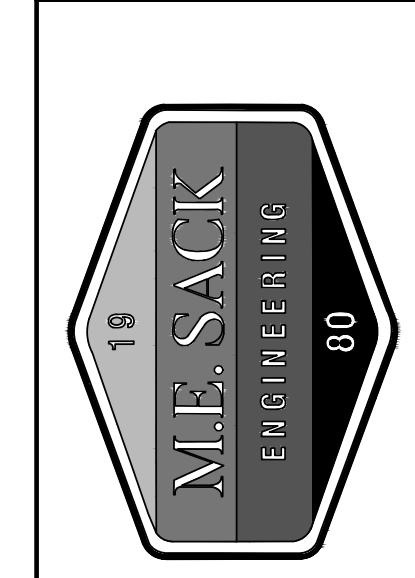
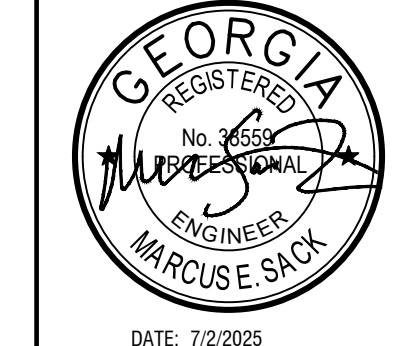


REVISIONS:

NO.	DATE	DESCRIPTION

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 MARCUS@MESACK.COM



MUNICIPALITY:
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OWNER:
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**ANNE STREET
 CANAL
 IMPROVEMENTS**

