall be Class "B" (as defined by Georgia DOT) and have a strength of 3,000 PSI at 28 days. TO BE INSTALLED ON A LOT BY LOT BASIS BY BUILDER BEFORE C.O. IS ISSUED.

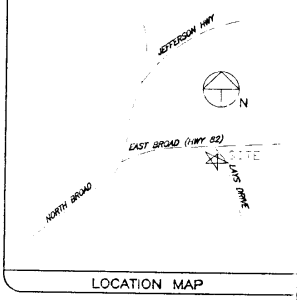
REFERENCE: BOUNDARY SURVEY BY W.T. DUNAHOO & ASSOC.

THIS PLAT IS APPROVED BY THE CITY OF WINDER.

MAYOR _____ DATE 5-15-07

PROTECTIVE COVENANTS RECORDED IN BOOK _____ PAGE _____

NOTES:
1. TOTAL AREA 21.366 ACRES, ZONED B-2
2. NO FLOOD HAZARD AS PER FIRM MAP 130497-0050A, DATED 10/16/91
3. TAX MAP WN20, PARCEL 619
4. HYDROLOGY ENGINEER: BRIAN WOOD
W.T. DUNAHOO & ASSOC.
P.O. BOX 183
WINDER, GA.
PH:770-867-3911



LOCATION MAP

GA HWY. #82 (paved) 100' R/W
A.K.A. EAST BROAD STREET

CANDLEWOOD TERRACE

EXISTING DECEL LANE

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	166.43'	100.00	180.09'	62°00'00"	34°25'36"	171.43'	S 17°50'00" W

ROBERT E. STANSELL & LEWIS H. PETREE
P.B.46 PG.125

N/F BETTY M. WALL
D.B.160 PG.46
P.B.4 PG.235

CLARA CONNER
D.B.323 PG.434
P.B.4 PG.235

J.W. LEE & LUCILLE LEE
P.B.4 PG.235

J.W. LEE & LUCILLE LEE
SECTION "B"

W. O. MASON, JR.

W.E. HOWARD

JAMES E. McKINNEY, JR.

WILLIAM O. MASON

PINKSTON FARMS
PHASE 1

EX HOUSE
EX BARN
EX BUILDING
EX SHED
EX CHAIN LINK FENCE
EX FIRE HYDRANT
8"X8" TAPPING SLEEVE W/ VALVE
EX CITY OF WINDER WATER LINE

LAYS DRIVE (paved) 70' R/W

GRAYSON DRIVE (paved) 60' R/W

A 25 feet undisturbed buffer adjacent to all streams, creeks, lakes, ponds, etc. is required to be maintained by the Soil Erosion and Sediment Control Ordinance (Article 4 Section 4.3 Paragraph 15).

PIPE CHART

PIPE #	SIZE (CMP)	LENGTH
1	36"	180.0 L.F.
2	36"	103.87 L.F.
3	30"	304.31 L.F.
4	30"	53.37 L.F.
5	24"	152.42 L.F.
6	18"	280.00 L.F.
7	24"	180.00 L.F.
8	48"	34.00 L.F.
9	18"	180.00 L.F.
9A	18"	100.00 L.F.
10	18"	60.00 L.F.
11	24"	60.00 L.F.

A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 3" per angle point and was adjusted using the Crandall rule.

This survey has been calculated for closure and is found to be accurate within one foot in 2,00+ feet.

OWNER'S CERTIFICATE AND DECLARATION:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, drains, easements and other public facilities and appurtenances thereon shown for the purposes therein expressed. The owner further certifies that either there are no wetlands on this site or such wetlands are not impacted by the development.

Dated this 13th day of June 20 07

By: _____ (Owner)

LEGEND:
N.A.E. = NO ACCESS EASEMENT
H.W. = HEAD WALL
C.B.= CATCH BASIN
R/W = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
R. = RADIUS
C.M.P. = CORRUGATED METAL PIPE
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
S.S.E. = SANITARY SEWER EASEMENT
℄ = CENTERLINE
M.H. = MAN HOLE
F.H. = FIRE HYDRANT
J.B. = JUNCTION BOX
D.I. = DROP INLET
(**) = STREET NUMBER
IPF - IRON PIN FOUND(1/2"O.T.)
IPS - IRON PIN SET (1/2"O.T.)
B.S.W. - BACK OF SIDEWALK

GRAPHIC SCALE : 1" = 100'
100 0 100 200

REVISED:
REVISED TO SHOW 20' DRAINAGE EASEMENT ALONG REAR OF LOTS 8-13

STATE OF GEORGIA
Barrow Superior Court,
Filed June 20, 2007
11:30 A.M.
Recorded
June 20 20 07
Book 60 Page 66
Gloria M. Hall
Clerk

OWNER & DEVELOPER
SCOTT RARY
397 EAST BROAD STREET
WINDER, GEORGIA 30680
PHONE: (770) 616-8557
FAX: (770) 867-2175

24 HR. CONTACT:
SCOTT RARY
(770) 616-8557

1/2" HOLLOW TOP METAL PINS MARK ALL LOT CORNERS.

FINAL PLAT FOR STATE OF GEORGIA

PINKSTON CORNERS

CITY	GMD	COUNTY	SCALE	DATE
WINDER	243	BARROW	1"=100'	12/04/06

W. T. DUNAHOO AND ASSOCIATES
P.O. BOX 183
302 W. MAY ST. (770) 867-3911 WINDER, GEORGIA