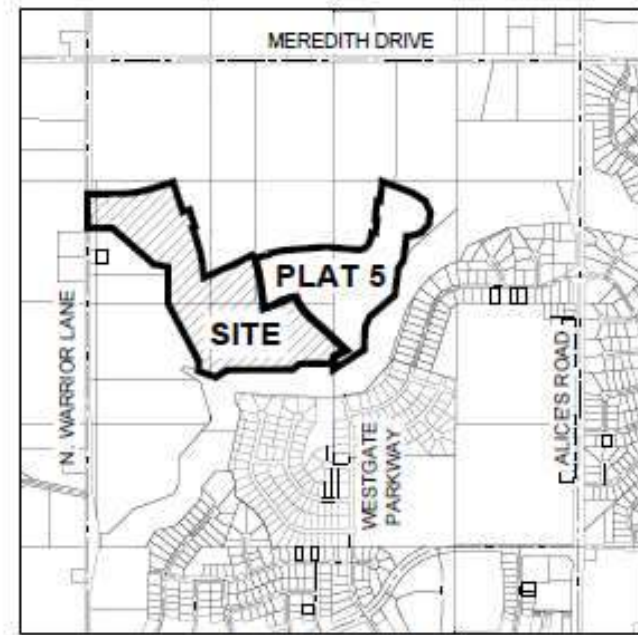


GRADING PLANS

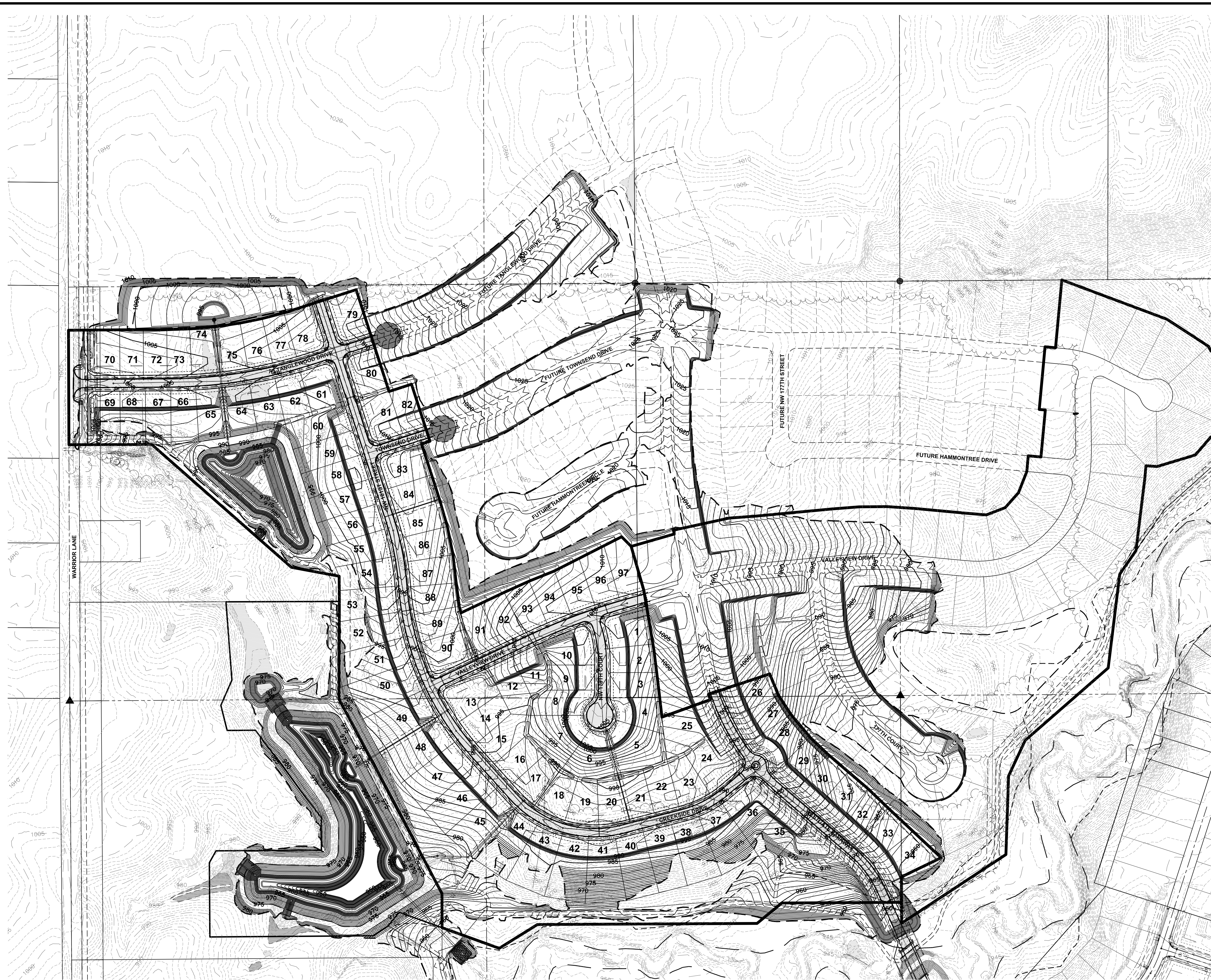
SHADOW CREEK PLAT 6

CLIVE, IOWA



CLIVE, IOWA

DATE: 08/12/2020
 TIME: 10:20 AM
 DRAWN BY: WALTER WEAVER
 CHECKED BY: WALTER WEAVER



NOTES

1. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.
2. PROTECT ALL TREES OUTSIDE GRADING LIMITS AND NOTIFY OWNER OF LARGE TREES WITHIN GRADING LIMITS. REVIEW ALL TREE CLEARING WITH OWNER ON SITE PRIOR TO CONSTRUCTION.
3. REFER TO TYPICAL SECTIONS AND DETAILS SHEETS FOR STORM WATER OVERFLOW DETAILS.

**CLIVE ORDINANCE NO. 1009
 POST-CONSTRUCTION
 STORMWATER MANAGEMENT**

1. PRESERVATION OF TOP SOIL- NO TOPSOIL SHALL BE PERMANENTLY REMOVED FROM ANY CONSTRUCTION SITE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERMIT #2. THE PRESERVATION OF TOPSOIL SHALL BE MET ONLY WHEN THE DEPTH OF TOPSOIL AFTER SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND FINAL STABILIZATION ACHIEVED FOR THE PERMITTED ACTIVITY IS EQUAL TO, OR GREATER THAN, 6.0 INCHES ON ALL AREAS OF THE SITE WHERE THE SURFACE OF THE GROUND DISTURBED FOR THE PERMITTED LAND DISTURBING ACTIVITIES IS EXPOSED AND NOT COVERED BY CONCRETE, ASPHALT, GRAVEL OR OTHER SUCH IMPERVIOUS MATERIAL. IF 6.0 INCHES OF ON-SITE TOPSOIL IS NOT AVAILABLE, IMPORTED TOPSOIL MEETING THE REQUIREMENTS BELOW OR THE AMENDMENT OF EXISTING LOW QUALITY ON-SITE MATERIAL MAY BE USED TO COMPLY WITH THIS REQUIREMENT. THREE INCHES OF LOW QUALITY ON-SITE SOIL, MAY BE INCORPORATED WITH A MINIMUM OF 1.5 INCHES OF COMPOST MEETING THE REQUIREMENTS BELOW TO ACHIEVE AN ACCEPTABLE EQUIVALENT ALTERNATIVE. TOPSOIL SHALL BE DEFINED AS THE SOIL MATERIAL EXCAVATED FROM THE UPPER 12-INCHES OF THE SOIL PROFILE THAT HAS A UNIFORM QUALITY FREE FROM DEBRIS, HARD CLODS, ROOTS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN 1 INCH, HAS A HIGH DEGREE OF FERTILITY WITH AN ORGANIC MATTER CONTENT OF AT LEAST 4%, IS FREE OF HERBICIDES THAT PROHIBIT PLANT GROWTH, HAS A PH LEVEL BETWEEN 6.0 AND 8.0, AND IS FRIABLE WITH A CLAY CONTENT LESS THAN 25%. COMPOST SHALL BE DEFINED AS STABLE, MATURE, DECOMPOSED ORGANIC SOLID WASTE THAT IS THE RESULT OF THE ACCELERATED, AEROBIC BIODEGRADATION AND STABILIZATION UNDER CONTROLLED CONDITIONS. THE RESULT IS A UNIFORM DARK, SOIL-LIKE APPEARANCE WITH 100% OF THE MATERIAL PASSING THROUGH A 1 INCH SIEVE (3/8 OR 1/2 INCH SCREEN PREFERRED), A PH RANGE BETWEEN 5.5 AND 9, A MINIMUM ORGANIC MATTER CONTENT OF 35% DRY WEIGHT AND A SOLUBLE SALT CONTENT OF LESS THAN 4.0 MMHOS/CM

2. SOIL COMPACTION- FOR THE PURPOSES OF COMPLIANCE WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERMIT #2 REQUIREMENTS, THE MINIMUM STANDARD FOR "MINIMIZING SOIL COMPACTION" SHALL BE DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH AS A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCH WITH LESS FORCE THAN 200 PSI. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH A BULK DENSITY OF LESS THAN 1.6 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.

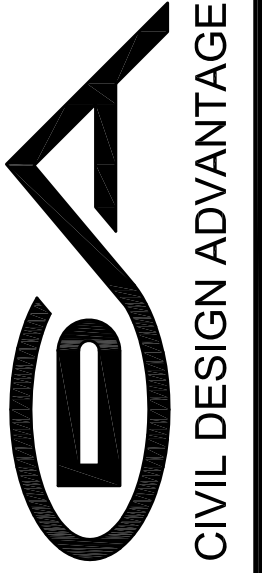
3. VERIFICATION STANDARDS- CITY INSPECTORS SHALL ENSURE THAT THE POST CONSTRUCTION STORM WATER MANAGEMENT PLAN AND SOIL MANAGEMENT PLAN HAS BEEN COMPLIED WITH DURING COMPLETION OF EACH PHASE OF THE CONSTRUCTION PROCESS.

A. AN AS-BUILT SURVEY COMPLETED BY A LICENSED IOWA LAND SURVEYOR/ENGINEER SHALL BE SUBMITTED TO SUBSTANTIATE THAT THE PROJECT GRADING AND STORMWATER MANAGEMENT FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED POST CONSTRUCTION STORM WATER MANAGEMENT.

B. COMPLIANCE WITH THE TOPSOIL PRESERVATION REQUIREMENTS SHALL BE REVIEWED PRIOR TO THE INSTALLATION OF SEED/SOD DURING A SCHEDULED SITE REVIEW INSPECTION. CITY INSPECTORS WILL UTILIZE A SOIL PROBE/SHOVEL TO VERIFY DEPTH, DICKEY-JOHN TESTER TO VERIFY SOIL COMPACTION AND RIBBON TEST TO VERIFY CLAY CONTENT.

REVISIONS	DATE
FOURTH SUBMITTAL	08/12/2020
THIRD SUBMITTAL	07/28/2020
SECOND SUBMITTAL	05/05/2020
FIRST SUBMITTAL	03/27/2020

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: RAH



CIVIL DESIGN ADVANTAGE
 CLIVE, IOWA

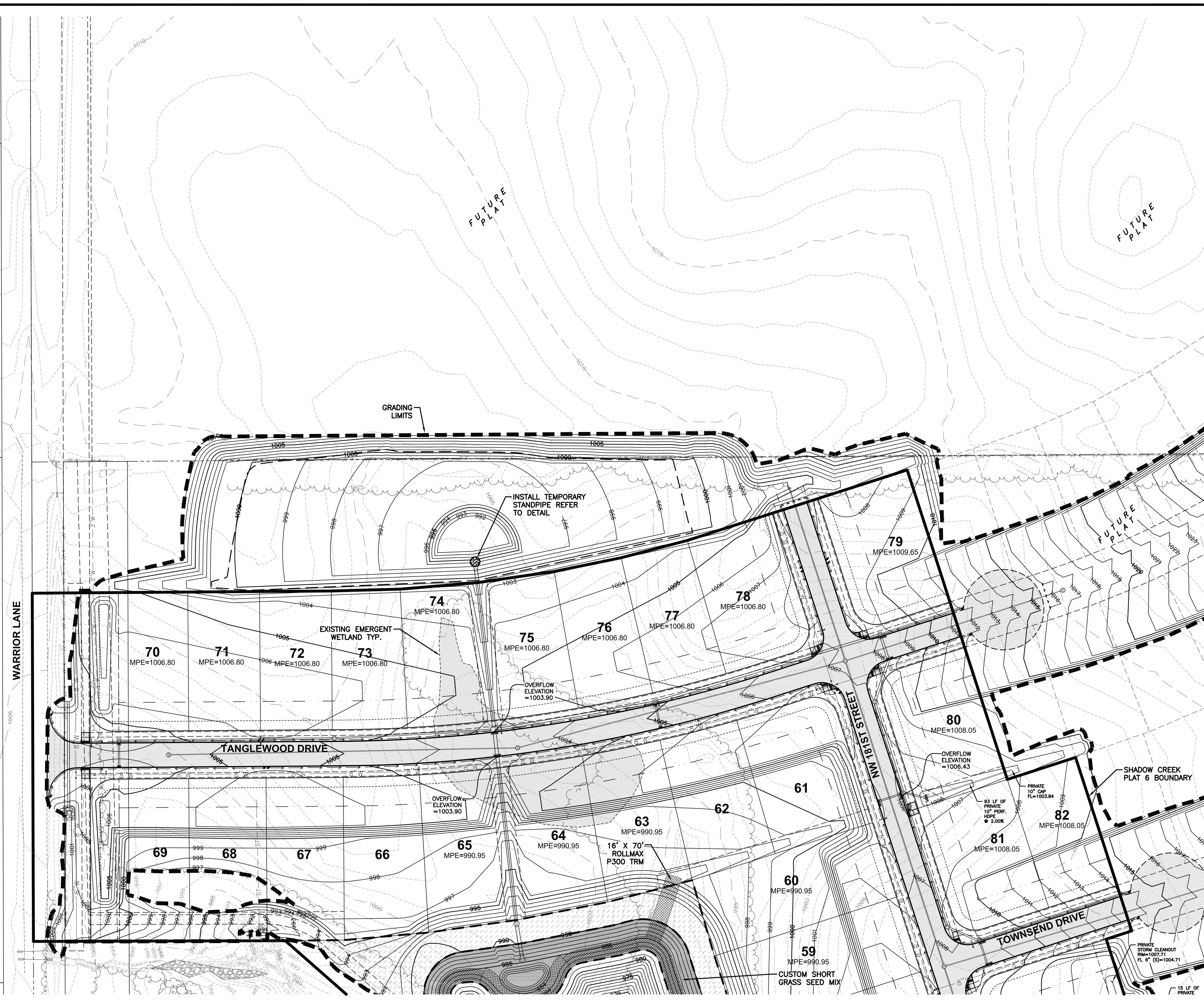
**SHADOW CREEK PLAT 6
 OVERALL GRADING PLAN**

