

CONSTRUCTION PLANS FOR:

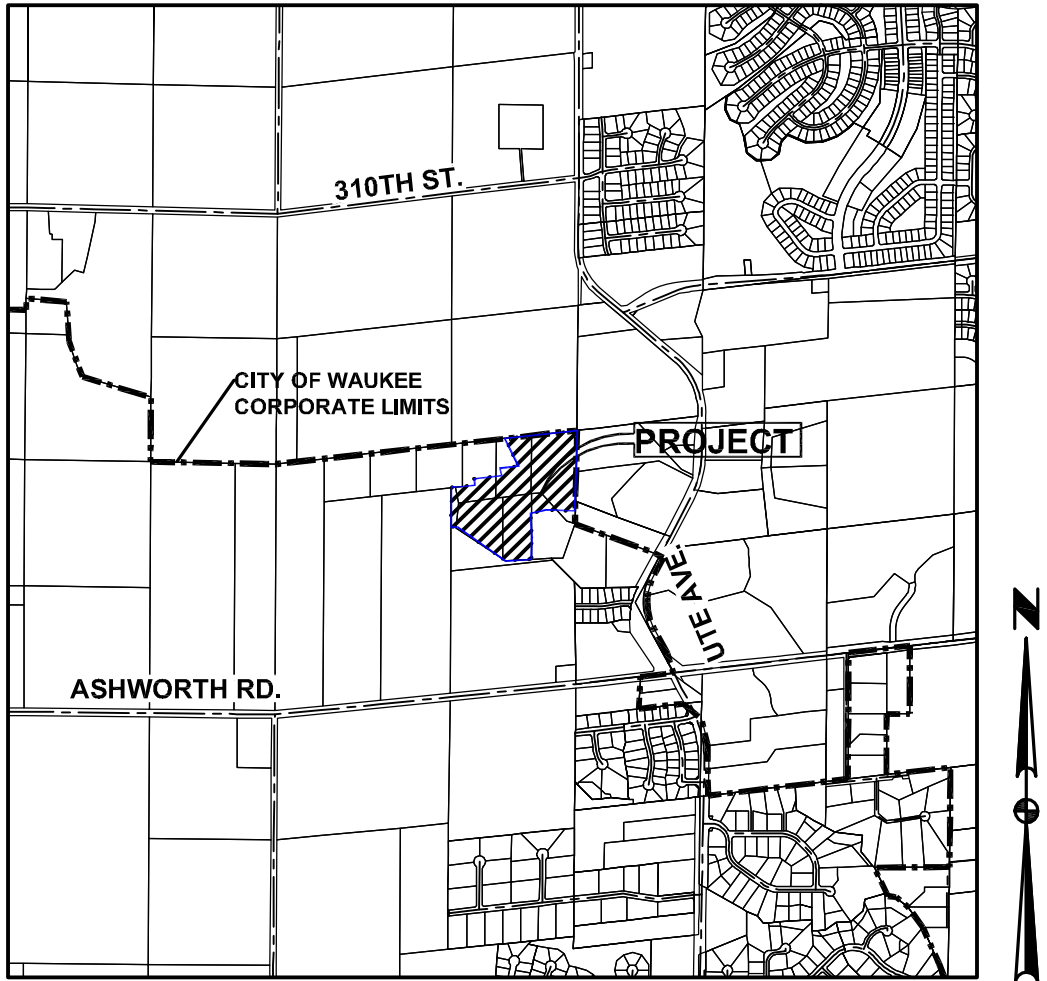
THE RESERVE AT DAYBREAK PLAT 1

WAUKEE, IOWA



VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
5	HYDRANT COVERAGE PLAN
6-9	GRADING AND LANDSCAPING PLAN
10-12	EROSION AND SEDIMENT CONTROL PLAN
13-24	STORM & SANITARY SEWER PLAN AND PROFILE
25-30	WATERMAIN PLAN AND PROFILE
31-32	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.

LEGAL DESCRIPTION

OUTLOT 'X', DAYBREAK PLAT 2, AN OFFICIAL PLAT AND A PART OF LOTS 5 THROUGH 10, SUGAR GROVE HEIGHTS PLAT 2, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, SUGAR GROVE HEIGHTS PLAT 2; THENCE SOUTH 01°12'01" WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 848.33 FEET; THENCE NORTH 88°46'19" WEST, 304.23 FEET; THENCE SOUTH 77°40'06" WEST, 168.17 FEET; THENCE SOUTH 03°30'25" EAST, 262.50 FEET; THENCE NORTH 86°29'35" EAST, 3.06 FEET TO THE EAST LINE OF SAID LOT 6, SUGAR GROVE HEIGHTS PLAT 2; THENCE SOUTH 01°42'23" WEST ALONG SAID EAST LINE, 224.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 86°29'35" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 271.98 FEET; THENCE NORTH 55°21'20" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 6 AND 7, SUGAR GROVE HEIGHTS PLAT 2, A DISTANCE OF 620.00 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'X', DAYBREAK PLAT 2; THENCE NORTH 89°30'55" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 66.52 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°19'12" EAST ALONG THE WEST LINE OF SAID OUTLOT 'X', 421.51 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 89°17'24" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'X', 54.79 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 83°15'36" EAST, 192.48 FEET; THENCE NORTH 06°44'24" WEST, 67.97 FEET; THENCE NORTH 83°15'36" EAST, 293.01 FEET; THENCE NORTH 14°41'12" WEST, 80.78 FEET; THENCE NORTH 83°15'36" EAST, 196.41 FEET; THENCE NORTH 26°53'15" WEST, 325.90 FEET TO THE NORTH LINE OF SAID LOT 9, SUGAR GROVE HEIGHTS PLAT 2; THENCE NORTH 83°13'42" EAST ALONG THE NORTH LINE OF SAID LOTS 9 AND 8, SUGAR GROVE HEIGHTS PLAT 2, A DISTANCE OF 768.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.08 ACRES (1,092,475 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1711.611

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
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
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
TOP OF PROPOSED GROUND	GAS MAIN
MINIMUM OPENING ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER / DEVELOPER

ELEMENT 119
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

BENCHMARKS

SET BENCHMARK:
BURY BOLT ON HYDRANT AT THE
NORTHWEST CORNER OF DAYBREAK DRIVE
AND CRESCENT DRIVE
ELEVATION=1023.95

BENCHMARK CONTROL POINT 70220
(SHOT#5064)
CAPPED REBAR ON THE EAST BOUNDARY
LINE 35 FEET SOUTH OF DAYBREAK DRIVE
ELEVATION=1019.51

BENCHMARK CONTROL POINT 70214
(SHOT#5058)
CAPPED 1/2" REBAR ON EAST BOUNDARY
LINE 500 FEET +/- NORTH OF DAYBREAK
DRIVE
ELEVATION=1028.95

COUNTY BENCHMARK G121:
EAST SIDE OF R16 0.1 MILES SOUTH OF
300TH STREET
ELEVATION=1032.82

SUBMITTALS

FIRST SUBMITTAL:	04/03/2018
SECOND SUBMITTAL:	05/08/2018
THIRD SUBMITTAL:	06/05/2018
FOURTH SUBMITTAL:	06/26/2018
FINAL SUBMITTAL:	07/10/2018
REVISED FINAL SUBMITTAL:	12/04/2018

DEVELOPMENT SUMMARY:

TOTAL PLAT AREA = 25.08 AC (1,092,475 SF)

BULK REGULATIONS:

R-1
FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED
TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

UTILITY NOTE

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.

NOTES

- ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE DEVELOPMENT SERVICES DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE DEVELOPMENT SERVICES DEPARTMENT.
- 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.

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT) (PN 1802024RDD) DATED MAY 4, 2018.

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.

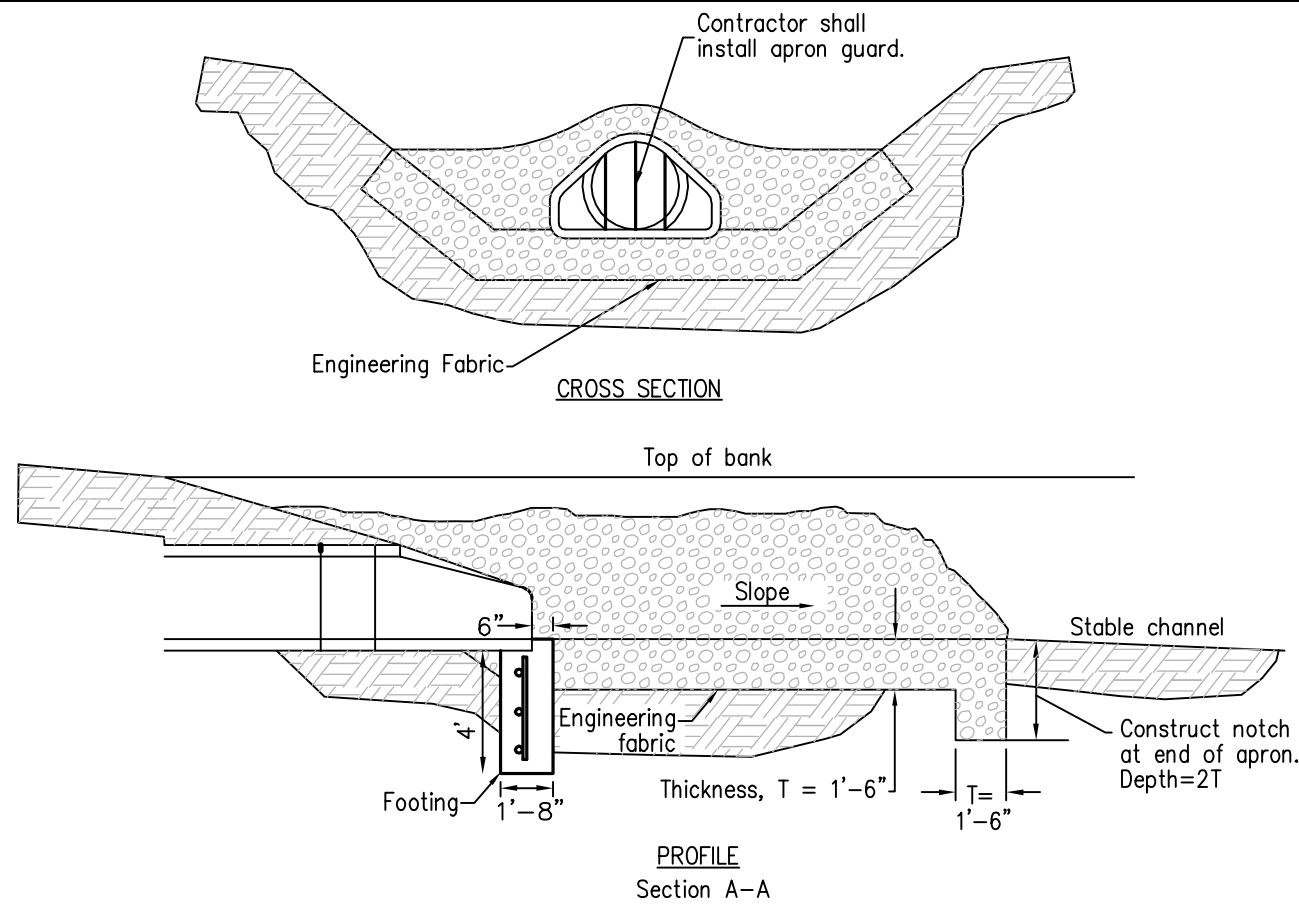
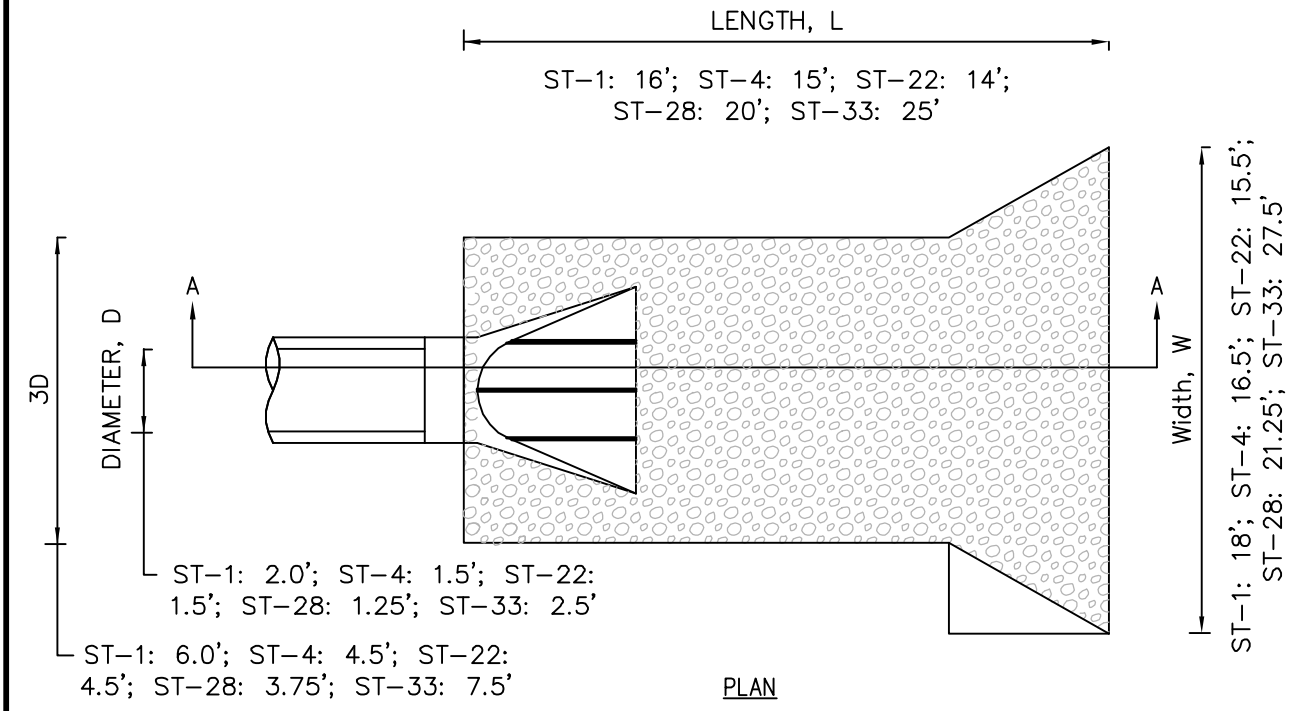
THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



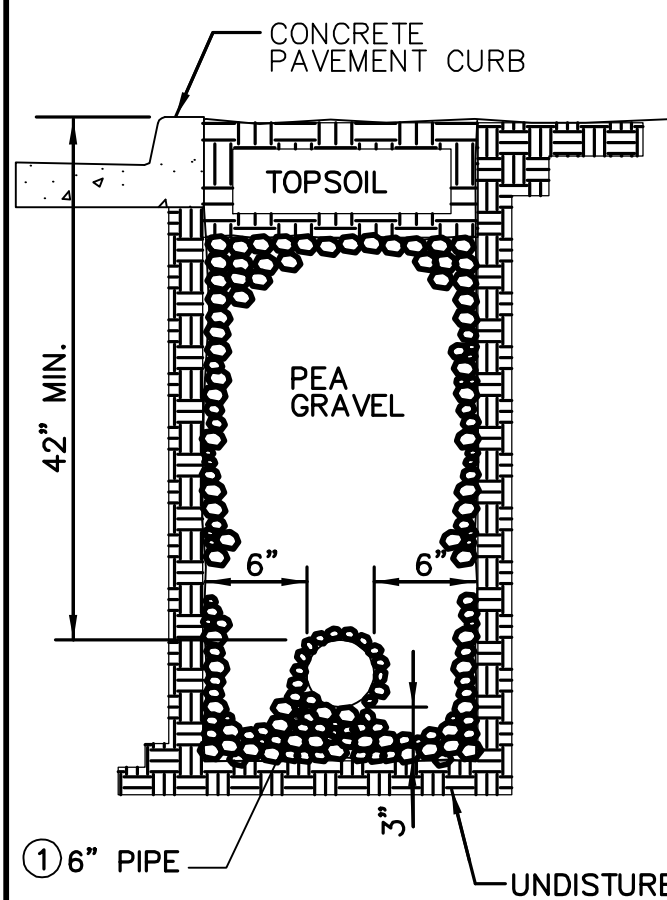
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Jared Murray 09/12/2019
JARED M. MURRAY, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
1-32

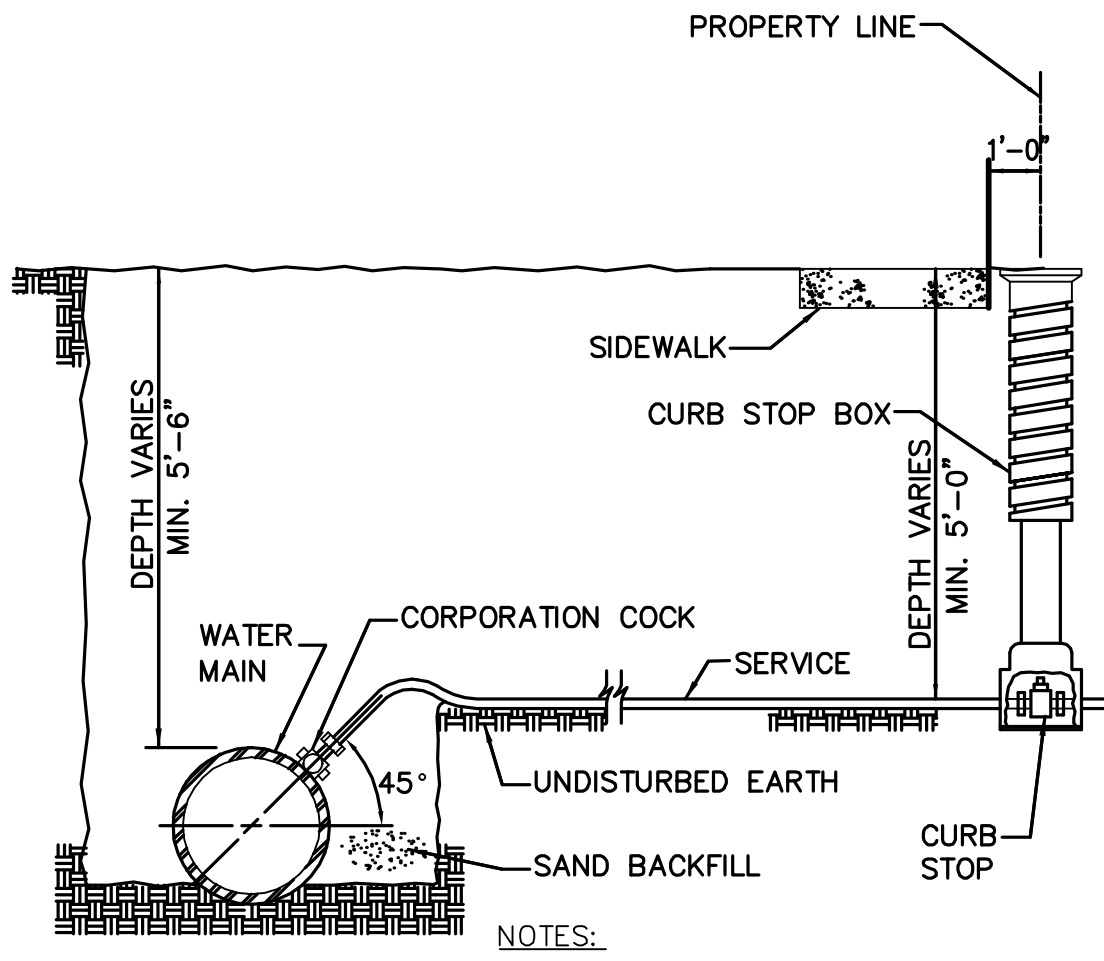


ROCK APRON FOR PIPE OUTLET
NOT TO SCALE

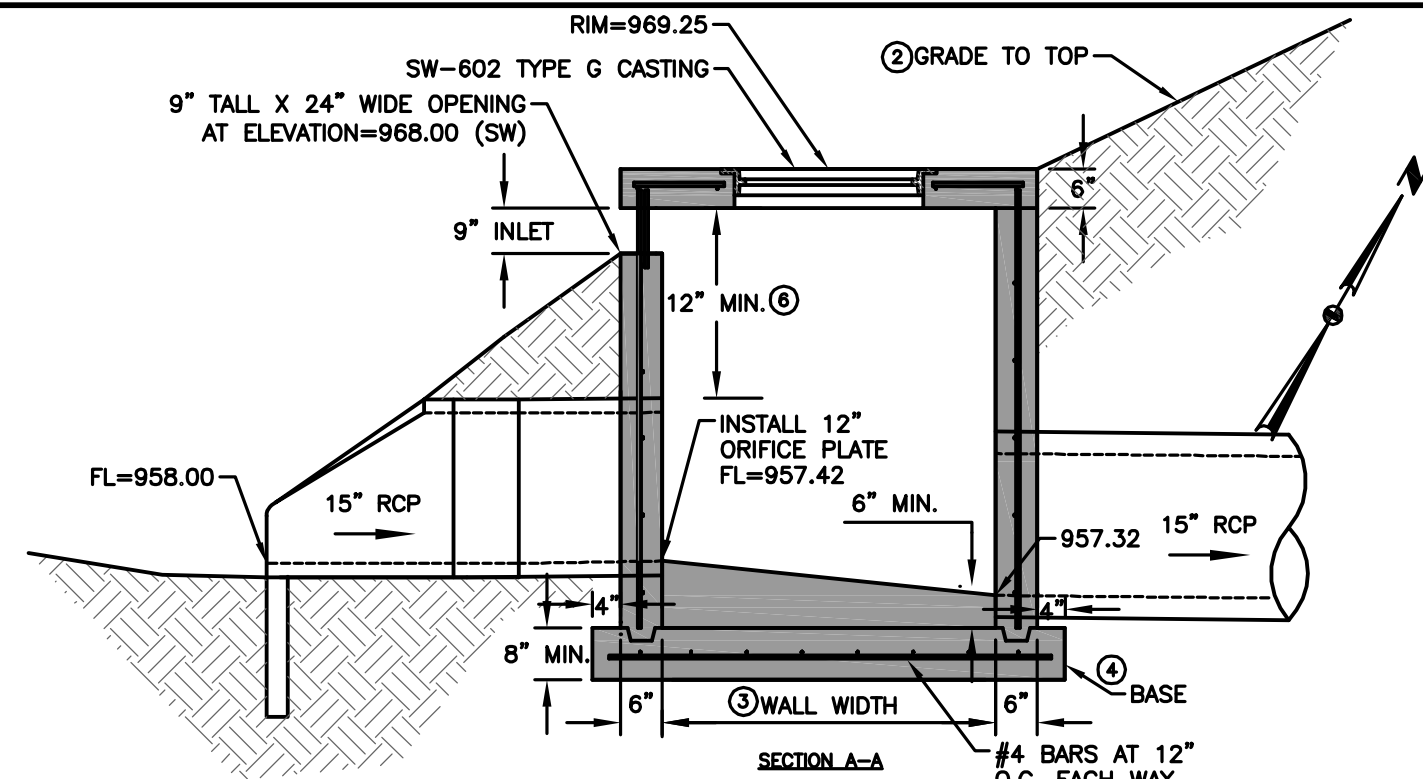


1. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
2. ALL SUBDRAINS ARE TO BE TIED INTO STORM SEWER STRUCTURES AND THEIR LOCATIONS ARE TO BE INCLUDED IN THE AS-BUILTS FOR THE SUBDIVISION.
3. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT ONSITE DURING SUBGRADE PREPARATION AND PROOF ROLL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE GEOTECHNICAL ENGINEER IS PRESENT ONSITE AND A COPY OF ALL REPORTS AND FINDINGS REQUIRING ALTERATION FROM THE APPROVED PLAN SET BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
4. CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION.
5. RODENT GUARDS ARE TO BE INSTALLED WHERE THE PIPE TIES INTO THE STRUCTURE.

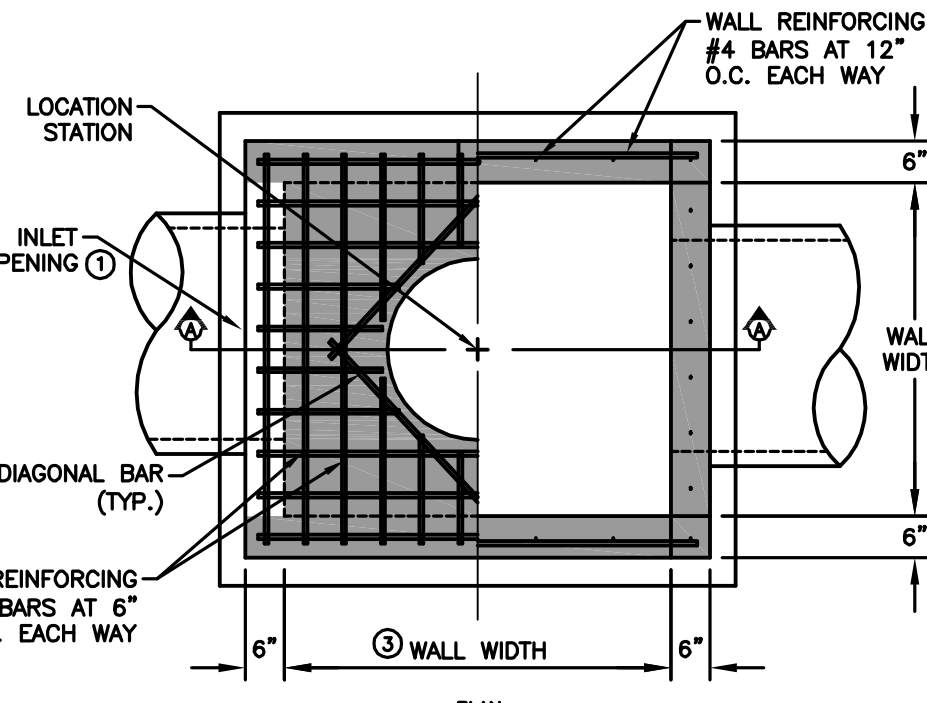
6" PERFORATED SUBDRAIN
NOT TO SCALE



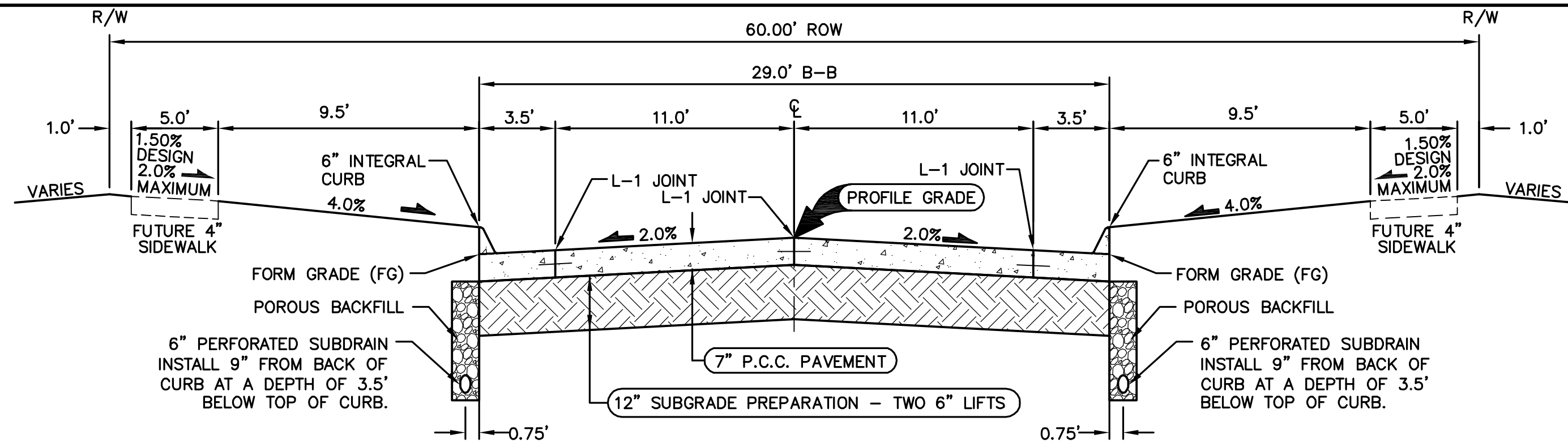
WATER SERVICE CONNECTION
NOT TO SCALE



4' X 4' SW-513 INTAKE (ST-31)
NOT TO SCALE

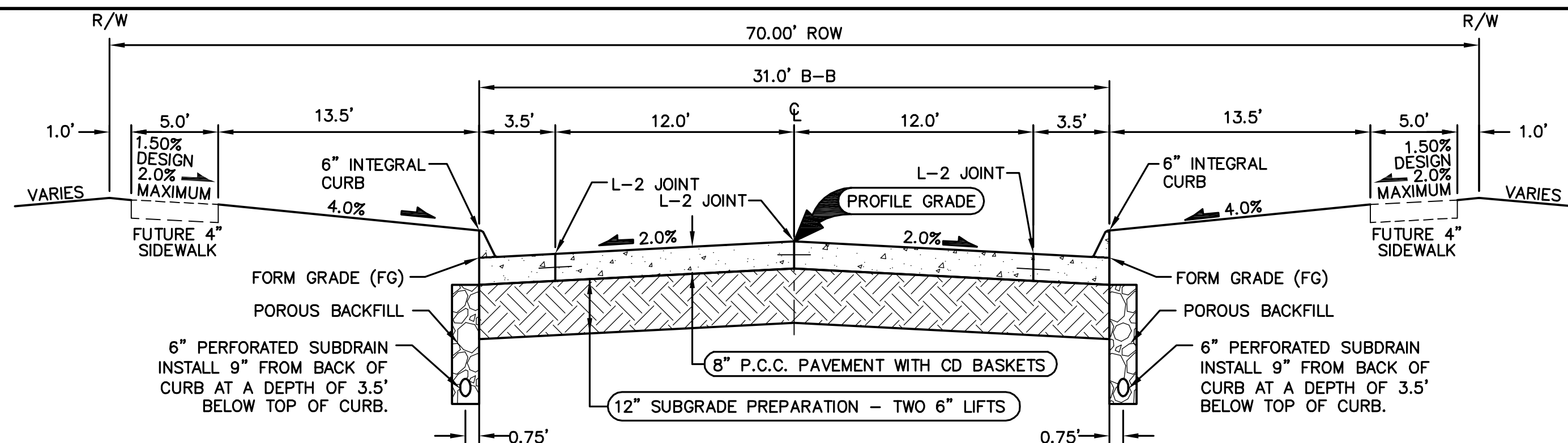


- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
1. CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS. CONSTRUCT 1 INLET OPENING 9" TALL AND 36" WIDE.
 2. GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
 3. WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
 4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTERNAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIERS.
 7. CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.



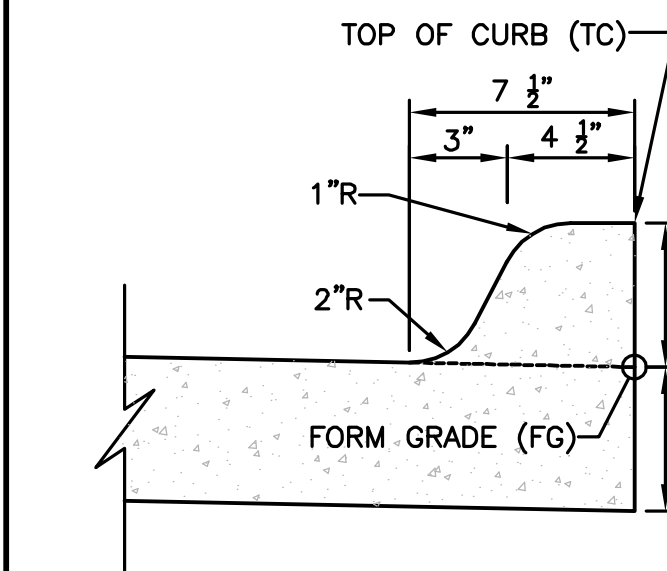
29' B/B P.C.C. ROADWAY WITH 60' R.O.W.
NOT TO SCALE BELMONT BOULEVARD AND CENTURY CIRCLE

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

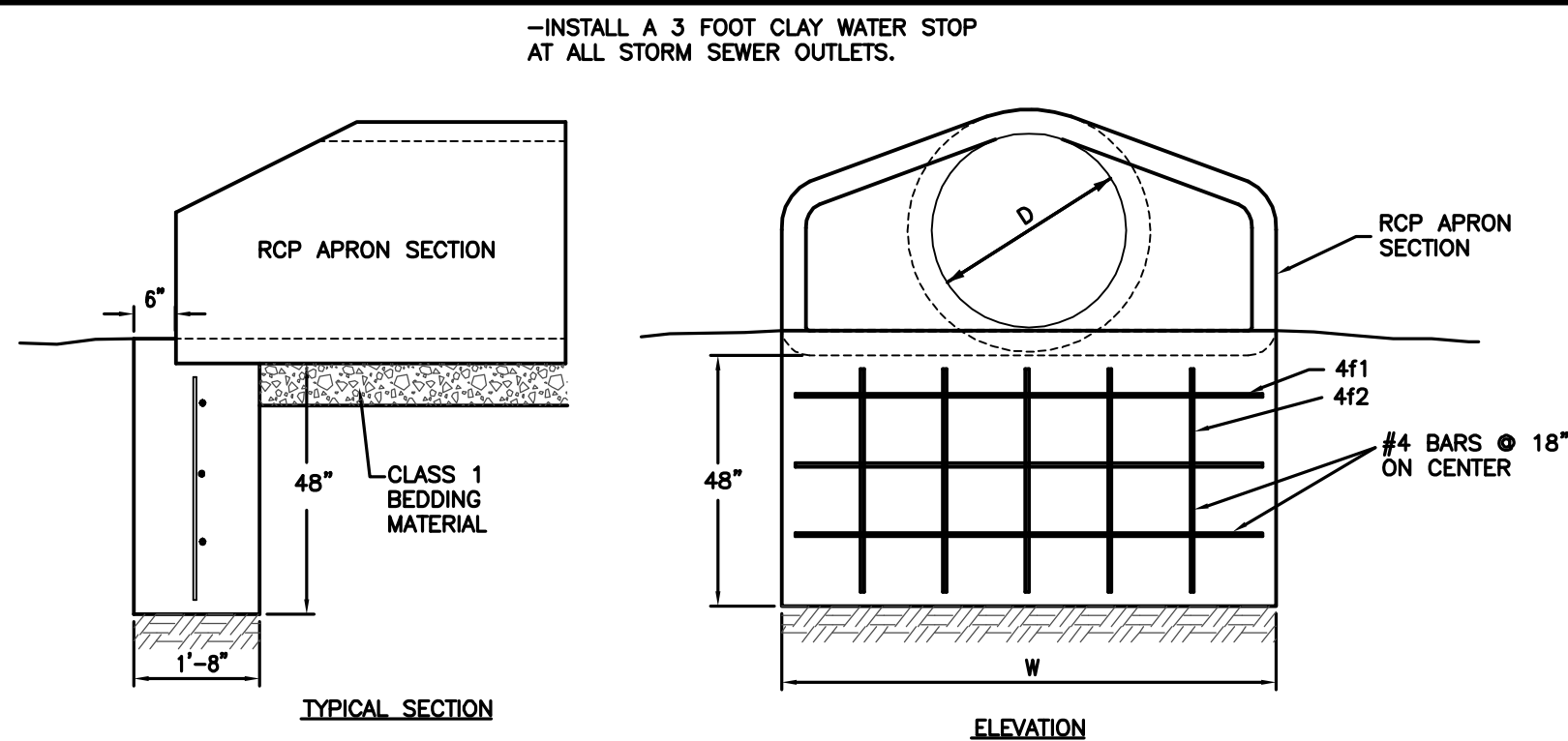


31' B/B P.C.C. ROADWAY WITH 70' R.O.W.
NOT TO SCALE SUNFLOWER DRIVE

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

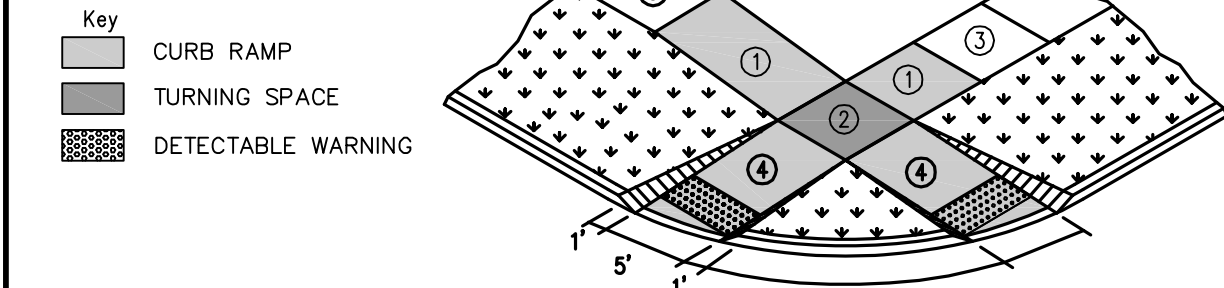


INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL
NOT TO SCALE



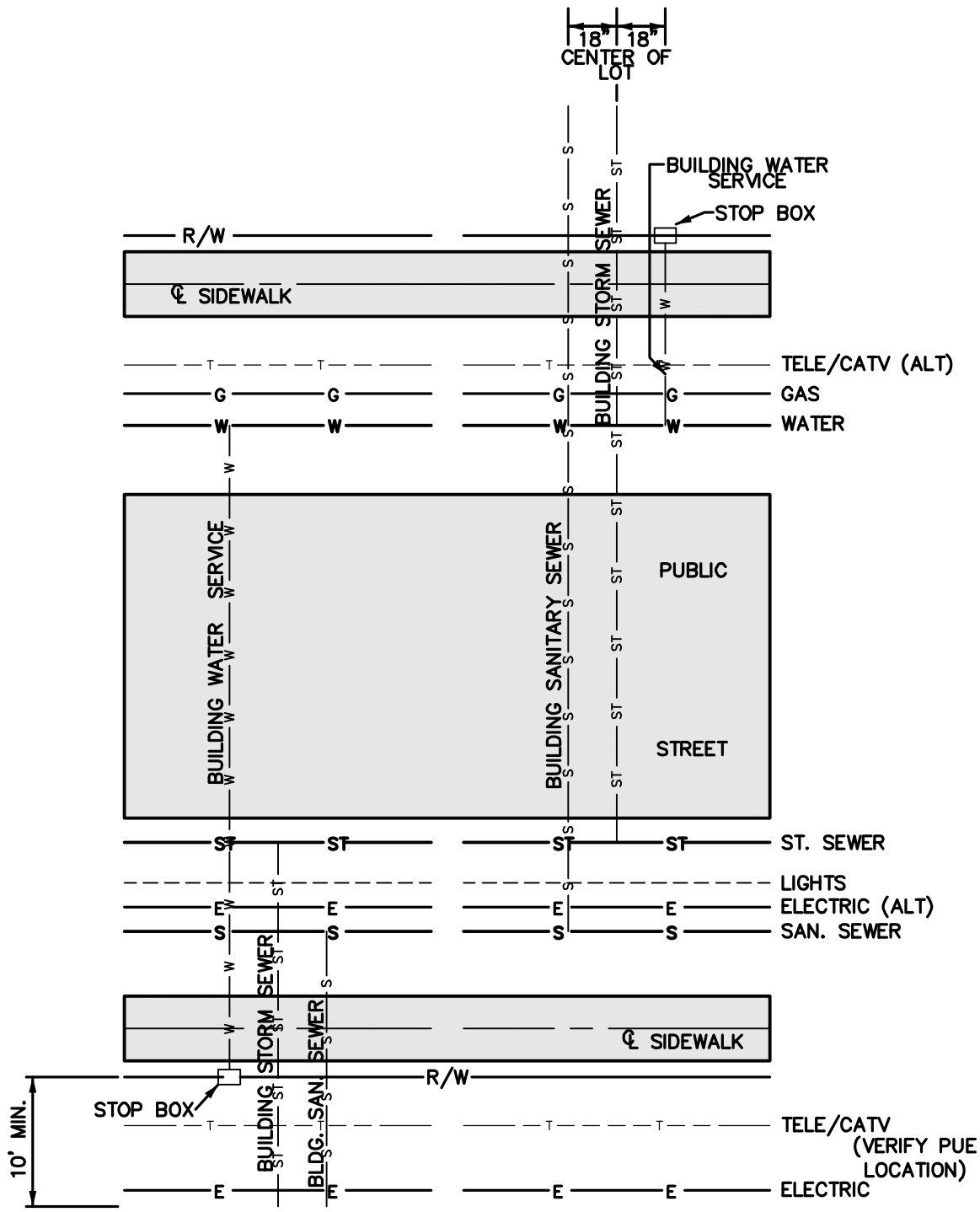
REINFORCING BAR LIST											
D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
		4f1	4	2'-6"	3			4f1	4	8'-1"	3
15"	2'-10"	4f1	4	3'-8"	2	54"	8'-5"	4f1	4	3'-8"	6
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
		4f1	4	3'-1"	3			4f1	4	8'-7"	3
18"	3'-5"	4f1	4	3'-8"	3	60"	8'-11"	4f1	4	3'-8"	6
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
		4f1	4	4'-2"	3			4f1	4	8'-7"	3
24"	4'-6"	4f1	4	3'-8"	3	66"	8'-11"	4f1	4	3'-8"	6
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
		4f1	4	5'-3"	3			4f1	4	9'-8"	3
30"	5'-7"	4f1	4	3'-8"	4	72"	10'-0"	4f1	4	3'-8"	7
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
		4f1	4	6'-4"	3			4f1	4	10'-3"	3
36"	6'-8"	4f1	4	3'-8"	5	78"	10'-7"	4f1	4	3'-8"	7
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
		4f1	4	6'-11"	3			4f1	4	10'-8"	3
42"	7'-3"	4f1	4	3'-8"	5	84"	11'-1"	4f1	4	3'-8"	8
		4f2	4	3'-8"	5			4f2	4	3'-8"	8
		4f1	4	6'-11"	3			4f1	4	10'-8"	3

RCP APRON FOOTING DETAIL
NOT TO SCALE

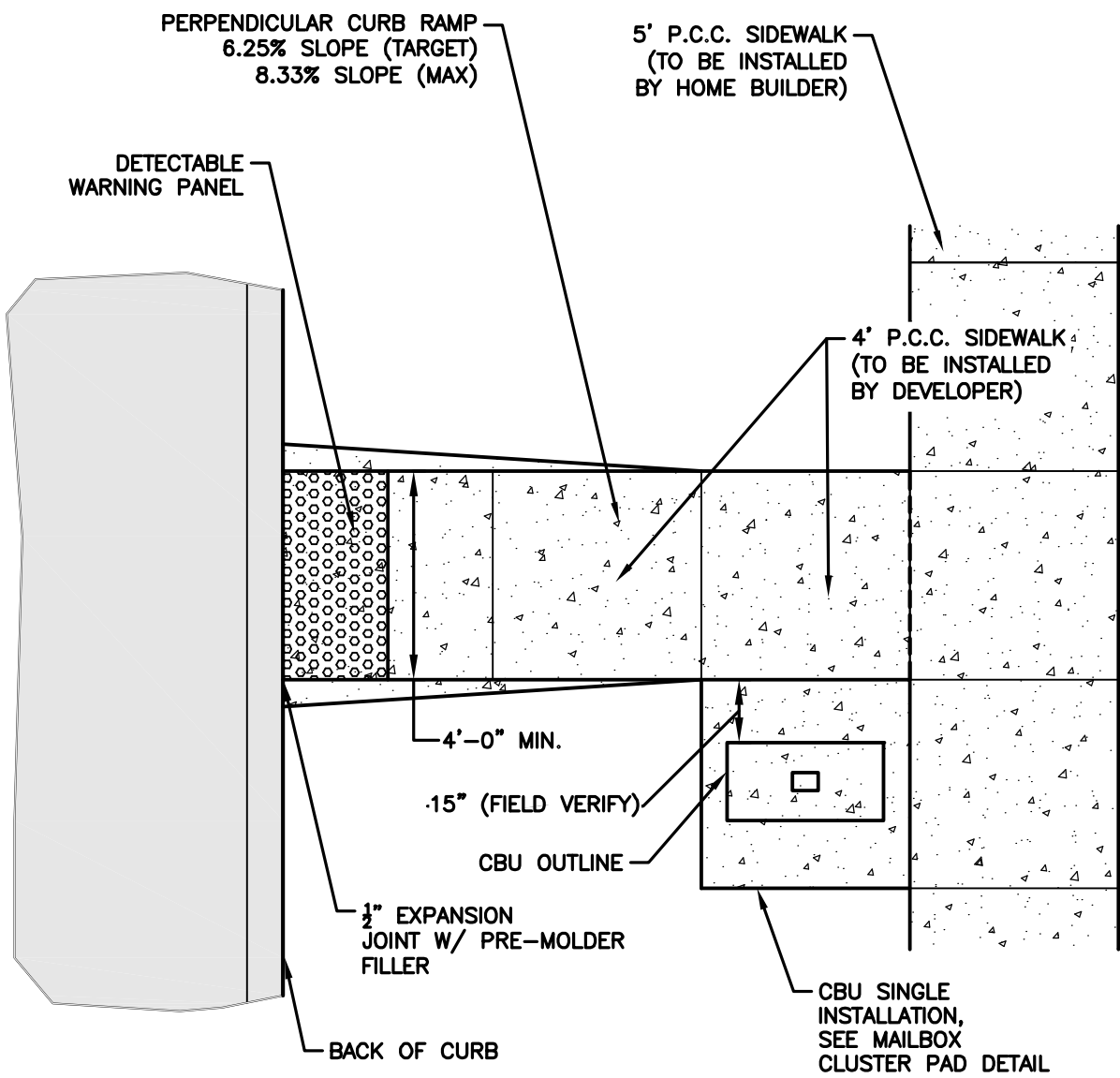


CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
NOT TO SCALE

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PLOTTED BY: JARED MURRAY

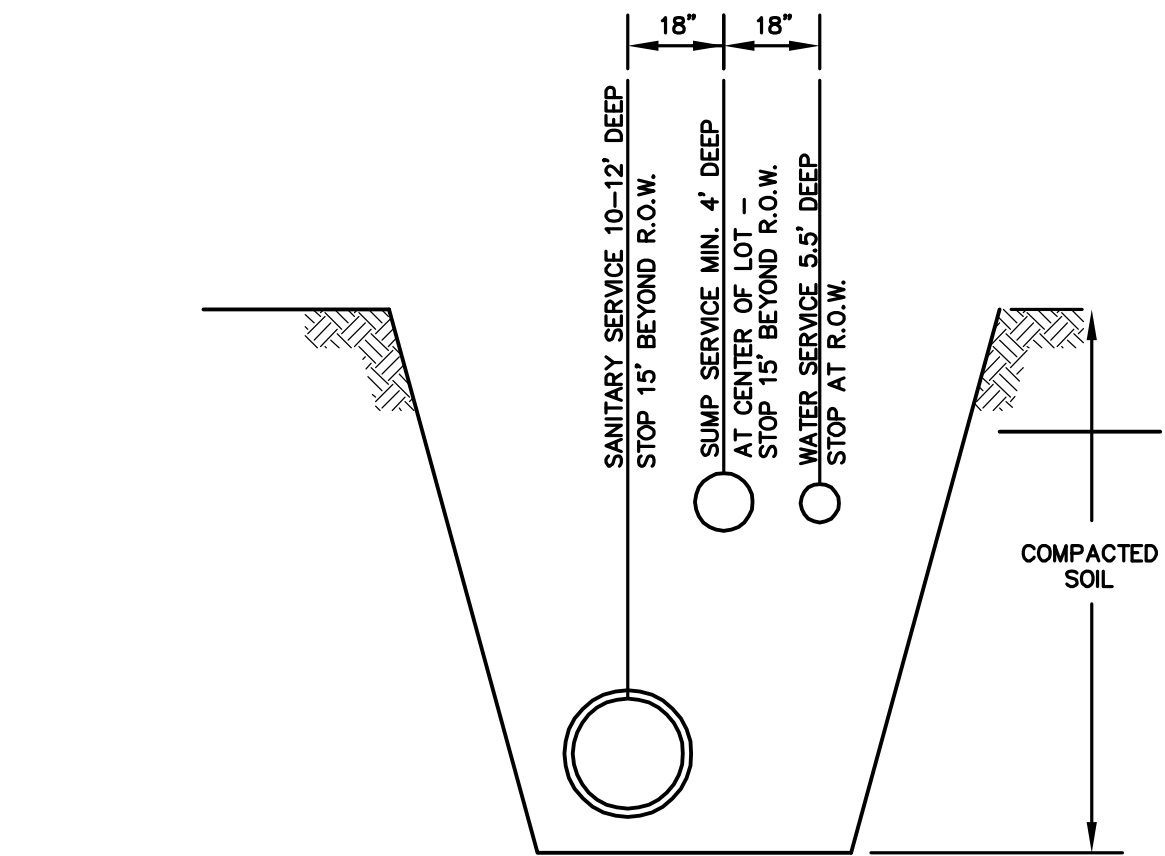


**CITY OF WAUKEE
UTILITY SERVICE LOCATIONS**
NOT TO SCALE



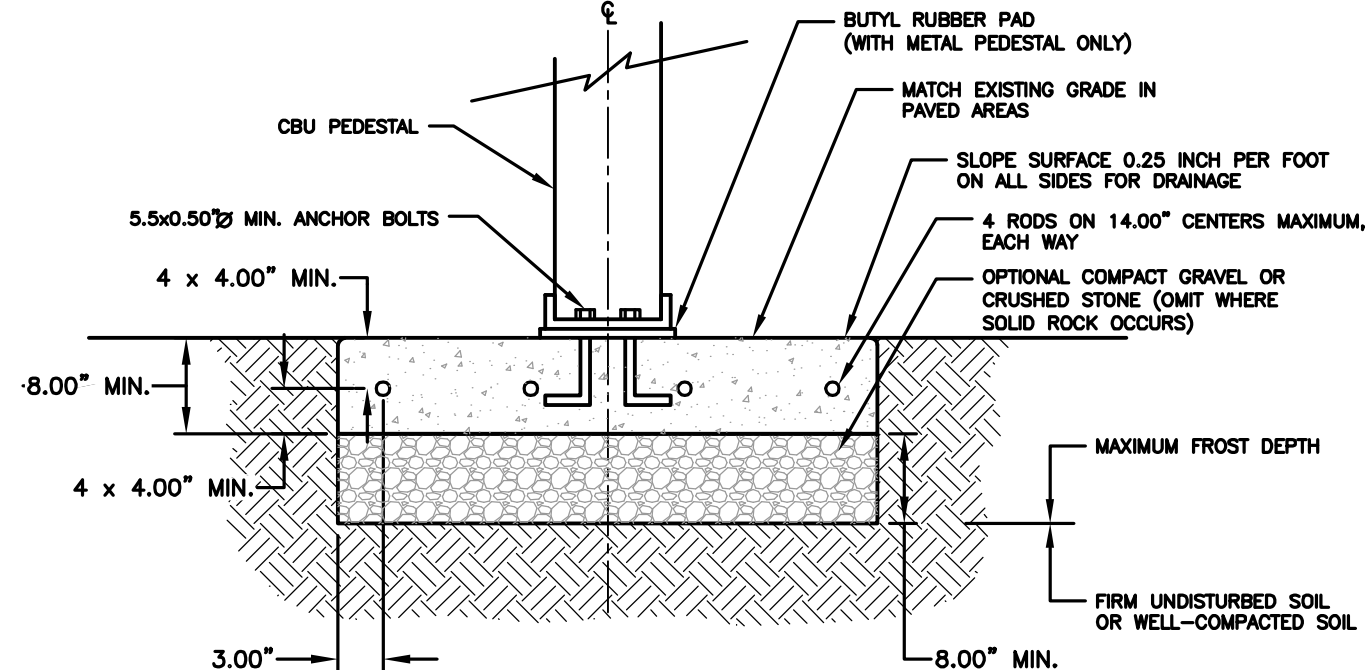
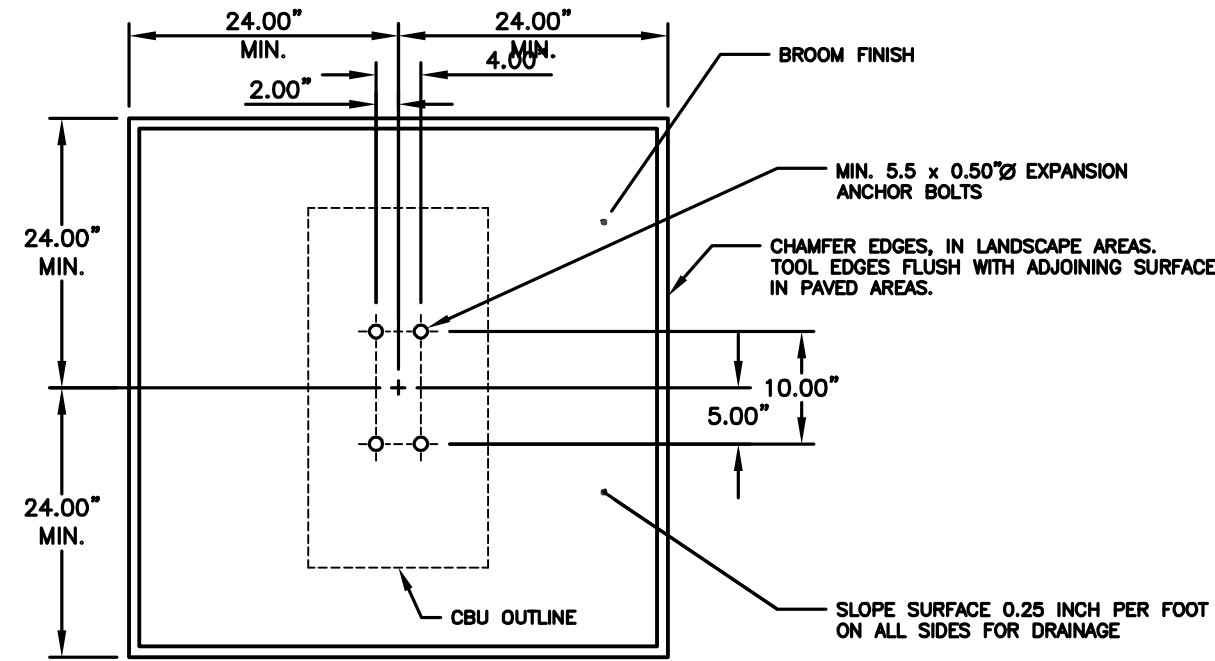
- INSTALLATION NOTE:**
1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
 2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
 3. DO NOT LOCATE AT INTERSECTION.
 4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.

MAILBOX RAMP DETAIL
NOT TO SCALE



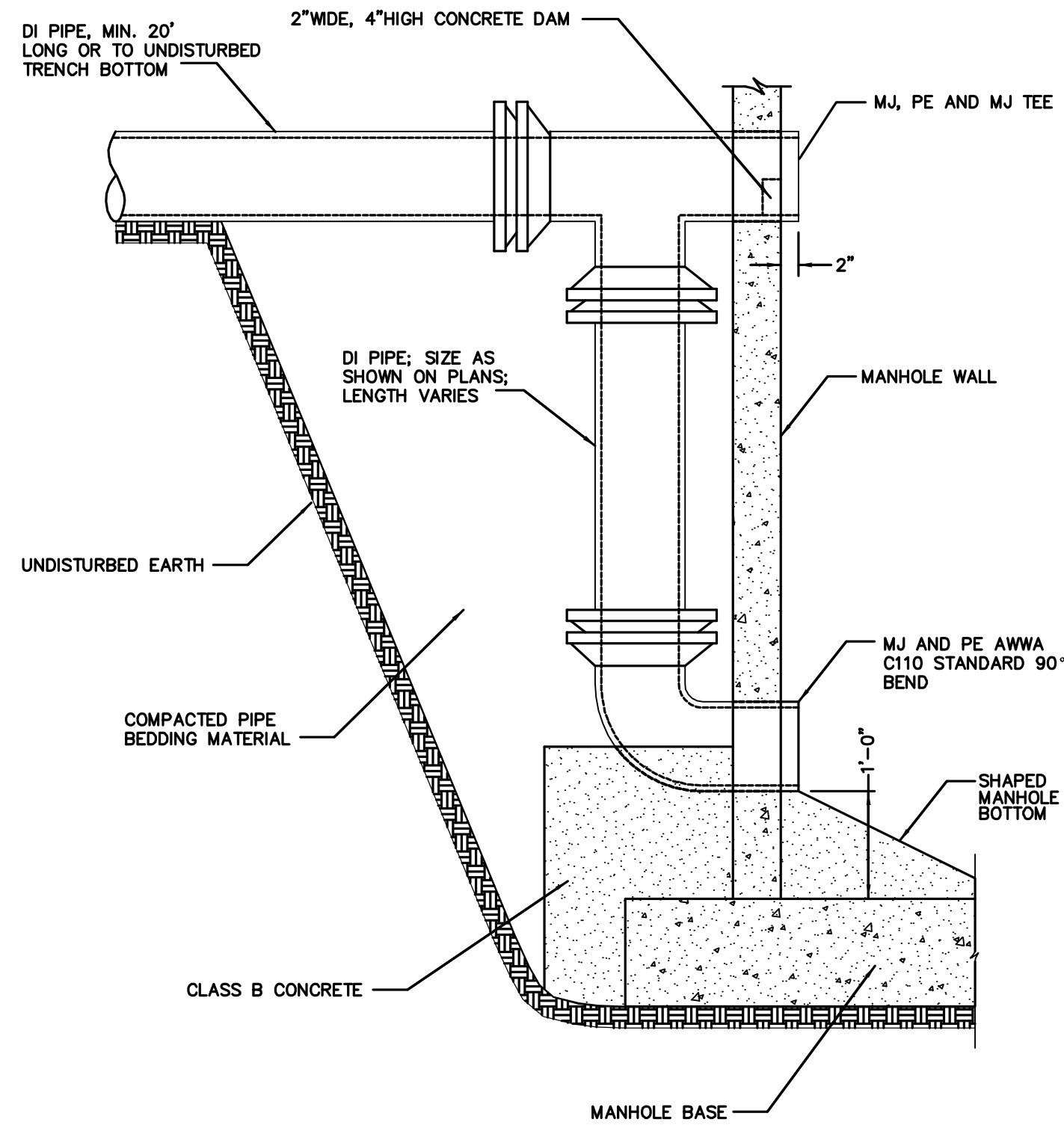
- NOTES:**
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.
 2. PLACE ONE 6" GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
 3. PLACE ONE 6" RED STEEL POST BURIED 3' TO LOCATE SANITARY SERVICE.

