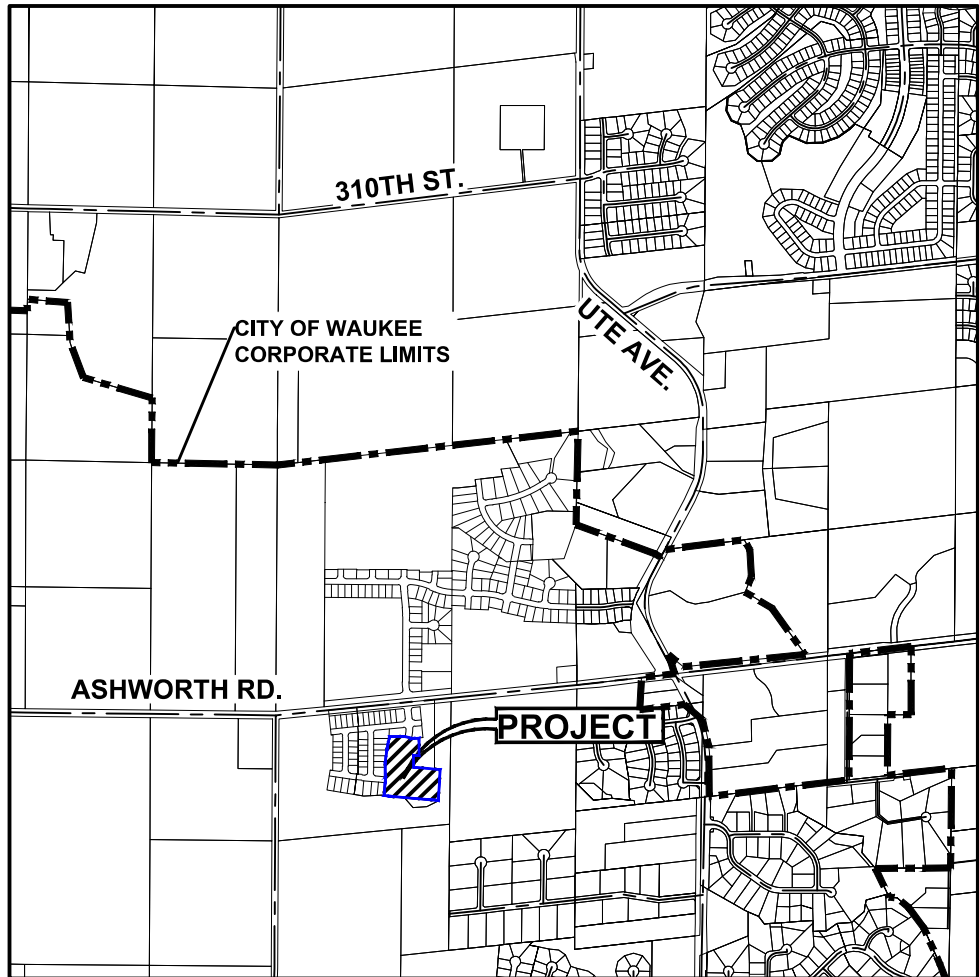


CONSTRUCTION PLANS FOR: HAMILTON RIDGE PLAT 3

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

DEVELOPER

LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
PH: (515) 986-5994
CONTACT: BILL SPENCER

OWNER

HAMILTON RIDGE, LLC
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325
PH: (515) 986-5994

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400
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SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

R-2: ONE AND TWO-FAMILY
RESIDENTIAL DISTRICT
PD-1: PLANNED UNIT
DEVELOPMENT DISTRICT

DATE OF SURVEY:

APRIL 16, 2020

SUBMITTALS

FIRST SUBMITTAL: 11/24/2020
SECOND SUBMITTAL: 01/19/2021
FINAL SUBMITTAL: 02/01/2021
AS-BUILT SUBMITTAL: 10/11/2021

BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 7-20).

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO
NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

PD-1: PLANNED UNIT DEVELOPMENT DISTRICT WITH UNDERLYING R-2:
ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT (LOTS 1-6).

FRONT YARD: 25 FEET
SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH SIDE
REAR YARD: 25 FEET

BENCHMARKS

DALLAS COUNTY BM# G121, EAST SIDE OF R16 0.1 MILE SOUTH OF 300TH
STREET.
ELEVATION=1032.82

BURY BOLT ON HYDRANT @ NW CORNER OF DAYBREAK DRIVE & CREST
RIDGE DRIVE.
ELEVATION=1023.95

CONSTRUCTION SCHEDULE

SPRING 2021 - SUMMER 2021

DEVELOPMENT SUMMARY

TOTAL AREA OF PLAT 3 = 6.26 ACRES (272,812 SF)

PD-1 W/ UNDERLYING R-2 RESIDENTIAL = 1.73 ACRES (75,600 SF)
-LOTS 1-6
R-2 RESIDENTIAL = 4.53 ACRES (197,212 SF)
-LOTS 7-20

NOTES

- ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TRAFFIC CONTROL NEEDS FOR PAYING ASHWORTH ROAD. IF ASHWORTH ROAD IS CLOSED DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SIGNED DETOUR ROUTE. A MESSAGE BOARD WILL BE REQUIRED AT LEAST 1 WEEK IN ADVANCE OF ANY LANE CLOSURES.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
5	HYDRANT COVERAGE AND LANDSCAPE PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8-11	STORM & SANITARY SEWER PLAN AND PROFILE
12-14	WATER MAIN PLAN AND PROFILE
15	INTERSECTION DETAILS

LEGAL DESCRIPTION

A PART OF PARCEL '20-69' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2020, PAGE 23365, BEING A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL '20-69'; THENCE SOUTH 0°02'19" EAST ALONG THE EASTERLY LINE OF SAID PARCEL '20-69', A DISTANCE OF 718.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°01'09" EAST CONTINUING ALONG SAID EASTERLY LINE, 59.13 FEET; THENCE SOUTH 04°27'06" WEST CONTINUING ALONG SAID EASTERLY LINE, 125.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 670.00 FEET, WHOSE ARC LENGTH IS 2.04 FEET AND WHOSE CHORD BEARS SOUTH 85°38'08" EAST, 2.04 FEET; THENCE SOUTH 04°16'39" WEST CONTINUING ALONG SAID EASTERLY LINE, 194.58 FEET; THENCE NORTH 86°14'08" WEST, 22.74 FEET; THENCE NORTH 84°59'54" WEST, 328.59 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '20-69'; THENCE NORTH 84°59'54" WEST ALONG SAID SOUTHERLY LINE, 165.41 FEET; THENCE NORTH 80°54'46" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 44.70 FEET; THENCE NORTH 05°00'06" EAST, 191.81 FEET; THENCE NORTH 84°59'54" WEST, 5.83 FEET; THENCE NORTH 00°17'09" EAST, 151.52 FEET; THENCE NORTH 07°38'18" EAST, 62.51 FEET; THENCE NORTH 07°41'45" EAST, 63.87 FEET; THENCE NORTH 10°20'48" EAST, 61.61 FEET; THENCE NORTH 12°07'41" EAST, 63.35 FEET; THENCE NORTH 00°17'09" EAST, 17.35 FEET; THENCE NORTH 89°41'30" EAST, 163.79 FEET; THENCE SOUTH 74°52'06" EAST, 70.00 FEET; THENCE SOUTH 15°36'42" WEST, 6.45 FEET; THENCE NORTH 84°11'29" EAST, 78.80 FEET; THENCE SOUTH 00°17'09" WEST, 180.32 FEET; THENCE NORTH 89°42'51" WEST, 55.35 FEET; THENCE SOUTH 00°17'09" WEST, 121.19 FEET; THENCE SOUTH 84°59'58" EAST, 218.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.26 ACRES (272,811 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

GENERAL LEGEND

PROPOSED

SECTION LINE	----
CENTER LINE	----
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	-- P/E --
TEMPORARY EASEMENT	- - - - -
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S S S
STORM SEWER	ST ST
STORM SERVICE	ST ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W W W
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
TOP OF PROPOSED GROUND	TG
MINIMUM PROTECTION ELEVATION	MPE
MINIMUM GRADE AT EXPOSED STRUCTURE	MGS

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W

AS-BUILT DRAWINGS

AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2011.642



1-800-292-8989

www.iowaonecall.com



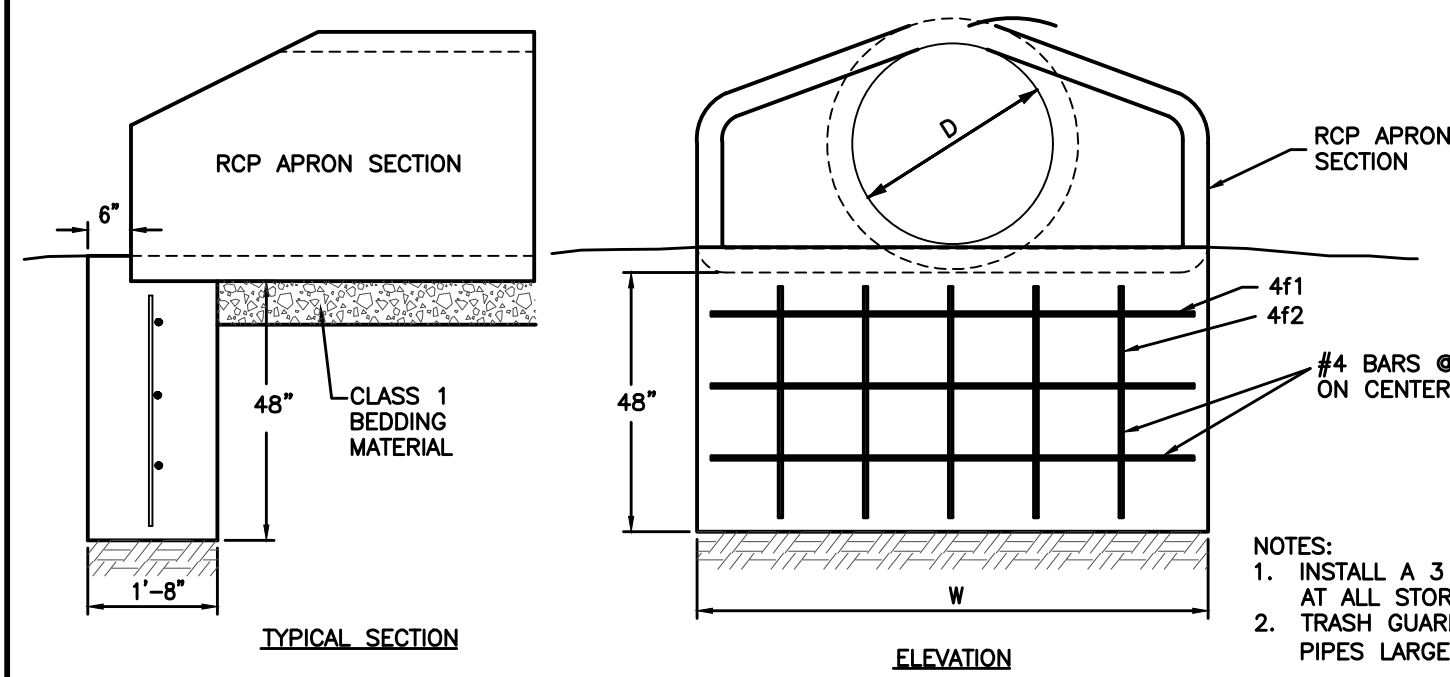
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Erin K. Ollendike
ERIN K. OLLENDIKE, P.E.

10-13-2021
DATE

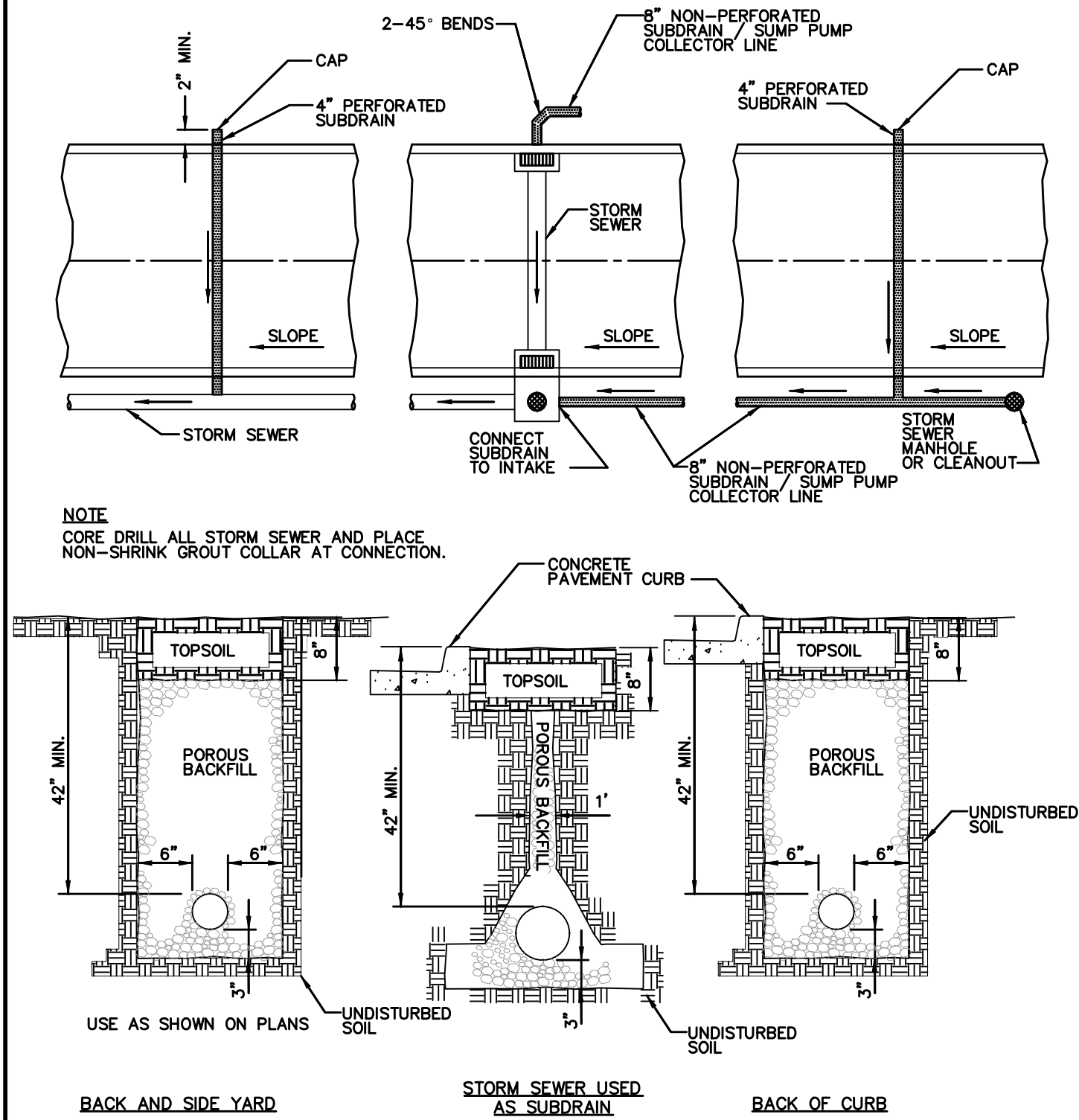
LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-15

