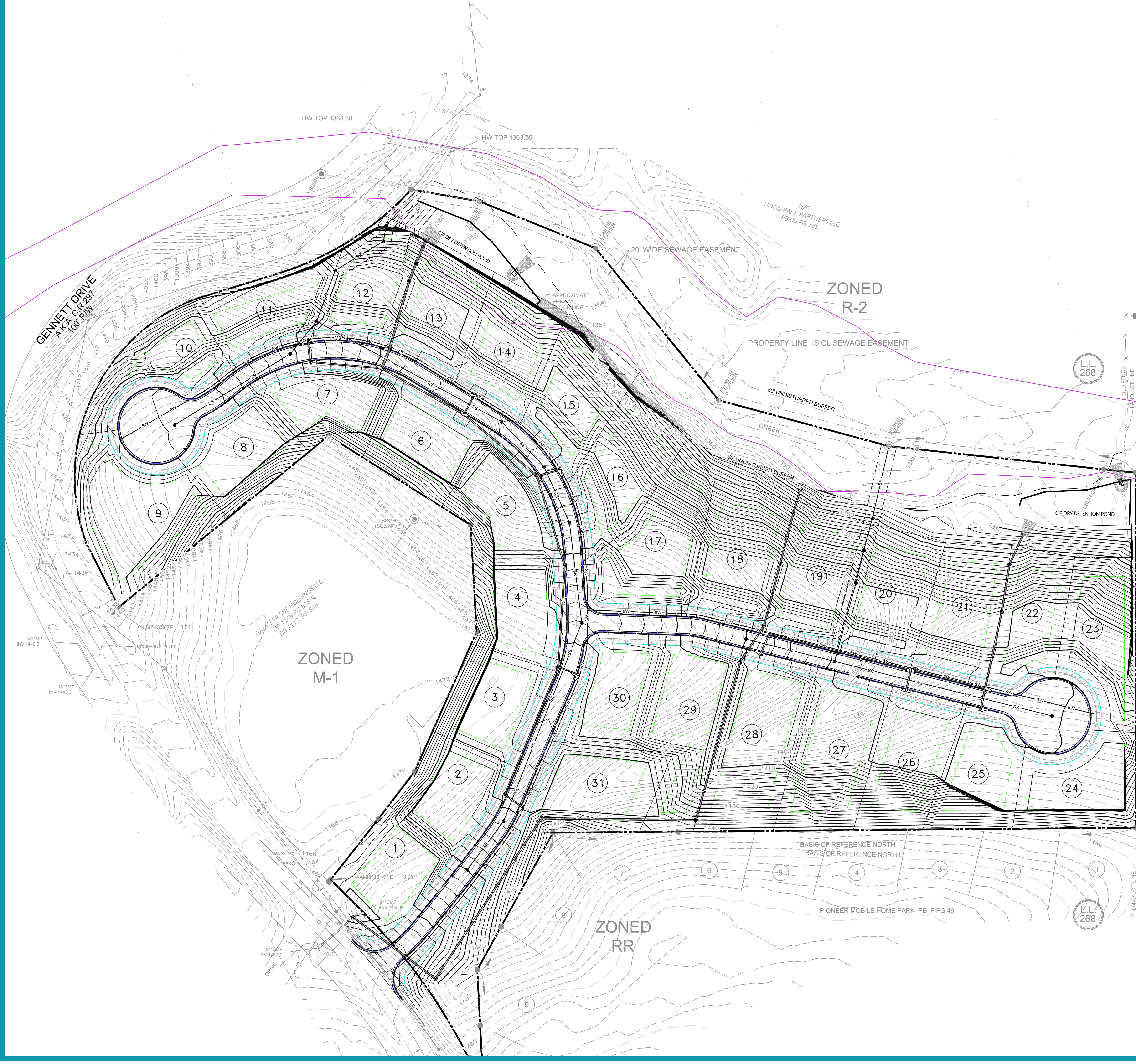
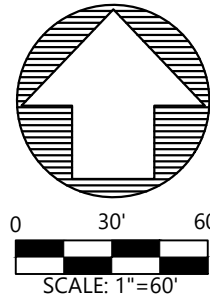




EARTHWORK QUANTITIES

SITE
CUT = 149,604 CY
FILL = 135,529 CY
NET VOLUME = 14,075 CY (THIS INCLUDES TOP SOIL WHICH TOTALS 12,327 CY WITH 6 INCHES OF TOP SOIL ESTIMATED.)

NOTE
VOLUMES ARE APPROXIMATE & FOR PERMITTING PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE FOR GENERATING THEIR OWN EARTHWORK QUANTITIES.



GRADING NOTES

1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.
3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL MAKE A TOPOGRAPHIC SURVEY AT THEIR OWN EXPENSE AND SUBMIT IT TO THE OWNER FOR REVIEW.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
5. RCP STORM PIPE SHALL BE CLASS III PER ASTM C-76. THE CONTRACTOR MAY ELECT TO SUBSTITUTE SPIRAL RIB ALUMINIZED TYPE 2 CORRUGATED METAL PIPE, 16 GAGE FOR 48" AND SMALLER, 12 GAGE ABOVE 48", WITH REFORMED ENDS AND 10" RING HUGGER TYPE BANDS, UNLESS OTHERWISE NOTED. ALL PIPE CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT. CONTRACTOR TO VERIFY ADEQUACY OF PIPE CLASS/GAUGE AND MANHOLE THICKNESS FOR DEPTHS WITH MATERIAL SUPPLIERS. IF BURY DEPTH IS GREATER THAN 15' CONTACT CSC FOR MODIFIED SPECIFICATION.
6. CONTRACTOR SHALL PROVIDE DRAINAGE AWAY FROM THE BUILDINGS.
7. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
9. IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED, REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
12. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOVABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM THE SITE.
14. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHALL BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS, AT MOISTURE CONTENTS WITHIN THREE PERCENT OPTIMUM, AND COMPACTED TO MINIMUM DENSITY OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD, ASTM D-698.
15. POT ELEVATIONS ON ROAD ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
16. ALL SYSTEM MANHOLES AND PIPES TO BE FLUSHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
17. ALL PIPE LENGTHS LISTED ARE BASED ON THE HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE AND USED FOR DESIGN.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE STORM SEWER AND SANITARY SEWER CHARTS WITH THE PROFILES FOR THE STORM SEWER AND SANITARY SEWER LINES AND INFORMING THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
19. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

GRADING LEGEND

- | | | | | | |
|-----|-------------------------|---------|-----|-----|------------------------|
| --- | EXISTING PROPERTY LINE | --- | 123 | --- | PROPOSED MINOR CONTOUR |
| --- | EXISTING RIGHT-OF-WAY | --- | 123 | --- | PROPOSED MAJOR CONTOUR |
| --- | EXISTING SETBACK LINE | --- | --- | --- | EXISTING STORM LINE |
| --- | PROPOSED RIGHT-OF-WAY | --- | --- | --- | PROPOSED STORM LINE |
| --- | PROPOSED SETBACK LINE | x 123.4 | | | PROPOSED SPOT ELEV |
| --- | EXISTING MINOR CONTOURS | 2% | | | SLOPE ARROW |
| --- | EXISTING MAJOR CONTOURS | ⊙ | | | STORM MANHOLE |
| | | ⊞ | | | HOODED GRATE INLET |
| | | ⊙ | | | SANITARY SEWER MANHOLE |

