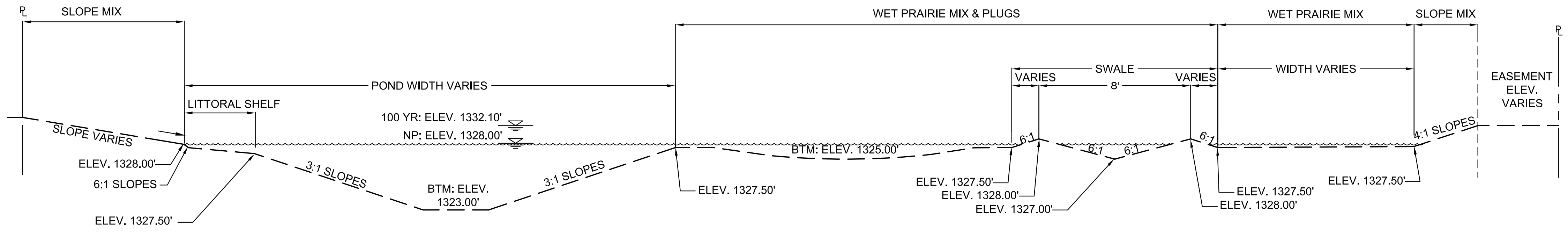
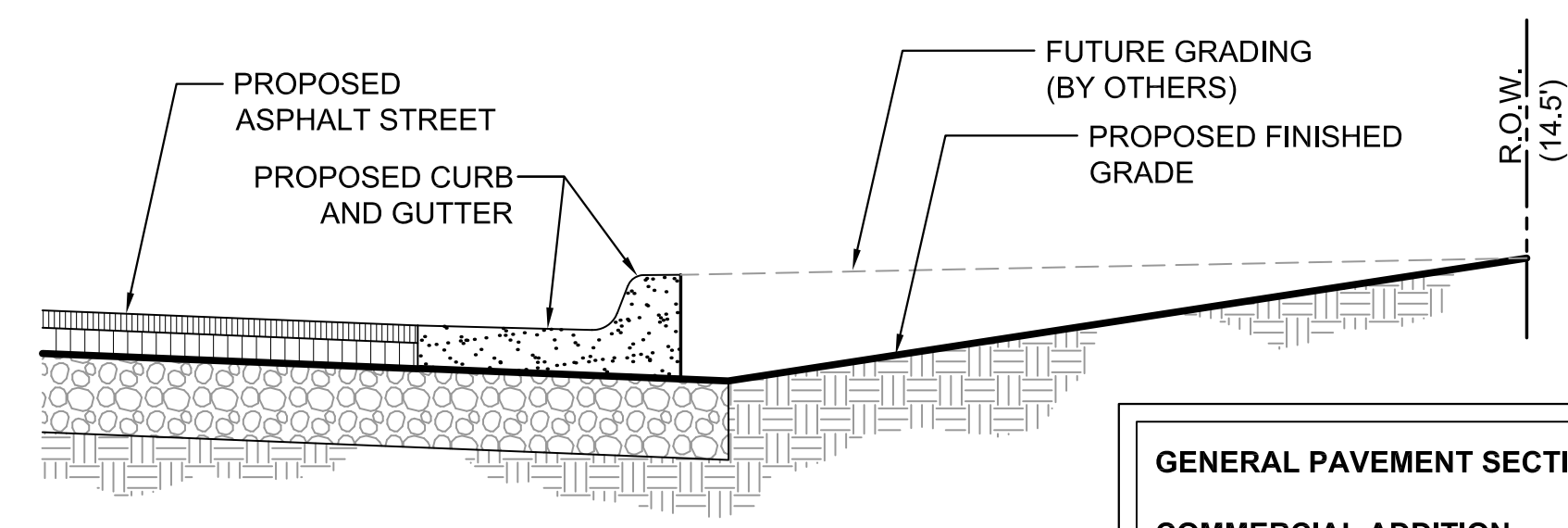


PLOTTED: Wednesday, November 18, 2015 @ 01:19PM
 J:\PROJECTS\2014\14010482_PREMIER_ESTANCIA\5-CIVIL\CAD\GRD\14482_GRAD_DETAILS.DWG

