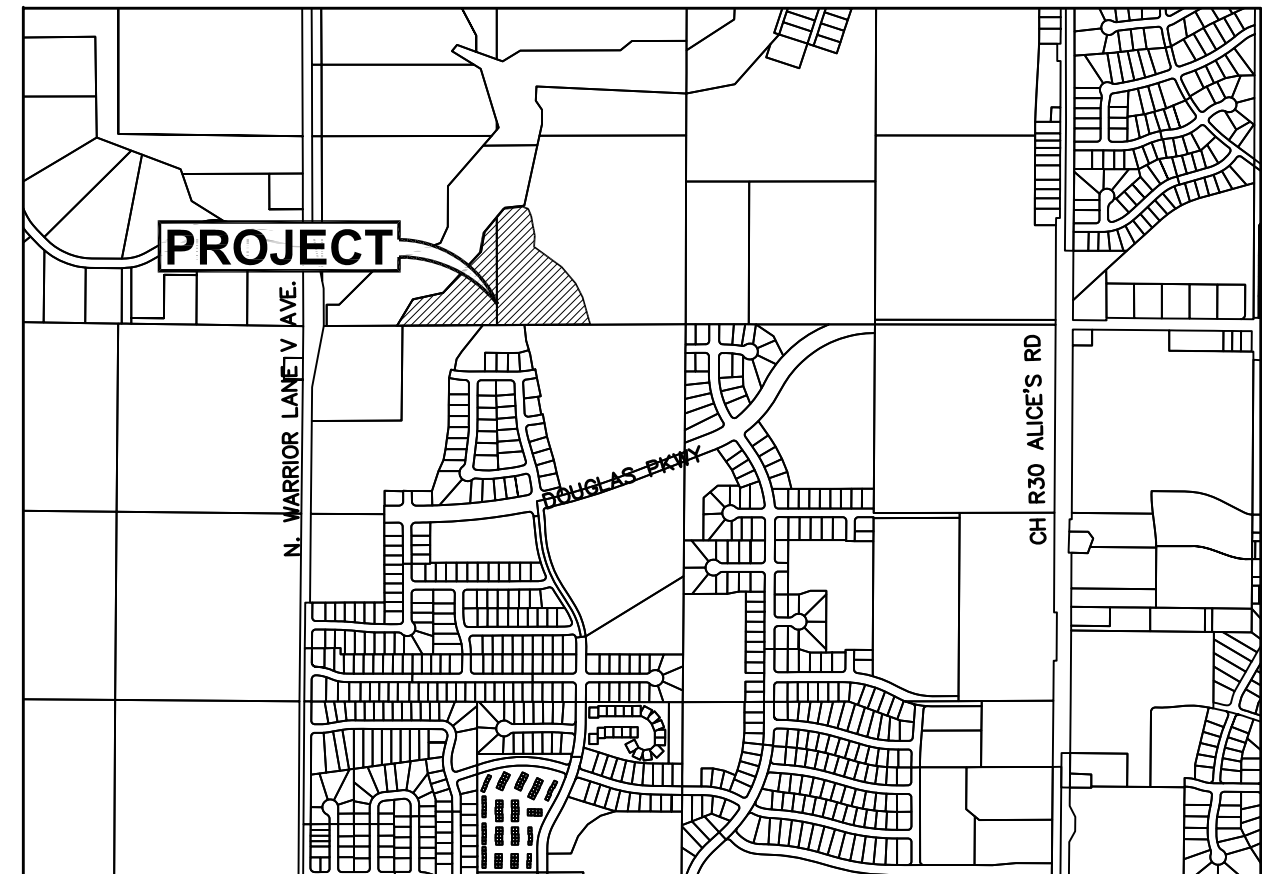


CONSTRUCTION PLANS FOR: FOX CREEK ESTATES PLAT 10

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 AND REFERENCE NOTES |
| 5 | HYDRANT COVERAGE PLAN |
| 6 | GRADING PLAN |
| 7 | EROSION & SEDIMENT CONTROL PLAN |
| 8-10 | STORM AND SANITARY SEWER PLAN AND PROFILE |
| 11-12 | WATERMAIN PLAN AND PROFILE |
| 13 | INTERSECTION DETAILS |

