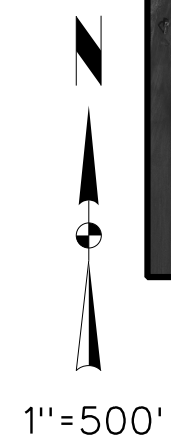
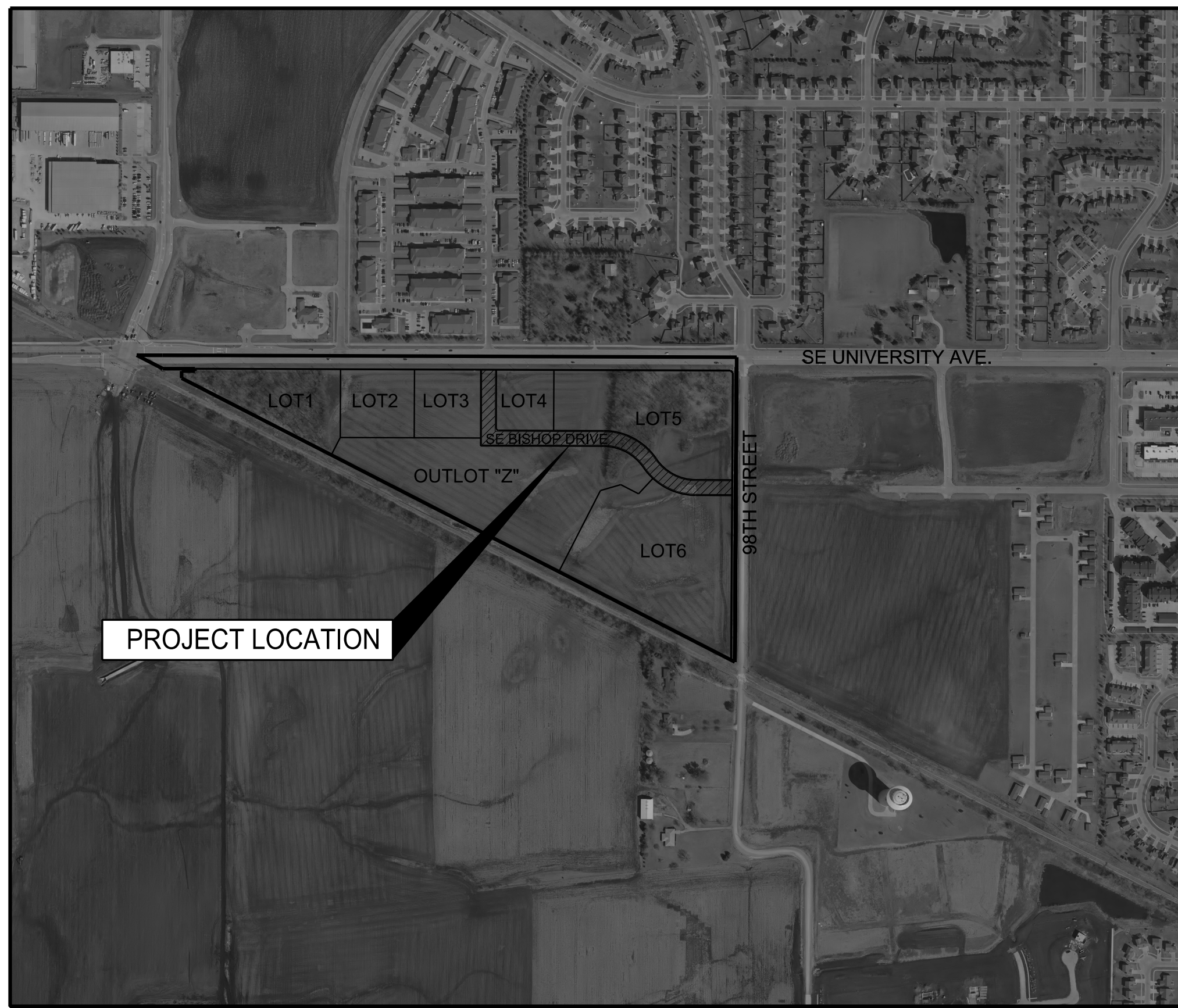


CONSTRUCTION DOCUMENTS

FOR

SE BISHOP DRIVE

CITY OF WAUKEE, DALLAS COUNTY, IOWA



VICINITY MAP

PROJECT CONSTRUCTION MANAGER

ROCK EQUITY HOLDINGS LLC
 CONTACT: JAMES LINDGREN
 720 S 68TH ST, SUITE 120
 WEST DES MOINES, IA 50266
 (515) 650-0530

OWNER/DEVELOPER

ROCK EQUITY HOLDINGS LLC
 720 S 68TH ST, SUITE 120
 WEST DES MOINES, IA 50266

AREA OF DISTURBANCE

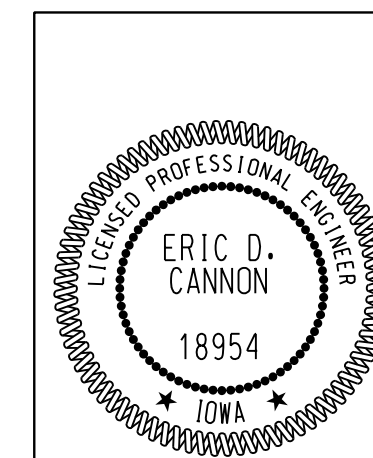
AREA DISTURBED= 1,829,527SF (42.0 AC.)

