

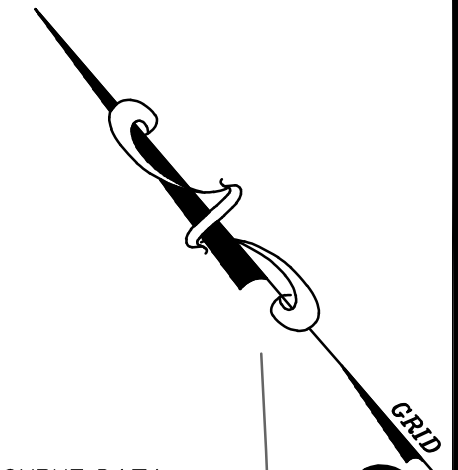
**LOCATION MAP**

**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.

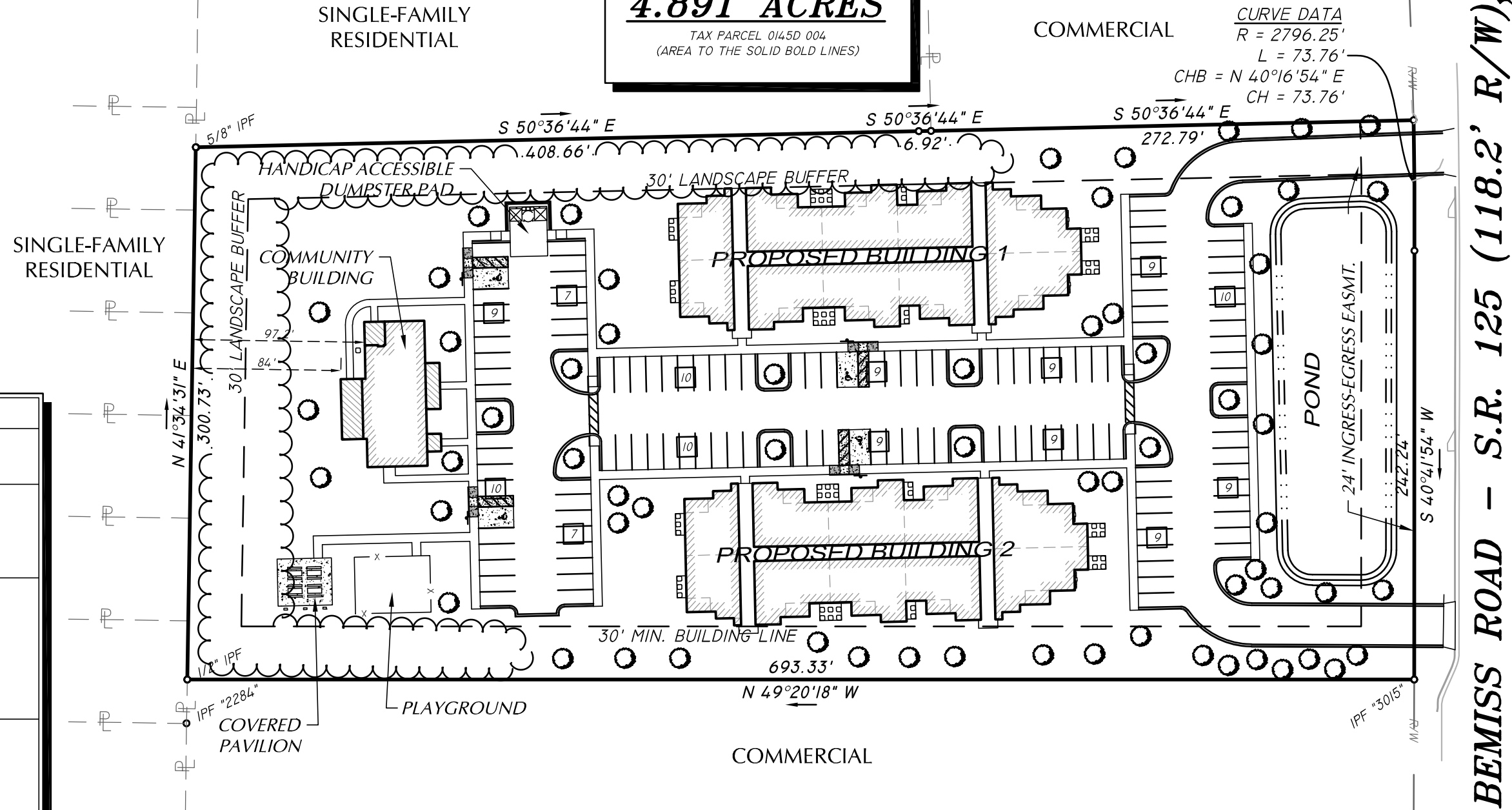
Conceptual Site Plan For:  
**SOUTHERN GARDENS**

Lowndes County, Georgia  
Developer: DHM VALDOSTA, LP  
Date: March 4, 2024  
(Not to Scale)



**4.891 ACRES**  
TAX PARCEL 0145D 004  
(AREA TO THE SOLID BOLD LINES)

**CURVE DATA**  
R = 2796.25'  
L = 73.76'  
CHB = N 40°16'54" E  
CH = 73.76'



PROPERTY DATA SUMMARY	
ADDRESS: 4609 BEMISS ROAD PIN: 0145D 004 ZONING: PD	
TOTAL LOT AREA = 4.891 ACRES APPROXIMATE IMPERVIOUS AREA = 2.199 ACRES (45%) APPROXIMATE OPEN SPACE = 2.010 ACRES (41%) APPROXIMATE RECREATION AREA = 0.342 ACRES (7%) APPROXIMATE DETENTION AREA = 0.340 ACRES (7%)	
BUILDING DATA: 2 - 3 STORY BUILDINGS 1 - 1 STORY BUILDING 60 TOTAL UNITS BUILDING SQ. FOOTAGE: 3 STORY = ±31,015 S.F. (GROUND FLOOR) 1 STORY = 3,552 S.F. MAXIMUM BUILDING HEIGHT = 35 FEET	
PARKING DATA: REQUIRED SPACES: 2 SPACES PER UNIT TOTAL REQUIRED = 120 SPACES PROVIDED SPACES: 122 REGULAR SPACES PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE. THERE ARE 4 HANDICAP SPACES PROVIDED 126 TOTAL PARKING SPACES PROVIDED	
STORMWATER MANAGEMENT: DIRECT STORMWATER TO ON-SITE FACILITY	

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

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BEMISS ROAD - S.R. 125 (118.2' R/W)