

CONSTRUCTION PLANS FOR:

BROOKSIDE PLAT 1

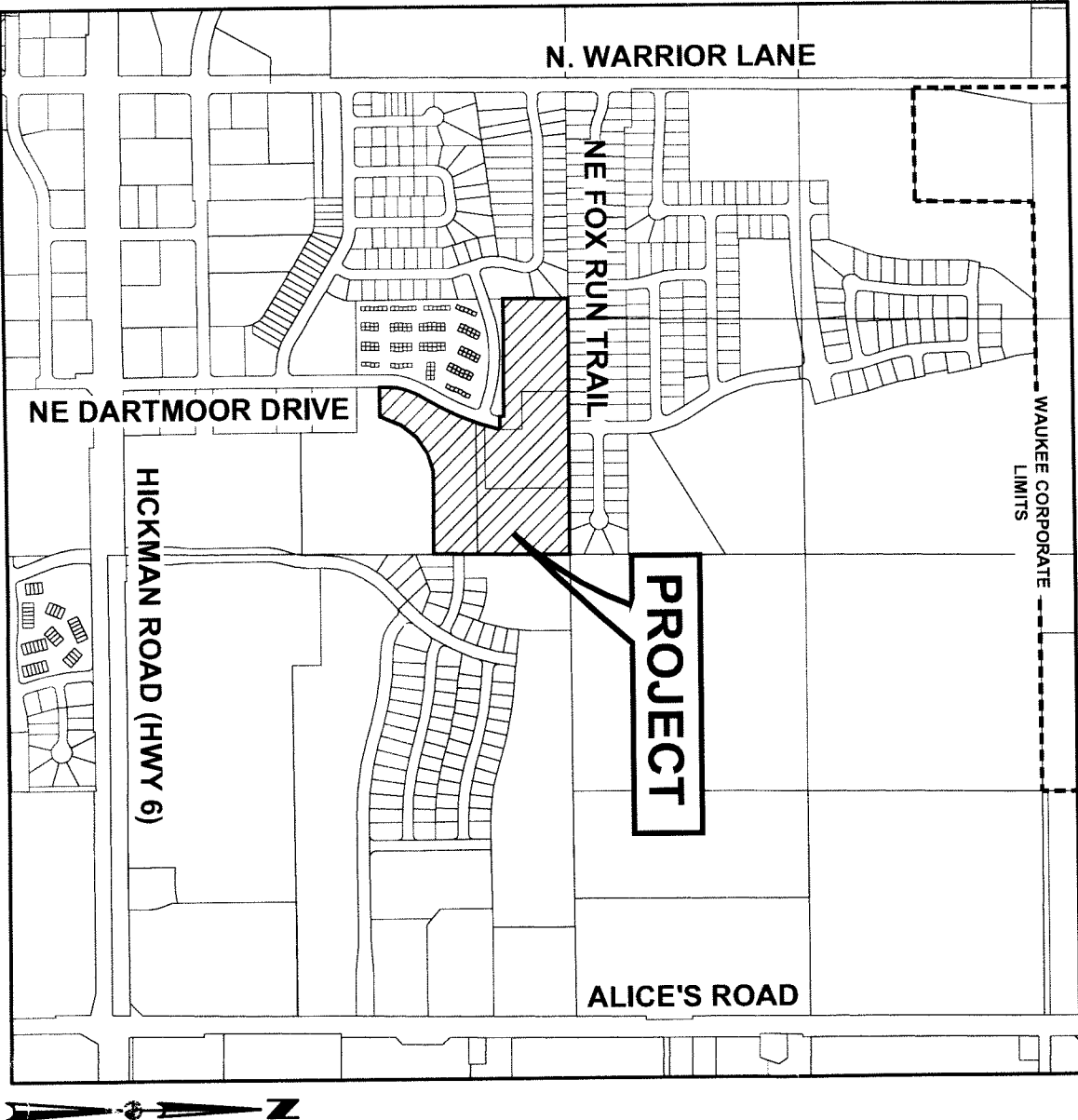
APPROVED
APPROVED BY: *Erin K. Ollendick*
DATE: *5-19-14*
SIGNED: *Erin K. Ollendick*

WAUKEE, IOWA

INDEX OF SHEETS

VICINITY MAP

NOT TO SCALE



WAUKEE IOWA

OWNER/ DEVELOPER

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

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTRACT ERIN OLLENDICK
3405 SE CROSSROADS DRIVE, SUITE G
WAUKEE, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

DATE OF SURVEY

JUNE 2014

UTILITY NOTE

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE ENGINEER/ 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. ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.

SUBMITTAL DATES

FIRST SUBMITTAL: 06/18/2014
SECOND SUBMITTAL: 07/02/2014
THIRD SUBMITTAL: 07/16/2014
FOURTH SUBMITTAL: 07/30/2014
FIFTH SUBMITTAL: 08/12/2014
FINAL SUBMITTAL: 08/19/2014

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT
PD - PLANNED DEVELOPMENT DISTRICT (R-4 UNDERLNG)

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 TO THE CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
3. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

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

LEGAL DESCRIPTION

A PART OF OUTLOT PARCEL 'A' OF LOT 1, THE POINT PLAT 1, AN OFFICIAL PLAT, AND A PART OF OUTLOT 'D', OUTLOT 'E' AND OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER SECTION 22, T-79-N, R-28-W, AN OFFICIAL PLAT, AND PART OF THE ACQUISITION PLAT FOR DARTMOOR DRIVE RECORDED IN DEED BOOK 2012, PAGE 19158, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'F', THENCE SOUTH 070°57' WEST ALONG THE EAST LINE OF SAID OUTLOT 'F', 769.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°51'33" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A', 464.93 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 72°58'33" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 55°39'38" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 38°35'36" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 21°45'34" WEST, 129.27 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°36'46" WEST, 166.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 0°25'27" WEST ALONG THE WESTER LINE OF SAID PARCEL 'A', 35.22 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 177.15 FEET, AND WHOSE CHORD BEARS NORTH 14°04'33" EAST, 175.27 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 28°39'18" EAST, 142.08 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1272.00 FEET, WHOSE ARC LENGTH IS 369.08 FEET AND WHOSE CHORD BEARS NORTH 20°16'36" EAST, 367.79 FEET TO THE SOUTHEAST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°34'24" WEST ALONG THE SOUTHERLY LINE OF SAID ACQUISITION PLAT, 71.77 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 0°25'36" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'D', 21.73 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°35'21" WEST, 659.39 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 0°23'47" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'D', 382.97 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 89°34'24" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'D', 1061.22 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'F'; THENCE NORTH 89°31'27" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'F', 373.76 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'F' AND THE POINT OF BEGINNING AND CONTAINING 20.56 ACRES (995,670 SQUARE FEET).

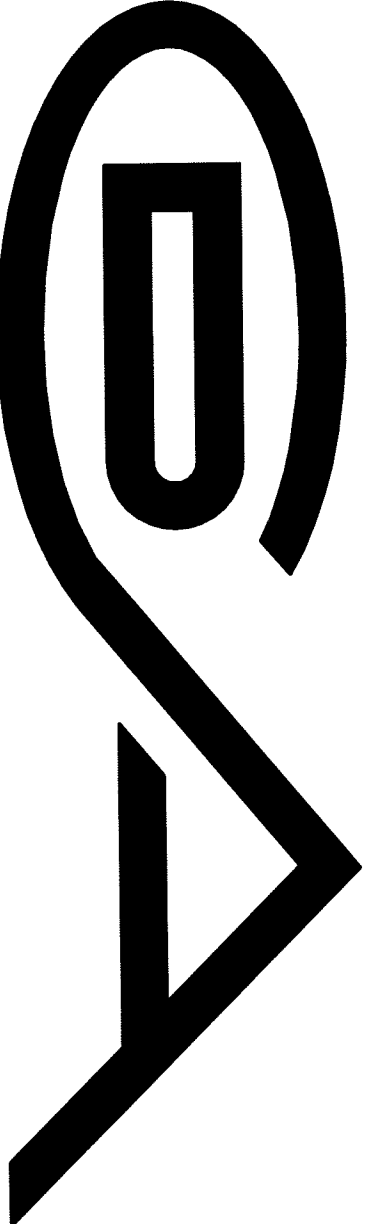
GENERAL LEGEND

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	FLARED END SECTION
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY AND/OR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
DETECTABLE WARNING PANEL	UTILITY POLE W/ LIGHT
WATER CURB STOP	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWOUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
MINIMUM PROTECTION ELEVATION	UNDERGROUND TV CABLE
TOP OF PROPOSED GROUND	GAS MAIN
CURB STOP	UNDERGROUND TELEPHONE
USE AS CONSTRUCTED	FIBER OPTIC
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

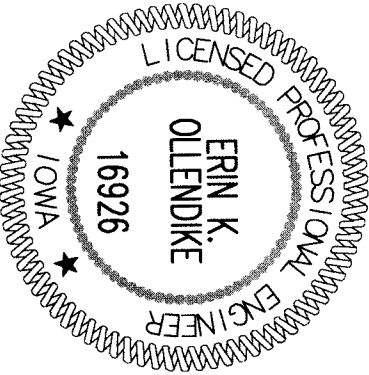
THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

THE 2014 EDITION OF SUDAS STANDARD SPECIFICATIONS AND THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1401.002



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.

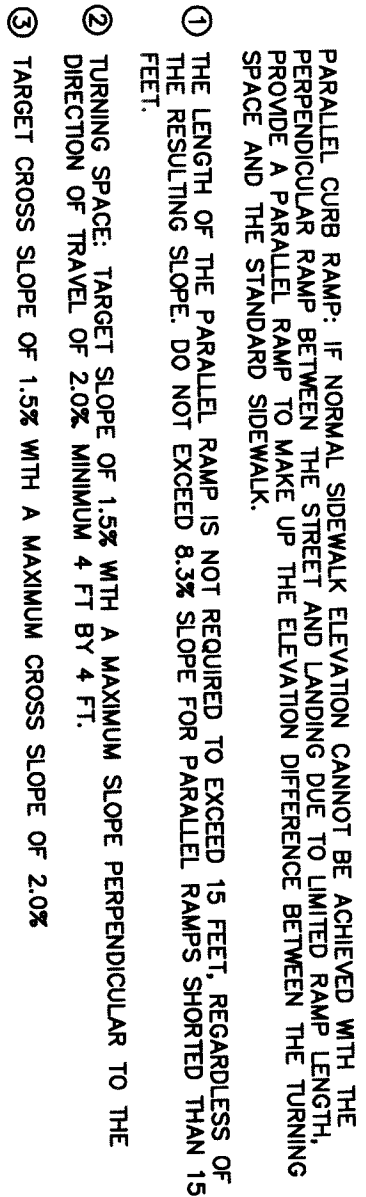
Erin K. Ollendick
ERIN K. OLLENDICK, P.E.
DATE: *5-19-14*

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:

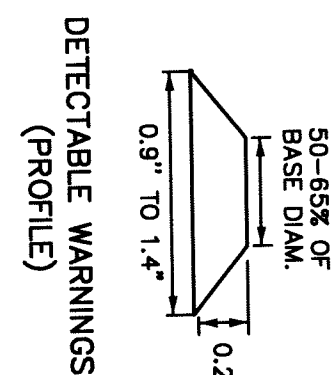
SHEETS 1-21



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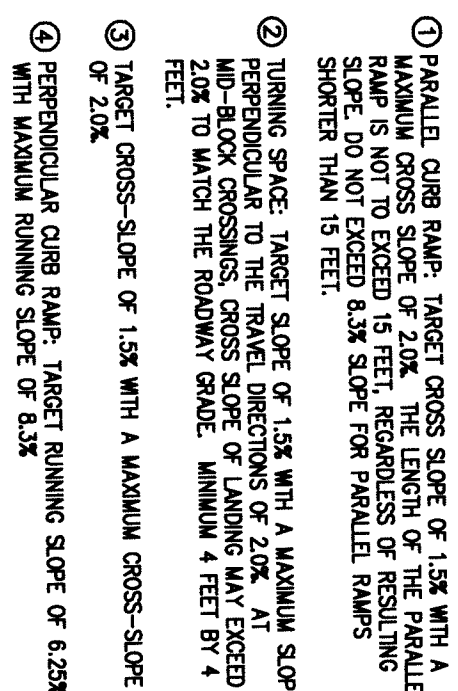


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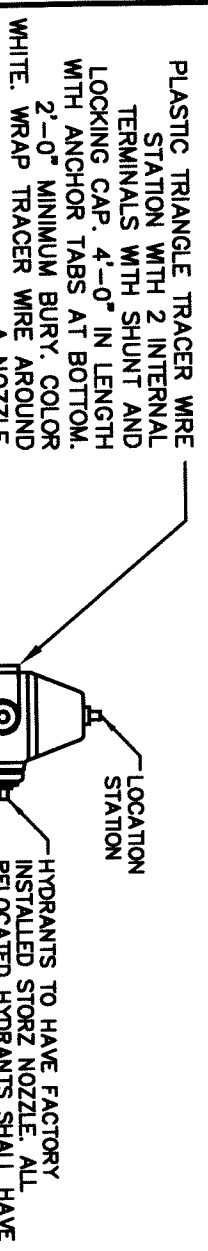


