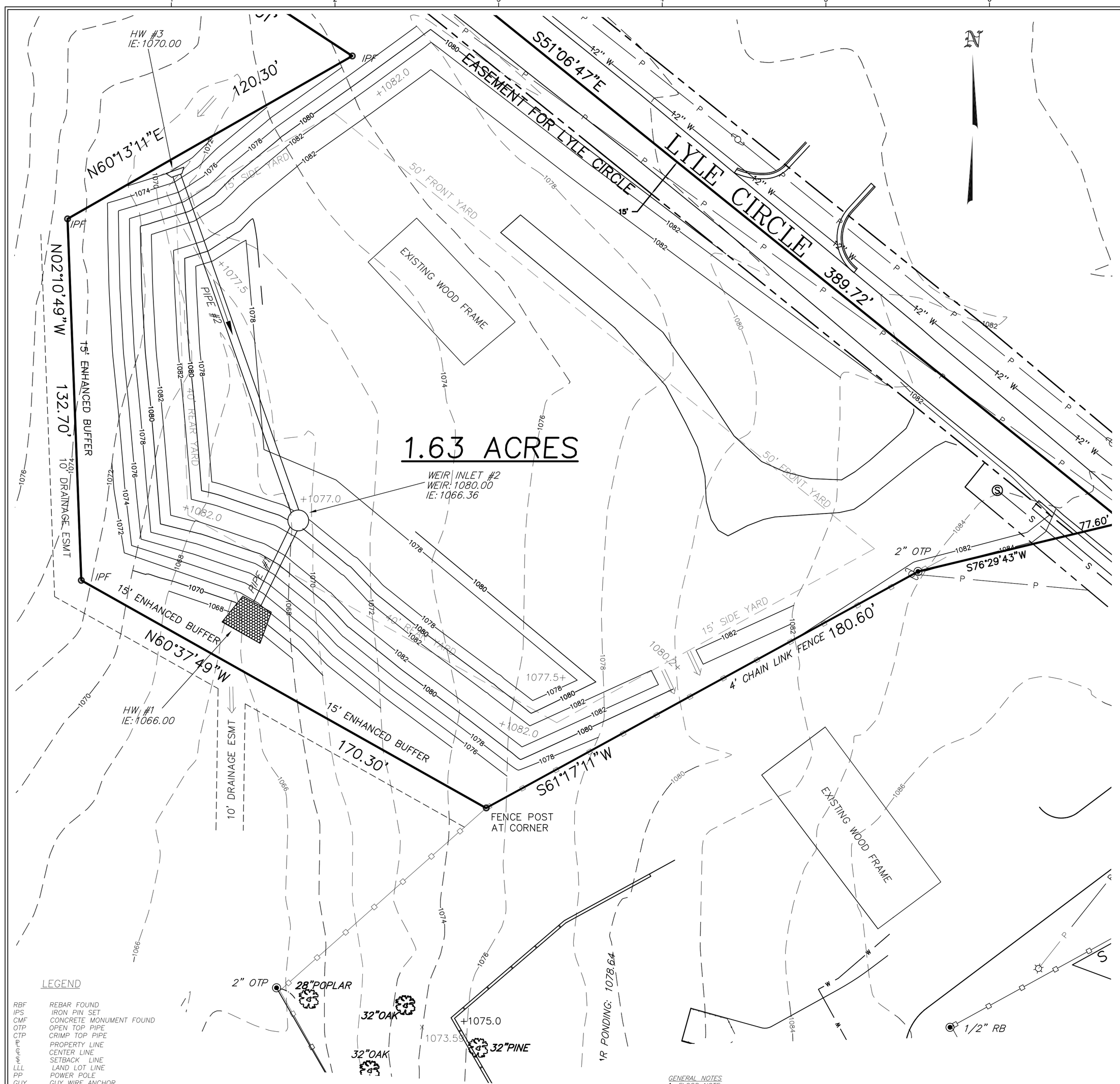

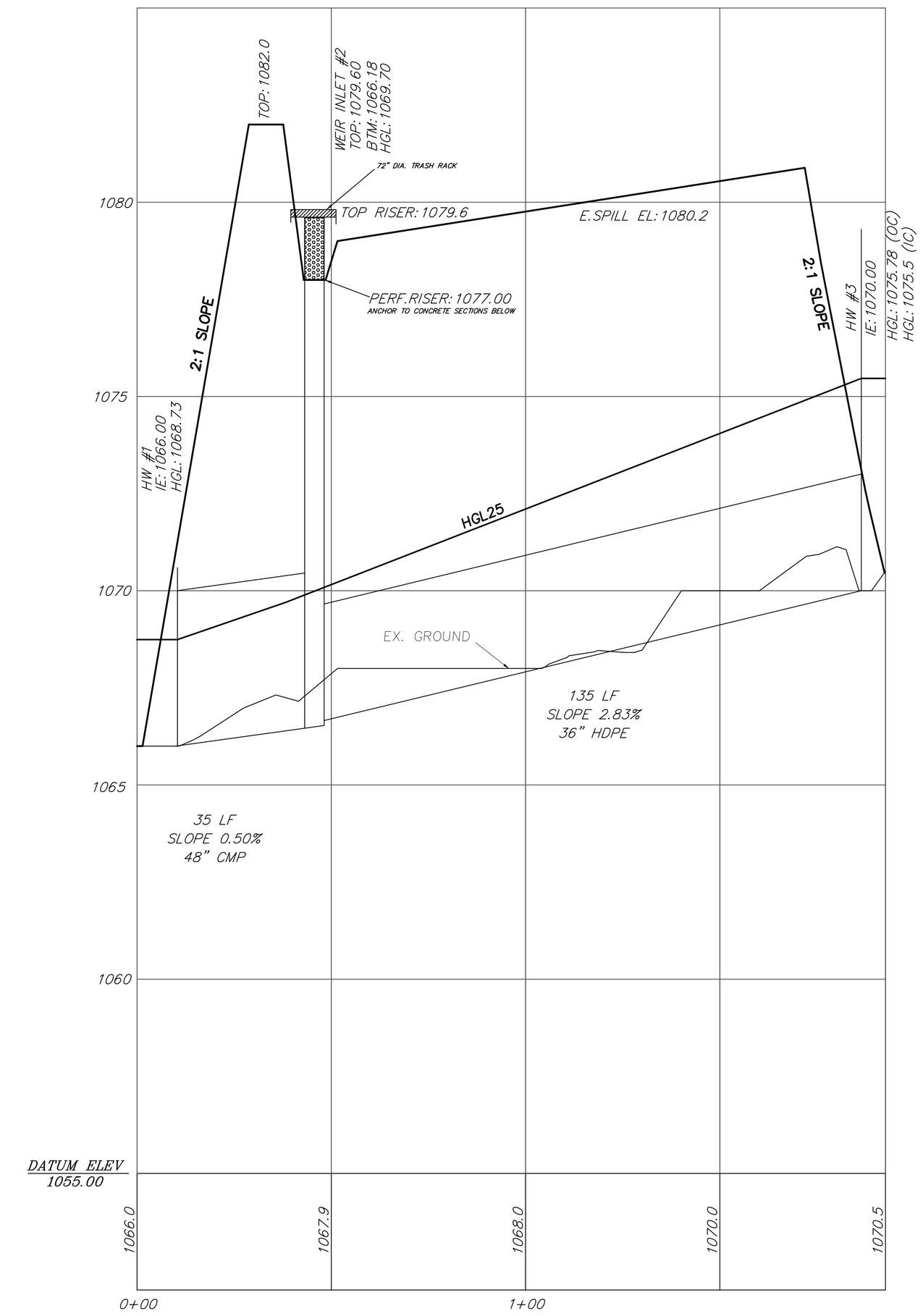

LEGEND

RBF	REBAR FOUND
IPS	IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
℄	PROPERTY LINE
℄	CENTER LINE
⅊	SETBACK LINE
LLL	LAND LOT LINE
PP	POWER POLE
GUY	GUY WIRE ANCHOR
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEAD WALL
DI	DROP INLET
GI	GRATE INLET
MH	MANHOLE
EP	EDGE OF PAVEMENT
N/F	NOW OR FORMERLY
LL	LAND LOT
–W–	WATER LINE
–P–	AERIAL POWER WIRE
–T–	AERIAL PHONE WIRE
–G–	GAS LINE
P.O.B.	POINT OF BEGINNING
T.P.O.B.	TRUE POINT OF BEGINNING
➡	PROPOSED DRAINAGE PATH
⟹	EXISTING DRAINAGE PATH
·	PRIMARY CORNER
○	SECONDARY CORNER
	EXISTING FIRE HYDRANT

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GENERAL NOTES:
1. FLOOD NOTE:
NO PORTION OF THE PROPERTY IS SITUATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 13135C0074F, DATED SEPTEMBER 29, 2006.

2. WATER AND SEWER SERVICE ARE AVAILABLE FROM GWINNETT COUNTY PUBLIC UTILITIES.

GRADING NOTES:
1. GRADING SHALL BE DONE IN ACCORDANCE WITH THE LINES AND GRADES DRAWN ON THE APPROVED GRADING PLANS. COMPACTION REQUIRED TO 100% OF STANDARD PROCTOR.

2. REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES AND STORM WATER DRAINAGE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AS DEVELOPMENT PROGRESSES.

3. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.

STORM DRAINAGE NOTES:
1. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES WITH EACH LAYER BEING THOROUGHLY COMPACTED. ALL MATERIAL SHALL HAVE AN IN PLACE DENSITY OF 98% STANDARD PROCTOR TO A DEPTH OF 6 INCHES BELOW THE FINISHED GRADE, AND 95% STANDARD PROCTOR AT DEPTHS GREATER THAN 6 INCHES BELOW THE FINISHED GRADE. COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL COMPACTION METHODS. EACH LAYER OF BACKFILL SHALL BE PLACED LOOSELY AND THOROUGHLY COMPACTED IN PLACE.

2. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, CONSTRUCTION MATERIAL, REBAR, CONCRETE CHUNKS >12"X12" OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS.

3. WATER SHALL NOT BE PERMITTED TO RISE IN TRENCHES THAT ARE NOT BACKFILLED AFTER THE PIPE HAS BEEN PLACED.

4. ALL STORM DRAIN MATERIALS SHALL CONFORM TO GADOT STANDARDS FOR CONSTRUCTION OF ROADS AND BRIDGES, LATEST REVISION.

5. ALL STORM WATER TIE INS TO EXISTING STRUCTURES TO BE INSPECTED BY CITY INSPECTOR / ENGINEER BEFORE BACKFILL.

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
METRO ATLANTA 1 (404) 623-4344
STATE WIDE 1 (800) 282-7411
IT'S THE LAW !

REVISIONS:
1. NOV 21, 2013
2. DEC 6, 2013 GSWCC REVIEW
3. DEC 10, 2013 GSWCC REVIEW
4.
5.

526 LYLE CIRCLE

SCHMITT ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 1276
WINDER, GEORGIA 30680
770-867-6744

GRADING, DRAINAGE AND UTILITY PLAN

DISTRICT 5TH	LAND LOT 176	PARCEL 35B	
CITY LAWRENCEVILLE	COUNTY GWINNETT	STATE GEORGIA	
SCALE 1"=20'	DATE 10/1/2013	PROJ.: 12002	

INS