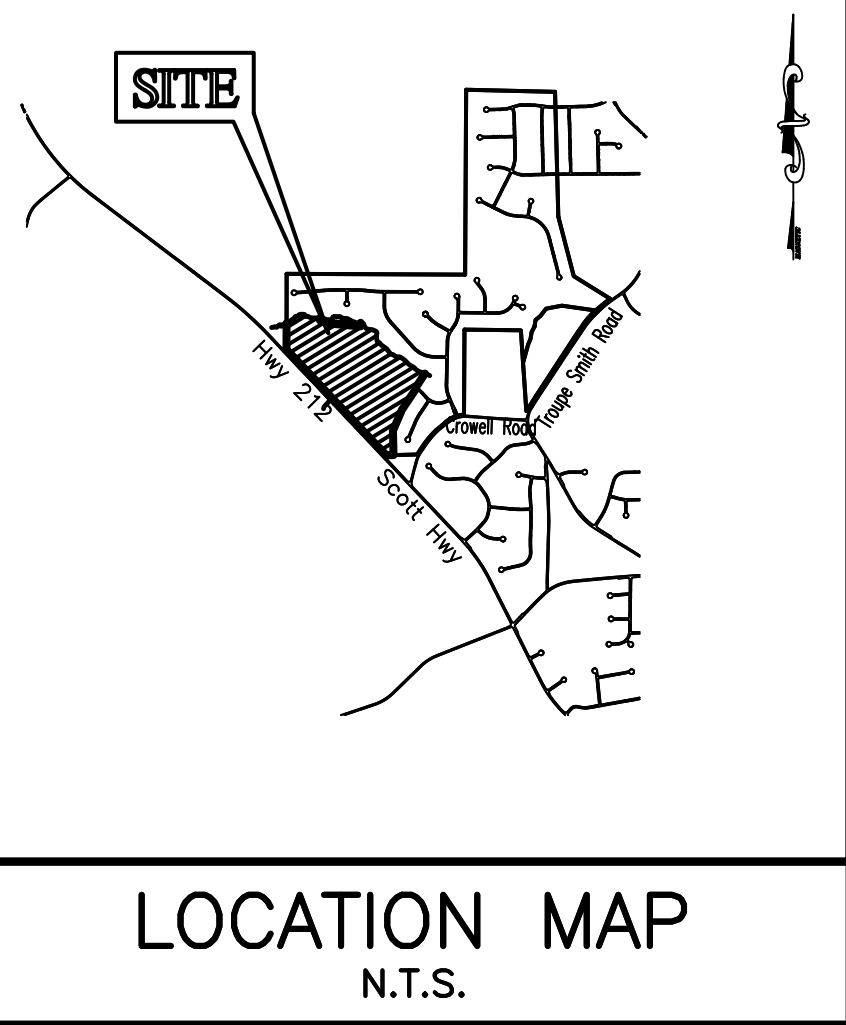




GENERAL NOTES:

- * TOTAL SUBDIVISION AREA: 130.69 ACRES
- * TOTAL UNIT SIX (6) AREA: 58.74 ACRES
- * TOTAL NO. OF LOTS = 50 (LOTS 150-200)
- * ZONED: R-1 CONDITIONAL (CASE #99/06)
- * CONDITION #1 - 1600 SF MINIMUM HOUSE SIZE
- * TAX MAP 31, BLOCK 1, PARCEL 6
- * WATER BY ROCKDALE WATER RESOURCES
- * SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK.
- * THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS.
- * THE EXISTING USE OF THE LAND IS AGRICULTURAL AND CONSISTS OF NATURAL WOODLAND AND PASTURE.
- * THE PROPOSED LAND USE IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- * ALL WETLANDS ARE CONFINED TO THE BED AND BANK OF THE CREEK
- * TOPO PROVIDED BY ROCKDALE COUNTY
- * COMMON AREA TO BE OWNED BY HOMEOWNER'S ASSOCIATION

SURVEY PROVIDED BY PATRICK & ASSOCIATES, INC. ON
ERROR OF CLOSURE PRECISION: ONE FOOT IN 10,000 FT

OWNER/DEVELOPER
HICKS EMORY TURNER III &
PEGGY JEAN HICKS
24 BOUNDARY LANE
SAINT SIMONS ISLAND, GA 31522
PH: 912-230-1880

NOTICE: APPROVAL OF THIS PERMIT/PLAT DOES NOT AUTHORIZE OR CONSTITUTE A COMMITMENT OF ANY KIND REGARDING PUBLIC WATER AND SEWER COMMITMENTS AND/OR CONNECTIONS REQUIRE SEPARATE AUTHORIZATION.

