

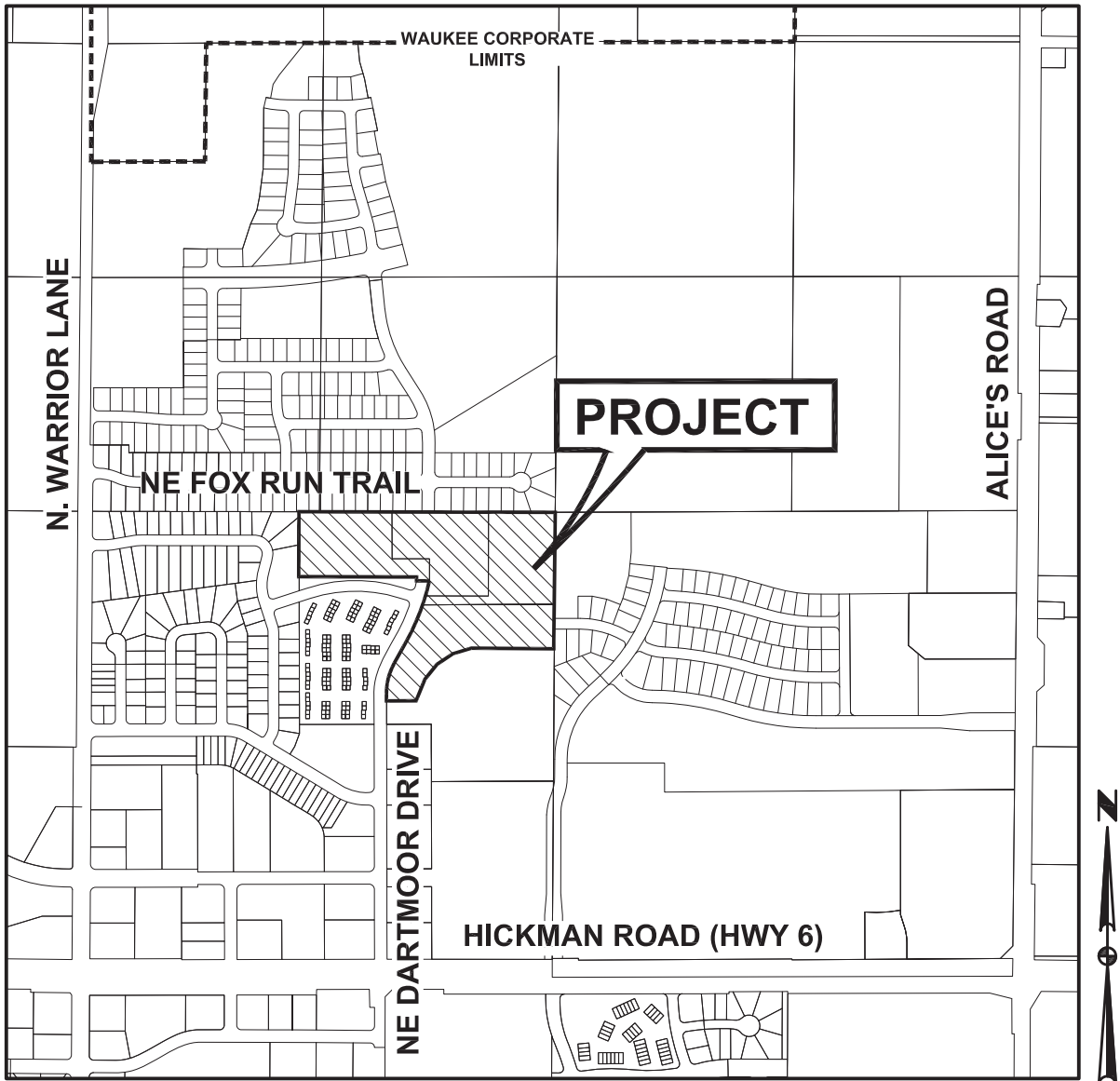
CONSTRUCTION PLANS FOR:

BROOKRIDGE PLATS 1 & 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE IOWA

OWNER/ DEVELOPER

CALIBER IOWA, LLC
720 SOUTH 68TH STREET, #120
WEST DES MOINES, IA 50226

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

DATE OF SURVEY

JUNE 2014

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 FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.

SUBMITTAL DATES

FIRST SUBMITTAL: 06/16/2014
SECOND SUBMITTAL: 07/02/2014
THIRD SUBMITTAL: 07/16/2014
FOURTH SUBMITTAL: 07/30/2014
FIFTH SUBMITTAL: 08/12/2014
FINAL SUBMITTAL: 08/19/2014
AS-BUILT SUBMITTAL: 10/12/2015

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES AND REFERENCE NOTES
5	HYDRANT COVERAGE PLAN AND DETAILS
6-7	GRADING PLAN
8-9	EROSION AND SEDIMENT CONTROL PLAN
10-15	PLAN AND PROFILE
16-19	WATERMAIN PLAN AND PROFILE
20-21	INTERSECTION DETAILS
22	LANDSCAPE PLAN

LEGAL DESCRIPTION

A PART OF OUTLOT PARCEL 'A' OF LOT 1, THE POINT PLAT 1, AN OFFICIAL PLAT, AND A PART OF OUTLOT 'D', OUTLOT 'E' AND OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT, AND PART OF THE ACQUISITION PLAT FOR DARTMOOR DRIVE RECORDED IN DEED BOOK 2012, PAGE 19158, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'F', THENCE SOUTH 0°02'57" WEST ALONG THE EAST LINE OF SAID OUTLOT 'F', 769.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°55'13" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A', 464.93 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 72°58'33" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 55°59'38" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 38°35'36" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 21°43'34" WEST, 129.27 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°36'46" WEST, 166.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 0°25'27" WEST ALONG THE WESTER LINE OF SAID PARCEL 'A', 35.22 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 177.15 FEET, AND WHOSE CHORD BEARS NORTH 14°04'33" EAST, 175.27 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 28°39'18" EAST, 142.08 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1272.00 FEET, WHOSE ARC LENGTH IS 369.08 FEET AND WHOSE CHORD BEARS NORTH 20°16'36" EAST, 367.79 FEET TO THE SOUTHEAST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°34'24" WEST ALONG THE SOUTHERLY LINE OF SAID ACQUISITION PLAT, 71.77 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 0°25'36" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'D', 21.73 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°35'21" WEST, 659.39 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 0°23'47" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'D', 362.97 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 89°34'24" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'D', 1061.22 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F'; THENCE NORTH 89°31'27" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'F', 373.76 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'F' AND THE POINT OF BEGINNING AND CONTAINING 20.56 ACRES (895,670 SQUARE FEET).

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.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 1401.002

GENERAL LEGEND

PROPOSED

SECTION LINE	----
CENTER LINE	----
RIGHT OF WAY	---R/W---R/W---
PERMANENT EASEMENT	---PA---PA---
TEMPORARY EASEMENT	---TA---TA---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
MINIMUM PROTECTION ELEVATION	(M.P.E.)
TOP OF PROPOSED GROUND	(T.G.)
CURB STOP	
USE AS CONSTRUCTED	(U.A.C.)

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
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	

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 2014 EDITION OF SUDAS STANDARD SPECIFICATIONS AND 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. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.



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811

know what's below. Call before you dig.



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
ERIN K. OLLENDIKE, P.E.

04-25-16

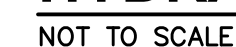
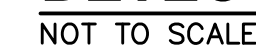
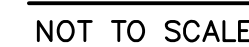
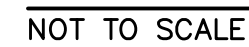
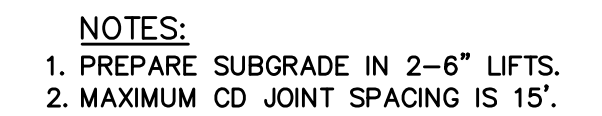
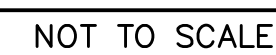
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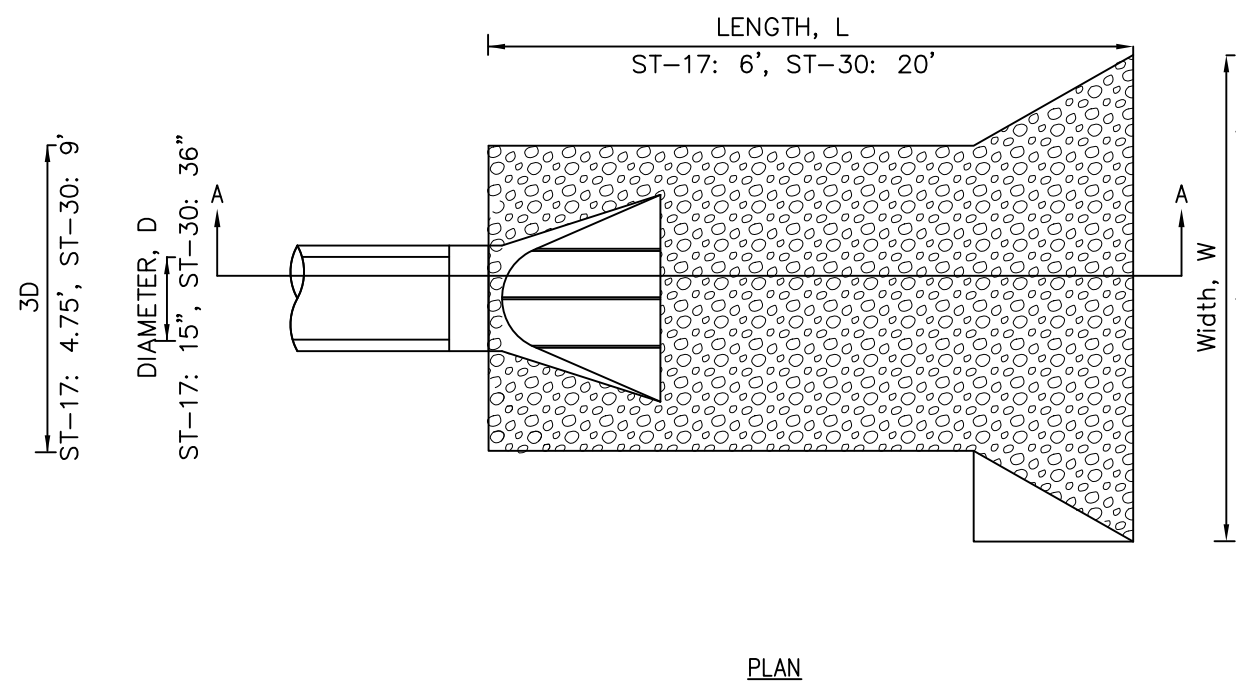
SHEETS 1-21



