

MLS #: A929174A (Active) List Price: \$1,750,000 (12 Hits)

0000 GA Hwy 3, N. Pinetree Blvd, Cassidy Rd. (57+/- AC) Thomasville, GA 31792



Present Use: Timber, Unimproved
Apx Total Acreage: 57
Price/Acre:
Terrain: Level, Rolling Slope

Lot #:
Main Area: Thomasville
Subdivision: No Recorded Subdivision
County: Thomas
Zoning: R2-LU

WARNING:**Lot Dimensions:****Deed Book/Page:****Plat Book/Page:****Insurance:** \$0.00**HOA:** No**Assoc Fee:****Assoc Fee Pd:****HOA Initiation Fee:** \$0.00**City Taxes:** 0.00**County Taxes:** 0.00**Tax Year:** 2025**Improvements:** Cleared, Other-See Remarks**Allotments:****Character:** Pond Site, Timber, Wooded, Other-See Remarks**Road Access:** Paved, Other-See Remarks**Utilities:** Water Available, Sewer Available**Frontage:** Road, Other-See Remarks**Directions:** Property on the corner of GA 3, Pine Tree Blvd., and Cassidy Road.

Public Remarks: Options + Choices = VALUE 57+/- ACRES inside the Bypass with Residential Zoning... You simply don't see tracts like this available in Thomasville anymore! Unlike many properties marketed as "development tracts," this property actually delivers: it has the zoning, soils, and city utilities in place to make your project a reality from day one. Exceptional Access: Frontage on three roads gives you maximum flexibility for site layout, ingress/egress, and parcel division. GA Hwy is a State Road. Seek GADOT approval for any driveways. Development-Ready Topography: Features good high ground with excellent overall access throughout the tract. Flexible Development Potential: Consider dividing the acreage or requesting rezoning on select portions for specific uses or higher densities. Surrounding property zonings make this an ideal candidate for a multi-use or multi-partner development venture. City Utilities: Full municipal utilities are a major asset. (Note: Always contact the City of Thomasville to verify your specific use and request a Letter of Availability for your utility needs). Natural Character & Focal Points: Gorgeous feature trees—including Swamp Chestnut Oaks and Live Oaks—offer stunning focal points for homesites or common spaces. Plus, the property features an exceptional site for a custom water feature/pond that would provide scenic views for much of the surrounding acreage. Abundant Wildlife: Take time to check out the deer and local wildlife that frequently use this tract (see photos). Best viewed with a mule or ATV. Has been partially cleared in places. Can drive in from N. Pinetree Blvd and get a pretty good idea.

REALTOR Remarks: With 50+ Acres inside the city limits, you really need to think beyond traditional uses.**Office Notes:****Owner's Name:****Owner's Phone:****Owner's Business Phone:****Owner's Email Address:****Owner's Address:****Owner's City:****Owner's State:****Owner's Zip:****Sign On Property:** Yes**To Show:** Call Listing Office, Gated**Terms Financing:** Cash, Refinance**Closing Information:** Possession At Closing**Occupied:** Yes**Agent Owned:** No**Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**List Dt:** 8/4/2026**Expr Dt:** 7/15/2027**CntctDate:****Marketing Date:** 8/10/2026**Original List Price:** \$1,750,000**Days on Market:** 22**Contingent Expiration Date:****GREC Firm #:** H-907**GREC Agent #:** 164943**Listing Office:** Crocker Realty (#:7)**Main:** (229) 228-0552**Fax:** (229) 226-6532**Co-Listing Office:** Crocker Realty (#:7)**Co-Main:** (229) 228-0552**Co-Fax:** (229) 226-6532**Listing Agent:** Daniel Crocker (#:2)**Contact #:** (229) 403-6297**Agent Email:** landcrocdan@gmail.com**Co-Listing Agent:** Curtis Crocker (#:1)**Co-Contact #:** (229) 224-1391**Co-Agent Email:** curtisc@rose.net

Information Herein Deemed Reliable but Not Guaranteed



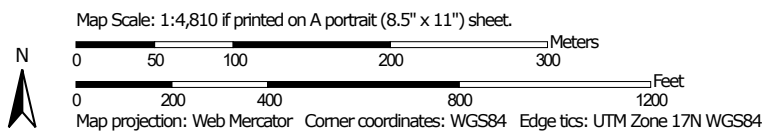
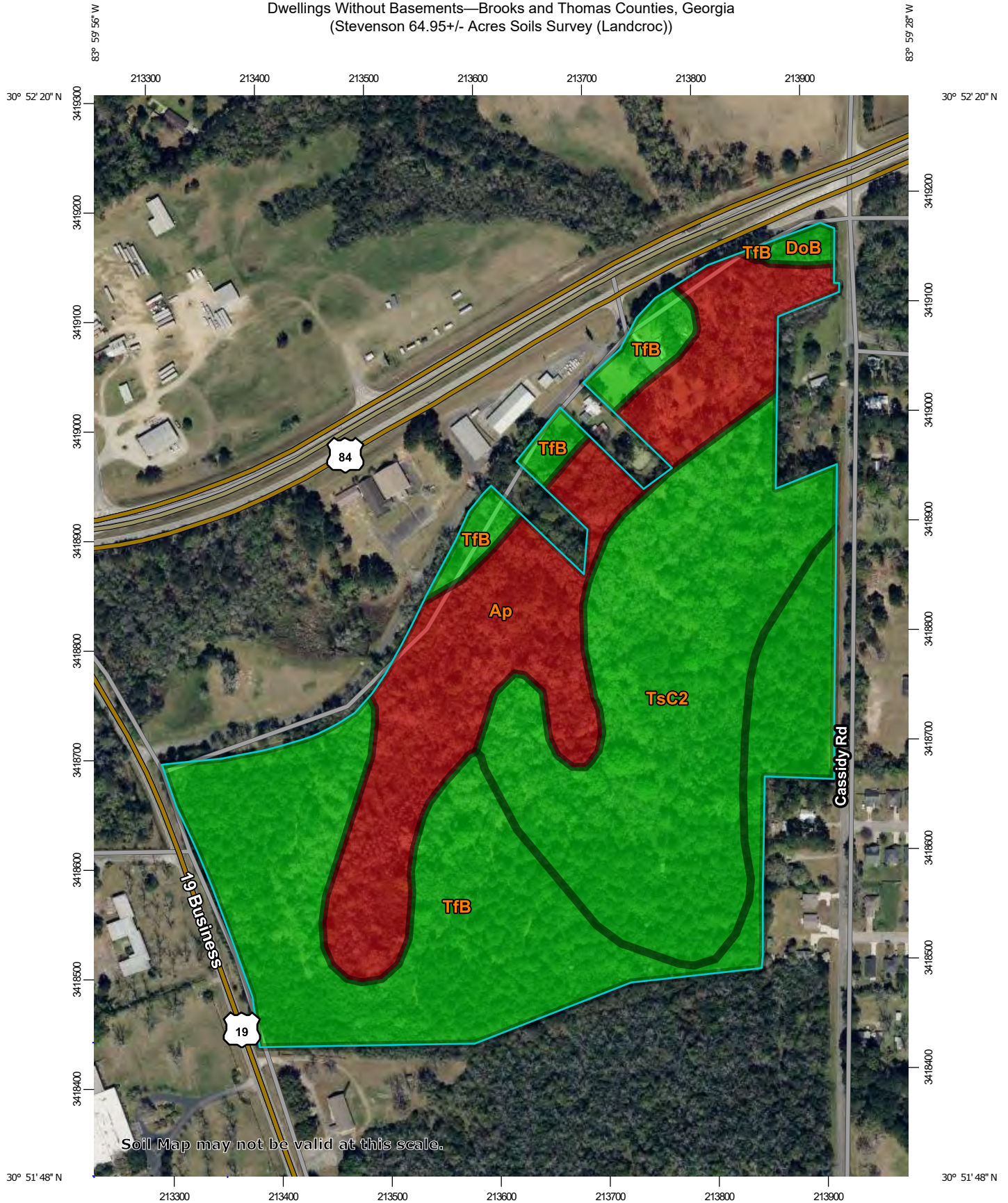
Boundary

