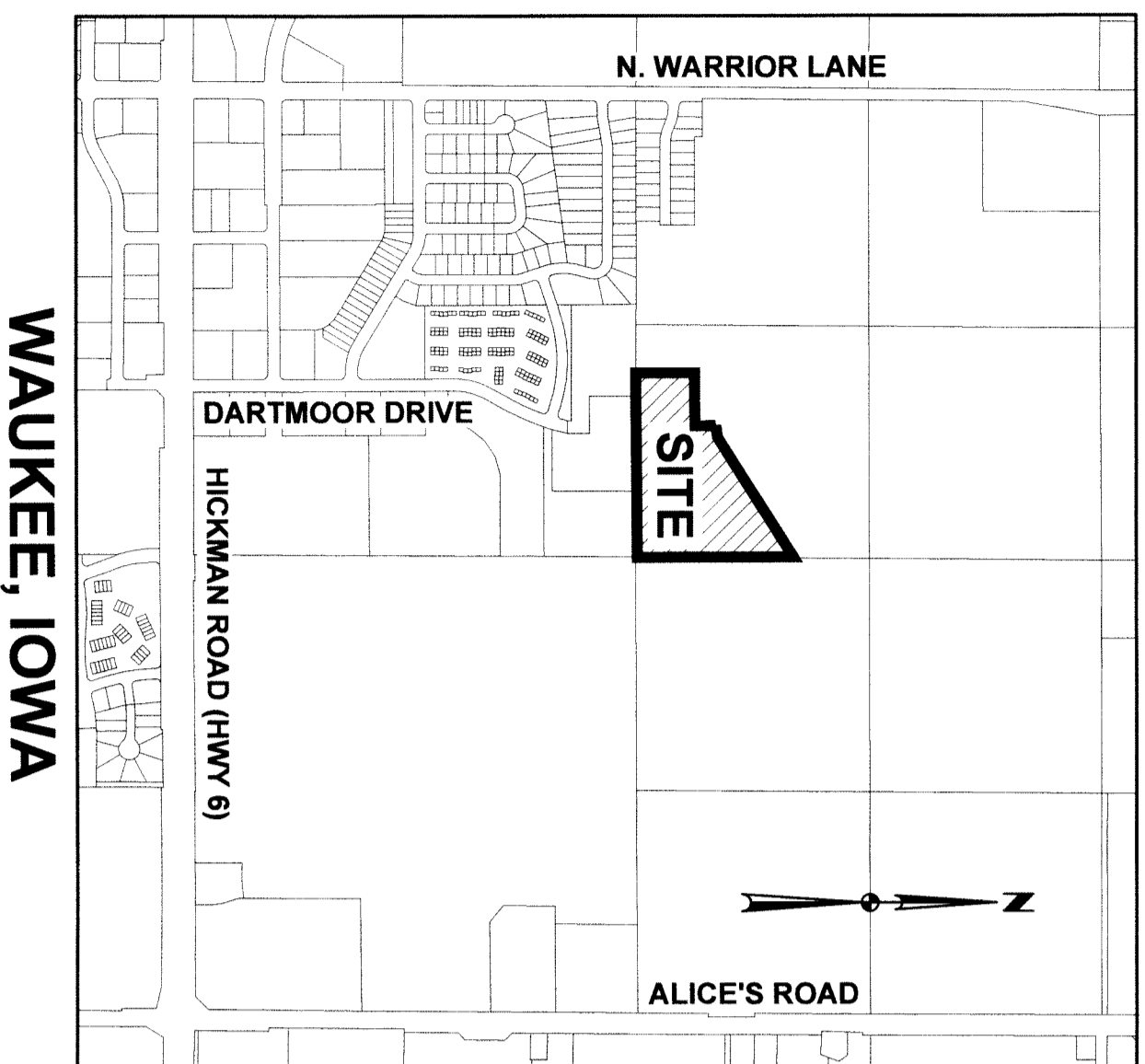


CONSTRUCTION PLANS FOR:

FOX CREEK ESTATES PLAT 3

WAUKEE, IOWA

VICINITY MAP



NOT TO SCALE

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES AND REFERENCE NOTES
5	SHEET INDEX AND HYDRANT COVERAGE PLAN
6-7	GRADING PLAN
8-11	PLAN AND PROFILE
12	INTERSECTION DETAILS
13	LANDSCAPING PLAN

GENERAL LEGEND

PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	WATER VALVE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-505 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-506 STORM INTAKE	FLARED END SECTION
TYPE SW-513 STORM INTAKE	DECIDUOUS TREE
TYPE SW-401 STORM MANHOLE	CONIFEROUS TREE
TYPE SW-402 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-301 SANITARY MANHOLE	CONIFEROUS SHRUB
STORM/SANITARY CLEANOUT	ELECTRIC POWER POLE
WATER VALVE	GUY ANCHOR
FIRE HYDRANT ASSEMBLY	STREET LIGHT
SIGN	POWER POLE W/ TRANSFORMER
DETECTABLE WARNING PANEL	UTILITY POLE W/ LIGHT
STORM SEWER STRUCTURE NO.	ELECTRIC BOX
STORM SEWER PIPE NO.	ELECTRIC TRANSFORMER
SANITARY SEWER STRUCTURE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER PIPE NO.	TRAFFIC SIGN
SANITARY SEWER WITH SIZE	TELEPHONE JUNCTION BOX
SANITARY SERVICE	TELEPHONE MANHOLE /VAULT
STORM SEWER	TELEPHONE POLE
STORM SERVICE	GAS VALVE BOX
WATERMAIN WITH SIZE	CABLE TV JUNCTION BOX
WATER SERVICE	CABLE TV MANHOLE /VAULT
SAWOUT (FULL DEPTH)	MAIL BOX
SILT FENCE	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

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.

OWNER/DEVELOPER

PERFECT ACRES, L.C.
804 SUNSET DRIVE
INDIANOLA, IOWA 50215

APPLICANT

LANDMARK DEVELOPMENT SERVICES
CONTACT: BILL SPENCER
3405 SE CROSSROADS DRIVE, SUITE E
GRIMES, IOWA 50111
PH: 515-986-8994

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ZONING

R-4: ROW DWELLING AND TOWNHOME DISTRICT
R-1⁺ OR R-2⁺ ELECTION:
IN ANY R-4 DISTRICT THE OWNER MAY ELECT TO TREAT THE DISTRICT AS AN R-1⁺ OR R-2⁺ DISTRICT; PROVIDED, HOWEVER, IF PLAT APPROVAL IS REQUESTED CONTAINING ANY ONE- OR TWO-FAMILY DETACHED DWELLING, THEN THE ENTIRE DISTRICT WILL BE EITHER AN R-1⁺ DISTRICT OR AN R-2⁺ DISTRICT AND SUBJECT TO THE REQUIREMENTS OF SECTION 301.11 OR 301.12. THEREAFTER, NO ROW DWELLINGS OR TOWNHOME DWELLINGS MAY BE BUILT IN SAID DISTRICT.

ALL LOTS TO BE SINGLE FAMILY LOTS CONSISTENT WITH THE R-2 ZONING DISTRICT PROVISIONS.

BENCHMARKS

1. STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE. 121' +/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE. ELEVATION = 1020.12

UTILITY NOTE

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'S OTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION THE OWNER REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.

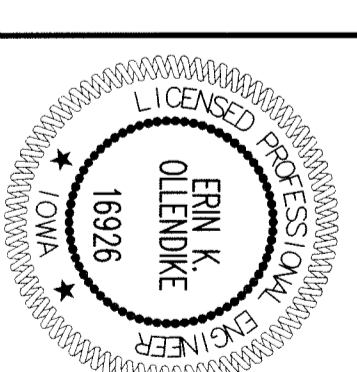
SUBMITTAL DATES

FIRST SUBMITTAL:	08/14/12
SECOND SUBMITTAL:	08/27/12
THIRD SUBMITTAL:	09/04/12
FOURTH SUBMITTAL:	09/13/12
FINAL SUBMITTAL:	09/26/12
AS-BUILT SUBMITTAL:	12/17/12



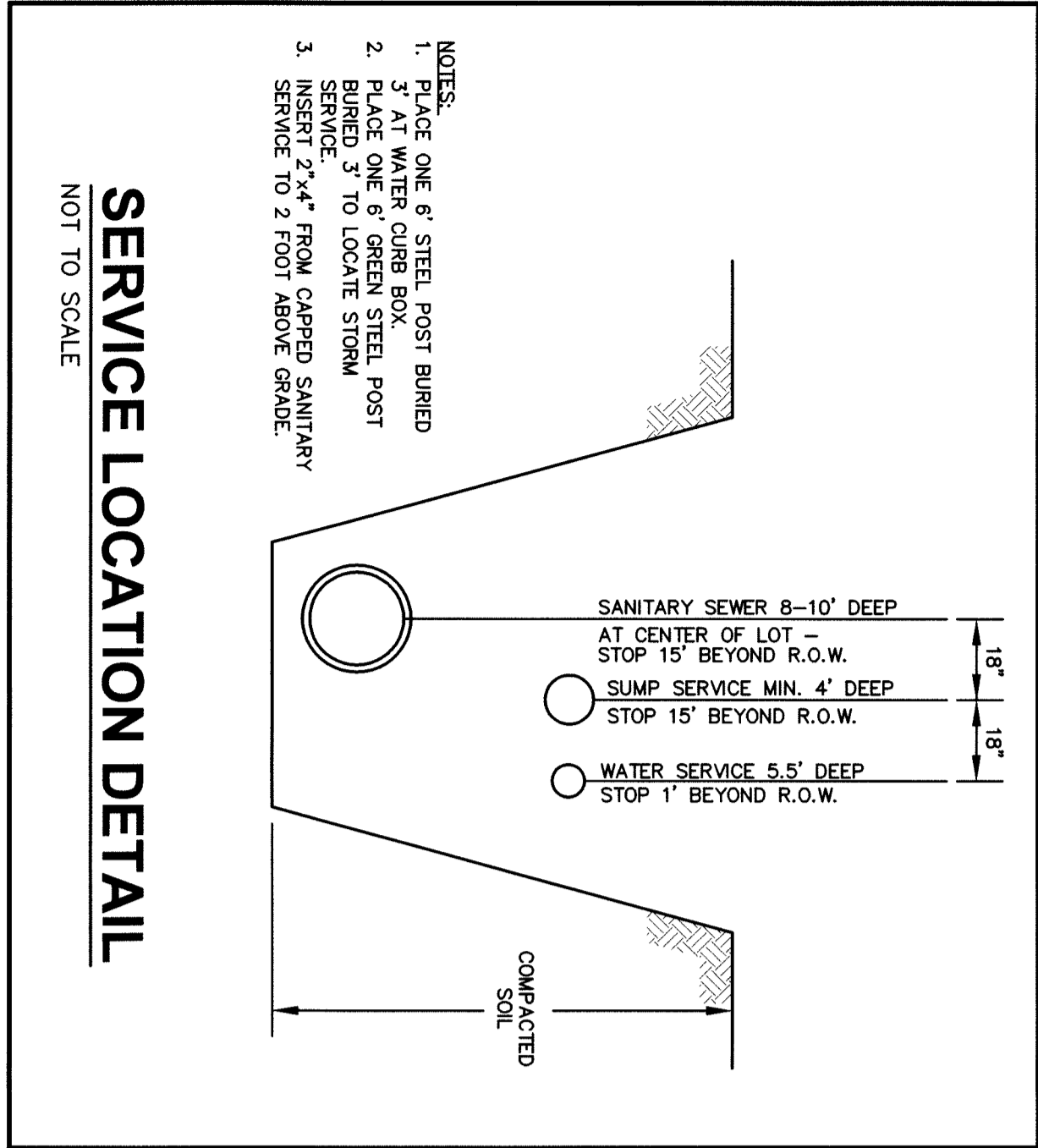
Start Date: 10-02-12
Completion Date: 2-18-14
Contractor:
Grading - Scrimus
Pipe - Priority
Paving - Alliance
Concrete - Greup
Excavating

THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

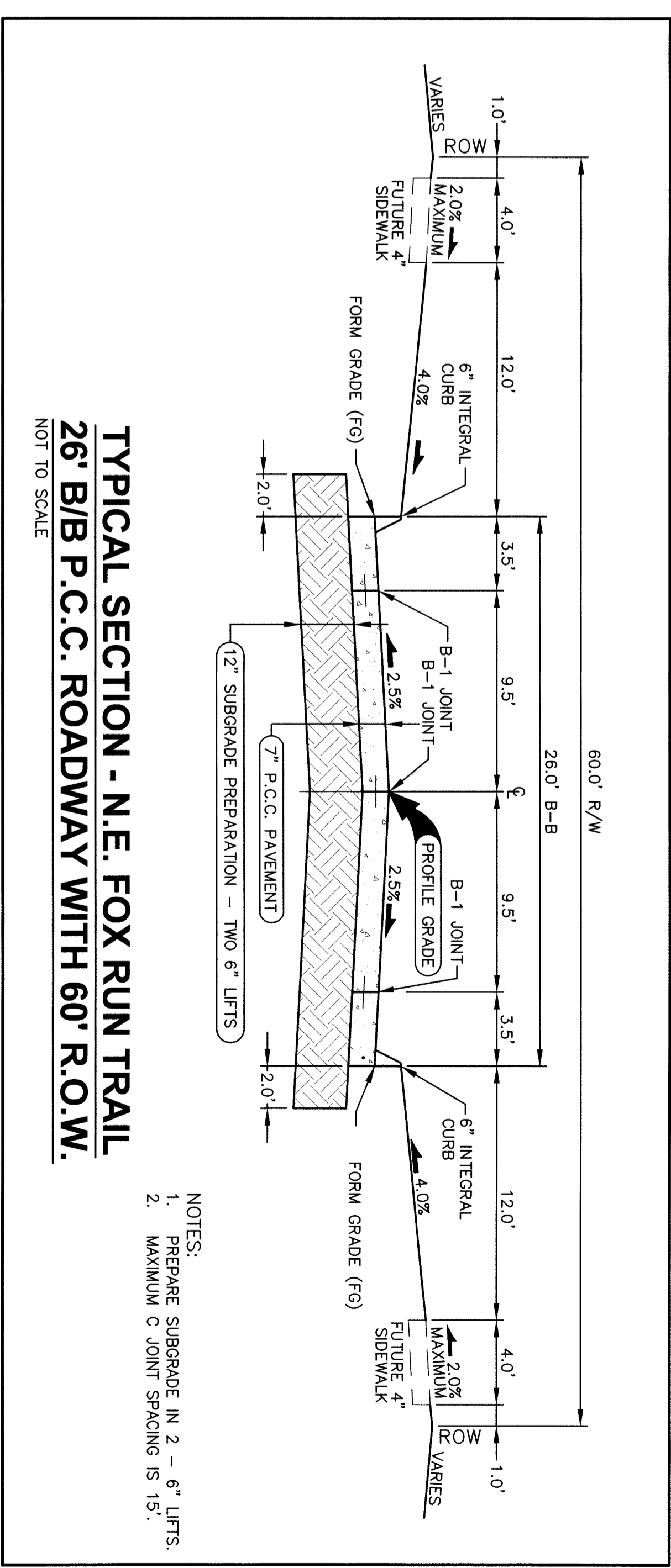
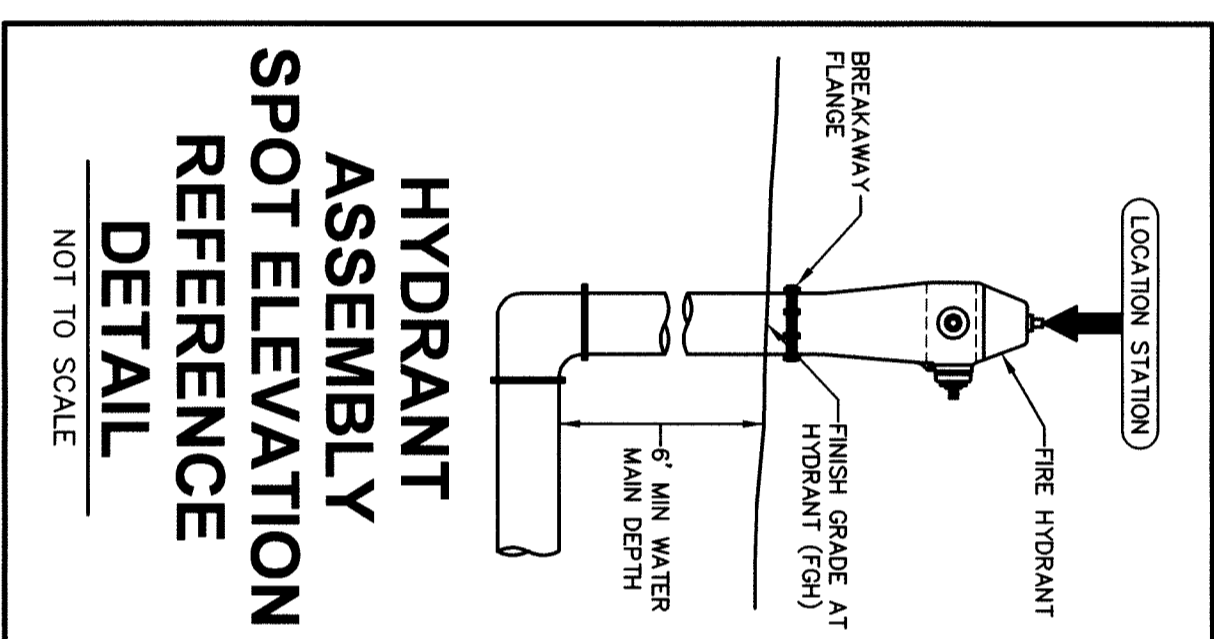
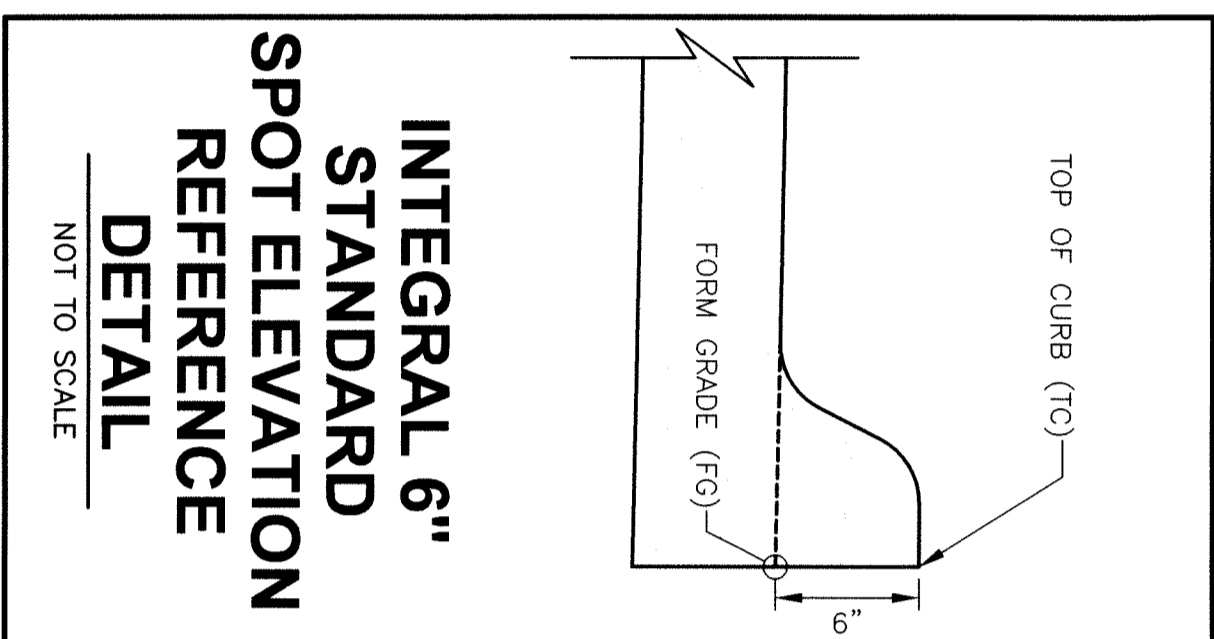
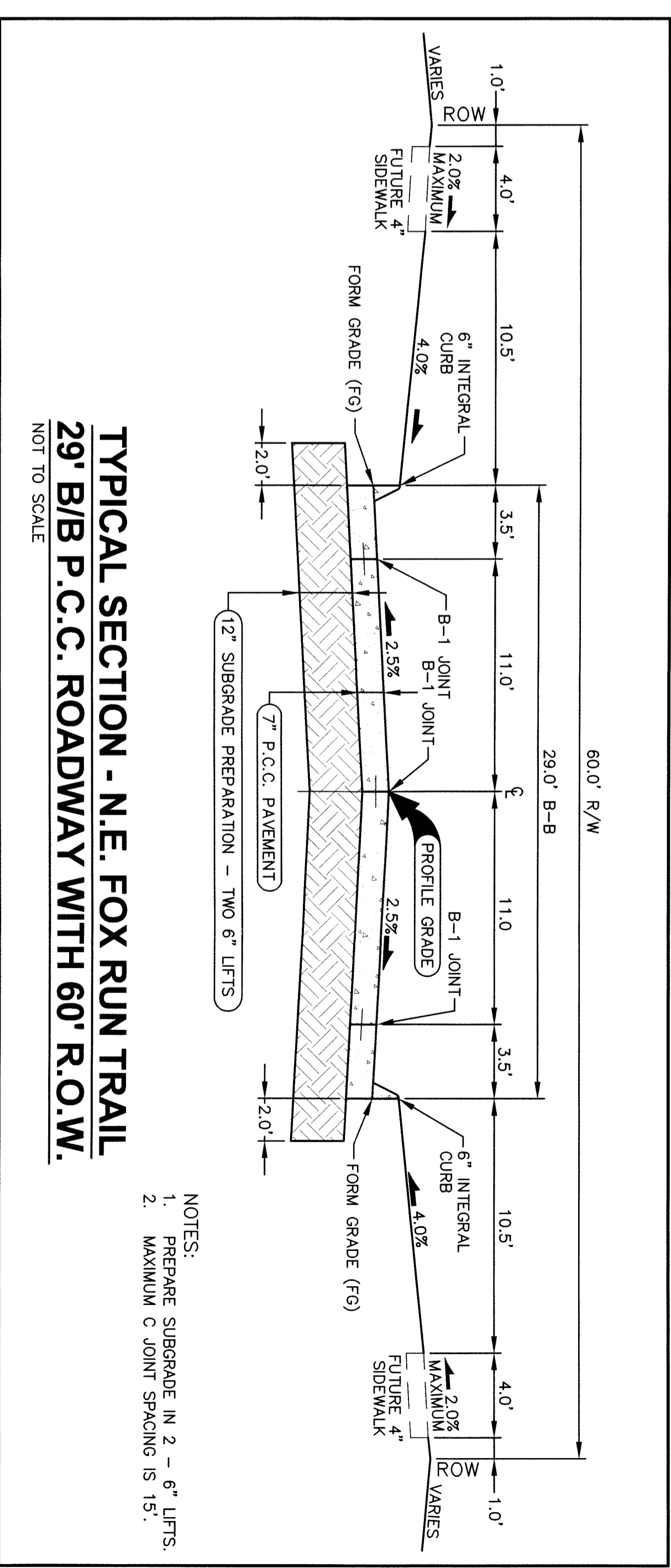
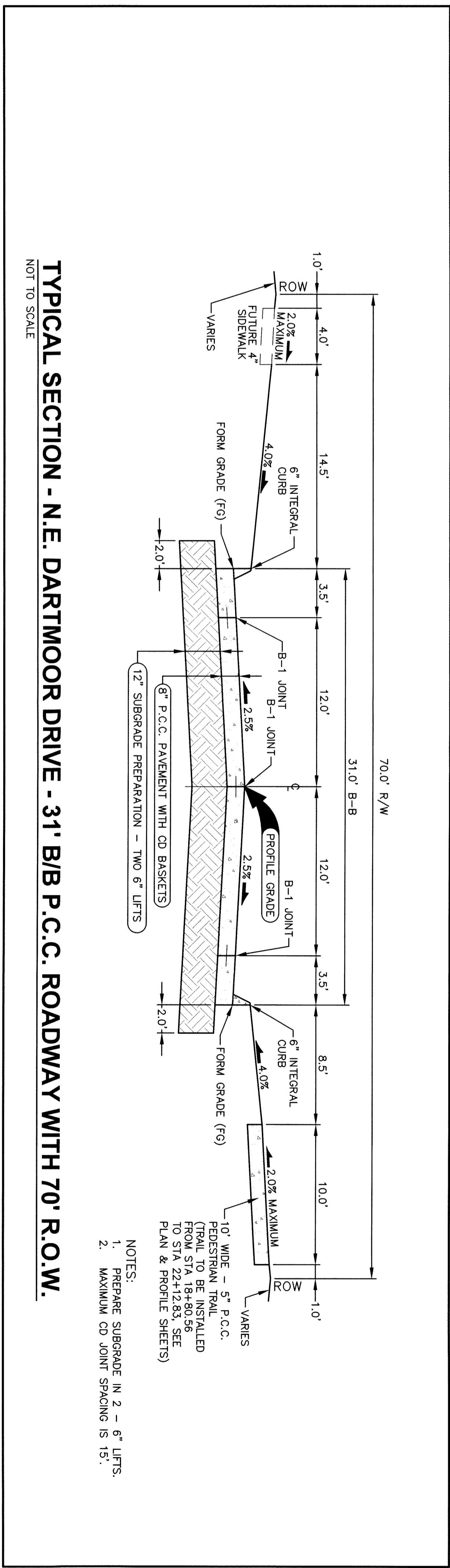
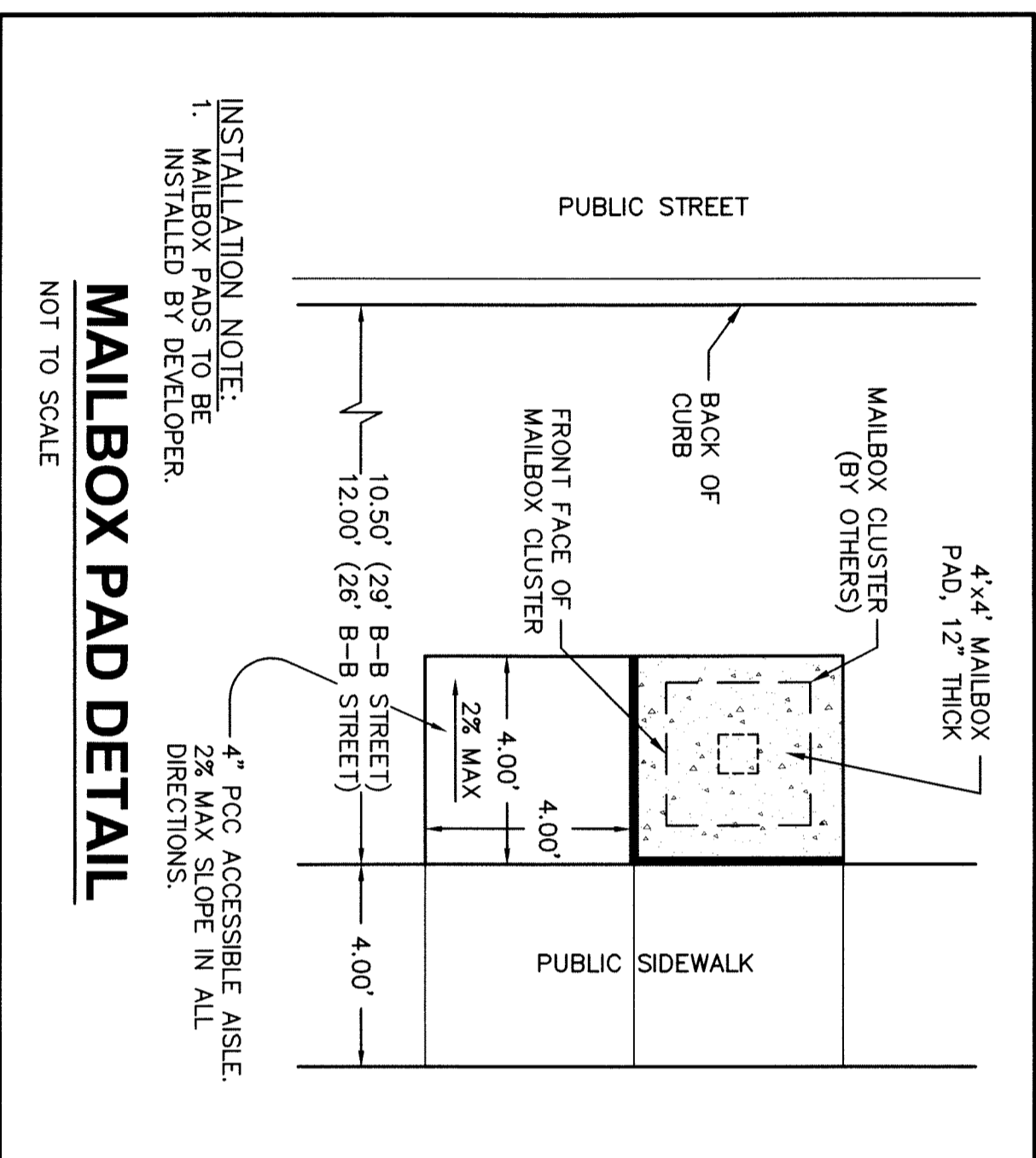
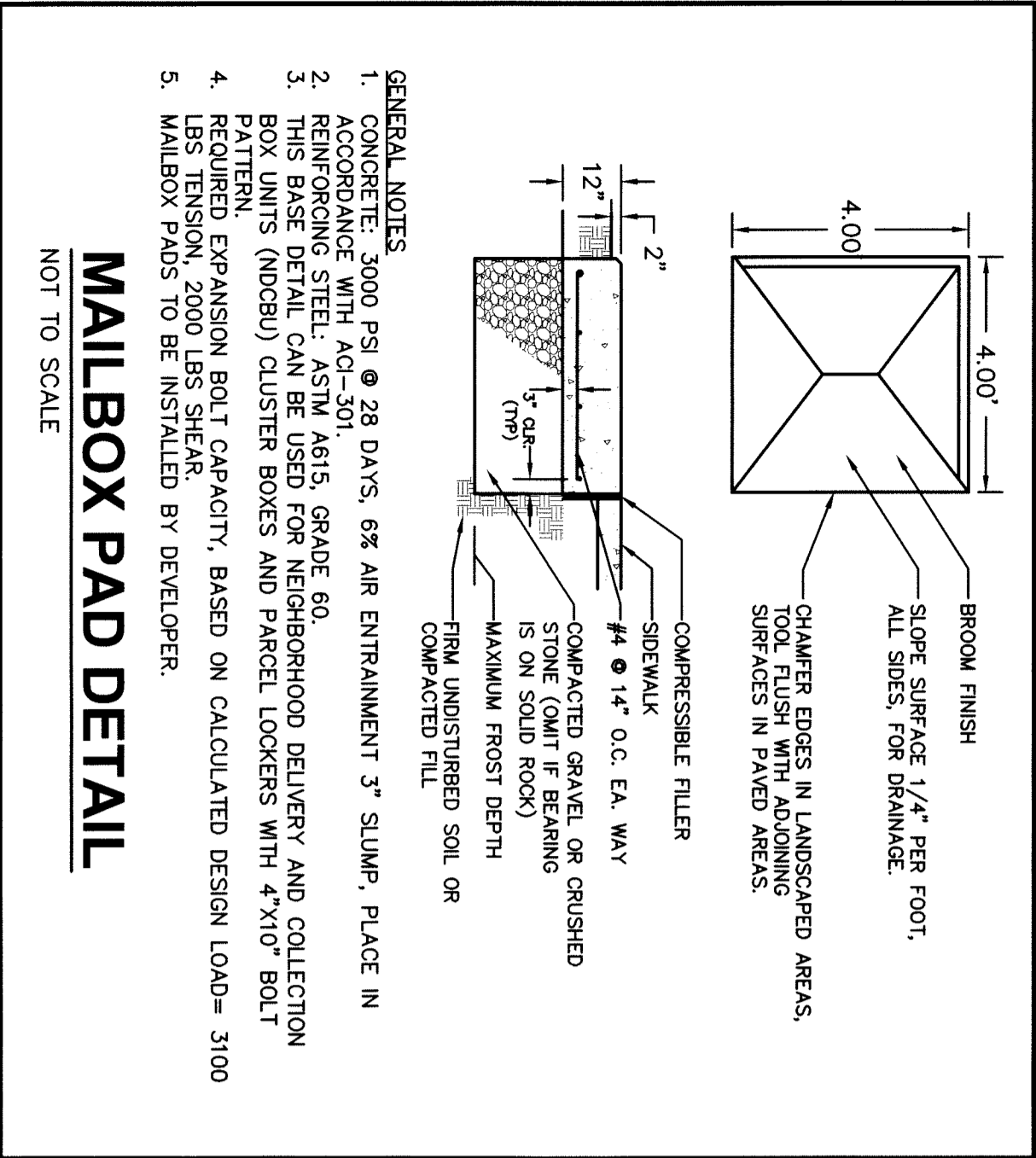


