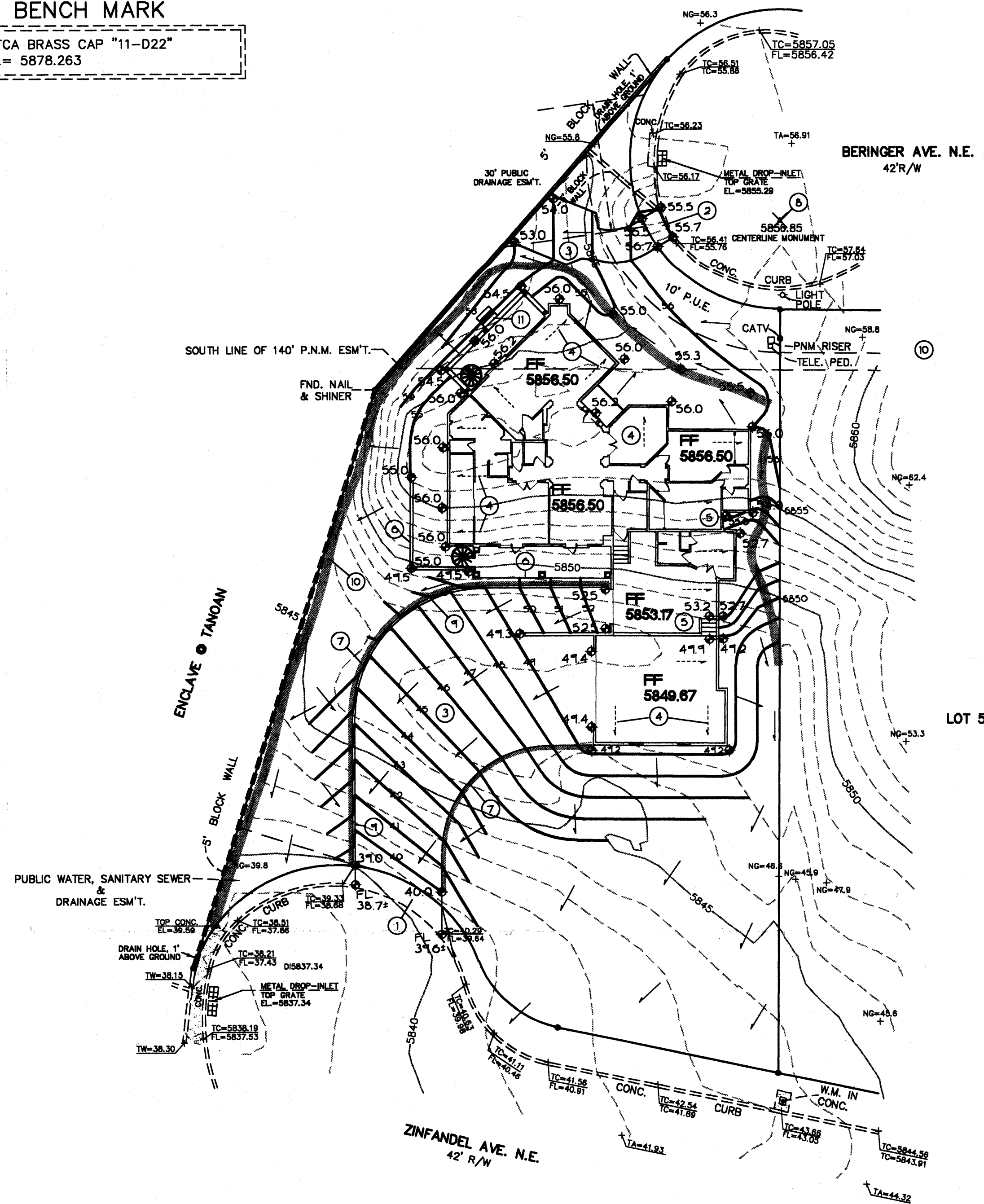


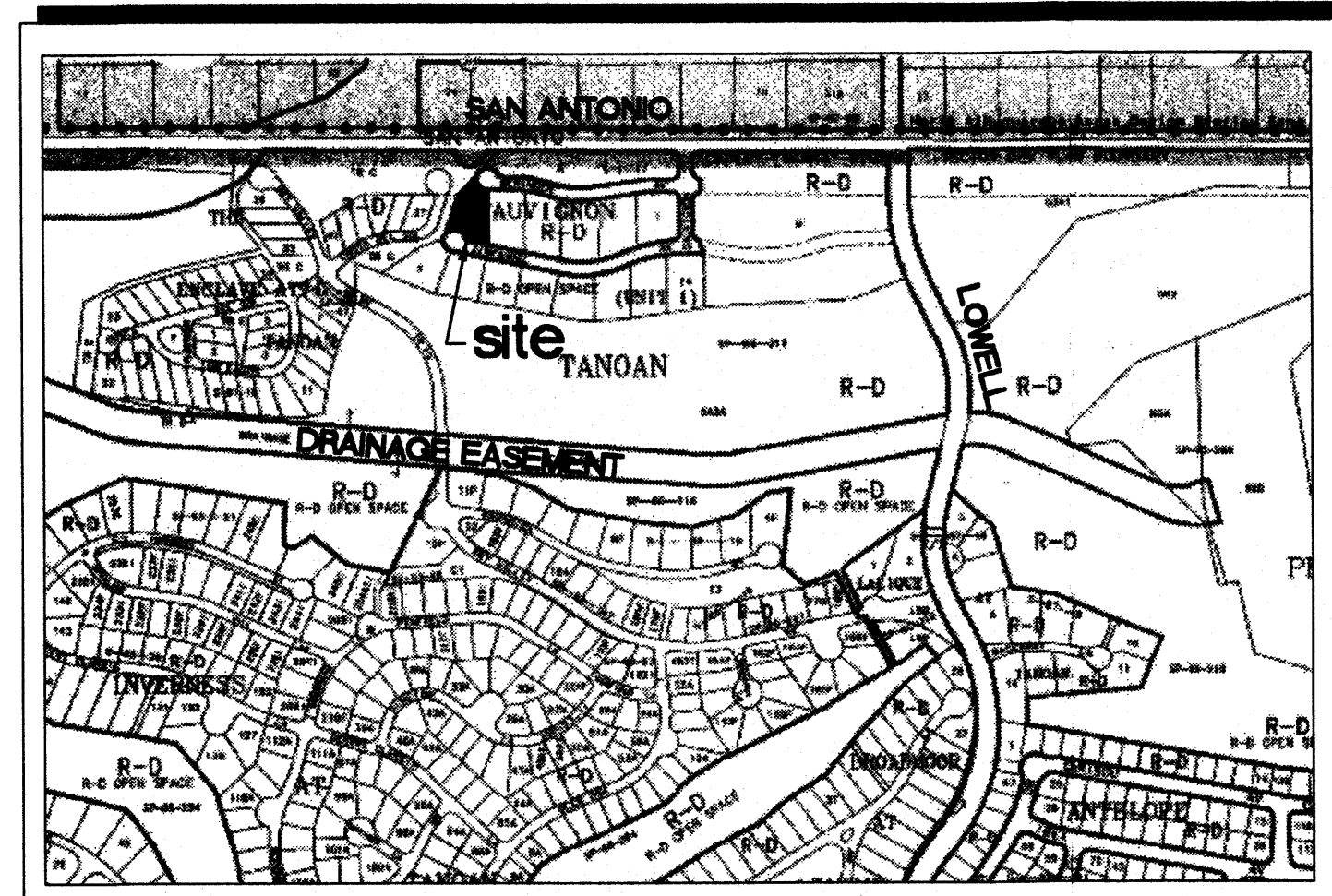
