

CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS

WESTOWN MEADOWS

PLAT 1

WAUKEE

AS-BUILTS

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION SE 1/4 NW 1/4 SEC II-80-24

Location: Part Sec. 4, T78N, R26W.
Nature of Construction Activity: Residential development.
Areas: Total site area = 4.578 acres
Site area affected = 4.578 acres
Runoff coefficient = 0.40 (rational method)
Approximate slopes anticipated: 3:1, or flatter.
Runoff from this project will flow into unnamed ditches which will flow into the Sugar Creek.

- Erosion and sediment controls
- Stabilization practices
 - Existing vegetation is preserved whenever possible.
 - Permanent seeding and/or sodding.
 - Structural practices
 - Silt fences
 - Drainage sables
 - Rock outlet protection (riprap)
 - Storm water management
 - 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.

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 sables remain undisturbed.
 - Rock outlet protection (riprap) remains intact.
 - Clean spilled debris by the end of day or prior to rain event.

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 0.5 inches or greater.
- Inspect site for evidence of, or the potential of, pollutants entering the drainage system from stored materials.
 - Observe erosion and sediment controls 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

- Water main 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.

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF THE END OF A 1/2 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.

4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.

5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER, THE CITY OF WAUKEE STORM WATER COORDINATOR, AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.

6. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 7.

7. PERMANENT SEEDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.

8. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.

9. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE OWNER/CONTRACTOR BY THE END OF THE DAY OR PRIOR TO A RAIN EVENT.

10. SILT FENCING TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM, LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.

11. ADDITIONAL SILT FENCING (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.

12. SILT FENCING TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.

13. ALL INTAKES SHALL HAVE SILT FENCING PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. BELOW GRADE INLET PROTECTION REQUIRED FOR ALL PUBLIC STREETS. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.

14. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.

15. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.

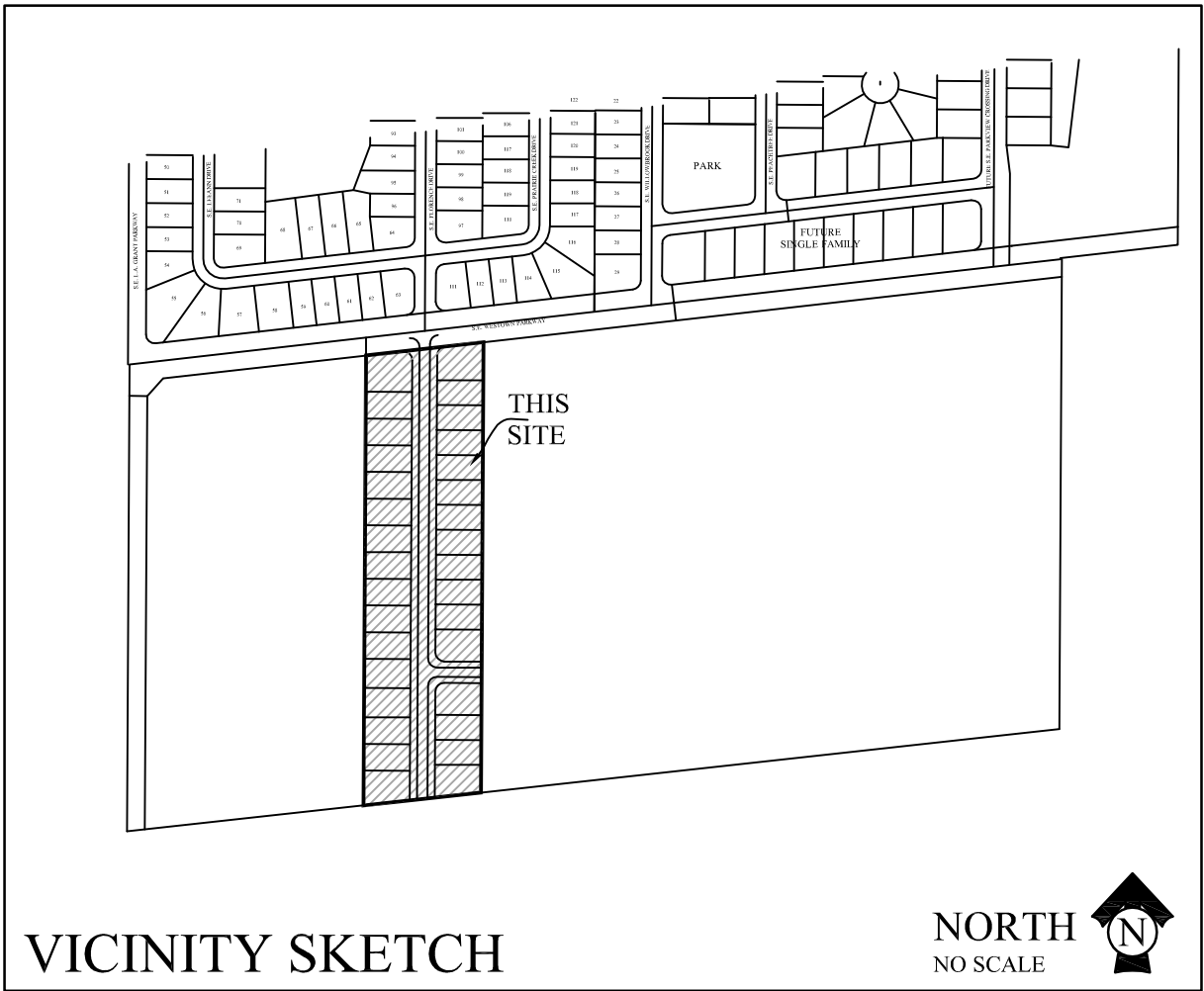
16. TEMPORARY SEDIMENT BASIN LOCATED IN LOT 16 SHALL REMAIN IN PLACE UNTIL THE ENTIRE SITE HAS SUBSTANTIAL STABILIZATION OF ALL DISTURBED AREAS, OR AS DIRECTED BY THE CITY OF WAUKEE.

17. ALL PERIMETER EROSION CONTROLS/SILT FENCE SHALL REMAIN IN PLACE, AND BE MAINTAINED, UNTIL UPSTREAM AREAS ARE STABILIZED.

18. CONTRACTOR SHALL PROVIDE FILTER FABRIC AROUND INTAKE GRATES, OR A SIMILAR EROSION CONTROL PRACTICE AFTER PAVING OPERATIONS.

19. SEDIMENT SHOULD BE REMOVED FROM THE TEMPORARY SEDIMENT BASIN WHEN SEDIMENT ACCUMULATES TO ONE HALF OF THE WET STORAGE VOLUME.

20. TRASH SHOULD BE REMOVED FROM THE BASIN, AND THE RISER PIPE SHOULD BE CLEARED OF DEBRIS AS NEEDED PER WEEKLY INSPECTIONS.



VICINITY SKETCH



GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.

2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES 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.

3. 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 OR 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.

4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.

5. STOCKPILE SUFFICIENT TOPSOIL RESPREAD A MINIMUM OF 8-INCHES ON UNPAVED AREAS.

6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.

7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.

8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.

9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE BETWEEN 0-4%

10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.

12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.

13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2012 STATEWIDE URBAN DESIGN AND SPECIFICATIONS.

14. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.

15. ALL WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH WAUKEE STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS AND THE 2012 STATEWIDE URBAN DESIGN AND SPECIFICATIONS.

NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:

- A. WAUKEE CITY ENGINEER
- B. ARAC, L.L.C.
- C. COOPER CRAWFORD & ASSOCIATES, L.L.C.
- D. IOWA ONE-CALL

2. THE CONTRACTOR SHALL CONTACT ONE CALL TO 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.

3. ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE BETWEEN 0-4%.

4. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.

5. STRIP TOP SOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.

6. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

7. FINAL GRADES WITHIN THE STREET RIGHT-OF-WAY SHALL BE WITHIN .1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN .2' OF PLAN GRADE.

8. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SILT FENCES.

9. ALL AREAS WHICH ARE DISTURBED SHALL BE SEEDED WITH EROSION CONTROL MIX, FERTILIZED, AND MULCHED.

10. INSTALL SILT FENCES AS SHOWN.

11. ADDITIONAL SILT FENCES OR OTHER SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED IF EROSION EXISTS.

12. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING THE CITY OF WAUKEE WITH THE UTILITY LOCATION.

13. THE CONTRACTOR SHALL MARK UTILITY SERVICES WITH 2x4 FROM CAP TO 1 FOOT ABOVE SURFACE ON SANITARY.

14. PAINT SERVICE LOCATIONS ON CURB:

- SANITARY - RED
- STORM - GREEN
- WATER - BLUE

15. THE CONTRACTOR SHALL VERIFY THE UTILITY LOCATES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SERVICES. PROVIDE A COPY TO THE CITY OF WAUKEE.

17. ALL SANITARY SEWER SERVICES AND 8-INCH STUB-OUTS SHALL BE CAPPED.

18. PROVIDE SANITARY SEWER SERVICE RISER AS REQUIRED BY THE CITY OF WAUKEE.

19. PLUMBING CONTRACTOR SHALL VERIFY SERVICE STUB-OUT ELEVATIONS ON LOTS PRIOR TO HOUSE CONSTRUCTION TO ENSURE BASEMENT FLOOR ELEVATIONS WILL PROVIDE ADEQUATE FALL IN SERVICE PIPE (2% MINIMUM SLOPE).

20. ALL FIRE HYDRANTS SHALL BE 3' FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH SIDEWALKS OCCUR.

21. CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION THAT FIRE HYDRANTS WILL HAVE 24-INCH CLEARANCE FROM THE HYDRANT TO THE SIDEWALK.

22. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.

23. WATER MAIN TO HAVE 6' BURY TYPICAL EXCEPT AT CRITICAL CROSSINGS.

24. ALL INTAKES SHALL HAVE TYPE 'V' CASTINGS.

25. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF CURB UNLESS OTHERWISE NOTED.

26. ALL REINFORCED STEEL SHALL BE EPOXY COATED.

27. SUBGRADE TO BE 12-INCH THICK EARTH COMPACTED TO 95% MAX. DENSITY WITH MOISTURE CONTENT BETWEEN 0-4%.

28. USE I.D.O.T. C-4 MIX ON ALL STREETS.

29. DURING SUBGRADE PREPARATION, IN FILL AREAS, GRADE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF ONE FOOT SUB-GRADE AND COMPACTION. NOTIFY SOILS ENGINEER TO PROVIDE ON-SITE INSPECTION OF PROCESS.

30. STORM SEWER AND SANITARY SEWER SHALL BE CLEANED AND VIDEO TESTED.

31. ALL DISTURBED AREAS WITHIN EXISTING STREET RIGHT-OF-WAY OR ON PRIVATE PROPERTY SHOULD BE SODDED.

32. THE CITY OF WAUKEE SHALL BE NOTIFIED 48 HOURS PRIOR TO WATERMAIN SHUTDOWN.

33. ALL DISTURBED PROPERTY PINS AND SECTION CORNERS TO BE RESET BY A LICENSED LAND SURVEYOR.

34. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LIST OF CONSTRUCTION MATERIALS TO THE WAUKEE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

35. ALL ESTABLISHED LAWNS THAT ARE DISTURBED WILL BE SODDED.

36. ALL HYDRANTS TO BE INSTALLED WITH STORM CONNECTION.

37. IT IS THE ENGINEERS RESPONSIBILITY TO INCLUDE MINIMUM OPENING ELEVATIONS ON THE AS-BUILT DRAWINGS FOR THE PLAT.

38. CONSTRUCTION STAKING TO BE DONE BY A LICENSED ENGINEER OR LAND SURVEYOR.

OWNER

ARAC, LLC
604 LOCUST ST, STE 800
DES MOINES, IA 50266
PH. 515-988-5878

DEVELOPER

ARAC, LLC
604 LOCUST ST, STE 800
DES MOINES, IA 50266
PH. 515-988-5878

QUANTITIES

SANITARY SEWER

- 1,598 L.F. 8-INCH SANITARY SEWER PVC TRUSS PIPE
- 8 EA. TYPE '5W-30I' MANHOLE
- 32 EA. SERVICES
- *SANITARY SEWER VIDEO TESTING

WATER

- 1,445 L.F. 8-INCH C900 WATERMAIN
- 4 EA. HYD., TEE, & 6-INCH VALVE
- 5 EA. 8-INCH VALVE
- 2 EA. BLOW OFF HYDRANT
- 1 EA. 8"x8"x8' TEE
- 32 EA. SERVICES

STORM SEWER

- 639 L.F. 8-FOOTING DRAIN
- 1,367 L.F. 15-INCH RCP CLASS III
- 215 L.F. 18-INCH RCP CLASS III
- 4 EA. TYPE '5W-50I' INTAKE
- 4 EA. TYPE '5W-503' INTAKE
- 4 EA. TYPE '5W-40I' MANHOLE
- 6 EA. 15-INCH F.E.S.
- 50 TONS CLASS 'D' RIP-RAP
- TURF REINFORCEMENT MAT
- 32 EA. SERVICES
- *STORM SEWER VIDEO TESTING

PAVING

- 70 S.Y. 6-INCH NON-REINFORCED P.C.C. TEMP. TURNAROUND
- 511 S.Y. 7-INCH NON-REINFORCED P.C.C.
- 4,502 S.Y. 8-INCH NON-REINFORCED P.C.C. W/ CD BASKETS
- 6,667 S.Y. SUBGRADE PREP
- 130 L.F. 5-INCH 6' TRAIL

OTHER

- 3,870 L.F. SILT FENCE OR APPROVED FILTER SOCK
- 9.9 AC. SEEDING AND MULCHING

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SAN^{8"} SANITARY SEWER & SIZE
- ST^{8"} STORM SEWER & SIZE
- W^{8"} WATER MAIN & SIZE
- SANITARY SERVICE 4"
- STORM SERVICE 1 1/2"
- WATER SERVICE 1"
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- ⋈ VALVE
- ▶ FLARED END SECTION

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.
BRADLEY R. COOPER, IOWA LICENSE NO. 12980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013 PAGES OR SHEETS COVERED BY THIS SEAL: (SHEETS 1-8)	

COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-30-2012 REVISIONS: 8-24-2012 9-4-2012 9-6-2012	JOB NUMBER CC 1110
AS-BUILTS: 1-4-2013	
COVER SHEET WESTOWN MEADOWS PLAT 1	
SHEET 1 OF 8	

SHEET INDEX

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- 3-4 SANITARY SEWER
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- 7 PAVING
- 8 DETAILS

WESTTOWN MEADOWS

AS-BUILT CONTOURS PROPOSED
SPOTS FOR BUILDERS

LEGEND

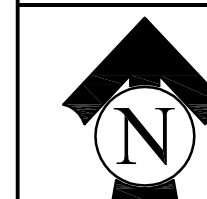
EXISTING/PROPOSED	
	PLAT BOUNDARY
	STORM SEWER # SIZE
	SANITARY SEWER # SIZE
	WATER MAIN # SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	F.E.S.
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SILT FENCE OR APPROVED FILTRATION SOCK
	LIGHT POLE
	DESIGNED SPOT ELEVATION

*NOTE:
IT IS THE CONTRACTOR'S
RESPONSIBILITY TO FIELD
VERIFY THE GRADING ON THE
SCHOOL DISTRICT'S PROPERTY
TO ENSURE PROPER DRAINAGE
ACROSS THE EXISTING SURFACE
WATER FLOWAGE EASEMENT.

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-18-2012
REVISIONS:



0 30 60
SCALE: 1"=60'

APPROVED: -- INITIALED: -- AS-BUILT: --
STORMWATER MANAGEMENT FACILITIES AS-BUILT
WESTTOWN MEADOWS

JOB NUMBER

CC
1110

SHEET
1 OF 1



LOT UTILITY SERVICE LOCATES

SUBDIVISION NAME: WESTOWN MEADOWS
 CONSULTANT: COOPER CRAWFORD & ASSOCIATES PHONE: 515-224-1344
 CONTRACTOR: RD MCKINNEY PLUMBING AND EXCAVATING INC PHONE:
 LOCATES PERFORMED BY: COOPER CRAWFORD & ASSOCIATES

LOT NO. 1 ADDRESS: 2310 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	59	N OF S	Shot Fence Post
SANITARY	57	N OF S	Shot Fence Post
WATER	61.5	N OF S	Shot Fence Post

LOT NO. 2 ADDRESS: 2320 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	37.5	N OF S	Shot Fence Post
SANITARY	35	N OF S	Shot Fence Post
WATER	38	N OF S	Shot Fence Post

LOT NO. 3 ADDRESS: 2330 S.E. FLORENCE DRIVE
295 S.E. TELBY LANE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	39.5	N OF S	Shot Fence Post
SANITARY	37	N OF S	Shot Fence Post
WATER	40.5	N OF S	Shot Fence Post

LOT NO. 4 ADDRESS: 2340 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	38	N OF S	Shot Fence Post
SANITARY	36	N OF S	Shot Fence Post
WATER	39.5	N OF S	Shot Fence Post

LOT NO. 5 ADDRESS: 2350 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	38.5	N OF S	Shot Fence Post
SANITARY	37	N OF S	Shot Fence Post
WATER	40.5	N OF S	Shot Fence Post

LOT NO. 6 ADDRESS: 2360 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	40	N OF S	Shot Fence Post
SANITARY	37	N OF S	Shot Fence Post
WATER	41.5	N OF S	Shot Fence Post

LOT NO. 7 ADDRESS: 2370 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	38	N OF S	Shot Fence Post
SANITARY	35.5	N OF S	Shot Fence Post
WATER	39.5	N OF S	Shot Fence Post

LOT NO. 8 ADDRESS: 2380 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	39	N OF S	Shot Fence Post
SANITARY	36.5	N OF S	Shot Fence Post
WATER	40.5	N OF S	Shot Fence Post

LOT NO. 9 ADDRESS: 2390 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	37	N OF S	Shot Fence Post
SANITARY	36	N OF S	Shot Fence Post
WATER	38	N OF S	Shot Fence Post

LOT NO. 10 ADDRESS: 2400 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	36	N OF S	Shot Fence Post
SANITARY	34.5	N OF S	Shot Fence Post
WATER	36	N OF S	Shot Fence Post

LOT NO. 11 ADDRESS: 2410 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	38	N OF S	Shot Fence Post
SANITARY	36.5	N OF S	Shot Fence Post
WATER	39	N OF S	Shot Fence Post

LOT NO.	<u>12</u>	ADDRESS:	<u>2420 S.E. FLORENCE DRIVE</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>43</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>40</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>44.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
LOT NO.	<u>13</u>	ADDRESS:	<u>2430 S.E. FLORENCE DRIVE</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>43.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>40.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>46</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
LOT NO.	<u>14</u>	ADDRESS:	<u>2440 S.E. FLORENCE DRIVE</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>40.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>37</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>43</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
LOT NO.	<u>15</u>	ADDRESS:	<u>2450 S.E. FLORENCE DRIVE</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>40</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>37.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>39.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
LOT NO.	<u>16</u>	ADDRESS:	<u>2460 S.E. FLORENCE DRIVE</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>40.5</u>	<u>S OF N</u>	<u>Shot Fence Post</u>
SANITARY	<u>43</u>	<u>S OF N</u>	<u>Shot Fence Post</u>
WATER	<u>35.5</u>	<u>S OF N</u>	<u>Shot Fence Post</u>
LOT NO.	<u>17</u>	ADDRESS:	<u>2455 S.E. FLORENCE DRIVE</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>46</u>	<u>S OF N</u>	<u>Shot Fence Post</u>
SANITARY	<u>49.5</u>	<u>S OF N</u>	<u>Shot Fence Post</u>
WATER	<u>53</u>	<u>S OF N</u>	<u>Shot Fence Post</u>

LOT NO. 18 ADDRESS: 2445 S.E. FLORENCE DRIVE

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>33</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>36</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>39</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. 19 ADDRESS: 2435 S.E. FLORENCE DRIVE

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>30</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>34</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>26</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. 20 ADDRESS: 2425 S.E. FLORENCE DRIVE
500 S.E. WILDFLOWER DRIVE

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>39</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>42.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>36</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. 21 ADDRESS: 2415 S.E. FLORENCE DRIVE
505 S.E. WILDFLOWER DRIVE

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>48</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>45</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>47</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. 22 ADDRESS: 2405 S.E. FLORENCE DRIVE

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>32.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>35</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>27.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. 23 ADDRESS: 2395 S.E. FLORENCE DRIVE

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>33.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>36</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>31</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO.	24	ADDRESS:	2385 S.E. FLORENCE DRIVE
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	33	N OF S	Shot Fence Post
SANITARY	36	N OF S	Shot Fence Post
WATER	30.5	N OF S	Shot Fence Post
LOT NO.	25	ADDRESS:	2375 S.E. FLORENCE DRIVE
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	33.5	N OF S	Shot Fence Post
SANITARY	36	N OF S	Shot Fence Post
WATER	30.5	N OF S	Shot Fence Post
LOT NO.	26	ADDRESS:	2365 S.E. FLORENCE DRIVE
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	33	N OF S	Shot Fence Post
SANITARY	37	N OF S	Shot Fence Post
WATER	29	N OF S	Shot Fence Post
LOT NO.	27	ADDRESS:	2355 S.E. FLORENCE DRIVE
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	34.5	N OF S	Shot Fence Post
SANITARY	36	N OF S	Shot Fence Post
WATER	32	N OF S	Shot Fence Post
LOT NO.	28	ADDRESS:	2345 S.E. FLORENCE DRIVE
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	32.5	N OF S	Shot Fence Post
SANITARY	36	N OF S	Shot Fence Post
WATER	29.5	N OF S	Shot Fence Post
LOT NO.	29	ADDRESS:	2335 S.E. FLORENCE DRIVE
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	34.5	N OF S	Shot Fence Post
SANITARY	36.5	N OF S	Shot Fence Post
WATER	28	N OF S	Shot Fence Post

LOT NO. 30 ADDRESS: 2325 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>37</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>38.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>33.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. 31 ADDRESS: 2315 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>33</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>36.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>26.5</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. 32 ADDRESS: 2305 S.E. FLORENCE DRIVE

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>46</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
SANITARY	<u>48</u>	<u>N OF S</u>	<u>Shot Fence Post</u>
WATER	<u>40</u>	<u>N OF S</u>	<u>Shot Fence Post</u>

LOT NO. _____ ADDRESS: _____

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	_____	_____	_____
SANITARY	_____	_____	_____
WATER	_____	_____	_____

LOT NO. _____ ADDRESS: _____

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	_____	_____	_____
SANITARY	_____	_____	_____
WATER	_____	_____	_____

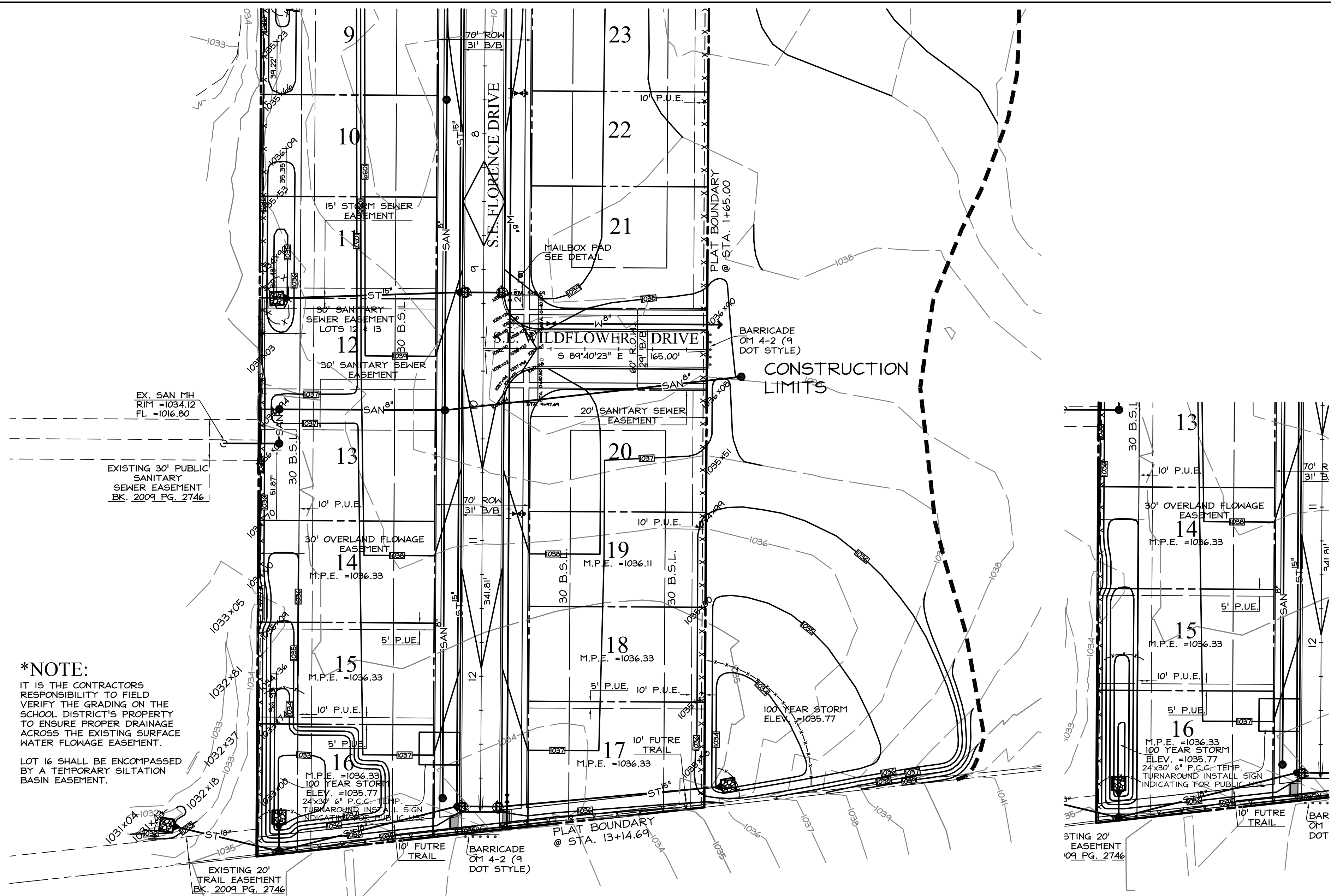
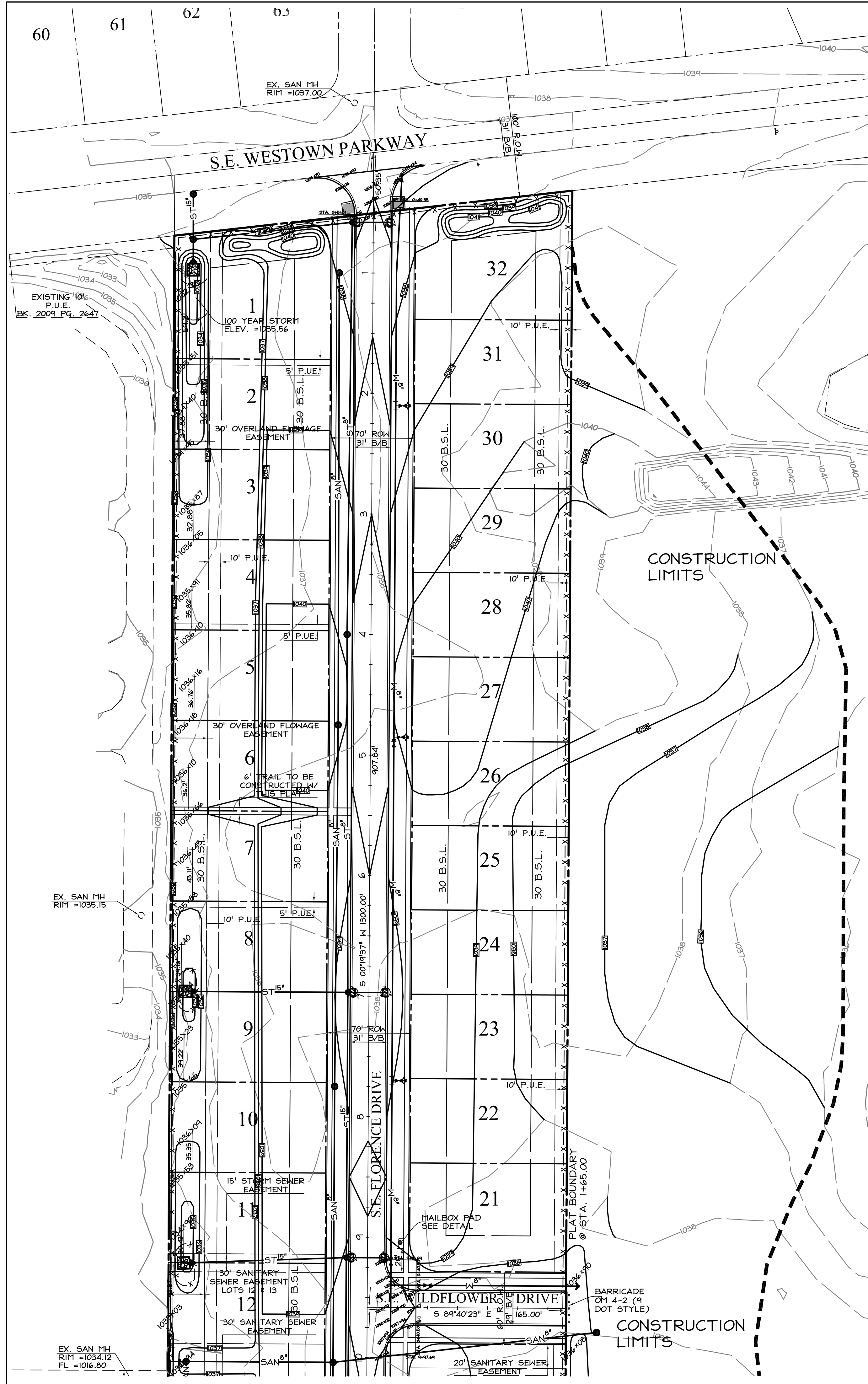
LOT NO. _____ ADDRESS: _____

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	_____	_____	_____
SANITARY	_____	_____	_____
WATER	_____	_____	_____

LOT NO. _____ ADDRESS: _____

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
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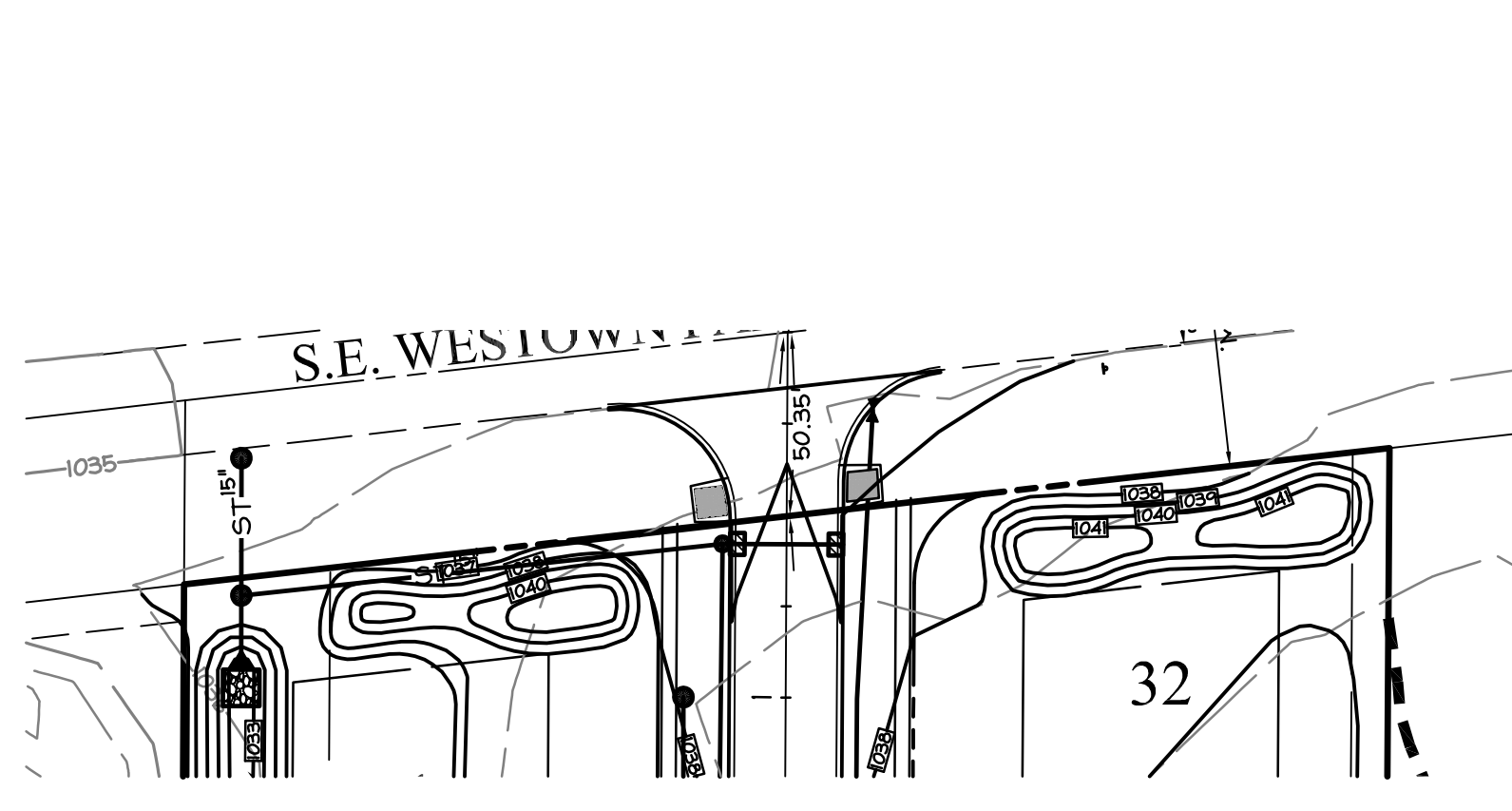
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***NOTE:**
IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE GRADING ON THE SCHOOL DISTRICT'S PROPERTY TO ENSURE PROPER DRAINAGE ACROSS THE EXISTING SURFACE WATER FLOWAGE EASEMENT.
LOT 16 SHALL BE ENCOMPASSED BY A TEMPORARY SILTATION BASIN EASEMENT.

LANDSCAPE BUFFER PLANTING PLAN

SCALE 1"=50'

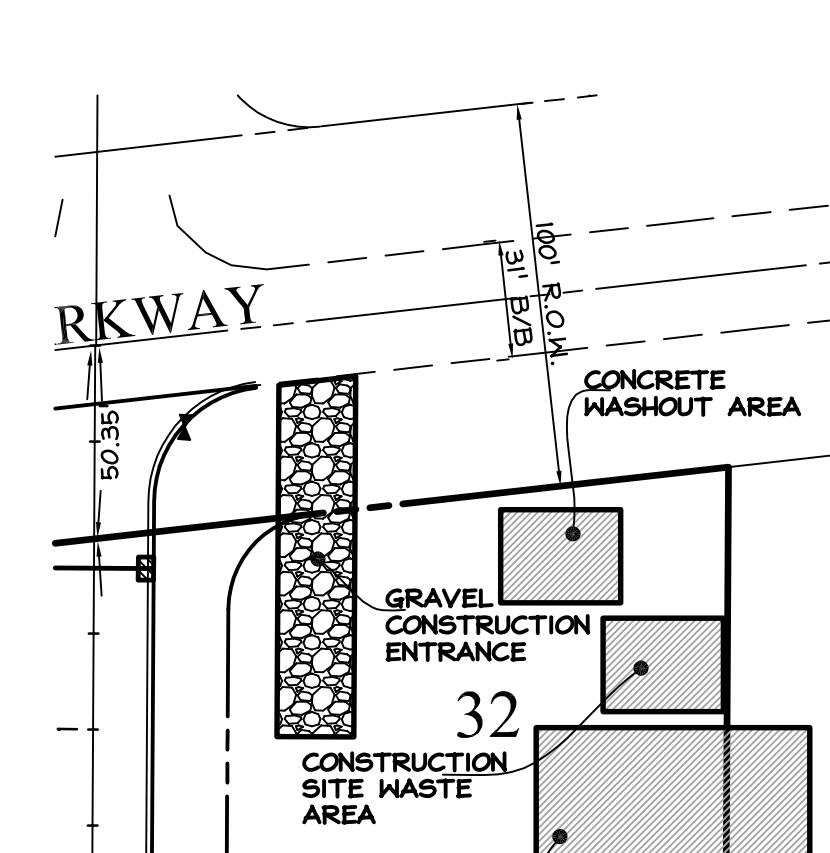


PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
4	AR	Acer x fremanii 'Jeffersred'	3 1/2" cal.	TS/B#B	SEE PLAN
2	GT	Gleditsia Tricanthos	3" cal.	TS/B#B	SEE PLAN
4	AC	Amelanchier canadensis	5'-6' ht.	TS/B#B	MULTI-STEM
4	MS	Malus species 'Spring snow'	1 1/2" cal.	TS/B#B	NO FRUIT
4	PG	Picea pungens glauca	6'-8' ht.	TS/B#B	SEE PLAN
4	PD	Picea glauca densata	6'-8' ht.	TS/B#B	SEE PLAN

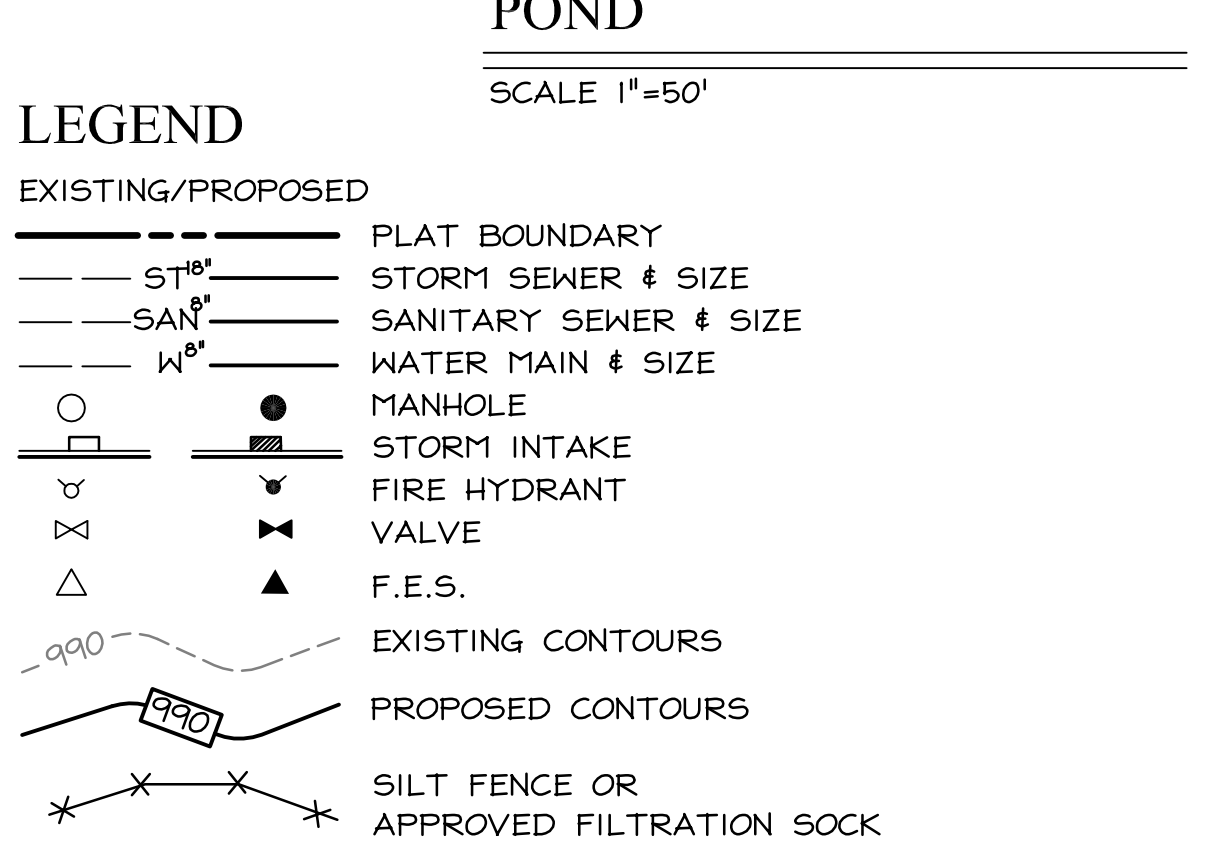
CONSTRUCTION ENTRANCE MATERIALS STORAGE CONCRETE WASHOUT

SCALE 1"=50'



FINAL GRADING AFTER REMOVAL OF SEDIMENT POND

SCALE 1"=50'



COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-30-2012
REVISIONS: 8-24-2012
9-4-2012
9-6-2012

APPROVED: 9-10-2012 INITIAL: XXX AS-BUILT: 1-4-2013

JOB NUMBER

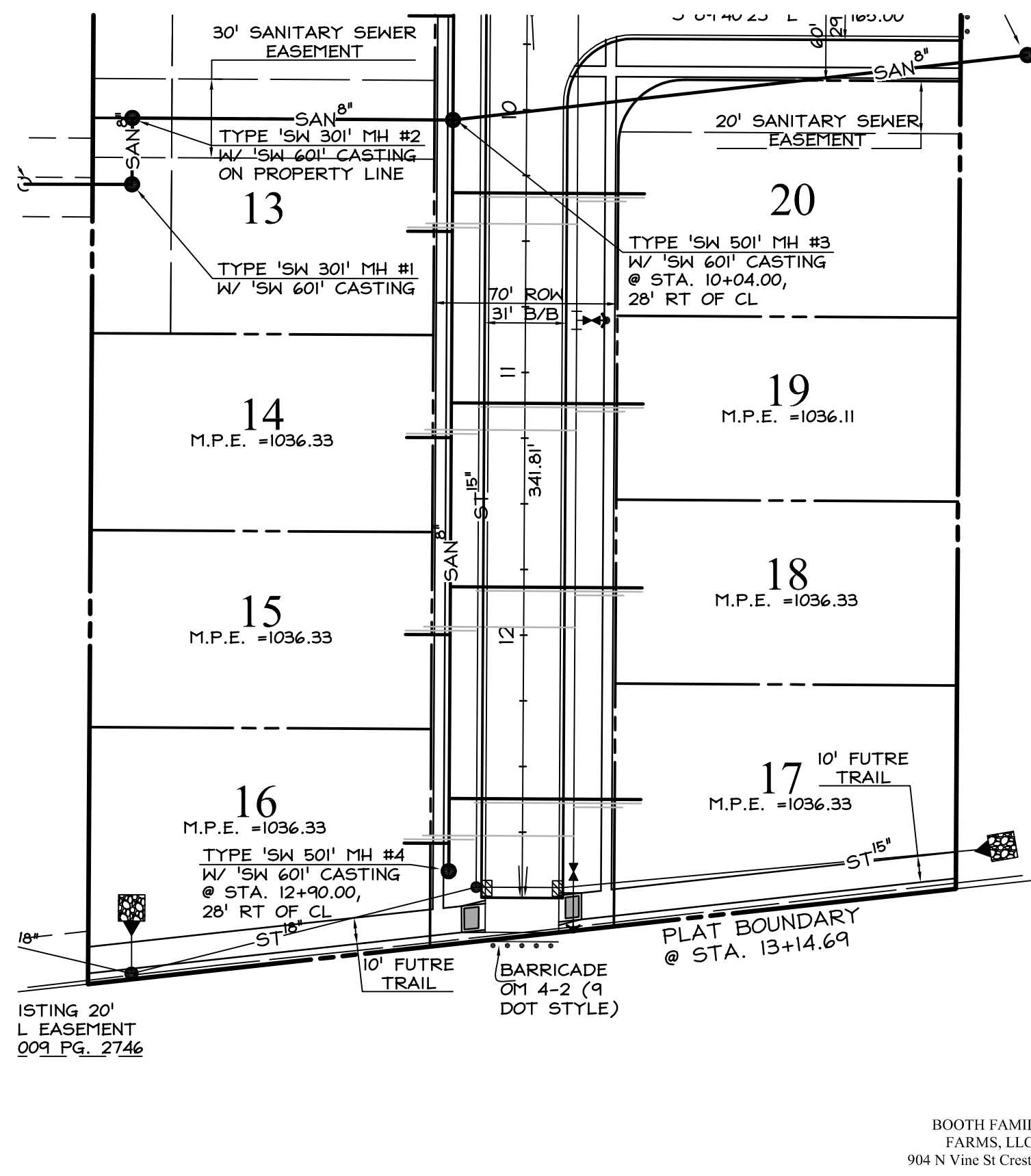
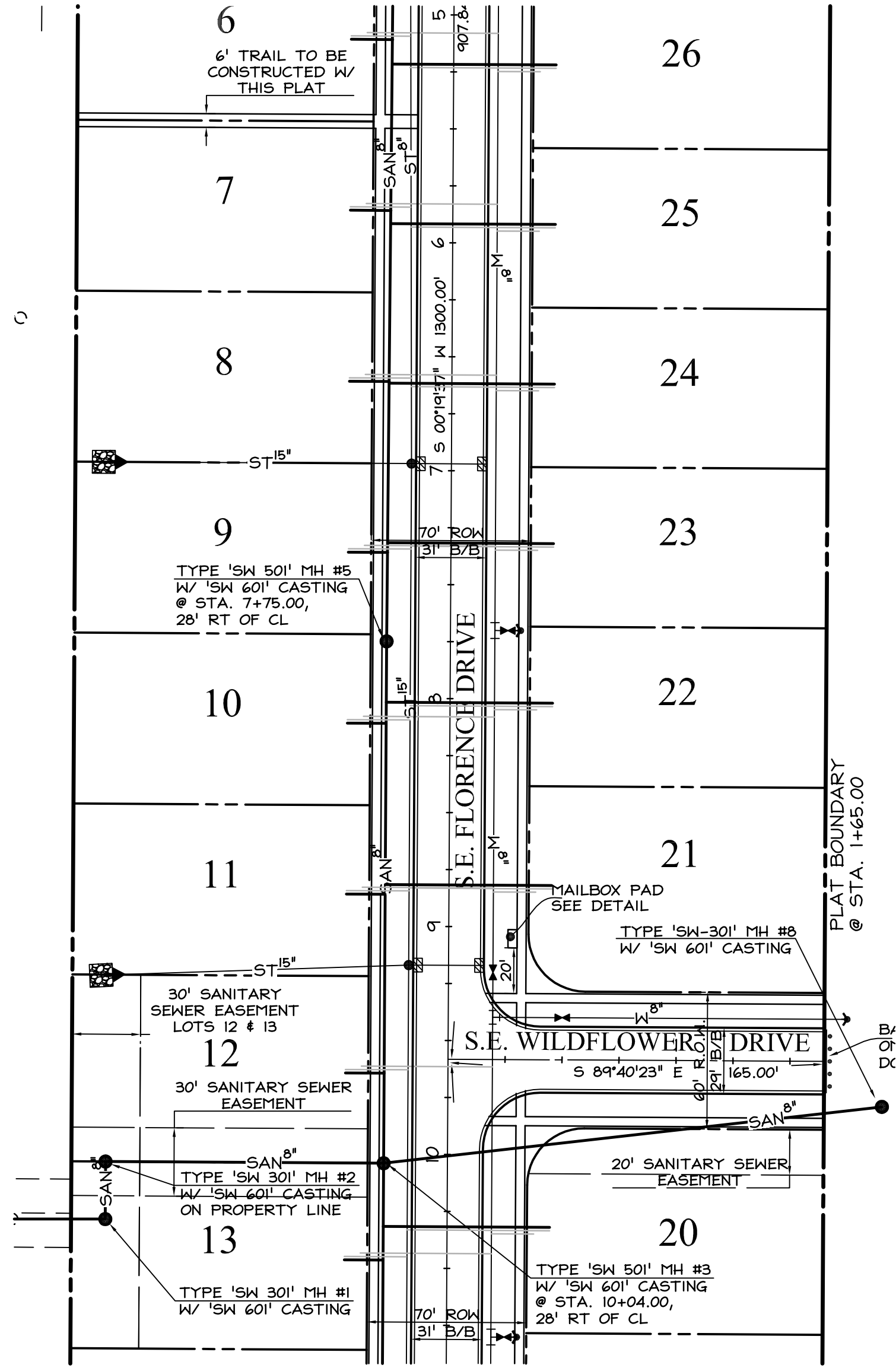
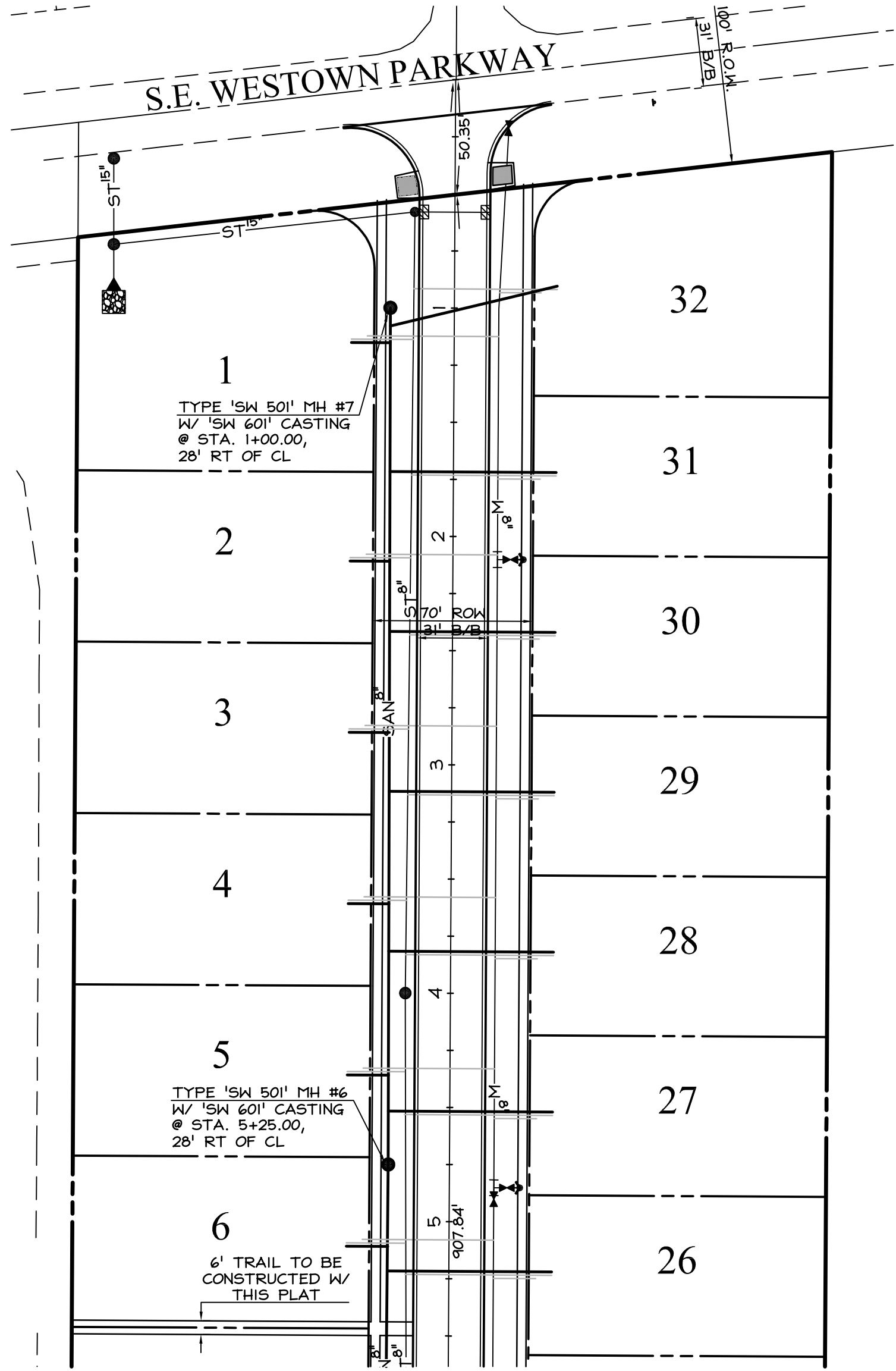
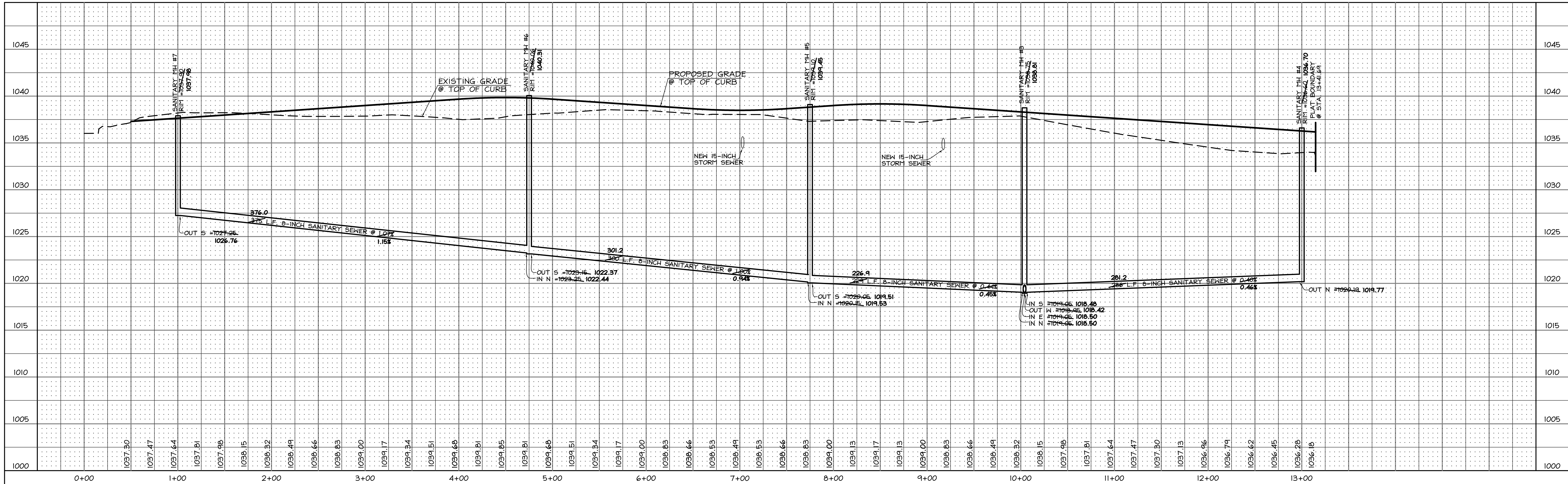
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SHEET 2 OF 8

SCALE: 1"=50'

GRADING PLAN
WESTTOWN MEADOWS PLAT 1

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LEGEND
EXISTING/PROPOSED

---	PLAT BOUNDARY
---	SANITARY SEWER # SIZE
---	STORM SEWER # SIZE
---	WATER MAIN # SIZE
---	SANITARY SERVICE 4"
---	STORM SERVICE 1 1/2"
---	WATER SERVICE 1"
●	MANHOLE
●	STORM INTAKE
●	FIRE HYDRANT
●	VALVE
---	FLARED END SECTION

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CIVIL ENGINEERS
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PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-12-2012
REVISIONS: 8-24-2012
9-4-2012
9-6-2012

AS-BUILT: 1-4-2013

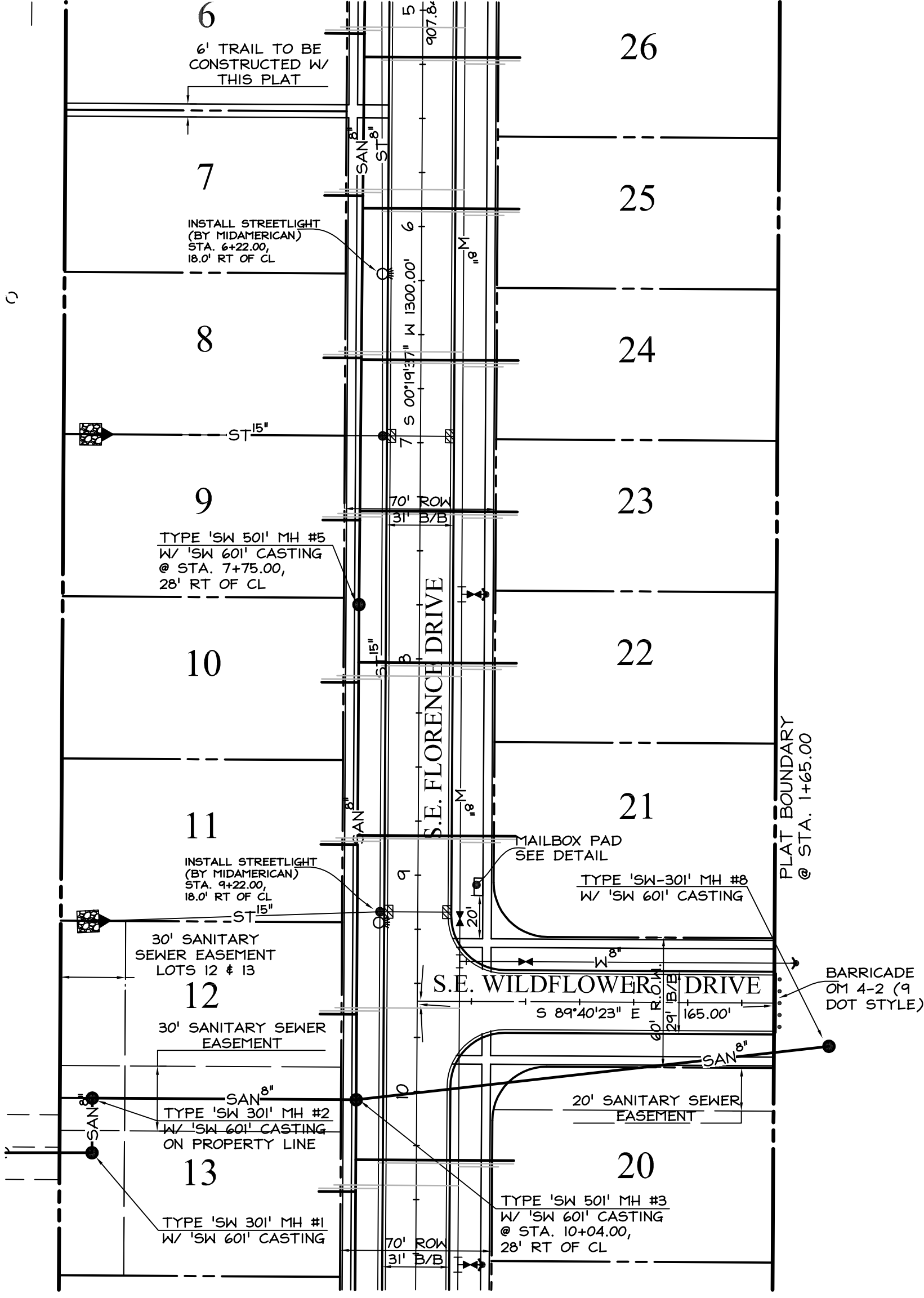
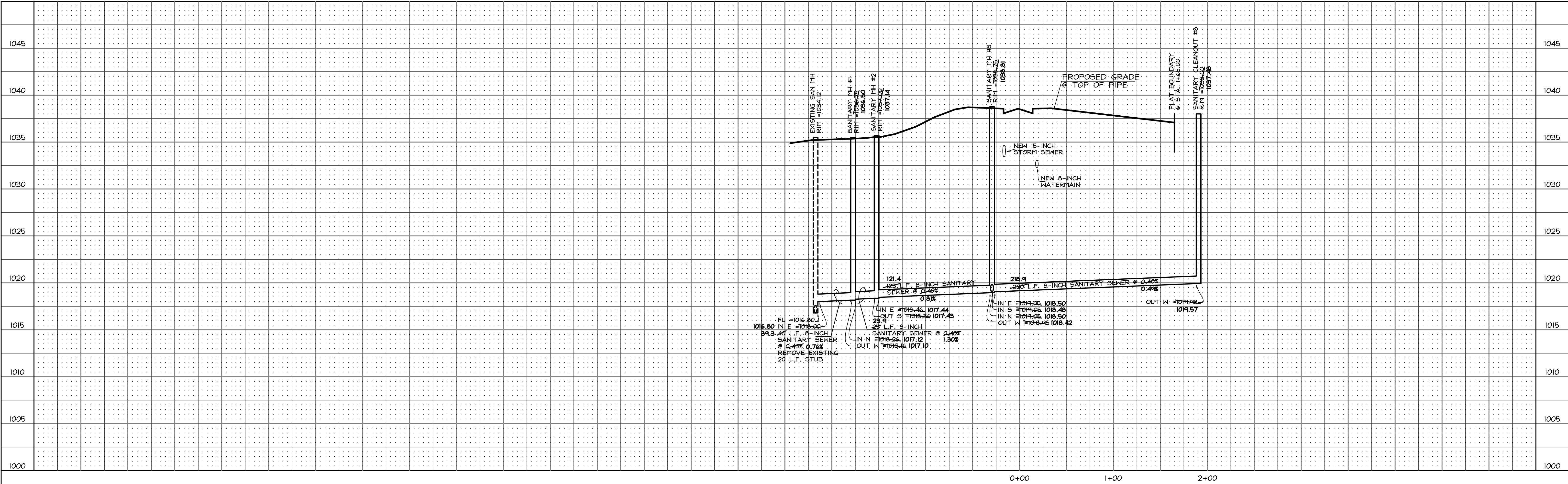
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SANITARY SEWER WESTOWN MEADOWS PLAT 1

SHEET 3 OF 8

APPROVED FOR CONSTRUCTION BY CITY OF XXXX: XXXX

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LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SAN^{8"} SANITARY SEWER # SIZE
- ST^{15"} STORM SEWER # SIZE
- W^{8"} WATER MAIN # SIZE
- SANITARY SERVICE 4"
- STORM SERVICE 1 1/2"
- WATER SERVICE 1"
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- FLARED END SECTION

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REVISIONS: 8-24-2012
9-4-2012
9-6-2012

AS-BUILT: 1-4-2013

SANITARY SEWER

WESTOWN MEADOWS PLAT 1

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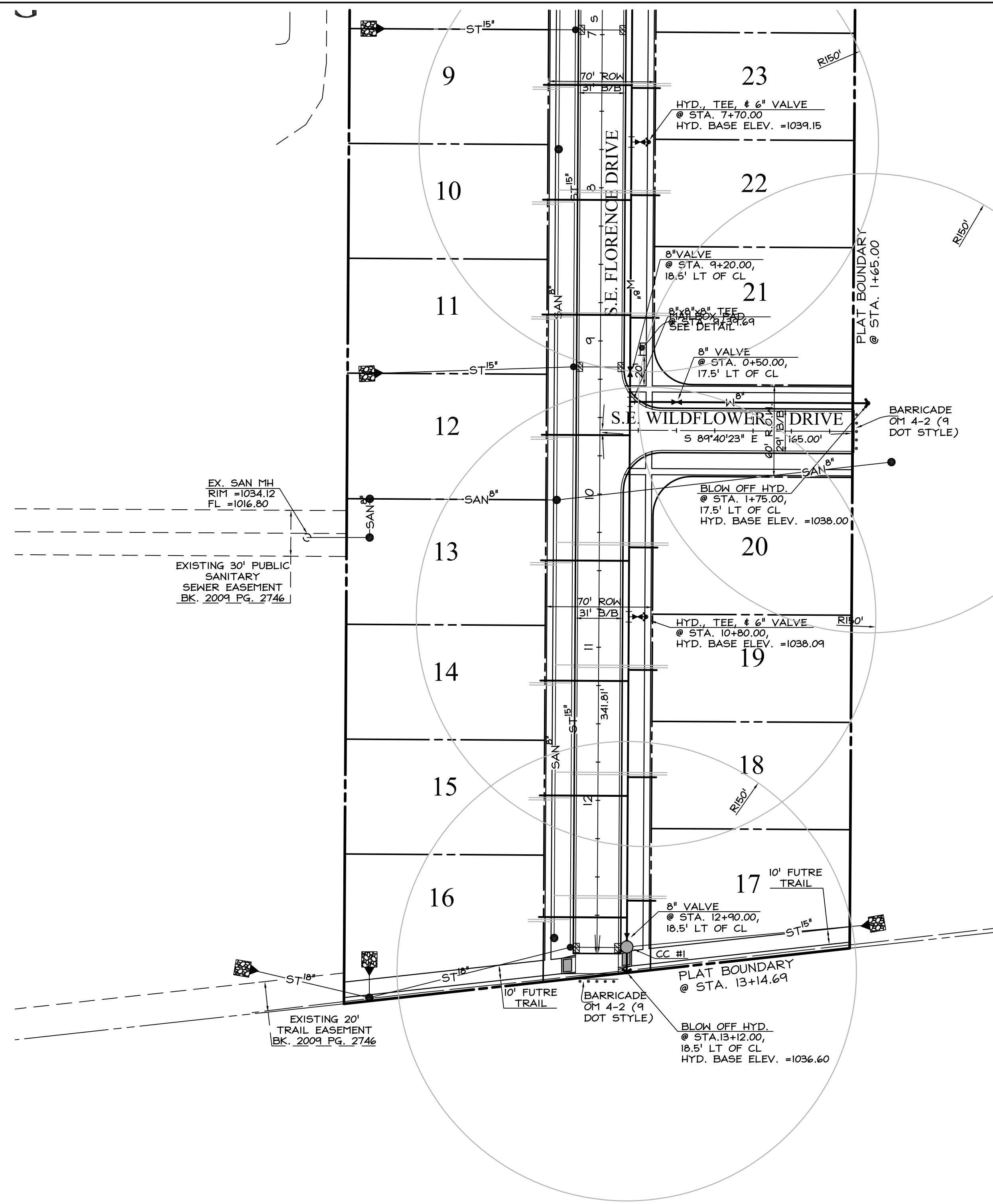
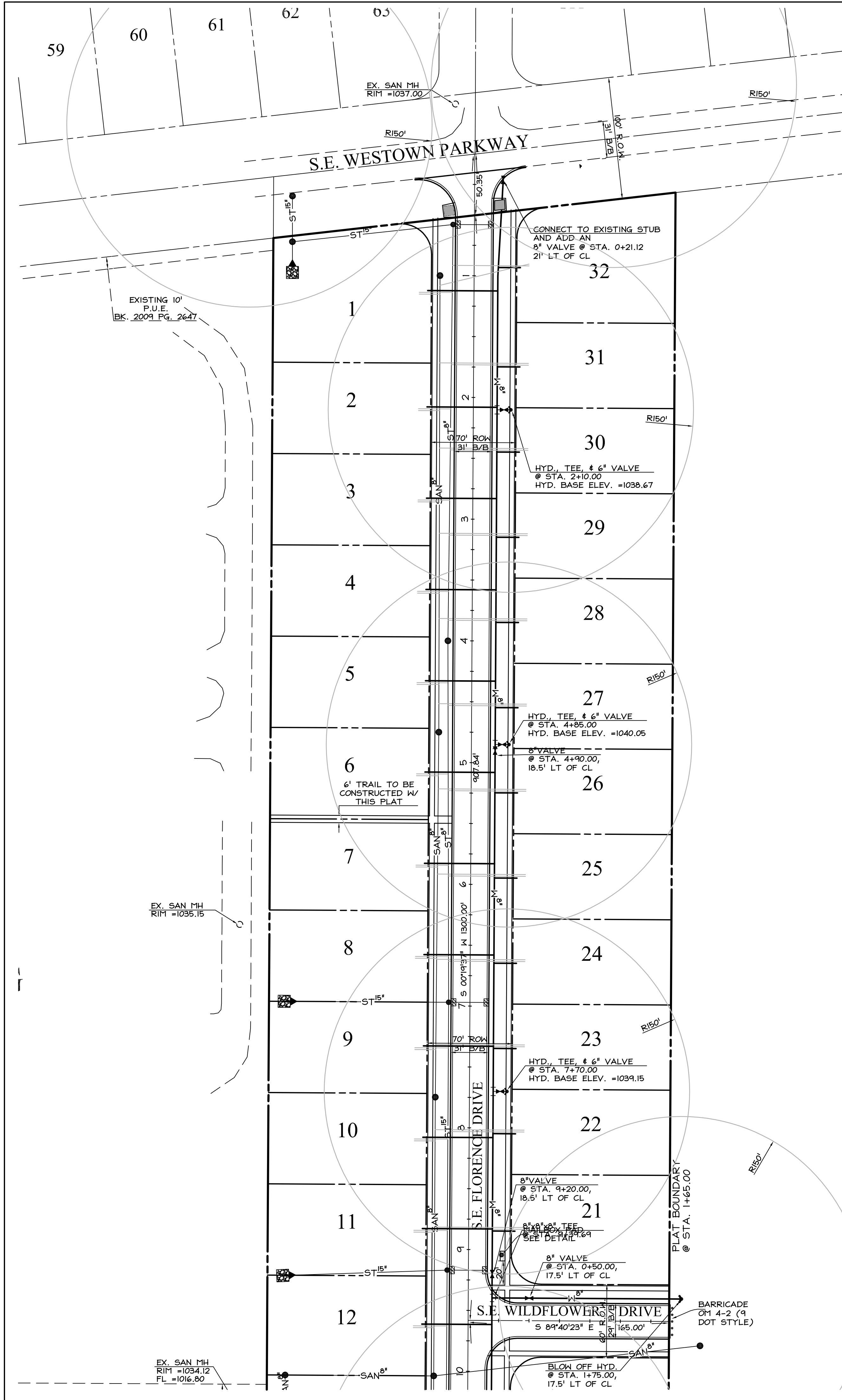
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CC 1110

SHEET 4 OF 8

APPROVED FOR CONSTRUCTION BY CITY OF XXXX: XXXX

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CRITICAL CROSSINGS
CC #1 BOTTOM OF STORM =1032.56
TOP OF MAIN =1031.05
MAINTAIN 1.5' VERTICAL CLEARANCE # 6' MIN. BURY

LEGEND	
EXISTING/PROPOSED	
	PLAT BOUNDARY
	SANITARY SEWER # SIZE
	STORM SEWER # SIZE
	WATER MAIN # SIZE
	SANITARY SERVICE 4"
	STORM SERVICE 1 1/2"
	WATER SERVICE 1"
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	FLARED END SECTION

COOPER CRAWFORD & ASSOCIATES, L.L.C.

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PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-30-2012
REVISIONS: 8-24-2012
9-4-2012
9-6-2012

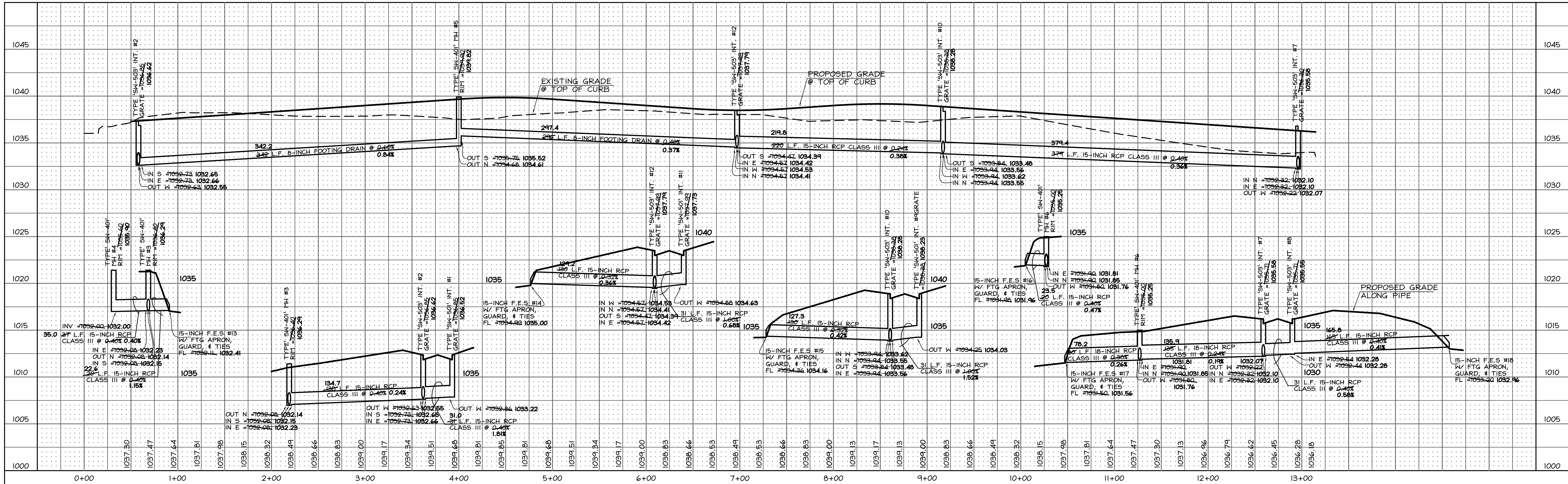
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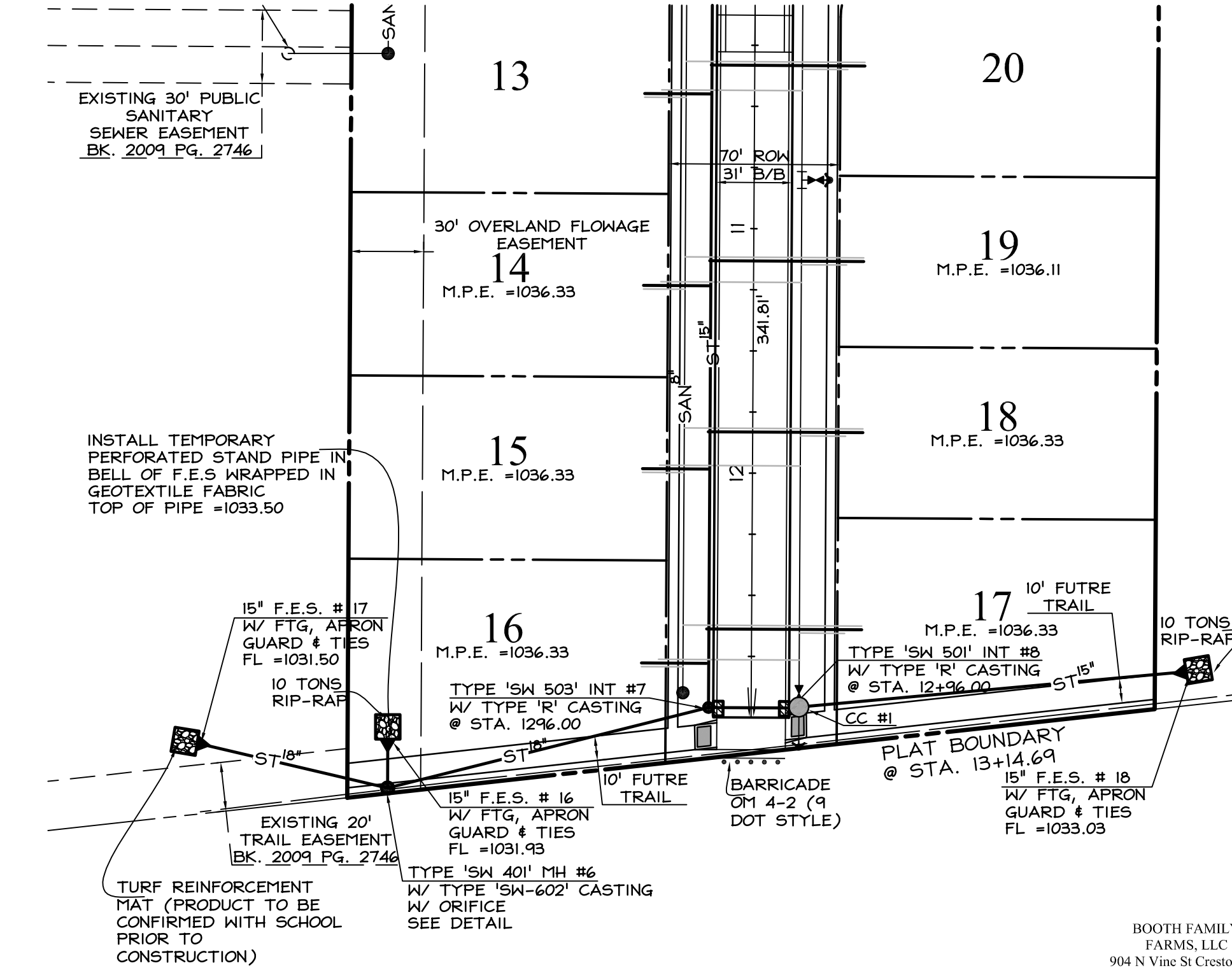
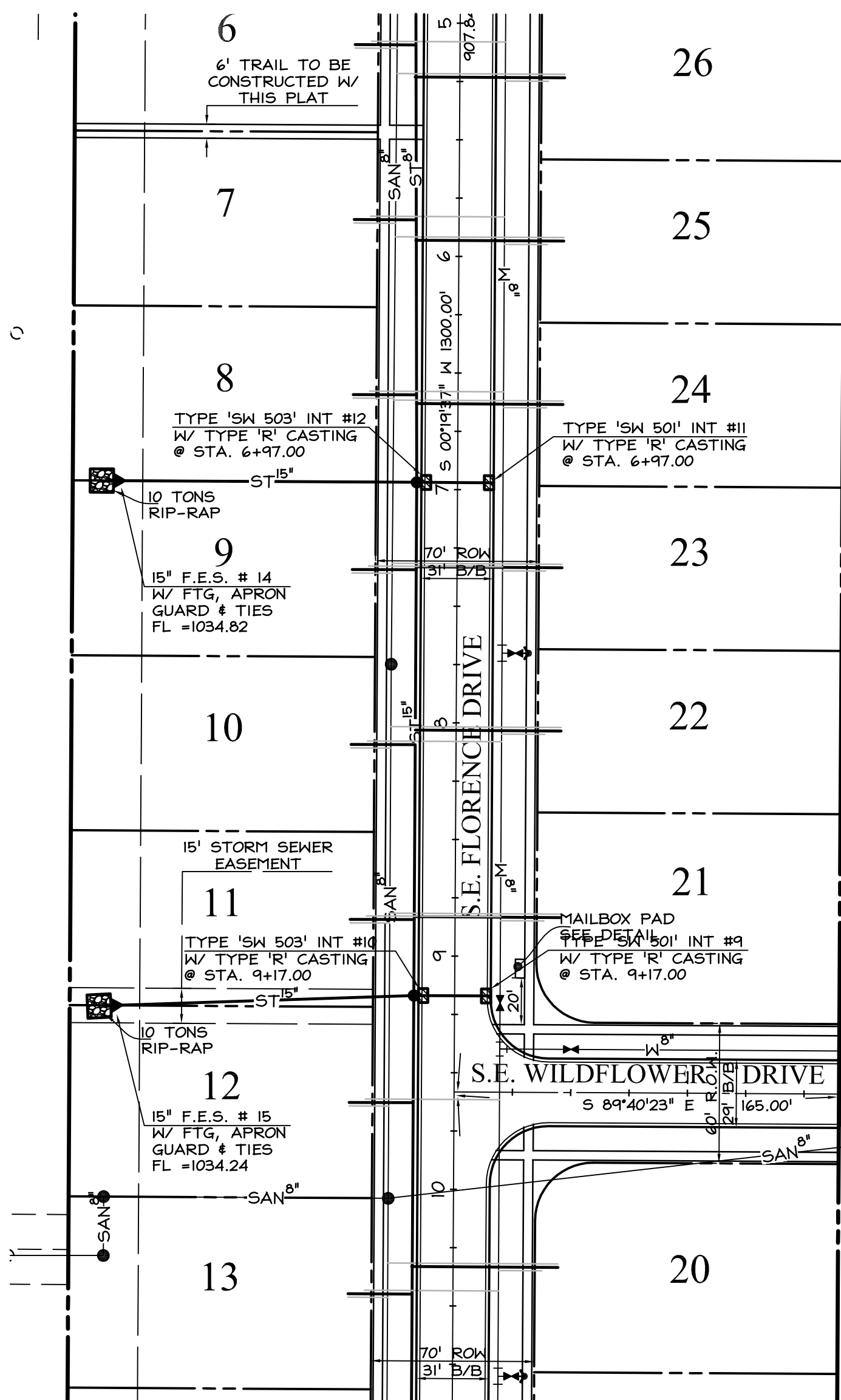
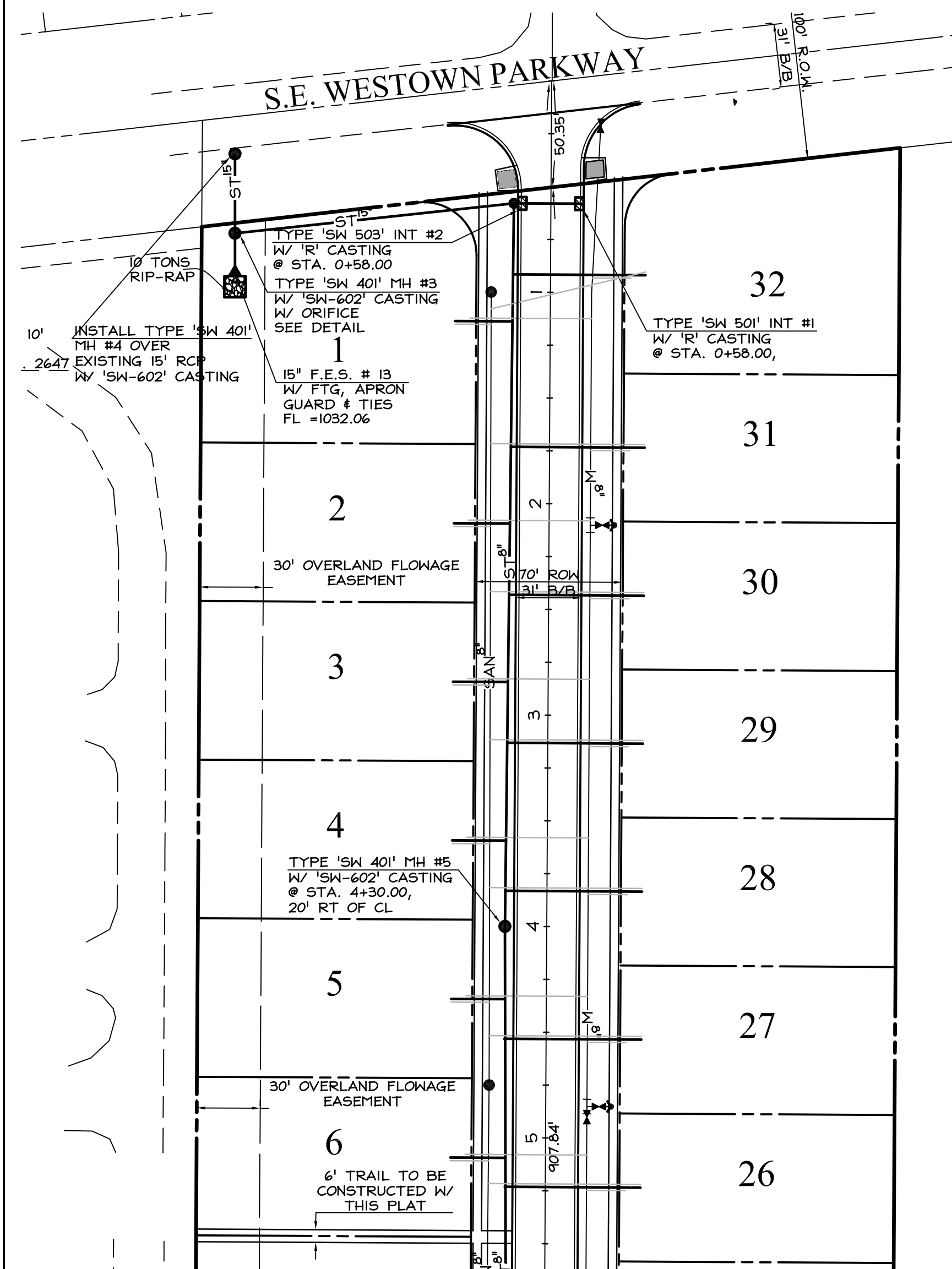
WATER PLAN
WESTTOWN MEADOWS PLAT 1

JOB NUMBER
CC 1110
SHEET 5 OF 8





CRITICAL CROSSINGS
CC #1 BOTTOM OF STORM =1032.56
TOP OF MAIN =1031.05
MAINTAIN 1.5' VERTICAL CLEARANCE # 6' MIN. BURY



LEGEND
EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER # SIZE
- STORM SEWER # SIZE
- WATER MAIN # SIZE
- SANITARY SERVICE 4"
- STORM SERVICE 1 1/2"
- WATER SERVICE 1"
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- FLARED END SECTION

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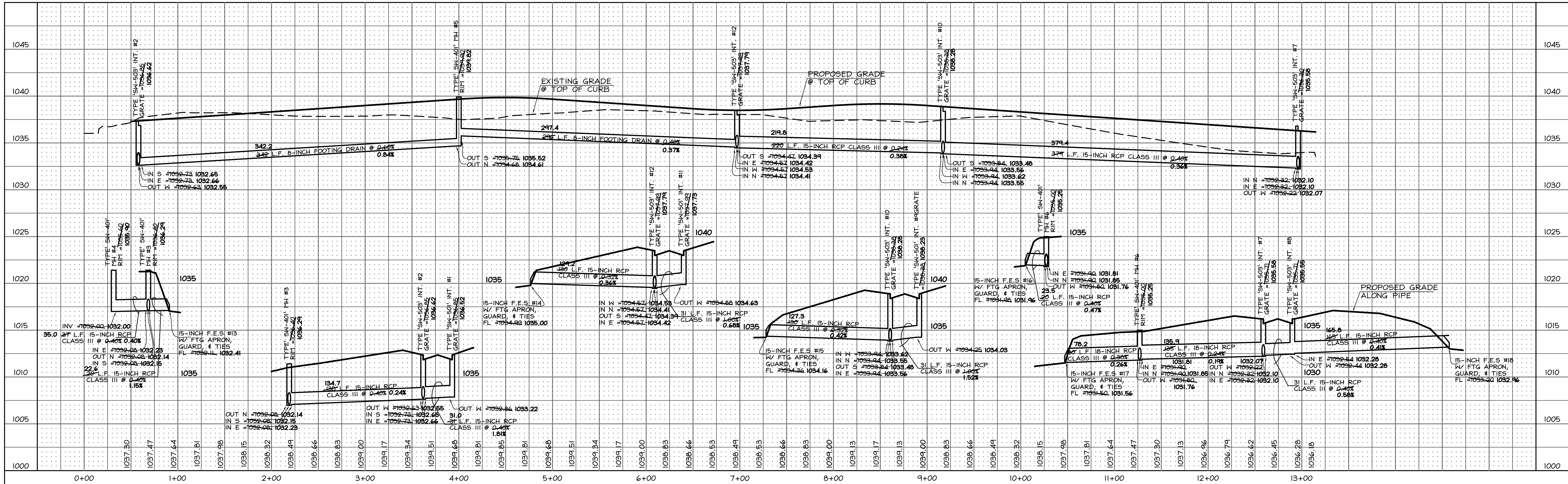
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AS-BUILT: 1-4-2013

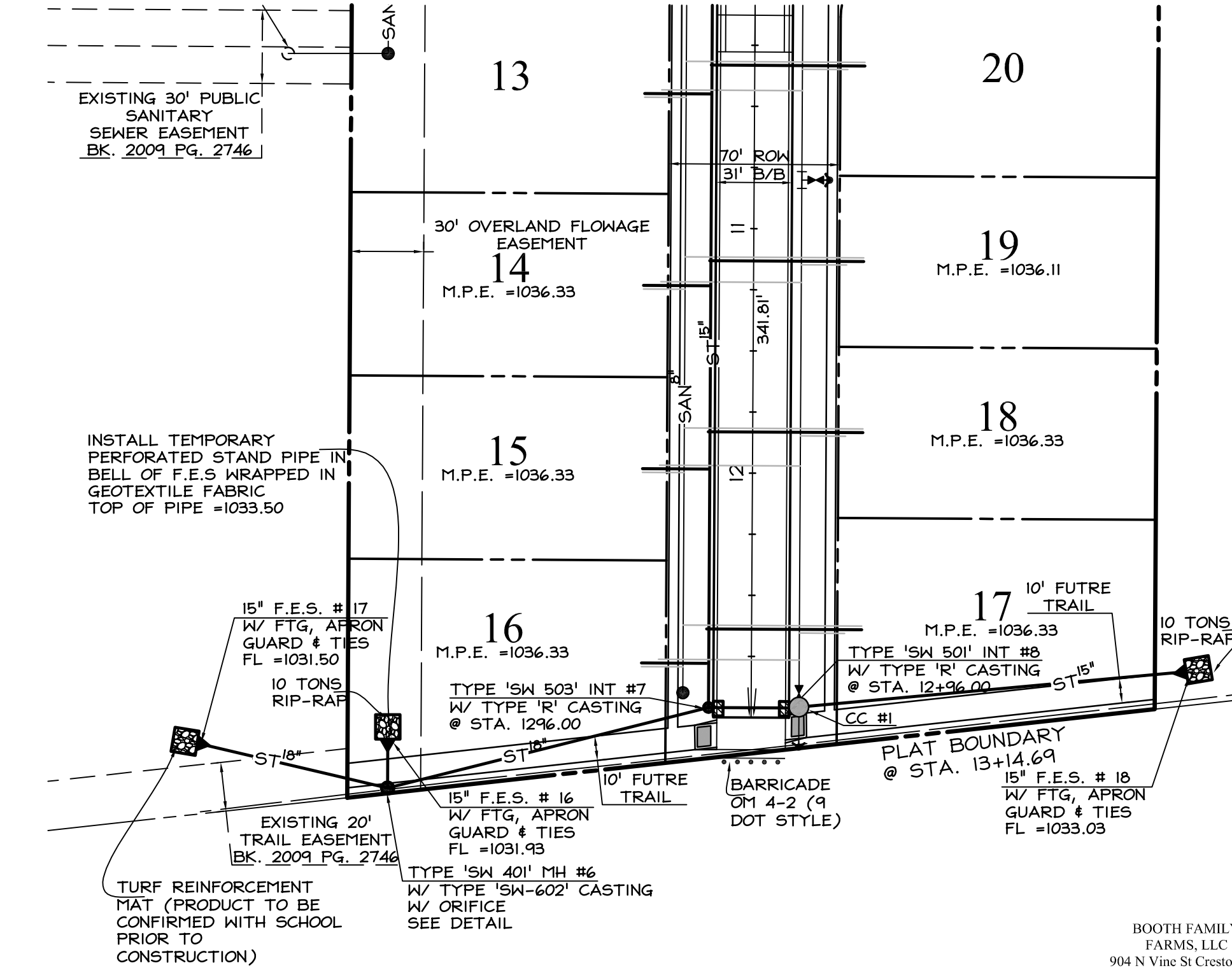
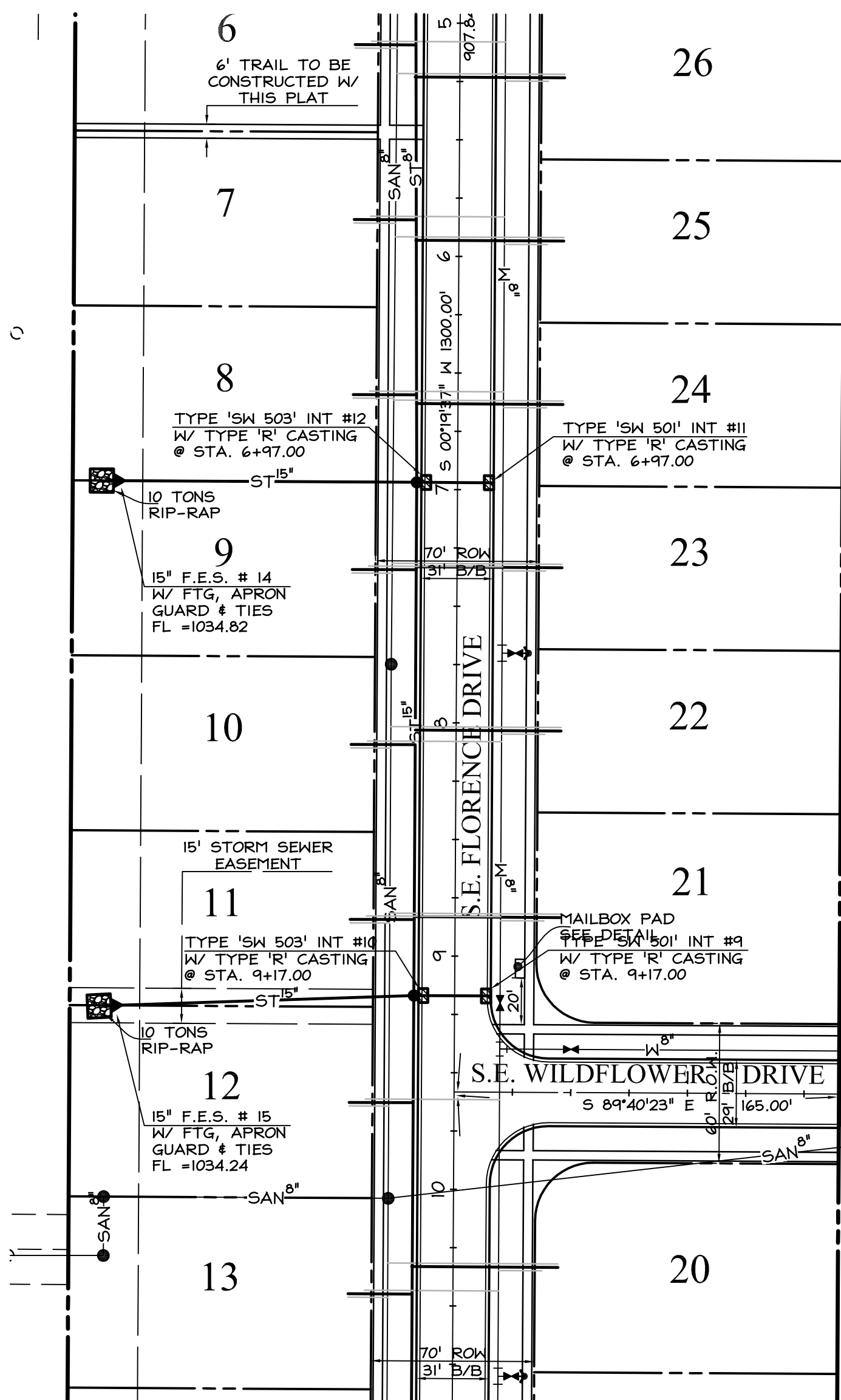
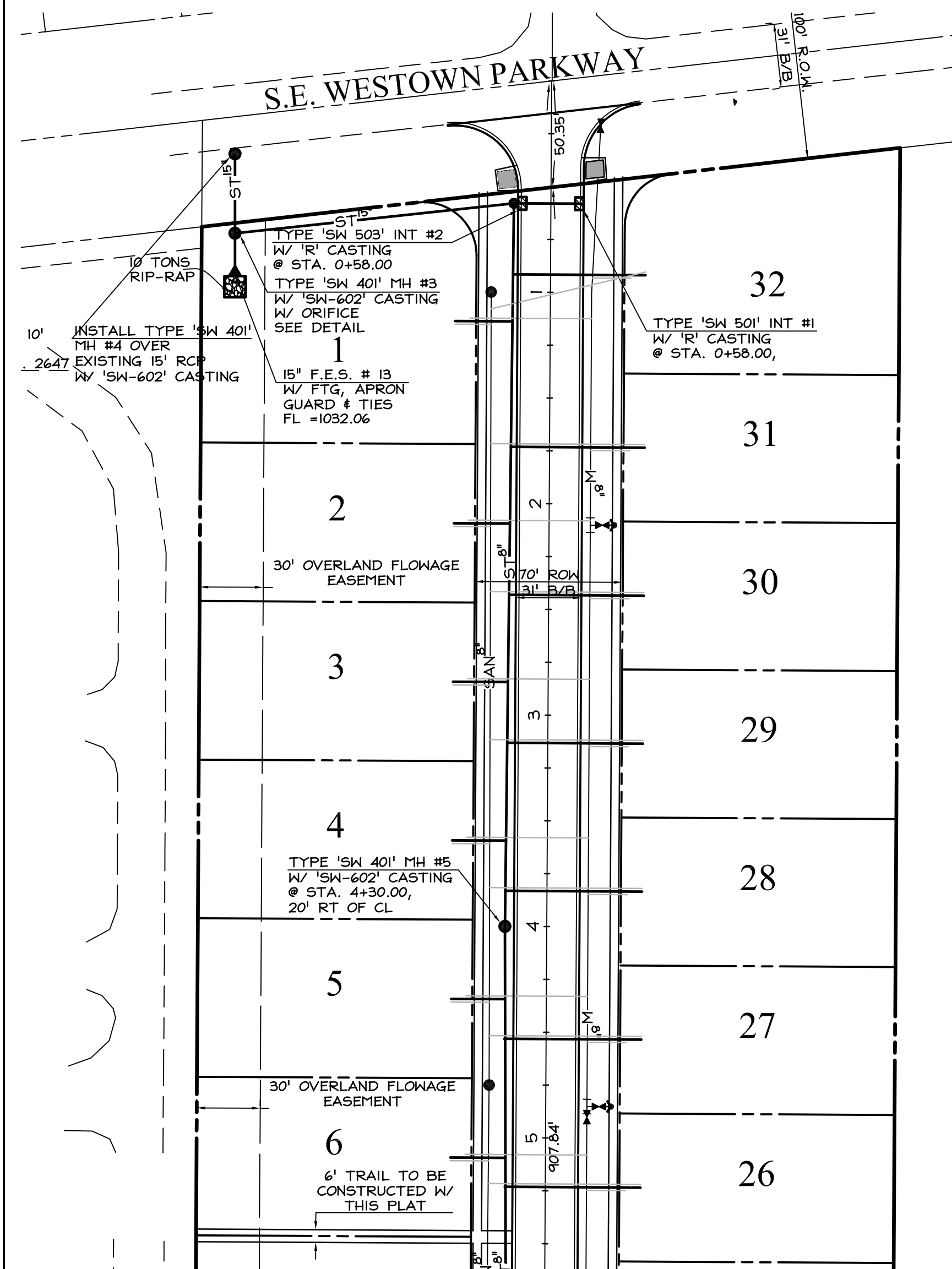
STORM SEWER WESTOWN MEADOWS PLAT 1

CC 1110
SHEET 6 OF 8

APPROVED FOR CONSTRUCTION BY CITY OF XXXX: XXXX



CRITICAL CROSSINGS
CC #1 BOTTOM OF STORM =1032.56
TOP OF MAIN =1031.05
MAINTAIN 1.5' VERTICAL CLEARANCE # 6' MIN. BURY



LEGEND
EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER # SIZE
- STORM SEWER # SIZE
- WATER MAIN # SIZE
- SANITARY SERVICE 4"
- STORM SERVICE 1 1/2"
- WATER SERVICE 1"
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- FLARED END SECTION

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DATE: 7-30-2012
REVISIONS: 8-24-2012
9-4-2012
9-6-2012

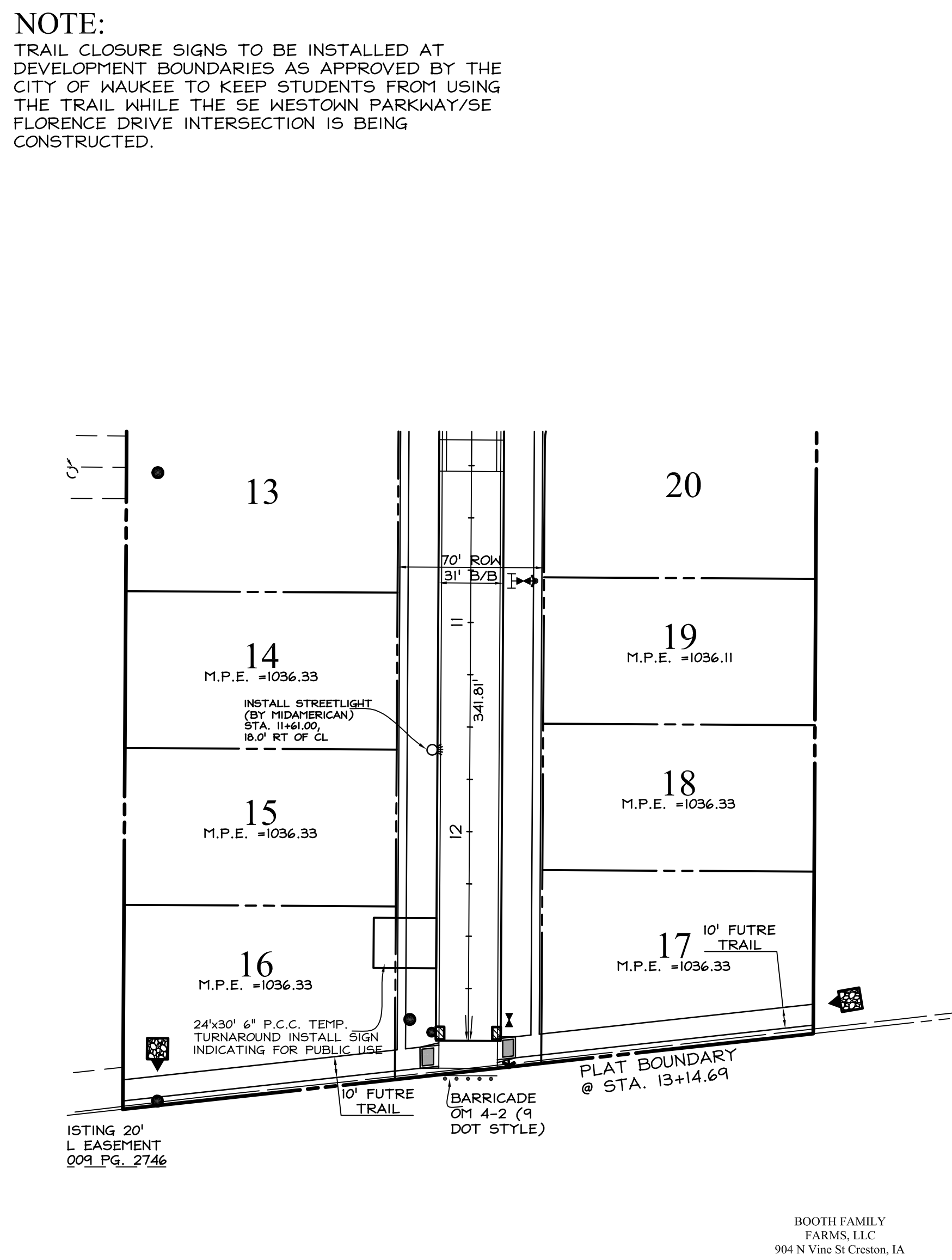
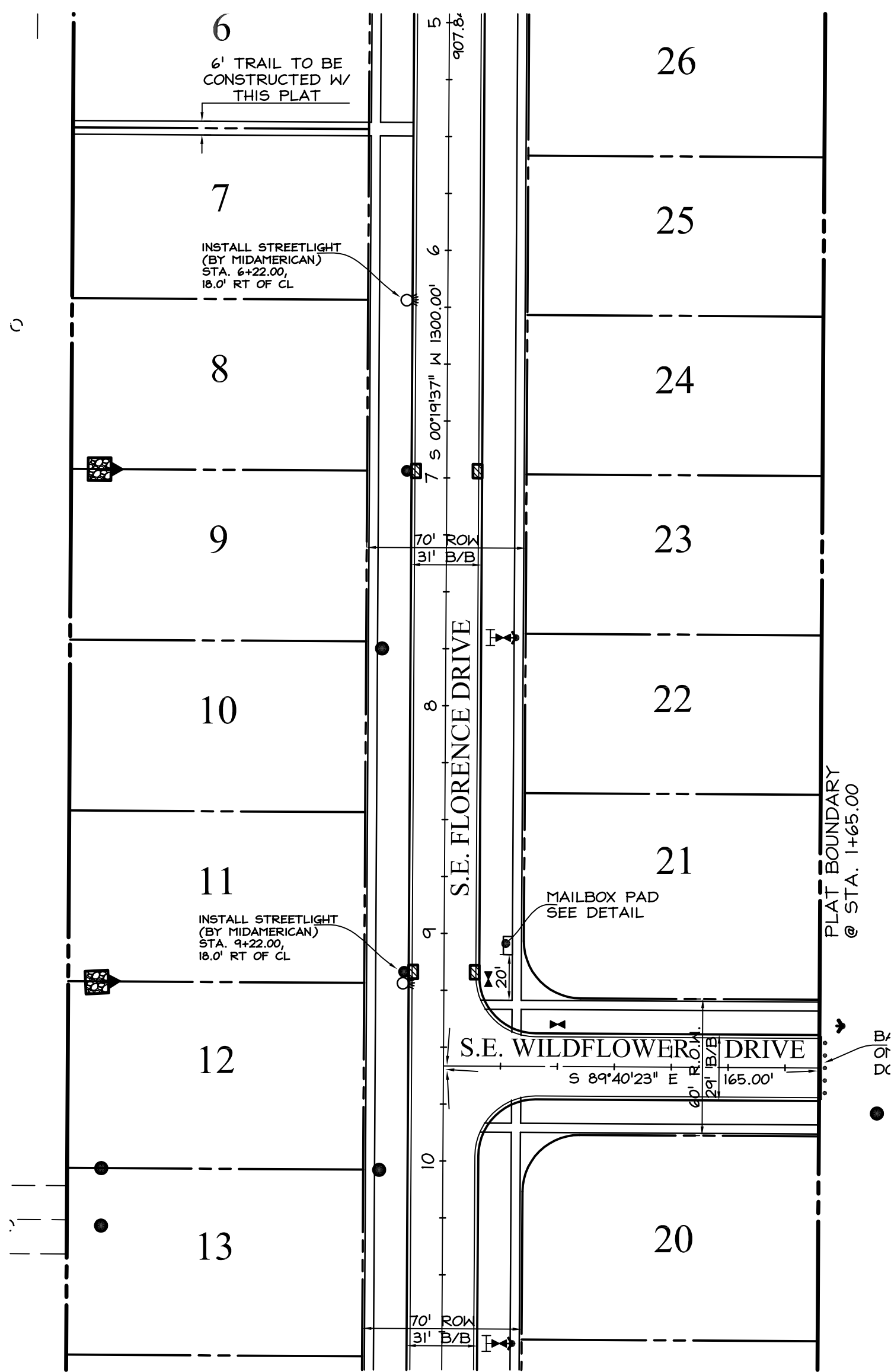
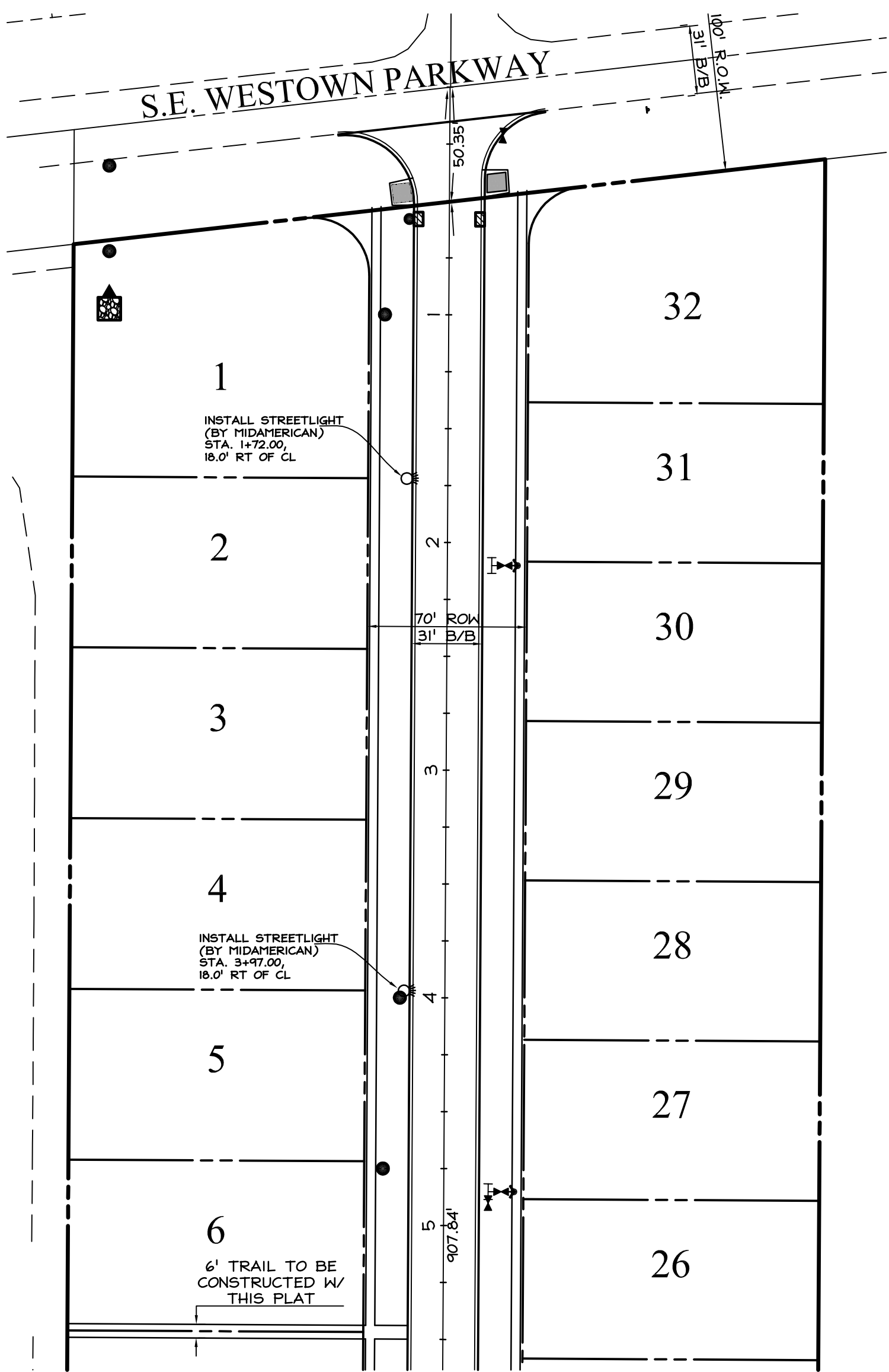
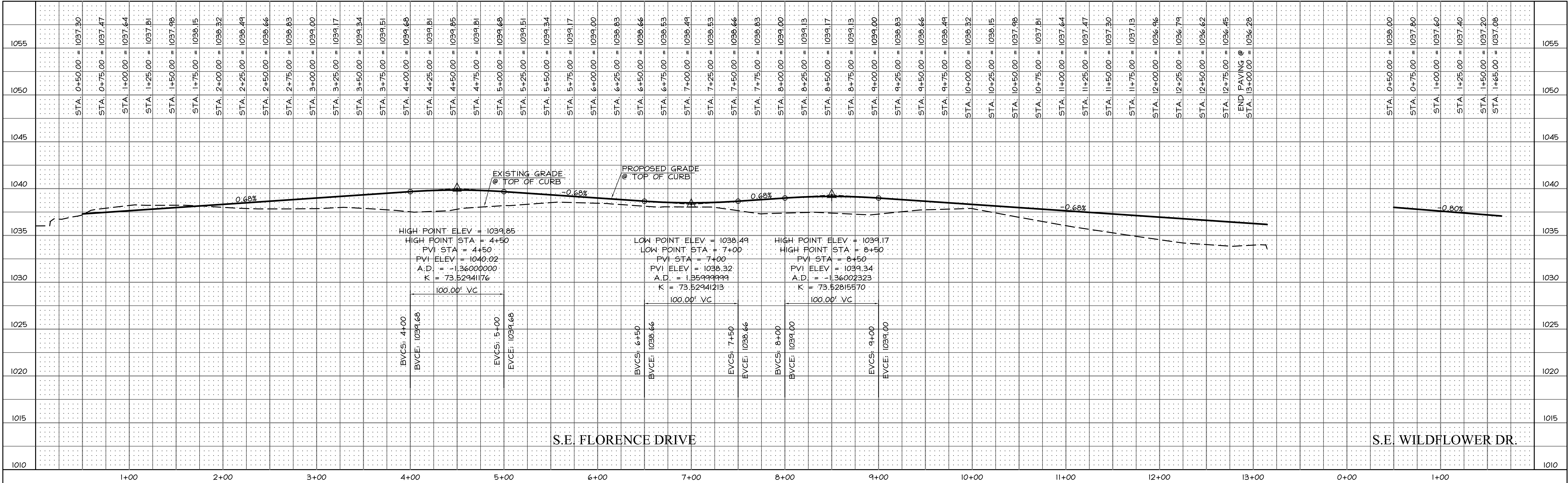
AS-BUILT: 1-4-2013

STORM SEWER WESTOWN MEADOWS PLAT 1

CC 1110
SHEET 6 OF 8

APPROVED FOR CONSTRUCTION BY CITY OF XXXX: XXXX

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NOTE:
TRAIL CLOSURE SIGNS TO BE INSTALLED AT DEVELOPMENT BOUNDARIES AS APPROVED BY THE CITY OF WAUKEE TO KEEP STUDENTS FROM USING THE TRAIL WHILE THE SE WESTOWN PARKWAY/SE FLORENCE DRIVE INTERSECTION IS BEING CONSTRUCTED.

LEGEND
EXISTING/PROPOSED

- SAN 12" --- SANITARY SEWER # SIZE
- ST 12" --- STORM SEWER # SIZE
- WM 12" --- WATER MAIN # SIZE
- SS 4" --- SANITARY SERVICE 4"
- WS 1 1/2" --- STORM SERVICE 1 1/2"
- WS 1" --- WATER SERVICE 1"
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- FLARED END SECTION

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PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-30-2012
REVISIONS: 8-24-2012
9-4-2012
9-6-2012

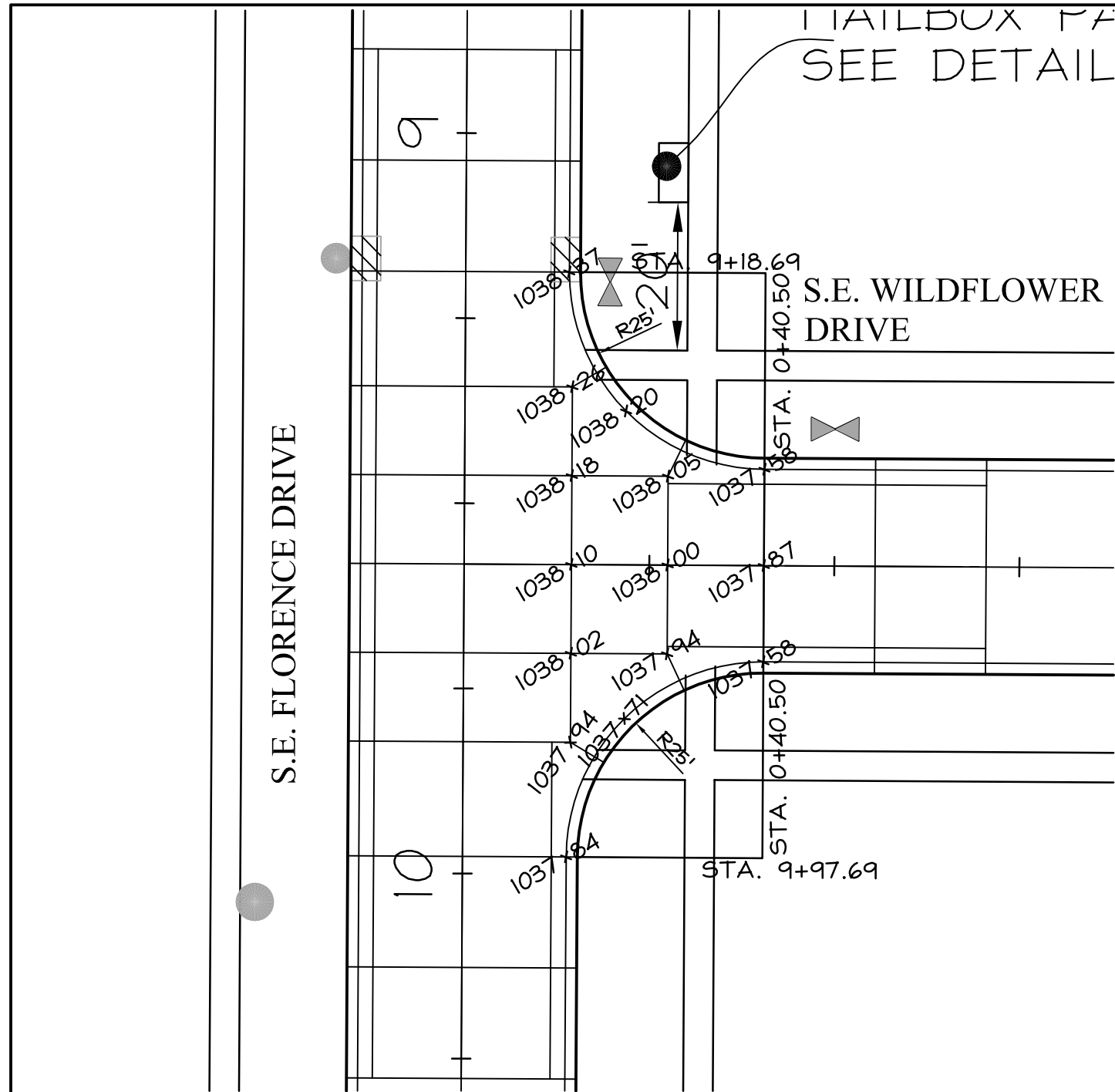
AS-BUILT:

PAVING
WESTOWN MEADOWS PLAT 1

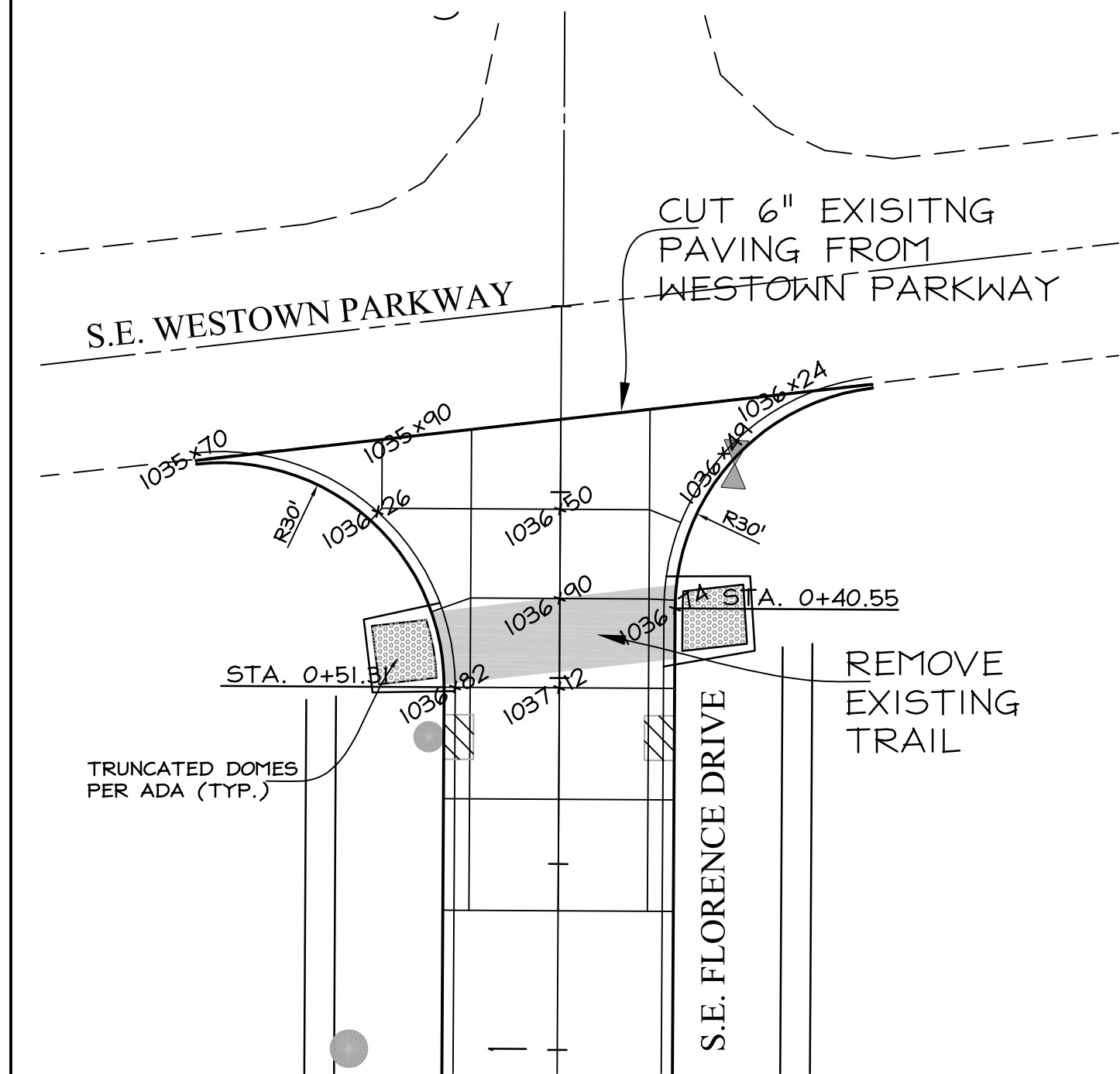
CC 1110

SHEET 7 OF 8

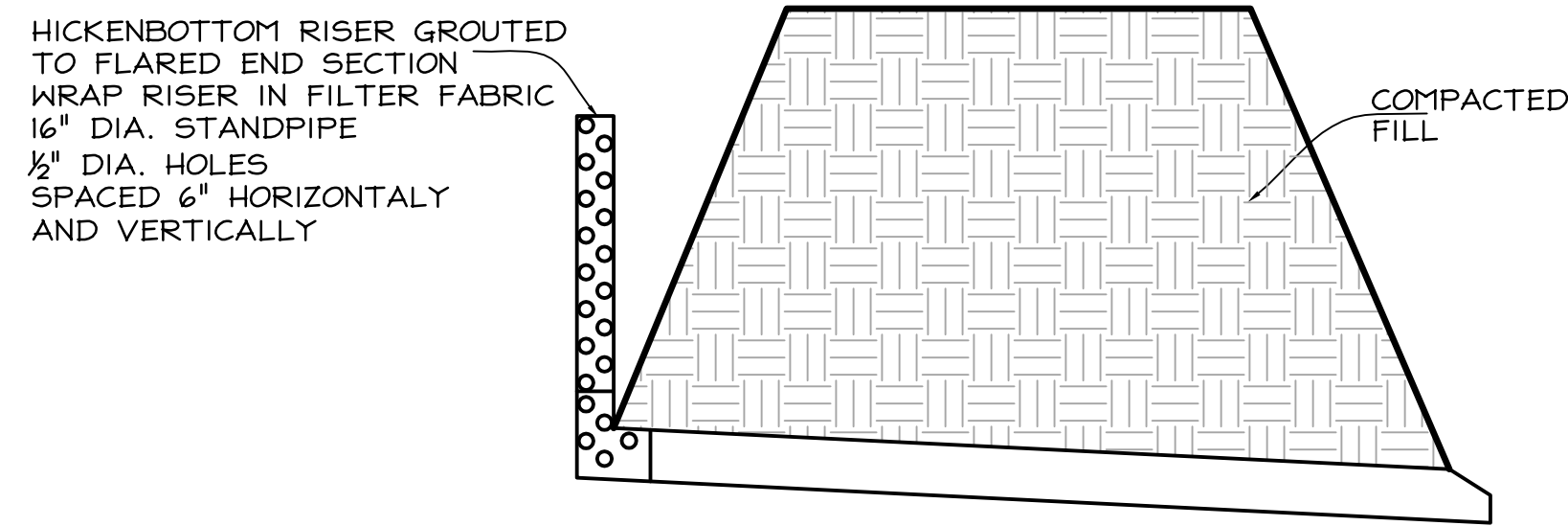
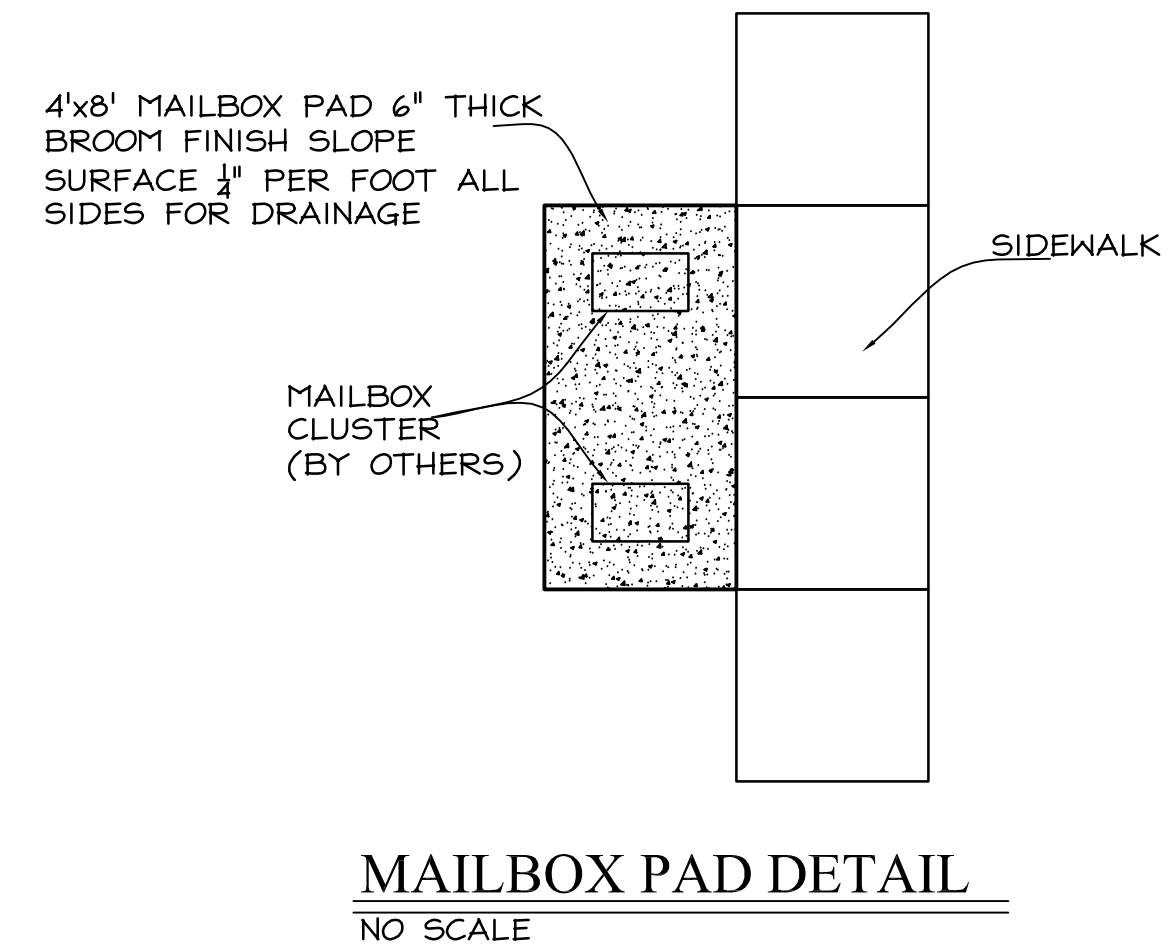
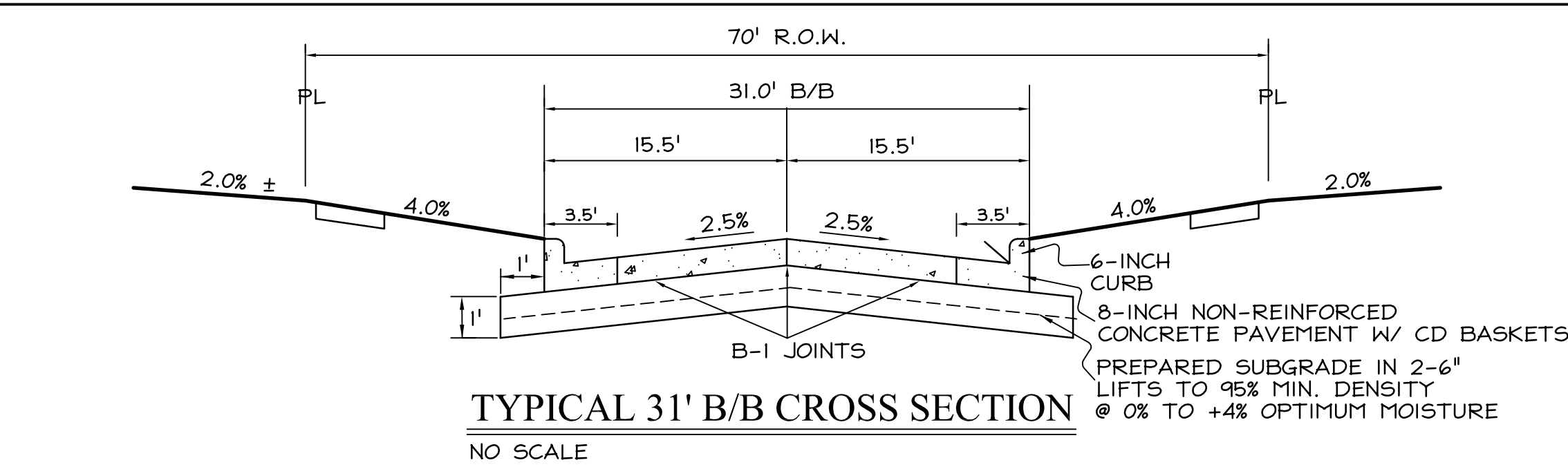
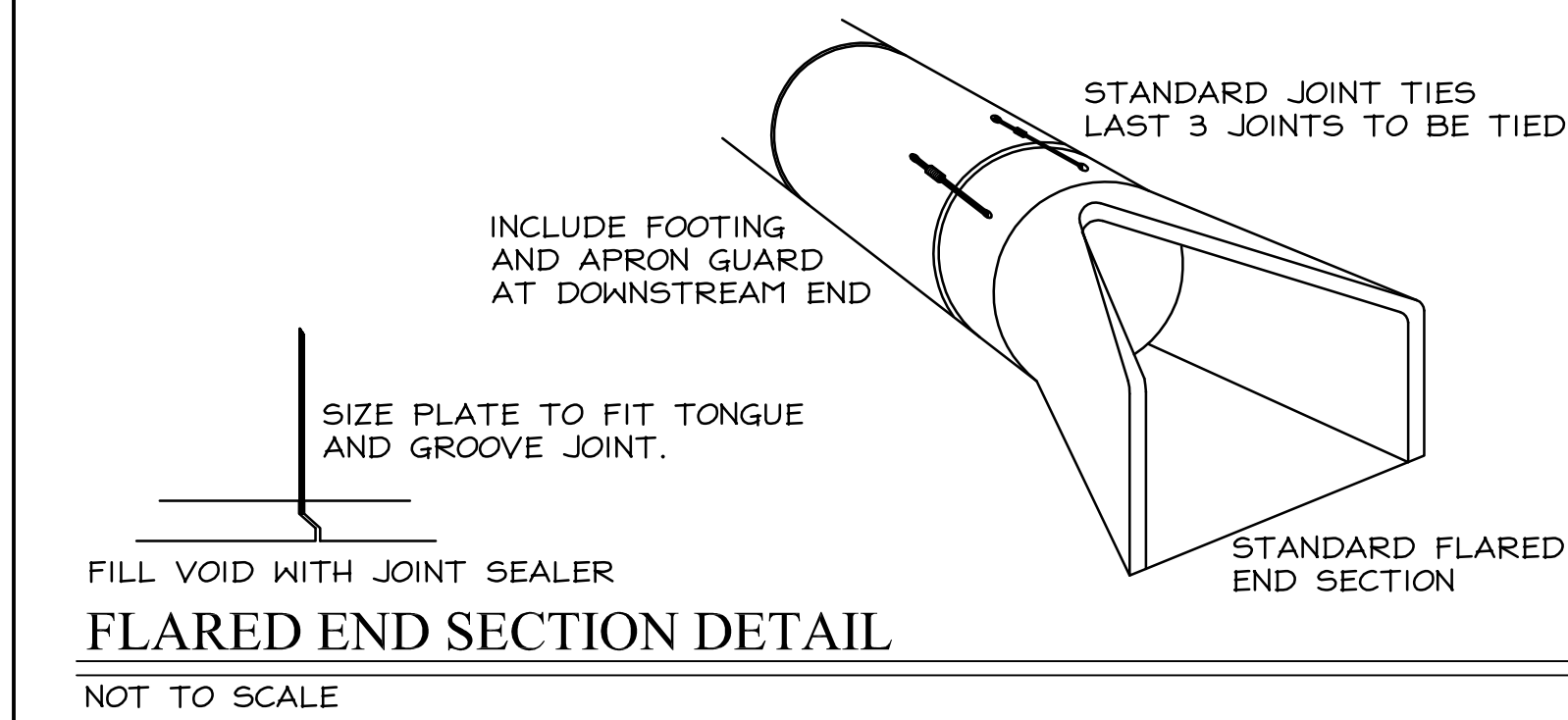
APPROVED FOR CONSTRUCTION BY CITY OF XXXX: XXXX



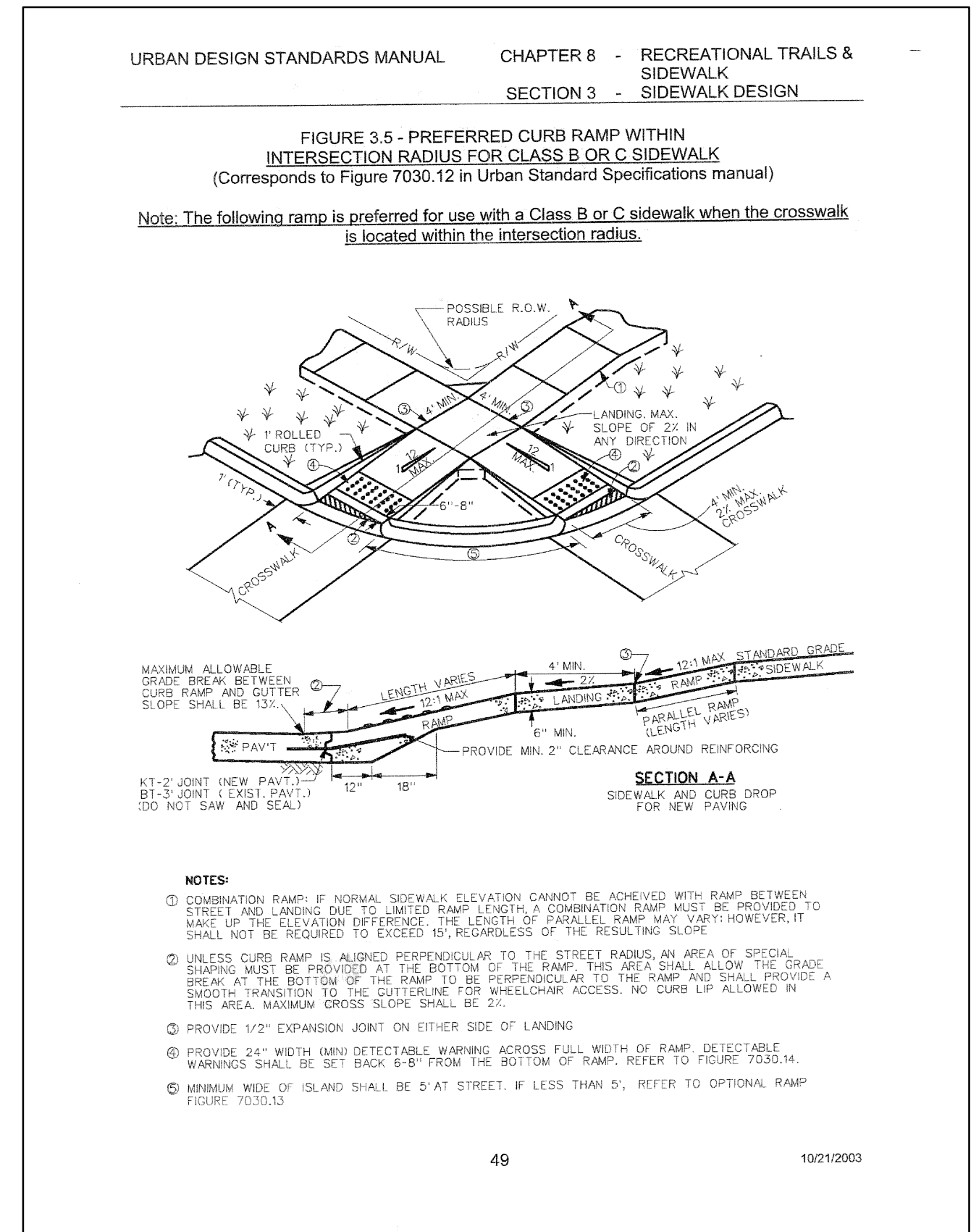
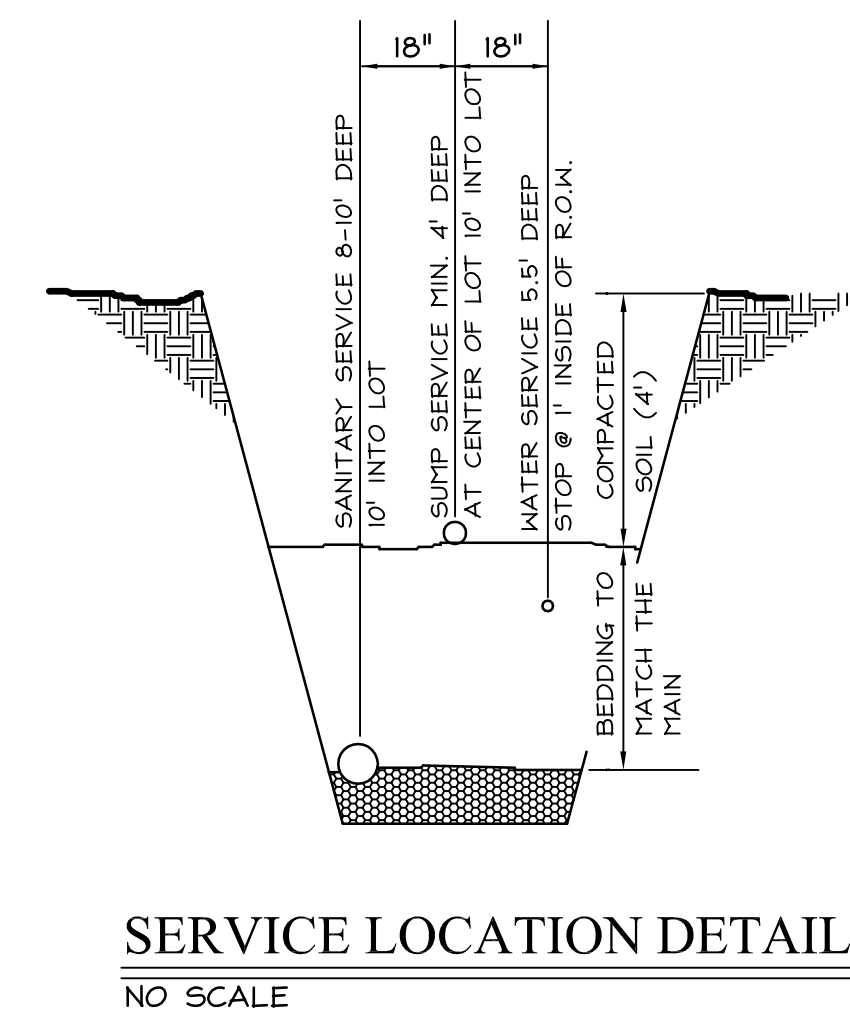
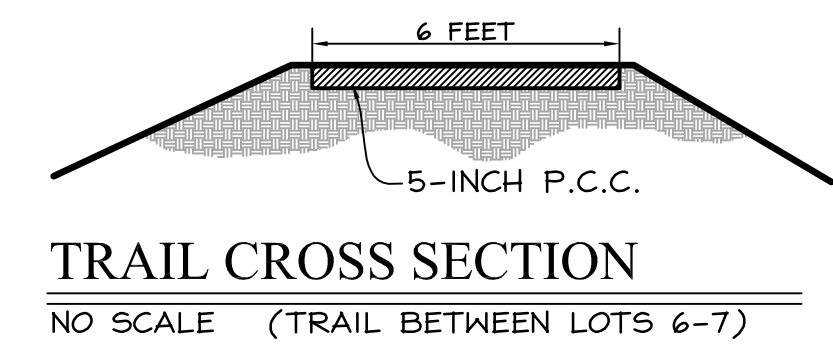
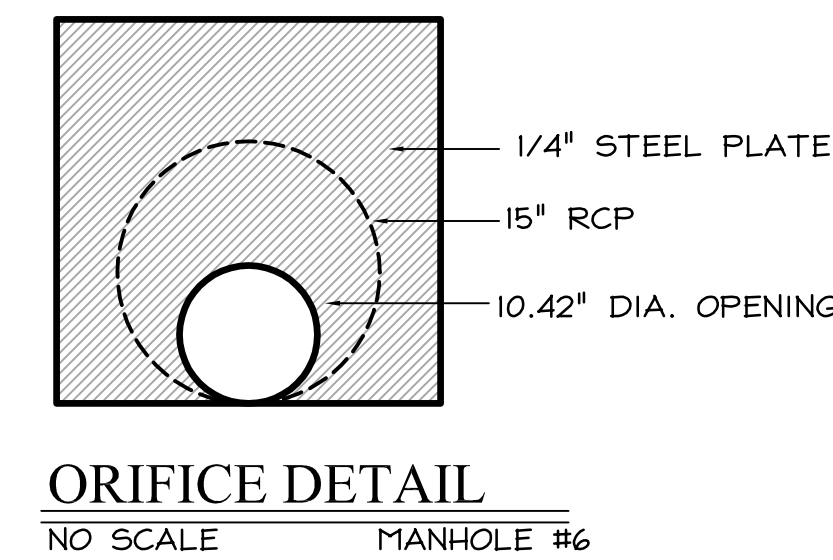
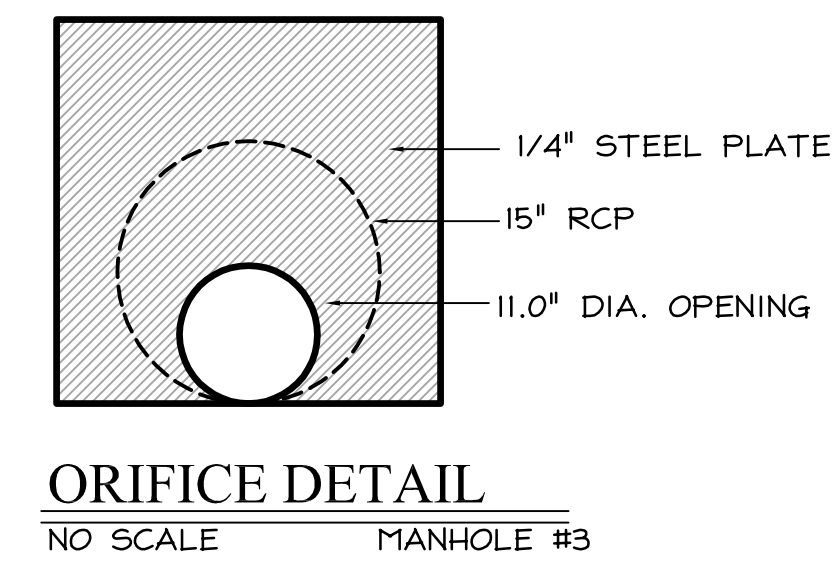
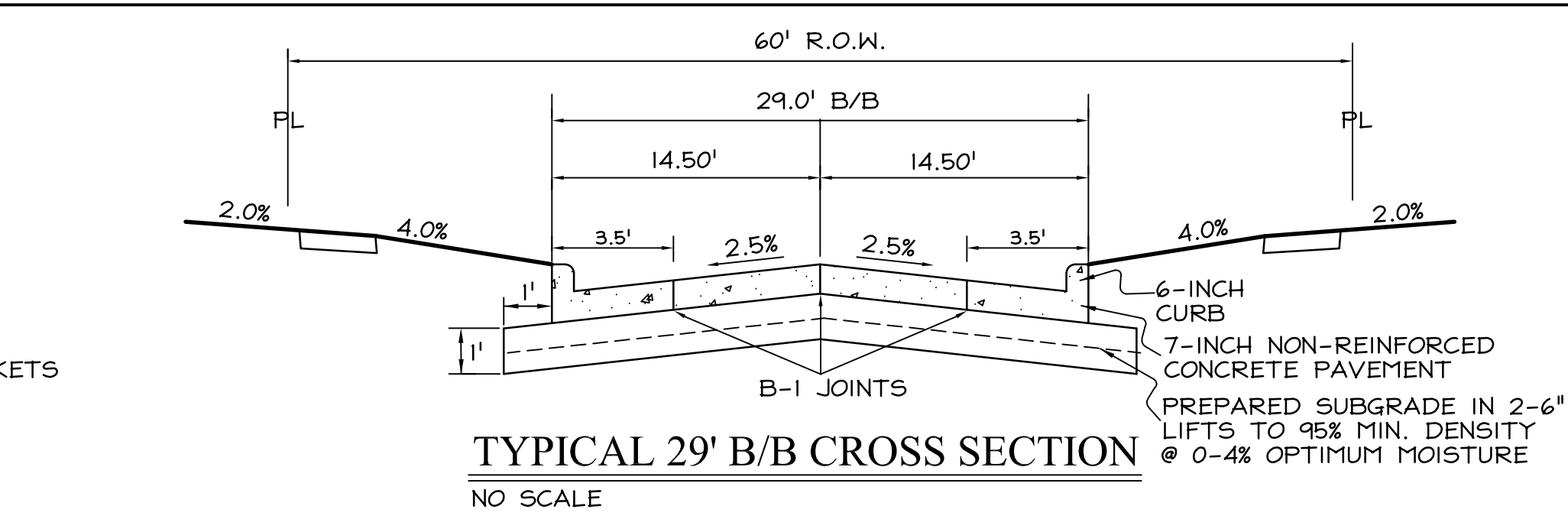
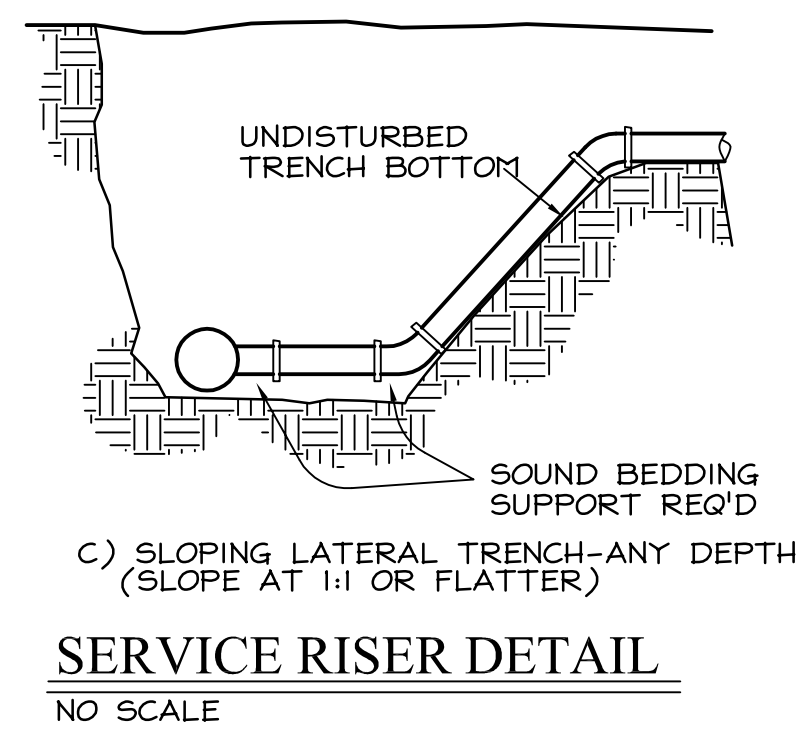
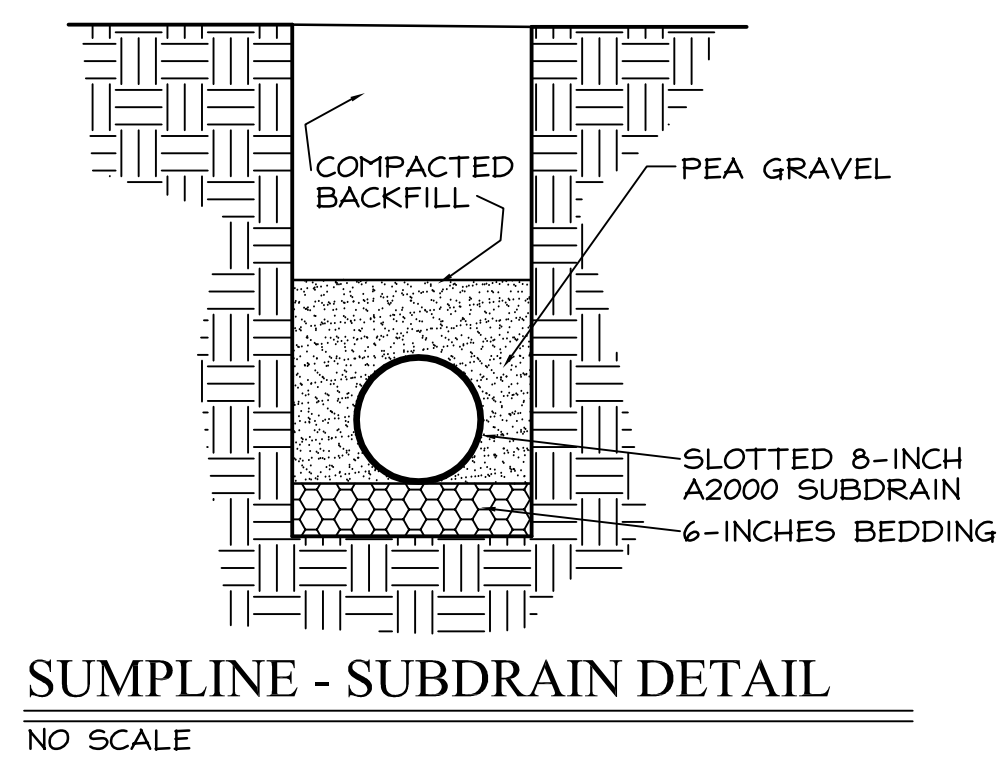
INTERSECTION DETAIL
S.E. FLORENCE DRIVE AND S.E. WILDFLOWER DRIVE
SCALE: 1"=20' (GRADES @ TOP OF SLAB)



INTERSECTION DETAIL
S.E. WESTOWN PARKWAY AND S.E. FLORENCE DRIVE
SCALE: 1"=20' (GRADES @ TOP OF SLAB)



TEMPORARY SEDIMENT BASIN OUTLET DETAIL
(NO SCALE)



SIDEWALK RAMP DETAIL
- NO SCALE
- FROM CHAPTER 8, SECTION 3, "URBAN DESIGN STANDARDS MANUAL"
- SIDEWALK RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS, SEE THIS SHEET FOR LOCATIONS

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-30-2012
REVISIONS: 8-24-2012
9-4-2012
9-6-2012

JOB NUMBER
CC
1110

APPROVED: -- INITIALED: -- AS-BUILT: --

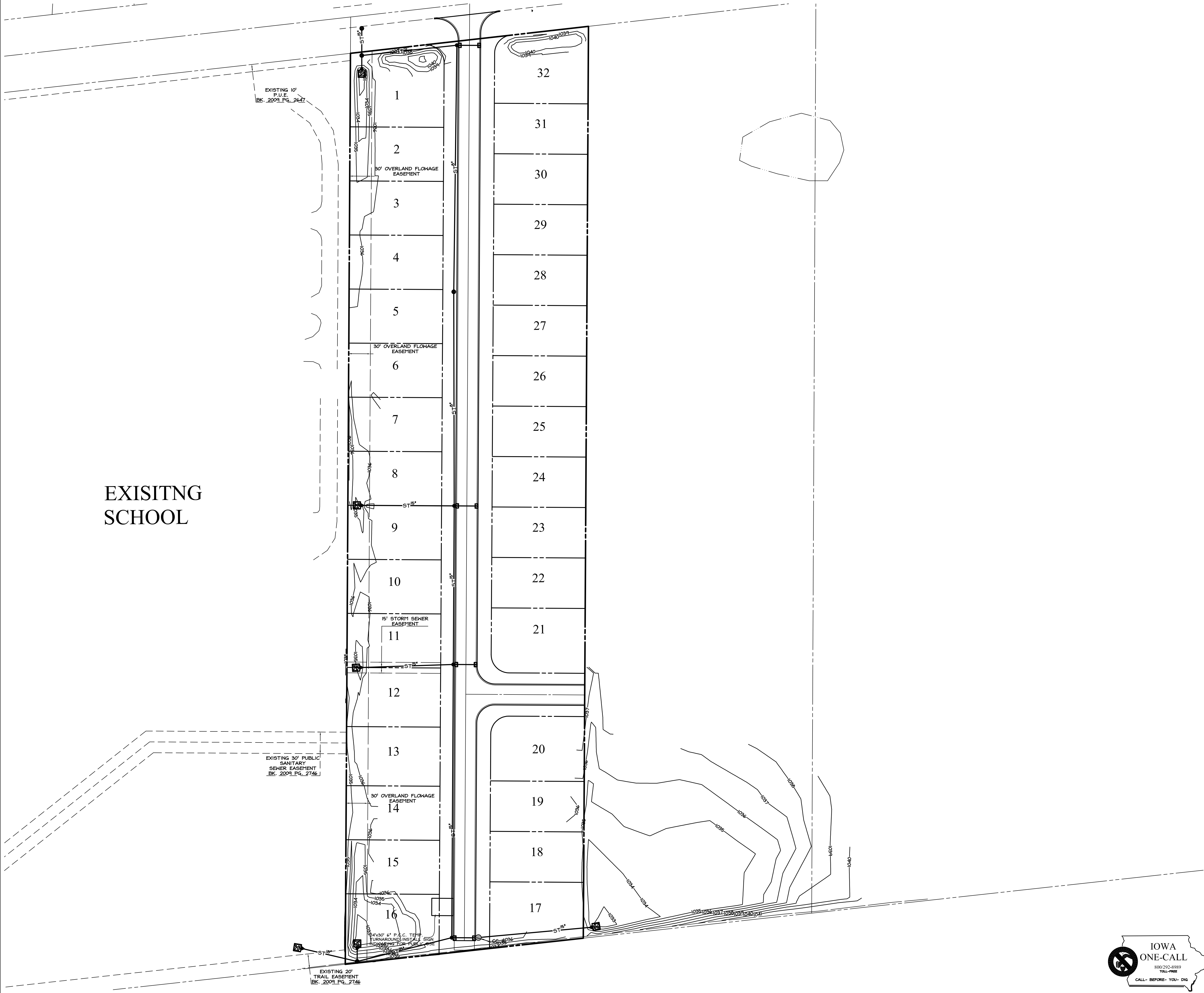
DETAILS
WESTOWN MEADOWS PLAT 1

SHEET
8 OF 8

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WESTOWN MEADOWS

STORMWATER MANAGEMENT
FACILTIES AS-BUILTS



CERTIFICATION

I HEREBY CERTIFY THE STORMWATER MANAGEMENT FACILITIES WERE CONSTRUCTED AS DESIGNED.

REGISTERED PROFESSIONAL ENGINEER

BRADLEY R. COOPER
12980

IOWA

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.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

↑ N 0 30 60 SCALE: 1"=60'	DATE: 12-18-2012 REVISIONS:	JOB NUMBER CC 1110
APPROVED: -- STORMWATER MANAGEMENT FACILITIES AS-BUILT WESTOWN MEADOWS	INITIALED: -- AS-BUILT: --	SHEET 1 OF 1

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