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
Erin K. Olenkik, P.E.
DATE: 2-13-14

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1207.296



SERVICE LOCATION DETAIL
 NOT TO SCALE



REVISIONS	DATE
AS-BUILT SUBMITTAL	12/17/12
FINAL SUBMITTAL	09/26/12
FOURTH SUBMITTAL	09/13/12
THIRD SUBMITTAL	09/04/12
SECOND SUBMITTAL	08/27/12
FIRST SUBMITTAL	08/14/12

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410



ENGINEER: EKO TECH:

FOX CREEK ESTATES PLAT 3
TYPICAL SECTIONS AND DETAILS

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	14.70
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	CY	11856
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	5199
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	1041
6	SANITARY SEWER SERVICE STUB, 4" DIA	EA	25
7	STORM SEWER, 15" RCP	LF	295
8	STORM SEWER, 24" RCP	LF	157
9	STORM SEWER, 30" RCP	LF	395
10	FOOTING DRAIN SEWER COLLECTOR, 8" DIA	LF	780
11	STORM SEWER SERVICE STUB, 4" DIA	EA	25
12	STORM SEWER, 15" RCP APRON W/FOOTING & APRON GUARD	EA	2
13	STORM SEWER, 30" RCP APRON W/FOOTING & APRON GUARD	EA	3
14	WATER MAIN, 8" DIA	LF	1385
15	WATER SERVICE STUB, 1" DIA	EA	26
16	VALVE, 8" DIA	EA	5
17	FIRE HYDRANT ASSEMBLY	EA	4
18	FLUSHING DEVICE (BLOWOFF)	EA	1
19	MANHOLE, SW-301, 48" DIA (SANITARY SEWER)	EA	4
20	MANHOLE, SW-401 (STORM SEWER)	EA	5
21	INTAKE, SW-501	EA	1
22	INTAKE, SW-503	EA	1
23	INTAKE, SW-505	EA	2
24	INTAKE, SW-506	EA	2
25	INTAKE, SW-513 (MODIFIED)	EA	3
26	PAVEMENT, 7" P.C.C.	SY	3034
27	PAVEMENT, 8 P.C.C. W/CD BASKETS	SY	1567
28	PAVEMENT, 5" P.C.C. TRAIL	SY	335
29	DETECTABLE WARNING PANELS	SY	9
30	GRANULAR SURFACING	TON	300
31	SEEDING, FERTILIZING, AND MULCHING	AC	14.70
32	ROCK OUTLET PROTECTION, CLASS E RIP RAP	TON	40
33	MALIBOX CLUSTER	EA	2
34	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	2
35	LANDSCAPING	LS	1

ESTIMATE REFERENCE INFORMATION

ITEM NO.	DESCRIPTION
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
1	THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES. 1 CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING ITEMS PRIOR TO BEDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD THE TOP 6 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 6 INCHES THICK. RESPREAD TOPSOIL IN AREAS THAT ARE FARMED A MINIMUM OF 12 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER. EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAVEMENT FOR OVERHAUL SHALL BE ALLOWED. SHRINKAGE WAS ASSUMED TO BE 30%.
3	REFER TO SHEET 2 FOR TYPICAL LOCATIONS AND THICKNESS.
4	SANITARY SEWER SHALL BE PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
5-14	REFER TO FIG. 3010.101 - PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. CONSULT WITH AN ENGINEERING FIRM, CLEAN AND ELEVATE EXISTING SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISION REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISION SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEET 2 FOR SERVICE LOCATION DETAIL. REFER TO SHEET 2 FOR SANITARY SEWER SERVICE RISER DETAIL. REFER TO SHEET 2 FOR SANITARY SEWER SERVICE RISER DETAIL.
6, 11, 15	REFER TO SHEET 2 FOR SANITARY SEWER SERVICE RISER DETAIL.
12-13	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR FOOTING CONSTRUCTION DETAILS. APRON GUARD REQUIRED ON ALL APRONS, RCP APRON FOOTING, PIPE APRON GUARD AND PIPE CONNECTORS TO BE CONSIDERED INCIDENTAL. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG.
15-18	REFER TO FIG. 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.104 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.102 FOR TRACER SYSTEM DETAILS. ALL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5020.201 - FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, STORC CONNECTOR AND FIRE HYDRANT.
17	REFER TO FIG. 6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER WHEN CASTINGS ARE NOT IN PAVEMENT. INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMP(S)).
19	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
20	REFER TO FIG. 6010.514 - BOXOUTS FOR GRADE INTAKES. REFER TO FIG. 6010.603 - CASTINGS FOR GRADE INTAKES FOR TYPE R GRADE DETAILS AND FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR INTAKE CASTINGS IS 6". THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12".
21-24	

ESTIMATE REFERENCE INFORMATION

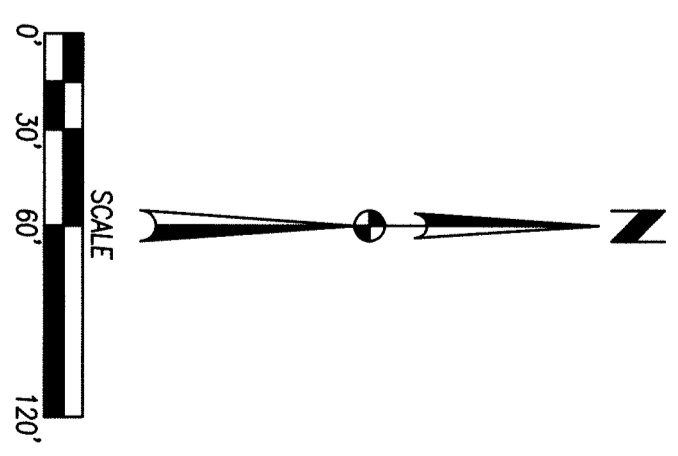
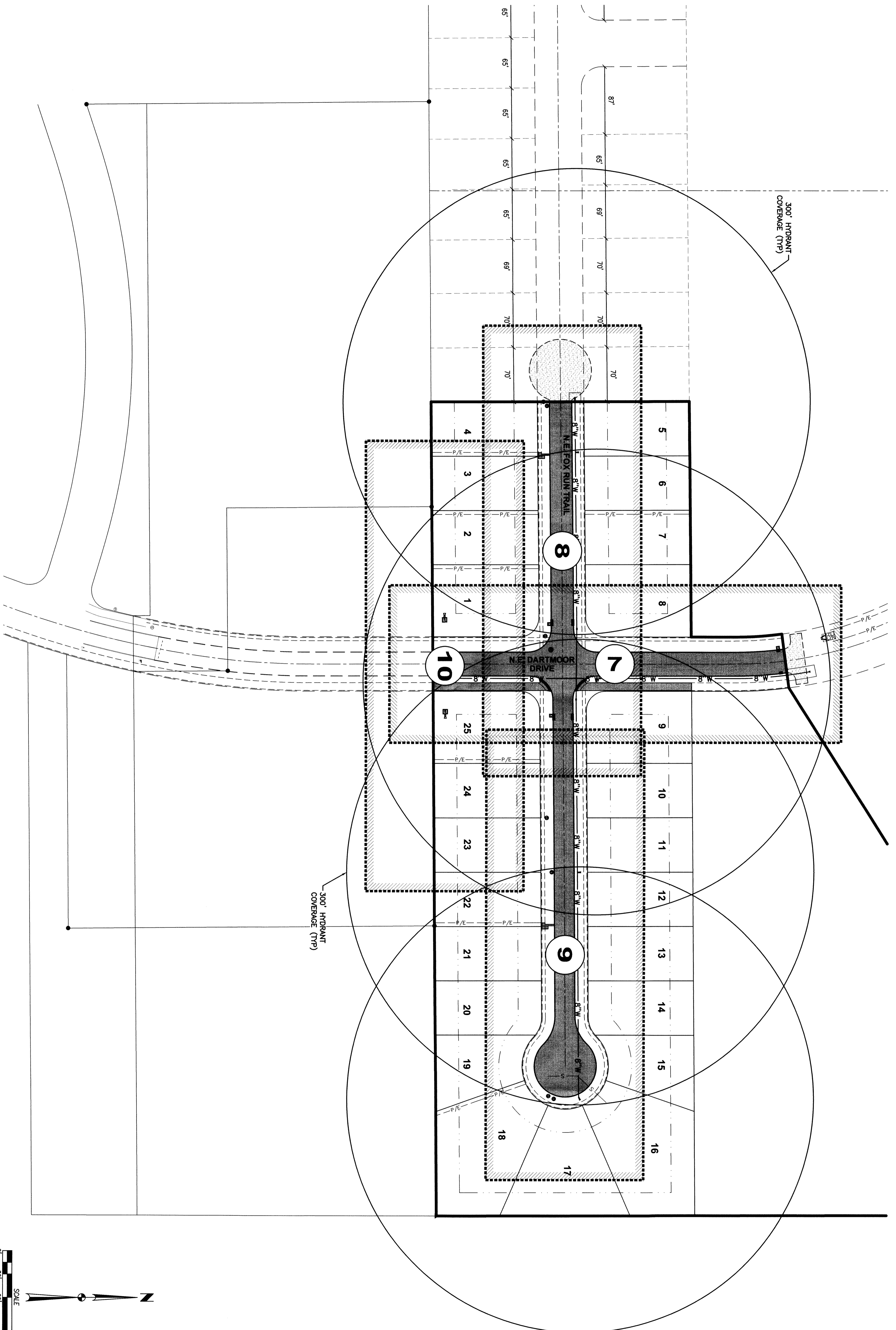
ITEM NO.	DESCRIPTION
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21	REFER TO FIG 6010.501 - SINGLE GRADE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
22	REFER TO FIG 6010.503 - SINGLE GRADE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
23	REFER TO FIG 6010.505 - DOUBLE GRADE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
24	REFER TO FIG 6010.506 - DOUBLE GRADE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
25	REFER TO FIG 6010.513 - MODIFIED OPEN SIDED AREA INTAKE (SW-513) FOR CONSTRUCTION DETAILS. REFER TO SHEET 3 FOR ADDITIONAL DETAILS.
26-27	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM JOINT SPACING IS 15 FEET. MAXIMUM JOINT SPACING IS 15 FEET.
28-29	REFER TO FIG. 7030.204 - GENERAL SIDEWALK DETAILS AND FIG. 7030.207 - CURB RAMPS WITHIN INTERSECTION RADIUS FOR GLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS TO BE ARMOR TILE, ADA SOLUTIONS OR APPROVED EQUAL, RED IN COLOR. HANDICAP RAMPS SHALL BE 6" THICK P.C.C.
31	SEED MIXTURE SHALL CONFORM TO THE SPECIFICATION FOR TYPE (2) EROSION CONTROL MIXTURE.
32	INSTALL ENGINEERING FABRIC UNDER ALL RIP-RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL.
33	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS.
34	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS.
35	REFER TO SHEET 12 FOR LANDSCAPING PLAN.

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. CONSTRUCTION SHALL ALSO CONFORM WITH THE SOILS REPORT.
- WHERE PUBLIC UTILITY EXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE TYPES OF UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL RECORD ACCESS TO THESE UTILITIES FOR NECESSARY MAINTENANCE OR 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, AND THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS 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.
- THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY. CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
- TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
- THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL.

GENERAL NOTES

- PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- CONTRACTOR SHALL COMPLY WITH ALL A.D.A. REQUIREMENTS FOR HANDICAP AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
- PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
- ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR.
- THE EXTENSION OF N.E. DARTMOOR DRIVE AND RELATED PUBLIC UTILITIES IS PLANNED ON THE SOUTH SIDE OF THIS PLAT. COORDINATE THE TIE-IN OF PROPOSED PUBLIC IMPROVEMENTS PROPOSED IN THIS PLAT WITH THE PROPOSED N.E. DARTMOOR DRIVE EXTENSION PLANS.



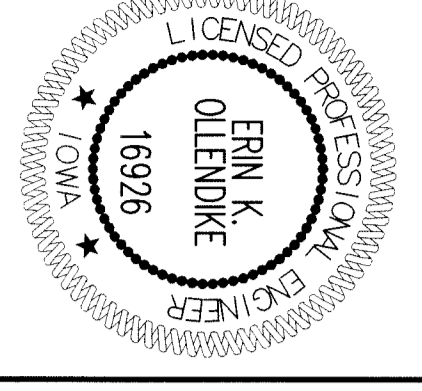
5 **FOX CREEK ESTATES PLAT 3**
13 **SHEET INDEX AND HYDRANT**
COVERAGE PLAN WAUKEE, IOWA



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 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO TECH:

REVISIONS	DATE
AS-BUILT SUBMITTAL	12/17/12
FINAL SUBMITTAL	09/26/12
FOURTH SUBMITTAL	09/13/12
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SECOND SUBMITTAL	08/27/12
FIRST SUBMITTAL	08/14/12



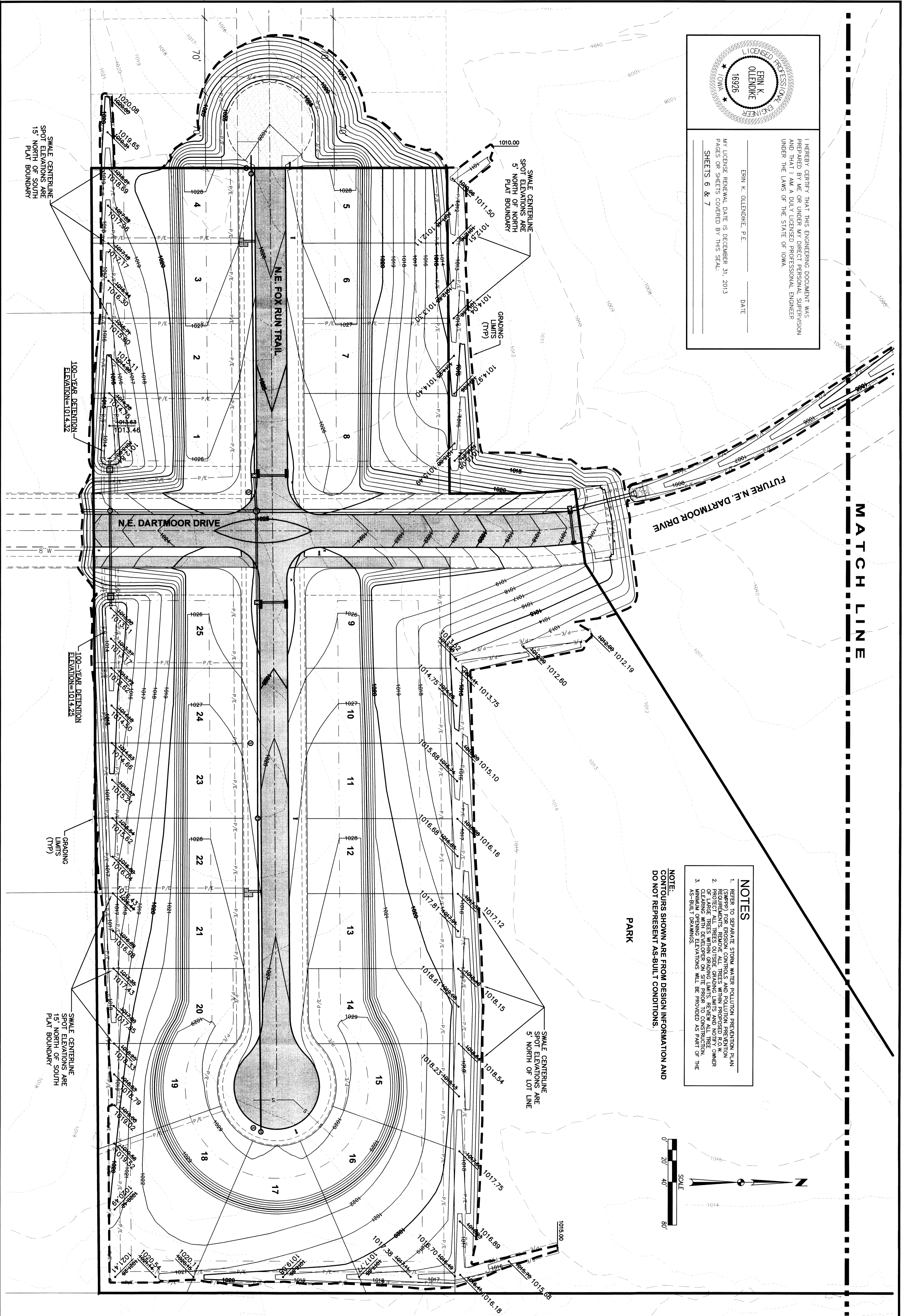


ERIN K. OLLENDOKE
 LICENSED PROFESSIONAL ENGINEER
 IOWA
 16926

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.

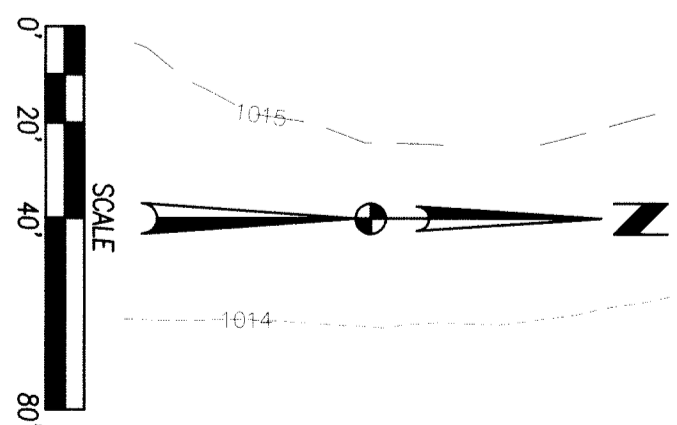
ERIN K. OLLENDOKE, P.E. _____ DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
 PAGES OF SHEETS COVERED BY THIS SEAL:
 SHEETS 6 & 7

