

**GENERAL NOTES**

**SUBJECT PROPERTY RECORDS:**

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

ACCORDING TO A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR LOWDES COUNTY, THIS TRACT IS ZONED "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% 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-10  
 PROPOSED ZONING : R-10

WATER PROVISIONS: LOWDES COUNTY WATER SYSTEM VIA CANNON DRIVE

SEWER PROVISIONS: LOWDES 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 1/3 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 1/3 ANY AMOUNT WHICH THE R/W EXCEEDS 80 FEET)

SIDE - 10 FEET

REAR - 30 FEET

**UTILITIES NOTES**

LOCATION OF UNDERGROUND UTILITIES 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.

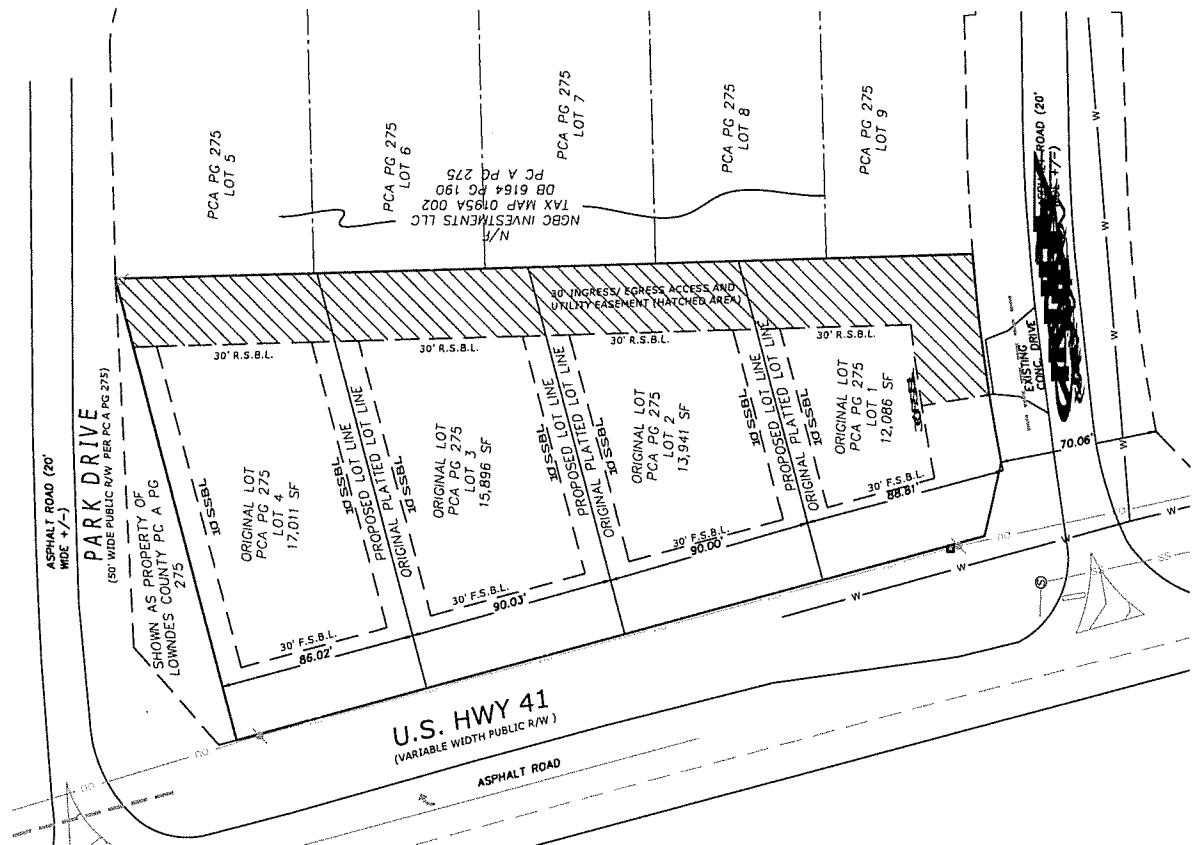


**LINE TYPE LEGEND**

- 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 MAIN 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



WILLIAM Q TOUCHTON, JR  
 PRELIMINARY LOT LAYOUT  
 LOCATED IN LAND LOT 62  
 16TH LAND DISTRICT  
 LOWDES COUNTY, GEORGIA  
 MARCH 9, 2026

**12 STONES ENGINEERING CO.**  
 2200 LAWRENCE, CANNON DRIVE  
 WOODSTOCK, GA 30189  
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 www.stones12.com



|                   |                 |
|-------------------|-----------------|
| DRAWN BY: JTB     | CHECKED BY: JTB |
| PROJECT NO. 23087 |                 |
| SHEET             | OF              |
| 1                 | 1               |