PROPERTY OF VALDOSTA-LOWNDES COUNTY FAMILY YMCA TAX MAP 73, PAR 61A DB 3938, PG 152 DB 2445, PG 141

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 (4 EXTRA)
TOTAL NUMBER OF HC SPACES REQUIRED = 560/25 = 23 SPACES
TOTAL NUMBER OF HC SPACES PROVIDED = 30 SPACES (7 EXTRA)

AREAS:

NUMBER OF APARTMENT BUILDINGS = 7
FLOOR AREA OF EACH BUILDING = 13,077 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 = 97,364 S.F.
TOTAL PAVED DRIVEWAYS & PARKING LOTS = 214,853 S.F.
CONCRETE WALKWAYS = 43,537 S.F.
RECREATIONAL/POOL AREA = 49,863S.F.
GREEN SPACE/PARK AREA = 185,213 S.F.
POND AREA = 64,504 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:
1,228,828 S.F. - WETLANDS AREA: 324,641 S.F. = 904,187 S.F.

RESIDENTIAL:
358,451 S.F./904,187 S.F. = 39.6%
(358,451 S.F./1228828 S.F. = 29.2%)

COMMON OPEN/RECREATIONAL SPACE:
356,051 S.F./904,187 S.F. = 39.3%
(356,051 S.F./1,228,828 S.F. = 29.0%)

STORMWATER MANAGEMENT:
POND AREA = 64,504 S.F./356,051 S.F. = 24.0%

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VDWE
VAN DER WATT ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
84 BENT OAK CIRCLE,
THOMASVILLE, GA 31757-9502
TEL: (229) 551-0363
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.:	22-002	DRAWN BY:	B
DWG NAME:	CONCEPTUAL SITE PLAN .dwg	CHECKED BY:	B
SCALE:	1" = 60'	DATE:	2 FEB 2023

REVISIONS

NO.	DATE	INITIALS	DESCRIPTION
1.	03/07/2023	B	VARIOUS
2.	03/14/2023	B	ADD PARKING SPACES, NOTES AND HATCHING
3.	03/15/2023	B	ADD UTILIZATION NOTE

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SHEET NO:
C2

GEORGIA REGISTERED No. 030887 PROFESSIONAL ENGINEER JOHN VAN DER WATT