

SITE INFORMATION:

EXISTING ZONING: PLANNED DEVELOPMENT (PD)
 PROPERTY ZONING: PLANNED DEVELOPMENT (PD)

PROPERTY AREA = ±7.32 ACRES (REFER TO ULDC SECTION 4.06.00)
 APPROXIMATE IMPERVIOUS AREA = ±4.07 ACRES (55%)
 APPROXIMATE OPEN/Common SPACE = ±2.42 ACRES (33%)
 APPROXIMATE DETENTION AREA = ±0.49 ACRES (7%)
 APPROXIMATE RECREATION AREA = ±0.34 ACRES (5%)

BUILDING DATA:
 80 TOWNHOMES/UNITS
 • 7 - 8 UNIT BUILDINGS = 56 TOWNHOMES
 • 2 - 6 UNIT BUILDINGS = 12 TOWNHOMES
 • 3 - 4 UNIT BUILDINGS = 12 TOWNHOMES

BUILDING SQ. FOOTAGE:
 8 UNIT BUILDINGS = ±7,200 SF (GROUND FLOOR)
 6 UNIT BUILDINGS = ±5,400 SF (GROUND FLOOR)
 4 UNIT BUILDINGS = ±3,600 SF (GROUND FLOOR)

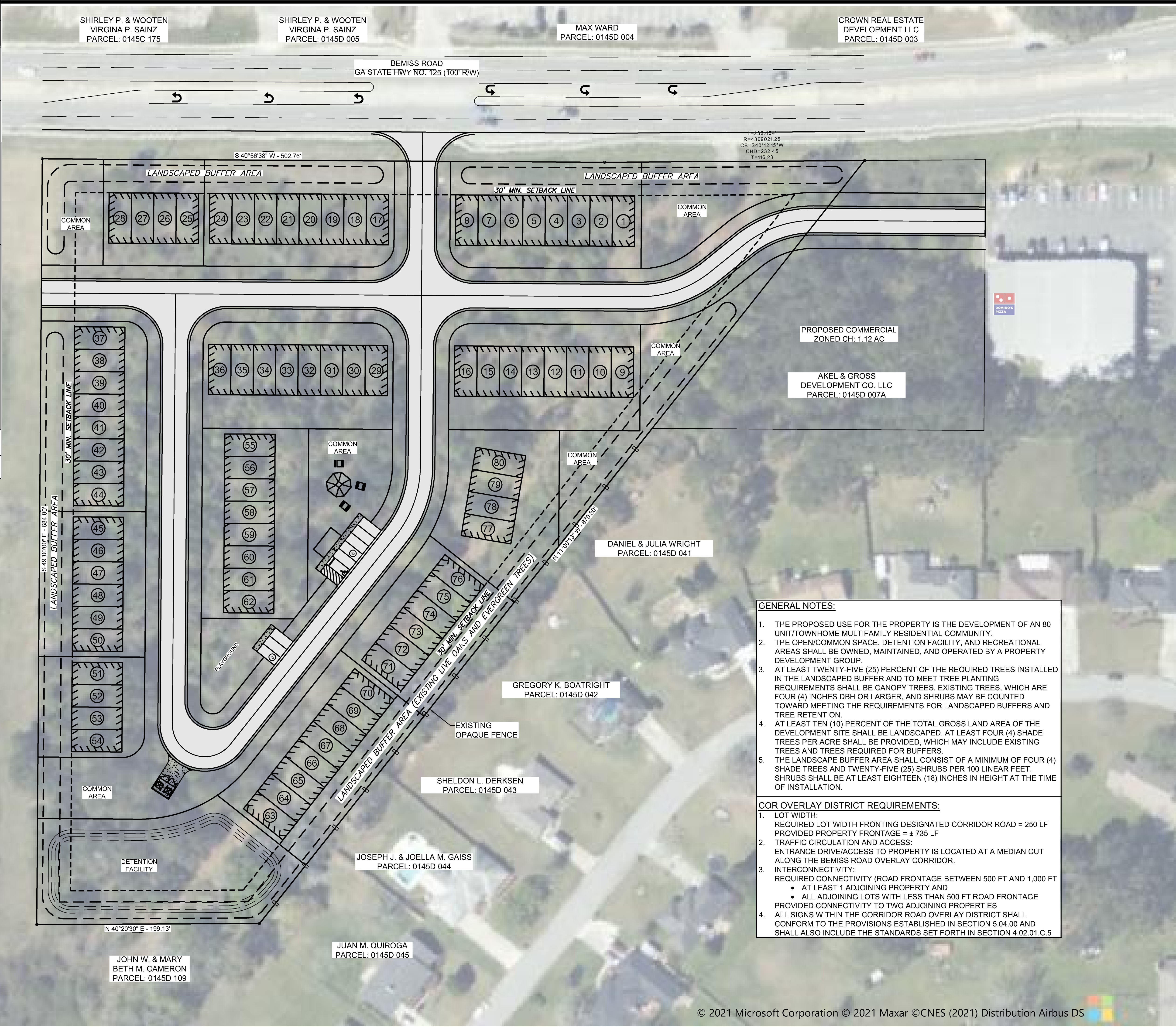
BUILDING SETBACKS:
 FRONT: 20 FEET
 SIDE: 5 FEET
 REAR: 30 FEET

PARKING DATA (MULTI-FAMILY DWELLING):
REQUIRED SPACES:
 2 SPACES PER DWELLING UNIT
 TOTAL REQUIRED = 160 SPACES
PROVIDED SPACES:
 1 SPACE IN GARAGE, 1 SPACE IN DRIVEWAY =
 2 SPACES PER TOWNHOME/UNIT
 160 TOTAL UNIT PARKING SPACES

PARKING DATA (PUBLIC PARK/RECREATION FACILITY):
REQUIRED SPACES:
 1 SPACE PER 1,000 SF OF ACTIVE USE AREA
 ±9,000 SF OF ACTIVE USE AREA =
 9 SPACES REQUIRED
PROVIDED SPACES:
 8 REGULAR SPACES
 + 1 HANDICAP ACCESSIBLE SPACE
 9 TOTAL PARKING SPACES (PER ADA STANDARDS,
 1 MUST BE HANDICAP ACCESSIBLE)

STORMWATER MANAGEMENT:
 WILL BE DIRECTED TO ON-SITE DETENTION FACILITY

TOWNHOMES TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER



GENERAL NOTES:

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80 UNIT/TOWNHOME MULTIFAMILY RESIDENTIAL COMMUNITY.
2. THE OPEN/Common SPACE, DETENTION FACILITY, AND RECREATIONAL AREAS SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY DEVELOPMENT GROUP.
