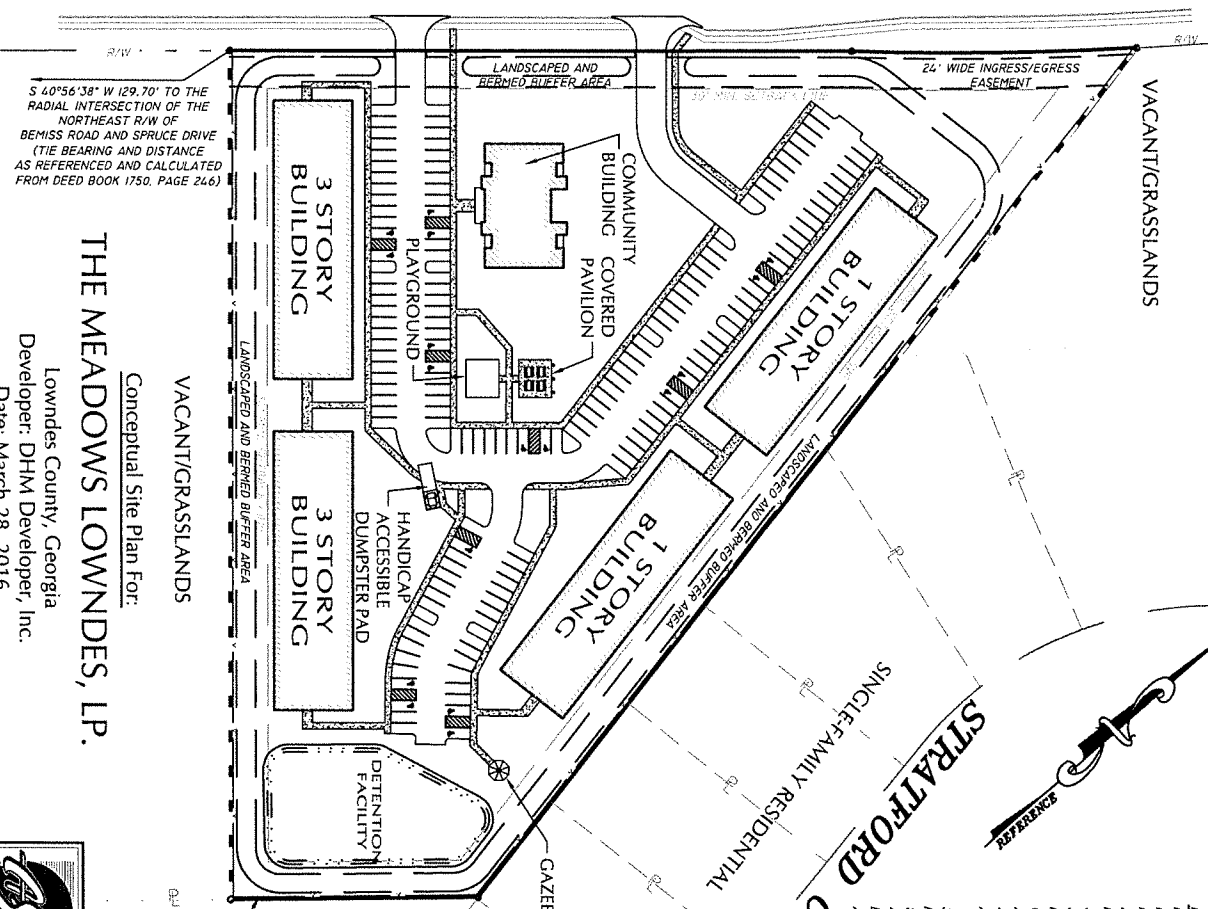


TOTAL AREA
7.32± ACRES
TAX MAP (ASD) PARCEL 6A
 (AREA TO THE SOLID BOLD LINES)

PROPERTY DATA SUMMARY	
EXISTING ZONING: R-4	PROPOSED ZONING: PD
TOTAL SITE AREA = 7.32± ACRES	
APPROXIMATE IMPERVIOUS AREA = 3.18 ACRES (43%)	
APPROXIMATE OPEN SPACE = 2.87 ACRES (40%)	
APPROXIMATE RECREATION AREA = 0.91 ACRES (12%)	
APPROXIMATE DETENTION AREA = 0.35 ACRES (5%)	
BUILDING DATA:	
4 - 2 STORY BUILDING	
16 - 1 BEDROOM UNITS	
32 - 2 BEDROOM UNITS	
32 - 3 BEDROOM UNITS	
80 TOTAL UNITS	
BUILDING SQ. FOOTAGE = ±63,170 S.F. (GROUND FLOOR)	
MAXIMUM BUILDING HEIGHT = 40 FEET	
PARKING DATA:	
REQUIRED SPACES:	
2 SPACES PER UNIT	
TOTAL REQUIRED = 160 SPACES	
PROVIDED SPACES:	
143 REGULAR SPACES	
PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 17 HANDICAP SPACES PROVIDED	
160 TOTAL PARKING SPACES PROVIDED	
STORMWATER MANAGEMENT:	
WILL BE DIRECTED TO ON-SITE DETENTION FACILITY	
WATER AND SEWER	

BEMISS ROAD
GA STATE HWY No. 125 (100' R/W)
(R/W AS PER DEED BOOK 1750, PG. 246)



S 40°56'38" W 129.70' TO THE RADIAL INTERSECTION OF THE NORTHEAST R/W OF BEMISS ROAD AND SPRUCE DRIVE (THE BEARING AND DISTANCE AS REFERENCED AND CALCULATED FROM DEED BOOK 1750, PAGE 246)

THE MEADOWS LOWNDES, LP.

Lowndes County, Georgia
 Developer: DHM Developer, Inc.
 Date: March 28, 2016
 (Not to Scale)

- DEVELOPER NOTES:**
1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80-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. PLANTINGS FOR THIS DEVELOPMENT WILL INCLUDE A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
 5. THE LANDSCAPE BERM SHALL BE A MINIMUM OF 4" IN HEIGHT AND EVERGREEN TREES INCLUDING LIVE OAK AND MAGNOLIA TREES WILL BE PLANTED ALONG BERMS.

ASA ENGINEERING & SURVEYING, INC.
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