SERVICE LOCATION DETAIL
NOT TO SCALE



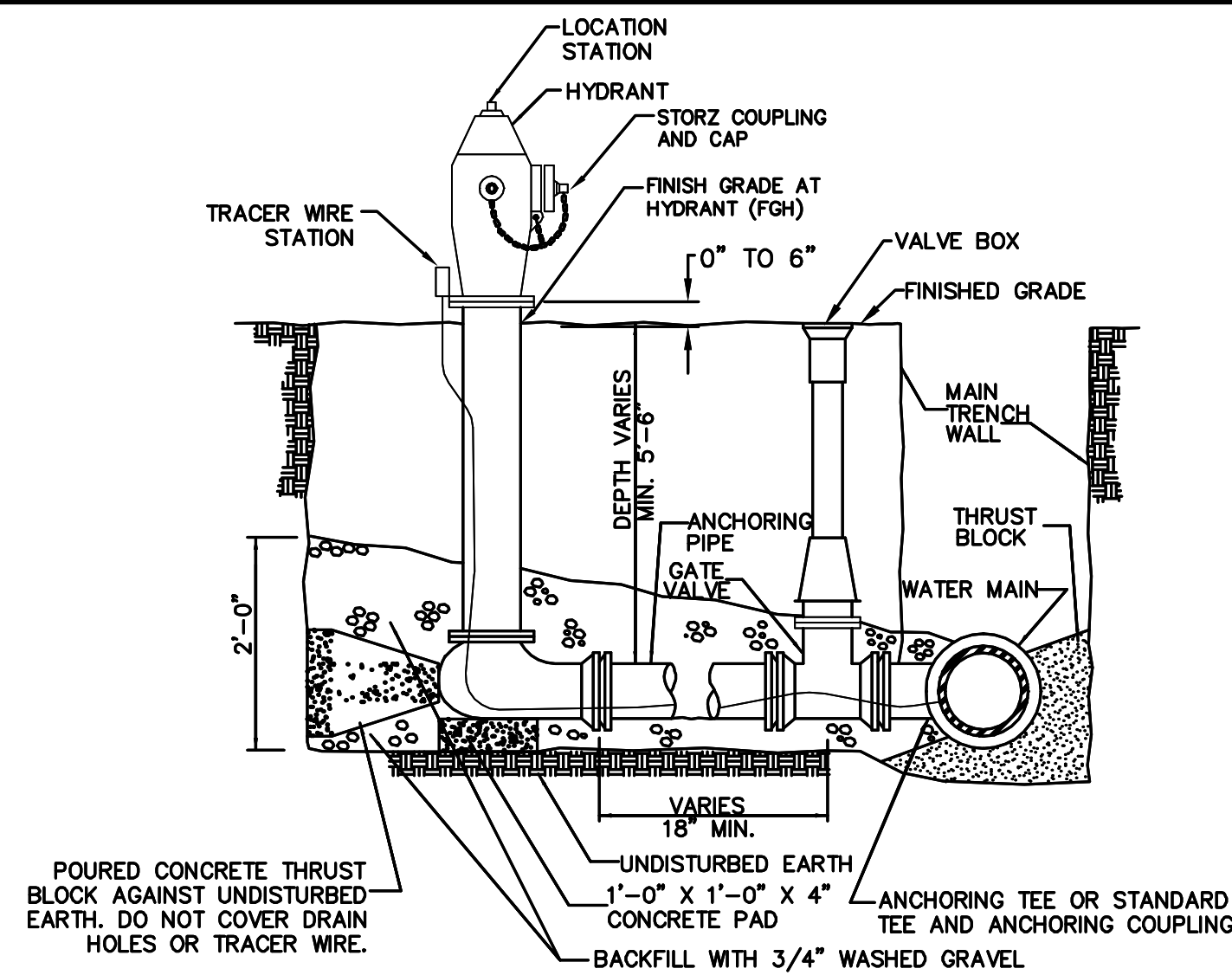
- NOTES:**
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
A. HILTI KWIK BOLT (WWW.HILTI.COM) 1/2" X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH.
C. CATALOG NUMBER: WS-12700. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
D. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL
NOT TO SCALE



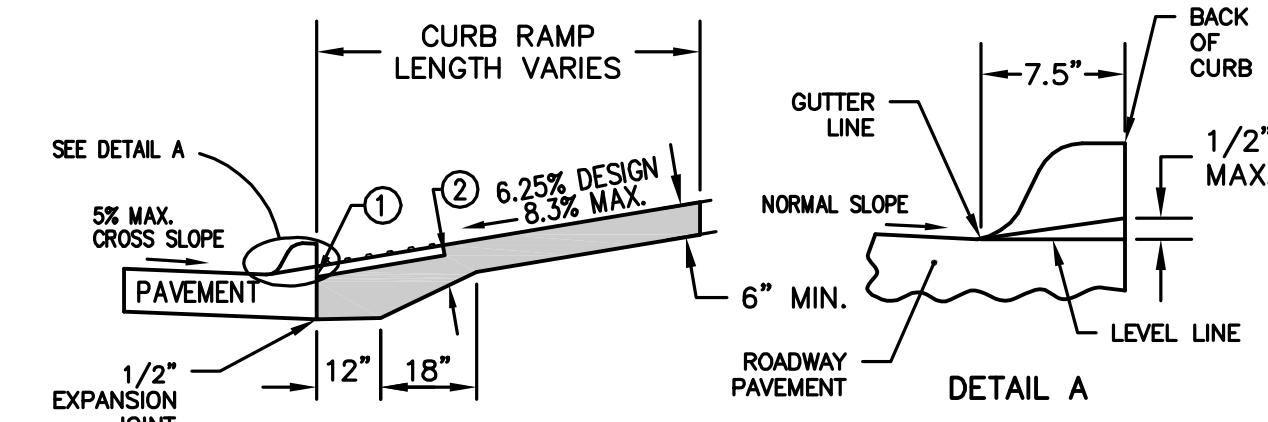
- NOTES:**
1. EXTEND CLASS B CONCRETE SUPPORT FOR MJ AND PE QUARTER BEND 8" ALL SIDES.
 2. USE ANSI A21.50 DUCTILE IRON PIPE; MINIMUM THICKNESS CLASS 52; COAT WITH STANDARD COATING INSIDE AND OUT.
 3. USE ANSI A21.10 MECHANICAL JOINT FITTINGS; 150 PSI PRESSURE RATING. COAT WITH STANDARD COATING INSIDE AND OUT.
 4. GROUT PIPE IN BLOCKOUT WITH NON-SHRINK GROUT IF PRECAST MANHOLE SECTION IS USED.
 5. DROP CONNECTIONS NOT PERMITTED ON 18" OR LARGER SEWER PIPE.

OUTSIDE DROP CONNECTION DETAIL
NOT TO SCALE

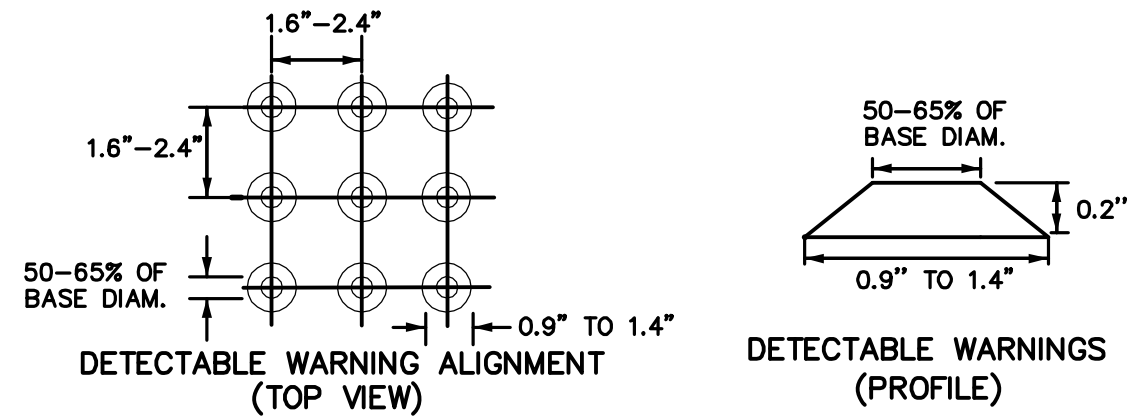


- NOTES:**
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

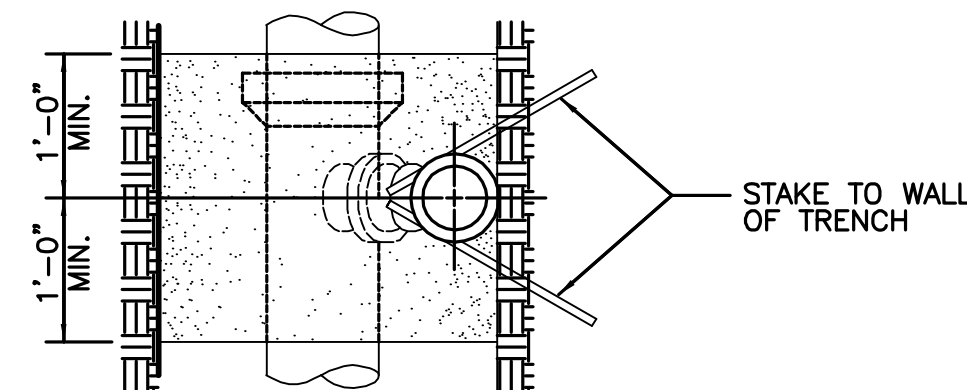
HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



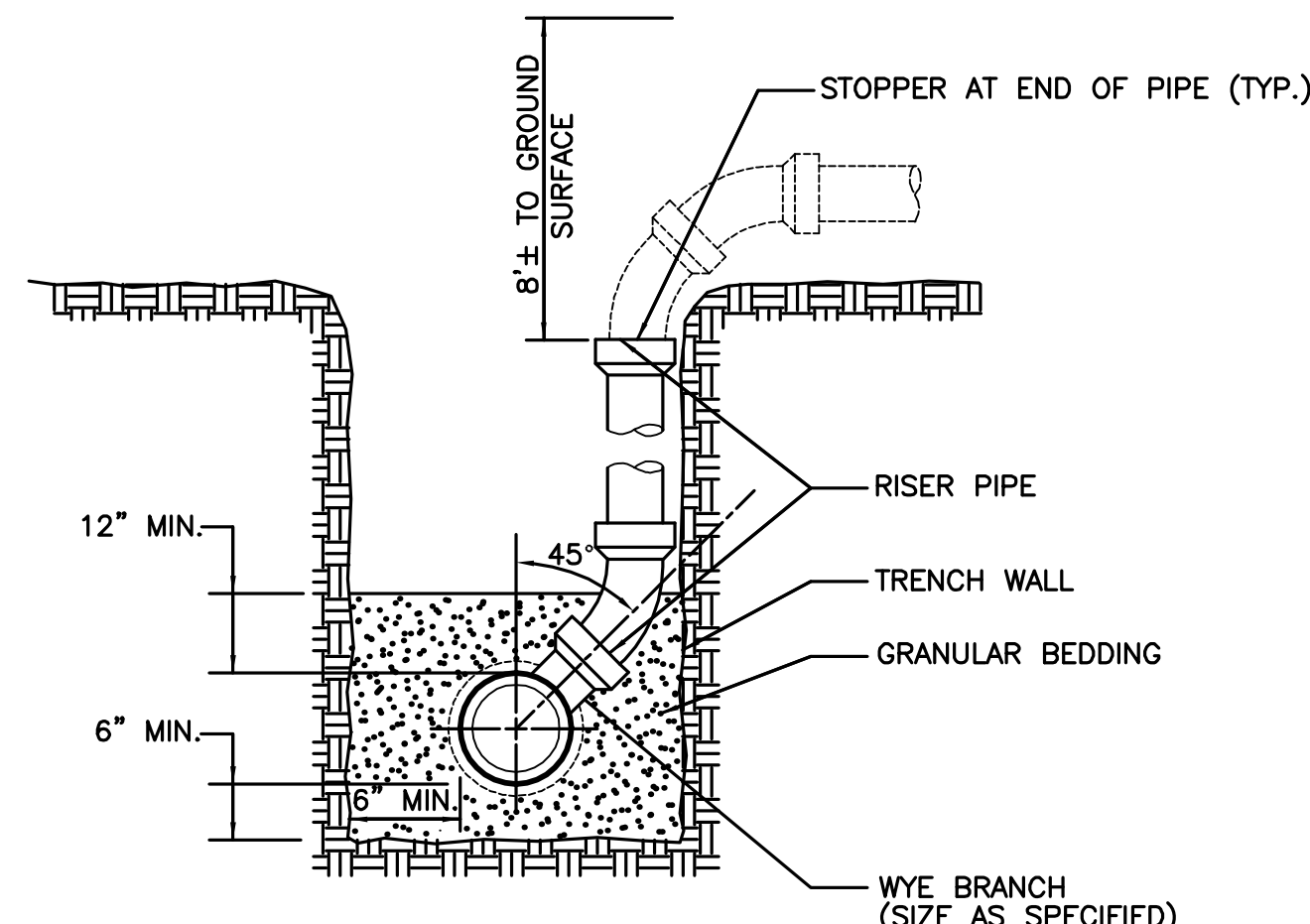
- NOTES:**
1. INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
 2. PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.



DETECTABLE WARNING DETAIL
NOT TO SCALE



PLAN



SECTION

- 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

FILE: H:\2017\17161\DWG\PLAT\17161-COV-BE--TABLING
COMMENTS: 17161-COV-BE--TABLING
PLOTTER: 6/19/2019 11:12 AM
PLOT BY: JARED MURRAY

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT QUANTITY	
1	COMBINED CLEARING AND GRUBBING	AC	48.53
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	7,889
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	3,820
6	SANITARY SEWER SERVICE STUB, 4" DIA	EA	39
7	SUBDRAIN, 6" PERFORATED PVC	LF	1,990
8	STORM SEWER, TRENCHED, 8" PERFORATED PVC	LF	474
9	STORM SEWER, TRENCHED, 15" RCP	LF	1,934
10	STORM SEWER, TRENCHED, 18" RCP	LF	590
11	STORM SEWER, TRENCHED, 30" RCP	LF	260
12	STORM SEWER SERVICE STUB, 4" DIA	EA	29
13	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	2
14	STORM SEWER, 18" RCP APRON W/ FOOTING & APRON GUARD	EA	4
15	STORM SEWER, 18" RCP APRON W/ APRON GUARD	EA	1
16	STORM SEWER, 30" RCP APRON W/ FOOTING & APRON GUARD	EA	1
17	WATER MAIN, 8" DIA	LF	2,143
18	WATER SERVICE STUB, 1" DIA	EA	30
19	VALVE, 8" DIA	EA	6
20	FIRE HYDRANT ASSEMBLY	EA	8
21	TEMPORARY FIRE HYDRANT ASSEMBLY	EA	1
22	TEMPORARY FIRE HYDRANT ASSEMBLY (RELOCATED)	EA	1
23	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	18
24	MANHOLE, SW-401, 48" (STORM SEWER)	EA	13
25	MANHOLE, SW-401, 60" (STORM SEWER)	EA	2
26	MANHOLE, SW-401, 72" (STORM SEWER)	EA	1
27	INTAKE, SW-501	EA	4
28	INTAKE, SW-503	EA	4
29	INTAKE, SW-505	EA	3
30	INTAKE, SW-506	EA	2
31	INTAKE, SW-512	EA	2
32	INTAKE, SW-513	EA	1
33	PAVEMENT, 7" P.C.C.	SY	6,372
34	PAVEMENT, 8" P.C.C. WITH CD BASKETS	SY	603
35	PAVEMENT, 4" P.C.C. SIDEWALK	SY	17
36	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	58
37	DETECTABLE WARNING PANELS	SF	80
38	SEEDING, FERTILIZING, AND MULCHING	AC	46.42
39	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	5
40	PERMANENT ROAD CLOSURE, URBAN, SI-182 (RELOCATED)	EA	5
41	TRAFFIC CONTROL	LS	1
42	EROSION CONTROL	LS	1
43	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TONS	115
44	STORM SEWER CLEANOUT	EA	3
45	MAILBOX PAD	EA	2
46	8-INCH CIRCULAR TURNAROUND	SY	562
47	LANDSCAPING	LS	1

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
- 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.
- 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. PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 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.
- 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.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- * 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
- PRIOR TO CONSTRUCTION, THE PROJECT MANAGER SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.

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 AND THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS 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. AREA SHOWN FOR REFERENCE ONLY.
2	STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. 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	SANITARY SEWER FOR 8" 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. EXISTING SANITARY SEWER WILL NEED TO BE RETESTED AFTER SADDLE WYE INSTALLATION.
5-12	REFER TO FIGURE 3010.102 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 TELEWISE SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS JOINT RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST 10 FEET.
6,12,18	REFER TO DETAILS ON SHEETS 2, 3 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED.
13-16	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.
17-19	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.
20	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 FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
20-22	REFER TO SHEETS 25-301 FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE STORZ FITTINGS.
23	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). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.

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
24-26	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
27-30	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".
27	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
28	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
29	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
30	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
31	REFER TO FIG. 6010.512 - CIRCULAR AREA INTAKE FOR CONSTRUCTION DETAILS.
32	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS.
33-34	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
36	REFER TO FIG. 7030.204 - GENERAL SIDEWALK AND ACCESSIBLE 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, BRICK RED IN COLOR. ACCESSIBLE CURB RAMPS INCLUDING TURNING SPACES SHALL BE 6" THICK P.C.C.
37	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
38	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. <u>SEEDING QUANTITIES</u> -TYPE 1 PERMANENT LAWN MIXTURE = 1.47 AC -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 44.95 AC
39-40	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS. EACH LOCATION CONSISTS OF FIVE SIGNS WITH POSTS PER SI-182.
41	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.
42	REFER TO SHEETS 10-12 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS AND GRADING OF TEMPORARY SEDIMENT BASINS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
43	INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO STORM AND SANITARY PLAN AND PROFILE SHEETS FOR LOCATION.
44	REFER TO FIG. 4040.232 - SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
45	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 3/4 AND 14/15.
46	8-INCH TURNAROUND SHALL BE 4-INCHES OF 3-INCH ROCK AND 4-INCHES OF GRANULAR SURFACING. REFER TO SHEET 13 FOR LOCATION OF TEMPORARY TURNAROUND.
47	REFER TO SHEET 9 FOR LANDSCAPING QUANTITIES AND MATERIALS. LANDSCAPING IS TO BE INSTALLED ONCE EACH LOT IS DEVELOPED.

- 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.
- 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.
- 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. THE IS 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.
- 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.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- 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.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
- 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. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
- REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- 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.
- ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
- THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION AND FOR PROOF ROLLING TO INSPECT SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE GEOTECHNICAL ENGINEER IS PRESENT. A COPY OF ALL REPORTS AND FINDING REQUIRING ALTERATION FROM THE APPROVED PLAN SET IS TO BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
- THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL TESTING SHALL BE COMPLETED ACCORDING TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE WAUKEE ENGINEERING DEPARTMENT SHALL BE PRESENT TO WITNESS ALL TESTING.
- AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISING PRIOR TO PAVING. A COPY OF THE VIDEOS AND A HARD COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
- ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 4-INCH STORZ FITTINGS.
- ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
- ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
- ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM OF 1 - 4" ADJUSTING RING TO ALLOW FOR FUTURE ADJUSTMENT SHOULD THE STRUCTURE END UP IN A DRIVEWAY.
- THE RESULTS OF THE GEOTECHNICAL EXPLORATION ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

DATE

12/04/18

REVISED FINAL SUBMITTAL

07/10/18

FINAL SUBMITTAL

06/26/18

FOURTH SUBMITTAL

06/05/18

THIRD SUBMITTAL

05/09/18

SECOND SUBMITTAL

04/03/18

FIRST SUBMITTAL

REVISIONS

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

ENGINEER: JMM

EI: DSH

THE RESERVE AT DAYBREAK PLAT 1

QUANTITIES, GENERAL NOTES AND

BID ITEM REFERENCE NOTES

4

32

1711.611

WAUKEE, IOWA

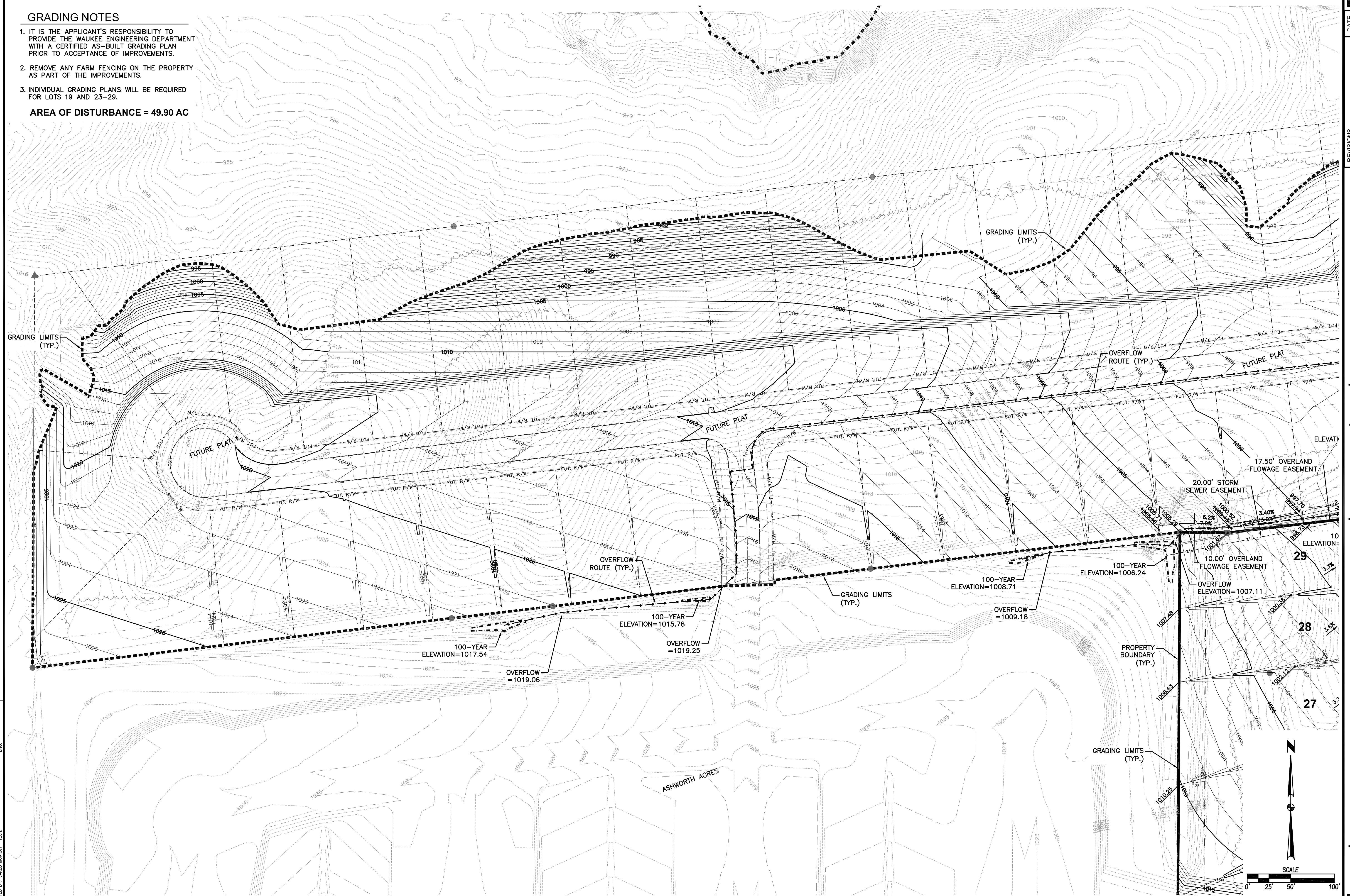
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1. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
2. REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.
3. INDIVIDUAL GRADING PLANS WILL BE REQUIRED FOR LOTS 19 AND 23-29.

AREA OF DISTURBANCE = 49.90 AC



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REVISIONS	DATE
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FINAL SUBMITTAL	07/10/18
FOURTH SUBMITTAL	06/26/18
THIRD SUBMITTAL	06/05/18
SECOND SUBMITTAL	05/08/18
FIRST SUBMITTAL	04/03/18

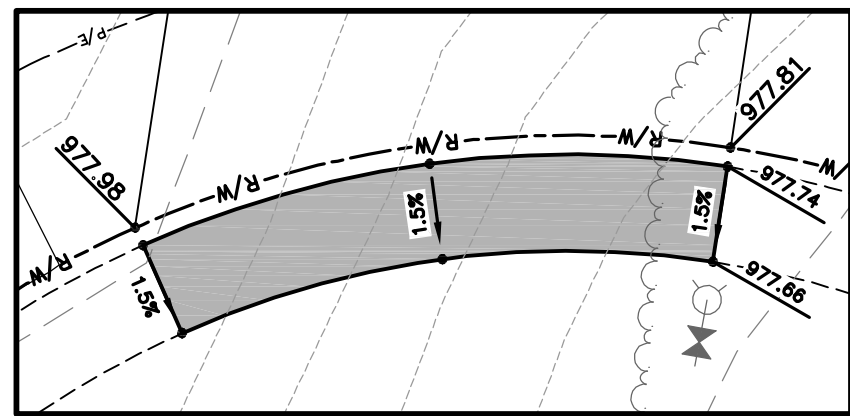
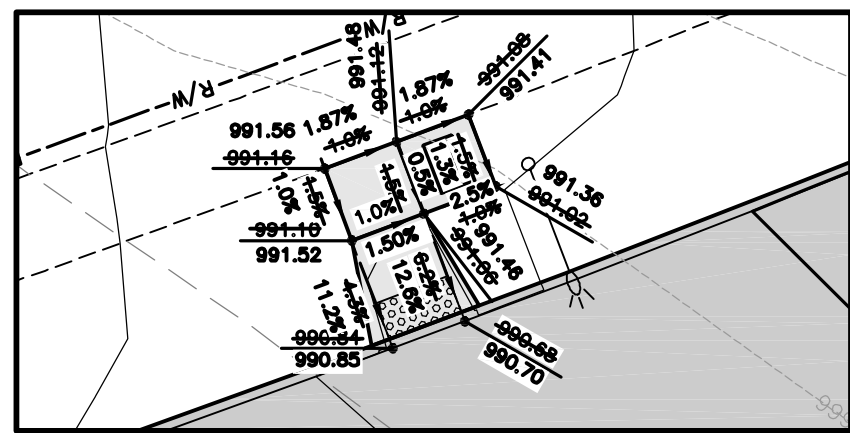
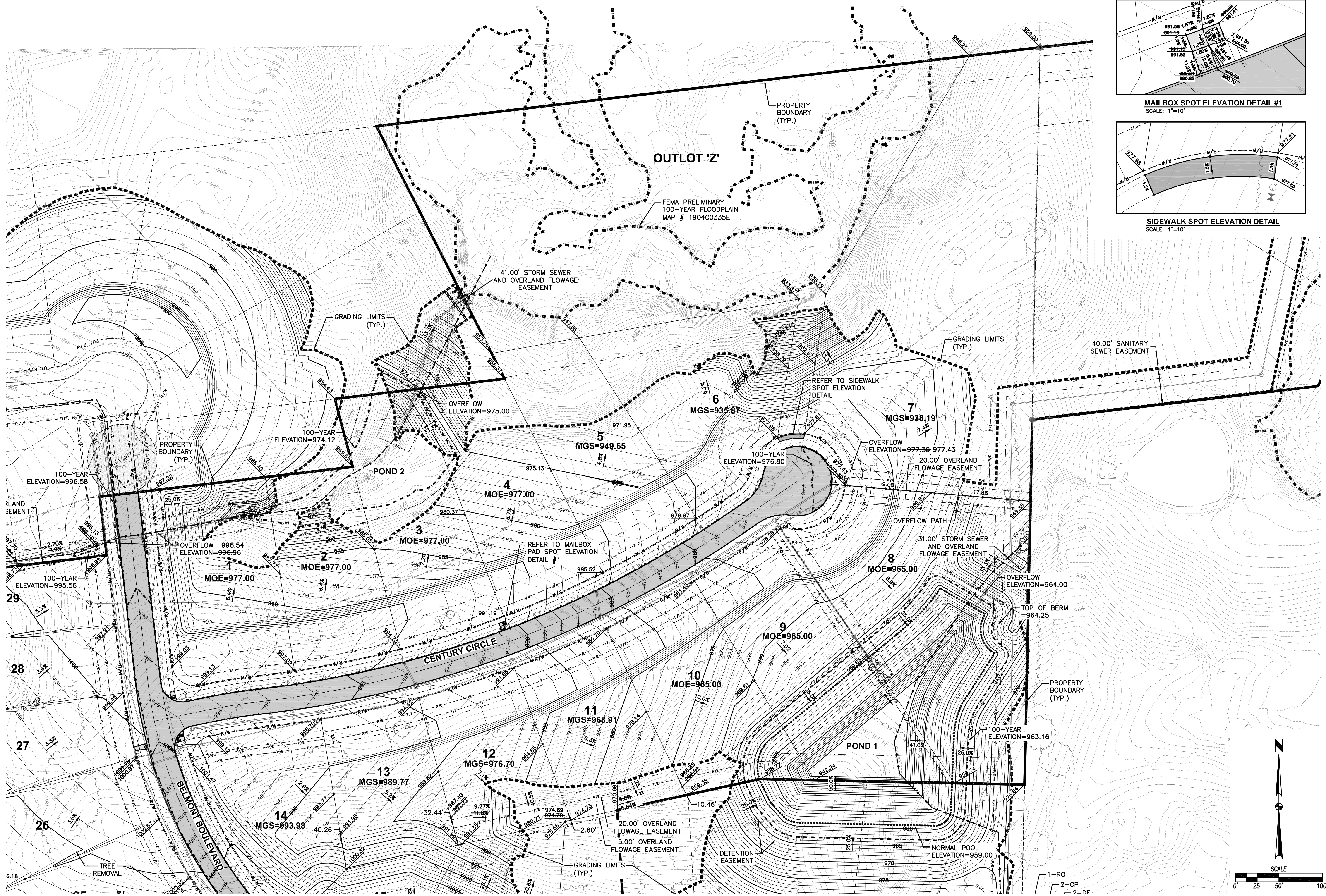
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM	EI: DSH
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THE RESERVE AT DAYBREAK PLAT 1
GRADING AND LANDSCAPING PLAN
WAUKEE, IOWA

6/32
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DATE	
12/04/18	REVISED FINAL SUBMITTAL
07/10/18	FINAL SUBMITTAL
06/26/18	FOURTH SUBMITTAL
06/05/18	THIRD SUBMITTAL
05/09/18	SECOND SUBMITTAL
04/03/18	FIRST SUBMITTAL