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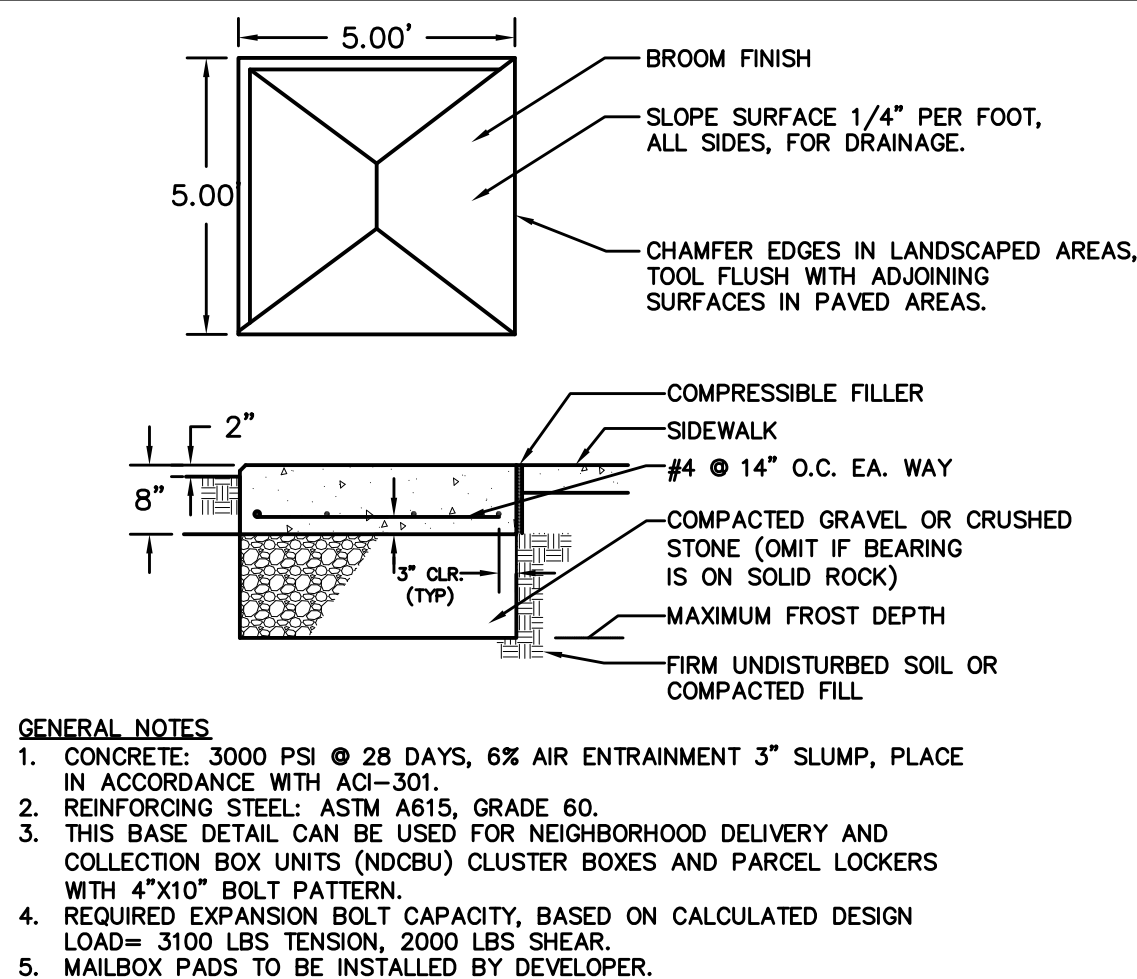
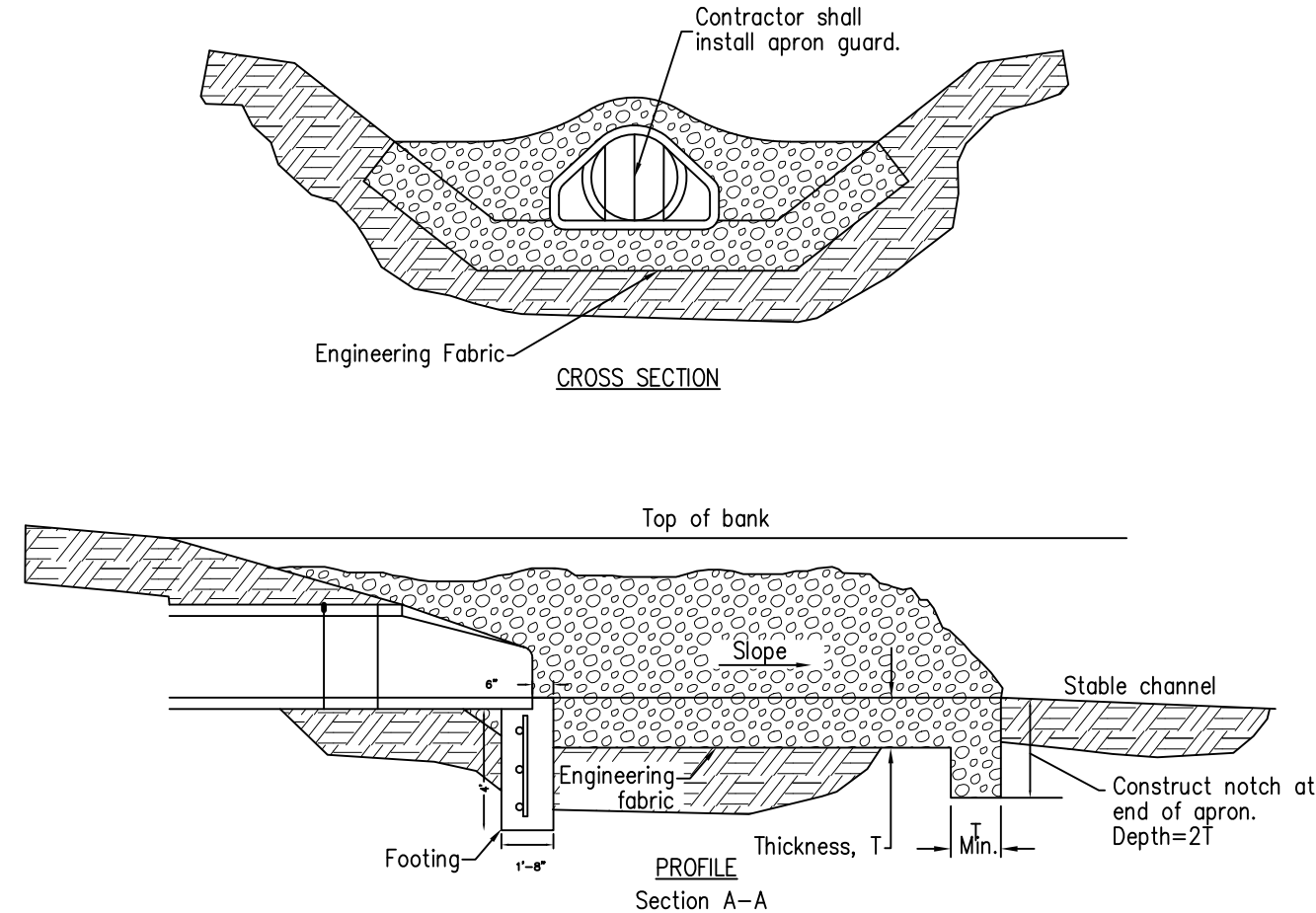
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NOTE:
THE LAST THREE SECTIONS AND THE APRON SHALL
BE CONNECTED WITH PIPE CONNECTIONS PER
SECTION 4030.302C OF SUDAS.

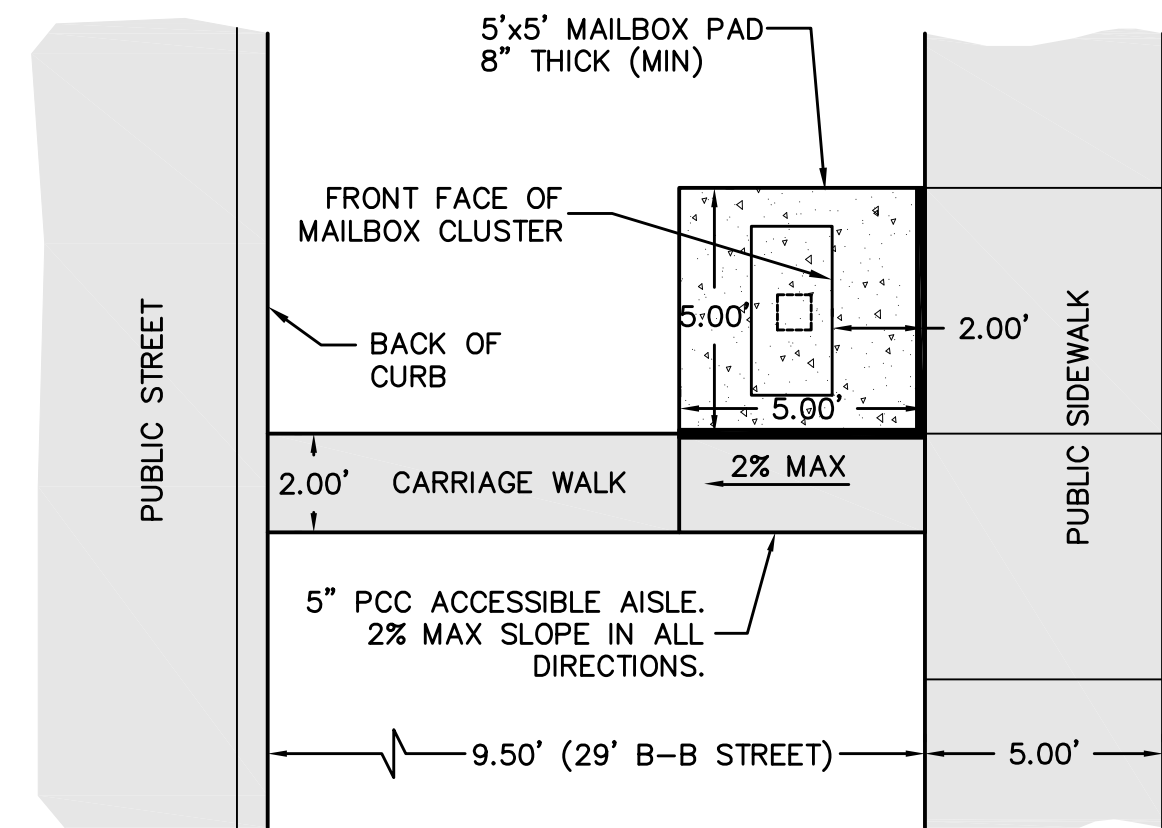
ROCK APRON FOR PIPE OUTLET

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MAILBOX PAD DETAIL

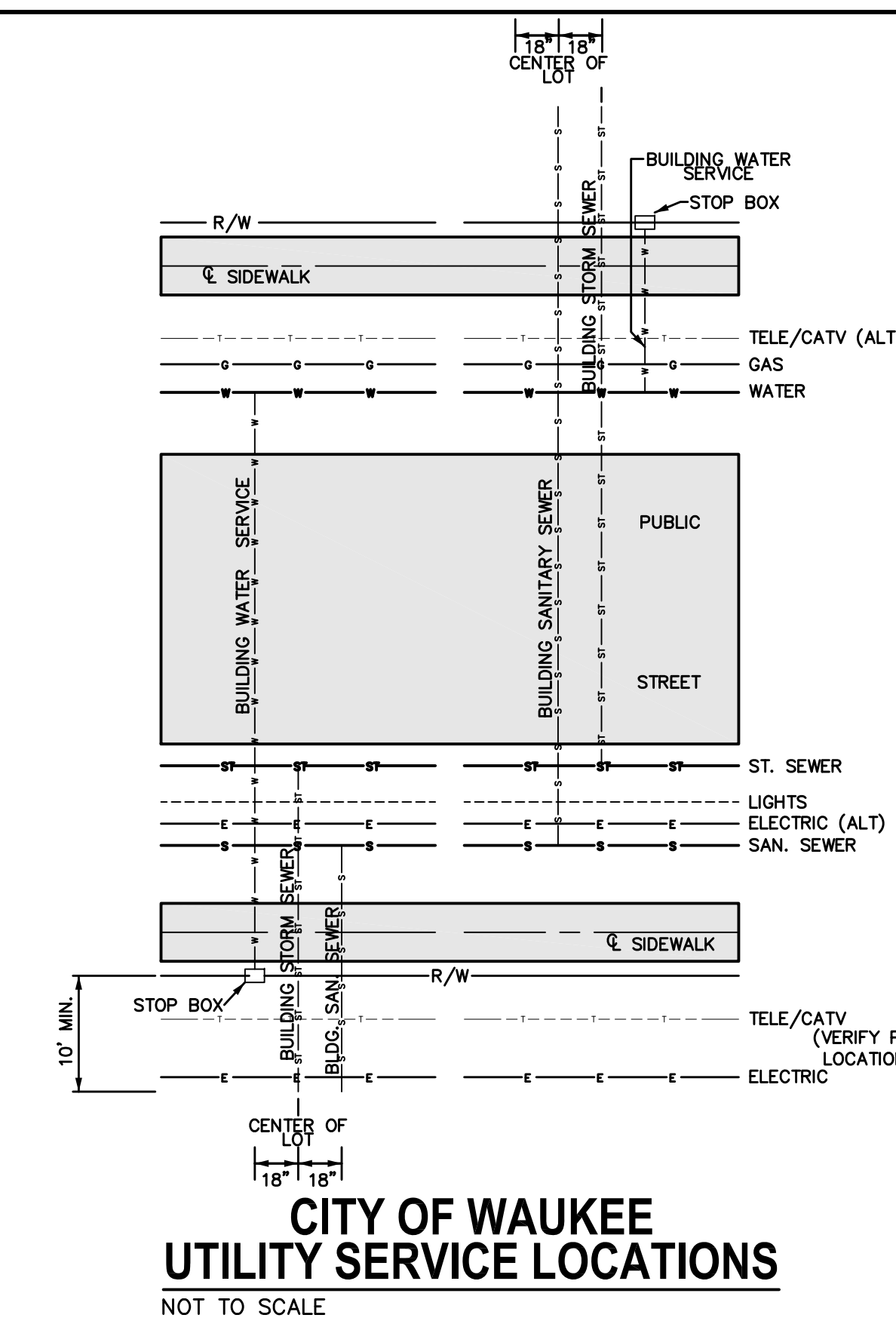
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MAILBOX PAD DETAIL

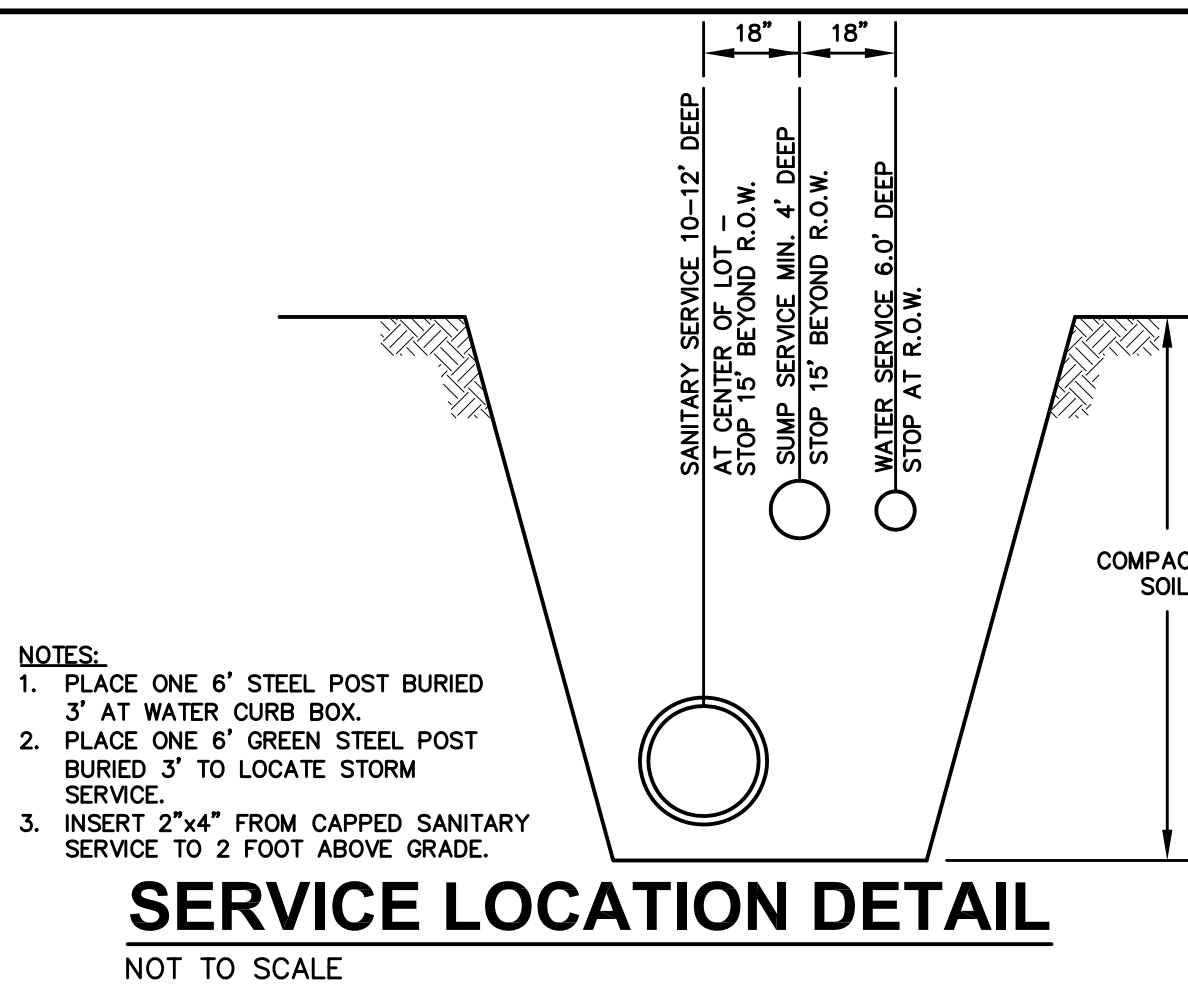
NOT TO SCALE

- INSTALLATION NOTE:**
- MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
 - CLUSTER MAILBOX TO BE LOCATED ON THE PARKING/STREET LIGHT SIDE OF STREET.
 - DO NOT LOCATE AT INTERSECTION.
 - LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
 - 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%.