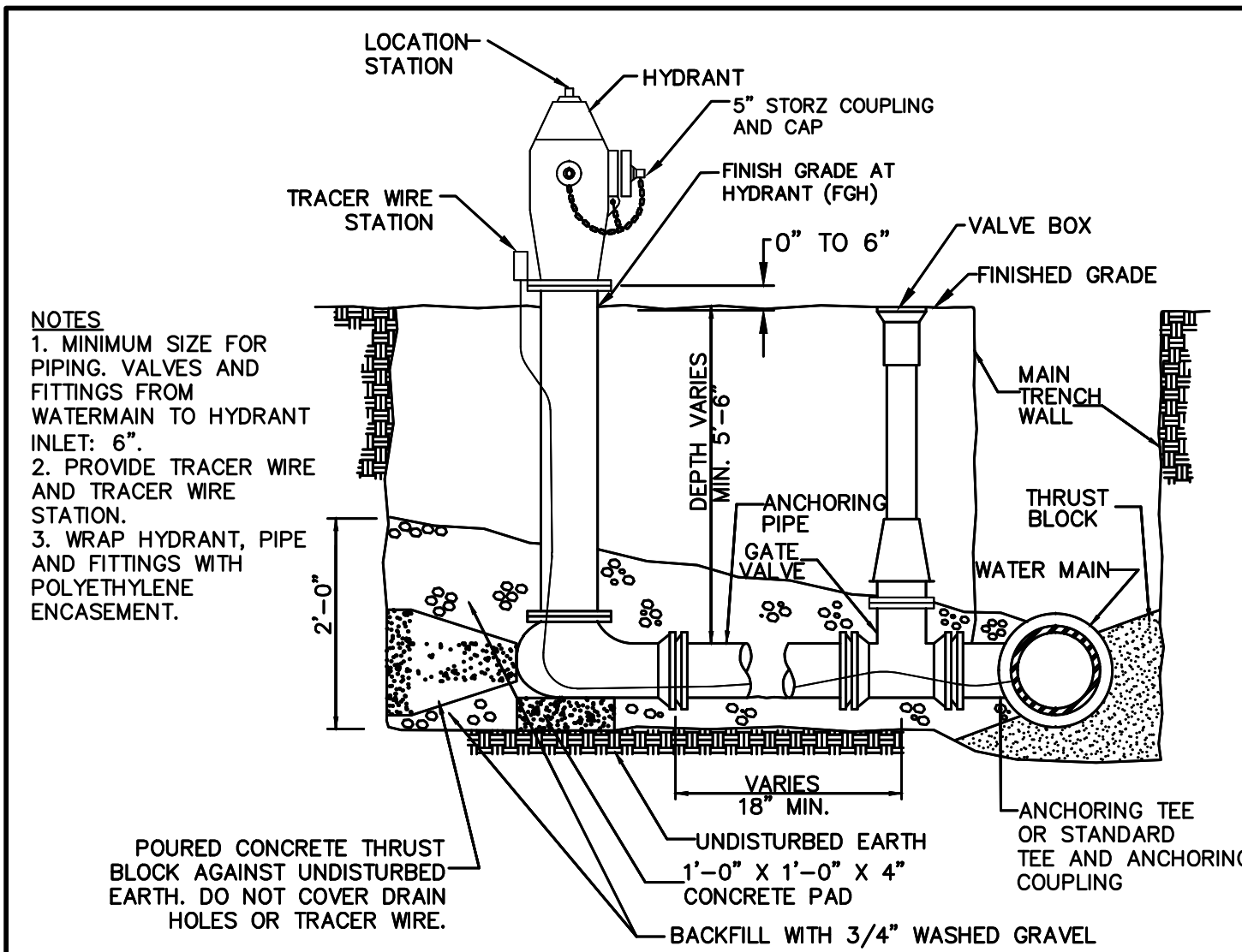


RCP APRON FOOTING DETAIL

NOT TO SCALE

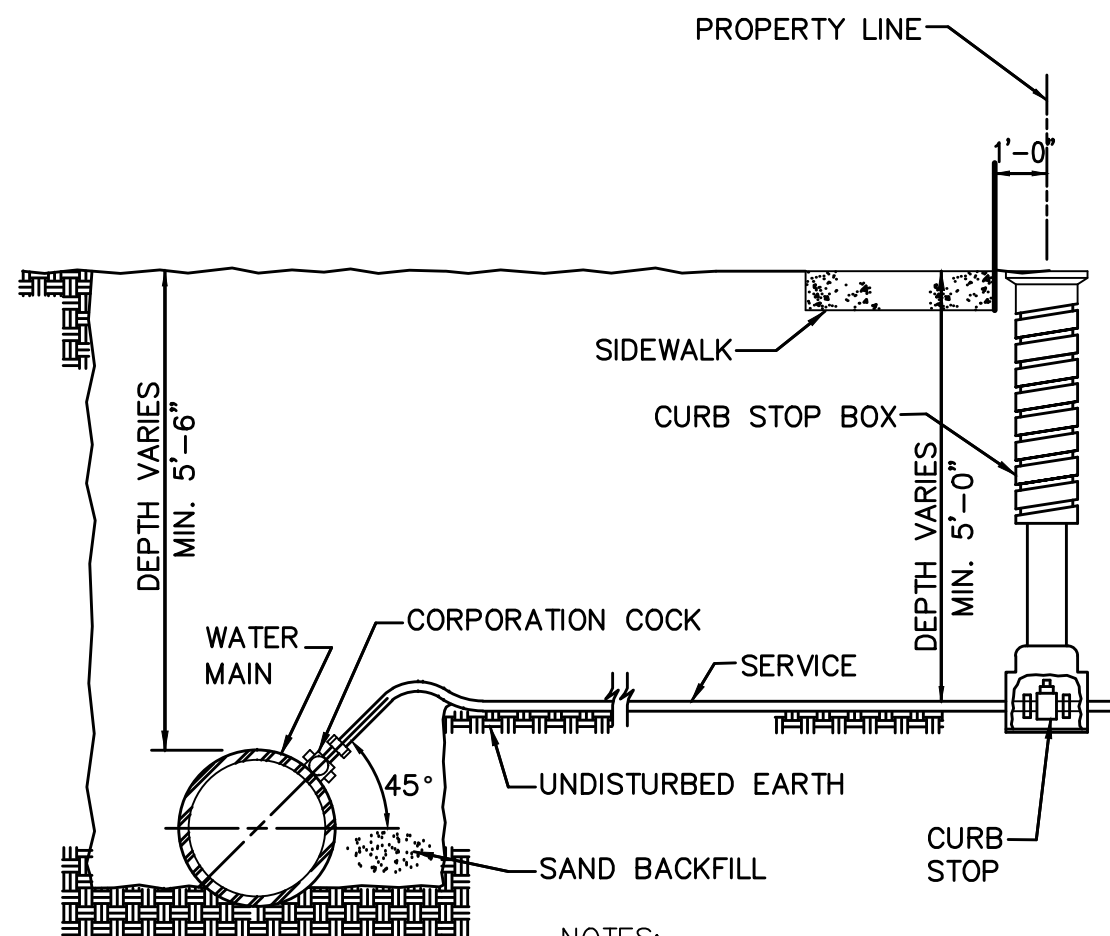


6" PERFORATED SUBDRAIN



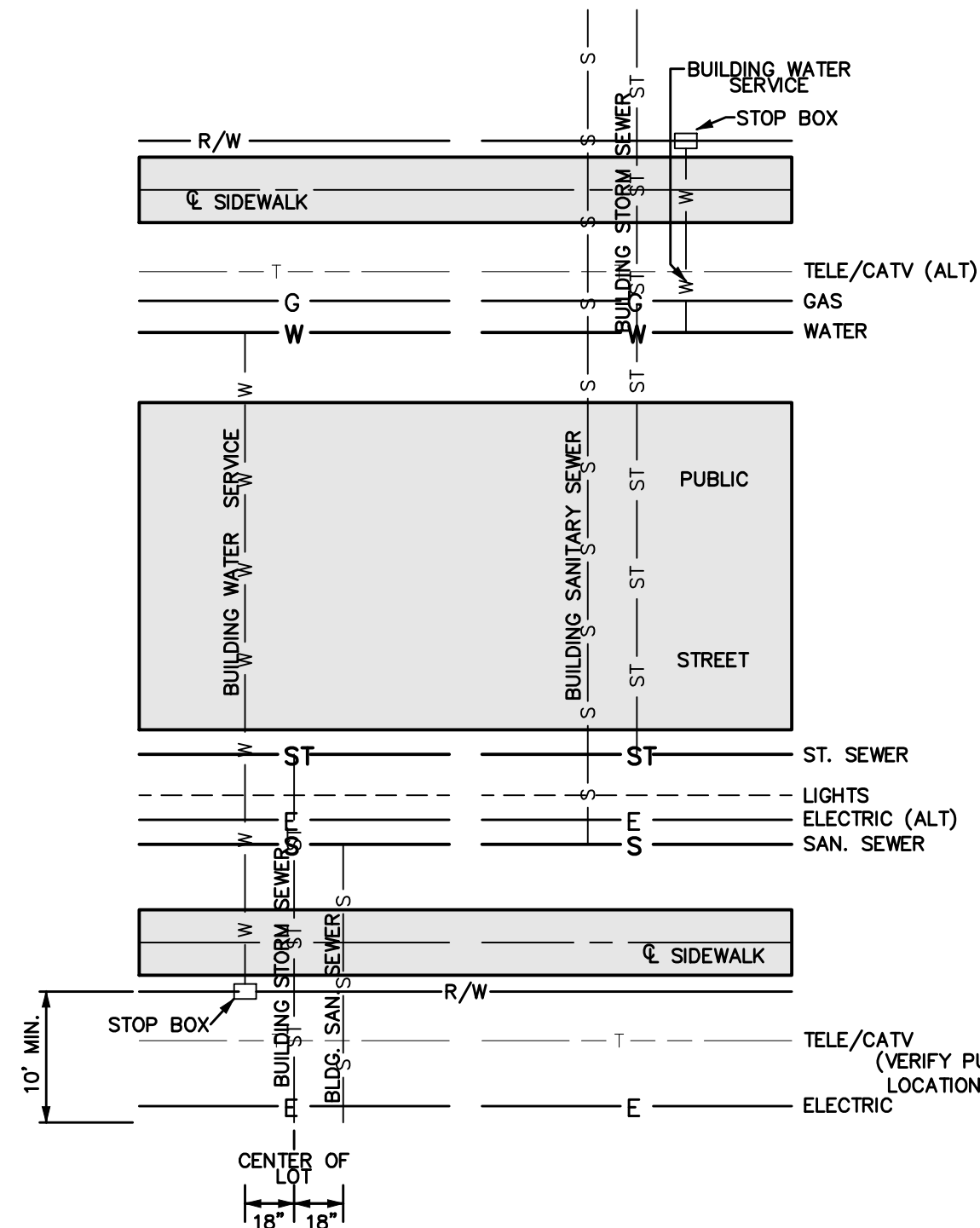
HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