Stream, Intermittent

River/Creek

Water Body

Dwellings Without Basements—Brooks and Thomas Counties, Georgia
(Stevenson 64.95+/- Acres Soils Survey (Landcroc))



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/9/2026
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Brooks and Thomas Counties, Georgia
Survey Area Data: Version 23, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 8, 2022—Mar 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Dwellings Without Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
Ap	Alapaha loamy sand, 0 to 2 percent slopes, occasionally flooded	Very limited	Alapaha (80%)	Flooding (1.00)	16.4	26.4%
				Depth to saturated zone (1.00)		
			Pelham (4%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
			Rains (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
DoB	Dothan loamy sand, 2 to 5 percent slopes	Not limited	Dothan (80%)		0.5	0.8%
TfB	Tifton loamy sand, 2 to 5 percent slopes	Not limited	Tifton (85%)		24.6	39.5%
TsC2	Tifton sandy loam, 5 to 8 percent slopes, eroded	Not limited	Tifton, eroded (85%)		20.8	33.3%
Totals for Area of Interest					62.3	100.0%

Rating	Acres in AOI	Percent of AOI
Not limited	45.9	73.6%
Very limited	16.4	26.4%
Totals for Area of Interest	62.3	100.0%



Description

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to



validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

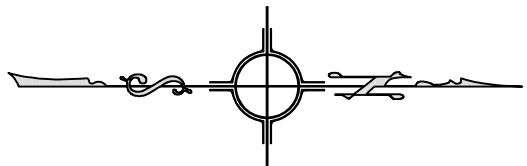
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



SURVEY DONE BY:
JOEY BROCK LAND SURVEYORS
274 ROBERT WILLIS ROAD
CAIRO, GEORGIA 39827
TEL : (229) 377 0737
DATE OF SURVEY : 6 MARCH 2007

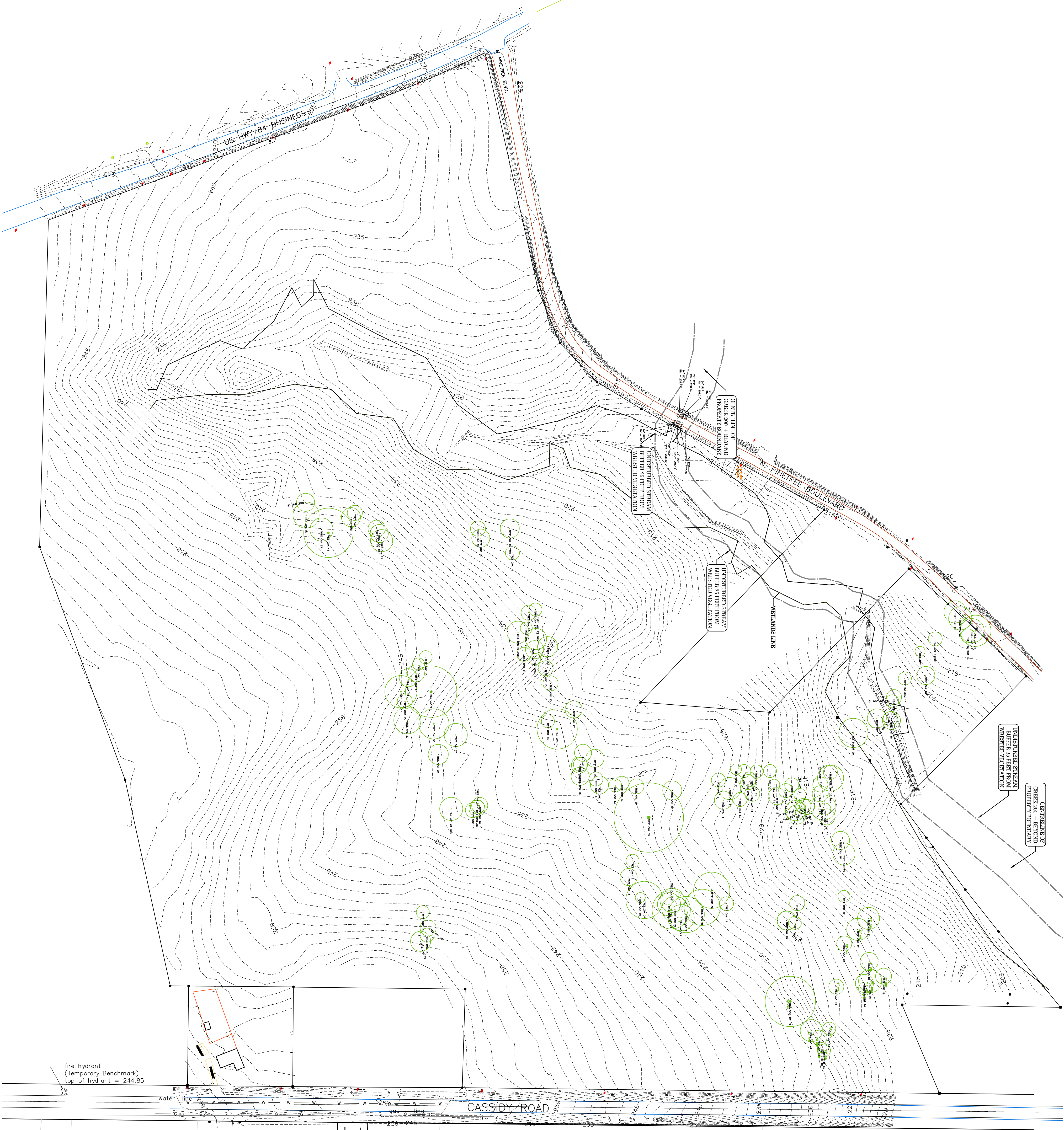
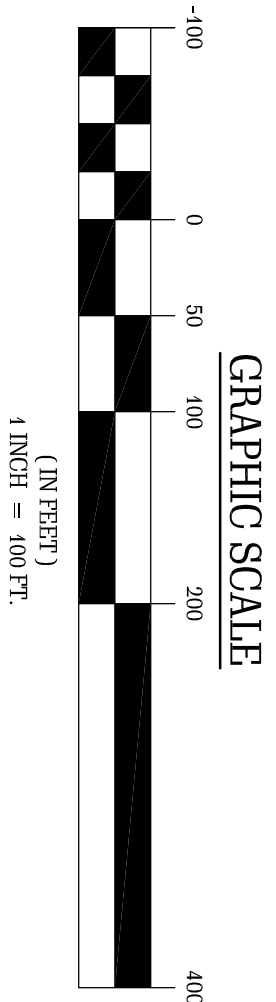


