

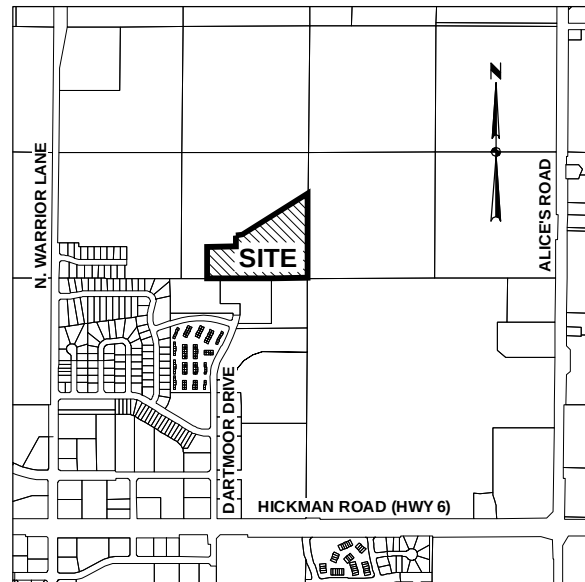
CONSTRUCTION PLANS FOR:

FOX CREEK ESTATES PLAT 3

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER/DEVELOPER

PERFECT ACRES, L.C.
804 SUNSET DRIVE
INDIANOLA, IOWA 50215

APPLICANT

LANDMARK DEVELOPMENT SERVICES
CONTACT: BILL SPENCER
3405 S.E. CROSSROADS DRIVE, SUITE E
GRIMES, IOWA 50111
PH: (515) 369-4400

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-4: ROW DWELLING AND TOWNHOME DISTRICT

"R-1" OR "R-2" ELECTION:
IN ANY "R-4" DISTRICT THE OWNER MAY ELECT TO TREAT THE DISTRICT AS AN "R-1" OR "R-2" DISTRICT; PROVIDED, HOWEVER, IF PLAT APPROVAL IS REQUESTED CONTAINING ANY ONE- OR TWO-FAMILY DETACHED DWELLING, THEN THE ENTIRE DISTRICT WILL BE EITHER AN "R-1" DISTRICT OR AN "R-2" DISTRICT AND SUBJECT TO THE REQUIREMENTS OF SECTION 301.11 OR 301.12. THEREAFTER, NO ROW DWELLINGS OR TOWNHOME DWELLINGS MAY BE BUILT IN SAID DISTRICT.

ALL LOTS TO BE SINGLE FAMILY LOTS CONSISTENT WITH THE R-2 ZONING DISTRICT PROVISIONS.

BENCHMARKS

1. STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE, 121' +/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE. ELEVATION = 1020.12

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:	08/14/12
SECOND SUBMITTAL:	08/27/12
THIRD SUBMITTAL:	09/04/12
FOURTH SUBMITTAL:	09/13/12
FINAL SUBMITTAL:	09/26/12
AS-BUILT SUBMITTAL:	12/17/12

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES AND REFERENCE NOTES
5	SHEET INDEX AND HYDRANT COVERAGE PLAN
6-7	GRADING PLAN
8-11	PLAN AND PROFILE
12	INTERSECTION DETAILS
13	LANDSCAPING PLAN

AS-BUILT DRAWINGS

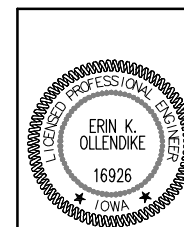
AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.



GENERAL LEGEND

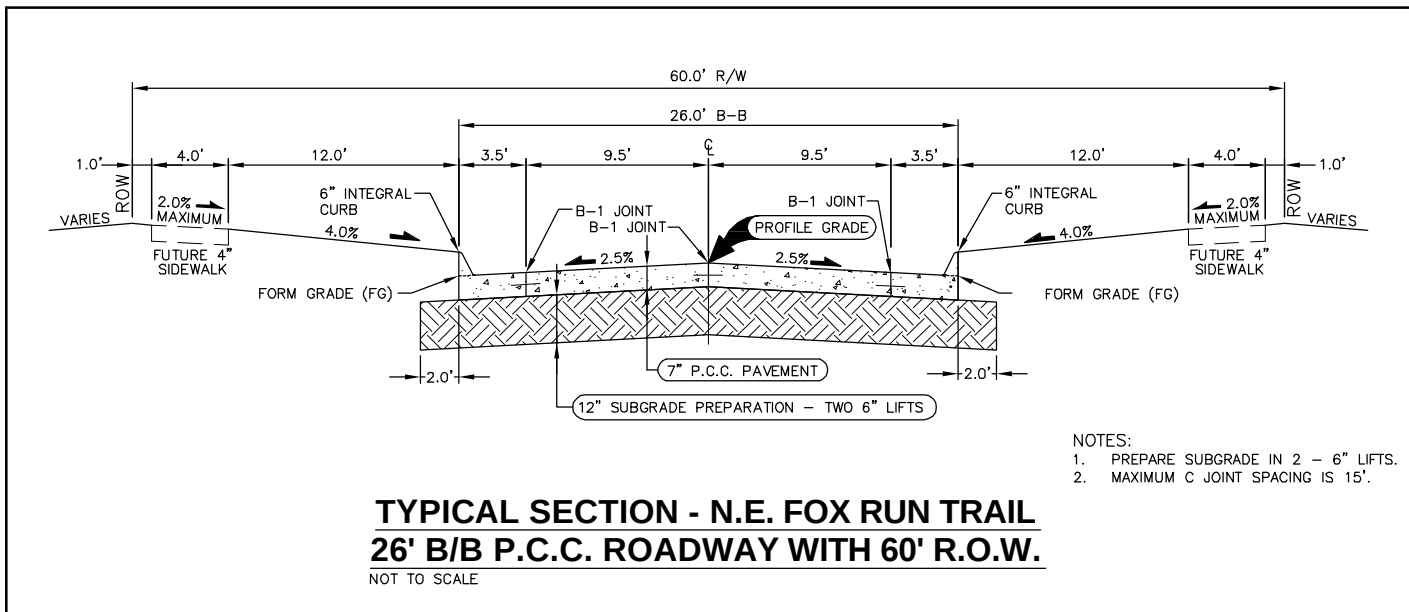
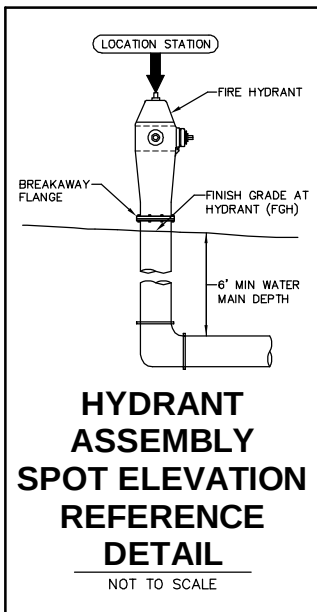
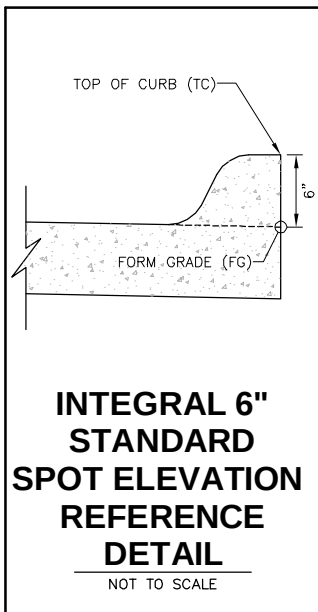
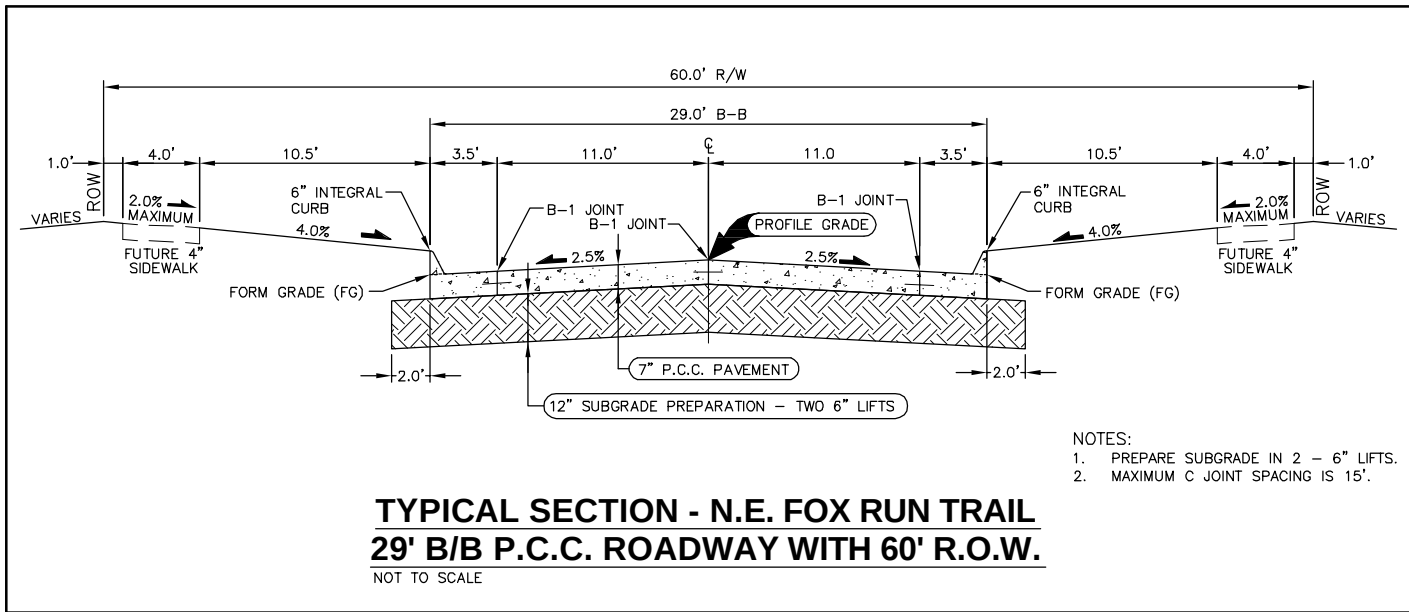
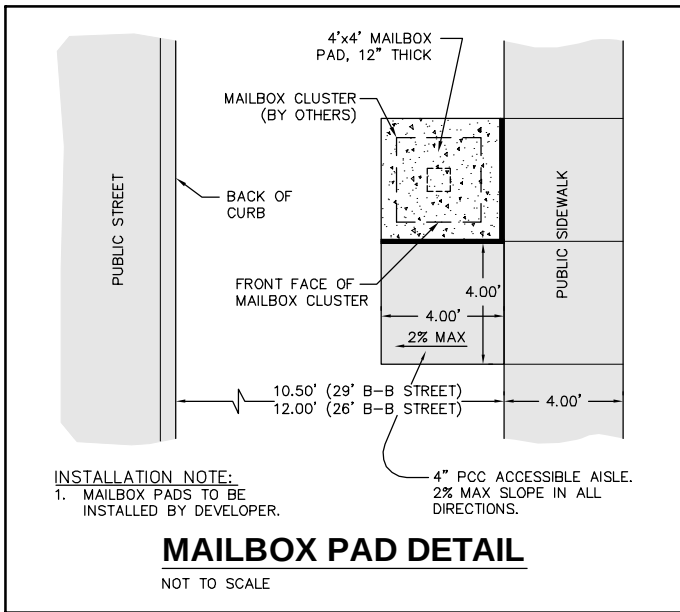
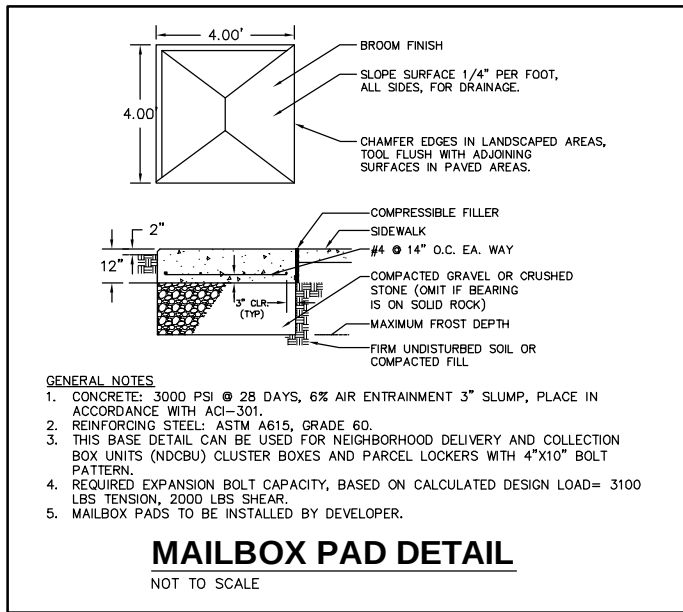
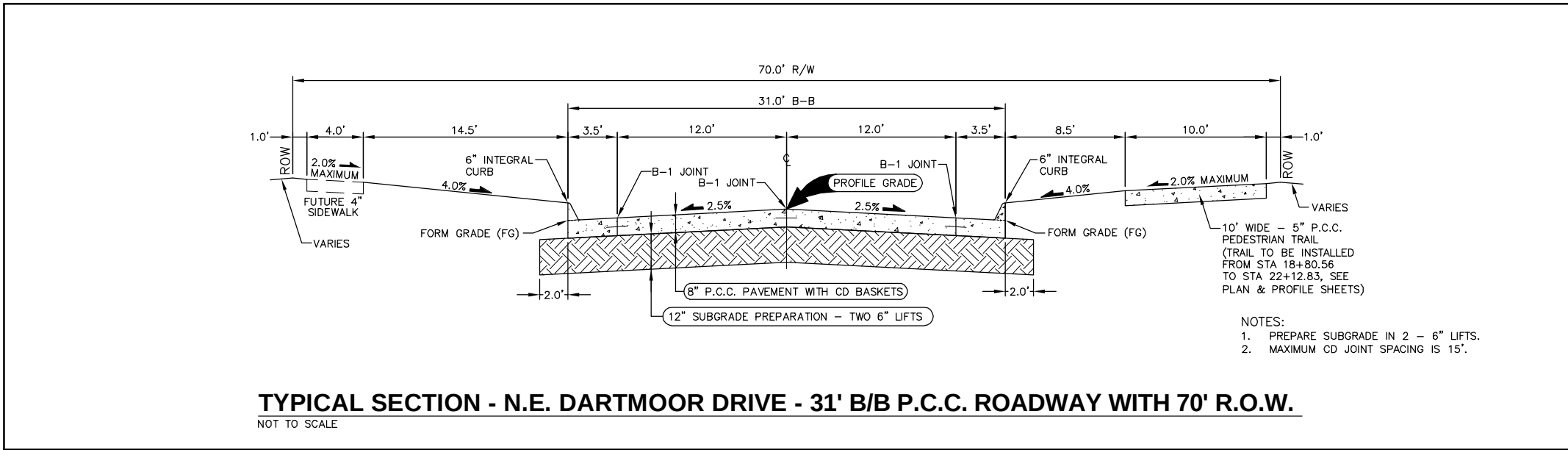
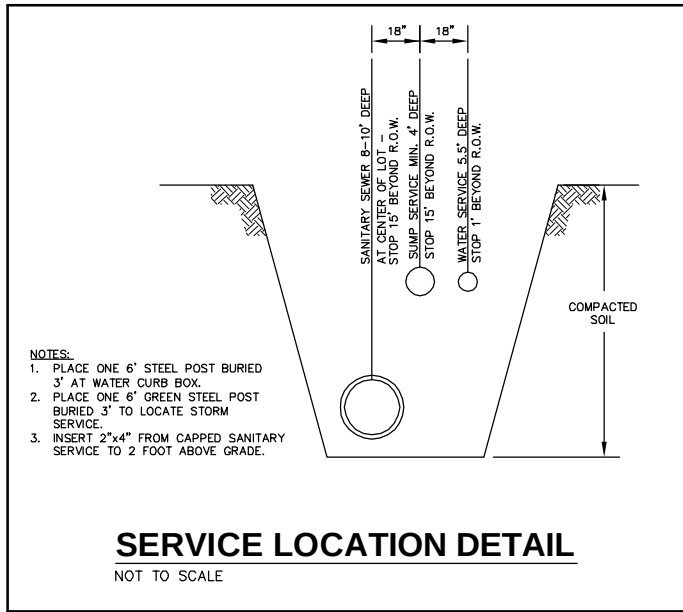
PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	WATER VALVE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-505 STORM INTAKE	STORM SEWER DOUBLE 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
STORM SEWER STRUCTURE NO.	ELECTRIC BOX
STORM SEWER PIPE NO.	ELECTRIC TRANSFORMER
SANITARY SEWER STRUCTURE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER PIPE NO.	TRAFFIC SIGN
SANITARY SEWER WITH SIZE	TELEPHONE JUNCTION BOX
SANITARY SERVICE	TELEPHONE MANHOLE/VAULT
STORM SEWER	TELEPHONE POLE
STORM SERVICE	GAS VALVE BOX
WATERMAIN WITH SIZE	CABLE TV JUNCTION BOX
WATER SERVICE	CABLE TV MANHOLE/VAULT
SAWCUT (FULL DEPTH)	MAIL BOX
SILT FENCE	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

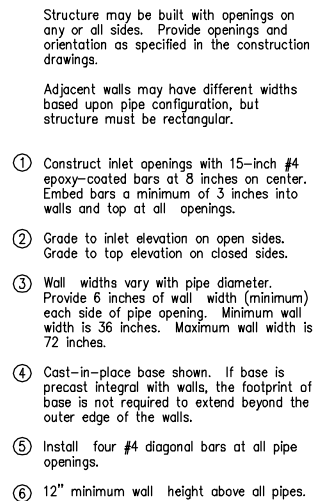
THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



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, P.E. DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-12





NOT TO SCALE

REVISIONS	DATE
AS-BUILT SUBMITTAL	12/17/12
FINAL SUBMITTAL	09/26/12
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO	TECH:
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FOX CREEK ESTATES PLAT 3

DETAILS

WAUKEE, IOWA

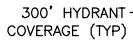
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ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
	THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD THE TOP 6 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 6 INCHES THICK. RESPREAD TOPSOIL IN AREAS THAT ARE FARMED A MINIMUM OF 12 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED. SHRINKAGE WAS ASSUMED TO BE 30%.
4	REFER TO SHEET 2 FOR TYPICAL LOCATIONS AND THICKNESS.
5,6	SANITARY SEWER SHALL BE PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
5-14	REFER TO FIG. 3010.1 - PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVIEW SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVIEWING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVIEWING SHALL BE CONSIDERED INCIDENTAL.
6, 11, 15	REFER TO SHEET 2 FOR SERVICE LOCATION DETAIL.
6	REFER TO SHEET 2 FOR SANITARY SEWER SERVICE RISER DETAIL.
12-13	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR FOOTING CONSTRUCTION DETAILS. APRON GUARD REQUIRED ON ALL APRONS. RCP APRON FOOTING, PIPE APRON GUARD AND PIPE CONNECTORS TO BE CONSIDERED INCIDENTAL. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG.
15-18	REFER TO FIG. 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.104 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER SYSTEM DETAILS. ALL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SHALL BE CONSIDERED INCIDENTAL.
17	REFER TO FIG. 5020.201 - FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, STORZ CONNECTOR AND FIRE HYDRANT.
19	REFER TO FIG. 6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS).
20	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
21-24	REFER TO FIG. 6010.514 - BOXOUTS FOR GRATE INTAKES. REFER TO FIG. 6010.603 - CASTINGS FOR GRATE INTAKES FOR TYPE R GRATE DETAILS AND FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR INTAKE CASTINGS IS 6". THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12".

ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
21	REFER TO FIG 6010.501 – SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
22	REFER TO FIG 6010.503 – SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
23	REFER TO FIG 6010.505 – DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
24	REFER TO FIG 6010.506 – DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
25	REFER TO FIG 6010.513 – MODIFIED OPEN SIDED AREA INTAKE (SW-513) FOR CONSTRUCTION DETAILS. REFER TO SHEET 3 FOR ADDITIONAL DETAILS.
26-27	REFER TO FIG. 7010.101 – JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C JOINT SPACING IS 15 FEET. MAXIMUM CD JOINT SPACING IS 15 FEET.
28-29	REFER TO FIG. 7030.204 – GENERAL SIDEWALK DETAILS AND FIG. 7030.207 – CURB RAMPS WITHIN INTERSECTION RADIUS FOR CLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS TO BE ARMOR TILE, ADA SOLUTIONS OR APPROVED EQUAL, RED IN COLOR. HANDICAP RAMPS SHALL BE 6" THICK P.C.C.
31	SEED MIXTURE SHALL CONFORM TO THE SPECIFICATION FOR TYPE (2) EROSION CONTROL MIXTURE.
32	INSTALL ENGINEERING FABRIC UNDER ALL RIP-RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL.
33	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS.
34	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS.
35	REFER TO SHEET 12 FOR LANDSCAPING PLAN.

1. ALL CONSTRUCTION SHALL CONFORM TO CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. CONSTRUCTION SHALL ALSO CONFORM WITH THE SOILS REPORT.
2. 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.
3. 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.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
6. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF WAUKEE
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
8. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
9. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
10. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL.
11. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
12. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
13. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
14. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
15. 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.
16. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
17. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
18. CONTRACTOR SHALL COMPLY WITH ALL A.D.A. REQUIREMENTS FOR HANDICAP AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
19. PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT.
20. REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
21. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
22. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
23. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
24. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
25. ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR.
26. THE EXTENSION OF N.E. DARTMOOR DRIVE AND RELATED PUBLIC UTILITIES IS PLANNED ON THE SOUTH SIDE OF THIS PLAT. COORDINATE THE TIE-IN OF PROPOSED PUBLIC IMPROVEMENTS PROPOSED IN THIS PLAT WITH THE PROPOSED N.E. DARTMOOR DRIVE EXTENSION PLANS.

COMMENT:
ENG;

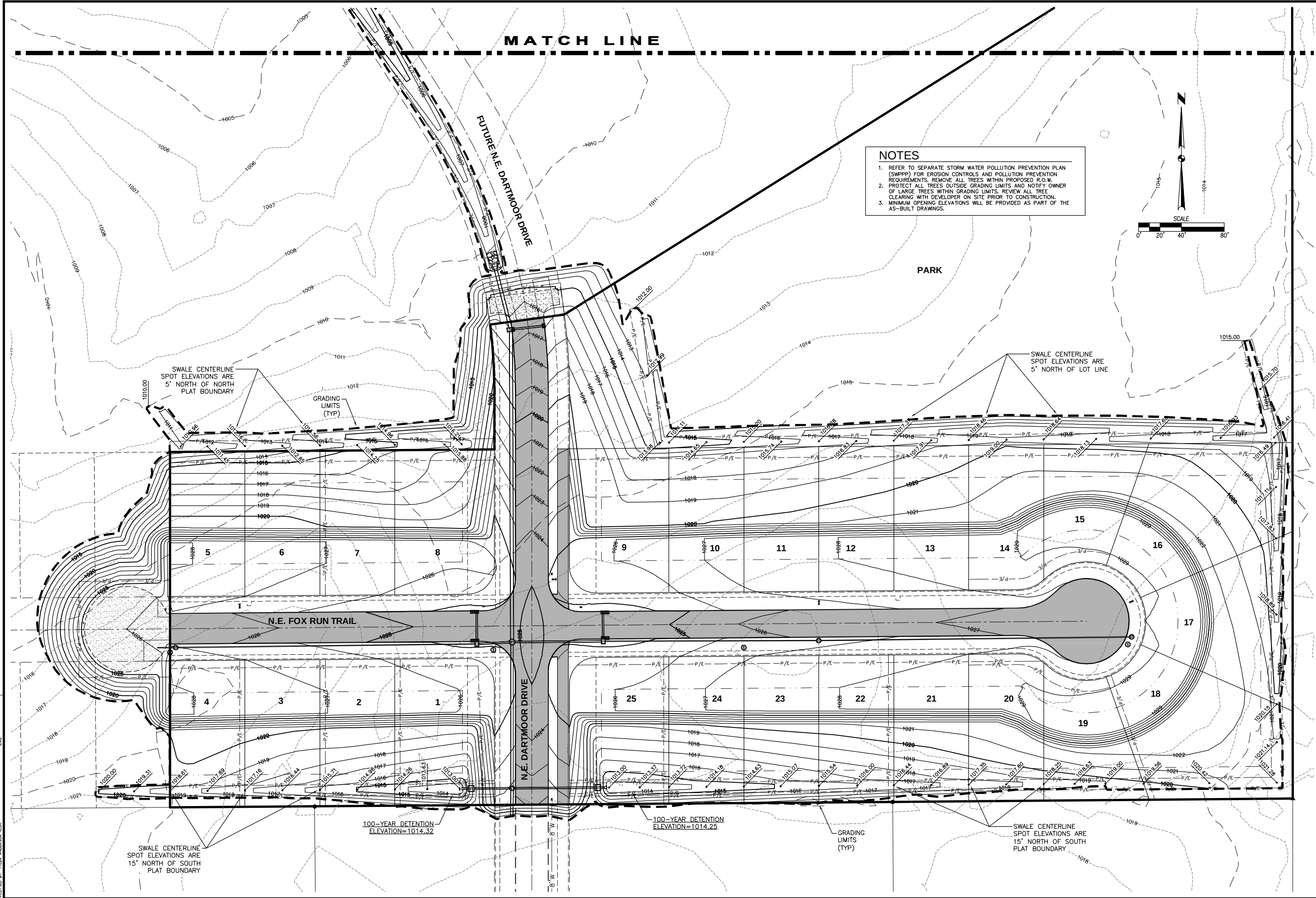


300' HYDRANT
COVERAGE (TYP)



REVISIONS	DATE
AS-BUILT SUBMITTAL	12/17/12
FINAL SUBMITTAL	09/26/12
FOURTH SUBMITTAL	09/13/12
THIRD SUBMITTAL	09/04/12
SECOND SUBMITTAL	08/27/12
FIRST SUBMITTAL	08/14/12

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DATE: 12/17/2012 11:47 AM
DRAWN BY: T. ANDERSON
PLOT BY: T. ANDERSON



12/17/12
09/26/12
09/13/12
09/04/12
08/27/12
08/14/12

AS-BUILT SUBMITTAL
FINAL SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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

TECH: ENGINEER: EKO

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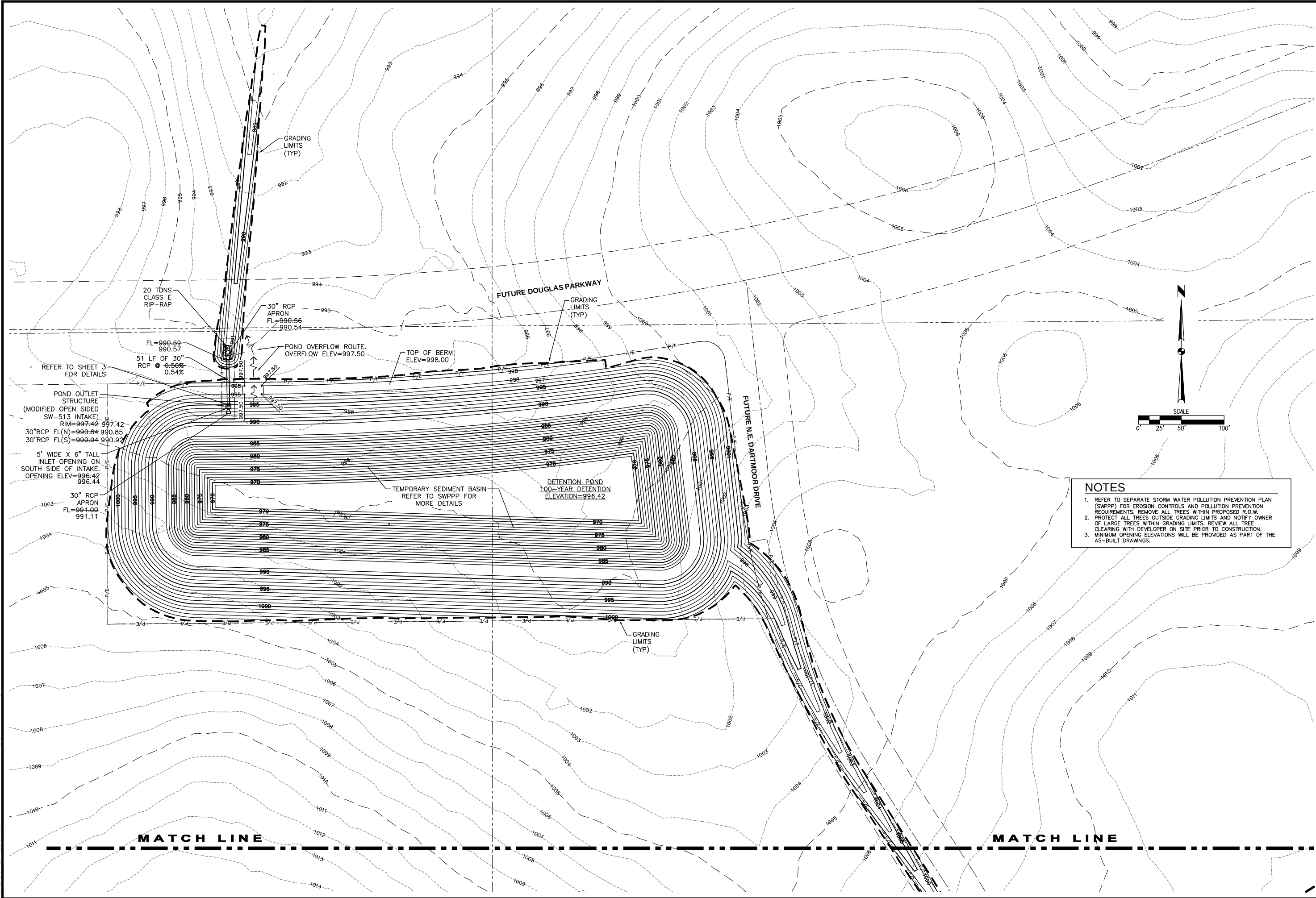
FOX CREEK ESTATES PLAT 3
GRADING PLAN

EA

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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COMMENTS:
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DATE	12/17/12
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ENGINEER: EKO

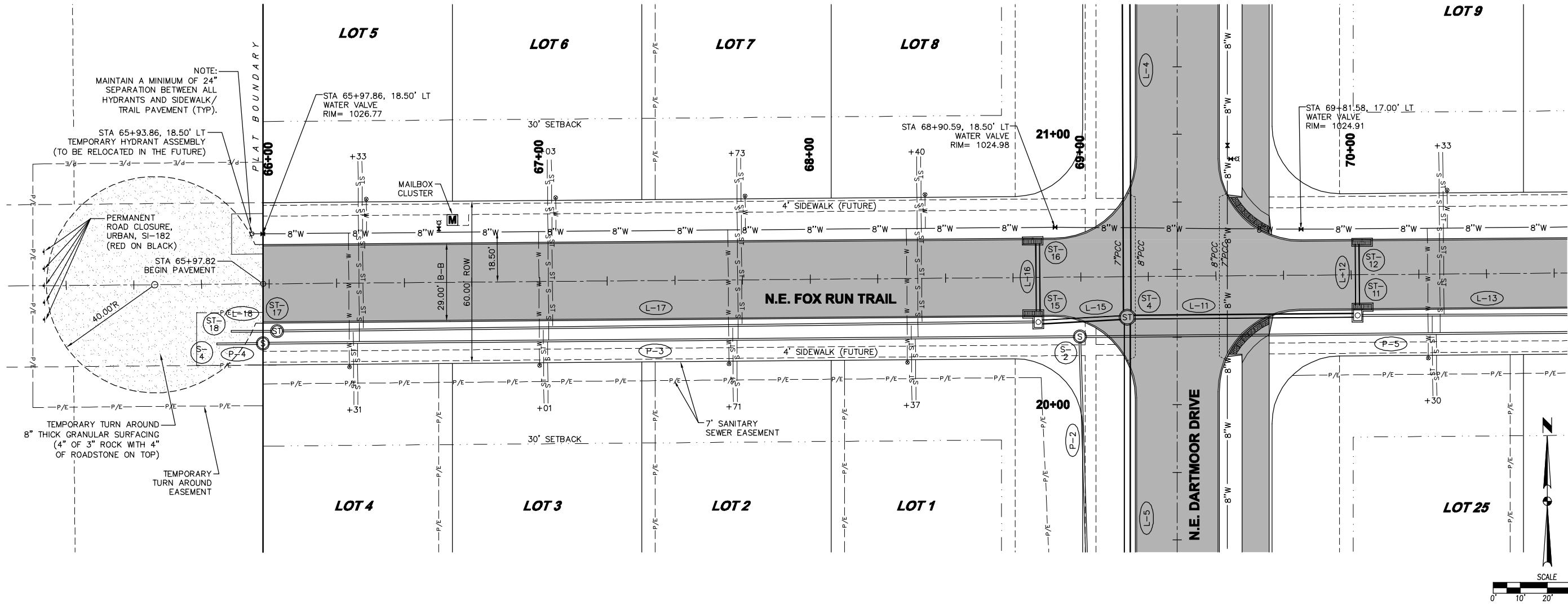
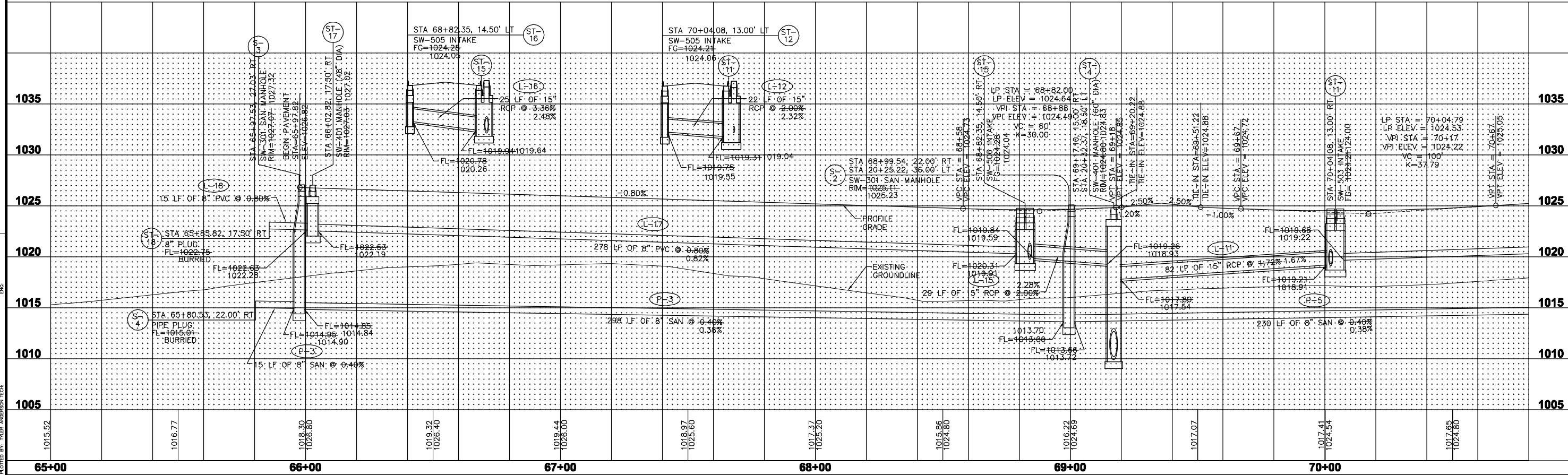
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FOX CREEK ESTATES PLAT 3
GRADING PLAN

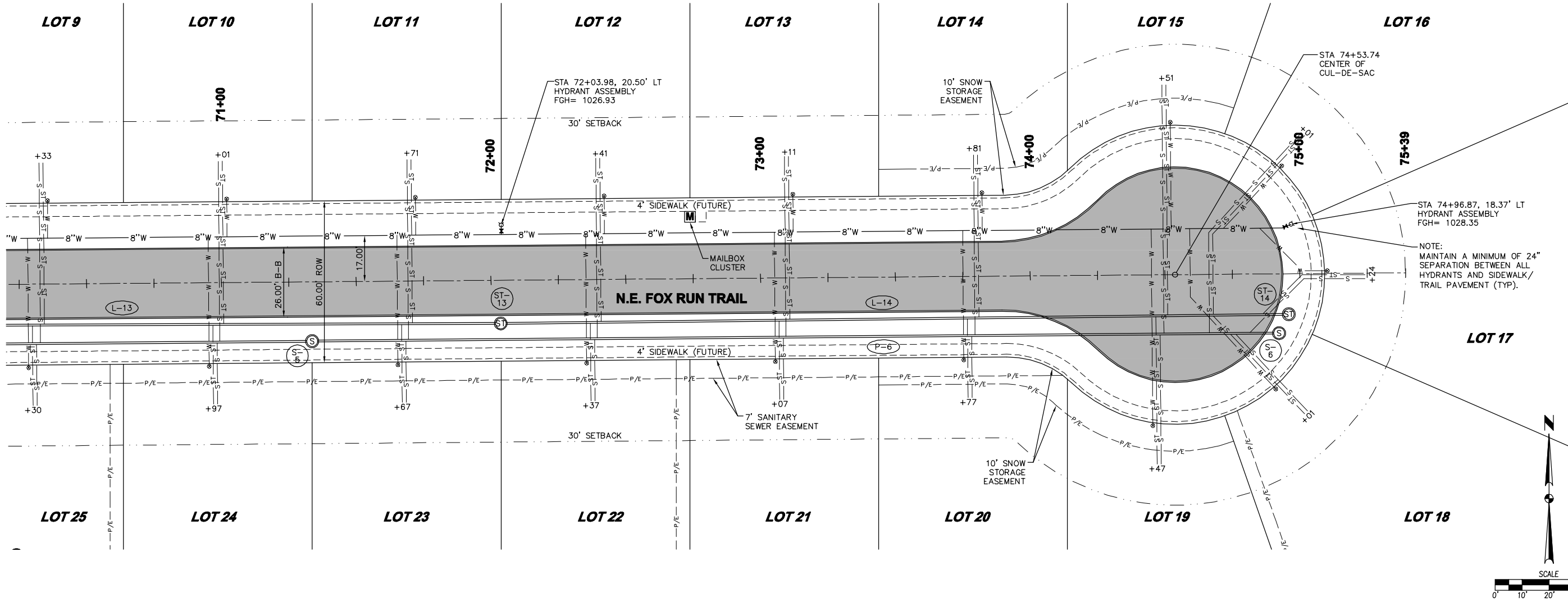
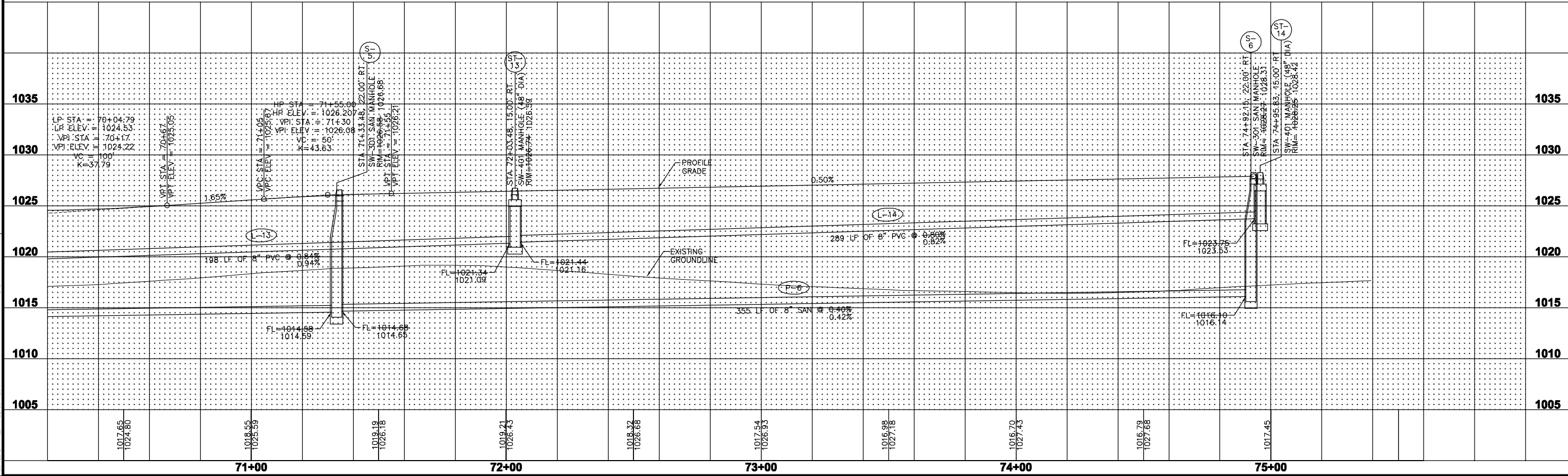
WAUKEE, IOWA

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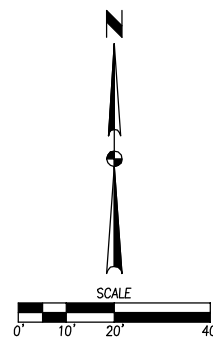
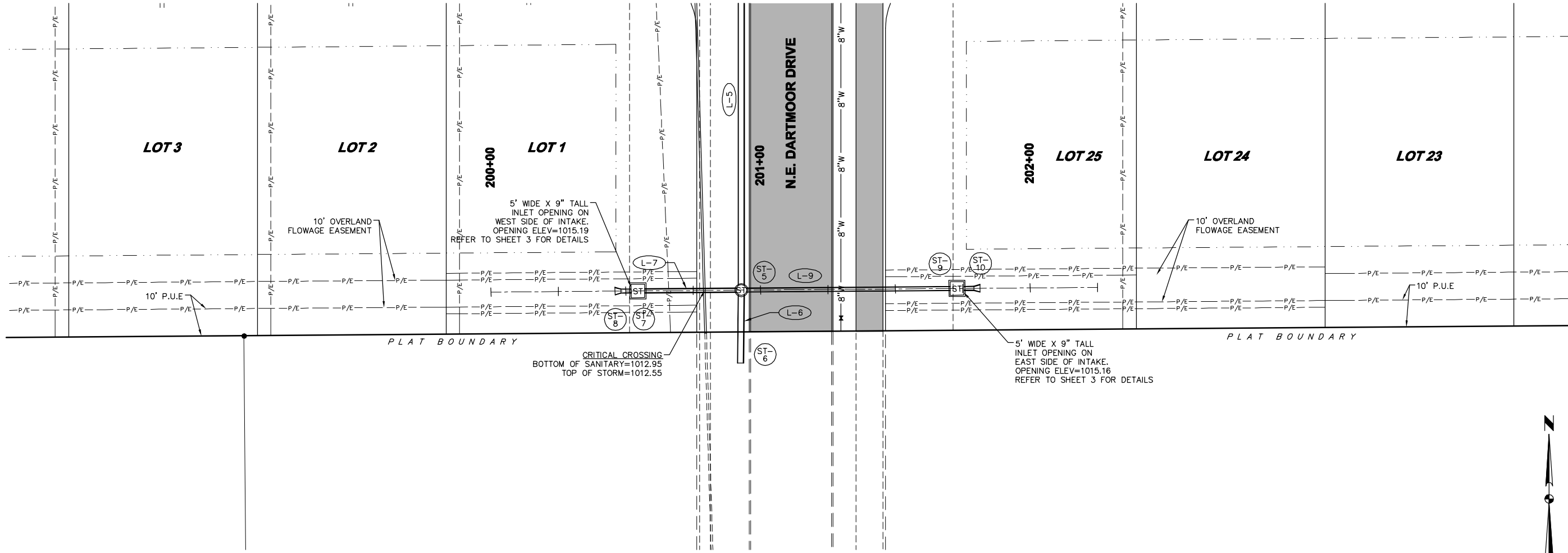
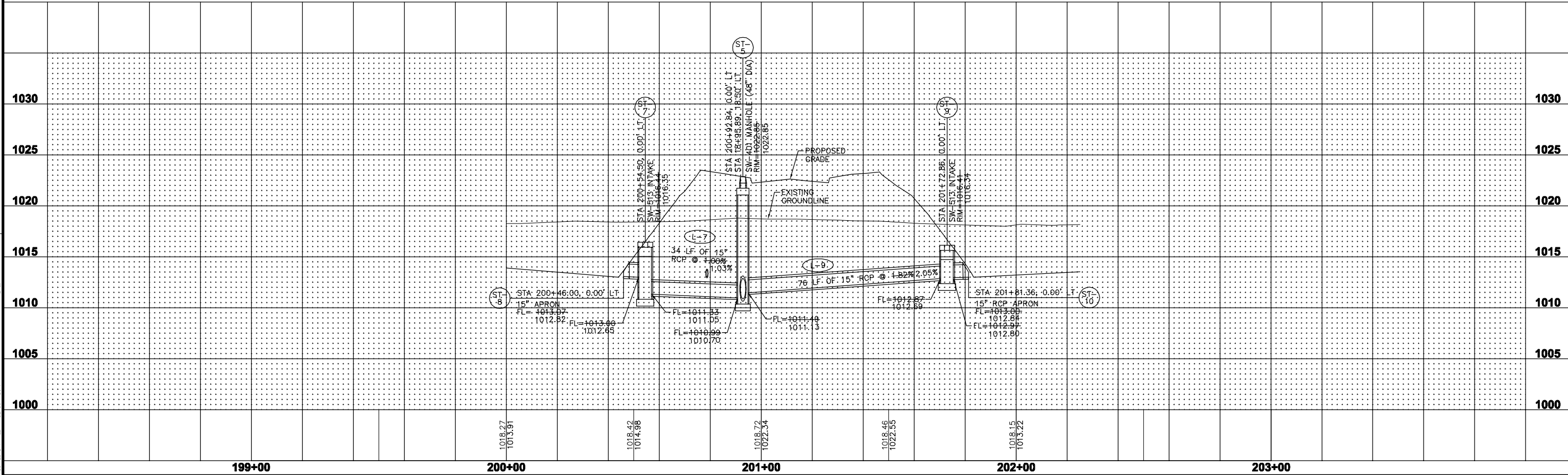
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COMMENTS: PLOTTED BY: TAYLOR ANDERSON
DATE: 12/17/2012 14:47 AM



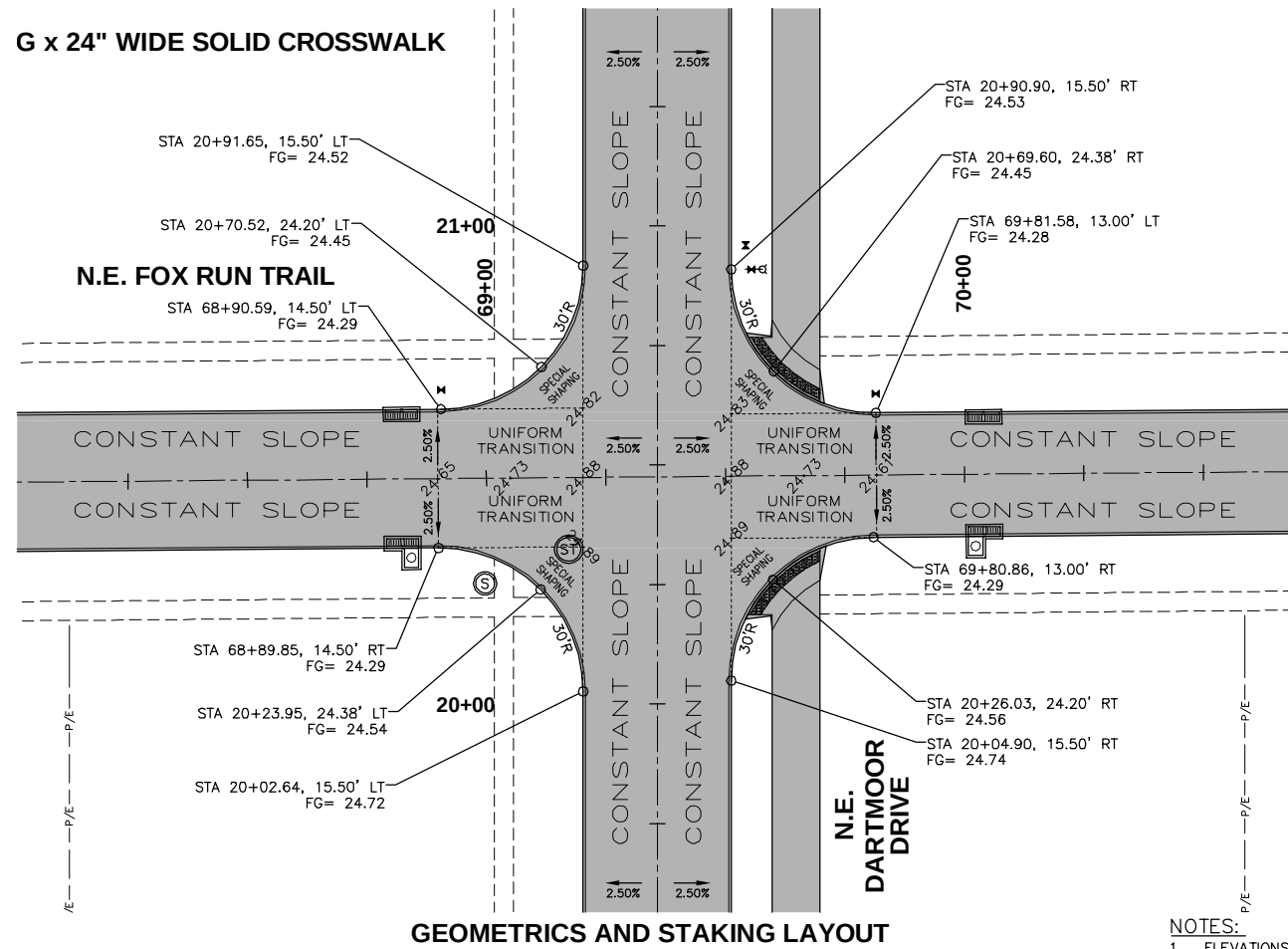
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PLOTTER: HP DesignJet T1200 PLOTTED BY: TERRY ANDERSON TAD



FILE: H:\2012\1207296\DWG\1207296-PNF-AS-BUILD.DWG
CONVENT: 12/17/2012 11:48 AM
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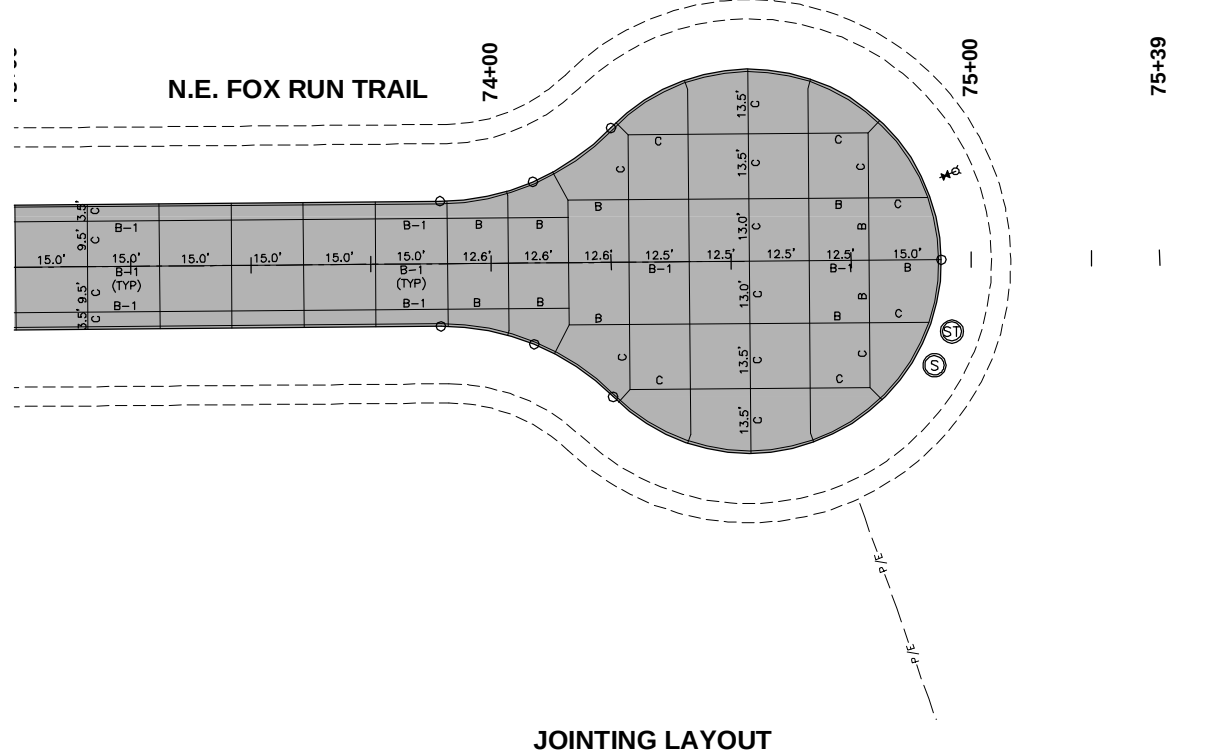
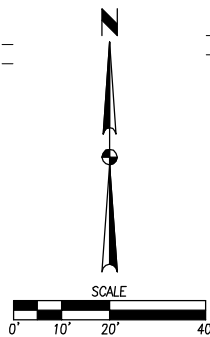
G x 24" WIDE SOLID CROSSWALK



GEOMETRICS AND STAKING LAYOUT

NOTES:

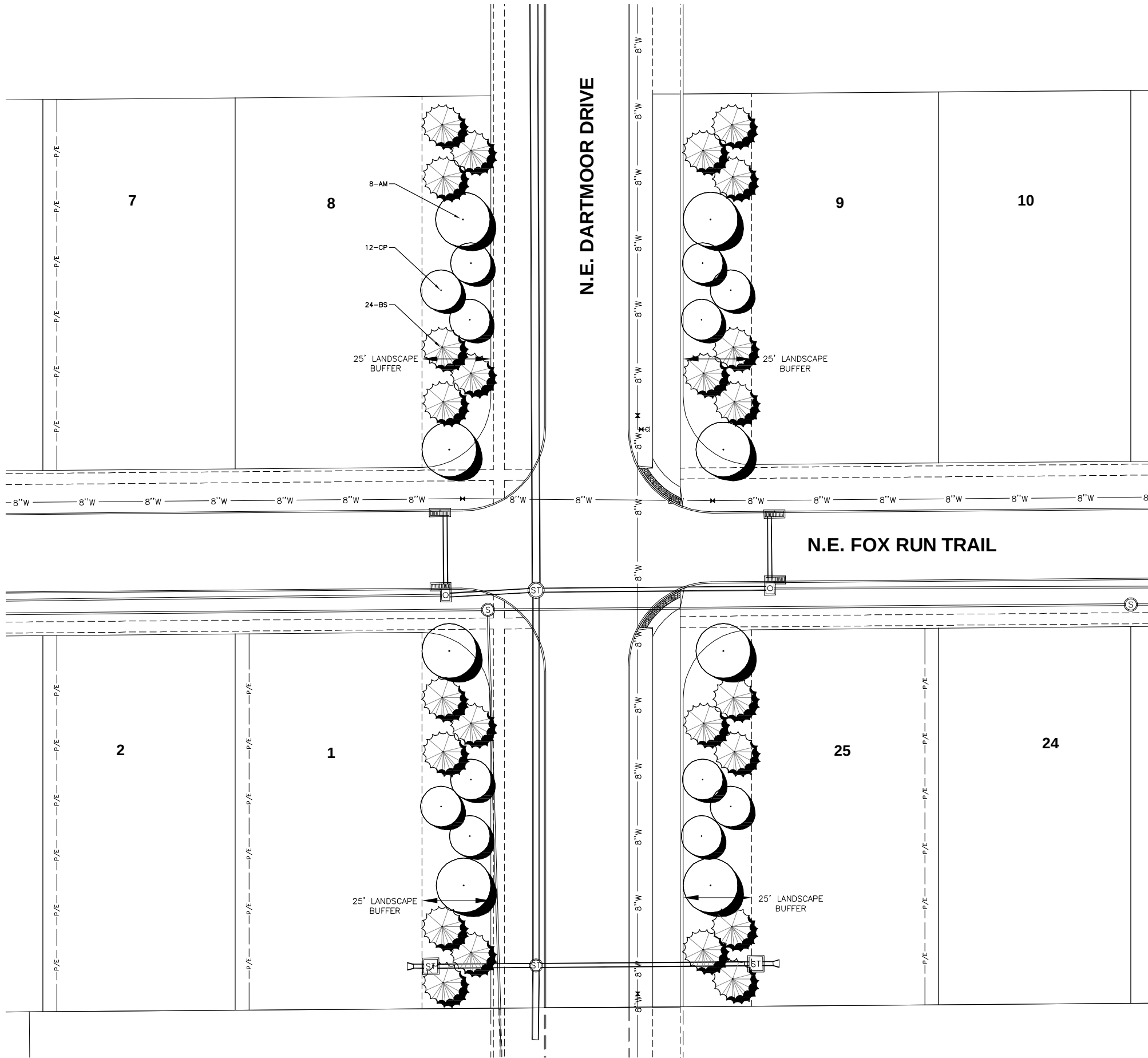
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
- REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



GEOMETRICS AND STAKING LAYOUT

FILE: H:\2012\1207296\DWG\1207296-LANDSCAPE.DWG
DATE PLOTTED: 12/17/2012 11:48 AM
PLOTTER: PLOTTER ANDERSON TECH

COMMENT:
END

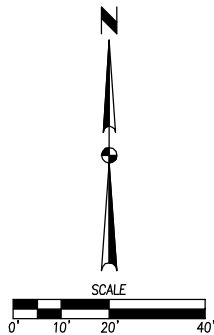


LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SDAS 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.

PLANT SCHEDULE

CODE	QTY			SIZE	COND
AM	8	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	1.5" CAL	B&B
CP	12	CHANTICLEER PEAR	PIRUS CALLERYANA 'GLENS'S FORM'	1.5" CAL	B&B
BS	24	COLORADO BLUE SPRUCE	PICEA PUNGENS	6" HT.	B&B



LOT UTILITY SERVICE LOCATES

SUBDIVISION NAME:	Fox Creek Plat 2	
CONSULTANT:	Civil Design Advantage	PHONE: (515) 369-4400
CONTRACTOR:	Priority Excavating LLC	PHONE: (515) 244-3111

LOT NO. 1 ADDRESS: 390 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	29'	East from West Lot Corner	
SANITARY	33'	East from West Lot Corner	
WATER	25'	East from West Lot Corner	

LOT NO. 2 ADDRESS: 380 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	30'	East from West Lot Corner	
SANITARY	34'	East from West Lot Corner	
WATER	30'	East from West Lot Corner	

LOT NO. 3 ADDRESS: 370 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	32.5'	East from West Lot Corner	
SANITARY	36'	East from West Lot Corner	
WATER	30'	East from West Lot Corner	

LOT NO. 4 ADDRESS: 360 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	32'	East from West Lot Corner	
SANITARY	34'	East from West Lot Corner	
WATER	29'	East from West Lot Corner	

LOT NO. 5 ADDRESS: 365 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	39'	East from West Lot Corner	
SANITARY	38'	East from West Lot Corner	
WATER	40.5'	East from West Lot Corner	

LOT NO.	<u>6</u>	ADDRESS:	<u>375 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>36'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>38'</u>	<u>East from West Lot Corner</u>	
WATER	<u>35'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>7</u>	ADDRESS:	<u>385 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>39'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>38'</u>	<u>East from West Lot Corner</u>	
WATER	<u>40'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>8</u>	ADDRESS:	<u>395 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>34.5'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>33'</u>	<u>East from West Lot Corner</u>	
WATER	<u>35'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>9</u>	ADDRESS:	<u>405 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>35'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>34'</u>	<u>East from West Lot Corner</u>	
WATER	<u>36.5'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>10</u>	ADDRESS:	<u>415 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>37.5'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>36'</u>	<u>East from West Lot Corner</u>	
WATER	<u>38'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>11</u>	ADDRESS:	<u>425 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>39'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>36.5'</u>	<u>East from West Lot Corner</u>	
WATER	<u>32.1'</u>	<u>East from West Lot Corner</u>	

LOT NO.	<u>12</u>	ADDRESS:	<u>435 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>39.5'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>38'</u>	<u>East from West Lot Corner</u>	
WATER	<u>36.5'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>13</u>	ADDRESS:	<u>445 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>38'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>36'</u>	<u>East from West Lot Corner</u>	
WATER	<u>37'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>14</u>	ADDRESS:	<u>455 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>36'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>37'</u>	<u>East from West Lot Corner</u>	
WATER	<u>39.5'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>15</u>	ADDRESS:	<u>465 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>37'</u>	<u>East from West Lot Corner</u>	
SANITARY	<u>36'</u>	<u>East from West Lot Corner</u>	
WATER	<u>37.5'</u>	<u>East from West Lot Corner</u>	
LOT NO.	<u>16</u>	ADDRESS:	<u>475 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>18'</u>	<u>Southwest from Northeast Lot Corner</u>	
SANITARY	<u>17'</u>	<u>Southwest from Northeast Lot Corner</u>	
WATER	<u>16'</u>	<u>Southwest from Northeast Lot Corner</u>	
LOT NO.	<u>17</u>	ADDRESS:	<u>485 NE Fox Run Trail</u>
SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>18'</u>	<u>North of South Lot Corner</u>	
SANITARY	<u>17'</u>	<u>North of South Lot Corner</u>	
WATER	<u>15'</u>	<u>North of South Lot Corner</u>	

LOT NO. 18 ADDRESS: 480 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>17'</u>	<u>Northeast from Southwest Lot Corner</u>	<u></u>
SANITARY	<u>16'</u>	<u>Northeast from Southwest Lot Corner</u>	<u></u>
WATER	<u>18'</u>	<u>Northeast from Southwest Lot Corner</u>	<u></u>

LOT NO. 19 ADDRESS: 470 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>18'</u>	<u>West of East Lot Corner</u>	<u></u>
SANITARY	<u>17'</u>	<u>West of East Lot Corner</u>	<u></u>
WATER	<u>22'</u>	<u>West of East Lot Corner</u>	<u></u>

LOT NO. 20 ADDRESS: 460 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>46'</u>	<u>West of East Lot Corner</u>	<u></u>
SANITARY	<u>45'</u>	<u>West of East Lot Corner</u>	<u></u>
WATER	<u>47'</u>	<u>West of East Lot Corner</u>	<u></u>

LOT NO. 21 ADDRESS: 450 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>35'</u>	<u>West of East Lot Corner</u>	<u></u>
SANITARY	<u>34'</u>	<u>West of East Lot Corner</u>	<u></u>
WATER	<u>40'</u>	<u>West of East Lot Corner</u>	<u></u>

LOT NO. 22 ADDRESS: 440 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>35'</u>	<u>West of East Lot Corner</u>	<u></u>
SANITARY	<u>34'</u>	<u>West of East Lot Corner</u>	<u></u>
WATER	<u>35'</u>	<u>West of East Lot Corner</u>	<u></u>

LOT NO. 23 ADDRESS: 430 NE Fox Run Trail

SERVICE:	DISTANCE (ft.)	DIRECTION FROM LOT CORNER (I.E., N OF S):	SPECIAL NOTE:
SUMP	<u>39'</u>	<u>West of East Lot Corner</u>	<u></u>
SANITARY	<u>38'</u>	<u>West of East Lot Corner</u>	<u></u>
WATER	<u>41'</u>	<u>West of East Lot Corner</u>	<u></u>

LOT NO. 24 ADDRESS: 420 NE Fox Run Trail

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>37'</u>	<u>West of East Lot Corner</u>	<u></u>
SANITARY	<u>36'</u>	<u>West of East Lot Corner</u>	<u></u>
WATER	<u>41'</u>	<u>West of East Lot Corner</u>	<u></u>

LOT NO. 25 ADDRESS: 410 NE Fox Run Trail

<u>SERVICE:</u>	<u>DISTANCE (ft.)</u>	<u>DIRECTION FROM LOT CORNER (I.E., N OF S):</u>	<u>SPECIAL NOTE:</u>
SUMP	<u>35'</u>	<u>West of East Lot Corner</u>	<u></u>
SANITARY	<u>34'</u>	<u>West of East Lot Corner</u>	<u></u>
WATER	<u>38'</u>	<u>West of East Lot Corner</u>	<u></u>