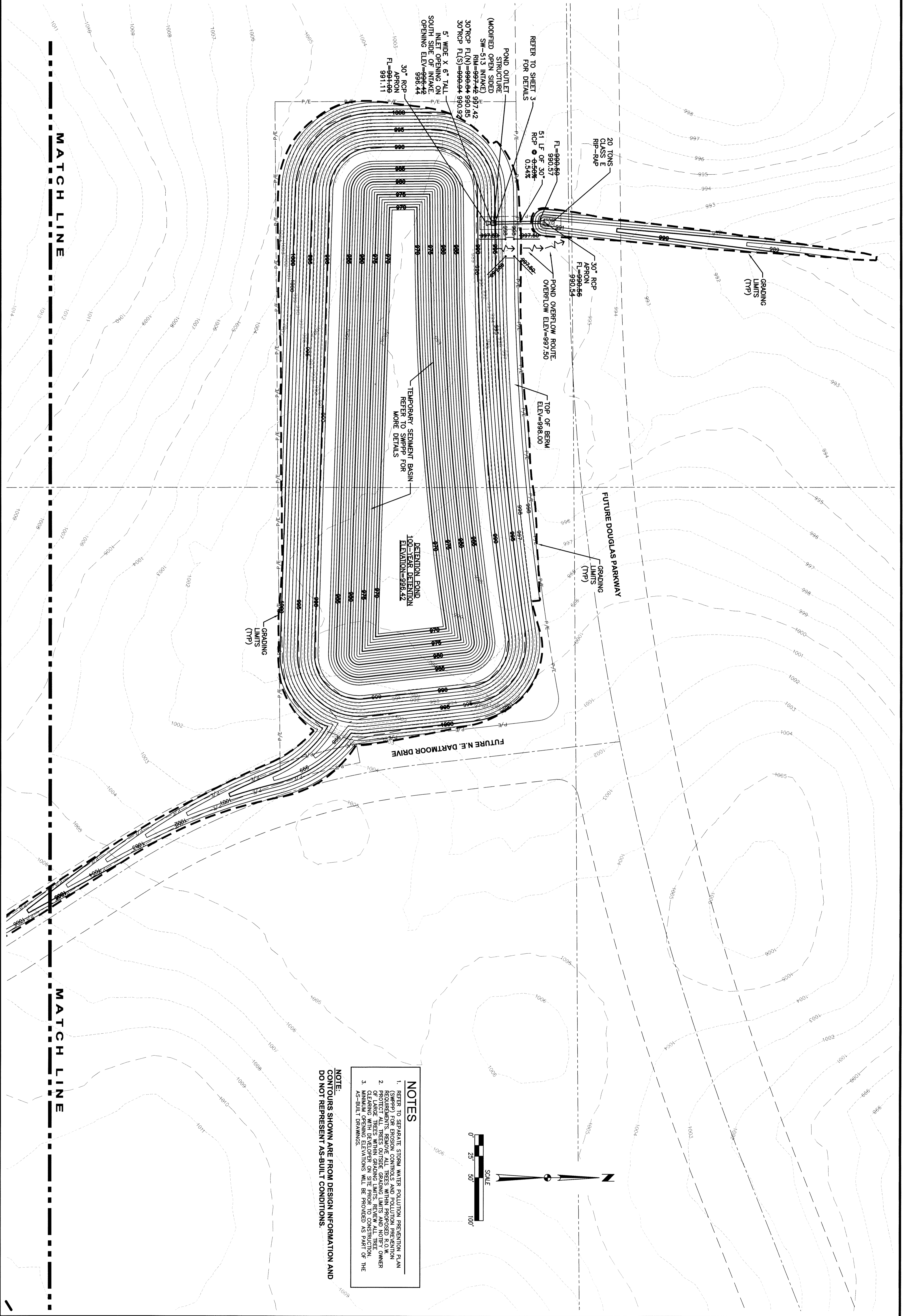


- NOTES**
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROL AND SOIL STABILIZATION REQUIREMENTS. REMOVE ALL TREES WITHIN PROPOSED R.O.W.
 - PROTECT ALL TREES WITHIN GRADING LIMITS AND NOTIFY OWNER OF LARGE TREE REMOVAL REQUIREMENTS.
 - MINIMUM OPENING ELEVATIONS WILL BE PROVIDED AS PART OF THE AS-BUILT DRAWINGS.

NOTE:
 CONTOURS SHOWN ARE FROM DESIGN INFORMATION AND DO NOT REPRESENT AS-BUILT CONDITIONS.



REVISIONS	DATE
AS-BUILT SUBMITTAL	12/17/12
FINAL SUBMITTAL	09/26/12
FOURTH SUBMITTAL	09/13/12
THIRD SUBMITTAL	09/04/12
SECOND SUBMITTAL	08/27/12
FIRST SUBMITTAL	08/14/12



NOTES

1. REFER TO SEPARATE STORM WATER SOLUTION PRESENTATION PLAN (PREP) FOR PROPOSED DETENTION AND STORAGE REQUIREMENTS. REMOVE ALL TREES WITH PROPOSED F.O.W.
2. PROTECT ALL TREES OUTSIDE GRADING LIMITS AND NOTIFY OWNER OF LARGE TREES WITHIN GRADING LIMITS. REVIEW ALL TREE REMOVAL AND PRESERVATION REQUIREMENTS WITH THE TREE SURVIVAL SPECIALIST. MINIMUM OPENING ELEVATIONS WILL BE PROVIDED AS PART OF THE AS-BUILT DRAWINGS.
3. MINIMUM OPENING ELEVATIONS WILL BE PROVIDED AS PART OF THE AS-BUILT DRAWINGS.

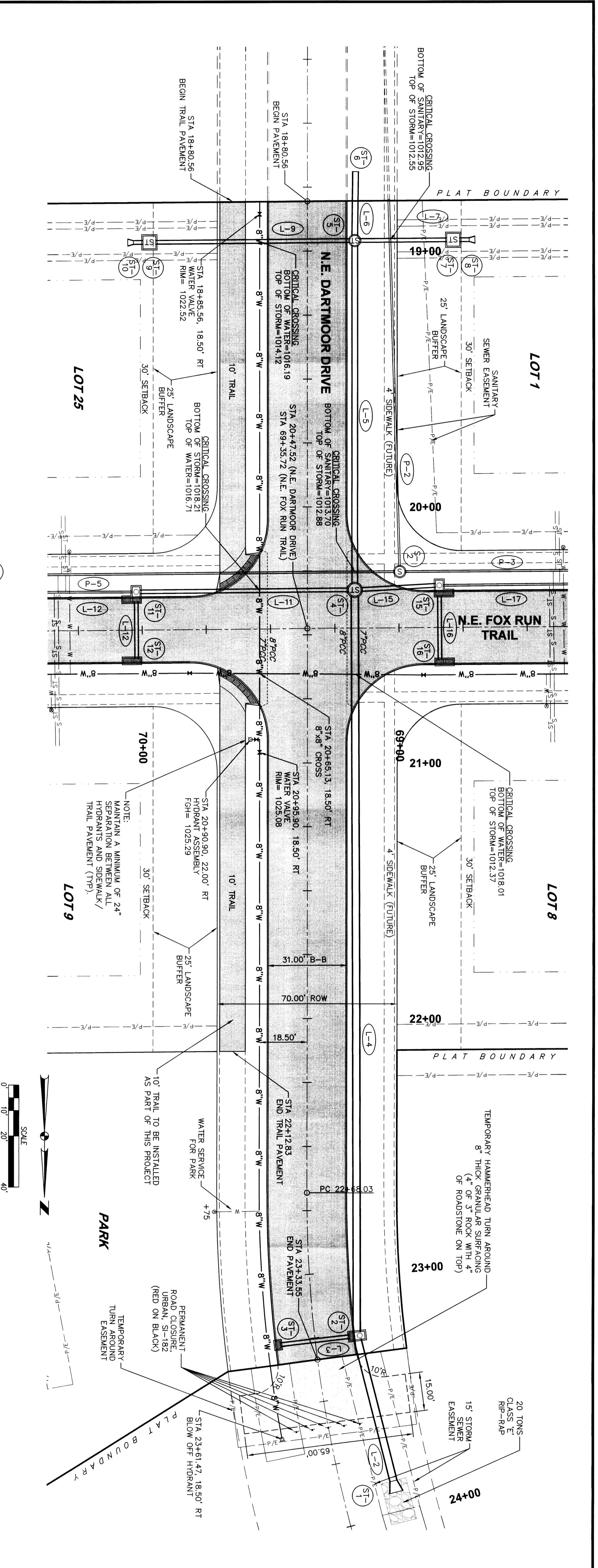
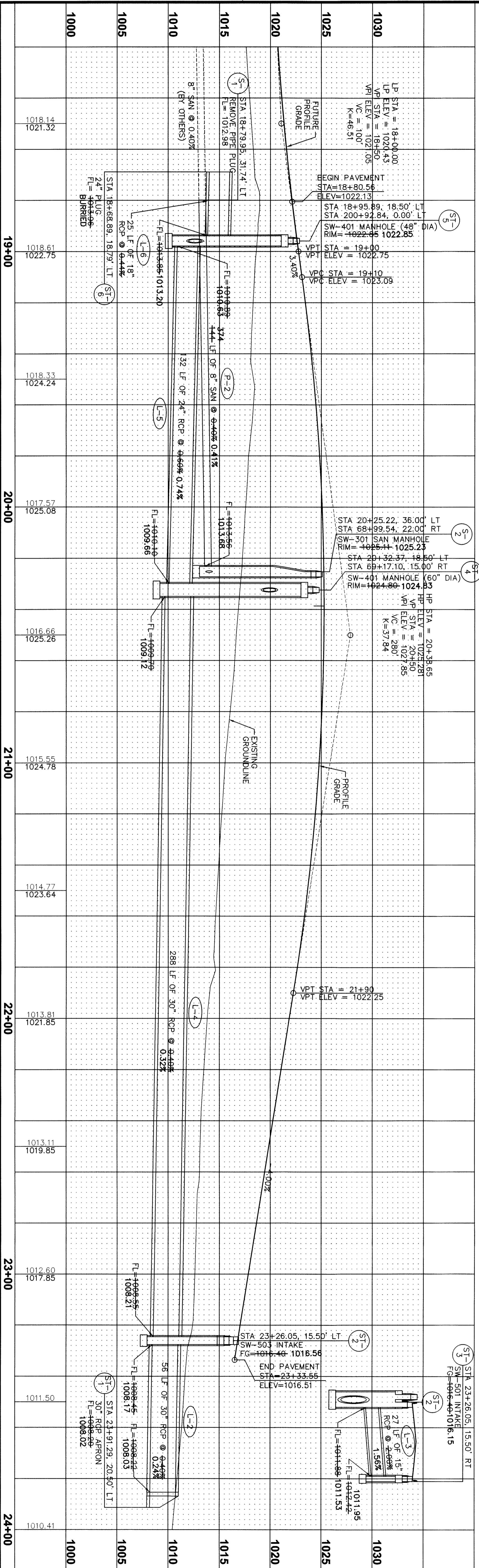
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FOX CREEK ESTATES PLAT 3
GRADING PLAN

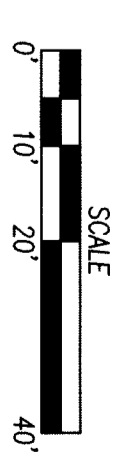
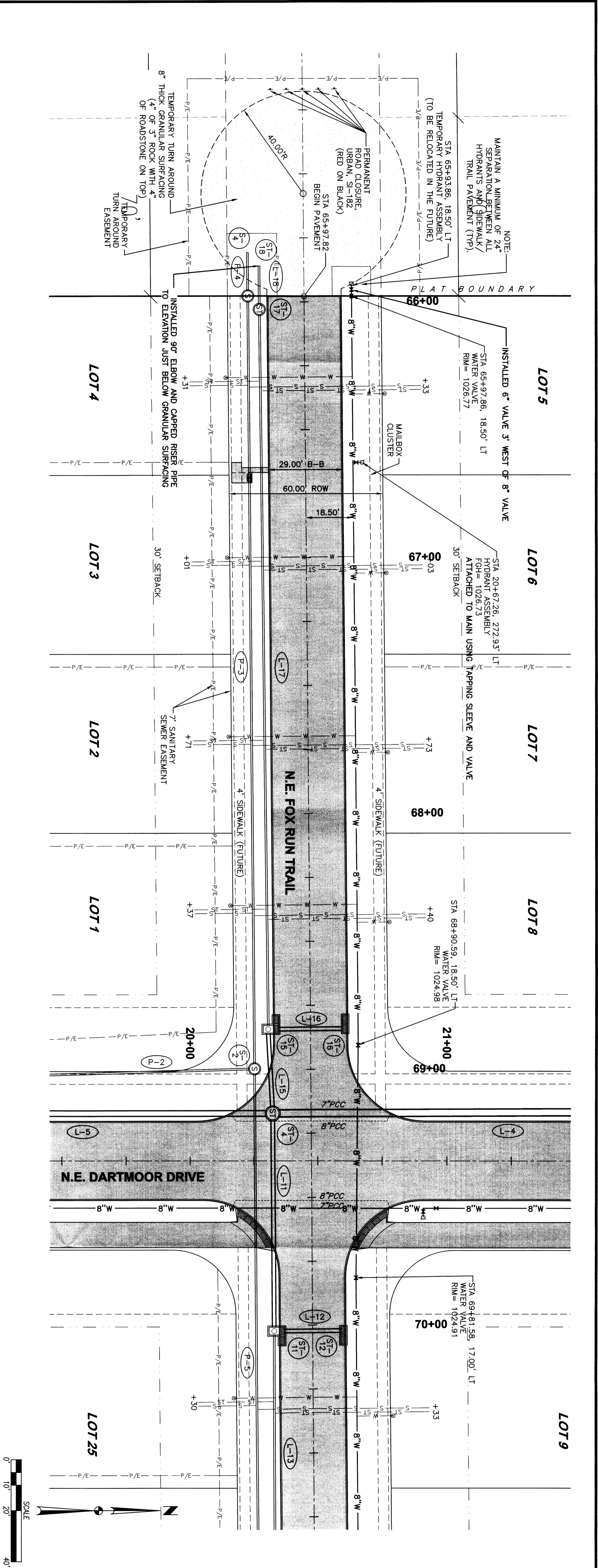
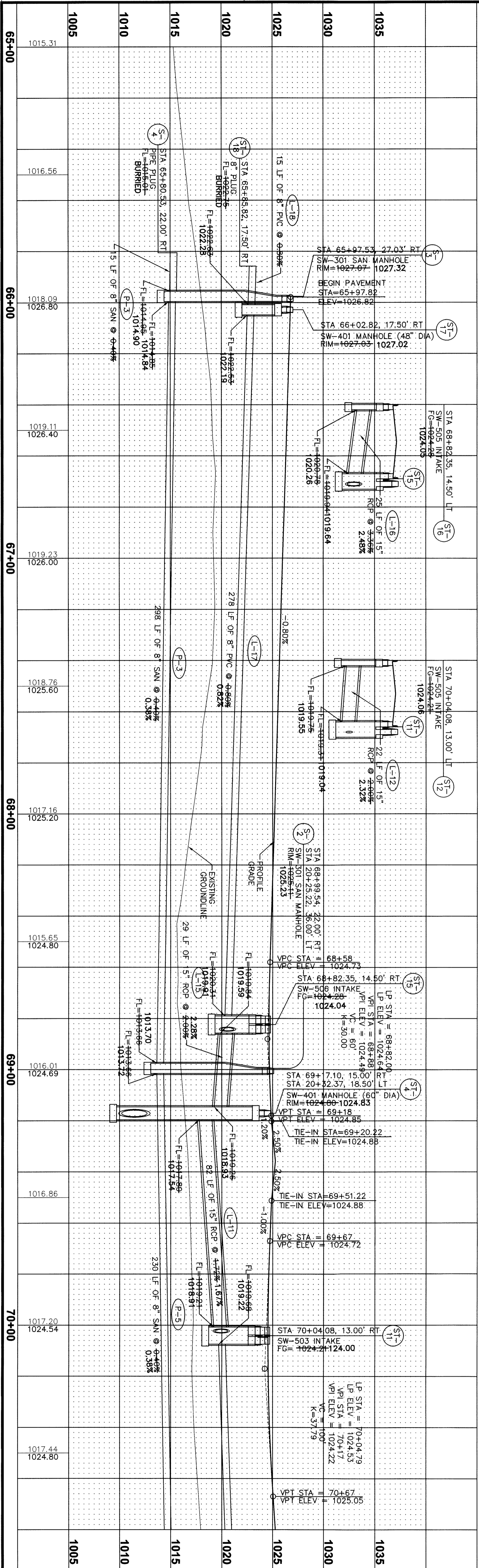


