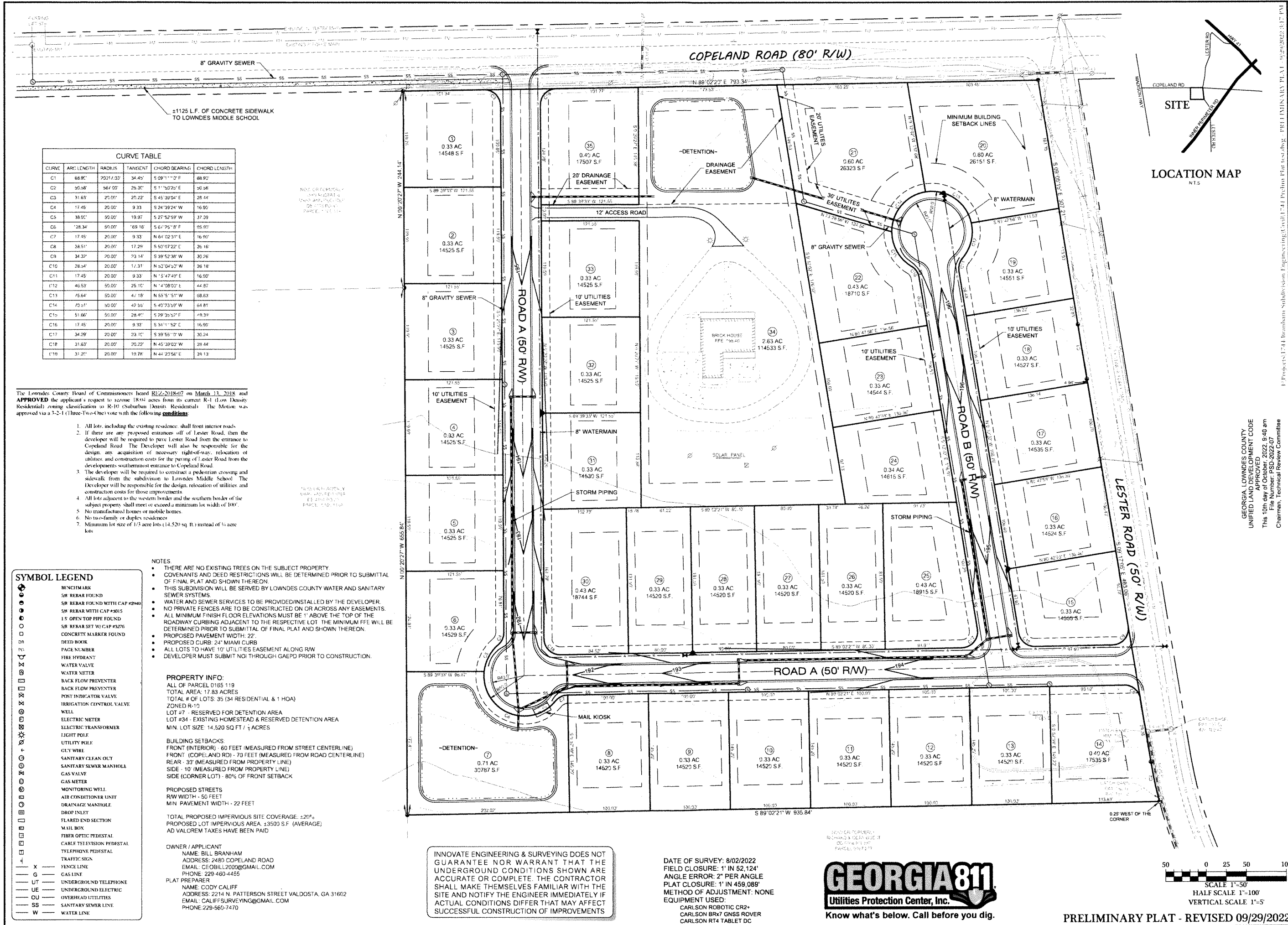




CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING
C1	68.92	20317.03	34.45	S 09°11'00" E
C2	50.58	561.00	25.30	S 11°50'26" E
C3	31.65	21.00	20.22	S 45°30'54" E
C4	17.45	20.00	9.33	S 24°39'24" W
C5	38.02	50.00	19.37	S 27°52'59" W
C6	28.34	50.00	16.16	S 61°25'18" E
C7	17.45	20.00	9.33	N 64°02'31" E
C8	28.51	20.00	17.29	S 50°07'22" E
C9	34.30	20.00	23.14	S 39°52'38" W
C10	28.34	20.00	17.31	N 62°04'52" W
C11	17.45	20.00	9.33	N 5°47'49" E
C12	46.53	50.00	25.10	N 4°08'03" E
C13	75.64	50.00	47.18	N 55°51'51" W
C14	70.51	50.00	47.55	S 40°23'59" W
C15	51.66	50.00	28.47	S 29°35'52" E
C16	17.45	20.00	9.33	S 31°11'52" E
C17	34.29	20.00	23.10	S 39°55'01" W
C18	31.63	20.00	20.22	N 45°39'03" W
C19	31.20	20.00	19.76	N 44°23'56" E