LEGAL DESCRIPTION

A PART OF PARCEL '17-4' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 1983 IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 89°32'02" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 619.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-4'; THENCE NORTH 30°55'55" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '17-4', A DISTANCE OF 213.36 FEET; THENCE NORTH 77°35'40" EAST ALONG SAID NORTHERLY LINE, 216.74 FEET; THENCE NORTH 42°28'06" EAST ALONG SAID NORTHERLY LINE, 53.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°28'06" EAST ALONG SAID NORTHERLY LINE, 333.32 FEET; THENCE NORTH 10°12'05" EAST ALONG SAID NORTHERLY LINE, 139.76 FEET; THENCE NORTH 39°31'21" EAST ALONG SAID NORTHERLY LINE, 219.48 FEET; THENCE NORTH 83°38'13" EAST ALONG SAID NORTHERLY LINE, 137.00 FEET; THENCE SOUTH 70°50'25" EAST ALONG SAID NORTHERLY LINE, 42.37 FEET; THENCE SOUTH 22°49'28" EAST ALONG SAID NORTHERLY LINE, 52.40 FEET; THENCE SOUTH 10°18'51" EAST ALONG SAID NORTHERLY LINE, 142.43 FEET; THENCE SOUTH 03°03'28" WEST ALONG SAID NORTHERLY LINE, 80.02 FEET; THENCE SOUTH 53°53'36" EAST ALONG SAID NORTHERLY LINE, 238.63 FEET; THENCE SOUTH 40°33'49" EAST ALONG SAID NORTHERLY LINE, 151.09 FEET; THENCE SOUTH 27°06'29" EAST ALONG SAID NORTHERLY LINE, 110.01 FEET; THENCE SOUTH 15°47'28" EAST ALONG SAID NORTHERLY LINE, 198.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '17-4'; THENCE SOUTH 89°32'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL '17-4, A DISTANCE OF 759.55 FEET; THENCE NORTH 48°49'30" WEST, 133.83 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 970.00 FEET, WHOSE ARC LENGTH IS 7.87 FEET AND WHOSE CHORD BEARS NORTH 41°24'27" EAST, 7.87 FEET; THENCE NORTH 41°38'24" EAST, 29.52 FEET; THENCE NORTH 48°21'36" WEST, 223.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.24 ACRES (489,511 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 |
| MINIMUM OPENING ELEVATION | GAS MAIN |
| MINIMUM GRADE AT STRUCTURE | FIBER OPTIC |
| TOP OF PROPOSED GROUND | UNDERGROUND TELEPHONE |
| | OVERHEAD ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | FIELD TILE |
| | SANITARY SEWER W/ SIZE |
| | STORM SEWER W/ SIZE |
| | WATER MAIN W/ SIZE |

OWNER / DEVELOPER

WAUKEE LOTS, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IA 50322

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BENCHMARKS

- STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
- SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE, 121' +/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE. ELEVATION = 1020.12

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 CITY OF WAUKEE ENGINEERING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- 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.

SUBMITTAL DATES

FIRST SUBMITTAL: 1/04/17
SECOND SUBMITTAL: 2/16/17
THIRD SUBMITTAL: 3/08/17
FIRST AS-BUILT SUBMITTAL: 6/30/17

AS-BUILT DRAWINGS

AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.



3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1608.424



REFER TO CONSTRUCTION MATERIALS TESTING GEOTECHNICAL ENGINEERING REPORT FOR FOX CREEK ESTATES PLAT 10 FOR GEOTECHNICAL REQUIREMENTS.

THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK 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.

PRELIMINARY
NOT FOR CONSTRUCTION

EMILY N. HARDING, P.E. DATE _____
1997
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS