

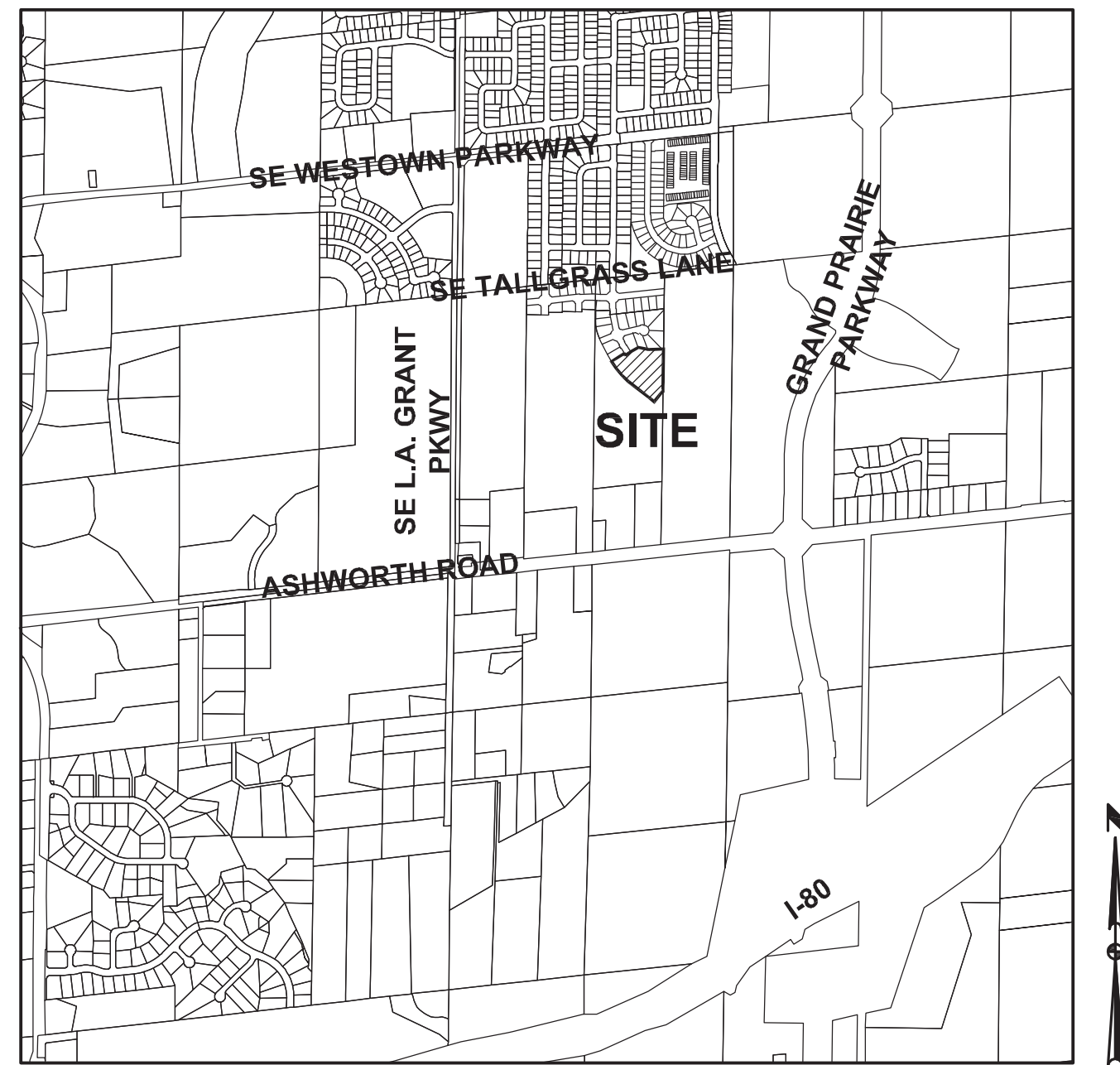
CONSTRUCTION PLANS FOR:

KETTLESTONE RIDGE PLAT 3

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

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 PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8-9	STORM AND SANITARY SEWER PLAN AND PROFILE
10-11	WATER MAIN PLAN AND PROFILE
12	INTERSECTION DETAILS

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
WATER CURB STOP	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED (UAC)	UNDERGROUND TV CABLE
TOP OF PROPOSED GROUND	GAS MAIN
MINIMUM OPENING ELEVATION	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.

LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, 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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, KETTLESTONE RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 55°26'36" EAST ALONG THE SOUTHERLY LINE OF SAID KETTLESTONE RIDGE PLAT 2, A DISTANCE OF 140.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 25.69 FEET AND WHOSE CHORD BEARS SOUTH 35°33'54" EAST, 25.69 FEET; THENCE NORTH 53°25'36" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET; THENCE NORTH 60°15'10" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 84.84 FEET; THENCE SOUTH 79°38'47" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 102.66 FEET; THENCE NORTH 87°34'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 139.50 FEET TO THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°11'33" WEST ALONG SAID EAST LINE, 397.90 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 6.98 FEET AND WHOSE CHORD BEARS SOUTH 45°06'25" WEST, 6.96 FEET; THENCE SOUTH 37°06'38" WEST, 126.08 FEET; THENCE NORTH 52°53'22" WEST, 70.00 FEET; THENCE NORTH 52°30'58" WEST, 242.04 FEET; THENCE NORTH 48°13'34" WEST, 83.95 FEET; THENCE NORTH 39°20'39" WEST, 83.86 FEET; THENCE NORTH 33°51'24" WEST, 83.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.71 ACRES (161,784 SQUARE FEET).

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

REFER TO THE KETTLESTONE RIDGE GEOTECHNICAL REPORT PREPARED BY GEOTECH, INC. (PN 02.15174.00) DATED AUGUST 20, 2015 FOR GEOTECHNICAL REQUIREMENTS.

THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

OWNER/DEVELOPER

JERRY'S HOMES
CONTACT: JAY COWAN
3900 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
PH: (515) 727-0356

ENGINEER/ SURVEYOR

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

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR SIDE YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

SUBMITTAL DATES

FIRST SUBMITTAL:	04/10/2018
SECOND SUBMITTAL:	05/09/2018
THIRD SUBMITTAL:	06/05/2018
FINAL SUBMITTAL:	08/10/2018
ASBUILT SUBMITTAL:	12/19/2018

BENCHMARKS

- BM#1** DALLAS CO G120
ELEVATION=1011.76
- BM#2** SE BURY BOLT ON HYDRANT 200 FEET +/- EAST OF BLUESTEM AND SOUTH SIDE OF SE TALLGRASS LN.
ELEVATION=1035.49
- BM#3** BURY BOLT ON HYDRANT SE FLORENCE DR & DEAD END.
ELEVATION=1037.32

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
3. 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.

UTILITY NOTE

ANY 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.



CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1804.178



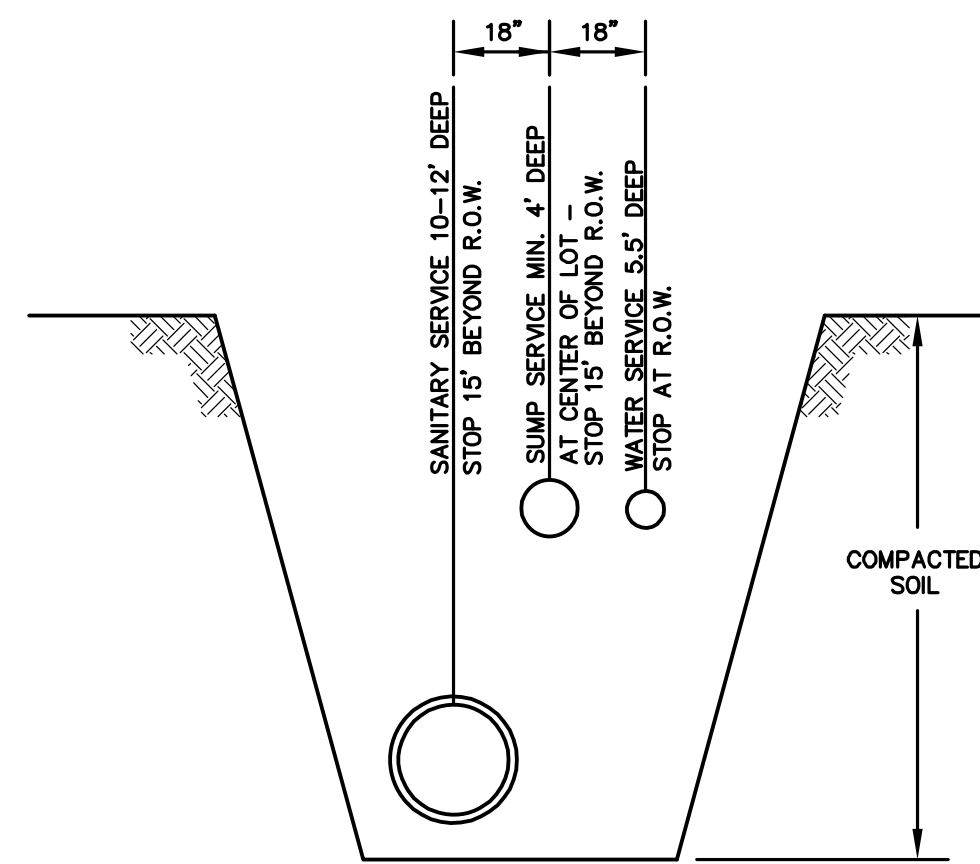
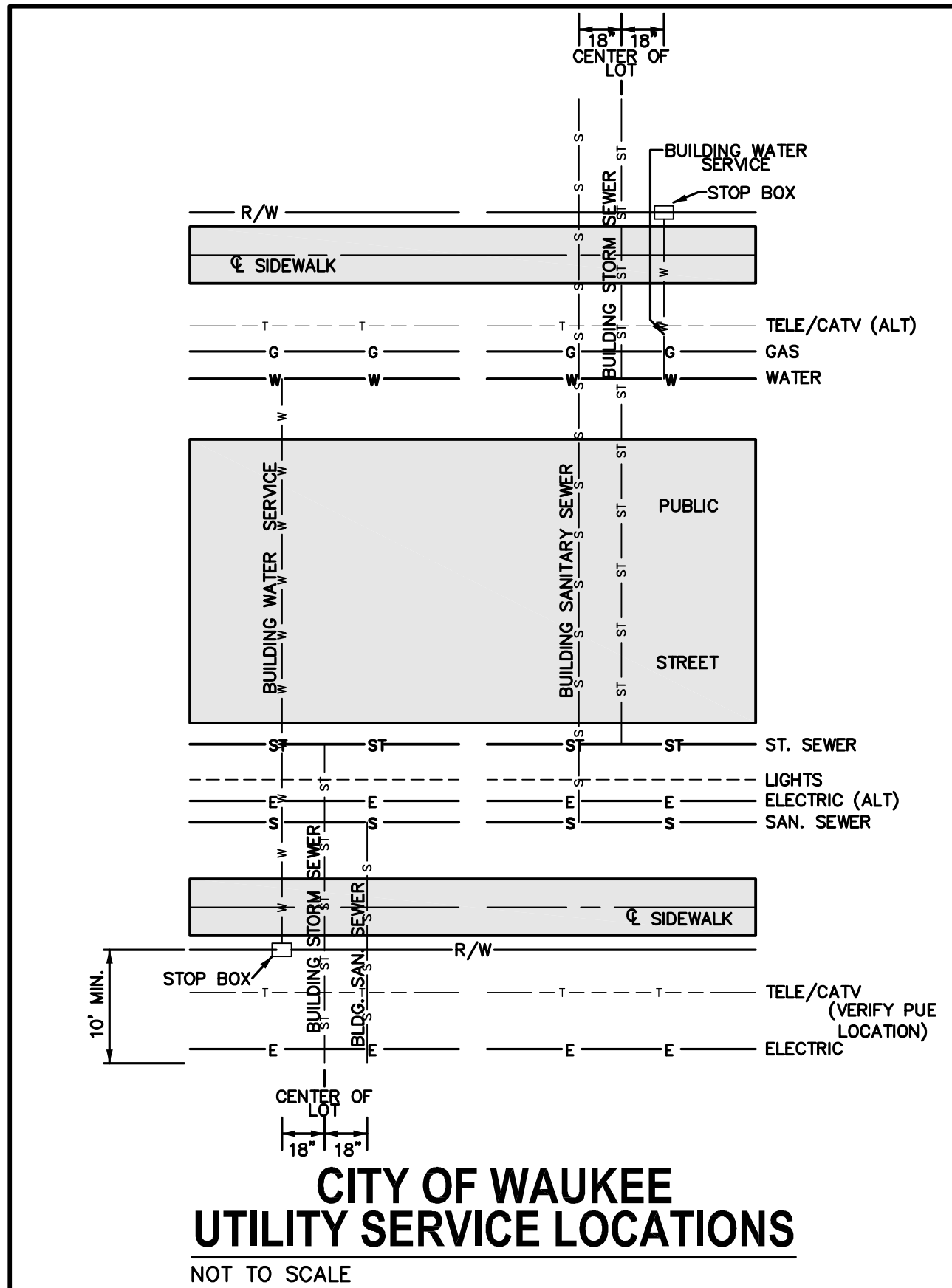
1-800-292-8989
www.iowaonecall.com



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 12/19/18
ERIN K. OLLENDIKE, P.E. DATE

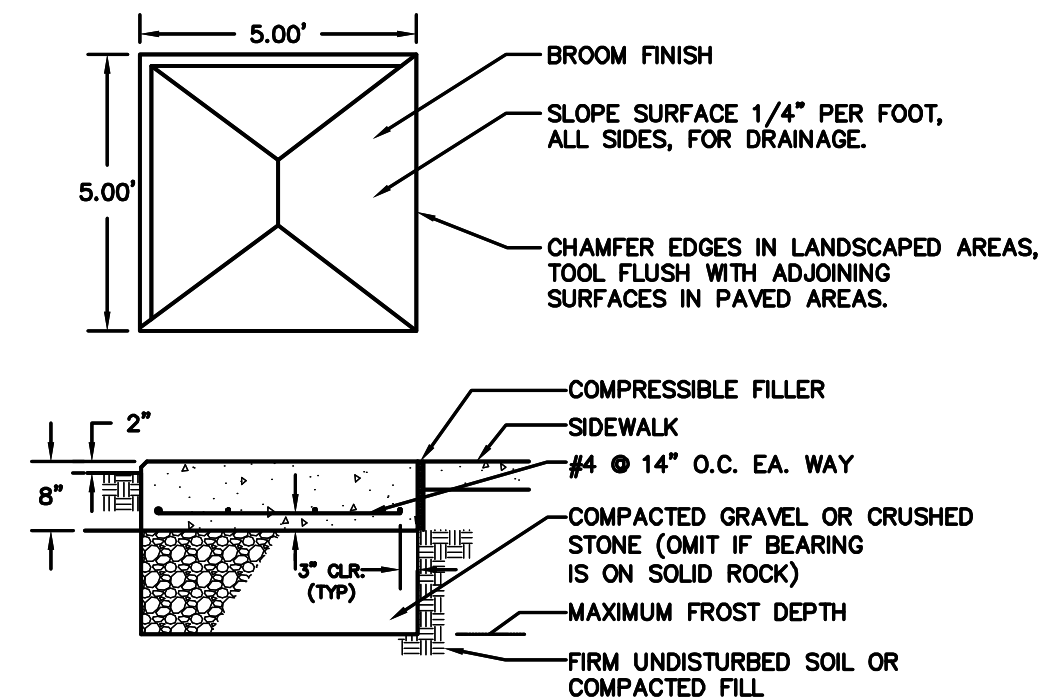
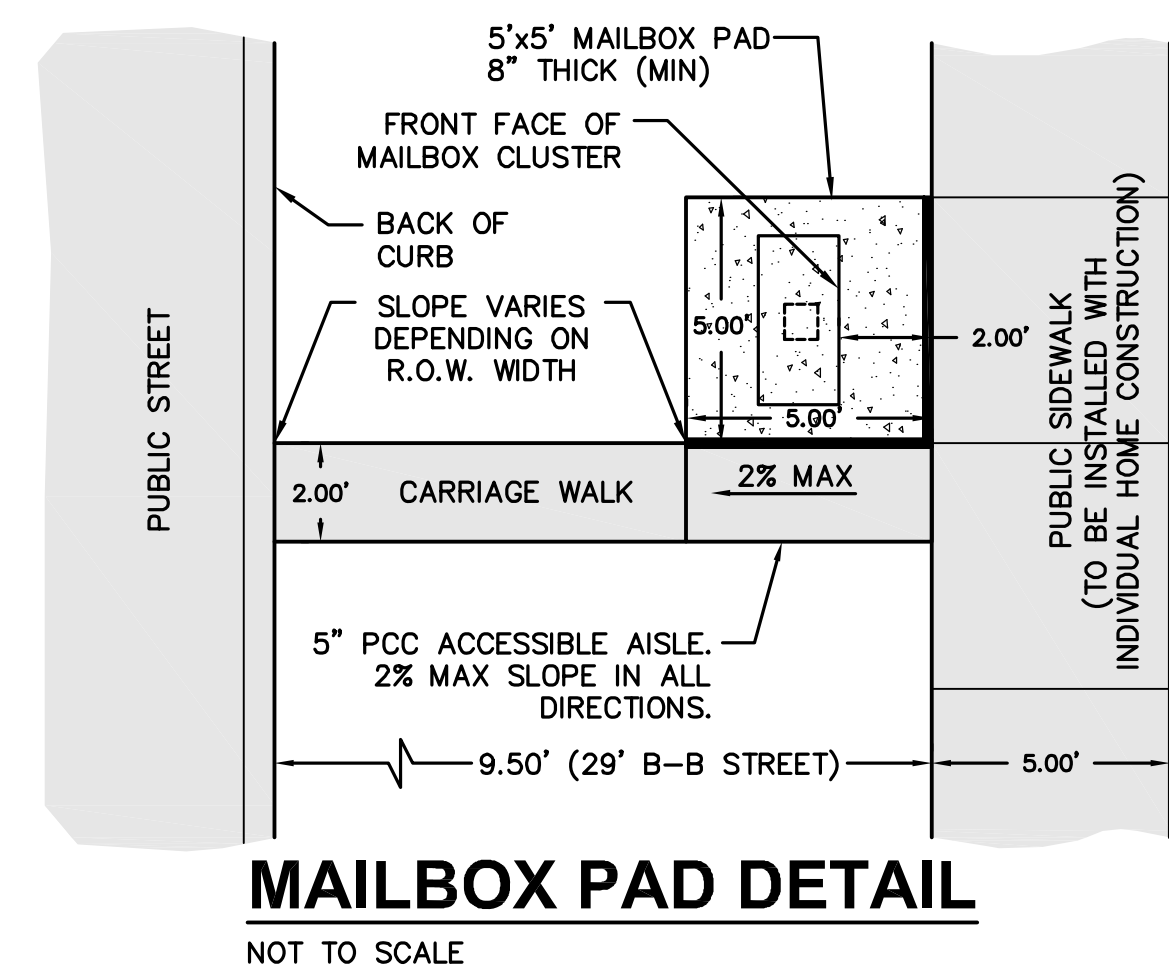
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PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-12



- NOTES:
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.
 2. PLACE ONE 6" GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
 3. INSERT 2"x4" FROM CAPPED SANITARY SERVICE TO 2 FOOT ABOVE GRADE.

