

AS - BUILT

CONSTRUCTION DRAWINGS FOR
PUBLIC IMPROVEMENTS

PRAIRIE CROSSING
WAUKEE, IOWA

ALICE'S, L.C., C/O KNAPP PROPERTIES,
4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266



VICINITY MAP
NOT TO SCALE



UTILITY CONTACTS

SANITARY SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-487-4363)
WATER MAIN	- WAUKEE PUBLIC WORKS DEPARTMENT (515-487-4363)
STORM SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-487-4363)
NATURAL GAS UTILITY	- WAUKEE PUBLIC WORKS DEPARTMENT (515-487-4363)
ELECTRIC	- MID AMERICAN ENERGY (515-252-6591)



GENERAL NOTES

1. ANY CHANGES TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
4. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED ENGINEER OR LAND SURVEYOR.
5. A CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT.

QUANTITIES

SANITARY SEWER

5819 L.F.	5061 L.F.	8-INCH SANITARY SEWER
572 L.F.	512 L.F.	10-INCH SANITARY SEWER
25 EA.		MANHOLES
73 EA.		SERVICES

WATER MAIN

5297 L.F.	8-INCH WATER MAIN
2241 L.F.	12-INCH WATER MAIN
28 EA.	HYDRANT, TEE & 6-INCH VALVE
8 EA.	BLOWOFF HYDRANT
10 EA.	8-INCH VALVE
10 EA.	12-INCH VALVE
73 EA.	SERVICES

STORM SEWER

3190 L.F.	6-INCH A2000 PERFORATED PVC
600 L.F.	8-INCH A2000 PERFORATED PVC
2165 L.F.	15-INCH RCP
583 L.F.	18-INCH RCP
526 L.F.	21-INCH RCP
1272 L.F.	24-INCH RCP
210 L.F.	27-INCH RCP
86 L.F.	30-INCH RCP
212 L.F.	30-INCH ARCH RCP
37 L.F.	33-INCH RCP
305 L.F.	36-INCH RCP
1197 L.F.	42-INCH RCP
296 L.F.	48-INCH RCP
1519 L.F.	54-INCH RCP
241 L.F.	60-INCH RCP
232 L.F.	66-INCH RCP
2018 EA.	SN-401 MANHOLE
3434 EA.	*SN-501 INTAKE
1515 EA.	*SN-503 INTAKE
66 EA.	*SN-505 INTAKE
11 EA.	*SN-506 INTAKE
11 EA.	*SN-512 INTAKE
9 EA.	*SN-513 INTAKE
72 EA.	SERVICES

*CAST IN PLACE STRUCTURES

PAVING

29332 S.Y.	7-INCH NON-REINFORCED P.C.C.
511 S.Y.	9-INCH NON-REINFORCED P.C.C. - ALICE'S ROAD R.O.W.
1100 S.Y.	10-1/2 INCH NON-REINFORCED P.C.C. - HICKMAN ROAD R.O.W.
34678 S.Y.	SUB GRADE PREP WORK
6620 S.F.	4-INCH P.C.C. - 5.0' WIDE SIDEWALK PAVING AND RAMPS
2830 S.F.	5-INCH P.C.C. - TRAIL PAVING ADJACENT TO OUTLOT 'Z'

LEGAL DESCRIPTION

ALL OF OUTLOT 'X', THE CROSSING AT ALICE'S ROAD PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 2008, PAGE 11526 AT DALLAS COUNTY, IOWA.

ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

CONTACT

ALICES, L.C.
C/O KNAPP PROPERTIES
4949 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
CONTACT PERSON: AIMEE STAUDT
CONTACT PH: 515-223-4000

DRAWING INDEX FOR PUBLIC IMPROVEMENTS

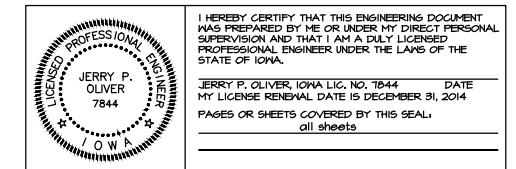
1-7	SANITARY SEWER PLAN & PROFILE
8	FIRE HYDRANT COVERAGE MAP
9-16	WATER MAIN PLAN & PROFILE
17-26	STORM SEWER PLAN & PROFILE
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32-39	PAVING PLAN & PROFILE
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BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

ELEVATION-----1034.63

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.

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
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all sheets

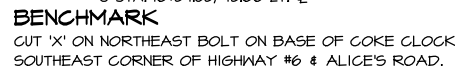
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REVISION: JUNE 28, 2013
JULY 16, 2013
JULY 23, 2013
AUGUST 02, 2013
OCTOBER 08, 2013 SHEET #26

AS-BUILT: JUNE 17, 2014



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



Sanitary sewer profile drawing for NE Horizon Drive. The drawing shows a cross-section of the sewer line with elevations and stationing. Key features include:

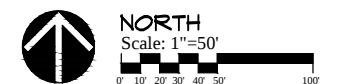
- NE ARCHER AVENUE crossing the sewer line.
- NE HORIZON DRIVE crossing the sewer line.
- Two manholes: TYPE 54x30x1 MANHOLE #2 and TYPE 54x30x1 MANHOLE #1.
- Existing sanitary sewer line with a 1.60% slope.
- Proposed sanitary sewer line with a 0.68% slope.
- A new 8-inch water main crossing the sewer line.
- Elevation data: RIM = 1019.85, RIM = 1017.46, RIM = 1013.85.
- Stationing: 11+50, 10+00, 9+00, 8+00, 7+00, 6+00, 5+00, 4+00, 3+00, 2+00, 1+00, 0+00, -0+50.
- Slopes: 0.68%, 1.60%, 1.56%.

-
- Diagram illustrating the cross-section of a road and the placement of various service lines relative to the center of the lot and the right-of-way (R.O.M.).
- Center of Lot:** The central point of the road.
 - Sanitary Service:** 8-10' Deep, located 10' beyond the R.O.M.
 - Simp. Service:** Minimum 4' Deep, located 10' beyond the R.O.M.
 - Water Service:** 5.5' Deep, located 1 foot inside the 1' service line.
 - Service Line:** 1' (1 foot) inside the 1' service line.
 - Compacted Soil:** 50' (50 feet) wide.

SANITARY & SUMP SERVICES SHALL BE MARKED AT THE END OF PIPE WITH A 2X4 TO THE SURFACE & A STEEL FENCE POST. PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX. COLOR MARKING OF SERVICES SHALL BE RED FOR SANITARY, GREEN FOR SUMPS AND BLUE FOR WATER.

NO SCALE

EXISTING/PROPOSED		
-----	-----	PLAT BOUNDARY
-----	-----	SANITARY SEWER & SIZE
-----	-----	STORM SEWER & SIZE
-----	-----	WATER MAIN & SIZE
○	●	MANHOLE
□	■	STORM INTAKE
▽	▽	FIRE HYDRANT
▽	▽	VALVE
▽	▽	FLARED END SECTION

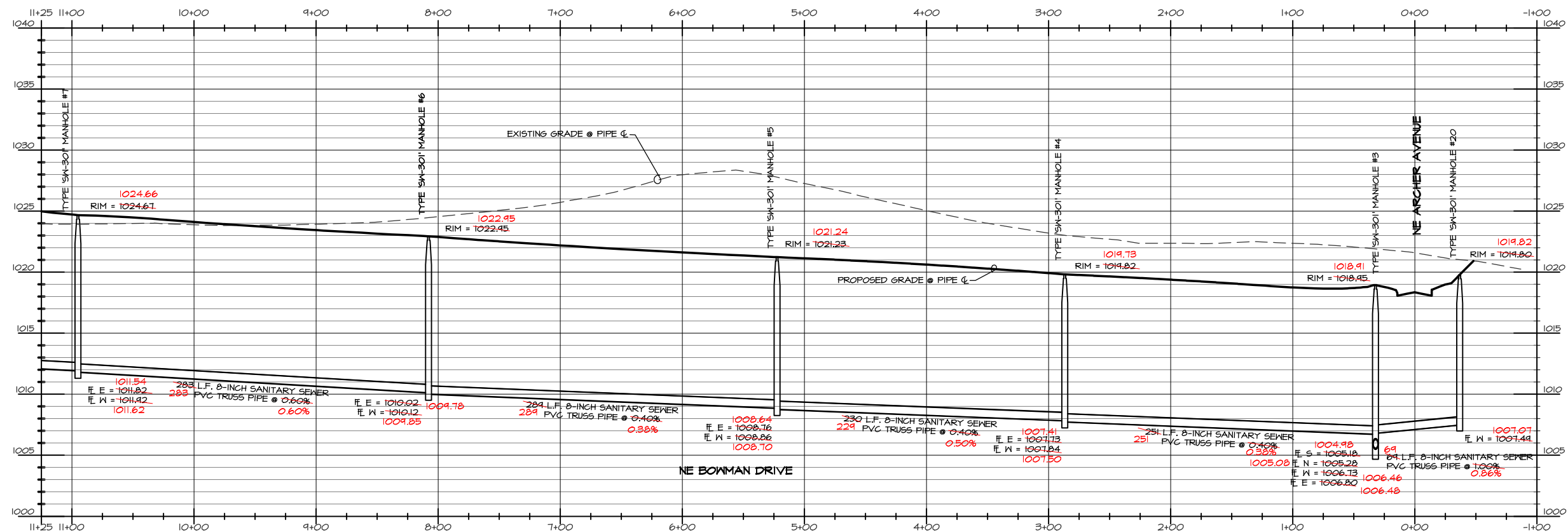
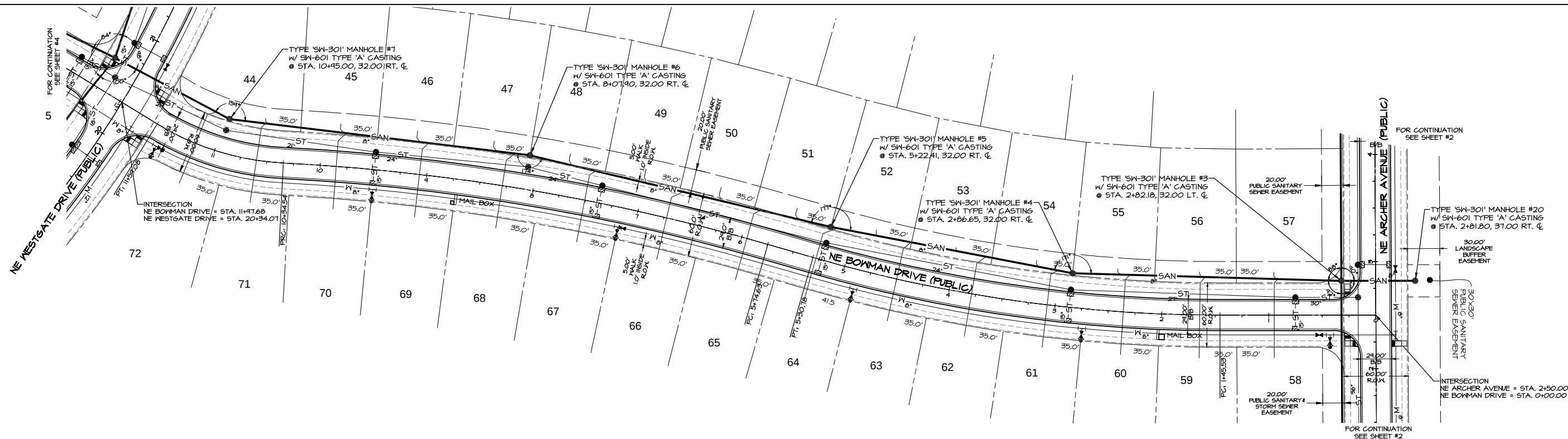


DATE: 6-6-2013
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7-16-2013
7-23-2013
8-02-2013

AS-BUILT: JUNE 17, 2014

SANITARY SEWER - PLAN & PROFILE
PRAIRIE CROSSING, WAUKEE, IOWA
ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

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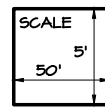
BENCHMARK
CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
ELEVATION-----1034.63



NORTH
Scale: 1"=50'
0 10 20 30 40 50 100

LEGEND

EXISTING/PROPOSED
--- SAN 8" --- PLAT BOUNDARY
--- ST 8" --- SANITARY SEWER & SIZE
--- W 8" --- STORM SEWER & SIZE
--- W 8" --- WATER MAIN & SIZE
● MANHOLE
○ STORM INTAKE
▲ FIRE HYDRANT
▽ VALVE
▽ FLARED END SECTION



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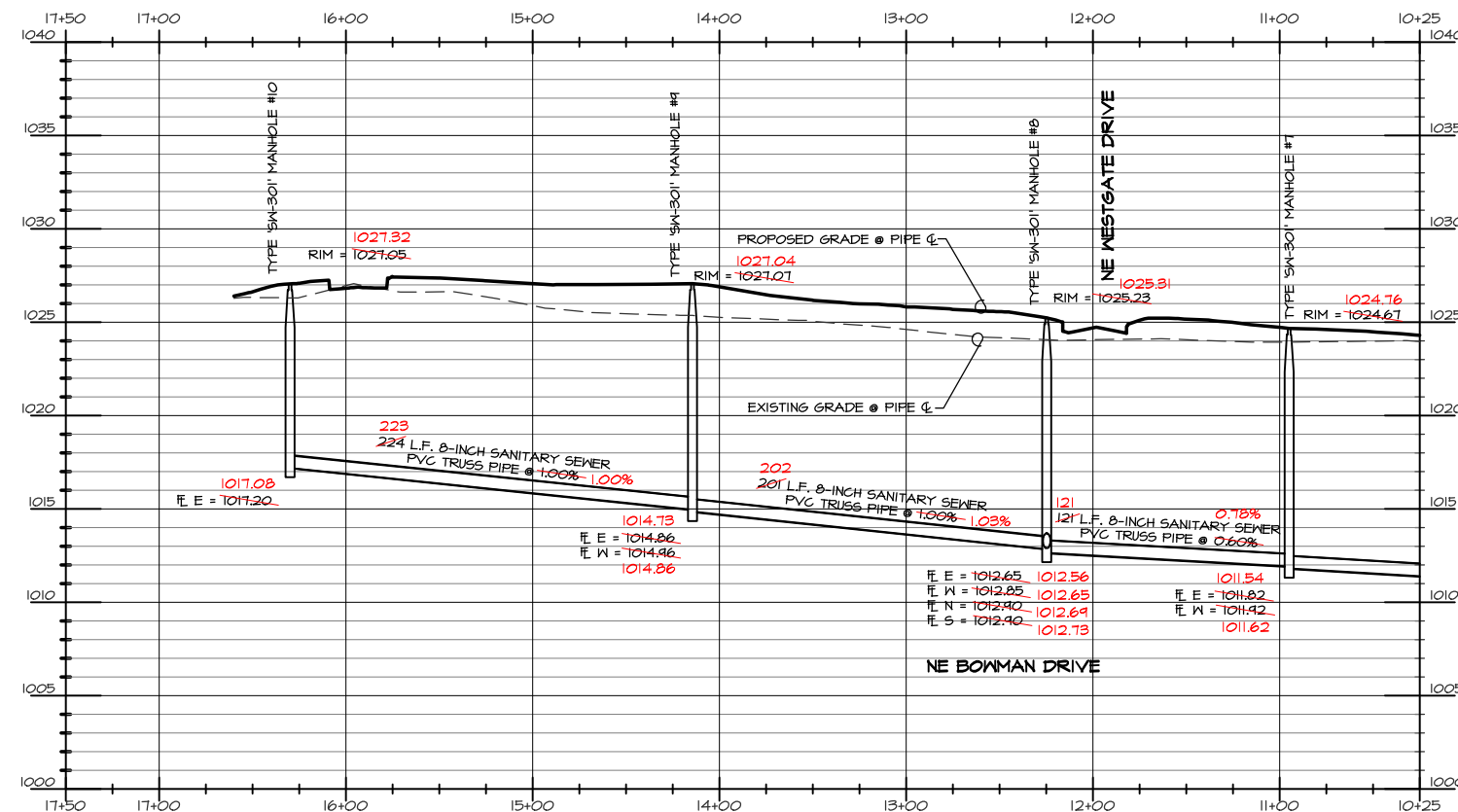
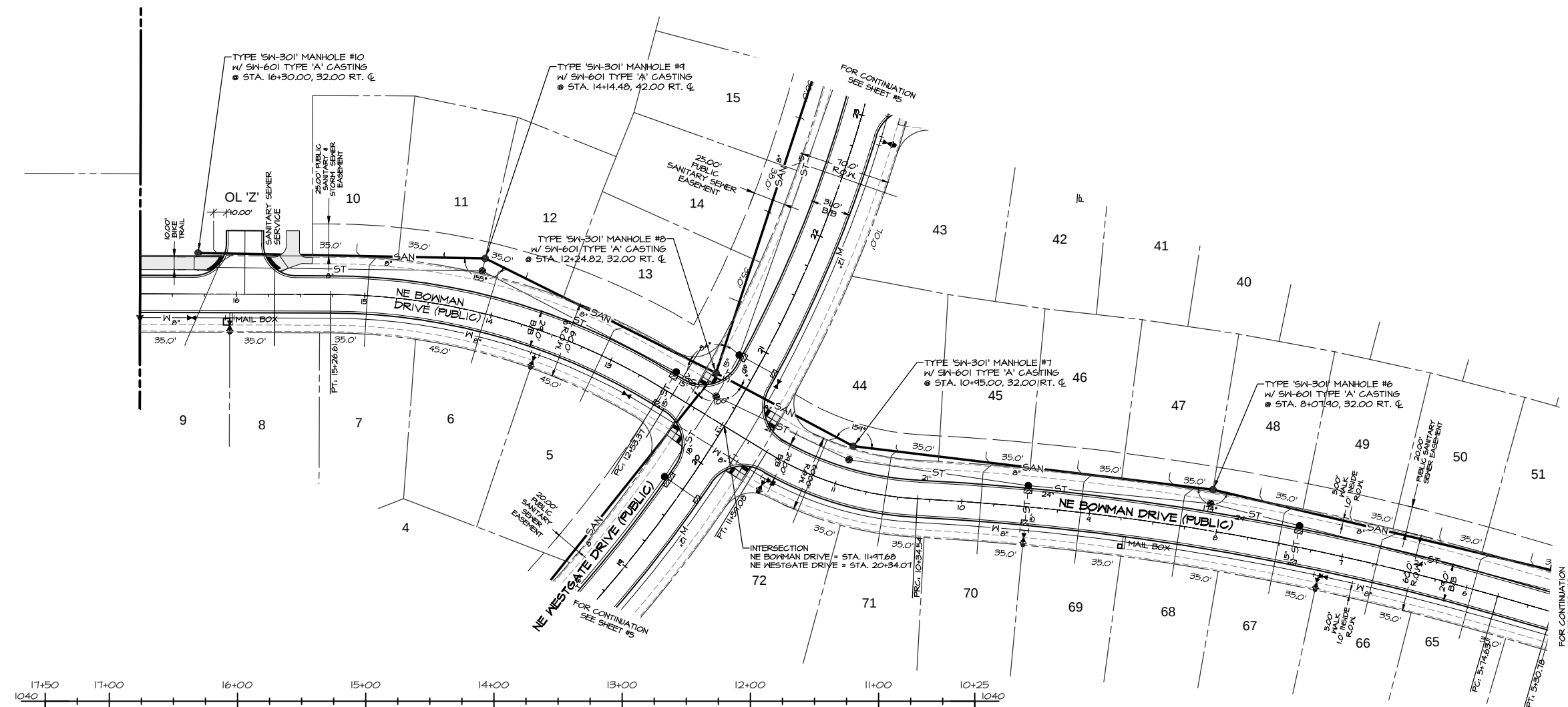
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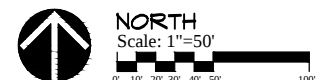
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ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

E-6704



BENCHMARK
CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
ELEVATION-----1034.63



LEGEND

EXISTING/PROPOSED		
		FLAT BOUNDARY
---	SAN ^o	SANITARY SEWER & SIZE
---	ST ^o	STORM SEWER & SIZE
---	W ^o	WATER MAIN & SIZE
		MANHOLE
		STORM INTAKE
		FIRE HYDRANT
		VALVE
		FLARED END SECTION

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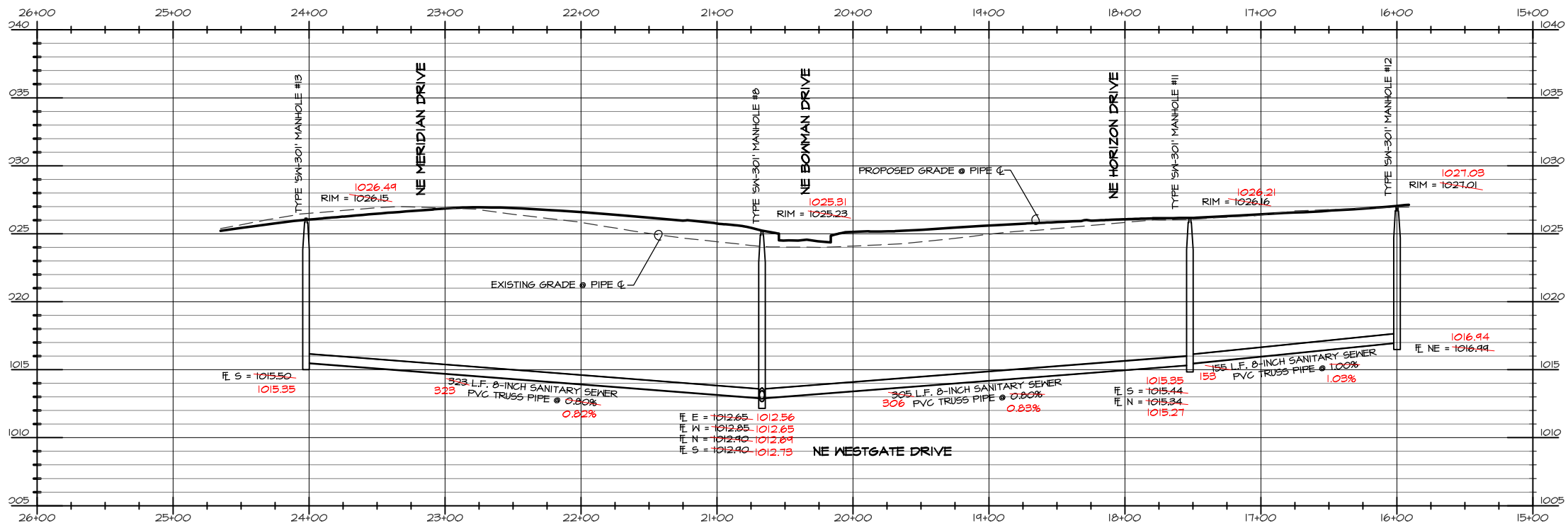
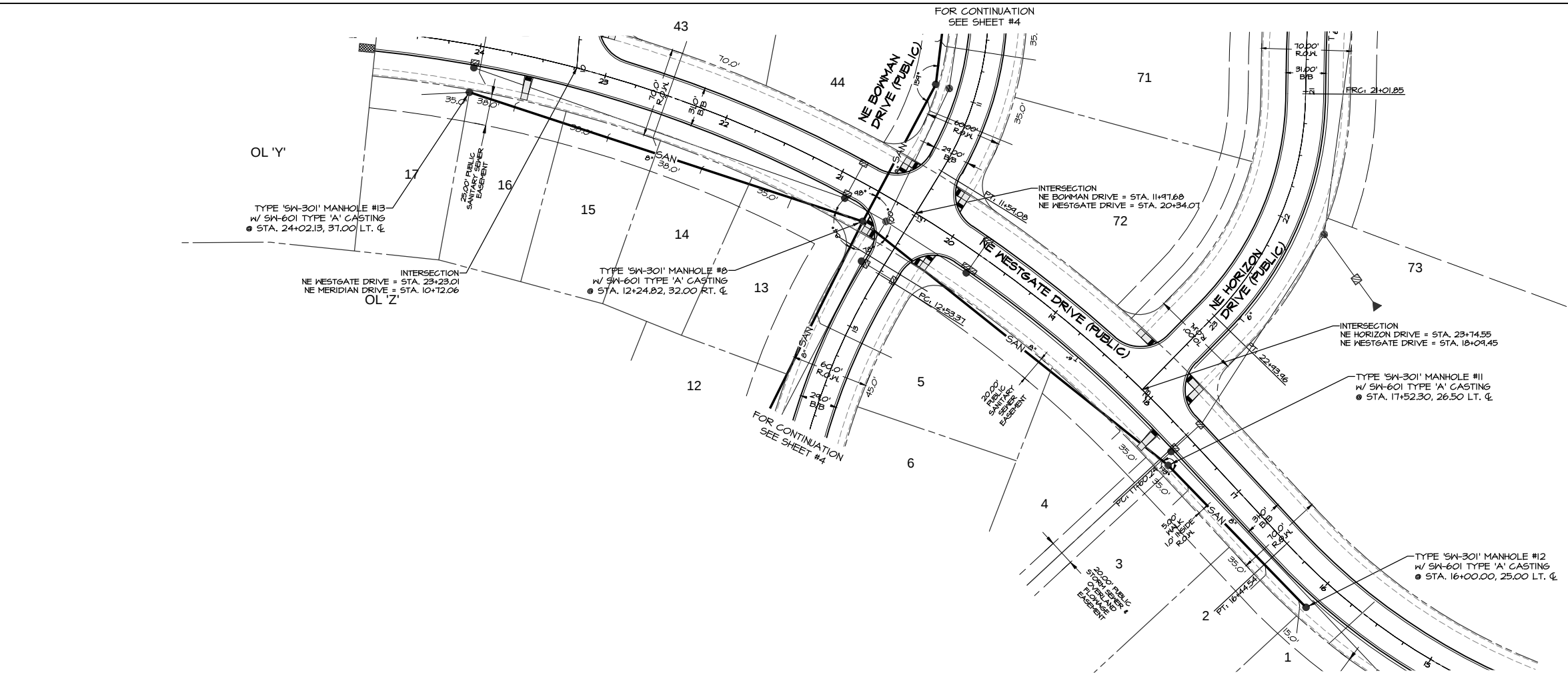
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ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

E-6704



- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SAN 8" SANITARY SEWER & SIZE
 - ST 18" STORM SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - FLARED END SECTION

SCALE

5'

50'

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SHEET

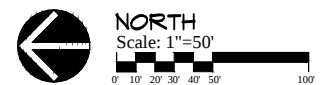
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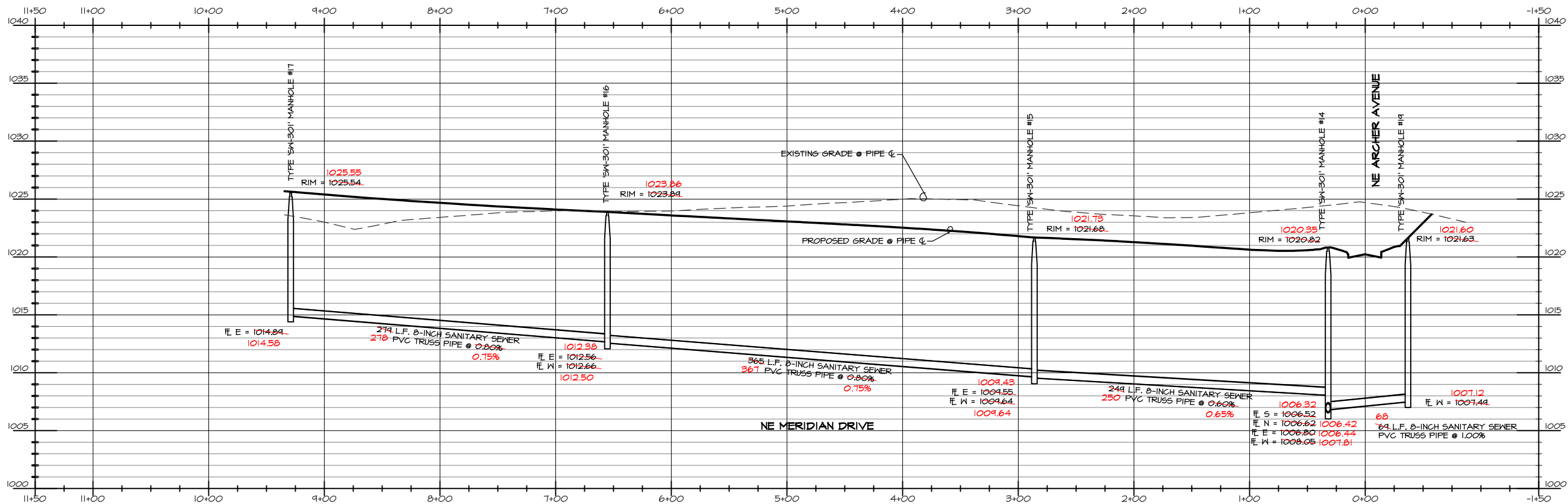
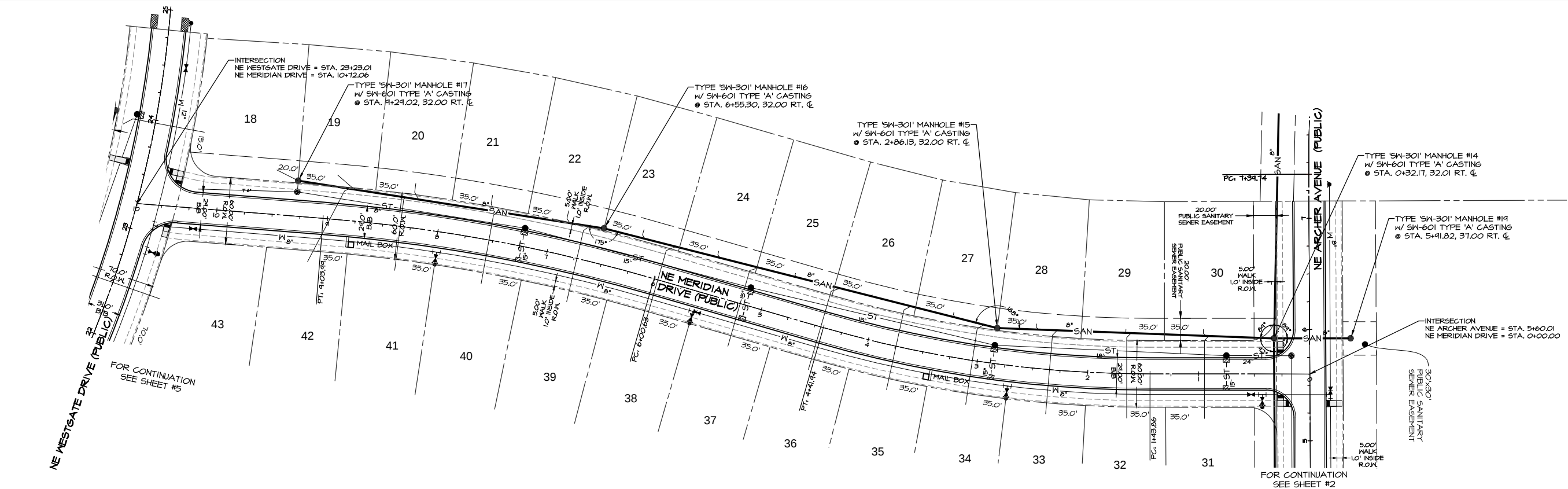
BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

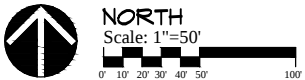
ELEVATION-----1034.63



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BENCHMARK
CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
ELEVATION-----1034.63



LEGEND	
EXISTING/PROPOSED	
	PLAT BOUNDARY
	SANITARY SEWER & SIZE
	STORM SEWER & SIZE
	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	FLARED END SECTION

