

ZONING REQUIREMENTS

ZONE: I-2 (HEAVY INDUSTRIAL DISTRICT) **CURRENT ZONING REGULATIONS:**

1. FRONT SETBACK: 100 feet. The first fifteen (15) feet inside this front yard setback (adjacent to the street right-of-way line) shall remain 140 open except for entrance/exit driveways and shall be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi; no parking shall be permitted in driveways within the first fifteen (15) feet of the front yard setback.

Legend

Gm □

PP O

co o

SEWER MANHOLE

Subject

Property

Vicinity Map: Not to scale

Covington Drive

Title Description

DSP, LLC Property

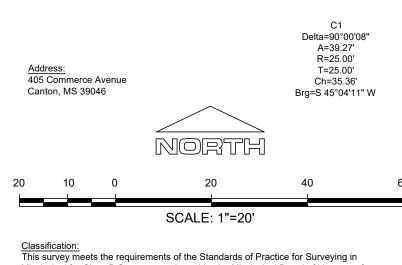
DSP, LLC Property

GAS METER

POWER POLE

CLEANOUT

- 2. SIDE SETBACK: where not abutting a residential district or Agricultural (A-1) district: twenty-five (25) feet; the first ten (10) feet inside this side vard setback (adjacent to the property line) shall be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi. The remainder of the side yard (between the landscaped ten (10) feet and the structure) may be used for driveways, parking, or other paved areas.
- 3. REAR SETBACK: where not abutting a residential district or Agricultural (A-1) district: twenty (20) feet; the first ten (10) feet inside this rear yard setback (adjacent to the property line) shall be landscaped in accordance with the Landscape Chapter of this Code (a.k.a. the Landscape Ordinance of the City of Canton, Mississippi. The remainder of the rear yard (between the landscaped ten (10) feet and the structure) may be used for driveways, parking, or other paved areas.
- SIDE AND REAR SETBACK: where abutting any residential district or Agricultural (A-1) district: 50 feet, which shall remain open and be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi; or 20 feet, which shall remain open and be landscaped in accordance with the Landscape Ordinance of the City of Canton, Mississippi and a fence approved by the Zoning Administrator along side or rear property lines abutting such residential district. All side or rear yards shall landscaped open area with encroachments permitted driveways, parking lots, and paved areas.
- MAX BUILDING HEIGHT: No structure shall exceed 35 feet in height as measured from the average of the finished ground elevations at the front line of the building. Any building or structure proposed to be constructed or erected above the maximum height shall require site plan review in accordance with Section 1.600.11.



Mississippi for Class B Surveys as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

Only visible utilities and utility markings provided by others at the time of the field survey were located and are depicted on this drawing. No attempt has been made by Benchmark as part of this survey to confirm the existence, size, depth, condition or location of any underground utilities. For more information regarding such information on underground utilities, the user shall contact the service provider(s).

Date of Field Survey: 8-28-23

Deed Book 4291, Pages 351-354 Geodetic North, Based on GPS Observations.

Flood Note: This parcel is located in Flood Zone X according to Flood Insurance Rate Map No. 28089C0410F, Community Panel No. 280109 0410 F, Effective Date: August

SURVEYOR'S CERTIFICATE: To: Chick-Fil-A, Inc., Fidelity National Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-4, 6, 7(a), 8, 9, 11, 13, 14 & 16-18 of Table A thereof. The fieldwork was completed on August 28, 2023.



Registration No. 2783 Michael R. Love 101 Highpointe Court, Suite B Brandon, Mississippi 39042 August 30, 2023

FIRST AMERICAN TITLE INSURANCE COMPANY Exceptions - File No.: 22-11-167

- 9. Matters shown on plat of Industrial Park Subdivision No. 2 recorded in Plat Book 6 at Page 1 and A at
- 10. Terms and conditions of Warranty Deed recorded in Book 2184 at Page 465. *Does apply*. 11. Easements reserved by City of Canton, recorded in Book 144 at Page 205. Does not apply.
- 12. Right of Way in favor of AT&T recorded in Book 39 at Page 409. Desctiption to vague. Unable to plot. May affect subject property.
- 13. Right of Way in favor of MP&L recorded in Book 29 at Page 12. **Desctiption not legible. Unable to** plot. May affect subject property. 14. Subject to the Covenant, Condition, or Restriction, recorded in the official records of the Madison

County Chancery Clerk at Book 144 at page 205. Shown on plat. Does apply.

ALTA / NSPS LAND TITLE SURVEY OF DSP, LLC PROPERTY SITUATED IN THE NE ¼ OF SECTION 20, T9N, R3E, CITY OF CANTON, MADISON COUNTY, MISSISSIPPI



NAI UCR PROPERTIES

04

DWG PATH: F:\PROJECTS\B-10412_Drawings\B-10412.DWG

CLIENT:

2

PROJECT: