

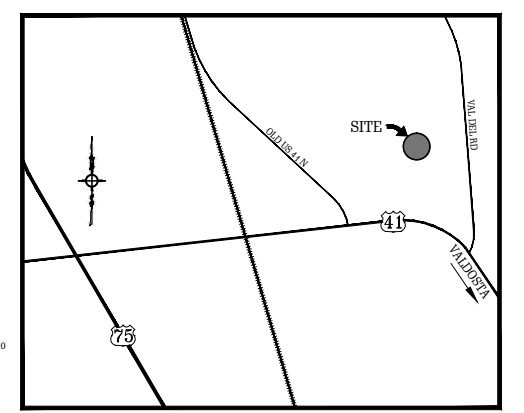
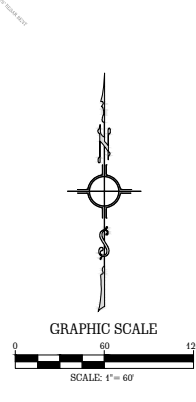


PROPOSED ZONING
RESIDENTIAL (R-10)

PROPOSED ZONING
RESIDENTIAL (R-10)

PROPOSED ZONING
COMMERCIAL (C-G)

PROPOSED ZONING
COMMERCIAL (C-G)



LOCATION MAP
NOT TO SCALE



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 CERT. OF AUTH. GA # PEF004845

PROJECT:
**PROPOSED DEVELOPMENT
 CAMELOT CROSSING
 VALDOSTA, GA 31602**

CLIENT:
**HAND DEVELOPMENT, LLC
 CAIRO, GA 39827**

DRAWING TITLE:
**CONCEPTUAL SITE PLAN
 APARTMENTS (PD)**

PROJ. No.:	22-002	DRAWN BY:	jj
DWG NAME:	CONCEPTUAL SITE PLAN	CHECKED BY:	jj
SCALE:	1" = 60'	DATE:	2 FEB 2022

REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION
1.	03/07/2022	JJ	VARIOUS
2.	03/15/2022	JJ	ADD PARKING SPACES, NOTES AND HATCHING
3.	03/17/2022	JJ	ADD UTILIZATION NOTE

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SHEET NO. **C2**

PARKING:
 NUMBER OF UNITS = 280
 PARKING REQUIRED FOR APARTMENTS = 560 SPACES
 AREA OF LEASING OFFICE/POOL HOUSE = 4,833 S.F.
 PARKING REQUIRED FOR LEASING OFFICE = 17 SPACES
 TOTAL NUMBER OF SPACES REQUIRED = 577 SPACES
 TOTAL NUMBER OF SPACES PROVIDED = 583 SPACES (6 EXTRA)
 TOTAL NUMBER OF HC SPACES REQUIRED = 583/25 = 23 SPACES
 TOTAL NUMBER OF HC SPACES PROVIDED = 30 SPACES (7 EXTRA)

AREAS:
 NUMBER OF APARTMENT BUILDINGS = 7
 FLOOR AREA OF EACH BUILDING = 13,077 S.F.
 FLOOR AREA OF LEASING OFFICE = 4,833 S.F.
 FLOOR AREA OF POOL HOUSE = 989 S.F.
 TOTAL FLOOR AREA OF ALL BUILDINGS = 97,361 S.F.
 TOTAL PAVED DRIVEWAYS & PARKING LOTS = 216,852 S.F.
 CONCRETE WALKWAYS = 45,227 S.F.
 RECREATIONAL/POOL AREA = 48,663 S.F.
 GREEN SPACE/PARK AREA = 135,213 S.F.
 POND AREA = 61,504 S.F.
 FLAGGED WETLANDS AREA = 324,641 S.F.

UNITS IN EACH BUILDING (1 THROUGH 7):
 8 x 4-BEDROOM, 24 x 2-BEDROOM, 8 x 3-BEDROOM

UTILIZATION:
 TOTAL LOT AREA:
 1,228,828 S.F. - WETLANDS AREA: 324,641 S.F. = 904,187 S.F.

RESIDENTIAL:
 358,451 S.F. / 904,187 S.F. = 39.6%
 (358,451 S.F. / 1,228,828 S.F. = 29.2%)

COMMON OPEN/RECREATIONAL SPACE:
 256,051 S.F. / 904,187 S.F. = 28.3%
 (256,051 S.F. / 1,228,828 S.F. = 20.8%)

STORMWATER MANAGEMENT:
 POND AREA = 61,504 S.F. / 256,051 S.F. = 24.0%

1
 149.26Ac.
 PROPERTY OF NATCO, LLC TAX
 MAP P2, PAR 61 DB 6690, PG 382

PROPOSED ZONING
 PLANNED DEVELOPMENT
 (P-D)
 2.
 28.21Ac.

PROPERTY OF CROSSPOINTE
 CHURCH OF VALDOSTA, INC.
 TAX MAP P2, PAR 663 DB 8345,
 PG 70 FC B, PG 725

PROPERTY OF BUDD COMMERCIAL
 REAL ESTATE, LLC TAX MAP P2,
 PAR 65 DB 5746, PG 114

PROPERTY OF BUDD
 DEVELOPMENT CORP TAX MAP
 P4, PAR 52 DB 108, PG 428