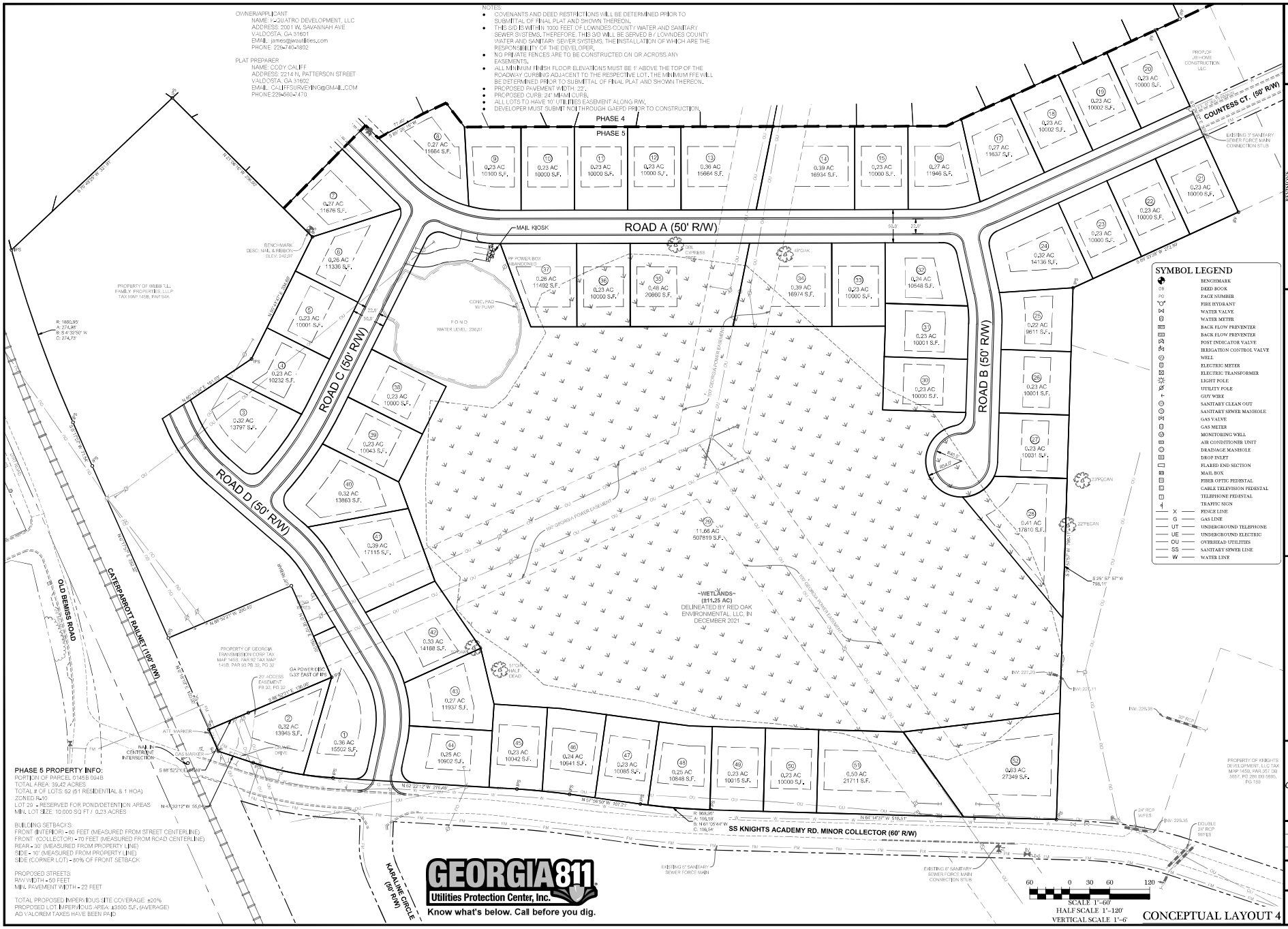
OWNER/APPLICANT
NAME: I-QUATRO DEVELOPMENT, LLC
ADDRESS: 2001 W. SAVANNAH AVE
VALDOSTA, GA 31601
EMAIL: james@wsallities.com
PHONE: 229-740-1602

PLAT PREPARER
NAME: CODY CALIFF
ADDRESS: 2214 N. PATTERSON STREET
VALDOSTA, GA 31602
EMAIL: CALIFFSURVEYING@GMAIL.COM
PHONE 229-560-7470

