

AS-BUILT

CONSTRUCTION DRAWINGS FOR PUBLIC IMPROVEMENTS

PRAIRIE CROSSING PLAT 5

WAUKEE, IOWA

ALICE'S, L.C., C/O KNAPP PROPERTIES,
4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

GENERAL NOTES

1. ANY CHANGES 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 APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
4. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED ENGINEER OR LAND SURVEYOR.
5. A CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT.
6. IT SHALL BE THE PROJECT MANAGER'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE WAUKEE ENGINEERING DEPARTMENT A WEEK PRIOR TO ANY WORK BEING STARTED ON SITE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH SUBMITTALS OF ALL CONSTRUCTION MATERIALS PRIOR TO THE START OF CONSTRUCTION.
8. ALL STORM SEWERS TO BE CLEANED AND TELEVISED WITH COPIES OF THE VIDEO INSPECTION PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
9. ALL UTILITIES TO BE TESTED TO MEET WAUKEE STANDARDS.
10. THE CONTRACTOR SHALL COORDINATE THE EXISTING UTILITY TIE-INS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
11. IT SHALL BE THE GENERAL PERMIT #2 HOLDER'S RESPONSIBILITY TO PROVIDE THE CITY OF WAUKEE ENGINEERING DEPARTMENT WITH WRITTEN VERIFICATION THAT THE GENERAL PERMIT #2 TOPSOIL REQUIREMENTS WERE MET UPON COMPLETION OF CONSTRUCTION.
12. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.

QUANTITIES

SANITARY SEWER	
1537 L.F.	8-INCH SANITARY SEWER
1554 L.F.	MANHOLES
0 EA.	SERVICES
30 EA.	
WATER MAIN	
1450 L.F.	8-INCH WATER MAIN
294 L.F.	12-INCH WATER MAIN
7 EA.	HYDRANT, TEE & 6-INCH VALVE
1 EA.	WATER MAIN CAP
5 EA.	8-INCH VALVE
1 EA.	12-INCH VALVE
30 EA.	SERVICES
STORM SEWER	
550 L.F.	6-INCH TYPE I PERFORATED SUB DRAIN
5 EA.	TYPE A-1 SUBDRAIN CLEANOUT
115 L.F.	8-INCH COMBINATION SUBDRAIN / SUMP SERVICE
234 L.F.	15-INCH RCP
537 L.F.	18-INCH RCP
29 L.F.	18-INCH RCP CLASS IV
305 L.F.	21-INCH RCP
200 L.F.	24-INCH RCP
35 L.F.	24-INCH ARCH RCP
304 L.F.	30-INCH RCP CLASS IV
3 EA.	SN-401 MANHOLE
7 EA.	*SN-501 INTAKE
5 EA.	*SN-503 INTAKE
450 L.F.	3' CONCRETE FLUME
30 EA.	SERVICES
50 TONS	CLASS 'D' RIP RAP
	*CAST IN PLACE STRUCTURES
PAVING	
4,733 S.Y.	7-INCH NON-REINFORCED P.C.C. (NE TRAVERSE DR. & NE ARCHER AVE.)
5,407 S.Y.	SUB GRADE PREP. WORK
1,035 S.Y.	8-INCH NON-REINFORCED P.C.C. (NE WESTGATE DR.)
1,183 S.Y.	SUB GRADE PREP. WORK
527 S.F.	4-INCH P.C.C. - 5.0' WIDE SIDEWALK PAVING AND RAMPS
176 L.F.	5' SIDEWALK ON NE ARCHER DRIVE ALONG OUTLOT 'Y'

LEGAL DESCRIPTION

ALL OF OUTLOT 'Z', PRAIRIE CROSSING, PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 2013, PAGE 21331 AT DALLAS COUNTY, IOWA.

ALL BEING IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

CONTACT

ALICES, L.C.
C/O KNAPP PROPERTIES
4949 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266
CONTACT PERSON: AIMEE STAUDT
CONTACT PH: 515-223-4000

PROJECT MANAGER

JERRY P. OLIVER, P.E.
CIVIL ENGINEERING CONSULTANTS
2400 86th STREET, UNIT 12.
DES MOINES, IOWA 50322
CONTACT PH: 515-276-4004, EXT. 12
EMAIL: OLIVER@CECLAC.COM

DRAWING INDEX FOR PUBLIC IMPROVEMENTS

1-2	SANITARY SEWER PLAN & PROFILE
3	FIRE HYDRANT COVERAGE MAP
4-5	WATER MAIN PLAN & PROFILE
6-8	STORM SEWER PLAN & PROFILE
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14	STREET LIGHT LAYOUT PLAN
15	STREET CENTERLINE LAYOUT SHEET



VICINITY MAP
NOT TO SCALE



UTILITY CONTACTS

SANITARY SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-987-4363)
WATER MAIN	- WAUKEE PUBLIC WORKS DEPARTMENT (515-987-4363)
STORM SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-987-4363)
NATURAL GAS UTILITY	- WAUKEE PUBLIC WORKS DEPARTMENT (515-987-4363)
ELECTRIC	- MID AMERICAN ENERGY (515-252-6541)

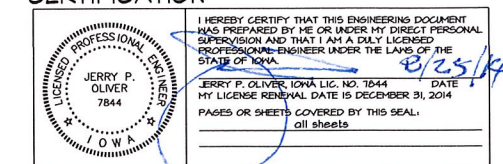


BENCHMARK

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

ELEVATION-----1034.63

CERTIFICATION



DATE: DECEMBER 16, 2013

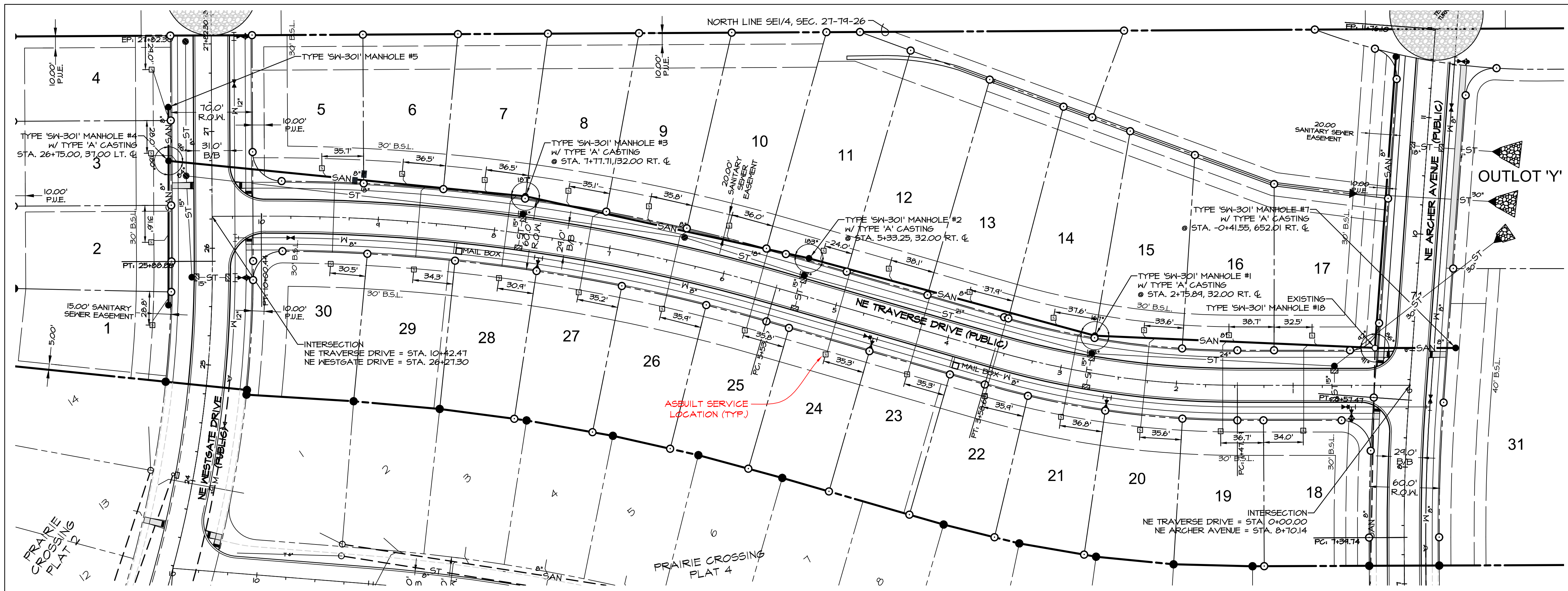
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MAY 07, 2014

ASBUILT: 07-16-2014
08-07-2014

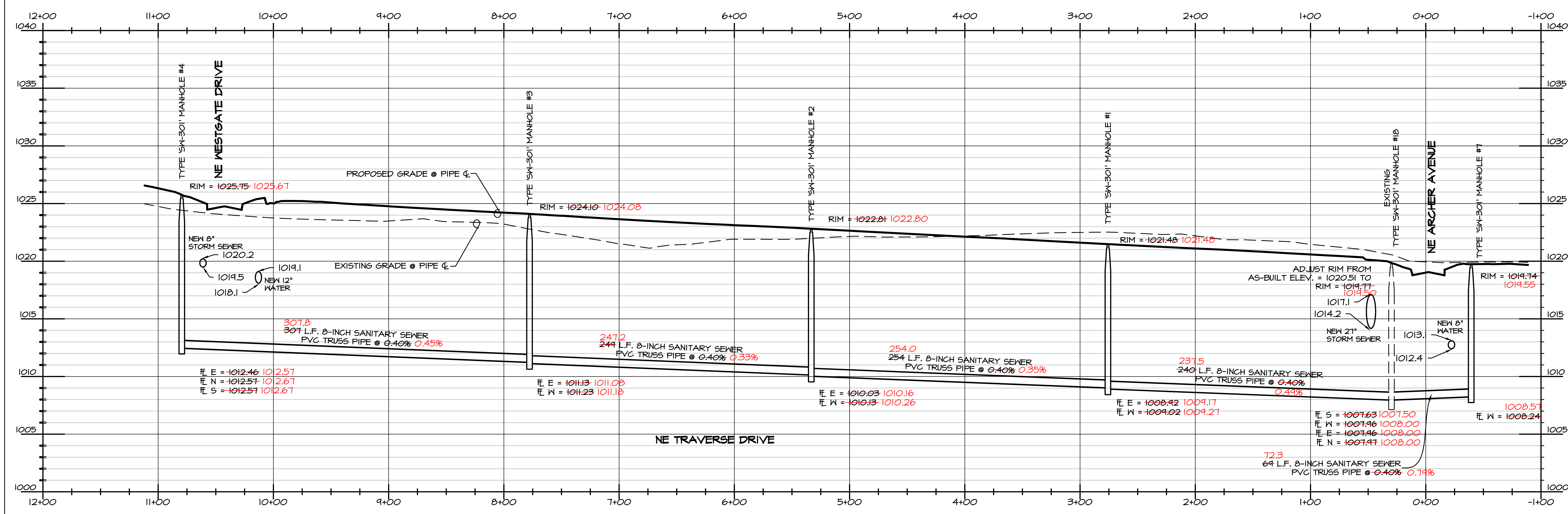


Civil Engineering Consultants, Inc.

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

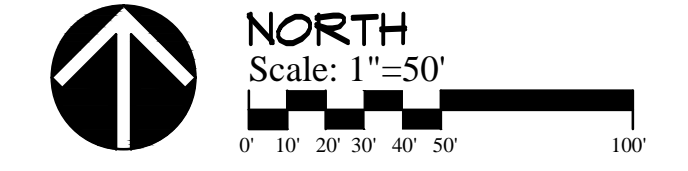


- ### NOTES
- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH SUDAS AND THE MAJEE "STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. CURRENT SPECIFICATIONS ARE AVAILABLE ONLINE AT: WWW.MAJEE.ORG/PDFS/MAJEE_STD_SPEC_2005A.PDF
 - CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF MAJEE ENGINEERING DEPARTMENT.
 - ALICE'S L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - 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.
 - CASTING TYPES ARE FROM SUDAS SPECS.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND RECONNECTING ANY FARM TILE DAMAGED DURING CONSTRUCTION & FOR RECORDING THE LOCATION OF TILE.
 - WHEN CONNECTING TO ANY EXISTING MANHOLE, CORE DRILL MANHOLE & POUR WELL DEFINED INVERT. CONNECTION SHALL BE CONSTRUCTED WITH A LINK-SEAL OR APPROVED EQUAL. CONTRACTOR SHALL FIELD VERIFY THE INVERT INTO EXISTING MANHOLE #1 TO DETERMINE IF THE PROPOSED FLOW LINE NEEDS TO BE RAISED IN ORDER TO FOUR A WELL DEFINED INVERT.
 - 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 VIDEO TAPE THE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF MAJEE ENGINEERING DEPARTMENT.
 - ALL EXISTING MANHOLE CASTINGS TO BE ADJUSTED AS NEEDED TO MATCH GRADE.



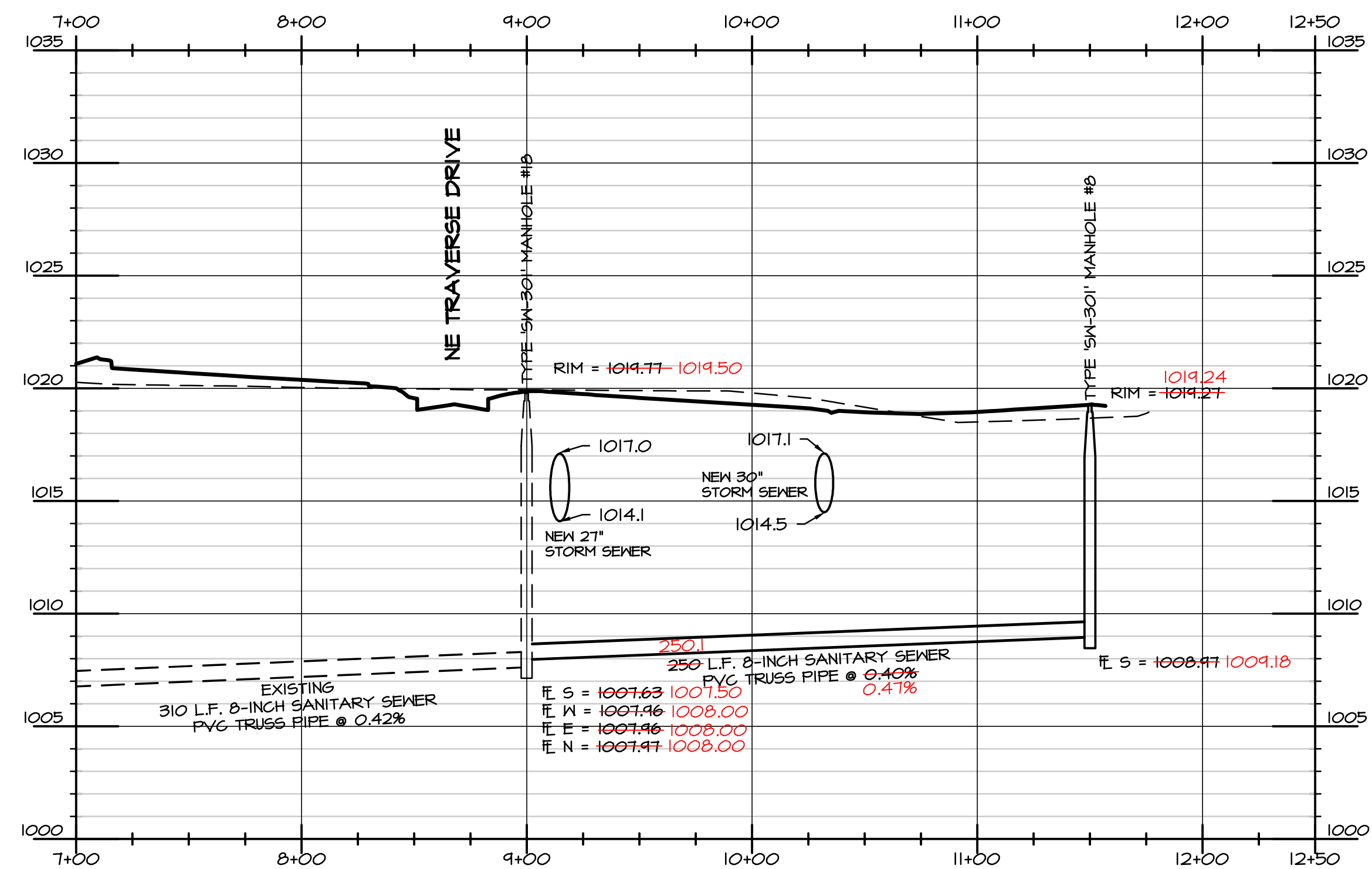
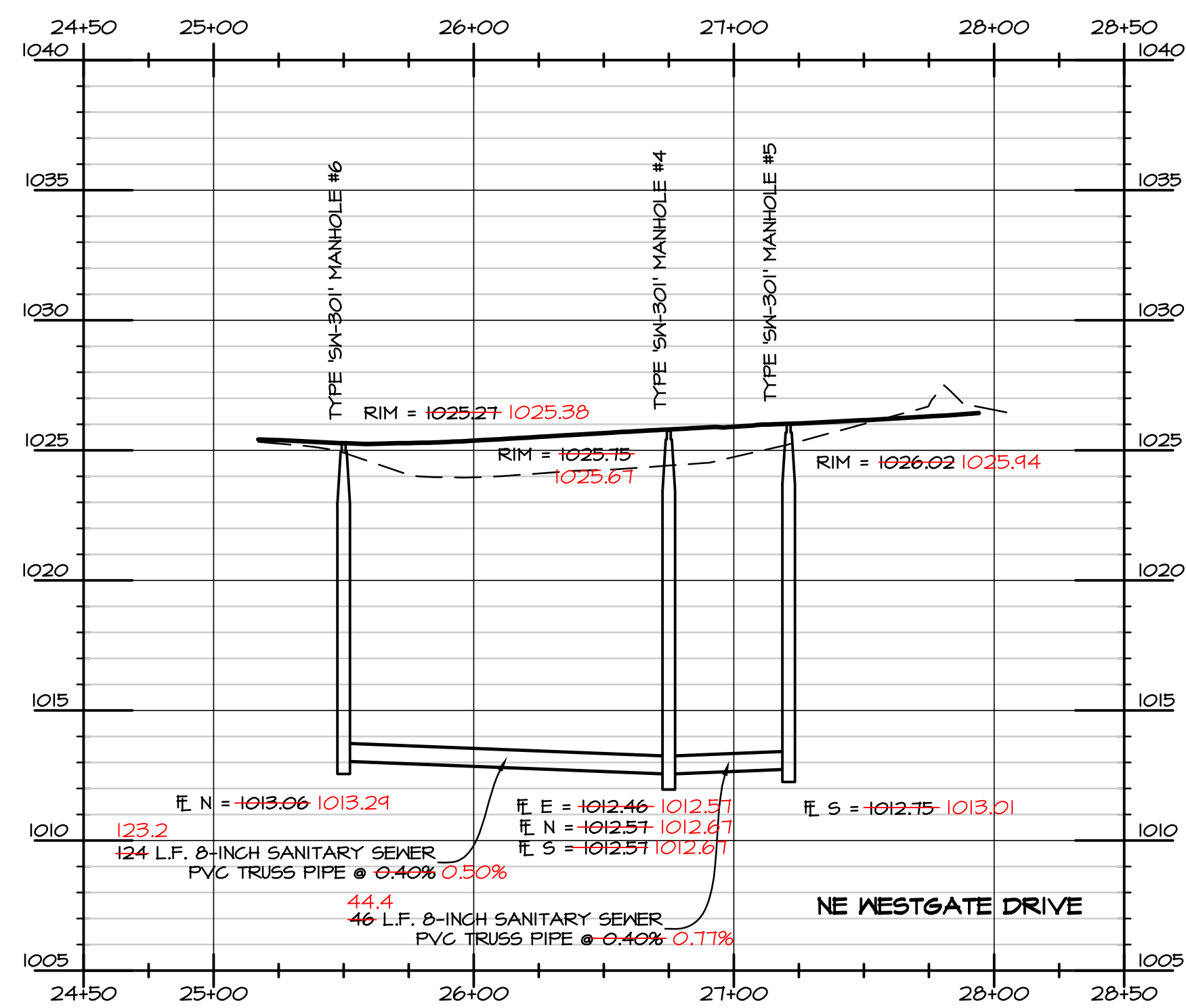
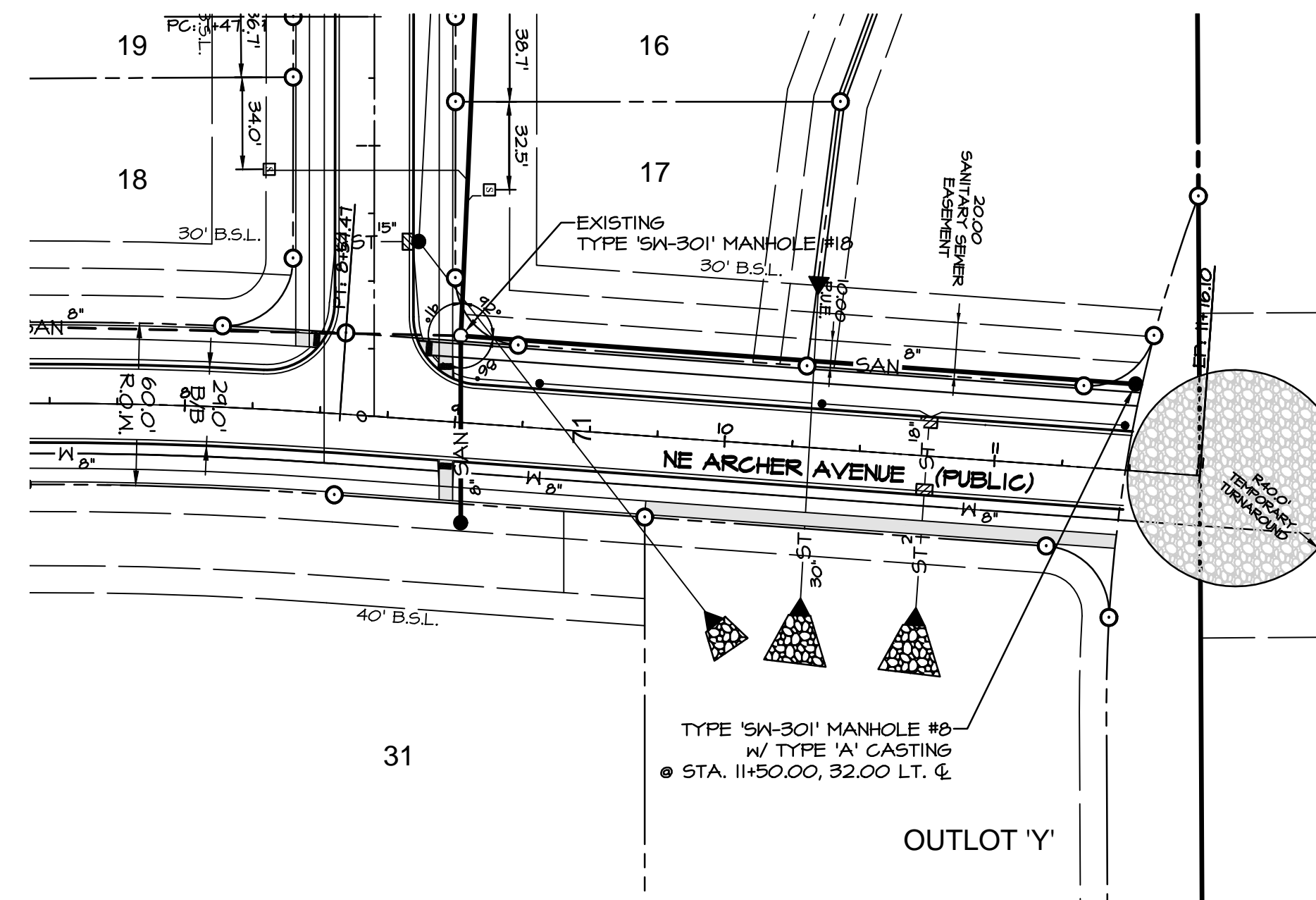
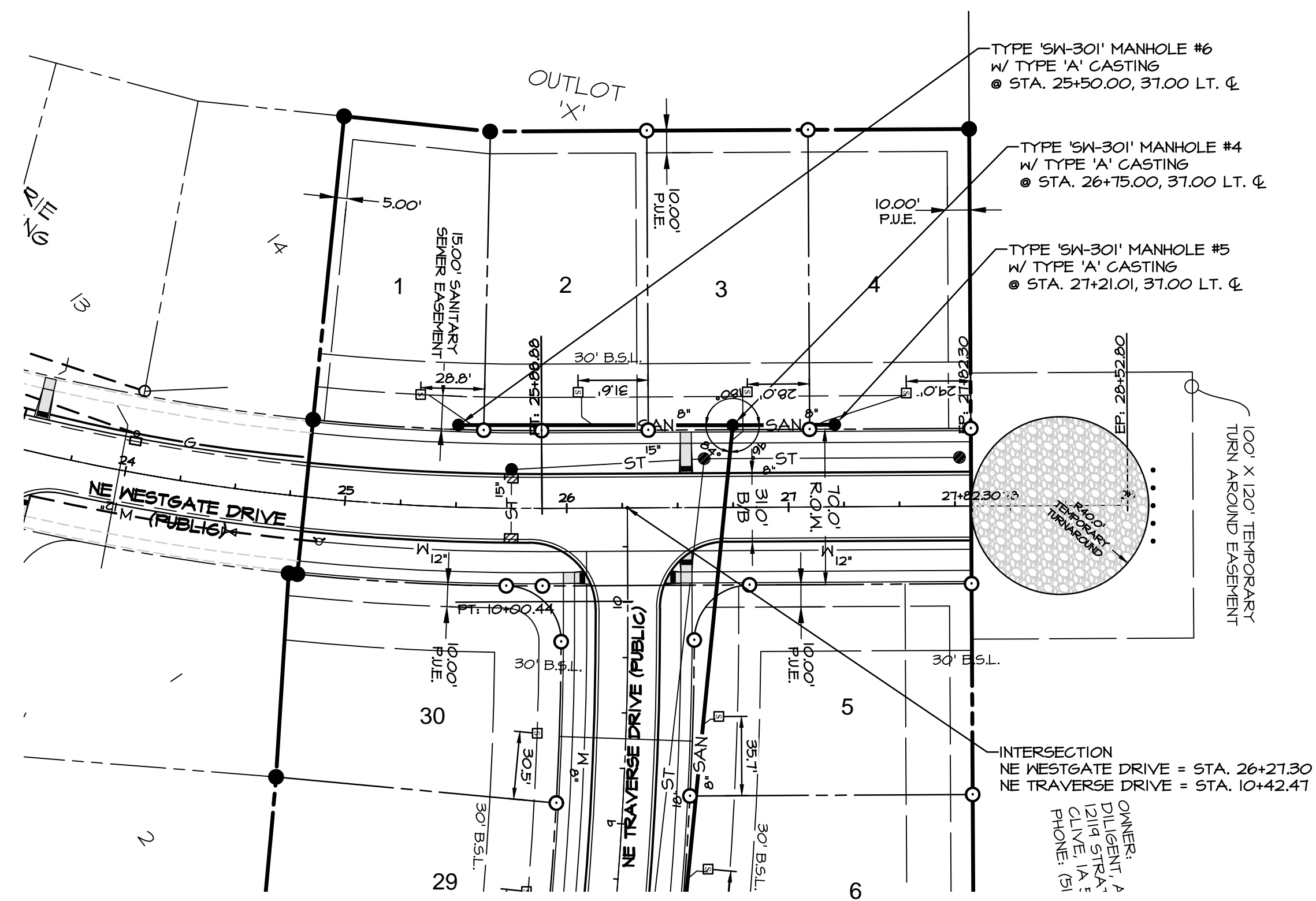
BENCHMARK
 CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
 SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
 ELEVATION-----1034.63