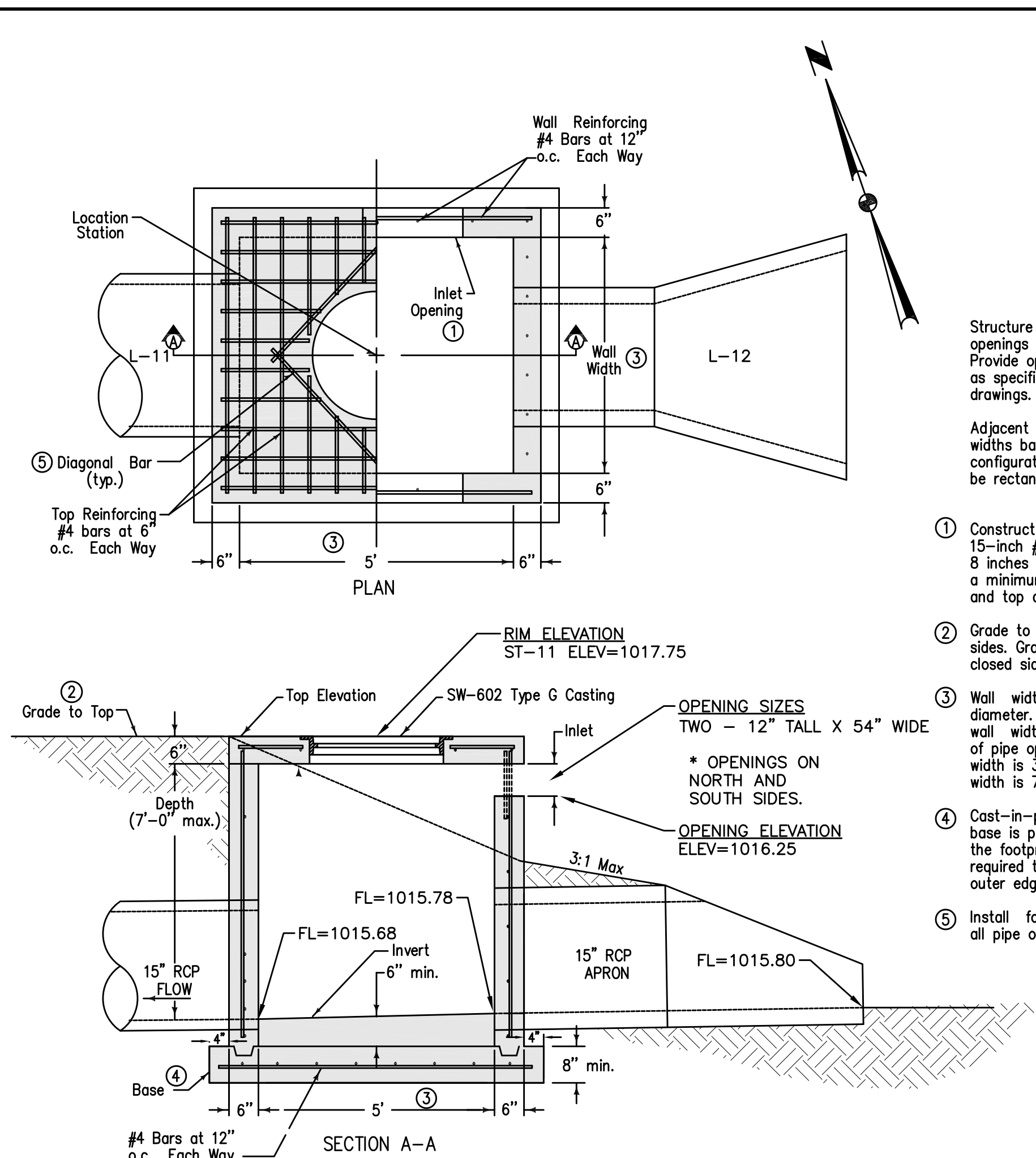
CITY OF WAUKEE UTILITY SERVICE LOCATIONS

NOT TO SCALE



SERVICE LOCATION DETAIL

NOT TO SCALE



ST-11 (POND OUTLET) 5'X5' SW-513 OPEN-SIDED AREA INTAKE

NOT TO SCALE

Structure may be built with
openings on any or all sides.
Provide openings and orientation
as specified in the construction
drawings.

Adjacent walls may have different
widths based upon pipe
configuration, but structure must
be rectangular.

- Construct inlet openings with 15-inch #4 epoxy-coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top at all openings.
- Grade to inlet elevation on open sides. Grade to top elevation on closed sides.
- Wall widths vary with pipe diameter. Provide 6 inches of wall width (minimum) each side of pipe opening. Minimum wall width is 36 inches. Maximum wall width is 72 inches.
- Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- Install four #4 diagonal bars at all pipe openings.

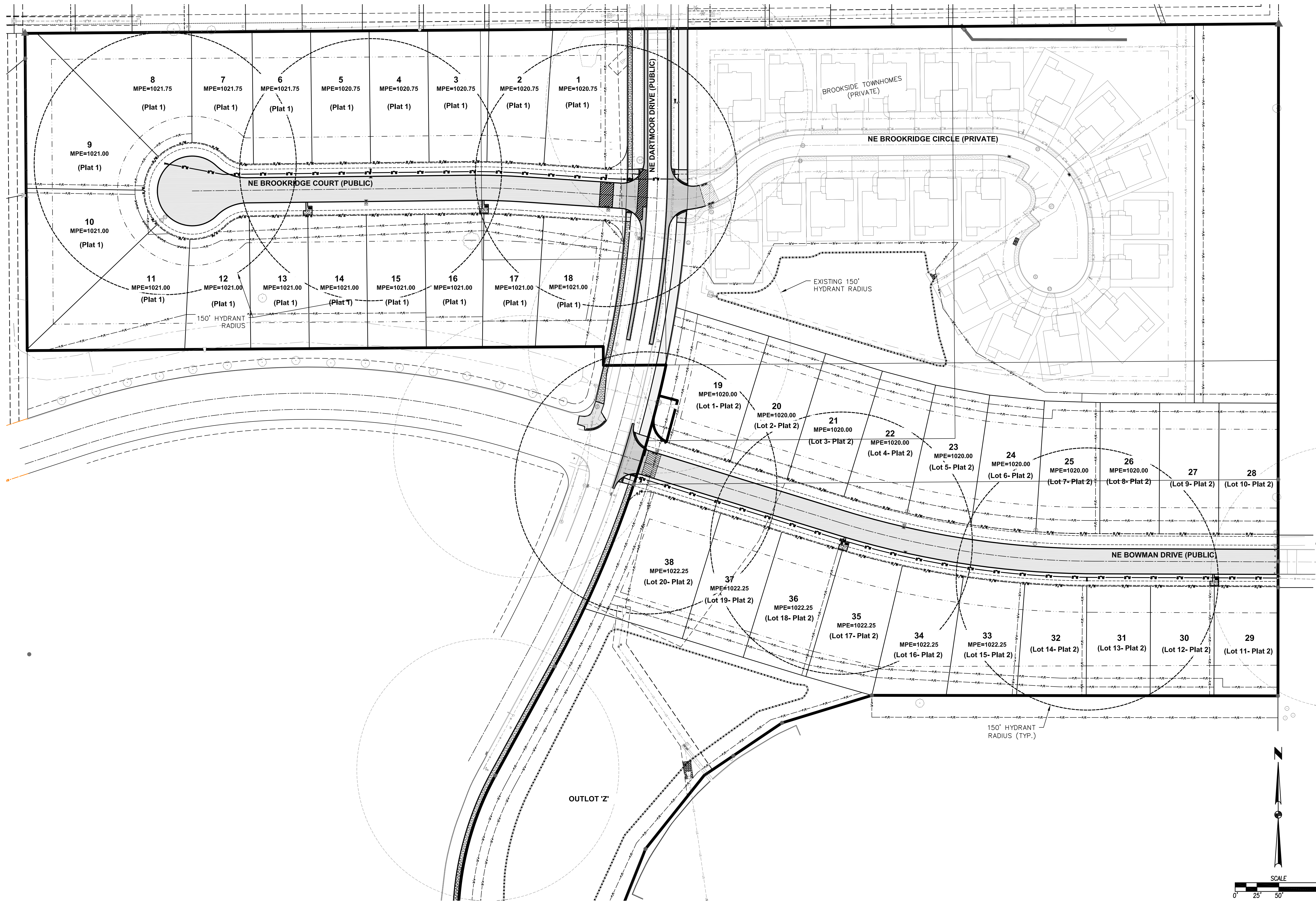
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REVISED SUBMITTAL	09/11/14
FINAL SUBMITTAL	08/19/14
FIFTH SUBMITTAL	08/12/14
FOURTH SUBMITTAL	07/30/14
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3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: EKO
EII: JJN



WAUKEE, IOWA

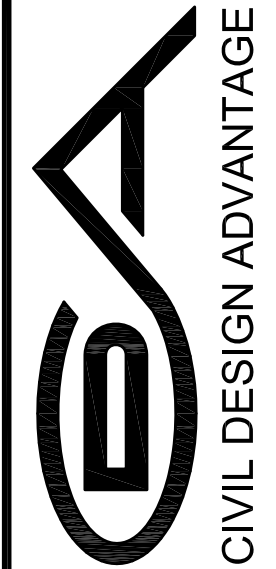
BROOKRIDGE PLATS 1 & 2 TYPICAL SECTIONS AND DETAILS



REVISIONS	DATE
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REVISED SUBMITTAL	09/11/14
FINAL SUBMITTAL	08/19/14
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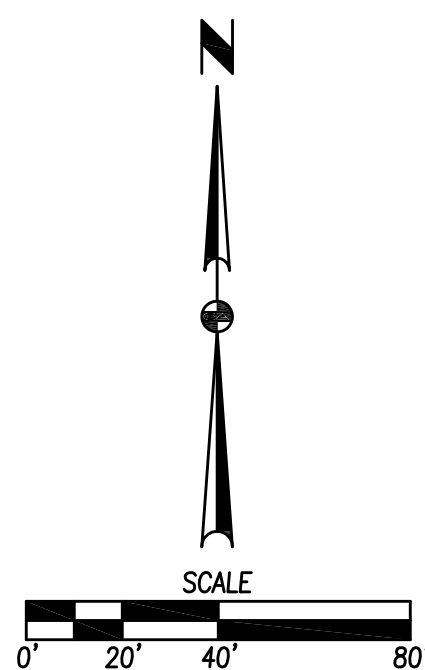
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ENGINEER: EKO
EI: JJN



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

BROOKRIDGE PLATS 1 & 2

HYDRANT COVERAGE PLAN



COMMENT:

REVISIONS
 AS-BUILT SUBMITTAL
 REVISED SUBMITTAL
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 FIFTH SUBMITTAL
 FOURTH SUBMITTAL
 THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

