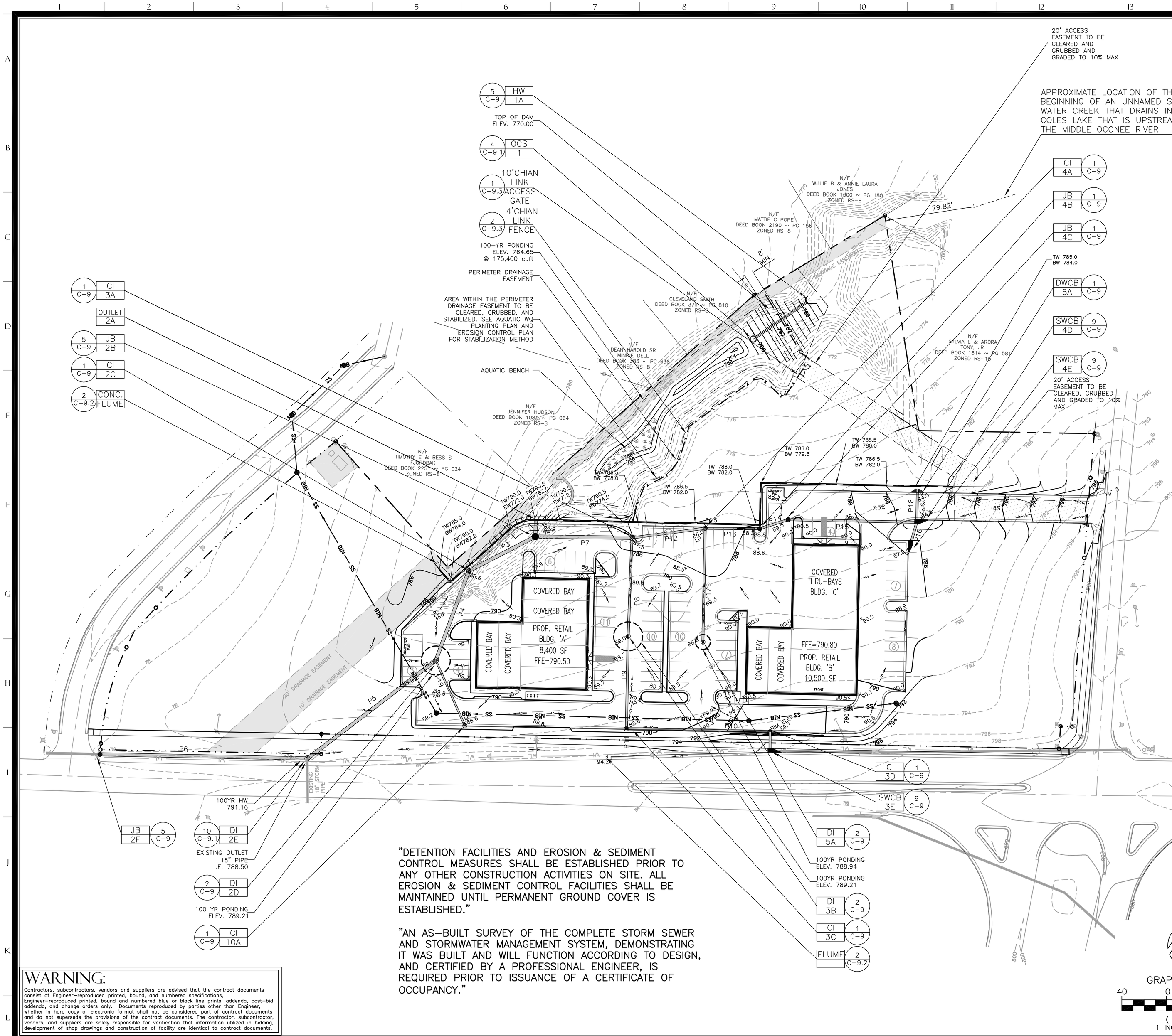

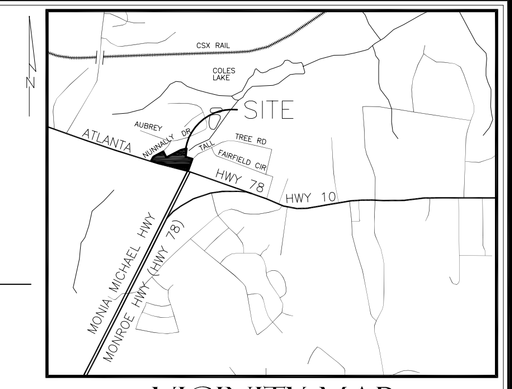

VICINITY MAP
NOT TO SCALE

GRADING & DRAINAGE NOTES:

1. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING SITE CONDITIONS BY SITE VISITATION, DETAILED REVIEW OF ALL CURRENT SITE PLANS, PREVIOUS INFORMATION OF SURROUNDING LAND USES AND ZONING CONDITIONS OR OTHER MATERIALS TO FULLY ASCERTAIN THE SCOPE OF THE WORK IMPLIED WITHIN THE PLANS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF HORIZONTAL AND VERTICAL BENCHMARKS THROUGHOUT THE DURATION OF THE PROJECT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN "AS-BUILT" SURVEY OF ALL SITE IMPROVEMENTS INCLUDING STORM AND SANITARY SEWER, SAID "AS-BUILT" SURVEY SHALL BE PERFORMED BY AN EXPERIENCED REGISTERED LAND SURVEYOR AND SHALL ILLUSTRATE ALL FINAL GRADE ELEVATIONS, HORIZONTAL AND VERTICAL RELATIONSHIPS BETWEEN BUILT STRUCTURES AND PIPING, FINISHED GRADIENTS OF PIPES AND MATERIALS TYPES. THE CONTRACTOR SHALL RENDER THE AS-BUILT DRAWINGS AT AN ACCEPTABLE MEASURED SCALE(S) AND SHALL DELIVER A REPRODUCIBLE COPY OF SAID "AS-BUILT" TO THE OWNER PRIOR TO APPLICATION OF FINAL PAYMENT.

4. A QUALIFIED GEOTECHNICAL ENGINEER, EMPLOYED BY THE OWNER SHALL MONITOR ALL EARTHWORK OPERATIONS AND SHALL PROVIDE TESTING AS TO THE STANDARDS AND QUALITY OF BEARING SURFACES AND THE MINIMUM QUALITY STANDARDS OF MATERIALS. THE GEOTECHNICAL ENGINEER SHALL MAKE THE SOLE INTERPRETATION OF ROCK AND UNSUITABLE SOILS AND SHALL MAKE RECOMMENDATIONS AS TO IT'S REMOVAL OR FINAL DISPOSITION.

5. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO THE PROJECT SITE AND SHALL PROTECT ADJACENT PROPERTIES AND PROPERTY OWNERS FROM ENCROACHMENT BY SOIL EROSION.

6. THE GRADING DESIGN CONCEPTS CONTAINED HEREIN ARE BASED UPON THE REFERENCED SURVEY " ON SHEET C-1.

7. MAXIMUM CUT OR FILL SLOPES = 2H: 1V.

8. THE SCOPE OF WORK IMPLIED WITHIN THIS PLAN INCLUDES ALL GRADING OPERATIONS FOR FINAL GRADE ELEVATIONS AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ALL EARTH QUANTITIES, GRADING OPERATIONS AND MISCELLANEOUS HAULING AND/OR DISPOSAL OPERATIONS TO RENDER THE SITE TO THE FINAL CONTOUR AND GRADE ELEVATIONS SHOWN ON THE PLAN. FILL REQUIRED SHALL BE FURNISHED, INSTALLED AND COMPACTED AS PART OF CONTRACTOR'S BASE BID. IF "EXCESS" CUT IS GENERATED FROM EXCAVATIONS, SAID "EXCESS" SHALL BE DISTRIBUTED AND FINE GRADED AND GRASSED ON DESIGNATED OR APPROVED AREA OF THE OWNER'S PROPERTY AT NO ADDITIONAL COST TO THE OWNER.

9. DETENTION POND,DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

10. PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT 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 DATED. USING RECORD DRAWINGS, PROVIDE A CERTIFIES HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.

11. PREPARE & SUBMIT A RECORD (AS-BUILT) HYDROLOGY STUDY WHICH VERIFIES POND VOLUMES, ROUTED FLOWS AND ALL REQUIRED AS-BUILT DATA.

12. DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION ,POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED. 13. THERE ARE NO EXISTING WETLANDS ON SITE, AND NO EXISTING FRESHWATER POND.

