

DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

RECORD DRAWING

THESE DRAWINGS HAVE BEEN REVISED TO SERVE AS A GENERAL RECORD OF CONSTRUCTION, AND ARE BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE INFORMATION PROVIDED, AND DOES NOT GUARANTEE AND/OR ASSUME RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE RESULTING RECORD DRAWINGS.

RECORD DRAWINGS PRODUCED ON: 12/10/2020

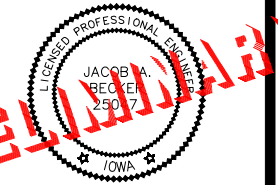


building strong communities.

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DATE:
JACOB A. BECKER, PE NO. 25047

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY
THIS SEAL:

1 - 36

DAYBREAK PLAT 3
CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020

12.1.2020 ASBUILT

ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. GN-01
SHEET NO. 01 / 36

OWNER/APPLICANT

DAYBREAK WAUKEE, LLC
c/o TERRY LUTZ
1360 NW 121ST STREET
CLIVE, IA 50325

ENGINEER

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
ATTN: JAKE BECKER
jbecker@meeresults.com

PROJECT MANAGER

CASEY SCHAFFBUCH
(319) 560-5428
casey@atirealty.com

DEVELOPMENT SCHEDULE

GRADING: SUMMER 2020
UTILITIES: SUMMER/FALL 2020
PAVING: FALL 2020

LAND COVER

PAVING AREA: 70,011 SF (7.78%)
OPEN AREA: 830,300 SF (92.22%)
TOTAL AREA: 900,311 SF (100.0%)

ZONING

(R-2) - ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

SETBACK SUMMARY

- MINIMUM LOT AREA: 8000 SF
- MINIMUM FLOOR AREA: 950 SF FOR SINGLE STORY
1,250 SF FOR TWO-STORY
(MIN 600 SF FIRST FLOOR)
350 SF PER LEVEL FOR SPLIT LEVEL
950 SF PER STORY FOR SPLIT FOYER
- MINIMUM LOT WIDTH: 65 FT
- MINIMUM FRONT YARD: 30 FT
- MINIMUM SIDE YARDS: TOTAL OF 15 FT, MIN. OF 7 FT PER SIDE
- MINIMUM REAR YARD: 30 FT
- MAXIMUM HEIGHT: 40 FT FOR PRINCIPAL BUILDING
14 FT FOR ACCESSORY BUILDINGS
3 STORIES FOR PRINCIPAL BUILDINGS
1 STORY FOR ACCESSORY BUILDINGS
- MAXIMUM STORIES: 1 STORY FOR ACCESSORY BUILDINGS

PRINCIPAL USES

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

UTILITIES

WATER: CITY OF WAUKEE
SEWER: CITY OF WAUKEE
NATURAL GAS: CITY OF WAUKEE
ELECTRIC: MIDAMERICAN ENERGY COMPANY
PHONE/CABLE: CENTURYLINK LOCAL NETWORK
MEDIACOM COMMUNICATIONS CORP

SECTION, TOWNSHIP, RANGE

006 - 078 - 026

BENCHMARK

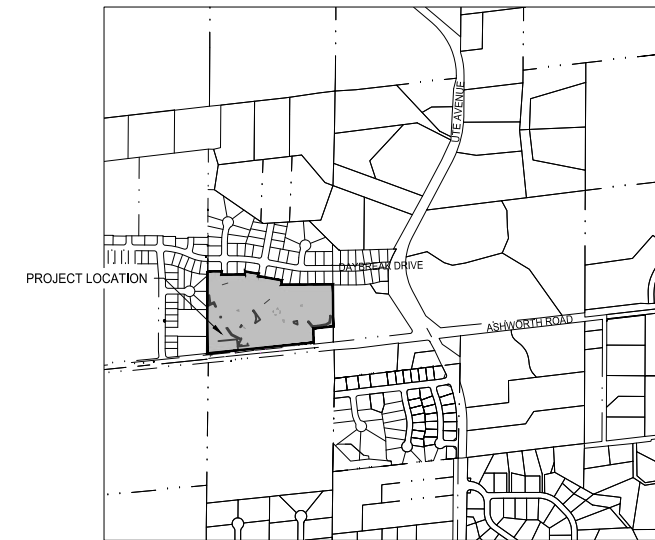
SEE SHEET GN-03 FOR BENCHMARKS AND CONTROL POINTS

PAVEMENT

ASHWORTH ROAD: 9" NON-REINFORCED PCC
MORNINGSTAR COURT: 7" NON-REINFORCED PCC
SUNFLOWER DRIVE: 7" NON-REINFORCED PCC
CRECENT RIDGE DRIVE: 7" NON-REINFORCED PCC

ALL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL BE COMPLETED BY THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2020 STATEWIDE URBAN DESIGN AND SPECIFICATIONS.

WAUKEE, IA

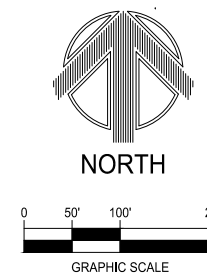
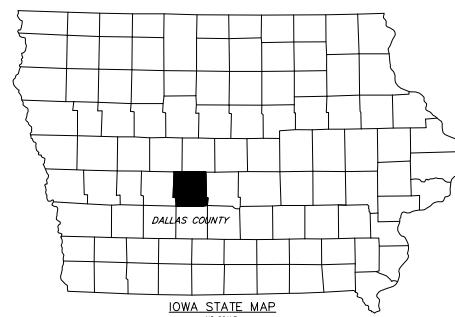


VICINITY MAP - CITY OF WAUKEE

NOT TO SCALE



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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCEPTANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND IN ACCORDANCE OF THE 2020 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).

2. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND MCCLURE ENGINEERING.

3. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND WITH SUDAS CONSTRUCTION STANDARDS.

4. THE CONTRACTOR IS RESPONSIBLE FOR SETTING UP A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO THE START OF CONSTRUCTION.

5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.

6. AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS, AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.

7. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION OF AS-BUILT DRAWINGS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

9. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

10. ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), PROWAG, AND IOWA CODE. ACCESSIBLE RAMPS, SHALL HAVE BRICK-RED DETECTABLE WARNING PANELS.

11. ALL PEDESTRIAN SLOPES SHALL CONFORM WITH PROWAG AND ADAAG STANDARDS.

12. STAKING BY CERTIFIED ENGINEER OR LAND SURVEYOR, VERIFICATION BY CONTRACTOR, AND OBSERVANCE BY WAUKEE ENGINEERING DEPARTMENT AT 515-978-7920 SHALL BE DONE PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

13. CONTRACTOR SHALL PROVIDE SUBMITTALS OF ALL PROPOSED CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION

14. ANY PROPOSED CHANGES TO PLAN SET DURING CONSTRUCTION ARE TO RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES THAT HAVE BEEN MADE THAT HAVE NOT RECEIVED WRITTEN PERMISSION.

15. ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.

16. CONTRACTOR IS TO PROTECT EXISTING PAVEMENT UNLESS DESIGNATED FOR REMOVAL. DAMAGED PAVEMENT SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE AND SHALL BE IN COMPLIANCE WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

17. CONTRACTOR TO NOTIFY CITY OF WAUKEE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION AND BEFORE ANY WEEKEND OR HOLIDAY WORK.

GRADING NOTES:

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.

3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.

4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.

5. ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.

6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN AT 2% MINIMUM.

7. THE GENERAL PERMIT NO. 2 HOLDER SHALL BE RESPONSIBLE FOR VERIFYING THAT TOPSOIL PRESERVATION REQUIREMENTS HAVE BEEN MET PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION.

8. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE CITY OF WAUKEE WITH A CERTIFIED GRADING PLAN PRIOR TO THE ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.

UTILITY NOTES:

1. ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.

2. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELVATIONS SHOWN ON THE PLANS.

3. ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.

4. ALL CONNECTIONS TO EXISTING PUBLIC SEWER MANHOLES SHALL BE CORE DRILLED AND USE LINKSEAL.

UTILITY NOTES (CONT):

5. ALL STORM AND SANITARY SEWERS ARE TO BE CLEANED AND TELEVIEWED. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED. ALL CLEANING AND TELEVIEWING SHALL BE APPROVED AND WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO PAVING. A COPY OF THE VIDEOS AND REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.

6. CONTRACTOR MUST NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT TO COORDINATE THE TIE-IN TO EXISTING UTILITIES.

SANITARY SEWER:

1. ALL 4" AND 6" SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH SUDAS SPECIFICATIONS.

2. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.

3. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN AND CONFORM WITH WAUKEE STANDARD SPECIFICATIONS.

STORM SEWER:

1. OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE STORM SEWER AND PRIVATE STORM WATER DETENTION / RETENTION AREAS.

2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLGY OR TEXT.

WATER MAIN:

1. PIPE MATERIALS SHALL BE AWWA C900 CLASS 150 PVC.

2. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.

3. HYDRANTS TO BE WATROUS WB-67-250 PRODUCTS.

4. WATER MAIN TO HAVE 5.5' BURY, TYP. EXCEPT AT CRITICAL CROSSINGS.

5. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.

6. THE CONTRACTOR SHALL WORK WITH THE CITY OF WAUKEE WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.

7. WATER CAN NOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED PRIOR APPROVAL FROM THE CITY OF WAUKEE.

8. ALL WATER MAIN CONNECTIONS AND VALVING SHALL CONFORM TO WAUKEE STANDARD SPECIFICATIONS.

9. ALL WATER SERVICES SHALL CONFORM TO WAUKEE STANDARD SPECIFICATIONS.

10. CONTRACTOR SHALL NOTIFY WAUKEE ENGINEERING DEPARTMENT ONE (1) WEEK PRIOR TO CONSTRUCTION OF WATER MAIN.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE WAUKEE STANDARD SPECIFICATIONS.

12. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.

13. CONTACT WAUKEE ENGINEERING DEPARTMENT (515-978-7920) A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.

14. ALL HYDRANTS SHALL UTILIZE A 4" STORZ FITTING. HYDRANTS THAT ARE RELOCATED MUST ALSO UTILIZE A STORZ FITTING.

15. ALL UTILITIES SHALL BE TESTED BY CITY STANDARDS, & CITY OF WAUKEE TO WITNESS ALL TESTING.

16. WATER MAIN AND SEWER (SERVICE, SANITARY SEWER, STORM SEWER, OR DRAINAGE TILE) CROSSINGS SHALL HAVE A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION FROM THE TOP OF WATER MAIN TO THE BOTTOM OF SEWER. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS INSTALLED.

PLANTING NOTES:

1. TYPE 2 EROSION CONTROL MIXTURE SHALL BE USED ALL DISTURBED AREAS WITHIN CONSTRUCTION LIMITS NOT COVERED BY PAVING, PLANTINGS OR OTHERWISE NOTED. PLANTING AND RIGHT OF WAY AREAS SHALL BE HYDRO-SEEDED. OUTLOT 2 SHALL USE TYPE 1 SEEDING.

2. REPAIR ALL EXISTING TURF AREAS WHICH ARE DISTURBED DURING CONSTRUCTION AT NO COST TO THE OWNER. REPAIR, GRADE AND SOD AREAS AS SPECIFIED FOR NEW SODDING. ANY ESTABLISHED LAWNS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH SOD AND BE WATERED UNTIL ESTABLISHED.

3. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.

4. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES TO A MINIMUM DEPTH OF 3 INCHES.

5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQUIRED)

6. FINAL GRADES TO BE APPROVED BY LANDSCAPE ARCHITECT.

7. ALL DEBRIS SPILLED ON THE PUBLIC R.O.W. OR ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.

8. PROVIDE SHREDDED HARDWOOD MULCH IN ALL SHRUB BEDS. WALNUT PRODUCT PROHIBITED.

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RECORD DRAWINGS PRODUCED ON: 12/10/2020

ESTIMATED PROJECT QUANTITIES

DESCRIPTION	QUANTITY	UNIT
EARTHWORK		
CLEARING & GRUBBING	2.5	AC
STRIP, SALVAGE, AND SPREAD TOPSOIL	10000	CY
CLASS 13 EXCAVATION	50000	CY
STRUCTURE REMOVAL	3	EA
SUBGRADE PREPARATION, 12" SHOULDERING	12282.6	DY
	33	STA
SANITARY SEWER		
PVC SANITARY SEWER (GRAVITY) 6"	2704	LF
PVC SANITARY SEWER SERVICE 4"	46	EA
48" TYPE "DW-301" MANHOLE (SANITARY SEWER)	14	EA
CONNECTION TO EXISTING MANHOLE	2	EA
STORM SEWER		
12" RCP	45	LF
18" RCP	1493	LF
18" RCP	770	LF
24" RCP	522	LF
36" RCP	50	LF
48" RCP	57	LF
12" RCP FES W/ GUARD	3	EA
18" RCP FES W/ GUARD	1	EA
24" RCP FES W/ GUARD	3	EA
36" RCP FES W/ GUARD	1	EA
48" RCP FES W/ GUARD	1	EA
6" PVC FOOTING DRAIN (PERFORATED)	477	LF
SUBDRAIN	1957	LF
4" PVC STORM SEWER SERVICE TYPE DW-401	46	EA
INTAKE, TYPE DW-501	9	EA
INTAKE, TYPE DW-502	7	EA
INTAKE, TYPE DW-505	4	EA
INTAKE, TYPE DW-506	4	EA
INTAKE, TYPE DW-512	1	EA
CLEANOUT	2	EA
RIPRAP	70	TN
WATER MAIN		
WATER MAIN 8" PVC	2145	LF
WATER MAIN 16" PVC	1114	LF
1" WATER SERVICE	46	EA
WATER MAIN TEES	1	EA
WATER MAIN CROSSES	1	EA
FITTING UP/ICE TO 1/2"	1	EA
WATER MAIN BENDS	15	EA
WATER MAIN PLUGS	2	EA
GATE VALVE W/ BOX 8"	4	EA
HYDRANT ASSEMBLY (UPSIDE)	8	EA
HYDRANT ASSEMBLY (UPSIDE)	5	EA
STREETS AND RELATED WORK		
STD. CR. SUP. FORM P.C.C., CLASS C, TYPE I, P	7729	DY
STD. CR. SUP. FORM P.C.C., CLASS C, TYPE I, R, REINFORCED	3437	DY
GRAVULAR SHOULDER	250	TON
GRAVULAR RESURFACING	350	TON
CONCRETE SIDEWALK RAMPS	108	DY
DETECTABLE WARNING RAMPS	10	EA
P.C.C. 10 RECREATION TRAIL 5'	1075	LF
PCC MALLION PADS	3	EA
EROSION CONTROL		
EROSION CONTROL SEEDING	33	AC
SILT FENCE	9000	LF
TEMPORARY STABILIZE	2	EA
INTAKE PROTECTION DROP IN DEVICE	24	EA
STABILIZED CONSTRUCTION ENTRANCE	1	EA

NOTE: SEE SHEET 35 FOR LANDSCAPING QUANTITIES

NOTE: XENIA LOWERING (WA-05) ITEMS ARE NOT INCLUDED ABOVE

UTILITY COMPANIES

SERVICE	SUPPLIER	PHONE
GAS	WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY AVENUE WAUKEE, IA 50263 CONTACT: DAVE DESEEUW	515-978-7920
TELEPHONE	CENTURYLINK 2103 EAST UNIVERSITY DES MOINES, IA 50312 CONTACT: TOM STURMER	303-664-8090
ELECTRIC	MID-AMERICAN ENERGY CO. 500 EAST COURT AVENUE DES MOINES, IA 50309 CONTACT: NORM TRENTMANN	515-252-6621
CABLE TV	MEDIACOM CABLE 2205 INGERSOL AVENUE DES MOINES, IA 50312 CONTACT: PAUL MAY	515-246-2252
WATER	WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY WAUKEE, IA 50263 CONTACT: CHARLES WASKE	515-978-7920
	XENIA RURAL WATER DISTRICT 23998 141ST STREET BOUTON, IA 50039 CONTACT: MARK CARRAN	515-676-2117
SEWER	CITY OF WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY AVENUE WAUKEE, IA 50263 CONTACT: CHARLES WASKE	515-978-7920
ALL	IOWA ONE-CALL	800-292-8989

EXISTING UTILITIES NOTE

THESE EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGING THEM. NO CLAIMS WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. PAYMENT WILL BE ALLOWED FOR UNCHARTED UTILITIES PER THE SPECIFICATIONS.

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



building strong communities.

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GENERAL NOTES AND LEGEND

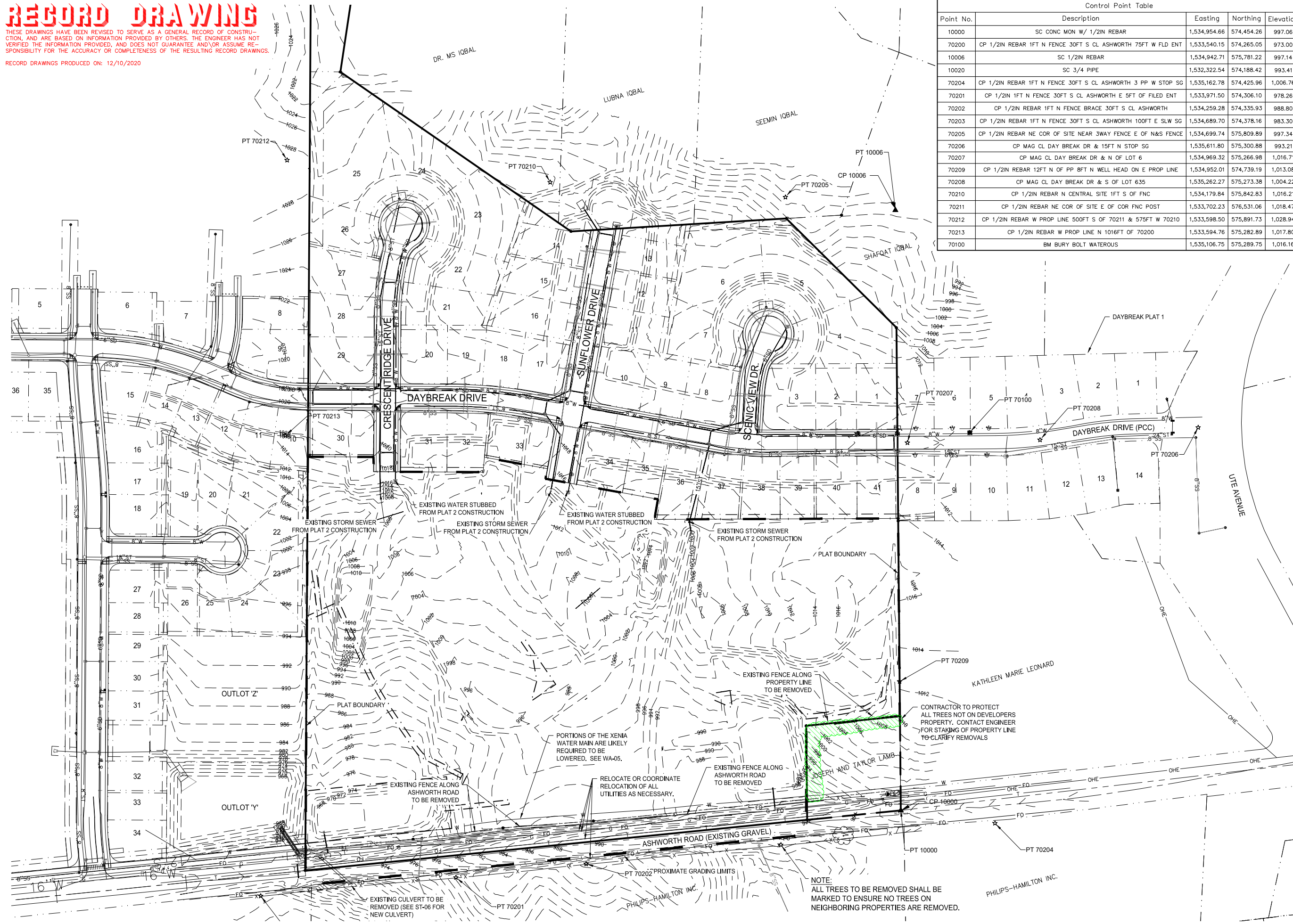
GENERAL LEGEND

EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED
— 6" S —	— 18" S —	— 24" S —	— 36" S —
— 48" S —	— 60" S —	— 72" S —	— 84" S —
— 96" S —	— 108" S —	— 120" S —	— 132" S —
— 144" S —	— 156" S —	— 168" S —	— 180" S —
— 192" S —	— 204" S —	— 216" S —	— 228" S —
— 240" S —	— 252" S —	— 264" S —	— 276" S —
— 324" S —	— 336" S —	— 348" S —	— 360" S —
— 408" S —	— 420" S —	— 432" S —	— 444" S —
— 480" S —	— 492" S —	— 504" S —	— 516" S —
— 540" S —	— 552" S —	— 564" S —	— 576" S —
— 600" S —	— 612" S —	— 624" S —	— 636" S —
— 660" S —	— 672" S —	— 684" S —	— 696" S —
— 720" S —	— 732" S —	— 744" S —	— 756" S —
— 804" S —	— 816" S —	— 828" S —	— 840" S —
— 864" S —	— 876" S —	— 888" S —	— 900" S —
— 936" S —	— 948" S —	— 960" S —	— 972" S —
— 1008" S —	— 1020" S —	— 1032" S —	— 1044" S —
— 1080" S —	— 1092" S —	— 1104" S —	— 1116" S —
— 1176" S —	— 1188" S —	— 1200" S —	— 1212" S —
— 1224" S —	— 1236" S —	— 1248" S —	— 1260" S —
— 1320" S —	— 1332" S —	— 1344" S —	— 1356" S —
— 1416" S —	— 1428" S —	— 1440" S —	— 1452" S —
— 1512" S —	— 1524" S —	— 1536" S —	— 1548" S —
— 1608" S —	— 1620" S —	— 1632" S —	— 1644" S —
— 1704" S —	— 1716" S —	— 1728" S —	— 1740" S —
— 1800" S —	— 1812" S —	— 1824" S —	— 1836" S —
— 1896" S —	— 1908" S —	— 1920" S —	— 1932" S —
— 1992" S —	— 2004" S —	— 2016" S —	— 2028" S —
— 2088" S —	— 2100" S —	— 2112" S —	— 2124" S —
— 2184" S —	— 2196" S —	— 2208" S —	— 2220" S —
— 2280" S —	— 2292" S —	— 2304" S —	— 2316" S —
— 2376" S —	— 2388" S —	— 2400" S —	— 2412" S —
— 2472" S —	— 2484" S —	— 2496" S —	— 2508" S —
— 2568" S —	— 2580" S —	— 2592" S —	— 2604" S —
— 2664" S —	— 2676" S —	— 2688" S —	— 2700" S —
— 2760" S —	— 2772" S —	— 2784" S —	— 2796" S —
— 2892" S —	— 2904" S —	— 2916" S —	— 2928" S —
— 2988" S —	— 3000" S —	— 3012" S —	— 3024" S —
— 3120" S —	— 3132" S —	— 3144" S —	— 3156" S —
— 3216" S —	— 3228" S —	— 3240" S —	— 3252" S —
— 3312" S —	— 3324" S —	— 3336" S —	— 3348" S —
— 3408" S —	— 3420" S —	— 3432" S —	— 3444" S —
— 3504" S —	— 3516" S —	— 3528" S —	— 3540" S —
— 3600" S —	— 3612" S —	— 3624" S —	— 3636" S —
— 3708" S —	— 3720" S —	— 3732" S —	— 3744" S —
— 3816" S —	— 3828" S —	— 3840" S —	— 3852" S —
— 3924" S —	— 3936" S —	— 3948" S —	— 3960" S —
— 4032" S —	— 404		

RECORD DRAWING

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Control Point Table				
Point No.	Description	Eastings	Northing	Elevation
10000	SC CONC MON W/ 1/2IN REBAR	1,534,954.66	574,454.26	997.06
70200	CP 1/2IN REBAR 1FT N FENCE 30FT S CL ASHWORTH 75FT W FLD ENT	1,533,540.15	574,265.05	973.00
10006	SC 1/2IN REBAR	1,534,942.71	575,781.22	997.14
10020	SC 3/4 PIPE	1,532,322.54	574,188.42	993.41
70204	CP 1/2IN REBAR 1FT N FENCE 30FT S CL ASHWORTH 3 PP W STOP SG	1,535,162.78	574,425.96	1,006.76
70201	CP 1/2IN 1FT N FENCE 30FT S CL ASHWORTH E 5FT OF FILED ENT	1,533,971.50	574,306.10	978.26
70202	CP 1/2IN REBAR 1FT N FENCE BRACE 30FT S CL ASHWORTH	1,534,259.28	574,335.93	988.80
70203	CP 1/2IN REBAR 1FT N FENCE 30FT S CL ASHWORTH 100FT E SLW SG	1,534,689.70	574,378.16	983.30
70205	CP 1/2IN REBAR NE COR OF SITE NEAR 3WAY FENCE E OF N&S FENCE	1,534,699.74	575,809.89	997.34
70206	CP MAG CL DAY BREAK DR & 15FT N STOP SG	1,535,611.80	575,300.88	993.21
70207	CP MAG CL DAY BREAK DR & N OF LOT 6	1,534,969.32	575,266.98	1,016.71
70209	CP 1/2IN REBAR 12FT N OF PP 8FT N WELL HEAD ON E PROP LINE	1,534,952.01	574,739.19	1,013.08
70208	CP MAG CL DAY BREAK DR & S OF LOT 635	1,535,262.27	575,273.38	1,004.22
70210	CP 1/2IN REBAR N CENTRAL SITE 1FT S OF FNC	1,534,179.84	575,842.83	1,016.21
70211	CP 1/2IN REBAR NE COR OF SITE E OF COR FNC POST	1,533,702.23	576,531.06	1,018.47
70212	CP 1/2IN REBAR W PROP LINE 500FT S OF 70211 & 575FT W 70210	1,533,598.50	575,891.73	1,028.94
70213	CP 1/2IN REBAR W PROP LINE N 1016FT OF 70200	1,533,594.76	575,282.89	1,017.80
70100	BM BURY BOLT WATEROUS	1,535,106.75	575,289.75	1,016.16

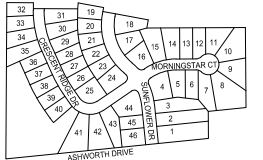


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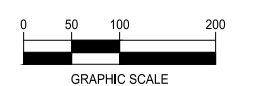
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EXISTING CONDITIONS AND SURVEY CONTROL



NORTH



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WAUKEE, IA
2213010-02
MARCH 30, 2018

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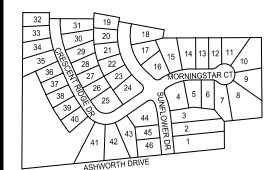
ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. GN-03
SHEET NO. 03 / 36

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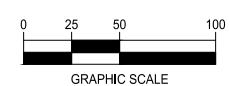
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GENERAL LAYOUT AND DIMENSIONS



NORTH



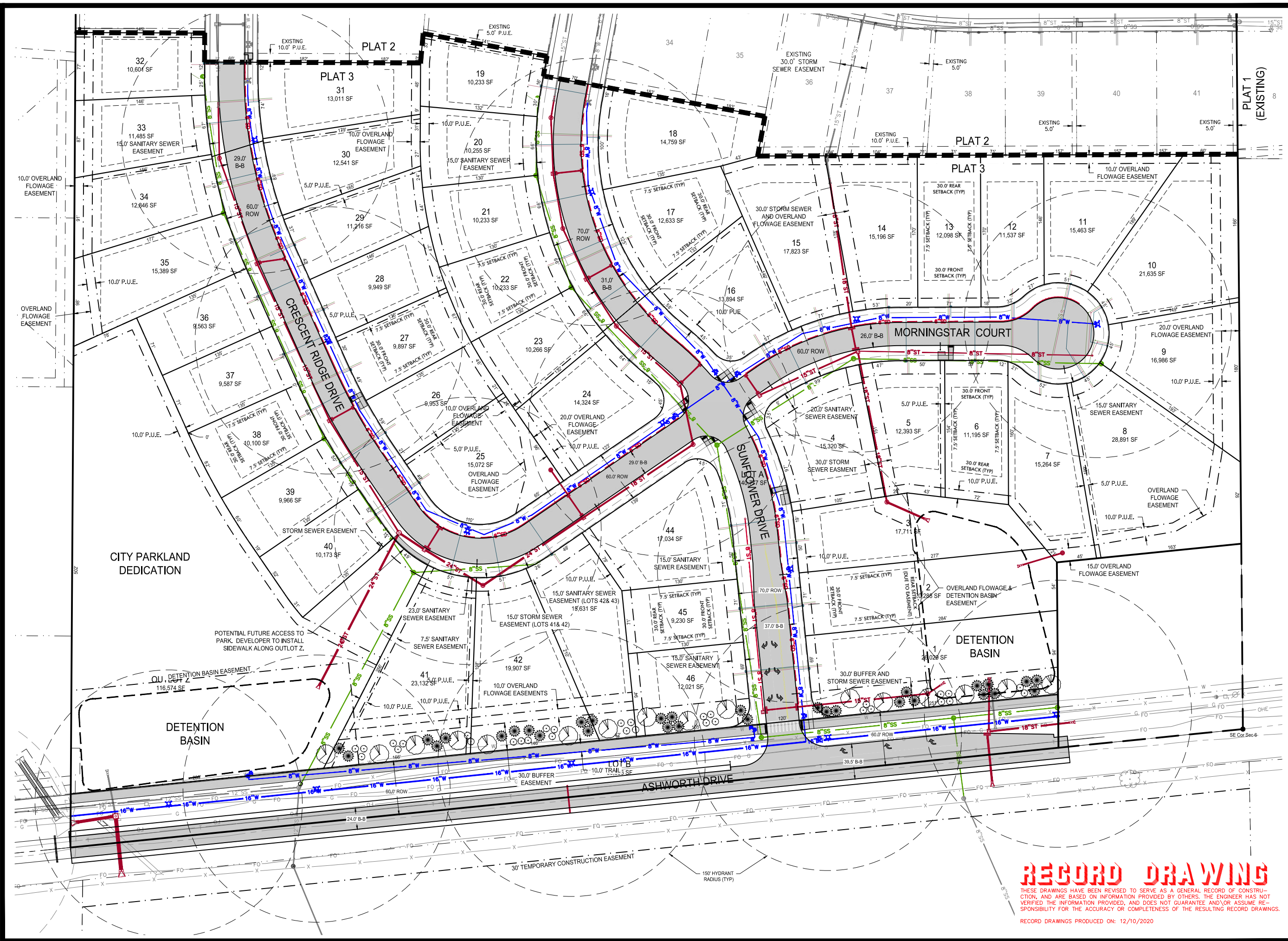
DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
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MARCH 30, 2018

REVISIONS
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6.8.18
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7.1.2020
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ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

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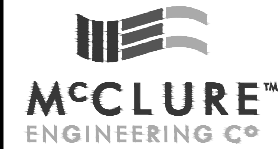
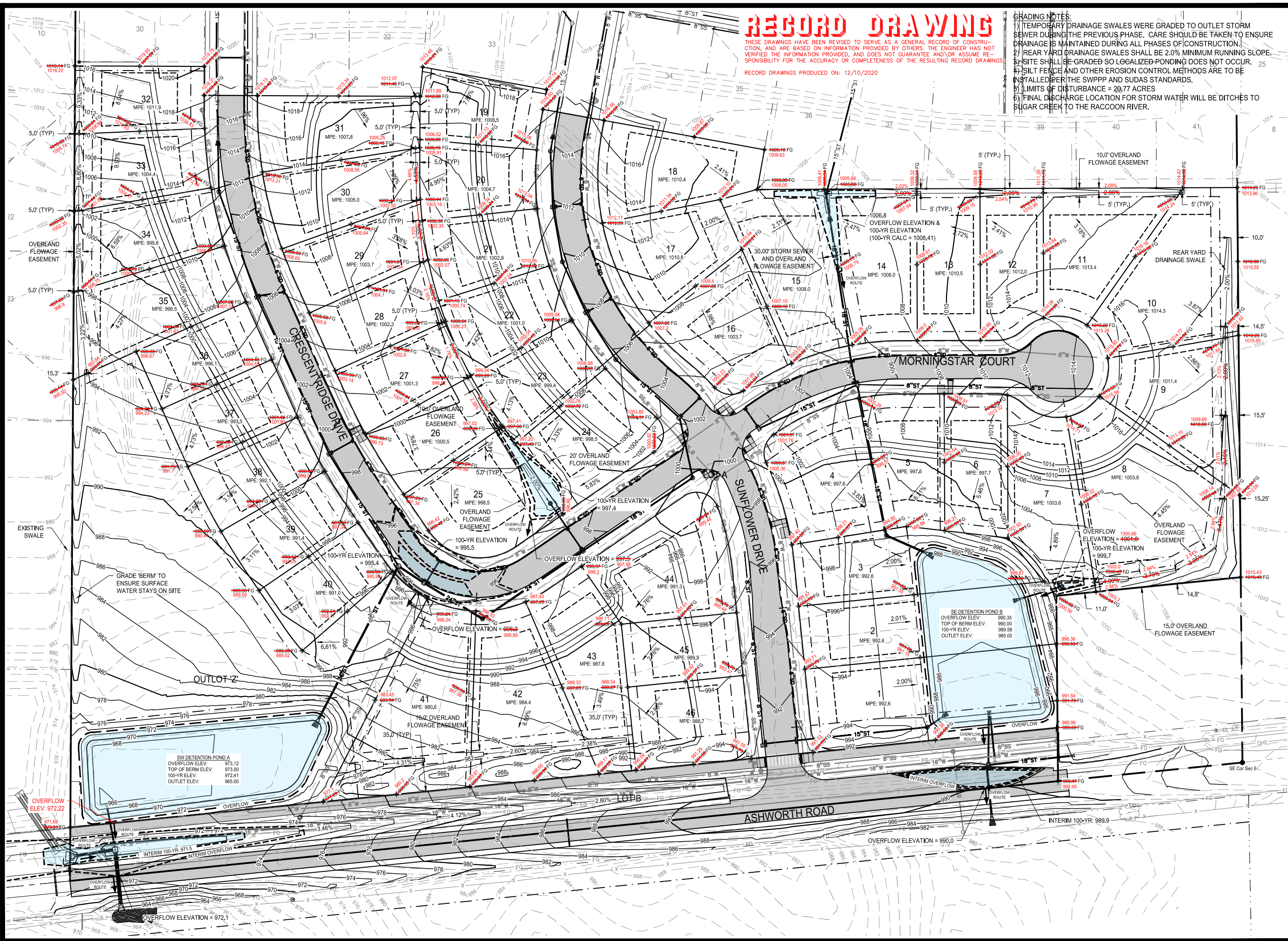
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SHADING NOTES:

- 1) TEMPORARY DRAINAGE SWALES WERE GRADED TO OUTLET STORM SEWER DURING THE PREVIOUS PHASE. CARE SHOULD BE TAKEN TO ENSURE DRAINAGE IS MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- 2) REAR YARD DRAINAGE SWALES SHALL BE 2.0% MINIMUM RUNNING SLOPE.
- 3) SITE SHALL BE GRADED SO LOGALIZED-PONDING DOES NOT OCCUR.
- 4) SILT FENCE AND OTHER EROSION CONTROL METHODS ARE TO BE INSTALLED PER THE SWPPP AND SUDAS STANDARDS.
- 5) LIMITS OF DISTURBANCE = 20.77 ACRES
- 6) FINAL DISCHARGE LOCATION FOR STORM WATER WILL BE DITCHES TO SUGAR CREEK TO THE RACCOON RIVER.

