

LOCATION MAP
N.T.S.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	86.56	2810.00	1.76	N15° 29' 51"W	86.55
C2	81.91	2810.00	1.67	N13° 46' 48"W	81.91
C3	82.47	2810.00	1.68	N12° 06' 15"W	82.47
C4	119.95	2810.00	2.45	N10° 02' 26"W	119.94
C5	50.00	2810.00	1.02	S8° 18' 28"E	50.00
C6	182.74	2810.00	3.73	N5° 56' 06"W	182.71
C7	149.24	2810.00	3.04	N2° 33' 02"W	149.23
C8	50.11	2810.01	1.02	S0° 31' 05"E	50.11
C9	3.58	2810.01	0.07	N0° 01' 46"E	3.58
C10	64.93	175.00	21.26	S74° 27' 54"W	64.56
C11	72.36	225.00	18.43	N76° 51' 26"E	72.05
C12	14.96	225.00	3.81	N65° 44' 24"E	14.95
C13	7.06	70.00	5.78	N66° 43' 31"E	7.06
C14	60.16	70.00	49.25	S85° 45' 46"E	58.33
C15	42.73	70.00	34.98	S43° 39' 08"E	42.07
C16	43.63	70.00	35.71	N8° 18' 36"W	42.92
C17	58.82	70.00	48.14	N33° 36' 53"E	57.10
C18	7.51	70.00	6.15	N60° 45' 38"E	7.51
C19	19.47	20.00	55.77	S1° 43' 17"W	18.71
C20	19.47	20.00	55.77	S1° 43' 17"W	18.71

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	82.88	60.00	79.14	S17° 08' 44"E	76.45
C22	68.55	60.00	65.46	S89° 26' 58"E	64.89
C23	52.10	60.00	49.75	N32° 56' 30"E	50.48
C24	19.47	20.00	55.77	N35° 57' 01"E	18.71
C25	26.36	20.00	75.52	S78° 24' 11"E	24.49
C26	80.47	60.00	76.84	S79° 03' 41"E	74.57
C27	108.03	60.00	103.16	N10° 56' 19"E	94.02
C28	89.13	60.00	85.12	N83° 12' 00"W	81.16
C29	10.11	20.00	28.96	N49° 21' 30"E	10.00
C30	19.47	20.00	55.77	N54° 02' 59"W	18.71
C31	10.50	60.00	10.02	N76° 51' 25"W	10.48
C32	70.70	60.00	67.52	N38° 09' 14"W	66.68
C33	71.48	60.00	68.26	N29° 44' 03"E	67.33
C34	75.48	60.00	68.91	S81° 40' 54"E	67.89
C35	69.96	60.00	66.81	S1° 49' 18"E	66.07
C36	10.57	60.00	10.09	S24° 37' 49"W	10.56
C37	19.36	20.00	55.47	S1° 56' 29"W	18.62
C38	15.12	225.00	3.85	S61° 54' 38"W	15.12
C39	73.24	225.00	18.65	S50° 39' 38"W	72.91
C40	48.72	175.00	15.95	N55° 51' 38"E	48.56