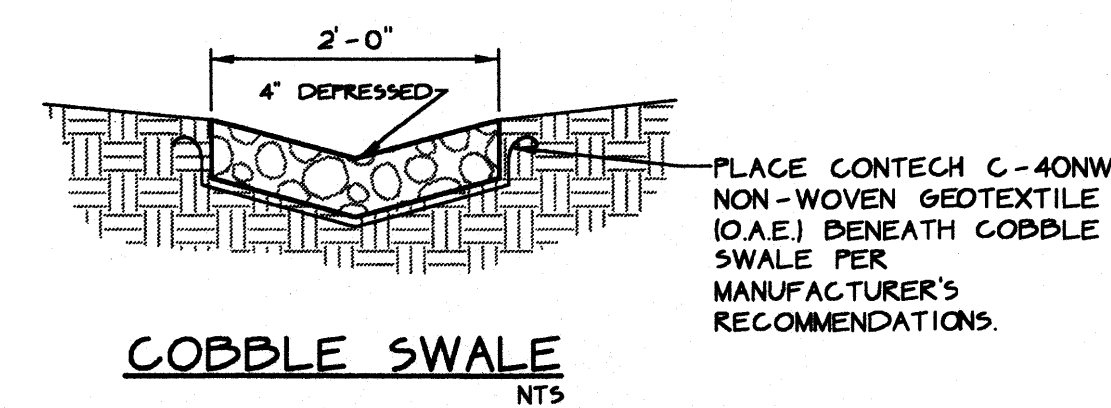
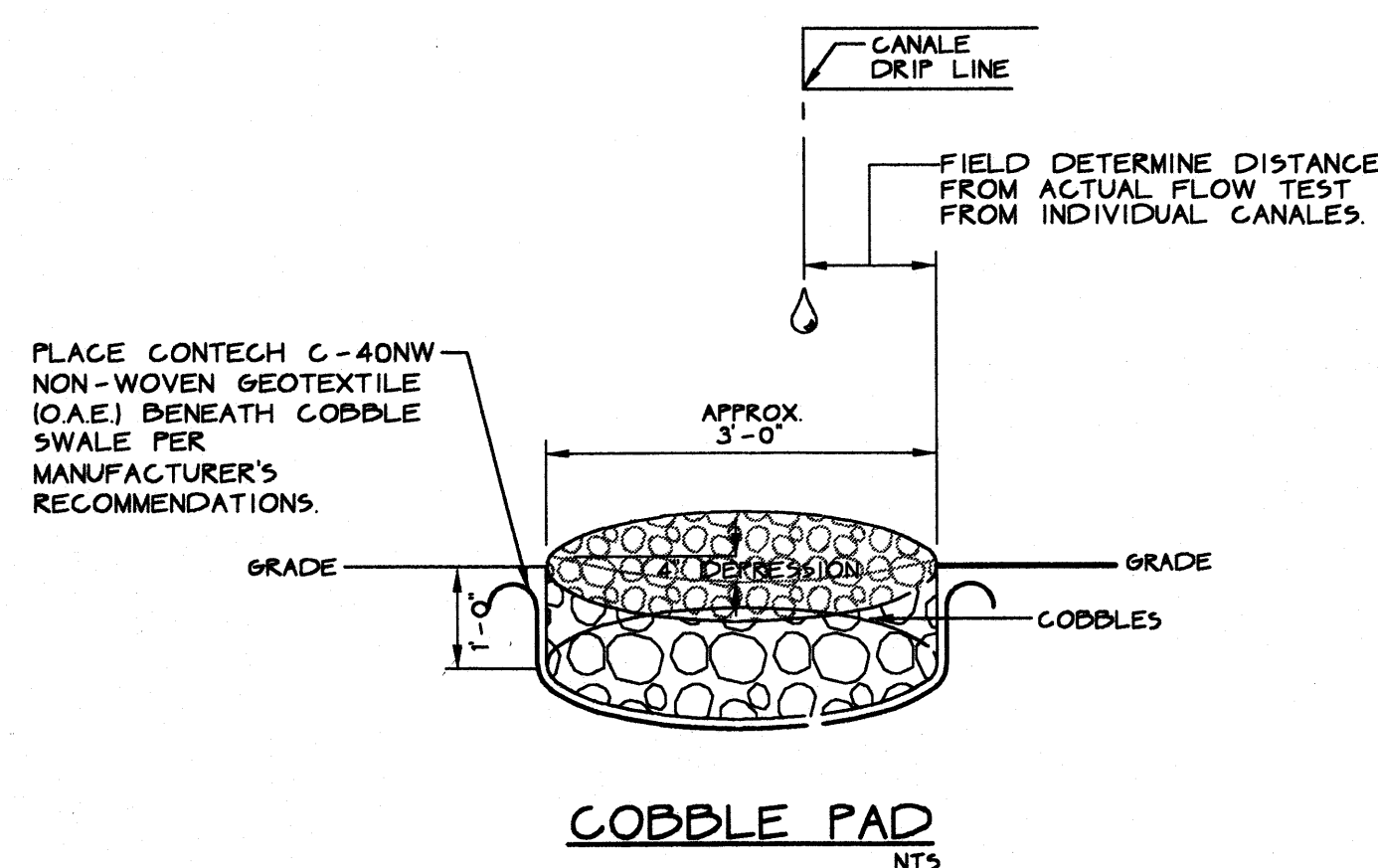
BENCH MARK

