

LAND DISTRICT 11
LAND LOT 8
LAND DISTRICT 11
LAND LOT 9
LAND LOT CORNER
LAND LOT LINE
LAND DISTRICT 12
LAND LOT 9

NOW OR FORMERLY
EMANUEL & JENNETTA CHRISTIE
03 2769 PG 222
PARCEL #0071 046

- NOTES:**
1. LOT LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY. LOTS WILL NOT BE SUBDIVIDED OR SOLD INDIVIDUALLY. PROPERTY WILL REMAIN SINGLE OWNERSHIP.
 2. AT THE TIME THE DEVELOPMENT IS COMPLETED, ANY PORTIONS OF LOTS THAT HAVE NOT BEEN DEVELOPED WILL BE CONVERTED TO OPEN SPACE AND/OR COMMUNITY RECREATION AREA.
 3. EACH HOME SHALL BE CONNECTED TO LOWNDES COUNTY UTILITIES.
 4. INTERNAL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS AND WILL BE PRIVATELY MAINTAINED.
 5. EACH HOME SHALL HAVE 2 PARKING SPACES IN COMPLIANCE WITH SECTION 6.01.03.
 6. DEVELOPMENT SHALL CONFORM WITH SECTION 4.03.26 AND 4.06.00.
 7. SITE LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
 8. ALL EXTERIOR HOMES SHALL BE PLACED A MINIMUM OF 30' FROM OUTER PROPERTY BOUNDARY.
 9. THE COMMUNITY IDENTIFICATION SIGN SHALL CONFORM WITH 4.03.26K.
 10. THERE SHALL BE A NON-ENCROACHMENT EASEMENT ALONG VAL-DEL ROAD WITH THE EXCEPTION OF THE DRIVE ENTRANCES.

OWNER: APS VALDEL, LLC.

PIN: MAP 0071 PARCEL 040

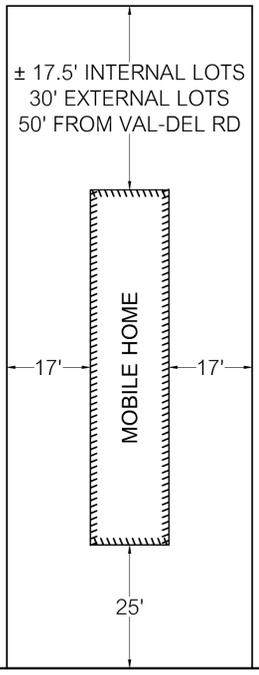
ZONING:
CURRENT: R-A & P-D
PROPOSED: P-D

TOTAL ACREAGE: 33.79 AC.

PROPOSED UNITS: 156

COMMUNITY RECREATION SPACE: 32,000 S.F.

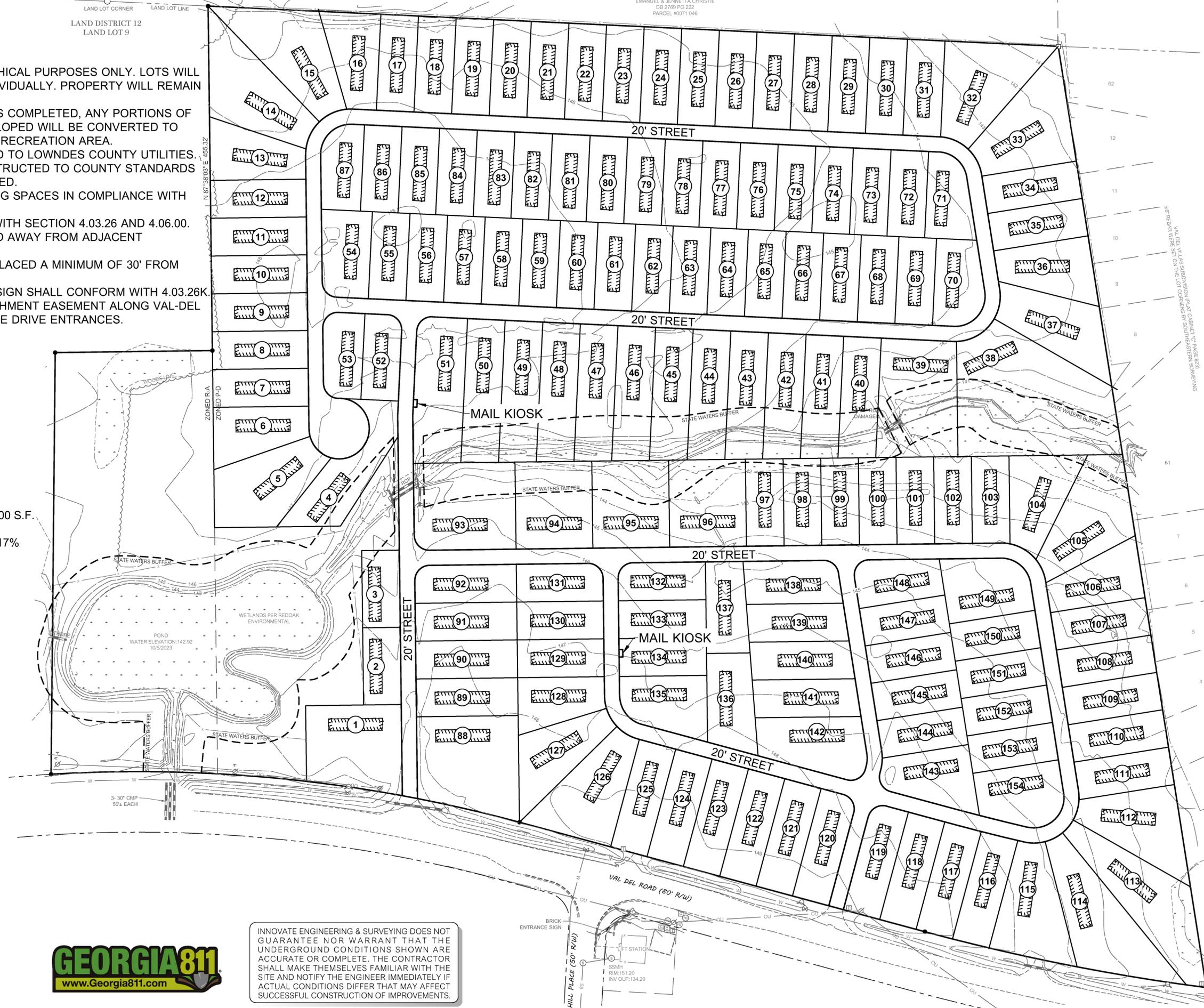
OPEN SPACE: 5.78 AC. (251,890 S.F.) = 17%



TYPICAL HOME SITE
NOT TO SCALE



INNOVATE ENGINEERING & SURVEYING DOES NOT GUARANTEE NOR WARRANT THAT THE UNDERGROUND CONDITIONS SHOWN ARE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE SITE AND NOTIFY THE ENGINEER IMMEDIATELY IF ACTUAL CONDITIONS DIFFER THAT MAY AFFECT SUCCESSFUL CONSTRUCTION OF IMPROVEMENTS.



DATE	REVISIONS	DESCRIPTION

PLANNED DEVELOPMENT FOR
VAL-DEL MOBILE HOME COMMUNITY
LOWNDES COUNTY, GA

INNOVATE!
Engineering & Surveying
PHONE: 229-249-9113 - www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

NOT FOR CONSTRUCTION

LEVEL II CERT. 8141
DATE: 02/16/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET 1 of 1

PROJECT NUMBER 1841

CONCEPTUAL SITE PLAN - H