

SITE INFORMATION:

EXISTING ZONING: R-1 (MAY BE SUBJECT TO LOCAL SECTION 4.06.00)
 PROPERTY ZONING: PLANNED DEVELOPMENT (PD)
 PARCEL: 01450 175

PROPERTY AREA = 7.32 ACRES (REFER TO LDC SECTION 4.06.00)
 APPROXIMATE OPENCOMMON SPACE = 42.42 ACRES (57%)
 APPROXIMATE RECREATION AREA = 30.34 ACRES (41%)

BUILDING DATA:
 80 TOWNHOMES UNITS
 2 - 6 UNIT BUILDINGS = 12 TOWNHOMES
 3 - 4 UNIT BUILDINGS = 12 TOWNHOMES

BUILDING SQ. FOOTAGE:
 8 UNIT BUILDINGS = 4,200 SF (GROUND FLOOR)
 6 UNIT BUILDINGS = 4,400 SF (GROUND FLOOR)
 4 UNIT BUILDINGS = 3,800 SF (GROUND FLOOR)
BUILDING SETBACKS:
 FRONT: 20 FEET
 REAR: 30 FEET

PARKING DATA (MULTI-FAMILY DWELLING):
 REQUIRED SPACES: DWELLING UNIT
 TOTAL REQUIRED = 160 SPACES
 PROVIDED SPACES:
 1 SPACE PER GARAGE, 1 SPACE IN DRIVEWAY = 160 TOTAL UNIT PARKING SPACES
 2 SPACE PER TOWNHOMES UNIT
 150 TOTAL UNIT PARKING SPACES

PARKING DATA (PUBLIC PARK/RECREATION FACILITY):
 REQUIRED SPACES:
 1 SPACE PER 1,000 SF OF ACTIVE USE AREA = 40,000 SF OF ACTIVE USE AREA = 40 SPACES REQUIRED

PROVIDED SPACES:
 9 REGULAR SPACES
 1 HANDICAP ACCESSIBLE SPACE
 1 MUST BE HANDICAP ACCESSIBLE

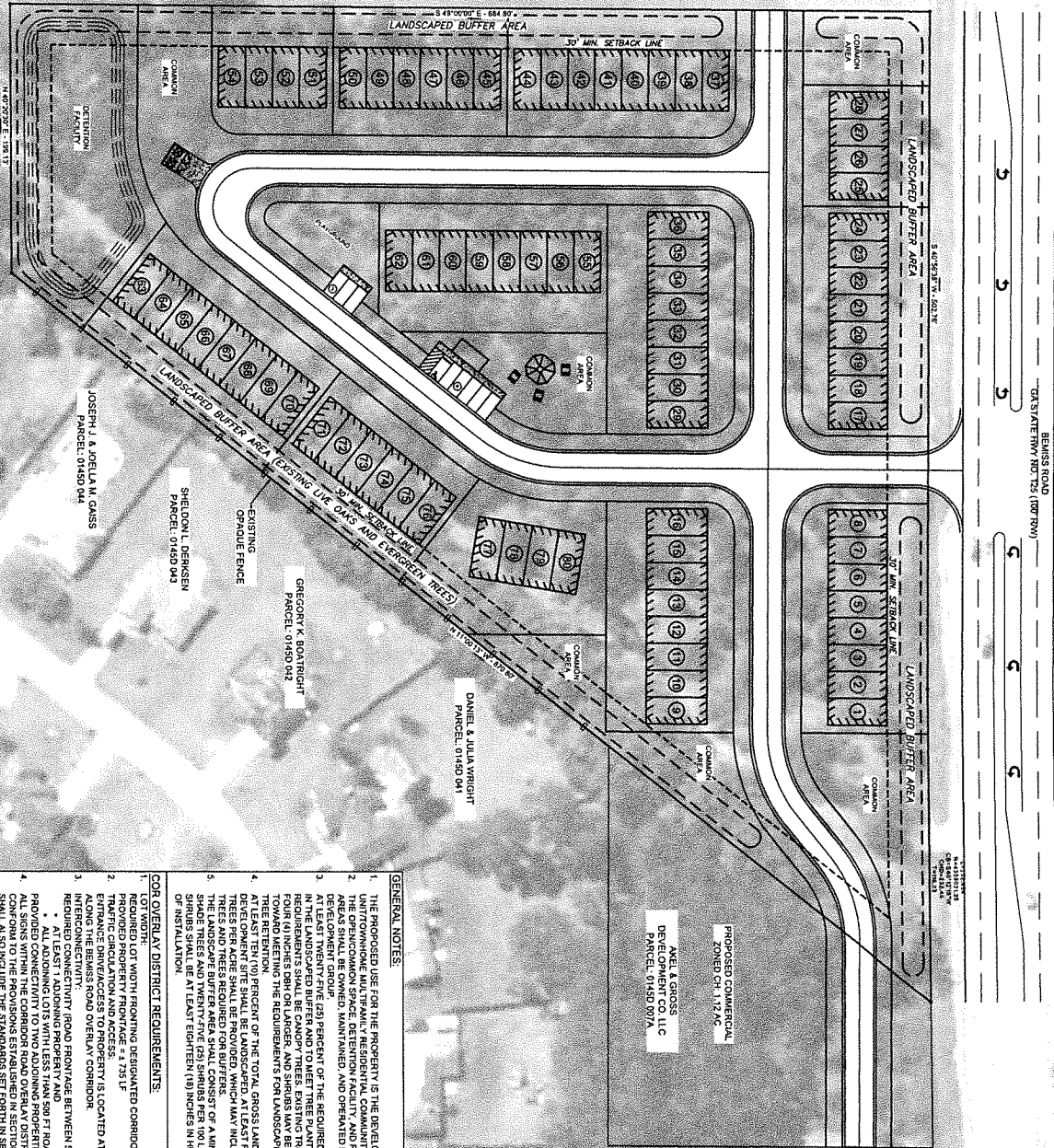
STORMWATER MANAGEMENT:
 ALL DETENTION FACILITY
 TOWNHOMES TO BE SERVED BY LOWNDEN COUNTY WATER AND SEWER

