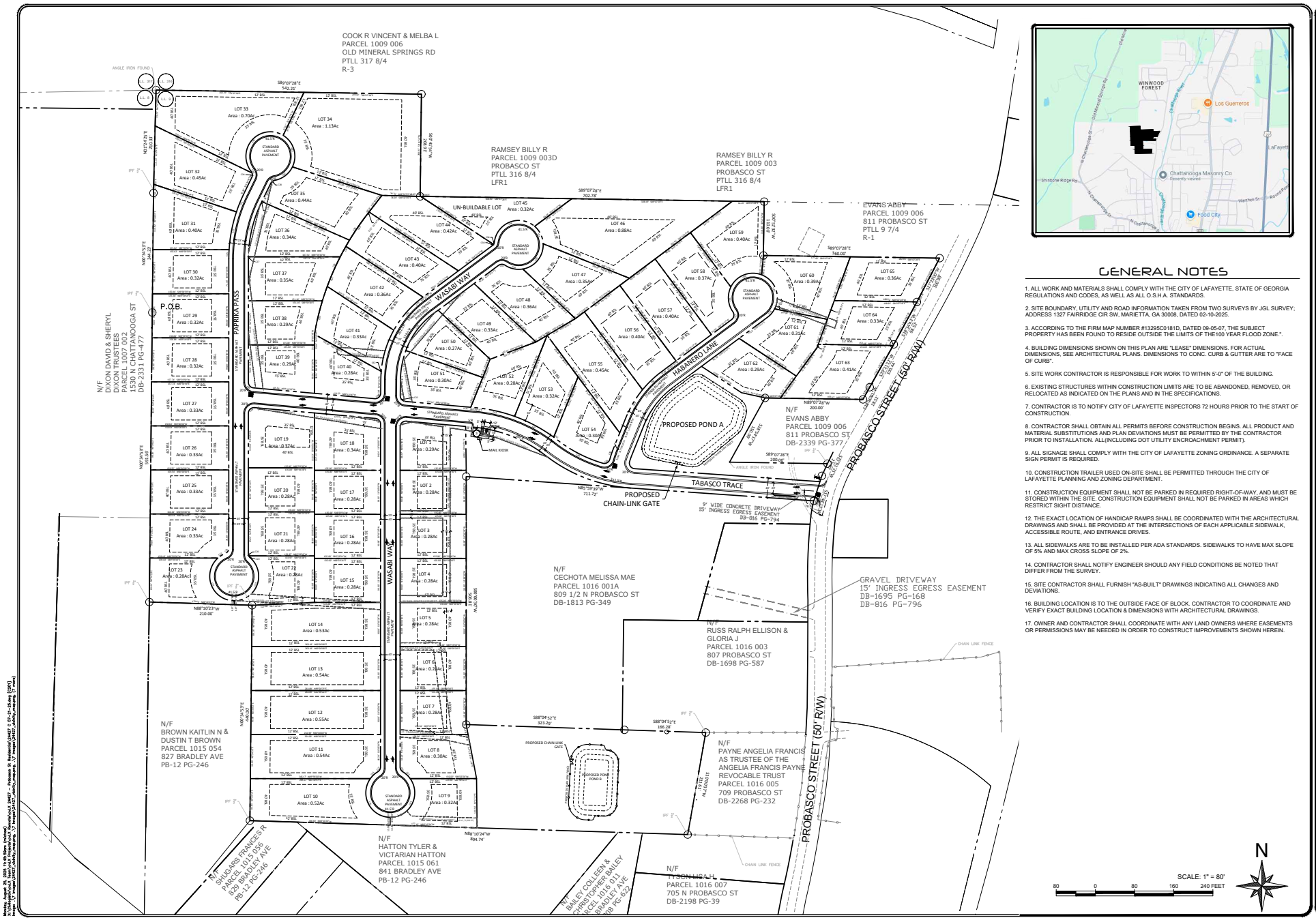


GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LAFAYETTE, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.

2. SITE BOUNDARY, UTILITY AND ROAD INFORMATION TAKEN FROM TWO SURVEYS BY JGL SURVEY; ADDRESS 1327 FAIRRIDGE CIR SW, MARIETTA, GA 30008, DATED 02-10-2025.

3. ACCORDING TO THE FIRM MAP NUMBER #13295C0181D, DATED 09-05-07, THE SUBJECT PROPERTY HAS BEEN FOUND TO RESIDE OUTSIDE THE LIMITS OF THE100 YEAR FLOOD ZONE.".

4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".

5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.

6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.

7. CONTRACTOR IS TO NOTIFY CITY OF LAFAYETTE INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS. ALL PRODUCT AND MATERIAL SUBSTITUTIONS AND PLAN DEVIATIONS MUST BE PERMITTED BY THE CONTRACTOR PRIOR TO INSTALLATION. ALL(INCLUDING DOT UTILITY ENCROACHMENT PERMIT).

9. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF LAFAYETTE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.

10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF LAFAYETTE PLANNING AND ZONING DEPARTMENT.

11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.

12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.

13. ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.

14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.

15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.

16. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

17. OWNER AND CONTRACTOR SHALL COORDINATE WITH ANY LAND OWNERS WHERE EASEMENTS OR PERMISSIONS MAY BE NEEDED IN ORDER TO CONSTRUCT IMPROVEMENTS SHOWN HEREIN.

GEORGIA REGISTERED No. 031310 PROFESSIONAL ENGINEER
08-15-25

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404)594-4403 - civilogistix.com

SITE PLAN

PROBASCO ST RESIDENTIAL
809 1/2 N PROBASCO ST
LAFAYETTE, GA 30728

C201

24427

AUGUST 25, 2025

REVISIONS

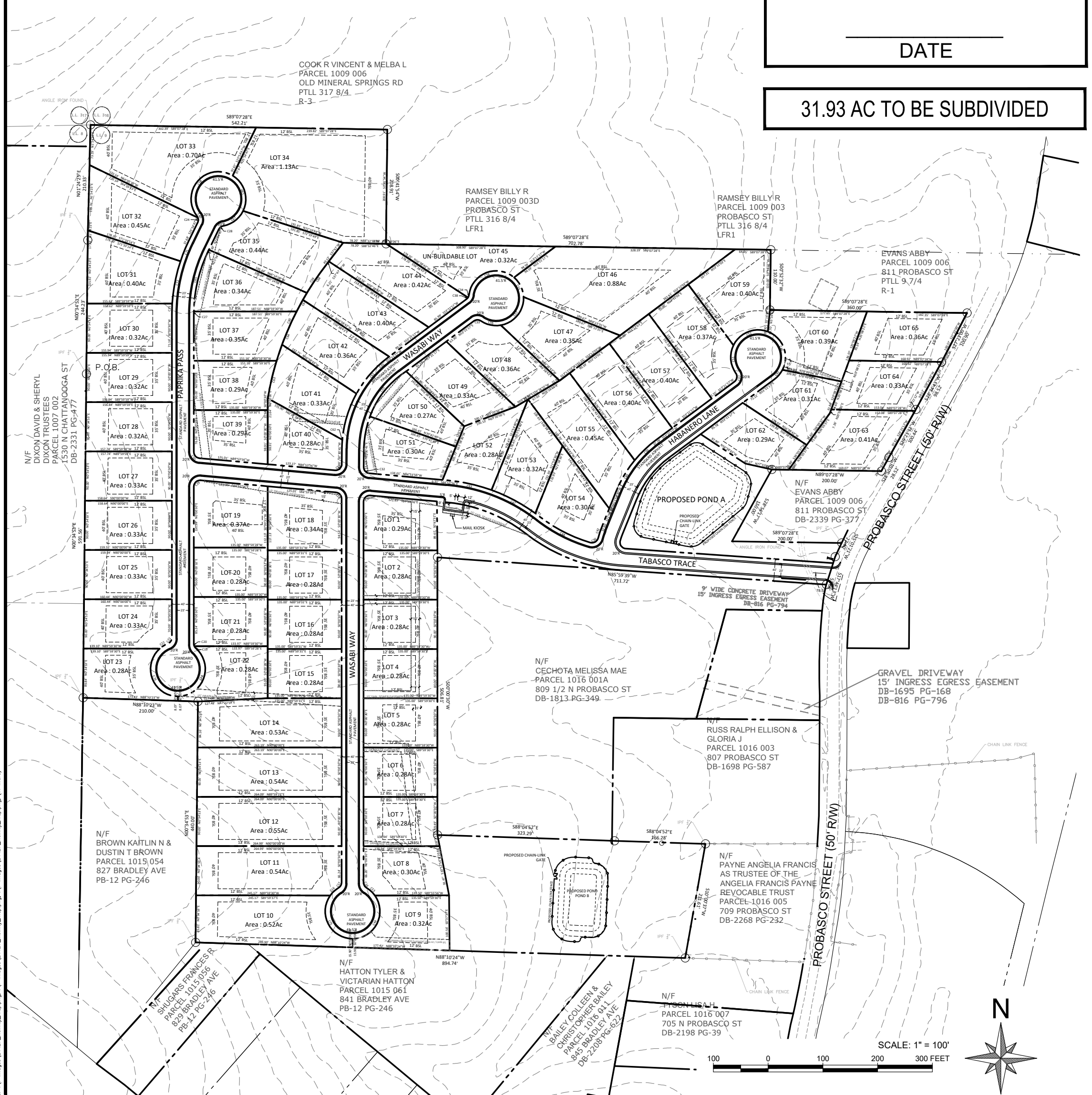
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PLANNING COMMISSION APPROVAL

