

ASBUILT PUBLIC IMPROVEMENT DRAWINGS

WAUKEE CROSSING PLAT 1

WAUKEE, IA

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE S1/2 SE1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID SECTION 28, THENCE N89°31'02"W, 649.66 FEET ALONG THE SOUTH LINE OF SAID SE1/4 TO A POINT, THENCE N00°40'21"W, 141.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HICKMAN ROAD, ALSO KNOWN AS US HIGHWAY #6, AS IT IS PRESENTLY ESTABLISHED IN THE ACQUISITION PLAT RECORDED BOOK 9, PAGE 346 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE SW CORNER OF OUTLOT 'V' OF THE COMMONS AT GREENWAY PLAT 1, A FINAL PLAT ON FILE AT THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT AND THE POINT OF BEGINNING, THENCE S85°00'43"W, 84.21 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE N89°31'02"W, 665.38 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT, THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING N45°25'52"E, AN ARC LENGTH OF 54.48 FEET TO A POINT OF TANGENCY, THENCE N00°28'52"E, 184.15 FEET TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING N1°55'44"W, AN ARC LENGTH OF 234.60 FEET TO A POINT, THENCE N45°34'34"E, 100.00 FEET ALONG A LINE THAT IS RADIAL TO PREVIOUSLY DESCRIBED CURVE TO A POINT, THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING N01°24'12"W, AN ARC LENGTH OF 52.46 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET AND A CHORD BEARING N65°17'39"E, AN ARC LENGTH OF 140.84 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY ALSO BEING ON THE SOUTH LINE OF PARCEL 10-146, AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 29147 AT THE DALLAS COUNTY RECORDER'S OFFICE AND ALSO BEING ON THE SOUTH LINE OF LOT 'A' OF SAID THE COMMONS AT GREENWAY PLAT 1, THENCE S84°36'52"E, 86.31 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET AND A CHORD BEARING N82°43'31"E, AN ARC LENGTH OF 204.86 FEET ALONG SAID SOUTH LINE TO A POINT OF REVERSE CURVATURE, THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 915.00 FEET AND A CHORD BEARING N19°54'03"E, AN ARC LENGTH OF 86.81 FEET ALONG SAID SOUTH LINE TO THE NW CORNER OF OUTLOT 'Z' OF SAID THE COMMONS AT GREENWAY PLAT 1, THENCE S11°27'53"E, 46.71 FEET ALONG THE WEST LINE OF SAID OUTLOT 'Z' TO A POINT, THENCE S54°18'24"E, 150.51 FEET ALONG SAID WEST LINE TO A POINT, THENCE S31°41'05"E, 94.41 FEET ALONG SAID WEST LINE TO A POINT, THENCE S16°27'11"E, 14.83 FEET ALONG SAID WEST LINE TO THE NW CORNER OF OUTLOT 'V' OF SAID THE COMMONS AT GREENWAY PLAT 1, THENCE S00°40'21"E, 305.41 FEET ALONG THE WEST LINE OF SAID OUTLOT 'V' TO THE POINT OF BEGINNING AND CONTAINING 9.62 ACRES MORE OR LESS.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT EDITION OF SUDAS STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
 - WAUKEE CROSSING, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
 - IOWA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR SETTING UP A PRECONSTRUCTION MEETING WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL TESTING IS TO BE STIPULATED PER CITY OF WAUKEE STANDARD SPECIFICATIONS. ALL TESTING IS TO BE WITNESSED BY THE CITY OF WAUKEE.
- THE CONTRACTOR IS TO PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA AND IOWA ONE CALL TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- ANY CHANGES TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED BY WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LICENSED ENGINEER OR LAND SURVEYOR.
- A CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON THE R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.
- IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND THE QUANTITIES, THE PLANS SHALL GOVERN.
- THE CITY OF WAUKEE REQUIRES ALL HANDICAP ACCESS RAMP AND LANDING PADS TO BE CONSTRUCTED AS PART OF THE PUBLIC IMPROVEMENTS (SHADED). SIDEWALKS ARE NOT TO BE CONSTRUCTED AS PART OF THESE IMPROVEMENTS.
- SIDEWALKS AND PEDESTRIAN RAMP ARE TO BE DESIGNED AND INSTALLED PER THE LATEST PROWAS AND ADA REQUIREMENTS. CURB RAMP ARE TO BE STAKED OUT BY THE ENGINEER.
- ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- A GEOTECHNICAL REPORT CAN BE OBTAINED BY CONTACTING THE OWNER AND ASKING FOR GEOTECHNICAL REPORT PREPARED BY ALLENDER-BUTZKE ENGINEERS, PN 191454.
- THE DEVELOPER IS RESPONSIBLE FOR ANY RELOCATION OF CITY OWNED UTILITIES ALONG W HICKMAN ROAD.

SANITARY NOTES

- CASTING TYPES ARE FROM SUDAS SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
- THE CONTRACTOR SHALL CLEAN AND VIDEO TAPE THE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF THE VIDEO AND THE REPORT SHALL BE SUBMITTED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AFTER THE VIDEO INSPECTION.
- ALL MANHOLE AND SANITARY CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.
- ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE.

STORM NOTES

- PROVIDE A 3' WIDE CLAY WATER STOP, APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
- THE WAUKEE CROSSING ASSOCIATION SHALL BE RESPONSIBLE FOR PRIVATE STORM SEWER.

WATER NOTES

- FOLLOW WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
- THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES. BACKFILL SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
 - FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
 - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM THE SEWER.
 - THE SEWER MUST BE ADEQUATELY SUPPORTED.
 - A LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF THE POINT OF CROSSING.
 - ALL HYDRANTS SHALL HAVE 4" STORZ FITTINGS INCLUDING ANY LOCATED HYDRANTS.
 - ALL STORM SEWER CROSSINGS ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW THE IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 56T IAC 43.3(2) 'A' (3).

QUANTITIES

PUBLIC

SANITARY SEWER

- 531 L.F. 8-INCH SANITARY SEWER - PVC TRUSS
- 5 EA. 54-301 MANHOLE
- 1 EA. 54-303 MANHOLE
- 1 EA. DROP CONNECTION

WATER MAIN

- 715 L.F. 8-INCH WATER MAIN - PVC, C400
- 7 EA. 8-INCH VALVE
- 2 EA. 1125° 8-INCH BEND
- 2 EA. 225° 8-INCH BEND
- 1 EA. 45° 8-INCH BEND
- 3 EA. HYDRANT, TEE & 6-INCH VALVE
- 1 EA. 2X8X12 TEE
- 2 EA. 8X8X8 TEE
- 1 EA. WATERTIGHT CAP

PAVING

- 3,476 S.Y. 8-INCH NON-REINFORCED P.C.C. W/ CD BASKETS
- 1,440 S.Y. 10 1/2-INCH NON-REINFORCED P.C.C.
- 13 S.Y. 6" P.C.C. ISLAND W/ SLOPED CURBS
- 4,924 S.Y. 6" GRANULAR SUBBASE
- 5,457 S.Y. 12" SUBGRADE PREP.
- 15 S.Y. DOUBLED MEDIAN
- 1,047 L.F. 6" SUBDRAIN
- 2 EA. SUBDRAIN CLEANOUTS
- 730 S.Y. TRAIL
- 3 EA. RAMP
- 3 EA. STREET LIGHTS
- 28 EA. PAVEMENT MARKINGS
- 3 EA. TRAIL BYPASS
- 1 EA. UTILITY RELOCATE

PAVING - REMOVAL

- 464 S.Y. P.C.C. PAVING
- 315 S.Y. TRAIL
- 85 S.Y. DRIVEWAY

STORM SEWER

- 224 L.F. 15-INCH RCP CLASS III
- 1 EA. 54-501 INTAKE W/ 54-603 'R' GRATE
- 2 EA. 54-505 INTAKE W/ 54-603 'R' GRATE
- 1 EA. 54-503 INTAKE W/ 54-602 'E' CASTING & 54-603 'R' GRATE
- 1 EA. 54-508 OPEN-THROAT INTAKE W/ 54-602 'E' CASTING
- 1 EA. 24" 54-512 INTAKE

QUANTITIES

PRIVATE

SANITARY SEWER

- 4 EA. SANITARY SERVICES

WATER MAIN

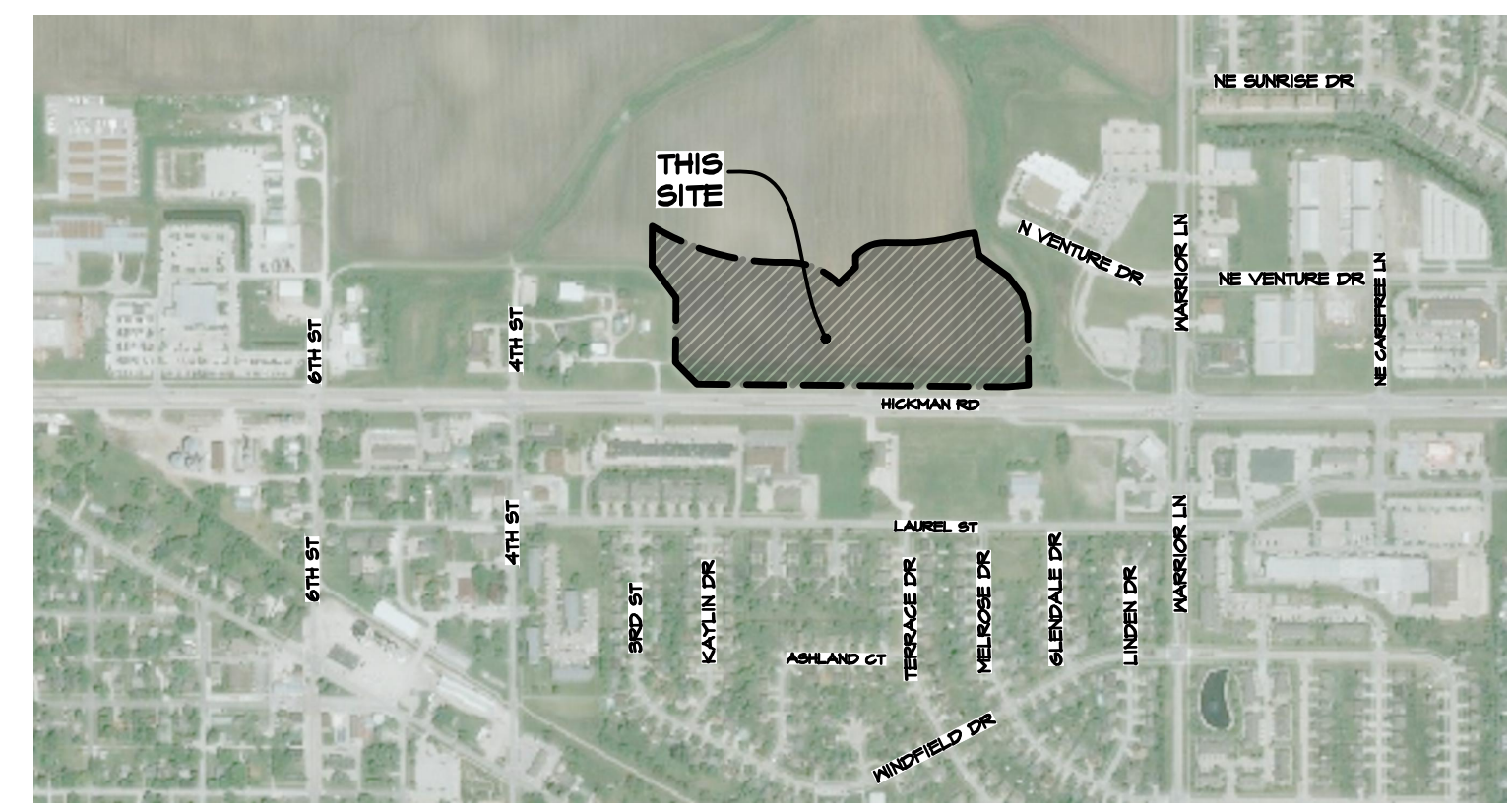
- 685 L.F. 8-INCH WATER MAIN - PVC, C400
- 5 EA. 8-INCH VALVE
- 2 EA. 45° 8-INCH BEND
- 2 EA. REDUCER, 6-INCH VALVE & HYDRANT
- 4 EA. 8X8X8 TEE
- 3 EA. BLOWOFF HYDRANT
- 1 EA. PERMANENT HYDRANT

PAVING

- 710 S.Y. 6-INCH NON-REINFORCED P.C.C.
- 4 EA. RAMP

STORM SEWER

- 35 L.F. 8-INCH PVC
- 48 L.F. 12-INCH RCP CLASS III
- 242 L.F. 15-INCH RCP CLASS III
- 45 L.F. 18-INCH RCP CLASS III
- 243 L.F. 24-INCH RCP CLASS III
- 71 L.F. 27-INCH RCP CLASS III
- 30-INCH RCP CLASS III
- 3 EA. 54-503 INTAKE W/ 54-602 'E' CASTING & 54-603 'R' GRATE
- 1 EA. 54-513 INTAKE W/ 54-602 'E' CASTING
- 1 EA. 48" 54-401 MANHOLE W/ 54-602 'E' CASTING
- 1 EA. RISER
- 1 EA. 12-INCH FLARED END SECTION
- 2 EA. 15-INCH FLARED END SECTION
- 2 EA. 18-INCH FLARED END SECTION
- 1 EA. 24-INCH FLARED END SECTION
- 1 EA. 30-INCH FLARED END SECTION
- 1 EA. CLEANOUT
- 1 EA. CLASS 'E' REVETMENT STONE



VICINITY SKETCH

PROPERTY OWNER:
PHILIP E. BRODERICK, LLC
CHARLOTTER, BRODERICK, LLC
22 GLENVIEW DRIVE
DES MOINES, IA 50312
PHONE: 515-276-4884

DEVELOPER:
WAUKEE CROSSING, LLC
611 MONTICELLO DRIVE
BURLINGTON, IOWA 52601

PROJECT MANAGER:
ED ARP
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, #12
DES MOINES, IA 50322
PHONE: 515-276-4884
EMAIL: ARP@CECLAC.COM

PROPOSED CONSTRUCTION SCHEDULE

GRADING ACTIVITIES: MARCH 2020
UTILITY PLACEMENT: APRIL 2020
PAVEMENT: MAY 2020
PUNCH LIST ITEMS: JUNE 2020

AREAS

DISTURBED AREA
13.02 ACRES

IMPERVIOUS AREA
1.14 ACRES

BULK REGULATIONS

(C-1)
FRONT YARD SETBACK: 30 FEET
REAR YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 15 FEET (IF ADJACENT TO 'R' DISTRICT)

UTILITY CONTACTS

SANITARY SEWER

WATER MAIN

STORM SEWER

NATURAL GAS UTILITY

ELECTRIC

- WAUKEE PUBLIC WORKS DEPARTMENT (515-478-1420)
- WAUKEE PUBLIC WORKS DEPARTMENT (515-478-1420)
- WAUKEE PUBLIC WORKS DEPARTMENT (515-478-1420)
- CITY OF WAUKEE (515-478-1420)
- MID AMERICAN ENERGY (515-252-6541)

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PAVING NOTES

- ALL STREET PAVING SHALL BE 8-INCH NON-REINFORCED P.C.C. WITH CD BASKETS ON 6-INCH OF GRANULAR SUBBASE ON 12-INCH PREPARED SUBGRADE.
- ALL SIDEWALKS & RAMP SHALL BE 4-INCH NON REINFORCED P.C.C.
- ALL STREETS SHALL HAVE 8-INCH CURBS.
- ALL PAVEMENT MARKINGS SHALL BE DURABLE.

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE - ENGINEERING DEPARTMENT
 - WAUKEE CROSSING, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, SUDAS, AND IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ALLENDER-BUTZKE ENGINEERS, PN 191454.
- ALL SPOT ELEVATIONS ARE AT GUTTER UNLESS NOTED OTHERWISE.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. THEY SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.

REVISIONS

- 1. WEST BOUND HICKMAN LEFT TURN MARKINGS, PAVEMENT JOINTING, HICKMAN CURB RAMP, SANITARY MANHOLE RIM, SANITARY SEWER SLOPE.
- 2. MANHOLE RELOCATION, SANITARY SEWER SLOPE.
- 3. UTILITY CONFLICT
- 4. LOT 3 REQUEST, WATER SERVICE AND HYDRANT LOCATION, SIZE AND LOCATION OF ACCESS.

GENERAL LEGEND

- PROPOSED**
- PLAT BOUNDARY
 - SECTION LINE
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - FLARED END SECTION
 - TYPE SW-501 STORM INTAKE
 - TYPE SW-502 STORM INTAKE
 - TYPE SW-503 STORM INTAKE
 - TYPE SW-504 STORM INTAKE
 - TYPE SW-505 STORM INTAKE
 - TYPE SW-506 STORM INTAKE
 - TYPE SW-511 STORM INTAKE
 - TYPE SW-512 STORM INTAKE
 - TYPE SW-513 STORM INTAKE
 - TYPE SW-401 STORM MANHOLE
 - TYPE SW-402 STORM MANHOLE
 - TYPE SW-403 STORM MANHOLE
 - TYPE SW-301 SANITARY MANHOLE
 - TYPE SW-302 SANITARY MANHOLE
 - TYPE SW-304 SANITARY MANHOLE
 - STORM/SANITARY CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT ASSEMBLY
 - BLOW-OFF HYDRANT
 - DETECTABLE WARNING PANEL
 - SANITARY SEWER WITH SIZE
 - SANITARY SERVICE
 - STORM SEWER WITH SIZE
 - STORM SERVICE
 - WATER SEWER WITH SIZE
 - WATER SERVICE
 - PROPOSED CONTOUR
 - SILT FENCE
 - RIP RAP
 - LANDSCAPING
 - B.S.L.
 - P.U.E.
 - M.O.E.
 - CC#
 - CRITICAL CROSSING LOCATION

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV UNDERGROUND TELEVISION
- UG-E UNDERGROUND ELECTRIC
- UG-G UNDERGROUND GAS
- UG-F UNDERGROUND FIBER OPTIC
- UG-T UNDERGROUND TELEPHONE
- OH-W OVERHEAD ELECTRIC
- SAN-S SANITARY SEWER WITH SIZE
- ST-S STORM SEWER WITH SIZE
- W-S WATER MAIN WITH SIZE
- 926 EXISTING CONTOUR
- TREELINE
- TS- TRAFFIC SIGNAL

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #16040C0335F MAP REVISED DECEMBER 7, 2018.

FEMA MAPS ARE SUBJECT TO CHANGES AND REVISIONS, PLEASE SEE FLOOD MAP SERVICE CENTER FOR CURRENT MAPS.

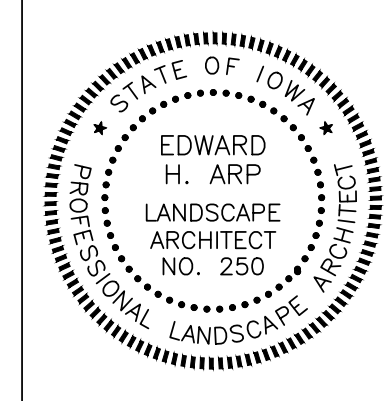
NOTES

- STREET LOT 'A' SHALL BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.

NPDES/SWPPP

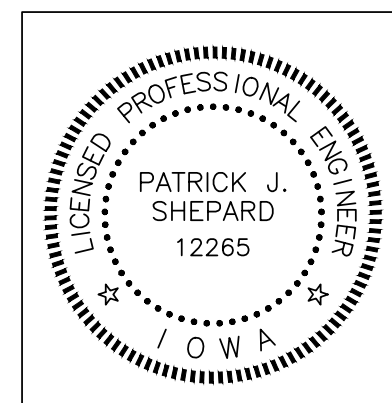
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A CITY OF WAUKEE COSESCO PERMIT.

CERTIFICATION



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

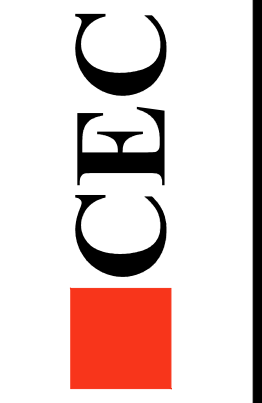
BY: _____ DATE: _____
EDWARD H. ARP, IOWA REG. NO. 250
MY LICENSE RENEWAL DATE IS: JUNE 30, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEET 24



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.

BY: *Patrick J. Sheppard* DATE: 10-28-2020
PATRICK J. SHEPPARD, IOWA LIC. NO. 12265
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1-25

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com

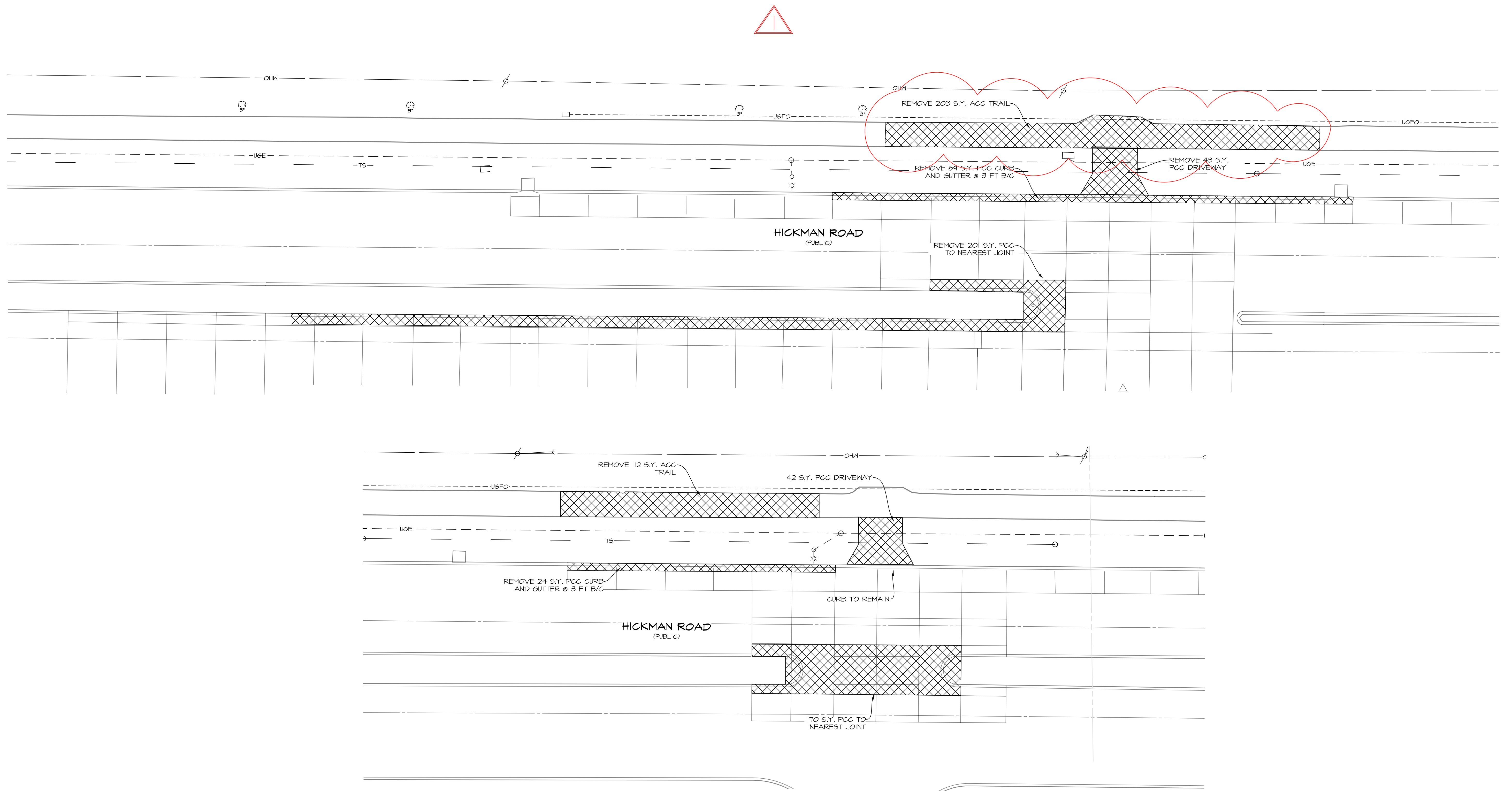


DATE: 2020-10-20
DATE OF SURVEY: 2020-04-28
DESIGNED BY: EHA
DRAWN BY: LKT

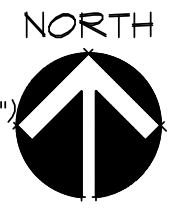
WAUKEE CROSSING PLAT 1
WAUKEE, IA
COVER

SHEET 1 OF 24

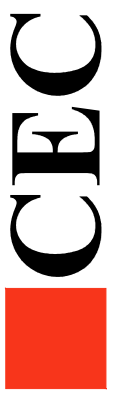
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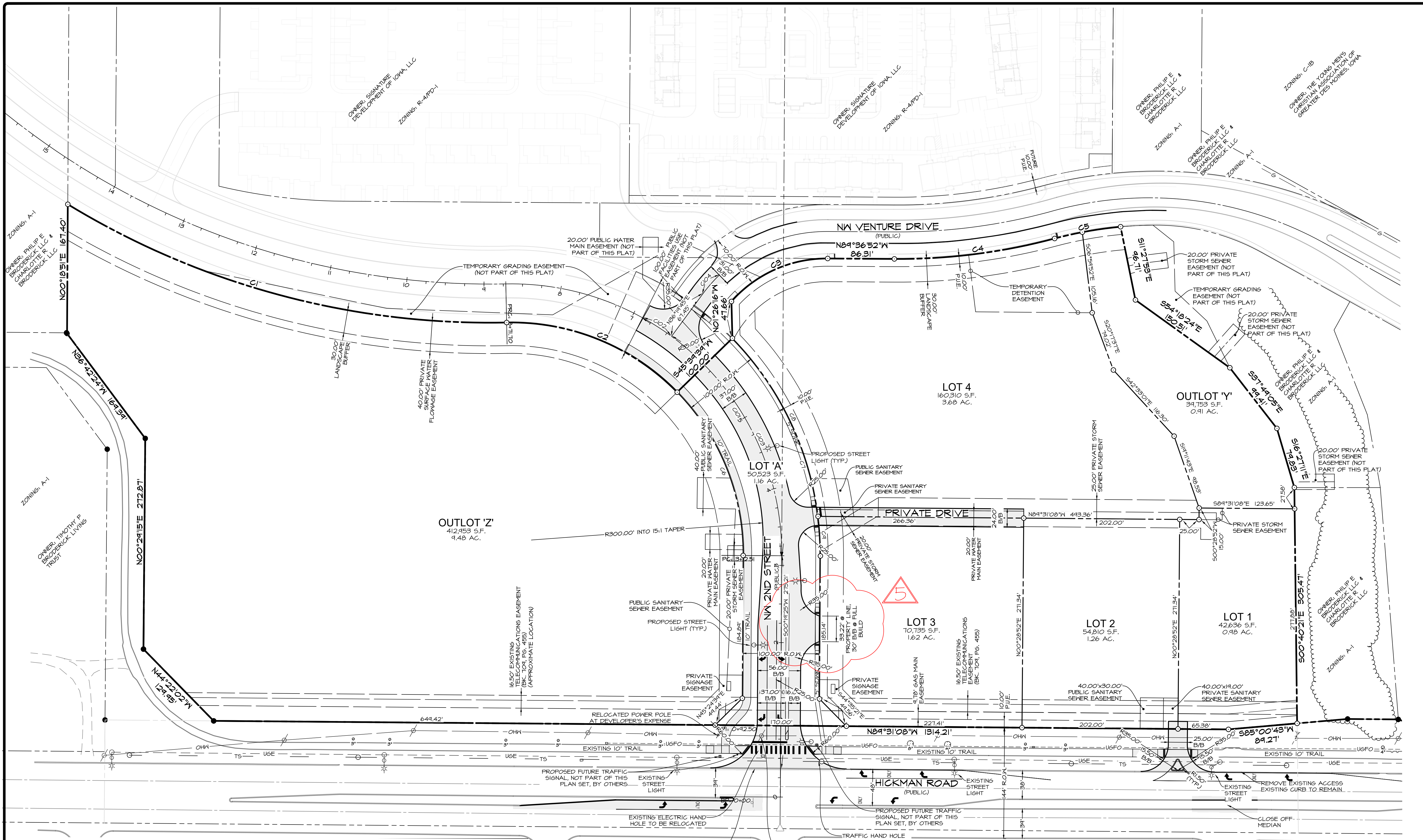
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DATE:	2020-10-20	EHA	ELT
DATE OF SURVEY:	2020-04-28	EHA	ELT
DESIGNED BY:			
DRAWN BY:			

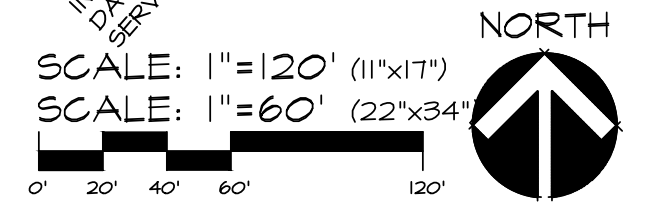
WAUKEE CROSSING FLAT I
 WAUKEE, IA
 DEMOLITION PLAN

SHEET
 OF 24
 A-1947

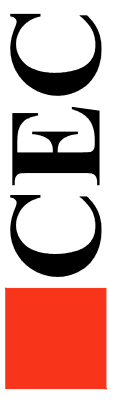


CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	32°33'02"	1050.00'	546.52'	306.55'	588.53'	S74°55'17"E
C2	46°51'34"	300.00'	245.36'	130.01'	239.58'	N67°46'36"W
C3	48°51'11"	165.00'	140.64'	74.94'	136.46'	S65°51'33"W
C4	15°19'02"	785.00'	204.86'	105.56'	204.23'	N82°43'31"E
C5	4°39'54"	515.00'	86.87'	43.54'	86.77'	N74°54'03"E
C6	44°41'12"	300.00'	233.98'	123.30'	228.04'	N22°00'10"W
C7	44°41'06"	400.00'	311.96'	164.40'	304.11'	S22°00'07"E
C8	37°19'46"	400.00'	260.61'	135.12'	256.02'	S25°40'47"E
C9	7°21'19"	400.00'	51.35'	25.71'	51.31'	S03°20'14"E

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C101	61°11'06"	350.00'	373.76'	206.93'	356.25'	S30°16'08"E
C102	7°11'14"	350.00'	43.91'	21.94'	43.84'	S57°15'55"E
C103	53°54'41"	350.00'	324.83'	178.31'	311.76'	S26°40'25"E
C104	4°33'16"	200.00'	33.35'	16.71'	33.31'	N41°06'23"E



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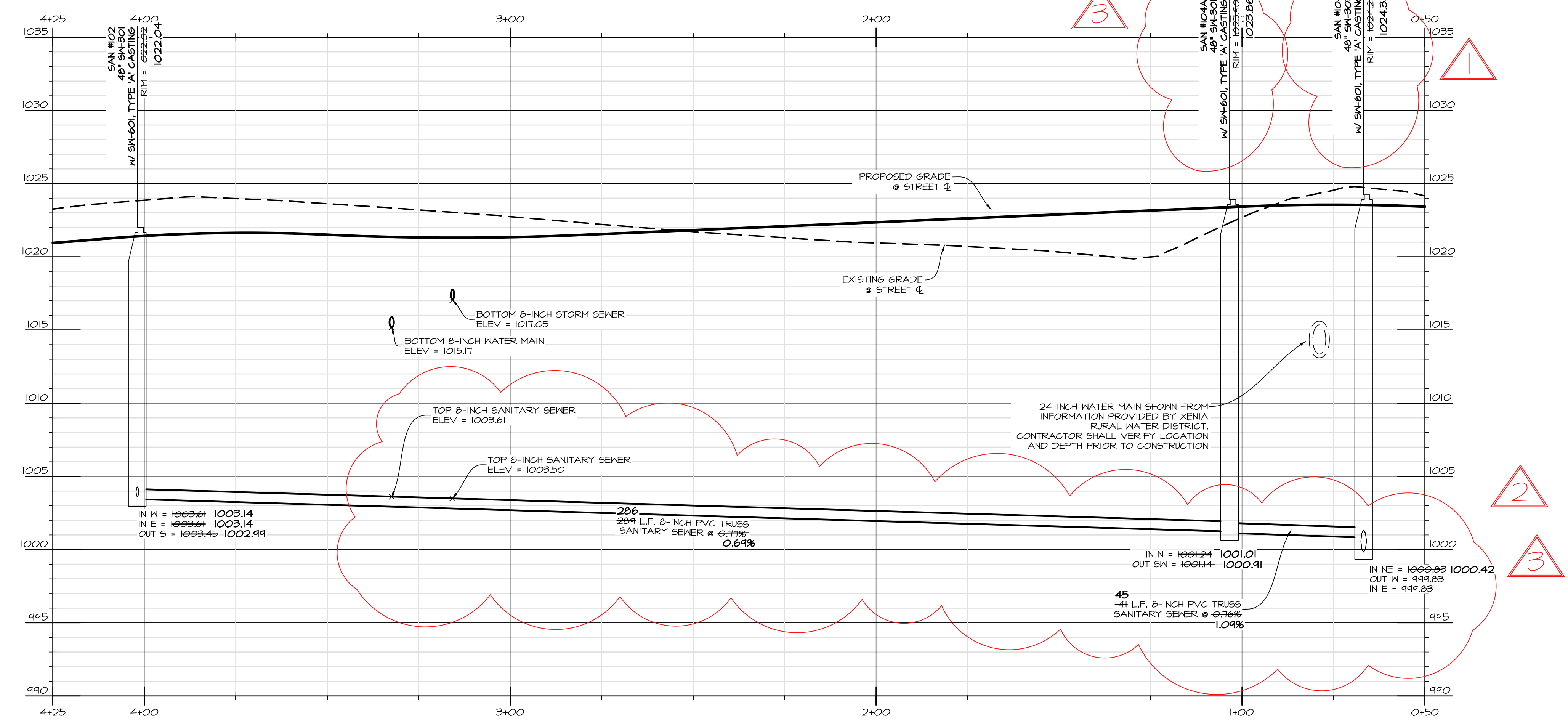
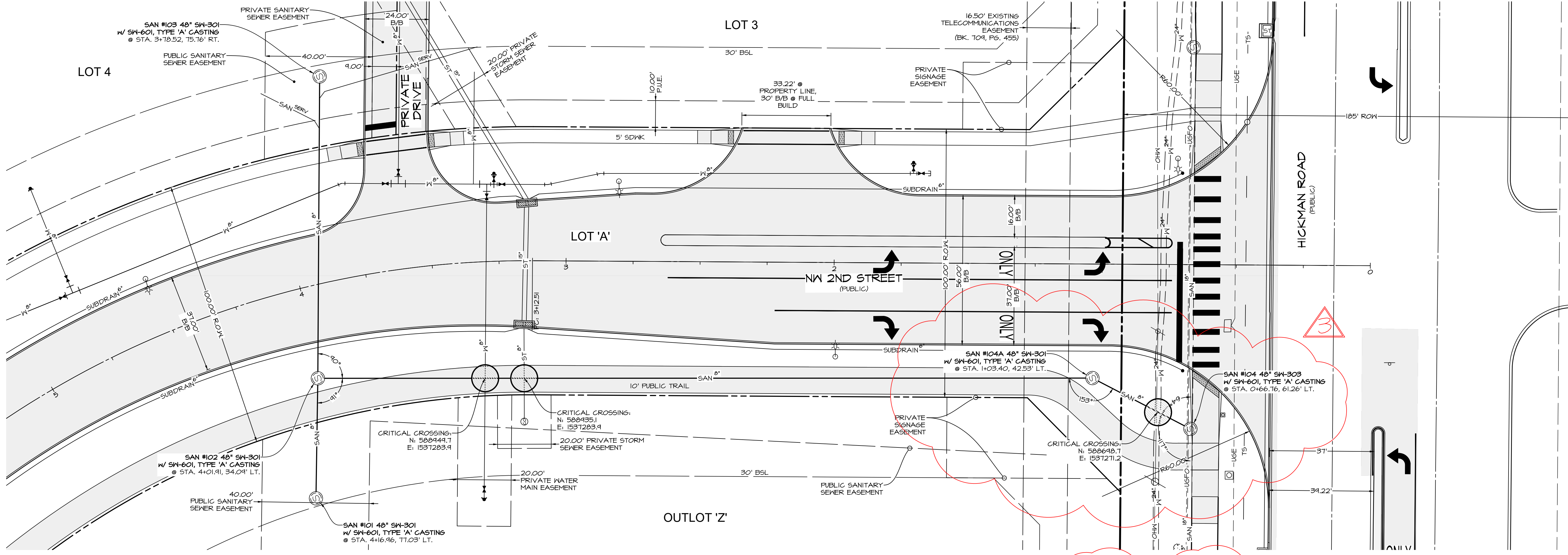


DATE: 2020-10-20
 DATE OF SURVEY: 2020-04-28
 DESIGNED BY: EHA
 DRAWN BY: LKT

WAUKEE CROSSING PLAT I
 WAUKEE, IA
 GEOMETRIC PLAN

SHEET 3 OF 24
 A-1947

C:\A-FILES\190\1901_CED Drawings\ASBUILT_CD\03 SAN PLAN.dwg, 4 SAN, 10/20/2020 8:45:57 AM, cecuser, AutoCAD PDF (General Documentation).pc3, ANSI expanded D (34.80 x 22.80 inches), 1:1



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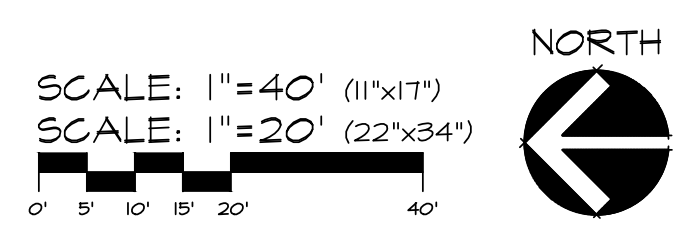
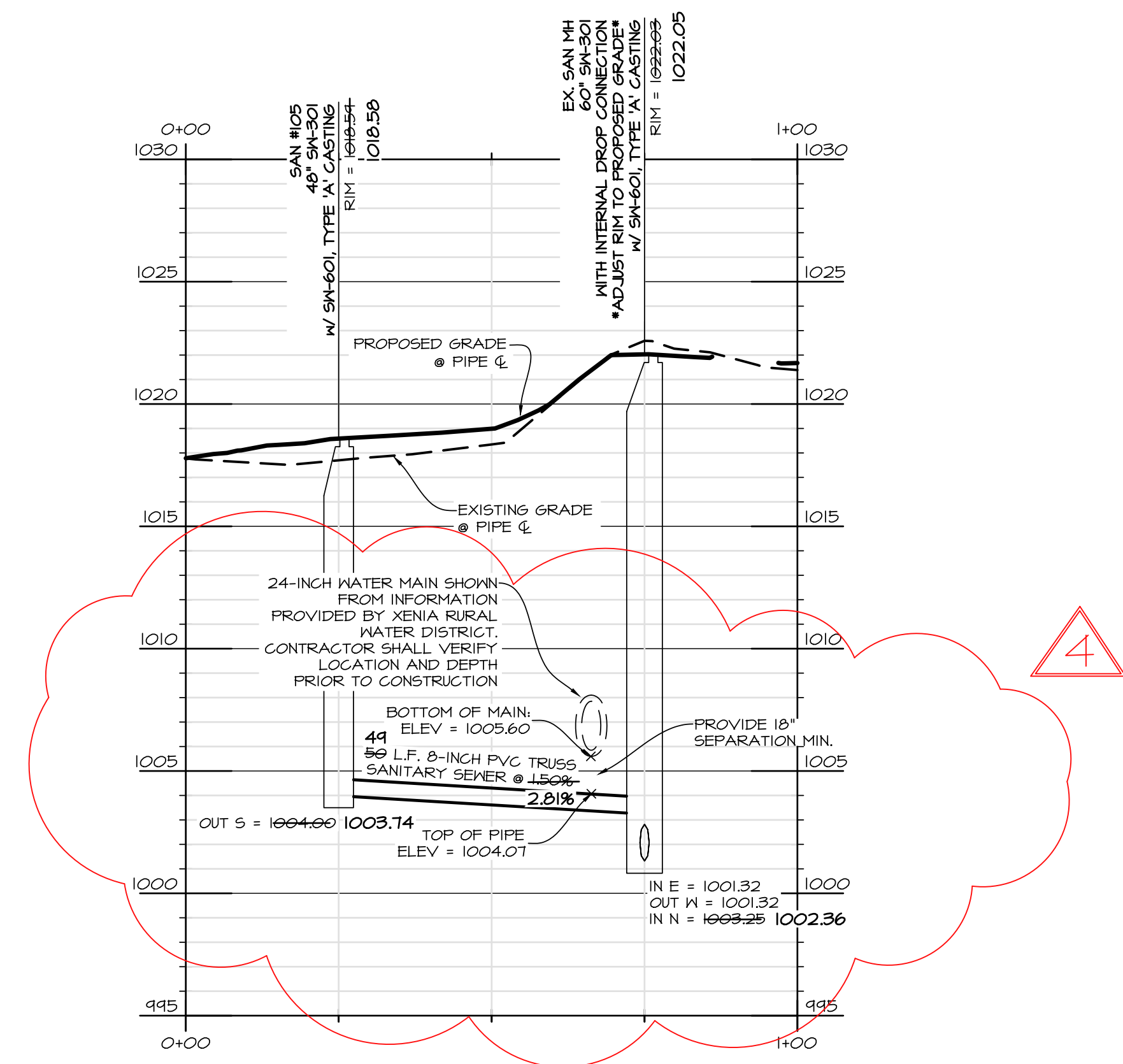
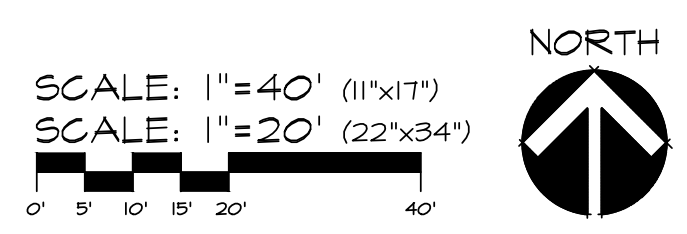
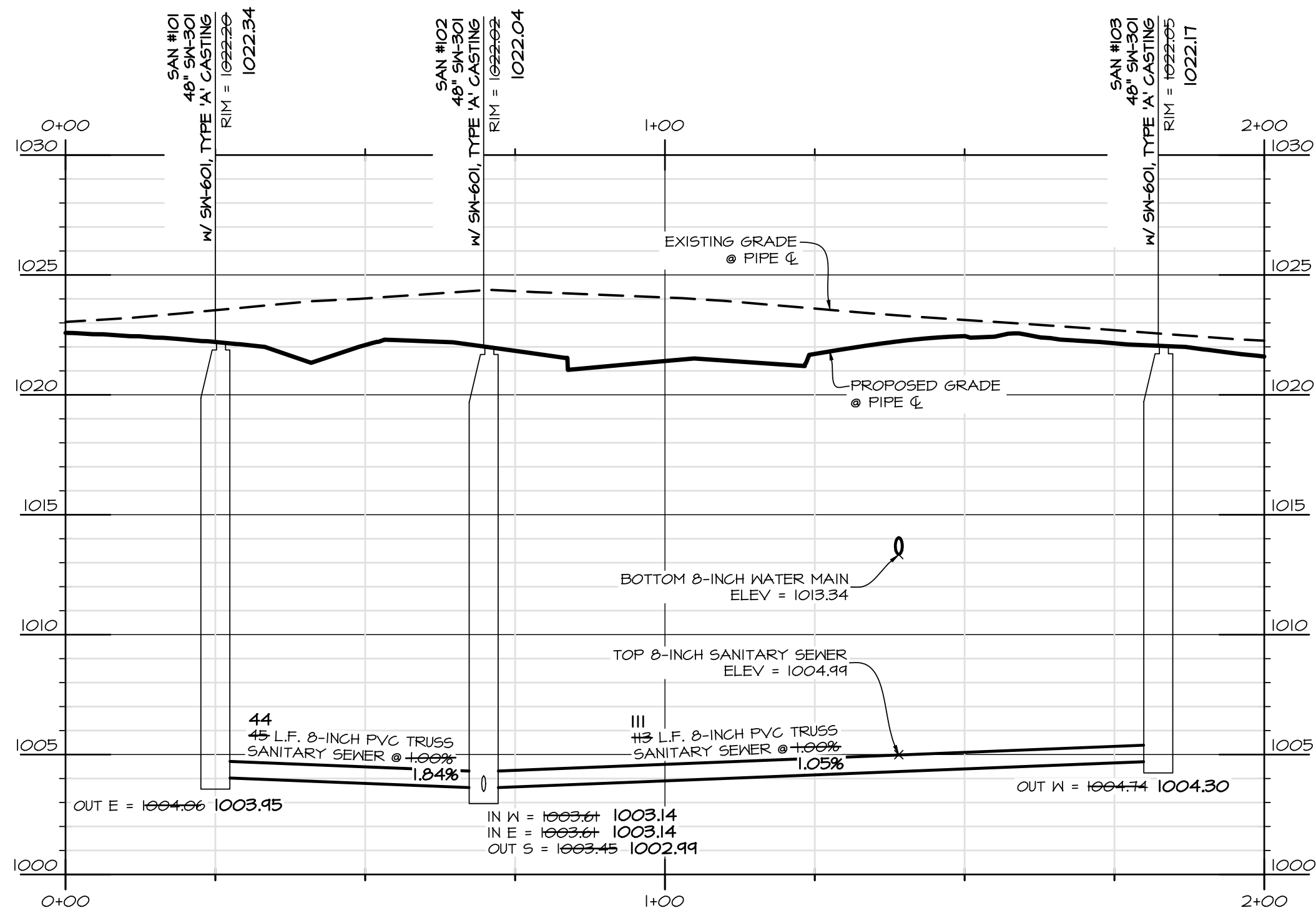
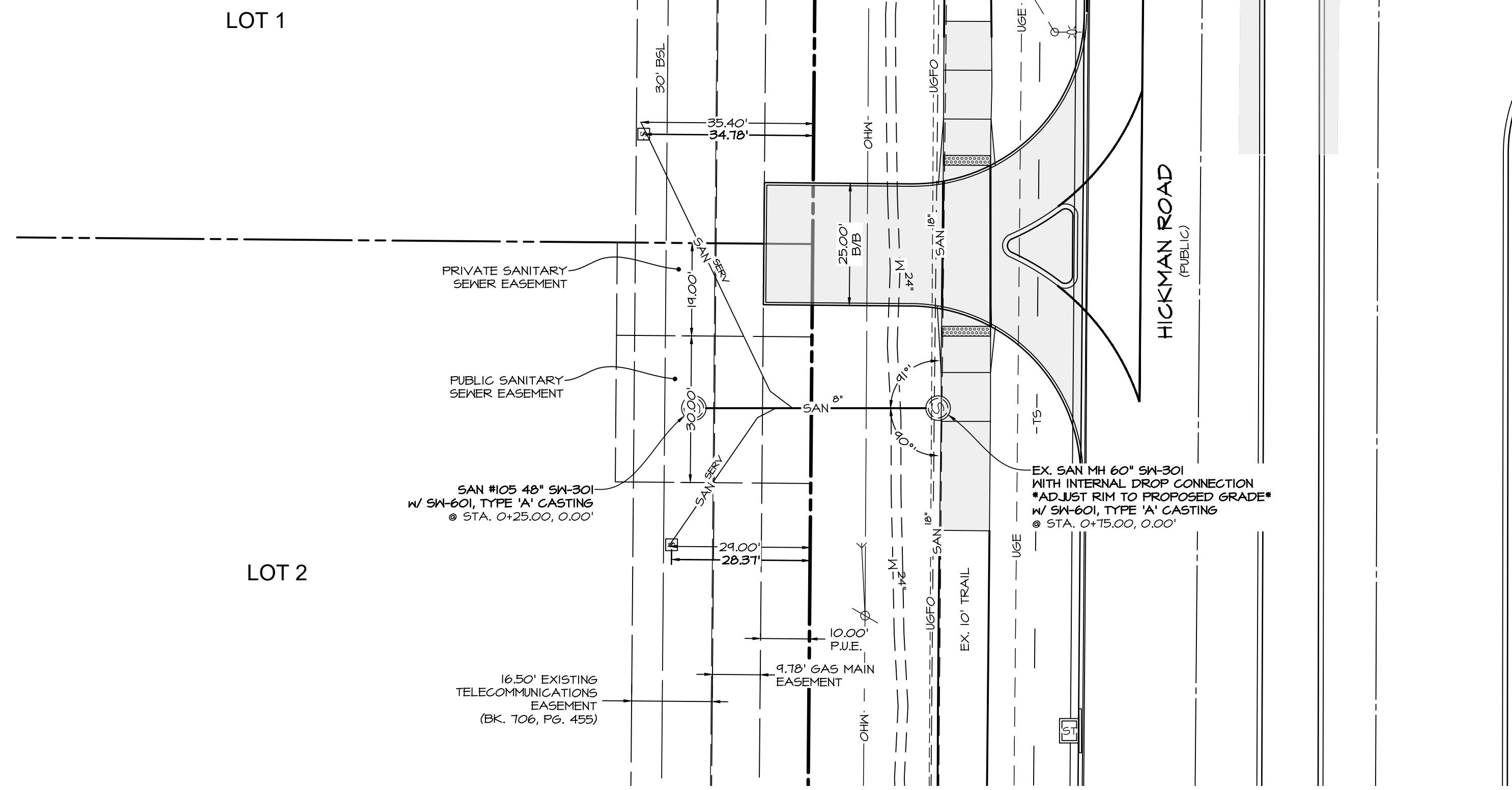
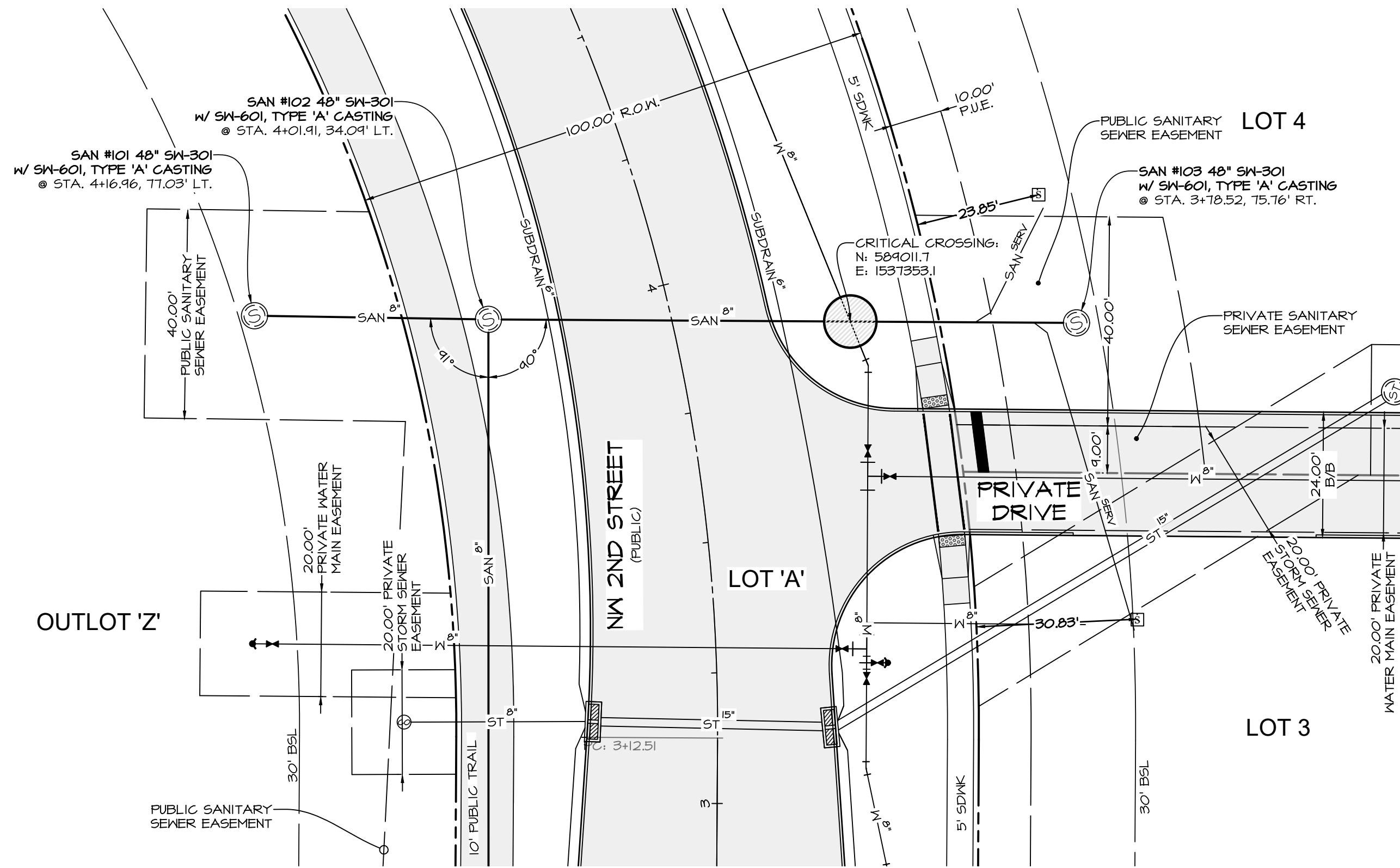
CEC
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 515.276.4884 mail@cecinc.com

DATE:	2020-10-20
DATE OF SURVEY:	2020-04-28
DESIGNED BY:	EHA
DRAWN BY:	LKT

WAUKEE CROSSING FLAT 1
 WAUKEE, IA
SANITARY SEWER PLAN

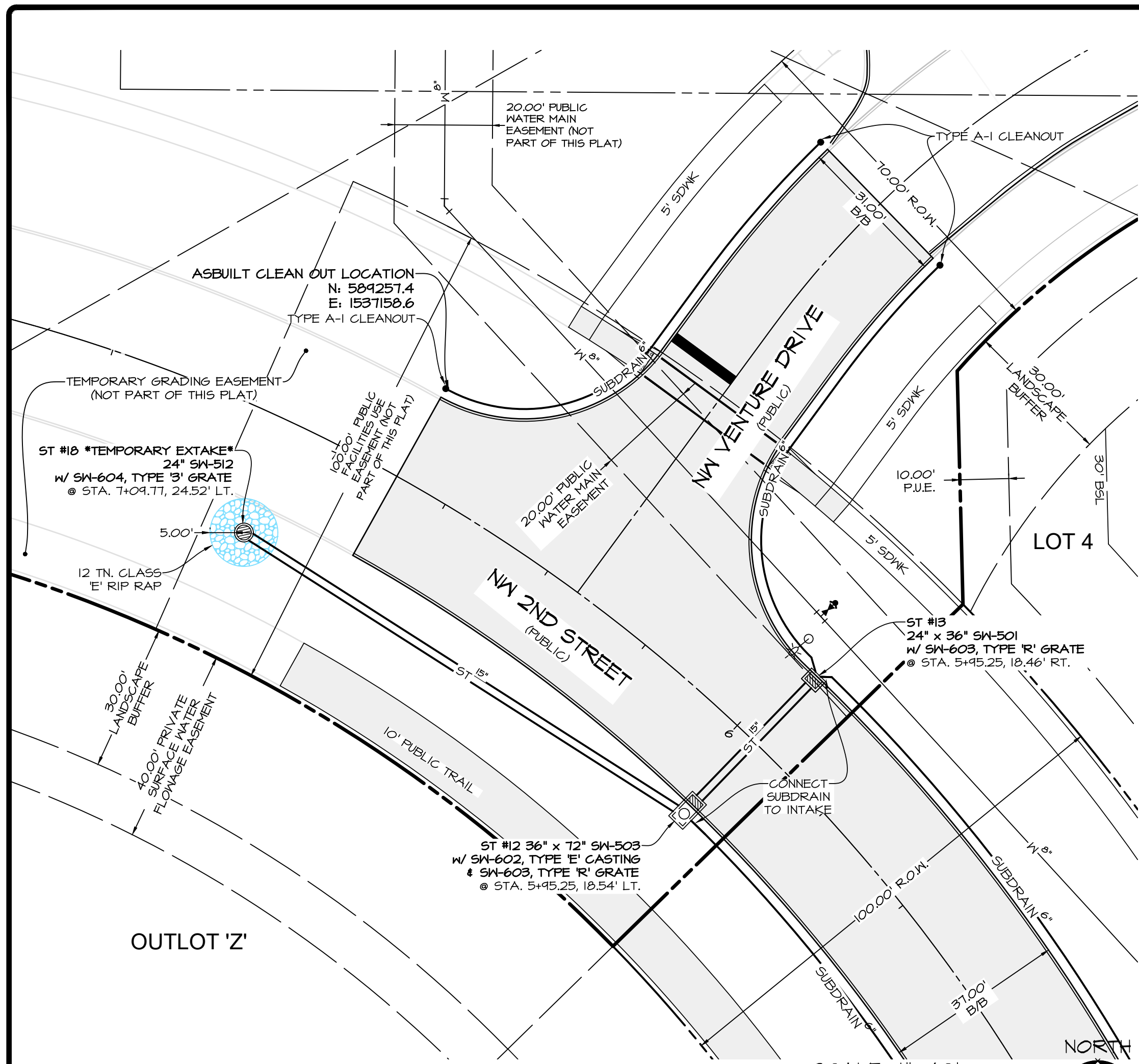
SHEET
11
 OF 24
 A-1947

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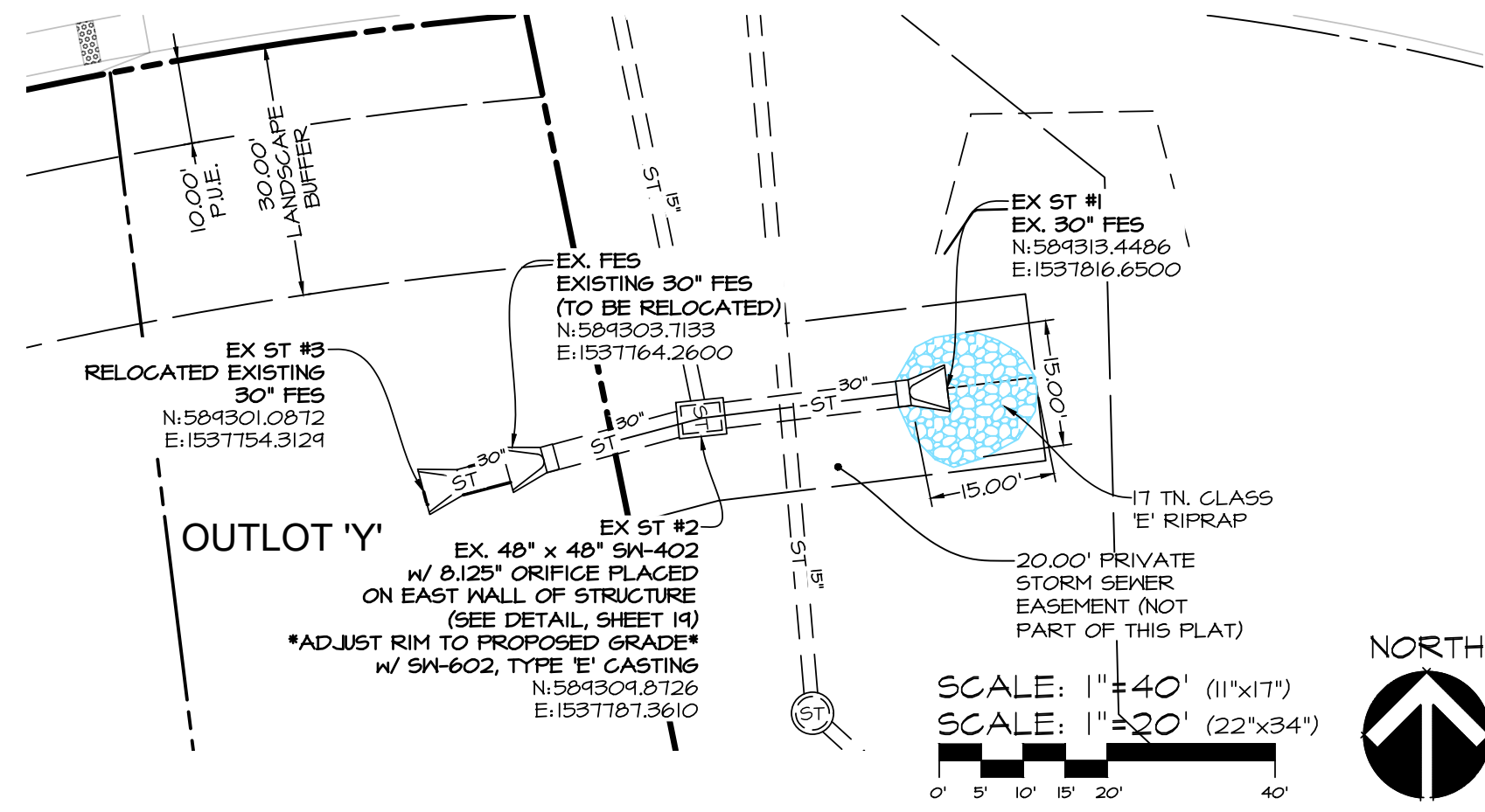


DATE:	2020-10-20
DATE OF SURVEY:	2020-04-28
DESIGNED BY:	EHA
DRAWN BY:	LKT

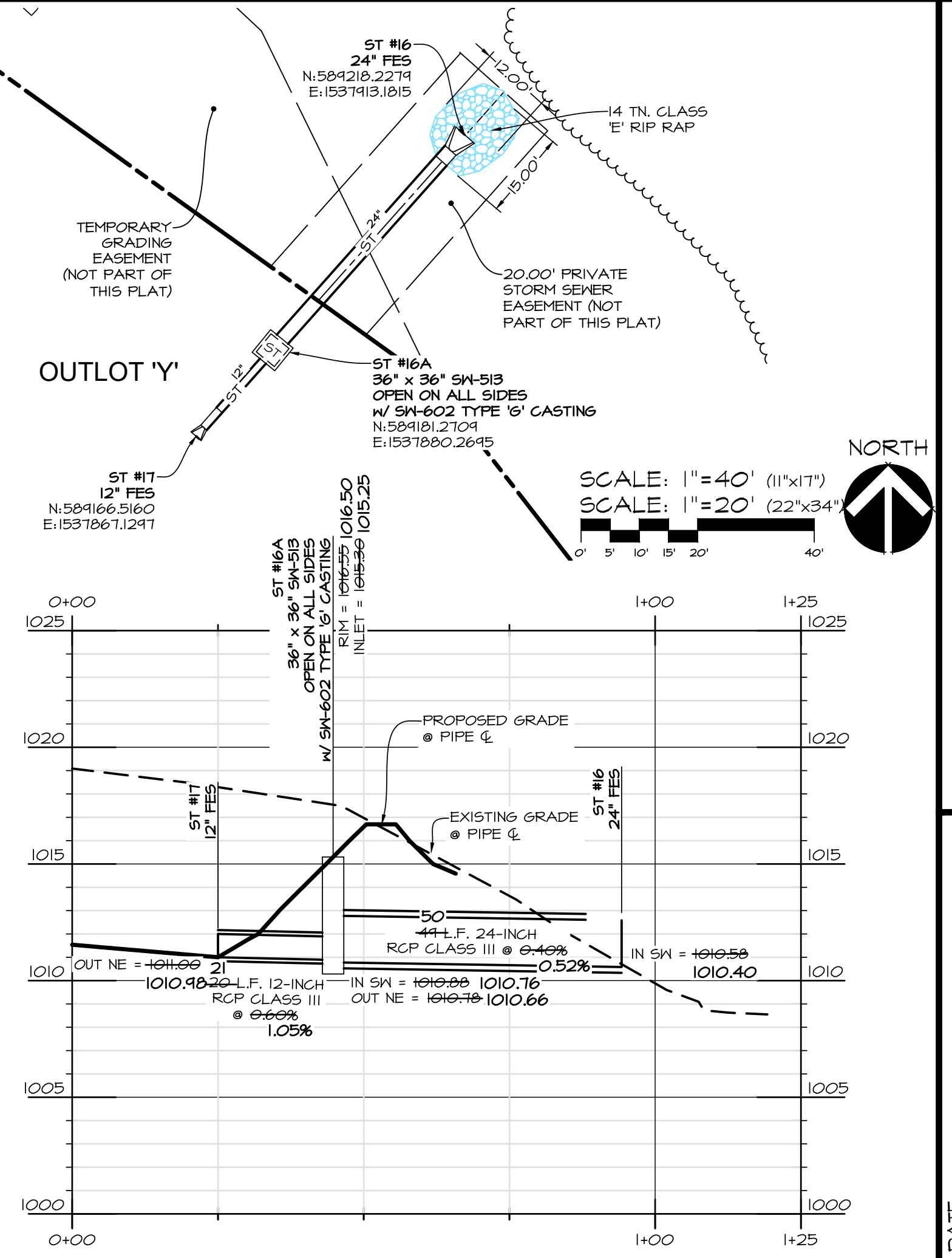
WAUKEE CROSSING FLAT I
 WAUKEE, IA
 SANITARY SEWER PLAN



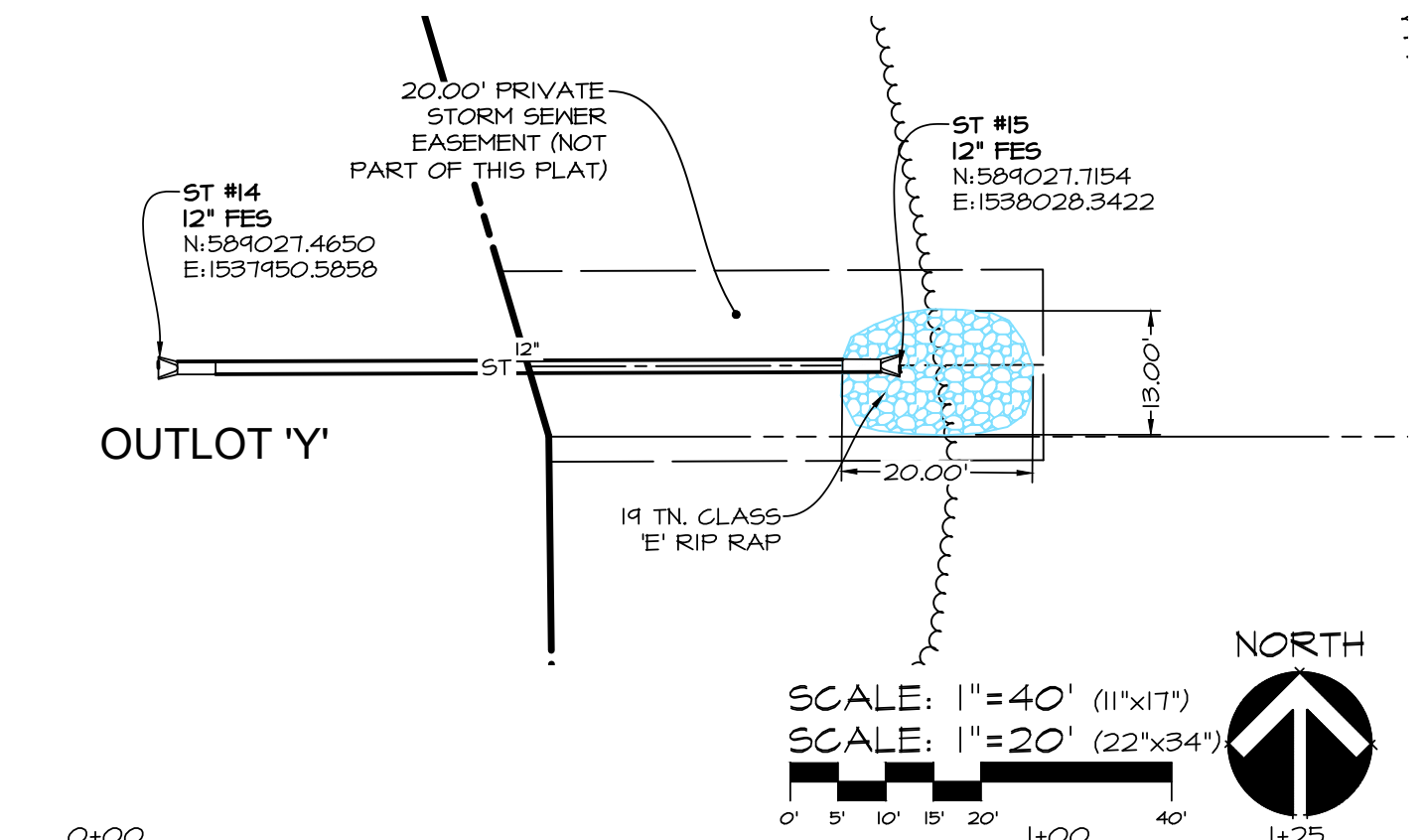
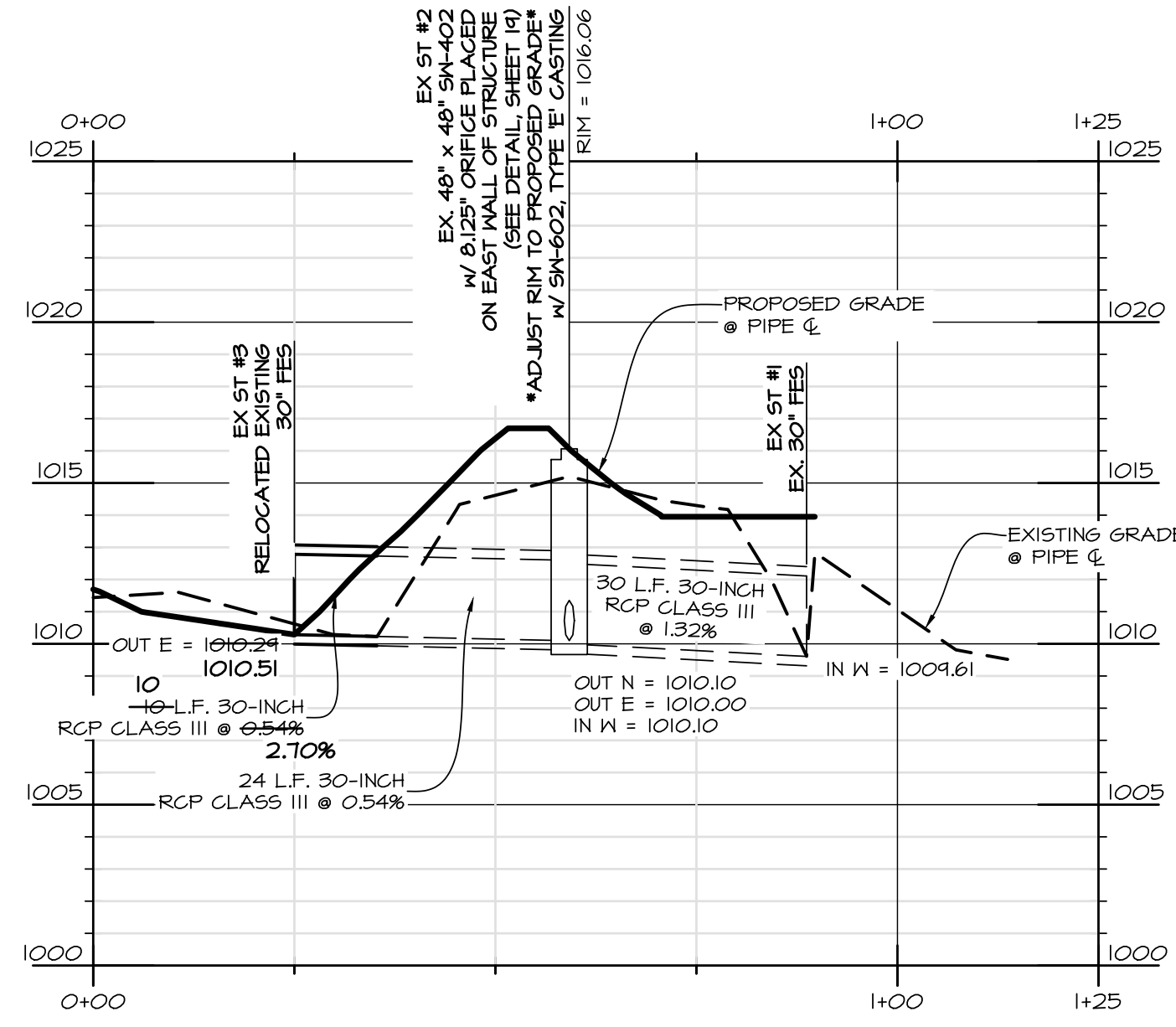
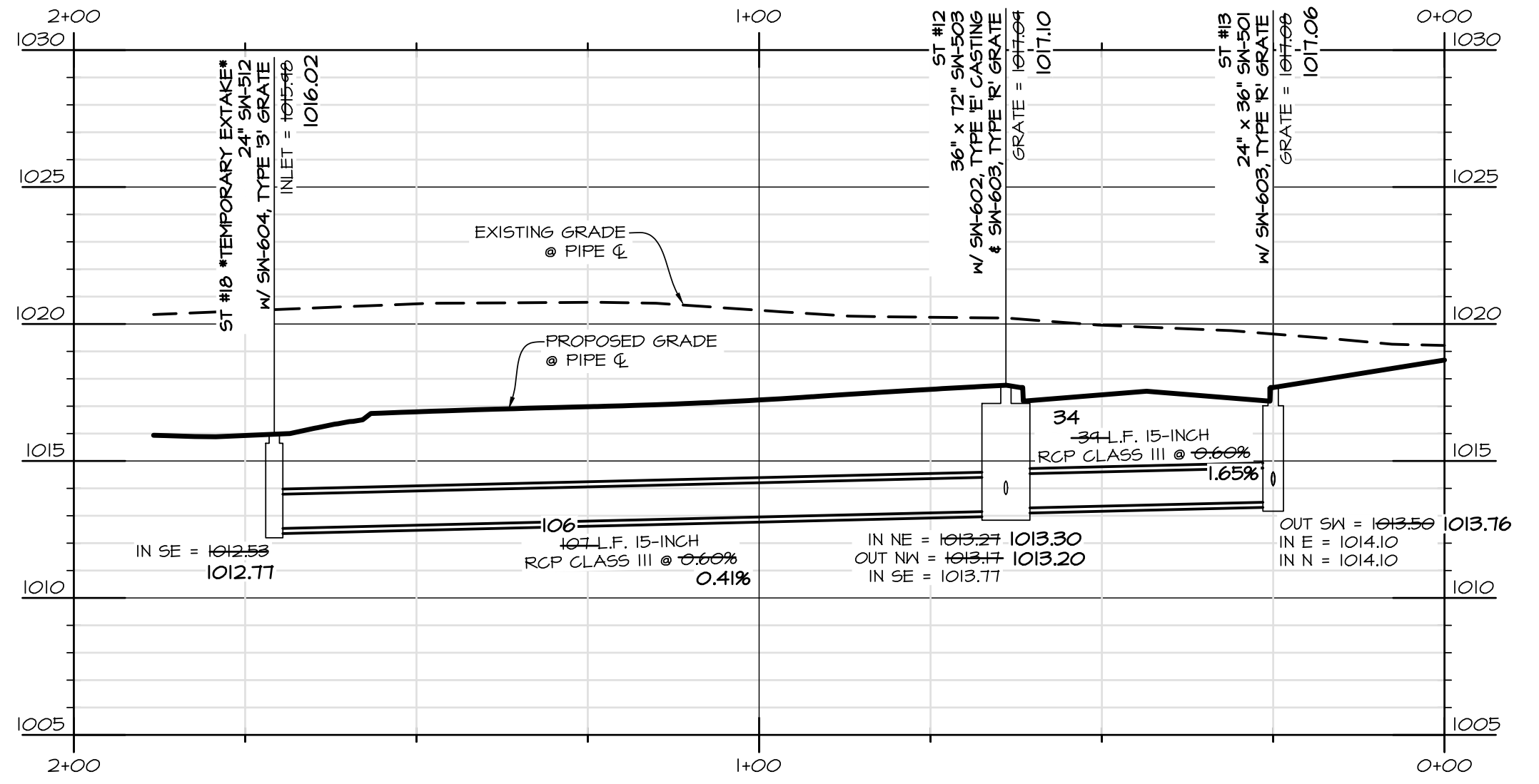
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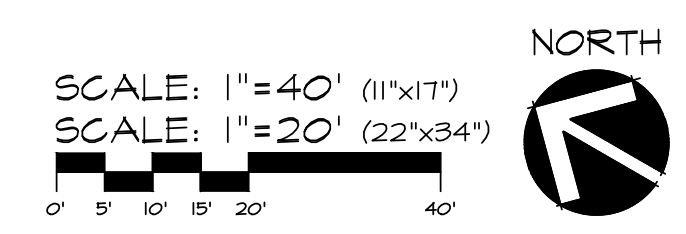
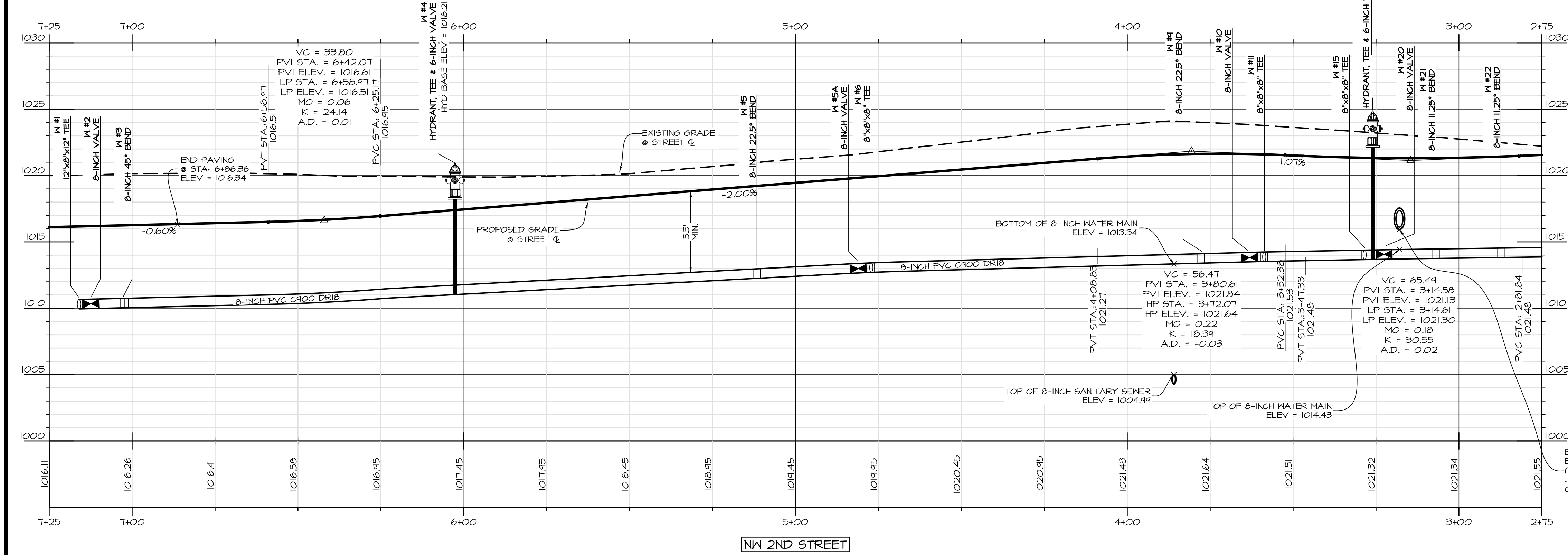
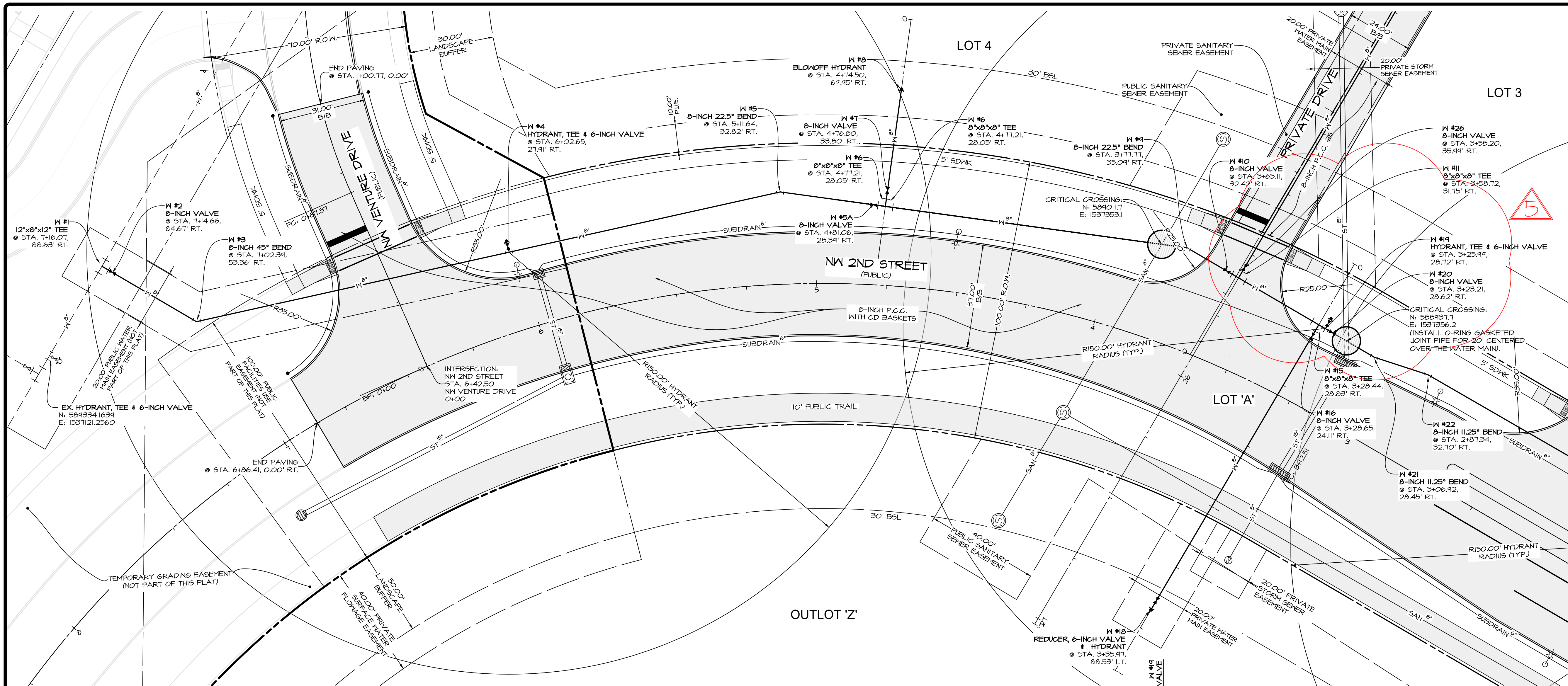


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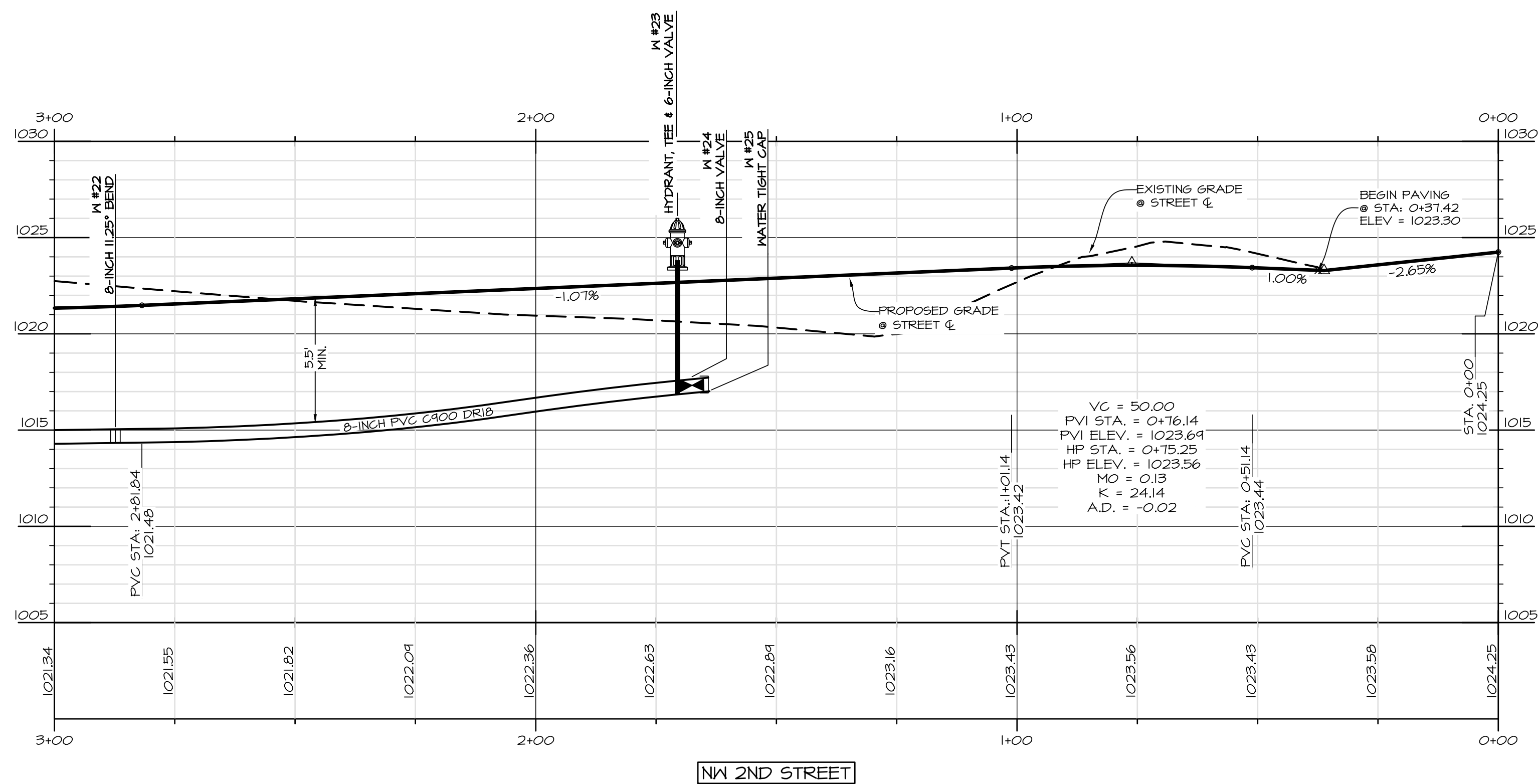
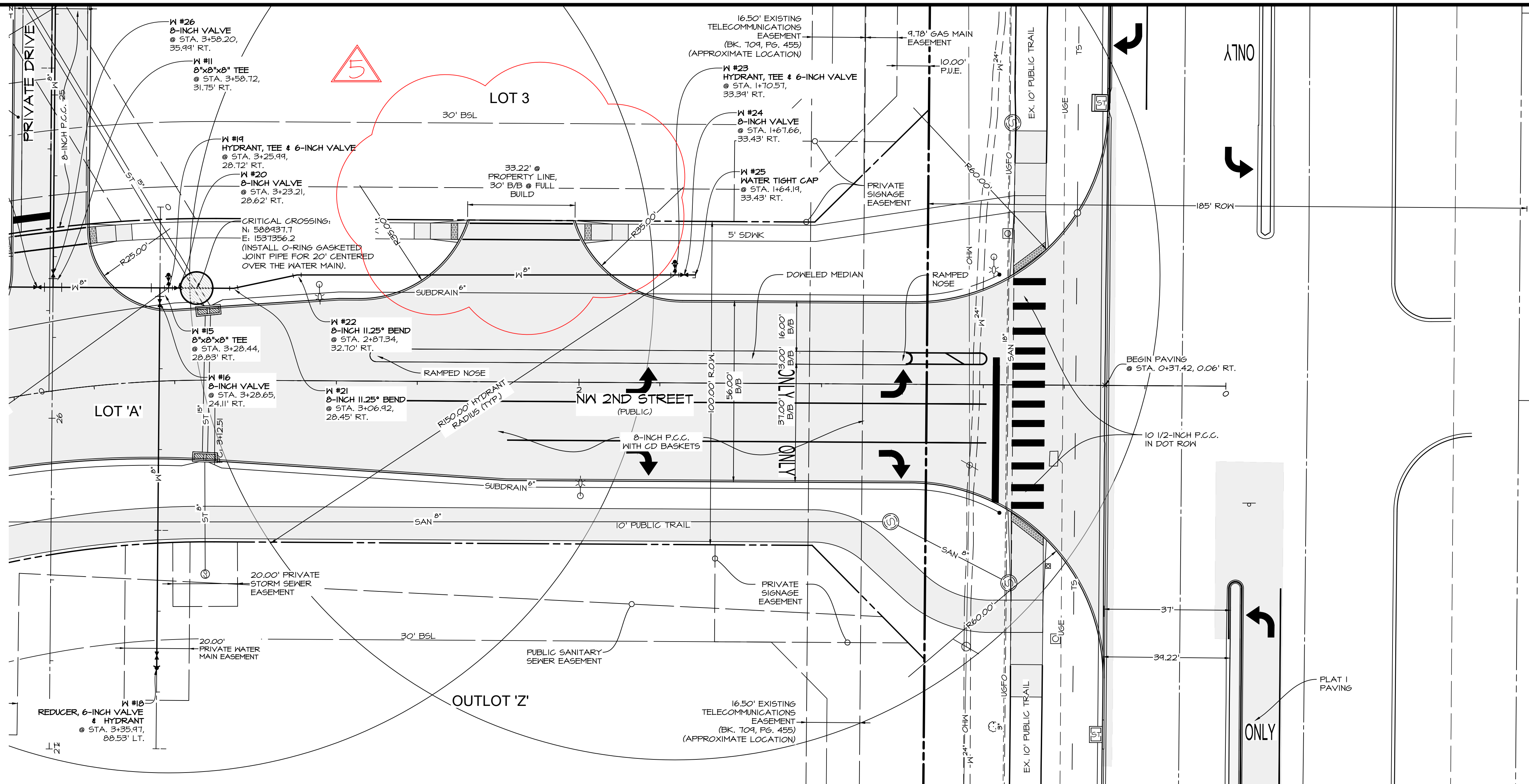
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DATE: 2020-10-20
DATE OF SURVEY: 2020-04-28
DESIGNED BY: EHA
DRAWN BY: LKT

WAUKEE CROSSING FLAT 1
WAUKEE, IA
WATER MAIN & PAVING PLAN

SHEET 10 OF 24
A-1947

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WAUKEE CROSSING PLAT 1
 WAUKEE, IA
 WATER MAIN & PAVING PLAN

SHEET
 OF 24

A-1947

DATE:

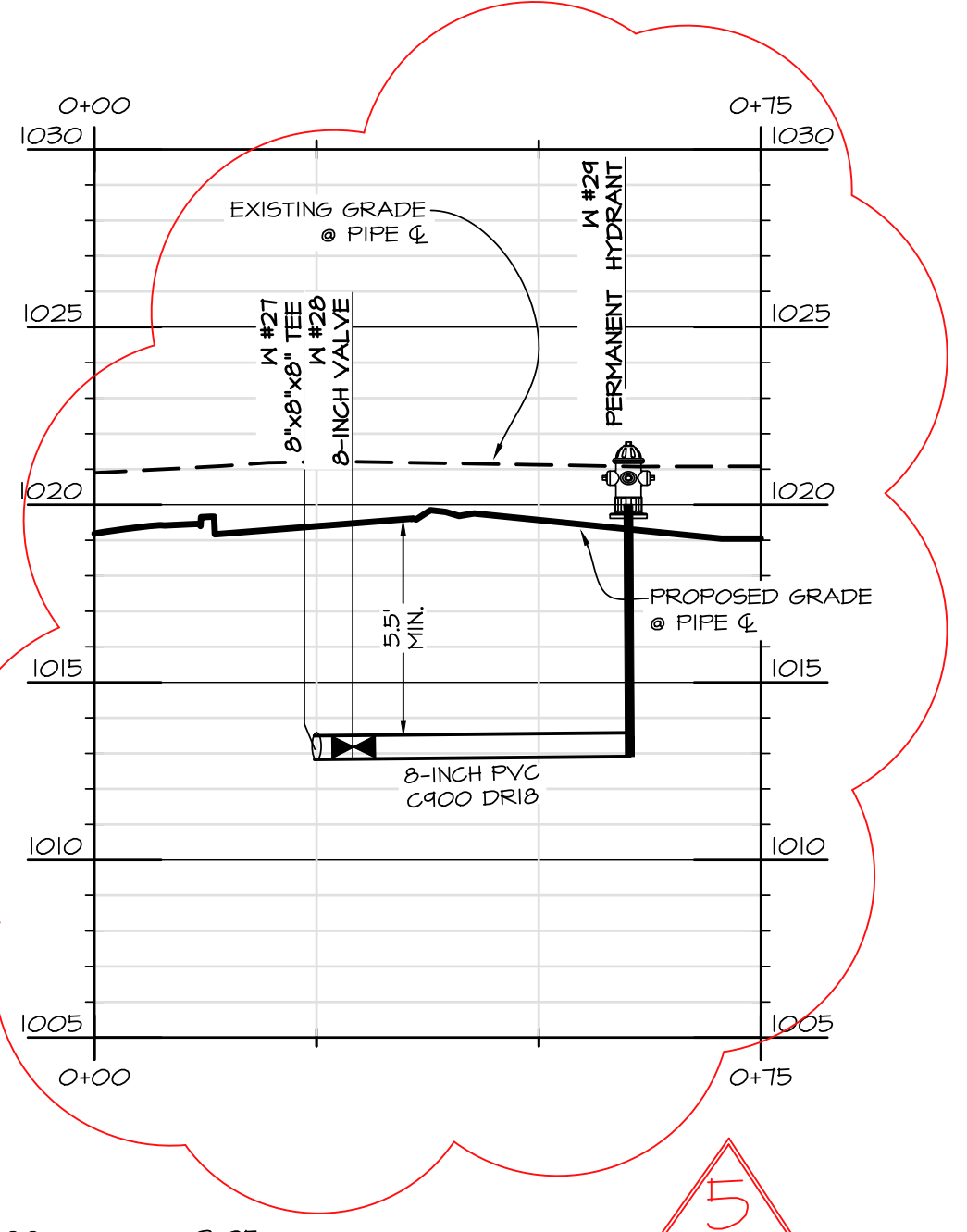
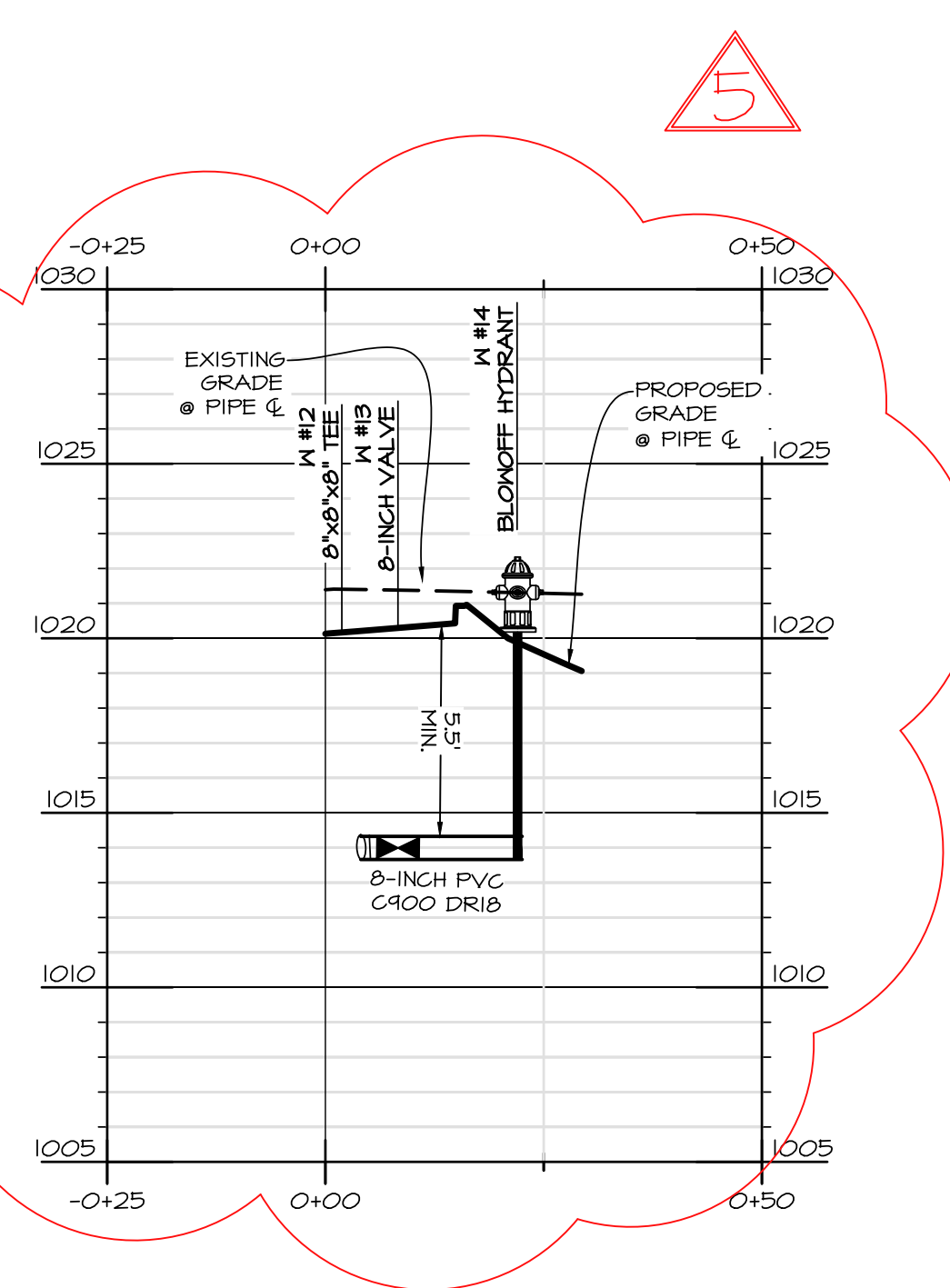
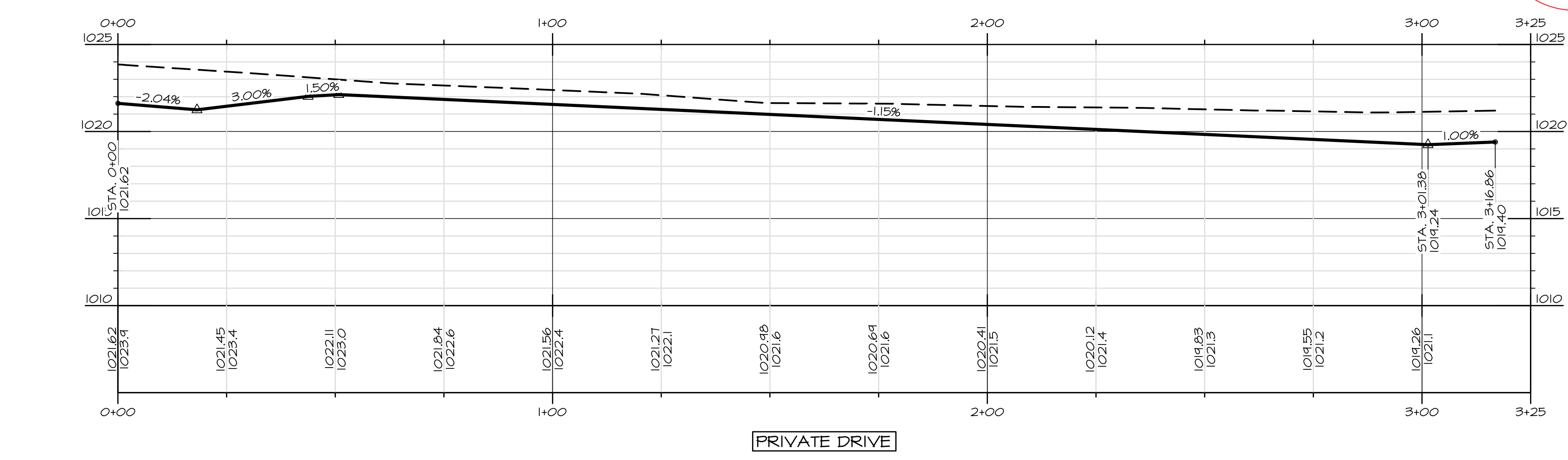
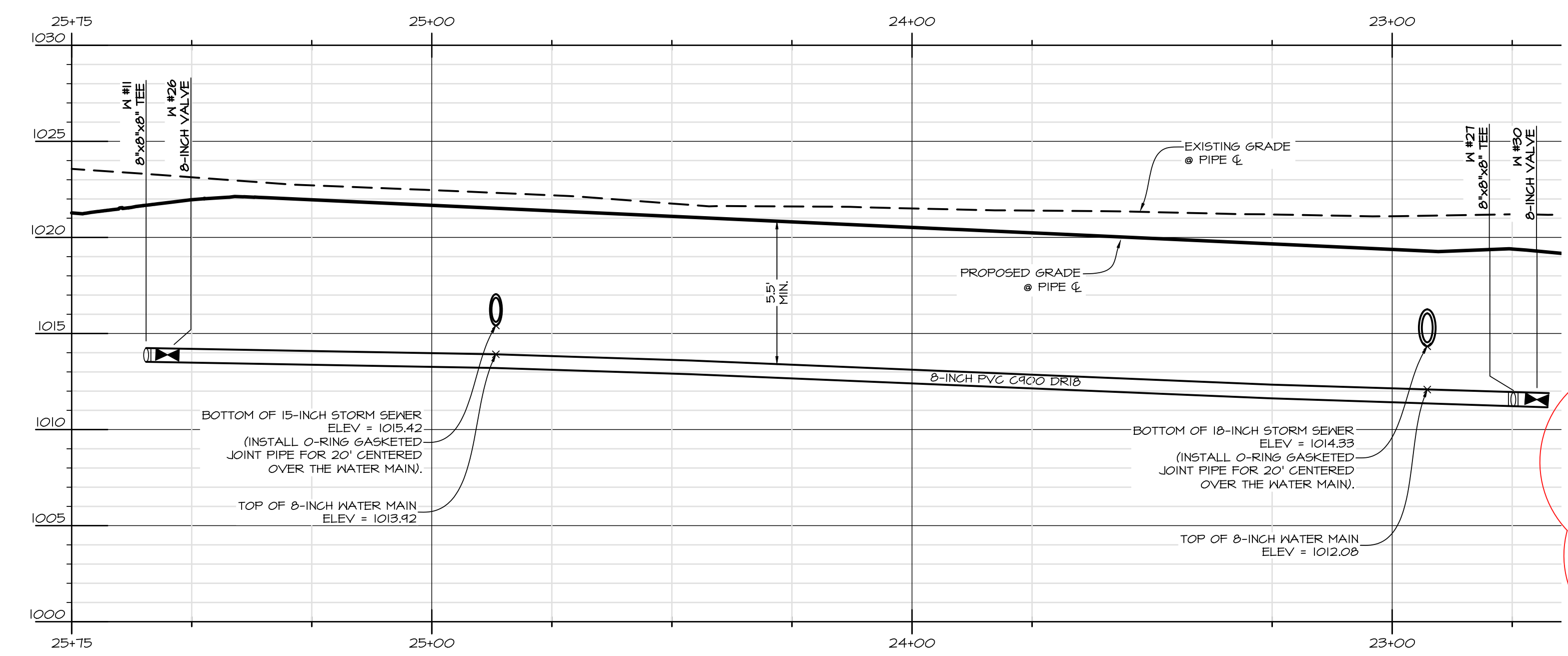
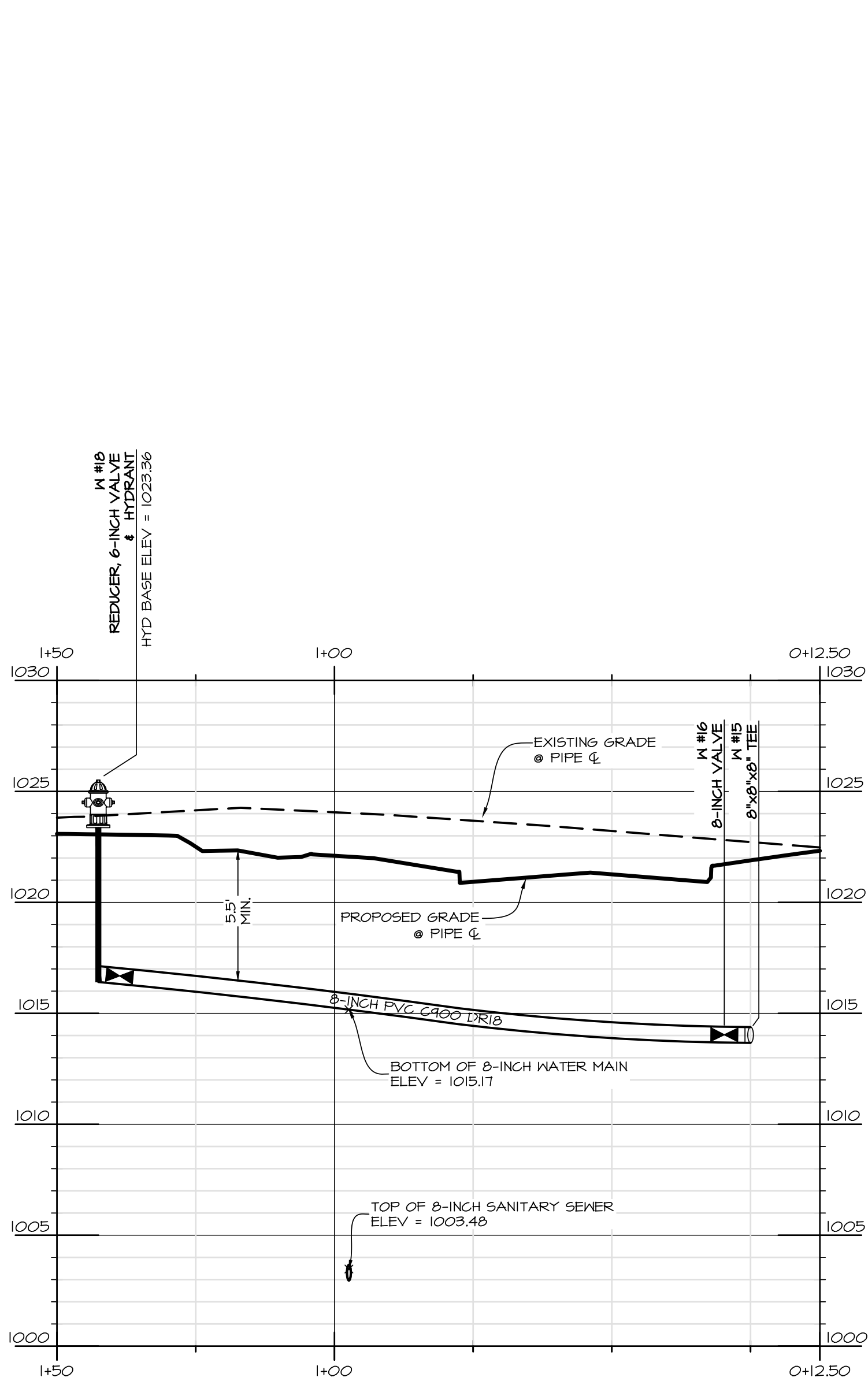
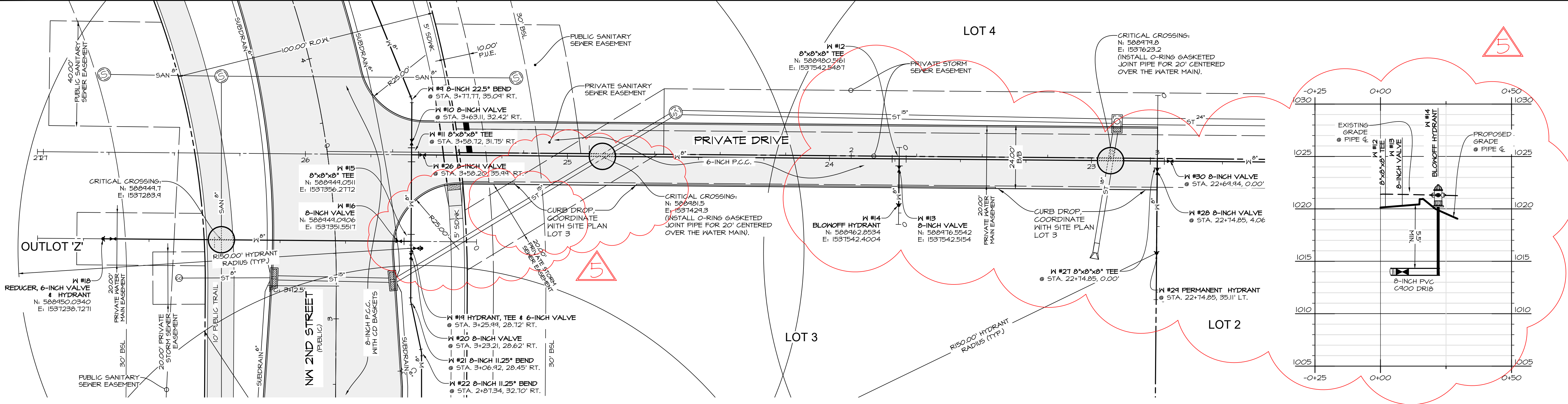
2020-10-20	EHA
2020-09-28	LKT



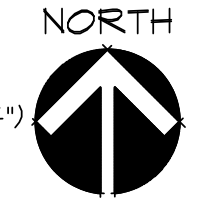
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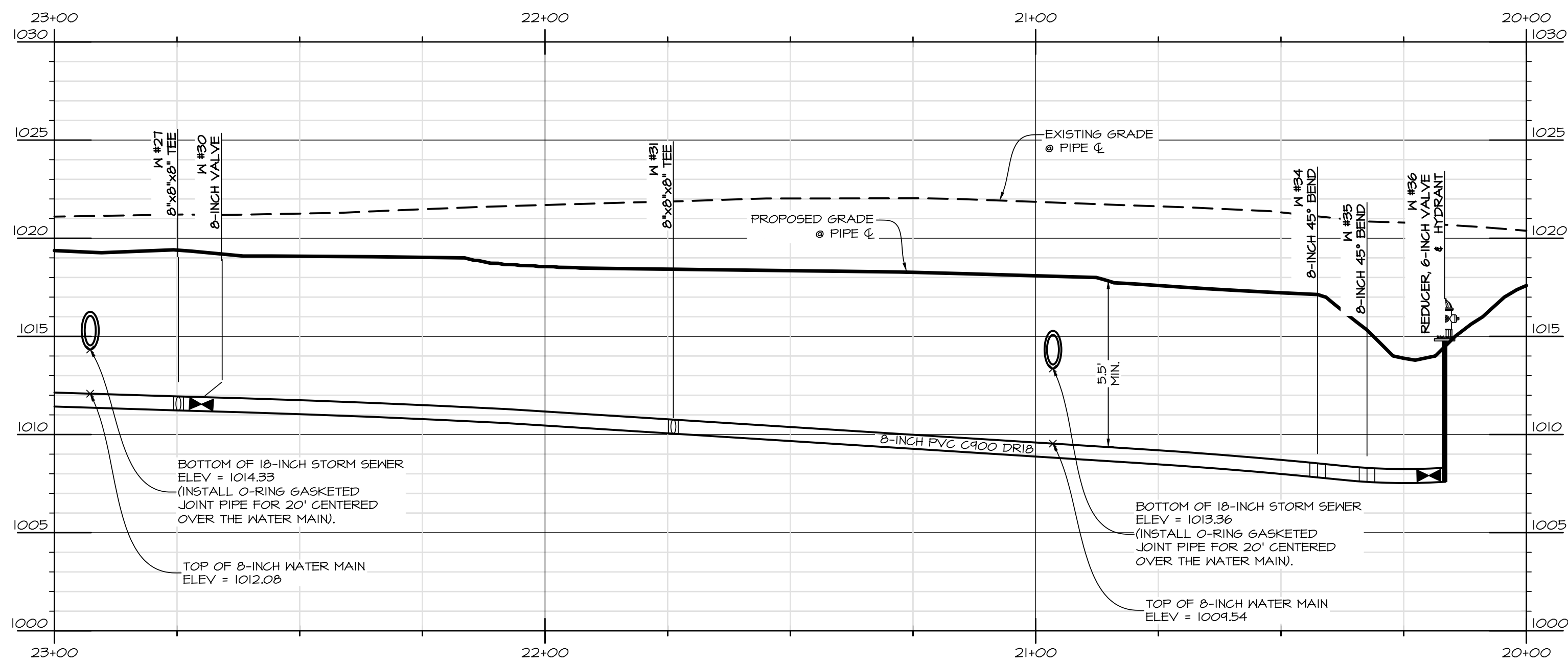
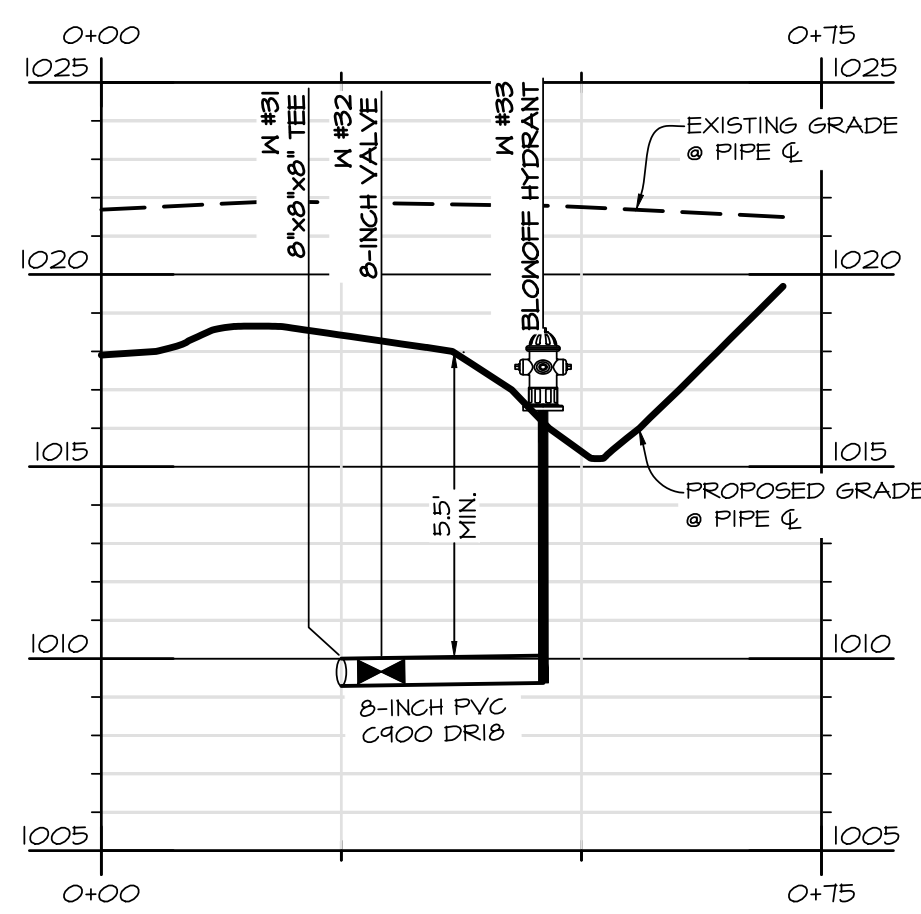
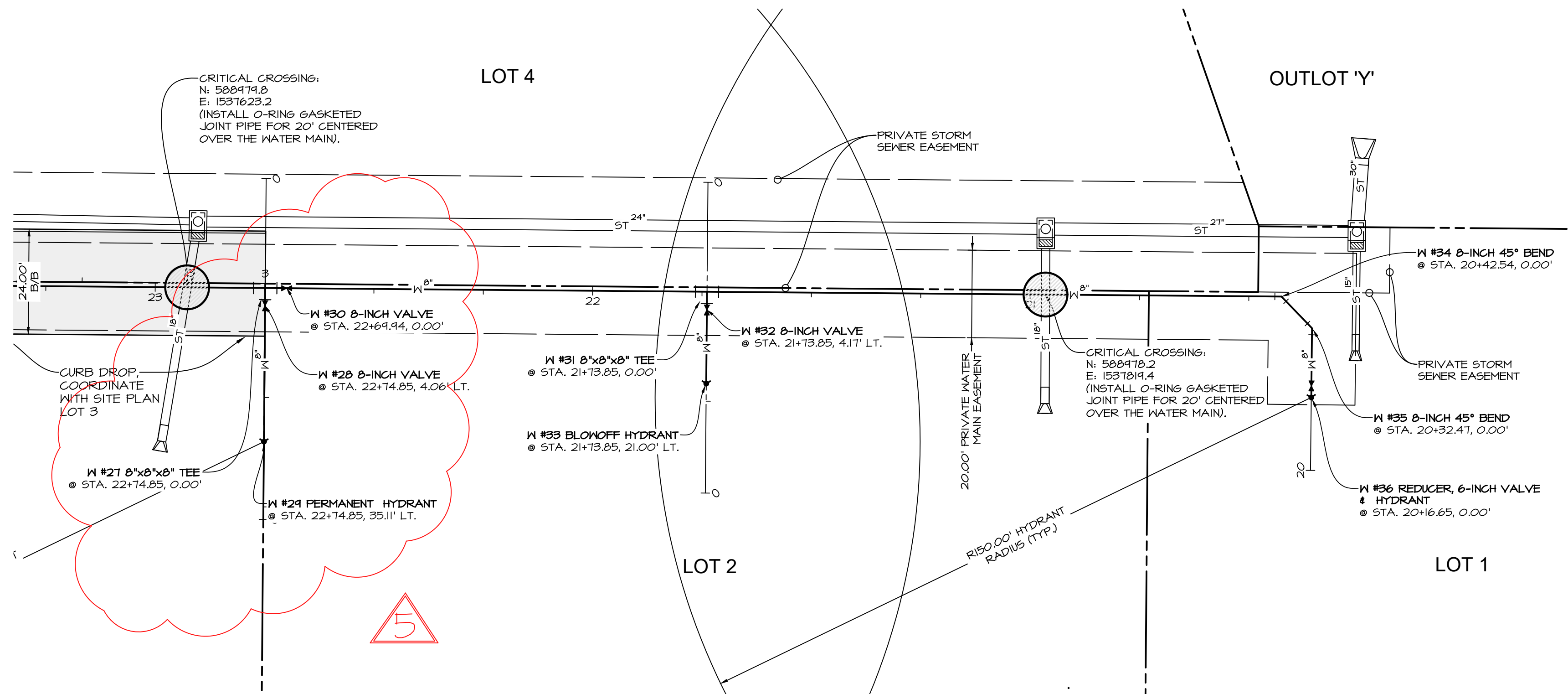
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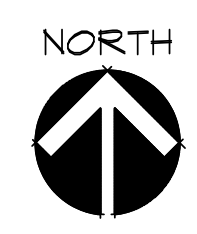
DATE:	2020-10-20
DATE OF SURVEY:	2020-04-28
DESIGNED BY:	EHA
DRAWN BY:	LKT

WAUKEE CROSSING FLAT 1
WAUKEE, IA
WATER MAIN & PAVING PLAN

SHEET 12 OF 24
A-1947



SCALE: 1"=40' (11"x17")
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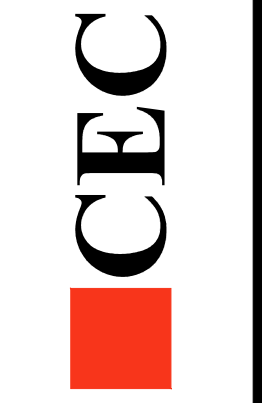


WAUKEE CROSSING FLAT 1
WAUKEE, IA
WATER MAIN PLAN

SHEET
OF 24

A-1997

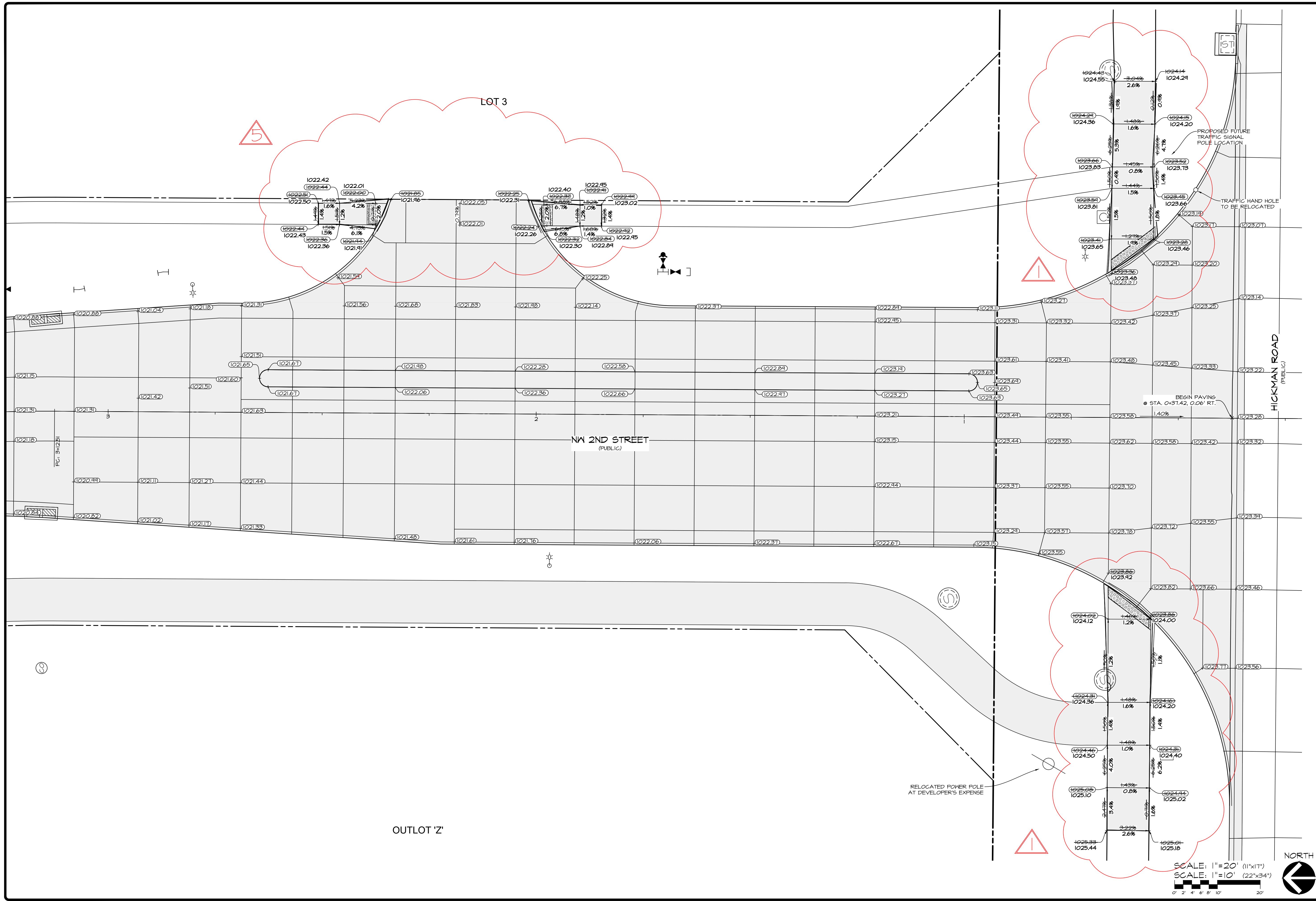
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DRAWN BY:	LKT



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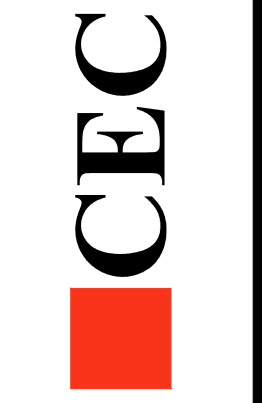
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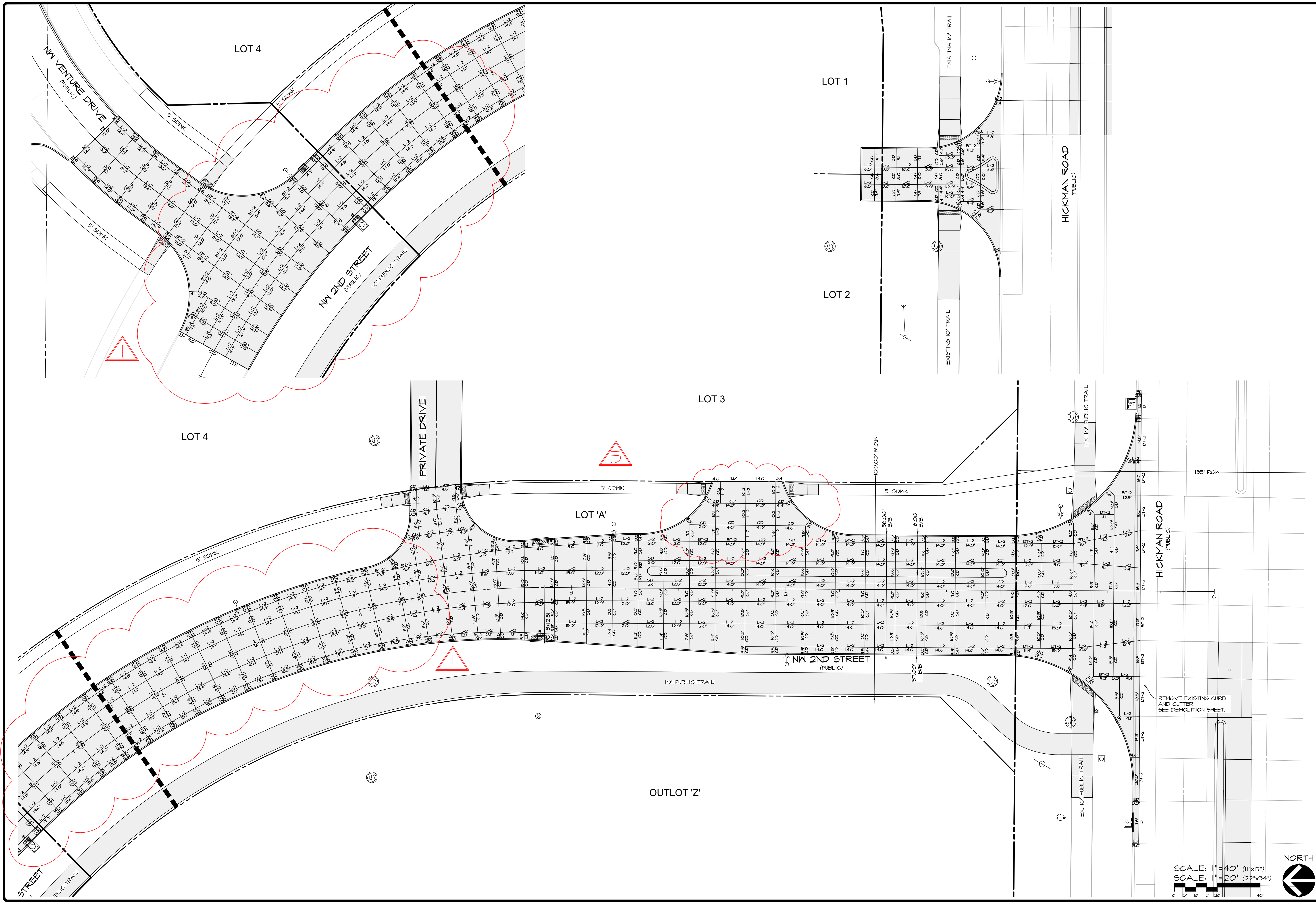
WAUKEE CROSSING FLAT I
 WAUKEE, IA
 INTERSECTION DETAIL PLAN

SHEET 16 OF 24
 A-1997



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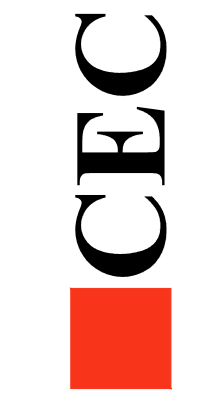


SHEET
 OF 24

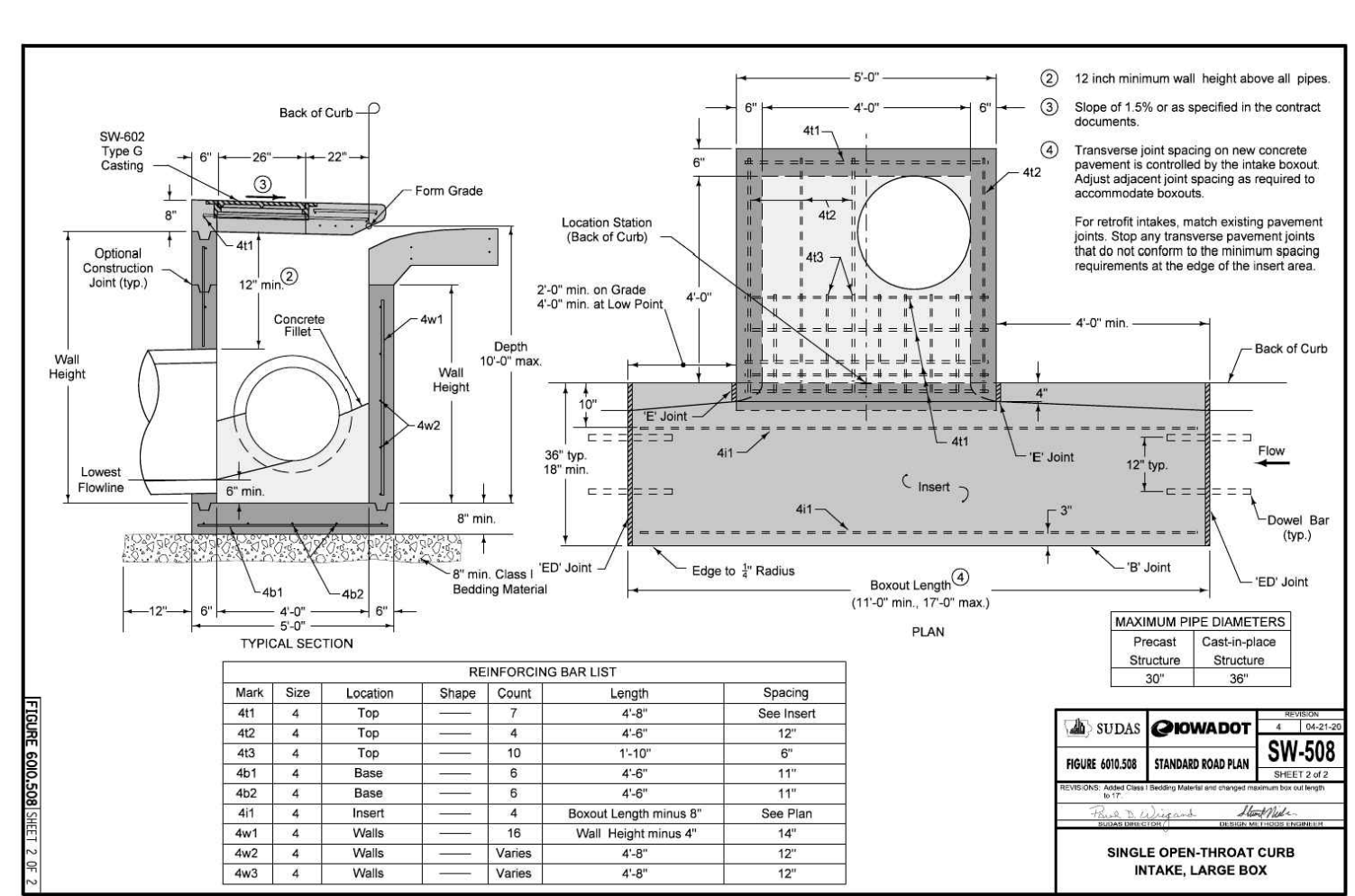
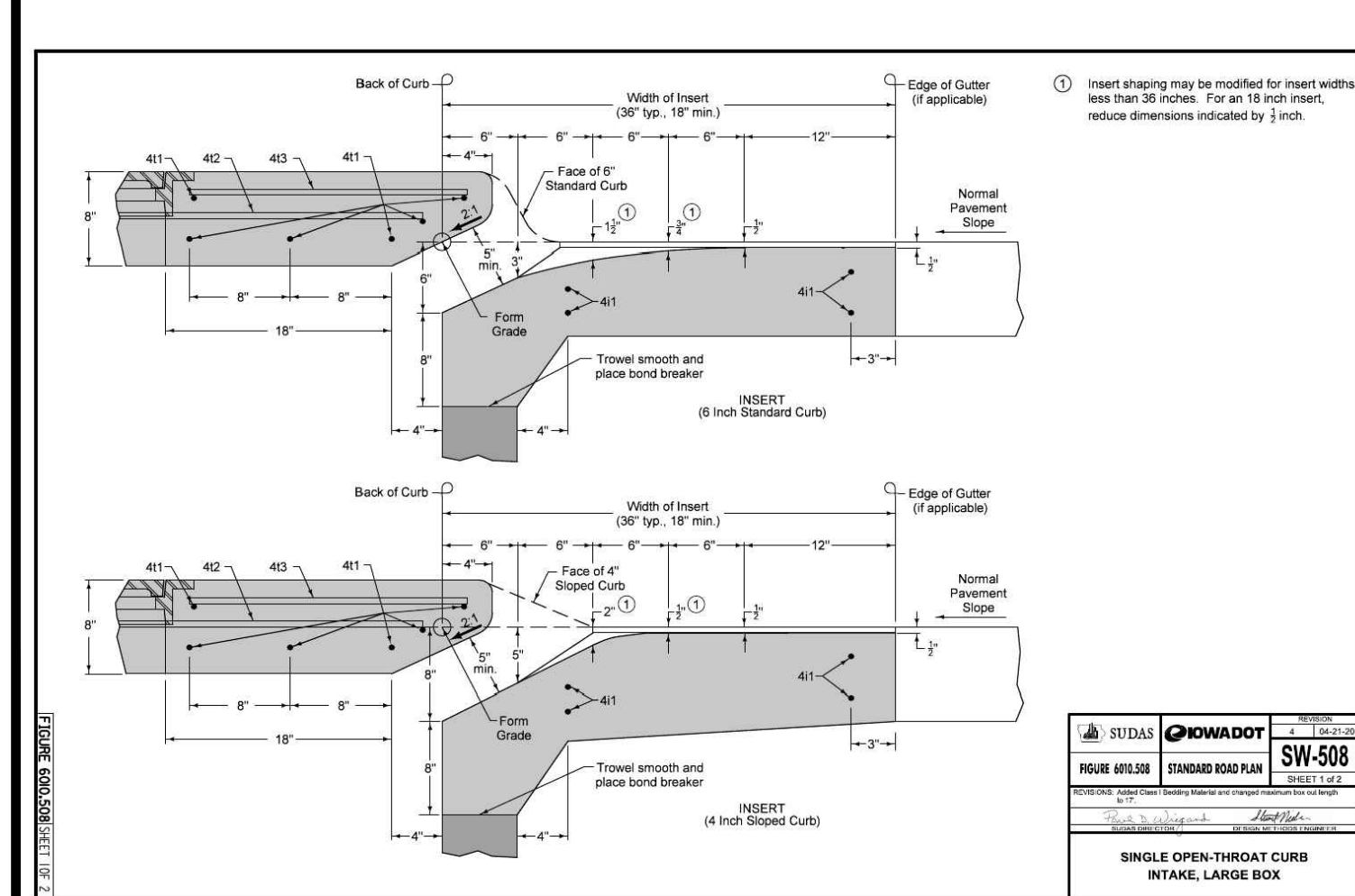
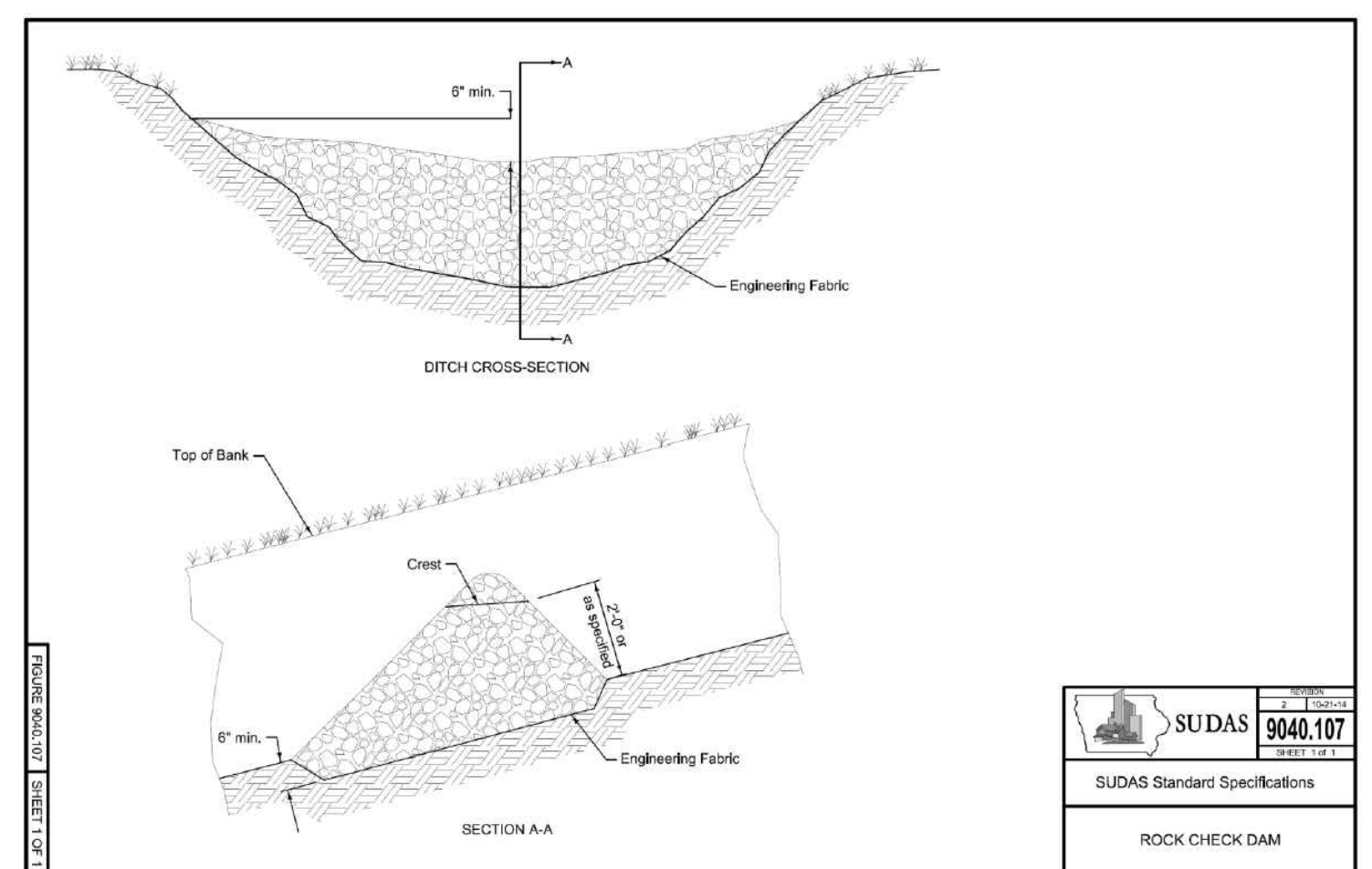
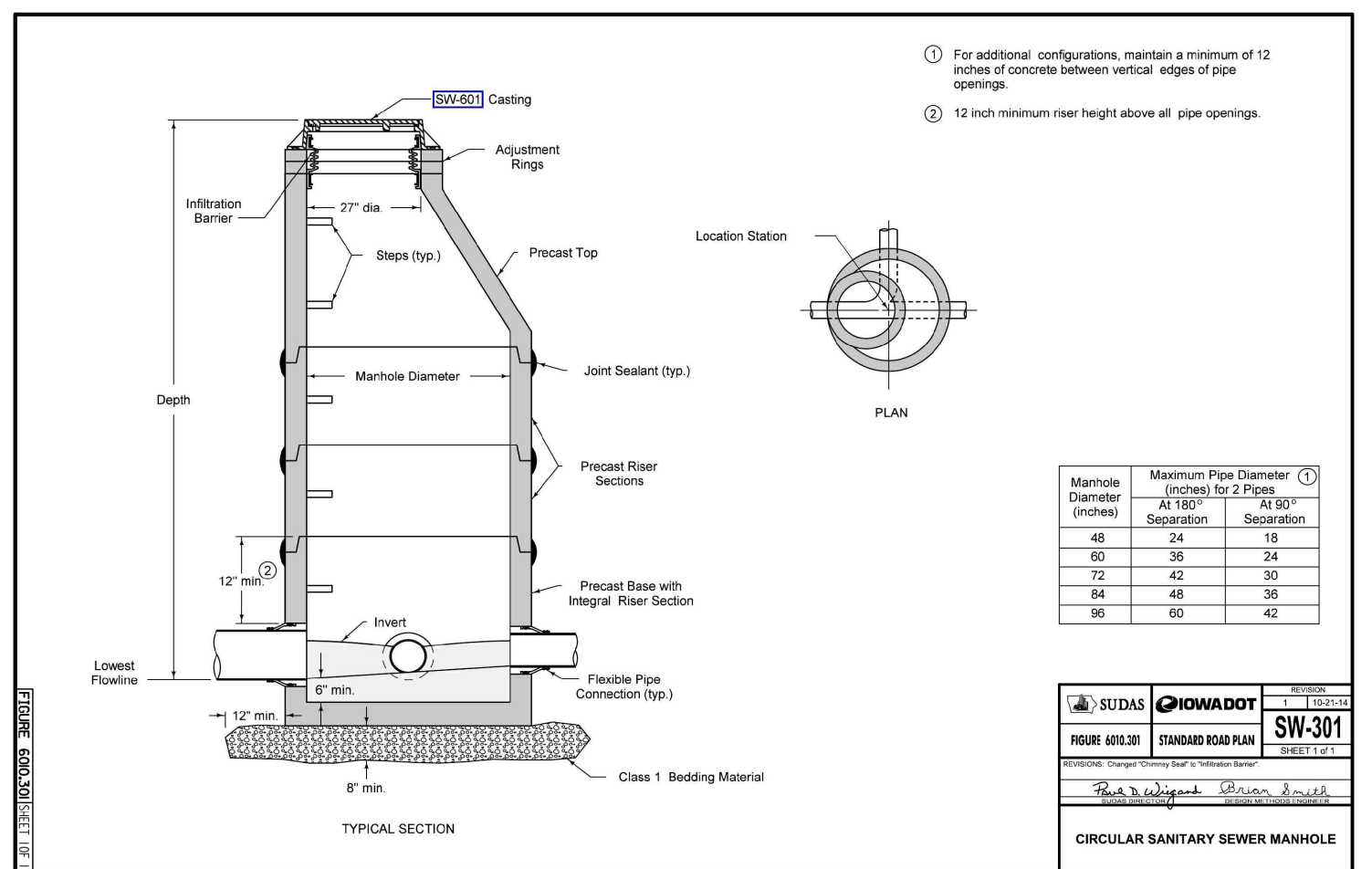
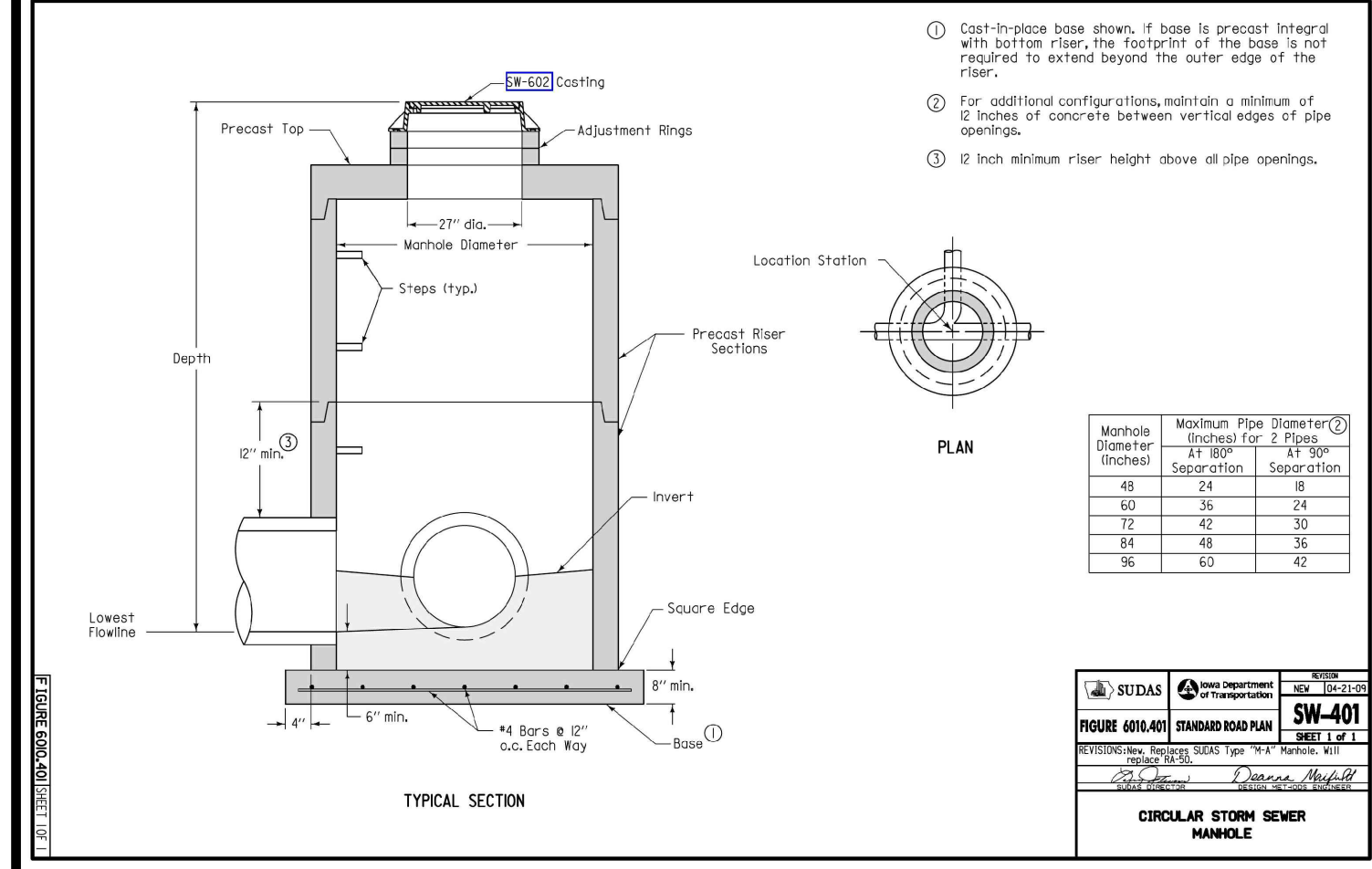
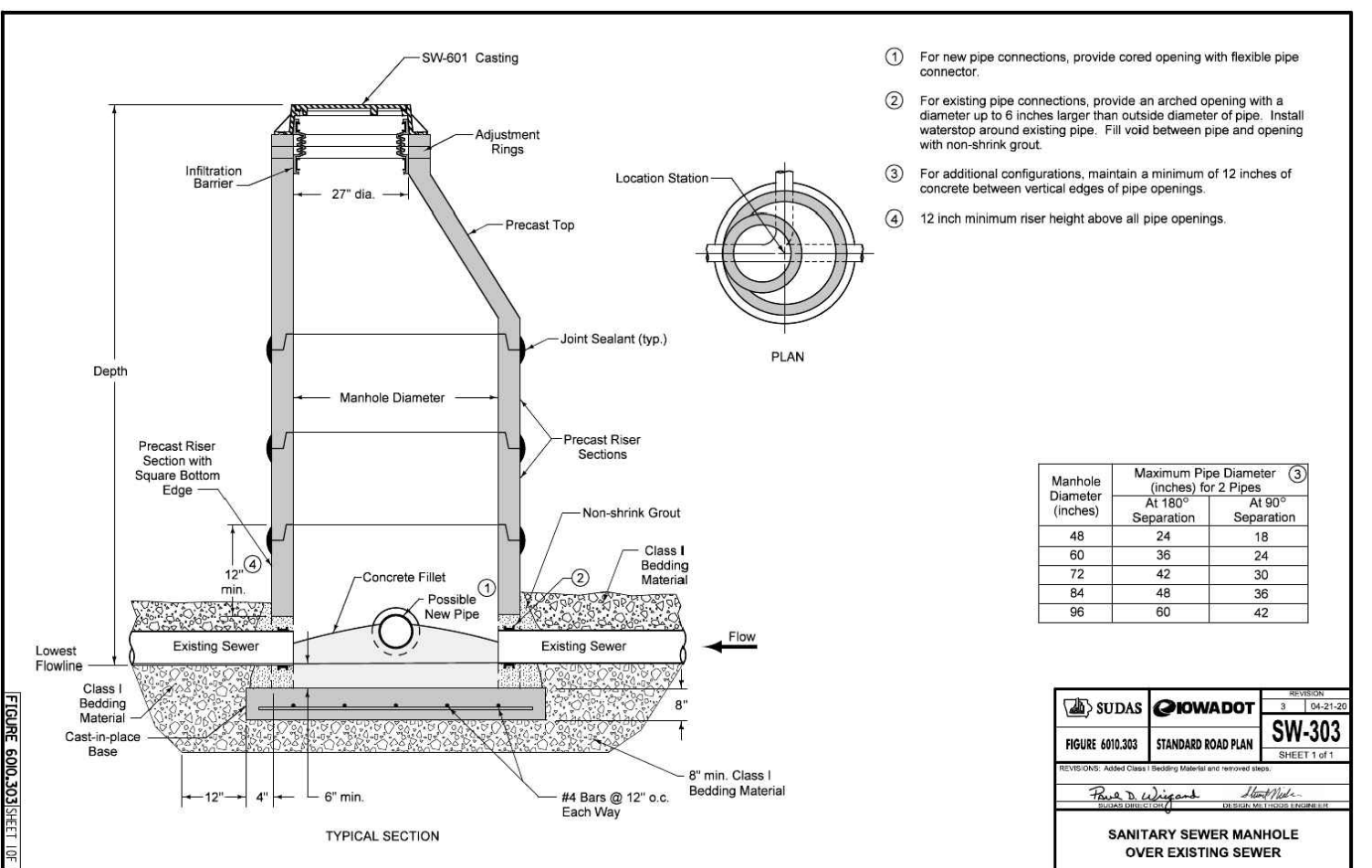
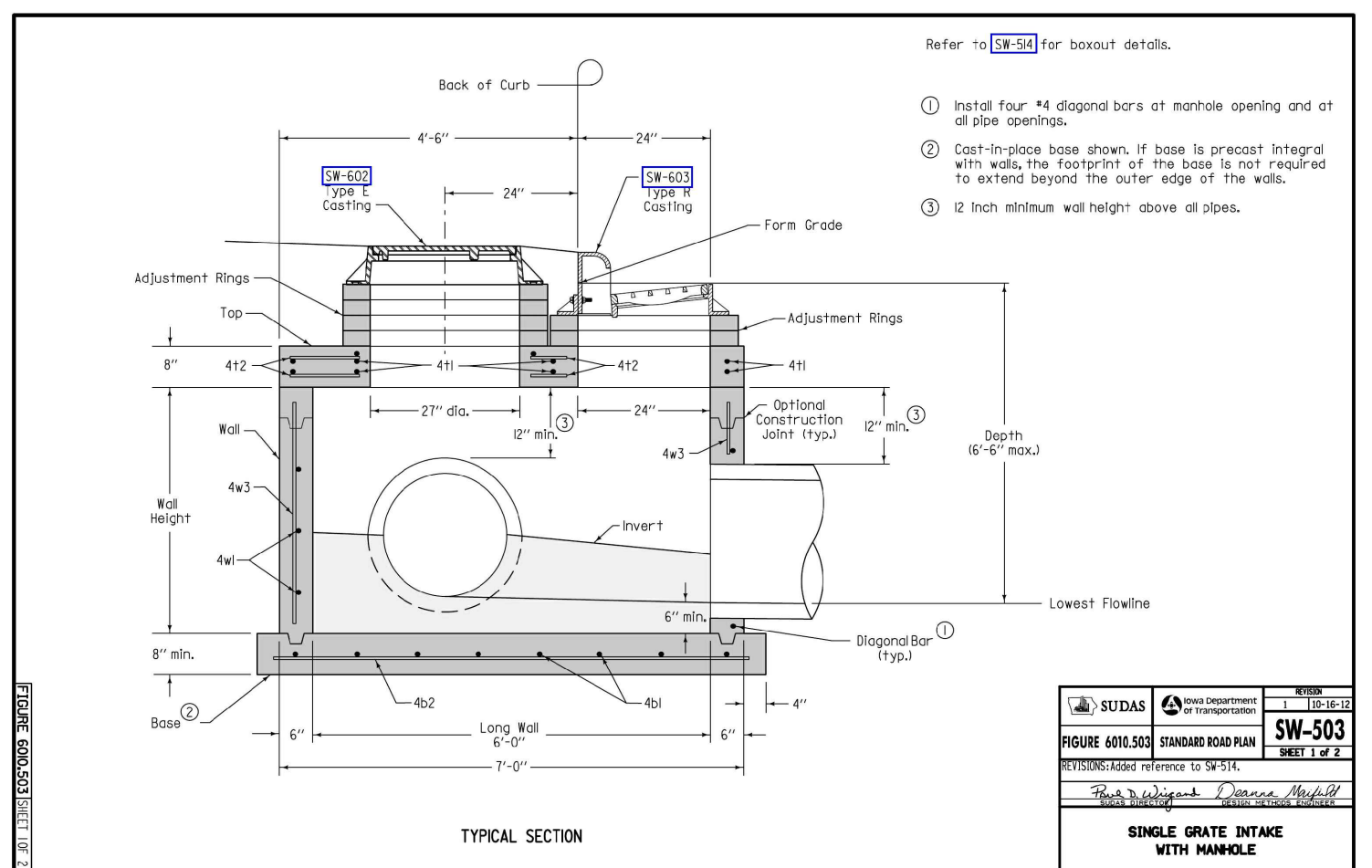
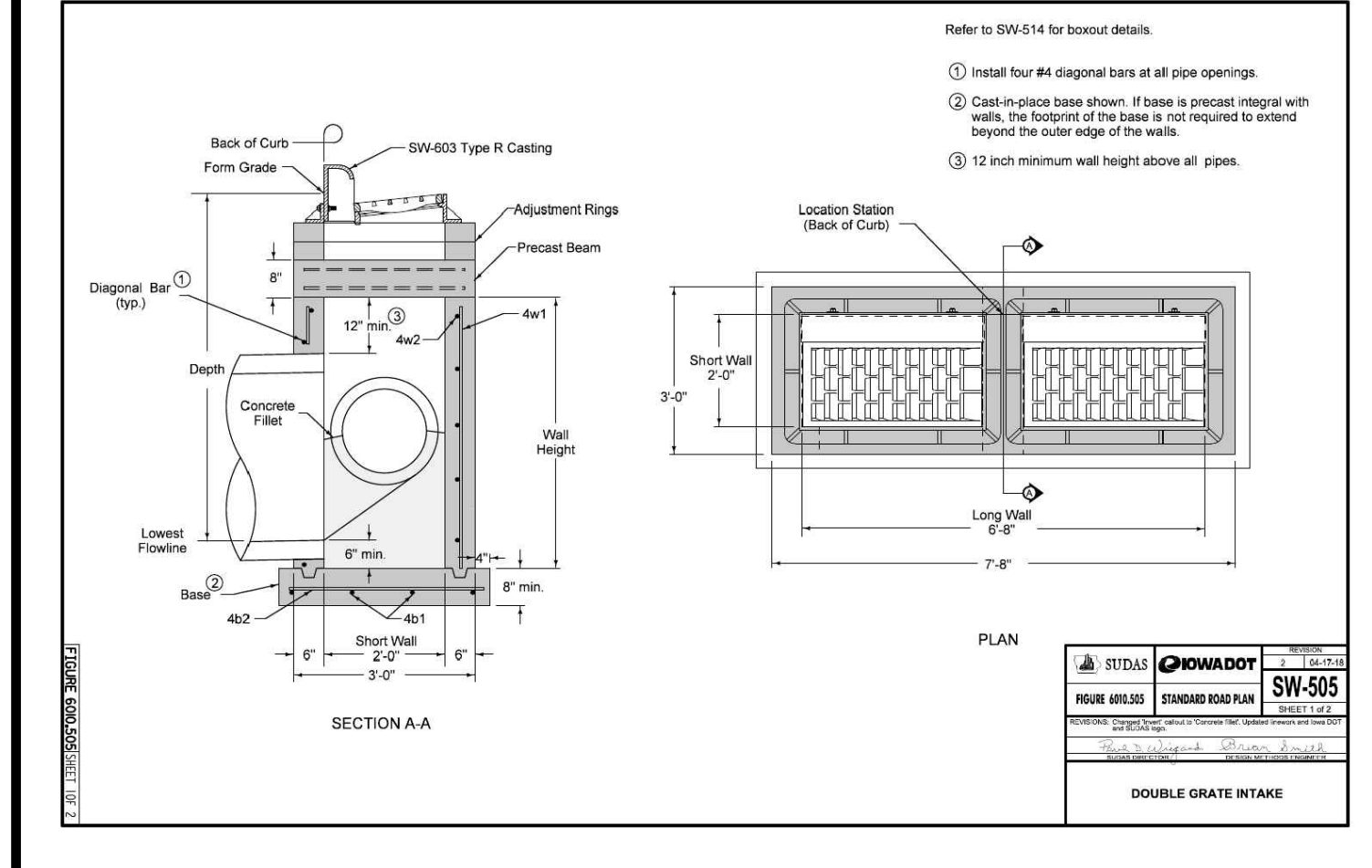
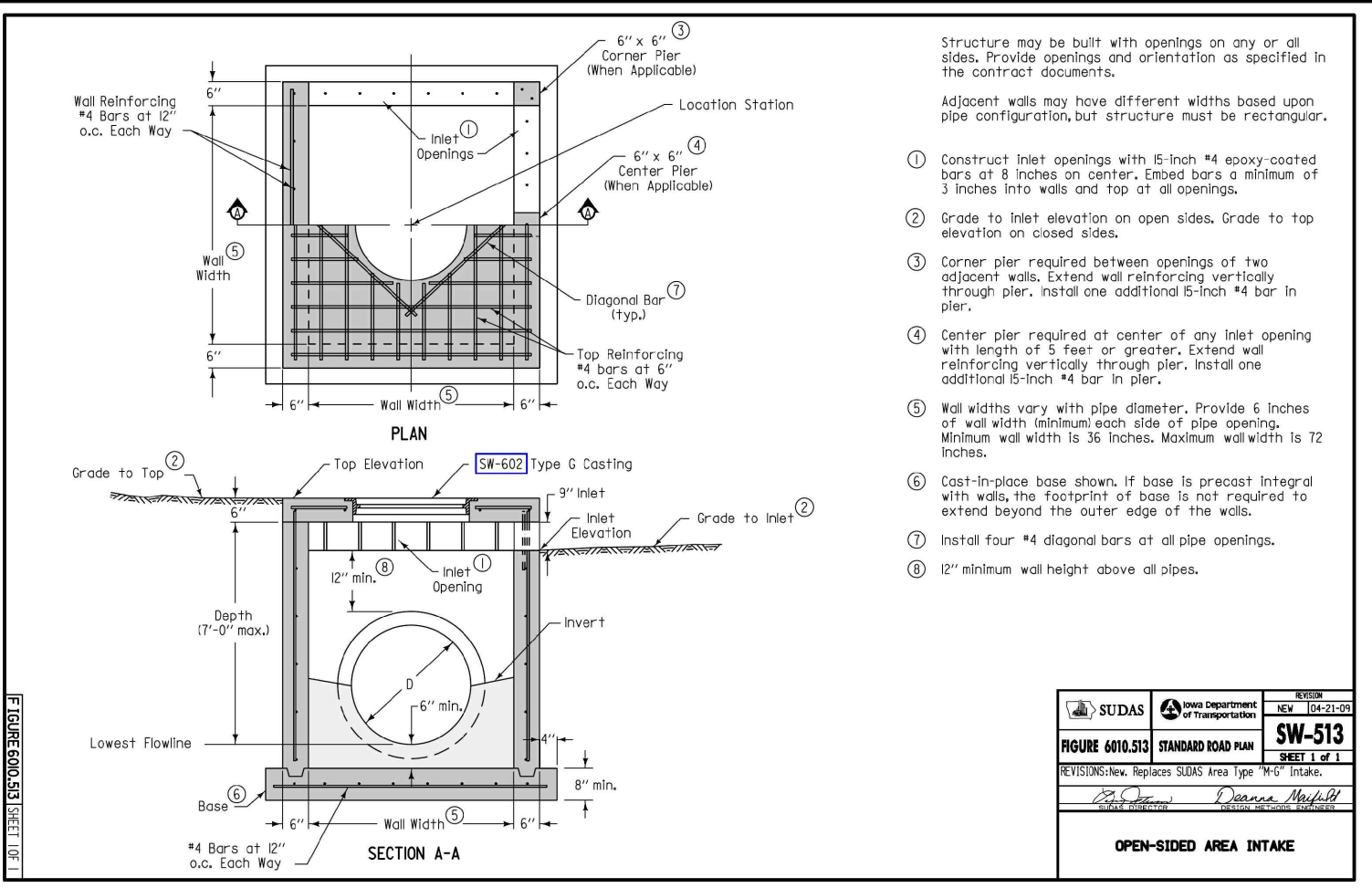
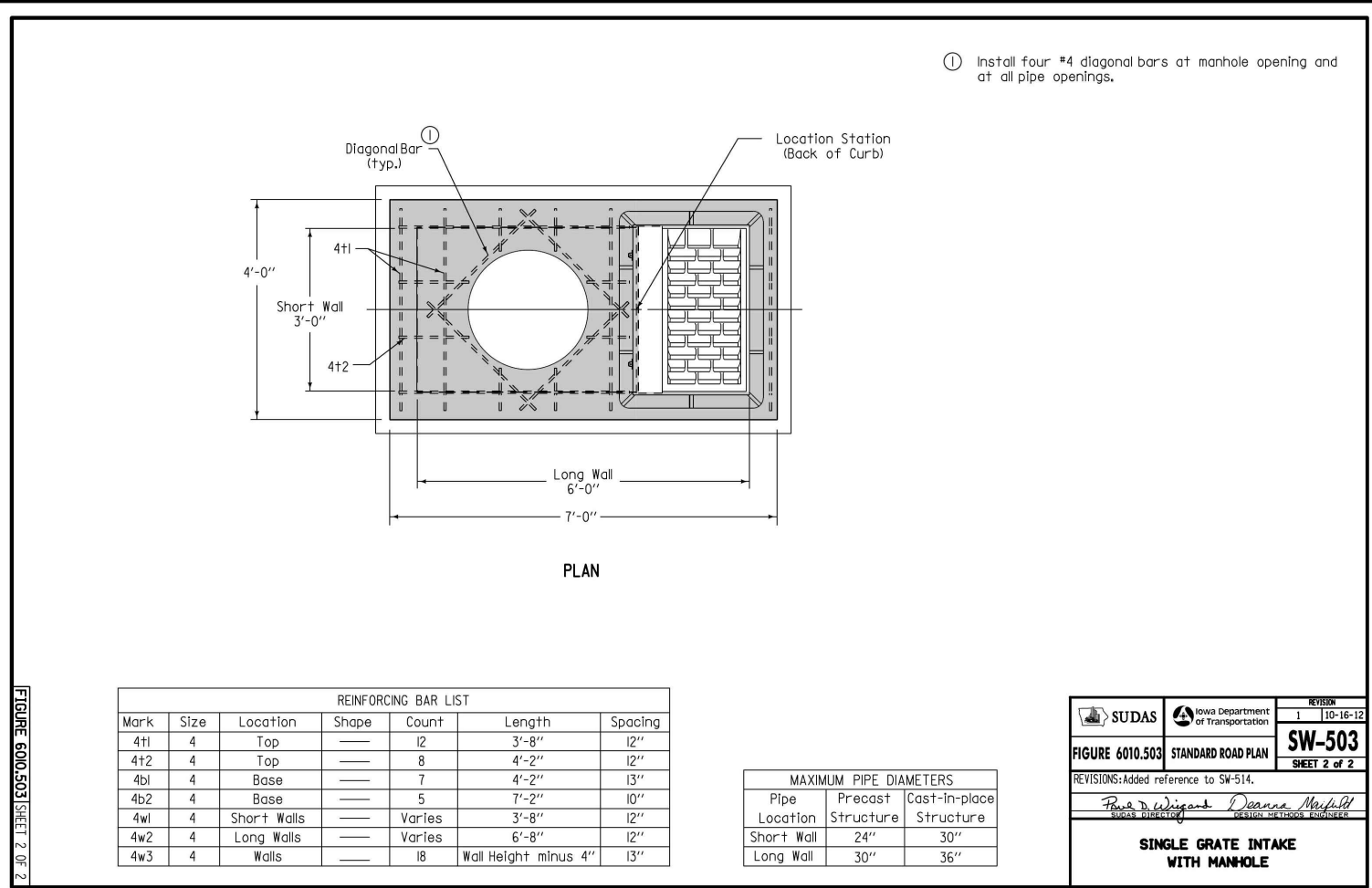
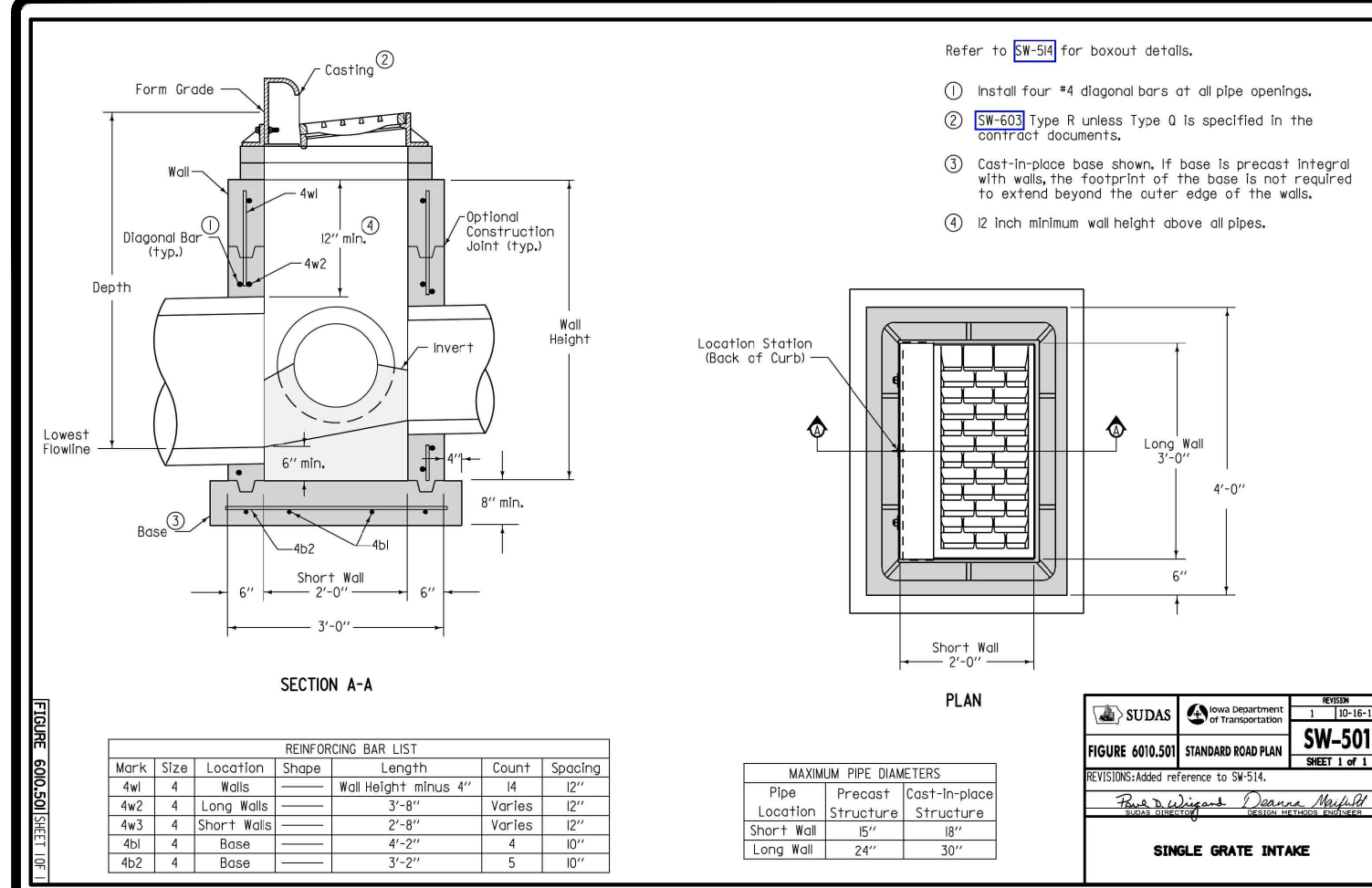
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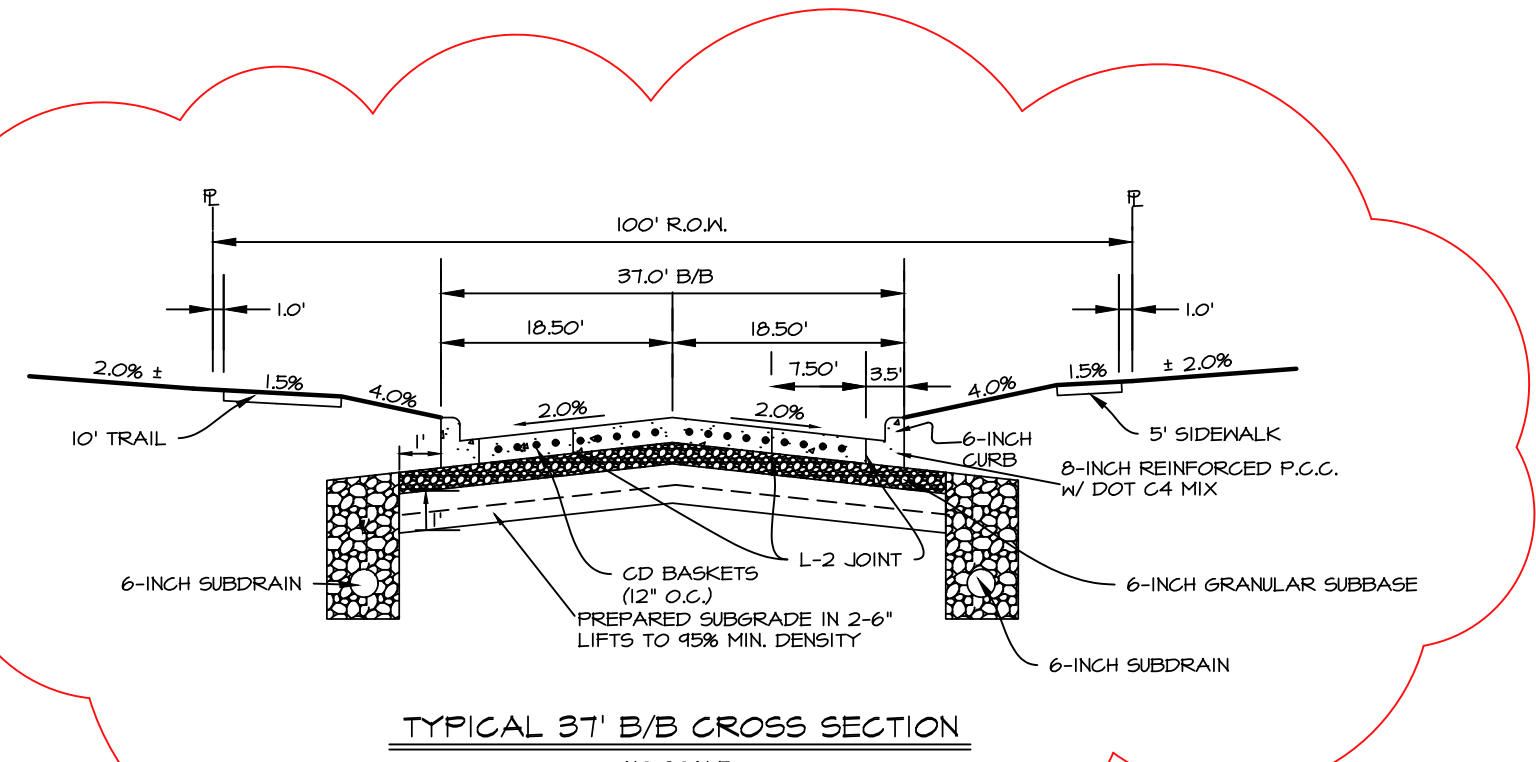
WAUKEE CROSSING FLAT 1
 WAUKEE, IA
PAVEMENT JOINTING PLAN

DATE:	
DATE OF SURVEY:	2020-10-20
DESIGNED BY:	EHA
DRAWN BY:	LKT

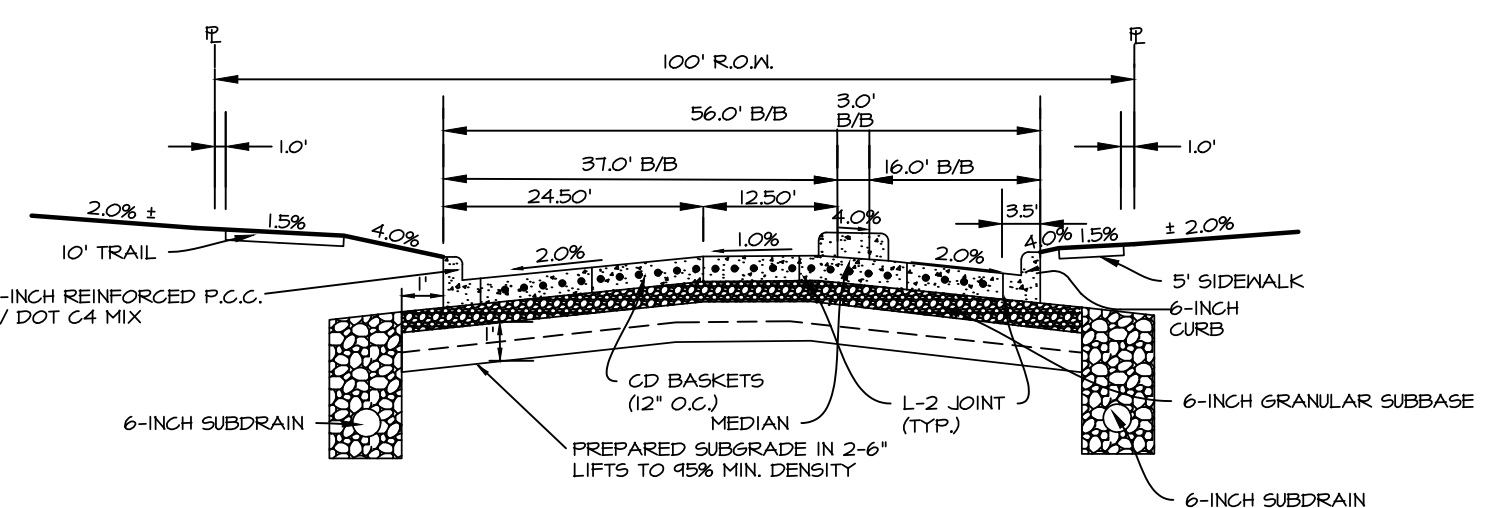


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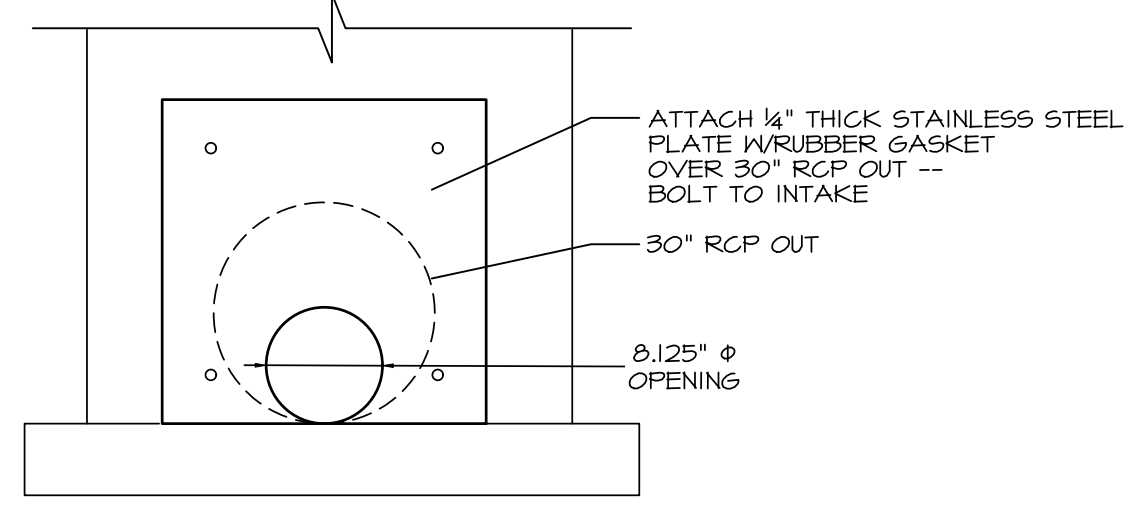




