

PUBLIC IMPROVEMENTS - ASBUILTS

# FRIDLEY PALMS PLAT I

WAUKEE, IOWA

FRIDLEY PROPERTIES LLC, 1321 WALNUT ST, DES MOINES, IA 50309



VICINITY SKETCH

**PROPERTY OWNER:**  
FRIDLEY PROPERTIES, LLC  
1321 WALNUT STREET  
DES MOINES, IOWA 50309

**PROJECT MANAGER:**  
JEFFREY A. GADDIS, PLS  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884  
GADDIS@CECLAC.COM

**BULK REGULATIONS**

CI-B	
FRONT YARD SETBACK	= 50 FEET
SIDE YARD SETBACK	= 20 FEET
SIDE YARD SETBACK	= 40 FEET / IF ADJACENT
REAR YARD SETBACK	= 50 FEET
MAXIMUM HEIGHT	= 75 FEET (SEE CODE)
MAXIMUM STORIES	= 3 STORIES

**LEGAL DESCRIPTION:**

WARRANTY DEED BOOK 2015, PAGE 19954  
OUTLOT 'B' IN THE POINT PLAT I, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA EXCEPT LAND DEEDED TO THE CITY OF WAUKEE IN BOOK 2014, PAGE 10240.

**UTILITY CONTACTS**

<b>SANITARY SEWER</b>	- WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
<b>WATER MAIN</b>	- WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
<b>STORM SEWER</b>	- WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
<b>NATURAL GAS UTILITY</b>	- WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
<b>ELECTRIC</b>	- MID AMERICAN ENERGY (515-252-6541)

**QUANTITIES**

**SANITARY SEWER**  
169 L.F. 8-INCH SANITARY SEWER  
3 EA. 94"X90" MANHOLE  
1 EA. WATERTIGHT CAP

**WATER MAIN**  
42 L.F. 8-INCH WATER MAIN  
112 L.F. 8-INCH WATER MAIN  
945 L.F. 12-INCH WATER MAIN  
3 EA. 6-INCH VALVE  
5 EA. 8-INCH VALVE  
5 EA. 12-INCH VALVE  
3 EA. 45° 12-INCH BEND  
8 EA. 11-1/4" 12-INCH BEND  
1 EA. 22-1/2" 12-INCH BEND  
3 EA. HYDRANT, TEE & 6-INCH VALVE  
3 EA. BLOWOFF HYDRANT  
3 EA. 12"x6"x12" TEE  
2 EA. 12"x8"x12" TEE  
1 EA. REDUCER

**QUANTITIES**

**STORM SEWER**  
31 L.F. 12-INCH RCP CLASS III  
247 L.F. 15-INCH RCP CLASS III  
31 L.F. 18-INCH RCP CLASS III  
471 L.F. 27-INCH RCP CLASS III  
5 L.F. 36-INCH RCP CLASS III  
2 EA. 94"X50" INTAKE IV 94"X603 'R' GRATE  
3 EA. 94"X50" INTAKE IV 94"X603 'R' GRATE  
3 EA. 94"X503 INTAKE IV 94"X602 'E' CASTING & 94"X603 'R' GRATE  
2 EA. 94"X401 MANHOLE IV 94"X602 'E' CASTING  
2 EA. 36"X36" 54"X513 INTAKE IV 54"X602 'S' CASTING  
2 EA. 48"X48" 54"X513 INTAKE IV 54"X602 'S' CASTING  
3 EA. 12-INCH FLARED END SECTION  
3 EA. 15-INCH FLARED END SECTION  
2 EA. 4'X4' SCOUR STOP MATS

**PAVING**

3,705 S.Y. 8-INCH NON-REINFORCED P.C.C.  
1,115 S.Y. 6-INCH NON-REINFORCED P.C.C. (TRAIL)  
4,205 S.Y. SUBGRADE PREP  
1381 L.F. 6-INCH SUBDRAIN  
0 EA. TYPE A-2 CLEANOUT

**GENERAL NOTES**

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

**SANITARY NOTES**

- CASTING TYPES ARE FROM SUDAS SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
- THE CONTRACTOR SHALL CLEAN AND FITTINGS INCLUDING ANY RELIQUATED HYDRANTS.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.

**STORM NOTES**

- PROVIDE A 3' WIDE CLAY WATER STOP, AN APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
- ALL STORM SEWERS ARE TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
- STORM SERVICES INSTALLED INTO STORM STRUCTURES MUST BE CORE DRILLED. KEEP THE SERVICE AS MUCH ABOVE THE STRUCTURE FLOW LINE AS POSSIBLE TO AVOID SURCHARGE.
- ALL SUBDRAIN OUTLETS SHALL HAVE A RODENT CONTROL COVER WHEN CONNECTED TO A STRUCTURE.

**WATER NOTES**

- FOLLOW WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
- THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
  - FLEXIBLE OR-RING JOINTS RATED AT 19 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
  - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM THE SEWER.
  - THE SEWER MUST BE ADEQUATELY SUPPORTED.
  - A LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF THE POINT OF CROSSING.
- ALL HYDRANTS SHALL HAVE 4" STORZ FITTINGS INCLUDING ANY RELIQUATED HYDRANTS.
- ALL STORM & SANITARY SEWER CROSSINGS ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW THE IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 567 IAC 43.2(2) "A" (3).

**NPDES/SWPPP**

- FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- THE STORM WATER POLLUTION PREVENTION PLAN APPLIES TO BOTH THE PUBLIC IMPROVEMENTS AND SITE PLAN DRAWINGS.
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A CITY OF WAUKEE COSECC PERMIT.

**GRADING NOTES**

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
  - CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
  - FRIDLEY PROPERTIES, LLC.
  - CIVIL ENGINEERING CONSULTANTS, INC.
  - IOWA ONE-CALL.
  - IOWA DEPARTMENT OF TRANSPORTATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES; SUDAS; AND IN ACCORDANCE WITH ALLENDER BUTZKE ENGINEER RECOMMENDATIONS CONTAINED IN GEOTECHNICAL EXPLORATION #FN 171373.
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE CONTRACTOR DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITY PROVIDERS SERVING THIS AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHMARD.
- PREPARE BOTTOM OF TRENCH FOR FILL BY DISING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD.
- SPECIFICATIONS FOR INTALC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.
- SCOURSTOP TO BE INSTALLED TO MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER.

**PAVING NOTES**

- ALL OTHER STREET PAVING AND ENTRANCE DRIVES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 8-INCH NON-REINFORCED P.C.C.
- SIDEWALK RAMP WITHIN THE IDOT RIGHT-OF-WAY SHALL BE 5-INCH NON REINFORCED P.C.C.
- ALL SIDEWALKS AND RAMPS GREATER THAN 5 FOOT WIDE SHALL BE 6-INCH NON REINFORCED P.C.C.
- ALL OTHER SIDEWALKS & RAMPS SHALL BE 4-INCH NON REINFORCED P.C.C.
- ALL STREETS SHALL HAVE 6-INCH CURBS.

**GENERAL LEGEND**

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	○ SANITARY/STORM MANHOLE
--- LOT LINE	⊕ WATER VALVE
--- CENTERLINE	⊕ FIRE HYDRANT
--- EASEMENT LINE	□ STORM SEWER SINGLE INTAKE
⊕ FLARED END SECTION	□ STORM SEWER DOUBLE INTAKE
⊕ DRAIN BASIN OR SEDIMENT RISER	⊕ STORM SEWER ROUND INTAKE
⊕ DRAIN BASIN WITH SOLID GRATE	⊕ FLARED END SECTION
⊕ WATER VALVE	⊕ DECIDUOUS TREE
⊕ FIRE HYDRANT ASSEMBLY	⊕ CONIFEROUS TREE
⊕ BLOW-OFF HYDRANT	○ SHRUB
⊕ SCOUR STOP MAT	⊕ POWER POLE
⊕ TURF REINFORCEMENT MAT	⊕ STREET LIGHT
⊕ STORM SEWER WITH SIZE	⊕ GUY ANCHOR
⊕ WATER SEWER WITH SIZE	⊕ ELECTRIC TRANSFORMER
⊕ WATER SERVICE	⊕ GAS METER
⊕ PROPOSED CONTOUR	⊕ TELEPHONE RISER
⊕ SILT FENCE	⊕ SIGN
⊕ ADDRESS	⊕ UNDERGROUND TELEVISION
⊕ RIPRAP	⊕ UNDERGROUND ELECTRIC
	⊕ UNDERGROUND GAS
	⊕ UNDERGROUND FIBER OPTIC
	⊕ UNDERGROUND TELEPHONE
	⊕ OVERHEAD ELECTRIC
	⊕ SANITARY SEWER WITH SIZE
	⊕ STORM SEWER WITH SIZE
	⊕ WATER MAIN WITH SIZE
	⊕ EXISTING CONTOUR
	⊕ TREELINE
	⊕ BUILDING SETBACK LINE
	⊕ PUBLIC UTILITY EASEMENT
	⊕ MINIMUM OPENING ELEVATION

**SHEET INDEX**

SHEET #	SHEET TITLE
1	COVER
2	DETAILS - UTILITY & SIDEWALK
3	DETAILS - UTILITY & SIDEWALK
4	GEOMETRIC PLAN
5	SANITARY - PLAN & PROFILE (EXISTING TO 3+10)
6	SANITARY - PLAN & PROFILE (LOTS 2 & 3)
7	WATER - PLAN & PROFILE (0+00 - 4+50)
8	WATER - PLAN & PROFILE (4+50 - 10+00)
9	STORM - PLAN & PROFILE (0+00 - 1+00)
10	STORM - PLAN & PROFILE (0+00 - 4+67)
11	STORM - PLAN & PROFILE (4+67 & 9+25 CROSSING)
12	STORM - PLAN & PROFILE (NE WESTGATE DRIVE)
13	GRADING PLAN
15	PAVING & LIGHTING - PLAN & PROFILE (4+50 - 10+00)
16	NE WESTGATE DRIVE - HICKMAN ROAD TRAIL CONNECTION
17	PAVING & SIDEWALK RAMP INTERSECTION DETAILS

**CERTIFICATIONS**

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.

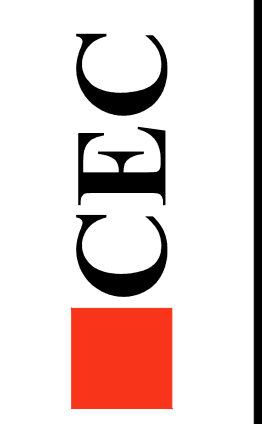
Shane J. Devick  
16507  
June 18, 2014  
DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 - 17