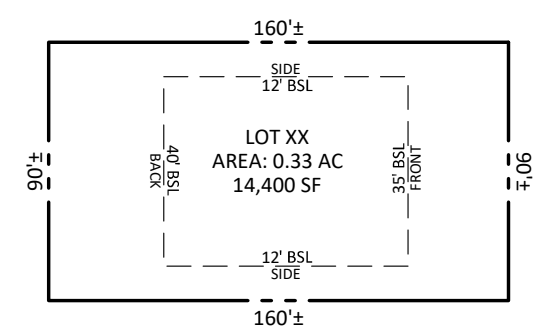
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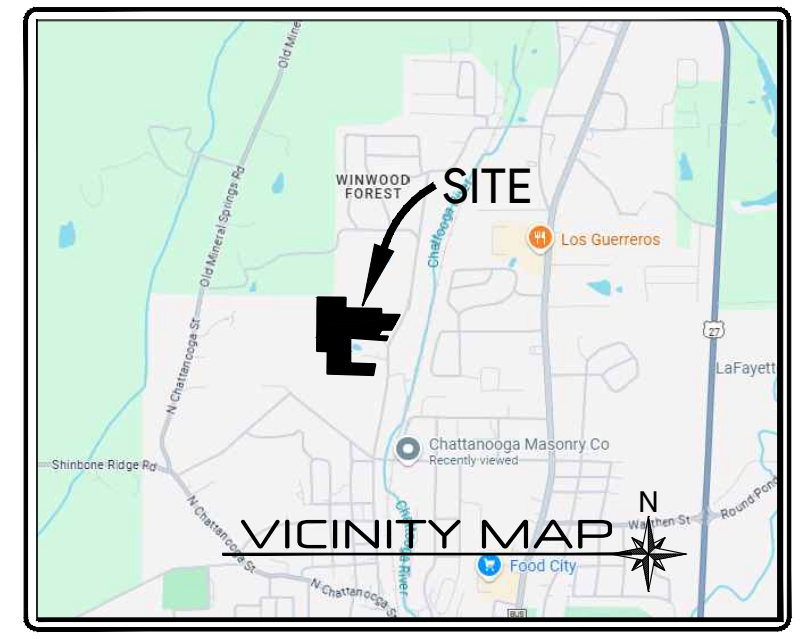
DATE

31.93 AC TO BE SUBDIVIDED



TYPICAL LOT LAYOUT





Curve Table

Curve #	Length	Radius	Delta	Bearing
C15	19.086	11.500	95.0928	N47° 33' 16.90"E
C14	11.880	11.500	59.1898	N29° 35' 11.81"W
C13	20.693	50.000	23.7124	N47° 19' 31.24"W
C44	109.492	50.000	125.4692	N27° 15' 55.52"E
C75	109.507	50.000	125.4858	S27° 15' 25.62"E
C16	20.693	50.000	23.7124	S47° 20' 31.05"W
C17	11.880	11.500	59.1898	S29° 36' 11.62"W
C18	17.042	11.500	84.9072	S42° 26' 43.10"E
C20	4.912	11.500	24.4736	N12° 13' 42.54"W
C19	4.911	11.500	24.4676	N36° 41' 34.97"W
C74	121.237	50.000	138.9268	N20° 32' 11.70"E
C73	120.596	50.000	138.1928	S20° 54' 12.90"E
C22	17.676	50.000	20.2554	S58° 19' 13.84"W
C21	13.737	11.500	68.4399	S34° 13' 41.69"W
C27	4.359	264.000	0.9460	S0° 28' 52.69"W
C64	97.206	550.420	10.1186	S22° 01' 28.51"W
C63	70.293	550.420	7.3171	S13° 18' 24.29"W
C30	17.042	11.500	84.9072	N42° 26' 43.10"W
C31	18.985	11.500	94.5896	S47° 48' 22.70"W
C62	16.128	210.000	4.4004	S2° 42' 42.26"W

Curve Table

Curve #	Length	Radius	Delta	Bearing
C59	78.454	550.420	8.1666	N33° 42' 18.17"E
C34	5.440	11.500	27.1028	S20° 37' 44.82"W
C58	107.826	50.000	123.5597	S68° 51' 27.25"W
C53	40.817	50.000	46.7725	N25° 58' 34.72"W
C57	72.292	50.000	82.8405	N38° 49' 48.79"E
C56	38.083	50.000	43.6401	S77° 55' 46.17"E
C33	14.157	11.500	70.5358	N88° 37' 21.55"E
C55	107.496	164.573	37.4248	N38° 43' 59.89"E
C60	90.423	550.420	9.4125	N24° 54' 55.73"E
C61	88.949	210.000	24.2684	S41° 13' 13.95"W
C54	60.247	185.220	18.6366	N10° 40' 14.28"E
C32	17.143	11.500	85.4104	N42° 11' 37.30"W
C43	82.444	320.000	14.7615	S77° 31' 05.45"E
C47	90.803	320.000	16.2582	N62° 00' 30.06"W
C41	9.694	320.000	1.7358	N53° 00' 40.93"W
C48	104.582	280.000	21.4005	N62° 50' 37.40"W
C36	18.257	11.500	90.9589	S60° 58' 35.62"W
C42	24.873	220.000	6.4779	S18° 44' 09.67"W
C29	19.086	11.500	95.0928	N47° 33' 16.90"E
C25	18.849	304.377	3.5482	S1° 46' 48.68"W