PROJECT NARRATIVE

1. THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF THOMASVILLE, THOMAS COUNTY, GEORGIA, AND IS SURROUNDED BY RESIDENTIAL & AGRICULTURAL PROPERTIES.
2. PROJECT AREA: 64.48 ACRES, DISTURBED AREA: ±33.66 ACRES
3. PROPERTY DESCRIPTION: LOCATED ON LAND LOT 14, 18th L.D., THOMAS COUNTY, GEORGIA 31792. LATITUDE: 30° 50' 00" N, LONGITUDE: 83° 50' 40" W.
4. CURRENT PROPERTY USE: VACANT RESIDENTIAL.
5. MINIMUM SETBACKS: 30' FRONT, 30' REAR, 5' SIDE, 15' SIDE CORNER LOT
6. PROJECT OWNERS: GUYLDERA, AND 24 HOUR CONTACT
GSG COMPANY, LLC
P.O. BOX 1799
THOMASVILLE, GA 31799
ATTENTION: MR. LEE GREEN (229) 234-5555

EROSION CONTROL CERTIFICATION

I HEREBY CERTIFY THAT I HAVE VISITED THE SITE PRIOR TO THE DESIGN OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS.
BY _____



V D W E
VAN DER WATT
ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS

84 BENT OAK CIRCLE
THOMASVILLE, GA 31757-9502
TEL: (229) 551-0363
FAX: (229) 227-6593
EMAIL: VDWE@GSE.NET
CERT. OF AUTH. GA # PECO04845

PROJECT:
BROOKHAVEN SUBDIVISION
THOMASVILLE
GEORGIA
31792

CLIENT:
GSG COMPANY, LLC
THOMASVILLE

DRAWING TITLE:
SURVEY
PLAN

DRAWING NO.: 06-008
DRAWN BY: JV
DWG NO.: 06-008.dwg
CHECKED BY: JV
SCALE: 1" = 100'
DATE: 30 APRIL 2007

REVISIONS	
NO.	DATE
1	06/26/07
IV	COMPLETE REVISION OF PROJECT

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IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
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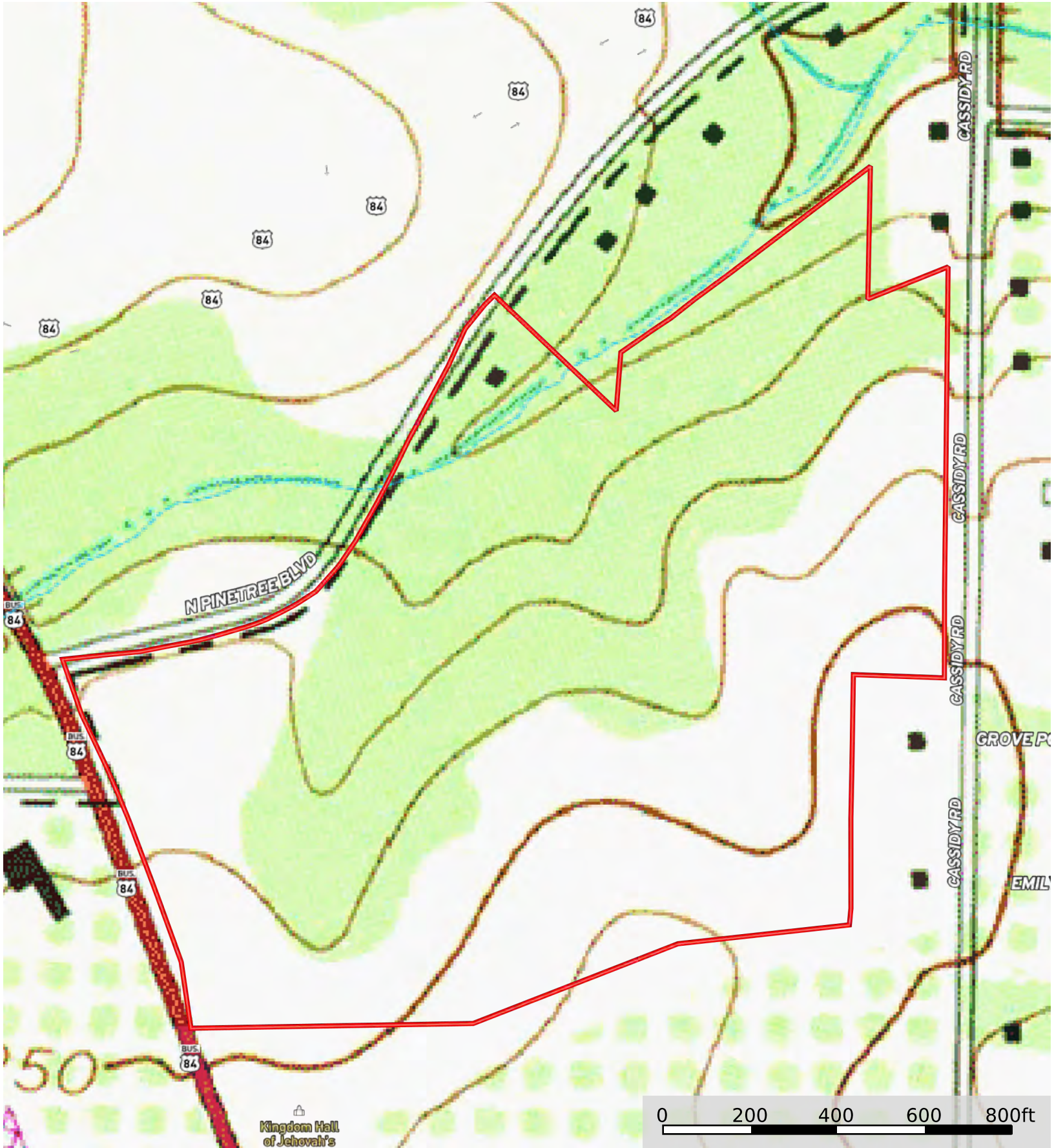
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REGISTERED PROFESSIONAL
No. 008867
L. VAN DER WATT
L. VAN DER WATT

