

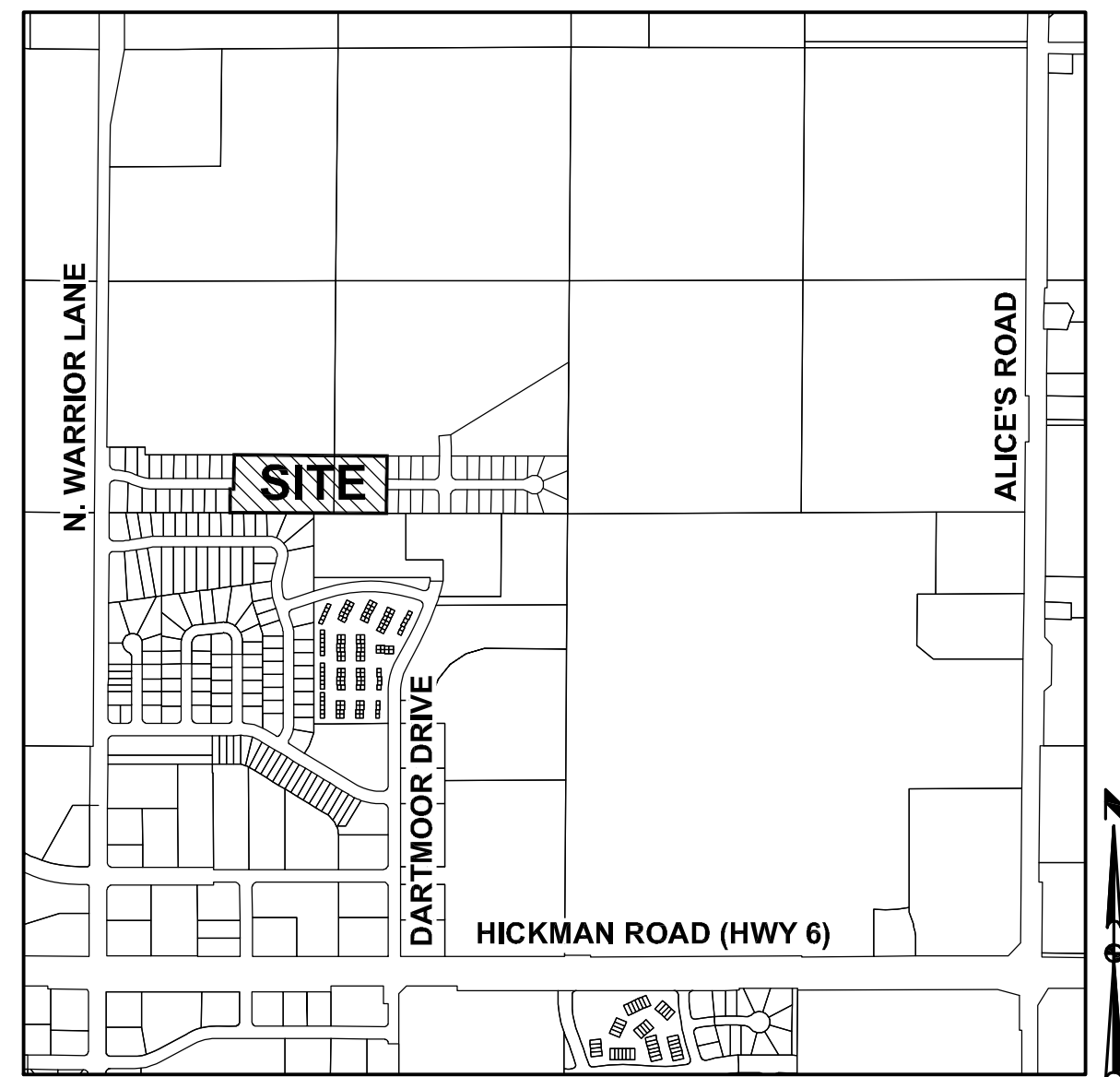
CONSTRUCTION PLANS FOR:

FOX CREEK ESTATES PLAT 4

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER/DEVELOPER

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

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.

SUBMITTAL DATES

FIRST SUBMITTAL:	1/15/2013
SECOND SUBMITTAL:	1/29/2013
THIRD SUBMITTAL:	2/12/2013
FOURTH SUBMITTAL:	2/28/2013
FINAL SUBMITTAL:	3/5/2013
AS-BUILT SUBMITTAL:	7/30/2013

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

NOTES

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

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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS AND DETAILS
3	QUANTITIES AND REFERENCE NOTES
4	SHEET INDEX AND HYDRANT COVERAGE PLAN
5-6	GRADING PLAN
7-8	EROSION AND SEDIMENT CONTROL PLAN
9-12	PLAN AND PROFILE
13	INTERSECTION DETAILS

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.



3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111

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

PROJECT NO. 1212.483

GENERAL LEGEND

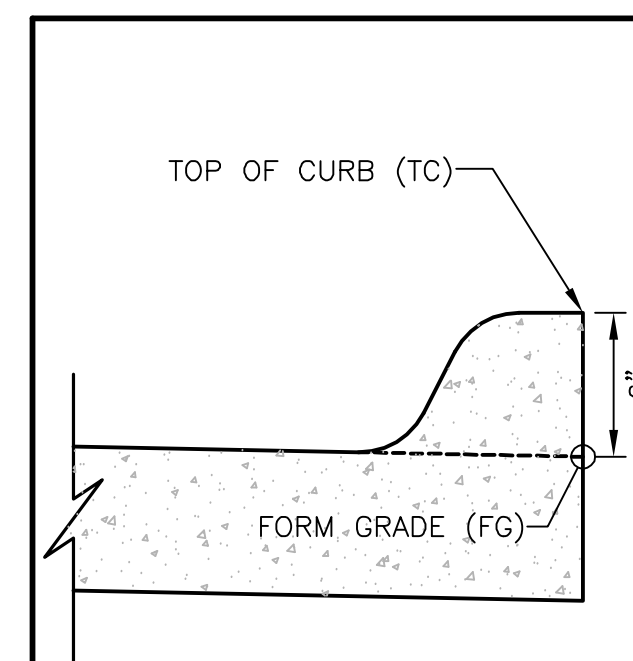
PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	WATER VALVE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-505 STORM INTAKE	STORM SEWER DOUBLE 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
USE AS CONSTRUCTED	SOIL BORING
MINIMUM OPENING ELEVATION	UNDERGROUND TV CABLE
MINIMUM GRADE AT STRUCTURE	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.

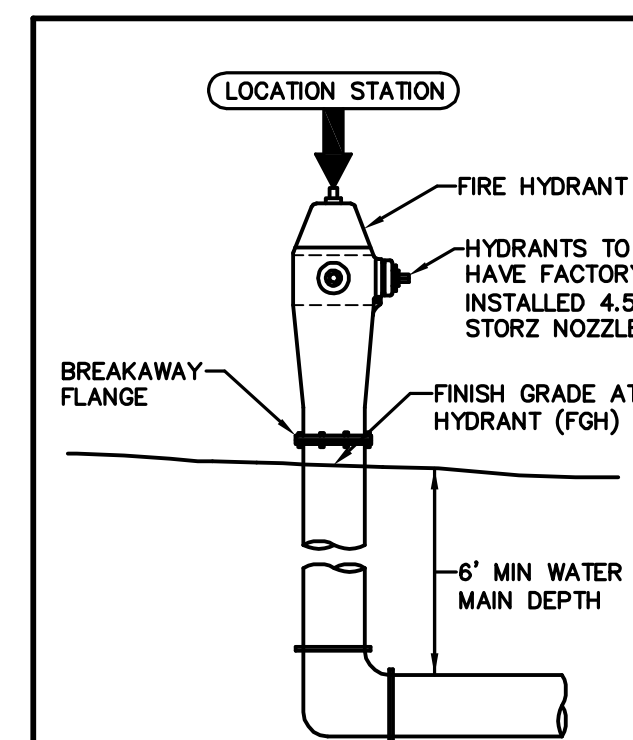
THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

	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 1-13
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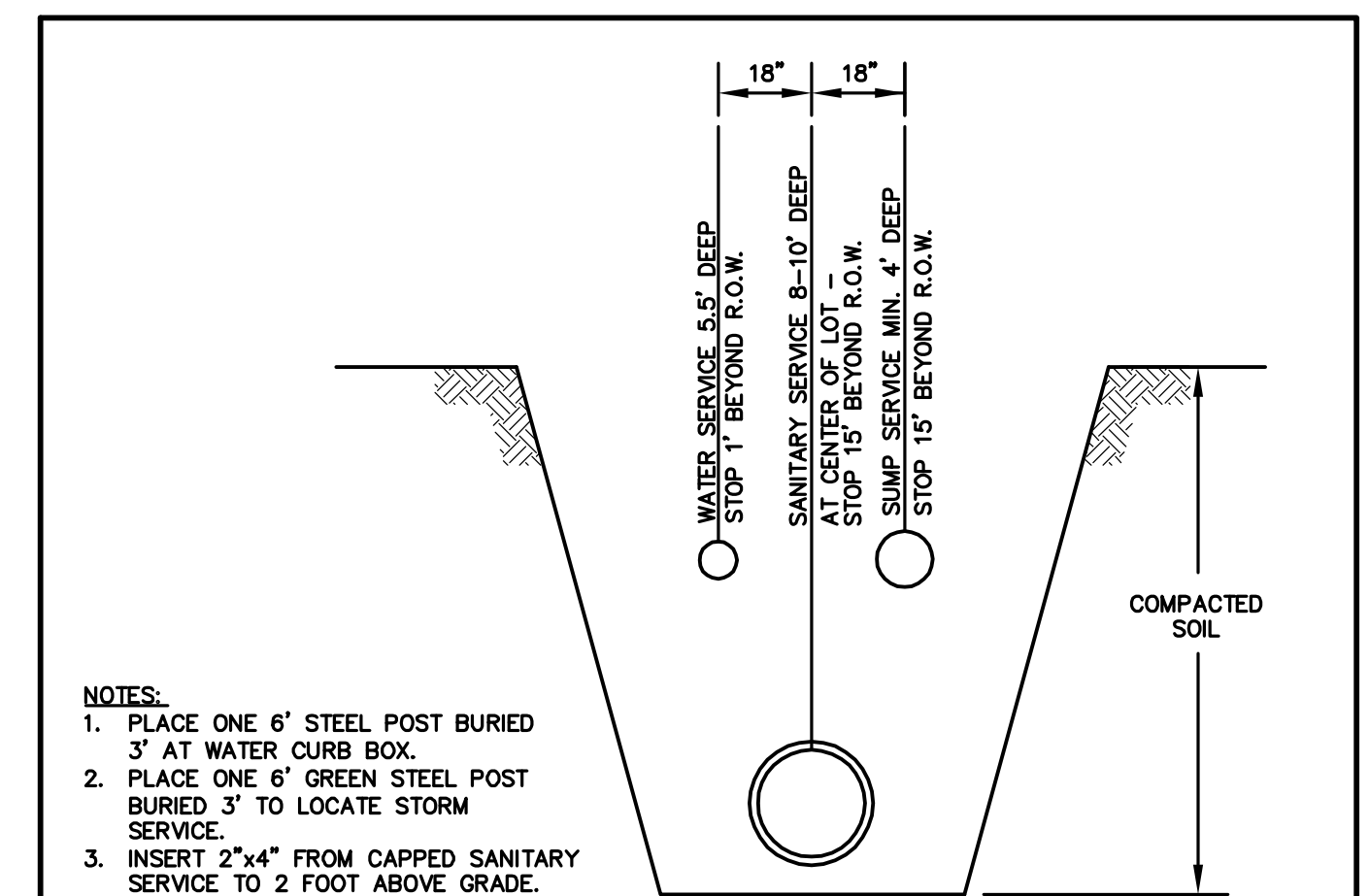
**INTEGRAL 6"
STANDARD
SPOT ELEVATION
REFERENCE
DETAIL**

NOT TO SCALE



HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

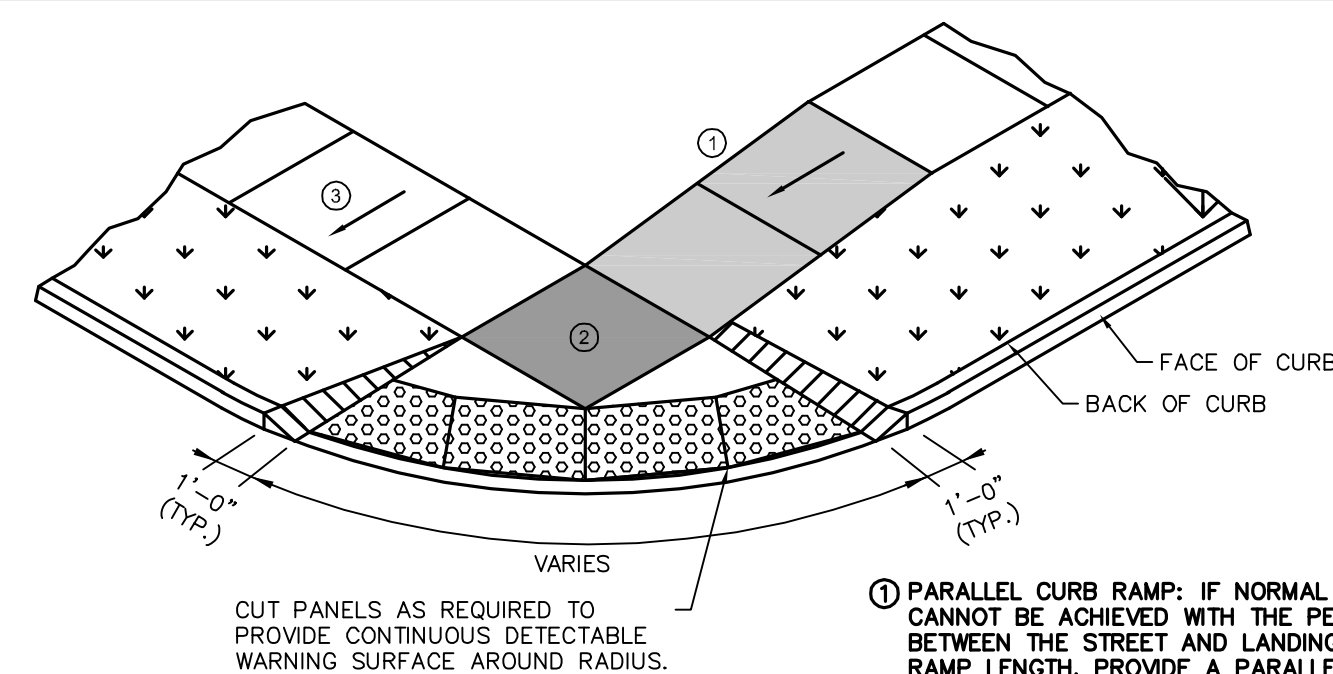
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NOTES:

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

The diagram illustrates the installation of a storm service. It shows a cross-section of a water curb box with a steel post. A green steel post is also shown, buried 3' to locate the storm service. A 2x4 is shown connecting the capped sanitary service to the ground surface, 2 feet above grade.



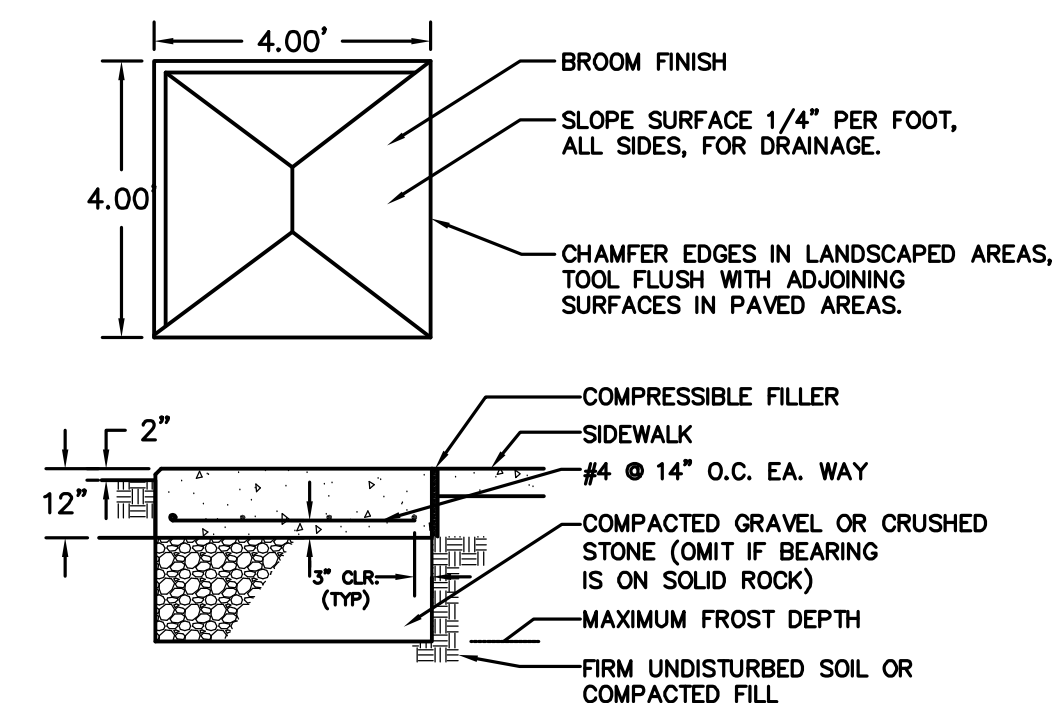
- KEY
-  CURB RAMP
 -  TURNING SPACE
 -  DETECTABLE WARNING
 -  GRASS

- ① PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING USE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE THE ELEVATION DIFFERENCE WITHIN THE TURNING SPACE AND THE STANDARD SIDEWALK.

THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET; REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- ② TURNING SPACE: TARGET SLOPE OF 1.5% WITH A MAXIMUM SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL OF 2.0%. MINIMUM 4 FT BY 4 FT.
- ③ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%

CURB RAMP DETAIL

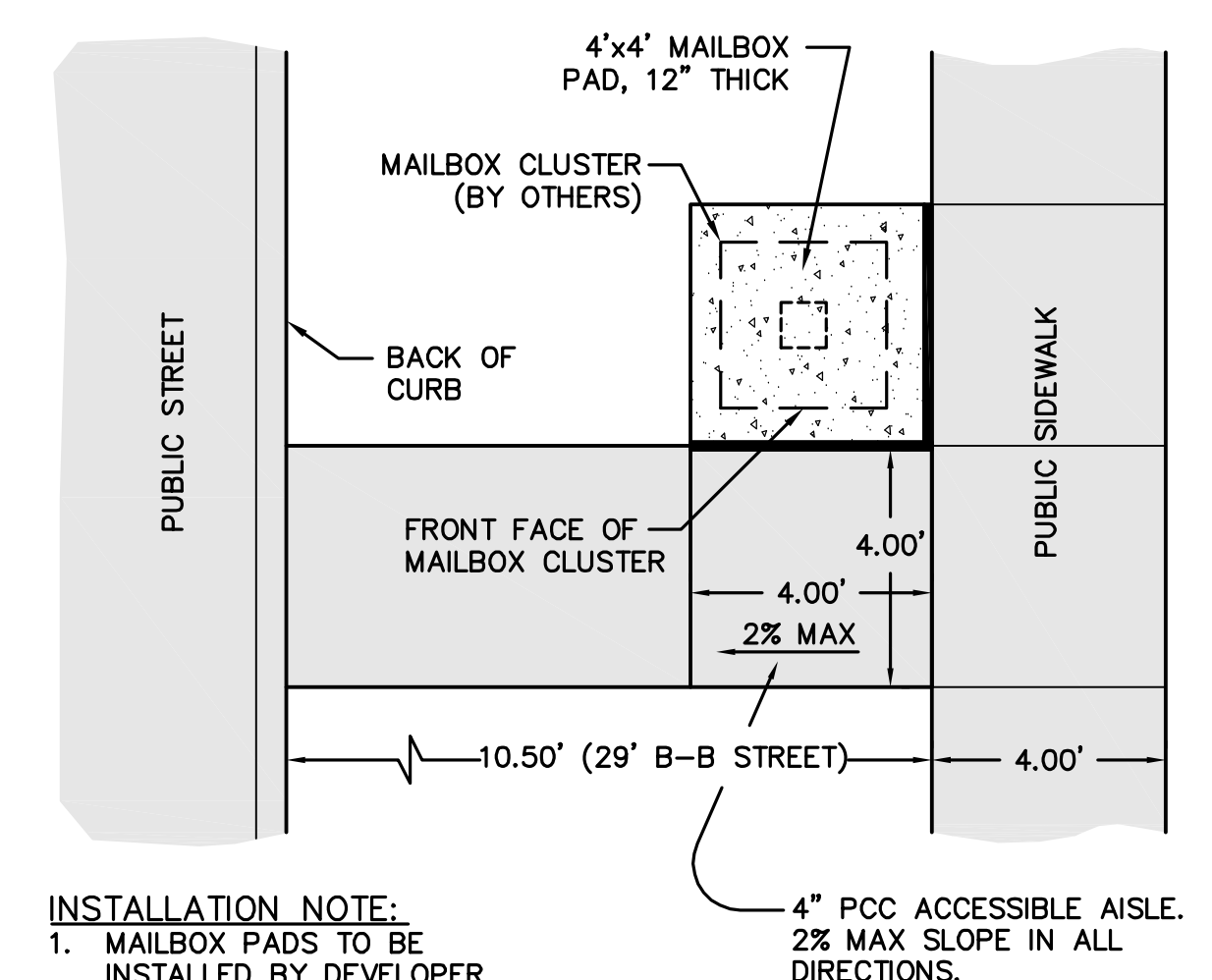
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- GENERAL NOTES**
1. CONCRETE: 3000 PSI @ 28 DAYS, 6% AIR ENTRAINMENT 3" SLUMP, PLACE IN ACCORDANCE WITH AC-301
 2. REINFORCING STEEL: ASTM A615, GRADE 60.
 3. THIS BASE DETAIL CAN BE USED FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NDCBU) CLUSTER BOXES AND PARCEL LOCKERS WITH 4"x10" BOLT PATTERN.
 4. REQUIRED EXPANSION BOLT CAPACITY, BASED ON CALCULATED DESIGN LOAD= 3100 LBS TENSION, 2000 LBS SHEAR.
 5. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.

MAILBOX PAD DETAIL

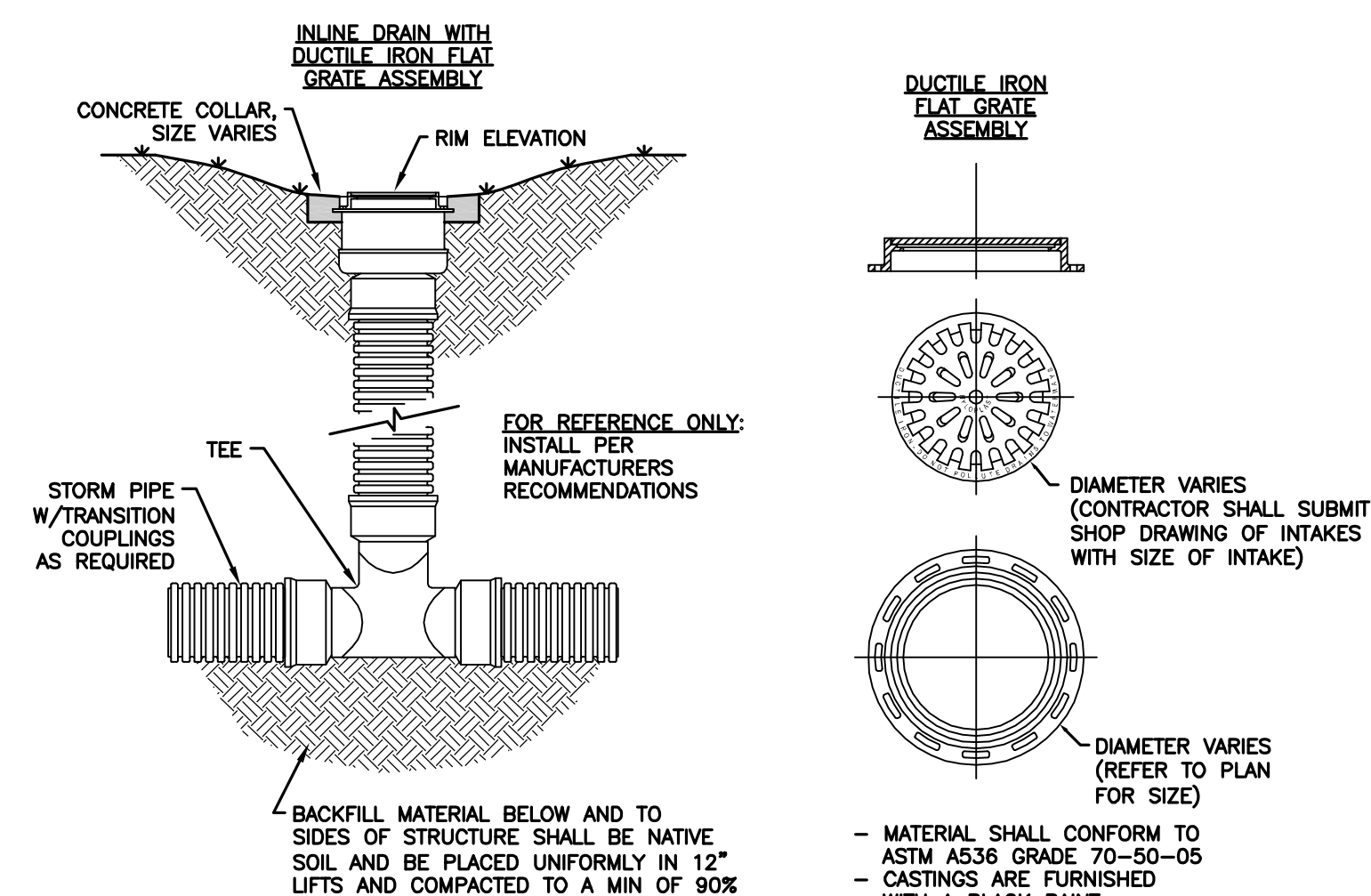
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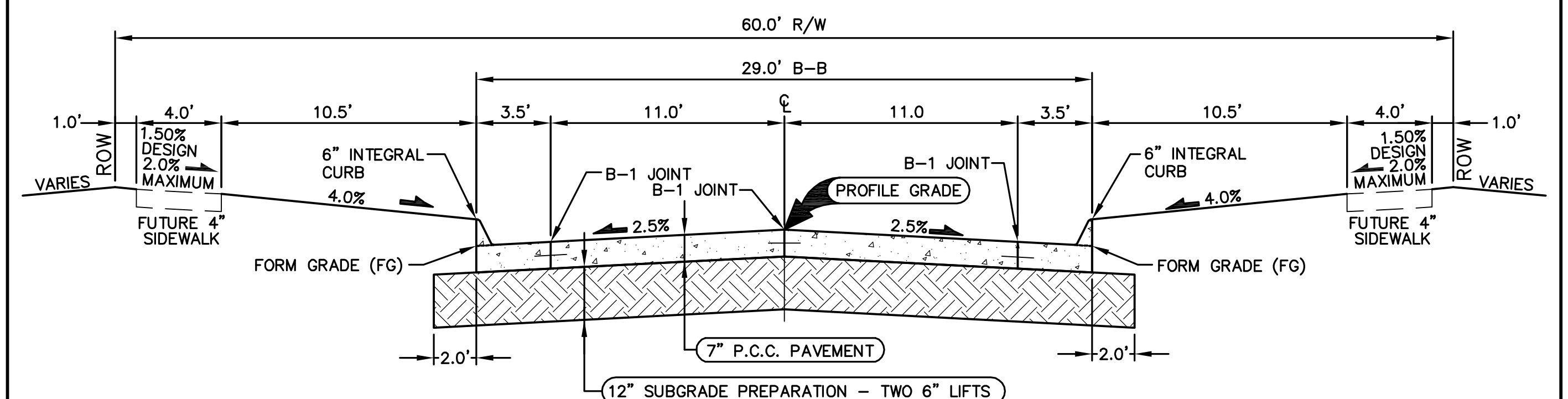
- INSTALLATION NOTE:
1. MAILBOX PADS TO BE
INSTALLED BY DEVELOPER.