INSTALLATION NOTE:

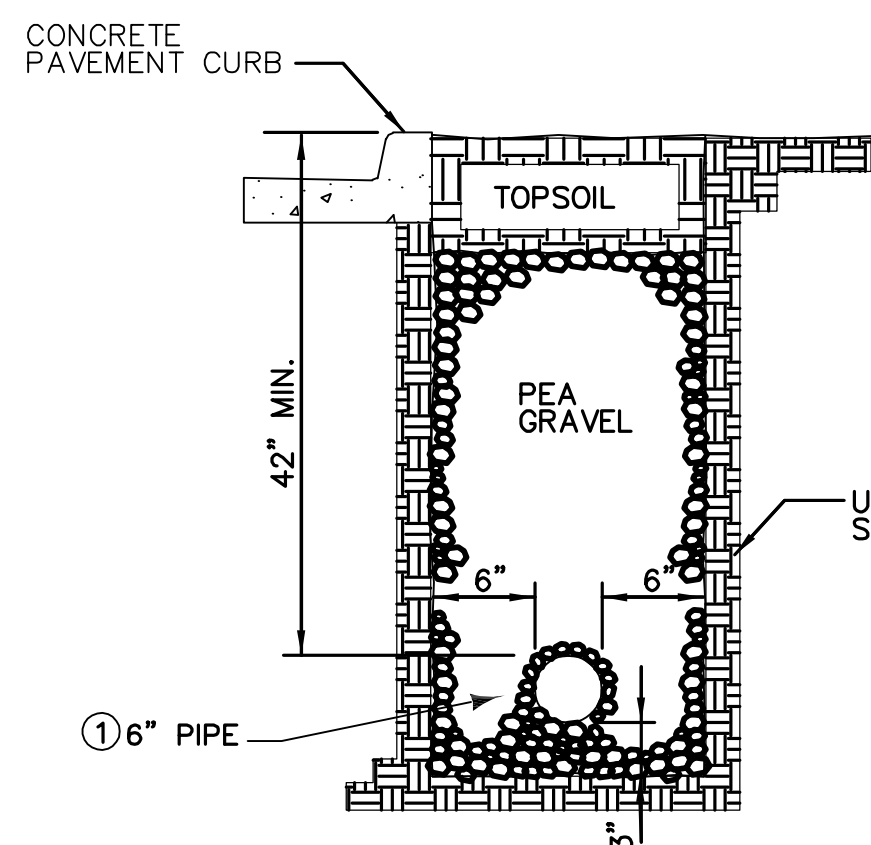
1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
3. DO NOT LOCATE AT INTERSECTION.
4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
5. DETERMINE SIDEWALK SIDE OF MAILBOX PAD ELEVATION ASSUMING CONSTANT 4% SLOPE FROM BACK 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%.



- GENERAL NOTES:
1. CONCRETE: C4 MIX.
 2. REINFORCING STEEL: ASTM A615, GRADE 60.
 3. THIS BASE DETAIL CAN BE USED FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NDCBU) CLUSTER BOXES AND PARCEL LOCKERS WITH 4"x10" BOLT PATTERN.
 4. REQUIRED EXPANSION BOLT CAPACITY, BASED ON CALCULATED DESIGN LOAD= 3100 LBS TENSION, 2000 LBS SHEAR.
 5. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.

MAILBOX PAD DETAIL

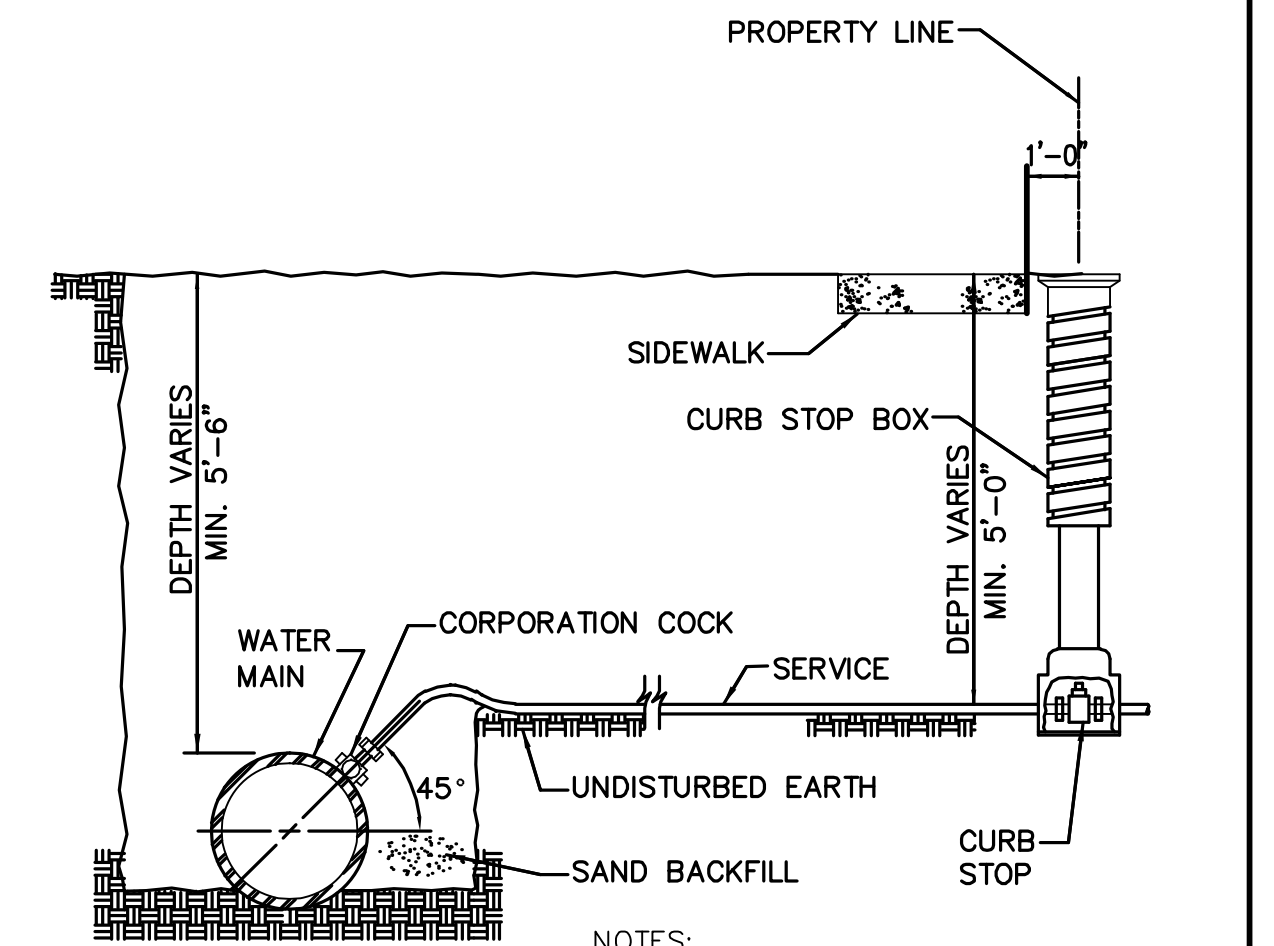
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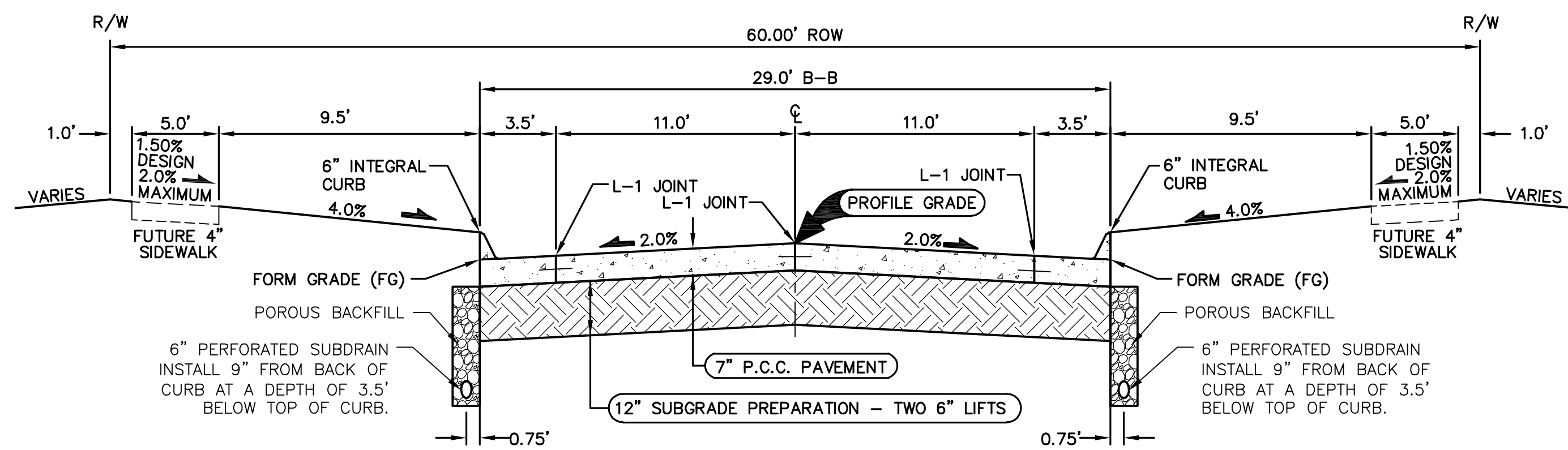
1. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
2. ALL SUBDRAINS ARE TO BE TIED INTO STORM SEWER STRUCTURES AND THEIR LOCATIONS ARE TO BE INCLUDED IN THE AS-BUILTS FOR THE SUBDIVISION.
3. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT ONSITE DURING SUBGRADE PREPARATION AND PROOF ROLL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GEOTECHNICAL ENGINEER IS PRESENT ONSITE AND A COPY OF ALL REPORTS AND FINDINGS REQUIRING ALTERATION FROM THE APPROVED PLAN SET BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
4. CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION.
5. RODENT GUARDS ARE TO BE INSTALLED WHERE THE PIPE TIES INTO THE STRUCTURE.

