

LOCATION MAP

TOTAL AREA
7.32± ACRES
TAX MAP I45D PARCEL 6A
(AREA TO THE SOLID BOLD LINES)

PROPERTY DATA SUMMARY

EXISTING ZONING: R-A
PROPOSED ZONING: PD

TOTAL SITE AREA = 7.32± ACRES
APPROXIMATE IMPERVIOUS AREA = 3.18 ACRES (43%)
APPROXIMATE OPEN SPACE = 2.87 ACRES (40%)
APPROXIMATE RECREATION AREA = 0.91 ACRES (12%)
APPROXIMATE DETENTION AREA = 0.36 ACRES (5%)

BUILDING DATA:

4 - 2 STORY BUILDING
16 - 1 BEDROOM UNITS
32 - 2 BEDROOM UNITS
32 - 3 BEDROOM UNITS

80 TOTAL UNITS
BUILDING SQ. FOOTAGE = ±63,170 S.F. (GROUND FLOOR)
MAXIMUM BUILDING HEIGHT = 40 FEET

PARKING DATA:

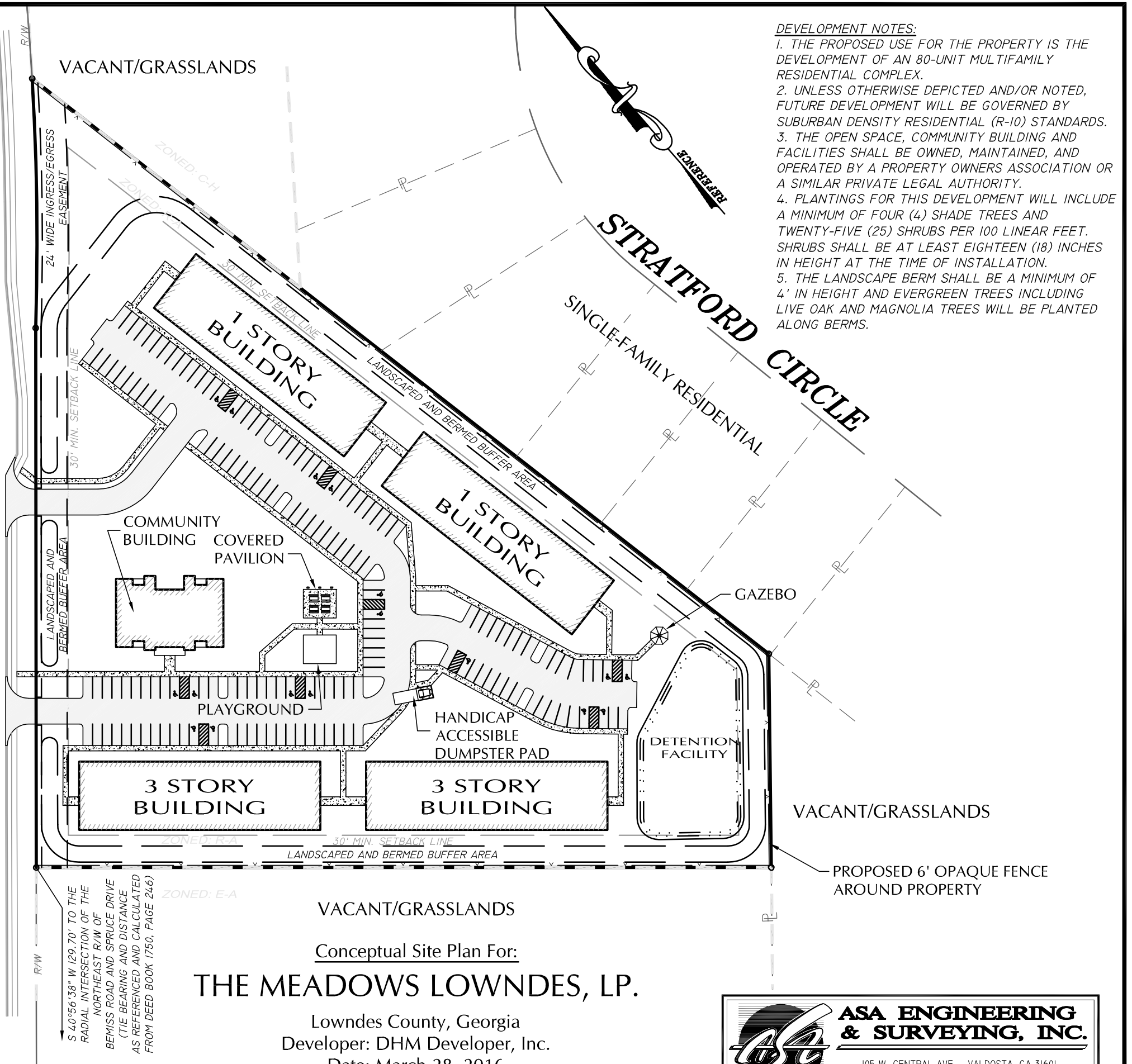
REQUIRED SPACES:
2 SPACES PER UNIT
TOTAL REQUIRED = 160 SPACES
PROVIDED SPACES:

143 REGULAR SPACES
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 17 HANDICAP SPACES PROVIDED
160 TOTAL PARKING SPACES PROVIDED

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

COMPLEX TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER

BEMISS ROAD -
GA STATE HWY No. 125 (100' R/W)
(R/W AS PER DEED BOOK 1750, PG. 246)



DEVELOPMENT NOTES:

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80-UNIT MULTIFAMILY RESIDENTIAL COMPLEX.
2. UNLESS OTHERWISE DEPICTED AND/OR NOTED, FUTURE DEVELOPMENT WILL BE GOVERNED BY SUBURBAN DENSITY RESIDENTIAL (R-10) STANDARDS.
3. THE OPEN SPACE, COMMUNITY BUILDING AND FACILITIES SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY OWNERS ASSOCIATION OR A SIMILAR PRIVATE LEGAL AUTHORITY.
4. PLANTINGS FOR THIS DEVELOPMENT WILL INCLUDE 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.
5. THE LANDSCAPE BERM SHALL BE A MINIMUM OF 4' IN HEIGHT AND EVERGREEN TREES INCLUDING LIVE OAK AND MAGNOLIA TREES WILL BE PLANTED ALONG BERMS.

Conceptual Site Plan For:
THE MEADOWS LOWNDES, LP.

Lowndes County, Georgia
Developer: DHM Developer, Inc.
Date: March 28, 2016
(Not to Scale)

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