



- ### CITY OF PEACHTREE CORNERS NOTES:
- THE CRZ OF SPECIMEN TREES PLUS ALL STREAM AND ZONING BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE PRIOR TO LAND DISTURBANCE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
  - TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.
  - CITY OF PEACHTREE CORNERS ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULTIVETS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF PEACHTREE CORNERS DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
  - STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
  - STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
  - DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
  - DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
  - PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAN OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED. CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPO OF POND AND OUTLET STRUCTURE DETAIL USING POST-CONSTRUCTION SURVEY DATA USING RECORD DRAWINGS. PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.
  - MAXIMUM CUT OR FILL SLOPES IS 2H:1V
  - THERE ARE NO WETLANDS LOCATED ON THIS SITE
  - ALL NON-TRAFFIC BEARING MANHOLES SHALL HAVE GWINNET COUNTY MANHOLE CASTING, DETAIL #611 SHEET SD-8.

LEGEND	
PROPOSED SPOT ELEVATION	975.00
PROPOSED OFF SITE SPOT ELEVATION	974.90
PROPOSED ELEVATION AT BOTTOM AND TOP OF CURB	977.00 977.35
EXISTING SPOT ELEVATION	996.31
WALL ELEVATIONS	TW=965.00 BW=965.00
RETAINING WALL	
PROPOSED CURB & GUTTER	
PROPERTY LINE	
ADJOINING LOT LINE	
FENCING	
PROPOSED CONTOUR	
EXISTING CONTOUR	
PROPOSED SINGLE WING CATCH BASIN	SWCB
PROPOSED DOUBLE WING CATCH BASIN	DWCB
PROPOSED STORM WEIR, DROP, AND CURB INLET	WI, DI, CI
EXISTING FEATURES SCREENED	

811  
Know what's below.  
Call before you dig.

GRAPHIC SCALE  
40 0 20 40 80 160  
( IN FEET )  
1 Inch = 40 ft.

SEE SHEETS C-4.2 & C-4.3  
FOR DETAILED SPOT  
ELEVATIONS

**Order Plans @**

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

02/28/18	DATE
06/29/18	DATE
09/07/18	DATE
11/02/18	DATE
1	JURISDICTIONAL COMMENTS
5	OWNER REVISIONS & JURISDICTIONAL COMMENTS
9	ISSUE FOR BID/OWNER COMMENTS
13	ISSUE FOR BID/OWNER COMMENTS
NC	
 Columbia Engineering 2862 BUFORD HIGHWAY DALYTON, GEORGIA 30838 (770) 926-0057	
 STEVEN E. LOTT PROFESSIONAL ENGINEER No. 13801 STATE OF GEORGIA	
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 RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SUITE 090 (770) 431-7600	
<b>OVERALL GRADING PLAN</b>	<b>PEACHTREE CORNERS RACETRAC</b>
5780 PEACHTREE PARKWAY PEACHTREE CORNERS, GEORGIA GWINNETT COUNTY DIST. 6, LL 284, PARCELS: 6-284-16, 18, 40, 66	DRAWN-BY JCW DATE 01/15/2018 SCALE 1" = 40' DRAWING NAME: 4607.00.dwg
C-4.1	1
SHEET NO.	VERSION