CITY OF FOLSOM
CURB AND GUTTER

SCALE: NONE
DATE: FEBRUARY 2020
RD-01

NOTES:
- Locate 1 1/2" deep scores at 12' intervals with 1/2" scores at 4' intervals. All concrete shall be class A or B.
- All curb, gutter, sidewalk, & driveway aprons shall be poured monolithically.

TYPE 1
- When curb, gutter & sidewalk are cast as an integral unit, additional concrete shall be placed at the junction shown.
- 4' min. sidewalk
- 2% maximum
- 6' min. a.b. under curb
- 4' min. a.b. under sidewalk (95% compaction)

TYPE 2
- 6' min. a.b. (95% compaction)
- 1/2" dowel min. @ 12" o.c.
- 6" at back of sidewalk
- 8" at edge of asphalt

TYPE 3
- 6" min. a.b. (95% compaction)

TYPE 4
- 1/2" dowel min. @ 12" o.c.
- 1/2" bar (horizontal)
- 8" c-c 12' length

TYPE 5
- 6-8" ac/pc

TYPE 6
- 6" min. a.b. (95% compaction)
NOTES:
1. THE PROPERTY SLOPE FOR THE FIRST 20' FROM THE BACK OF THE SIDEWALK MUST BE DESIGNED SO THAT THE ALGEBRAIC DIFFERENCE OF THE PROPERTY SLOPE AND THE STREET SLOPE WILL NOT EXCEED 7% WITH VERTICAL CURB AND 10% WITH ROLLED CURB. IF THE PROPERTY SLOPE IS NEGATIVE, IT IS NOT TO EXCEED 5% FOR THE FIRST 20' FROM THE HINGE LINE.

2. FOR CURB HEIGHT OTHER THAN STANDARD, THE MAXIMUM 8.33% SLOPE CONTROLS TRANSITION LENGTH A.

3. 3' X SIDEWALK WIDTH CAST IN PLACE PREFABRICATED WARNING SURFACE, COMPOSED OF A VITRIFIED POLYMER INCLUDING ALUMINUM OXIDE ("ARMOR-TILE" OR APPROVED EQUAL) COLOR TO BE SAFETY YELLOW. DOMES TO BE "IN-LINE", PARALLEL TO CURBING, WITH HEIGHT OF 0.2", BASE DIAMETER OF 0.9", AND TOP DIAMETER OF 0.45", SPACED 1.66" O.C. (2.35 O.C. ON THE DIAGONAL). FRONT EDGE TO BE WITHIN 6" OF TRAVELED AREA. FIELD SURFACE AND TOP OF DOMES TO HAVE A DOTTED TEXTURE FOR SLIP RESISTANCE. DENSITY OF DOTS IN FIELD AREA TO BE 30 PER SQUARE INCH MINIMUM. ALL WARNING SURFACES SHALL BE WET-SET.

CITY OF FOLSOM
COMMERCIAL DRIVEWAY
TYPE A-6 (ADA COMPLIANT)

SCALE: NONE
DATE: FEBRUARY 2020
RD-02
SECTION A
NOTE:
6' MIN. OR MATCH EXISTING
2% MAX. FOR A MIN OF 6' FROM EDGE OF CONCRETE AND 5% MAX FOR AN ADDITIONAL 12'

SECTION B
NOTE:
ALL CONCRETE SHALL BE CLASS B.

SECTION C

CITY OF FOLSOM
COMMERCIAL ENTRANCE
TYPE A-7

SCALE: NONE
DATE: FEBRUARY 2020
RD-03
NOTES:

1. ALL CURB RAMPS SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODE STANDARDS.

2. SEE STANDARD DETAIL RD-06 FOR SPECIFICATIONS.

3. ALL INTERSECTIONS WITH GREATER THAN 80 FOOT RIGHT OF WAY SHALL HAVE A SINGLE RAMP FOR EACH CROSSING.

4. AT INTERSECTIONS WITH NO MAJOR (LESS THAN 80 FOOT) STREETS, A SINGLE RAMP FOR BOTH CROSSINGS AND TYPE I OR 3 CURB & GUTTER MAY BE USED. (SEE DRAWING RD-1).

5. RAMPS SHALL HAVE A MINIMUM WIDTH OF 4'.

6. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33% AND FLARED ENDS SHALL HAVE A MAXIMUM SLOPE OF 10%.

