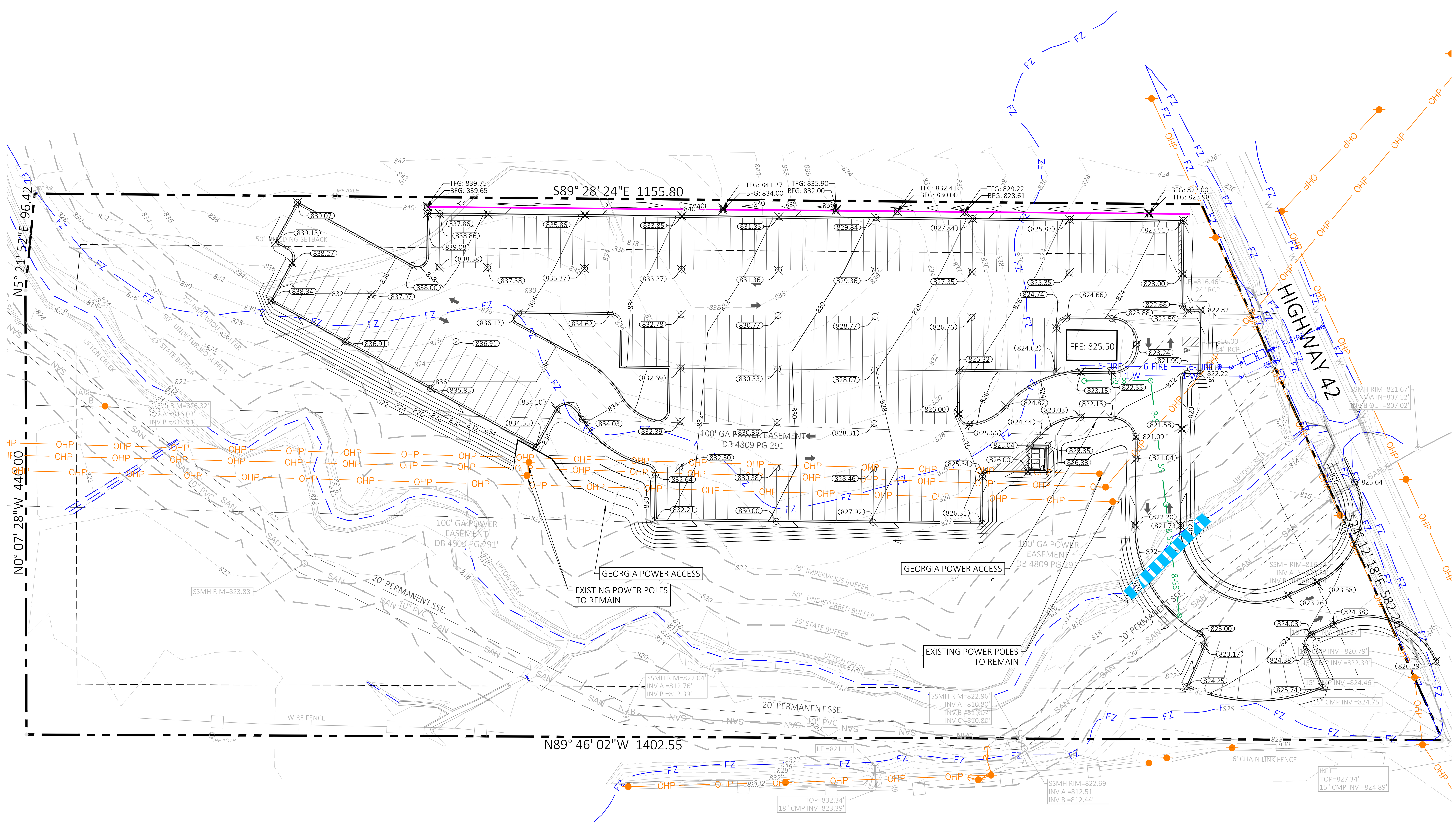

GENERAL GRADING NOTES

1. ALL CRITICAL SPOT GRADES ALONG CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
2. NO SLOPES ARE TO BE STEEPER THAN 2:1
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
4. ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
5. TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 11/19/2021.
6. FLOOD PLAIN IS PRESENT ON THIS SITE PER FEMA FIRM MAP NUMBER 13063C0081F, DATED 06/07/2021.
7. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
8. OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER ON PRIVATE PROPERTY.
9. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
10. VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
11. ALL CLEANOUTS LOCATED IN PAVEMENT TO HAVE TRAFFIC RATED LIDS

GENERAL STORM NOTES

1. MINIMUM 3' COVER OVER ALL PIPES IN NON-TRAFFIC AREAS. 4' MINIMUM COVER UNDER PAVEMENT AND TRAFFIC AREAS.
2. FITTINGS AND CONNECTIONS PER MANUFACTURERS SPECIFICATIONS
3. PIPE BEDDING PER *CITY/COUNTY* STANDARD DETAIL ON C9.01
4. APPROXIMATE LOCATION OF ROOF LEADERS ARE SHOWN ON THE PLANS OF THIS PERMIT SET. SIZE OF PIPE TO BE DETERMINED. CONTRACTOR TO CONTACT ENGINEER IF CONFLICT OCCURS.

UTILITY CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
ROW	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	PROPOSED RETAINING WALL
LOD	LIMITS OF DISTURBANCE
123	EXISTING MINOR CONTOURS
123	EXISTING MAJOR CONTOURS
123	PROPOSED MINOR CONTOURS
123	PROPOSED MAJOR CONTOURS
123.45	EXISTING SPOT ELEVATION
TFG:123.45	EXISTING TOP OF FINISHED GRADE
BFG:123.45	EXISTING BOTTOM OF FINISHED GRADE
123.45	PROPOSED SPOT ELEVATION
TFG:123.45	PROPOSED TOP OF FINISHED GRADE
BFG:123.45	PROPOSED BOTTOM OF FINISHED GRADE
2%	PROPOSED SLOPE ARROW
	EXISTING STORM LINE
	PROPOSED STORM LINE
	EXISTING GRATE INLET
	PROPOSED GRATE INLET
	SINGLE WING CURB INLET
	DOUBLE WING CURB INLET
JB	STORM MANHOLE (JUNCTION BOX)
WQ	WATER QUALITY UNIT
	OUTLET CONTROL STRUCTURE

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

URBANO DEVELOPMENT, LLC
133 JOHNSON FERRY ROAD SUITE 115
MARIETTA, GA 30068
PHONE: 404-973-2167

24 HOUR CONTACT:
FELLIPE CASTELLANOS: 404-973-2167

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400

PRELIMINARY NOT FOR CONSTRUCTION

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON

GRADING PLAN

5411 GA HWY 42
5411 HIGHWAY 42
ELLENWOOD, GA 30294

ZONING: HI
LAND LOT: 172, 181
TAX DISTRICT: 12TH
TAX PARCEL ID: 12172B A002

REVISIONS

NO.	DATE	DESCRIPTION

0' 30' 60' 90'

SCALE: 1" = 60'
DATE: 02/28/2023
DRAWN BY: FR
CHECKED BY: CQ
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220054

NORTH

SHEET C4.00

FILE NAME: Z:\21-220054 5411 GA HWY 42\DWG\SHEETS\C4.00 GRADING PLAN.dwg LAST SAVED BY: CQUINONES 2/28/23 AT 3:17 PM PLOTTED BY: CQUINONES 2/28/23 AT 3:19 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: CIVIL-SITE.CTB