

AS-BUILT DRAWINGS FOR PUBLIC IMPROVEMENTS

ASHWORTH SOUTH PLAT I WAUKEE, IOWA

AP - GPP, L.C., 5000 WESTOWN PARKWAY, WEST DES MOINES, IOWA

GENERAL NOTES

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE 2016 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2017 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2017 VERSION OF SUDAS. 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.
 - AP-GPP, L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
- 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 DEVELOPMENT SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY THE CITY OF WAUKEE PUBLIC WORKS 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 LANDINGS 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 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2016 VERSION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2017 VERSION OF SUDAS. THE WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2017 VERSION OF SUDAS.
- ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL STORM & SANITARY SEWER CROSSING ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW THE UPRR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 567 IAC 43.3(2) "A" (3).
- THE INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNALS AND STREET NAME BLADES IS THE RESPONSIBILITY OF THE DEVELOPER.

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 TAPED THE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF THE VIDEO AND THE REPORT SHALL BE SUBMITTED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AFTER 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.

STORM NOTES

- PROVIDE A 3' WIDE CLAY WATER STOP, AN APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
- ALL STORM SEWERS 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.
- STORM SERVICES INSTALLED INTO STORM STRUCTURES MUST BE CORE DRILLED AND INSTALLED WITH A RODENT GUARD. KEEP THE SERVICE AS MUCH ABOVE THE STRUCTURE FLOW LINE AS POSSIBLE TO AVOID SURCHARGE.

WATER NOTES

- COORDINATE WATER MAIN WITH THE SHOPS AT KETTLESTONE NORTH PLAT 2.
- 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 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 APPROVED 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:
 - STORM SEWER - FLEXIBLE O-RING-GASKET JOINTS RATED AT 15 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
 - SANITARY SEWER - 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 FRO BACKFILL WITHIN 10' OF THE POINT OF CROSSING.

PAVING NOTES

- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL STREETS SHALL HAVE 6-INCH CURBS.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.



VICINITY MAP
NO SCALE

Sheet List Table

Sheet Number	Sheet Title
01	AS-BUILTS COVER SHEET
03	SANITARY AS-BUILT
06	STORM SEWER - CULVERTS & POND OUTLET
07	STORM SEWER - ASHWORTH SOUTH
09	DETENTION POND AS-BUILT
14	INTERSECTION AS-BUILT

PROPERTY OWNER / APPLICANT:

PROPERTY OWNER / APPLICANT / PROJECT MANAGER:
AP-GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH: 515-229-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

ENGINEER/PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PH: 515-276-4884
CONTACT: JERRY OLIVER, PE
EMAIL: OLIVER@CECLAC.COM

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTH 45 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE 500°46'57" W, 90.63 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE 500°46'57" W, 1949.61 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE SOUTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE 583°34'54" W, 355.06 FEET ALONG THE SOUTH LINE OF SAID NORTH 45 ACRES TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE N09°29'40" W, 85.40 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N85°12'11" W, 75.08 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5086.50 FEET AND A CHORD BEARING OF N12°10'40" W, AN ARC LENGTH OF 215.12 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4913.50 FEET AND A CHORD BEARING OF N07°52'50" W, AN ARC LENGTH OF 945.42 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N41°01'53" E, 146.41 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE N84°02'53" E, 524.11 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 17.0215 ACRES MORE OR LESS.

ZONING

LOTS 1 & 2: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT "Y" & "Z": K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

	K-RR KETTLESTONE RETAIL COMMUNITY DISTRICT
LOT AREA:	NO MIN.
LOT WIDTH:	NO MIN.
FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
PRINCIPLE BLD SEPARATION:	25'
ACCESSORY BLD SEPARATION:	25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
SEPARATION MAX HEIGHT:	PRINCIPAL BUILDING UNDER - 8 STORIES ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO:	0.35

UTILITIES

WATER SUPPLY: WAUKEE PUBLIC WORKS
SANITARY SEWER: WAUKEE PUBLIC WORKS

FLOOD ZONE

ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #1904C0355E
MAP REVISED DECEMBER 4, 2007.

NOTES

- THE ACCESS DRIVE OFF SE KETTLESTONE BOULEVARD WILL INITIALLY ALLOW FOR A FULL ACCESS POINT TO THE PLATTED AREA. SHOULD TRAFFIC WARRANT, THE ACCESS DRIVE AND THE FULL ACCESS POINT MAY BE RESTRICTED TO A RIGHT-IN/RIGHT-OUT ONLY AFTER AN ADDITIONAL FULL ACCESS POINT, WITH FULL ACCESS MEDIAN BREAK, IS CONSTRUCTED TO THE EAST NOT FARTHER THAN SIX HUNDRED (600) FEET FROM THE INTERSECTION OF GRAND PRAIRIE PARKWAY AND SE KETTLESTONE BOULEVARD AND A STREET (WHETHER PUBLIC OR PRIVATE) AFFORDING ACCESS TO THE PLATTED AREA IS CONSTRUCTED FROM THAT FULL ACCESS POINT TO THE PLATTED AREA IN A LOCATION AND CONFIGURATION WHICH HAS BEEN REVIEWED AND APPROVED BY AND IS ACCEPTABLE TO AP GPP, L.C., OR THE SUCCESSOR OWNER OF THE PLATTED AREA.

CERTIFICATION

	<p>I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p> <p>JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: _____</p>
	<p>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.</p> <p>JERRY P. OLIVER, IOWA LIC. NO. 1844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: 1-15</p>

BENCHMARKS

HORIZONTAL DATUM INFORMATION
THE HORIZONTAL DATUM FOR THIS PROJECT IS SITE SPECIFIC. ALL USERS OF THESE PLANS MUST USE THE CONTROL POINT COORDINATES AS NOTED ON THESE PLANS WHEN ESTABLISHING HORIZONTAL LOCATIONS. THE REFERENCE ELLIPSOID USED IS NAD83, THE GEIOD MODEL IS GEIOD 03, AND COORDINATES ARE IN SURVEY FOOT.

CPS 401
N: 576199.645 E: 1542839.618 ELEVATION: 1038.167

CPS 402
N: 576804.243 E: 1542846.794 ELEVATION: 1048.444

CPS 403
N: 577591.541 E: 1542848.845 ELEVATION: 1043.451

VERTICAL DATUM INFORMATION

THE VERTICAL DATUM USED FOR THIS PROJECT IS BASED ON THE NAVD83 DATUM FROM WEST DES MOINES BENCHMARK #43. TO CONVERT FROM WEST DES MOINES DATUM TO DAVD83 DATUM ADD 714.01 FEET.

TAG BOLT 1ST HYDRANT WEST OF THE UNIVERSITY AND GRAND PRAIRIE PARKWAY INTERSECTION.

ELEVATION-----1043.724

IOWA ONE CALL
1-800-292-8989
Call Before You Dig!
1.800.292.8989
Call the toll-free number at least 48 hours prior to ALL excavations in Iowa.