- ### LEGEND
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - - - - SAN 8" SANITARY SEWER & SIZE
 - - - - ST 18" STORM SEWER & SIZE
 - - - - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - ⊕ FIRE HYDRANT
 - ⊕ VALVE
 - ▶ FLARED END SECTION
 - ⊕ ASBUILT SANITARY SERVICE LOCATION

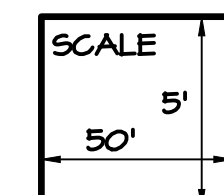
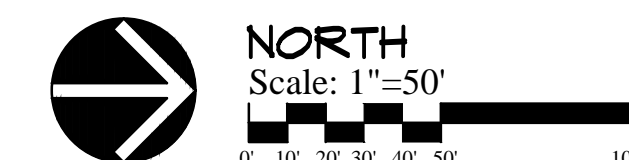


IOWA ONE CALL
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REVISION:	2-12-2014	
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	3-25-2014	
	4-04-2014	



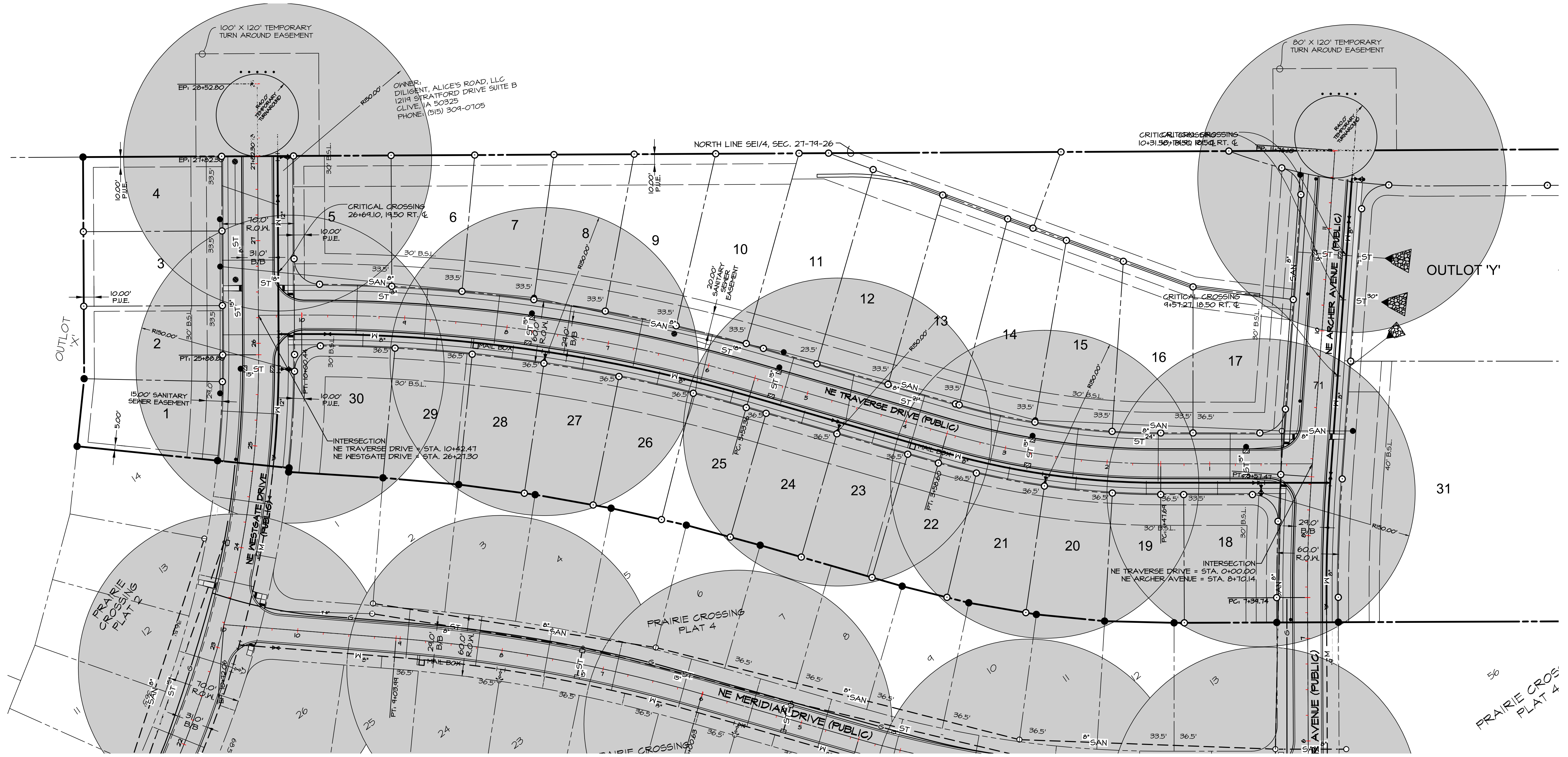
- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SAN 8" SANITARY SEWER # SIZE
 - ST 18" STORM SEWER # SIZE
 - W 8" WATER MAIN # SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - ▽ VALVE
 - ▶ FLARED END SECTION



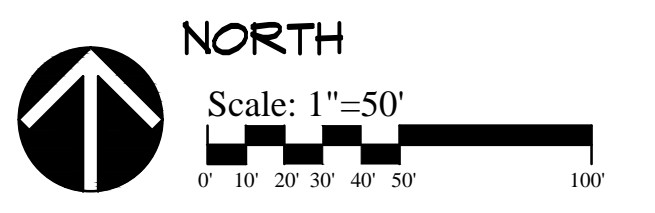
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4-08-2014
5-07-2014

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2
OF 15

BENCHMARK
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SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
ELEVATION-----1034.63

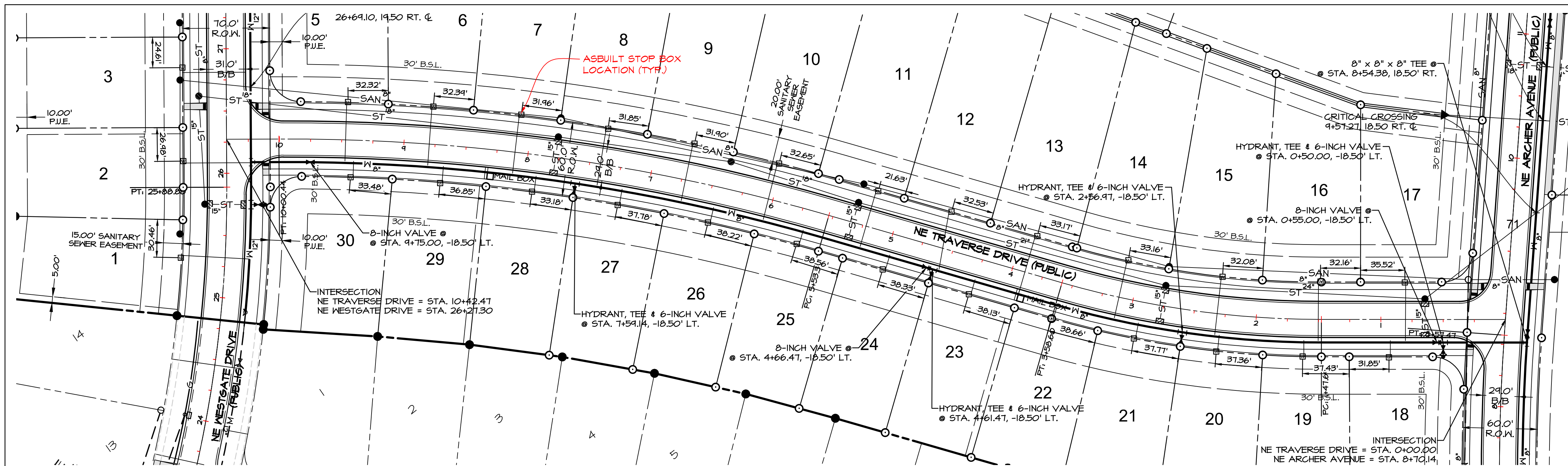


OWNER:
DILIGENT, ALICE'S ROAD, LLC
1214 STRATFORD DRIVE SUITE B
CLIVE, IA 50325
PHONE: (515) 309-0105

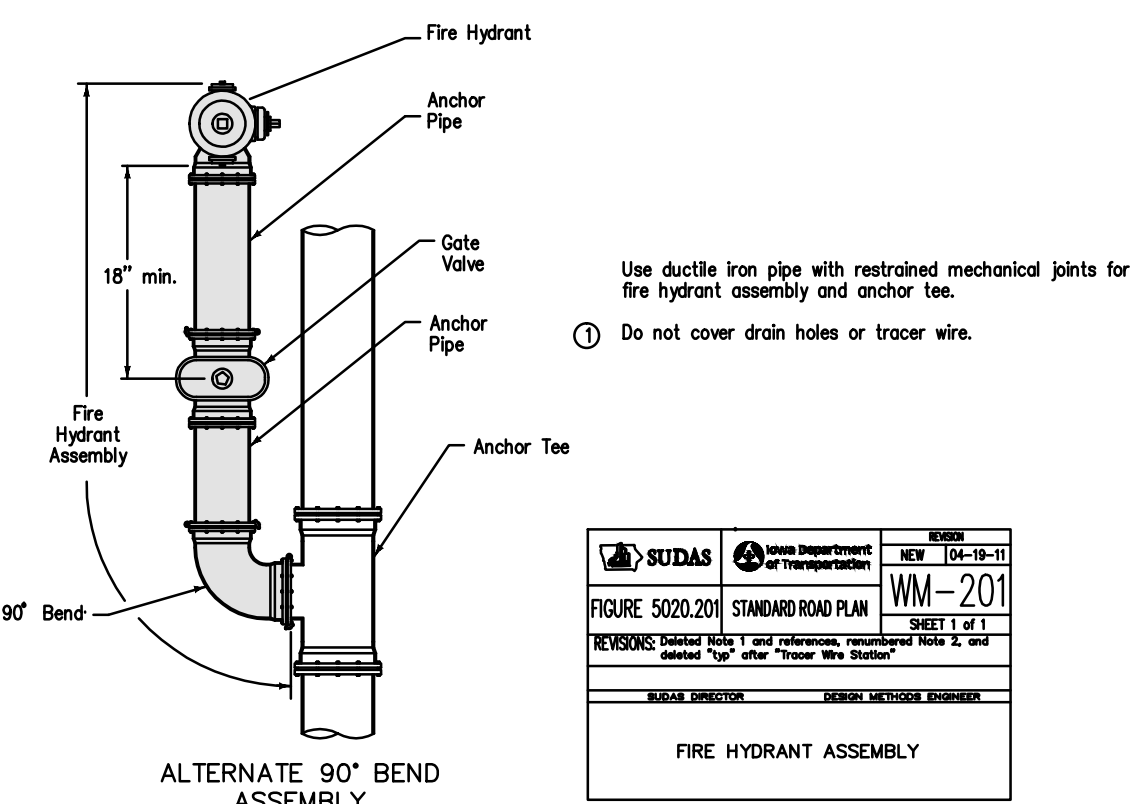
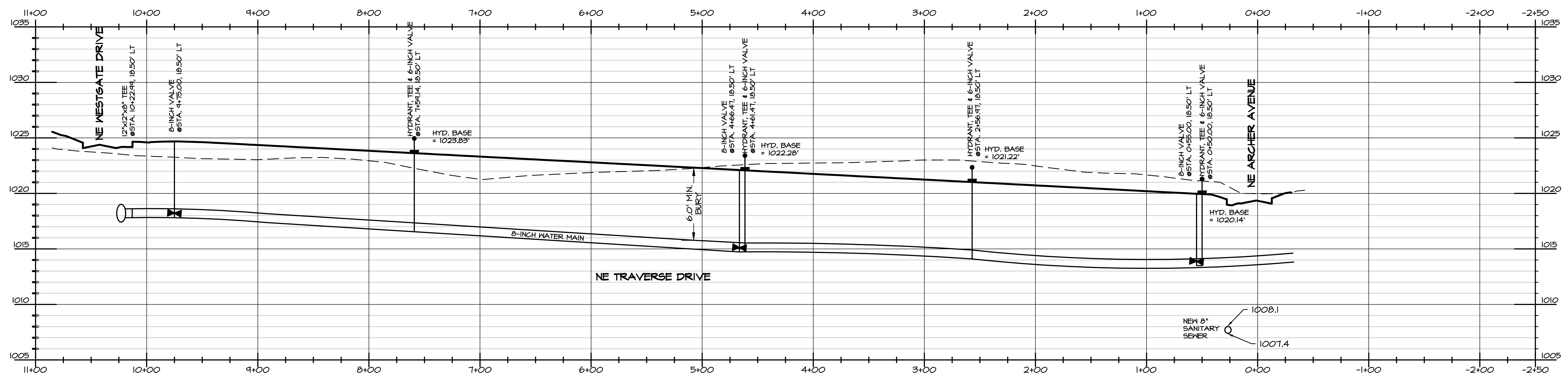


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SHEET
3
OF 15



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 - CIVIL ENGINEERING CONSULTANTS, INC.
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 - PIPE MATERIALS: DUCTILE IRON IN ACCORDANCE WITH STANDARD SPECIFICATIONS OR ANNA C400 DR - 10 PVC INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS INTO AN APPROVED TRACER WIRE RECEPTACLE SUCH AS AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-10 OR APPROVED EQUAL AND SHALL BE ATTACHED TO THE BOTTOM FLANGE OF THE HYDRANT USING AN EXISTING HYDRANT FLANGE BOLT.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
 - THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, ± OR TO 48% OPTIMUM MOISTURE CONTENT.
 - HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
 - SERVICES TO BE 1-INCH COPPER, STOP BOXES TO BE MUELLER H-10300 OR EQUAL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO THE ENGINEER.
 - HYDRANTS SHALL BE SET NOT MORE THAN 2.5 FEET FROM CENTER OF WATER MAIN.
 - IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND THE QUANTITIES, THE PLANS SHALL GOVERN.
 - AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
 - ALL HYDRANTS AND BLOWOFFS TO HAVE A STORZ FITTING.
 - ALL HYDRANTS TO BE 2 FEET (24-INCHES) FROM THE EDGE OF PUBLIC SIDEWALK OR TRAIL.



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

ELEVATION-----1034.63

FIGURE 5020.201 STANDARD ROAD PLAN	WM-201	
REVISION: 01-12-2014	SHEET 1 OF 1	
DESIGNED BY: [Name]	CHECKED BY: [Name]	
FIRE HYDRANT ASSEMBLY		

LEGEND

---	EXISTING/PROPOSED	---	PLAT BOUNDARY
---	SAN 8"	---	SANITARY SEWER & SIZE
---	ST 10"	---	STORM SEWER & SIZE
---	M 8"	---	WATER MAIN & SIZE
○		●	MANHOLE
□		▲	STORM INTAKE
▽		▲	FIRE HYDRANT
▽		▲	VALVE
▽		▲	FLARED END SECTION
▽		▲	AS-BUILT WATER
▽		▲	STOP BOX LOCATION

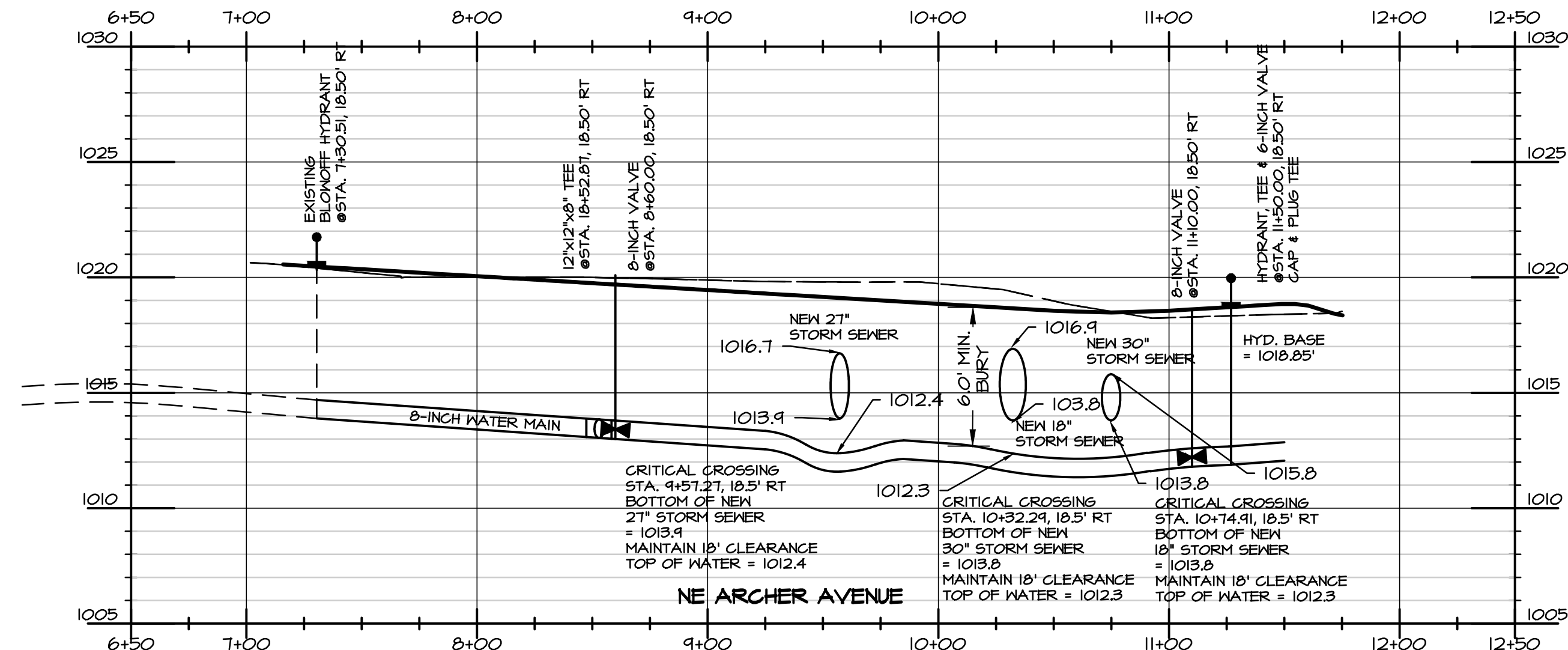
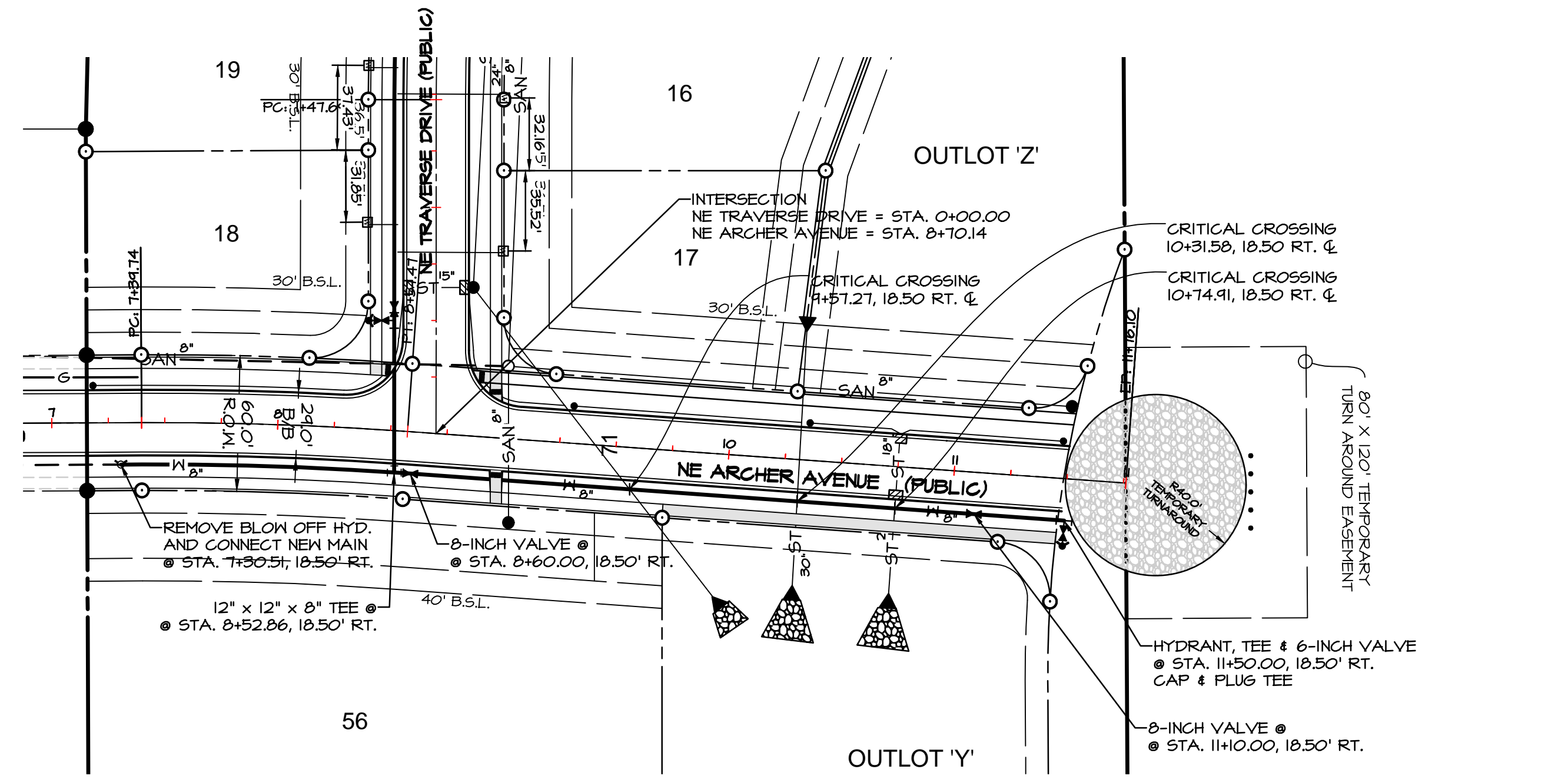
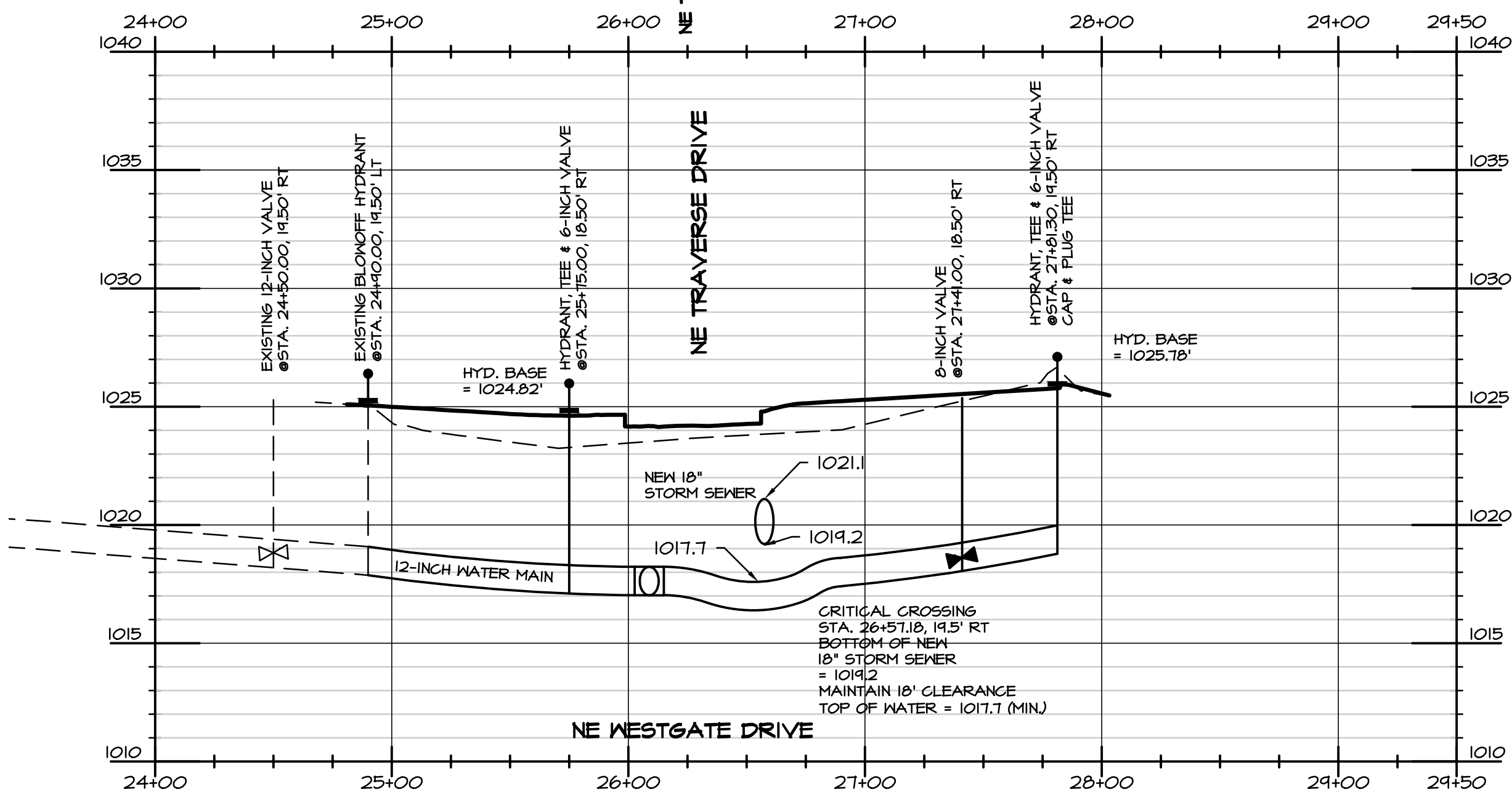
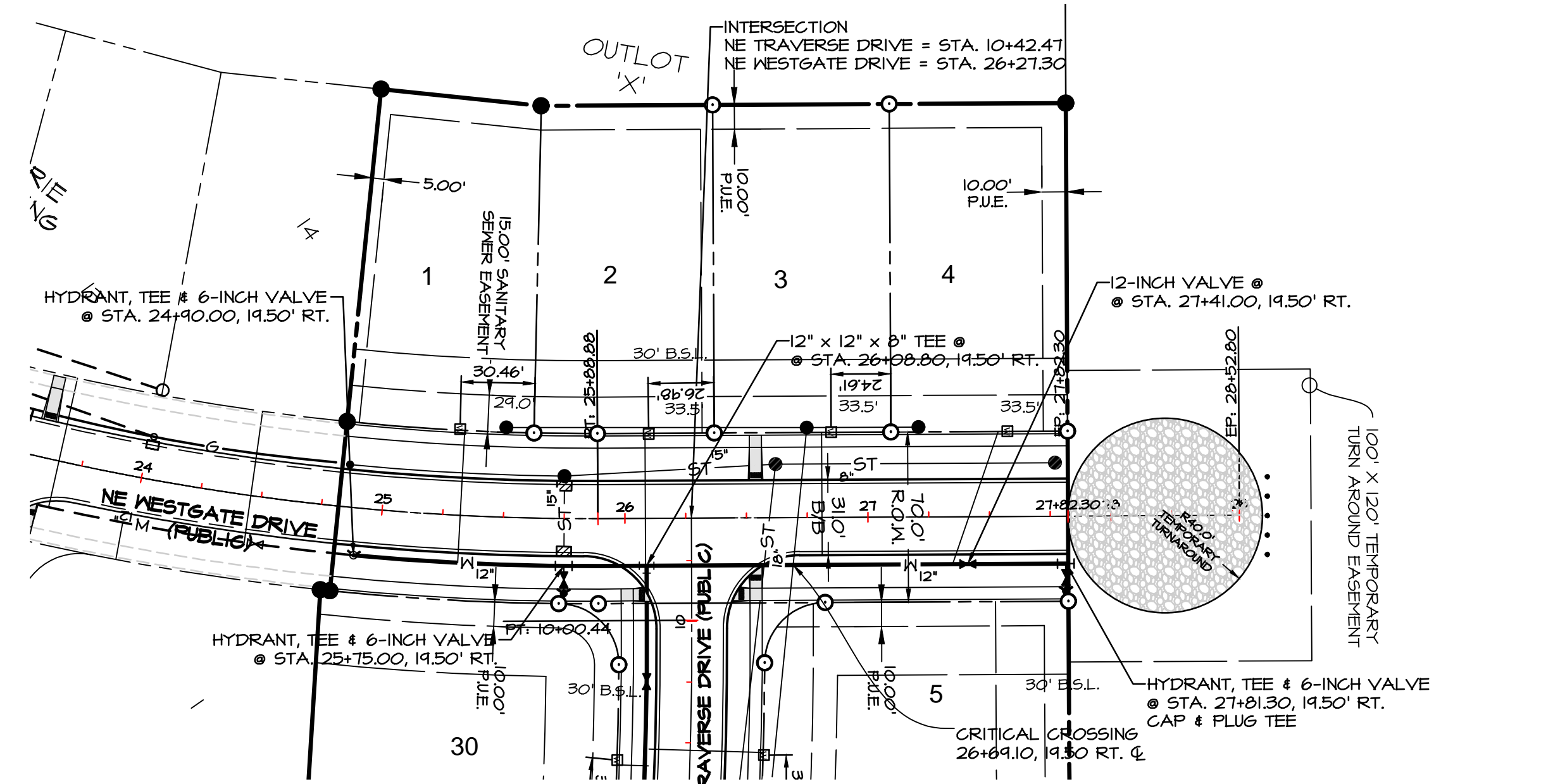


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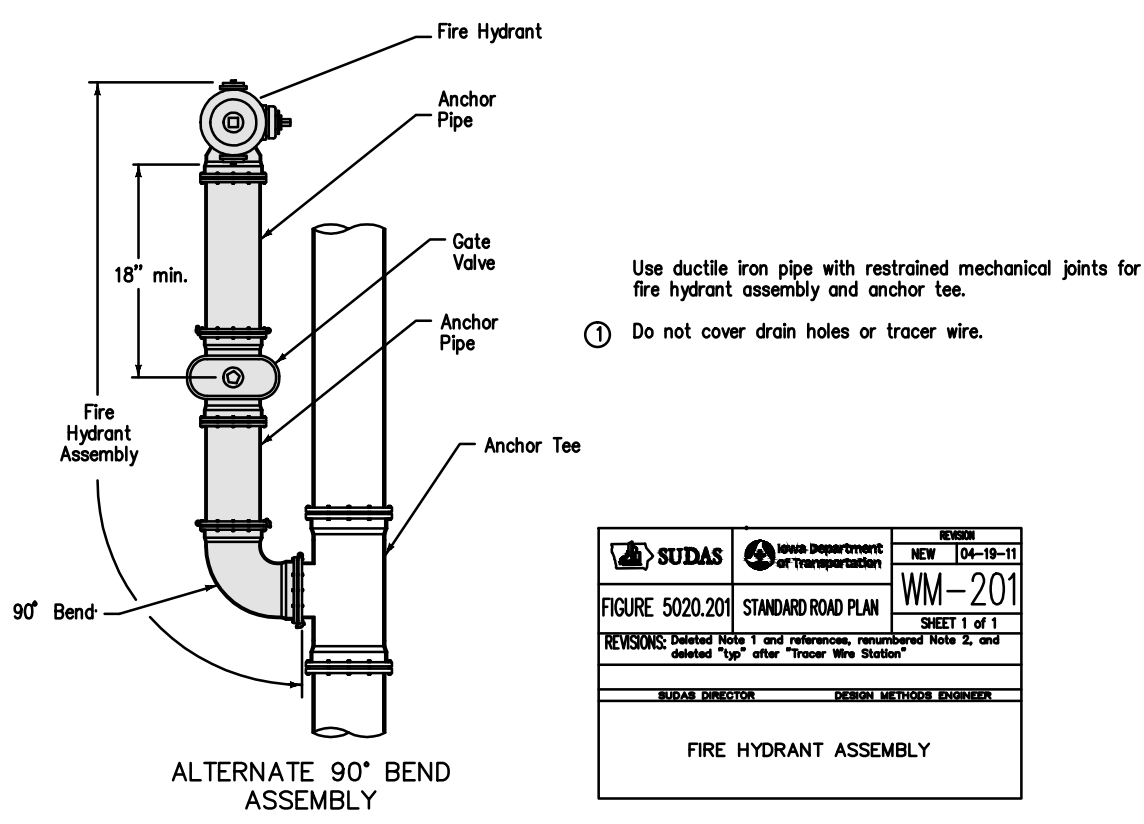
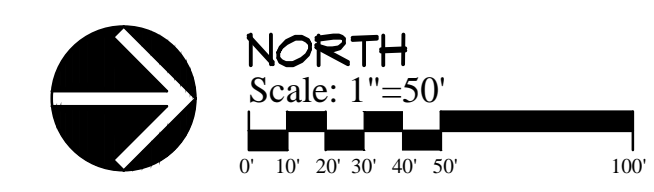
CEC Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
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WATER MAIN - PLAN & PROFILE
 PRAIRIE CROSSING PLAT 5, WAUKEE, IOWA
 ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

AS-BUILT: 07-16-2014
 08-07-2014
 E-1082



- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SAN 8" SANITARY SEWER & SIZE
 - ST 18" STORM SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - ⊕ FIRE HYDRANT
 - ⊕ VALVE
 - ▶ FLARED END SECTION