3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

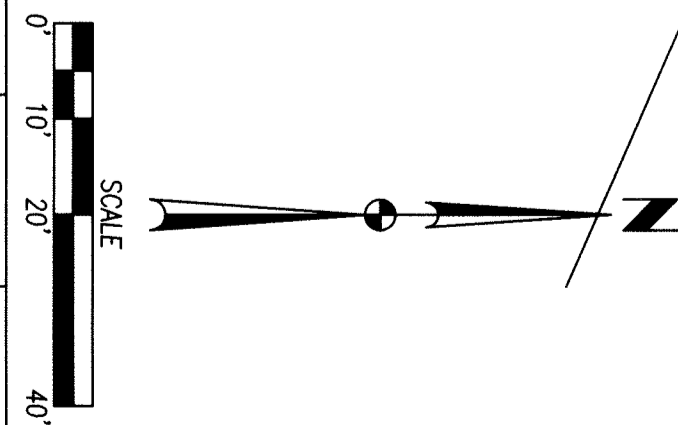
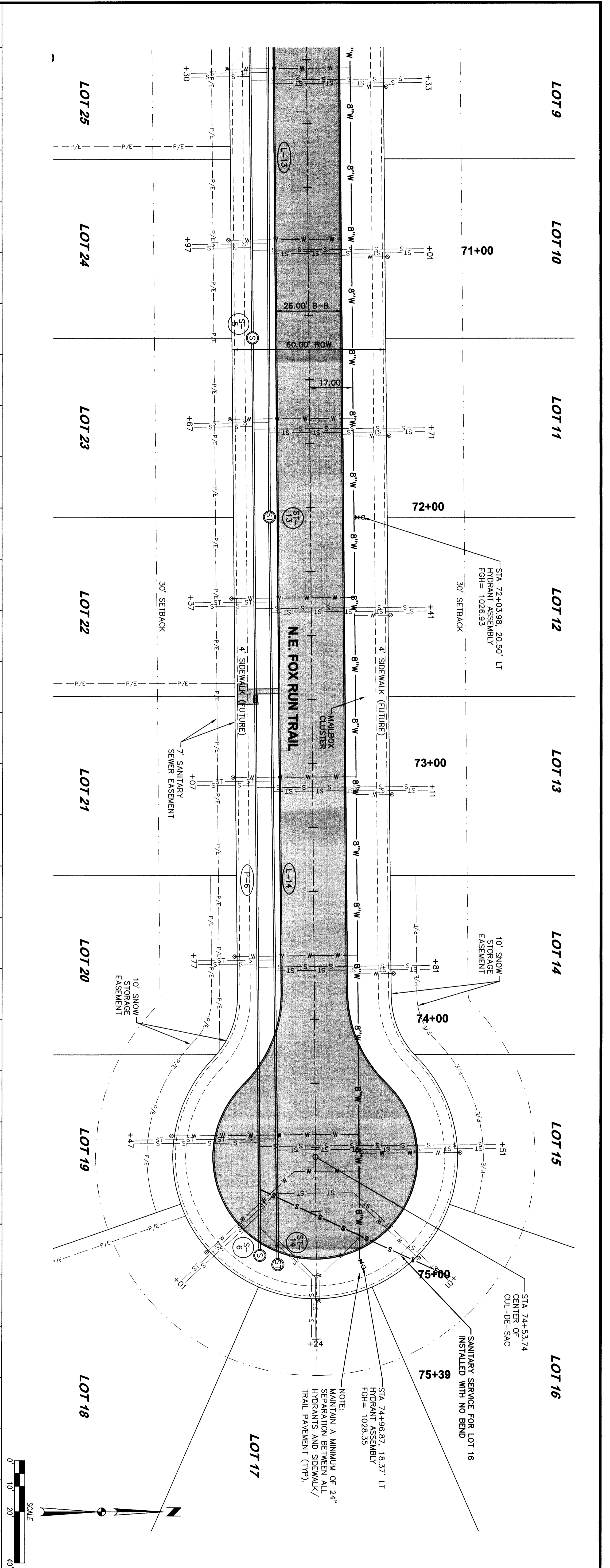
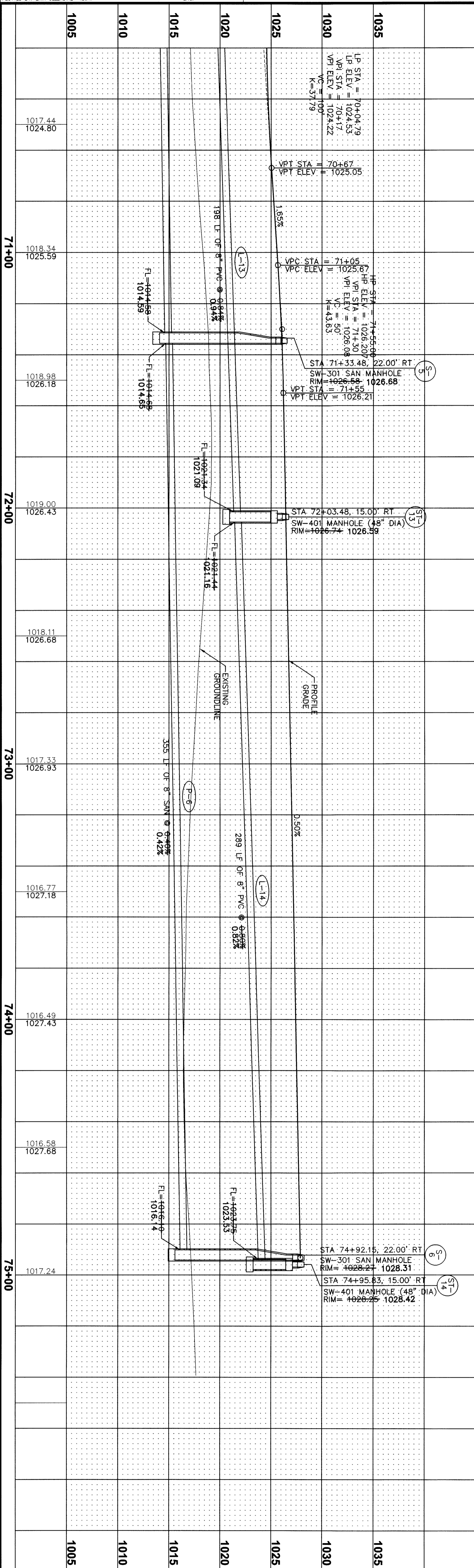
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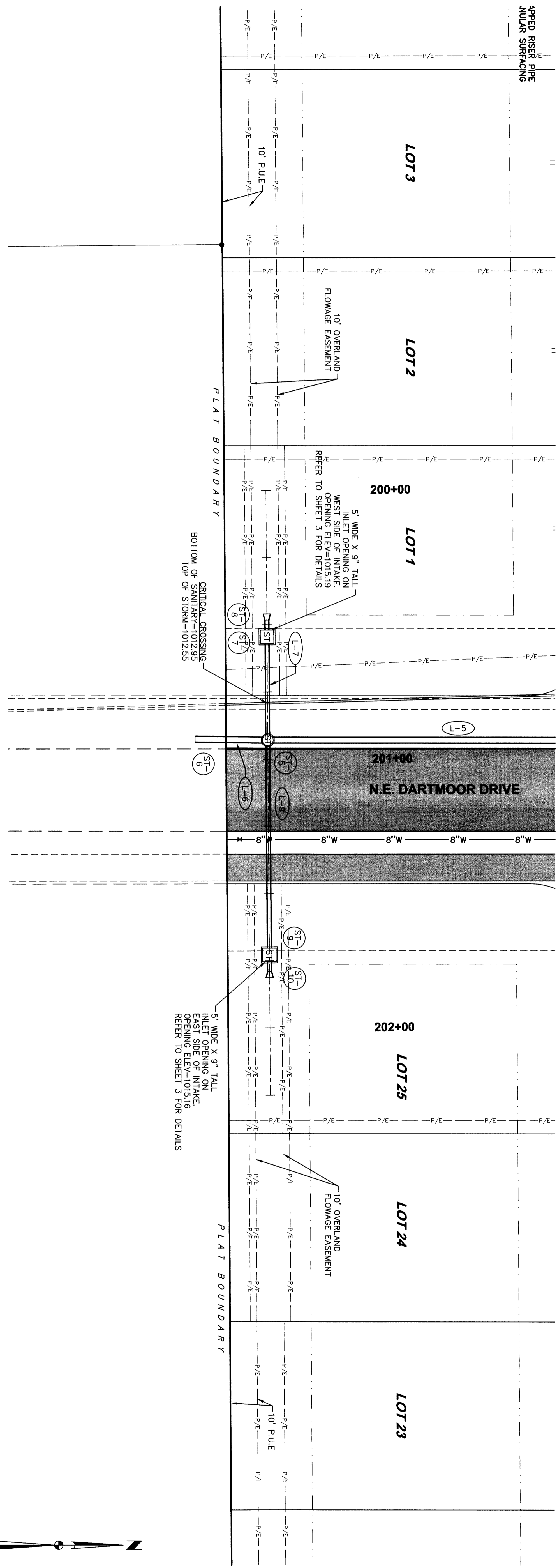
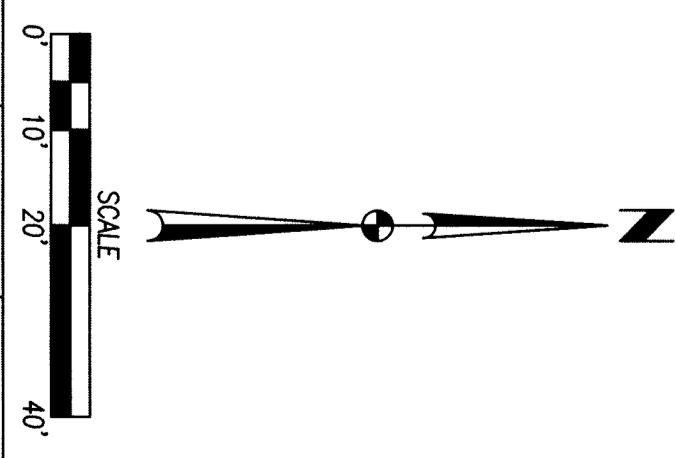
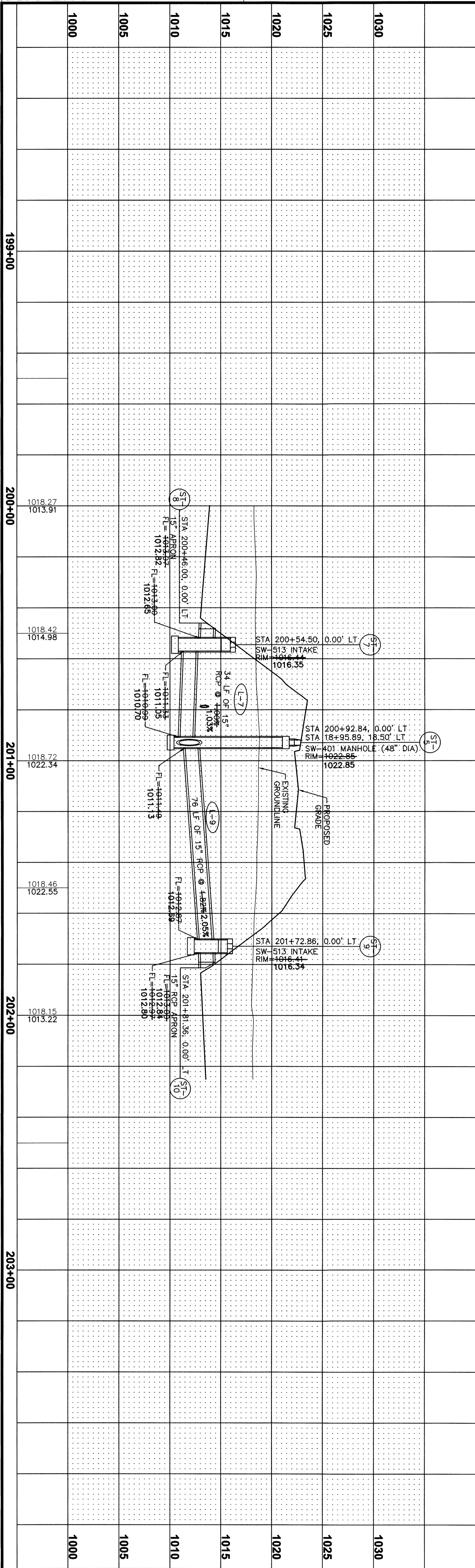