AMAFCA BRASS CAP "11-D22"
ELEV. = 5878.263



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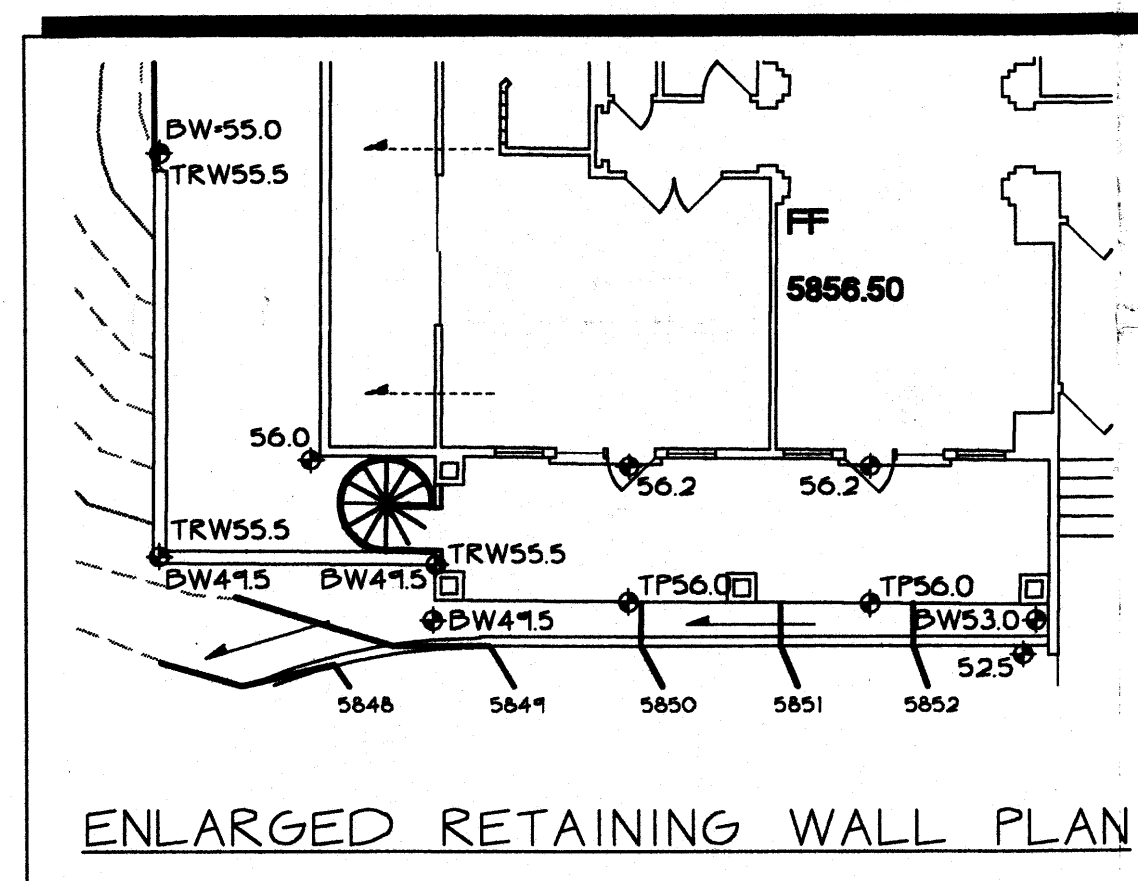
SCALE: 1" = 20'
CONTOUR INTERVAL: 2'



