ENGINEER

McCLURE ENGINEERING 1360 NW 121ST STREET CLIVE, IOWA 50325 (515) 964-1229 ATTN: CALEB SMITH csmith@mecresults.com

PROJECT MANAGER

MARK TROST (515) 225-1450 mark@trostdevelopment.com

DEVELOPMENT SCHEDULE

GRADING: SPRING 2017 UTILITIES: SPRING/SUMMER 201

LAND COVER

PAVING AREA: 84,573 SF (9.59%)

OPEN AREA: 796,765 SF (90.41%)

TOTAL AREA: 881.338 SF (100.0%)

ZONING

(R-1) - SINGLE-FAMILY RESIDENTIAL DISTRICT

SETBACK SUMMARY

MINIMUM LOT AREA:
 MINIMUM FLOOR AREA:

10,000 SF 1,050 SF FOR SINGLE STORY 1,400 SF FOR TWO-STORY (MIN 700 SF FIRST FLOOR) 400 SF PER LEVEL FOR SPLIT LEVEL

3. MINIMUM LOT WIDTH:
4. MINIMUM FRONT YARD:
5. MINIMUM SIDE YARDS:

1,050 SF PER STORY FOR SPLIT FOYER 80 FT 30 FT TOTAL OF 15 FT, MIN. OF 7 FT PER SIDE

6. MINIMUM REAR YARD: 3 7. MAXIMUM HEIGHT: 4

8. MAXIMUM STORIES:

40 FT FOR PRINCIPAL BUILDING
14 FT FOR ACCESSORY BUILDINGS
3 STORIES FOR PRINCIPAL BUILDINGS
1 STORY FOR ACCESSORY BUILDINGS

PRINCIPAL USES

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

UTILITIES

WATER: CITY OF WAUKEE
SEWER: CITY OF WAUKEE
NATURAL GAS: CITY OF WAUKEE
ELECTRIC: MIDAMERICAN ENERGY COMPANY
PHONE/CABLE: CENTURYLINK LOCAL NETWORK
MEDIACOM COMMUNICATIONS CORP

SECTION, TOWNSHIP, RANGE

006 - 078 - 026

BENCHMARK

SEE SHEET GN-03 FOR BENCHMARKS AND CONTROL POINTS

PAVEMENT

DAYBREAK DRIVE: 7" NON-REINFORCED PCC SCENIC VIEW DRIVE: 7" NON-REINFORCED PCC SUNFLOWER DRIVE: 7" NON-REINFORCED PCC CRECENT RIDGE DRIVE: 7" NON-REINFORCED PCC

LANDSCAPING

ALL LANDSCAPING REQUIREMENTS WILL BE MET WITH THE CONSTRUCTION OF DAYBREAK PLAT 3 PER THE PRELIMINARY PLAT.

ALL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL BE COMPLETED BY THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2017 THE STATEWIDE URBAN DESIGN AND S P E C I F I C A T I O N S .

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DAYBREAK PLAT 2 CONSTRUCTION DRAWINGS

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DAYBREAK DRIVE

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16	ST-06	STORM SEWER PLAN AND PROFILE					
17	WA-01	WATER PLAN AND PROFILE					
18	WA-02	WATER PLAN AND PROFILE					
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DETAILS

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DT-04



building strong communities

1360 NW 121ST. Street Clive, Iowa 50325 515-964-1229 fax 515-964-2370

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THESE DRAWINGS HAVE BEEN REVISED TO SERVE A A GENERAL RECORD OF CONSTRUCTION, AND AR BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER HAS NOT VERIFIED THE INFORMATIO PROVIDED, AND DOES NOT GUARANTEE AND/O ASSUME RESPONSIBILITY FOR THE ACCURACY O COMPLETENESS OF THE RESULTING RECORD DRAWINGS.



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.

CALEB A. SMITH. PE NO. 17983

DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY
THIS SEAL:

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DAYBREAK PLAT 2
CONSTRUCTION DRAWINGS

WAUKEE, IA 2213010-01 APRIL 25, 2017

> 5.16.17 5.30.17 6.20.17

> > J. BECKER

FIELD BOOK NO.

ENGINEER
C. SMITH

C. SMITH
DRAWING NO.

GN-01 1 /33

at 2\GN-01.dwg 11\6/2017 4:22 P

8010/Design/Dwgs/Plans/As-Builts/Plat 2/GN-01 dwg

- 2. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND MCCLURE ENGINEERING.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY
 WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND WITH SUDAS CONSTRUCTION STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR SETTING UP A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO THE START
- 5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.
- . AS-BUILT DRAWINGS 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
- 7. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION OF AS-BUILT
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 9. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- 10. ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), PROWAG, AND IOWA CODE. ACCESSIBLE RAMPS, SHALL HAVE BRICK-RED DETECTABLE WARNING PANELS.
- 11. ALL PEDESTRIAN SLOPES SHALL CONFORM WITH PROWAG AND
- 12. STAKING BY CERTIFIED ENGINEER OR LAND SURVEYOR VERIFICATION BY CONTRACTOR, AND OBSERVANCE BY WAUKEE ENGINEERING DEPARTMENT AT 515–978–7920 SHALL BE DONE PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
- 13. CONTRACTOR SHALL PROVIDE SUBMITTALS OF ALL PROPOSED CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION
- 14. ANY PROPOSED CHANGES TO PLAN SET DURING CONSTRUCTION 14. ANT PROPOSED CHANGES TO PLAN SET DURING CONSTRUCTION
 ARE TO RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE
 ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE
 FOR ANY CHANGES THAT HAVE BEEN MADE THAT HAVE NOT RECEIVED WRITTEN PERMISSION.
- ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
- 16. CONTRACTOR IS TO PROTECT EXISTING PAVEMENT UNLESS DESIGNATED FOR REMOVAL DAMAGED PAVEMENT SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE AND SHALL BE IN COMPLIANCE WITH WAUKEE STANDARD SPCIFICATIONS FOR PUBLIC IMPROVEMENTS.

GRADING NOTES:

- 1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID
- . ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- 3. CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB
- 4. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN
- ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 6. ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO
- 7 THE GENERAL PERMIT NO 2 HOLDER SHALL BE RESPONSIBLE FOR VERIFYING THAT TOPSOIL PRESERVATION REQUIREMENTS HAVE BEEN MET PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION.
- IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE CITY OF WALKEE WITH A CERTIFIED GRADING PLAN PRIOR TO THE ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

UTILITY NOTES:

- 1. ALL UTILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.
- 2. CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELVATIONS SHOWN ON THE PLANS.
- 3. ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.
- 4. ALL CONNECTIONS TO EXISTING PUBLIC SEWER MANHOLES

UTILITY NOTES (CONT):

5. ALL STORM AND SANITARY SEWERS ARE TO BE CLEANED AND TELEVISED. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED. ALL CLEANING AND TELEVISING SHALL BE APPROVED AND WITNESSED BY THE CITY OF WAUKEE FNGINFFRING DEPARTMENT PRIOR TO PAVING, A COPY OF THE VIDEOS AND REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.

6 CONTRACTOR MUST NOTIFY THE CITY OF WALIKEE ENGINEERING DEPARTMENT TO COORDINATE THE TIE-IN TO

SANITARY SEWER:

1. ALL 4" AND 6" SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH SUDAS SPECIFICATIONS

- 2. MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER
- 3. MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN AND CONFORM WITH WAUKEE STANDARD SPECIFICATIONS

STORM SEWER:

1. OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE

OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVATE OF THE PRIVA STORM SEWER AND PRIVATE STORM WATER DETENTION /

2. ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLOGY OR TEXT.

WATER MAIN:
1. PIPE MATERIALS SHALL BE AWWA C900 CLASS 150 PVC.

- 2. HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT FLEVATIONS
- 3. HYDRANTS TO BE WATROUS WB-67-250 PRODUCTS.
- WATER MAIN TO HAVE 5.5' BURY, TYP. EXCEPT AT CRITICAL
- 5. ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
- 6. THE CONTRACTOR SHALL WORK WITH THE CITY OF WAUKEE WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.
- WATER CAN NOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN.
 WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED PRIOR APPROVAL FROM THE CITY OF WAUKEE.
- 8. ALL WATER MAIN CONNECTIONS AND VALVING SHALL CONFORM TO WAUKEE STANDARD SPECIFICATIONS
- . ALL WATER SERVICES SHALL CONFORM TO WAUKEE STANDARD SPECIFICATIONS.
- 10. CONTRACTOR SHALL NOTIFY WAUKEE ENGINEERING DEPARTMENT ONE (1) WEEK PRIOR TO CONSTRUCTION OF
- 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE WAUKEE STANDARD SPECIFICATIONS
- 12. THE PROJECT MANAGER SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED
- 13. CONTACT WAUKEE ENGINEERING DEPARTMENT (515-978-7920) A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
- 14. ALL HYDRANTS SHALL UTILIZE A STORZ FITTING. HYDRANTS THAT ARE RELOCATED MUST ALSO UTILIZE A STORZ FITTING.
- 15. ALL UTILITIES SHALL BE TESTED BY CITY STANDARDS.
- 16. WATER MAIN AND SEWER (SERVICE, SANITARY SEWER, STORM SEWER, OR DRAINAGE TILE) CROSSINGS SHALL HAVE A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION FROM THE TOP OF WATER MAIN TO THE BOTTOM OF SEWER, ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE

PLANTING NOTES:

- TYPE 2 EROSION CONTROL MIXTURE SHALL BE USED ALL DISTURBED AREAS WITHIN CONSTRUCTION LIMITS NOT COVERED BY PAVING, PLANTINGS OR OTHERWISE NOTED. PLANTING AND RIGHT OF WAY AREAS SHALL BE HYDRO-SEEDED. OUTLOT Z SHALL USE TYPE 1 SEEDING.
- 2. REPAIR ALL EXISTING TURF AREAS WHICH ARE DISTURBED DURING CONSTRUCTION AT NO COST TO THE OWNER. REPAIR, GRADE AND SOD AREAS AS SPECIFIED FOR NEW SODDING. ANY ESTABLISHED LAWNS DISTURBED BY CONSTRUCTION ACTIVITIES HALL BE REPLACED WITH SOD AND BE WATERED UNTIL
- 3. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING
- 4. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES TO A MINIMUM DEPTH OF 3 INCHES.
- 5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2"FOR SOD, IF
- 6. FINAL GRADES TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 7. ALL DEBRIS SPILLED ON THE PUBLIC R.O.W. OR ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- 8. PROVIDE SHREDDED HARDWOOD MULCH IN ALL SHRUB BEDS.