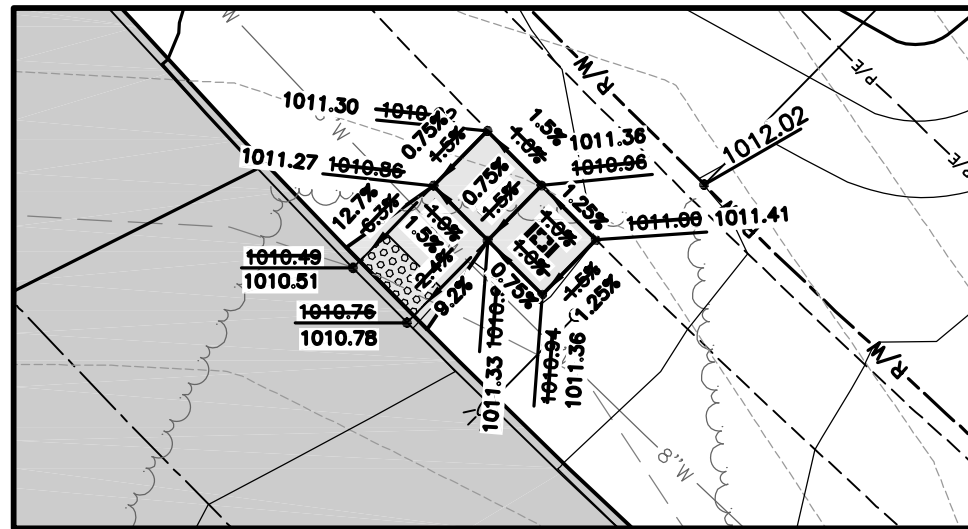
REVISIONS	
3405 S.E. CROSSROADS DRIVE, SUITE G	ENGINEER: JMM
GRIMES, IOWA 50111	EI: DSH
PHONE: (515) 369-4400	
FAX: (515) 369-4410	

CIVIL DESIGN ADVANTAGE

7/32

1711.611

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PLOTTER: 6/19/2019 11:12 AM
PLOT BY: JARED MURRAY DESIGNED BY: JMM



MAILBOX SPOT ELEVATION DETAIL #2
SCALE: 1"=10'



DATE	
12/04/18	12/04/18
07/10/18	07/10/18
06/26/18	06/26/18
06/05/18	06/05/18
05/08/18	05/08/18
04/03/18	04/03/18

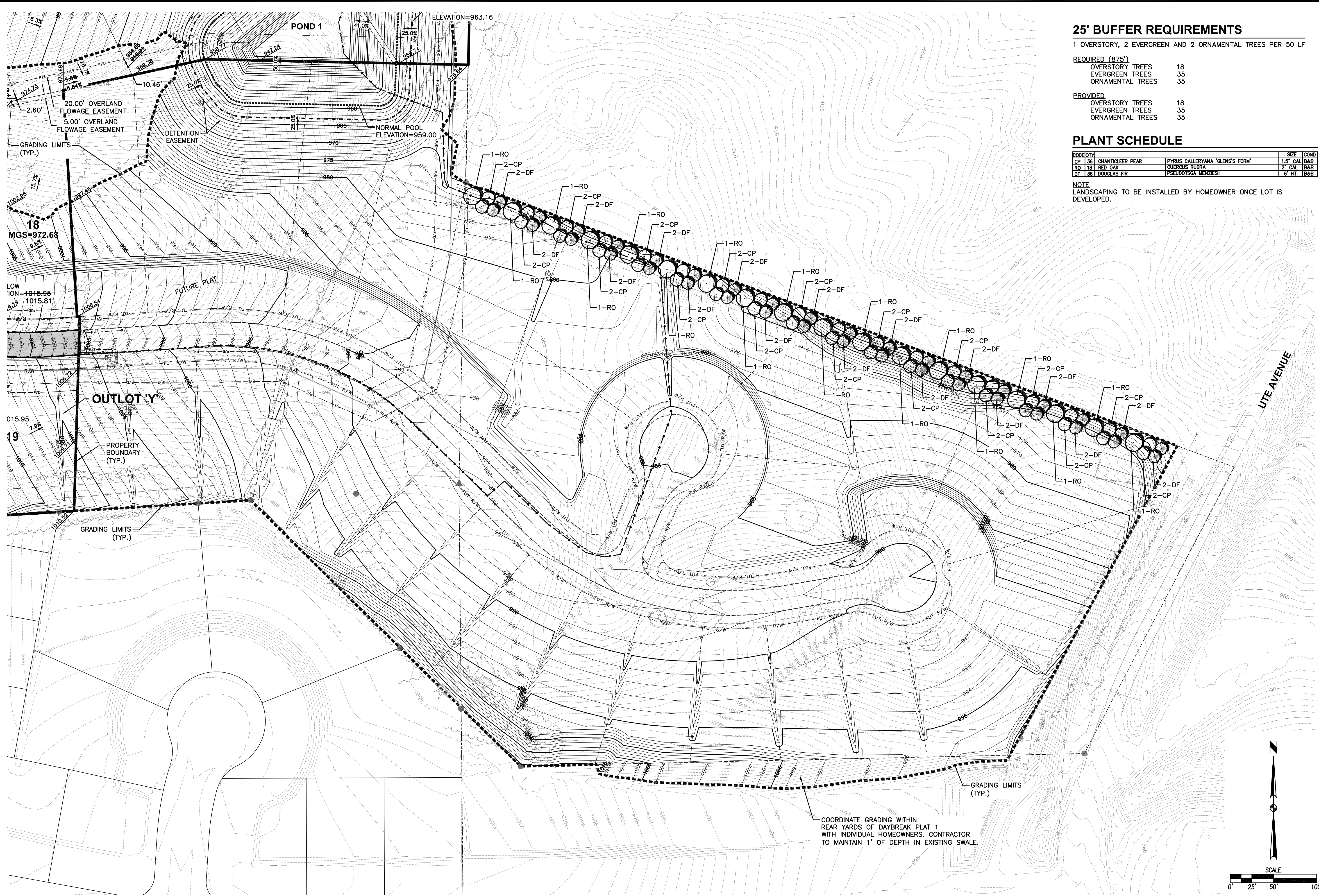
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REVISED FINAL SUBMITTAL	12/04/18
FINAL SUBMITTAL	07/10/18
FOURTH SUBMITTAL	06/26/18
THIRD SUBMITTAL	06/05/18
SECOND SUBMITTAL	05/08/18
FIRST SUBMITTAL	04/03/18

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

THE RESERVE AT DAYBREAK PLAT 1
GRADING AND LANDSCAPING PLAN
WAUKEE, IOWA

8/32
1711.611

FILE: H:\2017\17161\DWG\PLAT1\17161-GRADING PLAN-ASBULTONG COMMENT: DATE: 6/19/2018 11:13 AM
PLOTTER: PLOT BY: JARED MURRAY DESIGNED BY: JARED MURRAY



25' BUFFER REQUIREMENTS

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

REQUIRED (875')

OVERSTORY TREES	18
EVERGREEN TREES	35
ORNAMENTAL TREES	35

PROVIDED

OVERSTORY TREES	18
EVERGREEN TREES	35
ORNAMENTAL TREES	35

PLANT SCHEDULE

CODE	QTY	DESCRIPTION	SIZE	COND
CP	36	CHANTICLEER PEAR	1.5" CAL	B&B
RO	18	RED OAK	2" CAL	B&B
DF	36	DOUGLAS FIR	6" HT.	B&B

NOTE
LANDSCAPING TO BE INSTALLED BY HOMEOWNER ONCE LOT IS DEVELOPED.

DATE
12/04/18
07/10/18
06/26/18
06/05/18
05/08/18
04/03/18

REVISIONS
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FOURTH SUBMITTAL
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SECOND SUBMITTAL
FIRST SUBMITTAL

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

ENGINEER: JMM
EI: DSH

THE RESERVE AT DAYBREAK PLAT 1
GRADING AND LANDSCAPING PLAN

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9
32

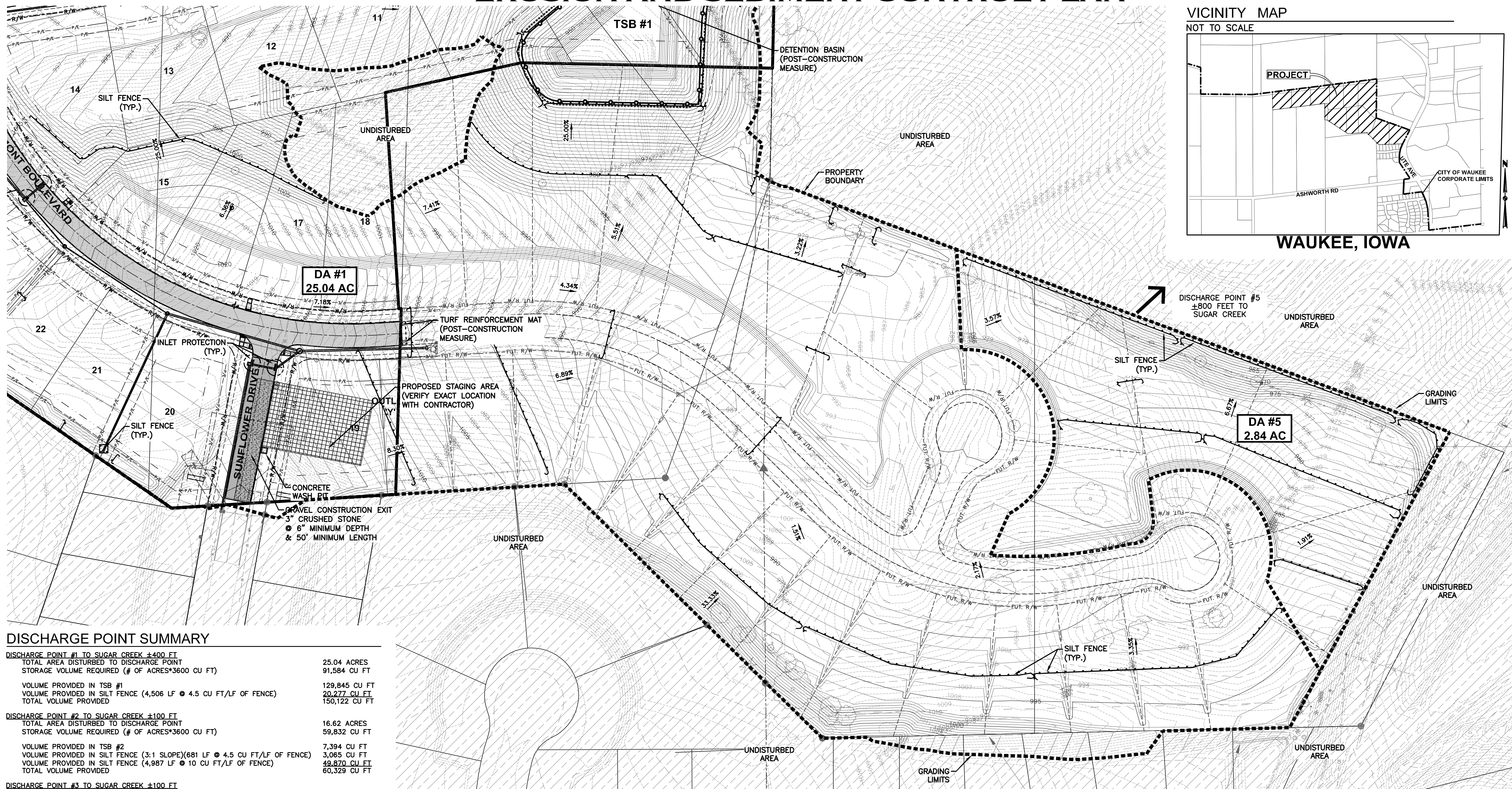
WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

EA

THE RESERVE AT DAYBREAK PLAT 1

EROSION AND SEDIMENT CONTROL PLAN



DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO SUGAR CREEK ±400 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	25.04 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	91,584 CU FT
VOLUME PROVIDED IN TSB #1	129,845 CU FT
VOLUME PROVIDED IN SILT FENCE (4,506 LF @ 4.5 CU FT/LF OF FENCE)	20,277 CU FT
TOTAL VOLUME PROVIDED	150,122 CU FT
DISCHARGE POINT #2 TO SUGAR CREEK ±100 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	16.62 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	59,832 CU FT
VOLUME PROVIDED IN TSB #2	7,394 CU FT
VOLUME PROVIDED IN SILT FENCE (3:1 SLOPE)(681 LF @ 4.5 CU FT/LF OF FENCE)	3,065 CU FT
VOLUME PROVIDED IN SILT FENCE (4,987 LF @ 10 CU FT/LF OF FENCE)	49,870 CU FT
TOTAL VOLUME PROVIDED	60,329 CU FT
DISCHARGE POINT #3 TO SUGAR CREEK ±100 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.55 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	5,580 CU FT
VOLUME PROVIDED IN SILT FENCE (3:1 SLOPE)(1,069 LF @ 4.5 CU FT/LF OF FENCE)	4,811 CU FT
VOLUME PROVIDED IN SILT FENCE (451 LF @ 10 CU FT/LF OF FENCE)	4,510 CU FT
TOTAL VOLUME PROVIDED	9,321 CU FT
DISCHARGE POINT #4 TO SUGAR CREEK ±200 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.97 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	10,692 CU FT
VOLUME PROVIDED IN SILT FENCE (3:1 SLOPE)(1,255 LF @ 4.5 CU FT/LF OF FENCE)	5,648 CU FT
VOLUME PROVIDED IN SILT FENCE (1,193 LF @ 10 CU FT/LF OF FENCE)	11,930 CU FT
TOTAL VOLUME PROVIDED	17,578 CU FT
DISCHARGE POINT #5 TO SUGAR CREEK ±800 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.84 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	10,224 CU FT
VOLUME PROVIDED IN SILT FENCE (3:1 SLOPE)(600 LF @ 4.5 CU FT/LF OF FENCE)	2,700 CU FT
VOLUME PROVIDED IN SILT FENCE (802 LF @ 10 CU FT/LF OF FENCE)	8,020 CU FT
TOTAL VOLUME PROVIDED	10,720 CU FT

STABILIZATION QUANTITIES

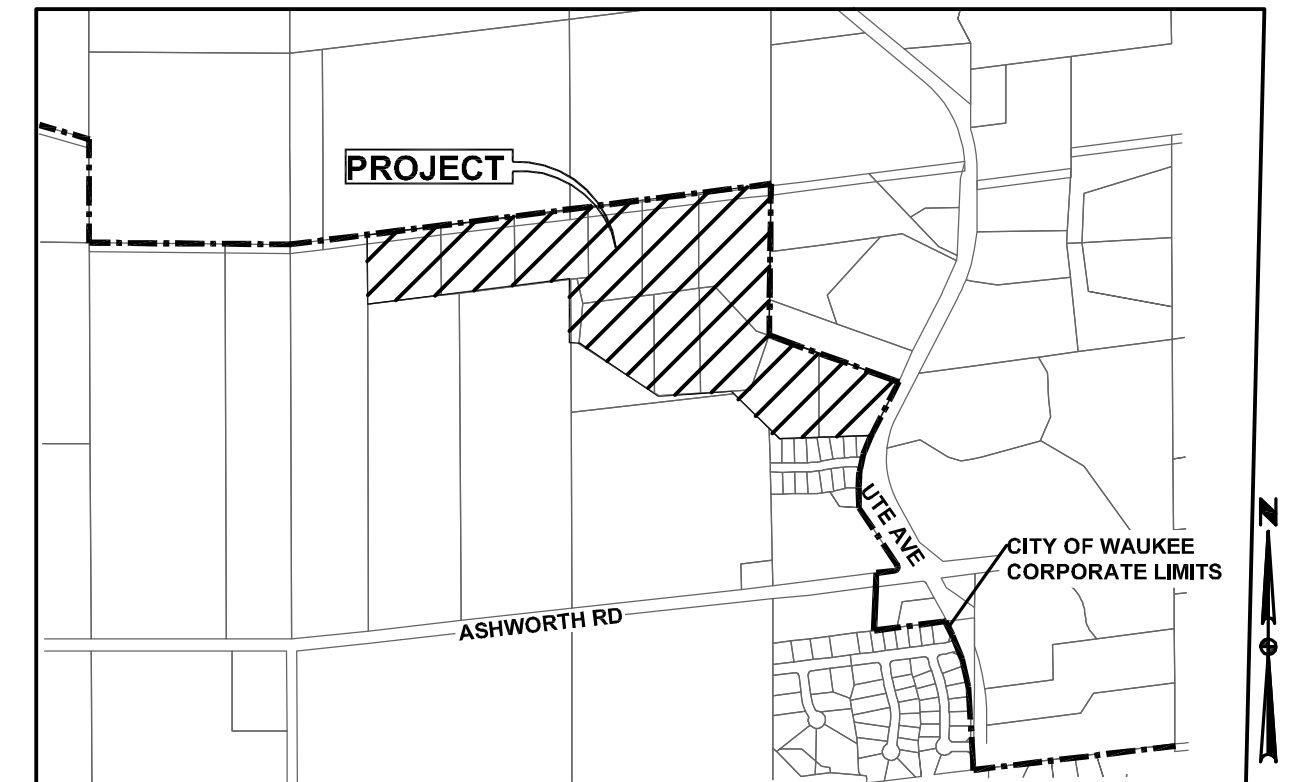
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	15,544
2	SEEDING, FERTILIZING, AND MULCHING	AC	46.42
3	INLET PROTECTION DEVICES	EA	14
4	CONCRETE WASHOUT PIT	EA	1
5	12" HDPE TEMPORARY STANDPIPE	EA	1
6	15" HDPE TEMPORARY STANDPIPE	EA	1

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	TEMPORARY SEDIMENT BASIN	TSB #
GRADING LIMITS	-----	UNDISTURBED AREA	
SILT FENCE	-----	RIPRAP	
INLET PROTECTION	○	GRAVEL ENTRANCE	
PORTABLE RESTROOM	R	STAGING AREA	
CONCRETE WASHOUT PIT	●		
TEMPORARY STANDPIPE	□		

VICINITY MAP

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WAUKEE, IOWA

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07/10/18
06/26/18
06/05/18
05/08/18
04/03/18

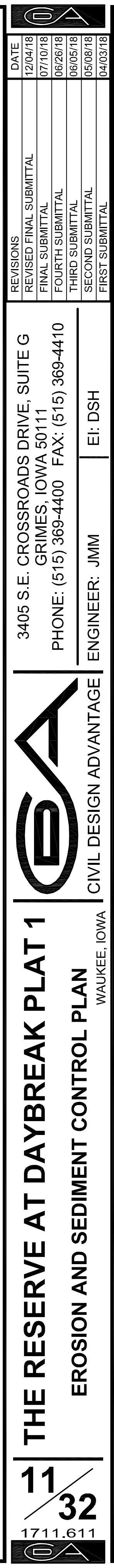
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

THE RESERVE AT DAYBREAK PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
10/32
1711.611

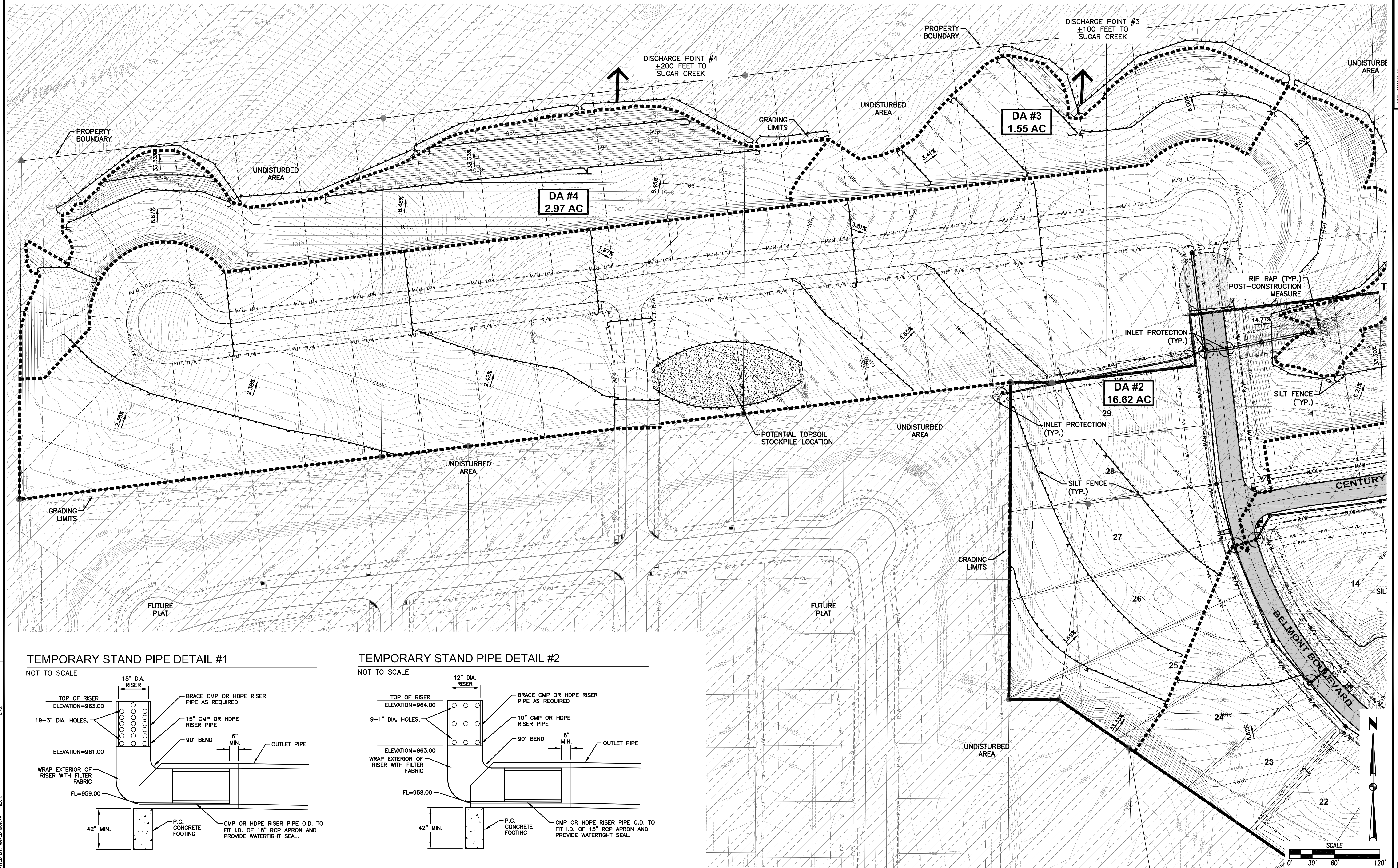
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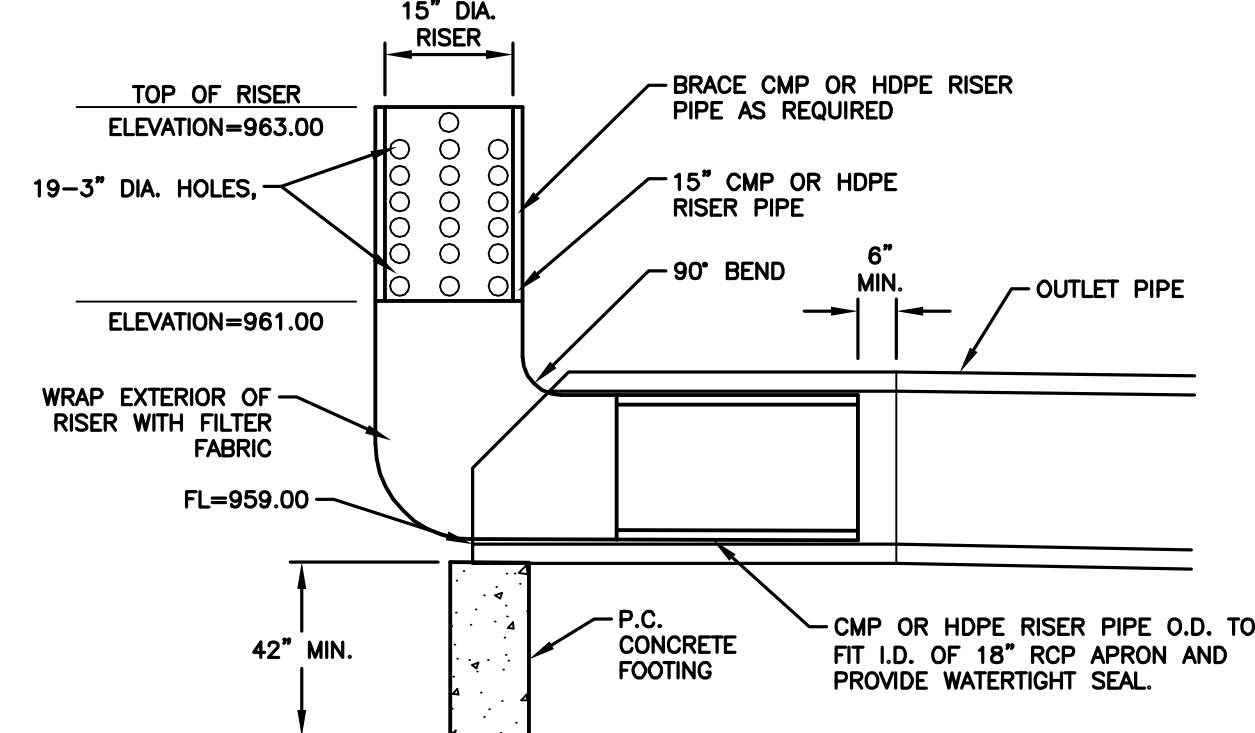
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EROSION AND SEDIMENT CONTROL PLAN



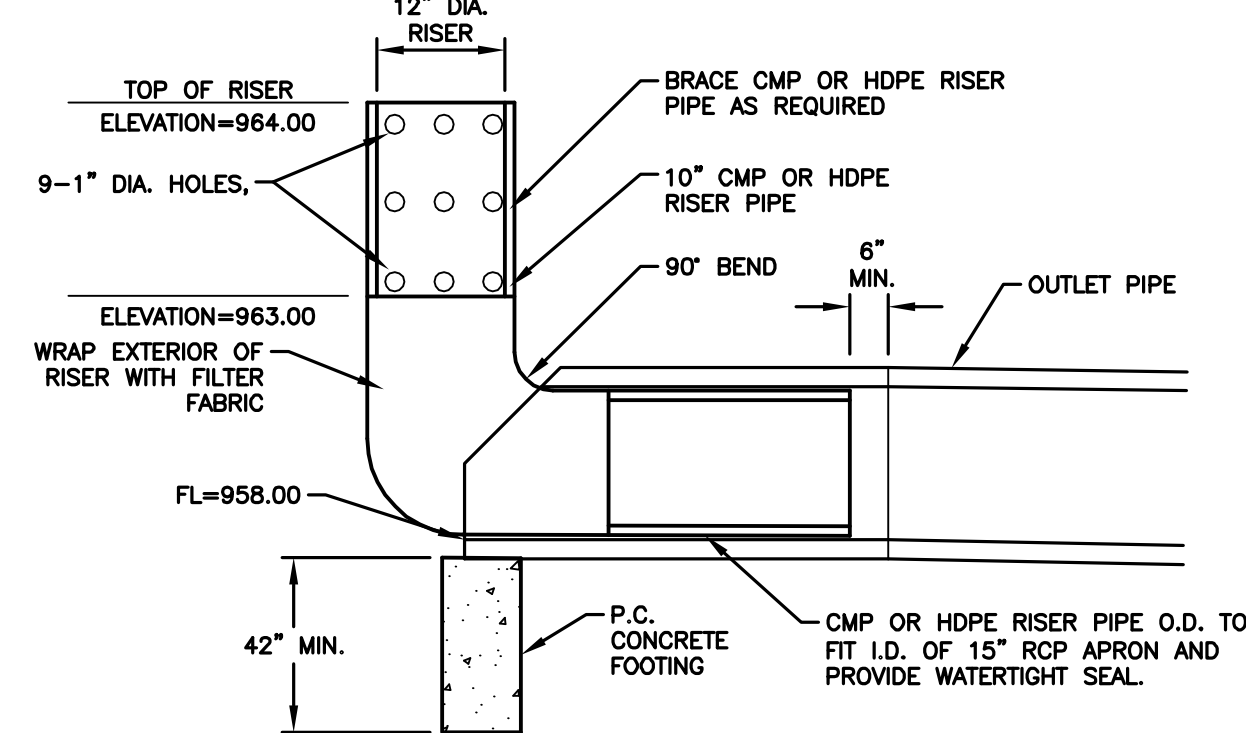
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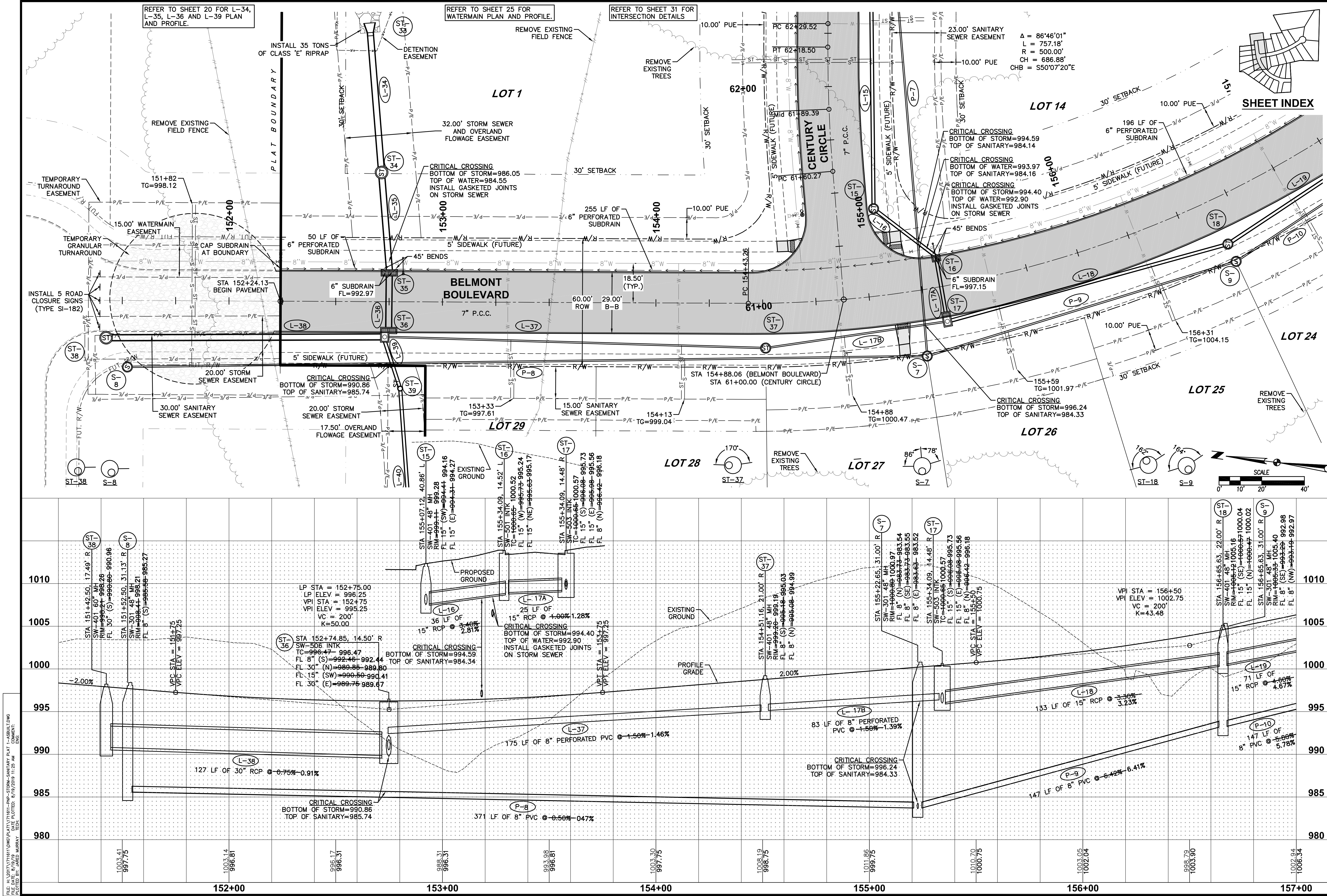
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TEMPORARY STAND PIPE DETAIL #2

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07/10/18
06/26/18
06/05/18
05/09/18
04/03/18

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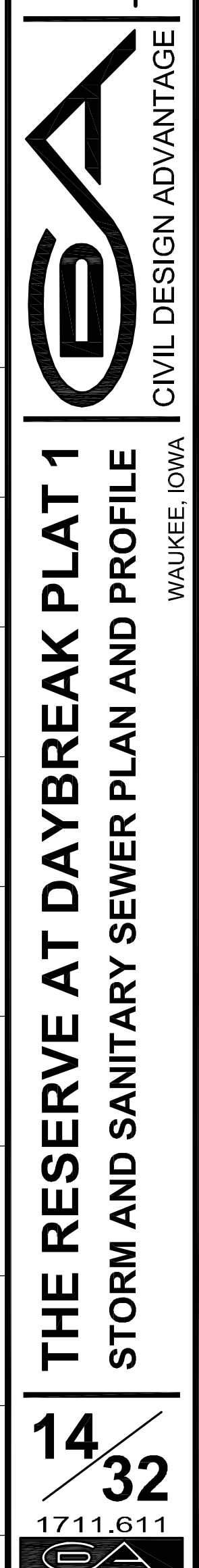
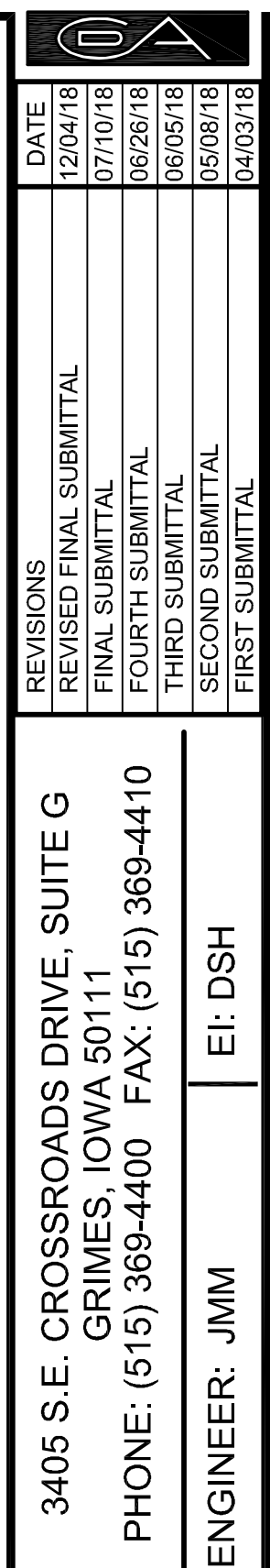
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Ei: DSH

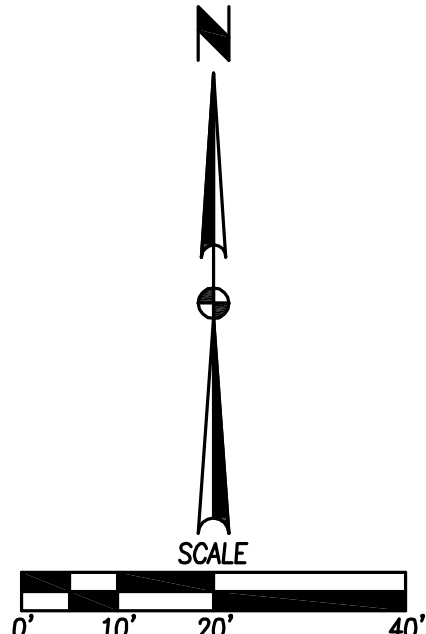
THE RESERVE AT DAYBREAK PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE

13/32
1711.611

CIVIL DESIGN ADVANTAGE

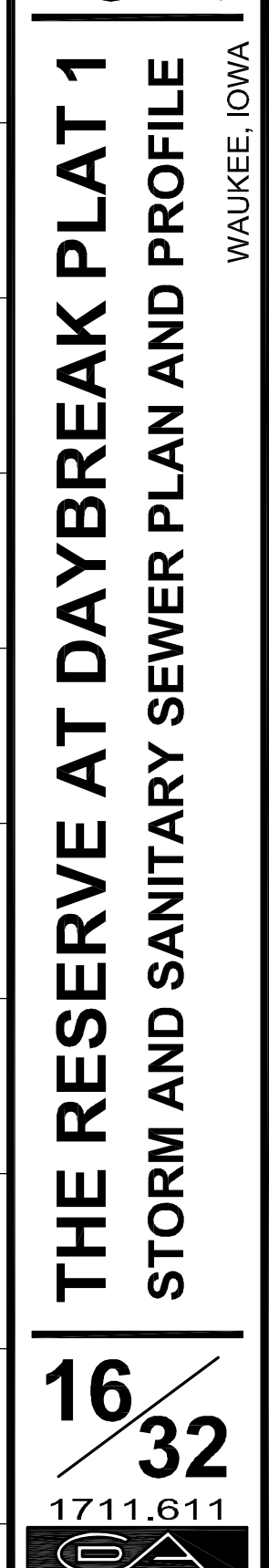
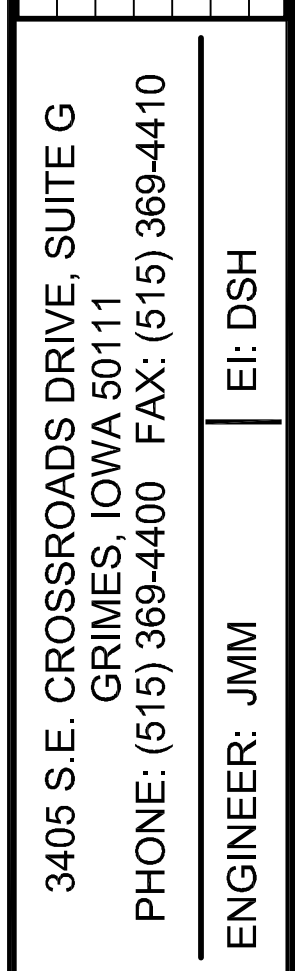
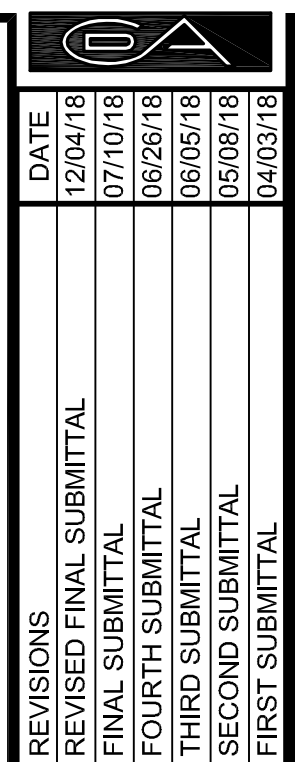
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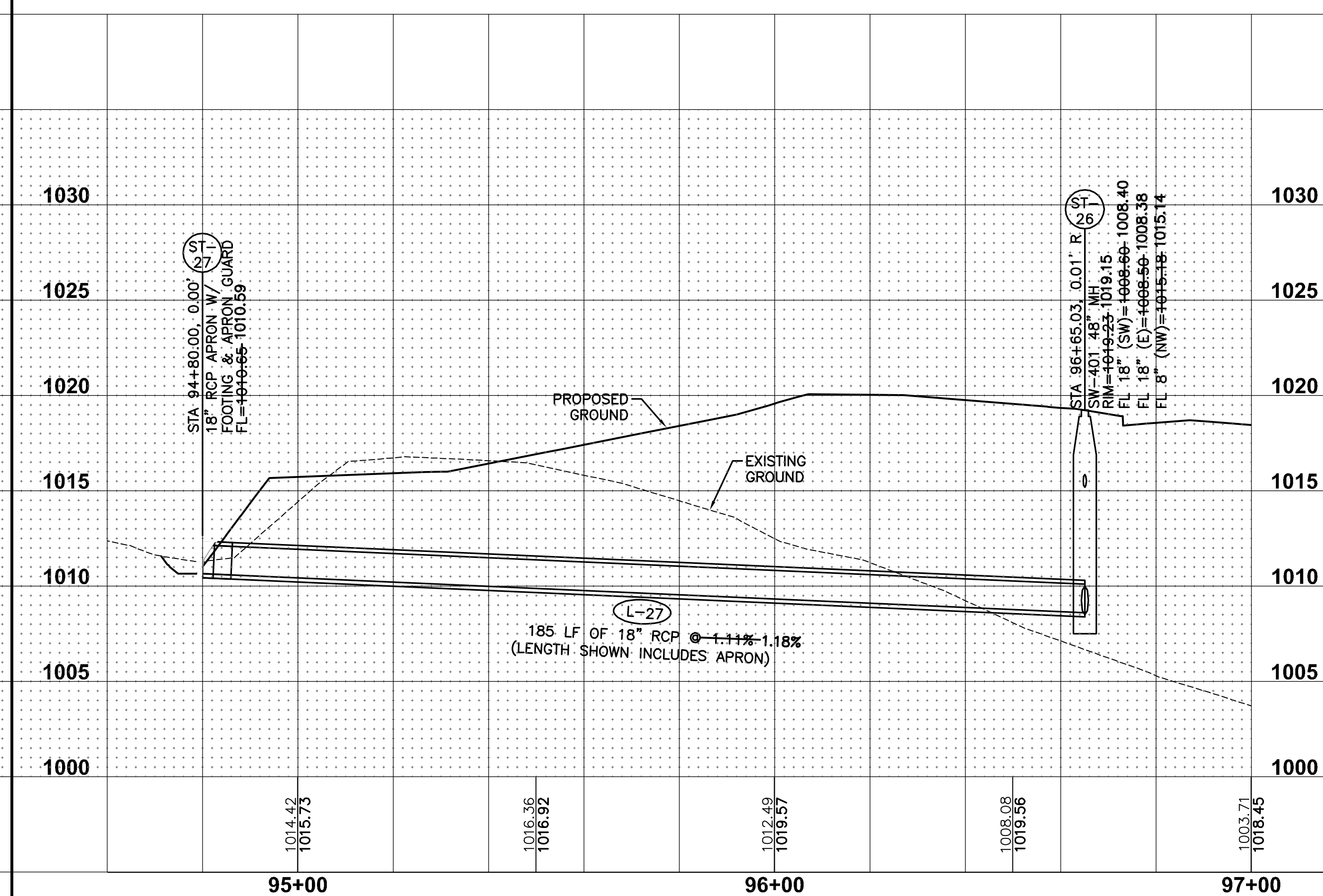
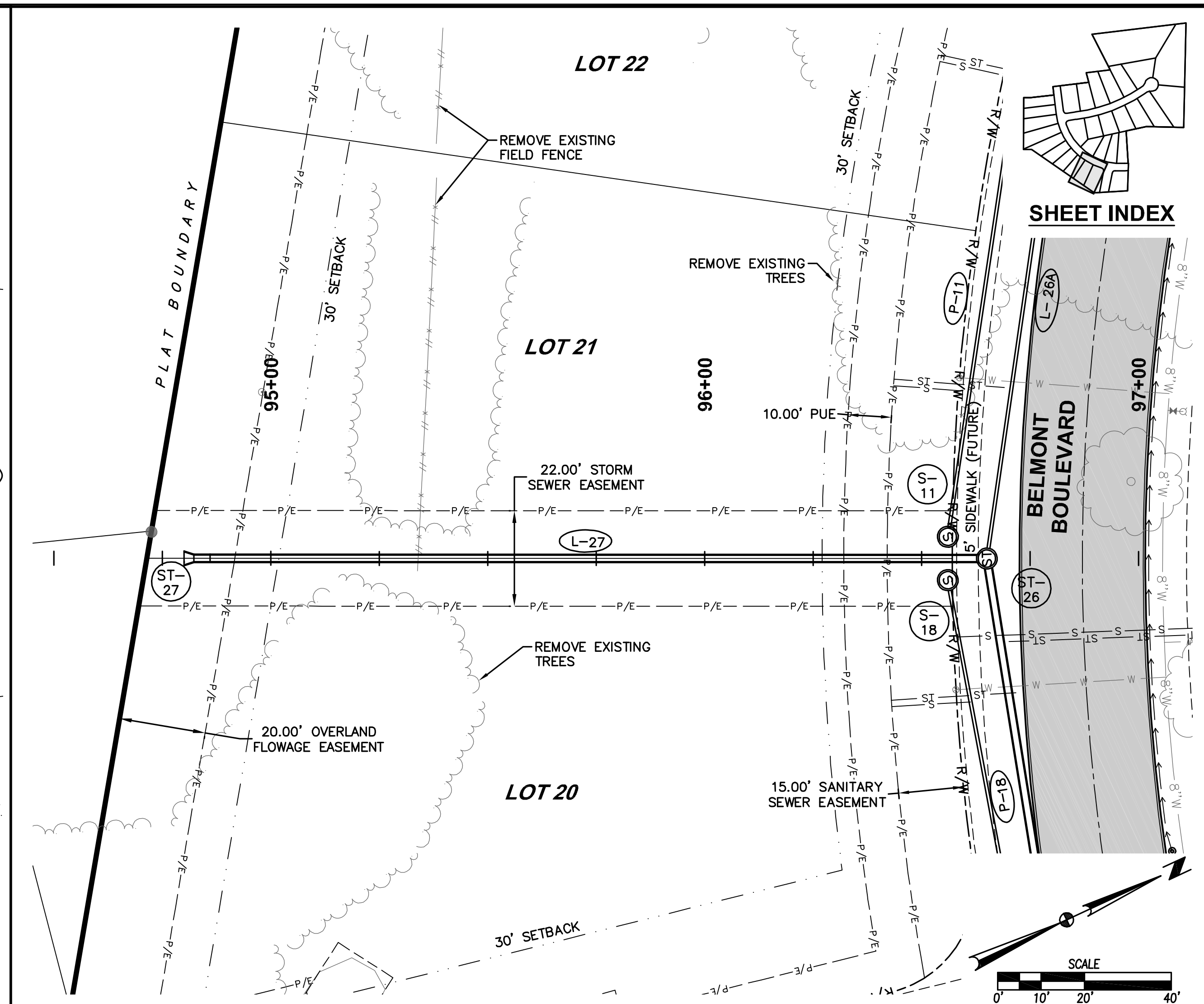


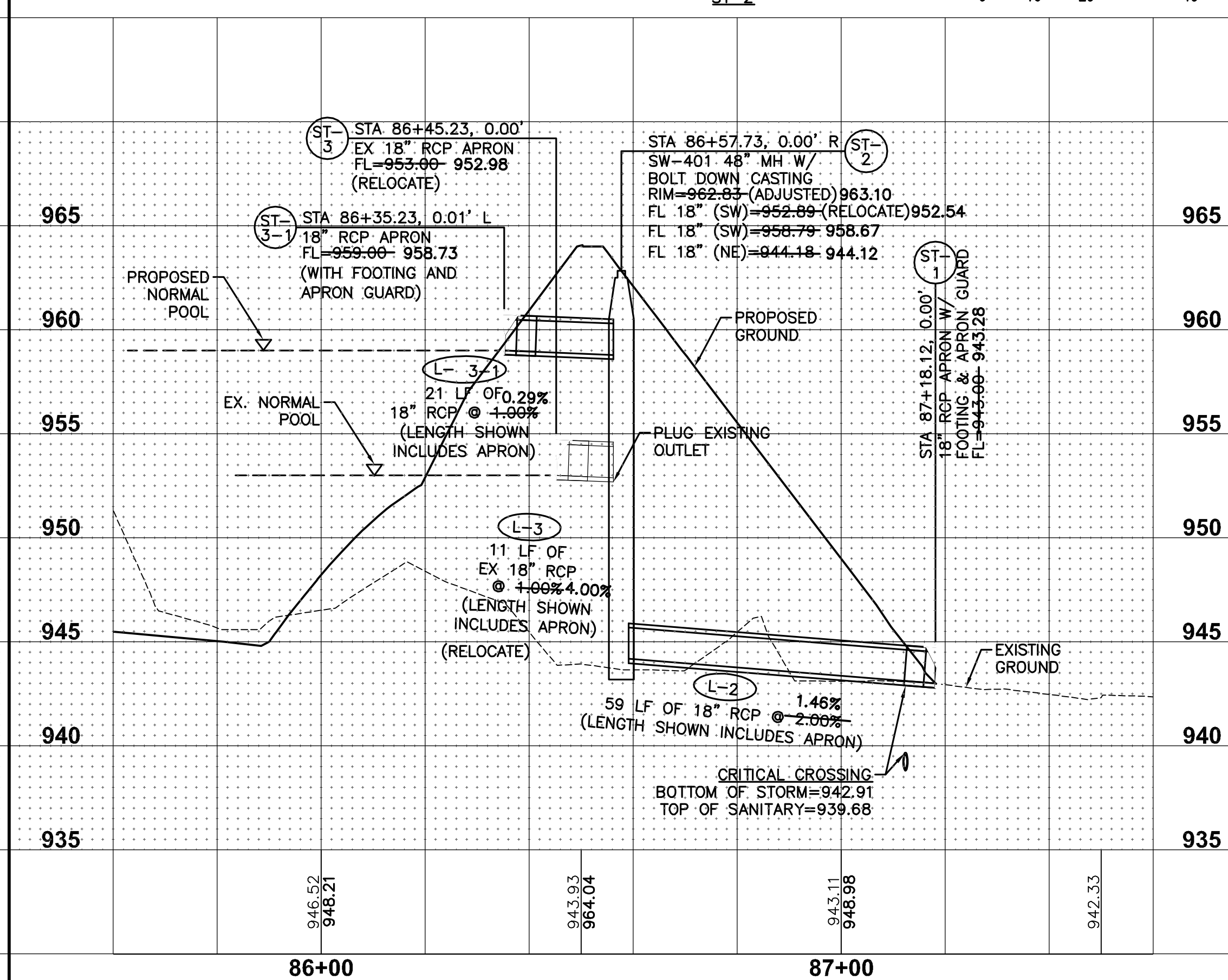
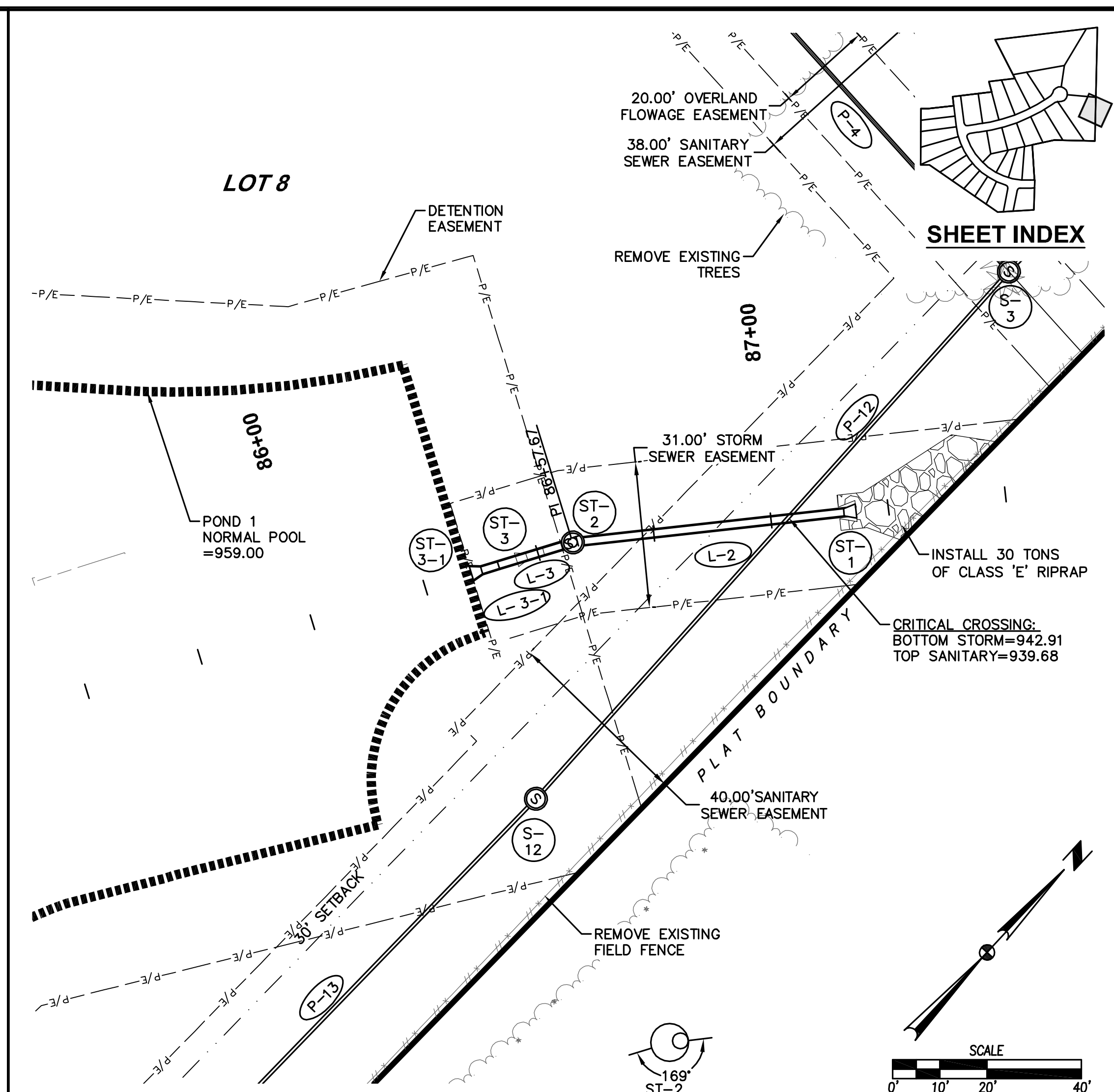


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ENGINEER: JMM	EI: DSH


THE RESERVE AT DAYBREAK PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE
 15/32
 1711.611
 WAUKEE, IOWA

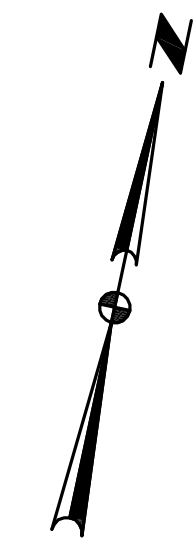
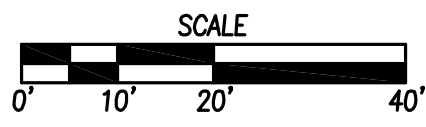
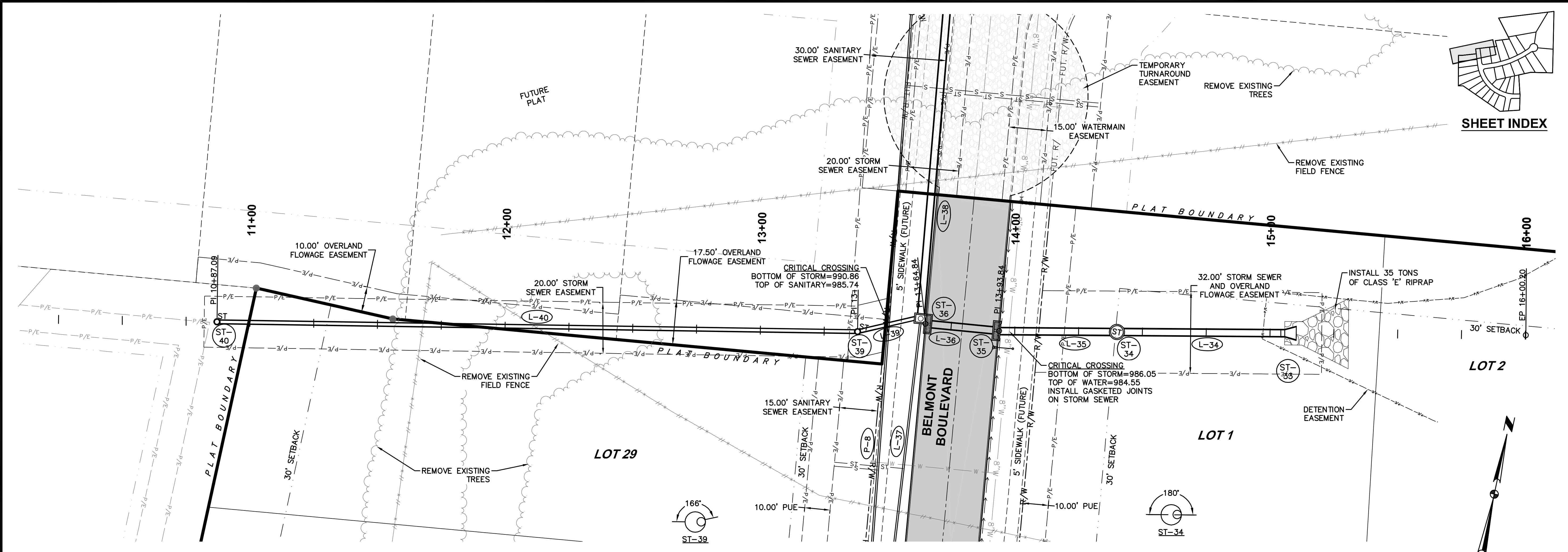
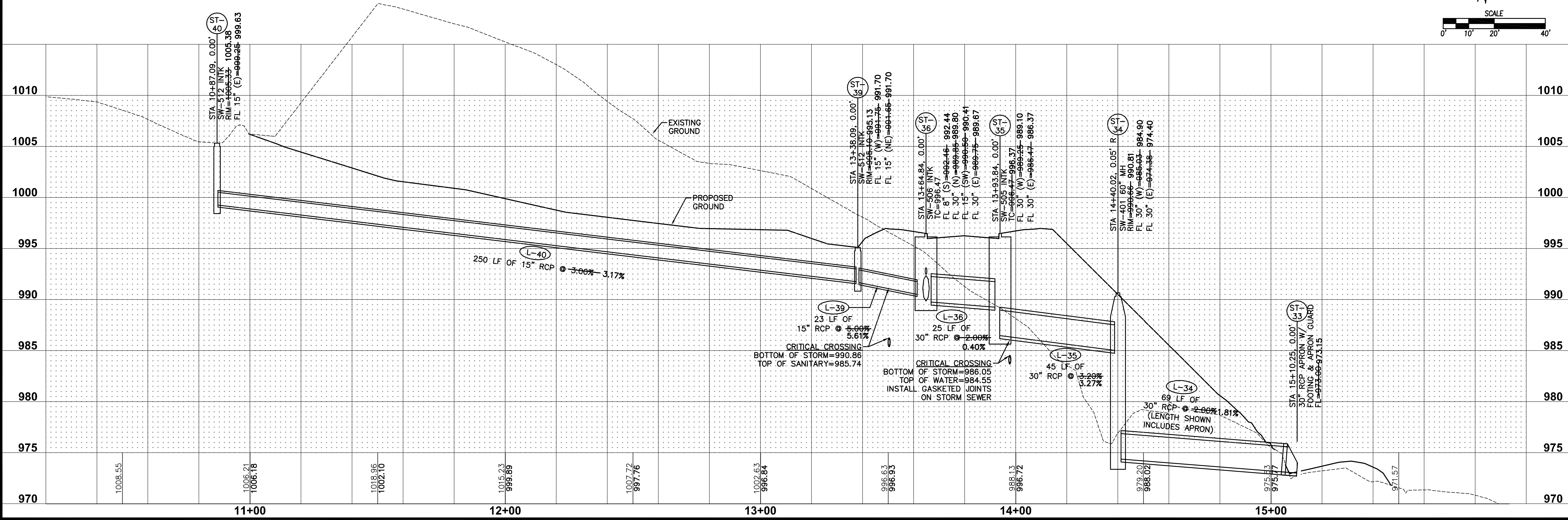


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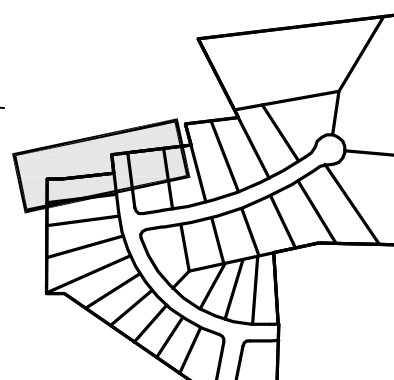


THE RESERVE AT DAYBREAK PLAT 1		CIVIL DESIGN ADVANTAGE	REVISIONS
STORM AND SANITARY SEWER PLAN AND PROFILE			
19 / 32		3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	DATE
1711.611		ENGINEER: JMM	REVISED FINAL SUBMITTAL 12/04/18
		EI: DSH	FINAL SUBMITTAL 07/10/18
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			FIRST SUBMITTAL 04/03/18

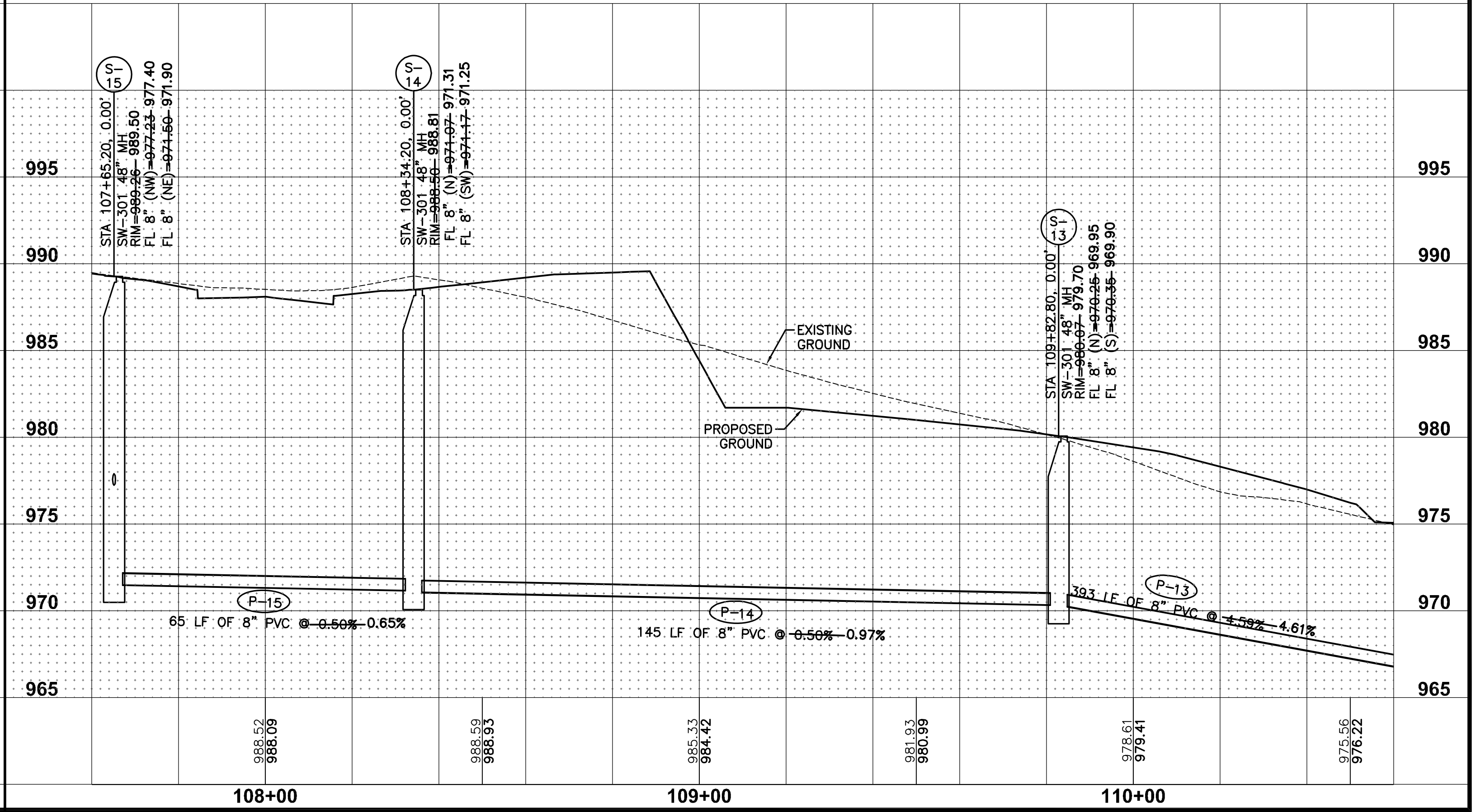
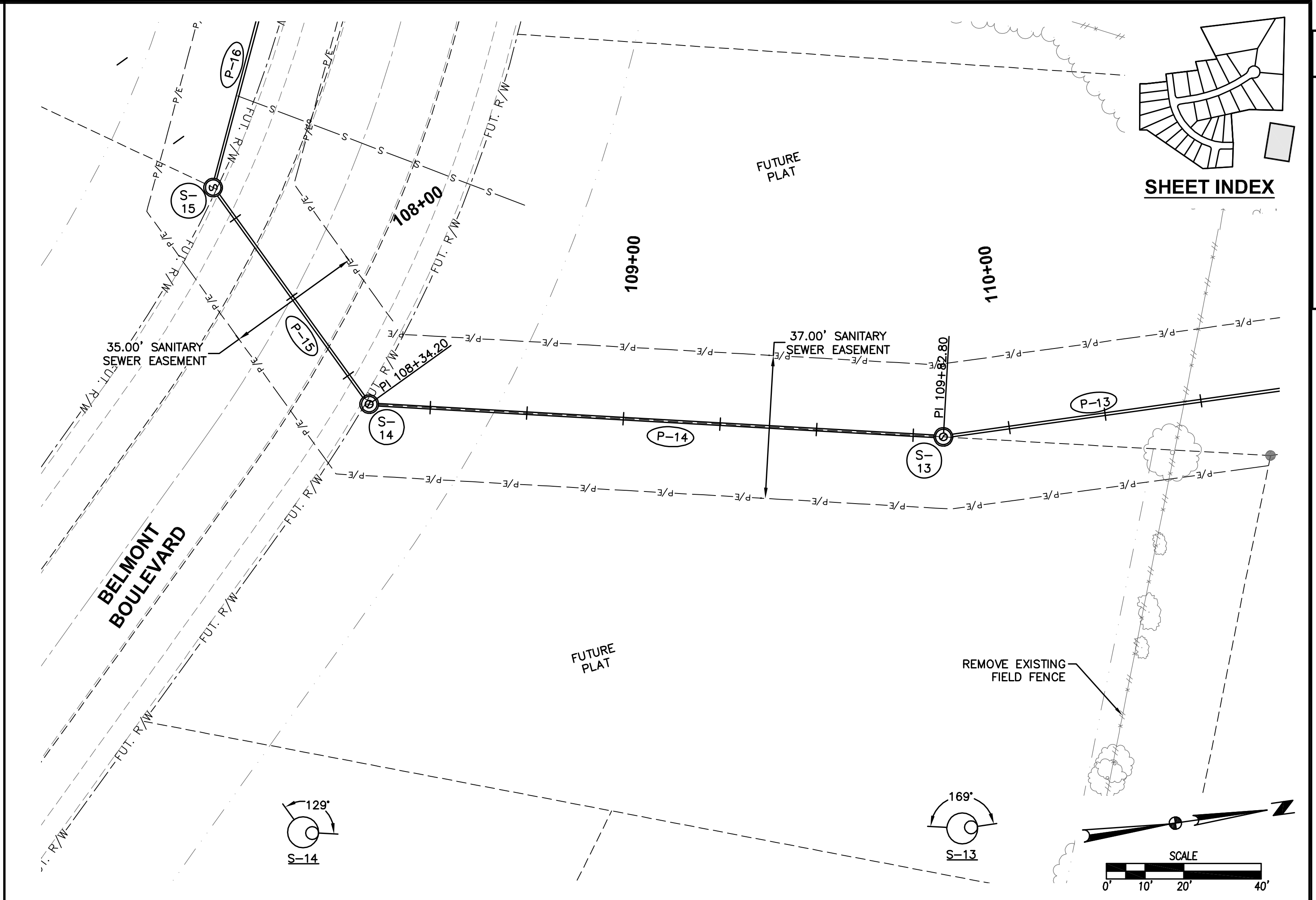
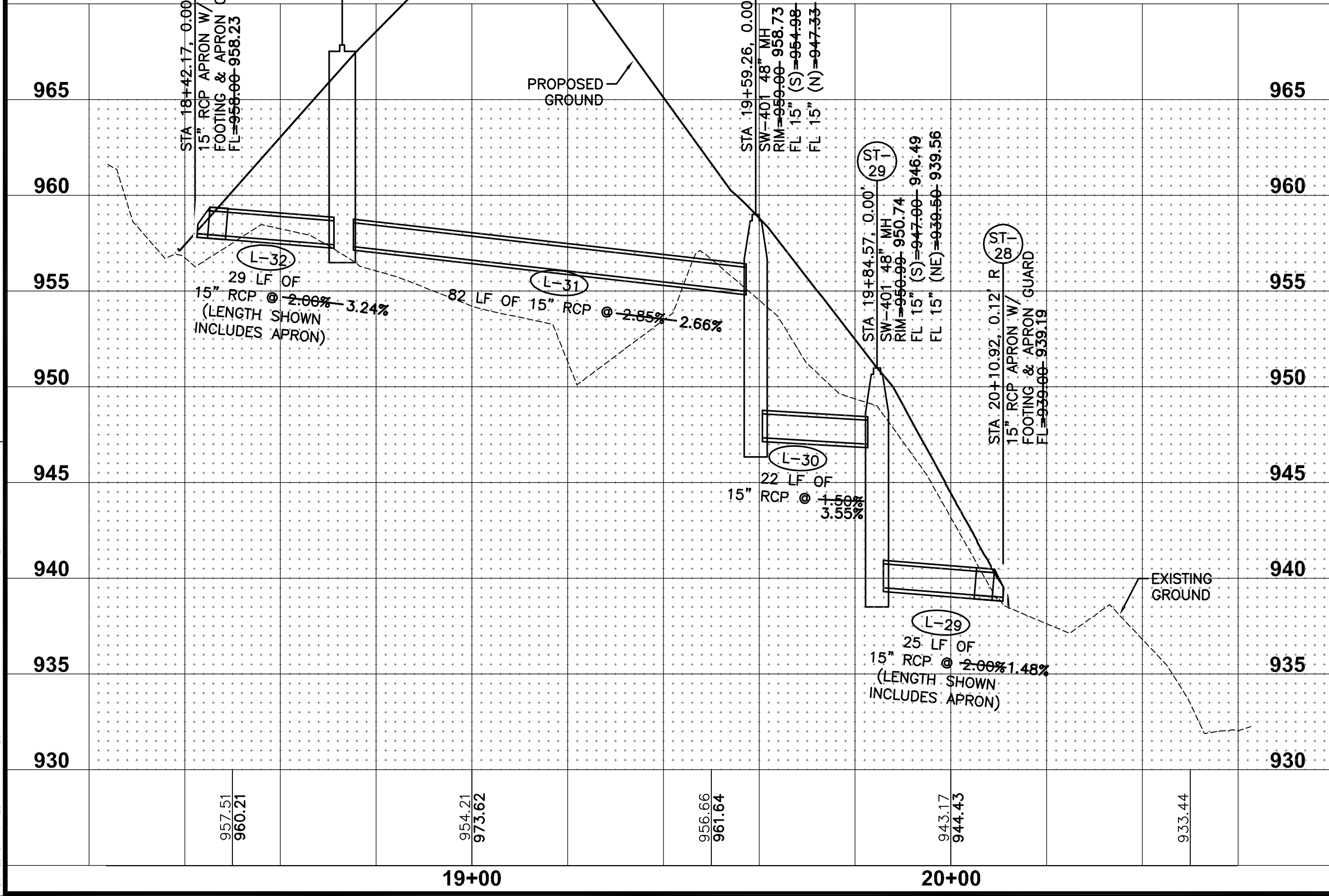
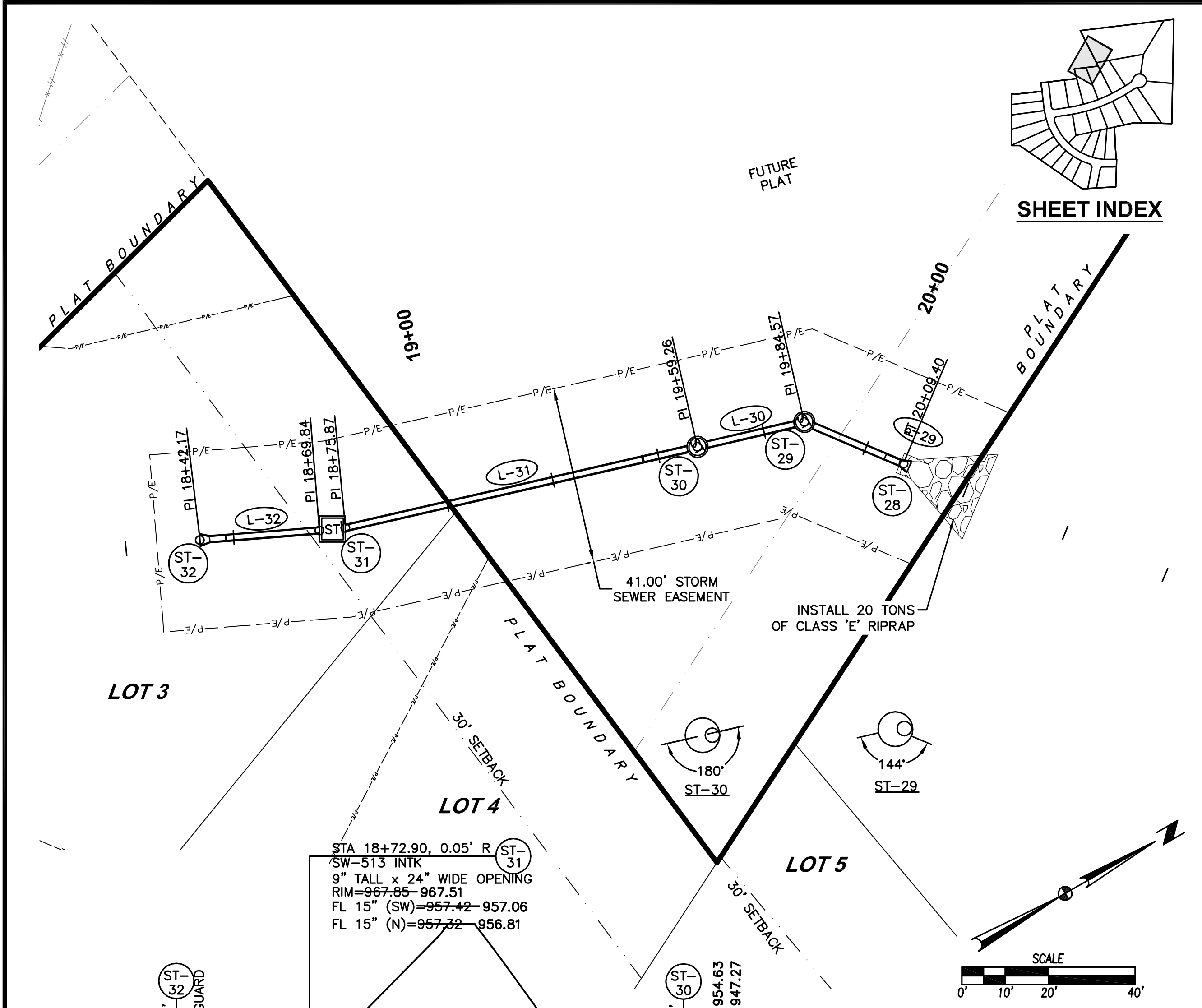
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CHECKED BY: JARED MURRAY



SHEET INDEX



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PLOT BY: JARED MURRAY



DATE
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07/10/18
06/26/18
06/05/18
05/08/18
04/03/18

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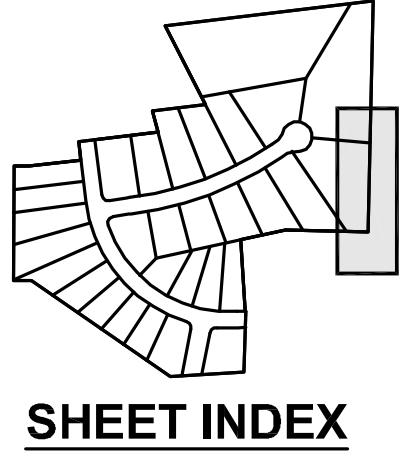
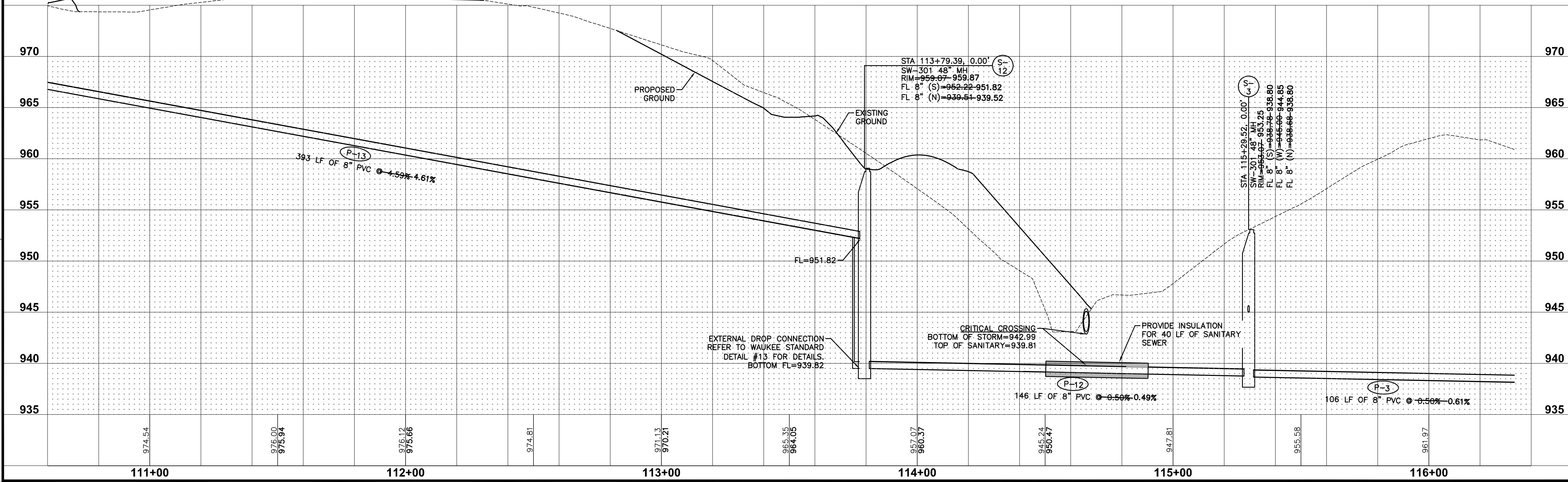
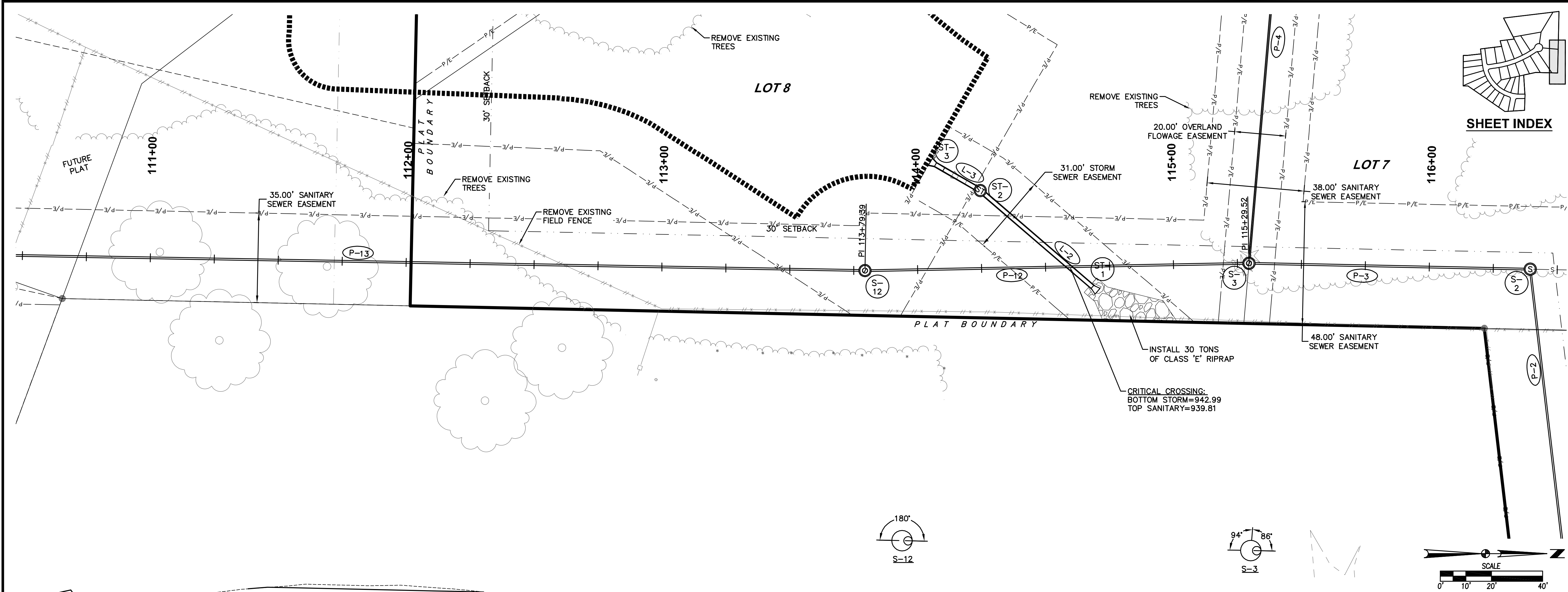
3405 S.E. CROSSROADS DRIVE, SUITE G
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EI: DSH

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

THE RESERVE AT DAYBREAK PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE

21
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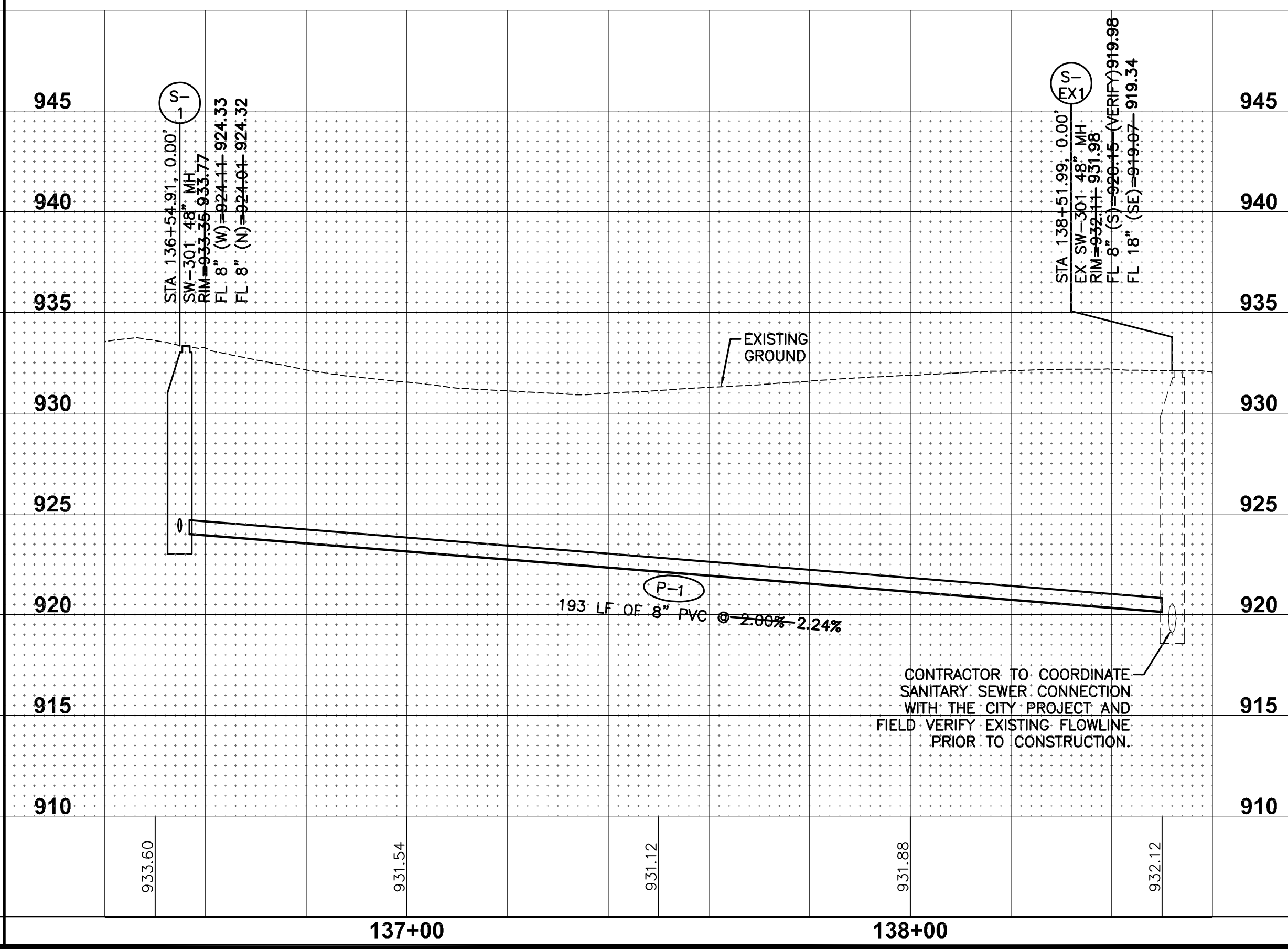
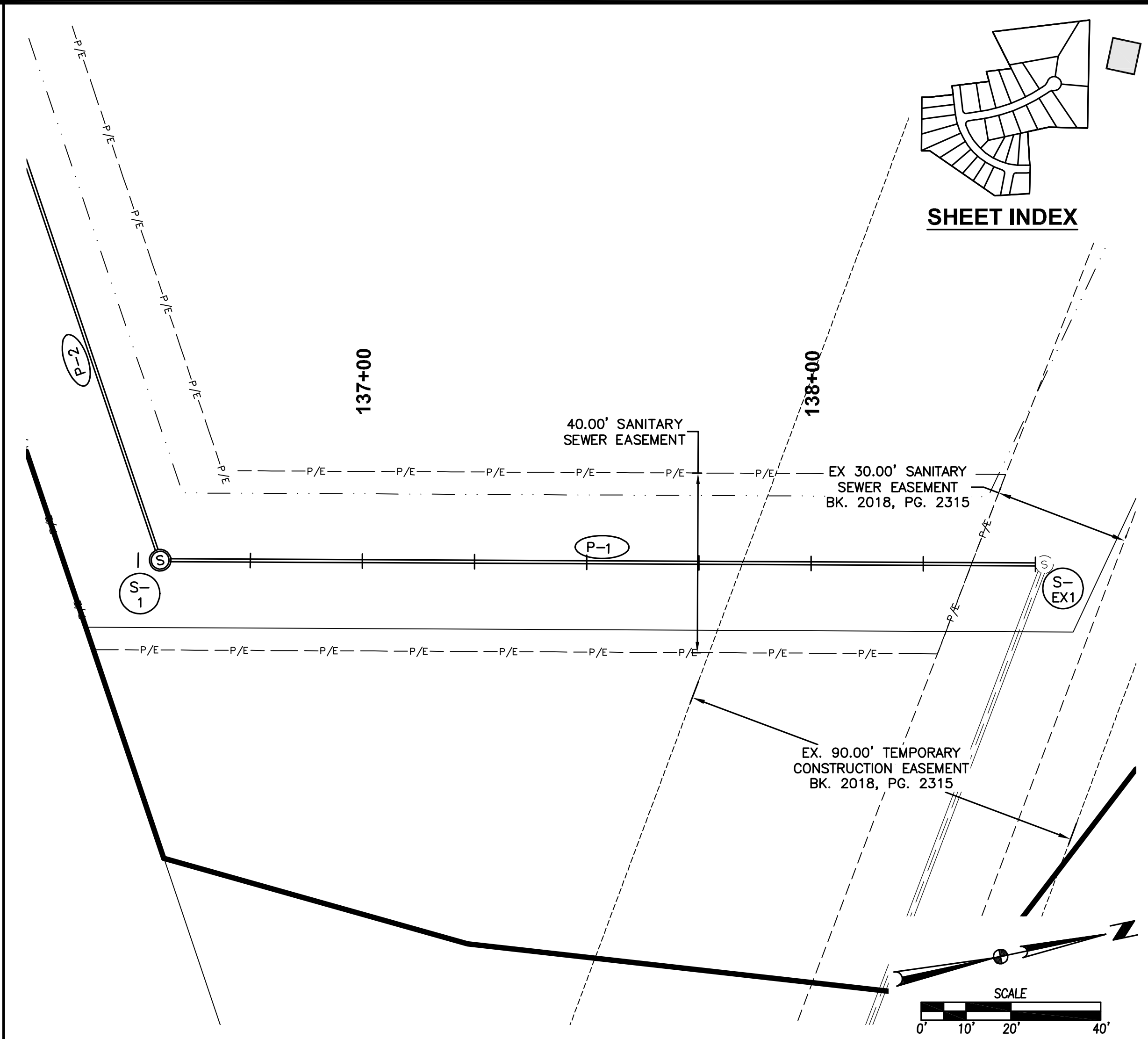
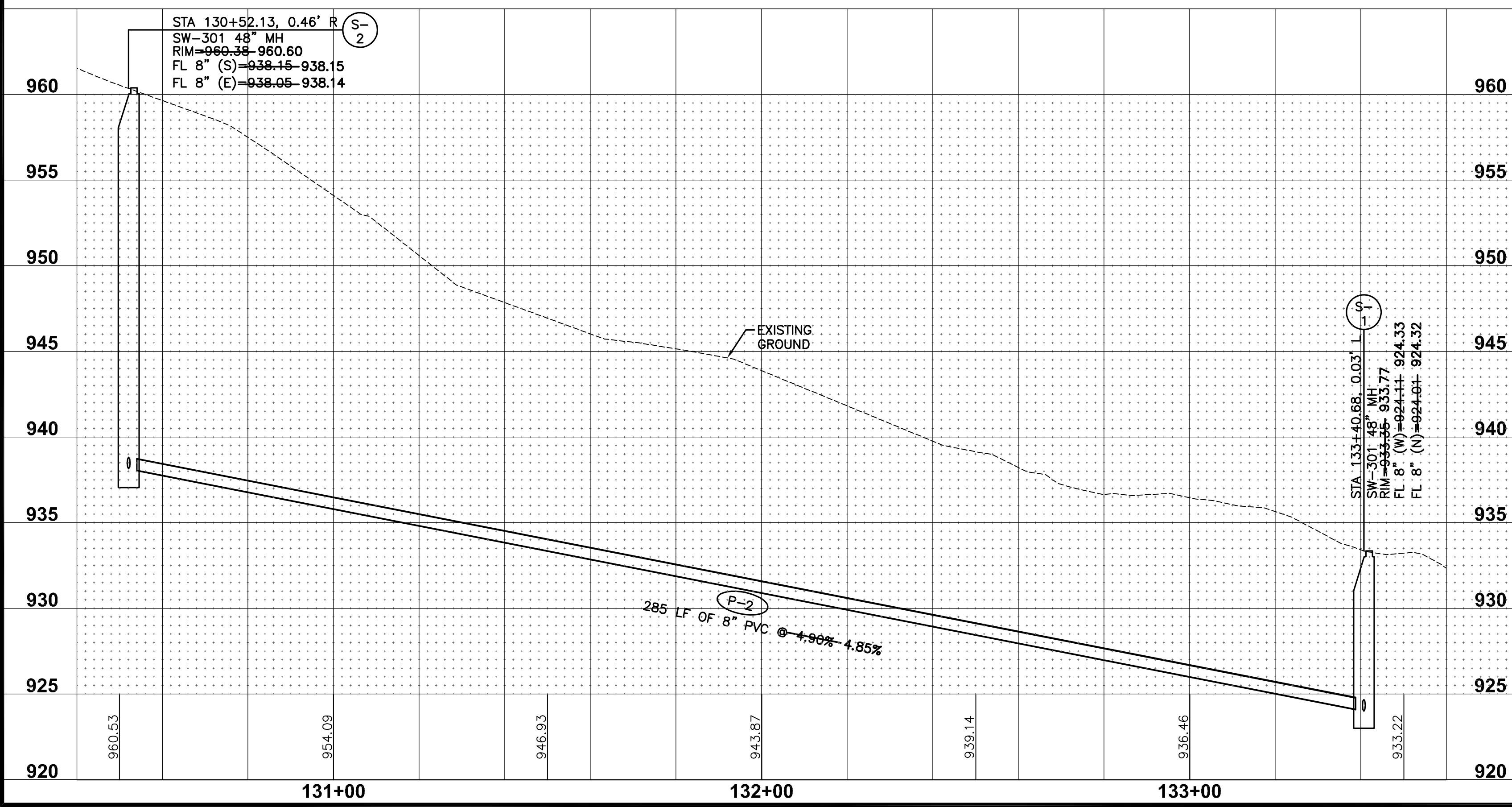
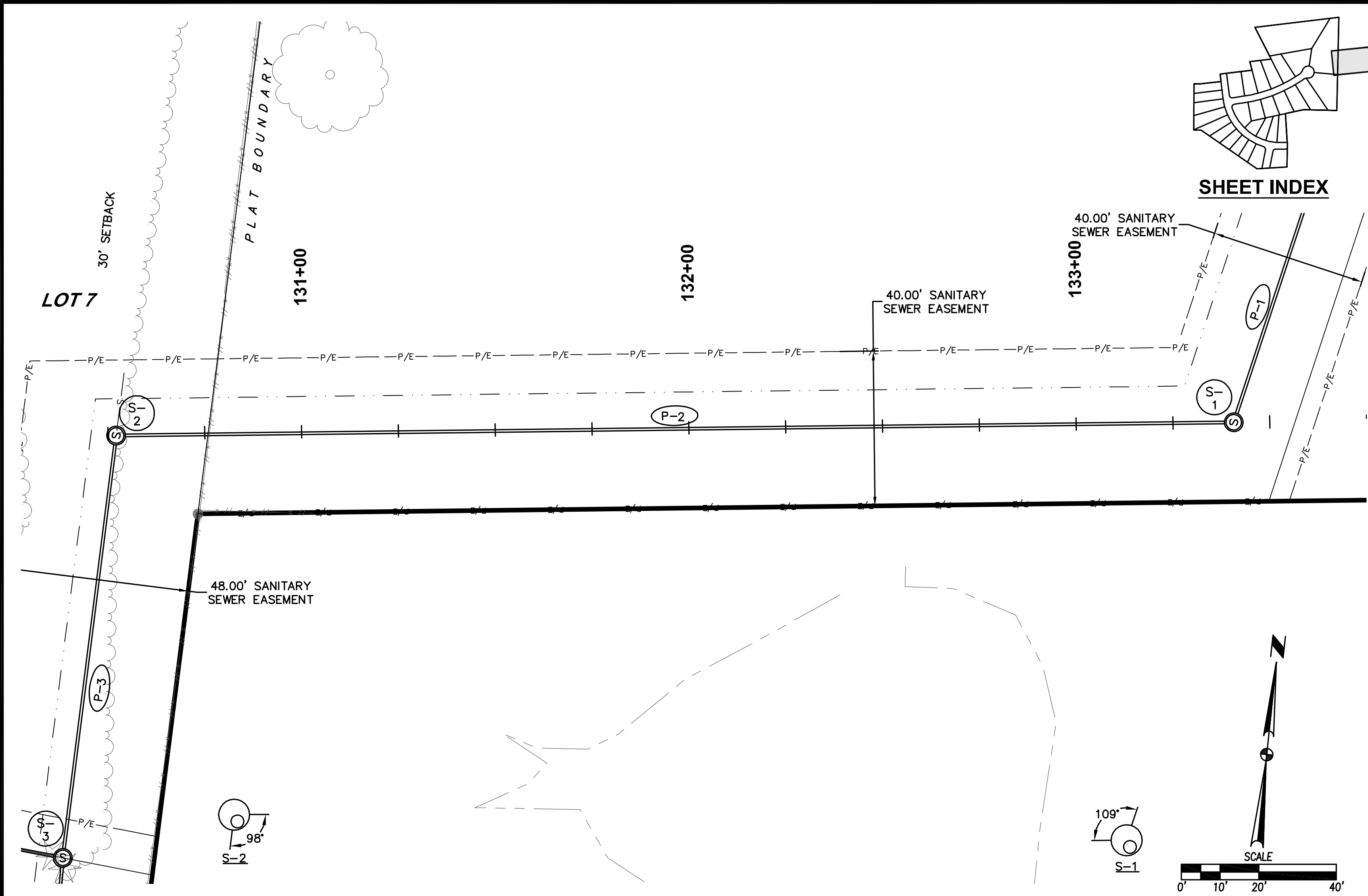
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THE RESERVE AT DAYBREAK PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE
WAUKEE, IOWA

22
32
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PLOTTER: MURRAY



23

32

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THE RESERVE AT DAYBREAK PLAT 1
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

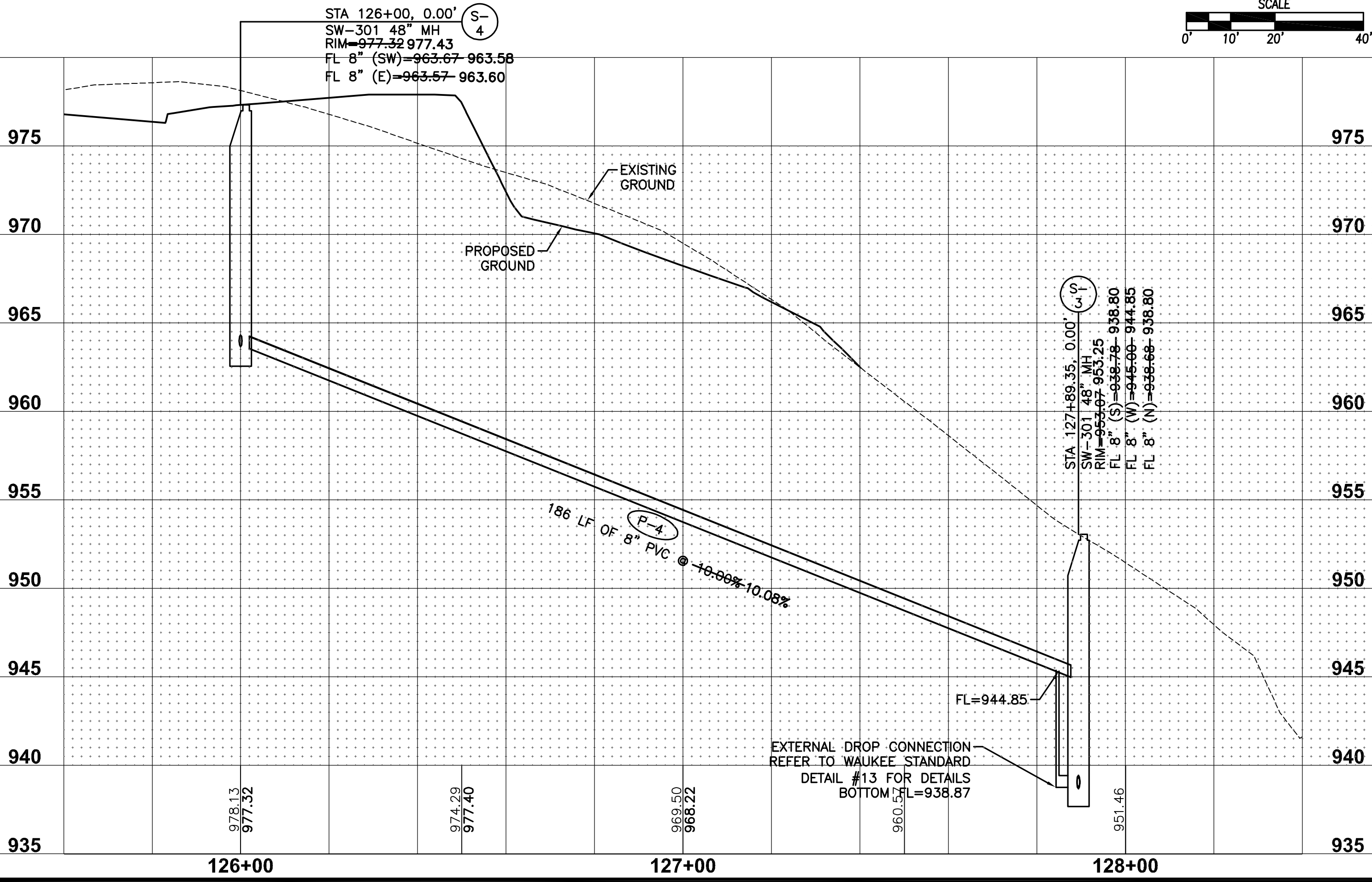
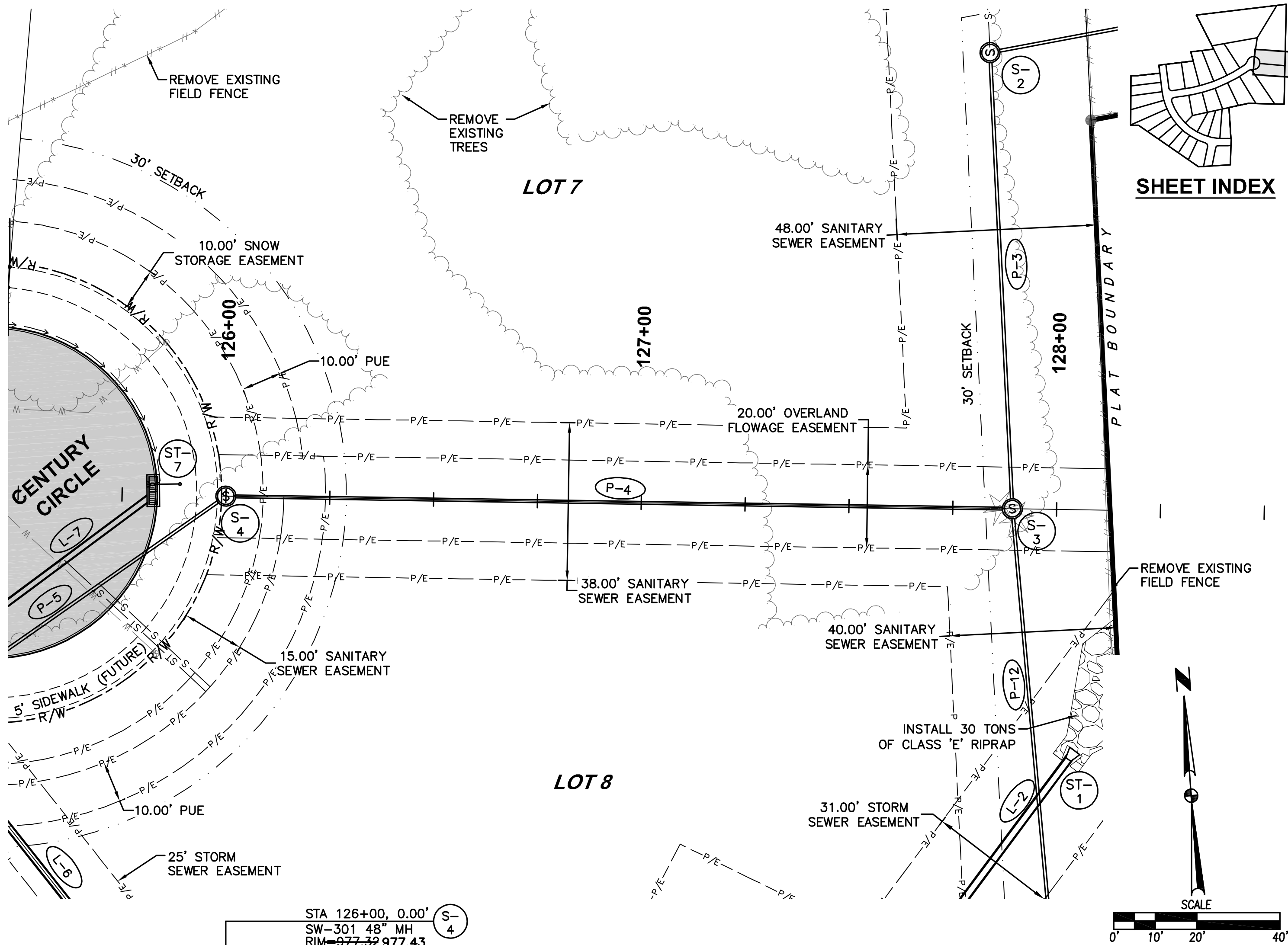
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ENGINEER: JMM
EI: DSH

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THE RESERVE AT DAYBREAK PLAT 1

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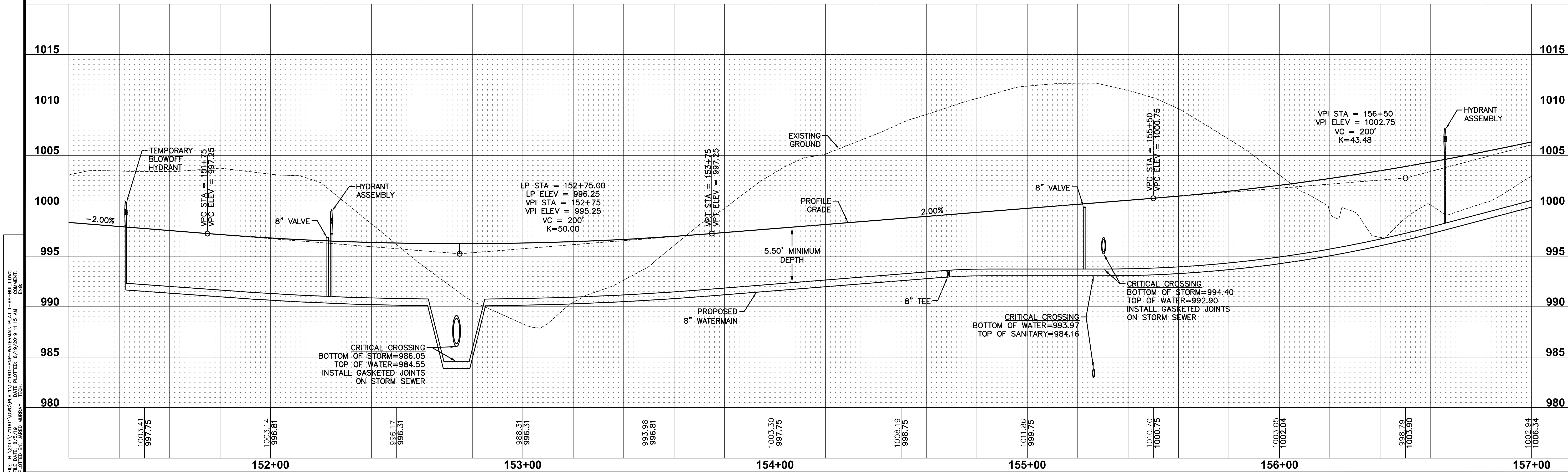
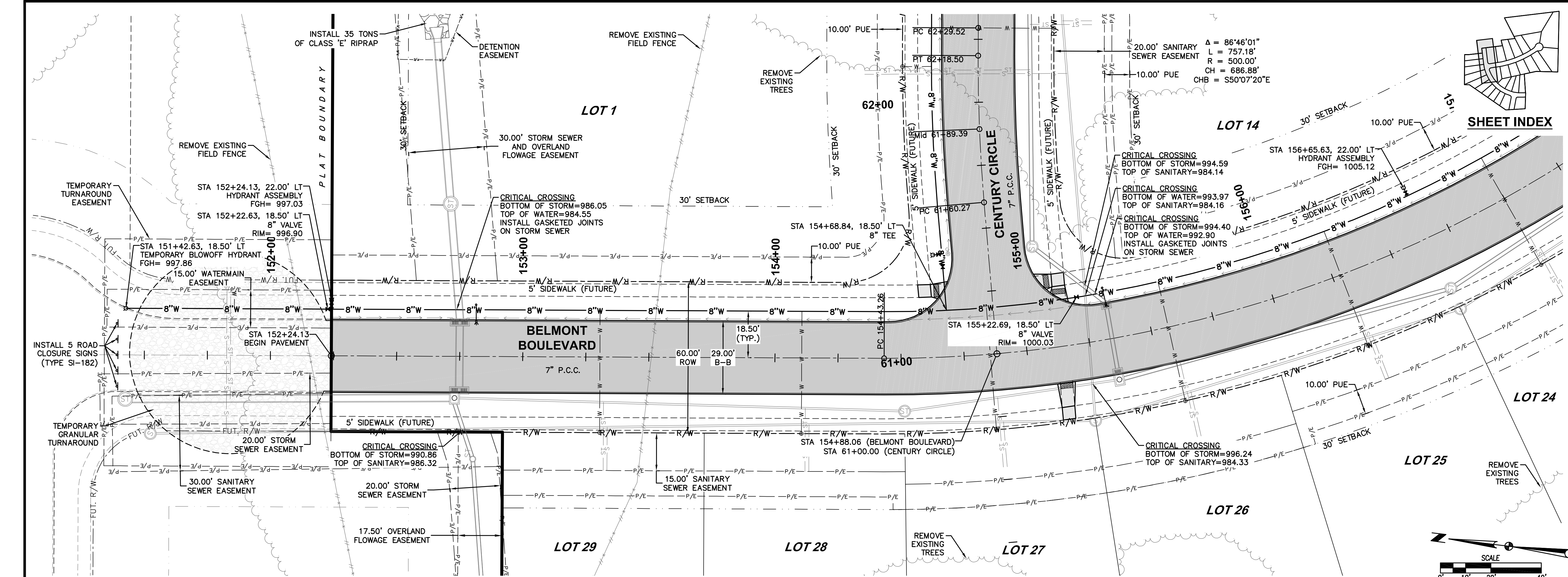
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA



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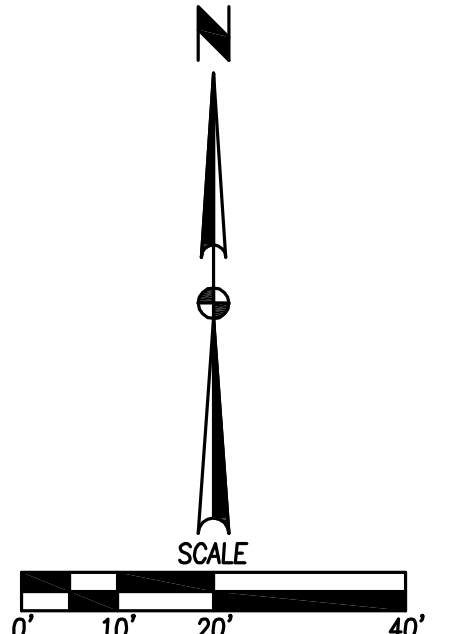
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THE RESERVE AT DAYBREAK PLAT 1
WATERMAIN PLAN AND PROFILE

25/32
1711.611

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA





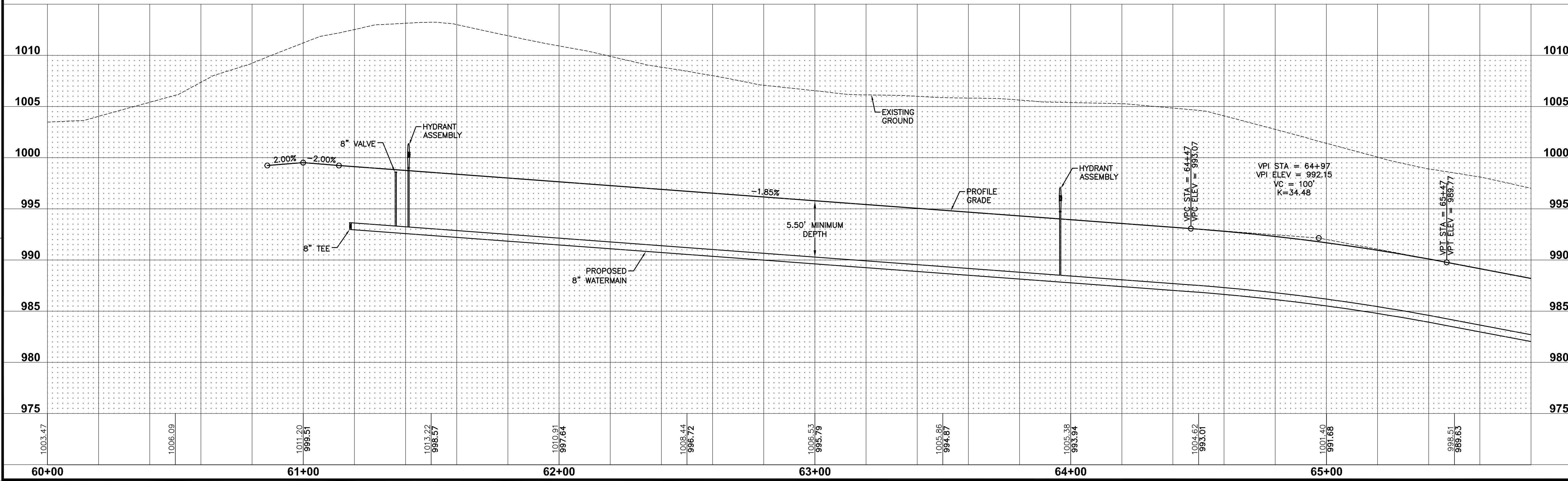
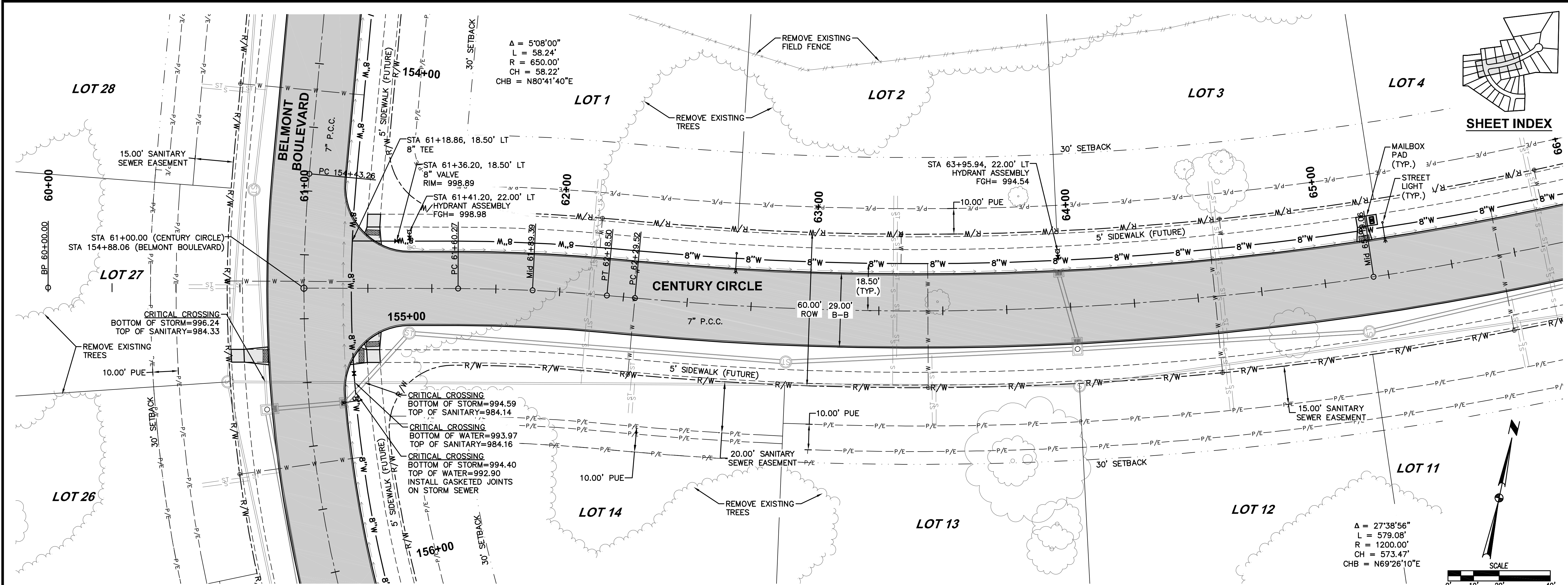
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27 / 32

THE RESERVE AT DAYBREAK PLAT 1
WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA

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07/10/18
08/26/18
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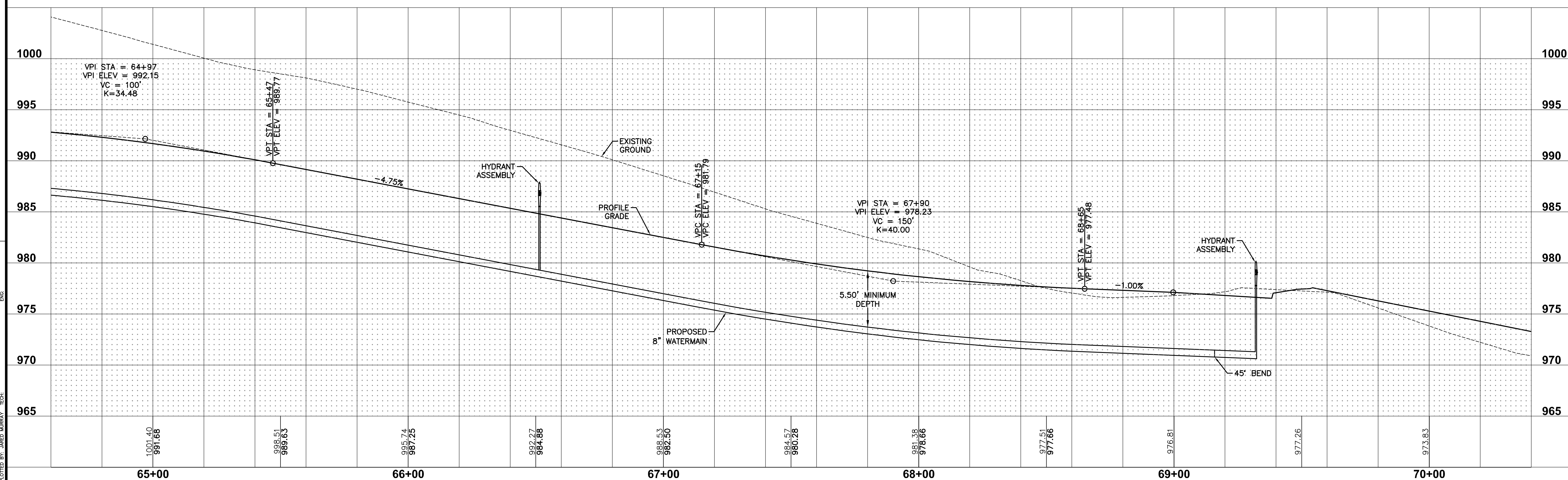
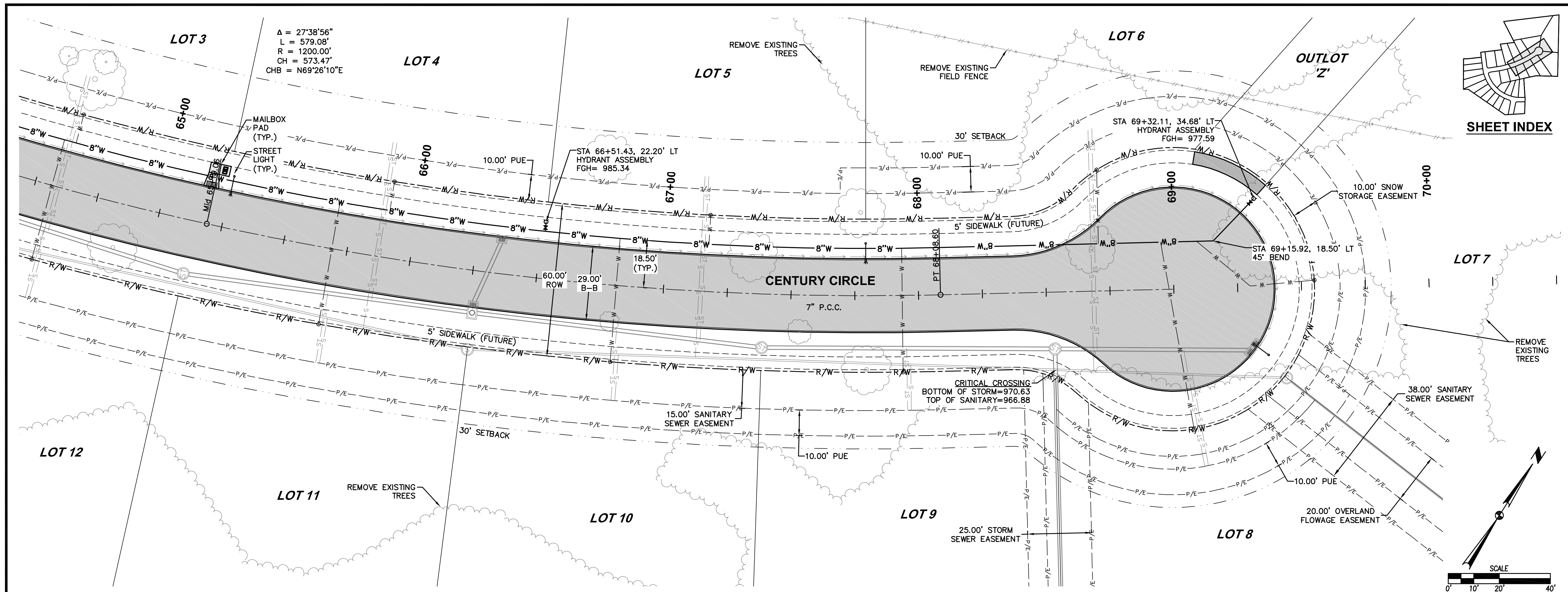
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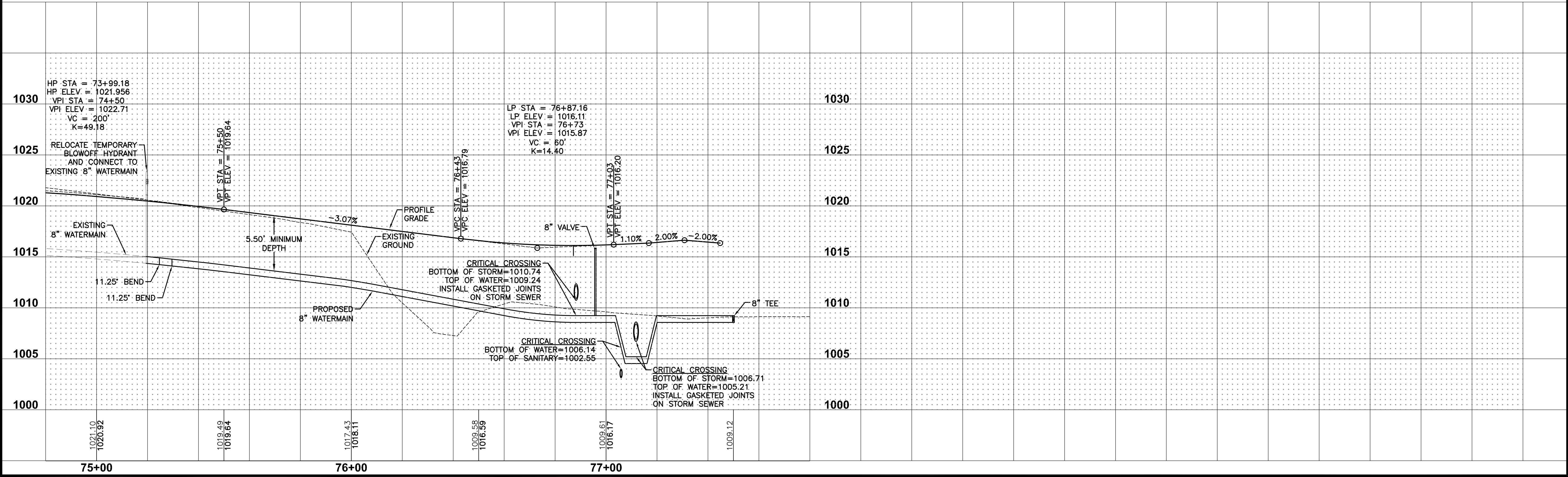
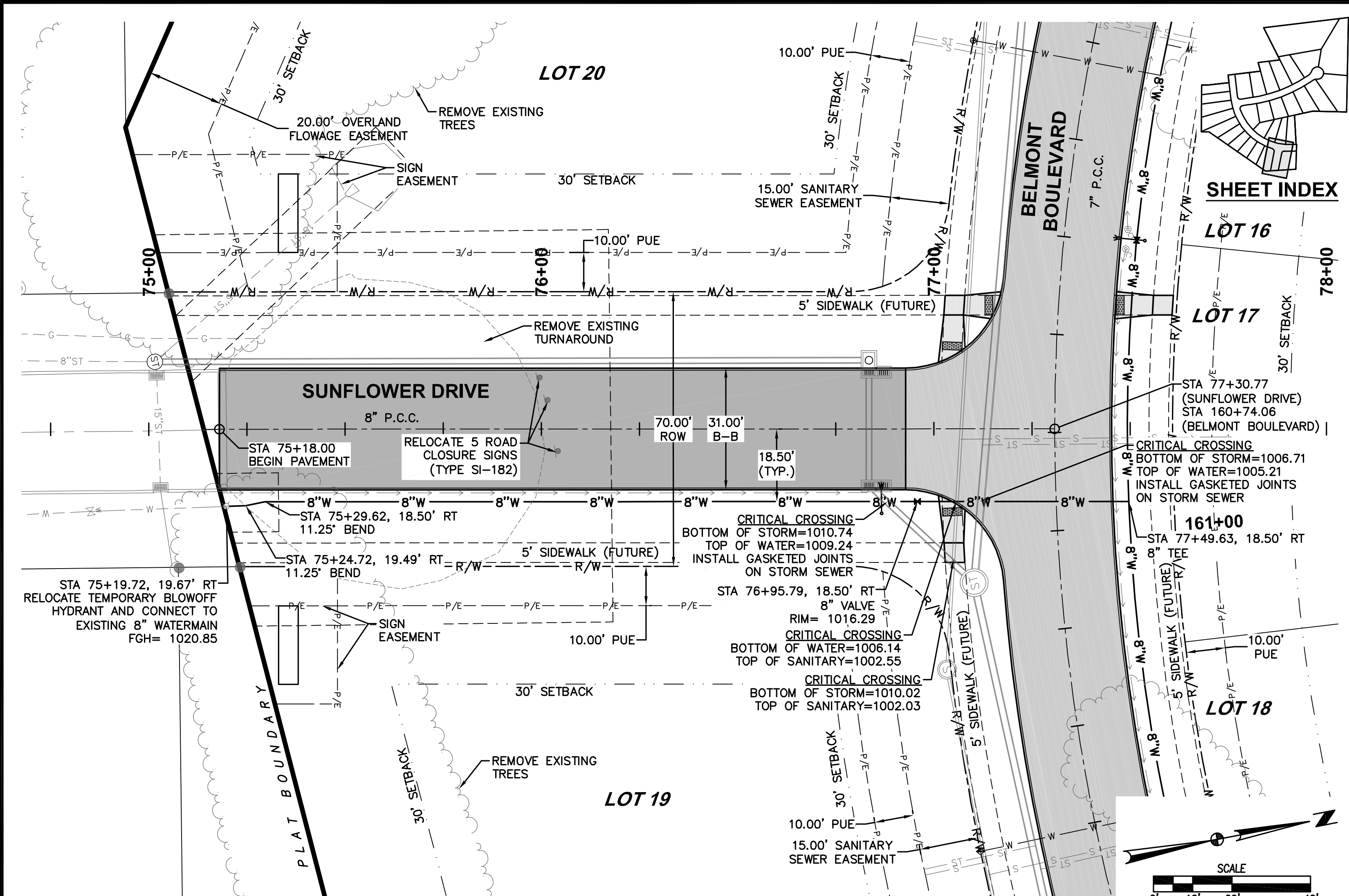
THE RESERVE AT DAYBREAK PLAT 1
WATERMAIN PLAN AND PROFILE

28
32
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THE RESERVE AT DAYBREAK PLAT 1	WATERMAIN PLAN AND PROFILE
29	32
1711.611	
WAUKEE, IOWA	
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DATE

12/04/18

REVISED FINAL SUBMITTAL

07/10/18

FINAL SUBMITTAL

06/26/18

THIRD SUBMITTAL

06/05/18

SECOND SUBMITTAL

05/09/18

FIRST SUBMITTAL

04/03/18

REVISIONS

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04/03/18

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM

EI: DSH

THE RESERVE AT DAYBREAK PLAT 1

WATERMAIN PLAN AND PROFILE

30

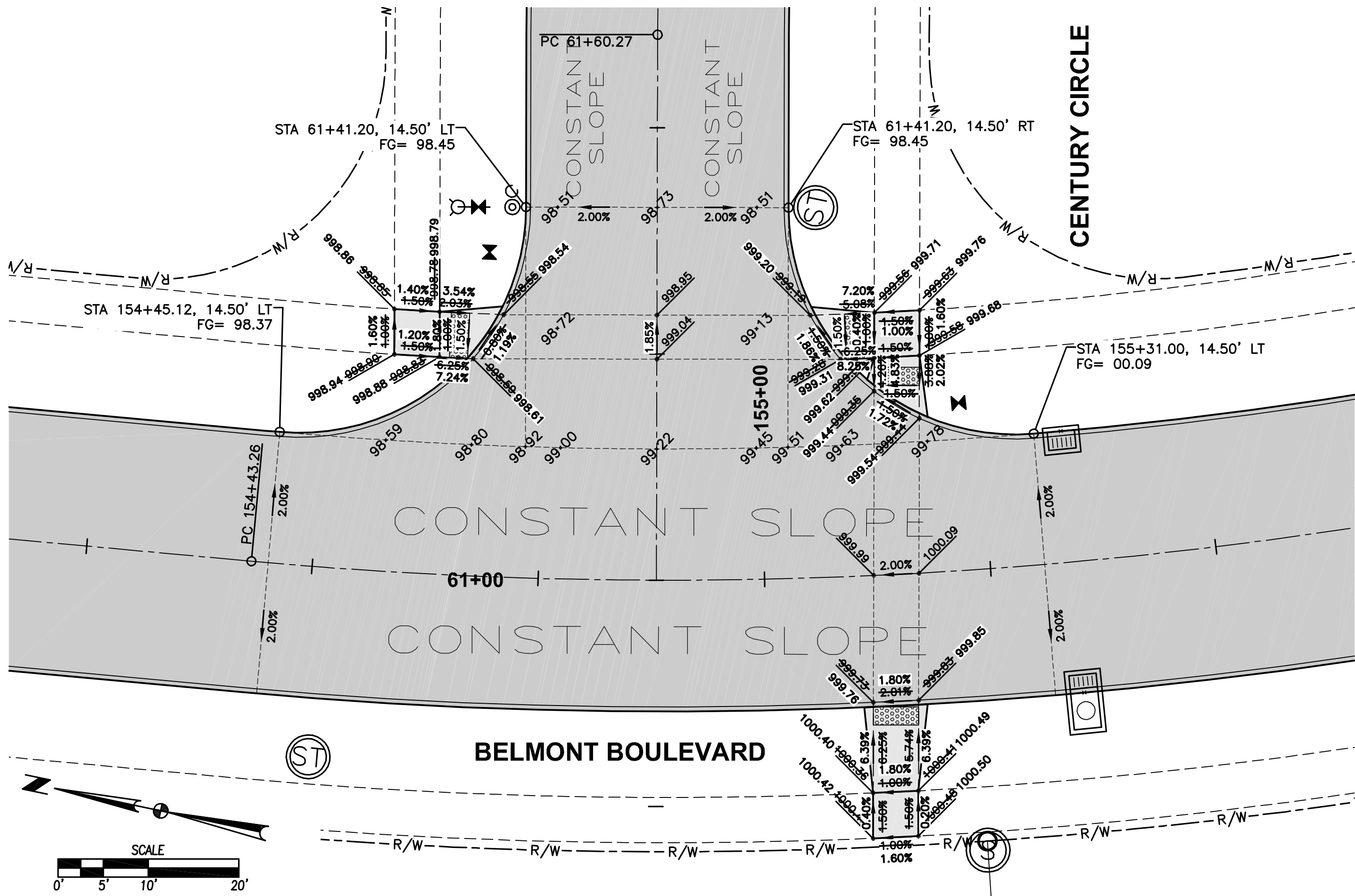
32

1711.611

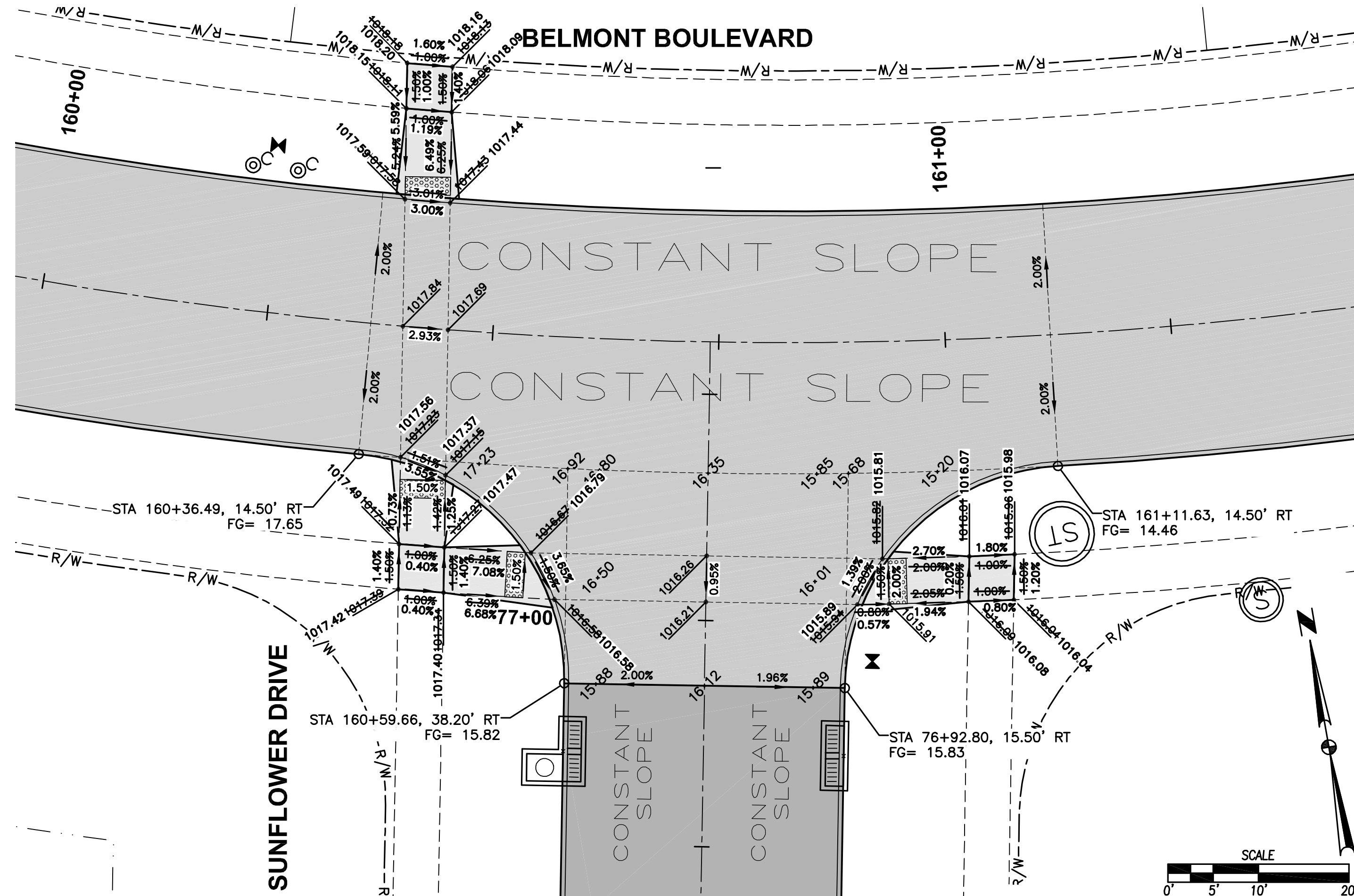
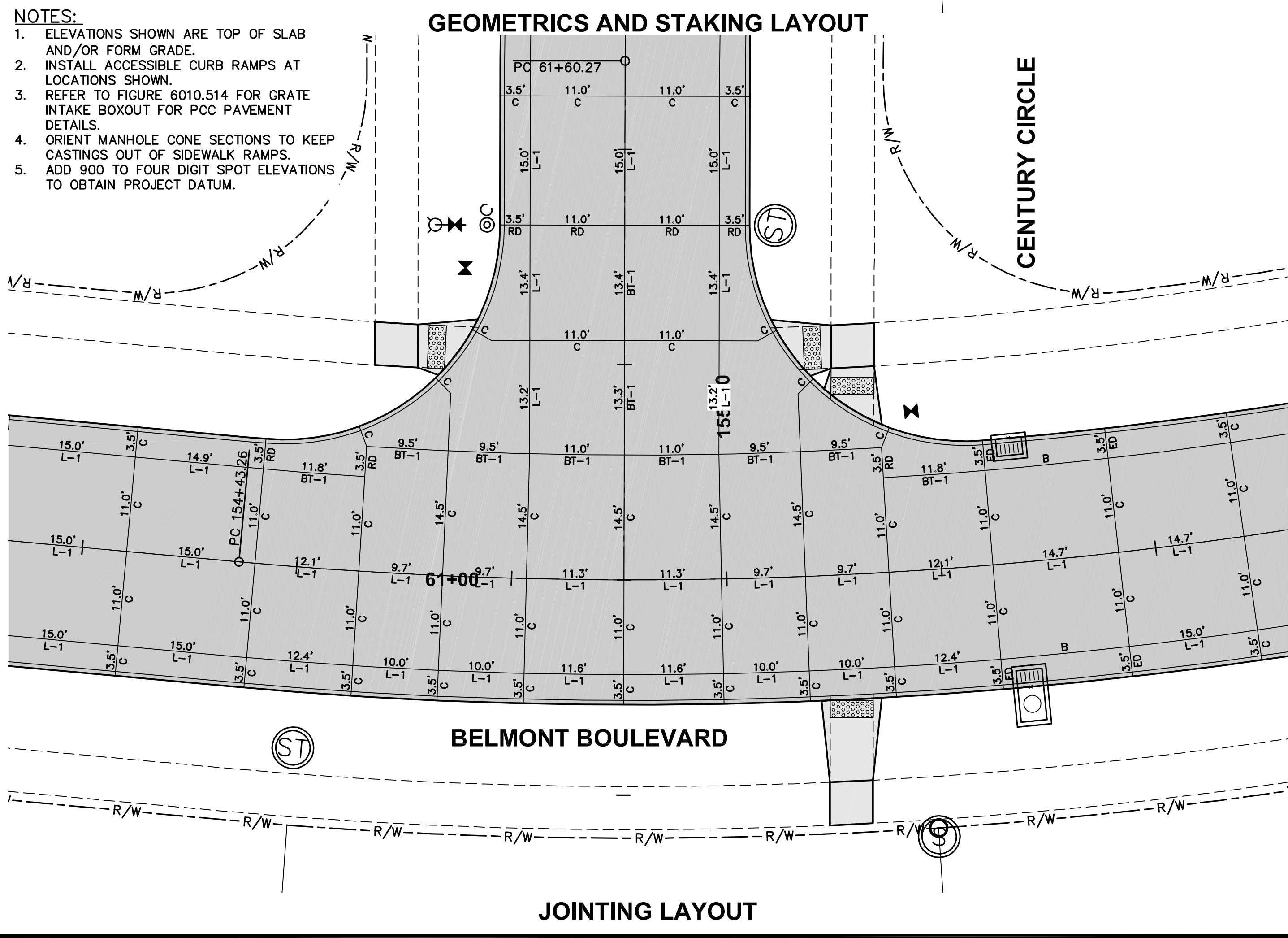
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

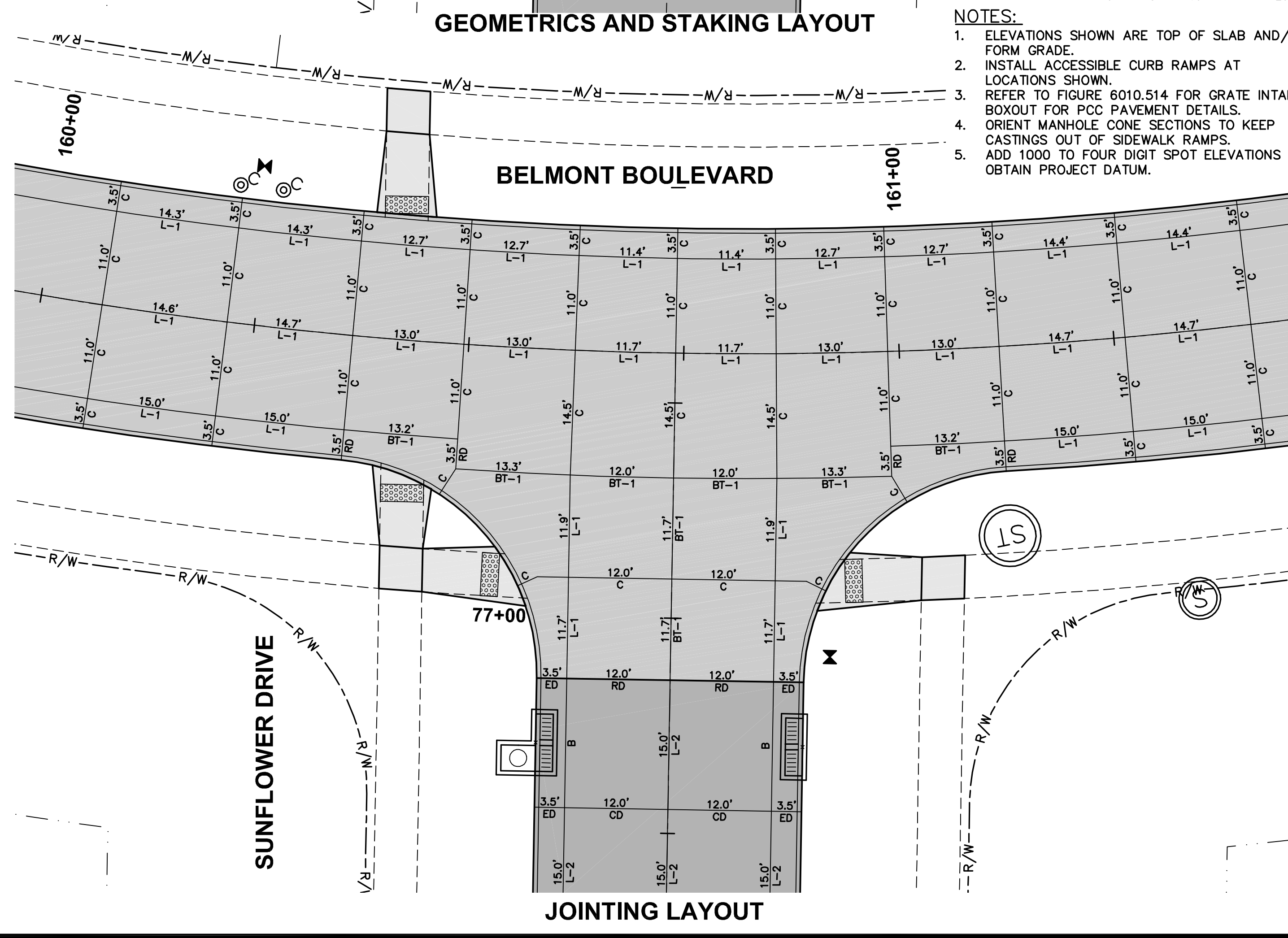
FILE: H:\2017\17161\DWG\PLAT1\7161-INTERSECTION PLAT 1-ASBUILT.DWG
DATE PLOTTED: 6/19/2019 11:15 AM
PLOT BY: JARED MURRAY

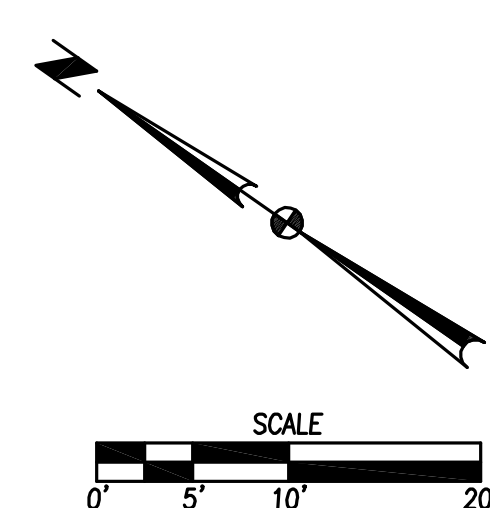


- NOTES:**
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
 3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
 4. ORIENT MANHOLE CONE SECTIONS TO KEEP CASTINGS OUT OF SIDEWALK RAMPS.
 5. ADD 900 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

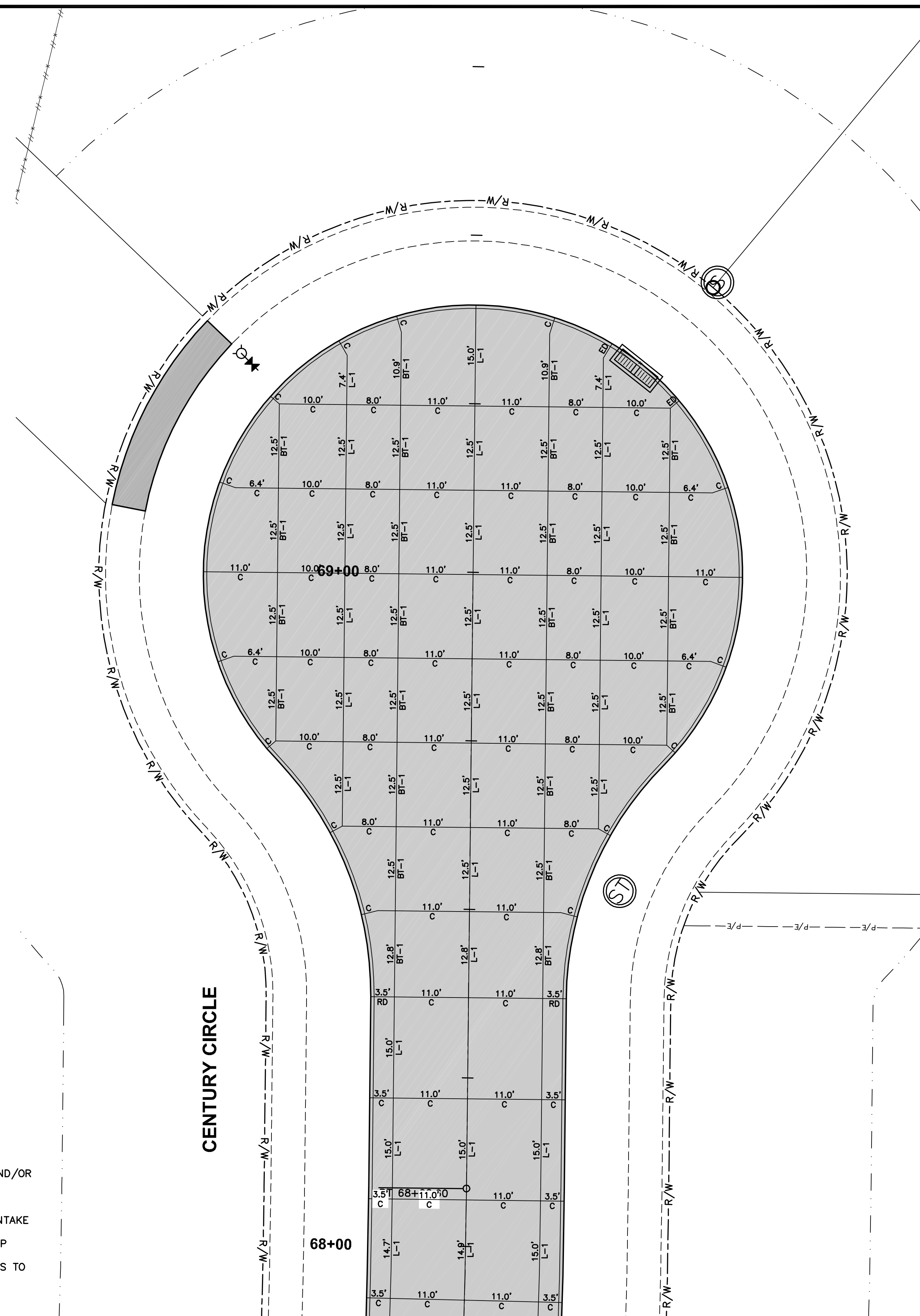


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FIRST SUBMITTAL	04/03/18

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CIVIL DESIGN ADVANTAGE

PLAT 1
WAUKEE, IOWA

SERVE AT DAYBREAK INTERSECTION DETAILS

32/32
1711.611
GA