PURSUANT TO THE ROCKDALE COUNTY SUBDIVISION ORDINANCE, ALL THE REQUIREMENTS OF TENTATIVE APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN TENTATIVE APPROVAL BY THE CONYERS - ROCKDALE COUNTY PLANNING COMMISSION ON 04/22/2024. THIS TENTATIVE APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF TENTATIVE APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON 04/22/2026.

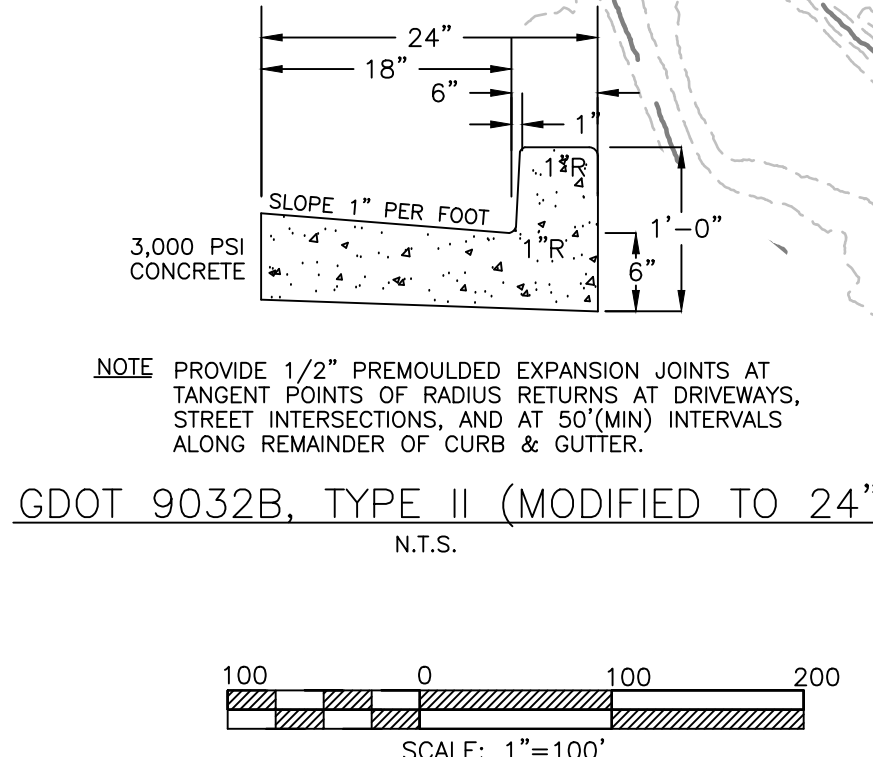
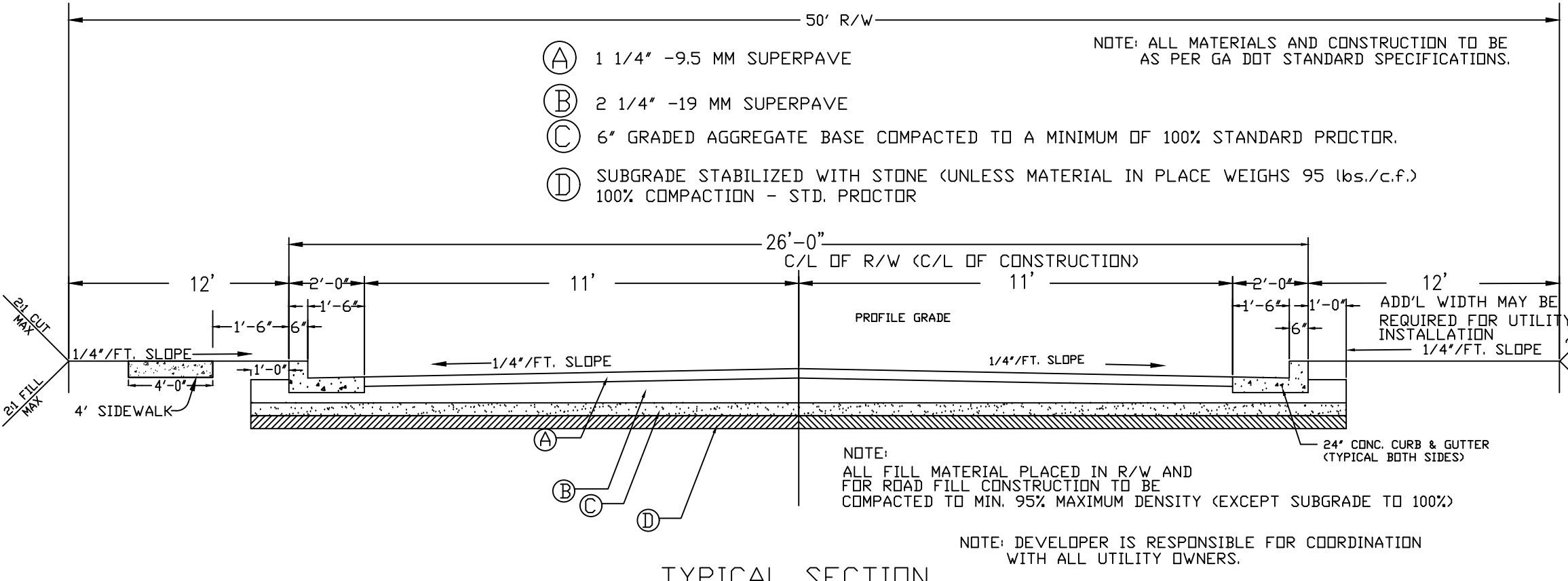
DIRECTOR OF PLANNING AND DEVELOPMENT DATE
CHAIRMAN DATE

