



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.26	2810.00	176°	N12° 29' 51" W	96.55
C2	81.91	2810.00	167°	N12° 46' 48" W	114.45
C3	82.47	2810.00	166°	N12° 02' 28" W	113.84
C4	118.85	2810.00	245°	N10° 02' 28" W	118.84
C5	50.00	2810.00	102°	S10° 02' 28" W	50.00
C6	182.24	2810.00	373°	S10° 02' 28" W	182.24
C7	149.24	2810.00	374°	S10° 02' 28" W	149.24
C8	30.11	2810.01	102°	S10° 02' 28" W	30.11
C9	3.88	2810.01	037°	S10° 02' 28" W	3.88
C10	14.86	2232.00	381°	N10° 44' 24" E	14.86
C11	72.36	2232.00	184°	N10° 44' 24" E	72.36
C12	14.86	2232.00	381°	N10° 44' 24" E	14.86
C13	7.06	2000.00	578°	N10° 44' 24" E	7.06
C14	61.16	2000.00	482°	N10° 44' 24" E	61.16
C15	42.73	2000.00	348°	N10° 44' 24" E	42.73
C16	43.83	2000.00	351°	N10° 44' 24" E	43.83
C17	58.82	2000.00	481°	N10° 44' 24" E	58.82
C18	7.31	2000.00	615°	N10° 44' 24" E	7.31
C19	19.47	2000.00	507°	S17° 43' 17" W	19.47
C20	18.47	2000.00	507°	S17° 43' 17" W	18.47

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	82.88	6000.00	731°	S17° 08' 44" E	82.88
C22	64.50	6000.00	654°	S18° 26' 38" E	64.50
C23	52.10	6000.00	463°	N12° 56' 30" E	52.10
C24	18.47	6000.00	463°	N12° 56' 30" E	18.47
C25	26.38	2000.00	753°	S17° 07' 11" E	26.38
C26	80.47	6000.00	754°	S17° 07' 11" E	80.47
C27	1063.63	6000.00	1031°	N10° 37' 01" E	1063.63
C28	80.13	6000.00	1031°	N10° 37' 01" E	80.13
C29	10.11	2600.00	248°	N49° 21' 30" W	10.11
C30	18.47	2600.00	248°	N49° 21' 30" W	18.47
C31	10.10	6000.00	1030°	N10° 37' 01" E	10.10
C32	10.50	6000.00	1030°	N10° 37' 01" E	10.50
C33	70.70	6000.00	612°	N48° 09' 14" W	60.68
C34	71.48	6000.00	643°	N29° 44' 03" E	67.33
C35	72.18	6000.00	643°	N29° 44' 03" E	67.33
C36	68.86	6000.00	668°	S17° 49' 18" E	66.07
C37	10.57	6000.00	668°	S17° 49' 18" E	10.56
C38	19.38	2000.00	543°	S17° 49' 18" E	18.82
C39	15.12	2250.00	543°	S17° 49' 18" E	15.12
C40	73.24	2250.00	1863°	S10° 59' 30" W	73.24
C41	48.72	1750.00	1538°	N55° 07' 30" E	48.56

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C42	20.00	1750.00	635°	N44° 36' 30" E	19.99
C43	33.82	1750.00	1742°	S55° 07' 30" W	33.81
C44	68.53	2250.00	1740°	S55° 07' 30" W	68.07
C45	20.03	2250.00	510°	N61° 17' 02" E	20.02
C46	18.47	2000.00	510°	N61° 17' 02" E	18.47
C47	56.14	6000.00	510°	N61° 17' 02" E	56.14
C48	61.38	6000.00	582°	S10° 59' 30" W	58.74
C49	65.67	6000.00	582°	S10° 59' 30" W	62.44
C50	27.87	6000.00	261°	N25° 22' 12" E	27.82
C51	19.47	2000.00	507°	S17° 43' 17" W	19.47
C52	19.47	2000.00	507°	S17° 43' 17" W	19.47
C53	20.21	6000.00	661°	N14° 37' 42" E	19.54
C54	60.34	6000.00	5781°	N21° 34' 46" E	58.00
C55	60.34	6000.00	5781°	N21° 34' 46" E	58.00
C56	86.76	6000.00	582°	S10° 59' 30" W	79.40
C57	18.47	2000.00	507°	S17° 43' 17" W	18.47
C58	18.47	2000.00	507°	S17° 43' 17" W	18.47
C59	18.47	2000.00	507°	S17° 43' 17" W	18.47
C60	70.12	2250.00	1788°	N72° 45' 50" E	69.84
C61	235.13	2810.00	520°	S18° 58' 52" E	235.04

SITE DATA

A PORTION OF MAP 0072, PHASE 081, LAND LOT 9 OF THE 11TH & 12TH LAND DISTRICT, SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING, CURRENT ZONING = P-0

TOTAL ACRES = 136.11 AC (62,444,915 S²)

TOTAL OPEN SPACE AREA = 13.95 AC (6,173,760 S²)

MIN LOT WIDTH = 80'

MIN LOT DEPTH = 80'

FRONT BUILDING SETBACK = 10'

REAR BUILDING SETBACK = 30'

LEFT SIDE BUILDING SETBACK = 25' (UNLESS OTHERWISE SHOWN)

RIGHT SIDE BUILDING SETBACK = 25' (UNLESS OTHERWISE SHOWN)

