



STORMWATER MANAGEMENT NOTE:
 THE PROPOSED PROJECT LIES WITHIN THE SHOPS AT BELLS FERRY DEVELOPMENT. PER THE GRADING, PAVING AND DRAINAGE PLAN BY "DEVELOPMENT PLANNING & ENGINEERING, INC." DATED 09/15/2009; THE AREA WITHIN THE LIMITS OF THE PROJECT SITE SHOWN HERE (0.98 ACRES OR 42,884 SF) WAS DESIGNED TO HAVE ±0.81 ACRES (±35,302 SF) OF IMPERVIOUS AREA & ±0.17 ACRES (±7,582 SF) OF PERVIOUS AREA. THE ACTUAL POST-DEVELOPED CONDITIONS FOR THE PROPOSED PROJECT WILL HAVE 0.77 ACRES (33,677 SF) OF IMPERVIOUS AREA & 0.21 ACRES (9,207 SF) OF PERVIOUS AREA. THE REDUCTION IN THE AMOUNT OF IMPERVIOUS AREAS (-0.04 ACRES) ALSO REDUCES THE RUNOFF CURVE NUMBER FROM 91 IN THE DESIGN TO 90 FOR THE PROPOSED PROJECT. THEREFORE, WATER QUALITY AND DETENTION ARE NOT REQUIRED FOR THIS PROJECT AT THIS TIME. ALL APPLICABLE STORMWATER MANAGEMENT WILL BE REQUIRED FOR ANY FUTURE DEVELOPMENT AT THIS SITE, INCLUDING THE AREA ALREADY URBANIZED. REFER TO THE HYDROLOGY REPORT FOR MORE INFORMATION.

CHEROKEE COUNTY GRADING NOTES:

- THE ENTIRE STORMWATER MANAGEMENT SYSTEM, INCLUDING ALL CONVEYANCE, STORAGE, TREATMENT, FLOWRATES, ETC. WILL NEED TO BE ANALYZED BY A GEORGIA REGISTERED ENGINEER, USING "AS-BUILT" DATA PROVIDED BY A GEORGIA REGISTERED LAND SURVEYOR PRIOR TO SITE RELEASE/CERTIFICATE OF OCCUPANCY. CONTACT THE ENGINEERING DEPARTMENT AT 678-493-6074 OR BLMORGAN@CHEROKEE.COR FOR ADDITIONAL INFORMATION.
- A STORMWATER MAINTENANCE AGREEMENT IS REQUIRED FOR THIS PROJECT PRIOR TO THE FINAL PLAT SITE RELEASE/CERTIFICATE OF OCCUPANCY. A DRAFT COPY OF THE REQUIRED AGREEMENT CAN BE DOWNLOADED FROM: [HTTPS://WWW.CHEROKEEGA.COM/STORMWATER-MANAGEMENT_RESOURCES/DOCUMENTS/MAINTENANCE_AGREEMENTUPDATED_7_20_2010.PDF](https://www.cherokeega.com/stormwater-management_resources/documents/maintenance_agreementupdated_7_20_2010.pdf)
- THE STORMWATER MAINTENANCE AGREEMENT SHOULD BE SUBMITTED VIA E-MAIL OR ON CDTVIEW FOR PRELIMINARY REVIEW AND APPROVAL. PLEASE NOTE THAT EXHIBITS A, B, C, AND D MUST BE INCLUDED AND MUST BE CUSTOMIZED FOR THE PROJECT UNDER REVIEW. AFTER PRELIMINARY APPROVAL, THE ORIGINAL COMPLETE DOCUMENT SHOULD BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR SIGNATURE BY THE COUNTY ENGINEER AND NOTARIZED. THE AGREEMENT MUST THEN BE PICKED UP BY THE APPLICANT AND RECORDED WITH THE CHEROKEE COUNTY CLERK OF COURT (DEEDS AND RECORDS DEPARTMENT). DEEDS AND RECORDS ONLY ACCEPTS ORIGINAL DOCUMENTS WITH THE NOTARY SEAL, AND THEY MUST BE 8.5X11 OR 8.5X14. THE RECORDED DOCUMENT MUST BE RETURNED TO CHEROKEE COUNTY ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A FINAL PLAT OR SITE RELEASE/CERTIFICATE OF OCCUPANCY.
- PER SECTION R401.3 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE, THE ENTIRE LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM ALL FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET. THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE SLOPED AT A MINIMUM OF 2 PERCENT.
- IF UTILIZING INFILTRATION BMP'S, A DENSE AND VIGOROUS VEGETATIVE COVER SHOULD BE ESTABLISHED OVER THE CONTRIBUTING PERVIOUS DRAINAGE AREAS BEFORE RUNOFF CAN BE ACCEPTED INTO THE FACILITY. OTHERWISE THE RUNOFF FROM THE STORMWATER RUNOFF WILL CLOG THE PORES IN THE PLANTING MEDIA AND NATIVE SOILS.
- THERE ARE NO KNOWN WETLAND ON OR WITHIN 200' OF THE PROJECT'S DISTURBED AREA.
- THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
- THE PROPERTY OWNER WILL BE REQUIRED TO KEEP ALL DRAINAGE EASEMENTS OF THE COUNTY RIGHT-OF-WAY FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CHEROKEE COUNTY ENGINEERING DEPARTMENT.
- IT IS THE POLICY OF CHEROKEE COUNTY THAT DRAINAGE EASEMENTS AS A PUBLIC UTILITY TO THE PUBLIC USE AND ARE NOT ACCEPTED BY CHEROKEE COUNTY FOR COUNTY MAINTENANCE AND ARE NOT CONSIDERED COUNTY PROPERTY. IT IS CHEROKEE COUNTY POLICY THAT NO COUNTY FORCES OR EQUIPMENT SHALL BE USED TO PERFORM CONSTRUCTION ON ANY DRAINAGE EASEMENT WITHIN CHEROKEE COUNTY, UNLESS SAID EASEMENT LIES WITHIN CHEROKEE COUNTY RIGHT-OF-WAY AND/OR WORK IS NECESSARY TO PROTECT COUNTY RIGHT-OF-WAY PER POLICY ADOPTED JANUARY 14, 1997.
- CHEROKEE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS, WATER QUALITY STRUCTURES, OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT OUTSIDE THE COUNTY RIGHT-OF-WAY.