EI: JUN

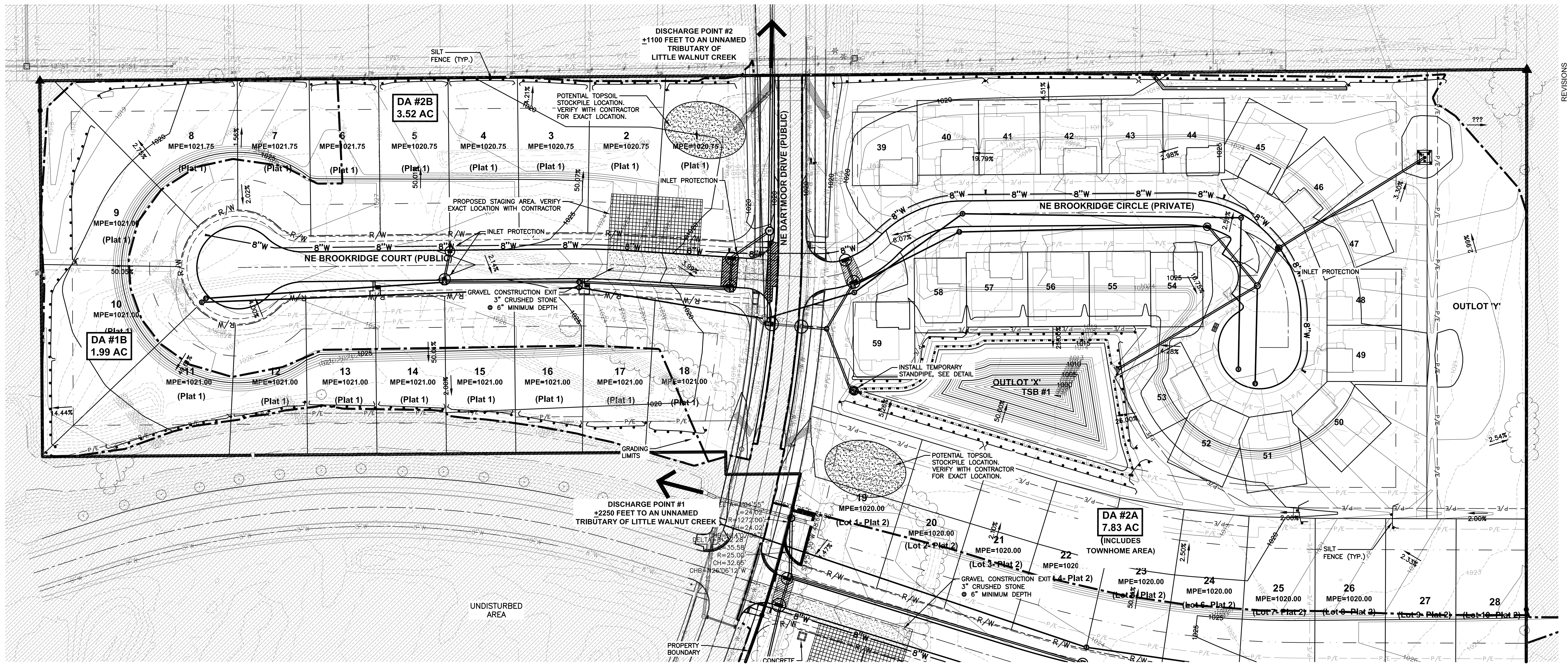
WALKEE IOWA

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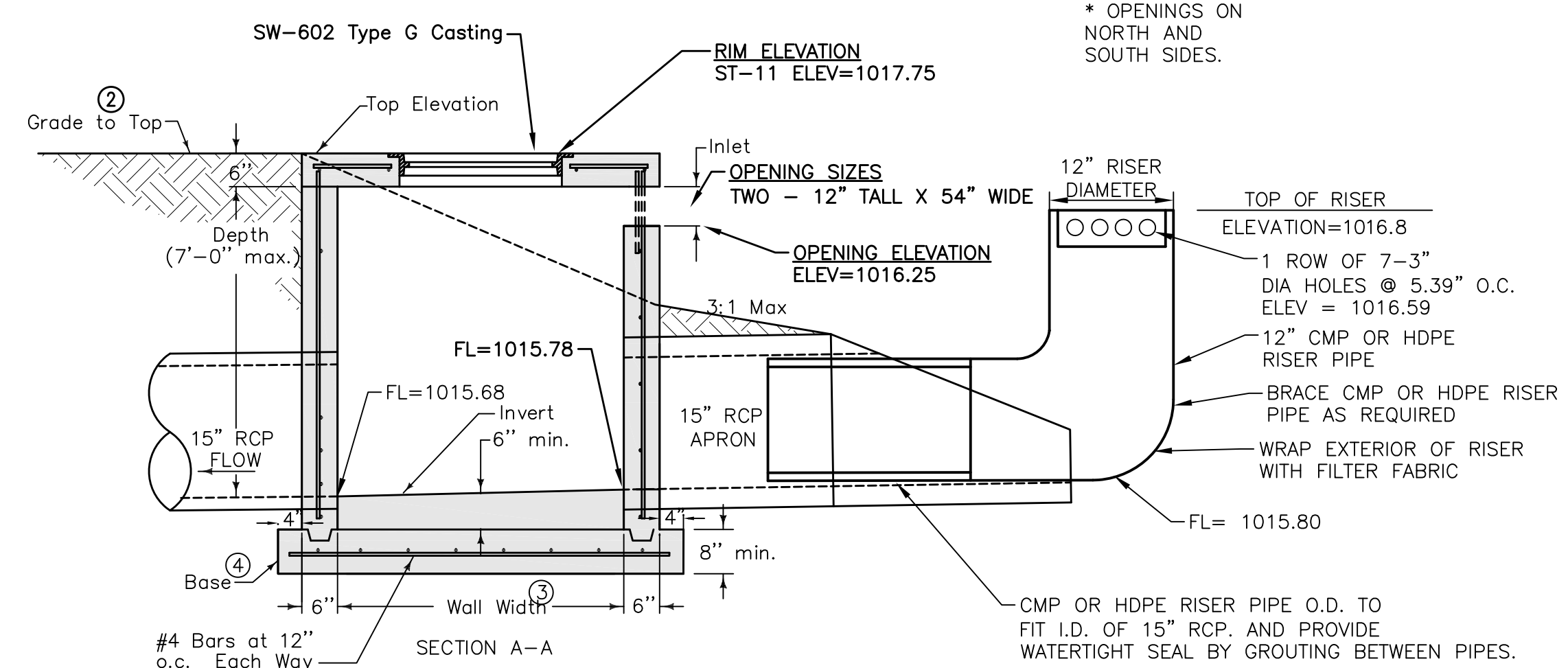
BROOKSIDE PLAT 1 & BROOKSIDE TOWNHOMES

EROSION AND SEDIMENT CONTROL PLAN



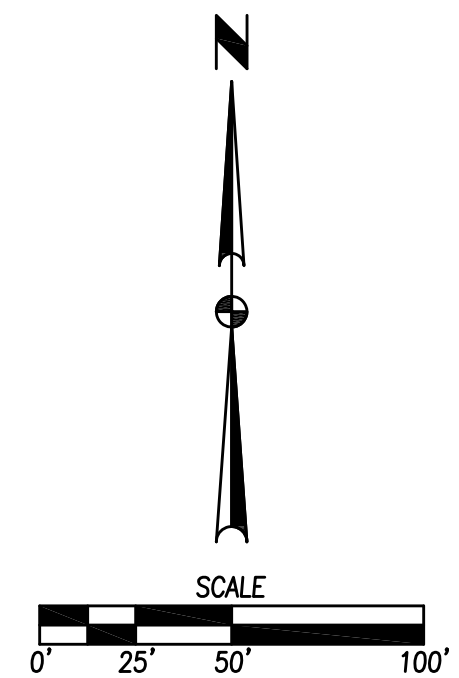
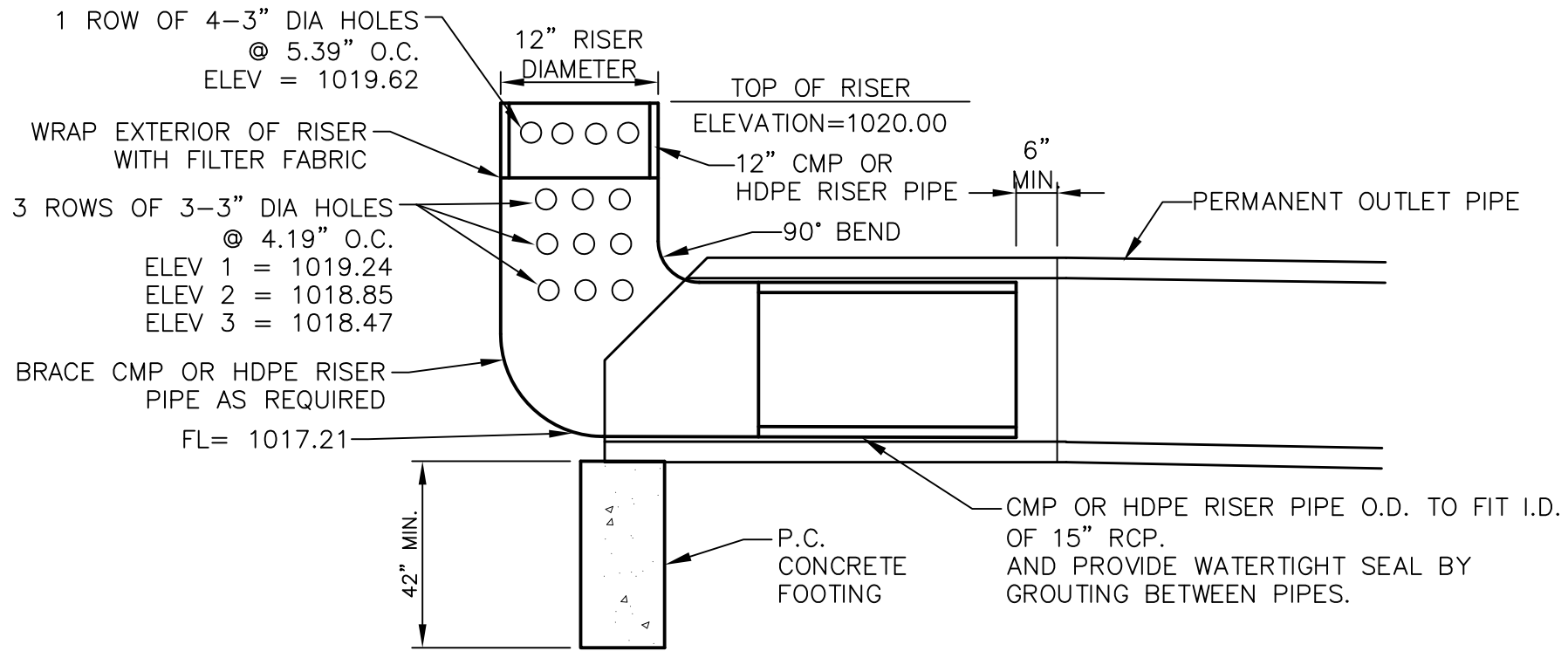
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SEDIMENT BASIN #2 STAND PIPE DETAIL

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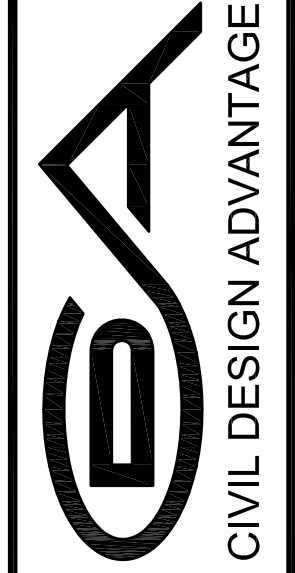


