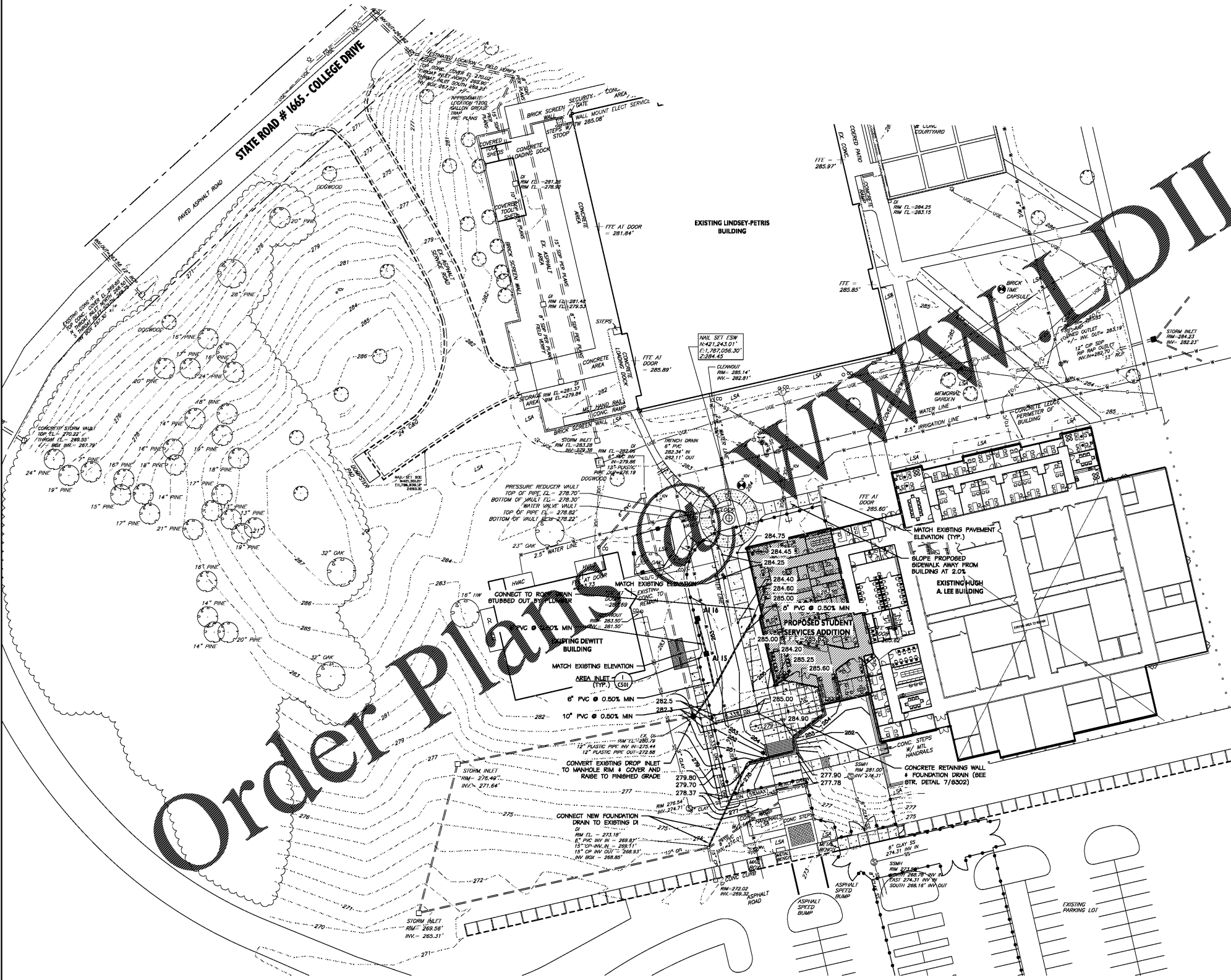


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**GRADING AND DRAINAGE NOTES**