GENERAL GRADING NOTES:

- ALL CRITICAL SPOT GRADES ARE BOTTOM OF CURB ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- NO SLOPES SHALL BE STEEPER THAN 2' HORIZONTAL TO 1' VERTICAL.
- VERTICAL DEPTH OF ALL DRY AND PRESSURIZED UTILITIES IS UNKNOWN. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE FOUND.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE BENCH MARKS AS SHOWN HAVE NOT BEEN DISTURBED FROM THEIR ORIGINAL POSITION AND ARE CHECKED AGAINST EXISTING FEATURE ELEVATIONS. IF A DISCREPANCY IS DISCOVERED THE LAND SURVEYOR AND/OR ENGINEER SHOULD BE NOTIFIED IMMEDIATELY AND PRIOR TO GRADING ACTIVITIES.

DESIGN POST-DEVELOPED CONDITIONS WITHIN THE SITE AREA SHOWN:
 IMPERVIOUS AREAS = 35,302 SF (0.81 ACRES)
 PERVIOUS AREAS = 7,582 SF (0.17 ACRES)

ACTUAL POST DEVELOPED CONDITIONS WITHIN THE SITE AREA SHOWN:
 IMPERVIOUS AREAS = 33,677 SF (0.77 ACRES)
 PERVIOUS AREAS = 9,207 SF (0.21 ACRES)

UTILITY LEGEND

EX. OVERHEAD POWER	---	---	---
EX. OVERHEAD TELEPHONE	---	---	---
EX. OVERHEAD POWER/TELEPHONE	P/T	---	---
EX. UNDERGROUND TELEPHONE	---	UC	---
EX. UNDERGROUND POWER	---	UP	---
EX. SANITARY SEWER	---	SS	---
EX. WATER LINE	---	W	---
EX. GAS LINE	---	G	---
EX. STORM LINE	---	S	---
EX. SANITARY SEWER MANHOLE	○	○	○
EX. SANITARY SEWER CLEANOUT	○	○	○
EX. SANITARY SEWER LINE (PER AS-BUILT INFO)	---	---	---
EX. STORM LINE (PER AS-BUILT INFO)	---	---	---
EX. SANITARY SEWER CLEANOUT (PER AS-BUILT INFO)	○	○	○
EX. WATER VALVE (PER AS-BUILT INFO)	○	○	○
P. WATER LINE	---	---	---
P. STORM LINE	---	---	---
P. UNDERGROUND TELEPHONE	---	UC	---
P. OVERHEAD TELEPHONE	---	T	---
P. OVERHEAD POWER	---	P	---
P. OVERHEAD POWER/TELEPHONE	---	P/T	---
P. UNDERGROUND POWER	---	UP	---
P. GAS LINE	---	G	---

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OVERALL GRADING PLAN FOR:
DOLLAR GENERAL WOODSTOCK
 LAND LOTS 682 & 683 OF THE "21ST" SECTION, CHEROKEE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
A	2.11.2021	2ND - SUBMITTAL - COUNTY COMMENTS	

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SIGNATURE OF THE SEALING ENGINEER OR ARCHITECT ARE VOID. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE: 1" = 20' / 0' / 20' / 40'

REGISTERED PROFESSIONAL ENGINEER
ALLEN MARGAVICH
 No. 10488

SHEET **C-3.0** OF **18**

DATE: 12/30/2020
 SCALE: 1"=20'
 JOB NO. 0215090.DWG
 DWG. NO. 001ST.dwg
 DRAWN BY: DLZ