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. HYDRANT COVERAGE PLAN
4. OVERALL GRADING PLAN
5. GRADE PLAN - SE BISHOP DRIVE
6. EROSION AND SEDIMENT CONTROL PLAN
- 7-8. WATER MAIN PLAN AND PROFILE
- 9-10. SANITARY SEWER PLAN AND PROFILE
- 11-12. PAVEMENT AND STORM SEWER PLAN AND PROFILE
13. STORM SEWER PLAN AND PROFILE
14. INTERSECTION DETAILS

RECORD DRAWINGS

THESE PLANS HAVE BEEN REVISED AFTER CONSTRUCTION TO CONFORM WITH INFORMATION FURNISHED BY THE CONTRACTOR AND CONSTRUCTION REVIEWER AND TO REFLECT MEASUREMENTS MADE FOR THE PREPARATION OF FINAL ESTIMATES OF QUANTITIES.



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.

Eric D. Cannon, P.E. Date _____
 License Number 18954
 My License Renewal Date is December 31, 2017
 Pages or sheets covered by this seal:
 Sheets 1-14

SE BISHOP DRIVE

TITLE SHEET

SNYDER & ASSOCIATES, INC.

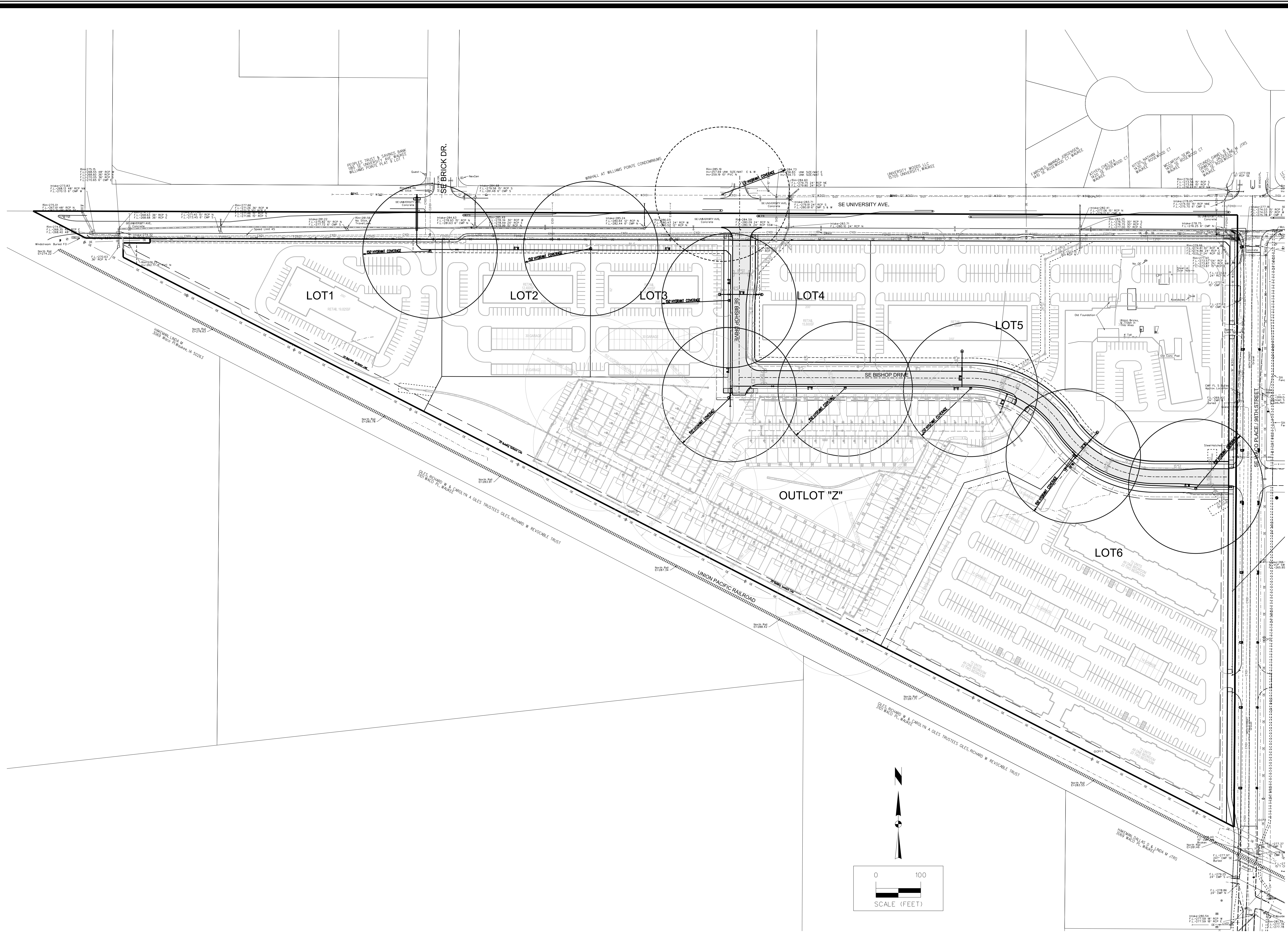