6" PERFORATED SUBDRAIN

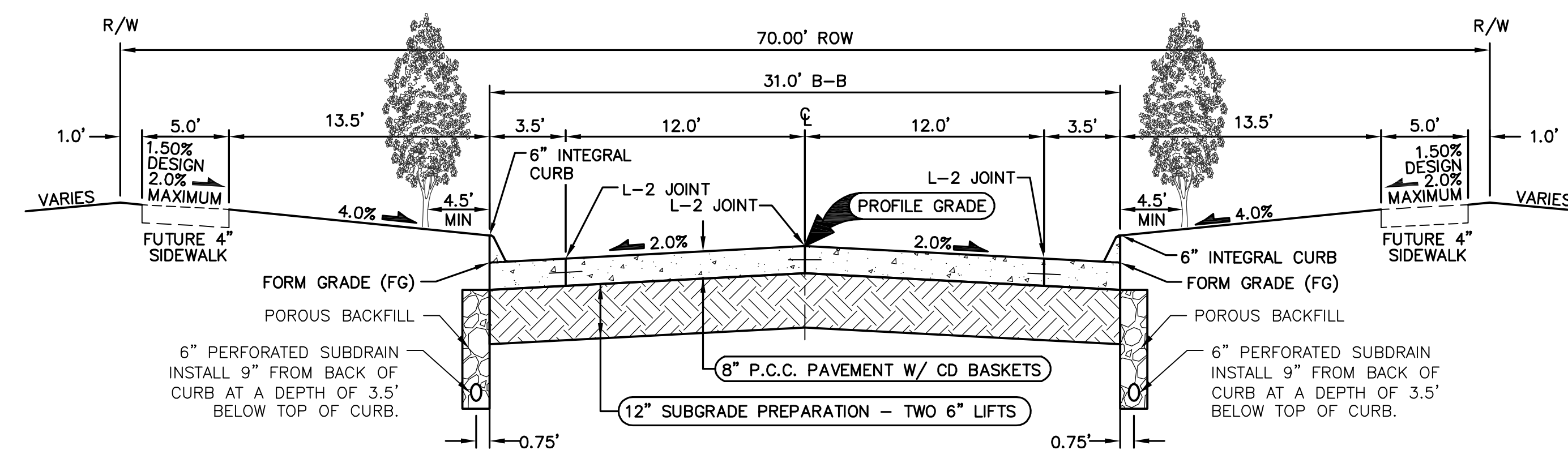
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- NOTES:
1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.



- NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
 2. MAXIMUM C JOINT SPACING IS 15'.



- NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
 2. MAXIMUM C JOINT SPACING IS 15'.
 3. STREET TREES REQUIRED ON SE ESKER RIDGE DRIVE.

DATE	REVISIONS
12/19/18	ASBUILT SUBMITTAL:
08/10/18	FINAL SUBMITTAL:
06/05/18	THIRD SUBMITTAL:
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04/10/18	FIRST SUBMITTAL:

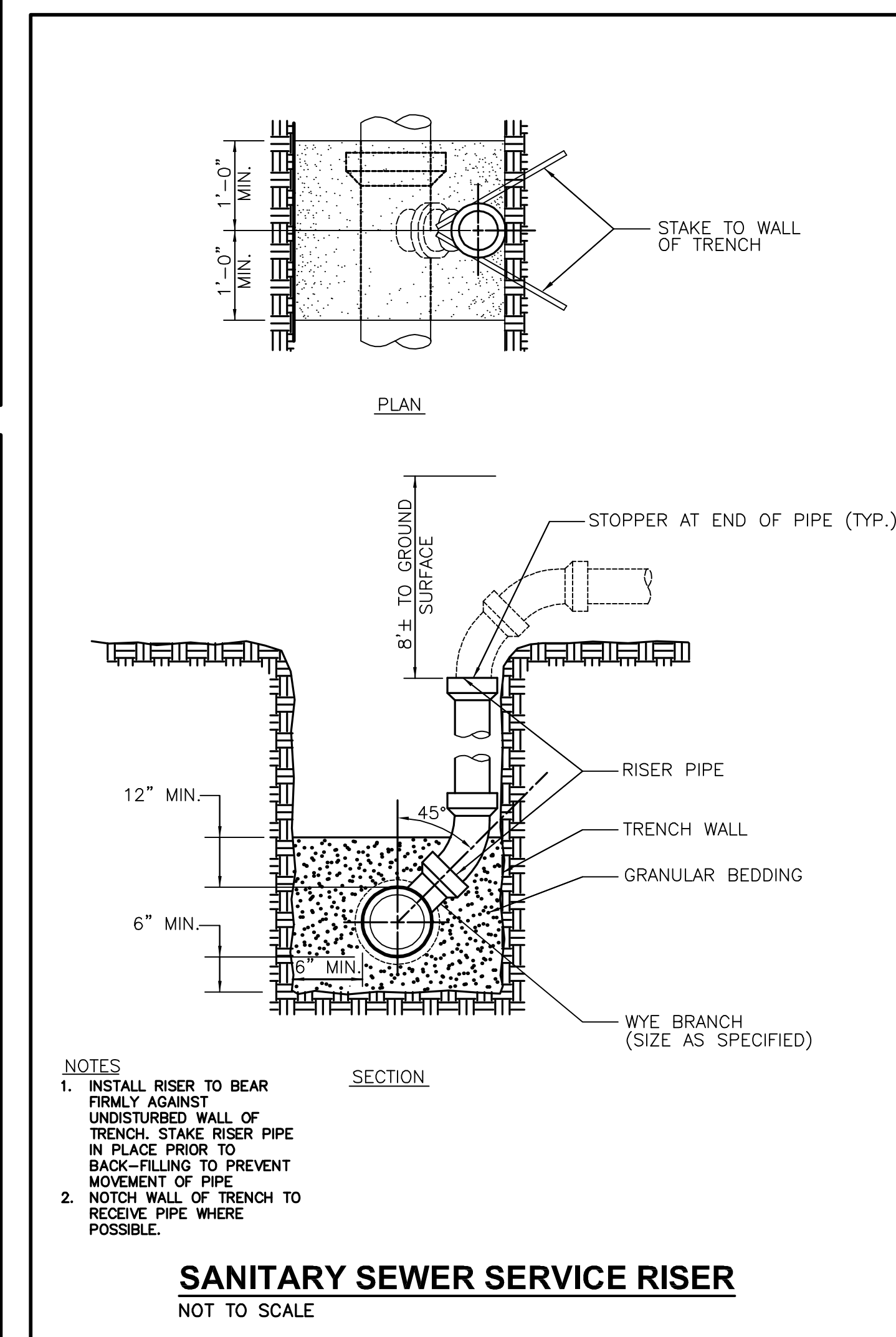
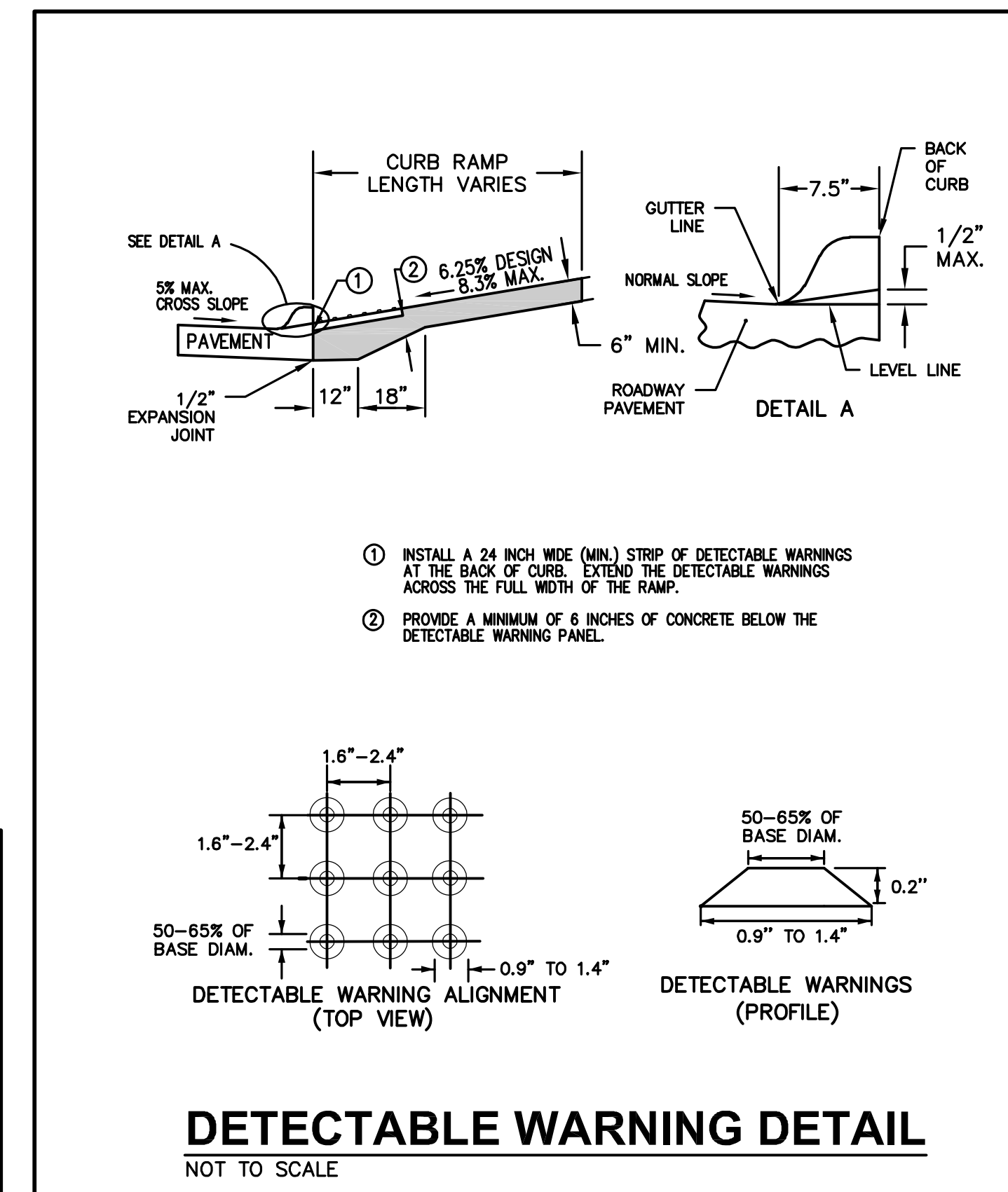
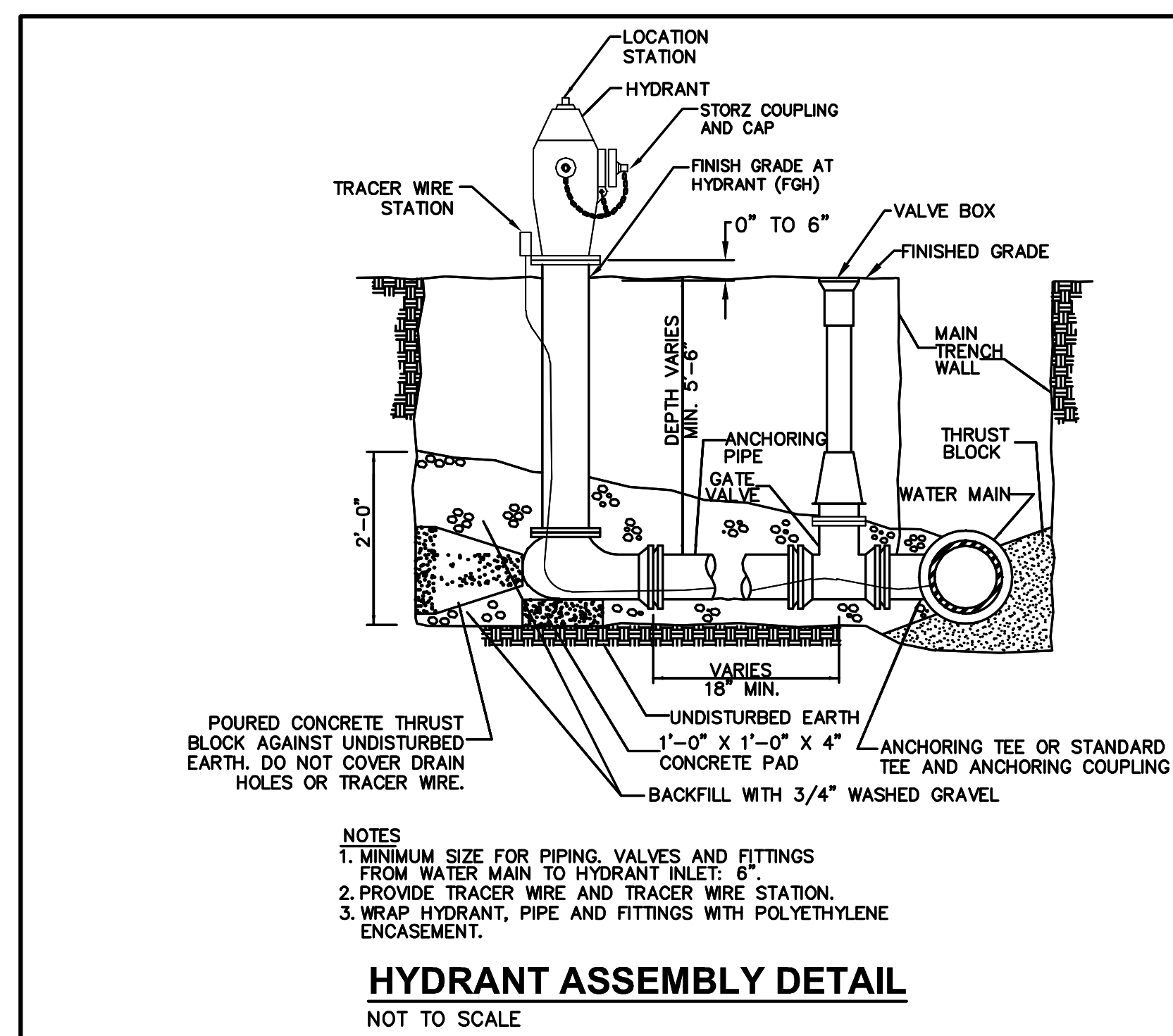
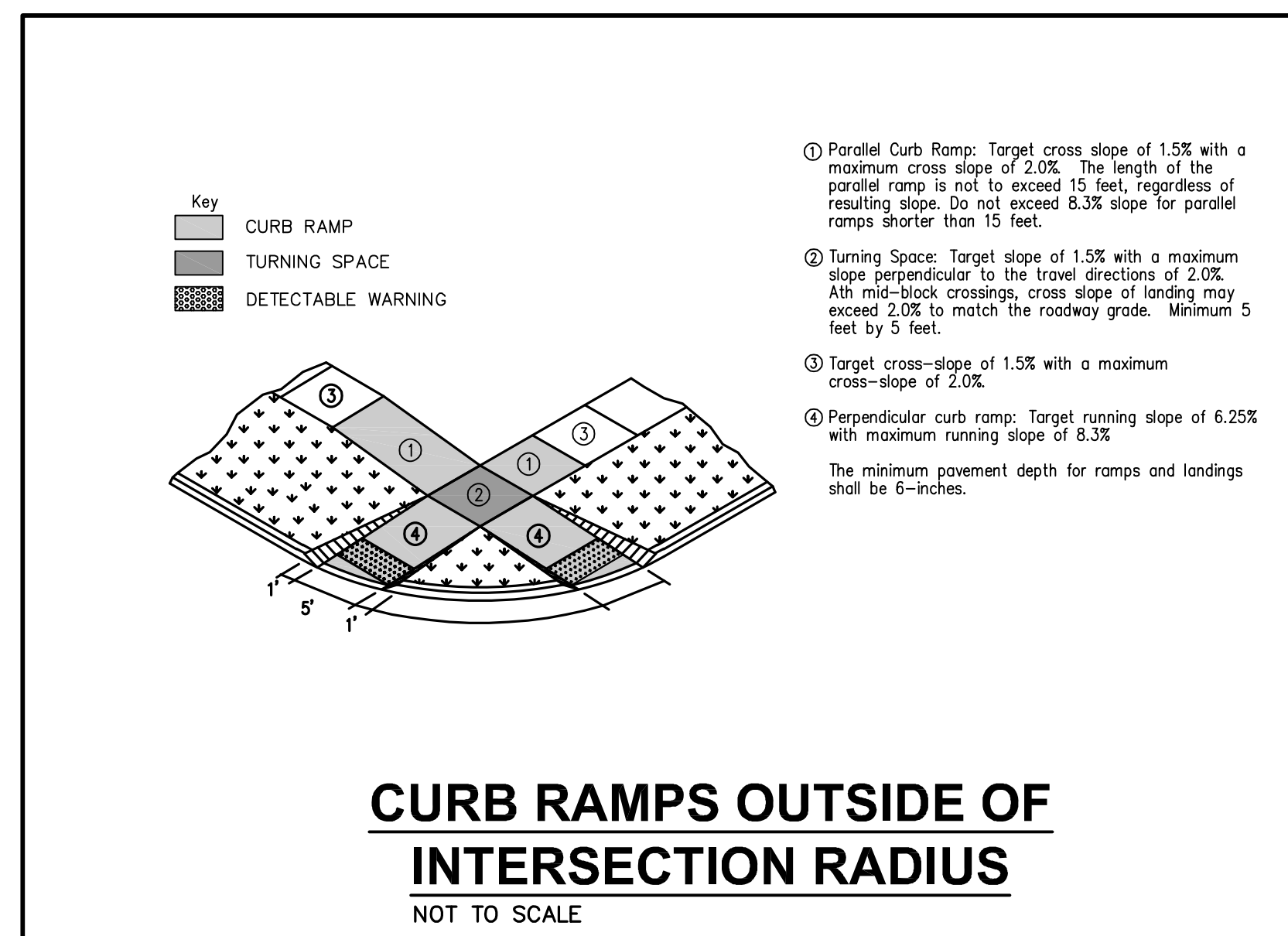
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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