03.26.2025

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JOHN@LOYDEVELOPMENT.COM

C3.0



MASTER GRADING PLAN

THE OVERLOOK AT GENNETT DRIVE
733 GENNETT DRIVE
JASPER, GA 30143

CIVIL SITE CONSULTANTS, LLC
CONSULTING • PLANNING • ENGINEERING

3760 STATION DRIVE NW
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Phone: 770.778.0746

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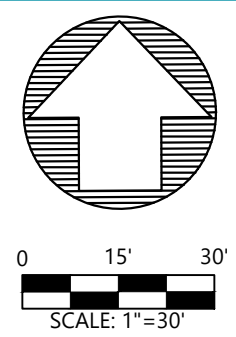
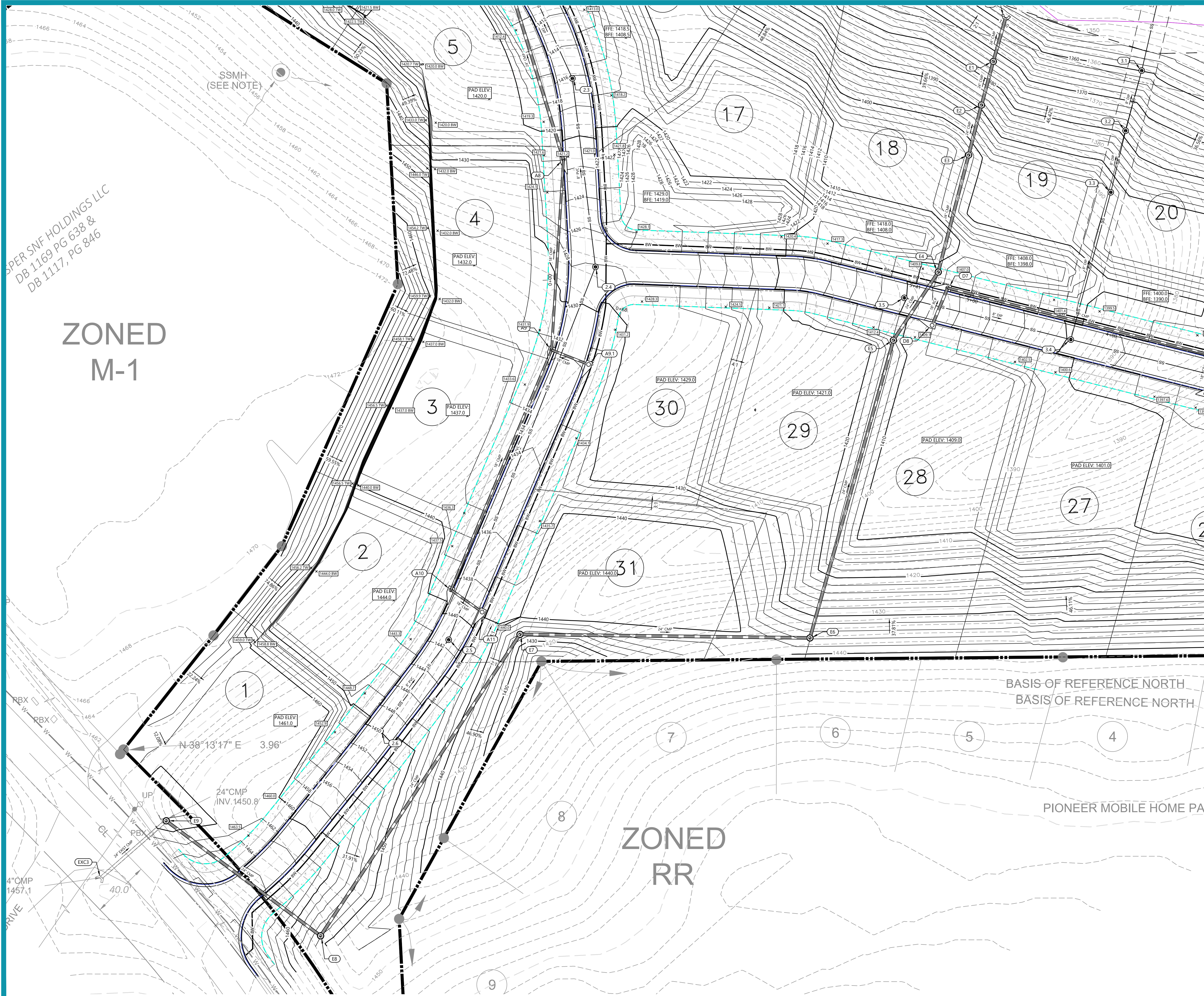
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DB 1117, PG 846

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GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
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- STORM MANHOLE
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- SANITARY SEWER MANHOLE

