

STORM WATER DRAIN PLANS FOR  
**REMINGTON PLACE ADDITION**  
PROJECT NO. 468-84787

**GRADING PLAN**

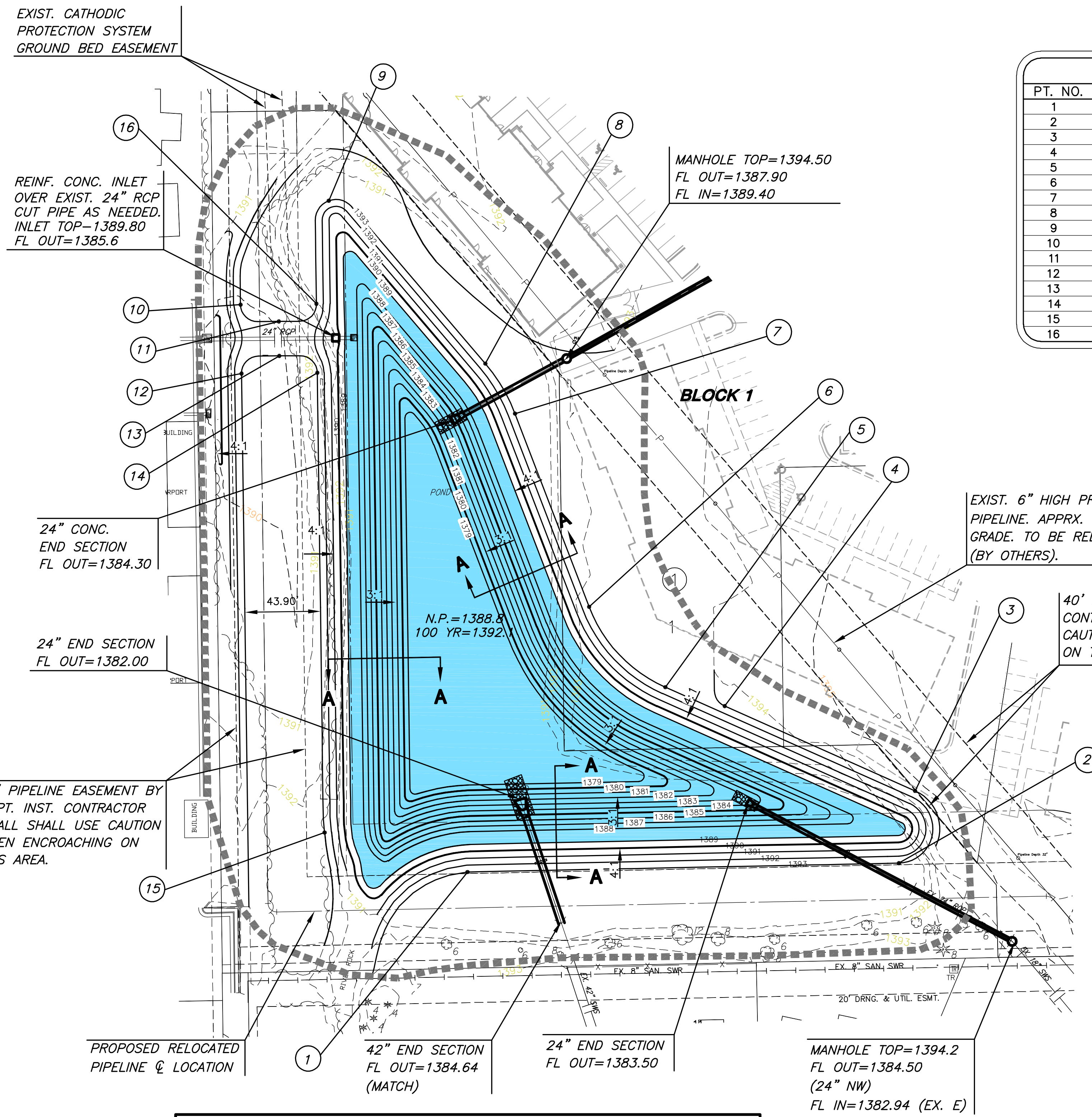
SHEET TITLE  
**1201010125**  
PROJECT NUMBER

SPE / DM / BLB  
DESIGNED / DRAWN / CHECKED

ISSUED  
**September 2012**

REVISED

SHEET NO.  
**--- of 15**



COORDINATE TABLE		
PT. NO.	NORTHING	EASTING
1	1699122.99	1682399.89
2	1699128.16	1682650.27
3	1699170.07	1682659.65
4	1699219.36	1682549.13
5	1699230.33	1682514.71
6	1699276.98	1682470.48
7	1699389.16	1682427.49
8	1699418.18	1682410.26
9	1699512.75	1682319.36
10	1699452.39	1682268.19
11	1699442.65	1682290.38
12	1699412.40	1682268.75
13	1699422.65	1682290.66
14	1699412.90	1682312.76
15	1699145.93	1682316.94
16	1699452.94	1682312.22

