



GRADING ALONG BUILDING PERIMETER

1. Structures such as buildings, slabs, walls, amenities and monuments may require additional provisions for compaction, elevations, utilities and other elements not shown on these drawings. The contractor is responsible for meeting the specifications of the approved architectural, structural and MEP drawings and notifying the engineer if a conflict exists.

2. Unless otherwise noted, finished grades around the building slab shall be a minimum of 6" below the finished floor elevation or as required by the architect or building material specifications. If this condition cannot be met, additional provisions such as waterproofing, foundation walls, trench drains, handscaping and/or building redesign may be required.

3. Unpaved surfaces shall slope away from the building at 5% typical, but no less than 2% and maintain positive drainage at all times.

4. Paved surfaces shall slope away from the building at a minimum of 0.5% and a maximum of 2% unless otherwise noted.

5. The maximum vertical drop or offset at any point along an ADA route shall be 0.25". Door thresholds may be as high as 0.5" if beveled properly. Refer to architectural drawings for specifications and elevations around the building perimeter and at all access points.

JACKSON COUNTY INSPECTIONS

Notify Jackson County Inspector at least 24 hours before beginning any phase of construction. (706) 367-6335

UTILITY CONSTRUCTION NOTE

The installation, relocation or removal of any utility lines or structures must be performed at the supervision and discretion of the appropriate utility department. Instructions and requirements issued by the utility departments shall supersede those shown on these plans if they exceed the recommendations included herein.

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Call before you dig.

SITE

0 CABIN CREEK ROAD
JEFFERSON, GA 30549

SITE ENTRANCE COORDINATES:
34.1167° LAT
-83.4707° LONG

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

EXISTING FEATURES DISCLAIMER

The existing utilities, topography and other site features shown on these drawings may be comprised of field surveys by others, local GIS data, previous design plans and other sources. The engineer assumes no responsibility for the completeness or accuracy of the existing conditions.

It is the responsibility of the contractor to locate and verify all existing utilities and features prior to construction to ensure proper horizontal and vertical connections and positive drainage as needed. The contractor shall notify the owner and engineer immediately if any discrepancies occur.

FINISHED FLOOR ELEVATIONS

The building floor elevations shown (denoted as FFE, MFE, GAR, BSMT) indicate the minimum elevations allowable based on topography and nearby stormwater ponding. The actual elevations of the finished floor, basement, garage and other areas of the structure shall be based on the proposed building plans by others. It is strongly recommended that the actual elevations either match or exceed those shown on these plans. The architect or contractor shall notify the engineer if conflicts occur.

