



Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
1	151040.74	3.47
2	153382.50	3.52
3	70515.88	1.62
4	44995.27	1.01
5	44777.77	1.03
6	53652.58	1.23
7	48234.22	1.11
8	143183.79	3.29
9	121253.28	2.78
10	85142.34	1.95
11	46273.96	1.06
12	54931.71	1.26
13	52349.20	1.20
14	112989.78	2.59
15	102132.59	2.34
16	110935.09	2.55
17	48215.12	1.11
18	61124.47	1.40
19	62765.29	1.44
20	218936.71	5.03
21	88718.09	2.04
22	52066.66	1.20
23	54178.70	1.24
24	56331.54	1.29
25	124881.56	2.87
26	226515.55	5.20
27	47865.45	1.10
28	77897.64	1.79
29	117028.94	2.69
30	119624.64	2.75
31	76629.32	1.76
32	52870.58	1.21
33	45527.99	1.05
34	46396.69	1.07
35	48070.73	1.10
36	54407.87	1.25
37	81992.24	1.88
38	81033.22	1.86
39	103524.44	2.38
40	52039.20	1.19
41	46133.89	1.06
42	54892.56	1.26
43	55671.21	1.28
44	62483.91	1.43
45	49639.06	1.14
46	45399.11	1.04
47	44469.14	1.01
48	47134.13	1.08
49	51109.84	1.17
50	84794.16	1.95
51	136390.84	3.13
52	45968.47	1.06
53	54031.22	1.24
54	59657.53	1.37
55	59747.64	1.37
56	70178.59	1.61
57	62781.30	1.44
58	63218.75	1.45
59	45858.85	1.05

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
60	73161.88	1.68
61	64062.95	1.47
62	44383.55	1.02
63	48286.29	1.11
64	65482.31	1.50
65	54349.75	1.25
66	54349.75	1.25
67	56106.57	1.29
68	46100.44	1.06
69	45970.26	1.06
70	45968.47	1.06
71	45968.47	1.06
72	46198.47	1.06
73	69917.31	1.61
74	88678.10	1.98
75	46198.47	1.06
76	46198.47	1.06
77	45968.47	1.06
78	45968.47	1.06
79	81050.28	1.86
80	77418.16	1.78
81	83827.80	1.92
82	82353.23	1.89
83	88249.49	2.03
84	52544.16	1.21
85	46285.27	1.06
86	89038.46	2.04
87	142344.14	3.27
88	49231.36	1.13
89	49768.46	1.14
90	80013.91	1.83
91	59723.82	1.37
92	58969.70	1.35
93	58969.70	1.35
94	58822.95	1.35
95	62133.58	1.43
96	59607.19	1.53
97	119423.85	2.74
98	82466.30	1.89
99	143019.92	3.28
100	162605.30	3.73
101	151533.64	3.48
102	94650.80	2.17
103	85867.19	1.97
104	143393.33	3.34
500	76022.41	1.75
501	77211.70	1.77
502	96114.11	2.21
503	103014.96	2.36
504	126104.29	2.89
505	112110.80	2.57
506	197816.49	4.54
507	92082.92	1.20

FLOOD AREA NOTE: THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BE F.E.M.A. FLOOD INSURANCE RATE MAPS: (FIRM) # 13207C0050E, WITH EFFECTIVE DATE OF 6/7/2017

