

UTILITIES PROTECTION CENTER, INC.



Call FREE  
THROUGHOUT GEORGIA  
1 - 800 - 282 - 7411  
IN ATLANTA: 325 - 5000

THREE WORKING DAYS BEFORE YOU DIG  
ITS THE LAW

OWNER/DEVELOPER:  
COMMERCIAL SITE DEVELOPMENT INC.  
5115 OLD ELLIS POINTE  
ROSWELL, GA 30076  
PHONE: 770-772-4092

24-HOUR CONTACT:  
MR. CLARK H. SCHERER III  
PHONE: 727-321-8111

1435 ACRES

ZONED: PCD  
(PLANNED COMMERCIAL DEVELOPMENT)

NOTES:

1. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES ALL TIMES THE RESPONSIBILITY OF THE OWNER.
2. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF SLOPES.
4. A UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL RUNNING STREAMS AND LAKES.
5. THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAN AS PER F.I.R.M. COMMUNITY PANEL #130345 0050 A, DATED 11/16/90. THIS PROPERTY LIES IN A ZONE 'X'.
6. ALL CUT AND FILL SLOPES SHALL BE SURFACE ROUGHENED AND VEGETATED WITHIN THREE (3) DAYS AFTER GRADING IS COMPLETED.
7. STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL OFF-SITE.
8. BOUNDARY AND FIELD RUN TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM SURVEY BY BAUKNIGHT & ASSOCIATES DATED 6/27/05
9. ALL DESIGNS WILL CONFORM TO AND ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", LATEST EDITION.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF THE DAY. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
11. THE CONTRACTOR WILL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING DIVISION.
12. THE SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFER (25', 35' OR 100').
13. THE SITE DOES NOT CONTAIN WETLANDS.
14. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
15. ALL DRIVEWAY APRONS MUST BE INSPECTED WHEN FORMED AND AFTER POURED.
16. ALL UTILITIES ARE SHOWN FOR CONVENIENCE ONLY. OWNER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL FIELD LOCATIONS. ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES.
17. NO CUT OR FILL SLOPES STEEPER THAN 2:1 ARE ALLOWED.
18. A DOUBLE ROW OF TYPE "C" SILT FENCE SHALL BE REQUIRED WHEN PLACED ALONG STATE WATERS AND AT THE TOE OF SLOPES GREATER THAN 10' IN HEIGHT.
19. THE CLEARING LIMITS WILL BE CLEARLY LOCATED IN THE FIELD. NO CONSTRUCTION ACTIVITY WILL TAKE PLACE OUTSIDE OF THE CLEARING LIMITS.
20. THIS SITE DOES NOT CONTAIN ANY KNOWN CEMETERIES.
21. STORMWATER DETENTION PROVIDED AND ACCOUNTED FOR BY MULBERRY PARK. REFERENCE HYDROLOGY STUDY FOR MULBERRY PARK PREPARED BY ROCHESTER AND ASSOCIATES.
22. THERE ARE NO STATE WATERS WITHIN 200 FEET OF THIS PROJECT.
23. THE PERSON WHO STAMPS THESE PLANS CERTIFIES THAT THE SITE HAS BEEN VISITED PRIOR TO E&S PLAN DESIGN.

CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES  
THE RELOCATING AND/OR INSTALLATION OF ALL EXISTING/PROPOSED UTILITIES.

THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED  
ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL  
RESPONSIBILITY TO CONTACT VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING  
CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR  
TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

