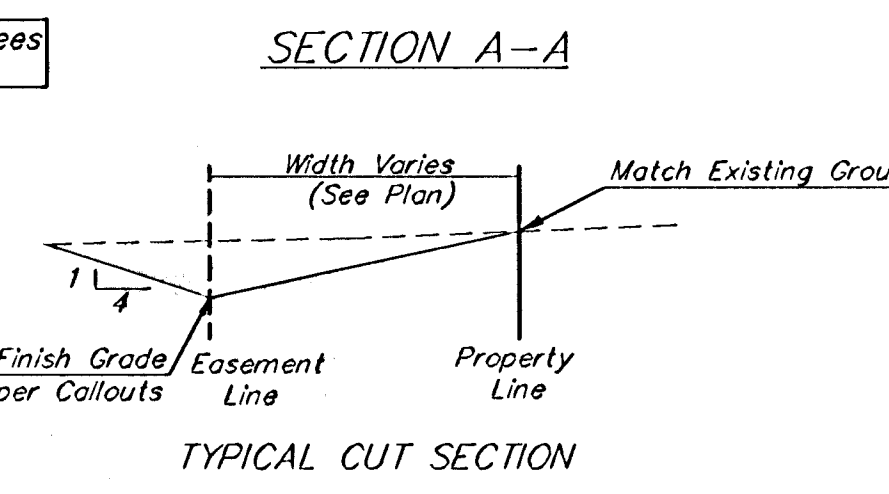
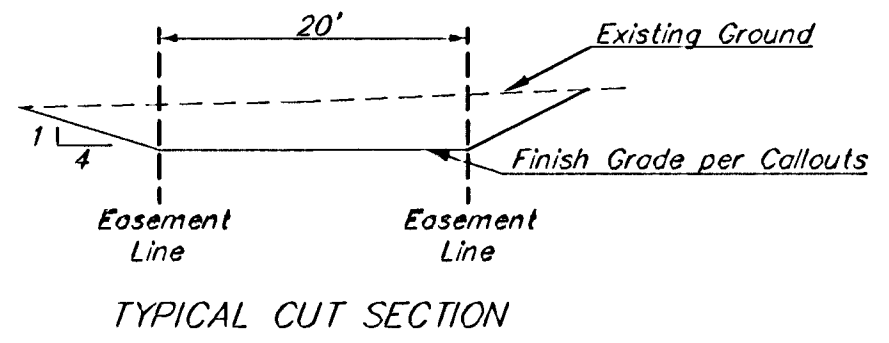