FIRE NOTE:

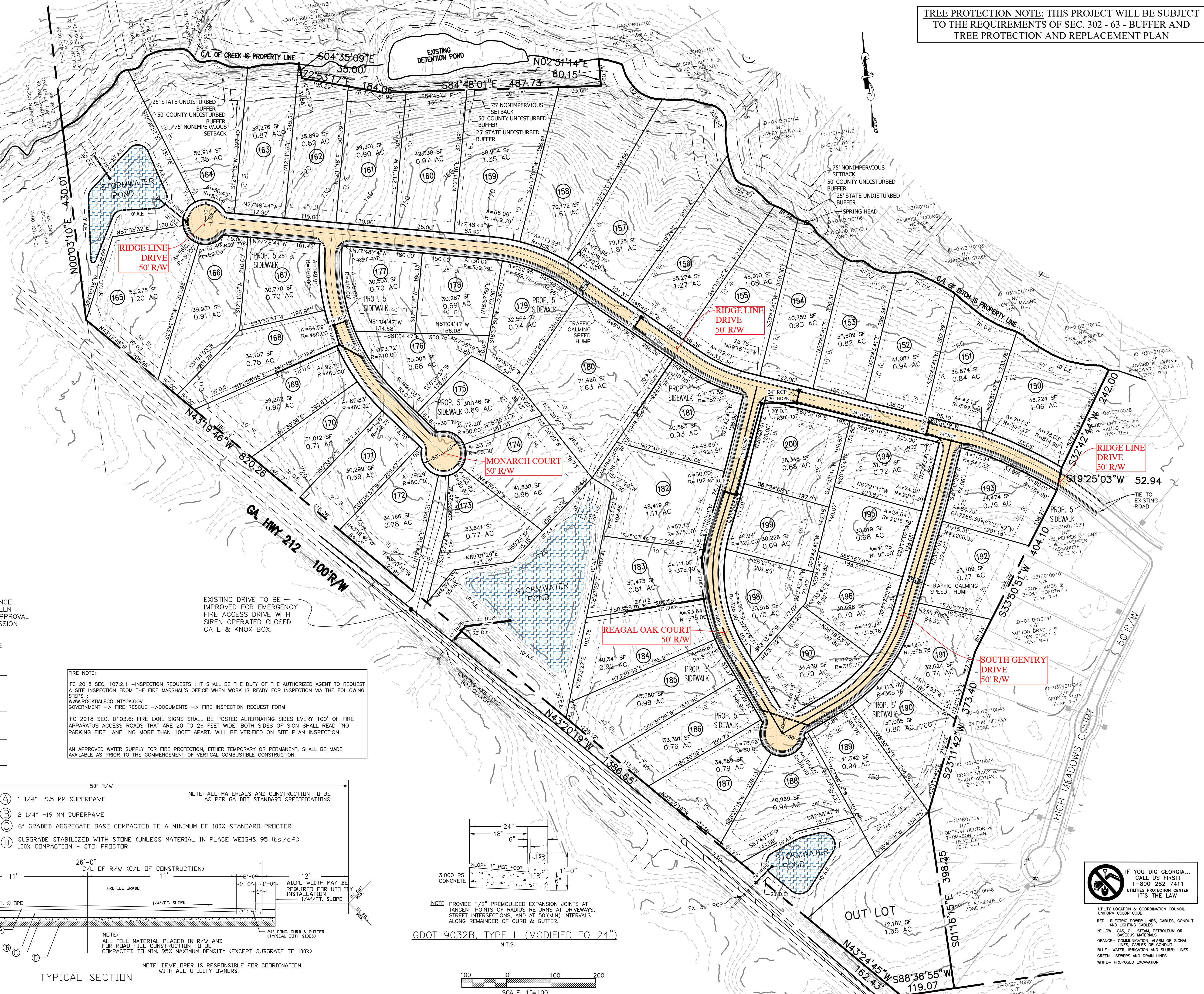
IFC 2018 SEC. 107.2.1 - INSPECTION REQUESTS : IT SHALL BE THE DUTY OF THE AUTHORIZED AGENT TO REQUEST A SITE INSPECTION FROM THE FIRE MARSHAL'S OFFICE WHEN WORK IS READY FOR INSPECTION VIA THE FOLLOWING STEPS:
WWW.ROCKDALECOUNTYGA.GOV
GOVERNMENT -> FIRE RESCUE -> DOCUMENTS -> FIRE INSPECTION REQUEST FORM

