







**LOT SETBACKS:**  
 FRONT: 10' BUILDING ON END UNITS  
 SIDE: 5' B/W BUILDING INTERNAL UNITS (6' BETWEEN BUILDINGS)  
 REAR: 18.5' SETBACK FROM R.O.W. TO FACE OF GARAGE  
 10' REAR BUILDING TO FACE OF GARAGE  
 (SEE DETAIL SHEET 2)

**NOTE:**  
 LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

**TYPICAL LOT FILING NO. 1 - LOTS 20-40**  
**FILING NO. 2 - LOTS 1-19**  
**ADDRESS ABOVE GARAGE AND ON FRONT OF HOME**  
 SCALE: 1" = 20'

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**NOTE:** ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

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**ADDRESS ABOVE GARAGE AND ON FRONT OF HOME**  
 SCALE: 1" = 20'

**LEGEND**  
 BOUNDARY LINE  
 BUILDING SETBACK LINE  
 LINE OF SITE  
 NO PARKING SIGNED OR STRIPED CURB  
 ADDRESS

**NOTE:** ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

**CLASSIC**  
 CONSULTING & SURVEYORS  
 ENGINEERS & SURVEYORS

1919 W. Cascade Avenue, Suite 300  
 Covado Springs, Georgia 30003  
 (770) 785-0700  
 (770) 785-0726 (fax)

DESIGNED BY: KRC  
 DRAWN BY: JRH  
 CHECKED BY: (V)  
 SCALE: (H) 1" = 30'  
 SHEET 2 OF 19  
 DATE: 08/02/17  
 JOB NO.: 1199.00

**SEE SHEET 3**  
 SUNSHINE VALLEY WAY  
 MODERN MEADOW LOOP  
 FEDERAL DRIVE (80' ROW) COLLECTOR

TRACT A  
 TRACT B  
 TRACT C  
 TRACT D  
 FILING NO. 1  
 FILING NO. 2

LOT 1  
 LOT 2  
 LOT 3  
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NEW FARM LANE  
 MODERN MEADOW LOOP  
 SUNSHINE VALLEY WAY  
 FEDERAL DRIVE (80' ROW) COLLECTOR

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UNPLATTED