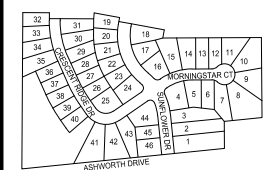


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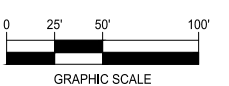
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GRADING PLAN



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MARCH 30, 2018

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ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO.: GR-01
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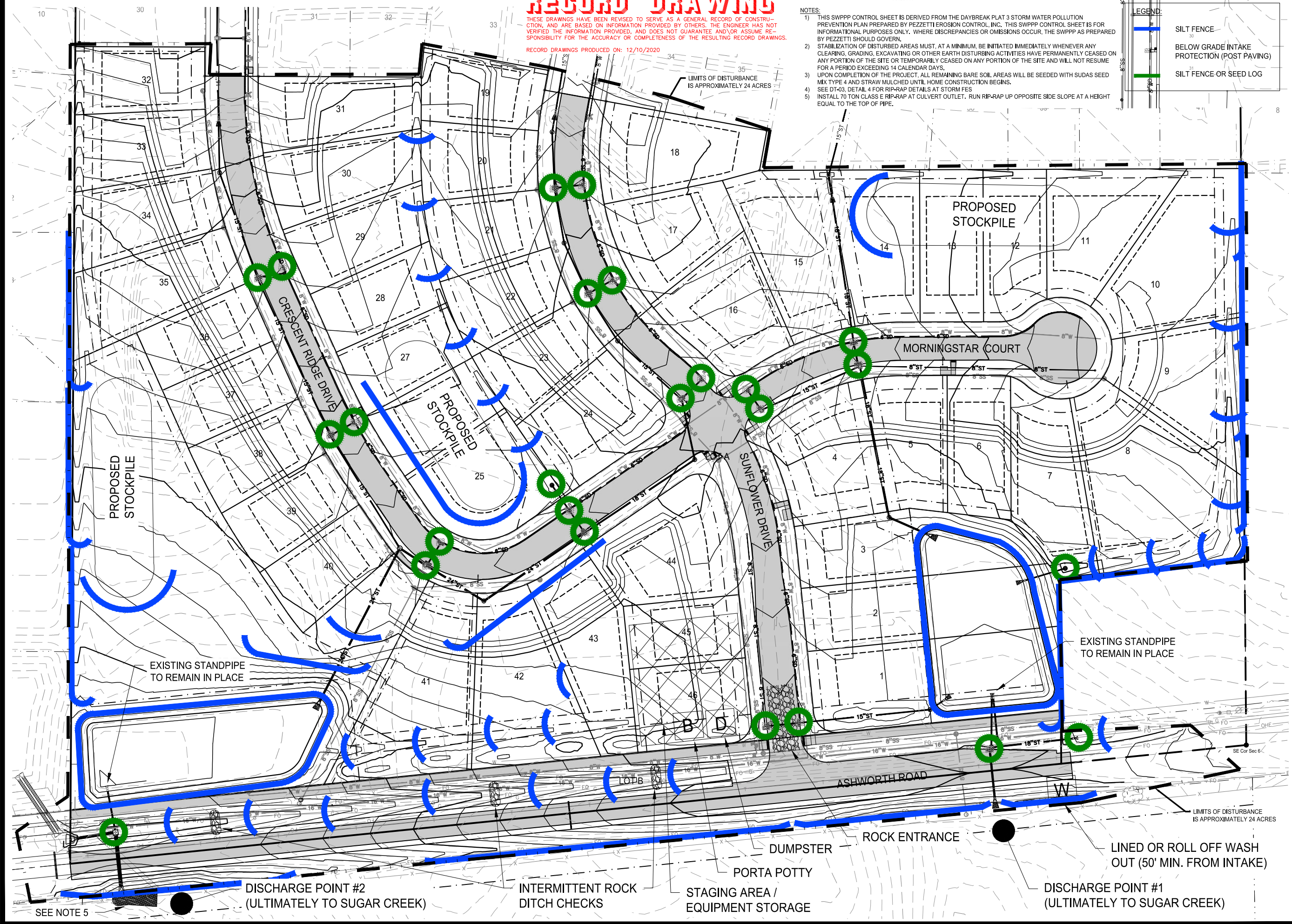
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NOTES:

- 1) THIS SWPPP CONTROL SHEET IS DERIVED FROM THE DAYBREAK PLAT 3 STORM WATER POLLUTION PREVENTION PLAN PREPARED BY PEZZETTI EROSION CONTROL, INC. THIS SWPPP CONTROL SHEET IS FOR INFORMATIONAL PURPOSES ONLY. WHERE DISCREPANCIES OR OMISSIONS OCCUR, THE SWPPP AS PREPARED BY PEZZETTI SHOULD GOVERN.
- 2) STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- 3) UPON COMPLETION OF THE PROJECT, ALL REMAINING BARE SOIL AREAS WILL BE SEEDED WITH SUDAS SEED MIX TYPE 4 AND STRAW MULCHED UNTIL HOME CONSTRUCTION BEGINS.
- 4) SEE DT-03, DETAIL 4 FOR RIP-RAP DETAILS AT STORM FES.
- 5) INSTALL 70 TON CLASS E RIP-RAP AT CULVERT OUTLET. RUN RIP-RAP UP OPPOSITE SIDE SLOPE AT A HEIGHT EQUAL TO THE TOP OF PIPE.

LEGEND:

- SILT FENCE
- BELOW GRADE INTAKE PROTECTION (POST PAVING)
- SILT FENCE OR SEED LOG

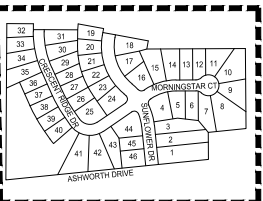


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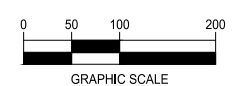
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SWPPP CONTROL SHEET



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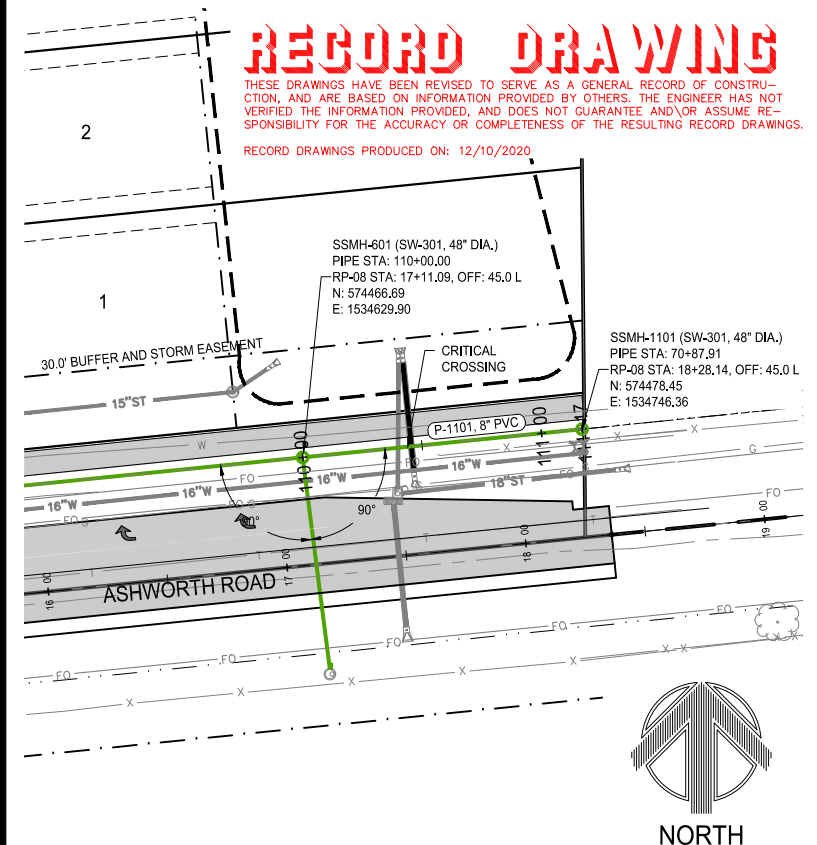
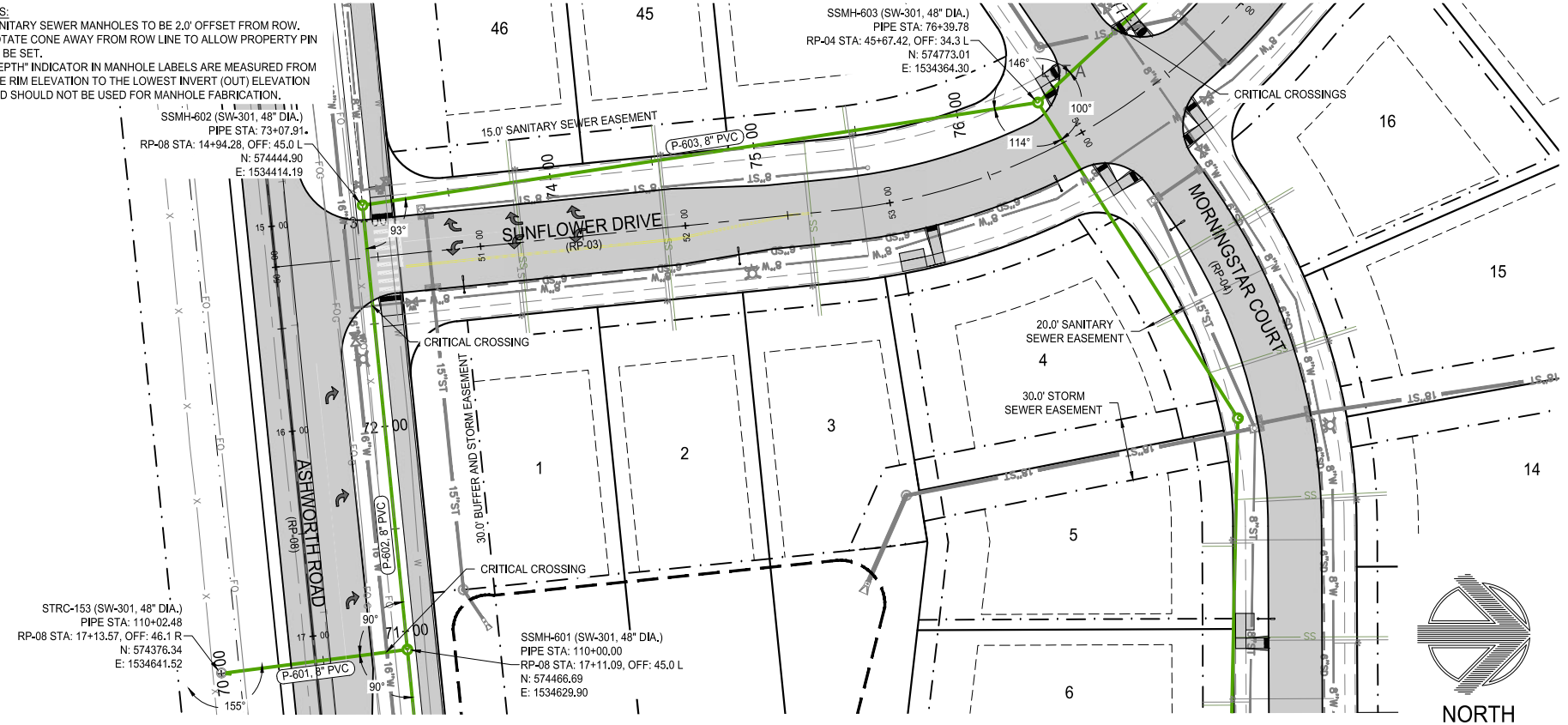
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ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. GR-02
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- NOTES:
 1) SANITARY SEWER MANHOLES TO BE 2.0' OFFSET FROM ROW. ROTATE CONE AWAY FROM ROW LINE TO ALLOW PROPERTY PIN TO BE SET.
 2) "DEPTH" INDICATOR IN MANHOLE LABELS ARE MEASURED FROM THE RIM ELEVATION TO THE LOWEST INVERT (OUT) ELEVATION AND SHOULD NOT BE USED FOR MANHOLE FABRICATION.



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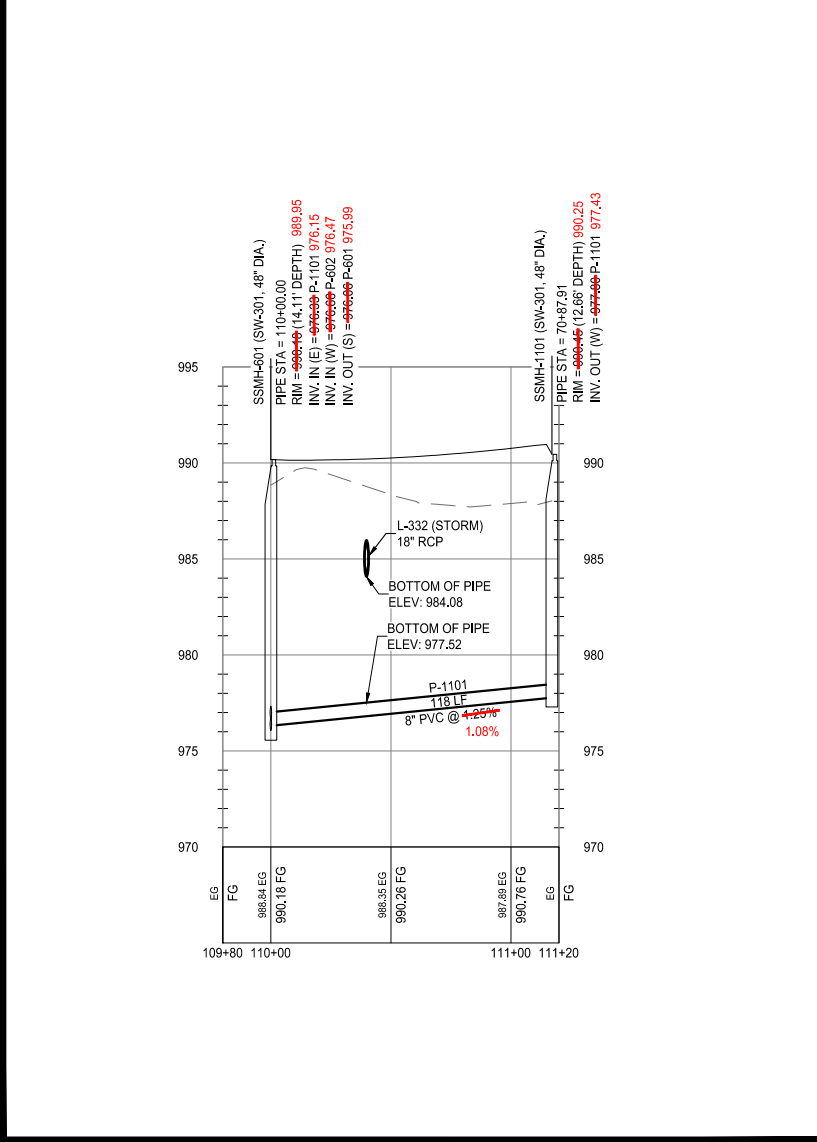
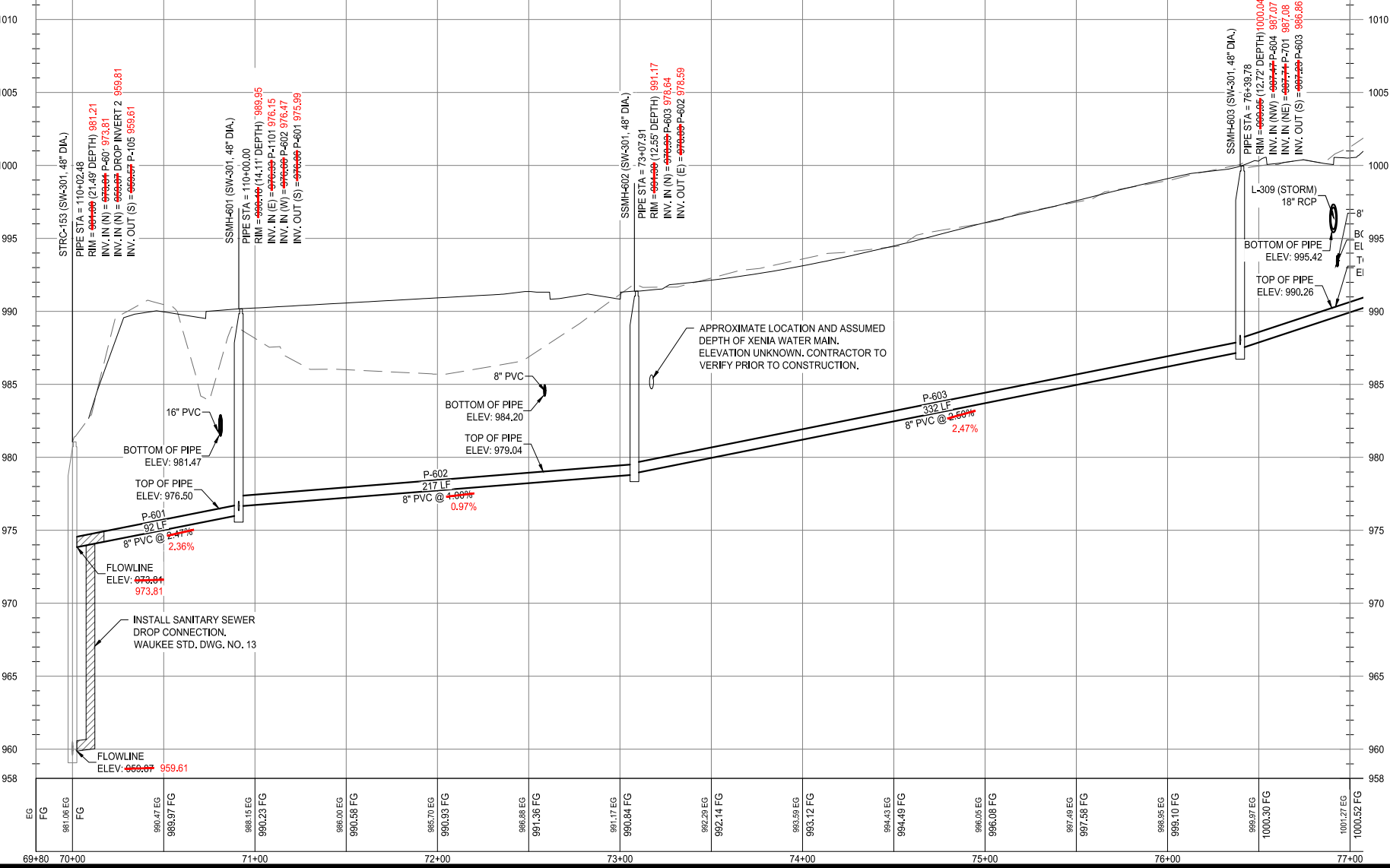
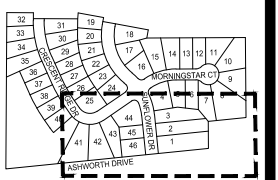


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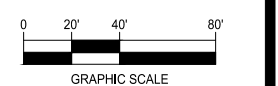
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SANITARY SEWER PLAN AND PROFILE



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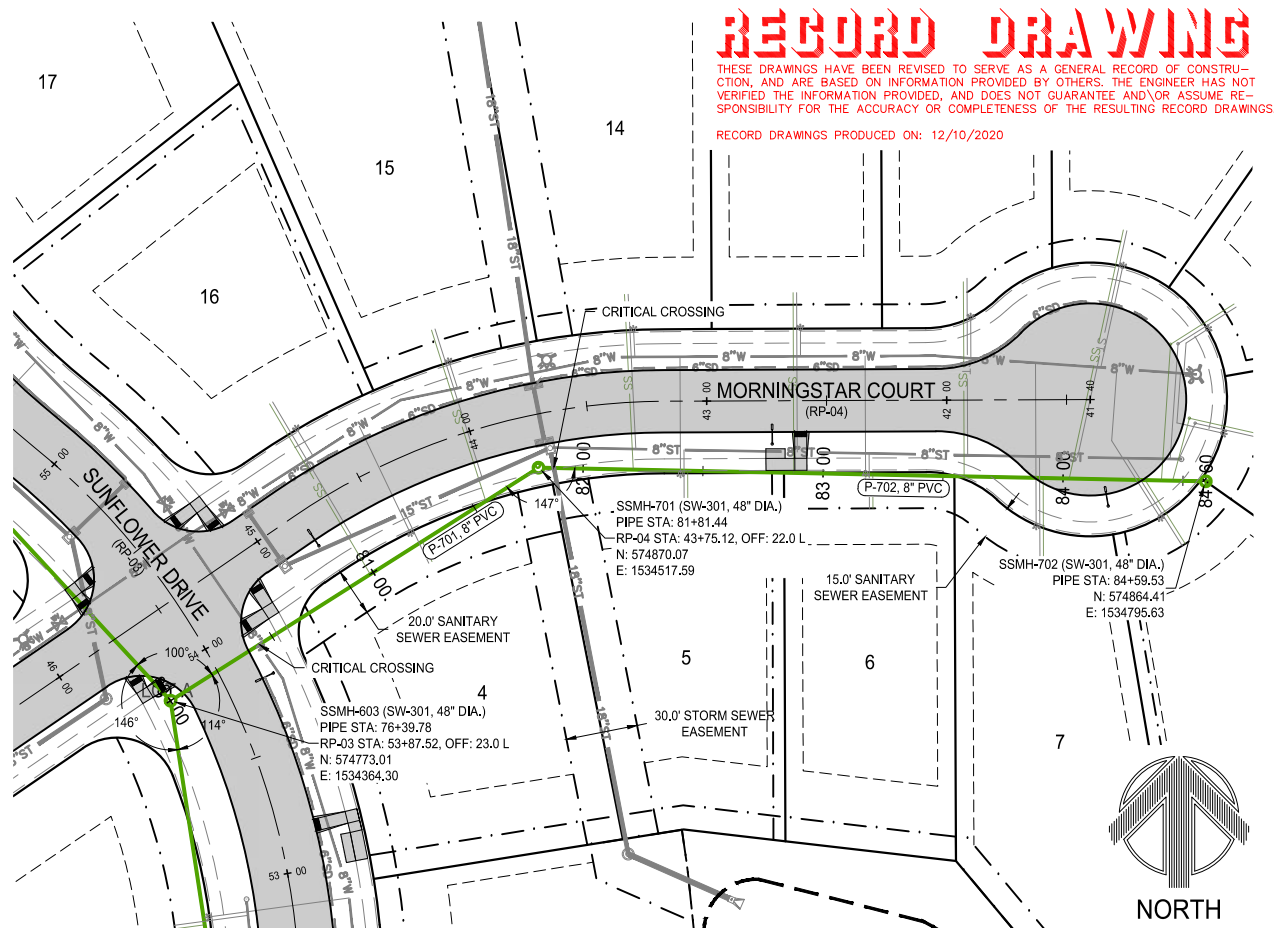
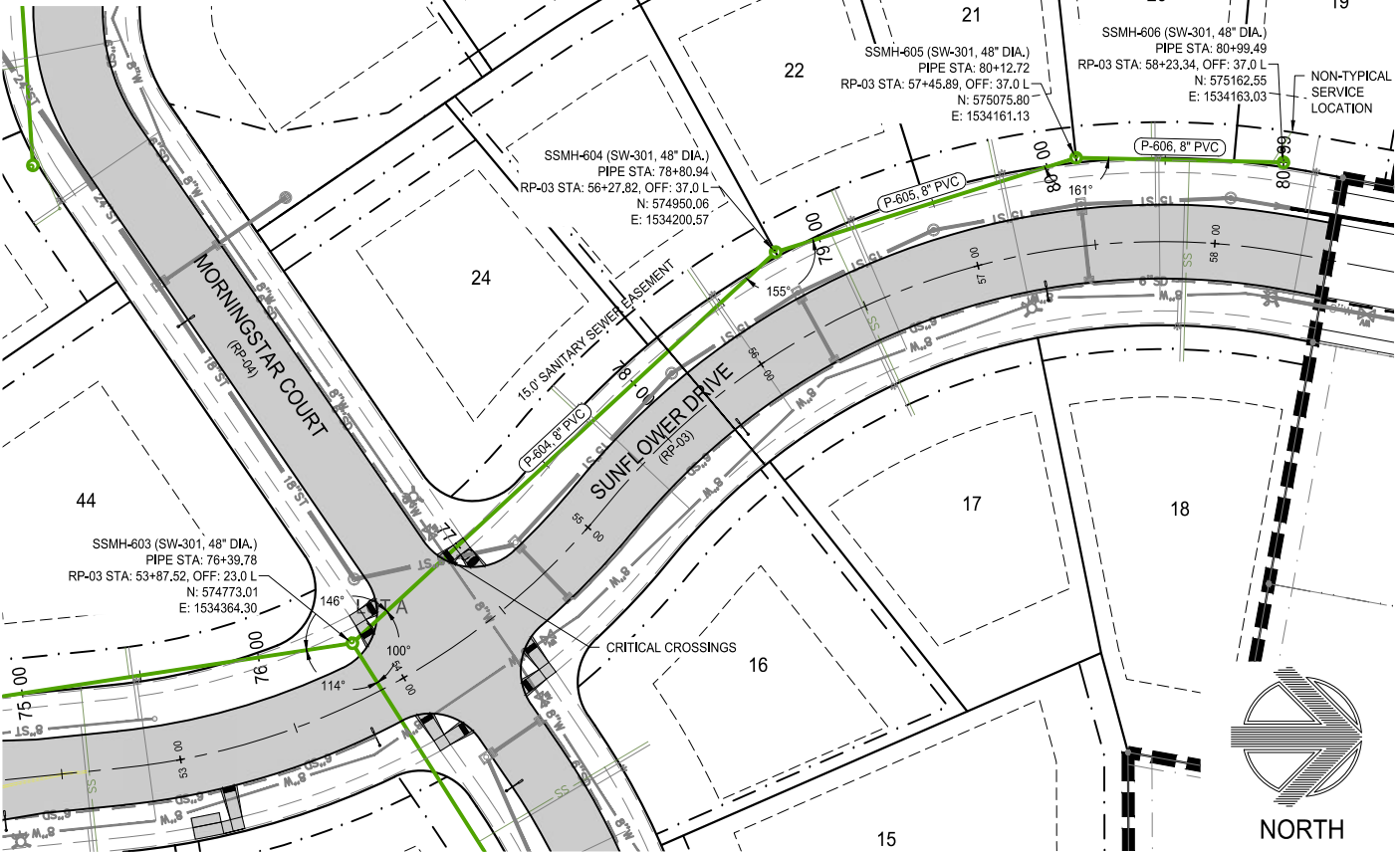
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 CHECKED BY: C. SMITH
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DRAWN BY: J. BECKER
 FIELD BOOK NO.:
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- NOTES:
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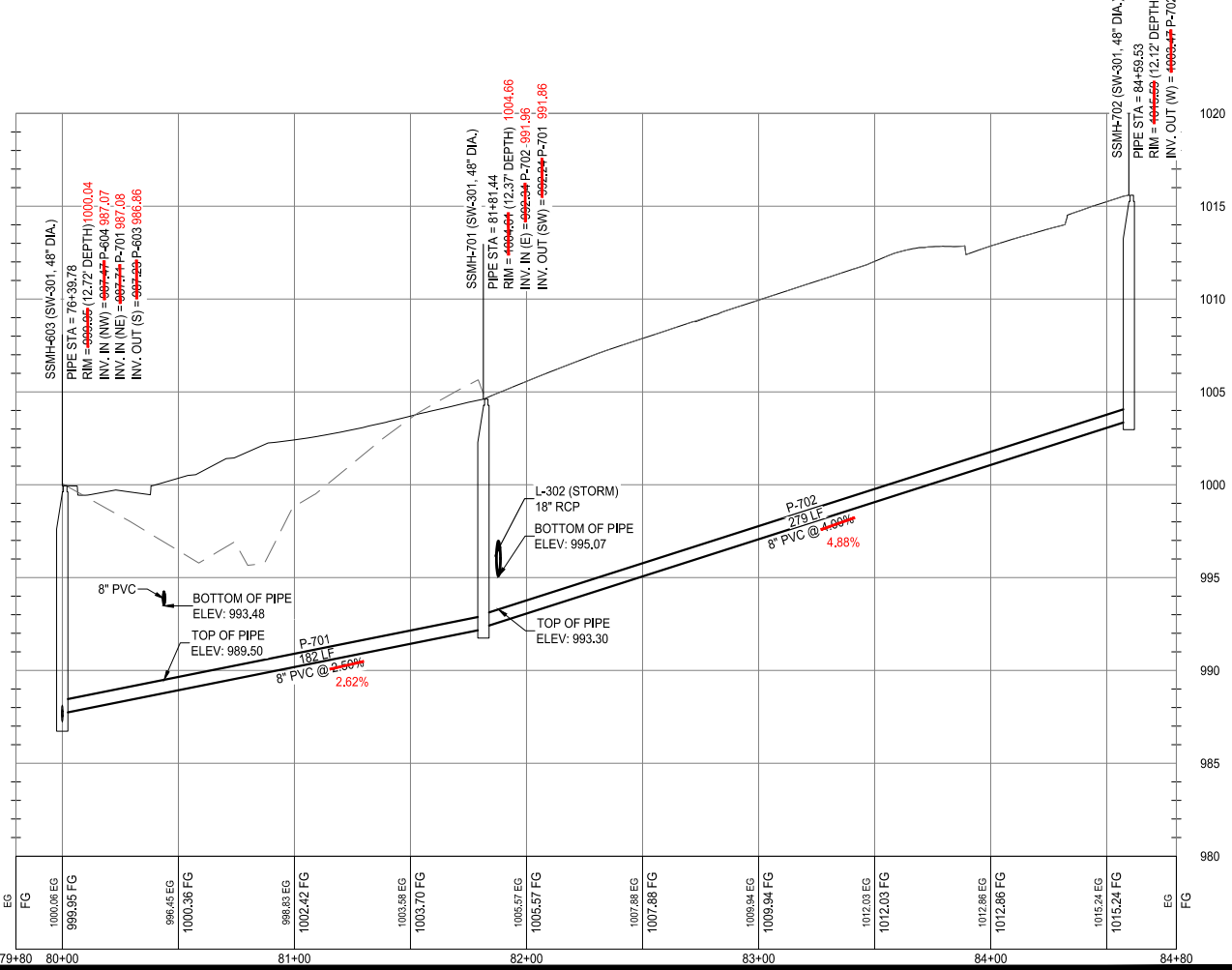
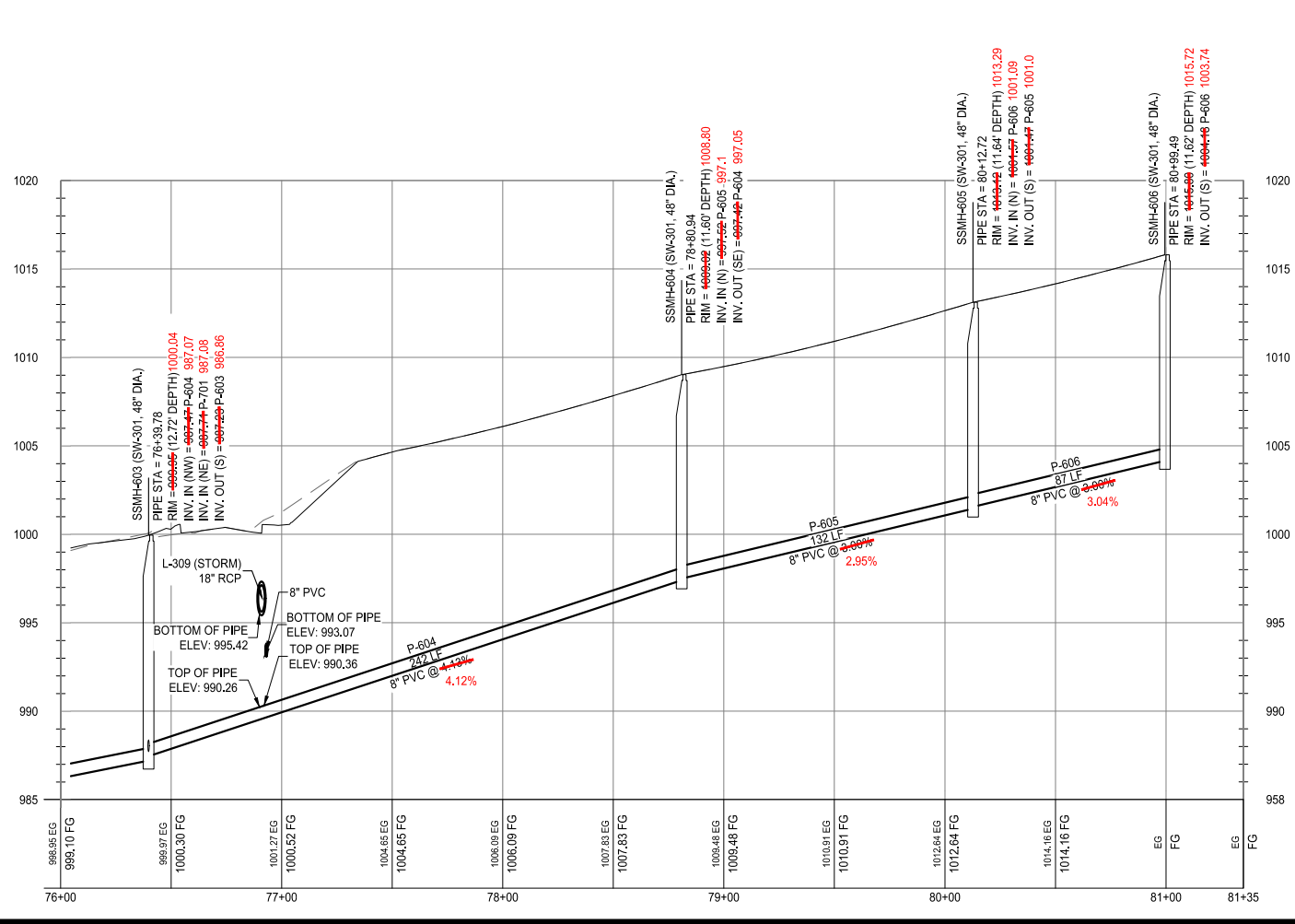
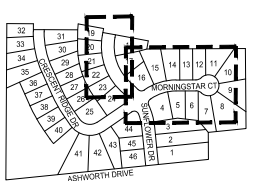


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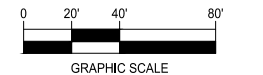
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ENGINEER: J. BECKER
 DRAWN BY: J. BECKER

CHECKED BY: C. SMITH
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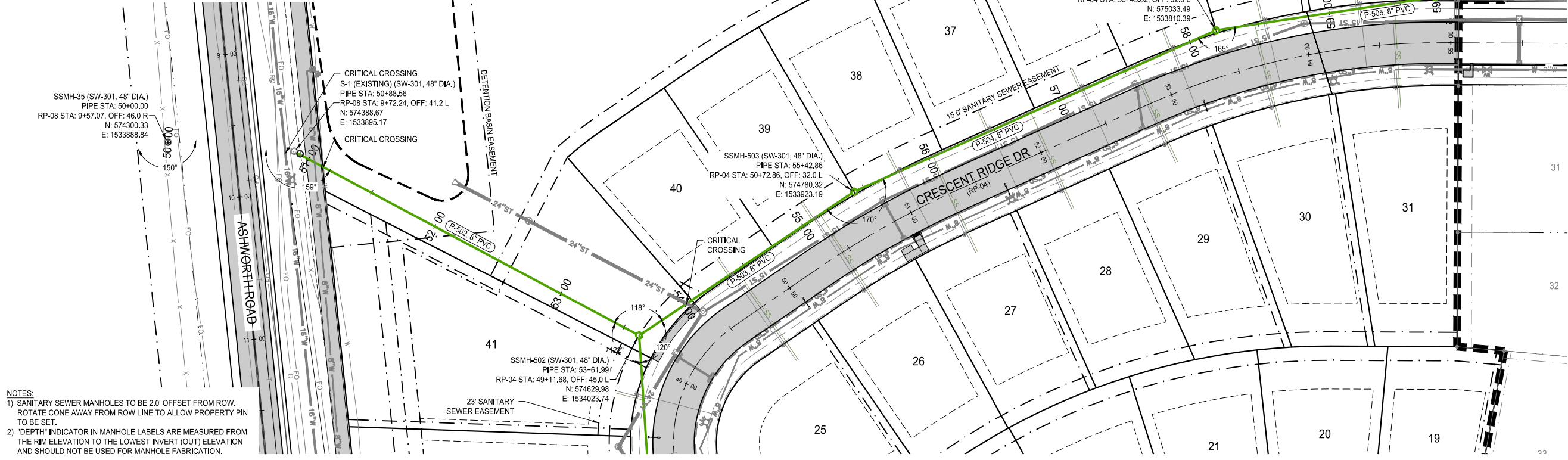
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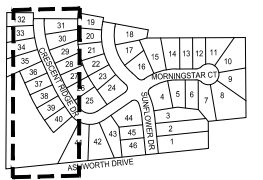


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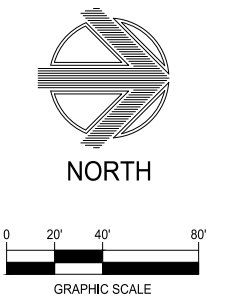
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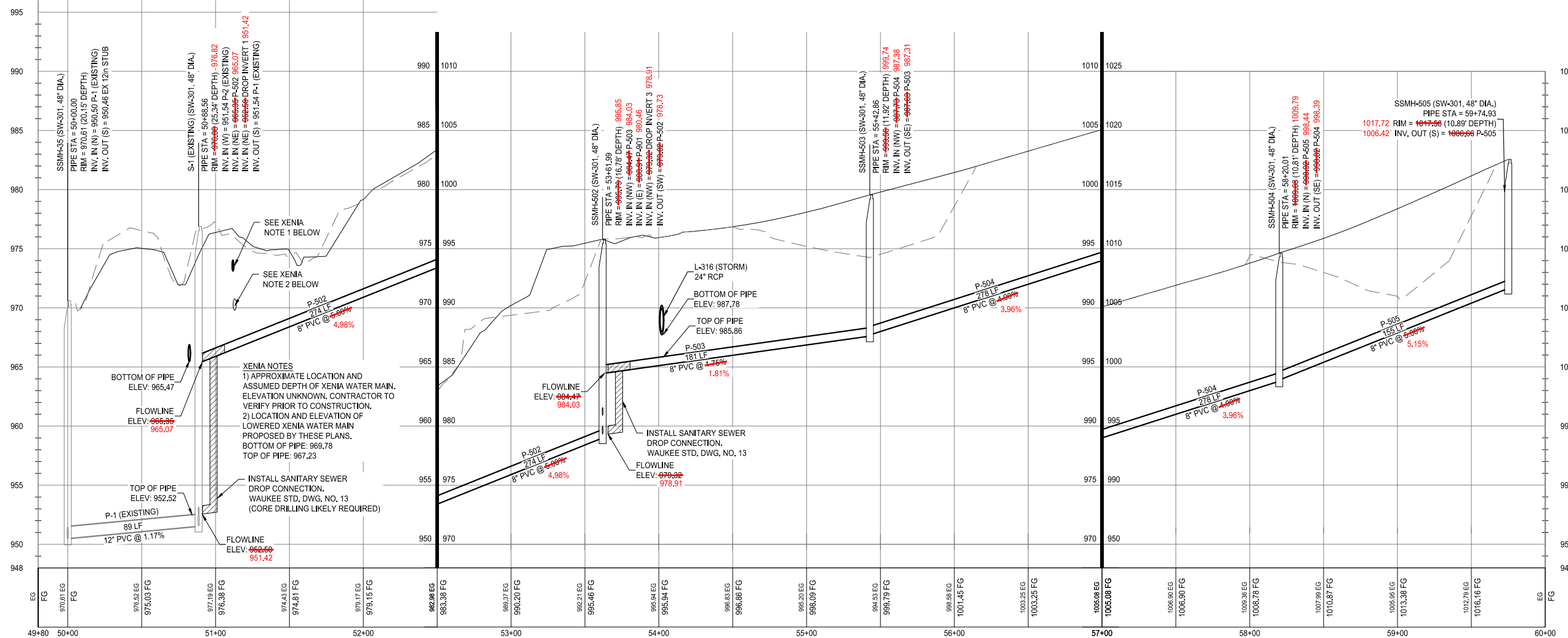
DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
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ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