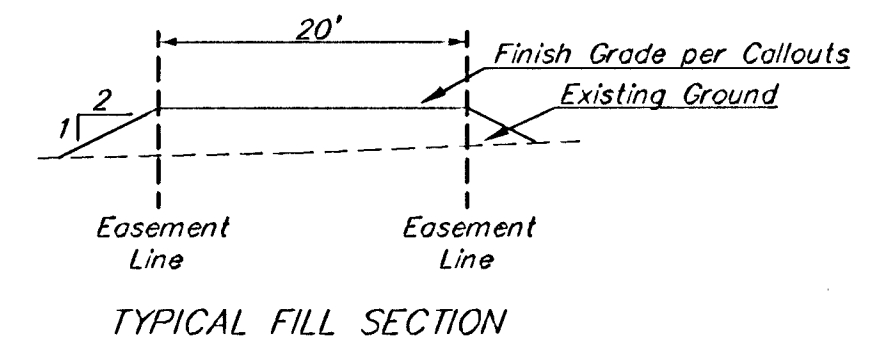
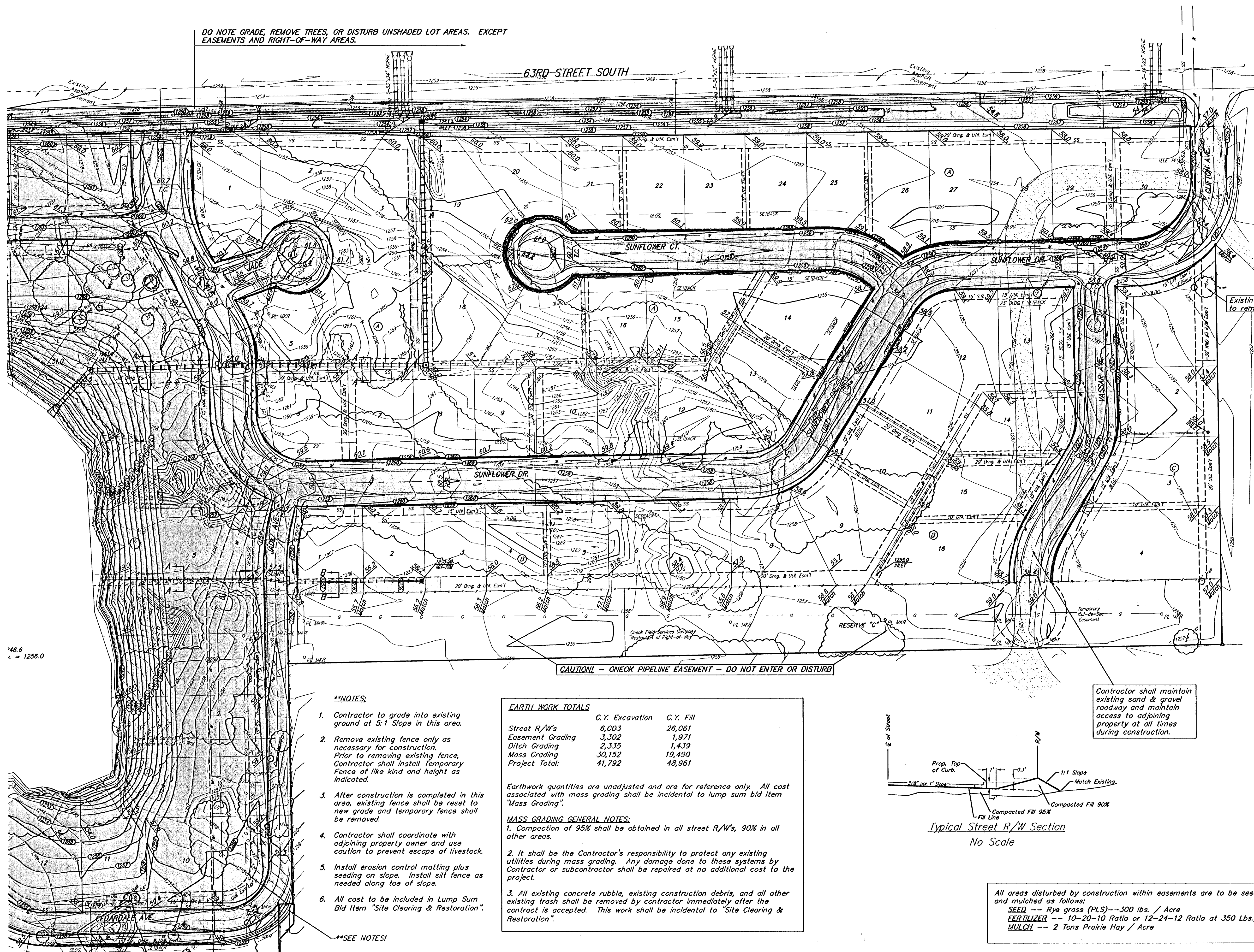