**BENCHMARK**

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.  
ELEVATION-----1034.63



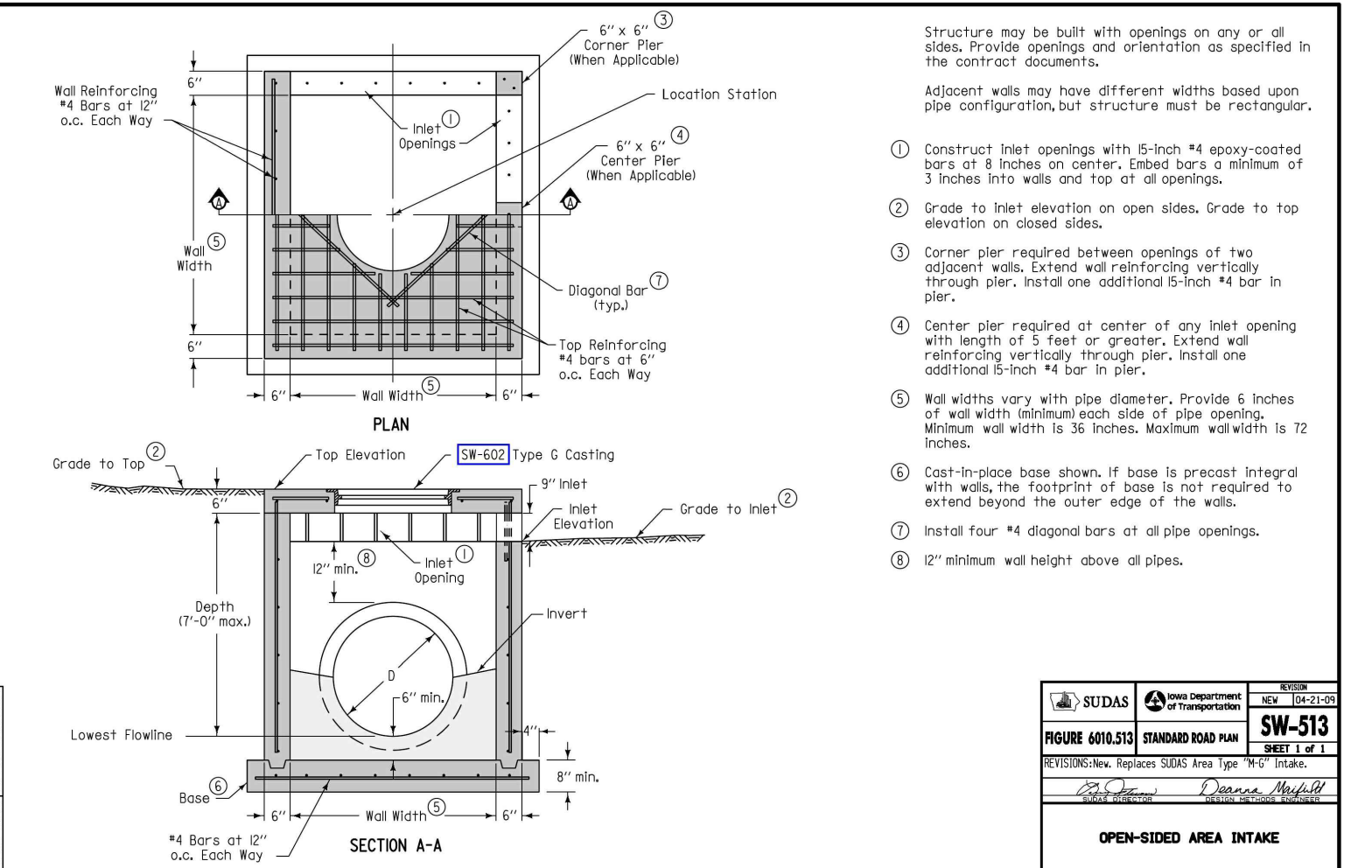
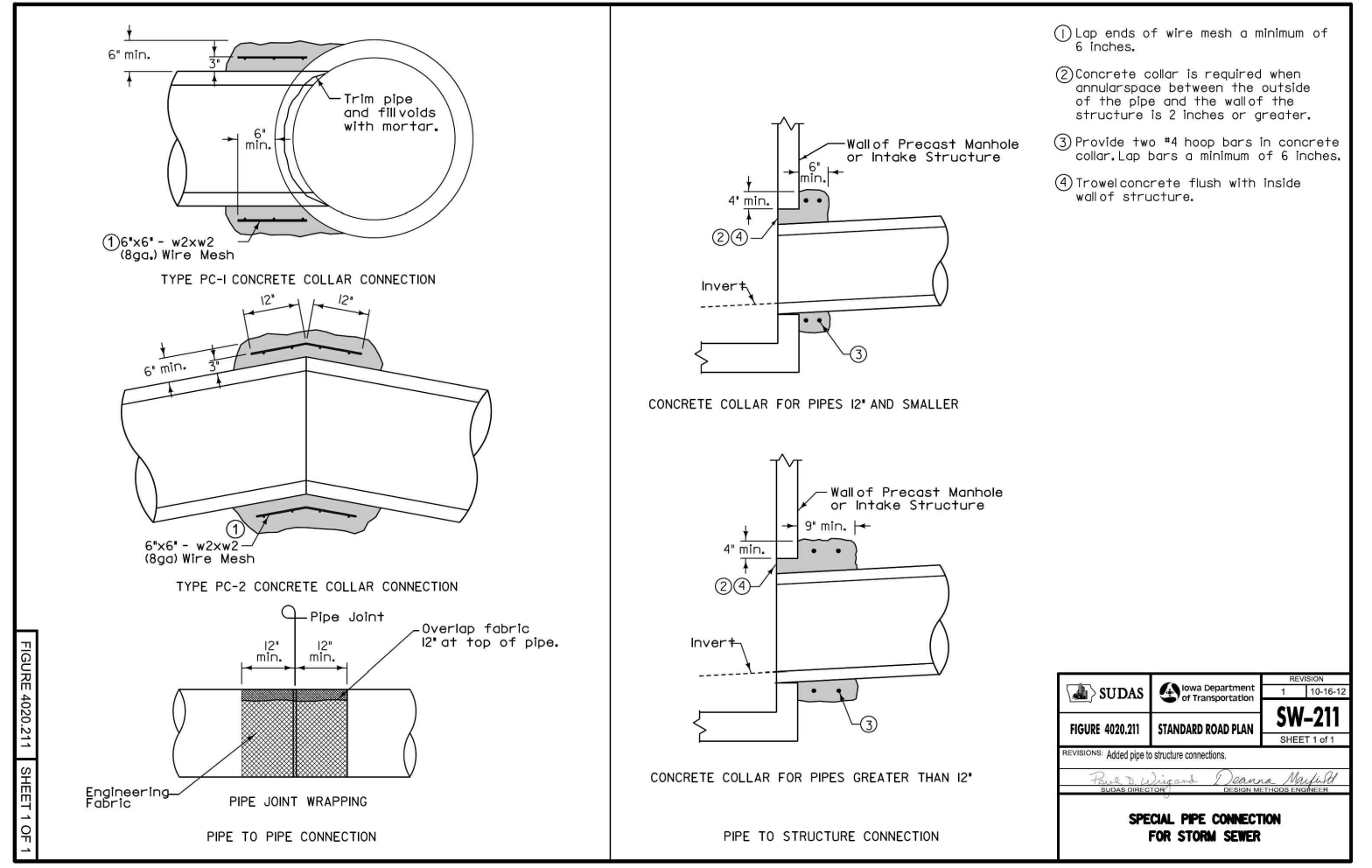