The Lowndes County Board of Commissioners heard REZ-2018-07 on March 13, 2018 and APPROVED the applicant's request to rezone 18.04 acres from its current R-1 (Low Density Residential) zoning classification to R-10 (Suburban Density Residential). The Motion was approved via a 3-2-1 (Three-Two-One) vote with the following conditions:

- All lots, including the existing residence, shall front interior roads.
- If there are any proposed entrances off of Lester Road, then the developer will be required to pave Lester Road from the entrance to Copeland Road. The Developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of Lester Road from the developments' southernmost entrance to Copeland Road.
- The developer will be required to construct a pedestrian crossing and sidewalk from the subdivision to Lowndes Middle School. The Developer will be responsible for the design, relocation of utilities and construction costs for those improvements.
- All lots adjacent to the western border and the southern border of the subject property shall meet or exceed a minimum lot width of 100'.
- No manufactured homes or mobile homes.
- No two-family or duplex residences.
- Minimum lot size of 1/3 acre lots (14,520 sq. ft.) instead of 1/4 acre lots.

SYMBOL LEGEND

- BENCHMARK
- 8" REBAR FOUND
- 15" REBAR FOUND WITH CAP #2401
- 15" OPEN TOP PIPE FOUND
- 8" REBAR SET W/ CAP #3276
- CONCRETE MARKER FOUND
- DEED BOOK
- PAGE NUMBER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- WELL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- UTILITY POLE
- GLY WIRE
- SANITARY CLEAN OUT
- SANITARY SINKER 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
- UT - UNDERGROUND TELEPHONE
- UE - UNDERGROUND ELECTRIC
- OU - OVERHEAD UTILITIES
- SS - SANITARY SEWER LINE
- W - WATER LINE

NOTES

- THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY.
- COVENANTS AND DEED RESTRICTIONS WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
- THIS SUBDIVISION WILL BE SERVED BY LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS.
- WATER AND SEWER SERVICES TO BE PROVIDED/INSTALLED BY THE DEVELOPER.
- NO PRIVATE FENCES ARE TO BE CONSTRUCTED ON OR ACROSS ANY EASEMENTS.
- ALL MINIMUM FINISH FLOOR ELEVATIONS MUST BE 1' ABOVE THE TOP OF THE ROADWAY CURBING ADJACENT TO THE RESPECTIVE LOT. THE MINIMUM FFE WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
- PROPOSED PAVEMENT WIDTH: 22'
- PROPOSED CURB: 24" MIAMI CURB
- ALL LOTS TO HAVE 10' UTILITIES EASEMENT ALONG R/W
- DEVELOPER MUST SUBMIT NOI THROUGH GAEPD PRIOR TO CONSTRUCTION.

PROPERTY INFO:

ALL OF PARCEL 0185 119
TOTAL AREA: 17.83 ACRES
TOTAL # OF LOTS: 35 (34 RESIDENTIAL & 1 HOA)
ZONED R-10
LOT #7 - RESERVED FOR DETENTION AREA
LOT #34 - EXISTING HOMESTEAD & RESERVED DETENTION AREA
MIN. LOT SIZE: 14,520 SQ FT / 1/3 ACRES

BUILDING SETBACKS:
FRONT (INTERIOR) - 60 FEET (MEASURED FROM STREET CENTERLINE)
FRONT (COPELAND R/D) - 70 FEET (MEASURED FROM ROAD CENTERLINE)
REAR - 30' (MEASURED FROM PROPERTY LINE)
SIDE - 10' (MEASURED FROM PROPERTY LINE)
SIDE (CORNER LOT) - 80% OF FRONT SETBACK

PROPOSED STREETS
R/W WIDTH - 50 FEET
MIN. PAVEMENT WIDTH - 22 FEET

TOTAL PROPOSED IMPERVIOUS SITE COVERAGE: <20%
PROPOSED LOT IMPERVIOUS AREA: 13500 S.F. (AVERAGE)
AD VALOREM TAXES HAVE BEEN PAID

OWNER / APPLICANT

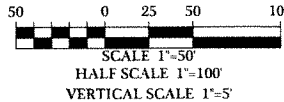
NAME: BILL BRANHAM
ADDRESS: 2480 COPELAND ROAD
EMAIL: CE0BILL2000@GMAIL.COM
PHONE: 229-460-4455

PLAT PREPARER

NAME: CODY CALIFF
ADDRESS: 2214 N. PATTERSON STREET VALDOSTA, GA 31602
EMAIL: CALIFFSURVEYING@GMAIL.COM
PHONE: 229-560-7470

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 CONSTRUCTION OF IMPROVEMENTS

DATE OF SURVEY: 8/02/2022
FIELD CLOSURE: 1" IN 52,124'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1" IN 459,089'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BR7 GNSS ROVER
CARLSON RT4 TABLET DC



PRELIMINARY PLAT - REVISED 09/29/2022

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 10th day of October, 2022, 9:40 am
File Number: PSD-2022-07
Chairman, Technical Review Committee

BRANHAM SUBDIVISION
LOWNDES COUNTY, GEORGIA
LAND LOT 111 LAND DISTRICT 11TH

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



DATE: 08/11/2022
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET
1 of 1

PROJECT NUMBER
1744

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