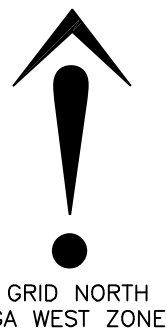
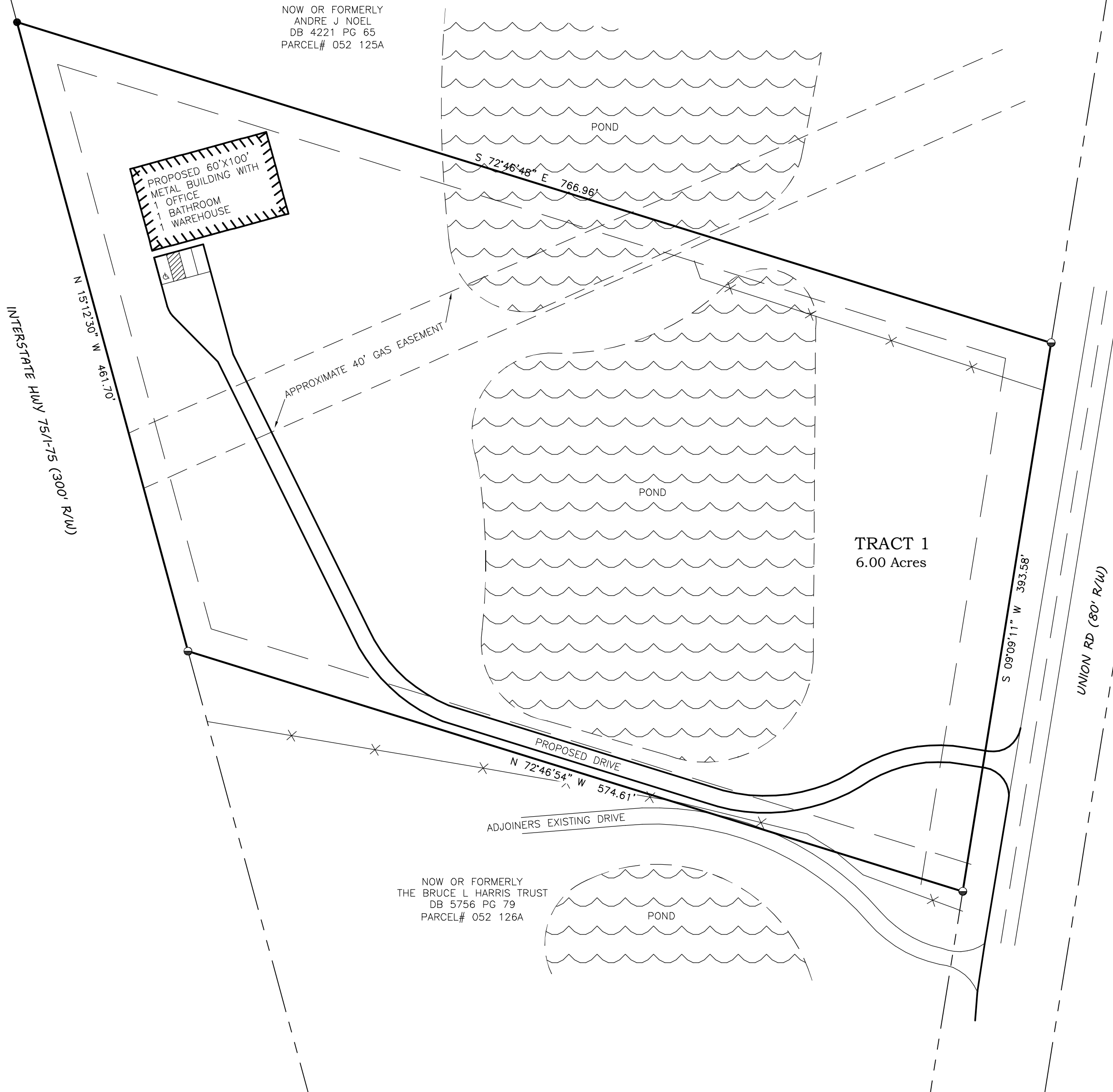


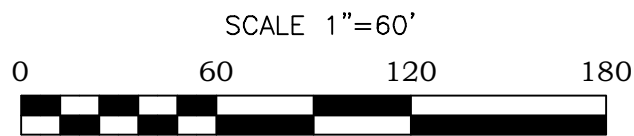
VICINITY MAP



- THE PURPOSE OF THIS PLAT IS A CONCEPTUAL SITE PLAN FOR A OFFICE/STORAGE BUILDING
- PROPOSED ZONING IS C-C
- SETBACKS:
  - FRONT:70' (RESIDENTIAL RD)
  - SIDE:20'
  - REAR:12'
- THIS PARCEL IS IN THE RURAL RESIDENTIAL CHARACTER AREA.
- THIS PARCEL IS NOT IN A GROUNDWATER RECHARGE AREA.
- THERE ARE WETLANDS PRESENT ON THIS PARCEL PER NATIONAL WETLAND INVENTORY, AS SHOWN HEREON.
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0085E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE " X ". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**INNOVATE** !  
Engineering & Surveying  
PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

CONCEPTUAL SITE PLAN FOR:  
**ANGELICA VILLANUEVA**



LOCATED IN  
LAND LOT 97  
12TH LAND DISTRICT  
LOWNDES COUNTY, GA  
PLAT DATE: 12/17/2025  
FIELD SURVEY DATE:  
12/10/2025

FIELD CLOSURE: 1' IN 40,968'  
ANGLE ERROR: 2" PER ANGLE  
PLAT CLOSURE: 1' IN 660,898'  
METHOD OF ADJUSTMENT: NONE  
SURVEYED BY: BT  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRx6+ GNSS ROVER  
CARLSON RT3 TABLET DC