PHASE 1 = 24 LOTS

PHASE 2 = 24 LOTS

PHASE 3 = 22 LOTS

PHASE 4 = 24 LOTS

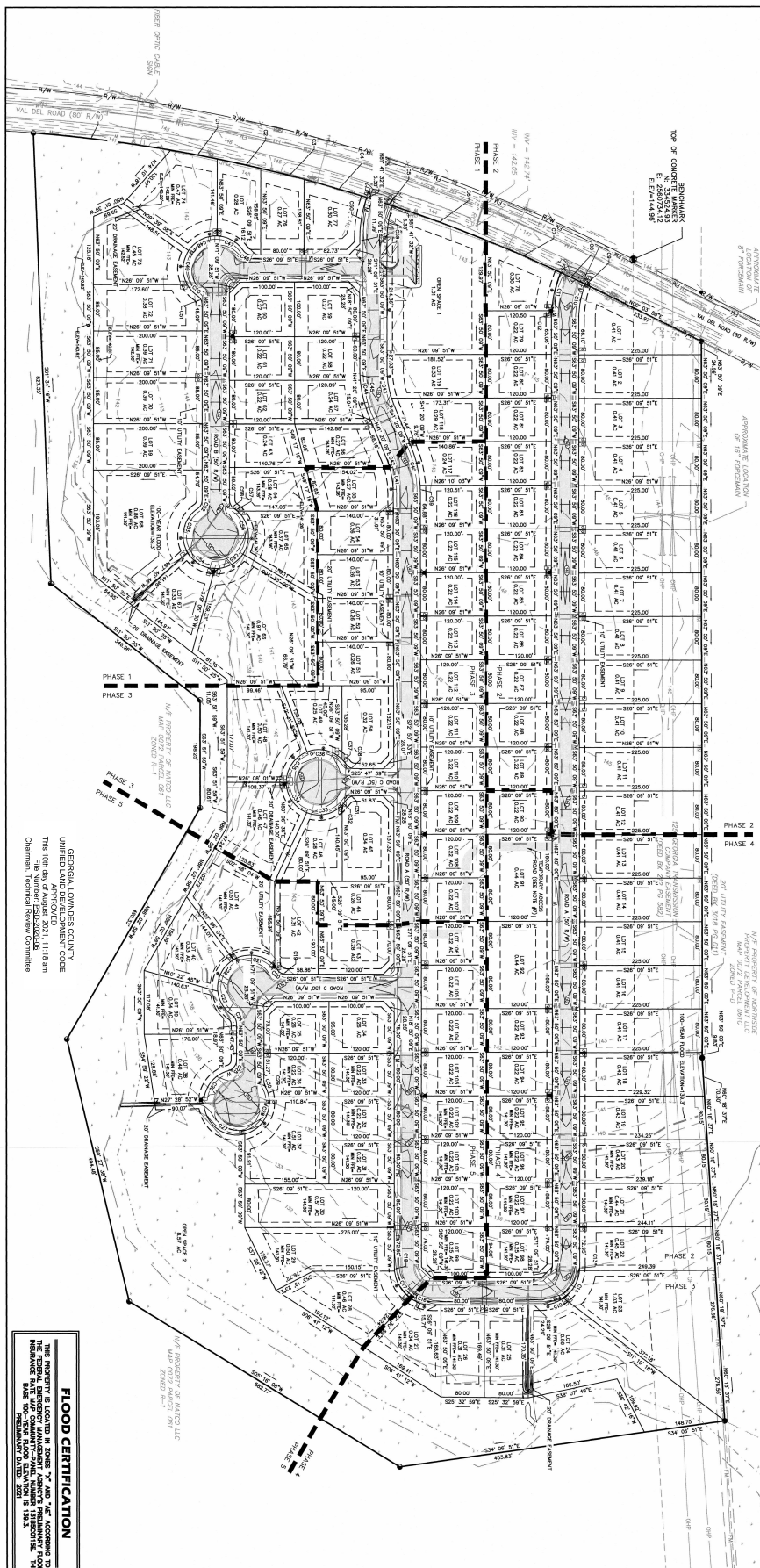
TOTAL LOTS = 119

TOTAL SPACES = 119

2 OPEN SPACE LOTS

MANUMOUNT # OF RESIDENTIAL LOTS = 123

- NOTES:**
- UNLESS OTHERWISE SPECIFIED, THE ALLOWABLE LAND USES WILL BE SIMILAR TO THOSE LAND USES ALLOWED IN SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING.
 - PROPOSED SUBDIVISION SHALL BE SERVED BY LOWMOUNTS OTHER UTILITIES WHICH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWMOUNTS COUNTY TECHNICAL STANDARDS MANUAL.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND SPECIFICATIONS OF THE SUBDIVISION. (EXAMPLE SHOWN ON OPEN SPACE 1)
 - CLUSTER MANUMOUNTS SHALL BE CONSTRUCTED WITHIN THE 5' ALL RESIDENTIAL LOTS ARE SIZE APPROPRIATELY FOR A HOUSE TO FIT AND SHOULD NOT REQUIRE ADMINISTRATIVE APPROVAL.
 - THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE OPEN SPACE AREAS AS SET FORTH IN THE COVENANTS.
 - 7.5' WIDE (MANUMOUNT & THOR GAS) TEMPORARY ACCESS SHALL BE CONSTRUCTED AND NOT REMOVED UNTIL THE COMPLETION OF PHASE 5.
 - TEMPORARY GRAVEL TURN AROUNDS SHALL BE INSTALLED AT THE END OF EACH PHASE.



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TRITON DEVELOPMENT, INC

VAL DEL ESTATES

LAND LOTS 9 & 10 OF THE 11TH & 12TH LAND DISTRICT
LOWMOUNTS COUNTY - STATE OF GEORGIA

GRAPHIC SCALE

0 50 100 200
1 INCH = 100 FEET

PRELIMINARY PLAT

1 OF 1 SHEETS

PROJECT DESCRIPTION:
08-06-21 COUNTY COMMENTS

DESIGNED BY: DBA

CHECKED BY: MCM

SUBMITTAL DATE: 08-03-21

JOB NO.: 0867-201

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