

COR OVERLAY DISTRICT REQUIREMENTS:

- LOT WIDTH:
REQUIRED LOT WIDTH FRONTING DESIGNATED CORRIDOR ROAD = 250 LF PROVIDED PROPERTY FRONTAGE = ±735 LF
- TRAFFIC CIRCULATION AND ACCESS:
ENTRANCE DRIVE/ACCESS TO PROPERTY IS LOCATED AT A MEDIAN CUT ALONG THE BEMISS ROAD OVERLAY CORRIDOR.
- INTERCONNECTIVITY:
REQUIRED CONNECTIVITY (ROAD FRONTAGE BETWEEN 500 FT AND 1,000 FT AT LEAST 1 ADJOINING PROPERTY AND ALL ADJOINING LOTS WITH LESS THAN 500 FT ROAD FRONTAGE PROVIDED CONNECTIVITY TO TWO ADJOINING PROPERTIES
- ALL SIGNS WITHIN THE CORRIDOR ROAD OVERLAY DISTRICT SHALL CONFORM TO THE PROVISIONS ESTABLISHED IN SECTION 5.04.00 AND SHALL ALSO INCLUDE THE STANDARDS SET FORTH IN SECTION 4.02.01.C.5.

HATCH LEGEND:

- ASPHALT PAVEMENT
- GDOT ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

KEY NOTES:

- COMMON AREA
- ±2,600 SF POOL AREA (65' X 40')
- 300 SF MAIL KIOSK
- EXISTING OPAQUE FENCE
- 12' X 18' DUMPSTER ENCLOSURE
- PROPOSED DECELERATION LANE
- TP 2 PAVEMENT MARKING ARROW (TYP.)
- GAZEBO AND PICNIC AREA
- SANITARY SEWER LIFT STATION
- 6' CHAIN-LINK FENCE W/ GATE
- 24" CONCRETE CURB AND GUTTER ("MIAMI" TYPE)
- 30" GDOT CONCRETE CURB AND GUTTER
- CONCRETE CURB TRANSITION
- STOP SIGN - 36"X36" (R1-1)
- 25 MPH SPEED LIMIT SIGN (R2-1) AND SLOW CHILDREN AT PLAY SIGN ON SAME POST
- 24" WIDE THERMOPLASTIC WHITE STOP BAR STRIPING
- 5" WIDE SOLID DOUBLE YELLOW STRIPING (± 67 LF)
- 5" WIDE SOLID WHITE STRIPING
- 5" WIDE WHITE MINI SKIP STRIPING (2' STRIPE, 6" GAP)
- 8" WIDE SOLID WHITE GDOT CROSSWALK (GDOT DETAIL T-11A)
- RADIAL SIDEWALK CURB RAMP (TYPICAL)
- TEN (10) FOOT UTILITY EASEMENT
- 6' OPAQUE FENCE W/ GATE
- RELOCATED "DO NOT ENTER" SIGN
- RELOCATED "WRONG WAY" SIGN
- RELOCATED POWER POLE
- 330 SF OFFICE / RESTROOM (22' X 15')
- 264 SF GRILL AREA (22' X 12')

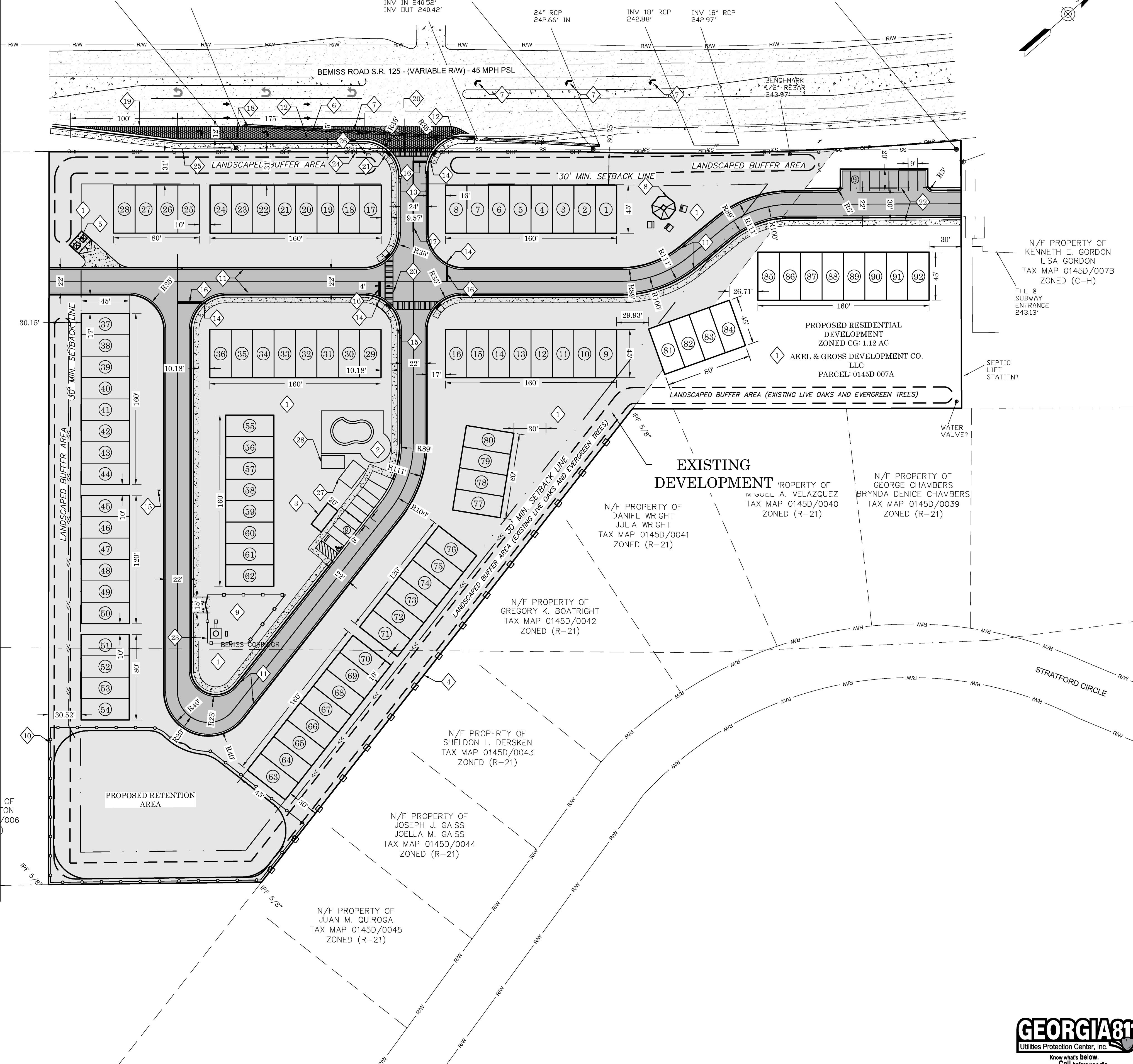
IMPERVIOUS QUANTITIES (TOWNHOMES ONLY - 7.32 ac):
 • ASPHALT/CONCRETE PAVEMENT - 49,360 SF
 • 24" CURB AND GUTTER "MIAMI" TYPE - 3,505 LF = 7,010 SF
 • 30" CURB AND GUTTER GDOT - 408 LF = 1,020 SF
 • 4" CONCRETE SIDEWALK - 7,555 SF
 • BUILDINGS - 72,650 SF

IMPERVIOUS AREA: 137,595 SF = 3.16 AC

SSM- RIM 243.34' INV IN 236.24' INV OUT 236.14'
 DOUBLE DROP INLET RIM 244.60' INV OUT 239.60'

CATCH BASIN RIM 245.72' INV IN 240.52' INV OUT 240.42'
 SSM- RIM 245.04' INV IN 235.44' INV OUT 235.44'

SSM- RIM 242.50' INV IN 234.70' INV OUT 234.60'



N/F PROPERTY OF JOHN W. CAMERON MARY BETH M. CAMERON TAX MAP 0145D/0109 ZONED (R-4)

N/F PROPERTY OF JUAN M. QUIROGA TAX MAP 0145D/0045 ZONED (R-21)

N/F PROPERTY OF JOSEPH J. GAISS JOELLA M. GAISS TAX MAP 0145D/0044 ZONED (R-21)

N/F PROPERTY OF SHELDON L. DERSKEN TAX MAP 0145D/0043 ZONED (R-21)

N/F PROPERTY OF GREGORY K. BOATRIGHT TAX MAP 0145D/0042 ZONED (R-21)

N/F PROPERTY OF DANIEL WRIGHT JULIA WRIGHT TAX MAP 0145D/0041 ZONED (R-21)

N/F PROPERTY OF MIGUEL A. VELAZQUEZ TAX MAP 0145D/0040 ZONED (R-21)

N/F PROPERTY OF GEORGE CHAMBERS BRYNDA DENICE CHAMBERS TAX MAP 0145D/0039 ZONED (R-21)

N/F PROPERTY OF KENNETH E. GORDON LISA GORDON TAX MAP 0145D/007B ZONED (C-H)

EXISTING DEVELOPMENT PROPERTY OF AKEL & GROSS DEVELOPMENT CO. LLC PARCEL- 0145D 007A

SITE INFORMATION

PROJECT ADDRESS	LAND LOT 131, 11TH LAND DISTRICT, VALDOSTA, GEORGIA
PARCEL NUMBER	0145D 006A (7.32 AC) & 0145D 007A (1.12 AC)
PARCEL ZONING	CG
PROJECT AREA	8.44 ACRES
APPROXIMATE IMPERVIOUS AREA	± 155,142 SF = 3.56 AC (42%)
APPROXIMATE OPEN/Common AREA	± 163,350 SF = 3.75 AC (44%)
APPROXIMATE LIFT STATION AREA	± 4,101 SF = 0.09 AC (<1%)
APPROXIMATE RECREATION AREA	± 45,199 SF = 1.04 AC (14%)
BUILDING DATA - 92 TOWNHOMES	BUILDING SQ. FOOTAGE
(8) 8 UNITS =	64 TOWNHOMES ±7,200 SF (GROUND FLOOR) - 57,600
(2) 6 UNITS =	12 TOWNHOMES ±5,400 SF (GROUND FLOOR) - 10,800
(4) 4 UNITS =	16 TOWNHOMES ±3,600 SF (GROUND FLOOR) - 14,400 SF TOTAL
BUILDING SETBACK	LANDSCAPE SETBACK
FRONT	20' FRONT 0'
SIDE	5' SIDE 0'
REAR	30' REAR 0'

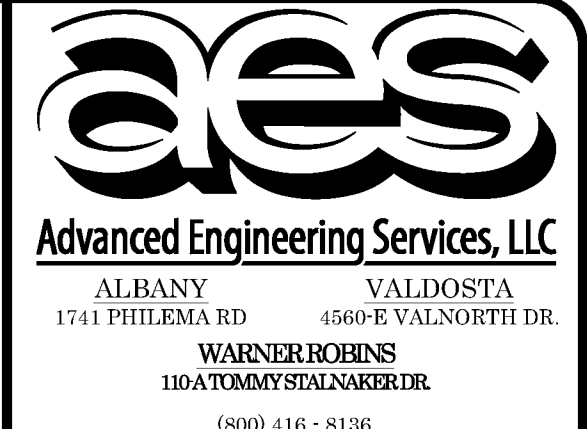
PARKING CALCULATIONS:

REQUIRED MINIMUM PARKING STALLS (MULTI-FAMILY DWELLING):
 2 SPACES PER DWELLING UNIT
 92 DWELLING UNITS * 2 SPACES = 184 SPACES REQUIRED
 REQUIRED MINIMUM PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):
 1 SPACE PER 1,000 SF OF ACTIVE USE AREA
 ±9,000 SF OF ACTIVE USE AREA / 1,000 SF = 9 SPACES REQUIRED
 TOTAL REQUIRED: 193 SPACES TOTAL

PROVIDED PARKING STALLS (MULTI-FAMILY DWELLING):
 1 SPACE IN GARAGE + 1 SPACE IN DRIVEWAY = 2 SPACES PER DWELLING UNIT
 92 DWELLING UNITS * 2 SPACES = 184 SPACES PROVIDED
 PROVIDED PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):
 17 STANDARD SPACES & 1 HANDICAPPED SPACE = 18 SPACES PROVIDED
 TOTAL PROVIDED: 202 SPACES TOTAL

GENERAL SITE NOTES:

- ANY SUCH DEPICTED MINIMUM BUILDING SETBACKS ARE SUBJECT TO CHANGE PURSUANT TO THE LOWNDEN COUNTY UNIFIED LAND DEVELOPMENT CODE (ULDC), AND THERE MAY BE SEPARATION REQUIREMENTS BETWEEN BUILDINGS AND ANY PLATTED EASEMENTS.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" HIGHER THAN THE HIGHEST POINT OF THE CURB BETWEEN PROPERTY LINES.
- TOTAL WIDTH OF STREETS (26 FEET - TWO 11' LANES), INCLUDES LANE WIDTH PLUS CURB AND GUTTER (BACK OF CURB TO BACK OF CURB). ALL STREETS TO USE 24" CONCRETE CURB AND GUTTER ("MIAMI" TYPE).
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
- ALL SIGNS AND STRIPING SHALL CONFIRM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
- HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 (GA WEST ZONE). VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 88(20).
- STORMWATER MANAGEMENT WILL BE DIRECTED TO ON-SITE RETENTION FACILITY.
- TOWNHOMES WILL BE SERVED BY LOWNDEN COUNTY WATER AND SEWER.
- THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF AN 80 UNIT/TOWNHOME MULTI-FAMILY DWELLING COMMUNITY.
- HAMILTON GREEN TOWNHOME HOA WILL RETAIN OWNERSHIP, MANAGEMENT, MAINTENANCE, AND OPERATION OF INTERNAL DRIVEWAYS, OPEN/Common AREAS, STORMWATER MANAGEMENT AREAS, LIFT STATION, AND RECREATIONAL AREAS.
- AT LEAST TWENTY-FIVE (25) 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 DBH OR LARGER, AND SHRUBS MAY BE COUNTED TOWARD MEETING THE REQUIREMENTS FOR LANDSCAPED BUFFERS AND TREE RETENTION.
- AT LEAST TEN (10) PERCENT OF THE TOTAL GROSS LAND AREA OF THE DEVELOPMENT SITE SHALL BE LANDSCAPED. AT LEAST FOUR (4) SHADE TREES PER ACRE SHALL BE PROVIDED, WHICH MAY INCLUDE EXISTING TREES AND TREES REQUIRED FOR BUFFERS.
- THE LANDSCAPE BUFFER AREA SHALL CONSIST OF A MINIMUM OF FOUR (4) SHADE TREES AND TWENTY-FIVE (25) SHRUBS PER 100 LINEAR FEET. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
- EXISTING TREES AND SHRUBS TO BE RETAINED ALONG THE EAST LANDSCAPE BUFFER. CONTRACTOR TO COORDINATE WITH LOCAL COUNTY OFFICIALS TO INSTALL ADDITIONAL LANDSCAPING IN PARKING AREAS, COMMON AREAS, AND STORMWATER MANAGEMENT AREAS TO MEET LANDSCAPE REQUIREMENTS.
- THE DEVELOPER SHALL SELL TOWNHOMES AS A BUILDING RATHER THAN INDIVIDUAL LOTS.



AES PROJECT NUMBER
62098

DATE OF PLANS
12/19/2024

REVISIONS

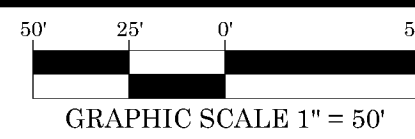
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HAMILTON GREEN TOWNHOMES PHASE II

STOKER UTILITIES

SITE PLAN

VALDOSTA, LOWNDEN COUNTY, GEORGIA



SHEET

