ASBUILTS

CONSTRUCTION DRAWINGS

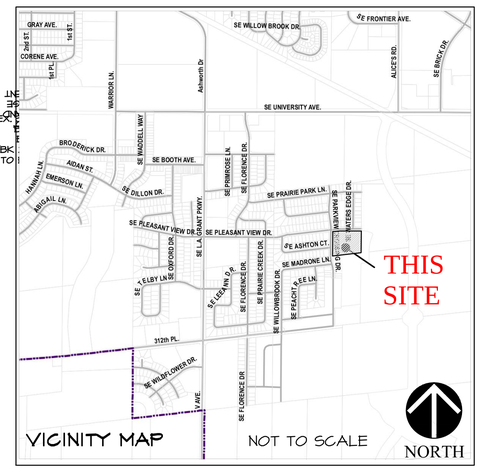
PARKVIEW CROSSING

PLAT 11

JERRY'S HOMES, INC. - 10430 NEW YORK AVENUE, SUITE C, - URBANDALE, IOWA 50322
ATTN: CHIP CLASSON PHONE: 515-278-5992

GEOMETRIC PLAN

NORTH
SCALE: 1"=100'
0' 100' 200'



VICINITY MAP NOT TO SCALE

SE WATERS EDGE COURT LINE TABLE		
LINE #	LENGTH	DIRECTION

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	25°30'12"	400.00'	178.05'	90.52'	176.58	S13°06'05"W

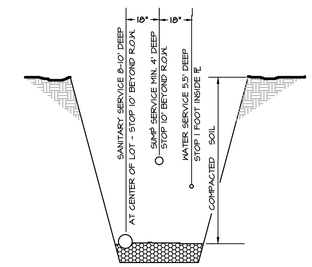
GENERAL NOTES:

1. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH the 2015 SUDAS & THE WAUKEE 2014 "STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS". CURRENT SPECIFICATIONS ARE AVAILABLE ONLINE AT: http://www.waukee.org/DocumentCenter/View/2301 http://www.iowasudas.org/index.cfm
2. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION OR PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK. 515-987-4363
3. THE CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF WAUKEE ENGINEERING DEPARTMENT 515-987-4363
   b. JERRY'S HOMES 515-278-5992
   c. CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884
   d. IOWA ONE-CALL 1-800-292-8989
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ALL TESTING AND INSPECTIONS.
6. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
7. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
8. ANY CHANGES PROPOSED TO THE PLAN SET DURING CONSTRUCTION ARE TO RECEIVE WRITTEN APPROVAL BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ANY CHANGES IMPLEMENTED WITHOUT WRITTEN APPROVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR SUBMITTING ALL CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING UTILITY CONSTRUCTION.
11. ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM 1-4 INCH ADJUSTING RING TO ALLOW FOR ADJUSTMENTS IF THE STRUCTURE SHOULD END UP IN A DRIVEWAY OR OTHER PAVED AREA. MANHOLES SHALL BE EQUIPED WITH 3-PIECE ADJUSTABLE CASTINGS.
12. ALL ASBUILT INFORMATION PROVIDED IS FROM CEC'S TOPOGRAPHIC SURVEY PERFORMED 9-19-2013 UNLESS NOTED OTHERWISE.
13. IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
14. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE ENGINEER AND ASKING FOR GEOTECHNICAL EXPLORATION REPORT. THE CONTRACTOR SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF ALLENDER BUTZKES GEOTECHNICAL REPORT FN 131481, DATED JANUARY 3, 2014.

BENCHMARK

CITY OF WAUKEE BENCHMARK LOCATED ON THE BURY BOLT OF THE WATER HYDRANT LOCATED ON THE N.W. CORNER OF LOT 26, PARKVIEW CROSSING PLAT 6.

ELEVATION = 1025.46



SANITARY & SUMP SERVICES SHALL BE MARKED AT THE END OF PIPE WITH A 2X4 TO THE SURFACE & A STEEL FENCE POST. PLACE ONE 6 FT. STEEL POST BURIED 3 FT. AT WATER CURB BOX. COLOR MARKING OF SERVICES SHALL BE RED FOR SANITARY, GREEN FOR SUMPS AND BLUE FOR WATER.

SERVICE LOCATION DETAIL (TYP.)

(SEE EACH LOT ON SPECIFIC PLAN)

NO SCALE

DRAWING INDEX

1	COVER
2-3	SANITARY SEWER
4	WATER PLAN
5-6	STORM SEWER
7	GRADING
8	PAVING
9	DETAILS
10	INTERSECTION RAMP DETAIL

CERTIFICATION

EMAIL: hills@ceclac.com
PHONE: 515-276-4884

LICENSED PROFESSIONAL ENGINEER
MELISSA M. HILLS
16023
IOWA

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.

MELISSA M. HILLS, IOWA REG. NO. 16023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:

1. ALL STORM WATER MANAGEMENT FACILITIES ON SITE WERE CONSTRUCTED AS DESIGNED
2. ALL RAMPS MEET ADA AND PROWAG REQUIREMENTS

CIVIL ENGINEERING CONSULTANTS, INC. 2400 86TH STREET, #12, DES MOINES, IOWA 50322

DATE: NOVEMBER 26, 2013
REVISION: DECEMBER 18, 2013
JANUARY 08, 2014
JANUARY 30, 2014

ASBUILTS: JULY 31, 2015

E-6853

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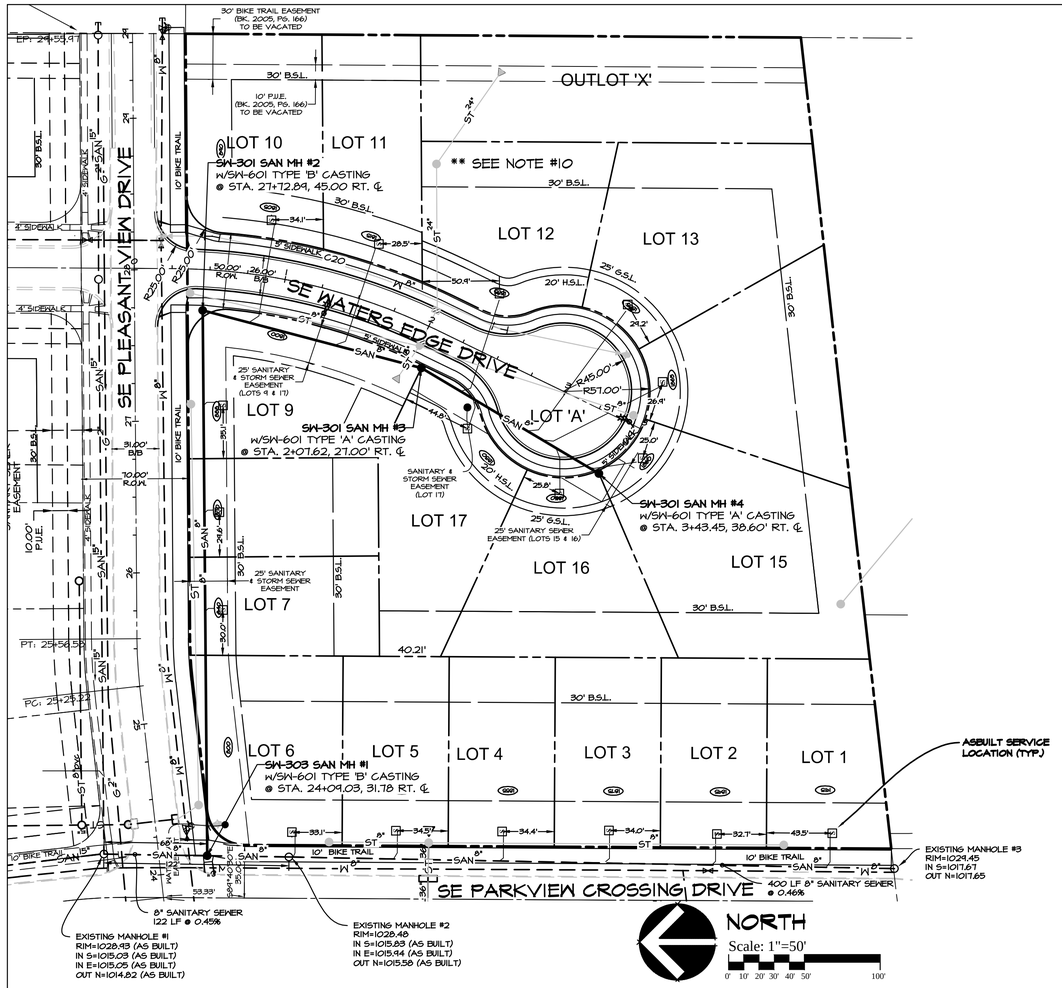
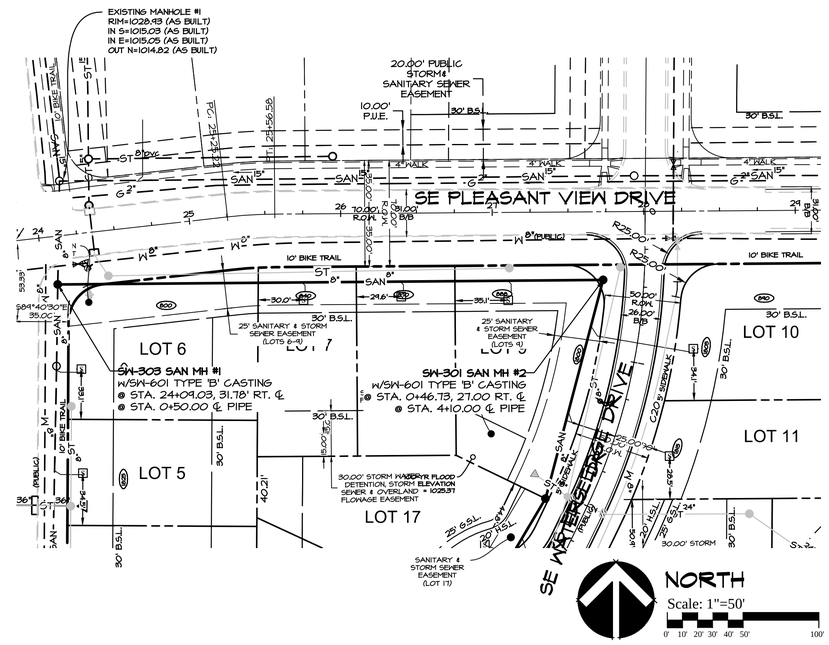


