

ASBUILTS

CONSTRUCTION DRAWINGS

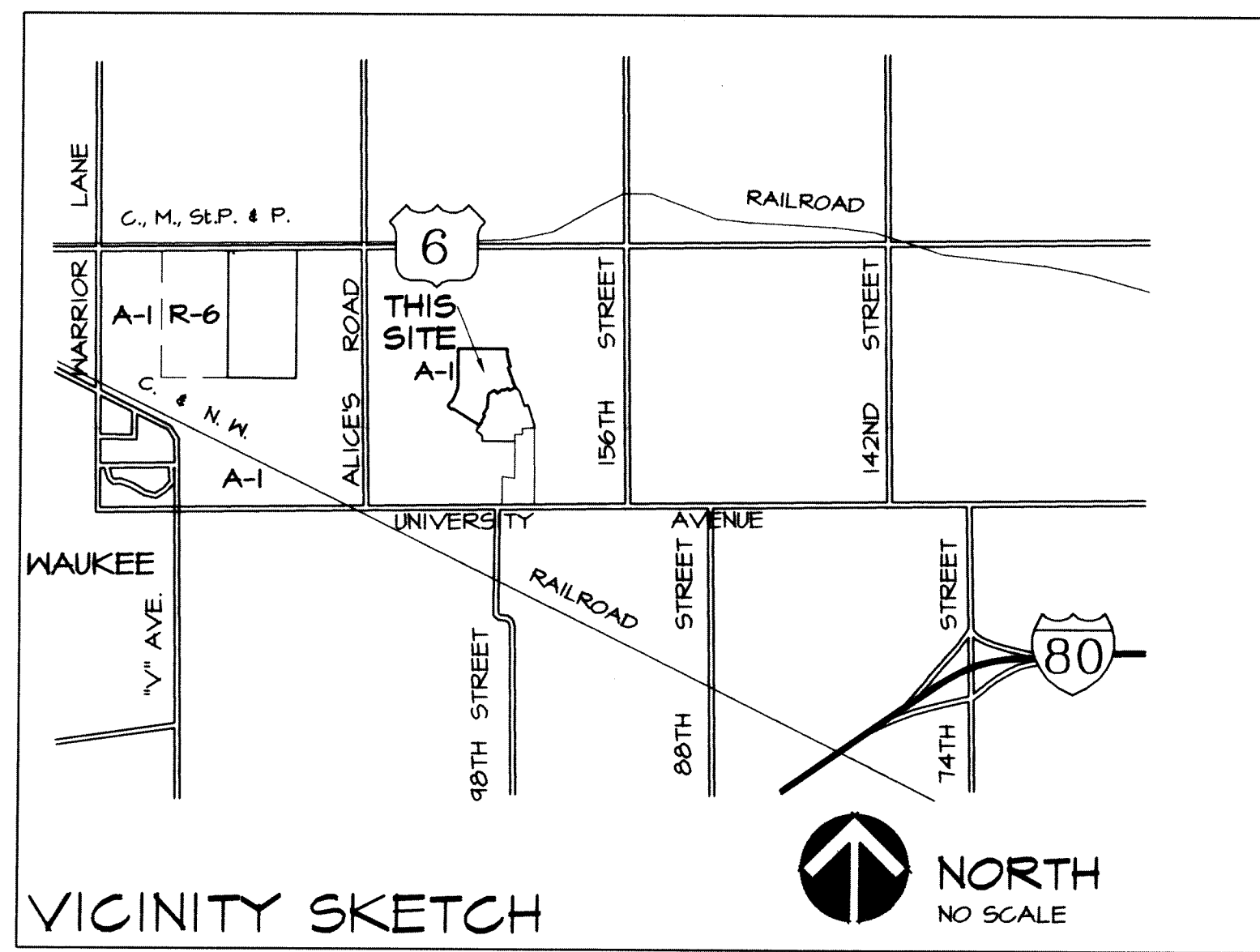
WILLIAMS POINT

PLAT 3

REGENCY LAND COMPANY - 2530 73RD STREET - URBAN DALE, IOWA 50322

DRAWING INDEX

- 1-4 SANITARY SEWER
- 5 WATER MAIN
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- 9 GRADING
- 9 STORM WATER POLLUTION PREVENTION PLAN
- 10 STREET TREE PLANTING PLAN
- 10-12 PAVING PLAN



CERTIFICATION

	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.
	<i>Melissa M. Hills</i> 5-1-06 MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-11

CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322

DATE: 4/22/03
 REVISION: 5/05/03
 5/16/03
 ASBUILT: 5-01-2006

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	29°54'17"	1030.00	537.61	275.08	531.53	S14°51'10"E
C2	21°26'47"	1030.00	385.54	195.05	383.29	S19°10'56"E
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C4	1°46'29"	500.00	15.44	7.74	15.44	N73°49'14"E
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QUANTITIES

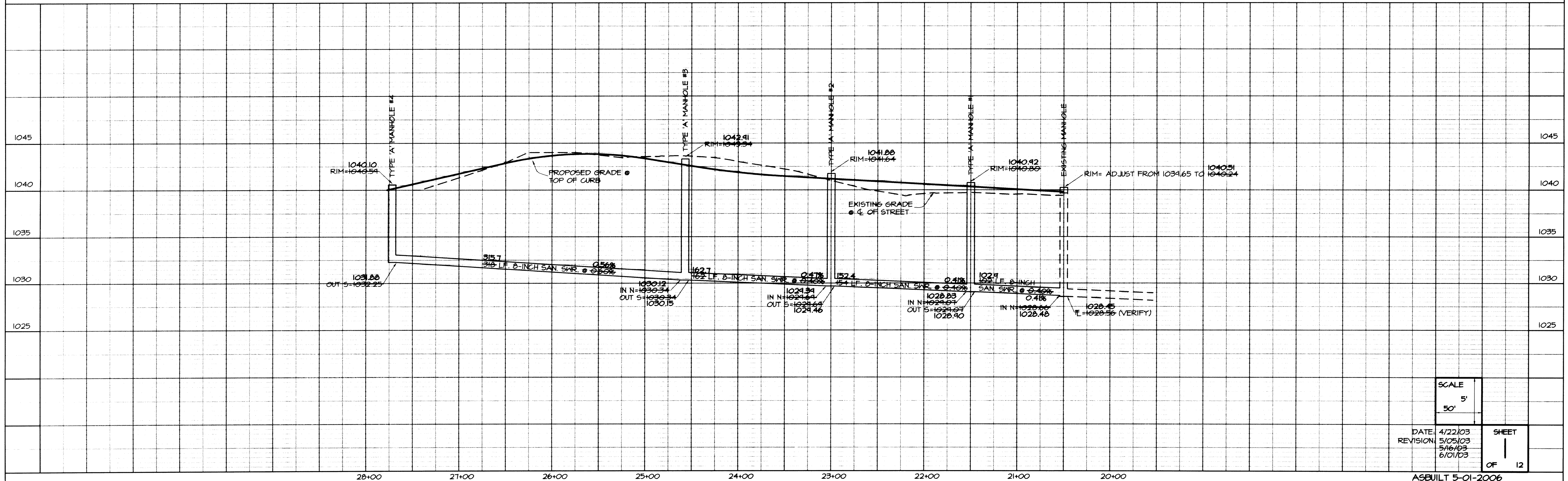
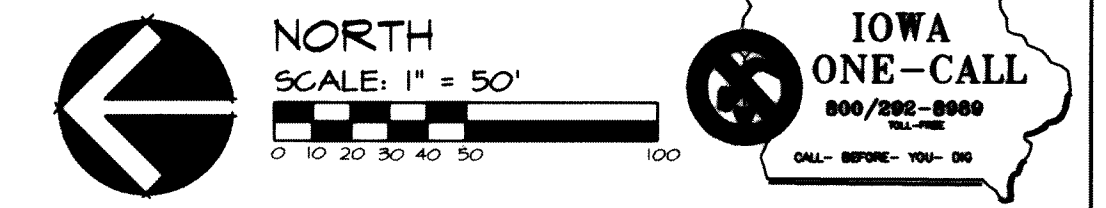
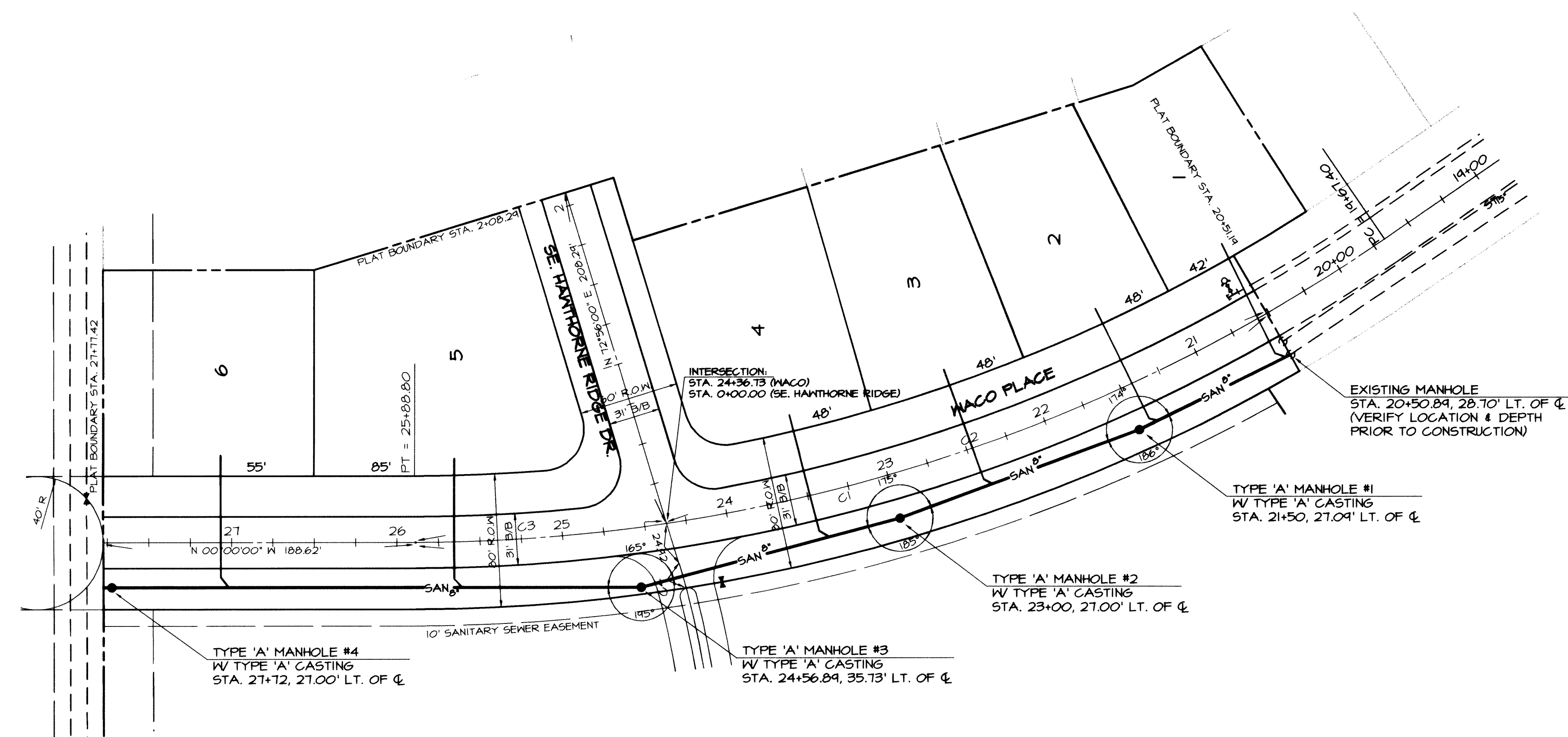
- 3410 LF. 8-INCH SANITARY SEWER
- 16 EA. TYPE 'A' MANHOLE
- 3 EA. TEMPORARY CLEANOUT
- 6 EA. SANITARY SEWER

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - A. WAUKEE CITY ENGINEER
 - B. REGENCY LAND COMPANY
 - C. CIVIL ENGINEERING CONSULTANTS, INC.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES AND PROVIDE THIS INFORMATION TO THE ENGINEER.
5. CASTING TYPES ARE FROM DES MOINES STANDARD SPECS.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGED DURING CONSTRUCTION AND RECORDING LOCATION OF TILE