WAUKEE, IA

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

6	REVISED PER AS BUILT SURVEY	06/20/16	TCJ
5	REVISED SEDIMENT BASIN DEWATERING DETAIL	03/15/16	JWM
4	REVISED 10' TRAIL	02/12/16	JWM
3	REVISED AS PER CITY COMMENTS	10/16/15	JWM
MARK		DATE	BY
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	08-28-15
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		Field Bk:	
Project No:	114.1091	Page: Sheet 1 of 14	

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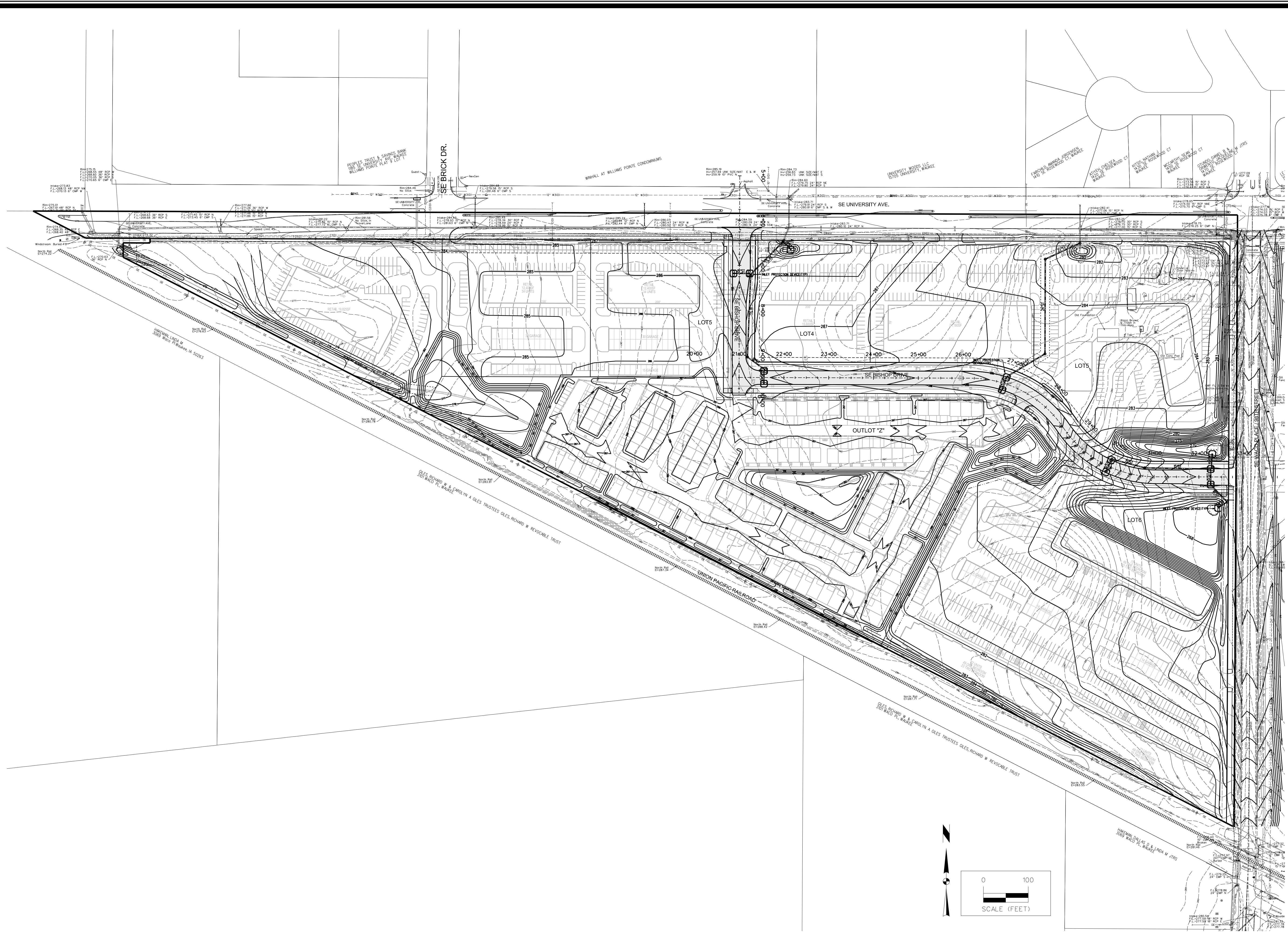
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4	REVISED 10' TRAIL	02/12/16	JWM
3	REVISED AS PER CITY COMMENTS	10/16/15	JWM
MARK	REVISION	DATE	BY
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	08-28-15
Field Bk.:		Scale:	1" = 100'
Project No.:	114.1091		
			Pg. 3 of 14

SE BISHOP DRIVE
HYDRANT COVERAGE PLAN
SNYDER & ASSOCIATES, INC.

