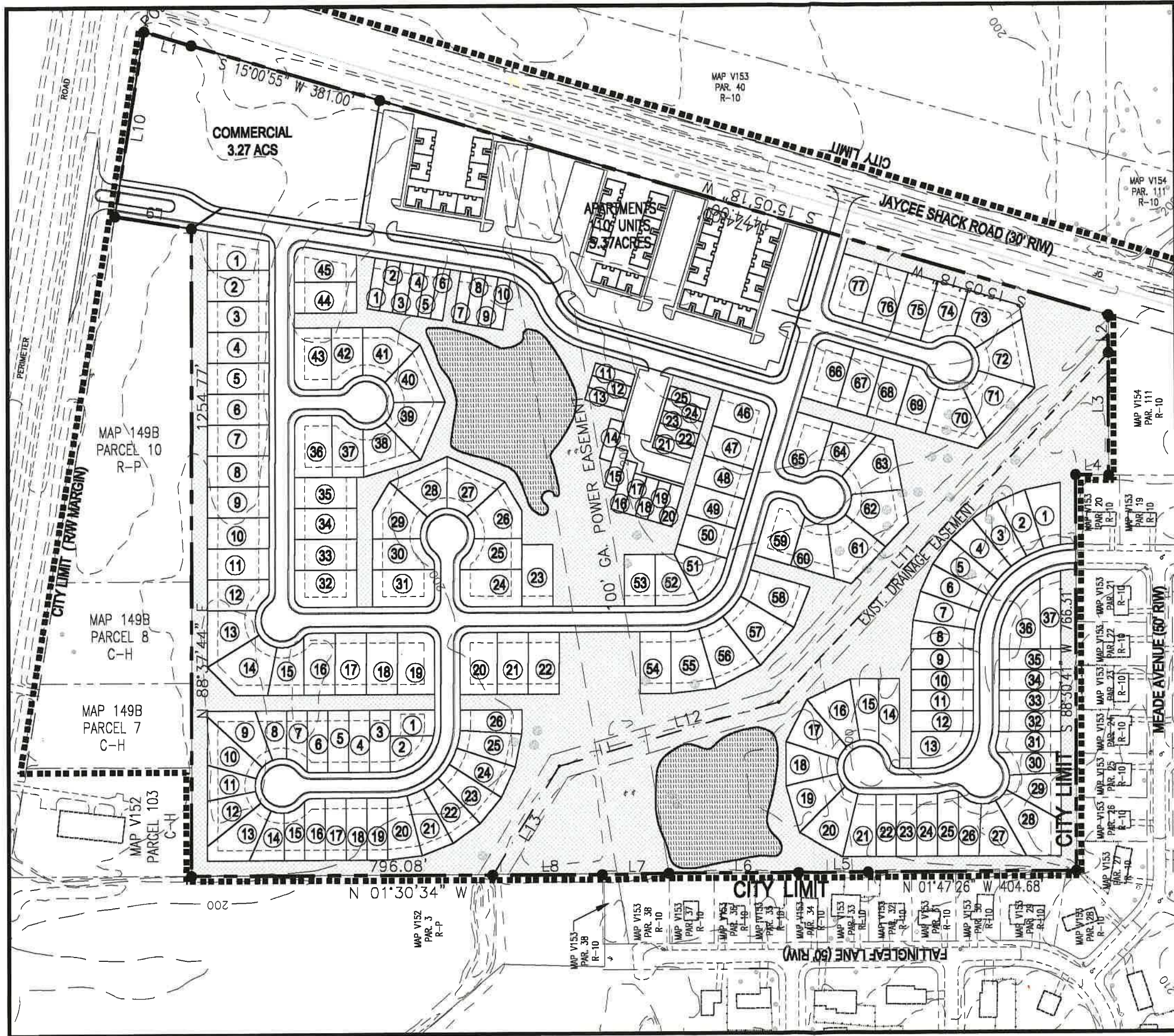




GENERAL NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A COMPOSITE MAP PREPARED BY MCLEOD SURVEYING COMPANY, DATED 24 MARCH 2004.
2. TOPOGRAPHICAL INFORMATION SHOWN HEREON IS TAKEN FROM ORTHOGRAPHIC MAPS PREPARED BY MAYES, SUDDERTH & ETHERIDGE FOR THE CITY OF VALDOSTA.
3. THE PROPERTY IS LOCATED IN LAND LOT 104 OF THE 11TH LAND DISTRICT LOWMEDES COUNTY, GEORGIA IN THE CITY OF VALDOSTA, GEORGIA. THE TOTAL AREA IS 34.78 ACRES AND IS SHOWN ON TAX MAP 144D, PARCEL 1.

CONCEPTUAL LAND USE SUMMARY

PLANNED RESIDENTIAL DISTRICT (PRD)	46.14 ACS.
AREA OF DEVELOPMENT	13.84 ACS.
REQUIRED GREEN AREA:	15.91 ACS. (34.48%)
PROPOSED GREEN AREA:	4.56 ACS. (9.84%)
AREA OF STREET & PARKING PAVEMENT:	140
TOTAL SINGLE FAMILY DETACHED UNITS:	71
BASIC LOT SIZE, 60' x 120'	63
TOTAL SINGLE FAMILY ATTACHED UNITS:	25
TOTAL DWELLING UNITS PROPOSED:	165
GROSS DENSITY:	3.58 DU/ACRE (RESIDENTIAL AREA INCLUDING GREEN SPACE)
NET DENSITY:	5.46 DU/ACRE (RESIDENTIAL AREA LESS GREEN SPACE)
MULTIFAMILY DISTRICT, R-6 ZONING	5.31 ACS.
AREA OF DEVELOPMENT:	110
TOTAL NUMBER OF DWELLING UNITS:	
AREA OF COMMERCIAL DEVELOPMENT, CH ZONING:	3.27 ACS.

SETBACKS AND PARKING

1. BUILDING SETBACKS ARE PROPOSED AS FOLLOWS:
 - A. SINGLE FAMILY DETACHED:
 - 1) FRONT AND REAR YARD: 20 FEET.
 - 2) SIDE YARDS:
 - a. 60' WIDE LOTS: 8 FEET.
 - b. 40' WIDE LOTS: 4 FEET.
 - B. SINGLE FAMILY ATTACHED:
 - 1) FRONT AND REAR YARD: 20 FEET.
 - 2) SIDE YARDS: ZERO
2. MULTIFAMILY AND COMMERCIAL AS SPECIFIED IN THE CITY OF VALDOSTA ZONING ORDINANCE FOR THEIR RESPECTIVE DISTRICTS.
3. DETACHED HOUSING WILL BE PROVIDED AT LEAST ONE PARKING SPACE ON EACH LOT.
4. ATTACHED HOUSING WHICH FRONTS ON A STREET WILL BE PROVIDED ONE SPACE ON LOT. PARKING FOR ATTACHED HOUSING NOT FRONTS ON A DEDICATED STREET, PARKING WILL BE PROVIDED IN A COMMON PARKING LOT.
5. PARKING FOR COMMERCIAL AND MULTIFAMILY HOUSING AREAS WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF THE VALDOSTA ZONING ORDINANCE.



quoin design group

CONCEPTUAL LAND USE PLAN PERIMETER POINTE

NIC, Inc.

425 Georgia Ave
Valdosta, Georgia 31602

DATE: 23 Aug 2004
DRAWN: ME
CHECKED: JHJ
PROJECT NO:
CAD FILE: NIC-concept3
SCALE: AS INDICATED

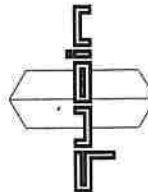
These drawings are the property of the Quoin Design Group and cannot be reused or reproduced without permission and credit.

Copyright © 2004

DRAWING NUMBER

P-1

SHEET 1 OF 1



Post Office Box 392
Quitman, Georgia 31643
Telephone: 229-263-7705
Fax: 229-263-9275