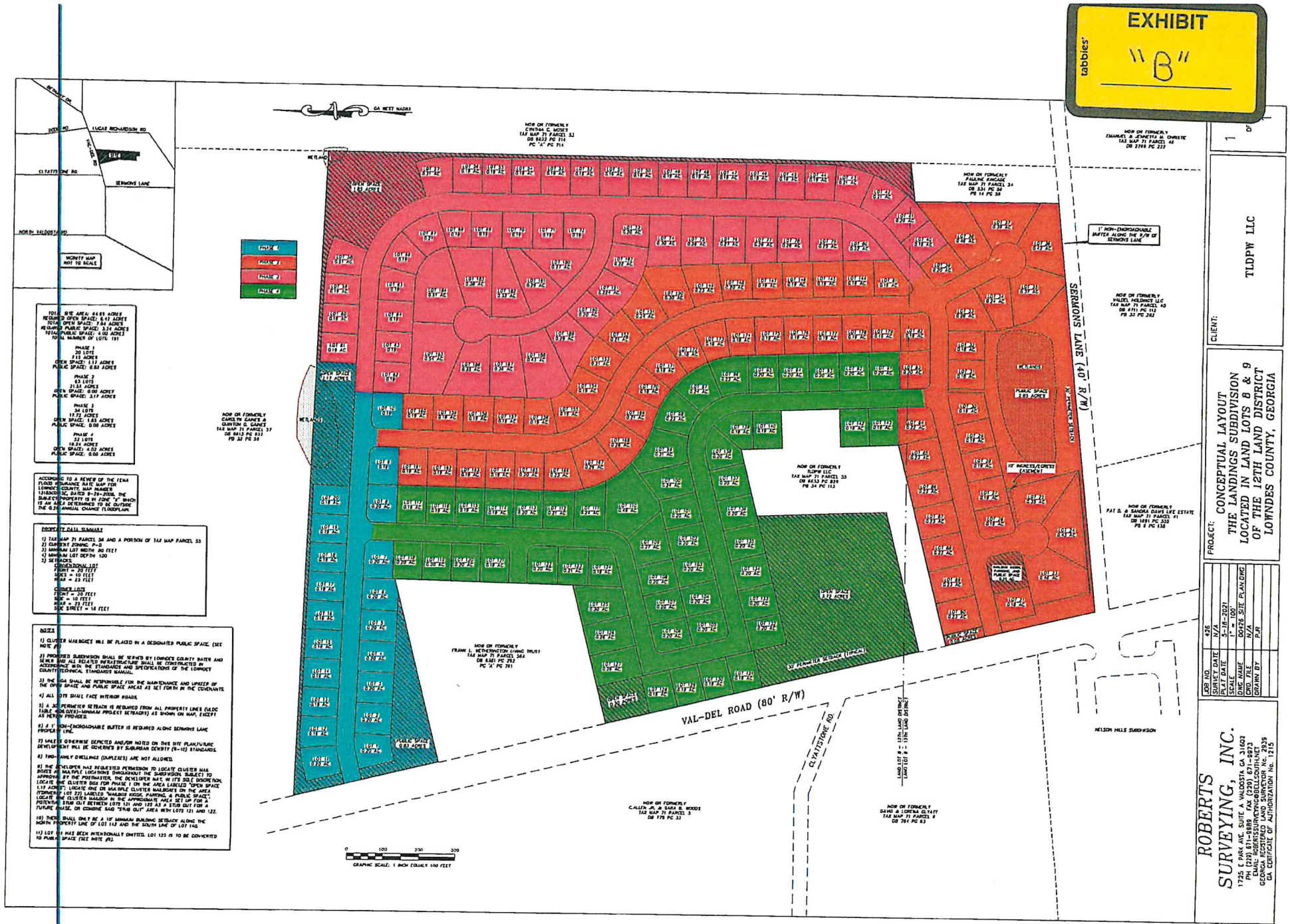

TOTAL SITE AREA: 66.69 ACRES
REQUIRED OPEN SPACE: 6.67 ACRES
TOTAL OPEN SPACE: 7.84 ACRES
REQUIRED PUBLIC SPACE: 3.34 ACRES
TOTAL PUBLIC SPACE: 4.66 ACRES
TOTAL NUMBER OF LOTS: 191

