

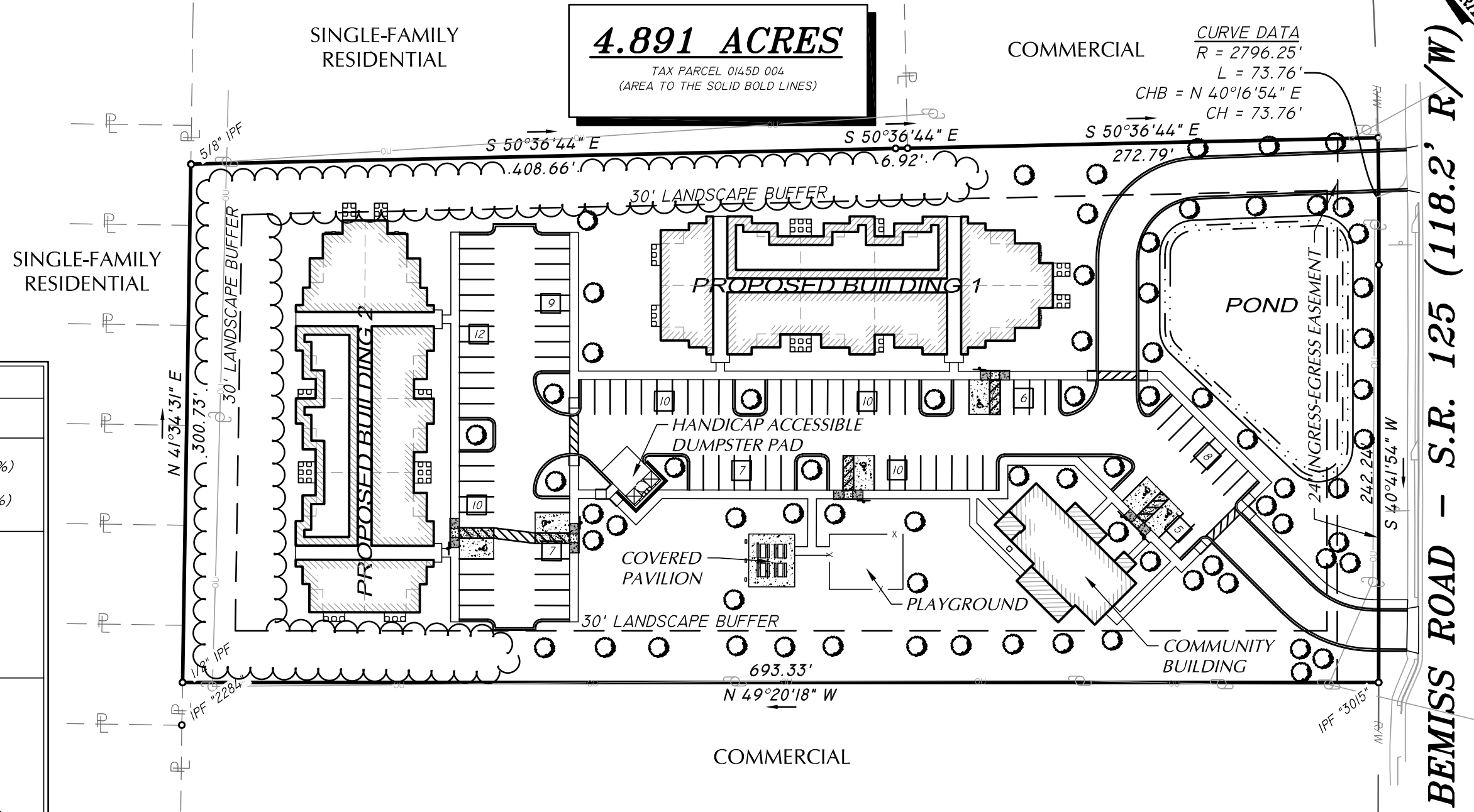
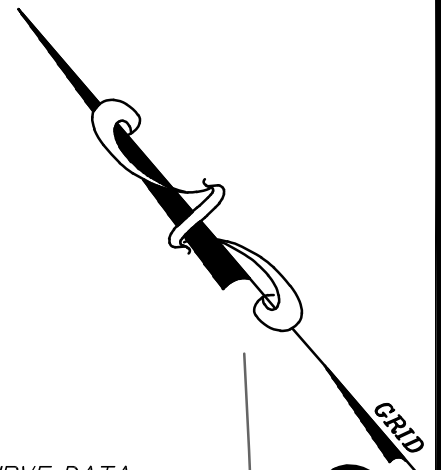
**LOCATION MAP**

**DEVELOPMENT NOTES:**

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF A 60-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. THE 30' LANDSCAPE BUFFER SHALL INCLUDE AT LEAST FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET.

Conceptual Site Plan For:  
**SOUTHERN GARDENS**

Lowndes County, Georgia  
Developer: DHM VALDOSTA, LP  
Date: February 9, 2024  
(Not to Scale)



PROPERTY DATA SUMMARY	
EXISTING ZONING:	C-G
PROPOSED ZONING:	PD
TOTAL SITE AREA =	4.89± ACRES
APPROXIMATE IMPERVIOUS AREA =	2.07 ACRES (42%)
APPROXIMATE OPEN SPACE =	2.08 ACRES (43%)
APPROXIMATE RECREATION AREA =	0.43 ACRES (8%)
APPROXIMATE DETENTION AREA =	0.31 ACRES (6%)
<b>BUILDING DATA:</b>	
2 - 3 STORY BUILDINGS	
1 - 1 STORY BUILDING	
60 TOTAL UNITS	
<b>BUILDING SQ. FOOTAGE:</b>	
3 STORY =	±31,015 S.F. (GROUND FLOOR)
1 STORY =	3,552 S.F.
MAXIMUM BUILDING HEIGHT =	35 FEET
<b>PARKING DATA:</b>	
REQUIRED SPACES:	
2 SPACES PER UNIT	
TOTAL REQUIRED =	120 SPACES
PROVIDED SPACES:	
88 REGULAR SPACES	
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 6 HANDICAP SPACES PROVIDED	
94 TOTAL PARKING SPACES PROVIDED	
<b>STORMWATER MANAGEMENT:</b>	
WILL BE DIRECTED TO ON-SITE DETENTION FACILITY	
COMPLEX TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER	

SYMBOL LEGEND	
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY
	EXISTING TREE

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