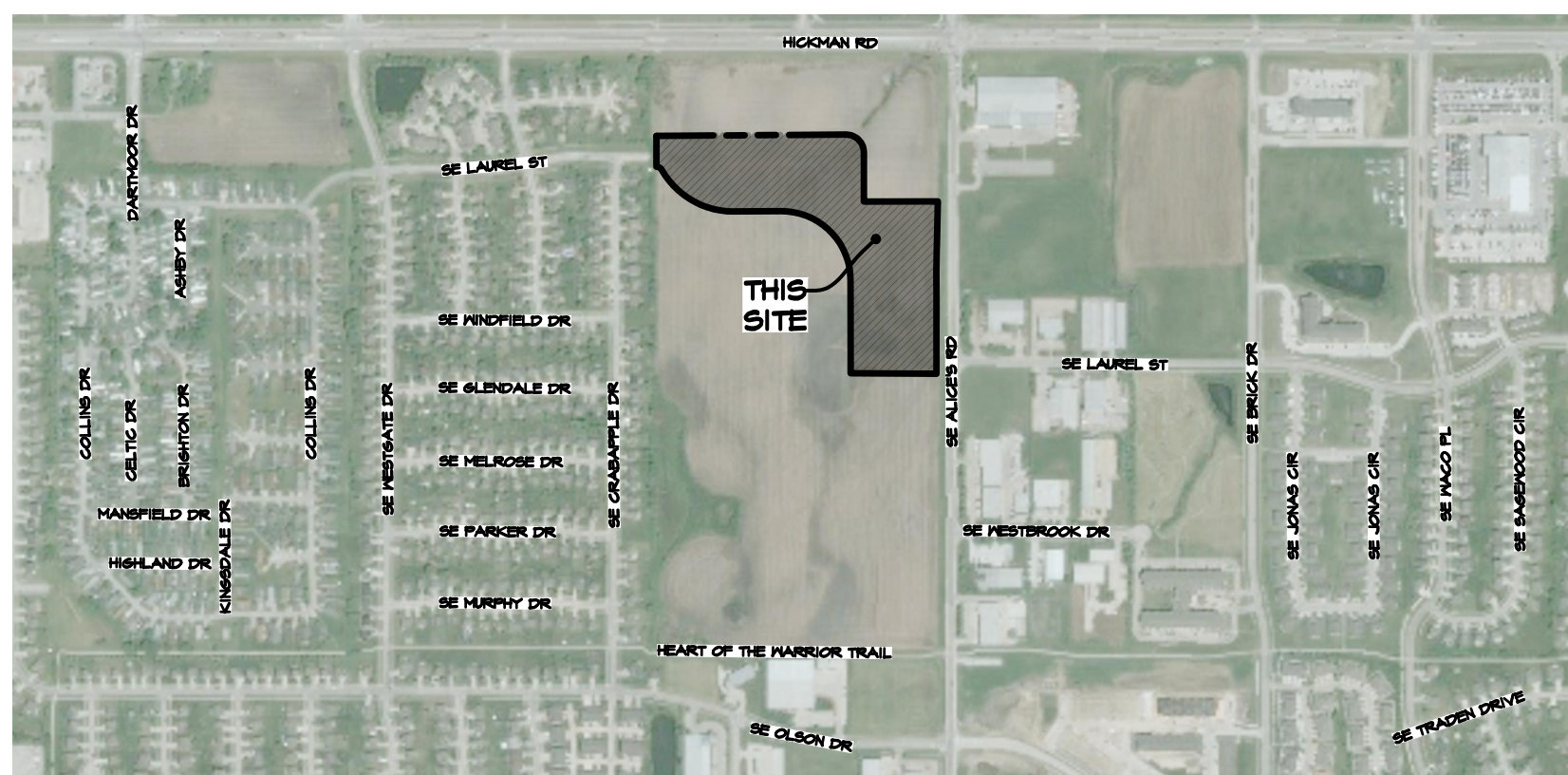


ASBUILT PUBLIC IMPROVEMENT DRAWINGS WAUKEE TOWNE CENTER PLAT I

WAUKEE, IOWA



VICINITY SKETCH

SCALE: 1" = 800'

PROPERTY OWNER:
ETZEL, ROBERT F. LIVING TRUST
ETZEL, ROBERT F. TRUSTEE
1851 ASHWORTH ROAD
WEST DES MOINES, IA 50266

PROPOSED CONSTRUCTION SCHEDULE
GRADING ACTIVITIES: OCTOBER, 2020
UTILITY PLACEMENT: NOVEMBER, 2020
PAVEMENT: MAY, 2021
PUNCH LIST ITEMS: JULY, 2021

AREAS
DISTURBED AREA: 16.42 ACRES
IMPERVIOUS AREA: 0.40 ACRES

DEVELOPER:
WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DRIVE
BURLINGTON, IOWA 52601

PROJECT MANAGER:
ED ARP
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
DES MOINES, IA 50322
PHONE: 515-276-4884
EMAIL: ARP@CECLAC.COM

BULK REGULATIONS
(C-1/PD-1)
FRONT YARD SETBACK: 30 FEET
REAR YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 15 FEET (IF ADJACENT TO 'R' DISTRICT)

ZONING
C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PD-1: PLANNED DEVELOPMENT DISTRICT (OVERLAY) ORDINANCE NO. 2390

UTILITY CONTACTS
SANITARY SEWER - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
WATER MAIN - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
STORM SEWER - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
NATURAL GAS UTILITY - CITY OF WAUKEE (515-478-7420)
ELECTRIC - MID AMERICAN ENERGY (515-252-6547)

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REVISION 2021-01-25

* ASBUILT SHEETS

PAVING NOTES

- ALL STREET PAVING SHALL BE 8-INCH NON-REINFORCED P.C.C. WITH CD BASKETS.
- ALL SIDEWALKS & RAMPS SHALL BE 4-INCH NON-REINFORCED P.C.C.
- ALL STREETS SHALL HAVE 6-INCH CURBS.

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE - ENGINEERING DEPARTMENT
 - WAUKEE TOWNE CENTER, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, SUDAS, AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT #N 191405, ALLENDER BUTZKE ENGINEERS INC.
- ALL SPOT ELEVATIONS ARE AT GUTTER UNLESS NOTED OTHERWISE.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERGUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUTS AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN PARCEL 'BB' OF THE E1/2 NE1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 26 WEST OF THE 6TH PM, AN OFFICIAL PARCEL RECORDED IN BOOK 2012, PAGE 22424 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID PARCEL 'BB', SAID NW CORNER ALSO BEING THE SW CORNER OF WAUKEE MARKET PLACE PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2017, PAGE 4545 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE N89°31'30"E, 832.64 FEET ALONG THE NORTH LINE OF SAID PARCEL 'BB', SAID NORTH LINE ALSO COINCIDING WITH THE SOUTH LINE OF SAID WAUKEE MARKET PLACE PLAT I TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.50 FEET AND A CHORD BEARING 545°11'16", AN ARC LENGTH OF 122.24 FEET ALONG SAID NORTH LINE TO A POINT OF TANGENCY; THENCE S00°00'03"E, 215.94 FEET ALONG SAID NORTH LINE TO A POINT; THENCE N84°55'17"E, 325.01 FEET ALONG SAID NORTH LINE TO THE SE CORNER OF LOT 1 OF SAID WAUKEE MARKET PLACE PLAT I, SAID SE CORNER ALSO BEING THE NW CORNER OF THE WARRANTY DEED AND ATTACHED ACQUISITION PLAT RECORDED IN BOOK 2017, PAGE 23444 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3431.50 FEET AND A CHORD BEARING 501°12'23"W, AN ARC LENGTH OF 153.28 FEET ALONG THE WEST LINE OF SAID WARRANTY DEED TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3562.50 FEET AND A CHORD BEARING 501°12'04"W, AN ARC LENGTH OF 154.33 FEET ALONG SAID WEST LINE TO A POINT OF TANGENCY; THENCE S00°04'43"E, 463.44 FEET ALONG SAID WEST LINE TO A POINT; THENCE N84°44'03"W, 10.00 FEET TO A POINT; THENCE N00°04'43"W, 35.00 FEET TO A POINT; THENCE N84°44'03"W, 306.61 FEET TO A POINT; THENCE N00°04'43"W, 343.74 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 303.00 FEET AND A CHORD BEARING 145°13'31"W, AN ARC LENGTH OF 471.50 FEET TO A POINT OF TANGENCY; THENCE S84°31'31"W, 206.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 363.00 FEET AND A CHORD BEARING N54°54'36"W, AN ARC LENGTH OF 394.43 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N61°06'56"W, AN ARC LENGTH OF 27.55 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'BB'; THENCE N00°00'05"E, 135.51 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 13.41 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS, AGREEMENTS AND LICENSES OF RECORD.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT EDITION OF SUDAS STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
 - WAUKEE TOWNE CENTER, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
 - IOWA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR SETTING UP A PRECONSTRUCTION MEETING WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL TESTING IS TO BE COMPLETED PER CITY OF WAUKEE STANDARD SPECIFICATIONS. ALL TESTING IS TO BE WITNESSED BY THE CITY OF WAUKEE.
- THE CONTRACTOR IS TO PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA AND IOWA ONE CALL TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- ANY CHANGES TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LICENSED ENGINEER OR LAND SURVEYOR.
- A CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON THE R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.
- IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND THE QUANTITIES, THE PLANS SHALL GOVERN.
- THE CITY OF WAUKEE REQUIRES ALL HANDICAP ACCESS RAMPS AND LANDING PADS TO BE CONSTRUCTED AS PART OF THE PUBLIC IMPROVEMENTS (SHADED). SIDEWALKS ARE NOT TO BE CONSTRUCTED AS PART OF THESE IMPROVEMENTS.
- SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE DESIGNED AND INSTALLED PER THE LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMPS ARE TO BE STAKED OUT BY THE ENGINEER.
- ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- A GEOTECHNICAL REPORT CAN BE OBTAINED BY CONTACTING THE OWNER AND ASKING FOR GEOTECHNICAL REPORT PROJECT NO. PN 191405 BY ALLENDER BUTZKE ENGINEERS INC., DATED OCTOBER 16, 2019.
- ANY UTILITIES ALONG SE ALICE'S ROAD REQUIRED TO BE RELOCATED, ARE AT THE DEVELOPERS EXPENSE.
- OUTLOT '1' IS FOR THE PURPOSES OF STORMWATER DETENTION IS TO BE LOT TIED TO LOT 4 AND IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 4.
- OUTLOT '2' IS FOR THE PURPOSES OF STORMWATER DETENTION IS TO BE LOT TIED TO LOT 3 AND IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 3.

SANITARY NOTES

- CASTING TYPES ARE FROM SUDAS SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
- THE CONTRACTOR SHALL CLEAN AND VIDEO TAPE THE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF THE VIDEO AND THE REPORT SHALL BE SUBMITTED TO THE CITY OF WAUKEE PRIOR TO THE VIDEO INSPECTION.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.
- ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE.

STORM NOTES

- PROVIDE A 3' WIDE CLAY WATER STOP, APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
- THE WAUKEE TOWNE CENTER ASSOCIATION SHALL BE RESPONSIBLE FOR PRIVATE STORM SEWER.

WATER NOTES

- FOLLOW WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
- THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
- AN APRON SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
 - FOR STORM SEWERS FLEXIBLE O-RINGS-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
 - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM THE SEWER.
 - THE SEWER MUST BE ADEQUATELY SUPPORTED.
 - A LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF THE POINT OF CROSSING.
- ALL HYDRANTS SHALL HAVE #1 STORZ FITTINGS INCLUDING ANY HYDRANTS.
- ALL STORM SEWER CROSSING ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RINGS JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW THE IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 567 IAC 43.3(2) "A" (3).
- ALL HYDRANTS ARE TO BE PLACED A MINIMUM OF 2 FEET FROM SIDEWALKS

QUANTITIES

PUBLIC

SANITARY SEWER	
282 L.F.	8-INCH SANITARY SEWER - PVC TRUSS
2 EA.	SANITARY SERVICES
1 EA.	SN-301 MANHOLE
1 EA.	MANHOLE CONNECTION
1 EA.	SERVICE PAVEMENT REMOVE & REPLACE

WATER MAIN	
144 L.F.	8-INCH WATER MAIN - PVC, C900
9 EA.	8-INCH VALVE
10 EA.	11.25" 8-INCH BEND
2 EA.	22.5" 8-INCH BEND
2 EA.	45" 8-INCH BEND
4 EA.	HYDRANT, TEE 6-INCH VALVE
5 EA.	BLOWOFF HYDRANT
1 EA.	8X8X8 TEE
1 EA.	WATERTIGHT CAP

PAVING	
3,438 S.Y.	8-INCH NON-REINFORCED P.C.C. W/ CD BASKETS
846 S.Y.	6-INCH NON-REINFORCED P.C.C.
4,470 S.Y.	12" SUBGRADE PREP.
1,562 L.F.	6" SUBDRAIN
4 EA.	SUBDRAIN CLEANOUTS
5 LOC.	RAMPS/COMMON SQUARE, LOCATIONS
5 EA.	STREET LIGHTS
1 EA.	STREET LIGHT RELOCATION
1 L.S.	SIGNAGE
1 L.S.	DURABLE PAVEMENT MARKINGS

STORM SEWER	
144 L.F.	15-INCH RCP CLASS III
121 L.F.	15-INCH CMP
53 L.F.	18-INCH RCP CLASS III
123 L.F.	21-INCH RCP CLASS III
66 L.F.	24-INCH RCP CLASS III
428 L.F.	27-INCH RCP CLASS III
334 L.F.	36-INCH RCP CLASS III
94 L.F.	36-INCH RCP CLASS III - OPEN JOINTED
253 L.F.	42-INCH RCP CLASS III
2 EA.	SN-505 INTAKE W/ SN-603 'R' GRATE
2 EA.	SN-506 INTAKE W/ SN-602 'E' CASTING & SN-603 'R' GRATE
2 EA.	SN-513 INTAKE W/ SN-602 TYPE 'G' CASTING
2 EA.	46" SN-502 INTAKE W/ SN-603 'R' GRATE
1 EA.	60" SN-401 MANHOLE W/ SN-602 'E' CASTING
2 EA.	72" SN-401 MANHOLE W/ SN-602 'E' CASTING
2 EA.	84" SN-401 MANHOLE W/ SN-602 'E' CASTING
1 EA.	15-INCH FLARED END SECTION
2 EA.	24-INCH FLARED END SECTION
1 EA.	27-INCH FLARED END SECTION
1 EA.	36-INCH FLARED END SECTION
1 EA.	42-INCH FLARED END SECTION
1 EA.	STEEL PLATE PIPE CONNECTION

REMOVAL

30 S.Y.	PAVING
30 S.Y.	TRAIL

GENERAL LEGEND

	PROPOSED FLAT BOUNDARY		EXISTING LOT LINE
	PROPOSED SECTION LINE		SANITARY/STORM MANHOLE
	PROPOSED LOT LINE		WATER VALVE
	PROPOSED CENTERLINE		FIRE HYDRANT
	PROPOSED EASEMENT LINE		STORM SEWER SINGLE INTAKE
	FLARED END SECTION		STORM SEWER DOUBLE INTAKE
	TYPE SN-501 STORM INTAKE		STORM SEWER ROUND INTAKE
	TYPE SN-502 STORM INTAKE		FLARED END SECTION
	TYPE SN-503 STORM INTAKE		DECIDUOUS TREE
	TYPE SN-504 STORM INTAKE		CONIFEROUS TREE
	TYPE SN-505 STORM INTAKE		SHRUB
	TYPE SN-506 STORM INTAKE		POWER POLE
	TYPE SN-511 STORM INTAKE		STREET LIGHT
	TYPE SN-512 STORM INTAKE		GUY ANCHOR
	TYPE SN-513 STORM INTAKE		ELECTRIC TRANSFORMER
	TYPE SN-401 STORM MANHOLE		GAS METER
	TYPE SN-402 STORM MANHOLE		TELEPHONE RISER
	TYPE SN-403 STORM MANHOLE		SIGN
	TYPE SN-403 STORM MANHOLE		UNDERGROUND TELEVISION
	TYPE SN-301 SANITARY MANHOLE		UNDERGROUND ELECTRIC
	TYPE SN-302 SANITARY MANHOLE		UNDERGROUND GAS
	TYPE SN-304 SANITARY MANHOLE		UNDERGROUND FIBER OPTIC
	STORM/SANITARY CLEANOUT		UNDERGROUND TELEPHONE
	WATER VALVE		OVERHEAD ELECTRIC
	FIRE HYDRANT ASSEMBLY		SANITARY SEWER WITH SIZE
	BLOW-OFF HYDRANT		STORM SEWER WITH SIZE
	DETECTABLE WARNING PANEL		WATER MAIN WITH SIZE
	SANITARY SEWER WITH SIZE		EXISTING CONTOUR
	STORM SEWER WITH SIZE		TREELINE
	STORM SERVICE		SITE COORDINATES
	WATER SEWER WITH SIZE		
	WATER SERVICE		
	PROPOSED CONTOUR		
	SILO FENCE		
	RIPT RAP		
	ADDRESS		
	BUILDING SETBACK LINE		
	PUBLIC UTILITY EASEMENT		
	MINIMUM OPENING ELEVATION		
	CRITICAL CROSSING		
	CRITICAL CROSSING LOCATION		



FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19044C0355F MAP REVISED DECEMBER 7, 2018.

NOTES

- STREET LOT 'A' SHALL BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.

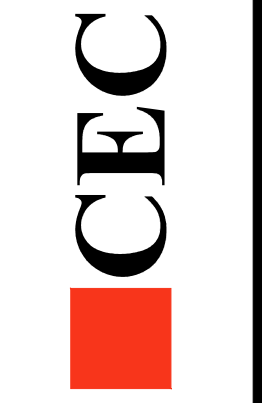
NPDES/SWPPP

- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A CITY OF WAUKEE COSESCO PERMIT.

CERTIFICATION

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. type text here BY: EDWARD H. ARP, IOWA REG. NO. 250 MY LICENSE RENEWAL DATE IS JUNE 30, 2022 PAGES OR SHEETS COVERED BY THIS SEAL.
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. Patrick J. Shephard 8-16-21 PATRICK J. SHEPHARD, IOWA LIC. NO. 12265 DATE MY LICENSE RENEWED DATE IS DECEMBER 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL.

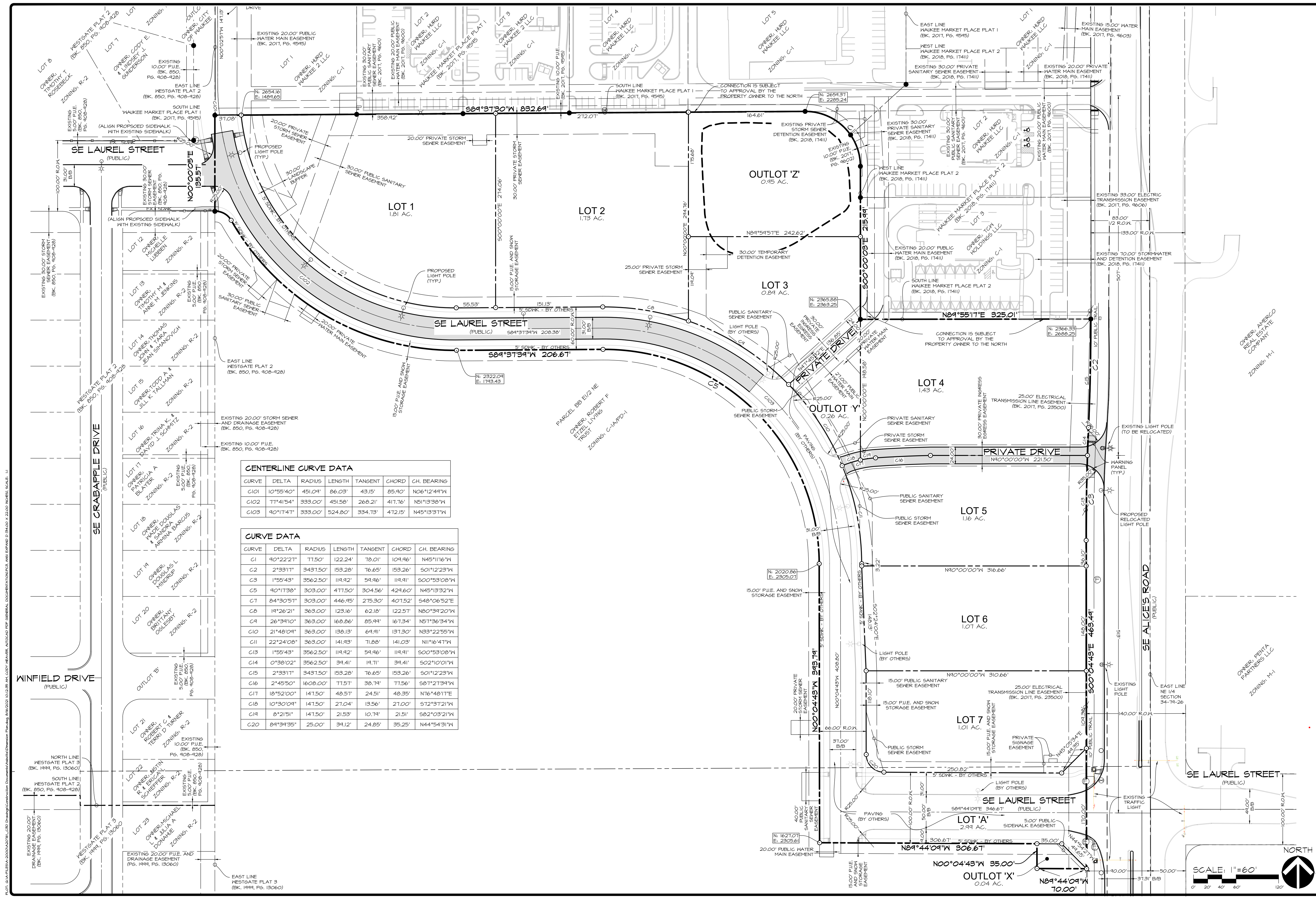
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecclac.com



DATE:	DATE OF SURVEY:	DESIGNED BY:	DRAWN BY:
	2019-04-20	BAT	LEK

WAUKEE TOWNE CENTER PLAT I
WAUKEE, IOWA
ASBUILT COVER

SHEET
OF 27
A-



CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	10°55'40"	451.04'	86.03'	43.15'	85.40'	N06°12'44"W
C102	77°41'54"	333.00'	451.58'	268.21'	417.76'	N51°13'38"W
C103	90°17'41"	333.00'	524.80'	334.73'	472.15'	N45°13'37"W

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	40°22'27"	77.50'	122.24'	78.01'	109.96'	N45°11'16"W
C2	2°33'11"	3437.50'	153.28'	76.65'	153.26'	S01°12'23"W
C3	1°55'43"	3562.50'	114.92'	59.96'	114.91'	S00°53'08"W
C5	40°11'38"	303.00'	477.50'	304.56'	429.60'	N45°13'32"W
C7	84°30'57"	303.00'	446.45'	275.30'	407.52'	S48°06'52"E
C8	19°26'21"	363.00'	123.16'	62.18'	122.51'	N80°34'20"W
C9	26°34'10"	363.00'	168.86'	85.99'	167.34'	N57°36'34"W
C10	21°48'09"	363.00'	138.13'	69.41'	137.30'	N33°22'55"W
C11	22°24'08"	363.00'	141.93'	71.88'	141.03'	N11°16'47"W
C13	1°55'43"	3562.50'	114.92'	59.96'	114.91'	S00°53'08"W
C14	0°38'02"	3562.50'	39.41'	19.71'	39.41'	S02°10'01"W
C15	2°33'11"	3437.50'	153.28'	76.65'	153.26'	S01°12'23"W
C16	2°45'50"	1608.00'	77.57'	38.79'	77.56'	S87°27'39"W
C17	18°52'00"	1471.50'	48.57'	24.51'	48.35'	N76°48'17"E
C18	10°30'09"	1471.50'	27.04'	13.56'	27.00'	S72°37'21"W
C19	8°21'51"	1471.50'	21.53'	10.79'	21.51'	S82°03'21"W
C20	84°34'35"	25.00'	39.12'	24.85'	35.25'	N44°54'31"W

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 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

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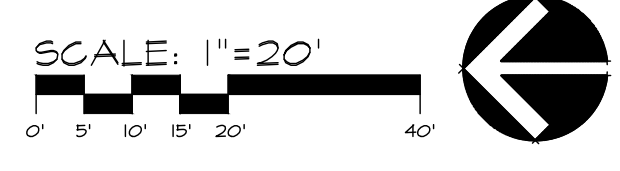
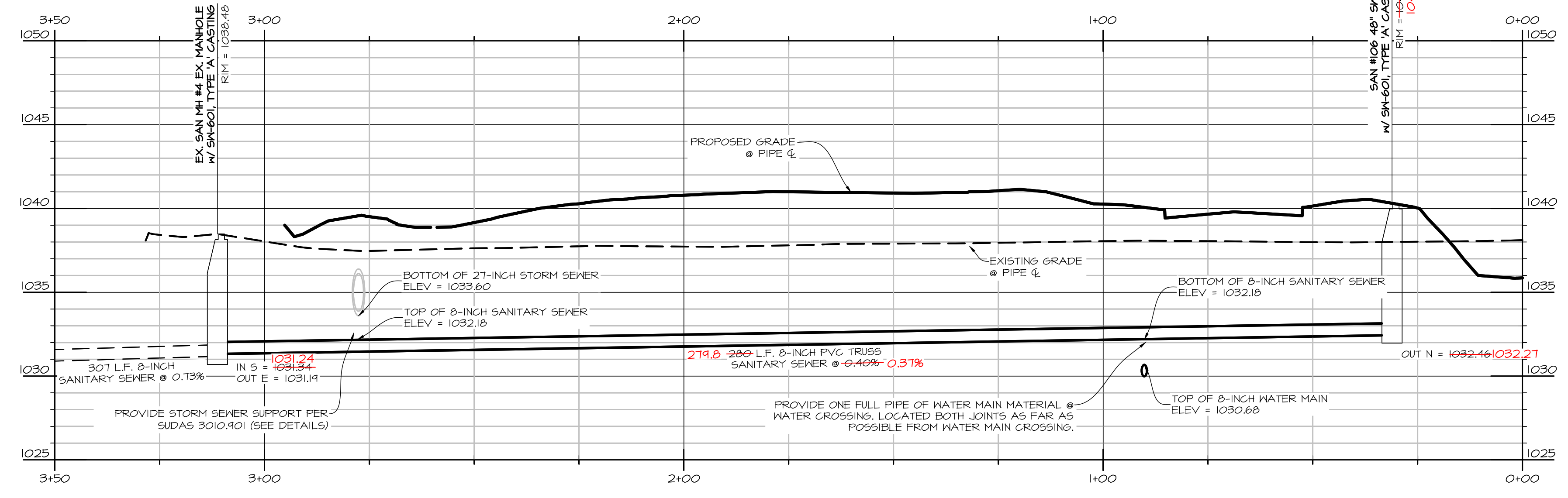
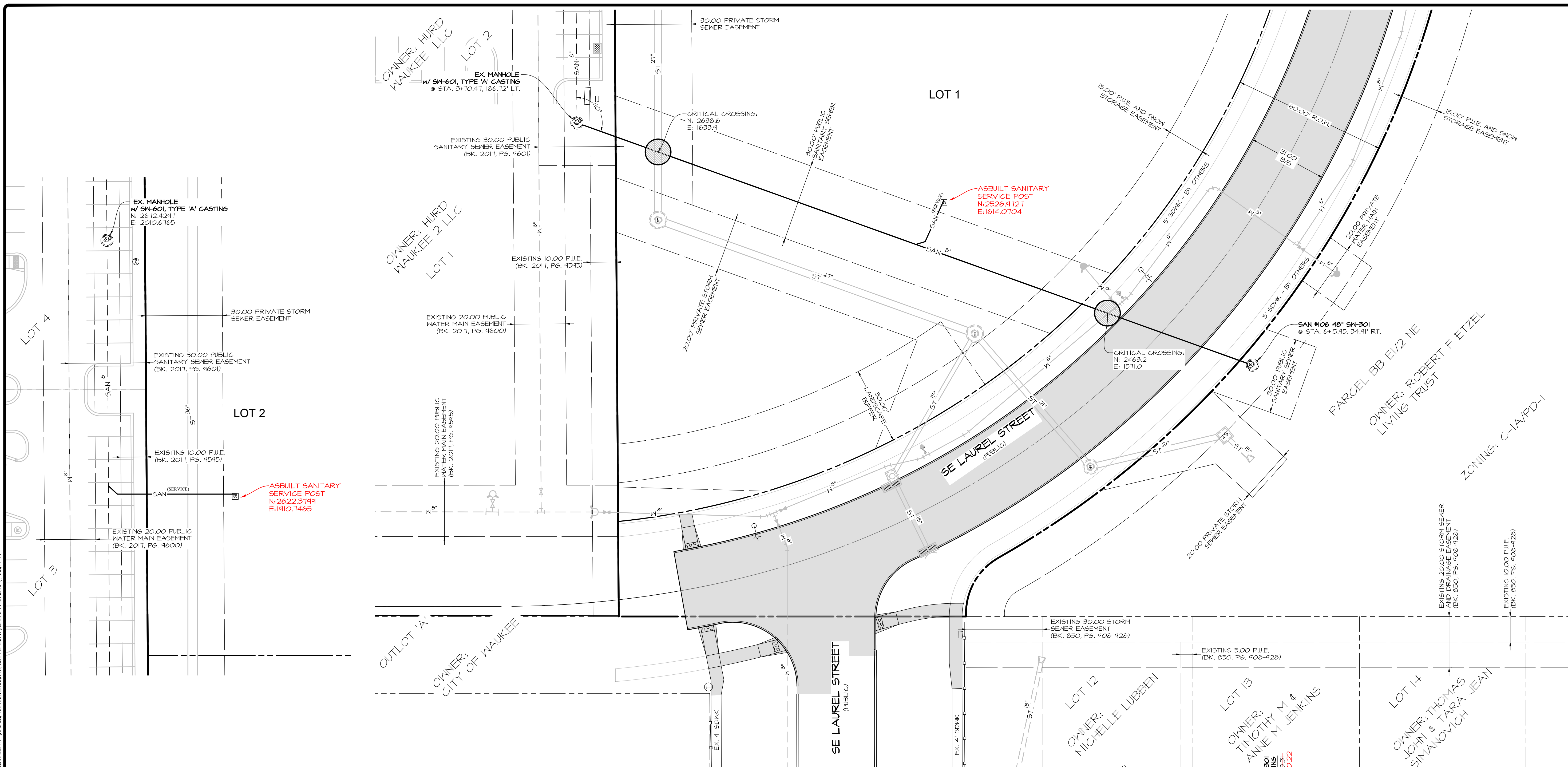
REVISIONS	COMMENTS
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DATE: _____
 DATE OF SURVEY: 2019-04-20
 DESIGNED BY: BAI
 DRAWN BY: LBT

WAUKEE TOWNE CENTER PLAT 1
 WAUKEE, WAUKEE, IOWA
DIMENSION PLAN

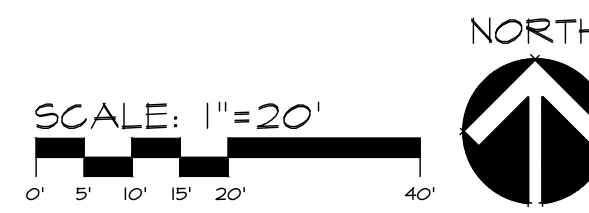
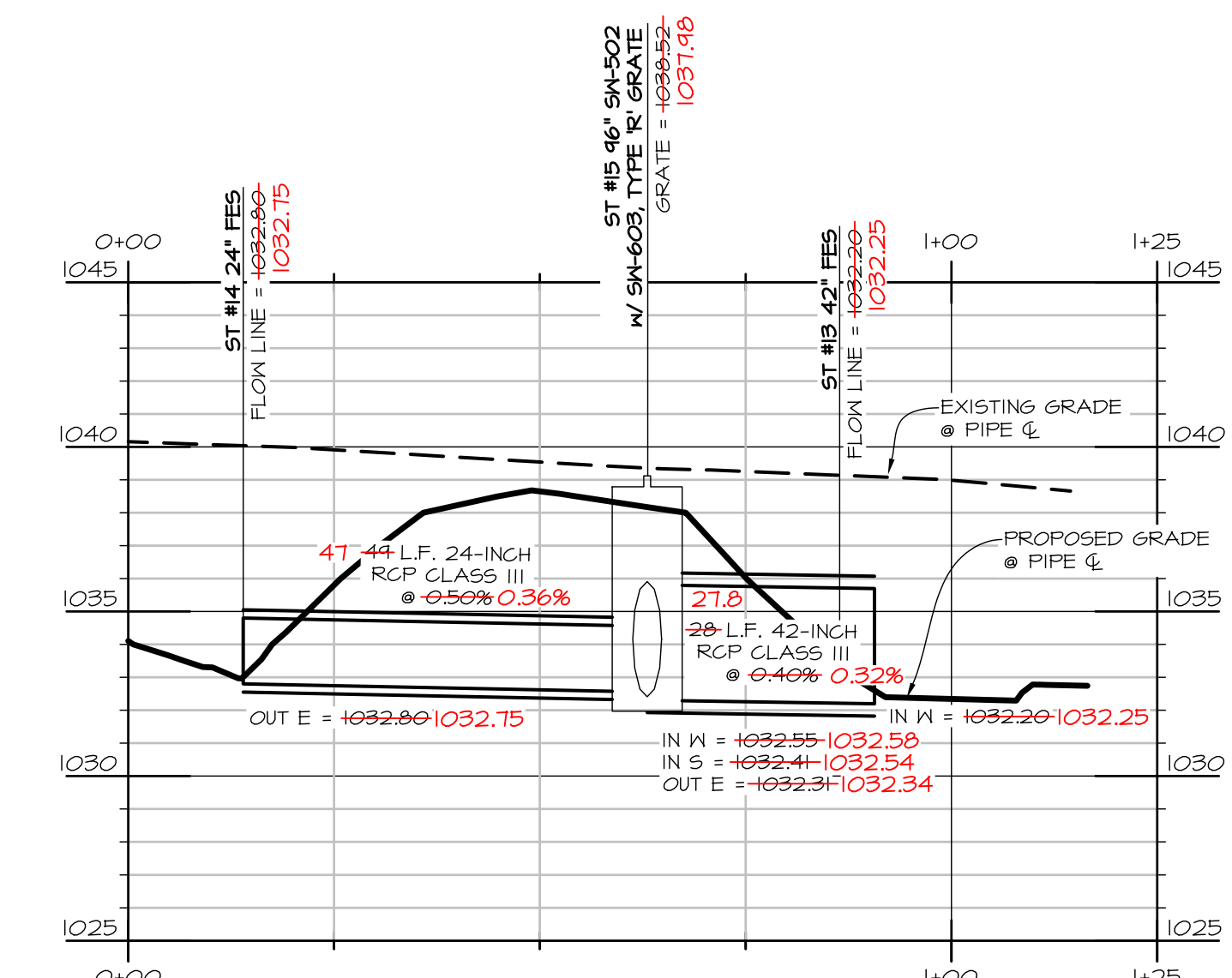
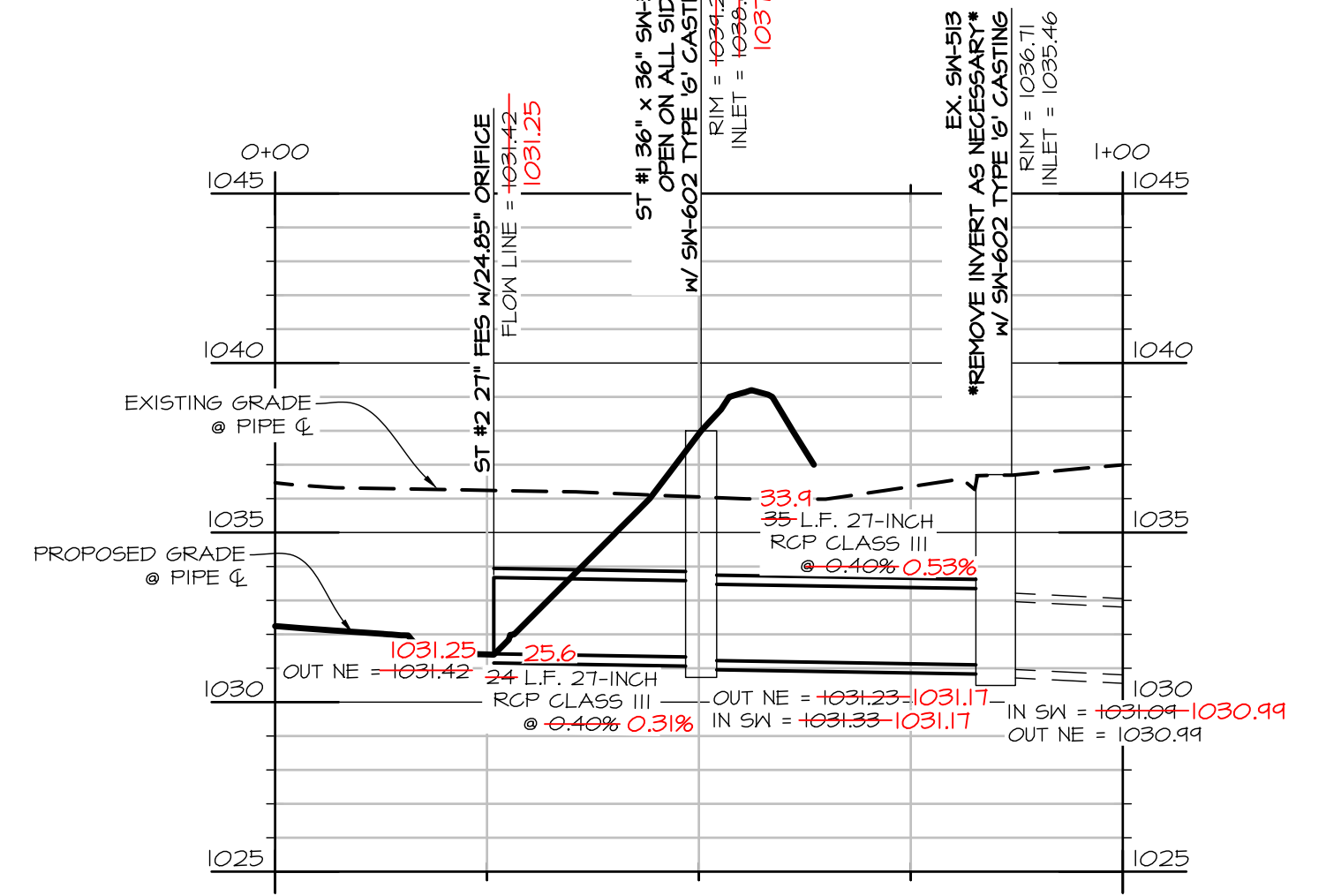
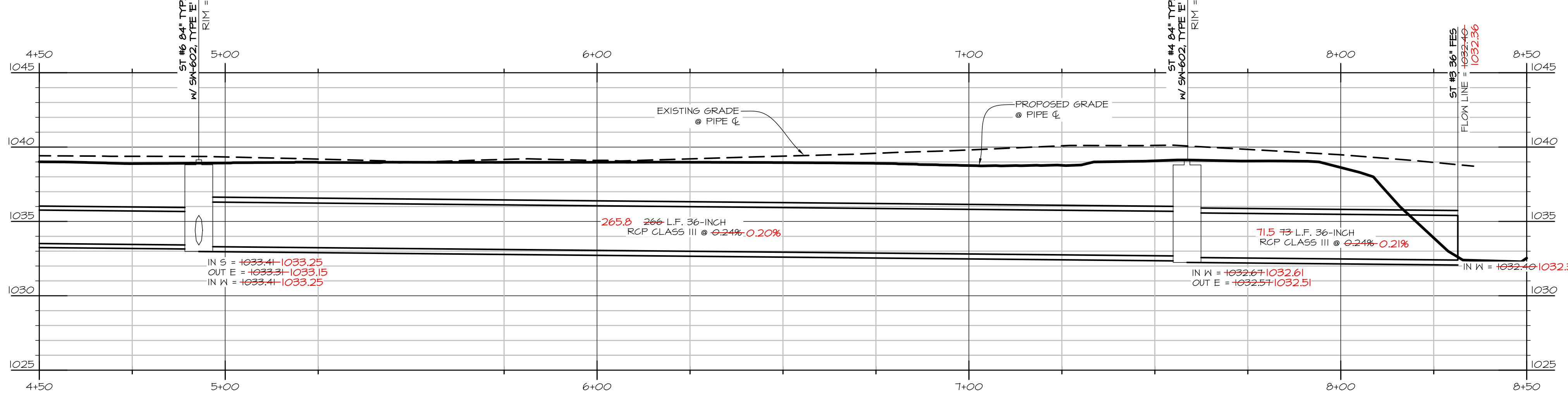
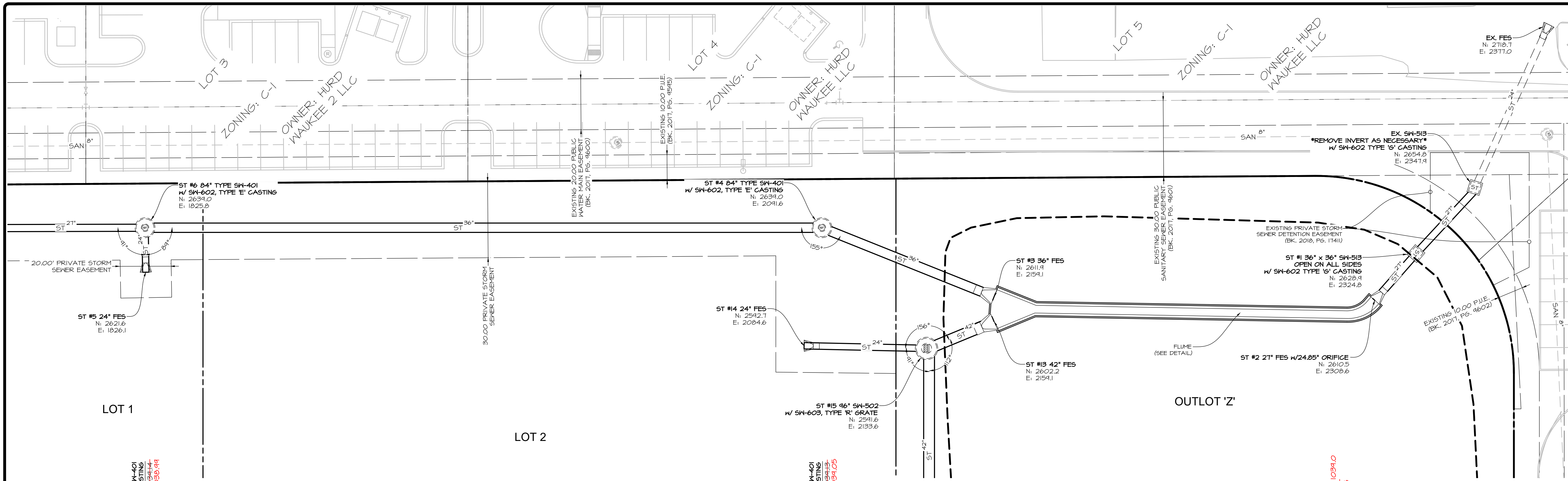
SHEET **2** OF 27
 A-2076

