

EXISTING LEGEND:

POWERPOLE —ss— SAN. SEWER LINE MONUMENT FOUND SEWER MANHOLE MONUMENT SET C GUY WIRE P.K. NAIL FOUND LIGHT POLE GT GREASE TRAP P.K. NAIL SET GROUND LIGHT -FM- FORCE MAIN MAG NAIL FOUND STREET LIGHT POLE CLEAN OUT ELEC. TRANSFORMER MAG NAIL SET -STORM DRAIN LINE A/C AIR CONDITIONER × FOUND X MARK STORM DRAIN MANHOLE BURIED ELECTRIC × SET X MARK STORM INLET OVERHEAD ELECTRIC A R.R. SPIKE FOUND © CATCH BASIN ELECTRIC MANHOLE △ R.R. SPIKE SET ELECTRIC METER CURB INLET BENCHMARK ELECTRIC BOX A PAY PHONE GENERATOR R/W CONC. R/W MARKER TELEPHONE BOX ELECTRICAL VAULT (R) RECORD DATA TELEPHONE PEDESTAL ELECTRICAL PEDESTAL TELEPHONE MANHOLE (M) MEASURED DATA —w—WATER LINE (C) CALCULATED DATA TELEPHONE POLE WATER MANHOLE R/W RIGHT OF WAY - TELEPHONE LINE WATER VALVE BSL BACK SET LINE OVERHEAD TELEPHONE UNDERGROUND WATER METER RCP REINFORCED CONC PIPE HYDRANT TELEPHONE MARKER
CABLE TELEVISION CMP CORRUGATED METAL PIPE BACK FLOW
PREVENTOR
FIRE DEPARTMENT
CONNECTION
FIRE PROTECTION
VALVE PVC PLASTIC PIPE -FO-FIBER OPTIC CABLE MTL METAL O/HC OVERHEAD CABLE AGL ABOVE GROUND LEVEL CABLE BOX F.P. FOOTPRINT © CABLE PEDESTAL HOSE BIBB 🕰 DECIDUOUS TREE UNDERGROUND CABLE MARKER s Landscaping CONTROL VALVE IRRIGATION CONTROL CONIFER TREE **TELECOMMUNICATIONS** MANHOLE TELECOMMUNICATIONS PEDESTAL ŘÉČĽĀMED WATER SQUARE METAL LID FUEL TANK LID WATER VAULT FLAG POLE TRAFFIC POLE GAS VALVE UNKNOWN MANHOLE TRAFFIC SIGNAL GAS METER FROZEN MANHOLE TRAFFIC MANHOLE UNDERGROUND GAS MARKER GAS PEDESTAL W UNKNOWN VAULT TRAFFIC SIGNAL BOX UM UNKNOWN VAULT METAL TRAFFIC VAULT **UNKNOWN VALVE** STOP SIGN MB MAIL BOX SIGN PROPANE TANK BOLLARD -GUARD RAIL BORE HOLE _FENCE M.W MONITORING WELL

PROPOSED LEGEND:

PROPERTY LINE PROPOSED LEASE LINE PROPOSED CURB PROPOSED CONTOUR DRAINAGE SLOPE AND DIRECTION

× XXXX SW SIDEWALK ELEVATION XXXX EX EXISTING SPOT ELEVATION

TOP OF CURB XXXXX G GUTTER

NOTE: ALL PROPOSED SPOT ELEVATIONS HAVE A BASE ELEVATION OF 1400 FEET

GRADING KEY NOTES

G1A MATCH EXISTING PAVEMENT ELEVATION.

G1B LIMITS OF SAWCUT AND PAVEMENT REMOVAL G5 0" TO 6" CURB TAPER OVER 10' REFER TO DETAIL SHEET

- 1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- 2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE COUNTY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- 5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.

GENERAL GRADING NOTES:

- 6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- 7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- 8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- 10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- 11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1

- 12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
- 13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
- 14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- 15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- 16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- 17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.

- 18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- 19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE
- 20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- 22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- 23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- 24. ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.

- 25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
- 26. DRAINAGE STRUCTURES SHALL BE MAINTAINED BY PROPERTY OWNERS.
- 27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- 28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.



