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DRAWING LEGEND

FFE XX.XX	FINISHED FLOOR ELEVATION
MFE XX.XX	MINIMUM FLOOR ELEVATION (BASED OFF OF ADJACENT 100 YEAR PONDING OF STRUCTURES ON SAG)
	SPOT ELEVATION
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED STORM LINE
	PROPOSED JUNCTION BOX (JB)
	PROPOSED YARD INLET (YI)
	PROPOSED CURB INLET (CI)
	PROPOSED WEIR INLET (WI)
	PROPOSED SINGLE WING & DOUBLE WING CATCH BASIN (SWCB & DWCB)
	PROPOSED HEADWALL (HW)
	PROPOSED OUTLET CONTROL STRUCTURE (OCS)
TFG = TOP FINISHED GRADE BFG = BOTTOM FINISHED GRADE	TYPICAL WALL LABELS

RETAINING WALL NOTE:

ALL DEVELOPMENT RETAINING AND STRUCTURAL WALLS WILL REQUIRE A SEPARATE PERMIT

EARTHWORK CALCULATIONS

1/5/2023

Design Volumes:

Grading Area = 258,616 SF

Cut = 57,169 CY

Fill = 48,645 CY

Adjustments:

Compaction	1.15 Fill Factor	48,645 CY x 1.15 = 55,942 CY
Regular Pavement	9" Pavement Depth 27,430 SF Pavement Area	27,430 SF x 0.75 = 762 CY
Sidewalks & Driveways	4" Sidewalk Thickness 21,008 SF Sidewalk Area	21,008 SF x 0.3333 = 259 CY Cut
Pipes	780 CY Volume of GAB Bedding 281 CY Volume of Pipes	Total Volume of Bedding and Pipes = 1,061 CY
Slab Foundation	6" Slab + GAB Thickness 36,000 SF Total Area of Slabs	36,000 SF x 0.5 = 667 CY

Adjusted Volumes: Total Adjusted Cut = 59,918 CY
Total Adjusted Fill = 55,942 CY
Net Volume = 3,976 CY
Site Adjustment = 5.0 Inches

Topsoil Estimate:

Estimated Topsoil Depth = 4" Estimated Topsoil Volume = 3,193 CY

CONTRACTOR SHALL PERFORM AND CONCLUDE EARTHWORK CALCULATIONS INDEPENDENTLY AND SHALL NOT RELY ON THESE OPINION OF VOLUMES. VOLUMES STATED ARE USED TO SECURE A HAUL ROUTE PERMIT ONLY.

GRADING NOTES:

- DISTURBED AREAS LEFT IDLE FOR FOURTEEN DAYS, AND NOT TO FINAL GRADE, SHALL BE ESTABLISHED TO TEMPORARY VEGETATION (D52). DISTURBED AREAS LEFT IDLE FOUR WEEKS OR MORE WILL BE ESTABLISHED TO PERMANENT VEGETATION (D63). ALL AREAS TO FINAL GRADE SHALL BE ESTABLISHED TO PERMANENT VEGETATION WITHIN TWO WEEKS.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHALL BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
- DURING UNSUITABLE GROWING SEASONS, MULCH SHALL BE USED AS A TEMPORARY COVER (D61). ON SLOPES THAT ARE 4:1 OR STEEPER, MULCH SHALL BE ANCHORED.
- SNELLVILLE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A COUNTY ROAD OR STREET.
- SEDIMENTATION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE SHALL BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ON HALF THE CAPACITY OF THE DEVICE.
- THE STREET CONSTRUCTION SHALL DEMONSTRATE ADEQUATE COMPACTION WITH PROFESSIONAL TESTING AND REPORTS PREPARED BY A GEORGIA REGISTERED PROFESSIONAL CIVIL ENGINEER. THE SANITARY SEWER INSTALLATION SHALL INCLUDE AN INTERNAL TELEVISION INSPECTION, A SUCCESSFUL MANDRELL PULL AND SUCCESSFUL LEAK-DOWN PRESSURE TEST.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE SNELLVILLE GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED REMOVED, OR RELOCATED AS NECESSARY.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
- THERE ARE KNOWN WETLANDS ON SITE.

STORM NOTES:

- MINIMUM 2' COVER OVER ALL PIPES IN NON-TRAFFIC AREAS. 3' MINIMUM COVER UNDER PAVEMENT AND TRAFFIC AREAS.
- BEDDING, FITTINGS AND CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- LOCATION OF ROOF LEADERS NOT KNOWN AT THE TIME OF THIS PERMIT SET. CONTRACTOR TO CONNECT ROOF LEADERS WITH 8" DIA. HOPE WHERE FEASIBLE. CONTRACTOR TO CONTACT ENGINEER IF CONFLICT OCCURS.
- GRATE AND YARD INLETS SHALL BE NYLOPLAST 12" OR EQUIVALENT. GRATE INLET IN DRIVE AREA SHALL BE TRAFFIC RATED. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
- HOPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO M-7, TYPE S & D. CONNECTIONS SHALL USE A RUBBER GASKET WHICH CONFORMS TO ASTM F-477. INSTALLATIONS SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321. AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030.0, GEORGIA DOT SPECIFICATION, TABLE NO.1. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROAD AND BRIDGES.

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Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**DORIAN DR. @
LENORA CHURCH
RD**

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT
AT

DORIAN DR. @ LENORA CHURCH RD
SNELLVILLE, GA 30078

GWINNETT COUNTY
SNELLVILLE

LL 28
5TH DISTRICT

FOR

CRAWFORD CREEK COMMUNITIES
400 NORTHRIDGE RD,
SUITE 325
ATLANTA, GA 30350
P: 404-314-4388

**CITY OF SNELLVILLE
GWINNETT COUNTY**

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	03/10/2025	RS	1ST LDP SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2027

GRADING PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 03/10/2025
PROJECT: 21103.00B



C4.00

SHEET



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Call before you dig.