SUBDIVISION NOTES:

(a) THE INTENT OF THIS SITE PLAN IS TO SHOW THE DEVELOPMENT OF A DETACHED SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

(b) TWO-FAMILY DWELLINGS (DUPLEXES) ARE NOT ALLOWED.

(c) UNLESS OTHERWISE DEPICTED AND/OR NOTED, FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY RESIDENTIAL (R-10) STANDARDS.

(d) THE OPEN SPACE AND VARIOUS OTHER POTENTIAL COMMUNITY BUILDINGS AND/OR FACILITIES SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY OWNERS ASSOCIATION OR A SIMILAR PRIVATE LEGAL AUTHORITY.

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".

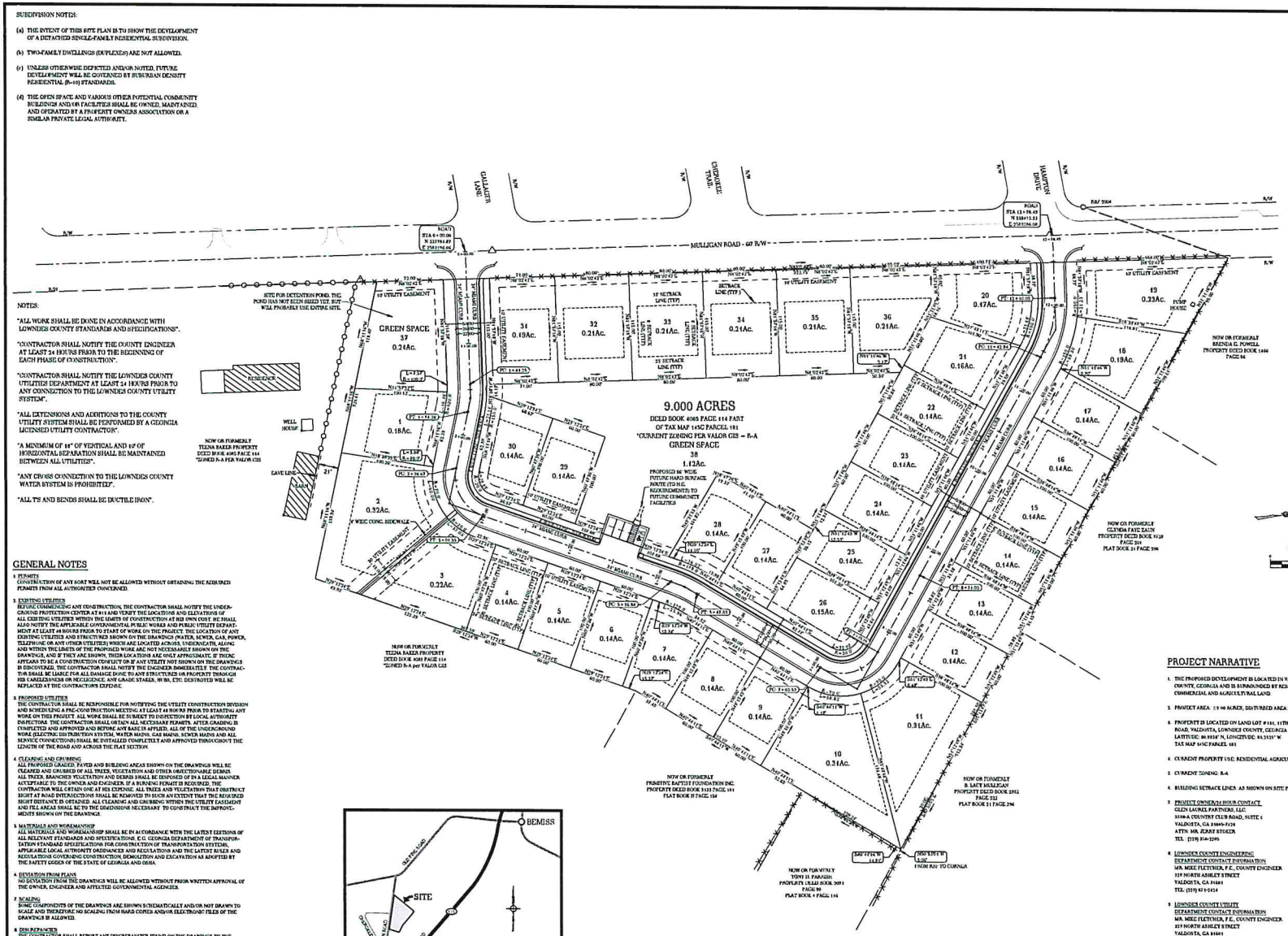
"CONTRACTOR SHALL NOTIFY THE LOWNDES COUNTY UTILITIES DEPARTMENT AT LEAST 24 HOURS PRIOR TO ANY CONNECTION TO THE LOWNDES COUNTY UTILITY SYSTEM".

"ALL EXTENSIONS AND ADDITIONS TO THE COUNTY UTILITY SYSTEM SHALL BE PERFORMED BY A GEORGIA LICENSED UTILITY CONTRACTOR".

"A MINIMUM OF 10' 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".