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RECORD DRAWING

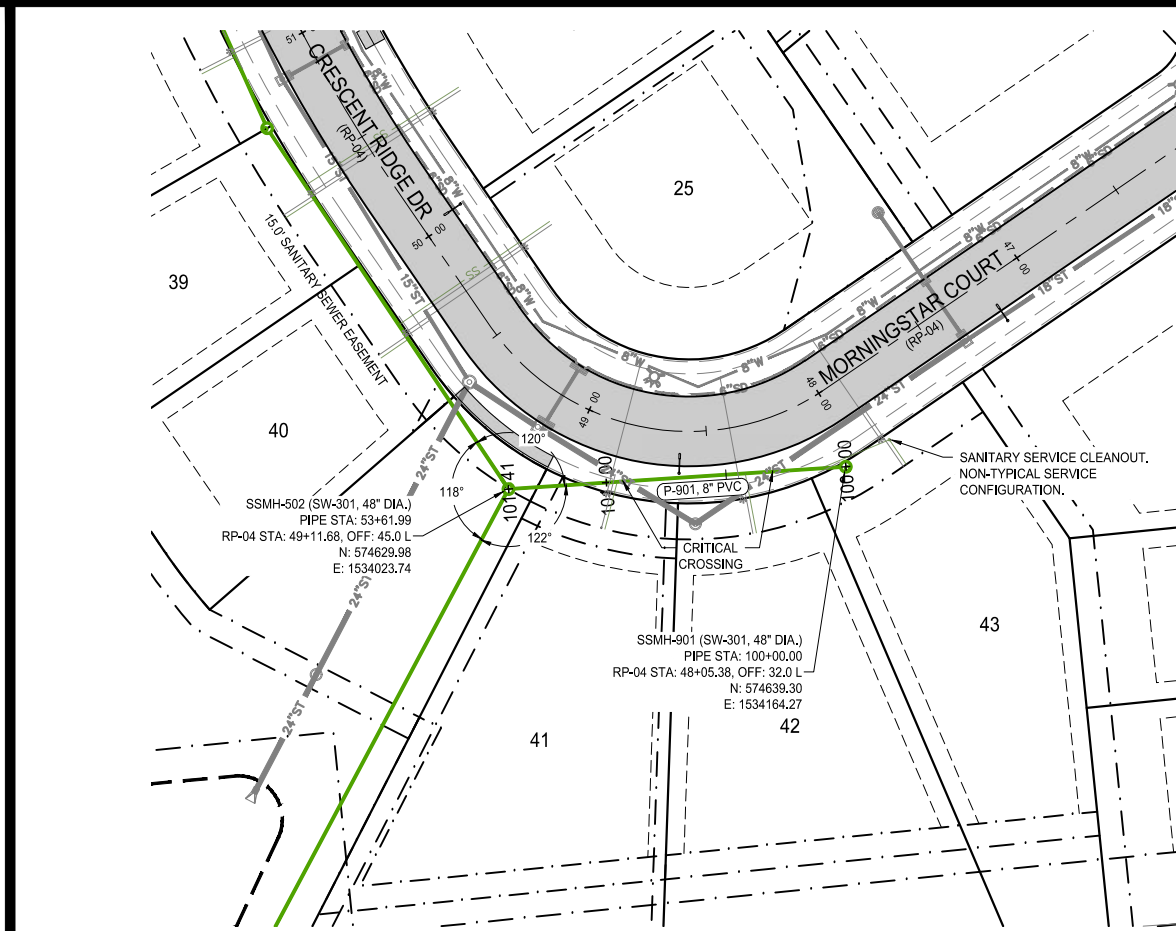
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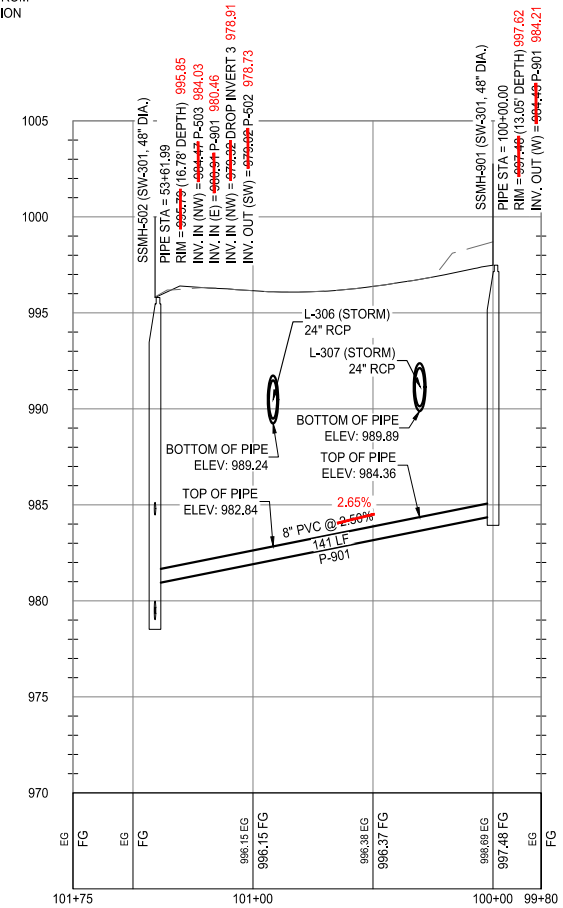
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NOTES:

- SANITARY SEWER MANHOLES TO BE 2.0' OFFSET FROM ROW. ROTATE CONE AWAY FROM ROW LINE TO ALLOW PROPERTY PIN TO BE SET.
- "DEPTH" INDICATOR IN MANHOLE LABELS ARE MEASURED FROM THE RIM ELEVATION TO THE LOWEST INVERT (OUT) ELEVATION AND SHOULD NOT BE USED FOR MANHOLE FABRICATION.

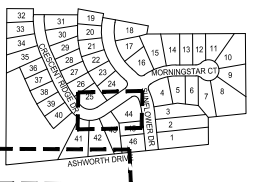


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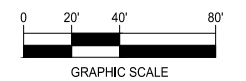
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SANITARY SEWER PLAN AND PROFILE



NORTH



DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

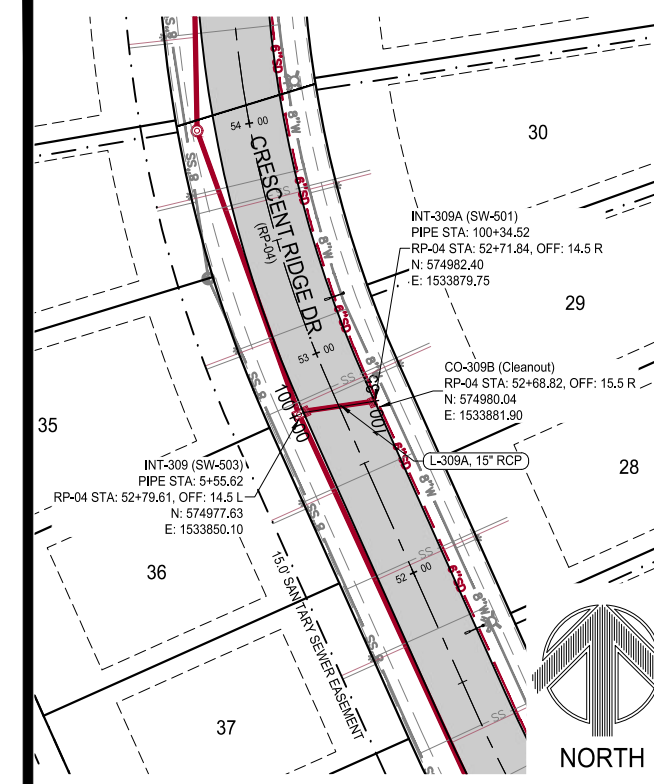
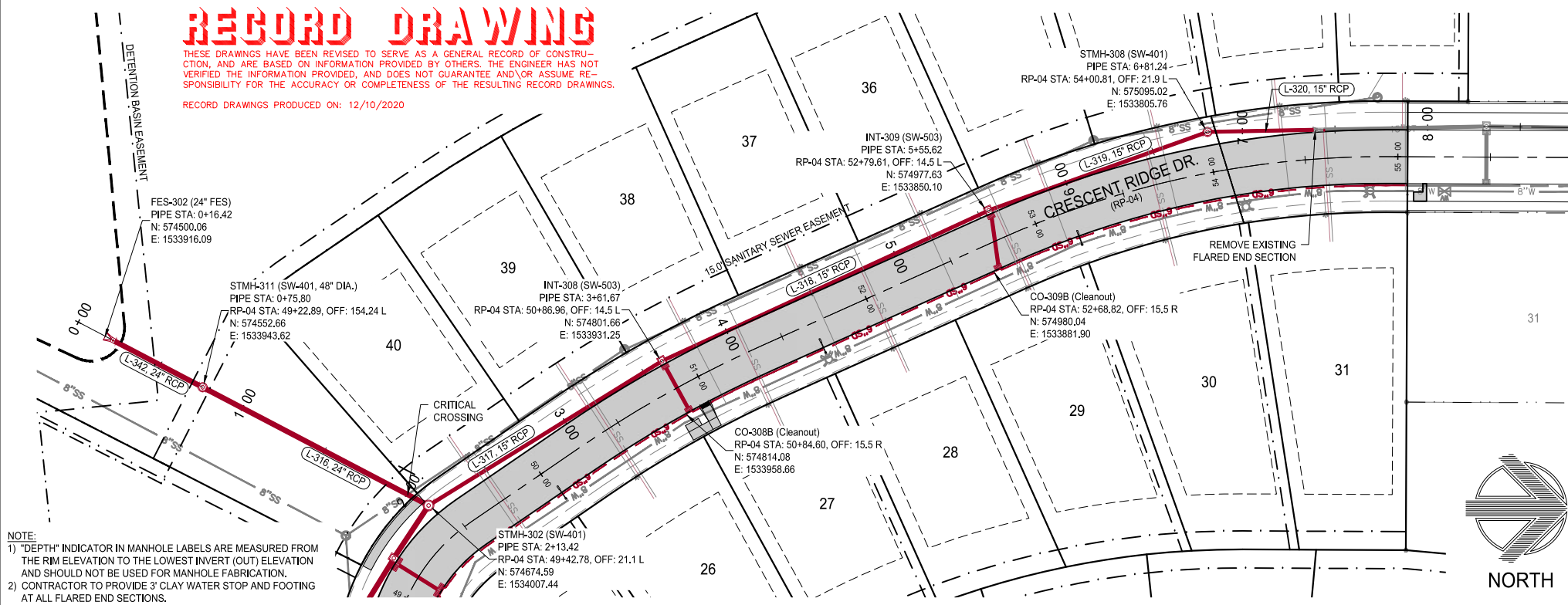
ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. SS-04
SHEET NO. 10 / 36

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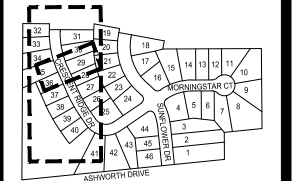


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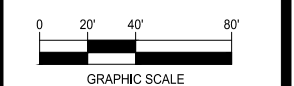
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STORM SEWER PLAN AND PROFILE

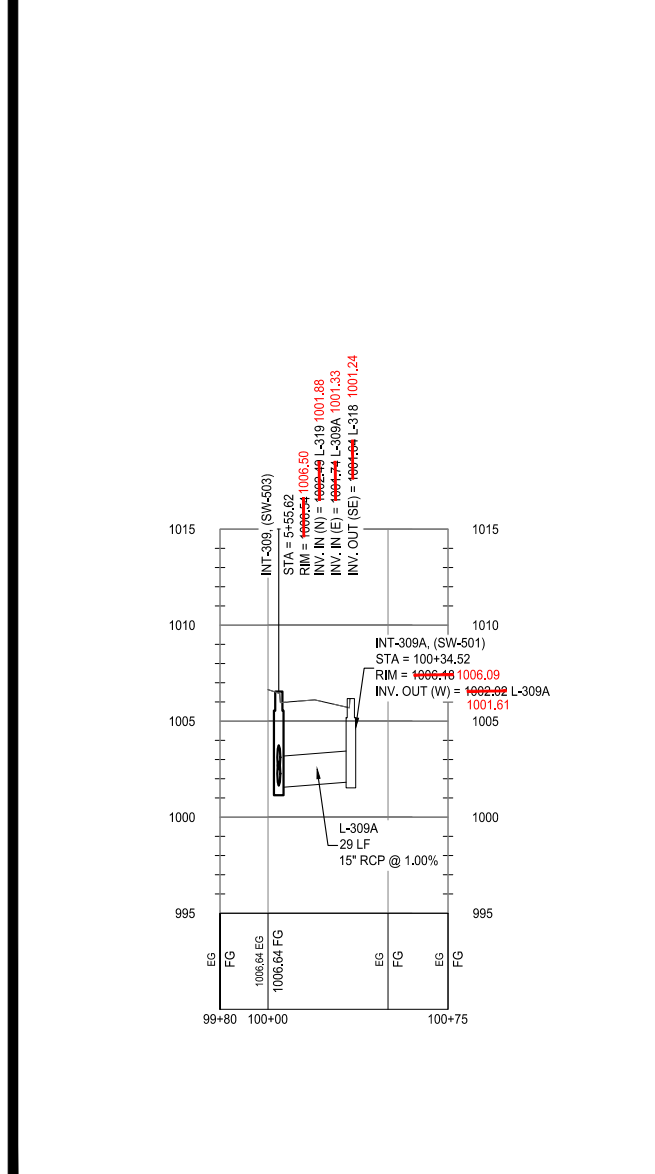
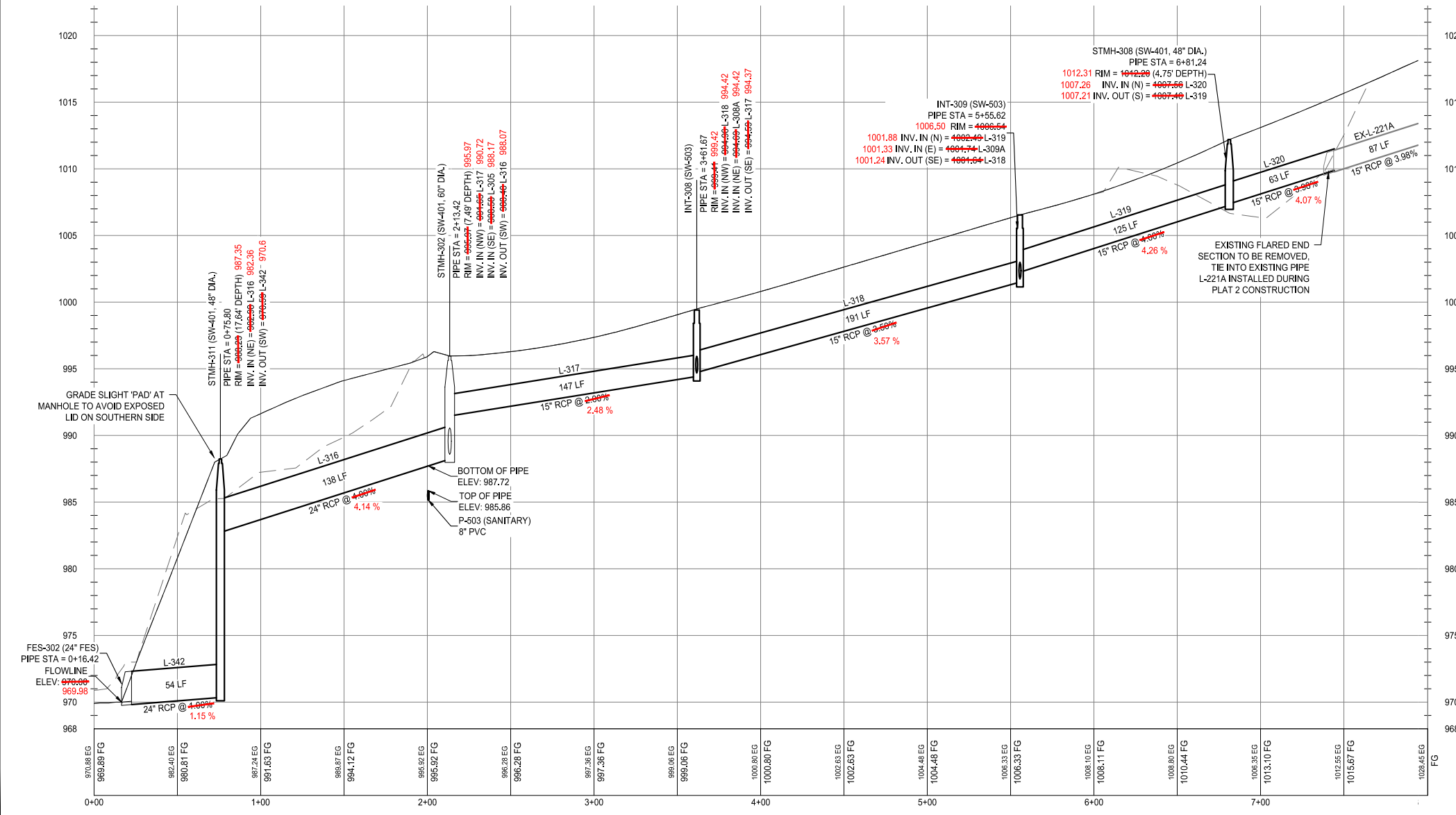


DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:
DRAWING NO.: ST-01
SHEET NO.: 11 / 36

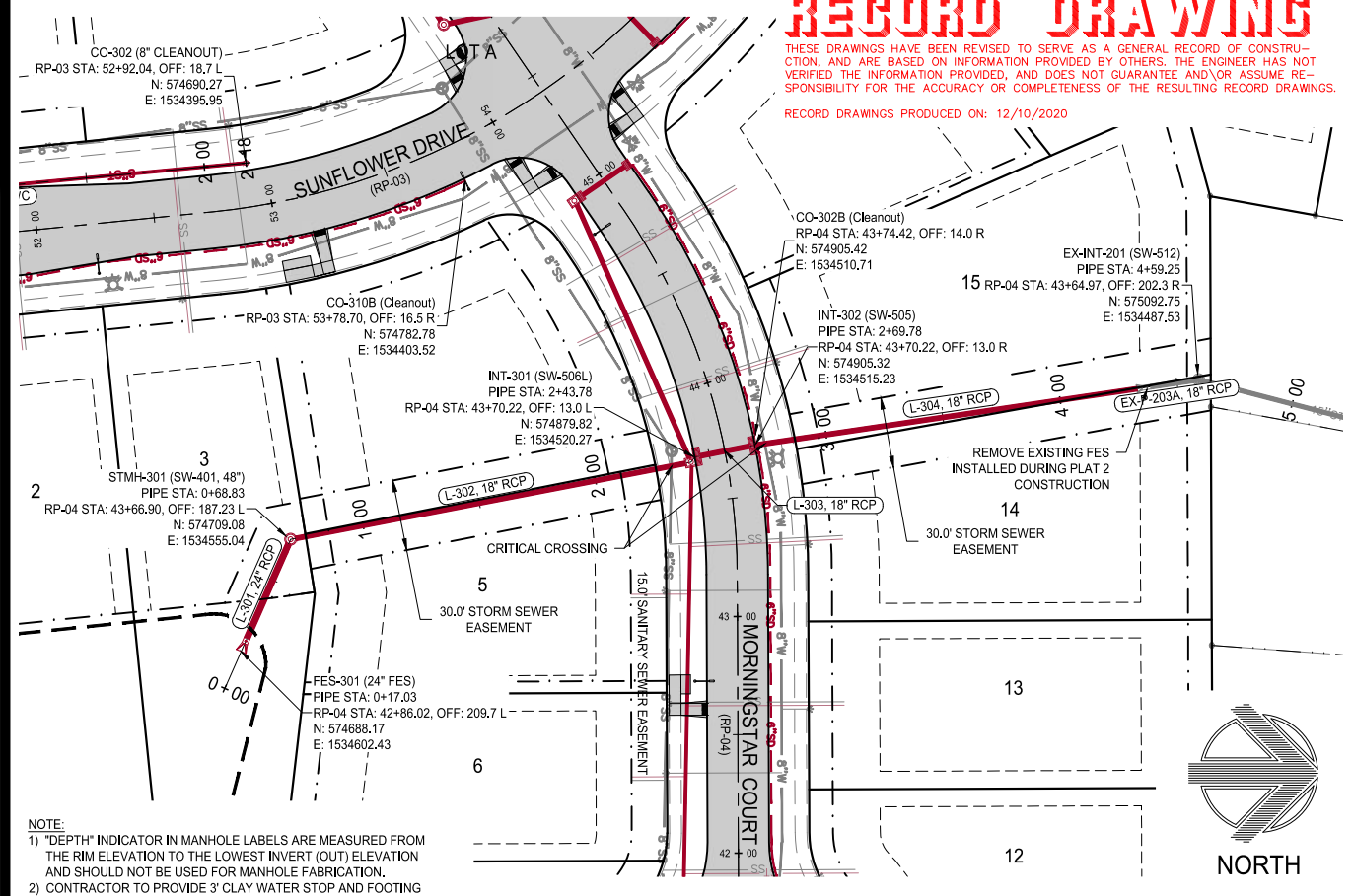


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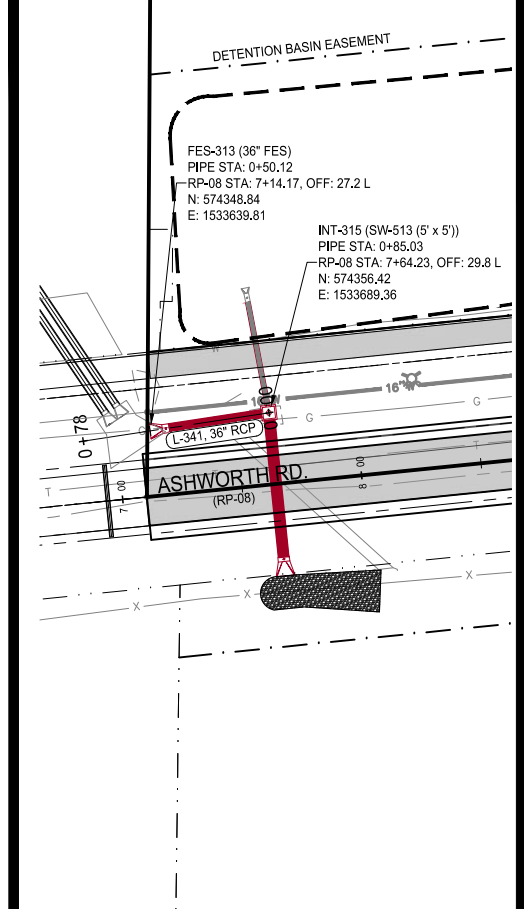
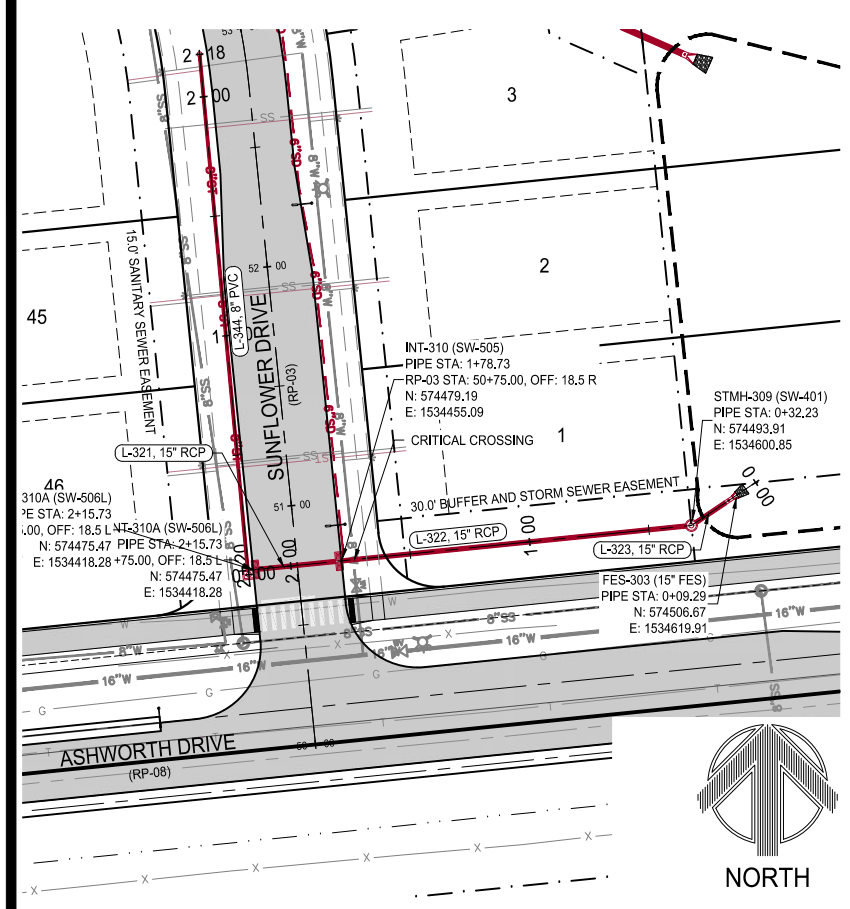
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RECORD DRAWINGS PRODUCED ON: 12/10/2020



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 2) CONTRACTOR TO PROVIDE 3' CLAY WATER STOP AND FOOTING AT ALL FLARED END SECTIONS.

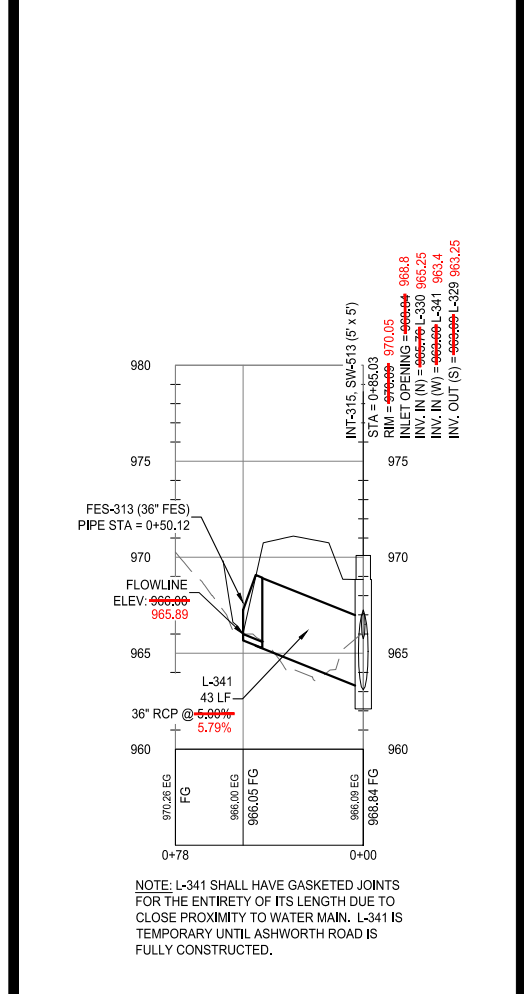
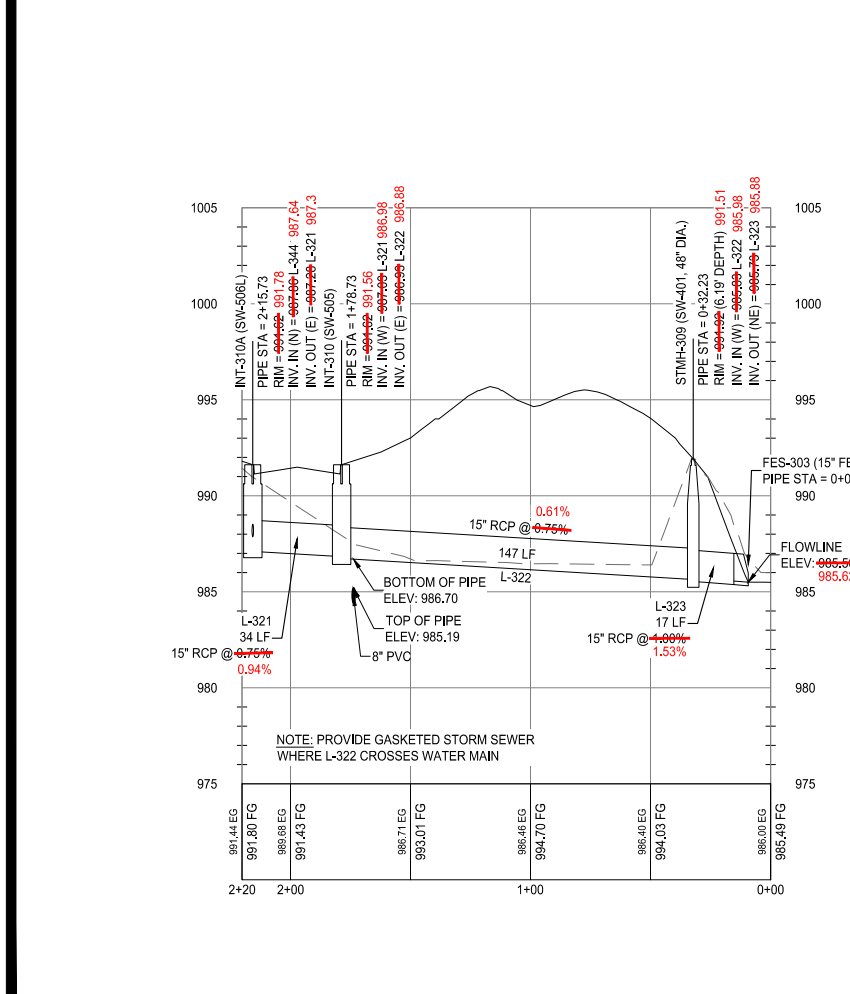
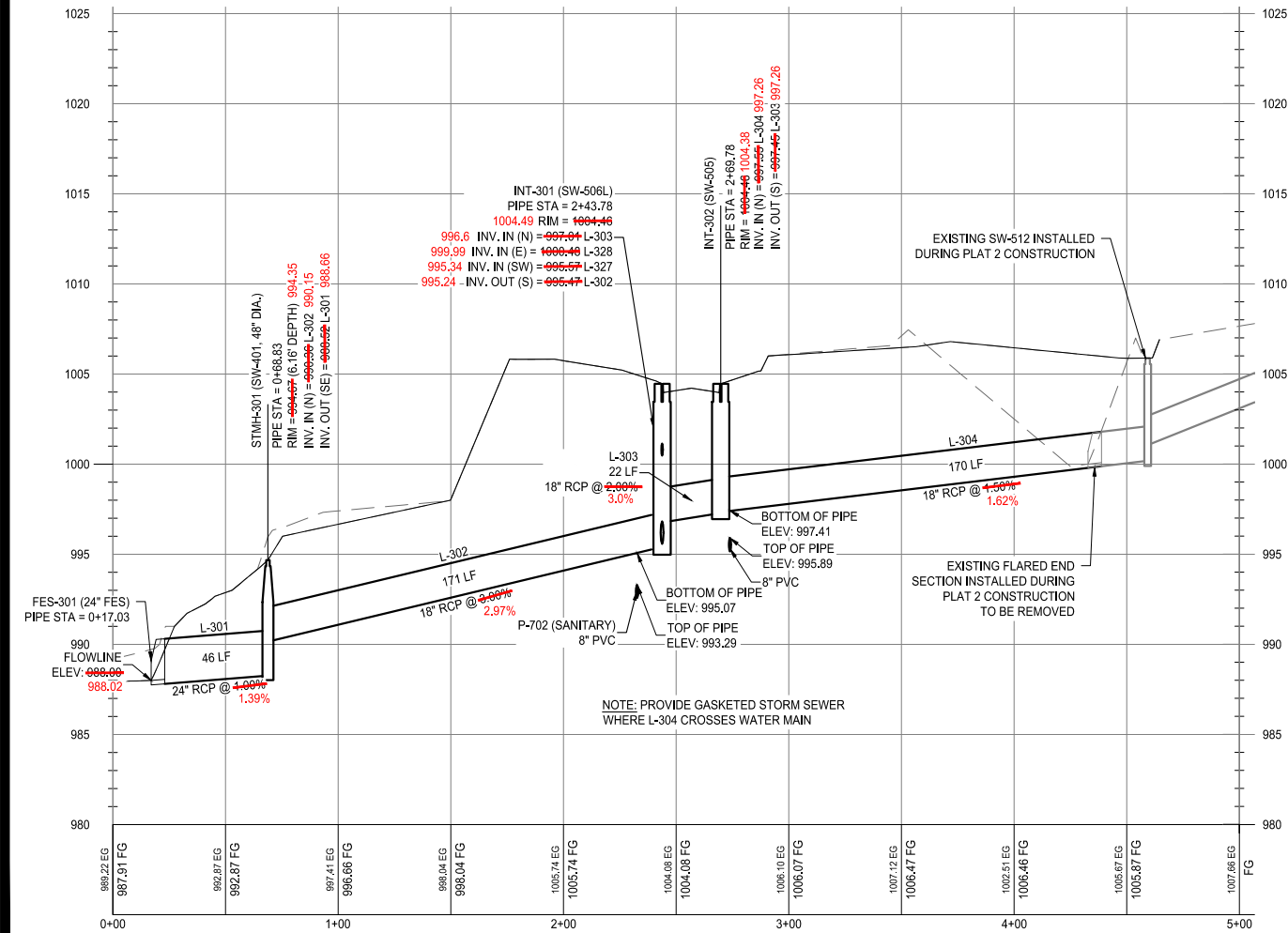
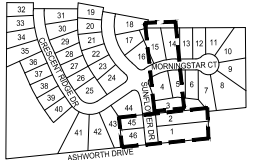


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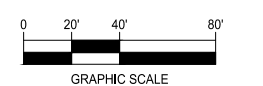
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STORM SEWER PLAN AND PROFILE



DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

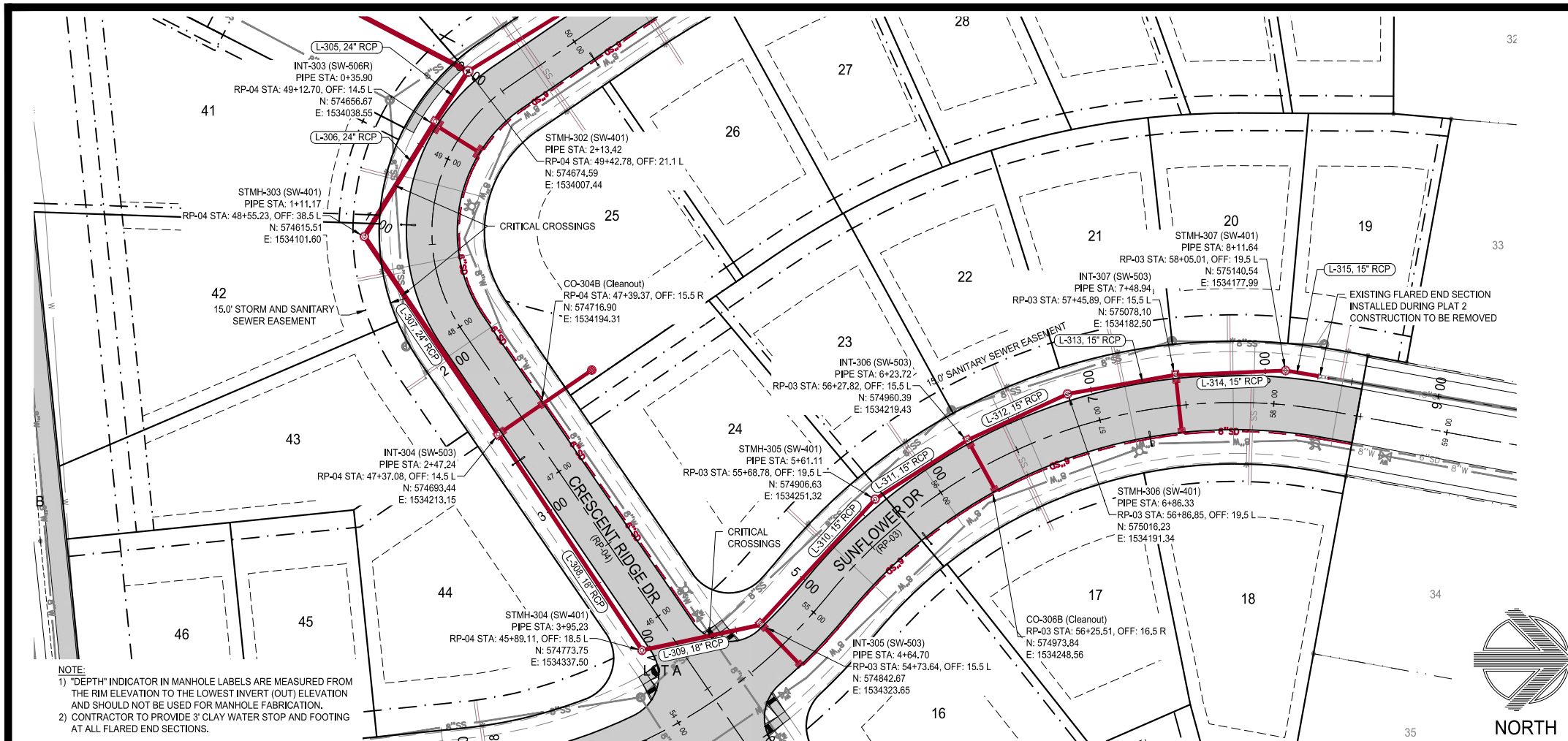
WAUKEE, IA
 2213010-02
 MARCH 30, 2018

REVISIONS
 5.24.18
 6.8.18
 8.1.18
 7.1.2020
 12.1.2020 ASBUILT

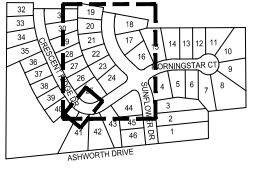
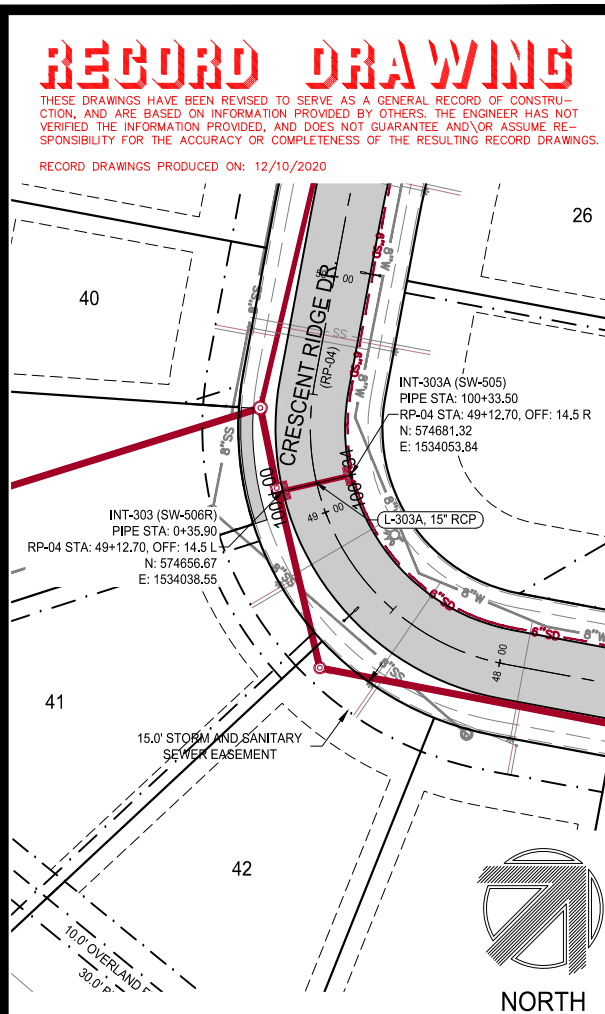
ENGINEER: J. BECKER
 DRAWN BY: J. BECKER

