LOCATION MAP

N.T.S.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	84.56	2810.00	1.76	N15° 28' 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° 08' 15"W	82.47
C4	119.93	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° 34' 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	84.93	175.00	27.26	S74° 23' 54"W	84.56
C11	72.36	225.00	18.43	N76° 51' 26"E	72.05
C12	14.94	225.00	3.81	N65° 44' 24"E	14.93
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' 33"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' 33"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' 15"E	94.02
C28	85.13	60.00	85.12	N63° 12' 00"W	81.18
C30	10.11	20.00	28.96	N49° 21' 30"E	10.00
C31	19.47	20.00	55.77	N24° 02' 59"W	18.71
C32	10.50	60.00	10.02	N76° 55' 25"W	10.48
C33	70.70	65.00	67.53	N38° 09' 14"W	66.68
C34	71.46	60.00	68.26	N23° 44' 03"E	67.33
C35	72.16	60.00	68.91	S81° 42' 34"E	67.89
C36	69.96	60.00	66.81	S12° 49' 18"E	66.07
C37	10.57	60.00	10.09	S24° 37' 49"W	10.56
C38	18.36	20.00	55.47	S1° 58' 29"W	18.03
C39	15.12	275.00	3.85	S61° 54' 39"W	15.12
C40	73.24	225.00	18.65	S50° 23' 39"W	72.91
C41	48.72	175.00	15.95	N65° 51' 34"E	48.56

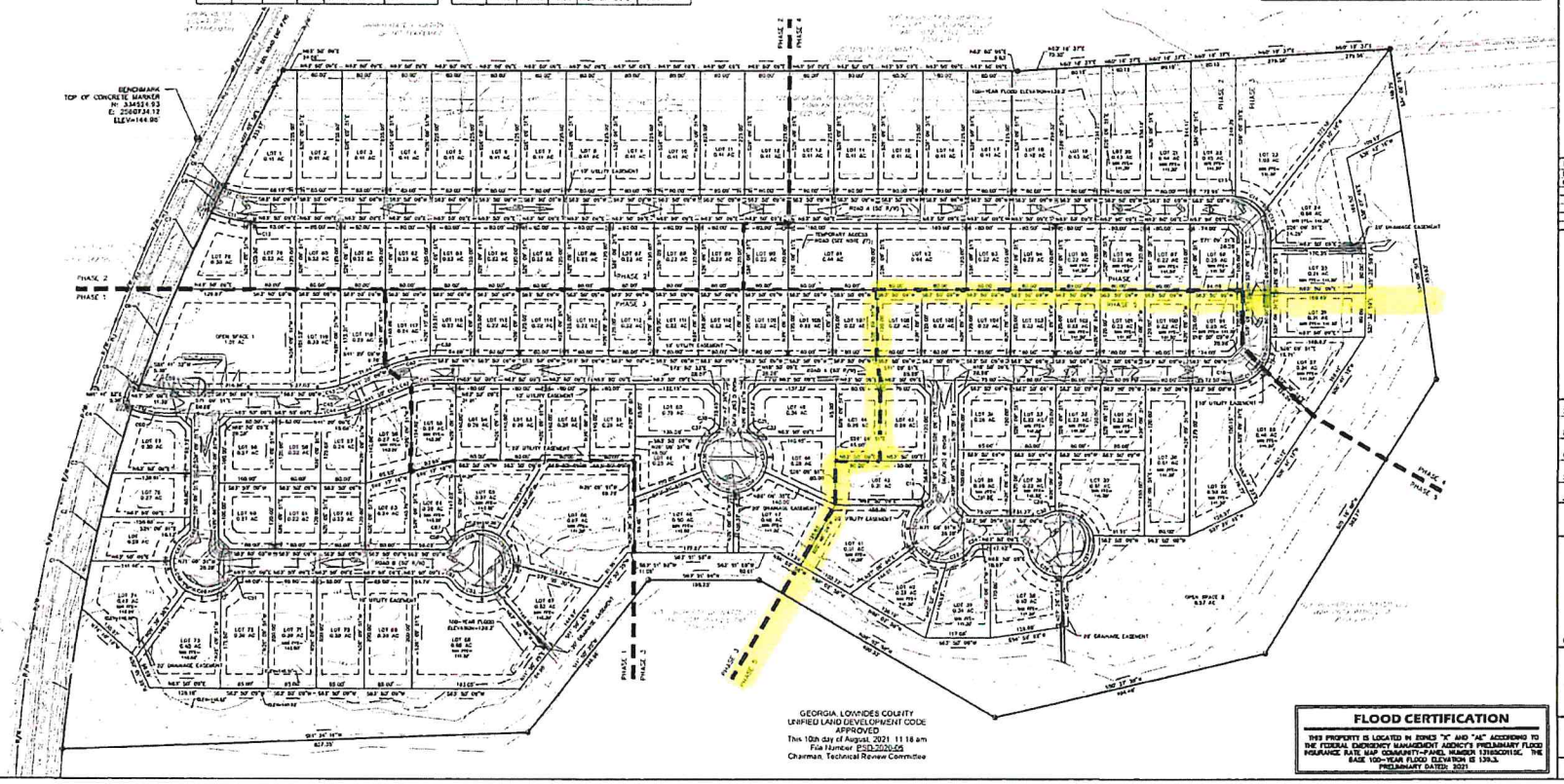
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C42	20.00	175.00	6.55	N44° 36' 35"E	19.99
C43	53.82	175.00	17.62	S55° 01' 32"W	53.61
C44	66.33	225.00	17.43	N50° 02' 09"E	66.07
C45	20.03	225.00	5.10	N61° 17' 09"E	20.02
C46	19.47	20.00	55.77	S1° 43' 17"W	18.71
C47	56.14	60.00	53.61	S2° 48' 14"W	54.11
C48	61.38	60.00	58.62	S53° 18' 27"E	58.74
C49	63.67	60.00	62.71	N66° 01' 47"E	62.44
C50	27.87	60.00	26.61	N21° 22' 12"E	27.62
C51	19.47	20.00	55.77	N23° 57' 01"E	18.71
C52	19.47	20.00	55.77	S88° 16' 43"E	18.71
C53	80.21	60.00	86.14	N76° 32' 12"E	81.95
C54	60.54	60.00	57.81	N4° 33' 46"E	58.00
C55	60.54	60.00	57.81	N53° 14' 38"W	58.00
C56	88.76	60.00	83.83	S56° 25' 38"W	78.40
C58	19.47	20.00	55.77	S33° 57' 01"W	18.71
C59	54.54	175.00	17.86	S72° 45' 50"W	54.32
C60	70.12	225.00	17.86	N72° 45' 50"E	69.84
C61	353.13	2810.03	5.20	S18° 26' 33"E	353.04