SHERLEY P. & WOOTEN
 PARCEL: 01450 175

SHERLEY P. & WOOTEN
 PARCEL: 01450 005

MAX WARD
 PARCEL: 01450 004

GRONIN REAL ESTATE
 DEVELOPMENT LLC
 PARCEL: 01450 003



- GENERAL NOTES:**
1. THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80 UNIT TOWNHOME DEVELOPMENT.
 2. THE OPENCOMMON SPACE, DETENTION FACILITY, AND RECREATIONAL AREAS SHALL BE OWNED, MAINTAINED, AND OPERATED BY A PROPERTY DEVELOPMENT GROUP.
 3. APPROXIMATELY 15% PERCENT OF THE REQUIRED TREES INSTALLED IN THE LANDSCAPED BUFFER AND TO MEET TREE PLANTING REQUIREMENTS SHALL BE CANOPY TREES. EXISTING TREES, WHICH ARE FOUR (4) INCHES DIAMETER AND OVER, SHALL BE COUNTED TOWARD THE REQUIREMENTS FOR LANDSCAPED BUFFERS AND TREE RETENTION.
 4. AT LEAST TEN (10) PERCENT OF THE TOTAL GROSS LAND AREA OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED WITH A MINIMUM OF FOUR (4) TREES PER ACRE. TREES SHALL BE INSTALLED IN THE LANDSCAPED BUFFER AREA AND SHALL CONSIST OF A MINIMUM OF FOUR (4) SHRUBS PER ACRE AT LEAST EIGHT (8) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
- COR OVERLAY DISTRICT REQUIREMENTS:**
1. REQUIRED LOT WIDTH FRONTING DESIGNATED CORRIDOR ROAD = 250 FT
 2. REQUIRED PROPERTY FRONTAGE = 4,775 FT
 3. REQUIRED CHALKLINE DISTANCE TO DESIGNATED CORRIDOR ROAD CUT ALONG THE BEHNS ROAD OVERLAY CORRIDOR INTERCONNECTIVITY.
 4. REQUIRED CHALKLINE DISTANCE BETWEEN 500 FT AND 1,000 FT FROM THE DESIGNATED CORRIDOR ROAD FRONTAGE TO THE PROPERTY AND TO THE DESIGNATED CORRIDOR ROAD FRONTAGE.
 5. ALL ADJOINING LOTS WITH LESS THAN 500 FT ROAD FRONTAGE PROVIDED CONNECTING TO TWO ADJOINING PROPERTIES SHALL COMPLY TO THE PROVISIONS ESTABLISHED IN SECTION 5.04.00 AND SHALL ALSO INCLUDE THE STANDARDS SET FORTH IN SECTION 4.02.01 C.5.

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SHEET
C1.0
 OF 6

HAMILTON GREEN TOWNHOMES LAYOUT
 HAMILTON GREEN TOWNHOMES
 LAND LOT 131, 11TH LAND DISTRICT
 VALDOSTA, LOWNDEN COUNTY, GEORGIA
 Prepared for:
 STOKER UTILITIES LLC

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NO.	REVISION DESCRIPTION	DATE