Know what's **below**. Call before you dig.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

GRADING PLAN

Project No. 20191177.0

Drawn NICOLE NOVACK

Checked STEPHEN POWERS

Scale 1:20

Date 12-01-20

C-3.0

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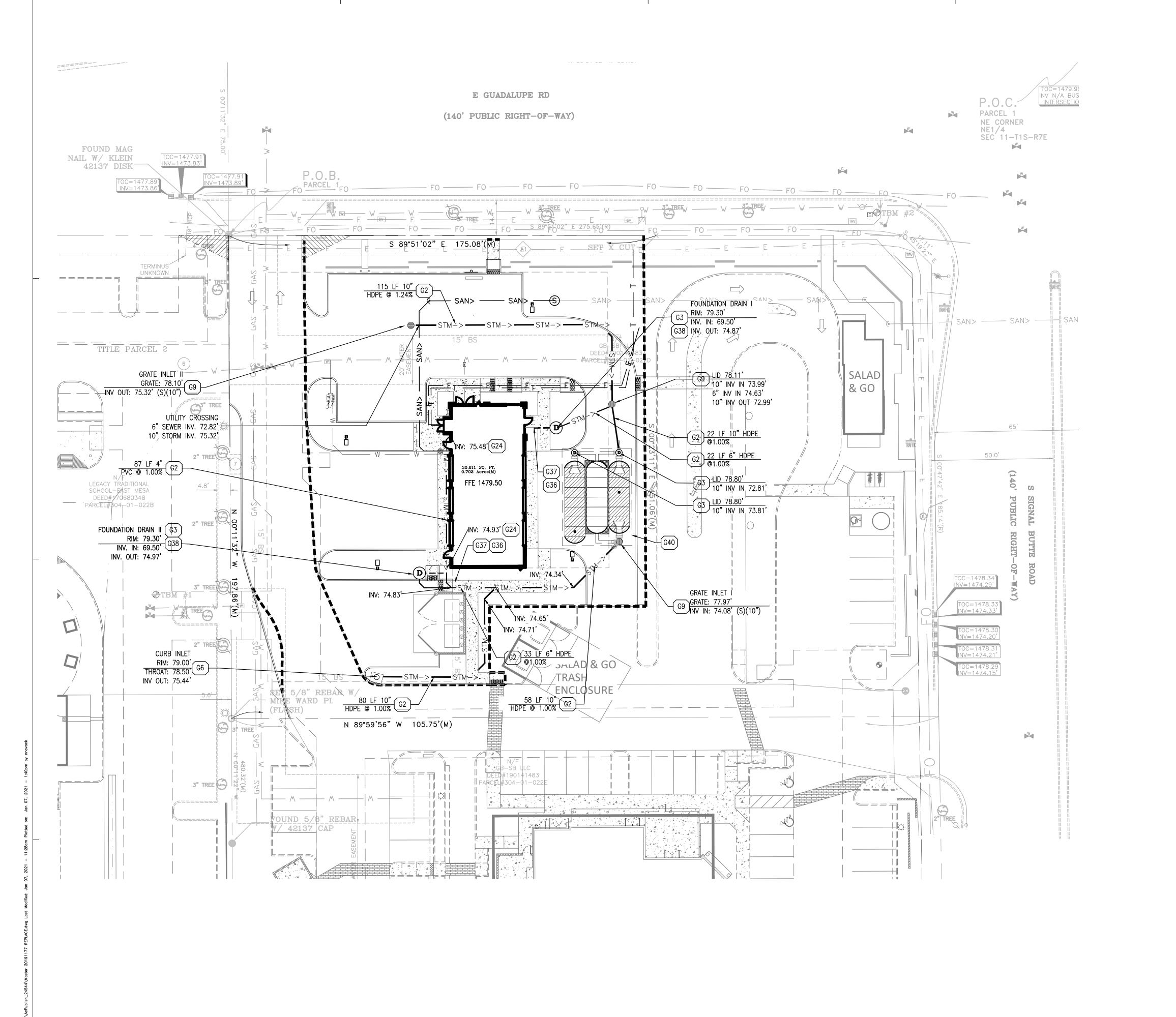
1430 W. Peachtree St. NW