LEGEND

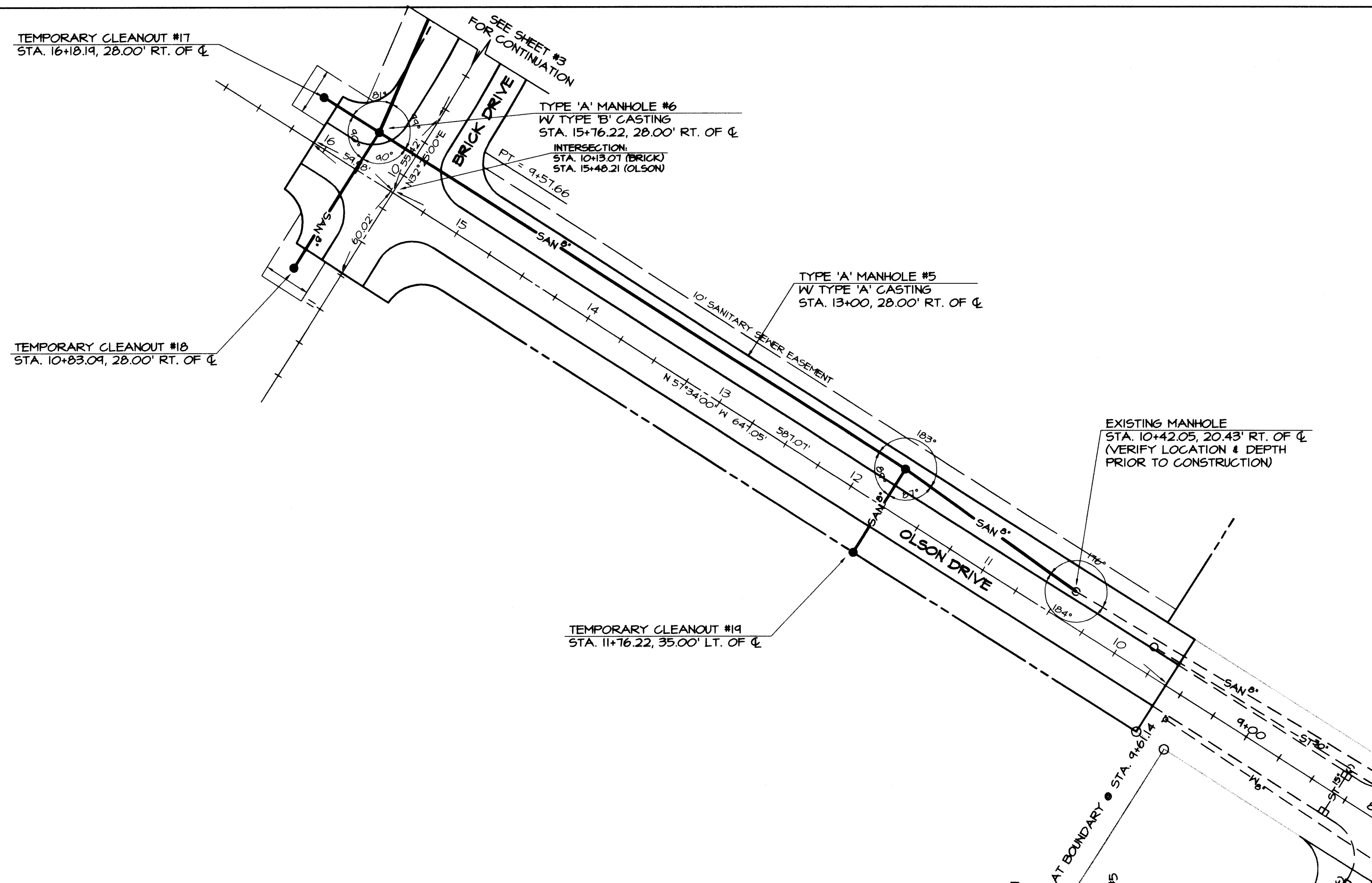
- | | | | |
|---|-------------------|---|--------------------------|
| — | EXISTING/PROPOSED | — | FLAT BOUNDARY |
| — | 5" S | — | STORM SEWER & SIZE |
| — | SAN 8" | — | SANITARY SEWER & SIZE |
| — | W 8" | — | WATER MAIN & SIZE |
| ○ | | ● | MANHOLE |
| ○ | | ○ | STORM INTAKE |
| ▽ | | ▽ | FIRE HYDRANT |
| ⊕ | | ⊕ | VALVE |
| ⊕ | | ⊕ | UNDERGROUND FIBER OPTICS |
| ⊕ | | ⊕ | UNDERGROUND TELEPHONE |



PLAN & PROFILE - SANITARY SEWER - WILLIAMS POINTE PLAT 3
 REGENCY LAND COMPANY, 2530 73RD STREET URBANDALE, IOWA, 50322
 CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322

SCALE	5'
DATE	4/22/03
REVISION	5/05/03 5/16/03 6/01/03
SHEET	12
OF	12

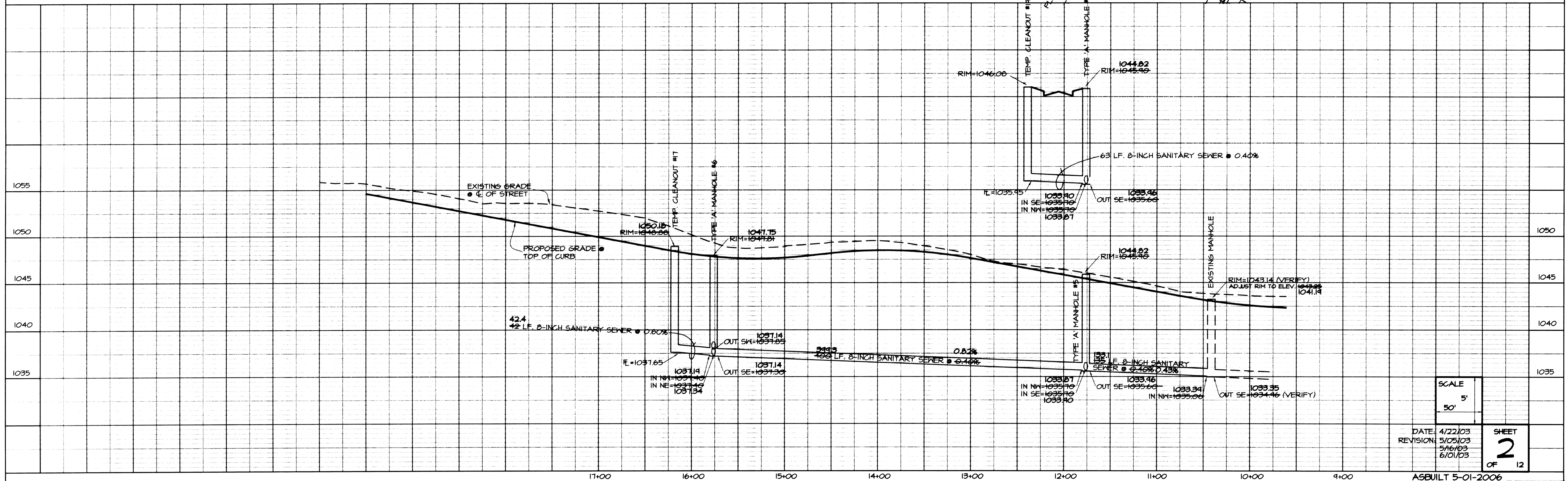
ASBUILT 5-01-2006



- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST" — STORM SEWER & SIZE
 - SAN" — SANITARY SEWER & SIZE
 - W" — WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - UGFO UNDERGROUND FIBER OPTICS
 - UGT UNDERGROUND TELEPHONE

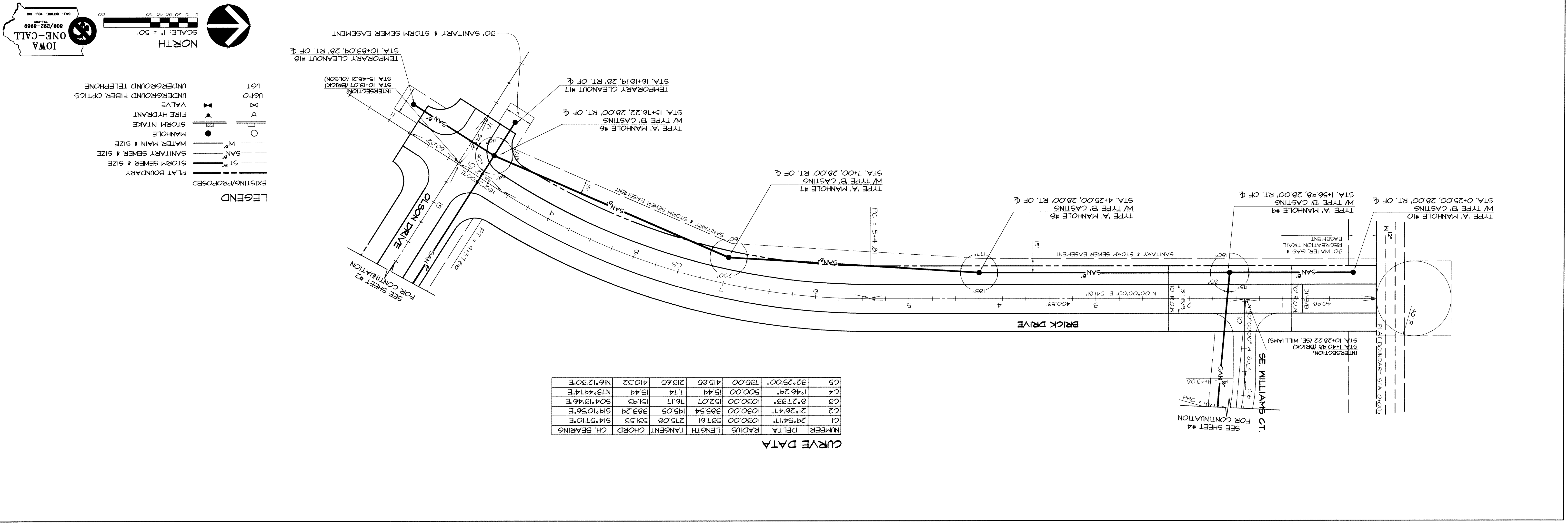
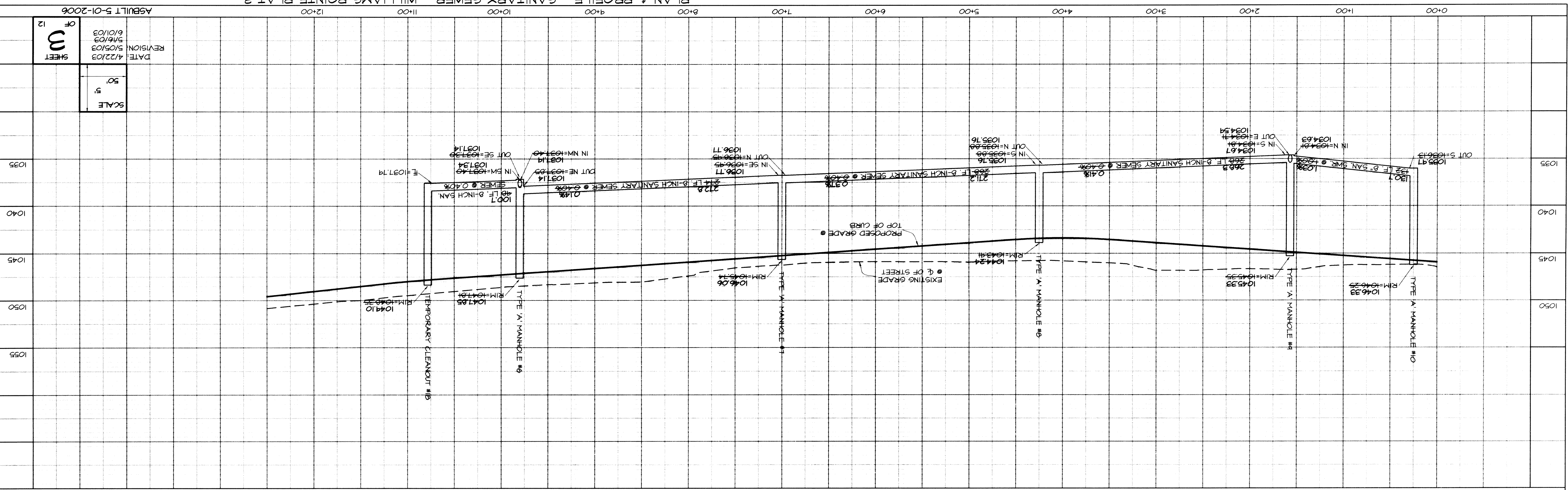
NORTH
SCALE: 1" = 50'

IOWA ONE-CALL
800/882-8888
CALL BEFORE YOU DIG



SCALE	5'
DATE	4/22/03
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SHEET	2
OF	12
ASBUILT 5-01-2006	

PLAN & PROFILE - SANITARY SEWER - WILLIAMS POINTE PLAT 3
 REGENCY LAND COMPANY, 2530 73RD STREET URBANDALE, IOWA, 50322
 CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322