VICINITY MAP E-22

GENERAL NOTES

- THE FOLLOWING APPLIES TO ALL COBBLE / RIP-RAP
PERCENT PASSING
0" - 100% PASSING
4" - 50% PASSING
2" - 0% PASSING
- ENGINEER RECOMMENDS RESEEDING / LANDSCAPING ALL DISTURBED AREAS AND PROVIDE EROSION PROTECTION ELEMENTS AS REQUIRED. OWNER'S OPTION



offsite flows

KEYNOTES

- CONSTRUCT PAVED DRIVEWAY PER C.O.A. STD. DWG. 2425. MATCH EXISTING STREET GRADES FOR SMOOTH RIDING TRANSITION.
- REPLACE STANDARD CURB AND GUTTER WITH ROLL CURB AND GUTTER AT GUEST PARKING ENTRANCE. CONSTRUCT CONCRETE DRIVE PAD AT ELEVATION SHOWN TO PROVIDE 1' HIGH WATERBLOCK FROM STREET FLOWLINE.
- CONSTRUCT PAVED DRIVE AT ELEVATIONS SHOWN. NOTE: MAIN DRIVE SLOPES RANGE FROM 1% TO 1.5%.
- ARROWS REPRESENT ROOF FLOWS. CONSTRUCT COBBLE PAD BELOW CANAL DRAIN LINES WITHIN NATURAL AREAS TO MINIMIZE EROSION. SEE DETAIL THIS SHEET. SEE ARCHITECTURAL PLANS FOR SPECIFIC CANAL LOCATIONS.
- CONSTRUCT EXTENDED STEMMALLS / RETAINING STEMMALLS AS REQUIRED TO MAINTAIN FINISH GRADES AS SHOWN. (TYPICAL)
- CONSTRUCT SITE RETAINING WALL. THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. DESIGN OF WALL FOOTINGS, REINFORCEMENT, WEEP HOLES, ETC. TO BE PROVIDED BY OTHERS. SEE ENLARGED PLAN THIS SHEET FOR ADDITIONAL INFORMATION.
- PROVIDE 1' WIDE X 8" DEEP COBBLE LINING ALONG EDGE OF DRIVE FOR EROSION PROTECTION. PROVIDE FILTER FABRIC BENEATH COBBLES PER DETAIL THIS SHEET. (OWNER'S OPTION)
- ROADWAY CENTERLINE MONUMENT TO BE USED AS PROJECT BENCHMARK.
- CONSTRUCT CONCRETE HEADER CURB ALONG WEST EDGE OF DRIVE TO DIRECT CONCENTRATED FLOW TO STREET.
- PROVIDE 3' WIDE X 8" DEEP COBBLE LINED SWALE WITHIN DRAINAGE SWALE FOR EROSION PROTECTION. PROVIDE FILTER FABRIC BENEATH COBBLES PER DETAIL THIS SHEET. (OWNER'S OPTION)
- CONSTRUCT STEPS FROM DECK TO GRADE. SEE ARCHITECTURAL.

LEGEND

	BUILDING EXISTING, PROPOSED
	PROPERTY LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION
	ROOF FLOW DIRECTION
	ENTRY / EXIT LOCATION
	CANALE LOCATION - SEE ARCHITECTURAL
	COBBLE PAD - SEE DETAIL THIS SHEET.
	STILLING BASIN AREA MINIMUM
	TA TOP OF ASPHALT
	TC TOP OF CURB
	TW TOP OF RETAINING WALL
	TG TOP OF EXISTING / PROPOSED GRADE
	FL FLOW LINE
	FF FINISHED FLOOR
	R/W RIGHT OF WAY
	PL PROPERTY LINE
	PP POWER POLE



