

CONSTRUCTION PLANS FOR:

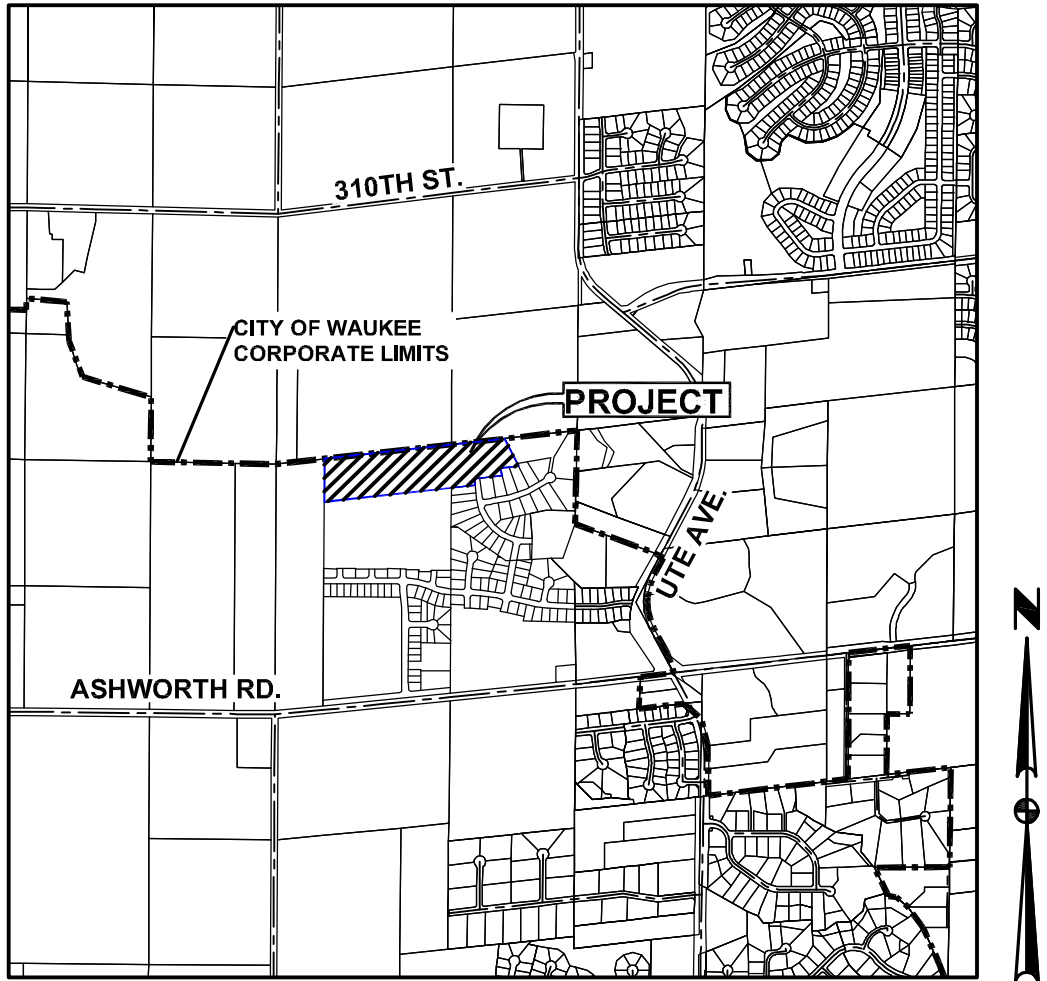
THE RESERVE AT DAYBREAK PLAT 2

WAUKEE, IOWA



VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
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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

ALL OF PARCELS '18-31' AND '18-32' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 3873, AN OFFICIAL PLAT, AND ALL OF LOTS 11 THROUGH 13, SUGAR GROVE HEIGHTS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL '18-32'; THENCE SOUTH 26°53'15" EAST ALONG THE EASTERLY LINE OF SAID PARCEL '18-32', A DISTANCE OF 325.90 FEET TO THE SOUTHERLY LINE OF SAID PARCEL '18-32'; THENCE SOUTH 83°15'36" WEST ALONG SAID SOUTHERLY LINE, 196.41 FEET; THENCE SOUTH 14°41'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 80.78 FEET; THENCE SOUTH 83°15'36" WEST ALONG THE SOUTHERLY LINE OF PARCELS '18-31' AND '18-32', A DISTANCE OF 293.01 FEET; THENCE SOUTH 06°44'24" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 67.97 FEET; THENCE SOUTH 83°15'36" WEST CONTINUING ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, 192.48 FEET TO THE NORTHEAST CORNER OF OUTLOT 'X', DAYBREAK PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 89°17'24" WEST ALONG THE NORTH LINE OF SAID OUTLOT 'X', 54.79 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 83°15'36" WEST ALONG THE SOUTH LINE OF SAID LOTS 11 THROUGH 13, A DISTANCE OF 1326.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00°18'58" EAST ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 449.83 FEET; THENCE NORTH 83°15'58" EAST ALONG THE NORTH LINE OF SAID LOTS 11 THROUGH 13, A DISTANCE OF 968.28 FEET; THENCE NORTH 83°13'42" EAST CONTINUING ALONG SAID NORTH LINE, 915.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.36 ACRES (843,514 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GA

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1809.500

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
MINIMUM GRADE AT STRUCTURE	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: 09/18/2018
SECOND SUBMITTAL: 10/02/2018
FINAL SUBMITTAL: 10/16/2018
REVISED MAILBOXES: 10/25/2018
REVISED MAILBOXES: 03/06/2019

DEVELOPMENT SUMMARY:

TOTAL PLAT AREA = 19.36 AC (843,514 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

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

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.

IOWA
ONE CALL

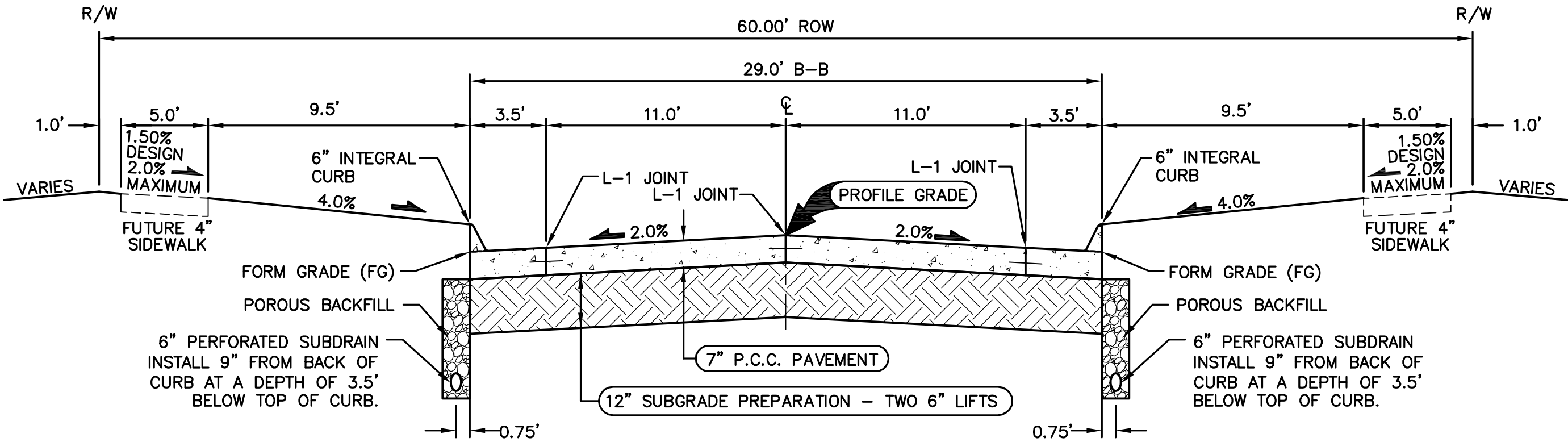
1-800-292-8989
www.iowaonecall.com

811
How you call. How we call. Call before you dig.

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:
1-19

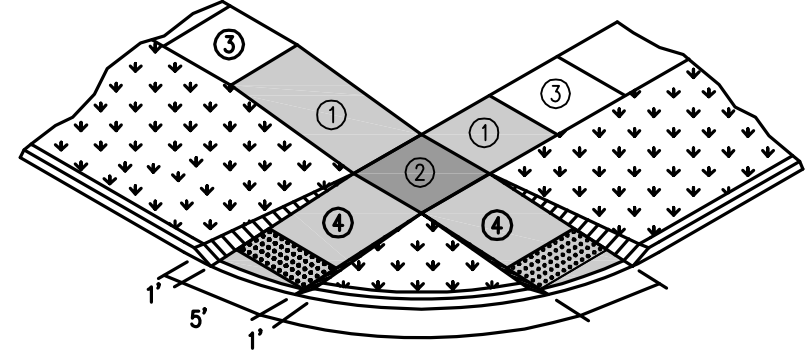


29' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE BELMONT BOULEVARD, ROMAN ROAD AND SERENITY DRIVE

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

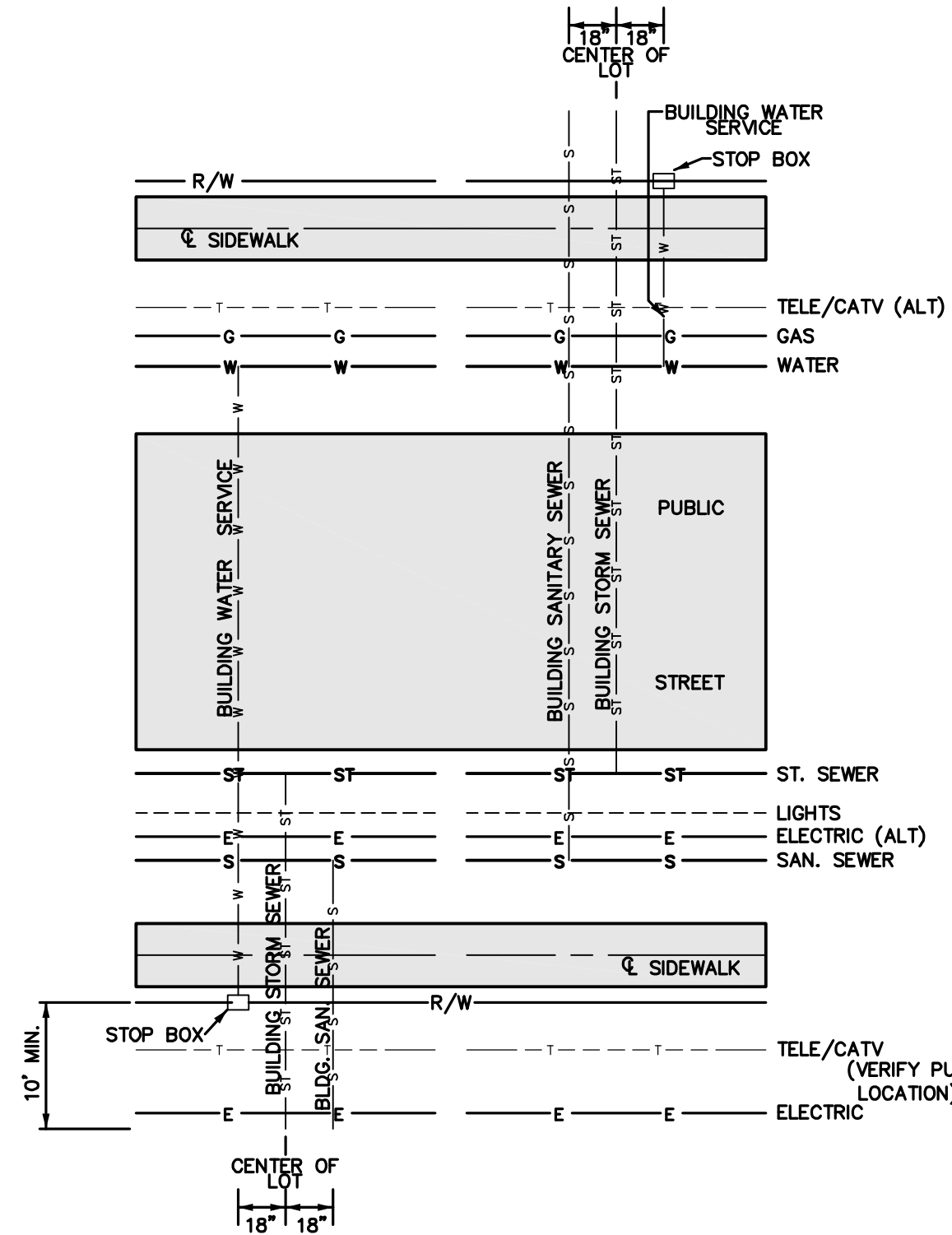
- Key
- CURB RAMP
 - TURNING SPACE
 - DETECTABLE WARNING



- NOTES:
1. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of 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 travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 5 feet by 5 feet.
 3. Target cross-slope of 1.5% with a maximum cross-slope of 2.0%.
 4. Perpendicular curb ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- The minimum pavement depth for ramps and landings shall be 6-inches.

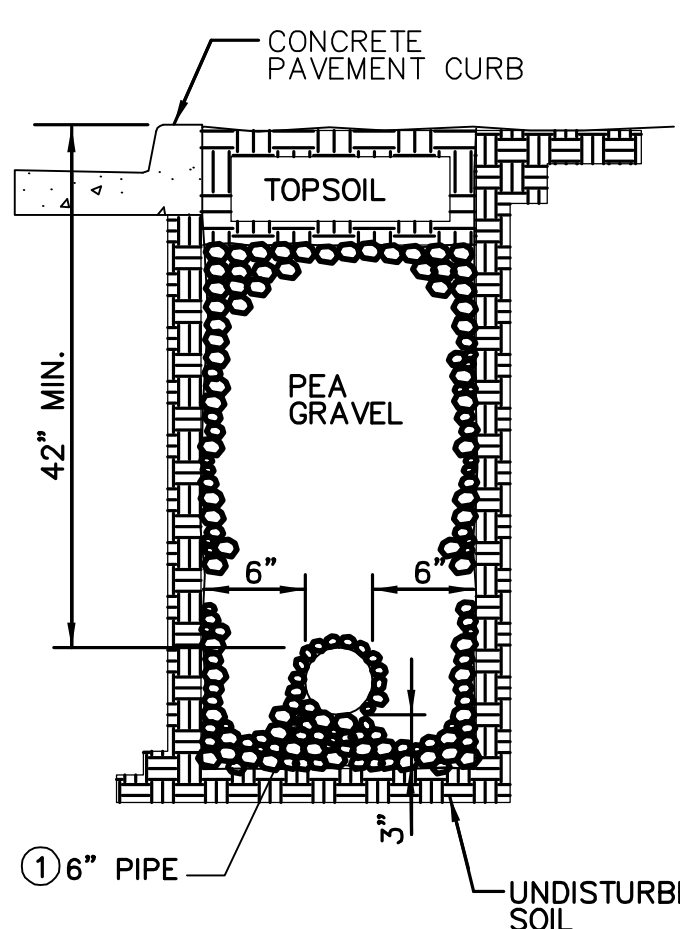
CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

NOT TO SCALE



CITY OF WAUKEE UTILITY SERVICE LOCATIONS

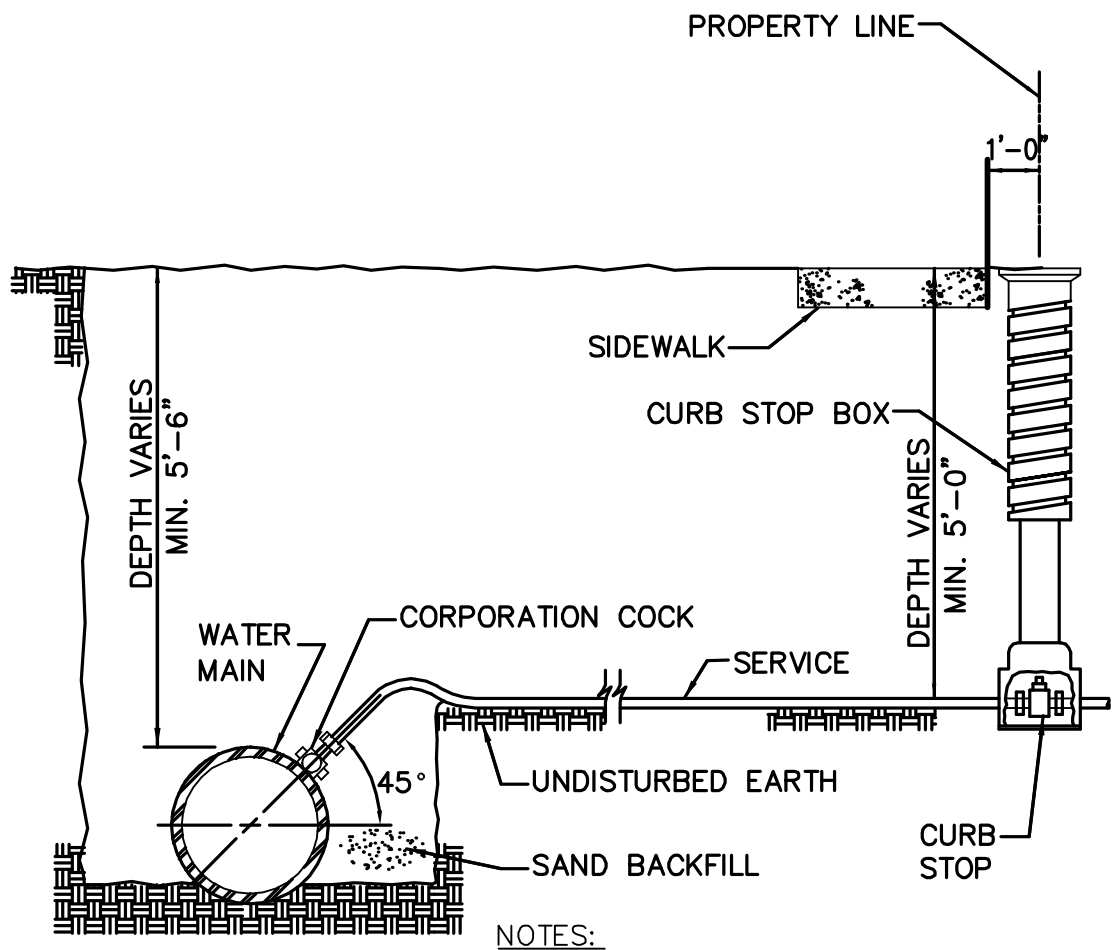
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- NOTES:
1. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
 2. ALL SUBDRAINS ARE TO BE TIED INTO STORM SEWER STRUCTURES AND THEIR LOCATIONS ARE TO BE INCLUDED IN THE AS-BUILTS FOR THE SUBDIVISION.
 3. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT ONSITE 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

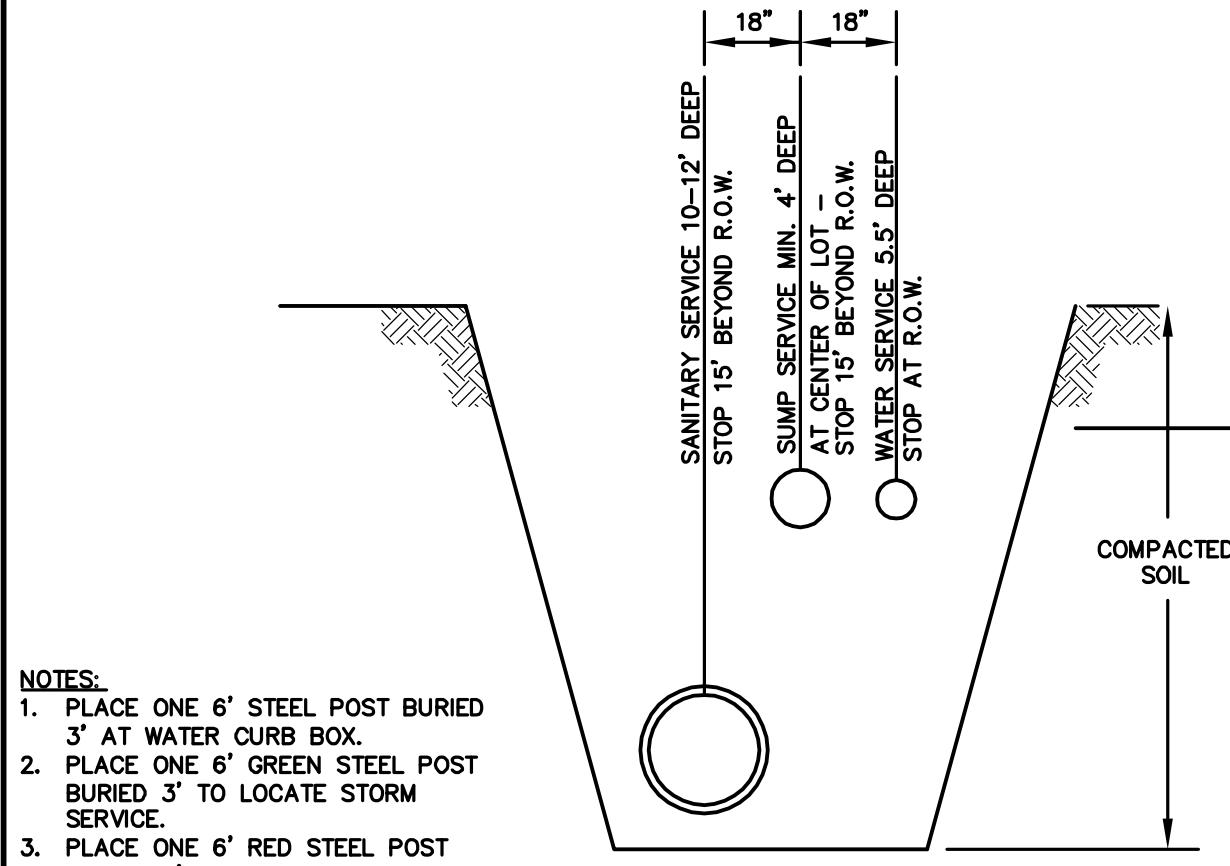
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WATER SERVICE CONNECTION

NOT TO SCALE

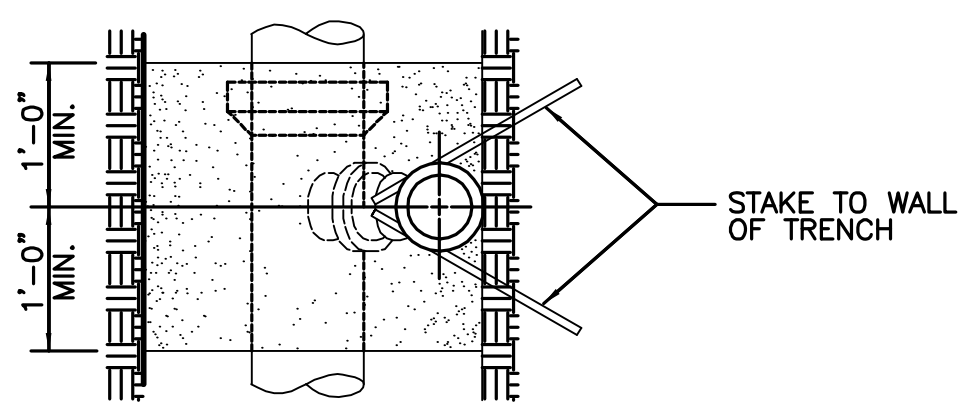
- NOTES:
1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.



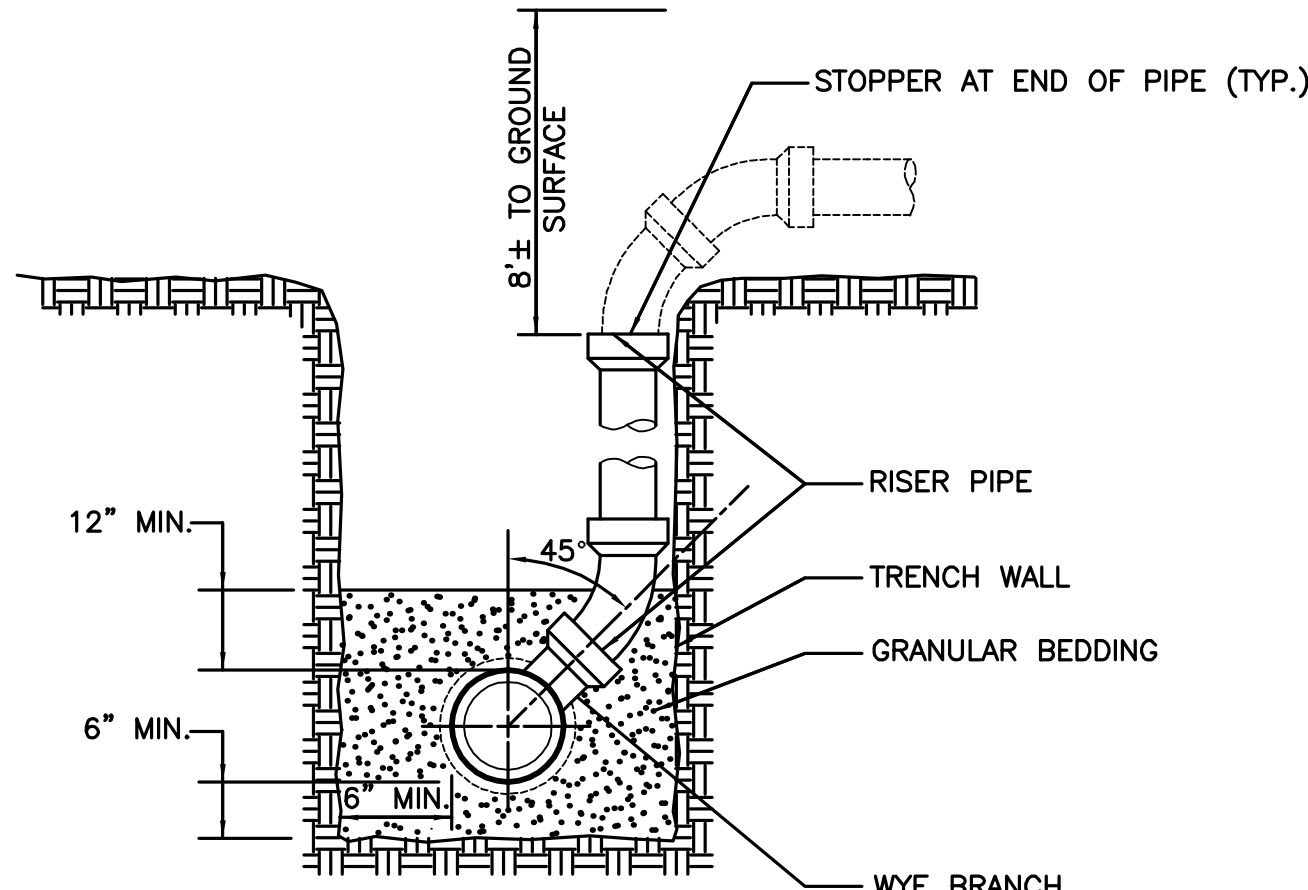
- NOTES:
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.
 2. PLACE ONE 6" GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
 3. PLACE ONE 6" RED STEEL POST BURIED 3' TO LOCATE SANITARY SERVICE.

SERVICE LOCATION DETAIL

NOT TO SCALE



PLAN

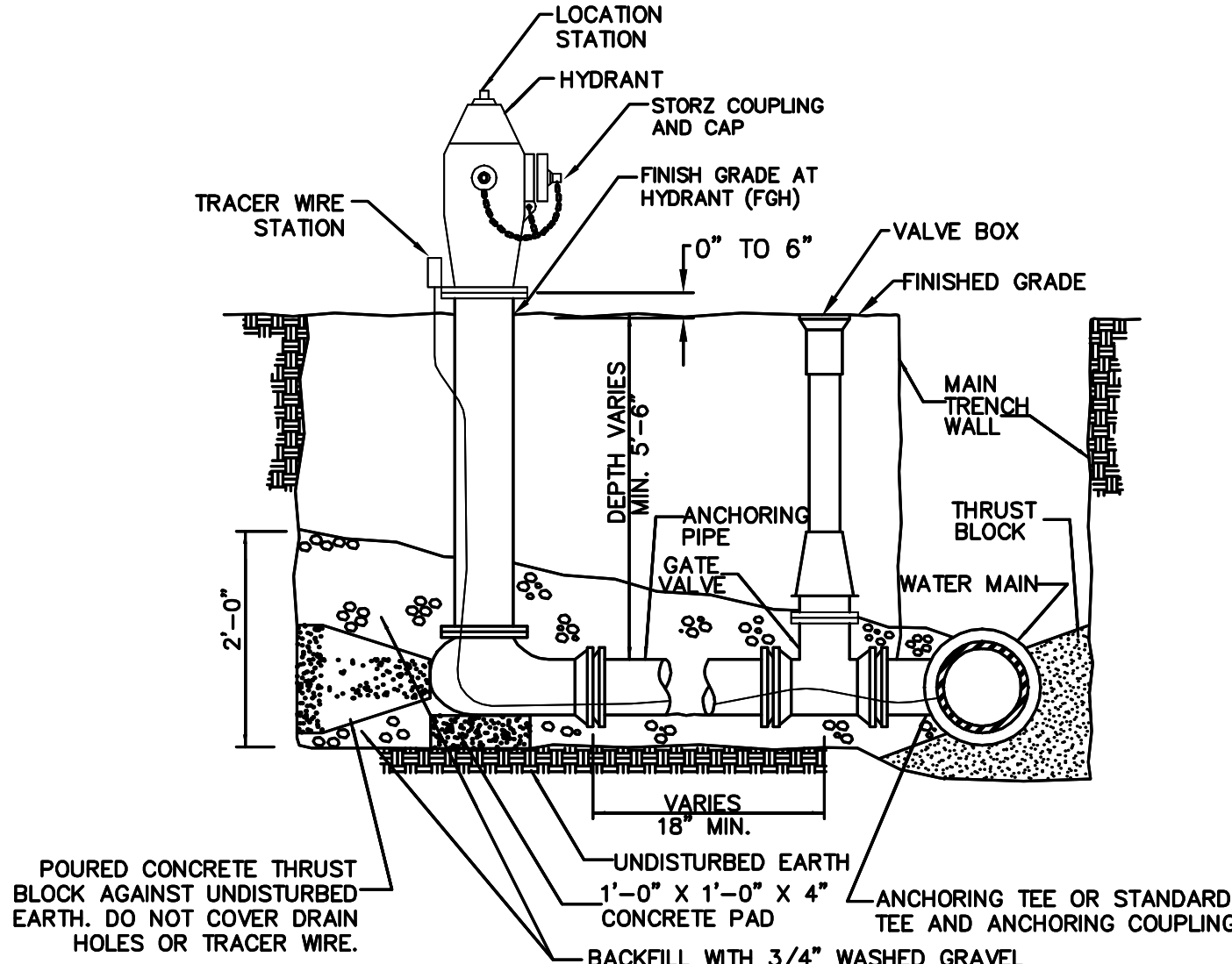


SECTION

- 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

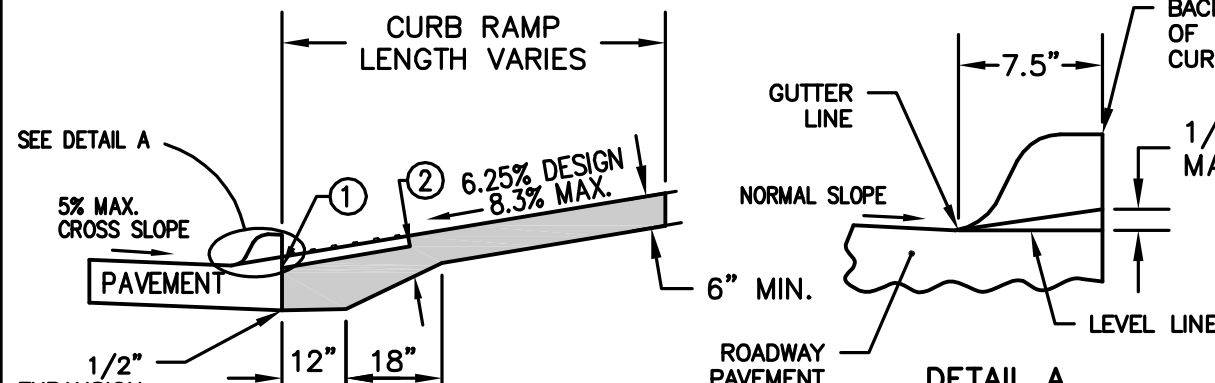
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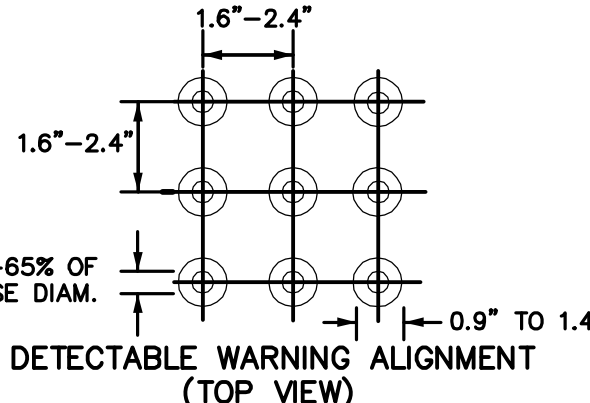
- NOTES:
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL

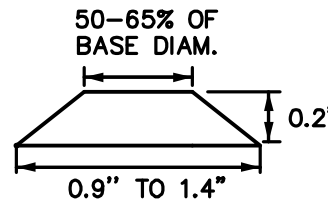
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- NOTES:
1. INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
 2. PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.



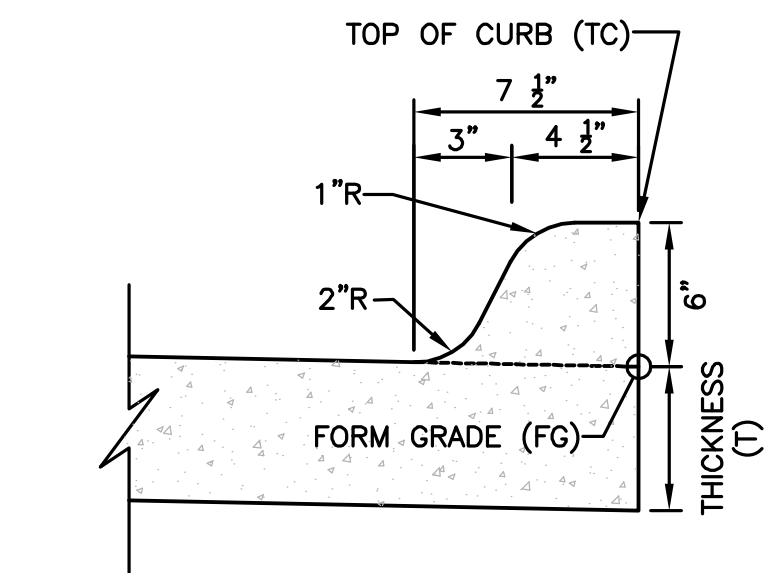
DETECTABLE WARNING ALIGNMENT (TOP VIEW)



DETECTABLE WARNINGS (PROFILE)

DETECTABLE WARNING DETAIL

NOT TO SCALE



INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE

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.
5-13	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 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. 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.
6,13,15	REFER TO DETAILS ON SHEETS 2 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED.
14-16	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.
17	REFER TO FIG. 5020.201 - FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
18	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE STORZ FITTINGS.
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). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.

B2A

CIVIL DESIGN ADVANTAGE

E. IOWA

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

ENGINEER: JMM

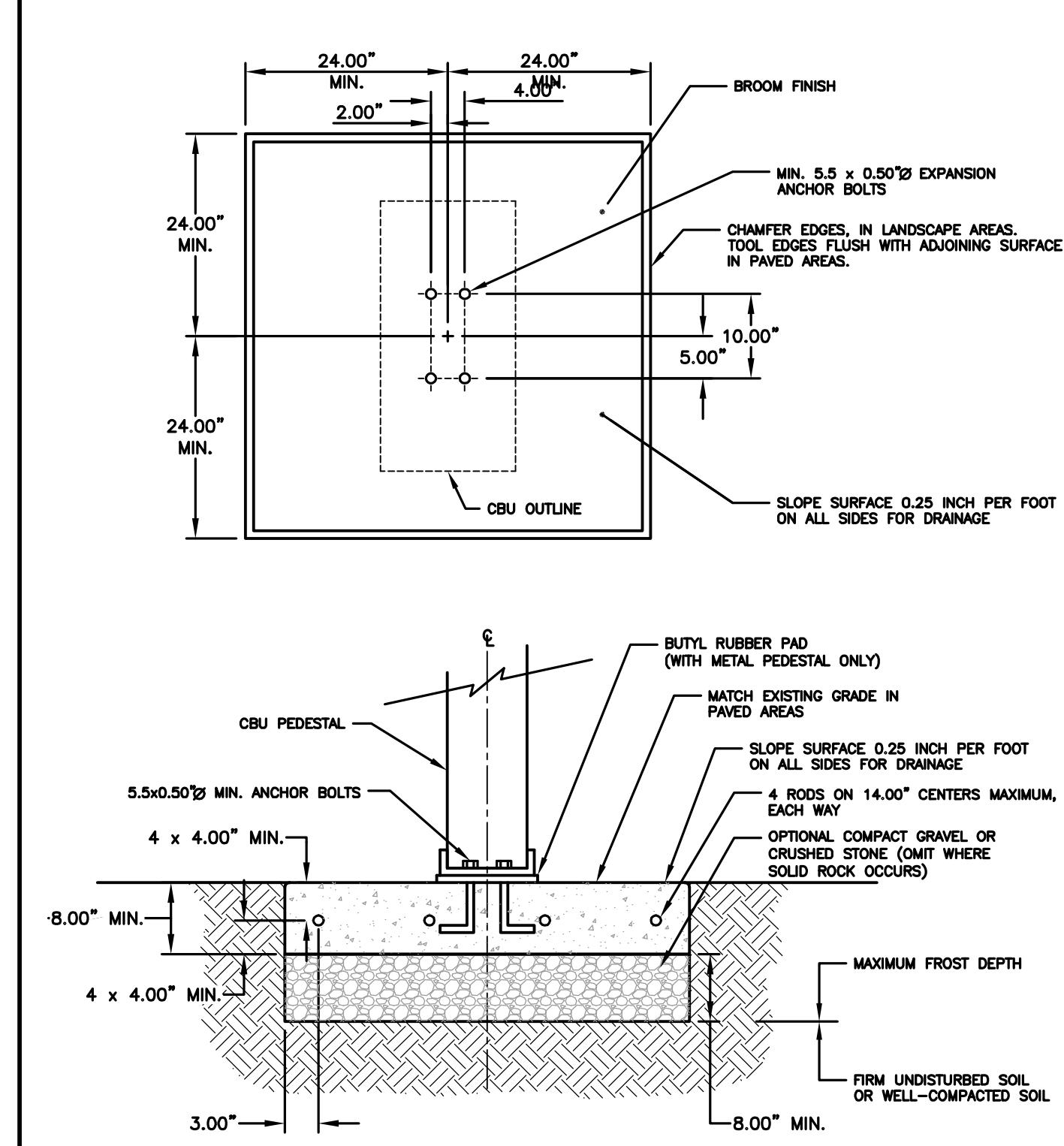
EI: JWM

REVISIONS	DATE
REVISED MAILBOXES	03/06/19
REVISED MAILBOXES	10/25/18
FINAL SUBMITTAL	10/16/18
SECOND SUBMITTAL	10/02/18
FIRST SUBMITTAL	09/18/18

3. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS WHERE 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.
10. 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.
11. 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 TEMPORARY WARNING DEVICES ARE TO 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.
12. 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.
13. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
14. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
15. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
16. 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.
17. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
18. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19. 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.
20. 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 P.C.C. RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
21. REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
22. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.

23. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
24. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
25. 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.
26. 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
27. THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
28. 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 FINDINGS 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.
29. THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
30. 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.
31. 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.
32. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISION ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISION 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.
33. ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 4-INCH STORZ FITTINGS.
34. ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
35. ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
36. ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
37. 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.
38. 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.

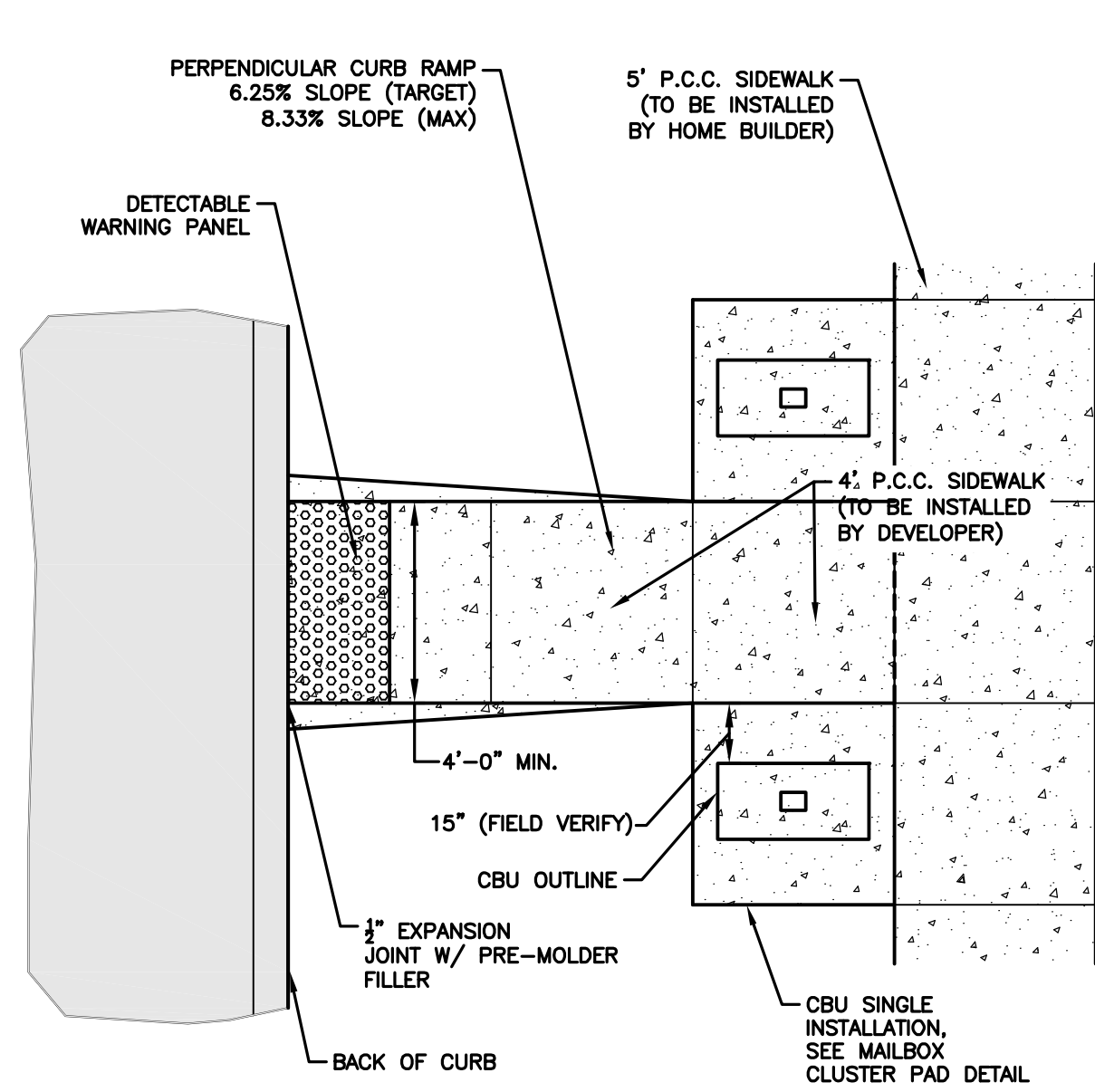
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COMMENTS: SEE PLATTED BY: JARED MURRAY
DATE: 9/2/2019 2:31 PM



- 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" DIAMETER 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, CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8"
 - C. 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

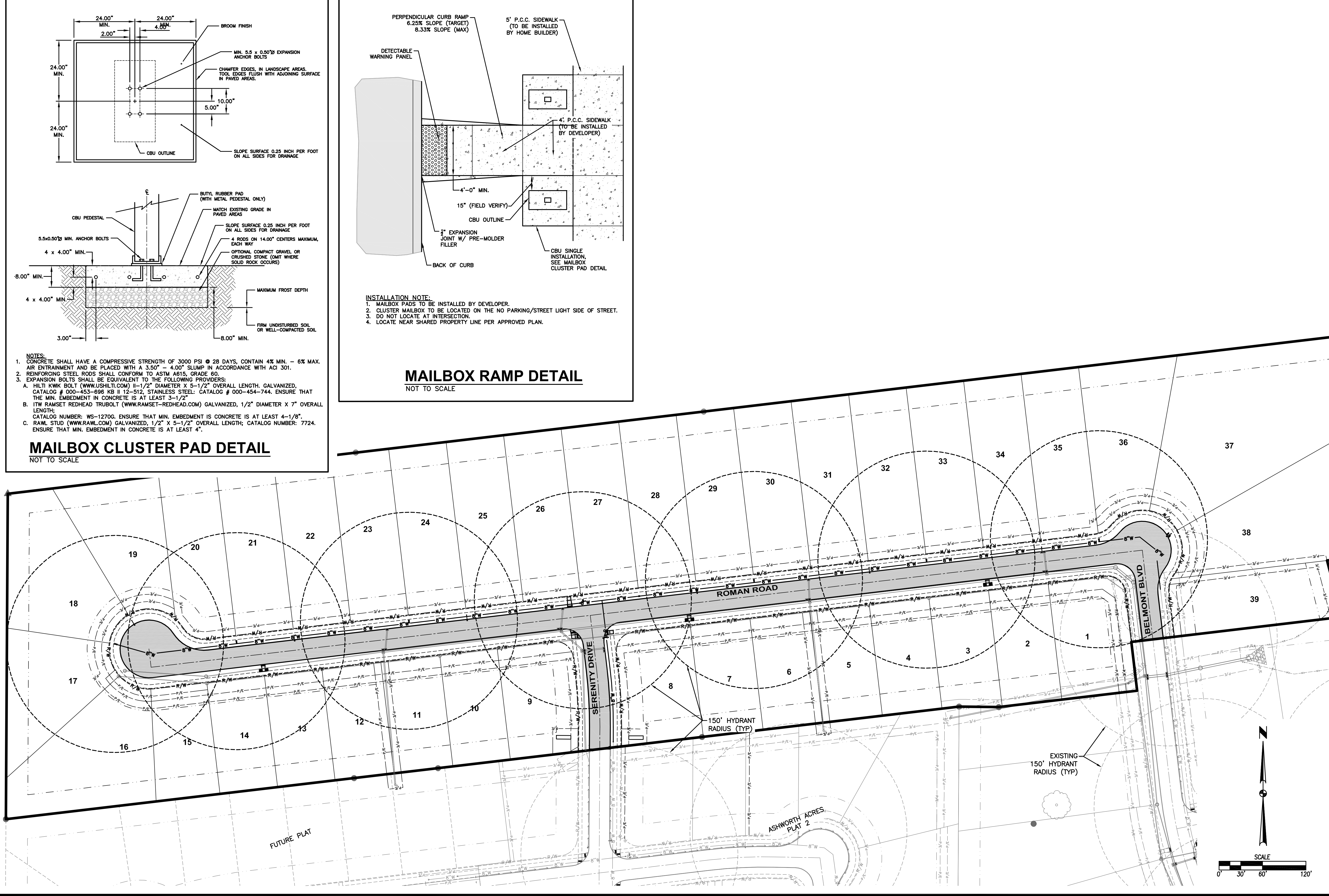
NOT TO SCALE



- 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



THE RESERVE AT DAYBREAK PLAT 2

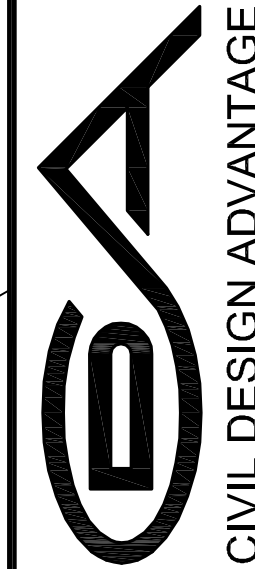
HYDRANT COVERAGE PLAN

4/19
1809.500

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

ENGINEER: JMM

EI: JWM



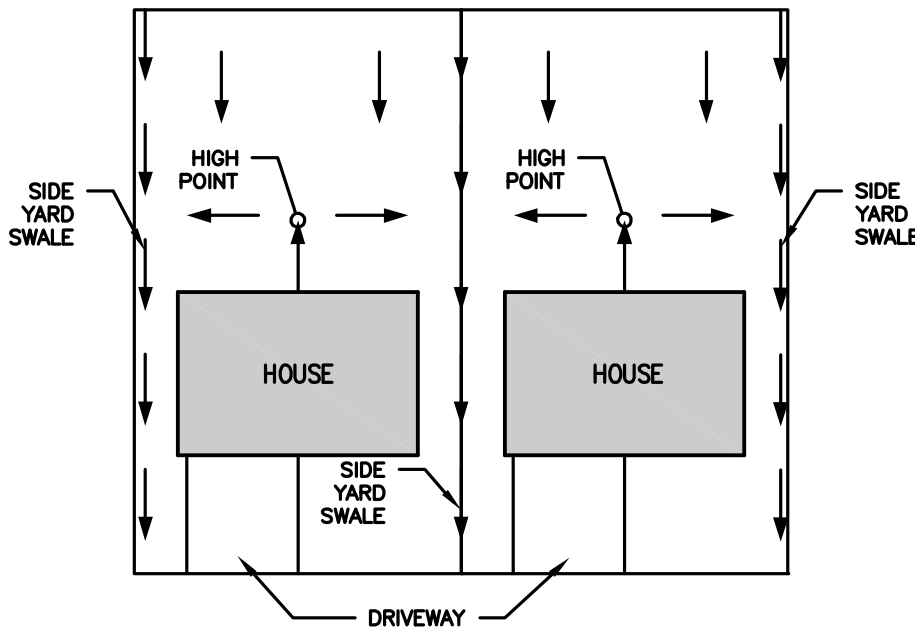
WAUKEE, IOWA

REVISIONS	DATE
REVISED MAILBOXES	03/06/19
REVISED MAILBOXES	10/25/18
FINAL SUBMITTAL	10/16/18
SECOND SUBMITTAL	10/02/18
FIRST SUBMITTAL	09/18/18

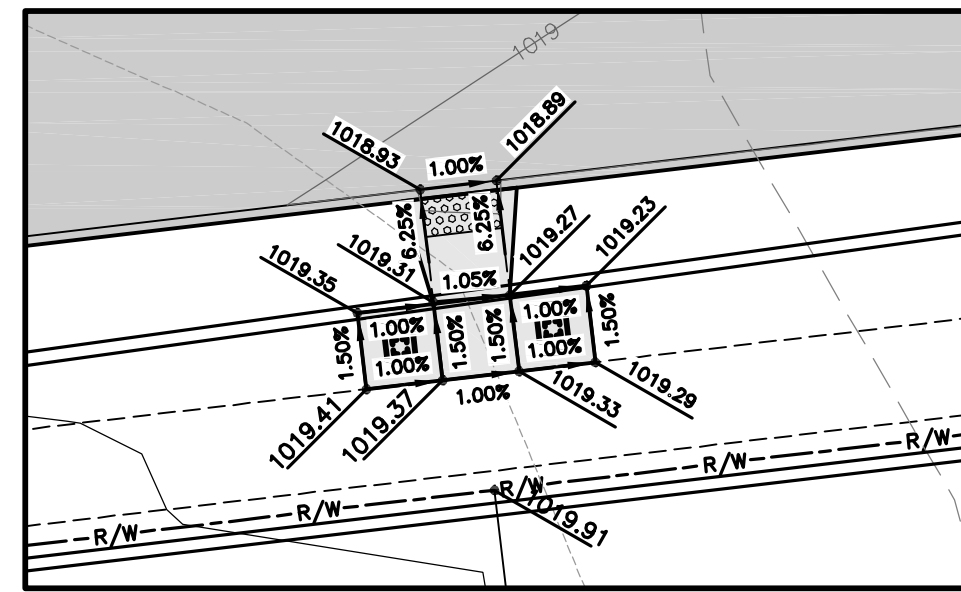
GRADING NOTES

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. LOTS 3-16 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

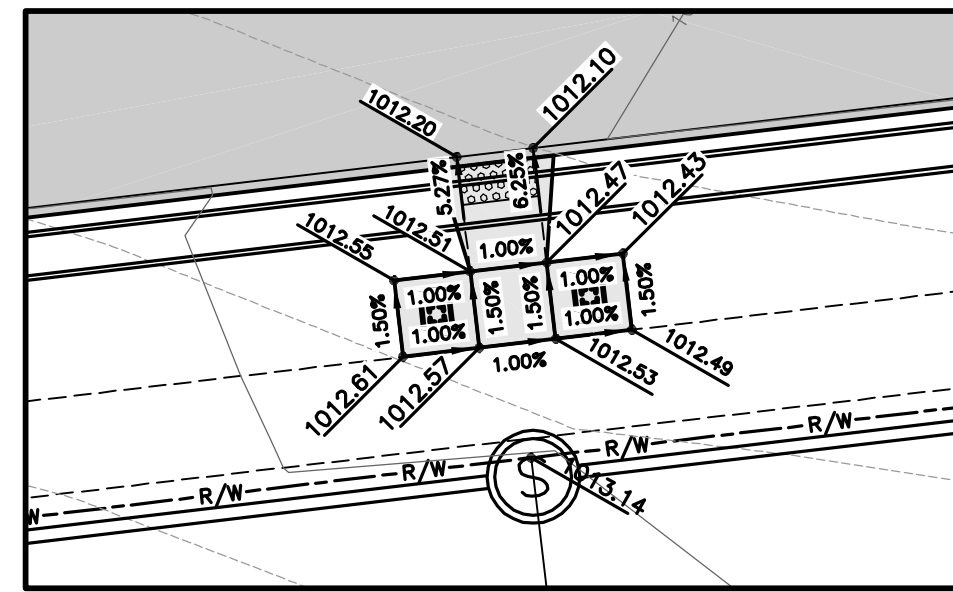
AREA OF DISTURBANCE = 15.54 AC



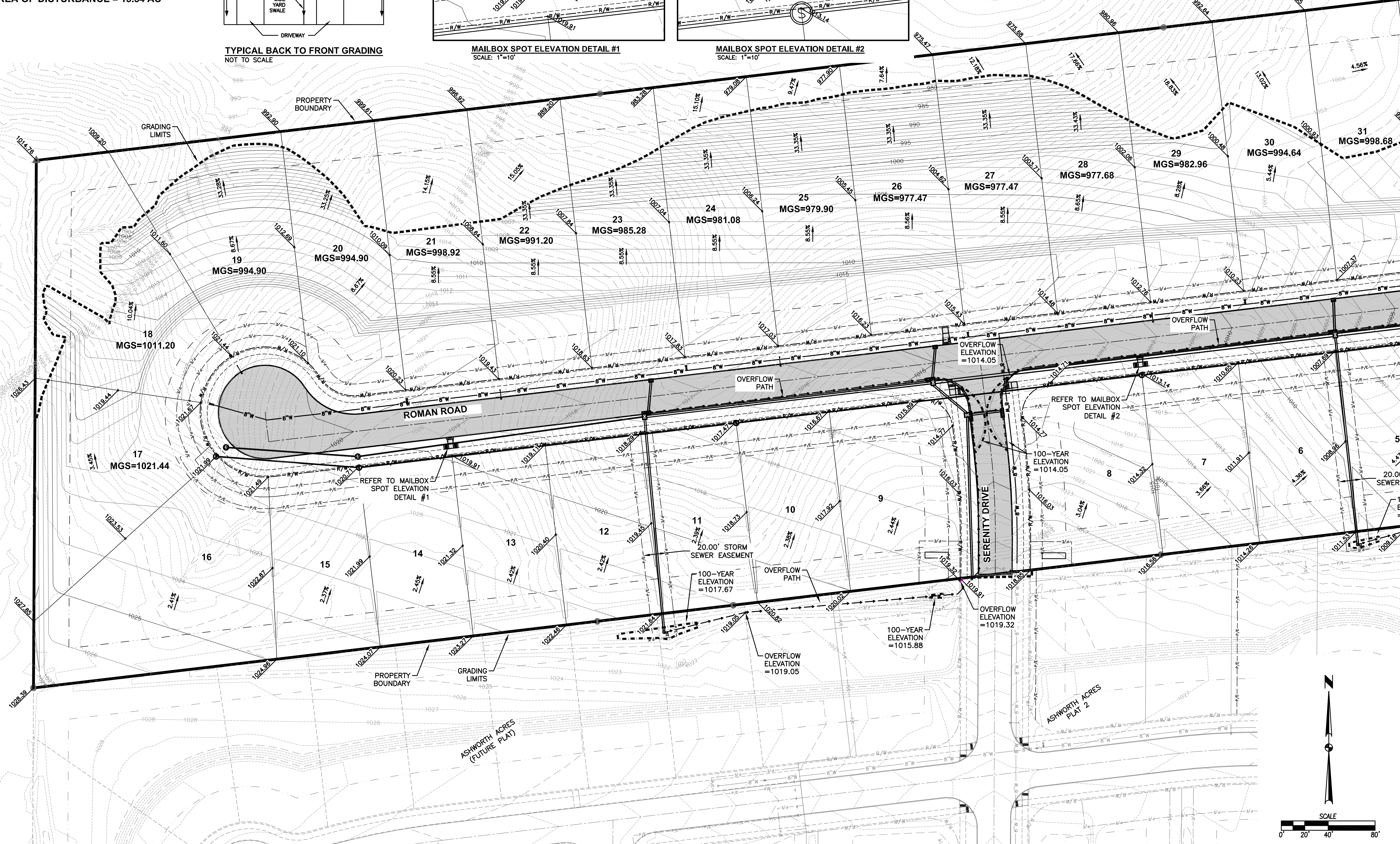
TYPICAL BACK TO FRONT GRADING
NOT TO SCALE



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



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



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PLOT BY: JARED MURRAY

REVISIONS	
DATE	REVISIONS
03/06/19	REVISED MAILBOXES
10/25/18	REVISED MAILBOXES
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09/18/18	FIRST SUBMITTAL

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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
ENGINEER: JMM
Ei: JWM

WAUKEE, IOWA

5 THE RESERVE AT DAYBREAK PLAT 2
GRADING PLAN

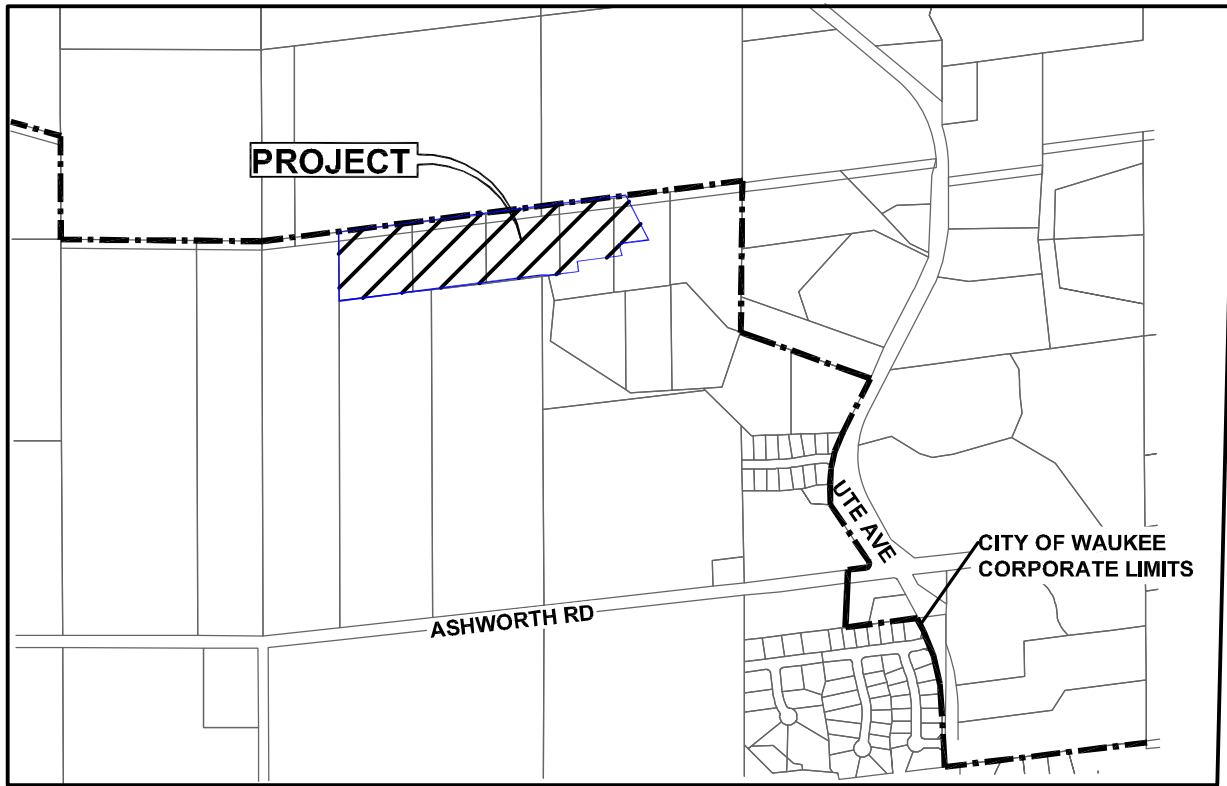
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THE RESERVE AT DAYBREAK PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

DISCHARGE POINT SUMMARY

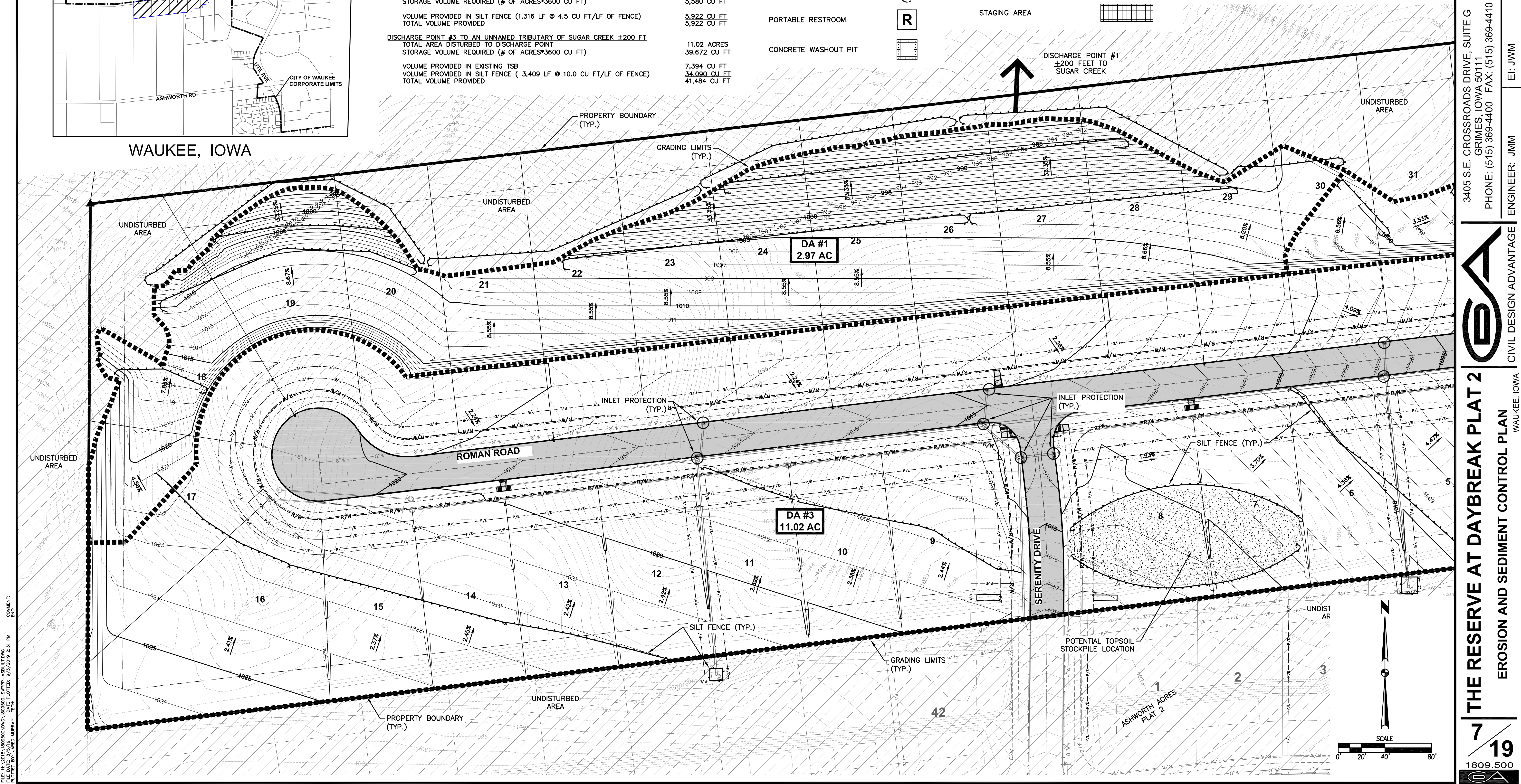
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±200 FT	2.97 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	10,692 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (2,737 LF @ 4.5 CU FT/LF OF FENCE)	12,317 CU FT
TOTAL VOLUME PROVIDED	12,317 CU FT
DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±200 FT	1.55 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	5,580 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,316 LF @ 4.5 CU FT/LF OF FENCE)	5,922 CU FT
TOTAL VOLUME PROVIDED	5,922 CU FT
DISCHARGE POINT #3 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±200 FT	11.02 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	39,672 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN EXISTING TSB	7,394 CU FT
VOLUME PROVIDED IN SILT FENCE (3,409 LF @ 10.0 CU FT/LF OF FENCE)	34,090 CU FT
TOTAL VOLUME PROVIDED	41,484 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	UNDISTURBED AREA
GRADING LIMITS	---	RIP-RAP
FILTER SOCK		GRAVEL ENTRANCE
SILT FENCE	---	STAGING AREA
INLET PROTECTION	○	
PORTABLE RESTROOM	R	
CONCRETE WASHOUT PIT	□	

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	7,462
2	SEEDING, FERTILIZING, AND MULCHING	AC	14.25
3	INLET PROTECTION DEVICES	EA	10
4	CONCRETE WASHOUT PIT	EA	1



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PLOTTER: B4
PLOTTER: MURRAY
PLOTTER: JMM