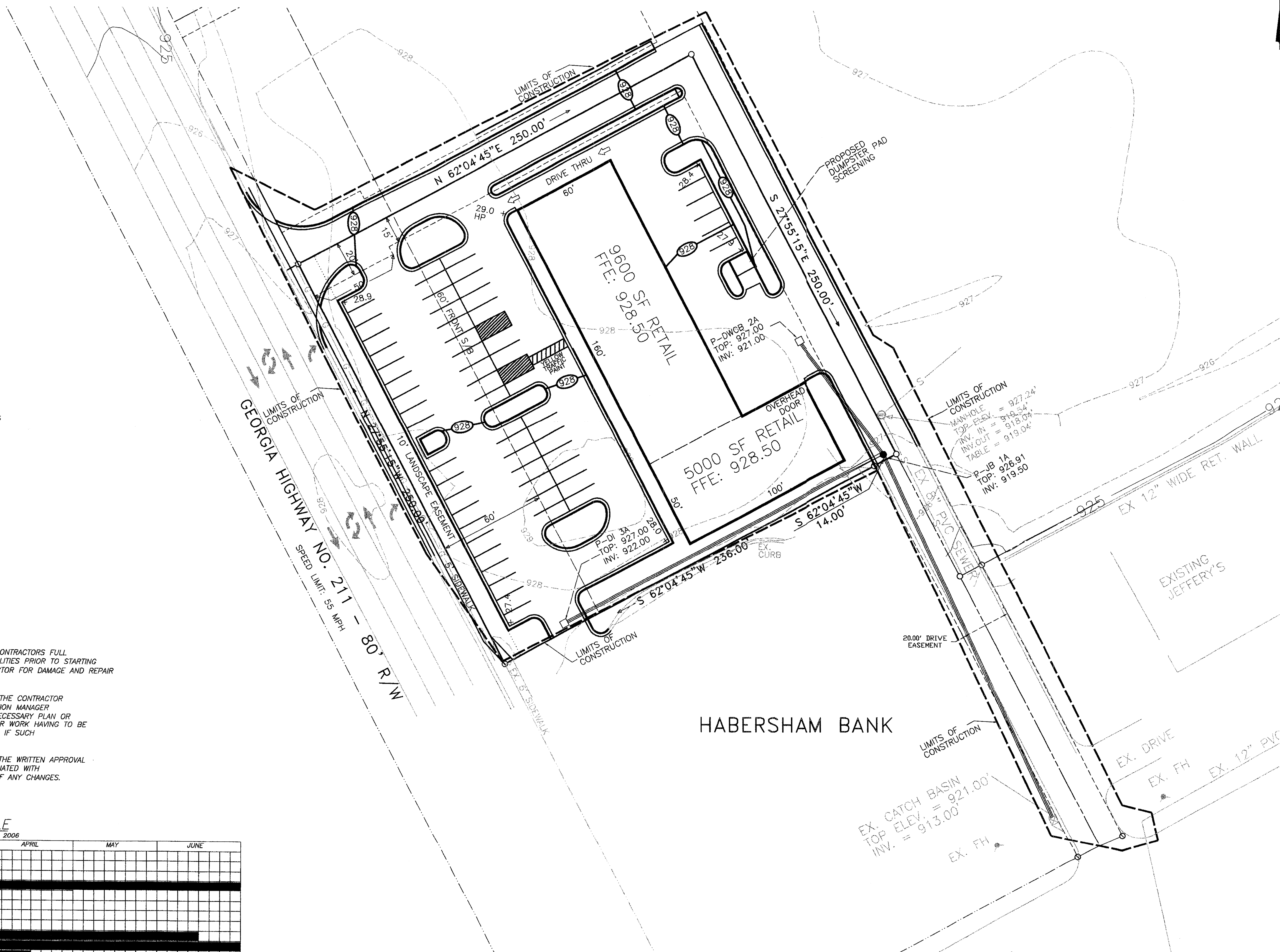
ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR  
PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER  
IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR  
GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE  
REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH  
NOTIFICATION HAS NOT BEEN GIVEN.

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL  
OF CIVILSCAPES, INC. VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH  
THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

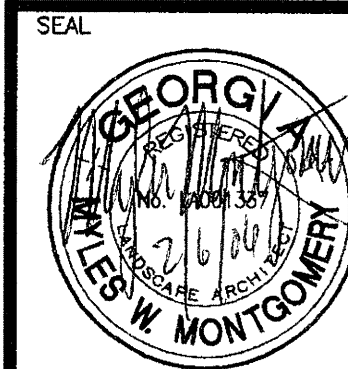
CONSTRUCTION SCHEDULE

ACTIVITY	FEBRUARY	MARCH	APRIL	MAY	JUNE
INSTALL CONSTRUCTION EXITS					
INSTALL EROSION CONTROL MEASURES					
MAINTAIN EROSION CONTROL MEASURES					
INSTALL TREE PROTECTION FENCING					
PERFORM CLEARING, GRUBBING, AND GRADING					
INSTALL STORM DRAIN					
INSTALL SANITARY SEWER SYSTEM					
INSTALL TEMPORARY VEGETATION					
CONSTRUCT BUILDING					
INSTALL CURBING & PAVING					
INSTALL FINAL LANDSCAPING/VEGETATION					
SITE CLEANUP (CLEAN STORM DRAINS, ETC.)					

REFERENCE STORMWATER MANAGEMENT REPORT FOR MULBERRY PARK PREPARED BY ROCHESTER AND ASSOC., INC. DATED NOVEMBER 11, 2001.



NO.	DATE	REVISIONS	REMARKS
1.	12/14/05		
2.	2/6/06		



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

**Civilscapes, Inc.**  
CIVIL DESIGN & LANDSCAPE ARCHITECTURE  
P.O. BOX 2115 CUMMING, GEORGIA 30028  
OFFICE: 678-513-8836

GRADING AND DRAINAGE PLAN  
FOR  
**PLAZA 211**  
**COMMERCIAL SITE DEVELOPMENT INC.**  
G.M.D. 1749  
TOWN OF BRABELTON  
GWINNETT COUNTY, GEORGIA

SHEET NUMBER  
**C4 C17**  
OF

SCALE  
1" = 30'

DATE  
9/22/05

PROJECT NO.  
05-034