LEGEND

EXISTING/PROPOSED

PLAT BOUNDARY

STORM SEWER & SIZE

SANITARY SEWER & SIZE

MATERIAL MAIN & SIZE

MANHOLE

STORM INTAKE

FIRE HYDRANT

VALVE

UNDERGROUND FIBER OPTICS

UGFO

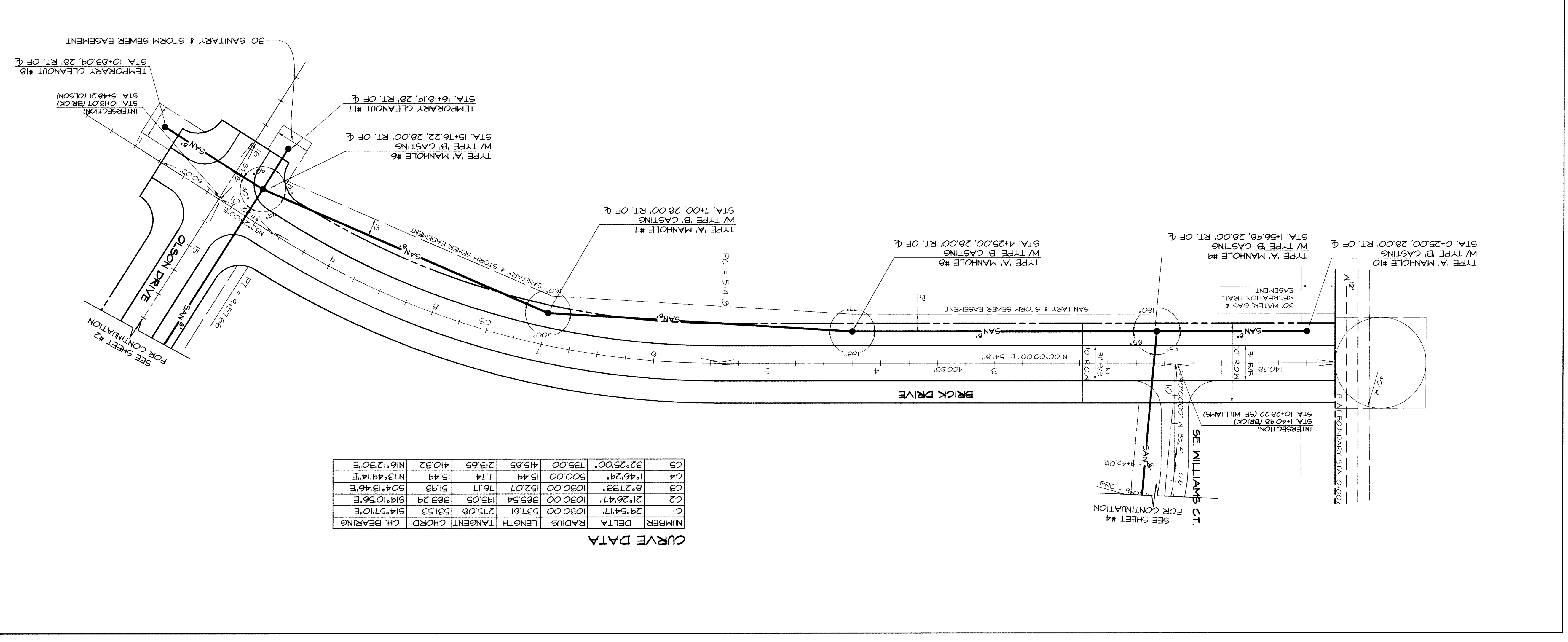
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LEGEND

SCALE: 1" = 50'

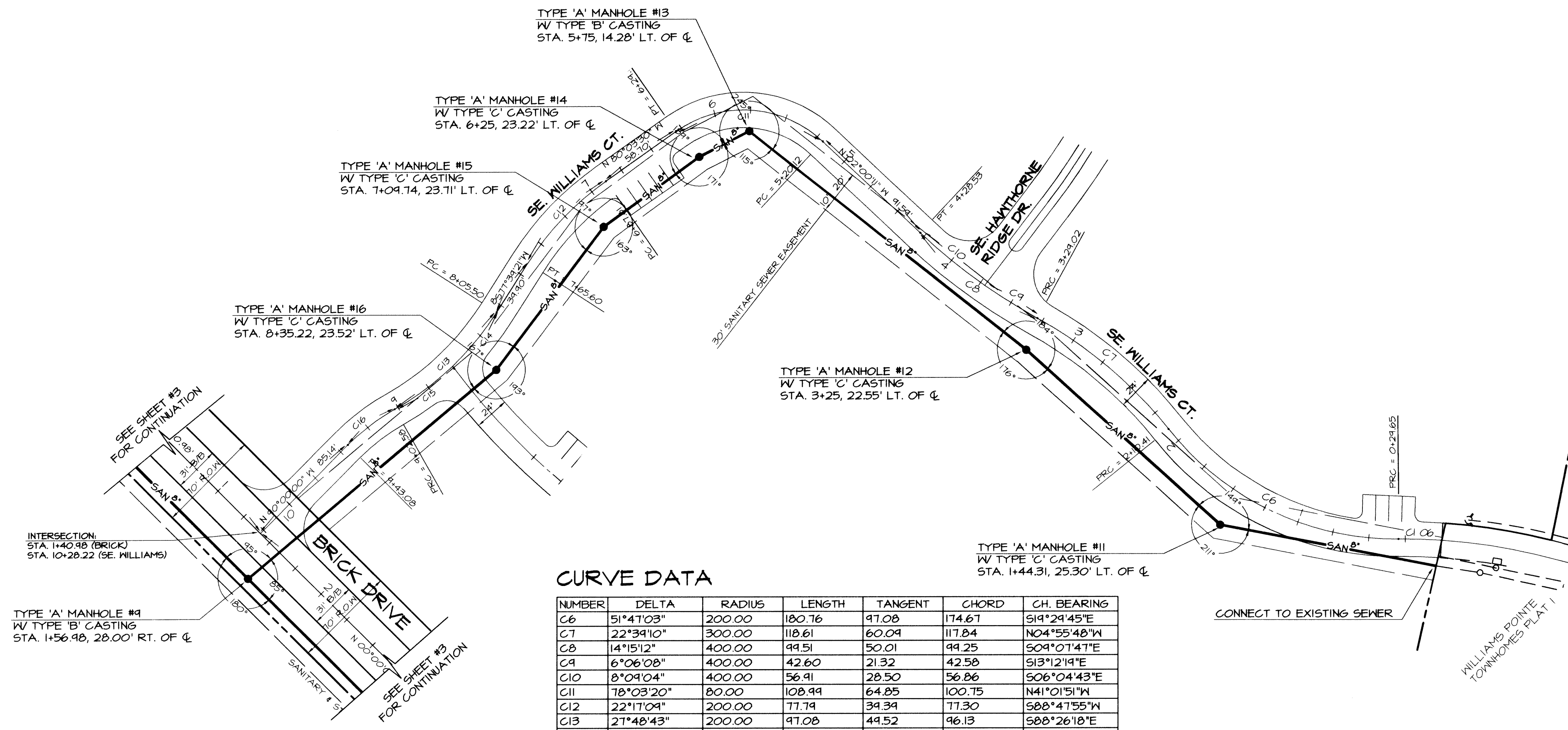
NORTH

IOWA ONE-CALL 800/522-9389



CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	29°54'17"	1030.00	537.61	275.08	531.53	614°57'10"E
C2	21°26'47"	1030.00	385.54	195.05	383.29	619°10'56"E
C3	8°27'33"	1030.00	152.07	76.17	151.93	504°13'46"E
C4	1°46'29"	500.00	15.49	7.74	15.49	N73°49'14"E
C5	32°25'00"	135.00	415.85	213.65	410.32	N16°12'30"E



CURVE DATA

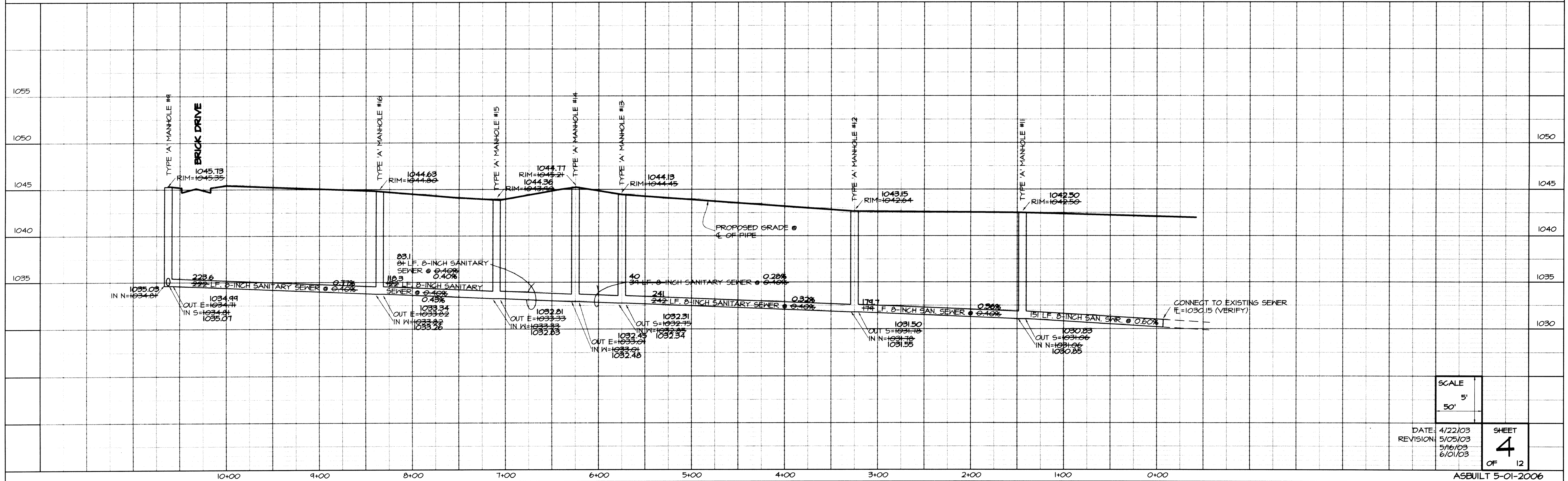
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	51°41'03"	200.00	180.76	97.08	174.67	S19°24'45"E
C7	22°39'10"	300.00	118.61	60.09	117.84	N04°55'48"W
C8	14°15'12"	400.00	99.51	50.01	99.25	S09°07'47"E
C9	6°06'08"	400.00	42.60	21.32	42.58	S13°12'19"E
C10	8°09'04"	400.00	56.91	28.50	56.86	S06°04'43"E
C11	18°03'20"	80.00	108.94	64.85	100.75	N41°01'51"W
C12	22°17'04"	200.00	77.74	34.34	77.30	S88°47'55"W
C13	27°48'43"	200.00	97.08	44.52	96.13	S88°26'18"E
C14	13°39'36"	200.00	47.68	23.95	47.57	N84°24'09"E
C15	14°09'07"	200.00	44.40	24.83	44.27	S81°36'30"E
C16	15°28'04"	150.00	40.44	20.37	40.37	N82°15'58"W

- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - 51" STORM SEWER & SIZE
 - SAN 8" SANITARY SEWER & SIZE
 - 14" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - UGFO UNDERGROUND FIBER OPTICS
 - UGT UNDERGROUND TELEPHONE

NORTH

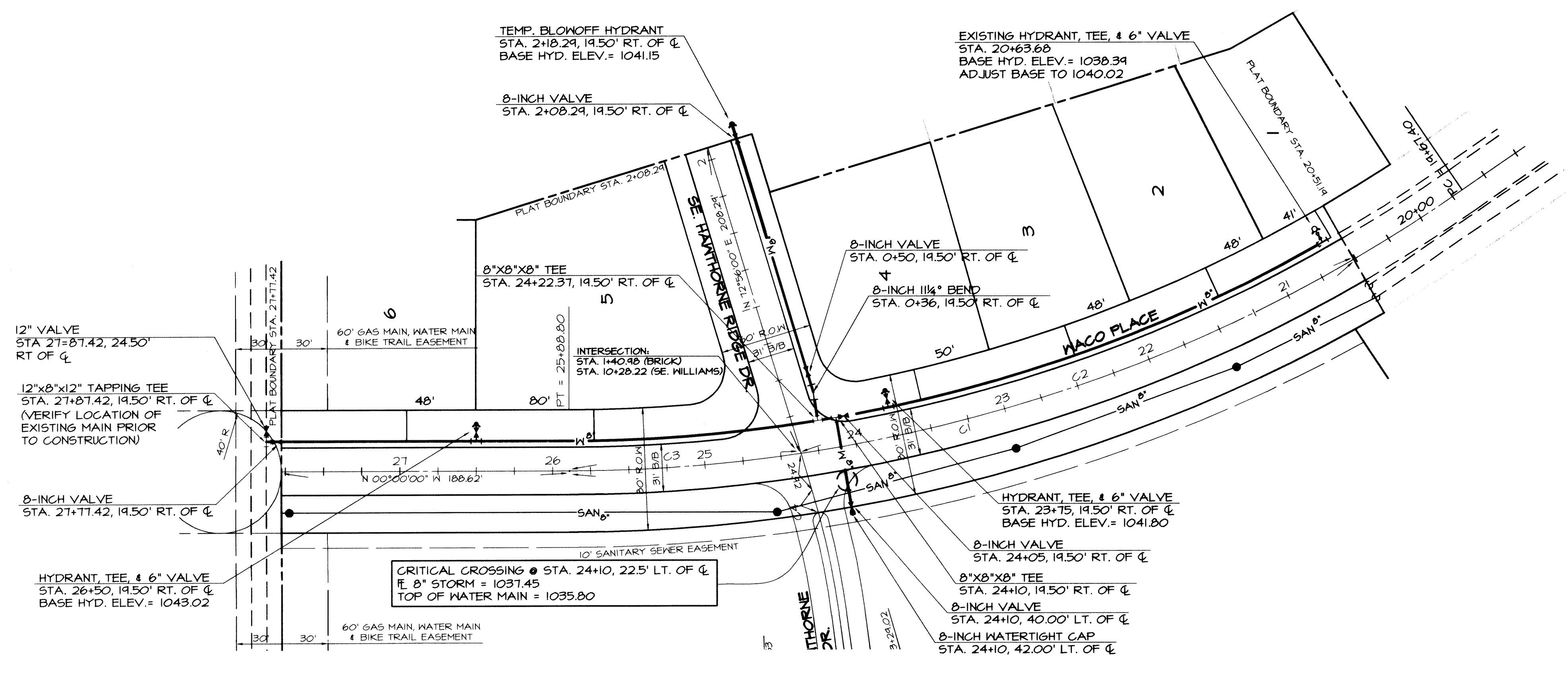
SCALE: 1" = 50'