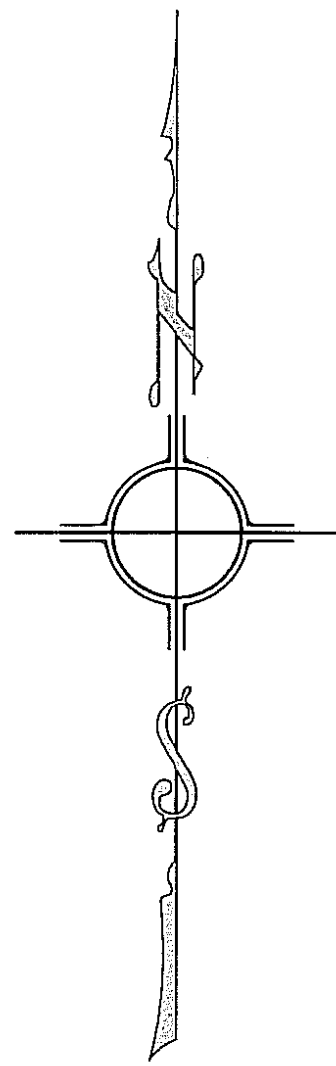
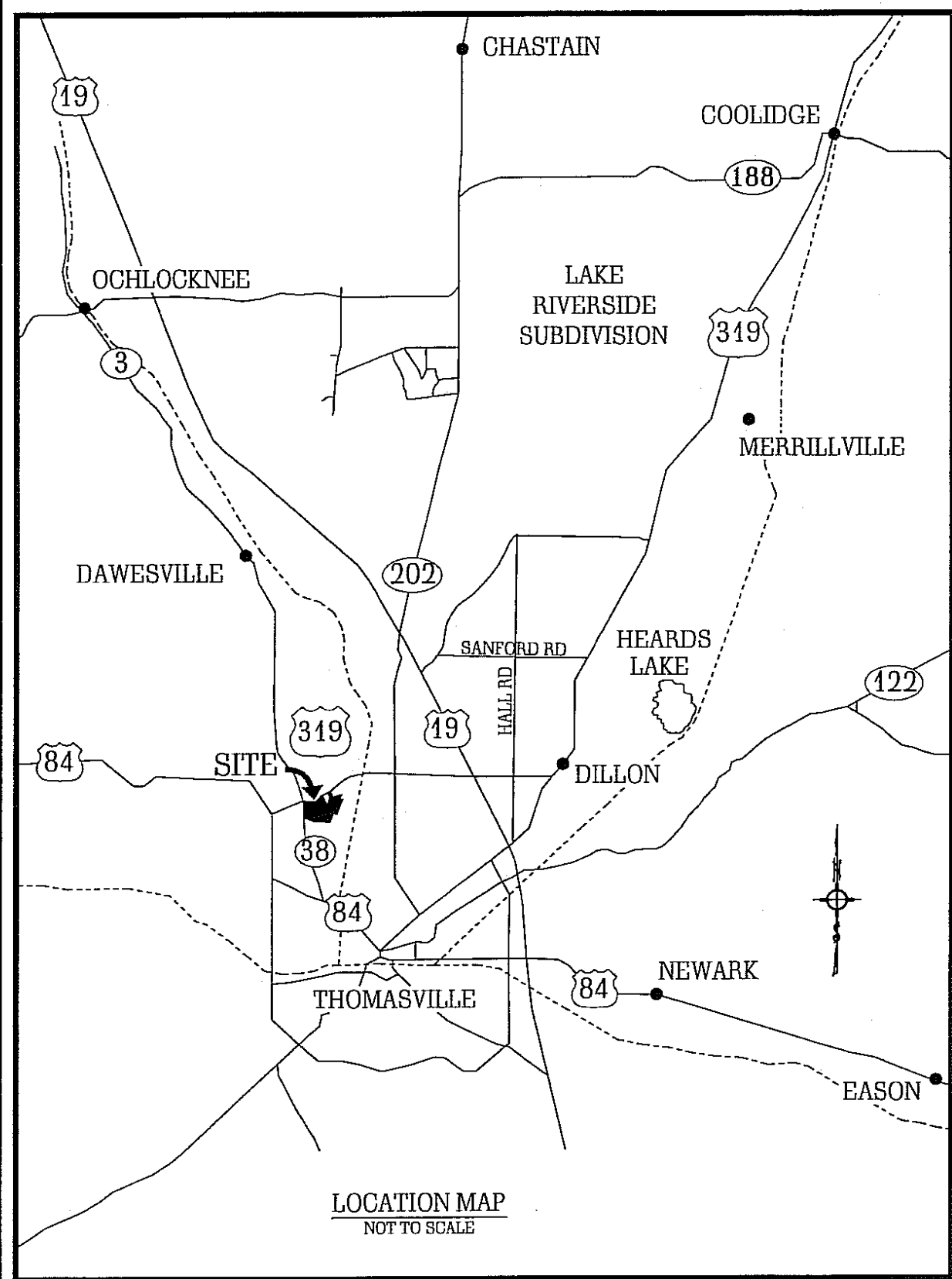


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Or click www.gaupc.com
UTILITIES PROTECTION CENTER