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HYDROLOGY SECTION

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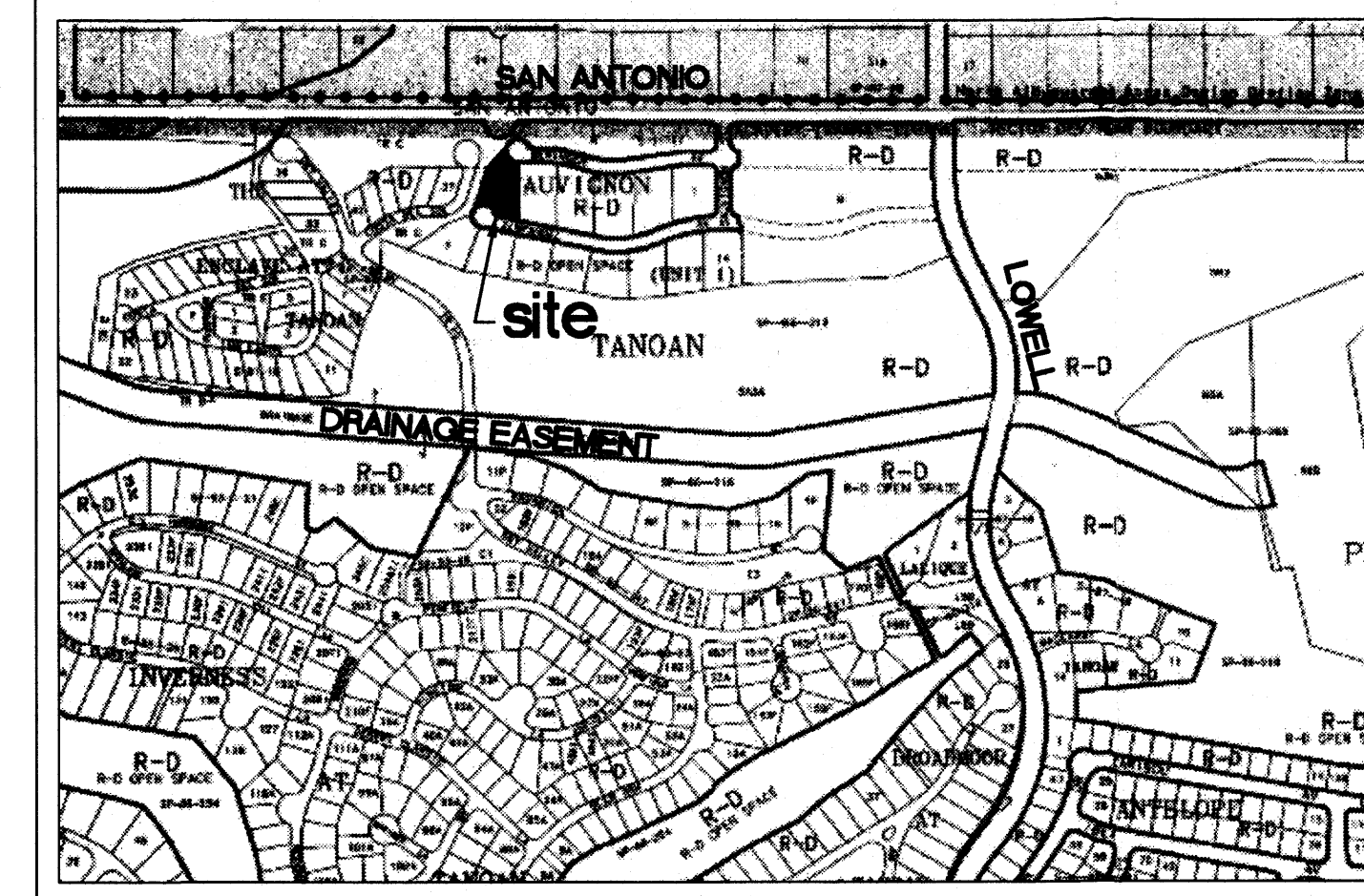
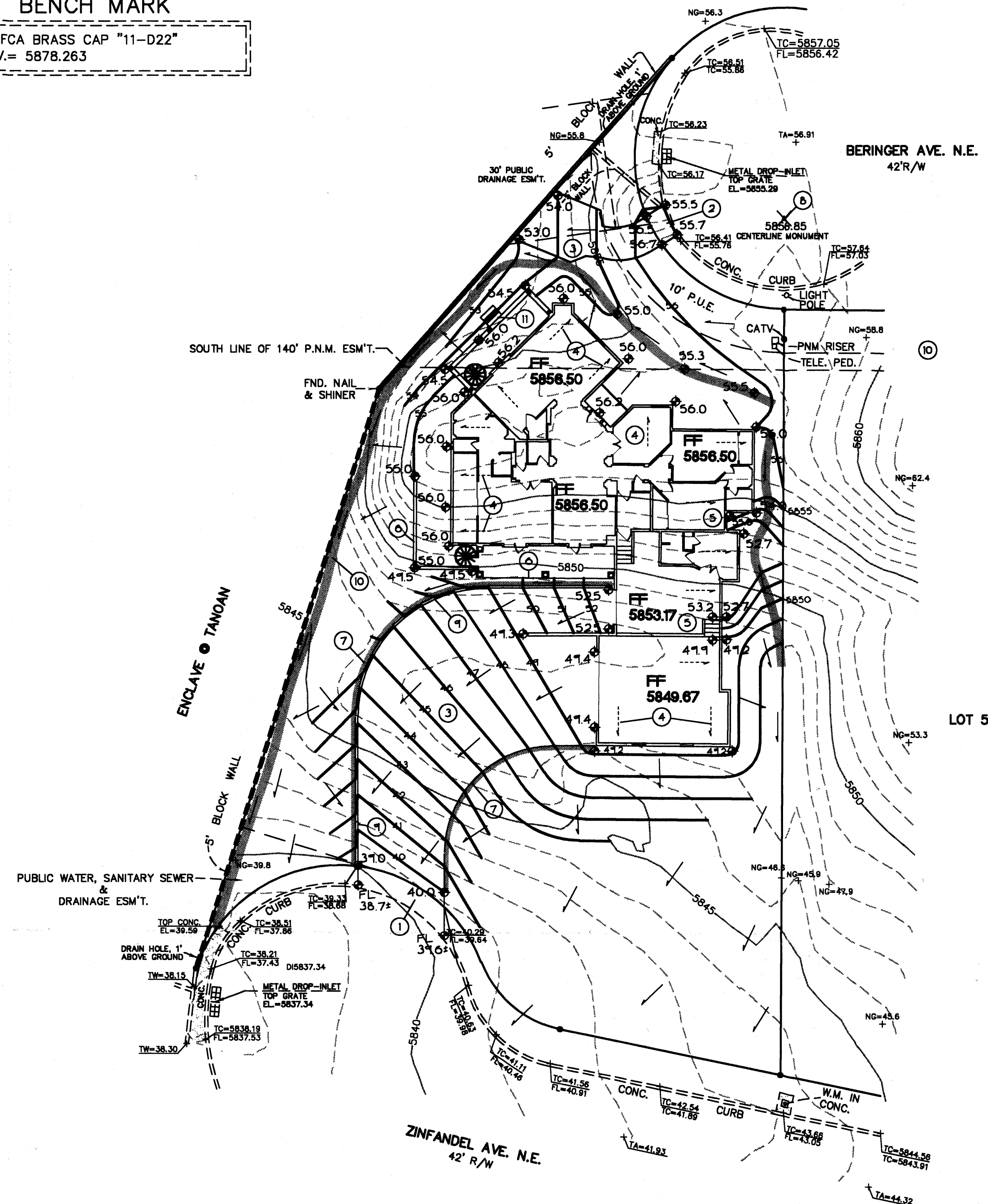
LOT 5 SAUVIGNON SUBDIVISION
MANGUM RESIDENCE
Drainage and Grading Plan