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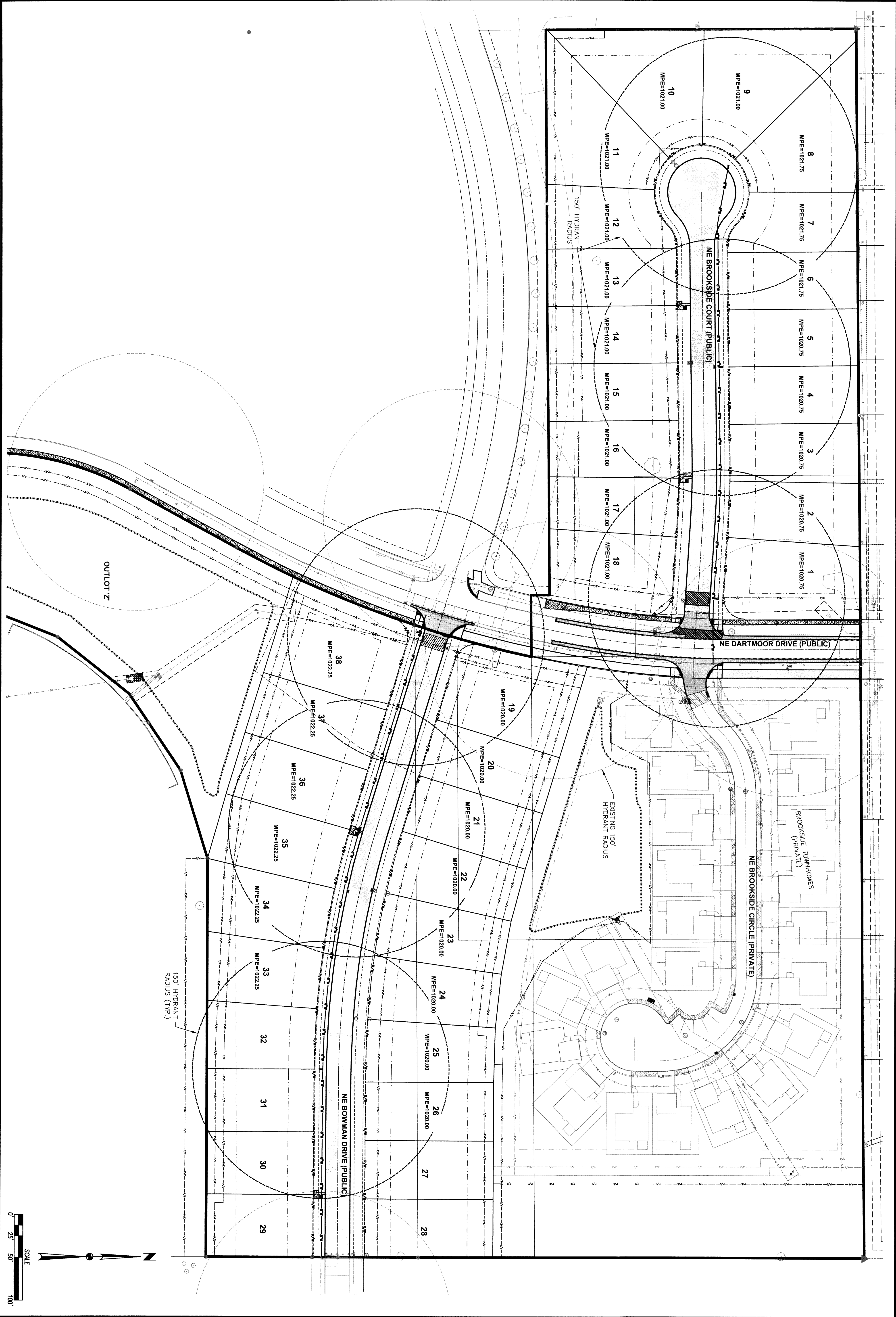
NE DARTMOOR DRIVE



NE BOWMAN DRIVE



NE BROOKSIDE COURT



5/22
1401.002

BROOKSIDE PLAT 1 HYDRANT COVERAGE PLAN

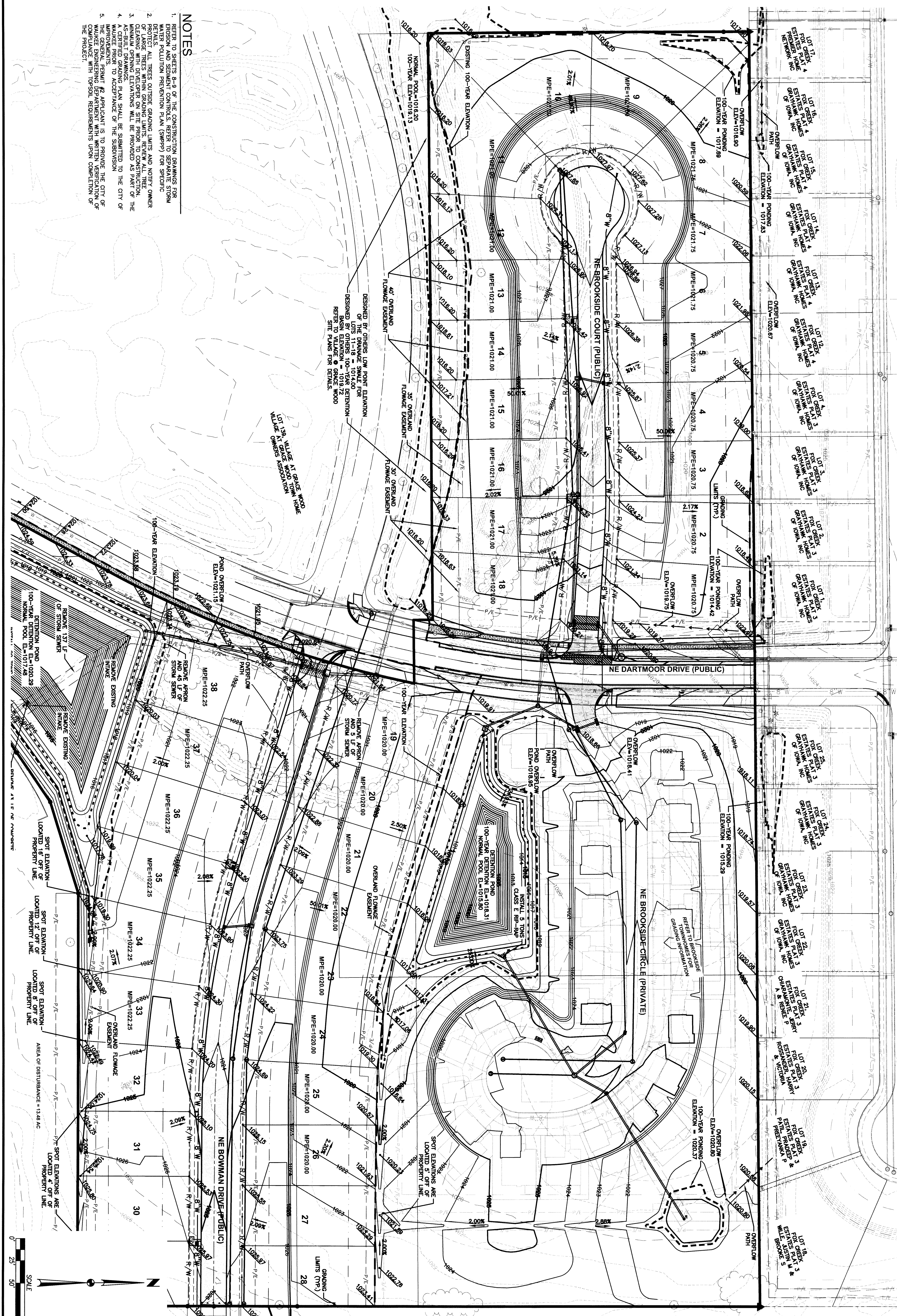
WAUKEE, IOWA



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PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: JUN

REVISIONS	DATE
FINAL SUBMITTAL	08/19/14
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BROOKSIDE PLAT 1

GRADING PLAN



WAUKEE, IOWA

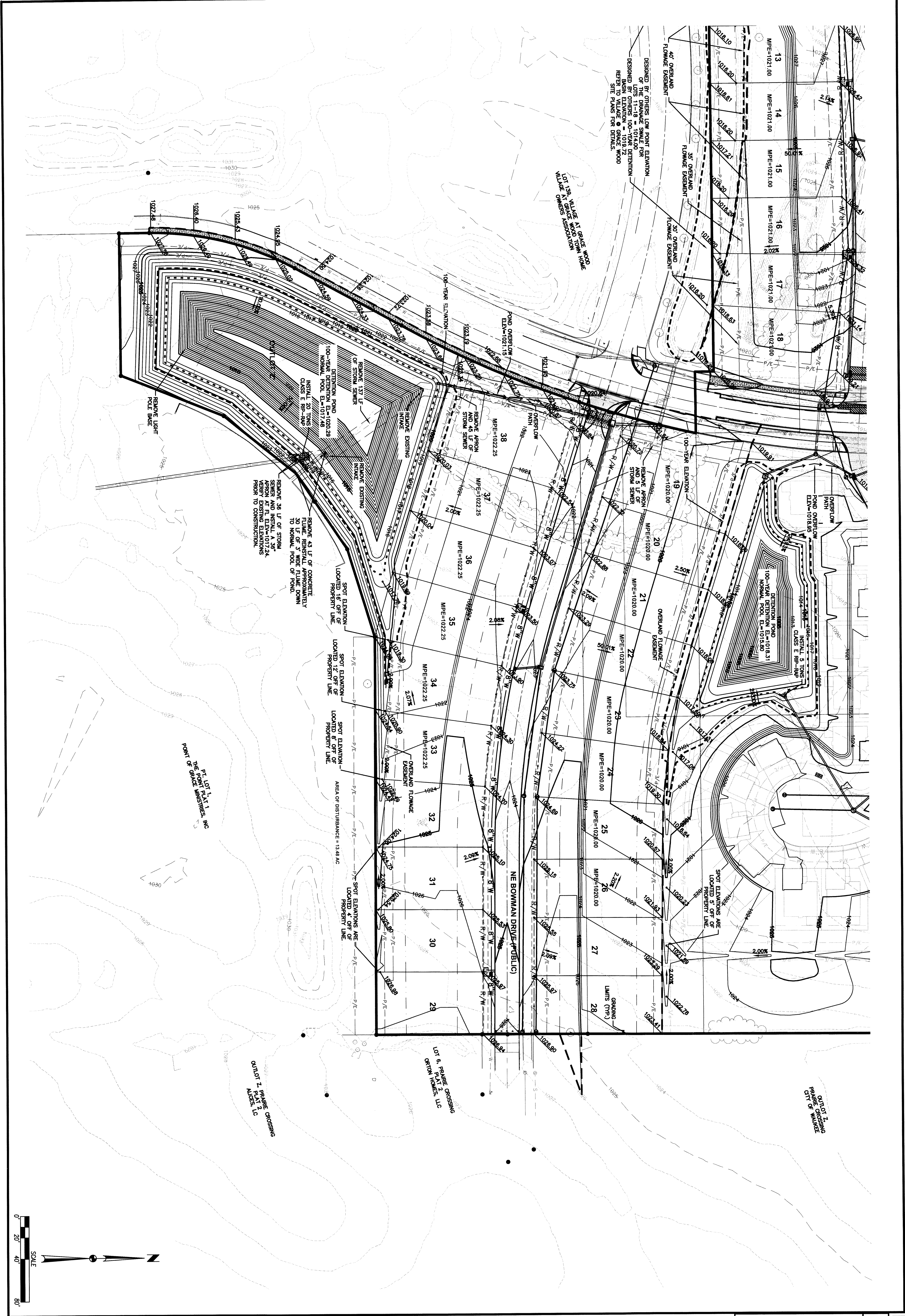
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EI: JJN

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BROOKSIDE PLAT 1 & BROOKSIDE TOWNHOMES

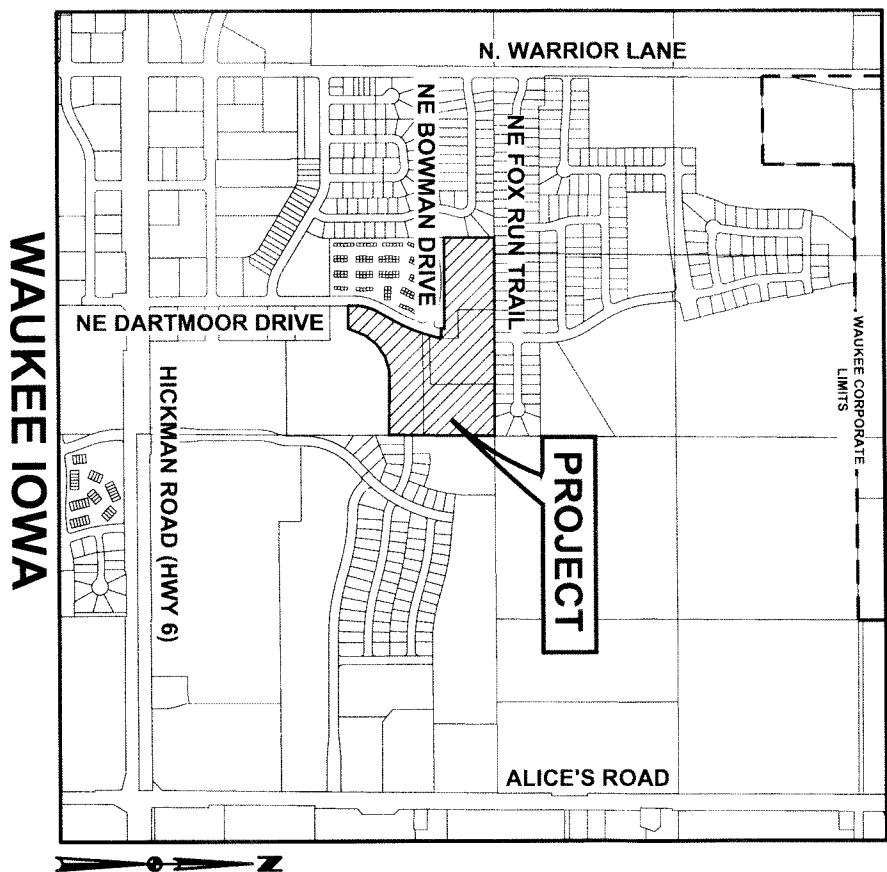
EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	4,000
2	SEEDING, FERTILIZING, AND MULCHING	AC	16.52
3	INLET PROTECTION DEVICES	EA	14
4	CONCRETE WASHOUT PIT	EA	2
5	12" PVC TEMPORARY STANDPIPE	EA	2
6	TOPSOIL	CY	16,098