Pinetree Blvd/GA 3/Cassidy Rd. - Stevenson
Thomas County, Georgia, 57 AC +/-

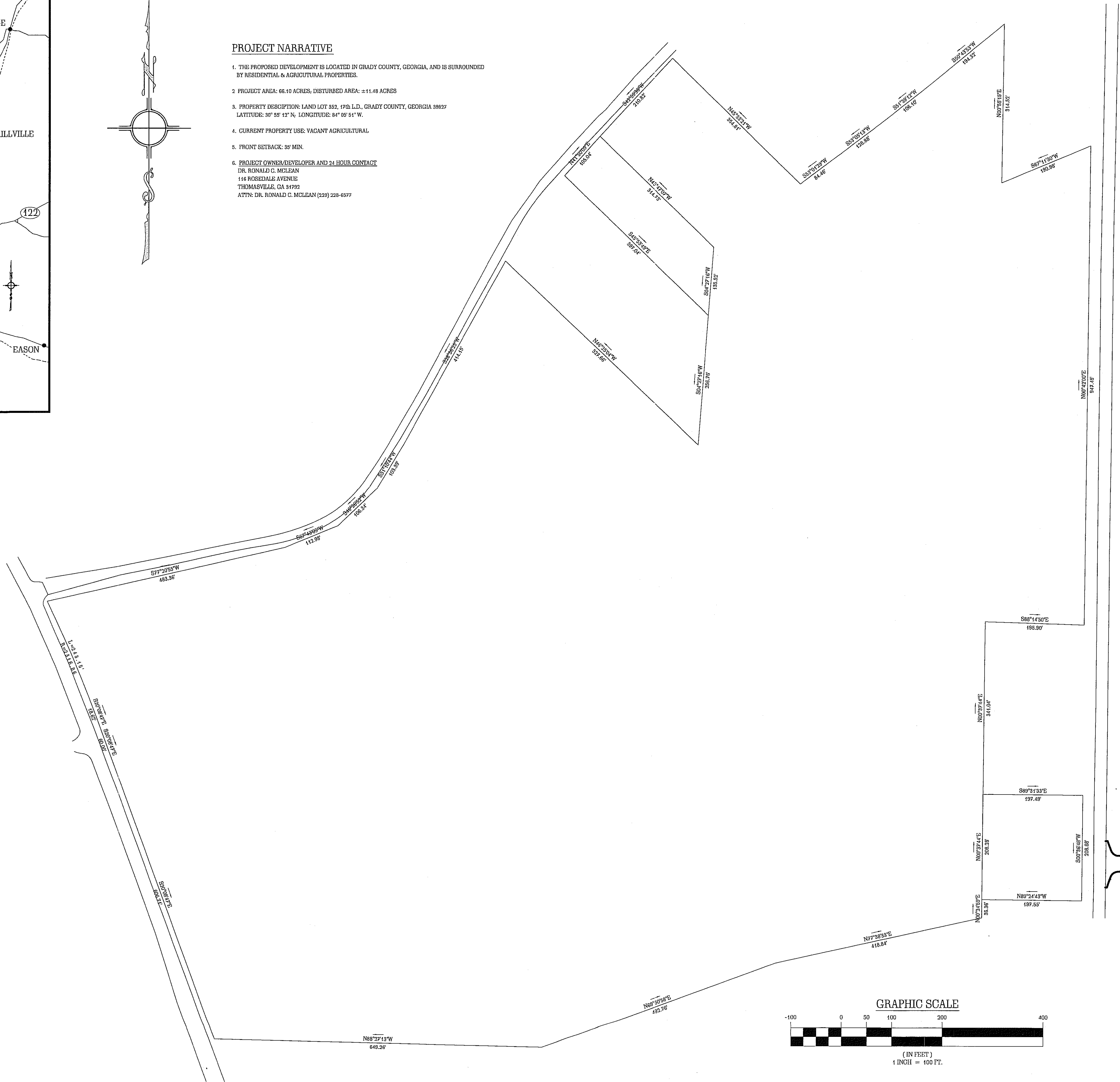


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



PROJECT NARRATIVE

1. THE PROPOSED DEVELOPMENT IS LOCATED IN GRADY COUNTY, GEORGIA, AND IS SURROUNDED BY RESIDENTIAL & AGRICULTURAL PROPERTIES.
2. PROJECT AREA: 66.10 ACRES; DISTURBED AREA: ±11.46 ACRES
3. PROPERTY DESCRIPTION: LAND LOT 352, 19th L.D., GRADY COUNTY, GEORGIA 39827
LATITUDE: 30° 55' 12" N; LONGITUDE: 84° 05' 51" W.
4. CURRENT PROPERTY USE: VACANT AGRICULTURAL
5. FRONT SETBACK: 35' MIN.
6. PROJECT OWNER/DEVELOPER AND 24 HOUR CONTACT
DR. RONALD C. MCLEAN
116 ROSEDALE AVENUE
THOMASVILLE, GA 31792
ATTN: DR. RONALD C. MCLEAN (229) 228-6577



VDWE
VAN DER WATT
ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
84 BENT OAK CIRCLE
THOMASVILLE, GA 31757-9502
TEL: (229) 551-0363
FAX: (229) 227-6593
E-MAIL: VDWE@ROSE.NET
CERT. OF AUTH. GA # PEF004845