SUDAS	DESIGN	DATE
FIGURE 5020.201	STANDARD ROAD PLAN	WM-201
REVISIONS: NONE	DATE: 07-16-2013	SHEET 1 OF 1
FIRE HYDRANT ASSEMBLY		

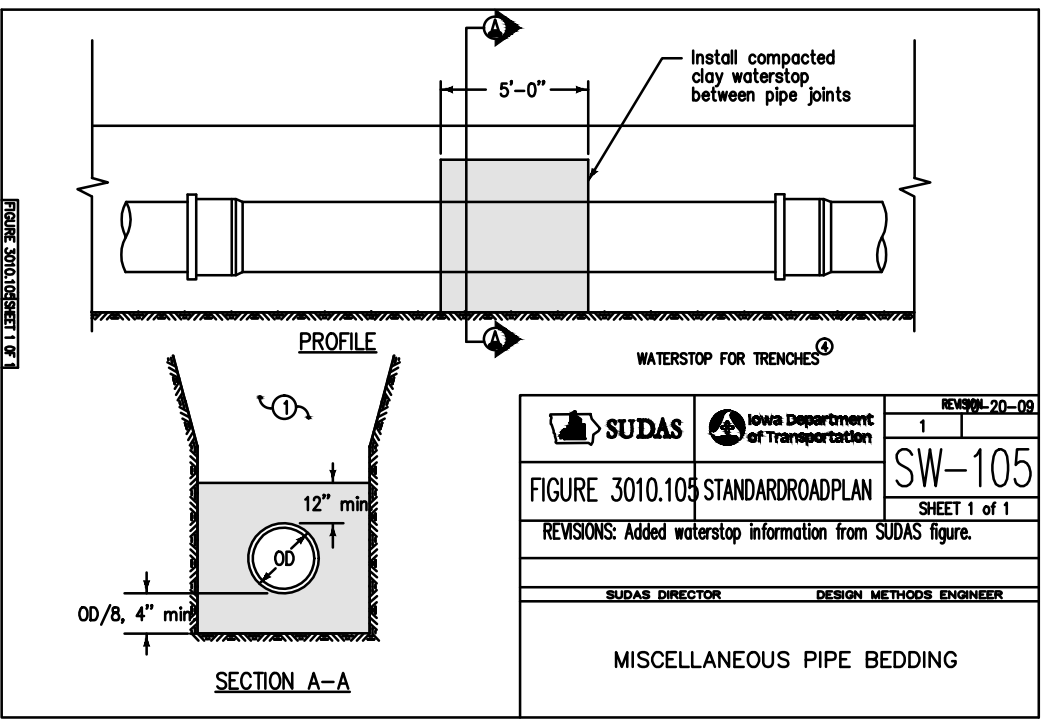
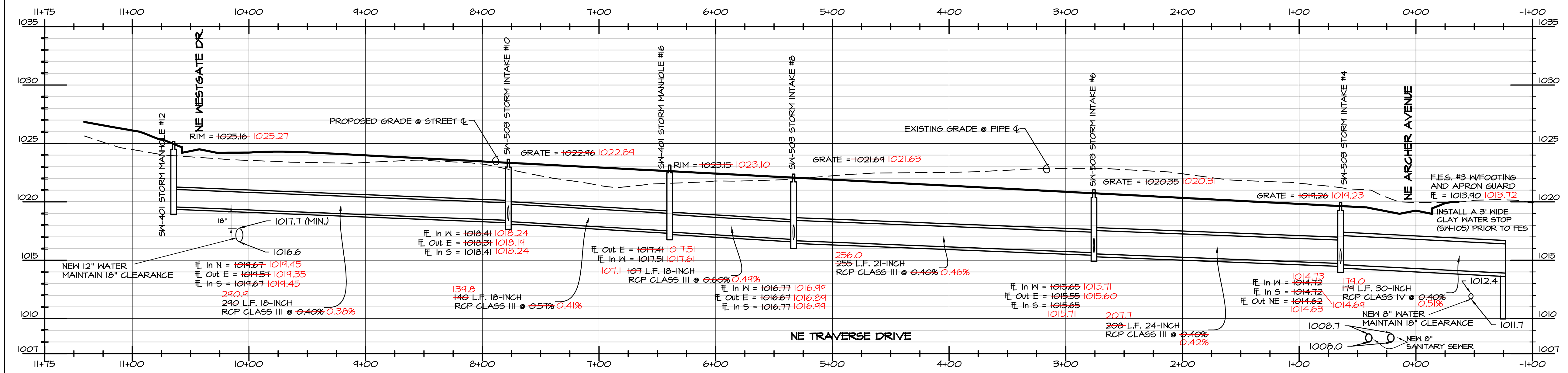
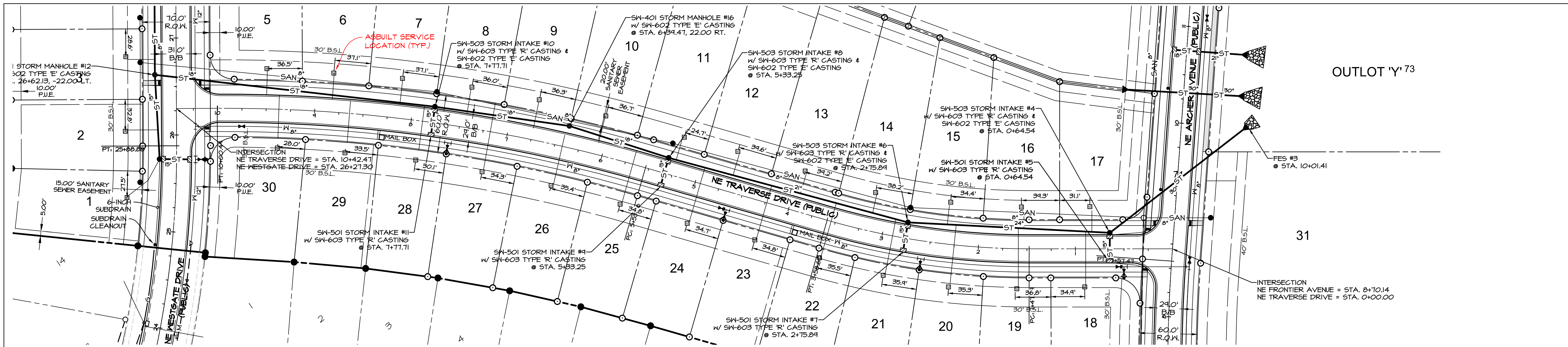
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 ELEVATION-----1034.63

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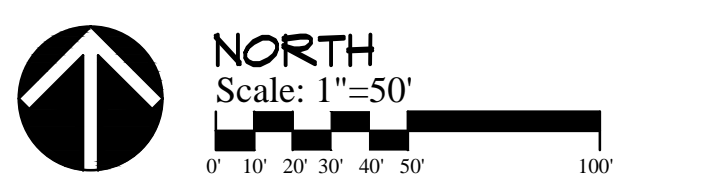
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SHEET 5 OF 15



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

- LEGEND**
 EXISTING/PROPOSED
- SAN 18" --- PLAT BOUNDARY
 - ST 18" --- SANITARY SEWER & SIZE
 - W 18" --- STORM SEWER & SIZE
 - W 18" --- WATER MAIN & SIZE
 - --- MANHOLE
 - --- STORM INTAKE
 - --- FIRE HYDRANT
 - --- VALVE
 - --- FLARED END SECTION
 - --- AS-BUILT STORM
 - --- SERVICE LOCATION

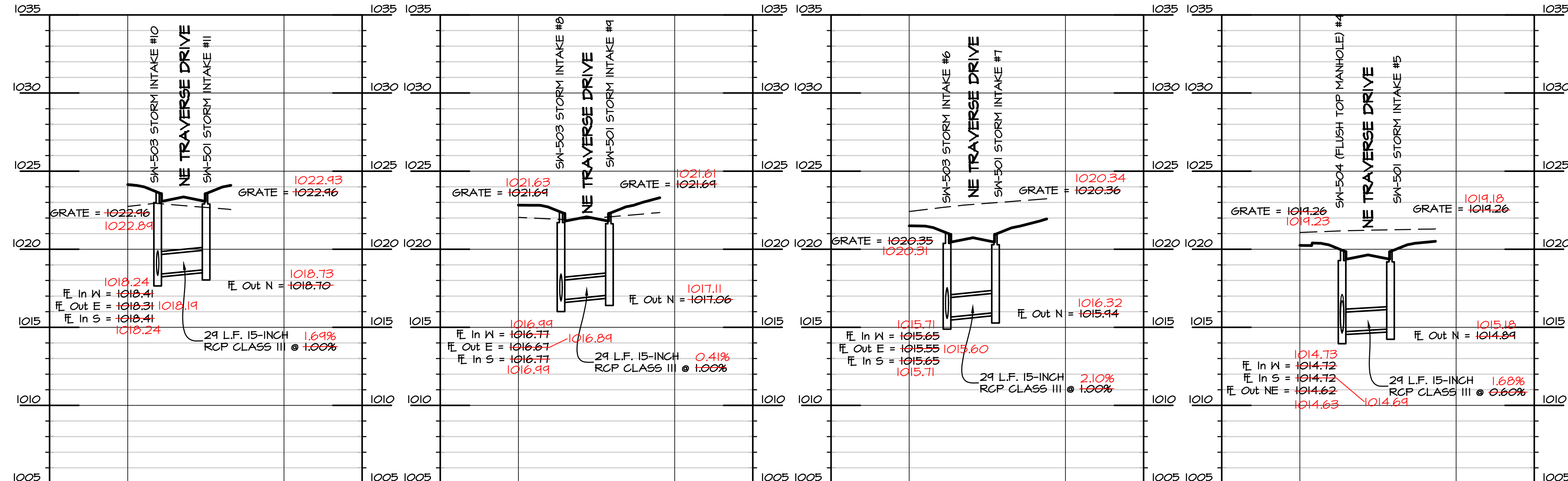


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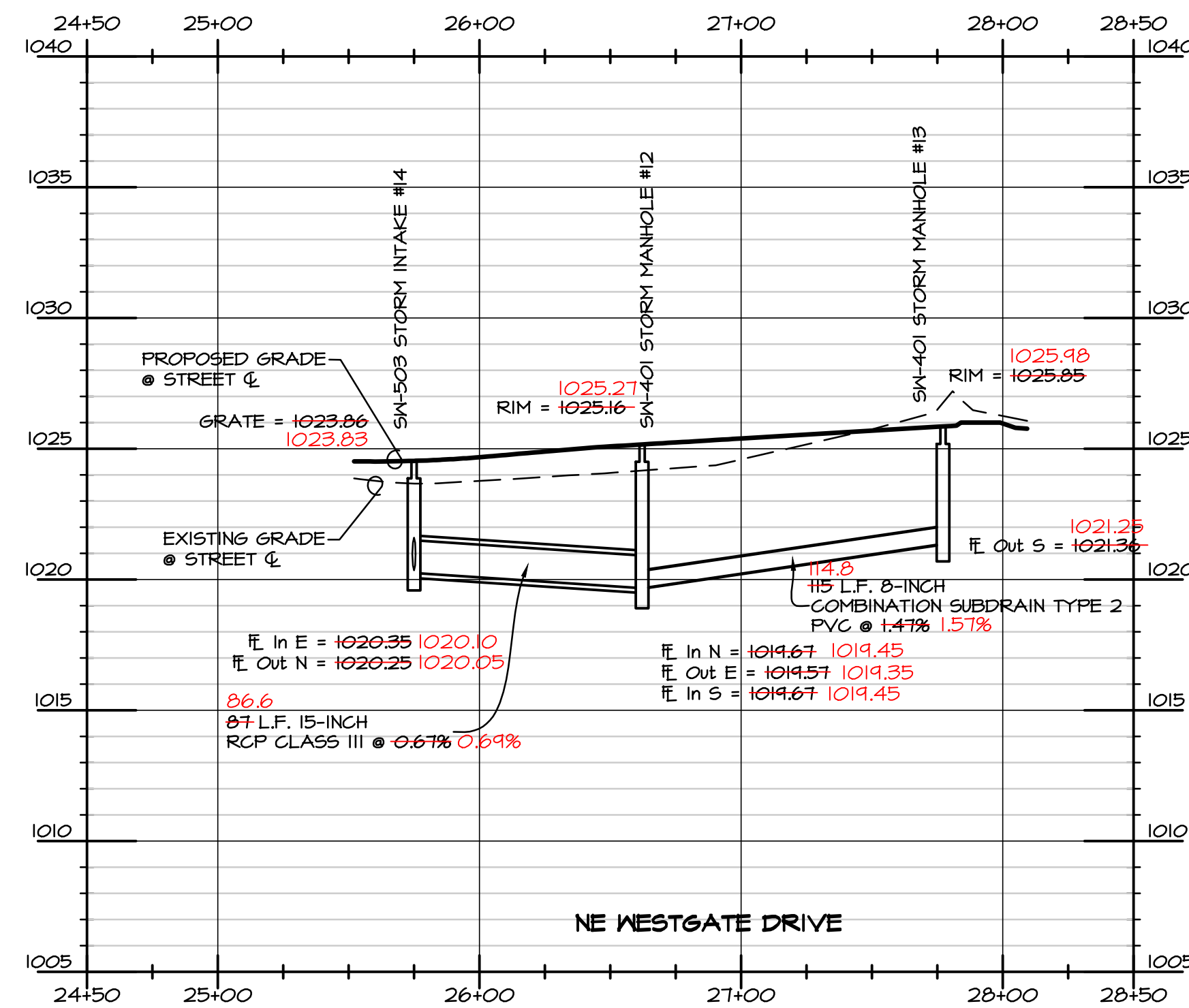
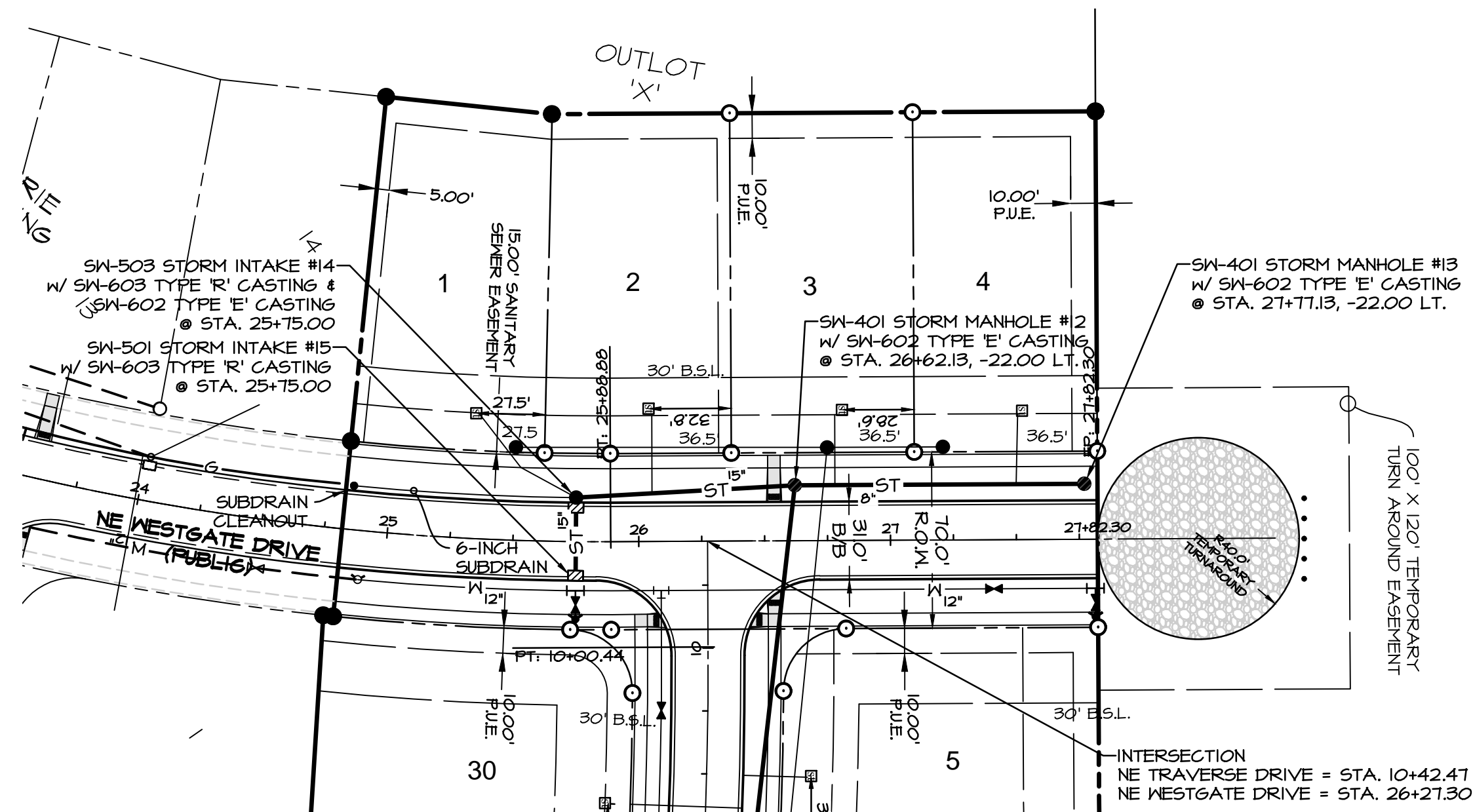
- NOTES**
- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. CURRENT SPECIFICATIONS ARE AVAILABLE ONLINE AT: WWW.WAUKEE.ORG/PDF5/WAUKEE STD SPEC 2005A.PDF (SEE ALSO NOTE #8)
 - CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT.
 - ALICE'S ROAD, L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
 - 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 RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES AND PROVIDE THIS INFORMATION TO THE ENGINEER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
 - A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
 - INTAKE & CASTING TYPES LISTED ARE PER THE CURRENT EDITION OF THE IOWA SUDAS SPEC.
 - PROVIDE APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
 - ALL STORM SEWER TO BE CLEANED AND VIDEO TAPED UPON COMPLETION.
 - PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
 - ALL SM-501, SM-503, SM-505, SM-506, SM-512 AND SM-513 TO BE CAST IN PLACE.
 - A 3 FOOT WIDE CLAY WATER STOP SHOULD BE PROVIDED AT ALL OUTLET FES (SUDAS SW-105)
 - ALL RCP PIPE SHALL HAVE FABRIC WRAPPED JOINTS.



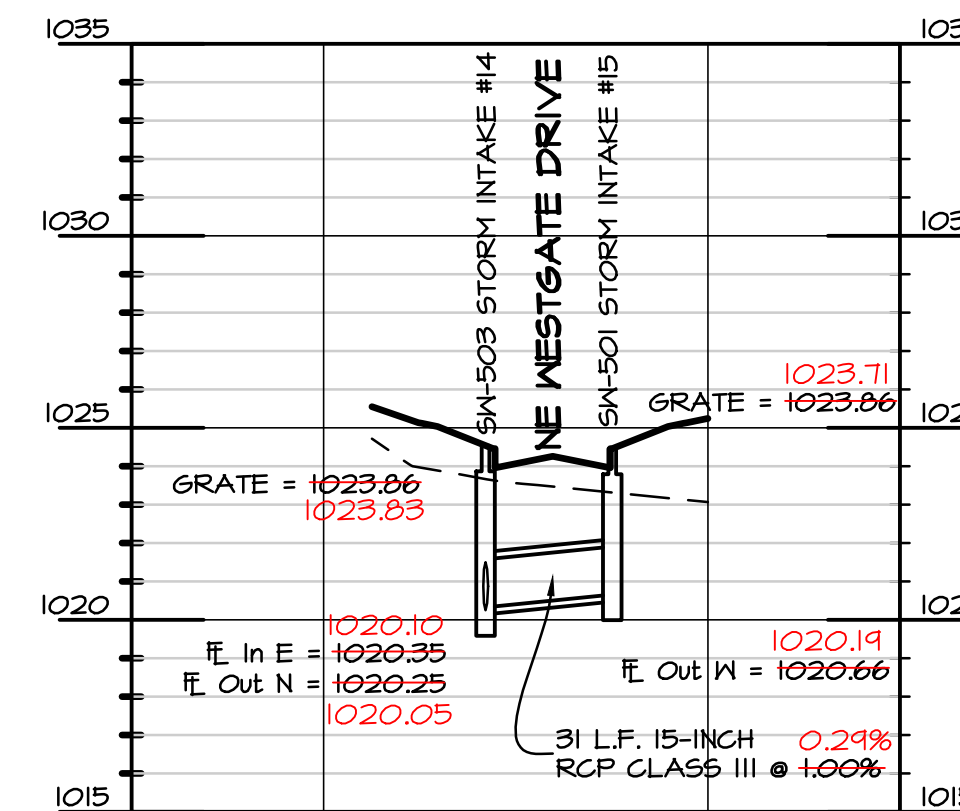
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STORM SEWER - PLAN & PROFILE
 PRAIRIE CROSSING PLAT 5, WAUKEE, IOWA
 ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

AS-BUILT: 07-16-2014
 08-07-2014

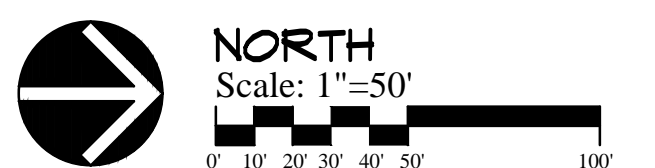


ALL PROPOSED 8-INCH STORM SEWER SHALL BE PERFORMED 8-INCH A2000.