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REVISIONS	COMMENTS
1	6-28-2021 ASBUILT
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5	BAT
6	LET

DATE: _____
 DATE OF SURVEY: 2019-09-20
 DESIGNED BY: _____
 DRAWN BY: _____



REVISIONS	COMMENTS
1	6-4-2021 ASBULT
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5	BAT
6	LET

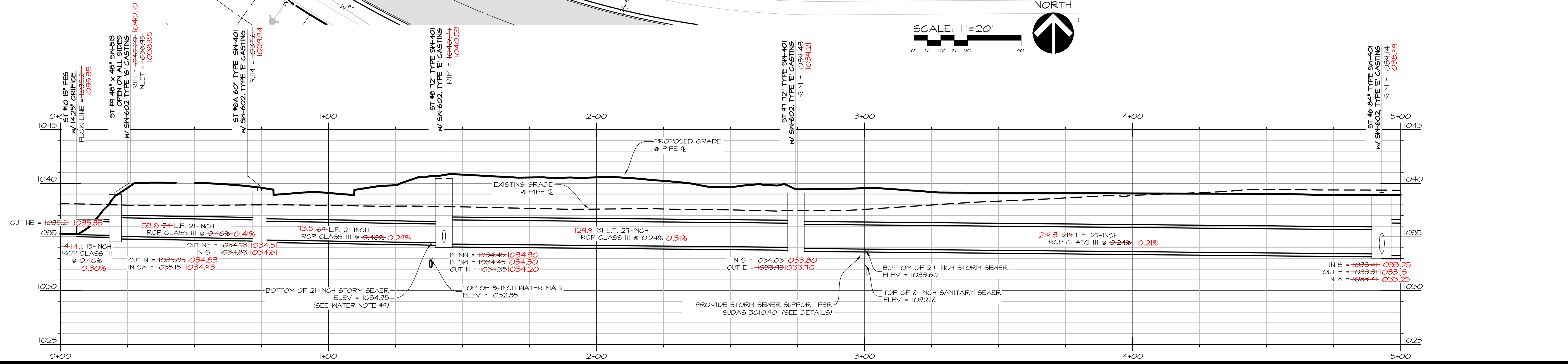
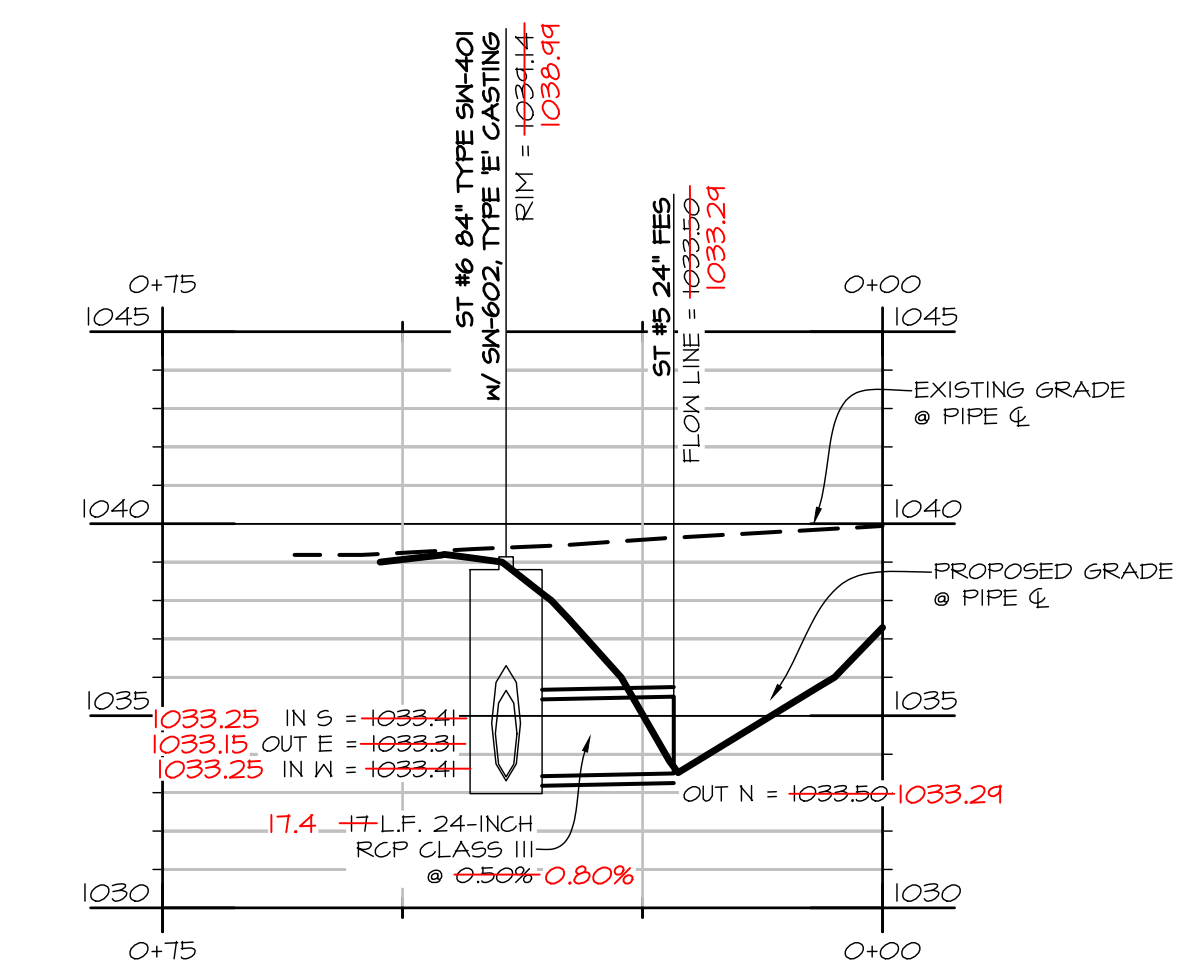
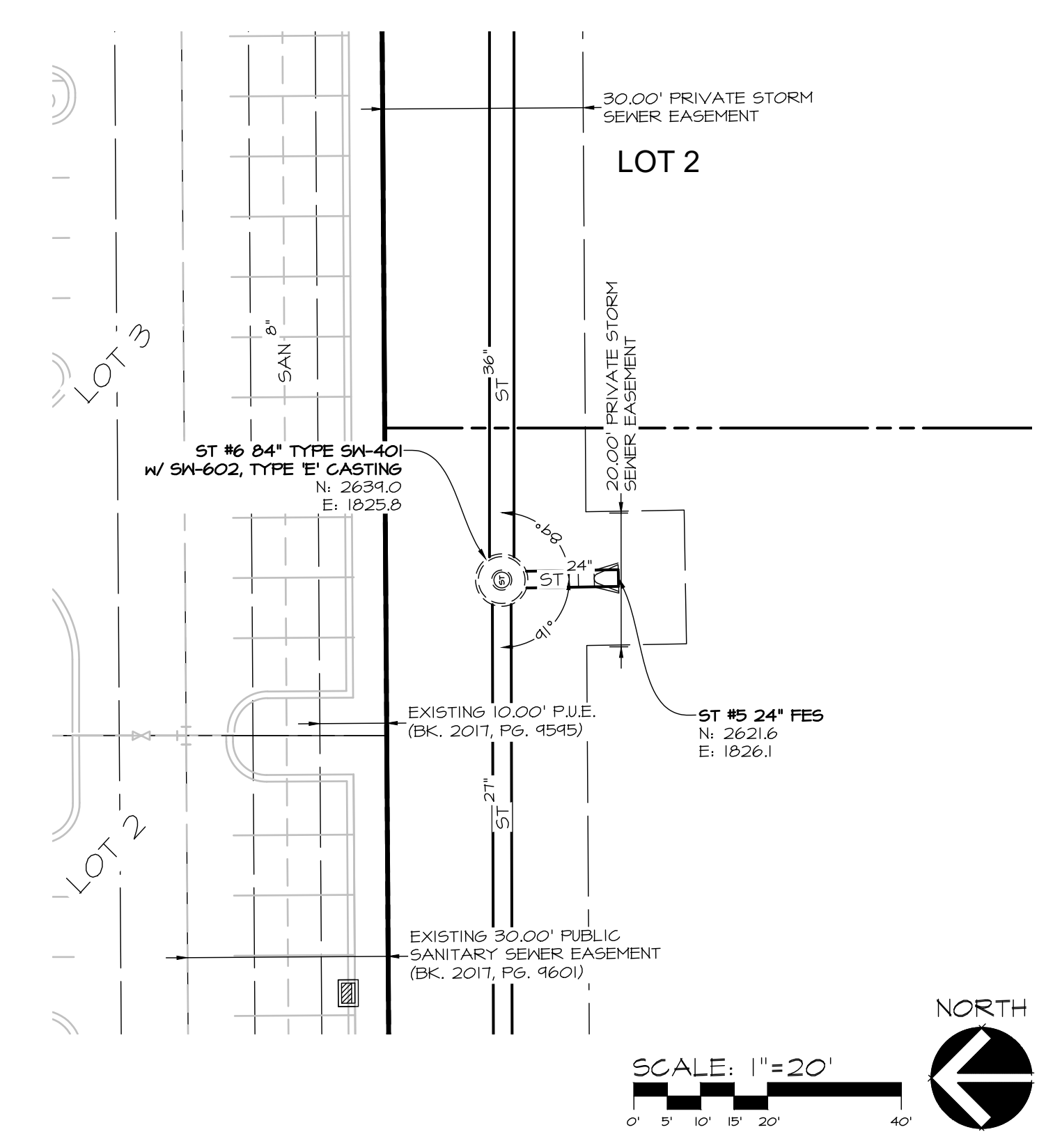
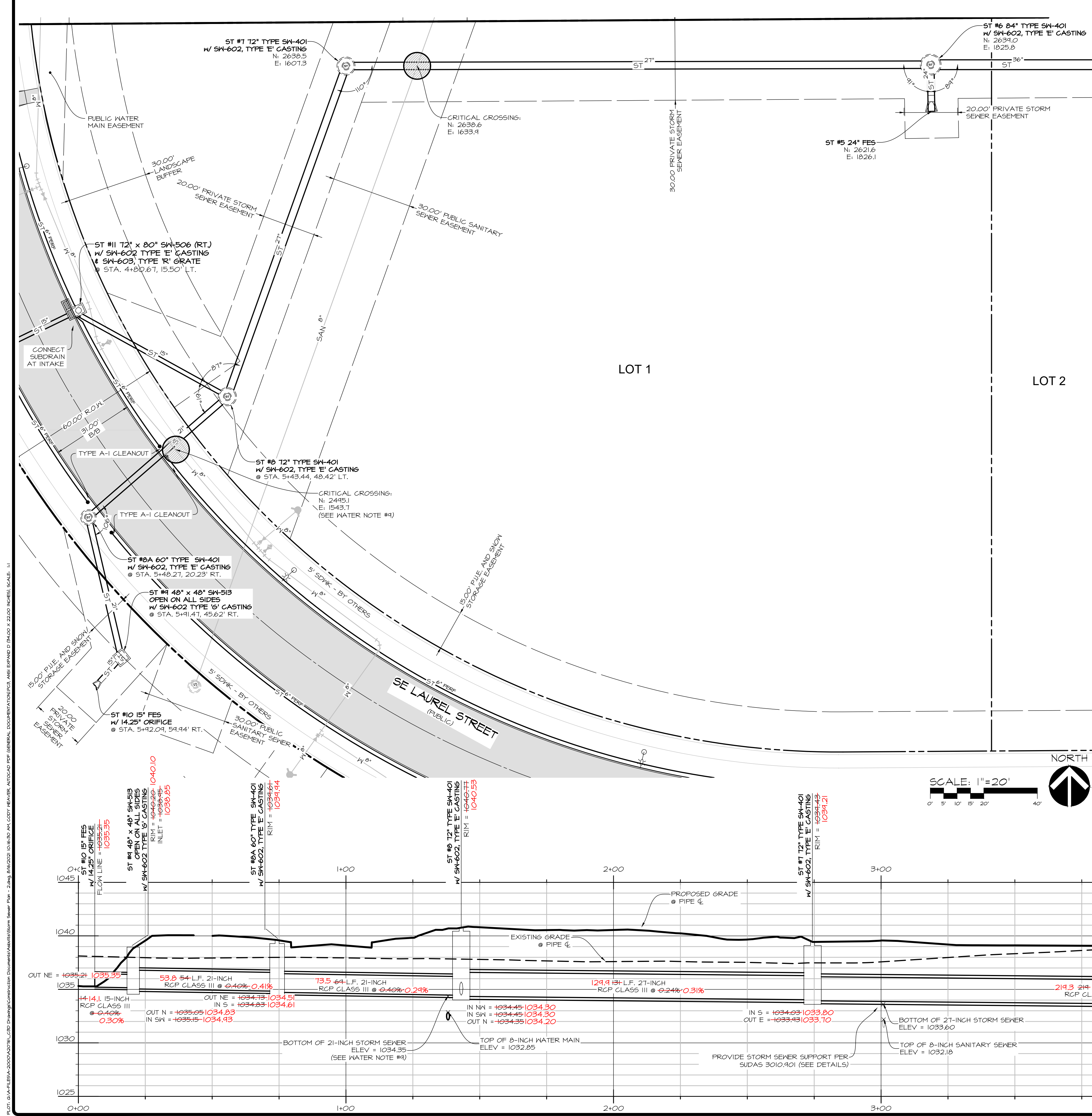
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DATE OF SURVEY: 2019-08-20

DESIGNED BY: _____

DRAWN BY: _____

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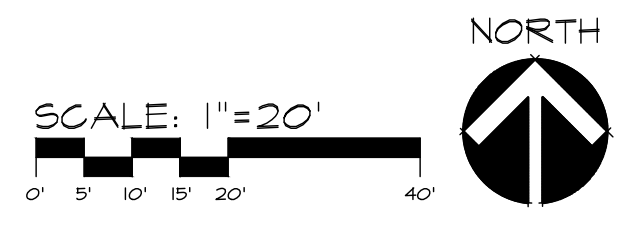
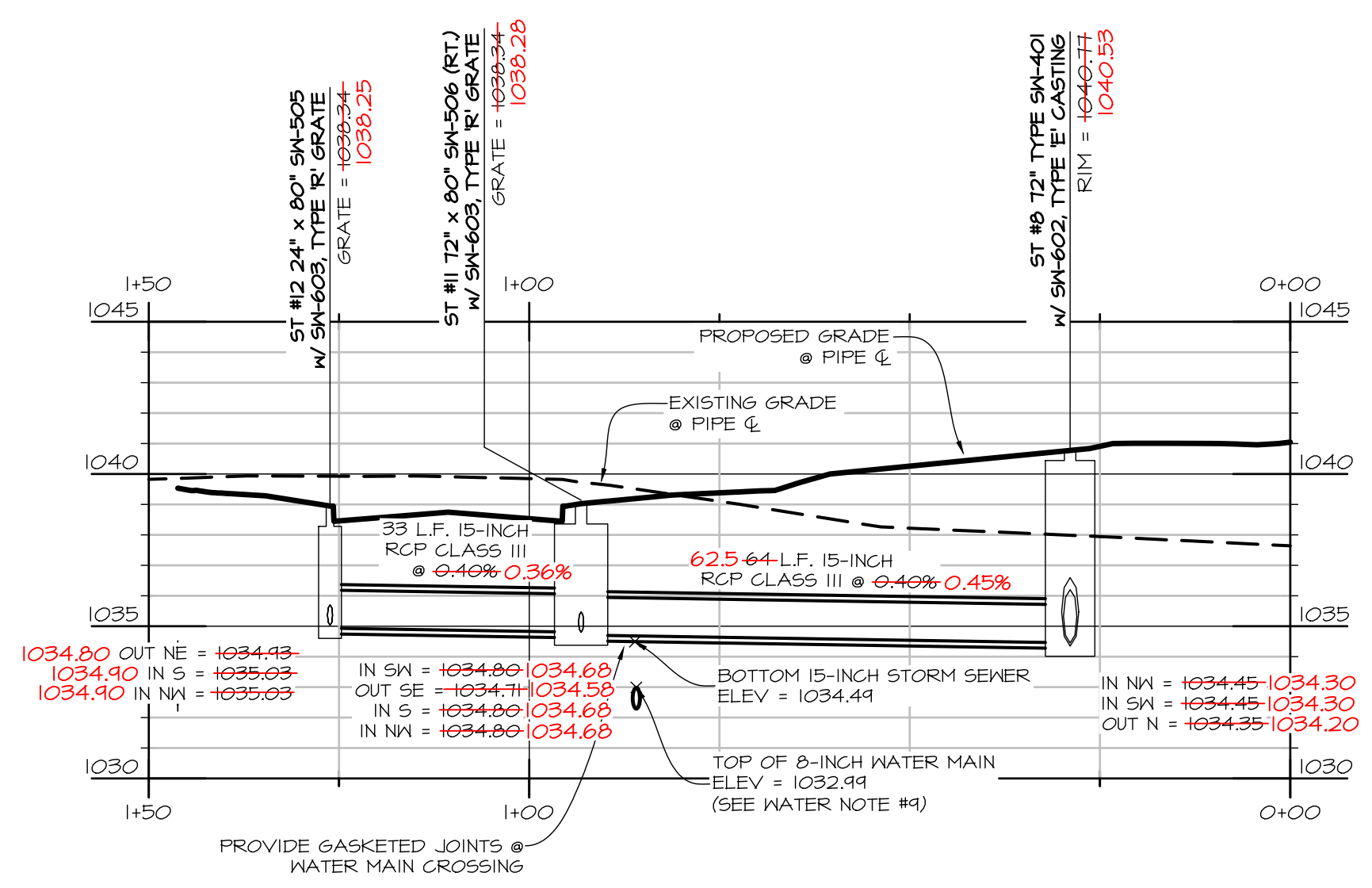
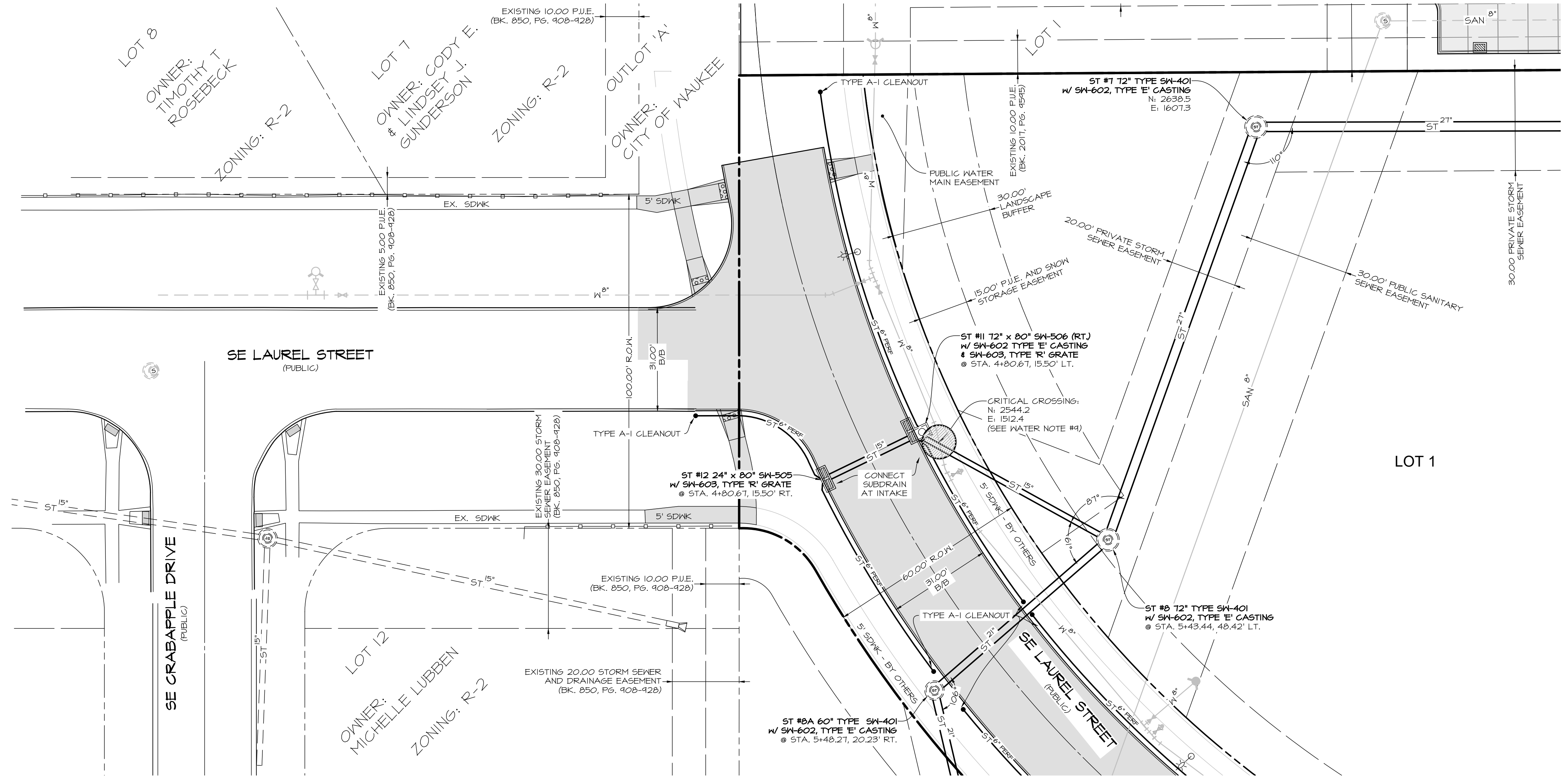
REVISIONS	DATE	COMMENTS
1	6-29-2021	ASBUILT
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DATE: _____
 DATE OF SURVEY: 2019-09-20
 DESIGNED BY: BAK
 DRAWN BY: LRT