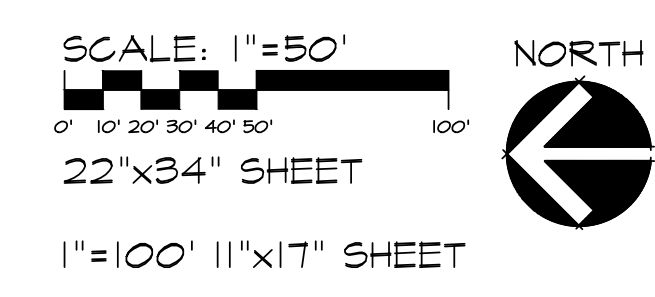
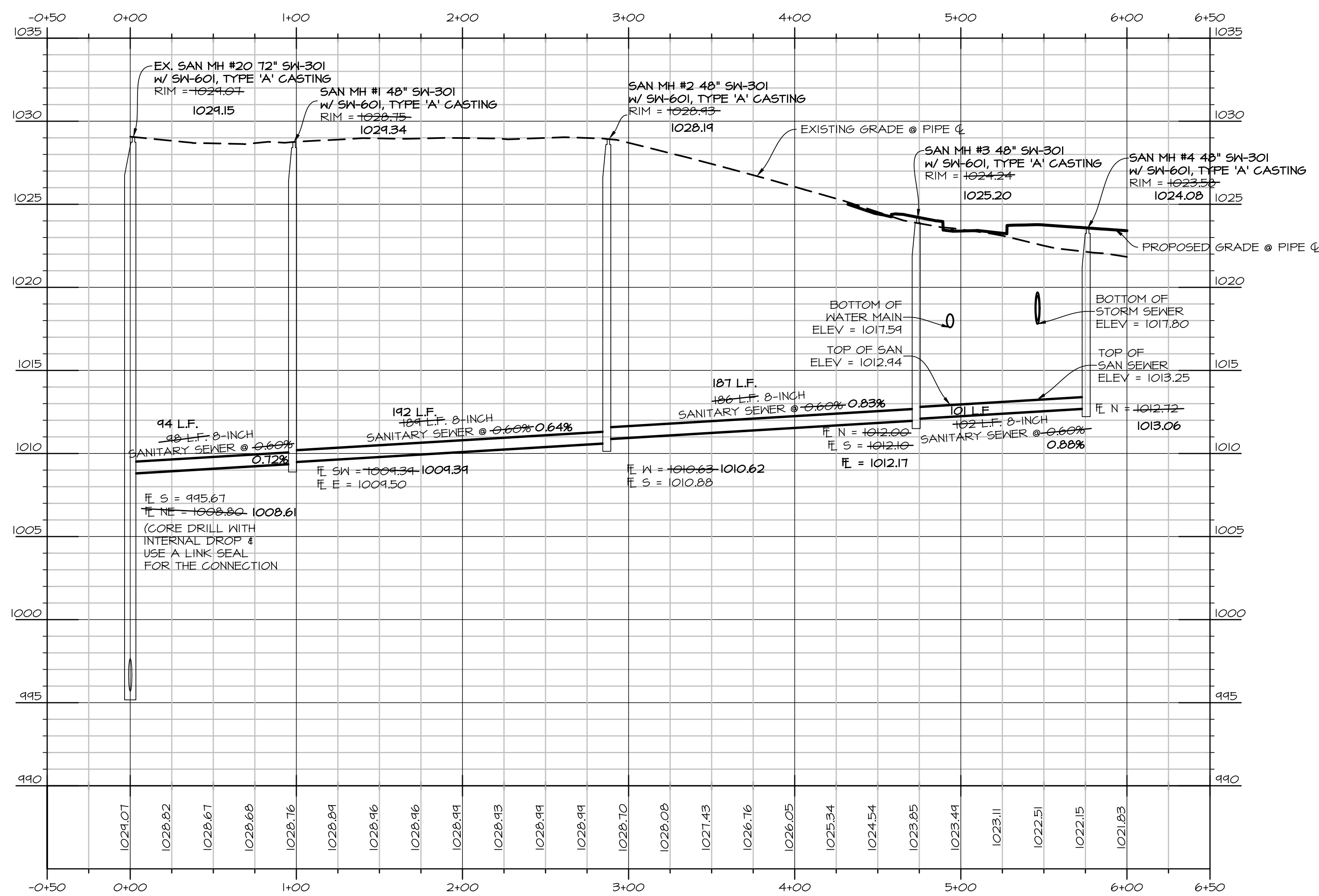
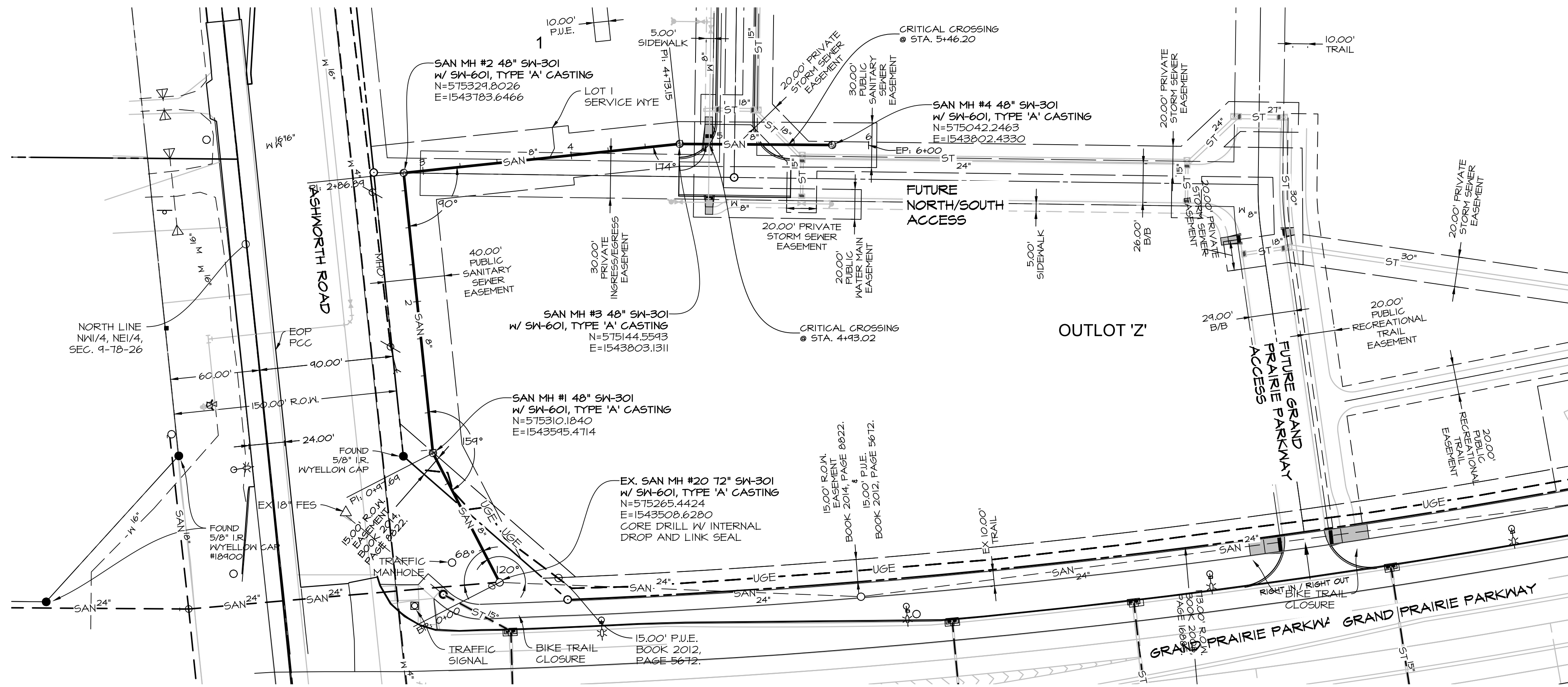
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@ceclac.com