DATE

03/06/19

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10/02/18

09/18/18

REVISIONS

REVISED MAILBOXES

REVISED MAILBOXES

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FIRST SUBMITTAL

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

THE RESERVE AT DAYBREAK PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

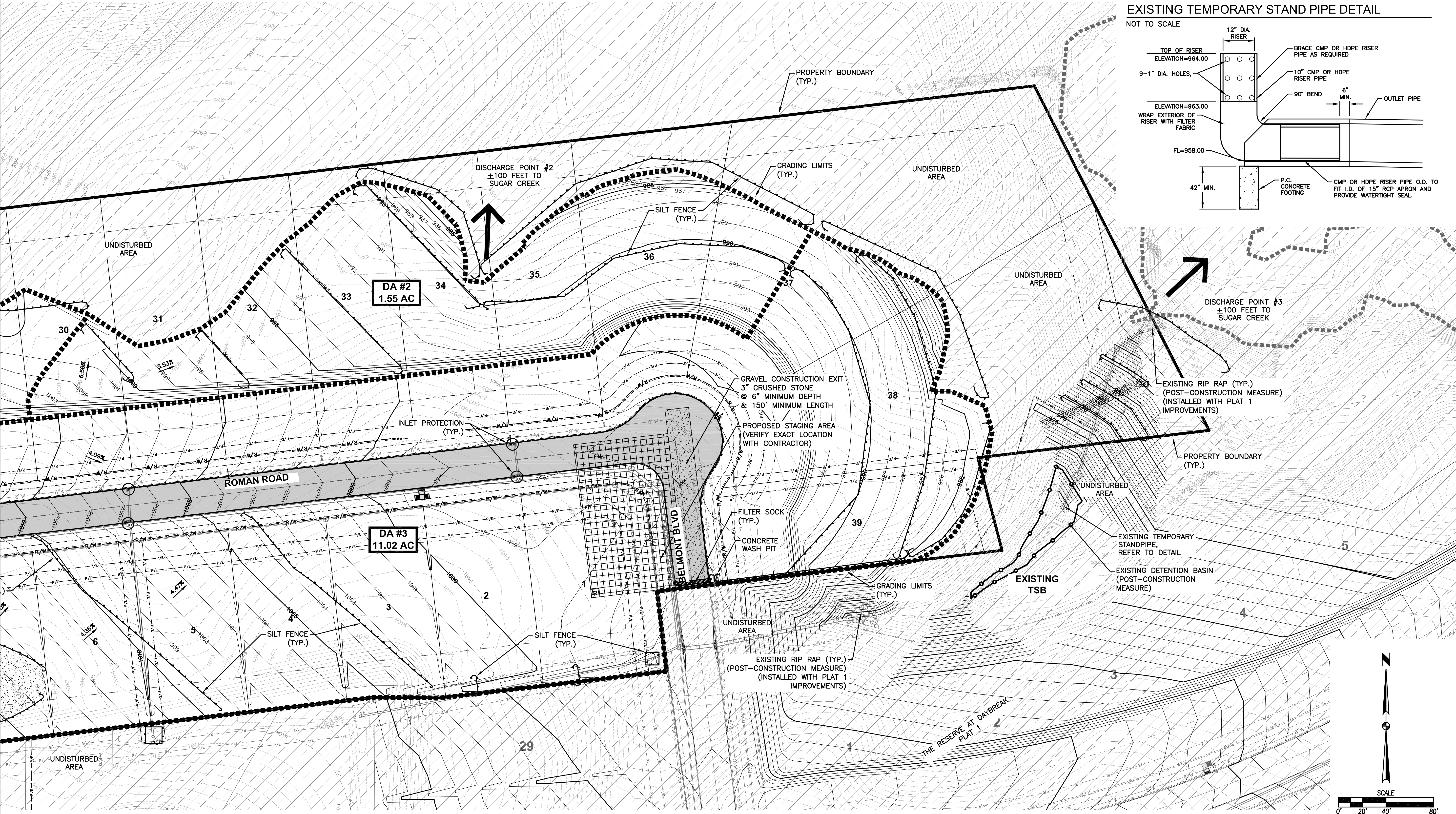
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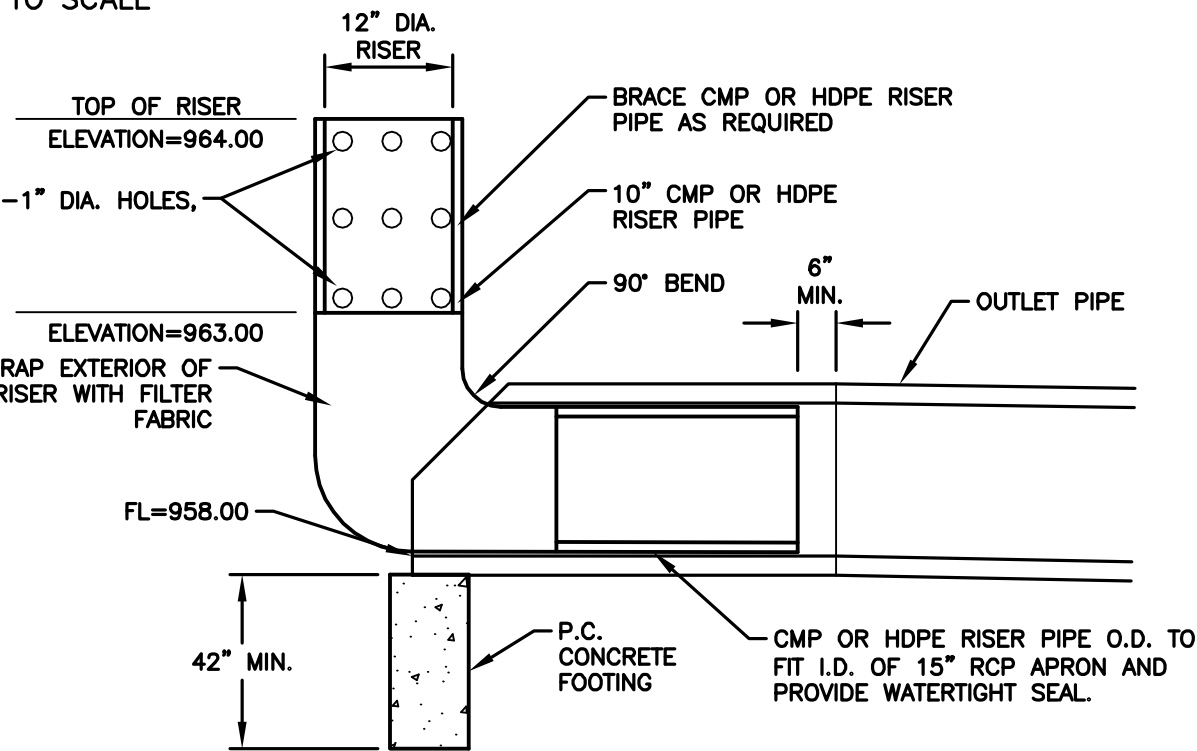
THE RESERVE AT DAYBREAK PLAT 2

EROSION AND SEDIMENT CONTROL PLAN



EXISTING TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



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

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THE RESERVE AT DAYBREAK PLAT 2

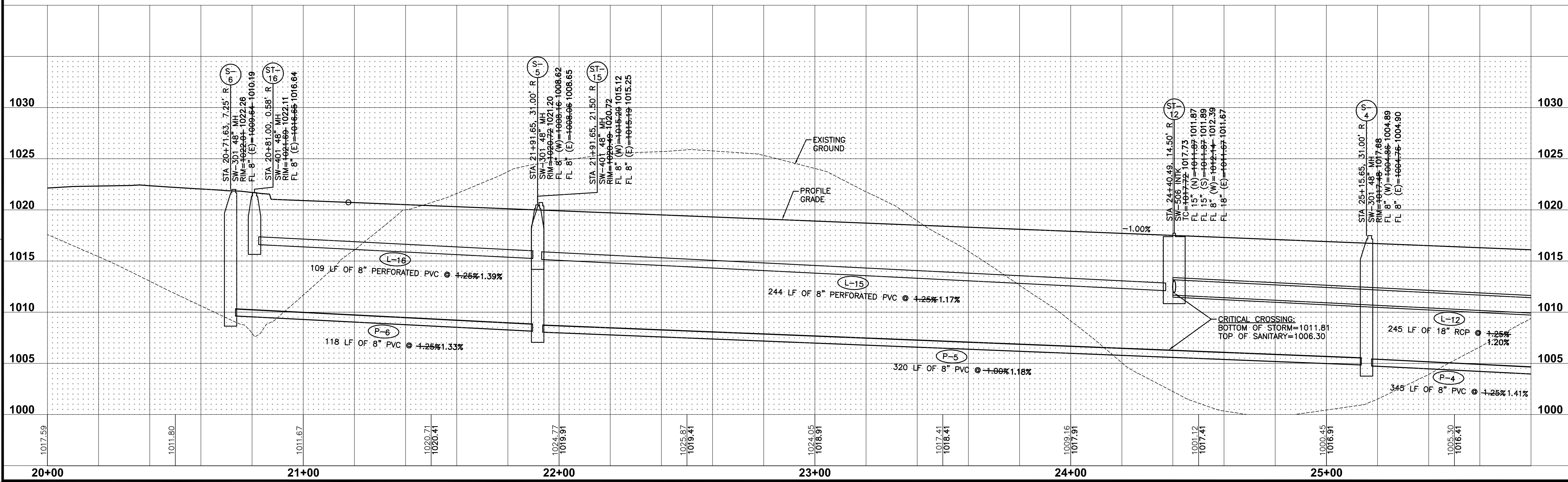
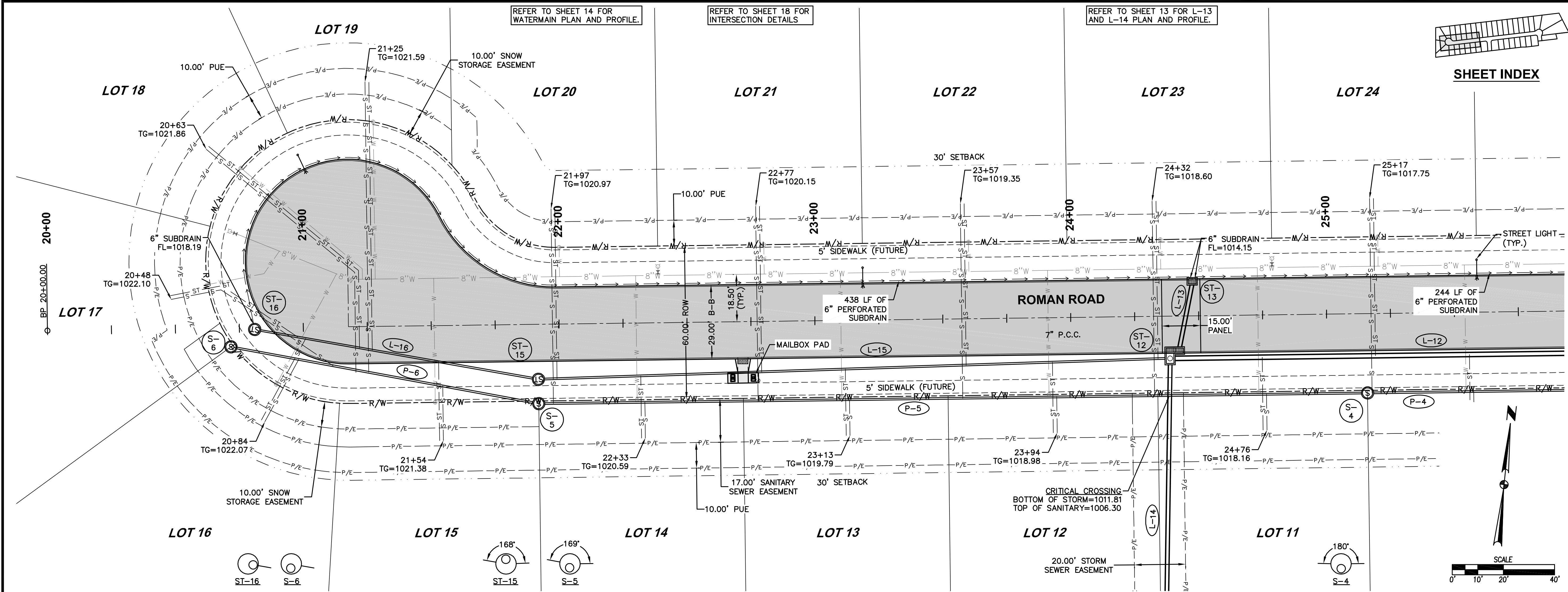
EROSION AND SEDIMENT CONTROL PLAN

CSA

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

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PLOTTER: MURRAY
SCALE: 1"=40'



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19

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THE RESERVE AT DAYBREAK PLAT 2

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: JMM

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

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

REVISIONS

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10/02/18

09/18/18

DATE

REVISED MAILBOXES

REVISED MAILBOXES

FINAL SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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03/06/19

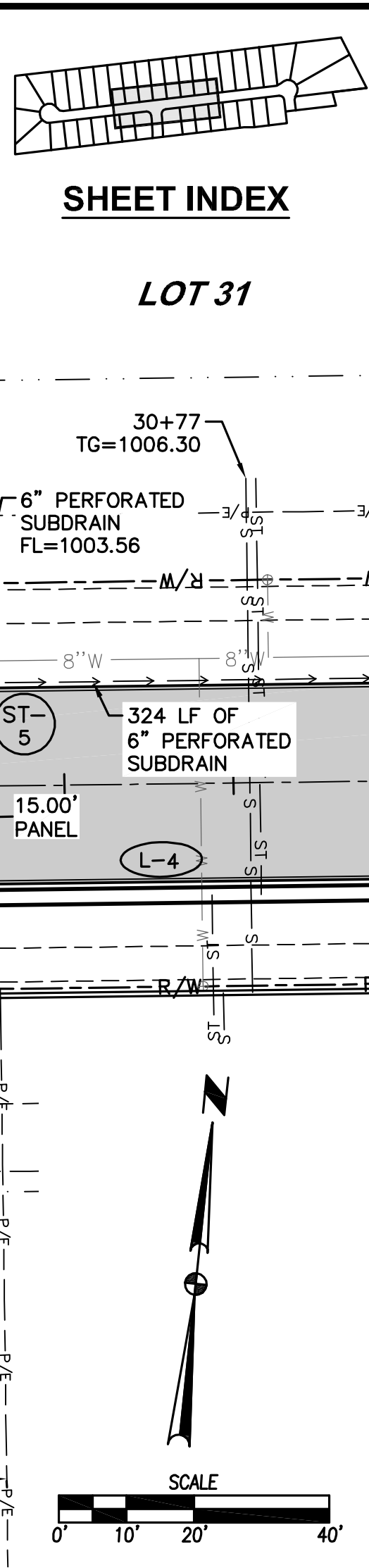
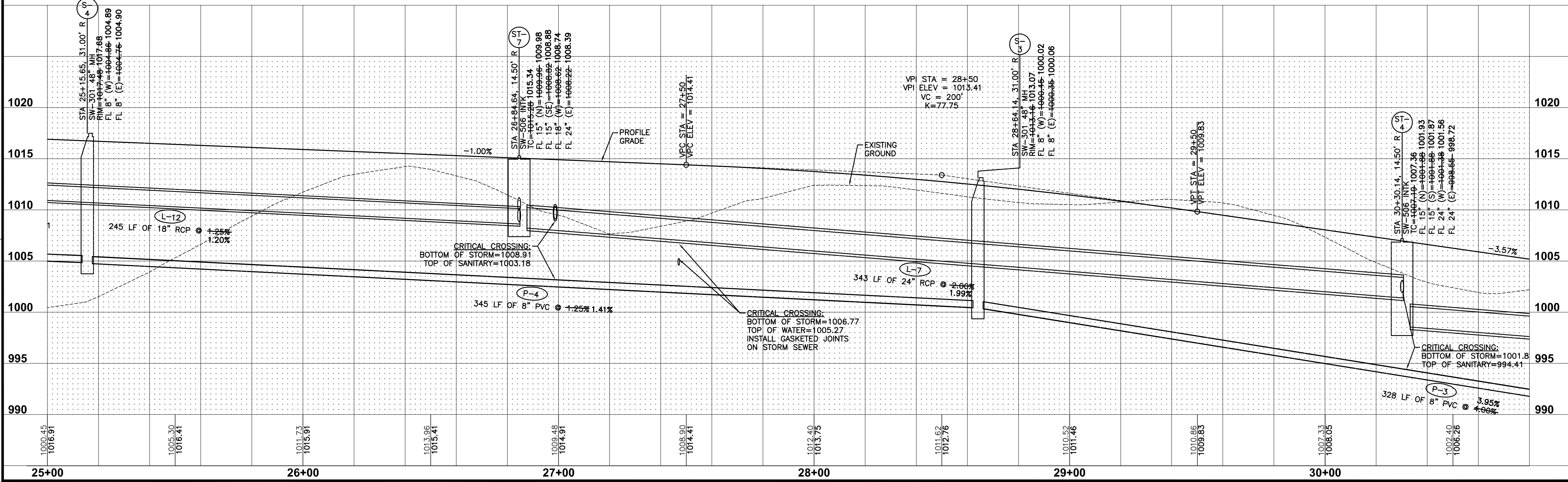
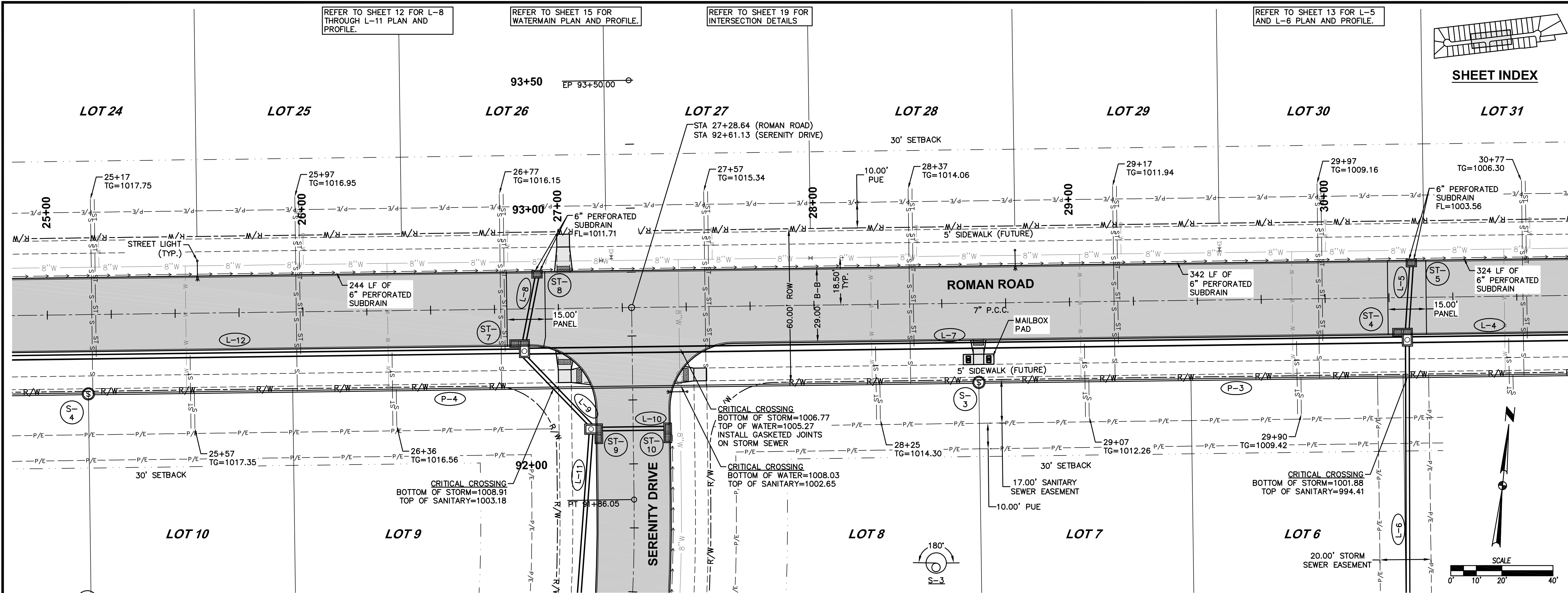
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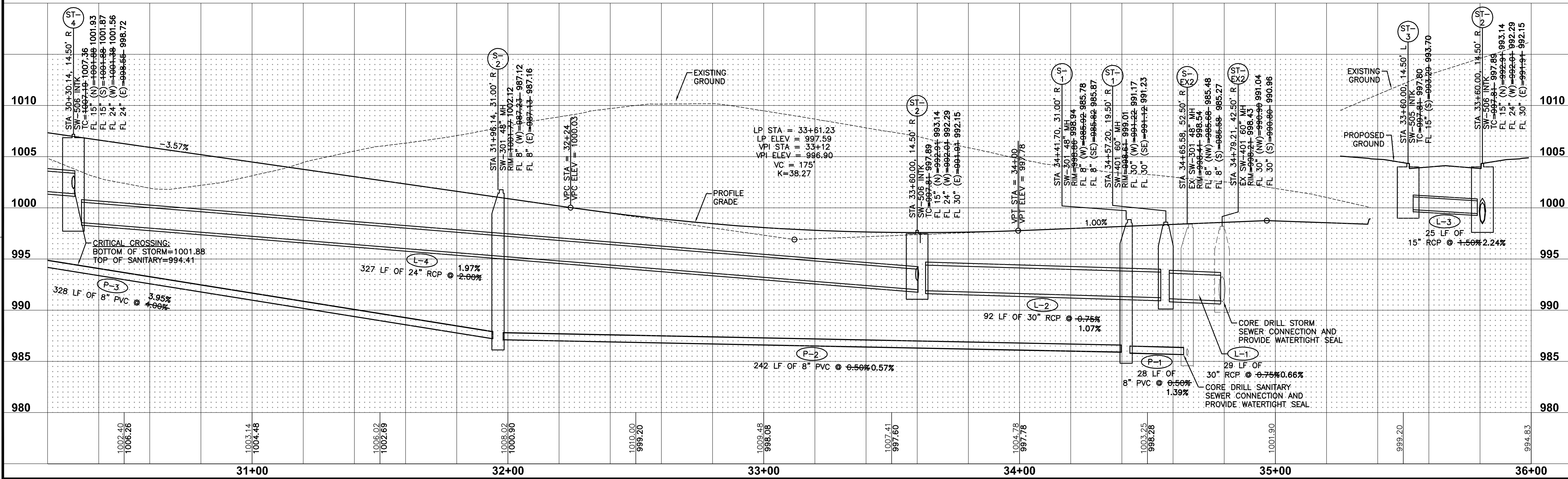
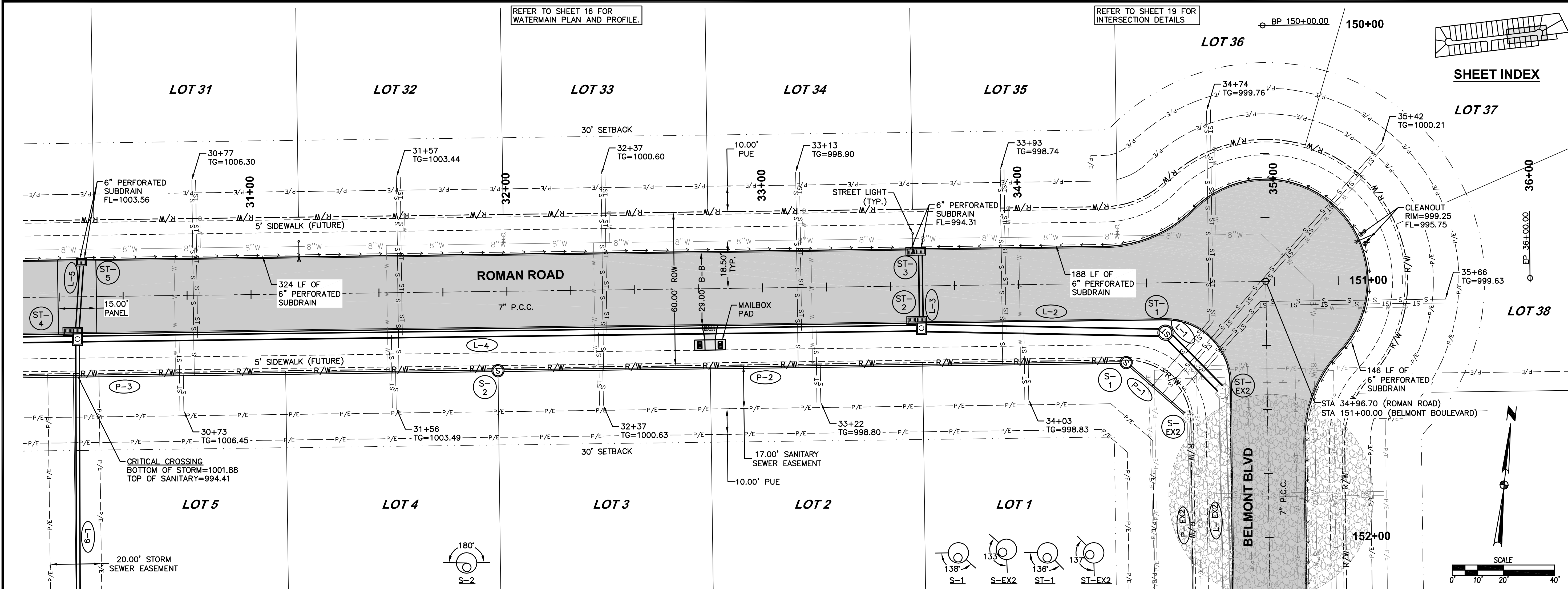
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ENGINEER: JMM
Ei: JWM

