



SYMBOL LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	ROAD CENTERLINE
[Symbol]	SETBACK
[Symbol]	EASEMENT
[Symbol]	RIGHT OF WAY

LOT REQUIREMENT NOTES:	
ZONING:	R-40
WATER PROVISION:	LOWNDES COUNTY WATER SYSTEM VIA WHITE WATER RD
SEWER PROVISION:	LOWNDES COUNTY SEWER SYSTEM VIA WHITE WATER RD
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	60 FT
MAX IMPERVIOUS SURFACE:	30%

GENERAL NOTES:	
SUBDIVISION NAME:	QUARTERMAN ESTATES PH. 2
LOCATION:	LOWNDES COUNTY, GA
TAX PARCEL:	020 4274
CURRENT ZONING:	R-10

- PROJECT NOTES:**
- CLUSTER MAILBOXES WILL BE PLACED IN A DESIGNATED PUBLIC SPACE.
  - PROPOSED IMPROVEMENTS SHALL BE SERVED BY LOWNDES COUNTY WATER & SEWER AND ALL RELATED INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWNDES COUNTY TECHNICAL STANDARDS MANUAL.
  - ALL LOTS SHALL FACE INTERIOR ROADS.

TOTAL SITE ACRES:	22.32 AC
PRELIMINARY LOT TOTAL:	40 LOTS

EASEMENT NOTES (ADJACENT TO WETLANDS):	
FRONT (EFT):	10 FT
REAR (EFT):	10 FT
REAR (EFT):	20 FT
SIDE (2 UTILITIES):	50 FT
REAR (2 UTILITIES):	20 FT

BUILDING SETBACK NOTES:	
FRONT:	35 FT (30 FT @ CORNER)
SIDE:	10 FT
REAR:	30 FT

ELEVATION NOTES ADJACENT TO WETLANDS:	
100 YEAR HIGH WATER ELEVATION:	173.47
MINIMUM FFE ELEVATION:	172.90
75 YEAR WATER ELEVATION IS PRELIMINARY ELEVATION MAY CHANGE BASED ON FINAL DESIGN, PROPOSED ELEVATIONS, AND FINAL HYDROLOGY STUDY.	

SURVEY NOTES:	
EXTERIOR BOUNDARY SURVEY:	BARBARA HENNING, PLS 2788 SOUTHEASTERN SURVEYING, INC. SEPTEMBER 23, 2004
TOPOGRAPHICAL SURVEY:	JOHN J. BURN, PLS 2469 412 STONES ENGINEERING COMPANY, INC. JUNE 30, 2022

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Please dial 811 before digging.  
Call before you dig.

NOTE: LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.  
12 STONES ENGINEERING DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO COUNTERACT UTILITY LOCATIONS PRIOR TO ANY EXISTING OR CONSTRUCTION.



PRELIMINARY PLAN FOR:  
**QUARTERMAN ESTATES PH. 4**  
LOCATED IN LL 66 OF THE 16TH L.D.  
OF LOWNDES COUNTY, GA

**12 STONES ENGINEERING CO.**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF GEORGIA  
LICENSE NO. 40498  
1000 BURNING TREE DR  
WADSWORTH, GA 30097  
(770) 942-4076  
mjohn@stones-engineering.com

DATE: 10-14-22  
PROJECT: QUARTERMAN ESTATES PH. 4  
SHEET: P1.0