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DATE OF SURVEY:	NOV 16, 2017	
DESIGNED BY:	JFO	
DRAWN BY:	JEH	

ASHWORTH SOUTH PLAT I
WAUKEE, IOWA
AS-BUILTS COVER SHEET

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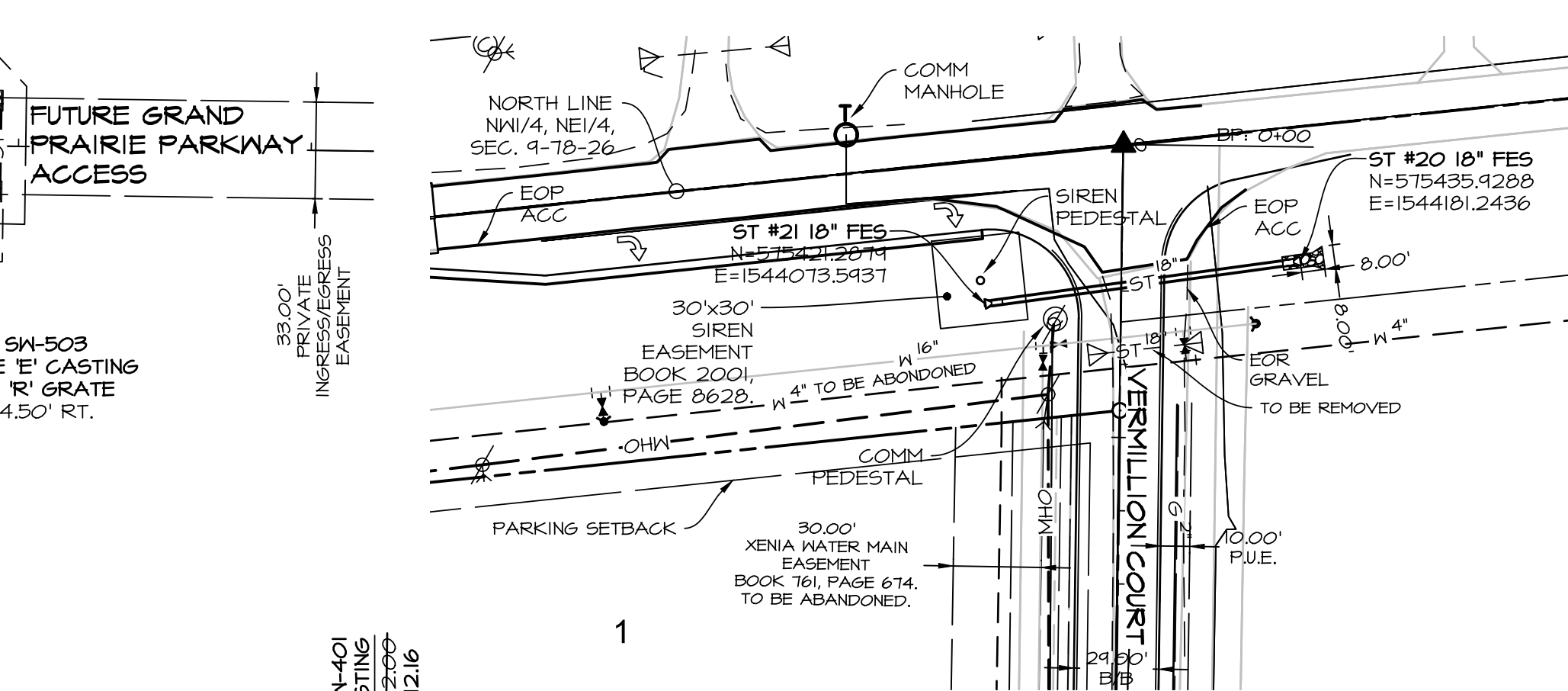
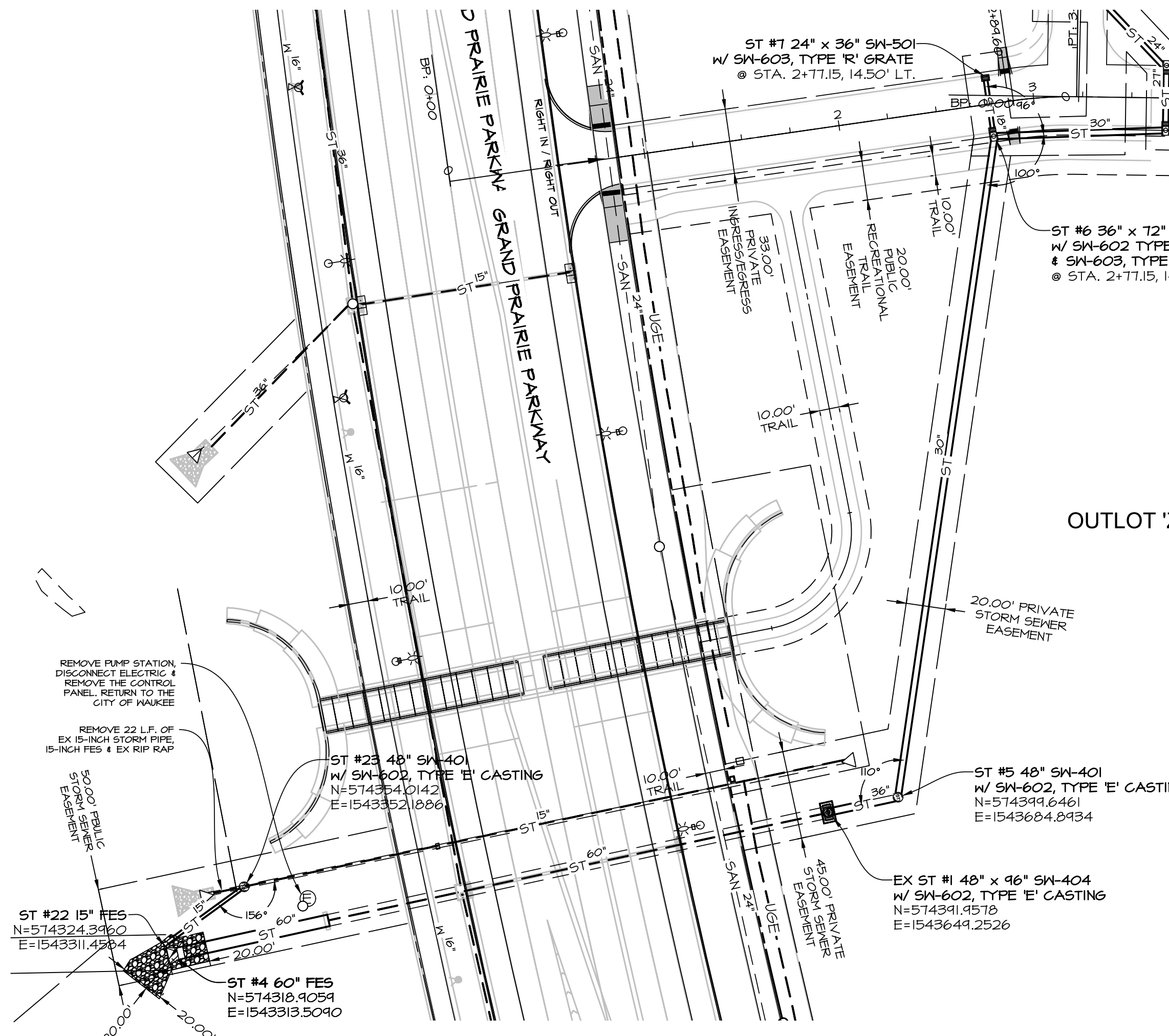
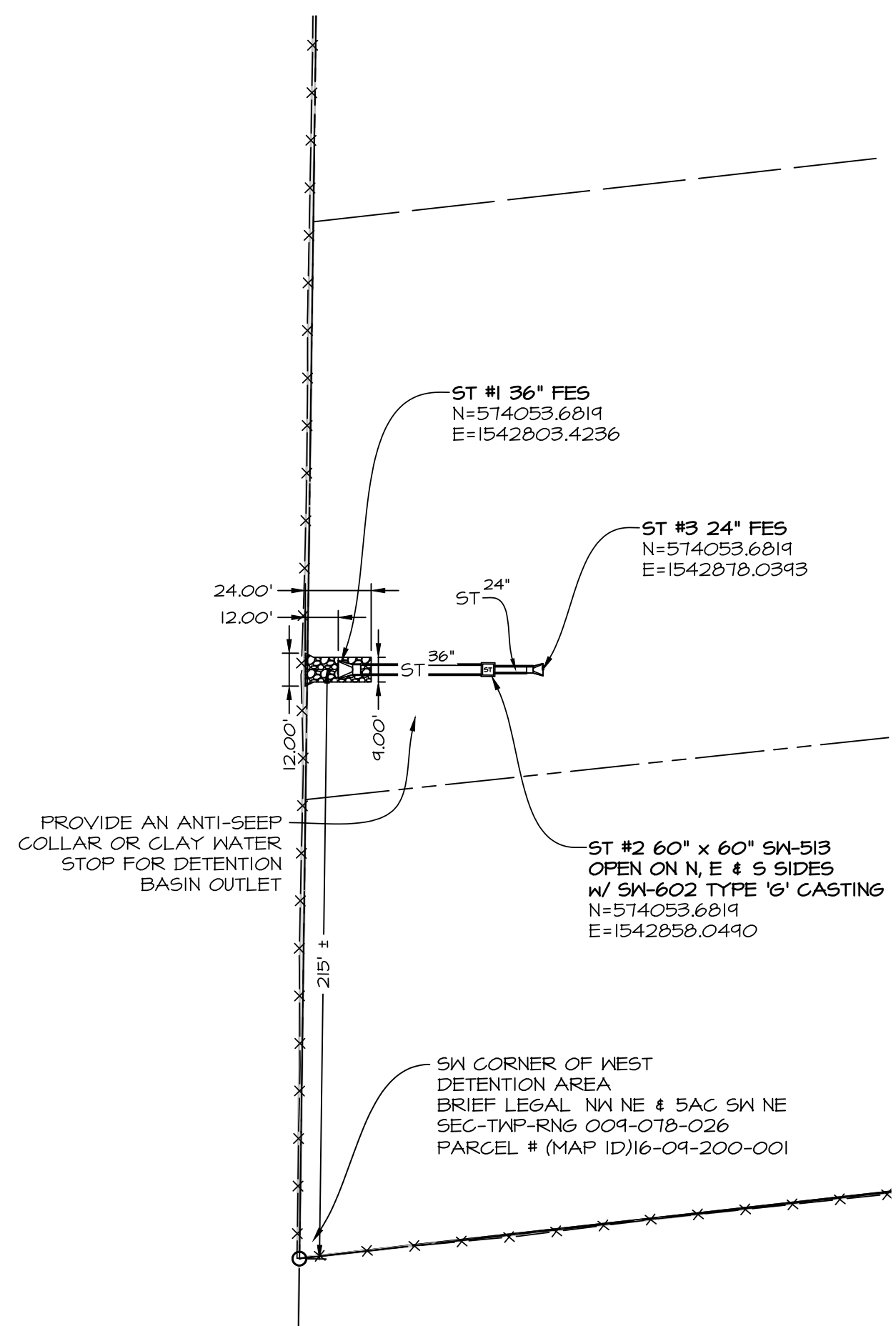
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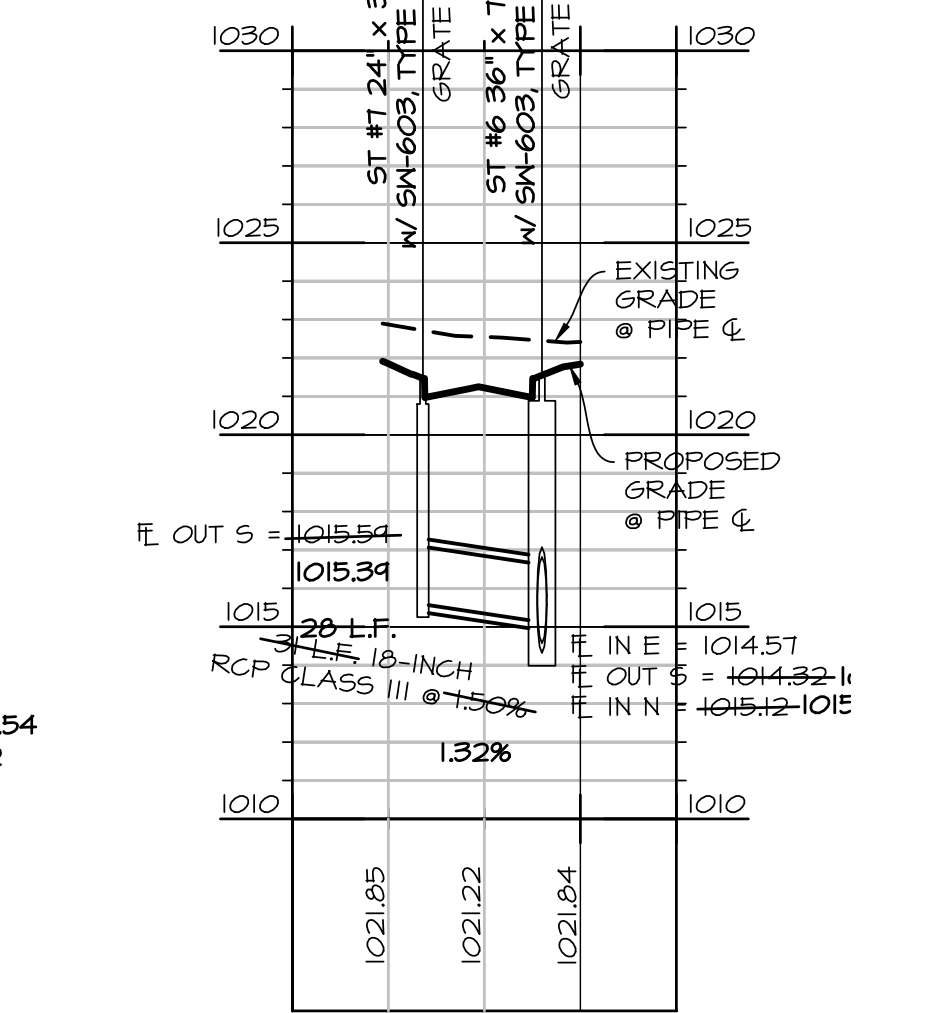
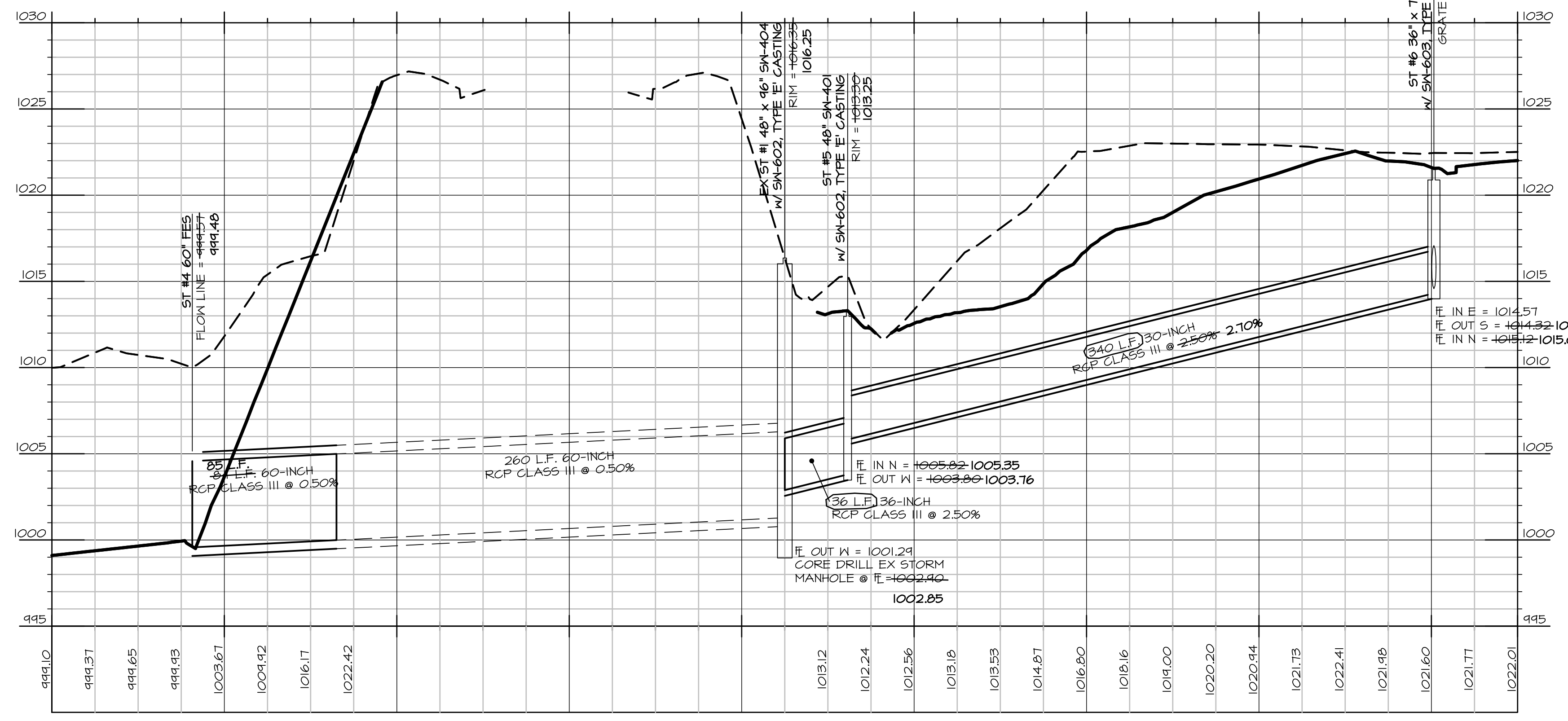