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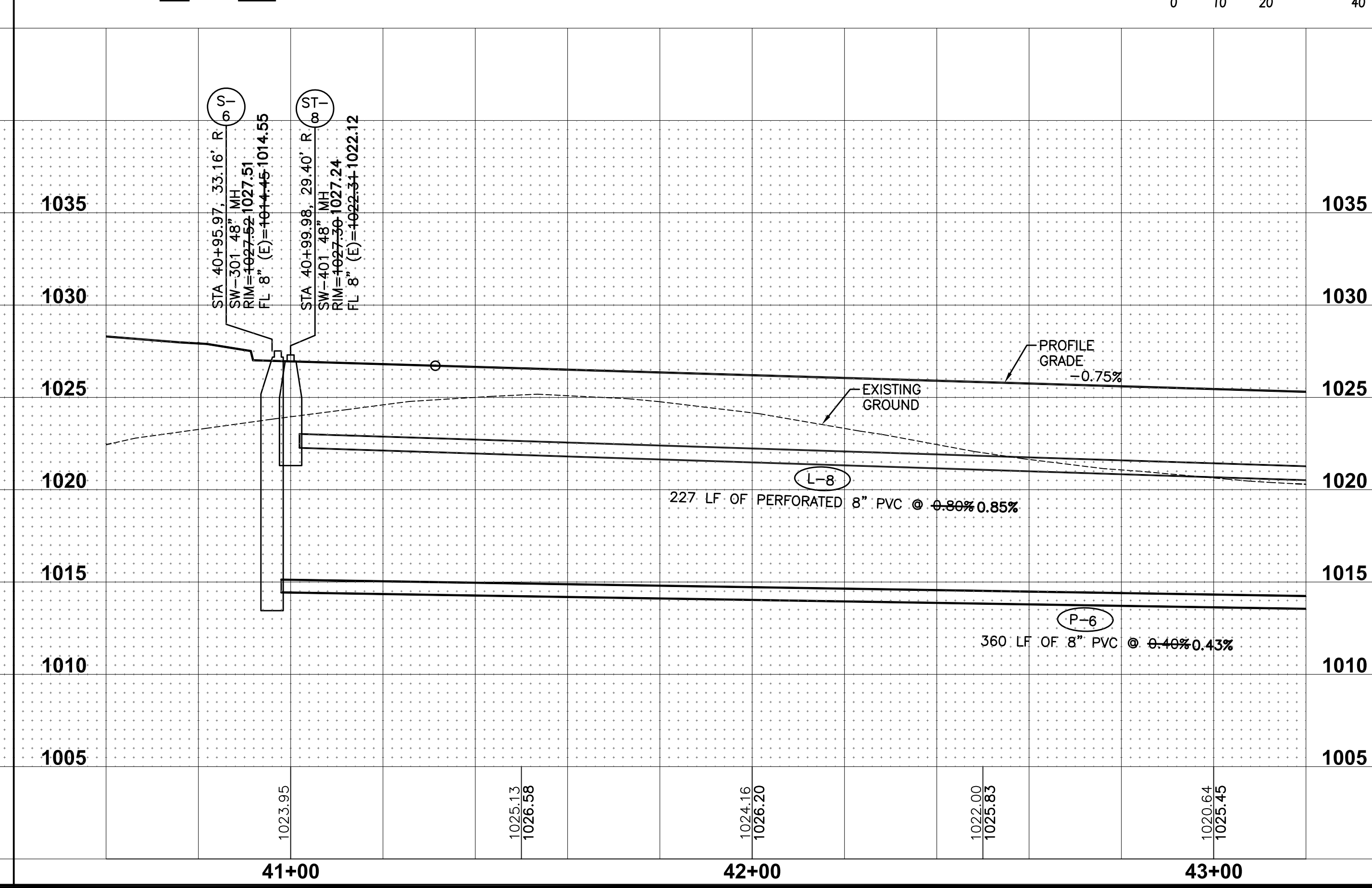
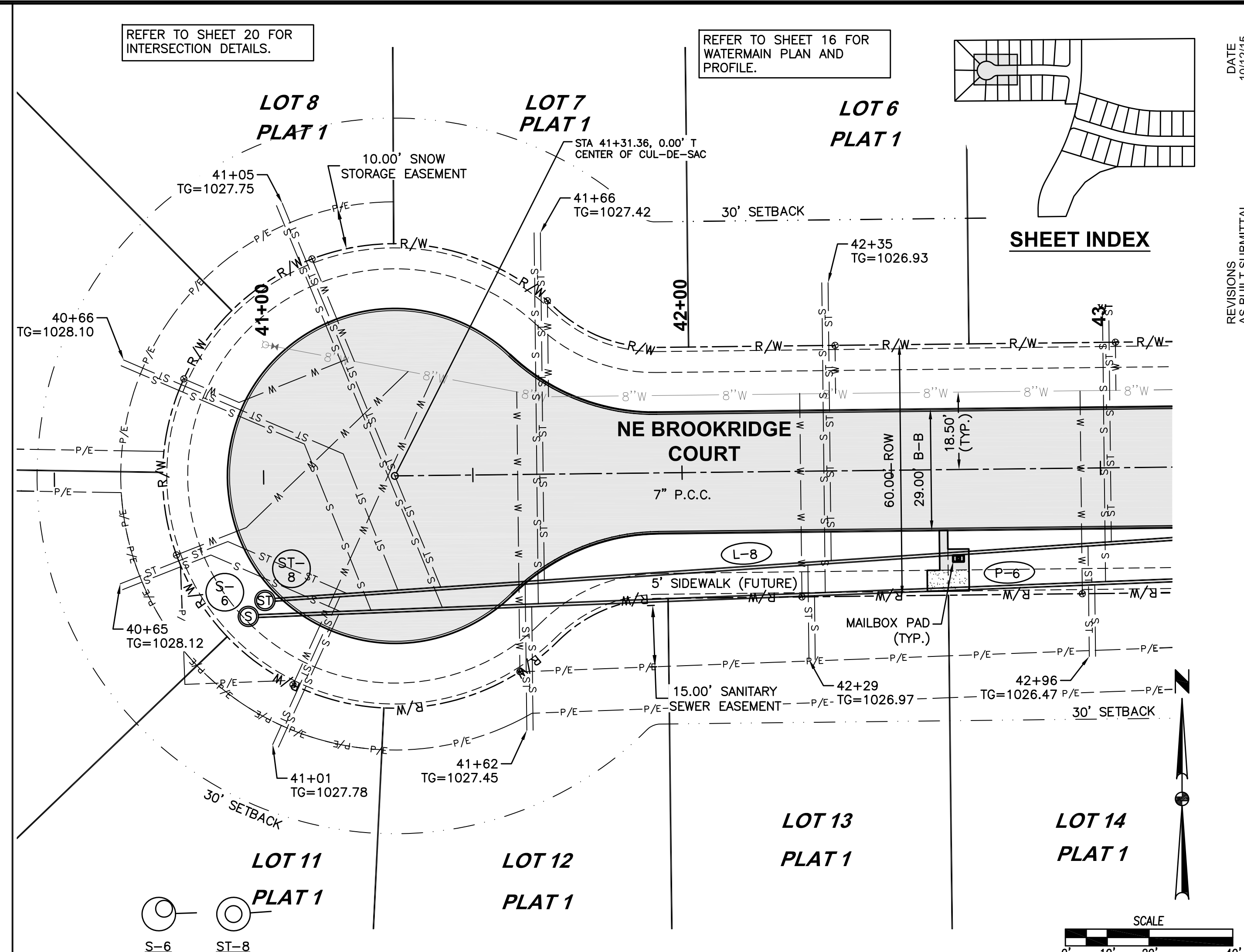
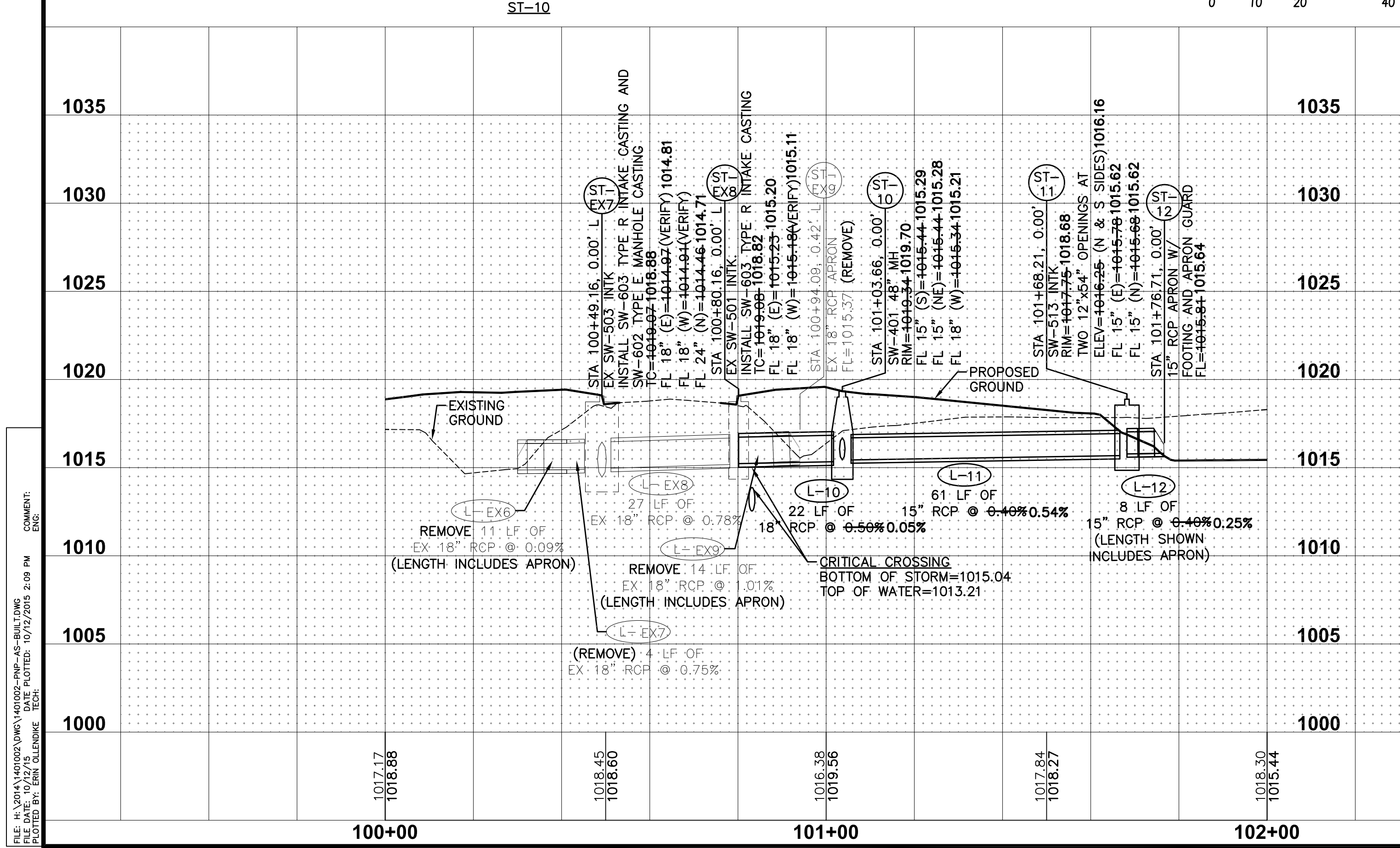
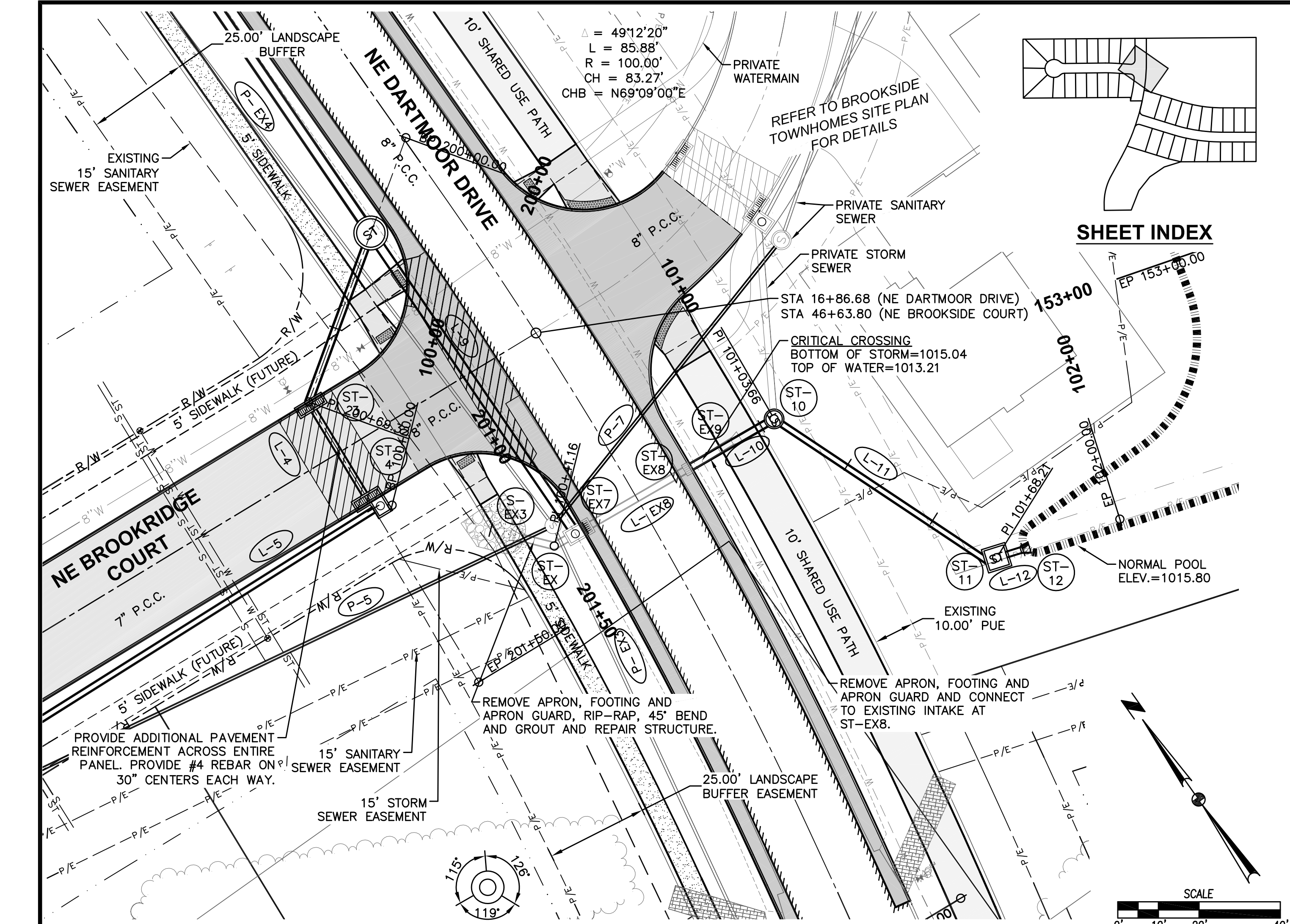
REVISIONS

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REVISIONS	
REVISION SUBMITTAL	09/11/14
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EJ: JJN