MAILBOX PAD DETAIL

NOT TO SCALE



NYLOPLAST INLINE DRAIN



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

TYPICAL SECTION - N.E. FOX RUN TRAIL
29' B/B P.C.C. ROADWAY WITH 60' R.O.W.
 NOT TO SCALE

ESTIMATED PROJECT QUANTITIES

[illegible]

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 RE-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.
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.
5-12	REFER TO FIG. 3010.101, FIG. 3010.102 AND FIG. 3010.103 FOR TRENCH BEDDING AND BACKFILL ZONE 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, 10, 14	REFER TO SHEET 2 FOR SERVICE LOCATION DETAIL.
12	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.
13-14	REFER TO FIG. 3010.101 AND FIG. 3010.104 FOR TRENCH BEDDING AND BACKFILL ZONE 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 SYSTEM SHALL BE CONSIDERED INCIDENTAL.
16-18	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, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
17	REFER TO SHEETS 4 AND 10 FOR LOCATIONS OF EXISTING FIRE HYDRANTS.
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.

ESTIMATE REFERENCE INFORMATION

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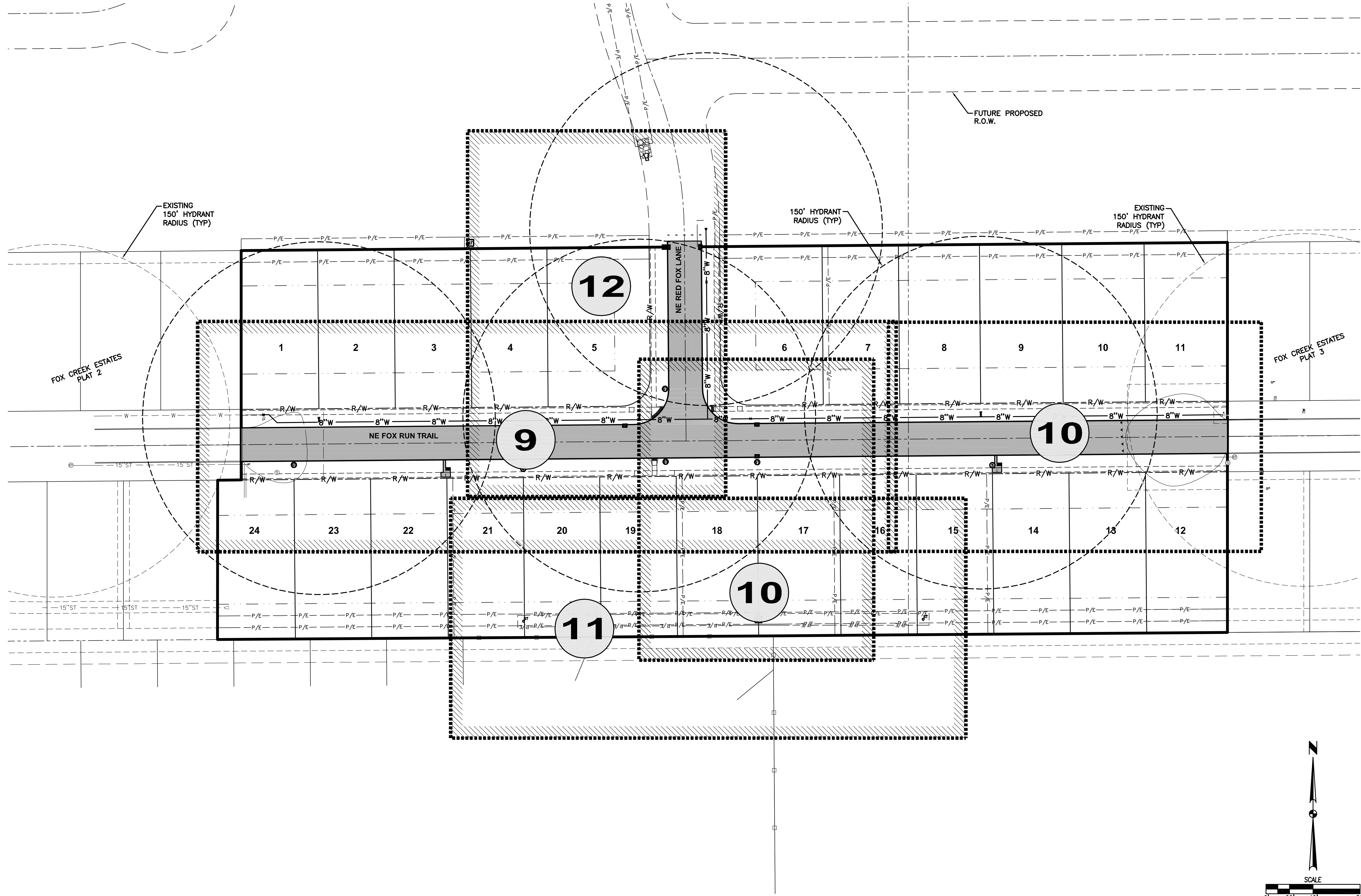
ITEM NO.	DESCRIPTION
21-22	REFER TO FIG. 6010.514 - BOXOUTS FOR GRATE INTAKES. REFER TO FIG. 6010.603 - CASTINGS FOR GRATE INTAKES FOR TYPE R GRATE DETAILS AND FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR INTAKE CASTINGS IS 6". THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12".
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 DETAIL OF INLINE NYLOPLAST INTAKE ON SHEET 2.
24	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C JOINT SPACING IS 15 FEET.
25	REFER TO PLAN AND PROFILE SHEETS 9 AND 13 FOR PROPOSED SIDEWALK LOCATIONS.
26	REFER TO FIG. 7030.204 - GENERAL SIDEWALK AND CURB RAMP DETAILS AND FIG. 7030.208 - 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.
27	SEED MIXTURE SHALL CONFORM TO THE SPECIFICATION FOR TYPE (2) EROSION CONTROL MIXTURE.
28	INSTALL ENGINEERING FABRIC UNDER ALL RIP-RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL.
29	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS. REFER TO SHEET 9 AND 10 FOR PROPOSED LOCATIONS.
30	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS.
31	ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
32	REFER TO SHEETS 9 & 10 FOR LOCATIONS.
33	REFER TO SHEETS 7 & 8 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
	QUANTITIES: - 1 CONCRETE WASH PIT - 5 INLET PROTECTION DEVICES - 1,385 LF OF SILT FENCE - 475 LF OF DITCH CHECK - 16.14 ACRES OF SEEDING, FERTILIZING AND MULCHING.
34	REFER TO SHEET 9 FOR LOCATION OF SANITARY MANHOLE, (S-EX3).
35	REFER TO SHEET 9 FOR EXISTING STORM SEWER CLEANOUT LOCATION.
36	REFER TO SHEET 10 FOR EXISTING STORM SEWER RISER PIPE LOCATION.

