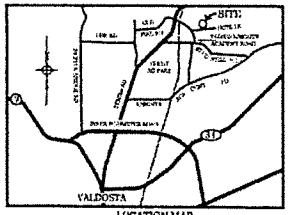
PROJECT NARRATIVE

1. THE PROPOSED DEVELOPMENT IS LOCATED IN VALDOSTA, LOWNDES COUNTY, GEORGIA AND IS BOUNDED BY RESIDENTIAL AND CONVENTIONAL LANDS.
2. PROJECT AREA = 44.00 ACRES, DEVELOPED AREA = 31.13 ACRES
3. PROPERTY IS LOCATED IN LAND LOT 119, 120 OF THE LOWNDES COUNTY, VALDOSTA, LOWNDES COUNTY, GEORGIA.
   LATITUDE: 31.0907 N, LONGITUDE: 83.2800 W
   TELEPHONE NUMBER: 0000, FACSIMILE NUMBER: 0000
4. PROPOSED DENSITY IS 3.0 UNITS PER ACRE (3.0 UNITS)
5. CURRENT ZONING: R-10
6. SETBACKS REQUIRED:
   FROM PROPERTY OR SUBDIVISION = 30 FROM PROPERTY LINE
   FRONT = 30 FROM R/W LINE
   SIDE = 10 FROM PROPERTY LINE
   SIDE = 10 FROM PROPERTY LINE
   REAR = 20 FROM PROPERTY LINE
7. PROPERTY OWNER IS WITH LOWNDES COUNTY
   VAMPLEW INVESTMENTS, LLC
   [illegible]
   VALDOSTA, GA 31605
   ATTN: MR. [illegible]
   TEL: (229) [illegible]
8. ENGINEER (CONTACT ONLY REQUIRED)
   DEPARTMENT OF PUBLIC WORKS
   MR. MIKE [illegible], P.E., COUNTY ENGINEER
   [illegible] STREET
   VALDOSTA, GA 31601
   TEL: (229) [illegible]
9. ENGINEER (LOWNDES COUNTY)
   DEPARTMENT OF PUBLIC INFORMATION
   MR. [illegible] STREET, LOWNDES COUNTY
   [illegible] STREET
   VALDOSTA, GA 31601
   TEL: (229) [illegible]



LOCATION MAP
NO SCALE

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 INSTALLED BY A GEORGIA LICENSED UTILITY CONTRACTOR".

"A MINIMUM OF 18" OF VERTICAL AND 10' OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL UTILITIES".

