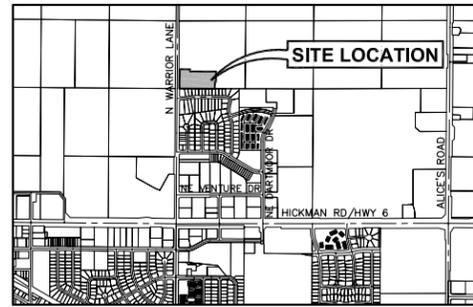


VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

FOX CREEK ESTATES PLAT 2

OWNER/DEVELOPER

NEWBLOOD DEVELOPMENT IV
10888 HICKMAN ROAD, SUITE 3B
CLIVE, IOWA 50325

ENGINEER/SURVEYOR

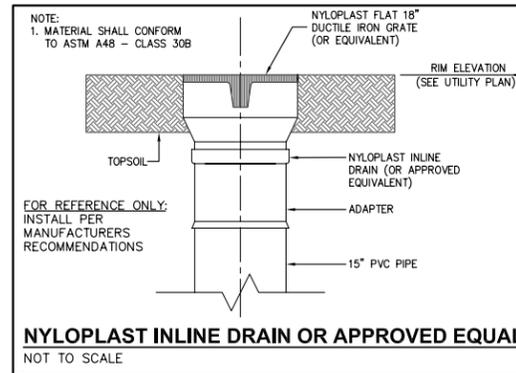
CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

BENCHMARK

1. STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE.
ELEVATION = 1014.23

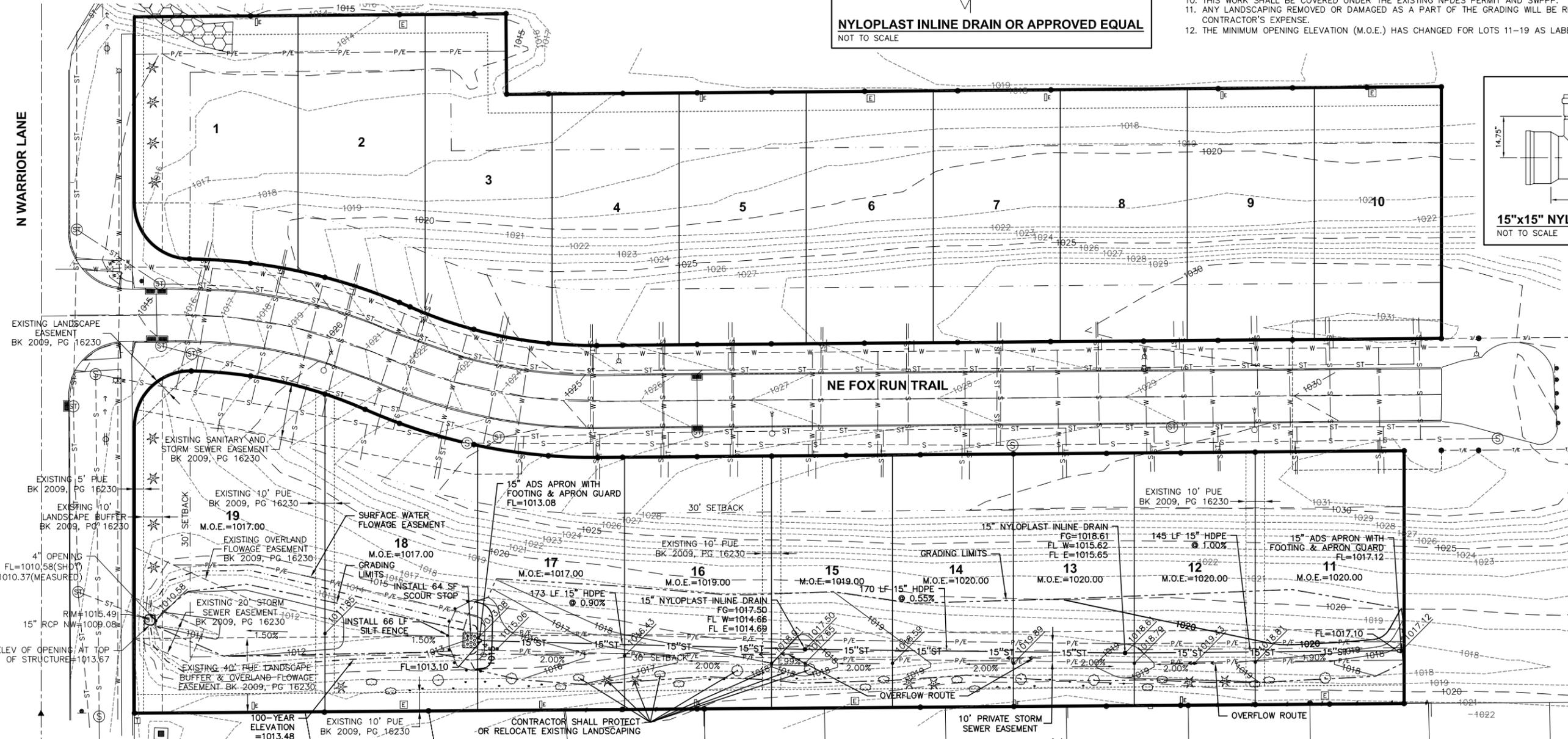
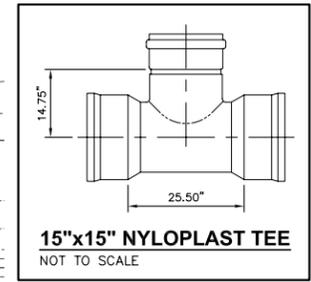
SUBMITTAL DATES