GENERAL NOTES

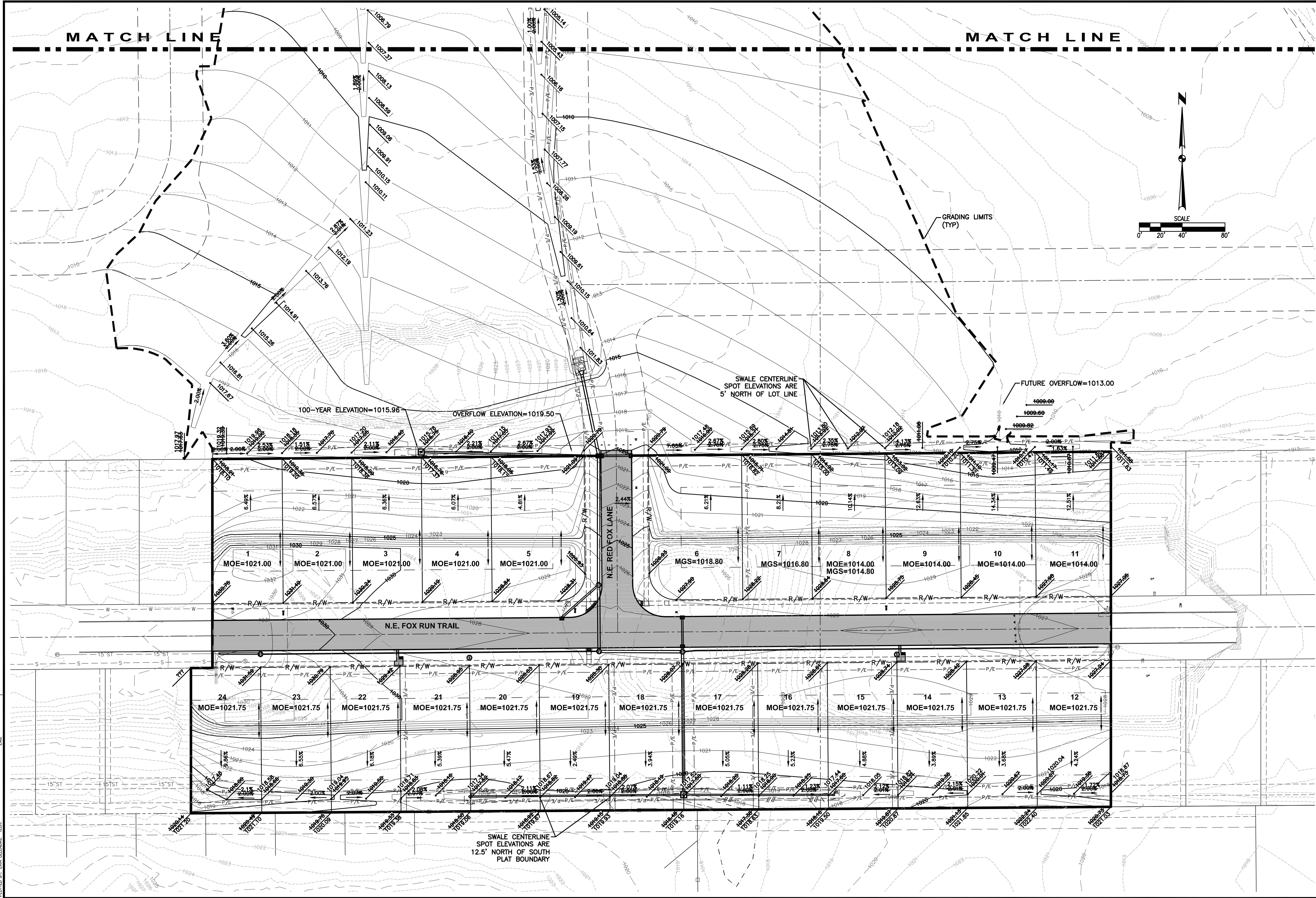
1. ALL CONSTRUCTION SHALL CONFORM TO CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
2. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES 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 ENGINEERING DEPARTMENT
 - 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. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
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 THE MOST RECENT A.D.A. REQUIREMENTS FOR SIDEWALKS, HANDICAP AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS AND WARNING PANELS.
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 CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTED MATERIALS TO THE CITY OF WAUKEE'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
27. THE CONTRACTOR SHALL SUBMIT WRITTEN VERIFICATION THAT A MINIMUM TOPSOIL DEPTH OF 4" WAS SPREAD ACROSS ALL LOTS AND RIGHT-OF-WAYS WITHIN THE PLAT.

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PLOT: 10/19/2013 4:18 PM



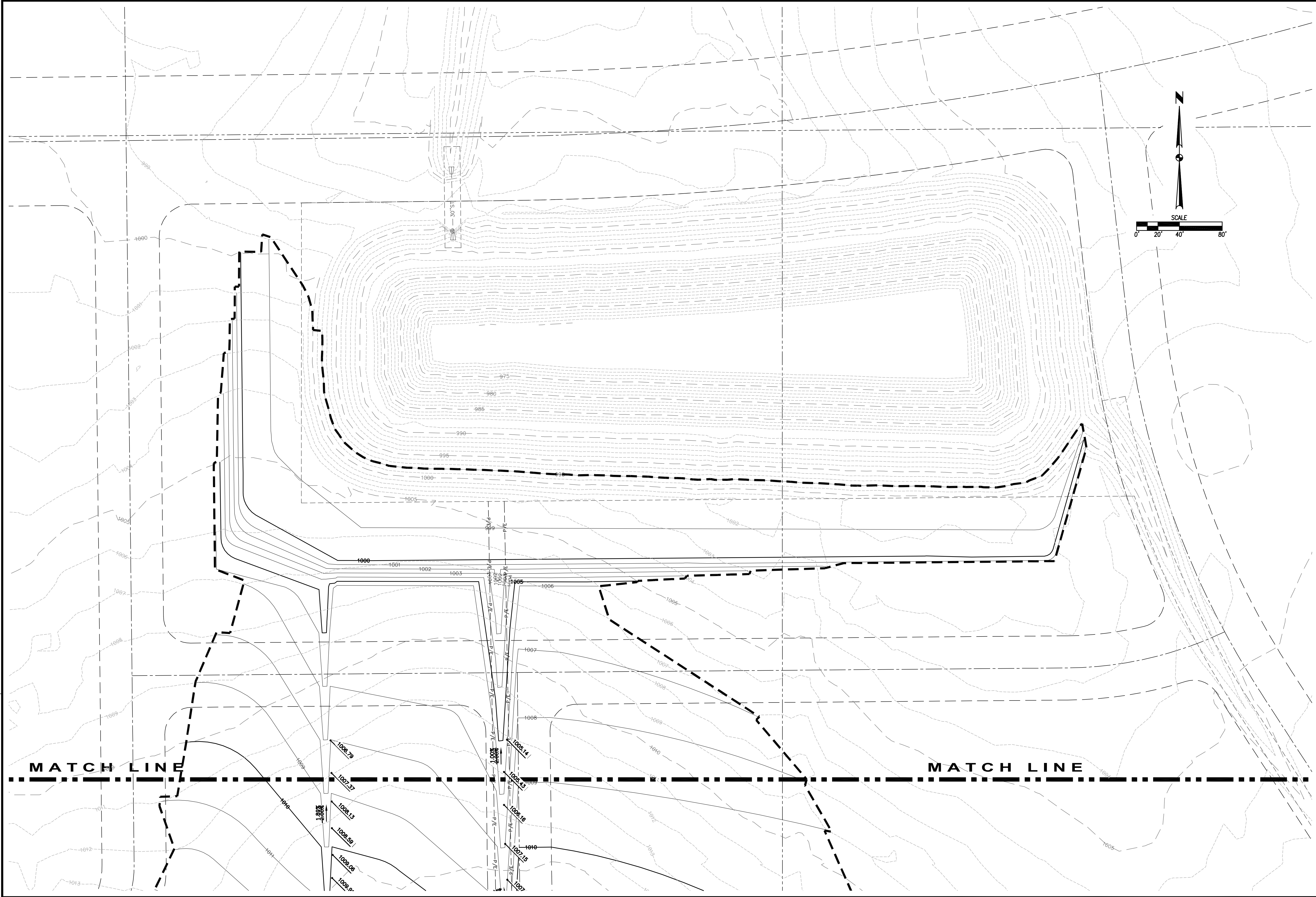
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03/12/13	FINAL SUBMITTAL
03/05/13	FIFTH SUBMITTAL
02/28/13	FOURTH SUBMITTAL
02/12/13	THIRD SUBMITTAL
01/15/13	FIRST SUBMITTAL

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

FOX CREEK ESTATES PLAT 4
AS-BUILT GRADING PLAN

5
13
1212.483

FILE: H:\2012\1212483\DWG\1212483-GRADING-PLAN - AS-BUILT.DWG COMMENT: 1212.483
PLOTTER: HP DesignJet 5000 PLOTTED BY: ERIN OLENDKE TECH 5/26/2013 4:18 PM



07/30/13	AS-BUILT SUBMITTAL
03/12/13	FINAL SUBMITTAL
03/05/13	FIFTH SUBMITTAL
02/28/13	FOURTH SUBMITTAL
02/12/13	THIRD SUBMITTAL
01/29/13	SECOND SUBMITTAL
01/15/13	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: EKO EI: JMM