NOTE: SEE SEEDING SHEETS FOR PROPOSED PLANTING LOCATIONS



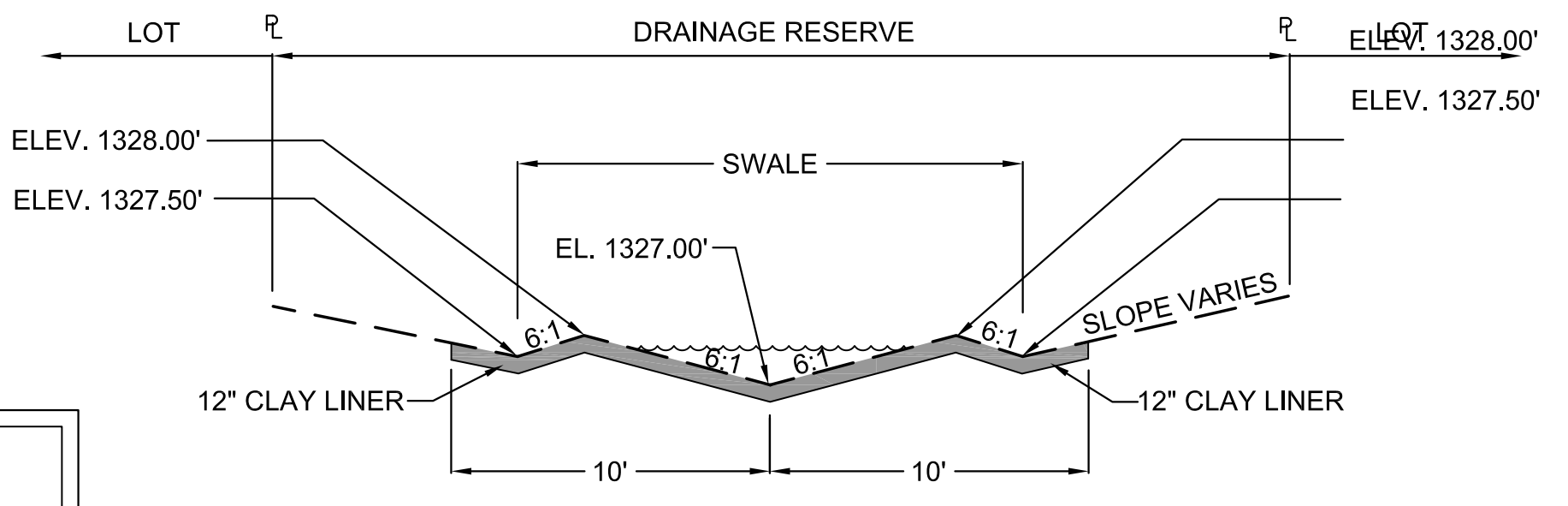
A TYPICAL DRAINAGEWAY PROFILE
NOT TO SCALE



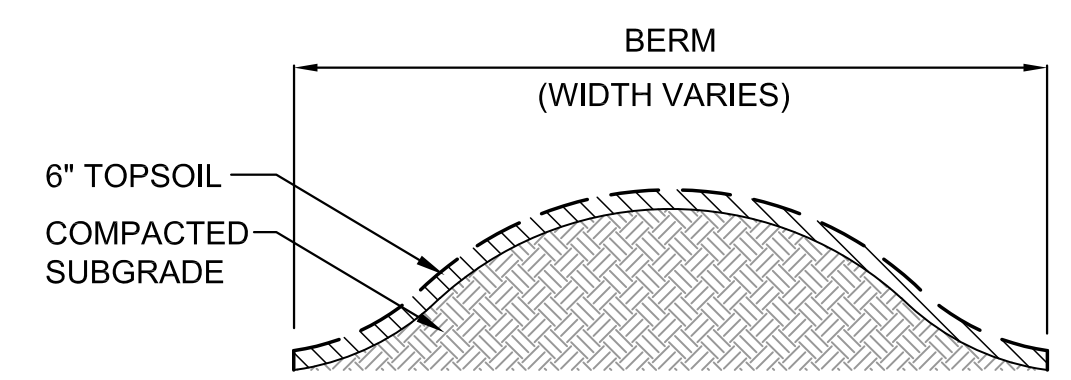
TYPICAL ROAD CROSS SECTION DETAIL
NOT TO SCALE