03.26.2025

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C3.1

GRADING PLAN A

THE OVERLOOK AT GENNETT DRIVE
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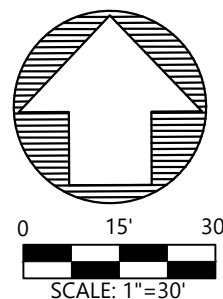
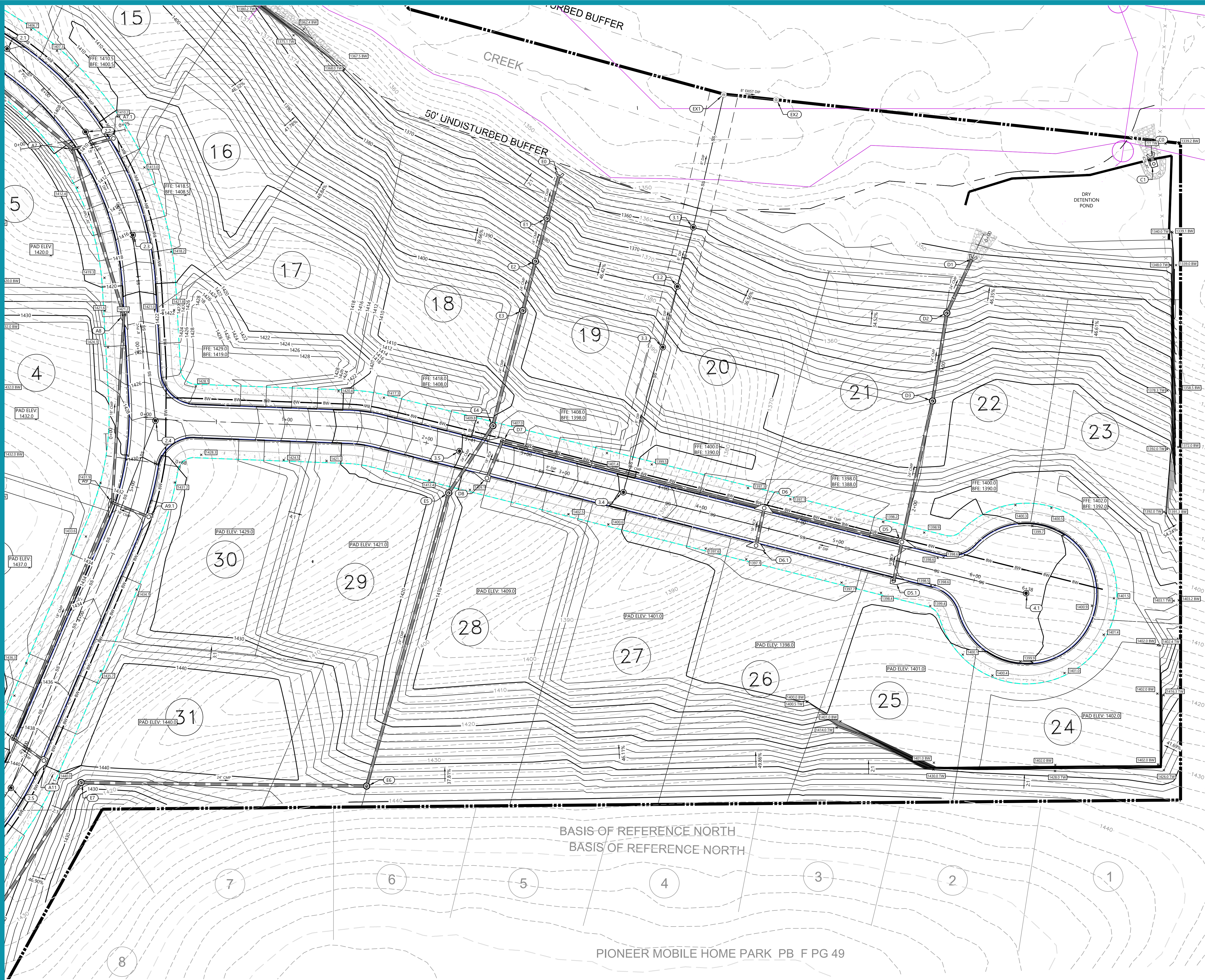
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GRADING LEGEND