Scale: 1" = 20' Drawn By: BJB Checked By: CLW Job Number: Date: 11-13-02

C-1

BENCH MARK

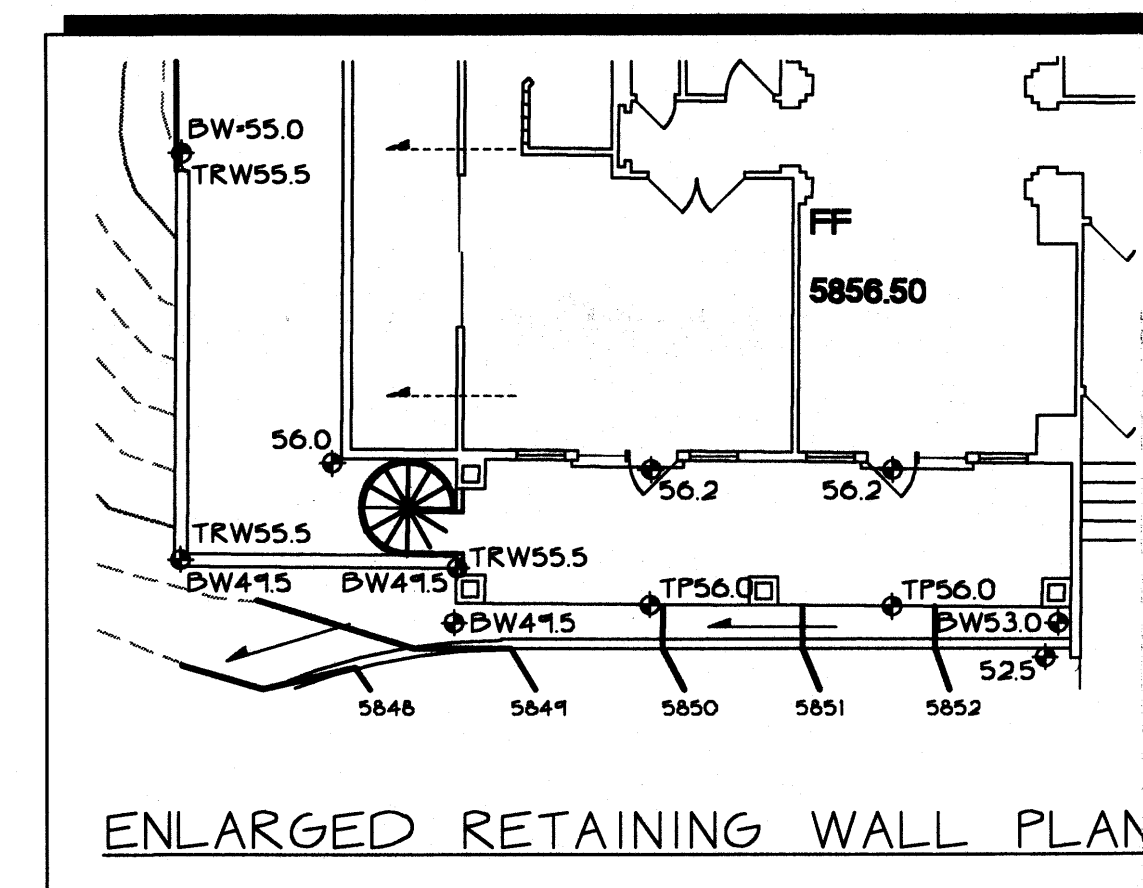
AMAFCA BRASS CAP "11-D22"
ELEV. = 5878.263