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CALL BEFORE YOU DIG



SCALE	5'	SHEET	4
DATE	4/22/03		
REVISION	5/05/03	OF	12
	6/10/03		

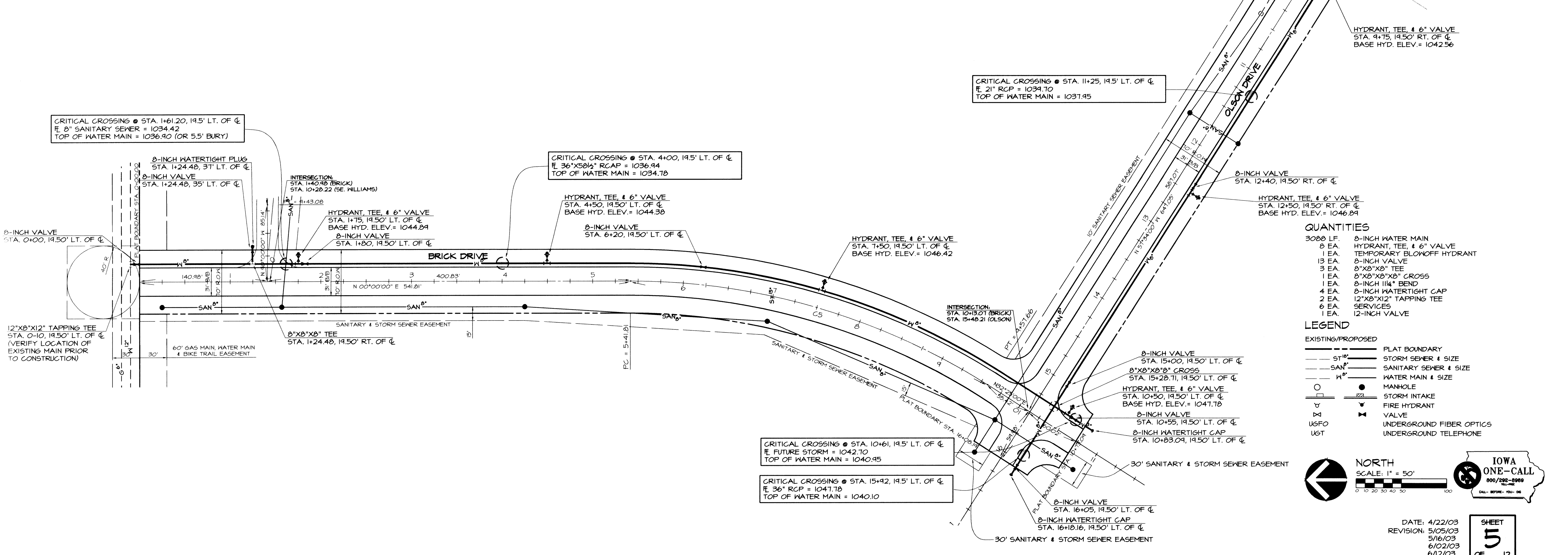
PLAN & PROFILE - SANITARY SEWER - WILLIAMS POINTE PLAT 3
 REGENCY LAND COMPANY, 2530 73RD STREET, URBANDALE, IOWA, 50322
 CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322



CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	24°54'17"	1030.00	531.61	275.08	531.53	S14°57'10"E
C2	21°26'47"	1030.00	385.54	195.05	383.29	S19°10'56"E
C3	8°27'33"	1030.00	152.07	76.17	151.43	S04°13'46"E
C4	1°46'29"	500.00	15.49	7.74	15.49	N73°44'14"E
C5	32°25'00"	735.00	415.85	213.65	410.32	N16°12'30"E

- NOTES**
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE
 - REGENCY LAND COMPANY
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS.
 - ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENTS.
 - PIPE MATERIALS: DUCTILE IRON IN ACCORDANCE WITH STANDARD SPECIFICATIONS OR AWWA C900 DR - 18 PVC INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND NEW DEAD ENDS. CONNECT NEW TRACER TO EXISTING.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
 - THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, & -1% TO +3% OPTIMUM MOISTURE CONTENT.
 - HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
 - SERVICES TO BE 1-INCH COPPER, STOP BOXES TO BE MINNEAPOLIS PATTERN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO THE ENGINEER.
 - HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM MAIN.
 - IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND THE QUANTITIES, THE PLANS SHALL GOVERN.

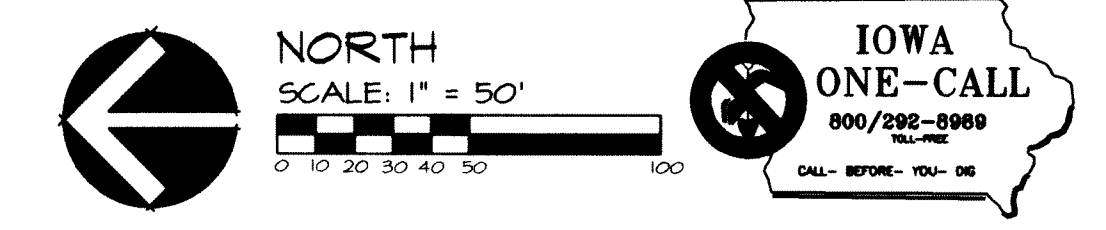


QUANTITIES

3000 LF	8-INCH WATER MAIN
8 EA.	HYDRANT, TEE, & 6" VALVE
1 EA.	TEMPORARY BLOWOFF HYDRANT
13 EA.	8-INCH VALVE
3 EA.	8"X8"X8" TEE
1 EA.	8"X8"X8"X8" CROSS
1 EA.	8-INCH 11/4" BEND
4 EA.	8-INCH WATERTIGHT CAP
2 EA.	12"X8"X12" TAPPING TEE
6 EA.	SERVICES
1 EA.	12-INCH VALVE

LEGEND

EXISTING/PROPOSED	DESCRIPTION
---	PLAT BOUNDARY
ST ^{18"}	STORM SEWER & SIZE
SAN ^{8"}	SANITARY SEWER & SIZE
W ^{8"}	WATER MAIN & SIZE
○	MANHOLE
⊞	STORM INTAKE
⊕	FIRE HYDRANT
⊖	VALVE
U6FO	UNDERGROUND FIBER OPTICS
UGT	UNDERGROUND TELEPHONE



DATE: 4/22/03
 REVISION: 5/05/03
 5/16/03
 6/02/03
 6/12/03

SHEET
5
OF 12

PLAN & PROFILE - WATER MAIN - WILLIAMS POINTE PLAT 3
 REGENCY LAND COMPANY, 2530 73RD STREET, URBANDALE, IOWA, 50322
 CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322

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C5	32°25'00"	735.00	415.85	213.65	410.32	N16°12'30"E

QUANTITIES

- 934 LF. 8-INCH STORM SEWER
- 190 LF. 15-INCH RCP CLASS III
- 219 LF. 21-INCH RCP CLASS III
- 26 LF. 24-INCH RCP CLASS III
- 67 LF. 30-INCH RCP CLASS III
- 665 LF. 36-INCH RCP CLASS III
- 255 LF. 48-INCH RCP CLASS III
- 106 LF. 36"x58 1/2" RCP CLASS III
- 1 EA. 30-INCH RCP F.E.S.
- 1 EA. 48-INCH RCP F.E.S.
- 3 EA. WATERTIGHT CAP
- 6 EA. SERVICE
- 5 EA. TYPE M-A' INTAKE
- 3 EA. TYPE M-C' INTAKE
- 2 EA. TYPE M-D' INTAKE
- 3 EA. TYPE M-E' INTAKE
- 7 EA. TYPE M-B' MANHOLE
- 2 EA. TYPE M-C' MANHOLE

NOTES

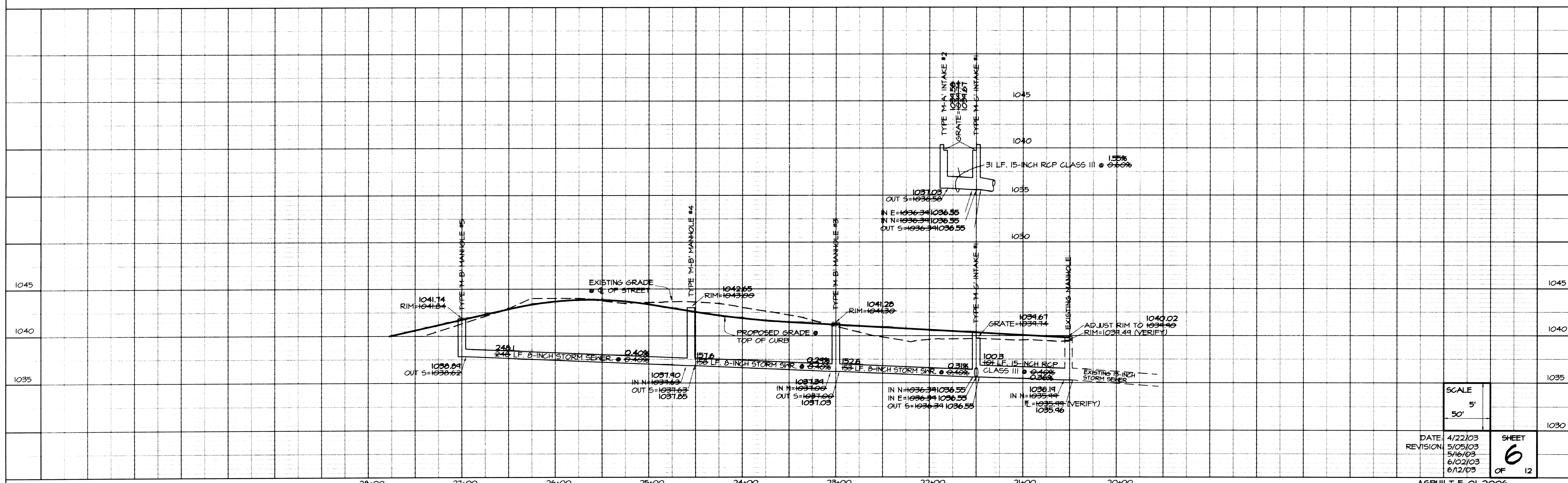
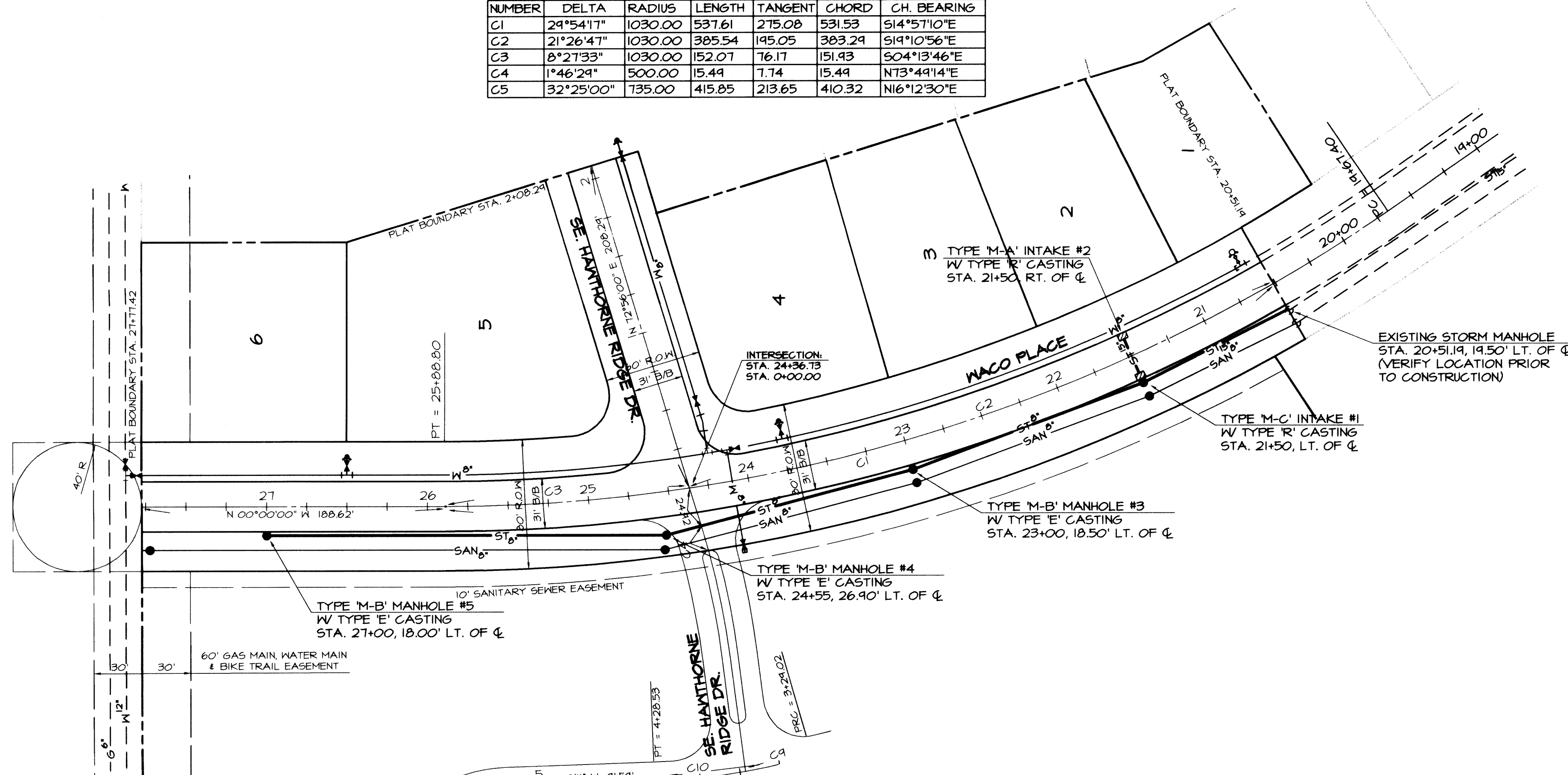
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- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES AND PROVIDE THIS INFORMATION TO THE ENGINEER.
- ALL COMBINATION INTAKES HAVE TYPE 'E' CASTINGS BEHIND CURB.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- CONTRACTORS ARE REQUIRED TO OBTAIN A COPY OF ALLENDER/BUTZKE ENGINEERS SOILS REPORT FOR THE PROJECT AND FOLLOW THE RECOMMENDATIONS FOR SUBGRADE PREPARATION, EXCAVATION, & BACKFILL.
- INTAKE & CASTING TYPES LISTED ARE PER DES MOINES STANDARD SPECS.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - S18" STORM SEWER & SIZE
 - SAN 30" SANITARY SEWER & SIZE
 - W 6" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - ▽ FIRE HYDRANT
 - ▽ VALVE
 - UGFO UNDERGROUND FIBER OPTICS
 - UGT UNDERGROUND TELEPHONE

