

RHON HERNDON

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PUBLIC WORKS DIRECTOR



DEPARTMENT OF
PUBLIC WORKS

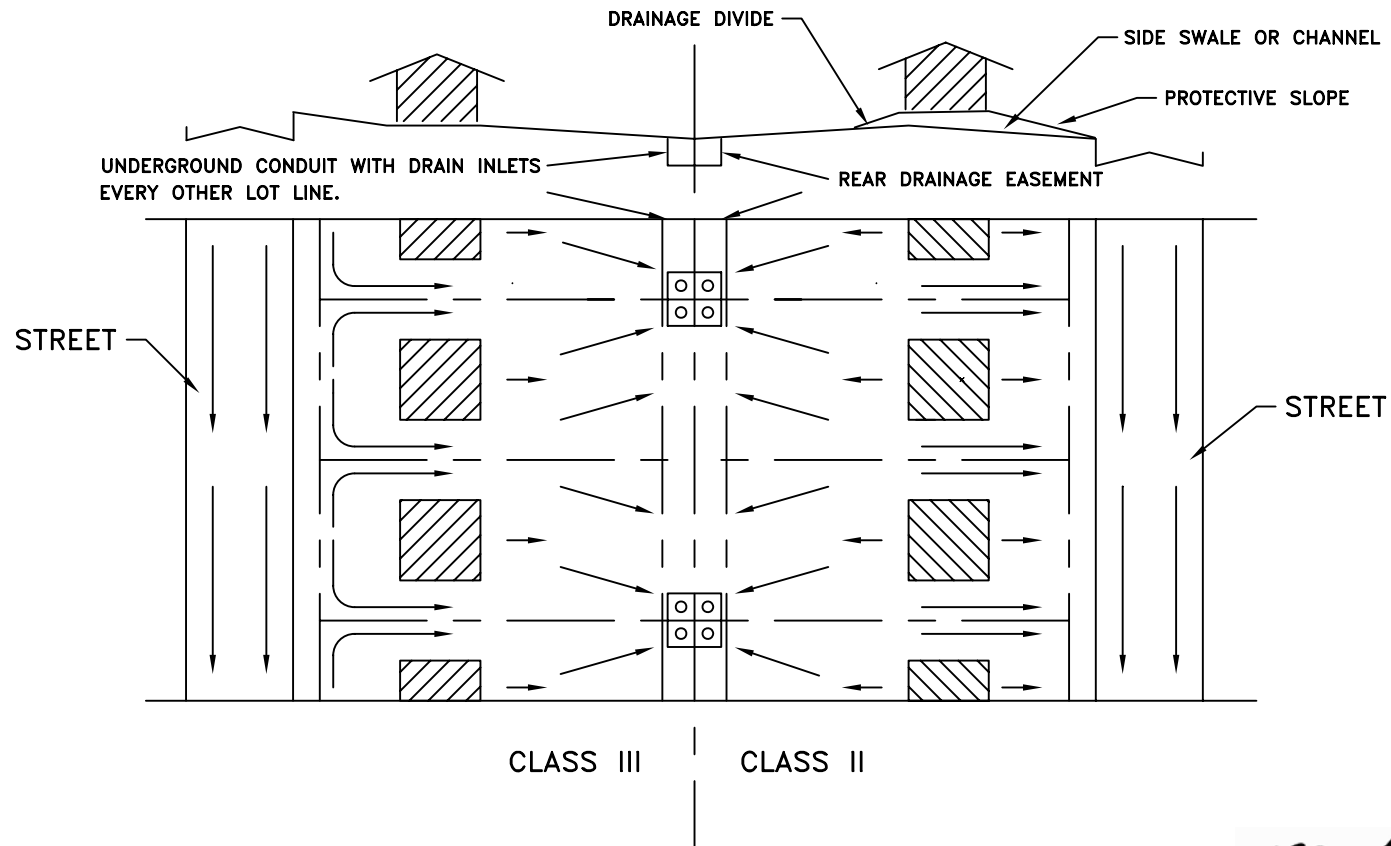
CLASS 1 LOT GRADING

SCALE: NONE
REVISED: JANUARY 1, 2010
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

GR-1

NOTES:

1. LOTS CAN BE GRADED AS A PAD WITH A MINIMUM 1% GRADE TOWARD THE STREET -OR- LOTS CAN GRADED FLAT WITH DRAINAGE DITCHES EXTENDING THE LENGTH OF THE SIDE LOT LINE WITH A MINIMUM 1% GRADE TOWARD THE STREET.



