BM EL.= 365.14

SPIKE SET IN POWER POLE SOUTH SIDE OF 1ST STREET APPROXIMATELY 200' EAST OF CENTERLINE OF U.S. HIGHWAY 641.

LEGEND

- PROPERTY BOUNDARY LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. GAS LINE
- RIGHT-OF-WAY
- CENTERLINE OF ROAD
- UTILITY EASEMENT LINE
- EX. WATER LINE
- EX./FUTURE SANITARY SEWER LINE
- EX. TELEPHONE LINE
- EX. FENCE
- EXIST. IRON MARKER AS DESCRIBED
- EX. UTILITY POLE– LIGHT POLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- POINT AS DESCRIBED
- EX. CONTOUR
- EX. SPOT ELEVATION
- PROPOSED CONCRETE SIDEWALK OR SURFACE
- PROPOSED STORM PIPING, SEE PIPE SCHEDULE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (488.00 / 488.50 Top of Curb El. / 488.00 Bottom of Curb El.)
- STORM SEWER KEY NOTE (See Storm Sewer Schedules, This Sheet)

ALTERNATE "2"
SEE SPECIFICATIONS

PROPOSED BUILDING "A" F.F.E.: 366.50

PROPOSED BUILDING "B" F.F.E.: 366.00

ALTERNATE "2" PROPOSED BUILDING "B" F.F.E.: 365.00

C/L US 641
(80' OVERALL R/W-D.B. 55, PG. 25)

C/L 1st STREET (40' R/W)

S 68°49'45" E 300.92'

S 21°49'20" W 154.68'

S 20°56'42" E 143.56'

S 66°46'53" W 249.99'

12.17'

SPIKE/SPINDLE SET

9.00'

10.00'

1/2" DIA. X 24" LNG. STEEL PIN WITH SURVEYOR'S CAP #3573 SET (TYPICAL)

PROPOSED LINE FOR PROPERTY LINE AGREEMENT

CLEAN & RESHAPE EXIST. DITCH

ALTERNATE "A" GRAVEL TO EXTEND TO & MATCH GRADE OF EXIST. ASPHALT

6' WIDE PAVED DITCH. SEE DETAIL J, SHEET C-6.

B.M. = 365.14
SPIKE IN POWER POLE

GAS MAIN RISER

6" DIA. CLAY SANITARY SEWER LINE

BENTON GAS INDICATED A GAS LINE RUNNING PARALLEL TO SANITARY SEWER, BUT NOT MARKED BY BUD.

EXISTING ASPHALT DRIVE/PARKING

EXIST. GRAVEL AREA

EDGE EXIST. ASPHALT

EXIST. IMPOUND LOT

EXISTING FIRE HYDRANT

INACCESSIBLE MANHOLE IN THIS AREA

EXISTING MAINTENANCE BUILD.

S.S. MANHOLE TOP: 364.30 INV.: 000.00

3' x 3' INLET BOX WITH GRATE TOP: 363.45 FT I.E.: 361.27 FT

3' x 3' INLET BOX WITH GRATE TOP: 363.82 FT I.E.: 361.49 FT

3' x 3' INLET BOX WITH GRATE TOP: 364.11 FT I.E.: 361.80 FT

3' x 3' INLET BOX WITH GRATE TOP: 364.43 FT I.E.: 362.05 FT

S.S. MANHOLE TOP: 365.27 INV.: 000.00

S.S. MANHOLE TOP: 363.62 INV.: 359.22

S.S. MANHOLE TOP: 362.40 INV.: 357.92

4" HIGH PRESSURE GAS LINE NOT MARKED BY BUD!

CAST IRON WATER MAIN

MONITORING WELL (TYP.)

BROWN GRAVEL AREA

363.8± (MATCH EX.)

363.9± (MATCH EX.)

363.0± (MATCH EX.)

363.2± (MATCH EX.)

363.4± (MATCH EX.)

(MATCH EX.) 364.63

364.08 (MATCH EX.)

363.63 (MATCH EX.)

363.30 (MATCH EX.)

364.55 SEE DETAIL T SHEET C-5

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND DISTRIBUTING NEW TOPSOIL (12" MIN.) IN LANDSCAPE AREAS. SEE SITE PLAN KEY NOTE "G".

2. IMPROPER GRADING/FINISHING OF ALL EXCAVATION AND FILL PLACEMENT WITHIN THE PROJECT LIMITS OR ADJACENT RIGHTS-OF-WAY THAT RESULTS IN DRAINAGE PROBLEMS SHALL BE REMOVED AND REINSTALLED TO IMPLEMENT POSITIVE DRAINAGE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

3. BENCHMARK INFORMATION AS PROVIDED SHALL BE USED TO CONFIRM EXISTING TOPOGRAPHIC CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ANY CONFLICT AND/OR DISCREPANCIES ENCOUNTERED BETWEEN THE EXISTING TOPOGRAPHY SHOWN AND ACTUAL SITE CONDITIONS SHALL BE REPORTED TO ENGINEER IMMEDIATELY.

4. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM COVER OF 12" OVER THE TOP OF PIPE. CONTRACTOR SHALL PROVIDE MINIMUM COVER IN ALL CASES. IF DISCREPANCIES EXIST IN THE GRADING PLAN OR IF UNSEEN SITE CONDITIONS EXIST THAT WILL NOT ALLOW THIS COVER AS DESIGNED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RECONNAISSANCE AND THIS DETERMINATION PRIOR TO BIDDING THE WORK.

5. ALL STORM SEWER PIPE BENEATH PROPOSED AND EXISTING PAVEMENT SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED DGA. SEE SITE DETAILS.

6. ALL H2O RATED GRATES SHALL RECEIVE CONCRETE COLLARS PER MANUFACTURERS RECOMMENDATIONS.

SURVEY NOTE:

BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY TITLED "CITY OF BENTON GAS OFFICE TOPOGRAPHICAL SURVEY" BY PAUL CLOUD ENGINEERING, DATED JULY 2010.

STORM SEWER PIPE SCHEDULE

ID. NO.	DESCRIPTION	LENGTH	I.E. IN	I.E. OUT	SLOPE	REFERENCE DETAIL
P1	18" H.D.P.E.	26 FT.	360.60	360.60	0.00%	K C-6
P2	18" H.D.P.E.	62 FT.	360.60	360.60	0.00%	K C-6
P3	18" H.D.P.E.	20 FT.	360.60	360.60	0.00%	K C-6

SPECIAL NOTE

THE CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL BURIED EXISTING AND PROPOSED UTILITIES FOR IDENTIFICATION OF CONFLICTS WITH PROPOSED DRAINAGE STRUCTURES AND PIPING AS SHOWN HEREON. ANY CONFLICTS WITH EXISTING OR PROPOSED UTILITIES WITH DRAINAGE STRUCTURES AND PIPING WHICH ARISE AFTER THE INSTALLATION OF PROPOSED DRAINAGE STRUCTURES AND PIPING SHALL BE RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY CONFLICTS WITH THE DRAINAGE STRUCTURES AND PIPING.

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castleberry mcgregor swinford
ARCHITECTS

SITE GRADING PLAN - ALTERNATE NO. 3

BENTON GAS SYSTEMS

Project No. 10176

C-2B
of 6

DATE
8-31-10