SILT FENCE (TYP.)
STORM WATER OVERFLOW ELEV.= 162.50
SUBDIVISION BOUNDARY
SUBDRAIN
BLOWOFF HYDRANT
VALVE
250' HYDRANT COVERAGE RADIUS (TYP.)
MAP LOCATION
GRAVEL DRIVE
STORM SEWER (TYP)
159TH STREET
HICKORY DRIVE
8" WATER (TYP)
HYDRANT
SANITARY SEWER (TYP)
OUTLOT 'Z'
INTAKE AND PIPE SIZED FOR 100-YEAR STORM AT THIS LOCATION SW 513 OPENING (E) = 156.00
REAR YARD SWALE EMERGENCY OVERFLOW ELEV.= 160.10
ELEV.= 160.50
INLET PROTECTION (TYP.)
VALVE
SUBDRAIN
SUBDIVISION BOUNDARY
COORDINATE GRADING WITH "ACADIA PHASE 2"
STORM WATER OVERFLOW ELEV.= 168.00
CONCRETE FLUME
INLET PROTECTION (TYP.)
GRAVEL TURN AROUND
BLOWOFF HYDRANT
DETENTION BASIN 100-YEAR ELEV.= 141.39
REFER TO "156TH STREET IMPROVEMENTS" PLANS FOR STORM SEWER AND NW 156TH STREET DESIGN
RIP-RAP W/ ENG. FABRIC (TYP.)
CONCRETE FLUME
OUTLOT 'Y'
DETENTION OVERFLOW ELEV.= 142.40
TEMPORARY STANDPIPE
REFER TO SEPARATE SANITARY SEWER PLANS
HYDRANT
STORM INTAKE
TAPPING SLEEVE AND VALVE
PROPOSED DRIVEWAY RELOCATION
TEMPORARY CONSTRUCTION EASEMENT FROM 156TH STREET PROJECT
156TH STREET
FL=130.41 15" CMP CULVERT
FL=129.92 15" CMP CULVERT
FL=129.74 42" CMP FES
FL=128.53 42" CMP FES
FL=132.75 15" CMP CULVERT
FL=132.96 15" CMP CULVERT
FL=144.14 24" RCP CULVERT
CULVERT (BURIED)
FL=133.26 18" CMP CULVERT
FL=134.12 18" CMP CULVERT
SCALE 0' 25' 50' 100'

OUTLOT 'Y'
50' LANDSCAPE BUFFER EASEMENT
(3) OVERSTORY TREES
(9) SHRUBS
(6) UNDERSTORY TREES
LANDSCAPE BUFFER
SCALE 0' 10' 20' 40'

| REVISIONS | DATE |
|---|---|
| THIRD SUBMITTAL | 07/30/15 |
| SECOND SUBMITTAL | 05/29/15 |
| FIRST SUBMITTAL | 04/09/15 |


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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410


ENGINEER: ENH | EI: NEM

CIVIL DESIGN ADVANTAGE

# BENT TREE CROSSING

## PRELIMINARY PLAT (GRADING AND UTILITY PLAN)

URBANDALE, IOWA

3/3

1501.032