



SITE DATA TABLE	
PROJECT ADDRESS	4552 BEMISS ROAD, VALDOSTA, GEORGIA 31602
PARCEL NUMBER	0145D 006 & 0145D 006B (10.01 ACRES)
ZONING	C-G (PROPOSED) & PD (PROPOSED)
PROJECT AREA	10.01 ACRES
C-G BUILDING SETBACKS	PD BUILDING SETBACKS
FRONT	80' (FROM CL) FRONT 30'
SIDE	20' SIDE 30'
REAR	12' REAR 30'

SUBDIVISION INFORMATION TABLE		
TOTAL PROPERTY AREA	7.45	ACRES (100%)
LESS: STORMWATER MANAGEMENT AREAS	0.18	ACRES (2.42%)
LESS: SIDEWALK AND MAIL KIOSK AREAS	0.04	ACRES (0.54%)
NET BUILDABLE AREA	7.23	ACRES
TOTAL NUMBER OF LOTS	91	LOTS
GROSS DENSITY	12.59	LOTS / ACRE
TOTAL LOT AREA	3.24	ACRES (43.49%)
PROVIDED PUBLIC RECREATION AREA	0.39	ACRES (5.24%)
PROVIDED OPEN SPACE	2.53	ACRES (33.96%)
RIGHT-OF-WAY	1.07	ACRES (14.36%)
NET RESIDENTIAL AREA	5.09	ACRES
NET DENSITY	17.88	LOTS / ACRE
LENGTH OF ROAD	1,567 LF	(0.3 mi)

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.



REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

CONCEPTUAL SITE PLAN

CAMERON PLACE AT BEMISS

LOWNDES COUNTY, GEORGIA	PROJECT NO. 26-25203
	DATE: 03/24/2026
	DRAWN BY: BJM
	CHECK BY: BMI

STOKER UTILITIES

SCALE: 50' 25' 0' 50'

GRAPHIC SCALE 1" = 50'

SHEET NO. 1