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

- LEGEND**
- | | | | |
|-----|-------------------|-----|-----------------------|
| --- | EXISTING/PROPOSED | --- | PLAT BOUNDARY |
| --- | SAN 8" | --- | SANITARY SEWER & SIZE |
| --- | ST 18" | --- | STORM SEWER & SIZE |
| --- | W 8" | --- | WATER MAIN & SIZE |
| ○ | | ○ | MANHOLE |
| □ | | □ | STORM INTAKE |
| ⊕ | | ⊕ | FIRE HYDRANT |
| ⊗ | | ⊗ | VALVE |
| ▷ | | ▷ | FLARED END SECTION |



DATE: 12-16-2013
 REVISION: 2-12-2014
 3-4-2014
 3-25-2014
 4-04-2014
 4-08-2014
 5-07-2014

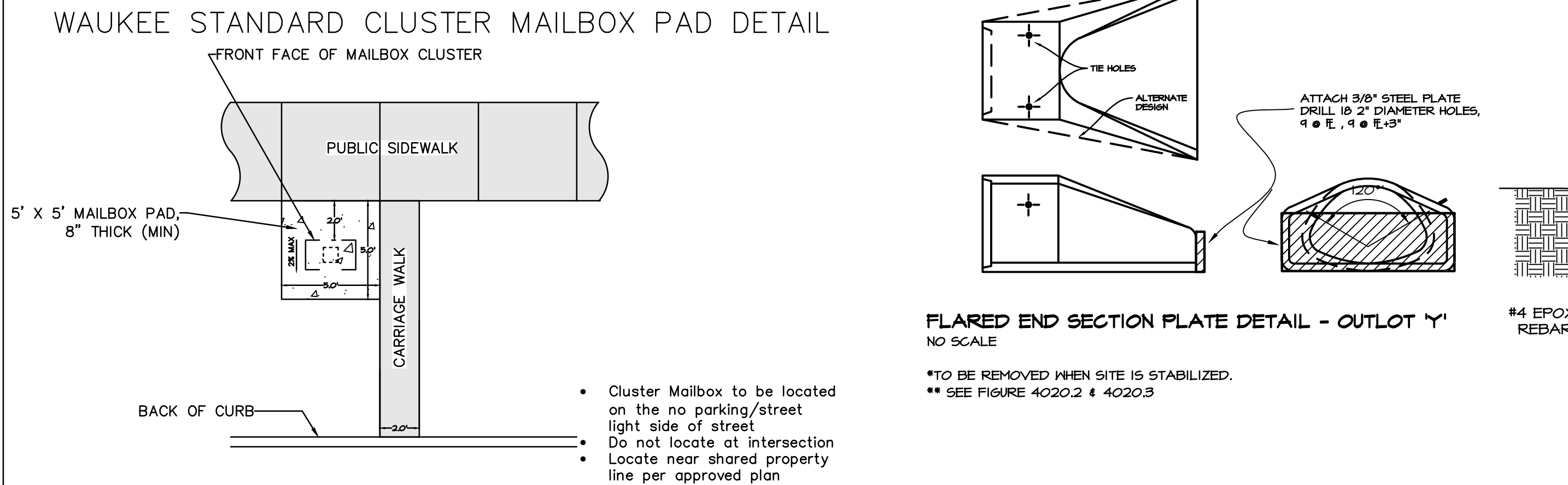
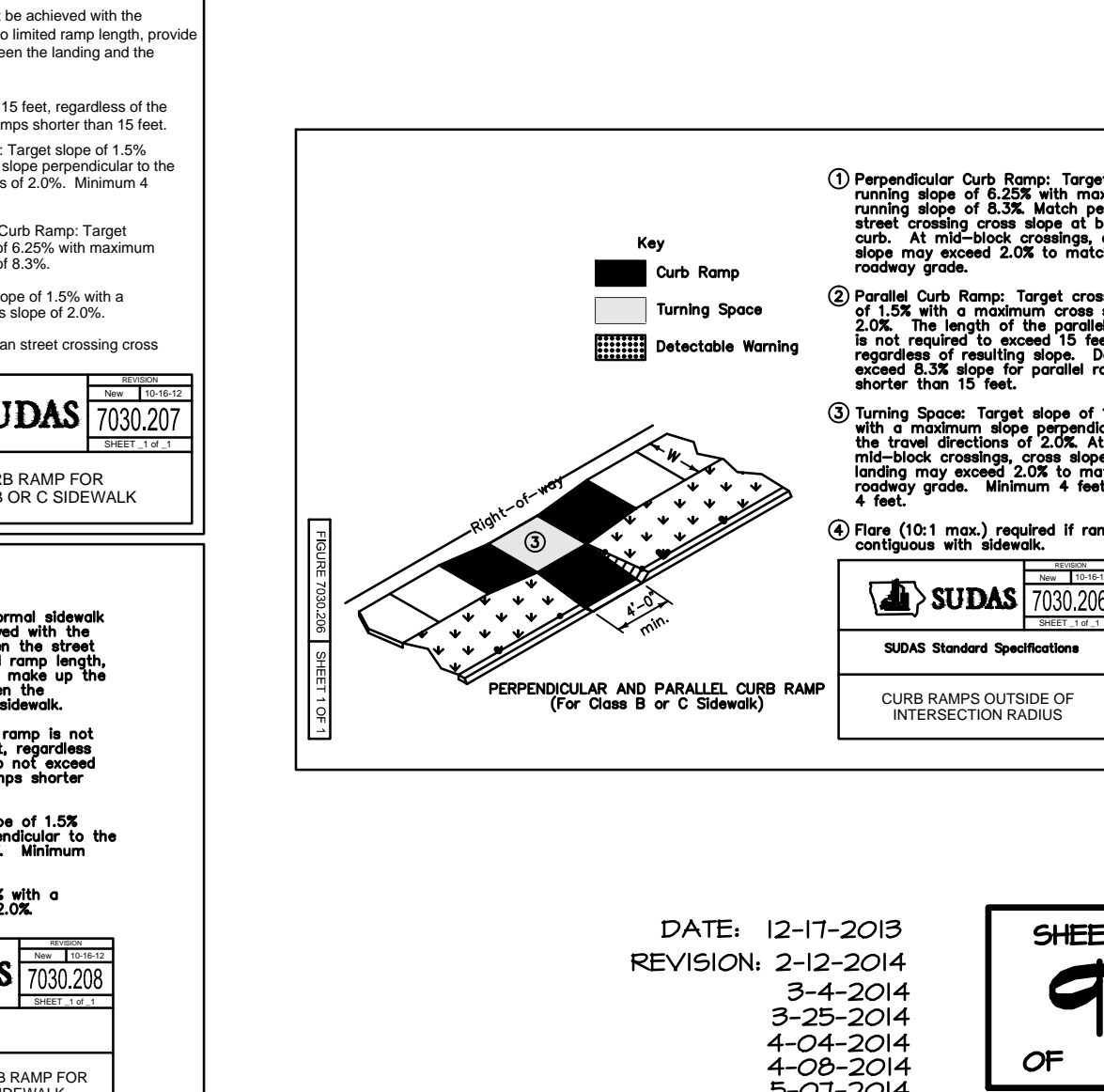
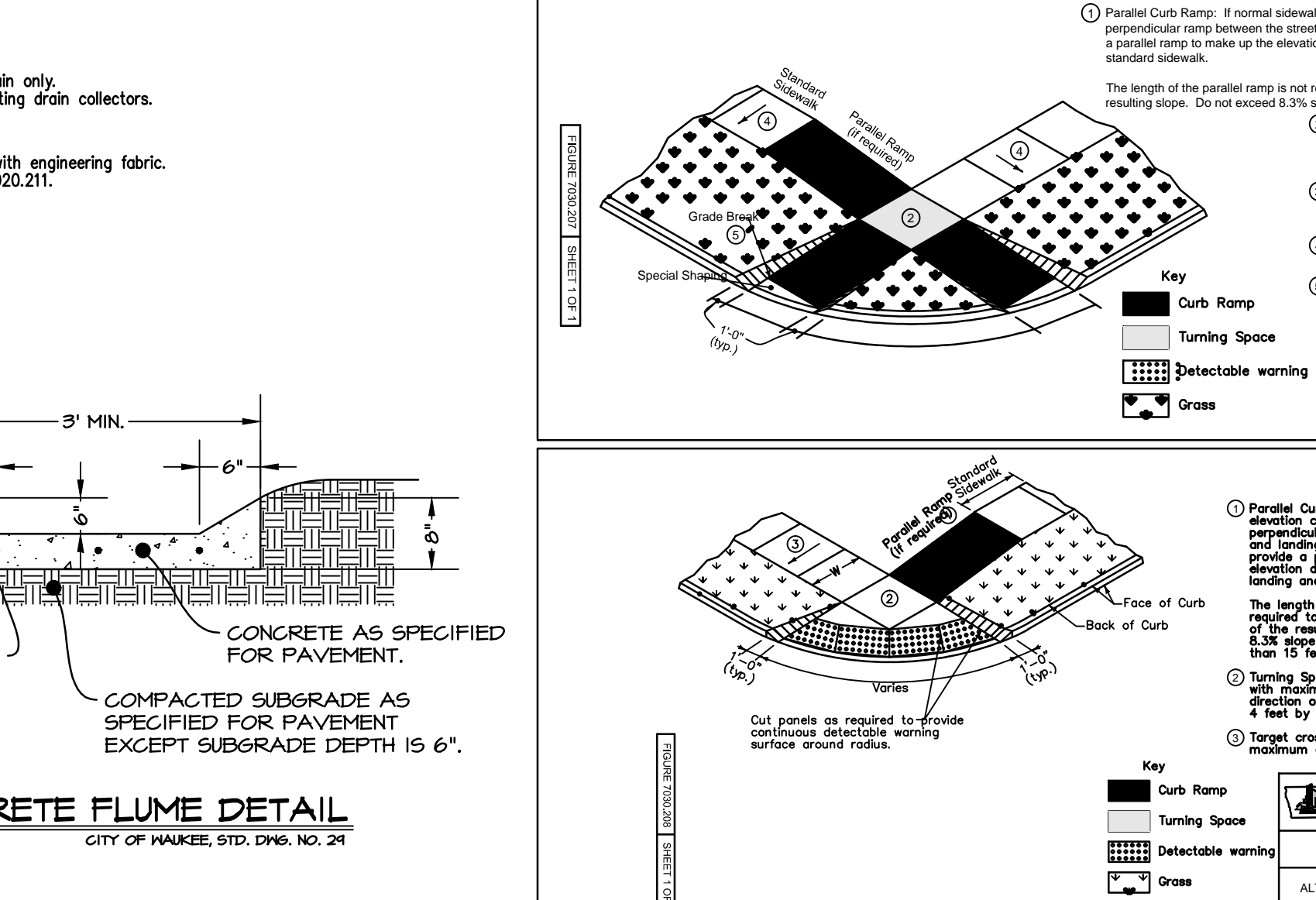
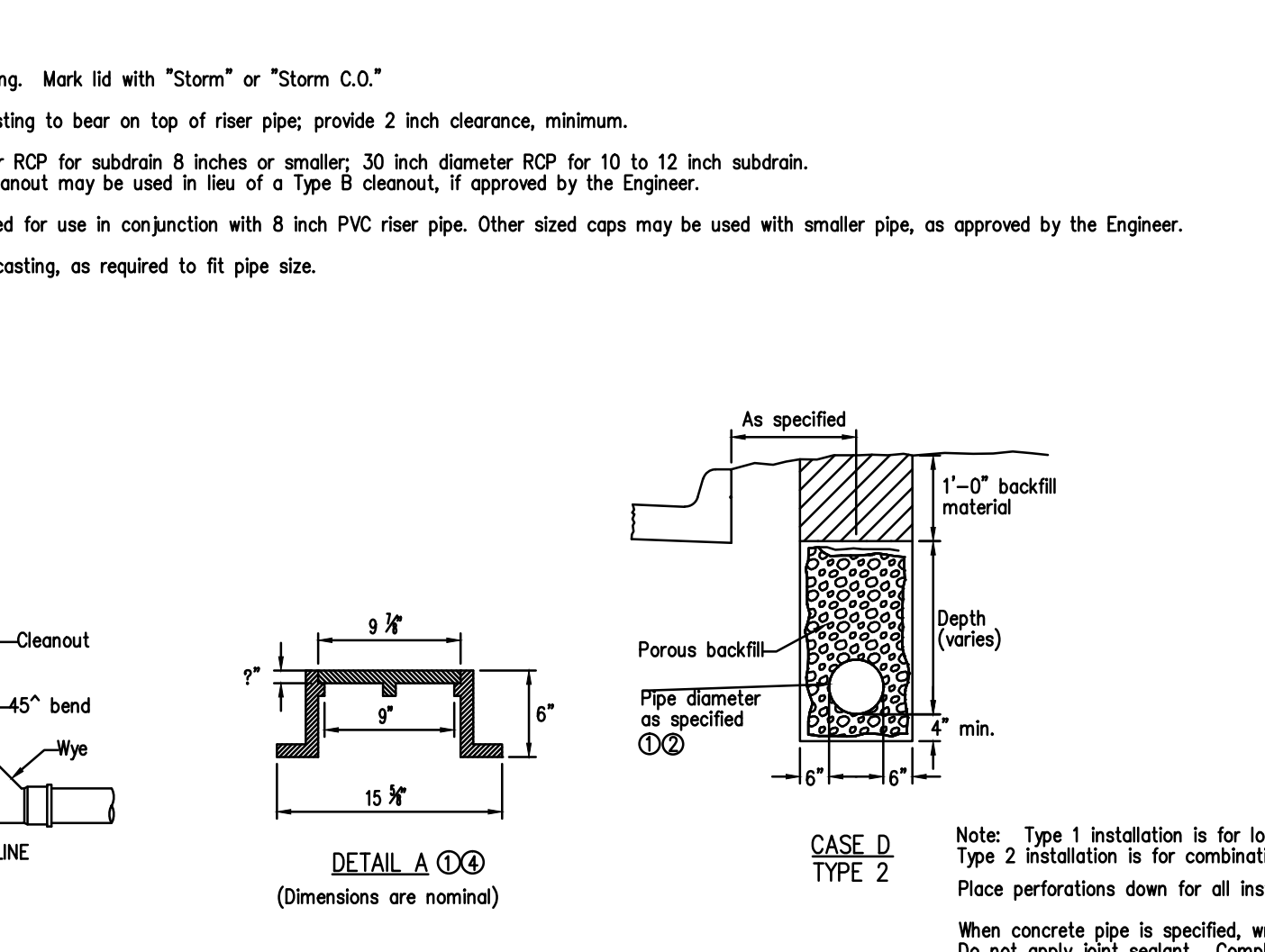
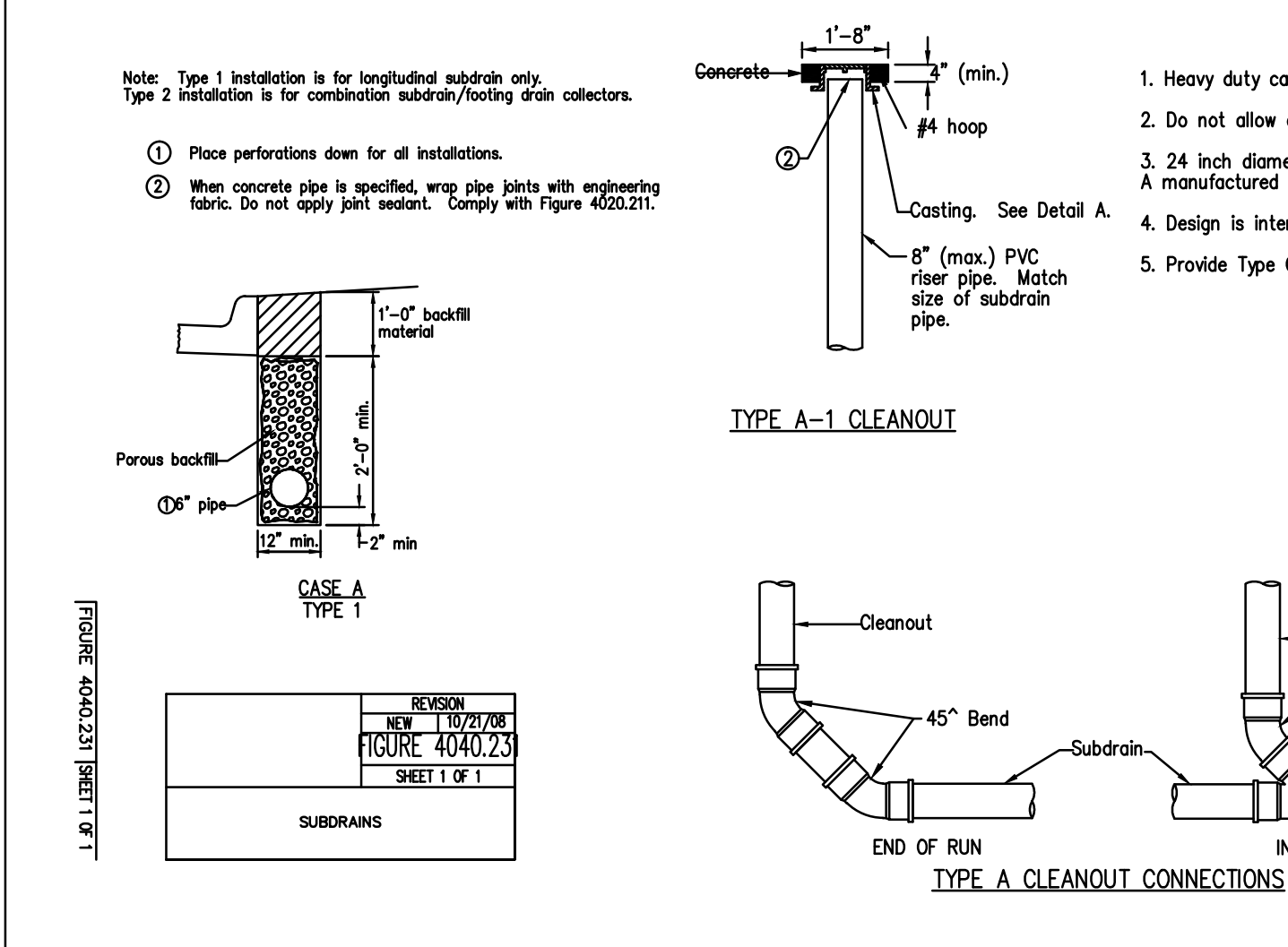
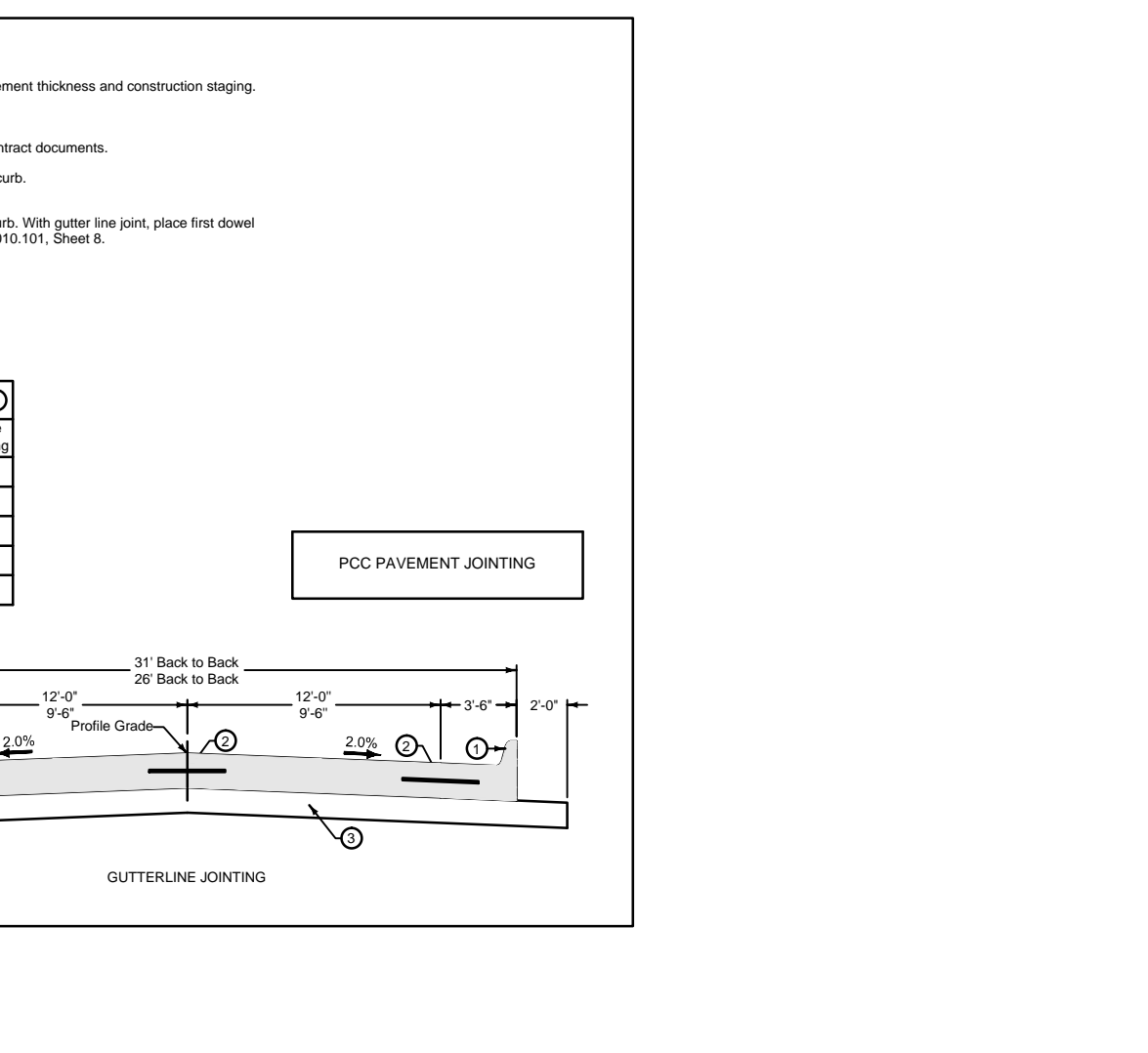
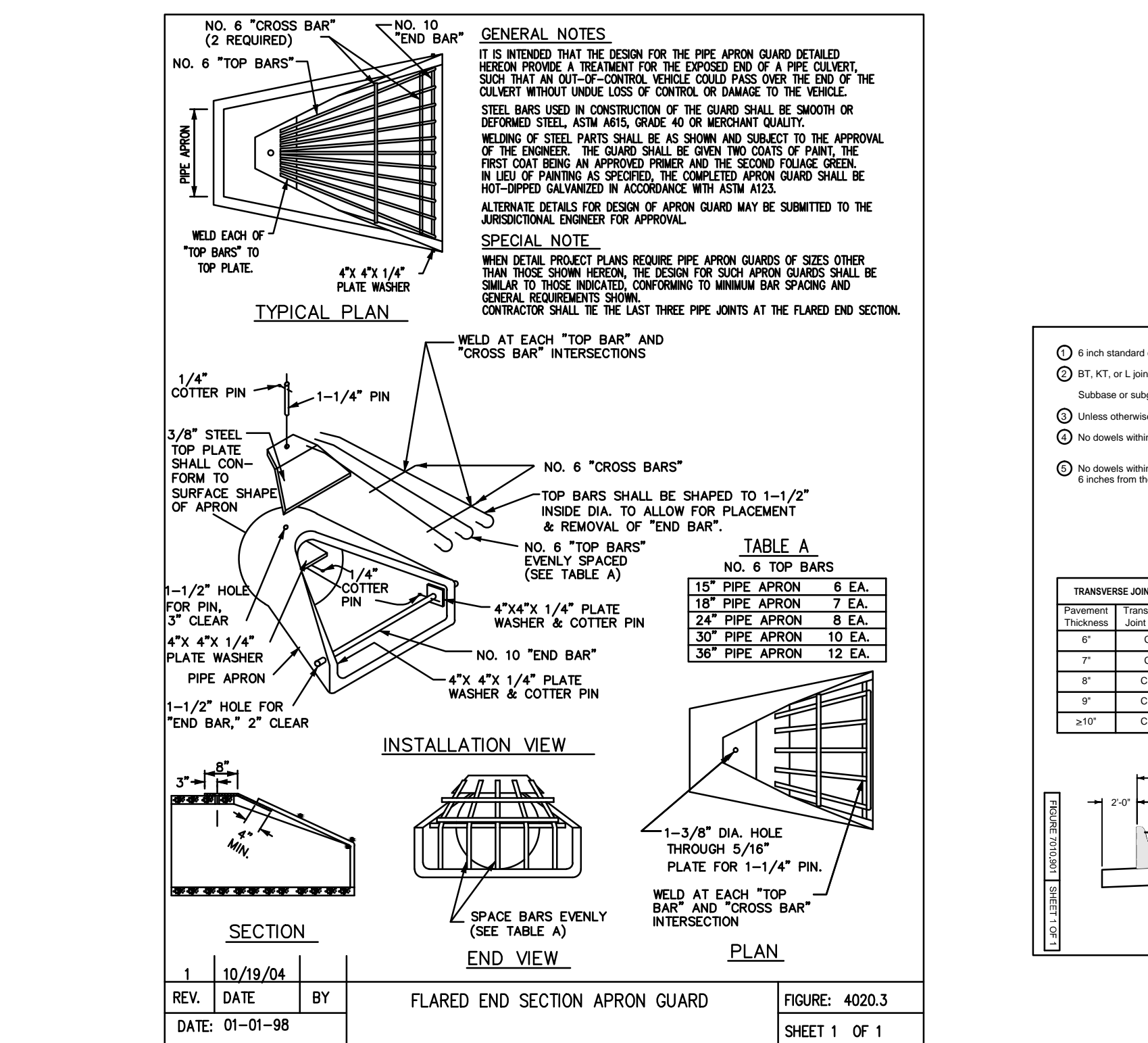
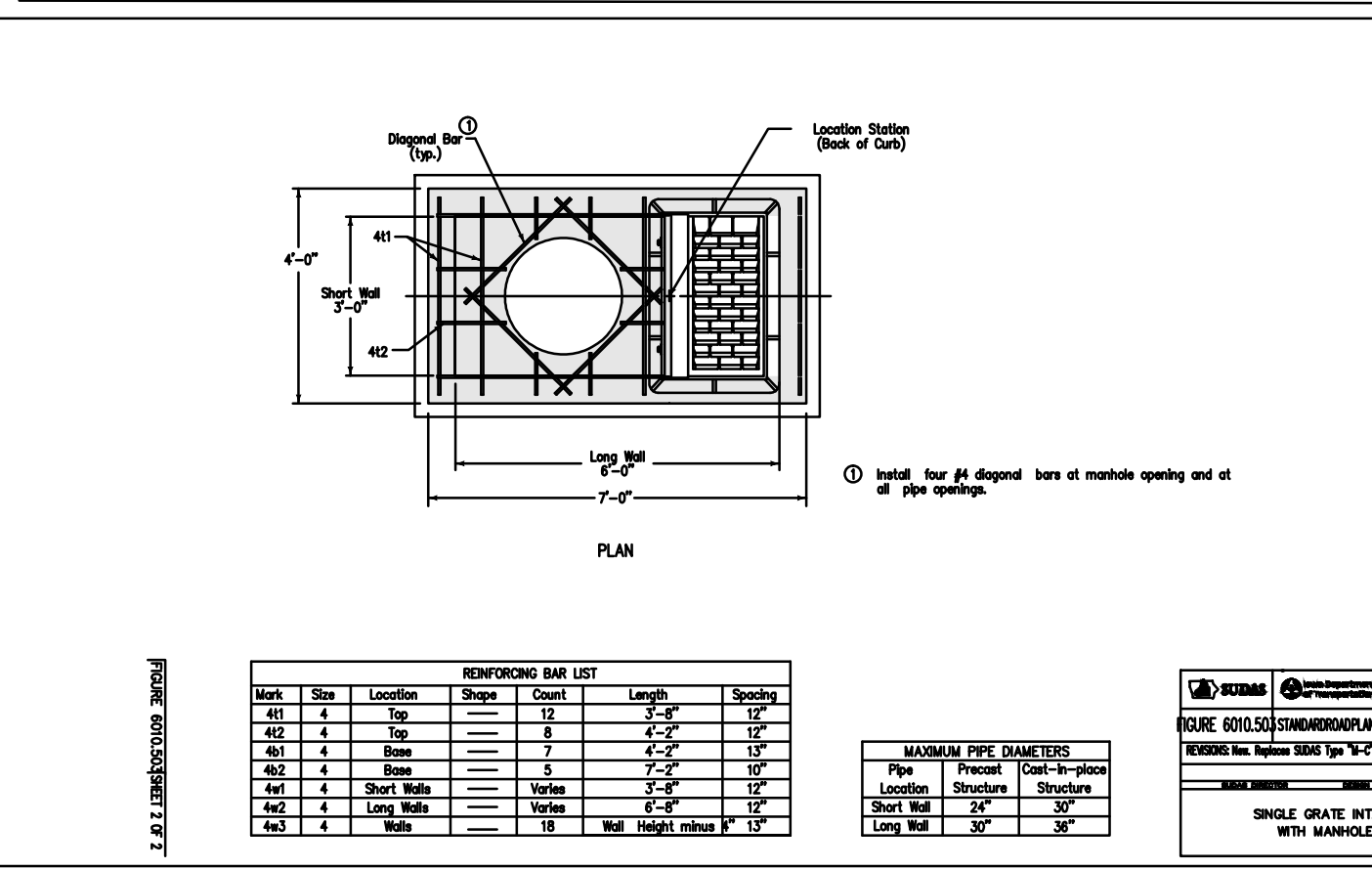
