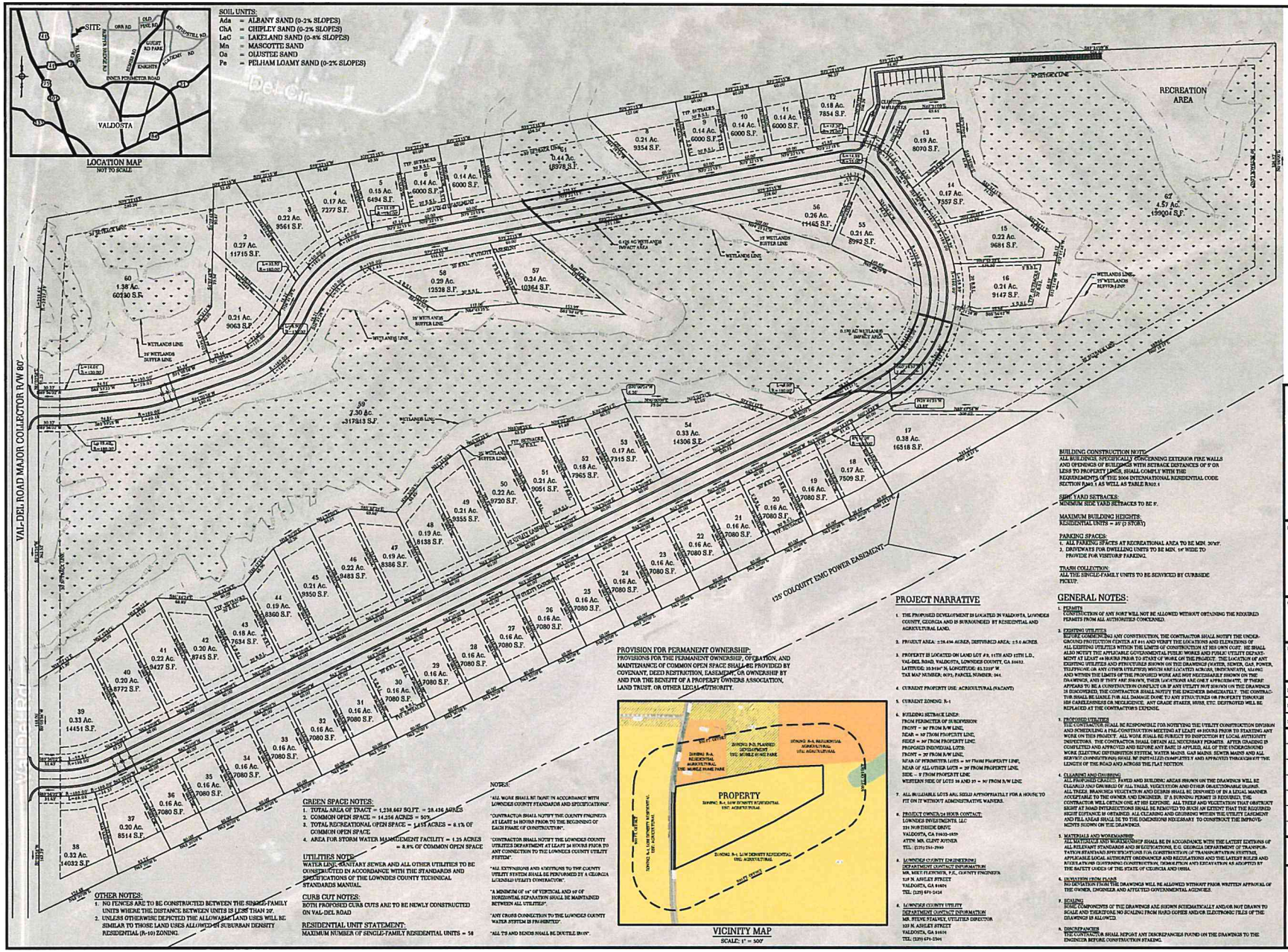

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

OTHER NOTES:

1. NO FENCES ARE TO BE CONSTRUCTED BETWEEN THE SINGLE-FAMILY UNITS WHERE THE DISTANCE BETWEEN UNITS IS LESS THAN 20'.
2. UNLESS OTHERWISE DEPICTED THE ALLOWABLE LAND USES WILL BE SIMILAR TO THOSE LAND USES ALLOWED IN SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING.

GREEN SPACE NOTES:

1. TOTAL AREA OF TRACT = 1,238,667 SQ.FT. = 28.436 ACRES
2. COMMON OPEN SPACE = 14.256 ACRES = 50%
3. TOTAL RECREATIONAL OPEN SPACE = 1.455 ACRES = 8.1% OF COMMON OPEN SPACE
4. AREA FOR STORM WATER MANAGEMENT FACILITY = 1.25 ACRES = 8.8% OF COMMON OPEN SPACE

UTILITIES NOTE:

WATER LINE, SANITARY SEWER AND ALL OTHER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL.

