

CONSTRUCTION DRAWINGS FOR PUBLIC & PRIVATE IMPROVEMENTS ASHNORTH SOUTH PLAT 2 WAUKEE, IOWA

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

QUANTITIES

SANITARY SEWER
324 L.F. 8-INCH SANITARY SEWER
1 EA. SM-301 MANHOLES
1 EA. SM-303 MANHOLE W/DROP CONNECTION

WATER MAIN
40 L.F. 6-INCH WATER MAIN
352 L.F. 8-INCH WATER MAIN
2 EA. 9-INCH 45° BENDS
2 EA. 6-INCH VALVE
2 EA. 8-INCH VALVE
1 EA. HYDRANT, TEE & 6-INCH VALVE
2 EA. 8"x6" TEE
3 EA. BLOWOFF HYDRANT

STORM SEWER
220 L.F. 15-INCH RCP CLASS III
464 L.F. 18-INCH RCP CLASS III
126 L.F. 24-INCH RCP CLASS III
2 EA. SM-401 MANHOLE W/ SM-602 'E' CASTING
1 EA. SM-404 MANHOLE W/ SM-602 'E' CASTING
3 EA. SM-501 INTAKE W/ SM-603 'R' GRATE
1 EA. SM-505 INTAKE W/ SM-602 'E' CASTING & SM-603 'R' GRATE
1 EA. SM-515 INTAKE W/ SM-602 'E' CASTING
1 EA. 24-INCH FLARED END SECTION

PAVING
2691 S.Y. 7-INCH NON-REINFORCED P.C.C.
3043 S.Y. SUBGRADE PREP.

SEDIMENT AND EROSION CONTROL QUANTITIES
1540 L.F. SILT FENCE
4 EA. INLET PROTECTION
3.84 ACRES SEEDING (SUDAS TYPE 2), FERTILIZING & MULCHING

GENERAL NOTES

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE 2016 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2011 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.
 - AP-GPP, L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
- 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 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 PLAN.
- 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. DEBRIS SPILT ON THE ROAD 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 RAMP 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 RAMP ARE TO BE DESIGNED AND INSTALLED PER THE LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMP 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 BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL STORM & SANITARY SEWER CROSSINGS 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 IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUPPLEMENTARY 551 IAC 48.2(2) 1*(b).
- 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 TAP 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 SHALL BE CLEANED AND 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

- 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 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:
 - FLEXIBLE O-RING-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 4" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.

PAVING NOTES

- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL STREETS SHALL HAVE 6-INCH CURBS.



VICINITY MAP
NO SCALE

Sheet List Table

Sheet Number	Sheet Title
01 AS-BUILT	COVER SHEET
02	GEOMETRIC PLAN
03 AS-BUILT	SANITARY SEWER PLAN
04 AS-BUILT	WATER MAIN PLAN
05 AS-BUILT	STORM SEWER
06	GRADING PLAN
07	PAVING & INTERSECTION PLAN
08 AS-BUILT	PAVING & INTERSECTION PLAN
09	DETAIL SHEET
10	SWPPP - NOTES
11	SWPPP

LEGEND

---	PROPERTY BOUNDARY	---	EXISTING / PROPOSED
---	SECTION LINES	---	ST ^W
---	LOT LINES	---	T
---	CENTERLINE	---	SAN
▲	FOUND SECTION CORNER	---	HW
△	SET SECTION CORNER (6" I.R. W/YELLOW CAP #1044 UNLESS OTHERWISE NOTED)	---	USFO
●	FOUND PROPERTY CORNER	---	HPS
○	SET PROPERTY CORNER (6" I.R. W/YELLOW CAP #1044 UNLESS OTHERWISE NOTED)	---	OHW
D.	DEEDED DISTANCE	○	M
M.	MEASURED DISTANCE	△	ST
P.	PREVIOUSLY RECORDED DISTANCE	△	HY
I.R.	IRON ROD	△	F.E.S.
I.P.	IRON PIPE	△	VALVE
P.O.B.	POINT OF BEGINNING	---	EXISTING CONTOURS
12B	ADDRESS	---	PROPOSED CONTOURS
B.S.L.	BUILDING SETBACK LINE	---	SILT FENCE
1/4"23.45 - LOT #	SANITARY SEWER SERVICE WYE LOCATION	○	SOIL BORING LOCATION
		□	TRANSFORMER PAD
		○	STREET LIGHT POLE

PROPERTY OWNER / APPLICANT:

PROJECT MANAGER:
AP-GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50326
PH: 515-276-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPFPROPERTIES.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

ALL OF OUTLOT '2', ASHNORTH SOUTH PLAT 1, AN OFFICIAL PLAT, RECORDED IN THE RECORDS OF THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 14.246 ACRES MORE OR LESS.

ZONING

LOT 1 & 2: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT '2': K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

K-RR KETTLESTONE RETAIL REGIONAL
LOT AREA: NO MIN.
LOT WIDTH: NO MIN.
FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES.
SIDE YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
REAR YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
PRINCIPLE BLD SEPARATION: 0' BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS.
ACCESSORY BLD SEPARATION: PRINCIPAL BUILDING - 8 STORIES
MAX HEIGHT: 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 #19049C0355E
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.
- MAINTENANCE OF ALL PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.

AS-BUILT
08-29-2018

CERTIFICATION

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN PREPARED 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. DATE: 8/19/18 MY LICENSE RENEVAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 02
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN 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. DATE: 8/19/18 MY LICENSE RENEVAL DATE IS DECEMBER 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: 02-02

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 NAD83-84, THE GEOID MODEL IS GEOID 03, AND COORDINATES ARE IN SURVEY FOOT.

CPS 401
N. 576199.645 E. 1542894.618 ELEVATION: 1030.167

CPS 402
N. 576804.249 E. 1542846.794 ELEVATION: 1040.944

CPS 403
N. 577551.541 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 #3. TO CONVERT FROM WEST DES MOINES DATUM TO DAVD83 DATUM ADD 774.01 FEET.

T&G 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.