Curve Table

Curve #	Length	Radius	Delta	Bearing
C72	78.978	303.912	14.8896	S11° 00' 16.25"W
C24	9.156	11.500	45.6186	N3° 06' 13.40"E
C71	39.618	304.000	7.4670	S22° 10' 46.37"W
C70	139.371	50.000	159.7075	S41° 31' 51.92"W
C40	3.737	11.500	18.6171	N29° 00' 50.88"W
C69	73.718	50.000	84.4744	N16° 22' 40.57"W
C67	47.051	50.000	53.9166	N52° 49' 03.26"E
C28	10.811	11.500	53.8628	N52° 50' 40.03"E
C68	63.848	550.420	6.6462	S34° 27' 54.80"W
C65	115.002	264.000	24.9587	N13° 26' 01.21"E
C66	38.986	550.420	4.0582	S29° 06' 46.75"W
C49	67.257	220.000	17.5161	S30° 43' 58.82"W
C50	53.233	220.000	13.8637	S46° 25' 22.49"W
C37	17.784	11.500	88.6024	S9° 03' 12.83"W
C51	53.380	50.000	61.1685	S4° 39' 48.16"E
C52	74.145	50.000	84.9644	S68° 24' 11.09"W
C46	84.116	50.000	96.3894	N20° 55' 12.15"W
C45	22.759	50.000	26.0801	N40° 18' 52.94"E
C38	3.849	11.500	19.1743	S43° 46' 03.50"W

Parcel Table

Parcel #	Area	Segment Lengths	Segment Bearings
LOT 1	0.29 AC	19.1 121.8 89.6 135.0 89.0	N47° 33' 17"E S84° 53' 56"E S0° 42' 31"E N89° 59' 30"W N0° 01' 00"E
LOT 2	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E S89° 59' 30"E S0° 00' 30"W N89° 59' 30"W
LOT 3	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E S89° 59' 30"E S0° 00' 30"W N89° 59' 30"W
LOT 4	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E S89° 59' 30"E S0° 00' 30"W N89° 59' 30"W
LOT 5	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E S89° 59' 30"E S0° 00' 30"W N89° 59' 30"W
LOT 6	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E S89° 59' 30"E S0° 00' 30"W N89° 59' 30"W
LOT 7	0.28 AC	90.0 135.0 69.5 20.9 138.9	N0° 00' 30"E S89° 59' 30"E S0° 00' 30"W S10° 51' 42"E N89° 59' 30"W
LOT 8	0.30 AC	138.9 91.5 135.5 20.7 11.9 66.2	S89° 59' 30"E S10° 52' 54"E S89° 55' 56"W N47° 19' 31"W N29° 35' 12"W N0° 00' 30"E
LOT 9	0.32 AC	109.5 135.5 100.6 177.4 15.9	N27° 15' 56"E S89° 59' 30"E S0° 37' 37"E N88° 10' 24"W N0° 00' 00"W
LOT 10	0.52 AC	245.2 109.5 15.9 286.9 85.8	S89° 59' 37"E S27° 15' 26"E S0° 00' 00"E N88° 10' 24"W N0° 34' 53"E
LOT 11	0.54 AC	90.0 265.0 66.2 11.9 20.7 245.2	N0° 34' 53"E N90° 00' 00"E S0° 00' 30"W S29° 36' 12"W S47° 20' 31"W N89° 59' 30"W

Parcel Table

Parcel #	Area	Segment Lengths	Segment Bearings
LOT 12	0.55 AC	90.0 265.0 90.0 264.1	S0° 00' 30"W N90° 00' 00"W N0° 34' 53"E N90° 00' 00"E
LOT 13	0.54 AC	90.0 264.1 90.1 263.2	S0° 00' 30"W S89° 59' 23"W N0° 34' 53"E N90° 00' 00"E
LOT 14	0.53 AC	90.0 263.2 84.2 127.5 135.0	S0° 00' 30"W S90° 00' 00"W N0° 34' 53"E N87° 22' 58"E N89° 59' 31"E
LOT 15	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E N89° 59' 31"E S0° 00' 30"W S89° 59' 31"W
LOT 16	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E N89° 59' 31"E S0° 00' 30"W S89° 59' 31"W
LOT 17	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 30"E N89° 59' 31"E S0° 00' 30"W S89° 59' 31"W
LOT 18	0.34 AC	117.1 125.0 17.0 94.5 135.0	N0° 00' 30"E S84° 53' 56"E S42° 26' 43"E S0° 00' 30"W S89° 59' 31"W
LOT 19	0.37 AC	19.1 123.0 112.1 135.0 111.6	N47° 33' 17"E S84° 53' 56"E S0° 00' 31"W N89° 59' 28"W N0° 00' 30"E
LOT 20	0.28 AC	90.0 135.0 90.0 135.0	N0° 00' 32"E S89° 59' 28"E S0° 00' 32"W N89° 59' 30"W
LOT 21	0.28 AC	85.2 135.0 90.0 134.0 4.9	N0° 00' 30"E S89° 59' 30"E S0° 00' 32"W N89° 59' 30"W N12° 13' 43"W
LOT 22	0.28 AC	134.0 95.0 127.5 36.6 8.1 121.2 4.9	S89° 59' 28"E S0° 00' 28"W S87° 22' 58"W N88° 10' 23"W N0° 00' 00"E N20° 32' 12"E N36° 41' 35"W

