

SITE INFORMATION FOR REZONING TO P-D			
PROJECT ADDRESS	4443 BEMISS ROAD		
PARCEL NUMBER	0145C 182, 0145C 181A, 0145C 181		
PARCEL ZONING	TO BE REZONED P-D		
PROJECT AREA	±8.66 AC		
APPROXIMATE IMPERVIOUS AREA	±141,166 SF = 3.24 AC (37%)		
APPROXIMATE OPEN/Common AREA	±192,535 SF = 4.42 AC (51%)		
APPROXIMATE POND/RECREATION AREA	±28,129 SF = 0.65 AC (8%)		
APPROXIMATE RECREATION/ACTIVE USE AREA	±15,000 SF = 0.35 AC (4%)		
BUILDING DATA - 96 TOWNHOMES		BUILDING SQ. FOOTAGE	
(8) 8 UNITS =	64 TOWNHOMES	±7,200 SF (GROUND FLOOR) - 57,600 SF	
(4) 6 UNITS =	24 TOWNHOMES	±5,400 SF (GROUND FLOOR) - 21,600 SF	
(2) 4 UNITS =	8 TOWNHOMES	±3,600 SF (GROUND FLOOR) - 7,200 SF	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	20'-0"	FRONT	0
SIDE	5'-0"	SIDE	0
REAR	30'-0"	REAR	0

**PARKING CALCULATIONS:**

REQUIRED MINIMUM PARKING STALLS (MULTI-FAMILY DWELLING):  
 2 SPACES PER DWELLING UNIT  
 96 DWELLING UNITS \* 2 SPACES = 192 SPACES REQUIRED

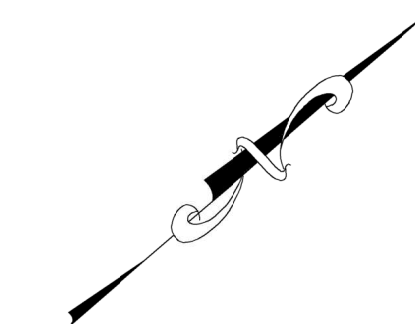
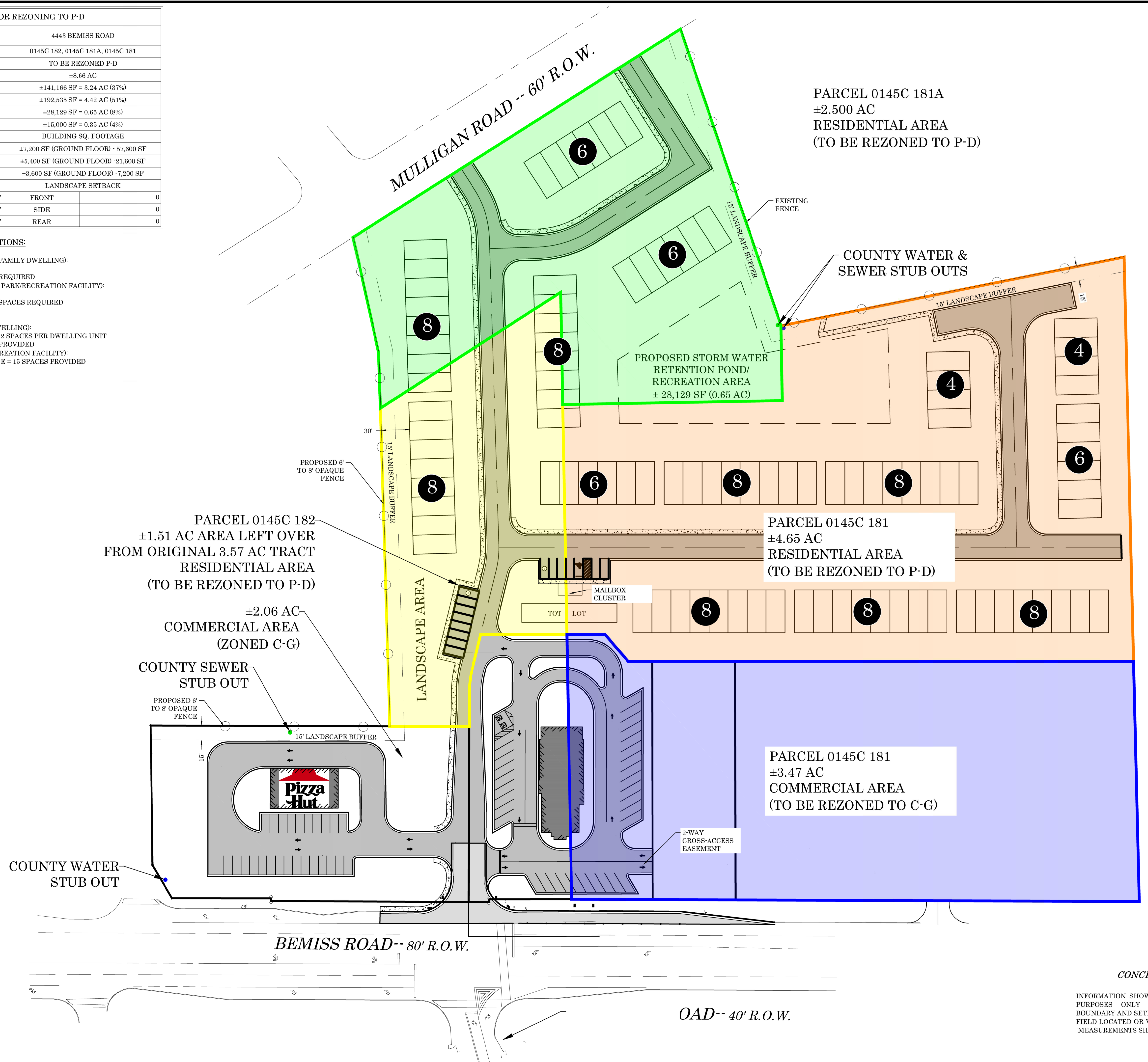
REQUIRED MINIMUM PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):  
 1 SPACE PER 1,000 SF OF ACTIVE USE AREA  
 ±15,000 SF OF ACTIVE USE AREA / 1,000 SF = 15 SPACES REQUIRED

TOTAL REQUIRED: 207 SPACES TOTAL

PROVIDED PARKING STALLS (MULTI-FAMILY DWELLING):  
 1 SPACE IN GARAGE + 1 SPACE IN DRIVEWAY = 2 SPACES PER DWELLING UNIT  
 96 DWELLING UNITS \* 2 SPACES = 192 SPACES PROVIDED

PROVIDED PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):  
 14 STANDARD SPACES & 1 HANDICAPPED SPACE = 15 SPACES PROVIDED

TOTAL PROVIDED: 207 SPACES TOTAL



**aes**  
Advanced Engineering Services, LLC

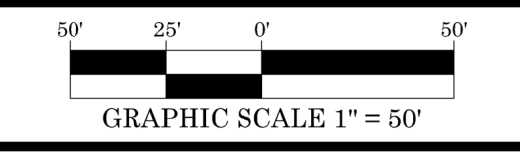
ALBANY VALDOSTA  
1741 PHILEMA RD 4560 E VALNORTH DR.  
WARNERSBORNS  
110 ATOMBY ST/MAINER DR.  
9800 416 - 8136

AES PROJECT NUMBER	
60114	
DATE OF PLANS	
9/22/2022	
REVISIONS	
NO.	DESCRIPTION
1	
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THE TOWNES AT 4443  
VALDOSTA, GA

THE TOWNES AT 4443 REZONING EXHIBIT

**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.



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