

DRAINAGE NOTES:

- * NO STORM WATER DISCHARGES TO BE DIRECTED INTO ANY WETLANDS OR 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.

* > < INDICATES DRIVEWAY CULVERT. ASBUILT INVERT ELEVATIONS ARE REQUIRED. NO PAVEMENT OR CONCRETE SHALL BE INSTALLED OVER CULVERT UNTIL APPROVAL FROM THE DISTRICT.

(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.

* A FIVE FOOT (5') SQUARE SOD AREA TO BE PLACED AT THE LOT LINE SWALE WHERE IT MEETS THE STREET. ALLOW FOR THE THICKNESS OF SOD. ROADSIDE SWALE SHALL BE SODDED TO EDGE OF PAVEMENT.

* BERM TO BE CONSTRUCTED IF NECESSARY TO HOLD BACK WATER FROM FLOWING ONTO ADJACENT PROPERTIES OR INTO WETLANDS.

* ALL WETLAND DELINEATIONS TO BE SHOWN ON SURVEY.

* SIDE YARD SWALES TO BE ON PROPERTY LINES. SWALES MAY BE LOCATED INWARD FROM PROPERTY LINES TO STAY CLEAR OF WETLANDS OR EXISTING TREES. MITIGATED WETLANDS FOR DRIVEWAY LOCATIONS SHALL BE SUFFICIENT IN WIDTH TO INCLUDE BOTH SWALES AND BERMS ON EACH SIDE OF THE DRIVEWAY.

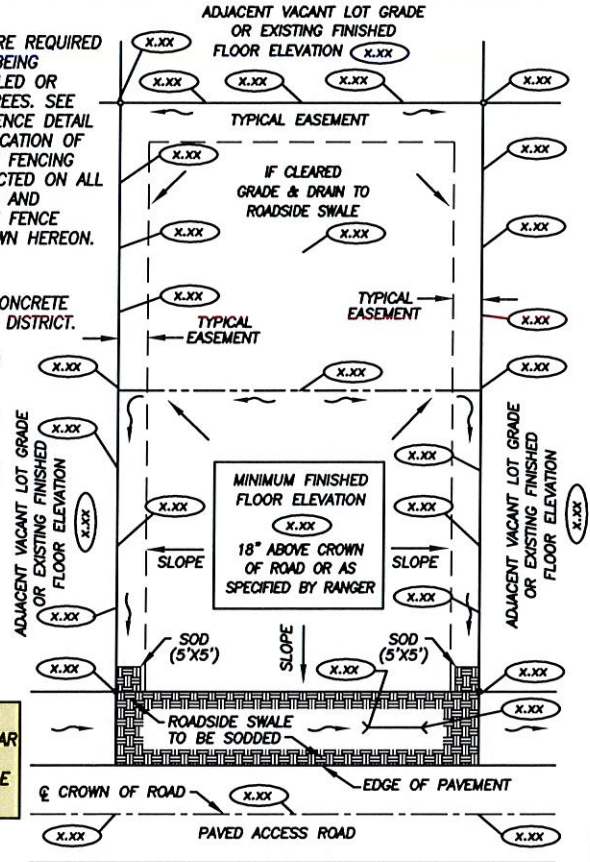
* SEPTIC TANK OR DRAIN FIELD CANNOT BE IN THE SIDE YARD OR REAR YARD EASEMENT.

* ALL FACILITIES WITHIN SIDE AND REAR YARD EASEMENTS SHALL BE UNDERGROUND EXCEPT THOSE ABOVE GROUND FACILITIES AS SHALL BE PERMITTED IN WRITING.

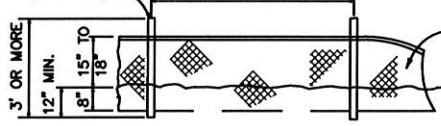
RANGER DRAINAGE DISTRICT

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

NOTE:
SILT FENCES ARE REQUIRED FOR ANY LOT BEING EXCAVATED, FILLED OR CLEARED OF TREES. SEE TYPE III SILT FENCE DETAIL BELOW. THE LOCATION OF PROPOSED SILT FENCING SHALL BE DEPICTED ON ALL GRADING PLANS AND INCLUDE A SILT FENCE DETAIL AS SHOWN HEREON.

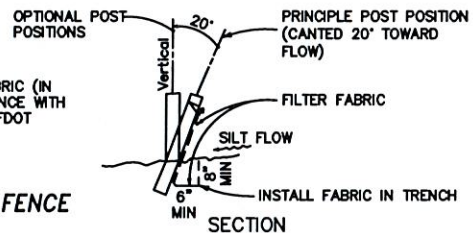


POST (OPTIONS: 2" X 4" OR 2-1/2" WOOD; STEEL MIN. DIA. 1.33 LBS/FT. MIN.)



ELEVATION

TYPE III SILT FENCE



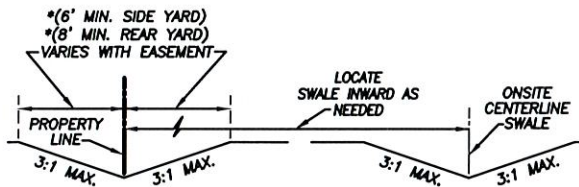
SECTION

- *SILT FENCE TO BE INSTALLED AND MAINTAINED AROUND PERIMETER OF LOT IN THE AREAS THAT WILL BE OR HAS BEEN CLEARED
- *SILT FENCE NEEDS TO STAY IN PLACE UNTIL THE PROJECT IS FINALIZED AND THE EARTHWORK HAS BEEN SEEDDED OR SODDED. DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES.

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 _____

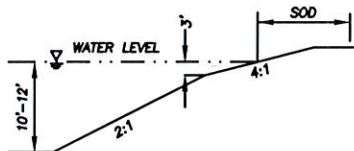
DATED: _____



SIDE YARD SWALE SLOPE TO STREET

TYPICAL SWALE

MINIMUM EASEMENT WIDTHS PER O.R.B. 6724, PG. 4431, ORANGE COUNTY RECORDS



TYPICAL POND CROSS-SECTION