Parcel Table

Parcel #	Area	Segment Lengths	Segment Bearings
LOT 23	0.28 AC	89.8 139.1 120.6 8.1 173.4	N0° 34' 53"E S89° 59' 30"E S20° 54' 13"E S0° 00' 00"E N88° 10' 23"W
LOT 24	0.33 AC	90.0 160.4 70.1 13.7 17.7 139.1	N0° 34' 53"E N90° 00' 00"E S0° 00' 30"W S34° 13' 42"W S58° 19' 14"W N89° 59' 30"W
LOT 25	0.33 AC	90.0 159.5 90.0 160.4	N0° 34' 53"E N90° 00' 00"E S0° 00' 30"W N90° 00' 00"W
LOT 26	0.33 AC	90.0 158.6 90.0 159.6	N0° 34' 53"E N90° 00' 00"E S0° 00' 00"E N90° 00' 00"W
LOT 27	0.33 AC	90.0 158.6 90.0 157.7	S0° 00' 30"W S90° 00' 00"W N0° 34' 53"E N89° 59' 59"E
LOT 28	0.32 AC	90.0 157.7 90.0 156.8	S0° 00' 30"W S89° 59' 59"W N0° 34' 53"E N89° 59' 59"E
LOT 29	0.32 AC	90.0 156.8 90.0 155.9	S0° 00' 30"W S89° 59' 59"W N0° 34' 53"E N89° 59' 59"E
LOT 30	0.32 AC	71.2 155.9 90.0 155.6 18.8	S0° 00' 30"W S89° 59' 59"W N0° 34' 53"E N89° 59' 59"E S1° 46' 49"W
LOT 31	0.40 AC	79.0 155.6 115.9 17.8 178.2	S11° 00' 16"W S89° 59' 59"W N0° 34' 53"E N1° 24' 25"E S71° 33' 14"E
LOT 32	0.45 AC	37.7 39.6 178.2 119.3 220.1 9.2	S25° 54' 47"W S22° 10' 46"W N71° 33' 14"W N1° 24' 25"E S64° 05' 13"E S3° 06' 13"W
LOT 33	0.70 AC	97.7 139.4 3.7 220.1 73.2 302.4	S25° 54' 47"W S41° 31' 52"W S29° 00' 51"E N64° 05' 13"W N1° 24' 25"E S89° 07' 28"E

Parcel Table

Parcel #	Area	Segment Lengths	Segment Bearings
LOT 34	1.13 AC	208.9 78.2 191.9 73.7 97.7 239.8	S0° 41' 54"W N88° 32' 53"W N72° 19' 49"W N16° 22' 41"W N25° 54' 47"E S89° 07' 28"E
LOT 35	0.44 AC	49.1 63.8 195.6 41.3 10.8 47.1 191.9	S37° 47' 18"W S34° 27' 55"W N66° 14' 08"W N25° 54' 47"E N52° 50' 40"E N52° 49' 03"E S72° 19' 49"E
LOT 36	0.34 AC	195.6 39.0 187.5 115.0 2.1	S66° 14' 08"E S29° 06' 47"W N89° 59' 30"W N13° 26' 01"E N25° 54' 47"E
LOT 37	0.35 AC	97.2 151.2 85.6 4.4 187.5	S22° 01' 29"W N89° 59' 30"W N0° 00' 30"E N0° 28' 53"E S89° 59' 30"E
LOT 38	0.29 AC	70.3 21.6 135.0 90.0 151.2	S13° 18' 24"W S0° 00' 30"W N89° 59' 30"W N0° 00' 16"E S89° 59' 30"E
LOT 39	0.29 AC	98.9 125.0 17.0 76.4 135.0	S0° 00' 30"W N84° 53' 56"W N42° 26' 43"W N0° 00' 30"E S89° 59' 30"E
LOT 40	0.28 AC	16.1 28.4 19.0 123.3 98.9 21.6 155.9	S2° 42' 42"W S0° 30' 41"W S47° 48' 23"W N84° 53' 56"W N0° 00' 30"E N0° 00' 30"E S60° 57' 36"E
LOT 41	0.33 AC	88.6 155.9 101.5 162.7	S16° 59' 57"W N60° 57' 36"W N14° 55' 43"E S56° 38' 43"E
LOT 42	0.36 AC	188.7 2.0 88.9 162.7 90.4	S56° 38' 43"E S53° 21' 17"W S41° 13' 14"W N56° 38' 43"W N24° 54' 56"E
LOT 43	0.40 AC	218.6 90.0 188.7 78.5 6.2	S56° 38' 43"E S53° 21' 17"W N56° 38' 43"W N33° 42' 18"E N37° 47' 18"E
LOT 44	0.42 AC	178.2 3.8 86.0 218.6 42.9 78.2 0.8	S56° 38' 43"E S43° 46' 03"W S53° 21' 17"W N56° 38' 43"W N37° 47' 18"E S88° 32' 46"E S89° 18' 06"E