- EXISTING PROPERTY LINE
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- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
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- SANITARY SEWER MANHOLE

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C3.3



GRADING PLAN C

THE OVERLOOK AT GENNETT DRIVE
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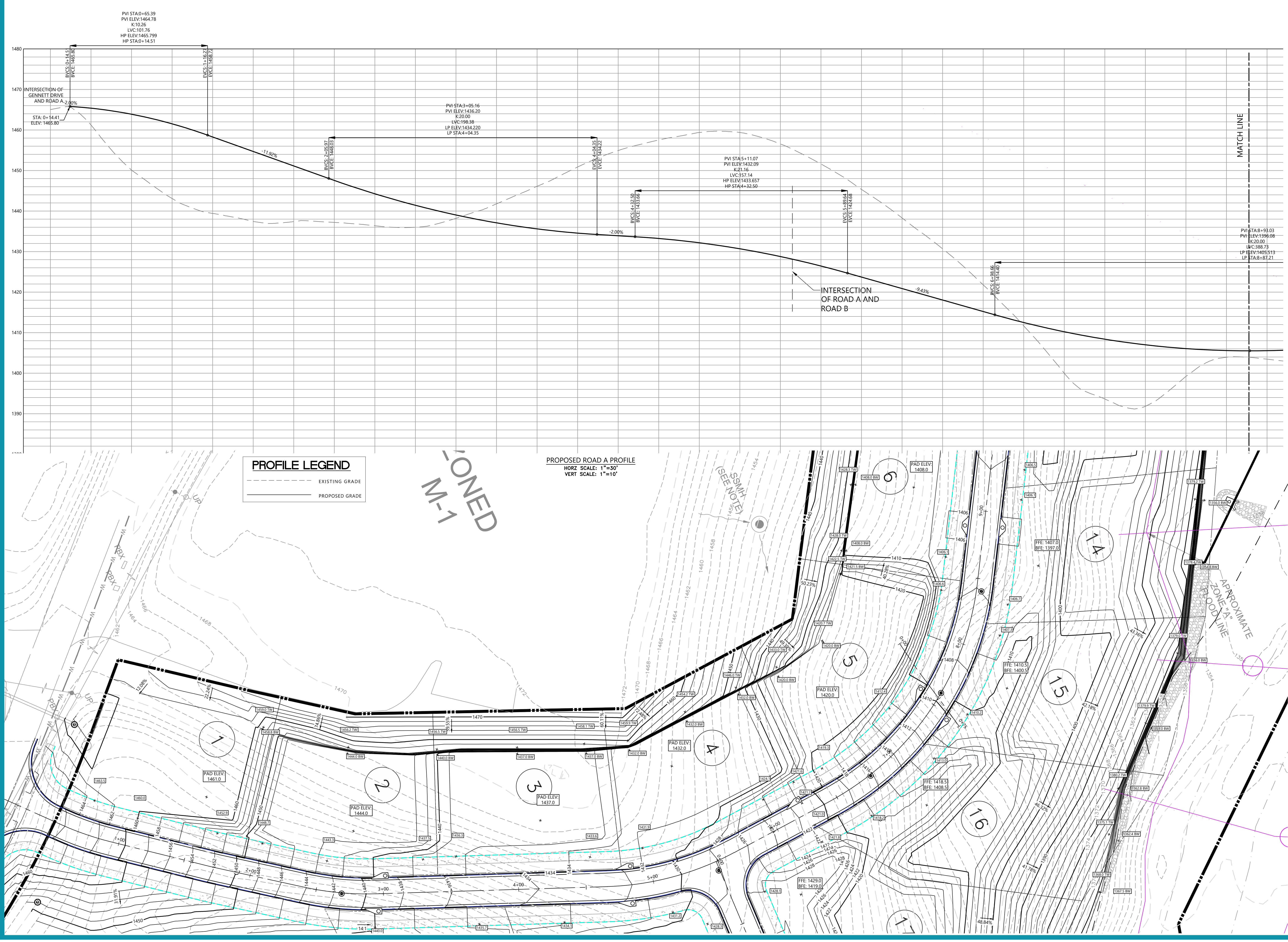
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ROAD PLAN AND PROFILES 1