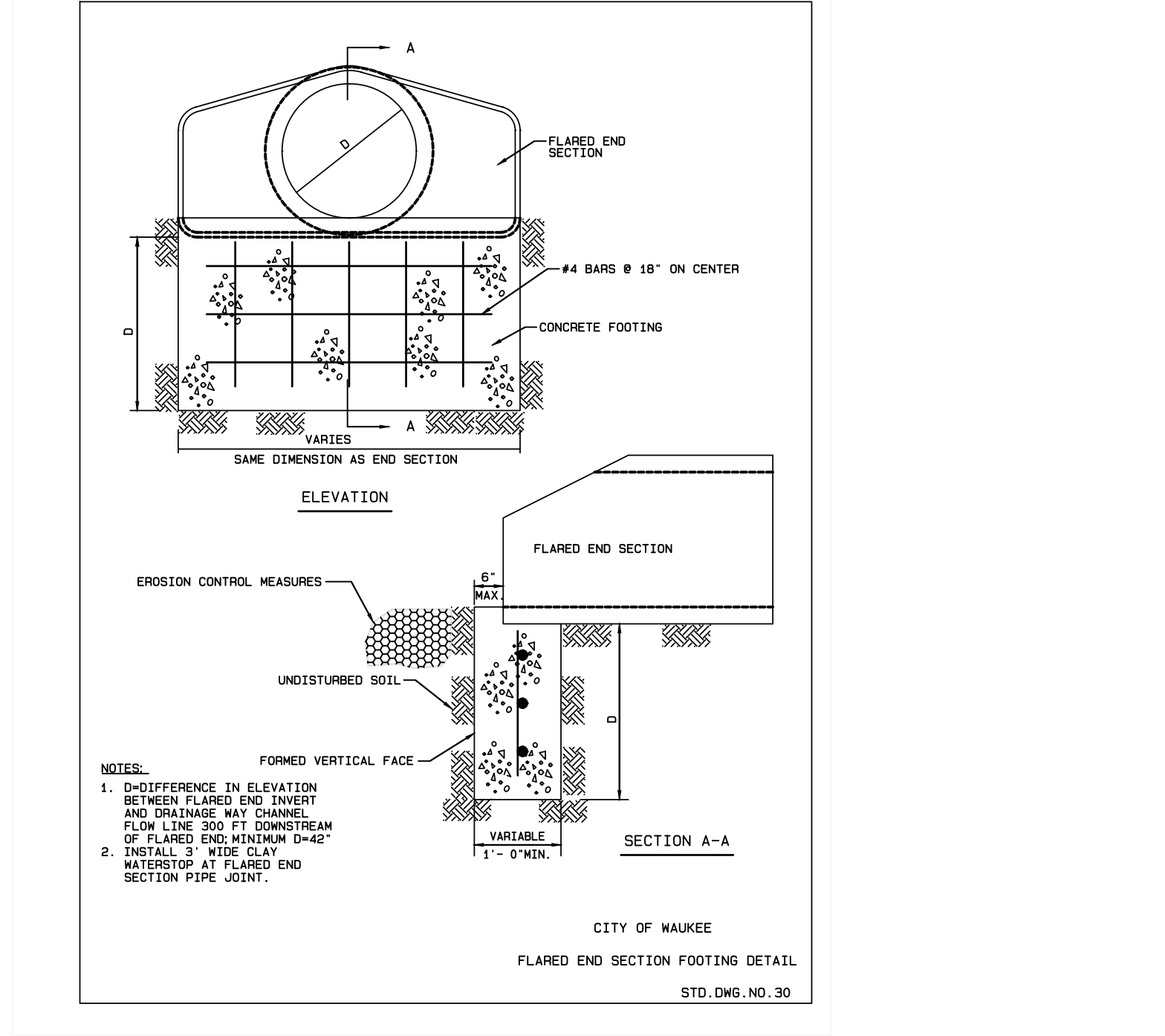
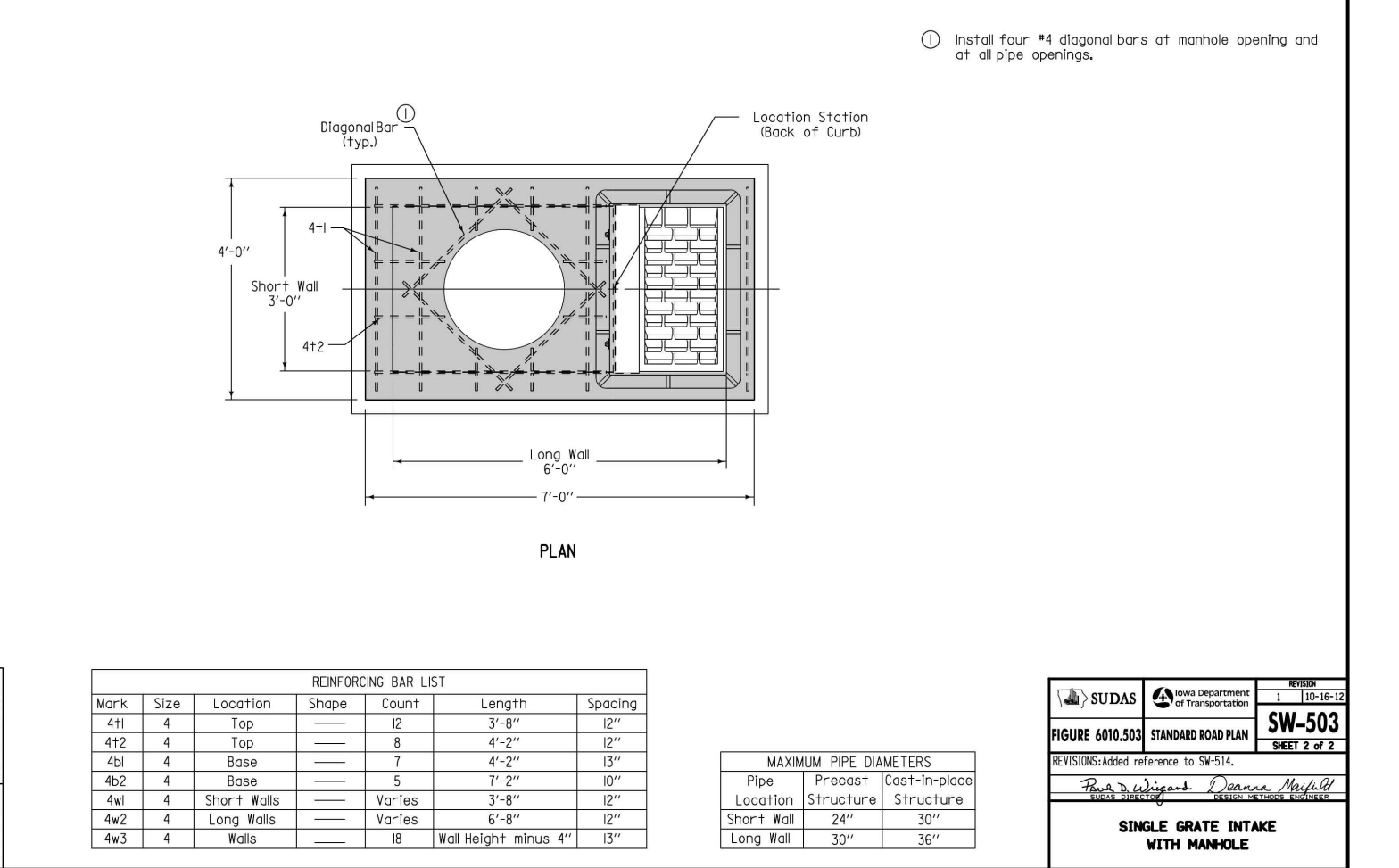
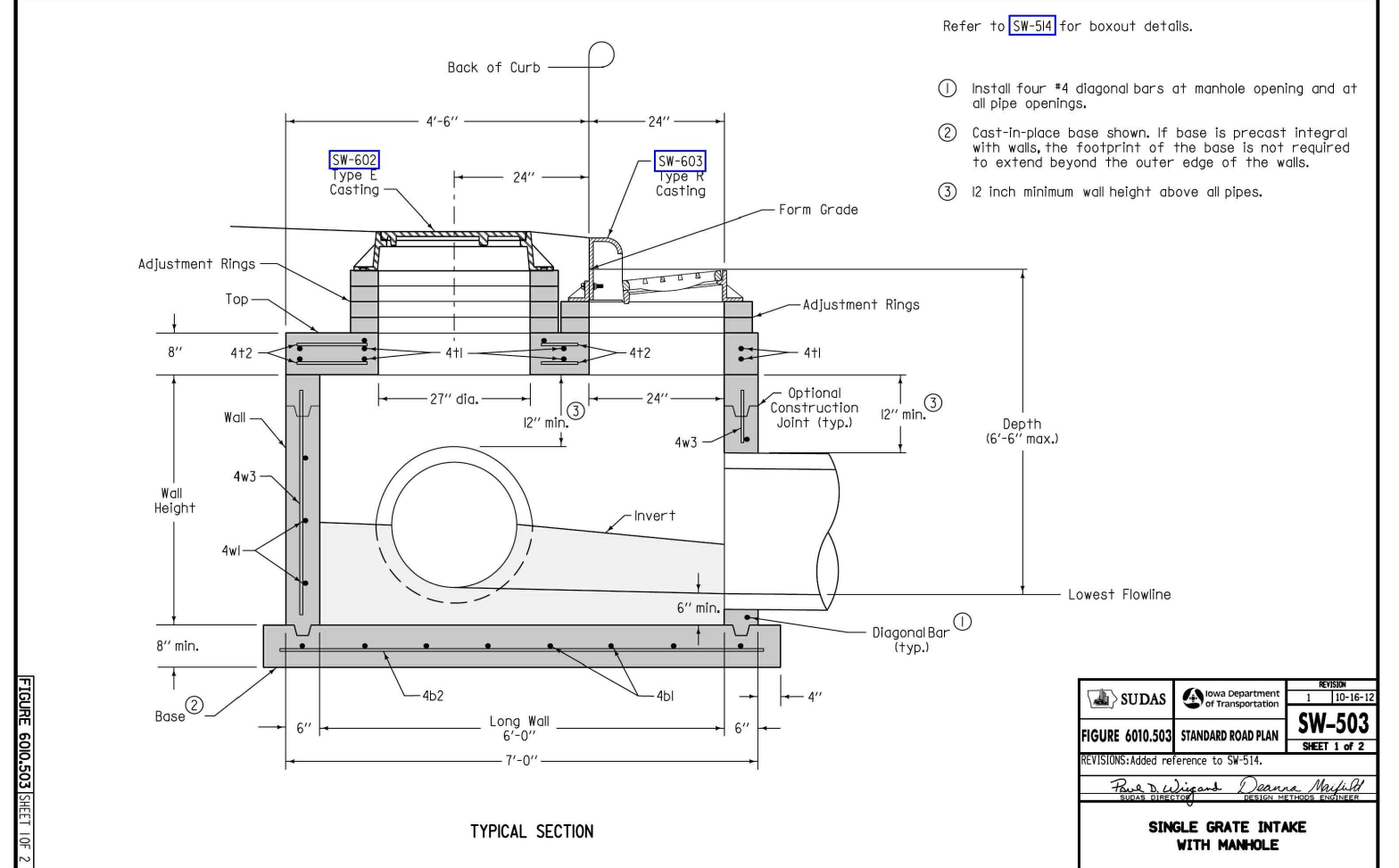
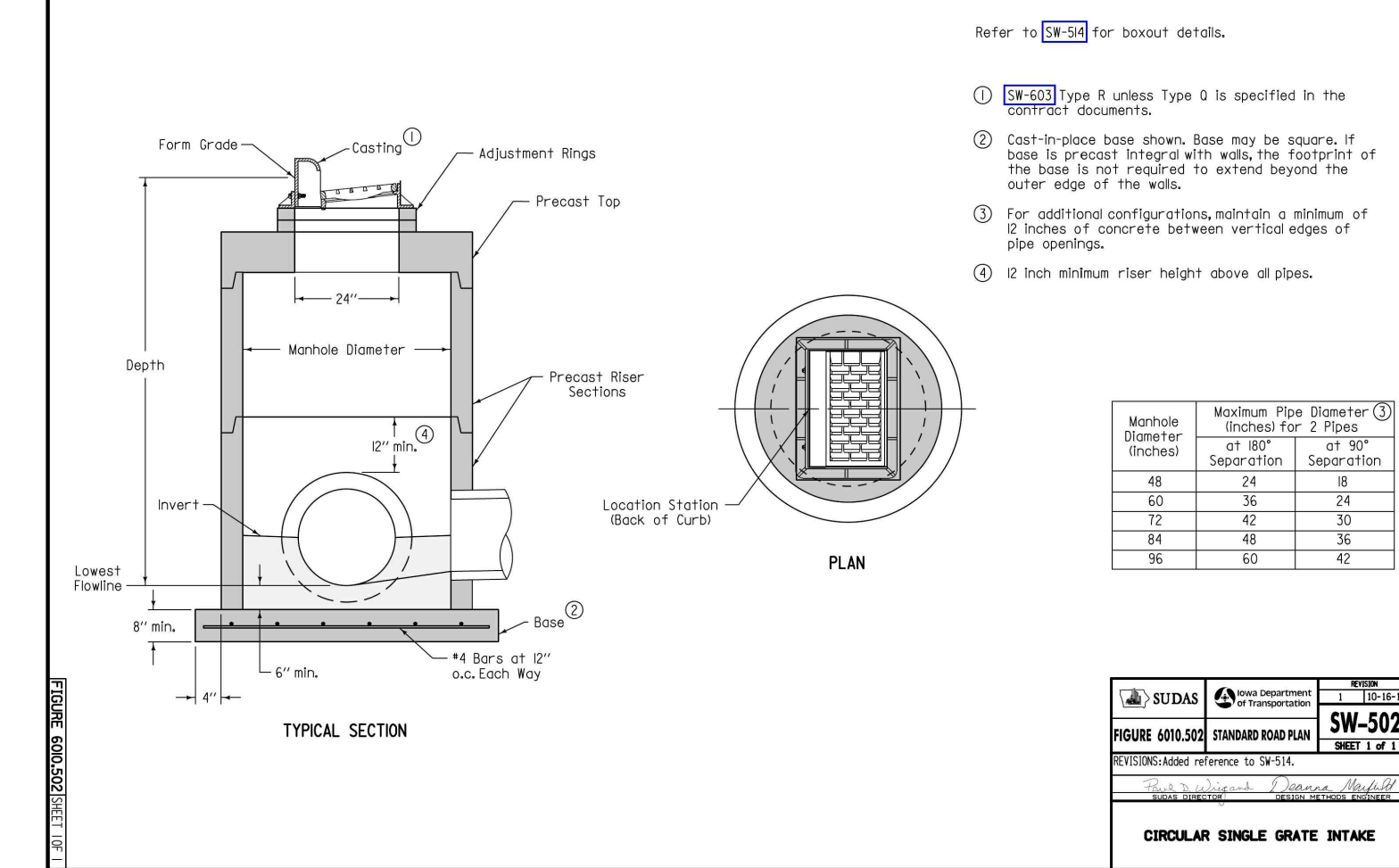