Project No: 114.1091
Sheet 3 of 14

WAUKEE, IA
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ANKENY, IOWA 50023
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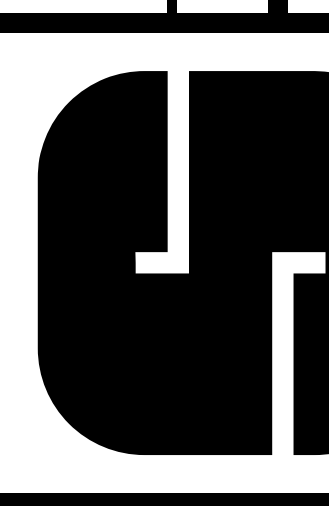
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4	REVISED 10' TRAIL	02/12/16	JWM
3	REVISED AS PER CITY COMMENTS	10/16/15	JWM
MARK		REVISION	DATE
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	08-28-15
		Field Bk:	Pg.

SE BISHOP DRIVE
OVERALL GRADING PLAN

SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



Project No: 114.1091
 Sheet 4 of 14

Project No: 114.1091
 Sheet 4 of 14

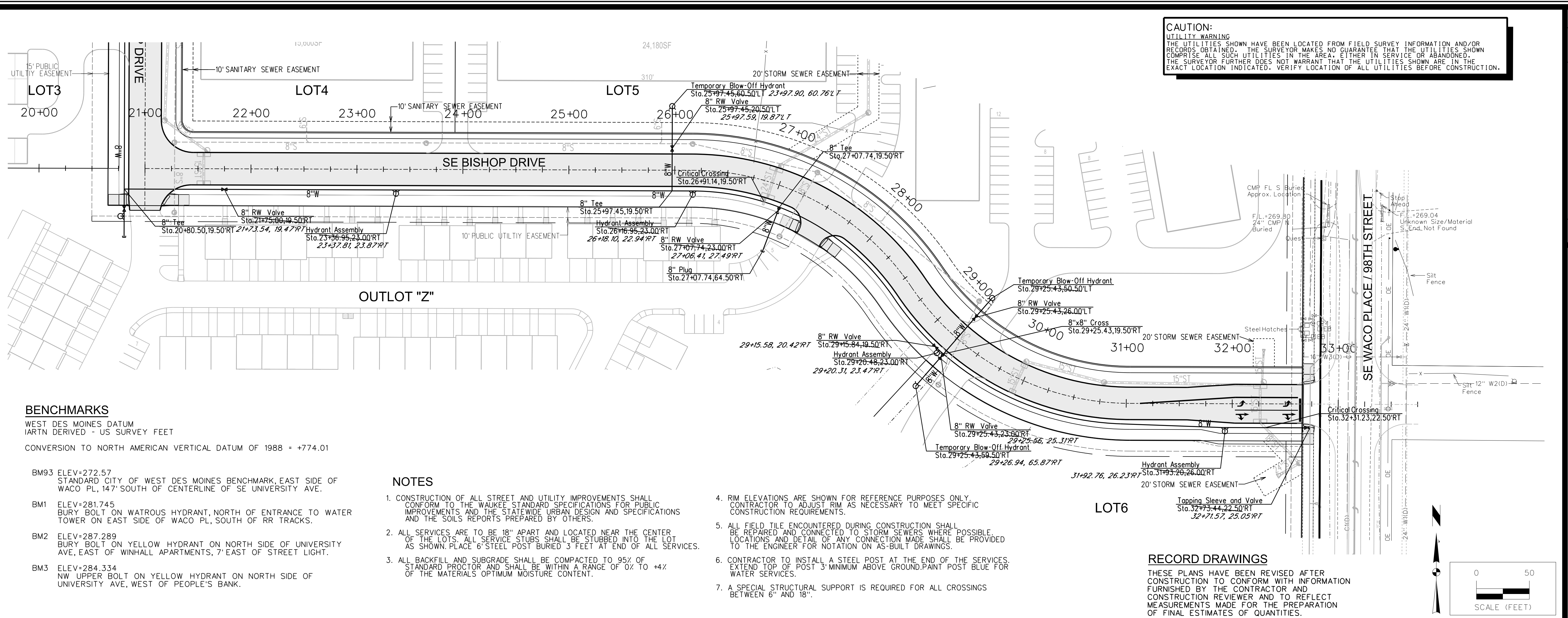
Waukee, IA

SE BISHOP DRIVE
 OVERALL GRADING PLAN

SNYDER & ASSOCIATES, INC.