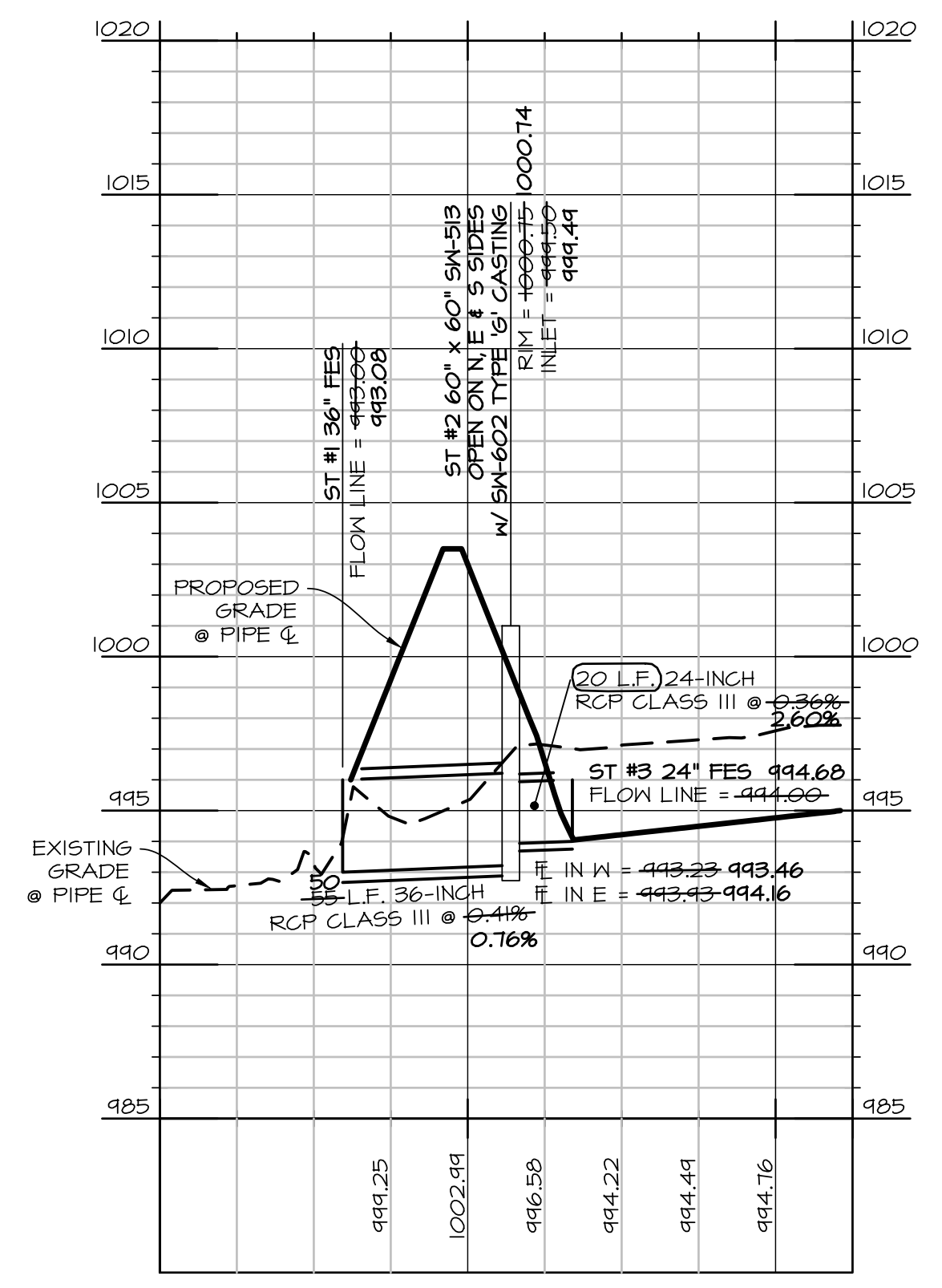
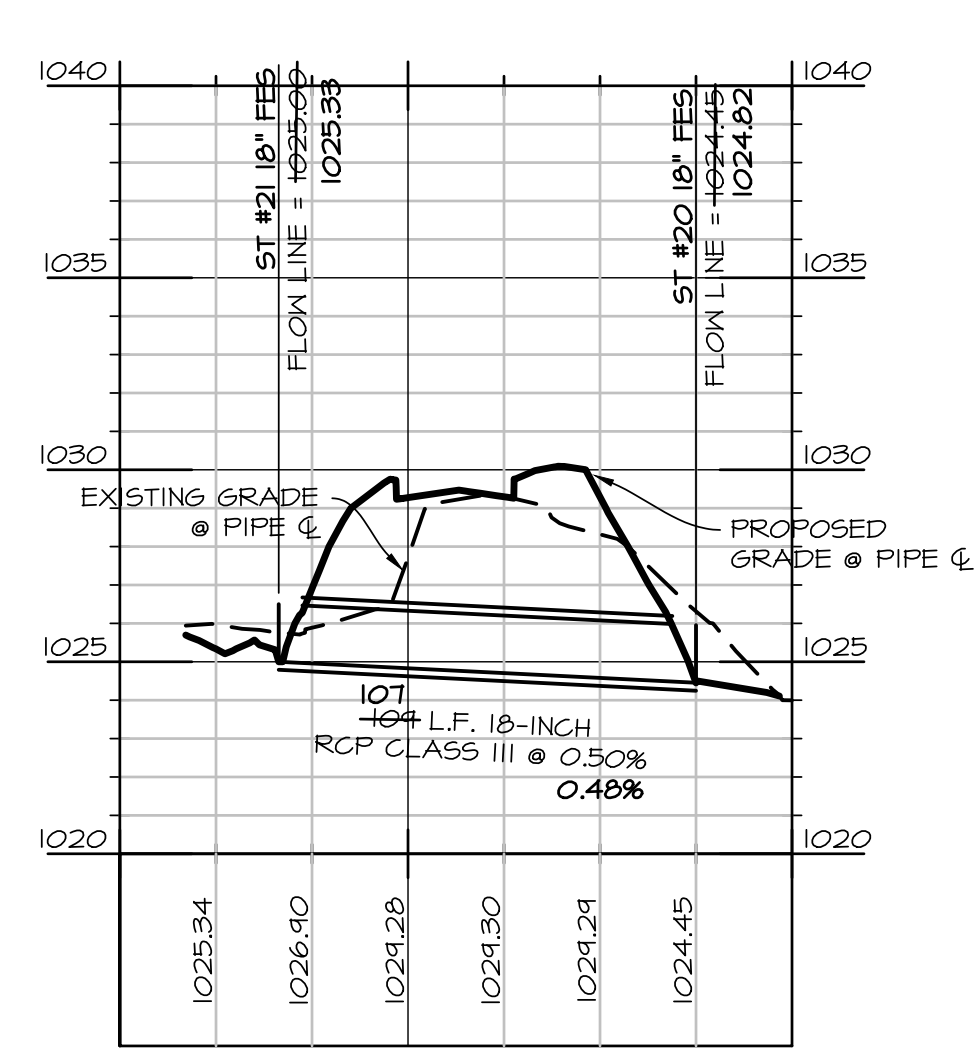
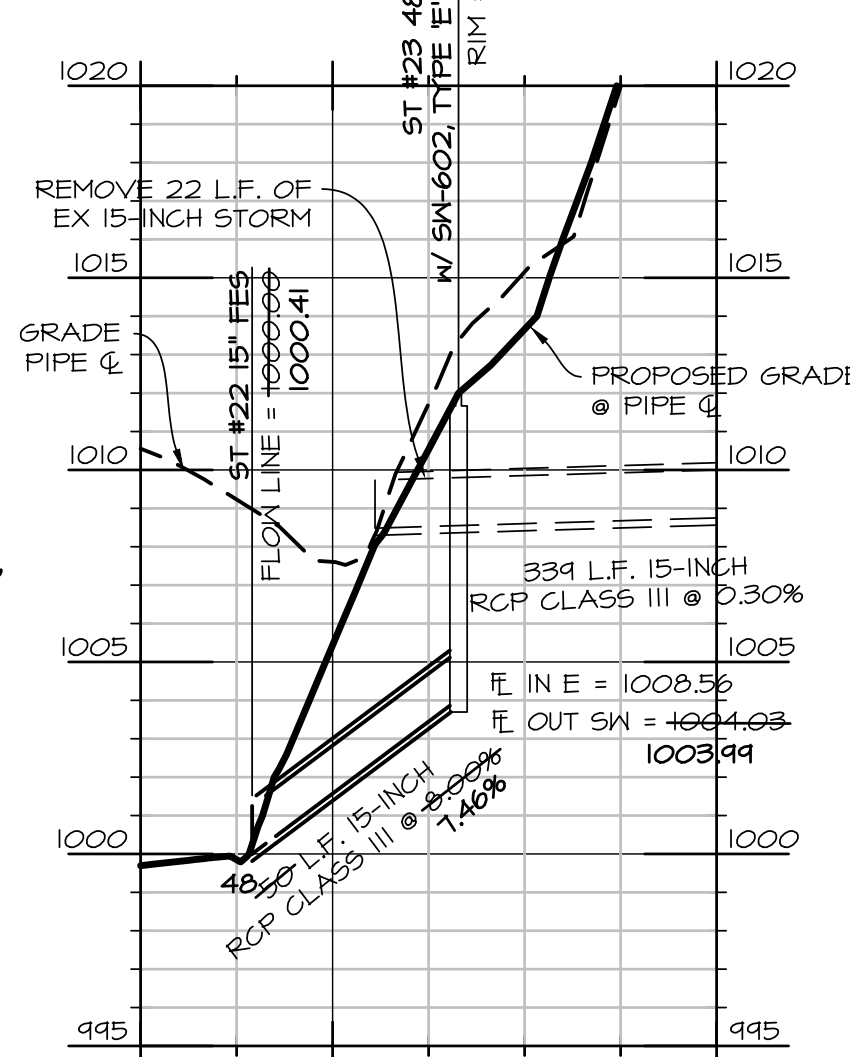
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ASHWORTH SOUTH PLAT I
 WAUKEE, IOWA
 SANITARY AS-BUILT

