

SITE INFORMATION	
PROJECT ADDRESS	740 BRANCH POINT DRIVE VALDOSTA, GEORGIA 31605
PARCEL NUMBER	0146C 005 (28.7 AC)
PARCEL ZONING	R-A (RESIDENTIAL AGRICULTURAL)
PROJECT AREA	6.34 ACRES
APPROXIMATE IMPERVIOUS AREA	± 130,842 SF = 3.00 AC (4.7%)
APPROXIMATE OPEN/Common AREA	± 142,877 SF = 3.25 AC (62%)
APPROXIMATE LIFT STATION AREA	± 2,700 SF = 0.06 AC (1%)
BUILDING DATA - 48 TOWNHOMES	BUILDING SQ. FOOTAGE
(S) 6 UNITS =	48 TOWNHOMES
	6,500 SF (GROUND FLOOR) = 52,000
BUILDING SETBACK	
LANDSCAPE SETBACK	
FRONT	30'
FRONT	10'
SIDE	8'
SIDE	0'
REAR	10'
REAR	25'

**PARKING CALCULATIONS:**

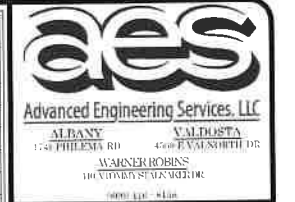
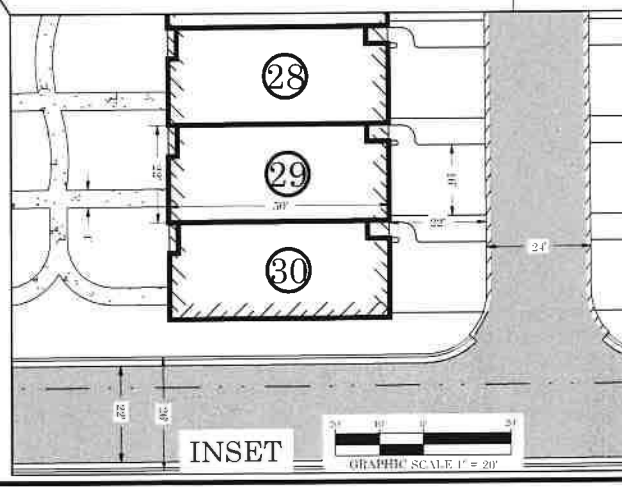
REQUIRED MINIMUM PARKING STALLS (MULTI-FAMILY DWELLING):  
 1.5 SPACES FOR EFFICIENCY/STUDIO OR ONE-BEDROOM DWELLING UNIT, 1 SPACE PER BEDROOM FOR EACH DWELLING UNIT WITH TWO OR MORE BEDROOMS. PLUS VISITOR PARKING EQUAL TO 1 SPACE PER 10 DWELLING UNITS - MINIMUM OF 3 VISITOR SPACES  
 18 DWELLING UNITS \* 2 SPACES = 36 SPACES  
 48 DWELLING UNITS \* 1 SPACE PER 10 DWELLING UNITS = 5 SPACES  
 66 SPACES - 5 SPACES = 101 SPACES REQUIRED  
 REQUIRED MINIMUM PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):  
 1 SPACE FOR EACH 150 SF GROSS GROUND AREA  
 1,200 SF / 150 SF \* 1 SPACE = 8 SPACES REQUIRED  
 TOTAL REQUIRED: 109 SPACES

PROVIDED PARKING STALLS (MULTI-FAMILY DWELLING):  
 1 SPACE IN GARAGE = 2 SPACE IN DRIVEWAY = 3 SPACES PER DWELLING UNIT  
 48 DWELLING UNITS \* 3 SPACES = 144 SPACES PROVIDED  
 PROVIDED PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):  
 19 STANDARD SPACES & 2 HANDICAPPED SPACES = 21 SPACES PROVIDED  
 TOTAL PROVIDED: 165 SPACES TOTAL

- GENERAL SITE NOTES:**
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12% SLOPE.
  - ALL SIGNS AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
  - HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 83 (2011).
  - STORMWATER MANAGEMENT WILL BE DIRECTED TO SHARED MASTER DETENTION FACILITY.
  - TOWNHOMES WILL BE SERVED BY CITY OF VALDOSTA WATER AND SEWER.
  - THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF A 42 UNIT/TOWNHOME MULTI-FAMILY DWELLING COMMUNITY.
  - THE DESIGNATED HOA WILL RETAIN OWNERSHIP, MANAGEMENT, MAINTENANCE, AND OPERATION OF INTERNAL DRIVEWAYS, OPEN COMMON AREAS, STORMWATER MANAGEMENT AREAS, LIFT STATION, AND RECREATIONAL AREAS.

**HATCH LEGEND:**

	HEAVY DUTY ASPHALT PAVEMENT		CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT		GRAVEL PAVEMENT



AES PROJECT NUMBER		
60167		
DATE OF PLANS		
11/07/2023		
REVISIONS		
NO.	DATE	DESCRIPTION
1	11/23/2023	REVISED SITE PLAN
2		
3		
4		
5		
6		
7		
8		

**HAWTHORNE VILLAS TOWNHOMES**  
 STOKER DEVELOPMENT, LLC  
 REVISED SITE PLAN

VALDOSTA, LOWNDES COUNTY, GEORGIA	
GRAPHIC SCALE 1" = 40'	
SHEET	
C4.0 OF 36	

1-25-2024

