

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EX. FENCE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- DRAINAGE FLOW DIRECTION

DRAINAGE IMPACTS:

THE PROPOSED PROJECT WILL NOT ALTER OVERALL HISTORIC DRAINAGE PATTERNS OR ADVERSELY IMPACT ADJACENT PROPERTIES. RUNOFF AROUND THE RESIDENCES WILL FOLLOW HISTORIC PATTERNS.

EXISTING CONDITIONS NOTES:

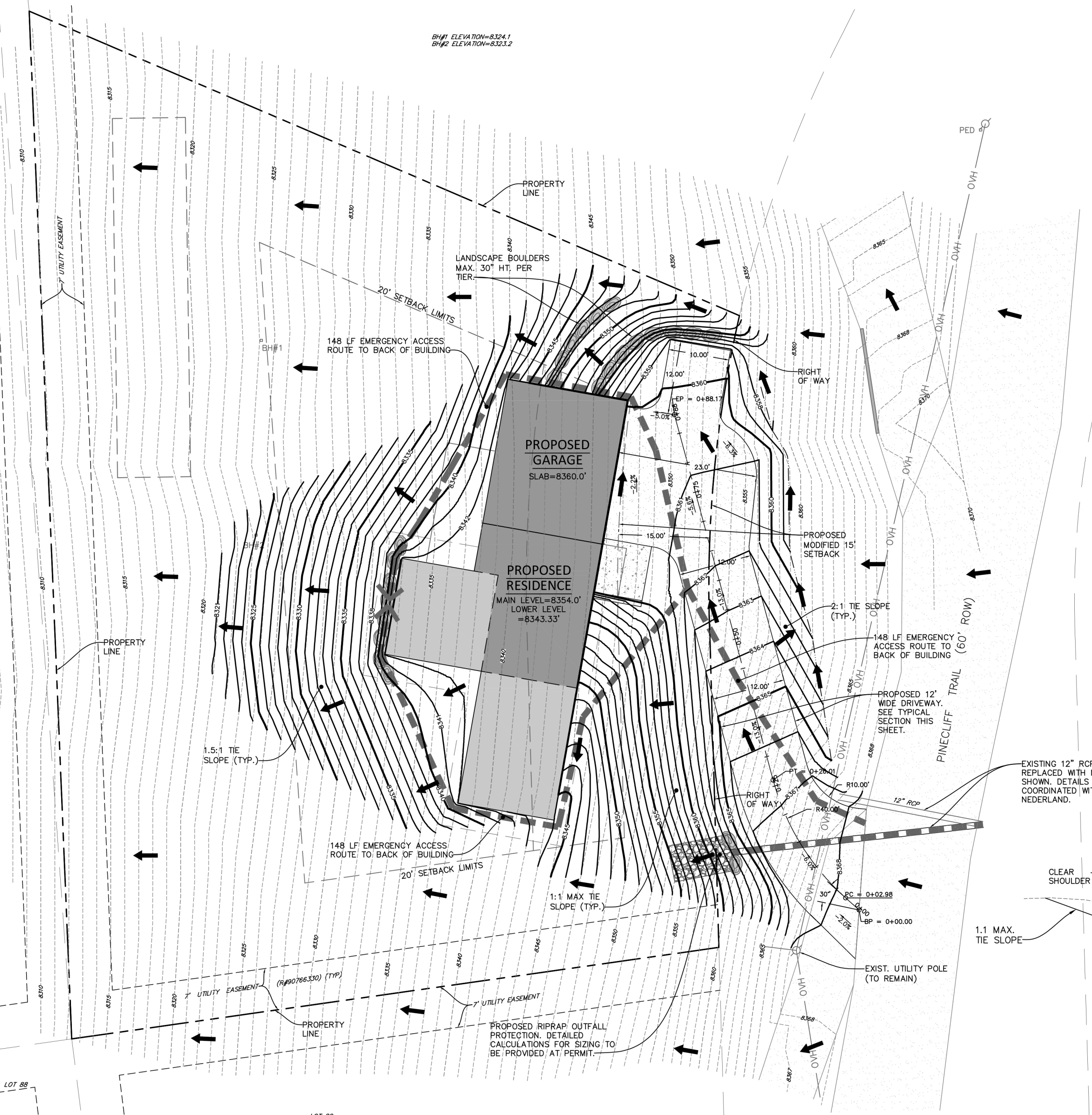
1. EXISTING CONDITIONS SHOWN ARE BASED ON TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER.
2. CONTACT OWNER'S SURVEYOR FOR BENCHMARK AND CONTROL INFORMATION RELATED TO PROJECT ELEVATIONS.