WAUKEE TOWNE CENTER PLAT I
 WAUKEE, IOWA
STORM SEWER PLAN

SHEET
11
 OF 27
 A-2076

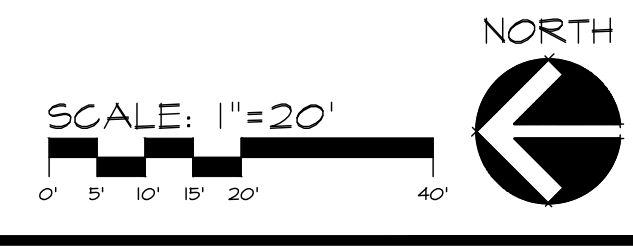
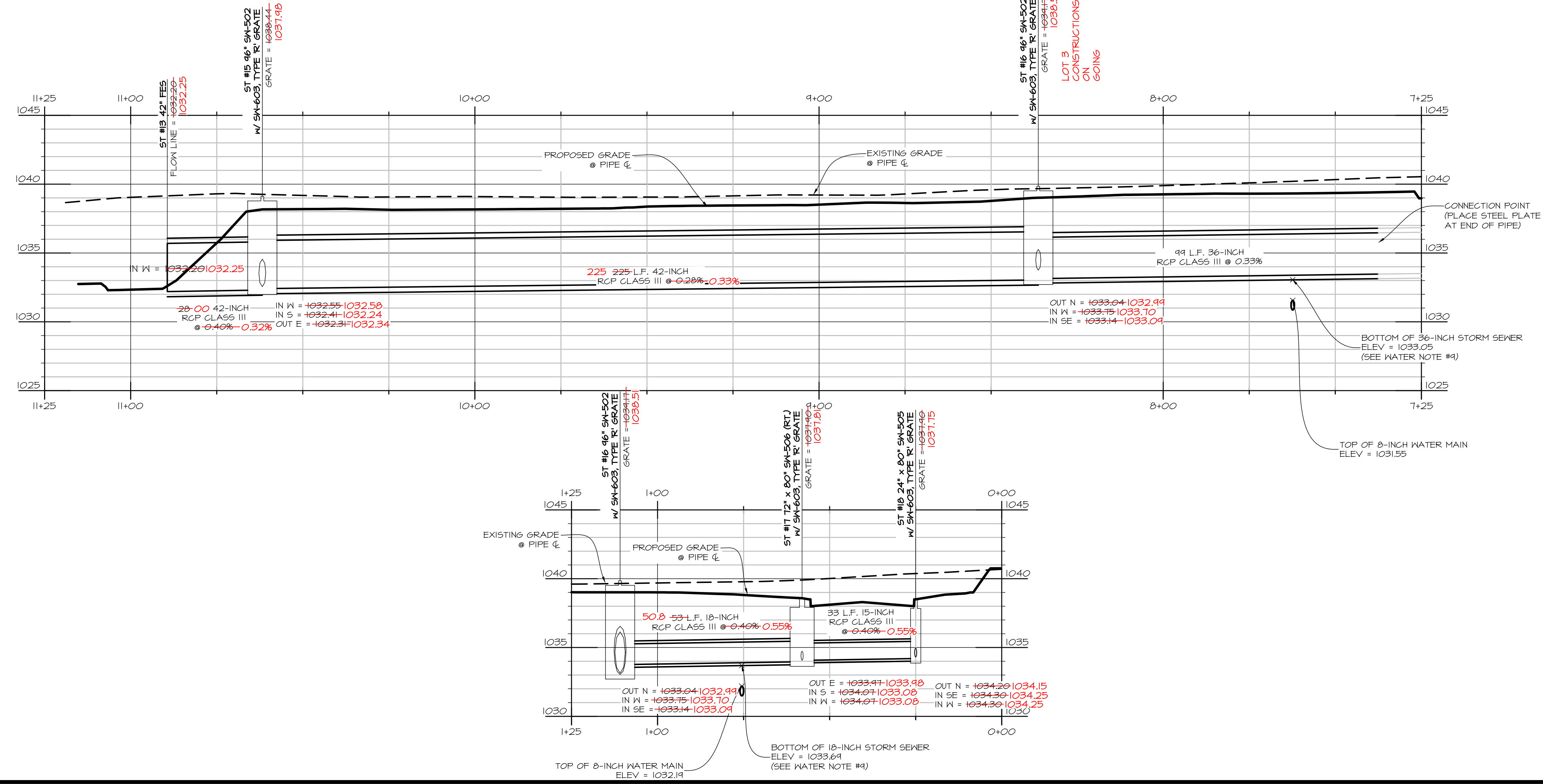
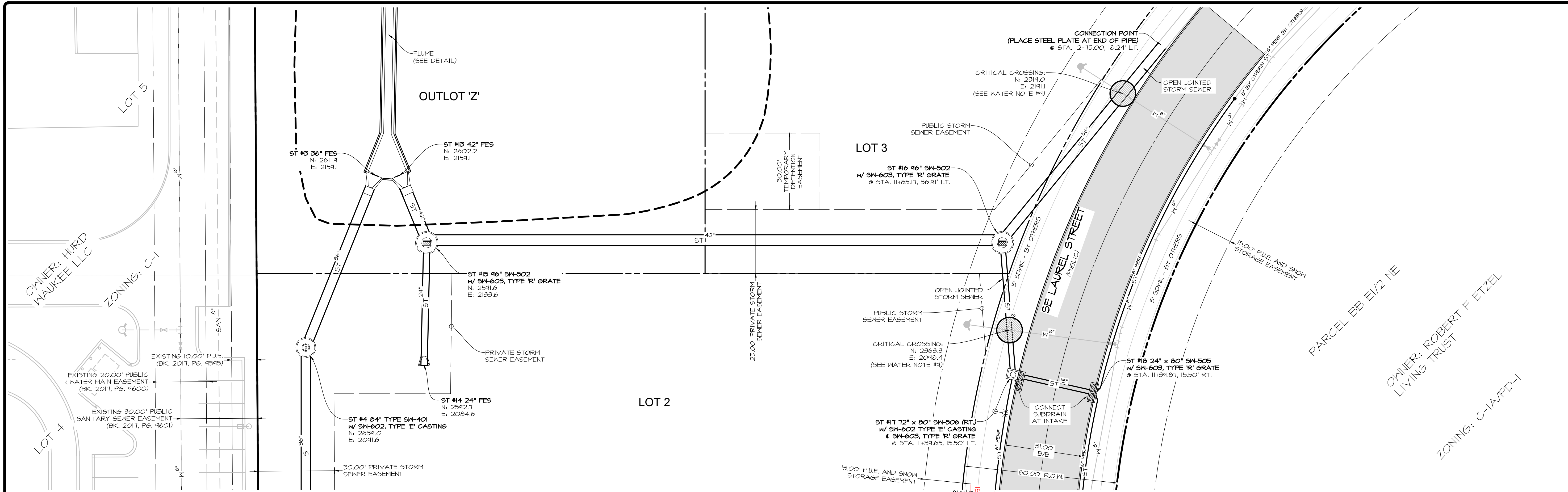
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NO.	DATE	REVISIONS	COMMENTS
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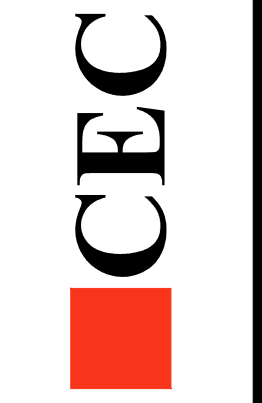
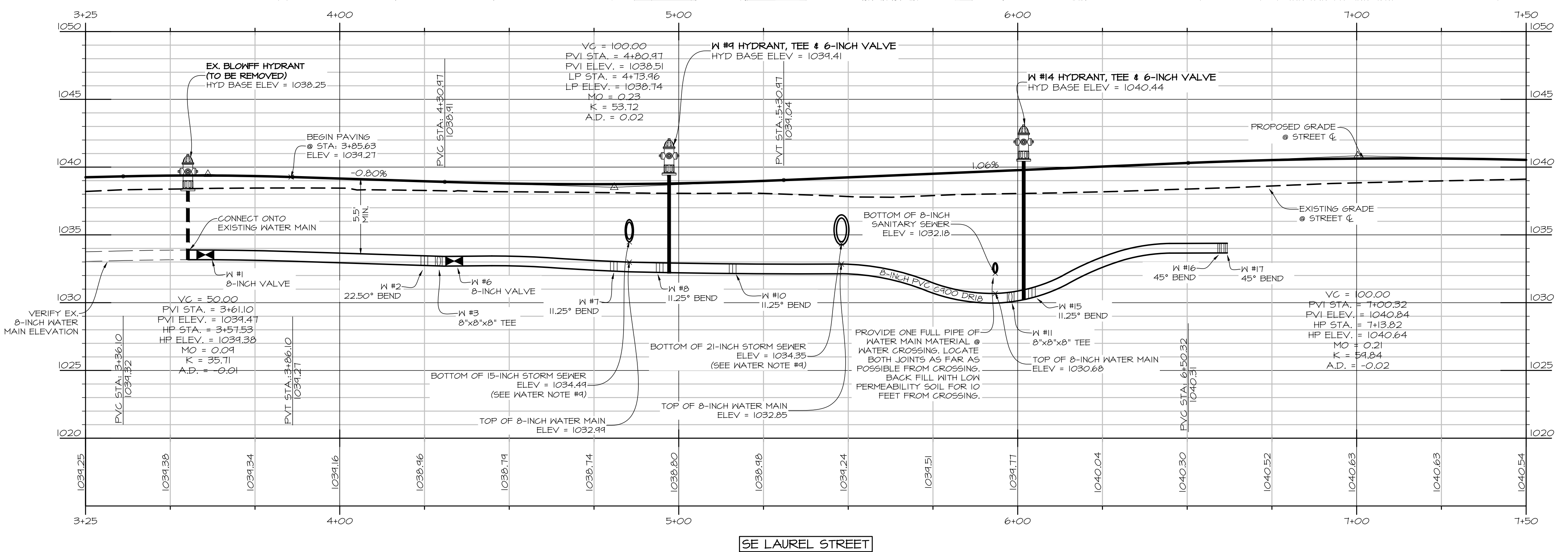
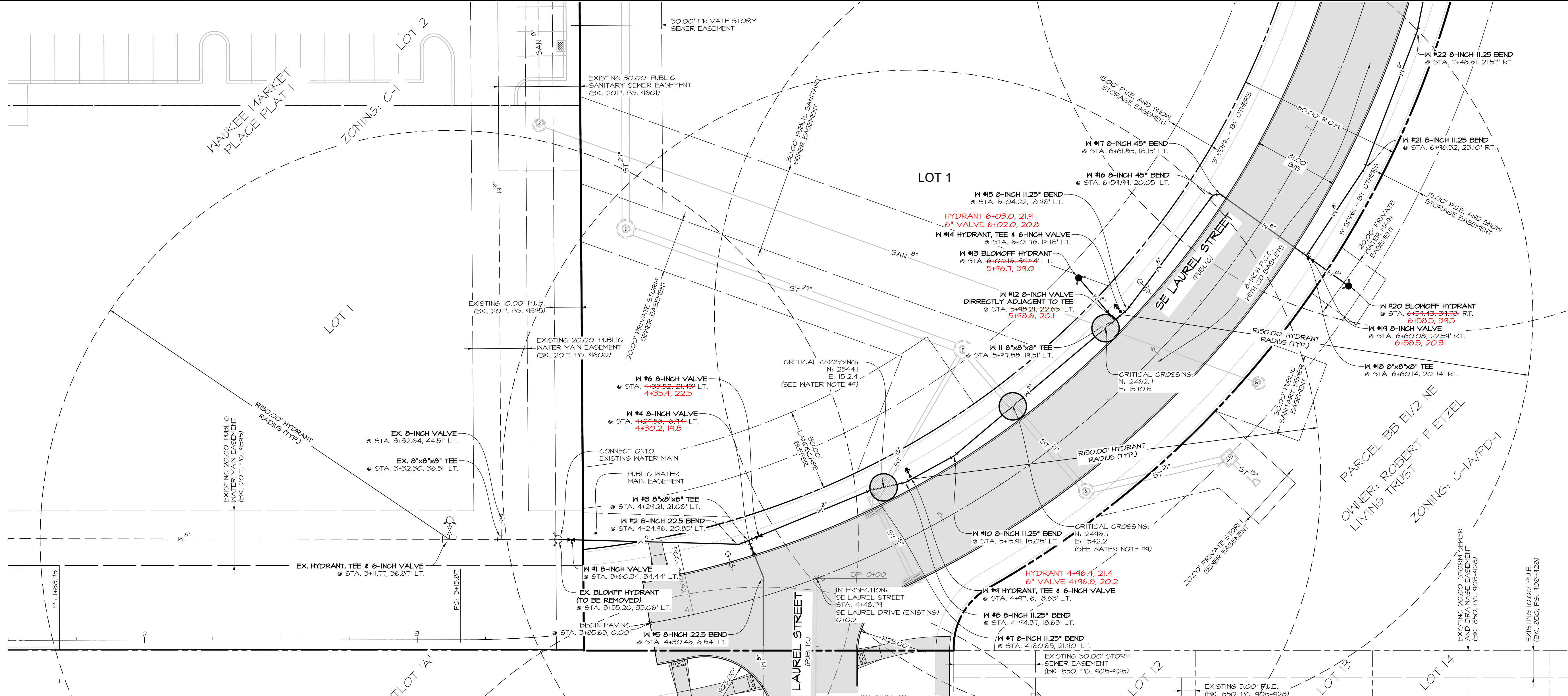


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DATE:	REVISIONS	COMMENTS
1	6-29-2021	ASBUILT
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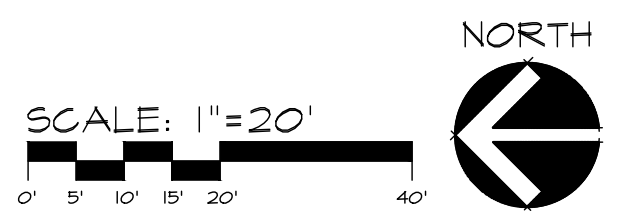
WAUKEE TOWNE CENTER PLAT I
 WAUKEE, IOWA
STORM SEWER PLAN