DATE: 8/27/2020 10:21 AM
 DRAWN BY: MATE WICKER
 CHECKED BY: MATE WICKER
 PROJECT: SHADOW CREEK PLAT 6 GRADING

CASTLE PRODUCTIONS LLC
 N1/2 S1/2
 NE1/4 NE1/4
 SEC 21-79-26

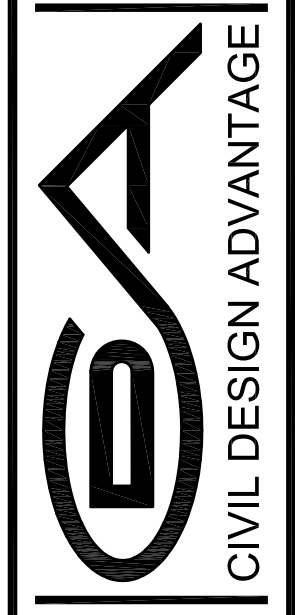
DAVID JOHN & RITA ANNE
 BROOKA JTRS
 S1/2 S1/2
 NE1/4 NE1/4
 SEC 21-79-26

WILLIAM FOW
 FARM COMPANY
 PT. SE1/4 NE1/4
 SEC 21-79-26



REVISIONS	DATE
FIRST SUBMITTAL	03/27/2020
SECOND SUBMITTAL	05/05/2021
THIRD SUBMITTAL	07/28/2020
FOURTH SUBMITTAL	08/12/2020

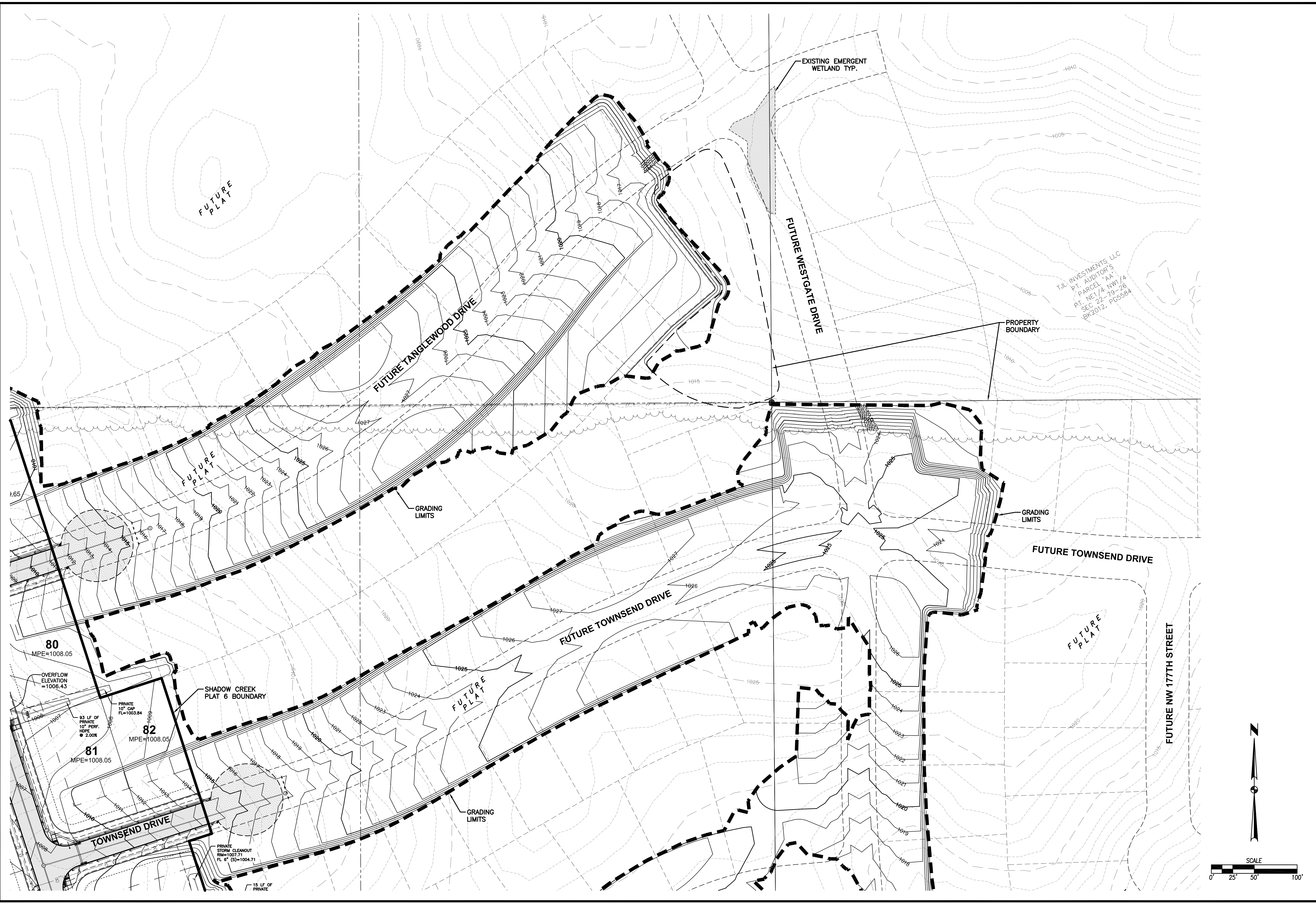
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: RAH
 TECH:



CIVIL DESIGN ADVANTAGE
 CLIVE, IOWA

SHADOW CREEK PLAT 6 GRADING PLAN

DATE: 8/27/2020 10:21 AM
 DRAWN BY: MATE WISNER
 CHECKED BY: MATE WISNER
 PLOTTED BY: MATE WISNER
 FILE: S:\2020\1911570\1911570.dwg
 CONSTRUCTION DRAWINGS/1911570/GRADING
 PLAN-PLATTING
 1911570



REVISIONS	
DATE	DESCRIPTION
08/12/2020	FOURTH SUBMITTAL
07/28/2020	THIRD SUBMITTAL
05/05/2020	SECOND SUBMITTAL
03/27/2020	FIRST SUBMITTAL

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

T.J. INVESTMENTS, LLC
 PT. AUDITOR'S
 PARCEL 'AA'
 PL. NE 1/4 NW 1/4
 SEC 22-19-26
 R/2012, PG5584

PROPERTY BOUNDARY

EXISTING EMERGENT WETLAND TYP.