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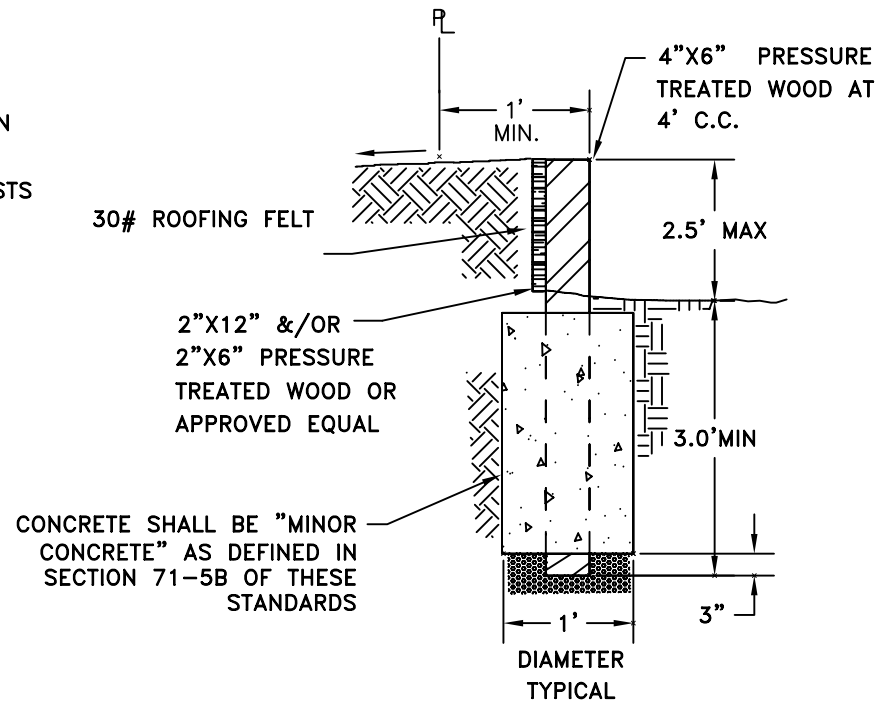
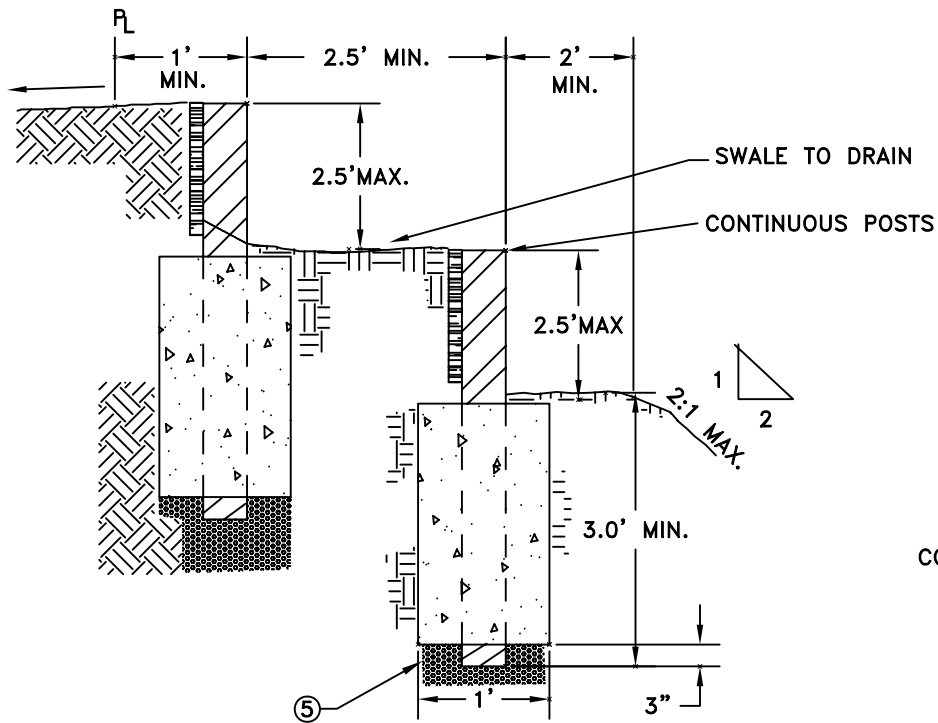
LOT GRADING
CLASS II AND III

SCALE: NONE
REVISED: JANUARY 1, 2010
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

GR-2

NOTES:

1. THOSE LOTS WHICH DO NOT DRAIN TOWARDS EXISTING OR FUTURE LOTS MAY ELIMINATE THE USE OF REAR LOT DRAINS PROVIDED ADDITIONAL EROSION CONTROL MEASURES ARE IMPLEMENTED SUBJECT TO APPROVAL OF THE CITY ENGINEER.
2. EACH LOT TO HAVE IT'S OWN INLET.
3. STORM DRAIN SYSTEM SHALL BE LOCATED IN A PRIVATE DRAINAGE EASEMENT AND MAINTAINED BY PROPERTY OWNER.