CHECKED BY: C. SMITH
 FIELD BOOK NO.:

DRAWING NO. ST-02
 SHEET NO. 12 / 36



NOTE:
 1) "DEPTH" INDICATOR IN MANHOLE LABELS ARE MEASURED FROM THE RIM ELEVATION TO THE LOWEST INVERT (OUT) ELEVATION AND SHOULD NOT BE USED FOR MANHOLE FABRICATION.
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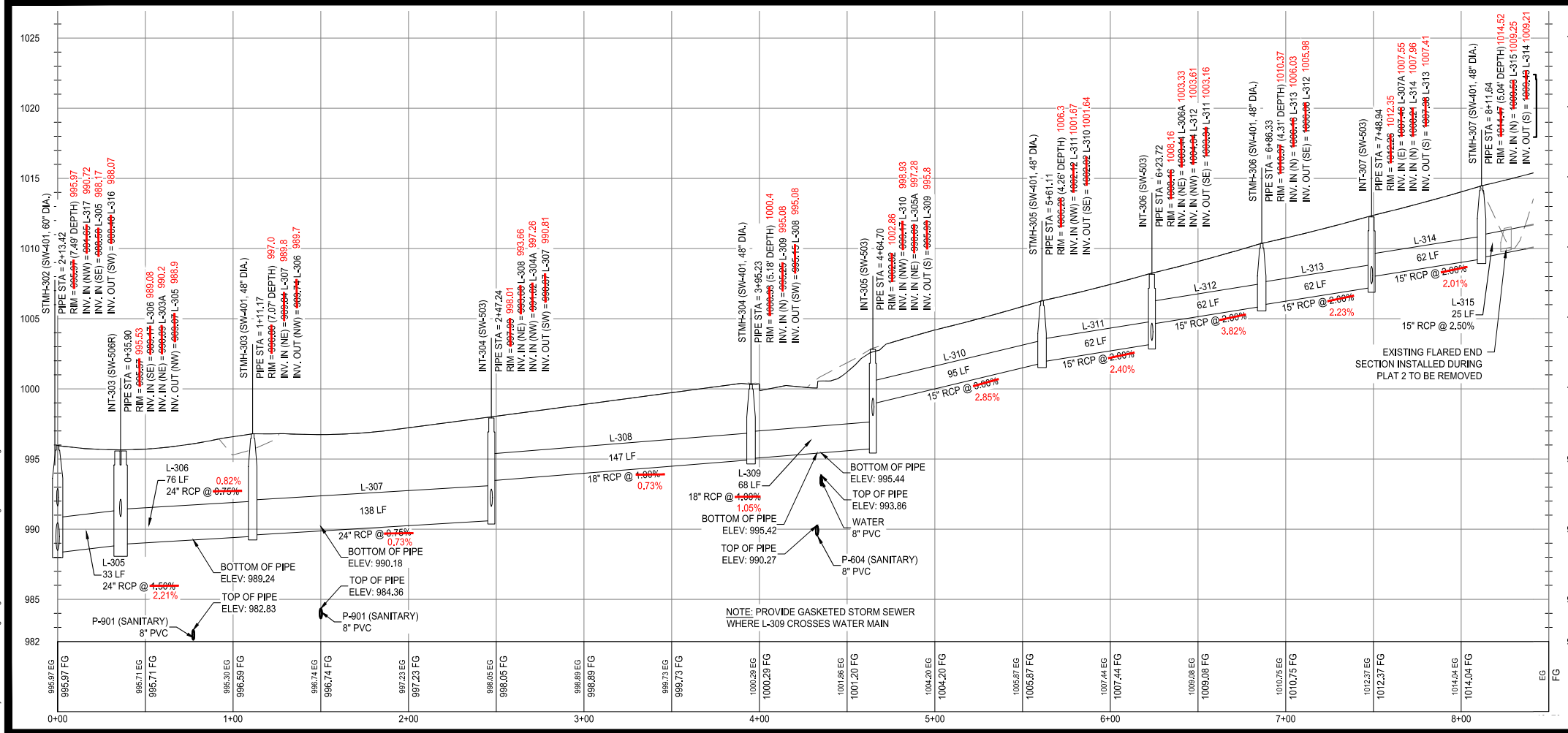
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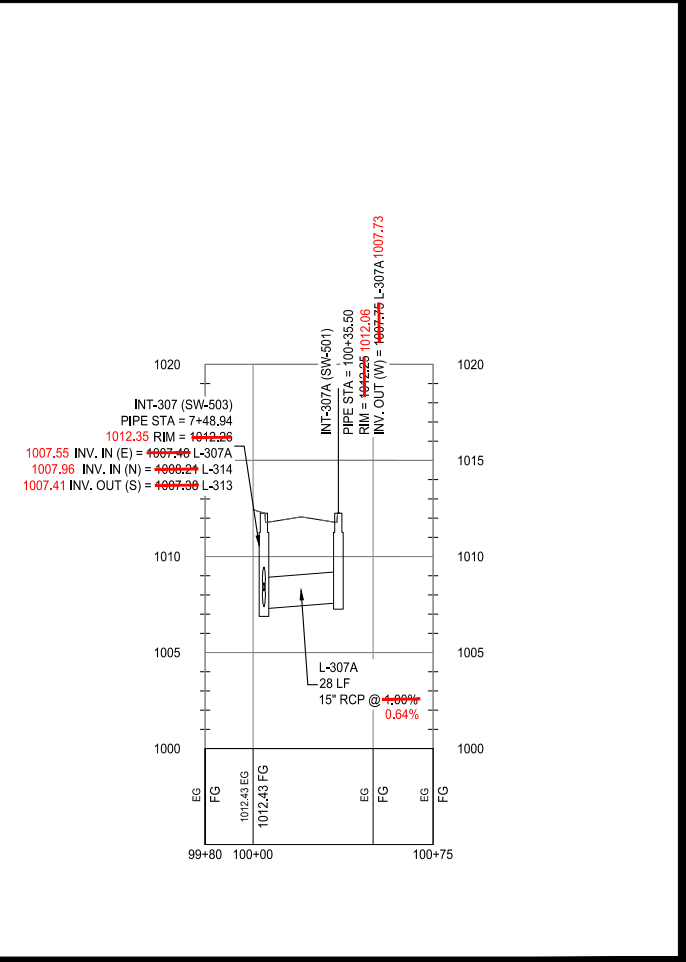
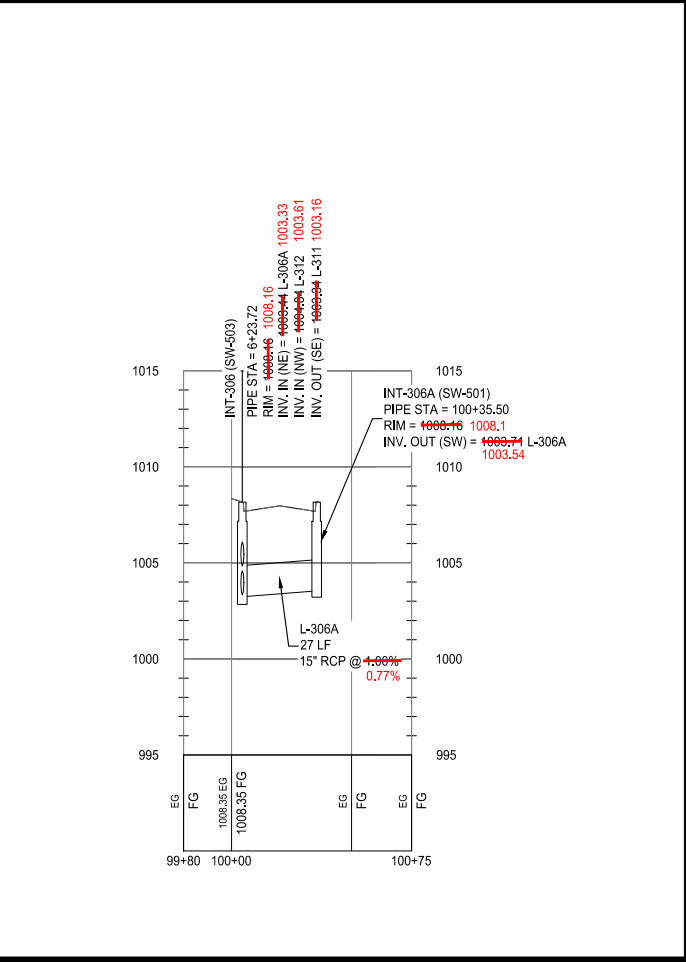
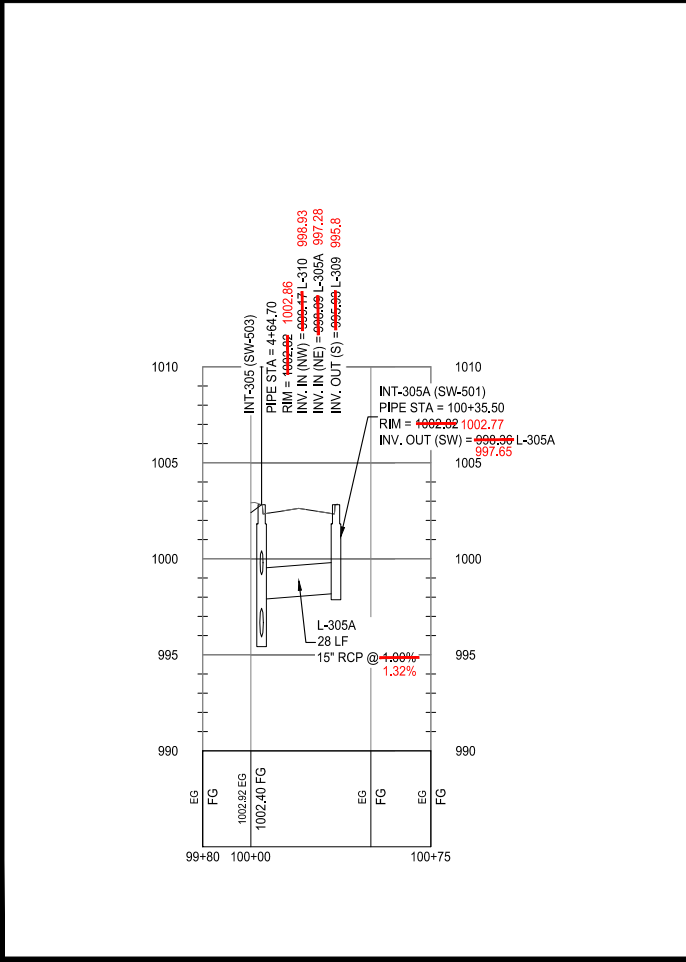
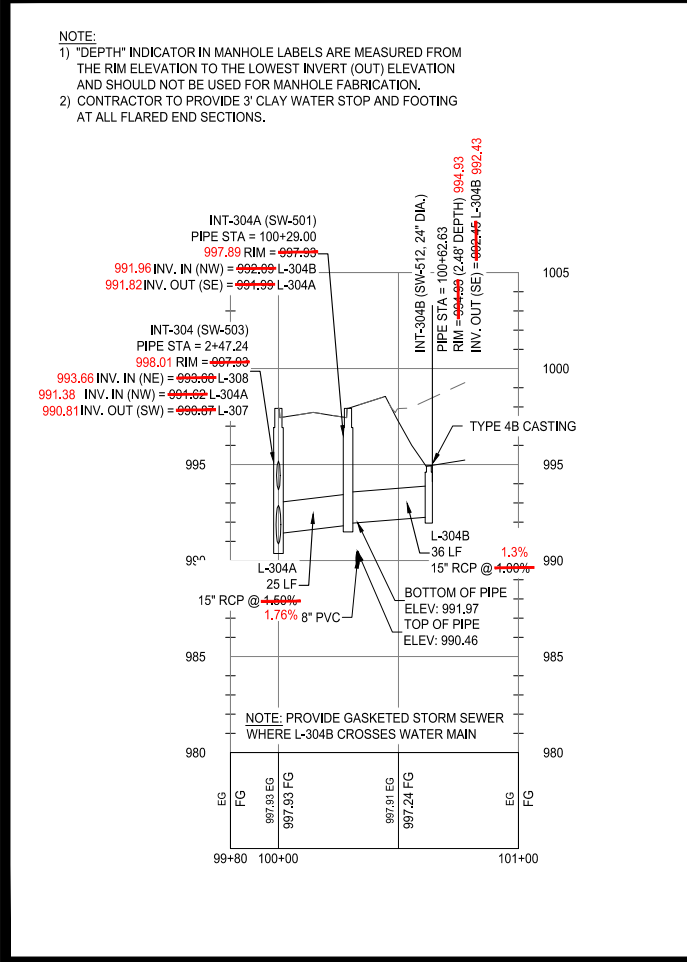
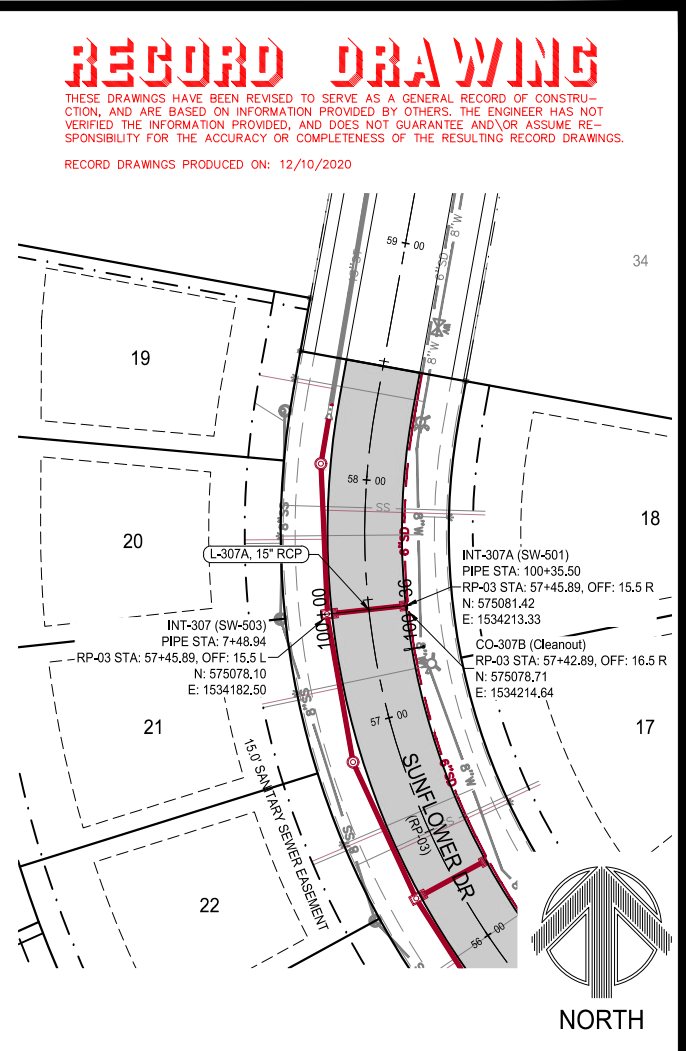
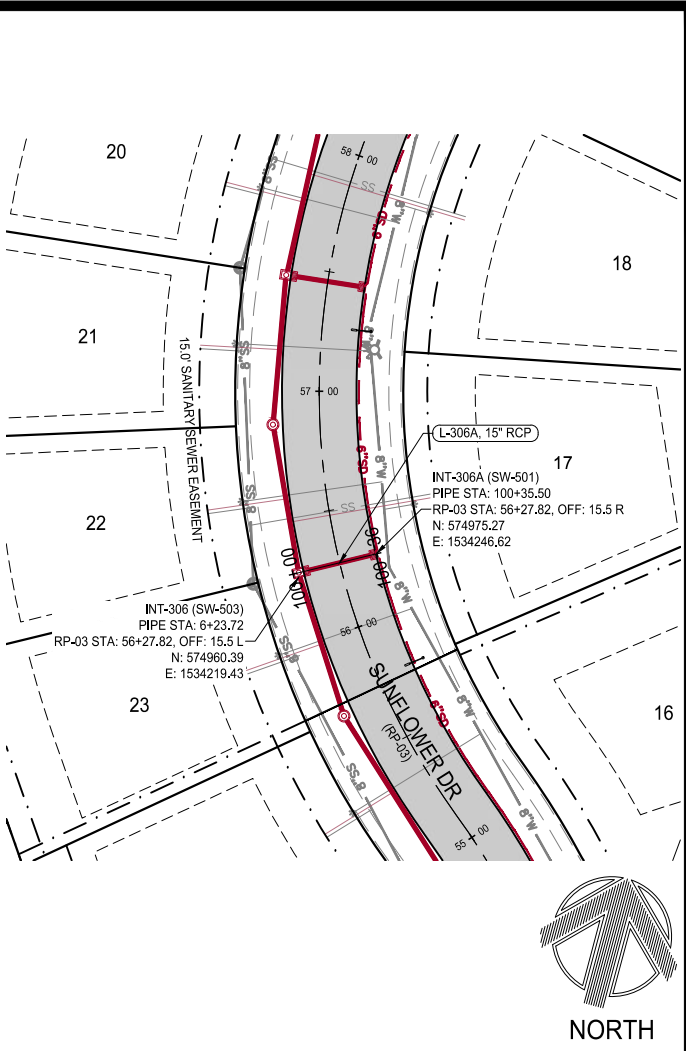
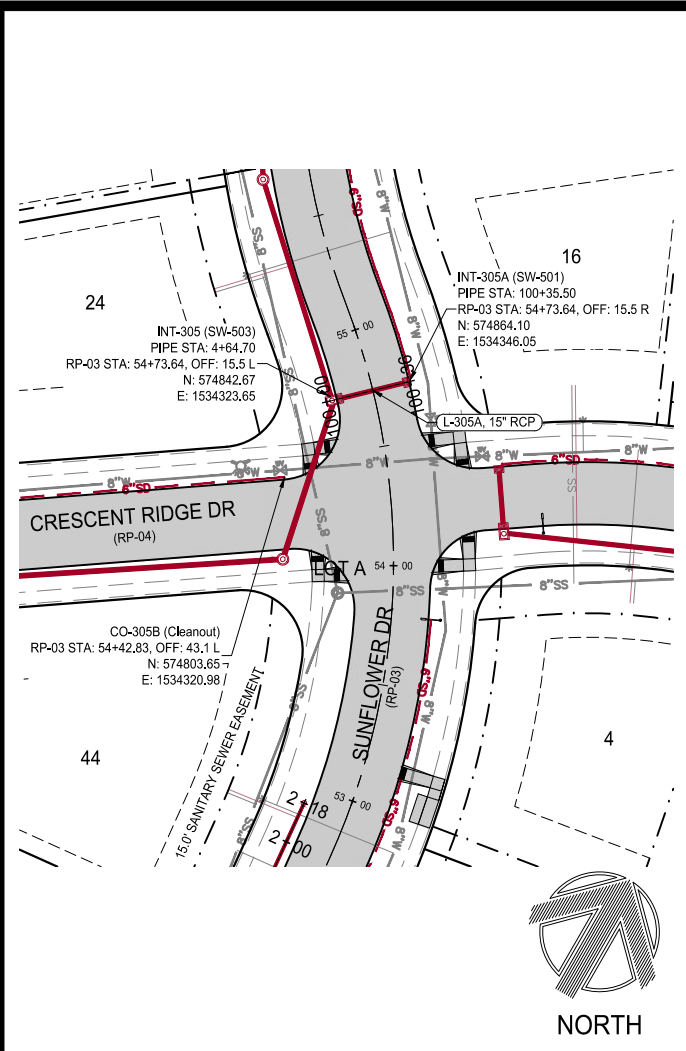
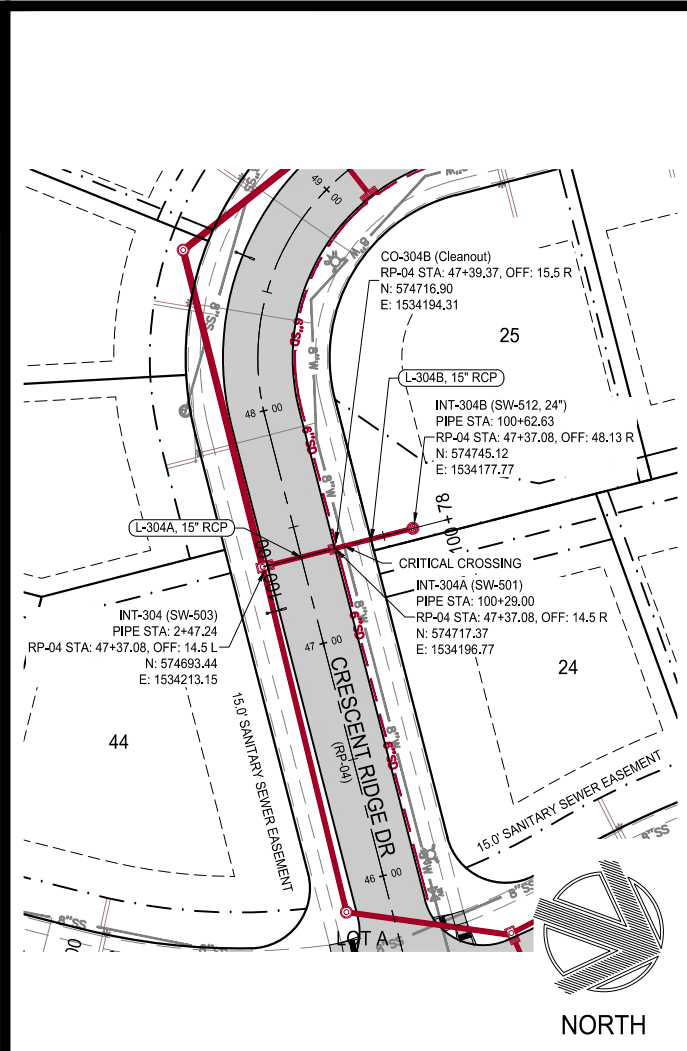
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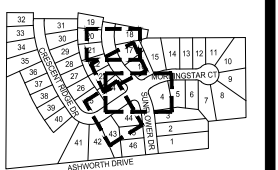


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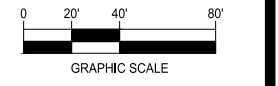
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STORM SEWER PLAN AND PROFILE



DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
 2213010-02
 MARCH 30, 2018

REVISIONS
 5.24.18
 6.8.18
 8.1.18
 7.1.2020
 12.1.2020 ASBUILT

ENGINEER: J. BECKER
 DRAWN BY: J. BECKER
 CHECKED BY: C. SMITH
 FIELD BOOK NO.:

DRAWING NO. ST-05
 SHEET NO. 15 / 36

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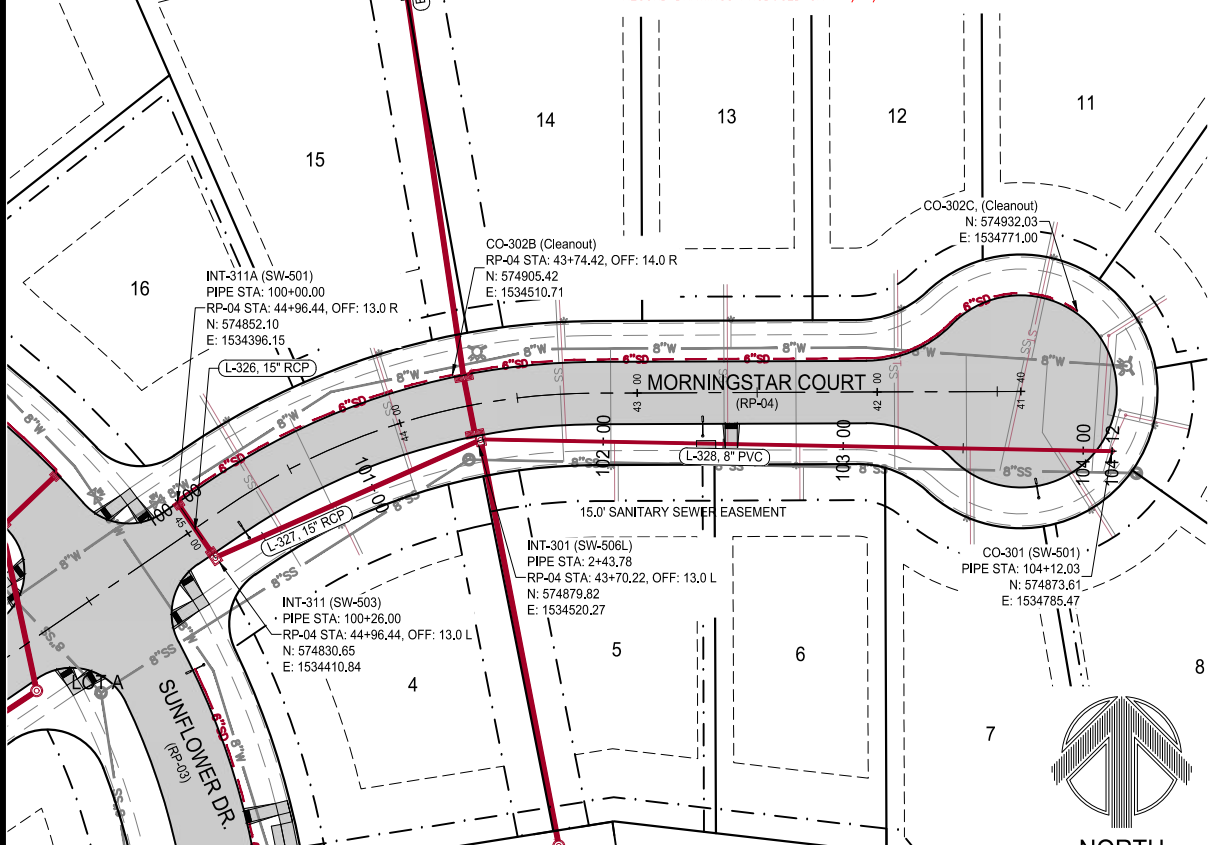
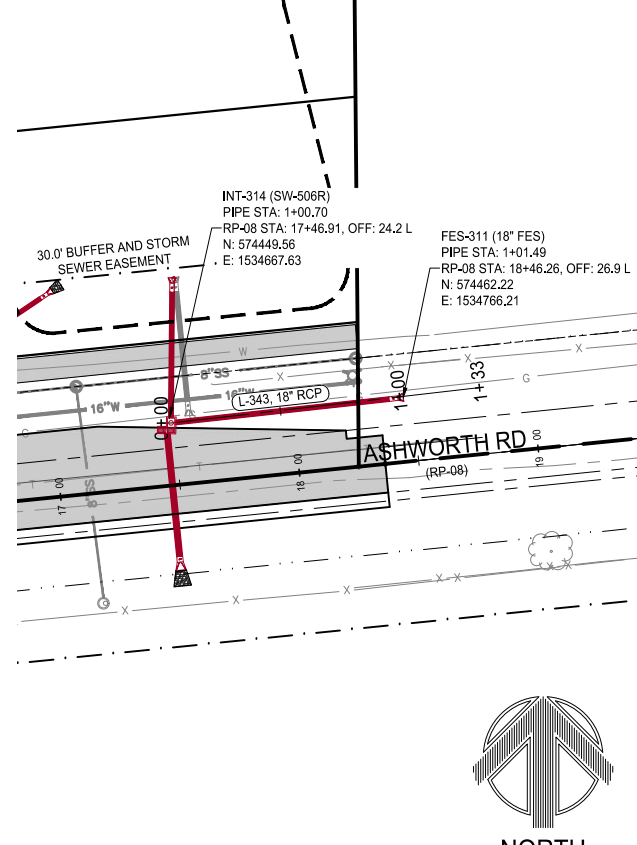
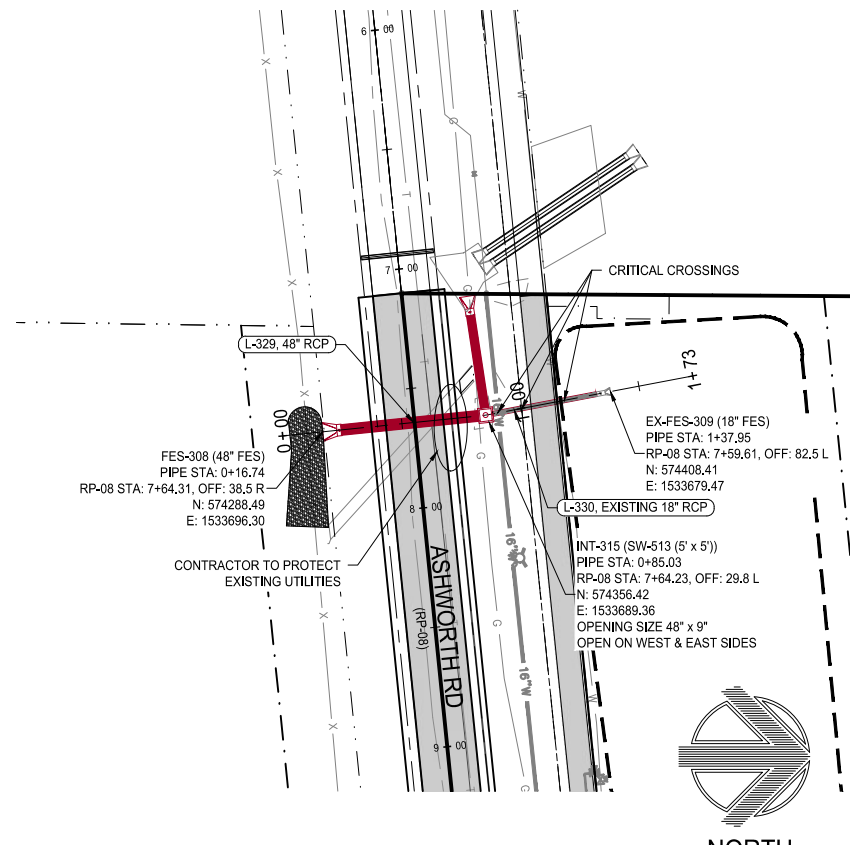
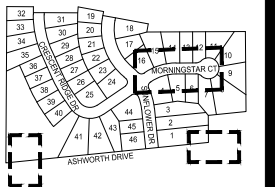


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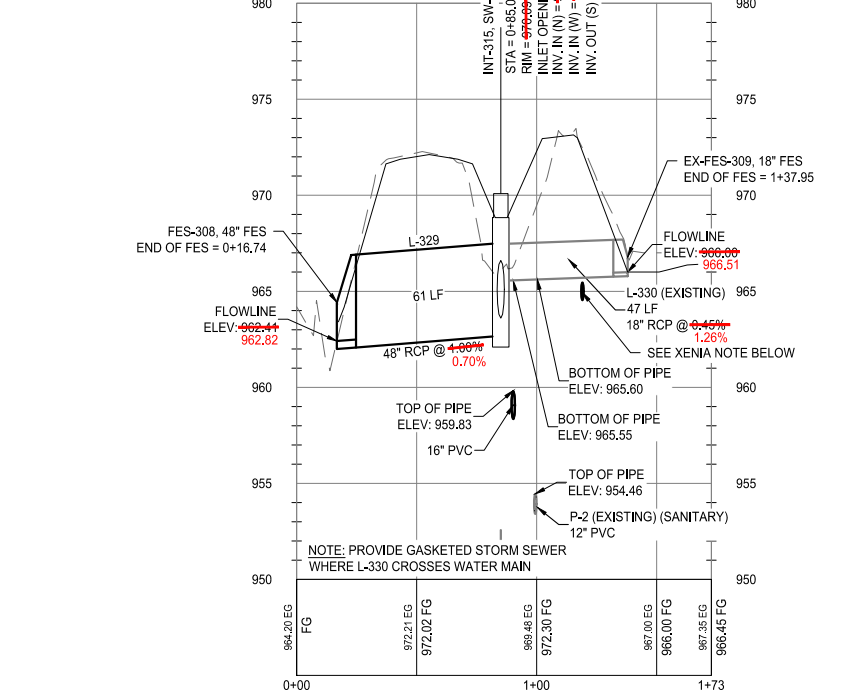
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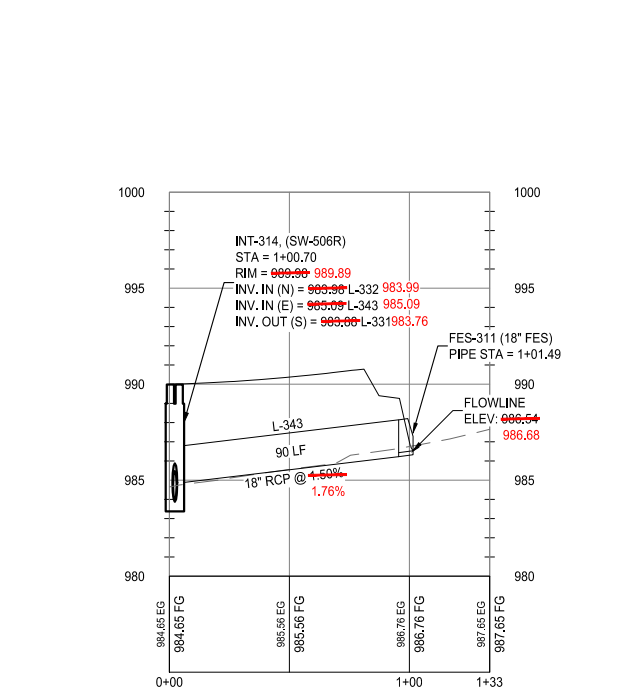
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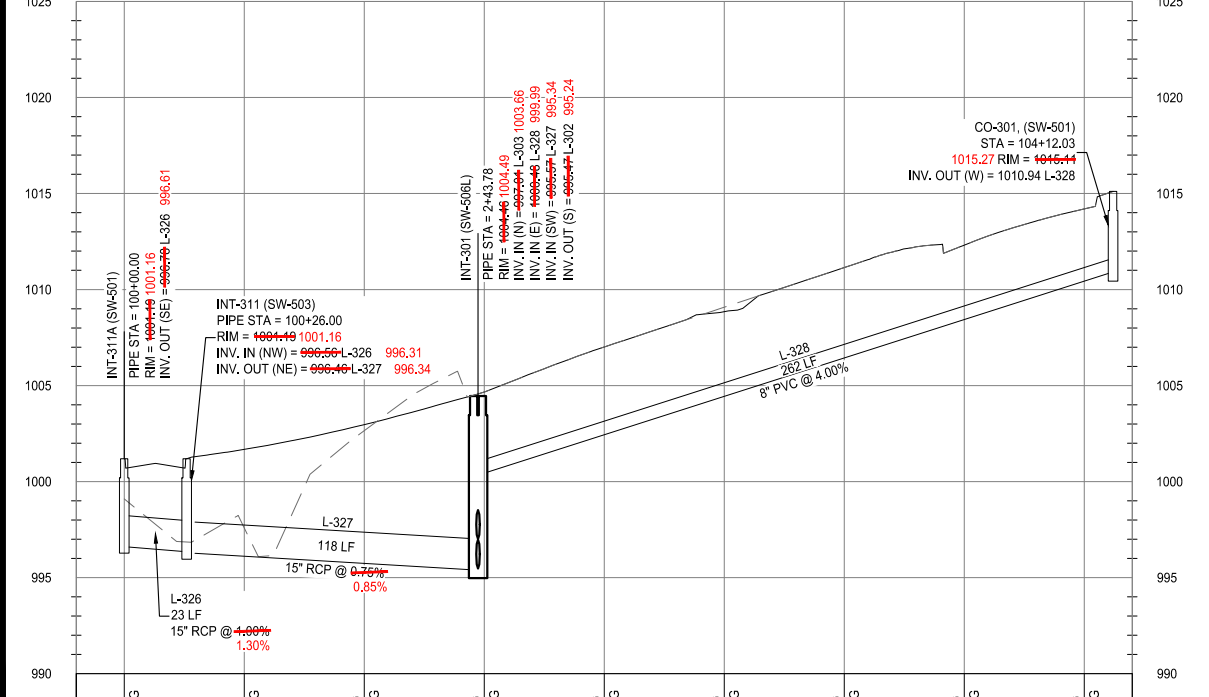
NOTE:
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2) CONTRACTOR TO PROVIDE 3" CLAY WATER STOP AND FOOTING AT ALL FLARED END SECTIONS.



