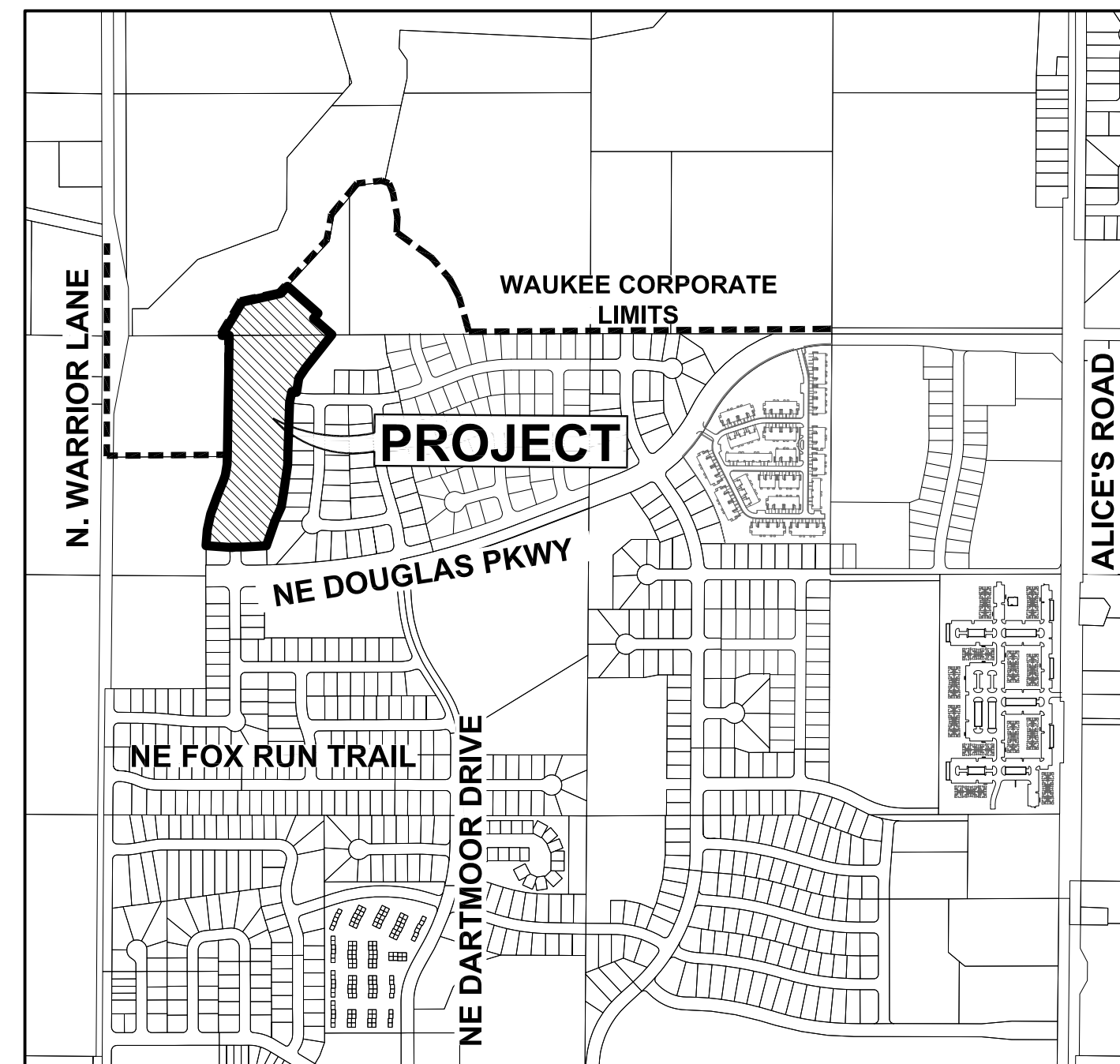


CONSTRUCTION PLANS FOR: FOX CREEK ESTATES PLAT 9

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER / DEVELOPER:

TOP FARMS LLP
CONTACT: BILL ELSON
250 GOLFVIEW DRIVE
DURANT, IA 52747
PH: (515)-255-3306

SHADOW CREEK ESTATES LLC
2400 86TH STREET, SUITE #24
URBANDALE, IA 50322
PH: (515) 276-3456

PROJECT MANAGER:

LANDMARK DEVELOPMENT SERVICES
3405 SE CROSSROADS DRIVE, STE. E
GRIMES, IOWA 50111
CONTACT: NICK HALFHILL

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
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

SUBMITTAL DATES

FIRST SUBMITTAL:	9/23/2016
SECOND SUBMITTAL:	10/25/2016
THIRD SUBMITTAL:	11/08/2016
FOURTH SUBMITTAL:	12/08/2016
FINAL SUBMITTAL:	01/09/2017
AS-BUILT SUBMITTAL:	07/14/2017

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

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.