NOTES:
- COVENANTS AND DEED RESTRICTIONS WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
- THIS S/D IS WITHIN 1000 FEET OF LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS, THEREFORE, THIS S/D WILL BE SERVED B Y LOWNDES COUNTY WATER AND SANITARY SEWER SYSTEMS, THE INSTALLATION OF WHICH ARE THE RESPONSIBILITY OF THE DEVELOPER.
- NO PRIVATE FENCES ARE TO BE CONSTRUCTED ON OR ACROSS ANY EASEMENTS.
- ALL MINIMUM FINISH FLOOR ELEVATIONS MUST BE 1' ABOVE THE TOP OF THE ROADWAY CURBING ADJACENT TO THE RESPECTIVE LOT. THE MINIMUM FFE WILL BE DETERMINED PRIOR TO SUBMITTAL OF FINAL PLAT AND SHOWN THEREON.
- PROPOSED PAVEMENT WIDTH: 22'.
- PROPOSED CURB: 24' MIAMI CURB.
- ALL LOTS TO HAVE 10' UTILITIES EASEMENT ALONG R/W.
- DEVELOPER MUST SUBMIT NOT THROUGH GAEPD PRIOR TO CONSTRUCTION.



SYMBOL LEGEND

	BENCHMARK
DB	DEED BOOK
PG	PAGE NUMBER
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	BACK FLOW PREVENTER
	BACK FLOW PREVENTER
	POST INDICATOR VALVE
	IRRIGATION CONTROL VALVE
	WELL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	SANITARY CLEAN OUT
	SANITARY SEWER MANHOLE
	GAS VALVE
	GAS METER
	MONITORING WELL
	AIR CONDITIONER UNIT
	DRAINAGE MANHOLE
	DROP INLET
	FLARED END SECTION
	MAIL BOX
	FIBER OPTIC PEDESTAL
	CABLE TELEVISION PEDESTAL
	TELEPHONE PEDESTAL
	TRAFFIC SIGN
X	FENCE LINE
G	GAS LINE
UT	UNDERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC
OU	OVERHEAD UTILITIES
SS	SANITARY SEWER LINE
W	WATER LINE

PHASE 5 PROPERTY INFO:
PORTION OF PARCEL 0145 B 094B
TOTAL AREA: 39.42 ACRES
TOTAL # OF LOTS: 52 (51 RESIDENTIAL & 1 HOA)
ZONED R-10
LOT 29 - RESERVED FOR POND/DETENTION AREAS
MIN. LOT SIZE: 10,000 SQ FT / 0.23 ACRES

BUILDING SETBACKS:
FRONT (INTERIOR) - 60 FEET (MEASURED FROM STREET CENTERLINE)
FRONT (COLLECTOR) - 70 FEET (MEASURED FROM ROAD CENTERLINE)
REAR - 30' (MEASURED FROM PROPERTY LINE)
SIDE - 10' (MEASURED FROM PROPERTY LINE)
SIDE (CORNER LOT) - 80% OF FRONT SETBACK

PROPOSED STREETS:
R/W WIDTH - 50 FEET
MIN. PAVEMENT WIDTH - 22 FEET

TOTAL PROPOSED IMPERVIOUS SITE COVERAGE: ±20%
PROPOSED LOT IMPERVIOUS AREA: ±3500 S.F. (AVERAGE)
AD VALOREM TAXES HAVE BEEN PAID

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

CONCEPTUAL LAYOUT 4

REVISIONS
DATE: DESCRIPTION:

© COPYRIGHT 2025
THIS DRAWING IS THE PROPERTY OF INNOVATE ENGINEERING & SURVEYING. THE REPRODUCTION, IN WHOLE OR IN PART, OR USE OF THIS DRAWING OR DOCUMENTS OF PUBLIC RECORD MAY BE COPIED BUT NOT ALTERED.

KNIGHTS LANDING PHASE V
LOWNDES COUNTY GA
LAND LOT 146 OF THE 11TH LAND DISTRICT

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

NOT FOR CONSTRUCTION

DATE: 04/21/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET 1 OF 1

PROJECT NUMBER 1821

I:\Projects\1821-Knights Landing Phase 5 Subdivision\Civil\1821C01 Phase 5 CONCEPT 3.dwg - CONCEPT - 4/21/2026 11:49 AM