Atlanta, GA 30309

Suite 200

/ALVOLINE 10739 E C ME

ofessional Seal 68113 STEPHEN POWERS EXPIRES: 3/31/22



EXISTING LEGEND:

LMSTING LLOCINE	J•	
MONUMENT FOUND MONUMENT SET P.K. NAIL FOUND P.K. NAIL SET MAG NAIL FOUND MAG NAIL SET FOUND X MARK	POWERPOLE GUY WIRE LIGHT POLE GROUND LIGHT STREET LIGHT POLE ELEC. TRANSFORMER AIR CONDITIONER BURIED ELECTRIC OHE OVERHEAD ELECTRIC ELECTRIC MANHOLE ELECTRIC METER ELECTRICAL VAULT ELECTRICAL VAULT ELECTRICAL VAULT ELECTRICAL VAULT EXEMPTION WATER LINE WATER MANHOLE WATER VALVE WATER WATER HYDRANT BACK FLOW PREVENTOR FIRE DEPARTMENT CONNECTION FIRE DEPARTMENT CONNECTION FIRE PROTECTION VALVE HOSE BIBB CONTROL VALVE IRRIGATION CONTROL VALVE WATER VAULT GAS WATER WATER VAULT GAS METER UNDERGROUND GAS MARKER GAS PEDESTAL GAS MANHOLE GAS MANHOLE PROPANE TANK UNDERGROUND GAS MANHOLE PROPANE TANK UNDERGROUND ONL MARKER	SEWER MANHOLE GREASE TRAP FORCE MAIN CLEAN OUT STORM DRAIN LINE STORM DRAIN MANHOLE STORM INLET CATCH BASIN CURB INLET PAY PHONE TELEPHONE BOX TELEPHONE PEDESTAL TELEPHONE HANHOLE TELEPHONE LINE OHT OVERHEAD TELEPHONE UNDERGROUND TELEPHONE MARKER CABLE TELEVISION FOOD FIBER OPTIC CABLE OHE CABLE BOX CABLE PEDESTAL UNDERGROUND CABLE MARKER TELECOMMUNICATIONS MANHOLE TRAFFIC SIGNAL TRAFFIC SIGNAL STOP SIGN SIGN GUARD RAIL FENCE

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB
xxxx	PROPOSED CONTOUR
	PROPOSED HDPE STORM PIPE.
	LIMITS OF DISTURBANCE/SAW CUT

GRADING KEY NOTES

- G2 STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
- STORM SEWER MANHOLE PER MAG 420 & 421 STD, ON SHEET C-7.4
- CURB INLET REFER TO DETAILS ON C-7.3
- NYLOPLAST DRAIN BASIN, REFER TO ADS STD ON C-7.5
- G24 CONNECT DOWN SPOUTS UNDERGROUND TO STORM PIPE (SEE NOTE FOR NUMBER AND SIZE)
- G36 HDPE PIPE BEDDING
- G37 REFER TO PLUMBING PLAN FOR FOUNDATION DRAIN DESIGN
- G38 REFER TO PLUMBING PLAN FOR SUMP PUMP DESIGN
- G40 REFER TO ADS UNDERGROUND RETENTION DETAILS ON C-7.5