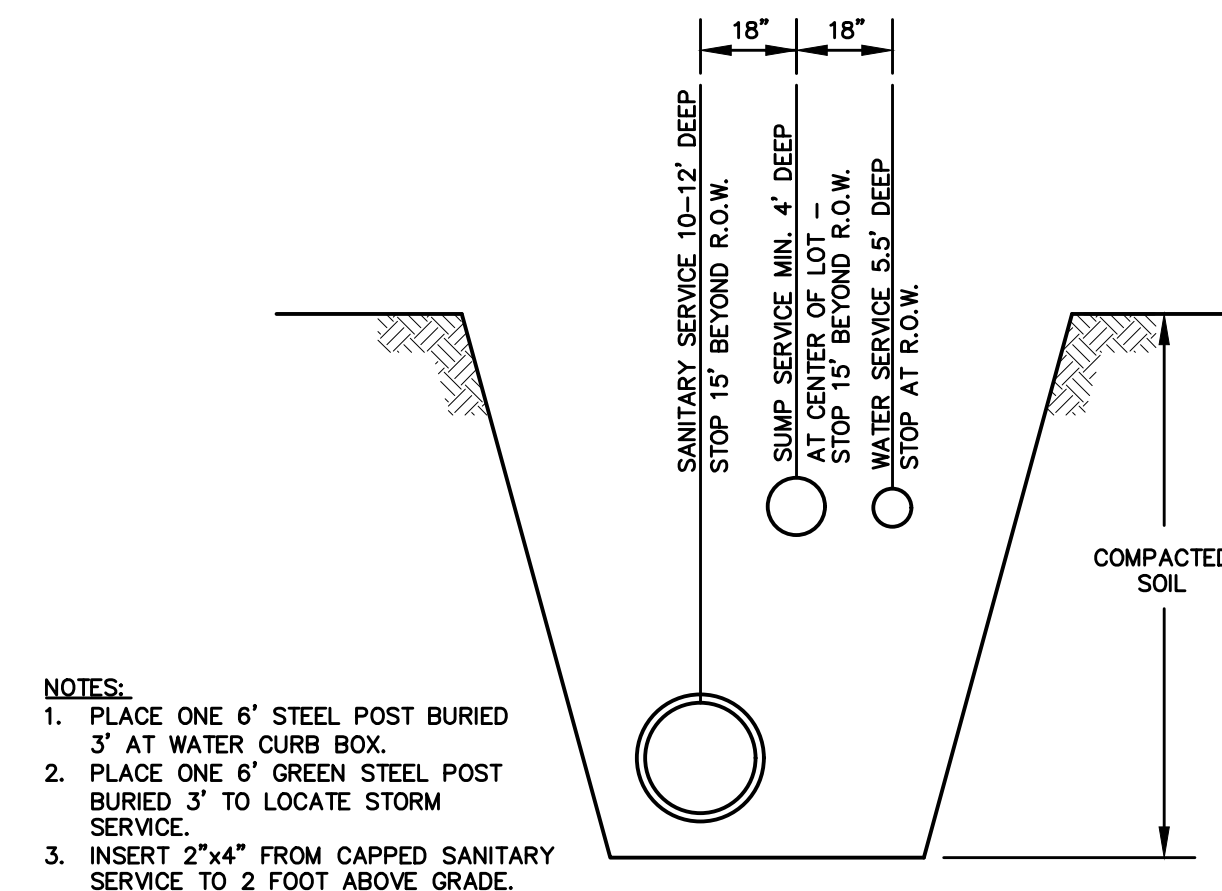
WATER SERVICE CONNECTION

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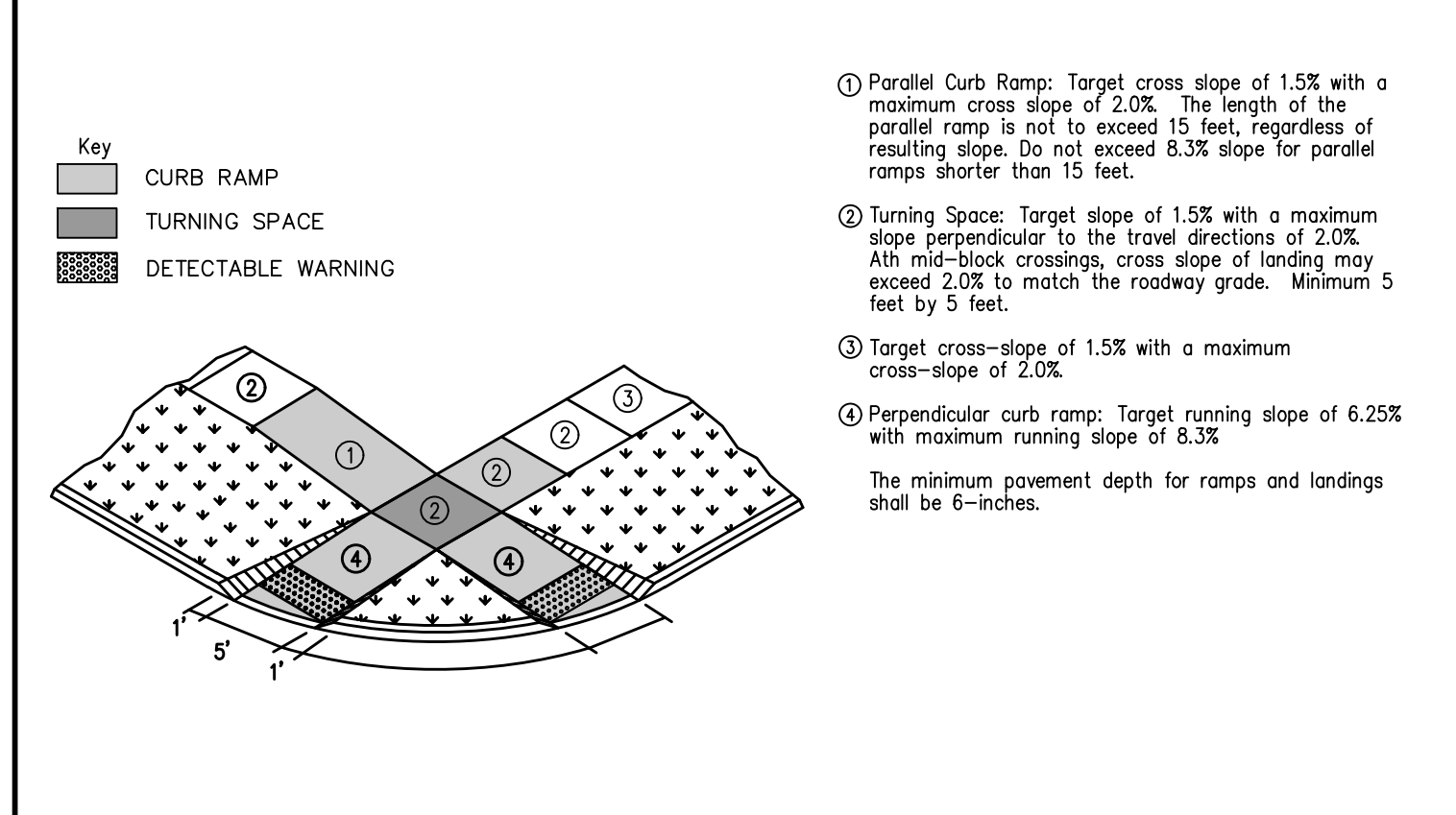
CITY OF WAUKEE UTILITY SERVICE LOCATIONS

NOT TO SCALE



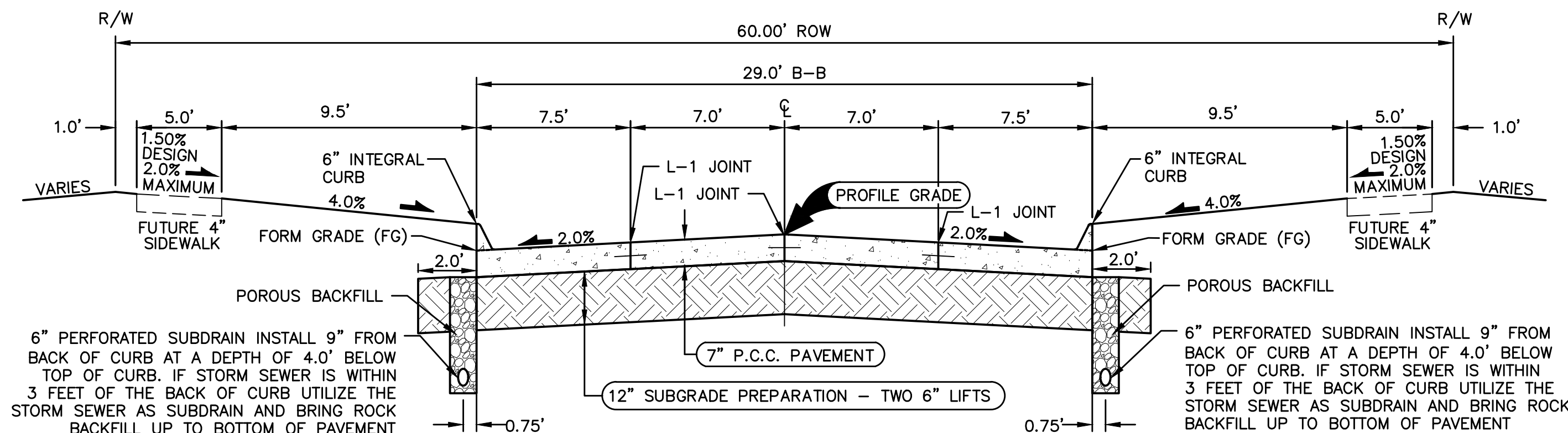
SERVICE LOCATION DETAIL

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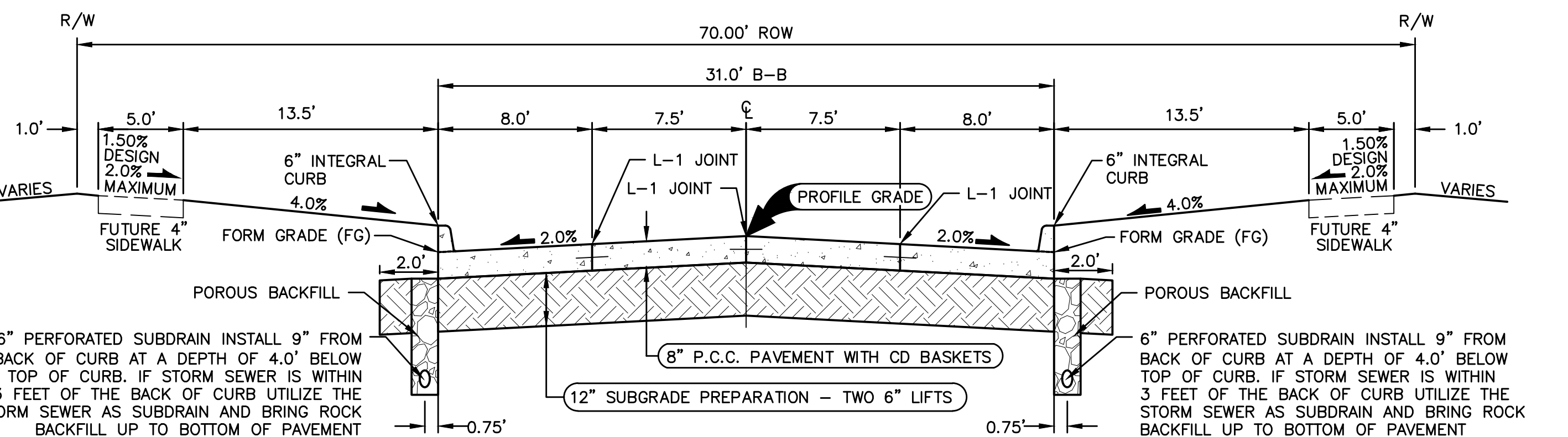
CURB RAMP FOR CLASS B OR C SIDEWALKS

NOT TO SCALE



29' B/B P.C.C. ROADWAY WITH 60' R.O.W.

HARRINGTON WAY, AND MELODY CIRCLE

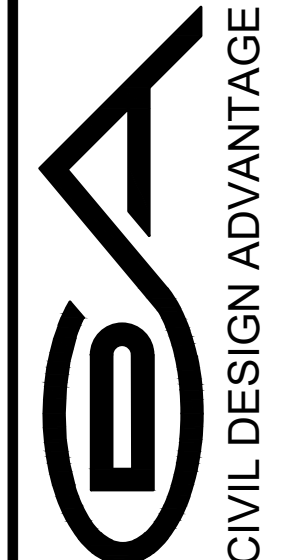


31' B/B P.C.C. ROADWAY WITH 70' R.O.W.