Parcel Table

Parcel #	Area	Segment Lengths	Segment Bearings
LOT 45	0.32 AC	94.6 107.8 5.4 178.2 308.9	S53° 21' 17"W S68° 51' 27"W S20° 37' 45"W N56° 38' 43"W S89° 07' 28"E
LOT 46	0.88 AC	262.9 189.7 40.8 94.6 328.2	S53° 12' 03"W N68° 13' 35"W N25° 58' 35"W N53° 21' 17"E S89° 07' 28"E
LOT 47	0.35 AC	189.7 137.7 147.6 72.3	S68° 13' 35"E S53° 12' 03"W N46° 38' 43"W N38° 49' 49"E
LOT 48	0.36 AC	147.6 93.6 173.9 62.3 14.2 38.1	S46° 38' 43"E S59° 18' 55"W N46° 38' 43"W N53° 21' 17"E N88° 37' 22"E S77° 55' 46"E
LOT 49	0.33 AC	173.9 100.1 145.9 91.4	S46° 38' 43"E S69° 20' 56"W N46° 38' 43"W N53° 21' 17"E
LOT 50	0.27 AC	40.2 166.5 107.5 145.9	S21° 58' 30"W N70° 41' 49"W N38° 44' 00"E S46° 38' 43"E
LOT 51	0.30 AC	65.6 134.0 17.1 33.4 60.2 166.5	S21° 58' 30"W N84° 53' 56"W N42° 11' 37"W N0° 30' 41"E N10° 40' 14"E S70° 41' 49"E
LOT 52	0.28 AC	178.5 82.4 9.3 105.8 100.1 26.6	S21° 54' 40"W N77° 31' 05"W N84° 53' 56"W N21° 58' 30"E N69° 20' 56"E N59° 18' 55"E
LOT 53	0.32 AC	132.9 90.8 178.5 105.7	S21° 58' 30"W N62° 00' 30"W N21° 54' 40"E S36° 38' 43"E
LOT 54	0.30 AC	142.7 33.0 24.9 18.3 104.6 9.7 132.9	S36° 38' 43"E S21° 58' 30"W S18° 44' 10"W S60° 58' 36"W N62° 50' 37"W N53° 00' 41"W N21° 58' 30"E
LOT 55	0.45 AC	198.5 67.3 33.0 142.7 105.7 67.0 23.0	S36° 45' 26"E S30° 43' 59"W S21° 58' 30"W N36° 38' 43"W N36° 38' 43"W N59° 18' 55"E N53° 12' 03"E

Parcel Table

Parcel #	Area	Segment Lengths	Segment Bearings
LOT 56	0.40 AC	37.3 53.2 198.5 90.4 192.3	S53° 21' 17"W S46° 25' 22"W N36° 45' 26"W N53° 12' 03"E S36° 38' 43"E
LOT 57	0.40 AC	192.6 90.0 192.3 90.0	S36° 38' 43"E S53° 21' 17"W N36° 38' 43"W N53° 12' 03"E
LOT 58	0.37 AC	138.5 53.4 17.8 51.6 192.6 90.0	S36° 38' 43"E S4° 39' 48"E S9° 03' 13"W S53° 21' 17"W N36° 38' 43"W N53° 12' 03"E
LOT 59	0.40 AC	110.0 39.7 74.1 138.5 107.3 64.8	S0° 52' 32"W S5° 16' 40"W S68° 24' 11"W N36° 38' 43"W N53° 12' 03"E S89° 07' 28"E
LOT 60	0.39 AC	136.1 109.9 84.1 39.7 177.6	S20° 08' 21"W N78° 49' 04"W N20° 55' 12"W N5° 16' 40"E S89° 07' 28"E
LOT 61	0.31 AC	22.8 109.9 61.9 71.6 139.9 72.2	N40° 18' 53"E S78° 49' 04"E S20° 08' 21"W S36° 05' 37"W N56° 38' 43"W N53° 21' 17"E
LOT 62	0.29 AC	139.9 55.9 30.9 49.3 97.9 95.8	S56° 38' 43"E S36° 05' 37"W N89° 07' 28"W N77° 32' 01"W N56° 38' 43"W N53° 21' 17"E
LOT 63	0.41 AC	97.6 28.5 169.1 55.9 71.6 7.3 153.1	S29° 21' 12"W S28° 50' 01"W N89° 07' 28"W N36° 05' 37"E N36° 05' 37"E N20° 08' 21"E S89° 07' 28"E
LOT 64	0.33 AC	98.5 2.8 153.1 54.6 40.7 168.9 0.3	S28° 34' 43"W S29° 21' 12"W N89° 07' 28"W N20° 08' 21"E N20° 08' 21"E S89° 07' 28"E S27° 23' 00"W
LOT 65	0.36 AC	100.6 168.9 95.3 182.4	S27° 23' 00"W N89° 07' 28"W N20° 08' 21"E S89° 07' 28"E

GEORGIA REGISTERED No. 3438 PROFESSIONAL LAND SURVEYOR JORGE GUSTAVO LOPEZ

06/18/2025

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500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY PLAT