ESTIMATED PROJECT QUANTITIES

ITEM #	DESCRIPTION	QUANTITY	QUANTITY		
EARTHWORK					
2010.1.2	CLEARING & GRUBBING	1	AC		
2010.1.3	STRIP, SALVAGE, AND SPREAD TOPSOIL	24000	0		
2010.1.6	CLASS 13 EXCAVATION	110000	0		
2010.1.19.3		10337	SY		
2010.1.26	SHOULDERING	54	STA		
SANITARY SEV	VER				
4010.1.1	PVC SANITARY SEWER (GRAVITY) 8"	2380	TE		
4010.9.2	PVC SANITARY SEWER SERVICE 4"	41	E/		
6020.1.1	48" TYPE "SW-301" MANHOLE (SANITARY SEWER)	9	E/		
6020.8.1	CONNECTION TO EXISTING MANHOLE	1	E		
STORM SEWE	P.				
4020.1.2	15" RCP	1369	IF		
4020.1.2	18' RCP	113	IF.		
		0.00	E/		
4020.7.2	15" RCP FES W/ GUARD	3 5			
4020.7.3	18" RCP FES W/ GUARD		E/		
4020.16.1	8' PVC FOOTING DRAIN (PERFORATED)	1680	LF		
	SUBDRAIN	2186	UF		
4020.17.2	4" PVC STORM SEWER SERVICE	42	E		
6020.10.1	TYPE SW-401	4	E		
6030.1.1	INTAKE, TYPE SW-501	8	E		
6030.1.3	INTAKE, TYPE SW-503	8	E		
6030.1.5	INTAKE, TYPE SW-505	2	E		
6030,1.6	INTAKE, TYPE SW-506	2	E		
6030.1.11	INTAKE, TYPE SW-512	1	E		
6030.5.2	CLEANOUT	14	E/		
9050.1.2	RIPRAP	100	TN		
WATERMAIN					
5010.1.3	WATER MAIN 8" PVC	2696	LF		
5010.5.2.2	1" WATER SERVICE	42	F.A		
5010.7.1	WATER MAIN TEES	1	E/		
5010.7.2	WATER MAIN CROSSES	2	E		
5010.7.3	WATER MAIN REDUCERS/INCREASERS	2	E/		
5010.7.4	WATER MAIN BENDS	2	E/		
5020.2.3	GATE VALVE W / BOX 8"	9	E/		
5020.2.3	HYDRANT ASSEMBLY	12	E/		
5020.5.2	TEMPORARY BLOWOFF HYDRANT	2	E/		
STREETS AND	RELATED WORK	•			
		9397	.5		
7010.1.15	STD. OR SLIP FORM P.C.C., CLASS C, TYPE I, 7"	9397			
7010.1.15 7010.9.2	STD. OR SLIP FORM P.C.C., CLASS C, TYPE I, 7" TEMPORARY GRAVEL TURNAROUNDS	1	E.A		
7010.1.15 7010.9.2 7030.1.1	STD. OR SLIP FORM P.C.C., CLASS C, TYPE I, 7° TEMPORARY GRAVEL TURNAROUNDS CONCRETE SIDEWALKS (RAMPS)	1 116	E/SY		
7010.1.15 7010.9.2	STD. OR SLIP FORM P.C.C., CLASS C, TYPE I, 7" TEMPORARY GRAVEL TURNAROUNDS CONCRETE SIDEWALKS (RAMPS) DETECTABLE WARNING RAMPS	1 116 18	S) E/		
7010.1.15 7010.9.2 7030.1.1	STD. OR SLIP FORM P.C.C., CLASS C, TYPE I, 7° TEMPORARY GRAVEL TURNAROUNDS CONCRETE SIDEWALKS (RAMPS)	1 116	S) E/		
7010.1.15 7010.9.2 7030.1.1 7030.1.2 7070.1.3	STD. OR SUP FORM P.C.C., CLASS C, TYPE I, 7 st TEMPORARY GRAVEL TURNAROUNDS CONCRETE SIDEWALKS (RAMPS) DETECTABLE WARNING RAMPS PCC MAILBOX PADS END STREET BARRICADES	1 116 18 3	S) E/		
7010.1.15 7010.9.2 7030.1.1 7030.1.2 7070.1.3	STD. OR SUP FORM P.C.C., CLASS C, TYPE I, 7° TEMPORARY GRAVEL TURNAROUNDS CONCRETE SIDEWALLS (RAMPS) DETECTABLE WARNING RAMPS PCC MALIBOR PADS END STREET BARRICADES	1 116 18 3 4	E/ Si E/ E/		
7010.1.15 7010.9.2 7030.1.1 7030.1.2 7070.1.3 EROSION CO 9010.1.4	STD. OR SUP FORM P.C.C., CLASS C, TYPE I, 71 TEMPORARY GRAYEL TURNAROUNDS CONCRETE SUBWAUS (RAMPS) DETECTABLE WARNING RAMPS PCC MAILBOX PAGE END STREET BARRICADES NTROL EROSION CONTROL SEEDING	1 116 18 3 4	EA SY EA EA		
7010.1.15 7010.9.2 7030.1.1 7030.1.2 7070.1.3 EROSION CO 9010.1.4 9040.1.1	STD. OR SUP FORM P.C.C., CLASS C, TYPE I, 7 st TEMPORARY GRAVEL TURNAROUNDS CONCRETE SUBVAUSS (RAMPS) DETECTABLE WARNING RAMPS PCC MAILBOX PADS END STREET BARRICADES NTROL EROSION CONTROL SEEDING SILT FENCE	1 116 18 3 4	E/ S) E/ E/ E/		
7010.1.15 7010.9.2 7030.1.1 7030.1.2 7070.1.3 EROSION CO 9010.1.4 9040.1.1 9040.1.2	STD. OR SUP FORM P.C.C., CLASS C, TYPE I, 7° TEMPORARY GRAVIET TURNAROUNDS CONCRETE SUBWAUS (RAMPS) DETECTABLE WARNING RAMPS PCC MAILBOOK PADS END STREET BARRICADES NTROL ERCOSION CONTROL SEEDING SILT FENCE TEMPORARY STANDPIPE	10 116 18 3 4	EA SY EA EA EA		
7010.1.15 7010.9.2 7030.1.1 7030.1.2 7070.1.3 EROSION CO 9010.1.4 9040.1.1	STD. OR SUP FORM P.C.C., CLASS C, TYPE I, 71 TEMPORARY GRAVEL TURNAROUNDS CONCRETE SUBVAUSE (RAMPS) DETECTABLE WARNING RAMPS PCC MAILBOX PADS END STREET BARRICADES NTROL EROSION CONTROL SEEDING SILT FENCE TEMPORARY STANDPIPE INTAKE PROTECTION DROP IN DEVICE	30 10000 2 21	EA SY EA EA AC UF EA		
7010.1.15 7010.9.2 7030.1.1 7030.1.2 7070.1.3 EROSION CO 9010.1.4 9040.1.1 9040.1.2	STD. OR SUP FORM P.C.C., CLASS C, TYPE I, 7° TEMPORARY GRAVIET TURNAROUNDS CONCRETE SUBWAUS (RAMPS) DETECTABLE WARNING RAMPS PCC MAILBOOK PADS END STREET BARRICADES NTROL ERCOSION CONTROL SEEDING SILT FENCE TEMPORARY STANDPIPE	10 116 18 3 4	SY EASY EASY EASY EASY EASY EASY EASY EA		

SERVICE	SUPPLIER	PHONE 515-978-7920		
BAS	WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY AVENUE WAUKEE, IA 50263 CONTACT: JOHN GIBSON			
ELEPHONE	CENTURYLINK 2103 EAST UNIVERSITY DES MOINES, IA 50312 CONTACT: TOM STURMER			
MID-AMERICAN ENERGY CO. 500 EAST COURT AVENUE DES MOINES, IA 50309 CONTACT: NORM TRENTMANN		515-252-6621		
ABLE TV	MEDIACOM CABLE 2205 INGERSOL AVENUE DES MOINES, IA 50312 CONTACT: PAUL MAY			
VATER	WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY WAUKEE, IA 50263 CONTACT: JOHN GIBSON	515-978-7920		
	XENIA RURAL WATER DISTRICT 2399B 141ST STREET BOUTON, IA 50039 CONTACT: MARK CARRAN	515-676-2117		
CITY OF WAUKEE PUBLIC WORKS DEPARTMENT 805 UNIVERSITY AVENUE WAUKEE, IA 50263		515-978-7920		
.LL	IOWA ONE-CALL	800-292-8989		

EXISTING UTILITIES NOTE

THESE EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. IT IS THE CONTRACTORS RESPOSABILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGING THEM. NO GLAMS WILL BE ALLOWED TO HE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. PAYMENT WILL BE ALLOWED FOR UNCHARTED UTILITIES PER THE SPECIFICATIONS.



THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

ADVANCE OF ANY DIGISING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR IN THE BEDISHING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES UNDERGROUND FACILITIES, STRUCTURES AND INTLITES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROVINATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAMS FOR ADDITIONAL COMPENSATION MILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

GENERAL LEGEND											
EXISTING / PROPOSED		EXISTING /	PROPOSED		EXISTING /	PROPOSED					
	SANITARY SEWER MAIN	S	9	SANITARY SEWER MANHOLE	®	®	BOLLARD (BUMPER POST)				
	SANITARY SEWER SERVICE	©	0	SANITARY SEWER CLEANOUT	-	-	ROADWAY SIGN				
	SANITARY SEWER FORCE MAIN		®	AIR RELEASE MANHOLE/DRAIN MANHOLE			MAILBOX				
	STORM SEWER MAIN OR CULVERT	0	0	STORM SEWER MANHOLE	00	09	WELL				
512	SECONDARY STORM SEWER MAIN	©	0	STORM SEWER CLEANOUT	⊕".	€,	DECIDUOUS TREE				
512	SECONDARY STORM SEWER SERVICE	Ø		STORM SEWER INTAKE	*,.	*,2	EVERGREEN TREE				
	WATER MAIN	•	•	STORM SEWER BEEHIVE INTAKE	Q.	Ō.	SHRUB OR BUSH				
	WATER SERVICE	>	>	FLARED END SECTION	ليرسسب	لاسسبب	TREE OR SHRUB LINE				
	UNDERGROUND ELECTRIC	¥	ж	FIRE HYDRANT	<i>F</i> :\ ₁₂ .		STUMP				
OHE	OVERHEAD ELECTRIC	×	×	WATER VALVE	=	*	MONITORING WELL				
	UNDERGROUND TELEPHONE	®	9	WATER VALVE MANHOLE	Φ.	Q _	SOIL BORINGS				
	UNDERGROUND FIBER OPTIC	**	*	CURB STOP	8-	-	FLAG POLE				
	UNDERGROUND CABLE TV	•	•	WATER METER MANHOLE)		SATELLITE DISH				
	GAS MAIN OR SERVICE	84	84	YARD HYDRANT	⊳ −	⊢	SLOPE INDICATORS				
	CONTOUR LINES INTERMEDIATE	©	©	ELECTRIC MANHOLE / VAULT	☆,		CONTROL POINT				
	CONTOUR LINES INDEX	□,		ELECTRIC PEDESTAL / TRANSFORMER	♣.		BENCH MARK				
	PROPERTY LINE / LOT LINE	•	••	OUTDOOR ELECTRIC POWER OUTLET	A		SECTION CORNER				
	SECTION LINE	ø	ø	POWER POLE	•		IRON PIN SET				
	EASEMENT	$\mathscr{A}_{\mathrm{sn.}}$	\varnothing_{m}	POWER POLE w/ STREET LIGHT	•		IRON PIN FOUND				
00000 0000	GUARD RAIL	*	\$	STREET LIGHT POLE	DR-1		DRAWING NUMBER				
xxxx	FIELD FENCE	•	•	GUY WIRE	$\overline{}$						
	CHAIN LINK FENCE	℩	(3)	TRAFFIC SIGNAL	ABBREVIATIO	NS					
	WOODEN FENCE	®	180	TRAFFIC SIGNAL BOX	T/S		TOP OF SLAB				
	ROAD CENTERLINE	®	19	TRAFFIC SIGNAL MANHOLE / VAULT	BC		BACK OF CURB				
	GRADING LIMITS	®	®	RAILROAD CROSSING SIGNAL	TC		TOP OF CURB				
	CONSTRUCTION LIMITS	•	©	TELEPHONE MANHOLE / VAULT	FL		FLOWLINE				
AG	AG LINE	□,	□,	TELEPHONE PEDESTAL	CL		CENTERLINE				
	WATERWAY FLOWLINE	•	100	CABLE TV MANHOLE / VAULT	C		CUT				
	TOP OF SLOPE	□w	□ _w	CABLE TV PEDESTAL	F		FILL				
	BOTTOM OF SLOPE	Ճ	×	GAS VALVE	(S)		OFFSET				
× × × ×	SILT FENCE				TOP		TOP OF SLOPE				
					вот		BOTTOM OF SLOPE				
					EP		EDGE OF PAVING				
					EP		EDGE OF PAVING				