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 OF XX
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OUTLOT 'Z'



SCALE: 1"=50'
 0' 10' 20' 30' 40' 50' 100'
 22"x34" SHEET
 1"=100' 11"x17" SHEET

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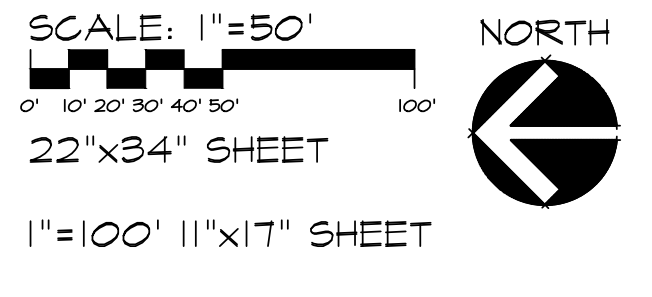
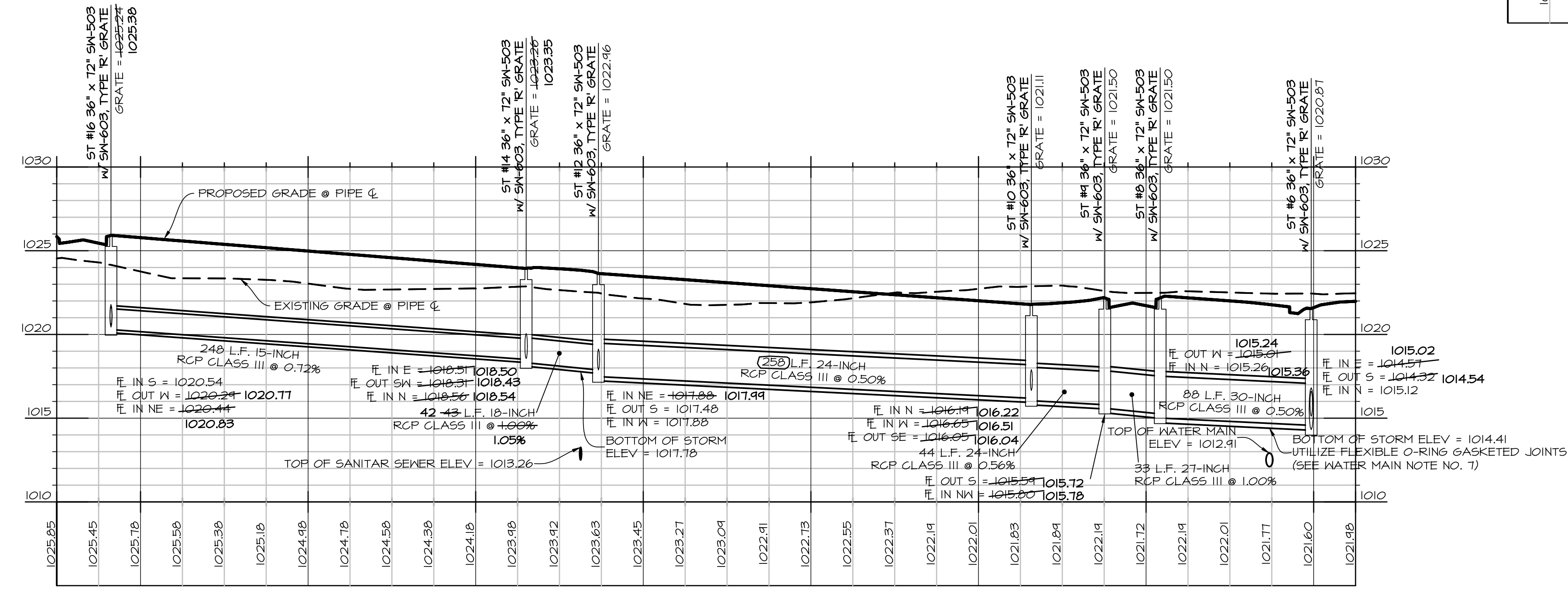
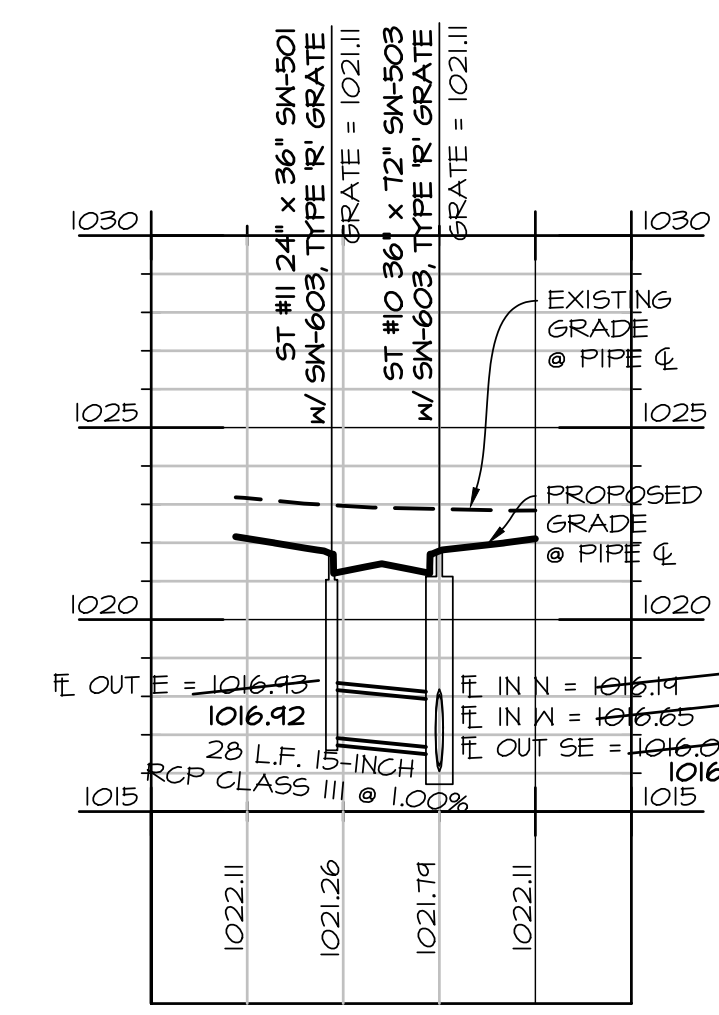
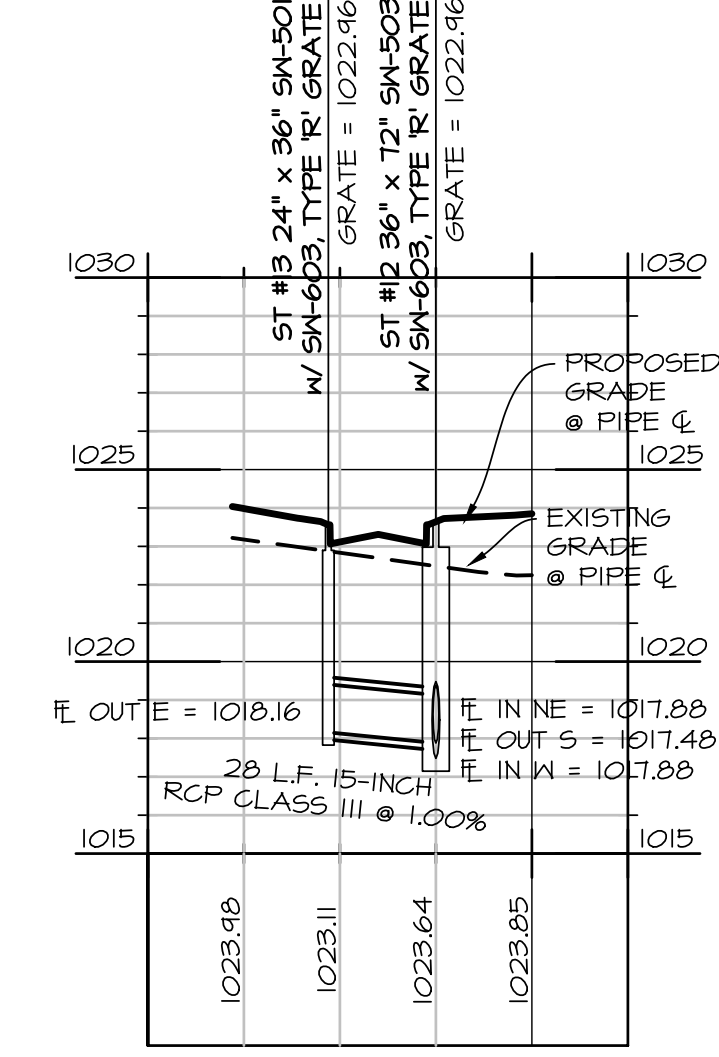
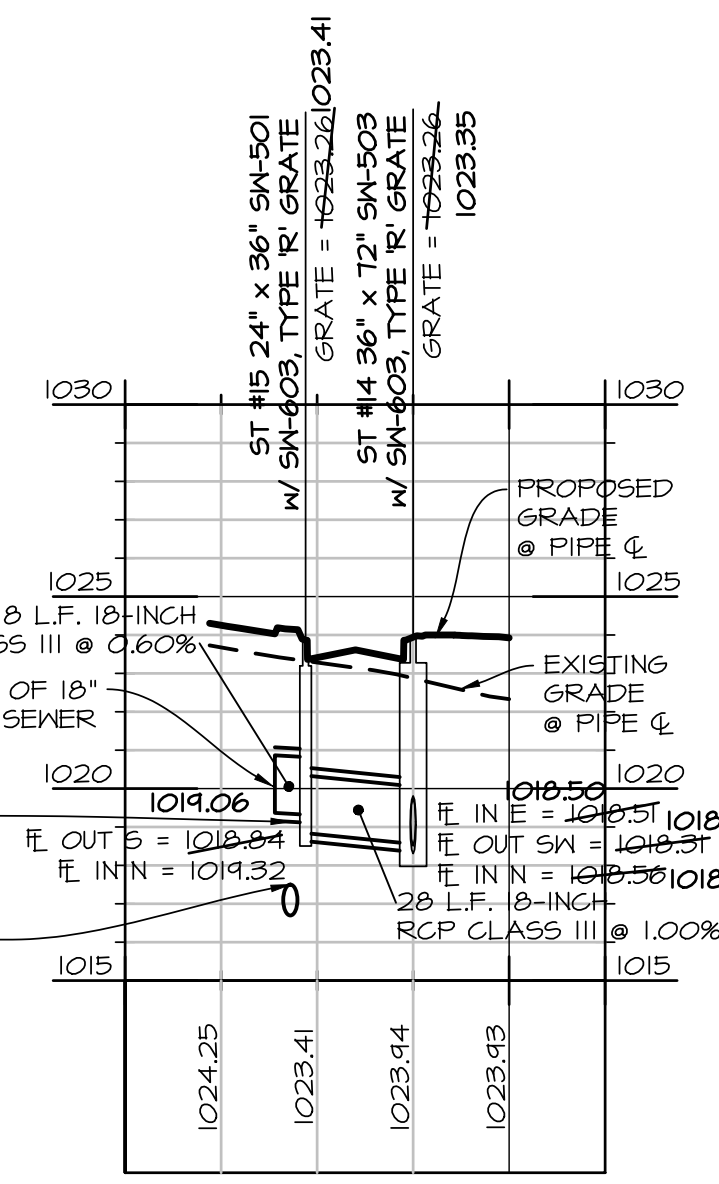
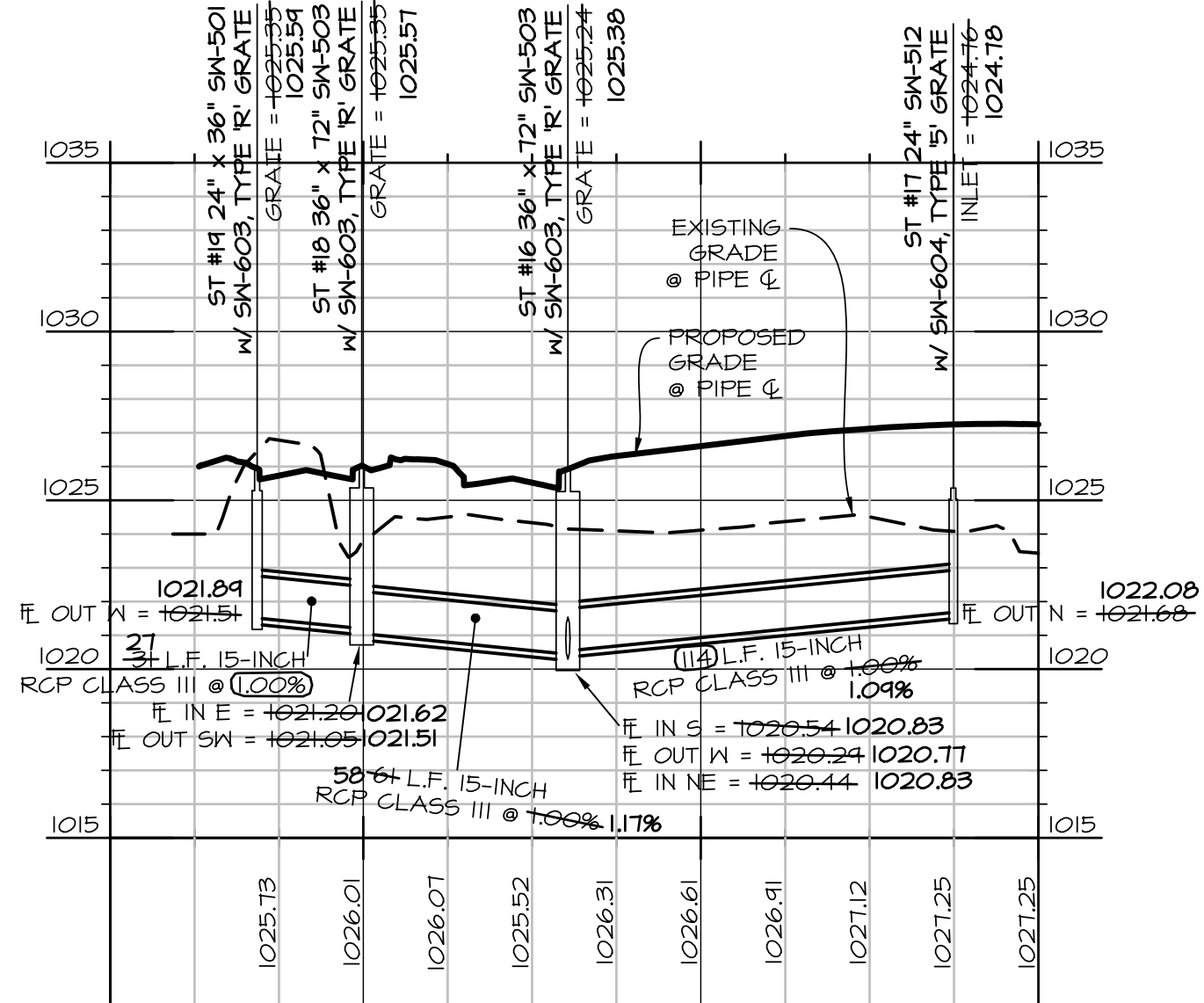
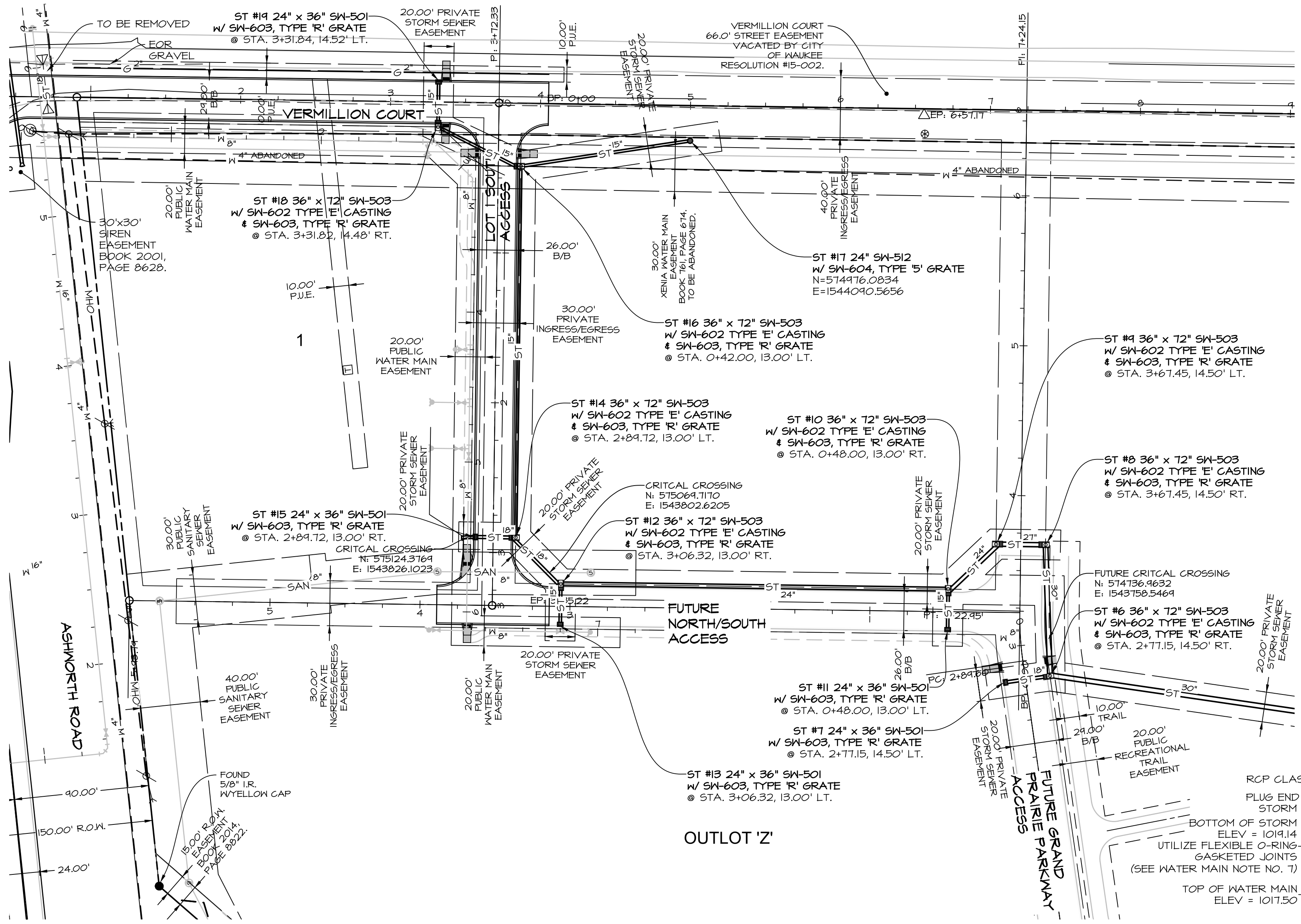
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ASHNORTH SOUTH PLAT I
 WAUKEE, IOWA