VICINITY MAP

NOT TO SCALE

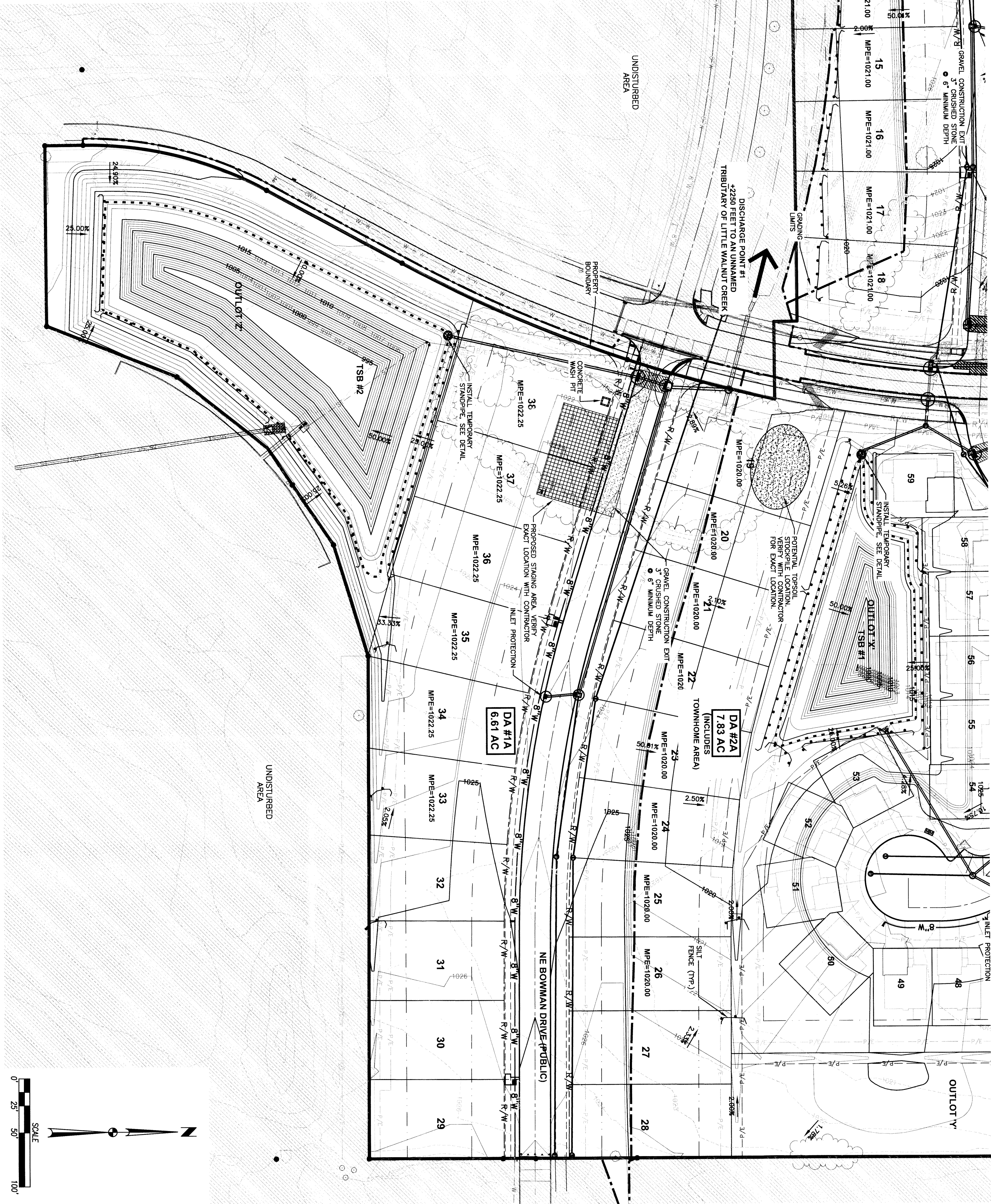


DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK #2250 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)
30,960 CU FT
VOLUME PROVIDED BY SILT FENCE IN DA #1A
4,005 CU FT
VOLUME PROVIDED BY SILT FENCE IN DA #2A
5,058 CU FT
VOLUME PROVIDED BY SILT FENCE IN DA #1B
16,094 CU FT
TOTAL VOLUME PROVIDED
15,100 CU FT
DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK #1100 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)
11,35 ACRES
40,860 CU FT
VOLUME PROVIDED BY SILT FENCE IN DA #2A
8,485 CU FT
VOLUME PROVIDED BY SILT FENCE IN DA #2B
8,032 CU FT
VOLUME PROVIDED BY SILT FENCE IN DA #2C
25,307 CU FT
TOTAL VOLUME PROVIDED
41,824 CU FT

SWPPP LEGEND

DRAINAGE ARROW	AREA TO BE SEEDED	GRAVEL CONSTRUCTION EXIT
GRADING LIMITS	STRAW MAT	3" CRUSHED STONE
FILTER SOCK	UNDISTURBED AREA	6" MINIMUM DEPTH
SILT FENCE	RIPPRAP	POTENTIAL TOPSOIL STOCKPILE LOCATION
DITCH CHECK	GRAVEL ENTRANCE	VERIFY WITH CONTRACTOR FOR EXACT LOCATION
INLET PROTECTION	STAGING AREA	INSTALL TEMPORARY STANDPIPE, SEE DETAIL
PORTABLE RESTROOM	TEMPORARY SEDIMENT BASIN	OUTLOT #1
CONCRETE WASHOUT PIT		OUTLOT #2
TEMPORARY STANDPIPE		OUTLOT #3



