

**V D W E**  
**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:  
**PROPOSED RESIDENTIAL**  
**SUBDIVISION**  
 4374 RIVER ROAD  
 VALDOSTA, GA 31605

CLIENT:  
**MR. CLINT JOYNER**  
 VALDOSTA, GA 31604

DRAWING TITLE:  
**CONCEPTUAL**  
**SITE PLAN**

|            |               |             |             |
|------------|---------------|-------------|-------------|
| PROJ. No.: | 00-000        | DRAWN BY:   | jj          |
| DWG NAME:  | SITE PLAN.dwg | CHECKED BY: | jj          |
| SCALE:     | 1" = 60'      | DATE:       | 26 APR 2024 |

| REVISIONS |      |          |             |
|-----------|------|----------|-------------|
| NO.       | DATE | INITIALS | DESCRIPTION |
|           |      |          |             |
|           |      |          |             |
|           |      |          |             |

THIS DRAWING IS THE PROPERTY OF VAN DER WATT ENGINEERING, LLC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. DOCUMENTS OF PUBLIC RECORD MAY BE COPIED BUT NOT ALTERED.

SHEET NO.  
**C4**

REGISTERED PROFESSIONAL ENGINEER  
 JOHAN VAN DER WATT  
 No. 039861

**PRELIMINARY PLAT NOTES:**

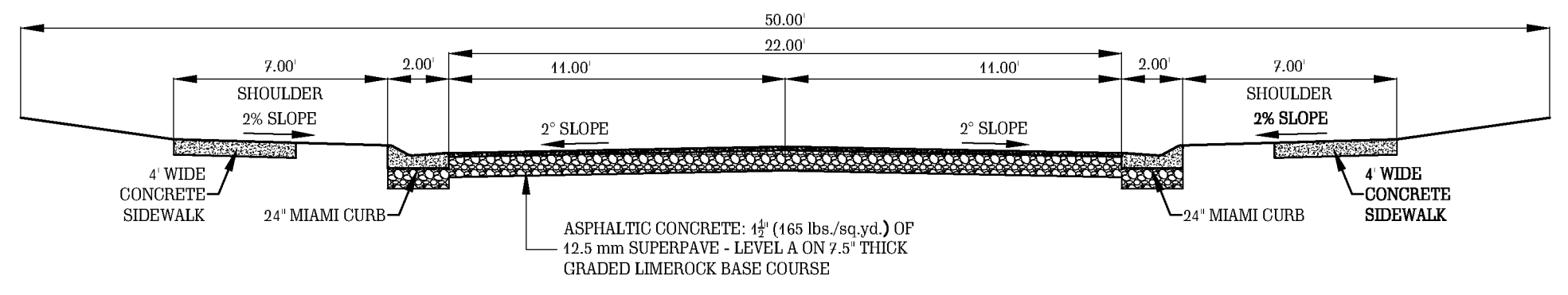
- THE PROPOSED DEVELOPMENT IS LOCATED IN VALDOSTA, LOWDES COUNTY, GEORGIA 31602 AND IS SURROUNDED BY RESIDENTIAL LAND. THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF THE INFRASTRUCTURE FOR 54 SINGLE RESIDENTIAL LOTS AND 2 GREEN SPACE AREAS.
- AREA OF PROPERTY: +14.90 ACRES.
- PROPERTY IS LOCATED ON LAND LOTS #132 AND #133, 141<sup>ST</sup> LAND DISTRICT, RIVER ROAD, VALDOSTA, GEORGIA 31602. LAT: 30.9504° N, LONG: 83.2484° W.
- CURRENT PROPERTY USE: VACANT LAND.
- CURRENT ZONING: R-21 MEDIUM DENSITY RESIDENTIAL.
- PROPOSED ZONING: PD PLANNED DEVELOPMENT.
- BUILDING SETBACKS: FRONT = 45' FROM STREET CENTERLINE, REAR = 20' FROM PROPERTY LINE, SIDES = 6' FROM PROPERTY LINE, SIDES OF CORNER LOTS = 36' FROM STREET CENTERLINE.
- AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN ULDC CHAPTER - 6.03.03 FOR COUNTY WATER AND THE CONNECTION REQUIREMENTS FOR COUNTY SEWER AS FOUND IN ULDC CHAPTER - 6.03.04 ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO BOTH WATER AND SEWER SERVICES.
- SANITARY SEWER WILL BE PROVIDED BY MEANS OF AN E/ONE SYSTEM WHICH WILL BE CONNECTED TO THE EXISTING SYSTEM IN CAT CREEK ROAD.
- WATER WILL BE SUPPLIED BY CONNECTING TO THE EXISTING WATER MAIN IN RIVER ROAD.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOWDES COUNTY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEER AT LEAST 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE LOWDES COUNTY UTILITIES DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY CONNECTION TO THE LOWDES 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 LOWDES COUNTY WATER SYSTEM IS PROHIBITED.
- ALL 'S' AND 'R' ENDS SHALL BE DUCTILE IRON.
- FUTURE DEVELOPMENT WILL BE GOVERNED BY THE STANDARDS ASSOCIATED WITH SUBURBAN DENSITY RESIDENTIAL DISTRICT DEVELOPMENT (R-10) ZONING.
- 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)(3)).
- PROJECT OWNER / PERMITTEE / 24 HOUR CONTACT:**  
 OWNER: MR. CLINT JOYNER  
 231 NORTHSIDE DRIVE  
 VALDOSTA, GA 31602  
 CONTACT: MR. CLINT JOYNER  
 TEL: (229) 254-2990
- LOWDES COUNTY ENGINEERING DEPARTMENT CONTACT INFORMATION**  
 MIKE FLETCHER, P.E., COUNTY ENGINEER  
 827 N. ASHLEY STREET  
 VALDOSTA, GA 31601  
 (229) 671-2424
- LOWDES COUNTY UTILITY DEPARTMENT CONTACT INFORMATION**  
 STEVE STALVEY, UTILITIES DIRECTOR  
 827 N. ASHLEY STREET  
 VALDOSTA, GA 31601  
 (229) 671-2501