14. FILLS SHALL HAVE MINIMUM COMPACTION AS SPECIFIED. COMPACTION SHALL BE BY MECHANICAL MEANS TO ACHIEVE DESIRED RESULTS. CLASS I: BUILDING AND DECK AREAS COMPACT TO 98% STANDARD PROCTOR UP TO WITHIN ONE FOOT OF FILL GRADE. COMPACT TO 98% STANDARD PROCTOR IN UPPER ONE FOOT OF FILL IN AREA UNDER BUILDING AND DECK AREAS, COMPACTION TO 98% STANDARD PROCTOR FOR RESIDUAL SOILS IN UPPER ONE FOOT OF FILLS IN AREA UNDER BUILDING AND DECK SLABS. CLASS II: PAVED AREAS COMPACT TO 95% STANDARD PROCTOR UP TO WITHIN ONE FOOT OF FILL GRADE. COMPACT TO 98% STANDARD PROCTOR IN UPPER ONE FOOT OF FILL IN AREA UNDER PAVING AND TO INCLUDE AREA TWO FEET OUTSIDE OF PAVING. COMPACT TO 98% STANDARD PROCTOR FOR RESIDUAL SOILS IN UPPER ONE FOOT OF FILL IN AREA PAVING AND TO INCLUDE AREA TWO FEET OUTSIDE OF PAVING SCARIFY AND RE-COMPACT TO 100%.

15. ANY RECONSTRUCTION RECOMMENDATIONS MADE FOR THE EXISTING POND DAM SHALL BE STUDIED ,COORDINATED WITH, AND CERTIFIED BY A REGISTERED GEOTECHNICAL ENGINEER. ALL WORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF AND UNDER THE SUPERVISION OF THE REGISTERED GEOTECHNICAL ENGINEER. ALL WORK SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY STANDARDS. ANY RECONSTRUCTION SHALL BE COMPLETED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO FINAL PLAT APPROVAL.

16. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

17. DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONS-TRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

18. DETENTION POND, DETENTION OUTLET STRUCTURES & TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONST. OR GRADING.

19. PROVIDE DETENTION POND RECORD DRAWINGS (AS-BUILTS) WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE AS-BUILT MAY BE VERIFIED & APPROVED. RECORDED DRAWINGS SHALL INCLUDE TOPO OF POND VERIFYING VOLUME, OUTLET STRUCTURE DETAIL, & HYDROLOGY STUDY ON AS-BUILT DATA.

20. "AN AS-BUILT" SURVEY OF THE COMPLETE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM, DEMONSTRATING IT WAS BUILT AND WILL FUNCTION ACCORDING TO DESIGN, AND CERTIFIED BY A PROFESSIONAL ENGINEER, IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

"DETENTION FACILITIES AND EROSION & SEDIMENT CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES ON SITE. ALL EROSION & SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED."

"AN AS-BUILT SURVEY OF THE COMPLETE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM, DEMONSTRATING IT WAS BUILT AND WILL FUNCTION ACCORDING TO DESIGN, AND CERTIFIED BY A PROFESSIONAL ENGINEER, IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY."

SPECIAL NOTE:-
1. THE PIPE CHART, SANITARY SEWER PROFILES AND STORM PROFILES ON SHEETS C-7 – C-9.1 ARE FOR CONVENIENCE AND DISPLAY OF CALCULATIONS ONLY!
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL QUANTITIES INCLUDING ALL STORM DRAINAGE STRUCTURES, BEDDING, PIPING AND DETAILS SUFFICIENT TO RENDER COMPLETED AND FUNCTIONING DRAINAGE SYSTEMS AS ILLUSTRATED ON THE PLANS.

24 HOUR CONTACT
TRANSCLARKE PROPERTIES, LLC
TOM FORKNER
770-448-3385

IF YOU DIG IN GEORGIA CALL US FIRST
(800) 282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW

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GEORGIA REGISTERED PROFESSIONAL ENGINEER 22172 JACHIS SURLEN WHITLEY

GEORGIA REGISTERED PROFESSIONAL ENGINEER 22651 KEVIN D. WHIGHAM
LEVEL II E&S CERT.#945
EXP. DATE 09-27-08

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PHONE (770) 448-3385
MR. TOM FORKNER

PROJECT:
ATHENS AUTO MALL
GMD 241
ATHENS-CLARKE COUNTY, GEORGIA

DATE	DESCRIPTION
07-31-2007	FIRST SUBMITTAL
08-21-2007	2ND SUBMITTAL
10-8-2007	GDOT SUBMITTAL
01-15-2008	R.E.SUBMITTAL
01-31-2008	W&S COMMENTS
02-19-2008	W&S APPROVAL
05-22-2008	3RD SUBMITTAL

JOB NO: 04-0520
DRAWN BY: CSM
CHECKED BY: JCW & KDW

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GRADING AND DRAINAGE
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