SERENITY DRIVE

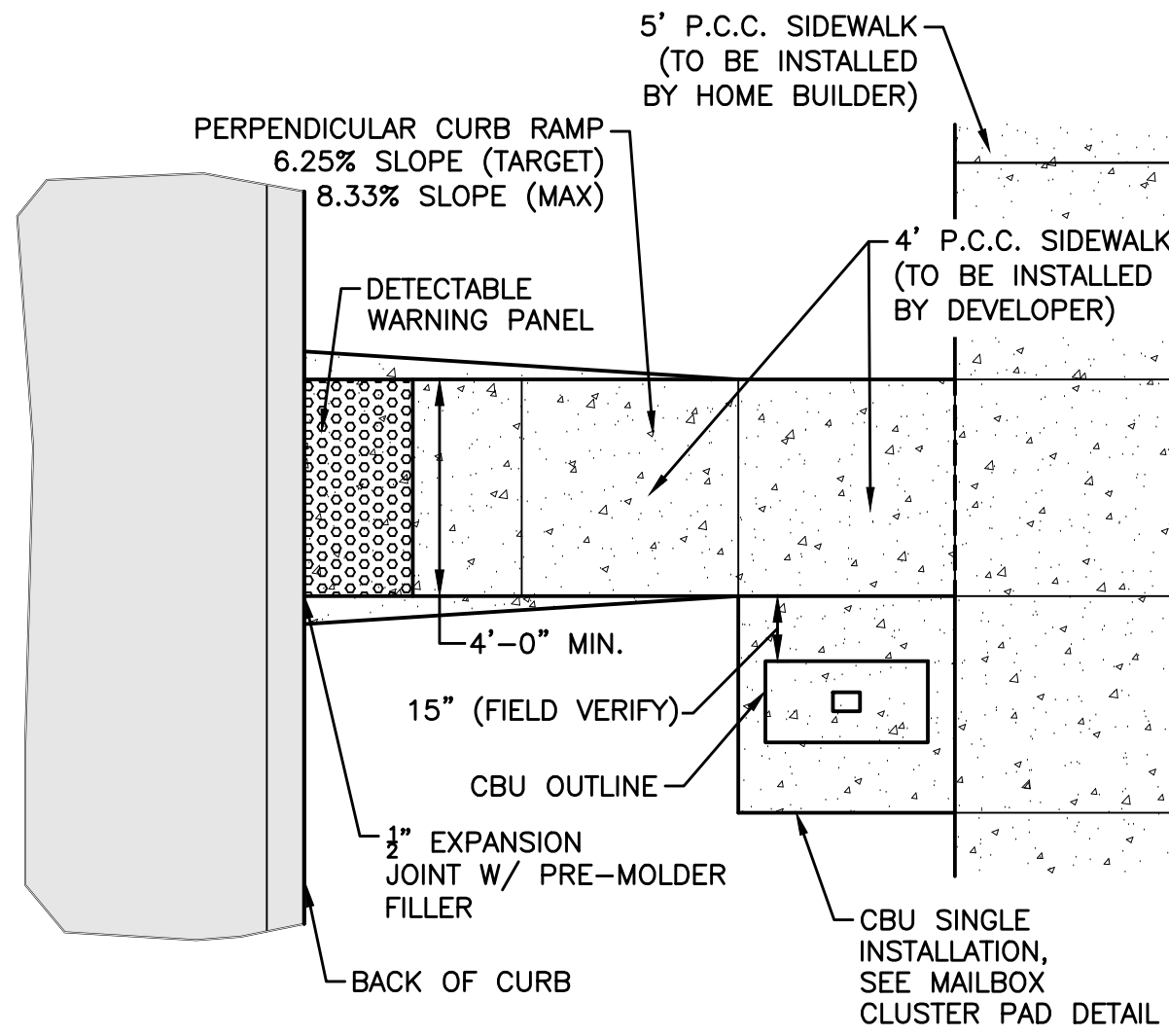
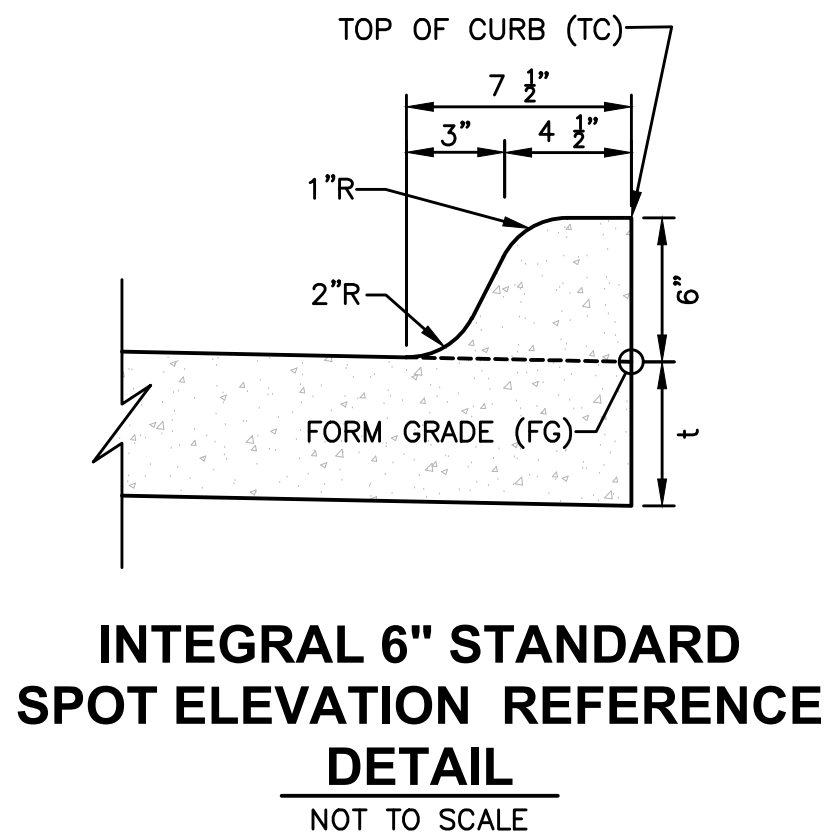
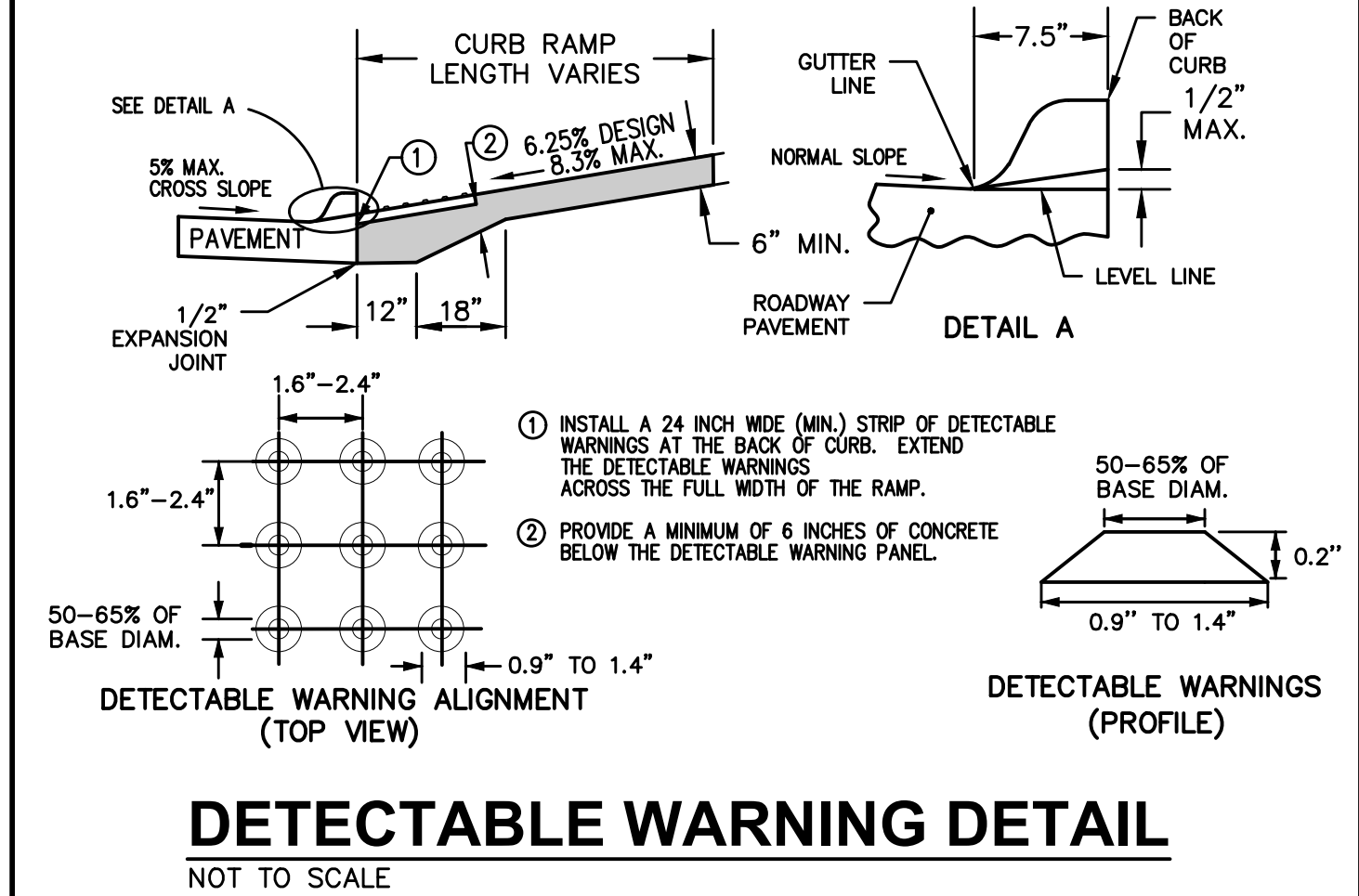
DATE	REVISIONS
10/11/2021	AS-BUILT SUBMITTAL
02/01/2021	FINAL SUBMITTAL
07/19/2021	SECOND SUBMITTAL
11/24/2020	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 E.I: GH/JWM