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GENERAL NOTES AND LEGEND

DAYBREAK PLAT 2 CONSTRUCTION DRAWINGS

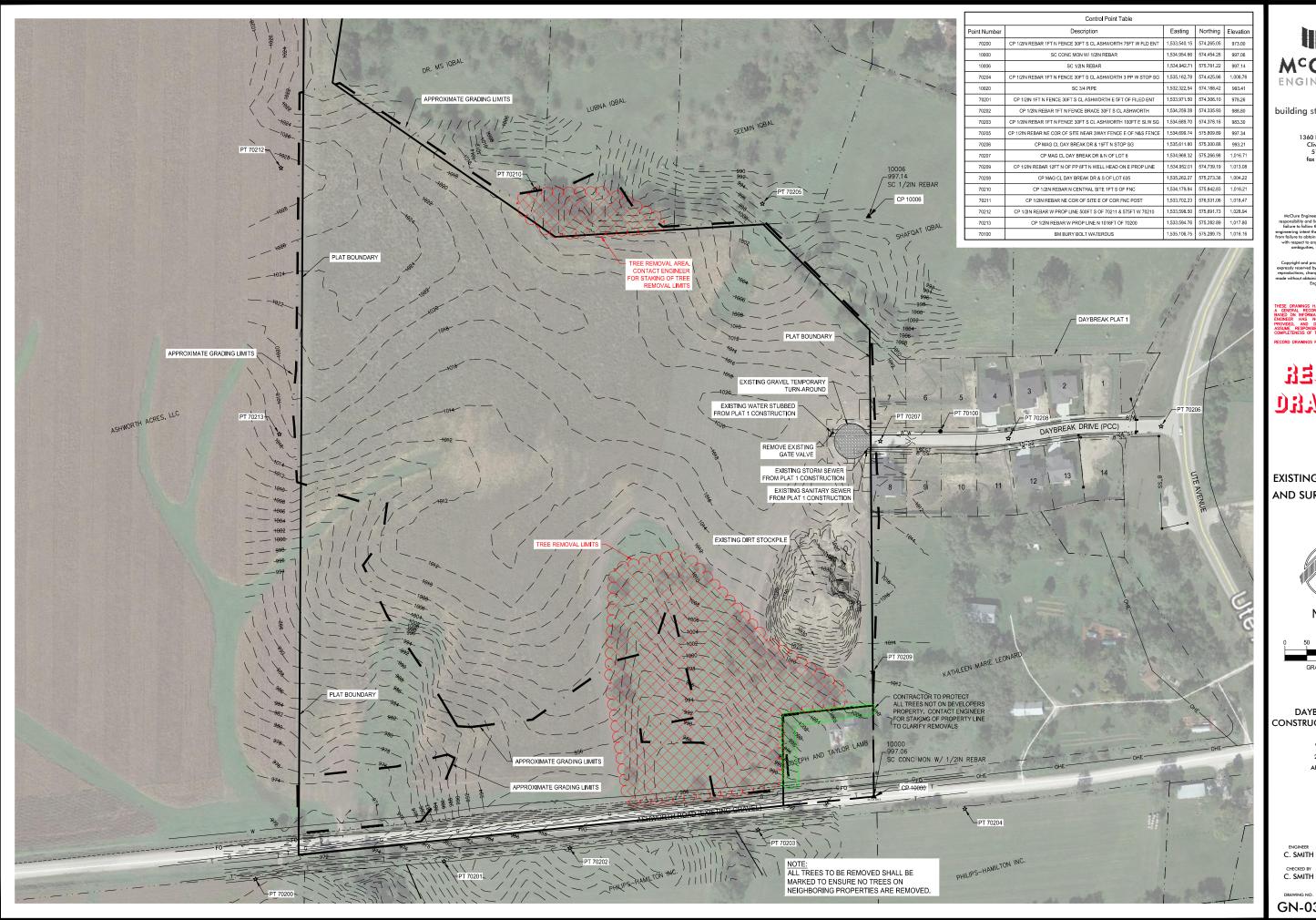
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C. SMITH J. BECKER FIELD BOOK NO C SMITH

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SHEET NO





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EXISTING CONDITIONS AND SURVEY CONTROL