7. LANDING SHALL HAVE A SLOPE OF NO MORE THEN 2% IN ANY DIRECTION.

8. ALL DETECTABLE WARNING SURFACES SHALL BE WET-SET.

9. ALL WEAKENED PLANE JOINTS BETWEEN ELEMENTS SHALL BE RADIAL.

CITY OF FOLSOM
CURB RAMPS

SCALE: NONE
DATE: FEBRUARY 2020
RD-04
NOTES:

1. ALL CURB RAMPS SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODE STANDARDS.
2. SEE STANDARD DETAIL RD-06 FOR SPECIFICATIONS.
3. ALL INTERSECTIONS WITH GREATER THAN 80 FOOT RIGHT OF WAY SHALL HAVE A SINGLE RAMP FOR EACH CROSSING.
4. ALL PATHS SHALL HAVE A MINIMUM WIDTH OF 4'.
5. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33% AND FLARED ENDS SHALL HAVE A MAXIMUM SLOPE OF 10%.
6. LANDING AND PANS SHALL HAVE A SLOPE OF NO MORE THEN 2% IN ANY DIRECTION.
7. ALL DETECTABLE WARNING SURFACES SHALL BE WET-SET.
8. ALL WEAKENED PLANE JOINTS BETWEEN ELEMENTS SHALL BE RADIAL.

1. 4" MINIMUM CURB HEIGHT, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. STANDARD CURB HEIGHT TO MATCH EXISTING.
3. TOP OF RETAINING CURB TO MATCH ADJACENT RETAINING CURB ELEVATIONS. CAN BE FLUSH WITH LANDING.
4. NO MINIMUM DIMENSION. GROOVE BORDER OR FLARES CAN INTERSECT.

CITY OF FOLSOM

DUAL CURB RAMPS

SCALE: NONE
DATE: FEBRUARY 2020

RD-05
CITY OF FOLSOM
CURB RAMP SPECIFICATIONS

SCALE: NONE
DATE: FEBRUARY 2020
RD-06
NOTES:
1. WHERE PERMISSION HAS BEEN GRANTED TO CLOSE AN EXISTING PUBLIC STREET, A R11-2 "ROAD CLOSED" SIGN WILL BE REQUIRED ON THE CENTERLINE OF THE ROAD IN ADDITION TO THE W31 "END" SIGNS.

2. 24" x 24" W31 SIGNS AND 18" x 18" RED TYPE N MARKERS. BLOCK OUT AS NECESSARY FOR TYPE N MARKER TOP MOUNTING BOLT (BOTTOM MOUNTING BOLT NORMALLY THROUGH BARRIER RAIL). RED TYPE N MARKERS TO HAVE SOLID RED REFLECTIVE BACKGROUND WITHOUT ADDED REFLECTORS.

3. ALL EXPOSED SURFACES SHALL BE PAINTED WITH WHITE PAINT CONFORMING TO STATE STANDARD SPEC. 91-3.

4. POST AT CENTER OR NEAREST TO CENTER ON RIGHT HAND SIDE TO BE EXTENDED TO PROVIDE MOUNTING FOR SIGNS.

5. POST SHALL BE PRESSURE TREATED PER STATE SPEC. 58-1.02.
NOTES:
1. POST AT SIDE NEAREST THE EDGE OF PAVEMENT TO BE OF SUFFICIENT HEIGHT TO PROVIDE FOR THE MOUNTING OF REQUIRED SIGNS.
2. SW44(CA) IN LIEU OF TYPE F @ DIRECTION OF ENGINEER
* STATE OF CALIFORNIA SPECIFICATIONS

CITY OF FOLSOM

SIGNS AND BARRICADES
AT END OF PAVEMENT WIDENING

SCALE: NONE
DATE: FEBRUARY 2020
RD-08
NOTES:

1. SIDEWALK BARRICADES TO BE ERECTED AT EACH LOCATION WHERE SATISFACTORY PROVISION CAN NOT BE MADE FOR PEDESTRIAN TO CONTINUE BEYOND THE TERMINUS OF A SIDEWALK.