1. EARTHWORK QUANTITIES HAVE NOT BEEN ESTIMATED AND SITE AS SHOWN IS NOT ASSUMED TO REPRESENT A BALANCED CUT/FILL CONDITION.
2. CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES AND SHALL PROVIDE ALL EARTHWORK NECESSARY TO ACHIEVE THE DESIGN GRADE, INCLUDING ANY OPPOSITE BORROW OR SPOLDS REQUIRED.
3. ROOF LEADERS SHALL BE 80# 40 PVC. MINIMUM COVER SHALL BE 10". MINIMUM SLOPE SHALL BE 1%. PROVIDE CLEANOUTS AT ALL CONNECTIONS WITH BUILDING DRAIN AND WHERE INDICATED. REFER TO ARCHITECTURAL DWGS. FOR THE EXACT LOCATION OF ROOF DRAIN AT THE BUILDING.
4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL GRADED AREAS, INCLUDING PAVING, LAWN AND LANDSCAPE AREAS.
5. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.
7. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
8. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO FINISHED CROSS SECTION DATA TO ESTABLISH CORRECT SUBGRADE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
9. PIPE LENGTHS SHOWN ARE THE ENGINEER'S ESTIMATE USED TO COMPUTE PIPE SLOPE AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED.
10. CROSS SLOPE OF SIDEWALKS SHALL BE 1/4" / FT. (MAX).
11. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.
12. NO DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS, AND NOT REMOVED UNTIL FINAL INSPECTION.
13. NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
14. BRUSH, VINES AND SMALL TREES (6 IN. DIA. OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND CLEARED. ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
15. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASPH TO MINIMIZE EXPOSURE TO THE AIR.
16. UNLESS OTHERWISE NOTED, THE PHYSICAL CONNECTION TO THE DOWNSPOUTS INSTALLED BY THE ROOFING CONTRACTOR BETWEEN THE SITE ROOF DRAIN PIPE A SHALL BE MADE BY THE SITE GRADING CONTRACTOR.
17. PIPE LENGTHS SHOWN ON CULVERTS INCLUDE FLARED END SECTIONS.
18. IN ORDER TO ENSURE ADEQUATE DRAINAGE, FLOW LINES IN GUTTERS SHALL BE 0.50% MINIMUM.

**LEGEND**

—	EXISTING SIGN	=====	EXISTING CURB AND GUTTER
—	EXISTING IRON PIN	-----	PROPOSED CURB AND GUTTER
—	EXISTING LIGHT POLE	=====	PROPERTY LINE
—	EXISTING UTILITY POLE	-----	EXISTING FENCE
—	RIGHT-OF-WAY	-----	EXISTING UNDERGROUND ELECTRIC LINE
—	ACCESSIBLE SPACE	-----	EXISTING OVERHEAD UTILITY LINE
—	EXISTING TREE TO REMAIN	-----	EXISTING UNDERGROUND TELEPHONE LINE
—	EXISTING FIRE HYDRANT	-----	EXISTING FIBER OPTIC LINE
—	EXISTING WATER VALVE	-----	EXISTING SANITARY SEWER LINE
—	EXISTING WATER METER	-----	EXISTING WATER LINE
—	EXISTING IRRIGATION CONTROL VALVE	-----	EXISTING GAS LINE
—	EXISTING SEWER MANHOLE	-----	EXISTING CONTOUR LINE
—	EXISTING STORM MANHOLE	-----	PROPOSED CONTOUR LINE
—	PROPOSED STORM MANHOLE	-----	TEMPORARY TREE PROTECTION BARRICADE
—	PROPOSED FLARED END SECTION	-----	EXISTING STORM DRAINAGE PIPE
—	EXISTING DRAINAGE STRUCTURE	-----	PROPOSED STORM DRAINAGE PIPE
—	PROPOSED DRAINAGE STRUCTURE	-----	PROPOSED ROOF DRAIN PIPE
—	EXISTING SPOT ELEVATION	-----	EXISTING TREE LINE
—	PROPOSED SPOT ELEVATION	-----	EXISTING GAS VALVE
—	EXISTING CLEANOUT	-----	EXISTING GAS METER
—		-----	EXISTING LANDSCAPE AREA
—		-----	PROPOSED DOWNSPOUT



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**GRADING AND  
DRAINAGE PLAN**

DATE 04.05.2019  
PROJECT NO 16063

REVISIONS

NO	DATE	DESCRIPTION

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SEAL 4/5/19

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