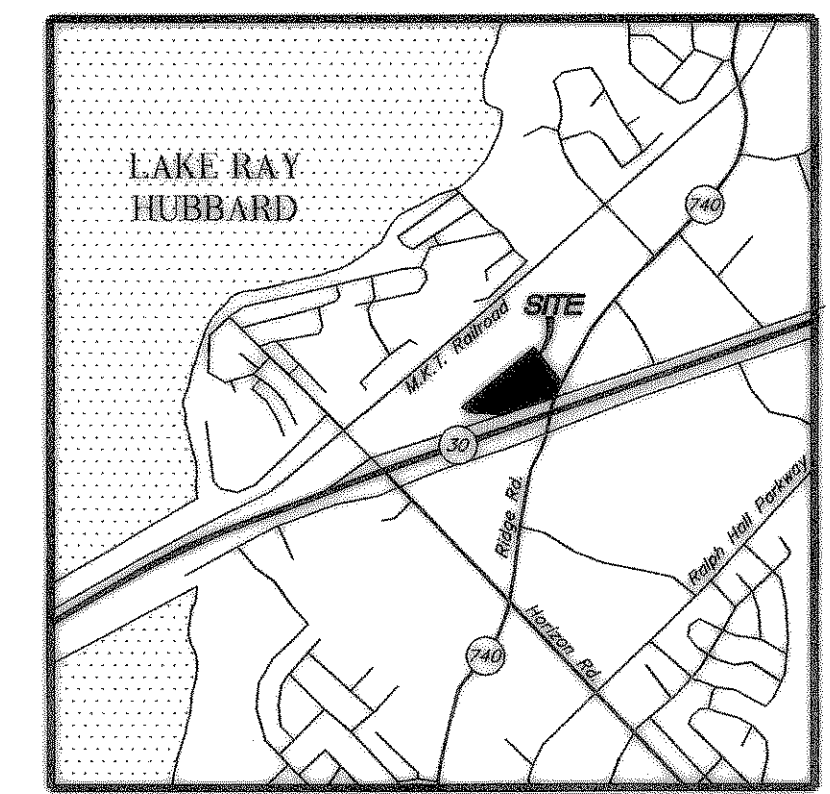
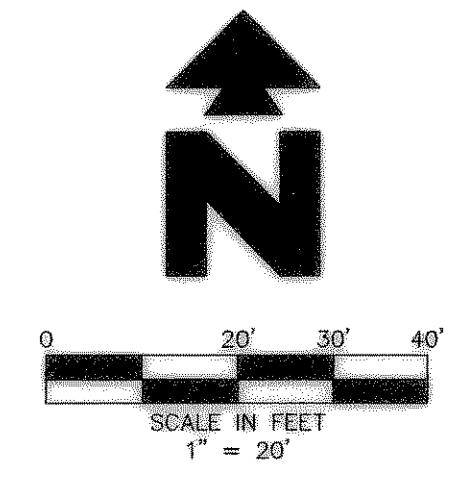


REVISION NO.	DATE	INITIALS	COMMENTS
1	4-5-05		PER INITIAL CITY COMMENTS
2	5-10-05		PER SECOND CITY COMMENTS



Vicinity Map  
Not to Scale



NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP LOCATED AT THE SOUTHWEST INTERSECTION OF THE ROAD TO THE MARINA AND VILLAGE ROAD. BENCHMARK IS ONE FOOT WEST OF VILLAGE ROAD AND EIGHT FEET NORTHEAST OF AN EXISTING WYE INLET. ELEVATION = 586.0488

LEGEND

EXISTING		BENCHMARK	
CONC	CONCRETE	BM	BENCHMARK
E	EAST OF ELECTRIC	OC	ORISLED CROSS
EG	EXISTING GROUND	CB	CURB BLEET
N	NORTH	IM	IRRAWAY MANHOLE
OH	OVERHEAD	FI	FIRE HYDRANT
S	SOUTH OR SEWER	GM	GAS METER
T	TELEPHONE	GN	GUY WIRE
UG	UNDERGROUND	IR	IRON ROD FOUND
W	WEST OF WATER	IRSS	IRON ROD SET
CM	CONTROL MONUMENT	ISW	SEWER MANHOLE
---	PROPERTY LINE	UP	UTILITY POLE
---	STORM DRAIN	WV	WATER VALVE
G	GAS		
OH-E	OVERHEAD ELECTRIC		
X'S	SEWER		
UG-E	UNDERGROUND ELECTRIC		
UG-E&T	UNDERGROUND ELECTRIC AND TELEPHONE		
UG-TV	UNDERGROUND TV		
X'W	WATER		

PROPOSED	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	GRADE BREAK
XXX	CONTOUR ELEVATIONS
---	STORM DRAIN
---	LIMITS OF PAVING
XX.XX	SPOT ELEVATIONS:
TC	TOP OF CURB
G	GUTTER
IP	TOP OF PAVEMENT
TW	TOP OF WALK
FG	FINISHED GRADE

GENERAL GRADING NOTES

- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
  - ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER CITY DETAIL.
  - ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.
- ALL FILL COMPACTED WITH FOOT ROLLER TO 95% STD. DENSITY COMPACTION.

