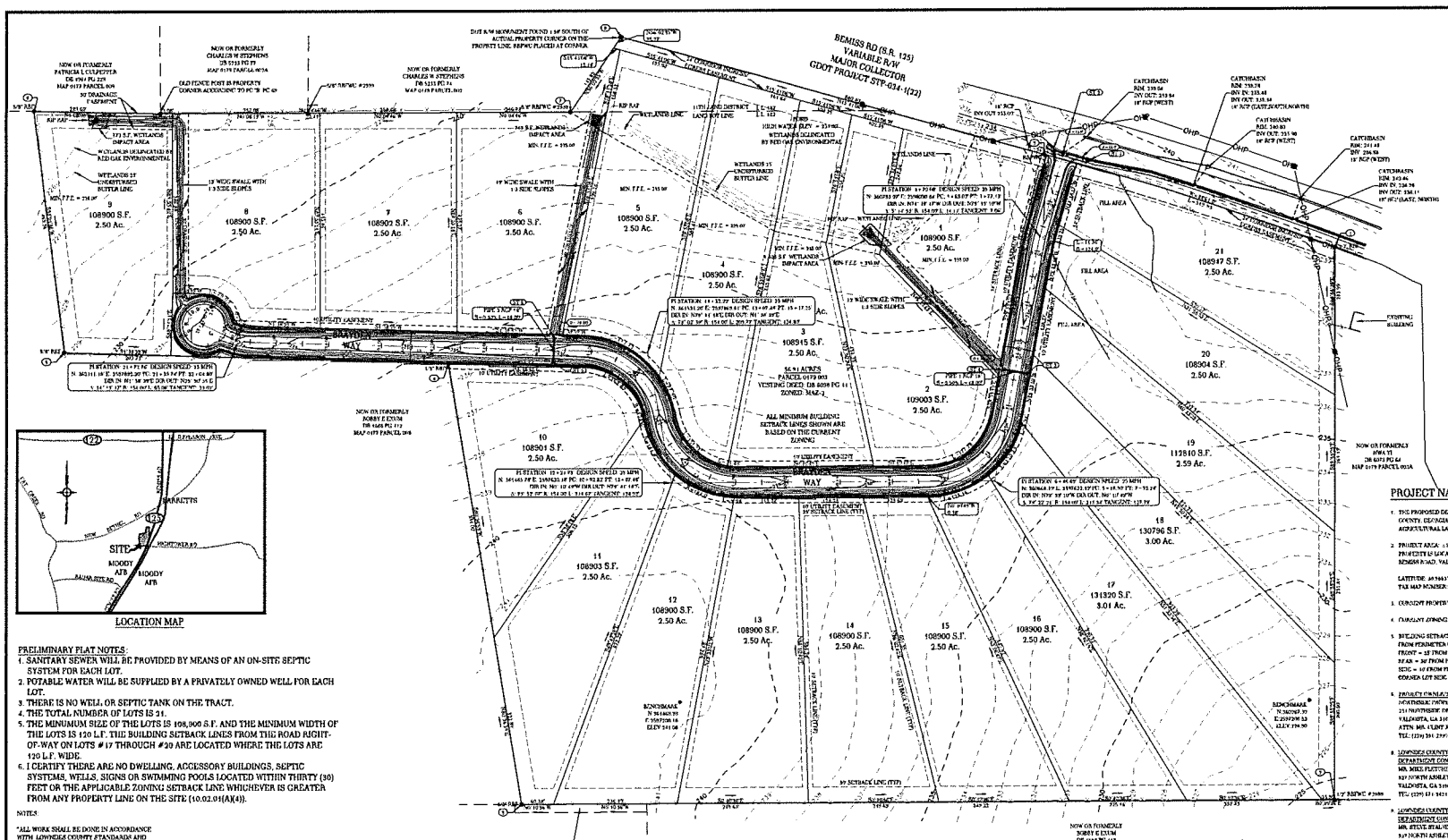

LOCATION MAP

PRELIMINARY PLAT NOTES:
1. SANITARY SEWER WILL BE PROVIDED BY MEANS OF AN ON-SITE SEPTIC SYSTEM FOR EACH LOT.
2. POTABLE WATER WILL BE SUPPLIED BY A PRIVATELY OWNED WELL FOR EACH LOT.
3. THERE IS NO WELL OR SEPTIC TANK ON THE TRACT.
4. THE TOTAL NUMBER OF LOTS IS 21.
5. THE MINUMUM SIZE OF THE LOTS IS 108,900 S.F. AND THE MINIMUM WIDTH OF THE LOTS IS 120 L.F. THE BUILDING SETBACK LINES FROM THE ROAD RIGHT-OF-WAY ON LOTS # 17 THROUGH #20 ARE LOCATED WHERE THE LOTS ARE 120 L.F. WIDE.
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 (10.02.01(A)(4)).