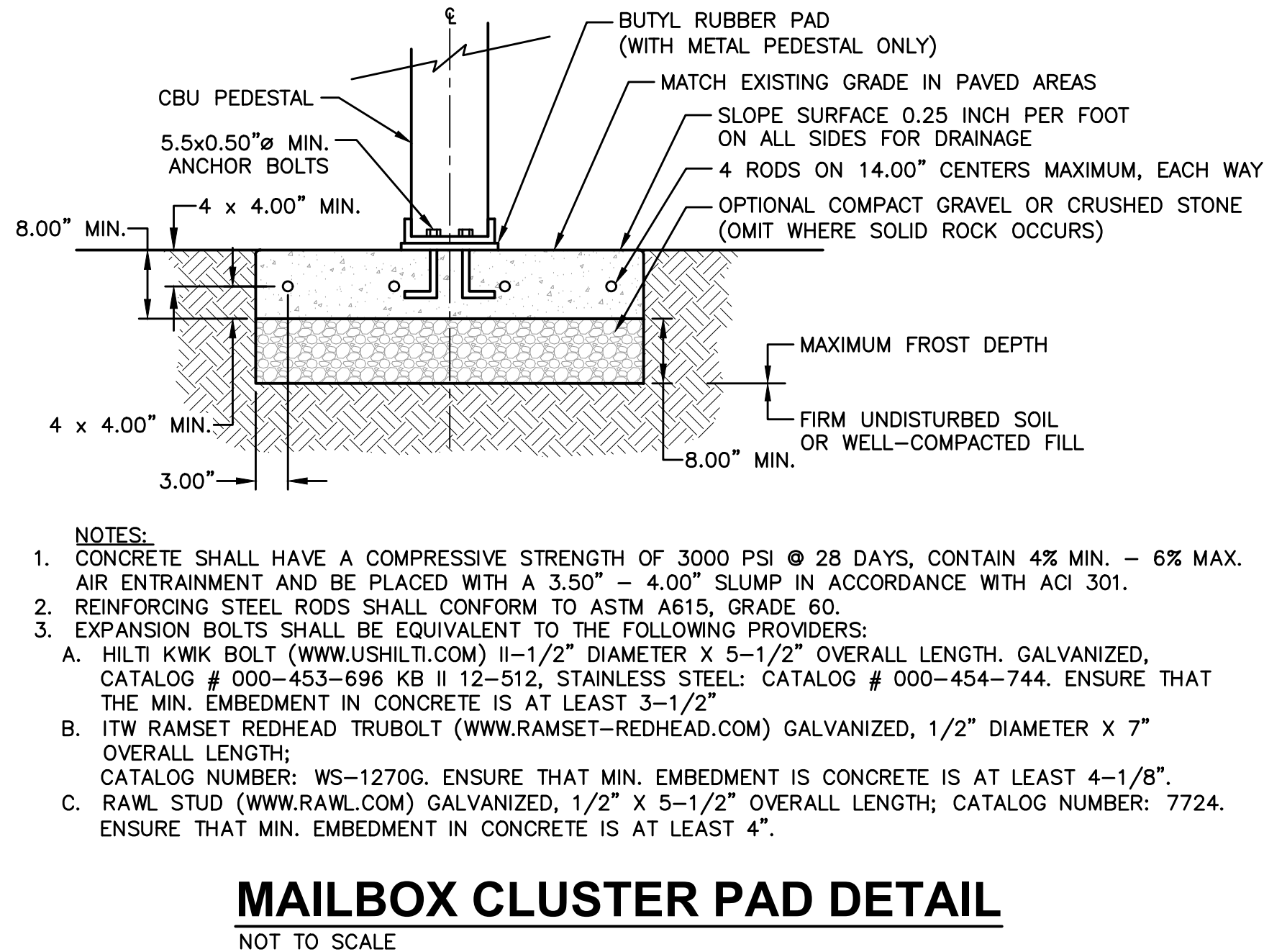


HAMILTON RIDGE PLAT 3 TYPICAL SECTIONS AND DETAILS

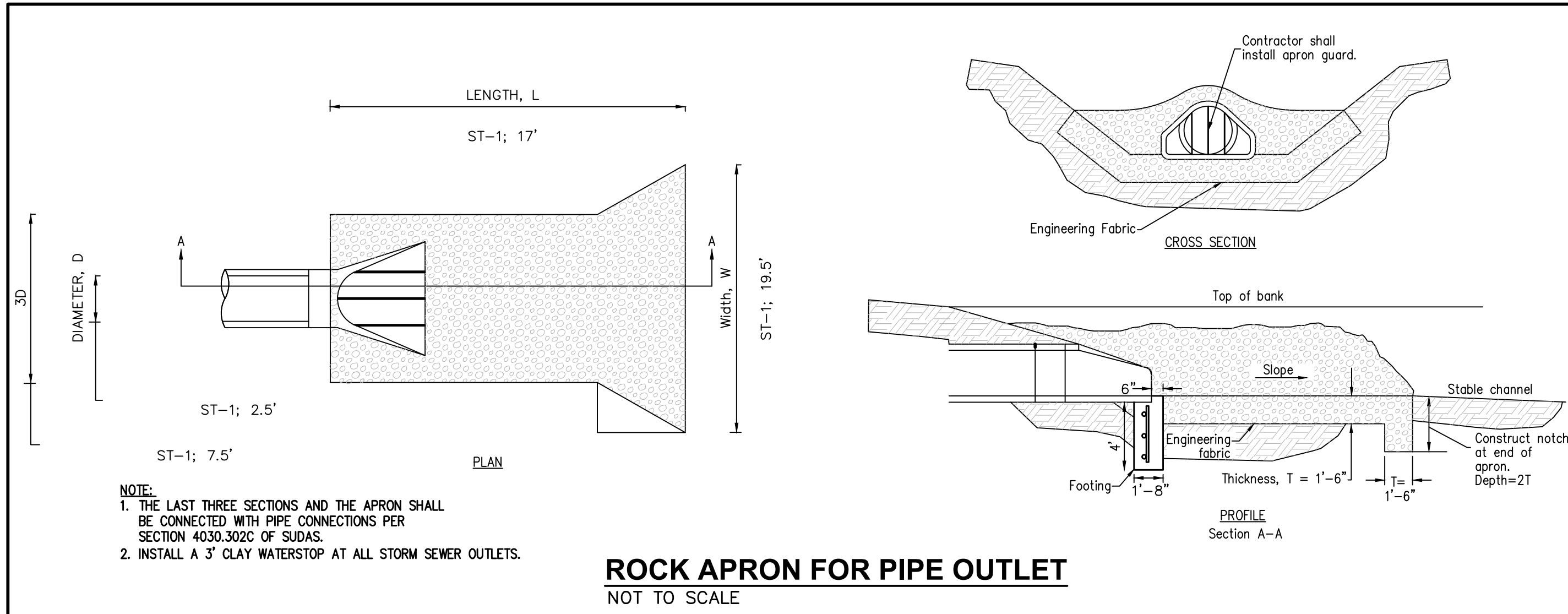
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DATE PLOTTED: 10/17/2021 1:23 PM
PLOTTER: HP DesignJet T1300
PLOTTER DR: MATTHEW THOMPSON



- INSTALLATION NOTE:**
1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
 2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
 3. DO NOT LOCATE AT INTERSECTION.
 4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
 5. 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%.



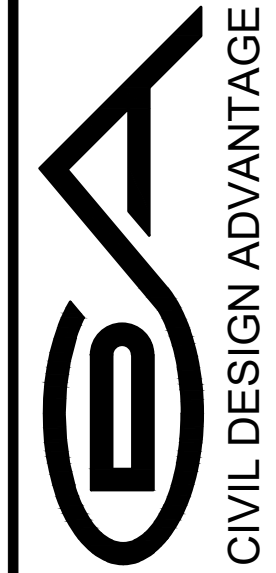
- NOTES:**
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - A. HILTI KWK BOLT (WWW.USHLTI.COM) II-1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
 - B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
 - C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".



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ENGINEER: EKO

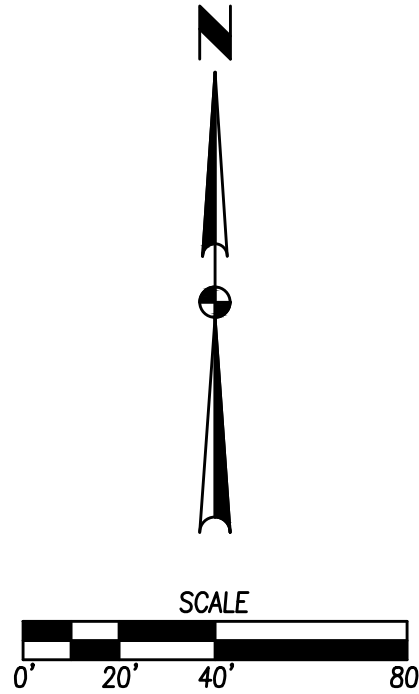
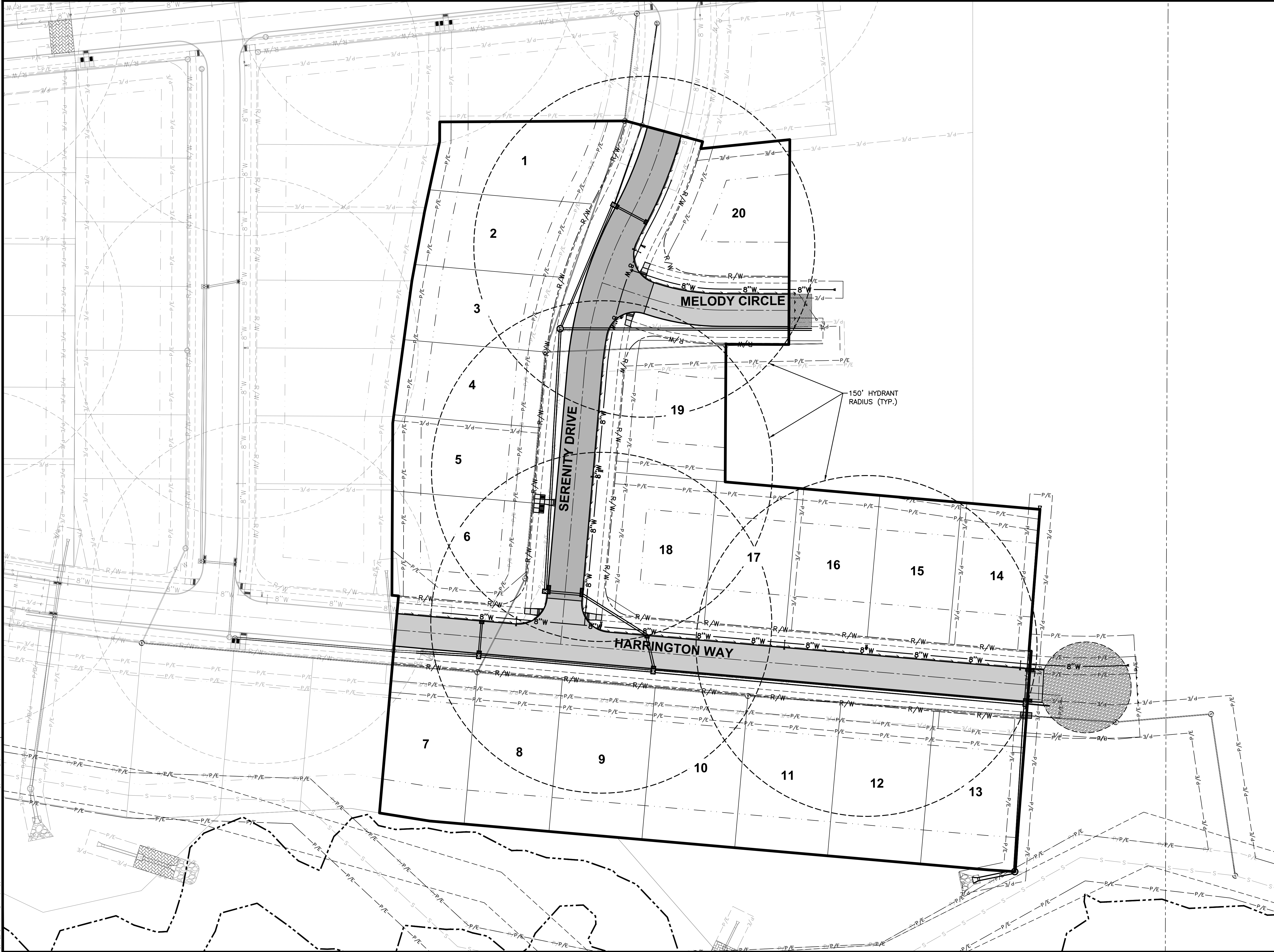
EI: GH/JWM