GENERAL PAVEMENT SECTION DIMENSIONS:

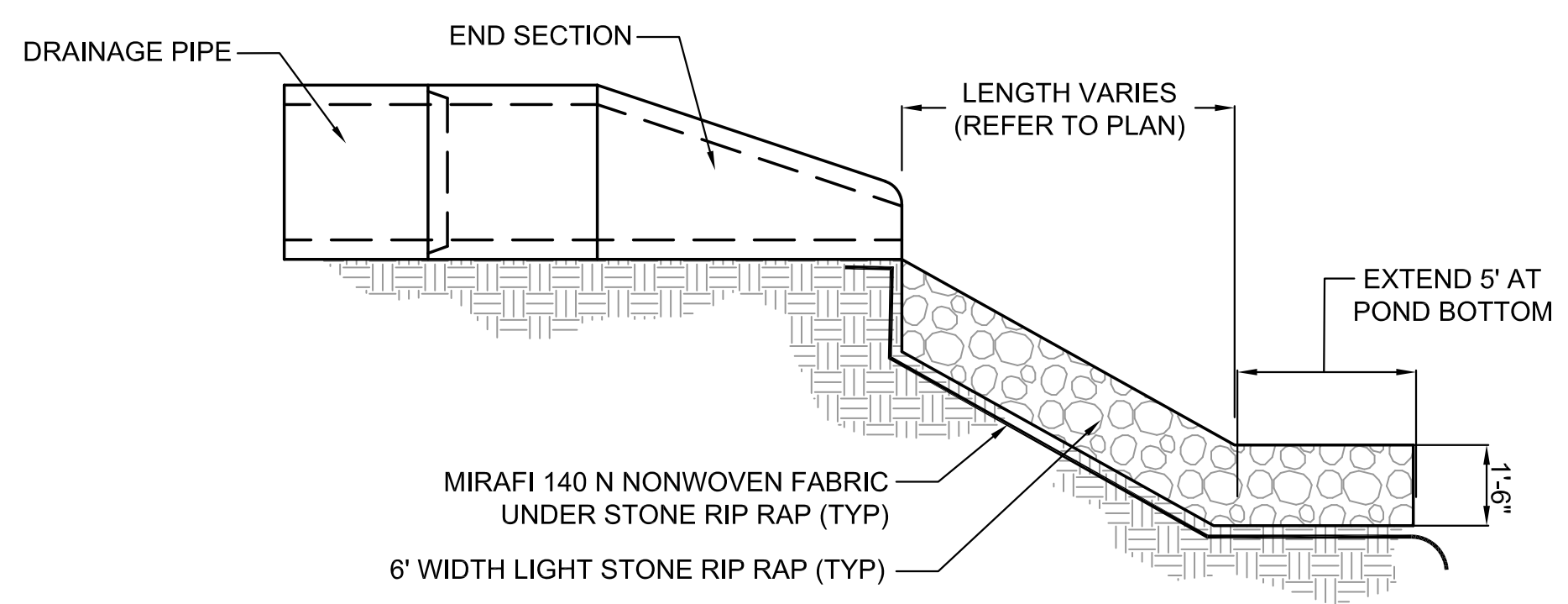
COMMERCIAL ADDITION
6 INCH ASPHALT PAVING ON 5 INCH CRUSHED ROCK BASE
RESIDENTIAL ADDITION
1. ESTANCIA STREET 6 INCH ASPHALT PAVING ON 5 INCH CRUSHED ROCK BASE
2. ESTANCIA CT 5 INCH ASPHALT PAVING ON 5 INCH CRUSHED ROCK BASE
3. MIRABELLA & SOLANO STREET 5 INCH ASPHALT PAVING ON 5 INCH CRUSHED ROCK BASE



