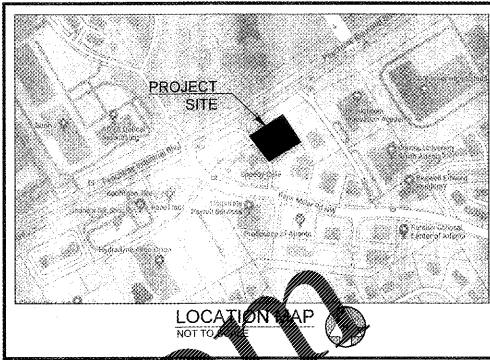
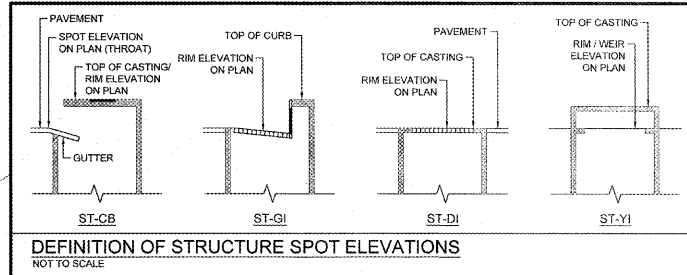
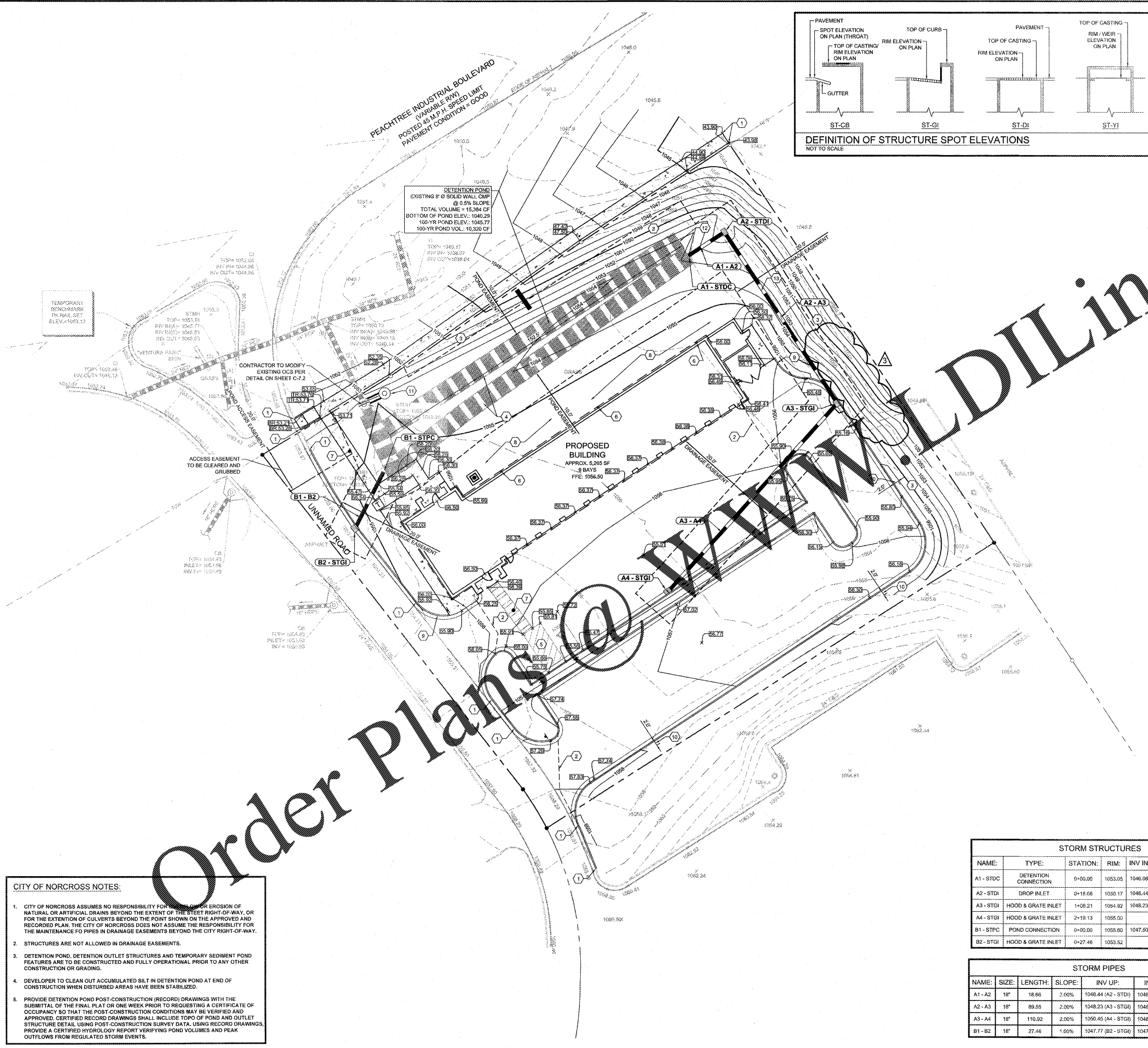


Drawing name: L118005 - Christian Brothers Automotive - Norcross, GA CAD/CADD/CONSTR/18005-07 - GRADING PLAN, Jun 08, 2019 2:33pm, by: thomas.dalton



GENERAL NOTES:

- 1) ALL CRITICAL SPOT GRADES FOR CURB ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 2) NO SLOPES SHALL BE STEEPER THAN 2:1.
- 3) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMONSTRATION.
- 4) ALL TREES TO HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 5) BOUNDARY & TOPOGRAPHIC INFORMATION FROM SURVEY BY LECRAW ENGINEERING, INC., RECEIVED ON JULY 10, 2018.
- 6) FLOOD PLAN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13135C082G, DATED MARCH 4, 2013.
- 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) SIDEWALKS ADJACENT TO BUILDING AND ALONG ADA ROUTES TO HAVE MAXIMUM CROSS SLOPE OF 2%.
- 12) ALL MANHOLE CASTINGS IN NON-TRAFFIC AREAS TO CONFORM TO GWINNETT COUNTY DETAIL #611. SEE SHEET C-7.4 FOR DETAIL.