- LEGEND**
- PROPOSED STORM WATER SEWER
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - LIMITS OF GRADING
  - NORMAL POOL
  - DRAINAGE ARROWS

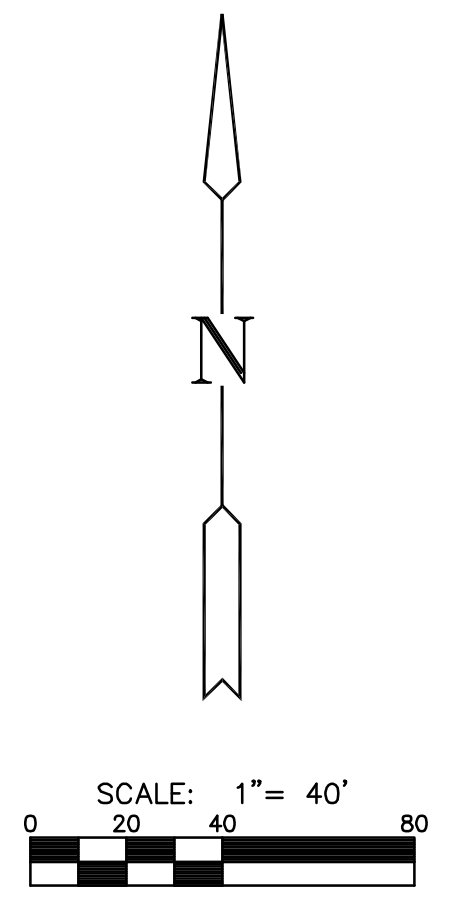
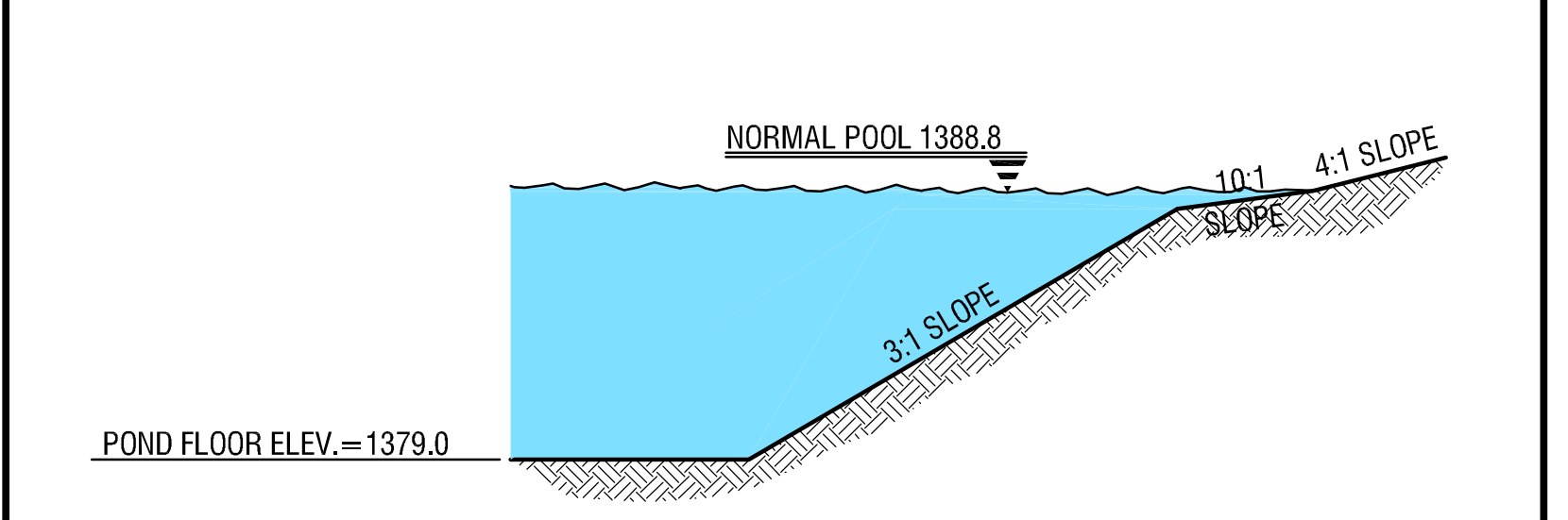
**EARTHWORK TABULATIONS:**