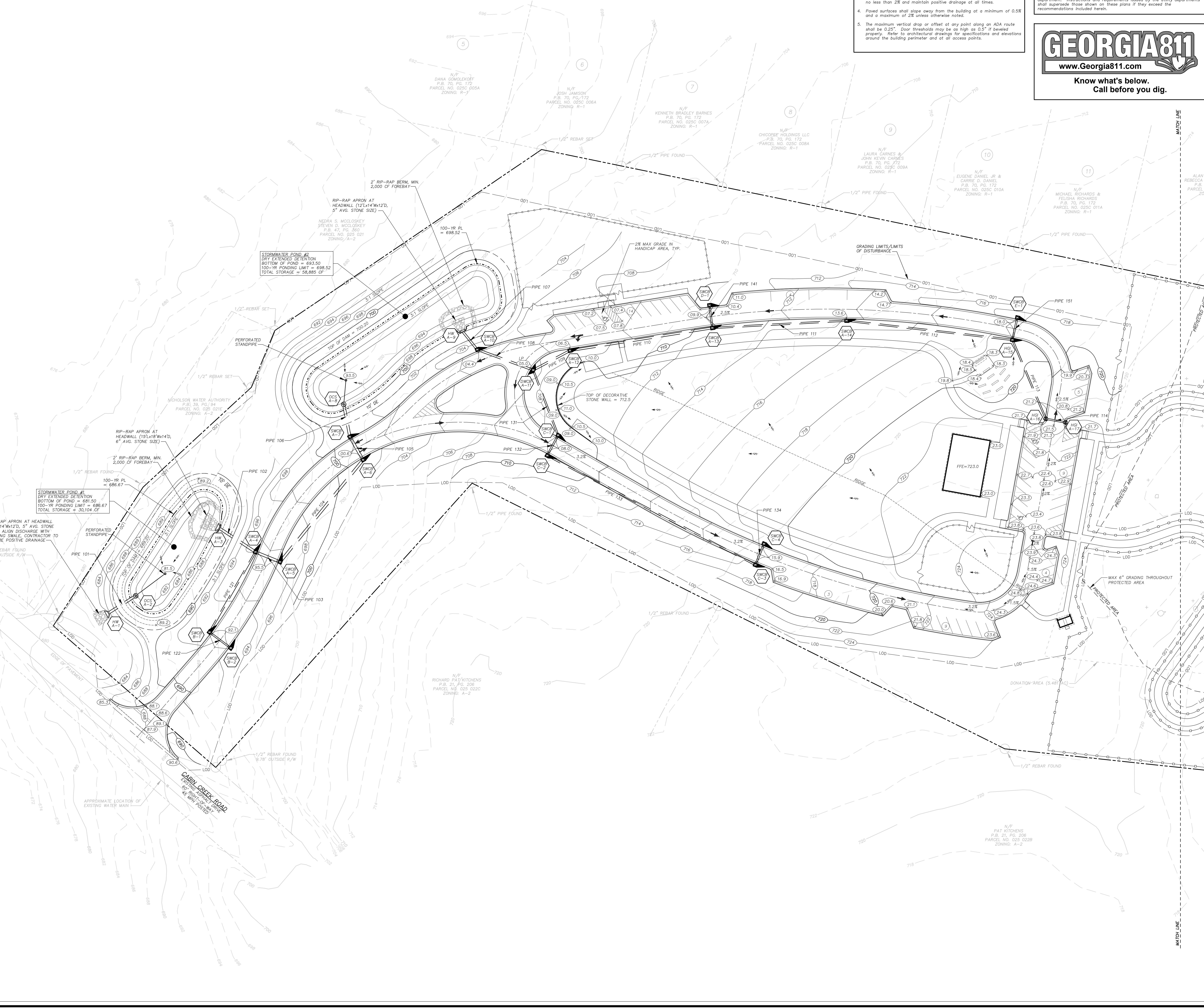
EARTHWORK ESTIMATES

ESTIMATED SURFACE CUT:	15,769 CY
ESTIMATED SURFACE FILL:	16,763 CY
NET BALANCE:	4,008 CY CUT
PROPOSED AREA OF DISTURBANCE:	12.00 AC
VERTICAL DIFFERENTIAL:	0.21 FT

The contractor is responsible for the verification of earthwork quantities and shall not rely on estimates provided by the engineer. The earthwork cut and fill estimates included in these plans are based on computer model comparisons of the existing and proposed surfaces and may not accurately account for unobtainable soils, demolition, piling thickness, compaction, trenching and other significant elements. The contractor may prefer to adjust finished floor elevations or other grades, but must notify the engineer for approval prior to making these field changes.