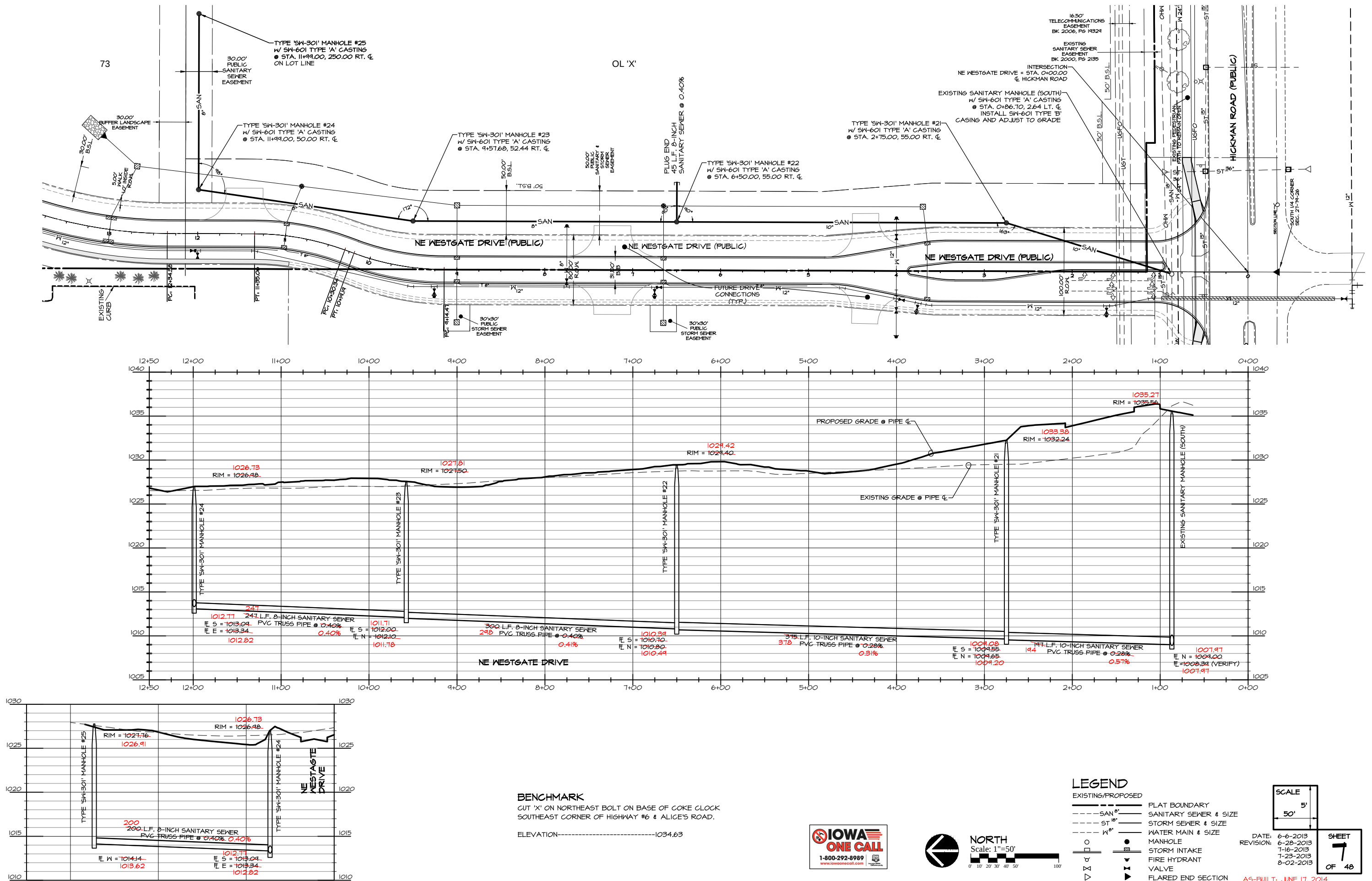
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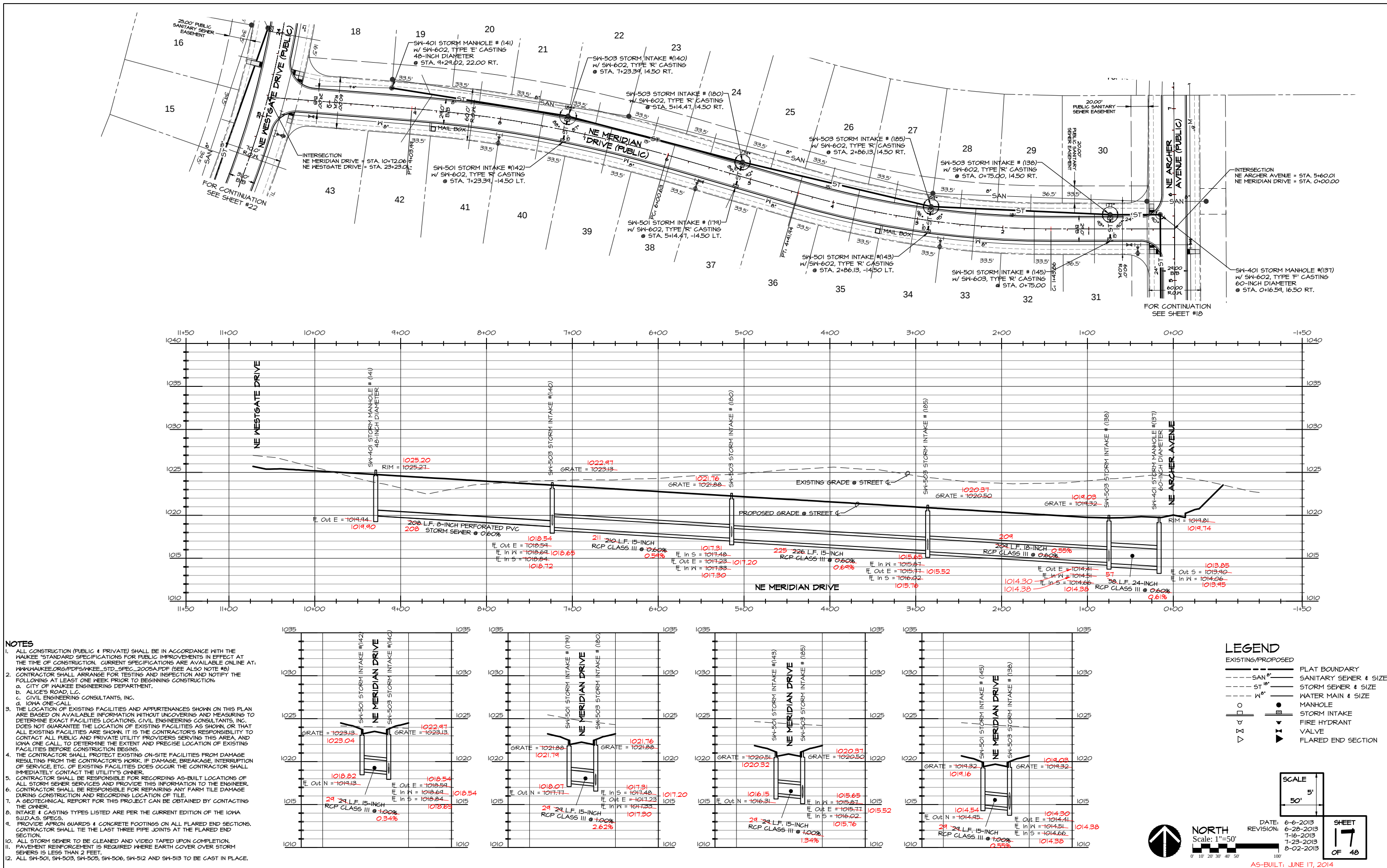
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- NOTES**
1. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE IOWA "STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. CURRENT SPECIFICATIONS ARE AVAILABLE ONLINE AT: WWW.IOWAENGINEERINGCONSULTANTS.COM/PDF/STANDARD_SPECIFICATIONS.pdf (SEE ALSO NOTE #8).
 2. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
a. CITY OF WAUKEE ENGINEERING DEPARTMENT.
b. ALICE'S ROAD, L.C.
c. CIVIL ENGINEERING CONSULTANTS, INC.
d. IOWA ONE-CALL
 3. 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.
 4. 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.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES AND PROVIDE THIS INFORMATION TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
 7. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
 8. INTAKE & CASTING TYPES LISTED ARE PER THE CURRENT EDITION OF THE IOWA S.W.D.A.S. SPECS.
 9. PROVIDE APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
 10. ALL STORM SEWER TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
 12. ALL SN-501, SN-503, SN-505, SN-506, SN-512 AND SN-513 TO BE CAST IN PLACE.



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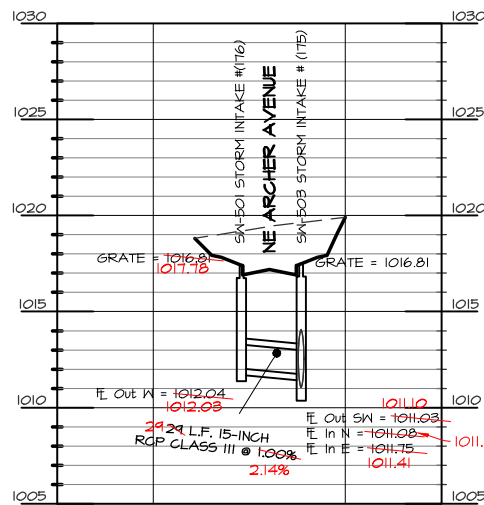
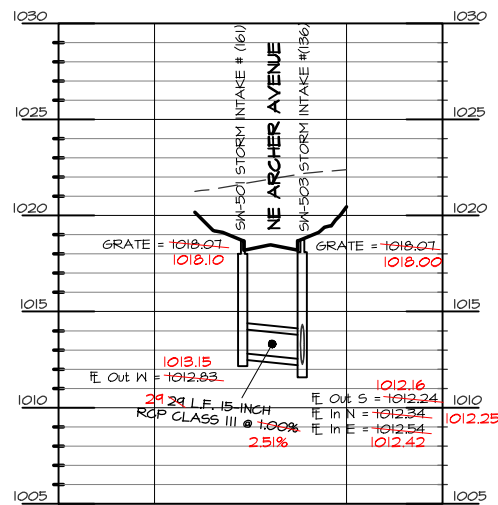
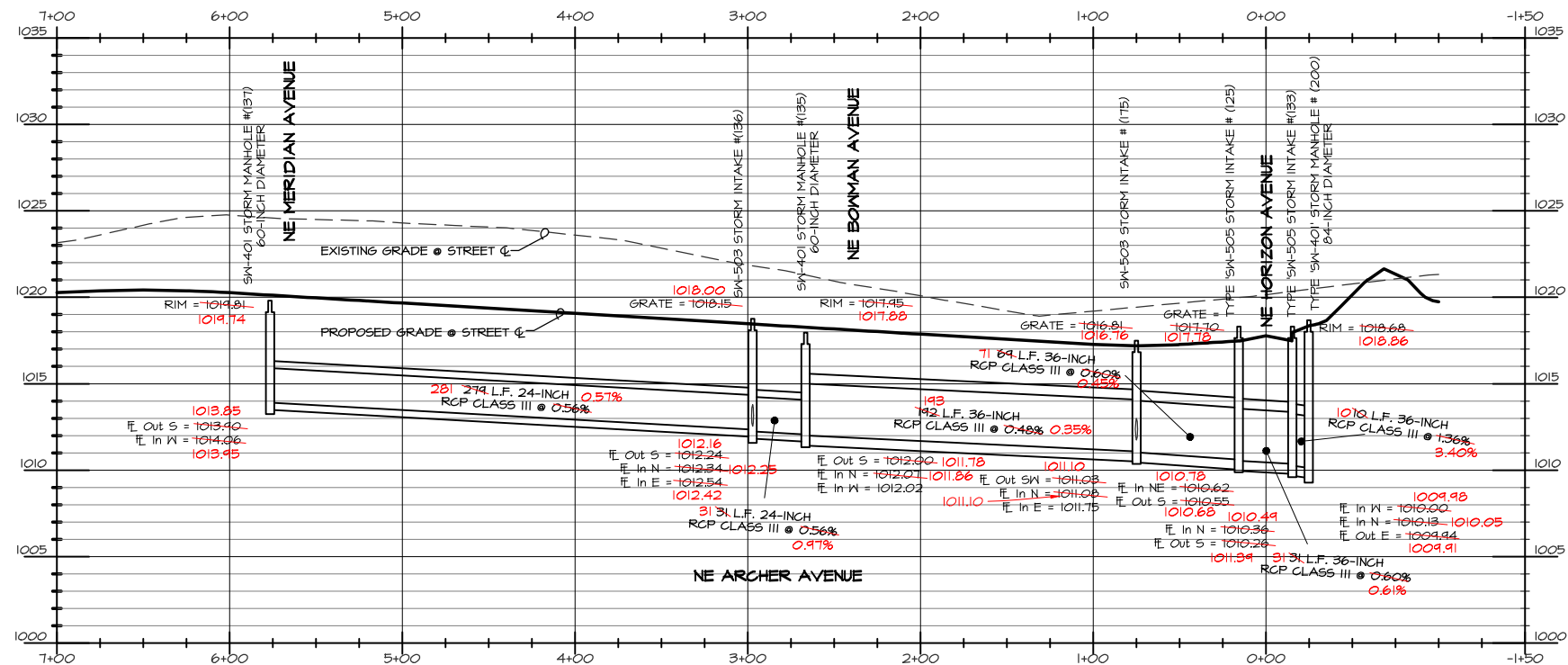
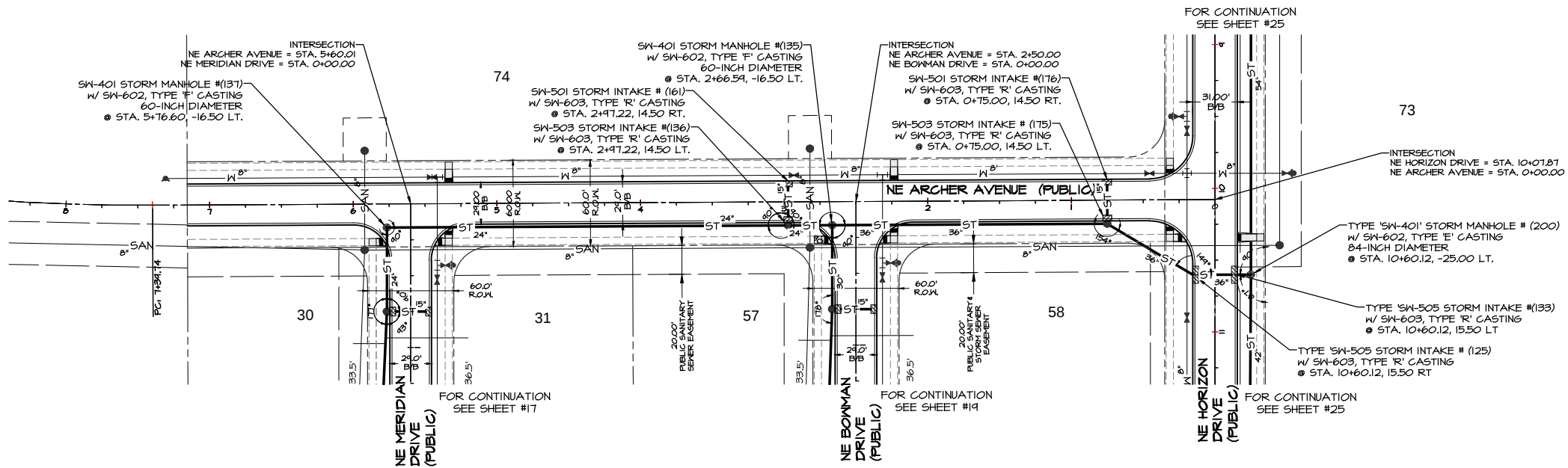


NORTH
Scale: 1"=50'

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SHEET
17
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48

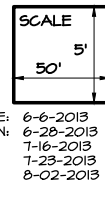
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LEGEND

EXISTING/PROPOSED

- FLAT BOUNDARY
- SANITARY SEWER # SIZE
- STORM SEWER # SIZE
- WATER MAIN # SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- FLARED END SECTION



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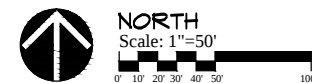
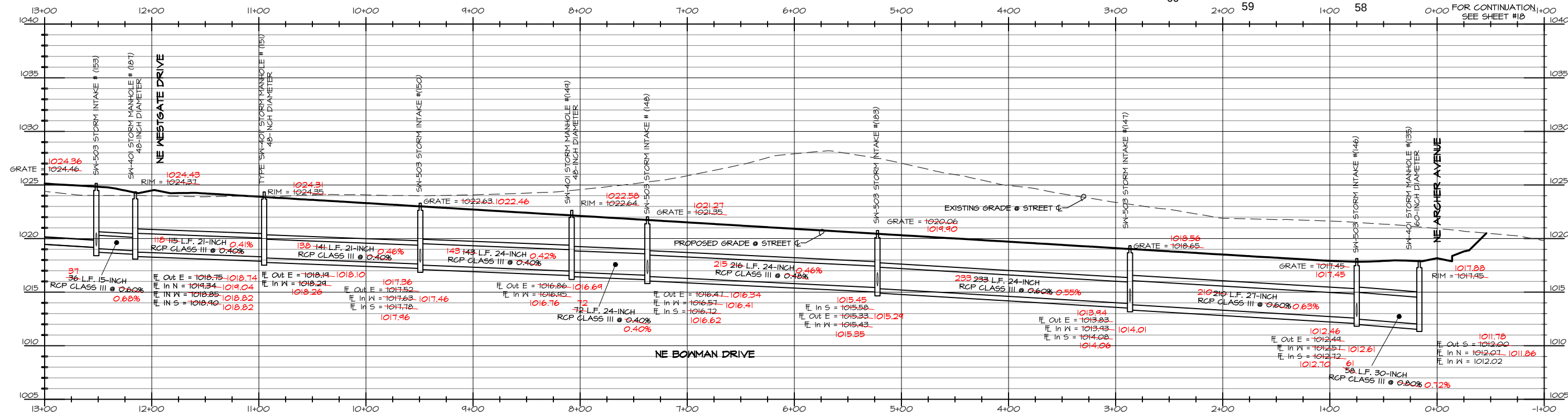
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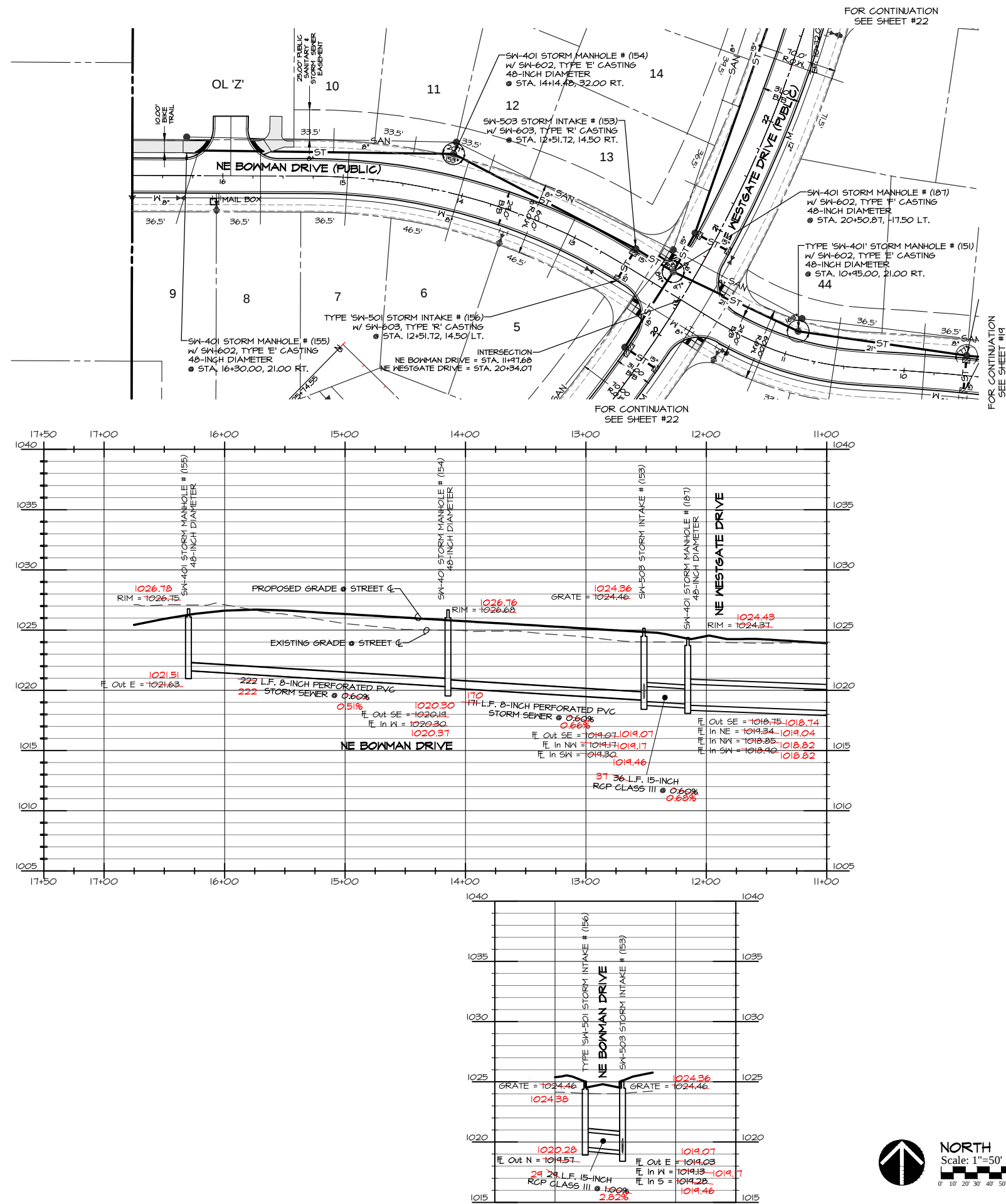


ELEVATION-----1034.63

EXISTING/PROPOSED		
		PLAT BOUNDARY
	SAN 12"	SANITARY SEWER & SIZE
	ST 18"	STORM SEWER & SIZE
	W 24"	WATER MAIN & SIZE
		MANHOLE
		STORM INTAKE
		FIRE HYDRANT
		VALVE
		FLARED END SECTION

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LEGEND

EXISTING	PROPOSED	
---	---	PLAT BOUNDARY
---S ^{12"}	---	SANITARY SEWER & SIZE
---ST ^{18"}	---	STORM SEWER & SIZE
---M ^{8"}	---	WATER MAIN & SIZE
○	●	MANHOLE
□	■	STORM INTAKE
⋈	⋈	FIRE HYDRANT
▽	▽	VALVE
Δ	Δ	FLARED END SECTION

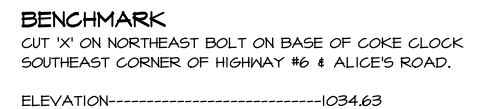
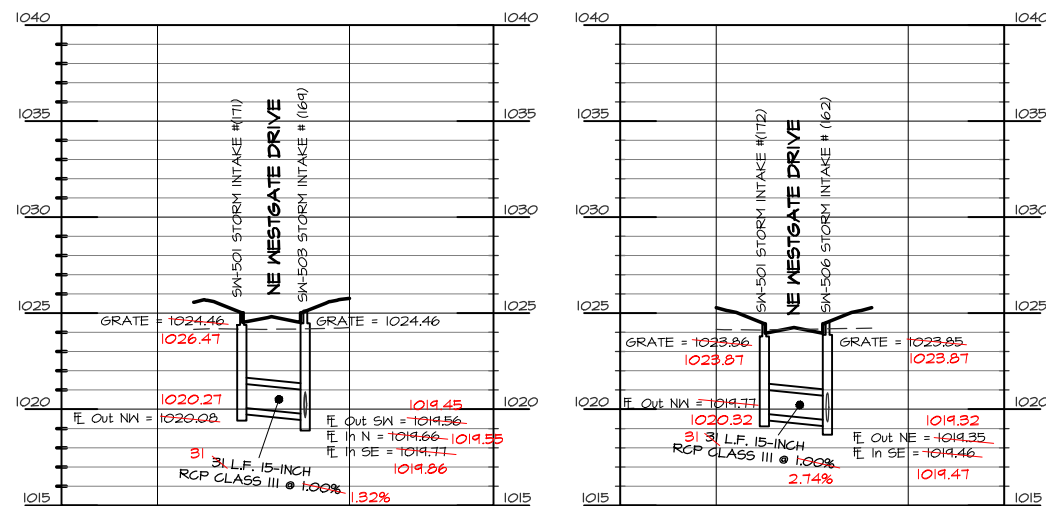


6-6-2013
6-28-2013
7-16-2013
7-23-2013
8-02-2013

SHEET
21
OF 48

SCALE
5'
50'

AS-BUILT: JUNE 17, 2014



EXISTING/PROPOSED	
	PLAT BOUNDARY
	SANITARY SEWER & SIZE
	STORM SEWER & SIZE
	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	FLARED END SECTION

DATE: 6-6-2013
REVISION: 6-28-2013
7-16-2013
7-23-2013
8-02-2013

SHEET
22
OF 48

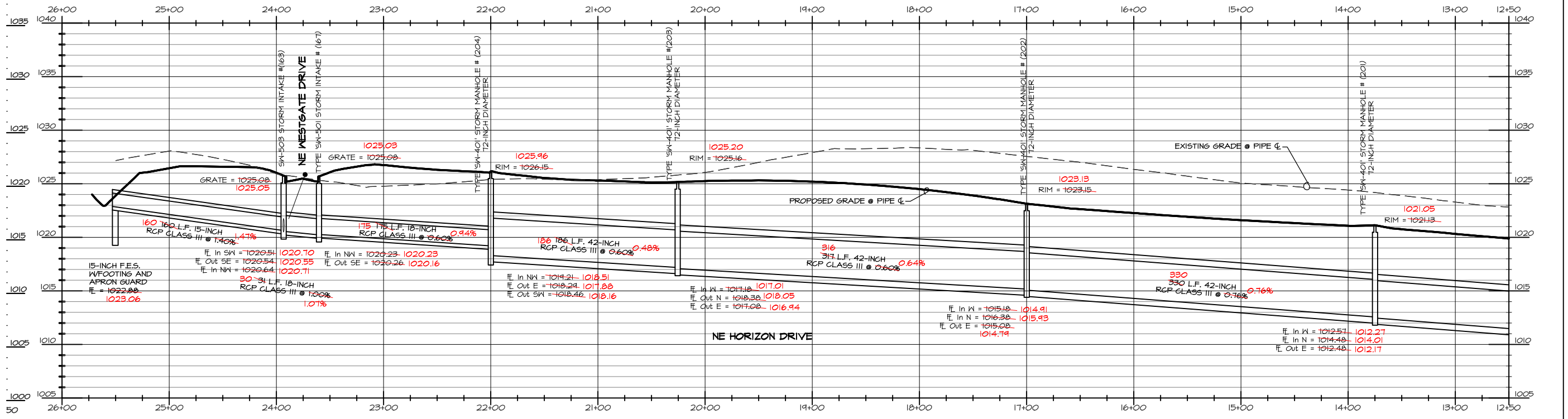
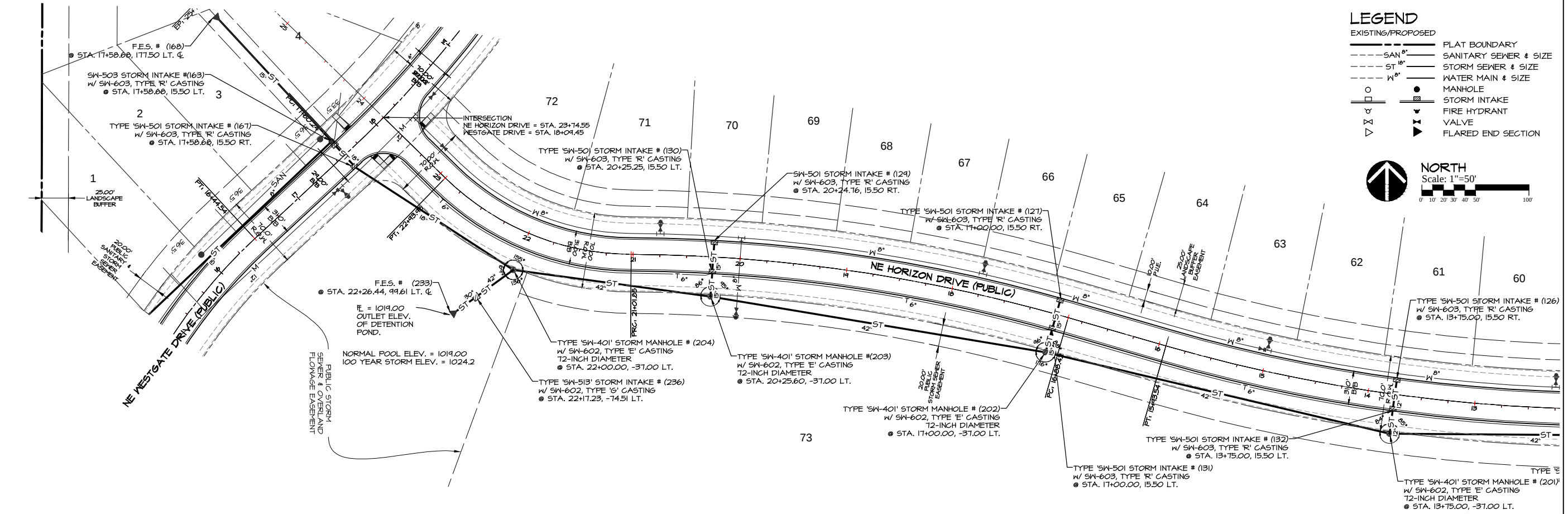
A5-BUILD: JUN 17, 2014

LEGEND

EXISTING/PROPOSED

- SAN 8" --- SANITARY SEWER # & SIZE
- ST 18" --- STORM SEWER # & SIZE
- W 8" --- WATER MAIN # & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- ▲ VALVE
- ▴ FLARED END SECTION

NORTH
Scale: 1"=50'