FUTURE WESTGATE DRIVE

FUTURE TOWNSEND DRIVE

FUTURE TANGLEWOOD DRIVE

FUTURE NW 177TH STREET

GRADING LIMITS

SHADOW CREEK PLAT 6 BOUNDARY

OVERFLOW ELEVATION = 1006.43

80 MPE=1008.05

81 MPE=1008.05

82 MPE=1008.05

PRIVATE 10' CAS FL=1003.84

PRIVATE STORM CLEANOUT R/W=1007.71 FL 6" (S)=1004.71

15 LF OF PRIVATE

93 LF OF PRIVATE 10' PERF. HOPE @ 2.00%

FUTURE PLAT

FUTURE PLAT

FUTURE PLAT

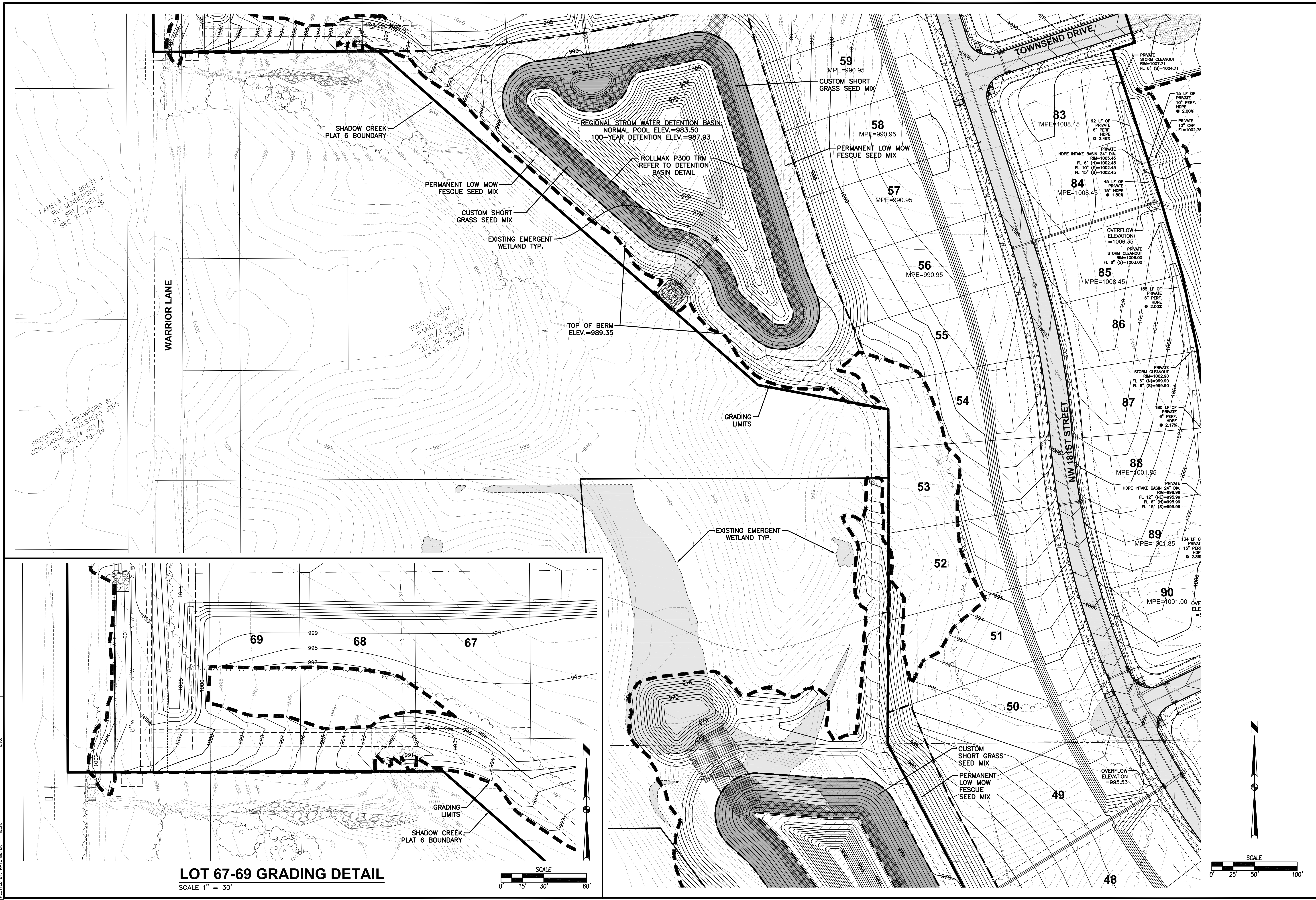
FUTURE PLAT

SCALE
 0' 25' 50' 100'

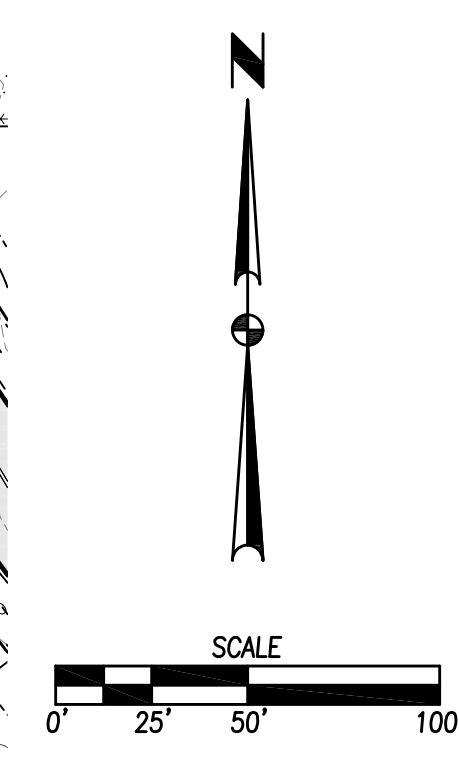
12/56
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CIVIL DESIGN ADVANTAGE
ESA
 CLIVE, IOWA
 ENGINEER: RAH
 TECH:

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 PLAN-PLATTING
 DATE: 8/27/2020 10:21 AM
 PLOTTED BY: WALE MEYER
 DSCN



LOT 67-69 GRADING DETAIL
 SCALE 1" = 30'



DATE	08/12/2020
FOURTH SUBMITTAL	07/28/2020
THIRD SUBMITTAL	05/05/2021
FIRST SUBMITTAL	03/27/2020

REVISIONS

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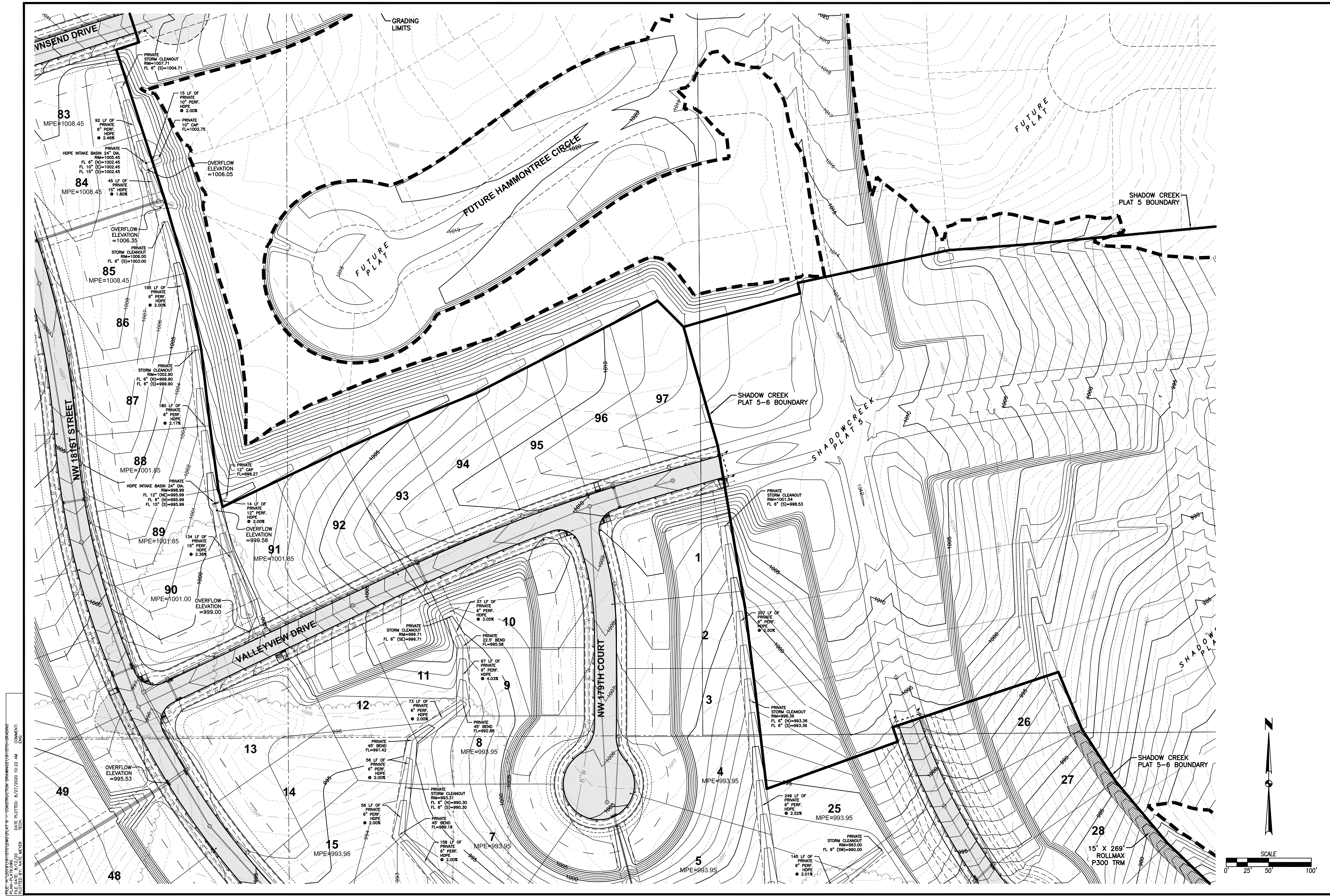
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ESA
 CIVIL DESIGN ADVANTAGE

CLIVE, IOWA

SHADOW CREEK PLAT 6
GRADING PLAN

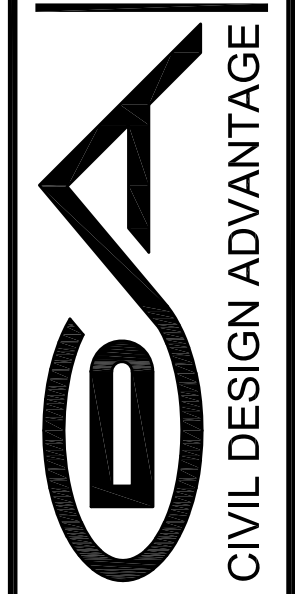
13/56
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 TIME: 10:22 AM
 DRAWN BY: MATE WICKER
 CHECKED BY: MATE WICKER
 PLOTTED BY: MATE WICKER
 PROJECT: CONSTRUCTION DRAWINGS FOR SHADOW CREEK PLAT 6
 PLAN: GRADING PLAN