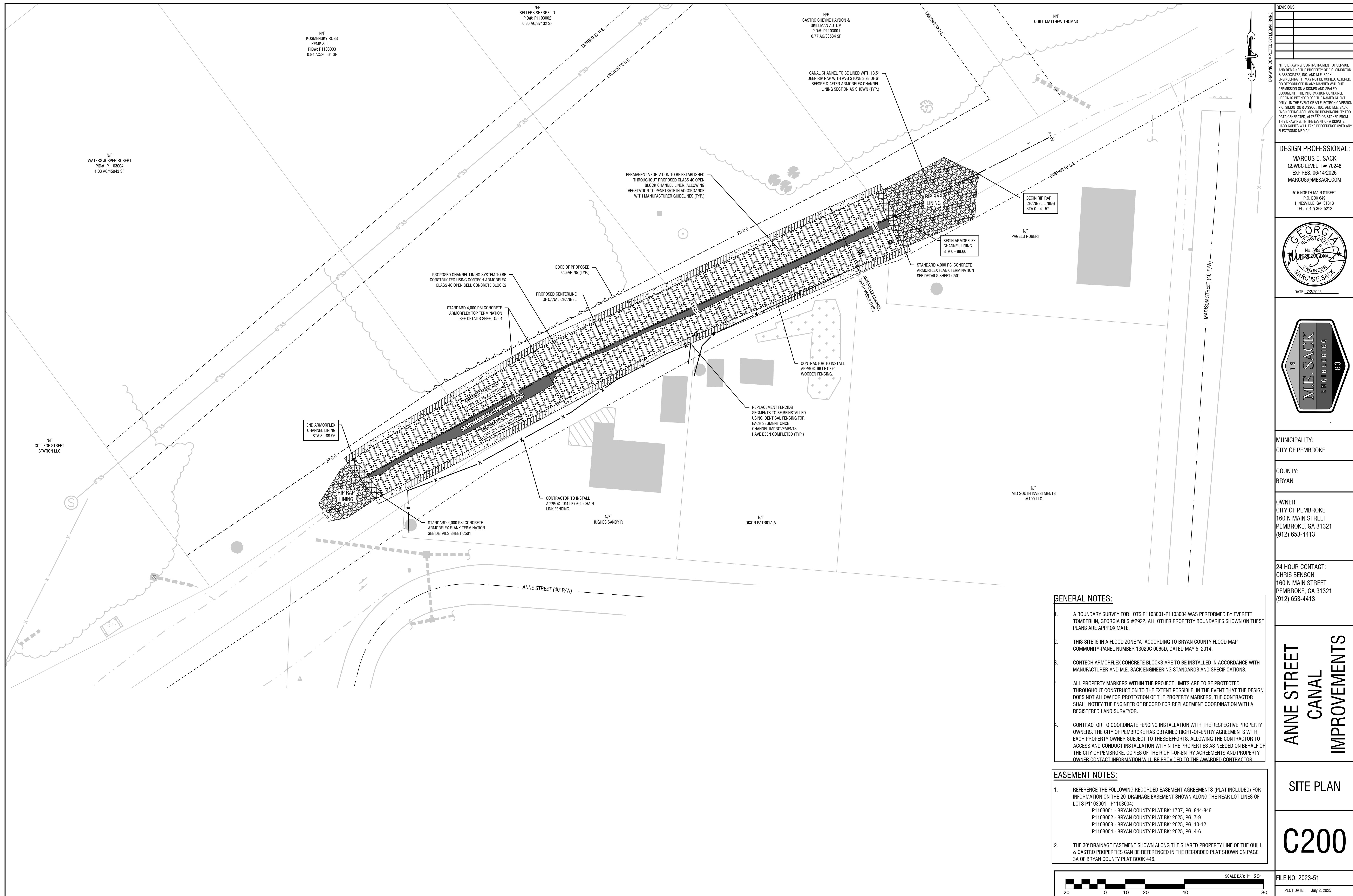
EXISTING
 CONDITIONS &
 DEMOLITION PLAN

C100

FILE NO: 2023-51
 PLOT DATE: July 2, 2025

- DEMOLITION NOTES:**
- ALL MATERIALS REMOVED AS SHOWN IN THIS DEMOLITION PLAN ARE TO BE PROPERLY DISPOSED OF AT AN APPROVED OFFSITE LOCATION.
 - THE 48" HDPE AND THE CANAL ACCESS CROSSING IT RUNS BENEATH SHALL NOT BE REMOVED UNTIL CONSTRUCTION HAS PROGRESSED UP TO THAT POINT OF THE CANAL. SEE SHEET C400 FOR MORE INFORMATION.
 - SEE GENERAL NOTES ON SHEET C200 FOR PROPERTY BOUNDARY MARKER PROTECTION/REPLACEMENT INFORMATION.

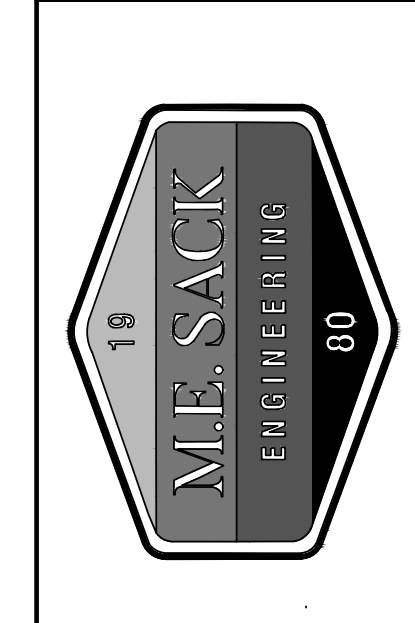
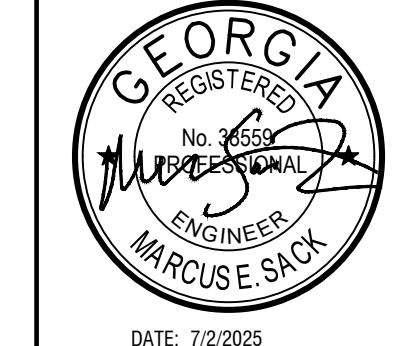




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**ANNE STREET
CANAL
IMPROVEMENTS**