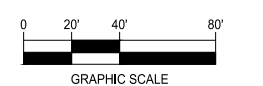
XENIA NOTE
APPROXIMATE LOCATION AND POTHOLED DEPTH OF XENIA WATER MAIN. ELEVATION PROVIDED BY CONTRACTOR. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
BOTTOM OF PIPE: 965.70
TOP OF PIPE: 965.46



NOTE: L-343 SHALL HAVE GASKETED JOINTS FOR THE ENTIRETY OF ITS LENGTH DUE TO CLOSE PROXIMITY TO WATER MAIN. L-343 IS TEMPORARY UNTIL ASHWORTH ROAD IS FULLY CONSTRUCTED.



STORM SEWER PLAN AND PROFILE



DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

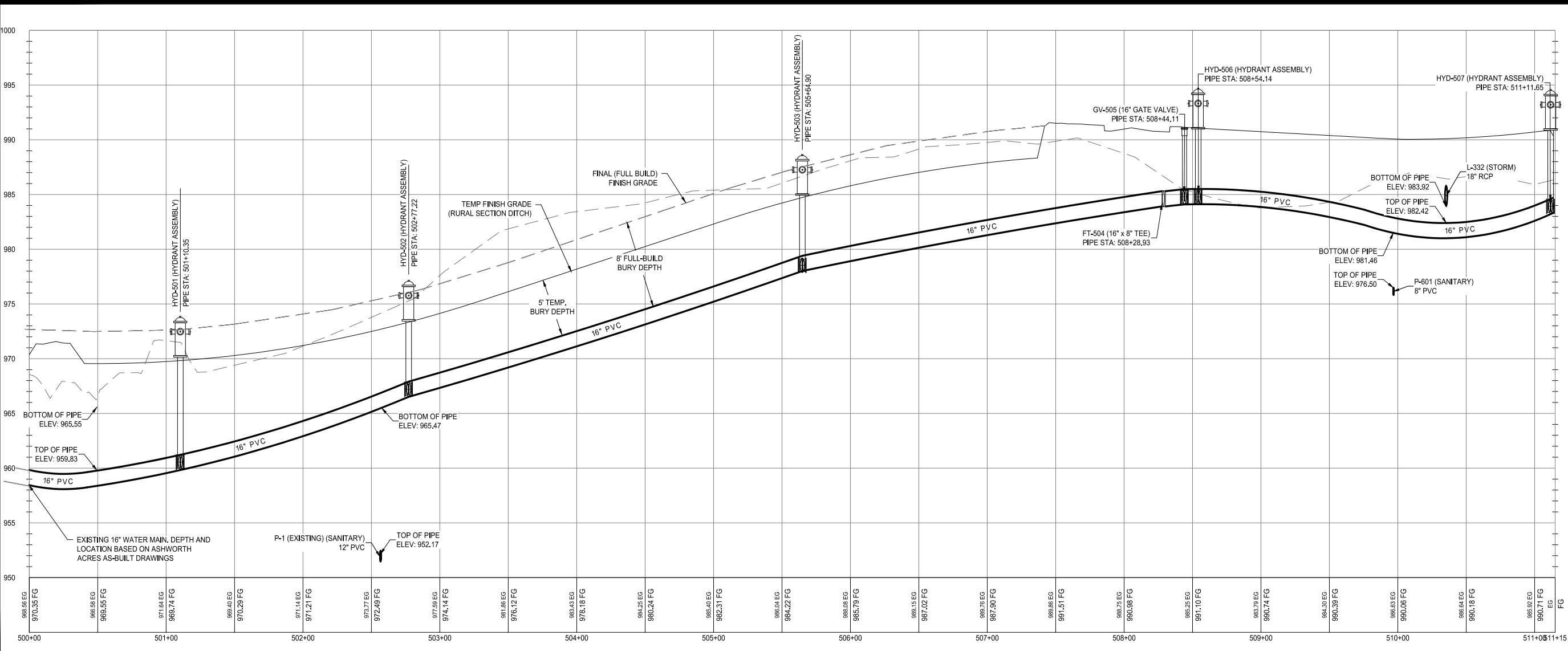
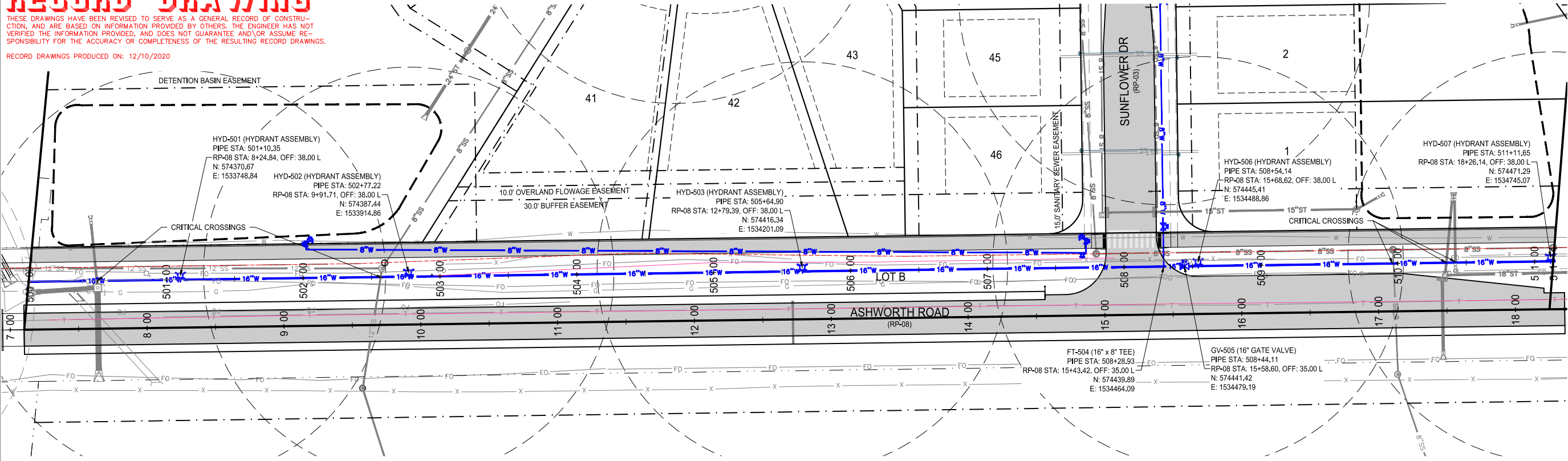
DRAWING NO. ST-06
SHEET NO. 16 / 36

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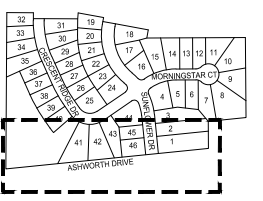


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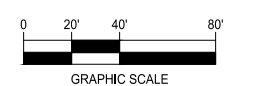
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WATER PLAN AND PROFILE



NORTH



DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

ENGINEER: J. BECKER
CHECKED BY: C. SMITH
DRAWN BY: J. BECKER
FIELD BOOK NO.:

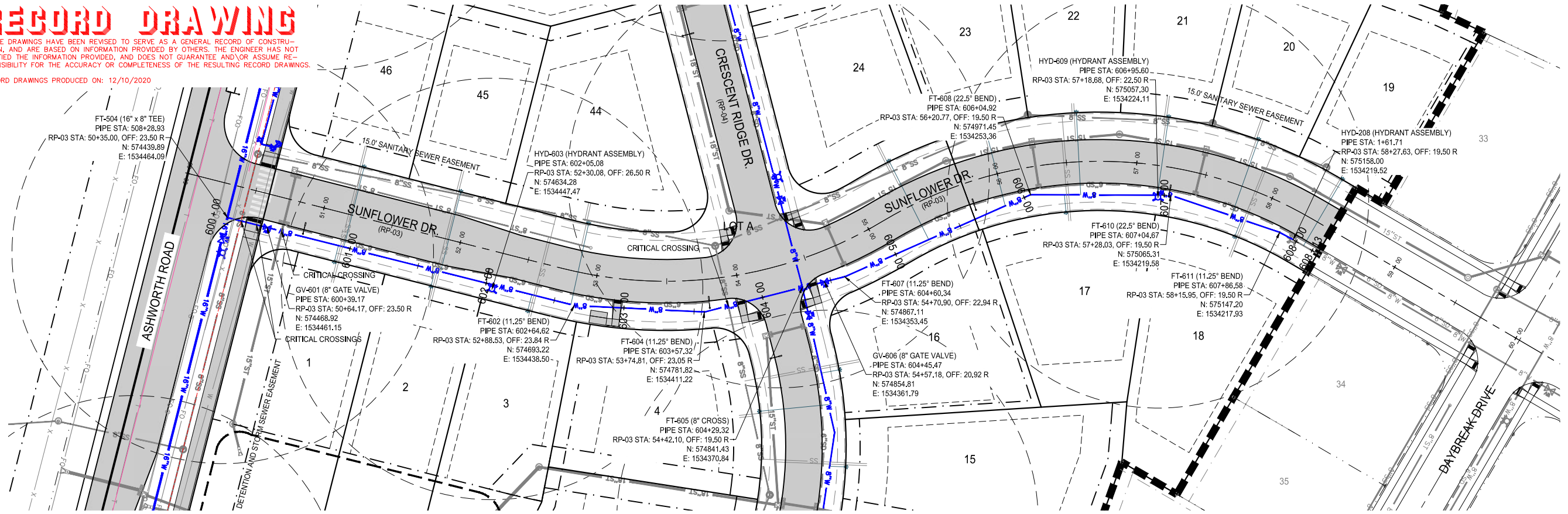
DRAWING NO. WA-01
SHEET NO. 17 / 36

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RECORD DRAWINGS PRODUCED ON: 12/10/2020

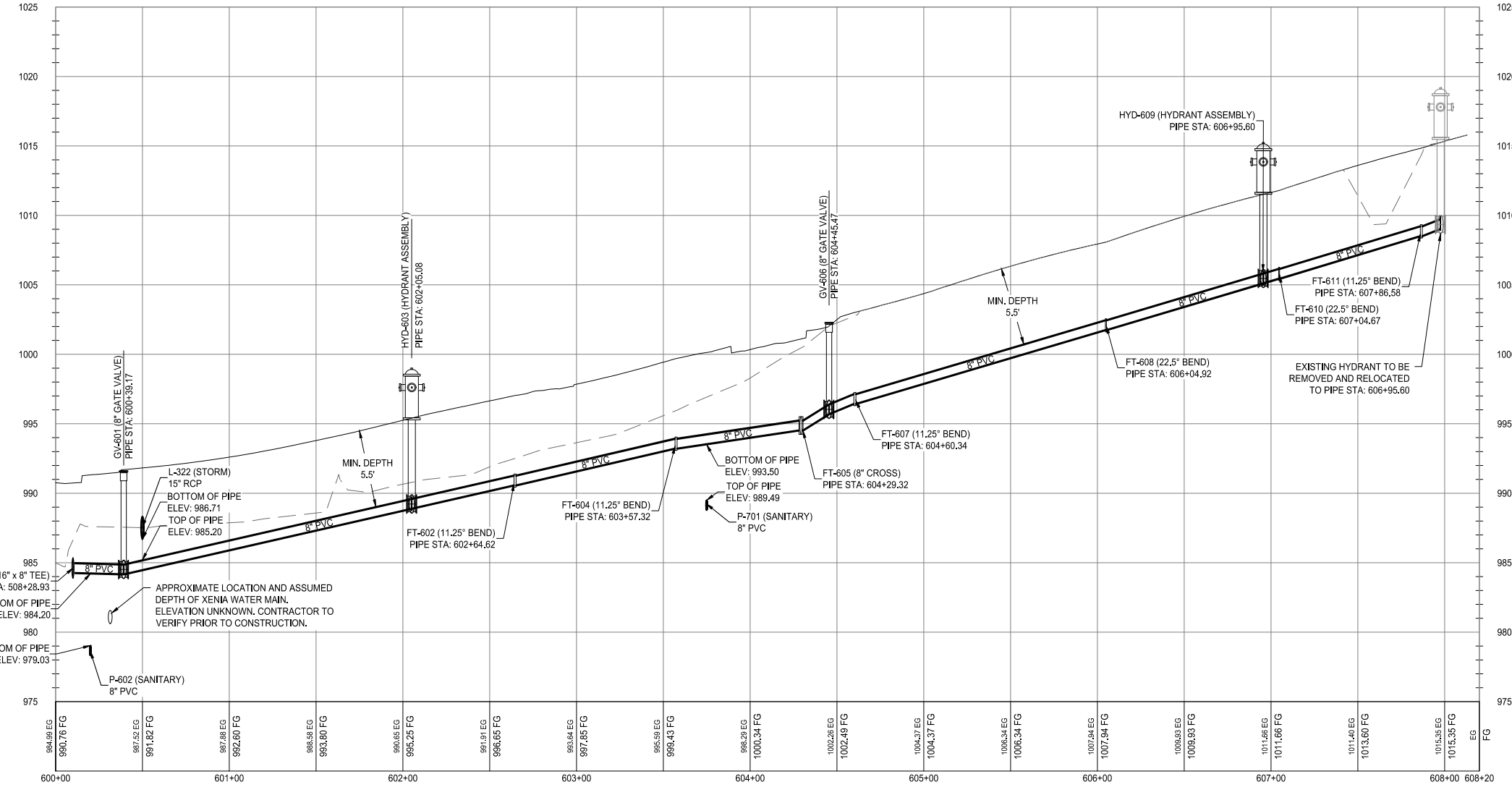
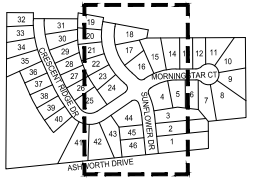


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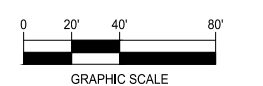
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WATER PLAN AND PROFILE



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DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS

5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. WA-02
SHEET NO. 18 / 36

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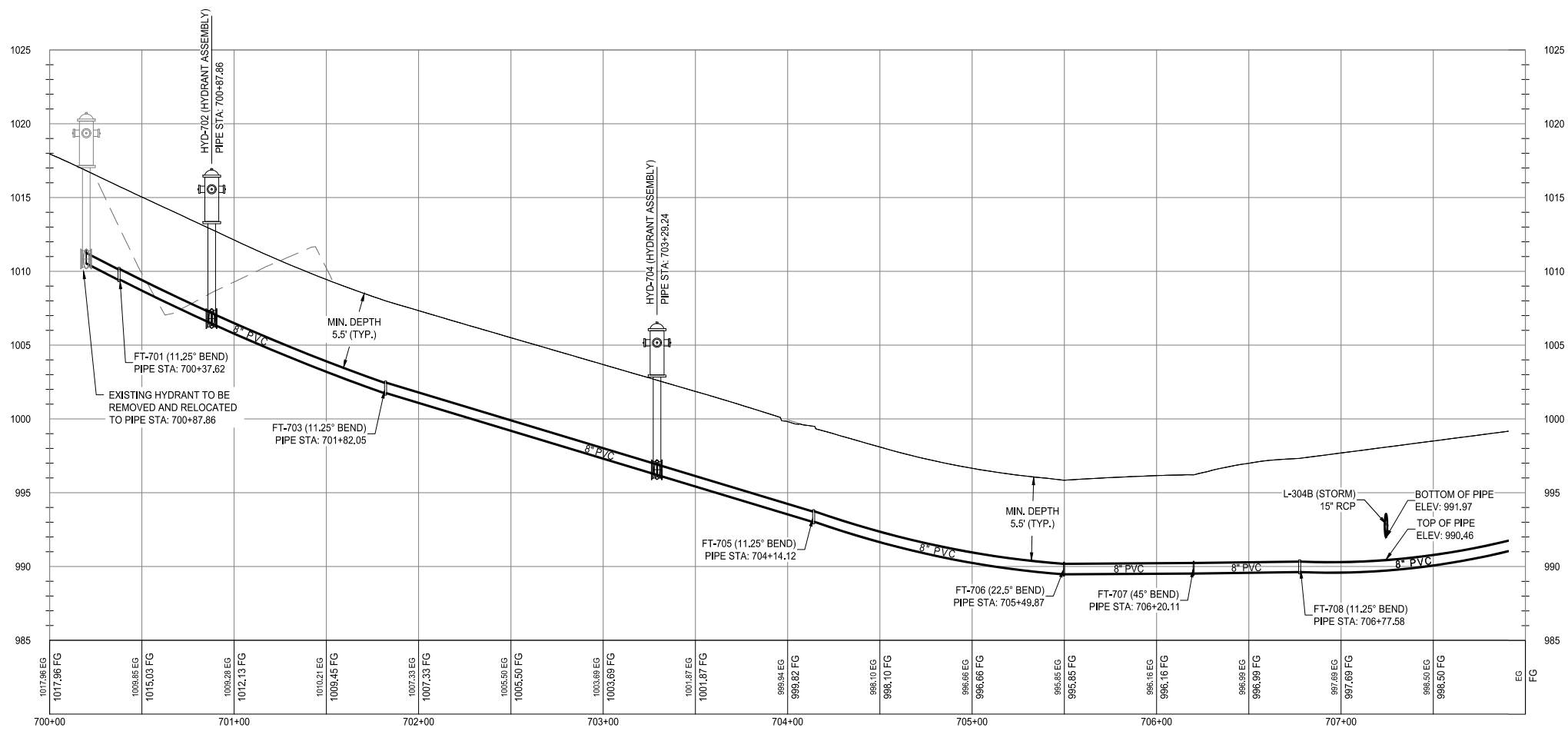
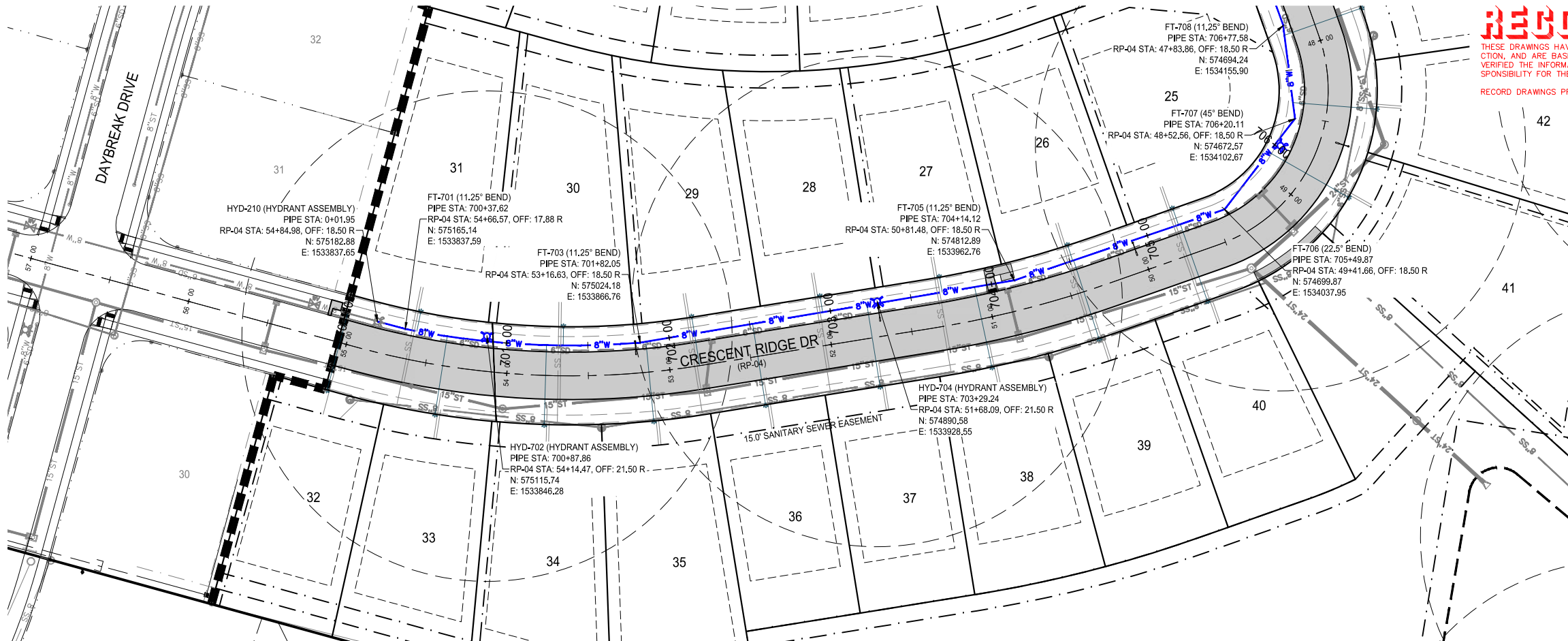
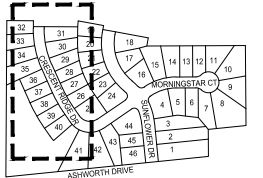


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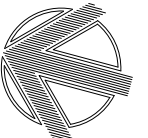
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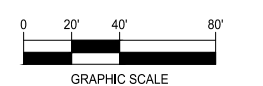
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WATER PLAN AND PROFILE



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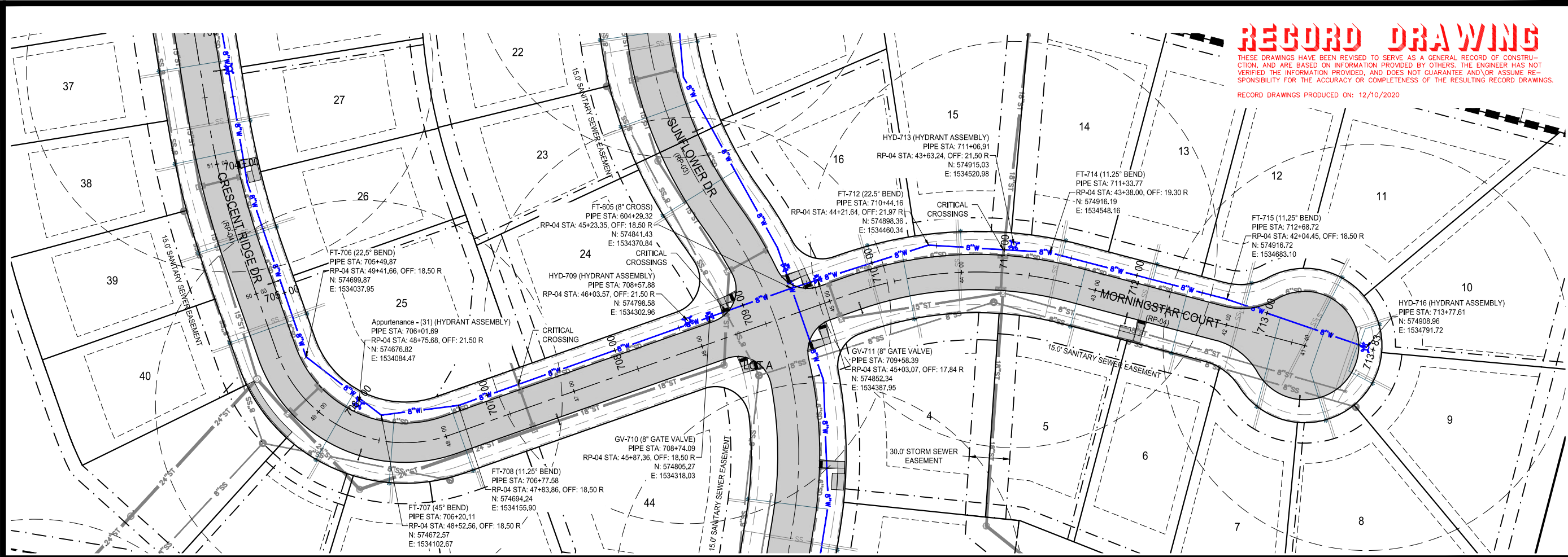
WAUKEE, IA
2213010-02
MARCH 30, 2018

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ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. WA-03
SHEET NO. 19 / 36

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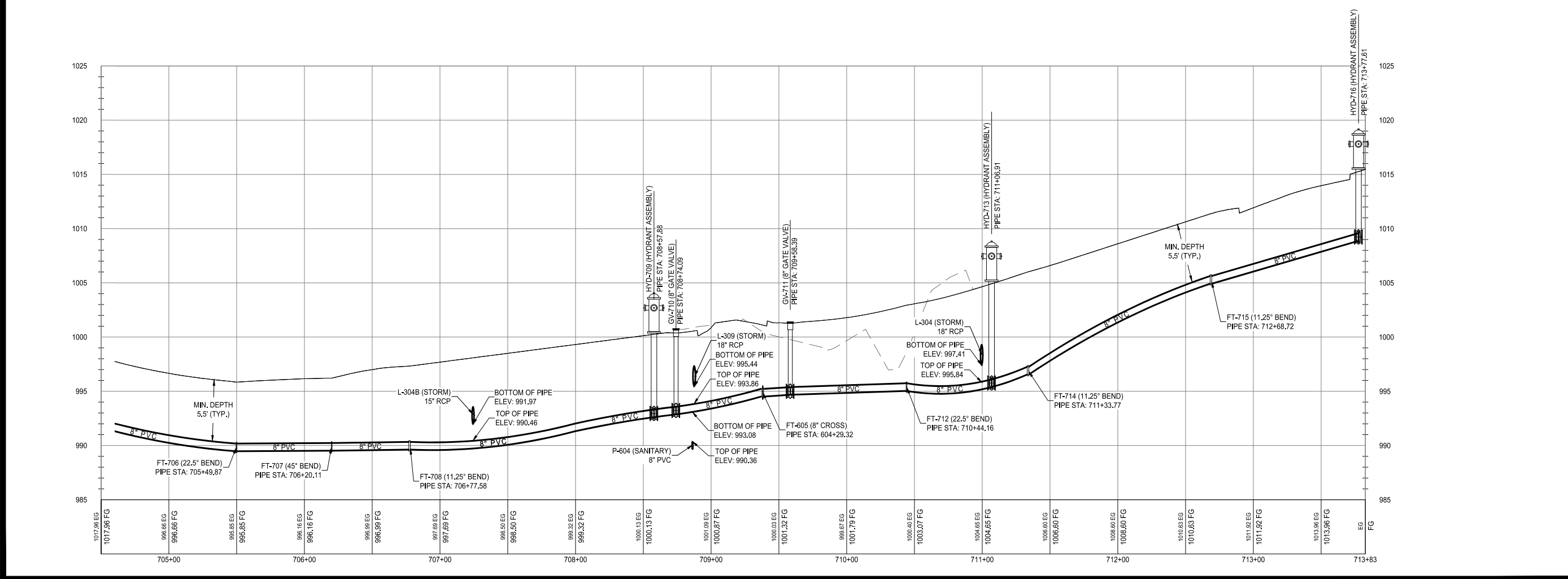
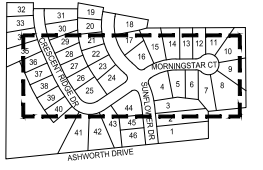


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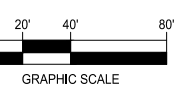
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WATER PLAN AND PROFILE



DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
 2213010-02
 MARCH 30, 2018

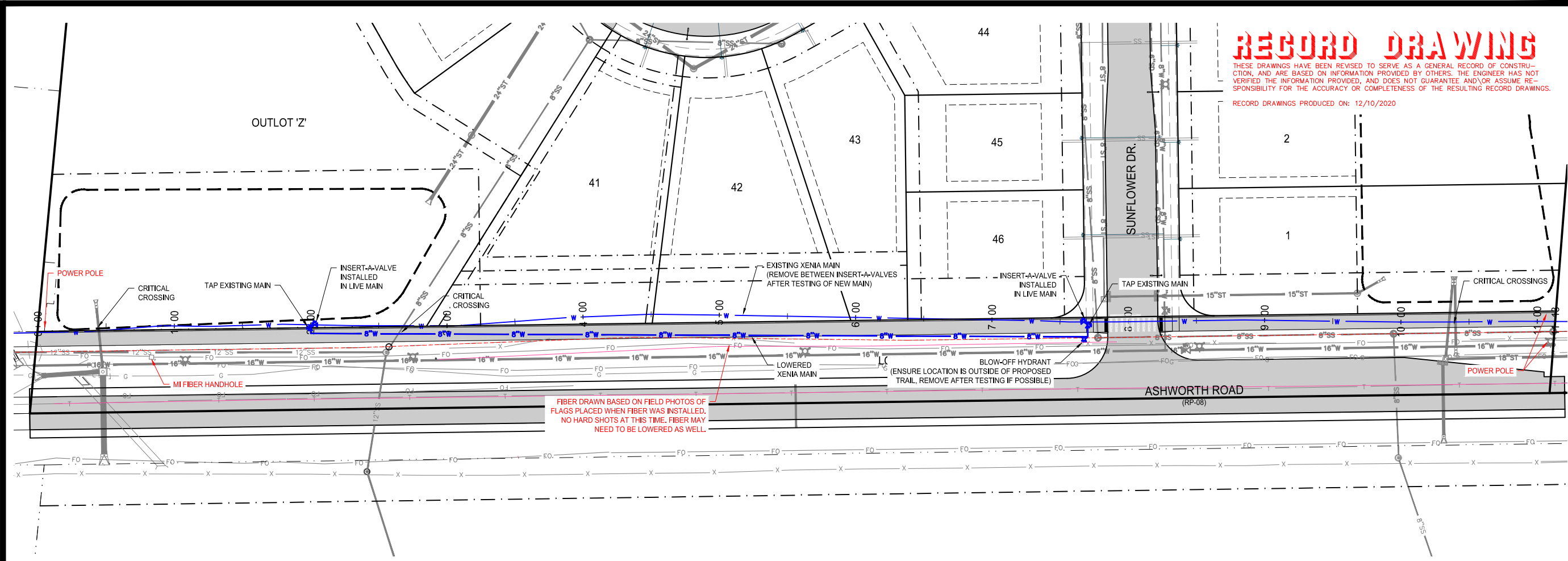
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ENGINEER: J. BECKER
 DRAWN BY: J. BECKER

CHECKED BY: C. SMITH
 FIELD BOOK NO.:

DRAWING NO.: WA-04
 SHEET NO.: 20 / 36

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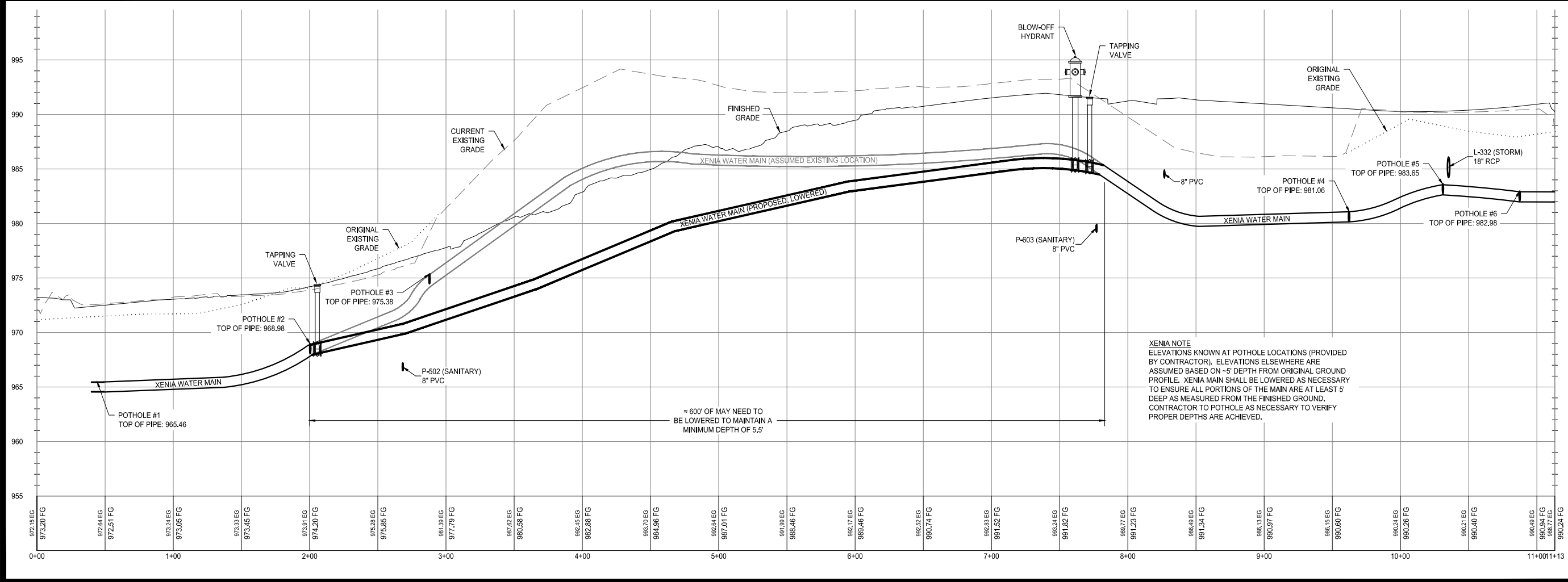
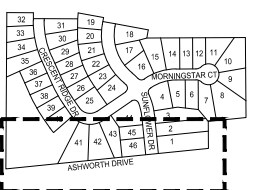


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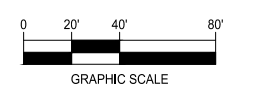
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XENIA WATER MAIN



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 CHECKED BY: C. SMITH
 DRAWN BY: J. BECKER
 FIELD BOOK NO.:

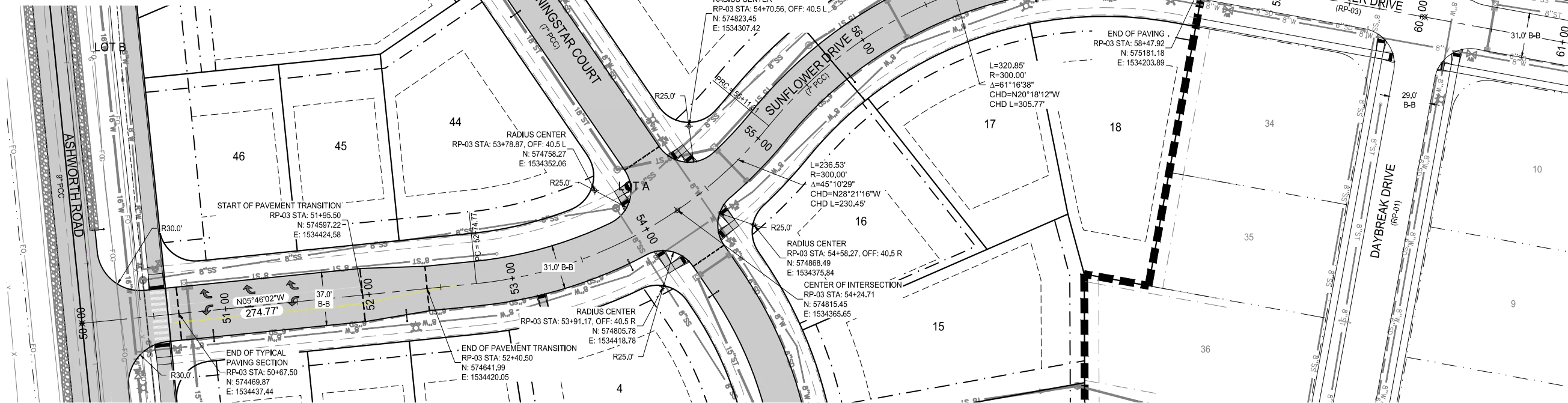
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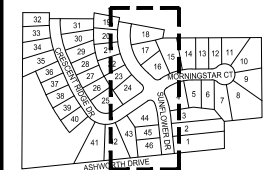


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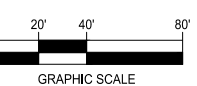
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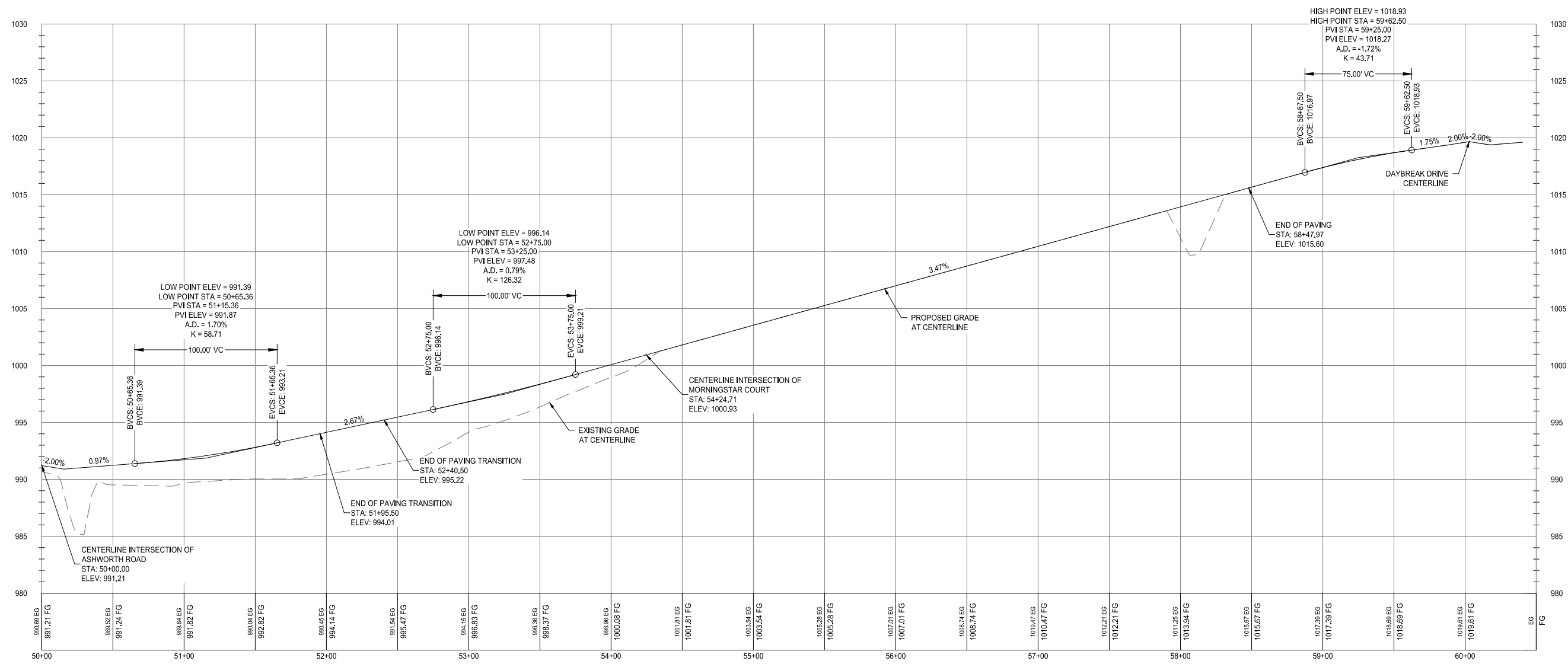
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2213010-02
MARCH 30, 2018