DATE	REVISIONS
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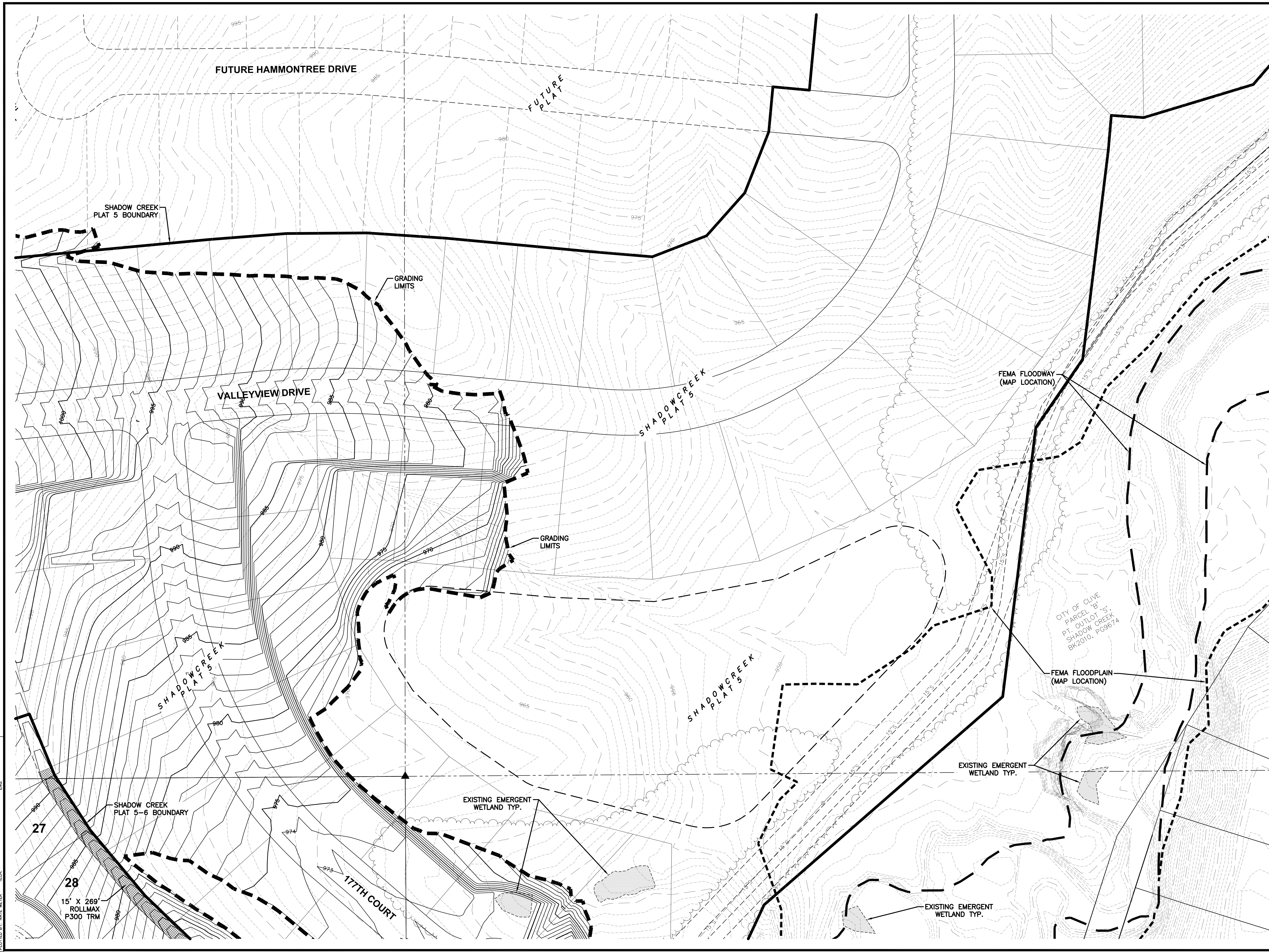


CIVIL DESIGN ADVANTAGE
CLIVE, IOWA

SHADOW CREEK PLAT 6

GRADING PLAN

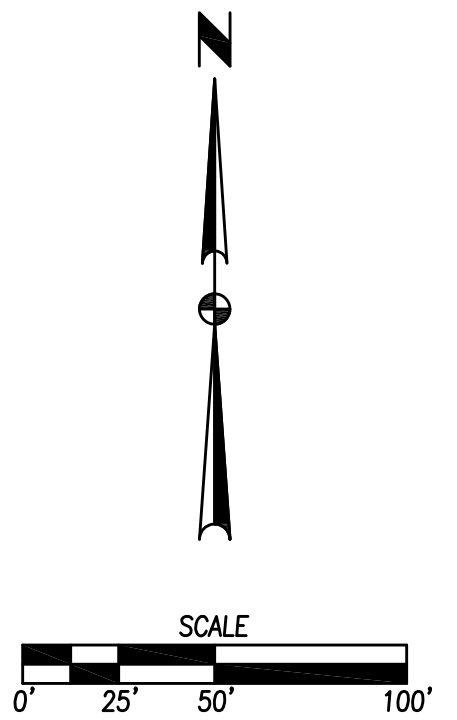
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CHECKED BY: NATE WEBER
SCALE: 1" = 50'



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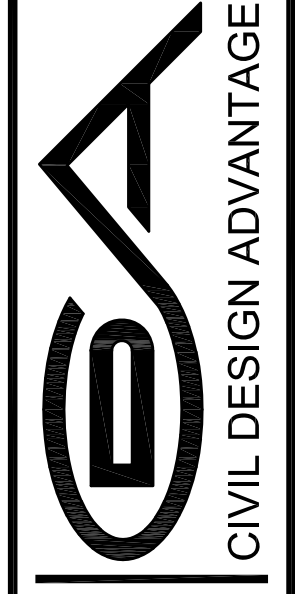
28