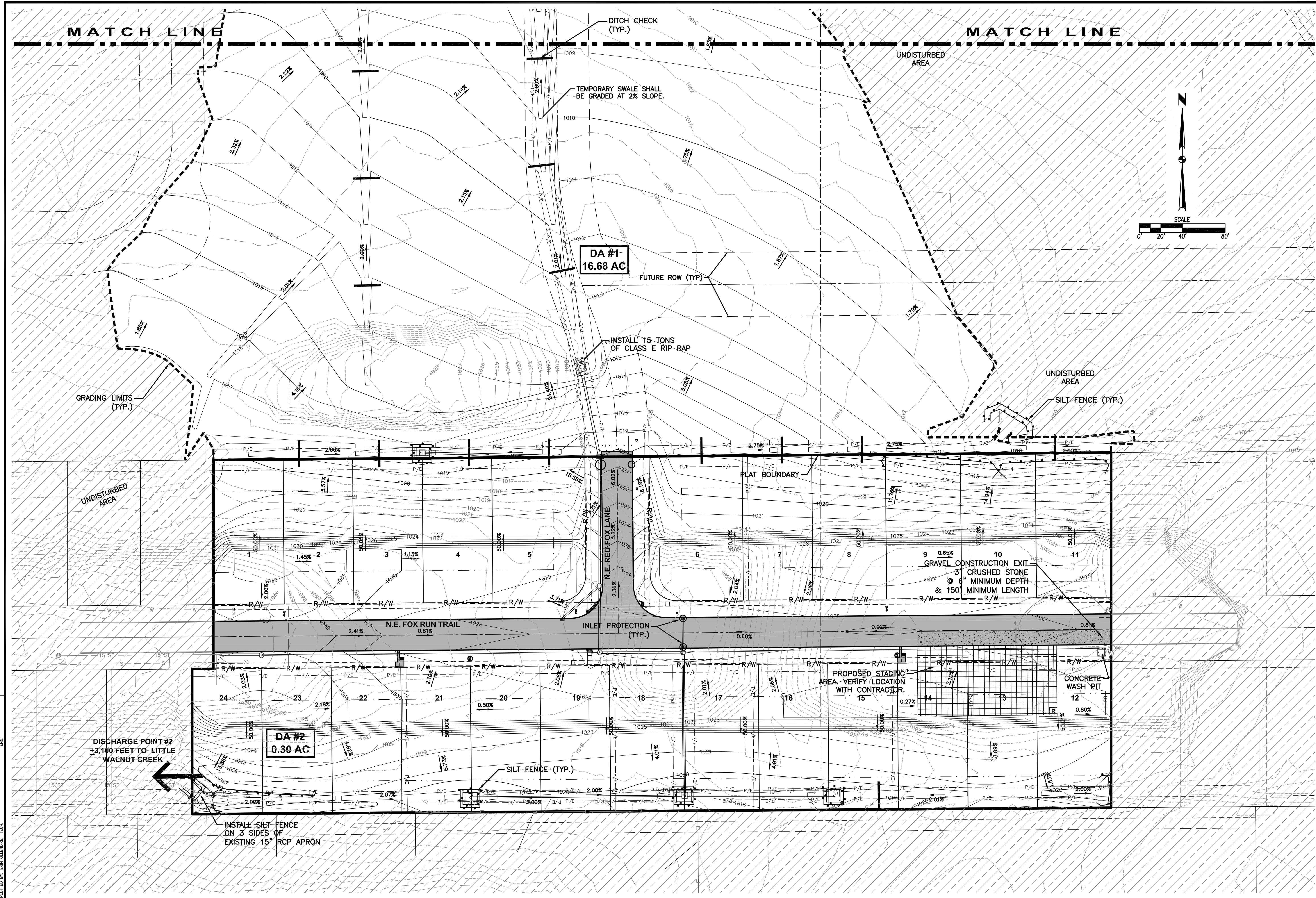
EA
CIVIL DESIGN ADVANTAGE

6
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1212.483

FOX CREEK ESTATES PLAT 4
GRADING PLAN

WAUKEE, IOWA

FILE: H:\2012\1212483\201212483-EROSION AND SEDIMENT CONTROL PLAN.DWG
PLOTTER: HP DesignJet 5000
PLOTTER: HP DesignJet 5000
PLOTTER: HP DesignJet 5000



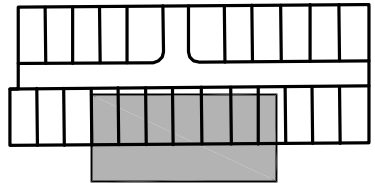
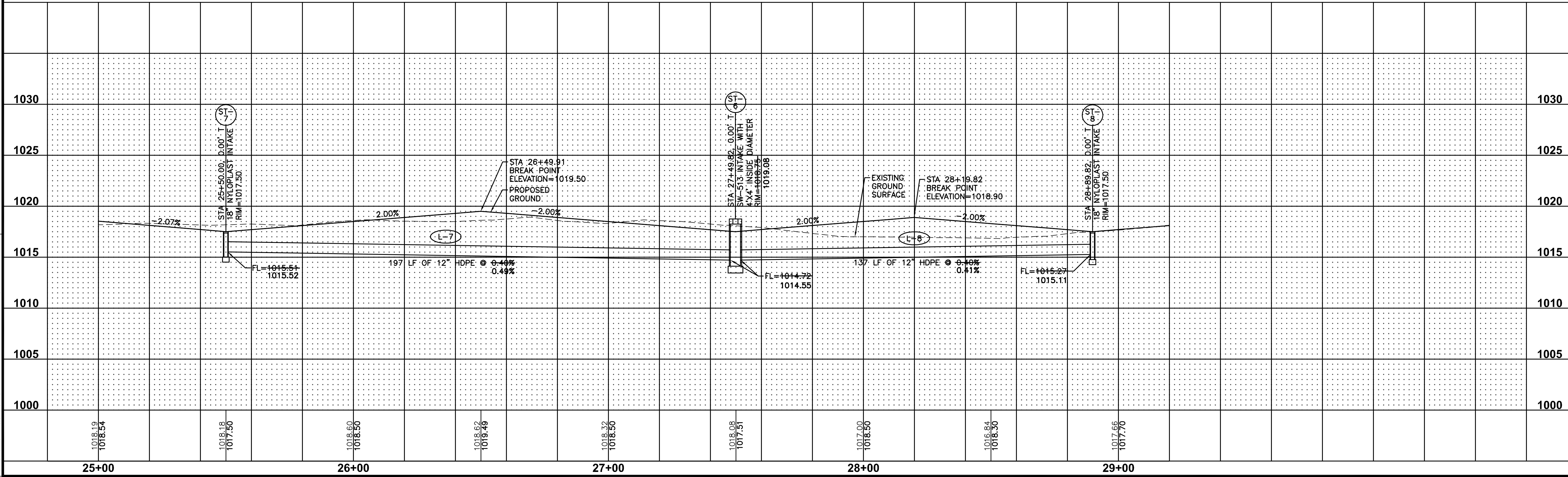
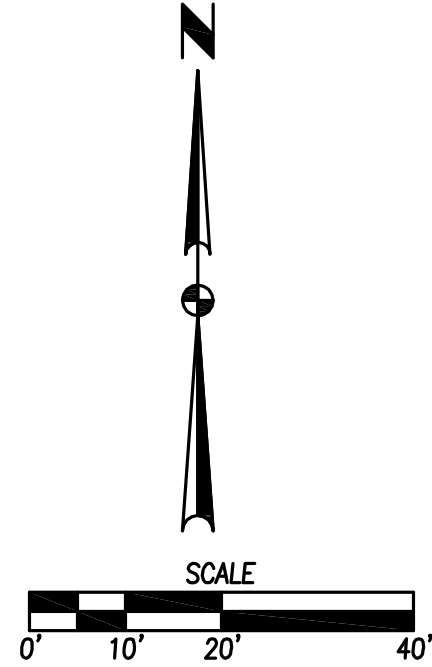
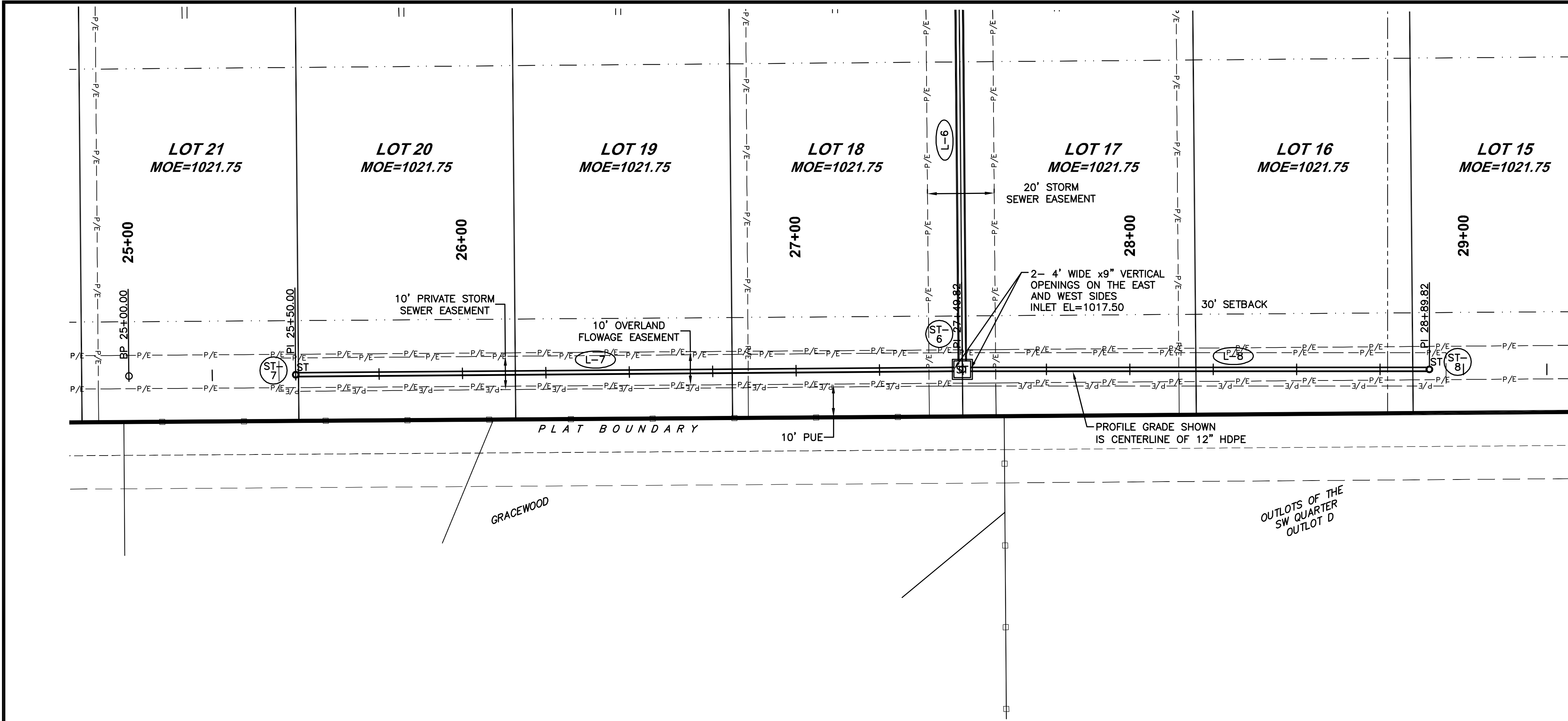
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03/12/13	FINAL SUBMITTAL
03/05/13	FIFTH SUBMITTAL
02/28/13	FOURTH SUBMITTAL
02/12/13	THIRD SUBMITTAL
01/29/13	SECOND SUBMITTAL
01/15/13	FIRST SUBMITTAL