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ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. PA-01
SHEET NO. 22 / 36

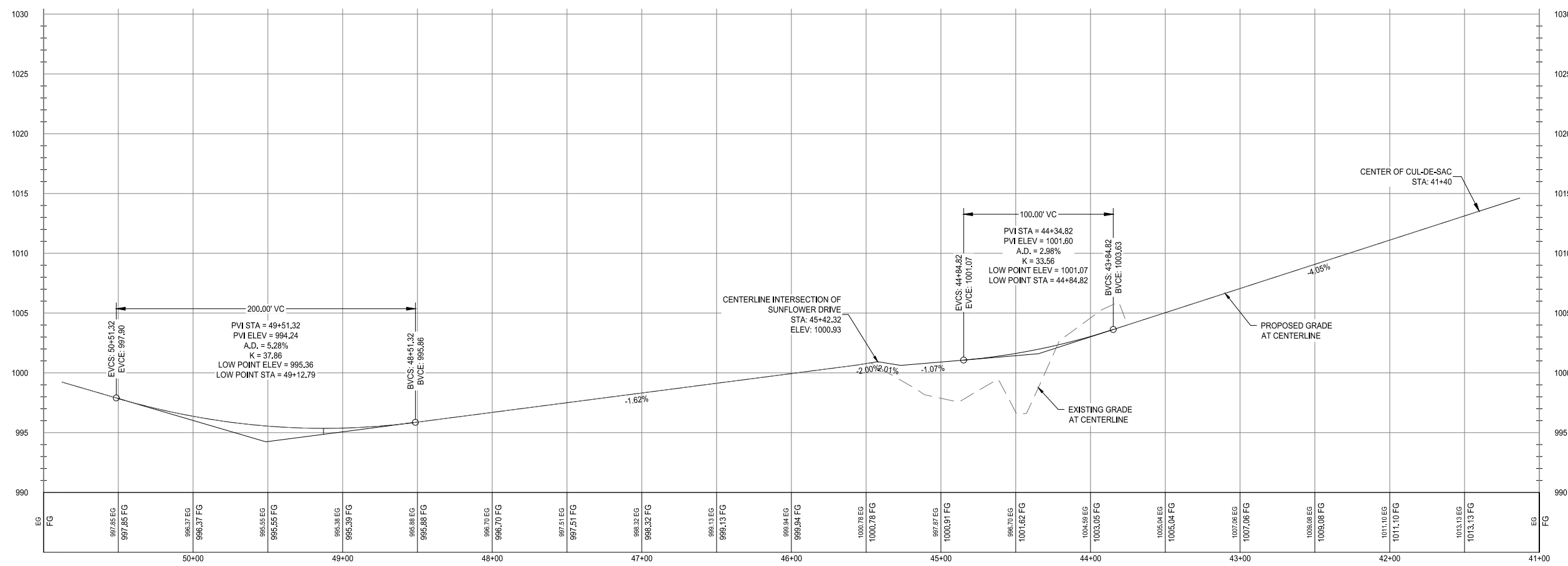
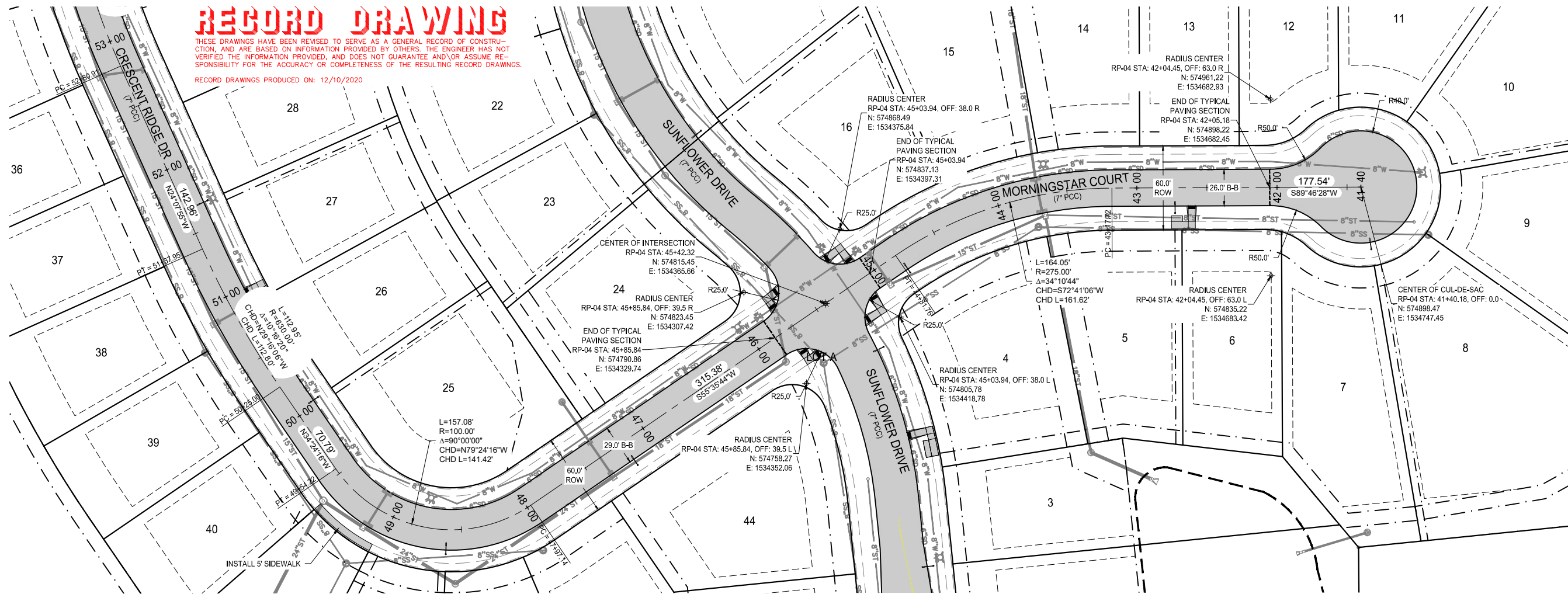


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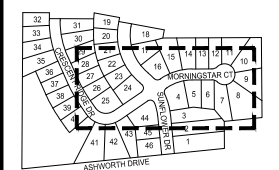


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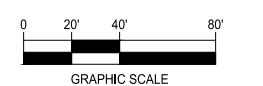
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MARCH 30, 2018

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12.1.2020 ASBUILT

ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

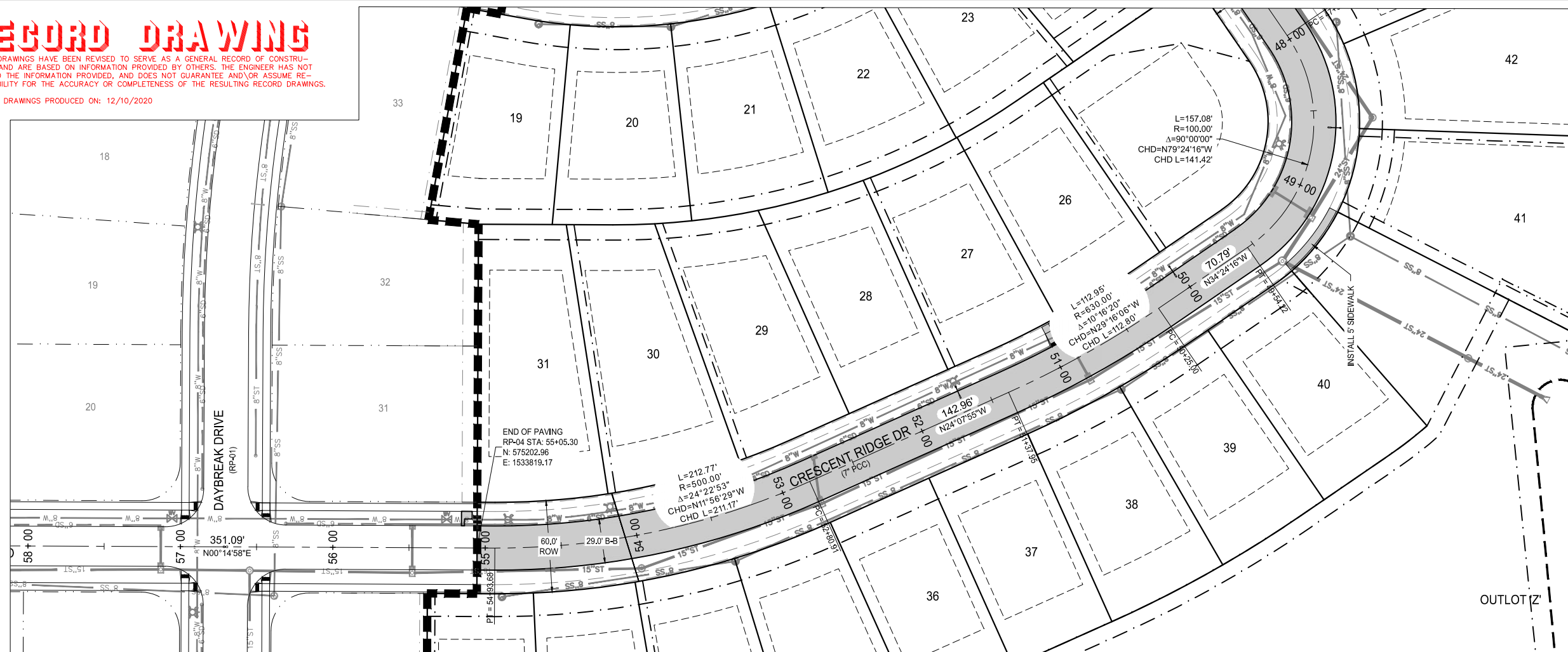
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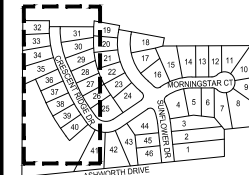


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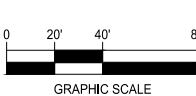
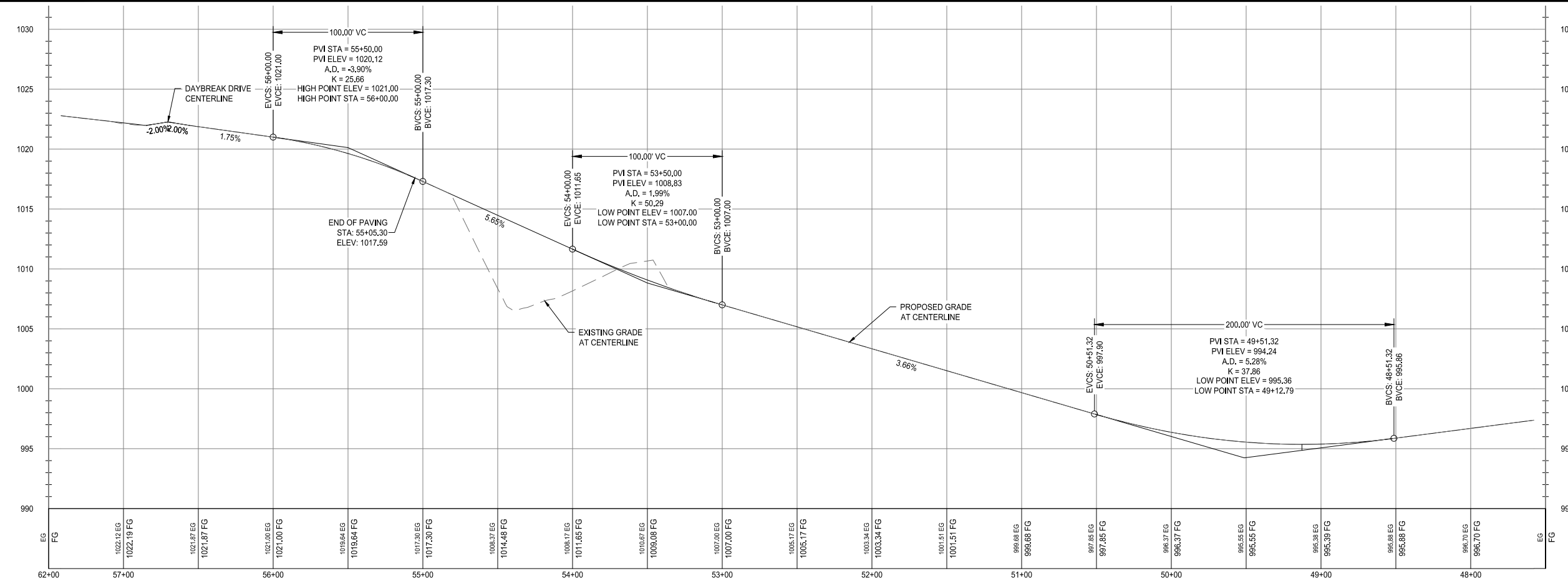
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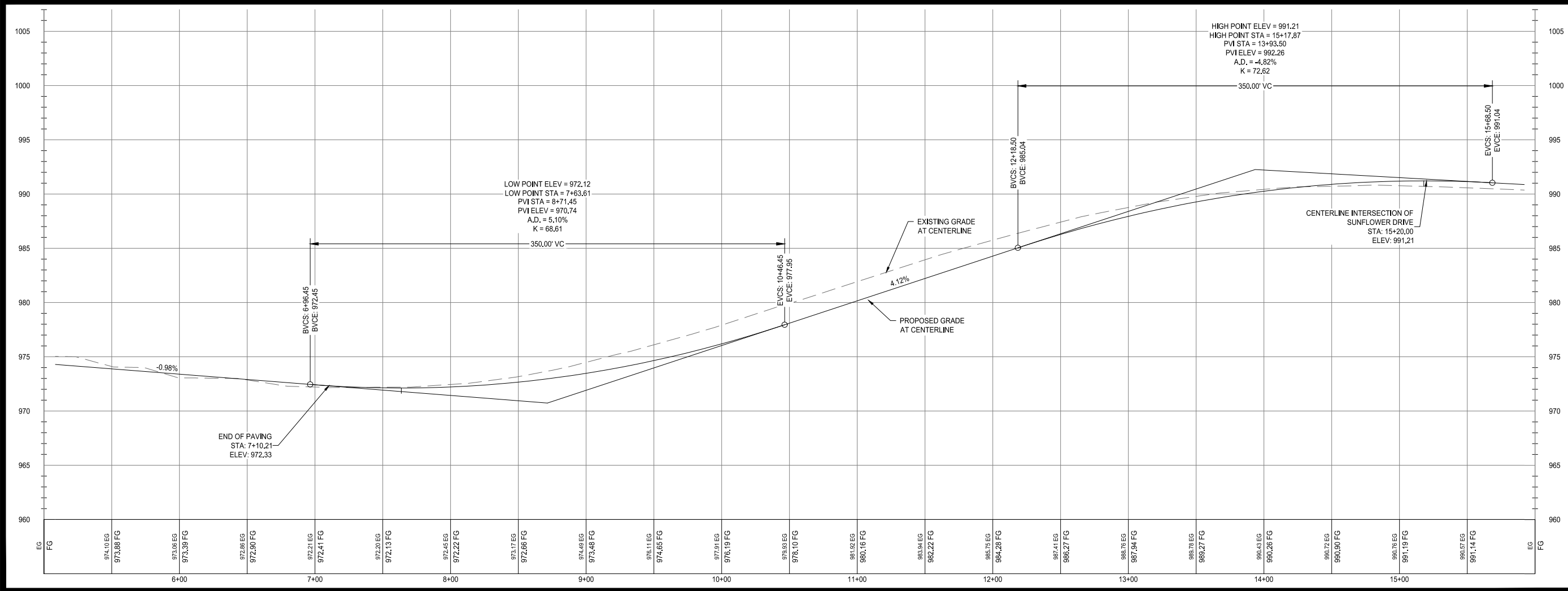
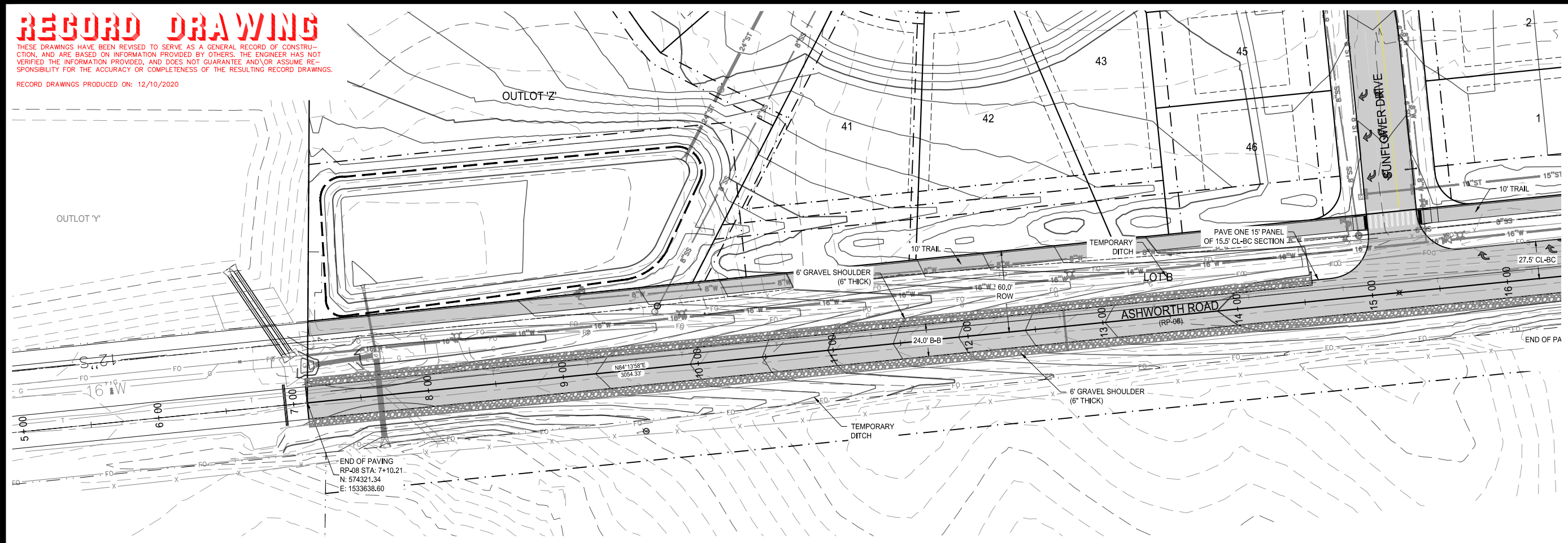
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DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:
DRAWING NO.: PA-03
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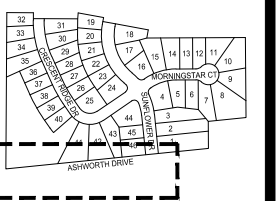


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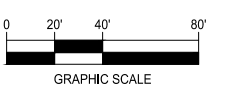
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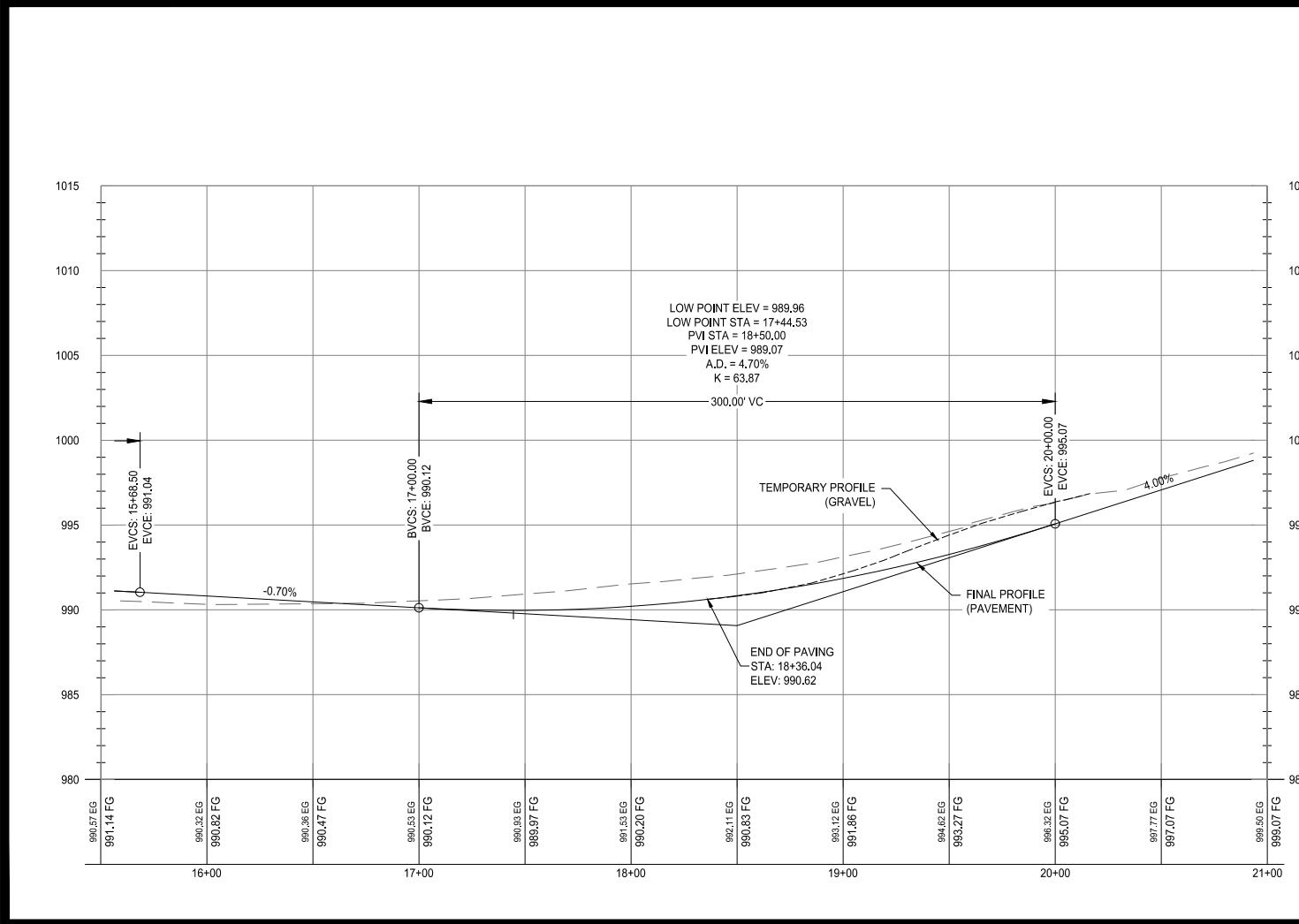
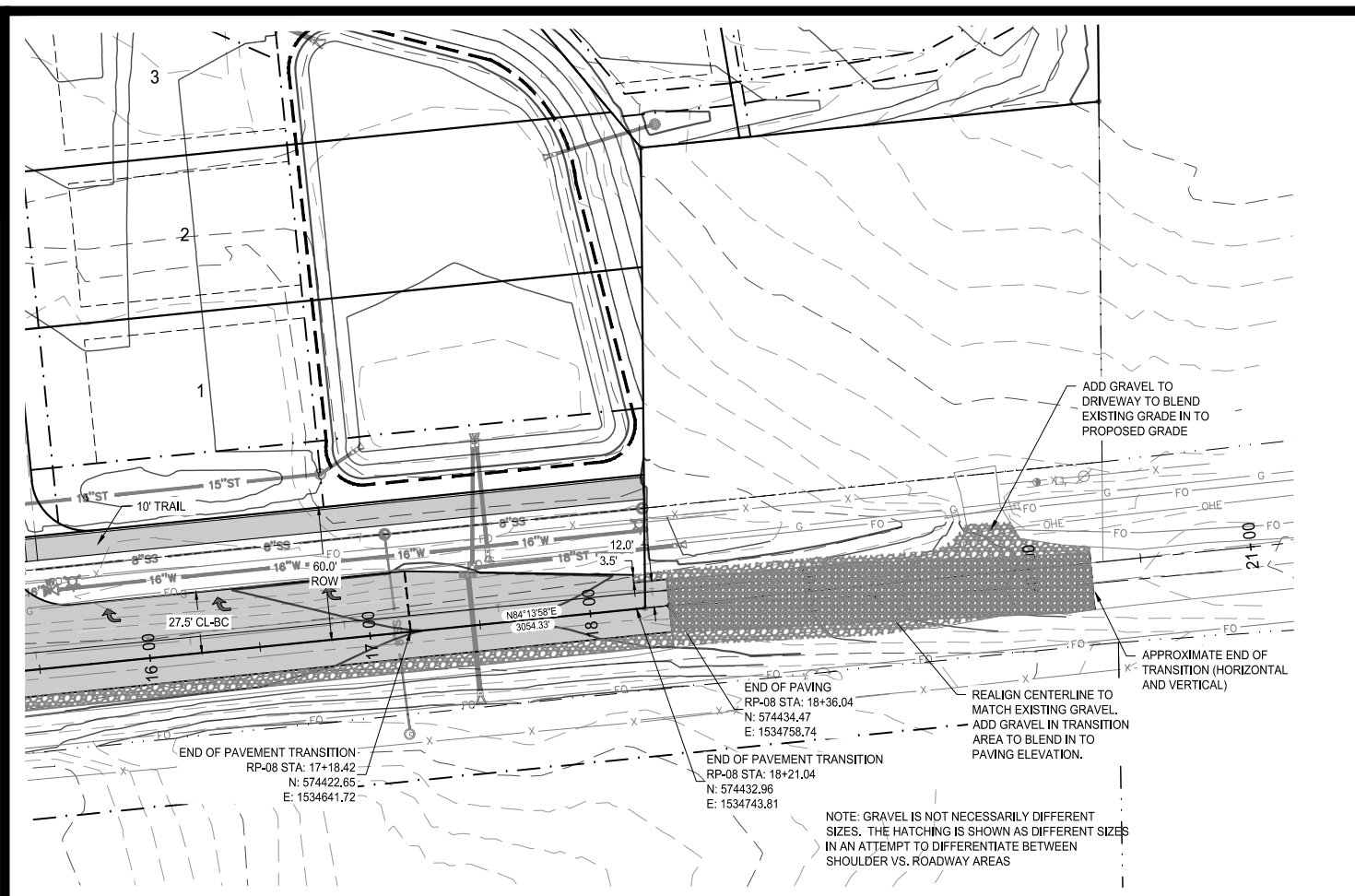
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ENGINEER: J. BECKER
DRAWN BY: J. BECKER

CHECKED BY: C. SMITH
FIELD BOOK NO.:

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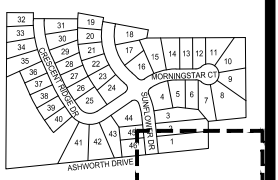


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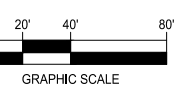
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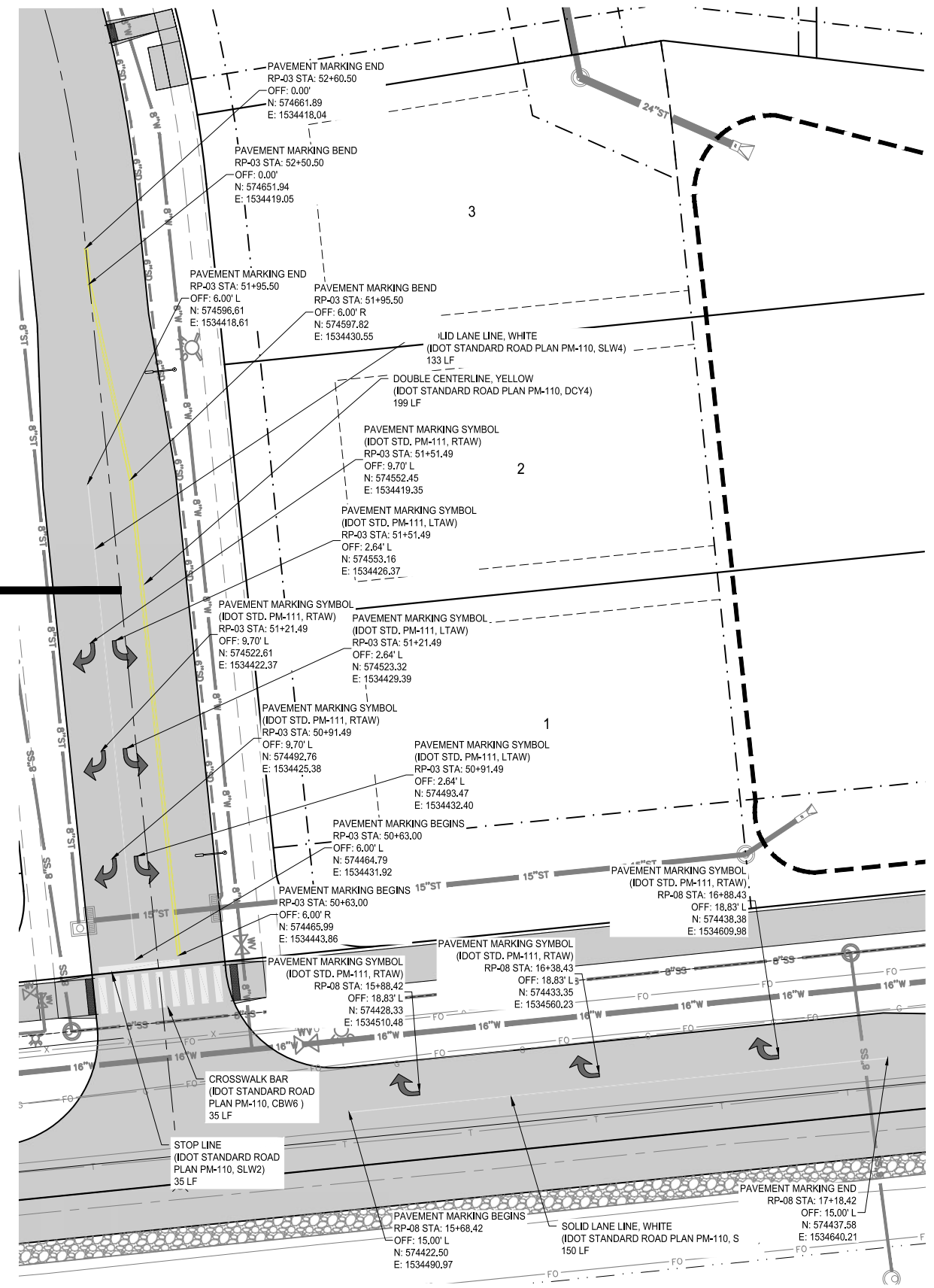
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MARCH 30, 2018

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ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

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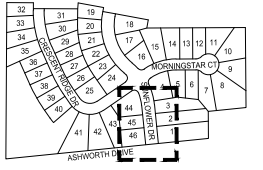


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JOINING & ADA RAMP DETAILS

DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

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2213010-02
MARCH 30, 2018

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ENGINEER
J. BECKER

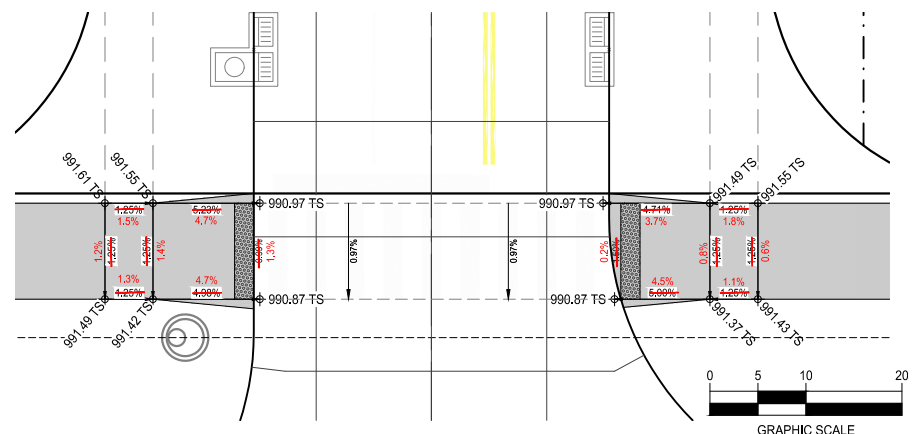
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CHECKED BY
C. SMITH

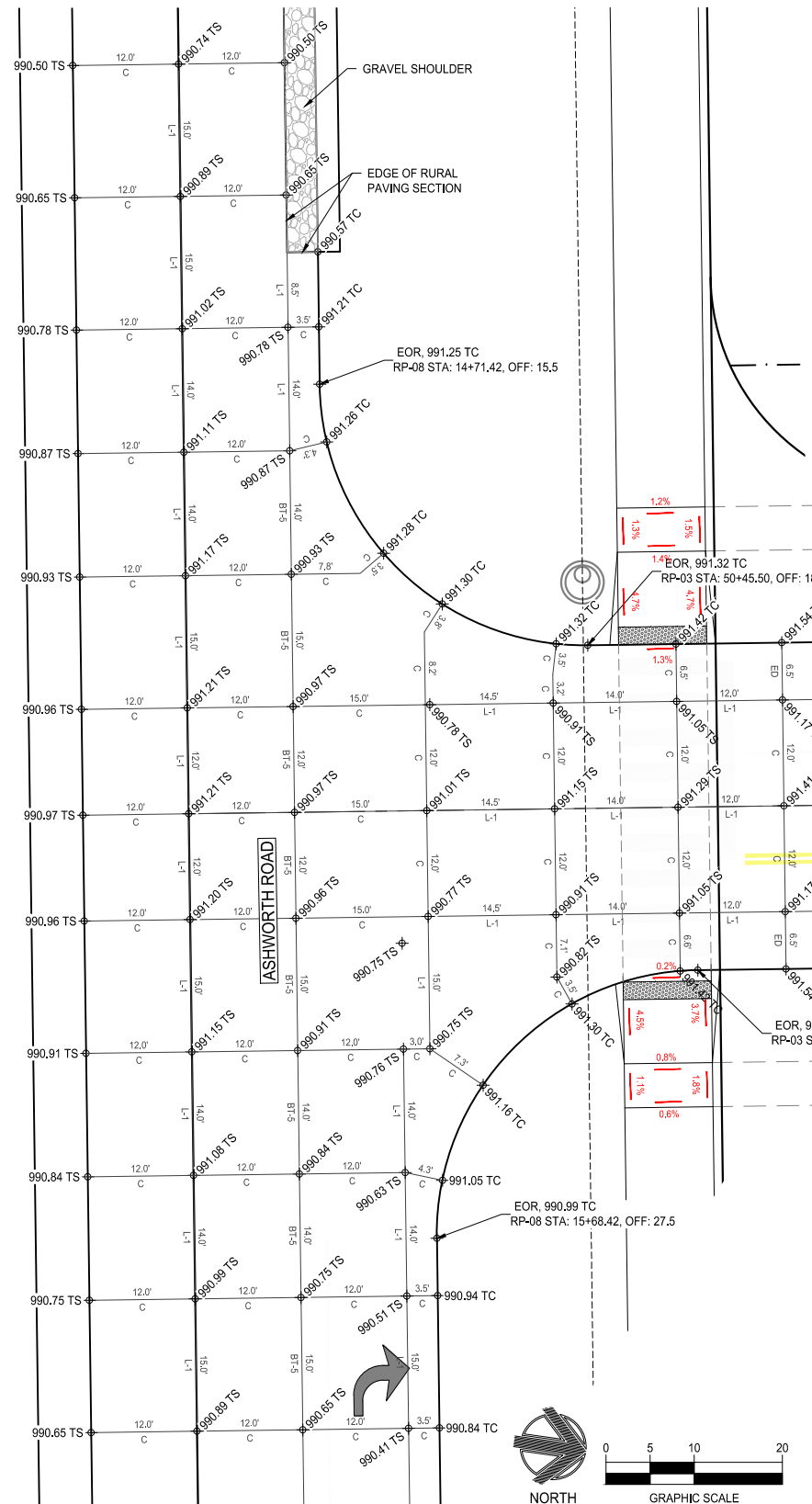
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DRAWING NO.
JT-02

SHEET NO.
28 / 36



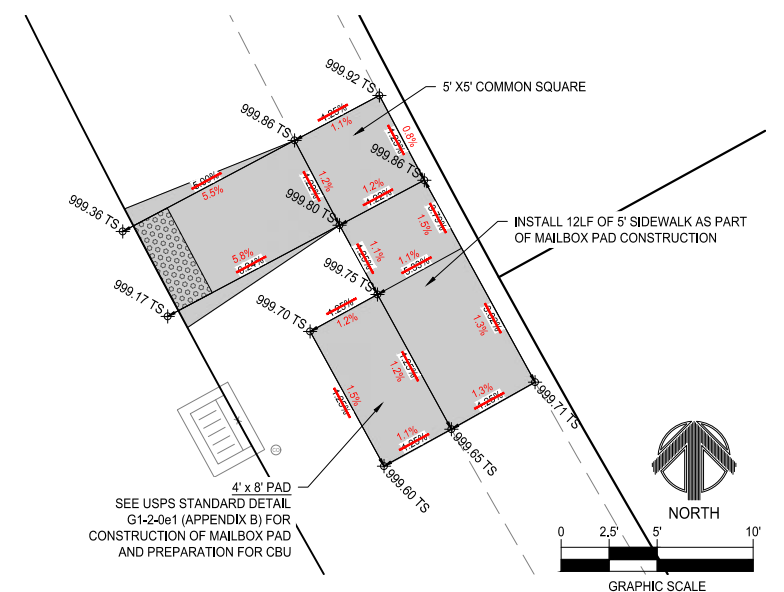
2 ADA DETAIL- ASHWORTH RD. & SUNFLOWER DR.