Project No: 114.1091
 Sheet 4 of 14

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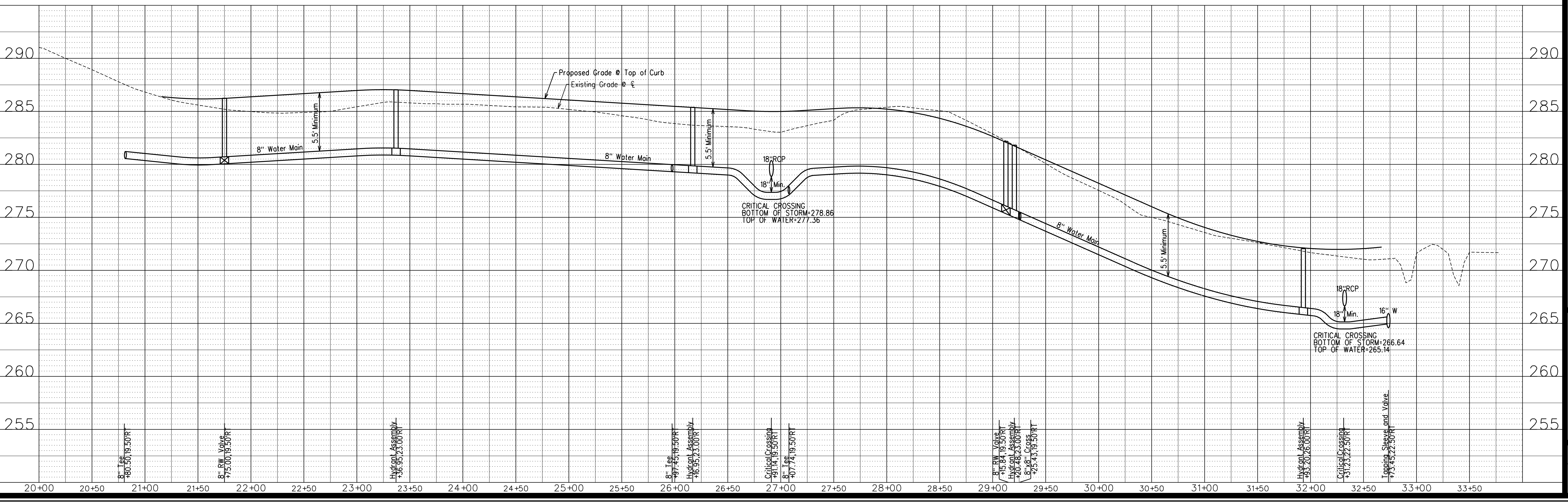
CAUTION:
 UTILITY WARNING
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

BENCHMARKS
 WEST DES MOINES DATUM
 IARTN DERIVED - US SURVEY FEET
 CONVERSION TO NORTH AMERICAN VERTICAL DATUM OF 1988 = +774.01

- BM93 ELEV+272.57
STANDARD CITY OF WEST DES MOINES BENCHMARK, EAST SIDE OF WACO PL, 147' SOUTH OF CENTERLINE OF SE UNIVERSITY AVE.
- BM1 ELEV+281.745
BURY BOLT ON WATROUS HYDRANT, NORTH OF ENTRANCE TO WATER TOWER ON EAST SIDE OF WACO PL, SOUTH OF RR TRACKS.
- BM2 ELEV+287.289
BURY BOLT ON YELLOW HYDRANT ON NORTH SIDE OF UNIVERSITY AVE, EAST OF WINHALL APARTMENTS, 7' EAST OF STREET LIGHT.
- BM3 ELEV+284.334
NW UPPER BOLT ON YELLOW HYDRANT ON NORTH SIDE OF UNIVERSITY AVE, WEST OF PEOPLE'S BANK.

- NOTES**
1. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
 2. ALL SERVICES ARE TO BE 18" APART AND LOCATED NEAR THE CENTER OF THE LOTS. ALL SERVICE STUBS SHALL BE STUBBED INTO THE LOT AS SHOWN. PLACE 6" STEEL POST BURIED 3 FEET AT END OF ALL SERVICES.
 3. ALL BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AND SHALL BE WITHIN A RANGE OF 0% TO +4% OF THE MATERIALS OPTIMUM MOISTURE CONTENT.
 4. RIM ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO ADJUST RIM AS NECESSARY TO MEET SPECIFIC CONSTRUCTION REQUIREMENTS.
 5. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS AND DETAIL OF ANY CONNECTION MADE SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILT DRAWINGS.
 6. CONTRACTOR TO INSTALL A STEEL POST AT THE END OF THE SERVICES. EXTEND TOP OF POST 3" MINIMUM ABOVE GROUND. PAINT POST BLUE FOR WATER SERVICES.
 7. A SPECIAL STRUCTURAL SUPPORT IS REQUIRED FOR ALL CROSSINGS BETWEEN 6" AND 18".