VICINITY MAP E-22

GENERAL NOTES

- THE FOLLOWING APPLIES TO ALL COBBLE / RIP-RAP PERCENT PASSING:
0 - 100% PASSING
4 - 50% PASSING
2 - 0% PASSING
- ENGINEER RECOMMENDS RESEEDING / LANDSCAPING ALL DISTURBED AREAS AND PROVIDE EROSION PROTECTION ELEMENTS AS REQUIRED, OWNER'S OPTION



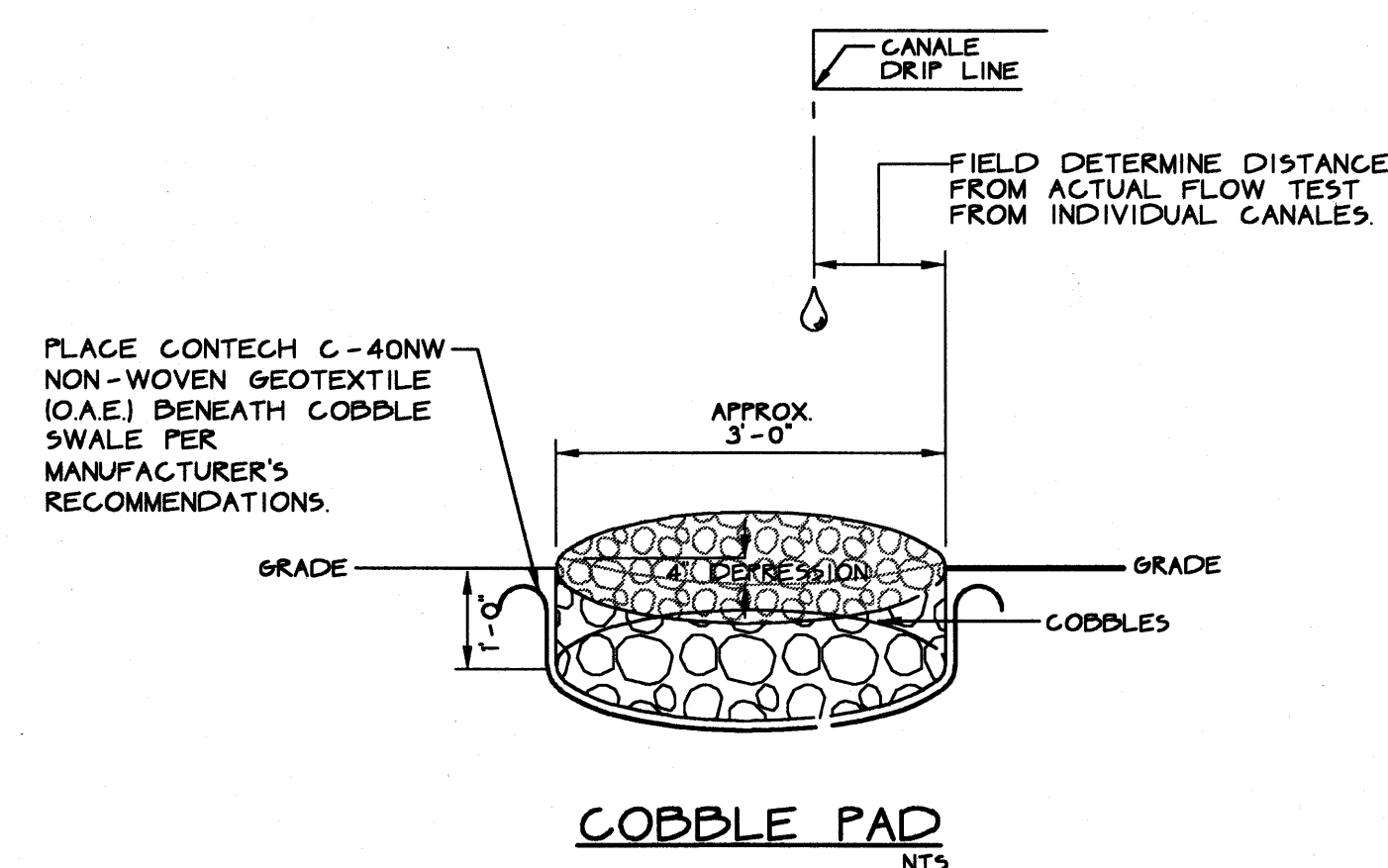
ENLARGED RETAINING WALL PLAN

KEYNOTES

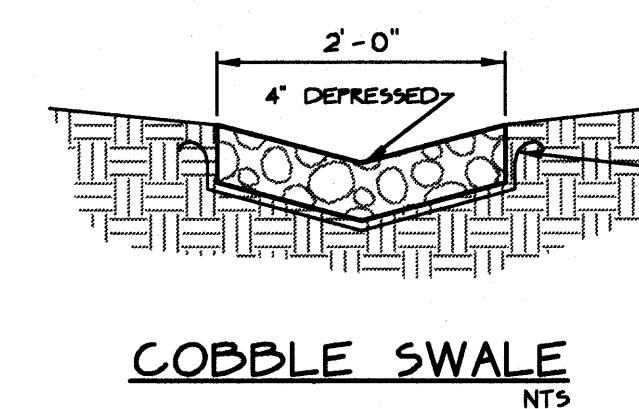
- CONSTRUCT PAVED DRIVEWAY PER C.O.A. STD. DWG. 2425. MATCH EXISTING STREET GRADES FOR SMOOTH RIDING TRANSITION.
- REPLACE STANDARD CURB AND GUTTER WITH ROLL CURB AND GUTTER AT GUEST PARKING ENTRANCE. TRANSITION CURB CHANGE OVER 3' BOTH SIDES. CONSTRUCT CONCRETE DRIVE PAD AT ELEVATION SHOWN TO PROVIDE 1' HIGH WATERBLOCK FROM STREET FLOWLINE.
- CONSTRUCT PAVED DRIVE AT ELEVATIONS SHOWN. NOTE: MAIN DRIVE SLOPES RANGE FROM 1% TO 10%.
- ARROWS REPRESENT ROOF FLOWS. CONSTRUCT COBBLE PAD BELOW CANAL DRAIN LINES WITHIN NATURAL AREAS TO MINIMIZE EROSION. SEE DETAIL THIS SHEET. SEE ARCHITECTURAL PLANS FOR SPECIFIC CANAL LOCATIONS.
- CONSTRUCT EXTENDED STEMWALLS / RETAINING STEMWALLS AS REQUIRED TO MAINTAIN FINISH GRADES AS SHOWN (TYPICAL).
- CONSTRUCT SITE RETAINING WALL THIS AREA TO ACHIEVE GRADE DIFFERENCES SHOWN. DESIGN OF WALL FOOTINGS, REINFORCEMENT, WEAP HOLES, ETC. TO BE PROVIDED BY OTHERS. SEE ENLARGED PLAN THIS SHEET FOR ADDITIONAL INFORMATION.