THE RESERVE AT DAYBREAK PLAT 2
STORM AND SANITARY SEWER PLAN AND PROFILE
WAUKEE, IOWA

10/19
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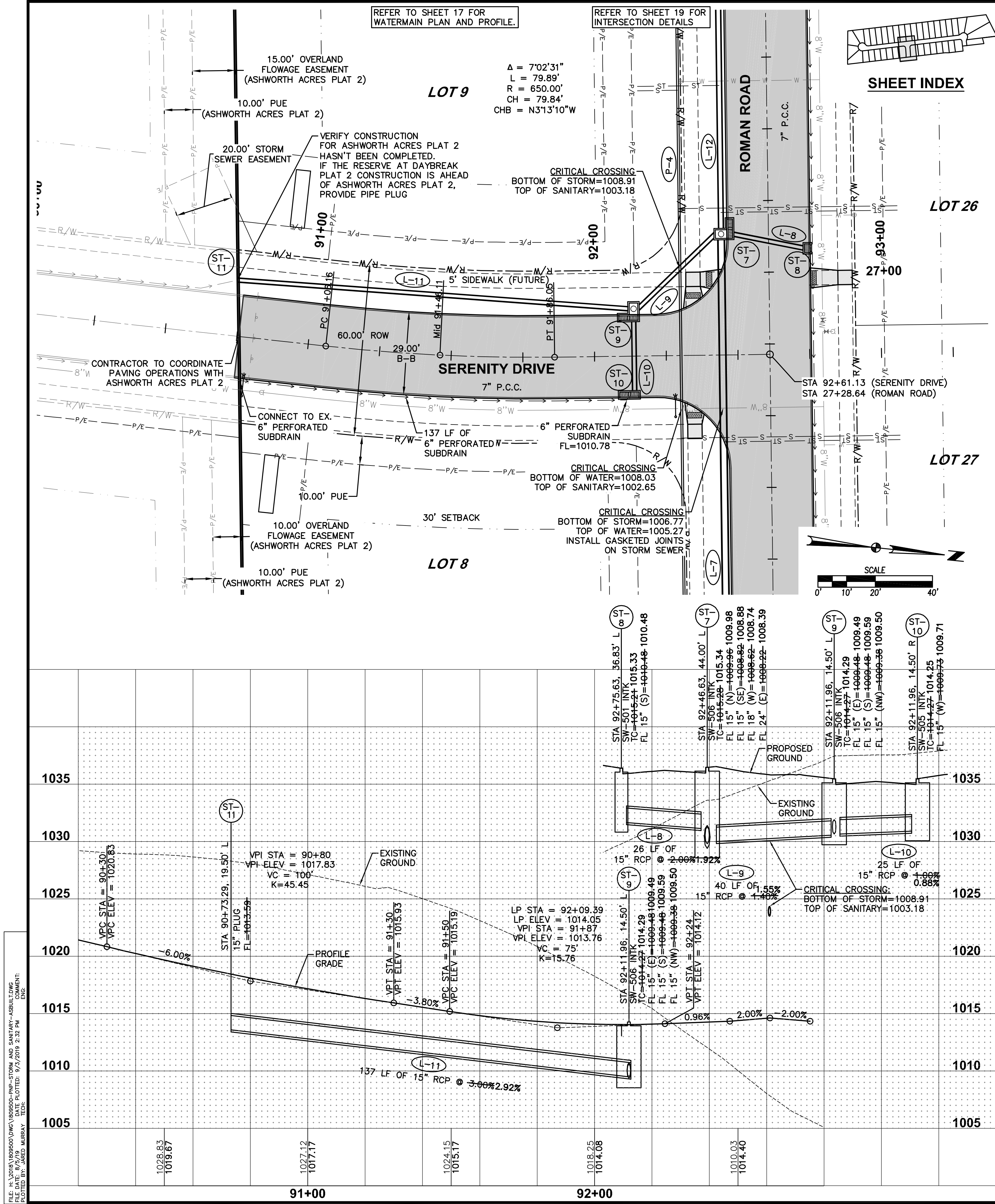
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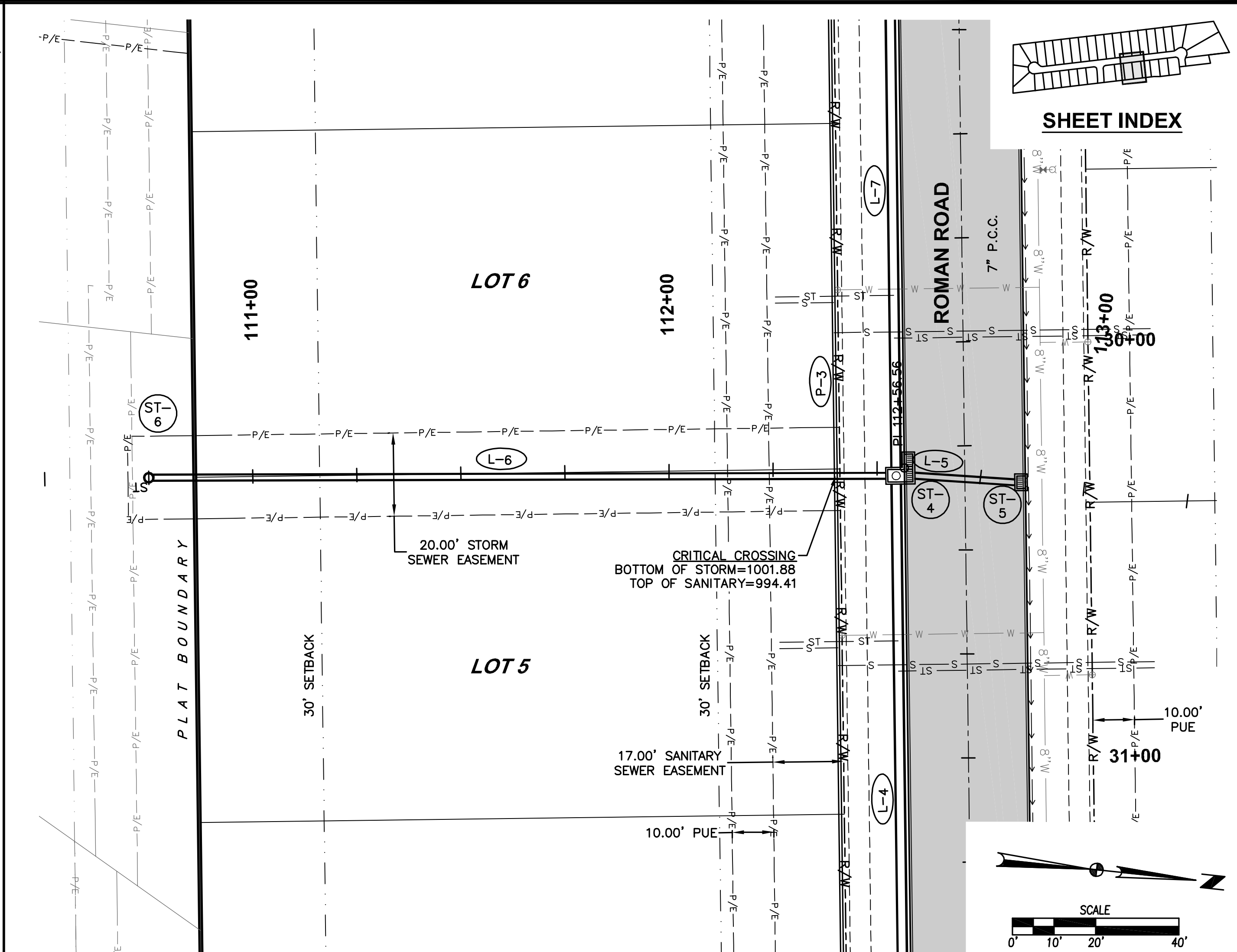
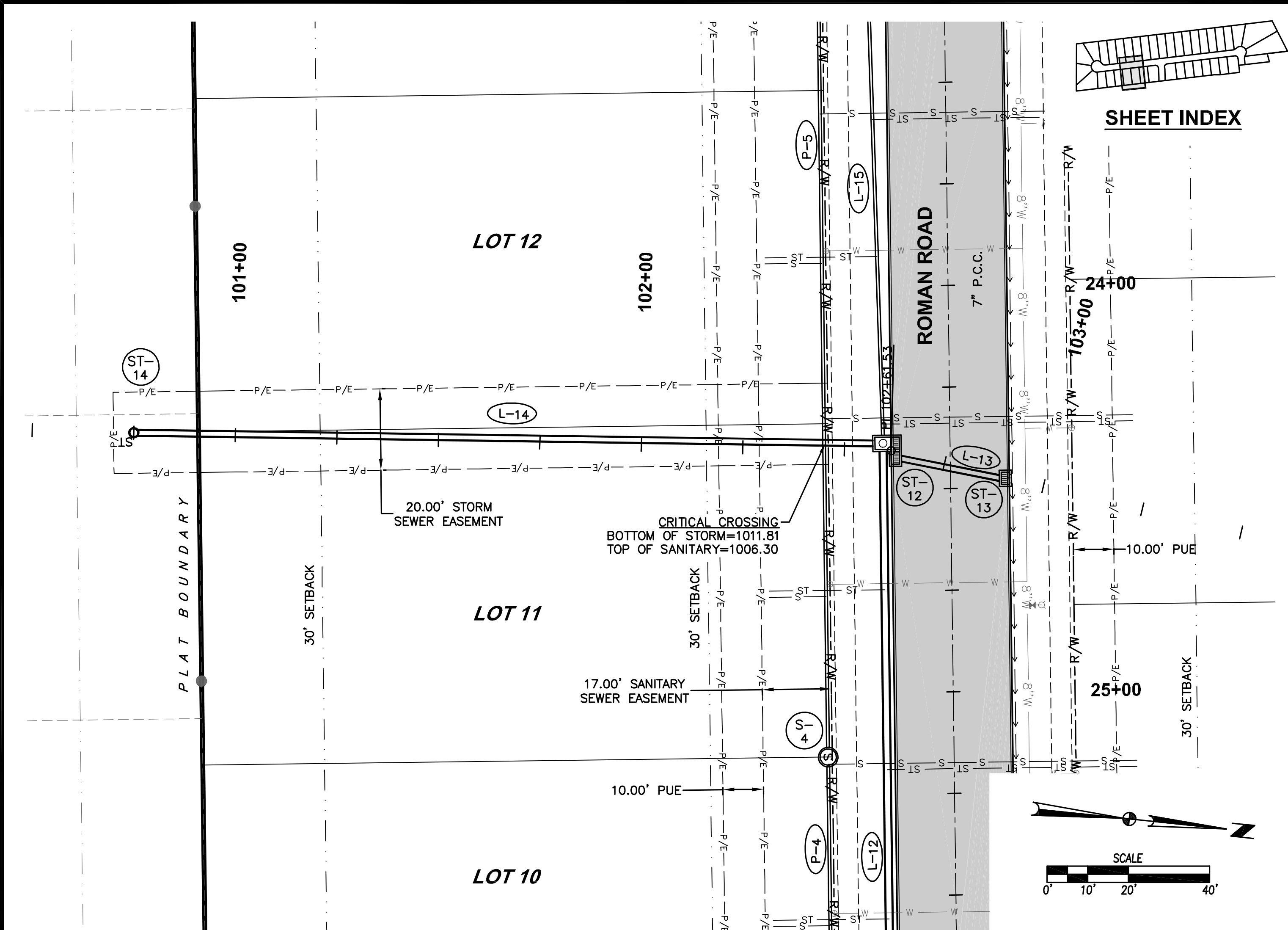
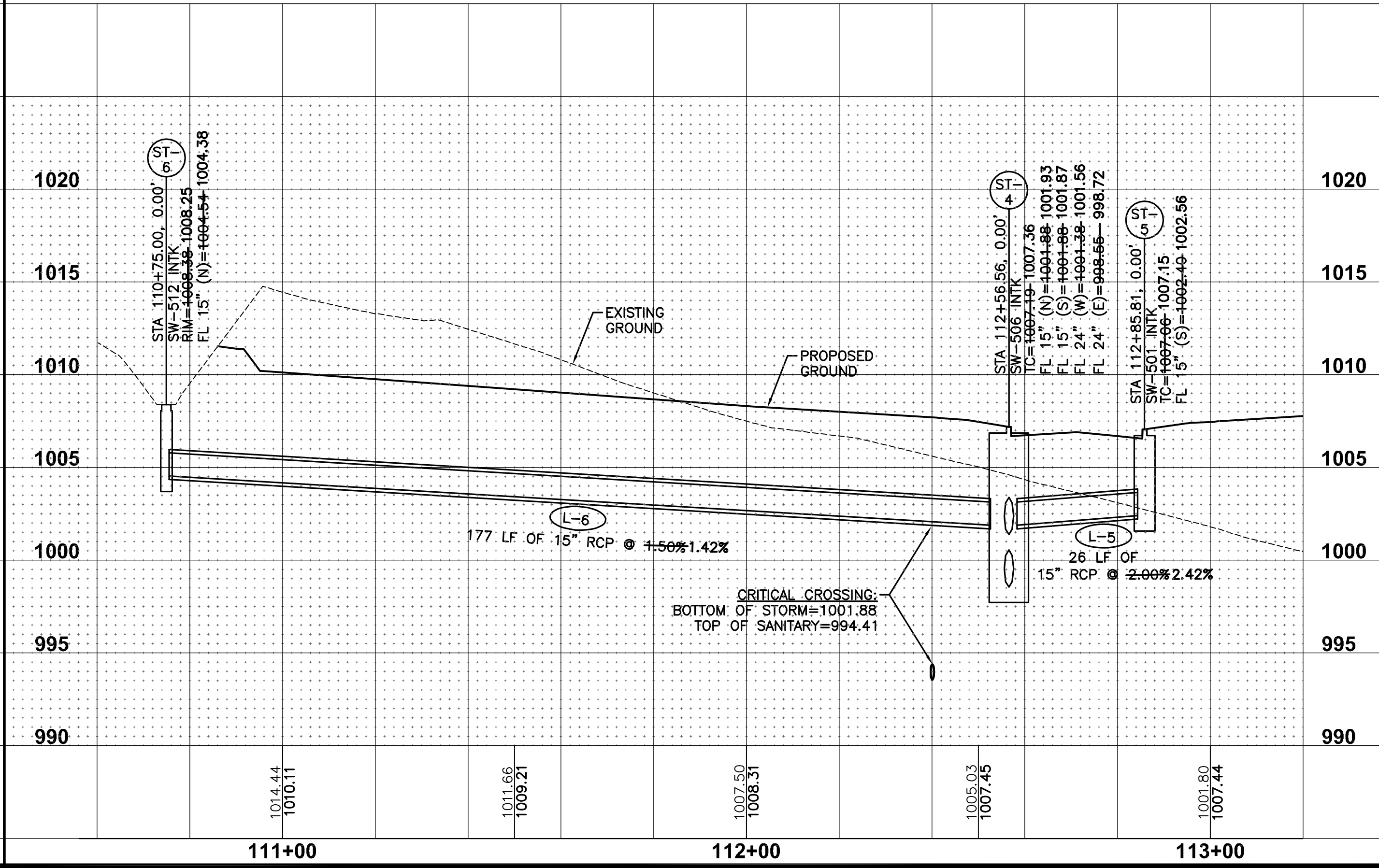
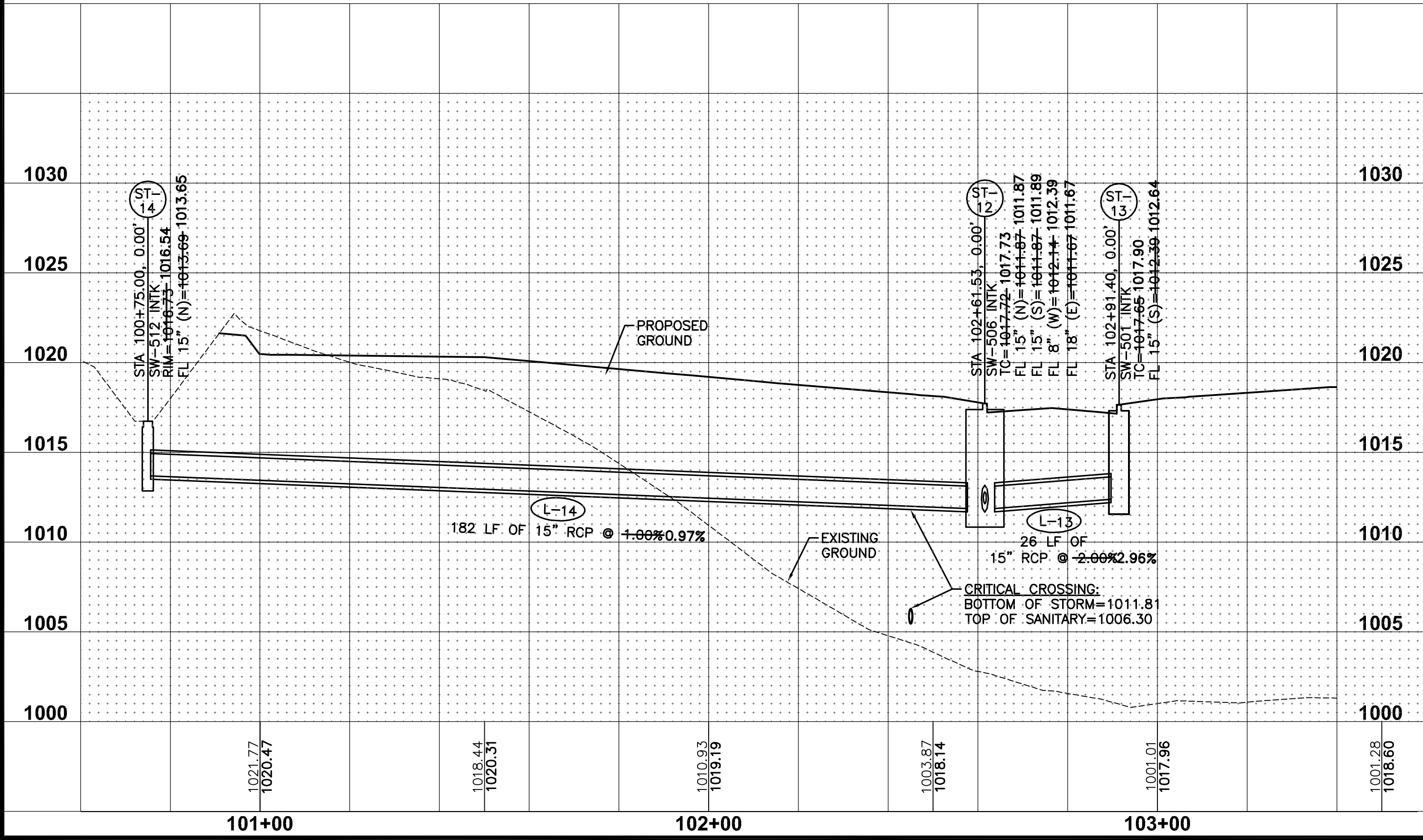
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM
Ei: JWM

THE RESERVE AT DAYBREAK PLAT 2
STORM AND SANITARY SEWER PLAN AND PROFILE

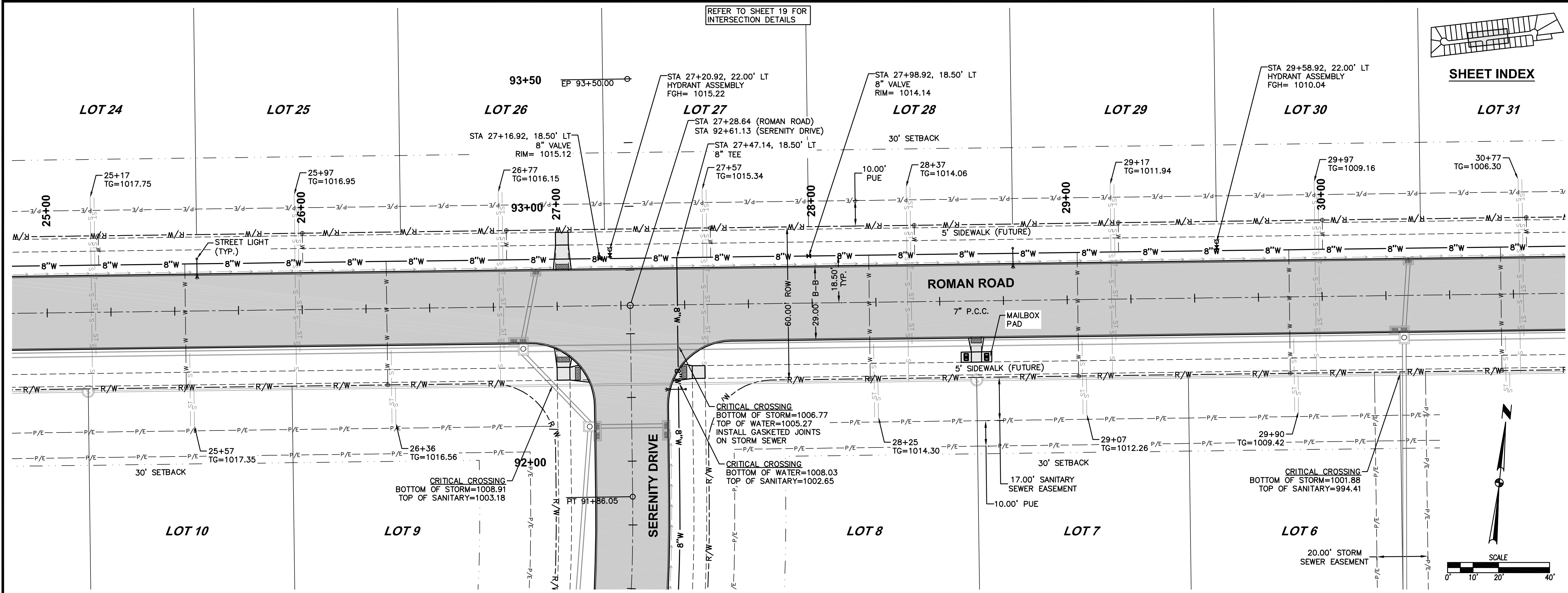
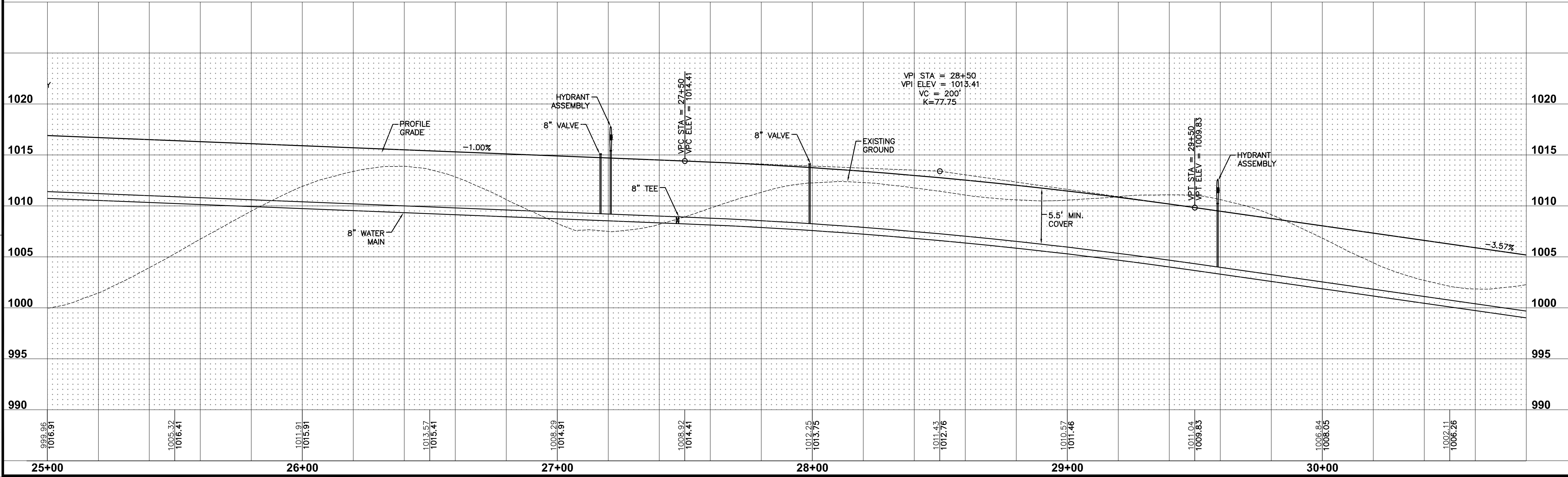
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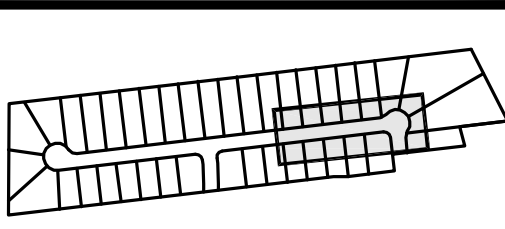
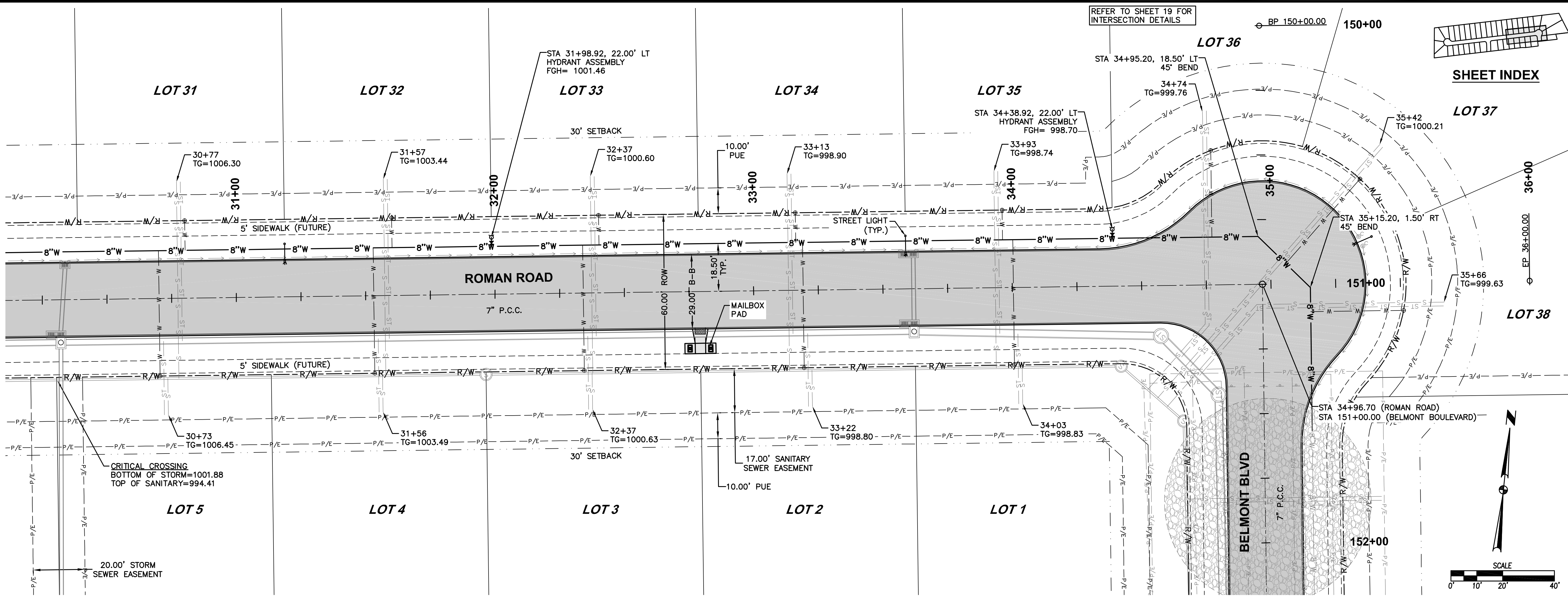
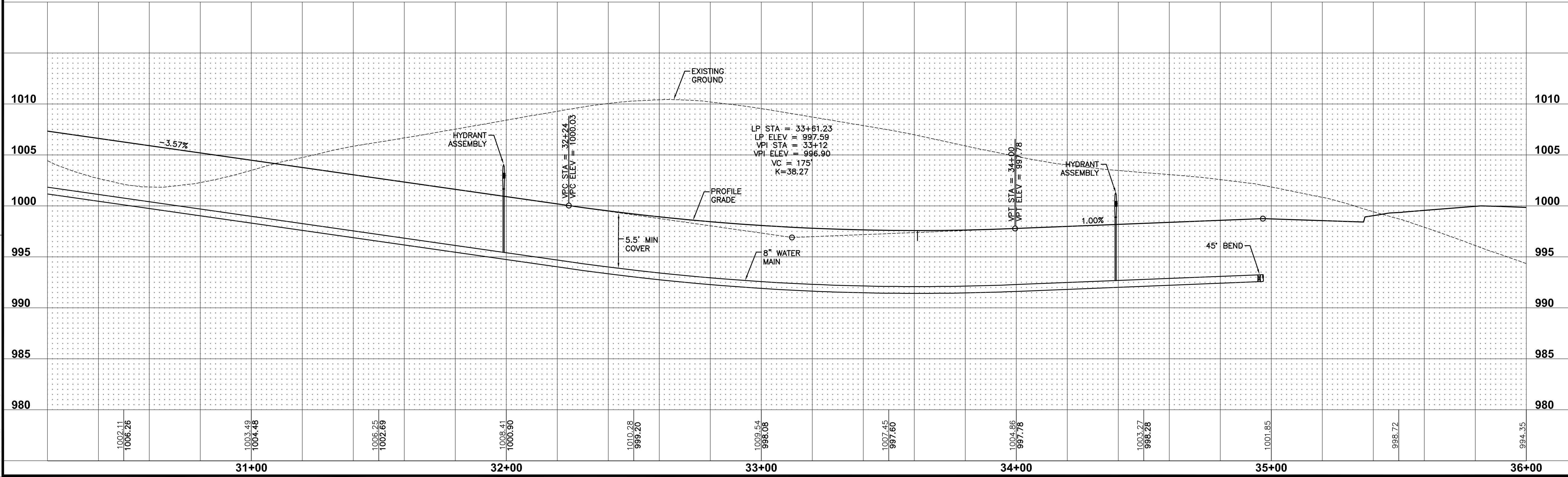
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CHECKED BY: JMM
DRAWN BY: JMM



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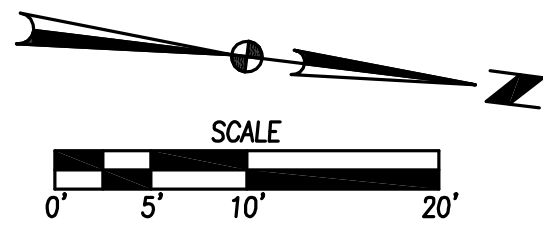
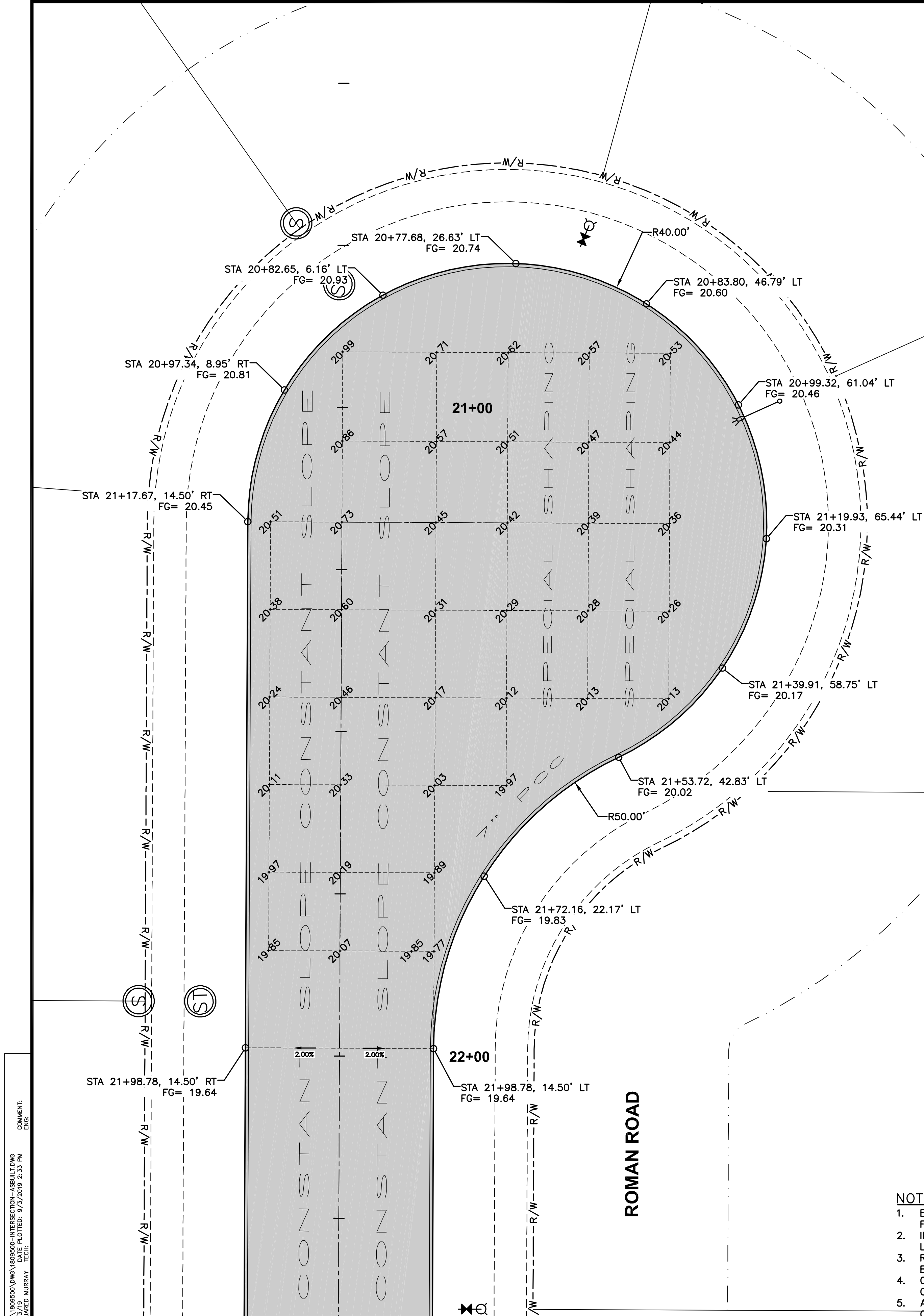
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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ENGINEER: JMM
Ei: JMM

THE RESERVE AT DAYBREAK PLAT 2
WATER MAIN PLAN AND PROFILE

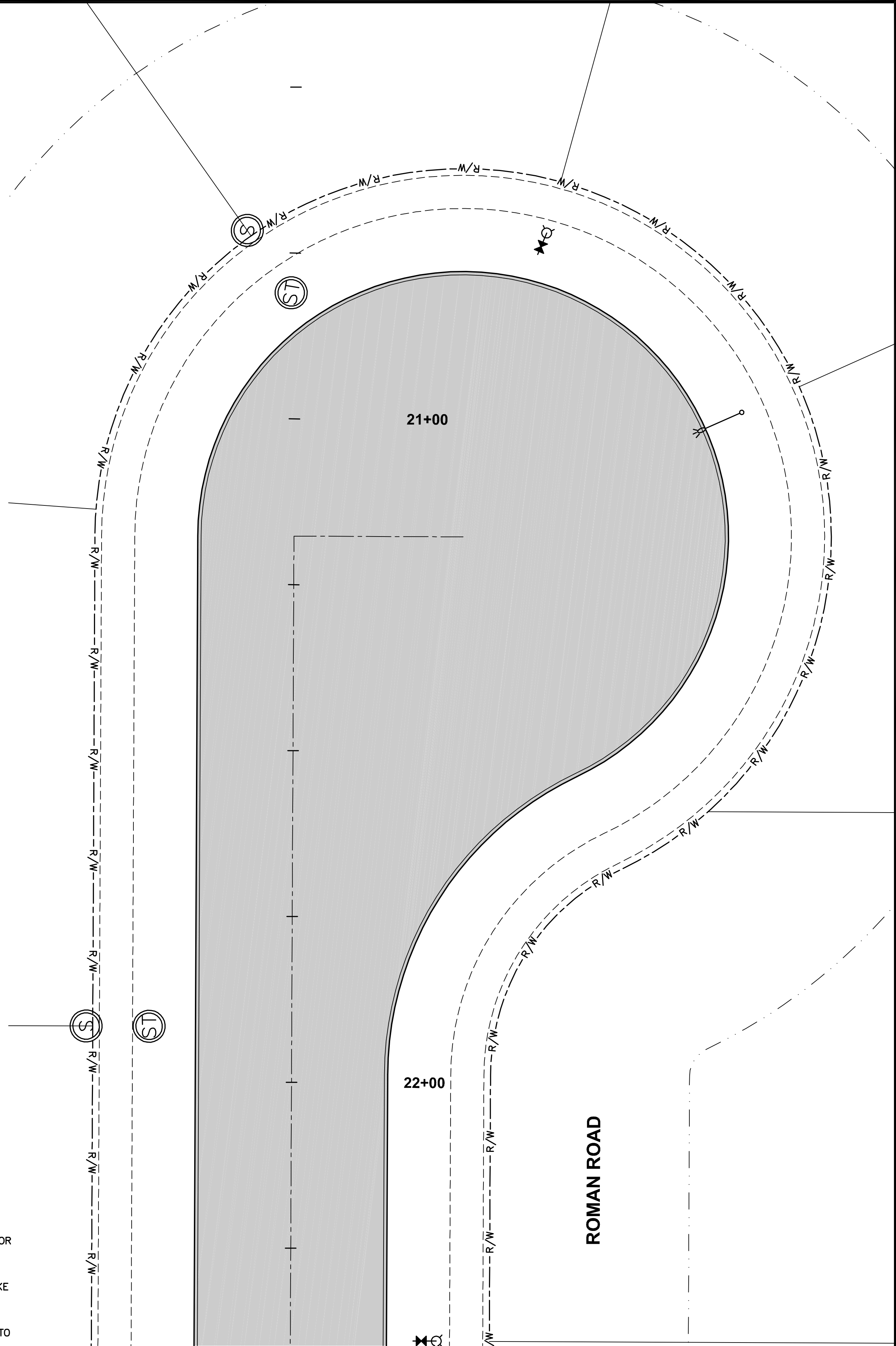
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CHECKED BY: JARED MURRAY



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 1000 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

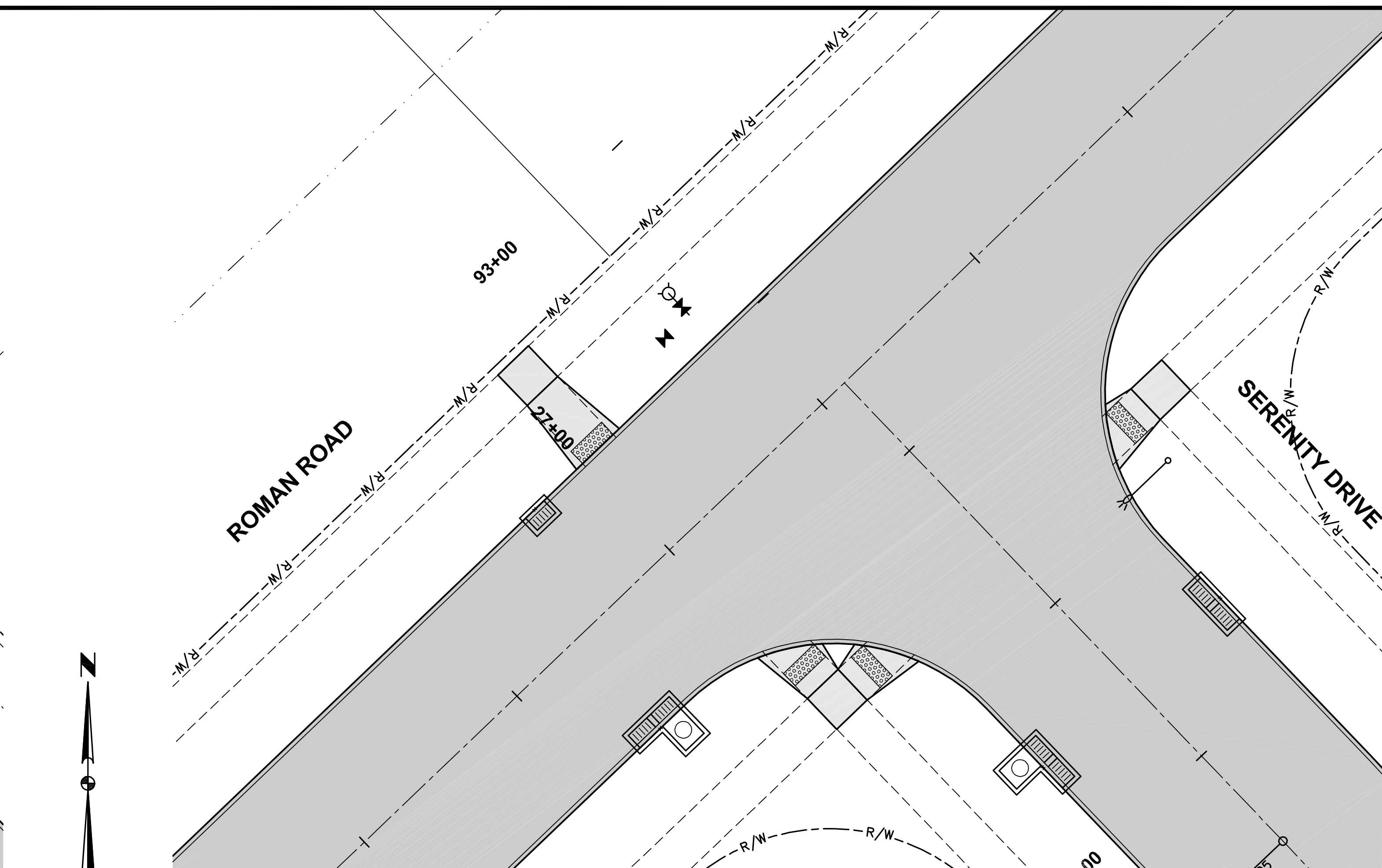


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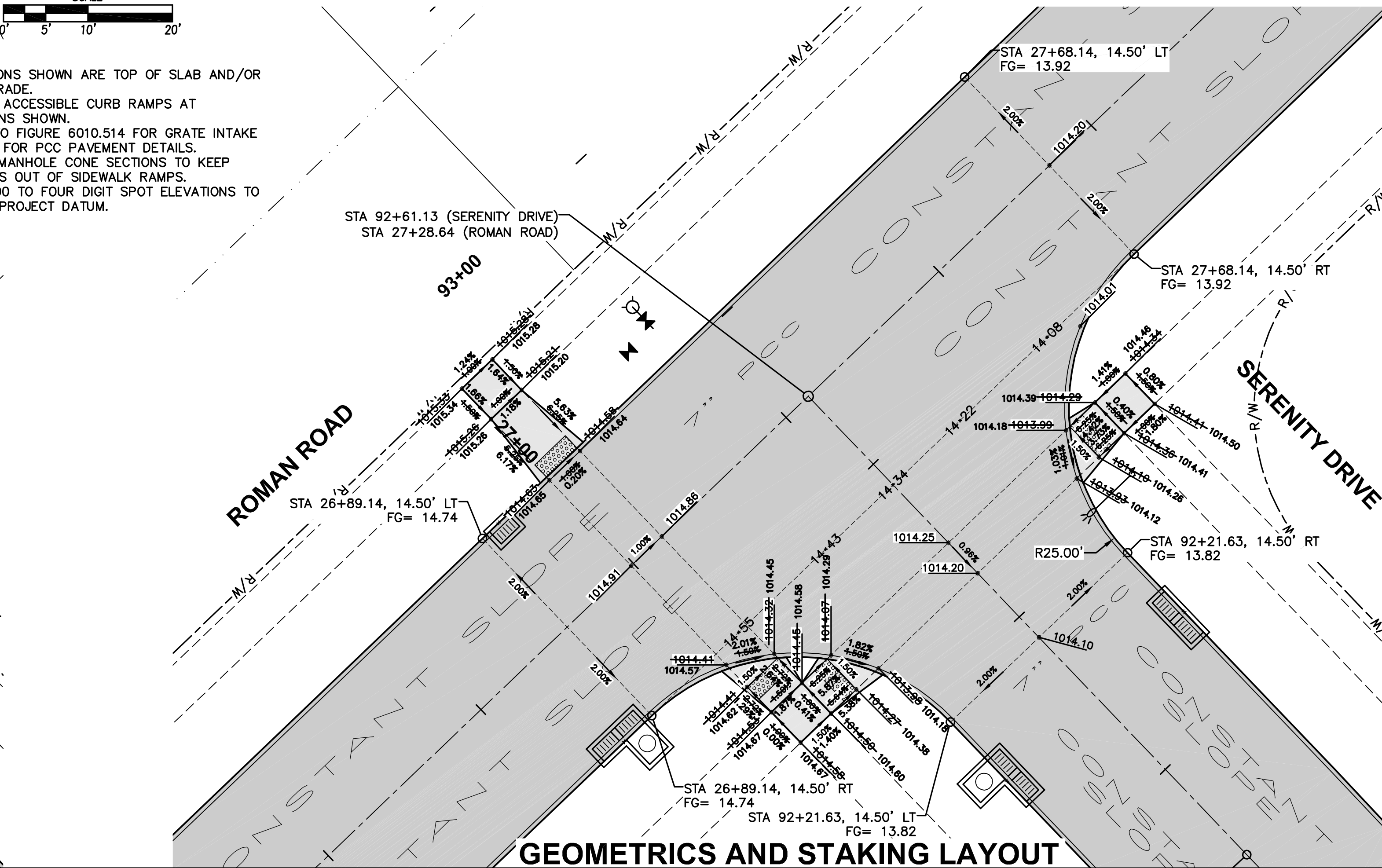
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
CIVIL DESIGN ADVANTAGE	ENGINEER: JMM
WAUKEE, IOWA	EI: JWM

THE RESERVE AT DAYBREAK PLAT 2
INTERSECTION DETAILS

18/19
1809.500



JOINTING LAYOUT



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 1000 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.



CIVIL DESIGN ADVANTAGE