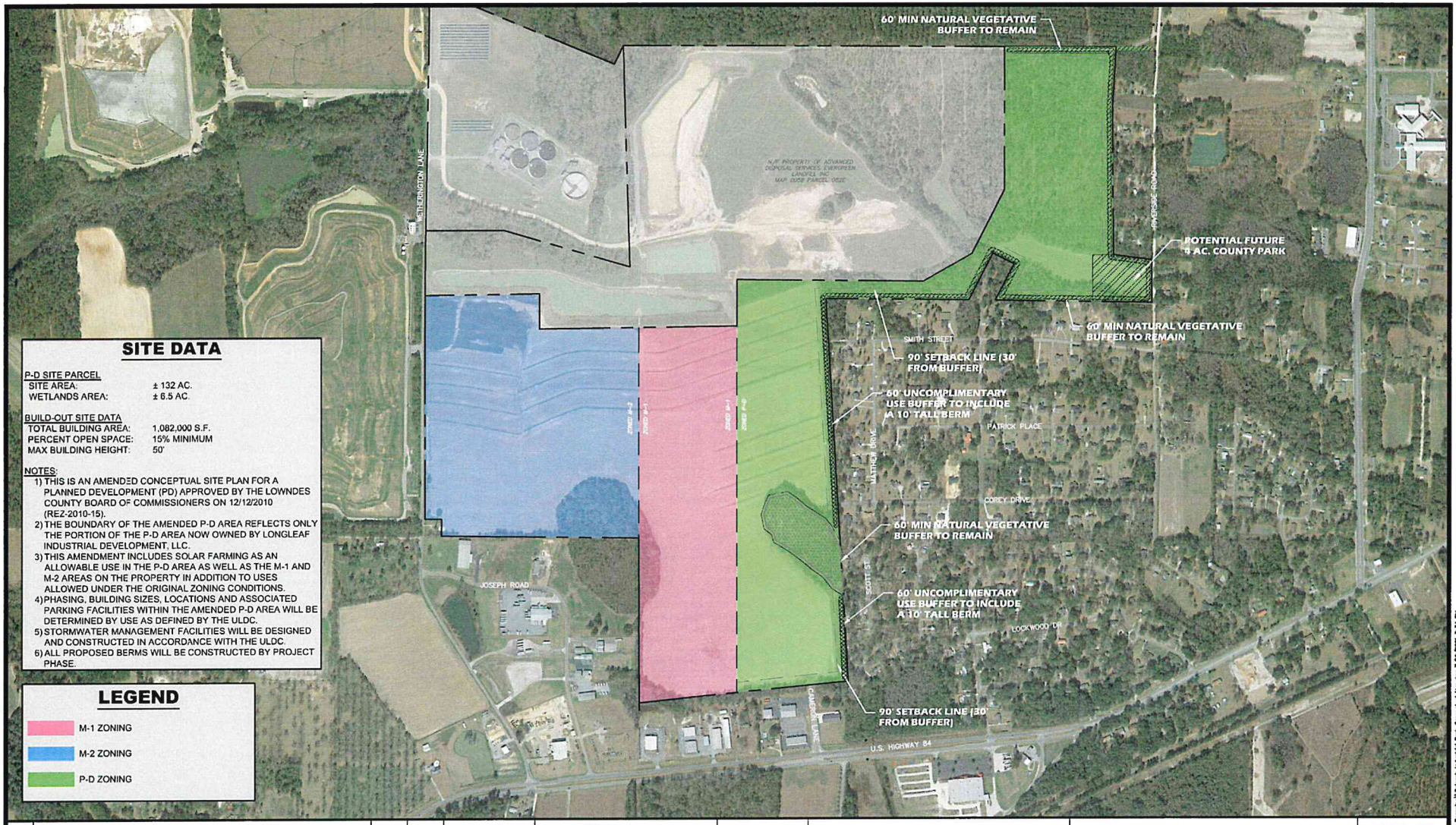

SITE DATA

P-D SITE PARCEL

SITE AREA:	± 132 AC.
WETLANDS AREA:	± 6.5 AC.

BUILD-OUT SITE DATA

TOTAL BUILDING AREA:	1,082,000 S.F.
PERCENT OPEN SPACE:	15% MINIMUM
MAX BUILDING HEIGHT:	50'

NOTES:

1) THIS IS AN AMENDED CONCEPTUAL SITE PLAN FOR A PLANNED DEVELOPMENT (PD) APPROVED BY THE LOWNDES COUNTY BOARD OF COMMISSIONERS ON 12/12/2010 (REZ-2010-15).
2) THE BOUNDARY OF THE AMENDED P-D AREA REFLECTS ONLY THE PORTION OF THE P-D AREA NOW OWNED BY LONGLEAF INDUSTRIAL DEVELOPMENT, LLC.
3) THIS AMENDMENT INCLUDES SOLAR FARMING AS AN ALLOWABLE USE IN THE P-D AREA AS WELL AS THE M-1 AND M-2 AREAS ON THE PROPERTY IN ADDITION TO USES ALLOWED UNDER THE ORIGINAL ZONING CONDITIONS.
4) PHASING, BUILDING SIZES, LOCATIONS AND ASSOCIATED PARKING FACILITIES WITHIN THE AMENDED P-D AREA WILL BE DETERMINED BY USE AS DEFINED BY THE ULDC.
5) STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ULDC.
6) ALL PROPOSED BERMS WILL BE CONSTRUCTED BY PROJECT PHASE.

LEGEND

- M-1 ZONING
- M-2 ZONING
- P-D ZONING

NO.	REVISIONS	DATE	BY

SCALE: 1" = 800'
DESIGNED BY:
DRAWN BY:
CHECKED BY:

LEA
CIVIL ■ AGRICULTURAL ■ ENVIRONMENTAL

DATE: 07-19-21
PROJECT NO. 0920-01

LONGLEAF INDUSTRIAL DEVELOPMENT, LLC

CONCEPTUAL PLANNED DEVELOPMENT MAP

SHEET NUMBER 1

S:\0920-01 (SalAmerica, PD Rezoning)\Deloach Industrial Park Conceptual Map.dwg 7/19/2021 3:34 PM