2. ALL EXPOSED SURFACES TO BE PAINTED WITH TWO (2) COATS OF WHITE PAINT CONFORMING TO STATE SPECIFICATIONS.
NOTE:

CHAIN LINK FENCING SHALL BE 3’ HIGH WITH A 1.25” DIAMETER TOP RAIL WITHIN THE BUILDING SETBACK LINE AND 6’ HIGH OUTSIDE OF THE BUILDING SETBACK LINE. CHAIN LINK FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM STANDARD SPECIFICATIONS.

CITY OF FOLSOM

PEDESTRIAN LANE WITH BIKE BARRIER

SCALE: NONE
DATE: FEBRUARY 2020
TWO SIGNS FOR EACH STREET

UNITSTRUT TELESBR SIGN SUPPORT SYSTEM

30" TO 36" (DEPENDS ON NAME)

1.25"

15"

13"

5/16" Ø

SEE DETAIL A

CITY OF FOLSOM

Deer

1.25"

6" HIGH INTENSITY REFLECTIVE SHEETING

1.25"

5/16" Ø

1"

1.5"

2.5"

4.5"

2"

9"

3/16" R

NOTES:

1. STREET NAME SHALL BE CLEARVIEW FONT WITH 6" MIXED CASE WHEN THE SPEED LIMIT IS OVER 25 MPH AND 4" MIXED CASE WHEN 25 MPH OR LESS.

2. ALUMINUM SHEET ALLOY 6061-T6 0.080" GAUGE ROUNDED CORNERS 0.25" RADIUS.

3. FOR TWO (2) STREETS, PLACE SECOND PAIR OF SIGNS AND AT 90° TO SIGNS AS SHOWN.

4. POSTS SHALL BE SQUARE STEEL UNISTRUT TELESPAR SUPPORT SYSTEM (GREEN POWDER COATED).

5. BLOCK NUMBERS SHALL BE AS SHOWN ON THE PLAN IN 2" SERIES "C".

6. COLOR SHALL BE GREEN BACKGROUND WITH WHITE LETTERS.

CITY OF FOLSOM

STREET SIGN
FULLY REFLECTORIZED

SCALE: NONE
DATE: FEBRUARY 2020

RD-11
NOTES:
1. SINGLE NAME SHALL BE 8" MIXED CASE, DOUBLE NAME SHALL BE 6" MIXED CASE.
2. STREET NAME LETTERING SHALL BE CLEARVIEW 4 FONT.
3. BOTTOM NAME SHALL BE THE SMALLEST AND CENTERED UNDER TOP NAME.
4. ALUMINUM SHEET SHALL BE DIAMOND ALLOY 6061-T6 0.080" GAUGE ROUNDED CORNERS 0.25" RADIUS.
5. INTERNAL ILLUMINATION SHALL BE LED WITH RETROLECTIVE SHEETING FOR SIGN LEGEND AND BACKGROUND.
6. COLOR SHALL BE GREEN BACKGROUND WITH WHITE LETTERS.
Major Street 80' or greater R/W width

Placement on intersections with at least one street having greater than 80' R/W.
NOTES:
1. WHEN STREET LIGHTS ARE AT THE INTERSECTION, THE STANDARD IS SET SO THAT THE STREET SIGN CAN BE ATTACHED TO IT.
2. STREET LIGHT POLES ARE TO BE PLACED AT THE MID RADIUS POINT OF THE CORNER.

STREET LIGHT SET BEHIND SIDEWALK AT MID RADIUS POINT

45°

LOCATION FOR SECOND SIGN ONLY.

ALTERNATE LOCATION FOR FIRST SIGN

PROJECTED BACK OF CURB LINE

CURB & GUTTER

PREFERRED LOCATION FOR FIRST SIGN

R.O.W.

CITY OF FOLSOM

STREET LIGHT, STOP SIGN, STREET SIGN, & CROSSWALK PLACEMENT

SCALE: NONE
DATE: FEBRUARY 2020

RD-14
MOUNTING HEIGHT
25' TO BASE PLATE OR AS DIRECTED BY THE ENGINEER ON THE FIELD

2-Piece Clamp
See Detail "A"

3 5/8" O.D. (NON-TAPERED)

Removable Cap
1/2" Coupling on Bottom (FOR SIGN WIRING)

