



## GLPC AGENDA ITEM # 4

JULY 31, 2023

### Planned Development approval by Jonathan Irvin File #: VA-2023-12

Jonathan Irvin is requesting to amend a previously approved “Planned Development” which was approved by City Council on June 10, 2021 (file # VA-2021-10). The approved development is for a mixed-use Child Daycare & School facility in O-P and R-6 zoning, and it is located at 512 North Barack Obama Blvd. This Planned Development was approved with seven (7) conditions of approval and the facility is currently operating (see attached approval Certificate and approved site plan from VA-2021-10). The applicant is now proposing to expand this facility by adding the adjacent lot at the SE corner of the site – which contains an existing single-family residence. The applicant is proposing to demolish the residence and replace it with a new building (about 1,860-sf) that will function as a “support building” to the overall operation by providing a small kitchen and dining area for the facility. The building’s architecture will maintain the residential appearance and character of the previous building. The interior portion of this corner lot addition will also include a small parking lot with one-way entrance from East Adair Street, to be used by employees and the facility’s fleet of daycare vans. The applicant is also proposing to add the western half of the vacated right-of-way of Myon Street, which was recently acquired in order to better serve a 2-way traffic flow at their entrance from East Adair Street. The proposed total expansion of the property is approximately 0.30 acres.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The existing O-P zoning is a grandfathered-in non-compliant zoning classification in this Character Area, and the R-6 zoning area is compliant.

All of the neighborhood characteristics, policies and planning considerations from the previous Planned Development approval 2 years ago, still remain valid and applicable today. The only proposed substantive changes to the Planned Development are the addition of two small land areas totaling 0.30 acres (zoned R-6), the replacement of a 1,467-sf old house with a new 1,860-sf residential style building, and the installation of a small parking lot with a dozen parking spaces. These changes do not really add much capacity to the overall facility, but they do relieve some of the existing site congestion as well as enhance the site’s overall design. This new Planned Development should therefore be approved with mostly the same conditions as before.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) This approval shall replace and supersede the applicant’s previous approval under file # VA-2021-11. Approval shall be granted in the name of the applicant only for a mixed-use Child Daycare & School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the “Daycare” facility shall remain on the O-P portion of the site in accordance with the submitted master plan. Total indoor gross floor area of all buildings on the site shall not exceed 20,000 square feet.
- (2) All existing tax parcels included in this Planned Development approval shall be combined into one parcel.
- (3) All new proposed buildings shall be residential in appearance with building materials and design on all sides being consistent with residential or institutional style construction. Exterior wall materials shall not include any sheet metal, unfinished concrete or concrete block, or vinyl siding.
- (4) The entire perimeter of the site where it abuts private property, shall include a minimum 6’ tall opaque fence in accordance with LDR standards for fencing in residential districts. This perimeter area shall be fully landscaped with a minimum 10’ wide buffer yard with a minimum of 5 small trees, 1 canopy tree, and 25 shrubs per 100 linear feet, installed in accordance with LDR Chapter 328 and whose design is approved by the City Arborist. Existing trees and shrubs may count toward this landscaping requirement.
- (5) All site lighting shall be directed downward and away from adjacent residential areas.

(6) Permanent freestanding signage at the East Adair Street main access driveway shall be unlit and limited to a maximum of 3 feet in height and 6 square feet in area. Signage within the O-P zoning area of the site, shall follow O-P standards.

(7) All other development standards and general building requirements for non-residential development, including regular commercial plan review and permitting, shall be followed for the entire site as applicable.

## Planning Analysis & Property Information

<b>Applicant:</b>	Jonathan Irvin		
<b>Owners:</b>	Irvin Investments LLC (Jonathan Irvin)		
<b>Request:</b>	An amended Planned Development approval for a mixed use development in O-P and R-6 zoning.		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 2.20 acres located along the west side of North Barack Obama Blvd and along the north side of East Adair Street.		
<b>Street Address:</b>	510 North Barack Obama Blvd & 512 North Barack Obama Blvd		
<b>Tax Parcel ID:</b>	Tax Map # 0118B Parcels 219A 229 230 232	<b>City Council District:</b>	2 <i>Councilwoman Tooley</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	O-P & R-6	Child Daycare & Pre-School
	Proposed:	O-P & R-6	Expanded Child Daycare & Pre-School
<b>Adjacent Property:</b>	North:	R-6	Single-family residential neighborhood
	South:	R-6, R-P	Single-family residential neighborhood and professional offices
	East:	O-P & M-1	Church, former Crackin Good bakery
	West:	R-6	Single-family residential neighborhood
<b>Zoning &amp; Land Use History</b>	The O-P portion of the property has been zoned O-P and used as a daycare facility for about 15 years. An expansion of the facility to include some R-6 properties was approved as a Planned Development on 6-10-2021. (file # VA-2021-11)		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the property.		
<b>Natural Resources:</b>	Vegetation:	A small amount of urban forest	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water services along North Barack Obama Blvd & East Adair Street		
<b>Transportation:</b>	North Barack Obama Blvd (Minor Arterial) East Adair Street (local street)		
<b>Fire Protection:</b>	Fire Station # 1 (South Oak Street) = approximately 1.2 miles to the west Nearest fire hydrants are along North Barack Obama Blvd..		

