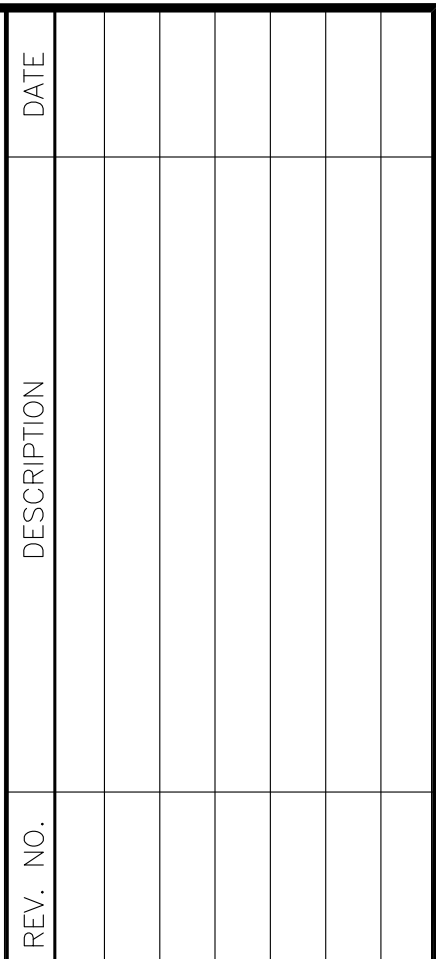




THIS PROJECT WILL BE REQUIRED THE FIRST VOLUME ONLY. THIS PROJECT IS PART OF THE DC RANCH MASTER PLANNED COMMUNITY AND THE 100 YR 2 HR STORM EVENT HAS ALREADY BEEN ALLOTTED FOR. C

VOLUME = CPA C = RUNOFF COEFFICIENT P = $\frac{1}{2}$ " RAIN A = AREA INS SF
VOLUME = 0.9 X 0.0417 X 58,414 = 2,192 CF

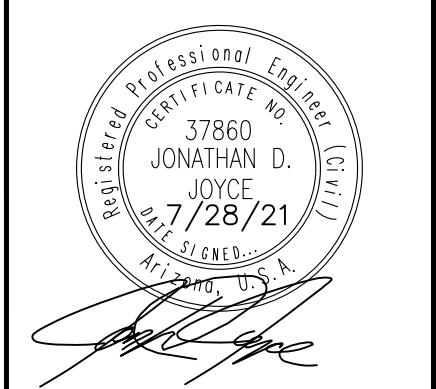
VOLUME PROVIDED BY 8' DIAMETER UNDERGROUND PIPES
LF REQUIRED = 2,192 / 3.1456 (16) = 43.55 ROUNDING TO 44 LF

	PROPERTY LINE		ADA ROUTE
	RIGHT OF WAY		FIRE HYDRANT
	MONUMENT LINE		WATER VALVE
	EASEMENT		SEWER MANHOLE
	FENCE LINE		POWER POLE
	OVERHEAD ELECTRIC		LIGHT POLE
	ELECTRIC		PROPERTY CORNER NOTING FOUND
	WATER LINE		1/2" REBAR
	SEWER LINE		NAIL IN WASHER
	STORM DRAIN		BRASS CAP FLUSH
	GAS LINE		BRASS CAP IN MANHOLE
	RIGHT OF WAY		MEASURED
	PUBLIC UTILITY EASEMENT		RECORDED
	SIGHT VISIBILITY TRIANGLE		CALCULATED
	TOP OF CURB		MONUMENT LINE
	GUTTER		CENTERLINE
	CONCRETE		BUILDING SETBACK LINE
	PAVEMENT		DRAINAGE EASEMENT
	NATURAL GROUND		

1. INSTALL NEW ASPHALTIC PAVEMENT PER GEOTECH REPORT
2. INSTALL 6" VERTICAL CURB
3. INSTALL 4" CONCRETE SIDEWALK
4. INSTALL VALLEY GUTTER PER MAG STD DET 240, MODIFIED FOR A 4' WIDTH
5. MATCH EXISTING IMPROVEMENTS
6. INSTALL PARKING BUMPER
7. INSTALL TRASH RECEPTACLE PER COS STD DETAIL
8. INSTALL MIN 26' WIDE C.O.S. DRIVEWAY
9. INSTALL PAVERS
10. INSTALL MAXWELL PLUS DRYWELL
11. INSTALL CATCH BASIN PER MAG STD 535
12. INSTALL 15" STORM DRAIN PIPE
13. INSTALL 8" DIAMETER UNDERGROUND RETENTION
14. INSTALL RETAINING WALL
15. PROTECT EXISTING SEWER MANHOLE WITH GROUTED RIPRAP
16. INSTALL RISERS TO MATCH PROPOSED GRADES
17. GRADE TO MATCH EXISTING SWALE
18. TRANSITION 18" HIGH VERTICAL CURB TO STANDARD 6" VERTICAL CURB
19. EXISTING HDPE 30" STORM DRAIN PIPE TO REMAIN
20. EXISTING HEADWALL

**LOT 8 OF THE CORPORATE CENTER
AT DC RANCH**

PRELIMINARY GRADING AND DRAINAGE PLAN



DRAWING SPECIFICS	
PROJECT:	2110
DATE:	7/28/21
SCALE:	N/A
DRAWN BY:	STAFF
DESIGNED BY:	JDJ
CHECKED BY:	JDJ

SHEET