

NOW OR FORMERLY
WELLINGTON ROWELL PROPERTIES LLC
DB 6663 PG 705
PARCEL 0059 091A

STORMWATER
MANAGEMENT AREA

12,000 S.F. BLDG.

20,800 S.F. BLDG.

10,000 S.F. BLDG.

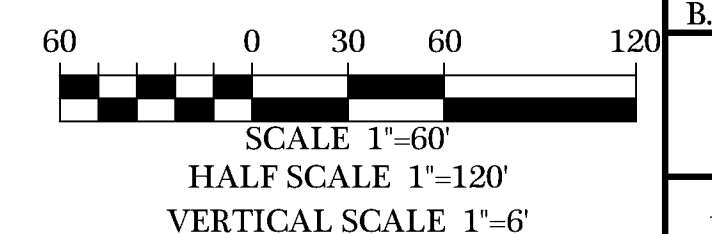
10,000 S.F. BLDG

10,000 S.F. BLDG.

1. INDIVIDUAL BUILDINGS MAY BE SUBDIVIDED INTO SINGLE PARCELS. LOT CONFIGURATION WILL BE DETERMINED BASED ON ACTUAL BUILDING FOOTPRINT CONSTRUCTED.
2. AT THE TIME THIS DEVELOPMENT IS COMPLETED, AND ALL LOTS HAVE BEEN DEVELOPED, ANY PORTIONS OF LOTS THAT HAVE NOT BEEN DEVELOPED WILL BE CONVERTED TO COMMON AREA.
3. EACH BUILDING SHALL BE CONNECTED TO LOWNDES COUNTY UTILITIES.
4. ALL INTERNAL DRIVE AISLES SHALL INCLUDE A 24' ACCESS EASEMENT.
5. 473 PARKING SPACES ARE DEPICTED. ALL PARKING SHALL BE SHARED. AT THE COMPLETION OF DEVELOPMENT, ADEQUATE PARKING SHALL BE CONSTRUCTED BASED ON THE INDIVIDUAL BUILDING USES AND IN CONFORMITY WITH SECTION 6.01.03.
6. DEVELOPMENT SHALL CONFORM WITH SECTION 4.06.00.
7. SITE LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
8. MAXIMUM TOTAL BUILDING SQUARE FOOTAGE SHALL BE 350,000 S.F. WITH NO SINGLE BUILDING EXCEEDING 100,000 S.F.
9. MAXIMUM BUILDING HEIGHT SHALL BE 60 FEET FOR ALL BUILDINGS LOCATED WITHIN 120 FEET FROM HIGHWAY 84 AND SHALL BE 45 FEET MAXIMUM FOR ALL OTHER BUILDINGS.
10. IF AN INDIVIDUAL USER REQUIRES OUTDOOR STORAGE, IT SHALL BE FULLY SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND THE PUBLIC RIGHT-OF-WAY.
11. THE DEVELOPMENT SHALL HAVE A BUFFER CONSISTENT WITH 4.07.06 ADJACENT TO THE ASHWOOD MOBILE HOME PARK.
12. THE DEVELOPMENT SHALL HAVE A 24' INGRESS/EGRESS EASEMENT TO THE EAST FOR FUTURE DEVELOPMENT.

OPEN SPACE: 6.47 AC. (281,833 S.F.) = 30%

NOW OR FORMERLY
LINDER INDUSTRIAL MACHINERY COMPANY
DB 7047 PG 265
PARCEL 0059 090A



CONCEPTUAL LAYOUT

	DRAWN BY:
	CHECKED BY:
	DATE:
	DESIGNATION:

84 BUSINESS PARK
LOWNDES COUNTY, GA
LOCATED IN L.L. 29 OF THE 12TH L.D.



INNOVATE
Engineering & Surveying
PHONE: 229-249-9113 • www.innovatees.com
22214 N. Patterson Street, Valdosta, GA 31602

NOT FOR
CONSTRUCTION

DATE:
2/16/2026
DRAWN BY:
J. WILSON
CHECKED BY:
KENT

SHEET
OF 1

PROJECT NUMBER
1925