UTILITY NOTE

THE 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. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES AND REFERENCE NOTES
5	HYDRANT COVERAGE PLAN
6-7	GRADING PLAN
8-9	EROSION & SEDIMENT CONTROL PLAN
10-14	STORM AND SANITARY SEWER PLAN AND PROFILE
15-18	WATERMAIN PLAN AND PROFILE
19	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

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 AND A PART OF THE NORTHWEST QUARTER OF SECTION 27, 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 SECTION 22, A DISTANCE OF 619.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '17-4' AND THE POINT OF BEGINNING; THENCE NORTH 30°55'55" EAST ALONG THE WESTERLY LINE OF SAID PARCEL '17-4', A DISTANCE OF 213.36 FEET; THENCE NORTH 77°35'40" EAST ALONG SAID WESTERLY LINE, 172.86 FEET; THENCE SOUTH 51°10'08" EAST, 191.27 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 42.14 FEET, AND WHOSE CHORD BEARS NORTH 40°00'11" EAST, 42.13 FEET; THENCE SOUTH 48°49'30" EAST, 193.95 FEET TO THE NORTHWEST CORNER OF CORRECTED FOX CREEK ESTATES PLAT 6, AN OFFICIAL PLAT; THENCE SOUTH 38°18'05" WEST ALONG THE WESTERLY LINE OF SAID CORRECTED FOX CREEK ESTATES PLAT 6, A DISTANCE OF 234.89 FEET; THENCE SOUTH 33°31'07" WEST ALONG SAID WESTERLY LINE, 63.58 FEET; THENCE SOUTH 9°27'12" WEST ALONG SAID WESTERLY LINE, 79.68 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'Y', CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 25.66 FEET, AND WHOSE CHORD BEARS NORTH 79°15'25" WEST, 25.66 FEET; THENCE SOUTH 12°01'57" WEST ALONG SAID WESTERLY LINE, 60.00 FEET TO THE NORTHWEST CORNER OF LOT 26, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°00'56" WEST ALONG SAID WESTERLY LINE, 265.74 FEET TO THE NORTHWEST CORNER OF LOT 29, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 0°28'48" WEST ALONG SAID WESTERLY LINE, 77.00 FEET TO THE NORTHWEST CORNER OF LOT 30, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 7°01'33" WEST ALONG SAID WESTERLY LINE, 155.17 FEET TO THE NORTHWEST CORNER OF LOT 32, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 10°16'27" WEST ALONG SAID WESTERLY LINE, 78.25 FEET TO THE NORTHWEST CORNER OF LOT 33, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 24°01'52" WEST ALONG SAID WESTERLY LINE, 84.31 FEET TO THE NORTHWEST CORNER OF LOT 34, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 17°32'11" WEST ALONG SAID WESTERLY LINE, 146.61 FEET TO THE NORTHEAST CORNER OF LOT 41, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE SOUTH 89°33'12" WEST ALONG SAID WESTERLY LINE, 140.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 41; THENCE NORTH 89°35'15" WEST ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 2.92 FEET, AND WHOSE CHORD BEARS SOUTH 0°15'17" WEST, 2.92 FEET TO THE NORTHEAST CORNER OF LOT 50, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°20'53" WEST ALONG SAID WESTERLY LINE, 130.00 FEET TO THE NORTHWEST CORNER OF LOT 50, CORRECTED FOX CREEK ESTATES PLAT 6; THENCE NORTH 4°01'49" EAST, 88.03 FEET; THENCE NORTH 11°40'34" EAST, 87.99 FEET; THENCE NORTH 19°11'42" EAST, 85.76 FEET; THENCE NORTH 22°20'39" EAST, 74.91 FEET; THENCE NORTH 19°07'49" EAST, 66.45 FEET; THENCE NORTH 8°48'17" EAST, 59.86 FEET; THENCE NORTH 0°50'14" EAST, 50.46 FEET; THENCE NORTH 0°00'55" EAST, 661.27 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG SAID SOUTH LINE, 39.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.64 ACRES (506,829 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1605.226