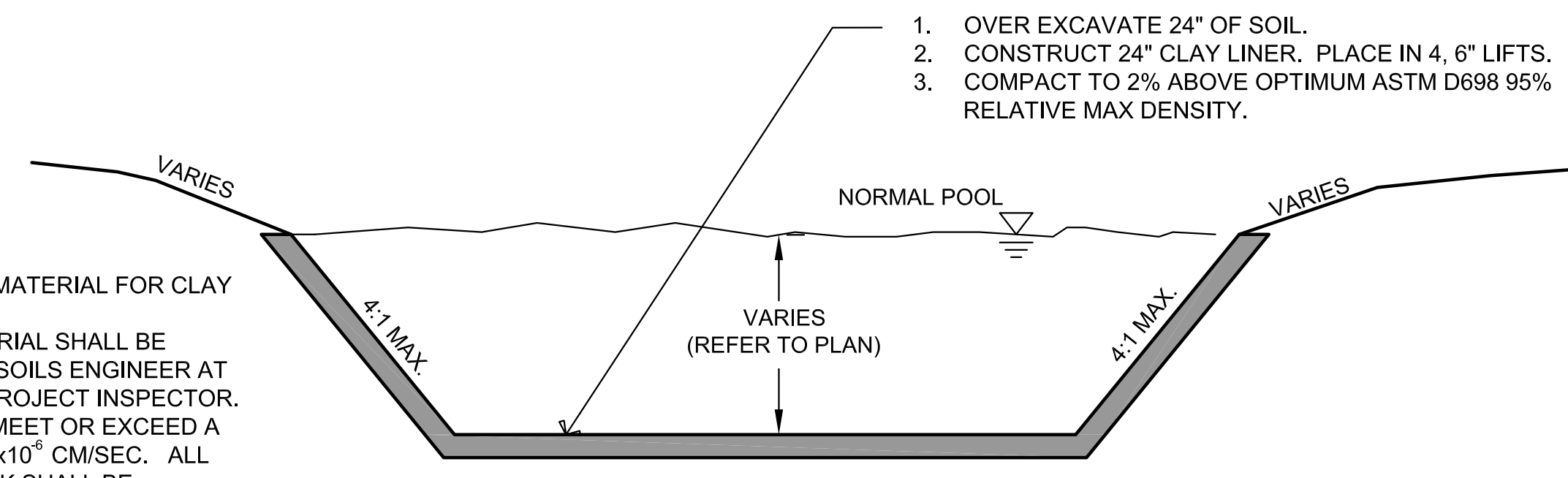
TYPICAL SWALE SECTION
NOT TO SCALE



TYPICAL BERM SECTION
NOT TO SCALE



TYPICAL RIP RAP DETAIL
NOT TO SCALE



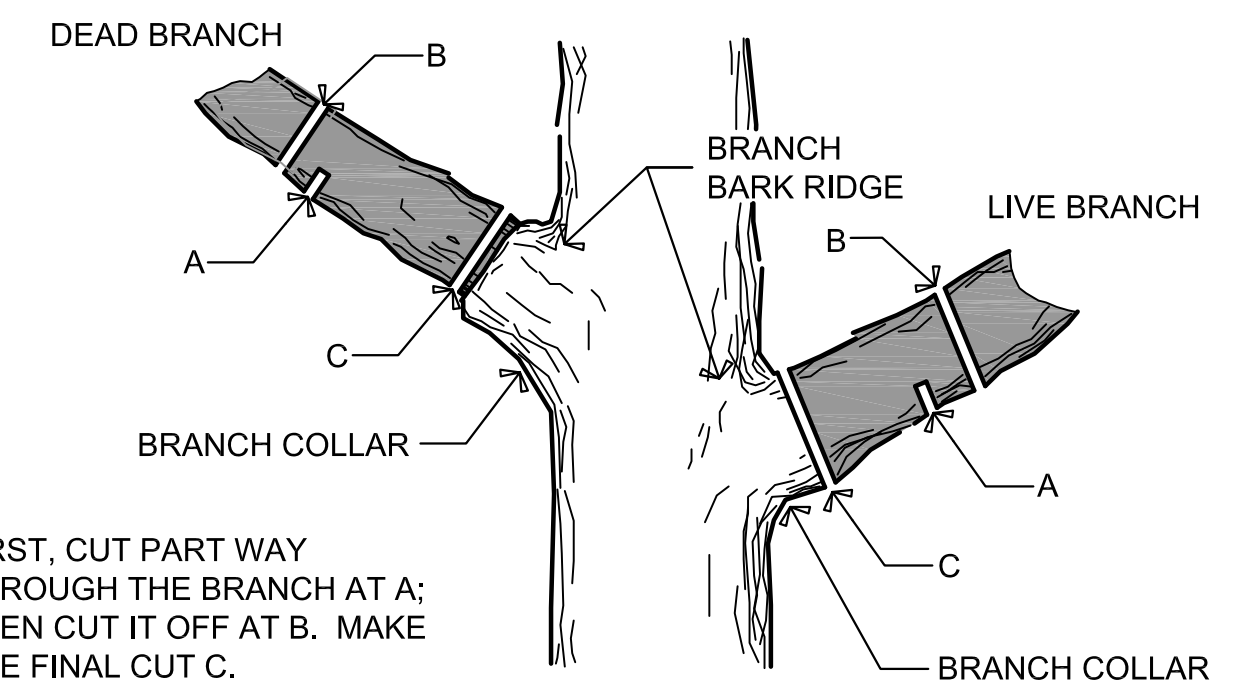
- OVER EXCAVATE 24" OF SOIL.
- CONSTRUCT 24" CLAY LINER. PLACE IN 4, 6" LIFTS.
- COMPACT TO 2% ABOVE OPTIMUM ASTM D698 95% RELATIVE MAX DENSITY.