**Proposed Deviations from “standard development regulations”**

<p><i>LDR Section 212-2(A) Planned Developments shall meet the intent of all applicable development regulations of the City of Valdosta. Where such regulations are in conflict, the Planned Development Approval’s plans, terms and conditions shall take precedence. All proposed deviations from the City’s development standards shall be itemized and depicted in the Planned Development’s proposal. City standards regarding emergency vehicle access and utilities shall be met in all approved Planned Developments without deviation or variance.</i></p>	
<b>Code Requirement</b>	<b>Applicant’s proposal</b>
<p><b><u>Supplemental Standards for Daycare Facility:</u></b>                  * Day Care Facilities with more than 18 children must have direct access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.                   [ LDR 218-13(N)(5) ]</p>	<p>The overall facility will have direct access to/from North Barack Obama Blvd (Minor Arterial) as well as East Adair Street (local street)</p>
<p><b><u>Supplemental Standards for Daycare Facility:</u></b>                  * If located in single-family zoning, the operator shall reside on the premises:                   [ LDR 218-13(N)(6) ]</p>	<p>Part of the overall facility is located within a Single-Family Residential (R-6) zoning district. The other part is zoned O-P. The operator(s) of the facility will NOT reside on the premises</p>

**Comprehensive Plan Issues**

**Character Area:**     Community Activity Center

**Description:** Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures...

**Development Strategy:** Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

**Goals and Policies:**

POLICY 2.4 – The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

**Planned Development Review Criteria**

*The following criteria shall be applied in evaluating and deciding any application for a Planned Development Approval. No application for a Planned Development Approval shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:*

<b><i>(1) Whether or not the proposed development is consistent with the requirements of the zoning district(s) in which it is located, including required parking, loading areas, setbacks and transitional buffers.</i></b>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, based on O-P zoning, but also with exception of the Deviations as noted in the table above.
<b><i>(2) Compatibility of the proposed development with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i></b>	
<i>Applicant:</i>	Yes. .
<i>Staff:</i>	Yes. The proposed development is well-screened from the adjacent residential neighborhood and the overall facility is consistent with the development patterns along North Barack Obama Blvd.
<b><i>(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed development on the capacity and safety of public streets providing access to the subject site.</i></b>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed ingress/egress is adequate and continues the vast improvement to the traffic flow that was made as a result of the previous Planned Development approval in 2021.
<b><i>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed development.</i></b>	
<i>Applicant:</i>	Will not impact.
<i>Staff:</i>	Yes. Other public facilities will remain adequate to serve the proposed development.
<b><i>(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.</i></b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<b><i>(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.</i></b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<b><i>(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).</i></b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No impact. There are no environmentally sensitive areas anywhere nearby.

**Supplemental Regulations in the LDR Applicable to the Proposal**

**Chapter 212 Planned Development Approval      Section 212-1 Purpose and Intent.**

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City’s standard zoning districts. The standards and procedures of Planned Development Approvals are intended to promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives:

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.
- (B) Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.
- (C) Encourage flexible and creative concepts of site development design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

**Section 218-13 Standards of Use and Development (N) Daycare Facility – (all sizes) adults or children**

- (1) The use shall comply with all applicable state day care requirements for standards, licensing and inspections..
- (2) The use must provide at least 100 square feet of outdoor recreation and play area per one-third (1/3) of the center's licensed capacity for children..
- (3) The outdoor play area must be enclosed with a 4-foot high fence.
- (4) The use shall provide paved driveways with drop-off areas and turnarounds to be reviewed by the City Engineer so that traffic associated with the use does not impede the flow of traffic on adjacent streets. Pick-up and drop-off shall be conducted on the property and not in the public right-of-way.
- (5) Day Care Facilities with more than 18 children must have direct access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (6) If located in a single-family residential zoning district, the operator of the facility shall reside on the premises and the use shall maintain a residential appearance compatible with the neighborhood and not be detrimental to adjacent residential properties as a result of traffic, noise, light, refuse, parking or other activities..

**Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.*

**Building Plan Review:** No comments

**Fire:** No comments at this time.

**Engineering:** No concerns; site development details can be resolved during the plan review process

**Landscape:** Development must comply with LDR Chapter 328 as applicable comments

**Public Works:** No concerns.

**Police:** No comments or concerns

**Utilities:** No comments .

**Attachments:**

- |                     |   |
|---------------------|---|
| Zoning Location Map | VA-2021-11 Land Use Certificate (2 pages) |
| Character Area Map  | VA-2021-11 approved Site Plan             |
| Aerial Location Map | New Conceptual Site Plan                  |
| Boundary Survey     | Letter of Intent                          |
|                     | Building Elevations                       |

# INNOVATE!

Engineering & Surveying

June 23, 2023  
Jonathan Irvin  
Little Angels Daycare  
510 North Barrack Obama Blvd.  
Valdosta, Ga 31601

## Letter of Intent

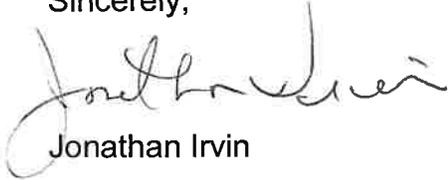
To whom it may concern,

I submit this letter of intent for Planned Development of Map/parcel ID - 0118B/230, currently zoned R-6.

It is intended to build a new cafeteria building and associated parking to serve the existing daycare center. The cafeteria façade will be built to match existing residential homes to comply with the adjacent R-6 zoning.

Thank you for your consideration in this matter.