SITE PLAN

C200

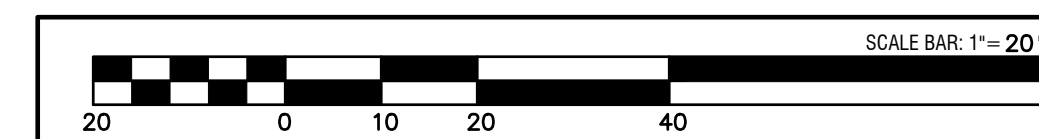
FILE NO: 2023-51
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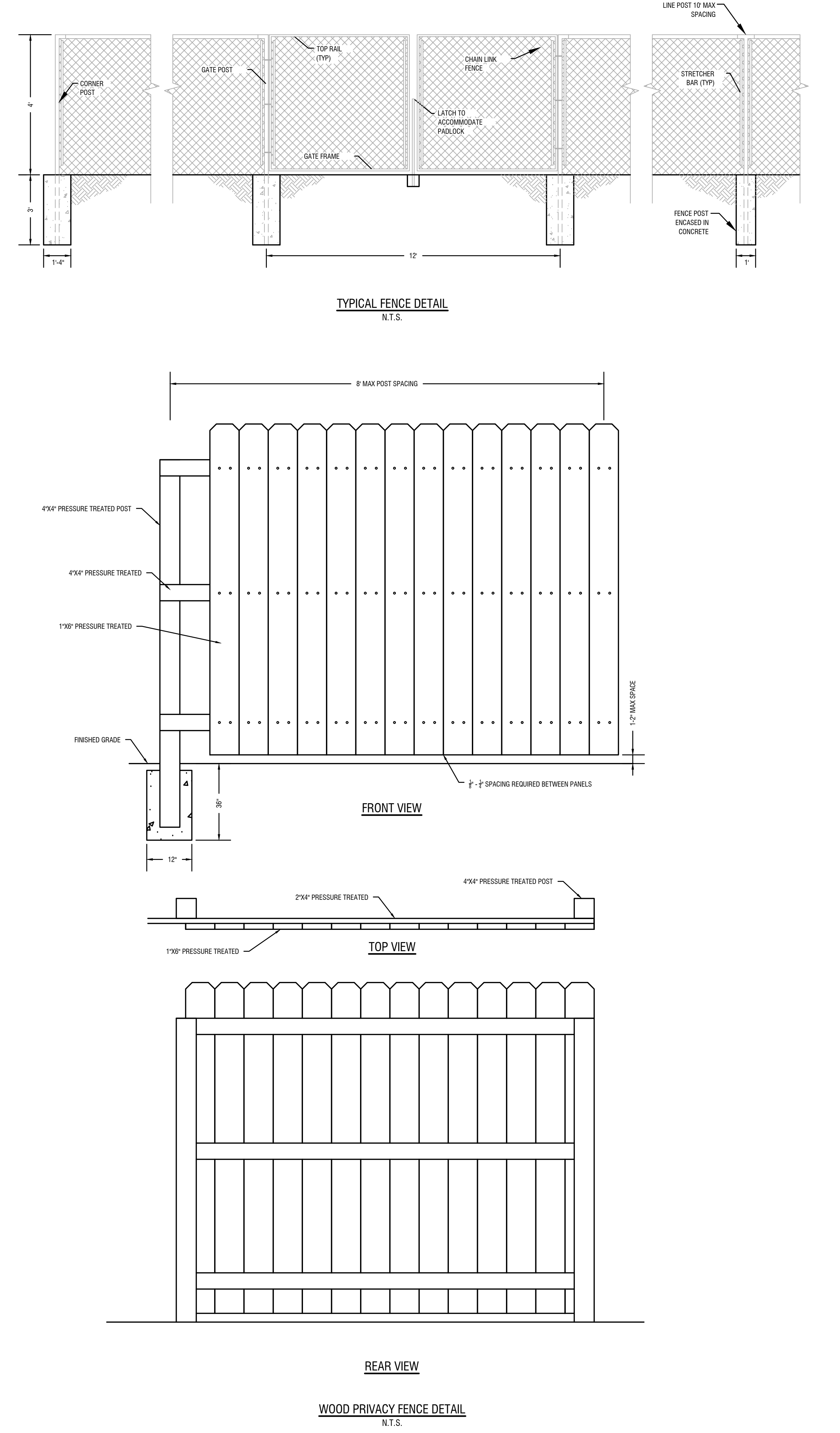
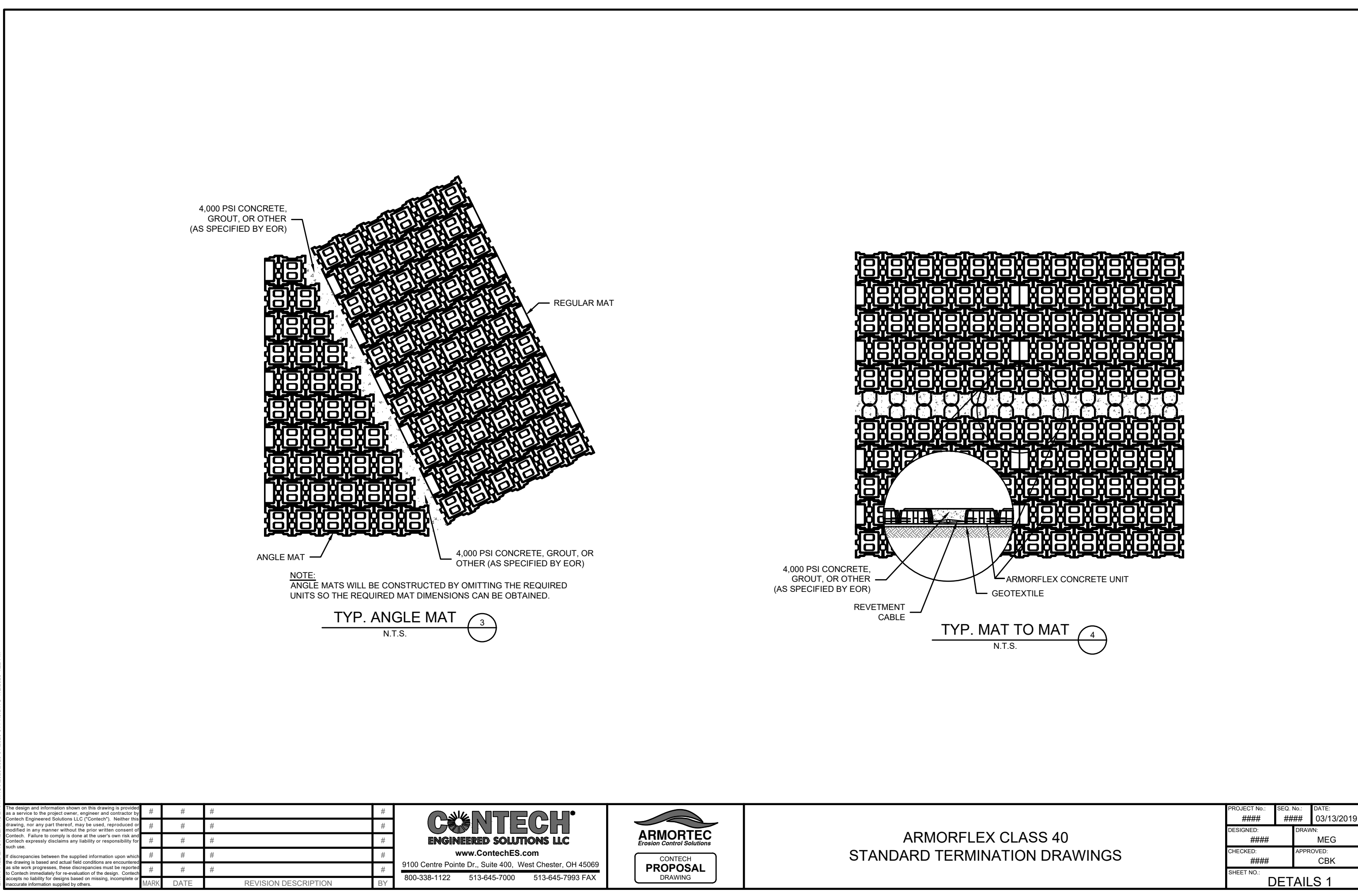
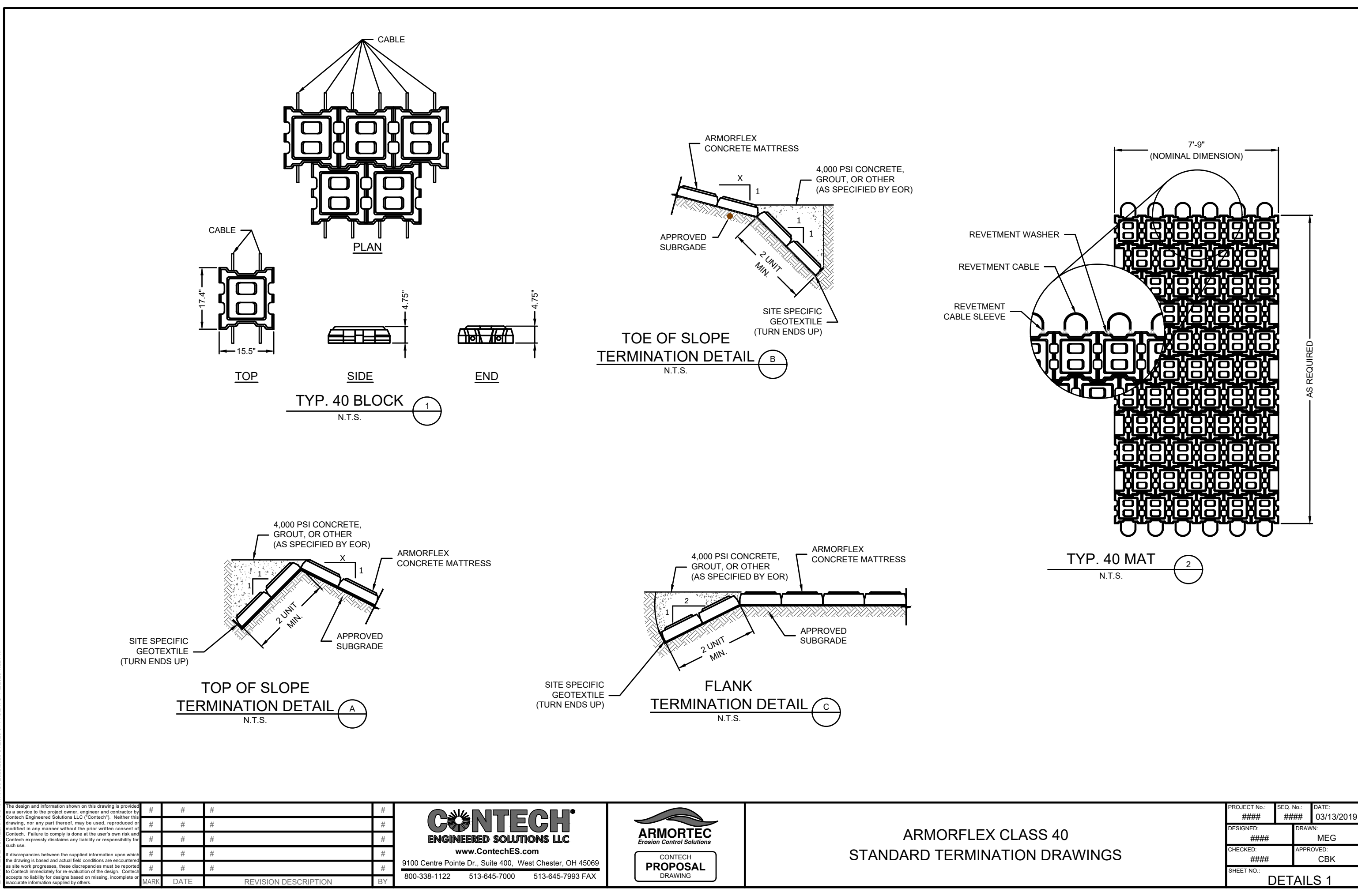
GENERAL NOTES:

- A BOUNDARY SURVEY FOR LOTS P1103001-P1103004 WAS PERFORMED BY EVERETT TOMBERLIN, GEORGIA RLS #2922. ALL OTHER PROPERTY BOUNDARIES SHOWN ON THESE PLANS ARE APPROXIMATE.
- THIS SITE IS IN A FLOOD ZONE "A" ACCORDING TO BRYAN COUNTY FLOOD MAP COMMUNITY-PANEL NUMBER 13029C 0065D, DATED MAY 5, 2014.
- CONTECH ARMORFLEX CONCRETE BLOCKS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER AND M.E. SACK ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL PROPERTY MARKERS WITHIN THE PROJECT LIMITS ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION TO THE EXTENT POSSIBLE. IN THE EVENT THAT THE DESIGN DOES NOT ALLOW FOR PROTECTION OF THE PROPERTY MARKERS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR REPLACEMENT COORDINATION WITH A REGISTERED LAND SURVEYOR.
- CONTRACTOR TO COORDINATE FENCING INSTALLATION WITH THE RESPECTIVE PROPERTY OWNERS. THE CITY OF PEMBROKE HAS OBTAINED RIGHT-OF-ENTRY AGREEMENTS WITH EACH PROPERTY OWNER SUBJECT TO THESE EFFORTS, ALLOWING THE CONTRACTOR TO ACCESS AND CONDUCT INSTALLATION WITHIN THE PROPERTIES AS NEEDED ON BEHALF OF THE CITY OF PEMBROKE. COPIES OF THE RIGHT-OF-ENTRY AGREEMENTS AND PROPERTY OWNER CONTACT INFORMATION WILL BE PROVIDED TO THE AWARDED CONTRACTOR.