WAUKEE, IOWA

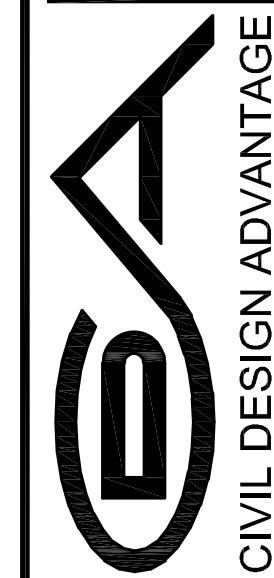
**KETTLESTONE RIDGE PLAT 3
TYPICAL SECTIONS AND DETAILS**

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 CHECKED BY: JAWAD M. AL-SAYED
 PLOTTED BY: JAWAD M. AL-SAYED
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 SHEET: 3 OF 12



REVISIONS	DATE
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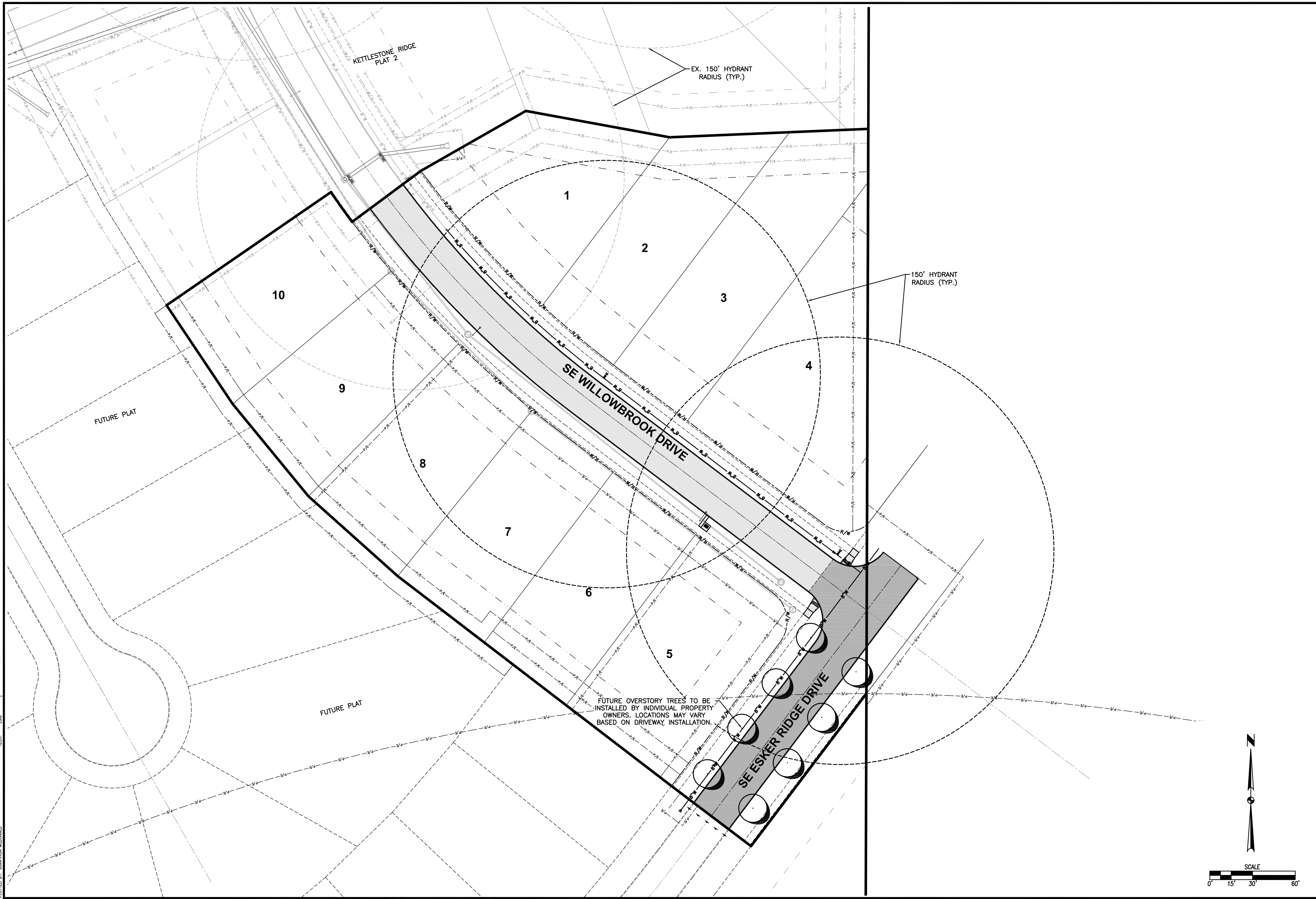
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 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 TECH: JWM



WAUKEE, IOWA

KETTLESTONE RIDGE PLAT 3
 TYPICAL SECTIONS AND DETAILS

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 COMMENTS: ENCL
 TECH:



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ENGINEER: EKO
 TECH: JWM

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 CIVIL DESIGN ADVANTAGE

KETTLESTONE RIDGE PLAT 3
 HYDRANT COVERAGE PLAN

WAUKEE, IOWA

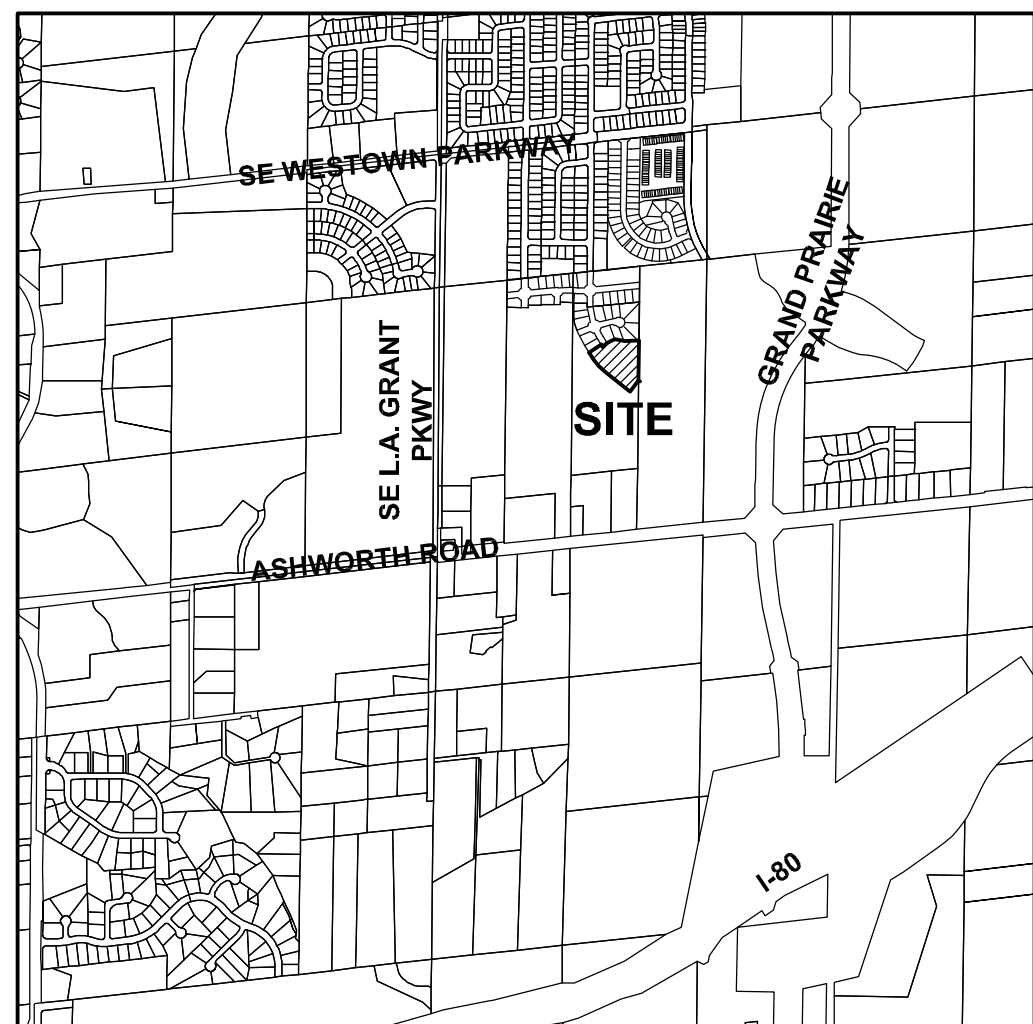
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KETTLESTONE RIDGE PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,790
2	SEEDING, FERTILIZING, AND MULCHING	AC	4.83
3	INLET PROTECTION DEVICES	EA	2
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