FIRST SUBMITTAL: 12/02/10
SECOND SUBMITTAL: 12/10/10



GRADING NOTES

- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE TOP-OF-GROUND UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN SWALE SHALL BE UNIFORM TO AVOID PONDING UNLESS AROUND AN INTAKE.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR SHALL VERIFY AFTER CONSTRUCTION THAT AREAS DRAIN PROPERLY AND NO STANDING WATER IS PRESENT IN DRAINAGE SWALES AND DETENTION AREAS.
- THIS WORK SHALL BE COVERED UNDER THE EXISTING NPDES PERMIT AND SWPPP.
- ANY LANDSCAPING REMOVED OR DAMAGED AS A PART OF THE GRADING WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE MINIMUM OPENING ELEVATION (M.O.E.) HAS CHANGED FOR LOTS 11-19 AS LABELED.



UTILITY NOTES

- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF WAUKEE STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO

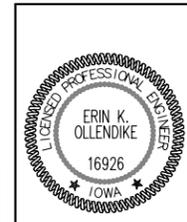
- AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE.
 - THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE UTILITIES INCLUDING SANITARY SEWER, WATER AND STORM SEWER.
 - INSTALLATION OF AN APRON GUARD AND FOOTING WITH ALL APRONS SHALL BE CONSIDERED INCIDENTAL.
 - SCOUR STOP INSTALLATION SHALL BE DONE BY A CERTIFIED SCOUR STOP INSTALLER.
 - THE STORM SEWER ON THIS PLAN IS PRIVATE AND SHALL BE MAINTAINED BY EACH LOT OWNER.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.

SCALE
0' 15' 30' 60'

THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



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.

ERIN K. OLLENDIKE, P.E. DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET _____

DATE: 12/20/10, 12/10/10, 12/02/10

REVISIONS: FINAL SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
PH: (515) 369-4400 Fax: (515) 369-4410

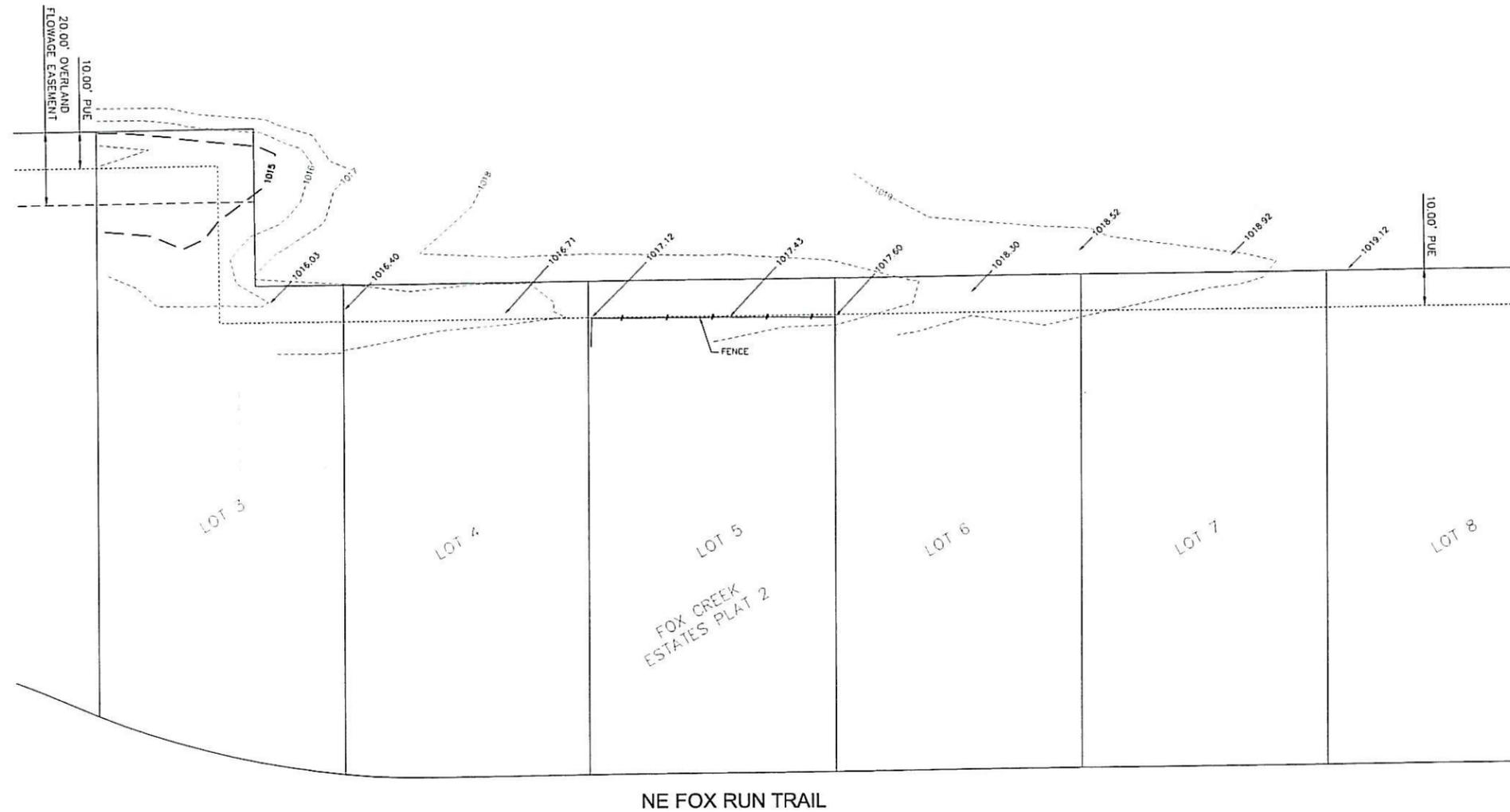
TECH: ENGINEER: EKO

WAUKEE, IOWA

FOX CREEK ESTATES PLAT 2
GRADING PLAN

1003.068

ASBUILT SURVEY



BENCH MARK:

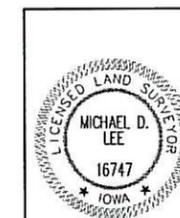
STORM MANHOLE AT NE CORNER OF N. WARRIOR LANE AND NE FOX RUN TRAIL. ELEV=1014.23

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

DECEMBER 15, 2011



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee 12-16-11
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

LOTS 4-7, FOX CREEK ESTATES PLAT 2 ASBUILT SURVEY

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111-5051
PH: (515) 369-4400 Fax: (515) 369-4410



WAIKIEE, IOWA

ENGINEER:

TECH:

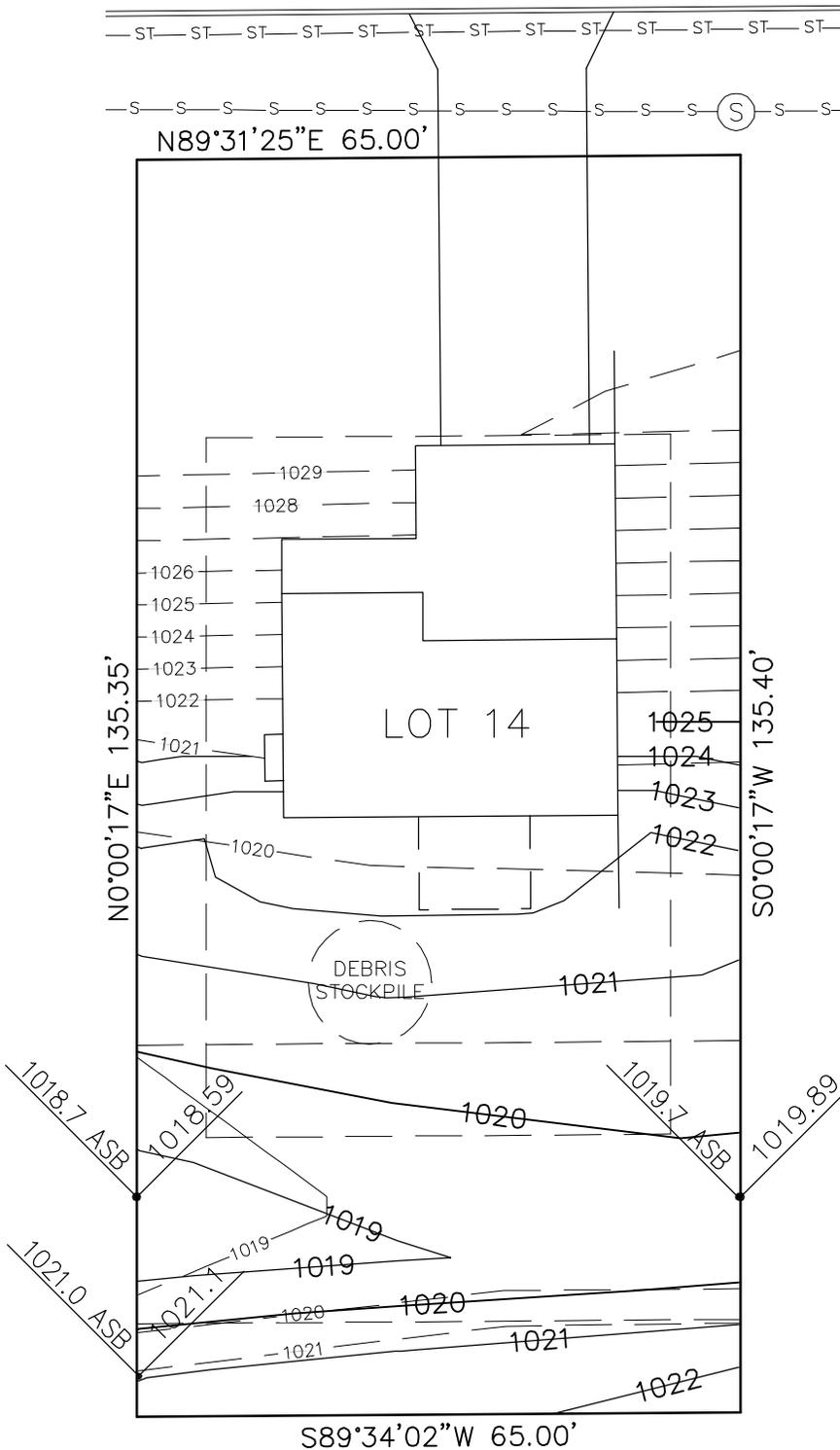
DATE

REVISIONS

ASBUILT SURVEY

12/15/11

NE FOX RUN TRAIL



ASB = AS-BUILT ELEVATION



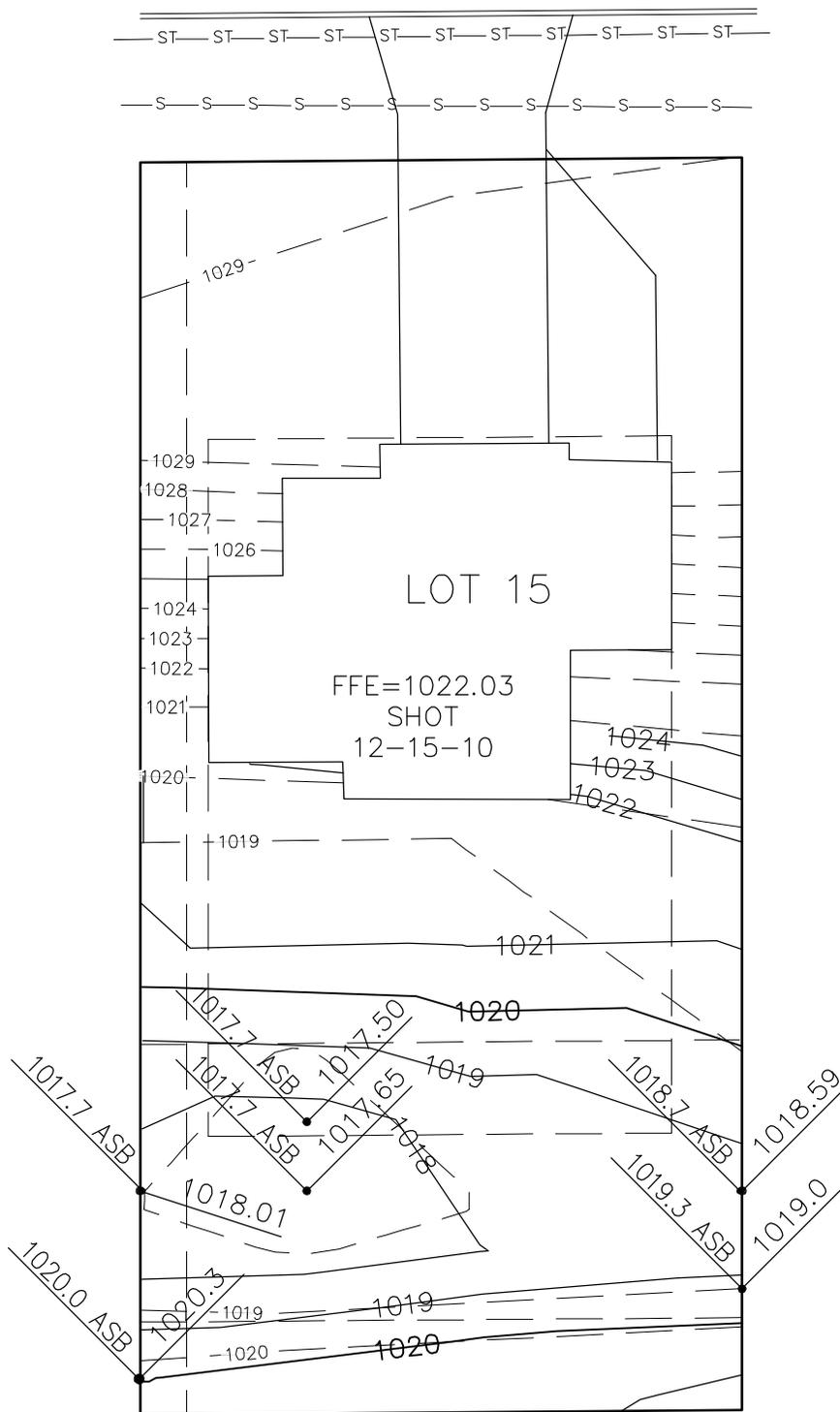
1/1
1010.302

FOX CREEK ESTATES PLAT 2
LOT 14 - 110 NE FOX RUN TRAIL
OVERLAND FLOWAGE EASEMENT AS-BUILT
 WAUKEE, IOWA

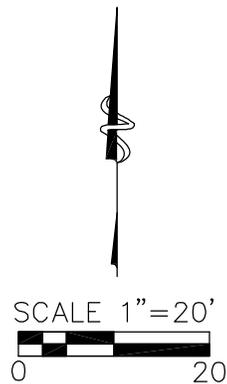
CA
 CIVIL DESIGN ADVANTAGE

3405 SE Crossroads Drive, Suite G
 Grimes, Iowa 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 ENGINEER: _____ TECH: _____

NE FOX RUN TRAIL



ASB = AS-BUILT ELEVATION



AS-BUILT SURVEY

N.E. FOX RUN TRAIL

FOX CREEK PLAT 2
LOT 19

FOX CREEK PLAT 2
LOT 18

UTILITY WARNING:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD

BENCH MARK:

BM#1 NE CORNER WARRIOR LANE AND FOX RUN TRAIL, STORM MANHOLE
ELEVATION= 1014.23

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

MAY 12, 2011

LEGEND:

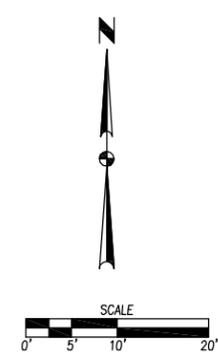
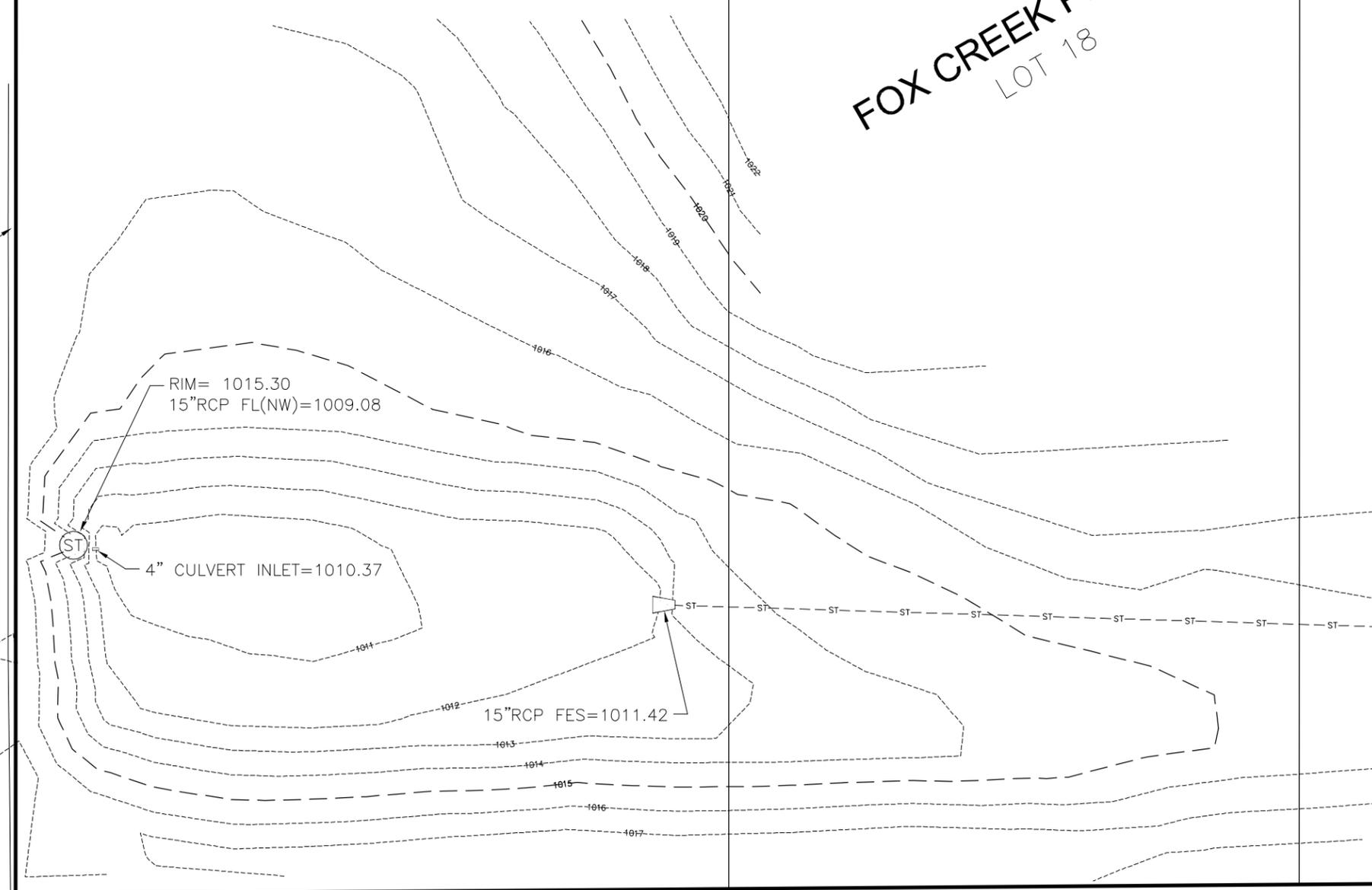
	FOUND	SET	
SECTION CORNER AS NOTED	▲	△	GAS APPARATUS
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○	AIR CONDITIONER
PLATTED BEARING & DISTANCE	P		TELEPHONE PEDESTAL
MEASURED BEARING & DISTANCE	M		WATER VALVE
RECORDED BEARING & DISTANCE	R		FIRE HYDRANT
DEEDED BEARING & DISTANCE	D		ELECTRIC TRANSFORMER
MINIMUM PROTECTION ELEVATION	MPE		ELECTRIC METER BOARD
PUBLIC UTILITY EASEMENT	P.U.E.		MAIL BOX
CENTERLINE	---	---	SIGN
SECTION LINE	---	---	POWER POLE
EASEMENT LINE	---	---	TELEVISION PEDESTAL
TELEPHONE LINE	---	---	SANITARY SEWER MANHOLE
CABLE TELEVISION LINE	---	---	STORM SEWER MANHOLE
FIBER OPTICS LINE	---	---	ROUND STORM SEWER INTAKE
WATERMAIN	---	---	STORM SEWER INTAKE
STORM SEWER	---	---	FLAG POLE
SANITARY SEWER	---	---	SPRINKLER BOX
STREET LIGHT	---	---	BUSH
DECIDUOUS TREE	---	---	CONIFEROUS TREE
WOOD FENCE	---	---	OVERHEAD LIGHT
GAS LINE	---	---	HANDICAPPED PARKING
ELECTRIC LINE	---	---	ROOF DRAIN
OVERHEAD ELECTRIC LINE	---	---	TRAFFIC LIGHT
GAS MANHOLE	---	---	SEPTIC TANK
MONITORING WELLS	---	---	YARD LIGHT
FLARED END SECTION	---	---	
TRAFFIC SIGNAL CONTROL	---	---	
CLEANOUT	---	---	

AS-BUILT DETENTION VOLUMES

ELEVATION	AREA (SQ.FT)	VOLUME (CU.FT)
1010.37	0	0
1011.00	731	230
1012.00	2231	1711
1013.00	3319	4486
1014.00	4710	8501
1015.00	7101	14406
1015.50	9155	18470

* 100-YEAR DETENTION VOLUME = 17,181 CY
100-YEAR DETENTION ELEVATION = 1010.37

SIDEWALK
OVERFLOW ELEVATION 1016.63
N. WARRIOR LANE
SIDEWALK



DATE: _____
 REVISIONS: _____
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111-5051
 PH: (515) 369-4400 Fax: (515) 369-4410
 TECH: WRH
FOX CREEK PLAT 2
AS-BUILT TOPOGRAPHIC SURVEY
 WAUKEE, IOWA
 1104133