RECORD DRAWINGS
 THESE PLANS HAVE BEEN REVISED AFTER CONSTRUCTION TO CONFORM WITH INFORMATION FURNISHED BY THE CONTRACTOR AND CONSTRUCTION REVIEWER AND TO REFLECT MEASUREMENTS MADE FOR THE PREPARATION OF FINAL ESTIMATES OF QUANTITIES.



6	REVISED PER AS BUILT SURVEY	06/20/16	TGU
5	REVISED SEWAGE BASIN DETAIL	03/15/16	JWM
4	REVISED 10" TRAIL	02/12/16	JWM
3	REVISED AS PER CITY COMMENTS	10/16/15	JWM
MARK		REVISION	DATE
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	08-28-15
Field Bk:	114-1091	Scale:	1"=50'
Project No:	114-1091	Sheet 8 of 14	

WAUKEE, IA

SE BISHOP DRIVE

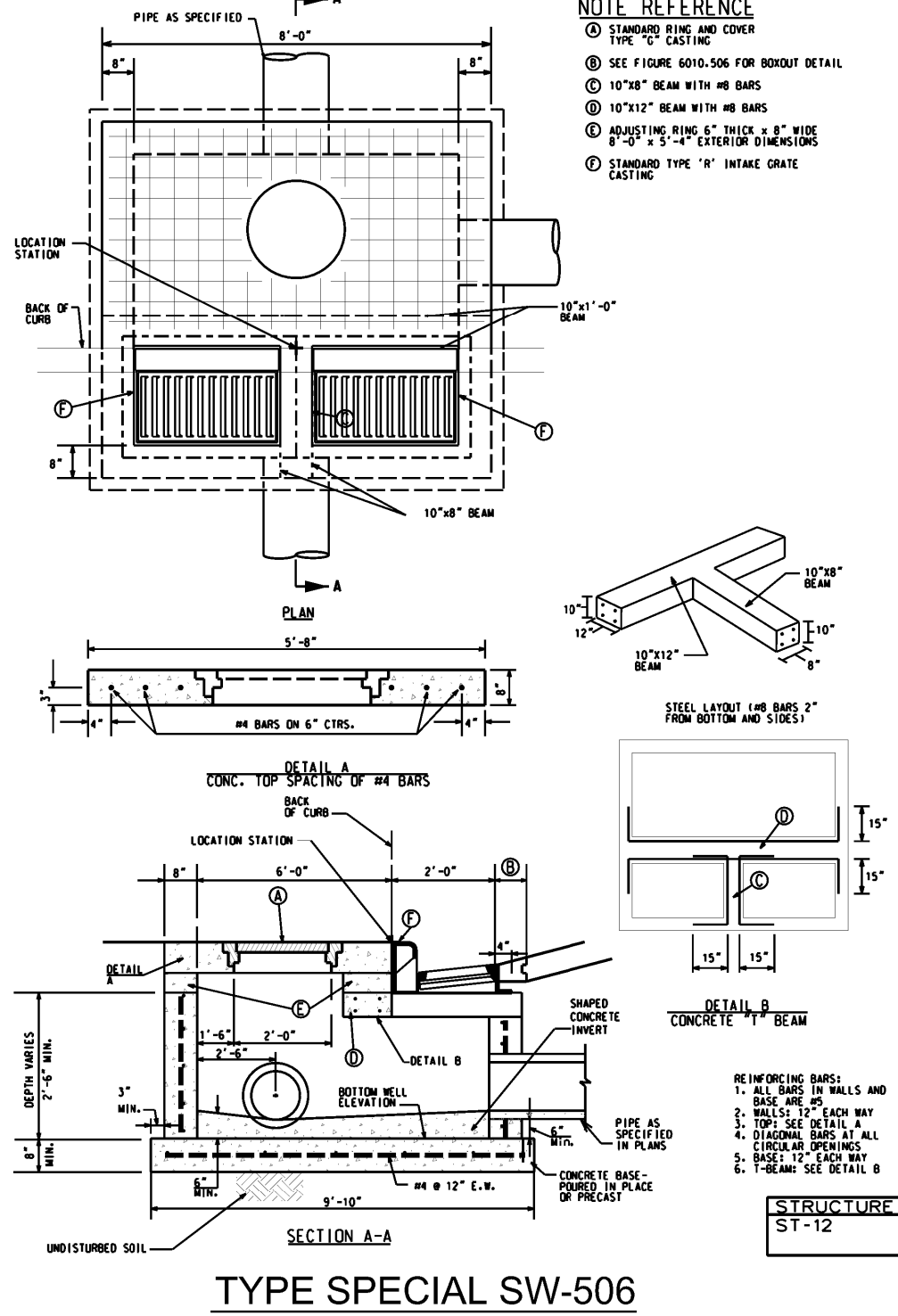
WATER MAIN PLAN AND PROFILE

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 114.1091

Sheet 8 of 14



NOTE REFERENCE

- ① SEE FIGURE 6010-506 FOR ROBOFIT DETAIL
- ② 10" DIA. BEAM WITH 4# BARS
- ③ 12" DIA. BEAM WITH 4# BARS
- ④ ADJUSTING RING 5" THICK, 4" DIA. RING OF 3" x 4" EXTERIOR DIMENSIONS
- ⑤ STANDARD TYPE "A" INTERIOR GRATE CASTING