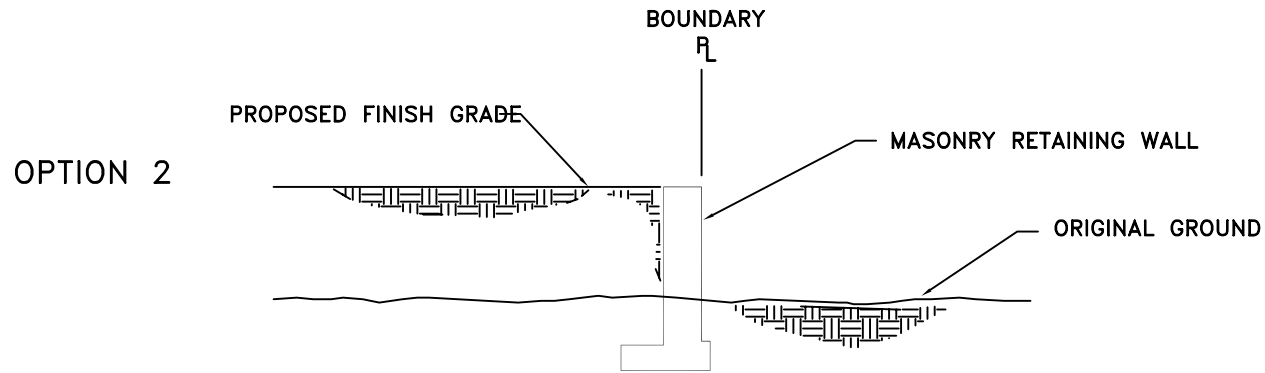
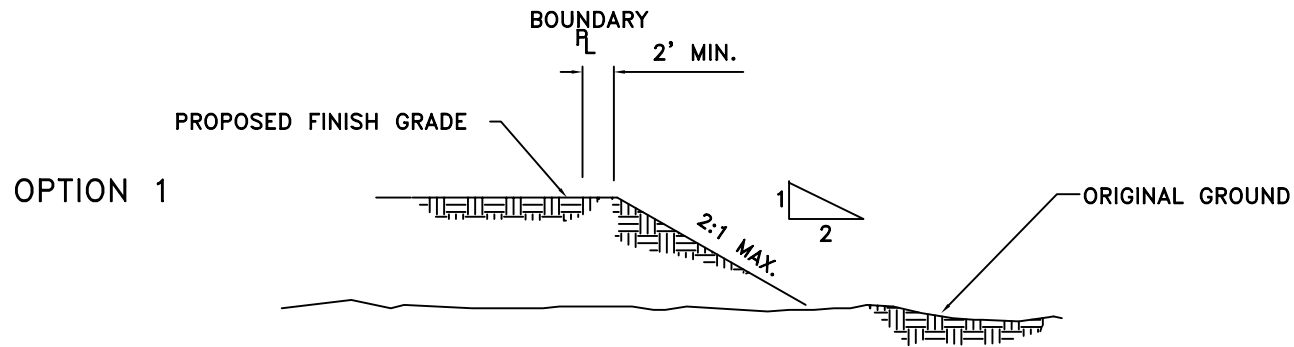
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NOTES:

1. MATERIAL FOR WOODEN WALLS SHALL BE PRESSURE TREATED WOOD OR APPROVED EQUAL BY THE CITY ENGINEER PRIOR TO INSTALLATION.
2. ALL METAL HARDWARE TO BE CORROSIVE RESISTANT PER UBC STANDARDS.
3. WOODEN WALLS SHALL NOT BE USED ADJACENT TO STREET RIGHT OF WAYS.
4. 4" X 6" POSTS AT 4' CENTERS SHALL BE USED WHEN FENCES ARE ATTACHED TO RETAINING WALLS; MINIMUM EMBEDMENT FOR POSTS SHALL BE 3.0'. -MEETS U.B.C. STANDARDS
5. DRAIN ROCK SHALL BE PLACED AT BASE OF ALL POST HOLES.