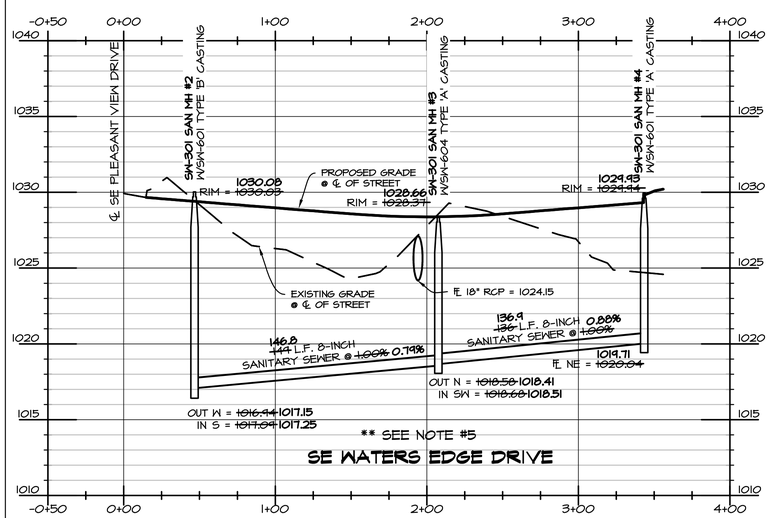


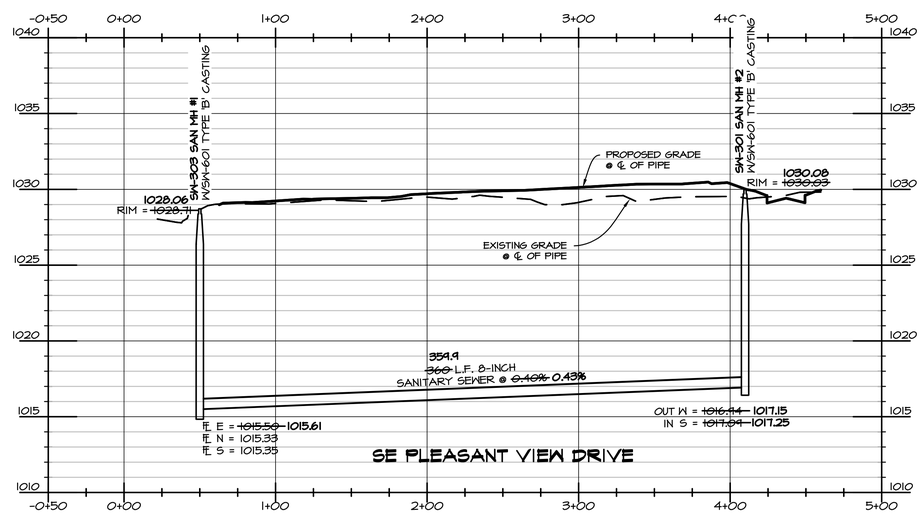
NOTES

1. CASTING TYPES ARE FROM SUDAS SPECS.
2. WHEN CONNECTING TO ANY EXISTING MANHOLE, CORE DRILL MANHOLE & POUR WELL DEFINED INVERT. CONNECTION SHALL BE CONSTRUCTED WITH A WATERTIGHT SEAL. CONTRACTOR SHALL FIELD VERIFY THE INVERT INTO EXISTING MANHOLE #1 TO DETERMINE IF THE PROPOSED FLOW LINE NEEDS TO BE RAISED IN ORDER TO POUR A WELL DEFINED INVERT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
4. THE CONTRACTOR SHALL CLEAN AND VIDEO TAPE THE SANITARY SEWER AT PROJECT COMPLETION. THE EXISTING SANITARY SEWER USED BY LOTS 1-6 SHALL ALSO BE VIDEO TAPED AND PRESSURE TESTED. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
5. SERVICES FOR LOTS 10-17 SHALL BE INSTALLED AT A MINIMUM GRADE OF 2%. CONTRACTOR SHALL PROVIDE ENGINEER WITH ASBUILT DEPTH SO MINIMUM BASEMENT ELEVATIONS CAN BE DETERMINED.

QUANTITIES

645	L.F.	8-INCH SANITARY SEWER
2	EA.	SW-301 MANHOLES W/SW-601 TYPE 'A' CASTING
2	EA.	SW-303 MANHOLE W/SW-601 TYPE 'B' CASTING
17	EA.	SERVICES





LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SAN 8" — SANITARY SEWER & SIZE
- ST 18" — STORM SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- SERVICE CONNECTION
- B.S.L. — BUILDING SETBACK LINE
- H.S.L. — HOUSE SETBACK LINE
- G.S.L. — GARAGE SETBACK LINE

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

SCALE
5'
50'

DATE: 11-26-2013
REVISION: 12-18-2013
01-08-2014
01-30-2014

SHEET 2 OF 9

ASBUILT 7-31-2015

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

PLAN & PROFILE SANITARY SEWER
PARKVIEW CROSSING PLAT II
JERRY'S HOMES, INC., 10430 NEW YORK AVE SUITE C, URBANDALE, IA 50322

E-6853

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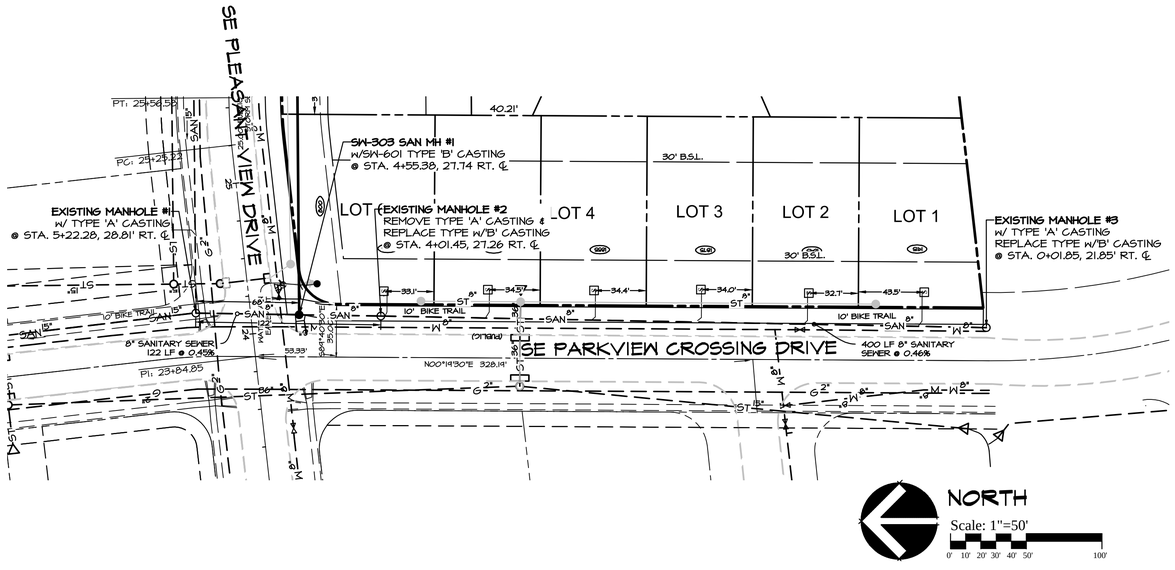

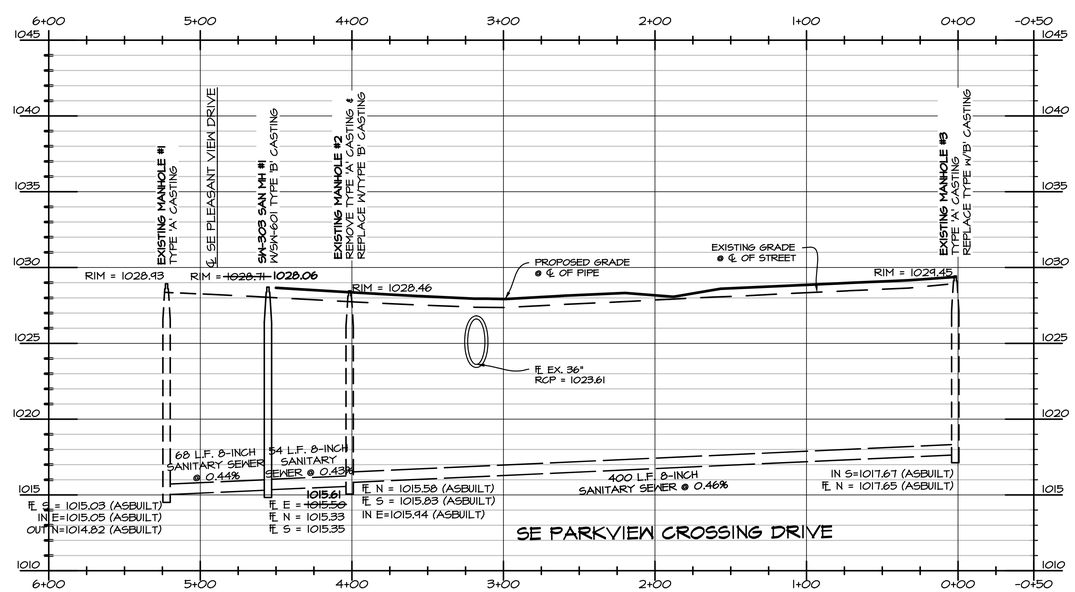

LEGEND

EXISTING/PROPOSED

	PLAT BOUNDARY
SAN 8"	SANITARY SEWER & SIZE
ST 18"	STORM SEWER & SIZE
W 8"	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
	SERVICE CONNECTION
B.S.L.	BUILDING SETBACK LINE
H.S.L.	HOUSE SETBACK LINE
G.S.L.	GARAGE SETBACK LINE

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www.iowaonecall.com

SCALE
5'
50'

DATE: 11-26-2013
REVISION: 12-18-2013
01-08-2014
01-30-2014

SHEET 3 OF 9

ASBUILT 7-31-2015

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PLAN & PROFILE SANITARY SEWER
PARKVIEW CROSSING PLAT 11
JERRY'S HOMES, INC., 10430 NEW YORK AVE SUITE C, URBANDALE, IA 50322

