

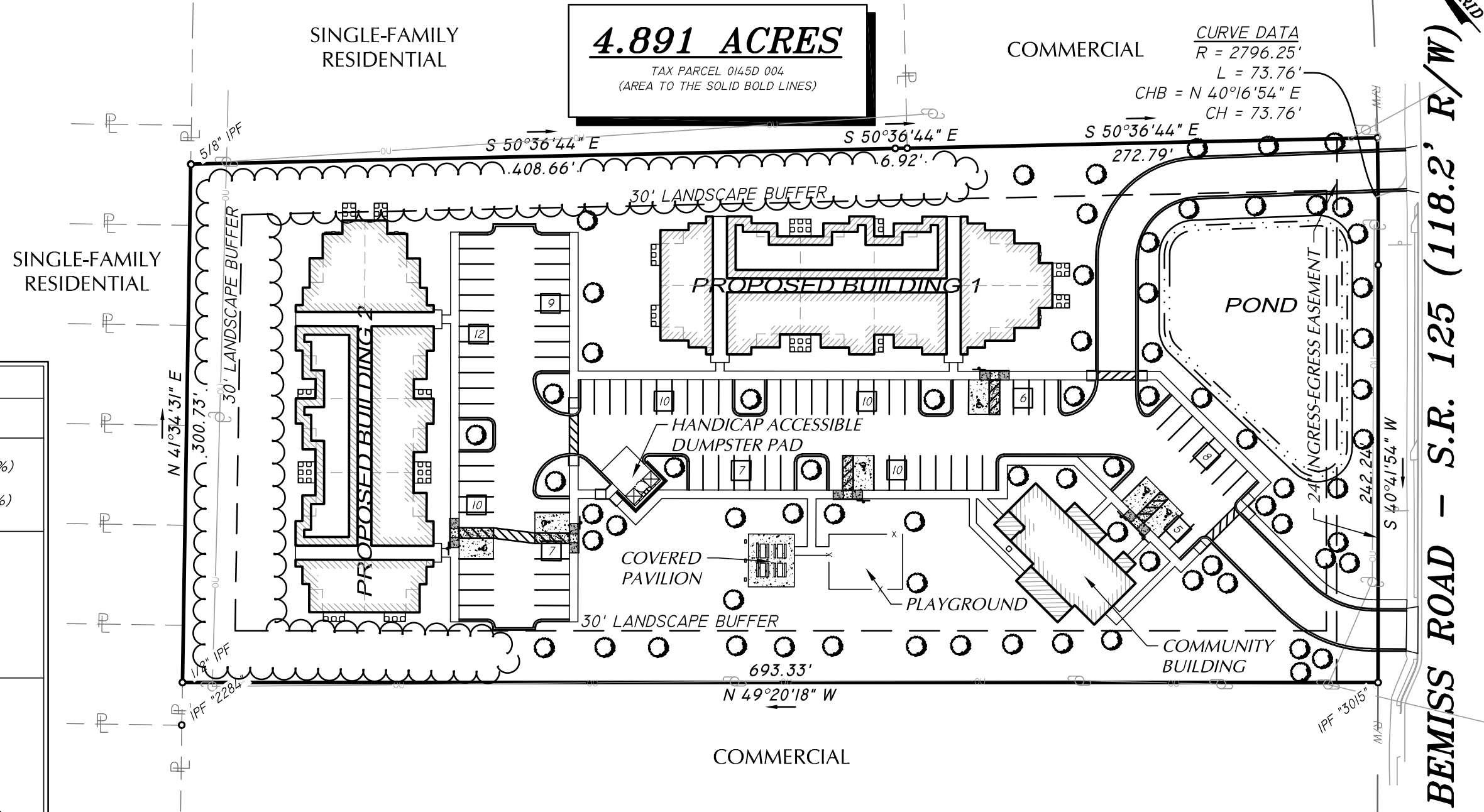
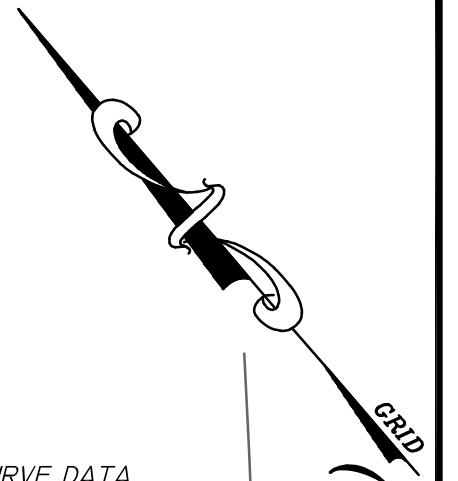
**LOCATION MAP**

**DEVELOPMENT NOTES:**

1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF A 60-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. THE 30' LANDSCAPE BUFFER SHALL INCLUDE AT LEAST FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET.

Conceptual Site Plan For:  
**SOUTHERN GARDENS**

Lowndes County, Georgia  
 Developer: DHM VALDOSTA, LP  
 Date: February 9, 2024  
 (Not to Scale)



| PROPERTY DATA SUMMARY   |                             |
|---|-----------------------------|
| EXISTING ZONING:  | C-G                         |
| PROPOSED ZONING:  | PD                          |
| TOTAL SITE AREA =   | 4.89± ACRES                 |
| APPROXIMATE IMPERVIOUS AREA =   | 2.07 ACRES (42%)            |
| APPROXIMATE OPEN SPACE =  | 2.08 ACRES (43%)            |
| APPROXIMATE RECREATION AREA =   | 0.43 ACRES (8%)             |
| APPROXIMATE DETENTION AREA =  | 0.31 ACRES (6%)             |
| <b>BUILDING DATA:</b>   |                             |
| 2 - 3 STORY BUILDINGS   |                             |
| 1 - 1 STORY BUILDING  |                             |
| 60 TOTAL UNITS  |                             |
| <b>BUILDING SQ. FOOTAGE:</b>  |                             |
| 3 STORY =   | ±31,015 S.F. (GROUND FLOOR) |
| 1 STORY =   | 3,552 S.F.                  |
| MAXIMUM BUILDING HEIGHT =   | 35 FEET                     |
| <b>PARKING DATA:</b>  |                             |
| REQUIRED SPACES:  |                             |
| 2 SPACES PER UNIT   |                             |
| TOTAL REQUIRED =  | 120 SPACES                  |
| PROVIDED SPACES:  |                             |
| 88 REGULAR SPACES   |                             |
| PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 6 HANDICAP SPACES PROVIDED |                             |
| 94 TOTAL PARKING SPACES PROVIDED  |                             |
| <b>STORMWATER MANAGEMENT:</b>   |                             |
| WILL BE DIRECTED TO ON-SITE DETENTION FACILITY  |                             |
| COMPLEX TO BE SERVED BY LOWNDES COUNTY WATER AND SEWER                                    |                             |

| SYMBOL LEGEND |                        |
|---------------|------------------------|
|               | ADJACENT PROPERTY LINE |
|               | RIGHT-OF-WAY           |
|               | EXISTING TREE          |

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