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:

1. UNLESS OTHERWISE DEPICTED THE ALLOWABLE LAND USES WILL BE SIMILAR TO THOSE LAND USES ALLOWED IN SUBURBAN DENSITY RESIDENTIAL (R-10) ZONING.
2. 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.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOWNDES COUNTY STANDARDS AND SPECIFICATIONS.
4. CLUSTER MAILBOXES SHALL BE CONSTRUCTED WITHIN THE SUBDIVISION. (EXAMPLE SHOWN ON OPEN SPACE 1)
5. ALL RESIDENTIAL LOTS ARE SIZE APPROPRIATELY FOR A HOUSE TO FIT AND SHOULD NOT REQUIRE ADMINISTRATIVE WAIVERS.
6. 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. 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.
8. TEMPORARY GRAVEL TURN AROUNDS SHALL BE INSTALLED AT THE END OF EACH PHASE.



GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 10th day of August, 2021 11:18 am
File Number PSD-2020-05
Chairman, Technical Review Committee

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 13185C0115G. THE BASE 100-YEAR FLOOD ELEVATION IS 138.3.
PRELIMINARY DATED: 2021

LEA
CIVIL • AGRICULTURAL • ENVIRONMENTAL
GA CORP# 0419099
FL CORP# F04000002135
P.O. Box 2820
3556 Inner Perimeter Road
Valdosta, GA 31604
Telephone: 229-253-0930
Fax: 229-253-1642
E-mail: lea@lea-pc.com

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	COUNTY COMMENTS

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 INCH = 100 FEET

SCALE:	1"=100'
DESIGNED BY:	DEA
CHECKED BY:	MCM
SUBMITTAL DATE:	08-03-21
JOB NO.	0867-01

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
RONNIE CLAYTON MCCURRY
8/3/21
GSWCC LEVEL II CERT. #49282

PRELIMINARY PLAT

V-1

1 OF 1 SHEETS