E-6853

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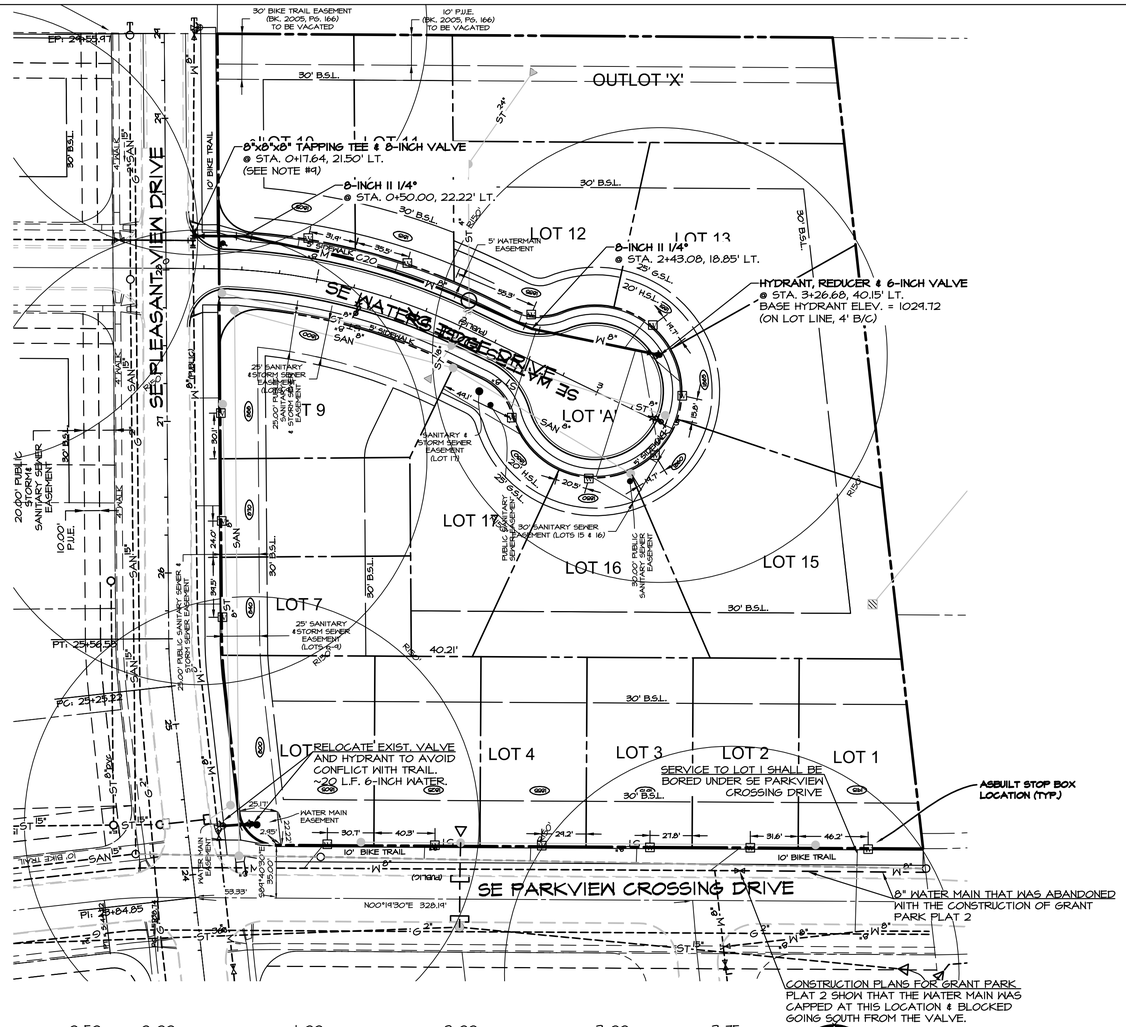
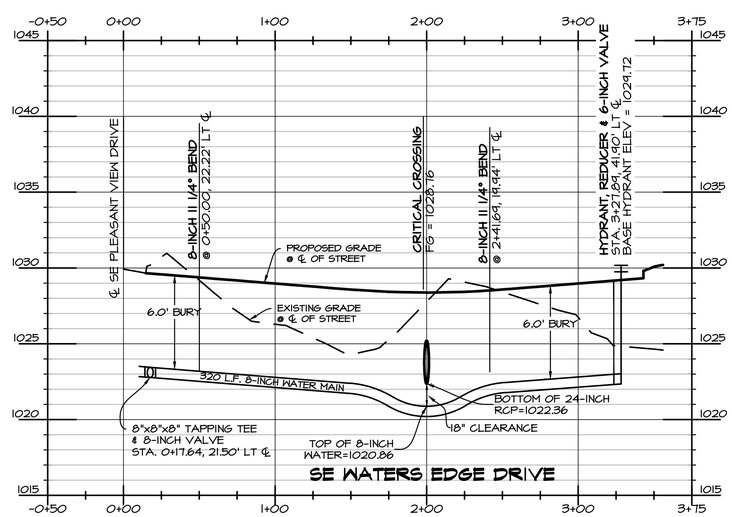




NOTES

1. PIPE MATERIALS: DUCTILE IRON IN ACCORDANCE WITH STANDARD SPECIFICATIONS OR AWWA C900 DR - 18 PVC INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS. CONNECT NEW TRACER TO EXISTING.
2. THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, & 0% TO +4% OPTIMUM MOISTURE CONTENT.
3. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
4. SERVICES TO BE 1-INCH COPPER, STOP BOXES TO BE MUELLER H-10300 OR EQUAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO THE ENGINEER.
6. HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM MAIN.
7. AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
8. CONTRACTOR SHALL USE A 4" LOCKING STORZ CONNECTION IN PLACE OF THE NST STEAMER ON ALL NEW HYDRANTS.
9. LOCATE EXISTING 8"x8"x8" TEE TO NORTH PRIOR TO CONSTRUCTION. LOCATE NEW 8"x8"x8" TAPPING TEE & SLEEVE A MINIMUM OF 3 FEET FROM THE EXISTING TEE.
10. MINIMUM BURY DEPTH OF WATER MAIN SHALL BE SIX FEET.

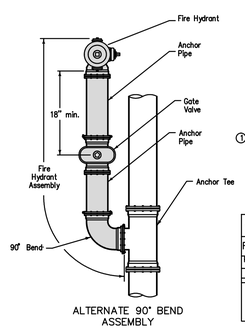
QUANTITIES

320 L.F.	8-INCH WATER MAIN
1 EA.	HYDRANT, REDUCER & 6-INCH VALVE
1 EA.	8"x8"x8" TAPPING TEE & 8-INCH VALVE
2 EA.	11 1/4° BEND
17 EA.	SERVICES (LOT 1 SERVICE TO BE BORED UNDER STREET)
20 L.F.	6-INCH WATER MAIN (FOR HYDRANT RELOCATION)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER & SIZE
- STORM SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- SERVICE CONNECTION



ALTERNATE 90° BEND ASSEMBLY

Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.

1. Do not cover drain holes or tracer wire.

SUDAS	Iowa Department of Transportation	REVISED
FIGURE 5020.201	STANDARD ROAD PLAN	NEW 04-18-11
		WM-201
REVISIONS: Deleted Note 1 and references, renumbered Note 2, and deleted "typ" after "Tracer Wire Station"		SHEET 1 of 1
ROAD DIRECTOR	DESIGN METHODS ENGINEER	

FIRE HYDRANT ASSEMBLY

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com

SCALE 5' 50'

DATE: 11-26-2013
REVISION: 12-18-2013
01-08-2014
01-30-2014

SHEET 4 OF 8

ASBUILT 7-31-2015

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515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

PLAN & PROFILE WATER MAIN
PARKVIEW CROSSING PLAT 11
JERRY'S HOMES, INC., 10430 NEW YORK AVE SUITE C, URBANDALE, IA 50322

E-6853

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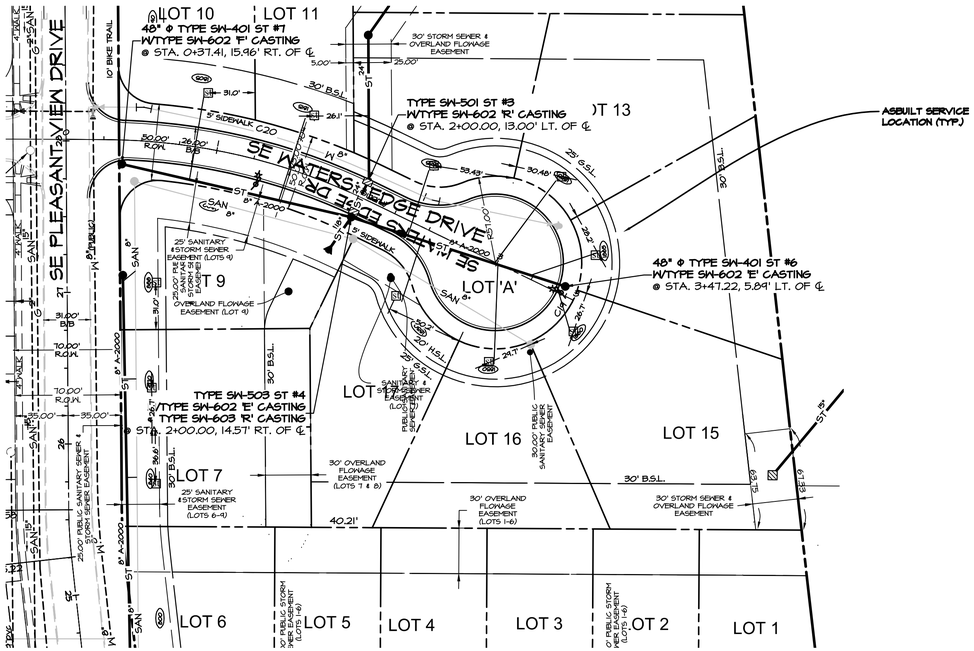
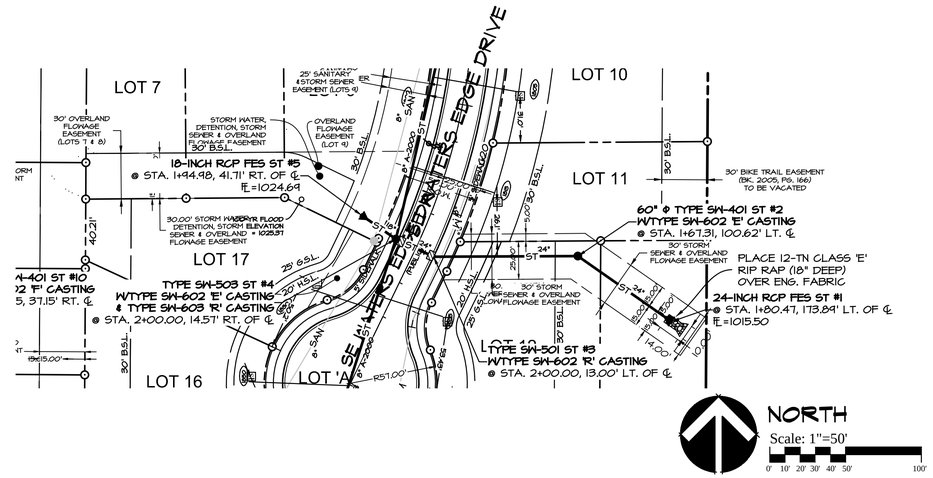
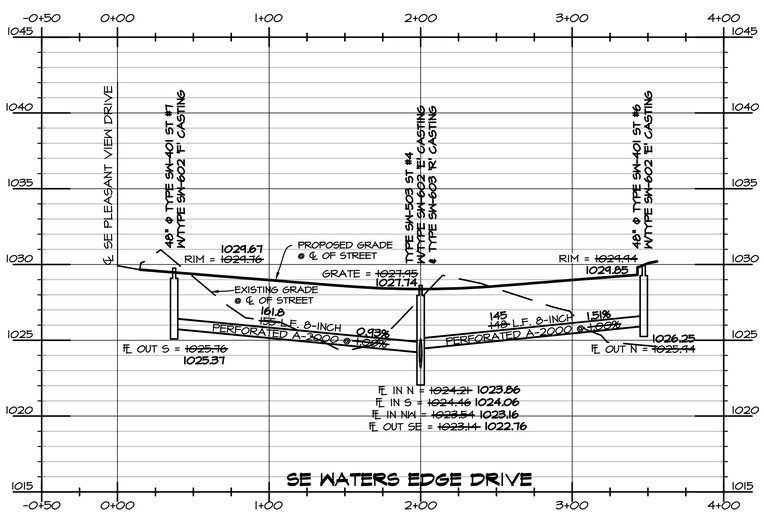
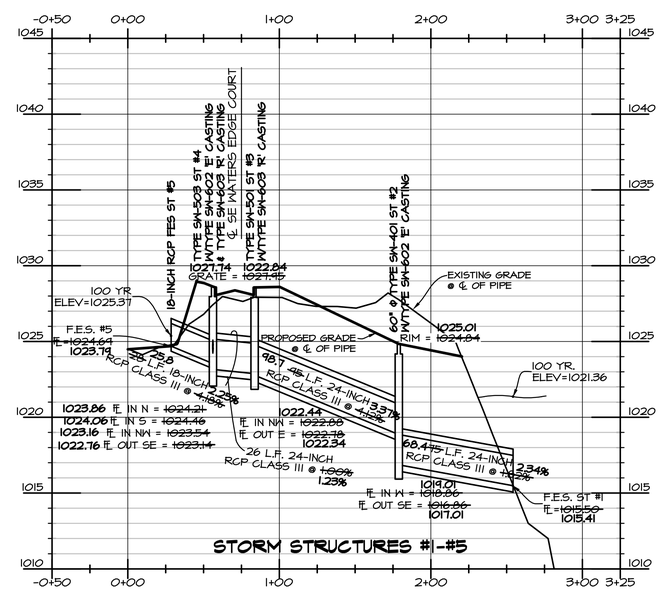
NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES AND PROVIDE THIS INFORMATION TO THE ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
3. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
4. INTAKE & CASTING TYPES LISTED ARE PER THE CURRENT EDITION OF THE IOWA S.U.D.A.S. SPECS.
5. PROVIDE APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
6. ALL STORM SEWER TO BE CLEANED AND VIDEO TAPED UPON COMPLETION.
7. CONTRACTOR SHALL INSTALL TRACER WIRE FOR ALL STORM SEWER INSTALLATIONS.
8. 8-INCH PERFORATED A2000 PIPE SHALL BE USED FOR SUMP COLLECTOR LINES