BENCHMARKS

WEST DES MOINES DATUM
IARTN DERIVED - US SURVEY FEET

CONVERSION TO NORTH AMERICAN VERTICAL DATUM OF 1988 = +774.01

BM93 ELEV=272.57
STANDARD CITY OF WEST DES MOINES BENCHMARK, EAST SIDE OF WACO PL, 147' SOUTH OF CENTERLINE OF SE UNIVERSITY AVE.

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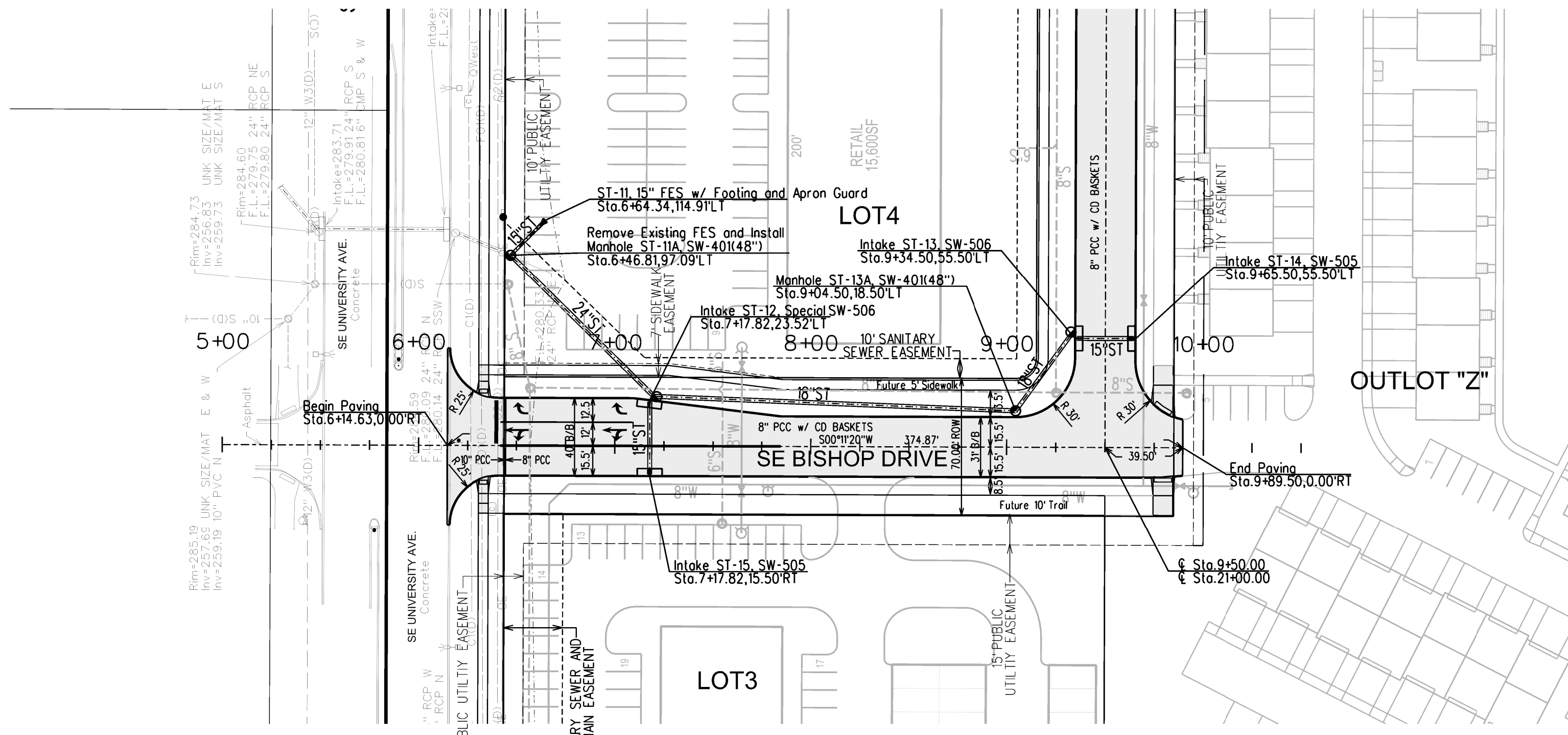
BM2 ELEV=287.289
BURY BOLT ON YELLOW HYDRANT ON NORTH SIDE OF UNIVERSITY AVE, EAST OF WINHALL APARTMENTS, 7' EAST OF STREET LIGHT.