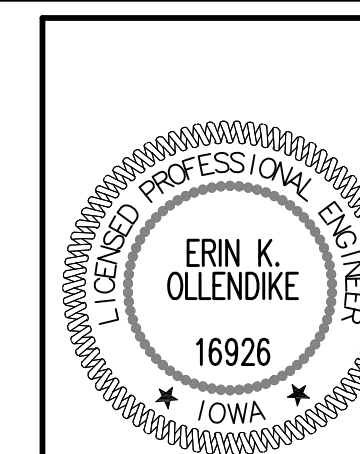
GENERAL LEGEND

PROPOSED		EXISTING	
SECTION LINE	---	SANITARY MANHOLE	(S)
CENTER LINE	---	WATER VALVE BOX	(W)
RIGHT OF WAY	---R/W---	FIRE HYDRANT	(F)
PERMANENT EASEMENT	---P/E---	WATER CURB STOP	(CS)
TEMPORARY EASEMENT	---T/E---	WELL	(WELL)
TYPE SW-501 STORM INTAKE	(S)	WELL	(WELL)
TYPE SW-503 STORM INTAKE	(S)	STORM SEWER MANHOLE	(ST)
TYPE SW-505 STORM INTAKE	(S)	STORM SEWER SINGLE INTAKE	(S)
TYPE SW-506 STORM INTAKE	(S)	STORM SEWER DOUBLE INTAKE	(S)
TYPE SW-513 STORM INTAKE	(S)	FLARED END SECTION	(F)
TYPE SW-401 STORM MANHOLE	(S)	DECIDUOUS TREE	(D)
TYPE SW-402 STORM MANHOLE	(S)	CONIFEROUS TREE	(C)
TYPE SW-301 SANITARY MANHOLE	(S)	DECIDUOUS SHRUB	(D)
STORM/SANITARY CLEANOUT	(C)	CONIFEROUS SHRUB	(C)
WATER VALVE	(V)	ELECTRIC POWER POLE	(E)
FIRE HYDRANT ASSEMBLY	(F)	GUY ANCHOR	(G)
SIGN	(S)	STREET LIGHT	(L)
DETECTABLE WARNING PANEL	(D)	POWER POLE W/ TRANSFORMER	(P)
WATER CURB STOP	(CS)	UTILITY POLE W/ LIGHT	(U)
STORM SEWER STRUCTURE NO.	(ST-10)	ELECTRIC BOX	(E)
STORM SEWER PIPE NO.	(L-10)	ELECTRIC TRANSFORMER	(T)
SANITARY SEWER STRUCTURE NO.	(S-10)	ELECTRIC MANHOLE OR VAULT	(M)
SANITARY SEWER PIPE NO.	(P-10)	TRAFFIC SIGN	(T)
SANITARY SEWER WITH SIZE	8"S	TELEPHONE JUNCTION BOX	(J)
SANITARY SERVICE	S-S-S-S	TELEPHONE MANHOLE/VAULT	(T)
STORM SEWER	ST-ST-ST	TELEPHONE POLE	(T)
STORM SERVICE	ST-ST-ST	GAS VALVE BOX	(G)
WATERMAIN WITH SIZE	8"W	CABLE TV JUNCTION BOX	(C)
WATER SERVICE	W-W-W	CABLE TV MANHOLE/VAULT	(C)
SAWCUT (FULL DEPTH)		MAIL BOX	(M)
SILT FENCE		BENCHMARK	(B)
USE AS CONSTRUCTED	(UAC)	SOIL BORING	(S)
TOP OF PROPOSED GROUND	TG	UNDERGROUND TV CABLE	(TV)
MINIMUM OPENING ELEVATION	MOE	GAS MAIN	(G)
MINIMUM GRADE AT STRUCTURE	MGS	FIBER OPTIC	(FO)
		UNDERGROUND TELEPHONE	(T)
		OVERHEAD ELECTRIC	(OE)
		UNDERGROUND ELECTRIC	(E)
		FIELD TILE	(TLE)
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15" RCP
		WATER MAIN W/ SIZE	8"W

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 2016 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.

ERIN K. OLLENDIKE, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-19