QUANTITIES

196 L.F.	24-INCH RCP CLASS III
28 L.F.	18-INCH RCP CLASS III
154 L.F.	15-INCH RCP CLASS III
868 L.F.	8-INCH PERFORATED A2000 PIPE
1 EA.	15-INCH RCP FES
1 EA.	18-INCH RCP FES
1 EA.	24-INCH RCP FES
2 EA.	48" DIA. SW-401 MANHOLE W/SW-602, TYPE 'E' CASTING
5 EA.	48" DIA. SW-401 MANHOLE W/SW-602, TYPE 'F' CASTING
1 EA.	60" DIA. SW-401 MANHOLE W/SW-602, TYPE 'F' CASTING
1 EA.	SW-503 INTAKE W/SW-603, TYPE 'R' CASTING
1 EA.	SW-501 INTAKE W/SW-603, TYPE 'R' CASTING
1 EA.	SW-513 INTAKE W/SW-602, TYPE 'G' CASTING
24 TONS	CLASS 'E' RIP RAP
17 EA.	SERVICES
105 L.F.	REMOVE 36" RCP (INCLUDES FES)

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SAN 8" — SANITARY SEWER & SIZE
- STORM SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- ST 18" — SERVICE CONNECTION

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com

SCALE 5' 50'

DATE: 11-26-2013
REVISION: 12-18-2013, 01-08-2014, 01-30-2014

SHEET 5 OF 9

ASBUILT 7-31-2015

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PLAN & PROFILE STORM SEWER
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JERRY'S HOMES, INC., 10430 NEW YORK AVE SUITE C, URBANDALE, IA 50322

E-6853

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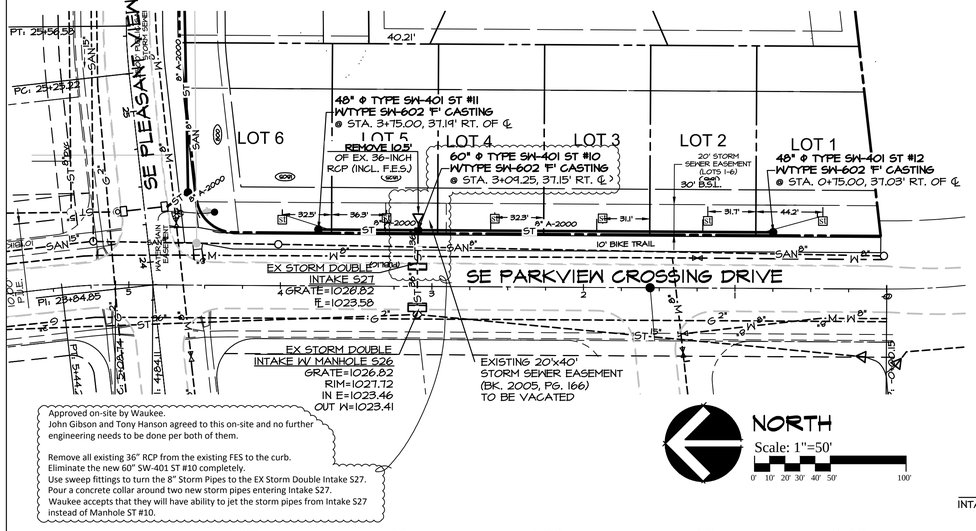
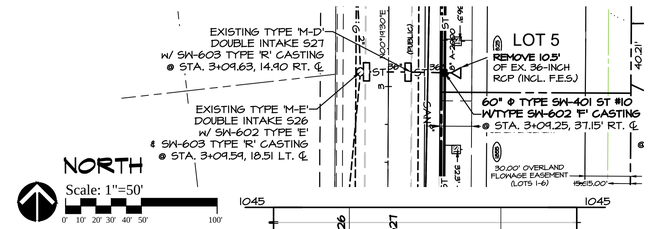
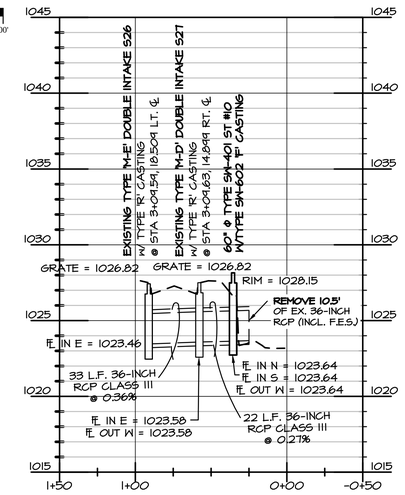
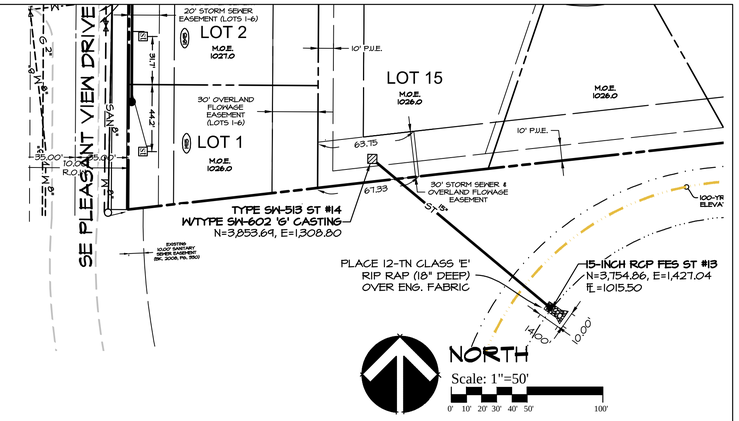


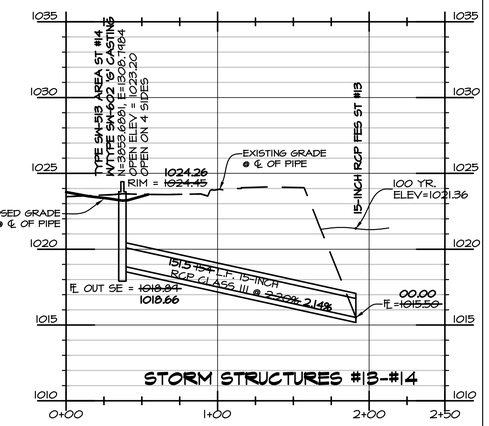
Approved on-site by Waukee
John Gibson and Tony Hanson agreed to this on-site and no further engineering needs to be done per both of them.

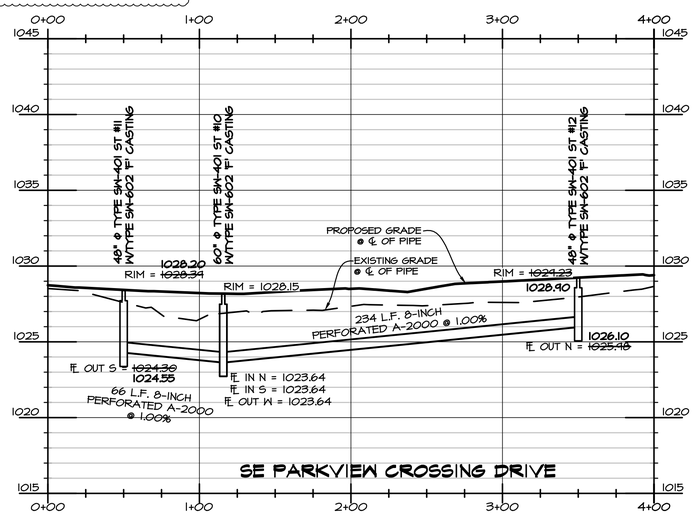
Remove all existing 36" RCP from the existing FES to the curb.
Eliminate the new 60" SW-401 ST #10 completely.
Use sweep fittings to turn the 8" Storm Pipes to the EX Storm Double Intake S27.
Pour a concrete collar around two new storm pipes entering Intake S27.
Waukee accepts that they will have ability to jet the storm pipes from Intake S27 instead of Manhole ST #10.

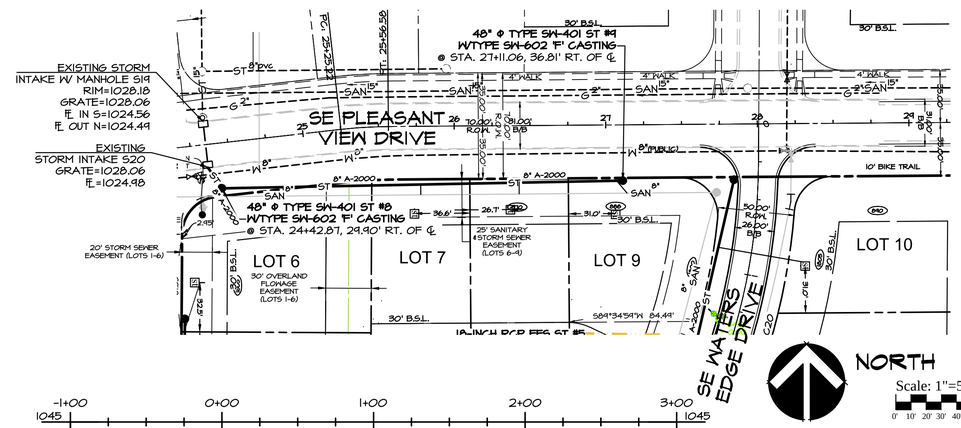


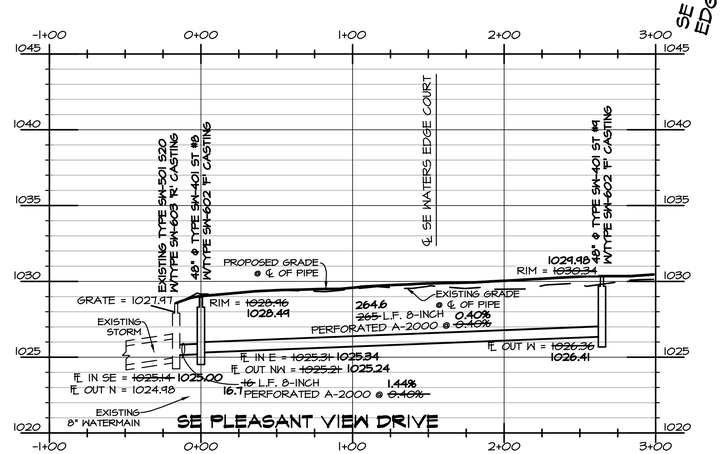












LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER & SIZE
- STORM SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- SERVICE CONNECTION

IOWA ONE CALL
1-800-292-8989
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SCALE
5'
50'

DATE: 11-26-2013
REVISION: 12-18-2013
01-08-2014
01-30-2014

SHEET 6 OF 9

ASBUILT 7-31-2015

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

PLAN & PROFILE STORM SEWER
PARKVIEW CROSSING PLAT II
JERRY'S HOMES, INC., 10430 NEW YORK AVE SUITE C, URBANDALE, IA 50322

E-6853

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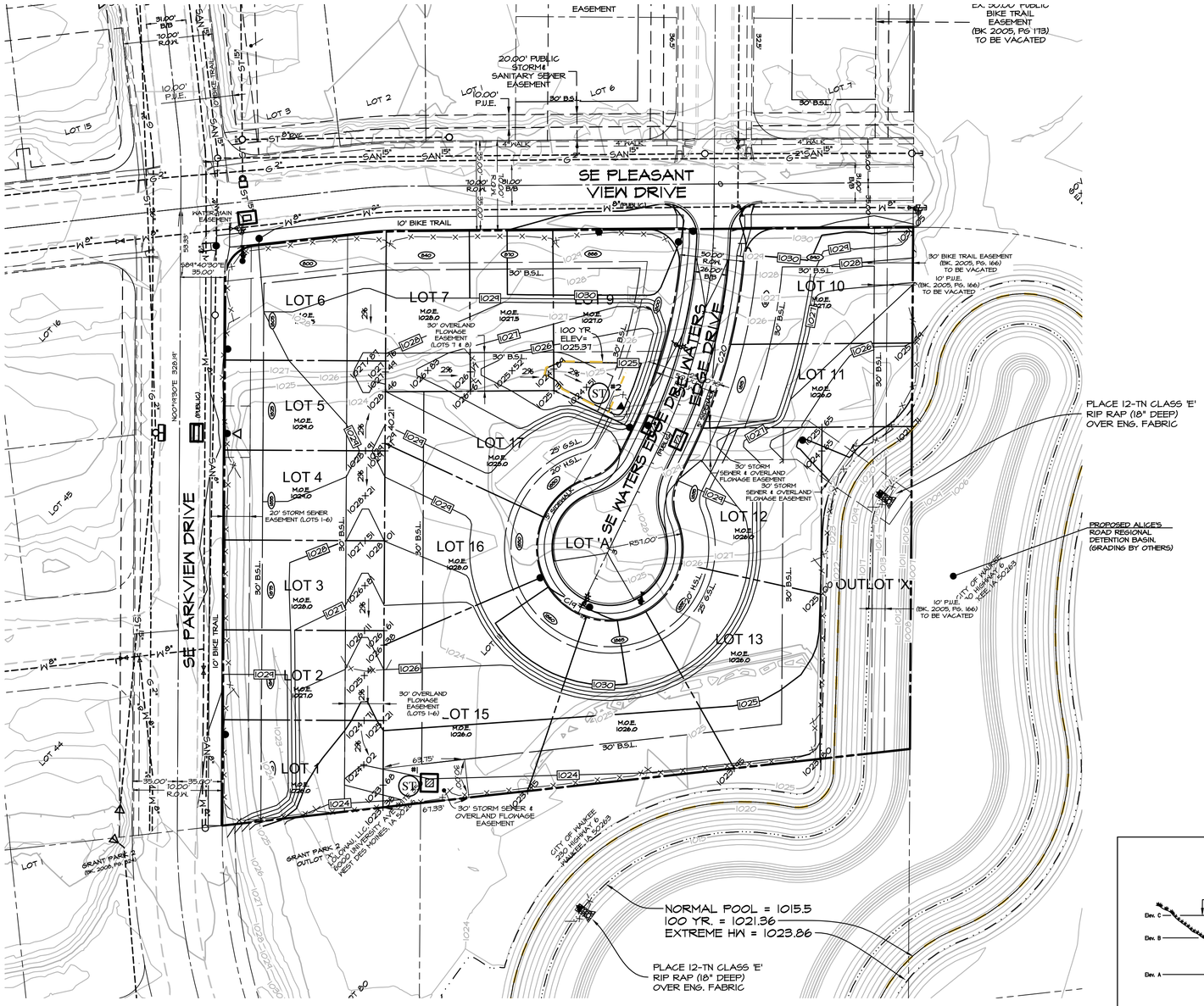


MINIMUM OPENING ELEVATION TABLE	
LOT NUMBER	M.O.E.
LOT 1	1026.0
LOT 2	1027.0
LOT 3	1028.0
LOT 4	1029.0
LOT 5	1029.0
LOT 6	1028.5
LOT 7	1028.0
LOT 8	1027.5
LOT 9	1027.0
LOT 10	1027.0
LOT 11	1026.0
LOT 12	1026.0
LOT 13	1026.0
LOT 14	1026.0
LOT 15	1026.0
LOT 16	1028.0
LOT 17	1028.0

GRADING AND EROSION CONTROL NOTES

1. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH SUDAS & THE WAUKEE "STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. CURRENT SPECIFICATIONS ARE AVAILABLE ONLINE AT: WWW.WAUKEE.ORG/PDFS/WKEE_STD_SPEC_2005A.PDF
2. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF WAUKEE
   b. JERRY'S HOMES, INC
   c. CIVIL ENGINEERING CONSULTANTS, INC.
   d. IOWA ONE-CALL
3. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
5. EXISTING FILL DIRT HAS BEEN HAULED IN TO RAISE THIS SITE UP. TOPSOIL ON THIS SITE MAY HAVE NOT BEEN STRIPPED IN THE PROCESS. THE BUILDER OF EACH INDIVIDUAL LOT SHALL BE REQUIRED TO HIRE A GEOTECHNICAL ENGINEER TO PERFORM FOOTING AND FLOOR SLAB INSPECTION TO DETERMINE THAT FOUNDATION AND FLOOR SLAB SOILS ARE SUITABLE AND CAN PROVIDE ADEQUATE SUPPORT PRIOR TO CONCRETE PLACEMENT.
6. EXISTING TOPSOIL SHALL BE STRIPPED AND RESPREAD ON ALL LAWN AREAS IF POSSIBLE.
7. UNLESS GRADING FOR A DESIGNED SUMP OR LOW POINT AREA, GRADE ALL SITE AREAS TO DRAIN WITHOUT TRAPPING OR PONDING SURFACE WATER WHEN SITE GRADING IS COMPLETE.
8. FINAL GRADE ELEVATIONS OF ALL PAVED AREAS SHALL BE WITHIN 0.10 FEET OF PLAN GRADE UNLESS STATED OTHERWISE IN THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. LAWN AREAS SHALL BE WITHIN 0.20-FEET OF PLAN GRADE.
9. SPOT ELEVATIONS ON PAVED SURFACES ARE TOP OF SLAB ELEVATIONS UNLESS NOTED OTHERWISE.
10. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
11. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
12. AN ASBUILT PLAN SET SHALL BE PROVIDED UPON COMPLETION OF SITE IMPROVEMENTS INCLUDING DIMENSIONS, ELEVATIONS AND SPOT ELEVATIONS TO ENSURE THAT SITE GRADING CONFORMS TO THE GRADING PLAN AND THAT PROPER DRAINAGE HAS BEEN ESTABLISHED.
13. THE CONTRACTOR SHALL CERTIFY ON THE ASBUILT PLAN THAT THE STORMWATER MANAGEMENT FACILITY WAS CONSTRUCTED TO ADDRESS ALL PROPERTIES WITHIN THE DEVELOPMENT.
14. GRADING, OUTLET PROTECTION AND STORM SEWER CONSTRUCTION WITHIN OUTLOT 'X', PARKVIEW CROSSING PLAT 11 AND OUTLOT 'X', GRANT PARK PLAT 2, SHALL BE COORDINATED WITH THE ALICE'S ROAD REGIONAL DETENTION BASIN CONTRACTOR. THE BASIN PROJECT IS PROJECTED TO START SPRING 2014.
15. THE CONTRACTOR SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF ALLENDER BUTZKES GEOTECHNICAL REPORT PN 131481, DATED JANUARY 3, 2014.

BENCHMARK

CITY OF WAUKEE BENCHMARK LOCATED ON THE BURY BOLT OF THE WATER HYDRANT LOCATED ON THE N.W. CORNER OF LOT 26, PARKVIEW CROSSING PLAT 6
ELEVATION= 1025.46

CONSTRUCTION SCHEDULE

4/01/2014 - 4/12/2014	ROUGH GRADING
4/12/2014 - 4/30/2014	SEEDING/MULCHING/SILT FENCING
4/12/2014 - 5/12/2014	UTILITY CONSTRUCTION
5/12/2014 - 5/19/2014	PAVING
5/19/2014 - 5/26/2014	FINAL GRADING & SEEDING
5/26/2014 - 5/31/2014	MULCHING/SILT FENCING/RIPRAP

QUANTITIES

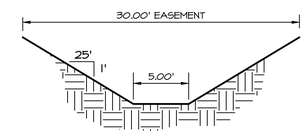
5 EA.	BELOW GRADE INLET FILTER / FILTER SOCK
1,924 L.F.	SILT FENCE
2 EA.	SEDIMENT TRAP
24 TN.	CLASS 'E' RIPRAP OVER ENGINEERING FABRIC

AREA DISTURBED = 5.31 AC.
218,253 SF SEEDING (TYPE II EROSION CONTROL MIX)

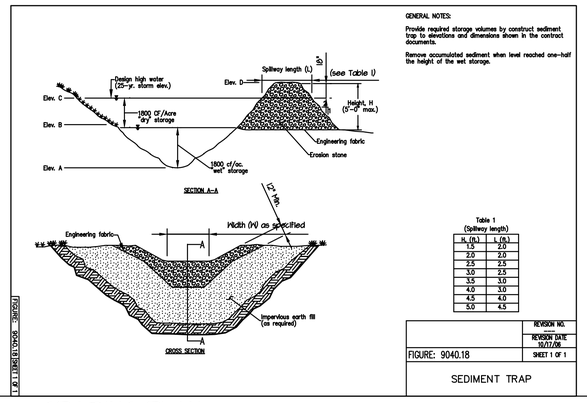
SEDIMENT TRAP DETAILS

SEDIMENT TRAP #1
1.06 ACRE DRAINAGE AREA
3,816 CF OF STORAGE REQ'D
ELEV A = 1020.00
ELEV B = 1022.29
ELEV C = 1023.28
ELEV D = 1024.00
L = 2 FEET

SEDIMENT TRAP #2
0.80 ACRE DRAINAGE AREA
2,860 CF OF STORAGE REQ'D
ELEV A = 1022.00
ELEV B = 1024.08
ELEV C = 1024.69
ELEV D = 1025.00
L = 2 FEET



TYPICAL 30' SWALE
NO SCALE



LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SAN 8" SANITARY SEWER & SIZE
- ST 18" STORM SEWER & SIZE
- W 8" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- B.S.L. BUILDING SETBACK LINE
- H.S.L. HOUSE SETBACK LINE
- G.S.L. GARAGE SETBACK LINE
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE
- BELOW GRADE INLET FILTER & FILTER SOCK
- SB TEMPORARY SEDIMENT BASIN
- ST SEDIMENT TRAP

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SCALE 5' 50'

DATE: 11-26-2013
REVISION: 12-18-2013
01-08-2014
01-30-2014

SHEET 7 OF 9

CEC
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2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

