



PACE
 CIVIL ENGINEERING - GENERAL CONTRACTING
 4560-F Valnorth Drive
 Valdosta, GA 31602
 (229) 292-0756
 matt@pace-companies.com

CONCEPT LOT LAYOUT
 FOR
CAT CREEK
DEVELOPMENT COMPANY
 LOWNDEN COUNTY, GA

**IF YOU DIG GEORGIA...
 CALL US FIRST!**
 UTILITIES PROTECTION CENTER
IT'S THE LAW
 Know what's below.
 Call before you dig.
 www.gaupc.com

Rev: _____
 Rev: _____
 Rev: _____
 Rev: _____

811
 Know what's below.
 Call before you dig.

Scale: 1" = 100'

DESIGN BY: M.D.P.
 DATE: 2/23/2024
 JOB NO.: 0041-02

CONCEPT LOT LAYOUT

C-1.1

PARKS, PICNIC AREAS, TRAILS & STORMWATER POND OWNERSHIP:
 PROVISIONS FOR THE PERMANENT OWNERSHIP, OPERATION, AND MAINTENANCE OF PARKS, PICNIC AREAS, TRAILS AND STORMWATER PONDS SHALL BE PROVIDED BY COVENANT, DEED RESTRICTION, EASEMENT, OR OWNERSHIP BY AND FOR THE BENEFIT OF A PROPERTY OWNERS ASSOCIATION, LAND TRUST, OR OTHER LEGAL AUTHORITY.

UTILITY CONNECTIONS:
 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.

SITE DEVELOPMENT NOTES:

- CLUSTER MAILBOX CENTER WITH PARKING SPACES INSTALLED BY DEVELOPER
- 4' WIDE SIDEWALK ON ONE SIDE OF EACH STREET (INSTALLED ON A PER LOT BASIS BY HOME BUILDER)
- 10' UTILITY EASEMENT BEHIND R/W ON EACH LOT
- LOTS ABUTTING CLYATTSTONE ROAD SHALL BE A MINIMUM OF 0.5 ACRES IN SIZE
- ALL LOTS SHALL FRONT INTERIOR ROADS.

SITE INFORMATION
 MAP 063 - PARCEL 060
 LAND DISTRICT 12 - LAND LOT 38
 TOTAL ACREAGE: 61.76 ACRES
 CURRENT ZONING: R-1
 PROPOSED ZONING: R-10
 TOTAL LOTS: 110
 MINIMUM LOT WIDTH: 80'
 MINIMUM LOT AREA: 10,000 SF
 SETBACKS:
 FRONT: 60' FROM C/L
 REAR: 30'
 SIDE: 10'
 CORNER: 48' FROM C/L
 UTILITIES: LOWNDEN COUNTY WATER AND SEWER