Remove Exist. Conc. Drive and 34 L.F. Exist. 15" RCP & End Sections

Existing Tree to be protected from dammage

Remove Exist. Conc. Drive and 36 L.F. Exist. 24" RCP & End Sections

Removal subsidiory to bid item "Site Clearing and Restoration".

63RD STREET SOUTH

SUNFLOWER DR.

JADE

CEDARDALE AVE.

ARKANSAS RIVER

DO NOT DISTURB TREES IN THIS AREA PAST THE BUILDING SETBACK LINE

RES. "B"

Proposed 6'x3' RCBC (by Sedg. County). Contractor shall excavate ditch area first to allow RCBC to be constructed while SWD Contractor works on rest of project. After RCBC is completed, SWD contractor shall install 84 SY Light Stone Rip-Rap (42 SY each side)

All trees around Lake shall not be removed unless directed by Owner/Design Engineer. Lake shall be graded as shown unless a tree is in the way, and then the grading shall proceed in a manner to sustain tree's life for continued growth (i.e., berm, etc.)

Existing Lake
Water Elev. = 1246.6
100 YR DWS Elev. = 1258.0

Do Not Damage Pipeline Markers

Area to be graded

1269 Existing Grade

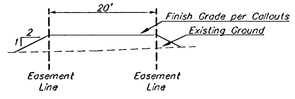
(1269) Proposed Grade

NOTE:
LOT DIMENSIONS HAVE BEEN OMITTED ON THIS PLAN. REFER TO THE RECORDED PLAT FOR FINAL DIMENSION, EASEMENT, & BUILDING SETBACK INFORMATION.

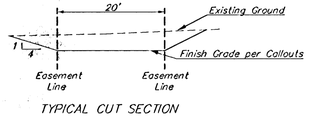
0 60 120

ALL trees not in direct conflict with proposed construction shall NOT be removed. Trees on edge of R/W, esmt., etc. shall not be removed without Owner/Design Engineer's Approval. Call prior to construction to mark trees for removal.

Storm Water Drain Contractor shall coordinate their construction operation with all other Contractors on site plus Developer, Design Engineer and Inspector.

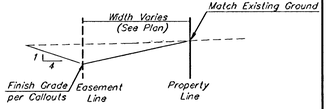


TYPICAL FILL SECTION



TYPICAL CUT SECTION

SECTION A-A



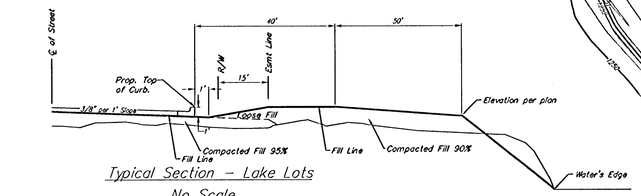
TYPICAL CUT SECTION

SECTION B-B

The contractor shall grade the easements as shown to the elevations given on the easement grading plan. All costs for grading shall be incidental to the Easement Grading Bid Item.

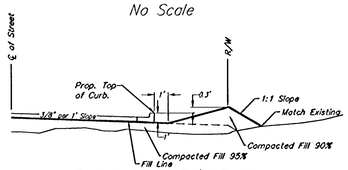
The contractor shall 'straight' grade the easements between the elevations given. Where a callout designates 'Match', the contractor will grade to the existing ground elevation.

All excess excavation shall remain on site and be placed in designated stockpiles as indicated.

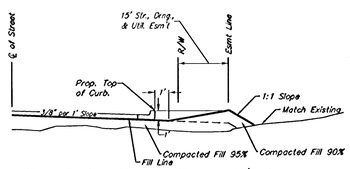


Channel Section
No Scale

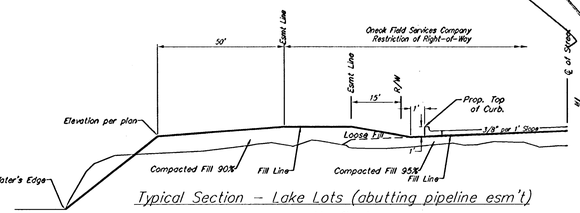
Typical Section - Lake Lots
No Scale



Typical Street R/W Section
No Scale



Non-Typical Narrow Street R/W Section
No Scale



Typical Section - Lake Lots (abutting pipeline esm't)
No Scale

Baughman

CLIFTON COVE ADDITION

Mass Grading Plan

Stormwater Drain Improvements

Baughman Company, P.A. 315 Lilla St. Wichita, KS 67211 P 316.262.2271 F 316.262.6149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE

PROJECT NUMBER	DESIGN	DRAWN
468-84024	NBW/JAK	JAK
REVISIONS:	APPROVED	DATE 5/30/06
	SCALE 1" = 60'	
	SHEET 10 OF 25	

Eng\Clifton Cove Add'l\Mass_grade.dwg(Mass gr1)