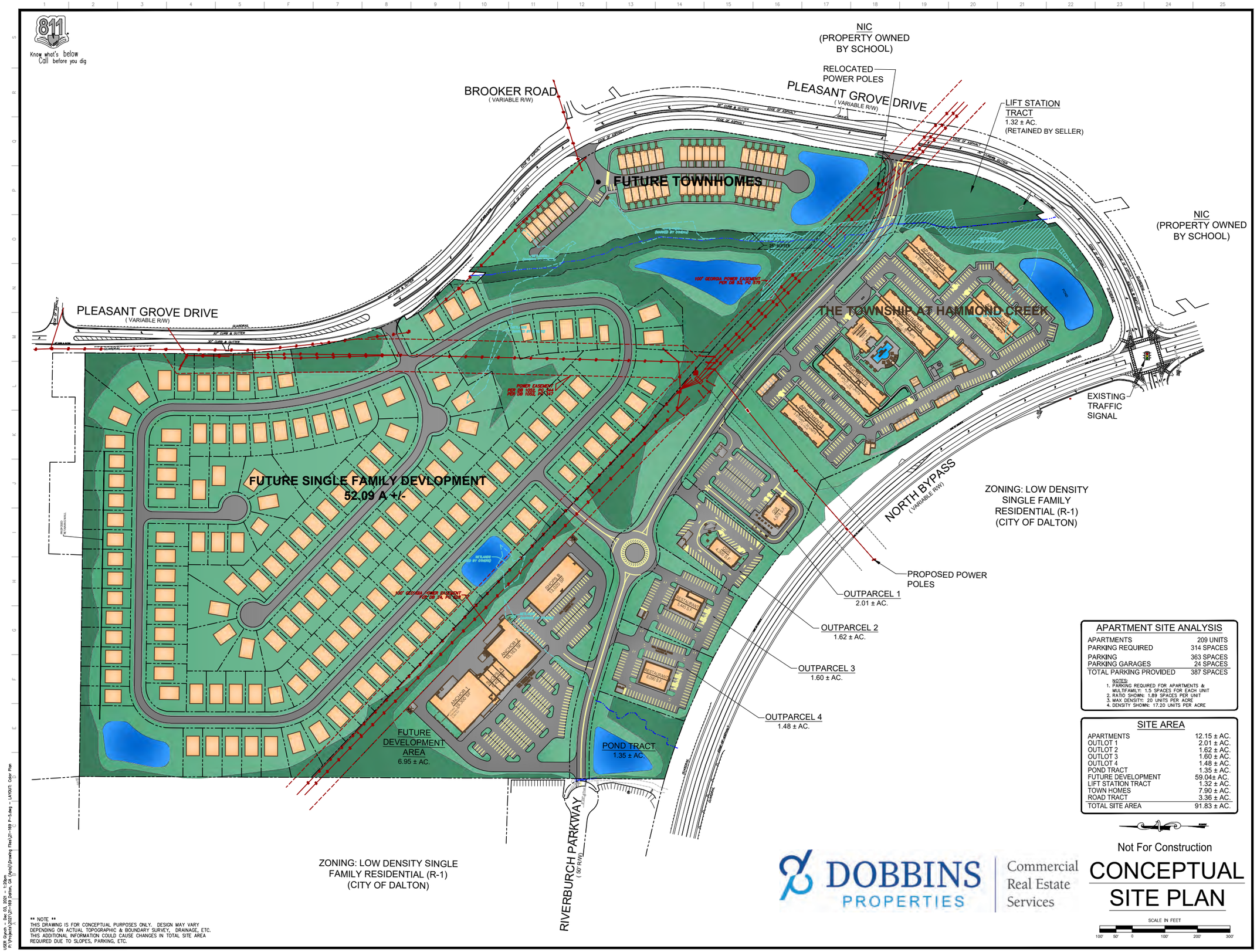

APARTMENT SITE ANALYSIS	
APARTMENTS	209 UNITS
PARKING REQUIRED	314 SPACES
PARKING	363 SPACES
PARKING GARAGES	24 SPACES
TOTAL PARKING PROVIDED	387 SPACES

NOTES:
1. PARKING REQUIRED FOR APARTMENTS & MULTIFAMILY: 1.5 SPACES FOR EACH UNIT
2. RATIO SHOWN: 1.89 SPACES PER UNIT
3. MAX DENSITY: 20 UNITS PER ACRE
4. DENSITY SHOWN: 17.20 UNITS PER ACRE

SITE AREA	
APARTMENTS	12.15 ± AC.
OUTLOT 1	2.01 ± AC.
OUTLOT 2	1.62 ± AC.
OUTLOT 3	1.60 ± AC.
OUTLOT 4	1.48 ± AC.
POND TRACT	1.35 ± AC.
FUTURE DEVELOPMENT	59.04± AC.
LIFT STATION TRACT	1.32 ± AC.
TOWN HOMES	7.90 ± AC.
ROAD TRACT	3.36 ± AC.
TOTAL SITE AREA	91.83 ± AC.

** NOTE **
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

DOBBINS PROPERTIES | Commercial Real Estate Services

Not For Construction

CONCEPTUAL SITE PLAN

SCALE IN FEET
100' 50' 0 100' 200' 300'

BDG
Buckel Design Group, LLC.
3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

STAMP

PROPOSED RESIDENTIAL DEVELOPMENT
DALTON, WHITFIELD COUNTY, GEORGIA

FOR: LEDBETTER PROPERTIES
ROME, GEORGIA

REVISION	BY

DRAWN
GDL
CHECKED
ADB
ISSUED DATE
11/17/2021
ISSUED FOR
CONCEPTUAL REVIEW
PROJECT NO.
21-169
FILE
21-169 P-5
SHEET
P-5