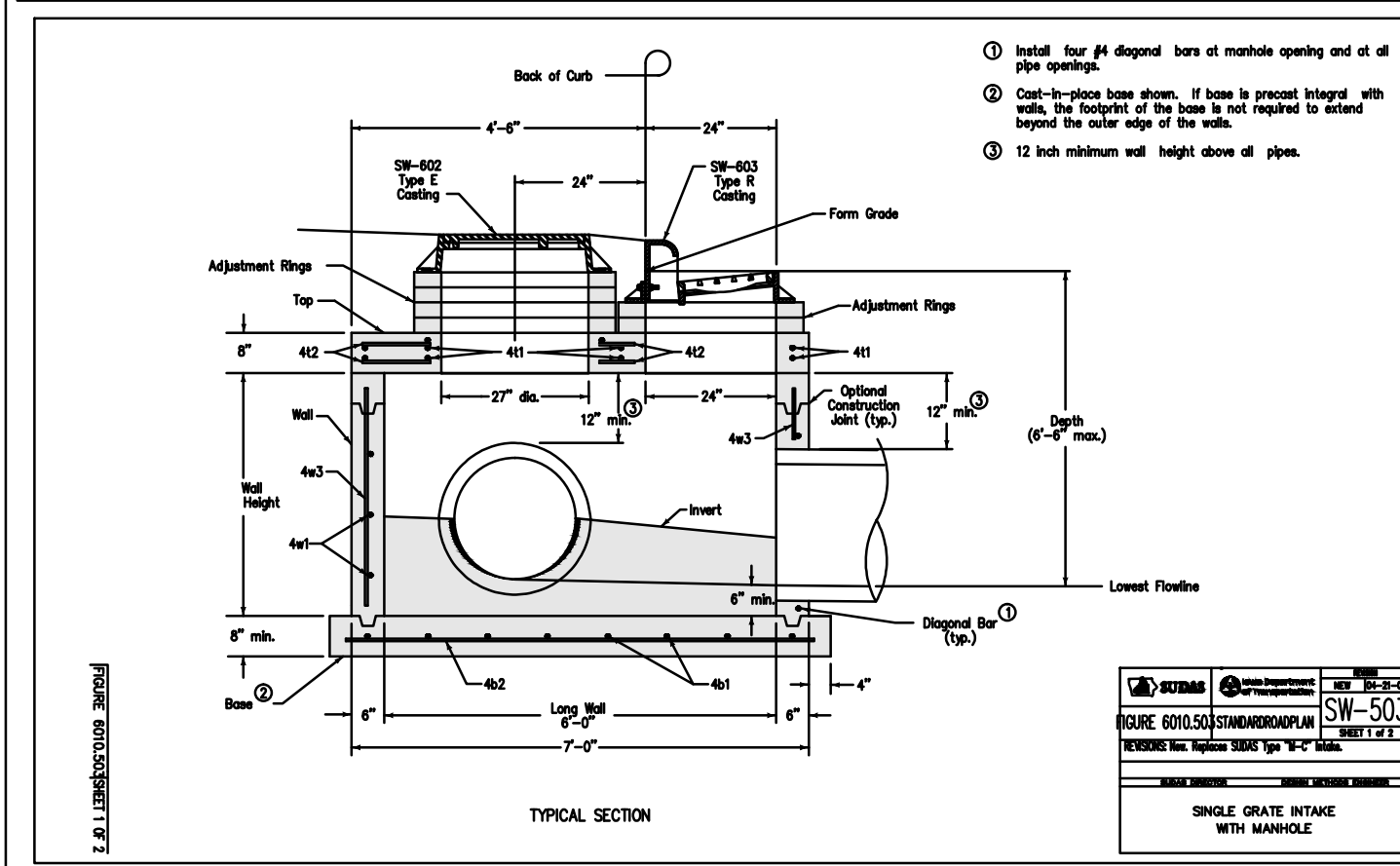
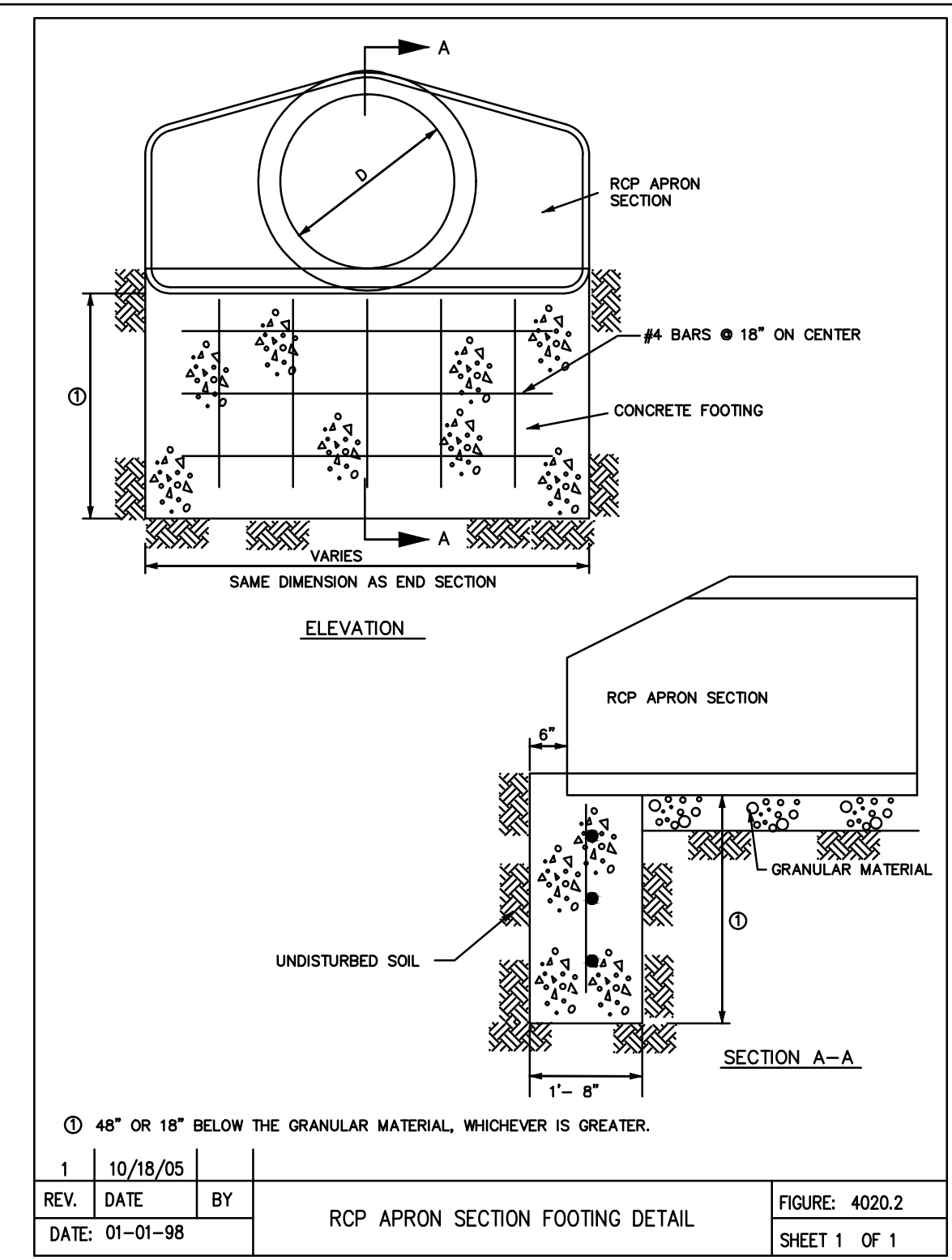
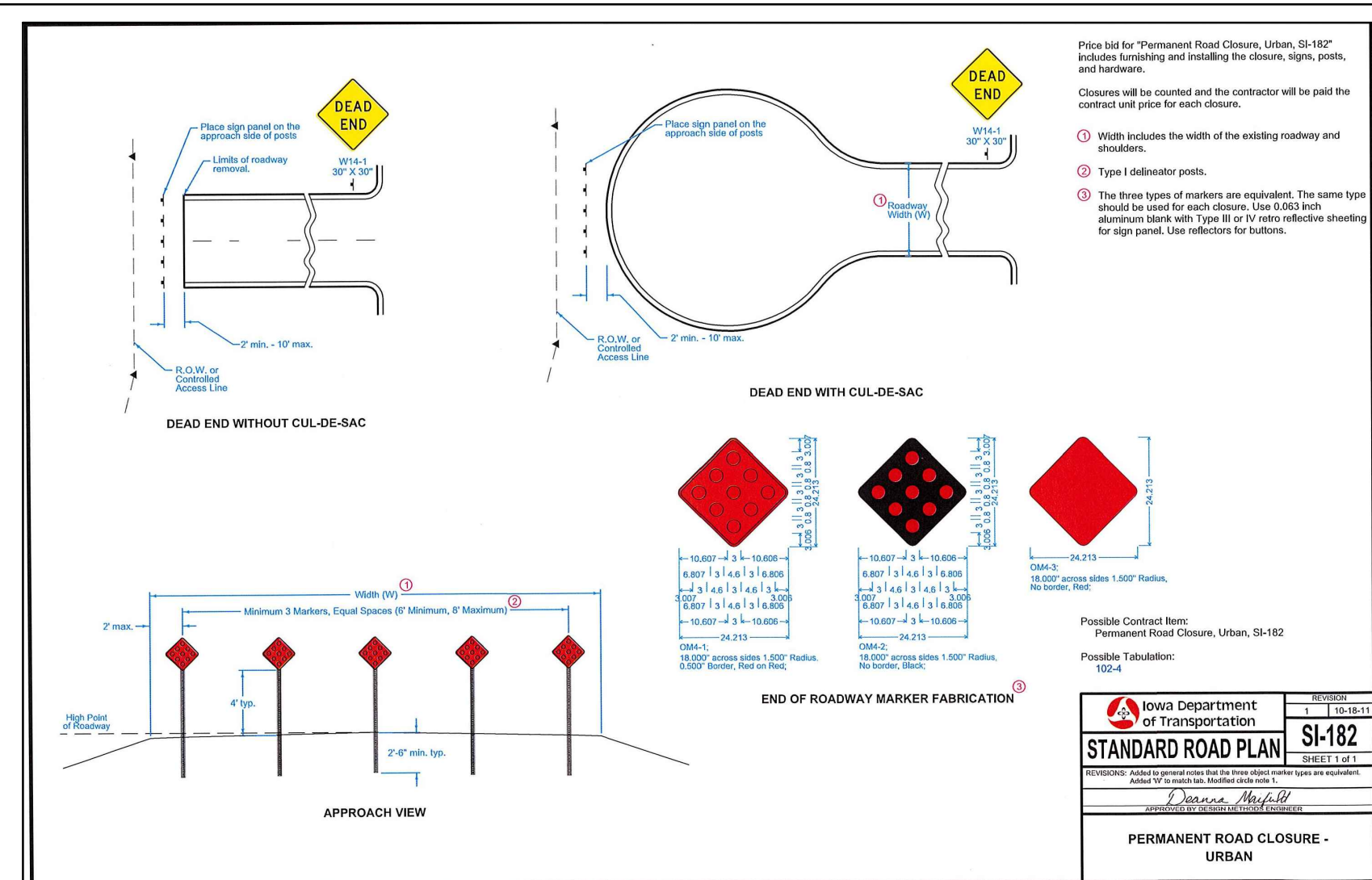
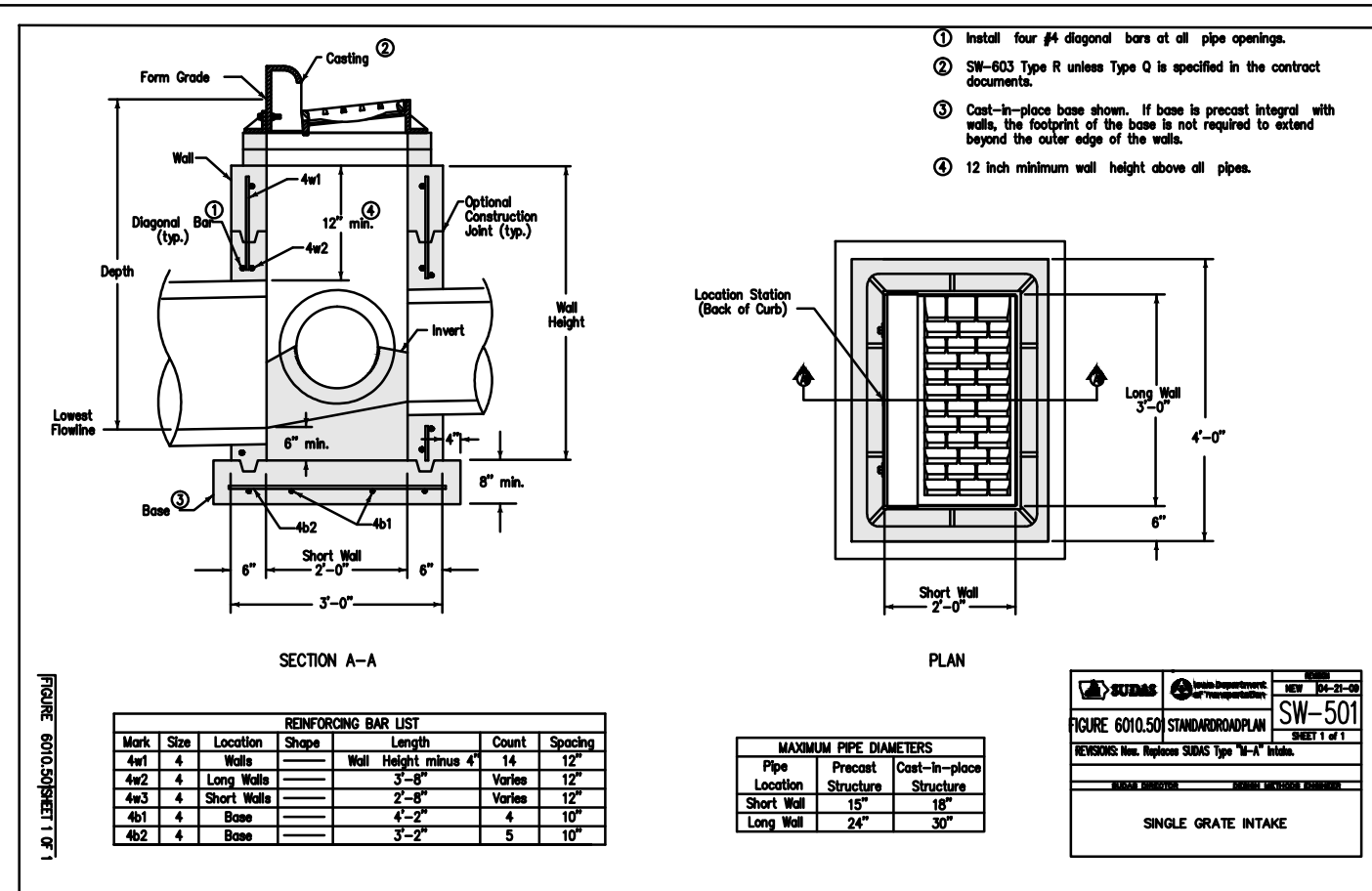
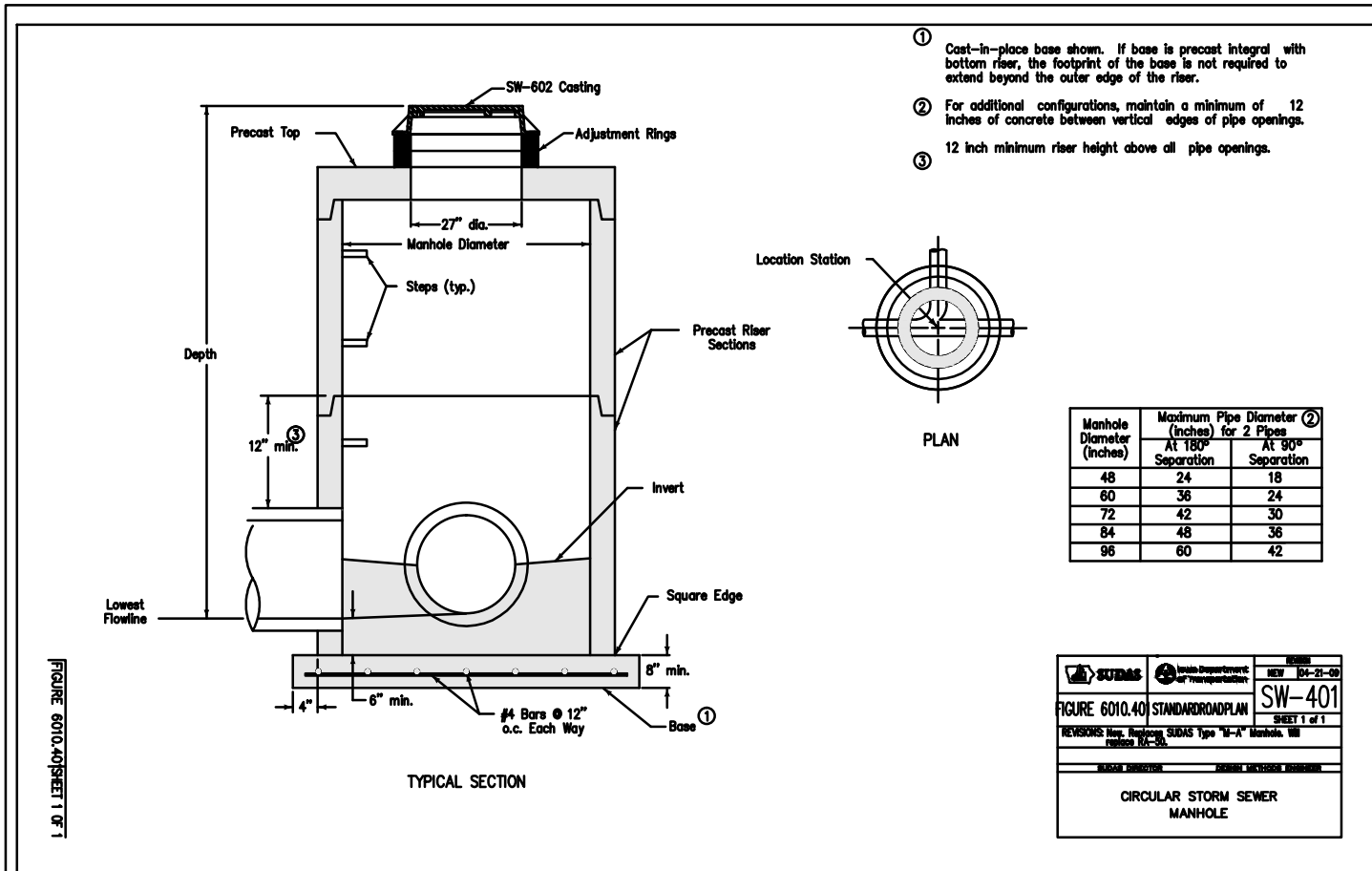
SHEET
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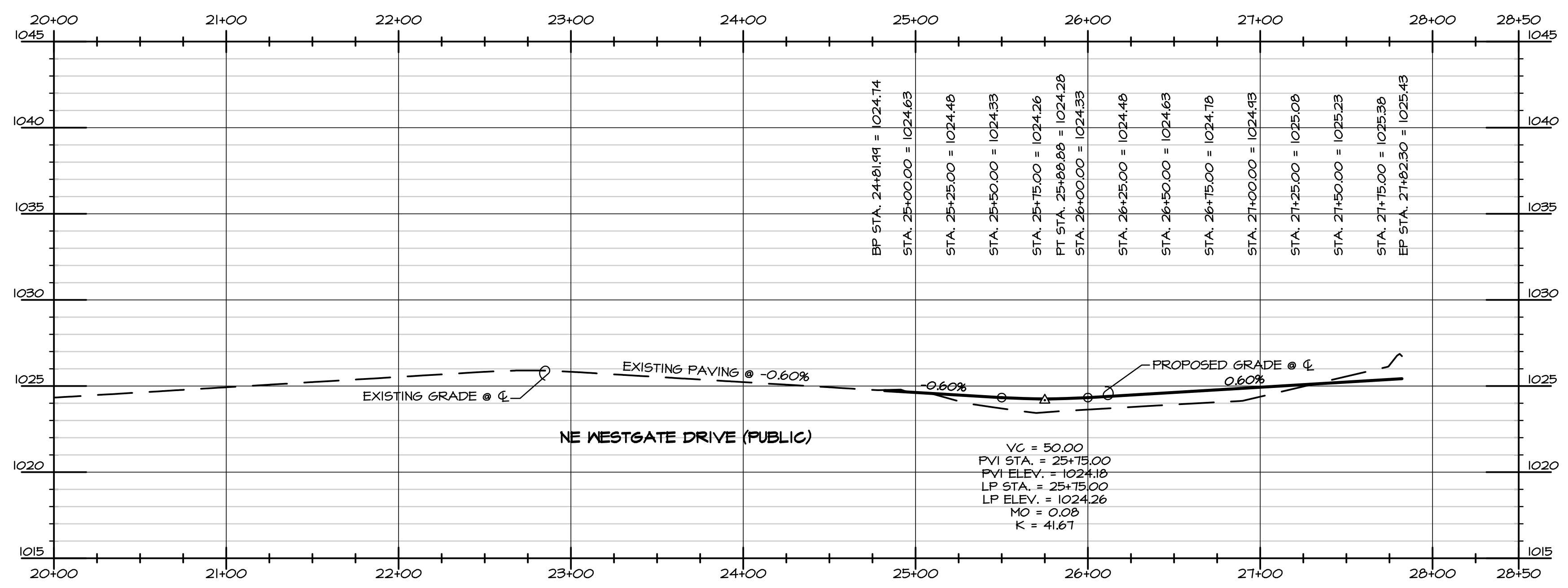
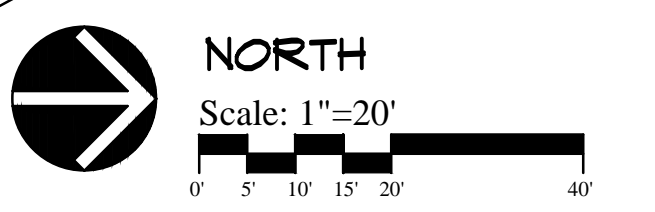
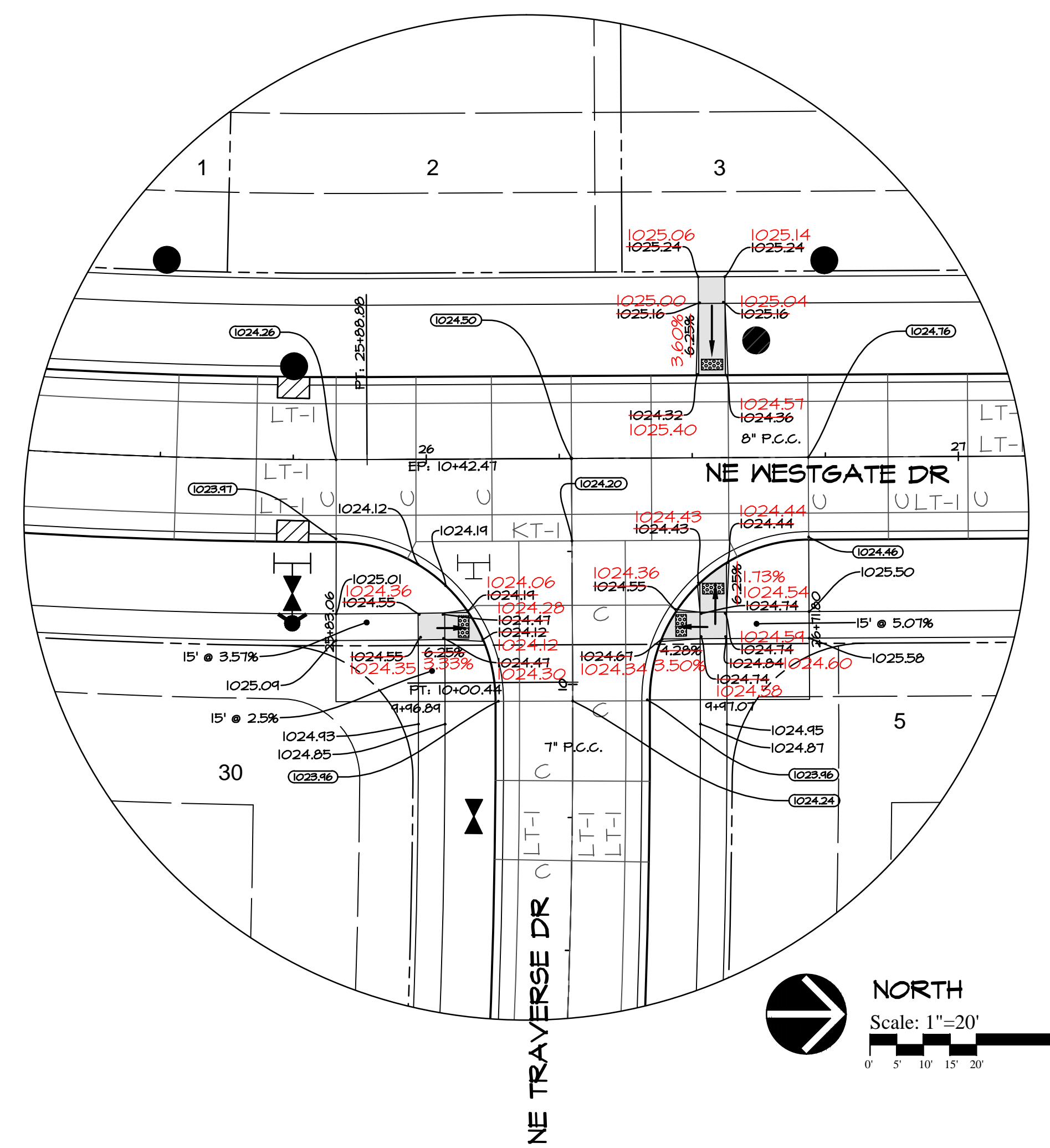
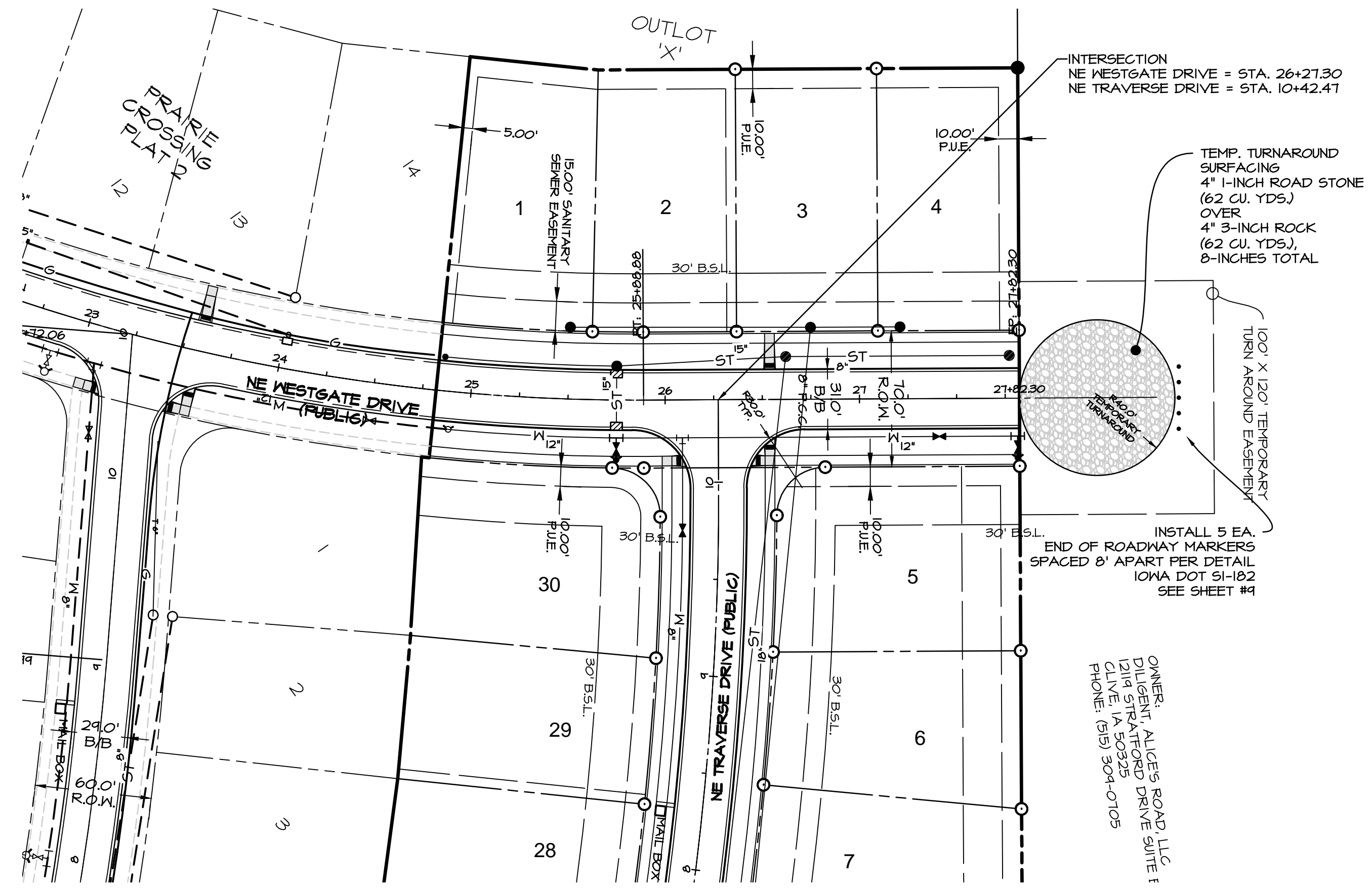


