

RANGER DRAINAGE DISTRICT

LOT GRADING GUIDELINES FOR STORM WATER MANAGEMENT OF RURAL ESTATE LOTS WITHIN DRAINAGE DISTRICT

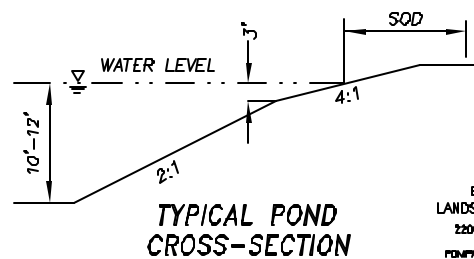
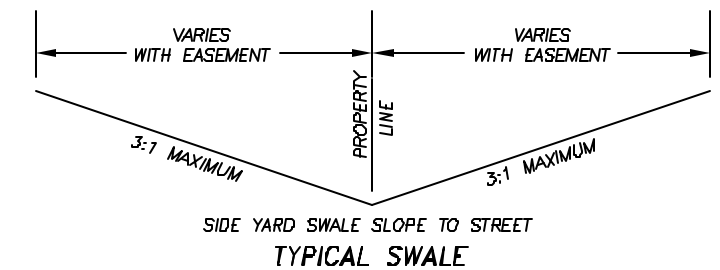
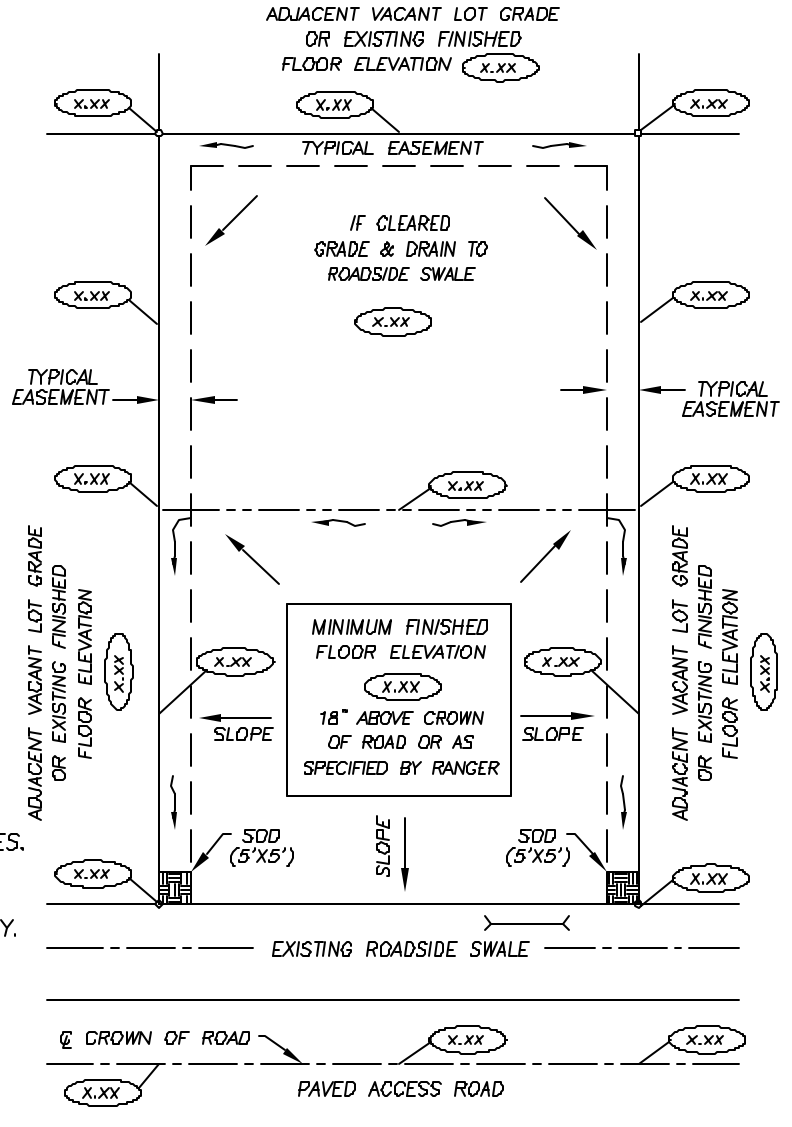
NOTES:

- * **NO STORM WATER DISCHARGES TO BE DIRECTED ONTO ADJACENT PROPERTIES.**
- * **LOT DRAINAGE SHOULD NOT DISCHARGE DIRECTLY INTO ANY ADJACENT SECONDARY EASEMENTS OR CANALS.**
- * ON-SITE PONDS TO BE APPROVED BY DISTRICT AS PART OF GRADING PLAN.
- * ON-SITE PONDS ARE ENCOURAGED BY THE RANGER DISTRICT TO BE PART OF THE STORMWATER SITE PLAN.
- * POND SLOPES TO BE PER CROSS SECTION DETAIL SHOWN BELOW.
- * $\rangle \langle$ INDICATES DRIVEWAY CULVERT
- \circ X.XX INDICATES REQUIRED ELEVATION OF EXISTING, PROPOSED AND ASBUILT.
- * ADJACENT LOTS (IF NOT VACANT) SHALL SHOW PATIO GRADES AND FINISHED FLOOR ELEVATIONS FOR EXISTING HOMES.
- * EXISTING TREE(S) TO REMAIN SHALL BE LOCATED AND SHOWN WITH TYPE AND TRUNK DIAMETER.
- * 5 FOOT SQUARE SOD AREA TO BE PLACED AT THE LOT LINE SWALE WHERE IT MEETS THE STREET. ALLOW FOR THE THICKNESS OF SOD.
- * BERM TO BE CONSTRUCTED IF NECESSARY TO HOLD BACK WATER FROM FLOWING ONTO ADJACENT PROPERTIES.
- * SIDE YARD SWALES TO BE ON PROPERTY LINES.
- * ALL WETLAND DELINEATIONS TO BE SHOWN ON SURVEY.
- * SEPTIC TANK OR DRAIN FIELD CANNOT BE IN THE SIDE YARD OR REAR YARD EASEMENT.

THE GRADING PLAN SHOWN HEREON ESTABLISHES MINIMUM STANDARDS FOR BUILDERS AND HOMEOWNERS OF RURAL ESTATE LOTS TO ASSIST PROPER DRAINAGE AWAY FROM THE RESIDENCE INTO RANGER DRAINAGE DISTRICT FACILITIES. DUE TO SOIL CONDITIONS TYPICAL WITHIN THE DISTRICT, AREAS LEFT AT NATURAL GRADE WITHOUT CONSIDERATION GIVEN TO DRAINAGE MAY BE SUBJECT TO STANDING WATER AND/OR MARSH-LIKE CONDITIONS FOR EXTENDED PERIODS. THE DISTRICT RECOMMENDS THAT A DRAINAGE PLAN BASED ON ACTUAL SITE TOPOGRAPHY BE PREPARED BY A LICENSED ENGINEER OR LAND SURVEYOR PRIOR TO LOT CLEARING. CONSTRUCTION OF THE MINIMUM STANDARDS MAY NOT BE SUFFICIENT TO ENSURE THESE PROBLEMS WILL NOT OCCUR. IT IS THE SOLE RESPONSIBILITY OF THE LANDOWNER AND/OR BUILDER TO ENSURE PROPER DRAINAGE IN ACCORDANCE WITH THE FEDERAL, STATE AND LOCAL CODES WITHOUT IMPACT UPON ADJOINING PROPERTY AND IMPROVEMENTS.

ACCEPTED _____

DATED: _____



DETAILS ARE NOT TO SCALE

CCL/IBI

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