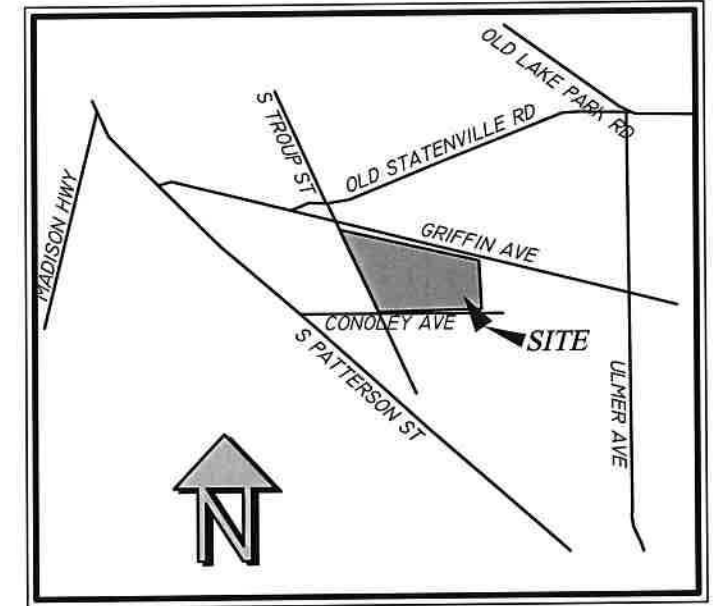


REZONING SURVEY FOR:
SOUTH VALDOSTA DEV.
 LYING AND BEING IN
 LAND LOT 76 OF THE 11TH LAND DISTRICT
 OF THE CITY OF VALDOSTA,
 LOWNDES COUNTY, GEORGIA

DATE: FEBRUARY 23, 2022

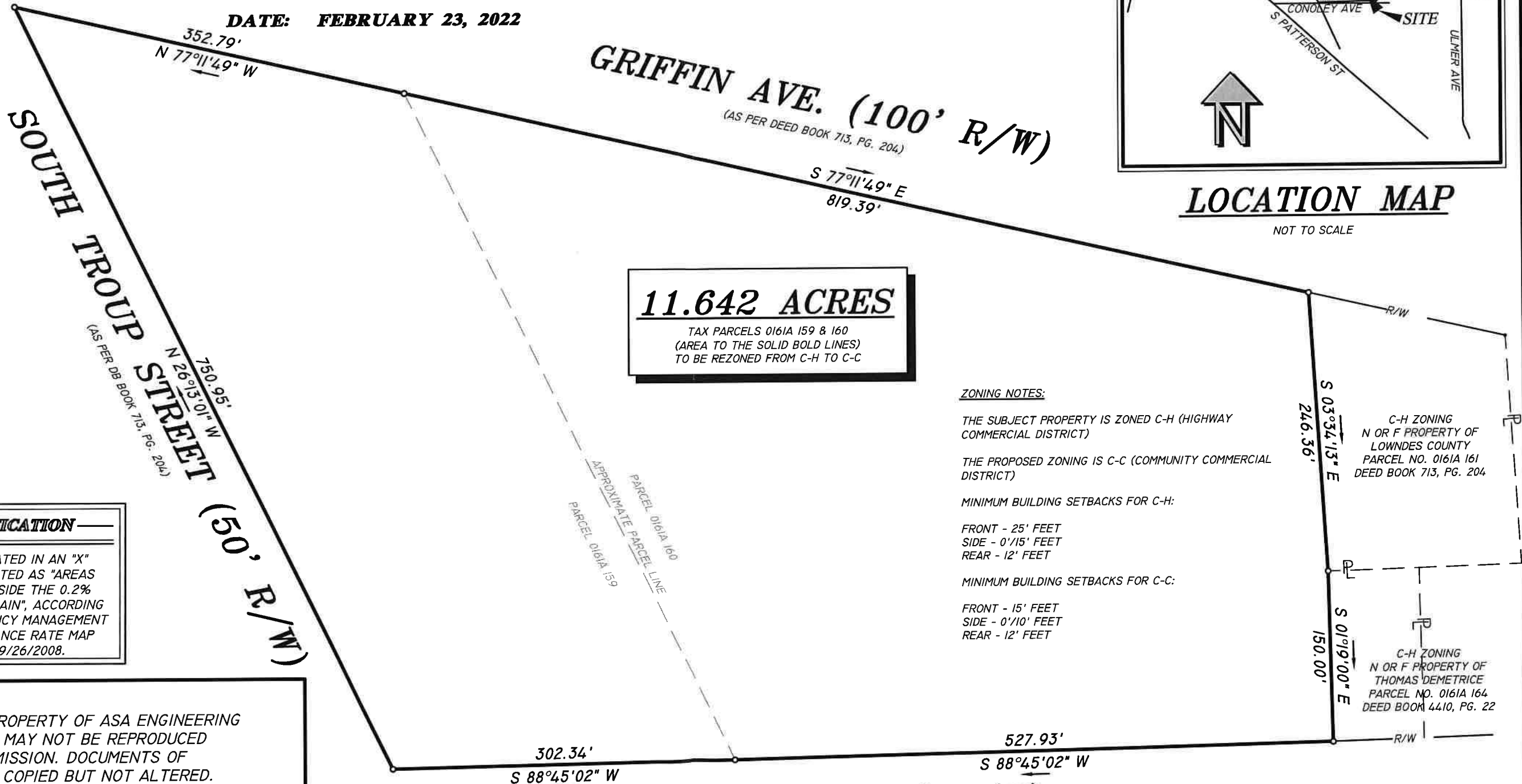


GRAPHIC SCALE : 1 INCH = 100 FT.



LOCATION MAP

NOT TO SCALE



11.642 ACRES

TAX PARCELS 016A 159 & 160
 (AREA TO THE SOLID BOLD LINES)
 TO BE REZONED FROM C-H TO C-C

ZONING NOTES:

THE SUBJECT PROPERTY IS ZONED C-H (HIGHWAY COMMERCIAL DISTRICT)

THE PROPOSED ZONING IS C-C (COMMUNITY COMMERCIAL DISTRICT)

MINIMUM BUILDING SETBACKS FOR C-H:

FRONT - 25' FEET
 SIDE - 0'/15' FEET
 REAR - 12' FEET

MINIMUM BUILDING SETBACKS FOR C-C:

FRONT - 15' FEET
 SIDE - 0'/10' FEET
 REAR - 12' FEET

C-H ZONING
 N OR F PROPERTY OF
 LOWNDES COUNTY
 PARCEL NO. 016A 161
 DEED BOOK 713, PG. 204

C-H ZONING
 N OR F PROPERTY OF
 THOMAS DEMETRICE
 PARCEL NO. 016A 164
 DEED BOOK 4410, PG. 22

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 13185C0210E, DATED 9/26/2008.

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ASA ENGINEERING & SURVEYING, LLC.

103A S. PATTERSON ST. - VALDOSTA, GA 31601
 PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380

SYMBOL LEGEND

- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY

ASA ENGINEERING & SURVEYING LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

DRAWN BY: ALH, JWP
 6025 BOUND.DWG
 6025.CRD

VA-2202-A4