PROBASCO ST RESIDENTIAL

809 1/2 N PROBASCO ST
LAFAYETTE, GA 30728

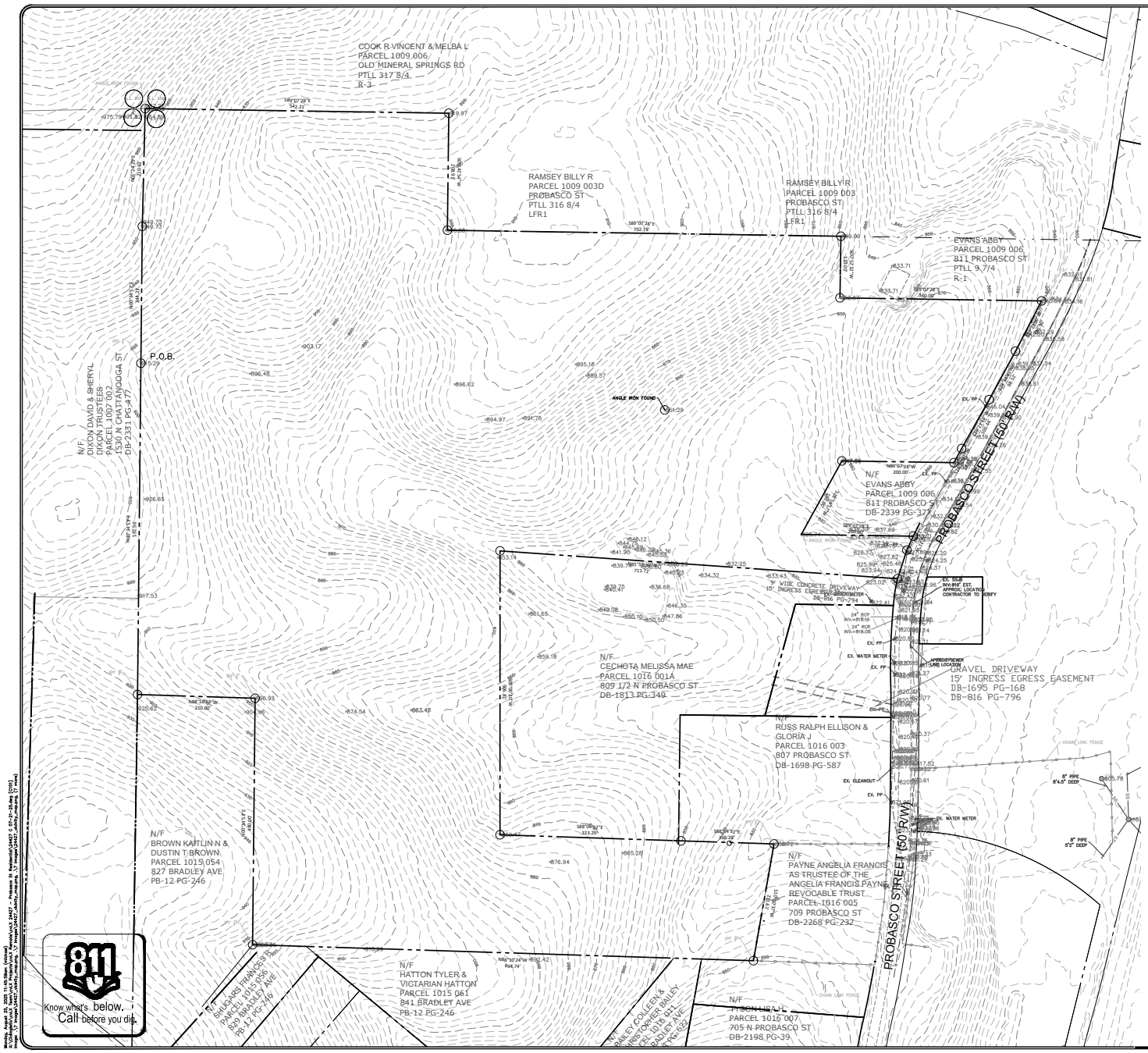
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JUNE 18, 2025

REVISIONS

Wednesday, June 18, 2025 11:30:49am (michael)
X:\Civilogistix\cvLX Team\cvLX Remote\cvLX Projects\cvLX 24427 – Probasco St Residential\24427 C 06-09-25 – PW.dwg [C201.3]
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DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE DEMOLITION AND CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH CITY OF LAFAYETTE REGULATIONS, O.S.H.A. STANDARDS, AND GOVERNING EPA REGULATIONS.

2. CONTRACTOR TO COMPLY WITH LOCAL AND COUNTY REGULATIONS REGARDING HAULING, DISPOSAL, AND THE BURNING OR BURYING OF DEBRIS ON-SITE.

3. DEMOLITION MATERIALS NOT SUITABLE FOR FILL MATERIAL SHALL BE DISPOSED OF OFF-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY CITY OF LAFAYETTE AND STATE OF GEORGIA FOR THE HANDLING OF DEMOLITION DEBRIS.

4. REFER TO PROJECT SPECIFICATIONS FOR DEMOLITION GUIDELINES.

5. CONTRACTOR SHALL NOTIFY OWNER 48 HOURS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING PRE-DEMOLITION PHOTOGRAPHS AND/OR VIDEOTAPE SHOWING EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS PRIOR TO ANY DEMOLITION WORK.