Sincerely,



Jonathan Irvin

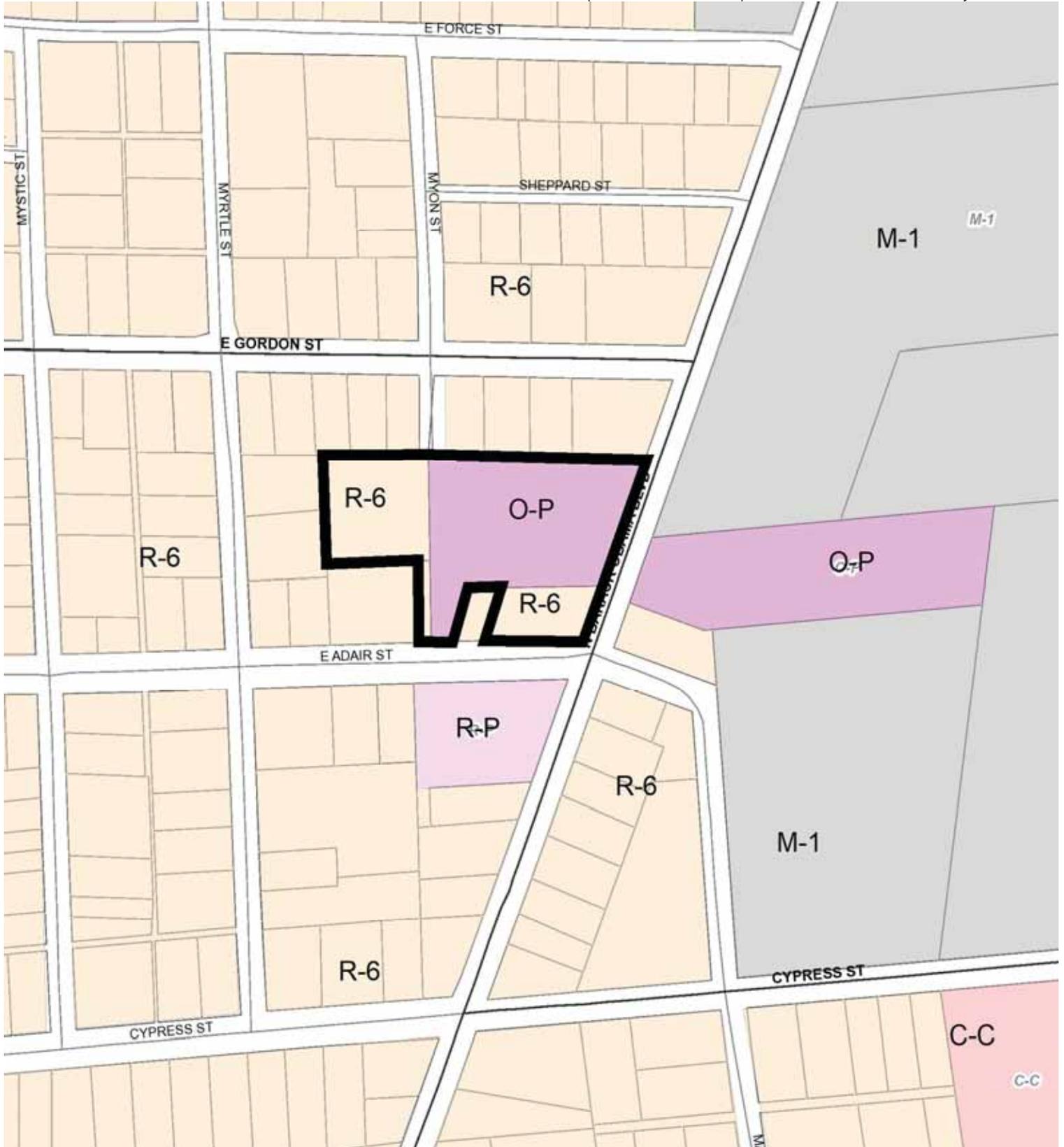
# VA-2023-12 Zoning Location Map



**Jonathan Irvin**  
**Planned Development Request**

510 – 512 N. Barack Obama Blvd    Zoned: O-P & R-6  
Tax Map # 0118B    Parcels #: 219A, 229, 230 & 232

