PARKING:

NUMBER OF UNITS = 280
PARKING REQUIRED FOR APARTMENTS = 560 SPACES
AREA OF LEASING OFFICE/POOL HOUSE = 4,833 S.F.
PARKING REQUIRED FOR LEASING OFFICE = 4,833/300
= 17 SPACES

TOTAL NUMBER OF SPACES REQUIRED = 577 SPACES
TOTAL NUMBER OF SPACES PROVIDED = 593 SPACES (6 EXTRA)
TOTAL NUMBER OF HC SPACES REQUIRED = 583/25 = 23 SPACES
TOTAL NUMBER OF HC SPACES PROVIDED = 30 SPACES (3 EXTRA)

AREAS:

NUMBER OF APARTMENT BUILDINGS = 7
FLOOR AREA OF EACH BUILDING = 15,077 S.F.
FLOOR AREA OF LEASING OFFICE = 4,833 S.F.
FLOOR AREA OF POOL HOUSE = 980 S.F.
TOTAL FLOOR AREA OF ALL BUILDINGS = 97,361 S.F.
TOTAL PAVED DRIVEWAYS & PARKING LOTS = 316,813 S.F.
CONCRETE WALKWAYS = 43,237 S.F.
RECREATIONAL POOL AREA = 48,443S.F.
GREEN SPACE/PARK AREA = 185,213 S.F.
POND AREA = 61,504 S.F.
FLAGGED WETLANDS AREA = 324,641 S.F.

UNITS IN EACH BUILDING (1 THROUGH 7):

8 x 1-BEDROOM, 24 x 2-BEDROOM, 8 x 3-BEDROOM

UTILIZATION:

TOTAL LOT AREA:
1,228,836 S.F. - WETLANDS AREA: 324,641 S.F. = 904,187 S.F.

RESIDENTIAL:
256,051 S.F./904,187 S.F. = 28.3%
(256,051 S.F./1,228,836 S.F. = 20.8%)

COMMON OPEN/RECREATIONAL SPACE:
256,051 S.F./904,187 S.F. = 28.3%
(256,051 S.F./1,228,836 S.F. = 20.8%)

STORMWATER MANAGEMENT:
POND AREA = 61,504 S.F./256,051 S.F. = 24.0%

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VDW E
VAN DER WATT ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
84 BENT OAK CIRCLE
THOMASVILLE, GA 31757-9502
TEL: (229) 551-0303
FAX: (229) 227-6593
E-MAIL: JJ@VDWENGINEERS.COM
CERT. OF AUTH. GA # PEF004845

PROJECT:
PROPOSED DEVELOPMENT
CAMELOT CROSSING
VALDOSTA, GA 31602

CLIENT:
HAND DEVELOPMENT, LLC
CAIRO, GA 39827

DRAWING TITLE:
CONCEPTUAL SITE PLAN
APARTMENTS (PD)

PROJ. No.:	22-003	DRAWN BY:	JJ
DWG NAME:	CONCEPTUAL SITE PLAN .dwg	CHECKED BY:	JJ
SCALE:	1" = 60'	DATE:	3 FEB 2022

REVISIONS

NO.	DATE:	INITIALS	DESCRIPTION
1.	25/07/2022	JJ	VARIOUS
2.	25/15/2022	JJ	ADD PARKING SPACES, NOTES AND HATCHING
3.	26/10/2022	JJ	ADD UTILIZATION NOTE

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SHEET NO:
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GEORGIA REGISTERED No. 030867 PROFESSIONAL ENGINEER JOHNS VAN DER WATT