PHASE 1
30 LOTS
7.15 ACRES
OPEN SPACE: 0.17 ACRES
PUBLIC SPACE: 0.83 ACRES

PHASE 2
53 LOTS
21.55 ACRES
OPEN SPACE: 0.00 ACRES
PUBLIC SPACE: 3.17 ACRES

PHASE 3
54 LOTS
17.72 ACRES
OPEN SPACE: 1.83 ACRES
PUBLIC SPACE: 0.00 ACRES

PHASE 4
52 LOTS
18.24 ACRES
OPEN SPACE: 4.02 ACRES
PUBLIC SPACE: 0.66 ACRES

ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0130C, DATED 9-29-2006, THE SUBJECT PROPERTY IS IN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY DATA SUMMARY

1) TAX MAP 71 PARCEL 36 AND A PORTION OF TAX MAP PARCEL 33
2) CURRENT ZONING: R-8
3) MINIMUM LOT WIDTH: 80 FEET
4) MINIMUM LOT DEPTH: 100
5) SETBACKS:
CONVENTIONAL LOT
FRONT = 30 FEET
SIDES = 10 FEET
REAR = 25 FEET
CORNER LOTS
FRONT = 30 FEET
SIDE = 10 FEET
REAR = 25 FEET
SIDE STREET = 16 FEET

NOTES

1) CLUSTER MAILBOXES WILL BE PLACED IN A DESIGNATED PUBLIC SPACE. (SEE NOTE #8)

2) PROPOSED SUBDIVISION SHALL BE SERVED BY LOWNDES COUNTY WATER AND SEWER AND ALL RELATED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL.

3) THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE OPEN SPACE AND PUBLIC SPACE AREAS AS SET FORTH IN THE COVENANTS.

4) ALL LOTS SHALL FACE INTERIOR ROADS.

5) A 30' PERIMETER SETBACK IS REQUIRED FROM ALL PROPERTY LINES (ULDC TABLE 404.01A)-MINIMUM PROJECT SETBACKS) AS SHOWN ON MAP, EXCEPT AS NOTED PROVIDED.

6) A 1' NON-ENCROACHABLE BUFFER IS REQUIRED ALONG SERMONS LANE PROJECT LINE.

7) UNLESS OTHERWISE DEPICTED AND/OR NOTED ON THIS SITE PLAN,FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY (R-10) STANDARDS.

8) TWO-FAMILY DWELLINGS (DUPLEXES) ARE NOT ALLOWED.

9) THE DEVELOPER HAS REQUESTED PERMISSION TO LOCATE CLUSTER MAIL BOXES AT MULTIPLE LOCATIONS THROUGHOUT THE SUBDIVISION, SUBJECT TO APPROVAL BY THE POSTMASTER. THE DEVELOPER MAY, AT ITS SOLE DISCRETION, LOCATE ONE CLUSTER BOX FOR PHASE 1 ON THE AREA LABELED "OPEN SPACE 1.17 ACRES"; LOCATE ONE OR MULTIPLE CLUSTER MAILBOXES ON THE AREA (FORMERLY LOT 22) LABELED "MAILBOX KIOSK, PARKING, & PUBLIC SPACE." LOCATE ONE CLUSTER MAILBOX IN THE APPROXIMATE AREA SET UP FOR A POTENTIAL STUB OUT BETWEEN LOTS 121 AND 122 AS A STUB OUT FOR A FUTURE PHASE, OR COMBINE SAID "STUB OUT" AREA WITH LOTS 121 AND 122.

10) THERE SHALL ONLY BE A 10' MINIMUM BUILDING SETBACK ALONG THE NORTH PROPERTY LINE OF LOT 142 AND THE SOUTH LINE OF LOT 140.

11) LOT 123 HAS BEEN INTENTIONALLY OMITTED. LOT 123 IS TO BE CONVERTED TO PUBLIC SPACE (SEE NOTE #8).

CLIENT: TLDPW LLC

PROJECT: CONCEPTUAL LAYOUT
THE LANDINGS SUBDIVISION
LOCATED IN LAND LOTS 8 & 9
OF THE 12TH LAND DISTRICT
LOWNDES COUNTY, GEORGIA

JOB NO.	426
SURVEY DATE	N/A
PLAT DATE	5-18-2021
SCALE	1" = 100'
DWG. FILE	426TB SITE PLAN.DWG
CHKD BY	PJR
DRAWN BY	PJR

ROBERTS SURVEYING, INC.
1725 E PARK AVE. SUITE A VALDOSTA, GA 31601
PH: (229) 415-8010 FAX: (229) 415-8013
EMAIL: ROBERTSSURVEYING@BELLSOUTH.NET
GEORGIA REGISTERED LAND SURVEYOR No. 2939
GA CERTIFICATE OF AUTHORIZATION No. 1215