NORTH
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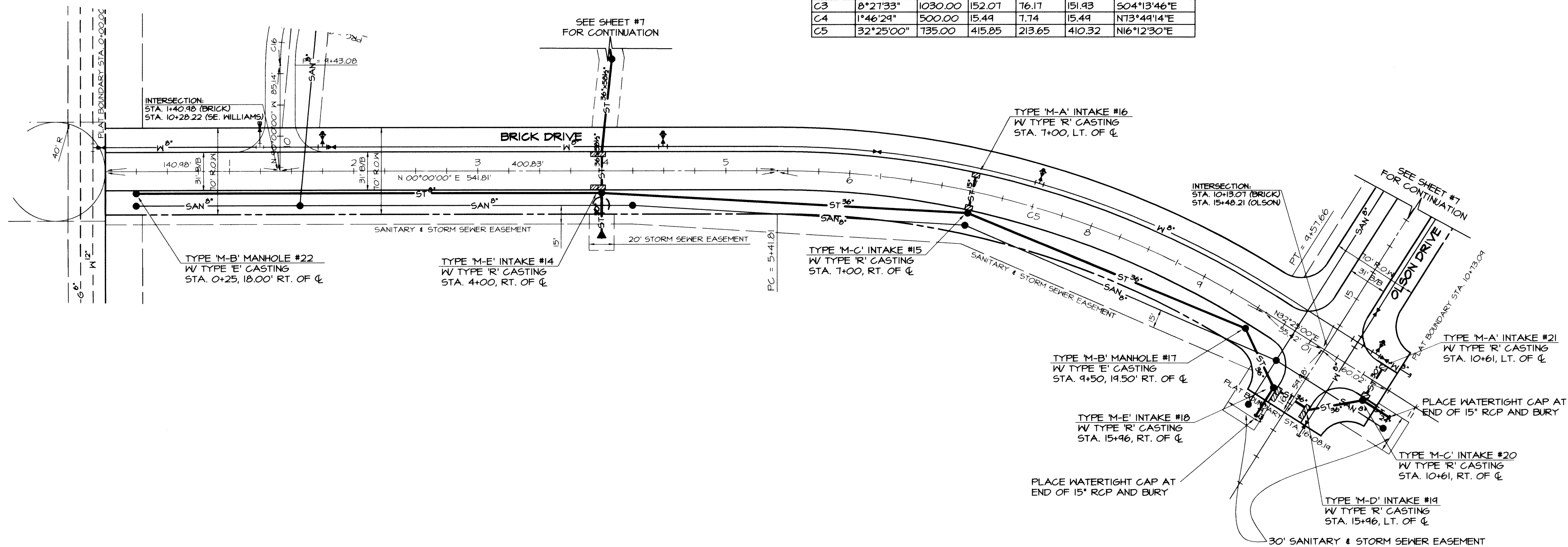


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DATE	4/22/03
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	6/12/03
SHEET	6
OF	12

PLAN & PROFILE - STORM SEWER - WILLIAMS POINTE PLAT 3
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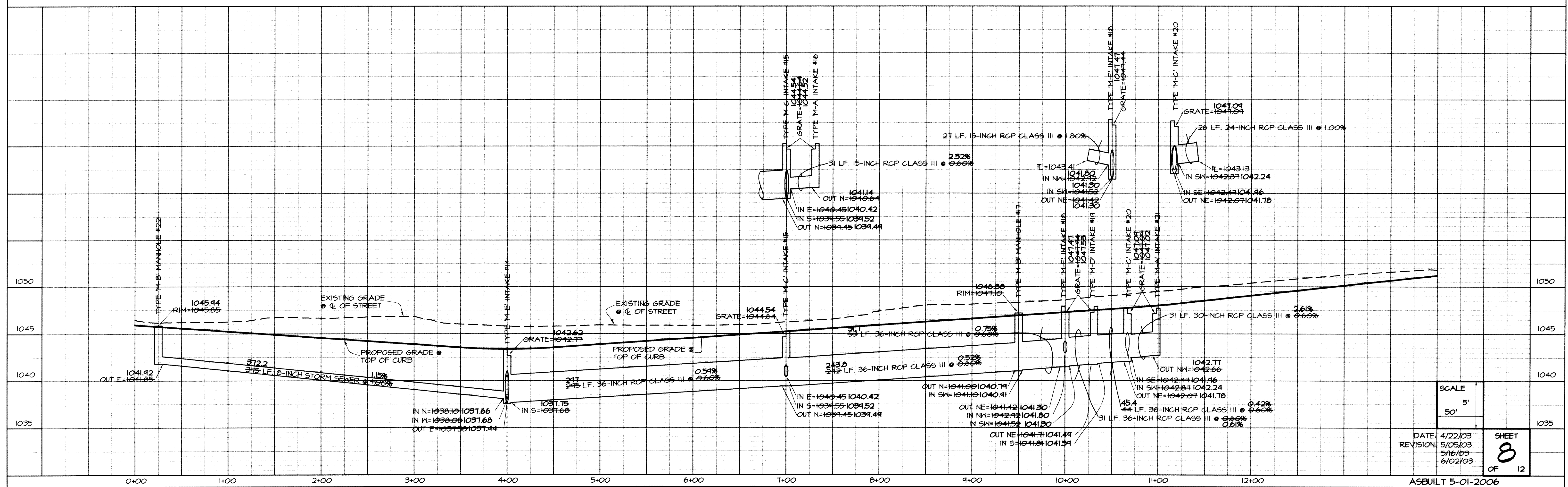


LEGEND

---	EXISTING/PROPOSED	---	PLAT BOUNDARY
ST 15"	STORM SEWER & SIZE	○	MANHOLE
SAN 15"	SANITARY SEWER & SIZE	○	STORM INTAKE
W 15"	WATER MAIN & SIZE	▽	FIRE HYDRANT
○	MANHOLE	▽	VALVE
○	STORM INTAKE	▽	UGFO
▽	FIRE HYDRANT	▽	UGT
▽	VALVE	▽	UNDERGROUND TELEPHONE
▽	UGFO		
▽	UGT		

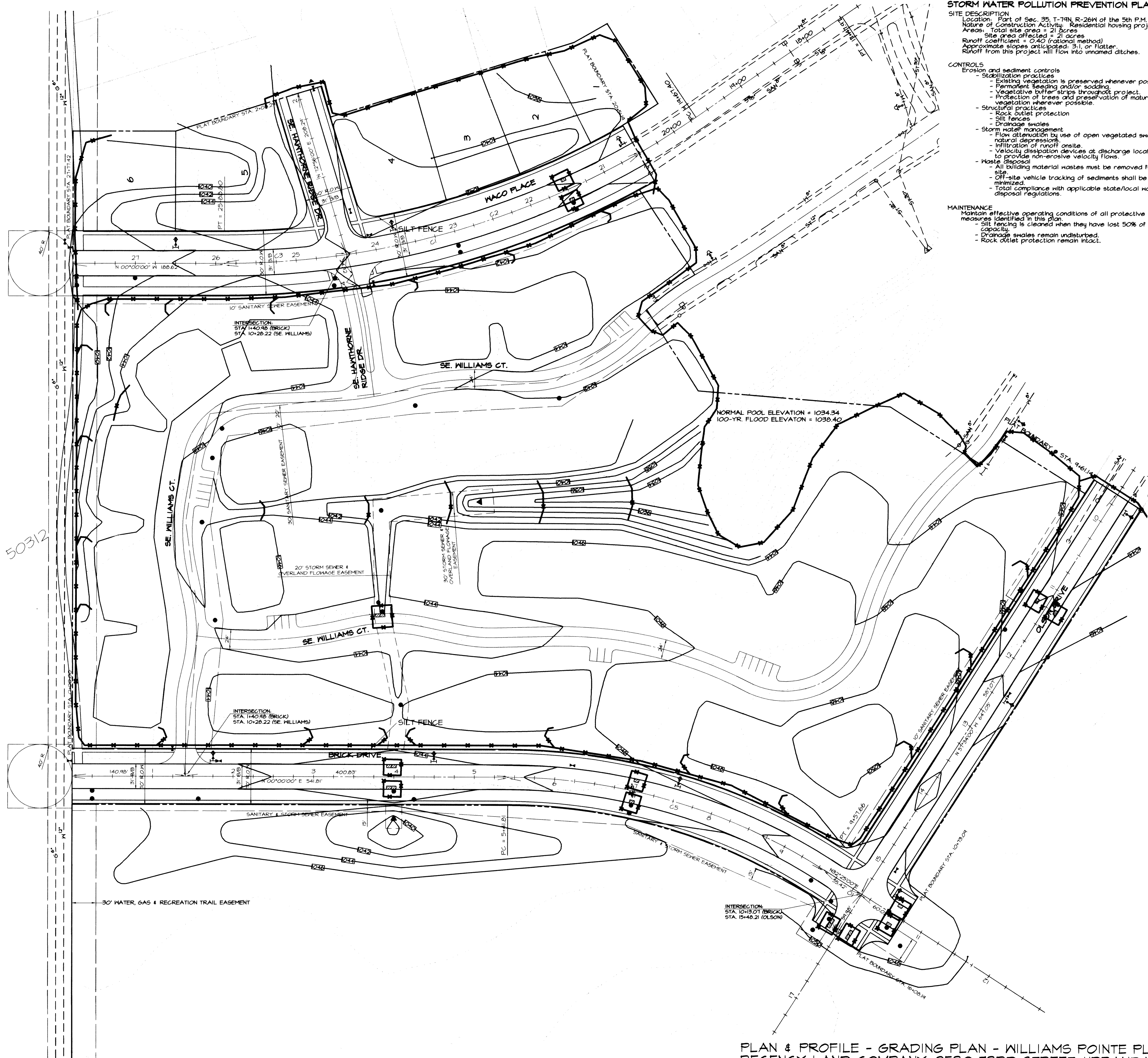
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PLAN & PROFILE - STORM SEWER - WILLIAMS POINTE PLAT 3
 REGENCY LAND COMPANY, 2530 73RD STREET, URBANDALE, IOWA, 50322
 CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322



STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION
 Location: Part of Sec. 35, T-14N, R-26W of the 5th P.M.
 Nature of Construction Activity: Residential housing project.
 Areas: Total site area = 21 acres
 Site area affected = 21 acres
 Runoff coefficient = 0.40 (national method)
 Approximate slopes anticipated: 5:1 or flatter.
 Runoff from this project will flow into unnamed ditches.

CONTROLS
Erosion and sediment controls
 - Stabilization practices
 - Existing vegetation is preserved whenever possible.
 - Permanent seeding and/or sodding
 - Vegetative buffer strips throughout project.
 - Protection of trees and preservation of mature vegetation whenever possible.
Structural practices
 - Rock outlet protection
 - Silt fences
 - Drainage swales
Storm water management
 - Flow attenuation by use of open vegetated swales and natural depressions.
 - Infiltration of runoff onsite.
 - Velocity dissipation devices at discharge locations to provide non-erosive velocity flows.
Waste disposal
 - All building material wastes must be removed from the site.
 - Off-site vehicle tracking of sediments shall be minimized.
 - Total compliance with applicable state/local waste disposal regulations.

MAINTENANCE
 Maintain effective operating conditions of all protective measures identified in this plan.
 - Silt fencing is cleaned when they have lost 50% of their capacity.
 - Drainage swales remain undisturbed.
 - Rock outlet protection remain intact.