\*\* Map NOT to scale    Map Data Source: VALOR GIS July 2023



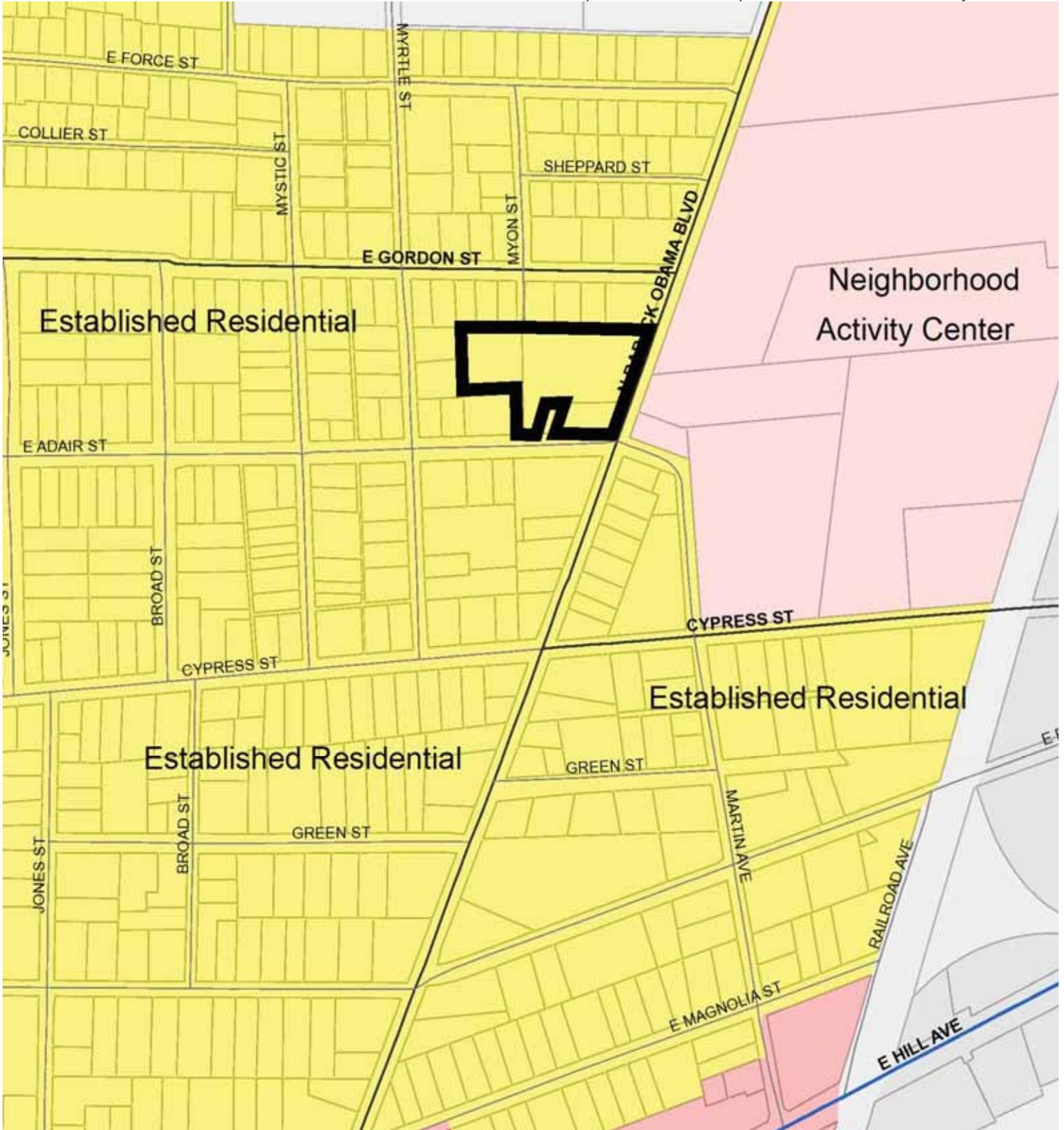
# VA-2023-12 Future Development Map



**Jonathan Irvin**  
**Planned Development Request**

510 – 512 N. Barack Obama Blvd Character Area = ER  
Tax Map # 0118B Parcels #: 219A, 229, 230 & 232

\*\* Map NOT to scale Map Data Source: VALOR GIS July 2023



# VA-2023-12 Aerial Location Map



**Jonathan Irvin**  
**Planned Development Request**

510 – 512 N. Barack Obama Blvd ~ 2021 Imagery  
Tax Map # 0118B Parcels #: 219A, 229, 230 & 232

\*\* Map NOT to scale Map Data Source: VALOR GIS July 2023



BOX FOR THE CLERK OF THE SUPERIOR COURT

NOW OR FORMERLY  
HARRIS & BEVERLY VICKERS  
DB 46195 PG 64  
PARCEL 0118B 226

NOW OR FORMERLY  
SHAWN DEMETRIUS TILLMAN  
DB 5092 PG 218  
PARCEL 0118B 227

NOW OR FORMERLY  
HECTOR I VEGA  
DB 4805 PG 195  
PARCEL 0118B 228

NOW OR FORMERLY  
RC SINGLETON  
DB 1424 PG 250  
PARCEL 0118B 233

NOW OR FORMERLY  
CATHERINE DIANE GAMBLE  
DB 2961 PG 57  
PARCEL 0118B 234

NOW OR FORMERLY  
GLORIA JEAN WILLIAMS  
DB 1834 PG 149  
PARCEL 0118B 235

NOW OR FORMERLY  
HELEN M KELSAW  
DB 1413 PG 8  
PARCEL 0118B 236

NOW OR FORMERLY  
DON BROTHERTON PROPERTIES LLC  
DB 5145 PG 44  
PARCEL 0118B 223

NOW OR FORMERLY  
CHARLES & SHARON MOORE  
DB 3087 PG 85  
PARCEL 0118B 222

NOW OR FORMERLY  
MARY J THOMAS  
DB 890 PG 190  
PARCEL 0118B 219

COMBINED TRACT  
2.5 Acres  
ZONED P-D

TRACT 1  
1.90 Acres

TRACT 2  
0.25 Acres  
CURRENT ZONING R-6  
PROPOSED ZONING P-D

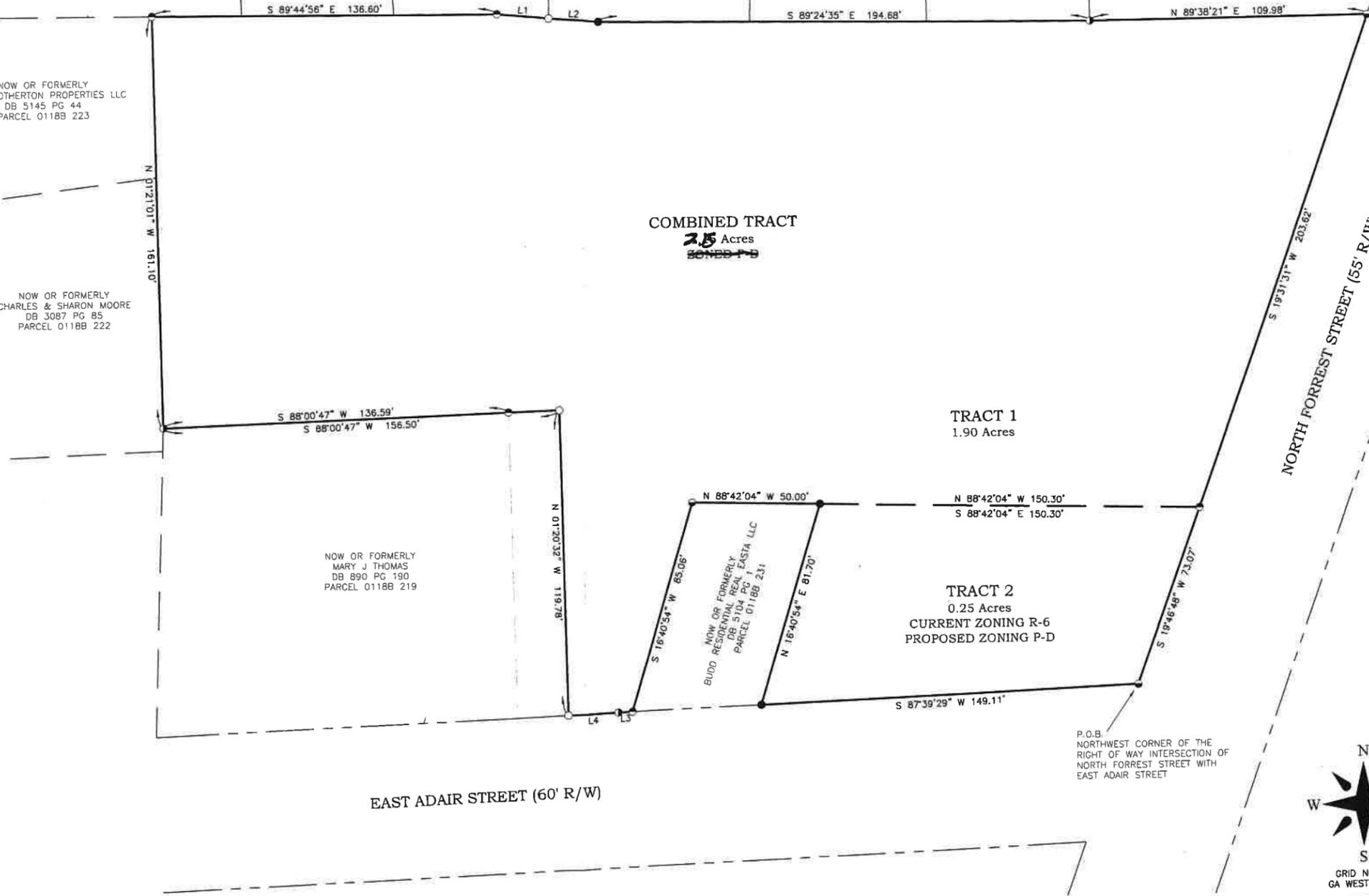
ACCORDING TO FLOOD INSURANCE  
RATE MAP FOR LOWNDES COUNTY,  
GA. MAP #13185C0300E EFFECTIVE  
DATE SEPTEMBER 26, 2008. THIS  
PROPERTY IS IN FLOOD ZONE " X  
". AN AREA DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN.

LEGEND

- 1/2" REBAR FOUND
- 5/8" REBAR FOUND
- 5/8" REBAR SET WITH CAP #3276
- 1" OPEN TOP PIPE FOUND
- MAG NAIL PLACED
- DB DEED BOOK
- PG PAGE



LINE	BEARING	DISTANCE
L1	S 85°05'02" E	20.05'
L2	S 85°05'02" E	20.05'
L3	S 87°15'03" W	5.60'
L4	S 87°22'31" W	19.91'



P.O.B.  
NORTHWEST CORNER OF THE  
RIGHT OF WAY INTERSECTION OF  
NORTH FORRESTER STREET WITH  
EAST ADAIR STREET



L:\PROJECTS\1550-LITTLE ANGELS DAY CARE EXPANSION\REZONING\REZONING 2023.DWG 6/21/2023 1:20 PM

**INNOVATE!**  
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

REZONING PLAT FOR:  
**LITTLE ANGELS DAYCARE**

*Cody Califf*  
GA. 816 #3276 6/20/2023 DATE



LOCATED IN  
LAND LOT 78  
11th LAND DISTRICT  
THE CITY OF VALDOSTA  
LOWNDES COUNTY, GA  
PLAT DATE: 6/21/2023  
FIELD SURVEY DATE:  
5/22/20

FIELD CLOSURE: 1' IN 65,561  
ANGLE ERROR: 2" PER ANGLE  
PLAT CLOSURE: 1' IN 119,593'  
METHOD OF ADJUSTMENT: NONE  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRx6+ GNSS ROVER  
CARLSON RT3 TABLET DC



# CERTIFICATE OF LAND USE DECISION

## CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

**Tax Map Number: 0118B**                      **Parcel Numbers: 229 & 232**

**Property Size and Location: One parcel of land totaling 1.90 acres located along the west side of North Forrest Street, about 150' north of East Adair Street.**

**Address: 512 North Forrest Street**

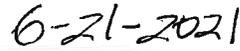
PLANNED DEVELOPMENT REQUEST	
Applicant: <b>Jonathan Irvin</b>	File #: <b>VA-2021-11</b>
Description of the proposed Planned Development: <b>Mixed-use Child Daycare &amp; School facility on property that is split-zoned O-P and R-6</b>	
Date of Final Public Hearing: <b>June 10, 2021</b>	
<p>Valdosta Mayor/Council <u>APPROVED</u> the Planned Development Approval request to allow the proposed Mixed-use Child Daycare &amp; School facility in O-P and R-6 zoning, subject to the following 7 conditions (7-0 vote):</p> <ol style="list-style-type: none"><li>(1) Approval shall be granted in the name of the applicants only for a mixed-use Child Daycare &amp; School facility on property that is split-zoned Office Professional (O-P) and Single-Family Residential (R-6). The majority of the "Daycare" facility shall remain on the O-P portion of the site. Total indoor gross floor area of all buildings on the site shall not exceed 16,000 square feet.</li><li>(2) All new proposed buildings shall be residential in appearance with building materials and design on all sides being consistent with residential or institutional style construction. Exterior wall materials shall not include any sheet metal, unfinished concrete or concrete block, or vinyl siding.</li><li>(3) The entire perimeter of the site, except along North Forrest Street, shall include a minimum 6' tall opaque fence in accordance with LDR standards for fencing in residential districts. This perimeter area shall be fully landscaped with a minimum 10' wide buffer yard with a minimum of 5 small trees, 1 canopy tree, and 25 shrubs per 100 linear feet, installed in accordance with LDR Chapter 328 and whose design is approved by the City Arborist. Existing trees and shrubs may count toward this landscaping requirement.</li><li>(4) All site lighting shall be directed downward and away from adjacent residential areas.</li><li>(5) Permanent freestanding signage at the East Adair Street access point shall be unlit and limited to a maximum of 3 feet in height and 6 square feet in area.</li><li>(6) All other development standards and general building requirements shall be followed as applicable.</li><li>(7) From the date of final approval, the development shall commence within 3 years (request for permits). Otherwise, Planned Development approval shall automatically expire.</li></ol>	