PROJECT:
CASSIDY ROAD
THOMASVILLE
GEORGIA
31757

CLIENT:
MR. LEE GREEN
THOMASVILLE

DRAWING TITLE:
SITE
PLAN

PROJ. No.: 06-008 DRAWN BY: JV
DWG No.: 06-008.dwg CHECKED BY: JV
SCALE: 1" = 100' DATE: 21 MARCH 2007

REVISIONS
NO. DATE INITIALS DESCRIPTION

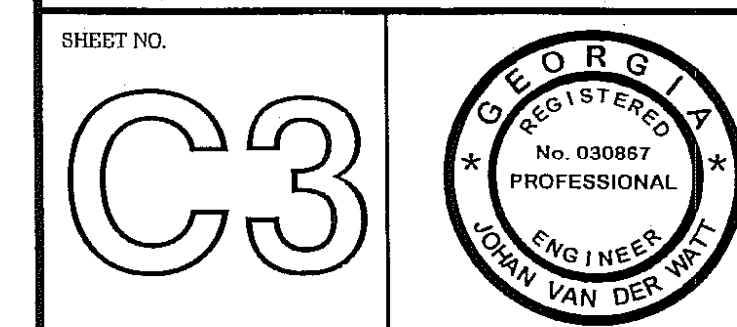
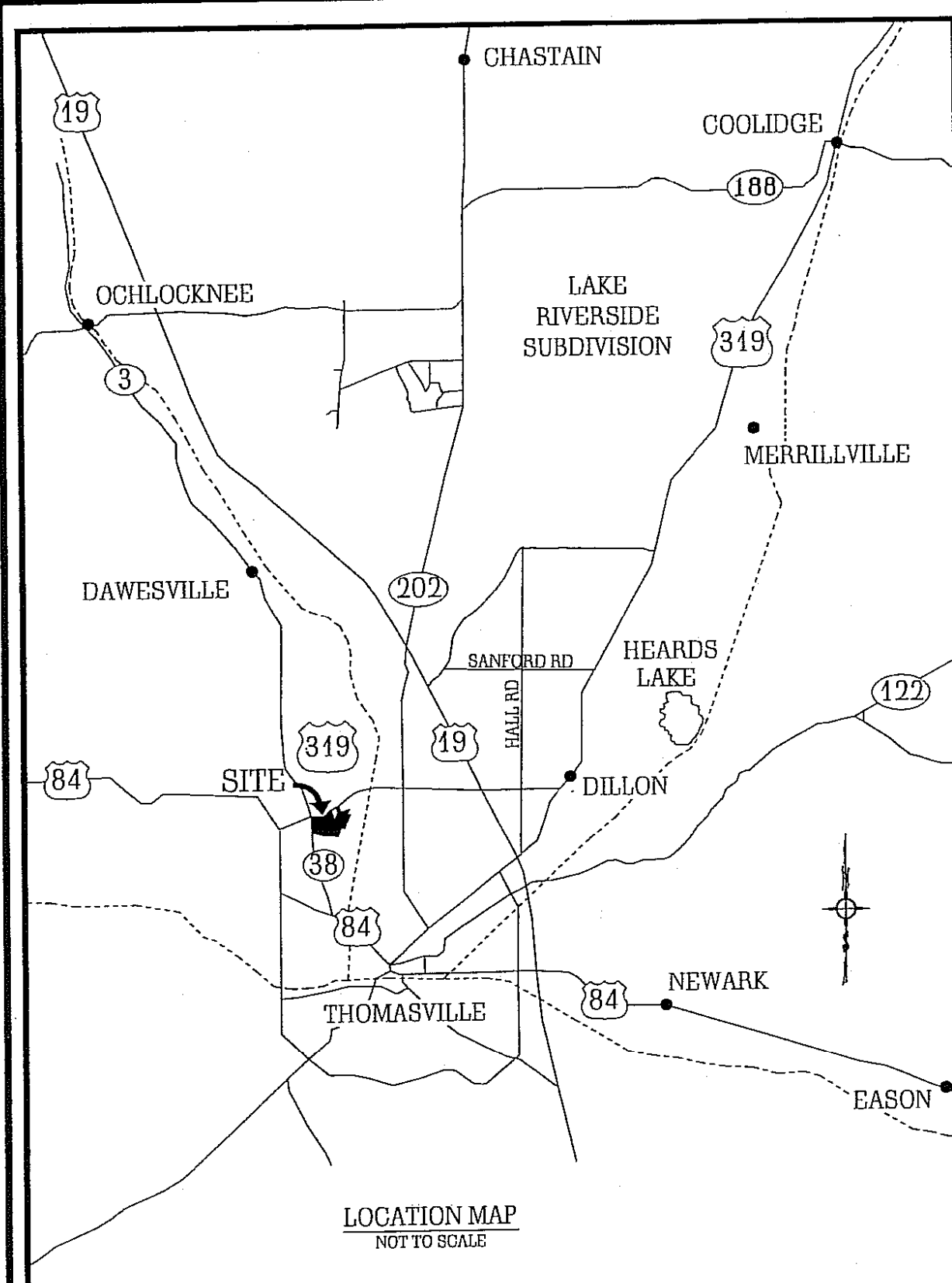
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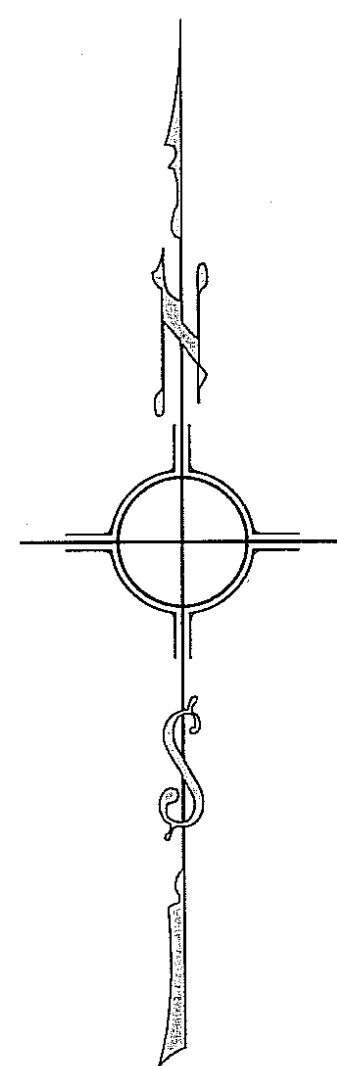
SHEET NO.
C3

GEORGIA
REGISTERED
No. 030867
PROFESSIONAL
ENGINEER
JOHAN VAN DER WATT



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1-800-282-7441
Or click www.gaupc.com
UTILITIES PROTECTION CENTER





1. PERMITS
CONSTRUCTION OF ANY SORT WILL NOT BE ALLOWED WITHOUT OBTAINING THE REQUIRED
PERMITS FROM ALL AUTHORITIES CONCERNED.

EXISTING UTILITIES
BEFORE COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND PROTECTION CENTER AT 1-800-392-7444 AND VERIFY THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT HIS OWN COST. HE SHALL ALSO NOTIFY THE APPLICABLE GOVERNMENTAL, PUBLIC WORKS AND PUBLIC UTILITY DEPARTMENTS OF ANY SUCH NOTIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES AND STRUCTURES SHOWN ON THE DRAWINGS, WATER, SEWER, GAS, POWER, TELEPHONE OR ANY OTHER UTILITIES WHICH ARE LOCATED ABOVE, UNDERGATE, ALONGSIDE OR NEARBY THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAWINGS, AND IF THEY ARE SHOWN, THEIR LOCATIONS ARE ONLY APPROXIMATE. IF THERE APPEARS TO BE A CONSTRUCTION CONFLICT OR IF ANY UTILITY NOT SHOWN ON THE DRAWINGS IS LOCATED NEARBY THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE DONE TO ANY STRUCTURES OR PROPERTY THROUGH HIS CARELESSNESS OR NEGLIGENCE. ANY GRADE STACKS, RISES, ETC. DESTROYED WILL BE REPAIRED BY THE CONTRACTOR.

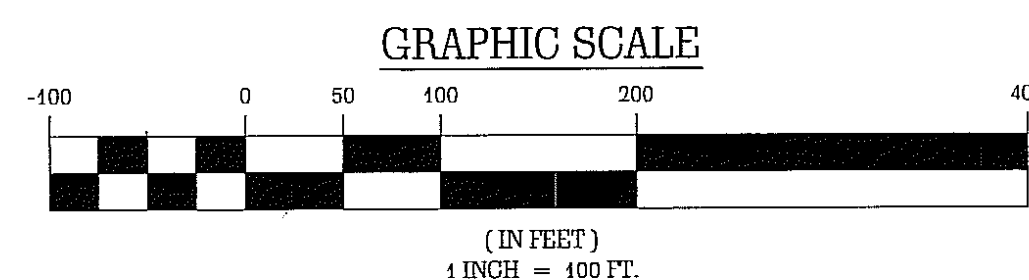
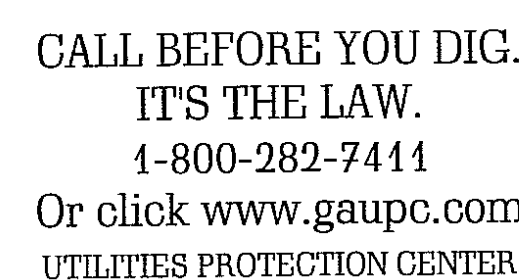
9. PROPOSED UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY CONSTRUCTION DIVISION AND SCHEDULING A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING 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 (ELECTRIC 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 SECTION.