15' X 269'
ROLLMAX
P300 TRM



REVISIONS	DATE
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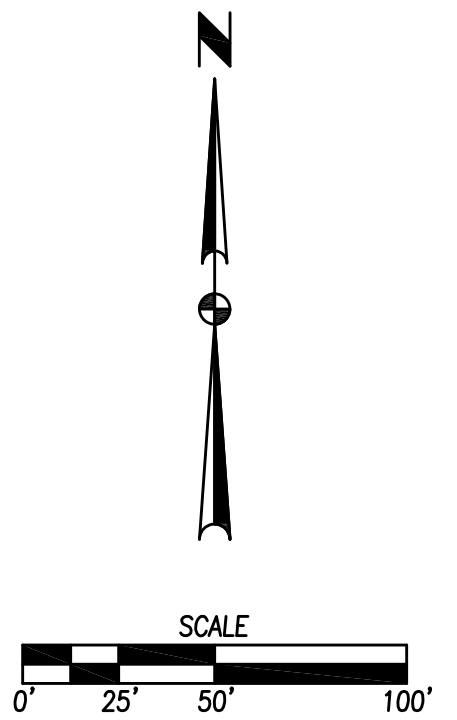
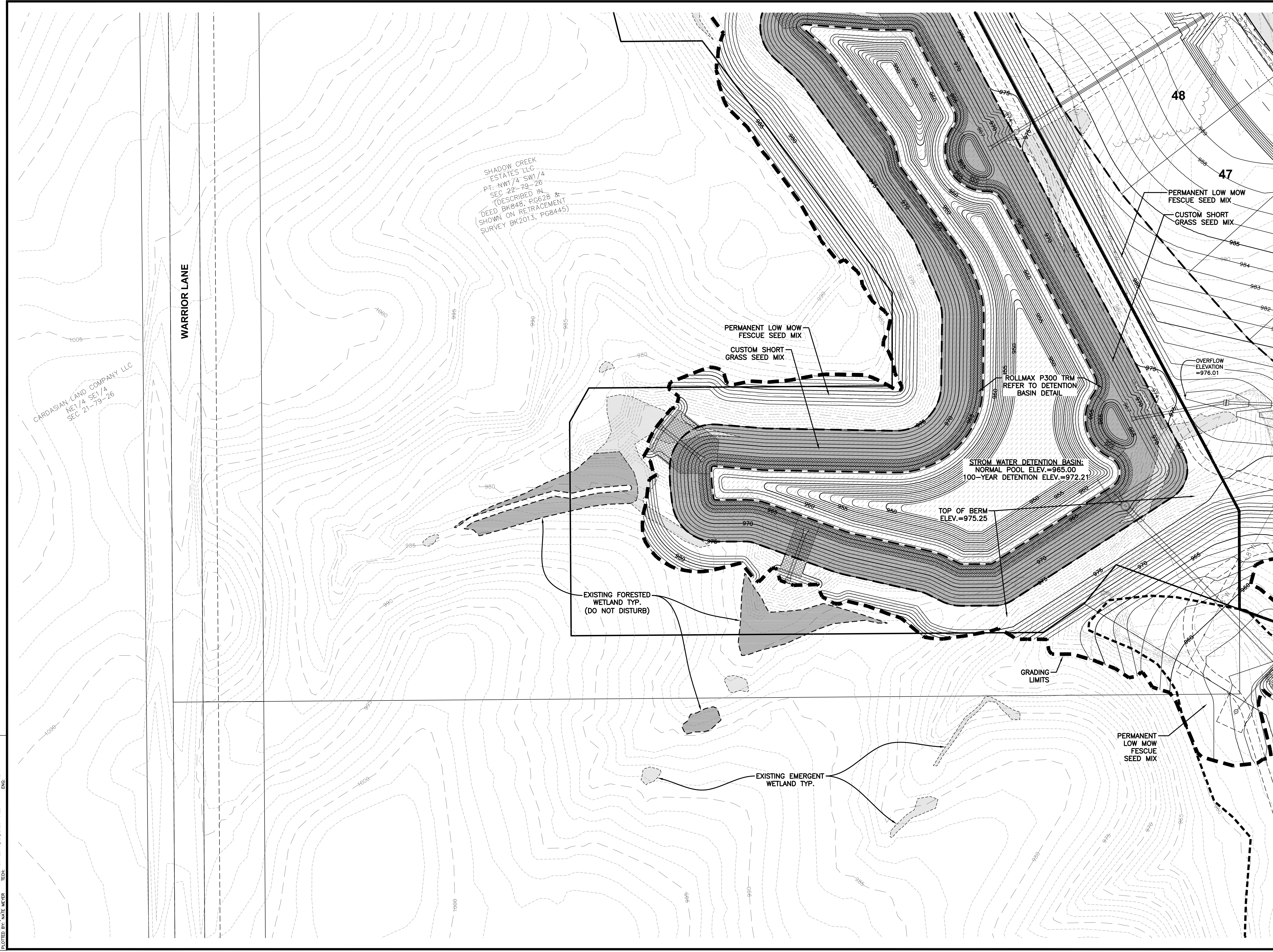


CIVIL DESIGN ADVANTAGE
ENGINEER: RAH

SHADOW CREEK PLAT 6 GRADING PLAN

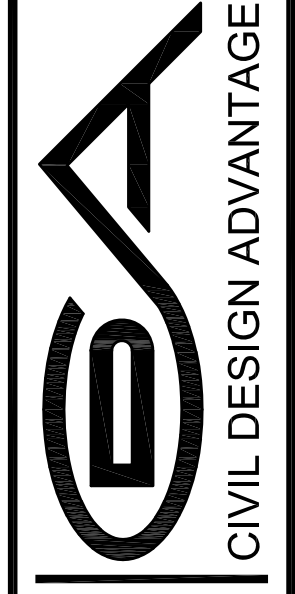
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DRAWN BY: NATE WEBER
CHECKED BY: NATE WEBER



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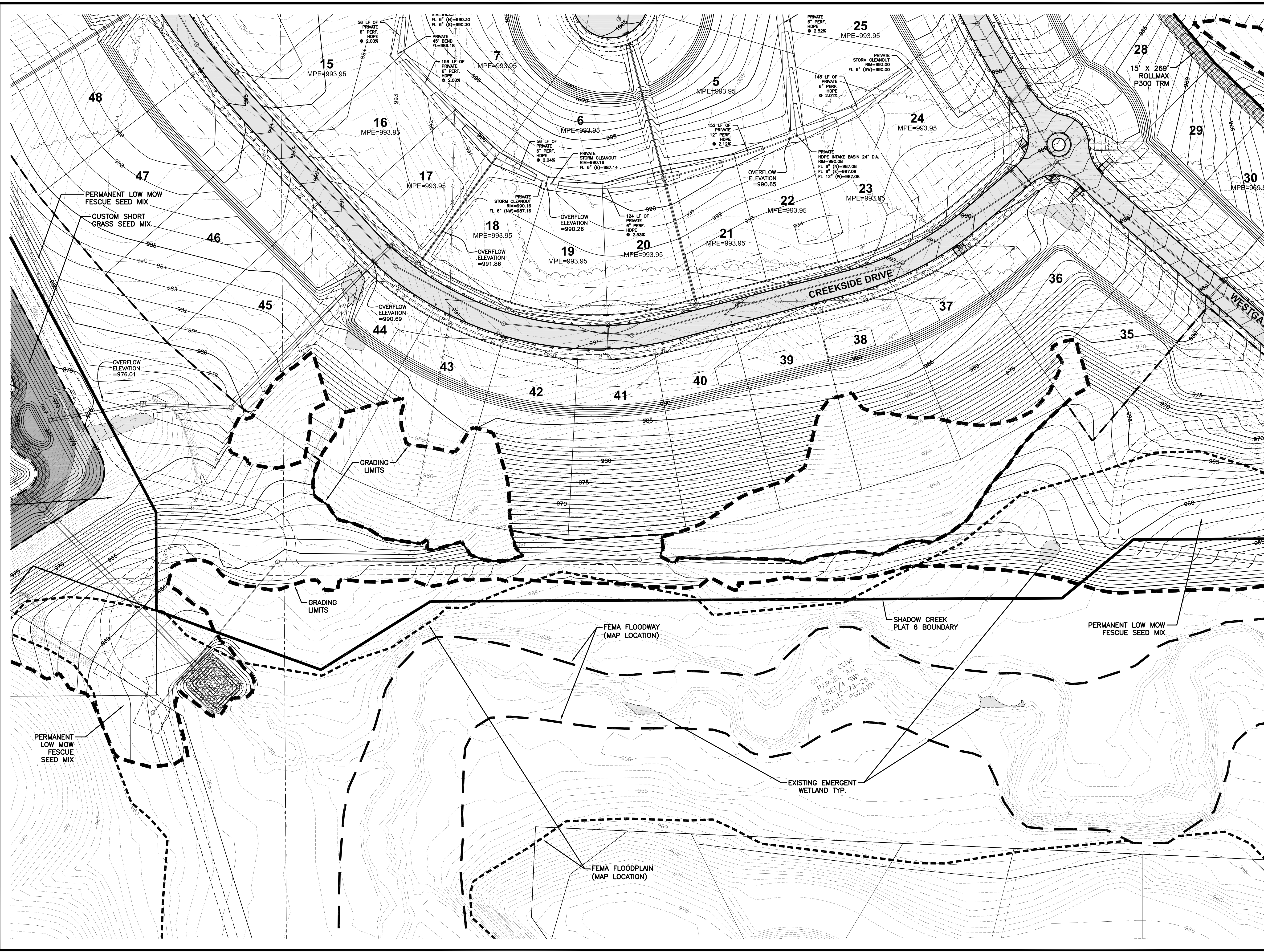