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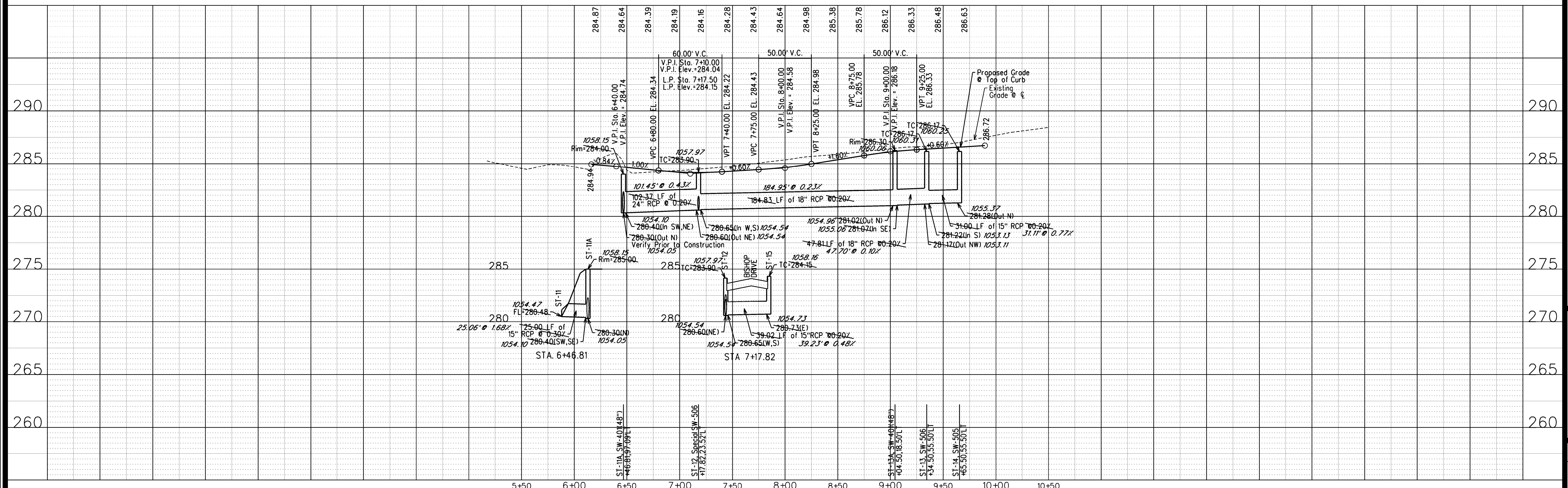
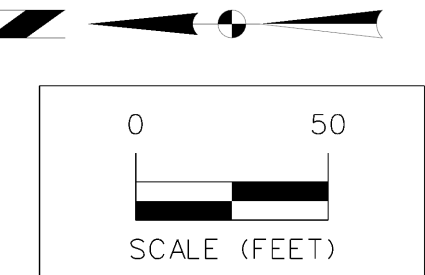
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5. A SPECIAL STRUCTURAL SUPPORT IS REQUIRED FOR ALL CROSSINGS BETWEEN 6" AND 18".
6. ROADWAY PAVEMENT WITHIN SE UNIVERSITY AVENUE ROW SHALL BE 10" PCC WITH CD BASKETS.



RECORD DRAWINGS

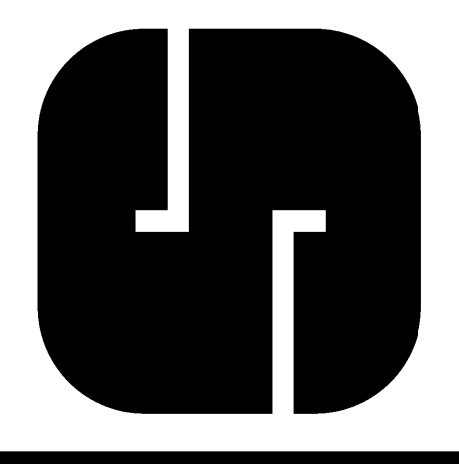
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SE BISHOP DRIVE

PAVEMENT AND STORM SEWER PLAN AND PROFILE

SNYDER & ASSOCIATES, INC.



Project No: 114.1091
Sheet 11 of 14

06/20/16	TGU	REVISED PER AS BUILT SURVEY
03/15/16	JWM	REVISED SEWAGE BASIN DEWATERING DETAIL
02/12/16	JWM	REVISED 10" TRAIL
10/16/15	JWM	REVISED AS PER CITY COMMENTS
10/16/15	JWM	MARK
DATE	BY	REVISION
11-15-10	EDC	Checked By: EDC
Scale: 1"=50'	Field Bk: Pg:	Engineer: JWM
Date: 08-28-15	Project No: 114.1091	Technician: JWM

WAUKEE, IA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
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