



| 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%)  |
|                               | 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%) |
| LESS                          | 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.



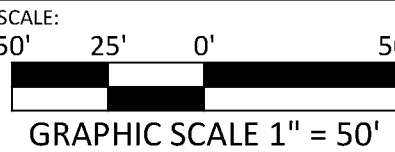
| REVISIONS |      |             |
|-----------|------|-------------|
| No.       | DATE | DESCRIPTION |
| 1         | -    | -           |
| 2         | -    | -           |
| 3         | -    | -           |
| 4         | -    | -           |
| 5         | -    | -           |
| 6         | -    |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

CONCEPTUAL SITE PLAN

CAMERON PLACE AT BEMISS

LOWNDES COUNTY, GEORGIA

STOKER UTILITIES



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

SHEET NO.  
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