GENERAL GRADING NOTES

- The contractor shall verify all proposed and existing dimensions, utilities, grading slopes and elevations prior to construction and notify the owner or engineer of any discrepancies.
- Additional land development provisions beyond those shown on the permitted plans may be required during construction due to site conditions, weather or requests by the inspector.
- The contractor shall make a reasonable effort at all times to avoid any excessive disturbance to this property, neighboring properties, buffer areas, utilities and traffic flow. The contractor shall work in a manner that minimizes damage to existing site features and vegetation unless otherwise indicated on these drawings.
- No land disturbing activity shall occur outside of the limits of disturbance and no trees shall be damaged outside of the tree protection fencing as shown on the permitted plans without written consent of the property owner and approved by the governing authorities.
- Clearing and grubbing shall consist of removing all vegetation, organic material, unsuitable soils and debris from the delineated areas as shown on the plans. Upon completion of grubbing, these areas shall be left in a clean, compacted and stabilized condition and shall be leveled to eliminate any erodible holes or ridges of two feet or greater. Voids shall be filled or refilled with acceptable material and properly compacted in layers by tamper, roller or other appropriate construction equipment.
- Topsoil shall be stripped from any area receiving fill dirt or any area which requires compaction such as buildings, utilities, structures, pond dams or paving. Top soil may be temporarily stockpiled for use in landscape areas if cleaned of debris and approved by the owner. Materials and operations shall be evaluated by a geotechnical engineer. Exporting or disposal of soils and other materials shall be performed in accordance with local solid waste regulations and may require separate permitting.
- All areas receiving fill dirt or compaction shall be prepared by stripping and completely removing all vegetation, organic material, unsuitable soils and debris. Filling materials and compaction operations shall be evaluated by a geotechnical engineer.
- Proof rolling is required throughout all exposed areas to evaluate soil conditions and stability. Any soft, yielding, excessively wet, residual or otherwise unsuitable soils discovered during proof rolling or otherwise present during any phase of construction shall be undercut and replaced with acceptable fill material and properly compacted.
- If temporary or permanent groundwater is discovered, the contractor shall be responsible for dewatering the affected areas with trenching, pumps, mechanical pumping and other solutions. Permanent groundwater may require additional trenching and bedding measures or more significant action such as a redesign of the site and grading plans. The contractor shall consult the geotechnical engineer for evaluation of such conditions.
- Fill dirt shall meet the minimum criteria of ASTM D2487. Fill dirt shall not include vegetation, organic material, frozen material, debris, polluted soils or other unsuitable material. Fill dirt shall not include stones larger than 6 inches for utility trenches or the upper 6 inches of surface grading. Structural fill dirt shall not include stones larger than 3 inches. Otherwise, fill dirt shall not include stones larger than 6 inches. Fill dirt may be generated by onsite excavation if it meets the criteria described herein.
- Fill material shall be placed in successive horizontal layers, or lifts, not to exceed 8 inches thick and compacted to at least 88% of the maximum laboratory dry density according to standard practice. Fill slopes steeper than 4:1V shall be stepped or benched. Each lift shall be proof rolled with a vibrating sheepsfoot compactor roller, loaded rubber tired tandem use dump truck, scraper, loader or other appropriate heavy equipment. Compaction equipment shall make overlapping passes longitudinally and perpendicularly throughout the lift area until minimum criteria are met. Moisture content of each lift shall be within 1% of the optimum moisture content. Watering trucks, spreaders or spray hoses may be used if necessary to bring soils up to the proper moisture range. In such cases, water shall be thoroughly mixed and evenly distributed prior to compaction.
- Compaction, moisture and laboratory testing shall meet the minimum criteria of ASTM D698 and AASHTO T98.
- The contractor shall follow the recommendations of the geotechnical engineer or soils inspection reports if they exceed the specifications included herein.
- If rock is encountered, the owner shall be notified and written instructions shall be provided by the geotechnical engineer prior to excavation.
- The site should be graded during each phase of construction to maintain positive drainage away from buildings, laydown areas and other significant features of the construction site to prevent erosion or stormwater ponding.
- The maximum slope for maintained areas, pond dams and stormwater conveyance channels is 3H:1V. All other slopes may not exceed 2H:1V unless otherwise noted and evaluated by a geotechnical engineer.
- The proposed grading shown on these plans represents the finished surface elevations unless otherwise noted.
- All drainage elements and gravity utility lines shall be sloped in an effective and safe manner away from buildings and toward the appropriate destinations as shown on these plans. If site conditions present a conflict, the contractor shall notify the owner or engineer immediately.
- All grading and paving tie-points shall have a smooth and aesthetic transition between the new construction and existing elements.
- Structures such as buildings, slabs, walls, amenities and other elements not shown on these drawings. The contractor is responsible for meeting the specifications of the approved architectural, structural and MEP drawings and notifying the engineer if a conflict exists.
- Stormwater inlet structures shall have their flow lines adjusted to finished grade or slightly lower to accept positive drainage from surface runoff. Please note that flow lines are not necessarily the same as rim elevations for some structures such as pedestal drop inlets and curb inlets. The contractor shall consult the engineer for clarity if needed.
- All stormwater structures shall be traffic-rated if installed within roads, drives, parking lots and other areas designated for pedestrian traffic.
- Stormwater grate inlets shall be ADA compliant if installed within sidewalks, plazas and other areas designated for pedestrian traffic.



North Oconee Heritage Park

SITE DEVELOPMENT PLANS

SITE INFORMATION:
0 CABIN CREEK ROAD
JEFFERSON, GA 30549
UNINCORPORATED JACKSON COUNTY
G.M.D. 253
A-2 ZONING

24-HR CONTACT: BARRY VICKERY, (706) 286-6353

DOVETAIL

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DATE	DESCRIPTION
4/20/26	DESIGN DEVELOPMENT SET FOR OWNER'S REVIEW
6/11/26	LDP SUBMITTAL TO JACKSON COUNTY

ISSUE	DATE	DESCRIPTION
1	4/20/26	DESIGN DEVELOPMENT SET FOR OWNER'S REVIEW
2	6/11/26	LDP SUBMITTAL TO JACKSON COUNTY

PROJECT NUMBER: JK5002

DATE: 6/11/26

ISSUE NUMBER: 2

CHECKED BY: RDB

SHEET TITLE: GRADING AND DRAINAGE PLAN (SOUTH)

SHEET NUMBER: C3

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OF 18 SHEETS