SHEET 7 OF 27
 A-2076

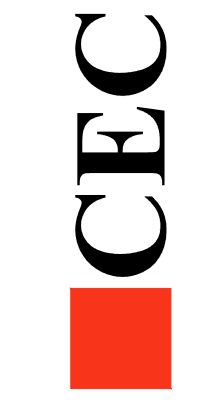
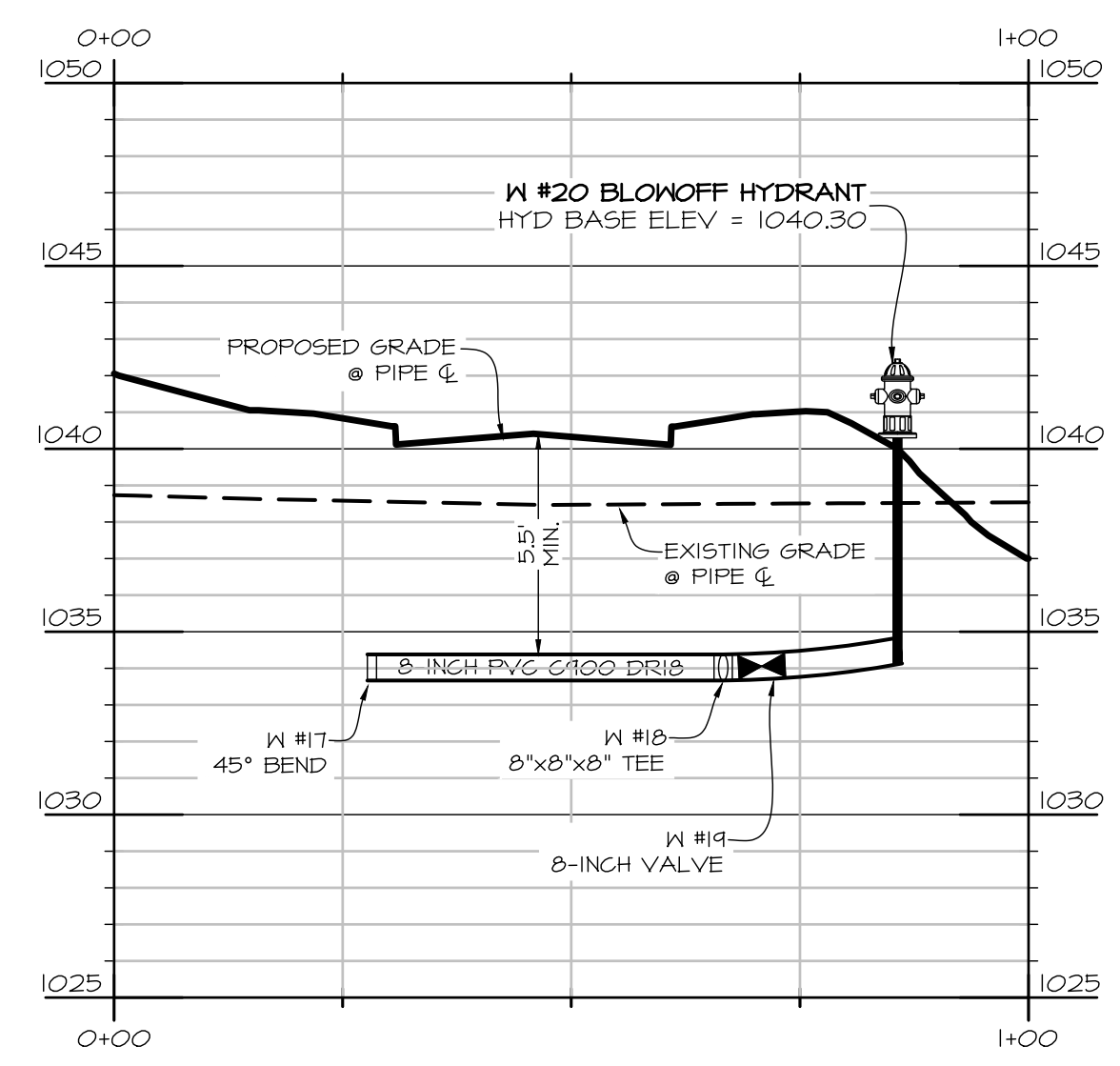
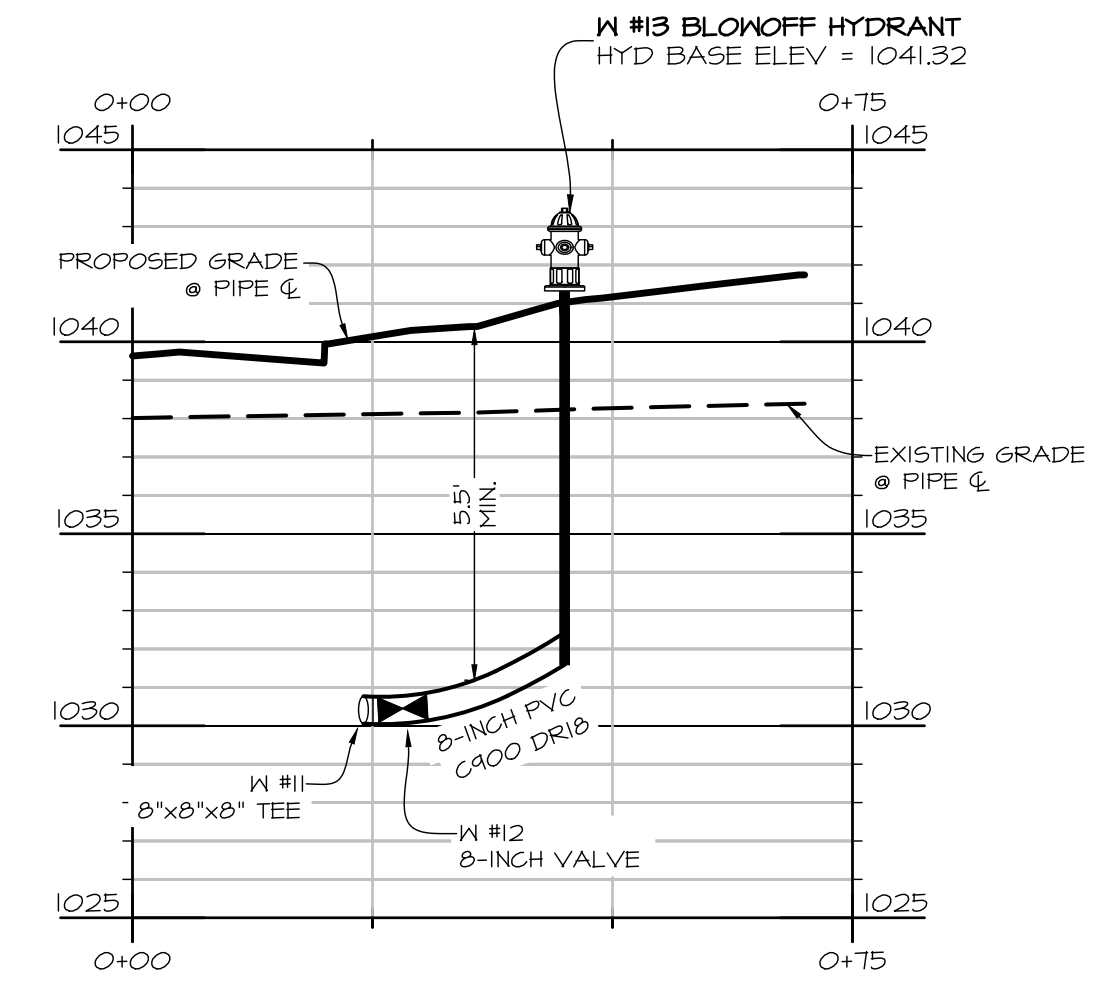
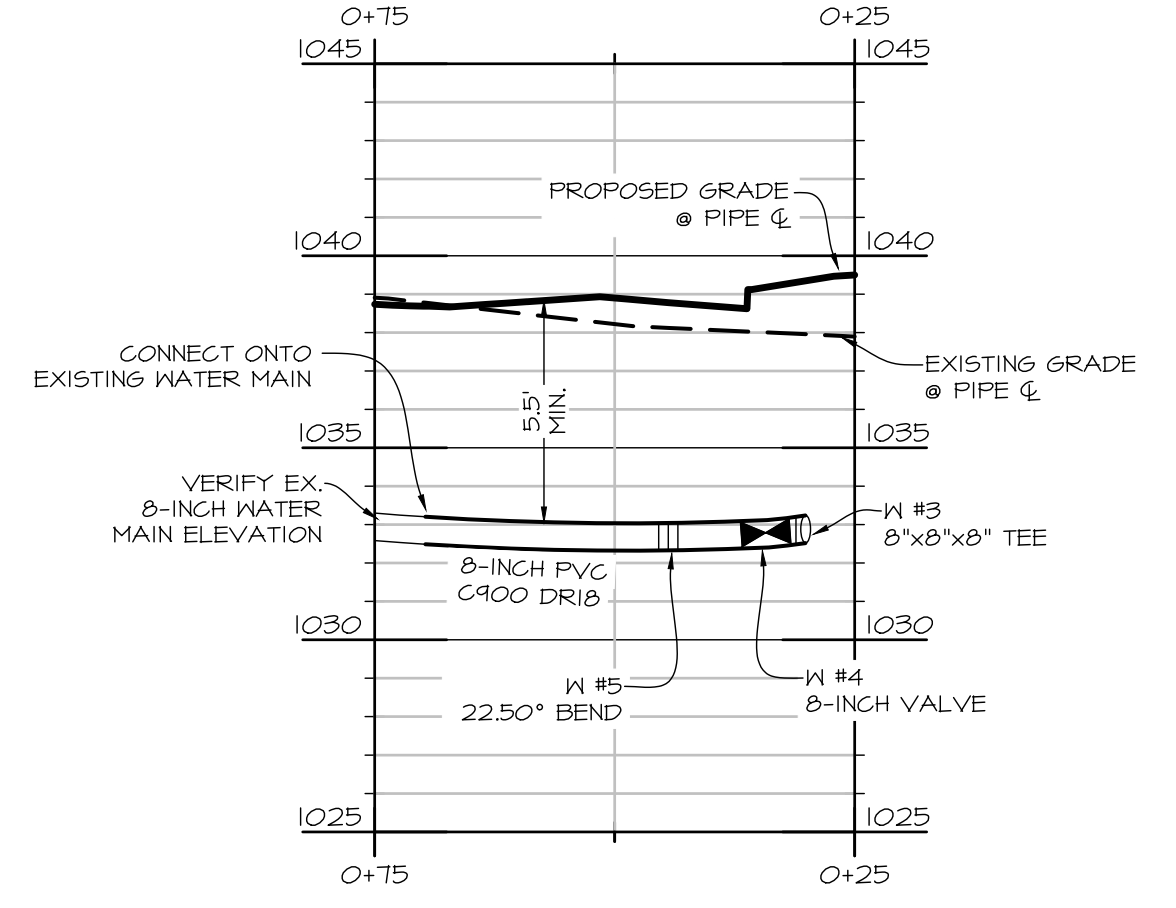
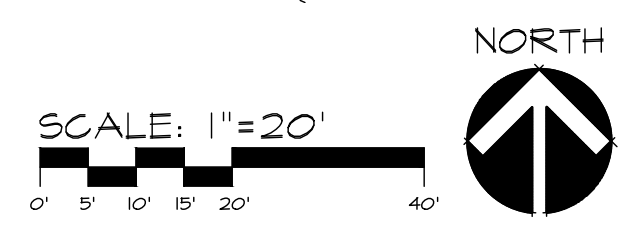
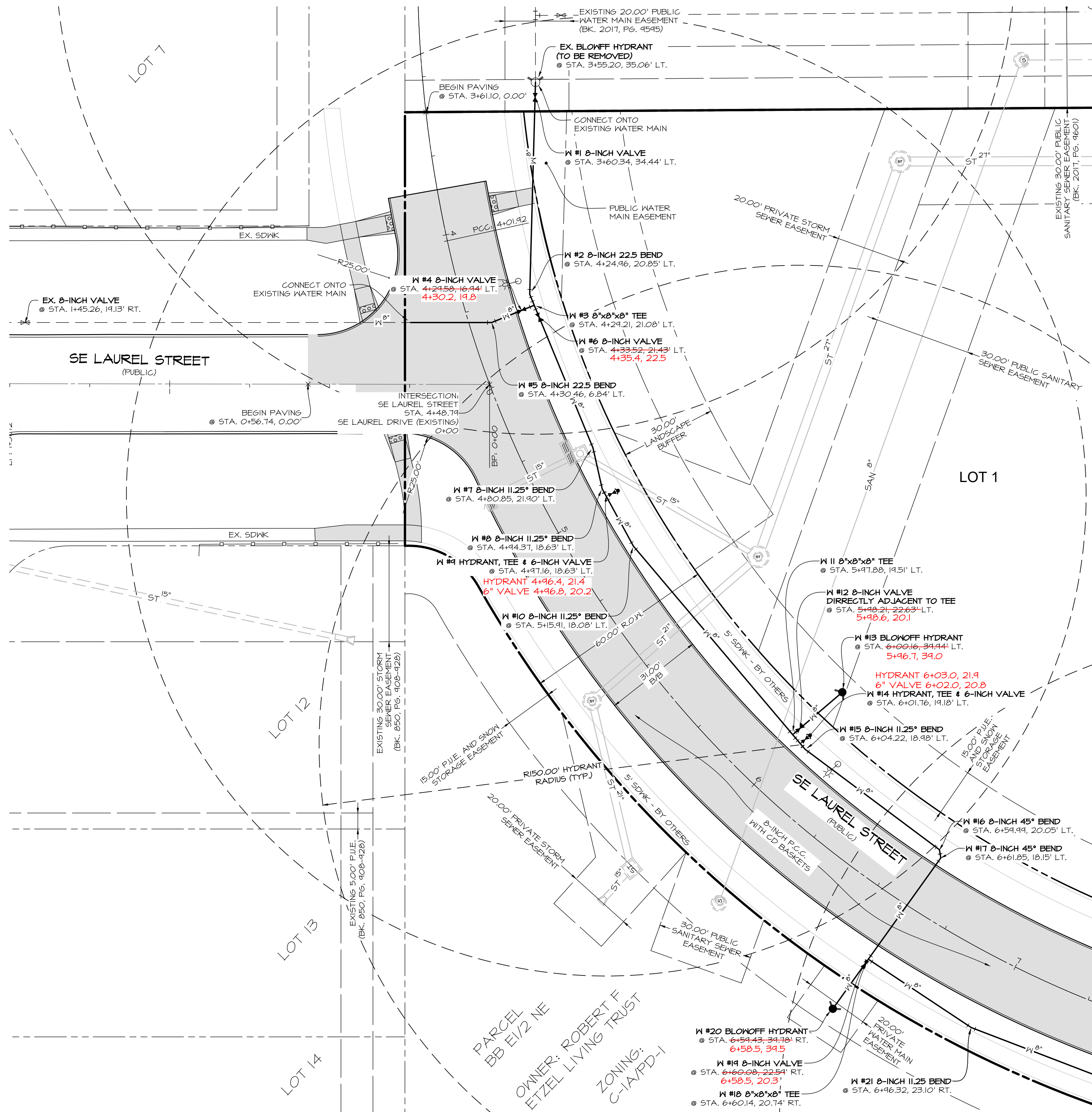


DATE:	REVISIONS	COMMENTS
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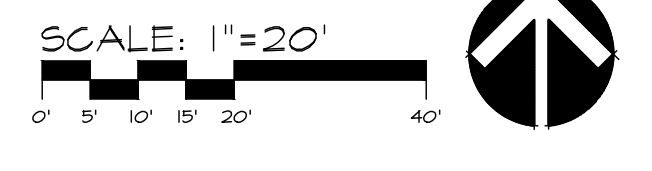
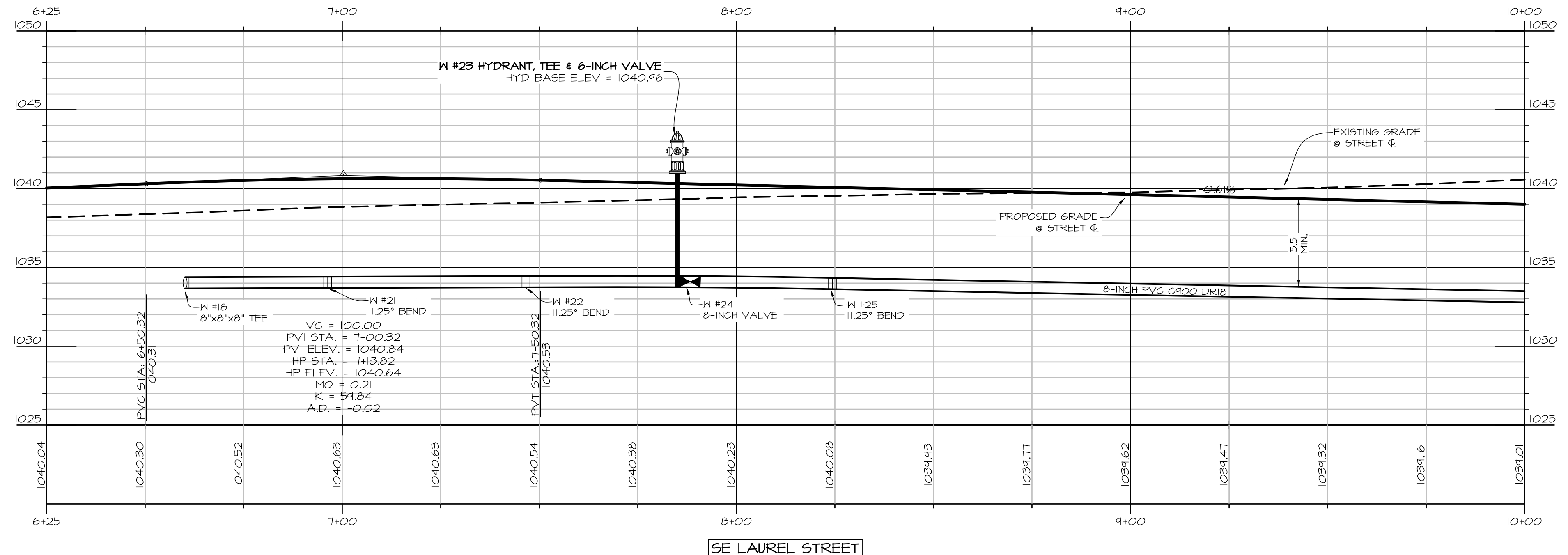
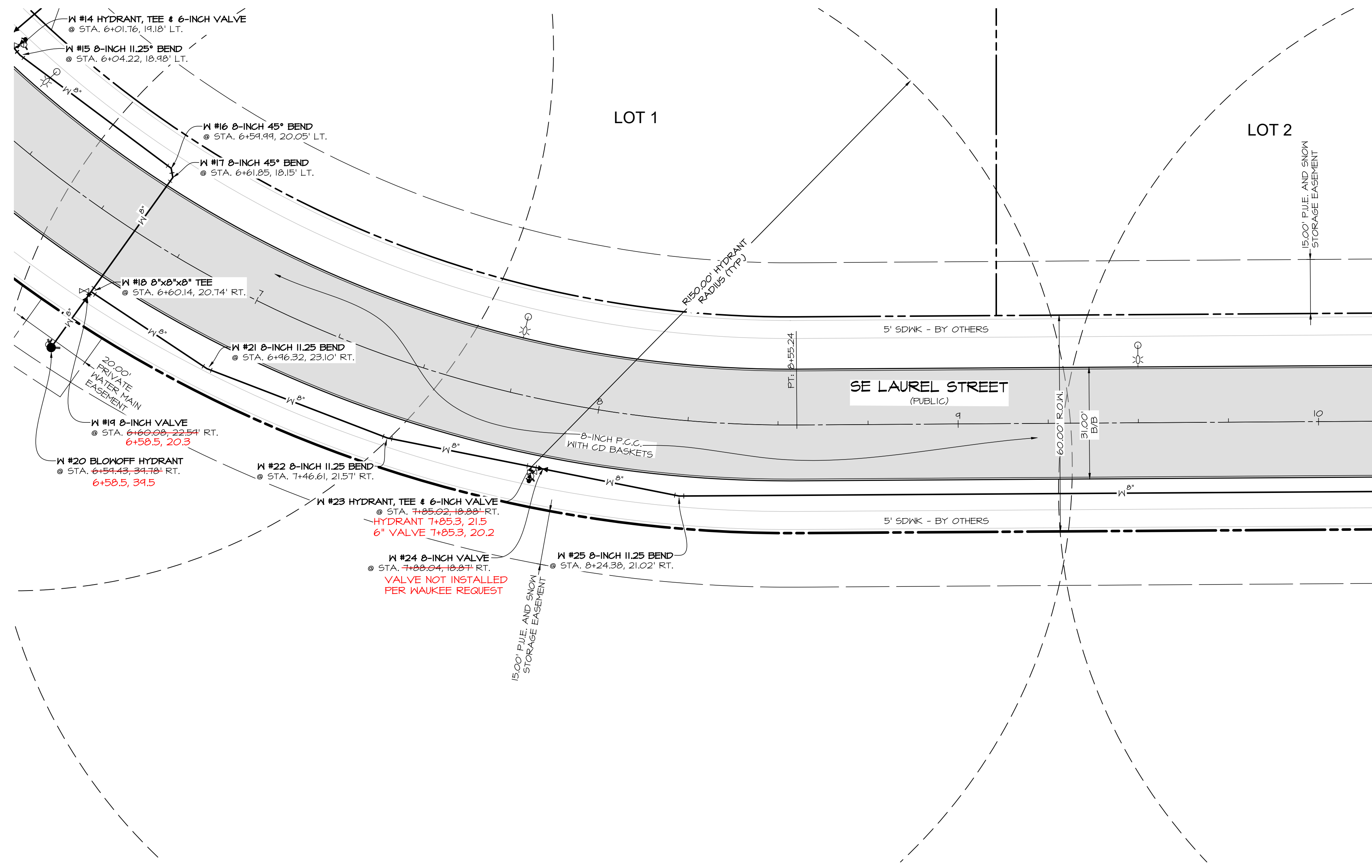
DATE OF SURVEY: 2019-09-20
 DESIGNED BY: BMT
 DRAWN BY: LCT



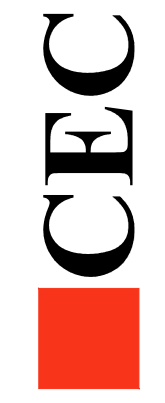
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DATE:	REVISIONS	COMMENTS
	1	6-24-2021 ASBULT
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	5	BAT
	6	LET



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DATE:	REVISIONS	COMMENTS
	1	6-29-2021 ASBULT
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	6	LRT

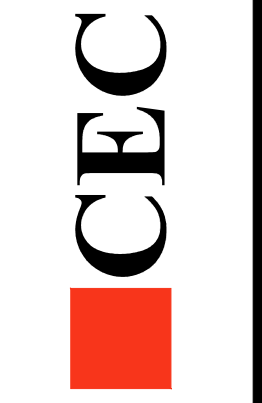
DATE OF SURVEY: 2019-09-20
 DESIGNED BY:
 DRAWN BY:

WAUKEE TOWNE CENTER PLAT I
 WAUKEE, IOWA
 WATER MAIN & PAVING PLAN

SHEET
 OF 27

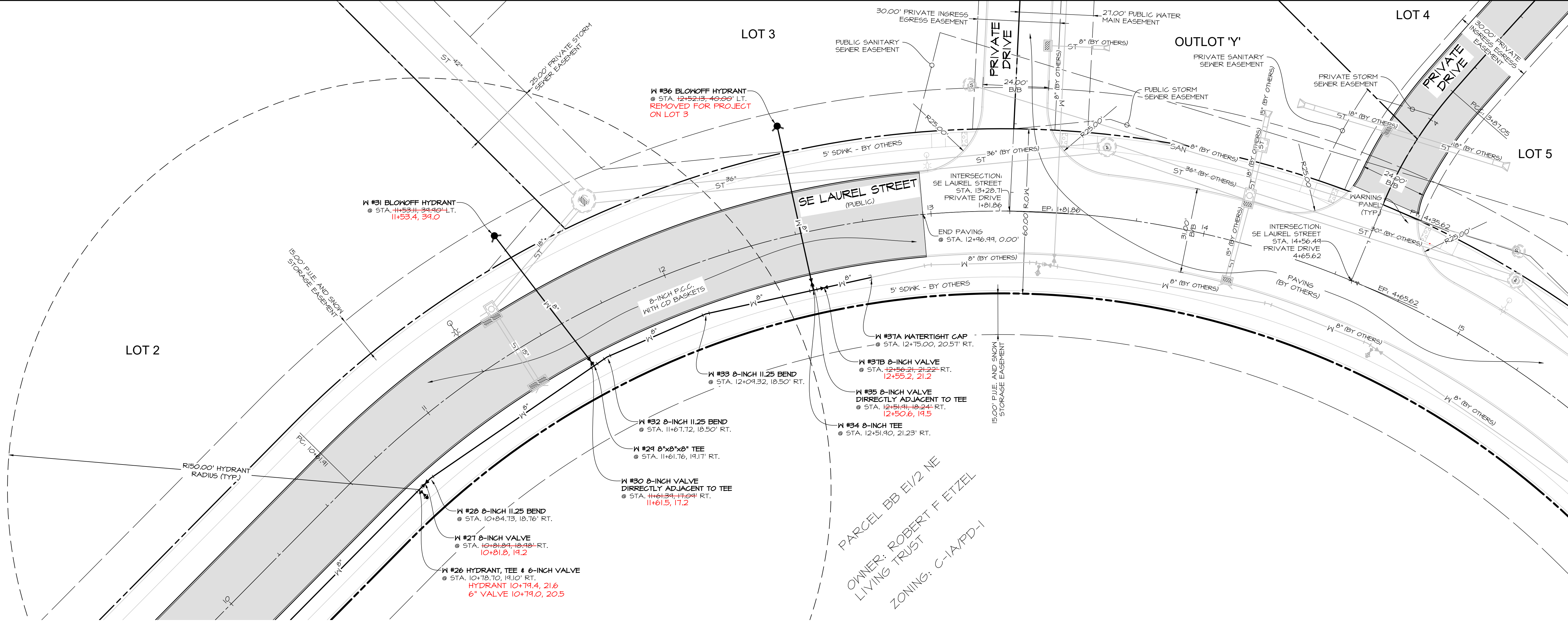
A-2076

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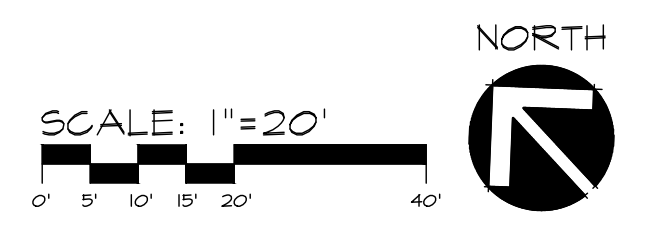
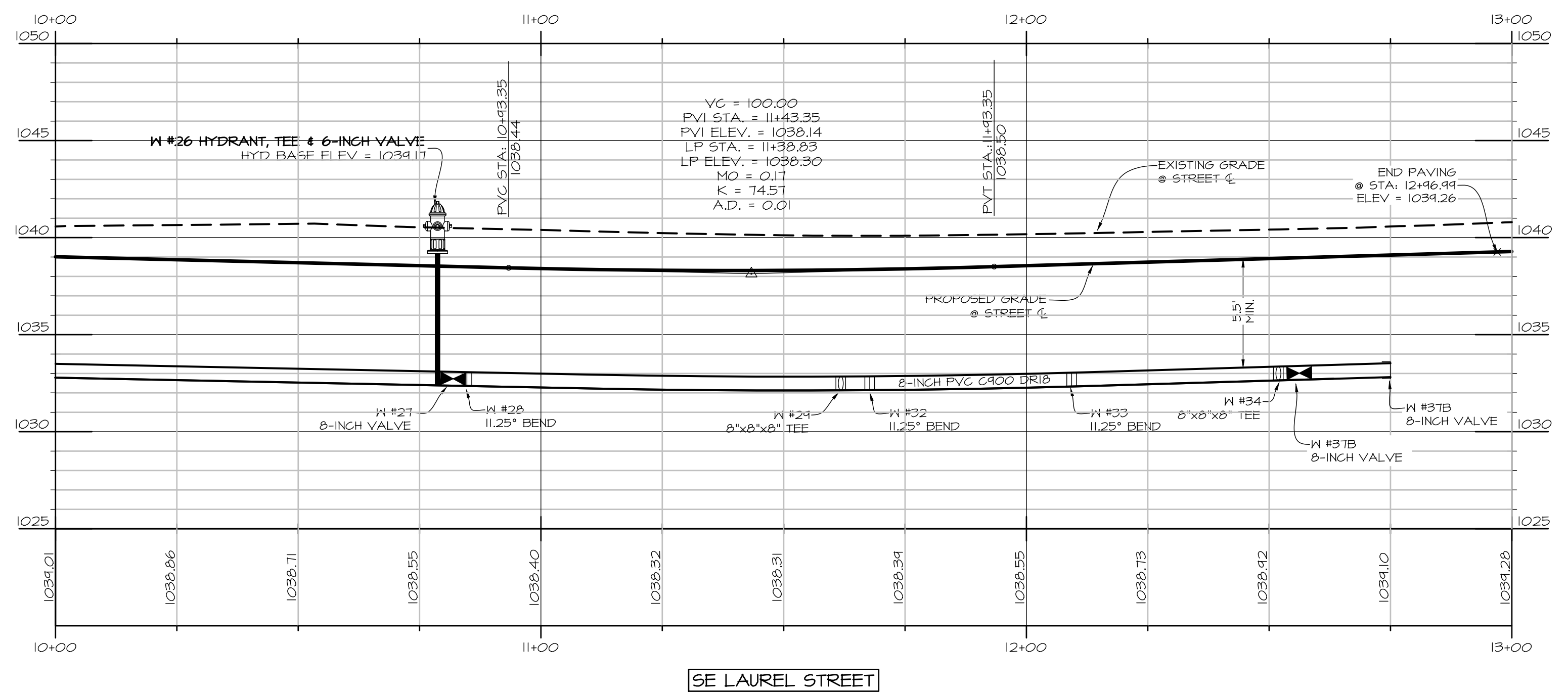


DATE:	REVISIONS	COMMENTS
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	5	2019-09-20 BAK
	6	2019-09-20 LRT

WAUKEE TOWNE CENTER PLAT I
 WAUKEE, IOWA
 WATER MAIN & PAVING PLAN



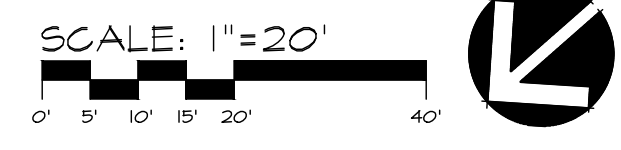
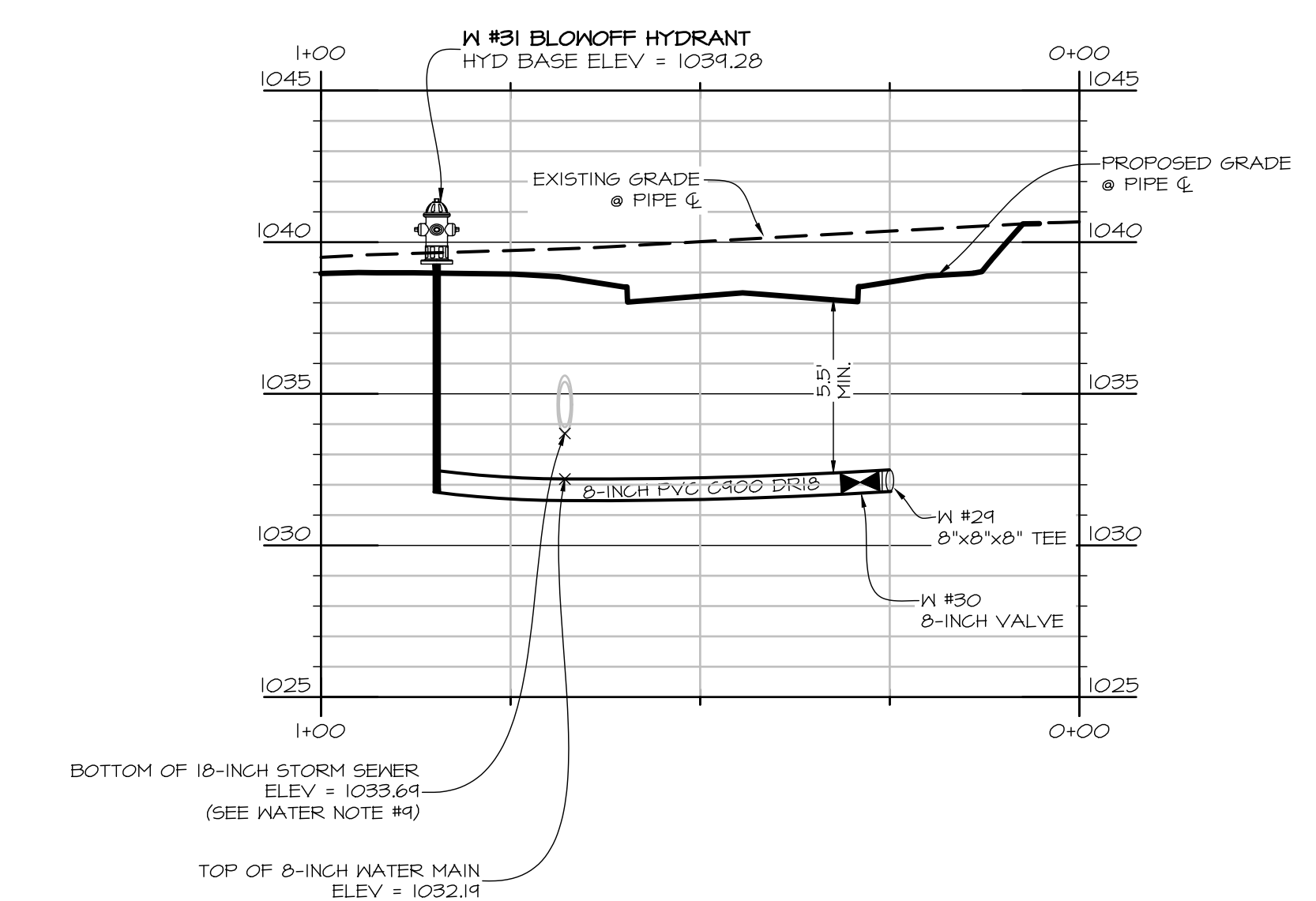
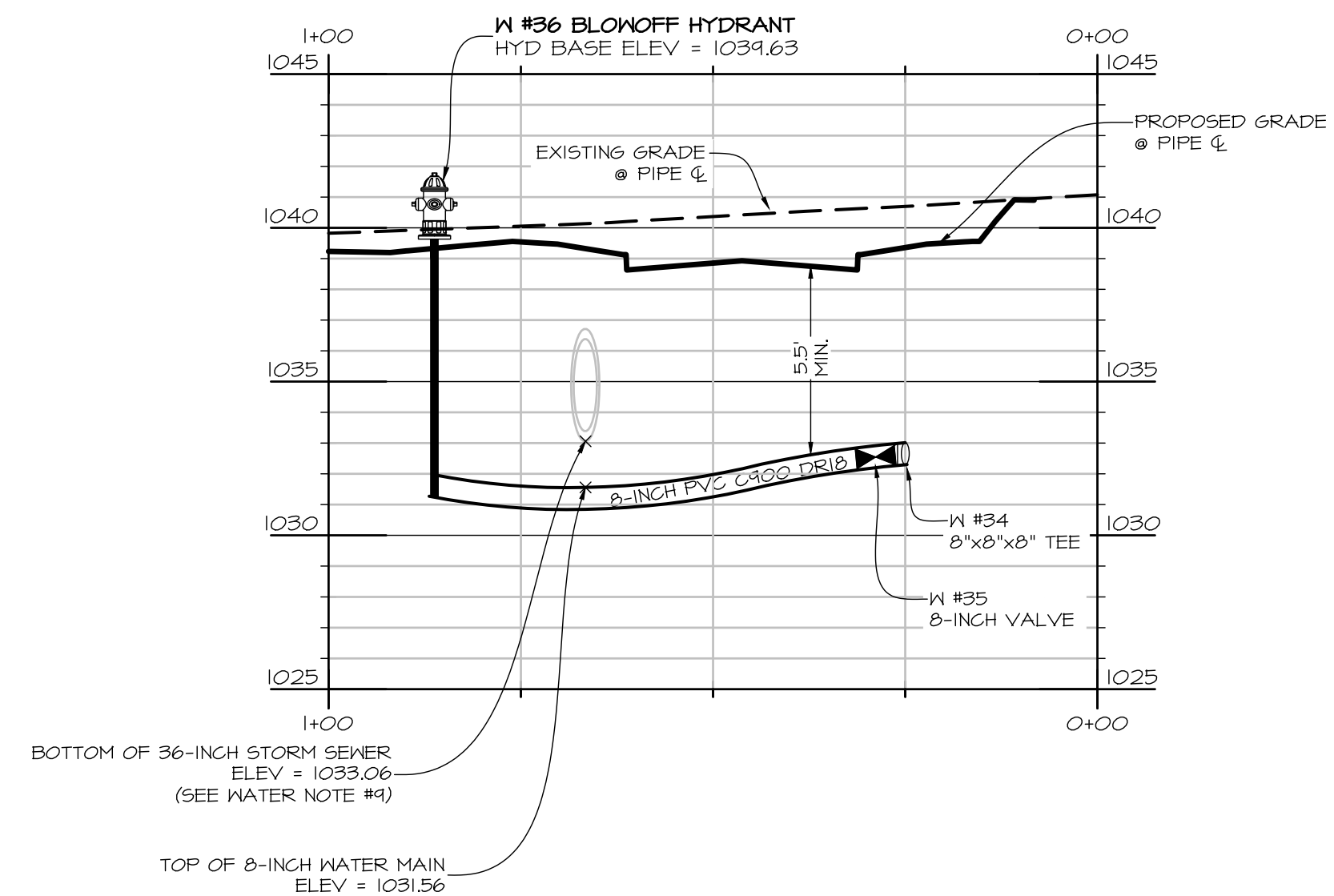
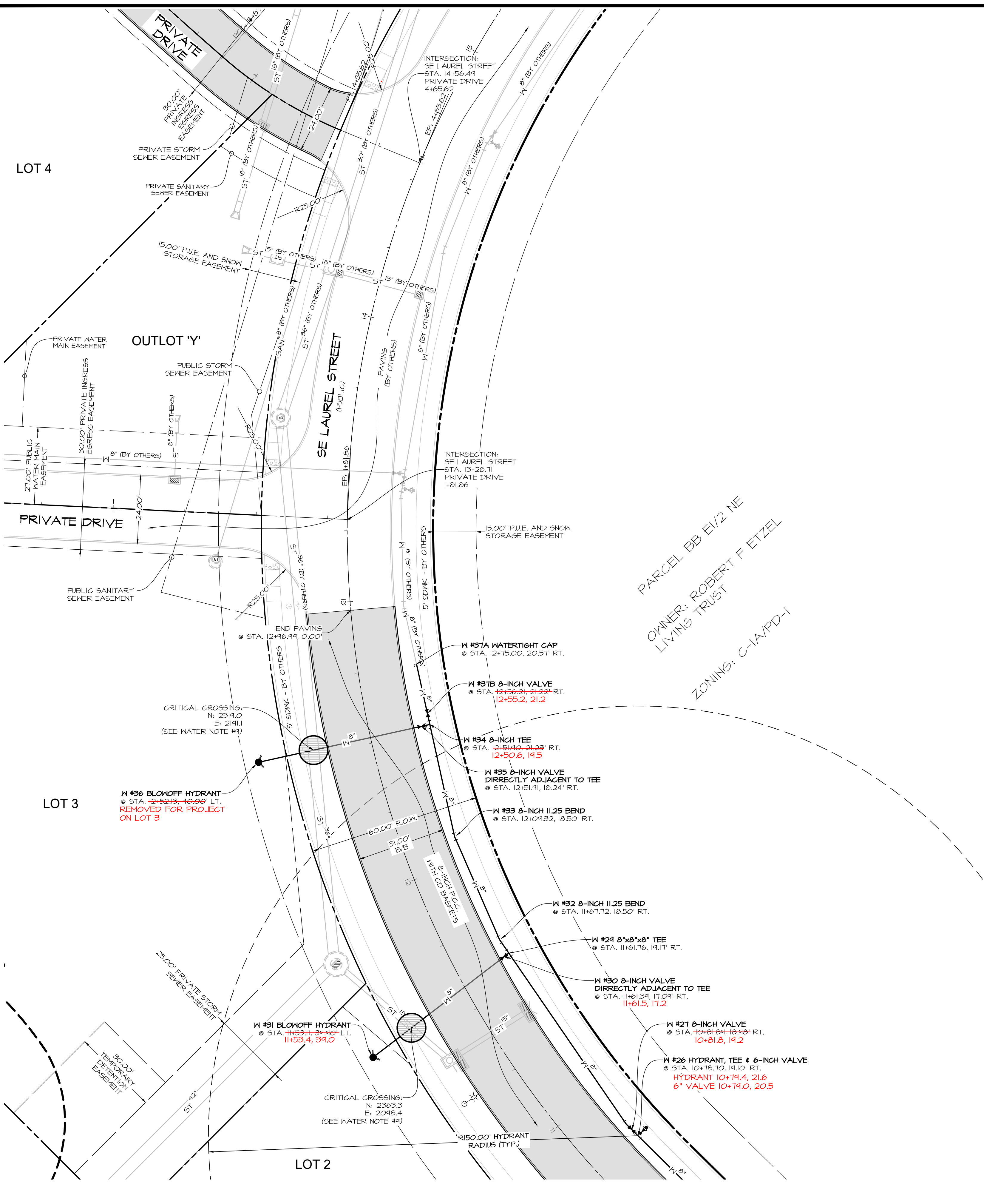
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 OWNER: ROBERT F ETZEL
 LIVING TRUST
 ZONING: C-1A/PD-1



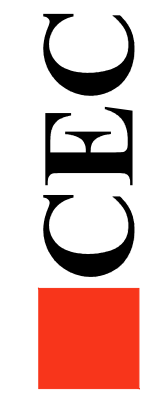
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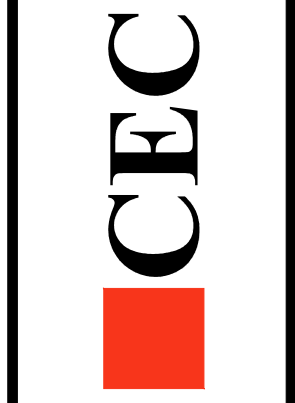
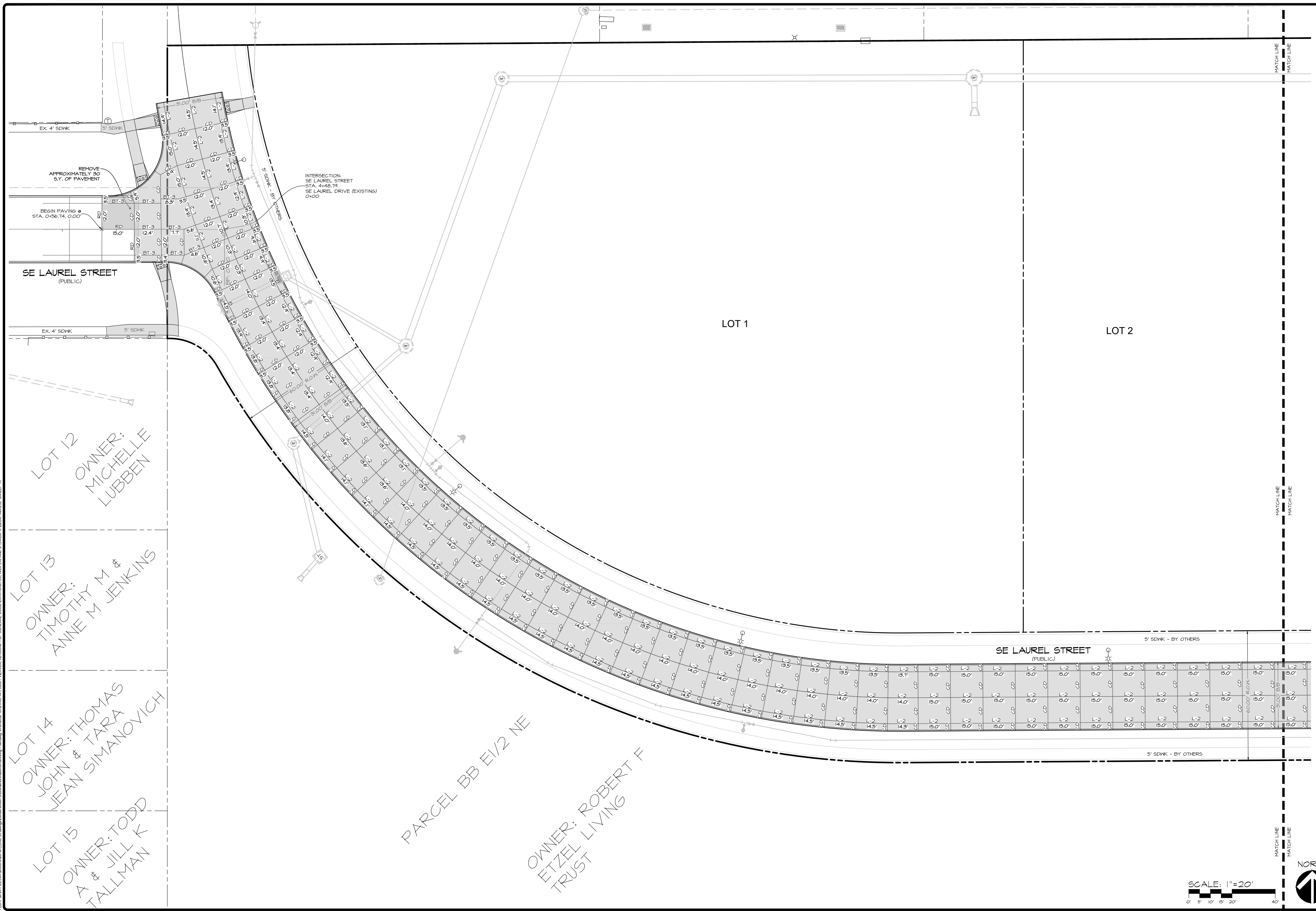
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 2400 86th Street Unit 12 Des Moines, Iowa 50322
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DATE:	REVISIONS	COMMENTS
	1	6-24-2021 ASBUILT
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DATE OF SURVEY: 2014-04-20
 DESIGNED BY: BAK
 DRAWN BY: LCT

WAUKEE TOWNE CENTER PLAT I
 WAUKEE, IOWA
WATER MAIN & PAVING PLAN



REVISIONS	COMMENTS
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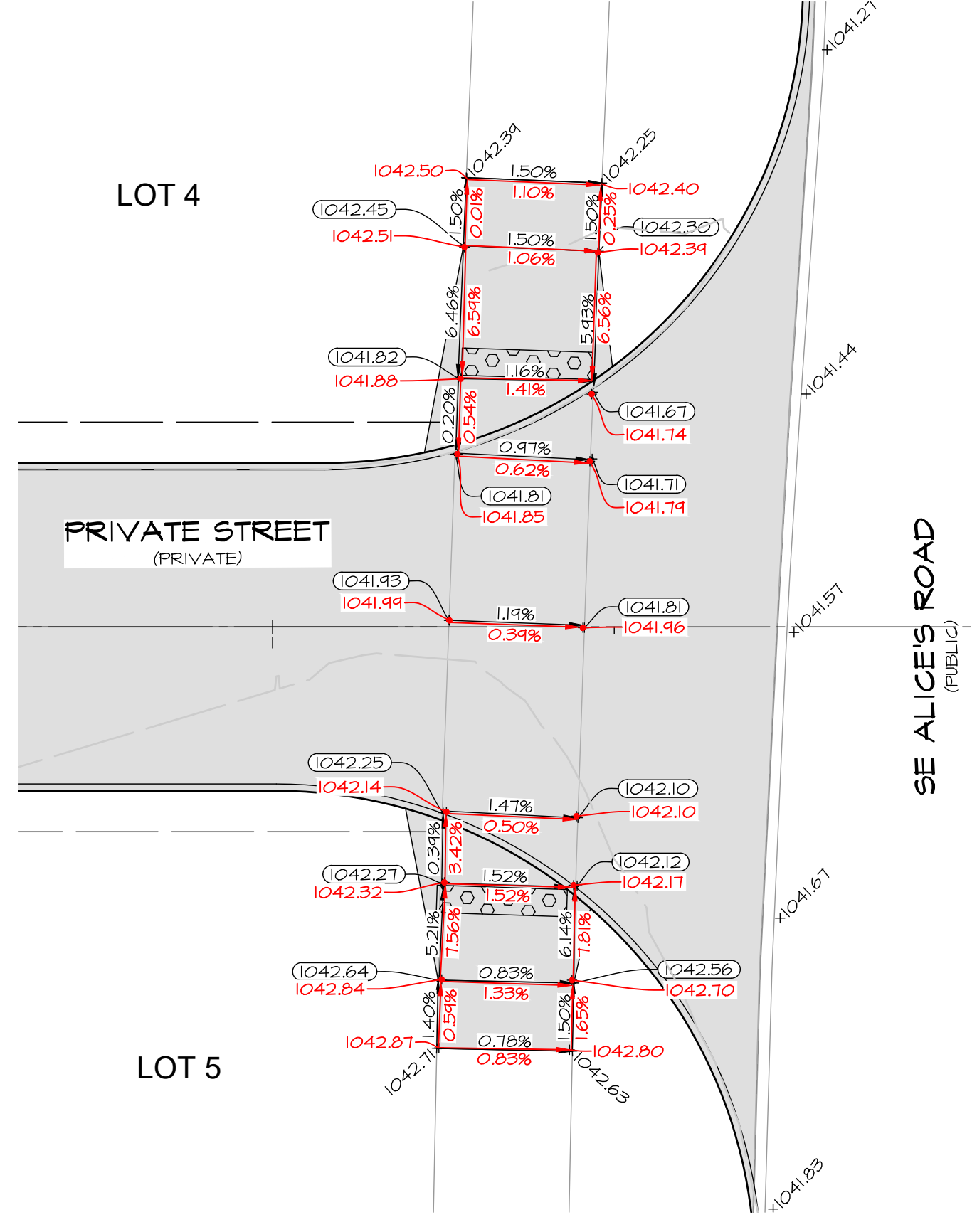
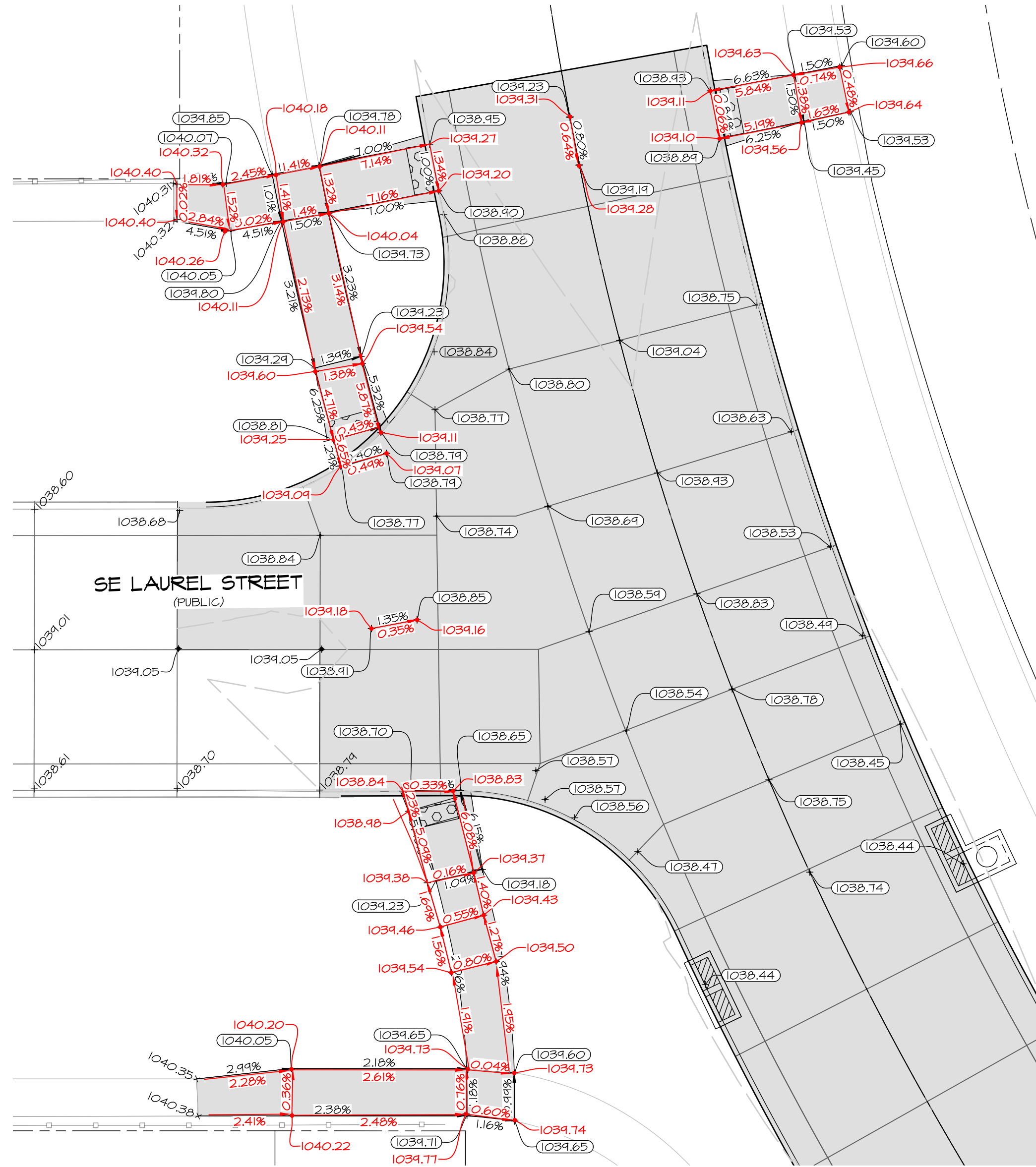
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DESIGNED BY: BAK

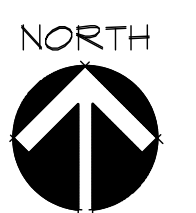
DRAWN BY: LRT

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 SCALE: 1"=10' (22"x34")



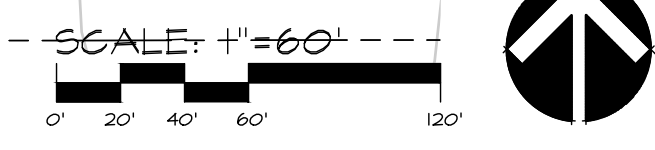
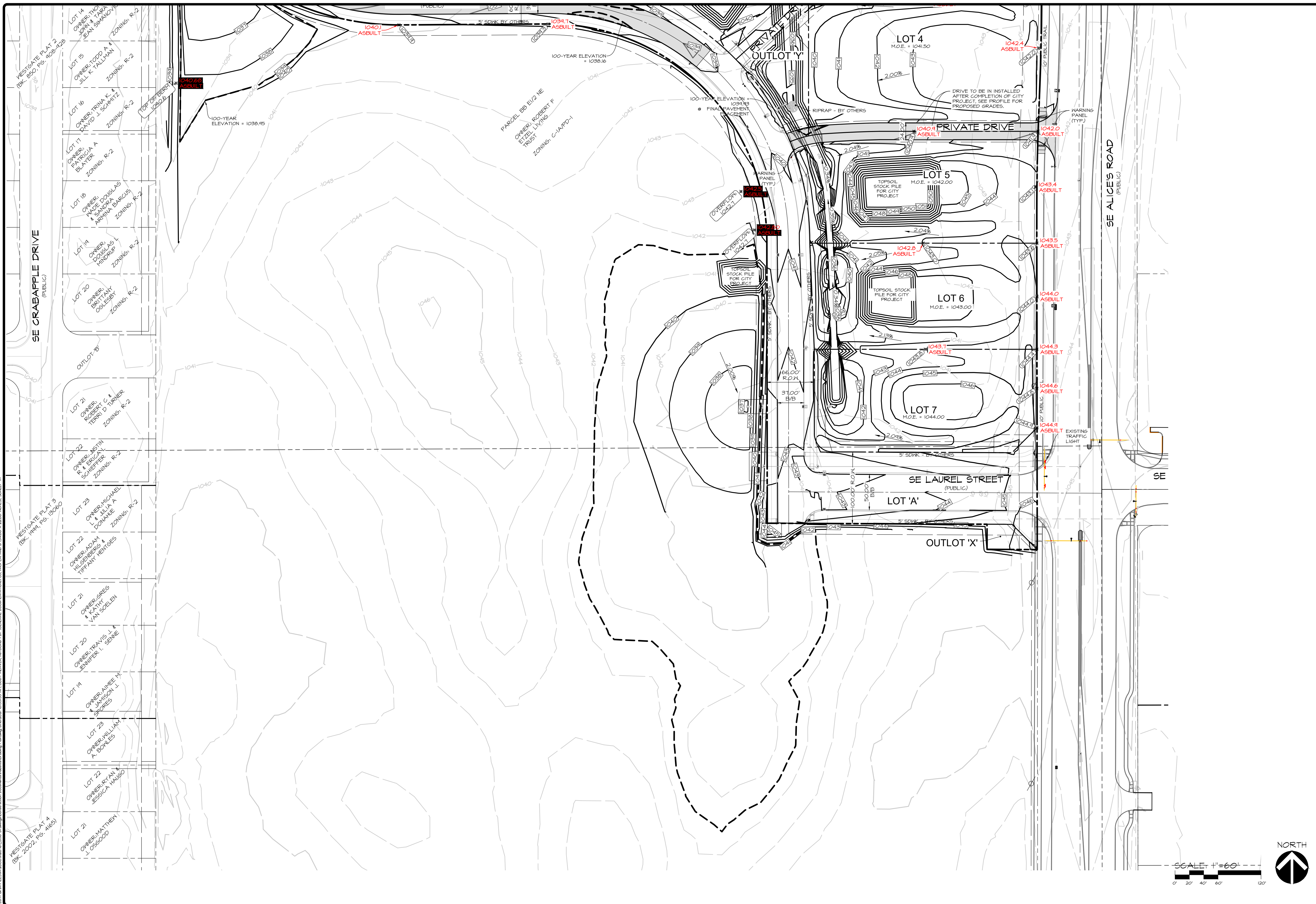
WAUKEE TOWNE CENTER PLAT I
 WAUKEE, IOWA
 ASBULT INTERSECTION DETAILS

SHEET
 17
 OF 27

A-2076

DATE:	REVISIONS	COMMENTS
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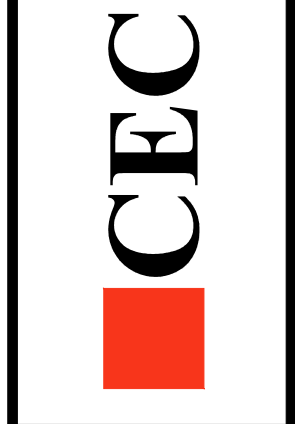
CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



WAUKEE TOWNE CENTER PLAT I
WAUKEE, WAUKEE, IOWA
GRADING PLAN

SHEET 9 OF 27
A-2076

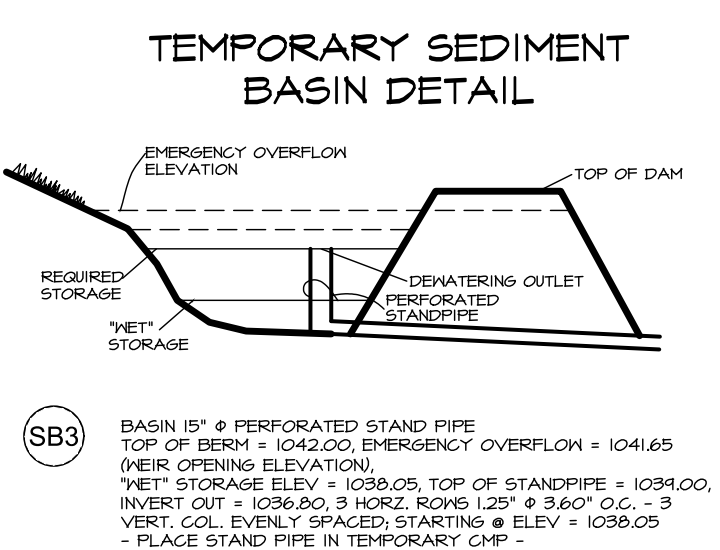
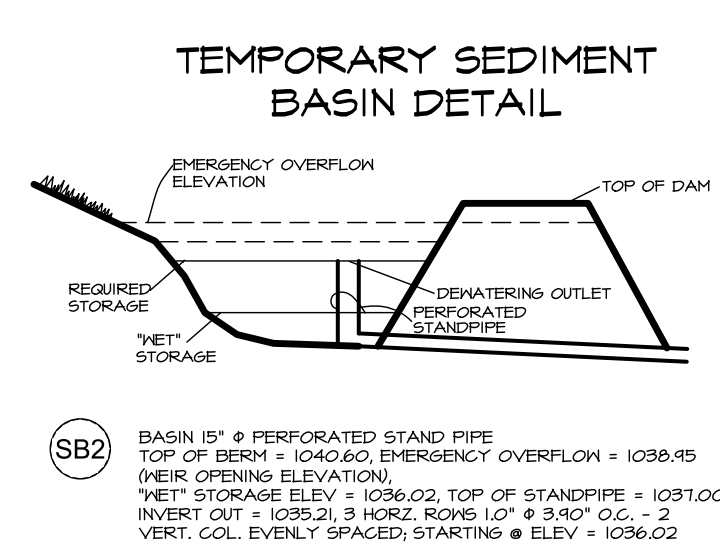
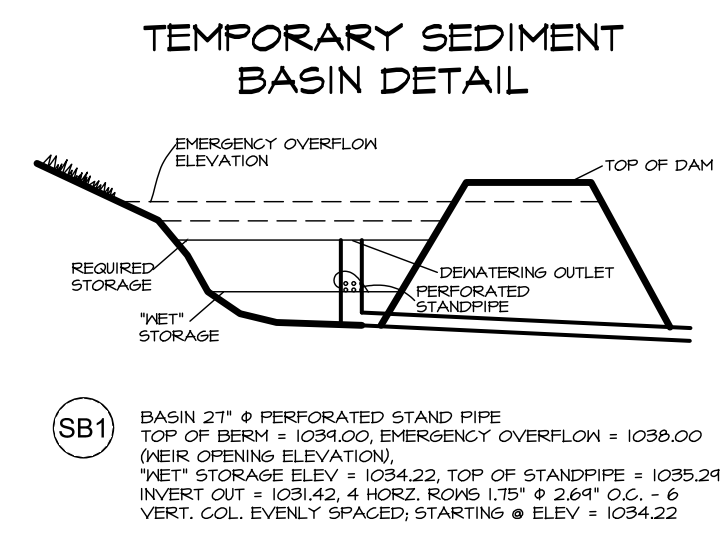
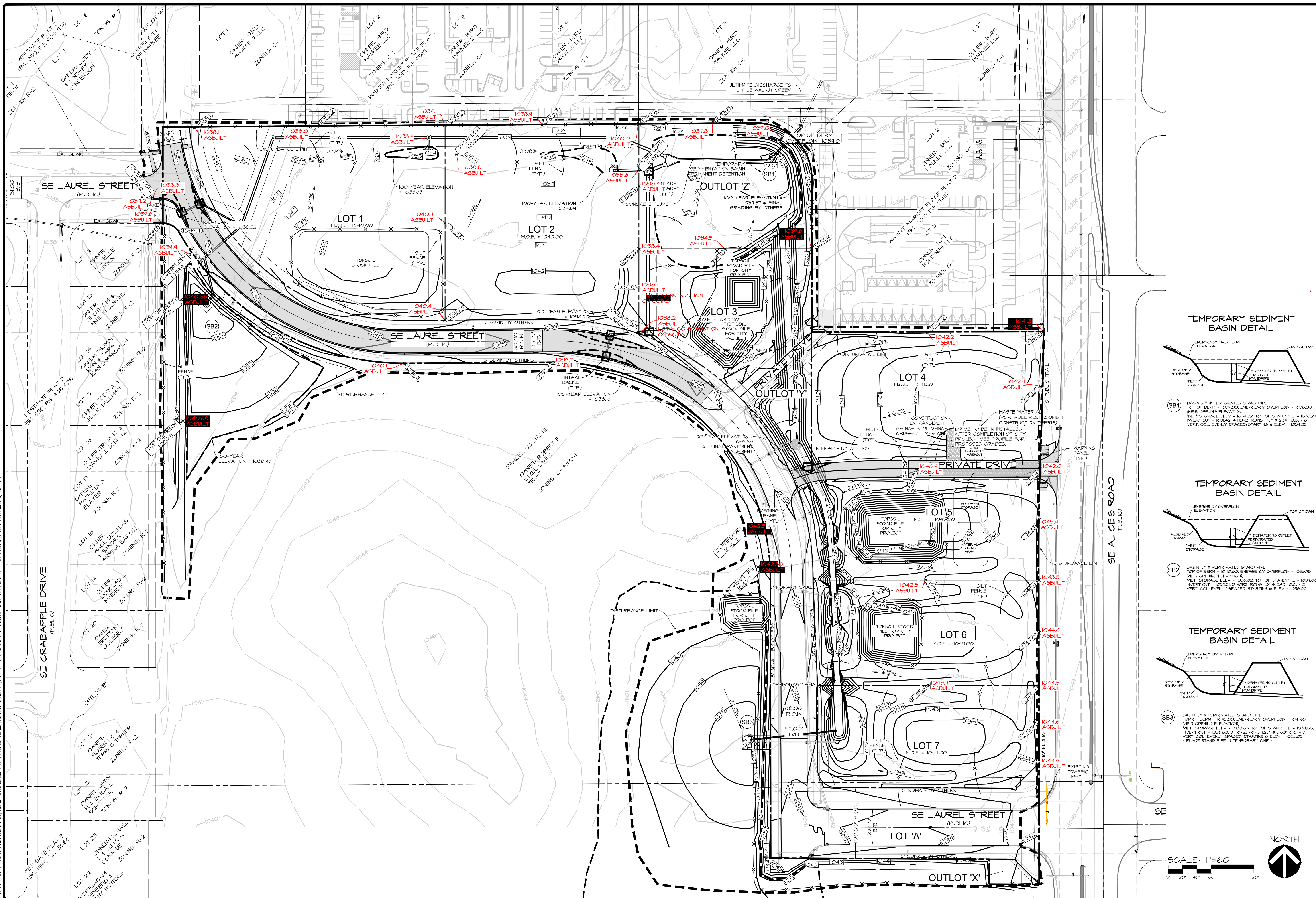
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2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com

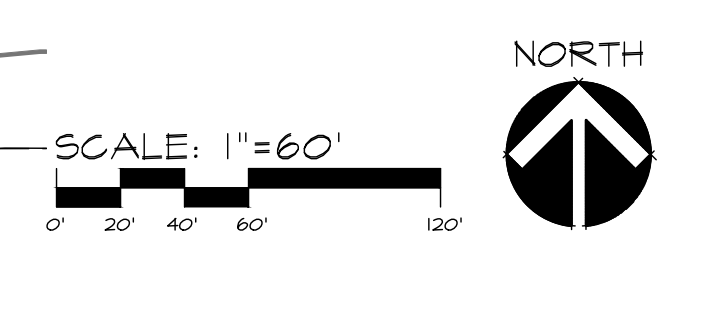
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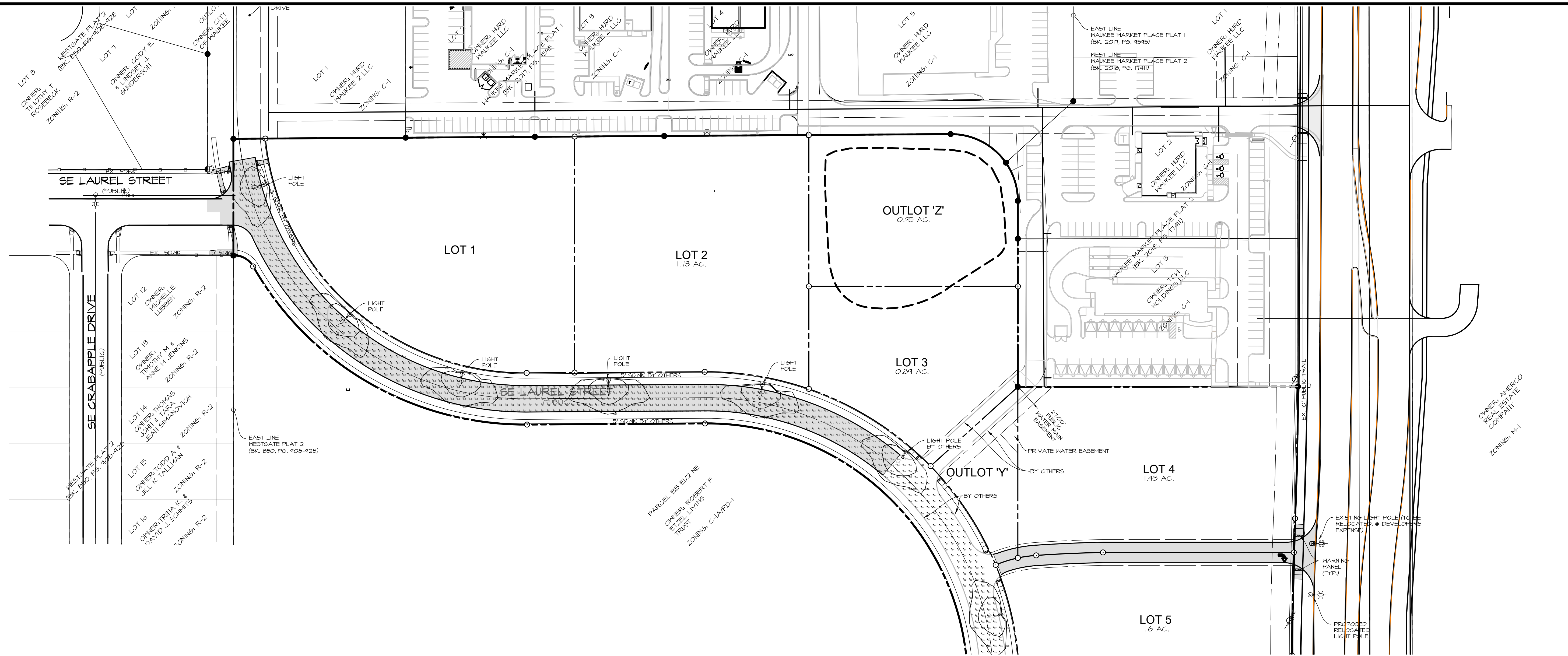
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NO.	DATE	REVISIONS	COMMENTS
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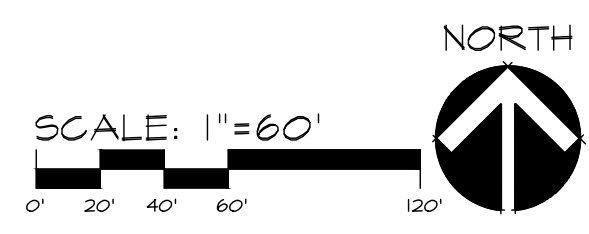
DATE: _____
 DATE OF SURVEY: 2019-09-20
 DESIGNED BY: BAI
 DRAWN BY: LRT





LOCAL STREETS

STREETLIGHT INFORMATION	
STREETLIGHT QUANTITY	5
STREETLIGHT TYPE	ATBO LED E53 R2
WATTAGE	35W LED
MAST LENGTH	6'
POLE HEIGHT/FIXTURE HEIGHT	28'/24.5'
STREETLIGHT SETBACK	3' TO 6' AS NECESSARY TO AVOID UTILITIES
SPACING	180' TYPICAL
STREET WIDTH (CURB TO CURB)	31' 9/8"
LIGHT LOSS FACTOR	0.81



WAUKEE TOWNE CENTER PLAT 1
 WAUKEE, WAUKEE, IOWA
LIGHTING PLAN

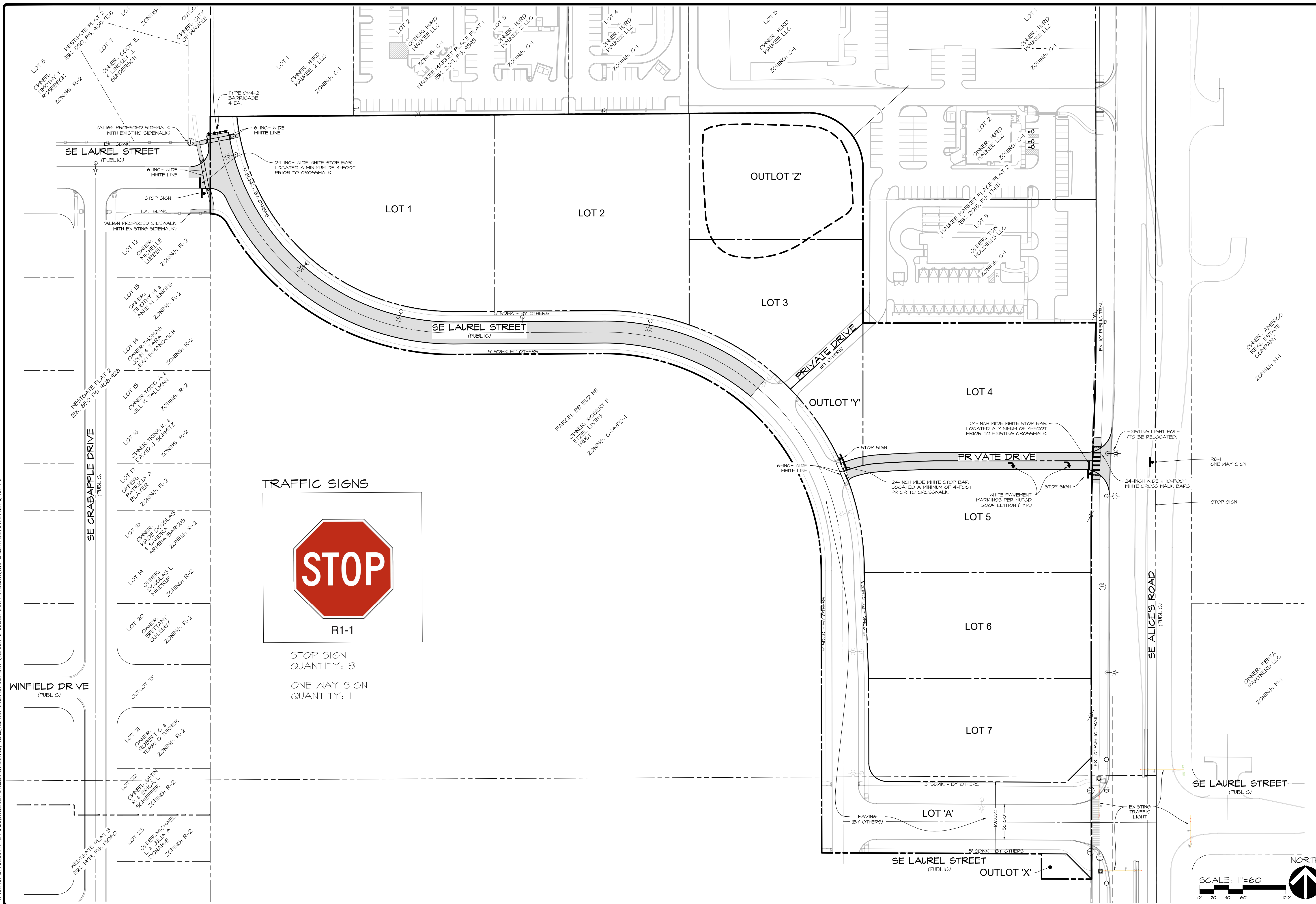
SHEET 23
 OF 27
 A-2076

DATE: _____

REVISIONS	COMMENTS
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DATE OF SURVEY: 2019-09-20
 DESIGNED BY: BAI
 DRAWN BY: LRT

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



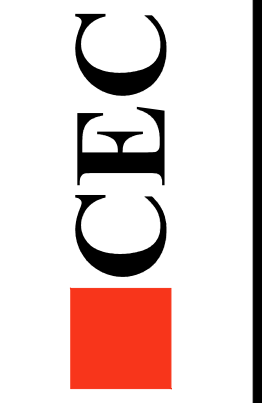
TRAFFIC SIGNS



R-1

STOP SIGN
QUANTITY: 3

ONE WAY SIGN
QUANTITY: 1



REVISIONS	COMMENTS
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DATE: _____

DATE OF SURVEY: 2019-08-20

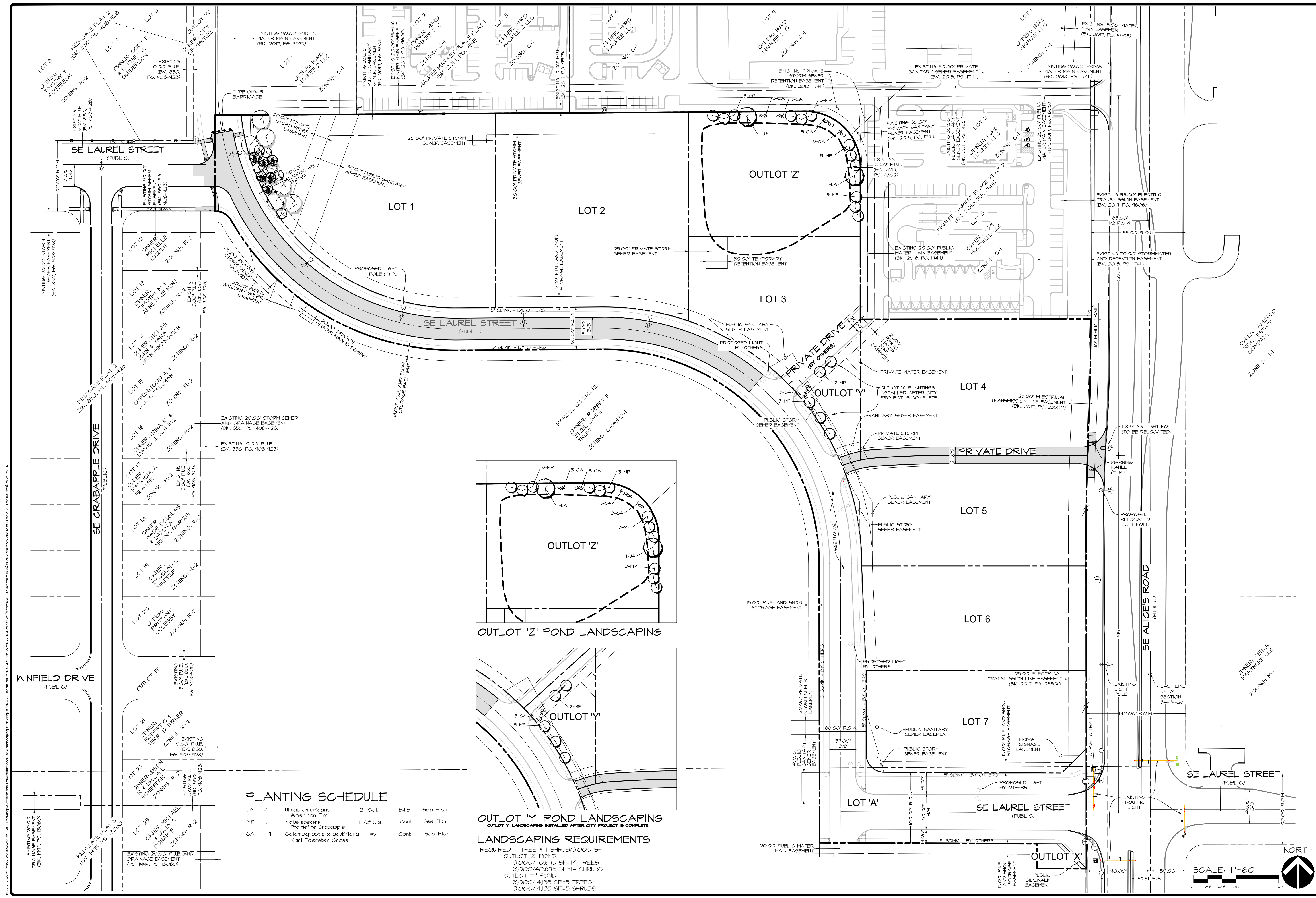
DESIGNED BY: BAI

DRAWN BY: LRT

WAUKEE TOWNE CENTER PLAT 1
WAUKEE, WAUKEE, IOWA

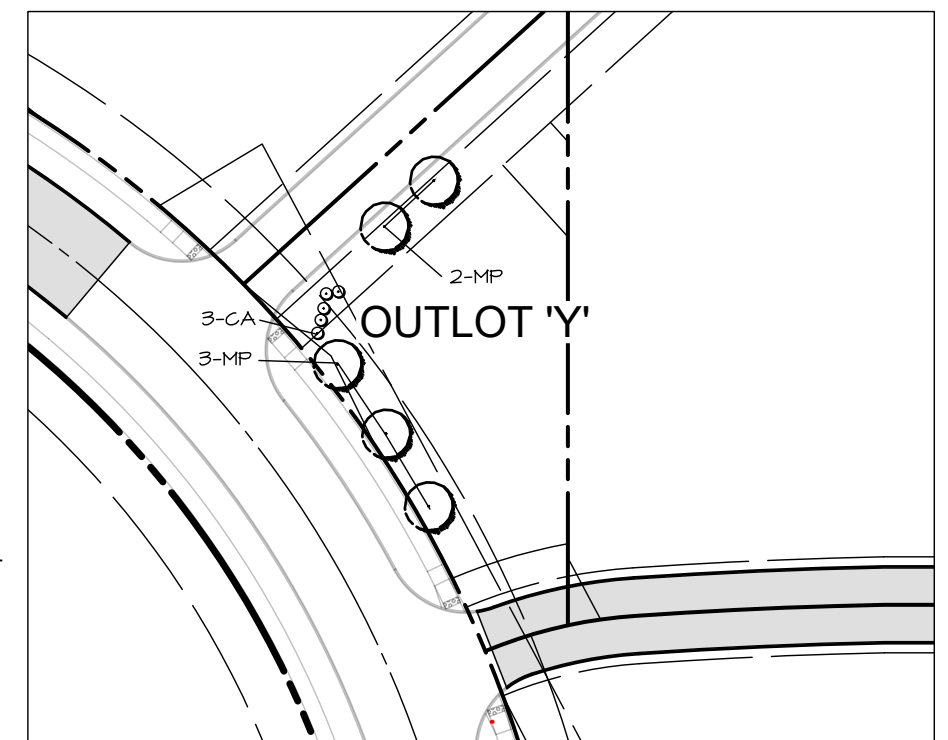
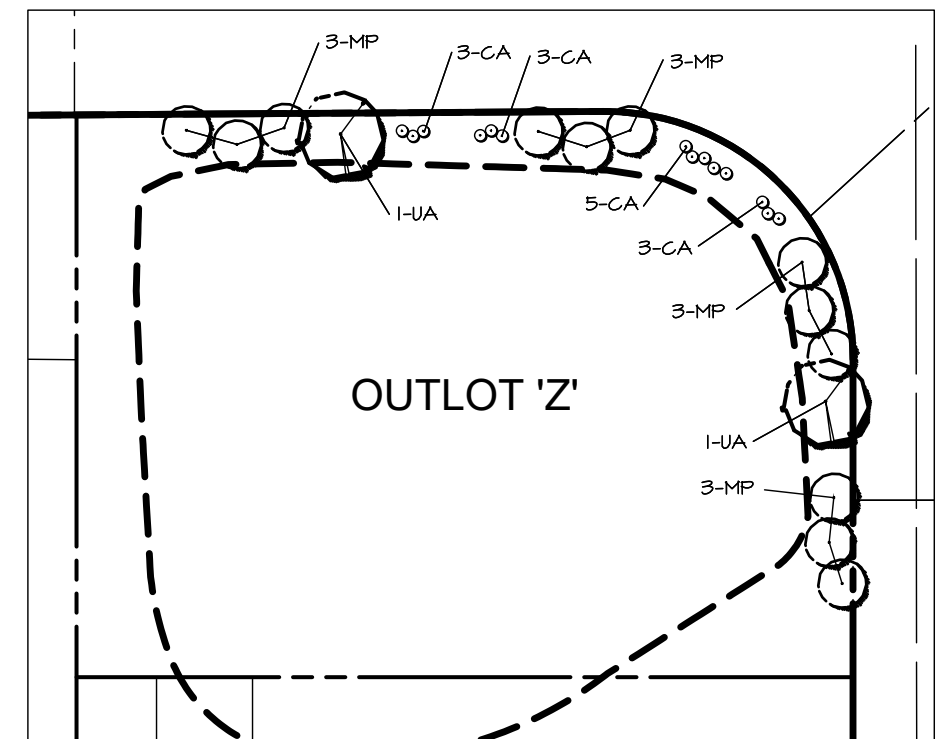
PAVEMENT MARKING & SIGNAGE PLAN

03-FILES\A-2000\A2000-03176 - CTD Drawings\Construction Documents\Aerials\Landscaping\Plan.dwg, 8/16/2021 10:56:24 AM, cweaver, E1



PLANTING SCHEDULE

Code	Quantity	Species	Size	Material	Notes
UA	2	Ulmus americana	2" Cal.	B4B	See Plan
		American Elm			
MP	17	Malus species	1 1/2" Cal.	Cont.	See Plan
		Prairie Star Crabapple			
CA	14	Calamagrostis x acutiflora	#2	Cont.	See Plan
		Karl Foerster Grass			



LANDSCAPING REQUIREMENTS

REQUIRED: 1 TREE & 1 SHRUB/3,000 SF

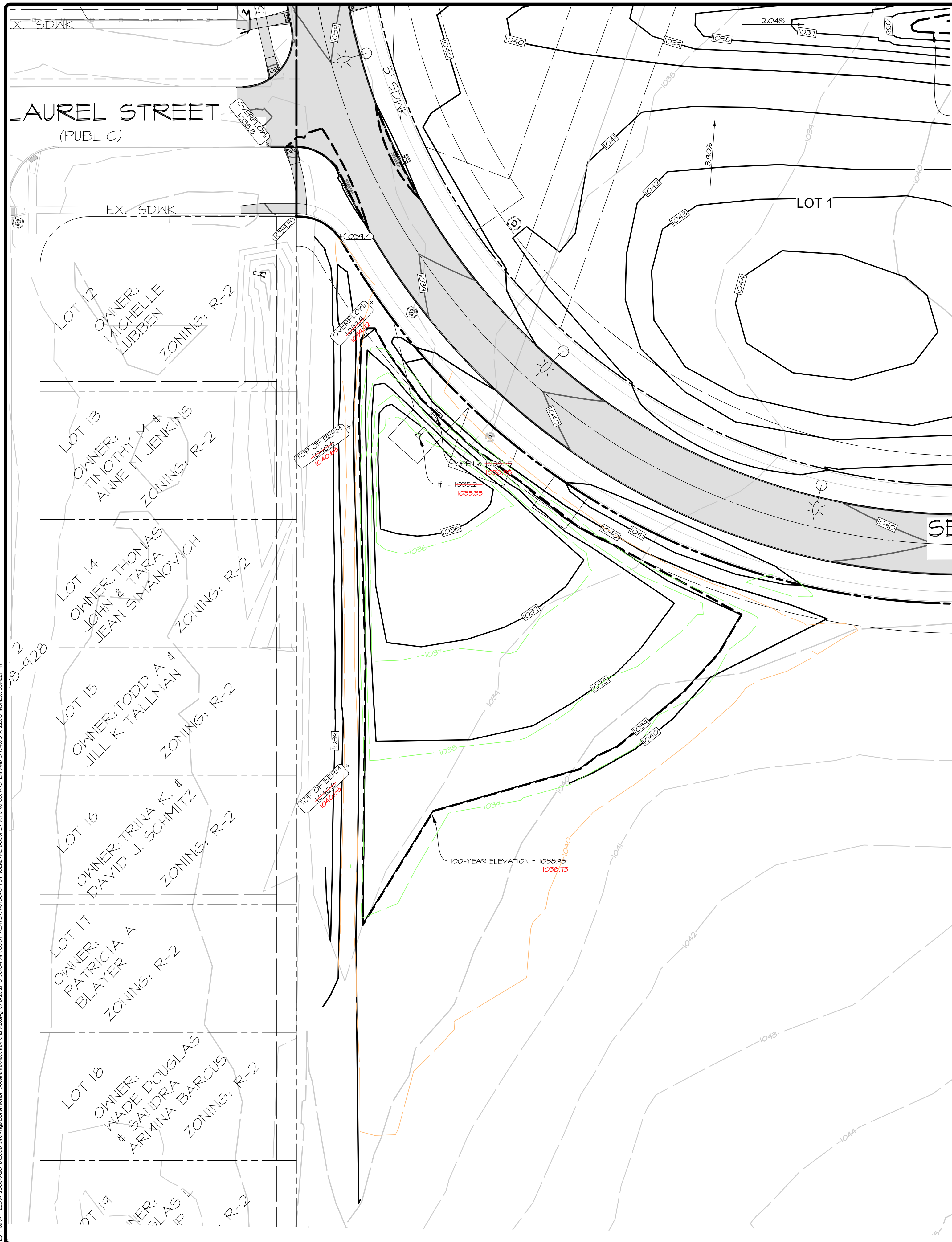
OUTLOT 'Z' POND
 3,000/14,615 SF=14 TREES
 3,000/14,615 SF=14 SHRUBS

OUTLOT 'Y' POND
 3,000/14,135 SF=5 TREES
 3,000/14,135 SF=5 SHRUBS

REVISIONS

NO.	DATE	REVISIONS	COMMENTS
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DATE: _____
 DATE OF SURVEY: 2019-08-20
 DESIGNED BY: BMT
 DRAWN BY: LRT

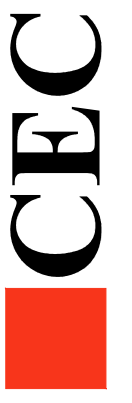
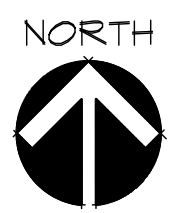
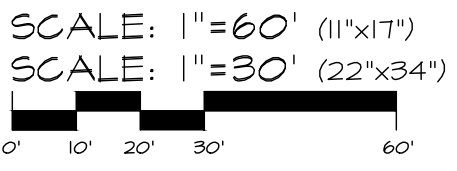


DESIGN STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
1035.22	0	N/A	N/A	0
1036.0	3197	0.78	1247	1247
1037.0	9642	1.0	6420	7666
1038.0	15306	1.0	12474	20140
1039.0	23092	1.0	19199	39339

ASBUILT STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
1035.35	0	N/A	N/A	0
1036.0	2923	0.5	781	781
1037.0	9547	1.0	6236	7016
1038.0	18800	1.0	14174	21190
1038.92	27799	0.92	21436	42626
1039.0	28626	0.08	2257	44883
1039.92	42657	0.92	32791	77674



DATE:	2021-08-16	REVISIONS	COMMENTS
	1		
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	4		
	5	BAT	
	6	LRT	

DATE OF SURVEY: 2019-09-20
DESIGNED BY:
DRAWN BY: