

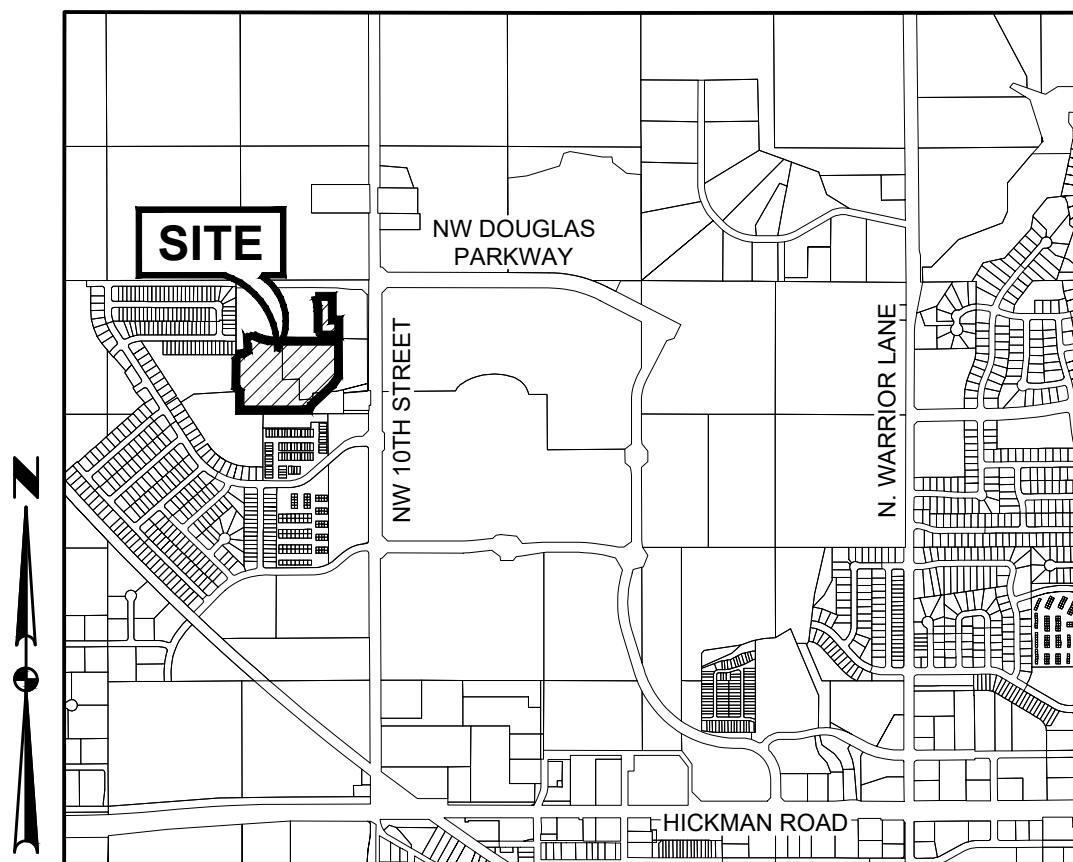
SITE PLAN/PRELIMINARY PLAT FOR:

RIALTO

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE
3-8	DIMENSION PLAN
9-16	GRADING PLAN
17	EROSION & SEDIMENT CONTROL PLAN
18-22	UTILITY PLAN
23-24	LANDSCAPE PLAN
25-26	DETAILS

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
GARAGE OPENING ELEVATION	GAS MAIN
FINISH FLOOR ELEVATION	FIBER OPTIC
BASEMENT FLOOR ELEVATION	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER

HRC ALDER POINT, LLC
CONTACT: MATT WELLER
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH. (515) 243-3228

APPLICANT

HUBBELL DEVELOPMENT SERVICES
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
CONTACT: MATT WELLER
EMAIL: MATT.WELLER@HUBBELLREALTY.COM
PHONE: (515) 243-3228

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

SIMONSON & ASSOCIATES INC.
1717 INGERSOLL AVE. #117
DES MOINES, IA 50309
CONTACT: STEPHANIE POOLE
EMAIL: SPOOLE@SIMONSONASSOC.COM
PH. (515) 440-5626

SUBMITTAL DATES

FIRST SUBMITTAL:	07/05/2022
SECOND SUBMITTAL:	07/26/2022
THIRD SUBMITTAL:	08/12/2022
FOURTH SUBMITTAL:	09/02/2022
FIFTH SUBMITTAL:	09/28/2022

PARKLAND DEDICATION

123 TOWNHOMES
2.25 PERSONS PER UNIT = 123x2.25 = 277 RESIDENTS
0.0065 ACRES PER RESIDENTx277 = 1.80 ACRES

1.80 ACRES (RIALTO) + 0.76 ACRES (ALDER POINT) =
2.56 ACRES TOTAL PARKLAND DEDICATION

PARKLAND DEDICATION WILL BE PROVIDED BY DEDICATION OF
ALDER POINT OUTLOT 'Z' FOR RIALTO AND ALDER POINT.

OUTLOT 'Z' CONTAINS 3.59 ACRES.

ZONING

R-4/PD-1

DEVELOPMENT SUMMARY

AREA: 15.23 ACRES (663,495 SF)

SETBACKS:

FRONT YARD:	
ALONG PUBLIC STREET ROW:	30 FT
ALONG PRIVATE STREET:	25 FT
SIDE YARD:	
BETWEEN UNITS:	12 FT
FROM PRIVATE STREET BOC:	15 FT
FOR GREATER THAN 8 UNITS:	20 FT
REAR YARD:	
ALONG PUBLIC STREET ROW:	30 FT
INTERNAL REAR YARD:	30 FT

OPEN SPACE CALCULATION:

LOT 43:	
TOTAL SITE	= 48,985 SF (1.12 AC)
BUILDING	= 14,502 SF
DRIVEWAYS	= 6,672 SF
OPEN SPACE PROVIDED	= 27,811 SF (56.77%)

LOT 44:	
TOTAL SITE	= 614,510 SF (14.11 AC)
BUILDING	= 172,075 SF
PARKING AREAS	= 71,468 SF
DRIVEWAYS	= 61,215 SF
SIDEWALK	= 23,844 SF
OPEN SPACE PROVIDED	= 285,908 SF (46.53%)

UNITS:

123 UNITS (8.08 UNITS PER ACRE)

TOTAL IMPERVIOUS AREA = 349,776 SF (8.03 AC)

PARKING REQUIREMENTS

TOWNHOME PARKING REQUIREMENTS:

TOWNHOMES (123 UNITS)	= 246 SPACES
(2 SPACES PER UNIT)	= 25 SPACES
1 PER VISITOR/5 UNITS	

TOTAL REQUIRED	= 271 SPACES
TOTAL PROVIDED	
(230 SPACES WITHIN GARAGES)	= 230 SPACES
(246 TOWNHOME SURFACE PARKING)	= 246 SPACES
= 33 SPACES	
(33 VISITOR SURFACE PARKING)	= 509 SPACES

LEGAL DESCRIPTION

LOT 43 AND LOT 44 ALDER POINT, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY IOWA, CONTAINING 15.23 ACRES (663,495 SF) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

UTILITY WARNING

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

4121 NW URBAN DALE DRIVE, URBAN DALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2204.289



1-800-292-8989

www.iowaonecall.com

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSESCO PERMIT. 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.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE WAUKEE SPECIFICATIONS IS REQUIRED FOR ALL PUBLIC IMPROVEMENTS ON THIS PROJECT UNLESS OTHERWISE NOTED.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

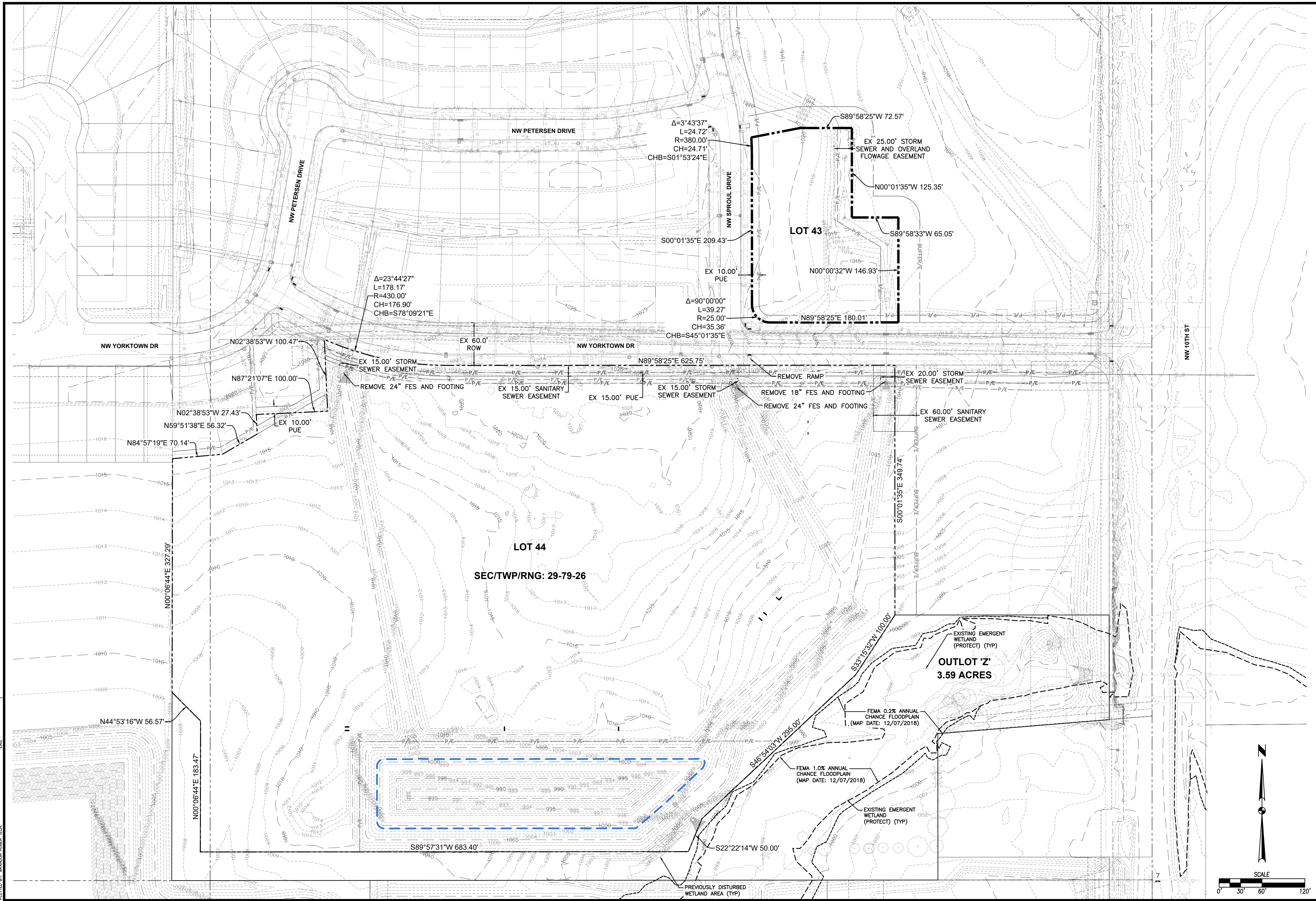
RYAN HARDISTY, P.E.
LICENSE NUMBER 20811
LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

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.

PRELIMINARY

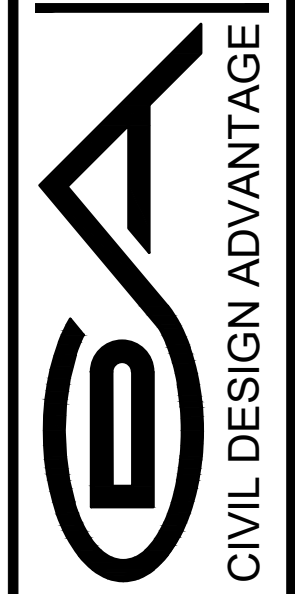
NOT FOR CONSTRUCTION

FILE: H:\2022\2204289\DWG\2204289-STE.DWG
COMMENT: EXISTING SITE
PLOTTED BY: BRANSON HUBER TECH
9/28/2022 5:42 PM



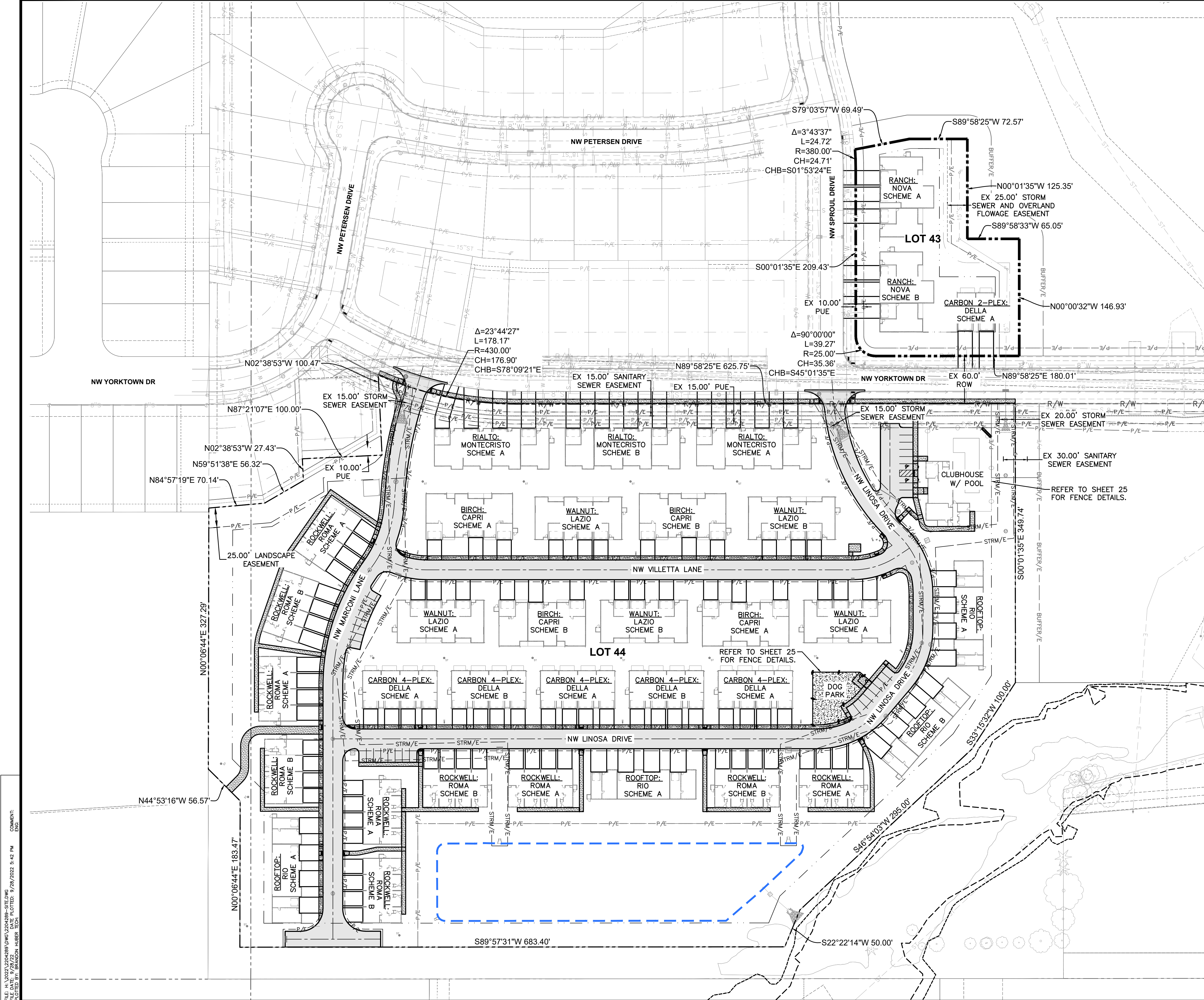
DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400



WAUKEE, IOWA
ENGINEER: RAH
TECH: BDH

RIALTO EXISTING SITE



GENERAL NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, 2020 WAUKEE SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. 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.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. SIDEWALKS AND RAMPS SHALL MEET ALL ADA REQUIREMENTS.
19. CONTRACTOR IS RESPONSIBLE TO OBTAIN WRITTEN APPROVAL FOR ANY PLAN CHANGES DURING CONSTRUCTION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
20. ALL STREETS WITHIN LOT 44 ARE PRIVATELY OWNED AND MAINTAINED.

PAVEMENT THICKNESS

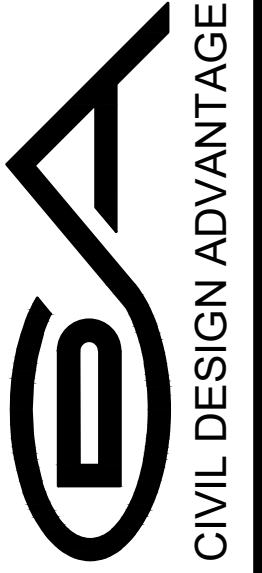
- | | |
|------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. PARKING SPACES/CURB RAMPS | 6" P.C.C. |
| 3. PRIVATE STREETS/DRIVEWAYS | 7" P.C.C. |

BUILDING INFORMATION

- BIRCH:** UNIT SF (EXCLUDING GARAGE): 1330 SF
TOTAL GROSS SF BIRCH BUILDING = 5644 SF
- WALNUT:** UNIT SF (EXCLUDING GARAGES):
OUTSIDE UNITS: 1508 SF
INSIDE UNIT: 1330 SF
TOTAL GROSS SF WALNUT BUILDING = 5290 SF
- RANCH:** UNIT SF (EXCLUDING GARAGES):
OUTSIDE UNITS: 1330 SF
INSIDE UNIT: 1221 SF
TOTAL GROSS SF = 5170 SF
- RIALTO:** UNIT SF (EXCLUDING GARAGE & UNFINISHED PART OF BASEMENT) = 2175 SF
FIRST FLOOR GROSS SF = 5103 SF
BASEMENT FLOOR GROSS SF = 3779 SF
TOTAL GROSS SF = 8882 SF
- ROOFTOP:** UNIT SF (EXCLUDING GARAGE & SECOND FLOOR PATIO) = 1610 SF
FIRST FLOOR GROSS SF = 4452 SF
SECOND FLOOR GROSS SF = 4113 SF
TOTAL GROSS SF = 8565 SF
- ROCKWELL:** UNIT SF (EXCLUDING GARAGE & SECOND FLOOR PATIO) = 1176 SF
FIRST FLOOR GROSS SF = 3037 SF
SECOND FLOOR GROSS SF = 3785 SF
TOTAL GROSS SF = 6822 SF
- CARBON:** UNIT SF (EXCLUDING GARAGE) = 1598 SF
FIRST FLOOR GROSS SF 2-PLEX = 1974 SF
SECOND FLOOR GROSS SF 2-PLEX = 2154 SF
TOTAL GROSS SF 2-PLEX = 4128 SF
FIRST FLOOR GROSS SF 4-PLEX = 3995 SF
SECOND FLOOR GROSS SF 4-PLEX = 4355 SF
TOTAL GROSS SF 4-PLEX = 8350 SF

DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

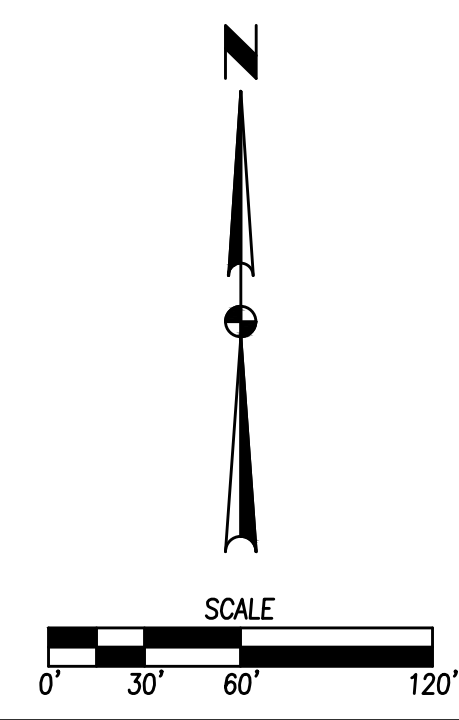


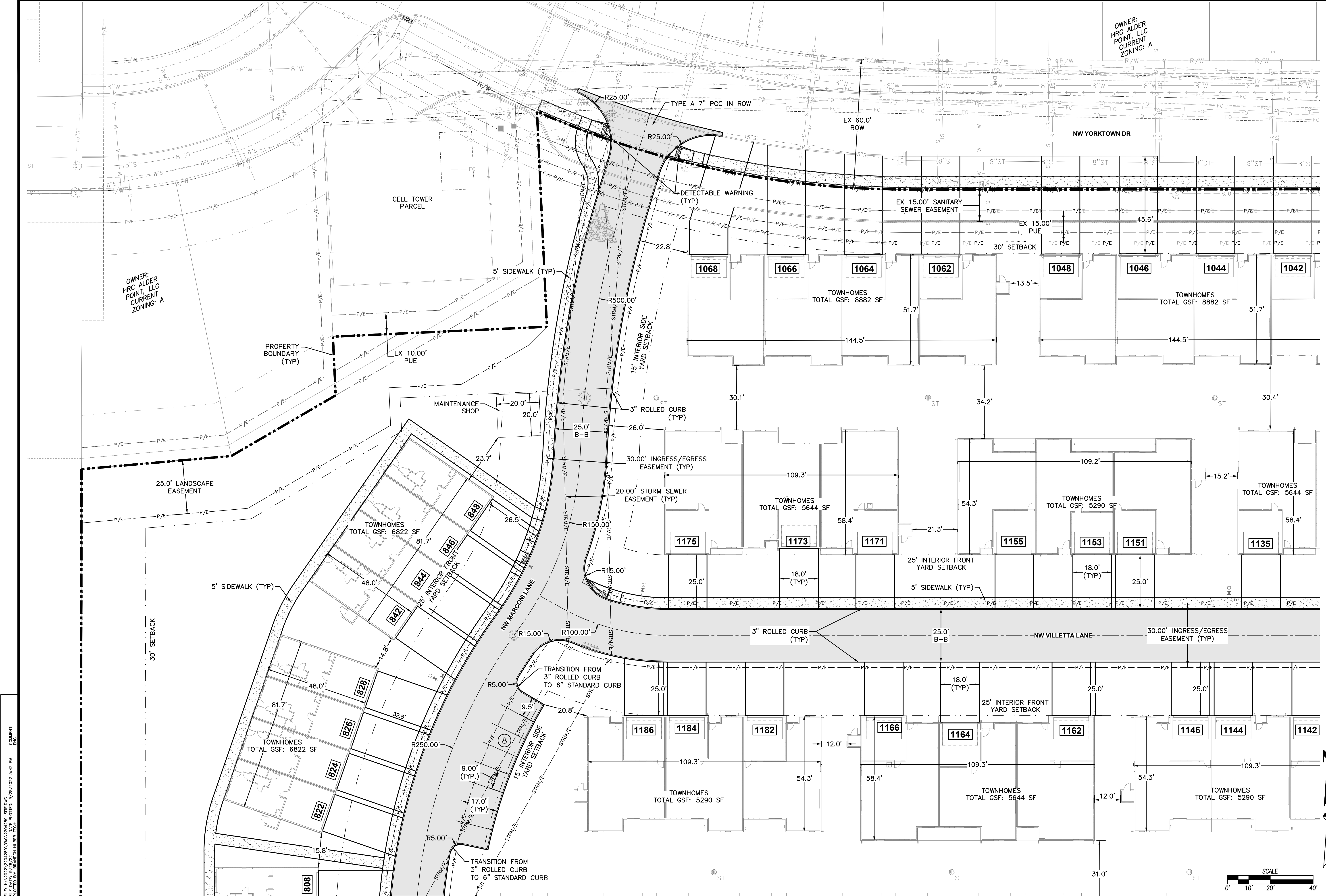
ENGINEER: RAH

TECH: BDH

RIALTO
DIMENSION PLAN OVERALL
WAUKEE, IOWA

FILE: H:\2022\2204289\DWG\2204289-SITELING
PLOTTED BY: BRANSON HUBER TECH
COMMENT: ENCL
9/28/2022 5:42 PM





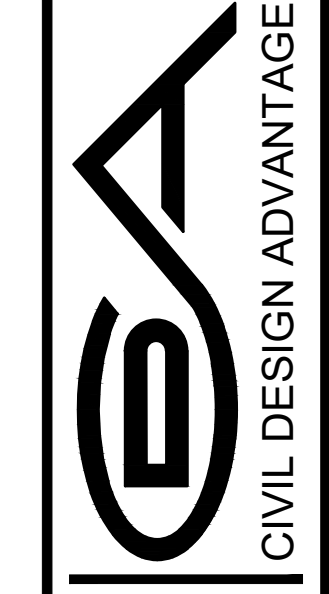
FILE: H:\2022\2204289\DWG\2204289-DIMENSION PLAN.dwg
 PLOTTED BY: BRADON HUBER TECH
 DATE: 9/28/2022 5:42 PM

DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

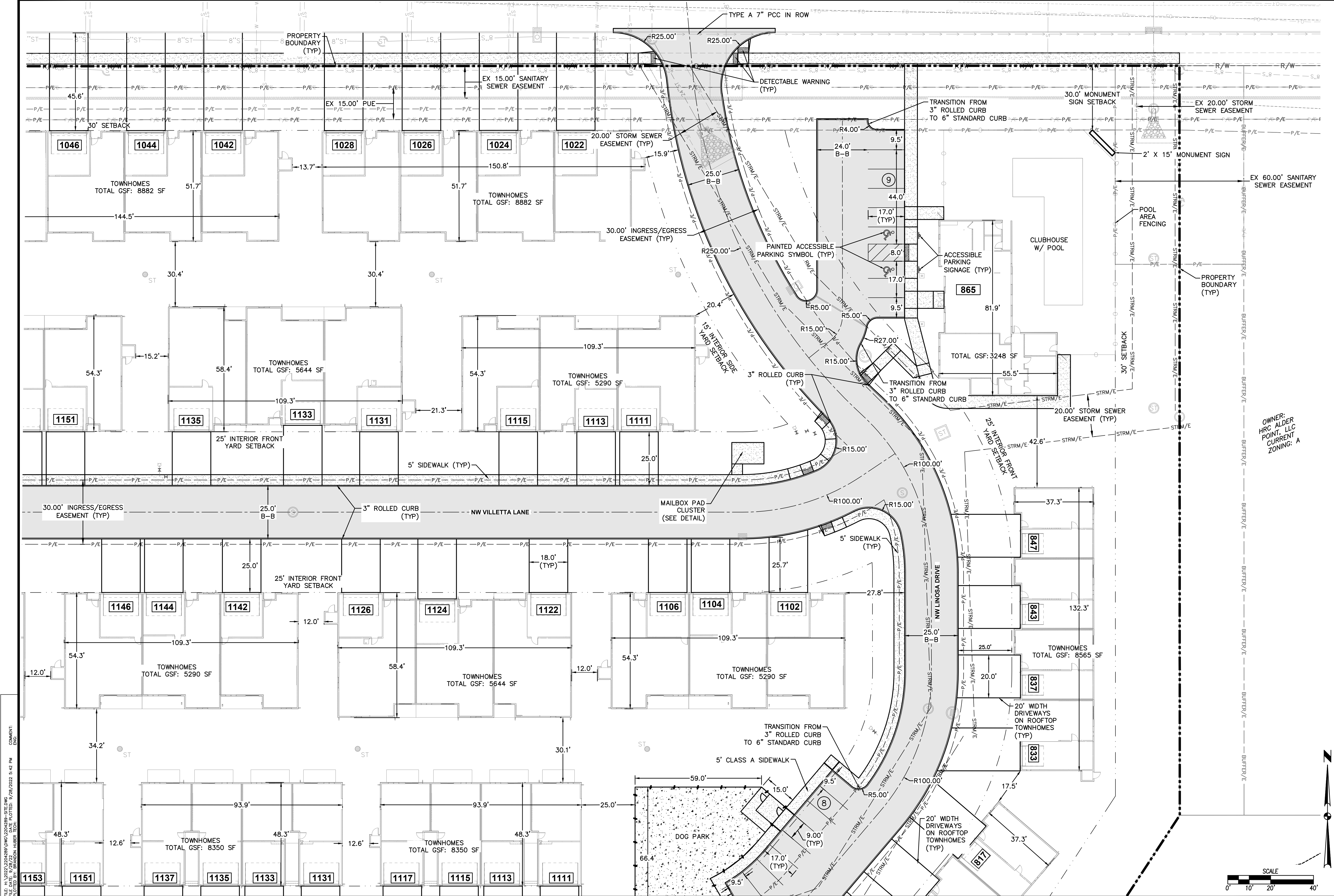
TECH: BDH

ENGINEER: RAH



WAUKEE, IOWA

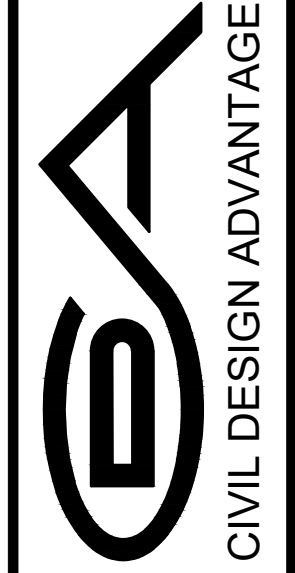
RIALTO DIMENSION PLAN



FILE: H:\2024\2204289\DWG\2204289-DIMENSION PLAN.dwg
 PLOTTED BY: BRADON HUBER, TECH
 DATE: 9/26/2024 5:42 PM
 COMMENT: END

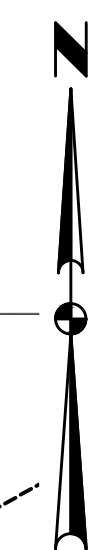
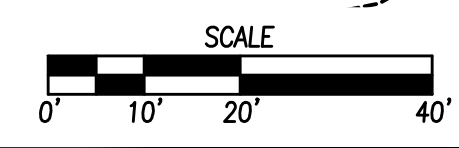
DATE	REVISIONS
09/26/2024	FIFTH SUBMITTAL
09/12/2024	FOURTH SUBMITTAL
08/12/2024	THIRD SUBMITTAL
07/26/2024	SECOND SUBMITTAL
07/05/2024	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400
 ENGINEER: RAH
 TECH: BDH



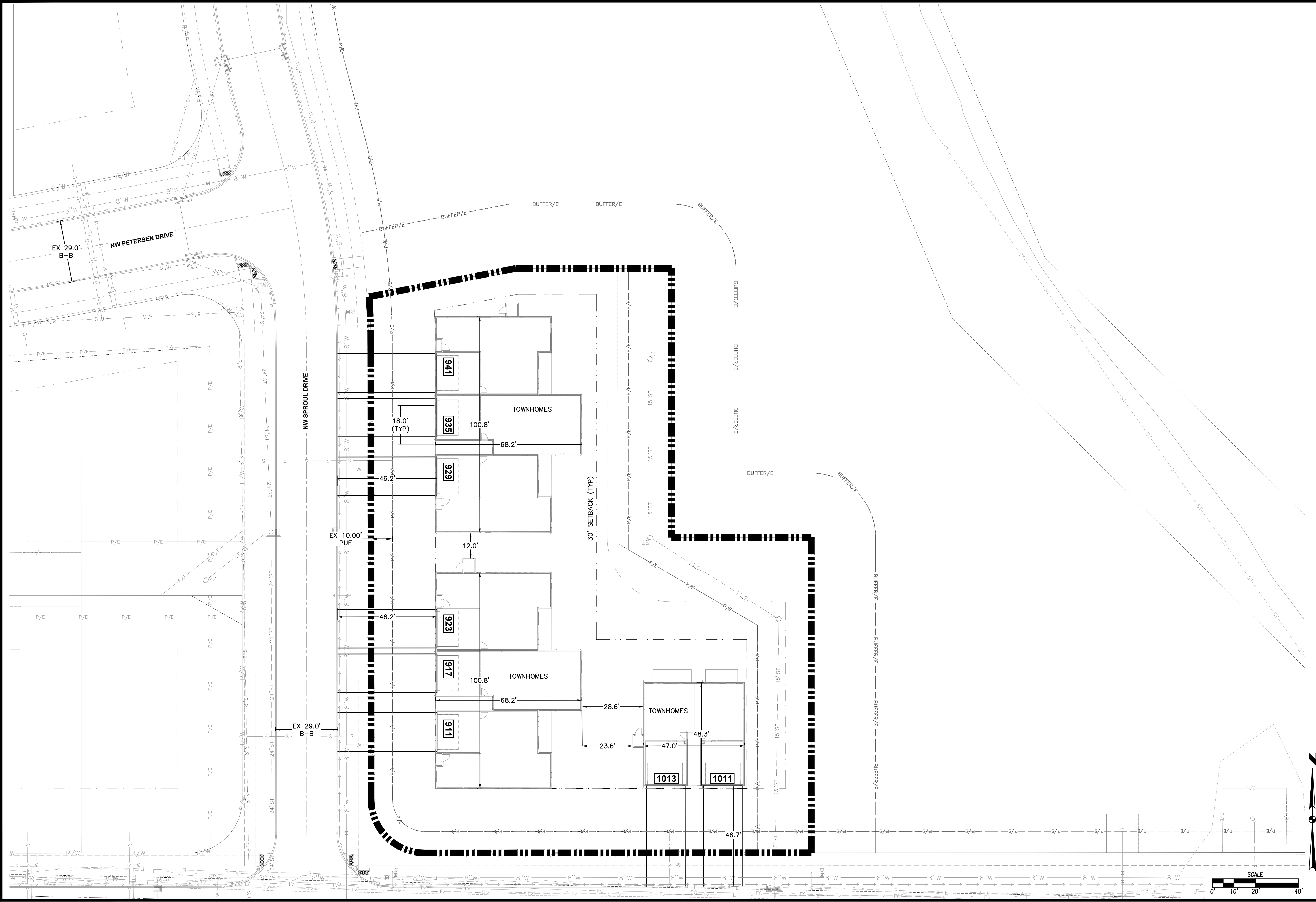
WAUKEE, IOWA

RIALTO DIMENSION PLAN



OWNER:
 HRC ALDER
 POINT, LLC
 CURRENT
 ZONING: A

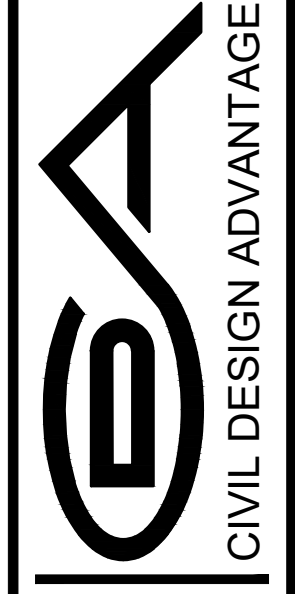
FILE: H:\2022\2204289\DWG\2204289-DIMENSION PLAN.dwg
 COMMENT: DIMENSION PLAN
 PLOTTED BY: BRADON HUBER TECH
 DATE: 9/28/2022 5:42 PM



REVISIONS	DATE
FIFTH SUBMITTAL	09/28/2022
FOURTH SUBMITTAL	09/02/2022
THIRD SUBMITTAL	08/12/2022
SECOND SUBMITTAL	07/26/2022
FIRST SUBMITTAL	07/05/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

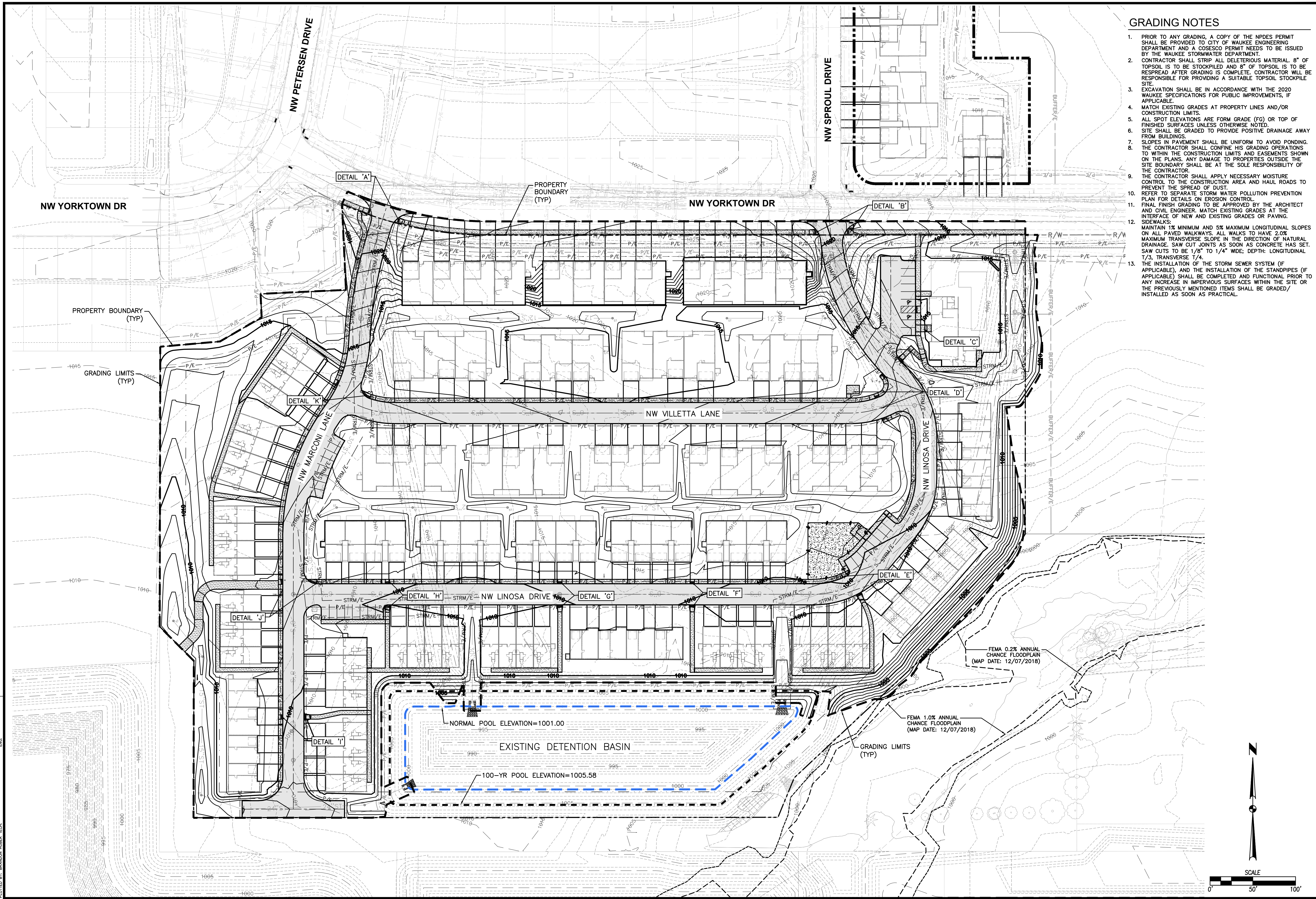
ENGINEER: RAH
 TECH: BDH



WAUKEE, IOWA

RIALTO DIMENSION PLAN

FILE: H:\2022\2204289\2204289-STE.DWG
 COMMENT: S:\24\2022 5:42 PM
 PLOTTED BY: BRANSON HUBER TECH

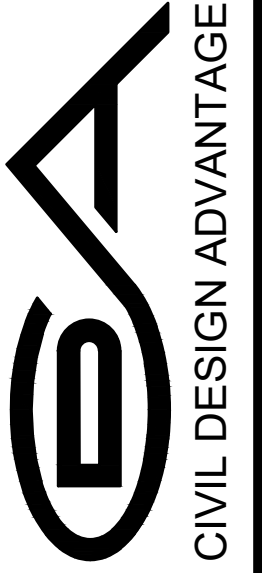


GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO CITY OF WAUKEE ENGINEERING DEPARTMENT AND A GOSSESSO PERMIT NEEDS TO BE ISSUED BY THE WAUKEE STORMWATER DEPARTMENT.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL, 8" OF TOPSOIL IS TO BE STOCKPILED AND 8" OF TOPSOIL IS TO BE RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE STANDPIPES (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

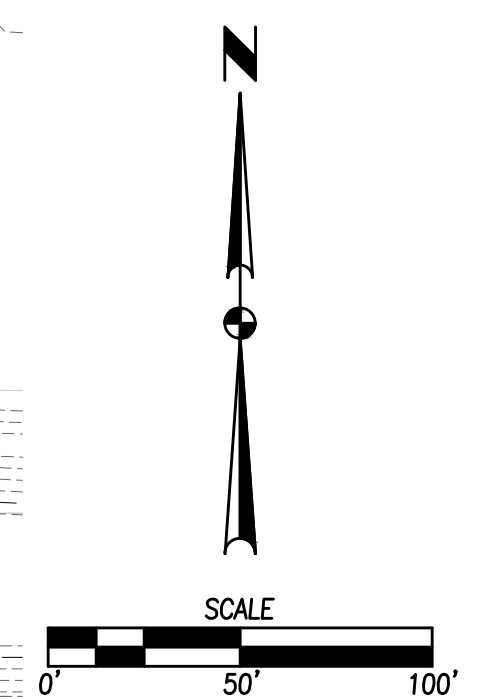
DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

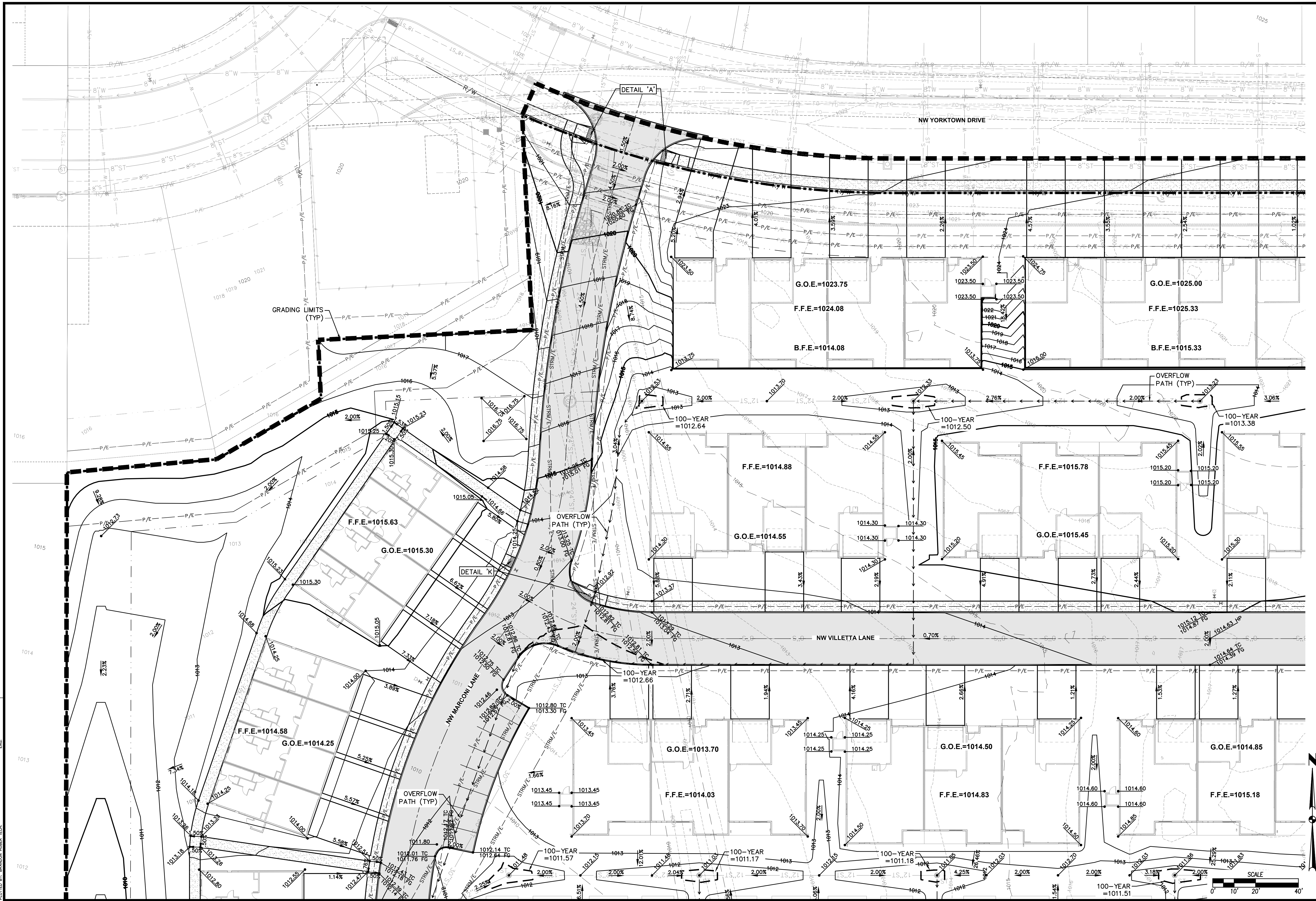


WAUKEE, IOWA

RIALTO GRADING PLAN OVERALL

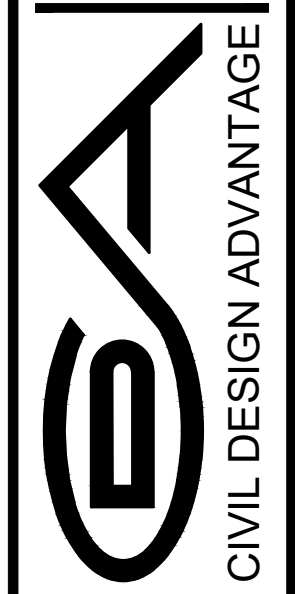


FILE: H:\2022\2204289\2204289-STEELING
PLOTTED BY: BRANSON HUBER TECH
DATE: 9/26/2022 5:42 PM
COMMENT:
END



REVISIONS	DATE
FIFTH SUBMITTAL	09/28/2022
FOURTH SUBMITTAL	09/02/2022
THIRD SUBMITTAL	08/12/2022
SECOND SUBMITTAL	07/26/2022
FIRST SUBMITTAL	07/05/2022

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

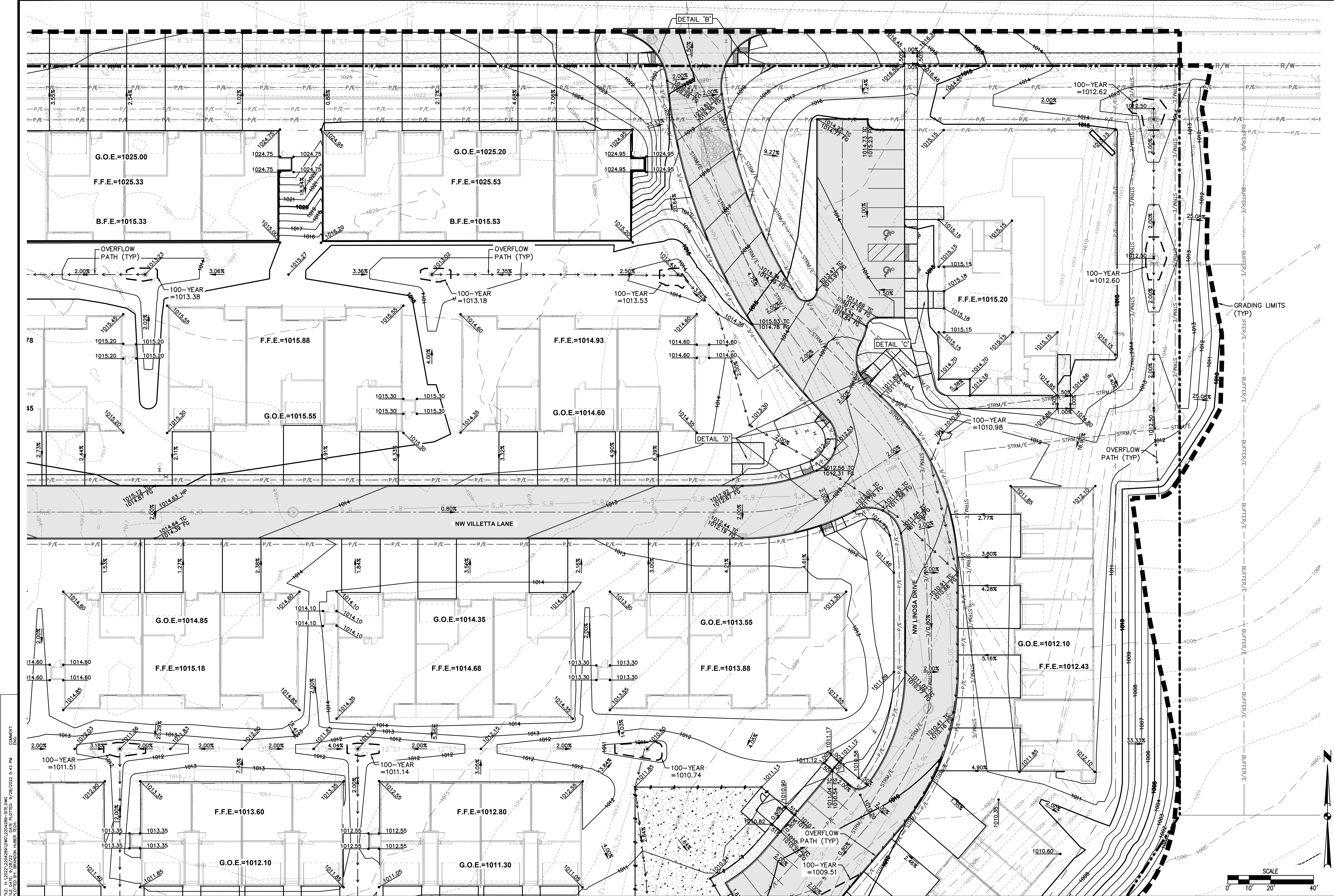


WAUKEE, IOWA

RIALTO
GRADING PLAN

10/27
2204.289

TECH: BDH
ENGINEER: RAH

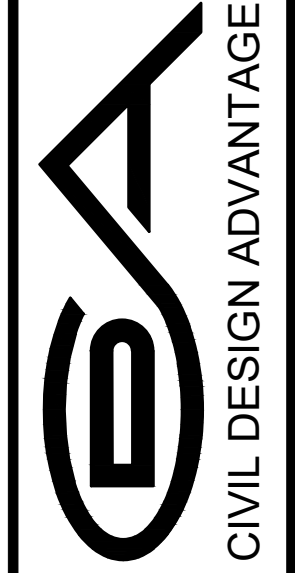


FILE: H:\2024\2204289\2204289-STEEDING
 PLOTTED BY: BRANSON HUBER, TECH
 DATE: 9/26/2022 5:43 PM
 COMMENT:
 END

DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

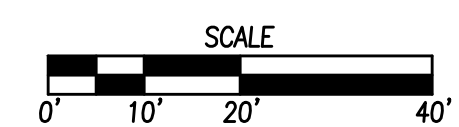
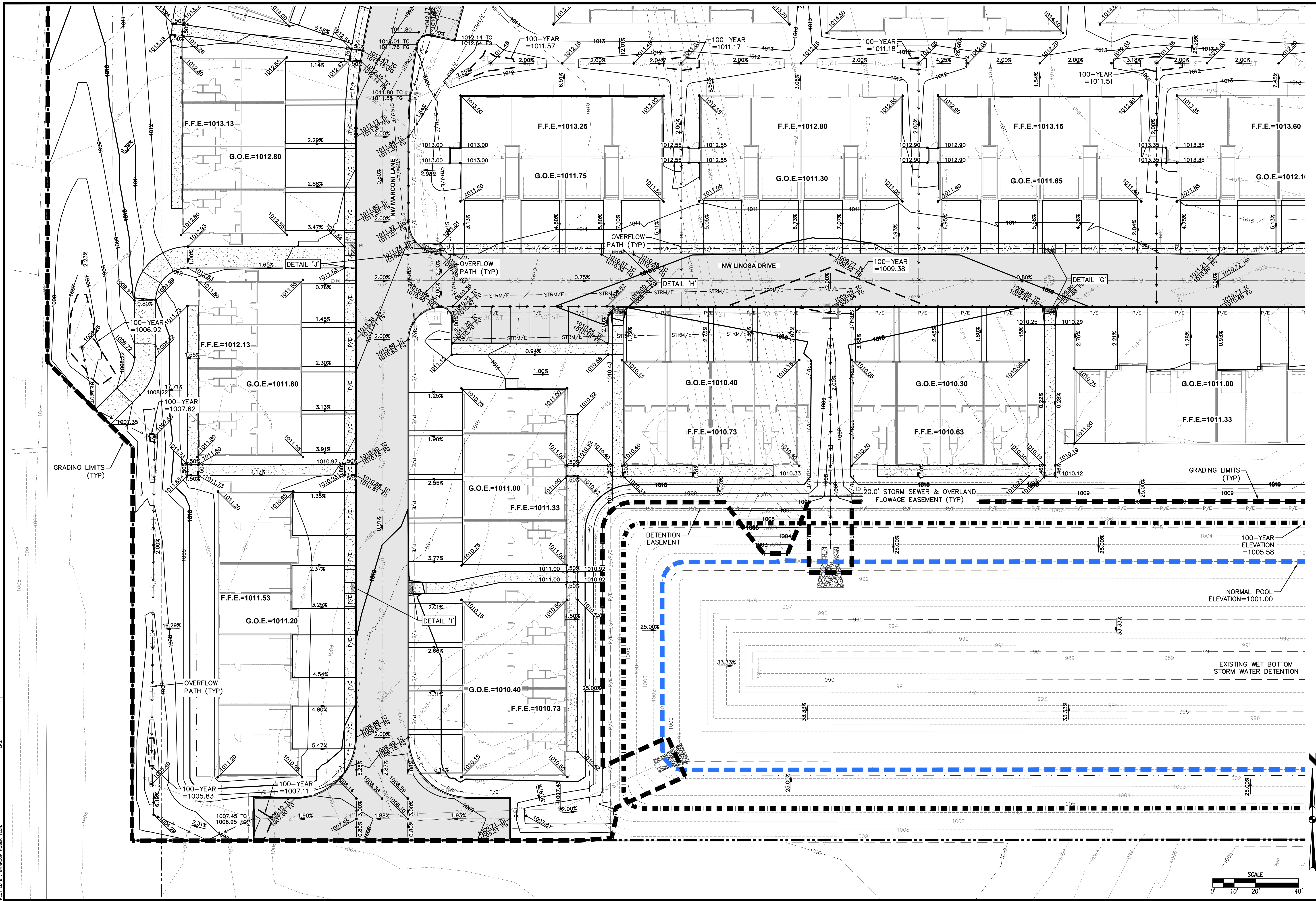
TECH: BDH
 ENGINEER: RAH



WAUKEE, IOWA

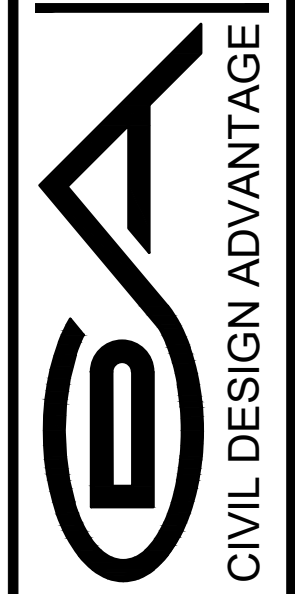
RIALTO GRADING PLAN

FILE: H:\2022\2204289\DWG\2204289-STE.DWG
PLOT: 9/28/2022 5:43 PM
DRAWN BY: BRANDON HUBER
CHECKED BY: [blank]



DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

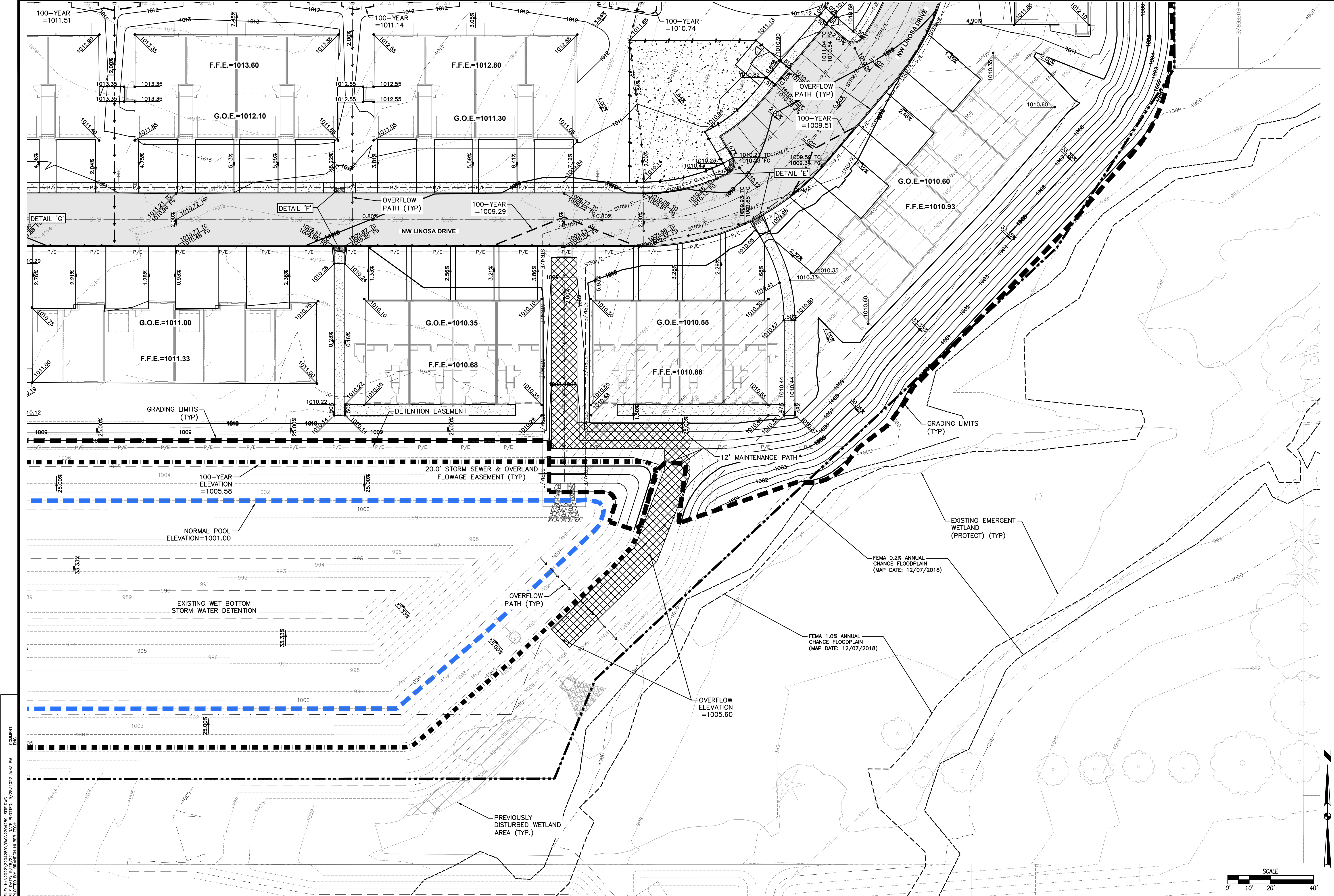


CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

RIALTO GRADING PLAN

12/27
2204.289

TECH: BDH
ENGINEER: RAH

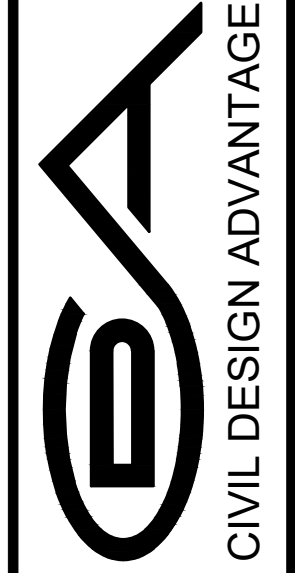


FILE: H:\2022\2204289\DWG\2204289-STE.DWG
 COMMENT: 5/24/2022 5:43 PM
 PLOTTED BY: BRANSON HUBER TECH

DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

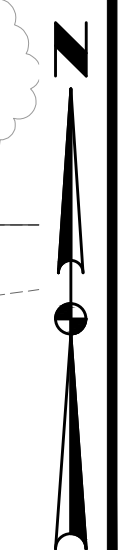
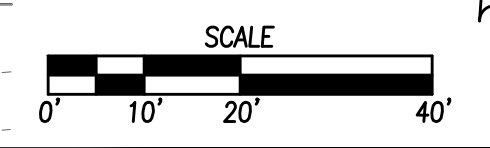
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

ENGINEER: RAH
 TECH: BDH



WAUKEE, IOWA

RIALTO GRADING PLAN



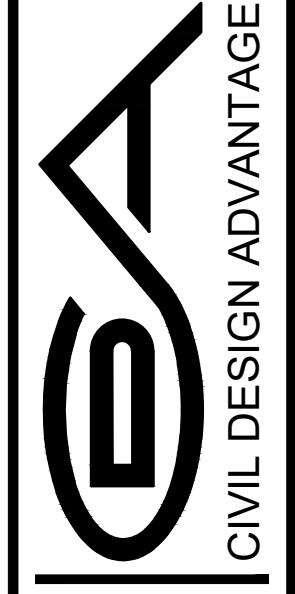
FILE: H:\2022\2204289\DWG\2204289-SITE.DWG
COMMENT: EXC
PLOT: 9/28/2022 5:43 PM
PLOT BY: BRADON HUBER TECH



REVISIONS	DATE
FIFTH SUBMITTAL	09/28/2022
FOURTH SUBMITTAL	09/02/2022
THIRD SUBMITTAL	08/12/2022
SECOND SUBMITTAL	07/26/2022
FIRST SUBMITTAL	07/05/2022

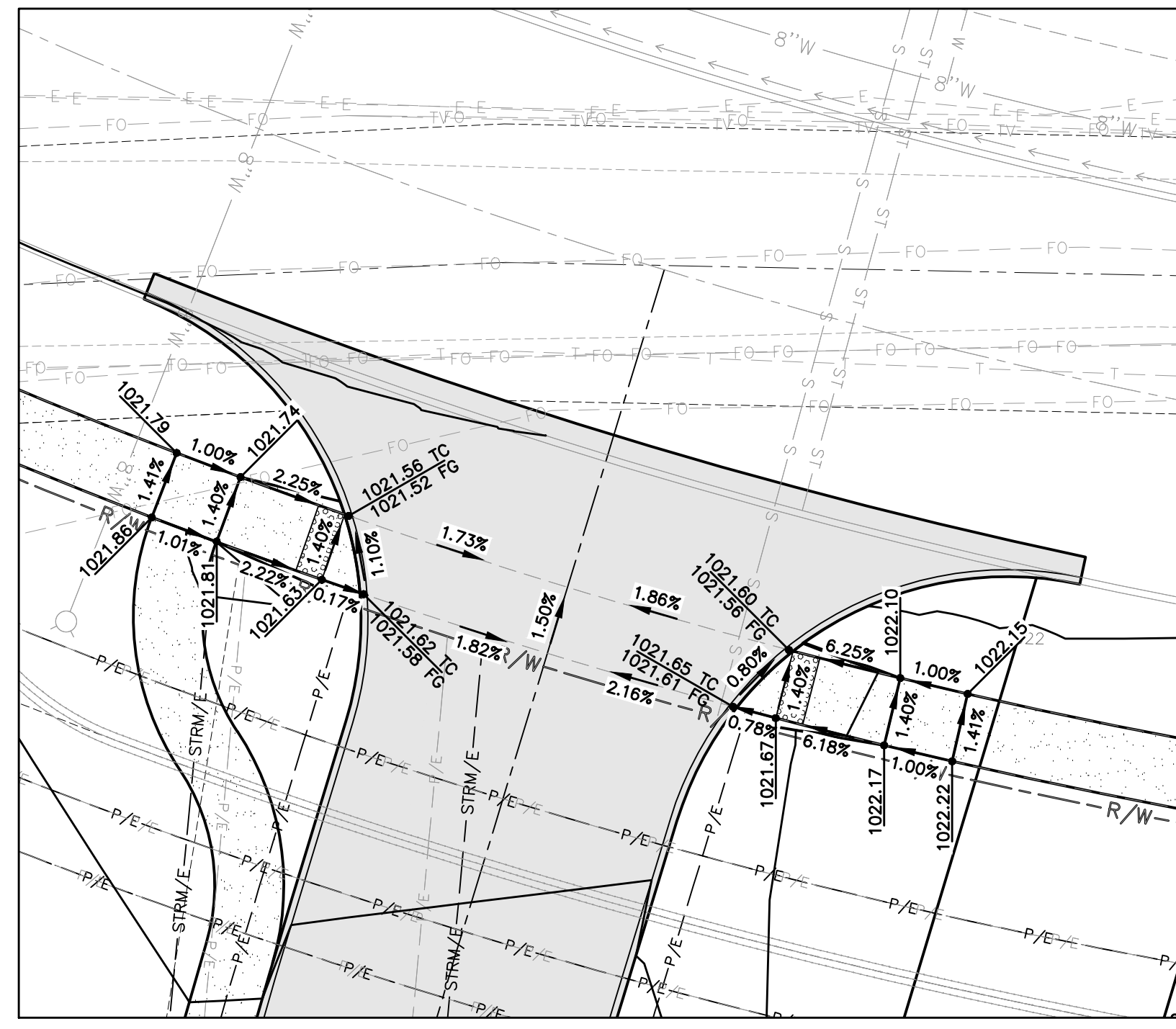
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

ENGINEER: RAH
TECH: BDH

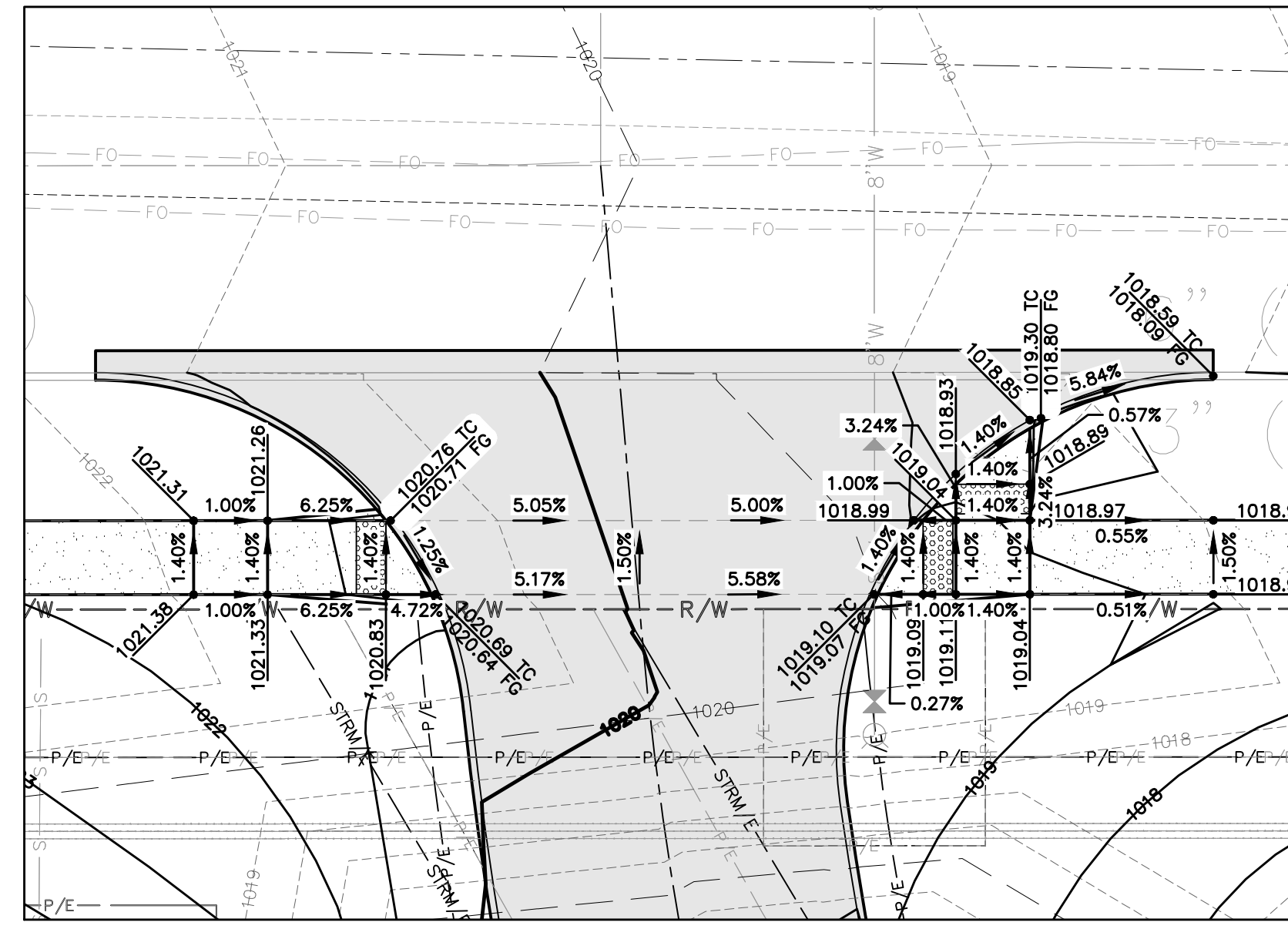


WAUKEE, IOWA

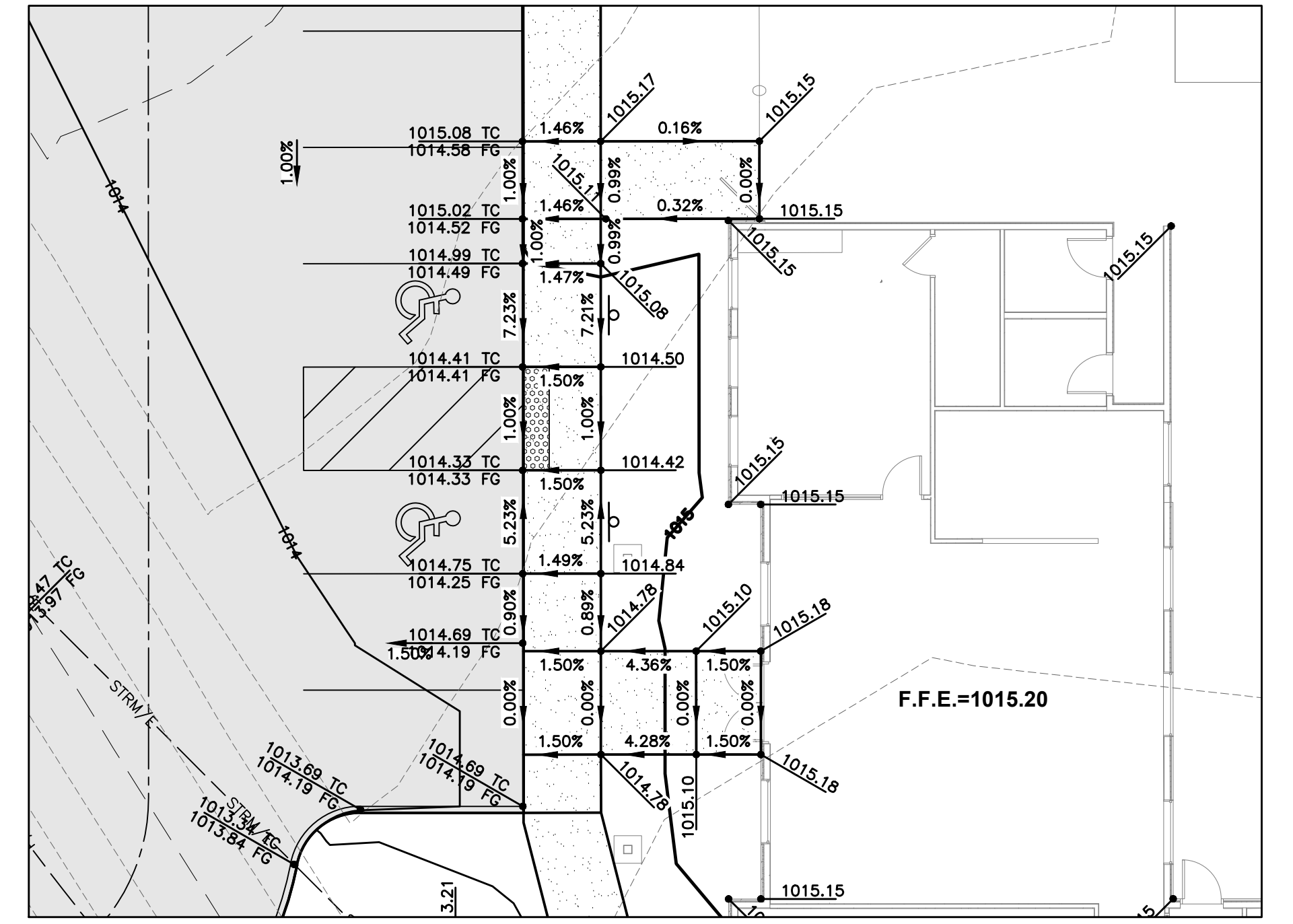
RIALTO GRADING PLAN



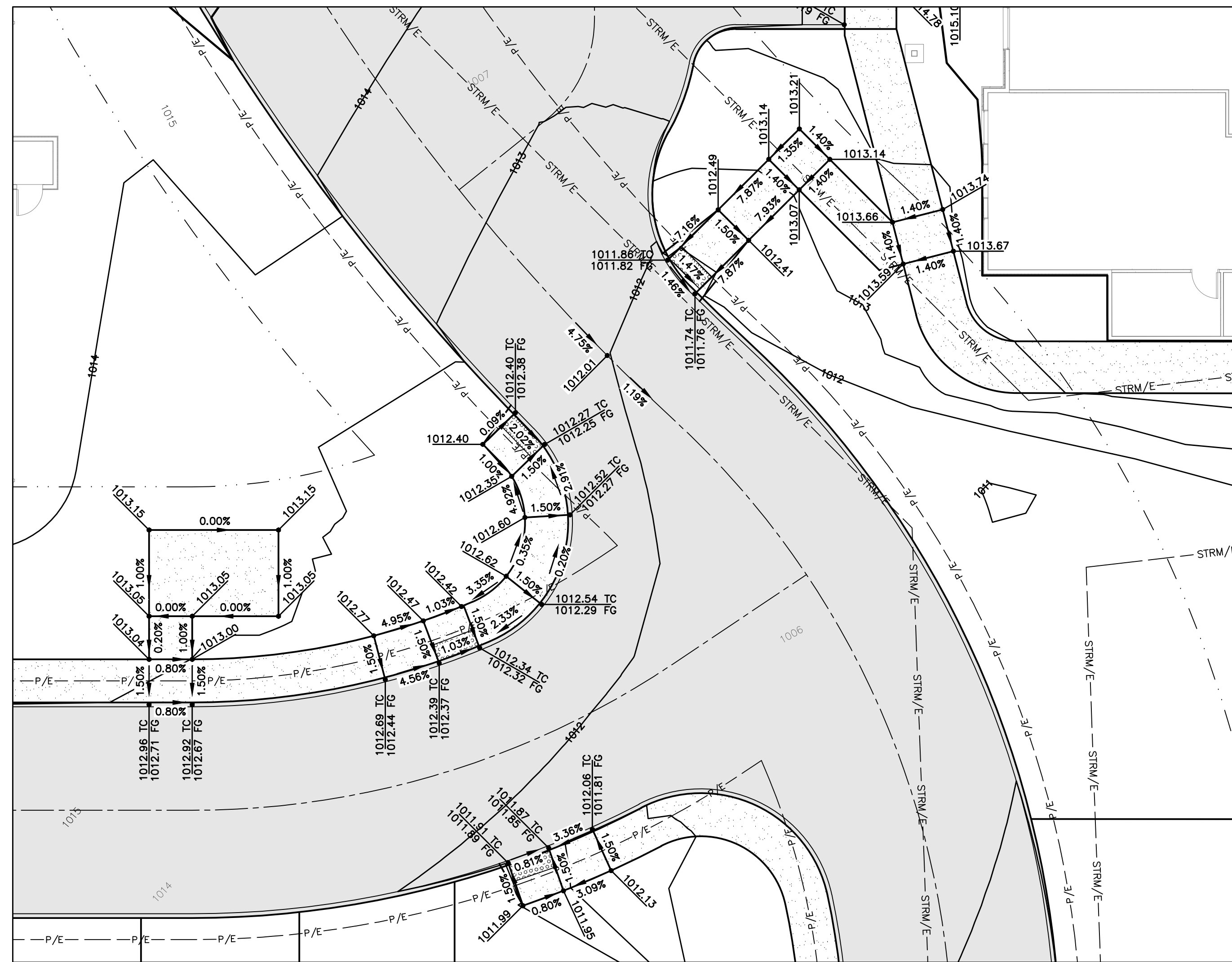
DETAIL 'A' SCALE 0' 10' 20'



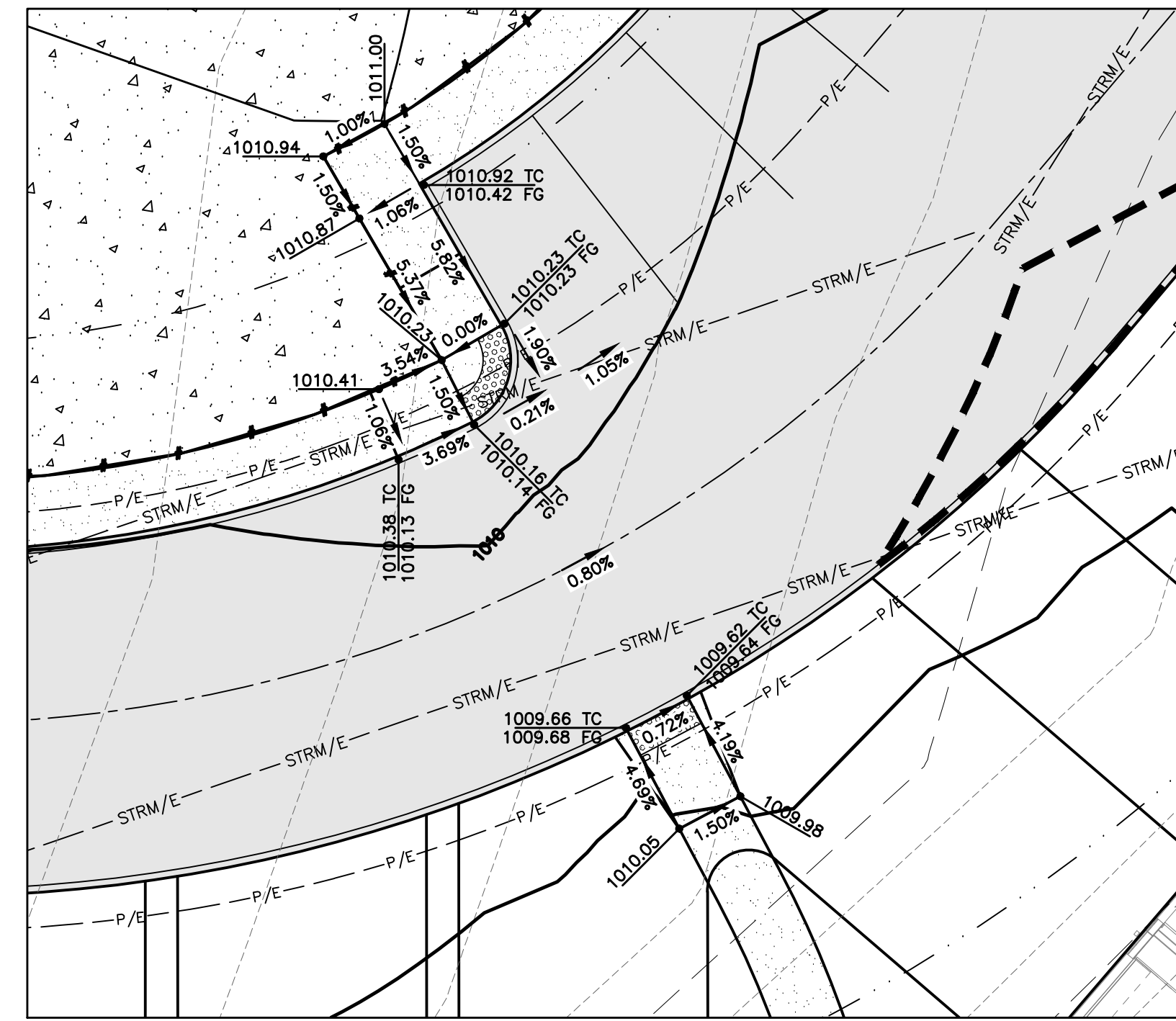
DETAIL 'B' SCALE 0' 10' 20'



DETAIL 'C' SCALE 0' 10' 20'



DETAIL 'D' SCALE 0' 10' 20'

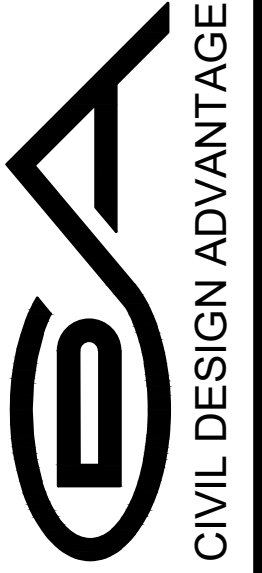


DETAIL 'E' SCALE 0' 10' 20'

FILE: H:\2022\2204289\DWG\2204289-SITE.DWG
 COMMENT: ENCL
 PLOTTED BY: BRANSON HUBER TECH
 9/28/2022 5:43 PM

DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

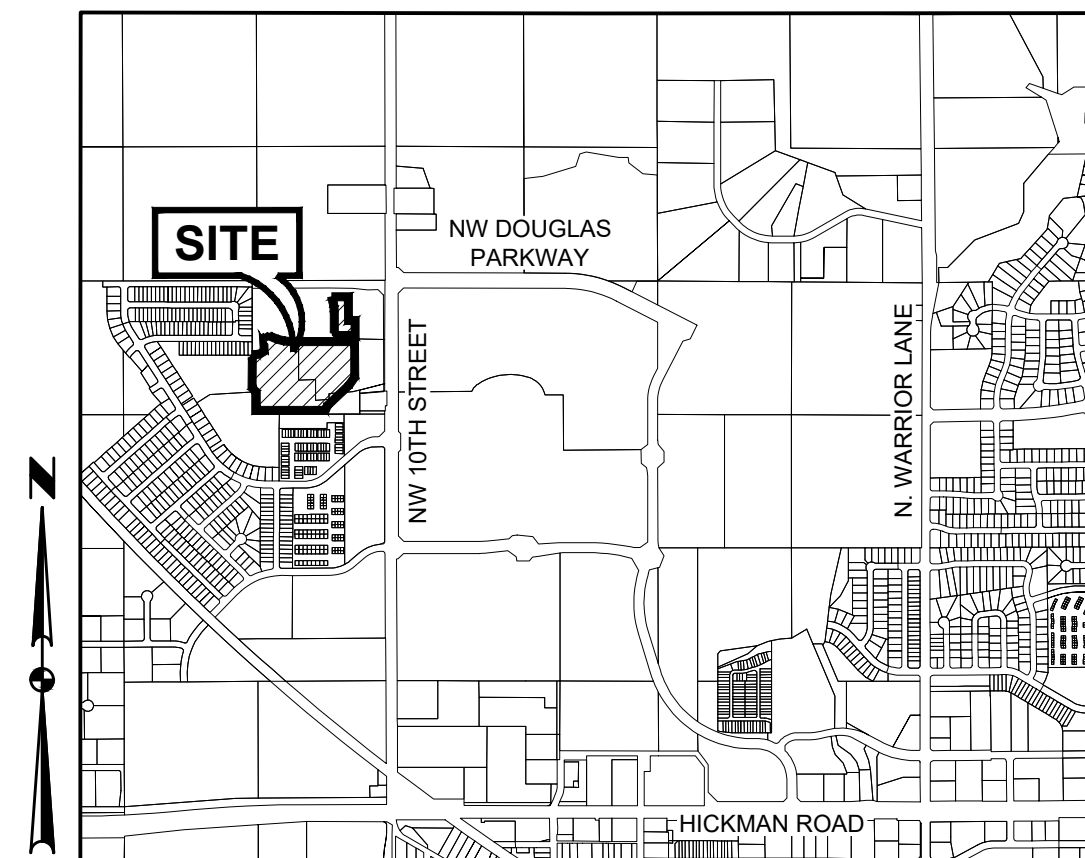
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400
 ENGINEER: RAH
 TECH: BDH



WAUKEE, IOWA

RIALTO
GRADING PLAN - SIDEWALK RAMP DETAILS

VICINITY MAP
NOT TO SCALE



WAUKEE, IOWA

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS, IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.

STABILIZATION QUANTITIES

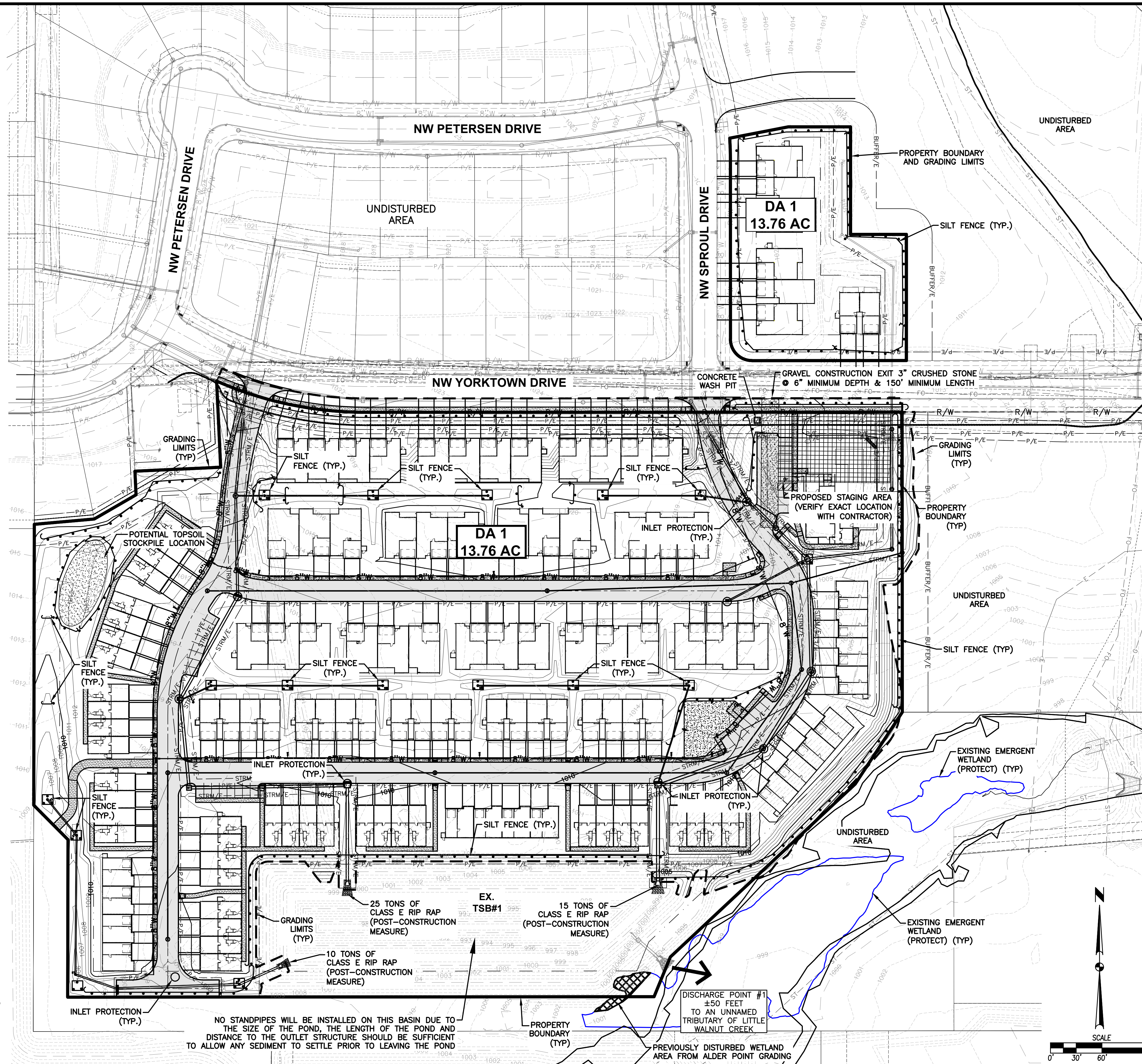
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	5,045
2	SEEDING, FERTILIZING, AND MULCHING	AC	9.73
3	INLET PROTECTION DEVICES	EA	11
4	CLASS 'E' RIP RAP	TON	50
5	CONCRETE WASHOUT PIT	EA	1
6	SOD (NORTH OF NW YORKTOWN DR)	SQ	326
7	SOD (SOUTH OF NW YORKTOWN DR)	SQ	2,196

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±50 FT	13.76 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	49,536 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN PERIMETER SILT FENCE (4,045 LF @ 4.5 CU FT/LF)	18,202 CU FT
VOLUME PROVIDED IN DITCH CHECK SILT FENCE (1,000 LF @ 10.0 CU FT/LF)	10,000 CU FT
VOLUME PROVIDED IN EXISTING TSB #1 (REMAINING STORAGE FROM ALDER POINT)	23,567 CU FT
TOTAL VOLUME PROVIDED	51,769 CU FT

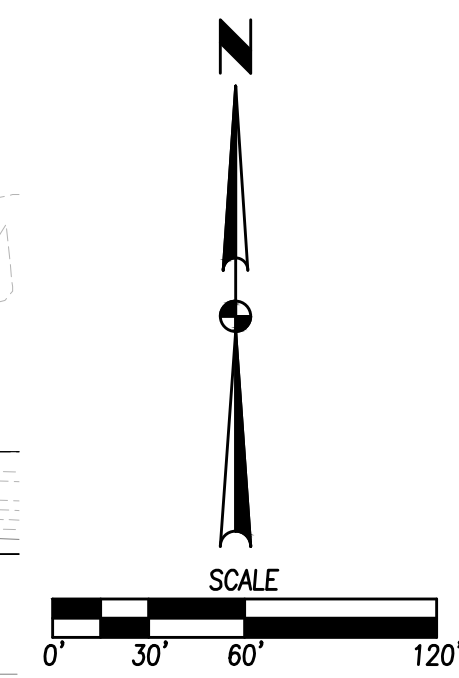
SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		UNDISTURBED AREA	
FILTER SOCK		GRASS ENTRANCE	
SILT FENCE		STAGING AREA	
DITCH CHECK		TEMPORARY SEDIMENT BASIN	
INLET PROTECTION		DISTURBED WETLAND AREA	
PORTABLE RESTROOM			
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



NO STANDPIPES WILL BE INSTALLED ON THIS BASIN DUE TO THE SIZE OF THE POND, THE LENGTH OF THE POND AND DISTANCE TO THE OUTLET STRUCTURE SHOULD BE SUFFICIENT TO ALLOW ANY SEDIMENT TO SETTLE PRIOR TO LEAVING THE POND

DISCHARGE POINT #1
±50 FEET
TO AN UNNAMED
TRIBUTARY OF LITTLE
WALNUT CREEK



REVISIONS	DATE
FIFTH SUBMITTAL	09/28/22
FOURTH SUBMITTAL	09/02/22
THIRD SUBMITTAL	08/12/22
SECOND SUBMITTAL	07/26/22
FIRST SUBMITTAL	07/05/22

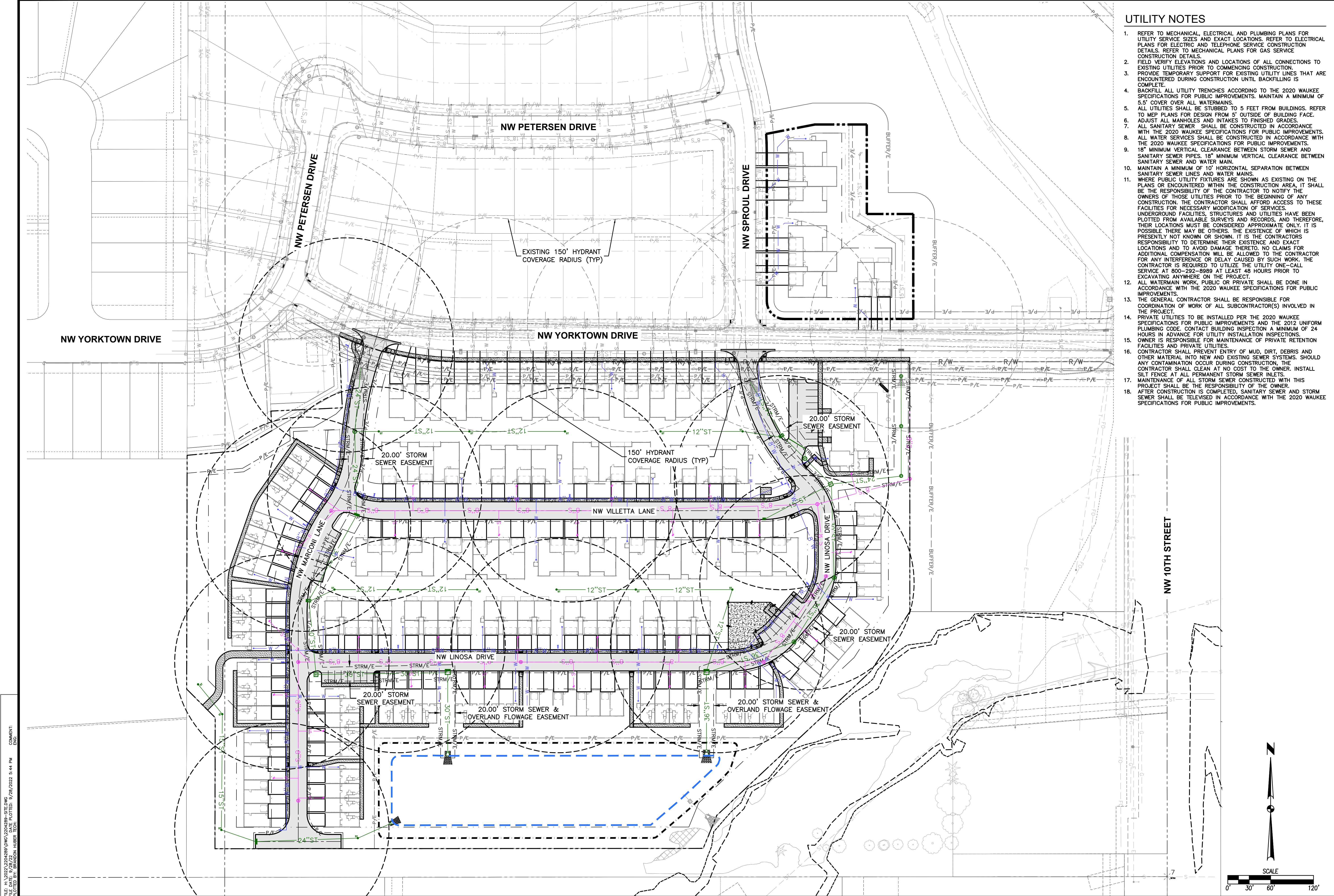
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: _____
ENGINEER: _____

ES&S
CIVIL DESIGN ADVANTAGE

RIALTO
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA

17/27
2204.289

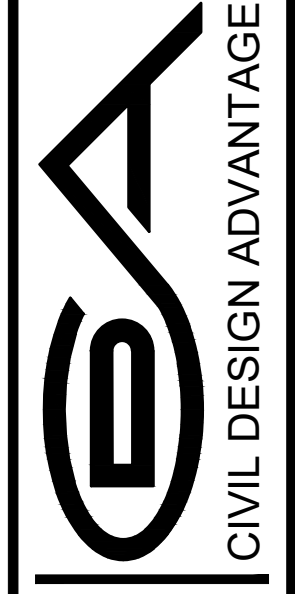


- ### UTILITY NOTES
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
 - FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
 - BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
 - ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
 - ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - 16" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
 - MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
 - WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF 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 THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS 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.
 - ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - PRIVATE UTILITIES TO BE INSTALLED PER THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
 - CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
 - MAINTENANCE OF ALL STORM SEWER CONSTRUCTED WITH THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - AFTER CONSTRUCTION IS COMPLETED, SANITARY SEWER AND STORM SEWER SHALL BE TELEVIEWED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

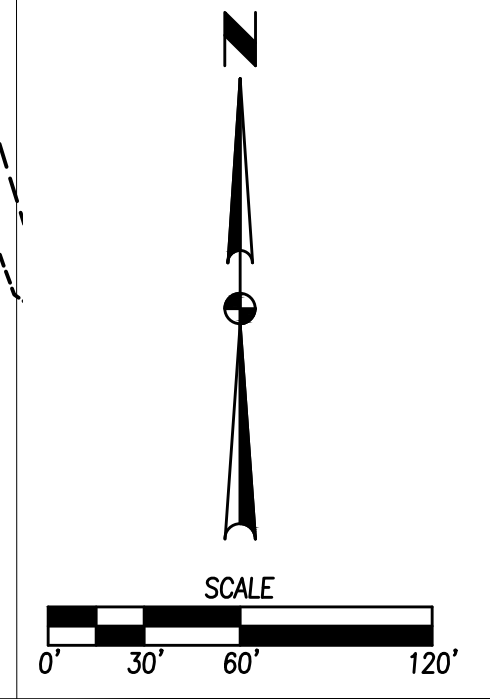
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

TECH: BDH
 ENGINEER: RAH



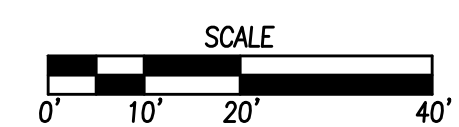
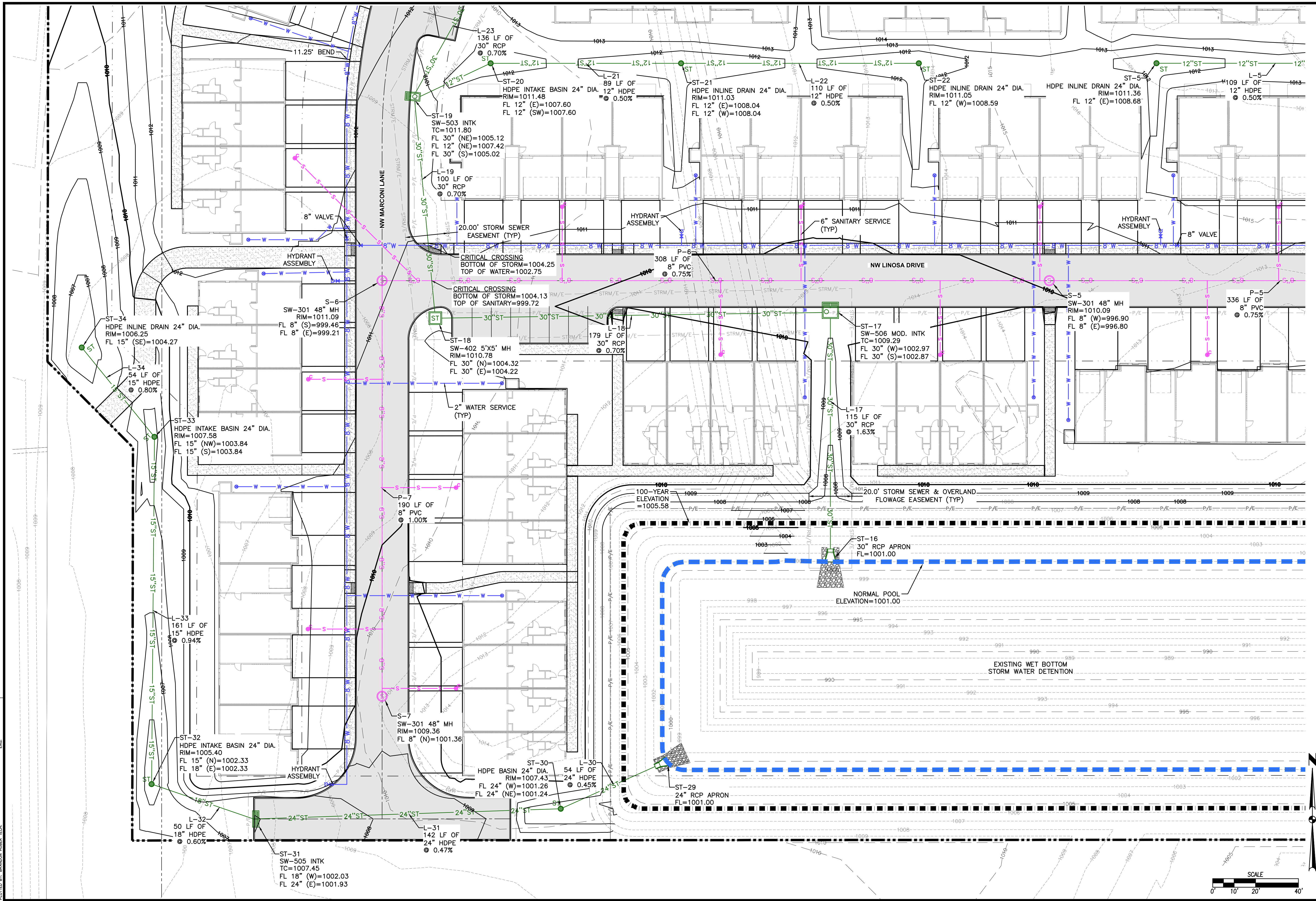
WAUKEE, IOWA

RIALTO UTILITY PLAN OVERALL



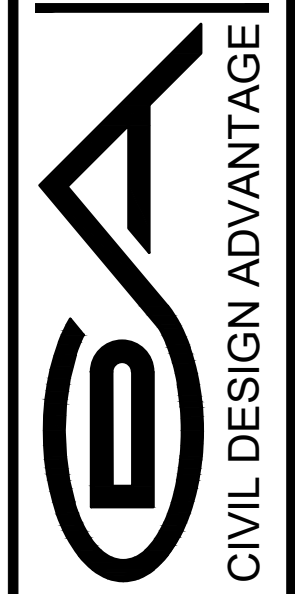
FILE: H:\2022\2204289\DWG\2204289-SITE.DWG
 COMMENT: SITE
 PLOTTED BY: BRANDON HUBER TECH
 9/28/2022 5:44 PM

FILE: H:\2022\2204289\DWG\2204289-STEELING
PLOTTED BY: BRANSON HUBER TECH
COMMENT:
DATE: 9/28/2022 5:44 PM



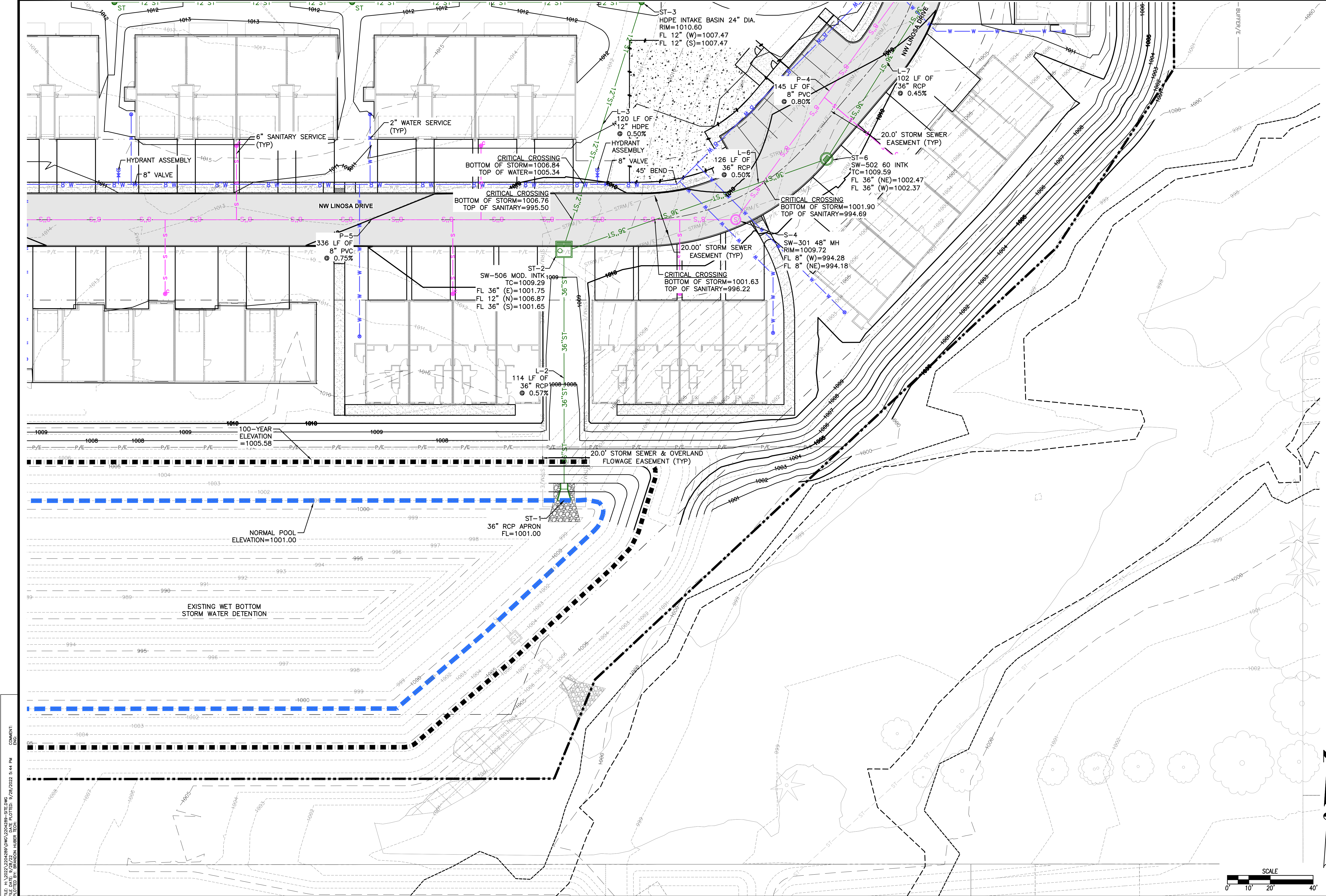
DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400



WAUKEE, IOWA
ENGINEER: RAH
TECH: BDH

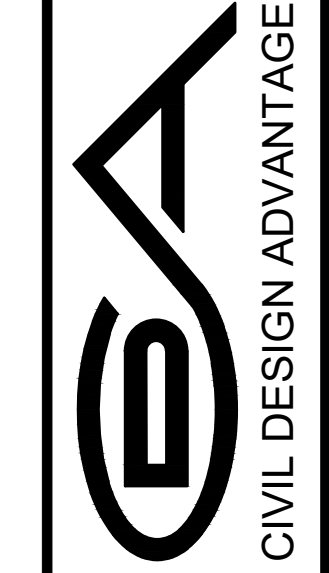
RIALTO UTILITY PLAN



FILE: H:\2022\2204289\DWG\2204289-STE.DWG
 COMMENT: EXC
 PLOTTED BY: BRANSON HUBER TECH
 9/28/2022 5:44 PM

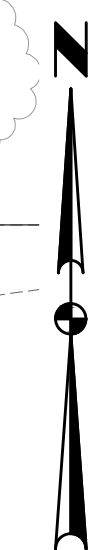
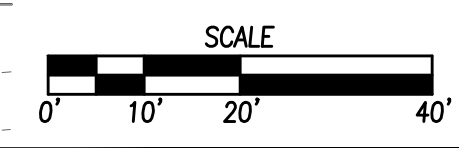
DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

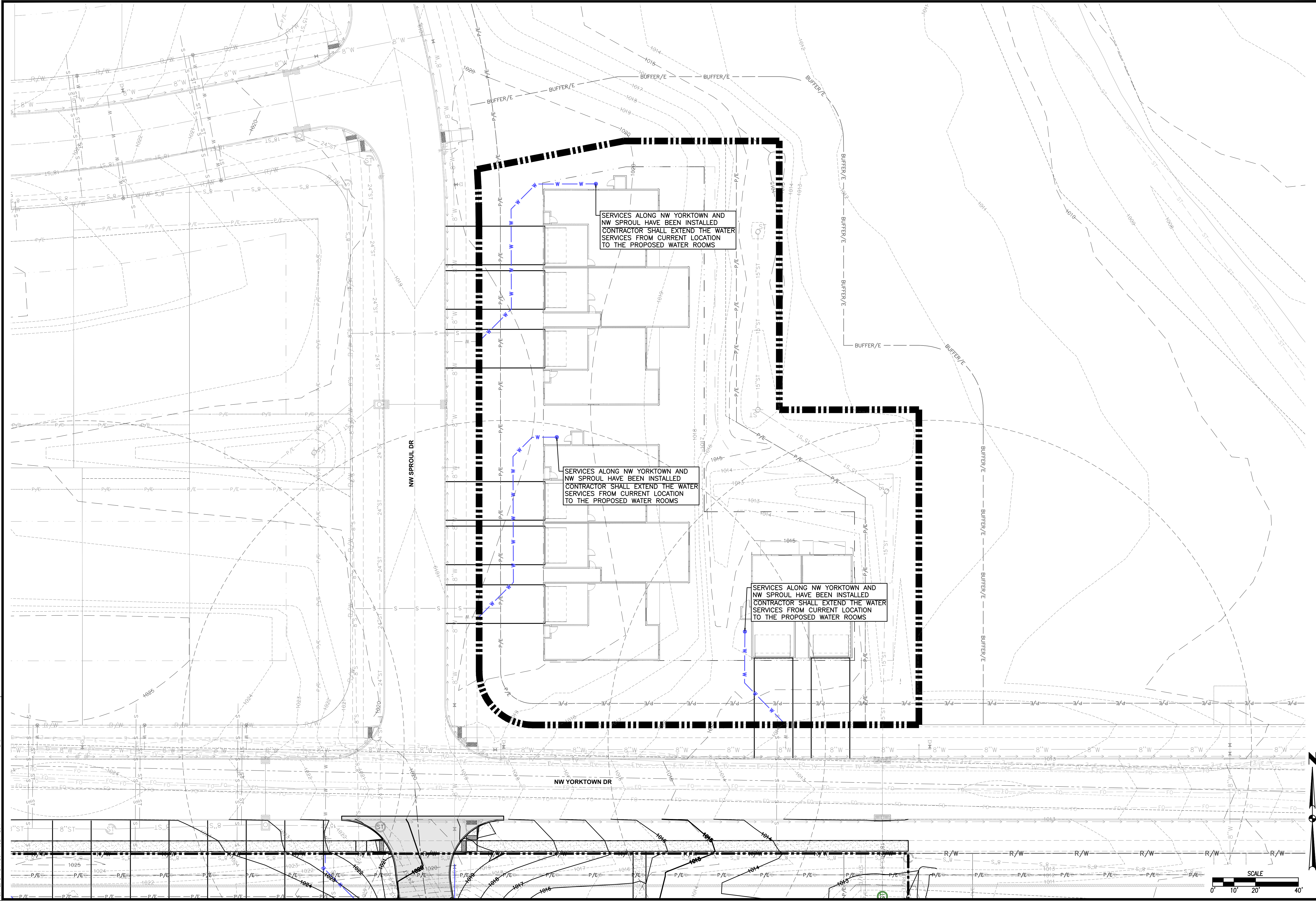


WAUKEE, IOWA
 ENGINEER: RAH
 TECH: BDH

RIALTO UTILITY PLAN



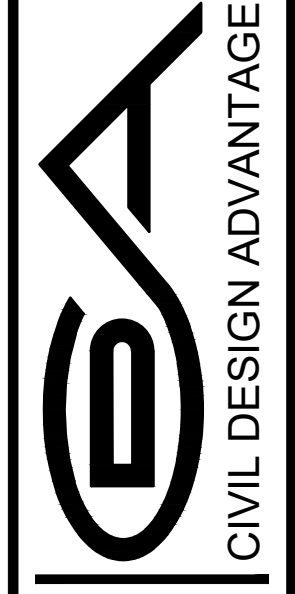
FILE: H:\2022\2204289\DWG\2204289-STE.DWG
COMMENT: 5/24/2022 5:44 PM
PLOTTED BY: BRADON HUBER TECH



REVISIONS	DATE
FIFTH SUBMITTAL	09/28/2022
FOURTH SUBMITTAL	09/02/2022
THIRD SUBMITTAL	08/12/2022
SECOND SUBMITTAL	07/26/2022
FIRST SUBMITTAL	07/05/2022

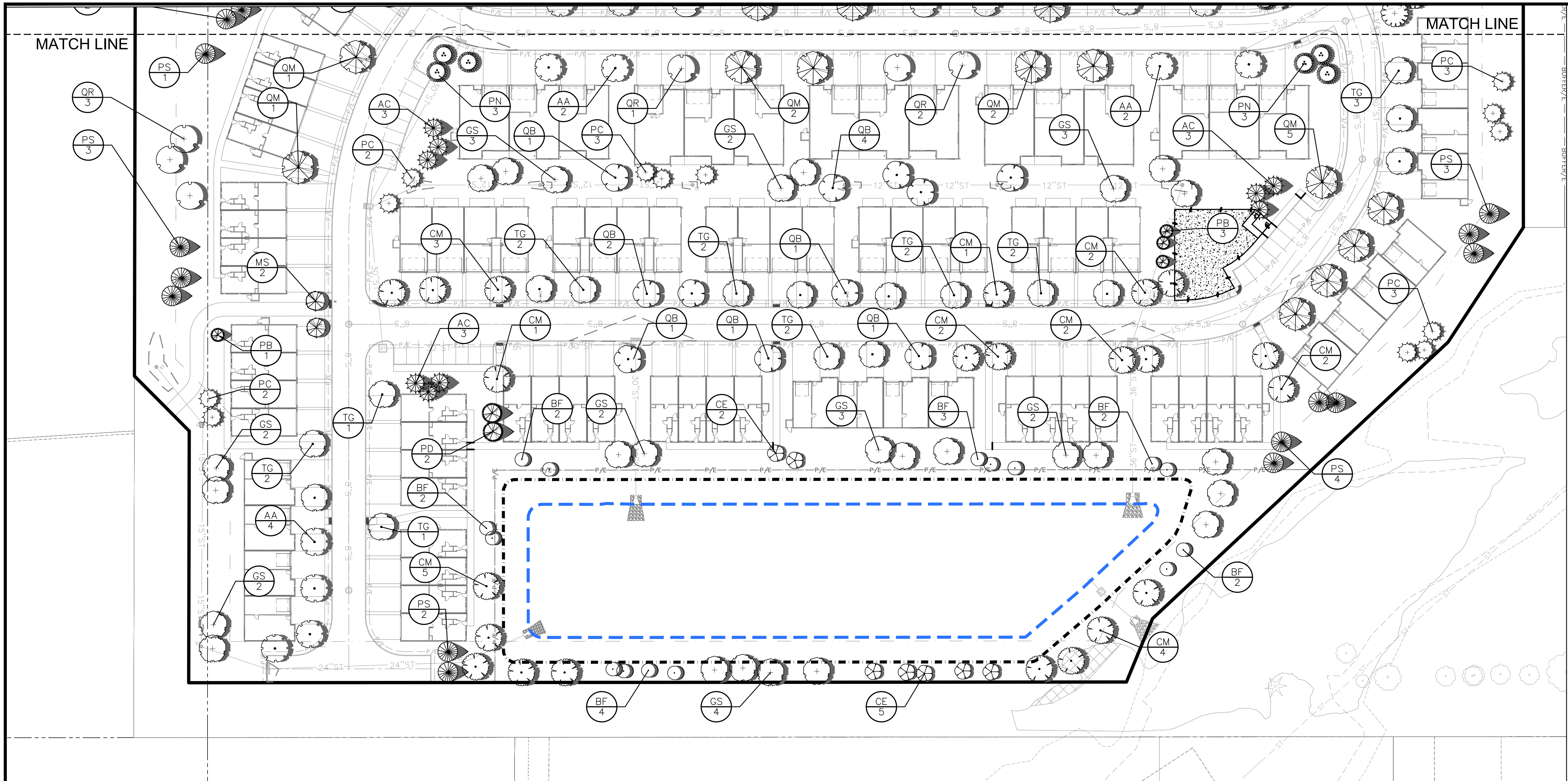
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

ENGINEER: RAH
TECH: BDH



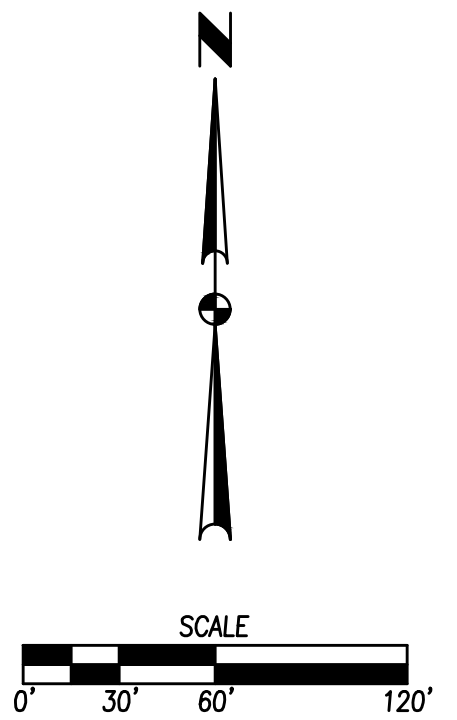
WAUKEE, IOWA

RIALTO UTILITY PLAN



PLANT SCHEDULE OPEN SPACE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	11	White Fir	Abies concolor	B&B, 6' HEIGHT
PB	6	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PC	16	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PD	4	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PG	10	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PS	23	White Pine	Pinus strobus	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	7	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER
MS	10	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	12	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	16	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 2" CALIPER
AR	9	Red Maple	Acer rubrum	B&B, 2" CALIPER
BF	15	Dakota Pinnacle Asian White Birch	Betula platyphylla 'Fargo' TM	B&B, 2" CALIPER
CM	22	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 2" CALIPER
GS	33	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	17	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QM	24	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
QR	19	Red Oak	Quercus rubra	B&B, 2" CALIPER
TG	17	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER

FILE: H:\2022\2204289\DWG\2204289-STD.DWG
 COMMENT: 5/24/2022 5:45 PM
 PLOTTED BY: BRANDON HUBER TECH



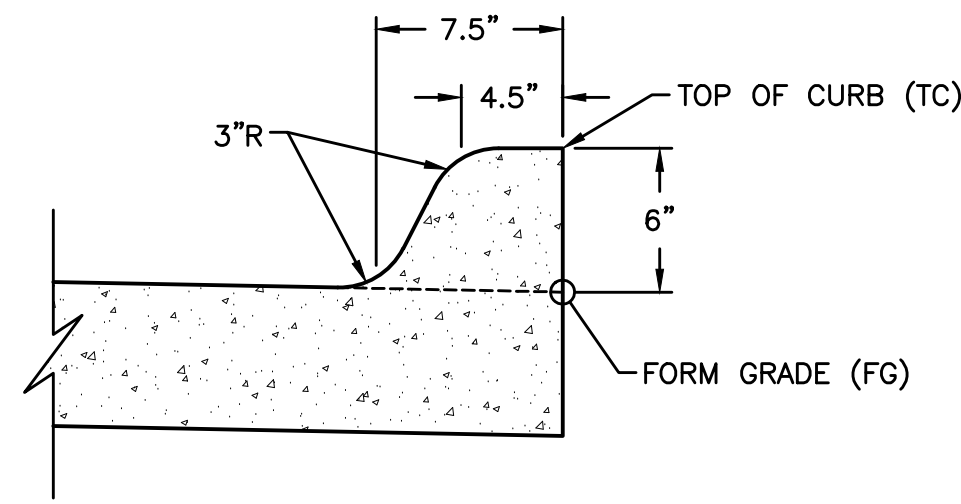
DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400
 ENGINEER: RAH
 TECH: BDH



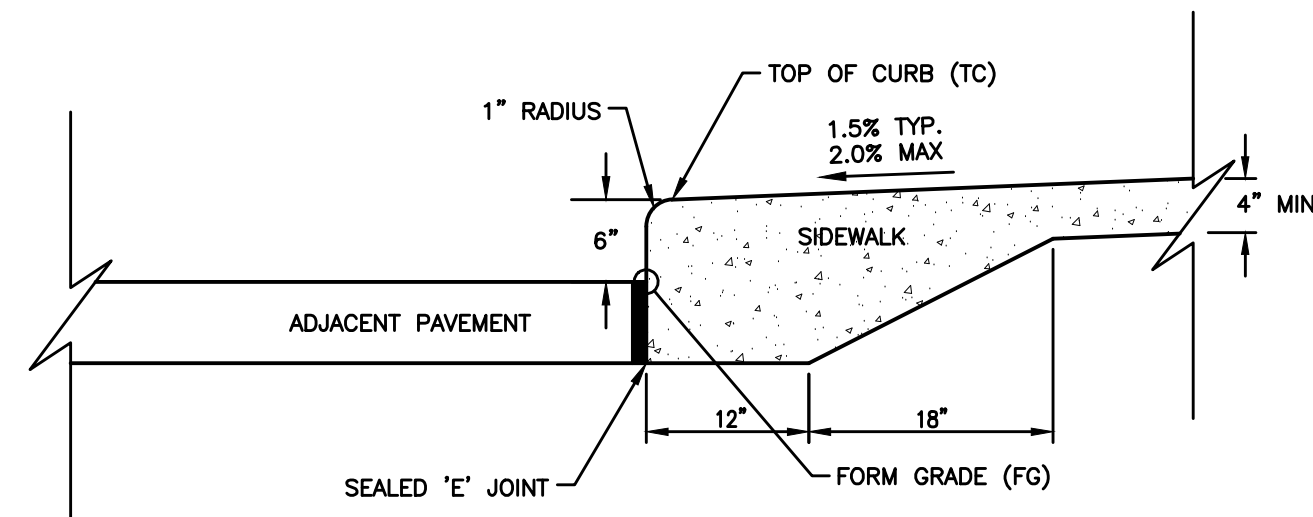
WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

RIALTO LANDSCAPE PLAN



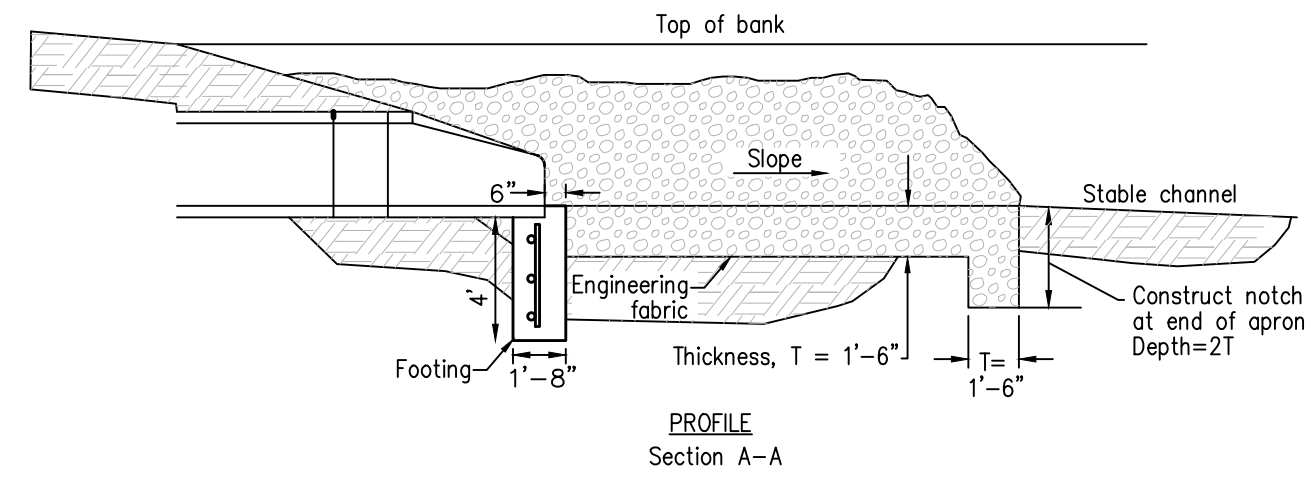
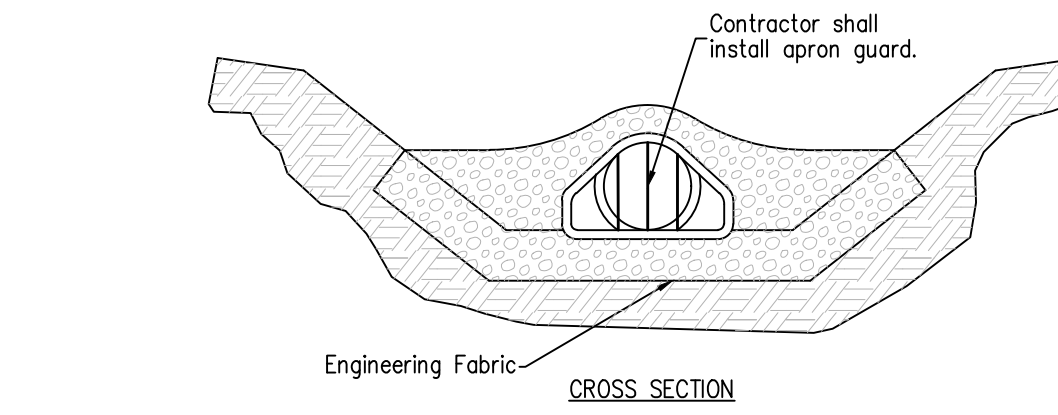
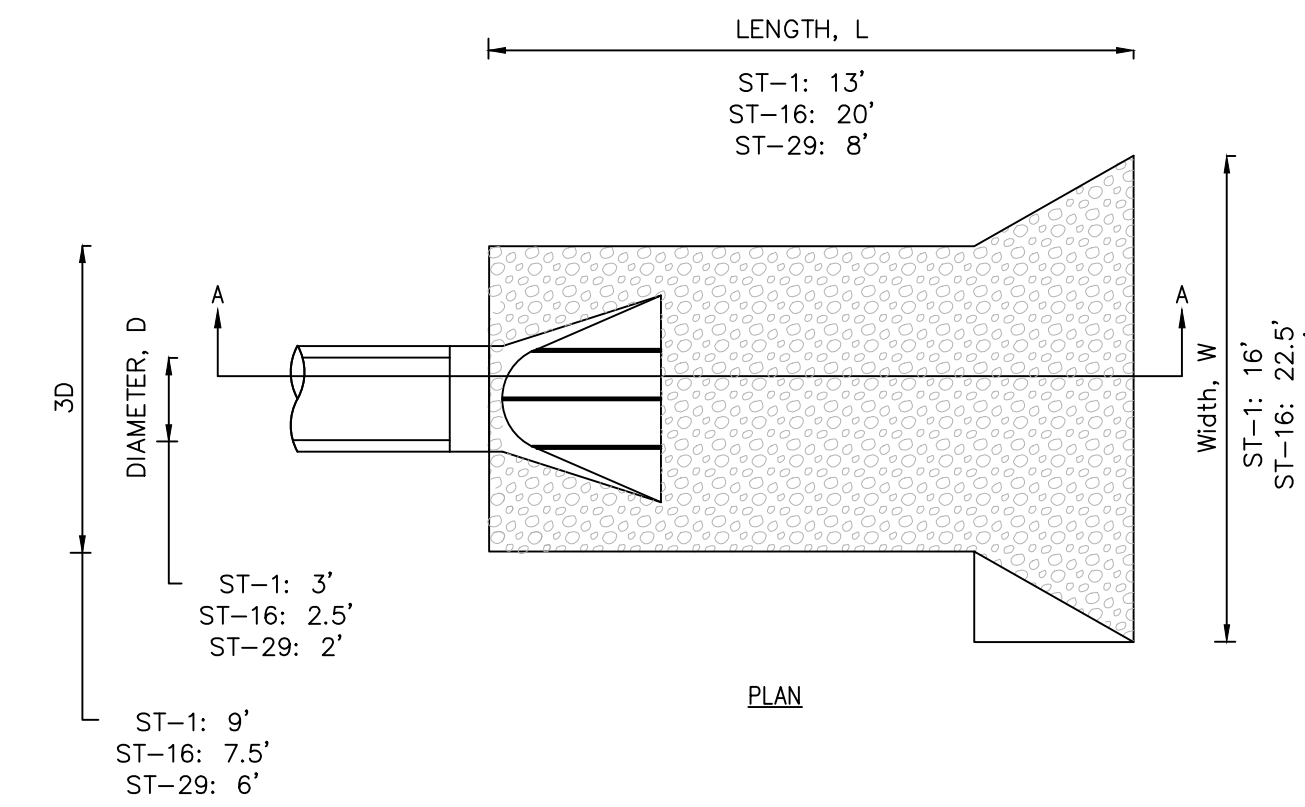
6" STANDARD CURB

NOT TO SCALE



CLASS 'A' INTEGRAL CURB

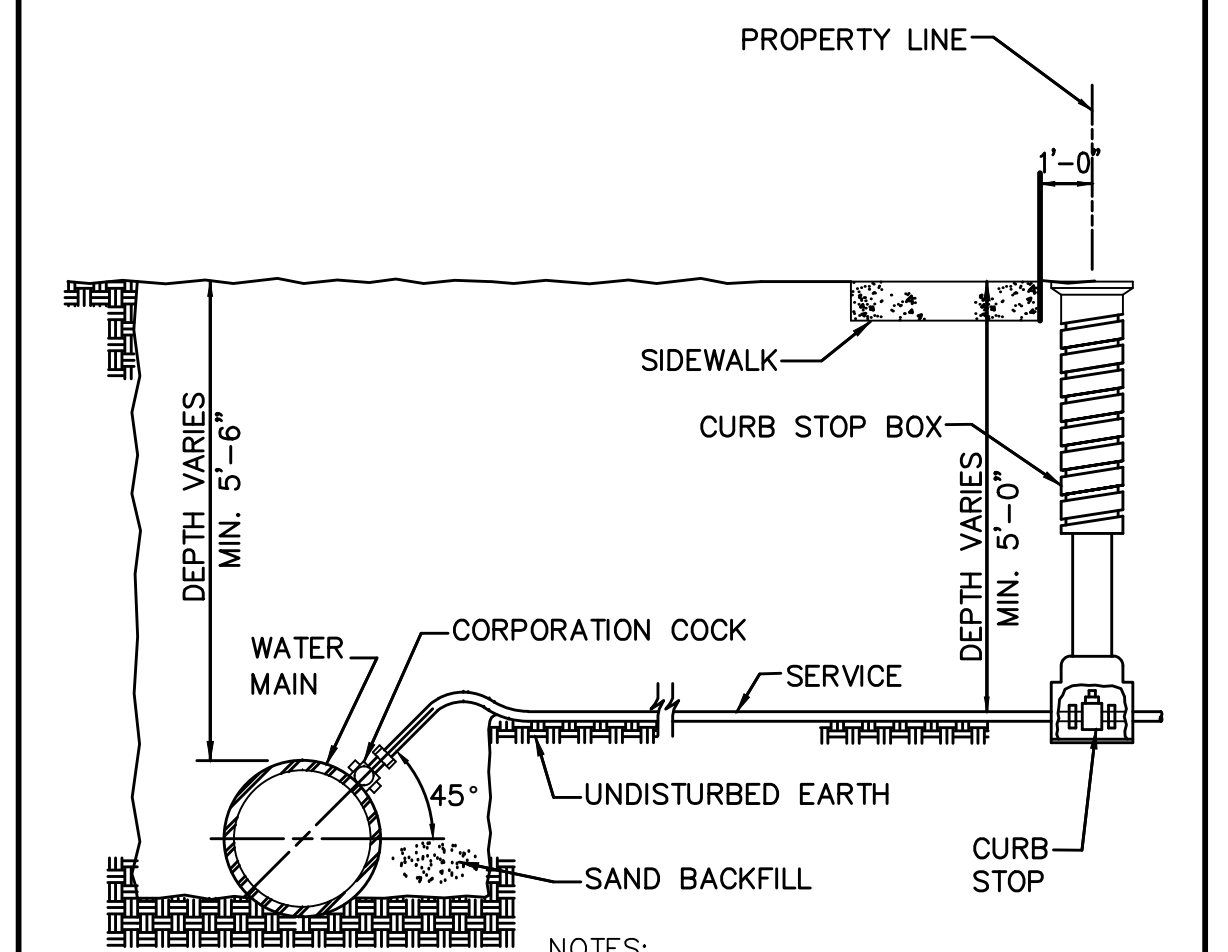
NOT TO SCALE



- NOTE:**
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
 2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET

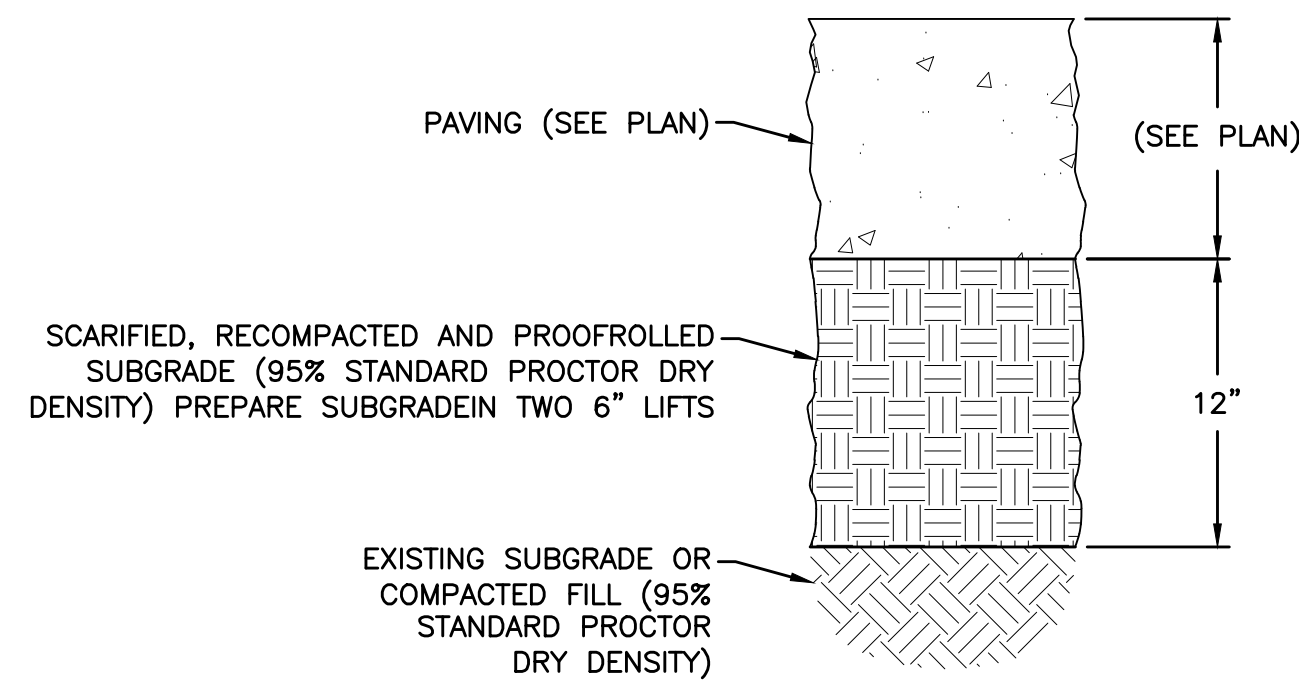
NOT TO SCALE



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

WATER SERVICE CONNECTION

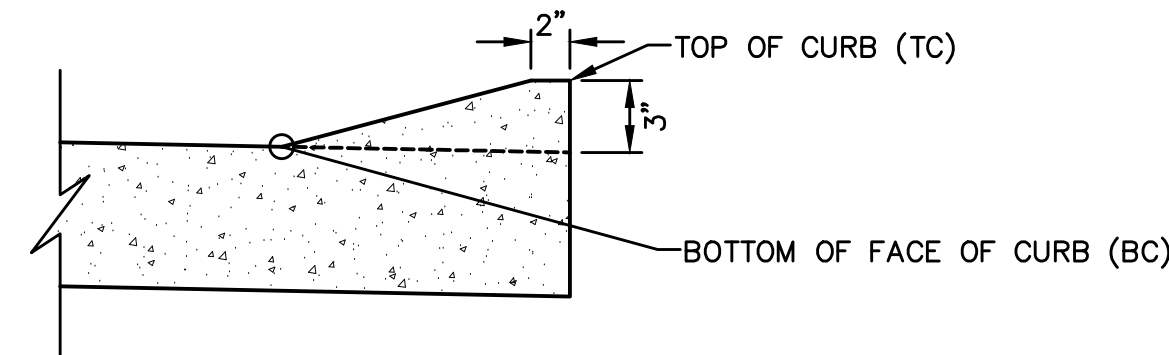
NOT TO SCALE



- NOTES:**
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

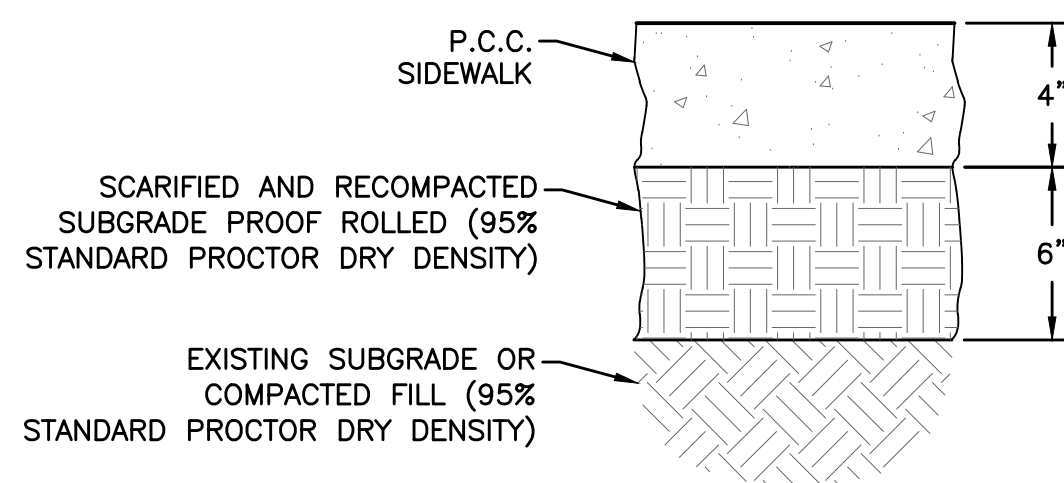
12" SUBGRADE PREPARATION

NOT TO SCALE



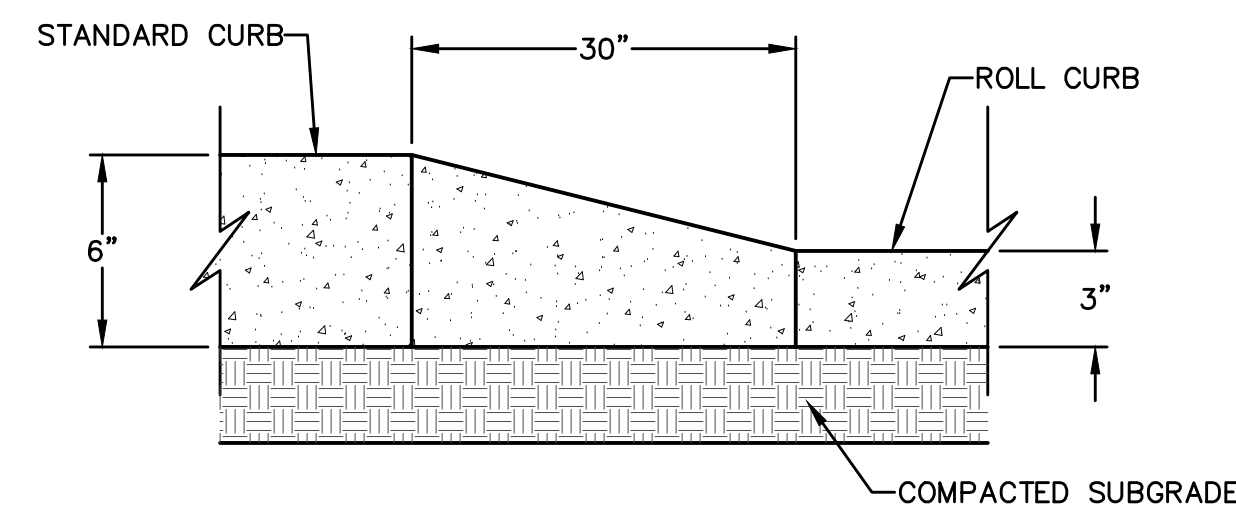
3" INTEGRAL ROLLED CURB

NOT TO SCALE



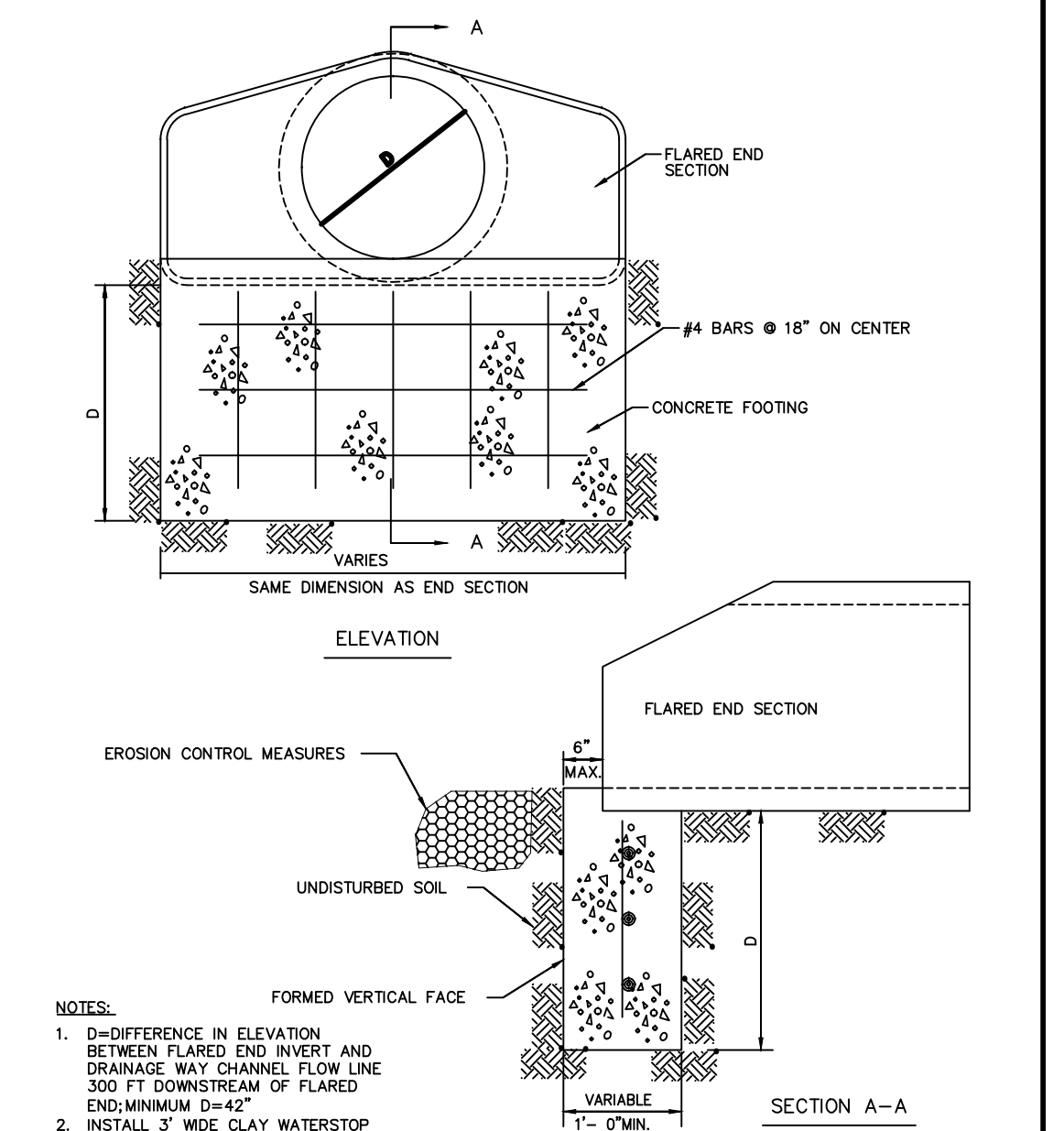
SIDEWALK

NOT TO SCALE



6" TO 3" CURB TRANSITION

NOT TO SCALE



- NOTES:**
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END. MINIMUM D=42"
 2. INSTALL 3" WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

CITY OF WAUKEE
FLARED END SECTION FOOTING DETAIL
STD.DWG.NO.30 REV. 1

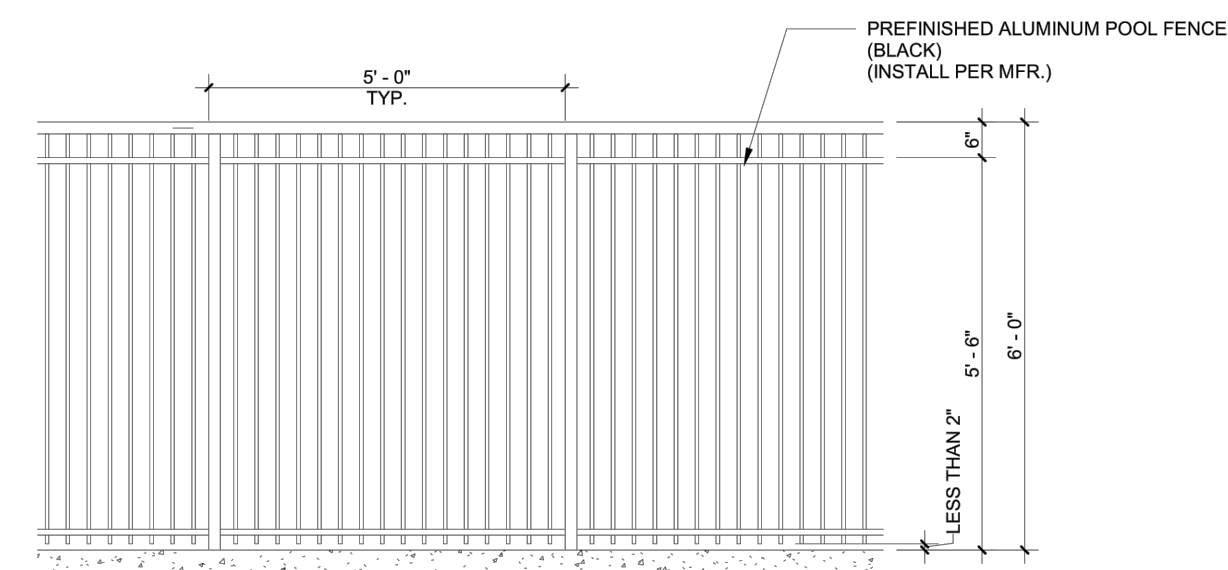
DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

ES&A
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

RIALTO
DETAILS



TYPICAL POOL & DOG PARK FENCE ELEVATION
SCALE: 1/2" = 1'-0"

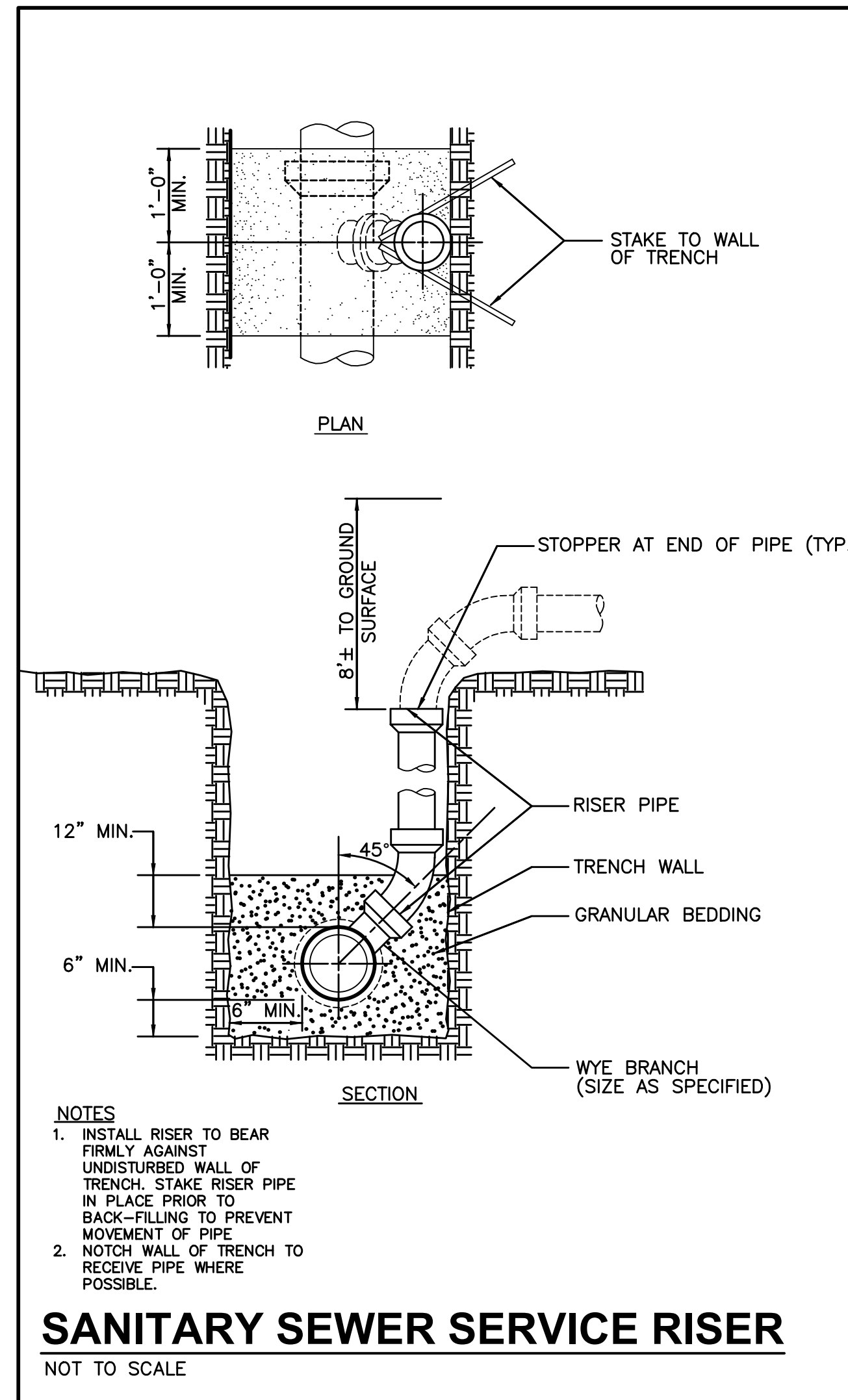


FENCING STYLE EXAMPLE



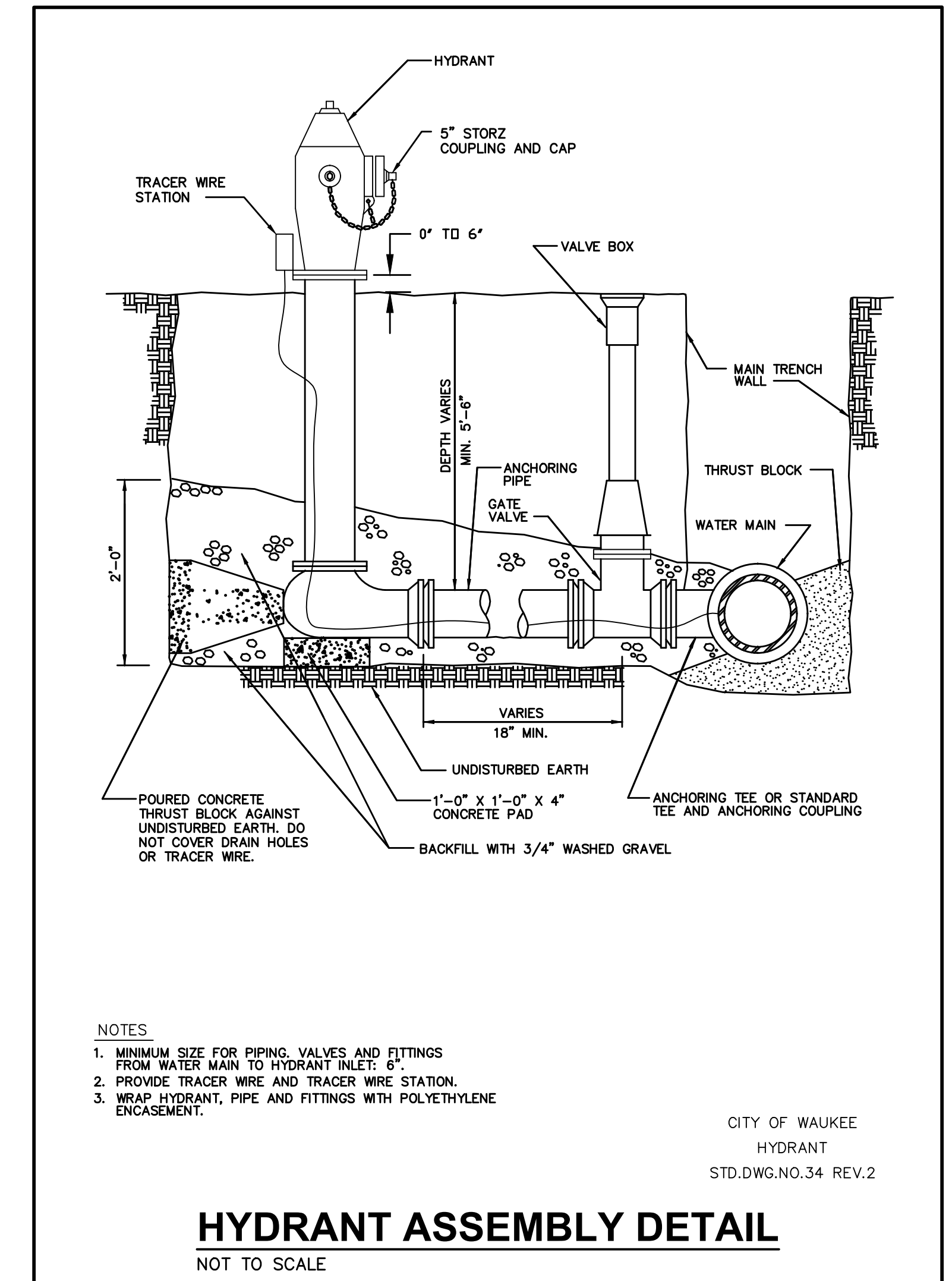
FENCING STYLE EXAMPLE

CLUBHOUSE & DOG PARK FENCE
NOT TO SCALE



- NOTES**
1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE.
 2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

SANITARY SEWER SERVICE RISER
NOT TO SCALE



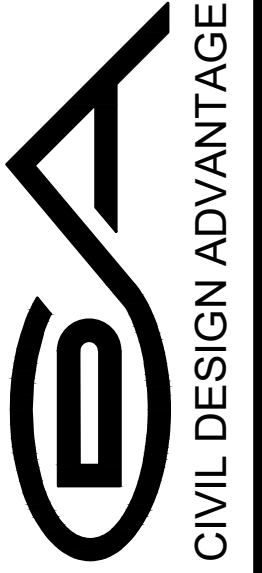
- NOTES**
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENGAGEMENT.

CITY OF WAUKEE
HYDRANT
STD.DWG.NO.34 REV.2

HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

DATE	REVISIONS
09/28/2022	FIFTH SUBMITTAL
09/02/2022	FOURTH SUBMITTAL
08/12/2022	THIRD SUBMITTAL
07/26/2022	SECOND SUBMITTAL
07/05/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400



WAUKEE, IOWA
ENGINEER: RAH
TECH: BDH

**RIALTO
DETAILS**