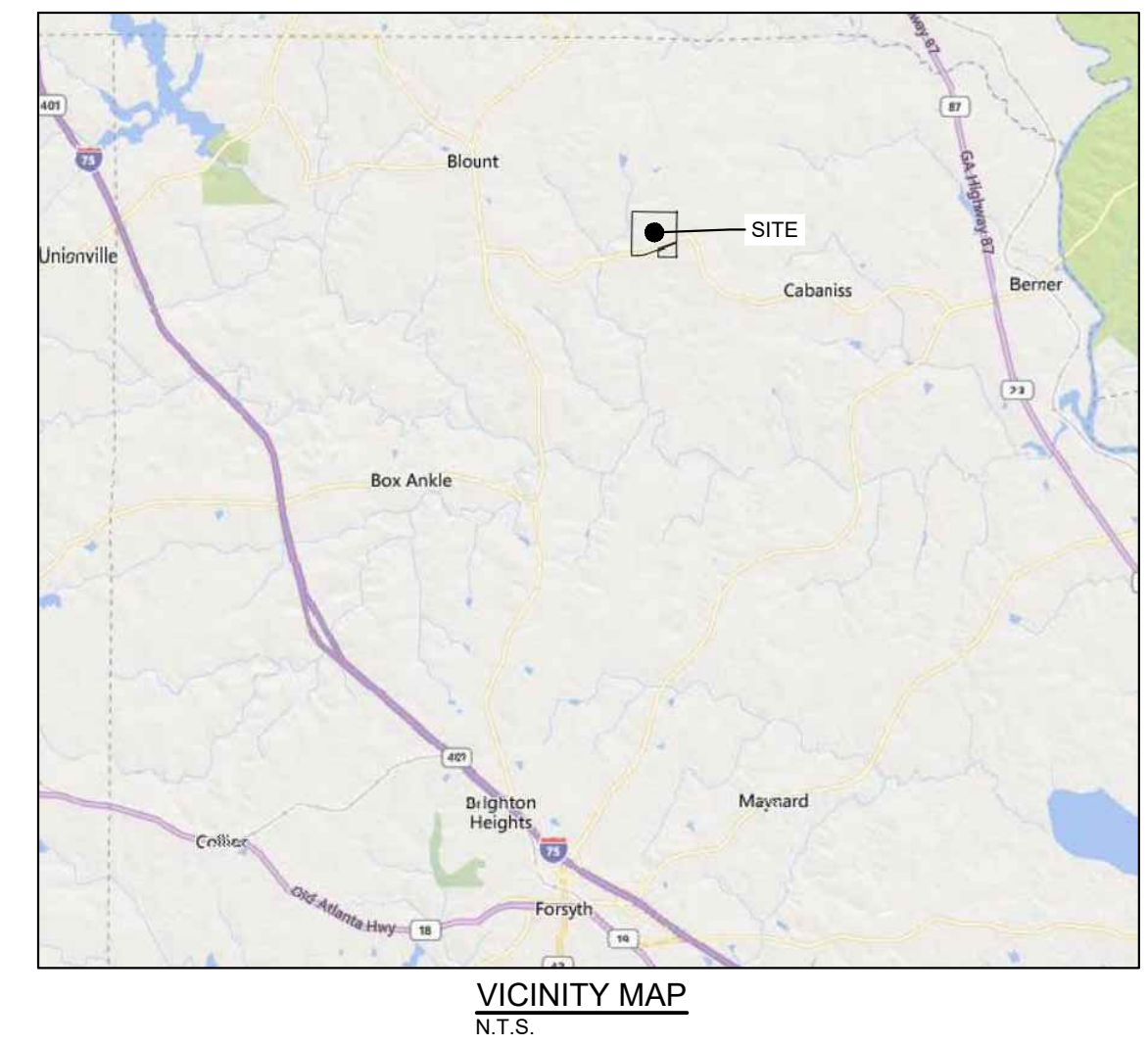
Curve Table		Curve Table		Curve Table		Curve Table		Curve Table		Curve Table	
Curve #	Length	Curve #	Length	Curve #	Length	Curve #	Length	Curve #	Length	Curve #	Length
C39	83.73	C11	140.53	C90	57.00	C104	178.53	C56	50.56	C51	0.15
C38	86.20	C42	141.96	C86	127.58	C103	56.83	C85	92.97	C36	83.58
C24	83.73	C41	141.96	C97	107.71	C102	130.88	C54	170.88	C34	121.74
C22	60.50	C40	21.46	C96	78.87	C101	65.24	C53	65.57	C32	65.57
C21	10.81	C3	86.20	C89	13.66	C9	71.60	C52	44.16	C14	24.10
C20	281.20	C2	88.53	C88	114.29	C8	290.91	C49	18.11	C12	74.93
C18	118.90	C1	99.83	C87	78.57	C7	89.10	C48	31.26	C10	43.50
C17	220.47	C29	38.11	C86	37.94	C6	89.23	C46	85.86	C64	20.57
C4	41.50	C28	213.73	C85	144.84	C5	64.24	C45	74.34	C63	191.72
C16	39.08	C27	18.99	C84	22.66	C66	219.37	C44	122.71	C79	35.99
C37	134.07	C26	62.97	C83	154.76	C82	50.51	C43	174.05	C60	77.43
C35	195.29	C19	46.42	C81	55.09	C80	19.15	C40	33.75	C59	263.49
C33	105.19	C25	96.45	C100	61.62	C82	2.11	C50	39.93	C78	105.71
C15	77.86	C23	7.27	C99	138.44	C81	155.17	C31	118.13	C75	137.10
C13	242.09	C91	66.90	C92	152.12	C97	97.03	C47	11.46	C68	122.87

CAUTION !!!
CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

PROPERTY OWNER:
LEYDEN LLLP
PO BOX 31347
SEA ISLAND, GA 31561

DEVELOPER:
EDGAR HUGHSTON BUILDER, INC.
6053 VETERANS PKWY, SUITE 300
COLUMBUS, GA 31909
706.568.7650
DEVELOPMENTTEAM@HUGHSTONHOMES.COM



SITE DATA	
PARCEL NUMBER:	049 008
PARCEL AREA:	224.66 AC.
SEWER SERVICE:	INDIVIDUAL SEPTIC
TOTAL # OF PROPOSED LOTS:	109
JURISDICTION:	MONROE COUNTY, GA
CURRENT ZONING:	A-R
PROPOSED ZONING:	R-2
PROPOSED USE:	SINGLE FAMILY
MINIMUM LOT AREA:	43,560 SF (1 ACRE)
MINIMUM LOT WIDTH:	150 FT
SETBACK - FRONT (LOCAL STREET / COLLECTOR):	30 FT / 35 FT
SETBACK - REAR:	30 FT
SETBACK - SIDE YARD AT STREET:	30 FT
SETBACK - SIDE:	15 FT

SEWER SYSTEM	
SEPTIC SYSTEM LOTS: ALL LOTS	

STREET DATA	
TOTAL # OF CULDESACS:	6
STREET LENGTHS (FT):	
- STREET A:	895
- STREET B:	1,554
- STREET C:	954
- STREET D:	2,565
- STREET E:	3,796
- STREET F:	552
TOTAL:	10,316 LF

BOLT ENGINEERING INC
CIVIL ENGINEERING • LAND PLANNING
phone 334.744.4016 | www.boltingeering.net

PRELIMINARY CONSTRUCTION

REZONING CONCEPT
STOKES STORE ROAD
PART OF LAND LOT 152, 4TH LAND DISTRICT
FORSYTH, MONROE COUNTY, GEORGIA

DATE: _____
DESCRIPTION: _____

JOB NO.: 24 250
INITIAL DATE: 10.15.24
SCALE: 1" = 150'
GSWCC #53174
SHEET #

CS-100