CLIVE, IOWA

SHADOW CREEK PLAT 6

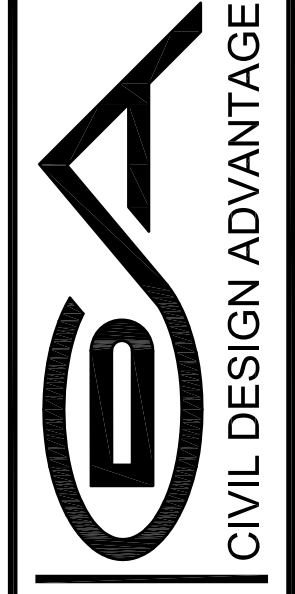
GRADING PLAN

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PLA: PL6.DWG PLOTTED BY: NATE WEAVER
SCALE: 1"=50'



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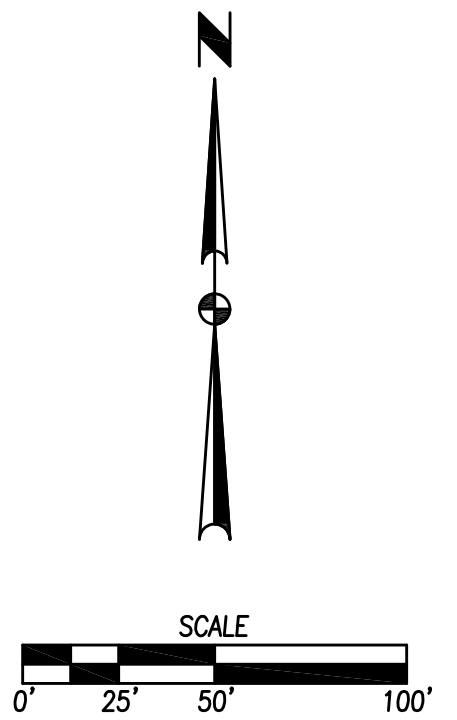
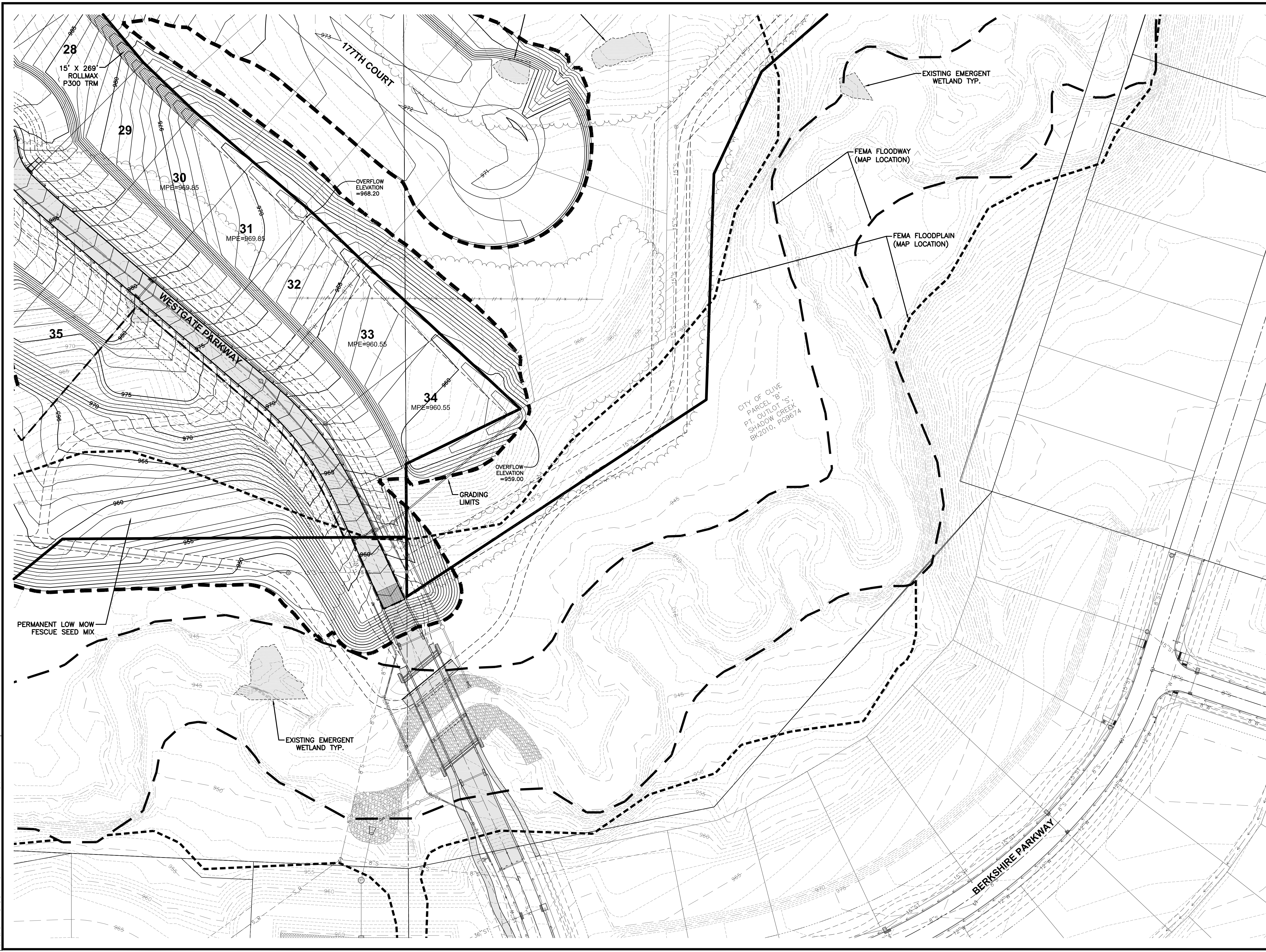
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CLIVE, IOWA

SHADOW CREEK PLAT 6 GRADING PLAN

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DRAWN BY: NATE WEAVER
CHECKED BY: NATE WEAVER
PROJECT: SHADOW CREEK PLAT 6
CONSTRUCTION DRAWINGS
PLAN: GRADING
SCALE: AS SHOWN



DATE	08/12/2020
REVISIONS	FOURTH SUBMITTAL
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ENGINEER: RAH TECH:

CIVIL DESIGN ADVANTAGE

SHADOW CREEK PLAT 6

GRADING PLAN

18/56
1911.570