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1430 W. Peachtree St. NW

Atlanta, GA 30309

CHANG

VALVOLINE INSTANT OIL C 10739 E GUADALUPE R MESA, ARIZONA



EXPIRES: 3/31/22 Project No. 20191177.0

Scale 1:20 Drawn NICOLE NOVACK Checked STEPHEN POWERS

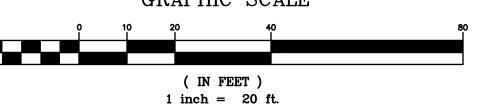
Date 12-01-20

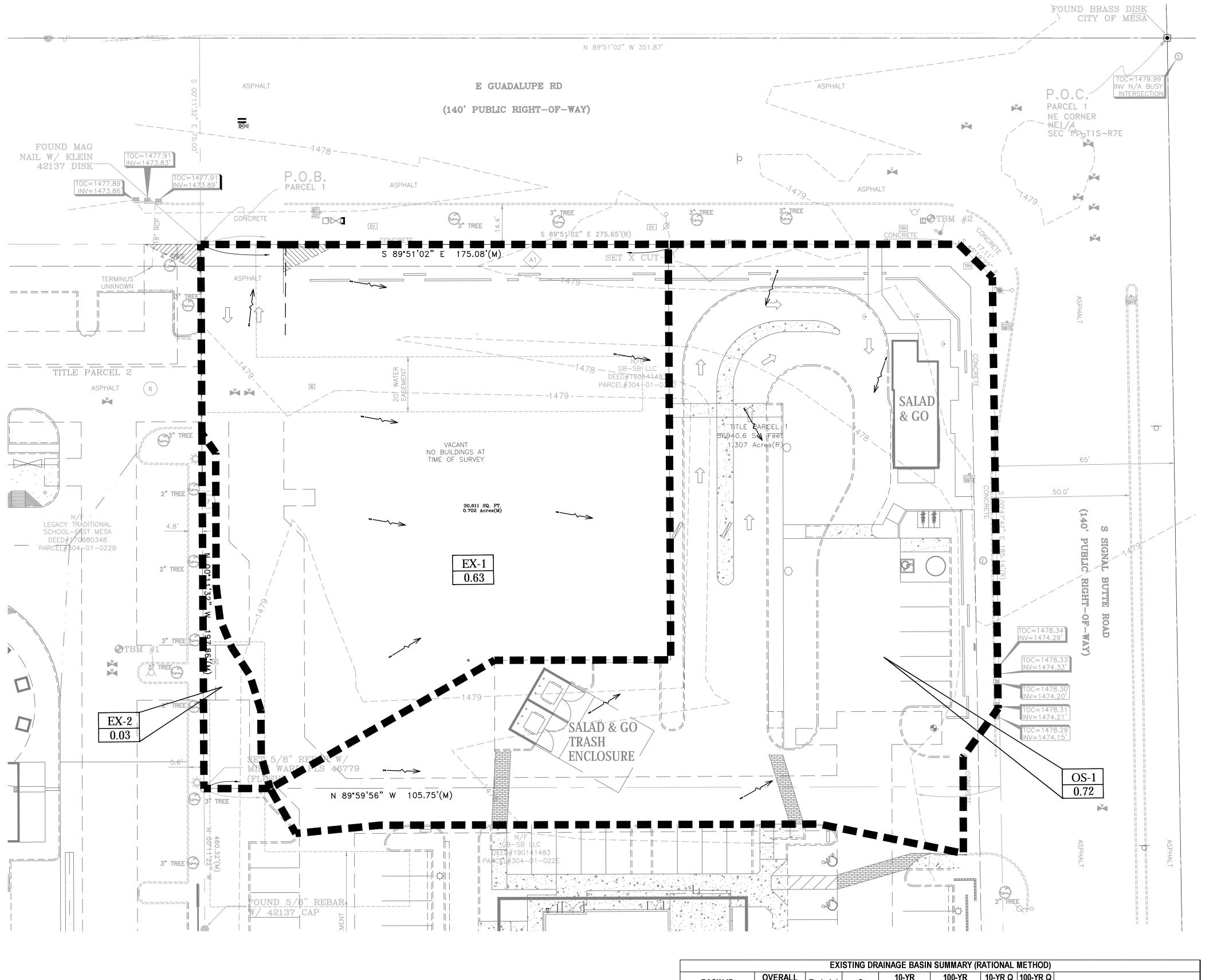
DRAINAGE PLAN

C-3.1



GRAPHIC SCALE





BASIN ID	OVERALL	Tc (min)	С	10-YR	100-YR	10-YR Q	100-YR Q	
AREA (ac)	10 (111111)	C	INTENSITY	INTENSITY	(CFS)	(CFS)	NOTES	
FV 4 0.62	0.63	5.00	0.50	0.59 4.85	7.68	1.79	2.84	SHEET FLOWS INTO EXISTING
EV-1	EX-1 0.63	3.00	5.00 0.59				2.04	RETENTION POND OFF SITE
EX-2	EX-2 0.03	5.00	5.00 0.15	4.85 7.68	0.02	0.03	SHEET FLOWS INTO EXISTING	
LX-Z	0.03	3.00	0.15	4.03	7.00	0.02	0.03	RETENTION POND OFF SITE
EXISTING TOTAL	0.66					1.81	2.87	
OS-1	0.72	5.00	0.81	4.85	7.68	2.83	4.48	SHEET FLOWS INTO EXISTING
	0.72	0.00	0.01	4.00	7.00	2.00	4.40	RETENTION POND OFF SITE
OFF SITE TOTAL	0.72					2.83	4.48	
FINAL TOTAL	1.38					4.64	7.35	

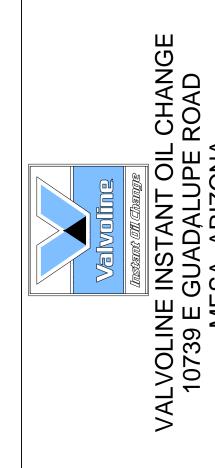
EXISTING LEGEND:

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MONUMENT FOUND MONUMENT SET P.K. NAIL FOUND P.K. NAIL SET MAG NAIL FOUND MAG NAIL FOUND MAG NAIL SET FOUND X MARK SET X MARK R.R. SPIKE FOUND R.R. SPIKE SET BENCHMARK CONC. R/W MARKER RECORD DATA MEASURED DATA COCALCULATED DATA COCALCULATED DATA R/W RIGHT OF WAY BSL BACK SET LINE RCP REINFORCED CONC PIPE CMP CORRUGATED METAL PIPE PVC PLASTIC PIPE MTL METAL AGL ABOVE GROUND LEVEL