INSPECTIONS
 Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized at least once every seven calendar days and within 24 hours of the end of a storm that is 0.25 inches or greater.
 - Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
 - Observe erosion and sediment control measures to ensure that they are operating correctly.
 - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
 - Inspect discharge locations to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
 - Any modifications to the plan as a result of an inspection shall be implemented within 7 calendar days of the inspection.
 - An inspection report shall be prepared and retained as part of the prevention plan until project termination, this report will contain the following:
 - A summary of the scope of the inspection.
 - Qualifications of the personnel making the inspection.
 - Major observations relating to the implementation of the prevention plan.
 - Any actions taken.
 - Signature.

NON-STORM WATER DISCHARGES
 Watermain flushing
 - Flushed water will be discharged into the storm sewer system where, when discharged, it will undergo erosion and sediment controls consisting of:
 - Rock outlet protection (riprap)
 - Silt fencing
 - Existing vegetation

CONTRACTORS
 The grading contractor shall have the responsibility of implementing the measures contained in this plan.
 - All contractors and subcontractors shall sign a certification statement before conducting any professional service at the site relating to the National Pollutant Discharge Elimination System (NPDES) permit.

NOTES

1. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES AND SURFACE AND SUBSURFACE UTILITIES. UTILITY COMPANIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION (IOWA ONE CALL: 1-800-242-8489, 48 HOURS NOTICE). ANY DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER AT THE EXPENSE OF THE CONTRACTOR.
2. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
3. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
4. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
5. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6".
6. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR DENSITY.
7. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN -1.0% TO +3.0%.
8. FINAL GRADES WITHIN THE STREET RIGHT-OF-WAY SHALL BE WITHIN ±0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN ±0.2' OF PLAN GRADE.
9. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SILT FENCES.
10. INSTALL SILT FENCES OR STRAIN BALES AS SHOWN.
11. ALL AREAS WHICH ARE DISTURBED SHALL BE SEEDED WITH EROSION CONTROL MIX.
12. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL SILT FENCES DURING CONSTRUCTION IF REQUIRED BY ENGINEER OR CITY OFFICIAL.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGED DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	24°54'11"	1030.00	537.61	275.08	531.53	S14°51'10"E
C2	21°26'41"	1030.00	305.54	145.05	303.24	S14°10'56"E
C3	8°27'33"	1030.00	152.07	76.17	151.43	S24°13'46"E
C4	1°46'24"	500.00	15.44	7.74	15.44	N73°48'14"E
C5	32°25'00"	735.00	415.85	213.65	410.32	N16°12'30"E

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 18" STORM SEWER # SIZE
 - SAN 18" SANITARY SEWER # SIZE
 - W 18" WATER MAIN # SIZE
 - MANHOLE
 - STORM INTAKE
 - ▽ FIRE HYDRANT
 - ▽ VALVE
 - UGFO UNDERGROUND FIBER OPTICS
 - UGT UNDERGROUND TELEPHONE
 - SILT FENCE

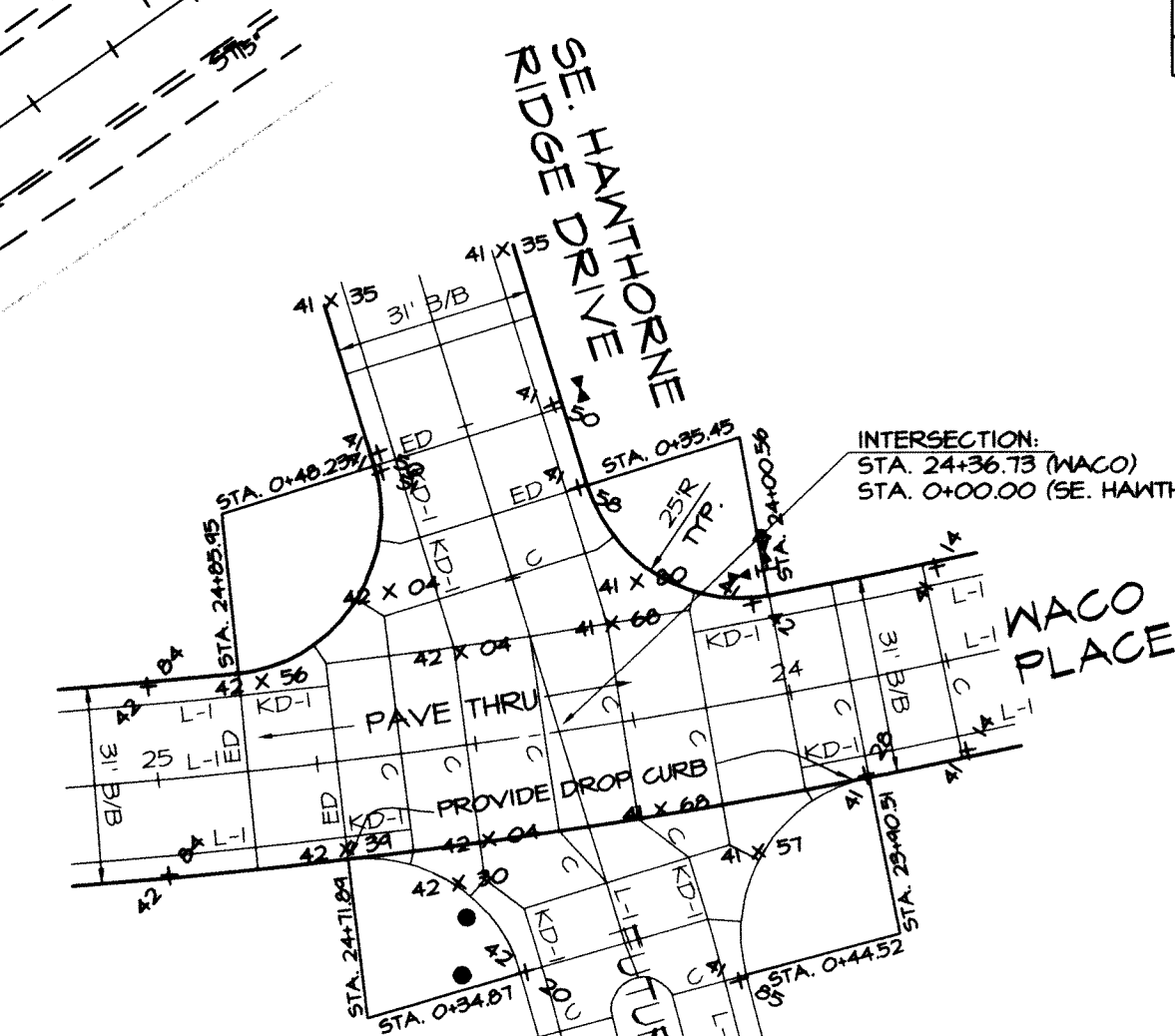
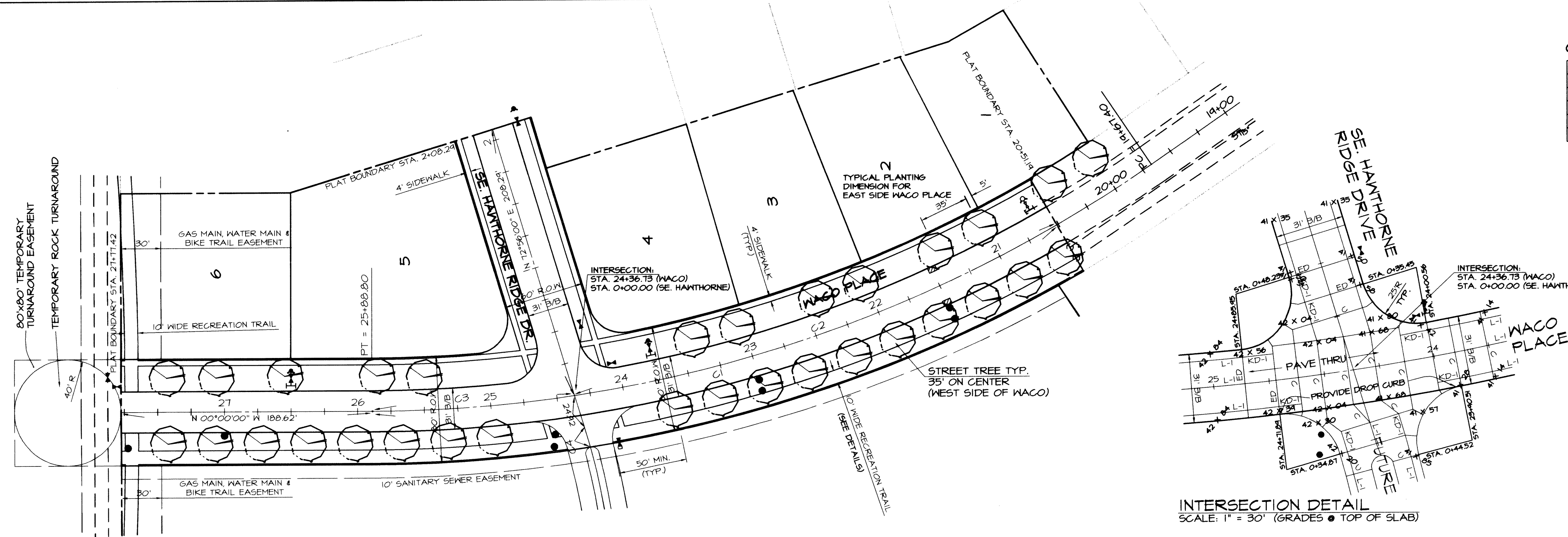
NORTH
 SCALE: 1" = 50'

IOWA ONE-CALL
 800/282-8889
 CALL BEFORE YOU DIG

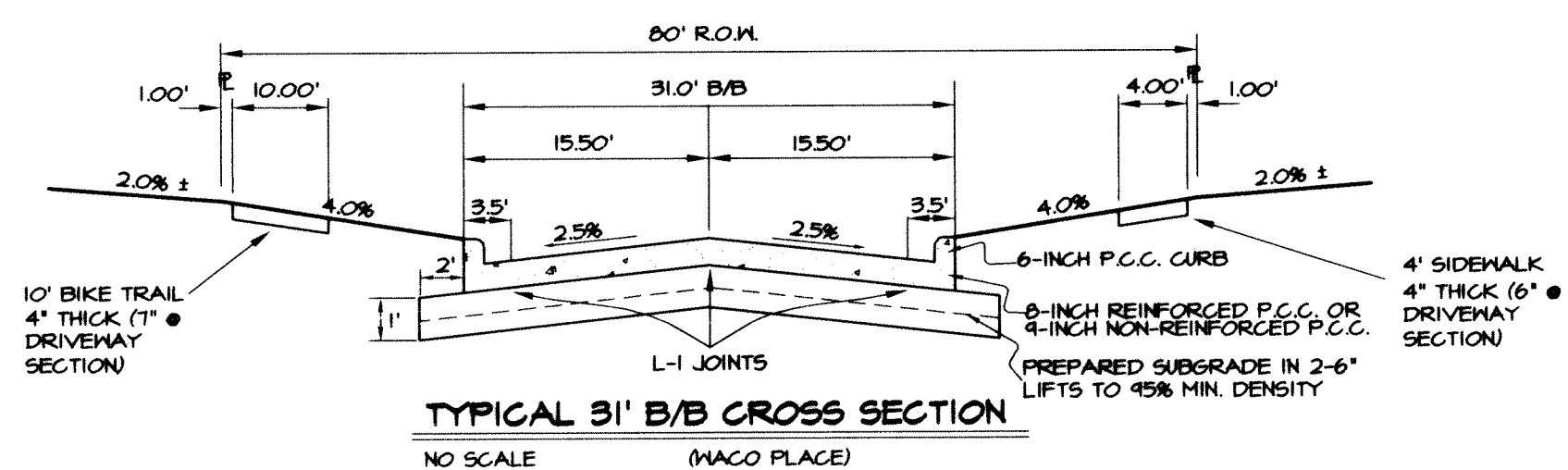
DATE: 4/22/03
 REVISION: 5/05/03
 5/16/03
 6/02/03

