

REV #	DATE	DESCRIPTION
05/10/21		CITY OF AVONDALE ESTATES 3RD SUBMITTAL
07/30/21		CITY OF AVONDALE ESTATES 2ND SUBMITTAL
04/14/21		CITY OF AVONDALE ESTATES 1ST SUBMITTAL

2550 HERITAGE COURT, STE 250
 ATLANTA, GA 30339
 TEL 770.951.2495, FAX 770.951.2496
 www.longeng.com



NORTH WOODS AT LAKE AVONDALE
 100 BERKELEY ROAD
 AVONDALE ESTATES, DEKALB COUNTY, GA
GRADING & DRAINAGE PLAN
 DISTRICT 15
 LL 232

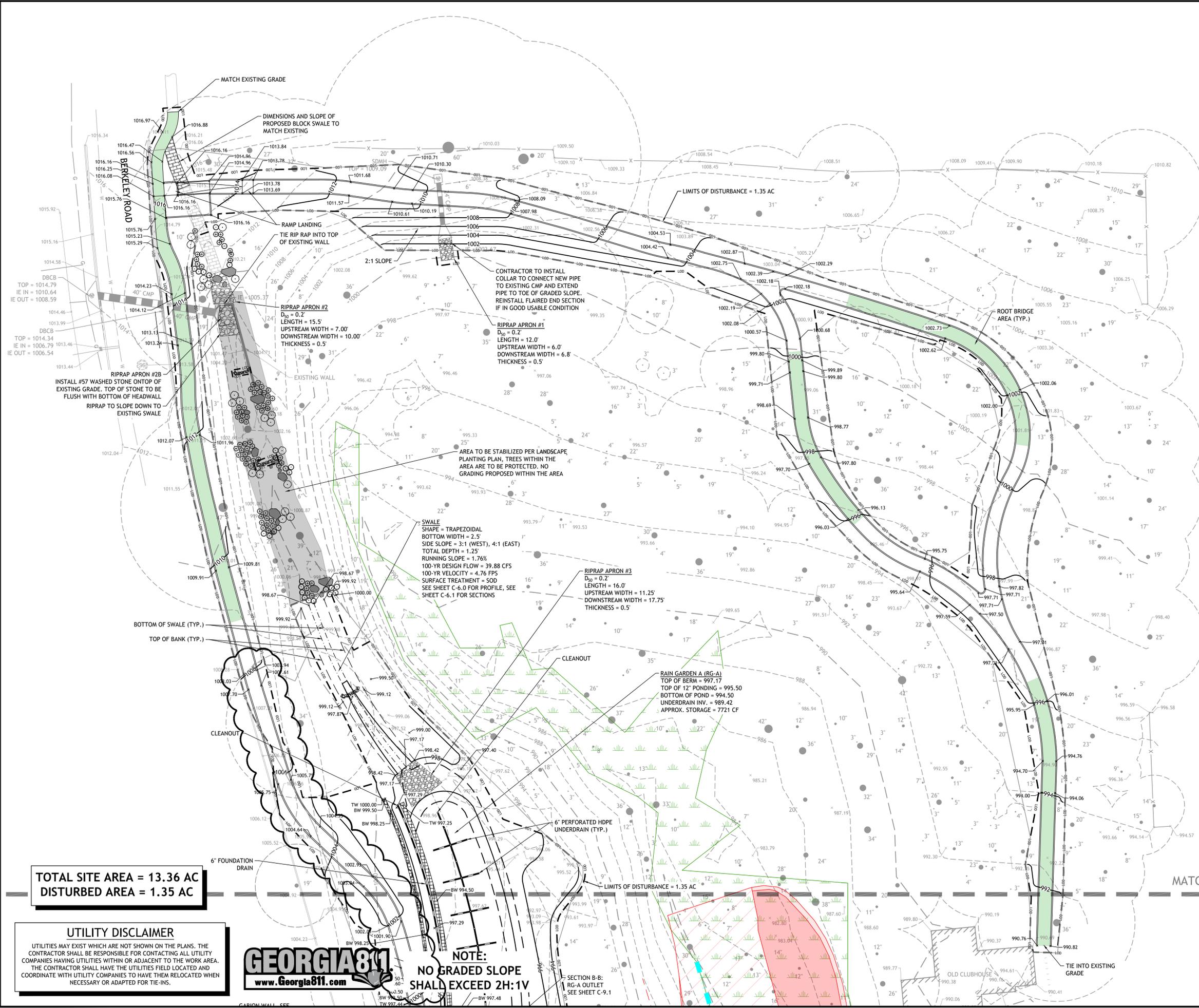
ISSUED FOR CONSTRUCTION
 SHEET **C-4.0**
 DATE: 09/03/2021
 DESIGN QC: ATB
 CAD/QC: DGL
 DESIGNED BY: NJS
 DRAWN BY: NJS
 GEOWC LEVEL II CERT. #8932, EXPIRES 8/26/2023

FLOODPLAIN LEGEND

- 500-YEAR FLOODPLAIN LIMITS (FEMA)
- 100-YEAR FLOODPLAIN LIMITS (FEMA)
- FLOODWAY LIMITS (FEMA)
- AREA TO BE STABILIZED PER LANDSCAPE PLANTING
- WETLAND LIMITS (CONTOUR ENVIRONMENTAL LLC, 12/16/20)
- PERENNIAL STREAM (CONTOUR ENVIRONMENTAL LLC, 12/16/20)
- INTERMITTENT STREAM (CONTOUR ENVIRONMENTAL LLC, 12/16/20)

TREE PROTECTION LEGEND

ROOT BRIDGING AND HAND EXCAVATION ONLY. NO HEAVY MACHINERY TO DRIVE OVER EXPOSED ROOTS AND NO STORAGE OF MATERIALS WITHIN AREA. SEE LANDSCAPE FOR DETAILS.