The summaries of information and conditions on this Certificate are for general information only, and may not be relied upon exclusively. Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This Certificate reflects the status of the property as of June 10, 2021.

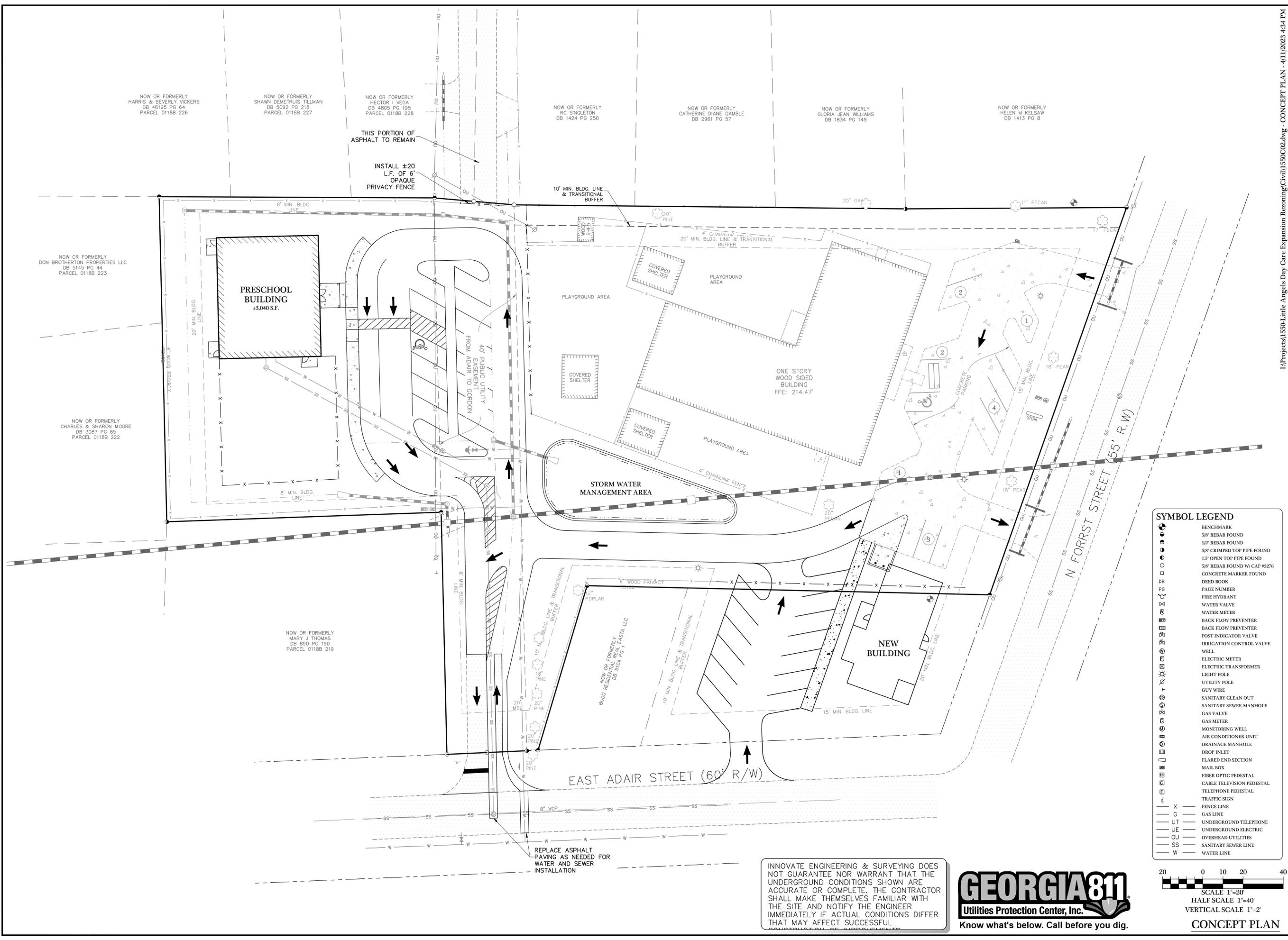


PLANNING & ZONING ADMINISTRATOR



DATE





NOW OR FORMERLY  
HARRIS & BEVERLY VICKERS  
DB 46195 PG 64  
PARCEL 0118B 226

NOW OR FORMERLY  
SHAWN DEMETRIUS TILLMAN  
DB 5092 PG 218  
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PARCEL 0118B 223