10 13 **FOX CREEK ESTATES PLAT 3**
 PLAN AND PROFILE



3405 S.E. CROSSROADS DRIVE, SUITE G
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 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO TECH:

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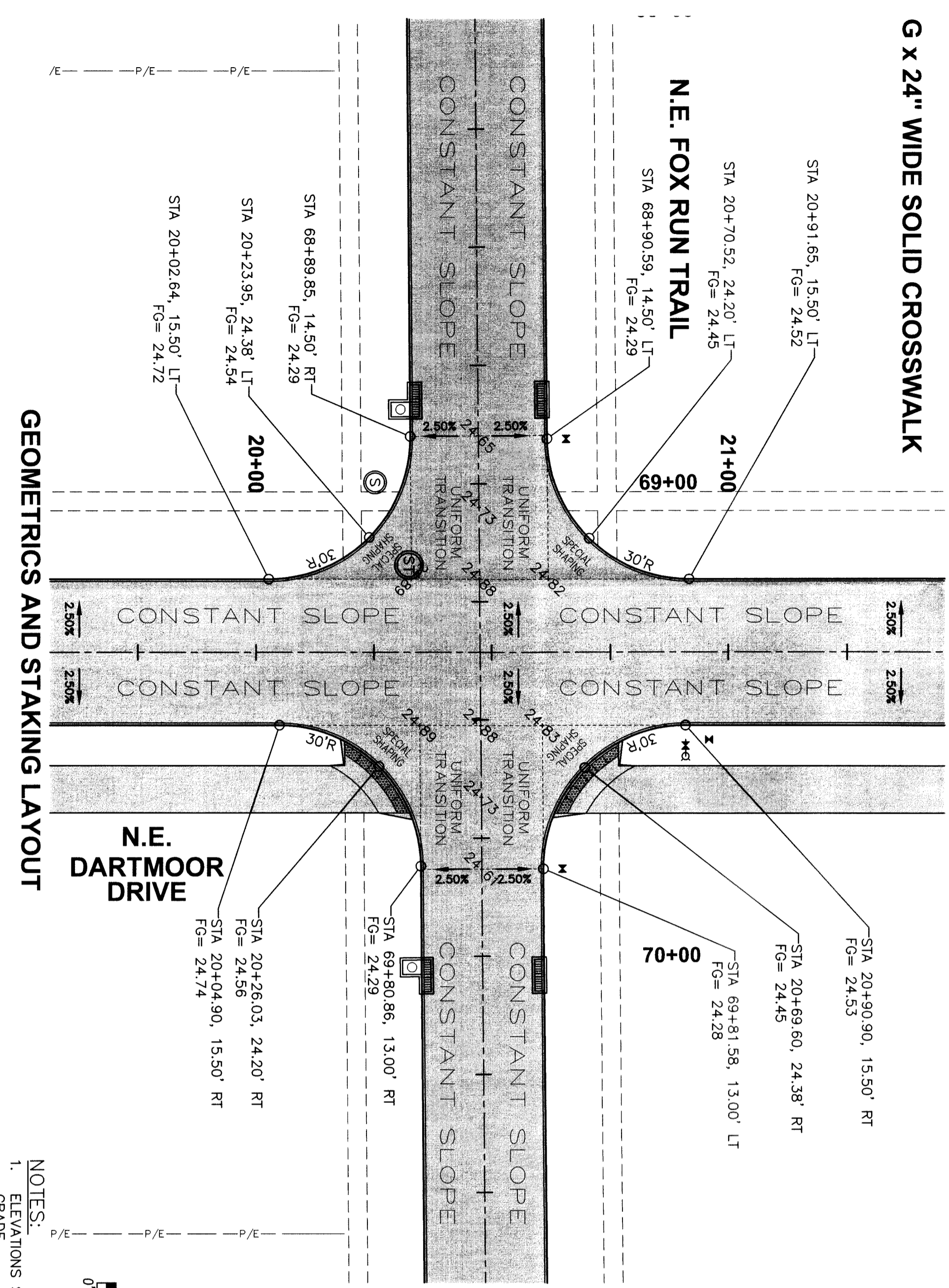
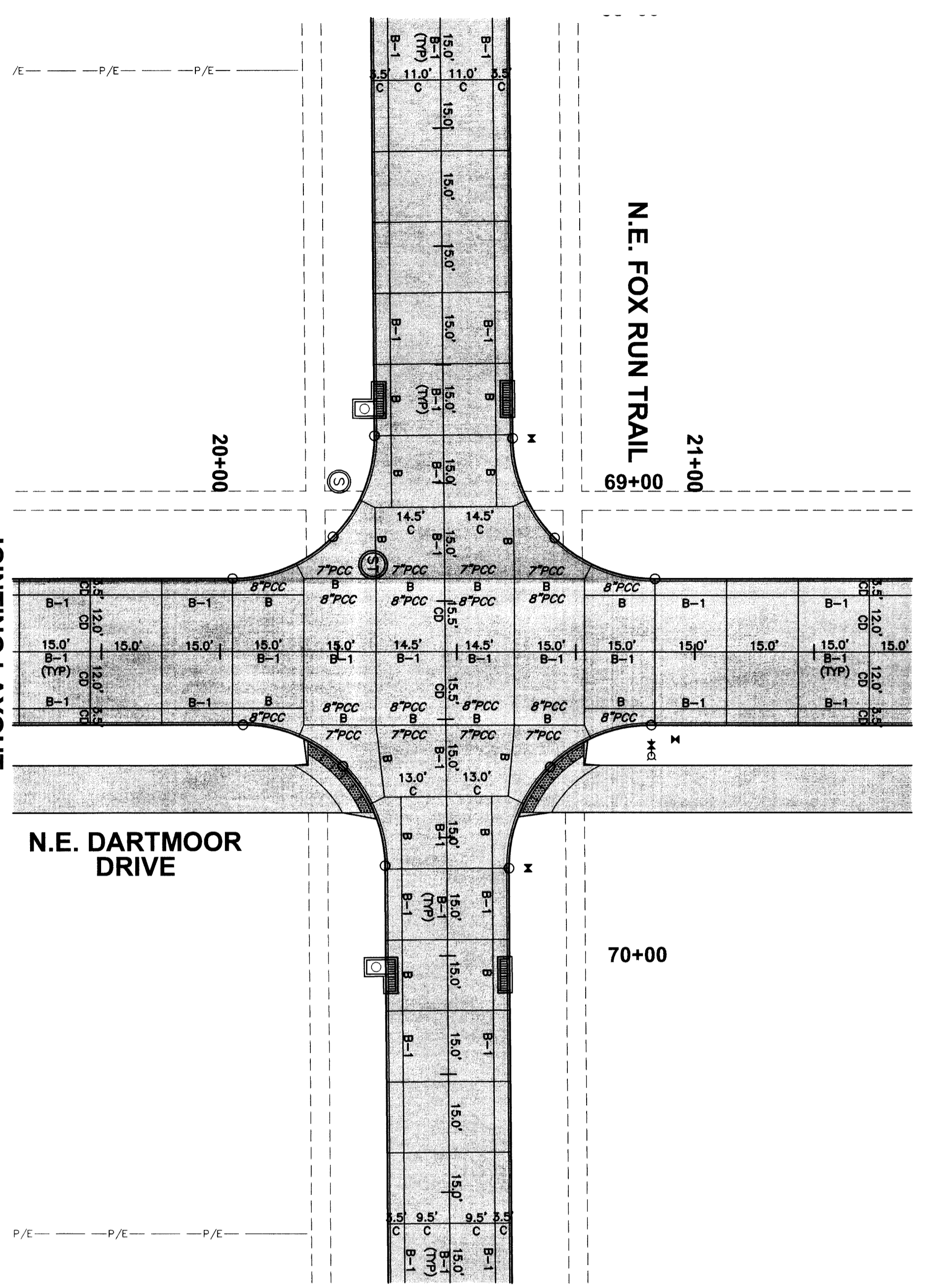


FOX CREEK ESTATES PLAT 3
PLAN AND PROFILE

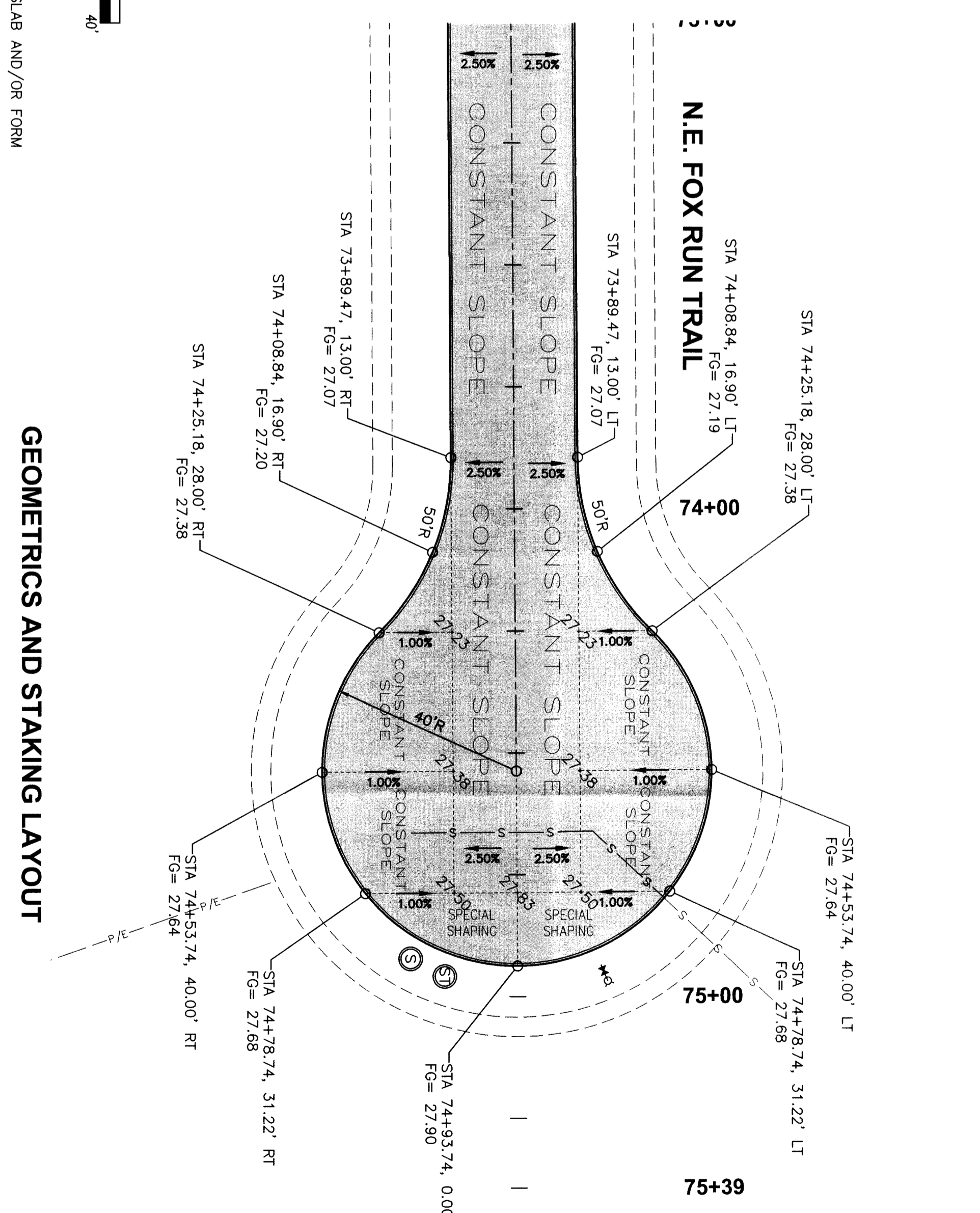
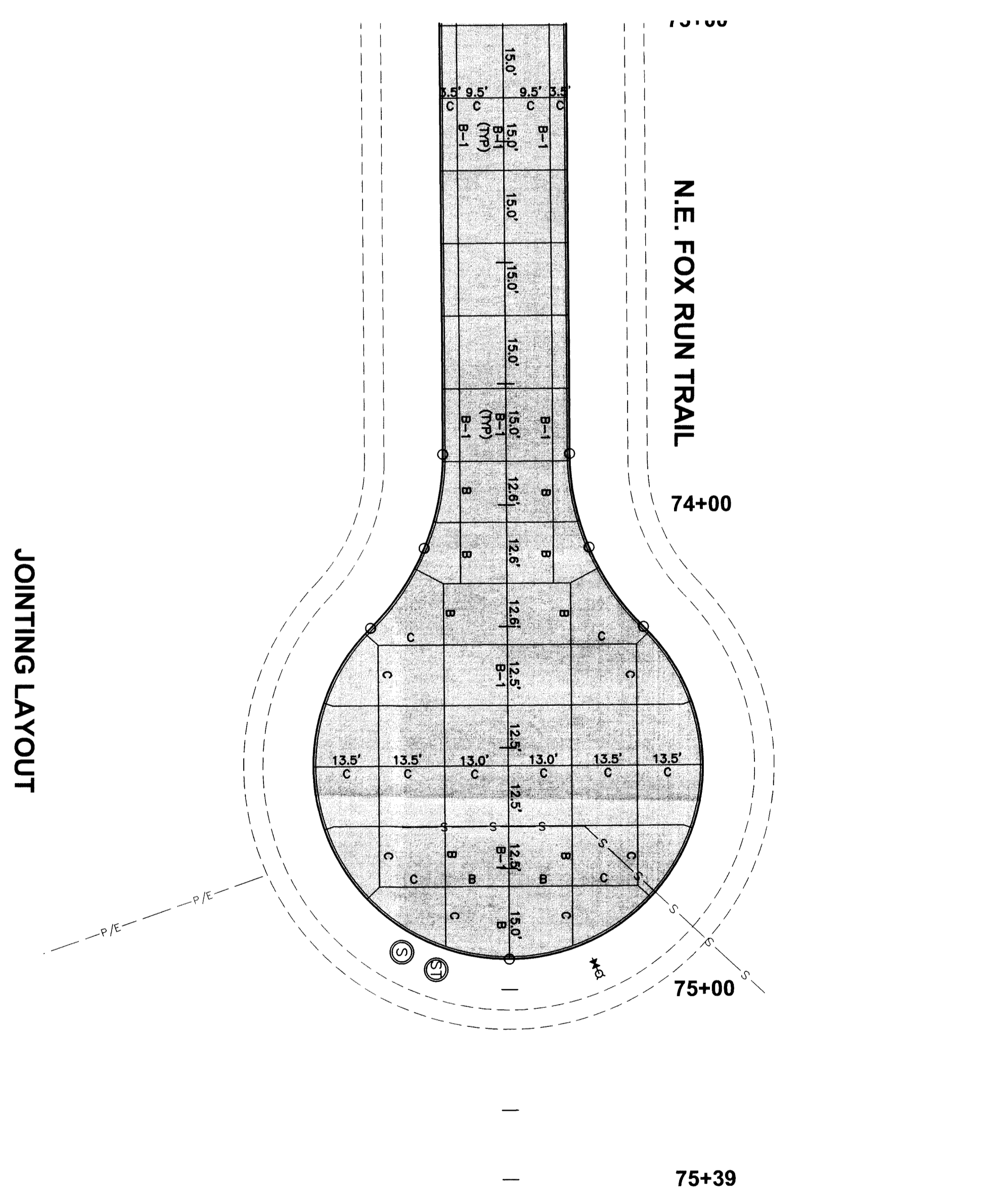
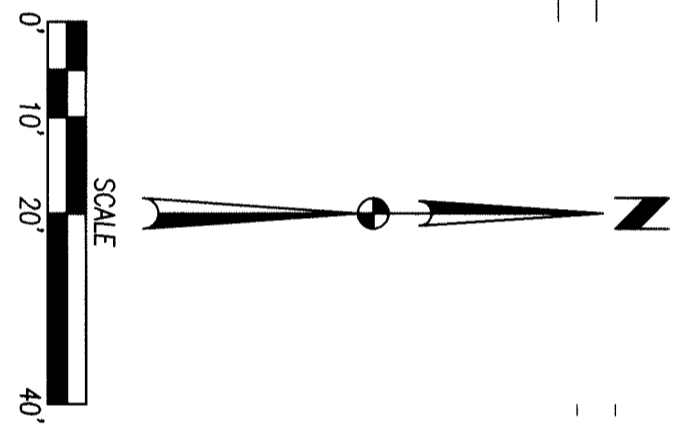