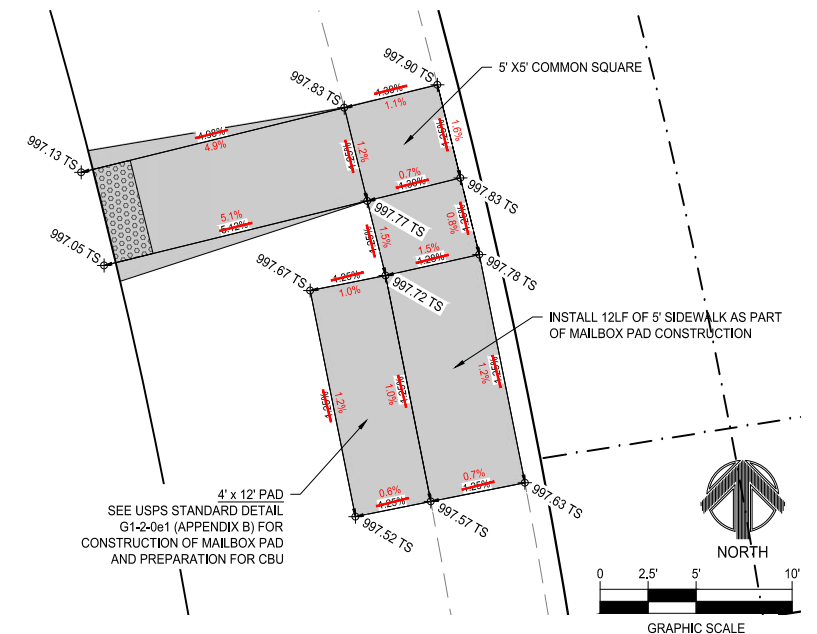
1 JOINING DETAIL- ASHWORTH RD. & SUNFLOWER DR.

NOTE:
JOINING CONFIGURATION SHOWN ASSUMES MAINLINE PAVING THROUGH ASHWORTH ROAD, AS SPECIFIED BY THESE DRAWINGS.

- ADA NOTES AND DISCUSSIONS:
1. ENSURE GRADE BREAKS AT TOPS OF RAMPS ARE PERPENDICULAR TO RAMP DIRECTION.
 2. IT MAY BE PRUDENT TO HAVE INSPECTION STAFF PRESENT AFTER FORMS ARE SET AND BEFORE CONCRETE IS POURED TO VERIFY THE RAMPS AS CONSTRUCTED WOULD MEET ADA STANDARDS.
 3. SLOPES, THUS COMMON SQUARE ELEVATIONS, ARE BASED ON DESIGN ELEVATIONS OF PROPOSED PAVEMENT. GRADES AND ELEVATIONS SHOWN MAY NEED ADJUSTED BASED ON CURB/GUTTER AS-BUILT ELEVATIONS TO MAINTAIN ADA COMPLIANCE.



3 ADA DETAIL- CRESCENT RIDGE DR. MAILBOX



4 ADA DETAIL- SUNFLOWER DR. MAILBOX

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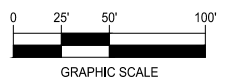
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LIGHTING PLAN



NORTH



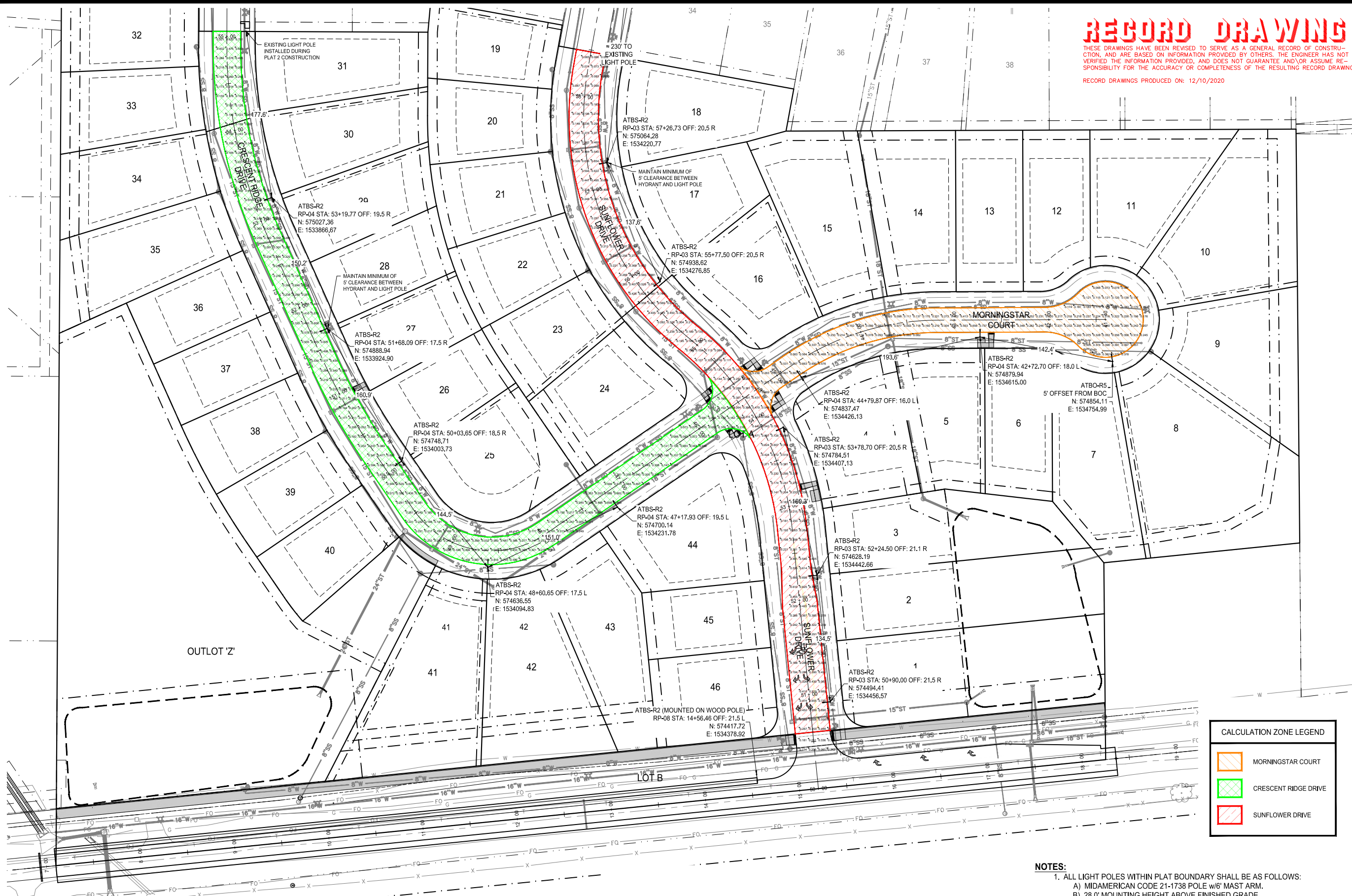
DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

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

DRAWING NO.
LI-01
SHEET NO.
29 / 36



CALCULATION ZONE LEGEND	
	MORNINGSTAR COURT
	CRESCENT RIDGE DRIVE
	SUNFLOWER DRIVE

- NOTES:**
- ALL LIGHT POLES WITHIN PLAT BOUNDARY SHALL BE AS FOLLOWS:
 - MIDAMERICAN CODE 21-1738 POLE w/6' MAST ARM.
 - 28.0' MOUNTING HEIGHT ABOVE FINISHED GRADE.
 - POLE AND MAST ARM SHALL BE GALVANIZED.
 - ALL LIGHTS SHALL BE LED FIXTURES.
 - TOTAL NUMBER OF LIGHTS PROPOSED = 14 LIGHTS
 - CALCULATION ZONES ARE REPRESENTED BY COLOR
 - LIGHT POLES TYPICALLY PLACED FROM 3' TO 6' FROM BACK OF CURB, ADJUST AS NECESSARY TO AVOID CONFLICTS WITH STORM SEWER.
 - LIGHTING ALONG ASHWORTH ROAD TO BE DESIGNED AND INSTALLED BY OTHERS (DURING FUTURE DEVELOPMENT AND/OR ROADWAY WIDENING).

Statistics				
Description	Avg	Max	Min	Avg/Min
Crescent Ridge Drive	0.331 fc	0.864 fc	0.047 fc	7.0:1
Morningstar Court	0.0291 fc	0.863 fc	0.039 fc	7.5:1
Sunflower Drive	0.349 fc	0.874 fc	0.058 fc	6.0:1
Ashworth Road	NA	NA	NA	NA

Luminaire Schedule									
Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
ATBO-R2	13	American Electric Lighting	ATOBO 20BLED E53 R2	ATBO SERIES 5 37W LED S2SMA TYPE 2 4000K CT	LED	1	3807	0.85	37
ATBO-R5	1	American Electric Lighting	ATBO 20BLED E53 R5	ATBO SERIES LED S2SMA TYPE 5 4000K/5000K CCT	LED	1	4869	0.85	36

N:\Projects\WAK_2213010\Design\Plan\Construction Drawings\Plat_3_Lighting.dwg 12/11/2020 9:08 AM

RECORD DRAWING

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RECORD DRAWINGS PRODUCED ON: 12/10/2020



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515-964-1229
fax 515-964-2370

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Autobahn Series ATB0 Roadway Lighting



ORDERING INFORMATION

Example: ATB0 20BLEDE53 MVOLT R2

ATB0	20BLEDE53	MVOLT	R2
Series	Performance Packages	Voltage	Optics
ATB0 Autobahn LED Roadway, Small	20BLEDE53 20B Chips, 525mA Driver	MVOLT Multi-volt, 120-277V	R2 Roadway Type II

BK / XL

MISC

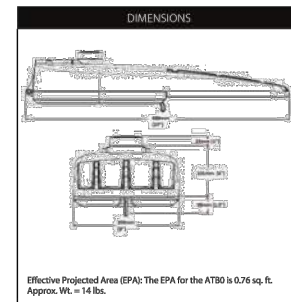
BK Black

XL Not CSA listed

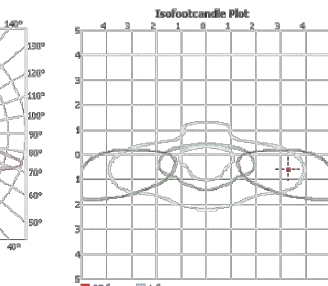
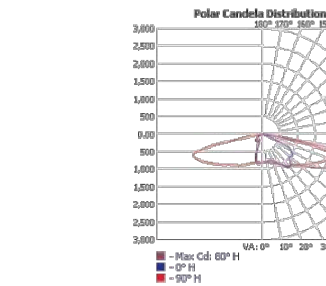
RFD200704

RFD Description

RFD200704 100W HPS NEMA label, "II" decal mounted below NEMA label and Mark Carton: MEC Item ID 323-332791



Performance Package	Drive Current	Input Watts	Optic	4000K CCT	
				Delivered Lumens	Efficacy (LPW)
10B	1050mA	38	R2	3895	102.5



Note: Specifications subject to change without notice. Actual performance may differ as a result of



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Sheet # RW-ATB0

American Electric Lighting
Acuity Brands Lighting, Inc.
3825 Columbus Rd. S.W., Granville, OH 43023
Phone: 800-537-5710 Fax: 740-587-6114
www.americanelectricalighting.com

Autobahn Series ATB0 Roadway Lighting



ORDERING INFORMATION

Example: ATB0 20BLEDE53 MVOLT R5

ATB0	20BLEDE53	MVOLT	R5
Series	Performance Packages	Voltage	Optics
ATB0 Autobahn LED Roadway, Small	20BLEDE53 20B Chips, 525mA Driver	MVOLT Multi-volt, 120-277V	R5 Roadway Type V

BK / XL

MISC

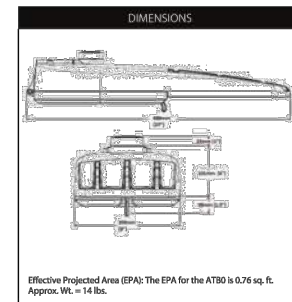
BK BLACK

XL Not CSA listed

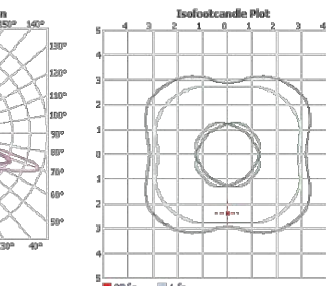
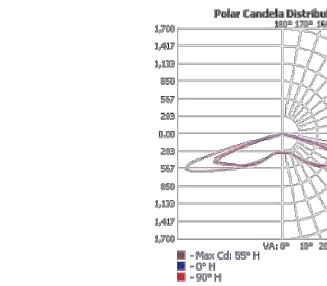
RFD200705

RFD Description

RFD200705 100W HPS NEMA label, "II" decal mounted below NEMA label and Mark Carton: MEC Item ID 323-332794



Performance Package	Drive Current	Input Watts	Optic	4000K CCT	
				Delivered Lumens	Efficacy (LPW)
10B	1050	38	R5	4063	107



Note: Specifications subject to change without notice. Actual performance may differ as a result of



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Sheet # RW-ATB0

American Electric Lighting
Acuity Brands Lighting, Inc.
3825 Columbus Rd. S.W., Granville, OH 43023
Phone: 800-537-5710 Fax: 740-587-6114
www.americanelectricalighting.com

LIGHTING CUT SHEETS

DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

ENGINEER
J. BECKER

DRAWN BY
J. BECKER

CHECKED BY
C. SMITH

FIELD BOOK NO.

DRAWING NO.
LI-02

SHEET NO.
30 / 36

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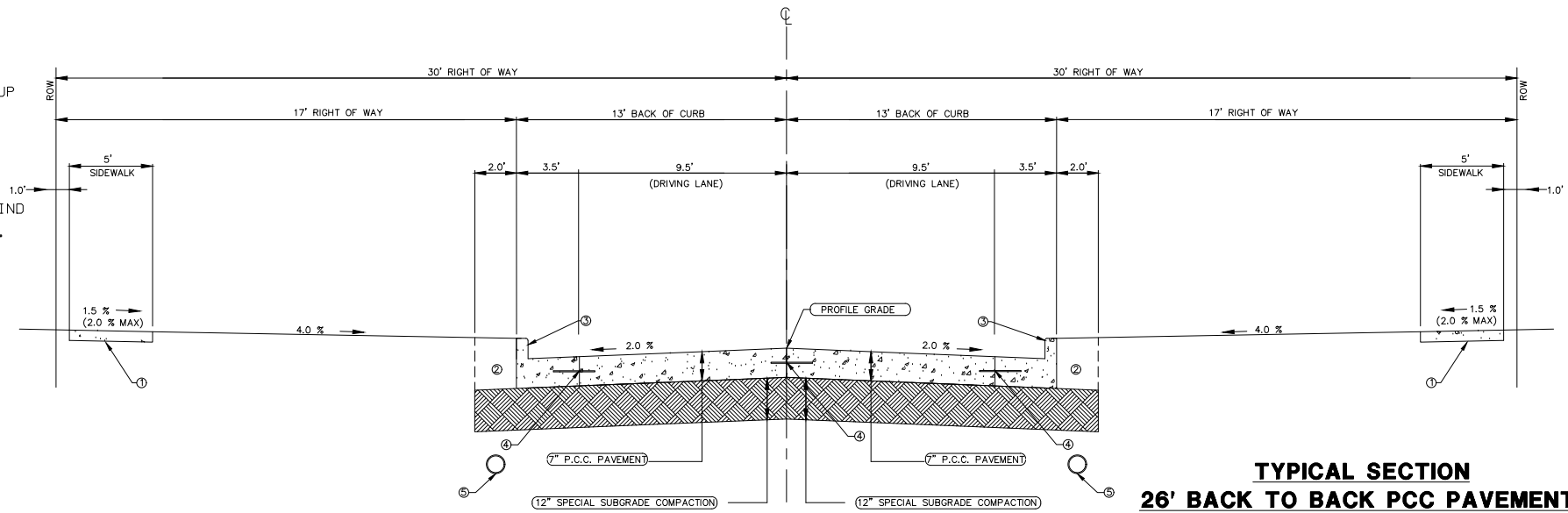
RECORD DRAWINGS PRODUCED ON: 12/10/2020

- ① CONTRACTOR RESPONSIBLE FOR SIDEWALK RAMPS UP TO AND INCLUDING THE "COMMON SQUARE".
- ② EXCAVATE AND BACKFILL 2.0'.
- ③ 6" STANDARD CURB
- ④ L OR L-1 JOINT
- ⑤ 6" PERFORATED SUBDRAIN TO BE INSTALLED BEHIND BACK OF CURB WHERE THERE IS NO STORM SEWER. (SEE DETAIL ON PAGE DT-02)

NOTE:

1. NORMAL SECTIONS SHOWN MAY BE APPROPRIATELY MODIFIED FOR AREAS SPECIFICALLY DESIGNATED BY THE ENGINEER SUCH AS INTERSECTIONS. REFER TO OTHER DRAWINGS FOR DETAILS.

LOCATION (TYPICAL SECTIONS)		
ROAD IDENTIFICATION	STATION TO STATION	
MORNINGSTAR COURT	42+05.18	45+03.94



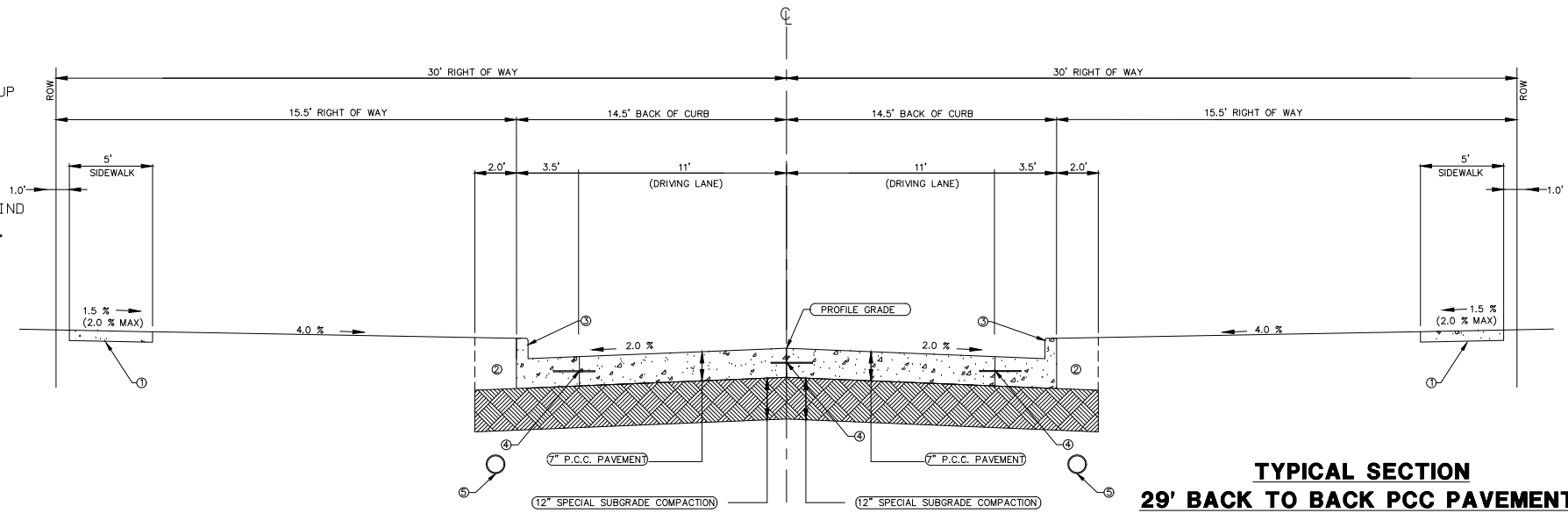
**TYPICAL SECTION
26' BACK TO BACK PCC PAVEMENT**
NO SCALE

- ① CONTRACTOR RESPONSIBLE FOR SIDEWALK RAMPS UP TO AND INCLUDING THE "COMMON SQUARE".
- ② EXCAVATE AND BACKFILL 2.0'.
- ③ 6" STANDARD CURB
- ④ L OR L-1 JOINT
- ⑤ 6" PERFORATED SUBDRAIN TO BE INSTALLED BEHIND BACK OF CURB WHERE THERE IS NO STORM SEWER. (SEE DETAIL ON PAGE DT-02)

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LOCATION (TYPICAL SECTIONS)		
ROAD IDENTIFICATION	STATION TO STATION	
CRESCENT RIDGE DRIVE	45+85.84	55+05.30



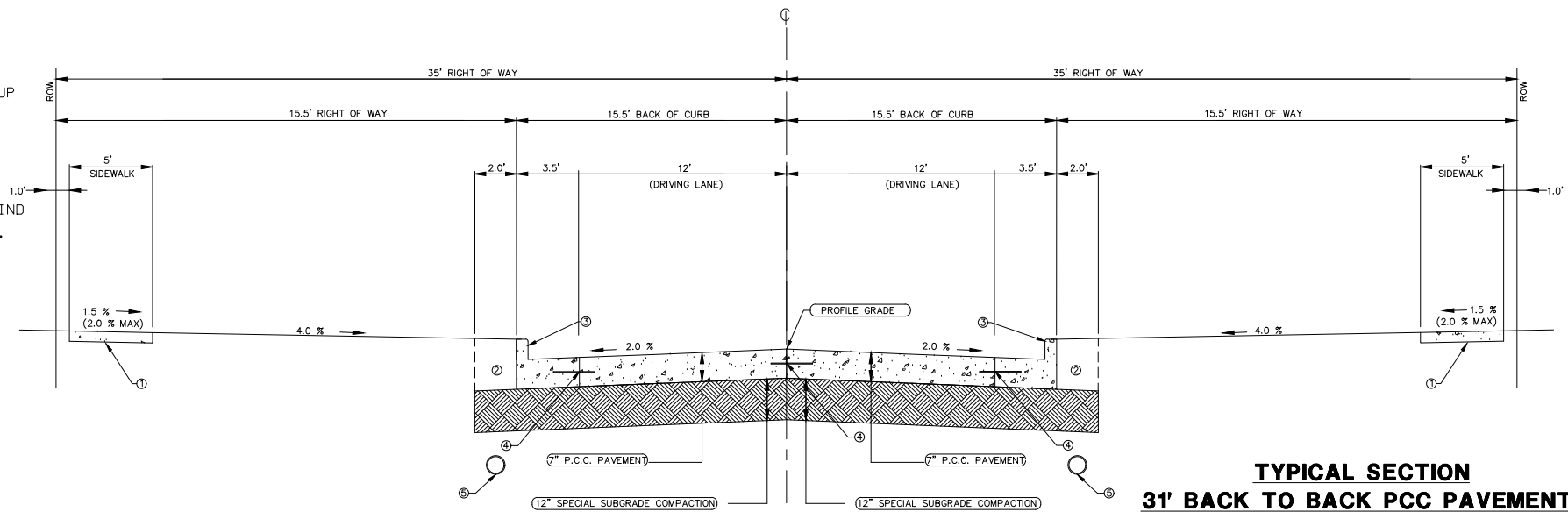
**TYPICAL SECTION
29' BACK TO BACK PCC PAVEMENT**
NO SCALE

- ① CONTRACTOR RESPONSIBLE FOR SIDEWALK RAMPS UP TO AND INCLUDING THE "COMMON SQUARE".
- ② EXCAVATE AND BACKFILL 2.0'.
- ③ 6" STANDARD CURB
- ④ L OR L-1 JOINT
- ⑤ 6" PERFORATED SUBDRAIN TO BE INSTALLED BEHIND BACK OF CURB WHERE THERE IS NO STORM SEWER. (SEE DETAIL ON PAGE DT-02)

NOTE:

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LOCATION (TYPICAL SECTIONS)		
ROAD IDENTIFICATION	STATION TO STATION	
SUNFLOWER DRIVE	52+40.50	58+47.92



**TYPICAL SECTION
31' BACK TO BACK PCC PAVEMENT**
NO SCALE



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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DETAILS

**DAYBREAK PLAT 3
CONSTRUCTION DRAWINGS**

WAUKEE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.:

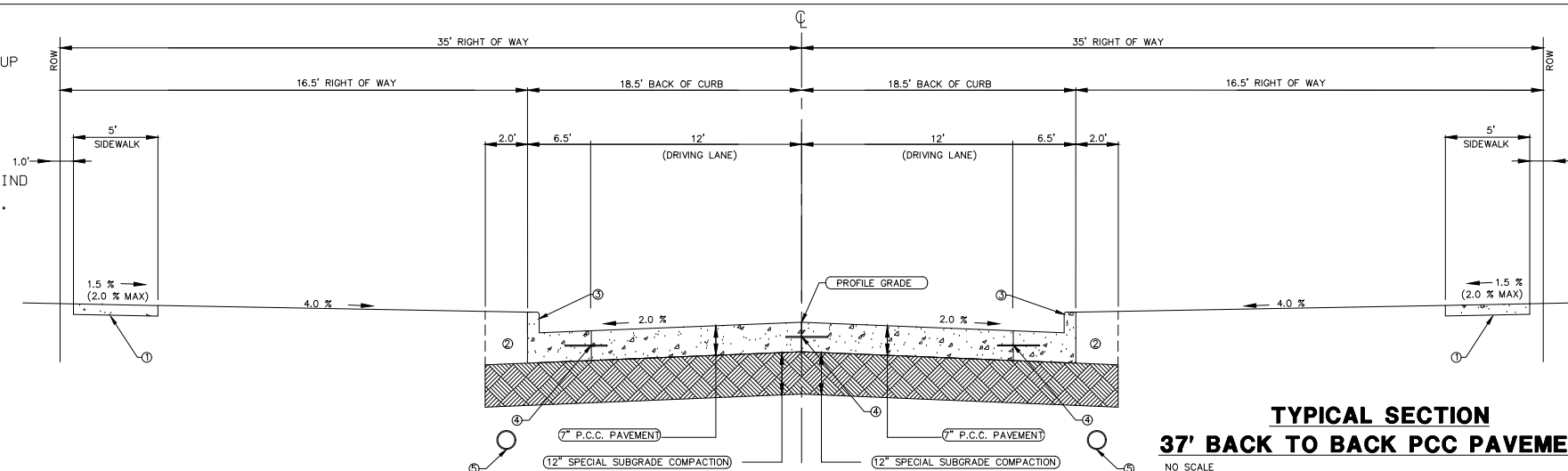
DRAWING NO. DT-01
SHEET NO. 31 / 36

- ① CONTRACTOR RESPONSIBLE FOR SIDEWALK RAMP UP TO AND INCLUDING THE "COMMON SQUARE".
- ② EXCAVATE AND BACKFILL 2.0'.
- ③ 6" STANDARD CURB
- ④ L OR L-1 JOINT
- ⑤ 6" PERFORATED SUBDRAIN TO BE INSTALLED BEHIND BACK OF CURB WHERE THERE IS NO STORM SEWER. (SEE DETAIL ON PAGE DT-02)

NOTE:

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LOCATION (TYPICAL SECTIONS)	ROAD IDENTIFICATION	STATION TO STATION
SUNFLOWER DRIVE	50+67.50	52+40.50



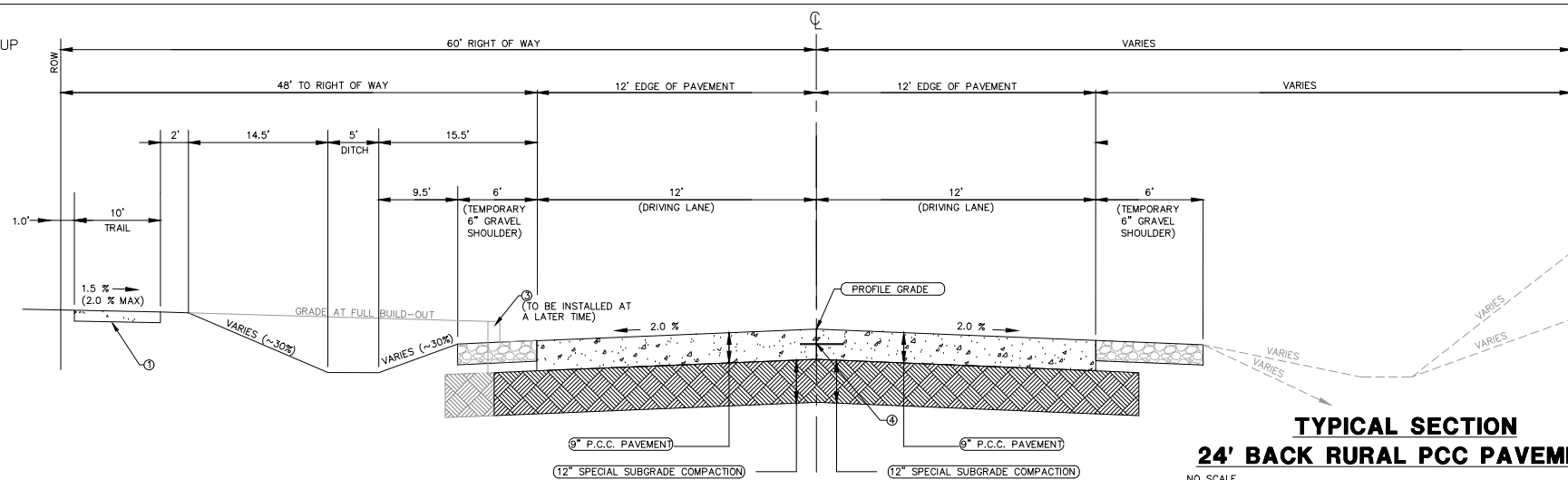
TYPICAL SECTION
37' BACK TO BACK PCC PAVEMENT
NO SCALE

- ① CONTRACTOR RESPONSIBLE FOR SIDEWALK RAMP UP TO AND INCLUDING THE "COMMON SQUARE".
- ② EXCAVATE AND BACKFILL 2.0'.
- ③ 6" STANDARD CURB
- ④ L JOINT
- ⑤

NOTE:

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LOCATION (TYPICAL SECTIONS)	ROAD IDENTIFICATION	STATION TO STATION
ASHWORTH ROAD	7+10.21	18+36.04

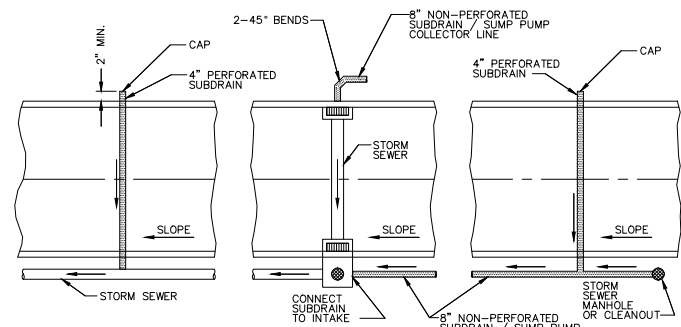


TYPICAL SECTION
24' BACK RURAL PCC PAVEMENT
NO SCALE

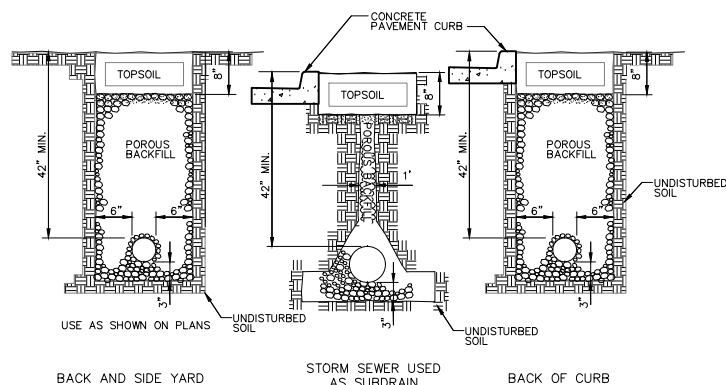
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RECORD DRAWINGS PRODUCED ON: 12/10/2020

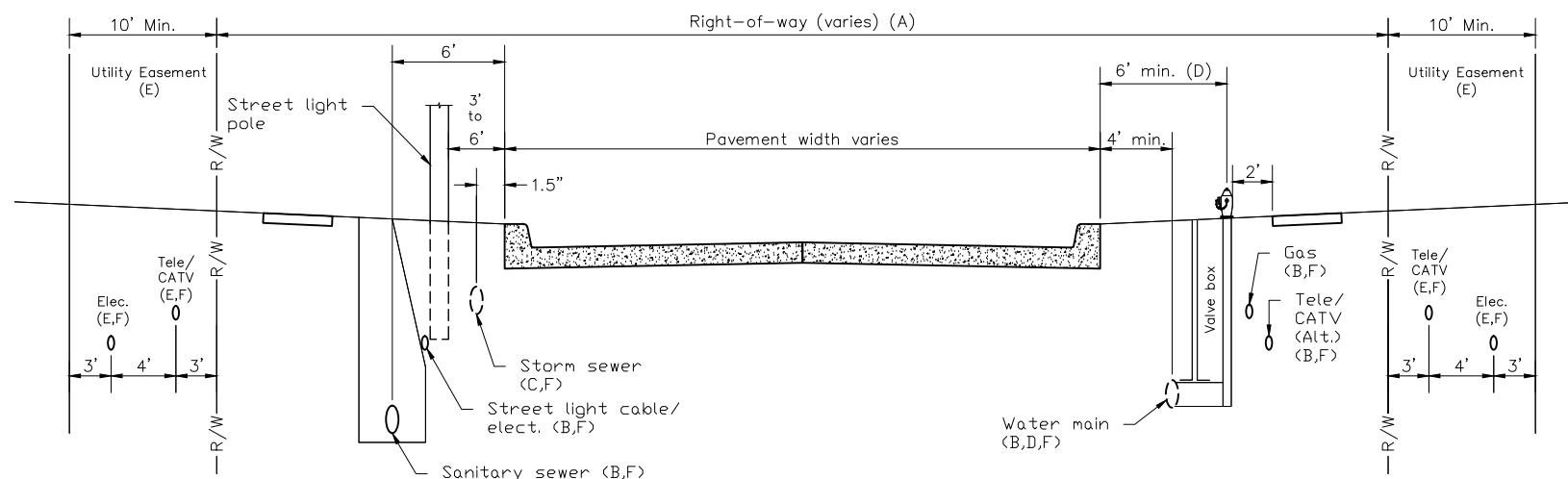


NOTE:
CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION.



- NOTES
1. SLOPE SUBDRAINS TO DRAIN.
 2. 4" AND 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS; USE PEA GRAVEL FOR POROUS BACKFILL.

CITY OF WAUKEE
SUBDRAINS
STD.DWG.NO.37 REV. 2



GENERAL NOTES

- A. ROW width varies.
- B. When utilities are in the ROW, the following should be adhered to utilities otherwise provided/approved:
 1. All utilities should be buried. When overhead utilities are allowed to cross the roadway, then minimum vertical clearances are 20 feet for the main cable, and 18 feet for services.
 2. Telephone, cable TV, and water: install on the east and south side of the road.
 3. Gas and electric: install on the west and north side of the road.
 4. Sanitary sewer: install on the west and south side of the road.
- C. Storm Sewers: The normal location for a storm sewer is 1.5 feet from back of curb. When combination manholes and intakes are used, the location increases to 5 feet.
- D. Water mains, Valves, and Hydrants:
 1. The normal water main location is 5.5 feet behind the back of curb. In areas of combination manholes and intakes, this distance is increased to a minimum of 6 feet.
 2. For local streets and minor collectors with limited ROW, use a 90° anchoring elbow between the hydrant tee and the valve. For maintenance purpose, the minimum distance between the centerline of the valve box and the face of the hydrant is 18 inches.

- E. Utility Easement: Telephone, fiber optic, cable TV, electric, and gas lines should be located in front or rear yard easements. Normally telephone and cable TV lines are placed in rear yard easements and fiber optic, electric, and gas lines in front yard easements. Upon approval of the jurisdiction, these utilities may be placed in the right of way at the alternative location when easements do not exist.
- F. Depth of bury:
 - Cable TV (CATV): 3 feet minimum.
 - Electric (Elec.): The recommended depth of bury for electric cable is 4 feet. The minimum depth of bury for electric lines as per the National Electric Safety Code is:
 - 8kV to 5kV cable – 30 inches minimum.
 - Up to 600-volt cable – 24 inches minimum.
 - Street light cable – 18 inches minimum.
 - Gas: 3 feet minimum.
 - Water: varies
 - Sanitary Sewer: Varies
 - Storm sewer: Varies. Approximately 4 feet.
 - Telephone (Tele./Fiber optic (F.O.): 3 feet minimum.