**NOTES REGARDING LOTS ADJACENT TO WETLANDS:**  
 (WILL BE REQUIRED ON FSD)

- FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES, DETENTION PONDS, OR ANY AREAS FORMERLY DELINEATED AS ANY OF THE ABOVE, THE FOLLOWING SHALL BE PROVIDED:
  - A BENCHMARK SHALL BE ESTABLISHED AT THE FRONT PROPERTY CORNER FOR EVERY LOT.
  - A HIGH WATER MARK OR HYDROLOGIC ANALYSIS SHALL BE REQUIRED TO ESTABLISH THE 100-YEAR FLOOD ELEVATION FOR THE LOT.
  - A MINIMUM FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED FOR THE LOT AT A MINIMUM OF TWO (2) FEET ABOVE THE ESTABLISHED 100-YEAR FLOOD ELEVATION FOR THE LOT.
  - PRIOR TO ANY INSPECTIONS BEING PERFORMED AND SIGNED OFF ON, A REGISTERED LAND SURVEYOR SHALL CERTIFY THAT THE PROPOSED FINISHED FLOOR OF THE BUILDING IS AT OR ABOVE THE MINIMUM FINISHED FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.
  - A MINIMUM OF TWO (2) SOIL BORINGS, ONE ON EACH SIDE OF THE PROPOSED FOUNDATION OF THE BUILDING, SHALL BE PROVIDED TO DETERMINE THE SEASONAL HIGH WATER TABLE.
  - IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE (1) FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM IS REQUIRED TO BE INSTALLED. THIS SYSTEM SHALL BE DESIGNED BY THE PROFESSIONAL ENGINEER.

**NOTES REGARDING HOMES, PARKING AND GREEN SPACES:**

- PROPOSED HOME SIZE = 1,200 TO 1,500 SQUARE FEET, WITH 1- OR 2-CAR GARAGES.
- MINIMUM LOT SIZE = 5,000 SF.
- AVERAGE LOT SIZE = 4,252 SF.
- AVERAGE LOT WIDTH = 50 FT.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 54, WHICH IS 5.62 LOTS PER ACRE.
- PARKING WILL BE PROVIDED FOR 2 CARS PER HOME, EXCLUDING THE GARAGE.
- THE TOTAL AREA OF THE RESIDENTIAL LOTS IS 2.75 ACRES, WHICH IS 52.0% OF THE UNIMPROVED TRACT.
- THE STORM WATER DETENTION AND GREEN SPACE LOT #56 IS 0.47 ACRES, WHICH IS 8.1% OF THE UNIMPROVED TRACT.
- THE STORM WATER DETENTION AND GREEN SPACE LOT #56 IS 4.08 ACRES, WHICH IS 27.4% OF THE UNIMPROVED TRACT.
- THE TOTAL AREA OF THE ROAD RIGHT-OF-WAY IS 2.60 ACRES, WHICH IS 17.5% OF THE UNIMPROVED TRACT.
- THE TOTAL PERCENTAGE OF GREEN AREA IS 30.5%.



**TYPICAL ROAD SECTION LOCAL ROADS IN**  
**RESIDENTIAL AREAS WITH 24" MIAMI CURBS**  
 SCALE: 1" = 5'