4. CLEARING AND GRUBBING
ALL PROPOSED GRADES, PAVED AND BUILDING AREAS SHOWN ON THE DRAWINGS WILL BE
CLEARED AND GRUBBED OF ALL TREES, VEGETATION AND OTHER OBJECTABLE MATERIAL.
ALL TREES, BRANCHED VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER
ACCEPTABLE TO THE OWNER AND ENGINEER. IF A BURNING PERMIT IS REQUIRED, THE
CONTRACTOR WILL OBTAIN ONE AT HIS EXPENSE. ALL TREES AND VEGETATION THAT OBSTRUCT
SIGHT AT ROAD INTERSECTIONS SHALL BE REMOVED TO SUCH AN EXTENT THAT THE REQUIRED
SIGHT DISTANCE IS OBTAINED. ALL CLEARING AND GRUBBING WITHIN THE UTILITY EASEMENT
AND FILL AREAS SHALL BE TO THE DIMENSIONS NECESSARY TO CONSTRUCT THE IMPROVE-
MENTS SHOWN ON THE DRAWINGS.

5. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL MATERIALS AND WORKMANSHIP STANDARDS AND SPECIFICATIONS, E.G. 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, DEMOLITION AND EXCAVATION AS ADOPTED BY THE SAFETY COUNCIL 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.



V D W E

**VAN DER WATT
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CONSULTING CIVIL ENGINEERS

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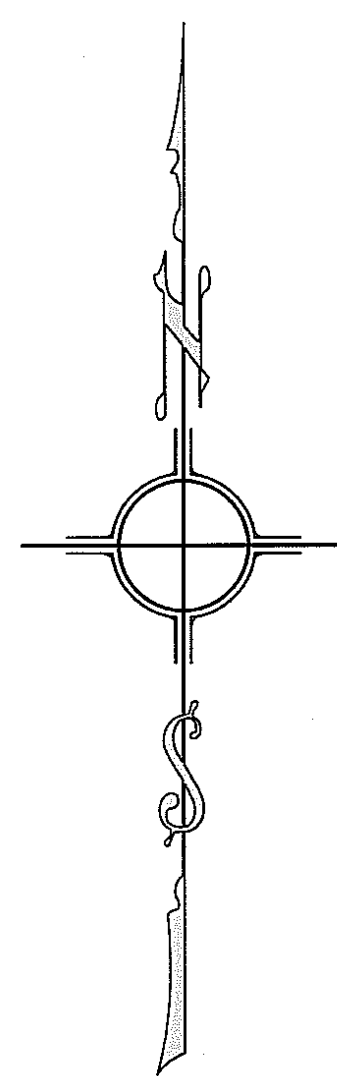
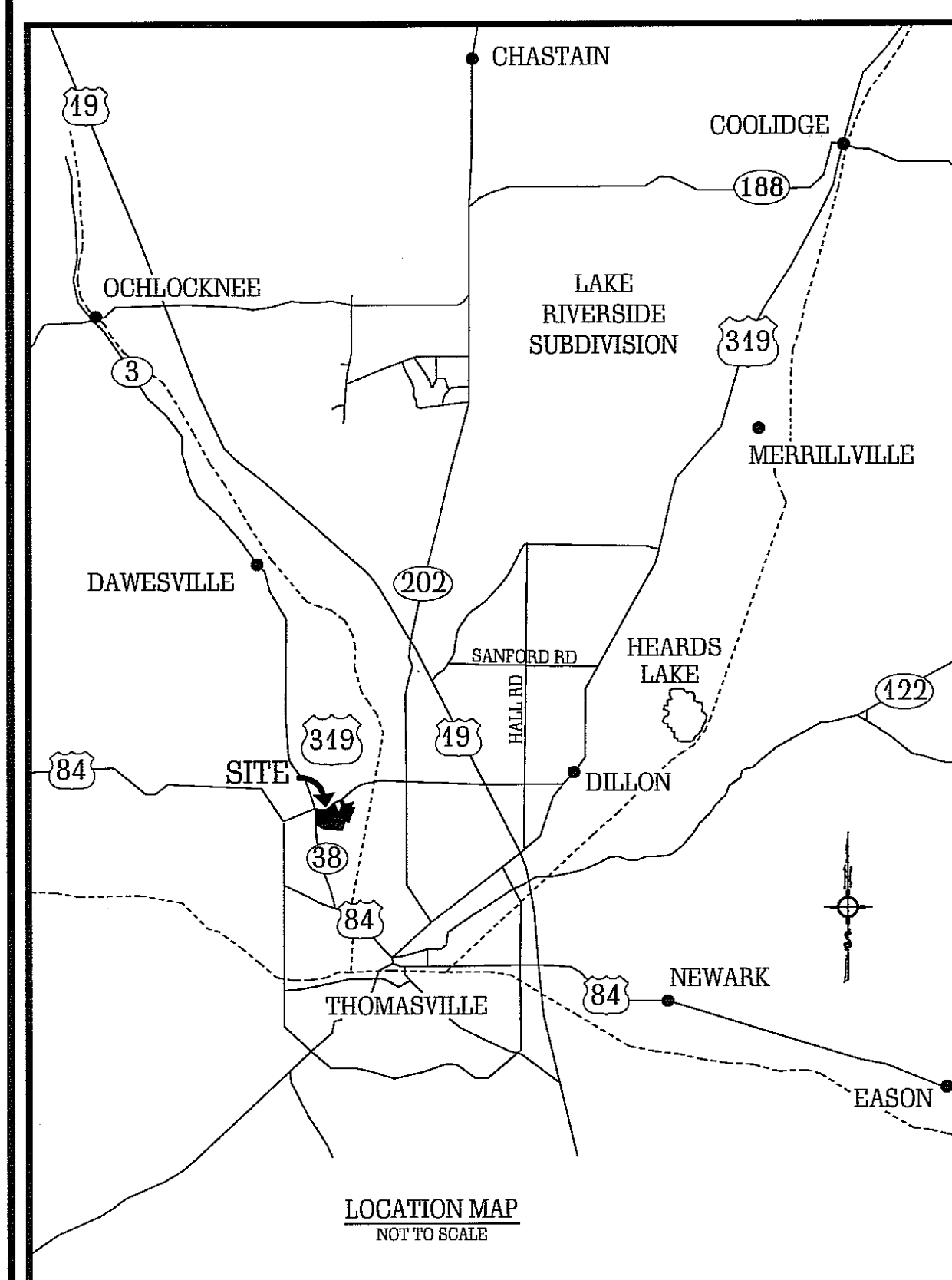
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REVISIONS			
NO.	DATE	INITIALS	DESCRIPTION

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SHEET NO.