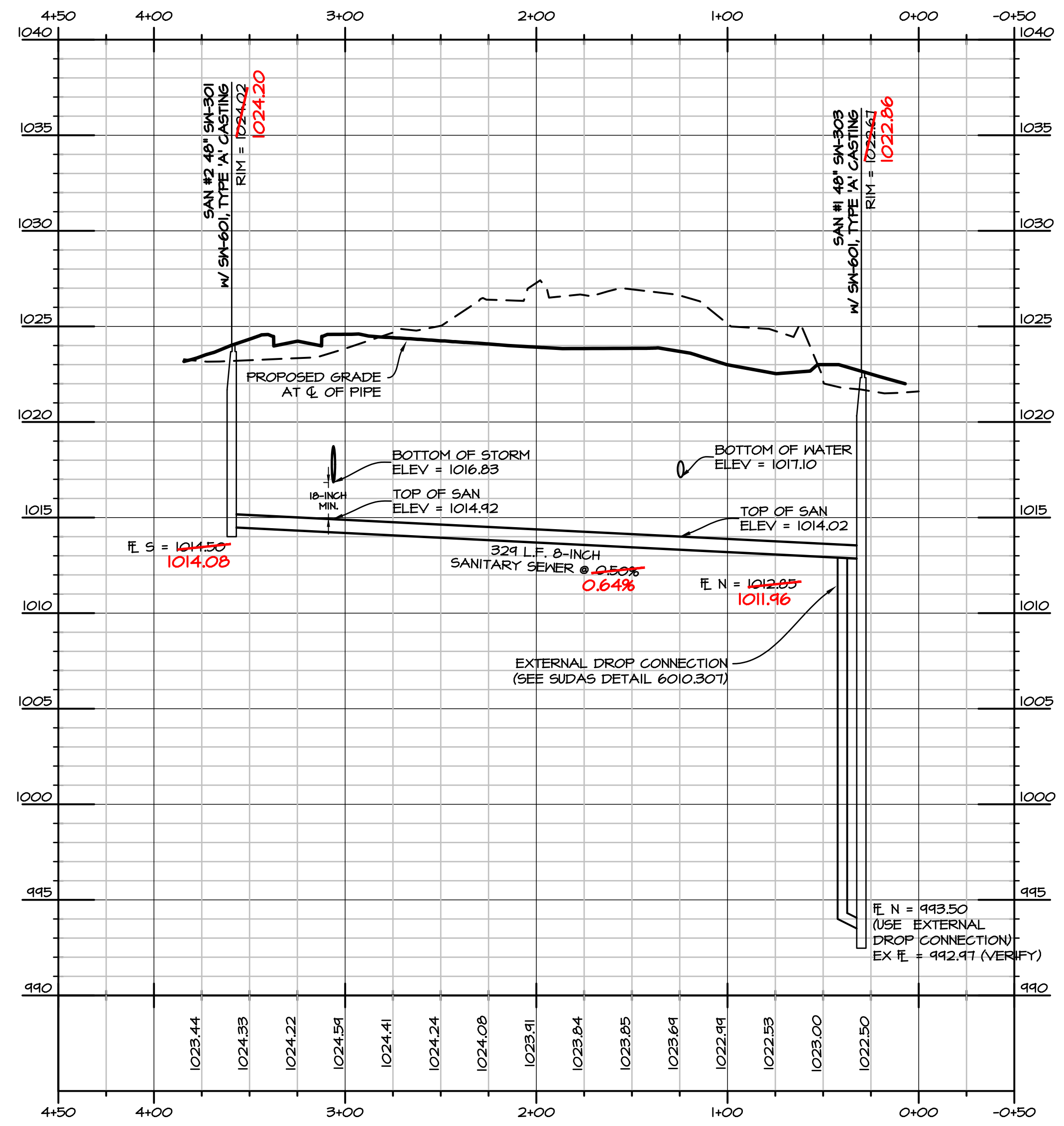
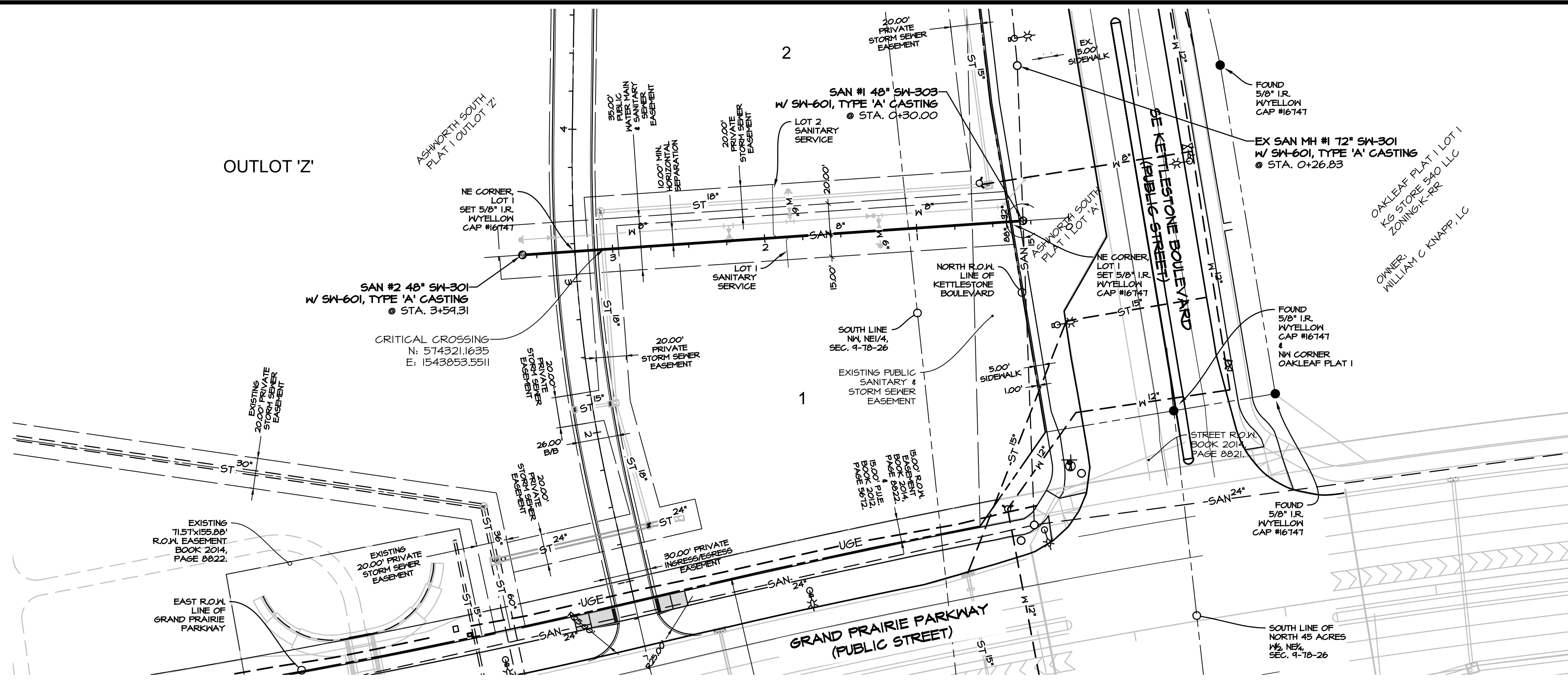
Civil Engineering Consultants, Inc.
2400 86th Street - Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@ceclac.com



DATE	REVISIONS	COMMENTS
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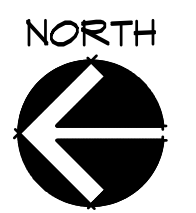
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ASHNORTH SOUTH PLAT 2
WAUKEE, IOWA
COVER SHEET
SHEET 02 OF 11
E-T11



AS-BUILT
08-29-2018

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



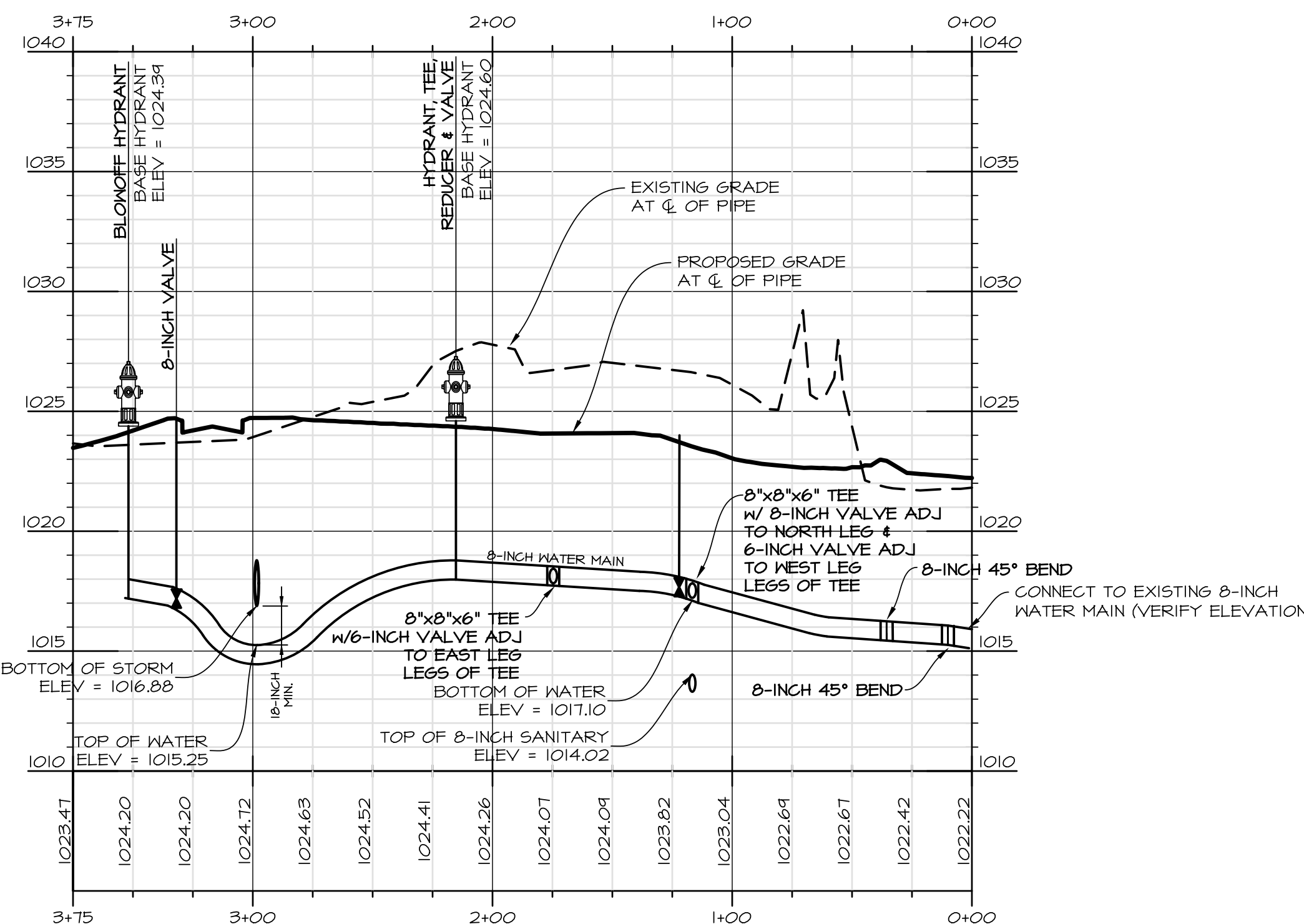
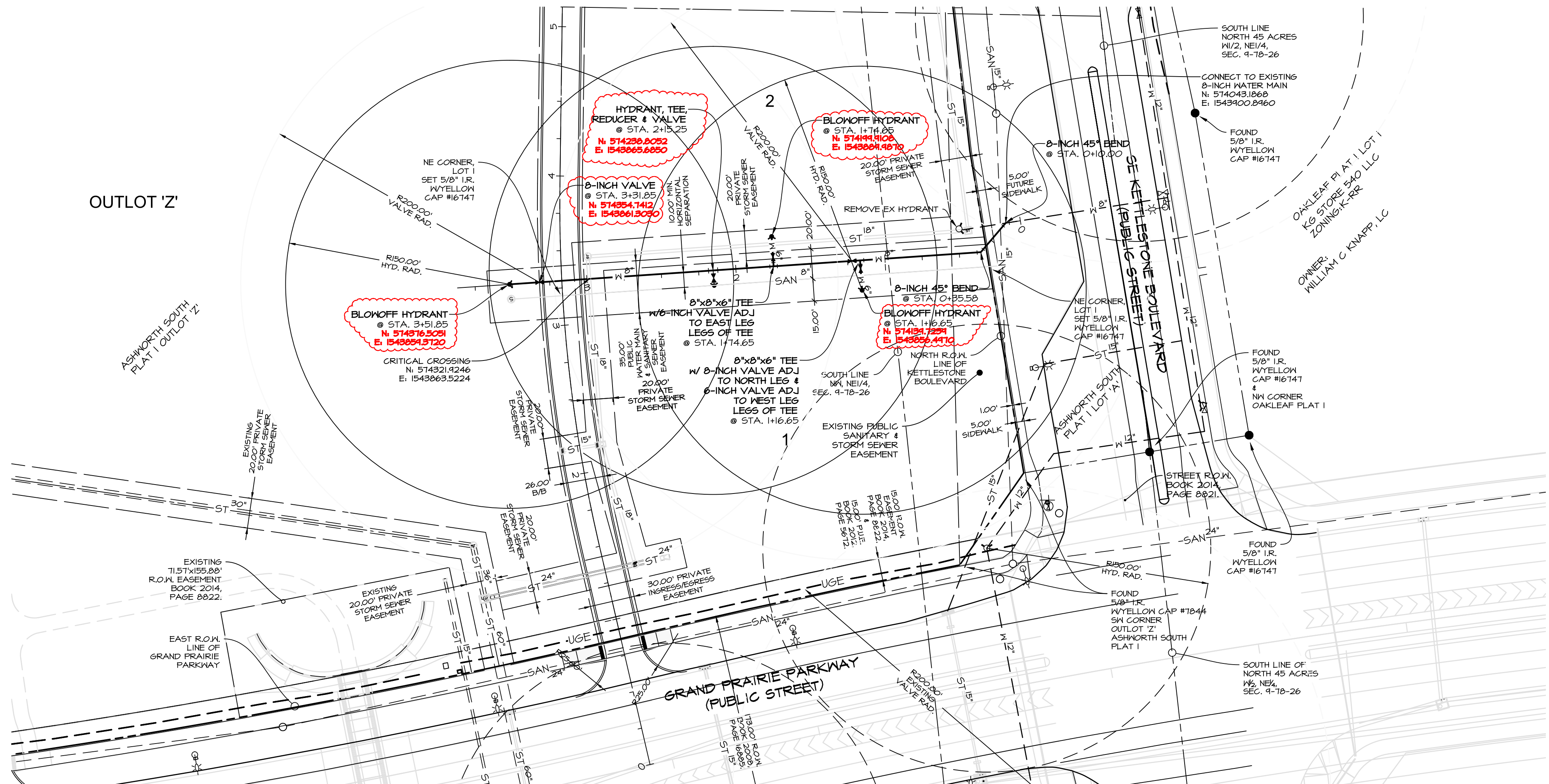
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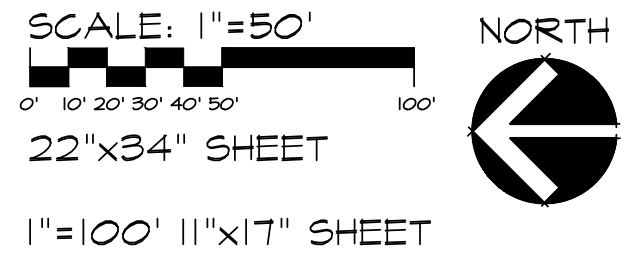
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08-29-2018