WAUKEE, IOWA

HAMILTON RIDGE PLAT 3
TYPICAL SECTIONS AND DETAILS

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PLOTTER: HP



HAMILTON RIDGE PLAT 3

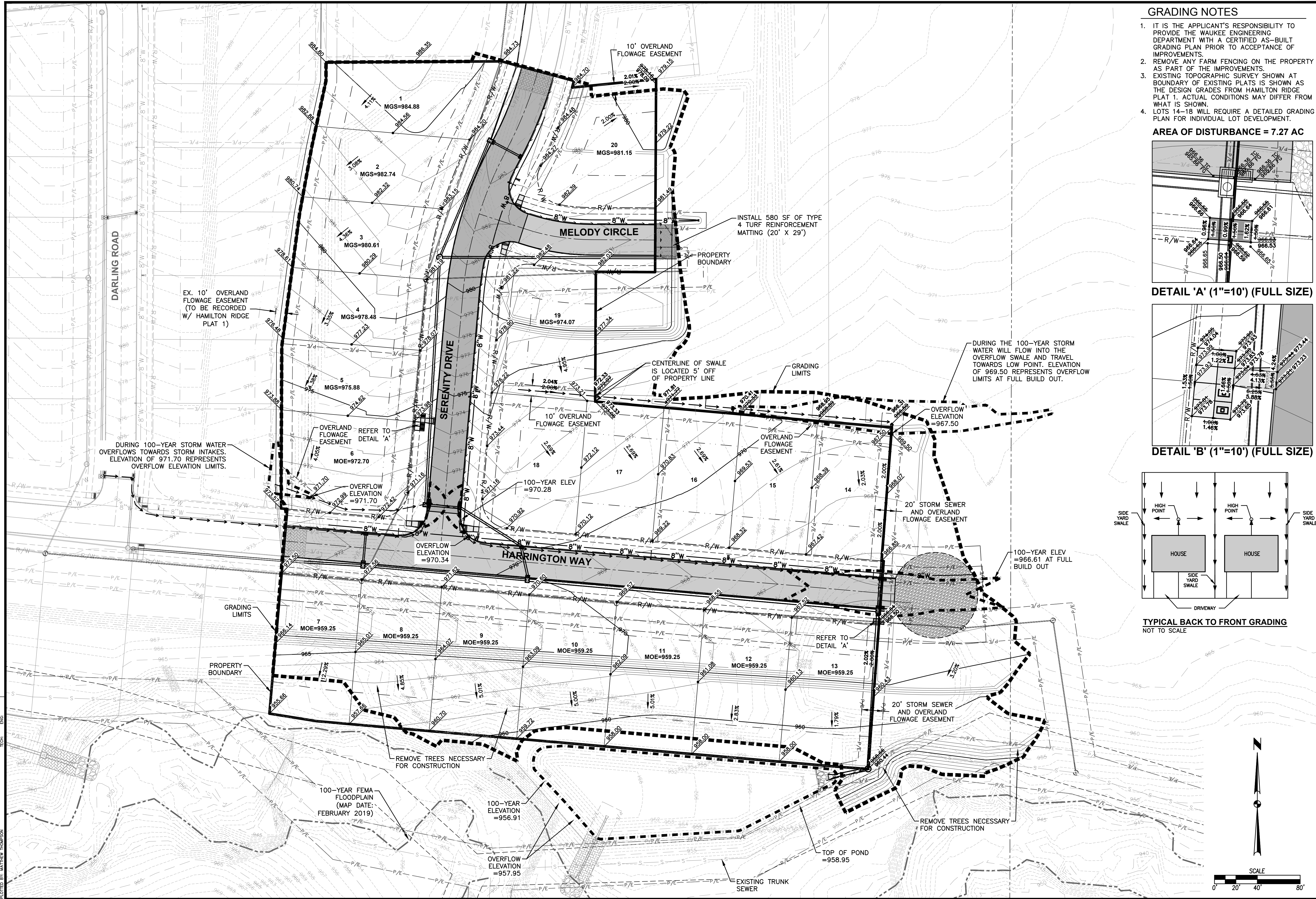
HYDRANT COVERAGE PLAN



WAUKEE, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410
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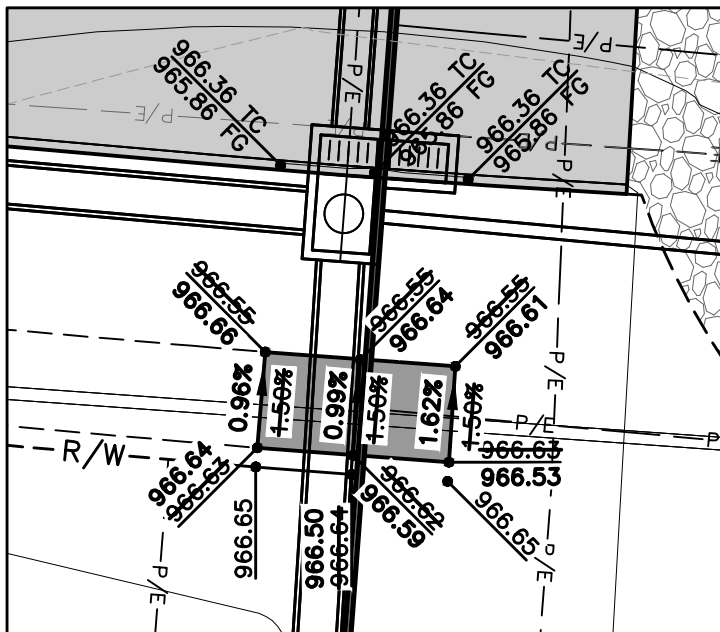
REVISIONS	DATE
AS-BUILT SUBMITTAL	10/11/2021
FINAL SUBMITTAL	02/01/2021
SECOND SUBMITTAL	07/19/2021
FIRST SUBMITTAL	11/24/2020



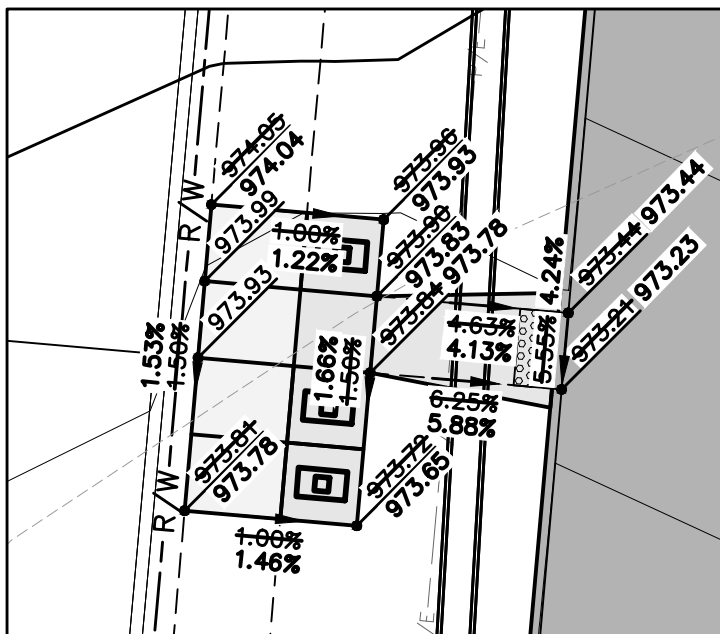
GRADING NOTES

- IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
- REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.
- EXISTING TOPOGRAPHIC SURVEY SHOWN AT BOUNDARY OF EXISTING PLATS IS SHOWN AS THE DESIGN GRADES FROM HAMILTON RIDGE PLAT 1. ACTUAL CONDITIONS MAY DIFFER FROM WHAT IS SHOWN.
- LOTS 14-18 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

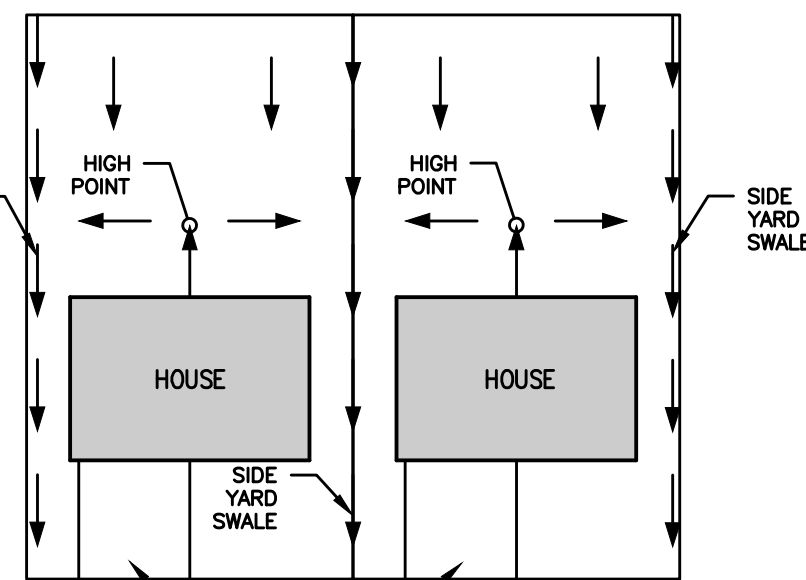
AREA OF DISTURBANCE = 7.27 AC



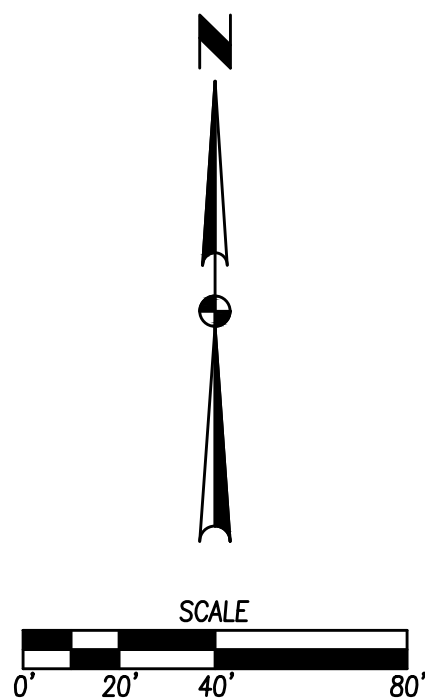
DETAIL 'A' (1"=10') (FULL SIZE)