EXCAVATION	4428 CY
COMPACTED FILL (90% DENSITY)	9874 CY
CONTRACTOR FURNISH	7421 CY

- NOTE:**
- 20% HAS BEEN ADDED TO EXCAVATION QUANTITIES TO ALLOW FOR COMPACTION AND HANDLING.
  - EXISTING POND ASSUMED TO BE BUILT PER PLAN AT 8' DEEP (ELEV=1382.0)

- GENERAL GRADING NOTES:**
1. THE AREAS WITHIN THE RESERVES ARE DESIGN GRADING. ALL GRADES SHALL BE CONTOURED SMOOTHLY WITH GENTLE ROUNDING/SHAPING OF ALL AFFECTED LAND SURFACES. ABRUPT TRANSITIONS AT THE TOP OF SLOPES WHERE PROPOSED GRADES MEET EXISTING ARE NOT ACCEPTABLE. SURVEY STAKES FOR POND GRADING ARE FOR GENERAL GRADING PURPOSES ONLY. NOT ALL SLOPES ARE CONSTANT AND THEREFORE THE GRADING PLANS SHALL BE REFERRED TO FOR FINAL GRADE SHAPING. ALL BERMS & POND EDGES SHALL BE FINAL GRADED/SHAPED WITH A TRACK DOZER, NOT A BLADE. THE GRADING SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
  2. A 6" LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND SAVED BACK FOR REPLACEMENT IN RESERVE AREAS. ANY EXCESS TOPSOIL SHALL BE SEPARATELY STOCK PILED ON-SITE AT AN APPROVED LOCATION. NO TOPSOIL SHALL BE PLACED ON LOTS OR WITHIN STREET R/W UNLESS SPECIFICALLY NOTED. IN CASES WHERE GRADING IS DIRECTED UNDER TREE DRIP LINES NO TOPSOIL STRIPPING SHALL BE PERFORMED WITHIN THESE AREAS.
  3. TOPSOIL SHALL BE REPLACED AT A MIN. DEPTH OF 6" IN ALL POND RESERVE AREAS (EXCEPT GRADES BELOW THE PROPOSED NORMAL POOL ELEVATION WITHIN PONDS). THE TOPSOIL REPLACEMENT THICKNESS SHALL BE A MINIMUM OF 12" ON BERMS (WHERE APPLICABLE). NOTE: THE FINISHED GRADE INDICATES THE SURFACE ELEVATION AFTER THE TOPSOIL LAYER HAS BEEN PLACED. TOPSOIL SHALL NOT BE PLACED ON RESERVES WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE. IF THE TOPSOIL IS PLACED PRIOR TO APPROVAL AND THERE IS A PROBLEM, THE CONTRACTOR MAY NEED TO REWORK THE AREA IN ORDER TO CONSTRUCT PER THE INTENT OF THE PLAN. USE A TRACK DOZER TO CREATE TRACKING IN SOIL SURFACE, PERPENDICULAR TO GRADE, ON PONDS & SLOPES WITHIN RESERVES.
  4. AS THE PROJECT NEARS COMPLETION, THE CONTRACTOR SHALL RIP (SCARIFY) ALL HAIL ROADS WITH AN AGRICULTURAL IMPLEMENT INTENDED FOR SUCH PURPOSES TO A DEPTH OF 18". MULTIPLE PASSES MAY BE NECESSARY TO THOROUGHLY ALLEVIATE COMPACTION.
  5. IN THE EVENT THAT OFFSITE TOPSOIL IS NEEDED, IT SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0. TOPSOIL SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
  6. ALL FILL SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY. MAXIMUM LIFT THICKNESS SHALL BE 8". CONTRACTOR TO PROVIDE ADEQUATE COMPACTION TESTING TO CONFIRM COMPACTION.

- CONSTRUCTION SEQUENCING**
1. SITE/TREE CLEARING
  2. PIPELINE RECTIFIER SYSTEM RELOCATED TO DEEP WELL
  3. POND GRADING
    - 3.1. LINE 1 & LINE 2 CONSTRUCTION
    - 3.2. REINFORCED CONCRETE AREA INLET CONSTRUCTION
  4. PIPELINE RELOCATED
  5. LINE 3 CONSTRUCTION



PLOT DATE: Tuesday, October 02, 2012 @ 10:29 AM

J:\PROJECTS\2012\1201010125\_OCCIDENTAL\_CRANBROOK\5-CIVIL\CAD\SW\12125\_GR\_1.DWG