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

FOX CREEK ESTATES PLAT 4
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA

7/13
1212.483

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PLOTTER BY: JMM



SHEET INDEX

11/13
1212.483

FOX CREEK ESTATES PLAT 4
PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

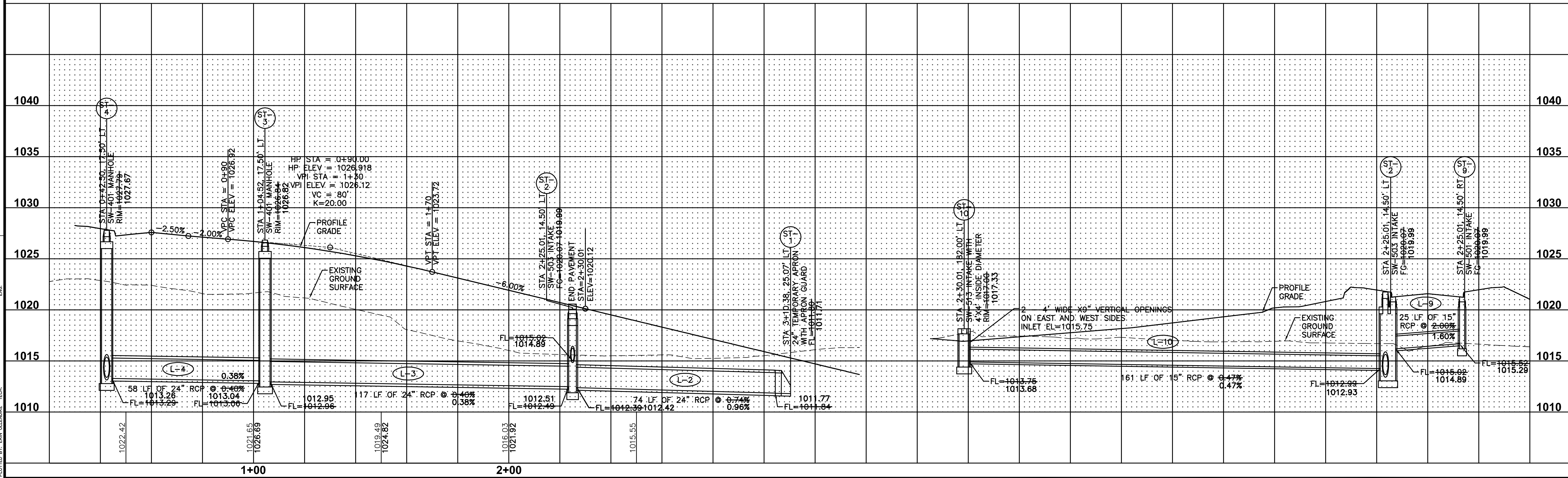
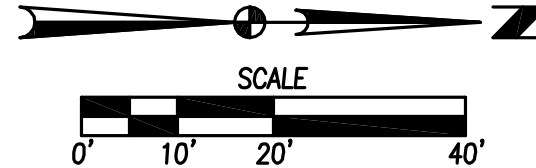
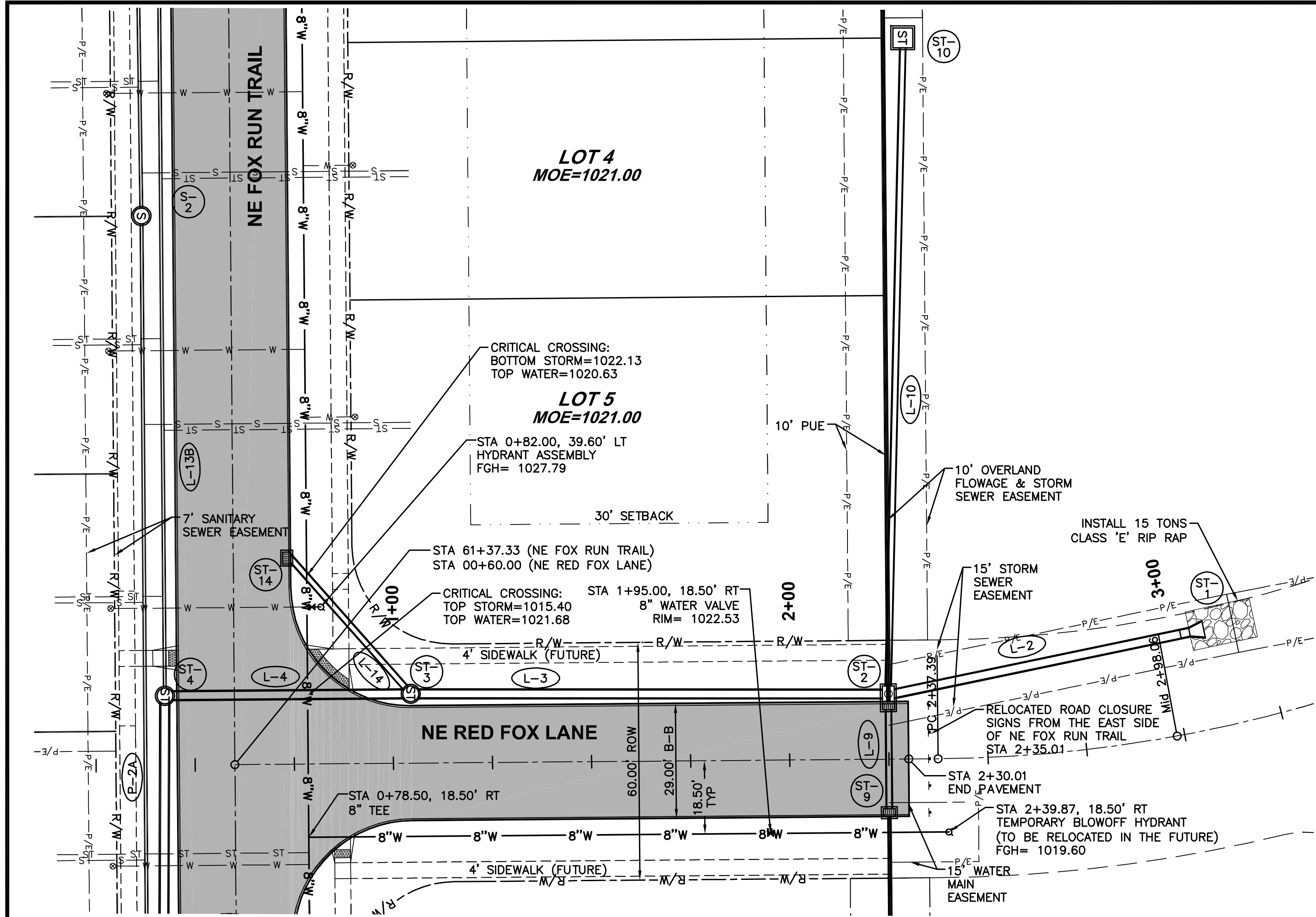
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO

EI: JMM

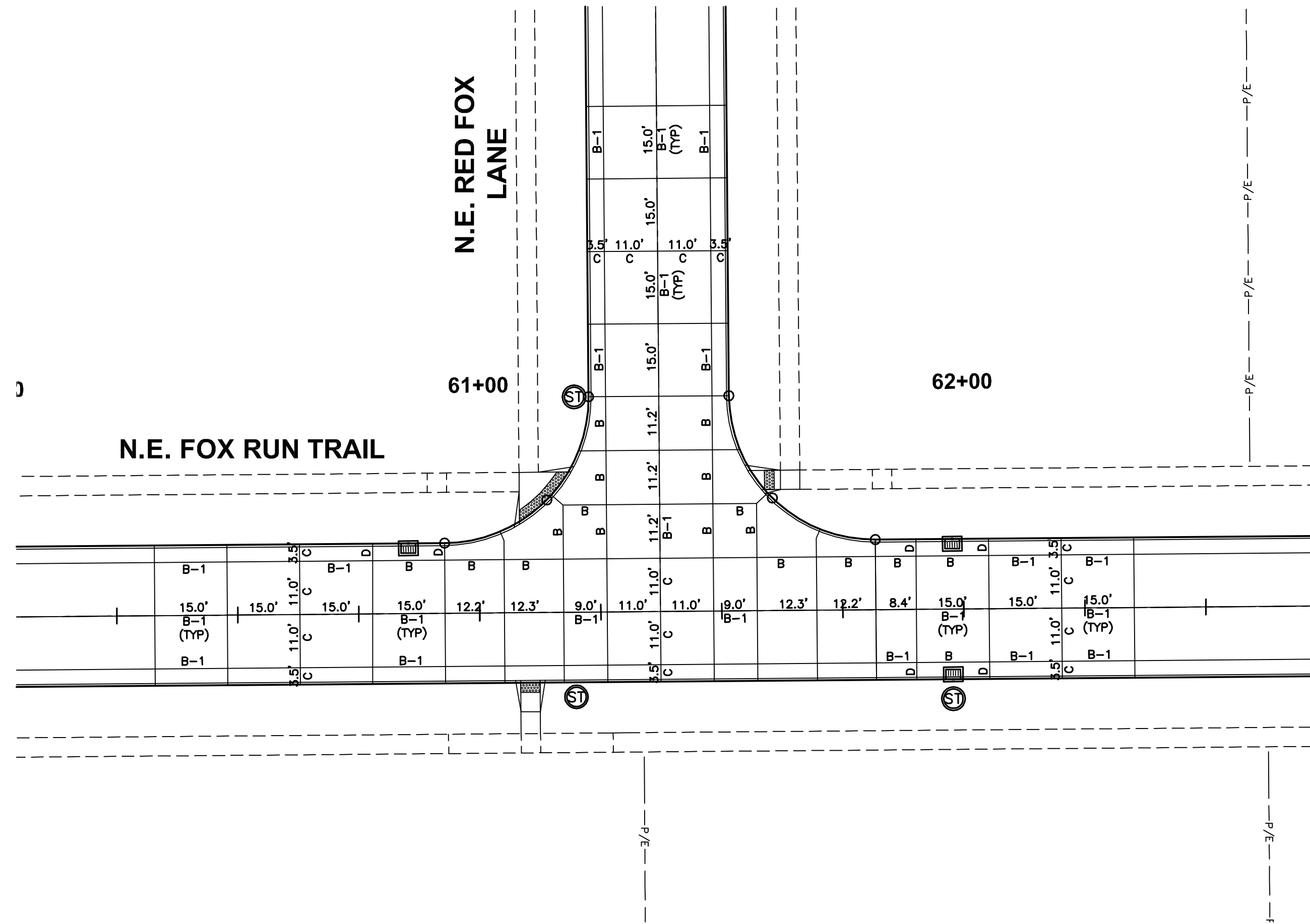
AS-BUILT SUBMITTAL
FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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03/05/13
02/28/13
02/12/13
01/29/13
01/15/13

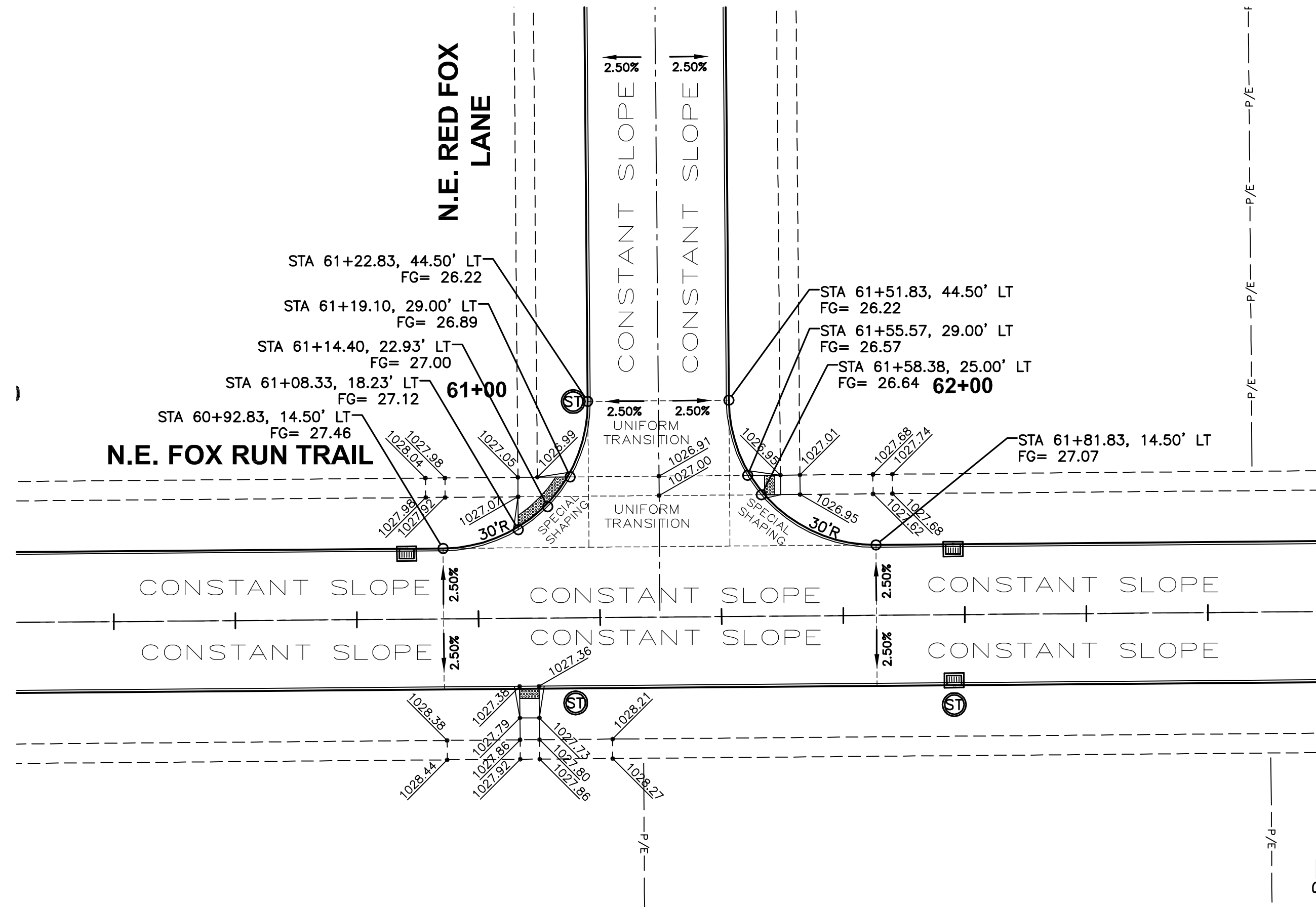
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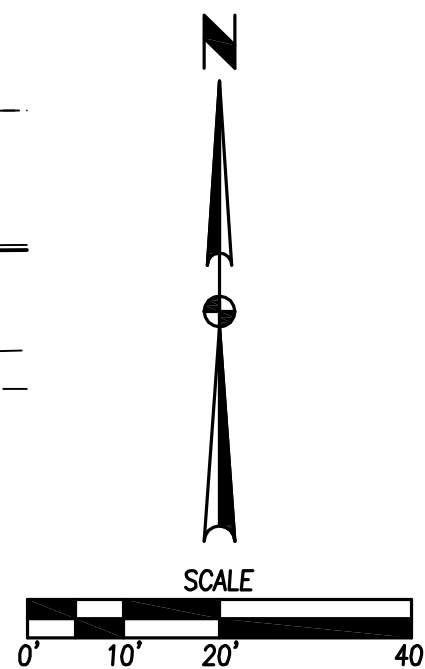
SHEET INDEX	
07/30/13	AS-BUILT SUBMITTAL
03/12/13	FINAL SUBMITTAL
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02/28/13	FOURTH SUBMITTAL
02/12/13	THIRD SUBMITTAL
01/29/13	SECOND SUBMITTAL
01/15/13	FIRST SUBMITTAL



JOINTING LAYOUT



GEOMETRICS AND STAKING LAYOUT



NOTES:

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