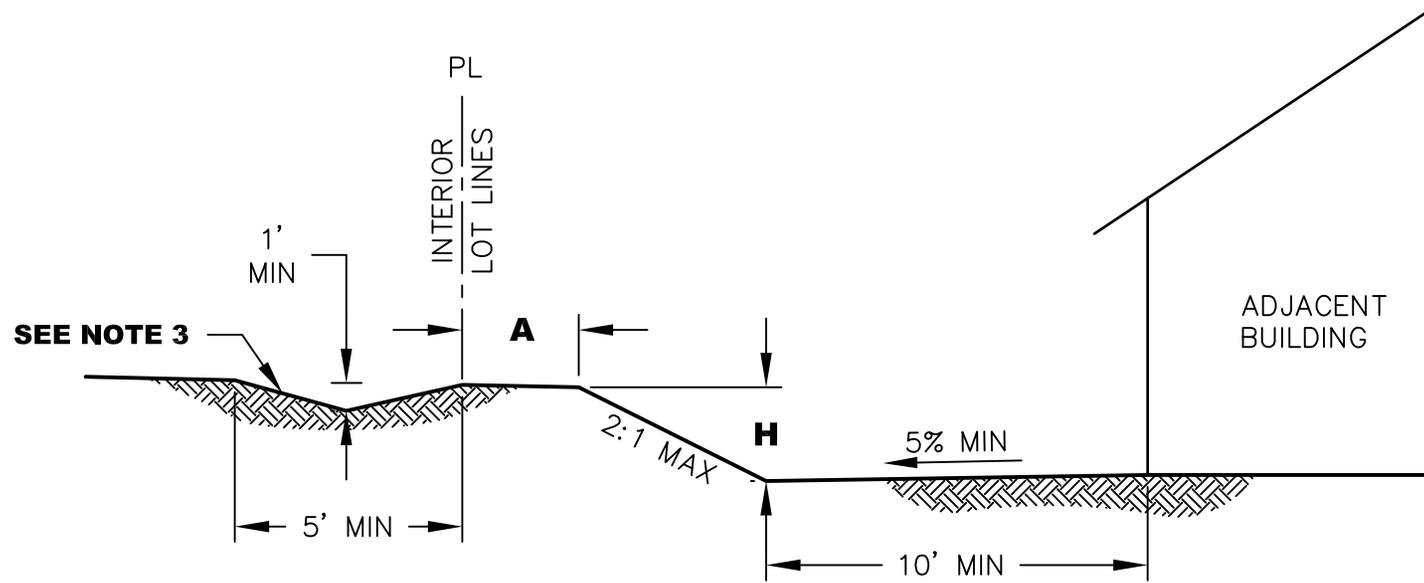




COUNTY OF PLACER CDRA ENGINEERING & SURVEYING

PROPERTY LINE GRADING

INTERIOR



H	A, MIN
≤ 2'	1'
> 2'	2'

NOTES:

1. THE SETBACKS SHOWN ON THIS PLATE ARE FOR USE WITH PROPOSED GRADED SUBDIVISIONS FOR INTERIOR PROPERTY LINES ONLY. SEE PLATE 302 FOR REQUIRED SETBACKS ALONG SITE BOUNDARY LINES.
2. POSITIVE SLOPE GRADING AROUND BUILDING TO BE COMPLETED AS PART OF THE BUILDING CONSTRUCTION.
3. DRAINAGE SWALE MAY BE REQUIRED AT TOP OF SLOPE ON ADJACENT LOT TO AVOID CROSS LOT DRAINAGE.

DATE:
APR. 2016

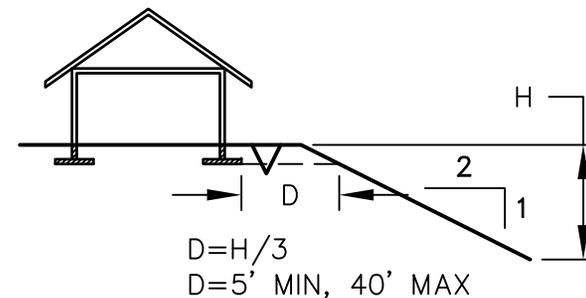
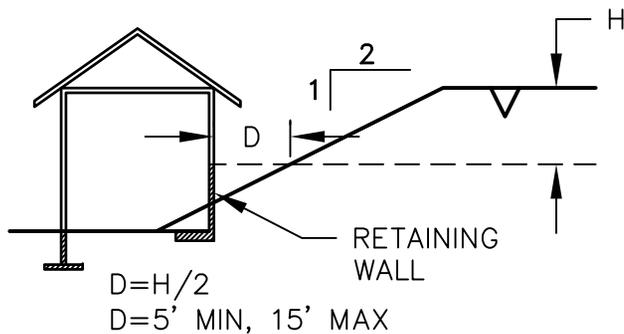
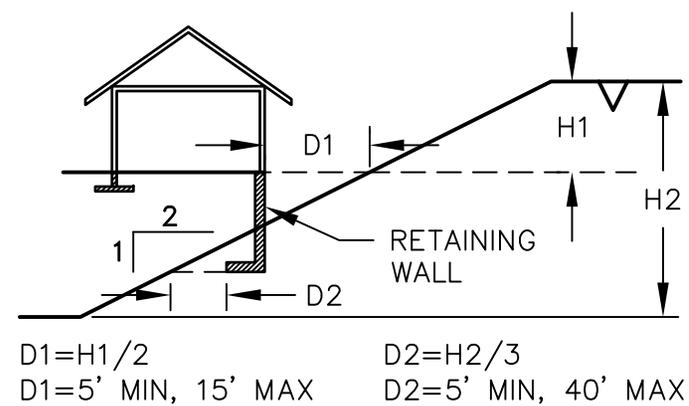
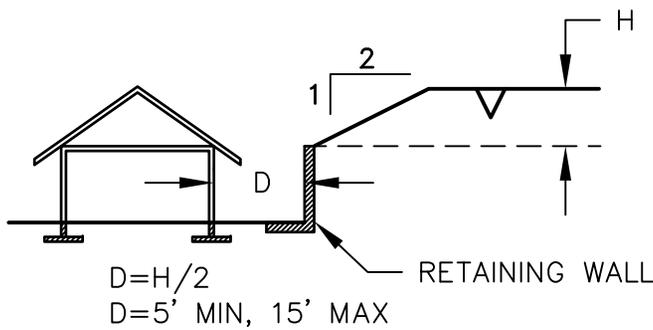
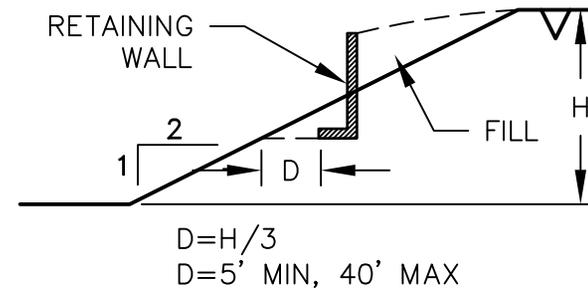
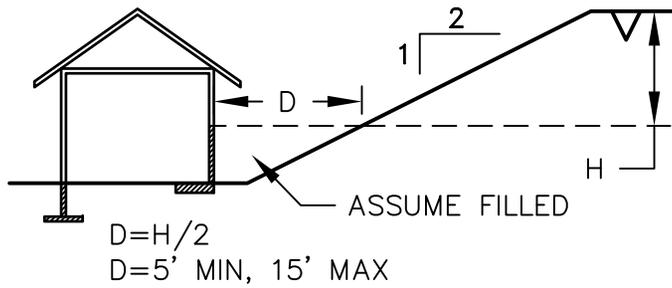
SCALE:
NOT TO SCALE



PLATE
300



BUILDING AND SLOPE SETBACKS



- NOTES:**
- REFER TO COUNTY GRADING ORDINANCE FOR ALLOWABLE CUT, FILL, SLOPES, ETC.
 - BROW DITCHES MAY BE REQUIRED AT TOP OF SLOPES.
 - FINAL LOCATION OF BUILDING SHALL CONFORM TO THIS REQUIREMENT AT THE BUILDING STAGE. SITE GRADING FOR PADS SHALL ALLOW FOR THIS REQUIREMENT.
 - MAXIMUM DISTANCES AS NOTED ARE THE MAXIMUM WHICH MAY BE REQUIRED, AND ARE NOT INTENDED TO DICTATE THE MAXIMUM ALLOWED.

DATE:
APR. 2016

SCALE:
NOT TO SCALE





COUNTY OF PLACER
CDRA ENGINEERING & SURVEYING

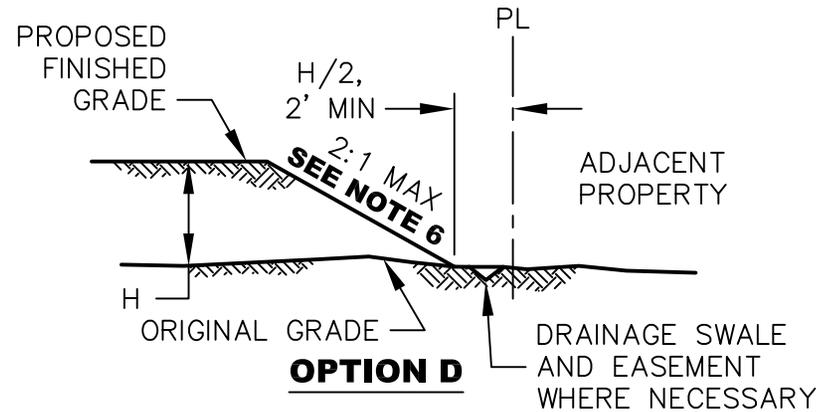
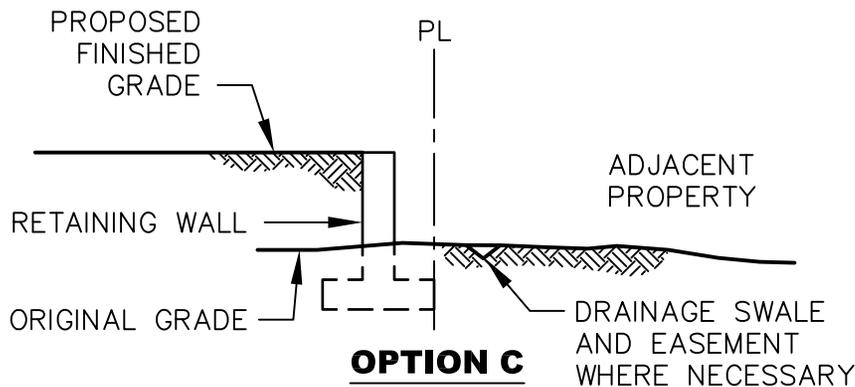
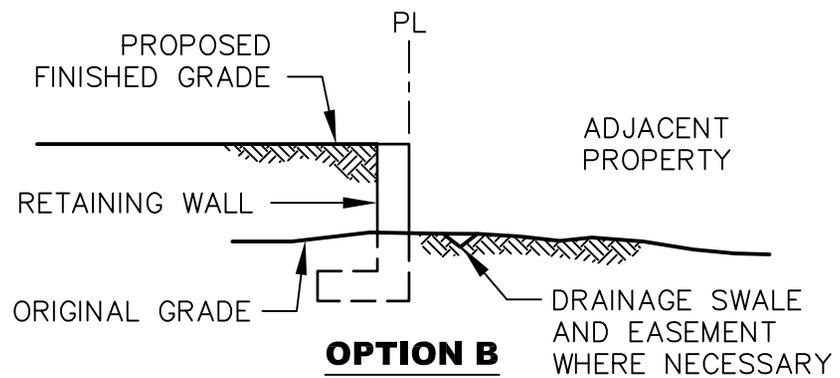
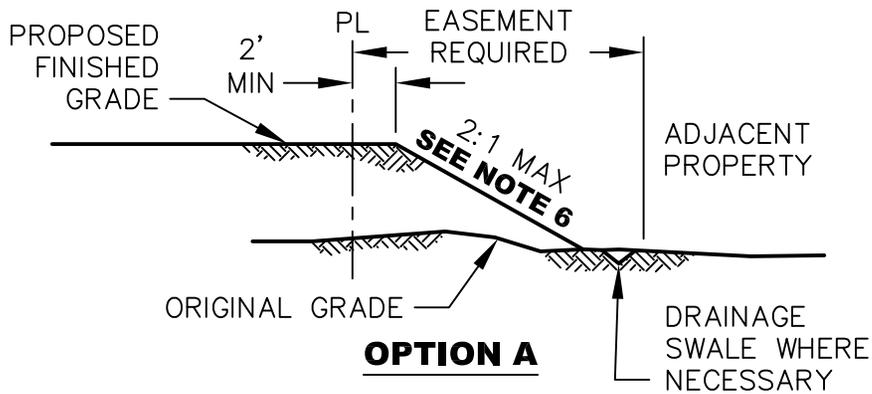
PROPERTY LINE GRADING

EXTERIOR PERIMETER

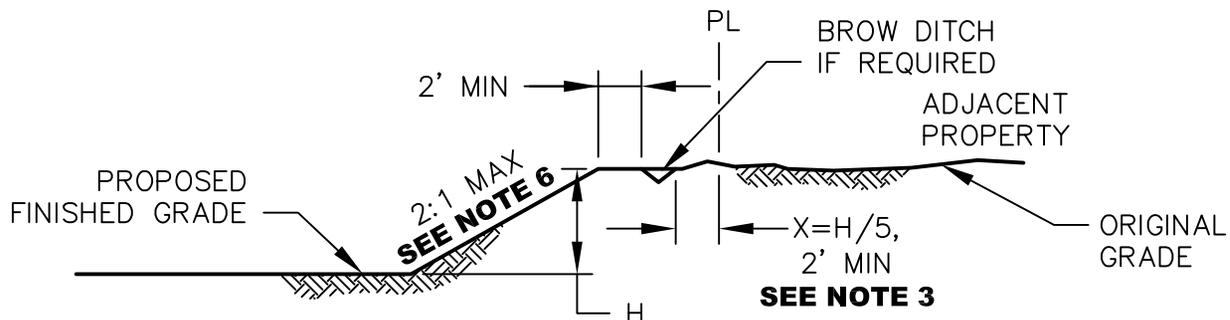
DATE:
APR. 2016
SCALE:
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PLATE
302



FILL AREAS



CUT AREAS

NOTES:

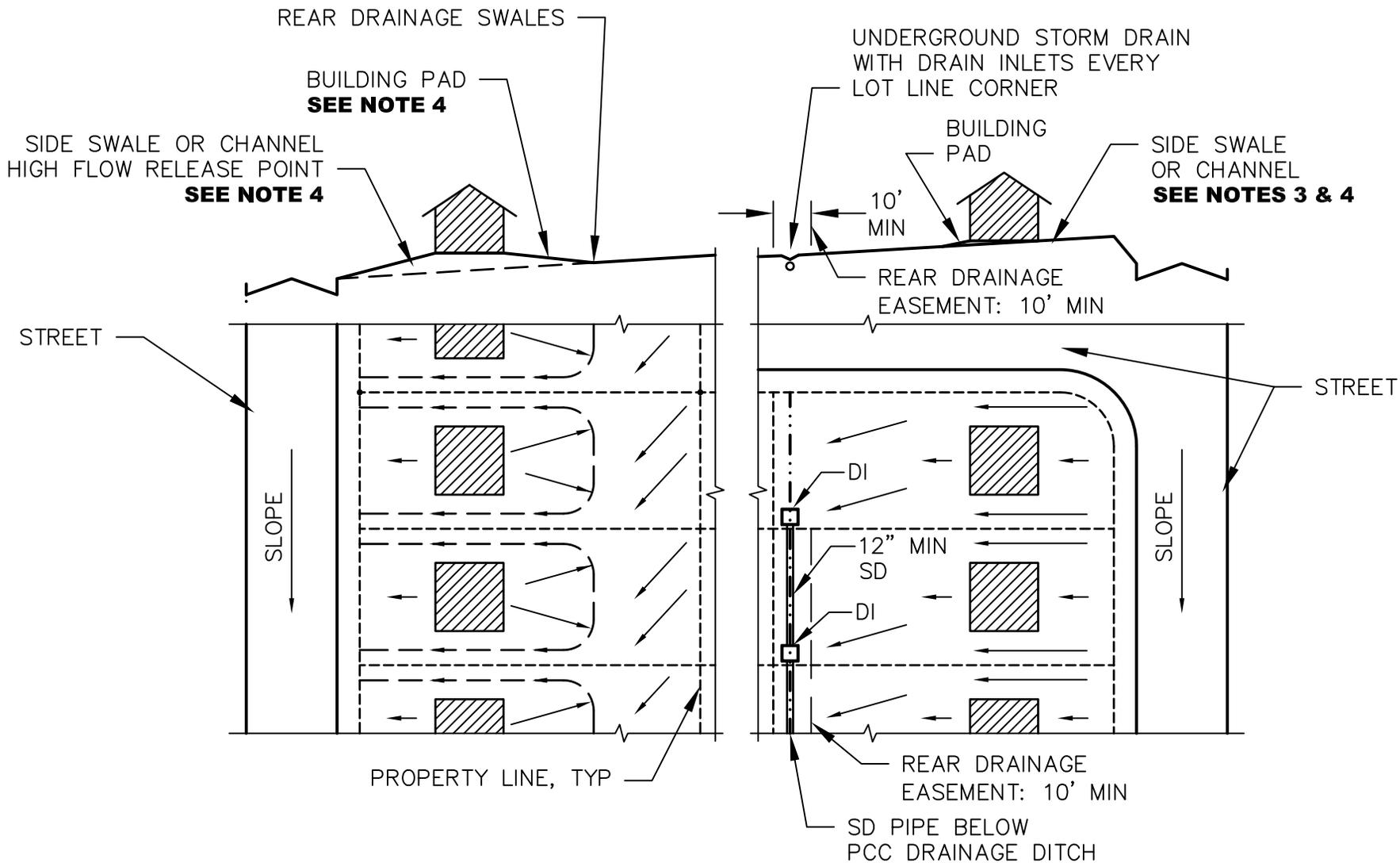
1. PERMANENT SLOPE EASEMENT IS REQUIRED FROM ADJACENT PROPERTY OWNER FOR OPTION A.
2. CONSTRUCTION EASEMENTS MAY BE REQUIRED FROM ADJACENT PROPERTY FOR OPTIONS A, B, & C.
3. DISTANCE X TO BE TAKEN FROM TOP OF SLOPE IF BROW DITCH NOT REQUIRED.
4. SLOPE OPTIONS FOR FILL AREAS ARE PRESENTED IN ORDER OF PREFERENCE.
5. PAD CERTIFICATION FOR COMPACTION AND/OR ELEVATION MAY BE REQUIRED TO BE PROVIDED BY A REGISTERED CIVIL ENGINEER.
6. 3:1 SLOPE OR LESS IS PREFERRED.



COUNTY OF PLACER CDRA ENGINEERING & SURVEYING

CLASS 1 & 2 RESIDENTIAL

LOT GRADING AND DRAINAGE, LOT AREA < 1 ACRE



CLASS 1

CLASS 2

NOTES:

1. ALL GRADING FOR SINGLE FAMILY RESIDENTIAL LOTS SHALL CONFORM WITH CLASS 1 REQUIREMENTS SHOWN ON THIS PLATE AND NOTED IN THE LAND DEVELOPMENT MANUAL AND STORMWATER MANAGEMENT MANUAL.
2. CLASS 2 GRADING REQUIRES SPECIFIC APPROVAL FROM ENGINEER AND SHALL BE ALLOWED ONLY WHEN CLASS 1 GRADING IS NOT FEASIBLE.
3. AFTER HOUSE CONSTRUCTION, LOT GRADING SHALL PROVIDE FOR ADEQUATE RELEASE POINTS FOR ALL BACK LOT DRAINAGE WITH A MINIMUM 2% SLOPE.
4. MINOR SWALES AROUND BUILDINGS WHICH WILL CARRY WATER ONLY FROM ONE LOT MAY BE CONSTRUCTED AS PART OF THE BUILDING CONSTRUCTION. SWALES AND DRAINAGE SYSTEMS WHICH WILL CARRY WATER FROM MORE THAN ONE LOT SHALL BE SHOWN ON THE IMPROVEMENT PLANS AND CONSTRUCTED AS PART OF THE SUBDIVISION IMPROVEMENTS.
5. EACH CLASS 2 LOT SHALL HAVE A STORM DRAIN INLET.
6. REAR LOT STORM DRAINS SHALL BE LOCATED IN A DRAINAGE EASEMENT AND SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION (IF APPLICABLE).

DATE: APR. 2016

SCALE: NOT TO SCALE



PLATE 303