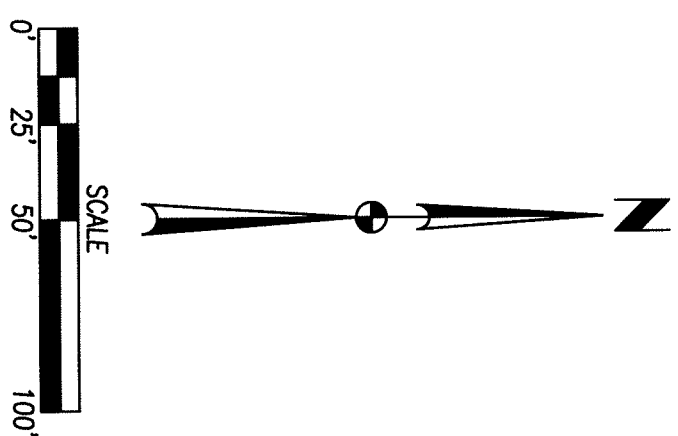
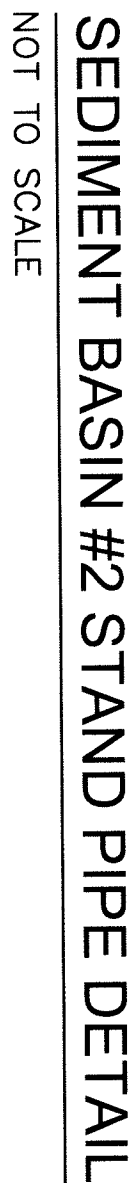
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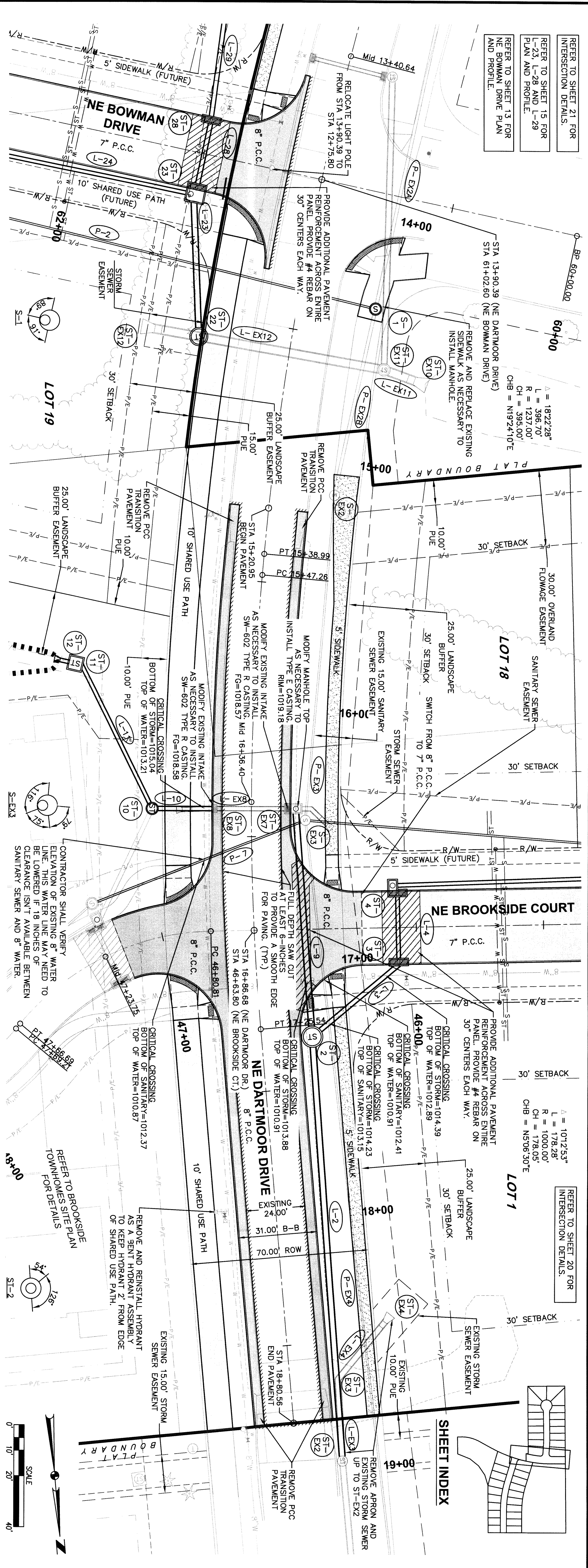
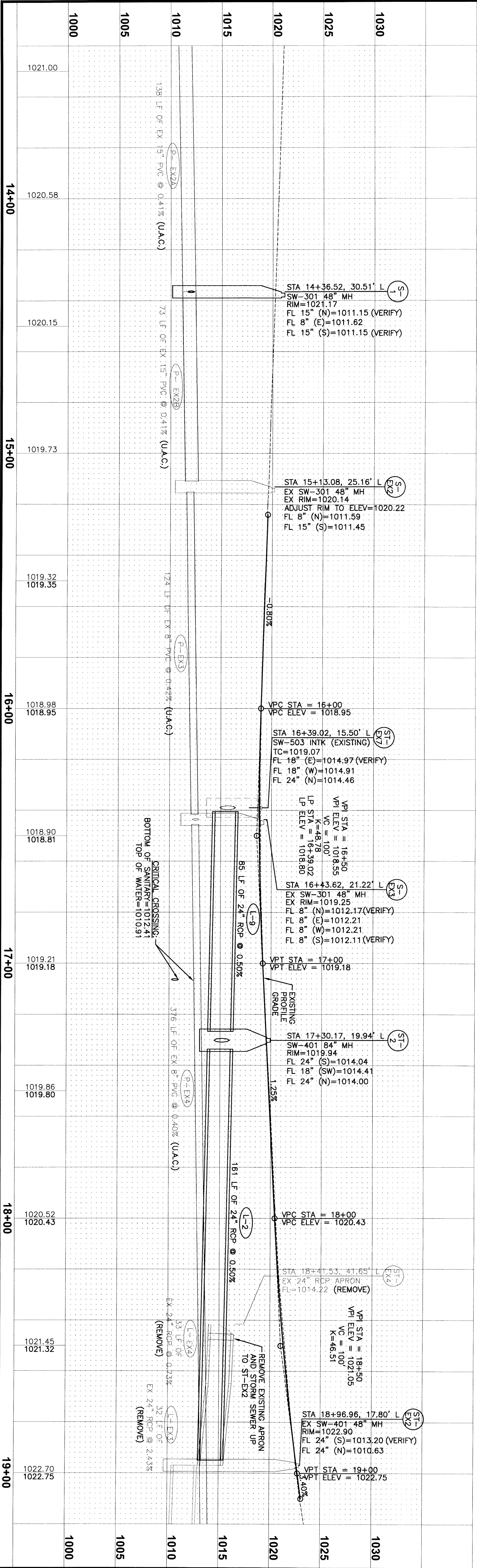
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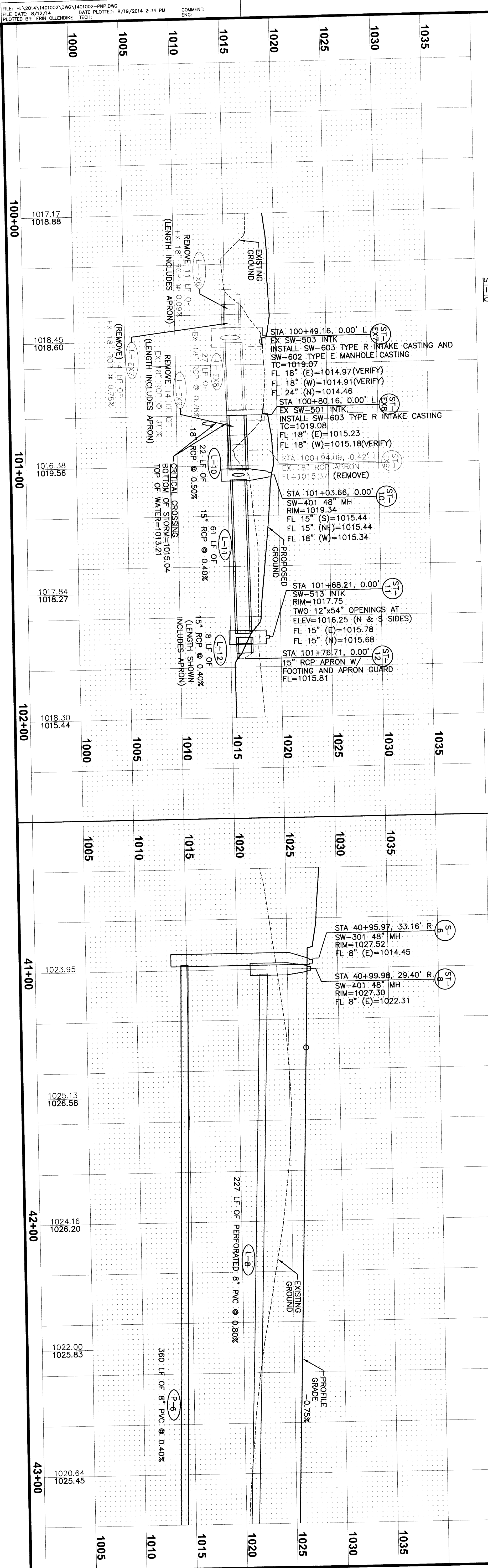
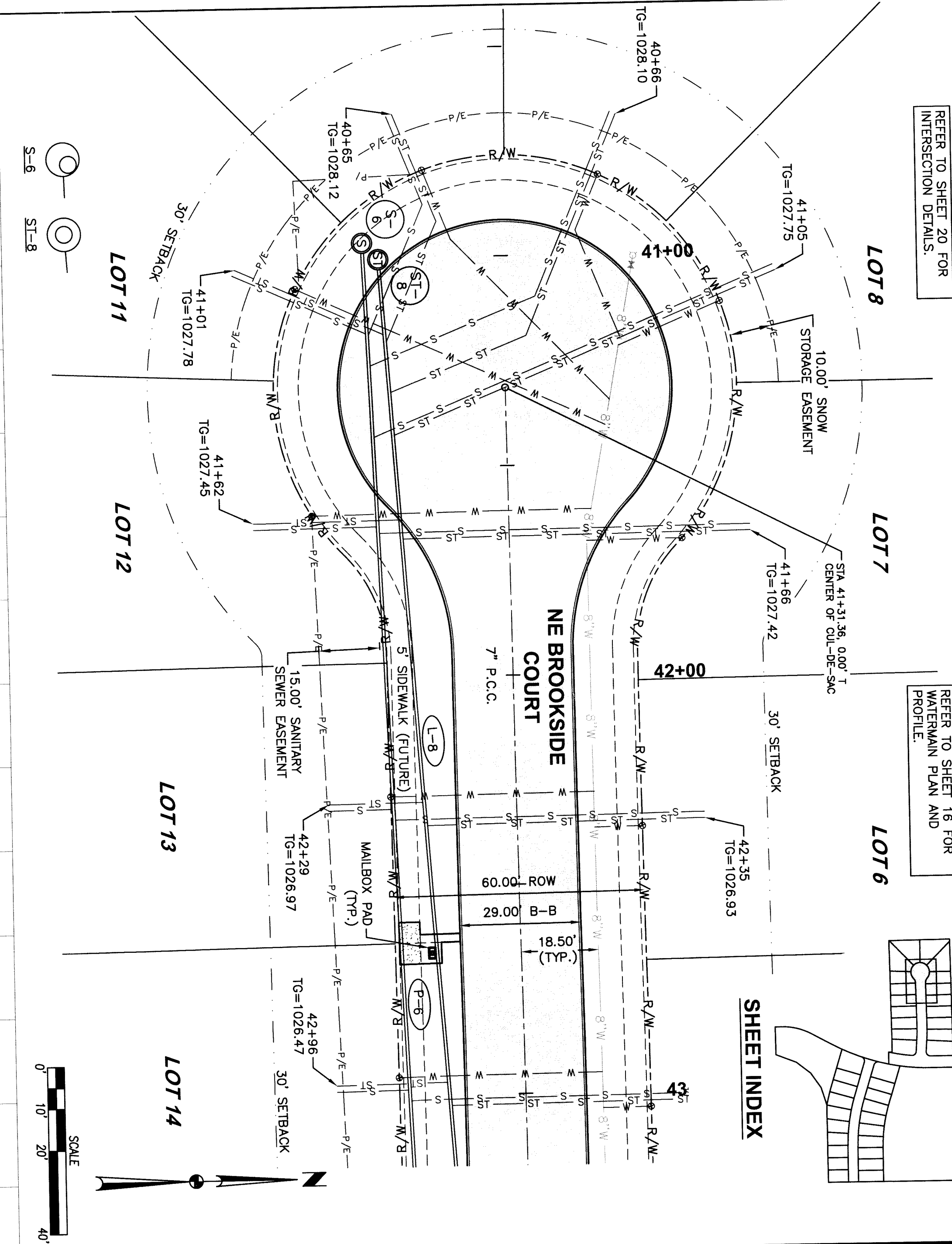
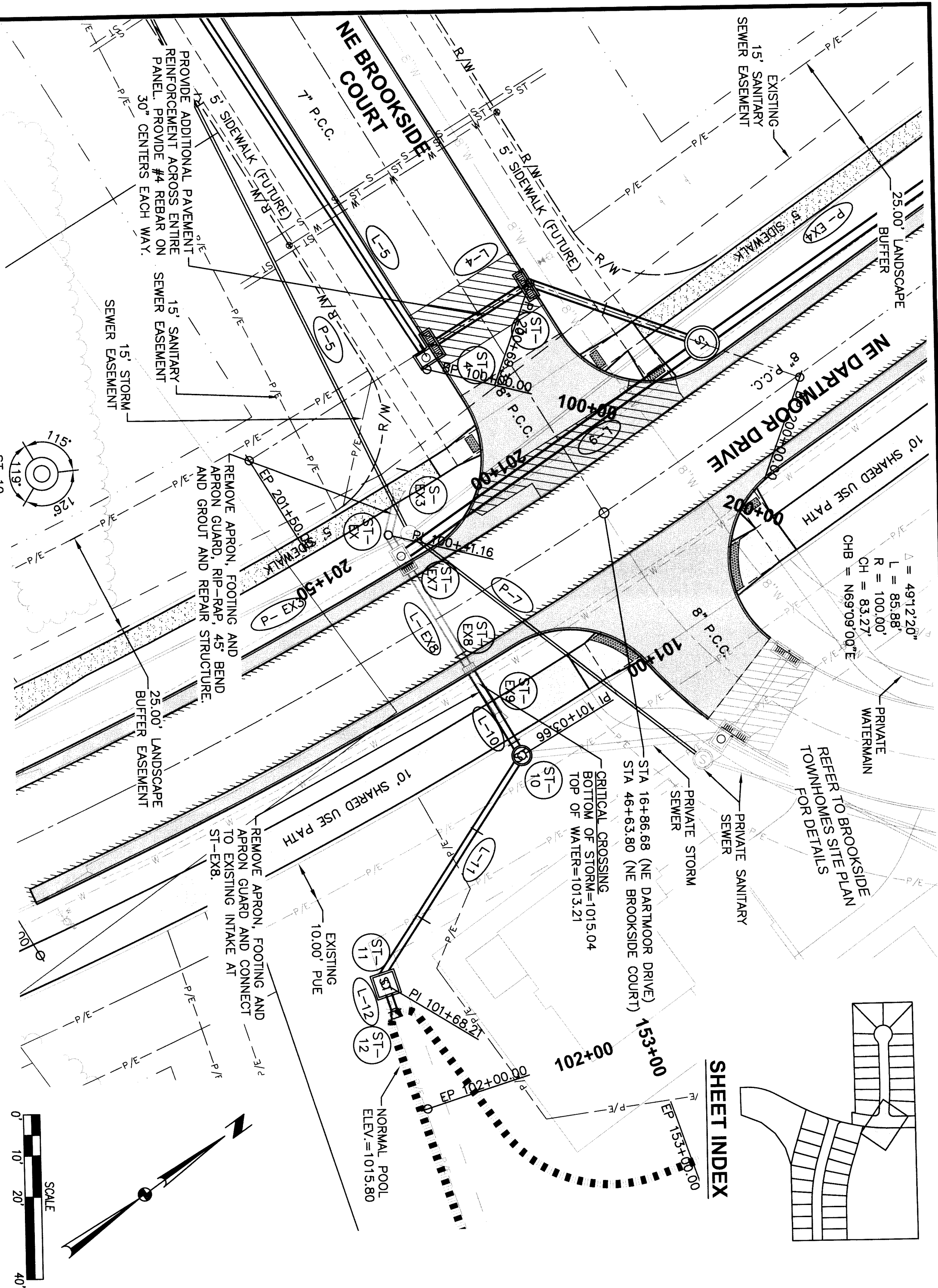


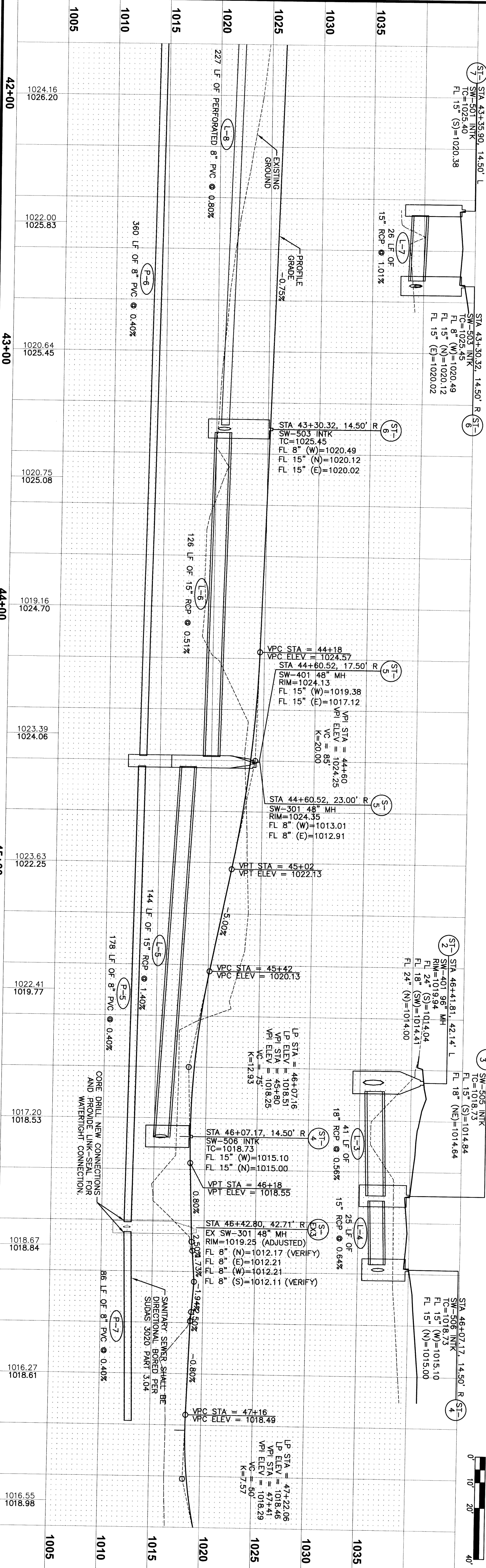
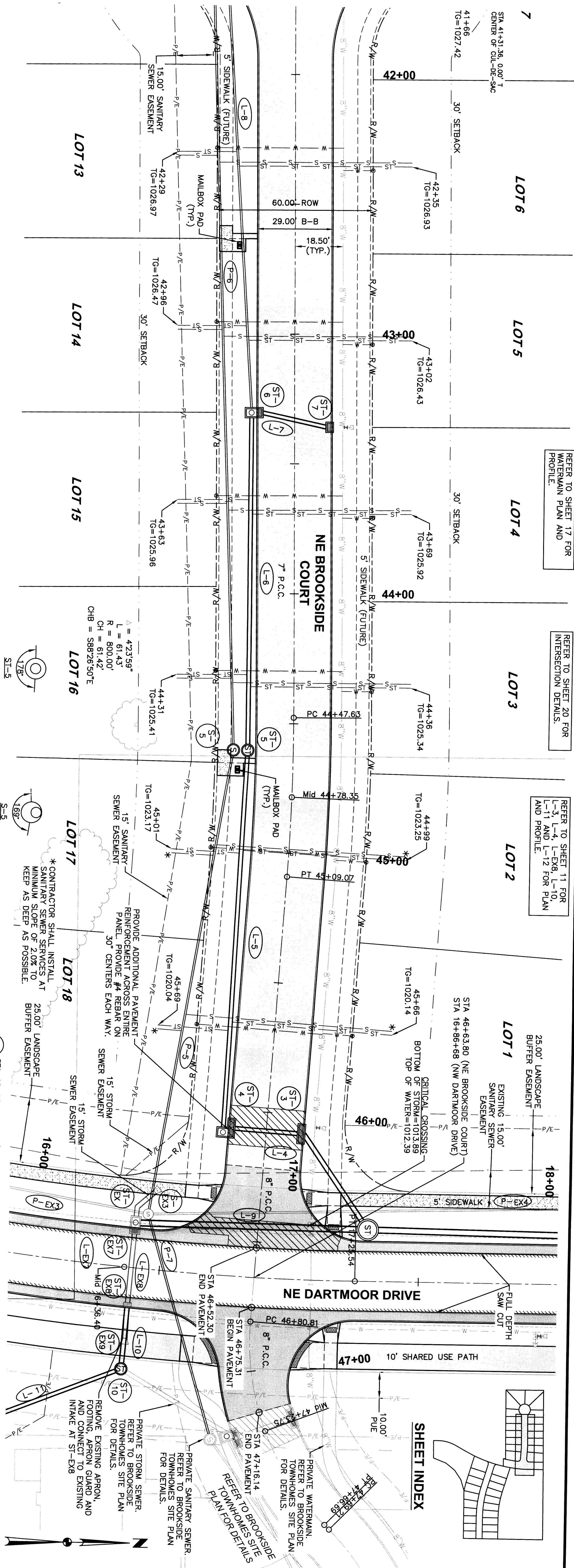
BROOKSIDE PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA

EROSION AND SEDIMENT CONTROL PLAN









BROOKSIDE PLAT 1

PLAN AND PROFILE



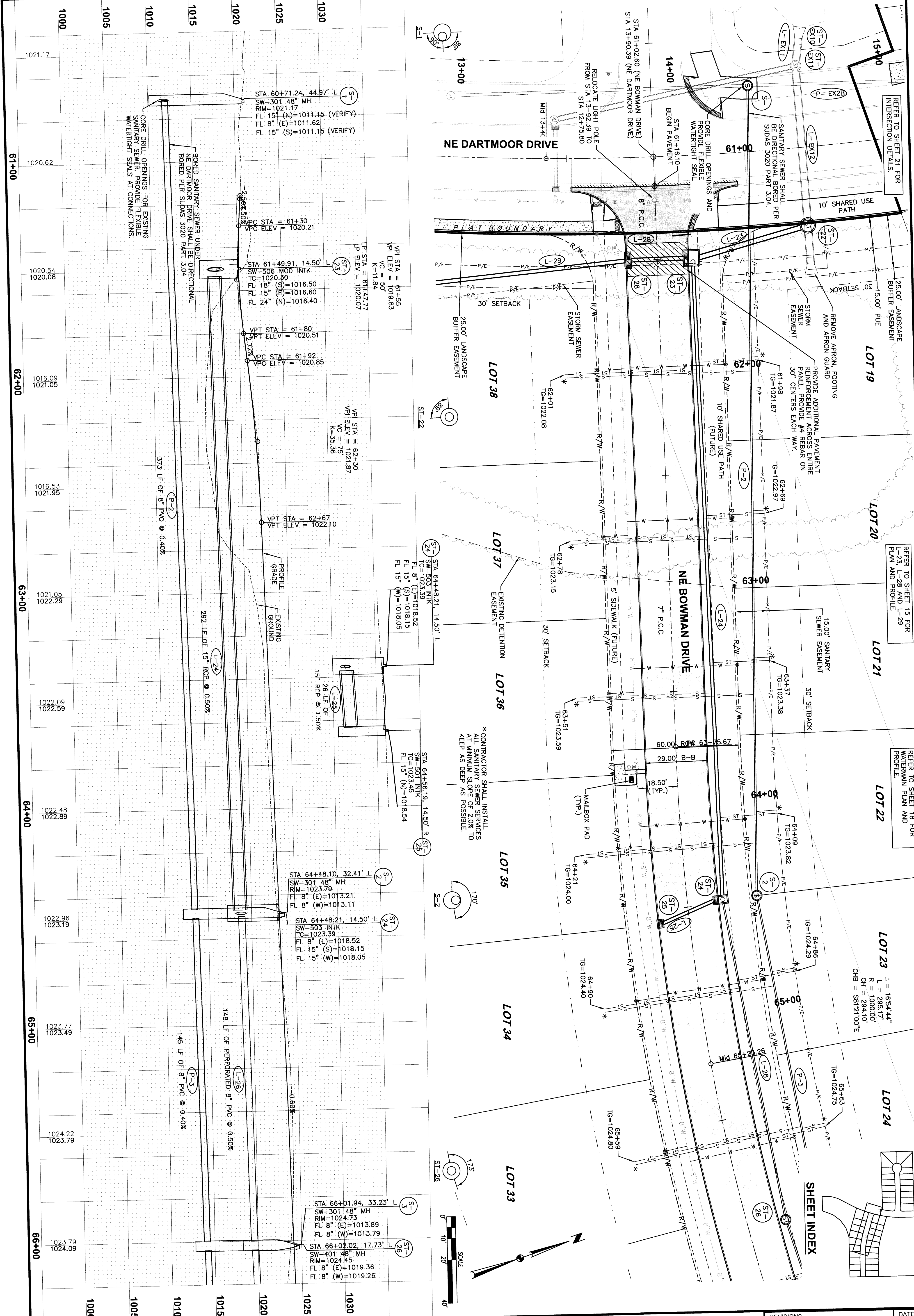
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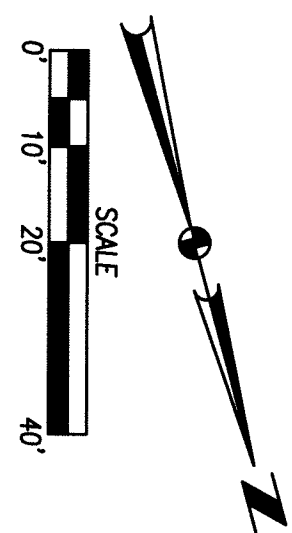
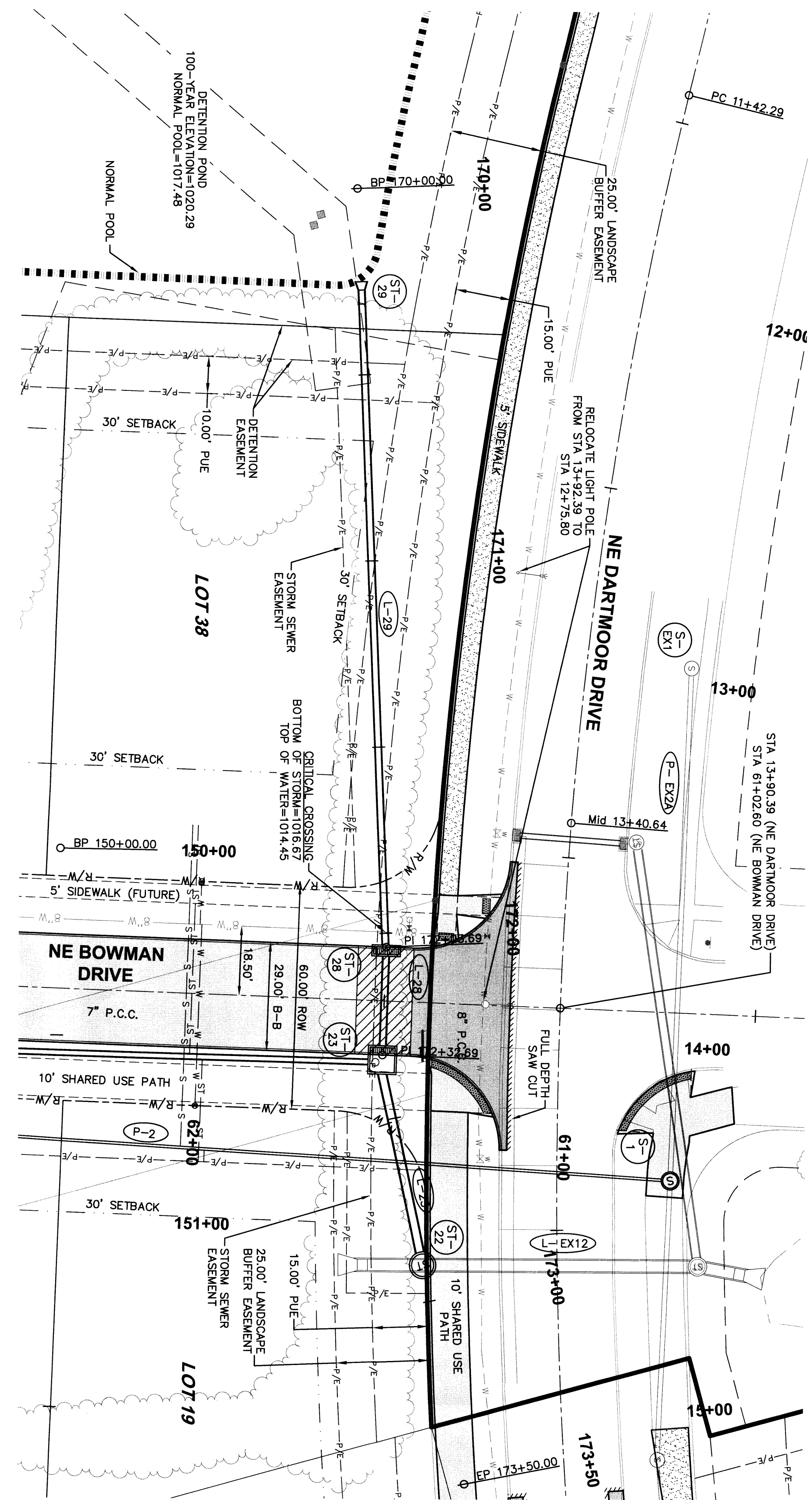
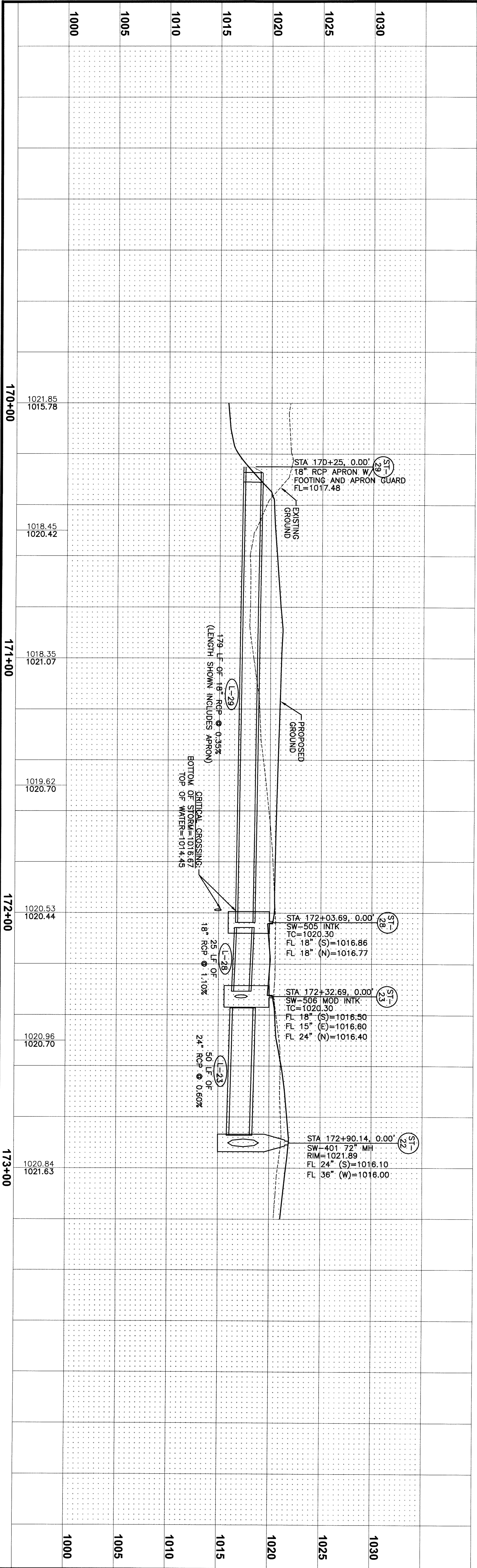
ENGINEER: EKO

F. JIN

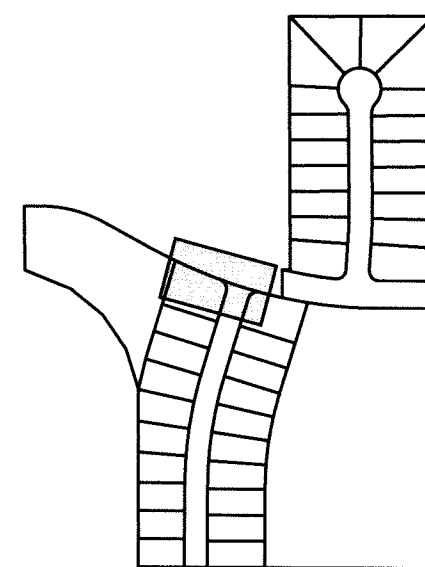
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SHEET INDEX



BROOKSIDE PLAT 1

PLAN AND PROFILE

WAUKEE, IOWA

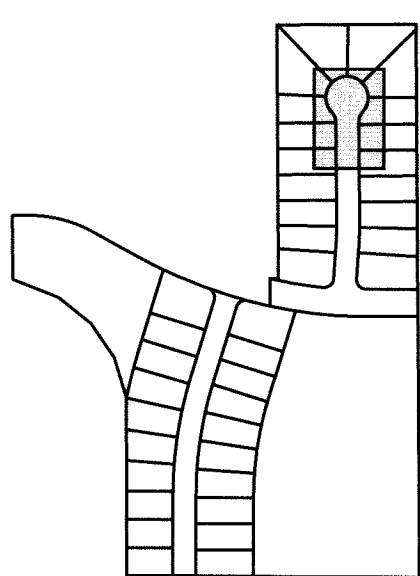
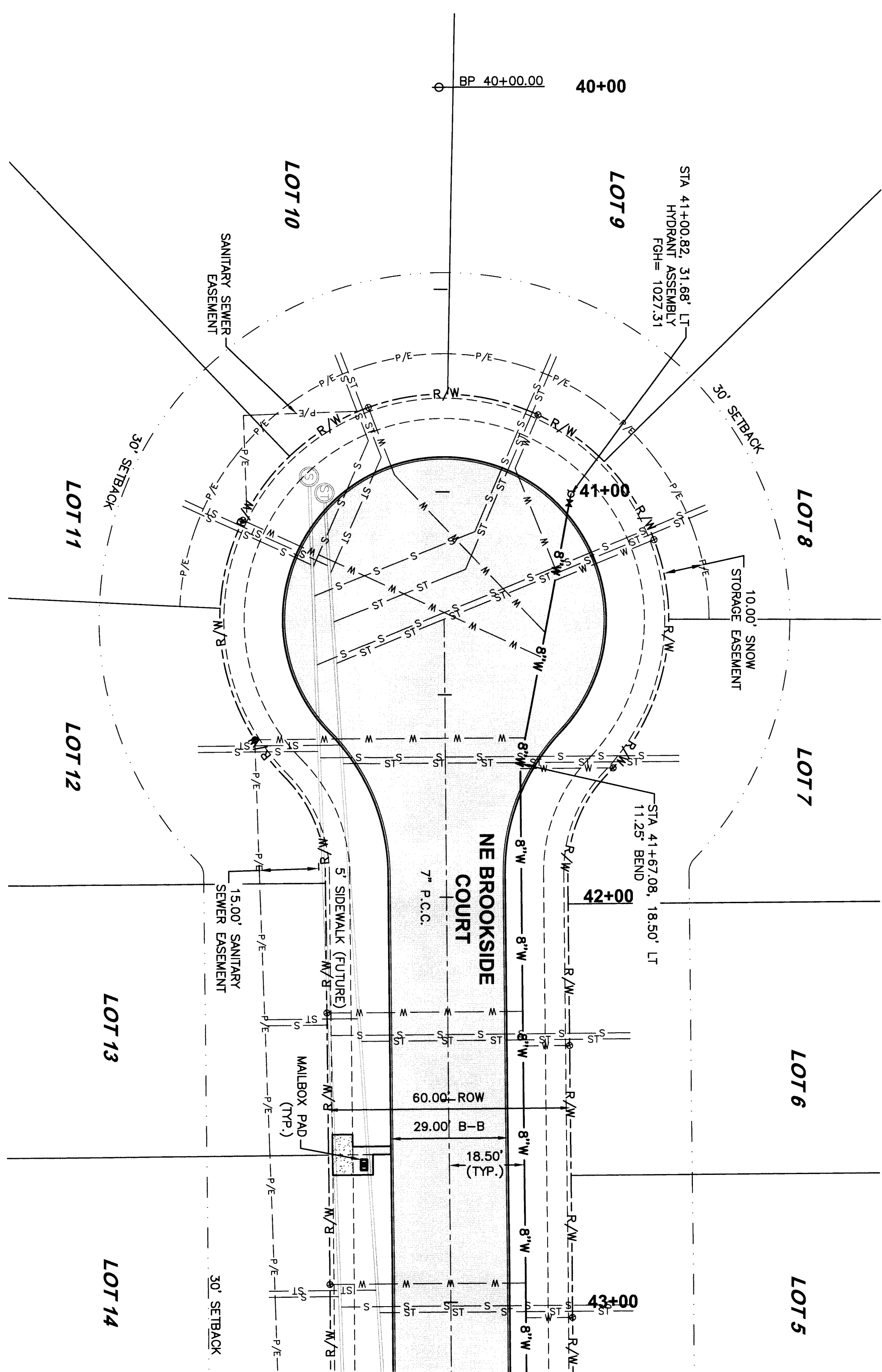


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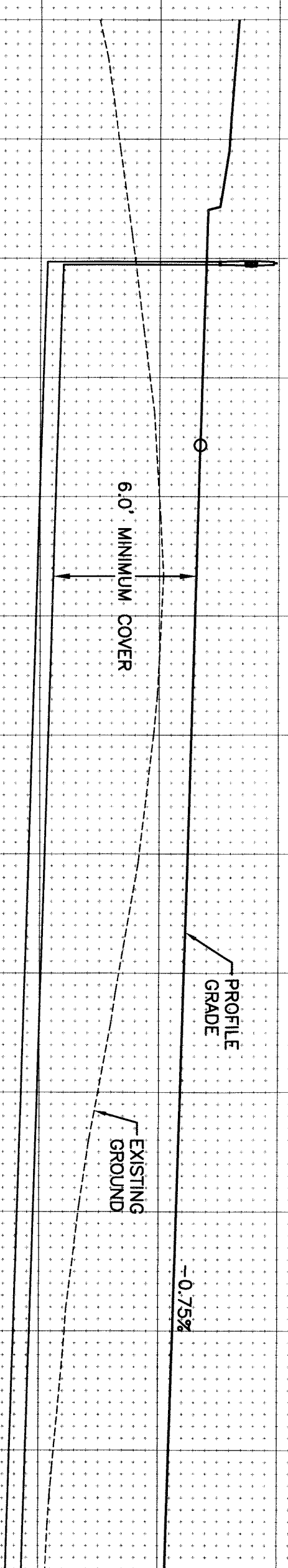
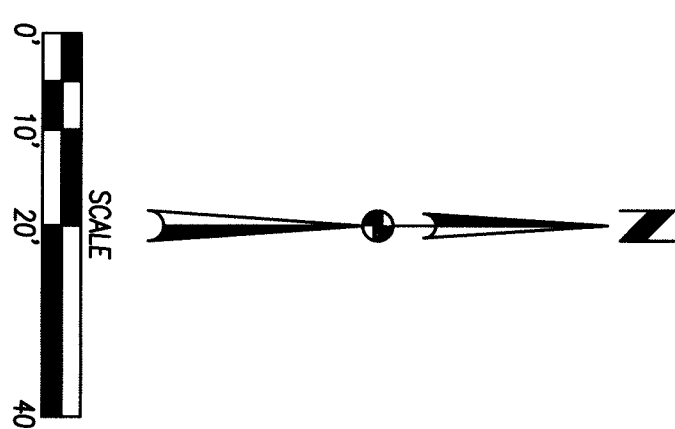
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SHEET INDEX



Station	Profile	Existing Ground	Minimum Cover
1005			
1010			
1015			
1020			
1025			
1030			
1035			
41+00	1023.95	1025.13 1026.58	
42+00	1024.16 1026.20	1022.00 1025.83	
43+00	1020.64 1025.45		
1005			
1010			
1015			
1020			
1025			
1030			
1035			

