

PROPERTY DATA SUMMARY

OWNER:
HEDGE COCK INVESTMENTS, LLC
2122 BEMISS ROAD
VALDOSTA, GA 31602

ENGINEER:
INNOVATE ENGINEERING & SURVEYING, LLC.
2214 N. PATTERSON STREET
VALDOSTA, GA 31604
PH: (229) 249-9113

PROJECT INFO:
ADDRESS: 421 COWART AVENUE
ZONING: CH
PIN: MAP 0114A PARCEL 170
ACREAGE: 0.40 AC

BUILDING DATA:
PROPOSED 4,320 SQ.FT. WAREHOUSE

SITE DATA:
LOT SIZE: 0.40 AC (17,324 SQ.FT.)
IMPERVIOUS: 5,552 SQ.FT.
GREEN SPACE:
REQUIRED: 25%
PROVIDED: 68%

PARKING DATA:
1 SPACE/1000 SQ.FT. GFA
REQUIRED = 5
PROVIDED = 5

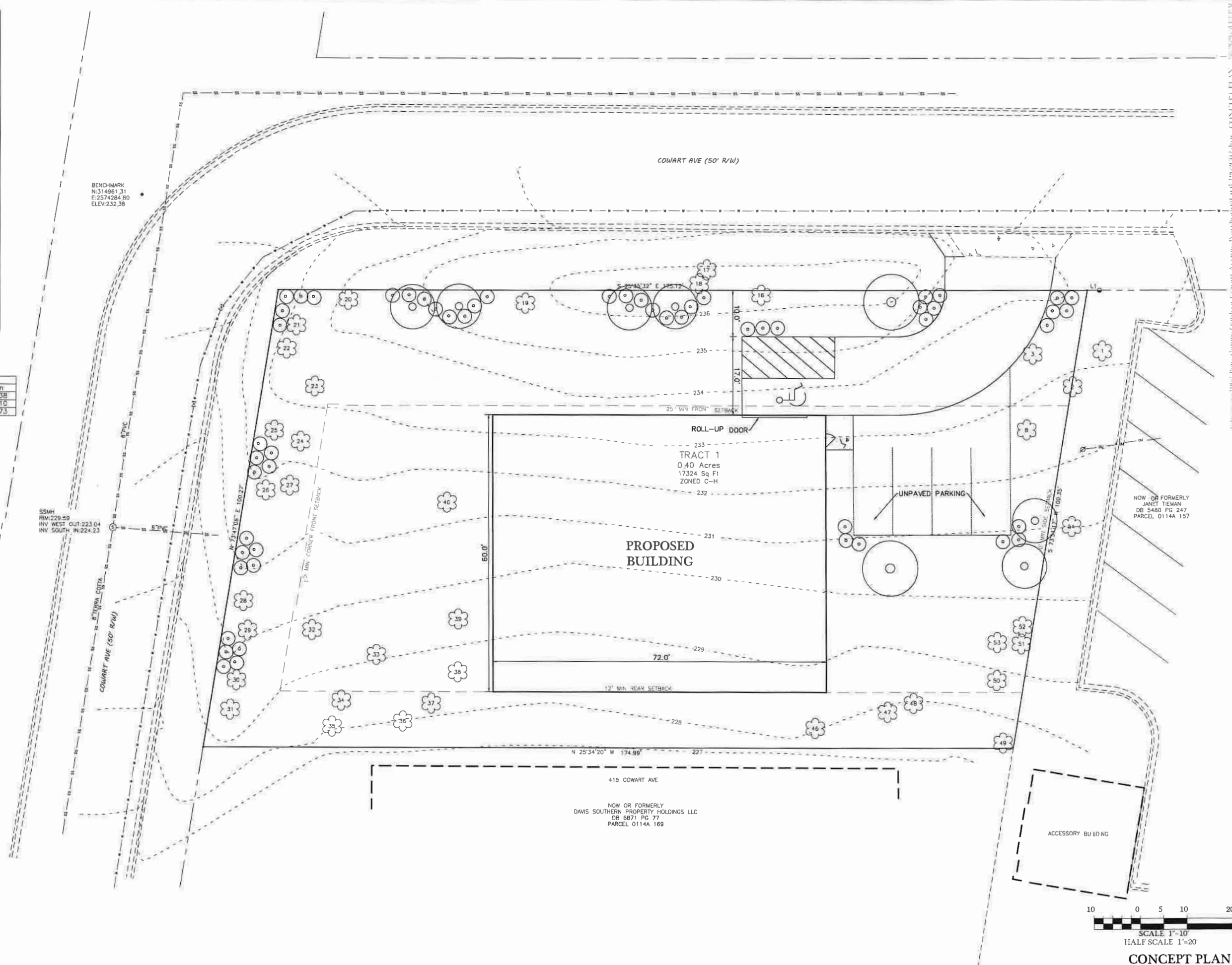
HC REQUIRED = 1
HC PROVIDED = 1

STORMWATER RUNOFF SHALL BE DIRECTED AND CONVEYED TO ON-SITE STORMWATER MANAGEMENT FACILITY

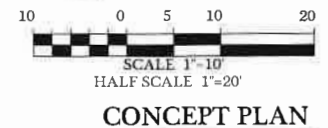
LINE	BEARING	DISTANCE
L1	S 25°35'32" E	2.64'

Control / Benchmark	Northing	Easting	Elevation
	314961.31	2574284.60	232.38
	314871.60	2573946.90	221.10
	314747.21	2574413.14	234.73

Tag	Trunk (Inches)	Type
1	14	PINE
2	12	PINE
3	10	OAK
4	16	PINE
5	10	OAK
6	8	OAK
7	8	OAK
8	12	OAK
9	6	OAK
10	12	OAK
11	6	OAK
12	6	OAK
13	8	OAK
14	10	PINE
15	8	PINE
16	8	OAK
17	12	OAK
18	6	OAK
19	12	PINE
20	12	OAK
21	10	OAK
22	6	OAK
23	12	OAK
24	10	PINE
25	8	OAK
26	12	PINE
27	16	PINE
28	6	OAK
29	6	OAK
30	12	OAK
31	26	PINE
32	6	OAK
33	6	OAK
34	6	OAK
35	12	OAK
36	6	OAK
37	8	OAK
38	10	OAK
39	6	OAK
40	10	OAK
41	14	OAK
42	8	OAK
43	8	OAK
44	12	PINE
45	12	OAK
46	12	OAK
47	8	OAK
48	15	OAK
49	14	OAK
50	14	OAK
51	24	PINE
52	24	OAK
53	6	OAK
54	26	PINE



\\BLOCKS\GAB11 10-17-25.jpg



DATE	DESCRIPTION

POWERHOUSE OUTDOOR EQUIPMENT
VALDOSTA, LOWNDES COUNTY, GEORGIA

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

NOT FOR CONSTRUCTION

DATE: 6/26/2026
DRAWN BY: M. WILSON
CHECKED BY: R. KENT

SHEET 1 of 1
PROJECT NUMBER 1962

CONCEPT PLAN