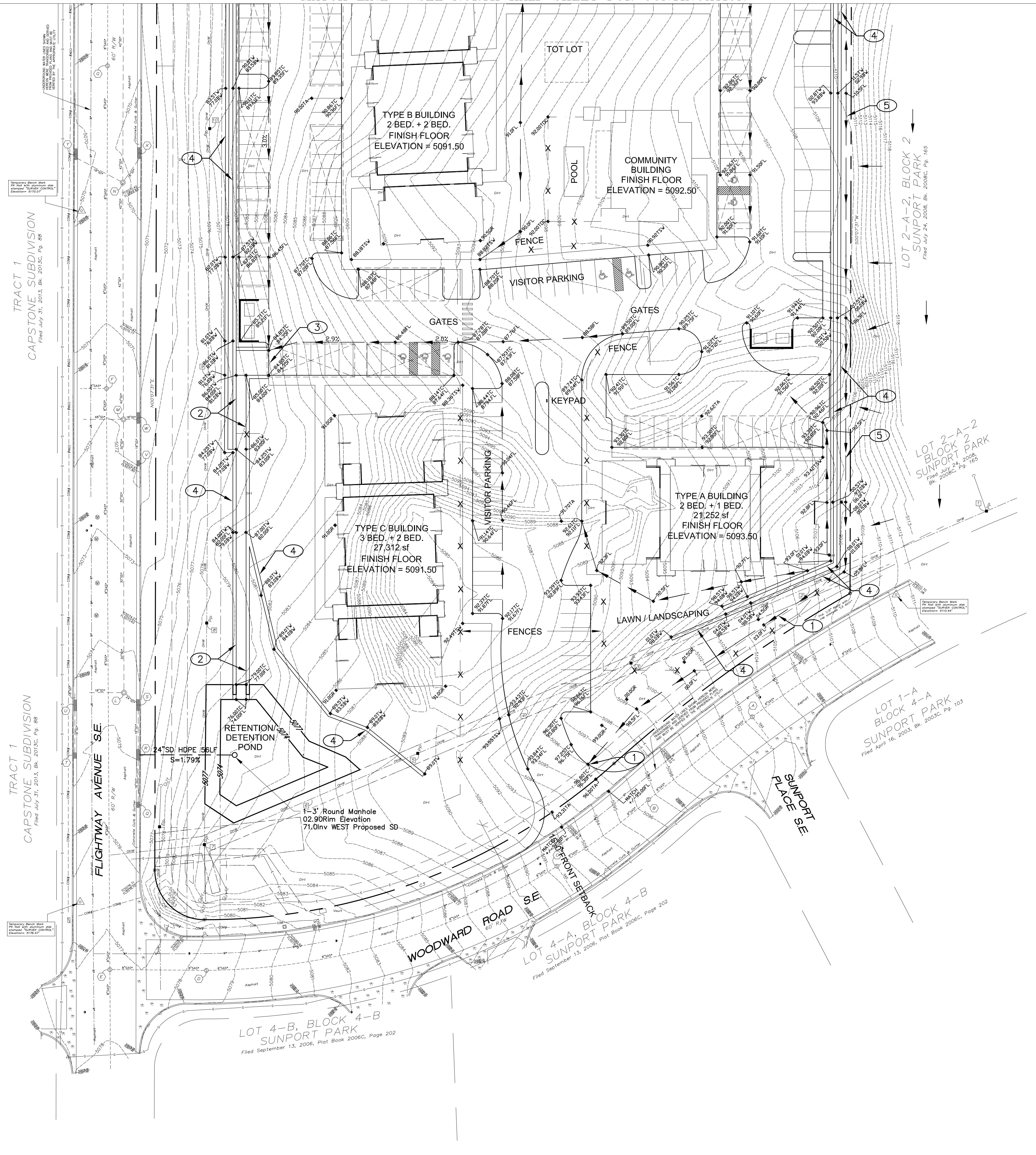
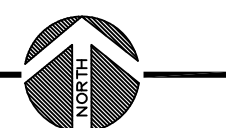


MATCH LINE - SEE NORTH HALF SHEET FOR CONTINUATION



CONCEPTUAL GRADING PLAN - SOUTH HALF
SCALE: 1" = 30'

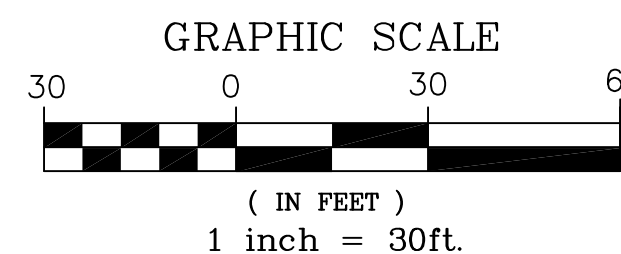


CONSTRUCTION NOTES:

- 1 PROVIDE 2' WIDE CURB OPENING TO ALLOW UNDEVELOPED OFFSITE FLOWS TO DRAIN INTO WOODWARD ROAD SE, ONCE LOT 2-A-2 IS DEVELOPED THESE FLOWS SHOULD BE DIRECTED SOUTH FROM LOT 2-A-2 INTO WOODWARD ROAD SE, THIS TEMPORARY SWALE AND OPENING SHOULD NOT BE USED FOR OFFSITE DEVELOPED CONDITIONS.
- 2 CONSTRUCT 6' WIDE CONCRETE CHANNEL PER CITY STD. DWG. TO CONVEY ONSITE DRAINAGE FLOWS FROM PARKING LOT INTO NEW RETENTION/DETENTION POND.
- 3 PROVIDE 15' WIDE CURB OPENING TO CONVEY PARKING LOT FLOWS INTO NEW CONCRETE CHANNEL.
- 4 CONSTRUCT RETAINING WALLS PER STRUCTURAL DETAIL DRAWINGS AND PER THE GRADES SHOWN ON THIS PLAN.
- 5 CONSTRUCT SWALE ABOVE RETAINING WALL TO CONVEY OFFSITE FLOWS TO THE SOUTH AND INTO THE SWALE DIRECTED TOWARDS WOODWARD ROAD SE.

CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, ETC.

LEGEND			
	NEW FINAL SURFACE GRADE		EXISTING TOP OF CURB ELEVATION
	EXISTING CONTOUR GRADE		EXISTING FLOWLINE ELEVATION
	DRAINAGE FLOW DIRECTION		NEW DIRT GRADE ELEVATION
	NEW TOP OF CURB ELEVATION		FLOWLINE SWALE ELEVATION
	NEW FLOWLINE OF CURB ELEVATION		NEW TOP OF WALL ELEVATION
	NEW TOP OF ASPHALT ELEVATION		NEW BOTTOM OF WALL ELEVATION
	NEW TOP OF SIDEWALK ELEVATION		
	DRAINAGE SWALE		



CONSULTANTS
APPLIED ENGINEERING AND SURVEYING, INC.
CIVIL ENGINEERING, LAND PLANNING AND SURVEYING

SOTOGRANDE HOUSING
2900 Transport Street SE

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project: 160804
date: 12.1.16
drawn: Author
checked: Checker

GRADING +
DRAINAGE
SOUTH SHEET

CIVD3

NOT FOR
CONSTRUCTION

Thomas
DEVELOPMENT CO.
PACIFIC
WEST
ARCHITECTURE
ERSTAD ARCHITECTS PA
12-05-2016

12-05-2016

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