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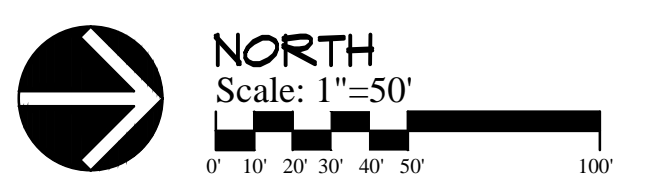
STORM SEWER - PLAN & PROFILE
 PRAIRIE CROSSING PLAT 5, WAUKEE, IOWA
 ALICE'S L.C., 4949 WESTOWN PARKWAY, SUITE 200, WEST DES MOINES, IOWA 50266

ASBUILT: 07-16-2014
 08-07-2014





- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SAN 8" SANITARY SEWER & SIZE
 - ST 18" STORM SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - FIRE HYDRANT
 - VALVE
 - FLARED END SECTION

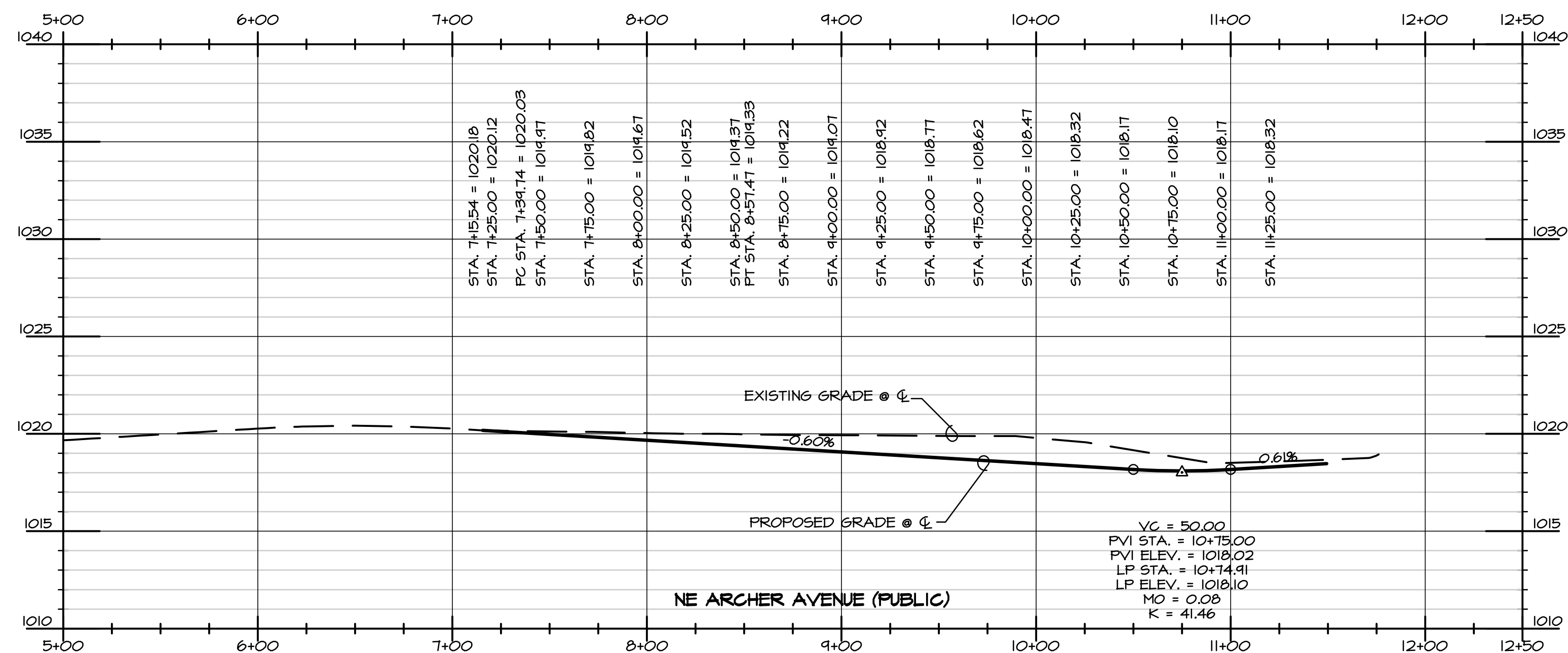
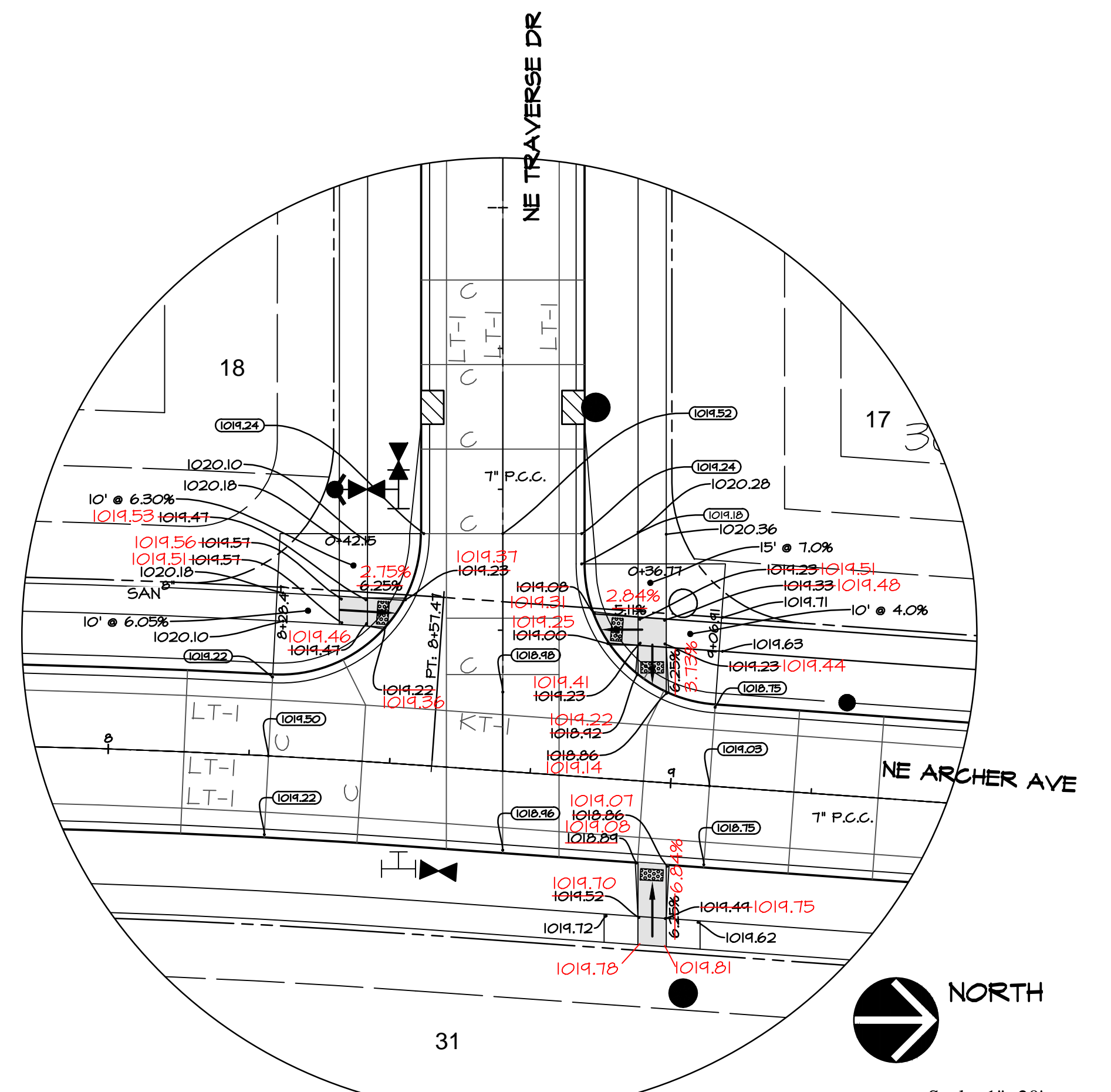
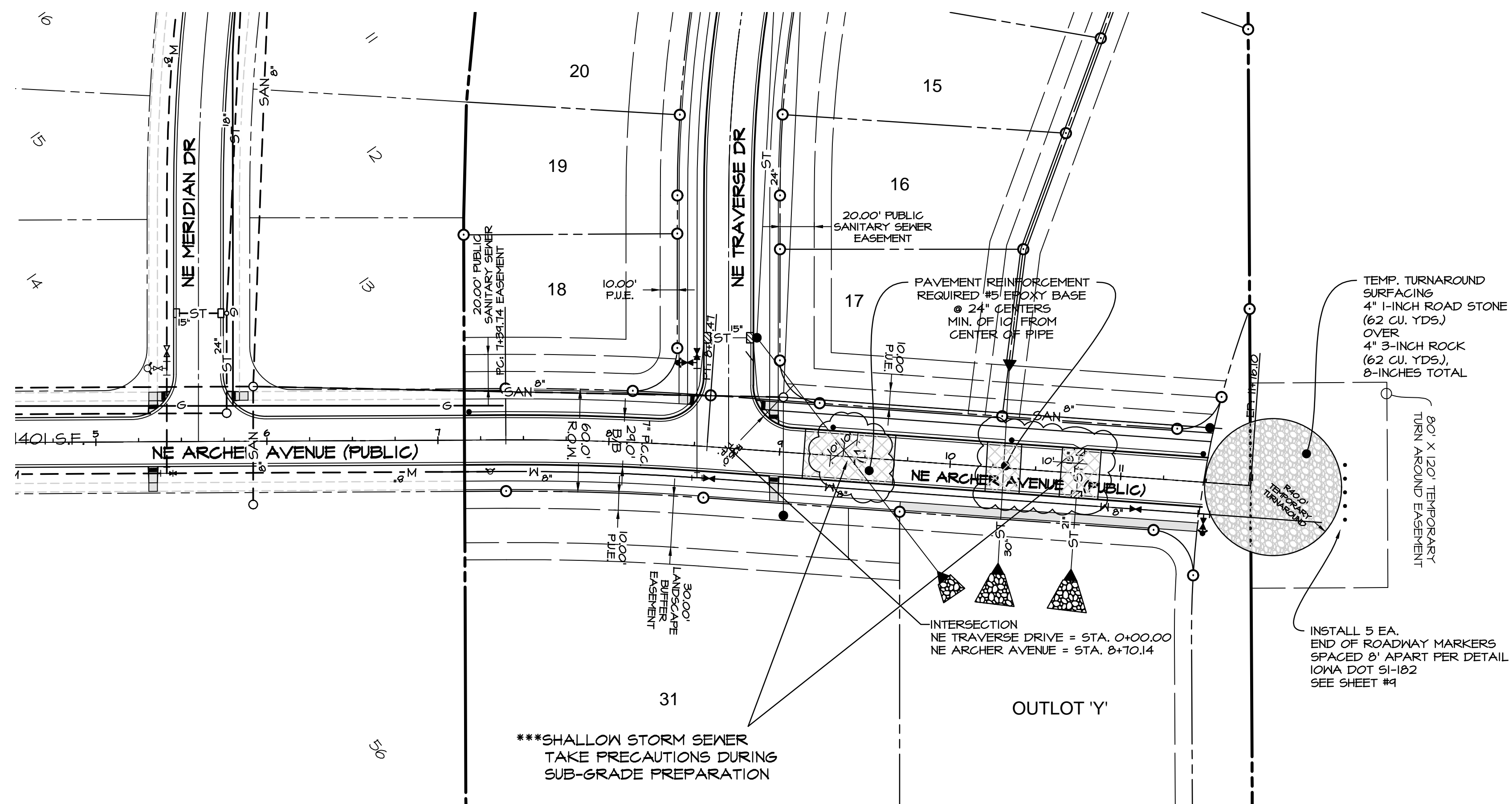


BENCHMARK
CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
ELEVATION-----1034.63

SCALE
50' 5'

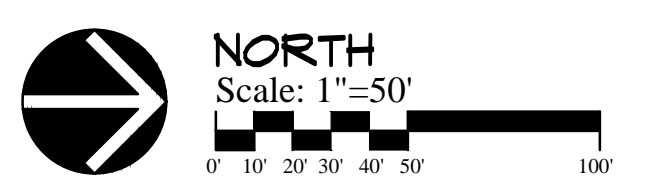
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BENCHMARK
 CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
 SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.
 ELEVATION-----1034.63

- LEGEND**
- EXISTING/PROPOSED
- PLAT BOUNDARY
 - SAN 8" SANITARY SEWER & SIZE
 - ST 18" STORM SEWER & SIZE
 - W 8" WATER MAIN & SIZE
 - MANHOLE
 - STORM INTAKE
 - △ FIRE HYDRANT
 - ▽ VALVE
 - ▶ FLARED END SECTION

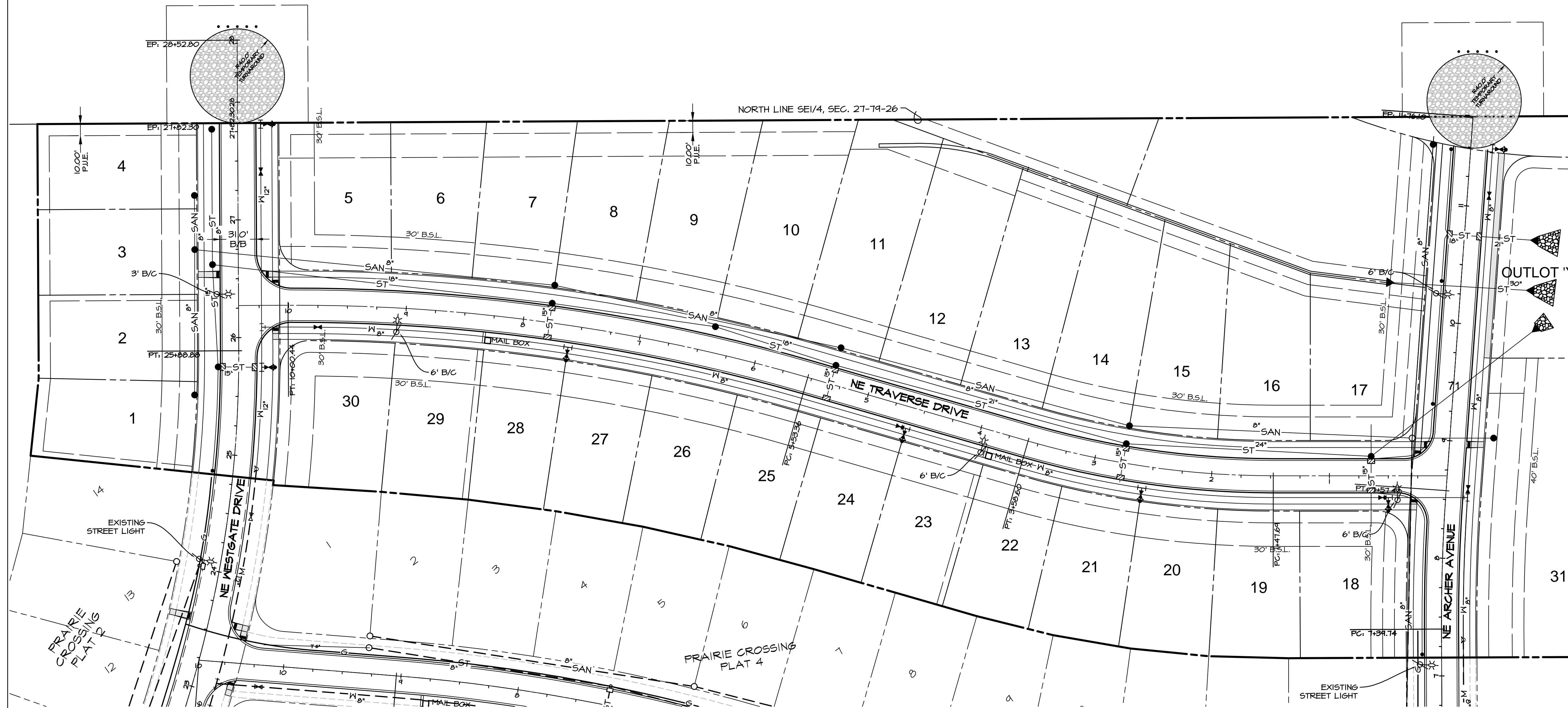


SCALE	5'
DATE:	12-16-2013
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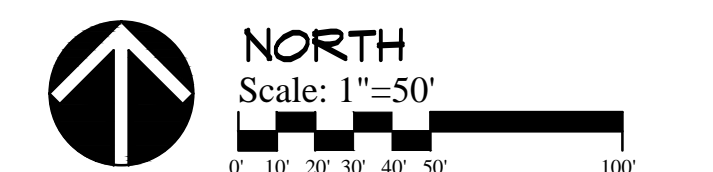
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STREETLIGHT QUANTITY	1
STREETLIGHT TYPE	COBRA HEAD CUT-OFF
WATTAGE	100W
POLE HEIGHT	34' W/6' ARM
STREETLIGHT SETBACK	3'

NE ARCHER AVE.-NE TRAVERSE DR. STREETLIGHT INFORMATION	
STREETLIGHT QUANTITY	4
STREETLIGHT TYPE	COBRA HEAD CUT-OFF
WATTAGE	70W
POLE HEIGHT	28' W/6' ARM
STREETLIGHT SETBACK	6'



LEGEND

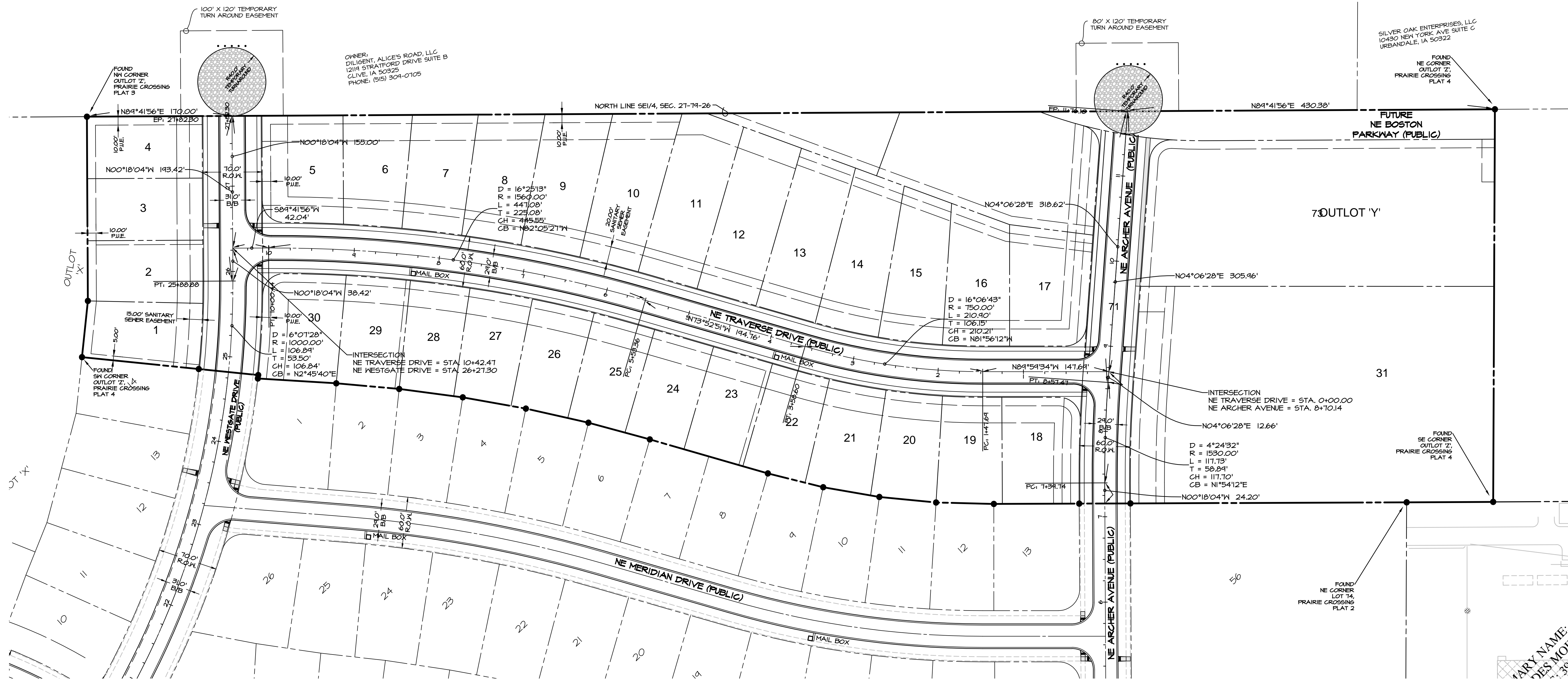
---	PLAT BOUNDARY
-SAN 8"	SANITARY SEWER & SIZE
-ST 18"	STORM SEWER & SIZE
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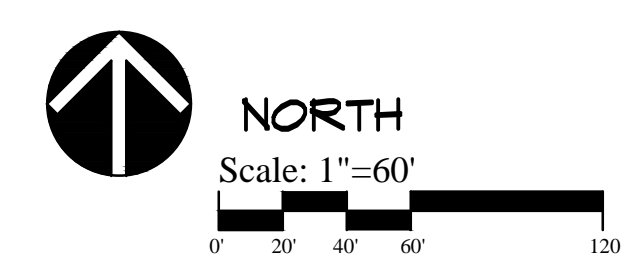
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SHEET
15
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