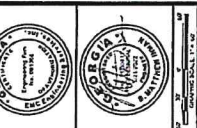


NO.	REVISION DESCRIPTION	DATE
1	REV. PER LOCAL ROAD DEPARTMENT	12/15/2011
2	REV. PER COUNTY COMMISSION	12/15/2011



EMC SERVICES, INC.
 5150 Kyleside Road, Suite E
 Marietta, GA 30067
 Phone: (770) 429-4939
 Fax: (770) 429-7979
 Email: info@emcservices.com

CATTLE CROSSING SUBDIVISION
 LAND LOT 146, 11TH LAND DISTRICT
 VALDOSTA, LOWDES COUNTY, GEORGIA
 Prepared for:
BEAVER RUN, LLC

SITE INFORMATION
 OWNER: BEAVER RUN, LLC
 DESIGNER: DAVID DELOACH
 ADDRESS: 5150 KYLESIDE ROAD, SUITE E, MARIETTA, GEORGIA 30067
 PROJECT: CATTLE CROSSING SUBDIVISION
 PROPERTY AREA: 16,641 ACRES
 PROPERTY ZONING: R-99 SUBURBAN DENSITY RESIDENTIAL (DISTRICT)
 MINIMUM LOT SIZE: 145,000 SF
 MINIMUM LOT WIDTH: 80 FT

NOTES:
 1. THIS IS A PRELIMINARY PLAN TO SET FORTH PLANNING PROVISIONS. THE FINAL PLAN WILL BE PREPARED BY A PROFESSIONAL ENGINEER. THE FINAL PLAN SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRELIMINARY PLAN.
 2. THE ORIGINAL LOT SIZES ARE 600 SF FOR 1/2 ACRE.
 3. WITH THE RESPECT TO THE FRONT OF ALL CATTLE CROSSING LOTS, THE FRONT YARD SETBACK SHALL BE 20 FEET.
 4. WATER & SEWERAGE SERVICES SHALL BE LOCATED NORTH OF OR NEAR PROPERTY LINES. NORTH OF OR NEAR PROPERTY LINES AND NEAR PROPERTY LINES SHALL HAVE A MINIMUM EASEMENT WIDTH OF 20 FEET.
 5. ANY SUCH LOCATED MINIMUM EASEMENTS ARE SUBJECT TO CHANGE PURSUANT TO THE LOWDES COUNTY SEPARATION REQUIREMENTS BETWEEN EASEMENTS AND ANY UTILITIES.
 6. ALL UTILITIES SHALL BE SERVED BY LOWDES COUNTY WATER AND SEWER.
 7. ALL LOTS SHALL BE SERVED BY LOWDES COUNTY WATER AND SEWER.
 8. ALL WASHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 4" ABOVE FINISHED FLOOR LEVEL.
 9. TOTAL WIDTH OF STREETS ON LOTS - TWO (2) LINES, INCLUDES ONE (1) NORTH LOT CURB AND OUTER EDGE OF CURB TO BACK OF DRIVEWAY, ONE (1) SOUTH LOT CURB AND OUTER EDGE OF DRIVEWAY, AND ONE (1) SIDEWALK AND ONE (1) DRIVEWAY. THE RATE MAY VARY FOR LOWDES COUNTY, GEORGIA, PAVED LOT OF 100' DATE OF ESTABLISHMENT. SIDEWALKS SHALL BE 5' WIDE AND DETERMINED TO BE OUTSIDE THE 6.7% ANNUAL CHANCE FLOODPLAIN.

SPECIAL NOTES:
 1. 2" CONCRETE CURB & OUTER (PAINT) TYPE;
 2. STOP SIGN - 18" (PA-1)
 3. 2" WIDE THERMOPLASTIC WHITE STOP BAN STRIPING
 4. 2" WIDE SOLID DOUBLE YELLOW STRIPING
 5. PAINT MARKS
 6. 18" OUTLET SIGN (W-1-2)
 7. 24" HPM SPEED LIMIT SIGN (R-1-1) AND SLOW CHILDREN AT PLAY SIGN ON SAME POST
 8. WHEEL STOP

PROJECT NO.: 11-11-11-11
DESIGNED BY: DDP
CHECKED BY: DDP
DATE: 11/15/11

SHEET PP OF 24

PROPOSED ASPHALT PAVEMENT

PROPOSED 4" THICK CONCRETE SIDEWALK

HATCH LEGEND:

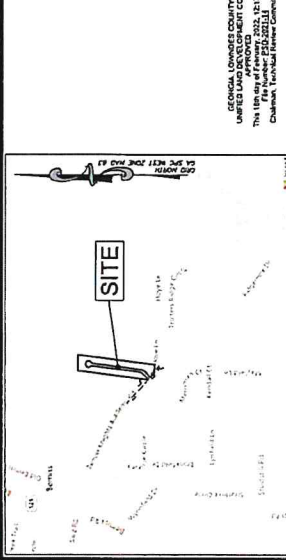
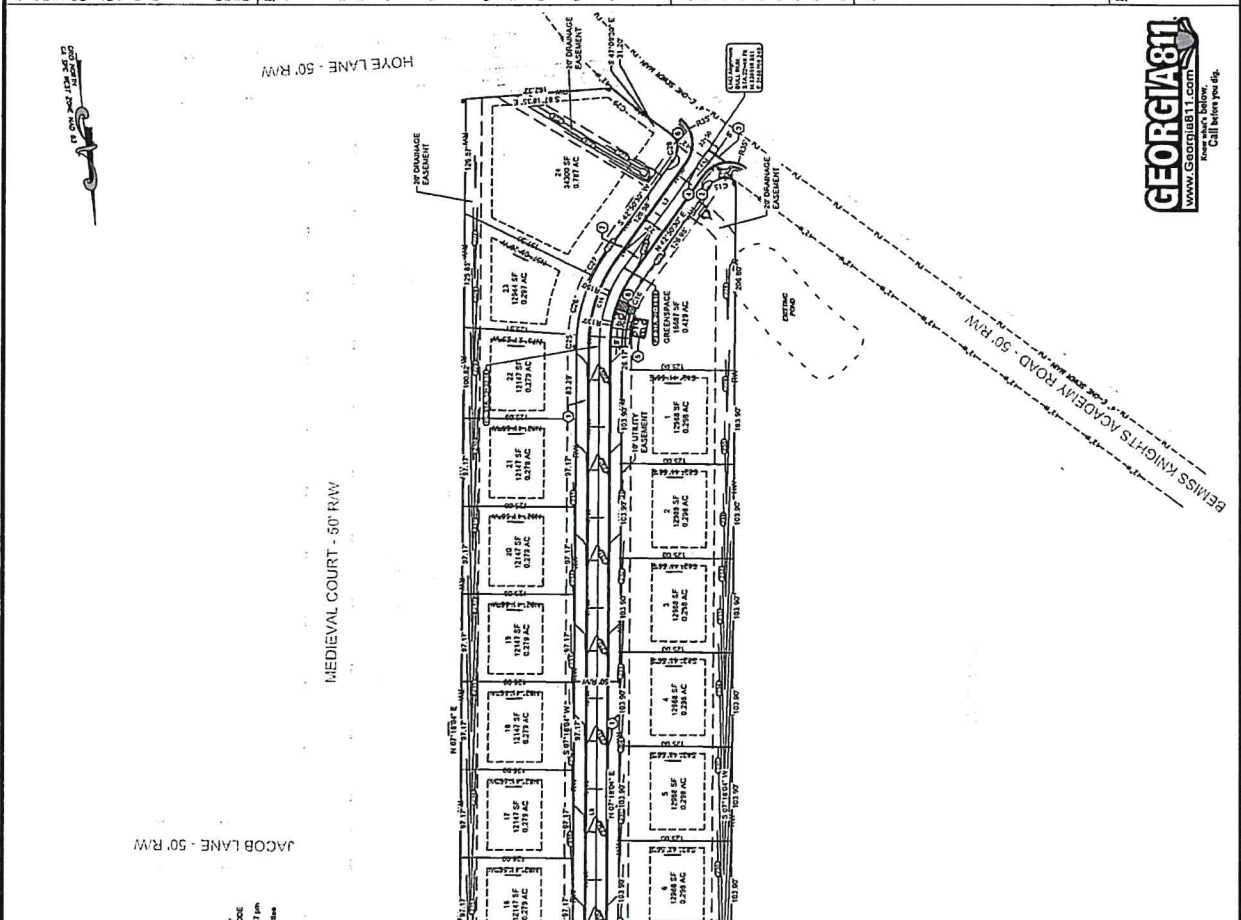
STOP SIGN (PA-1)

SPEED LIMIT 25 SIGN (R-1-1)

18" OUTLET SIGN (W-1-2)

24" HPM SPEED LIMIT SIGN (R-1-1) AND SLOW CHILDREN AT PLAY SIGN ON SAME POST

WHEEL STOP



GEORGIA 811
 www.Georgia811.com
 Before You Dig, Call 811

Property Curve Data	Curve #	Length	Radius	Chord
C15	31.41	29.31	282.8	
C16	71.5	155.05	762.9	
C17	18.47	20.09	187.1	
C18	31.09	65.09	267.4	
C19	46.62	65.09	792.9	
C20	34.84	65.09	247.5	
C21	31.85	65.09	247.4	
C22	45.76	65.09	794.2	
C23	45.73	65.09	444.4	
C24	18.47	20.09	187.1	
C25	18.47	20.09	187.1	
C26	18.47	20.09	187.1	
C27	31.42	29.31	282.8	
C28	31.42	29.31	282.8	
C29	31.42	29.31	282.8	

Line Ticks - Alignments	Line #	Length	Direction	Start Point	End Point
L1	146	146.000	S47° 52' 35.84\" W	(258182.2327, 329671.6981)	(258182.2327, 329671.6981)
L2	147	146.000	S47° 52' 35.84\" W	(258182.2327, 329671.6981)	(258182.2327, 329671.6981)
L3	148	146.000	S47° 52' 35.84\" W	(258182.2327, 329671.6981)	(258182.2327, 329671.6981)