3. AT LEAST TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES INSTALLED IN THE LANDSCAPED BUFFER AND TO MEET TREE PLANTING REQUIREMENTS SHALL BE CANOPY TREES. EXISTING TREES, WHICH ARE FOUR (4) INCHES DBH OR LARGER, AND SHRUBS MAY BE COUNTED TOWARD MEETING THE REQUIREMENTS FOR LANDSCAPED BUFFERS AND TREE RETENTION.
4. AT LEAST TEN (10) PERCENT OF THE TOTAL GROSS LAND AREA OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED. AT LEAST FOUR (4) SHADE TREES PER ACRE SHALL BE PROVIDED, WHICH MAY INCLUDE EXISTING TREES AND TREES REQUIRED FOR BUFFERS.
5. THE LANDSCAPE BUFFER AREA SHALL CONSIST OF A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.

COR OVERLAY DISTRICT REQUIREMENTS:

1. LOT WIDTH:
 REQUIRED LOT WIDTH FRONTING DESIGNATED CORRIDOR ROAD = 250 LF
 PROVIDED PROPERTY FRONTAGE = ± 735 LF
2. TRAFFIC CIRCULATION AND ACCESS:
 ENTRANCE DRIVE/ACCESS TO PROPERTY IS LOCATED AT A MEDIAN CUT ALONG THE BEMISS ROAD OVERLAY CORRIDOR.
3. INTERCONNECTIVITY:
 REQUIRED CONNECTIVITY (ROAD FRONTAGE BETWEEN 500 FT AND 1,000 FT)
 - AT LEAST 1 ADJOINING PROPERTY AND
 - ALL ADJOINING LOTS WITH LESS THAN 500 FT ROAD FRONTAGE PROVIDED CONNECTIVITY TO TWO ADJOINING PROPERTIES
4. ALL SIGNS WITHIN THE CORRIDOR ROAD OVERLAY DISTRICT SHALL CONFORM TO THE PROVISIONS ESTABLISHED IN SECTION 5.04.00 AND SHALL ALSO INCLUDE THE STANDARDS SET FORTH IN SECTION 4.02.01.C.5

NO.	REVISION DESCRIPTION	DATE

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HAMILTON GREEN TOWNHOMES LAYOUT

HAMILTON GREEN TOWNHOMES
 LAND LOT 131, 11TH LAND DISTRICT
 VALDOSTA, LOWNDES COUNTY, GEORGIA

Prepared for:
STOKER UTILITIES LLC

PROJECT NO.: 21-4036
 DRAWN BY: JVM
 DESIGNED BY: JVM
 SURVEYED BY: -
 SURVEY DATE: -
 CHECKED BY: BMI
 SCALE: 1" = 40'
 DATE: 1/3/2022

SHEET
C1.0
 OF 6