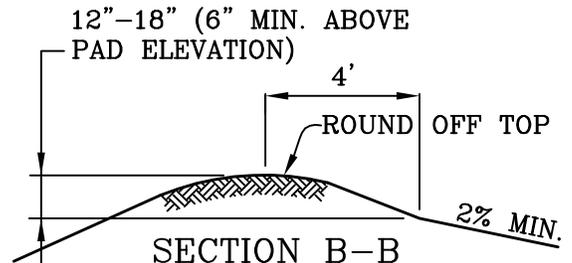
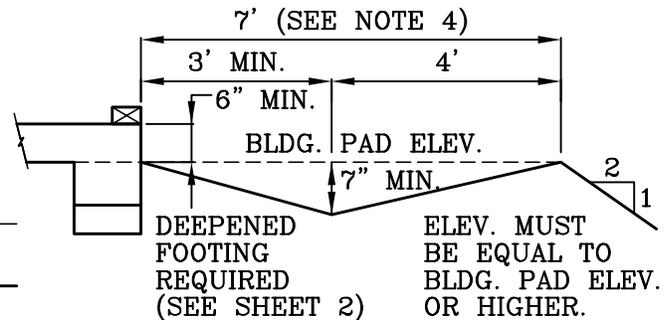


SECTION A-A



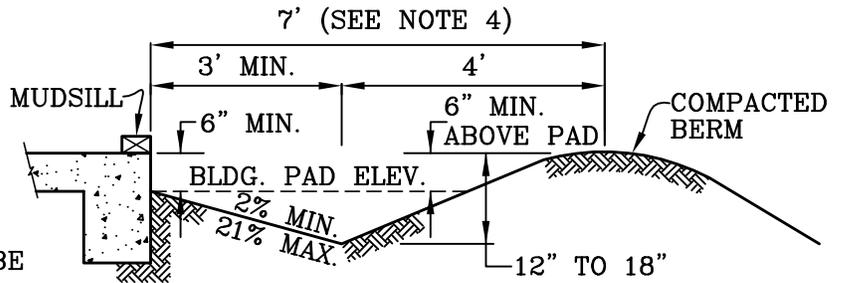
SECTION B-B
TYPICAL BERM DETAIL



SECTION C-C
ALTERNATE

NOTES:

1. SWALES TO BE CUT IN AT 1% AT ROUGH GRADING BUILDING CONSTRUCTION.
2. A PAVED DRAINAGE SWALE, A CATCH BASIN AND PIPE, OR OTHER SIMILAR DRAINAGE DEVICE IS REQUIRED WHEN A STOOP, FIRE PLACE, OR PORTION OF THE BUILDING EXTENDS WITHIN THE MINIMUM ESTABLISHED DRAINAGE SETBACKS.
3. A COMMON DRAINAGE SWALE MAY BE USED ALONG SIDEYARD PROPERTY LINES AS SHOWN ON SHEET 2.
4. THIS DIMENSION MAY BE REDUCED TO THE REQUIRED MINIMUM SETBACK IN THE GRADING & EXCAVATION CODE IF AN IMPROVED DRAINAGE DEVICE IS USED.
5. ALL BUILDING SETBACKS FROM SLOPE SHALL BE IN ACCORDANCE WITH THE MISSION VIEJO GRADING & EXCAVATION CODE.



SECTION C-C

CITY OF MISSION VIEJO



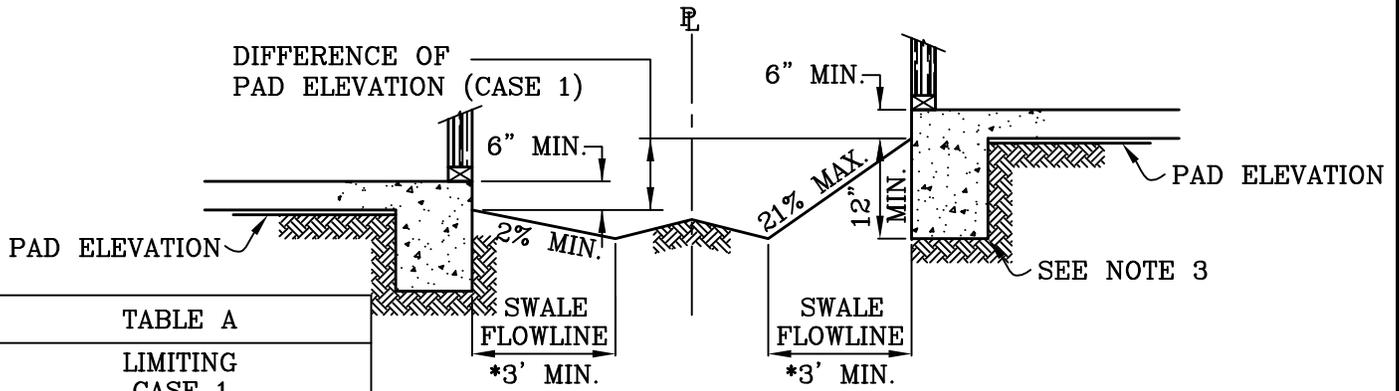
LOT DRAINAGE
(HILLSIDE)

