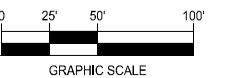


GRADING PLAN



NORTH



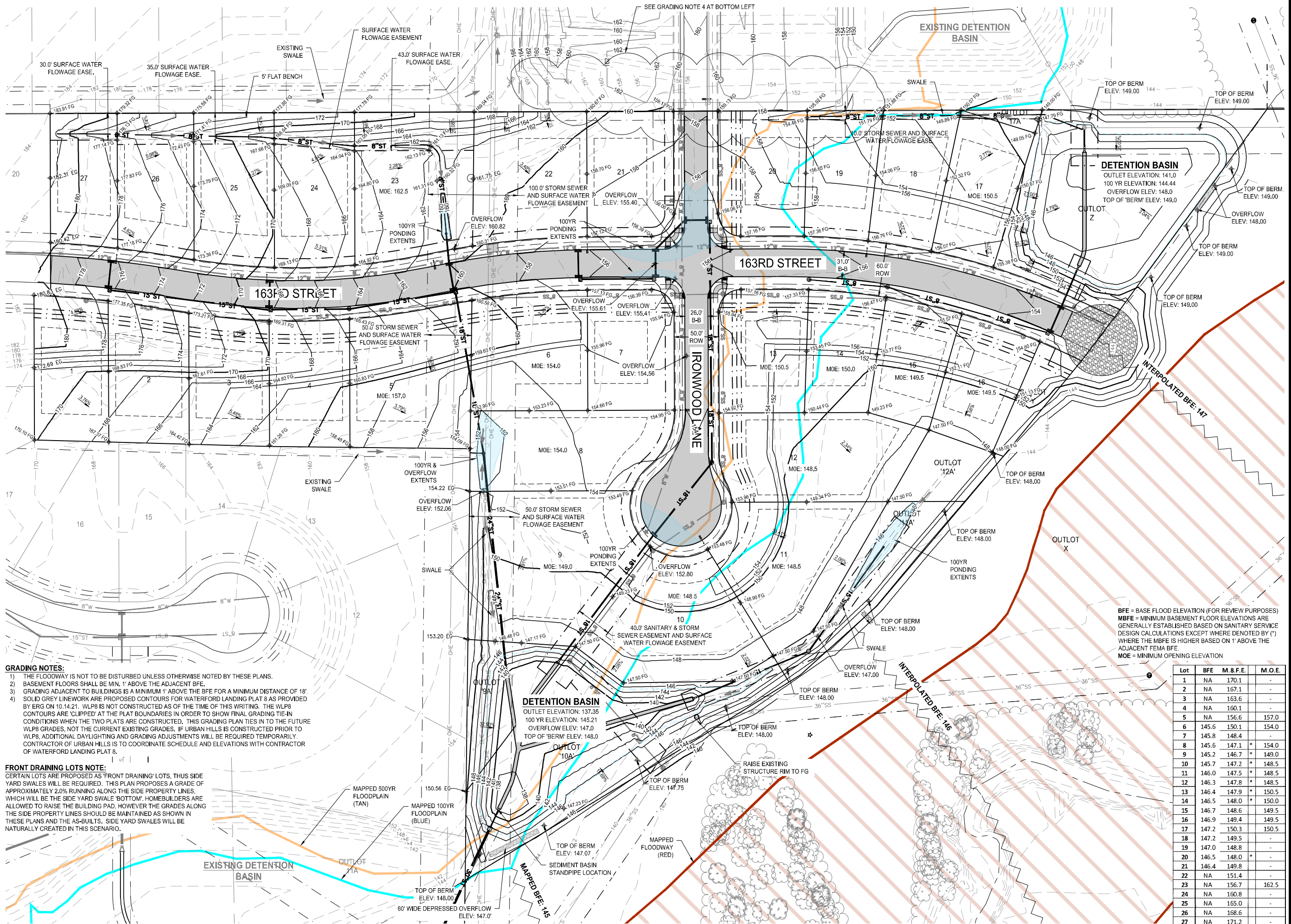
URBAN HILLS PLAT 3 CONSTRUCTION DRAWINGS

URBANDALE, IA
2213029-040

CURRENT VERSION DATE:
10.25.21

ENGINEER
J. BECKER
DRAWN BY
J. BECKER
CHECKED BY
J. BECKER
FIELD BOOK NO.

DRAWING NO.
GR-01
SHEET NO.
5 / 20



GRADING NOTES:

- 1) THE FLOODWAY IS NOT TO BE DISTURBED UNLESS OTHERWISE NOTED BY THESE PLANS.
- 2) BASEMENT FLOORS SHALL BE MIN. 1' ABOVE THE ADJACENT BFE.
- 3) GRADING ADJACENT TO BUILDINGS IS A MINIMUM 1' ABOVE THE BFE FOR A MINIMUM DISTANCE OF 18'.
- 4) SOLID GREY LINEWORK ARE PROPOSED CONTOURS FOR WATERFORD LANDING PLAT 8 AS PROVIDED BY ERG ON 10.14.21. WLP8 IS NOT CONSTRUCTED AS OF THE TIME OF THIS WRITING. THE WLP8 CONTOURS ARE 'CLIPPED' AT THE PLAT BOUNDARIES IN ORDER TO SHOW FINAL GRADING TIE-IN CONDITIONS WHEN THE TWO PLATS ARE CONSTRUCTED. THIS GRADING PLAN TIES IN TO THE FUTURE WLP8 GRADES, NOT THE CURRENT EXISTING GRADES. IF URBAN HILLS IS CONSTRUCTED PRIOR TO WLP8, ADDITIONAL DAYLIGHTING AND GRADING ADJUSTMENTS WILL BE REQUIRED TEMPORARILY. CONTRACTOR OF URBAN HILLS IS TO COORDINATE SCHEDULE AND ELEVATIONS WITH CONTRACTOR OF WATERFORD LANDING PLAT 8.

FRONT DRAINING LOTS NOTE:

CERTAIN LOTS ARE PROPOSED AS 'FRONT DRAINING' LOTS. THIS SIDE YARD SWALES WILL BE REQUIRED. THIS PLAN PROPOSES A GRADE OF APPROXIMATELY 2.0% RUNNING ALONG THE SIDE PROPERTY LINES, WHICH WILL BE THE SIDE YARD SWALE 'BOTTOM'. HOMEBUILDERS ARE ALLOWED TO RAISE THE BUILDING PAD, HOWEVER THE GRADES ALONG THE SIDE PROPERTY LINES SHOULD BE MAINTAINED AS SHOWN IN THESE PLANS AND THE AS-BUILTS. SIDE YARD SWALES WILL BE NATURALLY CREATED IN THIS SCENARIO.