F.P. FOOTPRINT DECIDUOUS TREE L/S LANDSCAPING CONIFER TREE SQUARE METAL LID FUEL TANK LID	POWERPOLE GUY WIRE LIGHT POLE GROUND LIGHT STREET LIGHT POLE ELEC. TRANSFORMER AIR CONDITIONER BURIED ELECTRIC O/HE OVERHEAD ELECTRIC ELECTRIC MANHOLE ELECTRIC METER ELECTRIC BOX GENERATOR EVELECTRICAL VAULT EPELECTRICAL VAULT EPELECTRICAL VAULT EVELECTRICAL V	SS—SAN. SEWER LINE SEWER MANHOLE GREASE TRAP FORCE MAIN CLEAN OUT STORM DRAIN LINE STORM DRAIN MANHOLE STORM INLET CATCH BASIN CURB INLET PAY PHONE TELEPHONE BOX TELEPHONE PEDESTAL TELEPHONE MANHOLE TELEPHONE LINE OVERHEAD TELEPHONE UNDERGROUND TELEPHONE MARKER CABLE TELEVISION FO—FIBER OPTIC CABLE OVERHEAD CABLE CABLE BOX CABLE BOX CABLE BOX CABLE BOX CABLE PEDESTAL UNDERGROUND CABLE MARKER TELECOMMUNICATIONS MANHOLE TELECOMMUNICATIONS MANHOLE TELECOMMUNICATIONS MANHOLE TRAFFIC SIGNAL TRAFFIC SIGNAL TRAFFIC SIGNAL TRAFFIC SIGNAL BOX TRAFFIC SIGNAL BOX TRAFFIC VAULT STOP SIGN SIGN SIGN GUARD RAIL FENCE
<u> </u>		

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB
XXXX	PROPOSED CONTOUR
X.	DRAINAGE SLOPE AND DIRECTION
	DRAINAGE BASIN BOUNDARY
A +	- DRAINAGE BASIN ID
1.90	- DRAINAGE BASIN AREA (ACRE)





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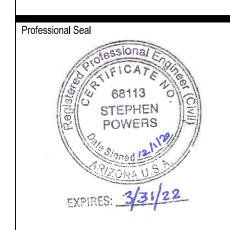
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Suite 200



Project No. 20191177.0 Scale 1:20 Drawn NICOLE NOVACK Checked STEPHEN POWERS

Date 12-01-20

PREDEVELOPED DRAINAGE PLAN

C-4.0



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GRAPHIC SCALE