BROOKRIDGE PLATS 1 & 2
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA



09/11/14
08/19/14
08/12/14
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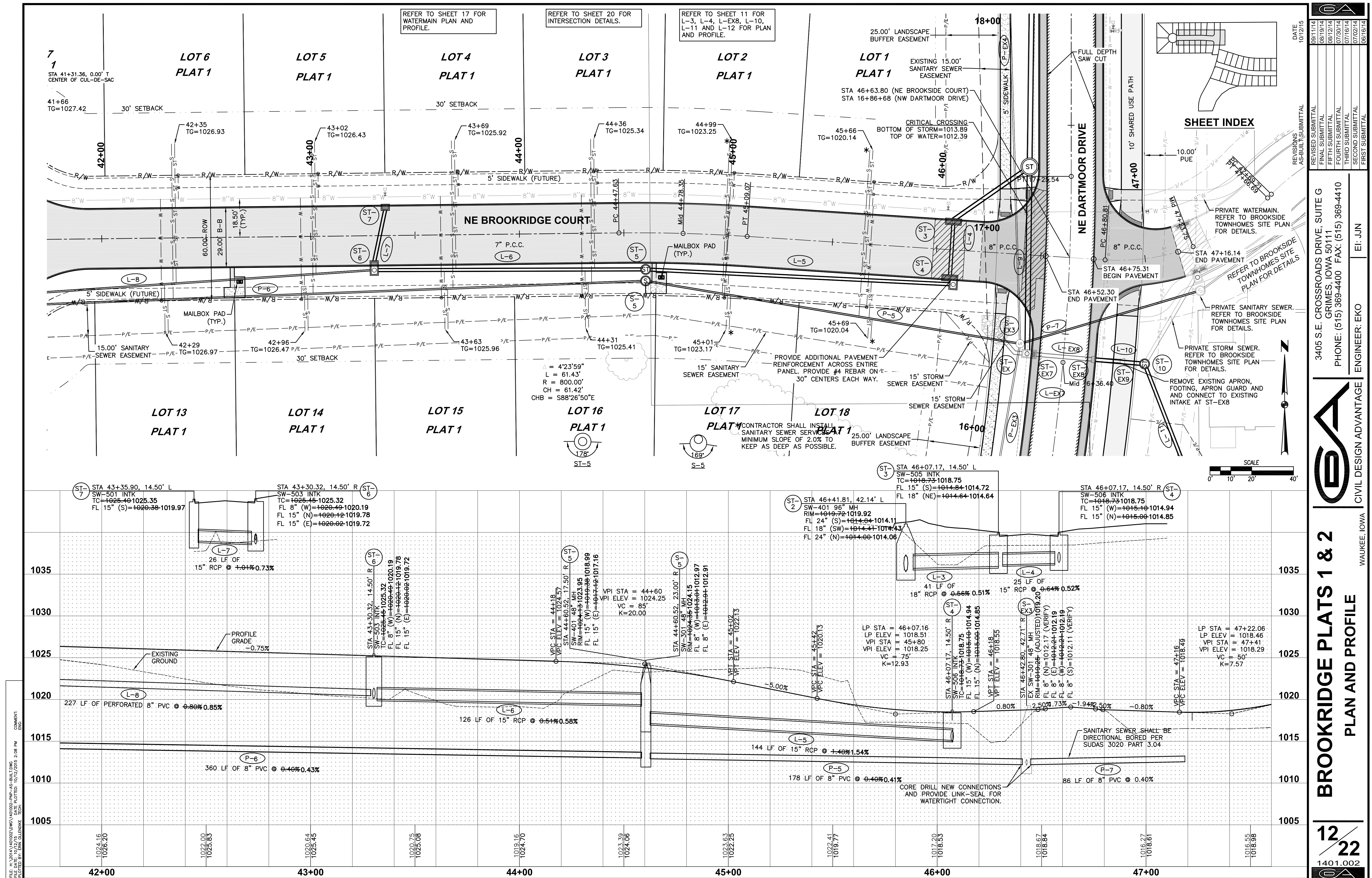
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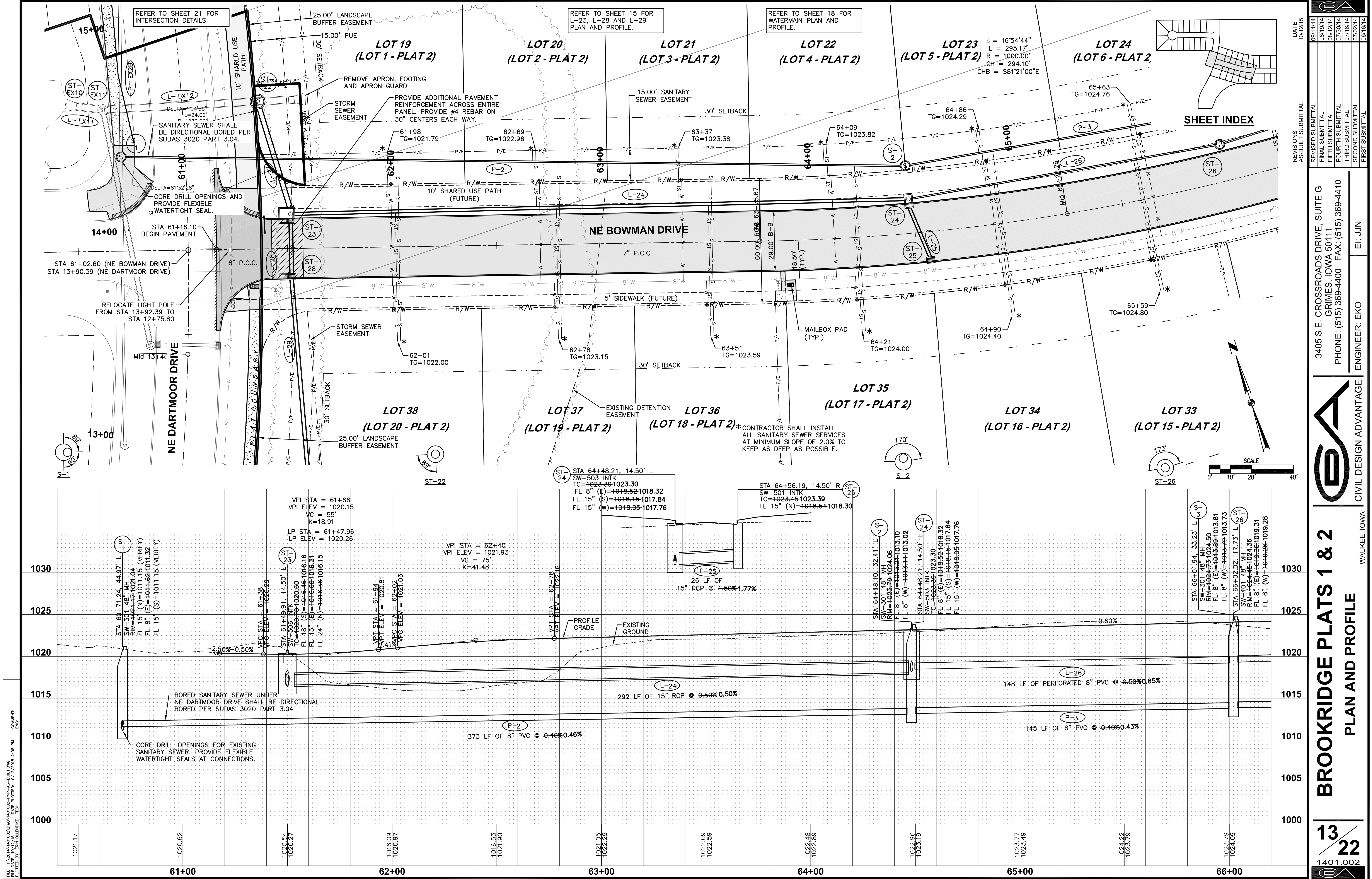
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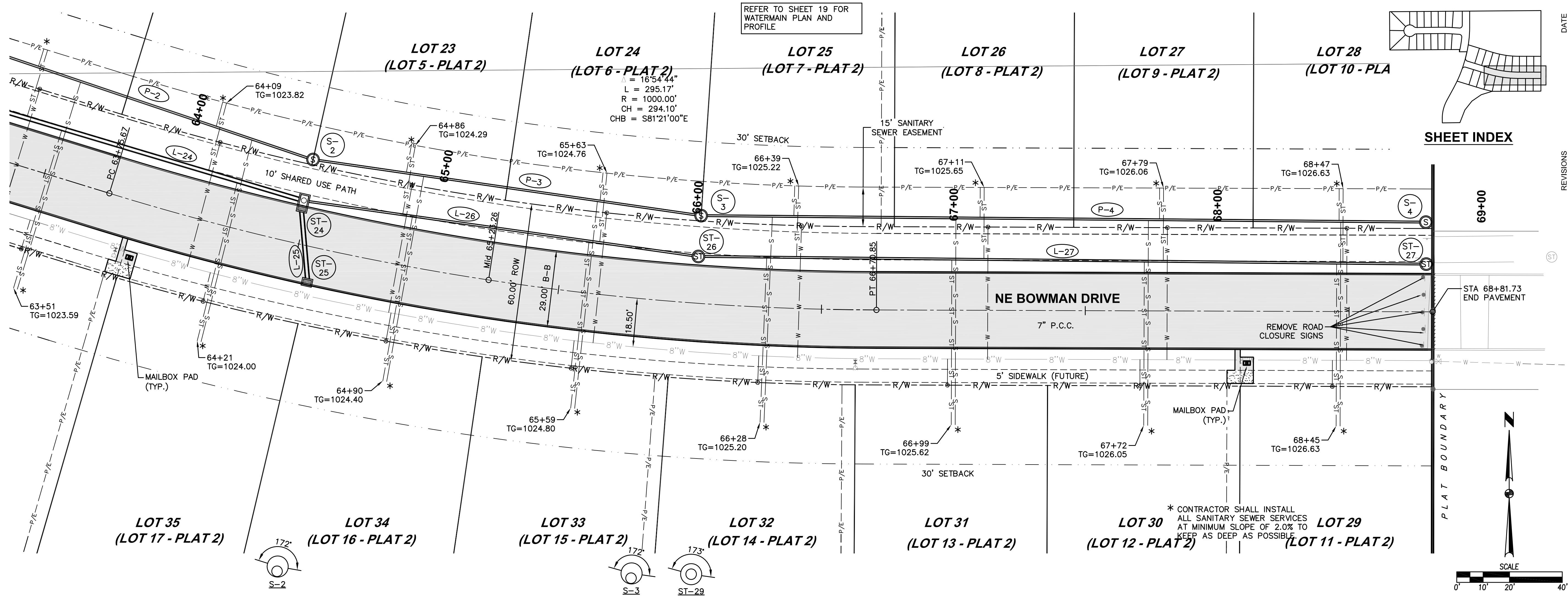
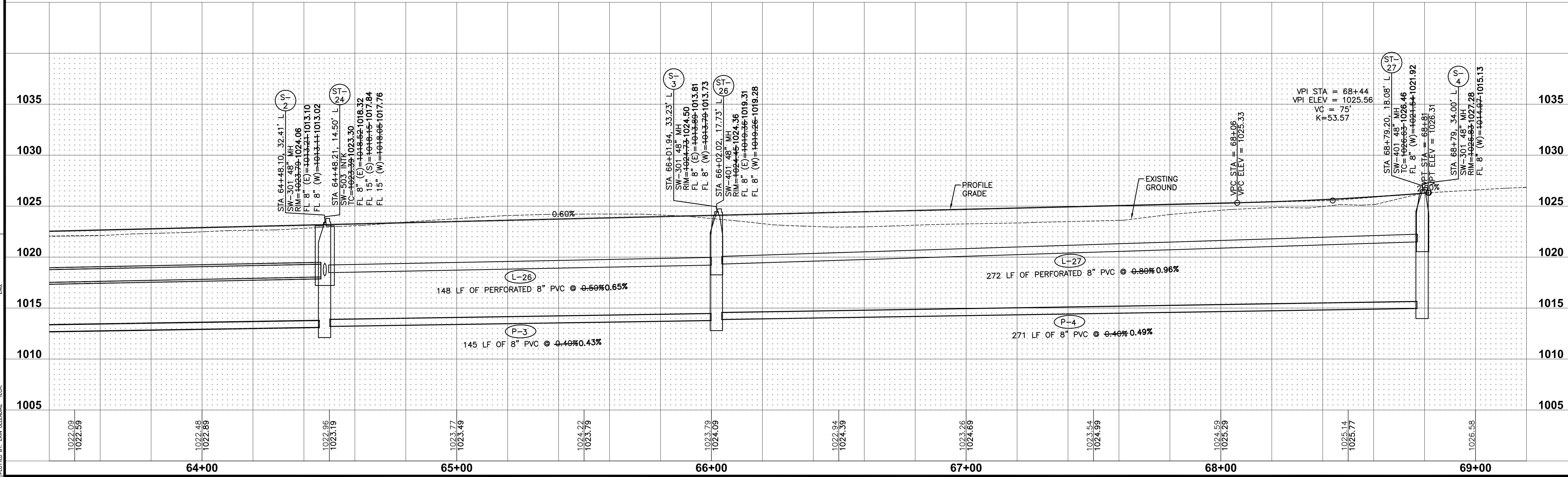
BROOKRIDGE PLATS 1 & 2
PLAN AND PROFILE

11/22
1401.002

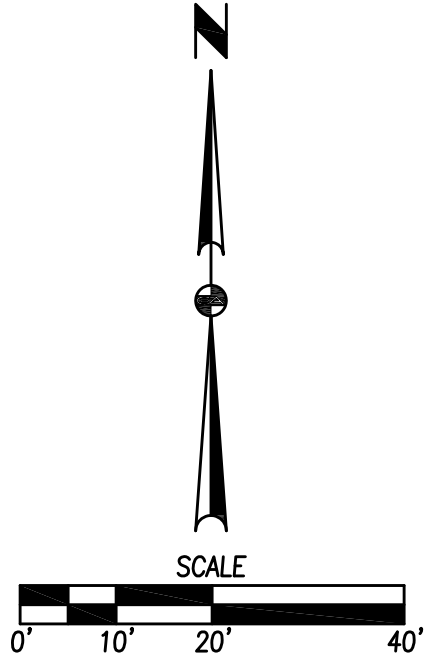




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CHECKED BY: J. GLENZKE
COMMENTS:



SHEET INDEX



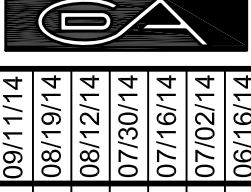
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BROOKRIDGE PLATS 1 & 2
PLAN AND PROFILE

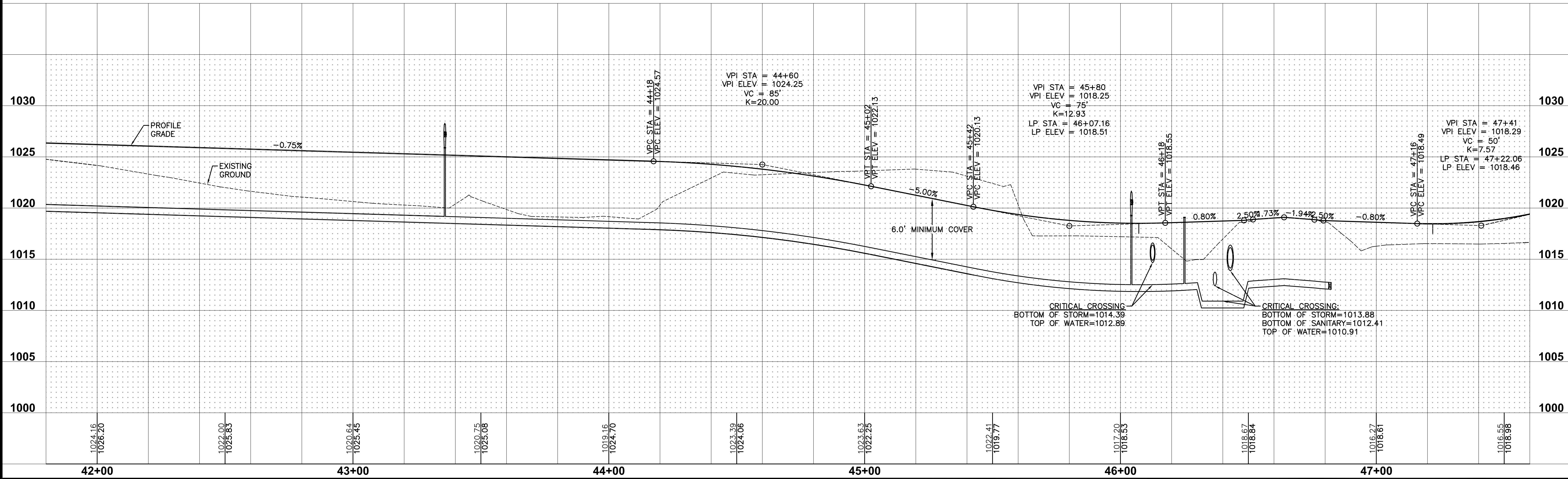
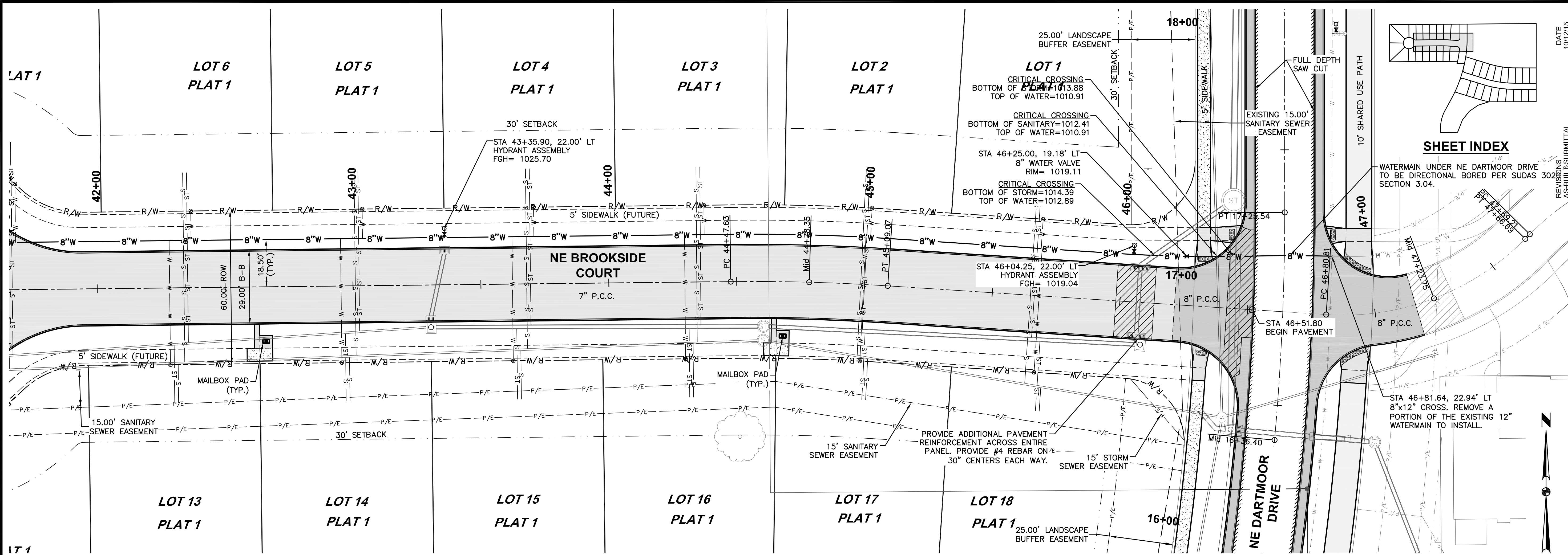
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EII: JJN

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA



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08/19/14

08/12/14

07/30/14

07/16/14

07/02/14

06/16/14

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FIRST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE, INC.

