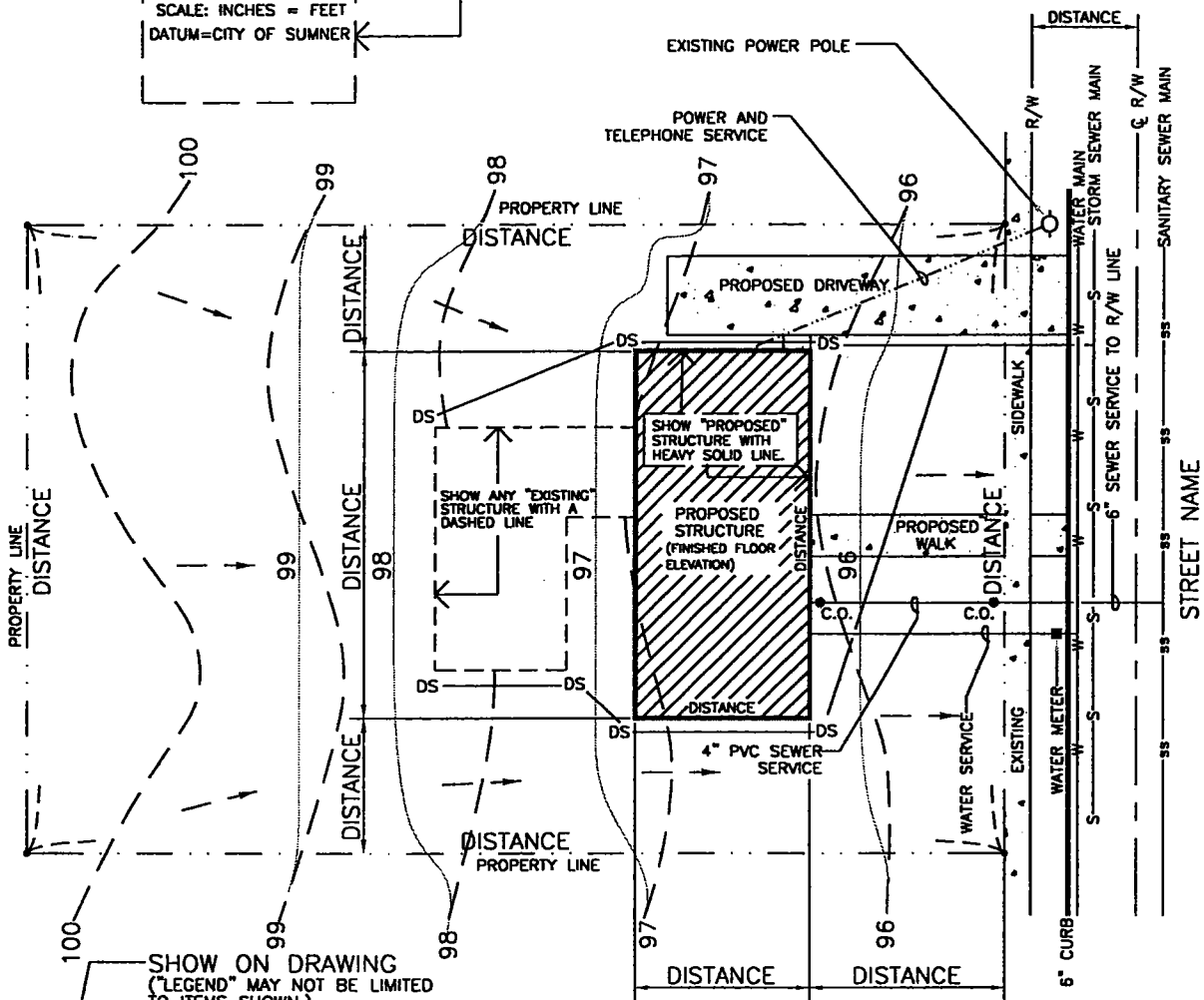


SHOW ON DRAWING
 (NORTH MAY BE TOWARDS TOP OF DRAWING
 OR ROTATE DRAWING TO INDICATE NORTH
 TOWARDS LEFT SIDE OF PAPER.
 DATUM IS THE SOURCE OF INFORMATION FOR
 YOUR VERTICAL CONTROL AND ASSIGNED VALUE.)



SHOW ON DRAWING
 ("LEGEND" MAY NOT BE LIMITED
 TO ITEMS SHOWN.)

LEGEND	
	PROPERTY LINE
	FINISHED CONTOUR
	EXISTING CONTOUR
	SANITARY SEWER CLEAN OUT
	DOWNSPOUT
	DIRECTION OF SURFACE WATER RUN OFF

NOTES:

- PROPERTY OWNER IS RESPONSIBLE FOR SANITARY SEWER SIDE SERVICE CONSTRUCTION AND SUBJECT TO INSPECTION BY AND APPROVAL OF THE CITY PUBLIC WORKS DEPARTMENT.
- PROPERTY OWNER IS RESPONSIBLE FOR WATER SERVICE CONSTRUCTION FROM THE PROPERTY LINE TO THE BUILDING.
- PROPERTY OWNER IS RESPONSIBLE FOR STORM SEWER CONNECTION TO AN APPROVED LOCATION.
- A TEMPORARY CONSTRUCTION ACCESS (CITY DETAIL M8) SHALL BE INSTALLED PRIOR TO OR AS THE FIRST STAGE OF SITE PREPARATION. IT SHALL BE USED AS THE ENTRANCE / EXIT TO THE SITE THROUGHOUT CONSTRUCTION.
- PROVIDE DETAILS TO VERIFY THAT UPON COMPLETION OF CONSTRUCTION, LOT DRAINAGE SHALL CONFORM TO:
 - FINISHED GRADE WILL BE SLOPED AWAY FROM ADJACENT PROPERTIES TO PREVENT SURFACE WATER FROM INFILTRATING THEM. SWALES ON PROPERTY LINES WILL NOT BE ALLOWED. SWALES ACROSS PROPERTY LINES WILL NOT BE ALLOWED.
 - SITE IS TO BE GRADED SO THAT ALL STORM DRAINAGE FLOWS TO THE STREET, OR APPROVED COLLECTION SYSTEM. POINT DISCHARGE OF FLOW ACROSS THE SIDEWALK WILL NOT BE ALLOWED. RETAINING WALL(S) WILL BE REQUIRED ON ALL LOT LINES ELEVATED ABOVE NEIGHBORING LOTS. RETAINING WALL CONSTRUCTION OVER 4' REQUIRES A BUILDING PERMIT.
- PROVIDE EXISTING SPOT ELEVATIONS 20 FEET UNTO SURROUNDING LOTS
- THE CITY MAY BE ABLE TO SUPPLY YOU WITH A BENCH MARK TO RELATE YOUR VERTICAL ELEVATIONS TO. THE PUBLIC WORKS DEPARTMENT WOULD LIKE TO SEE CITY DATUM USED. IF A BENCH MARK IS NOT AVAILABLE NEAR BY, AN ASSUMED ELEVATION ON A KNOWN POINT MAY BE APPROVED.



PUBLIC WORKS
 DEPARTMENT

RESIDENTIAL SITE PLAN

DRAWN	SCALE 1" : 40'	DATE APPROVED	REVISED 1-28-99	CITY STANDARD
FILE NAME ... \MISC \RSITEPLN -M7.DWG	CHECKED BY	PAGE 1 OF 1		M7