GRADING PLAN
PARKVIEW CROSSING PLAT 11
JERRY'S HOMES, INC., 10430 NEW YORK AVE SUITE C, URBANDALE, IA 50322

E-6853

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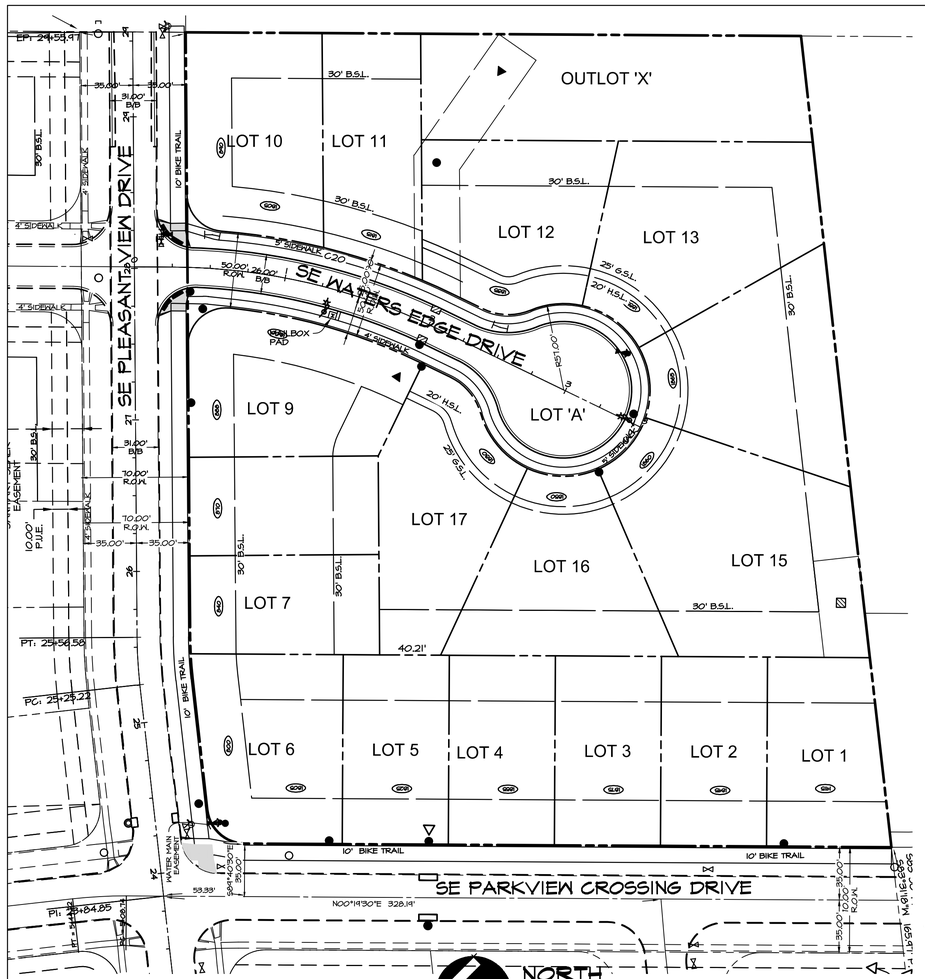
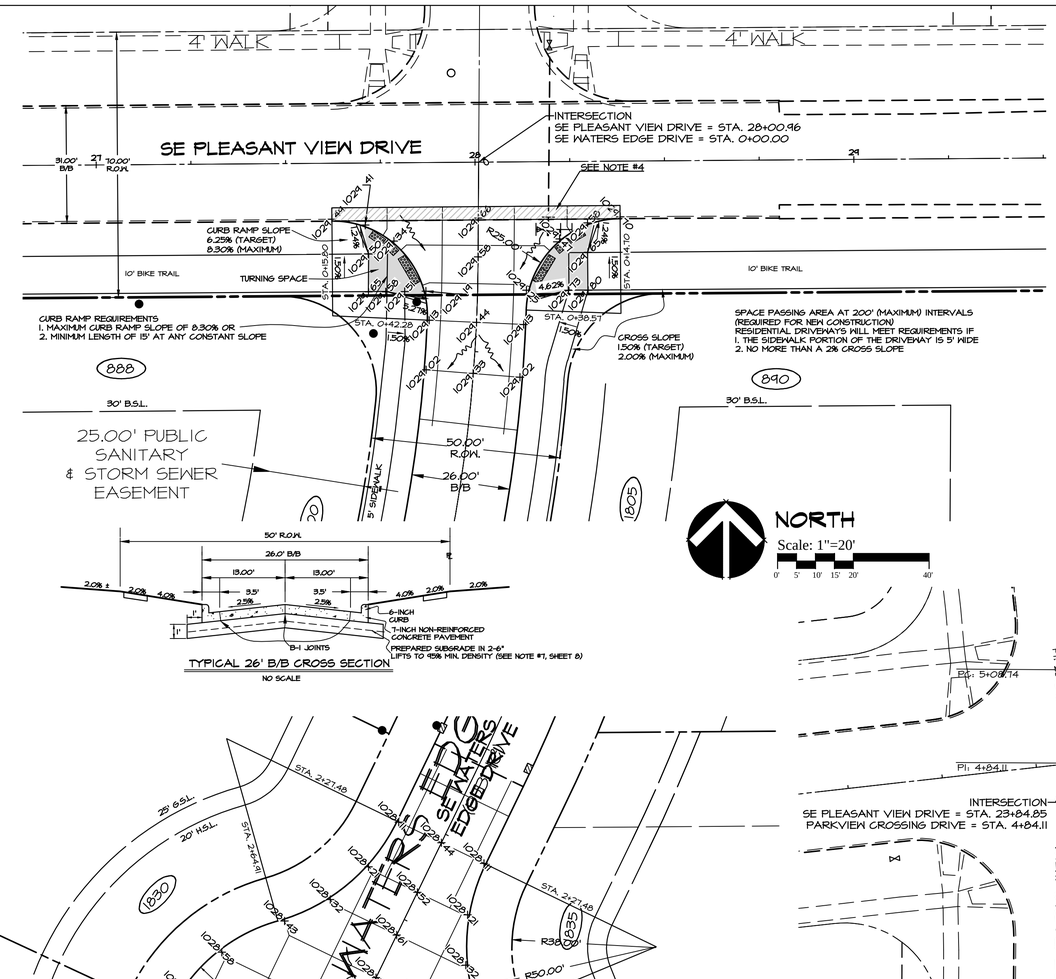




NOTES

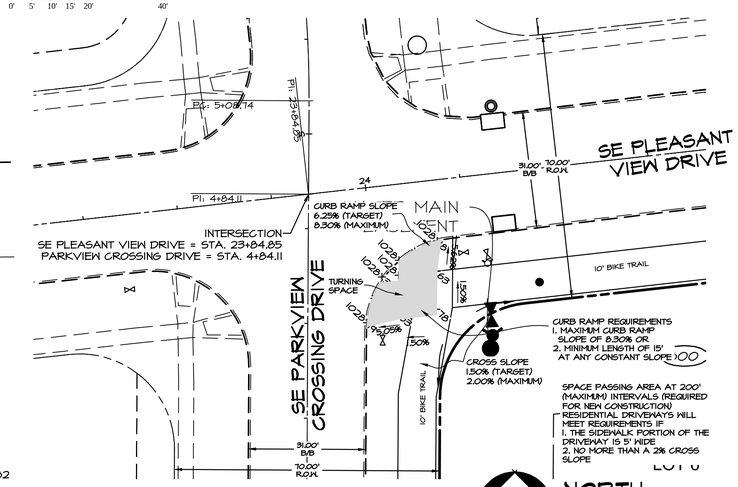
1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF CURB UNLESS OTHERWISE NOTED.
2. ALL STREETS SHALL HAVE 6-INCH CURBS.
3. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
4. ALL PAVEMENT ALONG SE PLEASANT VIEW DRIVE SHALL BE 8-INCH P.C.C. W/GD BASKETS. SAWCUT PAVING AT NEAREST JOINT. REMOVE EXISTING CURB & GUTTER. PROVIDE BT-2' JOINT.
5. ALL TRUNCATED DOMES, WARNING PANELS & MAILBOX PADS ARE TO BE INSTALLED AS PART OF THE PUBLIC IMPROVEMENT FOR THIS PLAT.
6. THE CONTRACTOR SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF ALLENDER BUTZKES GEOTECHNICAL REPORT FN 131481, DATED JANUARY 3, 2014 WITH REGARDS TO STREET SUBGRADE PREPARATION.
7. THE CONTRACTOR SHALL REMOVE THE TOP 12-INCHES BELOW THE BOTTOM OF THE PROPOSED PAVING AND HAVE A PROOF ROLL PERFORMED (OBSERVED BY A GEOTECHNICAL ENGINEER) TO DETERMINE IF SUBSURFACE MATERIAL IS ADEQUATE. THE CONTRACTOR WILL THEN INSTALL NON-EXPANSIVE SUBGRADE IN TWO 6-INCH LIFTS PER STANDARD SPECIFICATIONS.

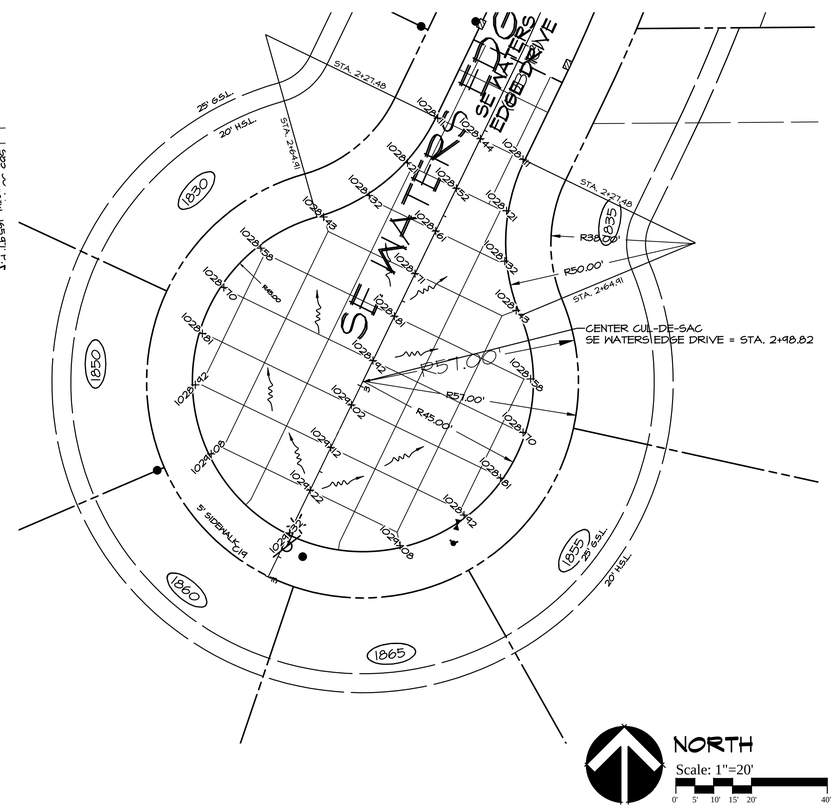
QUANTITIES

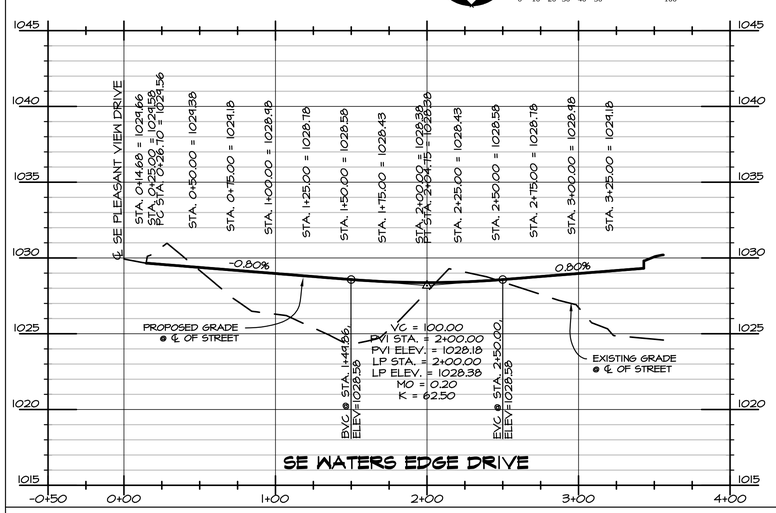
1,450 S.Y.	7-INCH NON-REINFORCED P.C.C. (SE WATERS EDGE COURT)
1,647 S.Y.	SUB GRADE PREP. WORK
30 S.Y.	REMOVE & REPLACE 8" P.C.C. W/GD BASKETS (SE PLEASANT VIEW DRIVE)
4 EA.	PEDESTRIAN RAMP WITH TRUNCATED DOMES
1 EA.	MAILBOX PAD

TYPICAL 26' B/B CROSS SECTION

NO SCALE







LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SANITARY SEWER & SIZE
- STORM SEWER & SIZE
- WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- SERVICE CONNECTION
- MAILBOX PAD

SCALE 5' 50'

DATE: 11-26-2013
REVISION: 12-18-2013, 01-08-2014, 01-30-2014

SHEET 8 OF 9

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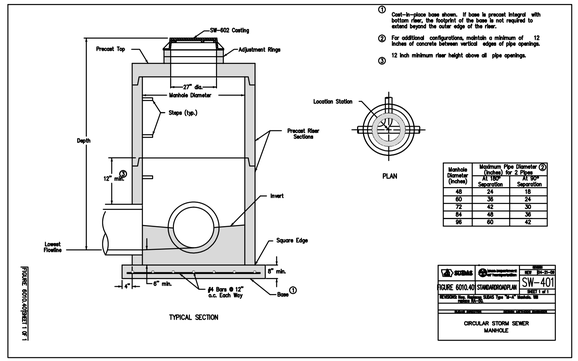
PAVING PLAN
PARKVIEW CROSSING PLAT 11
JERRY'S HOMES, INC., 10430 NEW YORK AVE SUITE C, URBANDALE, IA 50322

E-6853

Q:\E-FILES\E-600\E6853\E6853 ASBUILTS\E6853 CD-ASBUILTS\E6853 06-PAV ASBUILT.dwg, 7/31/2015 9:34:10 AM, jsmith

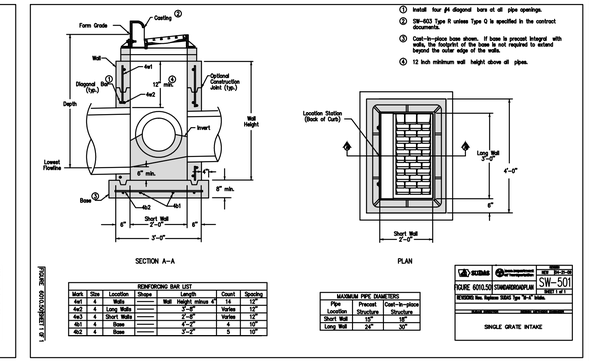


① Cast-in-place base shown. If base is precast integral with bottom clear, the footprint of the base is not required to extend beyond the outer edge of the riser.

② For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

③ 12 inch minimum riser height above all pipe openings.

Manhole Diameter (Inches)	Maximum Pipe Diameter (2) (Inches) for 2 Pipes At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42



① Install four #4 diagonal bars at all pipe openings.

② SW-603 Type R unless Type O is specified in the contract documents.

③ Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

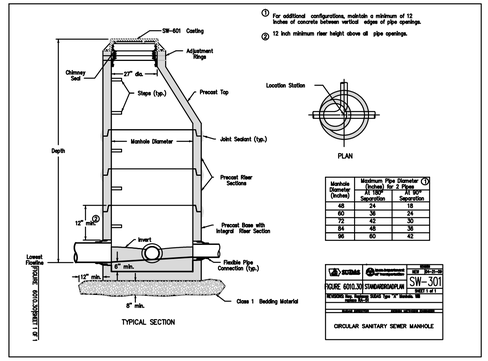
④ 12 inch minimum wall height above all pipes.

REINFORCING BAR LIST

Mark	Size	Location	Shape	Length	Count	Spacing
				Wall Height minus 4"		
4x1	4	Walls		14	12	12"
4x2	4	Long Walls		2'-6"	Varies	12"
4x3	4	Short Walls		2'-6"	Varies	12"
4b1	4	Base		4'-2"	4	10"
4b2	4	Base		2'-2"	5	10"

MAXIMUM PIPE DIAMETERS

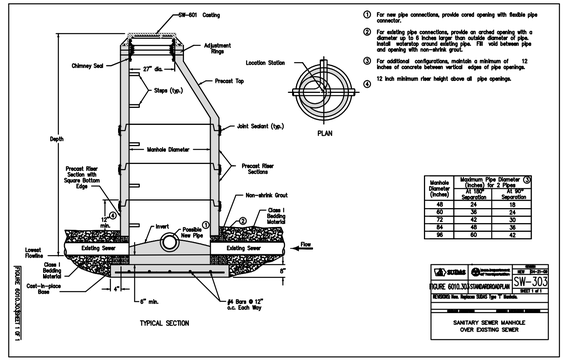
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"



① For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

② 12 inch minimum riser height above all pipe openings.

Manhole Diameter (Inches)	Maximum Pipe Diameter (1) (Inches) for 2 Pipes At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42



① For new pipe connections, provide cored opening with flexible pipe connector.

② For existing pipe connections, provide an arched opening with a diameter up to 6 inches larger than outside diameter of pipe. Install watertight around existing pipe. Fill void between pipe and opening with non-shrink grout.

③ For additional configurations, maintain a minimum of 12 inches of concrete between vertical edges of pipe openings.

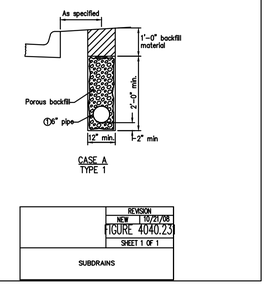
④ 12 inch minimum riser height above all pipe openings.

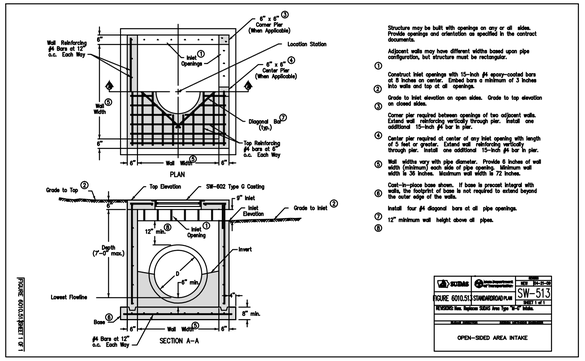
Manhole Diameter (Inches)	Maximum Pipe Diameter (3) (Inches) for 2 Pipes At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

Note: Type 1 installation is for longitudinal subdrain only.
Type 2 installation is for combination subdrain/footing drain collectors.

① Place perforations down for all installations.

② When concrete pipe is specified, wrap pipe joints with engineering fabric. Do not apply joint sealant. Comply with Figure 4020.211.





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 #5 epoxy-coated bars at 6 inches on center. Embed bars a minimum of 3 inches into walls and top at all openings.

② Grade to inlet elevation on open sides. Grade to top elevation on closed sides.

③ Center pier required between openings of two adjacent walls. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.

④ Center pier required at center of any inlet opening with length of 5 feet or greater. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.

⑤ Wall widths vary with pipe diameter. Provide 6 inches of wall width (minimum) each side of pipe opening. Minimum wall width is 36 inches. Maximum wall width is 72 inches.

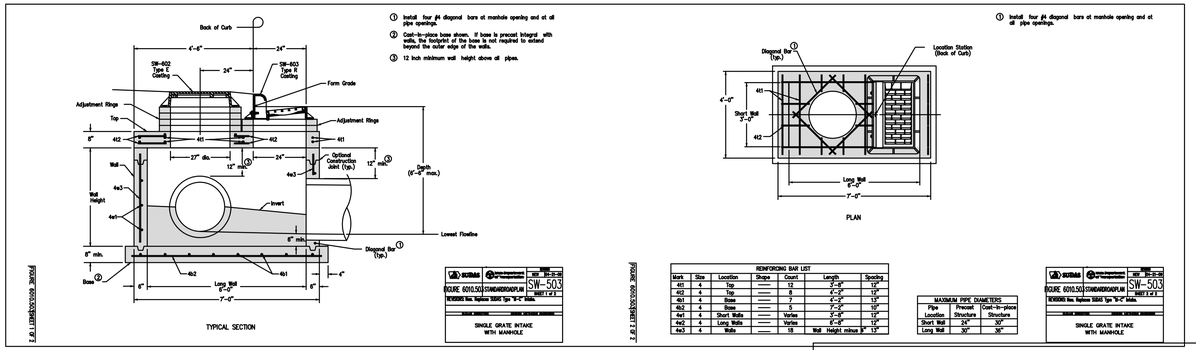
Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.

① Install four #4 diagonal bars at all pipe openings.

② 12" minimum wall height above all pipes.

③

④



① Install four #4 diagonal bars at manhole opening and at all pipe openings.

② Cast-in-place base shown. If base is precast integral with walls, the footprint of the base is not required to extend beyond the outer edge of the walls.

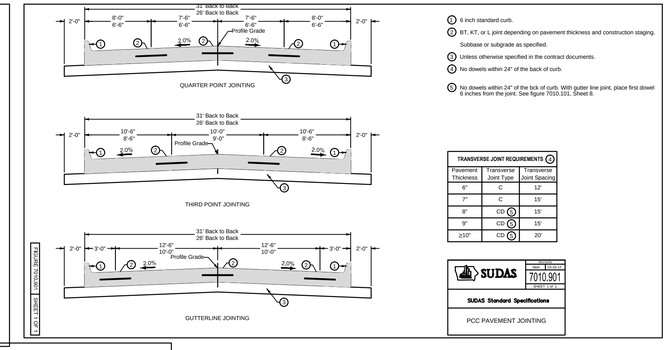
③ 12 inch minimum wall height above all pipes.

REINFORCING BAR LIST

Mark	Size	Location	Shape	Count	Length	Spacing
4t1	4	Top		8	3'-8"	12"
4t2	4	Top		8	4'-2"	12"
4b1	4	Base		7	4'-2"	12"
4b2	4	Base		5	7'-2"	10"
4x1	4	Short Walls		Varies	3'-0"	12"
4x2	4	Long Walls		Varies	6'-8"	12"
4x3	4	Walls		18	Wall Height minus 4"	12"

MAXIMUM PIPE DIAMETERS

Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	24"	30"
Long Wall	30"	36"



① 6 inch standard curb.

② BT, KT, or L joint depending on pavement thickness and construction staging. Subbase or subgrade as specified.

③ Unless otherwise specified in the contract documents.

④ No dowels within 24" of the back of curb.

⑤ No dowels within 24" of the bck of curb. With gutter line joint, place first dowel 6 inches from the joint. See figure 7030.101, Sheet 8.

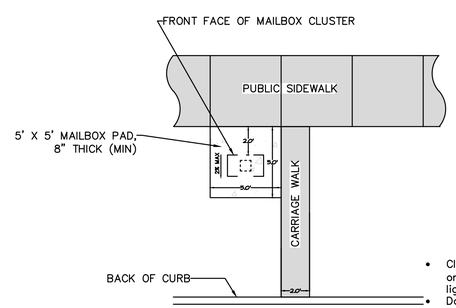
TRANSVERSE JOINT REQUIREMENTS (4)

Pavement Thickness	Transverse Joint Type	Transverse Joint Spacing
6"	C	12'
7"	C	15'
8"	CD (5)	15'
9"	CD (5)	15'
≥10"	CD (5)	20'

SUDAS Standard Specifications

PCC PAVEMENT JOINTING

WAUKEE STANDARD CLUSTER MAILBOX PAD DETAIL



- Cluster Mailbox to be located on the no parking/street light side of street
- Do not locate at intersection
- Locate near shared property line per approved plan

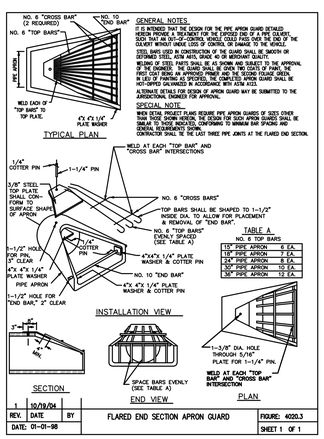
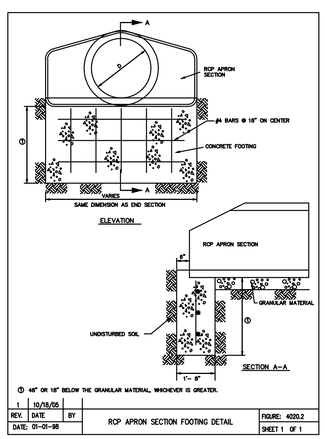


TABLE A
NO. 6 TOP BARS

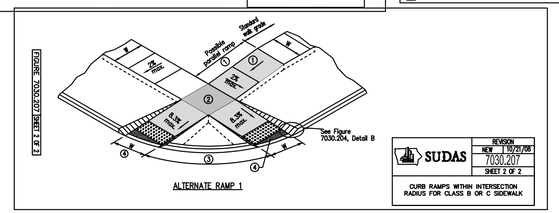
15" PIPE APRON	6 EA.
18" PIPE APRON	7 EA.
24" PIPE APRON	8 EA.
30" PIPE APRON	10 EA.
36" PIPE APRON	12 EA.

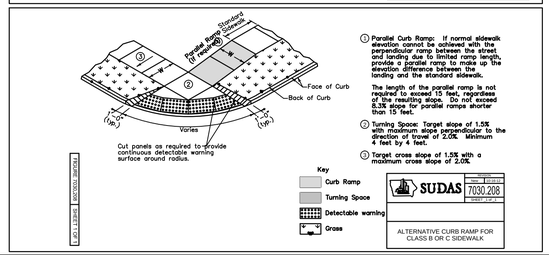
REV.	DATE	BY	FLARED END SECTION APRON GUARD	FIGURE: 4020.3
1	10/19/04			
DATE: 01-01-98				SHEET 1 OF 1



① 48" OR 18" BELOW THE GRANULAR MATERIAL, WHICHEVER IS GREATER.

REV.	DATE	BY	RCP APRON SECTION FOOTING DETAIL	FIGURE: 4020.2
1	10/18/05			
DATE: 01-01-98				SHEET 1 OF 1





② Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

The length of the parallel ramp is not regulated to ensure the flat compaction of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

③ Turning Space: Target slope of 1.5% with maximum slope perpendicular to the direction of travel of 2.0%. Minimum 4 feet by 4 feet.

④ Target cross slope of 1.5% with a maximum cross slope of 2.0%.

DATE: 01-08-2014
REVISION: 01-30-2014

SHEET 9 OF 9

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

CONSTRUCTION DRAWING DETAILS
PARKVIEW CROSSING PLAT II
JERRY'S HOMES, INC., 10430 NEW YORK AVE, SUITE C, URBANDALE, IOWA 50322

E-6853

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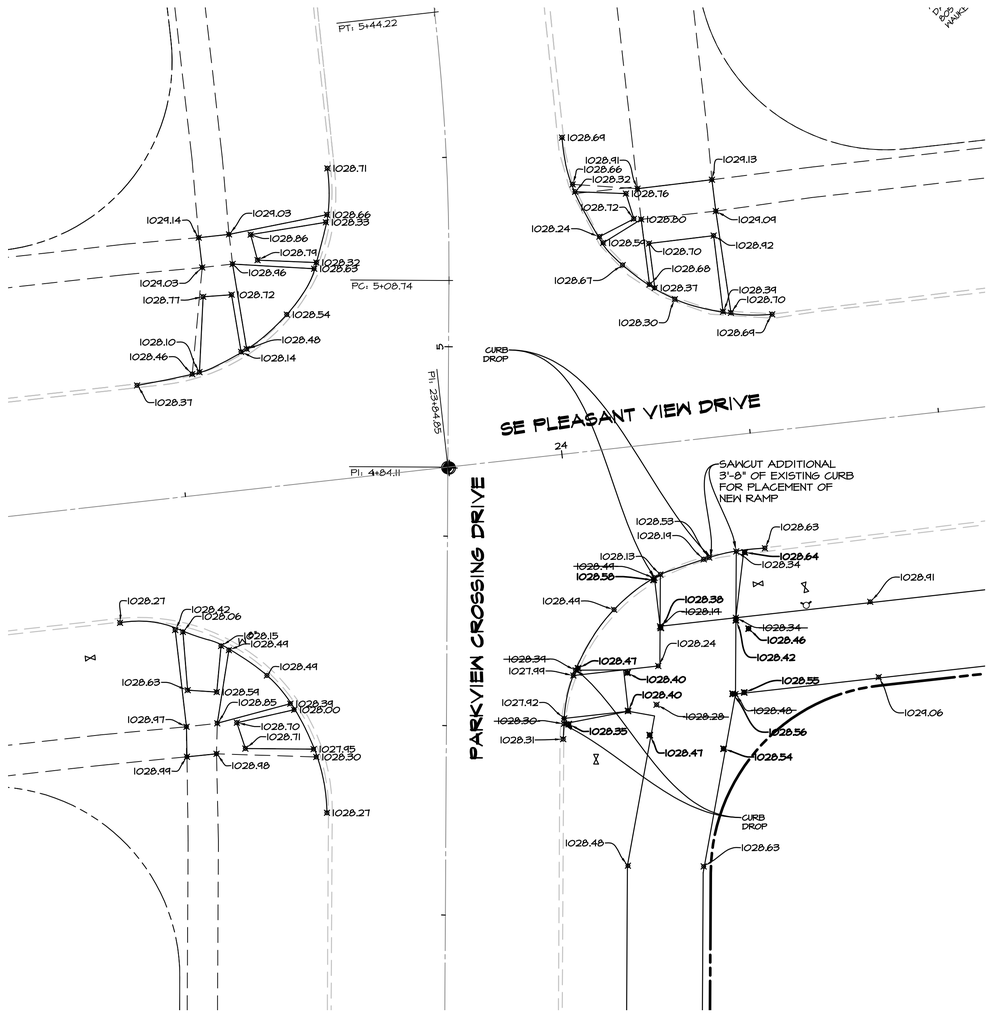

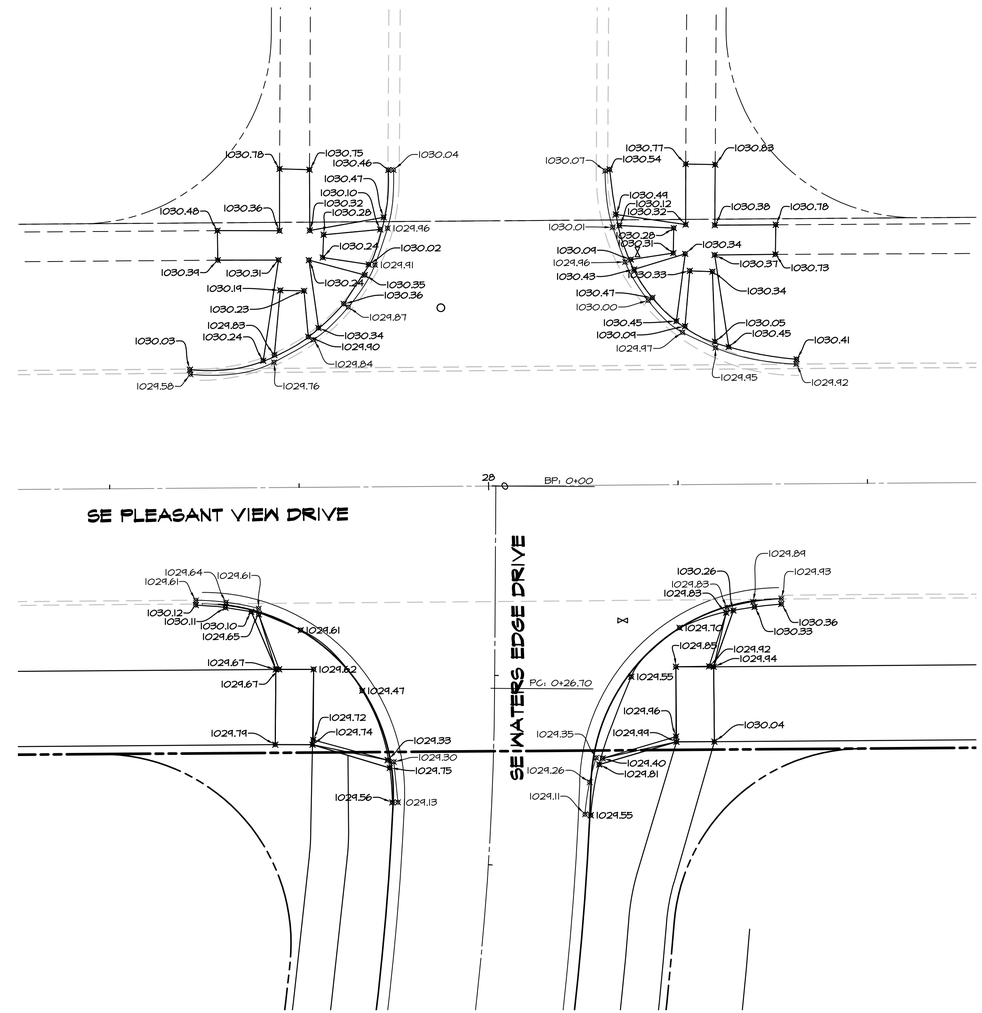

SCALE: 1"=10'

0' 2' 4' 6' 8' 10' 20'

NORTH

CEC

Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322

515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

REVISIONS		COMMENTS
1		
2		
3		
4	MMH	
5	MMH	
6	MMH	

DATE: 07-10-2015

DATE OF SURVEY:

DESIGNED BY:

DRAWN BY:

PARKVIEW CROSSING PLAT II

WAUKEE, IA

ASBUILT PAVING RAMPS

SHEET 10 OF 10

E-6853

Q:\E-FILES\E-6000\E6853\E6853 ASBUILTS\ASBUILT-PAVING-RAMPS.dwg, 8/3/2015 9:44:20 AM, cmccann