NOW OR FORMERLY  
CHARLES & SHARON MOORE  
DB 5087 PG 85  
PARCEL 0118B 222

NOW OR FORMERLY  
MARY J THOMAS  
DB 800 PG 130  
PARCEL 0118B 219

NOW OR FORMERLY  
BLUDD RESIDENTIAL REAL ESTATE LLC  
DB 5104 PG 1

THIS PORTION OF  
ASPHALT TO REMAIN

INSTALL ±20  
L.F. OF 6'  
OPAQUE  
PRIVACY FENCE

10' MIN. BLDG. LINE  
& TRANSITIONAL  
BUFFER

4' CHAINLINK  
20' MIN. BLDG. LINE & TRANSITIONAL  
BUFFER

40' PUBLIC UTILITY  
FROM ADAIR TO GORBON

STORM WATER  
MANAGEMENT AREA

EAST ADAIR STREET (60' R/W)

N FORREST STREET (55' R.W)

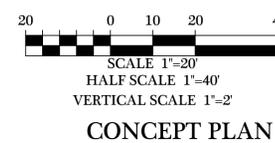
REPLACE ASPHALT  
PAVING AS NEEDED FOR  
WATER AND SEWER  
INSTALLATION

INNOVATE ENGINEERING & SURVEYING DOES NOT GUARANTEE NOR WARRANT THAT THE UNDERGROUND CONDITIONS SHOWN ARE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE SITE AND NOTIFY THE ENGINEER IMMEDIATELY IF ACTUAL CONDITIONS DIFFER THAT MAY AFFECT SUCCESSFUL COMPLETION OF IMPROVEMENTS.



**SYMBOL LEGEND**

	BENCHMARK
	5/8" REBAR FOUND
	1/2" REBAR FOUND
	5/8" CRIMPED TOP PIPE FOUND
	1.5" OPEN TOP PIPE FOUND
	5/8" REBAR FOUND W/ CAP #3276
	CONCRETE MARKER FOUND
	DEED BOOK
	PAGE NUMBER
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BACK FLOW PREVENTER
	BACK FLOW PREVENTER
	POST INDICATOR VALVE
	IRRIGATION CONTROL VALVE
	WELL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	LIGHT POLE
	UTILITY POLE
	CITY WIRE
	SANITARY CLEAN OUT
	SANITARY SEWER MANHOLE
	GAS VALVE
	GAS METER
	MONITORING WELL
	AIR CONDITIONER UNIT
	DRAINAGE MANHOLE
	DROP INLET
	FLARED END SECTION
	MAIL BOX
	FIBER OPTIC PEDESTAL
	CABLE TELEVISION PEDESTAL
	TELEPHONE PEDESTAL
	TRAFFIC SIGN
	FENCE LINE
	GAS LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD UTILITIES
	SANITARY SEWER LINE
	WATER LINE



I:\Projects\1550-Little Angels Day Care Expansion Renovating\Civil\1550C02.dwg - CONCEPT PLAN - 4/11/2023 4:34 PM

DATE	REVISIONS	DESCRIPTION

**LITTLE ANGELS DAYCARE  
EXPANSION**  
CITY OF VALDOSTA, LOWNDES COUNTY, GEORGIA  
LAND LOT 78 LAND DISTRICT 11TH

**INNOVATE!**  
Engineering & Surveying  
PHONE: 229-249-9113 - www.innovatecs.com  
2214 N. Patterson Street, Valdosta, GA 31602