Weld Arm to Clamp at Angle that will provide Horizontal Orientation

ISNS SUPPORT ARM

DETAIL B
CLAMP DETAILS

DETAIL A

GENERAL NOTES

MATERIALS SPECIFICATIONS
SHAFT: STEEL OF 48 KPSI MIN. YIELD AFTER FABRICATION
CLAMP PLATE: ASTM A-572 GR. 50 STEEL

MANUFACTURING PROCESSES
LONGITUDINAL WELDS: ALL WELDS SHALL CONFORM TO AWS D1.1 WELD SPECIFICATION

FINISH COATING
STRUCTURE: HOT DIP GALVANIZED PER ASTM A-123
HARDWARE: HOT DIP GALVANIZED PER ASTM A-153

DESIGN CRITERIA
STRUCTURE, HARDWARE, & WELDING: IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL SUPPORTS OF HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". AASHTO 1994

CITY OF FOLSOM

STREET NAME SIGN SUPPORT ARM CLAMP

SCALE: NONE
DATE: FEBRUARY 2020
NOTE:
DETAIL SHOWN IS FOR TWO SIGN INSTALLATION. FOUR SIGN INSTALLATION MAY BE MADE, WHERE APPLICABLE, BY FASTENING A SECOND PAIR OF SIGNS IN THE SAME MANNER.

STANDARD CLEARANCE TO BOTTOM OF LOWEST SIGN IS 7 FEET.
CITY OF FOLSOM

STREET NAME SIGN INSTALLATION ON SIGNAL POLE

SCALE: NONE
DATE: FEBRUARY 2020

PREFERRED LOCATION AND MOUNTING METHOD FOR INTERNALLY ILLUMINATED STREET SIGNS

PREFERRED LOCATION AND MOUNTING METHOD FOR NON-ILLUMINATED SIGNS

MOUNTING PER SIGN INSTALLATION ON STREET LIGHT POLE DETAIL

ISNS SUPPORT ARM
ALIGN ISNS BRACKET 2" FROM END OF ARM WITH END CAP
BROADSTONE PKWY

MOUNTING HEIGHT

25' TO BASE PLATE PR AS NEEDED TO MAINTAIN 6" MIN. CLEARANCE TO SIGNAL MAST ARM

MOUNTING PER SIGN SUPPORT ARM CLAMP DETAIL

HEIGHT

PREFERRED LOCATION AND MOUNTING METHOD FOR NON-ILLUMINATED SIGNS

HEIGHT

MOUNTING PER SIGN INSTALLATION ON STREET LIGHT POLE DETAIL

MOUNTING PER SIGN SUPPORT ARM CLAMP DETAIL
NOTES:

1. DETAIL 'A' SECTION SHALL BE USED FOR 100 FEET EACH SIDE OF BUS STOPS WITHOUT TURNOUTS. THE REINFORCING STEEL SHALL BE CONTINUED ACROSS ANY DRIVEWAYS WITHIN THE 100 FOOT DISTANCE FROM THE BUS STOP.

2. PLACE UNDER-SIDEWALK DRAINS (STD. DWG. RD-20) AT ALL BEHIND-SIDEWALK DRAINAGE CATCH POINTS.
CITY OF FOLSOM

UNDER SIDEWALK DRAIN

SCALE: NONE
DATE: FEBRUARY 2020
RD-20
NOTES:
1. NO NATIVE MATERIAL WITHIN 24" OF SURFACE.
2. FOR NEW STREETS ONLY: INTERMEDIATE BACKFILL SHALL BE FREE FROM ORGANIC MATERIALS, CLAY, AND OTHER DELETERIOUS SUBSTANCES, WELL GRADED, AND 3" MINUS.
3. MINIMUM 3 SACK SLURRY MIX.
4. MATCH EXISTING A.C. THICKNESS: 4" MIN., 6" MAX.
5. PRIOR TO PAVING, SLURRY BACKFILL SHALL BE PLACED TO FINISH GRADE.
6. T-GRIND SHALL 1 1/2" DEEP WITH A MINIMUM WIDTH OF 12", UNLESS IT IS TO THE CENTER OF LANE, CENTER OF LANE EDGE, OR THE LIP OF GUTTER.

CITY OF FOLSOM

TYPICAL TRENCH SECTIONS
(Not Sanitary Sewer)

SCALE: None
DATE: February 2020

RED-21
NOTE:
1. LOCATE 1 1/2" DEEP SCORES AT 12' INTERVALS.
2. ALL CONCRETE TO BE CLASS B.
3. REFER TO PLANS FOR LOCATION.
NOTES:
1. BOX SURVEY MONUMENT TO BE LOCATED AS
PER DIRECTION OF CITY ENGINEER.
2. NO FINAL ACCEPTANCE OF THE
CONSTRUCTION SHALL BE ISSUED UNTIL THE
SURVEY MONUMENTS ARE IN PLACE & THE
CENTERLINE MONUMENT TIES ARE FURNISHED
TO THE CITY ENGINEER'S OFFICE.
NOTE:
1. GREASE/TALLOW BIN ENCLOSURE MAY BE ATTACHED TO THE TRASH ENCLOSURE OR BE CONSTRUCTED SEPARATELY. THE GREASE/TALLOW BIN SHALL NOT BE LOCATED WITHIN THE TRASH/RECYCLING ENCLOSURE.
2. ENCLOSURE SHALL BE ORIENTED AND MAINTAINED TO BE UNOBSTRUCTED 26' VERTICALLY AND DIRECTLY (STRAIGHT) ACCESSIBLE BY A VEHICLE 45' IN LENGTH.
3. GATES MUST HAVE 90° OPERATION AND BE EQUIPPED TO BE HELD IN THE OPEN POSITION WITH PINS.
4. WALL COLOR AND TEXTURE SHALL BE APPROVED BY THE CITY.
5. ALL METAL TO RECEIVE ONE COAT CHROMATE PRIMER AND TWO COATS OF MEDIUM ALKYD PAINT.
6. IF PROPERTY SPACE CONDITIONS PREVENT CONSTRUCTION OF A SINGLE 10'X20' ENCLOSURE, THE OWNER MAY CONSTRUCT TWO 10'X10' ENCLOSURES.
7. MINIMUM CONCRETE FOOTING STRENGTH SHALL BE 2,500 PSI @ 28 DAYS.
8. #4 REBAR SHALL BE A MINIMUM OF GRADE 40 KSI.
9. ALL CMU BLOCKS SHALL ADHERE TO ASTM C90 AND SOLID GROUTED.
10. GROUT STRENGTH FOR CMU BLOCKS SHALL BE 1,900 PSI.
11. HSS GATE POSTS SHALL BE GRADE 46 KSI MINIMUM.
12. ALTERNATIVE DESIGNS SHALL REQUIRE CITY APPROVAL.
13. THE ORGANICS ENCLOSURE MAY BE CONSTRUCTED IN COMBINATION OR SEPARATE FROM THE TRASH & RECYCLING.
NOTES:

1. Maximum overall slope shall be no greater than 15%.

2. No grade breaks shall be greater than 15%. This condition is sometimes hard to achieve on a downward sloping driveway since the driveway slope at the garage entrance must direct storm water away from the garage.

3. The algebraic sum of these two slopes cannot exceed 15%. Note that the slopes shown (10% to 5%, 12% to 3%) add up to 15%. This is critical in eliminating damage to vehicles entering and exiting the garage.

4. A driveway slope up to a maximum of 20% may be permitted with special approval from the city.
CITY OF FOLSOM

STANDARD ALLEY RIGHT-OF-WAY

SCALE: NONE
DATE: FEBRUARY 2020

RD-26
NOTES:

1. PAVEMENT SECTION SHALL BE AC ON CLASS II AB. SEE SECTION OF DESIGN STANDARDS FOR STREET PAVEMENT REQUIREMENTS.

2. CURB AND GUTTER SHALL BE TYPE 1 (RD-01) ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS.

3. ALL CONCRETE SHALL BE CLASS A OR B.

4. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6" FOR TYPE 1 THRU 3 CURB & GUTTERS.

5. PROVIDE WEakened PLANE JOINTS IN SIDEWALK 1" DEEP AT 10' INTERVALS.

6. PROVIDE EXPANSION JOINT IN SIDEWALK AT 20' INTERVALS AND WHERE CONCRETE WALK JOINS ANOTHER.

7. A "NOT A THROUGH STREET" SIGN SHALL BE POSTED AT THE ENTRANCE TO ALL CUL-DE-SACs SERVING MORE THAN TWELVE RESIDENTS, LONGER THAN 300 FEET, OR WHERE THE END OF THE BULB IS NOT VISIBLE FROM THE INTERSECTION.

8. BACK OF CURB RADIUS FOR BULB SHALL BE 50' (TYPICAL).

9. RESIDENTIAL STREET / LENGTH OF CUL-DE-SAC LESS THAN 200 FEET SHALL HAVE A RADIUS OF 39'.

CITY OF FOLSOM

STANDARD
RESIDENTIAL/CUL-DE-SAC
RIGHT-OF-WAY

SCALE: NONE
DATE: FEBRUARY 2020
NOTES:

1. PAVEMENT SECTION SHALL BE AC ON CLASS II AB. SEE SECTION OF DESIGN STANDARDS FOR STREET PAVEMENT REQUIREMENTS.

2. CURB AND GUTTER SHALL BE TYPE 1 (RD-01) ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS.

3. ALL CONCRETE SHALL BE CLASS A OR B.

4. PROVIDE WEAKENED PLANE JOINTS IN SIDEWALK 1" DEEP AT 10' INTERVALS.

5. PROVIDE EXPANSION JOINT IN SIDEWALK AT 20' INTERVALS AND WHERE CONCRETE WALK JOINS ANOTHER.

6. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6" FOR TYPE 1 THRU 3 CURB & GUTTERS.
NOTES:

1. PAVEMENT SECTION SHALL BE AC ON CLASS II AB. SEE SECTION OF DESIGN STANDARDS FOR STREET PAVEMENT REQUIREMENTS.

2. CURB AND GUTTER SHALL BE TYPE 1 (RD-01) ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS.

3. ALL CONCRETE SHALL BE CLASS A OR B.

4. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6" FOR TYPE 1 THRU 3 CURB & GUTTERS.

5. PROVIDE WEAKENED PLANE JOINTS IN SIDEWALK 1" DEEP AT 10' INTERVALS.

6. PROVIDE EXPANSION JOINT IN SIDEWALK AT 20' INTERVALS AND WHERE CONCRETE WALK JOINS ANOTHER.
NOTES:
1. RIGHTS-OF-WAY MAY BE REDUCED TO BACK OF CURB IF SIDEWALK TO BE IN A LANDSCAPE OR PEDESTRIAN CORRIDOR.
2. PAVEMENT SECTION SHALL BE AC ON CLASS II AB. SEE SECTION OF DESIGN STANDARDS FOR STREET PAVEMENT REQUIREMENTS.
3. ALL CONCRETE SHALL BE CLASS A OR B.
NOTES:
1. DECELERATION LANE STRIPING PER CALTRANS DETAIL 39/39A.
2. ALL SIGNAGE SHALL BE INSTALLED PER THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. STOP BAR TO BE PLACED AT BEGINNING OF CURB RETURN.
NOTES:

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

2. IN HILLSIDE AREA WHERE EXISTING CONDITIONS REQUIRE THE LOT TO DRAIN TO THE REAR, A DRAINAGE EASEMENT WITH APPROPRIATE DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY PRIOR TO SUBDIVISION ACCEPTANCE.

3. THERE SHALL BE NO CROSS LOT DRAINAGE PERMITTED.

4. SEE DETAIL SD-14 FOR THE CITY STANDARD DRAINAGE SWALE.
NOTES:
1. EACH LOT SHALL HAVE A DRAIN INLET AND/OR SWALE LOCATED IN A PRIVATE DRAINAGE EASEMENT.
2. THE PRIVATE DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER (SEE THE STORM DRAINAGE DESIGN STANDARDS FOR ADDITIONAL REQUIREMENTS FOR TYPE B AND C GRADED LOTS).
NOTES:
1. A NOTARIZED RIGHT OF ENTRY AND/OR A CONSTRUCTION EASEMENT IS REQUIRED FROM THE ADJACENT PROPERTY OWNER FOR ALL ENCROACHMENTS RELATED TO THE CONSTRUCTION OF THE PAD AND/OR RETAINING WALL(S).
2. ALL PORTIONS OF THE RETAINING WALL INCLUDING THE FootING SHALL BE ON THE SAME PARCEL.
3. NO CROSS LOT DRAINAGE OVERLAND OR FROM RETAINING WALLS SHALL BE PERMITTED.