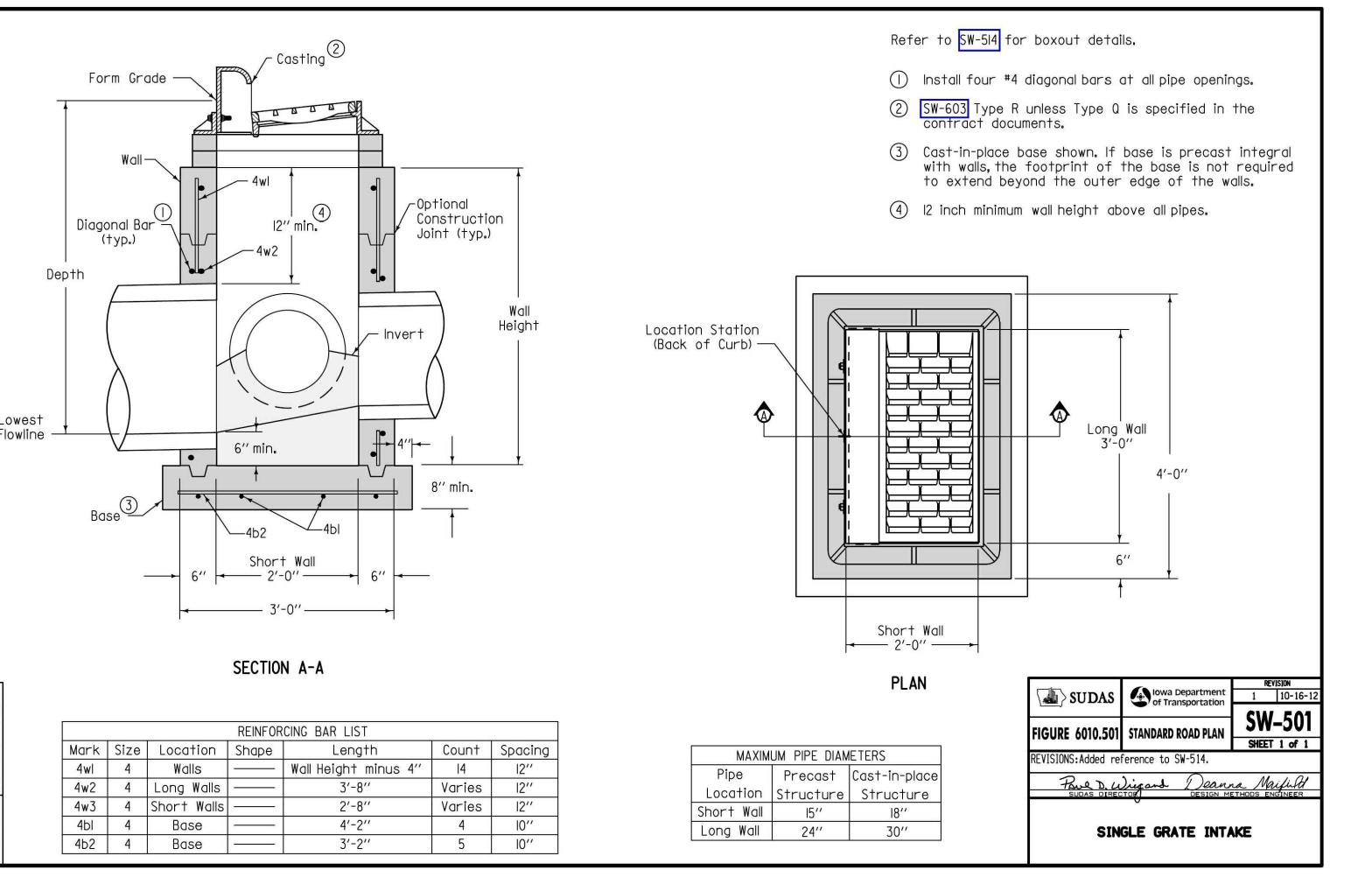
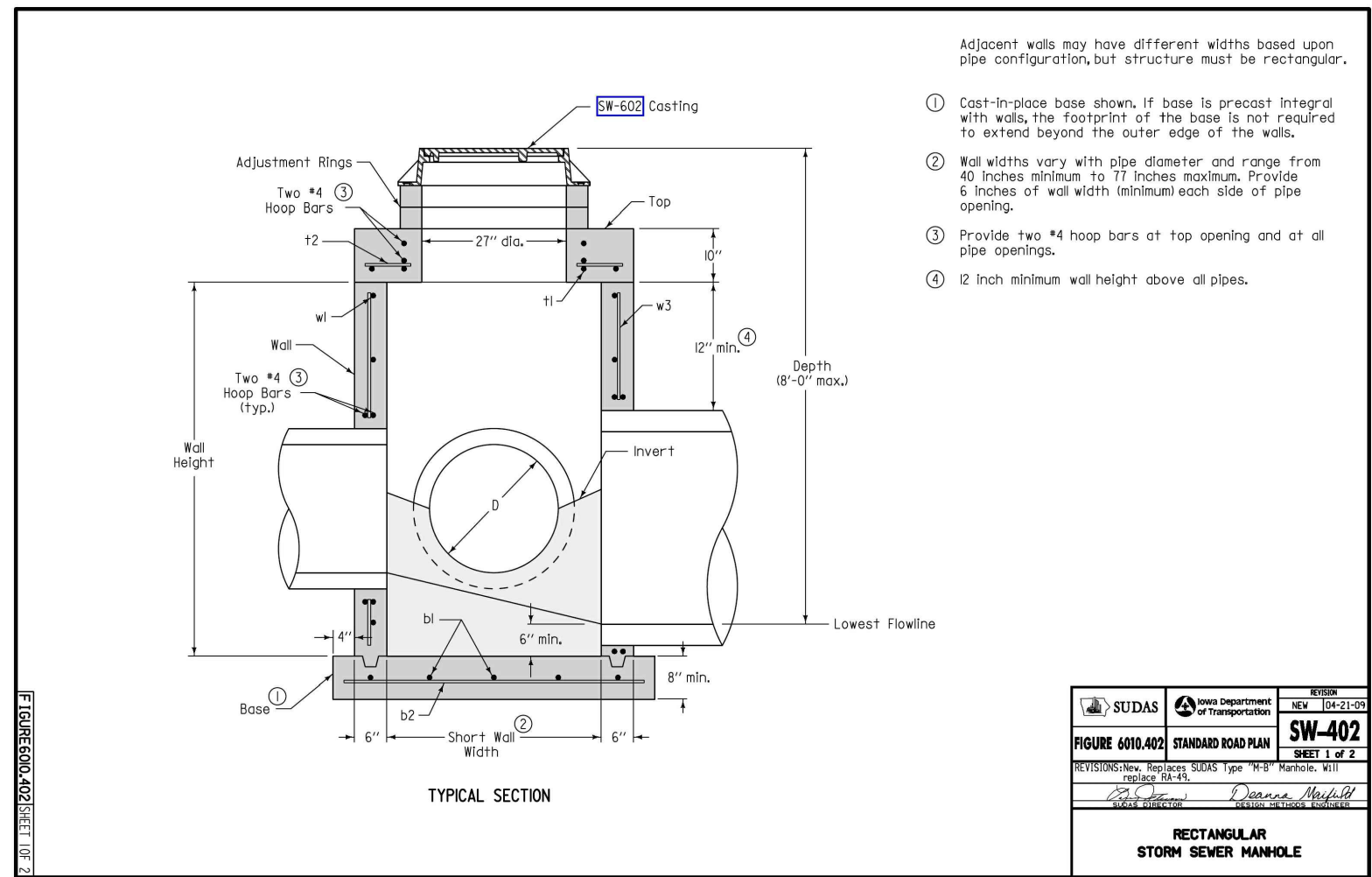
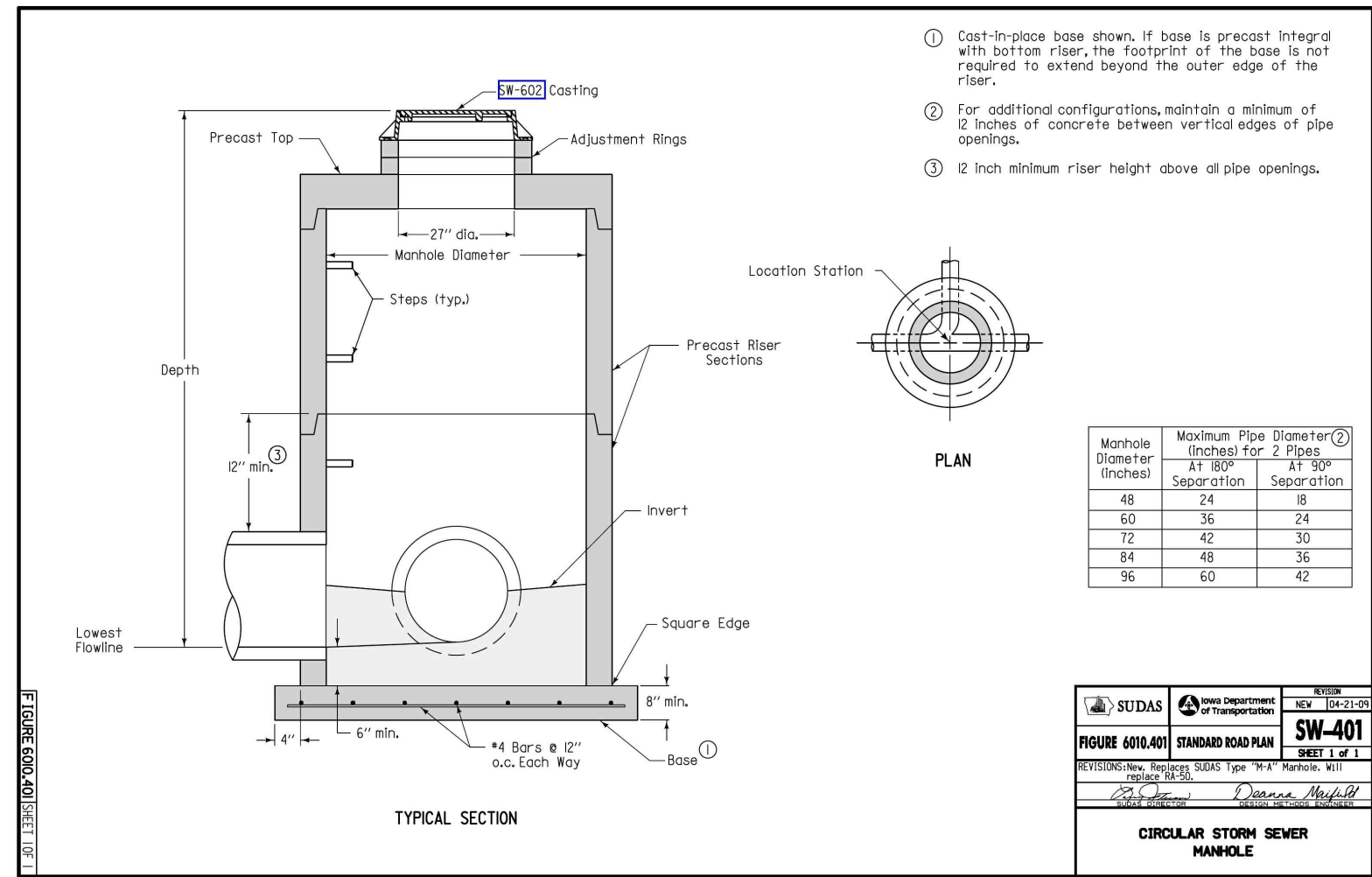
Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@ceclac.com