BROOKSIDE PLAT 1

WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA



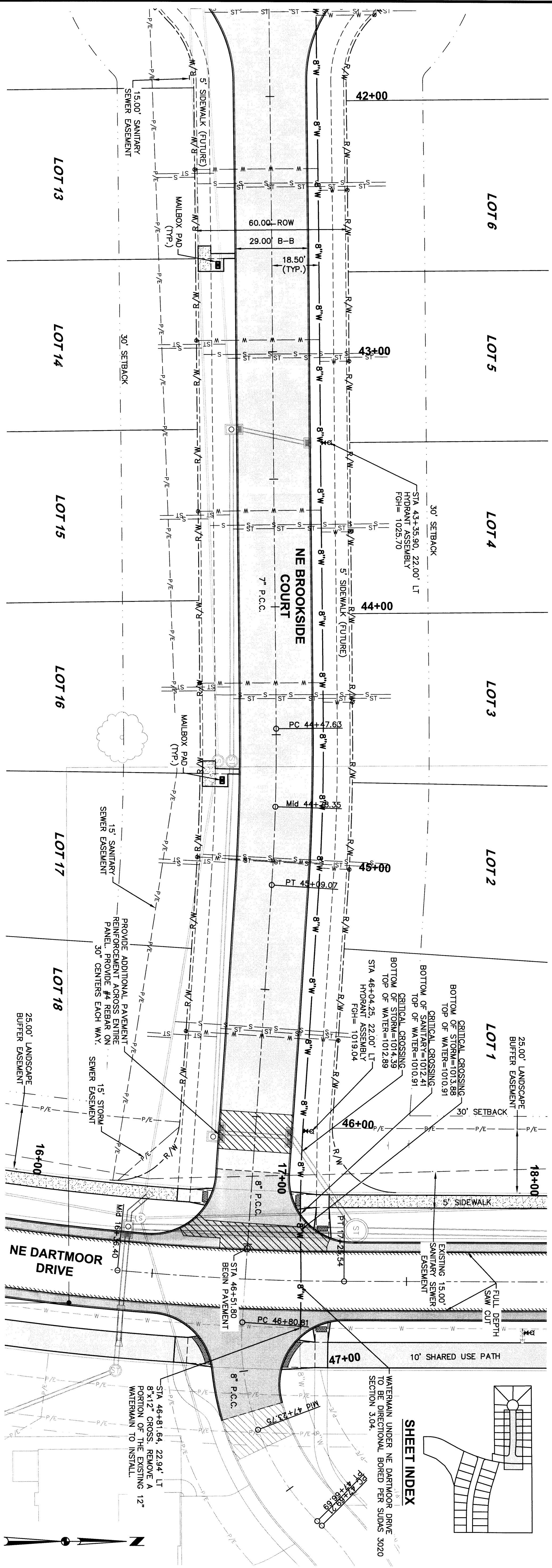
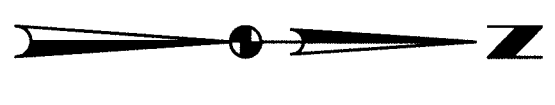
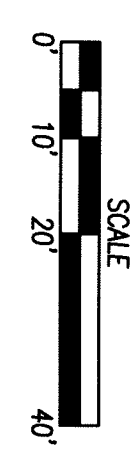
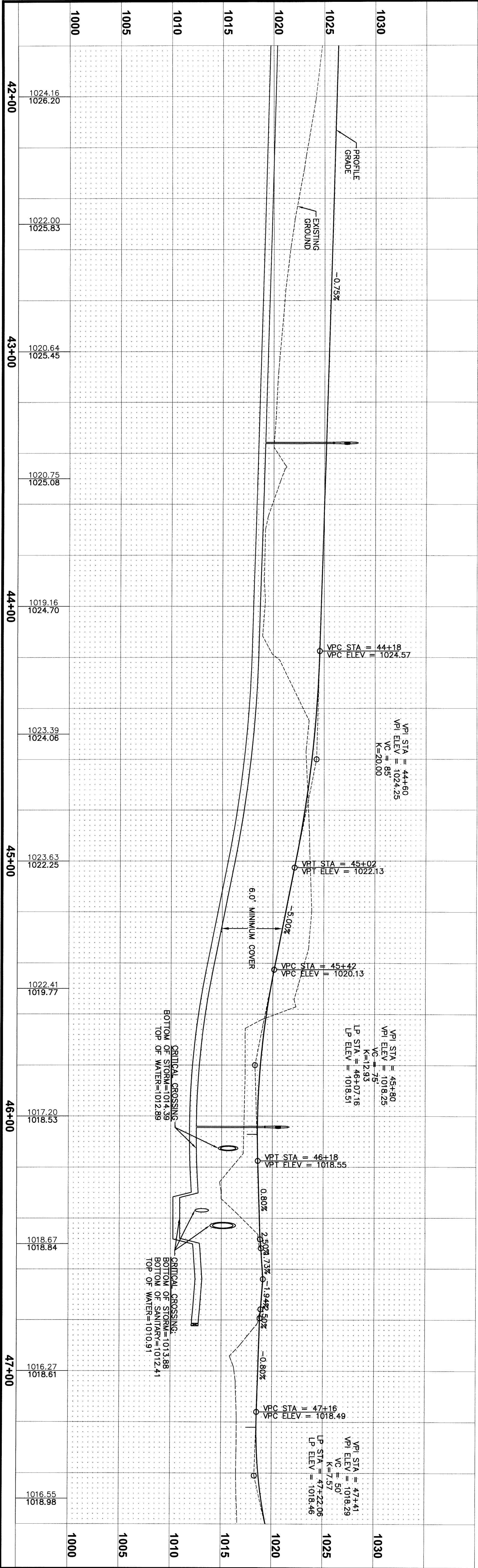
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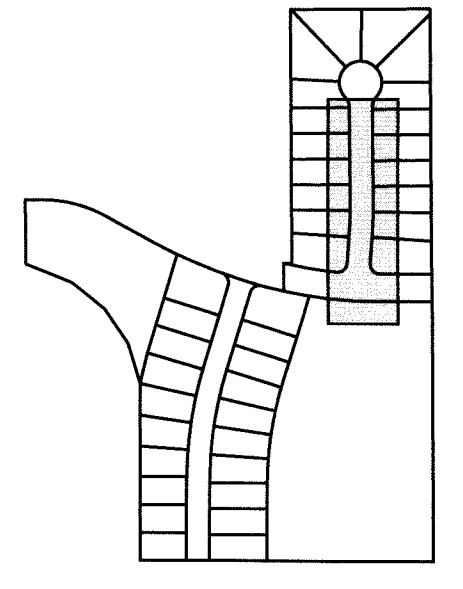
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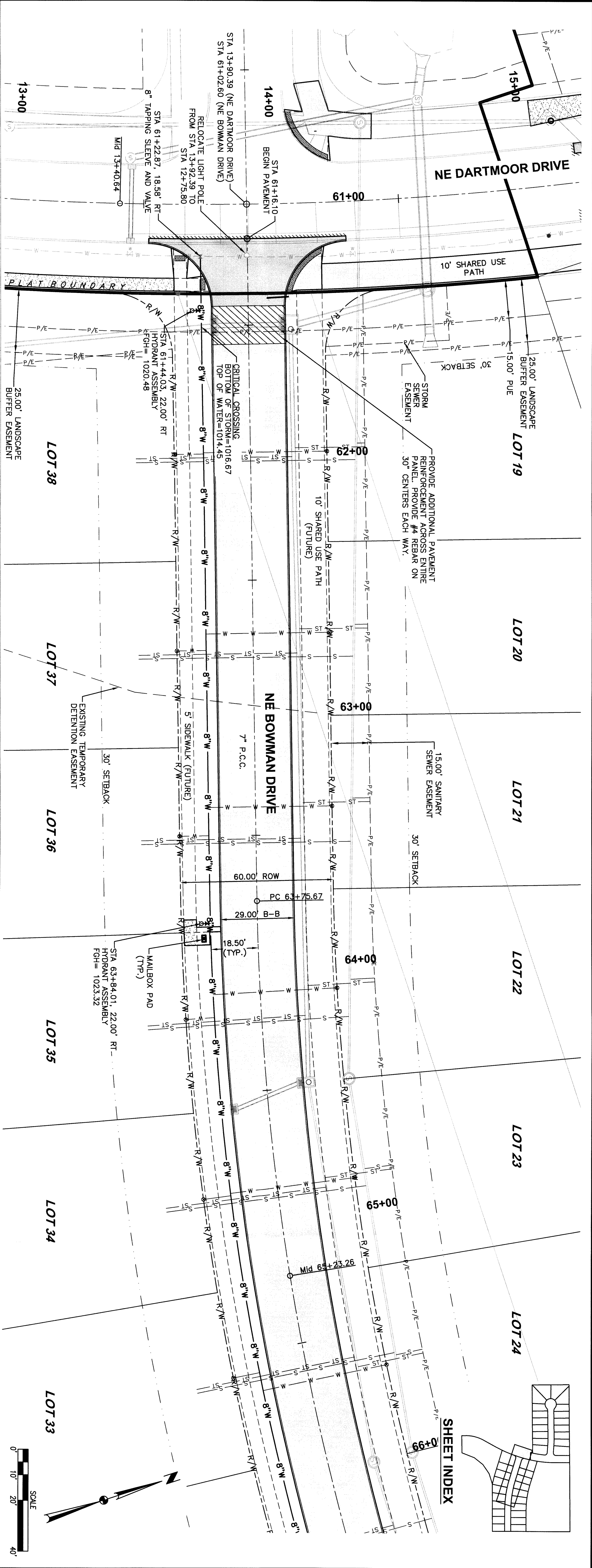
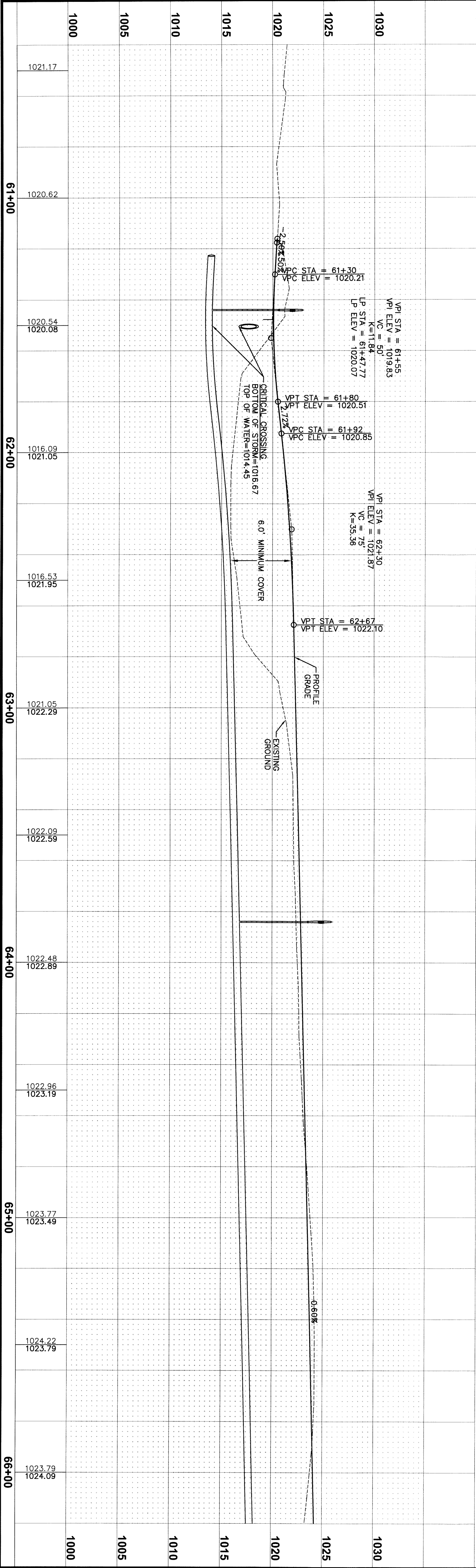
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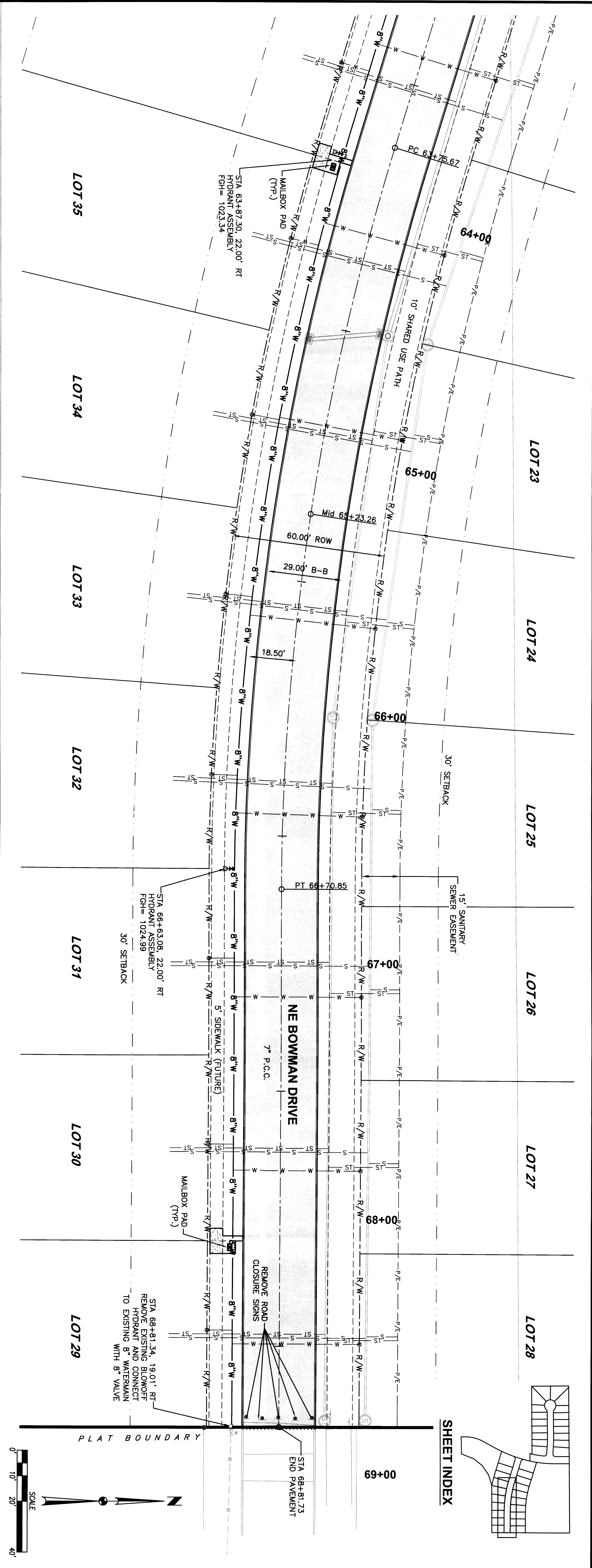
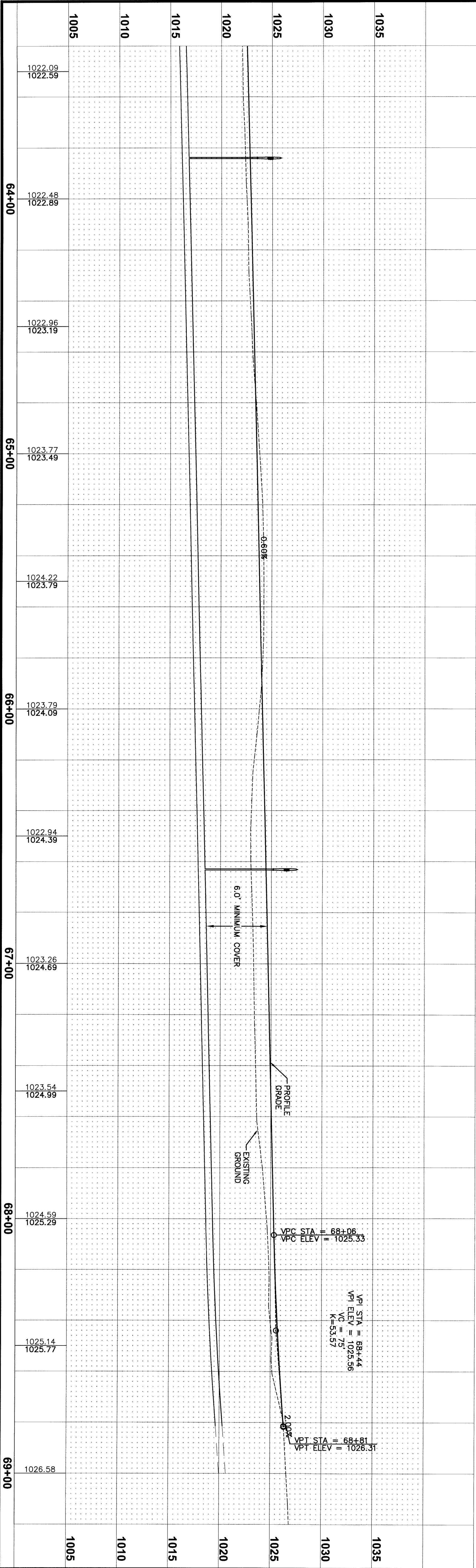
REVISIONS	DATE
FINAL SUBMITTAL	08/19/14
FIFTH SUBMITTAL	08/12/14
FOURTH SUBMITTAL	07/30/14
THIRD SUBMITTAL	07/16/14
SECOND SUBMITTAL	07/02/14
FIRST SUBMITTAL	06/16/14