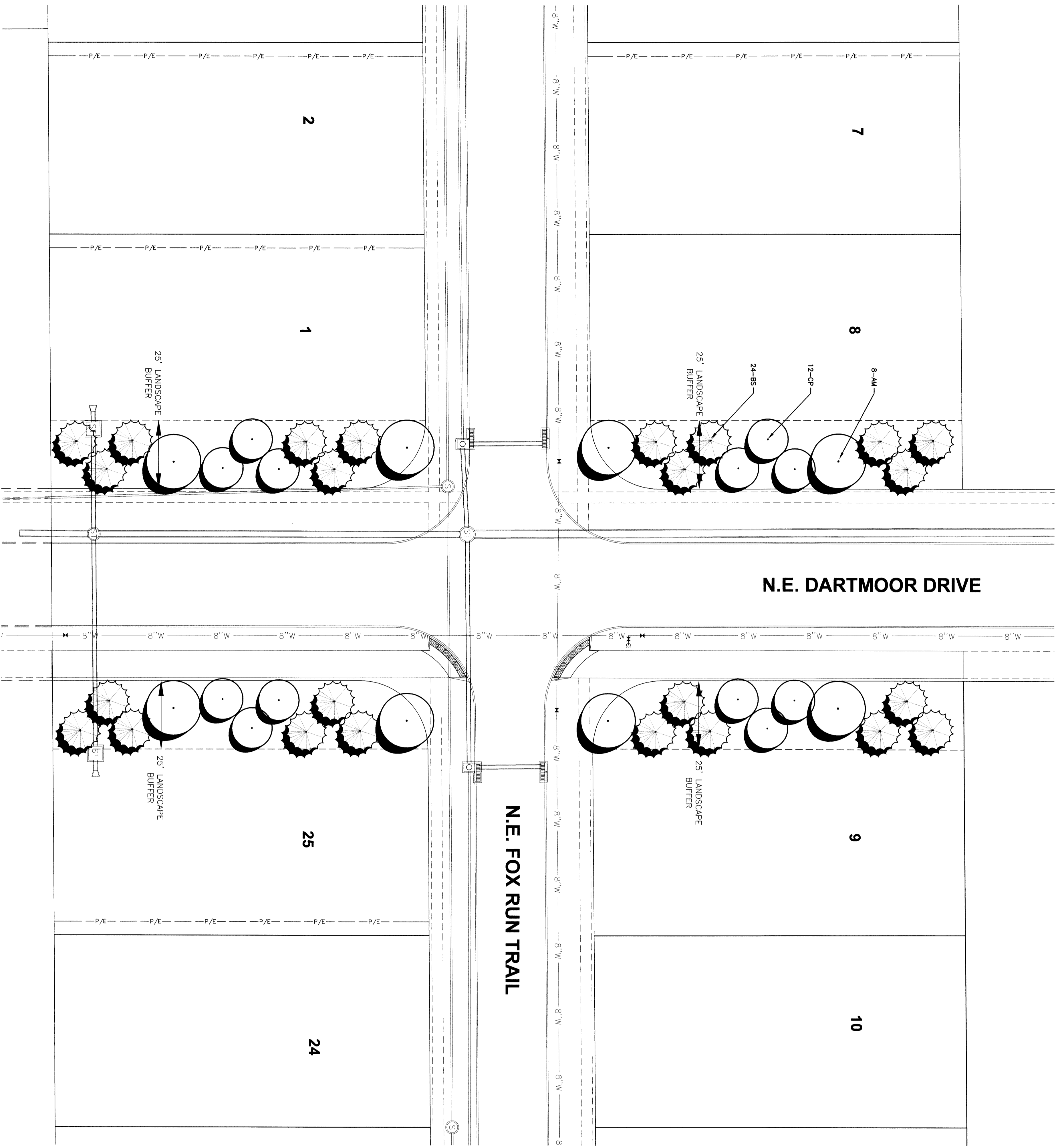
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- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



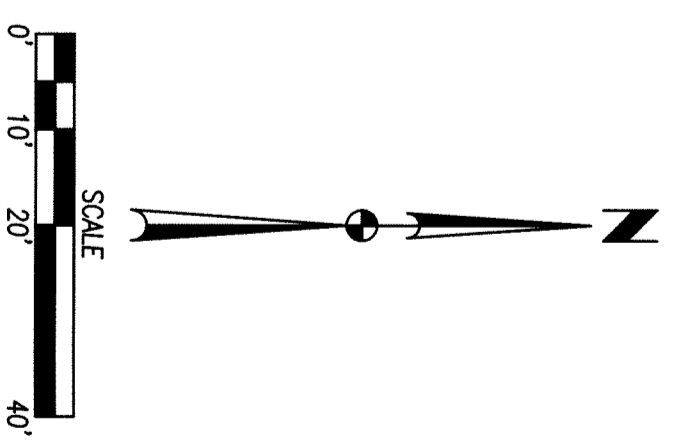


LANDSCAPE NOTES

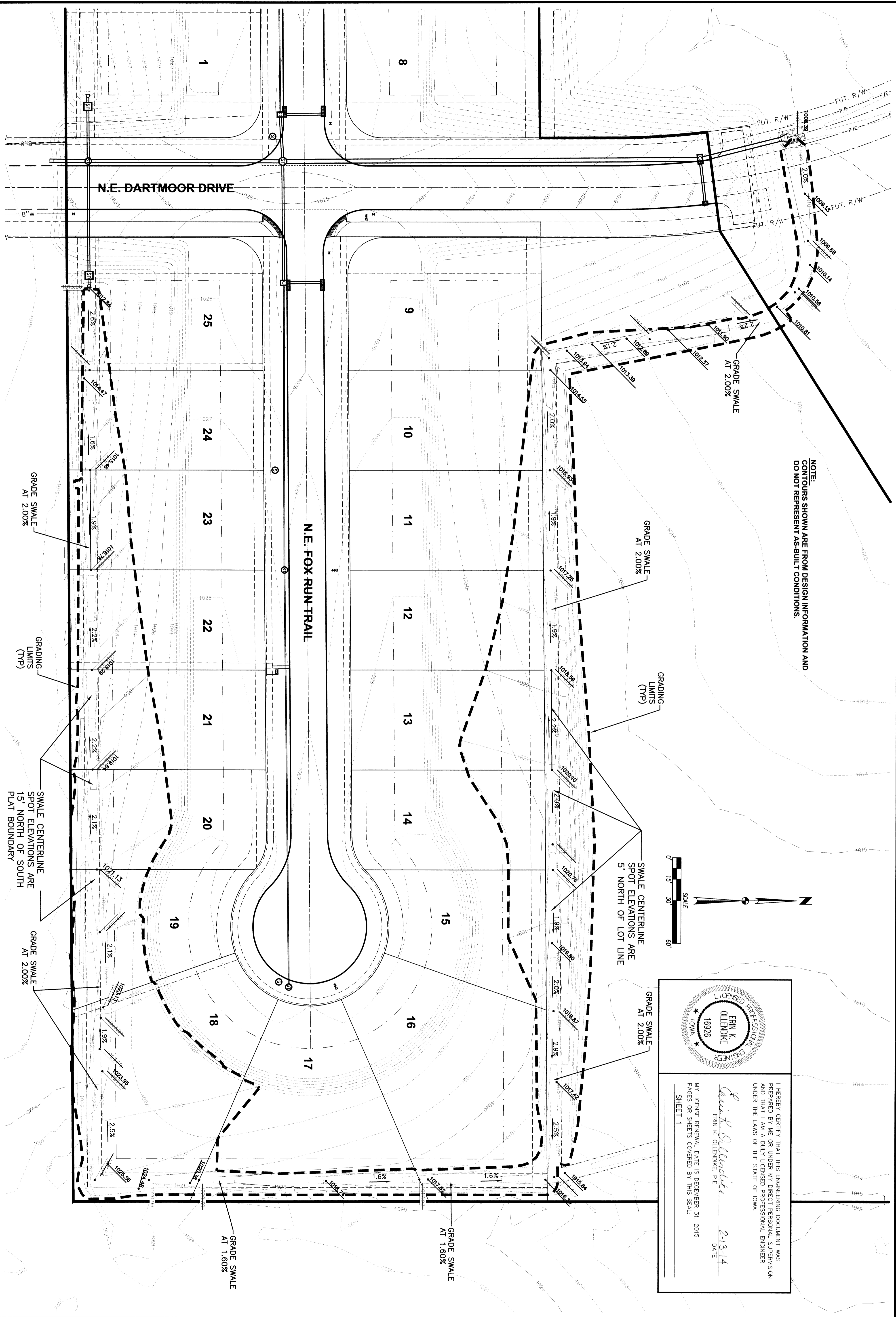
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING
6. SHREDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES TO A (MIN) DEPTH OF 3"
7. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
8. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
9. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANT SCHEDULE

SYMBOL	COMMON	SIZE	FORM
AM 8	AUTUMN BLAZE MAPLE	1.5" CAL B&B	
CP 12	CHANTICLEER PEAR	1.5" CAL B&B	
BB 12AL	COLORADO BLUE SPRUCE	6" HT. LB&B	



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ERIN K. OLLENDIKE
 LICENSED PROFESSIONAL ENGINEER
 18926
 IOWA

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Erin K. Ollendike
 ERIN K. OLLENDIKE, P.E.
 DATE: 2-13-14

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEET 1