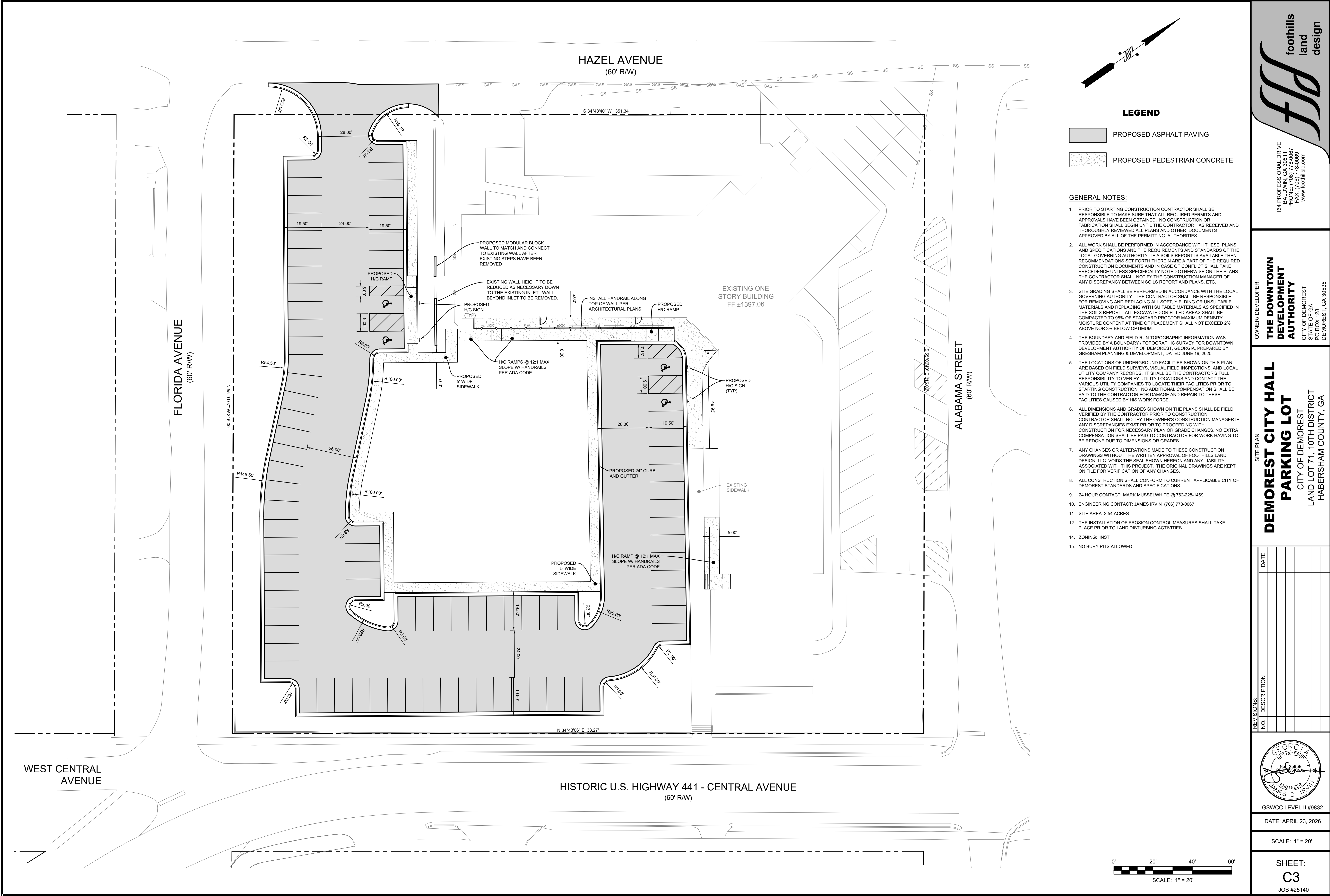




LEGEND

- PROPOSED ASPHALT PAVING
- PROPOSED PEDESTRIAN CONCRETE

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. IF A SOILS REPORT IS AVAILABLE THEN RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- THE BOUNDARY AND FIELD-RUN TOPOGRAPHIC INFORMATION WAS PROVIDED BY A BOUNDARY / TOPOGRAPHIC SURVEY FOR DOWNTOWN DEVELOPMENT AUTHORITY OF DEMOREST, GEORGIA, PREPARED BY GRESHAM PLANNING & DEVELOPMENT, DATED JUNE 19, 2025
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS, VISUAL FIELD INSPECTIONS, AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO VERIFY UTILITY LOCATIONS AND CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNERS CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES.
- ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF FOOTHILLS LAND DESIGN, LLC, VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT APPLICABLE CITY OF DEMOREST STANDARDS AND SPECIFICATIONS.
- 24 HOUR CONTACT: MARK MUSSELWHITE @ 762-228-1469
- ENGINEERING CONTACT: JAMES IRVIN (706) 778-0067
- SITE AREA: 2.54 ACRES
- THE INSTALLATION OF EROSION CONTROL MEASURES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- ZONING: INST
- NO BURY PITS ALLOWED

164 PROFESSIONAL DRIVE
DEMAREST, GA 30535
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsld.com

OWNER/DEVELOPER:
**THE DOWNTOWN
DEVELOPMENT
AUTHORITY**
CITY OF DEMOREST
STATE OF GA
PO BOX 128
DEMOREST, GA 30535

SITE PLAN
**DEMOREST CITY HALL
PARKING LOT**
CITY OF DEMOREST
LAND LOT 71, 10TH DISTRICT
HABERSHAM COUNTY, GA

REVISIONS:	NO.	DESCRIPTION	DATE

GSWCC LEVEL II #9832

DATE: APRIL 23, 2026

SCALE: 1" = 20'

SHEET:
C3
JOB #25140