- PROVIDE 1' WIDE X 8' DEEP COBBLE LINING ALONG EDGE OF DRIVE FOR EROSION PROTECTION. PROVIDE FILTER FABRIC BENEATH COBBLES PER DETAIL THIS SHEET. OWNER'S OPTION.
- ROADWAY CENTERLINE MONUMENT TO BE USED AS PROJECT BENCHMARK.
- CONSTRUCT CONCRETE HEADER CURB ALONG WEST EDGE OF DRIVE TO DIRECT CONCENTRATED FLOW TO STREET.
- PROVIDE 2' WIDE X 8' DEEP COBBLE LINED SWALE WITHIN DRAINAGE SWALE FOR EROSION PROTECTION. PROVIDE FILTER FABRIC BENEATH COBBLES PER DETAIL THIS SHEET. OWNER'S OPTION.
- CONSTRUCT STEPS FROM DECK TO GRADE. SEE ARCHITECTURAL.

LEGEND

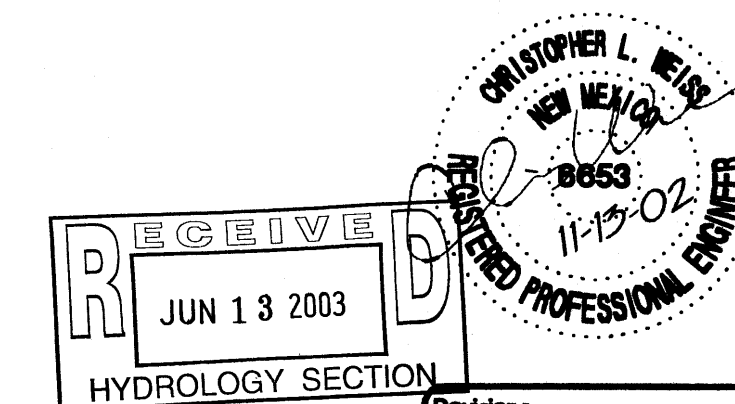
	BUILDING EXISTING, PROPOSED
	PROPERTY LINE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED)
	ROOF FLOW DIRECTION
	ENTRY / EXIT LOCATION
	CANAL LOCATION - SEE ARCHITECTURAL
	COBBLE PAD - SEE DETAIL THIS SHEET.
	STILLING BASIN AREA MINIMUM
	TA TOP OF ASPHALT
	TC TOP OF CURB
	TW TOP OF RETAINING WALL
	TG TOP OF EXISTING / PROPOSED GRADE
	FL FLOW LINE
	FF FINISHED FLOOR
	R/W RIGHT OF WAY
	PL PROPERTY LINE
	PP POWER POLE



COBBLE PAD
NTS



COBBLE SWALE
NTS



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**LOT 6, SAUVIGNON SUBDIVISION
MANQUO RESIDENCE**
Panorama Homes - Lowe

Scale: 1" = 20' Drawn By: D.J.D. Checked By: CLW Job Number: 11-13-02 Date: 11-13-02

Drainage and Grading Plan C-1
SH. OF