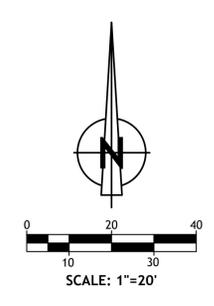


TOTAL SITE AREA = 13.36 AC
DISTURBED AREA = 1.35 AC

UTILITY DISCLAIMER
 UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.



NOTE:
NO GRADED SLOPE SHALL EXCEED 2H:1V



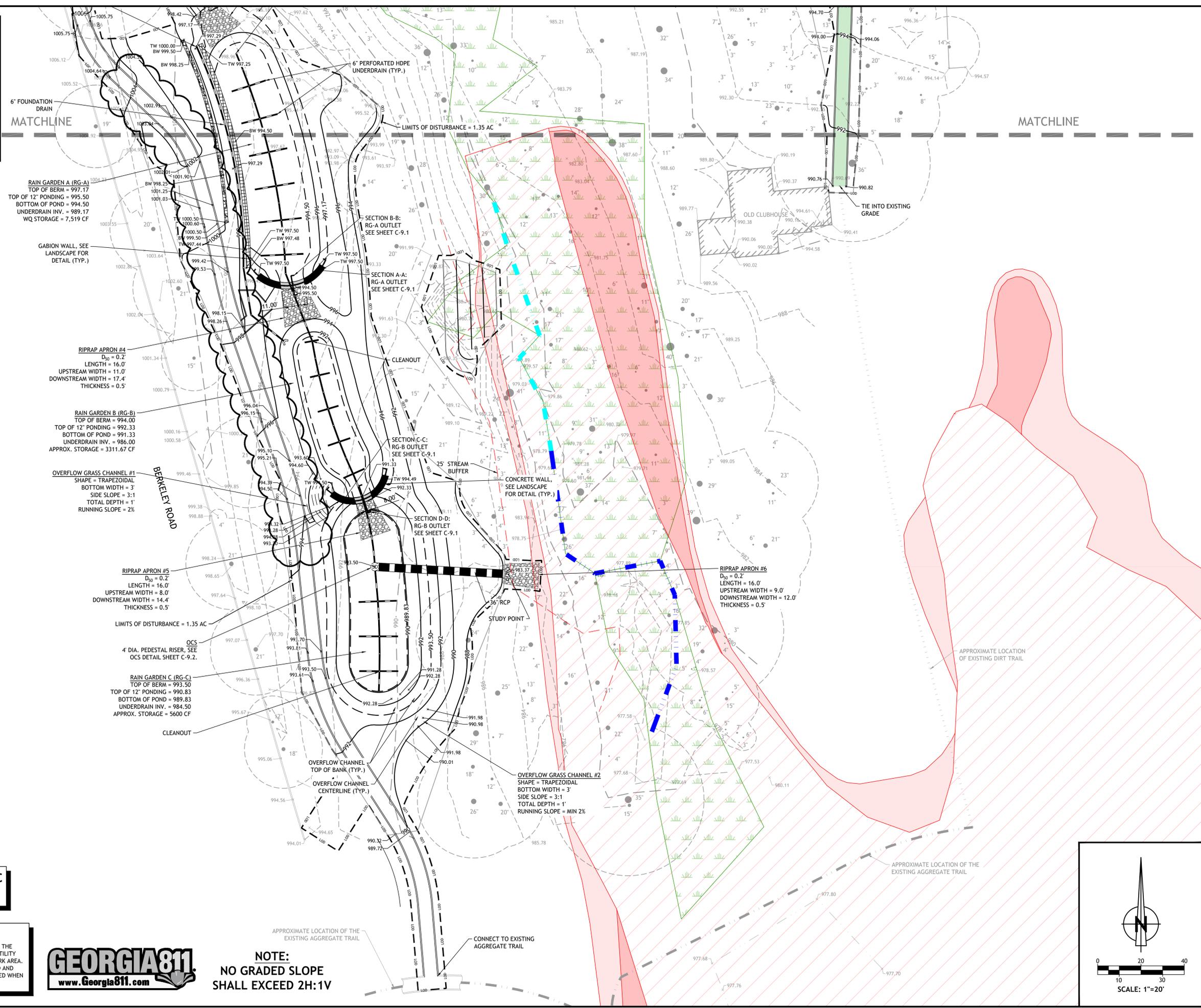
LONG #0870-0030

FLOODPLAIN LEGEND

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- 100-YEAR FLOODPLAIN LIMITS (FEMA)
- FLOODWAY LIMITS (FEMA)
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TREE PROTECTION LEGEND

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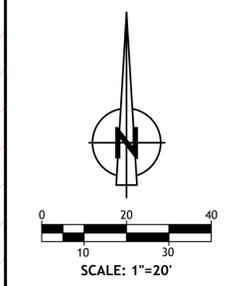
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GRADING & DRAINAGE PLAN
 DISTRICT 15

ISSUED FOR CONSTRUCTION

DESIGN QC: ATB
 CAD QC: ATB
 DESIGNED BY: DGA
 DRAWN BY: NLS

DATE: 09/03/2021

ES&WCC LEVEL II CERT. #8993, EXPIRES 8/26/2023

SHEET C-4.1

LONG #0870-0030