DAYBREAK PLAT 2 CONSTRUCTION DRAWINGS

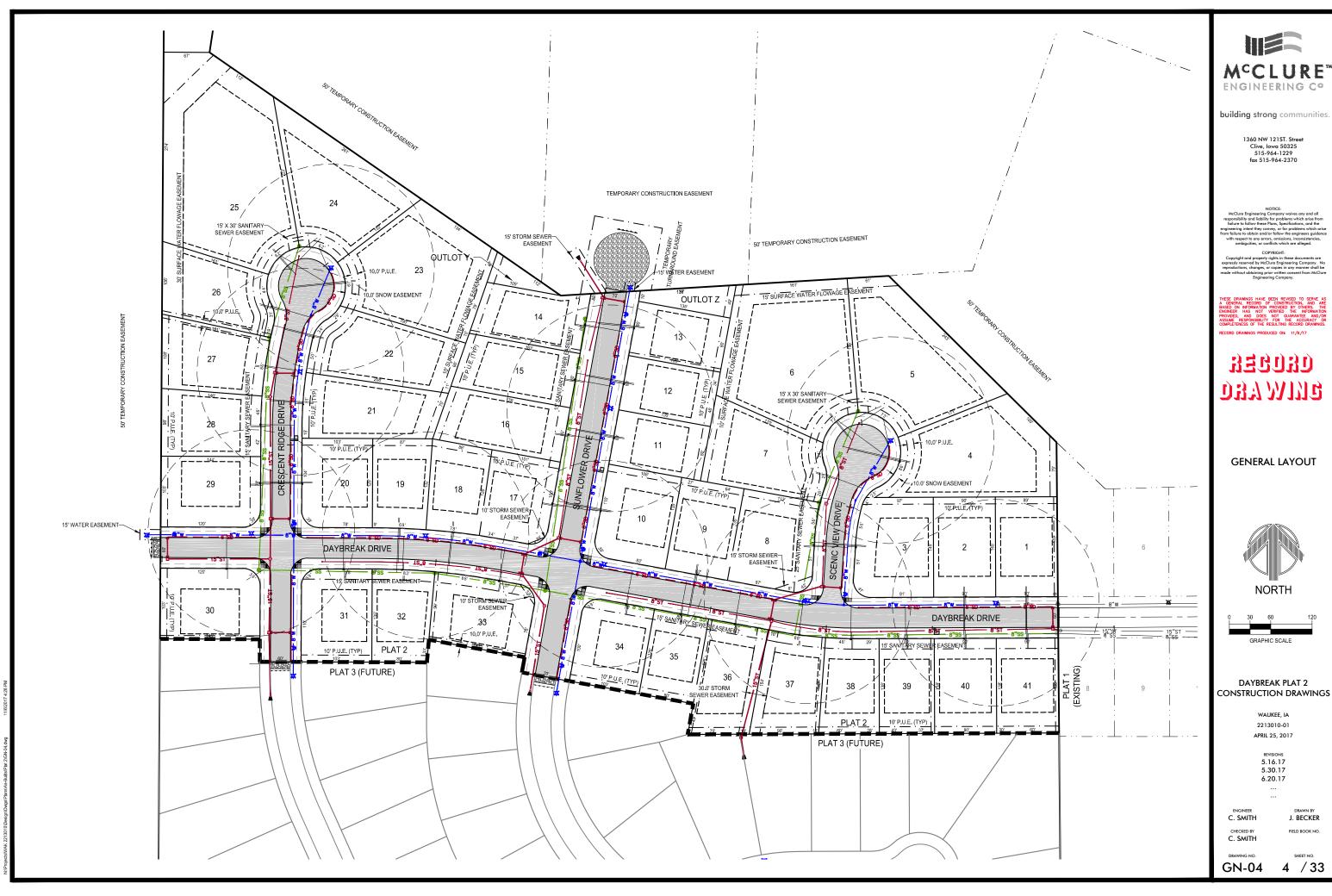
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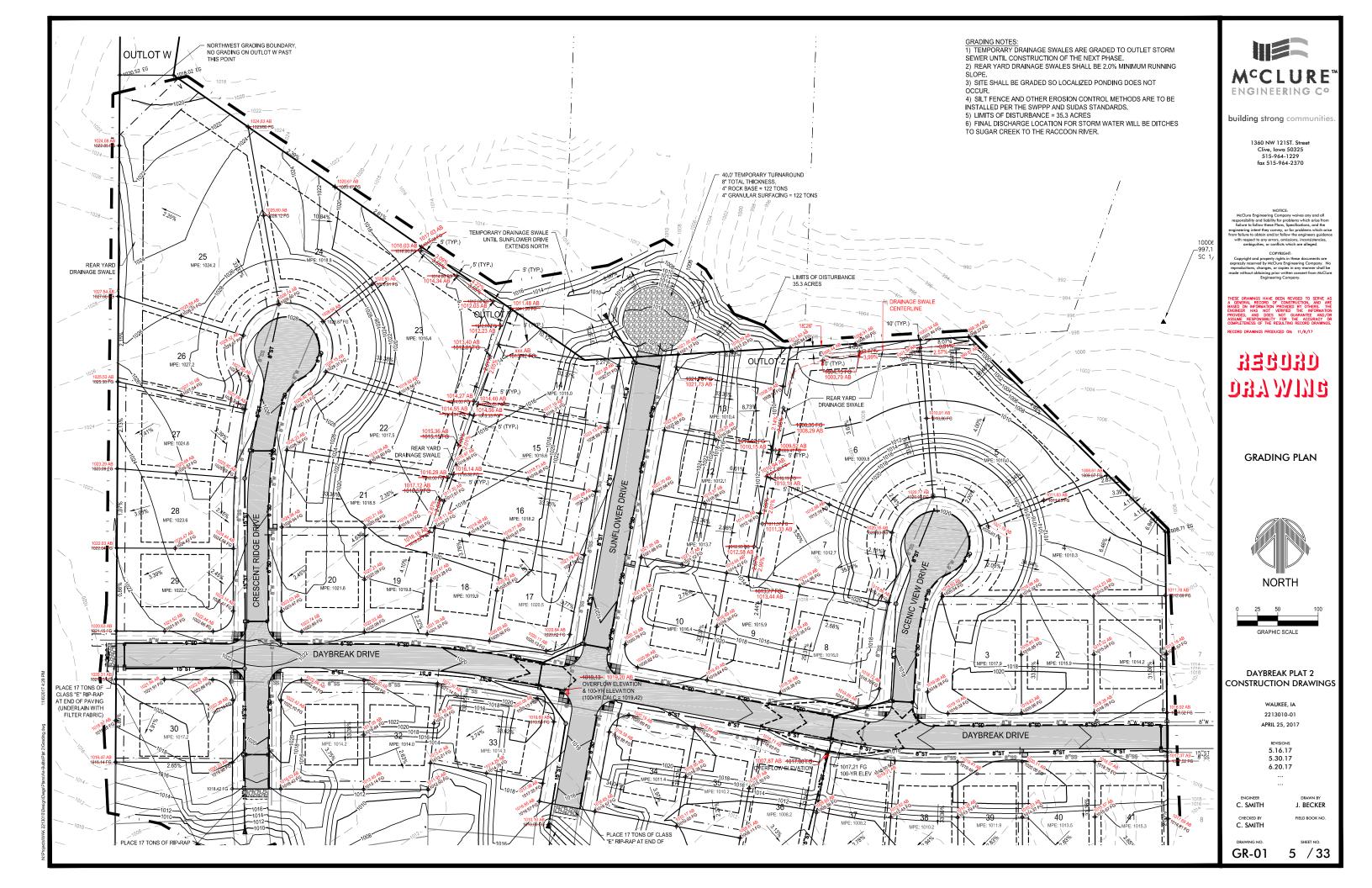
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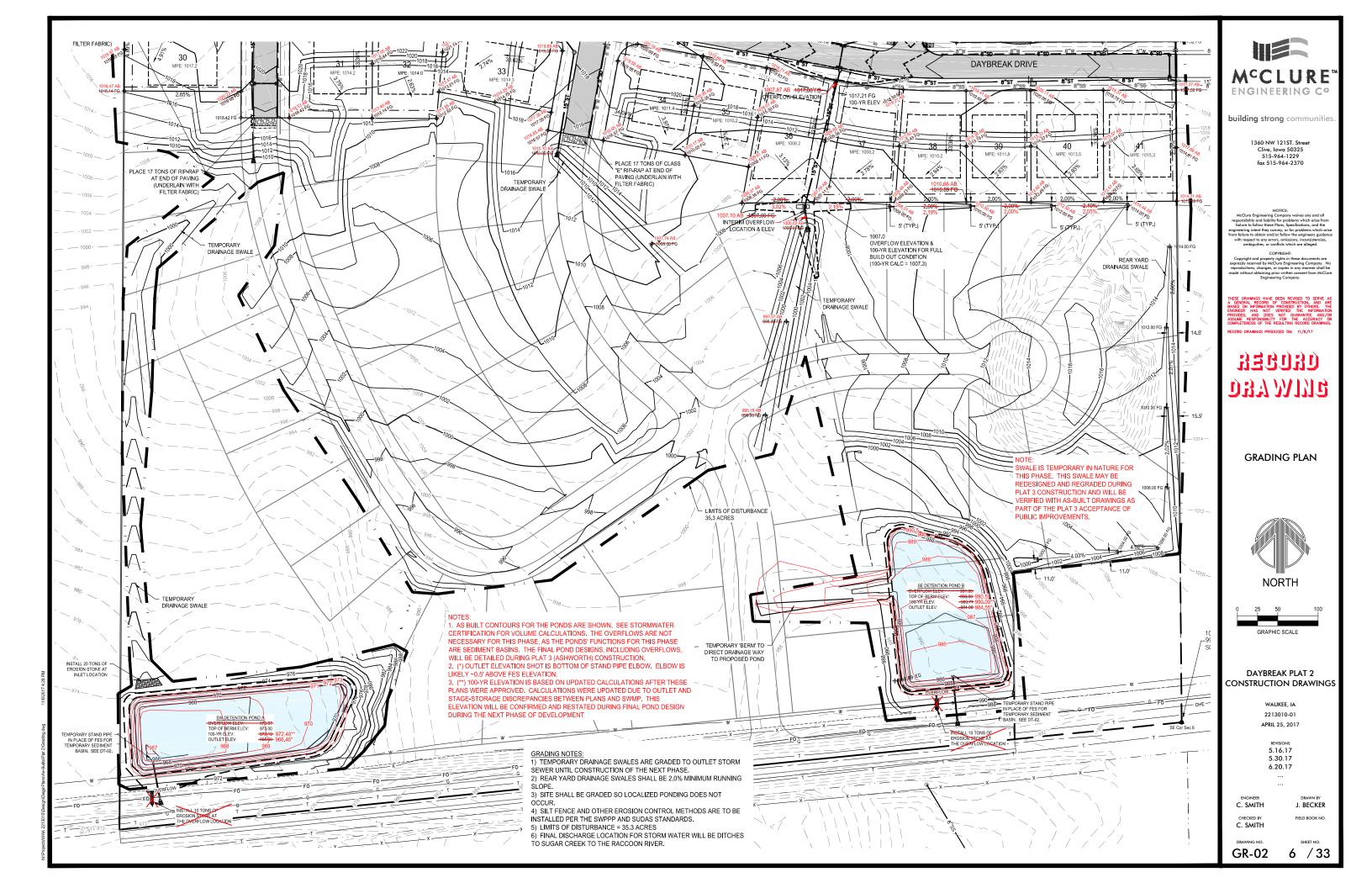
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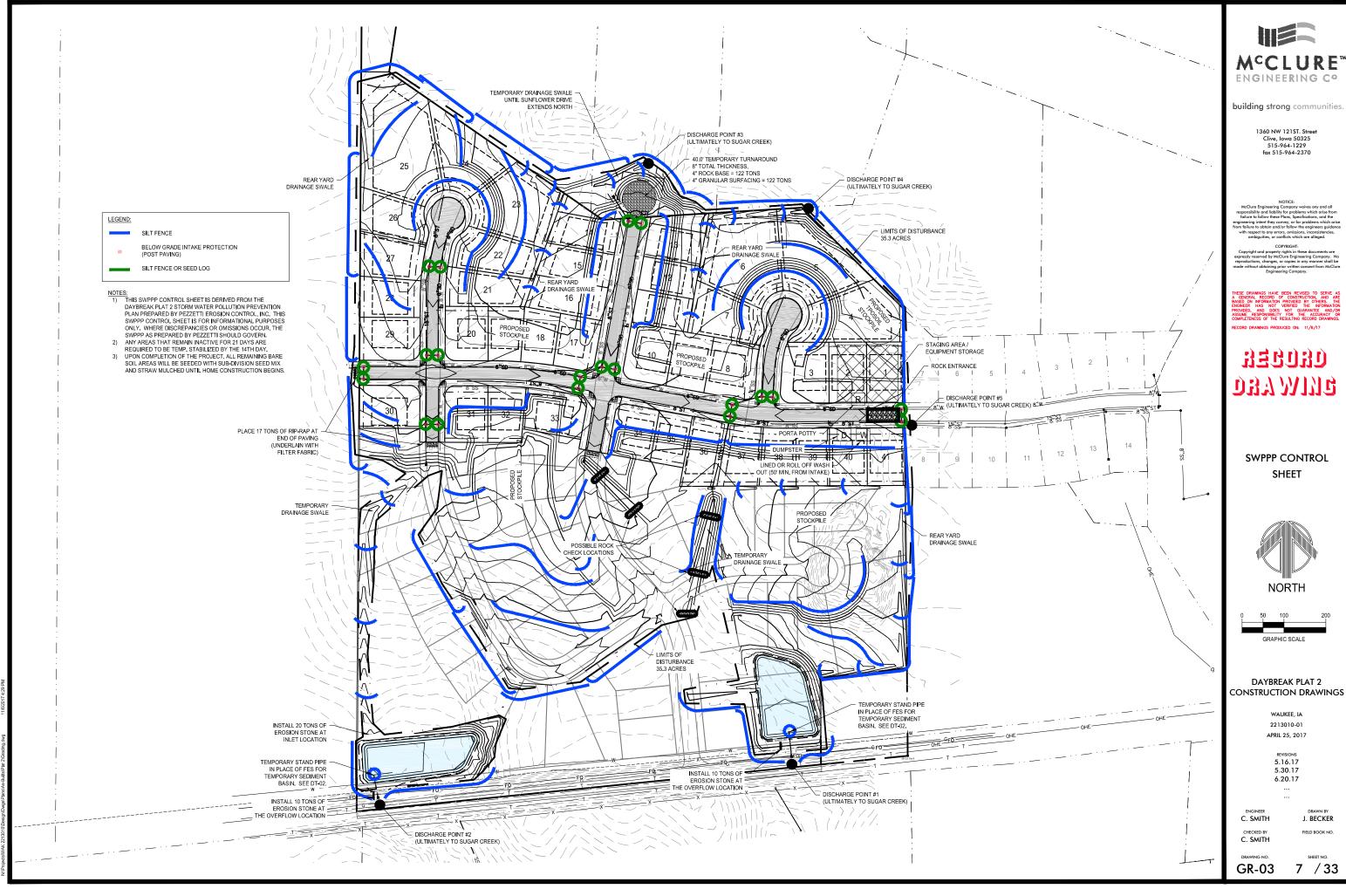
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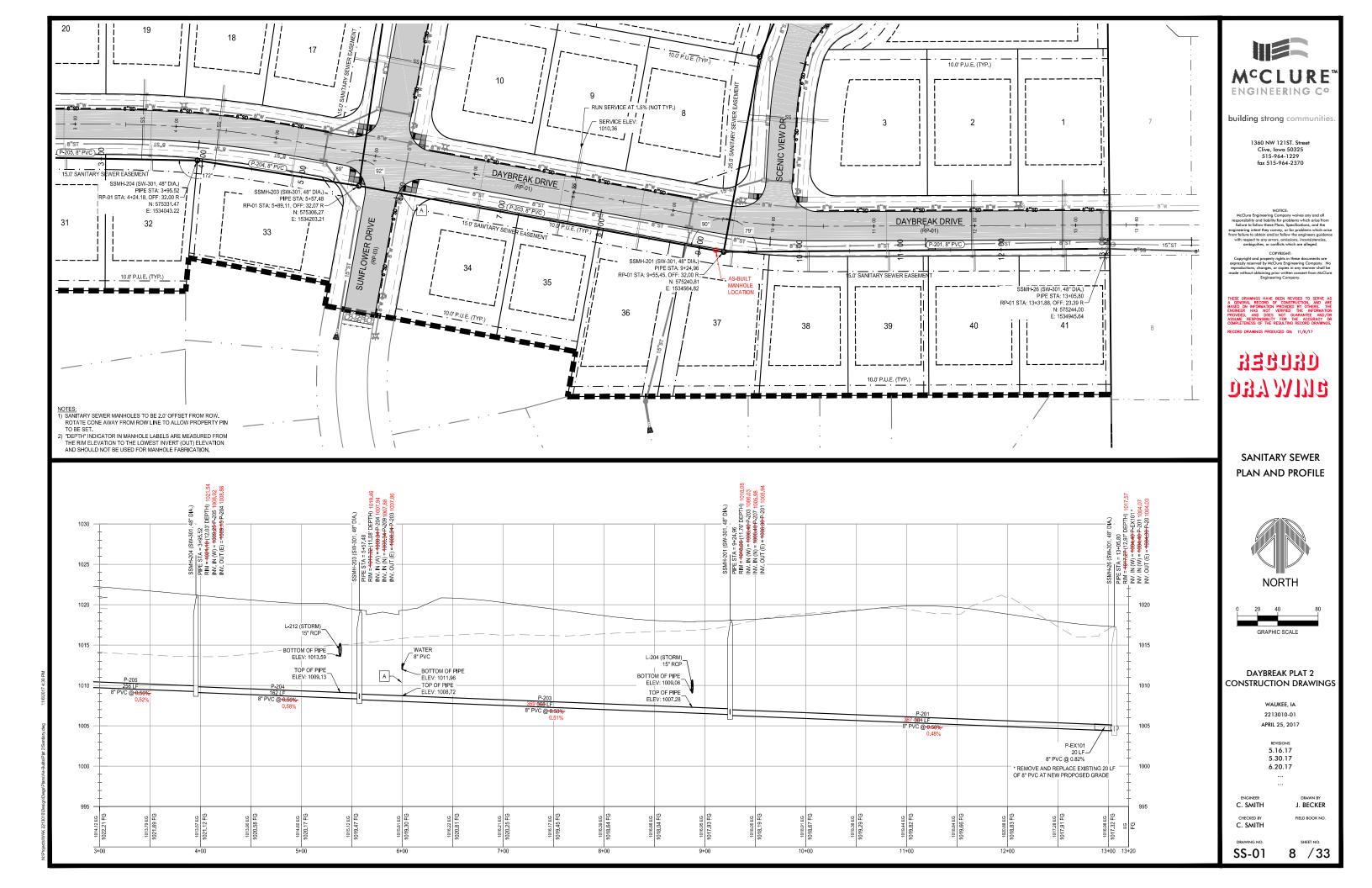
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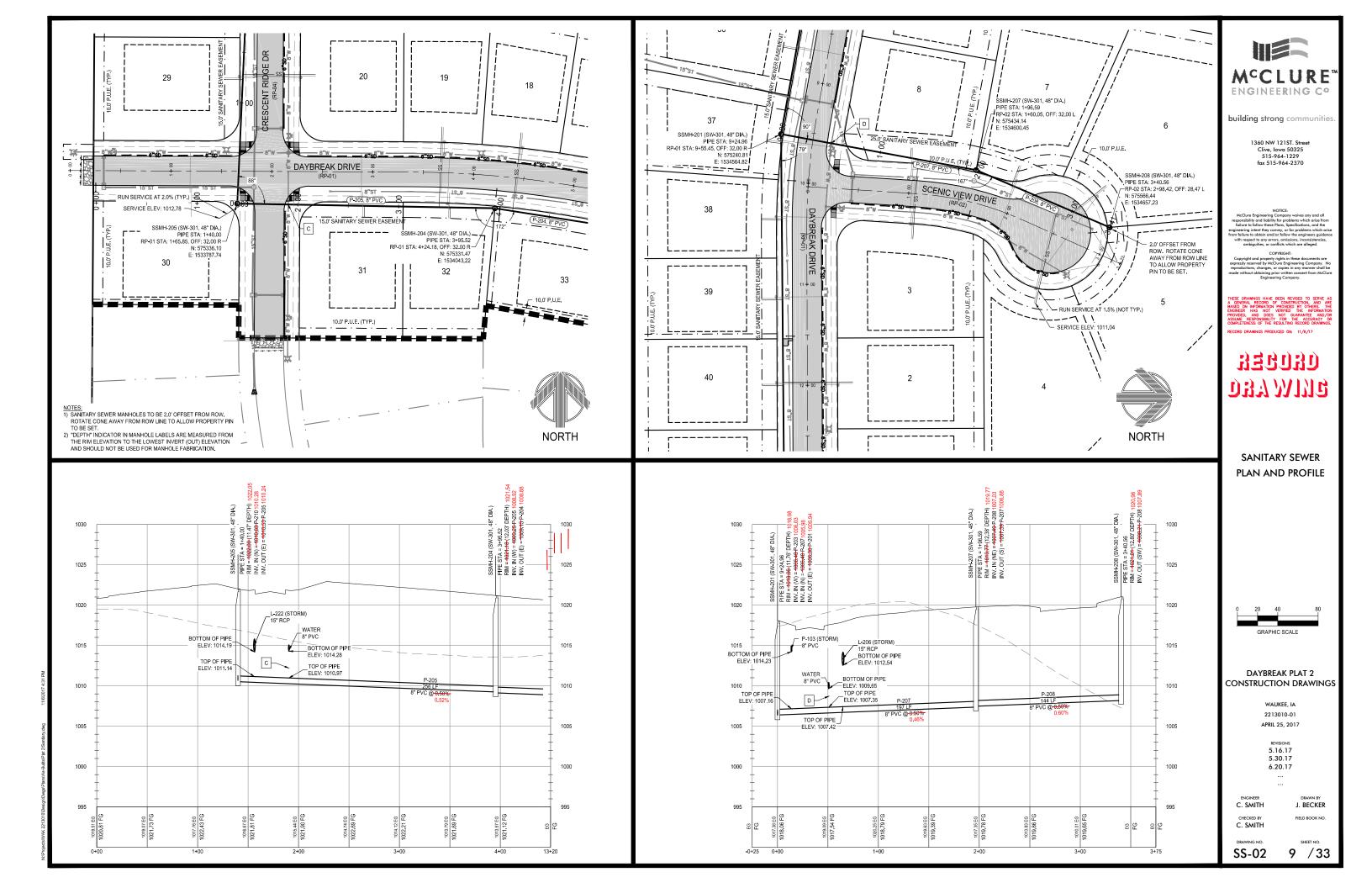