EASEMENT NOTES:

- REFERENCE THE FOLLOWING RECORDED EASEMENT AGREEMENTS (PLAT INCLUDED) FOR INFORMATION ON THE 20' DRAINAGE EASEMENT SHOWN ALONG THE REAR LOT LINES OF LOTS P1103001 - P1103004:
 P1103001 - BRYAN COUNTY PLAT BK: 1707, PG: 844-846
 P1103002 - BRYAN COUNTY PLAT BK: 2025, PG: 7-9
 P1103003 - BRYAN COUNTY PLAT BK: 2025, PG: 10-12
 P1103004 - BRYAN COUNTY PLAT BK: 2025, PG: 4-6
- THE 30' DRAINAGE EASEMENT SHOWN ALONG THE SHARED PROPERTY LINE OF THE QUILL & CASTRO PROPERTIES CAN BE REFERENCED IN THE RECORDED PLAT SHOWN ON PAGE 3A OF BRYAN COUNTY PLAT BOOK 446.





REVISIONS:

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GEORGIA REGISTERED ENGINEER
No. 3583
MARCUS E. SACK
DATE: 7/2/2025

M.E. SACK ENGINEERING
19 80

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ANNE STREET CANAL IMPROVEMENTS

DETAILS

C501

FILE NO: 2023-51
PLOT DATE: July 2, 2025