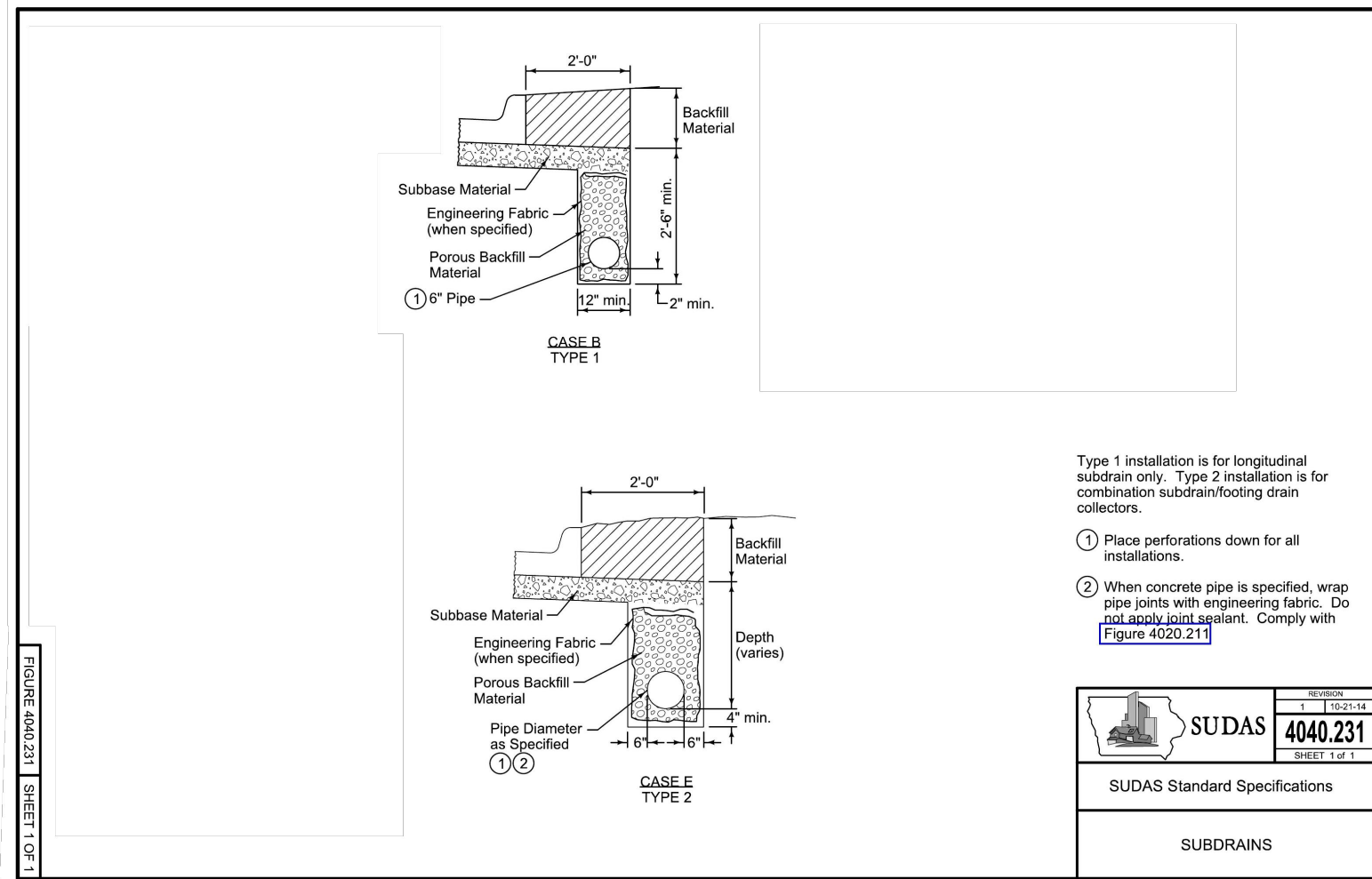


DATE:	ASBUILTS - JUNE 18, 2014
DATE OF SURVEY:	ASBUILTS - JUNE 17, 2014
DESIGNED BY:	JAG
DRAWN BY:	JAG

FRIDLEY PALMS PLAT I  
WAUKEE, IOWA  
COVER

SHEET  
OF 17



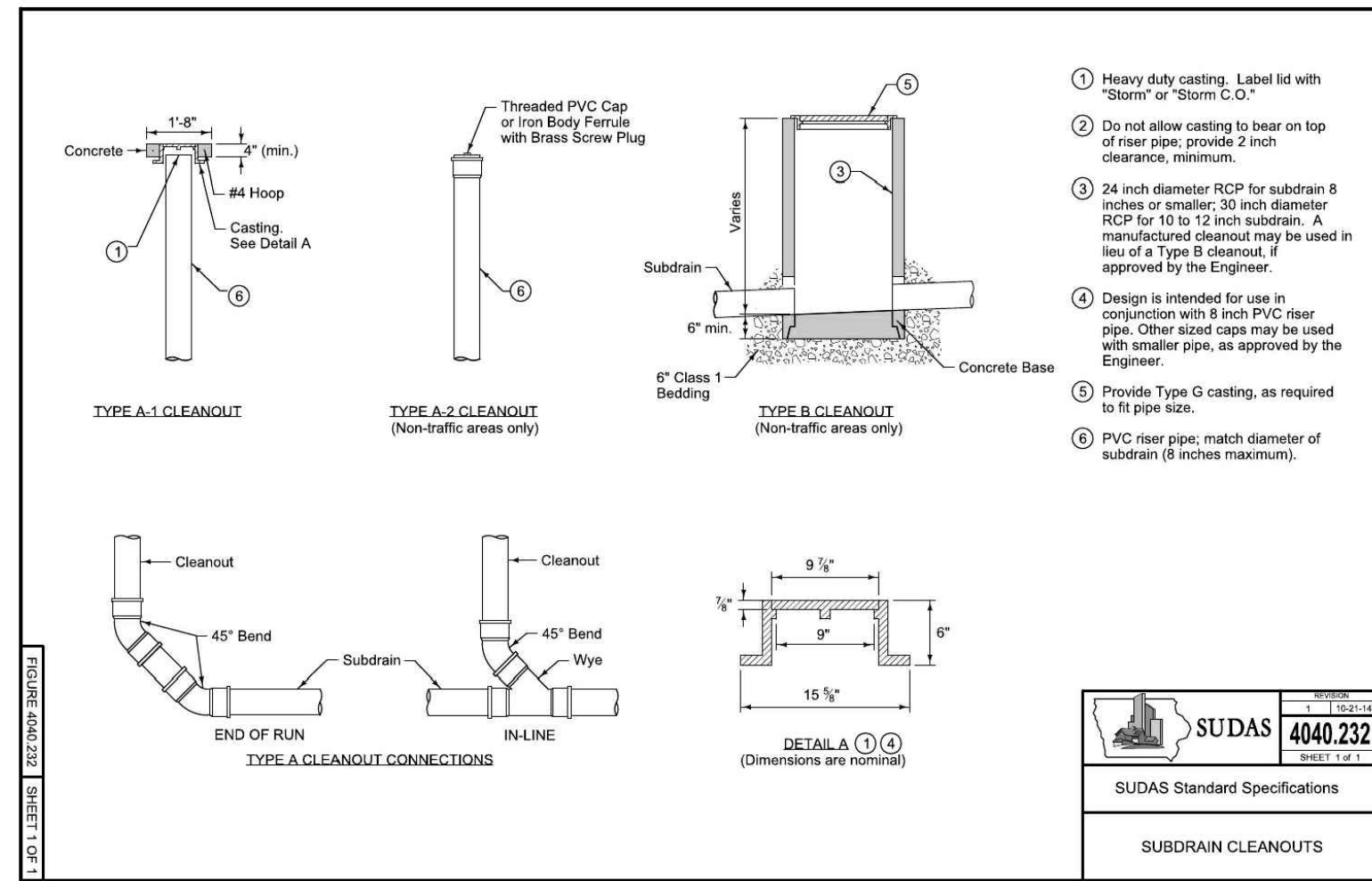


Type 1 installation is for longitudinal subdrain only. Type 2 installation is for combination subdrain/flowing drain collectors.

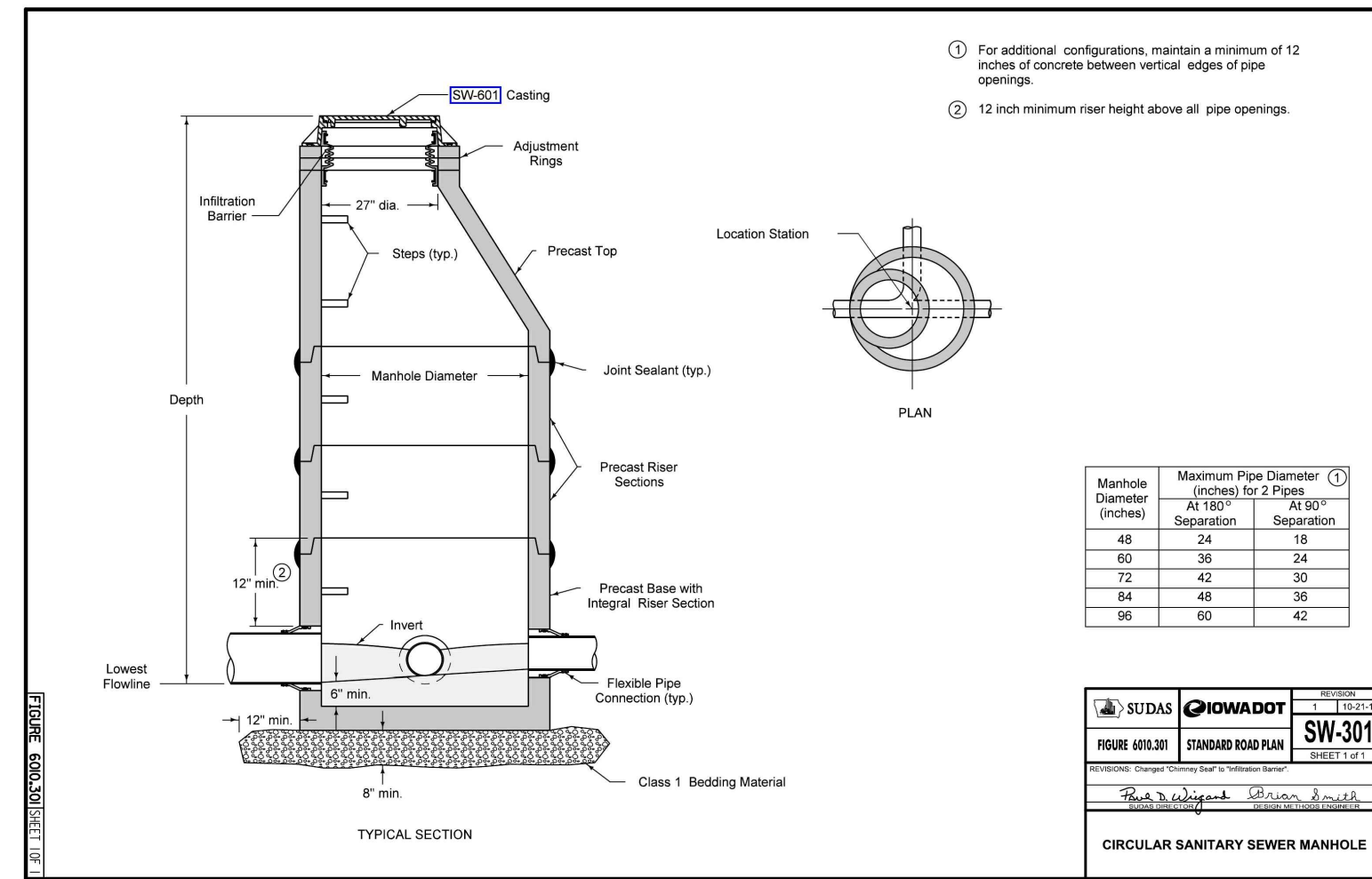
1. Place perforations down for all installations.

2. When concrete pipe is specified, wrap pipe joints with engineering fabric. Do not apply joint sealant. Comply with Figure 4020.21.