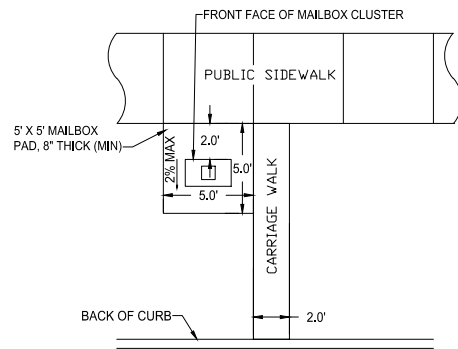
DAYBREAK PLAT 3
CONSTRUCTION DRAWINGS

WAUKEE, IA
2213010-02
MARCH 30, 2018

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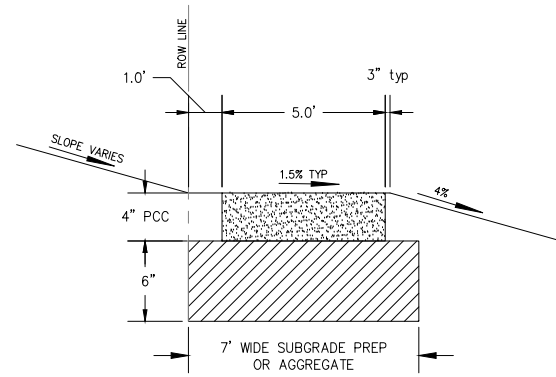
ENGINEER: **J. BECKER**
DRAWN BY: **J. BECKER**
CHECKED BY: **C. SMITH**
FIELD BOOK NO.:

DRAWING NO. **DT-02**
SHEET NO. **32 / 36**



- NOTES:**
- Cluster Mailbox to be located on the no parking/street light side of street.
 - Do not locate at intersection.
 - Locate near shared property line per approved plan.
 - Determine sidewalk side of mailbox pad elevation assuming constant 4% slope from back of curb to sidewalk side of mailbox pad. Resulting slope from back of curb to street side of mailbox pad will be greater than 4%. For example, for a 29' wide pavement with a 60' wide R.O.W., and a 2% mailbox pad cross slope, the resulting slope from the back of curb to the street side of mailbox pad is 6.2%.
 - QUANTITY AND LOCATIONS NOT DETERMINED AS OF THIS PRINTING.

1 MAILBOX PAD (STD.DW.NO.28)
NOT TO SCALE, PLAN VIEW

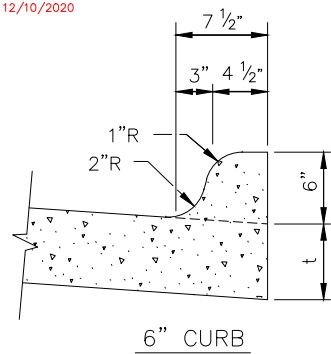


2 5' SIDEWALK CROSS SECTION
NO SCALE

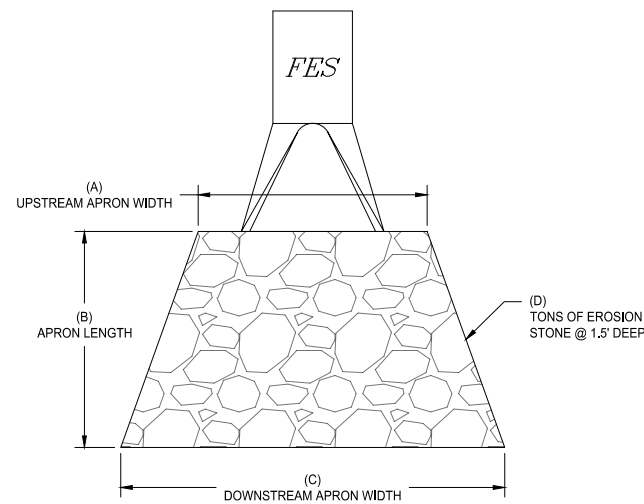
RECORD DRAWING

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RECORD DRAWINGS PRODUCED ON: 12/10/2020



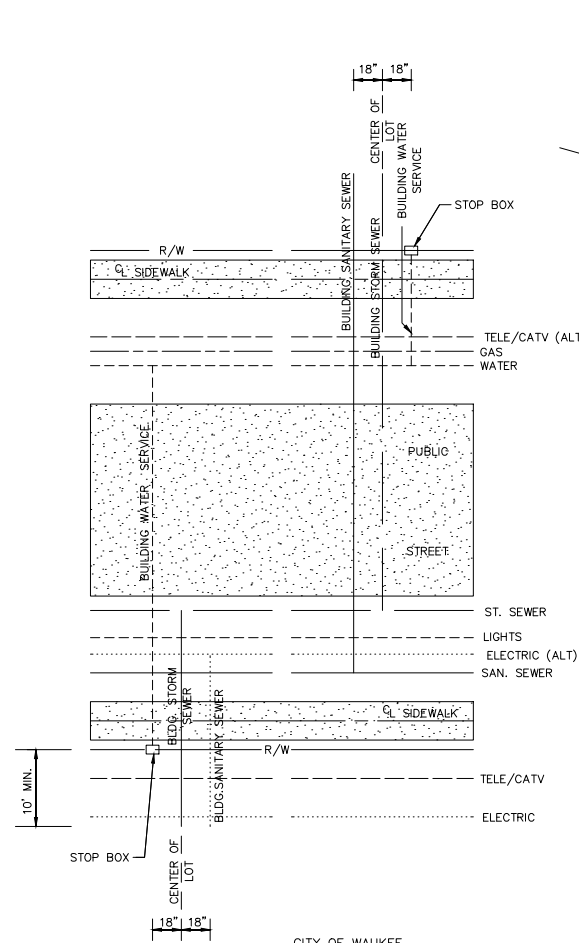
3 6" STANDARD CURB (STD.DWG.NO.23)
NOT TO SCALE



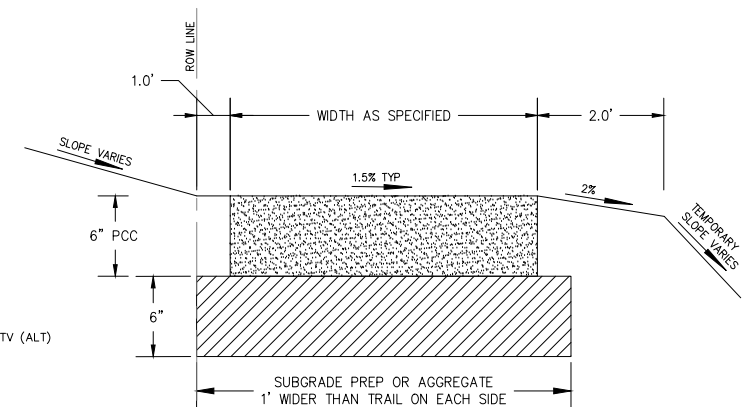
	12" FES	15" FES	24" FES	FES-302
(A)	4'	4'	6'	6'
(B)	8'	8'	15'	18'
(C)	6'	6'	16'	20'
(D)	5 TON	5 TON	15 TON	22 TON

4 FES - RIP RAP DETAILS
NO SCALE

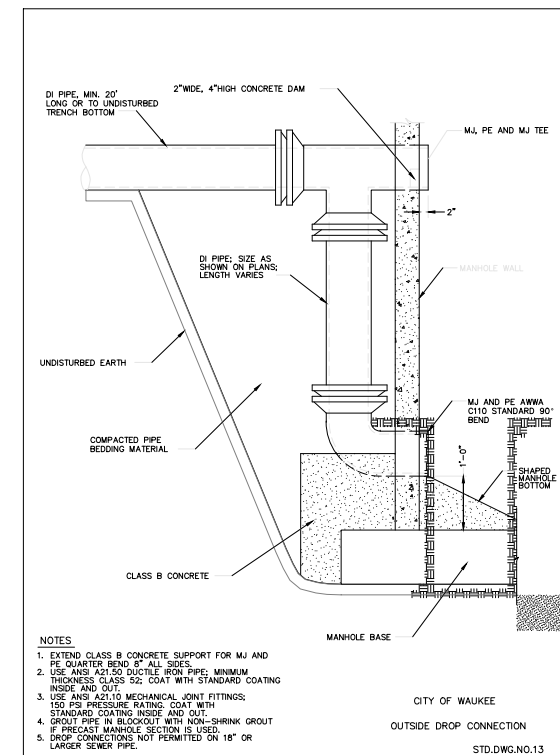
FOOTNOTES:
1) QUANTITY LISTED IN THIS DETAIL IS THE MINIMUM AT EACH SIZE OF OUTLET. THE PLANS MAY CALL OUT ADDITIONAL QUANTITIES.



5 UTILITY SERVICE DETAILS
NO SCALE



6 10' TRAIL CROSS SECTION
NO SCALE



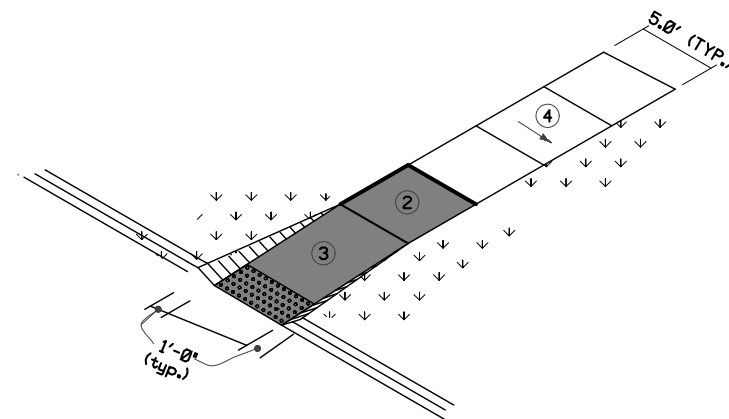
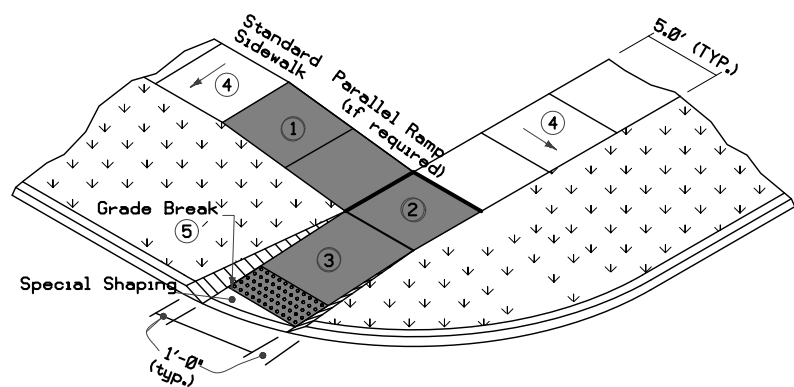
- NOTES:**
- EXTEND CLASS B CONCRETE SUPPORT FOR MJ AND PE QUARTER BEND 8" ALL SIDES
 - USE ANSI A21.50 DUCTILE IRON PIPE, MINIMUM THICKNESS CLASS 52, COAT WITH STANDARD COATING INSIDE AND OUT.
 - USE ANSI A21.10 MECHANICAL JOINT FITTINGS, 150 PSI PRESSURE RATING, COAT WITH STANDARD COATING INSIDE AND OUT.
 - GROUT PIPE IN BLOCKOUT WITH NON-SHRINK GROUT IF PRECAST MANHOLE SECTION IS USED.
 - DROP CONNECTIONS NOT PERMITTED ON 18" OR LARGER SEWER PIPE.

- Parallel Curb Ramp:** If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

- Turning Space:** Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- Perpendicular Curb Ramp:** Target running slope of 6.25% with maximum running slope of 8.3%.
- Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- Match pedestrian street crossing cross slope or flatter.

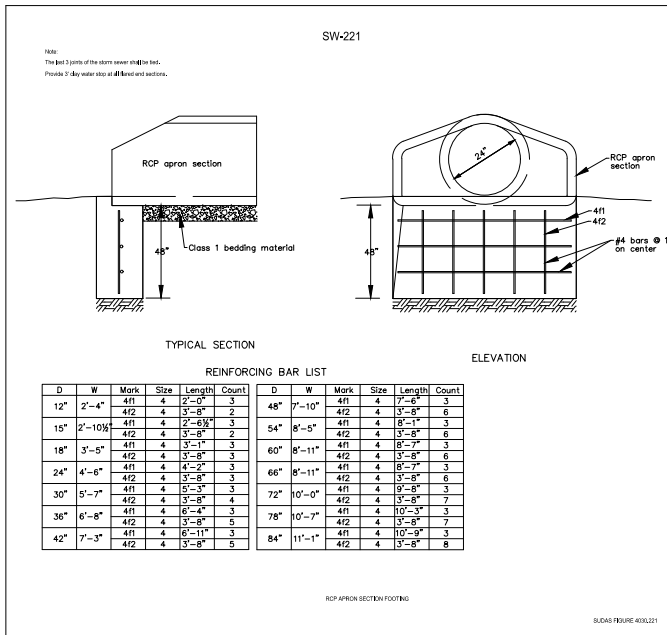
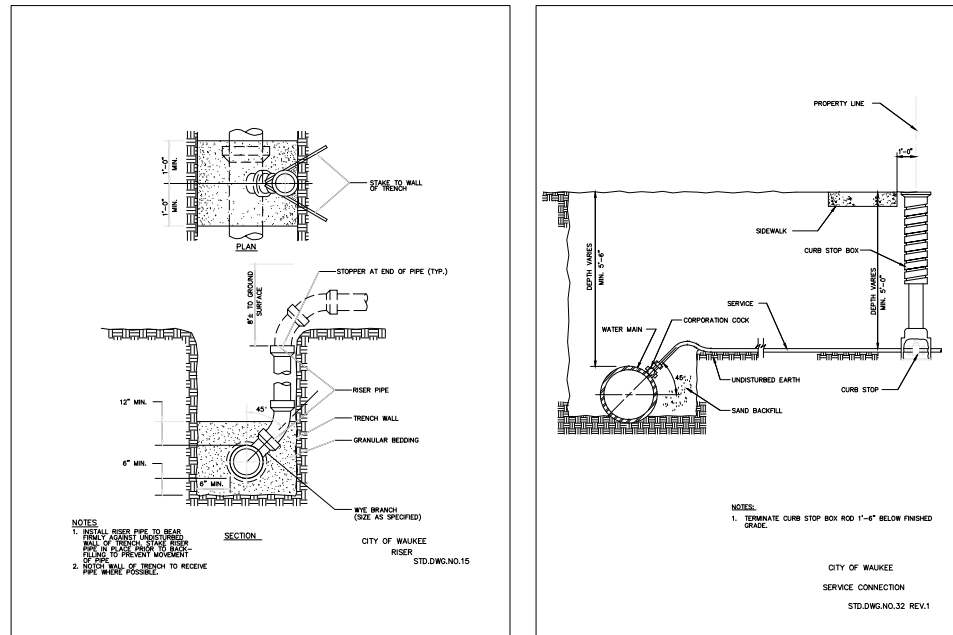
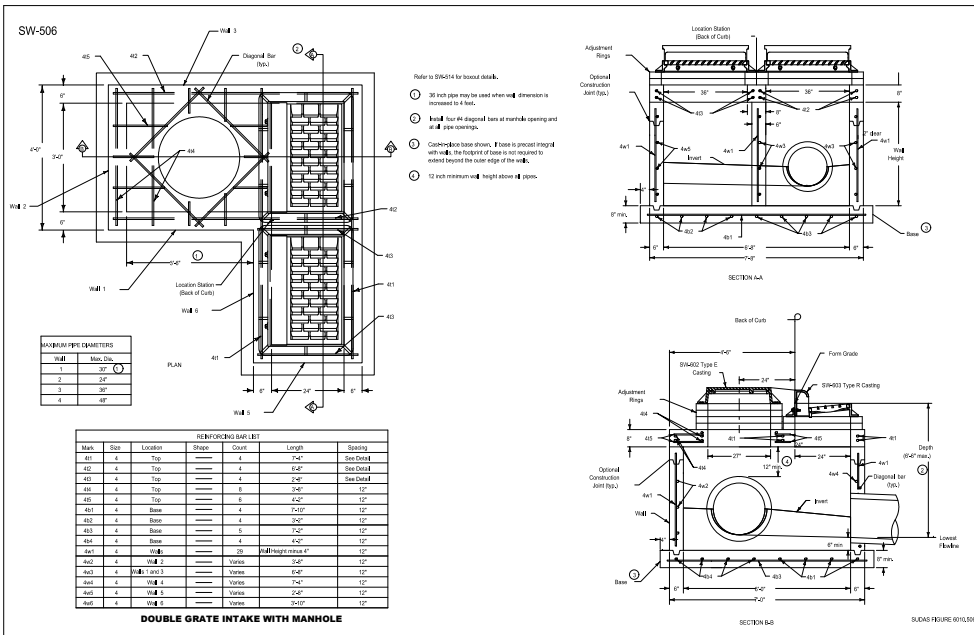
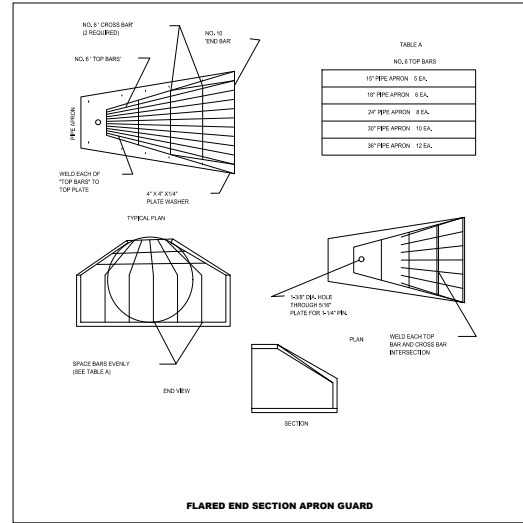
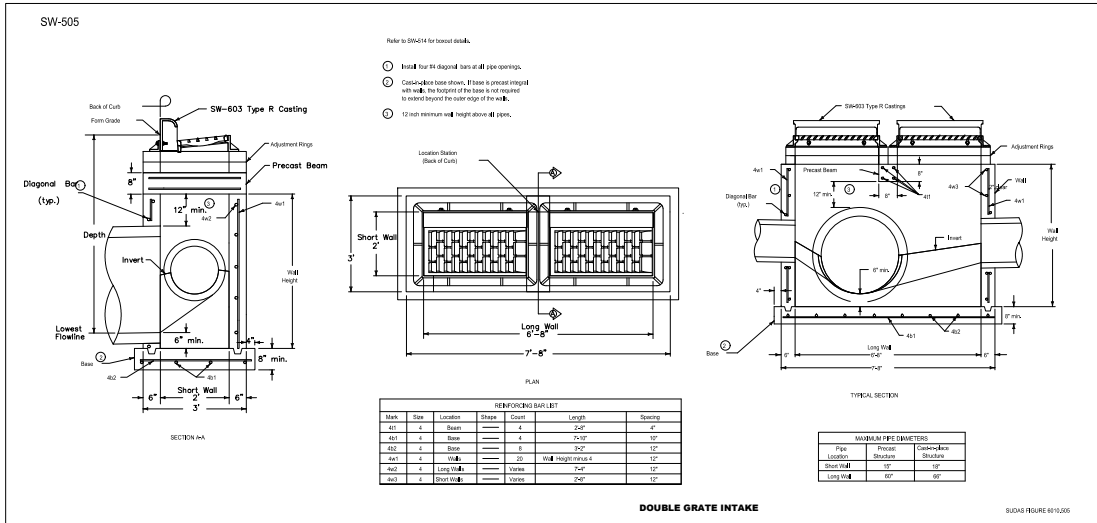
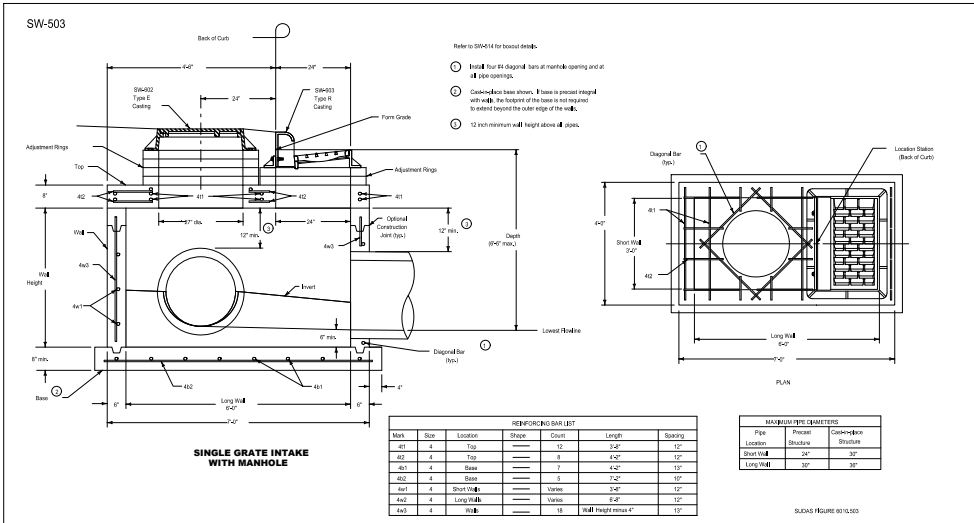
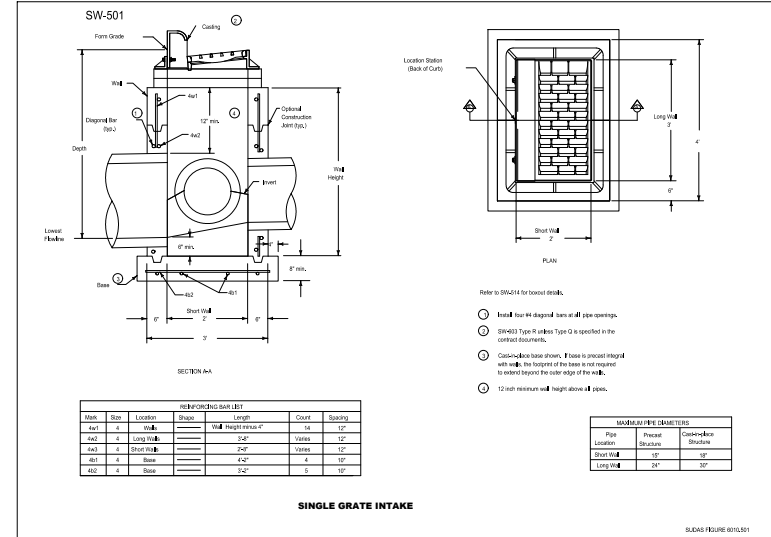
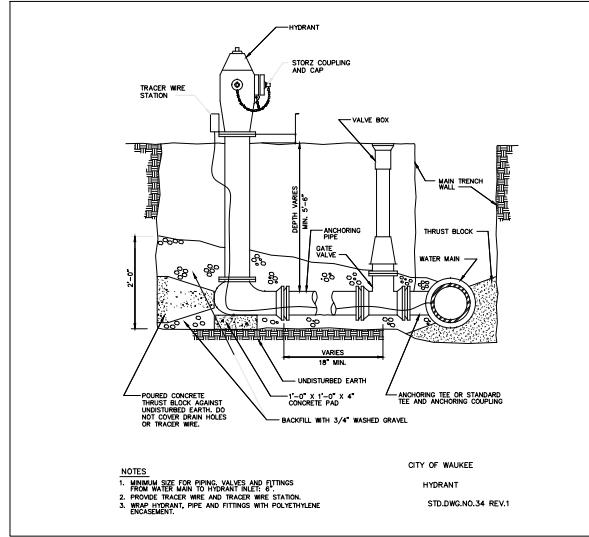
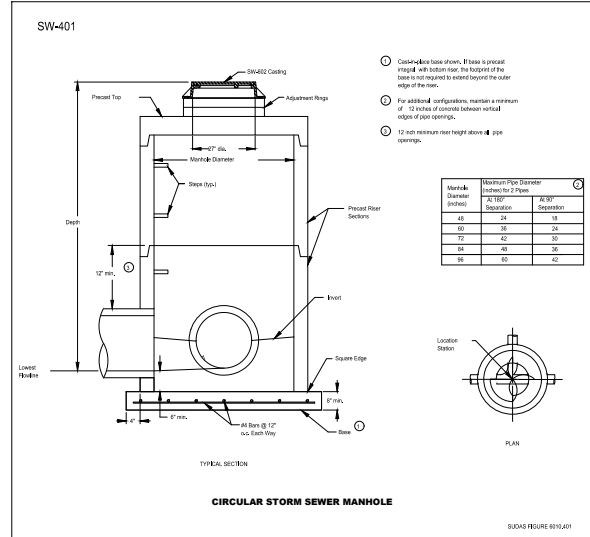
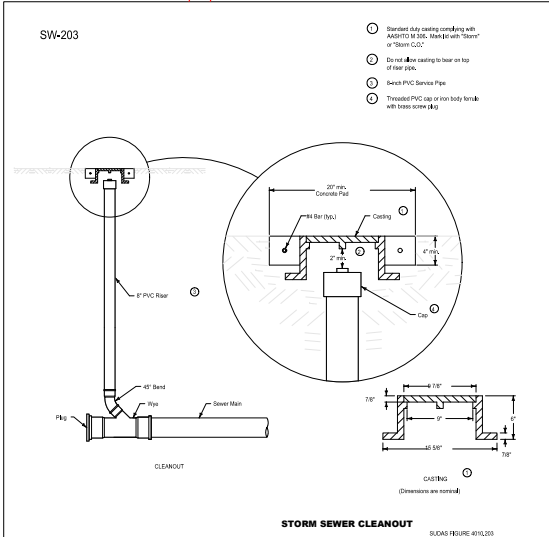
7 SIDEWALK RAMP DETAILS
NOT TO SCALE



RECORD DRAWING

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DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

WAUKEGE, IA
2213010-02
MARCH 30, 2018

REVISIONS
5.24.18
6.8.18
8.1.18
7.1.2020
12.1.2020 ASBUILT

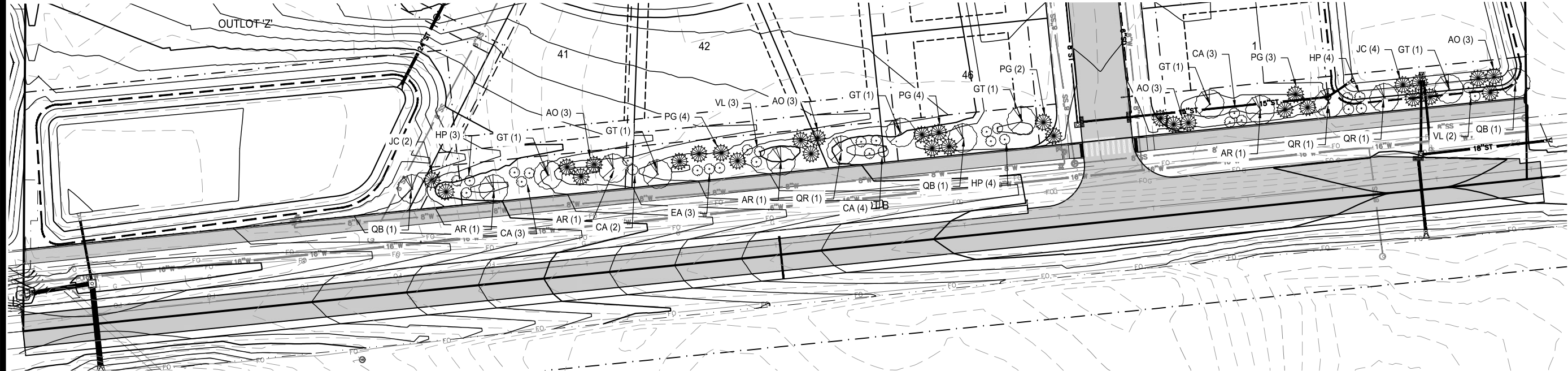
ENGINEER
J. BECKER

DRAWN BY
J. BECKER

CHECKED BY
C. SMITH

FIELD BOOK NO.

DRAWING NO. **DT-04** SHEET NO. **34 / 36**



LANDSCAPE PLAN NOTES:

1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z-60.1-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL TREES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT AND CITY FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
9. ALL OF 'OUTLOT Z' SHALL BE SEEDED WITH TYPE 1 MIX.
10. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SEEDED WITH SUDAS TYPE 4 EROSION CONTROL SEED MIX.

BUFFER REQUIREMENTS	BUFFER LENGTH	PLANTS REQUIRED
1 OVERSTORY TREES PER 50 LF OF BUFFER	x (768' 150) = 15.5 (15.5 x 1) = 16 OVERSTORY	
2 EVERGREENS TREES PER 50 LF OF BUFFER	x (768' 150) = 15.5 (15.5 x 2) = 31 EVERGREEN	
2 SHRUBS PER 50 LF OF BUFFER	x (768' 150) = 15.5 (15.5 x 2) = 31 SHRUBS	

BUFFER PLANTING PROPOSED	QUANTITY
OVERSTORY TREES	= 16
EVERGREEN	= 31
SHRUBS	= 31

Daybreak Plat 3 Plant Schedule

Abbreviation	Botanical Name	Common Name	Condition	Min. Height	Quantity	
Overstory Trees						
GT	Gleditsia triacanthos var. inermis	Skyline Honeylocust	2" BB	8 feet	6	
AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" BB	8 feet	4	
QB	Quercus bicolor	Swamp White Oak	2" BB	8 feet	3	
QR	Quercus rubra	Northern Red Oak	2" BB	8 feet	3	
					TOTAL =	16
Evergreen Trees						
PG	Picea glauca	Black Hills Spruce	6" BB	6 feet	13	
AO	Abies concolor	Concolor Fir	6" BB	6 feet	12	
JC	Juniperus chinensis 'spartan'	Spartan Juniper	6" BB	6 feet	6	
					TOTAL =	31
Shrubs						
CA	Cornus alba 'balihalo'	Ivory Halo Dogwood	#3		12	
EA	Euonymus alatus	Dwarf Burning Bush	#3		3	
HP	Hydrangea paniculata 'lime light'	Limelight Hydrangea	#3		11	
VL	Viburnum lantana 'mohican'	Mohican Viburnum	#3		5	
					TOTAL =	31

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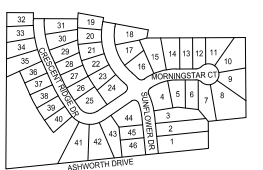


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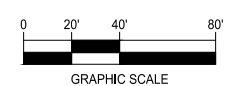
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LANDSCAPE PLAN



NORTH



GRAPHIC SCALE

DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

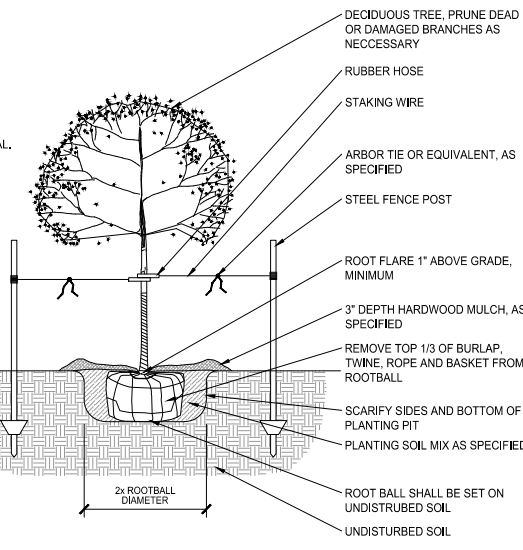
WAUKEE, IA
2213010-02
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12.1.2020 ASBUILT

ENGINEER: J. BECKER
DRAWN BY: J. BECKER
CHECKED BY: C. SMITH
FIELD BOOK NO.

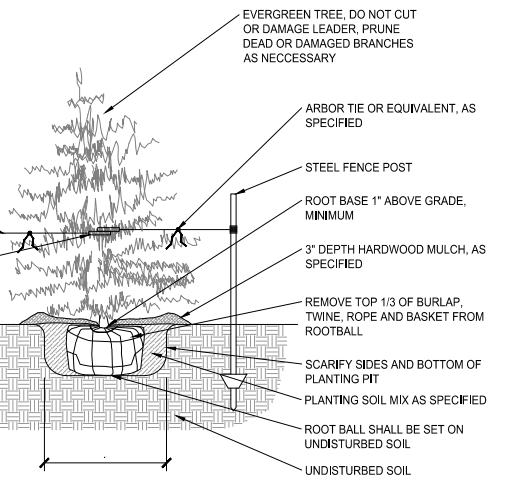
DRAWING NO. LA-01
SHEET NO. 35 / 36

STAKING ORIENTATION

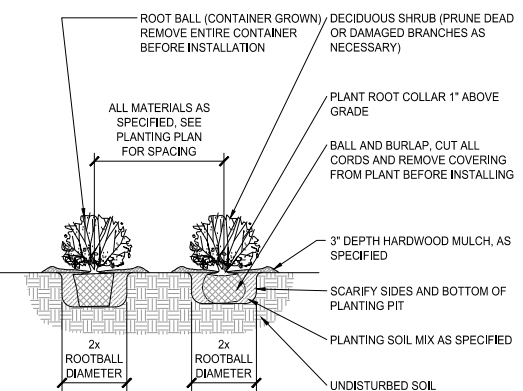


1 DETAIL: DECIDUOUS TREE / ORNAMENTAL TREE PLANTING
1/2" = 1'-0"

STAKING ORIENTATION



2 DETAIL: EVERGREEN TREE PLANTING
1/2" = 1'-0"



3 DETAIL: SHRUB PLANTING
1/2" = 1'-0"

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LEGEND	
	FLAGGER
	42" CHANNELIZER
	DRUM
	TRAFFIC SIGN
	DIRECTION OF TRAFFIC
	ARROW BOARD
	TYPE II BARRICADE
	TYPE III BARRICADE
	ORANGE PLASTIC SAFETY FENCE
	WORK AREA

ROAD CLOSED TO THRU TRAFFIC

① R11-4
 60" X 30"
 INSTALL ON TYPE III BARRICADE

ROAD CLOSED

② R11-2
 48" X 30"
 INSTALL ON TYPE III BARRICADE



Ashworth Rd



⑨ W20-2
 48" X 48"

⑦ M4-8
 24" X 12"

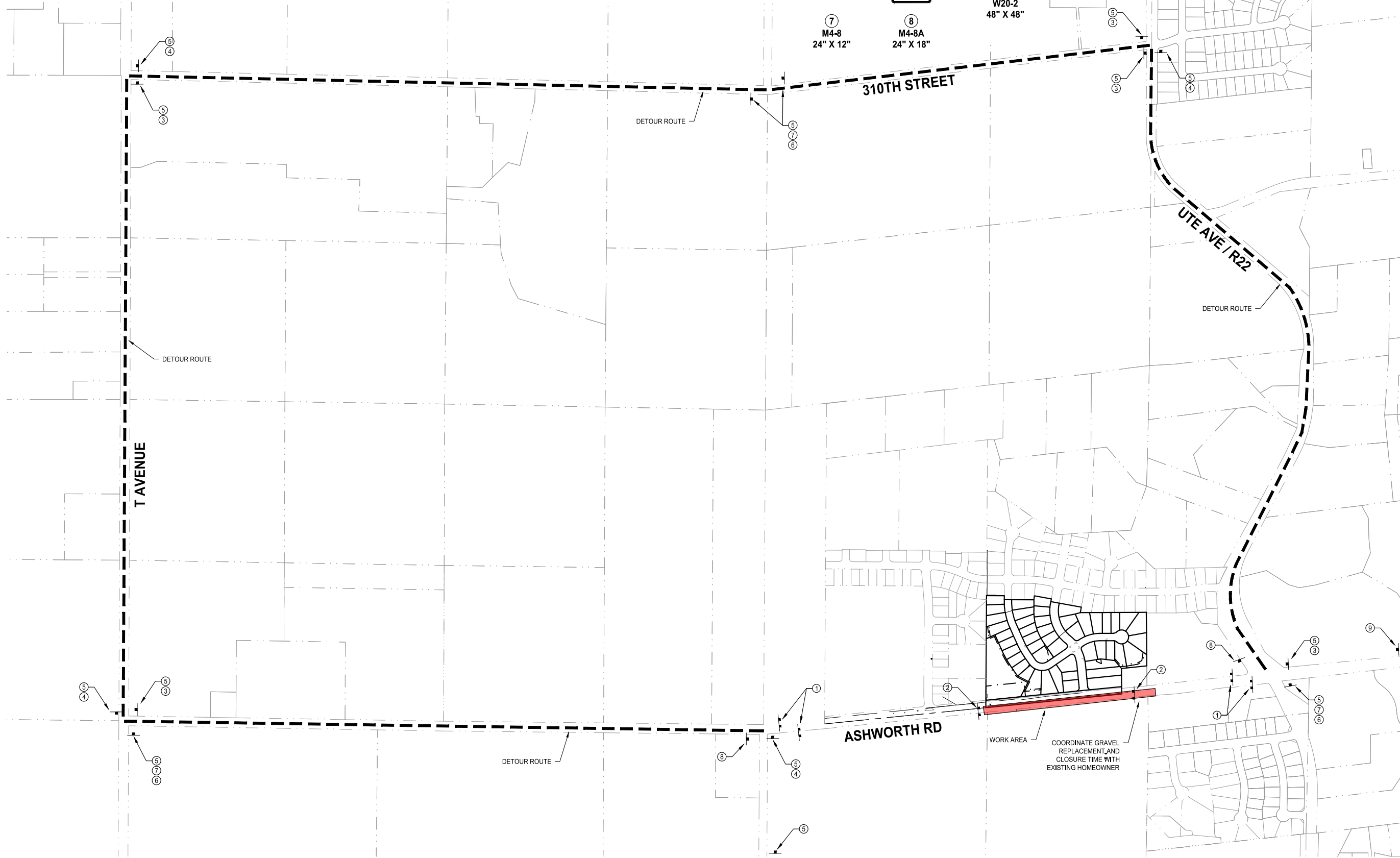
⑧ M4-8A
 24" X 18"

③ M4-9R
 30" X 24"

④ M4-9L
 30" X 24"

⑤ 6" LETTERING ON
 48" X 12" SIGN

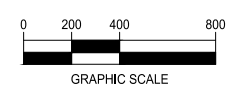
⑥ M6-3
 21" X 15"



ASHWORTH ROAD DETOUR PLAN



NORTH



DAYBREAK PLAT 3 CONSTRUCTION DRAWINGS

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ENGINEER: J. BECKER
 CHECKED BY: C. SMITH
 DRAWN BY: J. BECKER
 FIELD BOOK NO.:

DRAWING NO. DE-01
 SHEET NO. 36/36

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