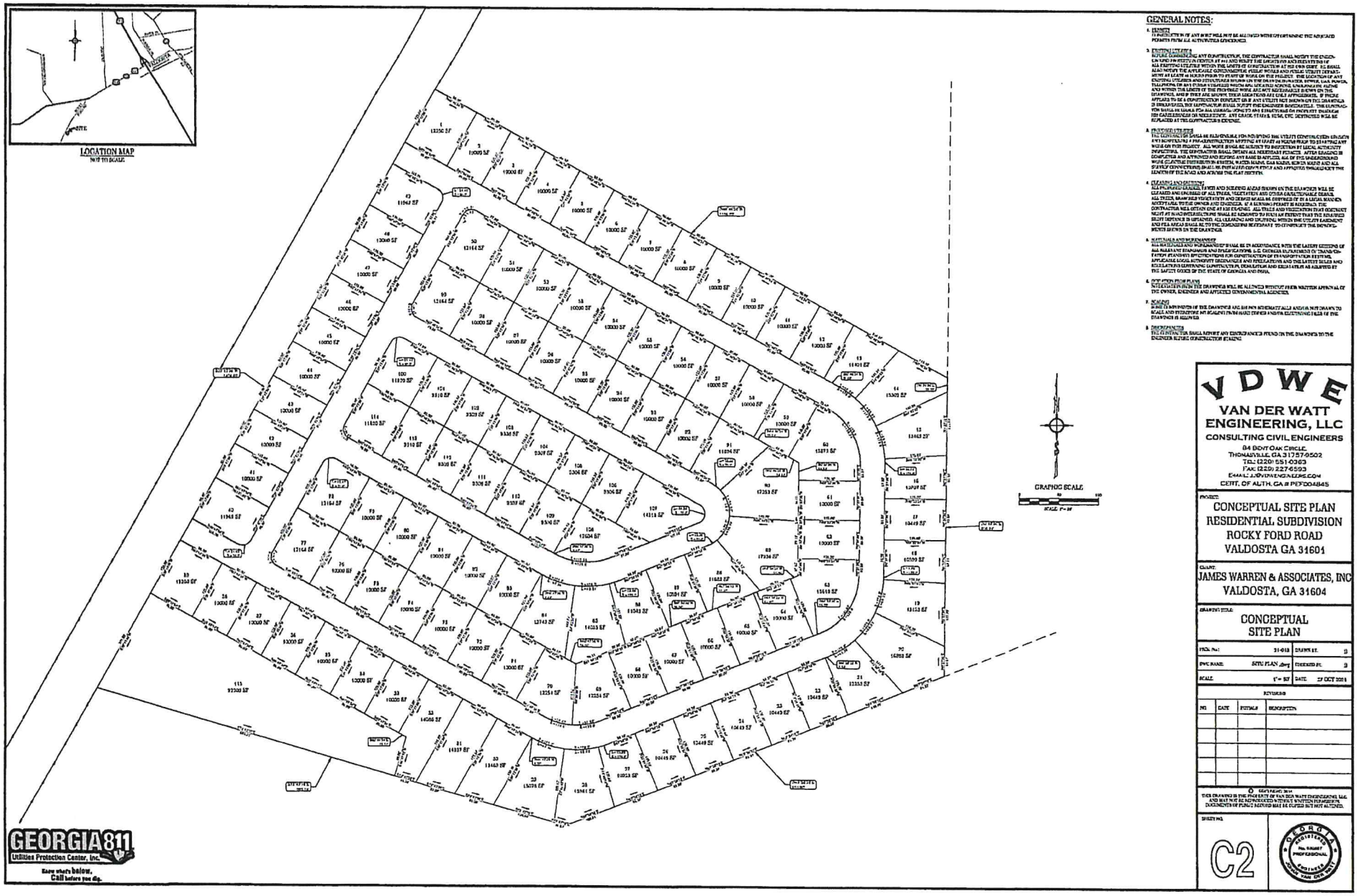
LOCATION MAP
NOT TO SCALE



GENERAL NOTES:

1. PERMITS
   NO CONSTRUCTION OF ANY KIND WILL NOT BE ALLOWED WITHOUT OBTAINING THE ADVICATED PERMITS FROM ALL AUTHORITIES GOVERNING.