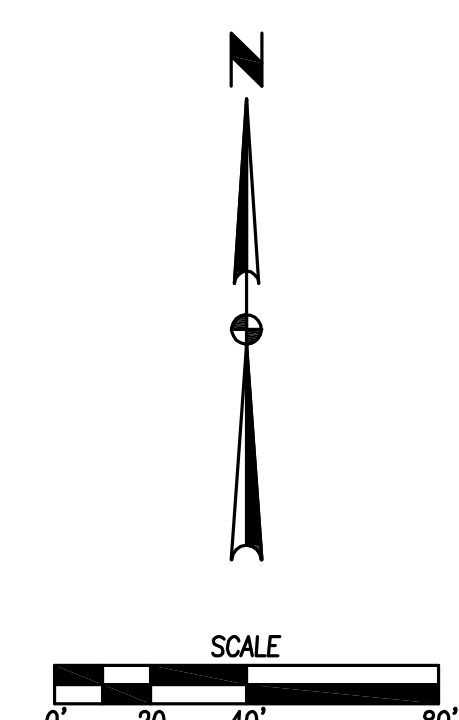
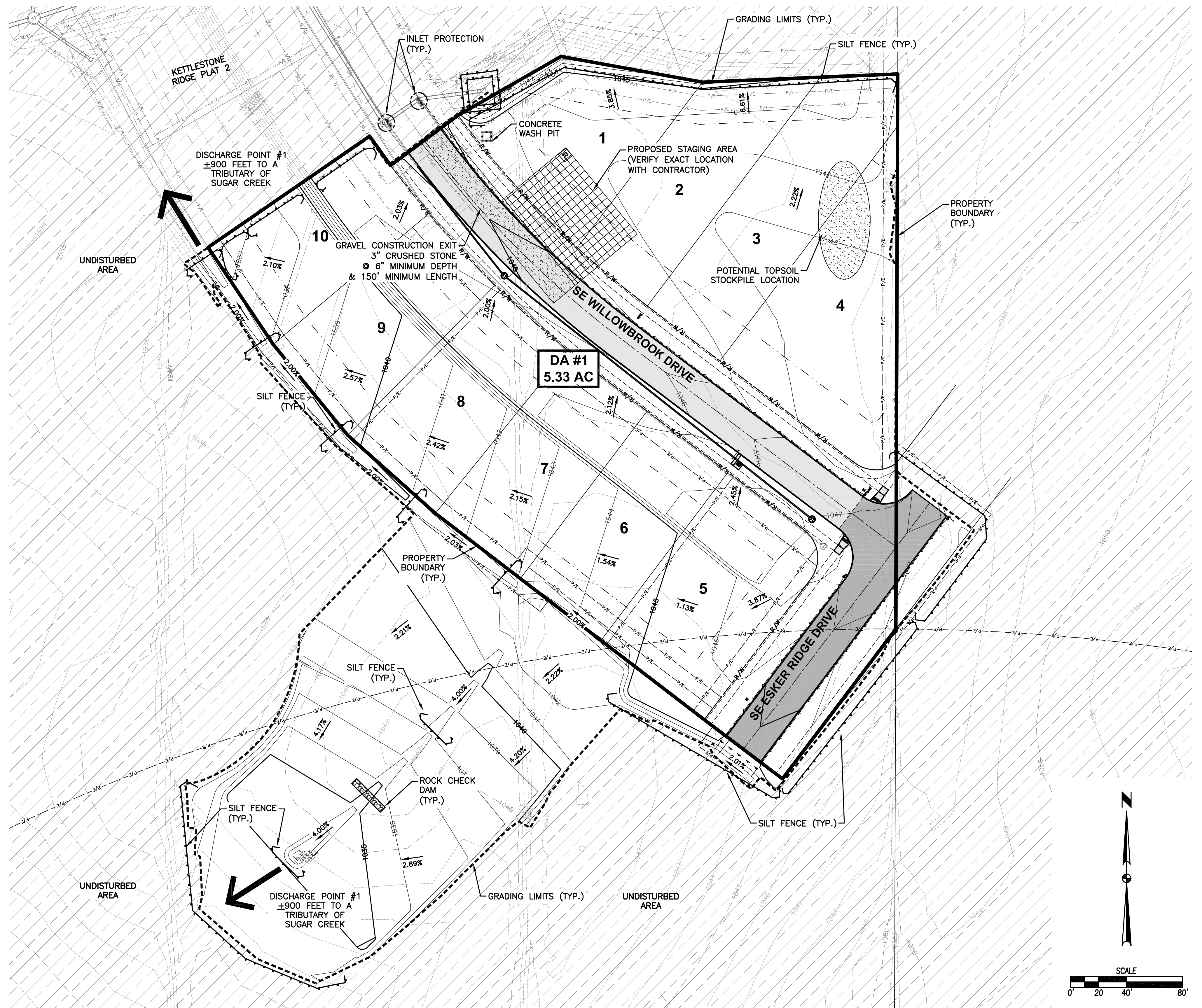
DISCHARGE POINT #1 TO SUGAR CREEK ±900 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	5.28 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	19,008 CU FT
VOLUME PROVIDED IN SILT FENCE (1,790 LF @ 10.5 CU FT/LF OF FENCE)	18,795 CU FT
VOLUME PROVIDED IN ROCK CHECK DAM	881 CU FT
TOTAL VOLUME PROVIDED	19,656 CU FT

NOTES

1. WATER FROM THIS PROJECT WILL FLOW WEST THROUGH UNDISTURBED GROUND TO AN EXISTING TEMPORARY SEDIMENT BASIN IN THE SOUTHWEST CORNER OF THE SITE PRIOR TO DISCHARGING FROM THE DEVELOPMENT.
2. PREVENT ANY CONCRETE SLURRY GENERATED FROM CONCRETE GRINDING OR SAWCUTTING FROM DISCHARGING OFFSITE VIA STORM SEWER OR DRAINAGE WAYS.
3. PROTECT STORM SEWER AND DRAINAGE WAYS FROM DISCHARGING CONCRETE SLURRY GENERATED FROM CONCRETE GRINDING OR SAWCUTTING OFFSITE.

SWPPP LEGEND

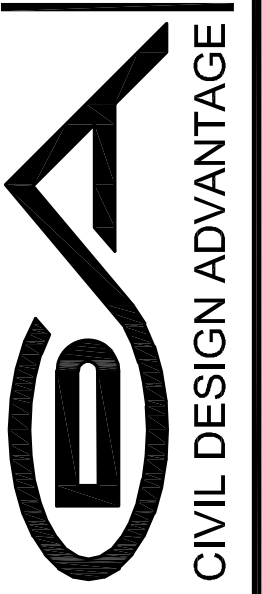
DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		ROCK CHECK DAM	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



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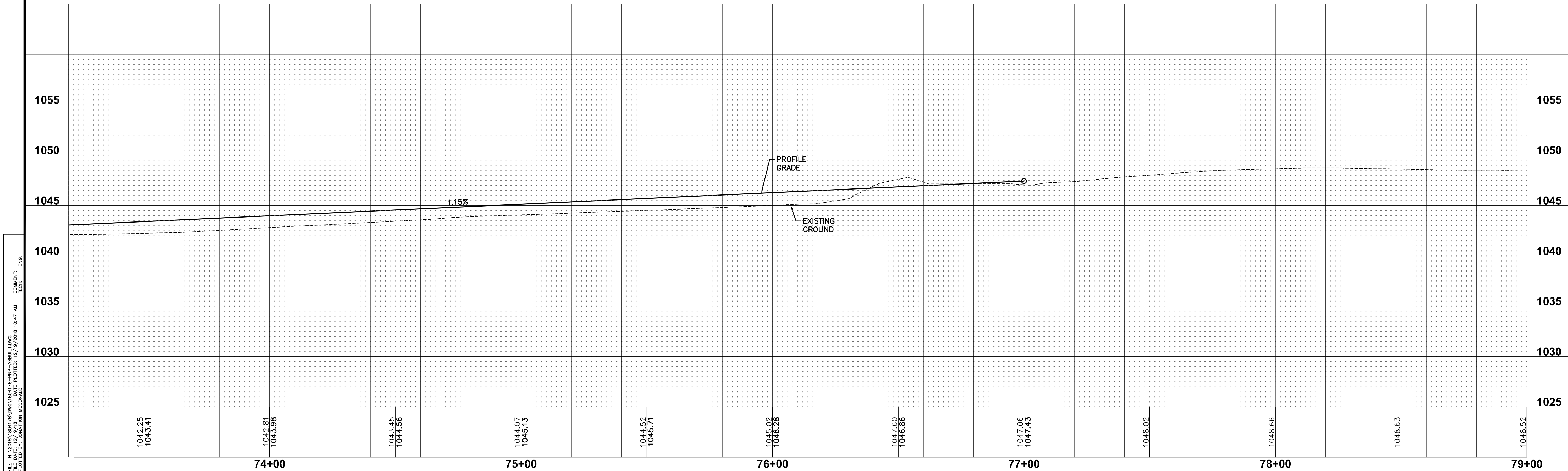
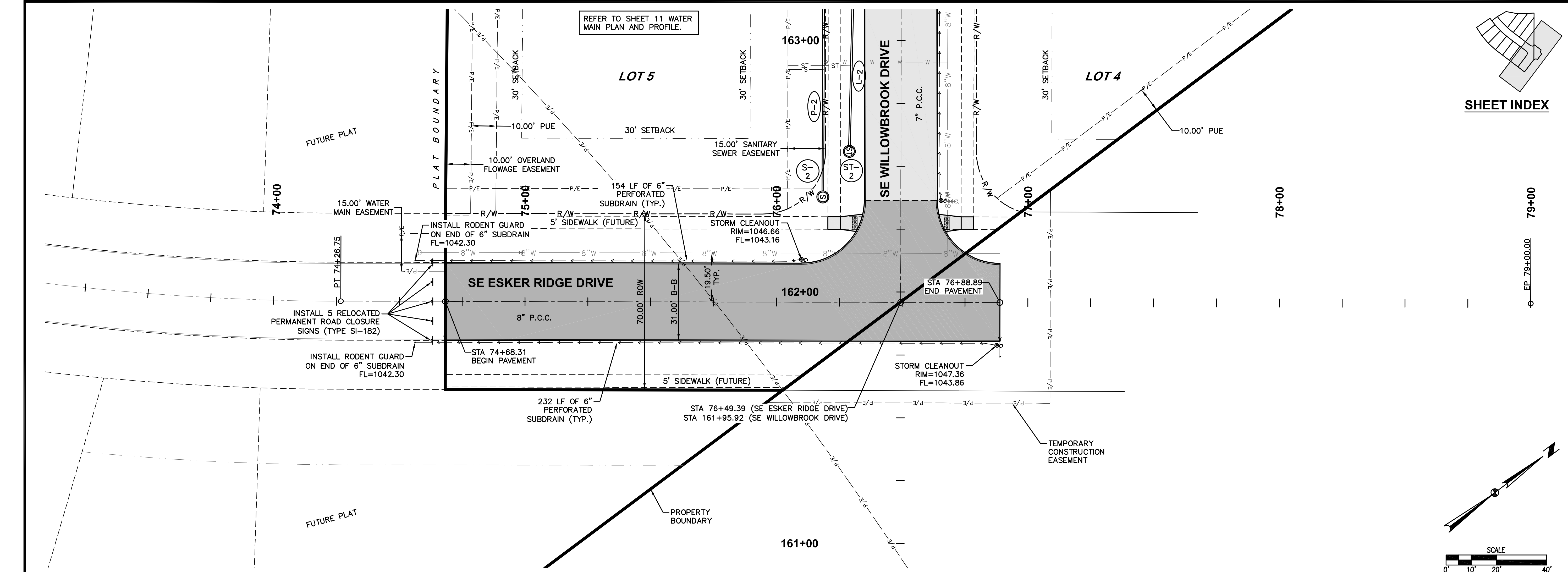
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 ENGINEER: EKO
 TECH: JWM

