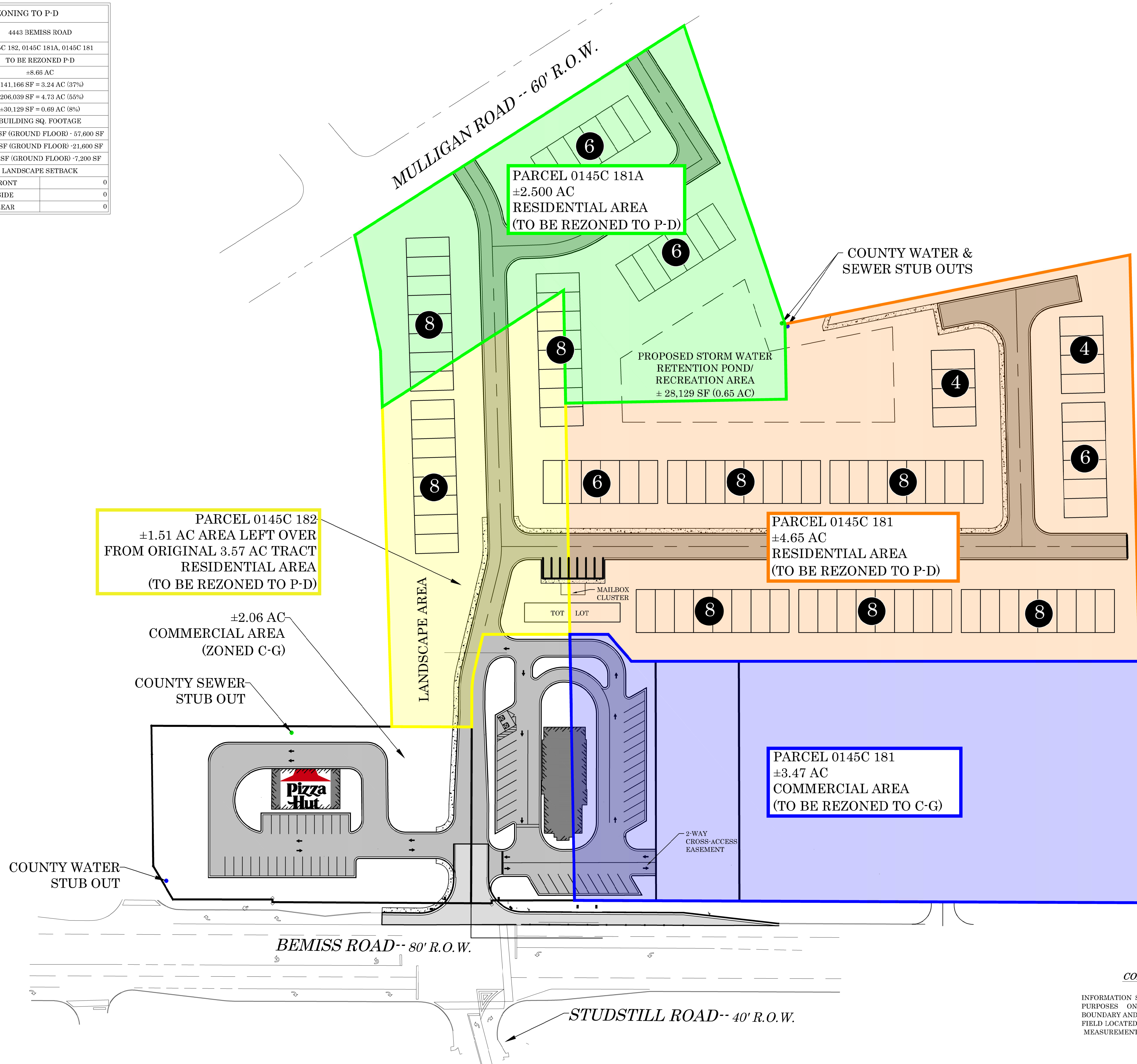


SITE INFORMATION FOR REZONING TO P-D			
PROJECT ADDRESS	4443 BEMISS ROAD		
PARCEL NUMBER	0145C 182, 0145C 181A, 0145C 181		
PARCEL ZONING	TO BE REZONED P-D		
PROJECT AREA	±8.66 AC		
APPROXIMATE IMPERVIOUS AREA	±141,166 SF = 3.24 AC (37%)		
APPROXIMATE OPEN/Common AREA	±206,039 SF = 4.73 AC (55%)		
APPROXIMATE RECREATION AREA	±30,129 SF = 0.69 AC (8%)		
BUILDING DATA - 96 TOWNHOMES	BUILDING SQ. FOOTAGE		
(8) 8 UNITS =	64 TOWNHOMES	±7,200 SF (GROUND FLOOR) - 57,600 SF	
(4) 6 UNITS =	24 TOWNHOMES	±5,400 SF (GROUND FLOOR) - 21,600 SF	
(2) 4 UNITS =	8 TOWNHOMES	±3,600 SF (GROUND FLOOR) - 7,200 SF	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	20'-0"	FRONT	0
SIDE	5'-0"	SIDE	0
REAR	30'-0"	REAR	0

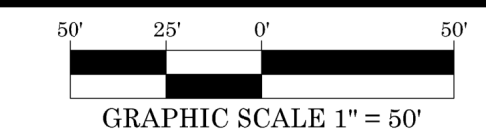


AES PROJECT NUMBER	
60114	
DATE OF PLANS	
8/17/2022	
REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

THE TOWNES AT 4443
VALDOSTA, GA
THE TOWNES AT 4443 REZONING EXHIBIT

CONCEPTUAL DISCLAIMER:

INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BOUNDARY AND SETBACK INFORMATION SHOWN MAY NOT BE FIELD LOCATED OR VERIFIED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.



Z:\Shared\AES, LLC\Projects\2022\60114.00 Stoker\Retter\sh Property Valdosta, GA\DWG\60114C_B01.dwg - 9/4/2022 10:55 AM