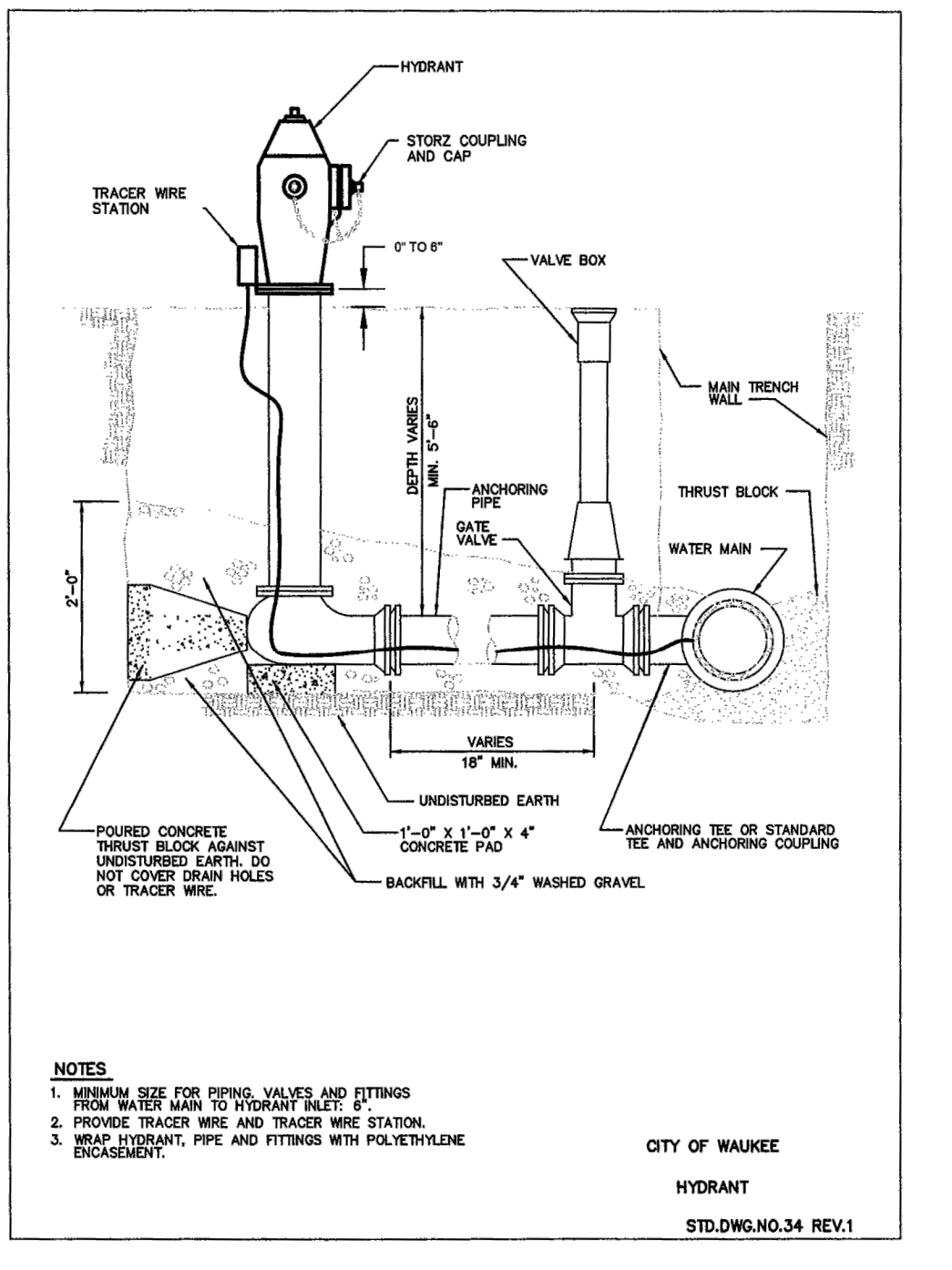
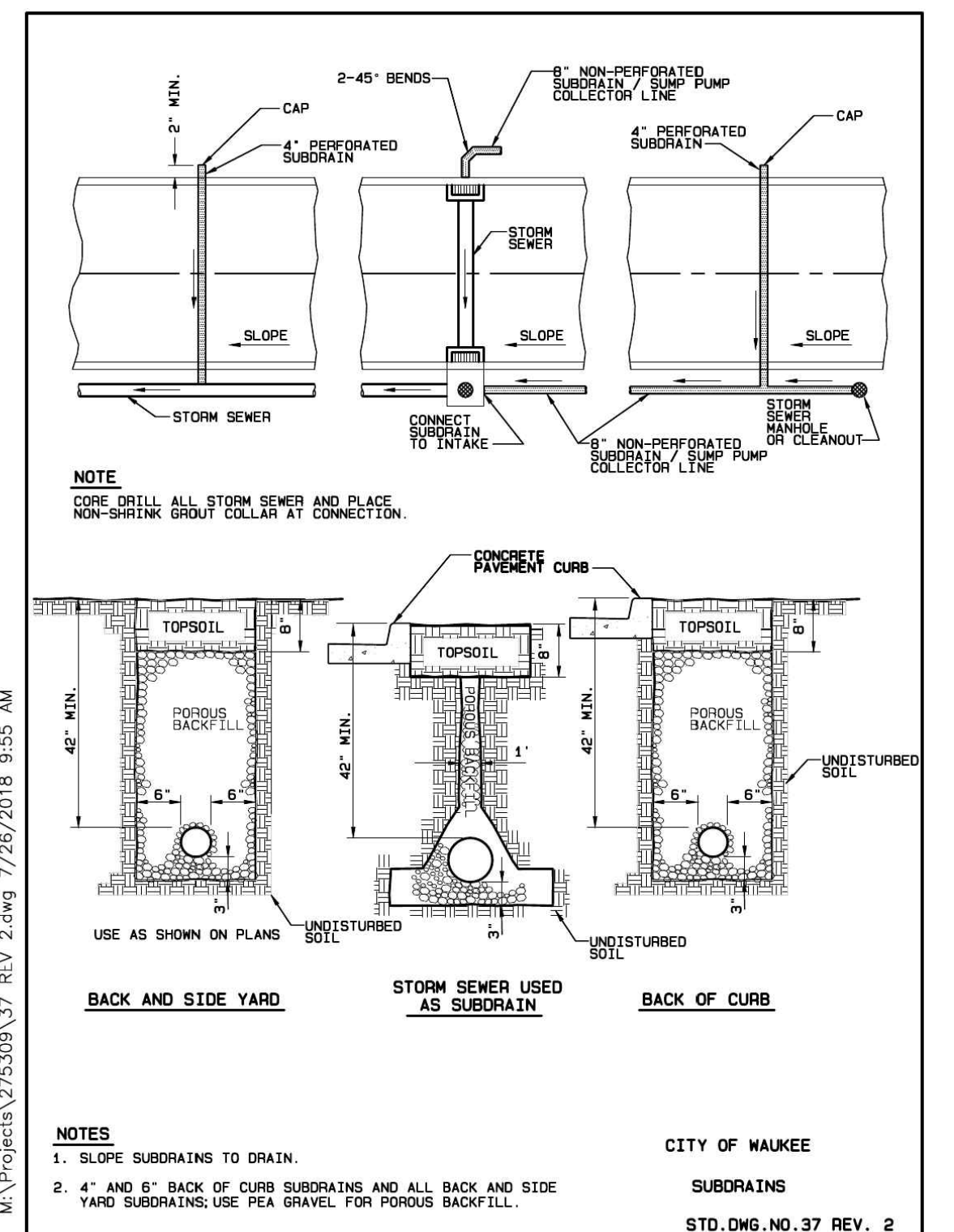
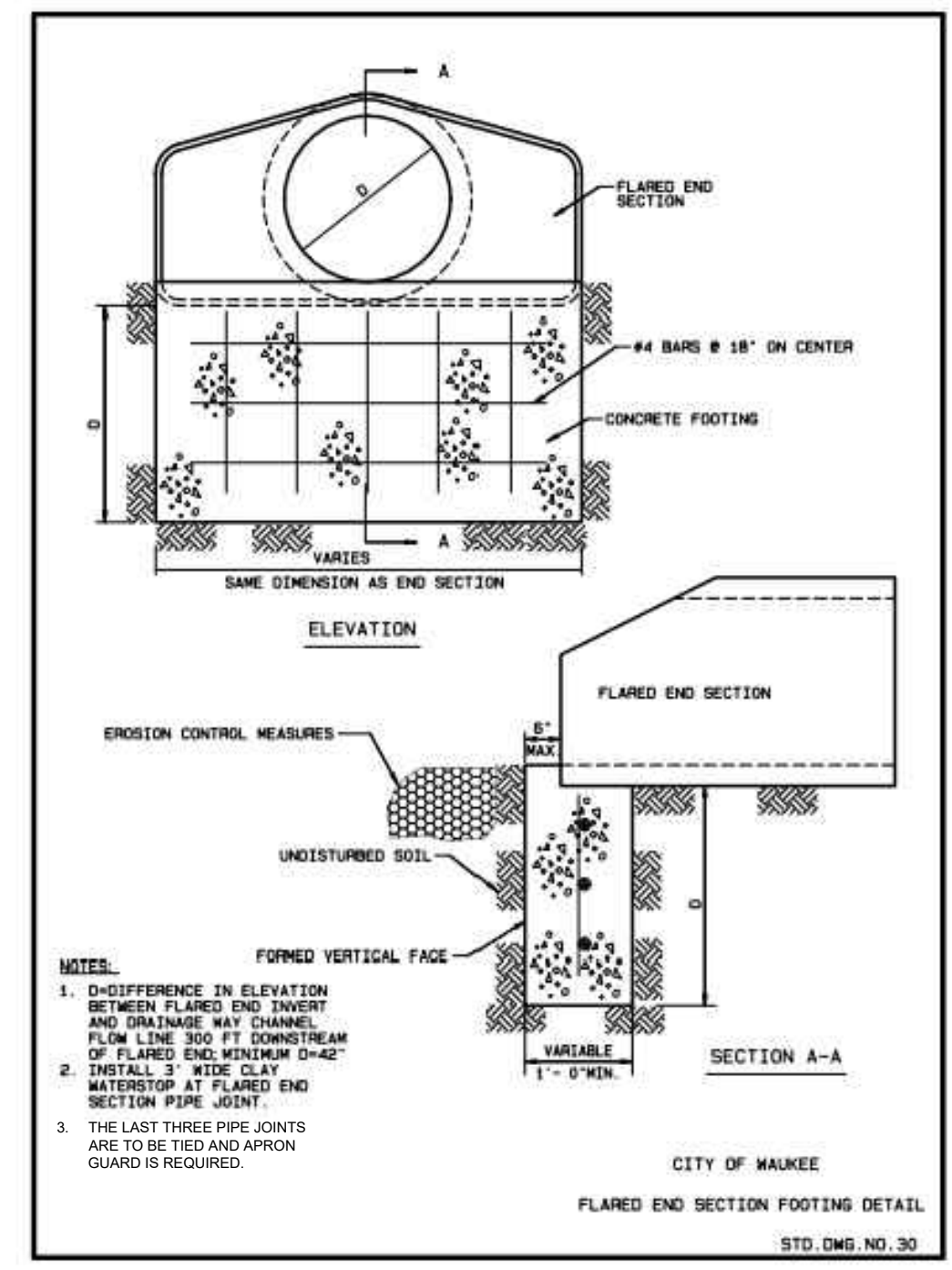
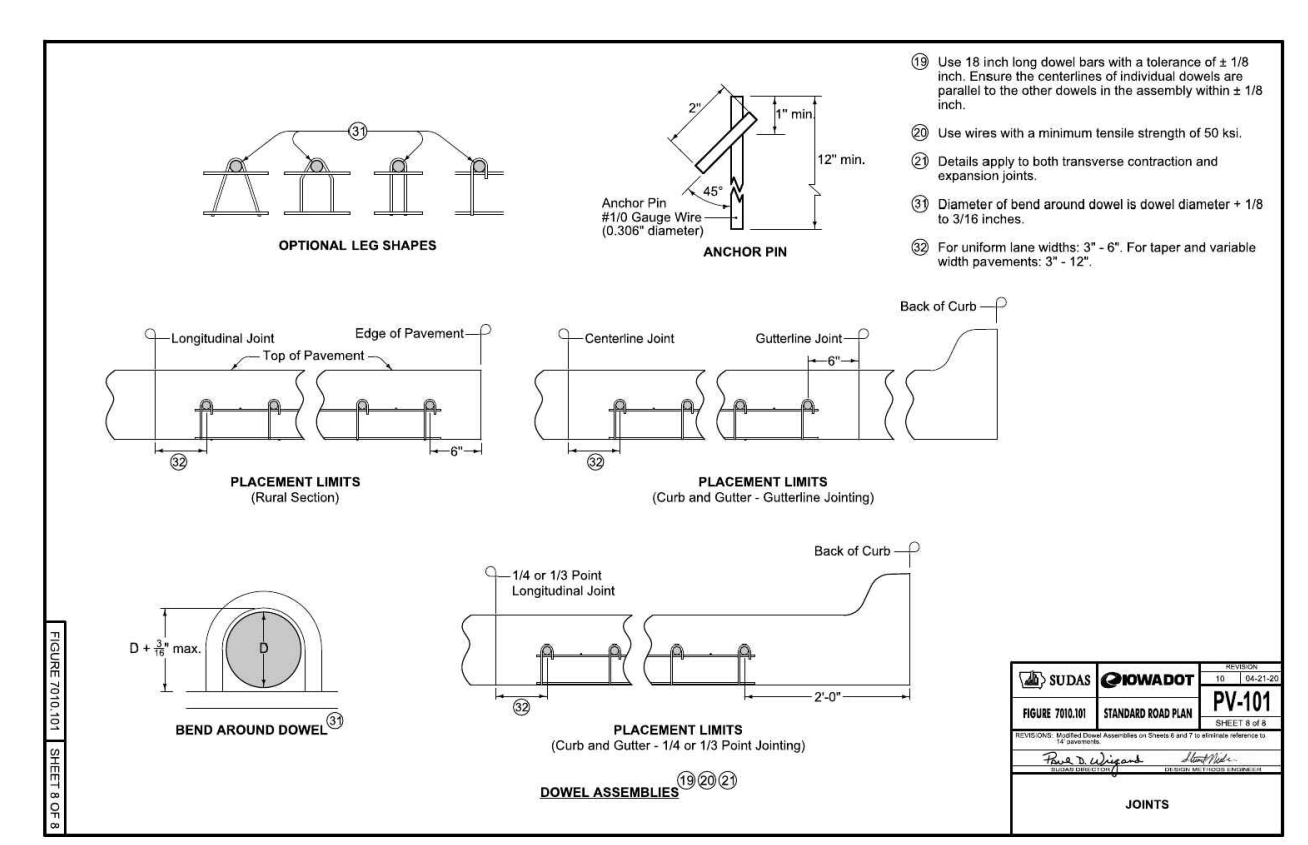
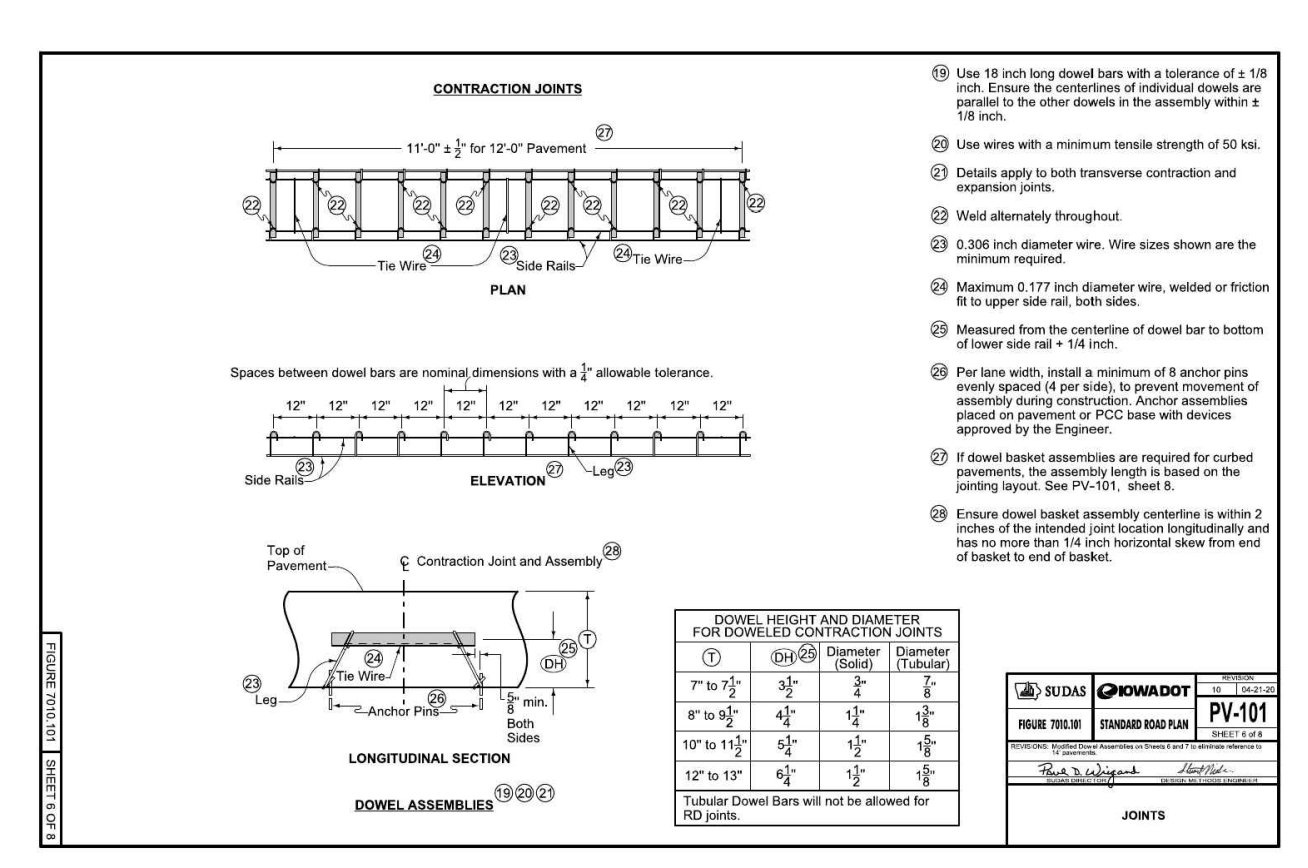
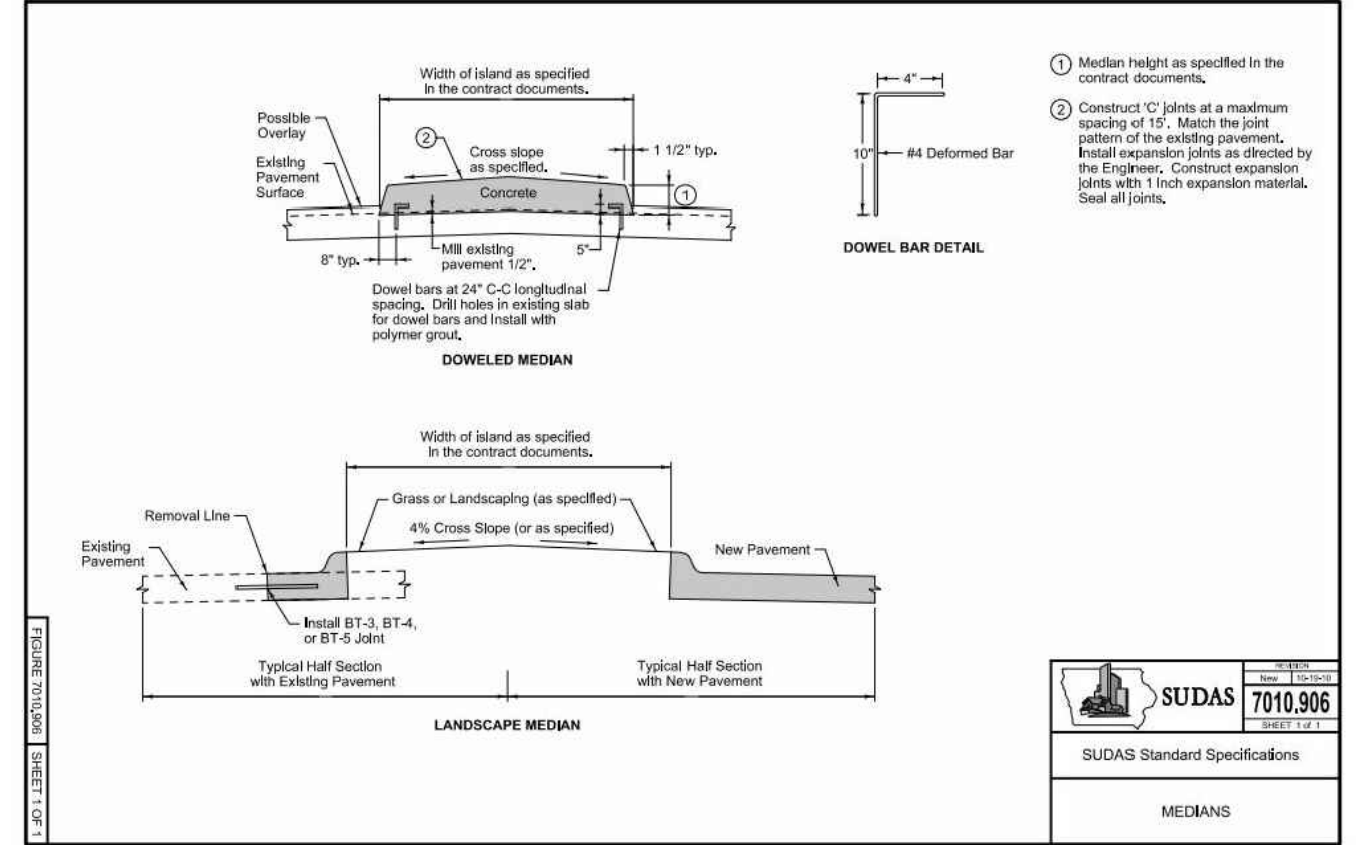
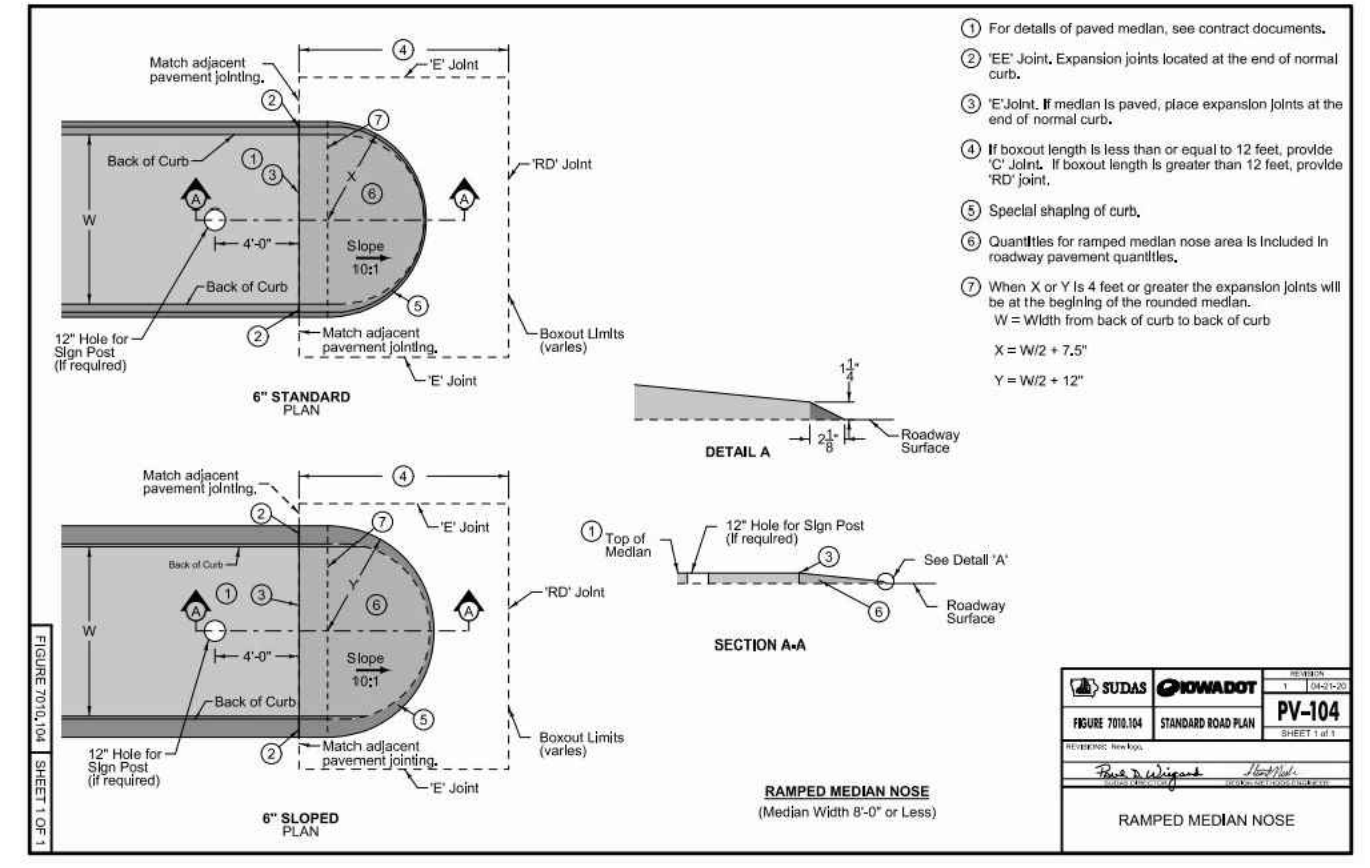
TYPICAL 37' B/B CROSS SECTION
NO SCALE

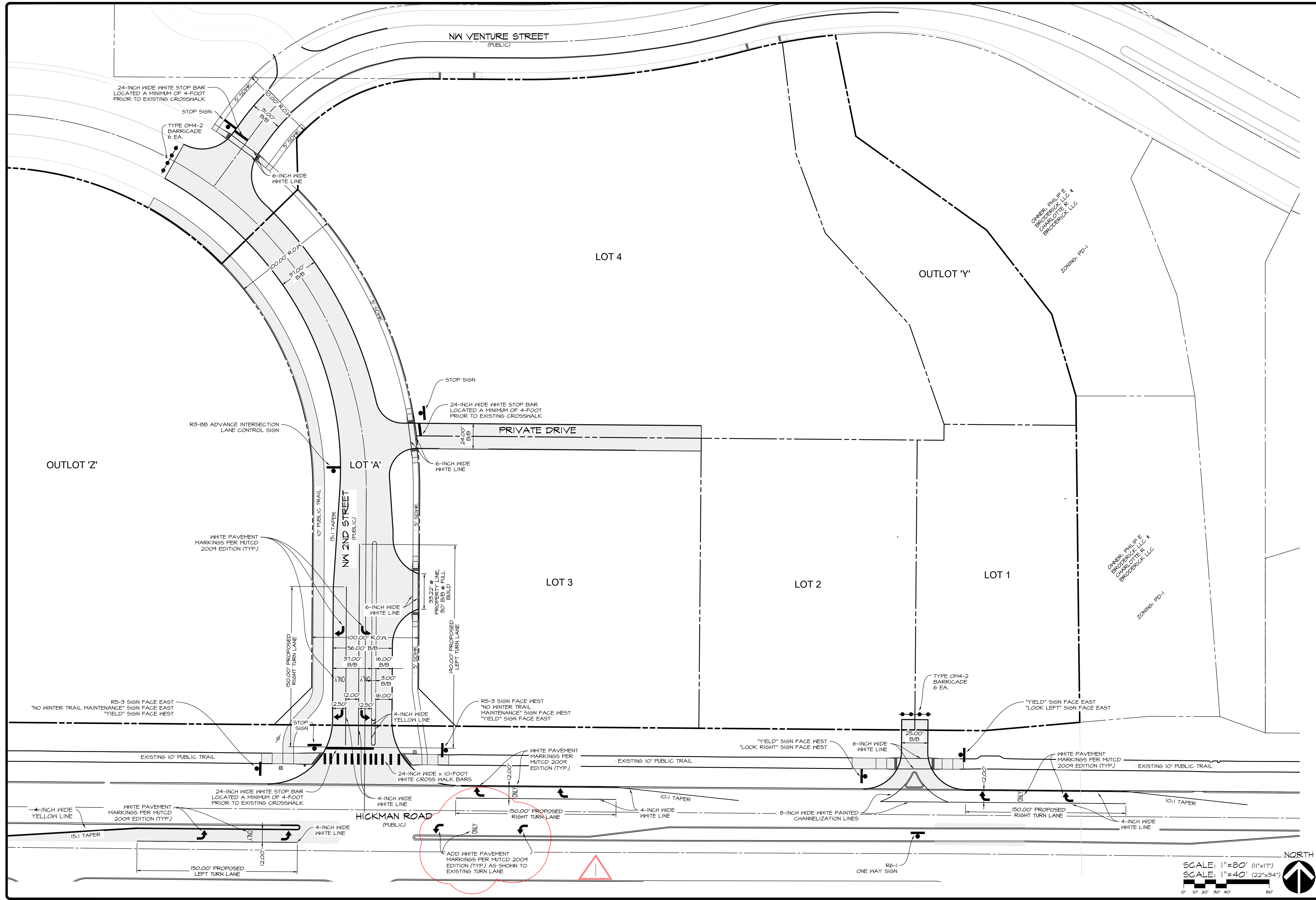


TYPICAL 56' B/B CROSS SECTION
NO SCALE



ORIFICE DETAIL: EX. ST #2
NO SCALE





WAUKEE CROSSING FLAT 1
WAUKEE, IA
PAVEMENT MARKING & SIGNAGE PLAN

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A-1947

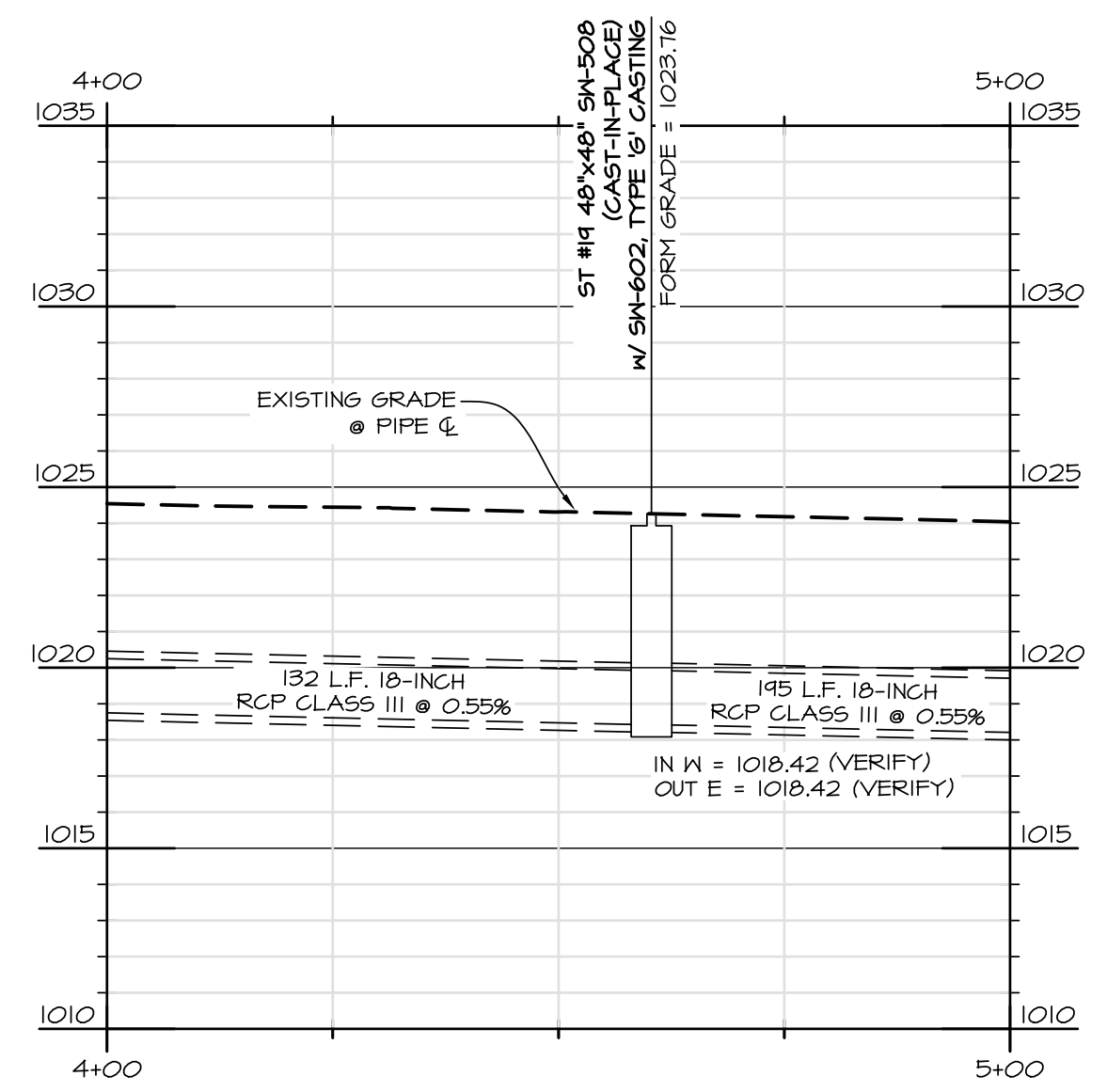
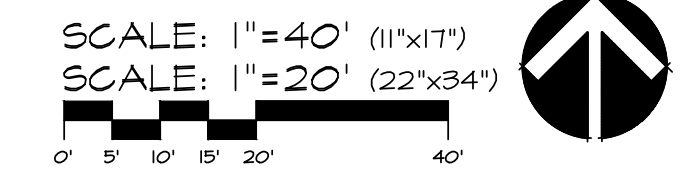
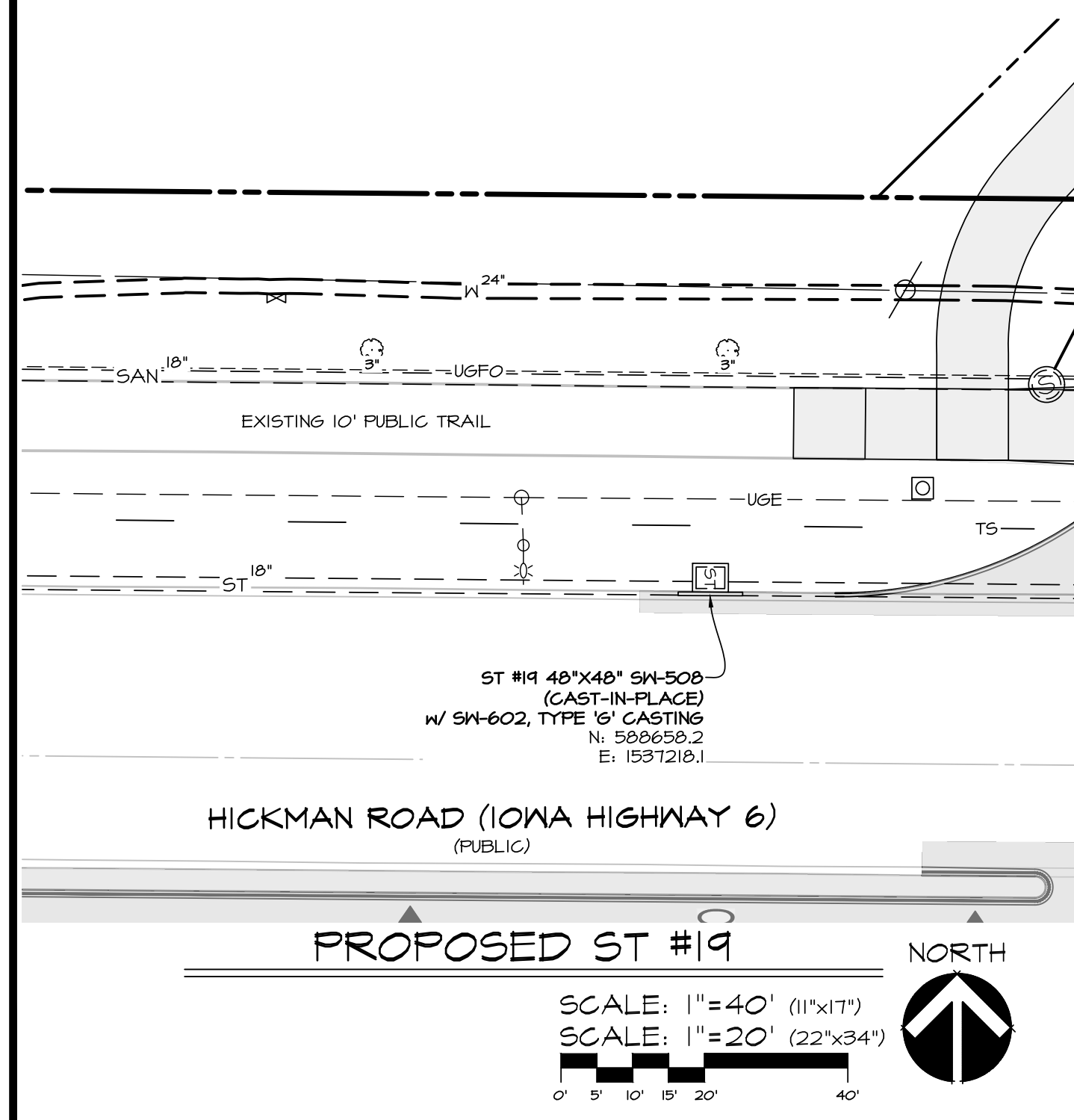
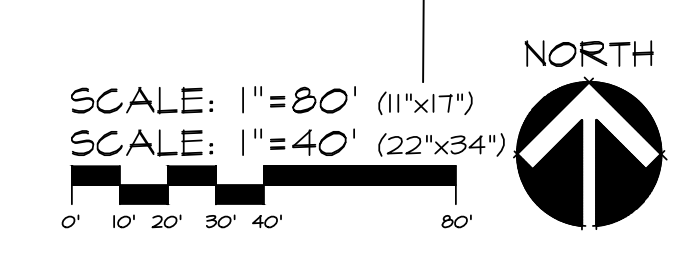
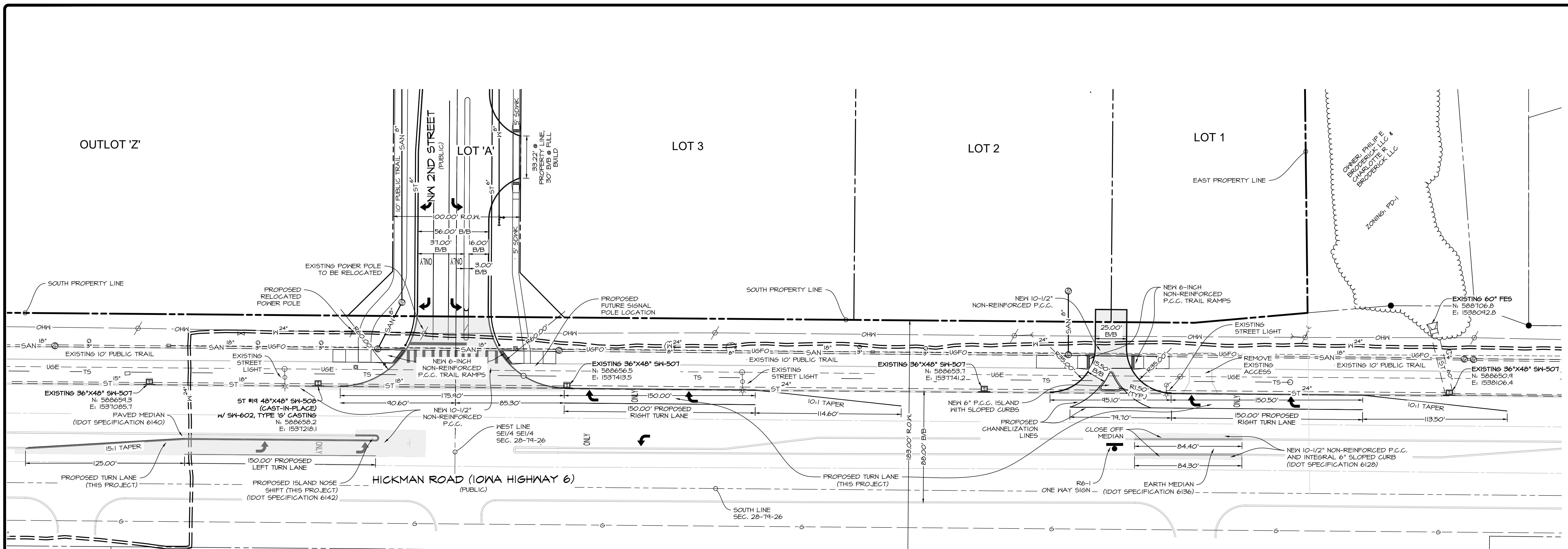
DATE: _____

DATE OF SURVEY: 2020-10-20

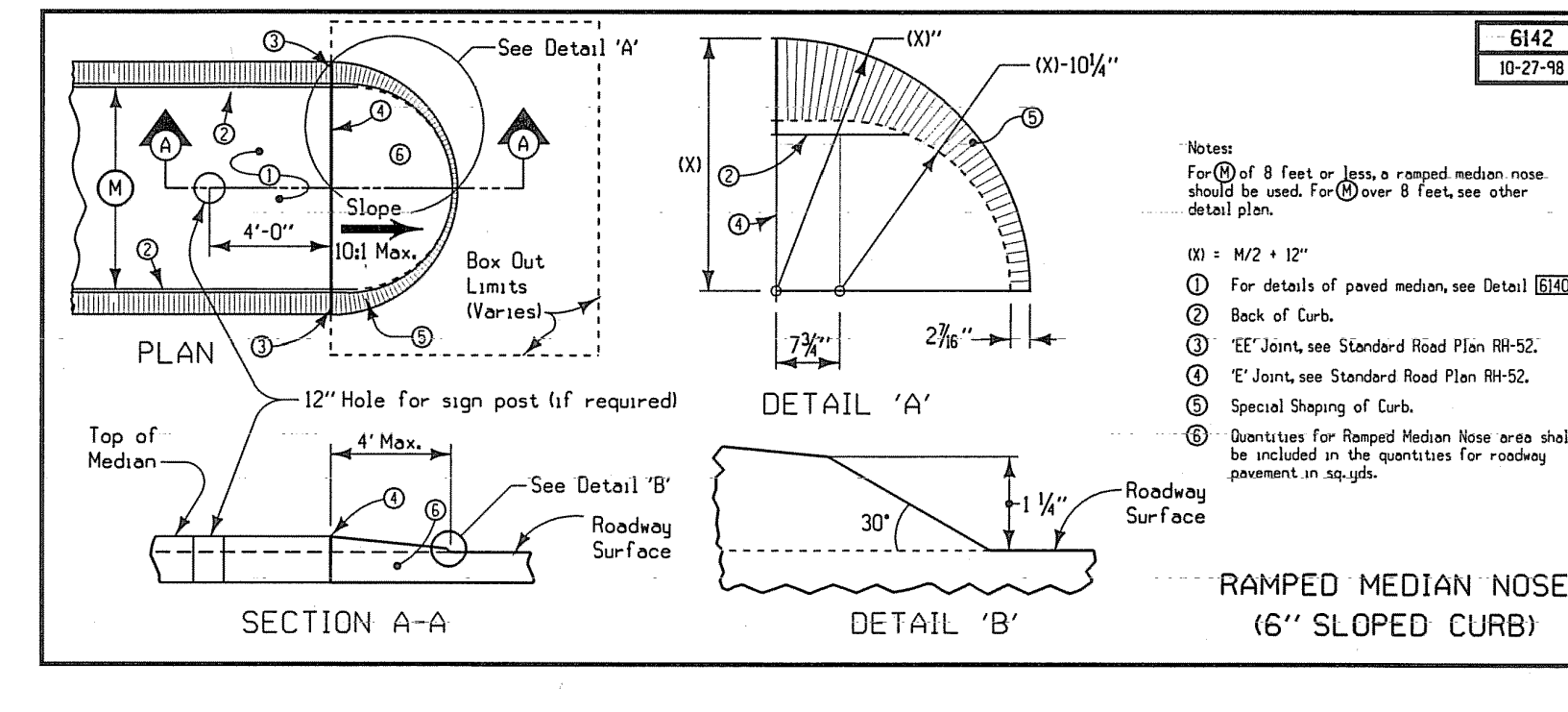
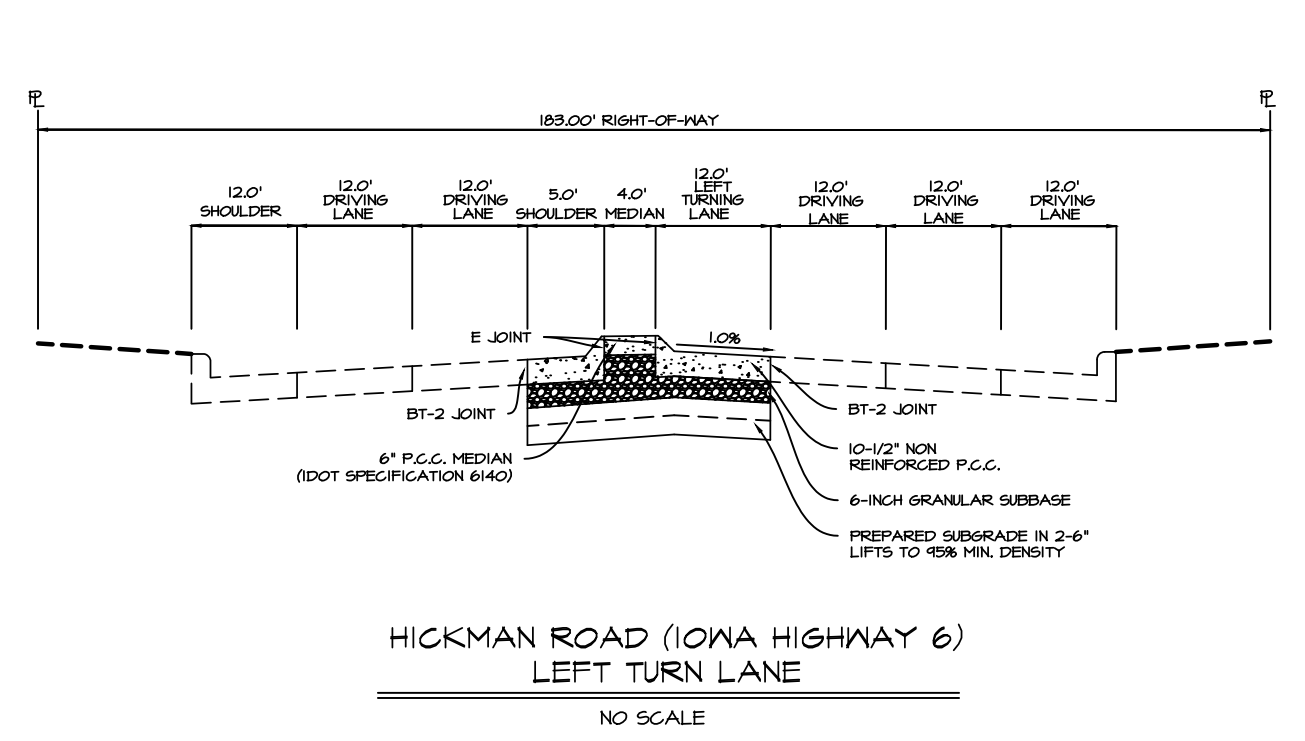
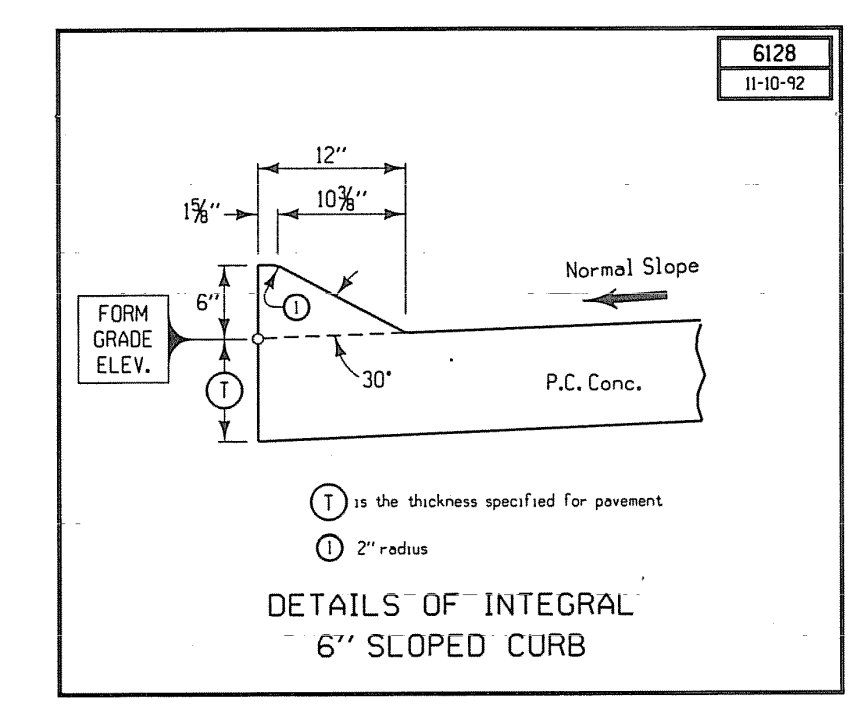
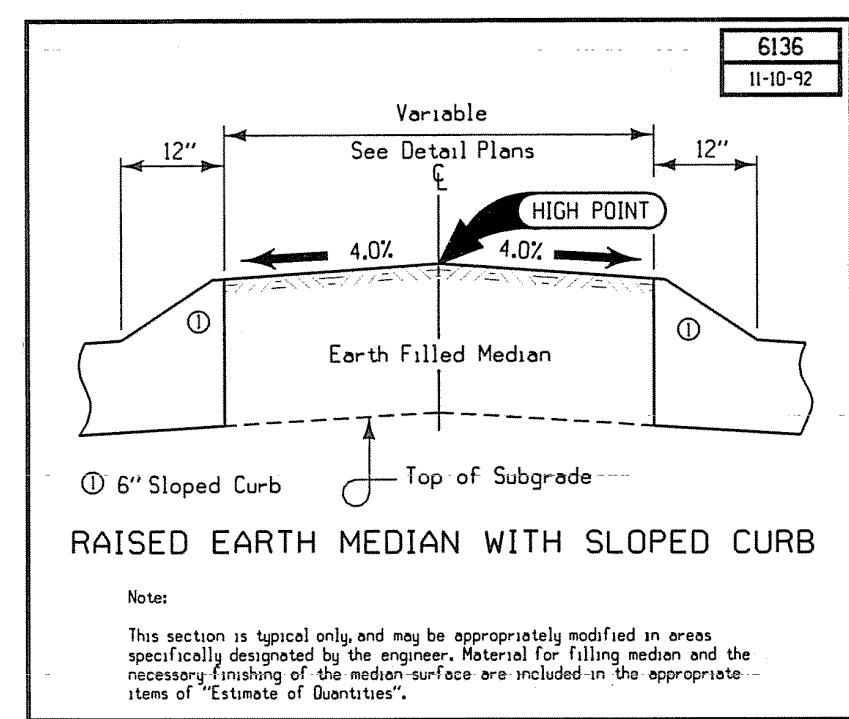
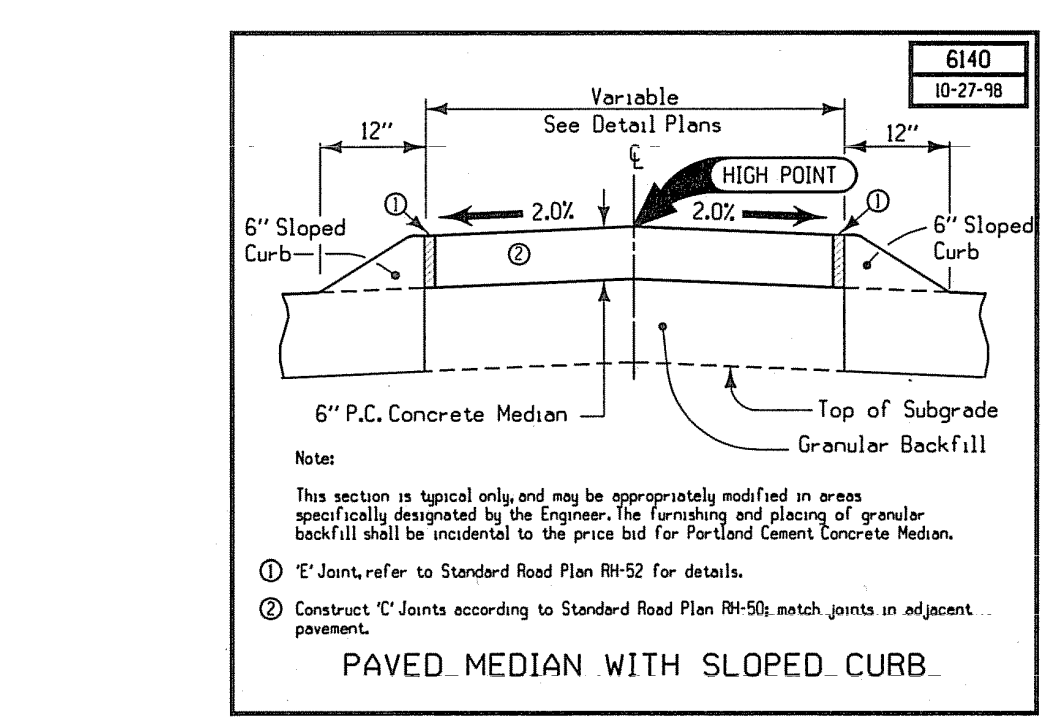
DESIGNED BY: EHA

DRAWN BY: LKT

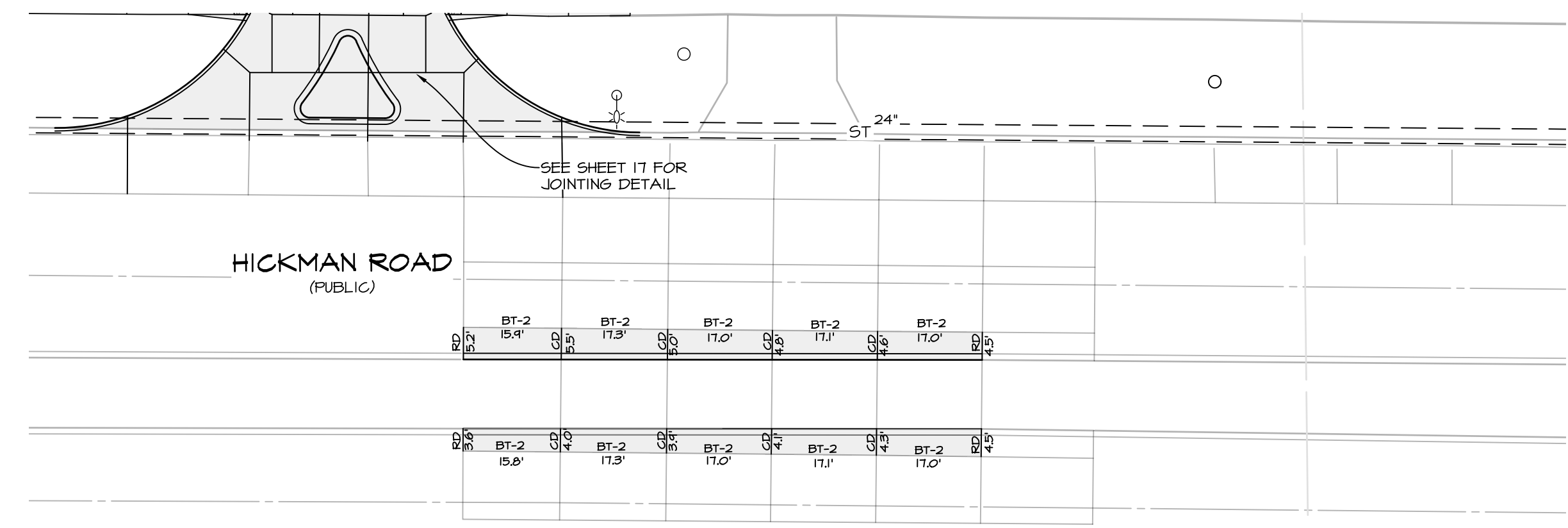
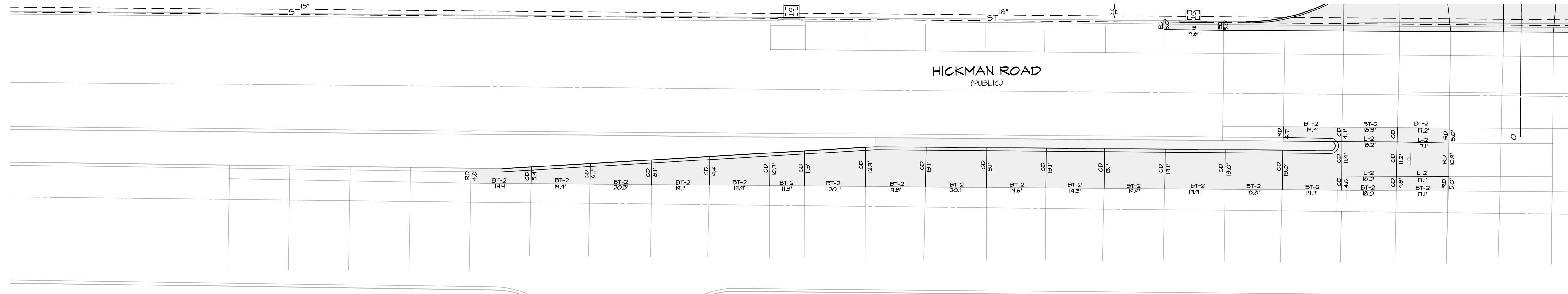
CEC
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com



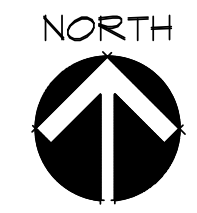
STORM - HICKMAN ROAD



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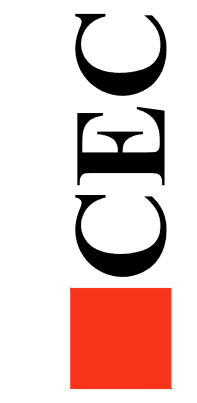
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WAUKEE CROSSING FLAT 1
 WAUKEE, IA
 JOINTING PLAN - HICKMAN

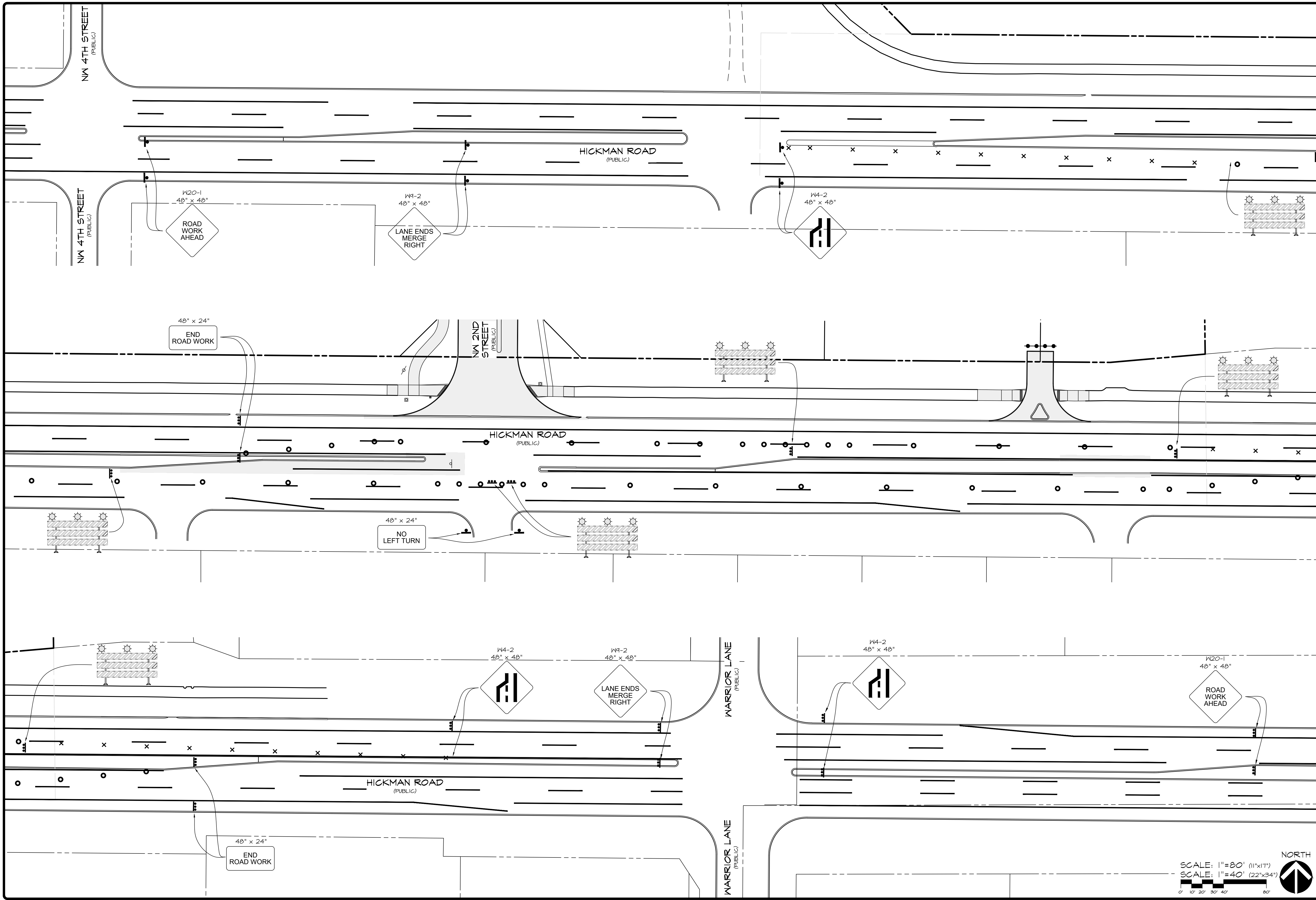
SHEET
 OF 24
 A-1947

DATE:	2020-10-20
DATE OF SURVEY:	2020-04-28
DESIGNED BY:	EHA
DRAWN BY:	LKT

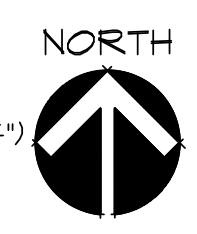


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 515.276-4884 · mail@cecinc.com

Q:\A-FILES\1804\1804_CAD Drawings\ASBUILT_CD\14 TRAFFIC CONTROL PLAN.dwg, 23 TRAFFIC CONTROL PHASE 2, 10/20/2020 8:52:30 AM, c:\users\AutoCAD PDF (General Documentation) pco, ANSI, expanded D (8.400 x 22.00 inches), 1:1



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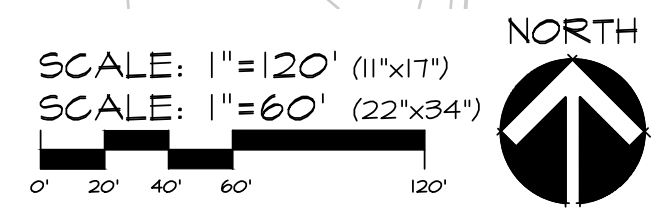
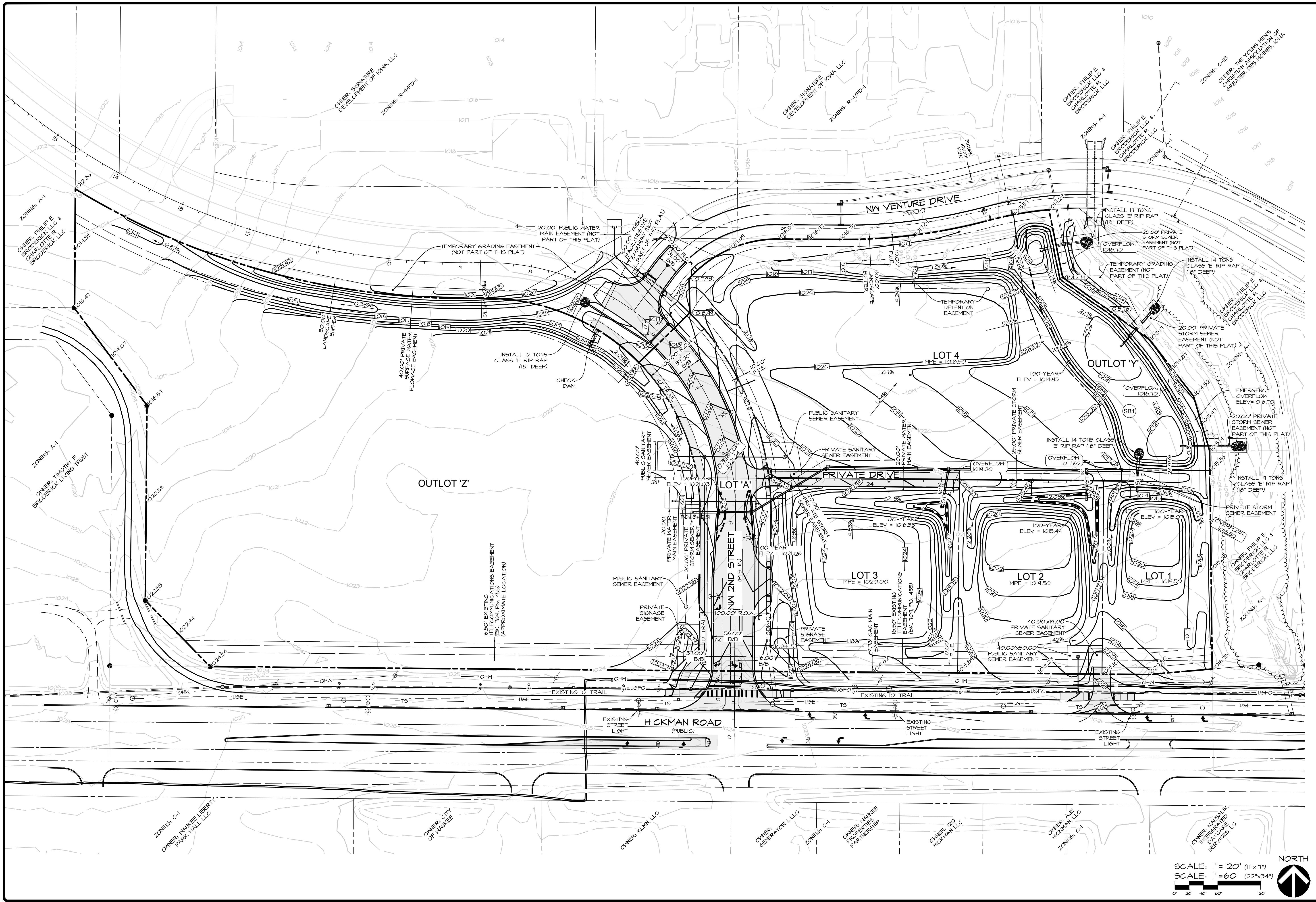


DATE:	2020-10-20
DATE OF SURVEY:	2020-04-28
DESIGNED BY:	EHA
DRAWN BY:	LKT

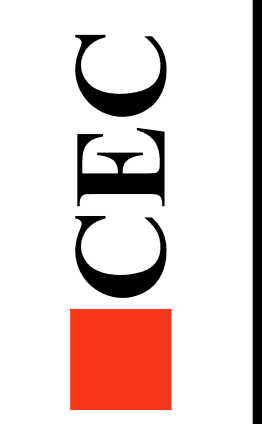
WAUKEE CROSSING FLAT 1
 WAUKEE, IA
 TRAFFIC CONTROL PHASE 2

SHEET
 OF 24
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 515.276.4884 mail@cecinc.com

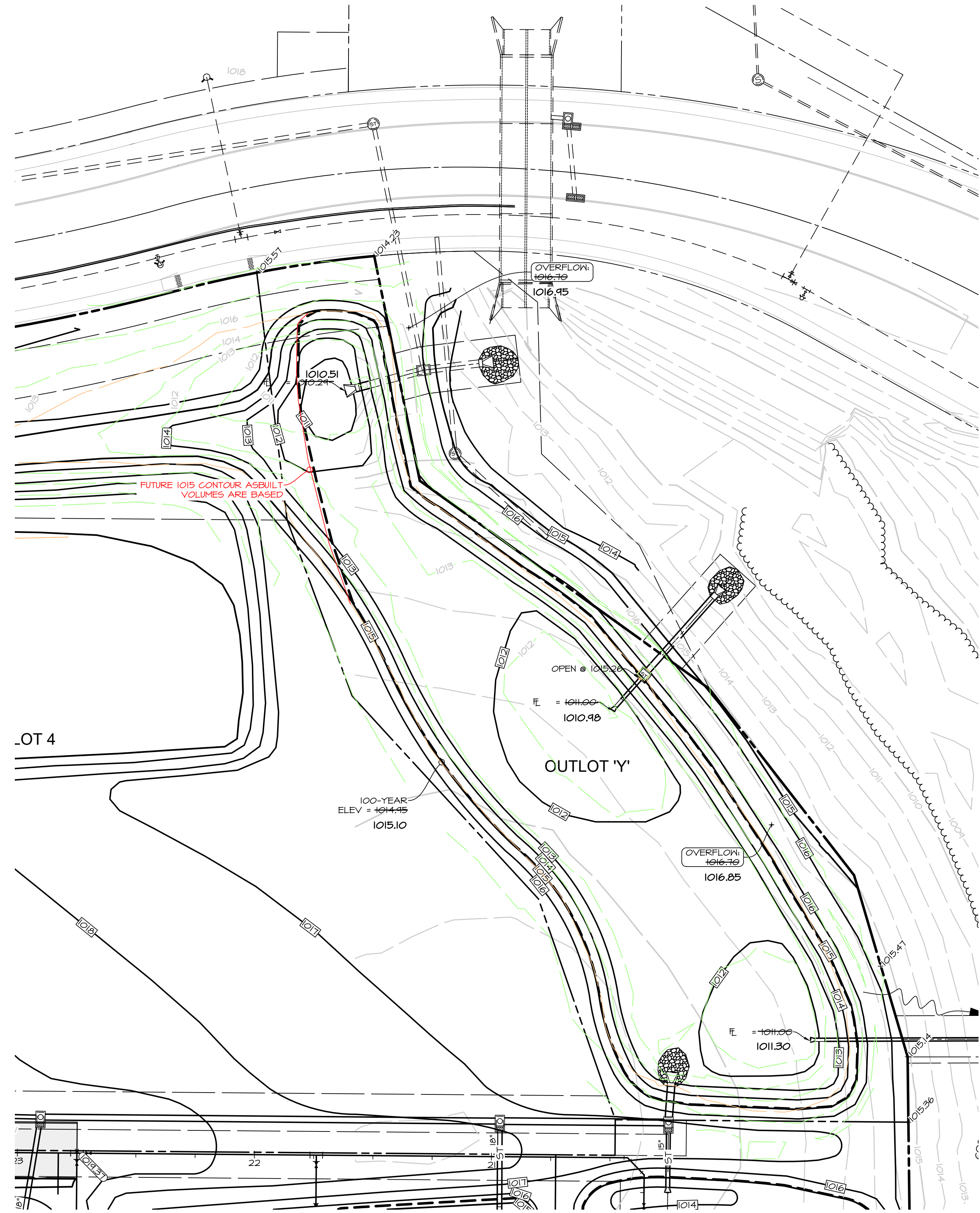


DATE:	2020-10-20	EHA
DATE OF SURVEY:	2020-04-28	JKT
DESIGNED BY:		
DRAWN BY:		

WAUKEE CROSSING PLAT I
 WAUKEE, IA
 GRADING PLAN

SHEET
 OF 24
 A-1947

Q:\A-FILES\180\1801_CED Drawings\ASBUILT_CD188 GRADING PLAN.dwg, 24 GRADING PLAN, 10/20/2020 8:53:29 AM, User: ceecad, AutoCAD PDF (General Documentation).pc3, ANSI expanded D (34.00 x 22.00 Inches), 1:1



DESIGN STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
1010.35	0	0	0	0
1011.00	831	0.65	270	270
1012.00	8,839	1.0	4,835	5,105
1013.00	23,936	1.0	16,388	21,492
1014.00	27,418	1.0	25,677	47,169
1015.00	31,002	1.0	29,210	76,379
1016.00	34,688	1.0	32,845	109,224

ASBUILT STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)
1010.51	0	0	0	0
1011.00	50	0.49	8	8
1012.00	7,263	1.0	2,638	2,647
1013.00	21,586	1.0	13,789	16,435
1014.00	27,630	1.0	24,543	40,979
1015.00	30,750	1.0	29,173	70,152
1016.00	35,087	1.0	32,891	103,043

BASED ON FUTURE 1015 CONTOUR AS SHOWN

SCALE: 1"=60' (11"x17")
SCALE: 1"=30' (22"x34")

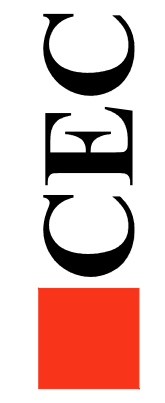


SHEET
OF 1

A-1997

MAUKEE CROSSING FLAT I
MAUKEE, IA
POND ASBUILT

DATE: 2020-10-20
DATE OF SURVEY: 2020-04-15
DESIGNED BY: EHA
DRAWN BY: CTR



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2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

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