WAUKEE, IOWA

ENGINEER: EKO

EI: JJN

BROOKRIDGE PLATS 1 & 2

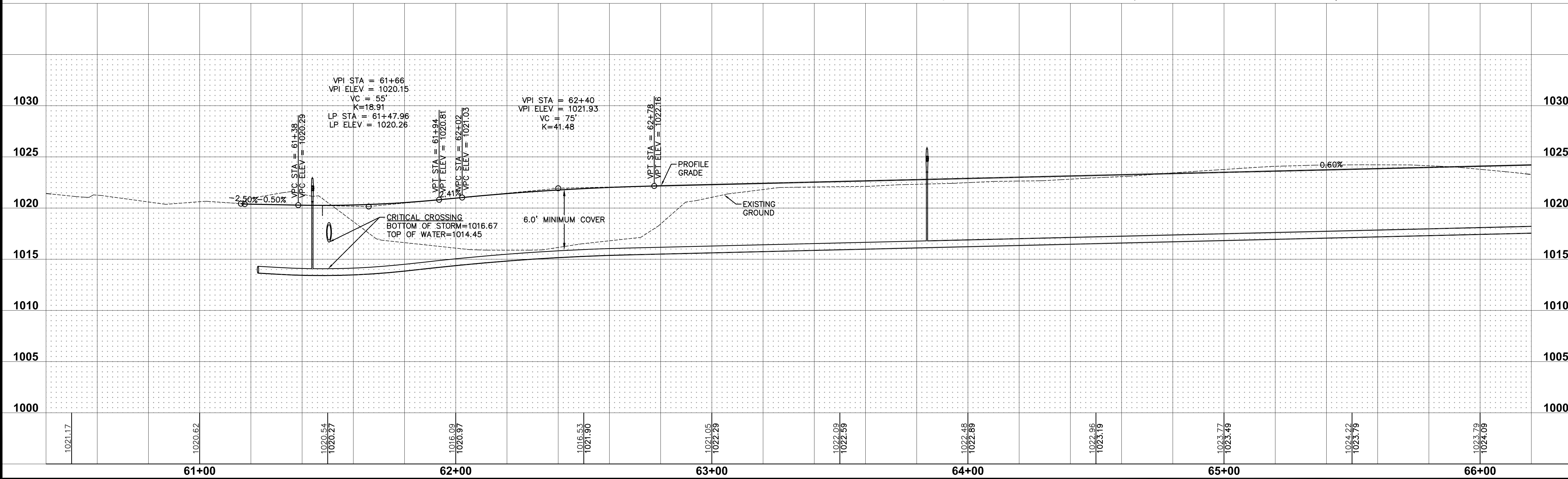
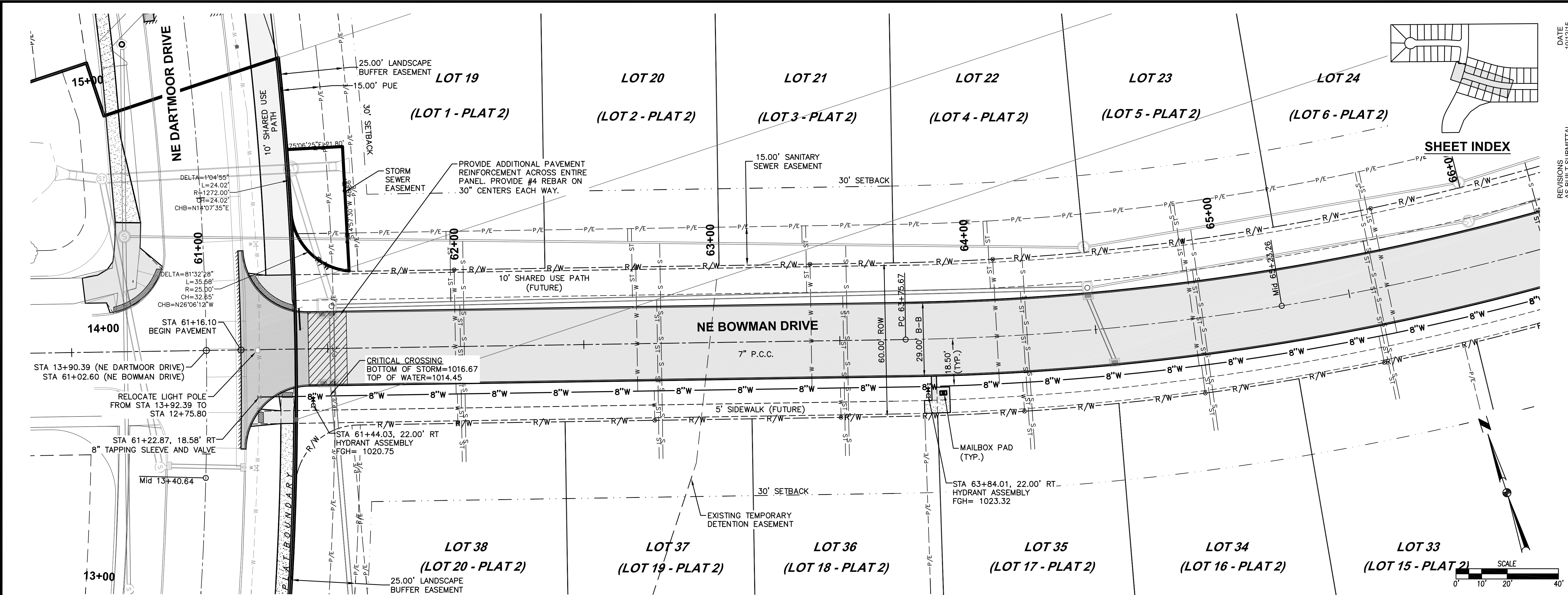
WATERMAIN PLAN AND PROFILE

DATE

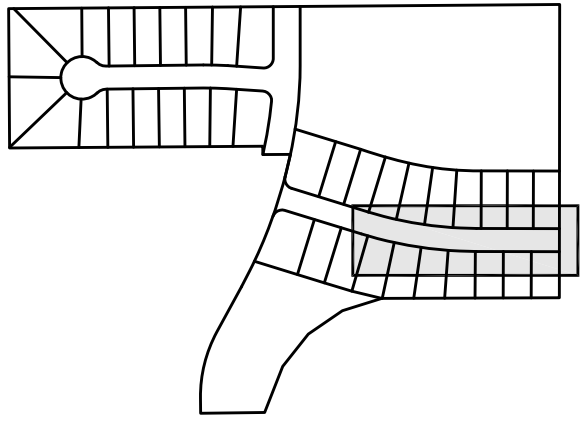
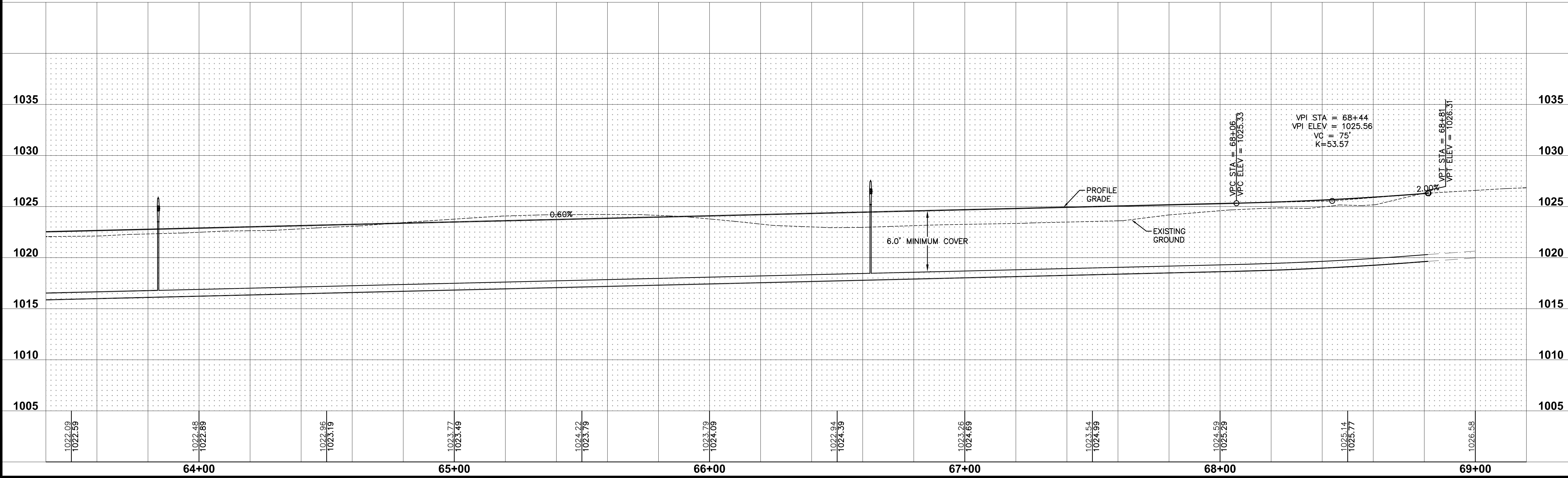
10/12/15

REVISIONS

AS-BUILT SUBMITTAL



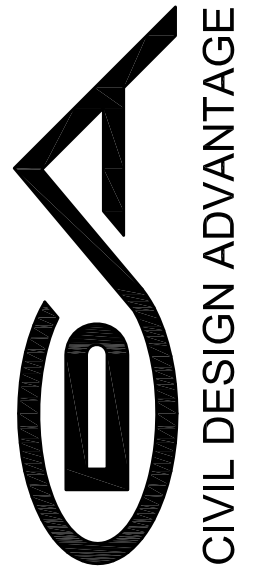
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SHEET INDEX

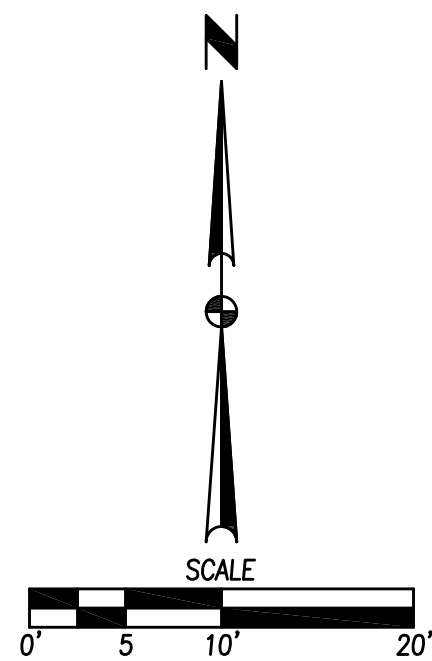
REVISIONS	DATE
AS-BUILT SUBMITTAL	10/12/15
REVISED SUBMITTAL	09/11/14
FINAL SUBMITTAL	08/19/14
FIFTH SUBMITTAL	08/12/14
FOURTH SUBMITTAL	07/30/14
THIRD SUBMITTAL	07/16/14
SECOND SUBMITTAL	07/02/14
FIRST SUBMITTAL	06/16/14