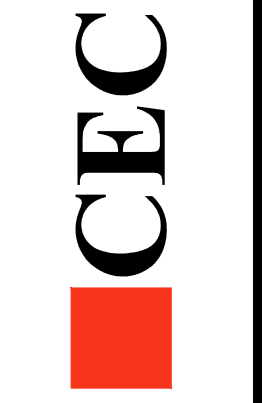
STORM SEWER - CULVERTS & FOND OUTLET

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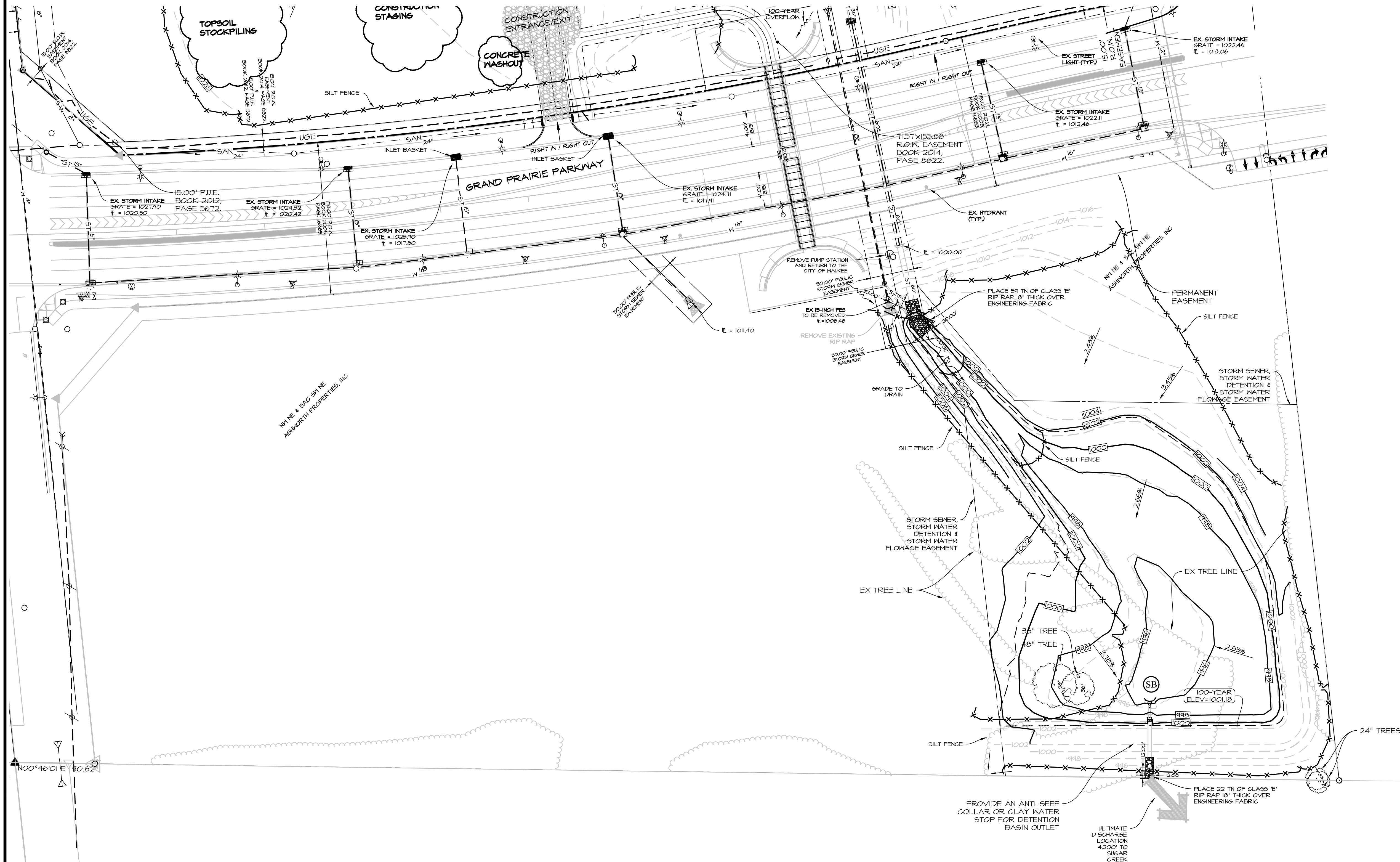
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ASHWORTH SOUTH PLAT I
 WAUKEE, IOWA
 STORM SEWER - ASHWORTH SOUTH

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REQUIRED DETENTION VOLUME = 119,591 CU. FT.

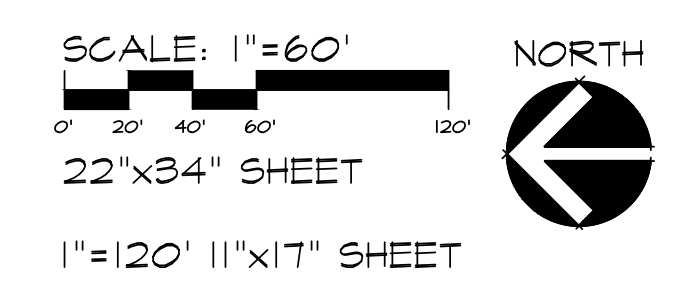
AS-BUILT DETENTION VOLUME = 157,321 CU. FT.



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DATE OF SURVEY: NOV 16, 2017
 DESIGNED BY: JFO
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ASHWORTH SOUTH FLAT I
 WAUKEE, IOWA
 DETENTION POND AS-BUILT



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