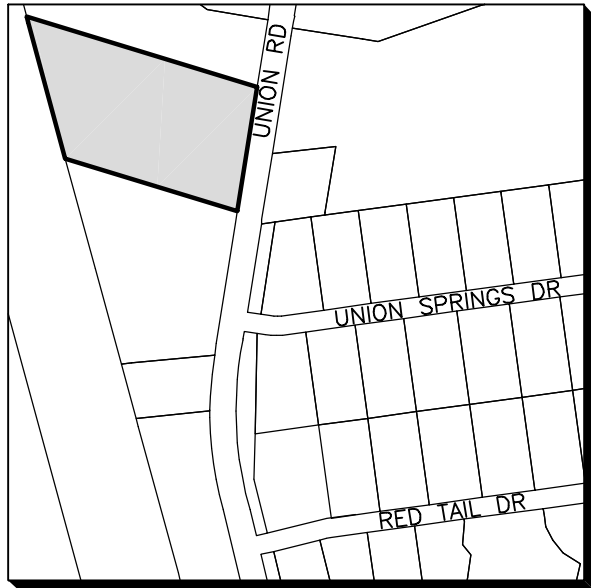




VICINITY MAP

- 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.

NOW OR FORMERLY
ANDRE J NOEL
DB 4221 PG 65
PARCEL# 052 125A

PROPOSED 60'X100'
METAL BUILDING WITH
1 OFFICE
1 BATHROOM
1 WAREHOUSE

APPROXIMATE 40' GAS EASEMENT

POND

S 72°46'48" E 766.96'

POND

TRACT 1
6.00 Acres

S 08°09'11" W 393.58'

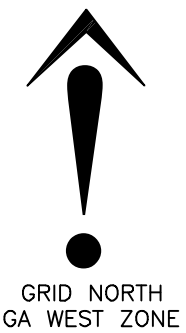
UNION RD (80' R/W)

PROPOSED DRIVE
N 72°46'54" W 574.61'

ADJOINERS EXISTING DRIVE

NOW OR FORMERLY
THE BRUCE L HARRIS TRUST
DB 5756 PG 79
PARCEL# 052 126A

POND



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