GRADING DETAILS

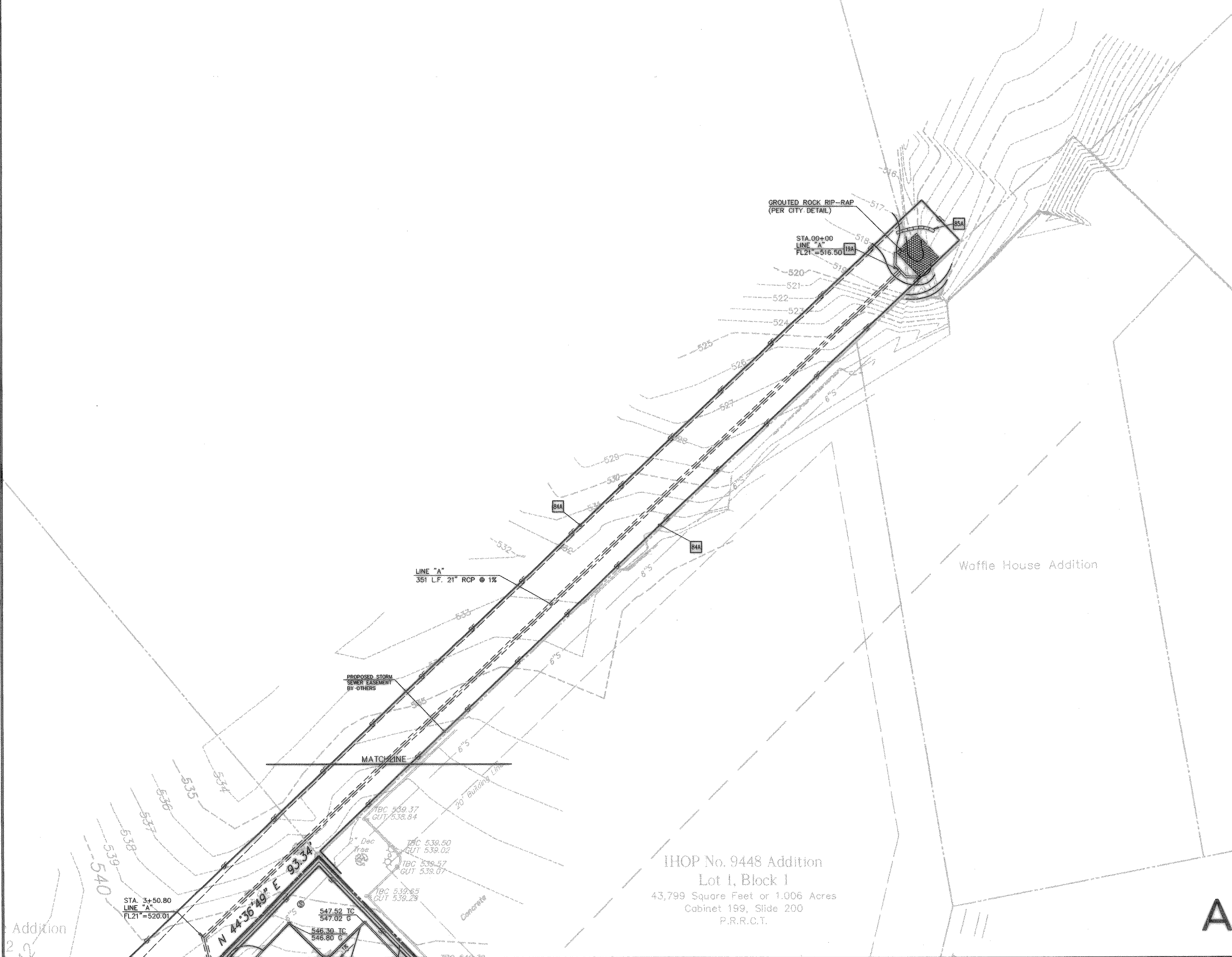
19E	SLOPED CONCRETE HEADWALL (PER CITY DETAIL)
20A	JUNCTION BOX (PER CITY DETAIL)
21A	CURB INLET (PER CITY DETAIL)
27E	STORM DRAIN CLEAN-OUT (PER CITY DETAIL)

GRADING NOTES

- CONNECT DOWN SPOUTS TO DRAIN PIPE (SEE ARCH. PLANS FOR EXACT NO. AND LOCATION OF DOWN SPOUTS)
- MATCH EXISTING PAVEMENT ELEVATIONS
- LIMITS OF SAWCUT AND PAVEMENT REMOVAL (16" MIN.)
- BUTT JOINT
- MODULAR RETAINING WALL TO BE DESIGNED BY OTHERS.

EROSION DETAILS

SF	84A TEMPORARY SILT FENCE (PER CITY DETAIL)
86A	TEMPORARY STRAW BALE BARRIER (PER CITY DETAIL)
86B	ROUTED CONCRETE RIP-RAP (PER CITY DETAIL)



AS BUILT