CURB CUT NOTES:

BOTH PROPOSED CURB CUTS ARE TO BE NEWLY CONSTRUCTED ON VAL-DEL ROAD

RESIDENTIAL UNIT STATEMENT:

MAXIMUM NUMBER OF SINGLE-FAMILY RESIDENTIAL UNITS = 58

NOTES:

"ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOWNDES COUNTY STANDARDS AND SPECIFICATIONS".

"CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF EACH PHASE OF CONSTRUCTION".

"CONTRACTOR SHALL NOTIFY THE LOWNDES COUNTY UTILITIES DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY CONNECTION TO THE LOWNDES COUNTY UTILITY SYSTEM".

"ALL EXTENSIONS AND ADDITIONS TO THE COUNTY UTILITY SYSTEM SHALL BE PERFORMED BY A GEORGIA LICENSED UTILITY CONTRACTOR".

"A MINIMUM OF 10' OF VERTICAL AND 10' OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL UTILITIES".

"ANY CROSS CONNECTION TO THE LOWNDES COUNTY WATER SYSTEM IS PROHIBITED".

"ALL TS AND BENDS SHALL BE DUCTILE IRON".

PROVISION FOR PERMANENT OWNERSHIP:

PROVISIONS FOR THE PERMANENT OWNERSHIP, OPERATION, AND MAINTENANCE OF COMMON OPEN SPACE SHALL BE PROVIDED BY COVENANT, DEED RESTRICTION, EASEMENT, OR OWNERSHIP BY AND FOR THE BENEFIT OF A PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

PROJECT NARRATIVE

1. THE PROPOSED DEVELOPMENT IS LOCATED IN VALDOSTA, LOWNDES COUNTY, GEORGIA AND IS SURROUNDED BY RESIDENTIAL AND AGRICULTURAL LAND.
2. PROJECT AREA: ±28.436 ACRES, DISTURBED AREA: ±25.0 ACRES.
3. PROPERTY IS LOCATED ON LAND LOT #9, 11TH AND 12TH L.D., VAL-DEL ROAD, VALDOSTA, LOWNDES COUNTY, GA 31602. LATITUDE: 30.9194° N; LONGITUDE: 83.3233° W. TAX MAP NUMBER: 0073; PARCEL NUMBER: 044.
4. CURRENT PROPERTY USE: AGRICULTURAL/VACANT)
5. CURRENT ZONING: R-1
6. BUILDING SETBACK LINES:
   FROM PERIMETER OF SUBDIVISION:
   FRONT = 30' FROM R/W LINE,
   REAR = 30' FROM PROPERTY LINE,
   SIDES = 30' FROM PROPERTY LINE.
   PROPOSED INDIVIDUAL LOTS:
   FRONT = 20' FROM R/W LINE,
   REAR OF PERIMETER LOTS = 30' FROM PROPERTY LINE;
   REAR OF ALL OTHER LOTS = 20' FROM PROPERTY LINE.
   SIDE – 5' FROM PROPERTY LINE
   WESTERN SIDE OF LOTS 38 AND 39 = 30' FROM R/W LINE.
7. ALL BUILDABLE LOTS ARE SOLD APPROPRIATELY FOR A HOUSE TO FIT ON IT WITHOUT ADMINISTRATIVE WAIVERS.
8. PROJECT OWNER/24 HOUR CONTACT:
   LOWNDES INVESTMENTS, LLC
   2311 NORTHSIDE DRIVE
   VALDOSTA, GA 31602-1939
   ATTN: MR. CLINT JOYNER
   TEL: (229) 316-2900
9. LOWNDES COUNTY ENGINEERING DEPARTMENT CONTACT INFORMATION
   MR. MIKE FLETCHER, P.E., COUNTY ENGINEER
   327 N. ASHLEY STREET
   VALDOSTA, GA 31601
   TEL: (229) 671-2426
10. LOWNDES COUNTY UTILITY DEPARTMENT CONTACT INFORMATION
    MR. STEVE STALVEY, UTILITIES DIRECTOR
    327 N. ASHLEY STREET
    VALDOSTA, GA 31601
    TEL: (229) 671-2505

BUILDING CONSTRUCTION NOTE:
ALL BUILDINGS, SPECIFICALLY CONCERNING EXTERIOR FIRE WALLS AND OPENINGS OF BUILDINGS WITH SETBACK DISTANCES OF 5' OR LESS TO PROPERTY LINES, SHALL COMPLY WITH THE REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE SECTION R302.1 AS WELL AS TABLE R302.1

SIDE YARD SETBACKS:
MINIMUM SIDE YARD SETBACKS TO BE 5'.

MAXIMUM BUILDING HEIGHTS:
RESIDENTIAL UNITS = 35' (2 STORY)

PARKING SPACES:
1. ALL PARKING SPACES AT RECREATIONAL AREA TO BE MIN. 20'x9'.
2. DRIVEWAYS FOR DWELLING UNITS TO BE MIN. 18' WIDE TO PROVIDE FOR VISITORS' PARKING.

TRASH COLLECTION:
ALL THE SINGLE-FAMILY UNITS TO BE SERVICED BY CURBSIDE PICKUP.