TYPICAL POND DETAIL
NOT TO SCALE

- NOTE:**
- CONTRACTOR SHALL USE CHOICE MATERIAL FOR CLAY LINER >PI-16.
 - PERMEABILITY OF THE LINER MATERIAL SHALL BE PERFORMED BY A GEOTECHNICAL SOILS ENGINEER AT LOCATIONS DETERMINED BY THE PROJECT INSPECTOR. THE CLAY LINER MATERIAL SHALL MEET OR EXCEED A PERMEABILITY RATING VALUE OF 1×10^{-8} CM/SEC. ALL COST ASSOCIATED WITH THIS WORK SHALL BE SUBSIDIARY TO EARTHWORK ITEMS.

GENERAL GRADING NOTES

- THIS IS 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 MKEC'S LANDSCAPE ARCHITECT PRIOR TO THE ADDITION OF THE TOPSOIL LAYER.
- A 6" LAYER OF TOPSOIL SHALL BE STRIPPED IN ALL AREAS OF CUT AND SAVED BACK FOR REPLACEMENT IN RESERVE AREAS INDICATED. 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.
- TOPSOIL SHALL BE REPLACED AT A DEPTH OF 6" IN ALL POND RESERVE AREAS. THE FINISHED GRADE SHOWN ON THE PLANS INDICATES THE SURFACE ELEVATION AFTER THE TOPSOIL LAYER HAS BEEN PLACED.
- AS THE PROJECT NEARS COMPLETION, THE CONTRACTOR SHALL RIP (SCARIFY) ALL HAUL ROADS WITH AN AGRICULTURAL IMPLEMENT INTENDED FOR SUCH PURPOSES TO A DEPTH OF 18". MULTIPLE PASSES MAY BE NECESSARY TO THOROUGHLY ALLEVIATE COMPACTION.