DO NOTE GRADE, REMOVE TREES, OR DISTURB UNSHADED LOT AREAS. EXCEPT EASEMENTS AND RIGHT-OF-WAY AREAS.



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.

Area to be graded

1269 Existing Grade

1269 Proposed Grade

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.

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

- **NOTES:**
- Contractor to grade into existing ground at 5:1 Slope in this area.
 - Remove existing fence only as necessary for construction. Prior to removing existing fence, Contractor shall install Temporary Fence of like kind and height as indicated.
 - After construction is completed in this area, existing fence shall be reset to new grade and temporary fence shall be removed.
 - Contractor shall coordinate with adjoining property owner and use caution to prevent escape of livestock.
 - Install erosion control matting plus seeding on slope. Install silt fence as needed along toe of slope.
 - All cost to be included in Lump Sum Bid Item "Site Clearing & Restoration".

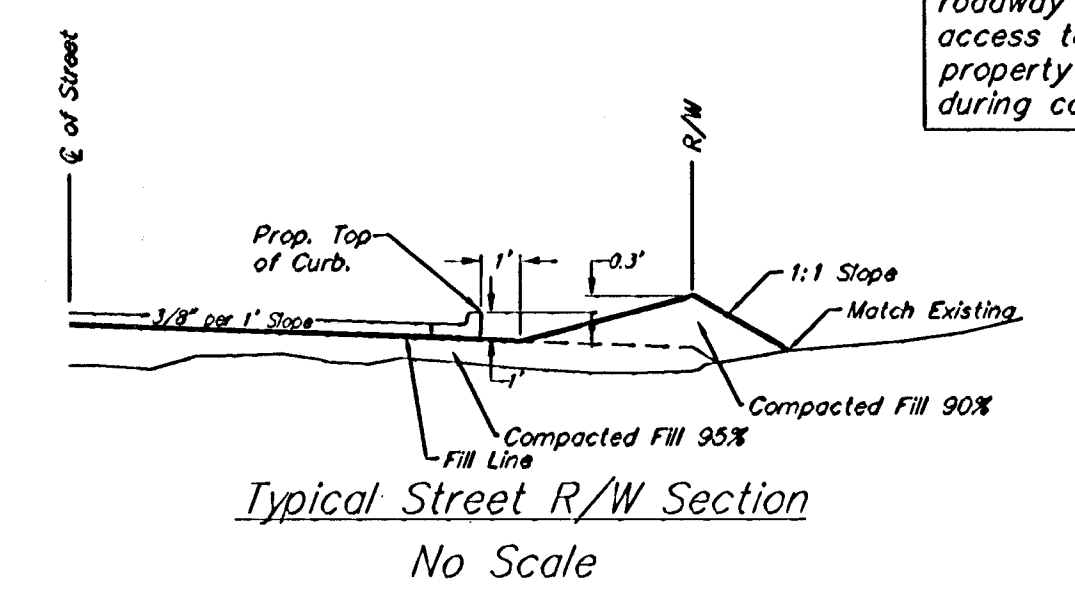
****SEE NOTES!**

EARTH WORK TOTALS		
	C.Y. Excavation	C.Y. Fill
Street R/W's	6,003	26,061
Easement Grading	3,302	1,971
Ditch Grading	2,335	1,439
Mass Grading	30,152	19,490
Project Total:	41,792	48,961

Earthwork quantities are unadjusted and are for reference only. All cost associated with mass grading shall be incidental to lump sum bid item "Mass Grading".

MASS GRADING GENERAL NOTES:

- Compaction of 95% shall be obtained in all street R/W's, 90% in all other areas.
- It shall be the Contractor's responsibility to protect any existing utilities during mass grading. Any damage done to these systems by Contractor or subcontractor shall be repaired at no additional cost to the project.
- All existing concrete rubble, existing construction debris, and all other existing trash shall be removed by contractor immediately after the contract is accepted. This work shall be incidental to "Site Clearing & Restoration".



Contractor shall maintain existing sand & gravel roadway and maintain access to adjoining property at all times during construction.

All areas disturbed by construction within easements are to be seeded and mulched as follows:

SEED -- Rye grass (PLS) ---300 lbs. / Acre

FERTILIZER -- 10-20-10 Ratio or 12-24-12 Ratio at 350 Lbs./Ac.

MULCH -- 2 Tons Prairie Hay / Acre



CLIFTON COVE ADDITION

Mass Grading Plan

Stormwater Drain Improvements

Baughman Company, P.A. 315 Ellis St. Wichita, KS 67211 P:316-262-7711 F:316-262-0149	
ENGINEERING SURVEYING PLANNING LANDSCAPE ARCHITECTURE	
PROJECT NUMBER 468-54024	DESIGN JAK
REVISIONS	DATE 5/30/06
SCALE 1" = 60'	
SHEET 11 OF 25	

Eng:\Clifton Cove Add\Mass_grade.dwg(Mass gr2)