GENERAL NOTES:

1. PERMITS
   CONSTRUCTION OF ANY SORT WILL NOT BE ALLOWED WITHOUT OBTAINING THE REQUIRED PERMITS FROM ALL AUTHORITIES CONCERNED.
2. EXISTING UTILITIES
   BEFORE COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND PROTECTION CENTER AT 811 AND VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT HIS OWN COST. HE SHALL ALSO NOTIFY THE APPLICABLE GOVERNMENTAL PUBLIC WORKS AND PUBLIC UTILITY DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF ANY WORK ON THE PROJECT. THE LOCATION OF ANY EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS (WATER, SEWER, GAS, POWER, TELEPHONE, OR ANY OTHER UTILITIES) WHICH ARE LOCATED ACROSS, UNDERNEATH, ALONG AND WITHIN THE LIMITS OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND IF THEY ARE SHOWN, THEIR LOCATIONS ARE ONLY APPROXIMATE. IF THERE APPEARS TO BE A CONSTRUCTION CONFLICT OR IF ANY UTILITY NOT SHOWN ON THE DRAWINGS IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE DONE TO ANY STRUCTURES OR PROPERTY THROUGH HIS CARELESSNESS OR NEGLIGENCE. ANY GRADE STAKES, MONS, ETC. DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. PROPOSED UTILITIES
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY CONSTRUCTION DIVISION AND SCHEDULING A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. ALL WORK SHALL BE SUBJECT TO INSPECTION BY LOCAL AUTHORITY INSPECTORS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY BASE IS APPLIED, ALL OF THE UNDERGROUND WORK (ELECTRIC DISTRIBUTION SYSTEM, WATER MAINS, GAS MAINS, SEWER MAINS AND ALL SERVICE CONNECTIONS) SHALL BE INSTALLED COMPLETELY AND APPROVED THROUGHOUT THE LENGTH OF THE ROAD AND ACROSS THE FLAT SECTION.
4. CLEARING AND GRUBBING
   ALL PROPOSED GRADED, PAVED AND BUILDING AREAS SHOWN ON THE DRAWINGS WILL BE CLEARED AND GRUBBED OF ALL TREES, VEGETATION AND OTHER OBJECTIONABLE MATERIAL. ALL TREES, BRANCHES VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER ACCEPTABLE TO THE OWNER AND ENGINEER. IF A BURNING PERMIT IS REQUIRED, THE CONTRACTOR WILL OBTAIN ONE AT HIS EXPENSE. ALL TREES AND VEGETATION THAT OBSTRUCT SIGHT AT ROAD INTERSECTIONS SHALL BE REMOVED TO SUCH AN EXTENT THAT THE REQUIRED SIGHT DISTANCE IS OBTAINED. ALL CLEARING AND GRUBBING WITHIN THE UTILITY EASEMENT AND FILL ANSAR SHALL BE TO THE DIMENSIONS NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE DRAWINGS.
5. MATERIALS AND WORKMANSHIP
   ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL RELEVANT STANDARDS AND SPECIFICATIONS, E.G. GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRANSPORTATION SYSTEMS, APPLICABLE LOCAL AUTHORITY ORDINANCES AND REGULATIONS AND THE LATEST RULES AND REGULATIONS GOVERNING CONSTRUCTION, DEMOLITION AND EXCAVATION AS ADOPTED BY THE SAFETY CODES OF THE STATE OF GEORGIA AND OSHA.
6. DEVIATION FROM PLANS
   NO DEVIATION FROM THE DRAWINGS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER, ENGINEER AND AFFECTED GOVERNMENTAL AGENCIES.
7. SCALING
   SOME COMPONENTS OF THE DRAWINGS ARE SHOWN SCHEMATICALLY AND/OR NOT DRAWN TO SCALE AND THEREFORE NO SCALING FROM HARD COPIES AND/OR ELECTRONIC FILES OF THE DRAWINGS IS ALLOWED.
8. DISCREPANCIES
   THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND ON THE DRAWINGS TO THE ENGINEER BEFORE CONSTRUCTION STARTING.

VDWE
VAN DER WATT ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
84 BENT OAK CIRCLE,
THOMASVILLE, GA 31757-9502
TEL: (229) 551-0363
FAX: (229) 227-4593
E-MAIL: JJPVDW@ENGINEERS.COM
CERT. OF AUTH. GA # PEF004845

PROJECT:
PROPOSED VAL-DEL 61 SD
VAL-DEL ROAD
VALDOSTA
GEORGIA 31605

CLIENT:
JOYNER & WARREN
VALDOSTA GA 31605

DRAWING TITLE:
SITE PLAN

PROJ. No.:	19-015	DRAWN BY:	do
DWG NAME:	SITE PLAN.dwg	CHECKED BY:	ll
SCALE:	1" = 60'	DATE:	16 AUG 2019

REVISIONS

NO.	DATE	DETAILS DESCRIPTION

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SHEET NO.
C2

GEORGIA REGISTERED No. 030987 PROFESSIONAL ENGINEER JOSIAH VAN DER WATT