CEC
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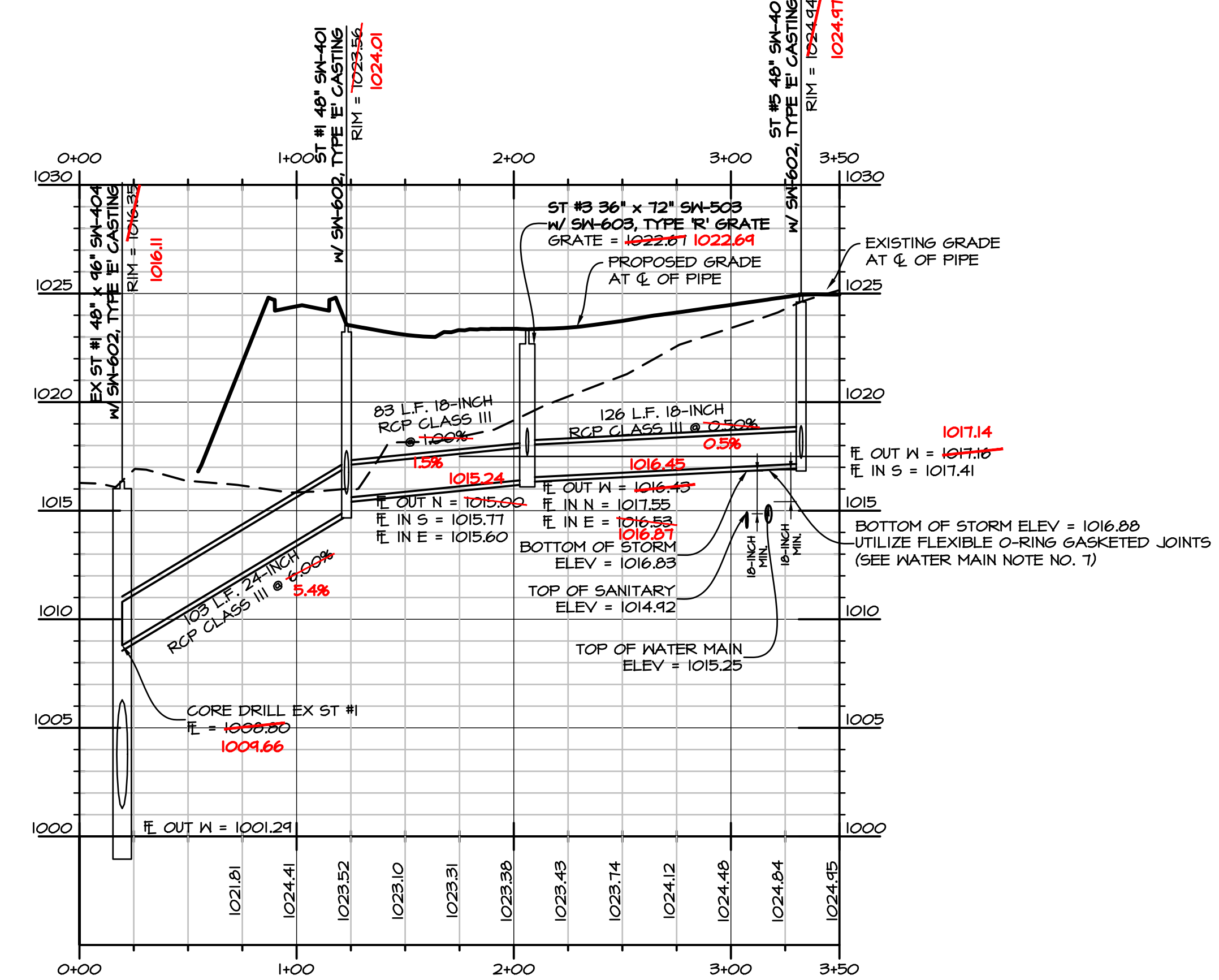
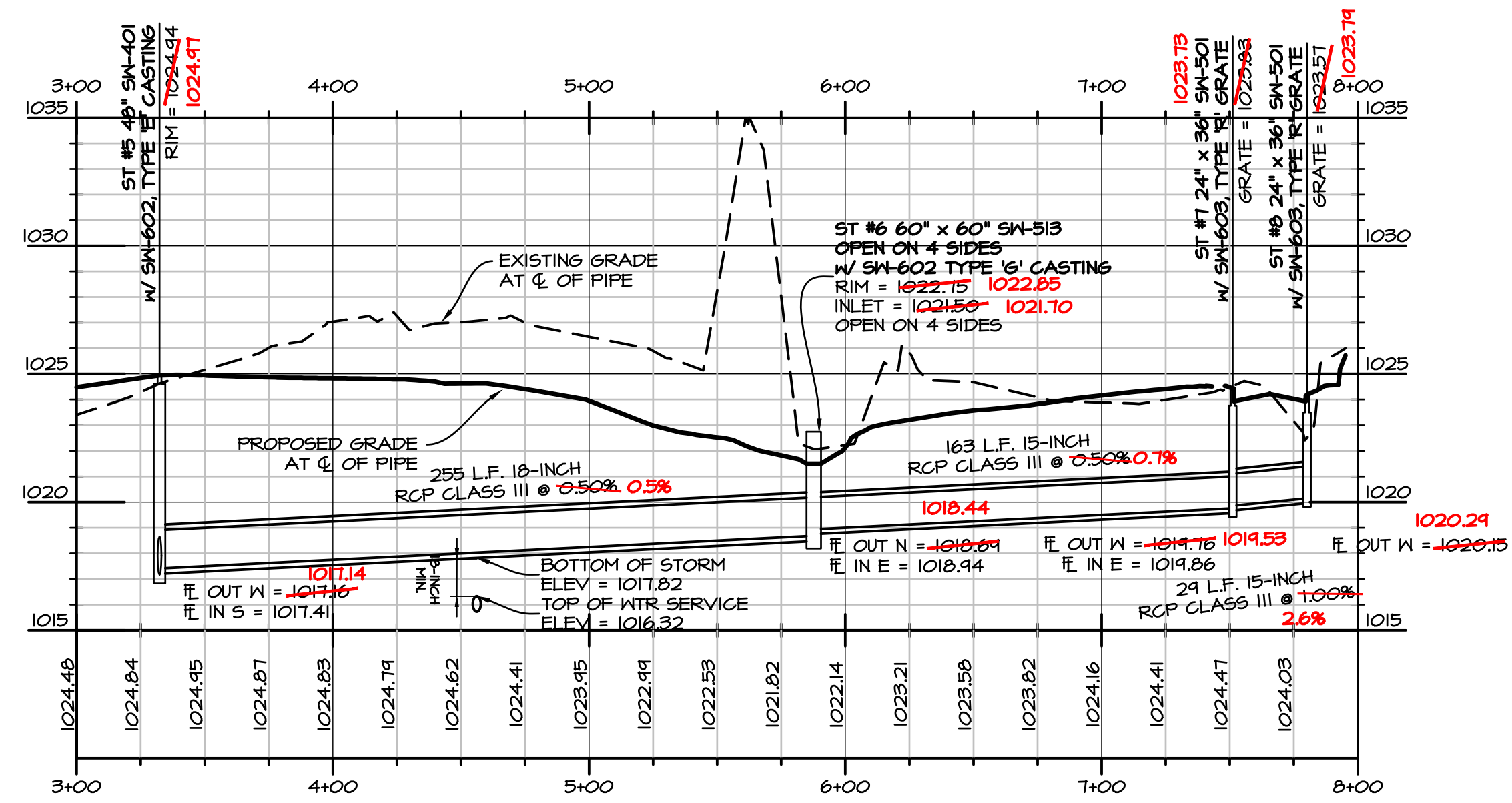
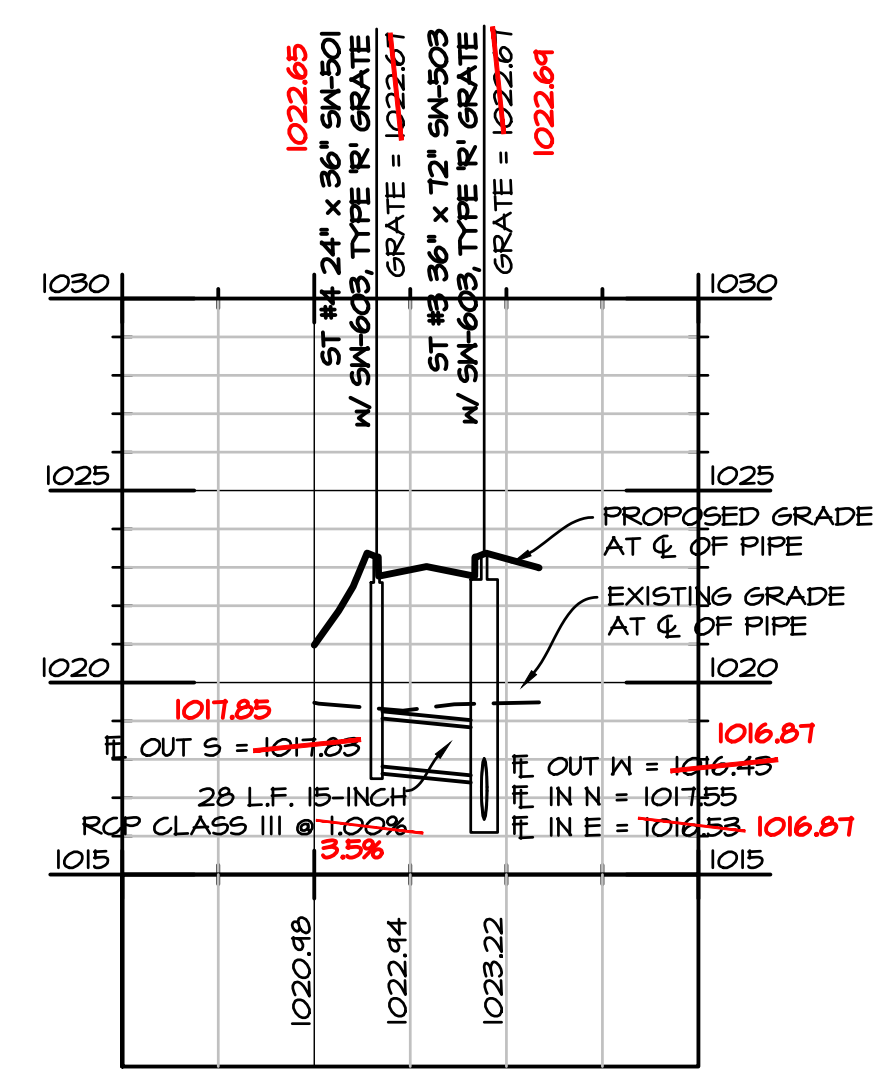
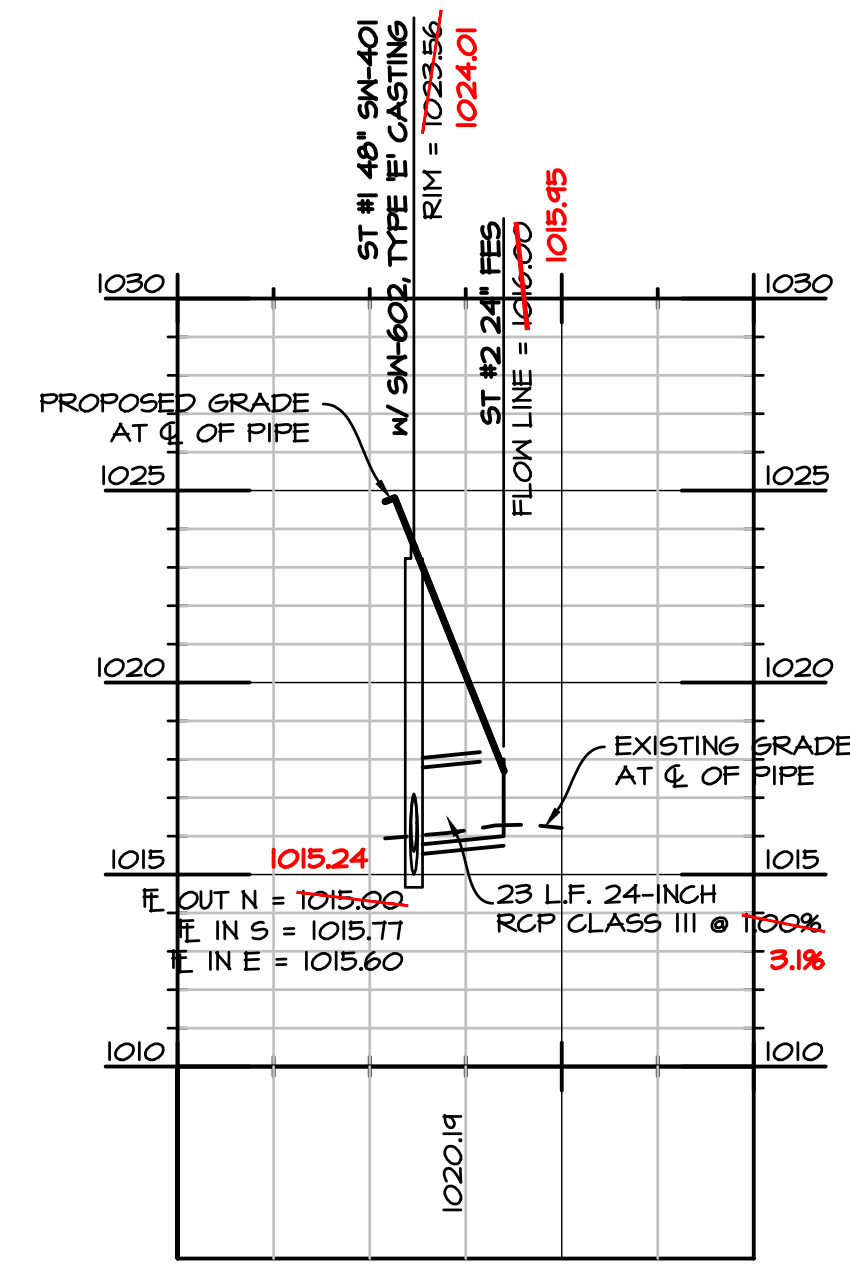
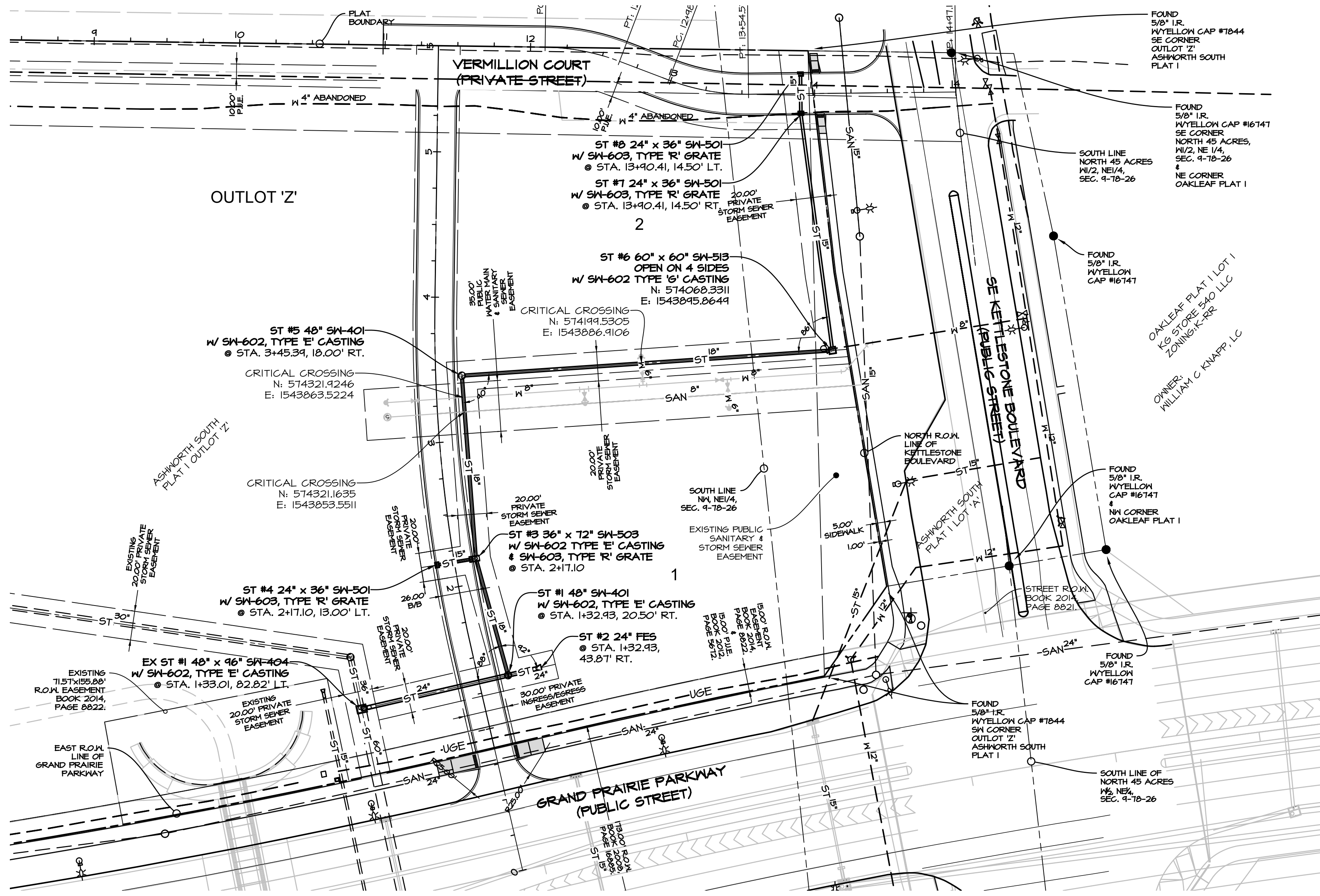
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ASHWORTH SOUTH PLAT 2
WAUKEE, IOWA
WATER MAIN PLAN

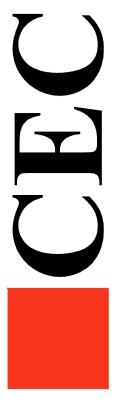
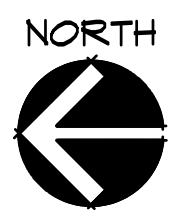
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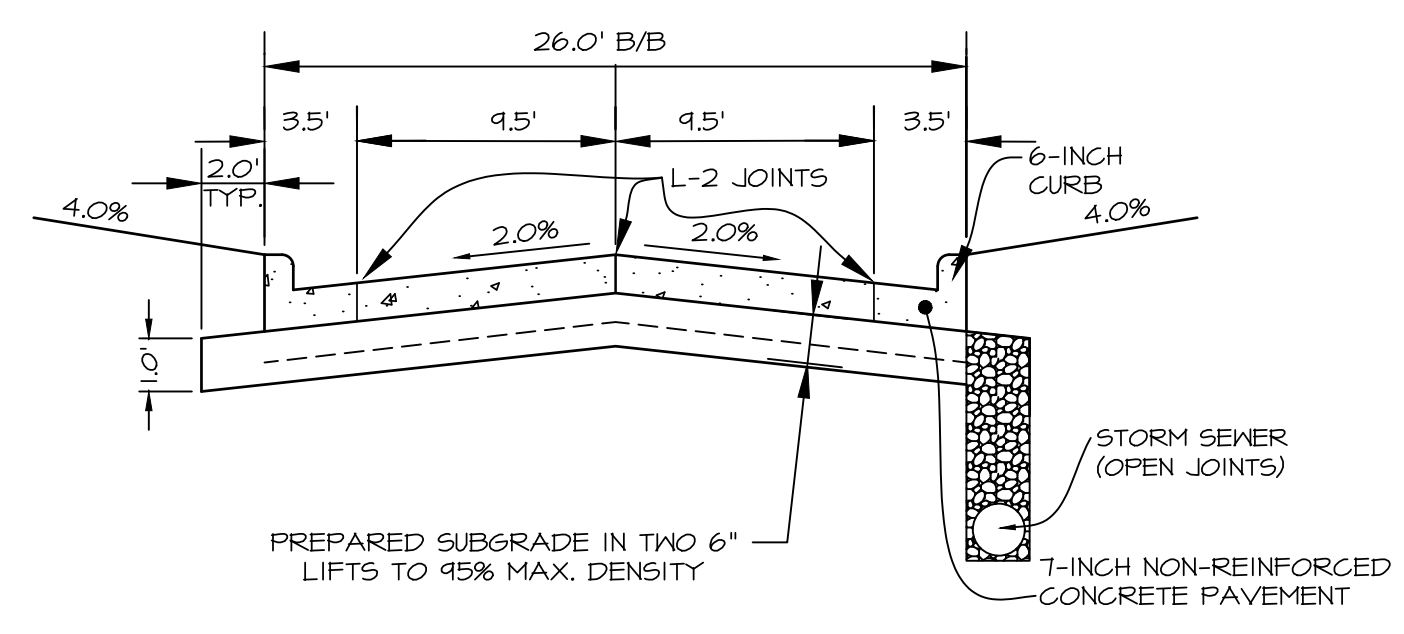
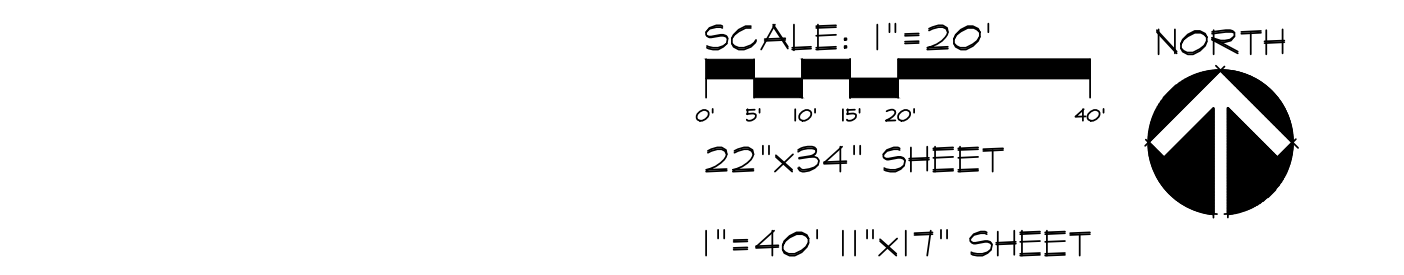
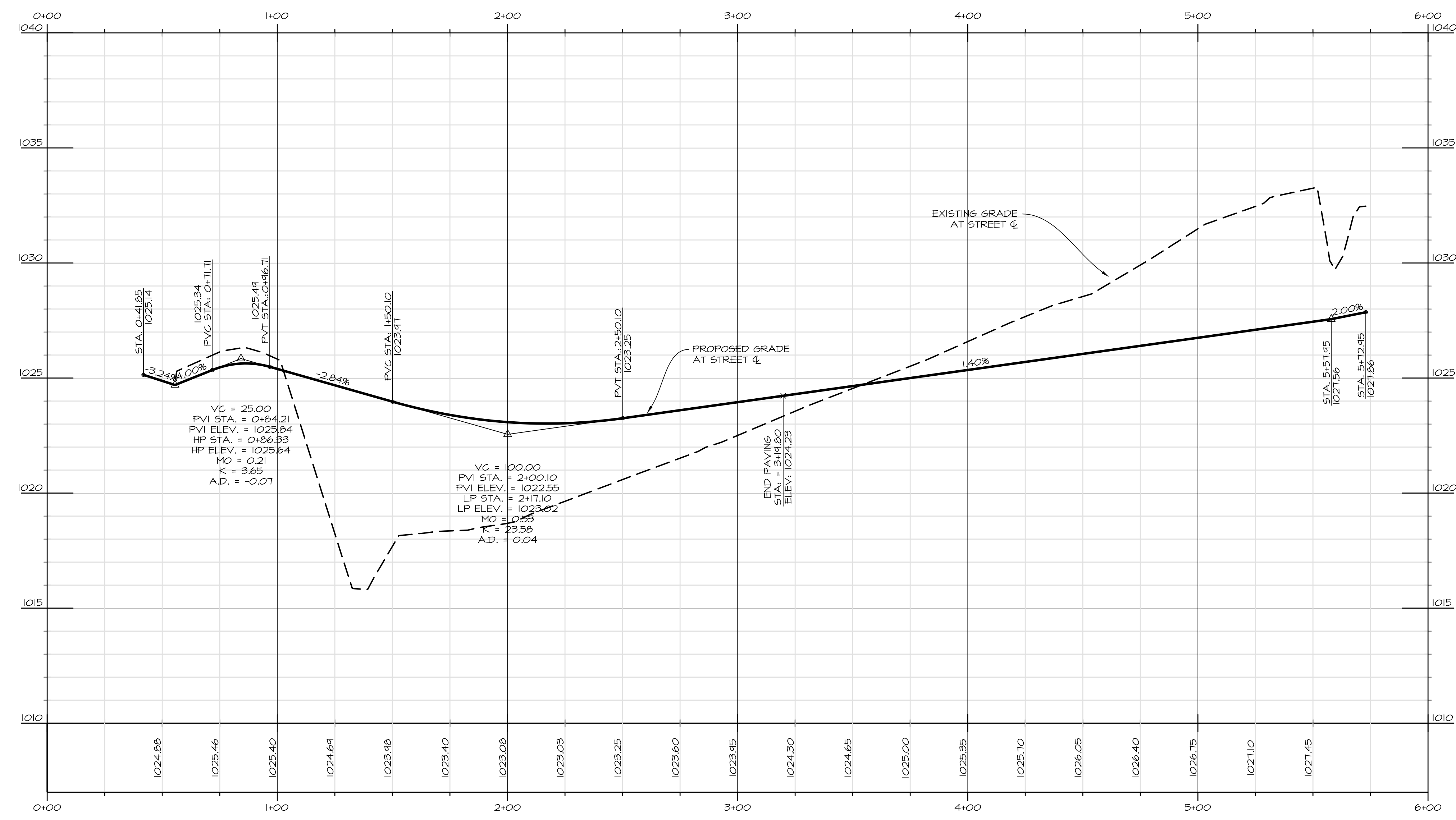
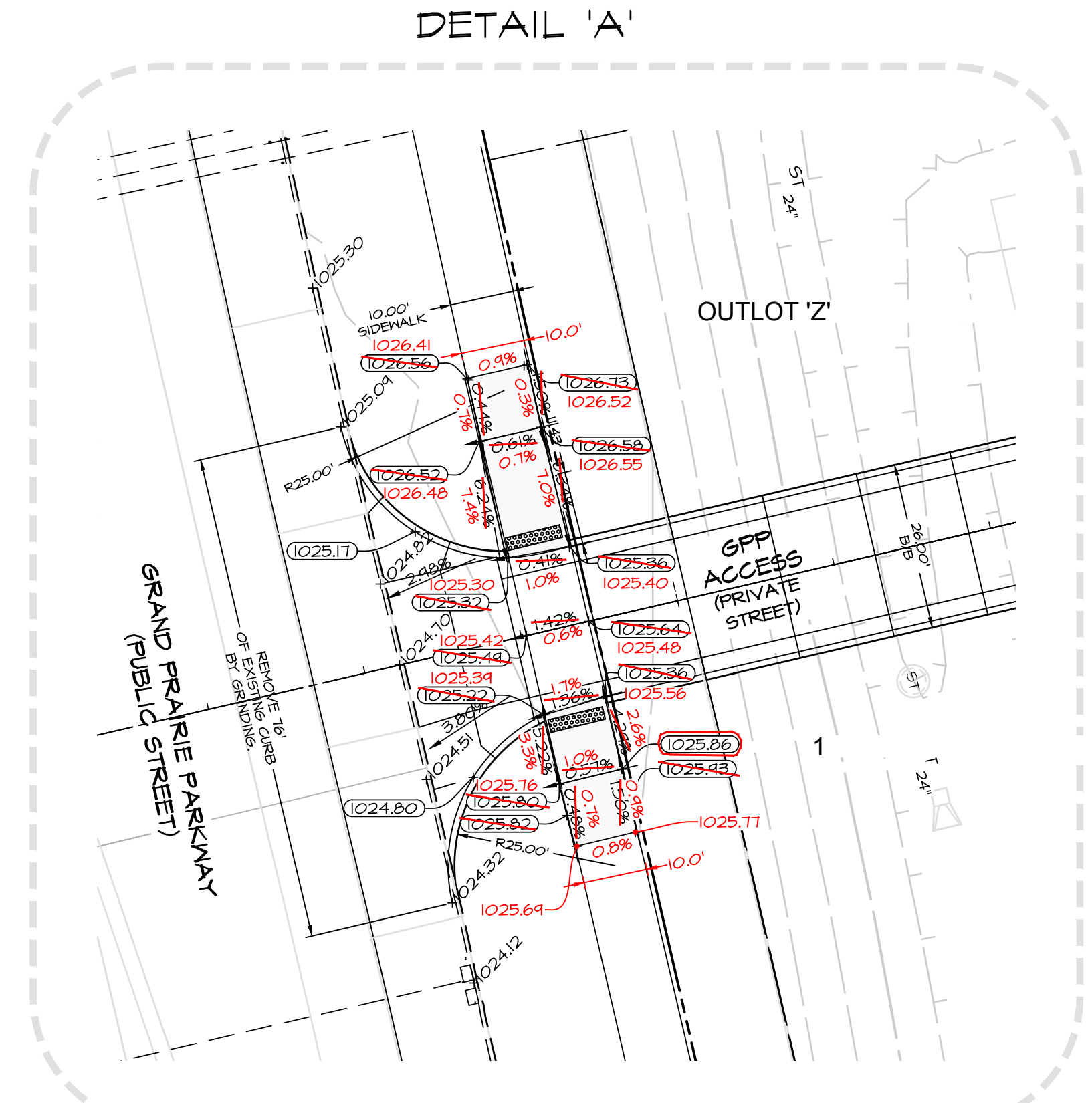
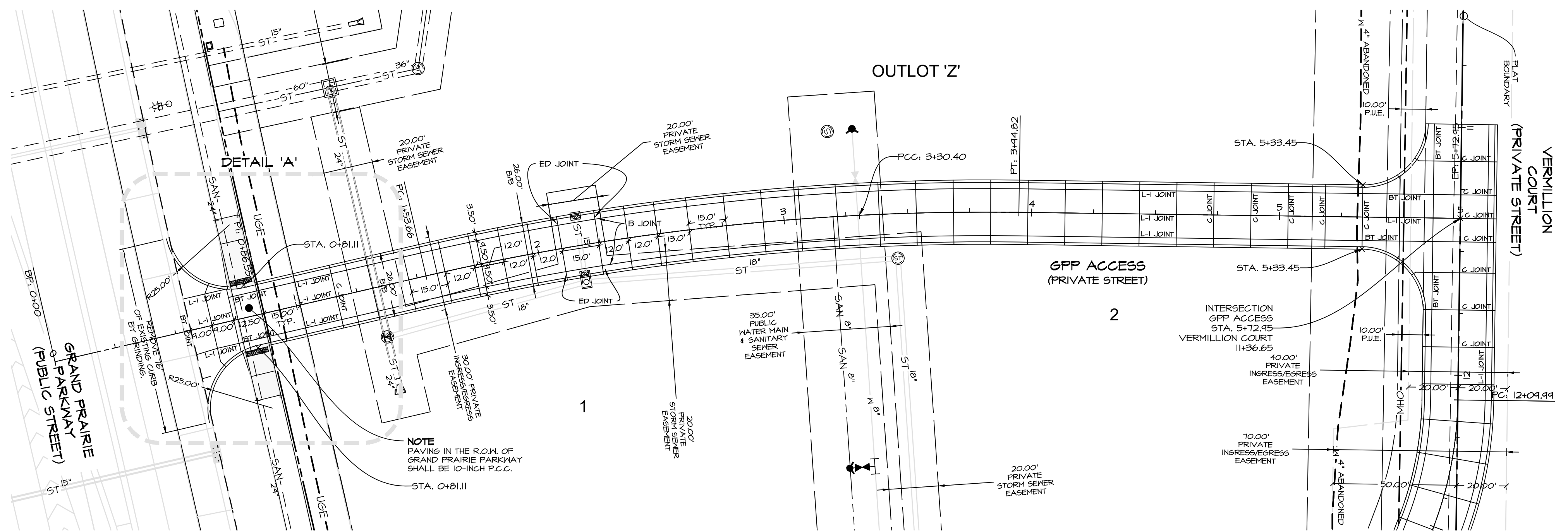
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08-29-2018