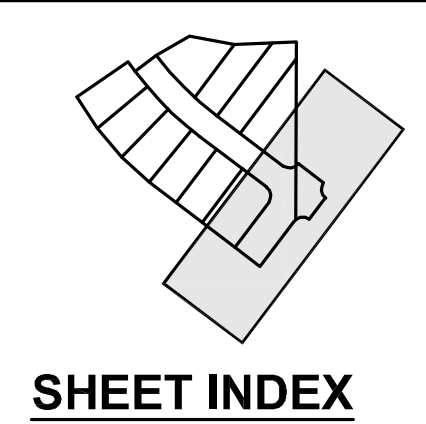


WAUKEE, IOWA

KETTLESTONE RIDGE PLAT 3 EROSION AND SEDIMENT CONTROL PLAN



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ENGINEER: EKO **TECH:** JWM

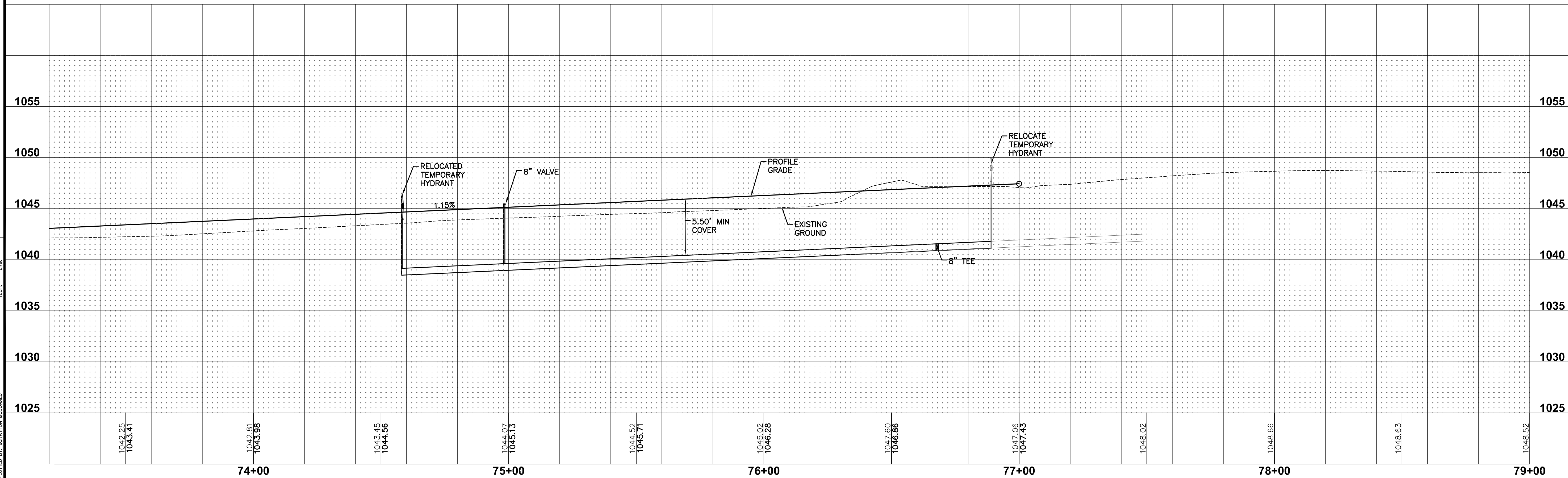
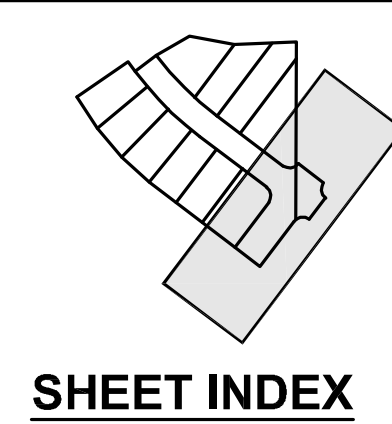
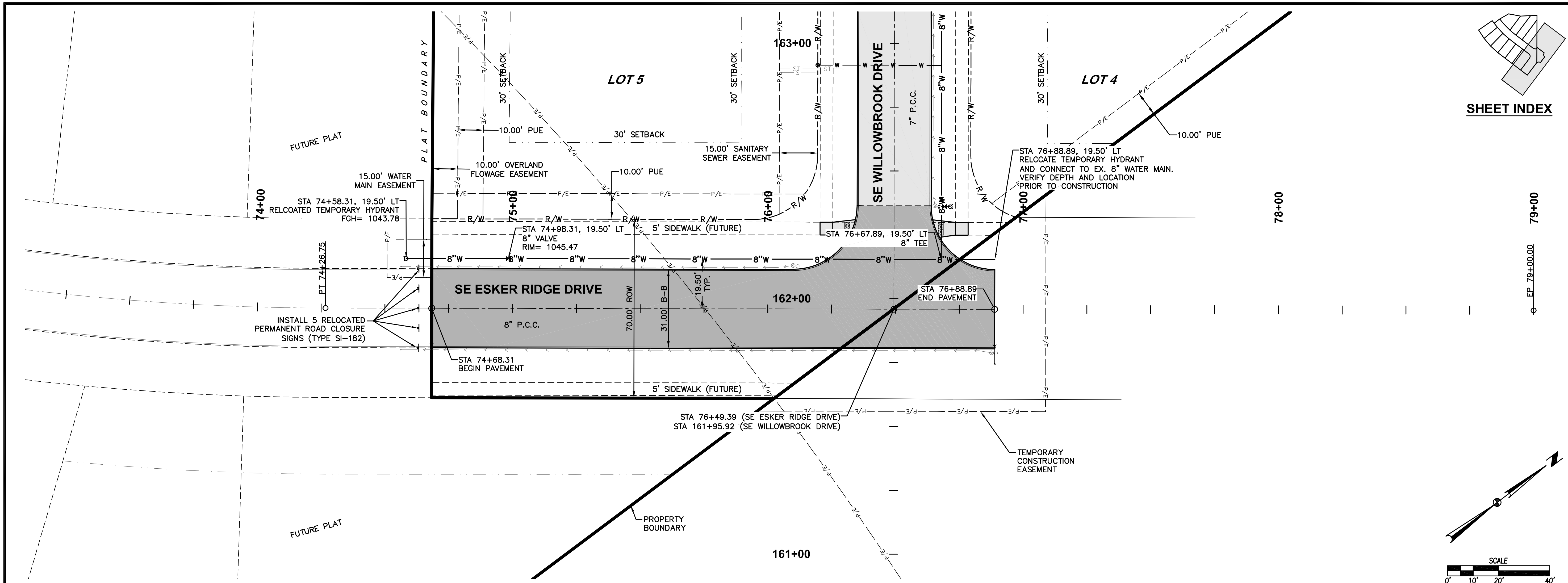
CIVIL DESIGN ADVANTAGE

KETTLESTONE RIDGE PLAT 3
 SANITARY AND STORM SEWER PLAN AND PROFILE

WAUKEE, IOWA

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 PLOTTED BY: ADAMSON MCDONALD
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ENGINEER: EKO
 TECH: JWM

EA
 CIVIL DESIGN ADVANTAGE

KETTLESTONE RIDGE PLAT 3
 WATER MAIN PLAN AND PROFILE

WAUKEE, IOWA

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