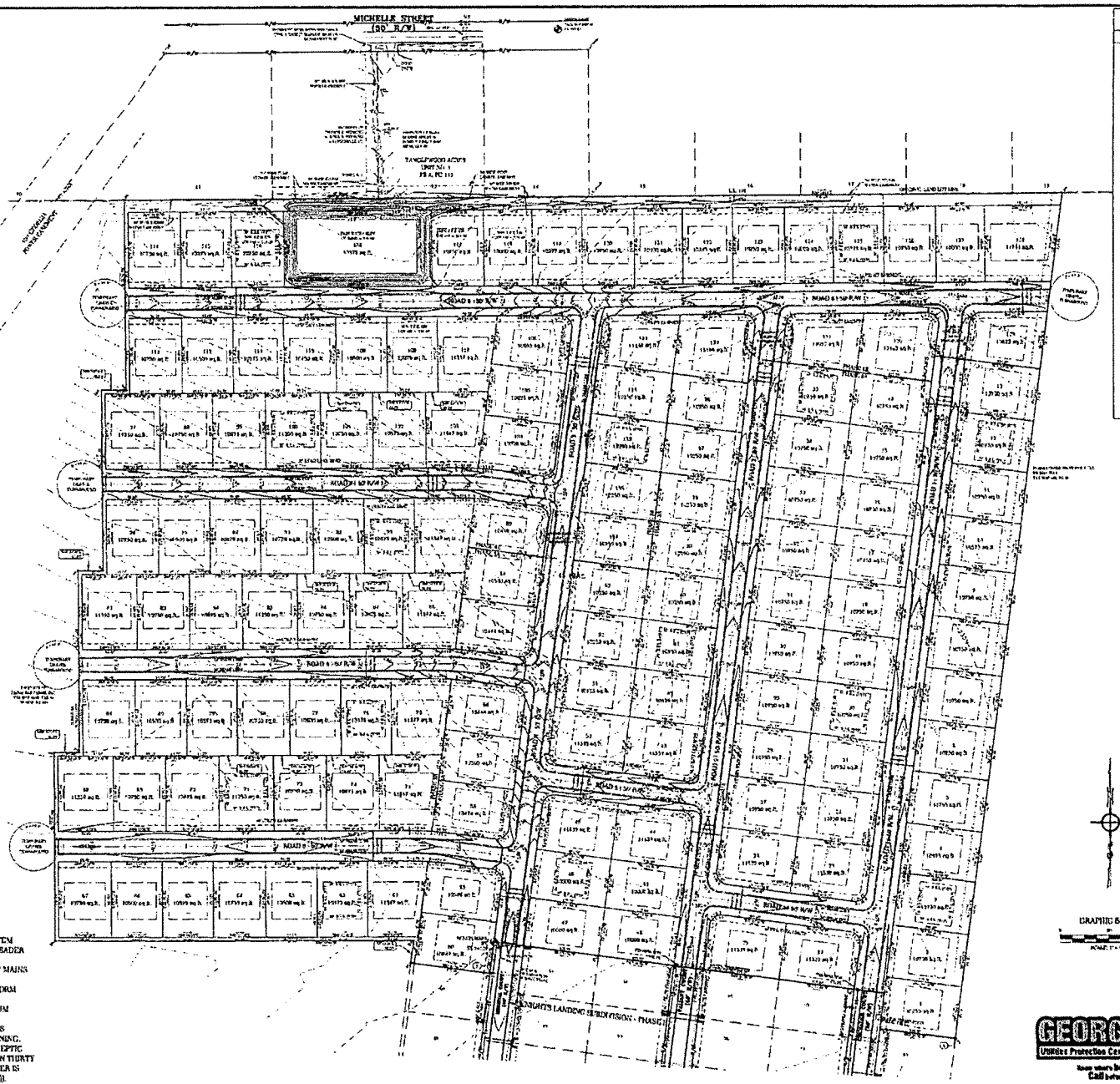
"ANY CROSS CONNECTION TO THE LOWNDES COUNTY WATER SYSTEM IS PROHIBITED".

"ALL TS AND REVISIONS SHALL BE DATED & DRAWN".

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This [illegible] day of [illegible], 20[illegible]
File Number [illegible]
Chairman, Technical Review Committee

PRELIMINARY PLAT NOTES:

1. SANITARY SEWER WILL BE PROVIDED BY MEANS OF E-ONE SYSTEM WHICH WILL BE CONNECTED TO THE EXISTING SYSTEM IN CRUSADER COURT, VALIANT COURT AND MEDIEVAL COURT.
2. WATER WILL BE SUPPLIED BY CONNECTING TO THE EXISTING 6" MAINS IN CRUSADER COURT, VALIANT COURT AND MEDIEVAL COURT
3. THE TOTAL NUMBER OF RESIDENTIAL LOTS = 137 AND ONE STORM WATER MANAGEMENT LOT.
4. THE MINIMUM SIZE OF THE LOTS IS 10,000 S.F. AND THE MINIMUM WIDTH OF THE LOTS IS 80 L.F.
5. FUTURE DEVELOPMENT WILL BE GOVERNED BY THE STANDARDS ASSOCIATED WITH SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING.
6. I CERTIFY THERE ARE NO DWELLING, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.01.01(A)(4)).



LEGEND

EXISTING	PROPOSED
[illegible]	[illegible]

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

VDW
VAN DER WATT ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
84 BLACK OAK COURT,
THOMASVILLE, GA 31757-9502
TEL: (229) 551-0303
FAX: (229) 227-0593
EMAIL: JAY@VDWENGINEERS.COM
CERT. OF AUTH. GA # PEF004845

PROJECT
KNIGHT'S LANDING PHASE III
VALIANT COURT
VALDOSTA
GEORGIA 31605

CLIENT
LOWNDES INVESTMENTS, LLC
VALDOSTA GA 31605

DRAWING TITLE
PRELIMINARY PLAT

FILE No:	17-051	DRAWING NO:	0-
DWG NAME:	PRELIMINARY PLAT.dwg	PAGE NO:	2
SCALE:	1" = 80'	DATE:	31 JAN 2018

REVISIONS

No	DATE	DESCRIPTION
1	2/28/2018	0- CHANGE DRAWING NUMBER AND REMOVE [illegible]

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SHEET NO
C60

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 23007 JAY VAN DER WATT