IFC 2018 SEC. D103.6: FIRE LANE SIGNS SHALL BE POSTED ALTERNATING SIDES EVERY 100' OF FIRE APPARATUS ACCESS ROADS THAT ARE 20 TO 26 FEET WIDE. BOTH SIDES OF SIGN SHALL READ "NO PARKING FIRE LANE" NO MORE THAN 100FT APART. WILL BE VERIFIED ON SITE PLAN INSPECTION.

AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS PRIOR TO THE COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION.



TREE PROTECTION NOTE: THIS PROJECT WILL BE SUBJECT TO THE REQUIREMENTS OF SEC. 302 - 63 - BUFFER AND TREE PROTECTION AND REPLACEMENT PLAN



IF YOU DIG GEORGIA... CALL US FIRST!
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UTILITIES PROTECTION CENTER
IT'S THE LAW

UTILITY LOCATION & COORDINATION COUNCIL
UNIFORM COLOR CODE
RED- ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
YELLOW- GAS, OIL, STEAM, PETROLEUM OR LIQUEFIED GAS LINES
ORANGE- COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
BLUE- WATER, IRRIGATION AND SLURRY LINES
GREEN- SEWERS AND DRAIN LINES
WHITE- PROPOSED EXCAVATION

SURVEYING & ENGINEERING
328 BLACKLAWN ROAD
CONYERS, GEORGIA 3004
PHONE: (770) 482-9745

PATRICK & ASSOCIATES, INC.

GEORGIA
No. 2586
Professional Engineer
Civil
Mark H. Patrick

CSWCE #2494
DESIGN PROFESSIONAL
EXP. 11/15/2026

NO.	DATE	REVISION	BY	REVISION
1	01/08/25	REVISED PER COUNTY COMMENTS	DC	
2	3/10/25	REVISED PER COUNTY COMMENTS	CTK	

PRELIMINARY PLAT FOR:
SOUTH RIDGE UNIT SIX

LAND LOTS: 113, 114, 144, 11th LAND DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
36680

SHEET: 1 **OF:** 1