7. ANY ITEM THAT MAY BE ENCOUNTERED DURING BUILDING DEMOLITION THAT MAY BE OF INTEREST OR VALUE TO THE OWNER SHALL REMAIN THE OWNER'S PROPERTY. COORDINATE PROCEDURE FOR REMOVAL AND SALVAGE WITH OWNER.

8. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.

9. REFER TO THE GEOTECHNICAL REPORT LISTED IN THE GRADING NOTES ON THE GRADING PLAN FOR DEMOLITION AND DESIGN RECOMMENDATIONS.

10. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE BASED ON A SURVEY AS INDICATED IN THE GENERAL NOTES ON THE SITE PLAN. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS.

11. CONTRACTOR SHALL CONTACT ALL UTILITIES COMPANIES (WATER, SEWER, POWER, TELEPHONE, NATURAL GAS, CABLE, ETC) FOR PROPER DISCONNECT OF UTILITIES TO BUILDING TO BE REMOVED, AS WELL AS VERIFICATION OF UTILITIES TO BE RELOCATED DUE TO CONSTRUCTION. CONTRACTOR TO CALL GEORGIA ONE-CALL CENTER @ 811 AT LEAST 72-HOURS PRIOR TO CONSTRUCTION TO HAVE UTILITIES LOCATED.

12. CONTRACTOR RESPONSIBLE FOR LOCATING, IDENTIFYING, DISCONNECTING, AND SEALING OR CAPPING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED.

13. THE PURPOSE OF THIS PLAN IS FOR DEMOLITION ONLY. UTILITIES SHALL NOT BE REMOVED, ABANDONED OR RELOCATED UNTIL ALTERNATE PROVISIONS ARE MADE TO MAINTAIN SERVICE TO OTHER BUILDINGS/FACILITIES AS APPROVED BY THE OWNER.

14. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.

15. ALL STRUCTURES AND UTILITIES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. ANY DAMAGE TO THESE STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST TO THE OWNER.

16. ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL HAVE THEIR UTILITY SERVICES MAINTAINED AT ALL TIMES. TEMPORARY SERVICE INTERRUPTIONS SHALL BE APPROVED AND SCHEDULED WITH THE OWNERS A MINIMUM OF 48 HOURS PRIOR TO INTERRUPTING THE SERVICE.

17. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

18. SILT FENCES, INLET SEDIMENT TRAPS, CONSTRUCTION ENTRANCES, DIVERSIONS AND TEMPORARY SEDIMENTATION PONDS ALONG WITH ASSOCIATED DISCHARGE PIPES SHALL BE IN PLACE PRIOR TO DEMOLITION OPERATIONS. CONTRACTOR IS TO ADHERE TO THE STATE OF GEORGIA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL DURING DEMOLITION OPERATION. SEE EROSION CONTROL PLANS C-4.1-3 FOR DETAILS.

19. DEMOLITION SHALL, UNLESS OTHERWISE NOTED ON DRAWINGS, INCLUDE REMOVAL OF EXISTING OBJECTS OR IMPROVEMENTS, WHETHER INDICATED ON DRAWINGS OR NOT, THAT WOULD IN ANY WAY PREVENT OR INTERFERE WITH PROGRESS OR COMPLETION OF PROPOSED WORK AND ALL REMOVALS AND RELOCATIONS SHALL BE AT CONTRACTOR'S EXPENSE.

20. ANY QUESTIONS CONCERNING THE LIMITS OF DEMOLITION OF ANY STRUCTURE, WALKWAY, ASPHALT PAVING, VEGETATION, SIGNS, POWER AND/OR LIGHT POLES, ETC., SHOULD BE CLEARED THROUGH THE ARCHITECT AND/OR OWNER BEFORE PROCEEDING.

DEMOLITION SYMBOLS LEGEND

- HATCHING REPRESENTS STRUCTURE OR ROAD TO BE REMOVED
- EX. TELEPHONE (TO REMAIN)
- EX. TELEPHONE (TO BE REMOVED)
- EX. SAN. SEWER (TO REMAIN)
- EX. SAN. SEWER (TO BE REMOVED)
- EX. POWER (TO REMAIN)
- EX. POWER (TO BE REMOVED)
- EX. WATER (TO REMAIN)
- EX. WATER (TO BE REMOVED)
- EX. GAS (TO REMAIN)
- EX. GAS (TO BE REMOVED)
- EX. STORM (TO REMAIN)
- EX. STORM (TO BE REMOVED)
- EX. FENCE (TO REMAIN)
- EX. FENCE (TO BE REMOVED)

Know what's below. Call before you dig.

GEORGIA REGISTERED No. 031310 PROFESSIONAL ENGINEER 08-25-25

civilOGISTIX
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404)594-4403 - civilogistix.com

EXISTING CONDITIONS PLAN

PROBASCO ST RESIDENTIAL
809 1/2 N PROBASCO ST
LAFAYETTE, GA 30728

C101

24427

AUGUST 25, 2025

REVISIONS

Wednesday, August 20, 2025 11:47:39am (Andrew)
Xrefs: \\Project\24427_Adelia_Probasco St Residential\24427 C 07-21-25.dwg (C01)
Images: \\Project\24427_Adelia_Probasco St Residential\24427_Adelia_Probasco St Residential_ (1 Image)