GENERAL NOTES

- 1. PERMITS**
CONSTRUCTION OF ANY SORT WILL NOT BE ALLOWED WITHOUT OBTAINING THE REQUIRED PERMITS FROM ALL AUTHORITIES CONCERNED.
- 2. EXISTING UTILITIES**
BEFORE COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UNDER-GRASS UTILITY LOCATION CENTER AT 1-800-368-4141 AND VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AT HIS OWN COST. HE SHALL ALSO NOTIFY THE APPLICABLE GOVERNMENTAL, PUBLIC WORKS AND PUBLIC UTILITY DEPARTMENTS 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 ABOVE, UNDERGROUND, ALONG OR NEARBY THE PROPOSED WORK SHALL BE INDICATED AND NOT NECESSARILY SHOWN ON THE DRAWINGS, AND IF THEY ARE SHOWN, THEIR LOCATIONS ARE ONLY APPROXIMATE. IF THERE ARE PROBLEMS TO THE CONSTRUCTION CONTROL OR IF ANY UTILITY NOT SHOWN ON THE DRAWINGS IS DISCOVERED, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY, NOTIFY THE ENGINEER AND SHALL BE RESPONSIBLE FOR ALL DAMAGES DONE TO ANY STRUCTURES OR PROPERTY THROUGH HIS CARELESSNESS OR NEGLIGENCE. ANY GRADE STAKES, HUBS, ETC. DESTROYED WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
- 3. PROPOSED UTILITIES**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY CONSTRUCTION DIVISION OF ANY LOCAL GOVERNMENT OF A FIELD CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING 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, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO INSTALL THE WATER MAIN (ELECTRIC 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 PLANT SECTION.
- 4. CLEARING AND GRUBBING**
ALL EXISTING GRADE, VEGETATION AND BUILDING AREAS SHOWN ON THE DRAWINGS WILL BE CLEARED AND GRUBBED UP OF ALL TREES, VEGETATION AND OTHER OBSTRUCTIONABLE DEBRIS. ALL TREES, BRANCHES VEGETATION AND DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER ACCEPTABLE TO THE OWNER AND ENGINEER. IF A TREE OR BRANCH IS NOT TO BE REMOVED, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO MAINTAIN ALL TREES AND VEGETATION THAT OBSTRUCT SIGN AT ROAD INTERSECTIONS SHALL BE REMOVED TO SUCH AN EXTENT THAT THE REQUIRED RIGHT OFWAY IS OBTAINED. ALL CLEARING AND GRUBBING WITHIN THE UTILITY BASINEMENT SHALL BE COMPLETED PRIOR TO ANY CONSTRUCTION NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE DRAWINGS.
- 5. MATERIALS AND WORKSMANSHIP**
ALL MATERIALS AND WORKSMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL RELEVANT STANDARDS AND SPECIFICATIONS, I.C. GEORGIA DEPARTMENT OF TRANSPORTATION AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER AND ALL APPLICABLE LOCAL AUTHORITY ORDINANCES AND REGULATIONS AND THE LATEST RULES AND REGULATIONS GOVERNING CONSTRUCTION, DEMOLITION AND EXCAVATION AS ADOPTED BY THE SAFETY CODES OF THE STATE OF GEORGIA AND GSA.
- 6. DEVIATION FROM PLANS**
ANY DEVIATION FROM THE DRAWINGS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER, ENGINEER AND AFFECTED GOVERNMENTAL AGENCIES.



LEGEND

EXISTING		PROPOSED	
C.M.S.	- CONCRETE MONUMENT SET		
P.I.P.	- RON PIN PLACED		
C.M.F.	- CONCRETE MONUMENT FOUND		
I.P.F.	- RON PIN FOUND		
G.P.F.	- JALVANIZED PIPE FOUND		
— W —	- EXISTING WATER MAIN	— W —	- PROPOSED WATER MAIN
	- EXISTING FIRE HYDRANT		- PROPOSED FIRE HYDRANT
	- EXISTING WATER VALVE		- PROPOSED WATER VALVE
	- EXISTING WATER METER		- PROPOSED WATER METER
— SS —	- EXISTING SANITARY SEWER	— SS —	- PROPOSED SANITARY SEWER
	- EXISTING SANITARY SEWER MANHOLE		- PROPOSED SANITARY SEWER MANHOLE
=====	- EXISTING CONCRETE PIPE	=====	- PROPOSED CONCRETE PIPE
	- EXISTING STORM SEWER MANHOLE		- PROPOSED STORM SEWER MANHOLE
	- EXISTING POWER POLE (P.P.)		- PROPOSED POWER POLE (P.P.)
— OHP —	- EXISTING OVER HEAD POWER	— OHP —	- PROPOSED OVER HEAD POWER
— UGP —	- EXISTING UNDERGROUND POWER	— UGP —	- PROPOSED UNDERGROUND POWER
— UGT —	- EXISTING TELEPHONE LINE (WIRED UNDER GROUND)	— UGT —	- PROPOSED TELEPHONE LINE (WIRED UNDER GROUND)
— CTV —	- EXISTING CABLE	— CTV —	- PROPOSED CABLE
— 100 —	- EXISTING CONTOUR	— 101 —	- PROPOSED CONTOUR
	- EXISTING TREE		- PROPOSED TREE
=====	- SOILS LINES		
-----	- 100-FA FLOODPLAIN BOUNDARY		
	- EXISTING ITEMS TO BE DEMOLISHED		- PROPOSED FLARED END SECTION
	- EXISTING FLARED END SECTION		
R/W	- EXISTING RIGHT OF WAY	R/W	- PROPOSED RIGHT OF WAY
○	- EXISTING LOT BOUNDARY CORNER	○	- PROPOSED LOT BOUNDARY CORNER
— ○ —	- EXISTING FENCE	— ○ —	- PROPOSED FENCE
C/L	- EXISTING CENTERLINE	C/L	- CENTERLINE
— X —	- SILT FINE	— X —	- SILT FINE
			- RIP-RAP

V D W E
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PROJECT:

CASSIDY ROAD
THOMASVILLE
GEORGIA
31757

CLIENT: MR. LEE GREEN
THOMASVILLE

DRAWING TITLE:

SITE
PLAN

PROJ. No.:	06-008	DRAWN BY:	jv
DWG No.:	06-008.dwg	CHECKED BY:	jv
SCALE:	1"=100'	DATE:	24 MARCH 2007

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