GENERAL NOTES

1. PERMITS
CONSTRUCTION OF ANY SORT WILL NOT BE ALLOWED WITHOUT OBTAINING THE REQUIRED 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 LOCATION OF ANY EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS (WATER, SEWER, GAS, POWER, TELEPHONE OR ANY OTHER UTILITIES) WHICH ARE LOCATED ACROSS, UNDERNEATH, ALONG AND WITHIN THE LIMITS OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN 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 CARELESSNESS OR NEGLIGENCE. ANY GRADE STAKES, WORK, ETC. DESTROYED WILL BE REPLACED 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 MAINS, SEWER MAINS AND ALL SERVICE CONNECTIONS) SHALL BE INSTALLED COMPLETELY AND APPROVED THROUGHOUT THE LENGTH OF THE ROAD AND ACROSS THE FLAT SECTION.

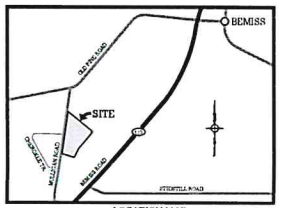
4. CLEARING AND GRUBBING
ALL PROPOSED GRADED, PAVED AND BUILDING AREAS SHOWN ON THE DRAWINGS WILL BE CLEARED AND GRUBBED OF ALL TREES, VEGETATION AND OTHER OBJECTIONABLE DEBRIS. ALL TREES, BRANCHES VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER ACCEPTABLE TO THE OWNER AND ENGINEER. IF A BURNING PERMIT IS REQUIRED, 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 TEL 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 LATEST RULES AND REGULATIONS GOVERNING CONSTRUCTION, DEMOLITION AND EXCAVATION AS ADOPTED BY THE SAFETY CODES 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/OR 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 STAKING.



LOCATION MAP

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

PROJECT NARRATIVE

1. THE PROPOSED DEVELOPMENT IS LOCATED IN VALDOSTA, LOWNDES COUNTY, GEORGIA AND IS SURROUNDED BY RESIDENTIAL, COMMERCIAL AND AGRICULTURAL LAND.

2. PROJECT AREA: ± 9.00 ACRES, DISTURBED AREA: ± 8.00 ACRES

3. PROPERTY IS LOCATED ON LAND LOT #181, 11TH L.D., MULLIGAN ROAD, VALDOSTA, LOWNDES COUNTY, GEORGIA 31605.
LATITUDE: 30.9330° N, LONGITUDE: 83.2135° W
TAX MAP 145C PARCEL 181

4. CURRENT PROPERTY USE: RESIDENTIAL AGRICULTURAL

5. CURRENT ZONING: R-A

6. BUILDING SETBACK LINES: AS SHOWN ON SITE PLAN

7. PROJECT OWNER/24 HOUR CONTACT
GLEN LAUREL PARTNERS, LLC
3106-A COUNTRY CLUB ROAD, SUITE 1
VALDOSTA, GA 31605-7124
ATTN: MR. JERRY STOKER
TEL: (229) 316-2295

8. LOWNDES COUNTY ENGINEERING
DEPARTMENT CONTACT INFORMATION
MR. MIKE FLETCHER, P.E., COUNTY ENGINEER
327 NORTH ASHLEY STREET
VALDOSTA, GA 31601
TEL: (229) 671-2414

9. LOWNDES COUNTY UTILITY
DEPARTMENT CONTACT INFORMATION
MR. MIKE FLETCHER, P.E., COUNTY ENGINEER
327 NORTH ASHLEY STREET
VALDOSTA, GA 31601
TEL: (229) 671-2414

LEGEND

EXISTING	PROPOSED
C.M.S. - CONCRETE MONUMENT SET	
P.I.P. - IRON PIN PLACED	
C.M.F. - CONCRETE MONUMENT FOUND	
I.P.F. - IRON PIN FOUND	
G.P.F. - GALVANIZED PIPE FOUND	
—W— - EXISTING WATER MAIN	—W— - PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT	- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE	- PROPOSED WATER VALVE
- EXISTING WATER METER	- PROPOSED WATER METER
—SS— - EXISTING SANITARY SEWER	—SS— - 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.)
—OHP— - EXISTING OVER HEAD POWER	—OHP— - PROPOSED OVER HEAD POWER
—UGP— - EXISTING UNDERGROUND POWER	—UGP— - PROPOSED UNDERGROUND POWER
—UGT— - EXISTING TELEPHONE LINE BURIED UNDER GROUND	—UGT— - PROPOSED TELEPHONE LINE BURIED UNDER GROUND
—CTV— - EXISTING CABLE	—CTV— - PROPOSED CABLE
—100— - EXISTING CONTOUR	—101— - PROPOSED CONTOUR
- EXISTING TREE	- PROPOSED TREE
- 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
O - EXISTING LOT BOUNDARY CORNER	O - PROPOSED LOT BOUNDARY CORNER
—o—o— - EXISTING FENCE	—o—o— - PROPOSED FENCE
C/L - EXISTING CENTERLINE	C/L - CENTERLINE
	—x— - SILT FENCE
	- NPDES

VDW 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: JJMPOWTN@NETZERO.COM
CERT. OF AUTH. GA # PEF004845

PROJECT:
COVENTRY SUBDIVISION
MULLIGAN ROAD
VALDOSTA
GEORGIA 31605

CLIENT:
GLEN LAUREL PARTNERS
VALDOSTA, GA 31605

DRAWING TITLE:
CONCEPTUAL SITE LAYOUT PLAN

PROJ. No.:	16-007	DRAWN BY:	dc
DWG NAME:	SITE PLAN .dwg	CHECKED BY:	JJ
SCALE:	1" = 50'	DATE:	17 MAR 2016

REVISIONS

NO.	DATE	INITIALS	DESCRIPTION

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SHEET NO.
C3

GEORGIA REGISTERED No. 030887 PROFESSIONAL ENGINEER JOHN J. VAN DER WATT