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 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 BENDS SHALL BE DUCTILE IRON".

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

GENERAL NOTES:

1. PERMITS
CONSTRUCTION OF ANY SORT WILL NOT BE ALLOWED WITHOUT OBTAINING THE REQUISITE 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 WORK ON THE PROJECT. THE LOCATIONS OF ANY EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS (WATER, SEWER, GAS, POWER, TELEPHONE OR ANY OTHER UTILITIES), WHICH ARE LOCATED ALMOST, UNDERNEATH, ALONG AND WITHIN THE LIMITS OF THE PROPOSED WORK AND NOT NECESSARILY BASED 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 FAILURE TO DO SO. ALL GAS, STEAM & OIL LINES SHALL BE REPAIRED 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 LINES, SEWER MAINS AND ALL SERVICE CONNECTIONS) SHALL BE INSTALLED COMPLETELY AND APPROVED THROUGHOUT THE LENGTH OF THE MAIN AND across THE PLAT SPLITLY.

4. CLEARING AND GRUBBING
ALL PROPOSED GRADED, PAVED AND BUILDING AREAS SHOWN ON THE DRAWING IS WILL BE CLEARED AND GRUBBED OF ALL TREES, VEGETATION AND OTHER OBJECTIONABLE DEBRIS. ALL TREES, SHRUBBERY, VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. ADVANCE WITH THE OWNER AND LOWNDES. IS A BURNING PERMIT IS OBTAINED. 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 AREAS 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 GOVERNING LAWS, RULES AND REGULATIONS GOVERNING CONSTRUCTION, DEMOLITION AND EXCAVATION AS ADOPTED BY THE SAFETY ORDER 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 ARE 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 STARTS.

NOTE:
ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL.

SEE STORM STRUCTURE TABLE ON SHEET C5 FOR STRUCTURE DESCRIPTIONS

BENCH MARKS SHOWN ON LOTS 12 AND 18.

LEGEND

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	
P.I.F. - IRON PIN PLACED	
C.M.F. - CONCRETE MONUMENT FOUND	
I.P.F. - IRON PIN FOUND	
G.P.F. - GALVANIZED PIPE FOUND	
- EXISTING WATER MAIN	- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT	- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE	- PROPOSED WATER VALVE
- EXISTING WATER METER	- PROPOSED WATER METER
- EXISTING SANITARY SEWER	- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE	- PROPOSED SANITARY SEWER MANHOLE
- EXISTING CONCRETE PIPE	- PROPOSED CONCRETE PIPE
- EXISTING STORM SEWER MANHOLE	- PROPOSED STORM SEWER MANHOLE
- EXISTING POWER POLE (P.P.)	- PROPOSED POWER POLE (P.P.)
- EXISTING OVER HEAD POWER	- PROPOSED OVER HEAD POWER
- EXISTING UNDERGROUND POWER	- PROPOSED UNDERGROUND POWER
- EXISTING TELEPHONE LINE BURIED UNDER GROUND	- PROPOSED TELEPHONE LINE BURIED UNDER GROUND
- EXISTING CABLE	- PROPOSED CABLE
- EXISTING CONTOUR	- PROPOSED CONTOUR
- EXISTING TALE	- PROPOSED TALE
- SOILS LINES	
- 100-YR FLOODPLAIN BOUNDARY	
- EXISTING ITEMS TO BE DEMOLISHED	
- EXISTING FLARED END SECTION	- PROPOSED FLARED END SECTION
R/W - EXISTING RIGHT OF WAY	R/W - PROPOSED RIGHT OF WAY
- EXISTING LOT BOUNDARY CORNER	- PROPOSED LOT BOUNDARY CORNER
- EXISTING FENCE	- PROPOSED FENCE
C/L - EXISTING CENTERLINE	C/L - CENTERLINE
	- SILT FENCE
	- RIP RAP