STANDARD
PLAN NO.

438

Robert Anderson 9-23-03
APPROVED RCE 30190 DATE

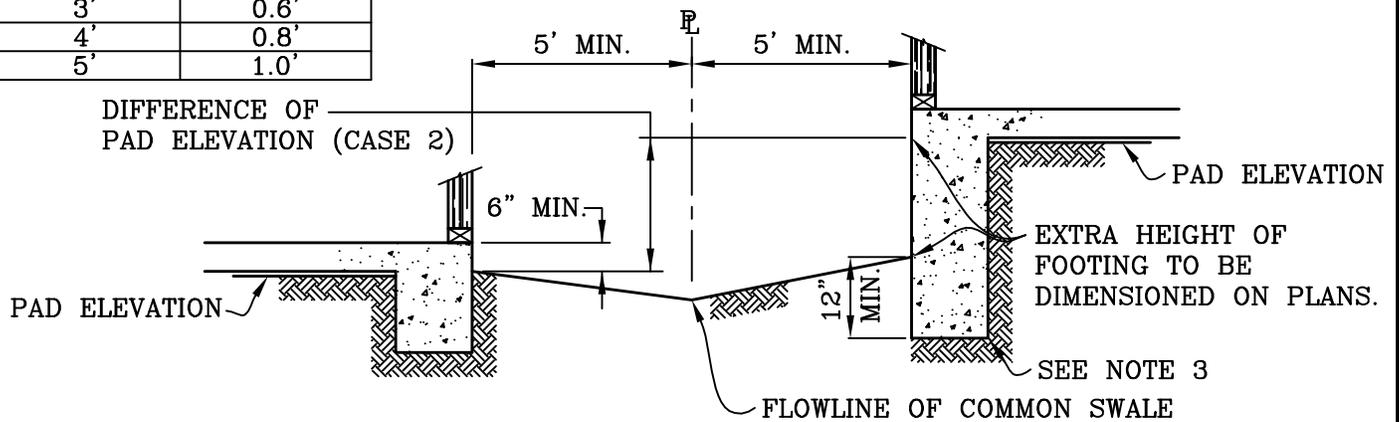
SHT 1 OF 2



CASE 1

*CONCRETE SWALE REQUIRED WHEN FLOWLINE IS 3' FROM FOOTING.

TABLE A	
LIMITING CASE 1 CONDITIONS	
DRAINAGE SETBACK	MAXIMUM DIFF. IN PAD ELEVS.
3'	0.6'
4'	0.8'
5'	1.0'



CASE 2

NOTES:

1. CASE 1 APPLIES WHEN THE DRAINAGE SETBACK AND DIFFERENCE IN PAD ELEVATIONS ALLOWS A COMMON, OR "W", DRAINAGE SWALE TO BE CONSTRUCTED IN ACCORDANCE WITH TABLE A.
2. CASE 2 MAY BE USED WITH A COMMON, OR "W", DRAINAGE SWALE WHEN THE DIFFERENCE OF PAD ELEVATIONS EXCEEDS THE LIMITING CONDITIONS OF TABLE A AND THE EXTRA HEIGHT FOOTING IS SHOWN ON THE GRADING AND STRUCTURAL PLANS.
3. IN NO CASE SHALL THE SWALE FLOWLINE BE LOWER THAN THE BOTTOM OF THE FOOTING WITHIN 5' OF THE FOOTING.
4. FIREPLACES MAY ENCROACH 2' INTO THE 5' MINIMUM SETBACK AREA IF THE DRAINAGE SWALE IS PAVED.

CITY OF MISSION VIEJO

LOT DRAINAGE

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SHT 2 OF 2