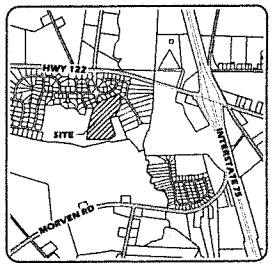
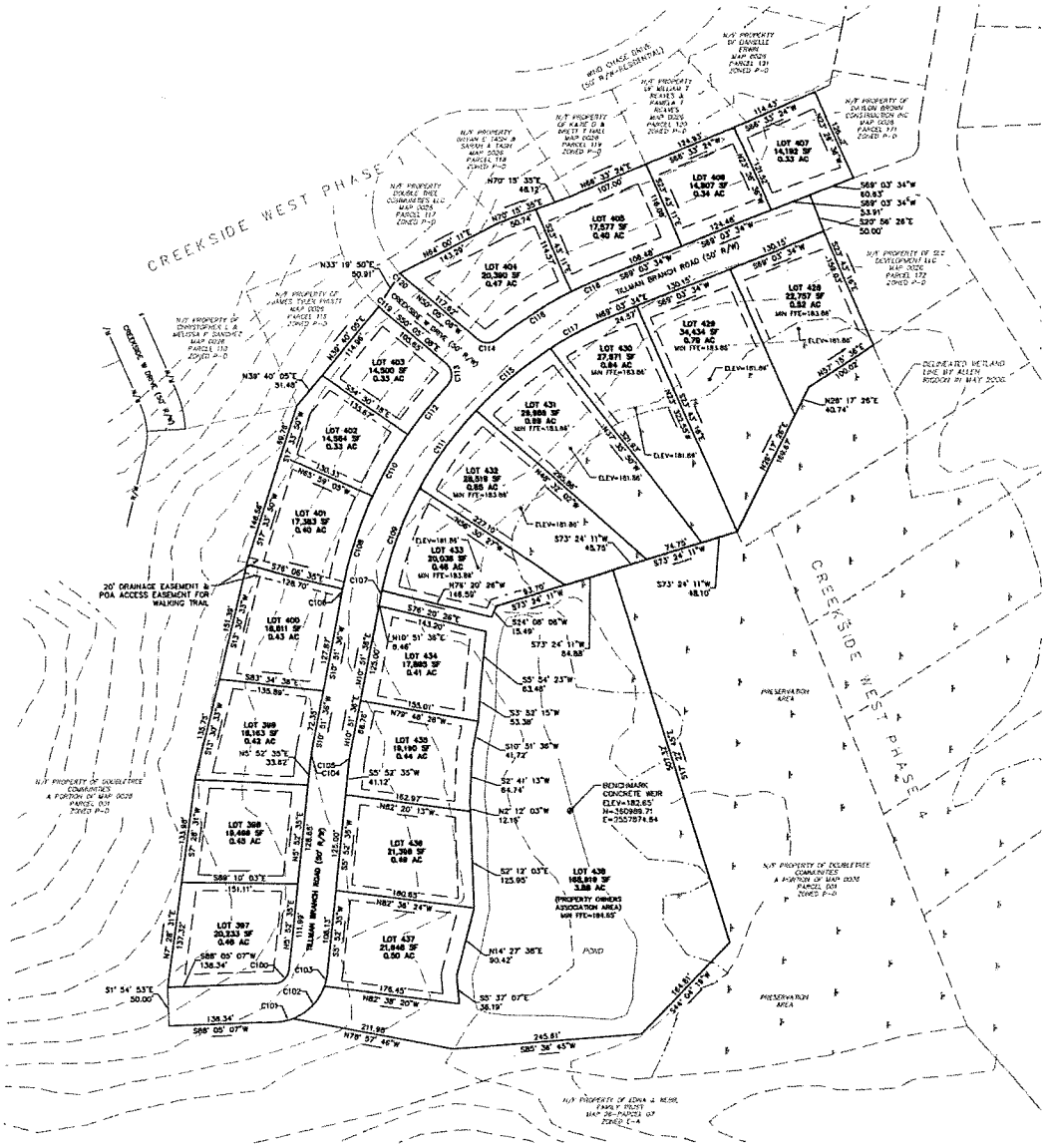


LOCATION MAP
N.T.S.



SITE INFORMATION

MUNICIPALITY: LOWNDES COUNTY
A PORTION OF MAP 0026 – PARCEL 001
LAND DISTRICT 12 – LAND LOT 135
DEVELOPED AREA: ±15.7 AC
CURRENT ZONING: P-D
TOTAL LOTS: 22 LOTS
TOTAL LOTS PLATTED INCLUDING PHASE 5A: 187 (OF APPROVED 242 LOTS)
SETBACKS:
FRONT: 20' FROM R/W
REAR: 20'
SIDE: 10'
CORNER: 15'
UTILITIES: WATER PROVIDED BY LOWNDES COUNTY WATER SYSTEM AND LOWNDES COUNTY SEWER

SITE INFORMATION

1. ALL "PRIVACY" FENCE PANELS SHALL BE INSTALLED A MINIMUM OF 4" FROM GROUND FOR DRAINAGE.
2. TWO FAMILY DWELLINGS (DUPLEXES) ARE NOT ALLOWED.
3. UNLESS OTHERWISE DEPICTED AND/OR NOTED, FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY (R-10) STANDARDS.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BRG	CHORD LENGTH
C100	28.70	20.00	N46° 58' 51"E	26.30
C101	23.30	70.00	N78° 32' 54"E	23.20
C102	60.00	70.00	N44° 27' 19"E	58.18
C103	17.13	70.00	N12° 53' 18"E	17.09
C104	19.57	225.00	S8° 23' 06"W	19.56
C105	15.22	175.00	S8° 23' 06"W	15.22
C106	6.04	550.00	S11° 10' 29"W	6.04
C107	13.55	500.00	N11° 38' 12"E	13.55
C108	125.94	550.00	S18° 02' 58"W	125.67
C109	140.96	500.00	N20° 29' 22"E	140.48
C110	93.20	550.00	S29° 27' 49"W	93.06
C111	126.34	500.00	N35° 48' 18"E	126.00
C112	82.58	550.00	S38° 37' 10"W	82.50
C113	32.47	20.00	S3° 34' 36"E	29.02
C114	27.18	20.00	N89° 00' 51"W	25.13
C115	126.34	500.00	N50° 16' 53"E	126.00
C116	114.88	550.00	S56° 01' 25"W	114.55
C117	100.70	500.00	N63° 17' 23"E	100.53
C118	48.66	550.00	S66° 31' 30"W	48.64
C119	8.21	180.00	S48° 46' 42"E	8.21
C120	14.07	130.00	N46° 59' 01"W	14.07

NOTE:

1. THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN THIRTY (30) FEET OF THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4).

GEORGIA, LOWNDES COUNTY
UNIFIED LAND DEVELOPMENT CODE
APPROVED
This 6th day May 2016 10:57 am
File Number D-D-2016-04
Jason M. Davenport
Chairman, Technical Review Committee

LEA
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DOUBLETREE COMMUNITIES, LLC CREEKSIDE WEST PHASE 5A

LAND LOT 135 & OF THE
12TH LAND DISTRICT
LOWNDES COUNTY - STATE OF GEORGIA

REVISIONS	
DATE	DESCRIPTION

GRAPHIC SCALE
0 40 80 160
(IN FEET)
1 INCH = 80 FEET
NORTH

SCALE:	1"=80'
DESIGNED BY:	DEA
CHECKED BY:	MCM
SUBMITTAL DATE:	07-13-16
JOB NO.	0172-15

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
7/13/16

PRELIMINARY PLAT

V-1

1 OF 1 SHEETS

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