SUDAS	4040.231
SUDAS Standard Specifications	
SUBDRAINS	

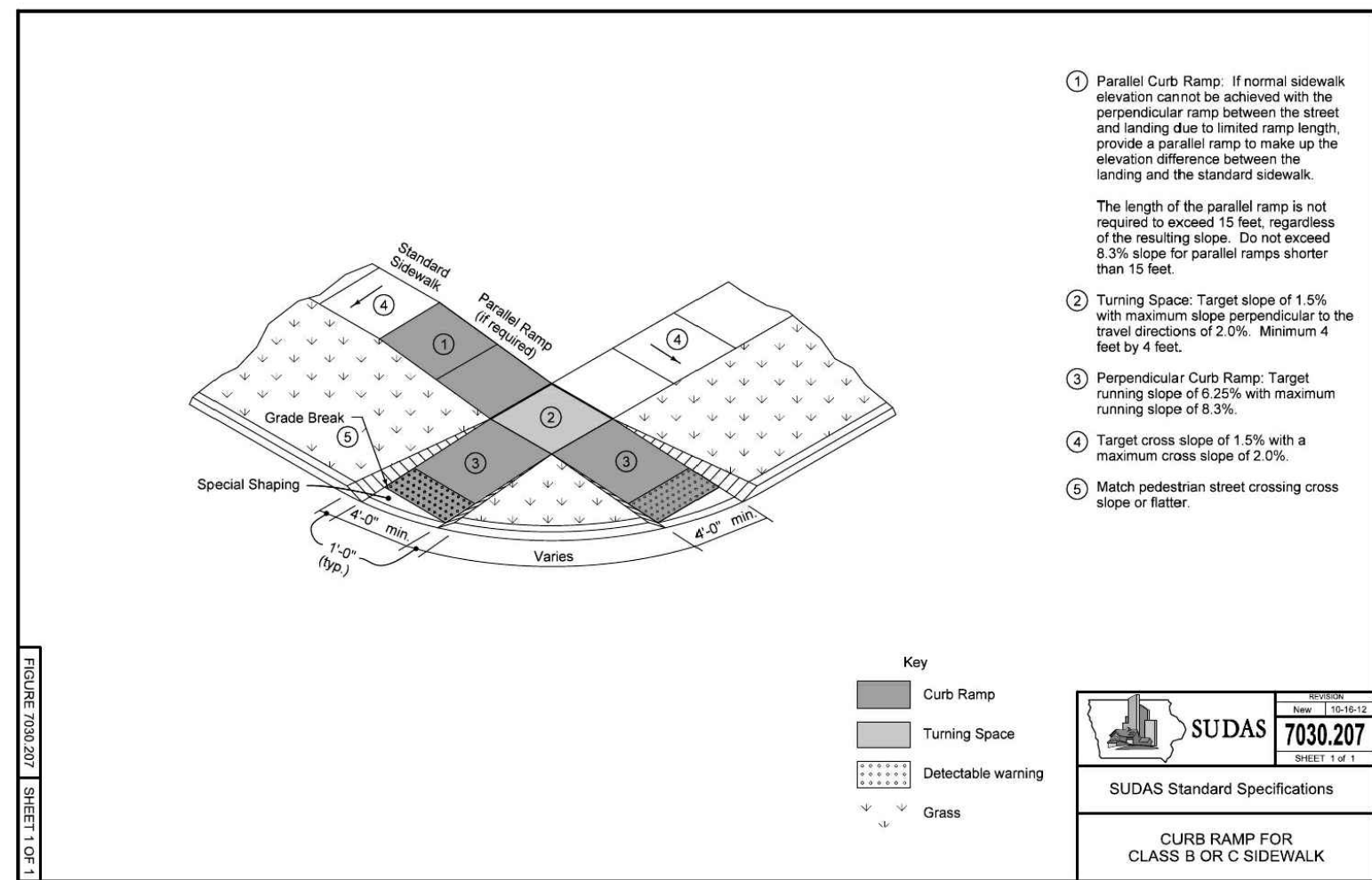


SUDAS	4040.232
SUDAS Standard Specifications	
SUBDRAIN CLEANOUTS	



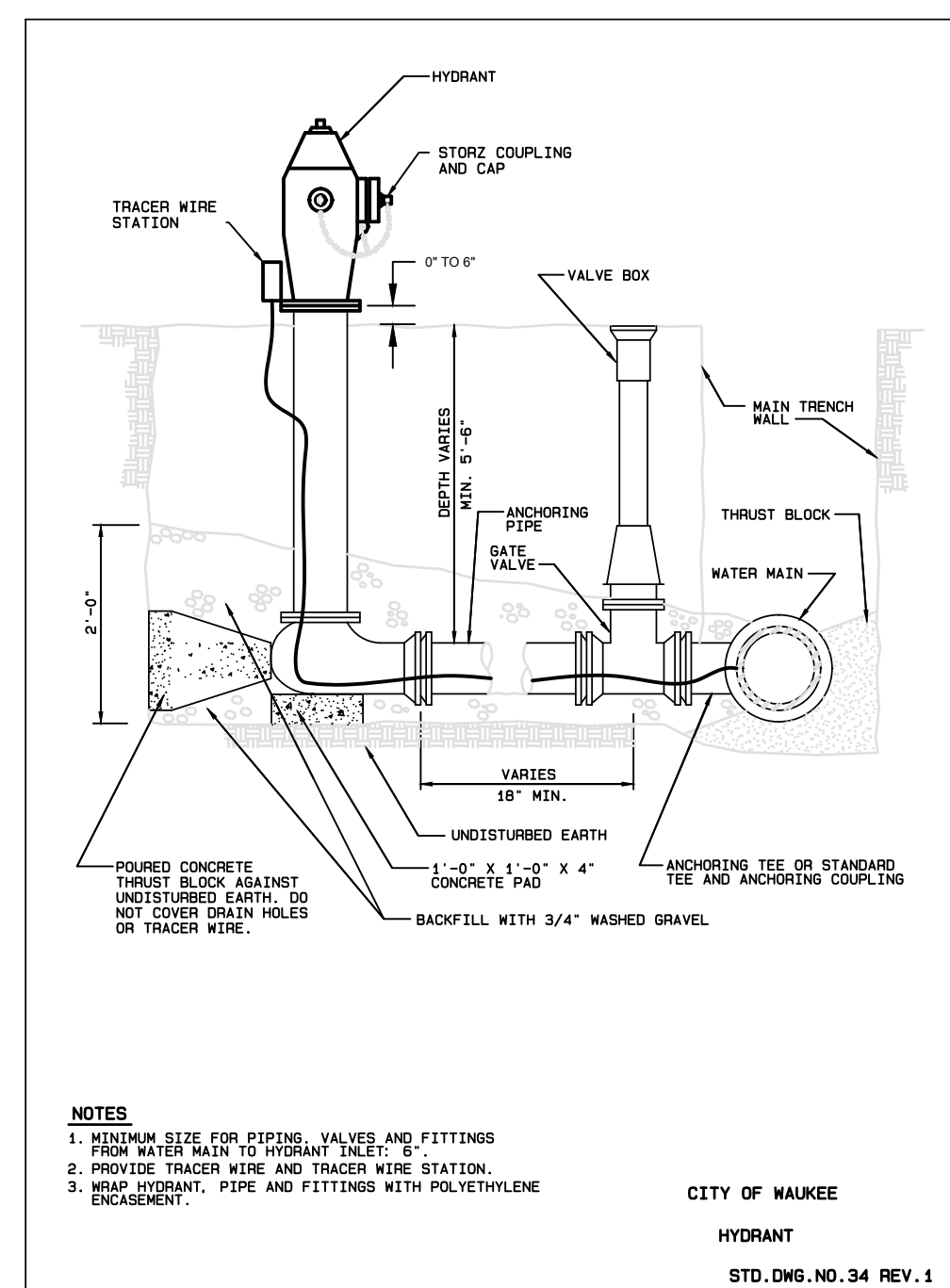
Manhole Diameter (Inches)	Maximum Pipe Diameter (Inches) for 2 Pipes	
	At 180° Separation	At 90° Separation
48	24	18
60	30	24
72	42	30
84	48	36
96	60	42

SUDAS	HOWADDT	SW-301
FORM 60331	STANDARD ROAD PLAN	REV. 12/14
Circular Sanitary Sewer Manhole		



1. 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.
2. Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel direction of 2.0%. Minimum 4 feet by 4 feet.
3. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
4. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
5. Match pedestrian street crossing cross slope or flatter.

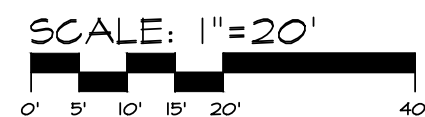
SUDAS	7030.207
SUDAS Standard Specifications	
CURB RAMP FOR CLASS B OR C SIDEWALK	



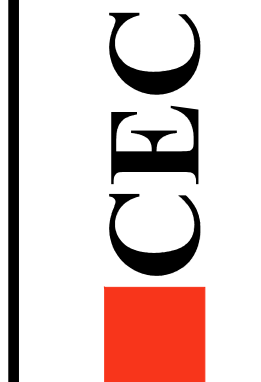
**NOTES**

1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT TAP: 8"
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASMENT.

CITY OF MAUKEE  
HYDRANT  
STD. DNG. NO. 34 REV. 1



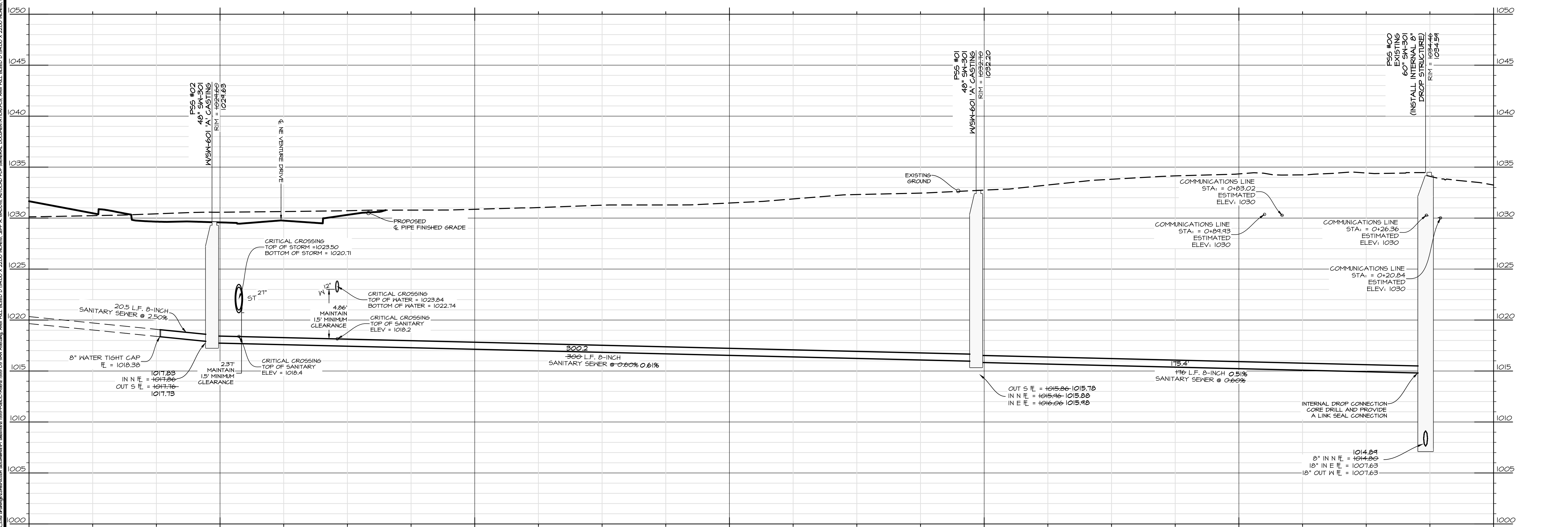
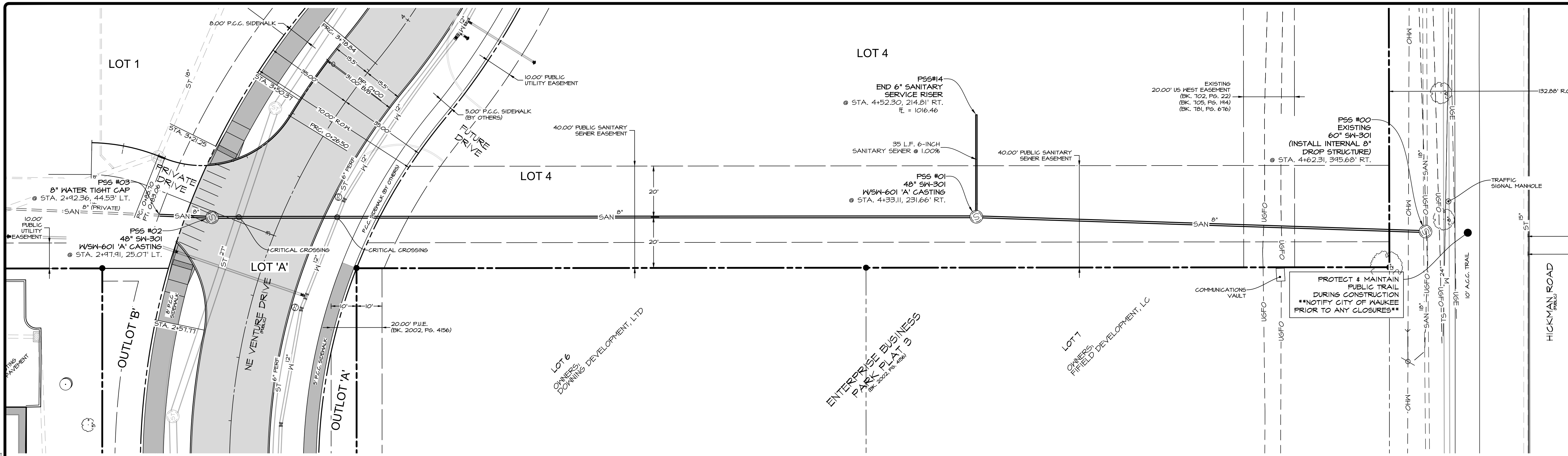
Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
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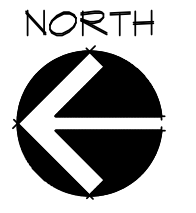
DATE: ASBUILTS - JUNE 18, 2019  
DATE OF SURVEY: ASBUILTS - JUNE 17, 2019  
DESIGNED BY: JAG  
DRAWN BY: JAG