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JASPER, GA 30143

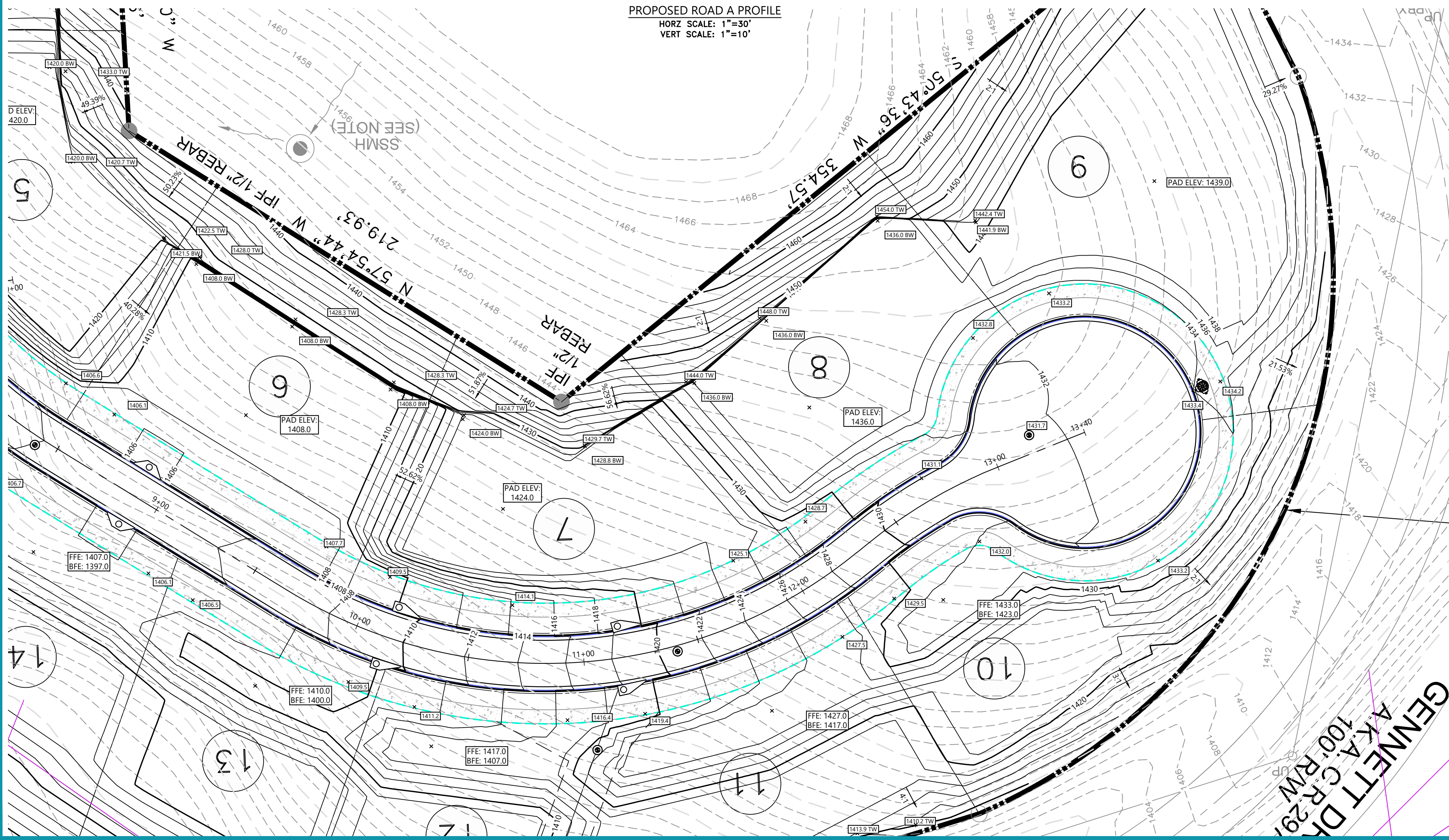
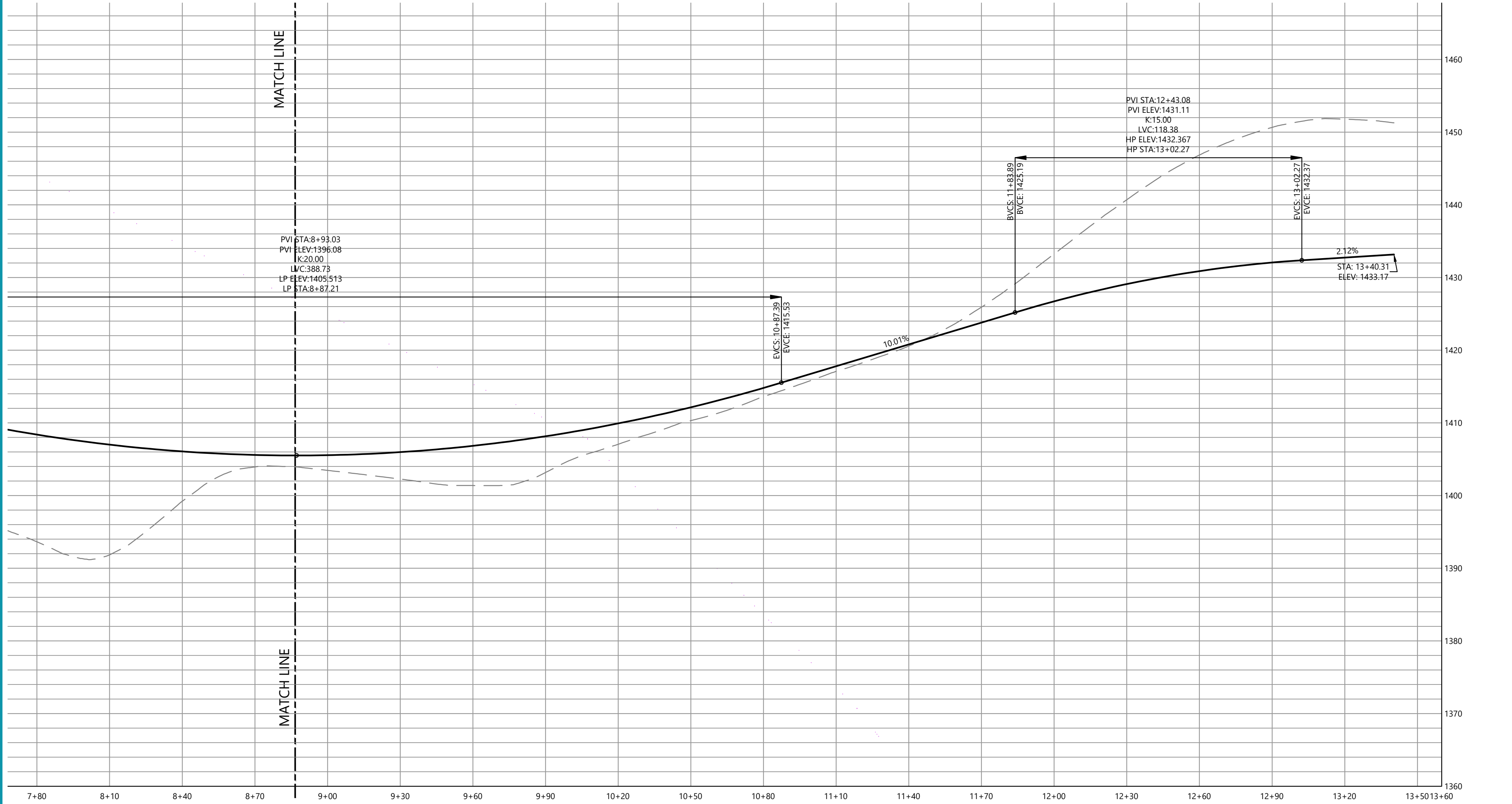
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—	PROPOSED GRADE	

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Lloyd Development Services

ROAD PLAN AND PROFILES 2

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