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<h2>WOOD RETAINING WALL</h2>	
SCALE: NONE REVISED: JANUARY 1, 2013 DRAWN BY: J MCKINNEY APPROVED BY: RHON HERNDON	GR-3



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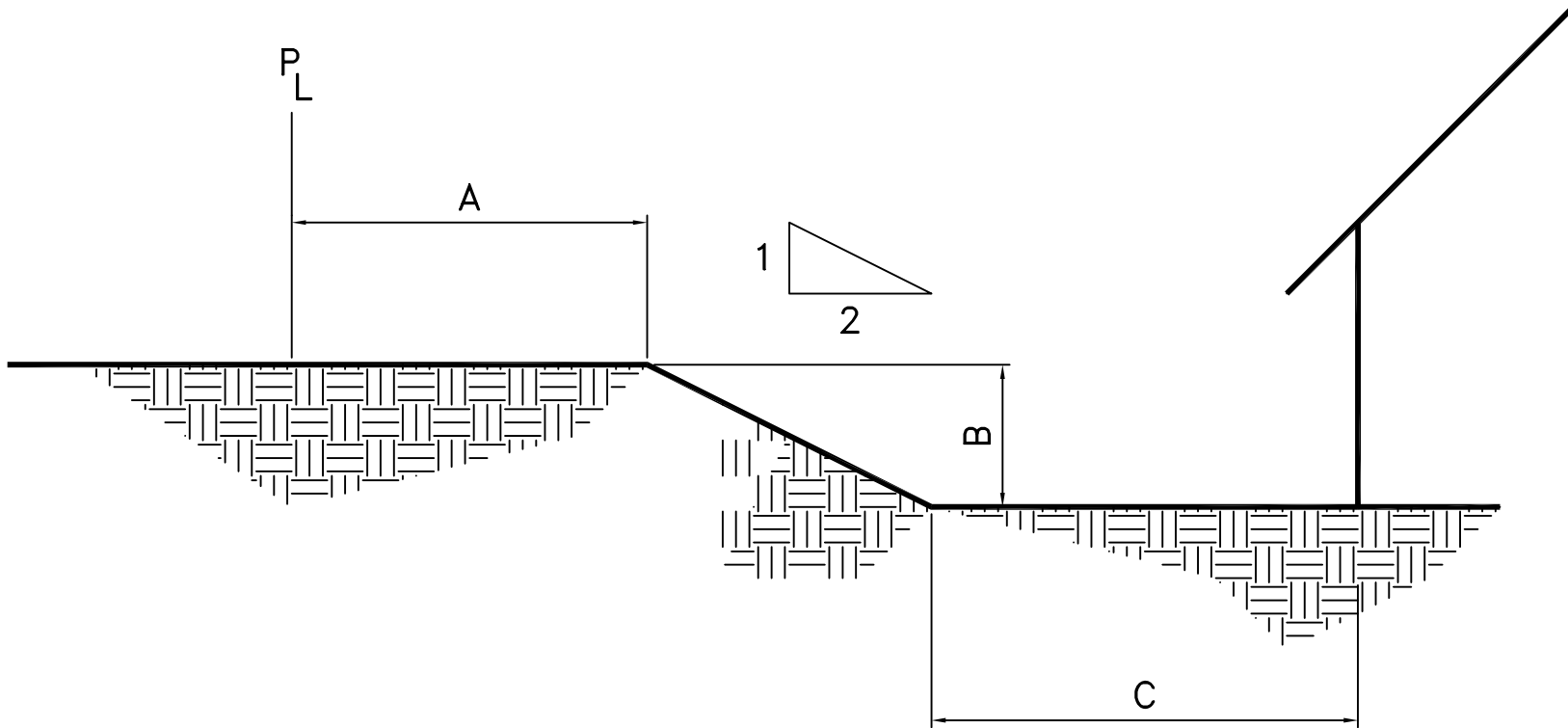
EXTERIOR PERIMETER
PROPERTY LINE GRADING

NOTE:

1. A NOTARIZED RIGHT OF ENTRY IS REQUIRED FROM ADJACENT PROPERTY OWNER FOR OPTION 1.

SCALE: NONE
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INTERIOR PROPERTY
LINE GRADING

SCALE: NONE
REVISED: JANUARY 1, 2010
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

GR-5

NOTES:

1. WHEN "B" IS LESS THAN OR EQUAL TO 0.5 FEET, "A" = 1.0 FEET.
2. WHEN "B" IS GREATER THAN 0.5 FEET, A RETAINING WALL IS REQUIRED OR A STANDARD LOT SETBACK GUARANTEE PROVIDED. IN SUCH CASE, "A" SHALL EQUAL 2.0 FEET AND "C" SHALL BE A MINIMUM OF 3.0 FEET.