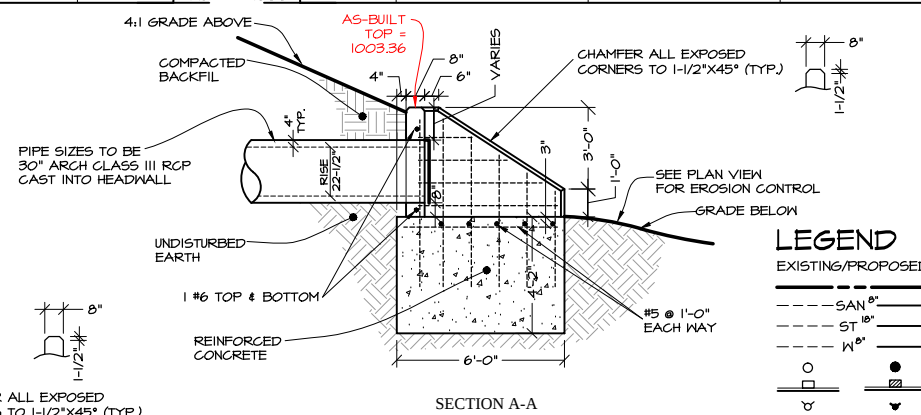
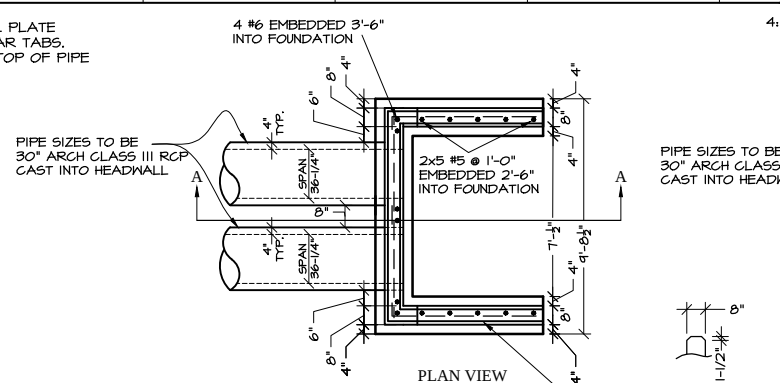
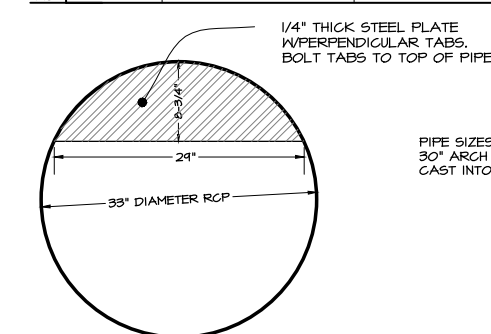
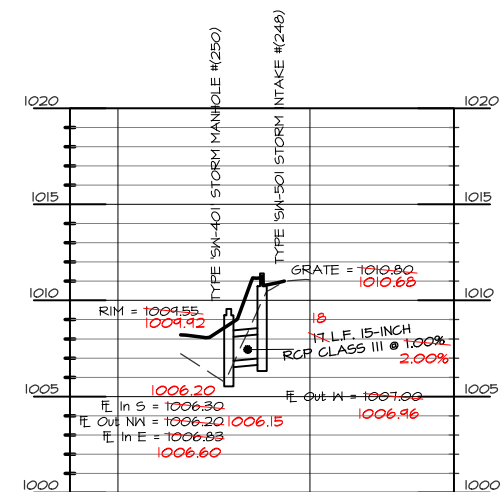
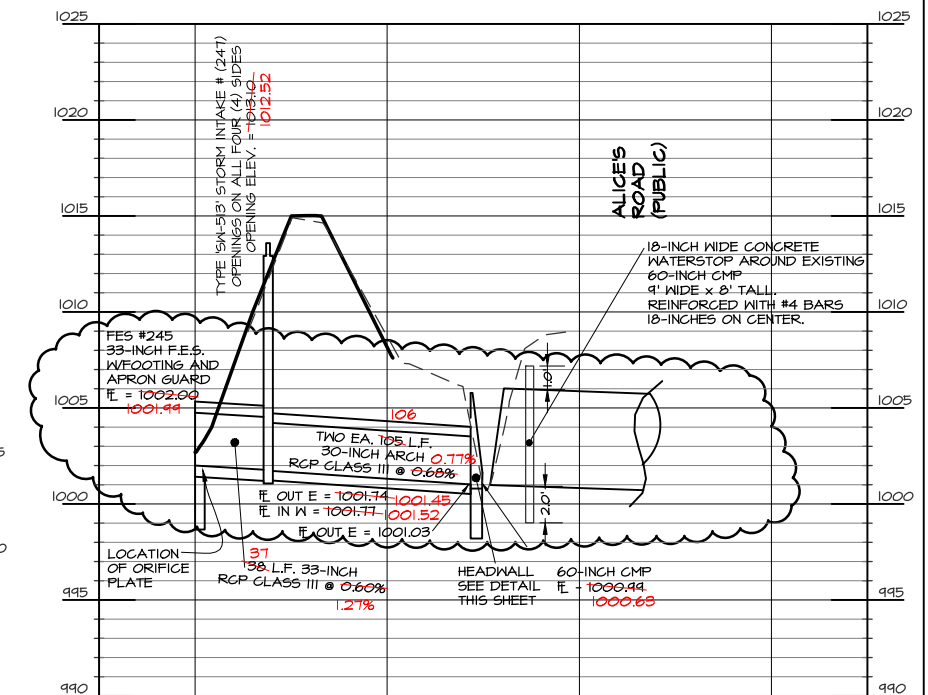
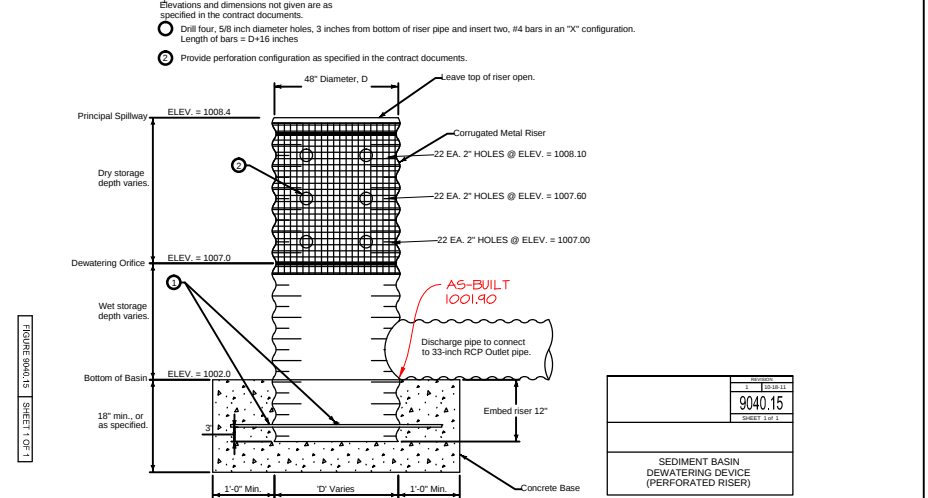
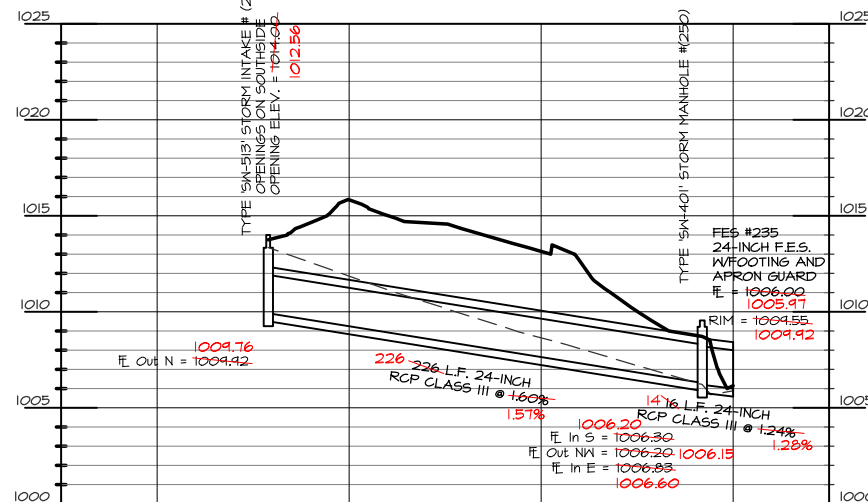
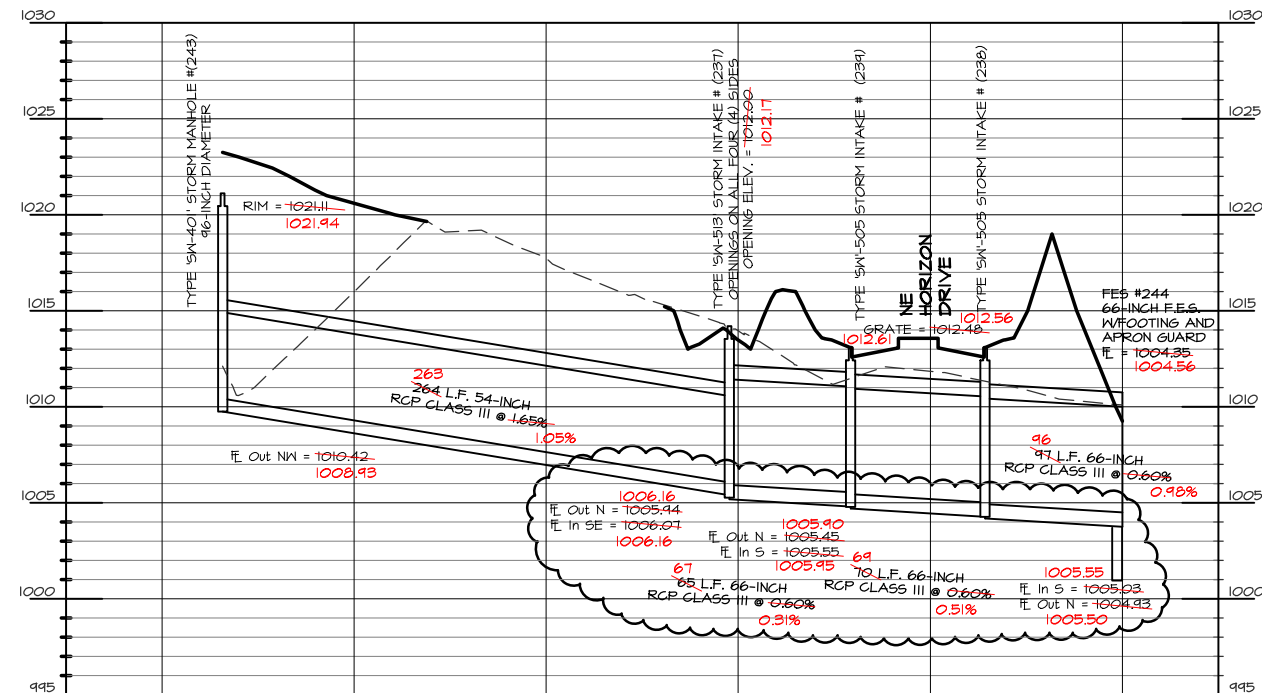
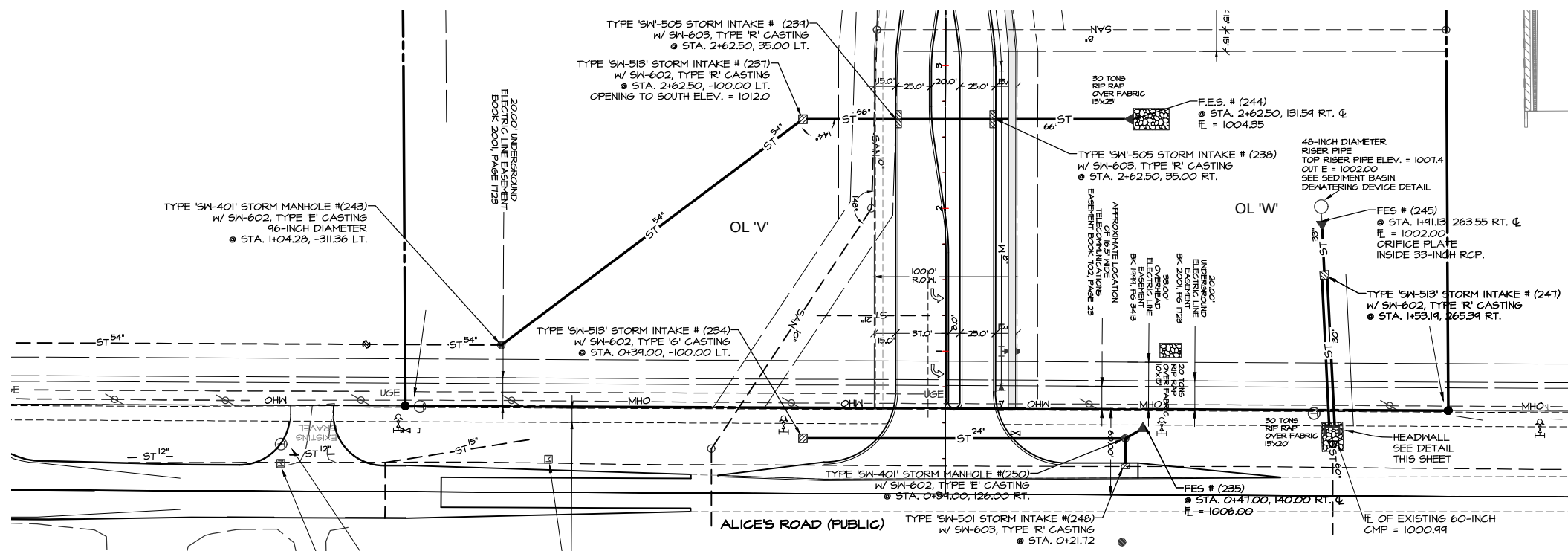


SCALE
50' 5'

DATE: 6-6-2013
REVISION: 6-28-2013
7-16-2013
7-23-2013
8-02-2013

SHEET
23
OF 48

AS-BUILT: JUNE 17, 2014



ORIFICE PLATE LOCATED IN 33-INCH DIAMETER
OUTLET PIPE ADJACENT TO FES #245

ORIFICE PLATE DETAIL

NO SCALE

HEADWALL DETAIL



Civil Engineering Consultants, Inc.
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STORM SEWER - PLAN & PROFILE
PRAIRIE CROSSING, WAUKEE, IOWA
ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

-6704

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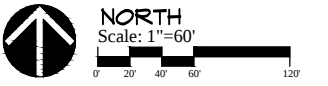


- GRADING AND EROSION CONTROL NOTES**
- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE MAUKEE "STANDARD" SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. CURRENT SPECIFICATIONS ARE AVAILABLE ONLINE AT: WWW.MAUKEE.ORG/PDFS/MKEE_STD_SPEC_2005A.PDF
 - CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF MAUKEE ENGINEERING DEPARTMENT.
 - ALICE'S, L.C.
 - CIVIL ENGINEERS CONSULTANTS, INC.
 - 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.
 - STRIP ALL VISIBLE TOPSOIL ON-SITE AND STOCKPILE FOR RESPREAD NON PAVED AREAS THAT ARE DISTURBED DURING CONSTRUCTION MUST HAVE AT LEAST 4 INCHES OF TOPSOIL AT THE TIME OF FINAL STABILIZATION. THE GENERAL PERMIT #2 HOLDER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE SITE COMPLIES WITH THE 4-INCH TOPSOIL REQUIREMENTS.
 - UNLESS GRADING FOR A DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
 - FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE UNLESS STATED OTHERWISE IN THE MAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. LAWN AREAS SHALL BE WITHIN 0.20 FEET OF PLAN GRADE.
 - SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB ELEVATIONS UNLESS NOTED OTHERWISE.
 - CIVIL ENGINEERS CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
 - A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
 - A MINIMUM OF ONE FOOT OF COMPACTED CLAY SOIL LINER SHALL BE PROVIDED IN THE POND BELOW THE PERMANENT POOL ELEVATION. POND SLOPES SHALL BE DISKED & COMPACTED PRIOR TO PLACEMENT OF LINER. AREAS ENCOUNTERING SAND SHALL BE OVEREXCAVATED A MINIMUM OF 2 FEET & UP TO 5 FEET. THESE AREAS SHOULD BE FILLED IN WITH COHESIVE ENGINEERED COMPACTED FILL.
 - AN ASBUILT PLAN SET SHALL BE PROVIDED UPON COMPLETION OF SITE IMPROVEMENTS INCLUDING DIMENSIONS, ELEVATIONS AND SPOT ELEVATIONS FOR ALL OVERLAND FLOWAGE EASEMENTS AT EACH LOCATION WHERE THE EASEMENT CROSSES A PROPERTY LINE, INCLUDING STREET ROWL'S.
 - ALL DETENTION POND GRADING SHALL BE FIELD VERIFIED BY DESIGN ENGINEER AND ASBUILT'S SHALL BE PROVIDED TO THE CITY WITH A LETTER OF CERTIFICATION FROM THE ENGINEER THAT THE POND WAS CONSTRUCTED TO DESIGN.
 - THE CONTRACTOR SHALL CERTIFY ON THE ASBUILT PLAN THAT THE STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN THE DEVELOPMENT.
 - ALL LOTS SHALL HAVE A MINIMUM OF 2% SLOPE ACROSS THE LOT.
 - SUDAS EROSION CONTROL MIX SHALL BE USED ON ALL DISTURBED AREAS EXCEPT SUDAS PERMANENT LAWN MIXTURE SHALL BE USED ON LANDSCAPE BUFFERS AND ALL OF OUTLOT 'Z'.
 - ALL INTAKES TO HAVE BELOW GRADE INLET PROTECTION WHEN STREETS ARE BEING PAVED.
 - TOTAL AREA OF SITE DISTURBANCE = 52.6 ACRES.

BENCHMARK
CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
ELEVATION-----1034.63

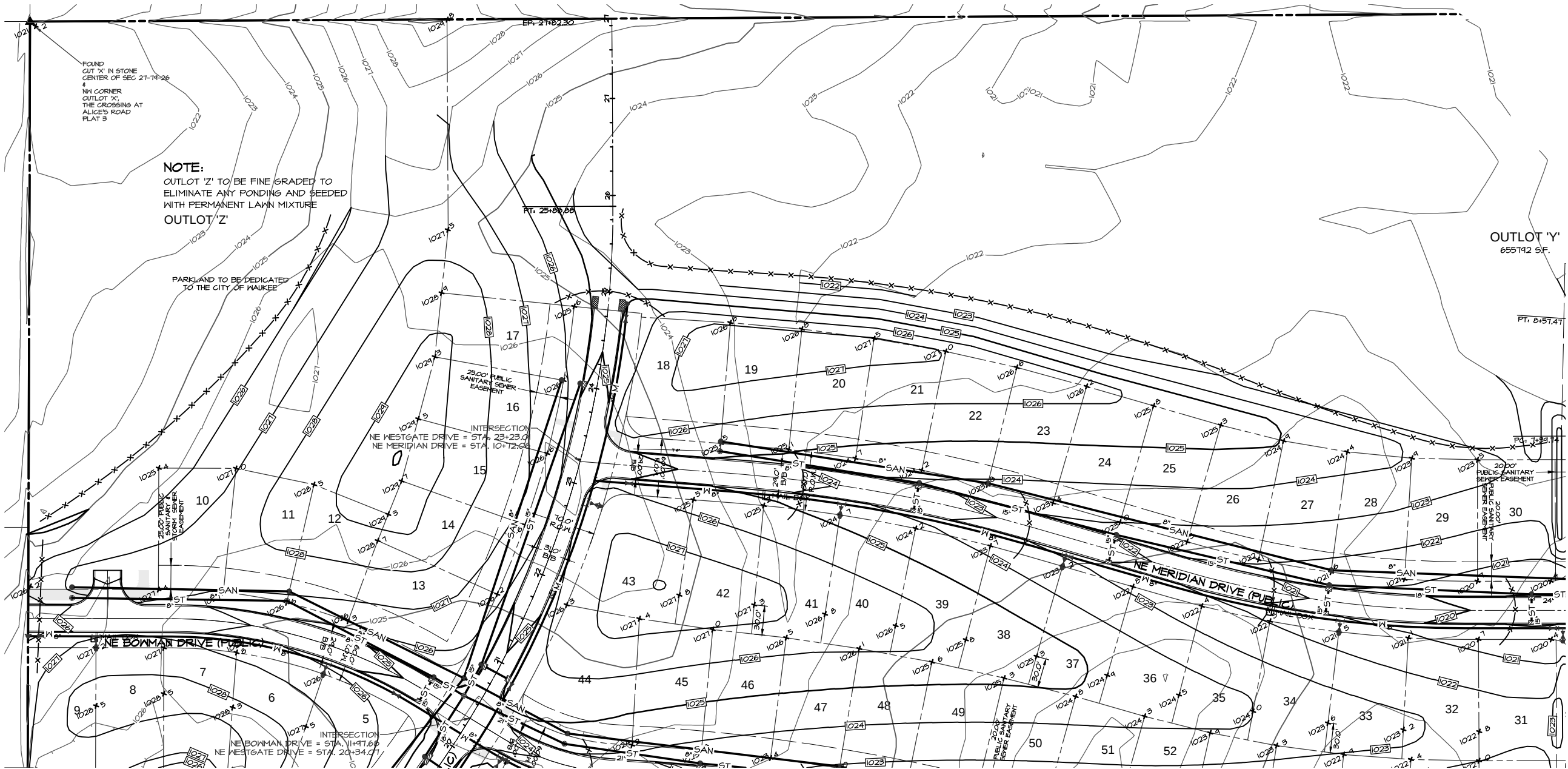
LEGEND

EXISTING/PROPOSED	
---	PLAT BOUNDARY
--- SAN 8"	SANITARY SEWER & SIZE
--- ST 18"	STORM SEWER & SIZE
--- W 8"	WATER MAIN & SIZE
○	MANHOLE
●	STORM INTAKE
+	FIRE HYDRANT
+	VALVE
△	FLARED END SECTION



SCALE	
60	5'

DATE: 6-6-2013	SHEET 28 OF 48
REVISION: 6-28-2013	
7-16-2013	
7-23-2013	
8-02-2013	



NOTE:
OUTLOT 'Z' TO BE FINE GRADED TO
ELIMINATE ANY PONDING AND SEEDED
WITH PERMANENT LAWN MIXTURE
OUTLOT 'Z'

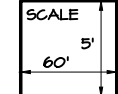
OUTLOT 'Y'
655142 SF.

LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
- SAN 8" SANITARY SEWER & SIZE
- ST 18" STORM SEWER & SIZE
- W 8" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- FLARED END SECTION



NORTH
Scale: 1"=60'



DATE: 6-6-2013
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8-02-2013

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OF 48

BENCHMARK
CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

ELEVATION-----1034.63

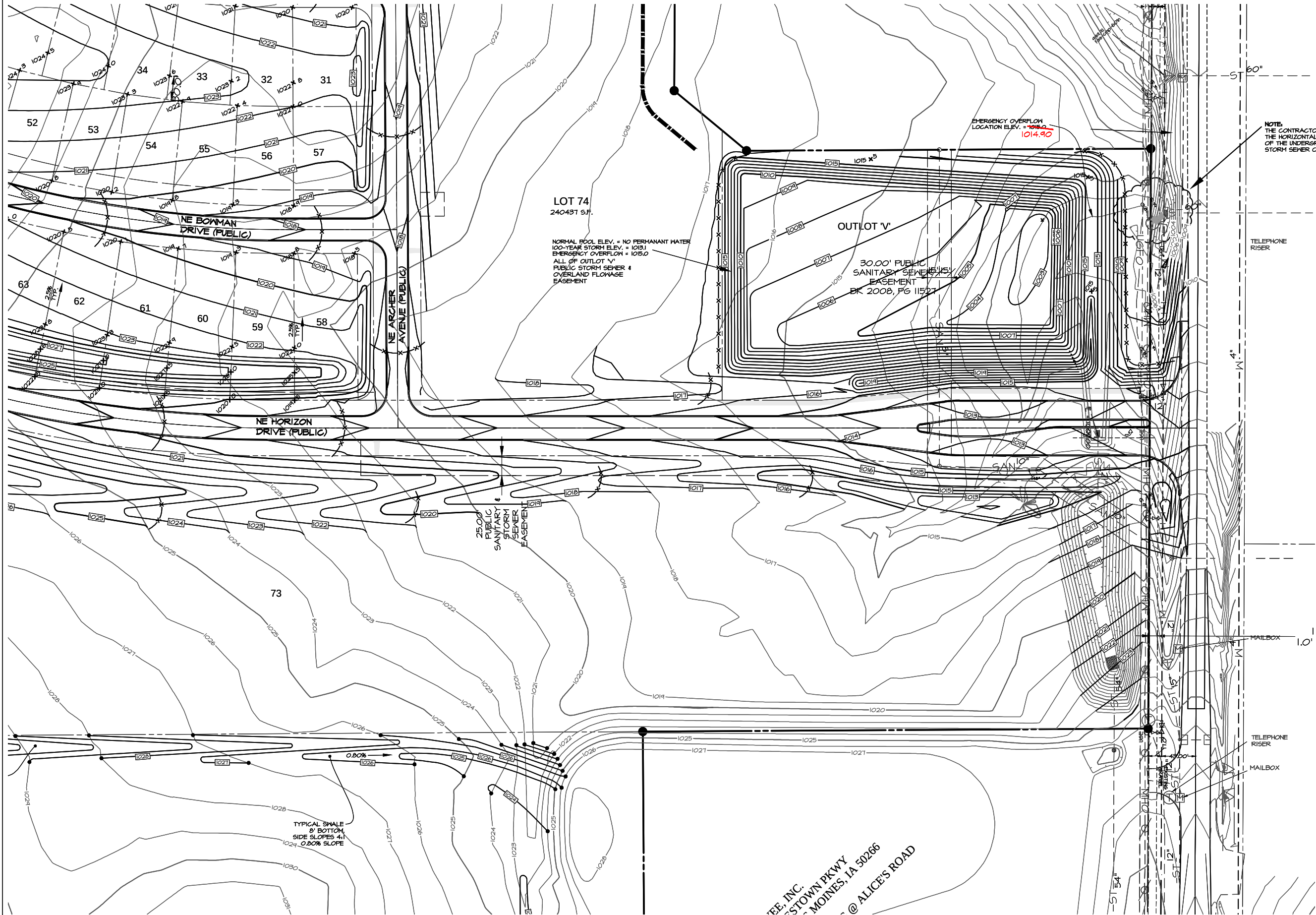


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GRADING PLAN
PRAIRIE CROSSING, WAUKEE, IOWA
ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

E-6704

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BENCHMARK
CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

ELEVATION-----1034.63



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GRADING PLAN
PRAIRIE CROSSING, WAUKEE, IOWA
ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

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OF 48

AS-BUILT: JUNE 17, 2014

E-6104