2. EXISTING UTILITIES
   BEFORE COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE GEORGIA 811 UNDERGROUND UTILITY PROTECTION CENTER AT 811 AND VERIFY THE LENGTHS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE LENGTH OF CONSTRUCTION AT HIS OWN COST. HE SHALL ALSO NOTIFY THE APPLICABLE GOVERNMENTAL UTILITY OWNERS AND PUBLIC UTILITY DEPARTMENT AT LEAST 48 HOURS PRIOR TO START OF WORK ON THE PROJECT. THE LOCATION OF ANY EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS (WATER, SEWER, GAS, POWER, TELEPHONE, OR ANY OTHER UTILITIES) WHICH ARE LOCATED ALONG, UNDERNEATH, ALONG AND WITHIN THE LENGTH OF THE PROPOSED WORK ARE NOT REFLECTED SHOWN ON THE DRAWINGS, AND IF THEY ARE SHOWN, THEIR LOCATIONS ARE ONLY APPROXIMATE. IF PROBE APPEARS TO BE A CONSTRUCTION CONFLICT OR IF ANY UTILITY NOT SHOWN ON THE DRAWINGS IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGES DONE TO ANY STRUCTURE OR FACILITY DAMAGED BY CARELESSNESS OR NEGLECT. ANY CURB, PIPING, ETC. DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

3. PROTECTED TREES
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE UTILITY CONSTRUCTION EXCAVATION AND INSTALLING A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO START OF ANY WORK ON THIS PROJECT. ALL WORK SHALL BE SUBJECT TO INSPECTION BY LOCAL AUTHORITY INSPECTORS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. AFTER GRADING IS COMPLETED AND APPROVED AND BEFORE ANY BASE IS APPLIED, ALL OF THE UNDERGROUND WORK (CLEAN UP, DISTRIBUTION SYSTEM, WATER MAINS, GAS MAINS, SEWER MAINS AND ALL SERVICE CONNECTIONS) SHALL BE INSTALLED COMPLETELY AND APPROVED THROUGHOUT THE LENGTH OF THE ROAD AND ACROSS THE PLAT ENTIRE.

4. CLEARING AND GRUBBING
   ALL PROPOSED GRADED, DITCHES AND SURFACED AREAS SHOWN ON THE DRAWINGS WILL BE CLEARED AND GRUBBED OF ALL TREES, VEGETATION AND OTHER OBJECTIONABLE MATERIAL. ALL TREES, MANMADE VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER ACCEPTABLE TO THE OWNER AND ENGINEER. AT A MINIMUM PERMIT BE REMOVED. THE CONTRACTOR WILL OBTAIN ONE AT SITE EXCAVATE. ALL TREES AND VEGETATION THAT DOES NOT MEET AT BLACKTOP SURFACE SHALL BE REMOVED TO PROVIDE AN PATENT THAT THE REQUIRED SIGHT DISTANCE IS MAINTAINED. ALL CLEARING AND GRUBBING WITHIN THE UTILITY EASEMENT AND FILL AREAS SHALL BE TO THE DIMENSIONS REQUIRED TO COMPLETE THE DEVELOPMENT SHOWN IN THE DRAWINGS.

5. MATERIALS AND WORKMANSHIP
   ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL PERTINENT STANDARDS AND SPECIFICATIONS, I.E. GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF TRANSPORTATION SYSTEMS, APPLICABLE LOCAL AUTHORITY ORDINANCES AND REGULATIONS AND THE LATEST RULES AND REGULATIONS GOVERNING CONSTRUCTION, INSTALLATION AND MAINTENANCE AS ADOPTED BY THE SAFETY BOARD OF THE STATE OF GEORGIA AND OSHA.

6. DEVIATION FROM PLANS
   NO DEVIATION FROM THE DRAWINGS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER, ENGINEER AND AFFECTED GOVERNMENTAL AGENCIES.

7. SCALING
   SOME OF THE DRAWINGS ARE NOT DIMENSIONALLY ACCURATE AND MAY NOT DRAW TO SCALE AND THEREFORE NO SCALING FROM HARD COPIES AND/OR ELECTRONIC FILES OF THE DRAWINGS IS ALLOWED.

8. DISCREPANCIES
   THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND ON THE DRAWINGS TO THE ENGINEER BEFORE CONSTRUCTION STARTS.

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PROJECT:
CONCEPTUAL SITE PLAN
RESIDENTIAL SUBDIVISION
ROCKY FORD ROAD
VALDOSTA GA 31601

CLIENT:
JAMES WARREN & ASSOCIATES, INC
VALDOSTA, GA 31604

DRAWING TITLE:
CONCEPTUAL
SITE PLAN

PROJ. No.:	21-018	DRAWN BY:	JS
DWG NAME:	SITE PLAN.dwg	CHECKED BY:	JS
SCALE:	1"= 50'	DATE:	27 OCT 2021

REVISIONS

NO.	DATE	INITIALS	DESCRIPTION

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SHEET NO.
C2

GEORGIA REGISTERED PROFESSIONAL ENGINEER JOHN VAN DER WATT

GEORGIA811
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Know what's below.
Call before you dig.