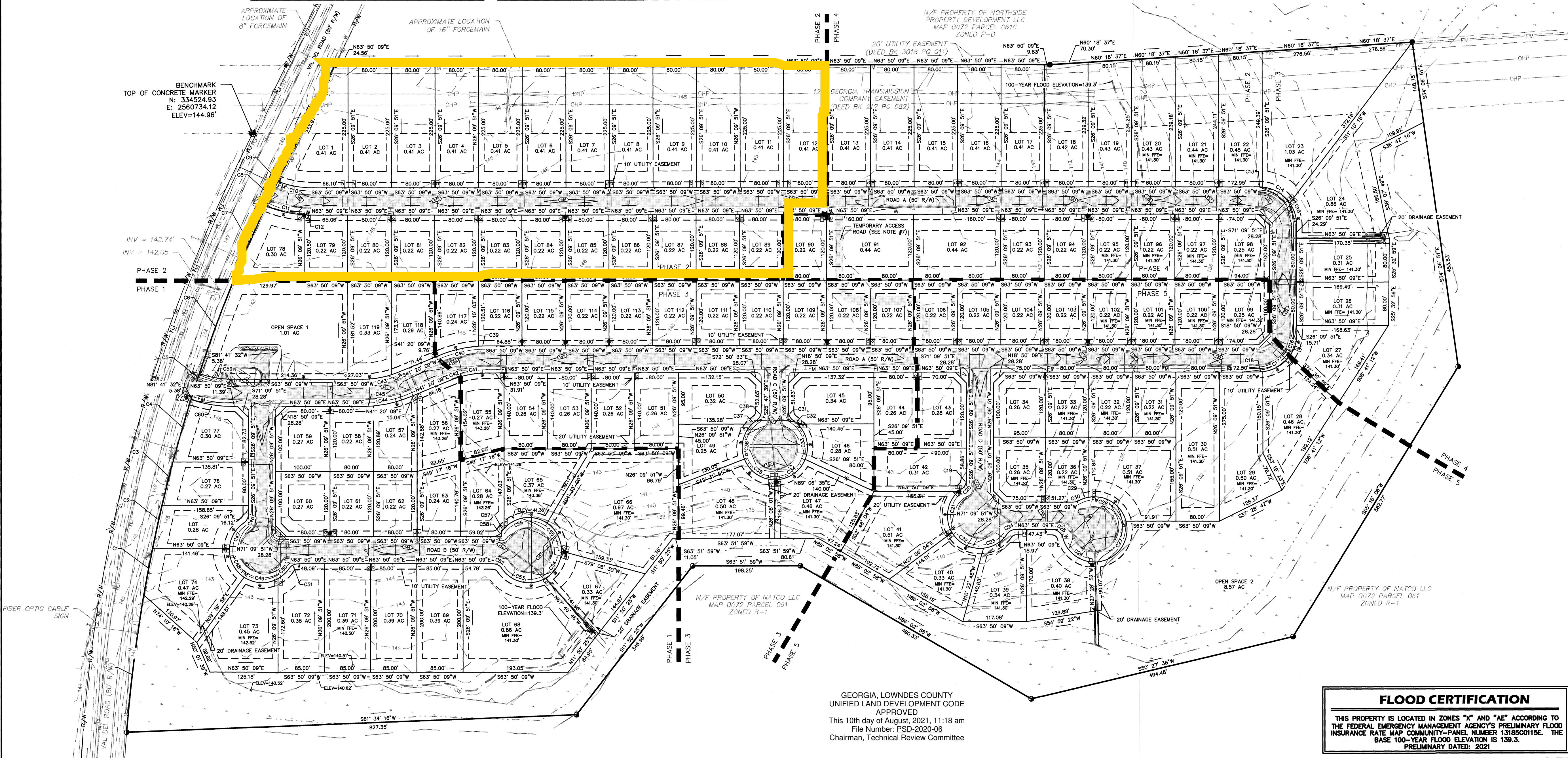
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	20.00	175.00	6.55	N44° 36' 38"E	19.99
C42	53.82	175.00	17.62	S55° 01' 32"W	53.61
C43	68.33	225.00	17.40	N50° 02' 09"E	68.07
C44	20.03	225.00	5.10	N61° 17' 09"E	20.02
C45	56.14	60.00	53.61	S2° 48' 14"W	54.11
C46	61.38	60.00	58.62	S53° 18' 27"E	58.74
C47	65.67	60.00	62.71	N66° 01' 47"E	62.44
C48	27.87	60.00	26.61	N21° 22' 12"E	27.62
C49	19.47	20.00	55.77	N35° 57' 01"E	18.71
C50	19.47	20.00	55.77	S88° 16' 43"E	18.71
C51	90.21	60.00	86.14	N76° 32' 12"E	81.95
C52	60.54	60.00	57.81	N4° 33' 46"E	58.00
C53	86.76	60.00	82.85	S56° 25' 39"W	79.40
C54	19.47	20.00	55.77	S35° 57' 01"W	18.71
C55	54.54	175.00	17.86	S72° 45' 50"W	54.32
C56	70.12	225.00	17.86	N72° 45' 50"E	69.84
C57	255.13	2810.00	5.20	S18° 58' 52"E	255.04

