

GENERAL NOTES

SUBJECT PROPERTY RECORDS

TAX PARCEL # 0195A 0002A (TRACT 1)
 CURRENT OWNER : TOUCHTON WILLIAM Q JR
 CURRENT DEED : DB 4509 PG 048
 CURRENT PLAT : PC A PG 275
 PARCEL ADDRESS : 4843,4847,4851,4855 US HWY 41

ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, MAP NUMBER 13185C0350E, DATED 9-26-2008, THIS TRACT IS ZONED "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD PLAIN.

ACCORDING TO A REVIEW OF THE NATIONAL WETLANDS INVENTORY THIS PROPERTY DOES NOT CONTAIN WETLANDS.

THIS PROPERTY IS LOCATED IN A GROUND WATER RECHARGE AREA.

AS THE PROPOSED DEVELOPMENT IS WITHIN THE CONNECTION REQUIREMENTS FOUND IN THE ULDC CHAPTER - 6.03.03 FOR COUNTY WATER, ANY FUTURE DEVELOPMENT WILL BE REQUIRED TO CONNECT TO WATER SERVICES.

THE PURPOSE OF THIS EXHIBIT IS TO DEPICT A PROPOSED LOT LAYOUT, THIS IS NOT A SURVEY AND DOES NOT MEET THE GEORGIA MINIMUM REQUIREMENTS FOR LAND SURVEYS.

ZONING NOTES AND LOT REQUIREMENTS

CURRENT ZONING : C-H
 PROPOSED ZONING : R-10

WATER PROVISIONS: LOWNDES COUNTY WATER SYSTEM VIA CANNON DRIVE

SEWER PROVISIONS: LOWNDES COUNTY SEWER SYSTEM VIA CANNON DRIVE

MINIMUM LOT AREA (R-10): 10,000 SF

MINIMUM LOT WIDTH (R-10): 80 FT

MAX IMPERVIOUS SURFACE: 50%

BUILDING SETBACKS
 PRIMARY FRONT (US HWY 41 - MINOR ARTERIAL) - 80 FEET FROM CENTERLINE OF ROAD PLUS 1/2 ANY AMOUNT WHICH THE R/W EXCEEDS 100 FEET FOR US HWY 41. (AVERAGE R/W WIDTH OF 190 FEET)

SECONDARY FRONT - (CANNON DRIVE - LOCAL)
 60 FEET FROM CENTERLINE OF ROAD PLUS 1/2 ANY AMOUNT WHICH THE R/W EXCEEDS 60 FEET)

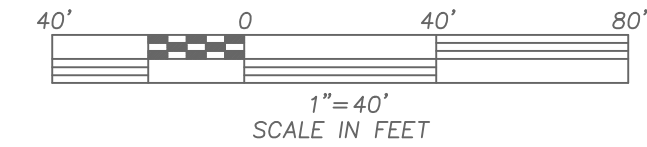
SIDE - 10 FEET
 REAR - 30 FEET

UTILITIES NOTES

LOCATION OF UNDERGROUND UTILITES SHOWN ARE APPROXIMATE. PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.

12 STONES ENGINEERING COMPANY INC. DOES NOT WARRANT OR GUARANTEE THAT SAID DELINEATION ENCOMPASSES ALL OF THE SUBSURFACE UTILITIES AFFECTING, OR LOCATED ON, THE PROPERTY.

12 STONES ENGINEERING COMPANY INC. DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

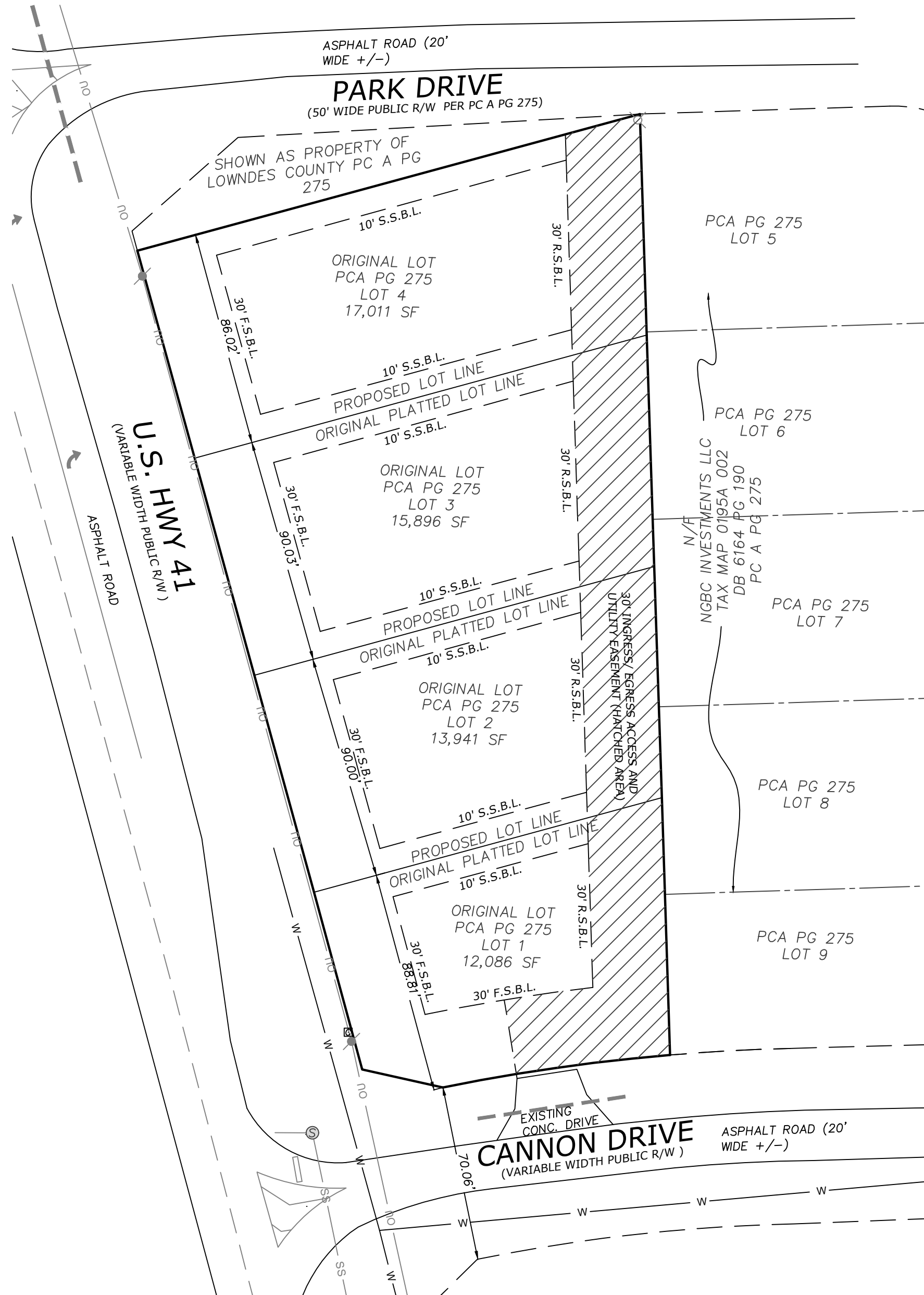


LINE TYPE LEGEND

	LAND LOT LINE
	WATER LINE
	BUILDING SETBACK LINE
	ADJACENT BOUNDARY
	SUBJECT BOUNDARY
	PROPOSED LOT LINE
	EXISTING R/W
	SEWER LINE
	OVERHEAD UTILITY

SYMBOL LEGEND AND ABBREVIATIONS

	SANITARY SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	WATER VALVE
	LAND LOT NUMBER
SF	SQUARE FEET
F.S.B.L.	FRONT SET BACK LINE
R.S.B.L.	REAR SET BACK LINE
S.S.B.L.	SIDE SET BACK LINE



GRID NORTH
GA. WEST ZONE

REVISION					
DATE					

PRELIMINARY LOT LAYOUT:
WILLIAM Q TOUCHTON, JR
 LOCATED IN LAND LOT 62
 16th LAND DISTRICT
 LOWNDES COUNTY, GEORGIA
 MARCH 9, 2026

2944 DASHER JOHNSON RD
 VALDOSTA GA 31606
 PH(229)474-4060
 EMAIL:JTBU@12STONES.BIZ
 GA REGISTERED FIRM
 No:LSF001361



DRAWN BY: JTB
 CHECKED BY: JTB

PROJECT NO. 25087

SHEET	OF
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Know what's below
Call before you dig.