SHEET
 9
 OF 12

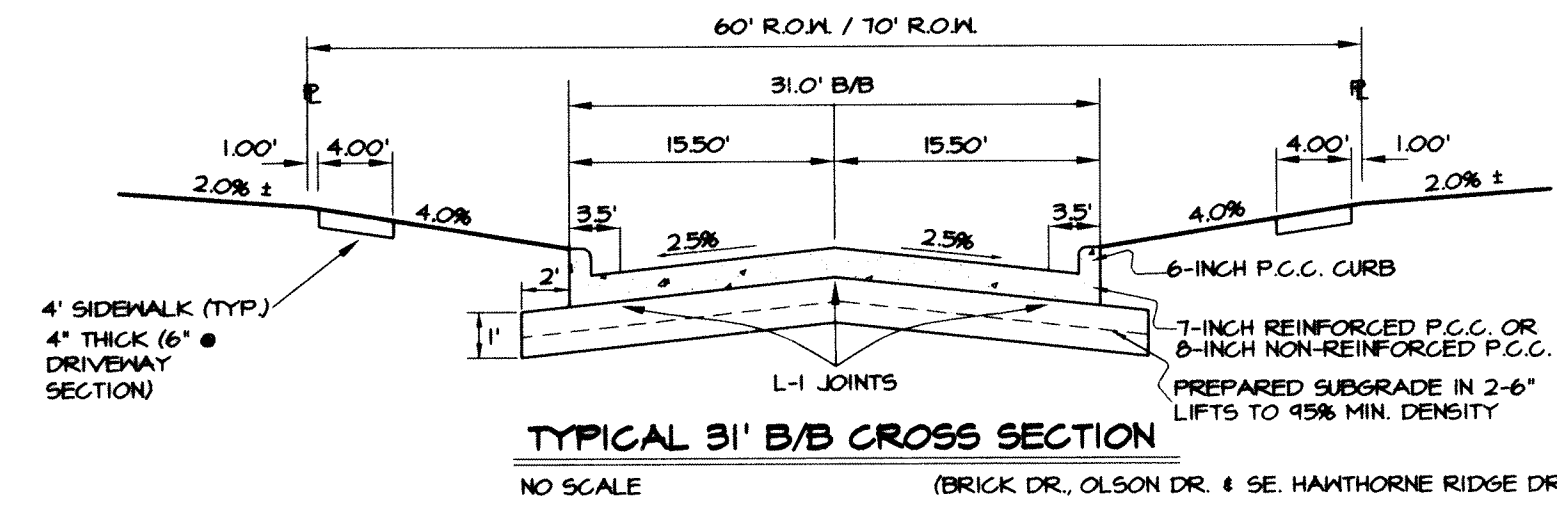
OWNER:
 JOSEPH A. BRICK
 550 39TH STREET
 DES MOINES, IOWA 50312



INTERSECTION DETAIL
SCALE: 1" = 30' (GRADES @ TOP OF SLAB)



TYPICAL 31' B/B CROSS SECTION
NO SCALE (WACO PLACE)



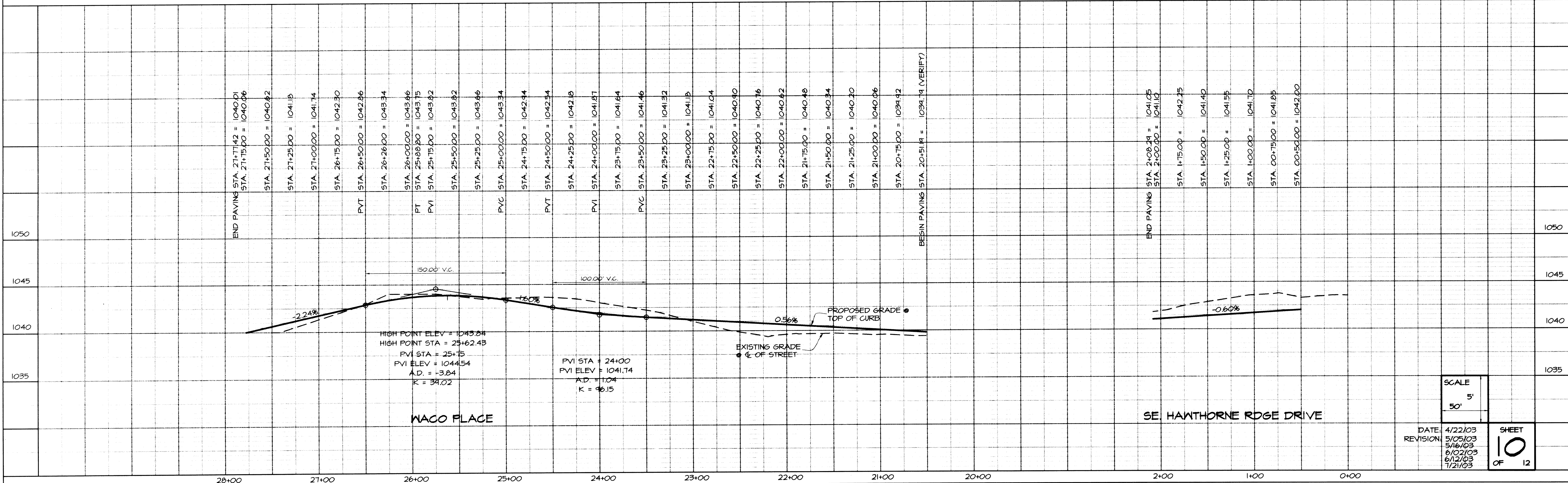
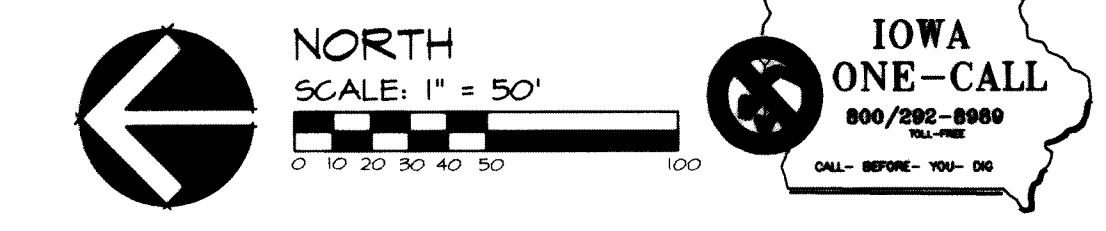
TYPICAL 31' B/B CROSS SECTION
NO SCALE (BRICK DR., OLSON DR. & SE. HANTHORNE RIDGE DR.)

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	24°54'11"	1030.00	531.61	275.08	531.53	S14°51'10"E
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C3	8°27'33"	1030.00	152.07	76.17	151.43	S04°13'46"E
C4	1°46'29"	500.00	15.41	7.74	15.44	N73°44'14"E
C5	32°25'00"	735.00	415.85	213.65	410.32	N16°12'30"E

- NOTES**
- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - WAUKEE CITY ENGINEER
 - REGENCY LAND COMPANY
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS.
 - ALL ELEVATIONS ARE PROPOSED FINISHED GRADES AT TOP OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

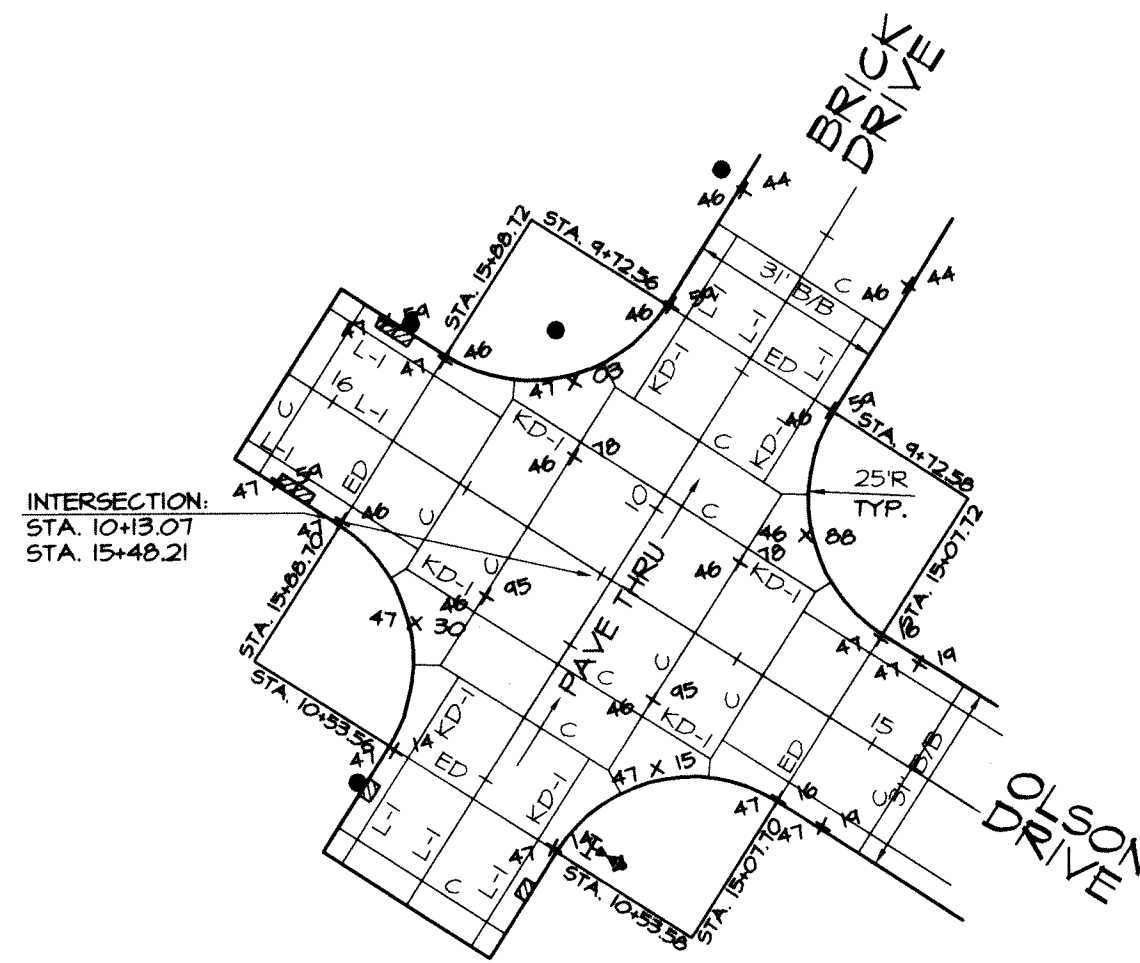
- QUANTITIES**
- 2501 S.Y. 8-INCH REINFORCED P.C.C. or 9-INCH NON-REINFORCED P.C.C.
 - 6575 S.Y. 7-INCH REINFORCED P.C.C. or 8-INCH NON-REINFORCED P.C.C.
 - 10438 S.Y. SUBGRADE PREPARATION

- LEGEND**
- EXISTING/PROPOSED
- FLAT BOUNDARY
 - ST 10" STORM SEWER # SIZE
 - 5AN 10" SANITARY SEWER # SIZE
 - W 8" WATER MAIN # SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT VALVE
 - UGFO UNDERGROUND FIBER OPTICS
 - UGT UNDERGROUND TELEPHONE

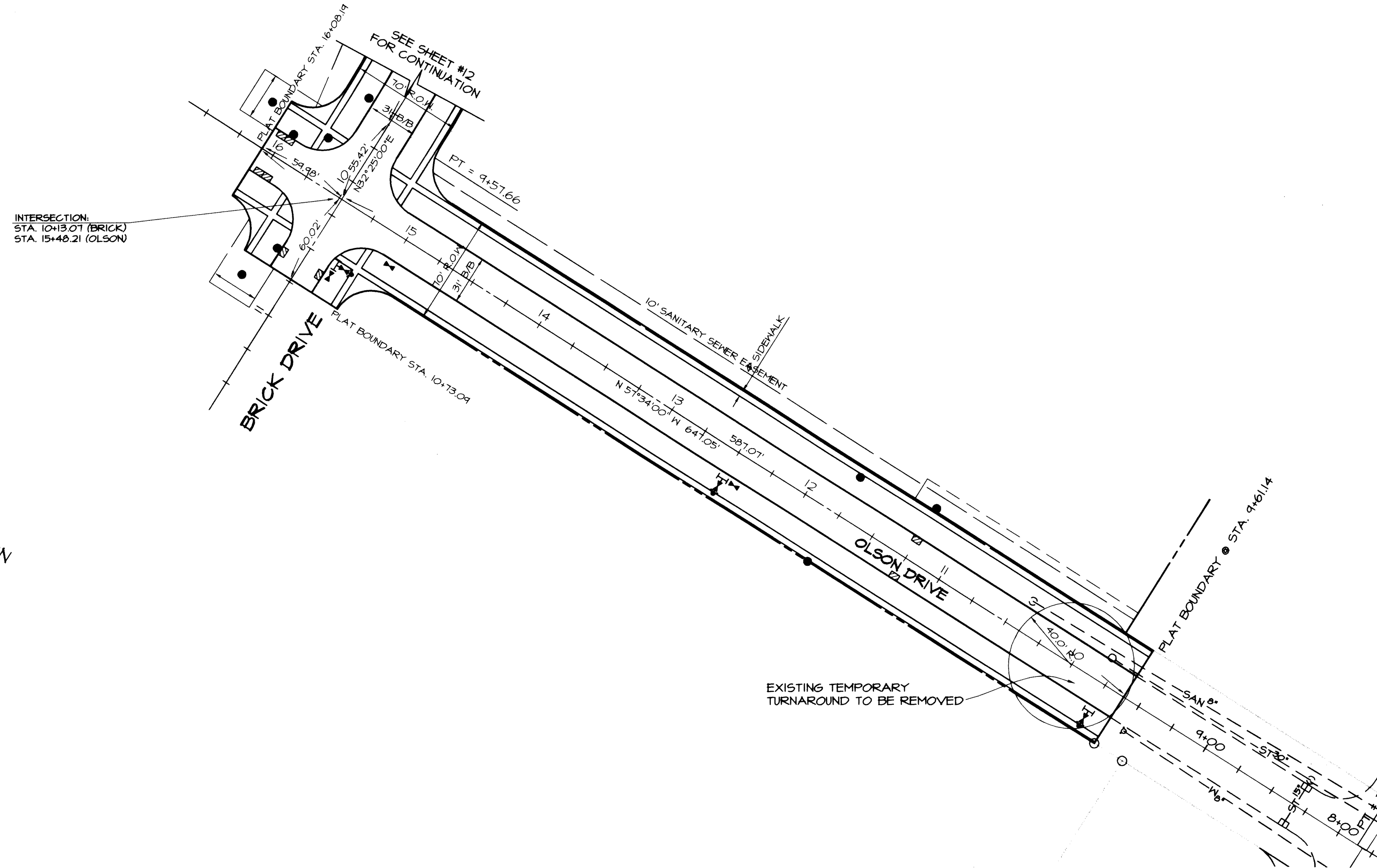


SCALE	5'	SHEET
	50'	
DATE:	4/22/03	10
REVISION:	5/05/03	
	5/16/03	
	6/10/03	
	7/21/03	
		OF 12

PLAN & PROFILE - PAVING - WILLIAMS POINTE PLAT 3
 REGENCY LAND COMPANY, 2530 73RD STREET, URBANDALE, IOWA, 50322
 CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322

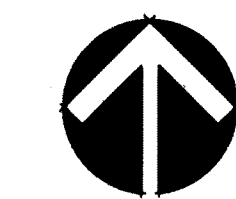


INTERSECTION DETAIL
SCALE: 1" = 30' (GRADES @ TOP OF SLAB)



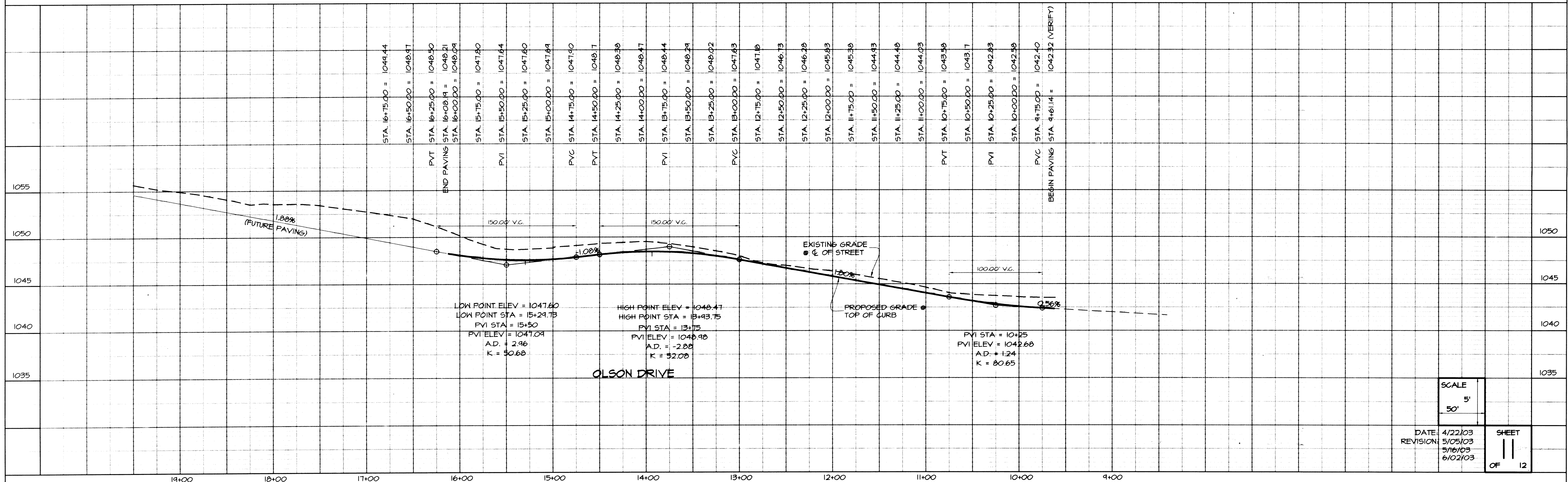
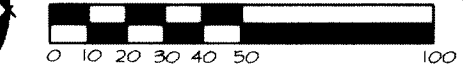
LEGEND

- | | | | |
|------|-------------------|-----|--------------------------|
| --- | EXISTING/PROPOSED | --- | PLAT BOUNDARY |
| --- | ST 10" | --- | STORM SEWER & SIZE |
| --- | SAN 6" | --- | SANITARY SEWER & SIZE |
| --- | W 8" | --- | MATER MAIN & SIZE |
| ○ | | ● | MANHOLE |
| ▽ | | ▽ | STORM INTAKE |
| ▽ | | ▽ | FIRE HYDRANT |
| ▽ | | ▽ | VALVE |
| UGFO | | --- | UNDERGROUND FIBER OPTICS |
| UGT | | --- | UNDERGROUND TELEPHONE |



NORTH

SCALE: 1" = 50'

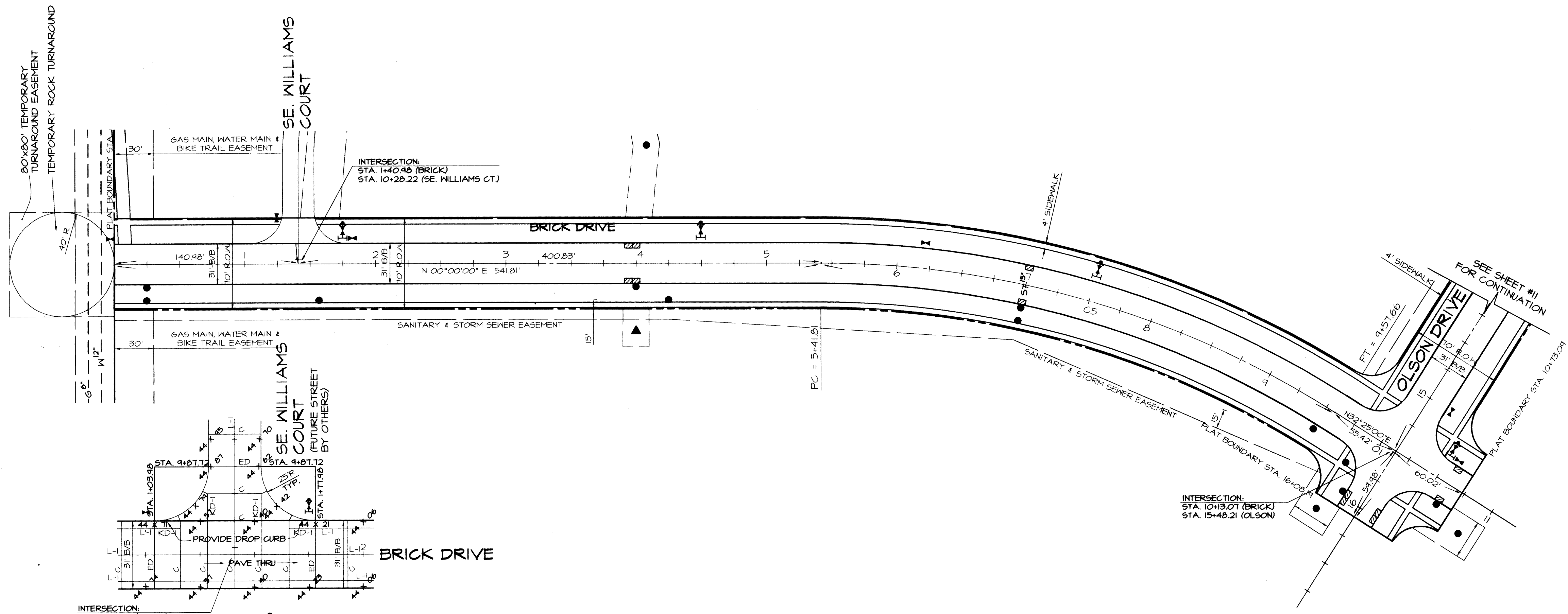


SCALE
50' 5'

DATE: 4/22/03
REVISION: 5/05/03
5/16/03
6/02/03

SHEET
11
OF 12

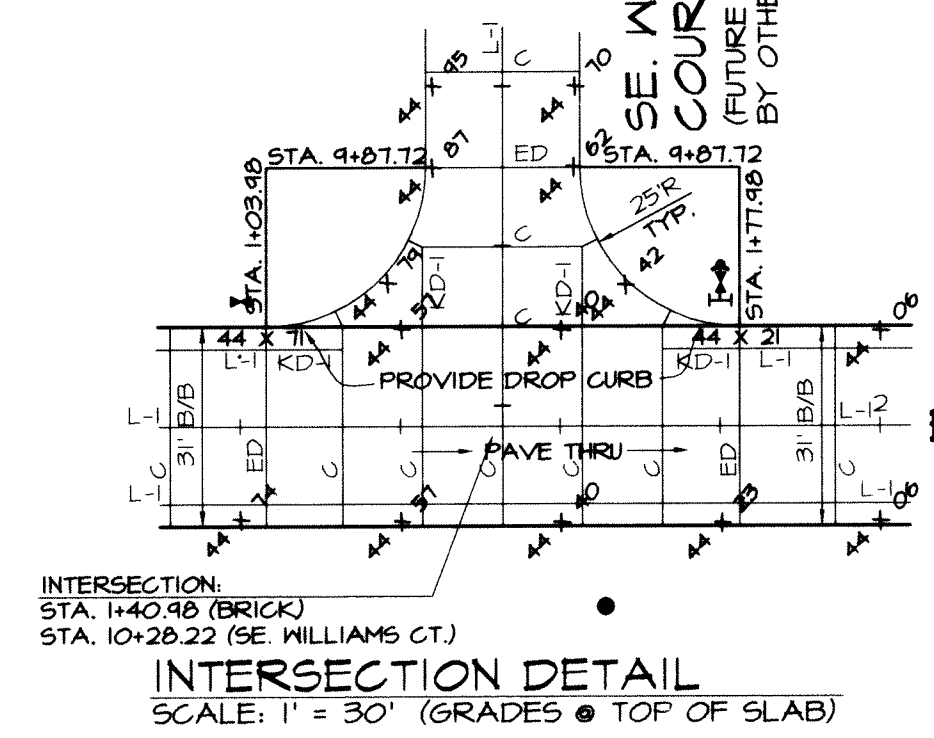
PLAN & PROFILE - PAVING - WILLIAMS POINTE PLAT 3
REGENCY LAND COMPANY, 2530 73RD STREET URBANDALE, IOWA, 50322
CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322



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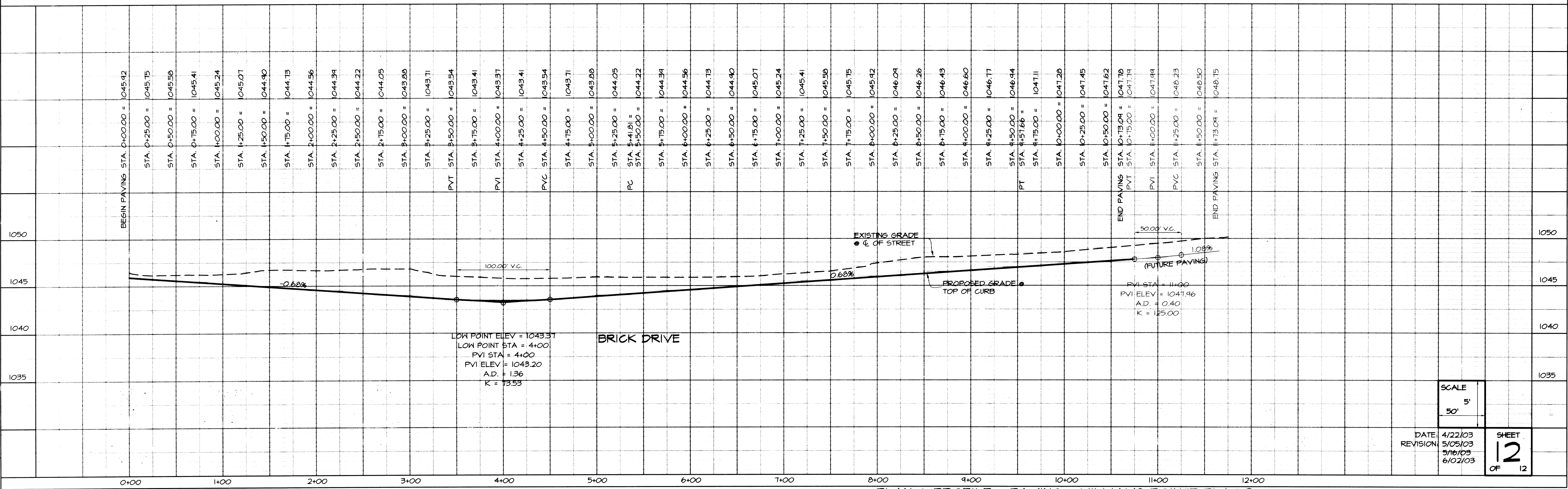
- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - ST 10" STORM SEWER & SIZE
 - SAN 12" SANITARY SEWER & SIZE
 - W 6" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - ⊕ FIRE HYDRANT
 - ⊕ VALVE
 - UGFO UNDERGROUND FIBER OPTICS
 - UGT UNDERGROUND TELEPHONE



NORTH

SCALE: 1" = 50'

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SCALE	5'
DATE	4/22/03
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	5/16/03
	6/02/03
SHEET	12
OF	12

PLAN & PROFILE - PAVING - WILLIAMS POINTE PLAT 3
 REGENCY LAND COMPANY, 2530 73RD STREET, URBANDALE, IOWA, 50322
 CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322