NOTES:

1. LOT LINES SHOWN ARE FOR GRAPHICAL PURPOSES ONLY. LOTS WILL NOT BE SUBDIVIDED OR SOLD INDIVIDUALLY. PROPERTY WILL REMAIN SINGLE OWNERSHIP.
2. EACH HOME SHALL BE CONNECTED TO LOWNDES COUNTY UTILITIES.
3. PAVING FOR INTERNAL ACCESS DRIVES SHALL BE CONSTRUCTED TO COUNTY STANDARDS AND WILL BE PRIVATELY MAINTAINED.
4. EACH HOME SHALL HAVE 2 PARKING SPACES IN COMPLIANCE WITH SECTION 6.01.03.
5. DEVELOPMENT SHALL CONFORM WITH SECTION 4.03.26 AND 4.06.00.
6. SITE LIGHTING IS PLANNED TO BE EXPANDED AND PROVIDED IN THE COMMUNITY AND SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
7. ALL EXTERIOR HOMES SHALL BE PLACED A MINIMUM OF 30' FROM OUTER PROPERTY BOUNDARY.
8. THE COMMUNITY IDENTIFICATION SIGN SHALL CONFORM WITH 4.03.26K.
9. THERE SHALL BE A NON-ENCROACHMENT EASEMENT ALONG VAL-DEL ROAD WITH THE EXCEPTION OF THE DRIVE ENTRANCES.
10. OTHER DEVELOPMENT STANDARDS NOT LISTED OR SHOWN SHALL BE GOVERNED BY SUBURBAN DENSITY RESIDENTIAL (R-10) STANDARDS.
11. ONE TREE WILL BE REQUIRED FOR EVERY 3 LOTS IN ADDITION TO BUFFER PLANTING REQUIREMENTS.
12. ON STREET PARKING WILL NOT BE ALLOWED.
13. THE PEDESTRIAN PATHWAY TO BE ALL-WEATHER SURFACES.

OWNER: APS VALDEL, LLC.

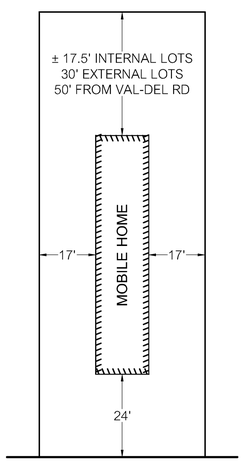
PIN: MAP 0071 PARCEL 040

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

TOTAL ACREAGE: 33.79 AC.

PROPOSED UNITS: 150
COMMUNITY RECREATION SPACE: 34,386 S.F.

OPEN SPACE: 5.74 AC. (250,000 S.F.) = 17%



TYPICAL HOME SITE
NOT TO SCALE

EDGE/BUFFER CONDITIONS (4.07.06)	
SOUTH	10' BUFFER (TREES ONLY)
NORTH	FENCE OR 20' BUFFER (TREES ONLY)
EAST	FENCE OR 20' BUFFER (TREES ONLY)
WEST	20' LANDSCAPE BUFFER LOCATED TO NOT DISRUPT FUTURE ROAD WIDENING. ENTRANCES AND COMMUNITY SIGN AREAS WILL HAVE LIGHTING AND LANDSCAPING

CONCEPTUAL SITE PLAN - K

REVISIONS
DATE: DESCRIPTION:

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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: 03/04/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET 1 OF 1

PROJECT NUMBER 1841

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