DETAIL 'B' (1"=10') (FULL SIZE)



TYPICAL BACK TO FRONT GRADING
NOT TO SCALE

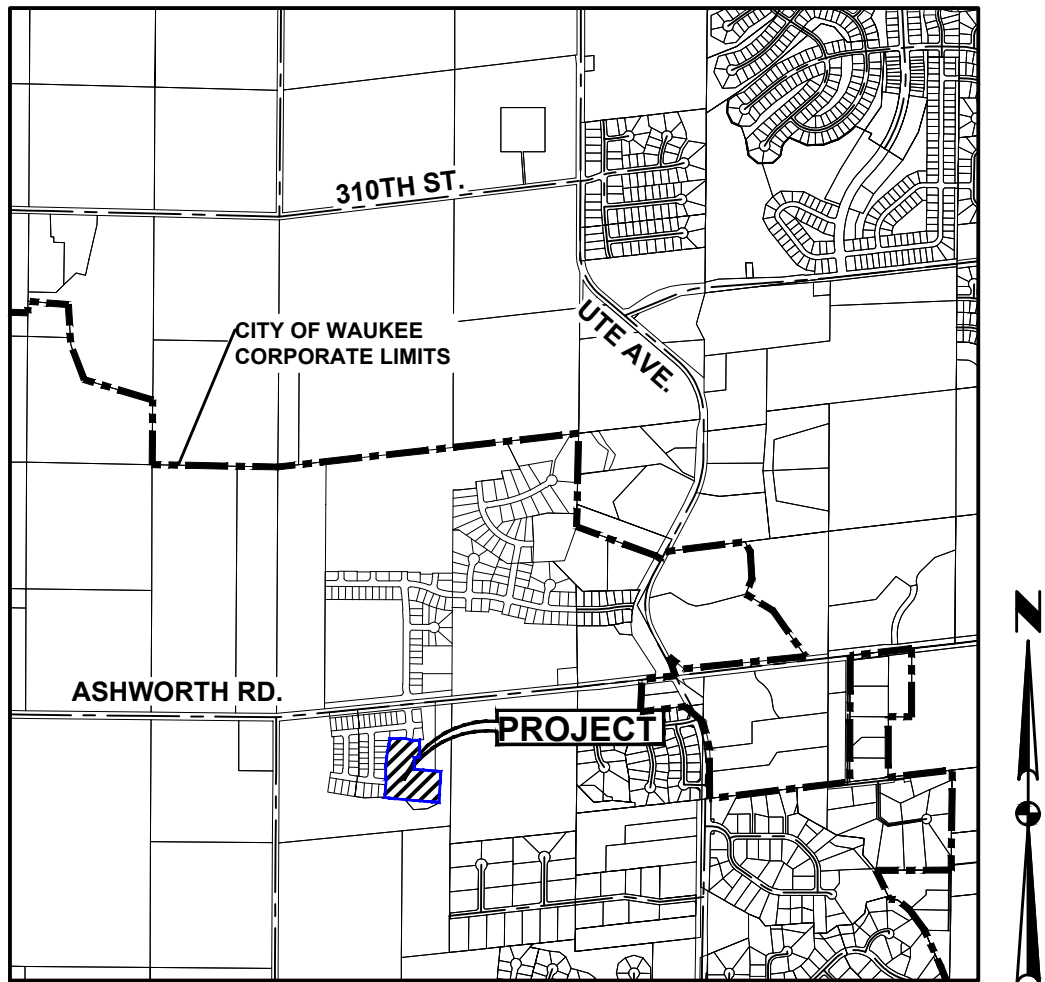


HAMILTON RIDGE PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,265
2	DITCH CHECKS	LF	469
3	TYPE 1 TURF REINFORCEMENT MATTING	SF	580
4	SEEDING, FERTILIZING, AND MULCHING	AC	5.85
5	INLET PROTECTION DEVICES	EA	8
6	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 DIRECTLY INTO AN UNKNOWN TRIBUTARY OF SUGAR CREEK

TOTAL AREA DISTURBED TO DISCHARGE POINT	7.27 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	26,172 CU FT

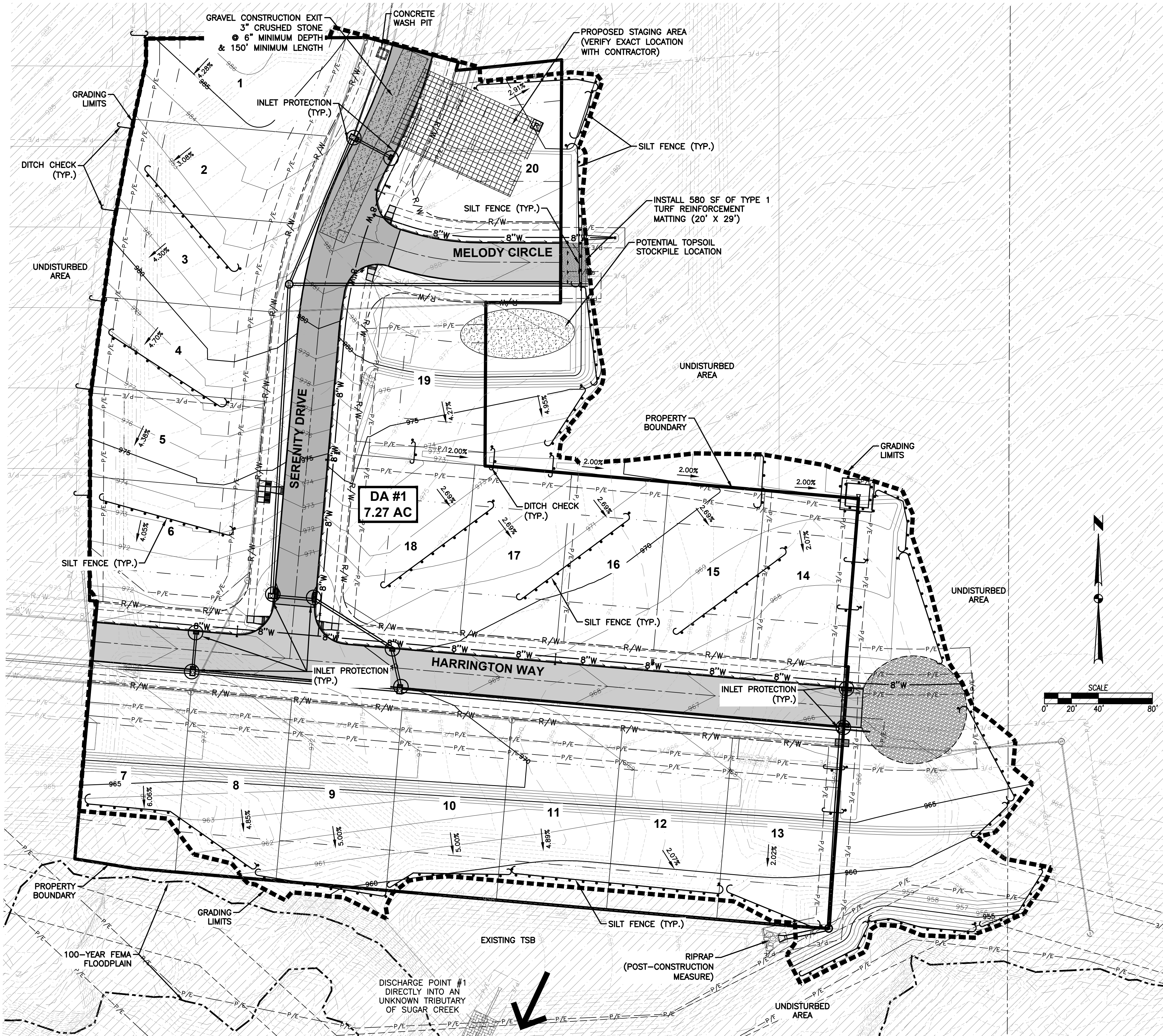
VOLUME PROVIDED IN SILT FENCE (2,265 LF @ 10 CU FT/LF OF FENCE)	22,650 CU FT
VOLUME PROVIDED IN DITCH CHECK (469 LF @ 15.0 CU FT/LF)	7,035 CU FT
TOTAL VOLUME PROVIDED	29,685 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN	TSB #
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.



DATE

10/11/2021

10/11/2021

02/01/2021

02/01/2021

07/19/2021

07/19/2021

11/24/2021

AS-BUILT SUBMITTAL

FINAL SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

EI: GH/JWM

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

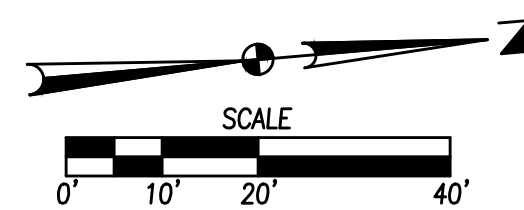
HAMILTON RIDGE PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

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SHEET INDEX

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WAUKEE, IOWA

HAMILTON RIDGE PLAT 3
WATERMAIN PLAN AND PROFILE
WAUKEE,

