

Drawing name: K:\ATL_Civil\04023009_Monroe_GA\CAD\Plan\Sheets\C3-00-GRADING & DRAINAGE PLAN.dwg C3-00-GRADING & DRAINAGE PLAN.dwg Aug 06, 2019 11:46am by david.woodson

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CROSSING MONROE PARTNERS, LLC.
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Base Surface	EG
Comparison Surface	FG
Cut Factor	1.000
Fill Factor	1.175
Cut volume (adjusted)	250 Cu. Yd.
Fill volume (adjusted)	1080 Cu. Yd.
Net volume (adjusted)	830 Cu. Yd. <F&I>

PAVEMENT AREA = 20K SF @ 9" = 180 CY
 BLDG AREA = 7.2K SF @ 12" = 864 CY
 > 810 CY OF FILL MATERIAL TO CARRY ABOVE

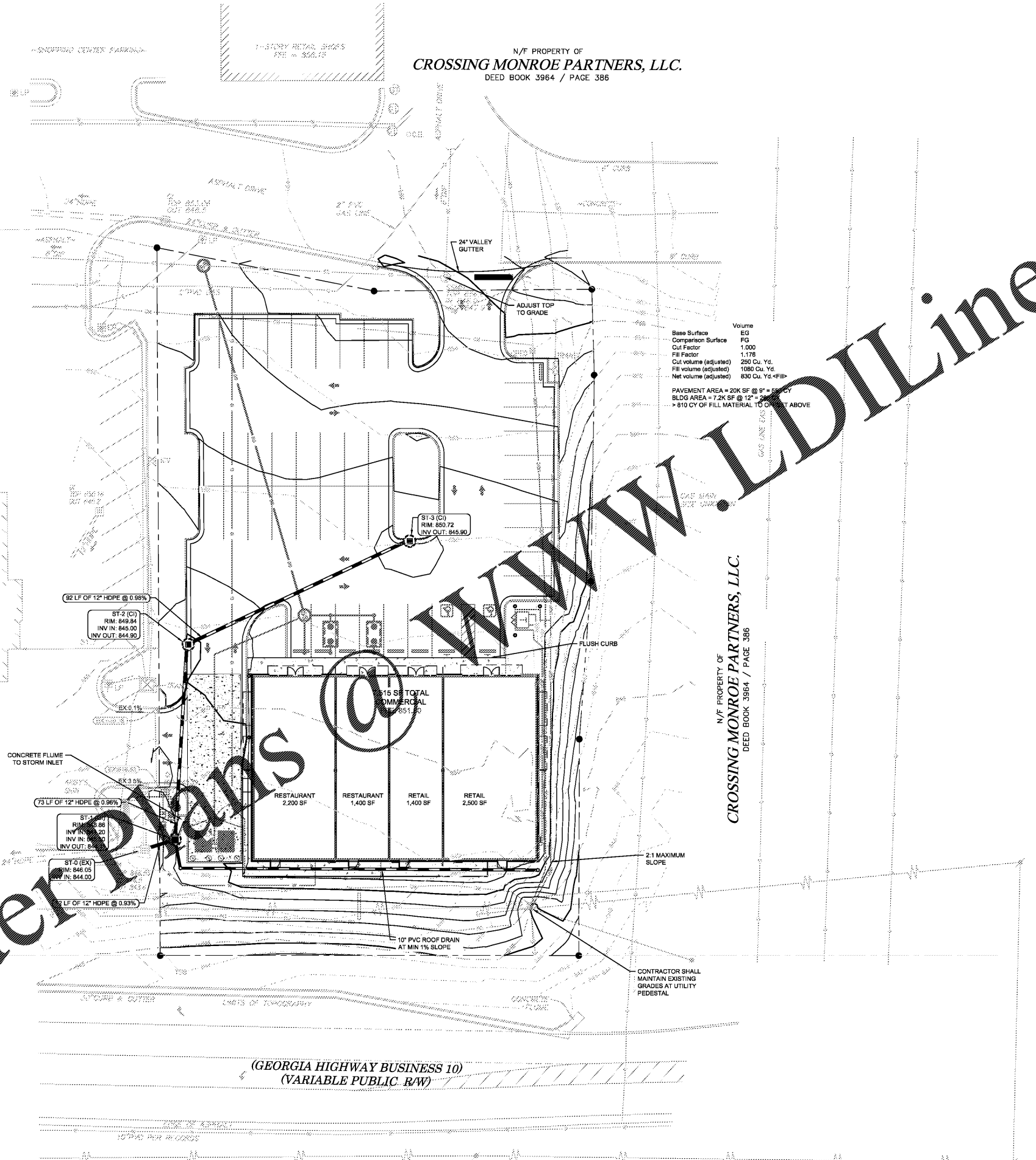
GRADING & DRAINAGE NOTES:

- SITE AREA: 0.92 ACRES
DISTURBED AREA: 0.92 ACRES
- CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE. UNLESS NOTED AS A RAMP, GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
- ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
- ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET WITH THE PROPOSED GRADE.
- ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13297C0136E, DATED 12/08/2016.
- UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
- CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
- NO GRADED SLOPE SHALL EXCEED 2H:1V
- ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
- ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.

GRADING & DRAINAGE LEGEND:

- --- EXISTING MAJOR CONTOUR
- --- EXISTING MINOR CONTOUR
- --- PROPOSED MAJOR CONTOUR
- --- PROPOSED MINOR CONTOUR
- - - - PROPOSED ROOF DRAIN PIPE
- --- PROPOSED STORM PIPE
- ○ ○ STORM DRAIN MANHOLE
- ○ ○ YARD INLET / CLEANOUT
- ○ ○ PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED SPOT GRADE
- ⊕ PROPOSED TOP GRADE AT WALL
- ⊖ PROPOSED BOTTOM GRADE AT WALL
- ⊕ PROPOSED TOP OF STAIR GRADE
- ⊖ PROPOSED BOTTOM OF STAIR GRADE
- ⊕ PROPOSED HIGH POINT GRADE
- ⊖ PROPOSED LOW POINT GRADE
- ⊕ PROPOSED TOP OF CURB GRADE
- ⊖ PROPOSED BOTTOM OF CURB GRADE
- DRAINAGE FLOW ARROW

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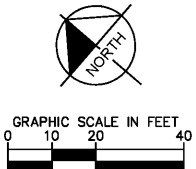


(GEORGIA HIGHWAY BUSINESS 10)
 (VARIABLE PUBLIC R/W)

CONTRACTOR SHALL
 MAINTAIN EXISTING
 GRADES AT UTILITY
 PEDESTAL

Order Plans @ www.LDILine.com

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

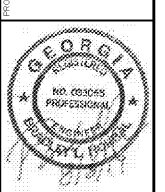


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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SPRING STREET EXCHANGE MONROE OUTPARCEL
 2130 WEST SPRING STREET, MONROE, GA 30666
 LAND LOT 8, 3 DISTRICT



GSWCC NO. (LEVEL II) 0000022363
 DRAWN BY DEW
 DESIGNED BY RWB
 REVIEWED BY BLH
 DATE 08/08/2019
 PROJECT NO. 014023009

TITLE
GRADING & DRAINAGE PLAN
 SHEET NUMBER
C3-00

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