STRUCTURE TYPES:

STDI:	GDOT STD 1018A TYPE A	STGI:	GDOT STD 1018A TYPE
STHW:	GDOT STD 1001B HEADWALL	STOCS:	SEE DETAILS SHEET C-7.2

KEY NOTES

1	CONTRACTOR TO TIE INTO AND MATCH EXISTING GRADE
2	RIDGE LINE
3	3:1 SLOPE
4	EXISTING UNDERGROUND DETENTION PIPE
5	ADA PARKING AREA, MAXIMUM SLOPE OF 2% IN ANY DIRECTION
6	ROOF DOWNSPOUTS TO SPLASH ON GRADE
7	ADA PEDESTRIAN PATH, MAX. 5% RUNNING SLOPE & MAX. 2% CROSS SLOPE
8	CONTRACTOR TO FINE GRADE AREA TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING
9	TAPER CURB FROM 8" TO 0" OVER 5'
10	2' WIDE SHOULDER FROM BACK OF CURB (TYP.)
11	WATER QUALITY UNIT. SEE DETAIL, SHEET C-7.2
12	CONTRACTOR TO CAP EXISTING PIPE WITH 6" DIAMETER CMP WATERTIGHT CAP
13	CONNECT 8" HEADER PIPE TO STORM PIPE WITH INSERTA TEE

CITY OF NORCROSS NOTES:

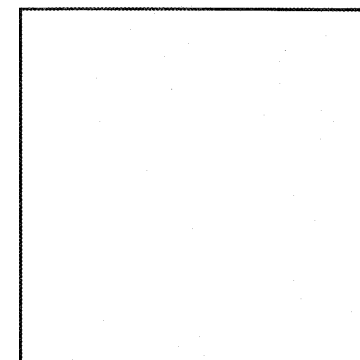
1. CITY OF NORCROSS ASSUMES NO RESPONSIBILITY FOR COLLAPSE OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF NORCROSS DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
2. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
3. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
4. DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
5. 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.

STORM STRUCTURES

NAME:	TYPE:	STATION:	RIM:	INV IN: (PIPE)	INV OUT: (PIPE)
A1 - STDC	DETENTION CONNECTION	0+00.00	1053.05	1046.06 (A1 - A2)	
A2 - STDI	DROP INLET	0+18.66	1050.17	1046.44 (A2 - A3)	1046.44 (A1 - A2)
A3 - STGI	HOOD & GRATE INLET	1+08.21	1054.92	1048.23 (A3 - A4)	1048.23 (A2 - A3)
A4 - STGI	HOOD & GRATE INLET	2+19.13	1055.00		1050.45 (A3 - A4)
B1 - STPC	POND CONNECTION	0+00.00	1055.00	1047.50 (B1 - B2)	
B2 - STGI	HOOD & GRATE INLET	0+27.46	1053.52		1047.77 (B1 - B2)

STORM PIPES

NAME:	SIZE:	LENGTH:	SLOPE:	INV UP:	INV DOWN:	MATERIAL:
A1 - A2	18"	18.66	2.00%	1046.44 (A2 - STDI)	1046.06 (A1 - STDC)	HDPE
A2 - A3	18"	89.65	2.00%	1048.23 (A3 - STGI)	1046.44 (A2 - STDI)	HDPE
A3 - A4	18"	110.92	2.00%	1060.45 (A4 - STGI)	1048.23 (A3 - STGI)	HDPE
B1 - B2	18"	27.46	1.00%	1047.77 (B2 - STGI)	1047.50 (B1 - STPC)	HDPE



PREPARED IN THE OFFICE OF
LECRAW ENGINEERING
 3475 CORPORATE WAY
 SUITE A
 DULUTH, GA 30096
 PHONE: 770.441.0280
 FAX: 770.441.0280
 WWW.LECRAWENGINEERING.COM
 PEFD00788

NO.	DATE	BY	CHKD.	APP.
1	11/02/2018	MSL	TDD	MSL
2	11/02/2018	MSL	TDD	MSL
3	11/02/2018	MSL	TDD	MSL

CLIENT
 CHRISTIAN BROTHERS AUTOMOTIVE
 17725 KATY FREEWAY - SUITE 200 - HOUSTON, TX 77094

PROJECT
 CHRISTIAN BROTHERS AUTOMOTIVE - NORCROSS
 5650 PEACHTREE INDUSTRIAL BLVD
 LAND LOT 272, DISTRICT 6, PARCEL 6272.327
 NORCROSS, GWINNETT COUNTY, GA



DESIGN TEAM:
 DRAWN BY: TDD
 DESIGNED BY: TDD
 REVIEWED BY: MSL

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

SCALE & NORTH ARROW:

GRADING PLAN
 C-4.0