GRADING NOTES

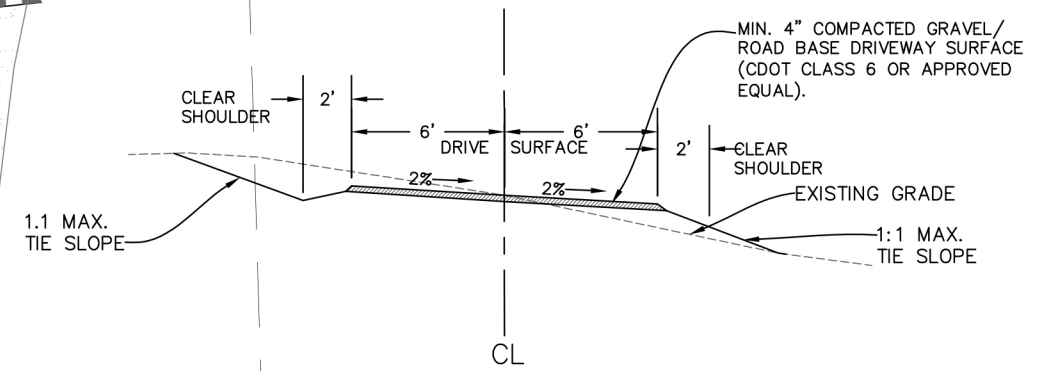
1. ALL WORK SHALL COMPLY WITH THE TOWN OF NEDERLAND STANDARDS, LATEST EDITION, AS WELL AS ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. ALL SPOT ELEVATIONS ARE TO FLOWLINE OF CURB AND GUTTER, TOP OF PAVING OR FINISHED GRADE LANDSCAPE AREA UNLESS OTHERWISE NOTED.
3. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
4. ADD 8200 TO ALL PROPOSED SPOT ELEVATIONS TO REACH PROJECT VERTICAL DATUM.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
6. LANDSCAPE SLOPES SHALL BE 2% OR GREATER AND SHALL NOT EXCEED 2:1 (H:V) UNLESS OTHERWISE NOTED ON THESE PLANS AND APPROVED BY THE CITY INSPECTOR/ENGINEER.
7. MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.

EARTHWORK NOTES

1. EARTHWORK ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE TO THE RECOMMENDATIONS SET FORTH IN THE SUBSURFACE INVESTIGATION REPORT PREPARED BY OTHERS.
2. SHOULD GROUNDWATER BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES FOR THIS PROJECT, EXCAVATION DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. UNSUITABLE MATERIALS (MUCK) ENCOUNTERED IN THE SUBGRADE SHALL BE REMOVED TO THE DEPTH DIRECTED BY THE ENGINEER. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE FINISHED GRADED SECTION WITH APPROVED MATERIAL. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, & FEDERAL REGULATIONS.
4. ALL SITE BACKFILL PLACEMENT, COMPACTION, AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE WITH SITE GEOTECHNICAL REPORT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE GEOTECHNICAL REPORT AND COMPLY WITH ALL RECOMMENDATIONS.
5. CONSTRUCTION DEWATERING WILL REQUIRE BOTH A STATE PERMIT AND A CITY AGREEMENT TO ALLOW GROUNDWATER DISCHARGE TO THE STORM SEWER.



EXISTING 12" RCP CULVERT TO BE REPLACED WITH NEW CULVERT AS SHOWN. DETAILS TO BE COORDINATED WITH TOWN OF NEDERLAND.



DRIVEWAY TYPICAL SECTION TEMPLATE
NO SCALE



Know what's below. Call before you dig.