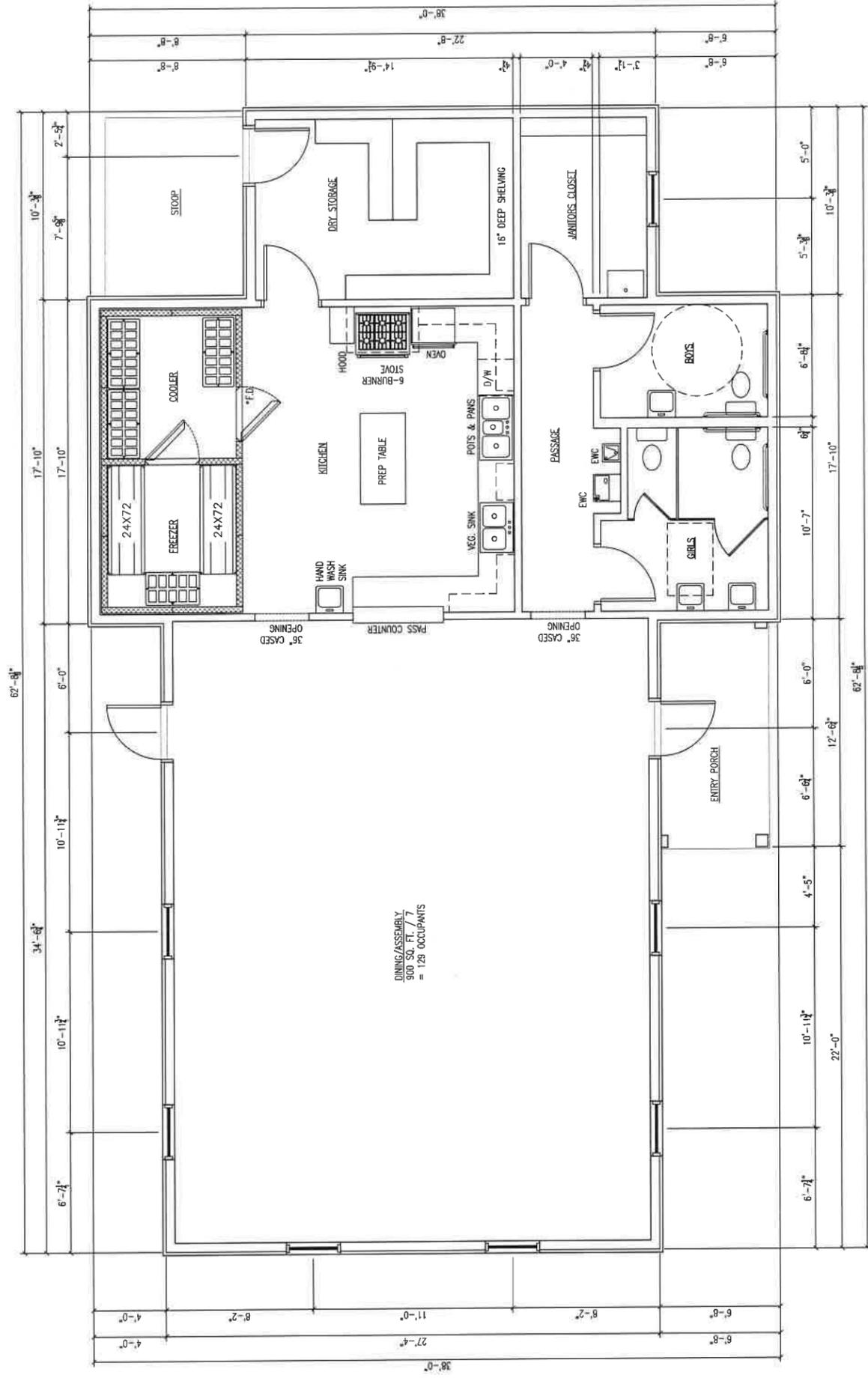
NOT FOR  
CONSTRUCTION

DATE: 04/11/2023  
DRAWN BY: M. WILSON  
CHECKED BY: B. KENT

SHEET  
1 of 1

PROJECT NUMBER  
1550

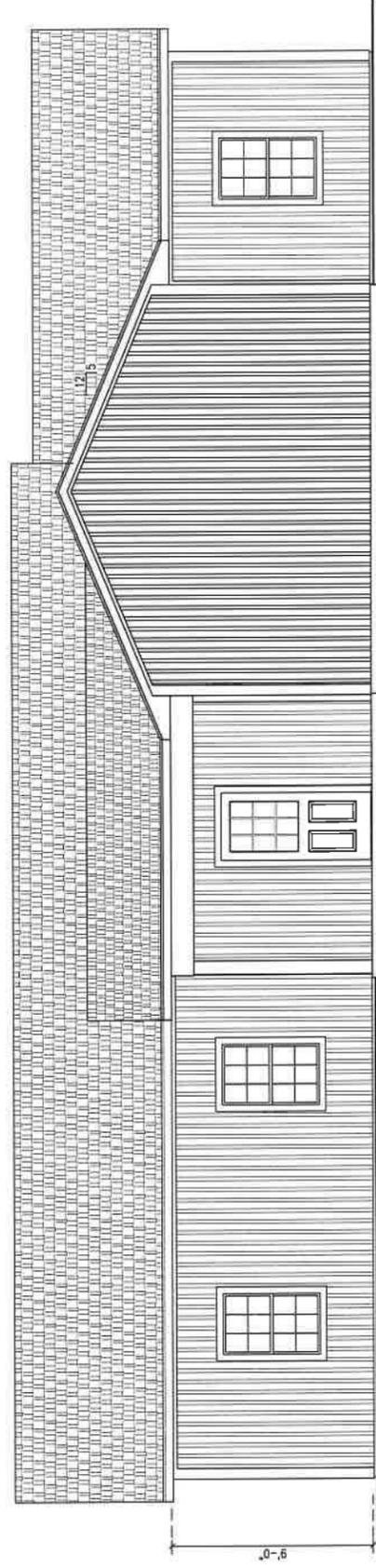
CONCEPT PLAN



**FLOOR PLAN**

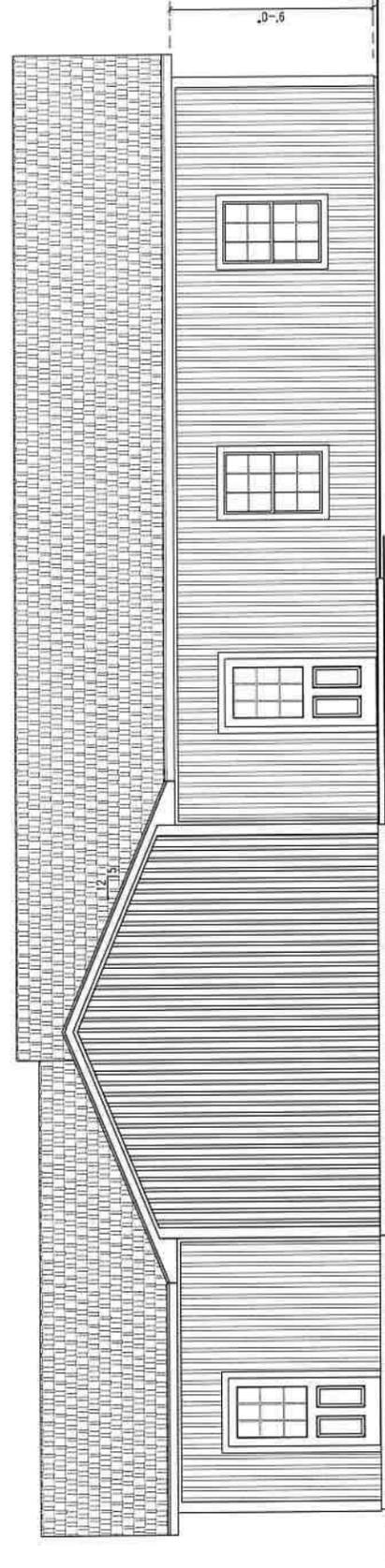
1" = 1'-0"

1,856 SQ. FT. CONDITIONED



**FRONT EXTERIOR ELEVATION**

1" = 1'-0"



**REAR EXTERIOR ELEVATION**

1" = 1'-0"