SCALE: 1"=50'
22"x34" SHEET
1"=100' 11"x17" SHEET



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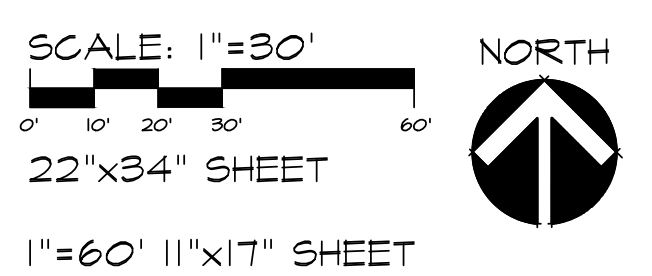
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TYPICAL 26' B/B CROSS SECTION
NO SCALE

NOTE
PAVING IN THE R.O.W. OF
GRAND PRAIRIE PARKWAY
SHALL BE 10-INCH P.C.C.

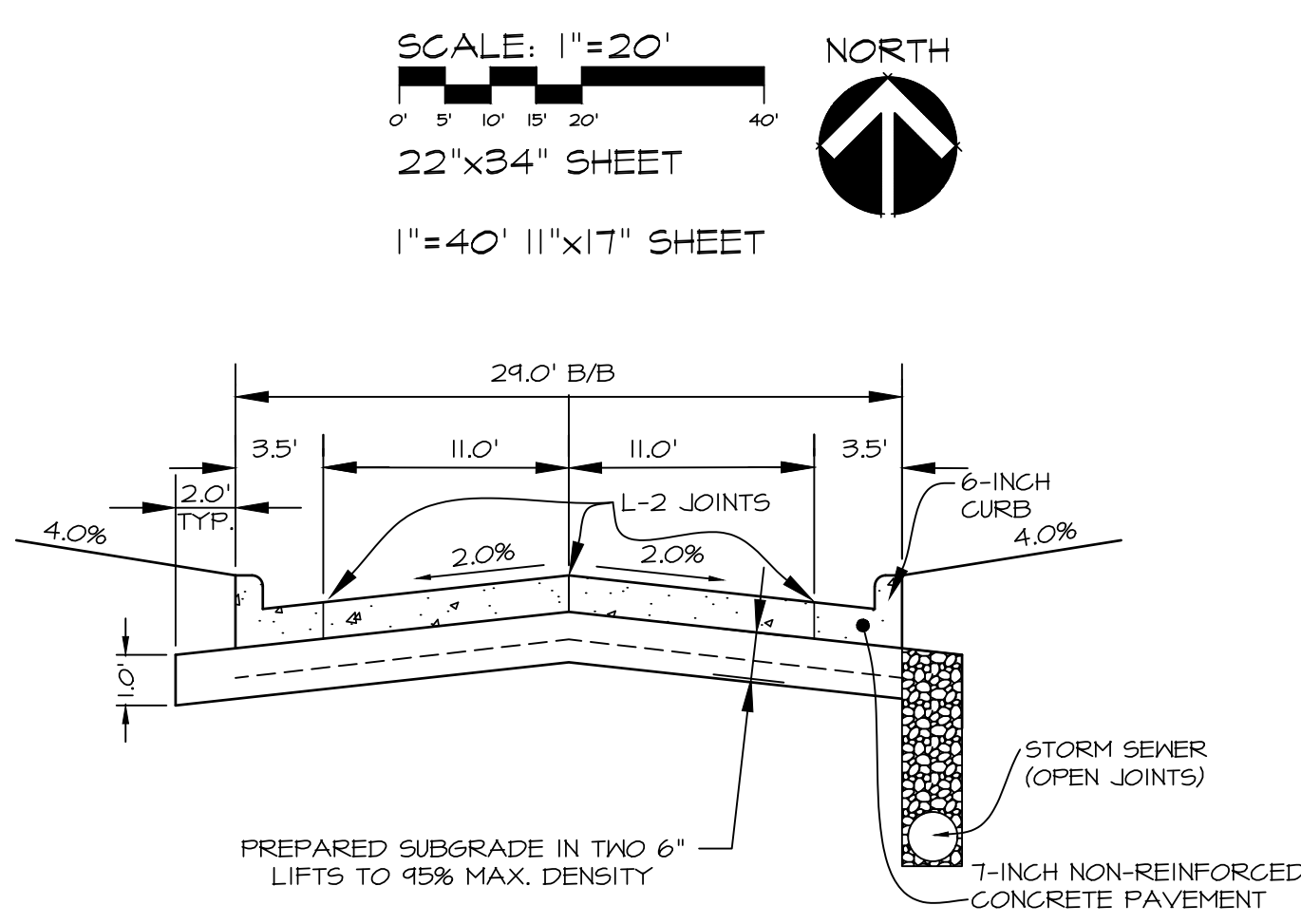
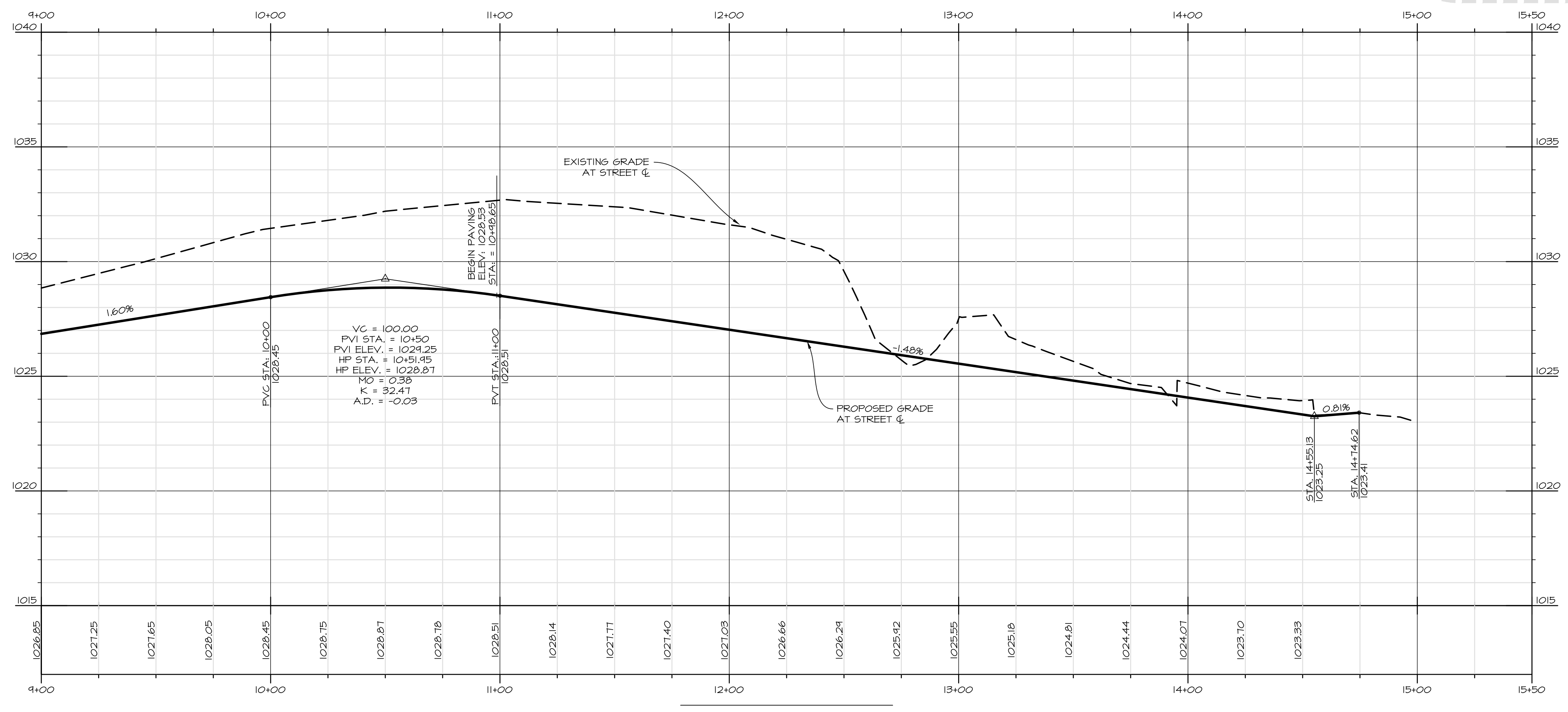
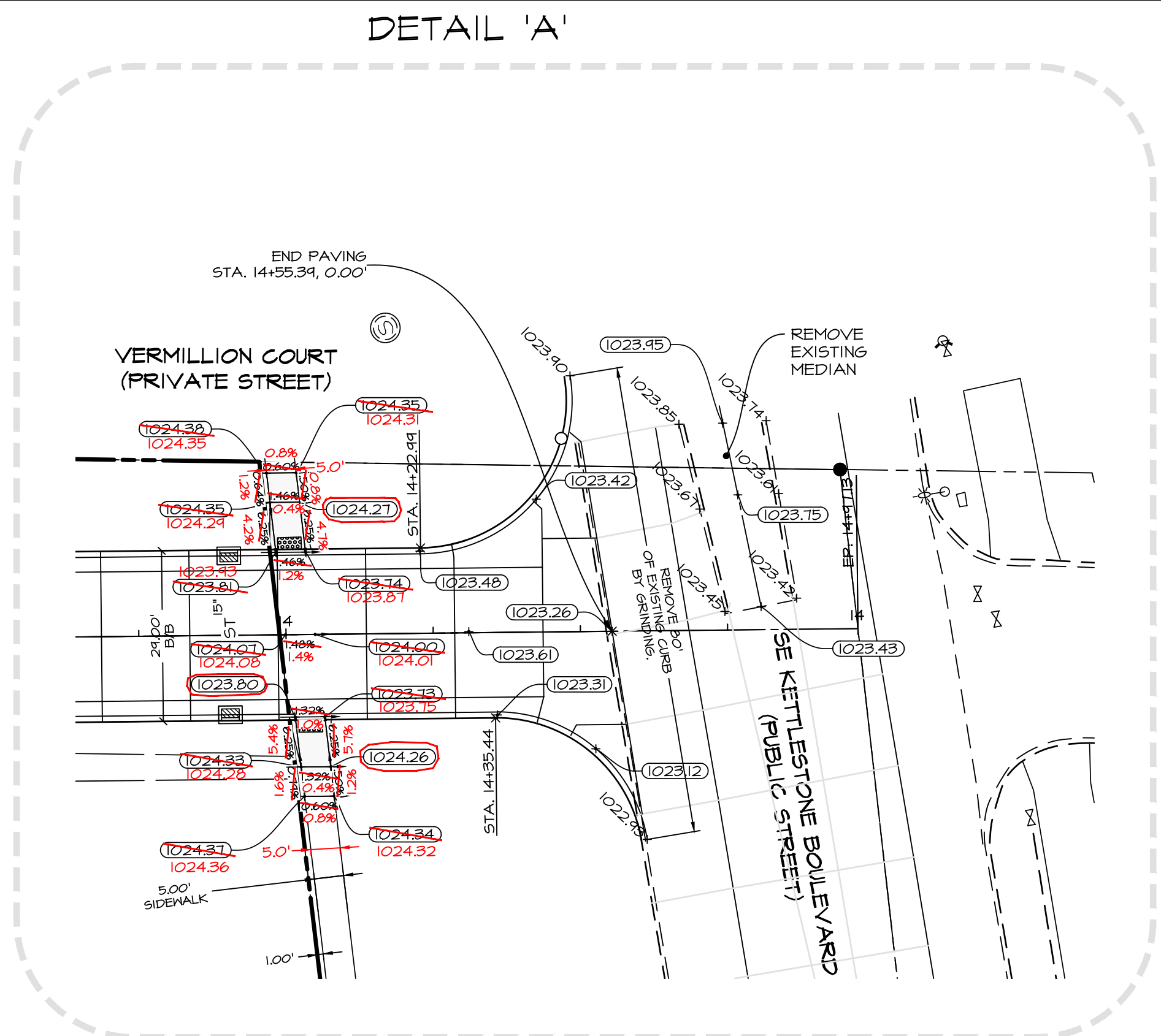
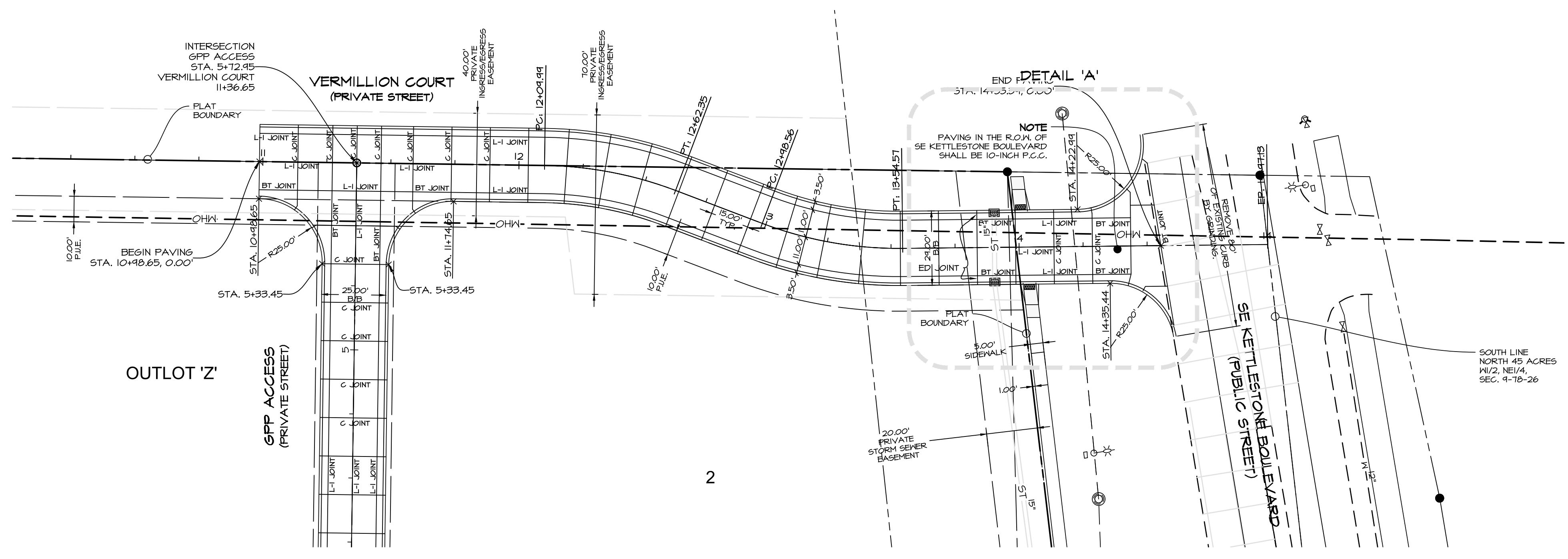
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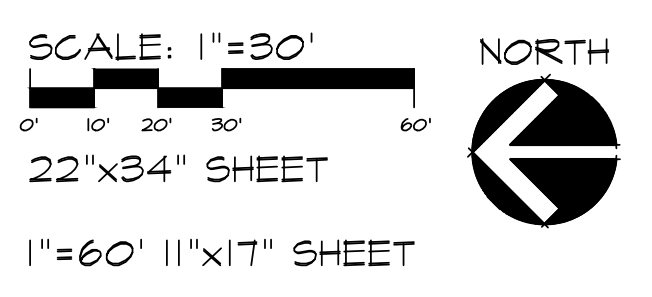
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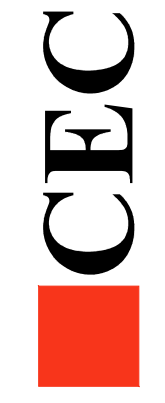
TYPICAL 29' B/B CROSS SECTION
NO SCALE

NOTE
PAVING IN THE R.O.M. OF
SE KETTLESTONE BOULEVARD
SHALL BE 10-INCH P.C.C.

AS-BUILT
08-29-2018



VERMILLION COURT
(PRIVATE STREET)



DATE:	REVISIONS	COMMENTS
JUNE 14, 2017	1	JULY 27, 2017
	2	AUG 16, 2017
	3	AUG 24, 2017
	4	MAY 10, 2018
	5	JFO
	6	MEH

Q:\E-FILES-7000E7711_CSD Drawings\Const Dwg - AS BUILT\E7711_CD (68) PAVING-AS BUILT.dwg, 8/29/2018 11:18:47 AM, pdmason, 1:1