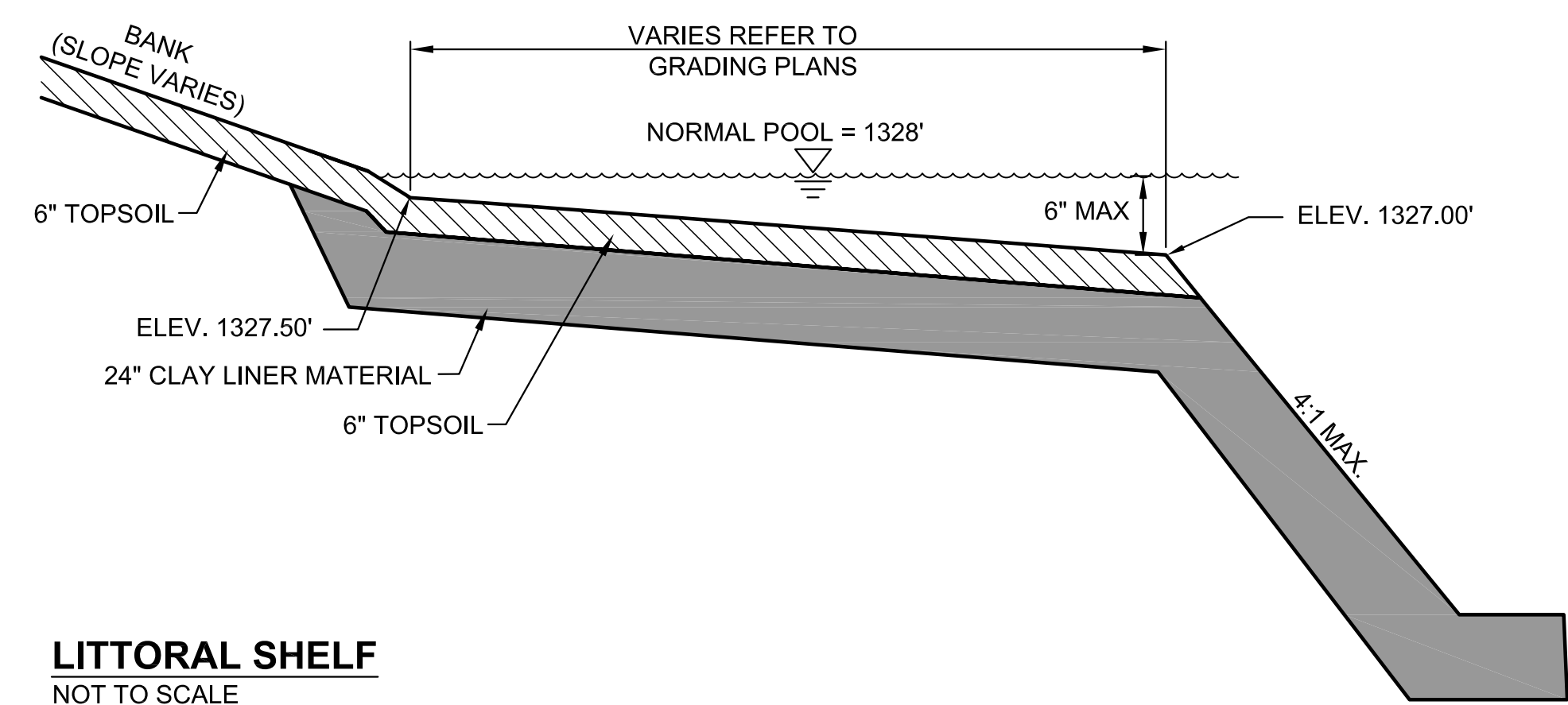


FIRST, CUT PART WAY THROUGH THE BRANCH AT A; THEN CUT IT OFF AT B. MAKE THE FINAL CUT C.

TREE TRIMMING DETAIL
NOT TO SCALE

TREE TRIMMING NOTES

- NOTIFY MKEC PROJECT ENGINEER PRIOR TO COMMENCEMENT OF EASEMENT CLEARING & GRUBBING OPERATIONS. CONTRACTOR SHALL HAVE LIMITS OF REMOVAL DEFINED WITH FLAG & LATH. MKEC PROJECT ENGINEER WILL PROVIDE JUDGEMENT CALLS FOR TREES IN QUESTION. PROVIDE MKEC 24-HOUR NOTICE.
- TREES MAY BE BURNED ON SITE. REGULATORY & PERMITTING APPROVALS SHALL BE SECURED BY CONTRACTOR.
- TRIMMING OF BRANCHES SHALL NOT BE DONE WITH A BACKHOE!



LITTORAL SHELF
NOT TO SCALE



GRADING PLANS FOR
ESTANCIA ADDITION
 PHASE 1

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GRADING DETAILS

PROJECT NO.	468-85070	
DATE	NOV. 2015	
SCALE	N/A	
DESIGNED	DRAWN	CHECKED
ABC	MLP	ABC
NO.	REVISION	DATE
SHEET NO.		

GREGORY J. ALLSUD
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 11/18/15