SHEET INDEX







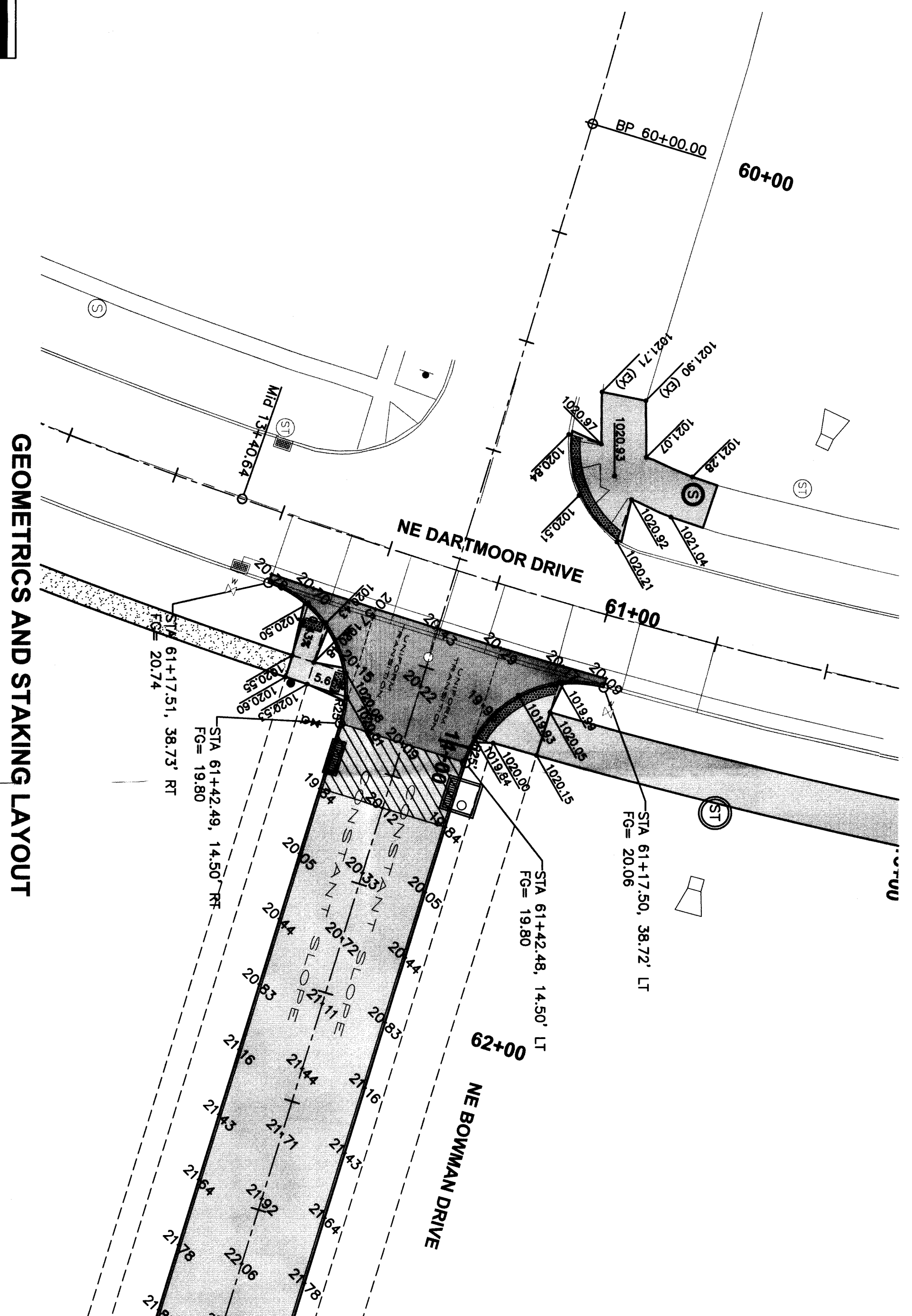
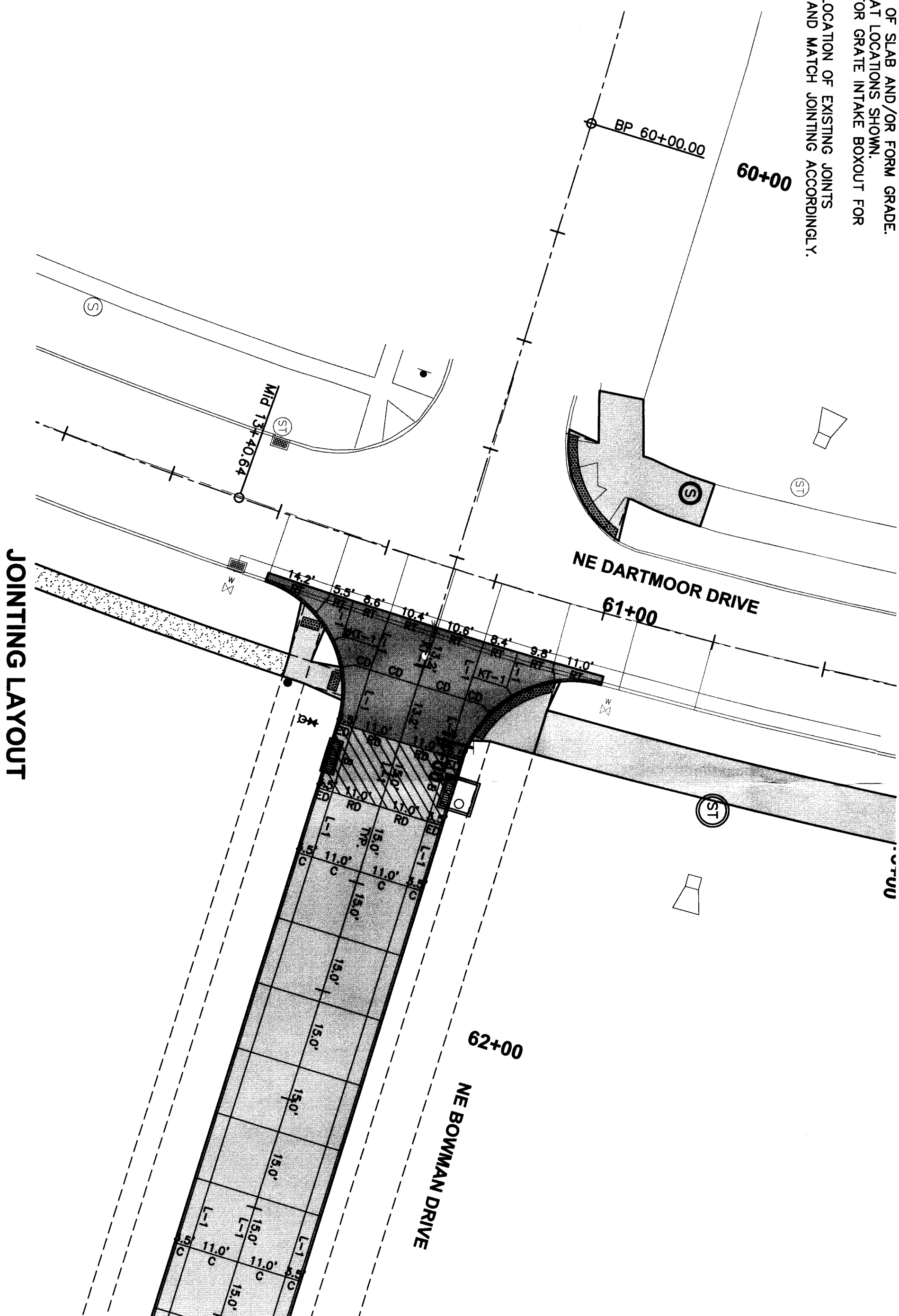
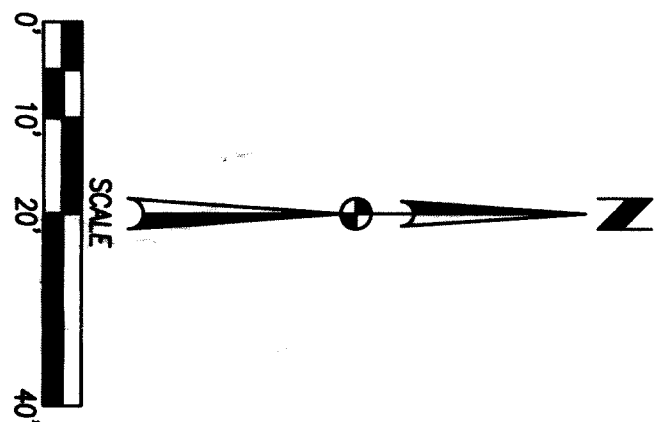


GEOMETRICS AND STAKING LAYOUT

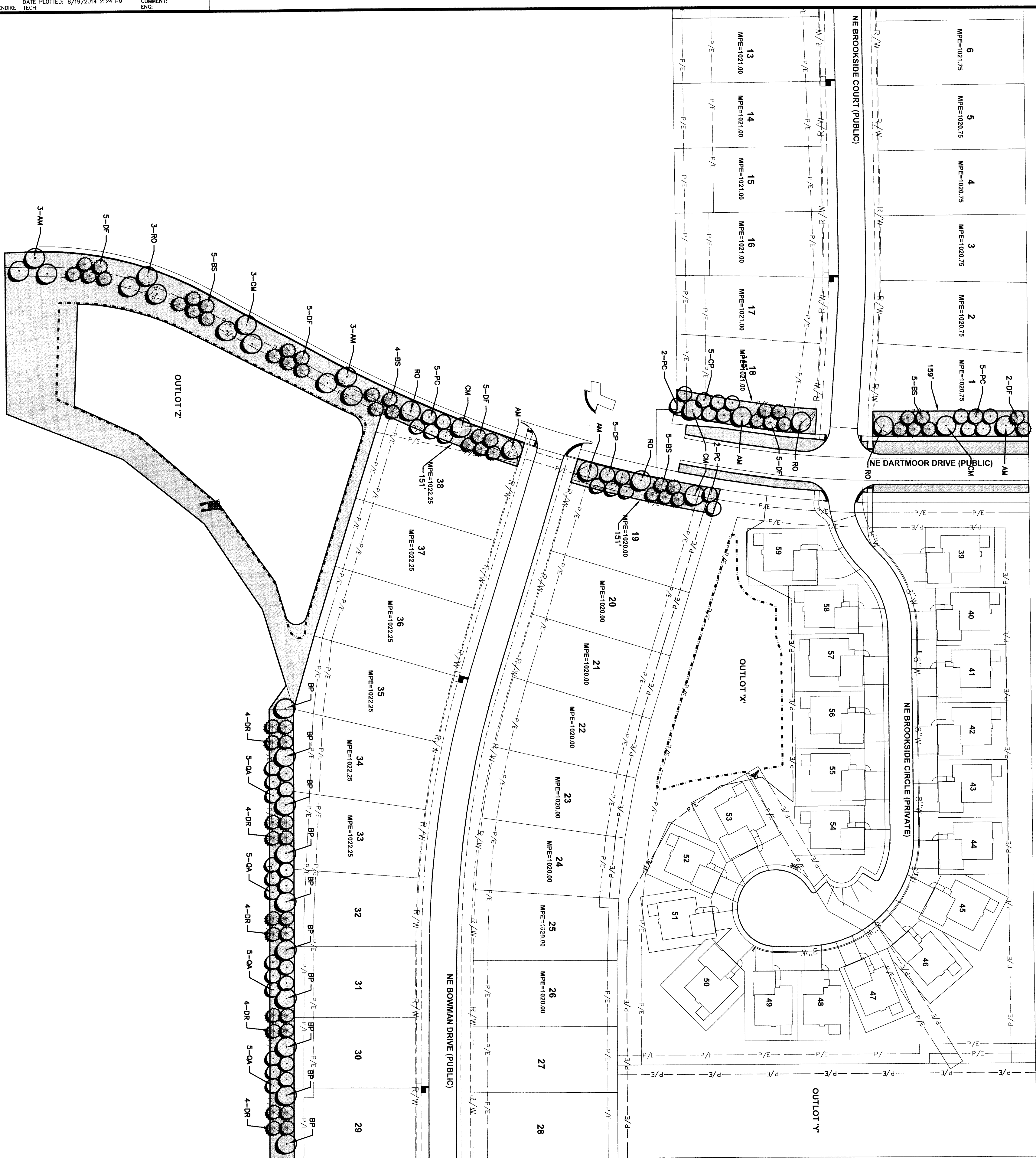
GEOMETRICS AND STAKING LAYOUT

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

- NOTES:
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 2. INSTALL ACCESSIBLE RAMPS AT LOCATIONS SHOWN.
 3. REFER TO FIGURE 8010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
 4. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING JOINTS ALONG NE DARTMOOR DRIVE AND MATCH JOINING ACCORDINGLY.



REVISIONS	DATE
FINAL SUBMITTAL	08/19/14
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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 AND 260.1.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VODS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRIE 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. SHREDED 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 DERBS SPLIED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
9. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

BUFFER REQUIREMENTS - NE DARTMOOR DRIVE

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

NE DARTMOOR DRIVE BUFFER (606 LF)

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

BUFFER REQUIREMENTS - OUTLOT 2

- | | |
|--|------|
| 1 OVERSTORY TREE PER 40 LF ² & 2 EVERGREEN TREES PER 50 LF ² | |
| 422 OVERSTORY TREES REQUIRED | = 11 |
| EVERGREEN TREES REQUIRED | = 17 |
| OVERSTORY TREES PROVIDED | = 12 |
| EVERGREEN TREES PROVIDED | = 17 |

25' BUFFER REQUIREMENTS - GRACE CHURCH

- | 1 OVERSTORY TREE, 2 EVERGREEN TREES & 2 ORNAMENTAL PER 50 L | |
|---|------|
| 455 LF | |
| OVERSTORY TREES REQUIRED | = 10 |
| EVERGREEN TREES REQUIRED | = 19 |
| ORNAMENTAL TREES REQUIRED | = 19 |
| OVERSTORY TREES PROVIDED | = 10 |
| EVERGREEN TREES PROVIDED | = 20 |
| ORNAMENTAL TREES PROVIDED | = 20 |

PLANT SCHEDULE (NE DARTMOOR DR.)

[illegible]

PLANT SCHEDULE (OUTLOT Z)

CODE	QTY		SIZE	CONC
AM 6	AUTUMN BLAZE MAPLE	2" CAL	BAB	
AS 7	COLORADO BLUE SPRUCE	6" TH	BAB	
CM 3	COMMON KING MAPLE	2" CAL	BAB	
FO 3	RED OAK	BAB	BAB	
PF 10	DOUGLAS FIR	6" TH	BAB	
	PSUDOTSIA MENZIESII			

PLANT SCHEDULE (SOUTH BUFFER)

CODE/QT	SIZE	CONC.
BP 10 BLOOD/8000 PLANT/REF.	2° CAL	B88
DR 20 DRAIN REDWOOD	6° CAL	B88
DA 20 DRAIN ASPEN	2 CAL	B88
POPULUS TREMULOIDES		
PLATANUS X ACERIFOLIA "BIL.00006000"		
METASTRODA QLP/27081000S		

TYPE 1 SEED