FRIDLEY PALMS PLAT I  
WAUKEE, IOWA  
DETAILS - UTILITY & SIDEWALK  
SHEET 17 OF 17  
E-7533





SCALE: 1"=20'  
 22"x34" SHEET  
 1"=40' 11"x17" SHEET



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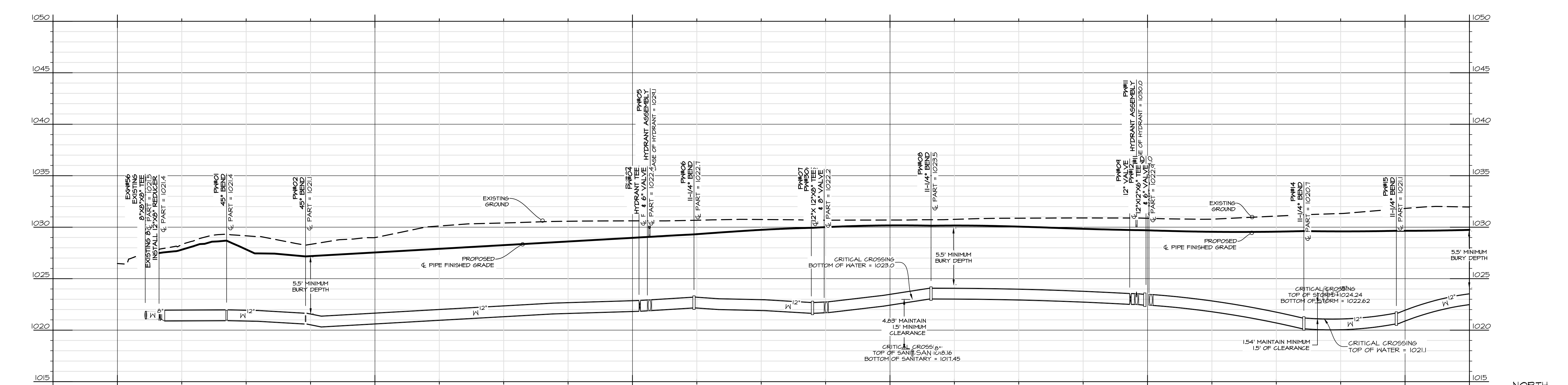
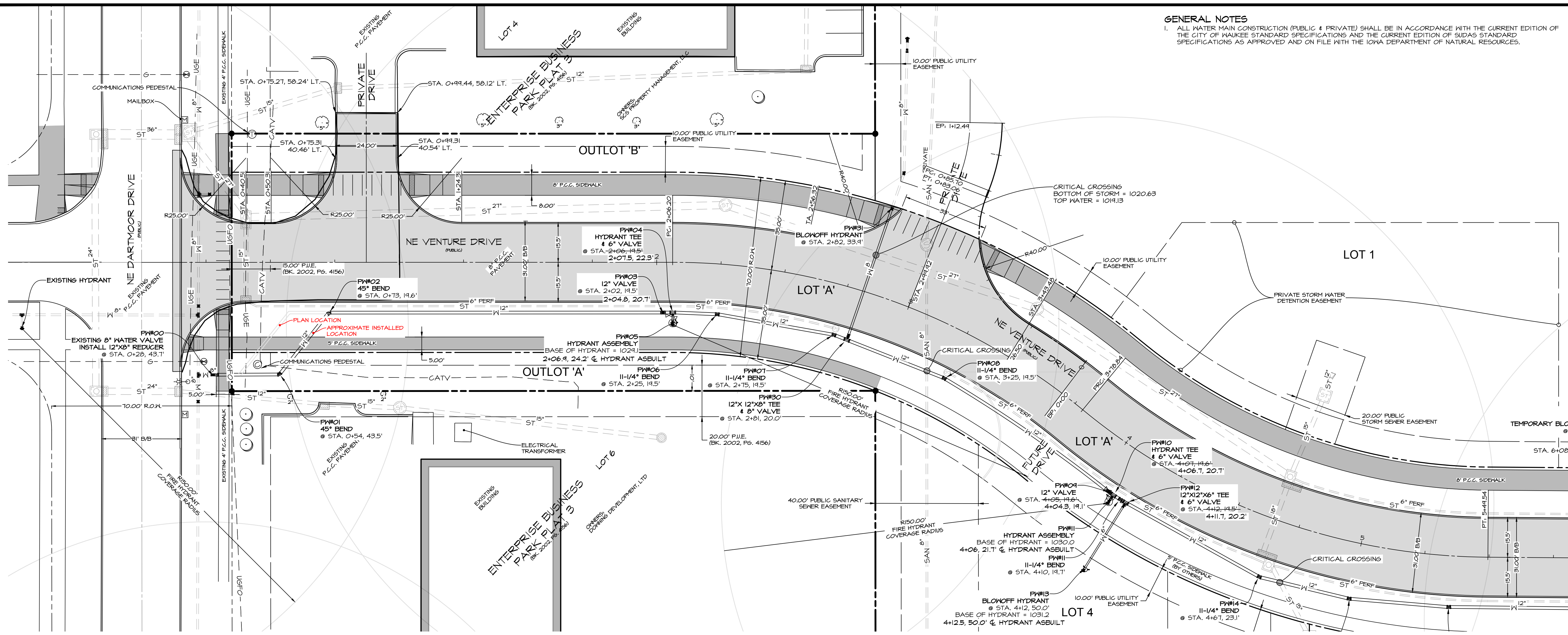
**FRIDLEY PALMS PLAT 1**  
 WAUKEE, IOWA

**SANITARY - PLAN & PROFILE (EXISTING TO 3+10)**

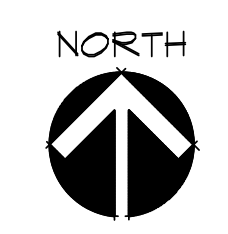
SHEET 9 OF 17  
 E-7533



**GENERAL NOTES**  
 1. ALL WATER MAIN CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT EDITION OF SUDAS STANDARD SPECIFICATIONS AS APPROVED AND ON FILE WITH THE IOWA DEPARTMENT OF NATURAL RESOURCES.



SCALE: 1"=20'  
 22"x34" SHEET  
 1"=40' 11"x17" SHEET



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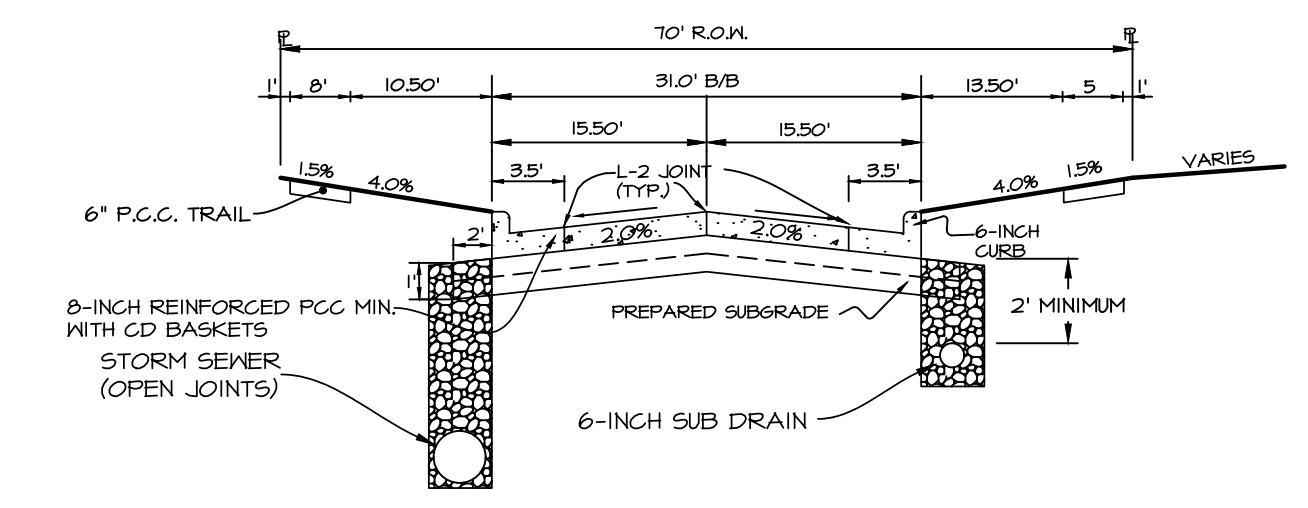
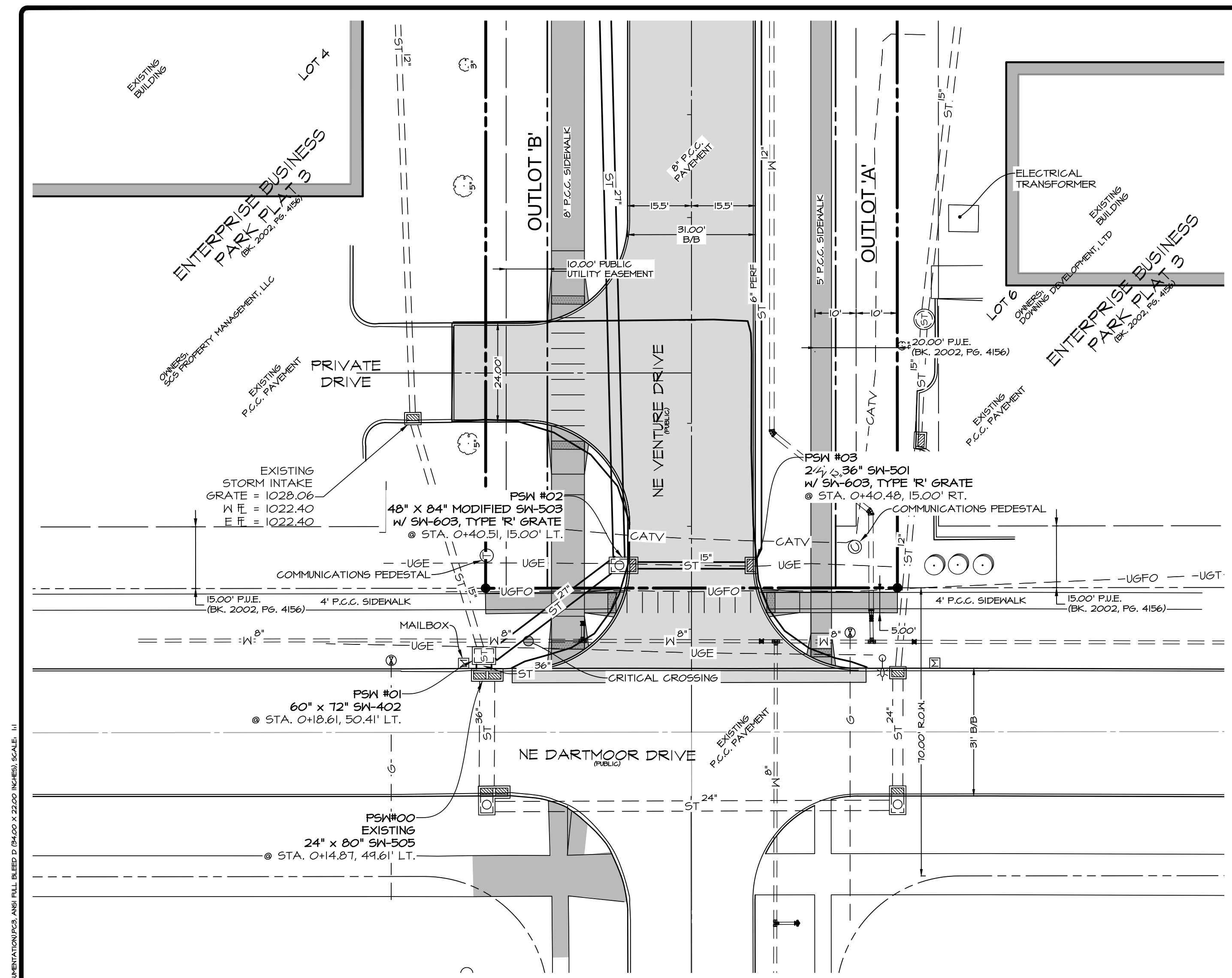
**FRIDLEY PALMS PLAT 1**  
 WAUKEE, IOWA