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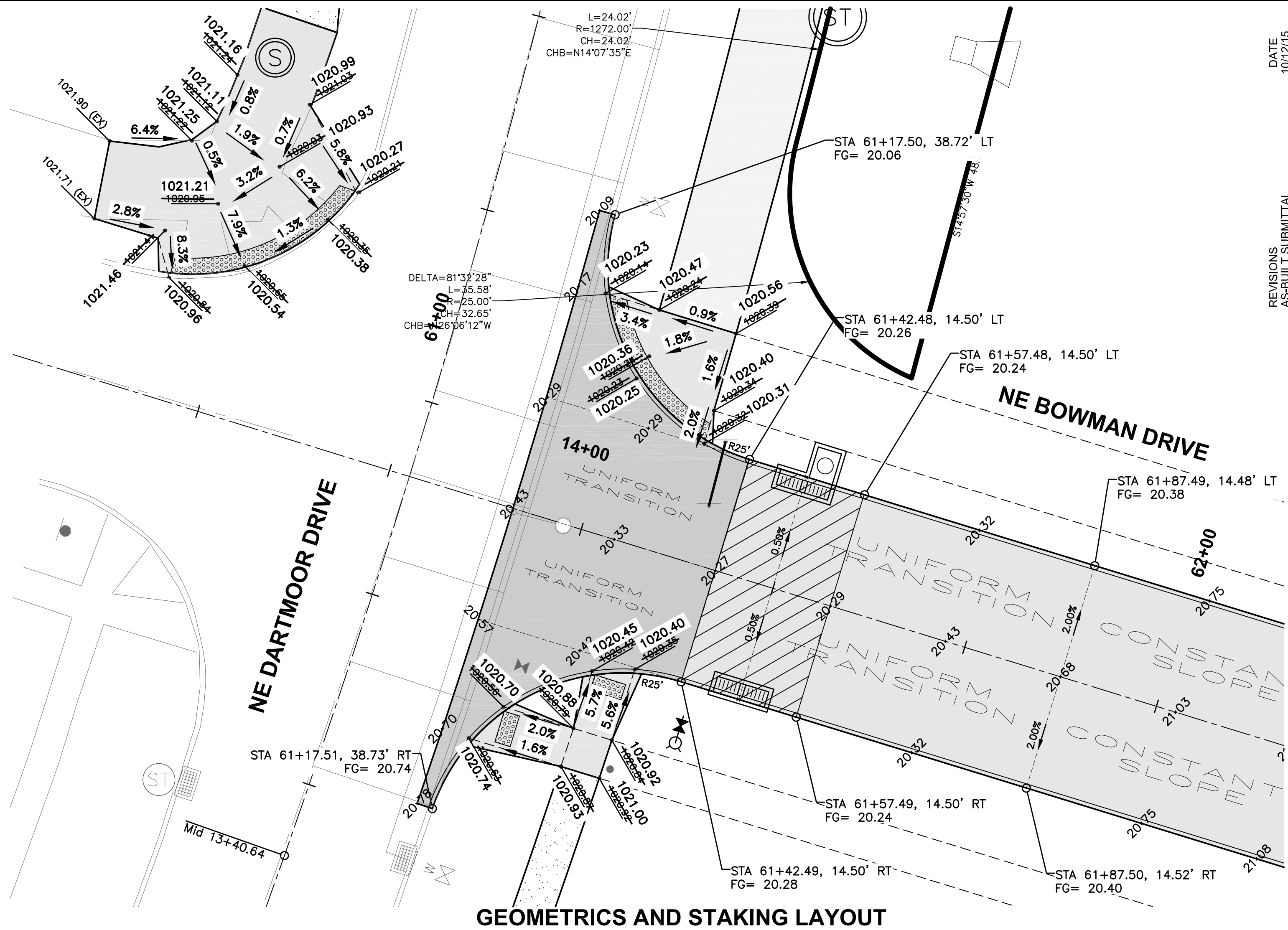
WAUKEE, IOWA

BROOKRIDGE PLATS 1 & 2
WATERMAIN PLAN AND PROFILE

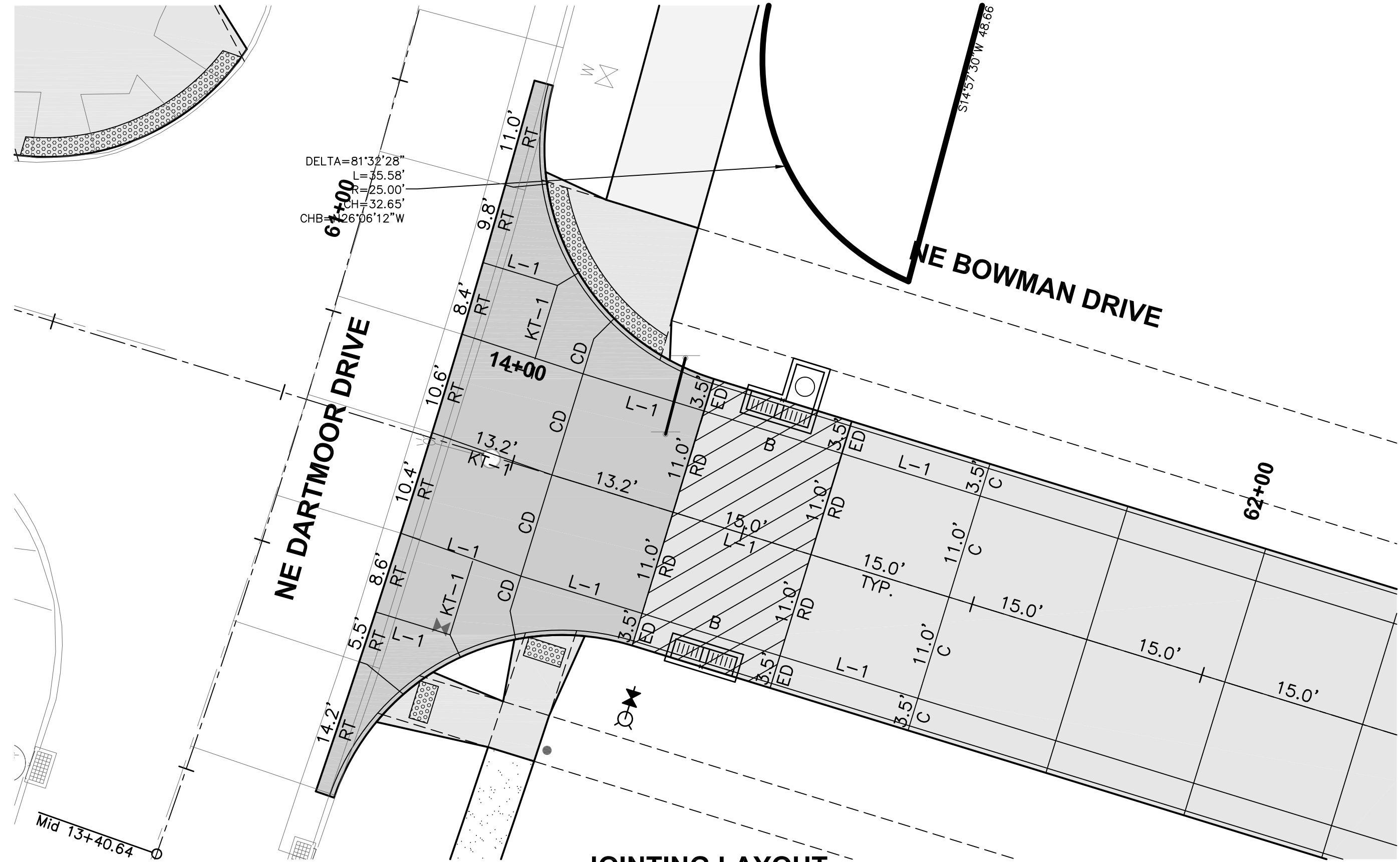


NOTES:

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING JOINTS ALONG NE DARTMOOR DRIVE AND MATCH JOINTING ACCORDINGLY.



GEOMETRICS AND STAKING LAYOUT



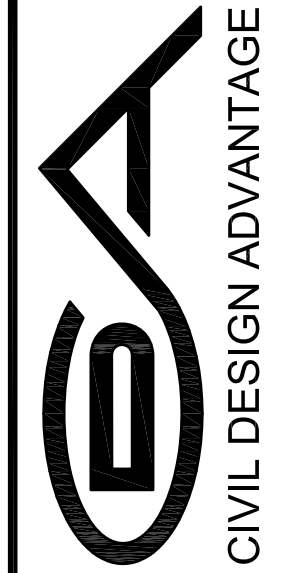
JOINTING LAYOUT

REVISIONS
AS-BUILT SUBMITTAL

DATE
10/12/15

09/11/14	REVISED SUBMITTAL
08/19/14	FINAL SUBMITTAL
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07/02/14	SECOND SUBMITTAL
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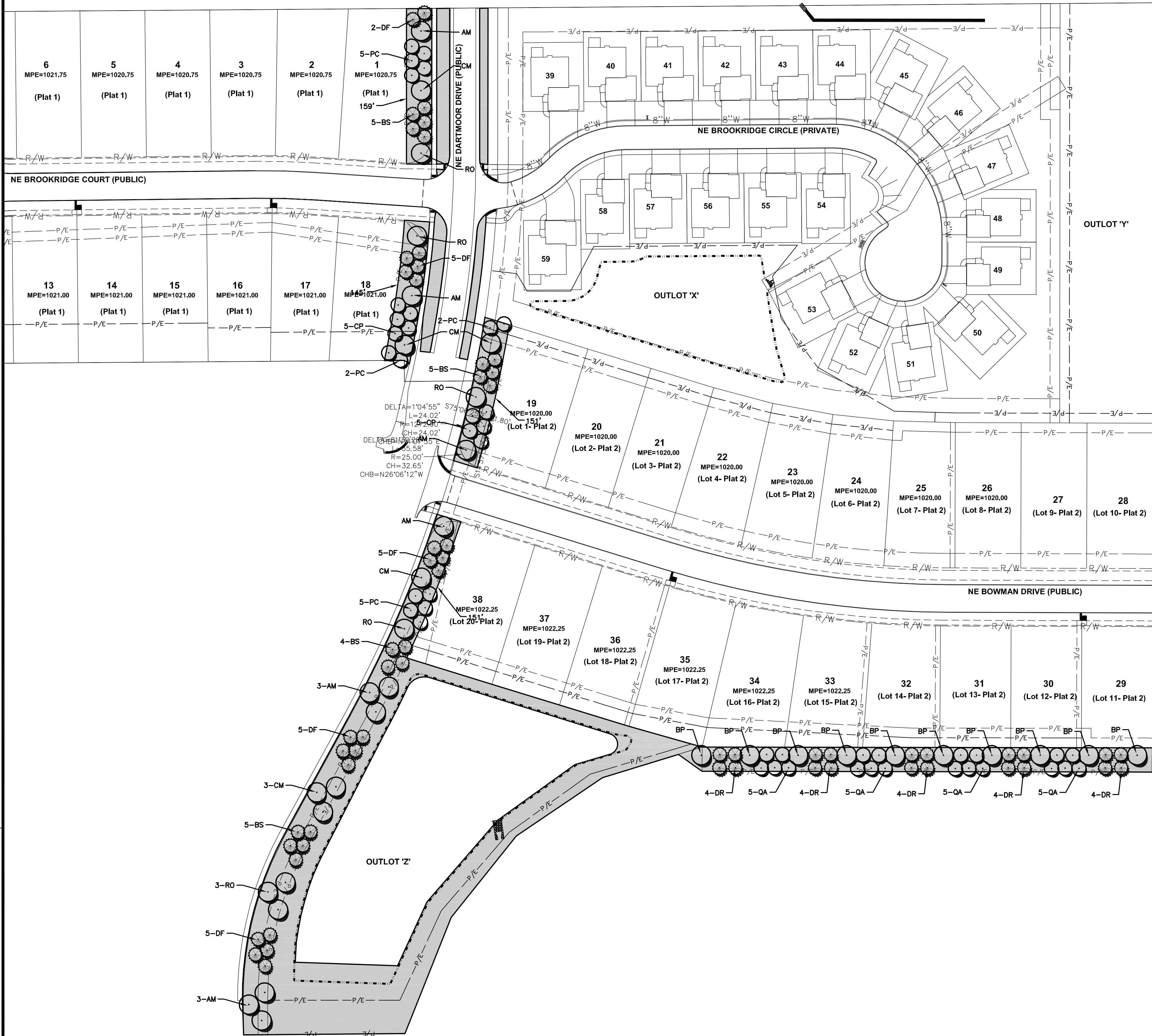
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WAUKEE, IOWA

BROOKRIDGE PLATS 1 & 2

INTERSECTION 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, VOIDS 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. SHREDDED 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.

BUFFER REQUIREMENTS - NE DARTMOOR DRIVE

1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

NE DARTMOOR DRIVE BUFFER (606 LF)

OVERSTORY TREES REQUIRED =12
EVERGREEN TREES REQUIRED =24
ORNAMENTAL TREES REQUIRED =24

OVERSTORY TREES PROVIDED =12
EVERGREEN TREES PROVIDED =24
ORNAMENTAL TREES PROVIDED =24

BUFFER REQUIREMENTS - OUTLOT Z

1 OVERSTORY TREE PER 40 LF &, 2 EVERGREEN TREES PER 50 LF

422
OVERSTORY TREES REQUIRED =11
EVERGREEN TREES REQUIRED =17

OVERSTORY TREES PROVIDED =12
EVERGREEN TREES PROVIDED =17

25' BUFFER REQUIREMENTS - GRACE CHURCH

1 OVERSTORY TREE, 2 EVERGREEN TREES & 2 ORNAMENTAL PER 50 LF

465 LF
OVERSTORY TREES REQUIRED = 10
EVERGREEN TREES REQUIRED = 19
ORNAMENTAL TREES REQUIRED = 19

OVERSTORY TREES PROVIDED = 10
EVERGREEN TREES PROVIDED = 20
ORNAMENTAL TREES PROVIDED = 20

PLANT SCHEDULE (NE DARTMOOR DR.)

CODE	QTY	PLANT	SIZE	COND
AM	4	AUTUMN BLAZE MAPLE	2" CAL	B&B
CP	10	CHANTICLEER PEAR	1.5" CAL	B&B
RS	12	COLORADO BLUE SPRUCE	6" HT.	B&B
CM	4	CRIMSON KING MAPLE	2" CAL	B&B
RO	4	RED OAK	2" CAL	B&B
DF	12	DOUGLAS FIR	6" HT.	B&B
PC	14	PAIRFIRE CRAB	1.5" CAL	B&B

PLANT SCHEDULE (OUTLOT Z)

CODE	QTY	PLANT	SIZE	COND
AM	6	AUTUMN BLAZE MAPLE	2" CAL	B&B
RS	7	COLORADO BLUE SPRUCE	6" HT.	B&B
CM	3	CRIMSON KING MAPLE	2" CAL	B&B
RO	3	RED OAK	2" CAL	B&B
DF	10	DOUGLAS FIR	6" HT.	B&B

PLANT SCHEDULE (SOUTH BUFFER)

CODE	QTY	PLANT	SIZE	COND
BP	10	BLOODGOOD PLANETREE	2" CAL	B&B
DR	20	DAWN REDWOOD	6" HT.	B&B
QA	20	QUAKING ASPEN	2" CAL	B&B

TYPE 1 SEED