SITE DATA

A PORTION OF MAP 0072/PARCEL 061
 LAND LOT 9 OF THE 11TH & 12TH LAND DISTRICT
 CURRENT ZONING = P-D
 TOTAL ACRES = ±56.11 AC (±2,444,151 SF)
 TOTAL OPEN SPACE AREA = ±9.58 AC (±17%)
 MIN LOT WIDTH = 80'
 MIN LOT DEPTH = 120'
 FRONT BUILDING SETBACK = 30'
 SIDE BUILDING SETBACK = 10'
 REAR BUILDING SETBACK = 25' (UNLESS OTHERWISE SHOWN)
 (LOTS 1-23 REAR SETBACK IS THE GA POWER EASEMENT LINE)
 CORNER BUILDING SETBACK = 24'
 LOT CALCULATIONS:
 PHASE 1 = 24 LOTS
 PHASE 2 = 24 LOTS
 PHASE 3 = 23 LOTS
 PHASE 4 = 24 LOTS
 PHASE 5 = 24 LOTS
 TOTAL LOTS = 119
 2 OPEN SPACE LOTS
 MAXIMUM # OF RESIDENTIAL LOTS = 123

NOTES:

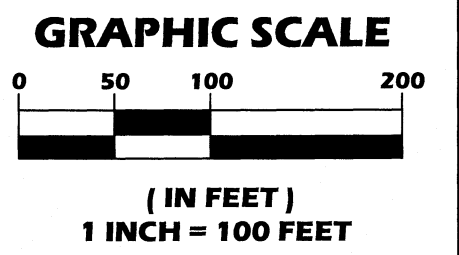
- UNLESS OTHERWISE DEPICTED THE ALLOWABLE LAND USES WILL BE SIMILAR TO THOSE LAND USES ALLOWED IN SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING.
- PROPOSED SUBDIVISION SHALL BE SERVED BY LOWNDES COUNTY WATER & SEWER. WATER, SEWER, AND ALL OTHER UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOWNDES COUNTY STANDARDS AND SPECIFICATIONS.
- CLUSTER MAILBOXES SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION. (EXAMPLE SHOWN ON OPEN SPACE 1)
- ALL RESIDENTIAL LOTS ARE SIZE APPROPRIATELY FOR A HOUSE TO FIT AND SHOULD NOT REQUIRE ADMINISTRATIVE WAIVERS.
- THE HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE OPEN SPACE AREAS AS SET FORTH IN THE COVENANTS.
- 15' WIDE (MINIMUM 4" THICK GAB) TEMPORARY ACCESS ROAD SHALL BE INSTALLED DURING PHASE 3 CONSTRUCTION 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
 LOWNDES COUNTY - STATE OF GEORGIA

REVISIONS	DATE	DESCRIPTION
08-06-21	08-06-21	COUNTY COMMENTS



SCALE: 1"=100'

DESIGNED BY: DEA

CHECKED BY: MCM

SUBMITTAL DATE: 08-03-21

JOB NO. 0867-01

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND MAY NOT BE REPRODUCED OR REUSED WITHOUT PERMISSION AND CREDIT.



GSWCC LEVEL II CERT. #49262

PRELIMINARY PLAT

FLOOD CERTIFICATION
 THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 13185C0115E. THE BASE 100-YEAR FLOOD ELEVATION IS 139.3.
 PRELIMINARY DATED: 2021

GEORGIA, LOWNDES COUNTY
 UNIFIED LAND DEVELOPMENT CODE APPROVED
 This 10th day of August, 2021, 11:18 am
 File Number: PSD-2020-06
 Chairman, Technical Review Committee

V-1
 1 OF 1 SHEETS

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