**WATER - PLAN & PROFILE (0+00 - 4+50)**

DATE: ASBUILTS - JUNE 18, 2014  
 DATE OF SURVEY: ASBUILTS - JUNE 17, 2014  
 DESIGNED BY: JUNG  
 DRAWN BY: JUNG

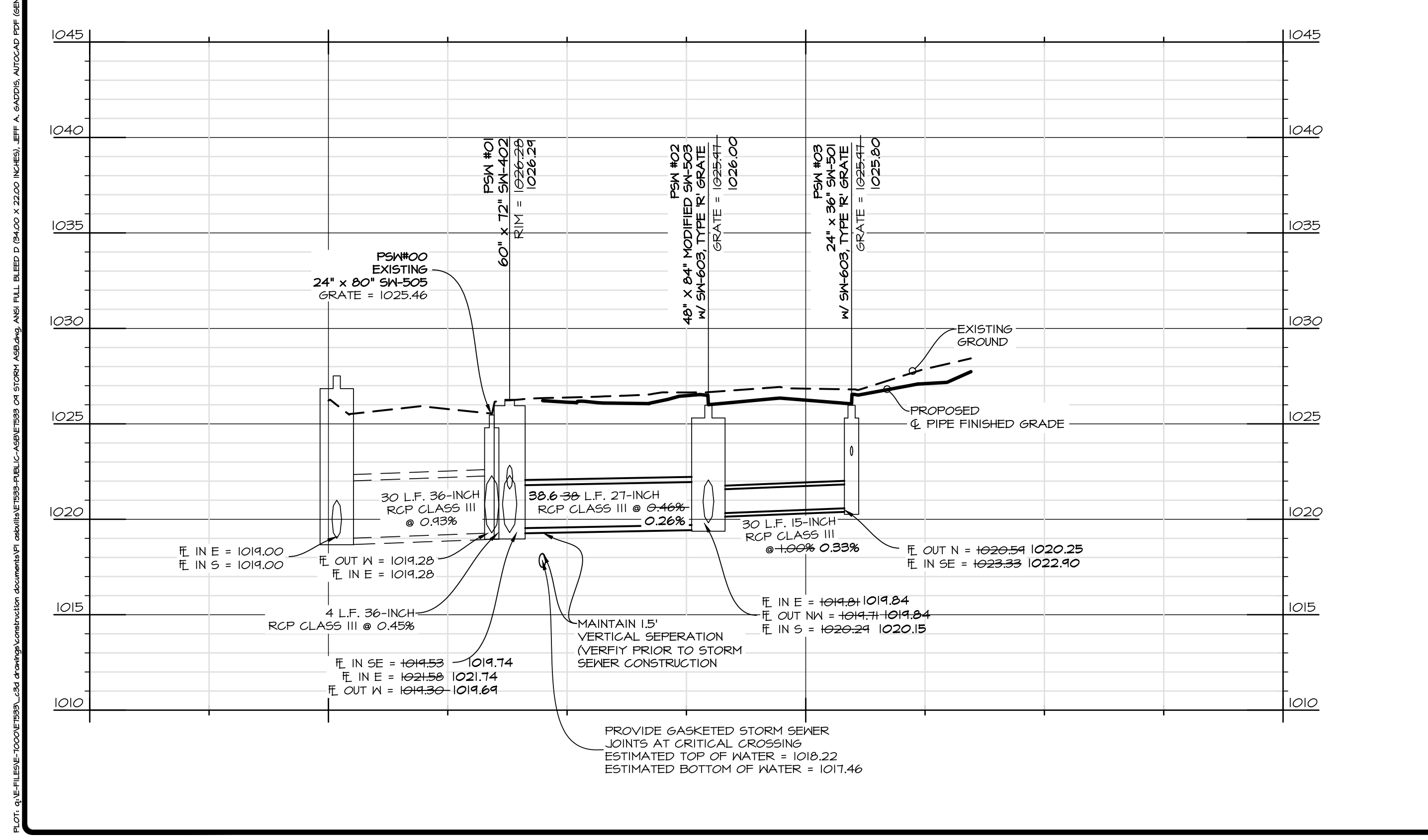
SHEET 17 OF 17  
 E-7533





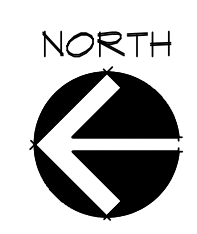
TYPICAL 31' B/B-TO' R.O.W. CROSS SECTION  
NO SCALE

NOTE  
ALL PAVING WITH PUBLIC RIGHT-OF-WAY  
SHALL BE 8-INCH P.C.C. WITH CD BASKETS



SCALE: 1"=20'  
0' 5' 10' 15' 20' 40'

22"x34" SHEET  
1"=40' 11"x17" SHEET



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**CEC**

DATE:	ASBUILTS - JUNE 18, 2014
DATE OF SURVEY:	ASBUILTS - JUNE 17, 2014
DESIGNED BY:	JAG
DRAWN BY:	JAG

**FRIDLEY PALMS PLAT 1**  
WAUKEE, IOWA

**STORM - PLAN & PROFILE (0+00 TO 1+00)**

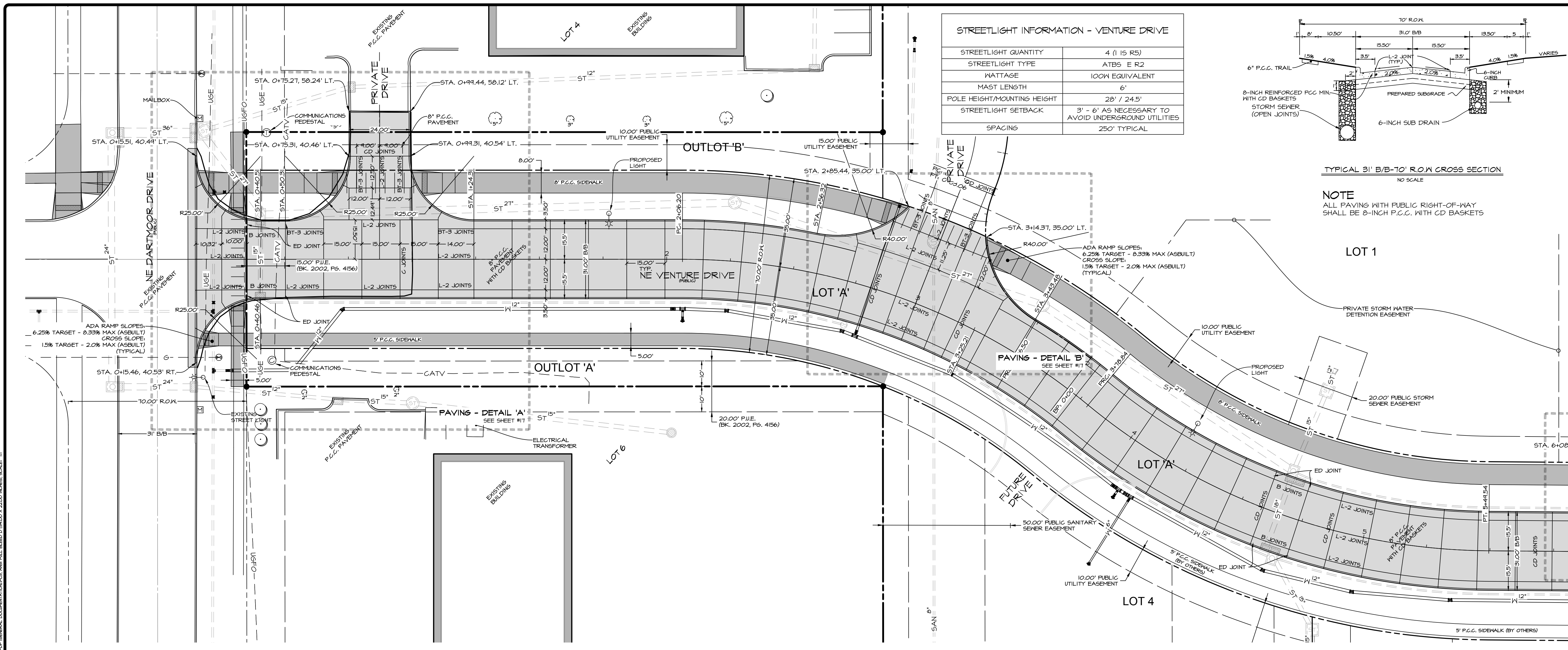
SHEET  
OF 17  
E-7533



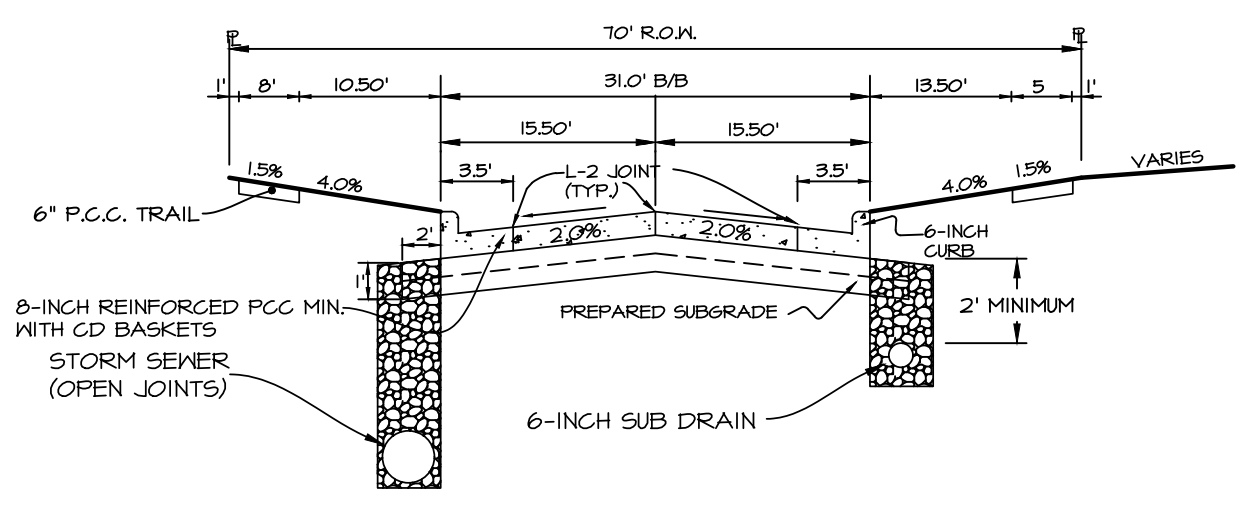






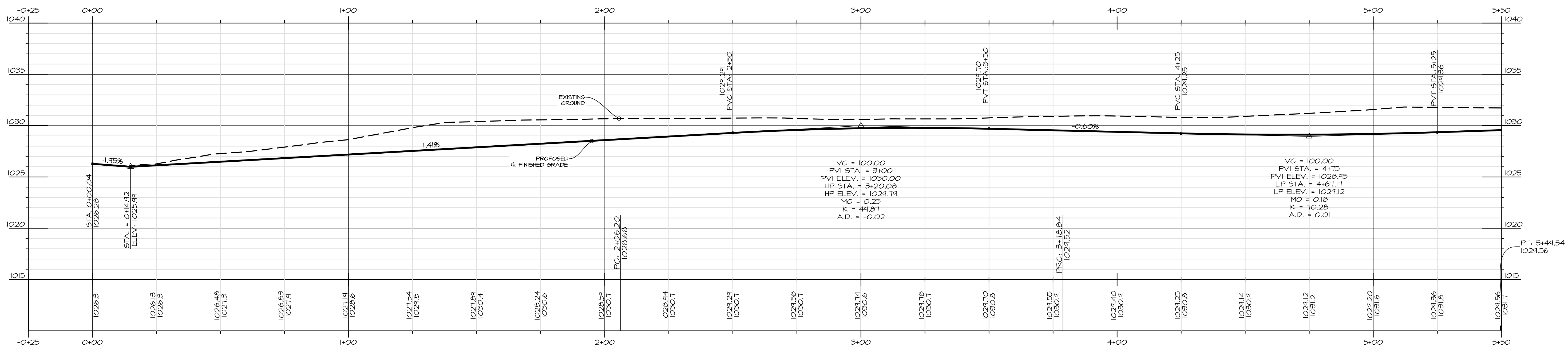


STREETLIGHT INFORMATION - VENTURE DRIVE	
STREETLIGHT QUANTITY	4 (1 IS R5)
STREETLIGHT TYPE	ATBS E R2
WATTAGE	100W EQUIVALENT
MAST LENGTH	6'
POLE HEIGHT/MOUNTING HEIGHT	28' / 24.5'
STREETLIGHT SETBACK	3' - 6' AS NECESSARY TO AVOID UNDERGROUND UTILITIES
SPACING	250' TYPICAL



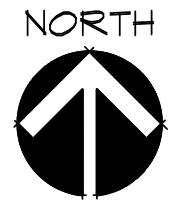
TYPICAL 31' B/B-TO' R.O.W CROSS SECTION  
NO SCALE

NOTE  
ALL PAVING WITH PUBLIC RIGHT-OF-WAY SHALL BE 8-INCH P.C.C. WITH CD BASKETS

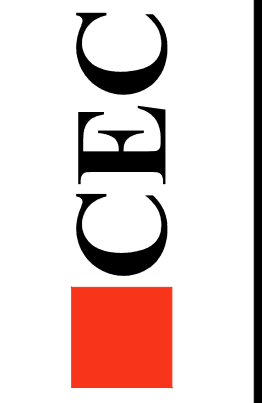


NE VENTURE DRIVE

SCALE: 1"=20'  
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DRAWN BY:	JAG

FRIDLEY PALMS PLAT I  
WAUKEE, IOWA  
PAVING & LIGHTING - PLAN & PROFILE (0+00 TO 5+00)