PROJECT NARRATIVE

1. THE PROPOSED DEVELOPMENT IS LOCATED IN VALDOSTA, LOWNDES COUNTY, GEORGIA AND IS SURROUNDED BY RESIDENTIAL AND AGRICULTURAL LAND
2. PROJECT AREA: 54.5 ACRES, DISTURBED AREA: 27.3 ACRES
PROPERTY IS LOCATED ON LAND LOTS # 183 AND # 184, 11TH L.D. BEMISS ROAD, VALDOSTA, LOWNDES COUNTY, GEORGIA 31605
LATITUDE: 30.9447 N LONGITUDE: 83.2942 W.
TAX MAP NUMBER: 0179, PARCEL NUMBER: 003.
3. CURRENT PROPERTY USE: AGRICULTURAL
4. CURRENT ZONING: MAS-3 MODULE AFFORDABLE ZONING
5. BUILDING SETBACK LINES:
FROM PERIMETER OF SUBDIVISION = 30' FROM PROPERTY LINE.
FRONT = 35' FROM R/W LINE.
REAR = 30' FROM PROPERTY LINE.
SIDE = 10' FROM PROPERTY LINE.
CORNER LOT SIDE = 20' FROM R/W LINE.
6. PROJECT OWNER/24 HOUR CONTACT:
NORTHSIDE PROPERTY DEVELOPMENT, LLC.
211 NORTHSIDE DRIVE
VALDOSTA, GA 31602-1815
ATTN: MR. CLINT BONICA
TEL: (229) 391-2295
7. LOWNDES COUNTY ENGINEERING DEPARTMENT CONTACT INFORMATION
MR. MIKE FLETCHER, P.E., COUNTY ENGINEER
327 NORTH ASHLEY STREET
VALDOSTA, GA 31601
TEL: (229) 671-2421
8. LOWNDES COUNTY UTILITY DEPARTMENT CONTACT INFORMATION
MR. STEVE STANLEY, UTILITIES DIRECTOR
327 NORTH ASHLEY STREET
VALDOSTA, GA 31601
TEL: (229) 671-2549

CALIFF SURVEYING & MAPPING LLC
2661 Old Statenville Rd
Valdosta, Ga 31606
(229) 560-7470

TOPOGRAPHIC SURVEY FOR:

BRAYDEN PLACE

LOCATED IN
LAND LOT 183
11TH LAND DISTRICT
LOWNDES COUNTY, GA
PLAT DATE: 1/31/2017
FIELD SURVEY DATE: 1/30/2017

SCALE 1" = 100'

GRAPHIC SCALE
0 50 100
SCALE: 1" = 100'

VDWE
VAN DER WATT ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
84 BENT OAK CIRCLE,
THOMASVILLE, GA 31757-9502
TEL: (229) 551-0363
FAX: (229) 227-6593
E-MAIL: JJ@VDWENGINEERS.COM
CERT. OF AUTH. GA # PEF004845

PROJECT:
BRAYDEN PLACE
BEMISS ROAD
VALDOSTA
GEORGIA 31605

CLIENT
NORTHSIDE PROP. DEV., LLC
VALDOSTA, GA 31605

DRAWING TITLE
PRELIMINARY PLAT

PROJ. No.:	16-041	DRAWN BY:	dg
DWG NAME:	PRELIMINARY PLAT .dwg	CHECKED BY:	jj
SCALE:	1" = 4"	DATE:	DATE

REVISIONS

NO.	DATE	INITIALS	DESCRIPTION
1.	2/21/2017	dg	ADD DRAINAGE EASEMENT ON LOT 9, CHANGE SWALE GRADING
2.	2/21/2017	dg	CHANGE BUILDING SETBACK LINES ON LOTS #17 THROUGH #20 AND CHANGE PI NOTE #5 TO REFLECT SAME.
3.	2/21/2017	jj	ADD PERMANENT INGRESS/EGRESS EASEMENT ON LOTS #1, #4, #5 AND #21
4.	2/24/2017	dg	CHANGE NOTE FINAL SETBACK LINES ON LOTS #1 AND #21

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SHEET NO.
C25

GEORGIA REGISTERED No. 03087 PROFESSIONAL ENGINEER JOHN VAN DER WATT