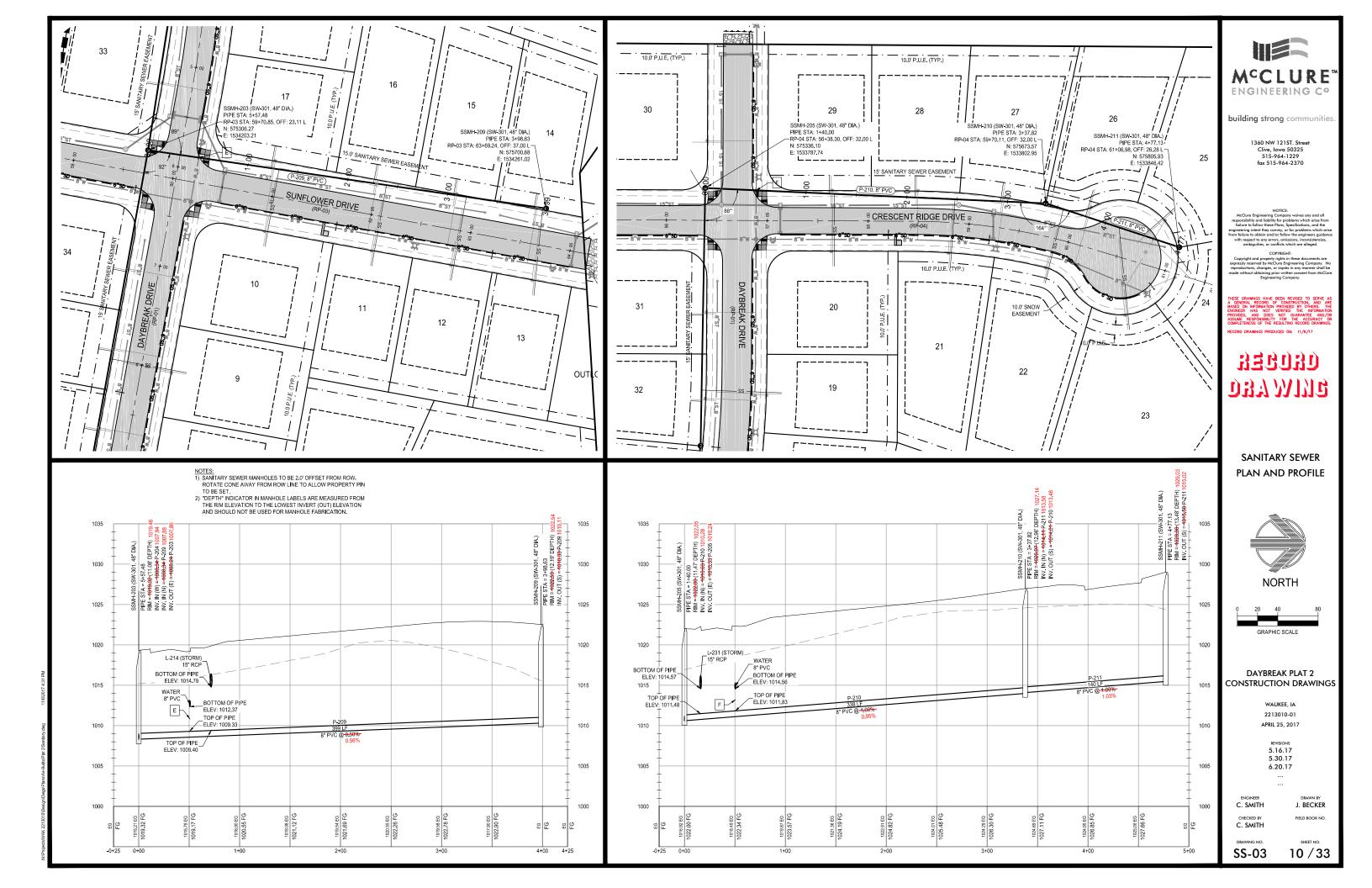


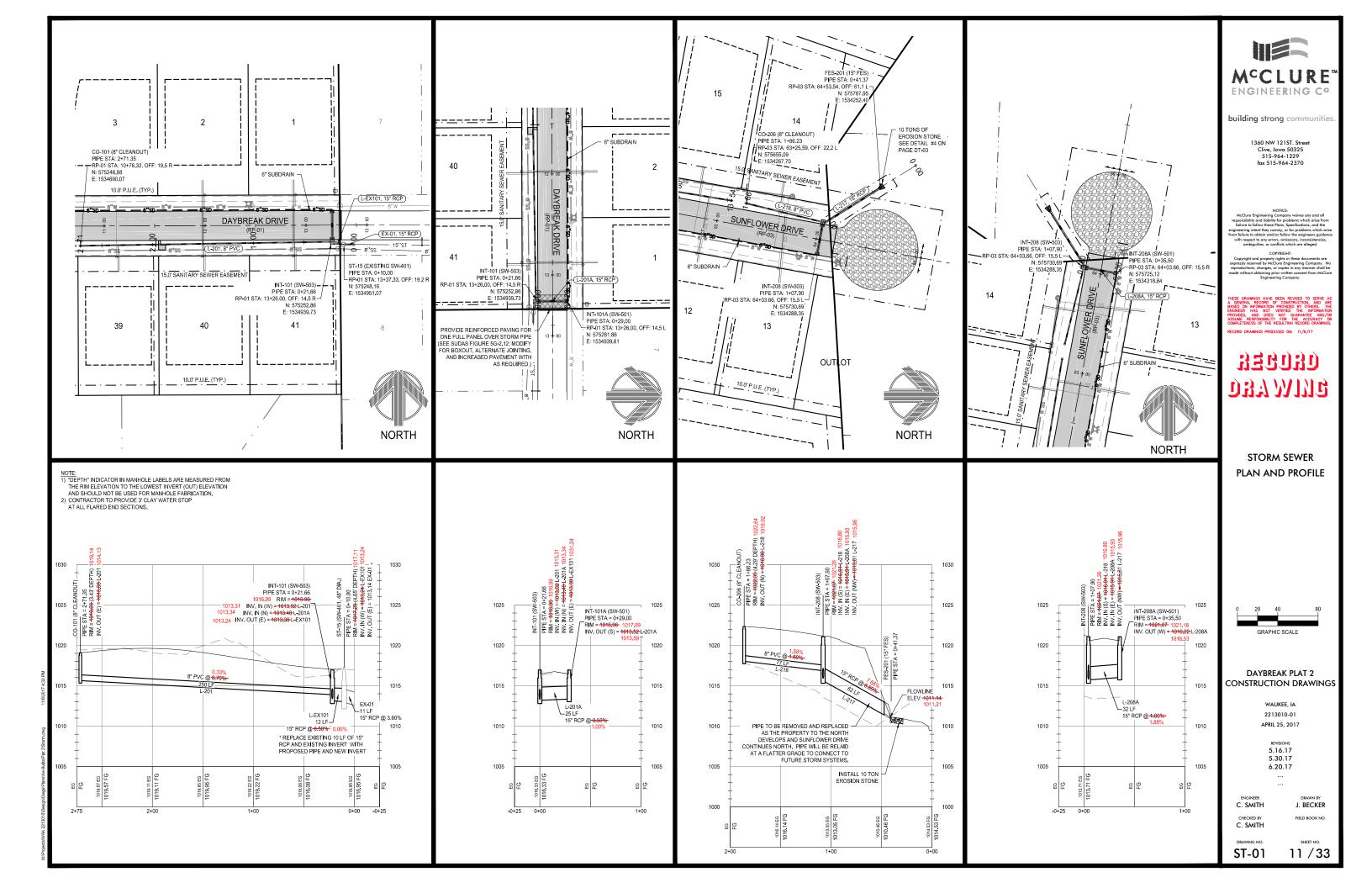


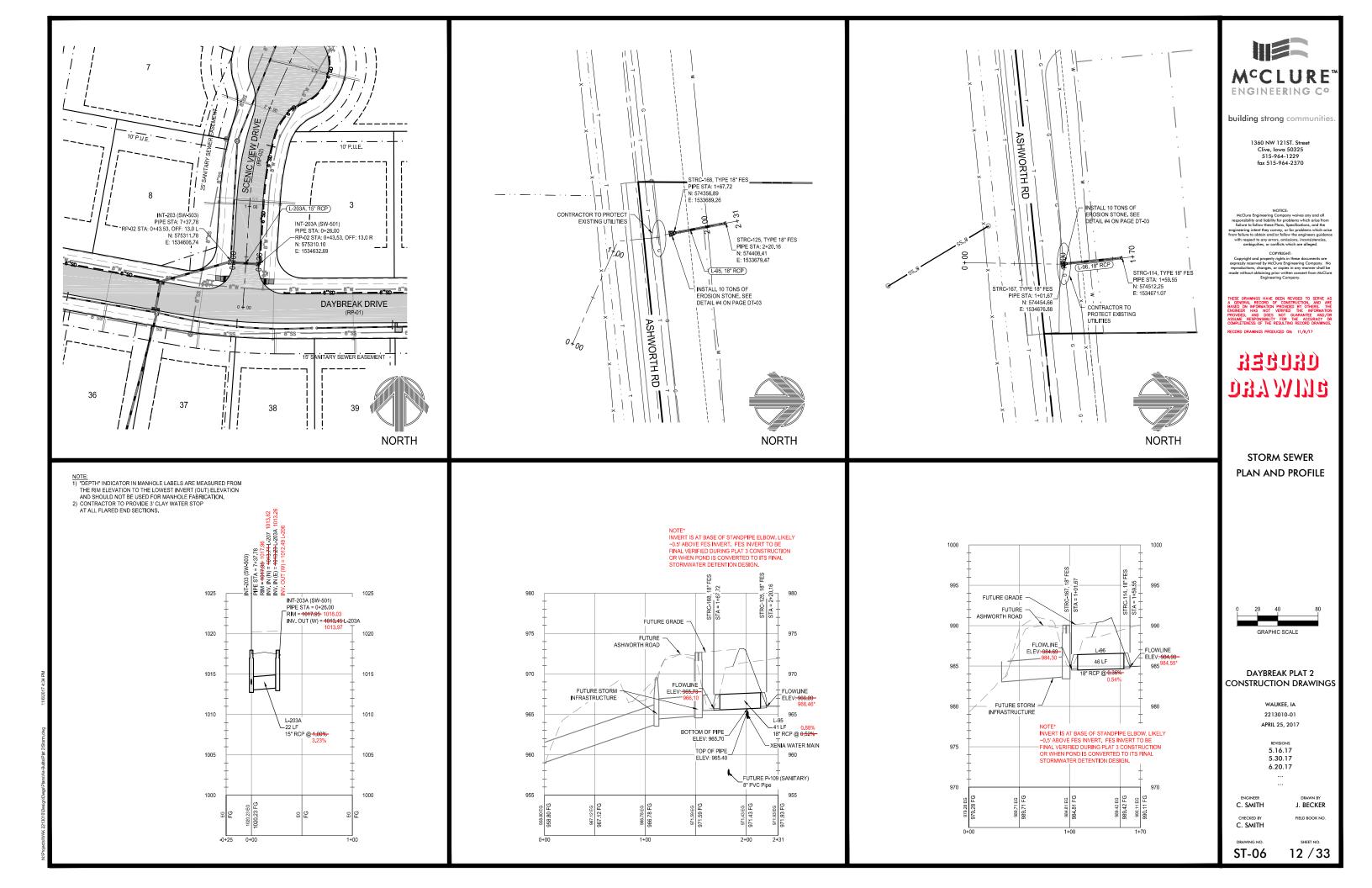


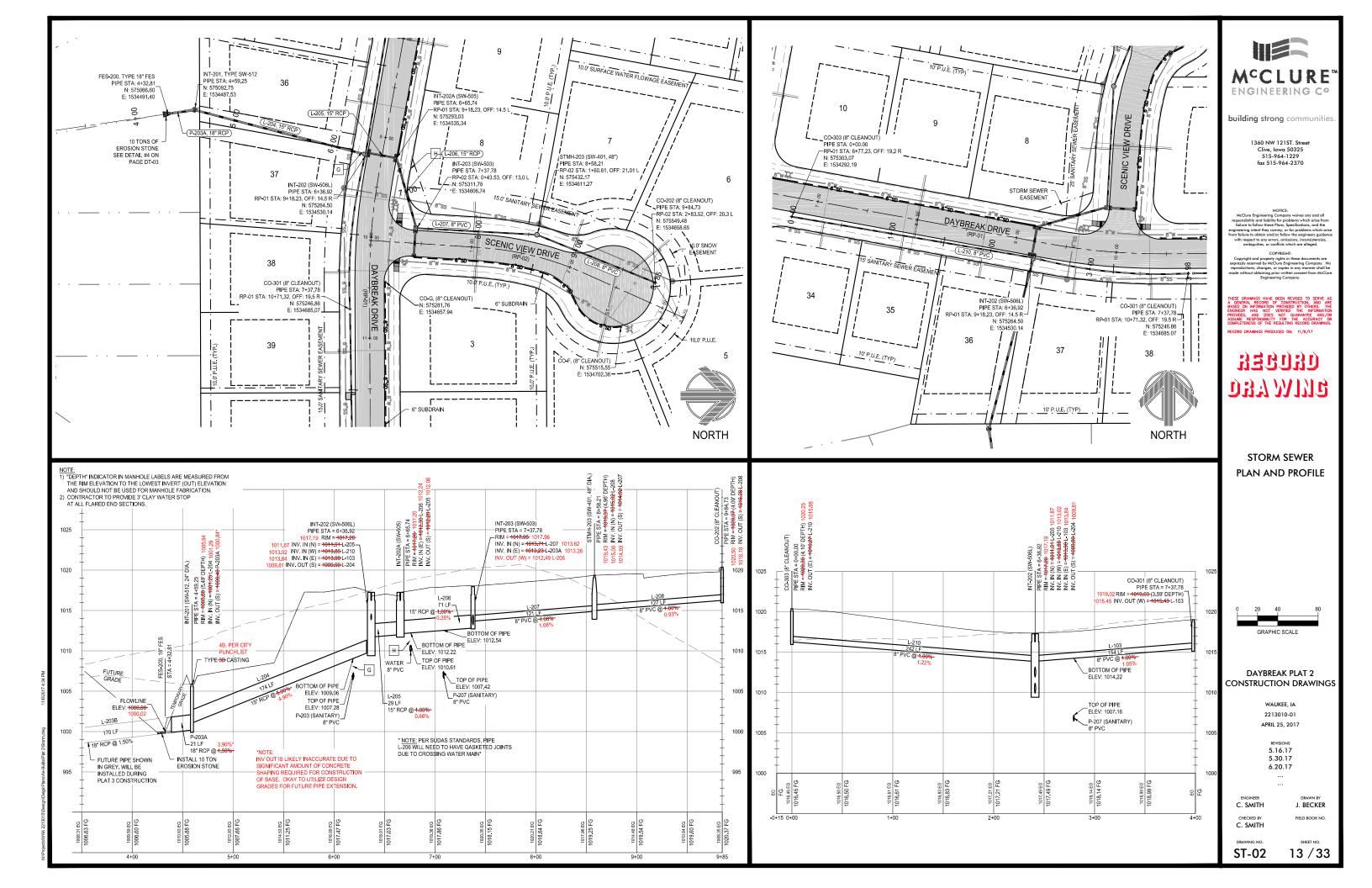


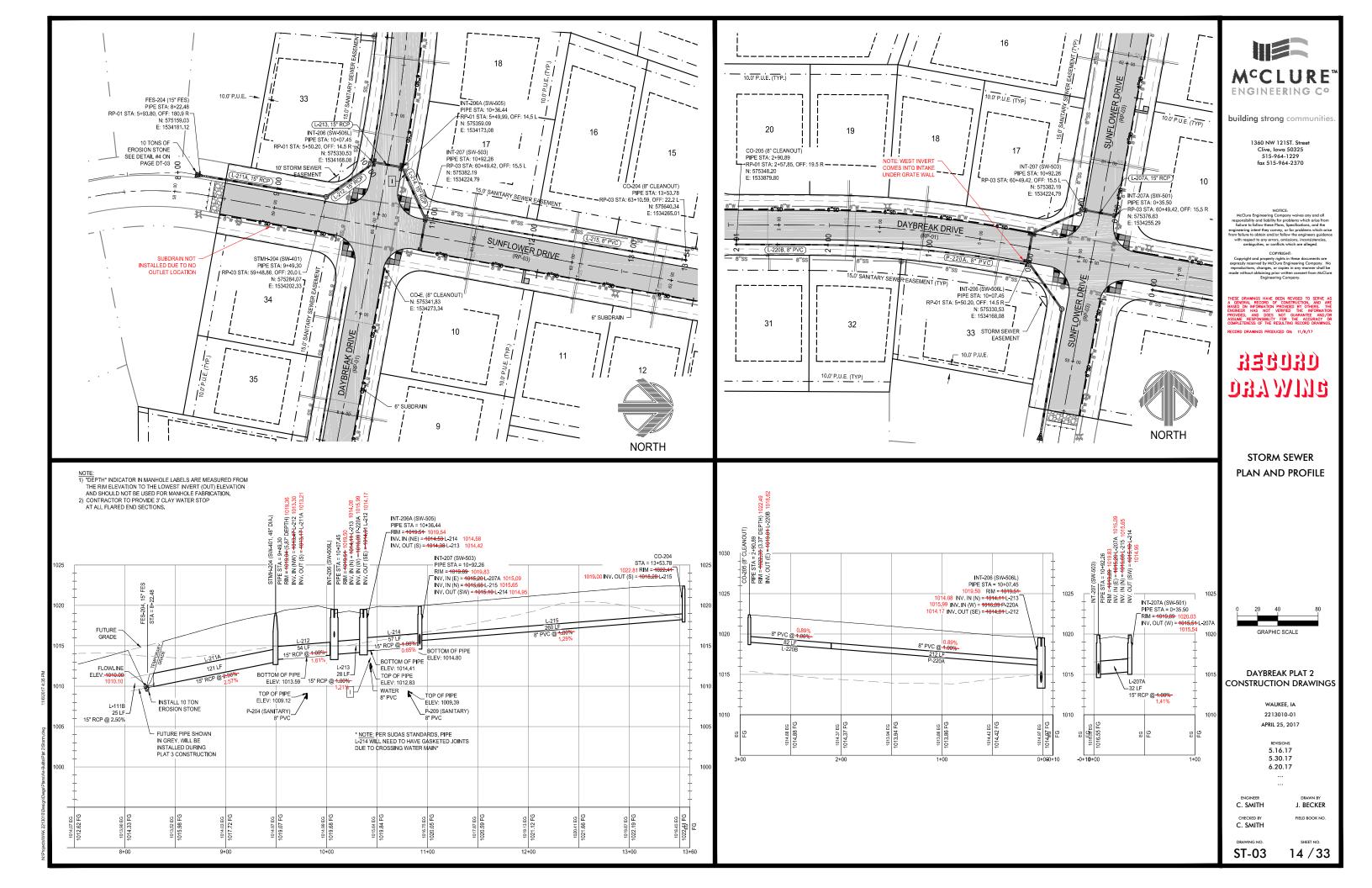


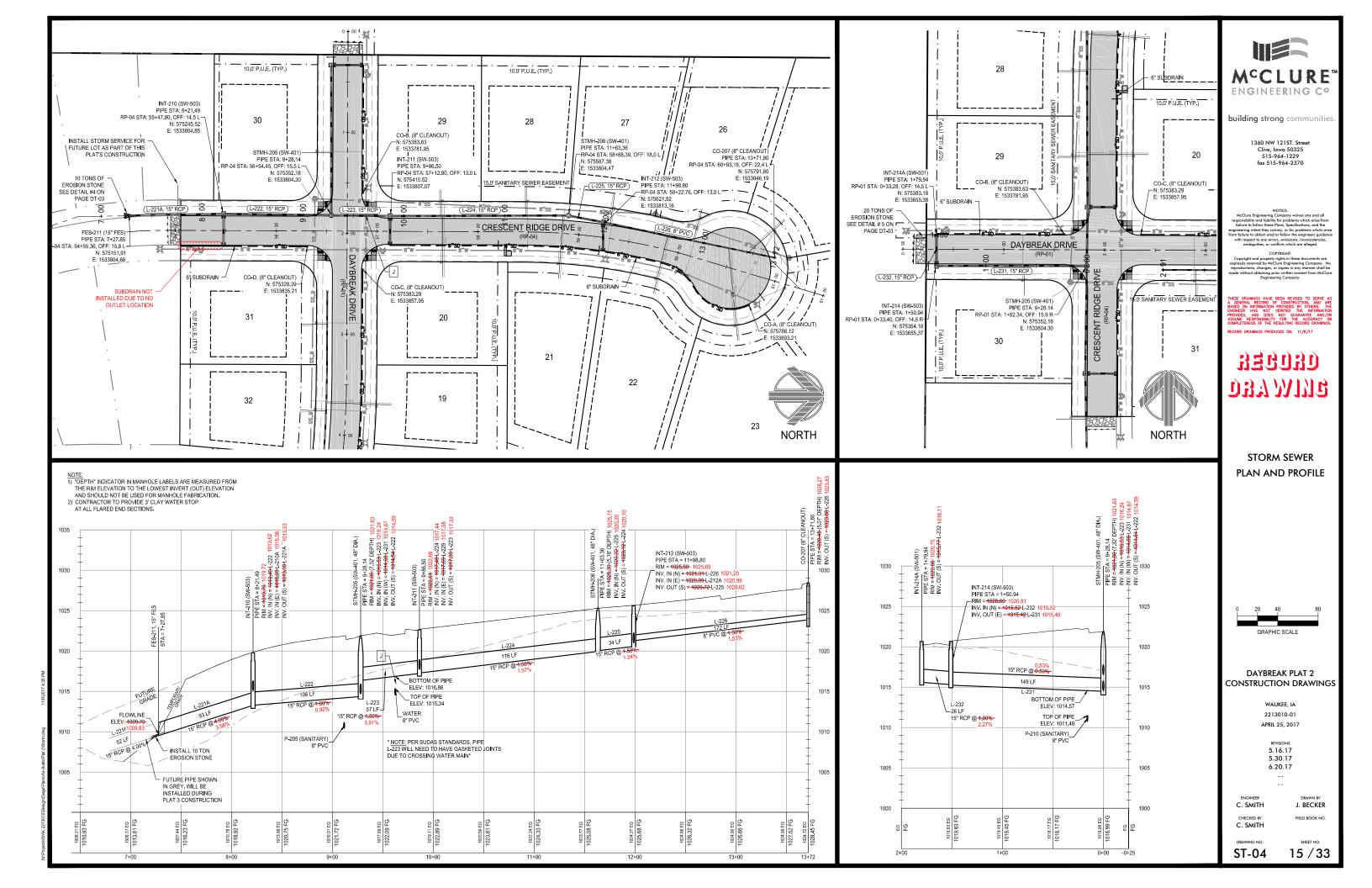


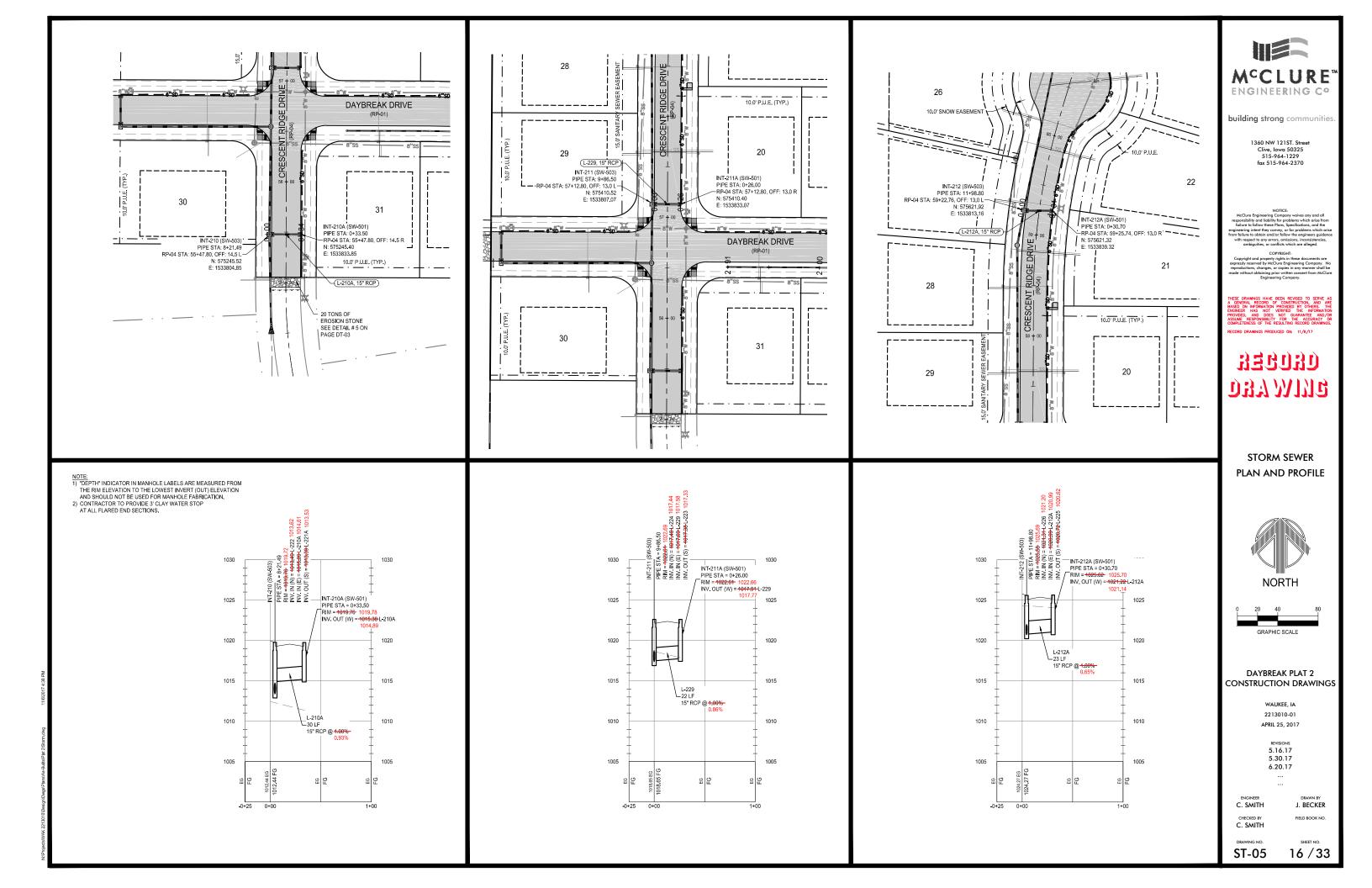


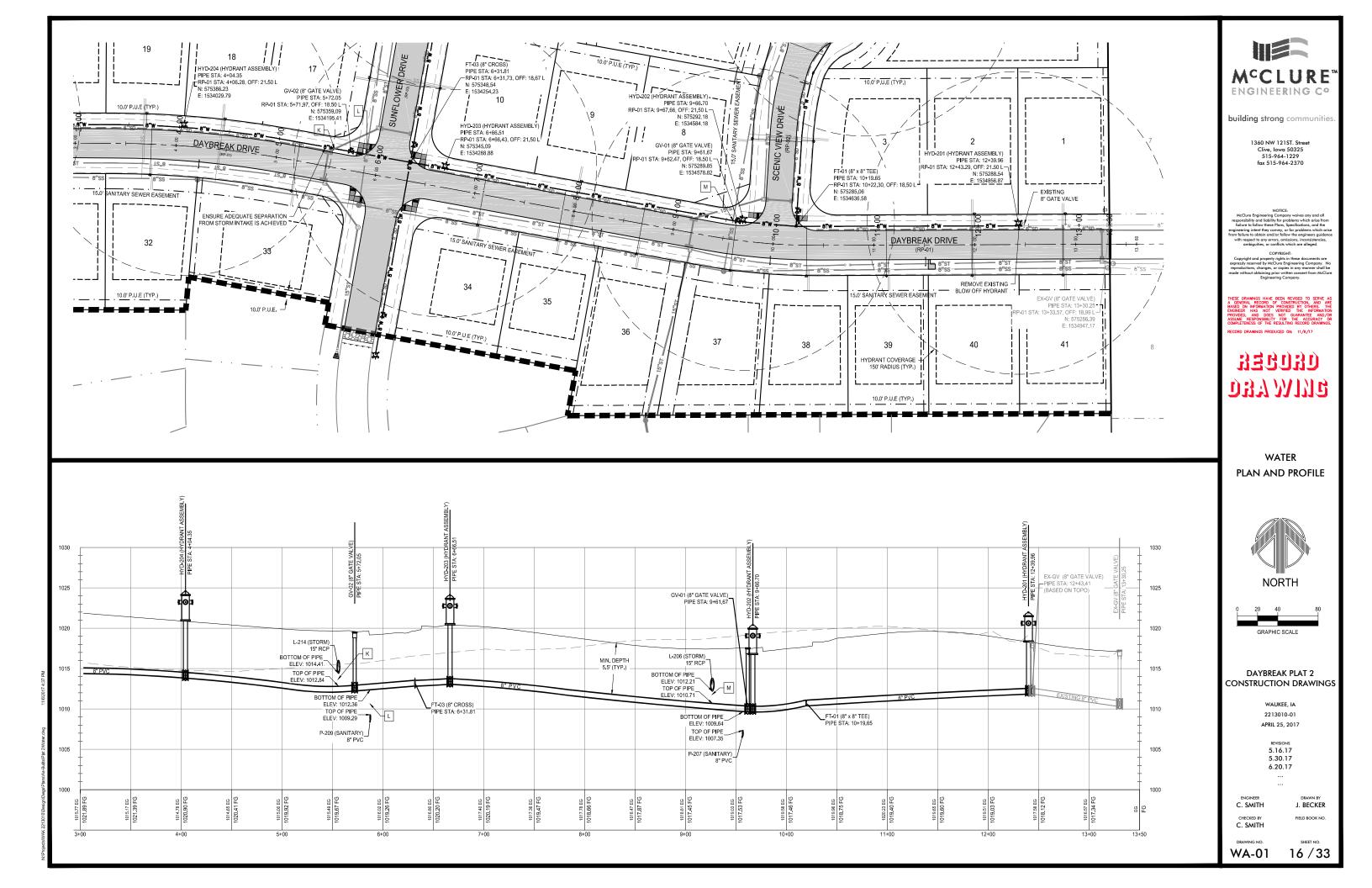


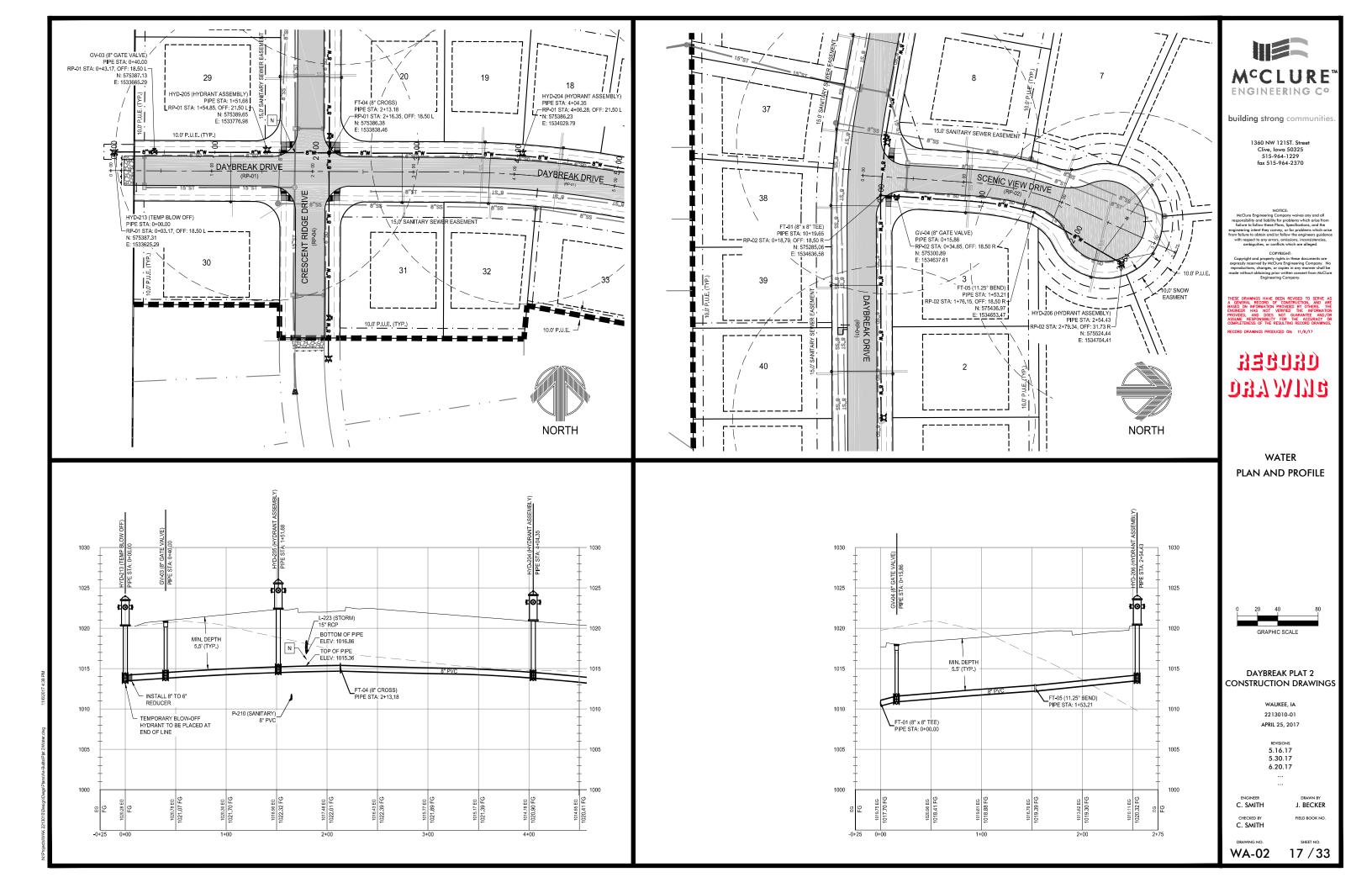


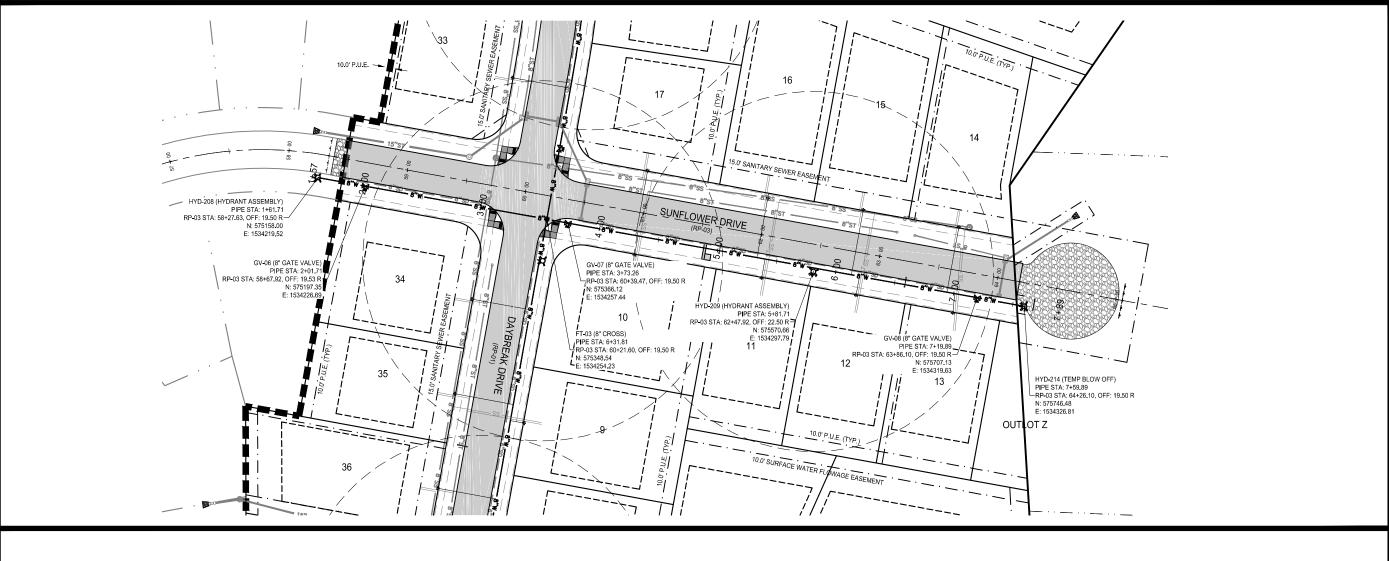














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WATER PLAN AND PROFILE







DAYBREAK PLAT 2 **CONSTRUCTION DRAWINGS**

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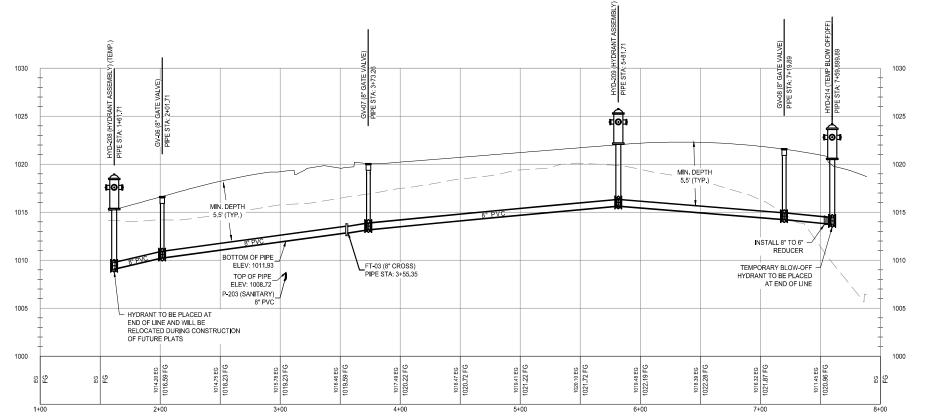
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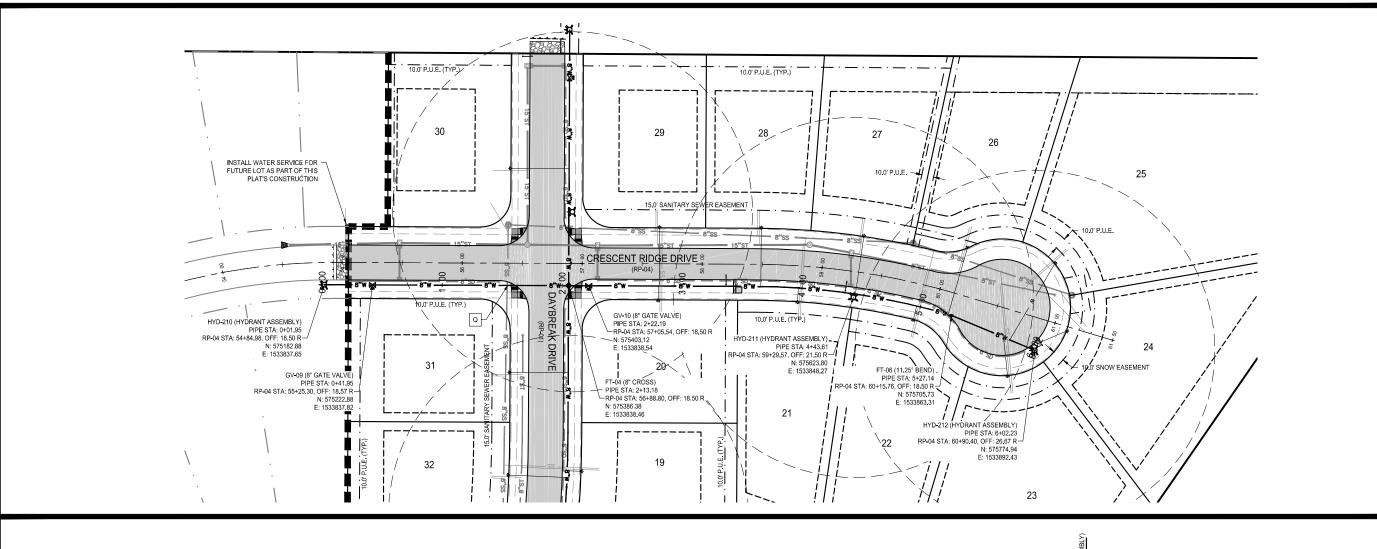
J. BECKER FIELD BOOK NO.

C. SMITH

SHEET NO.

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WATER PLAN AND PROFILE



NORTH



DAYBREAK PLAT 2 **CONSTRUCTION DRAWINGS**

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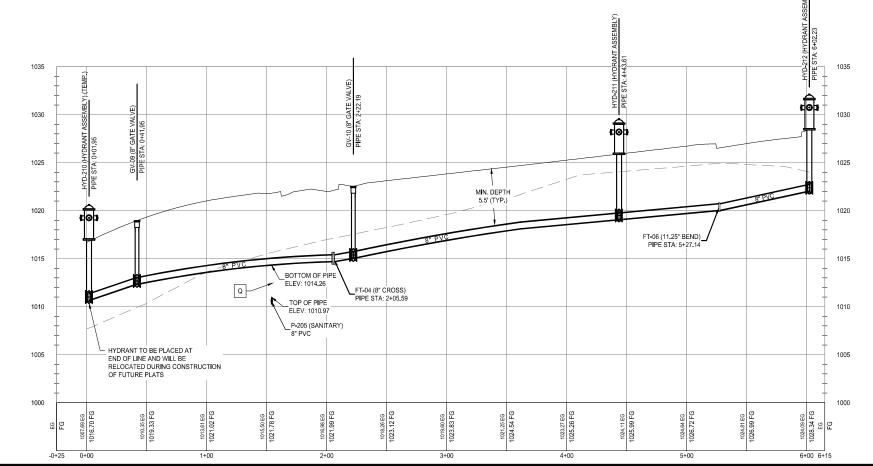
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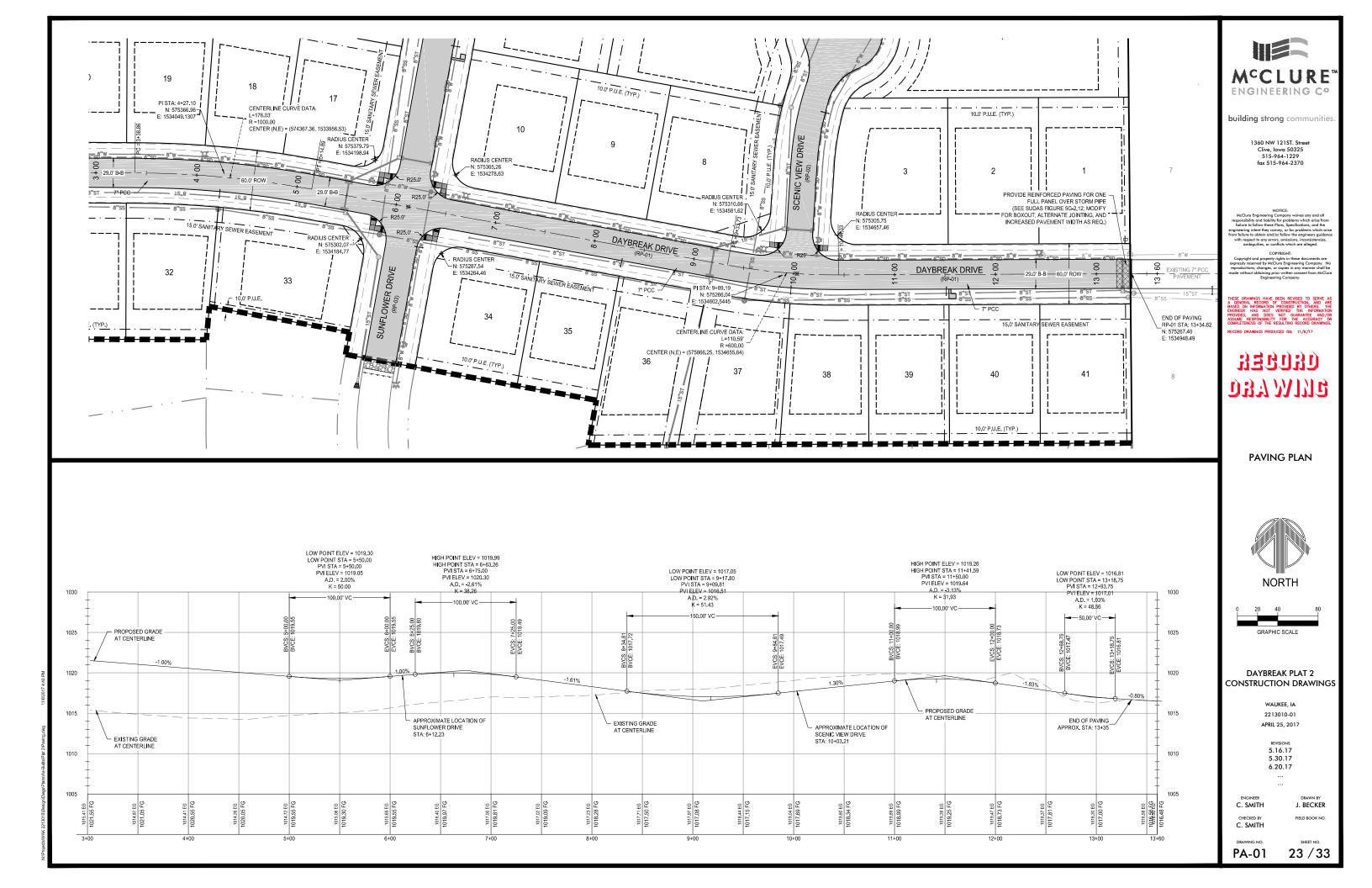
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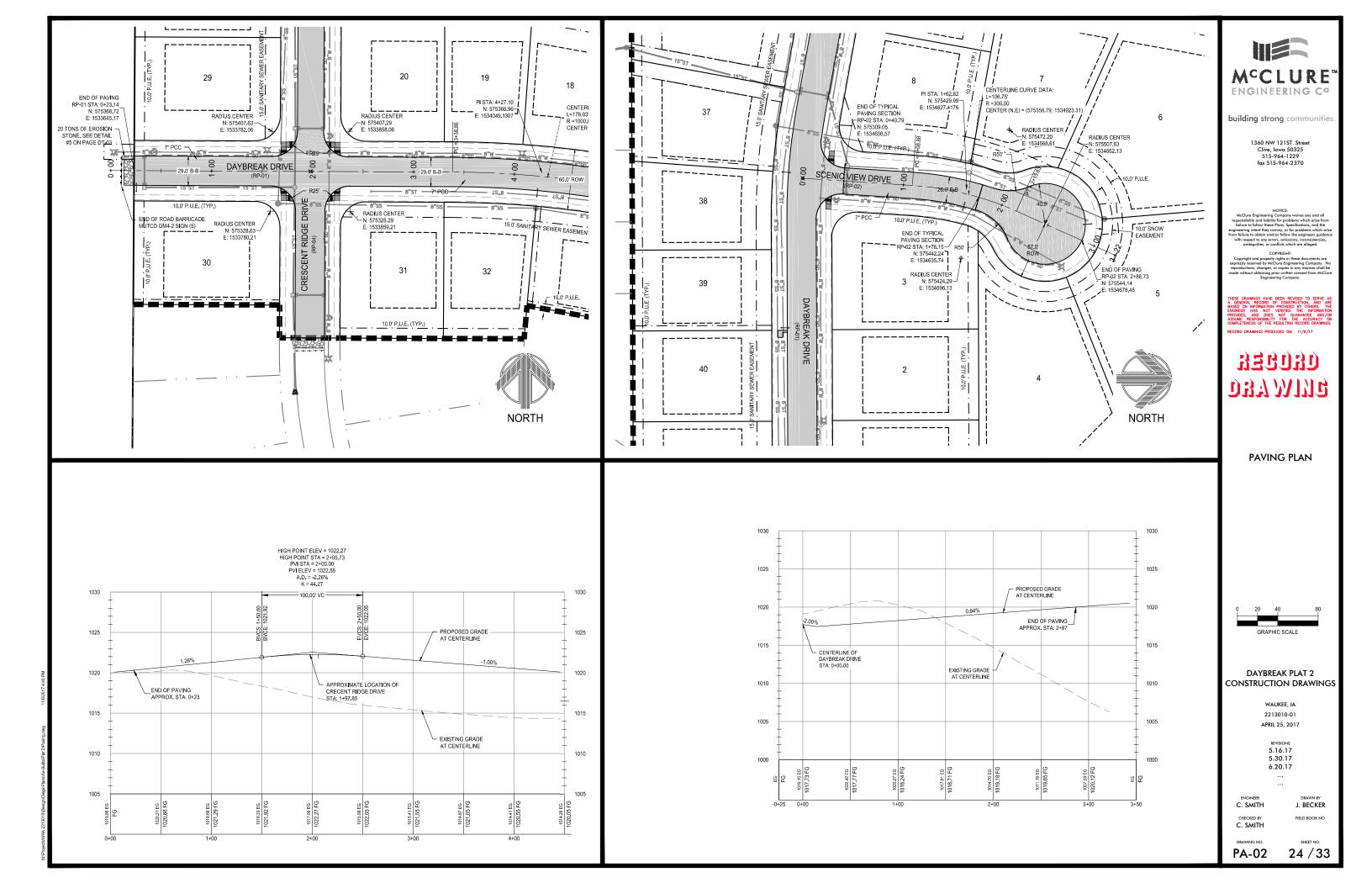
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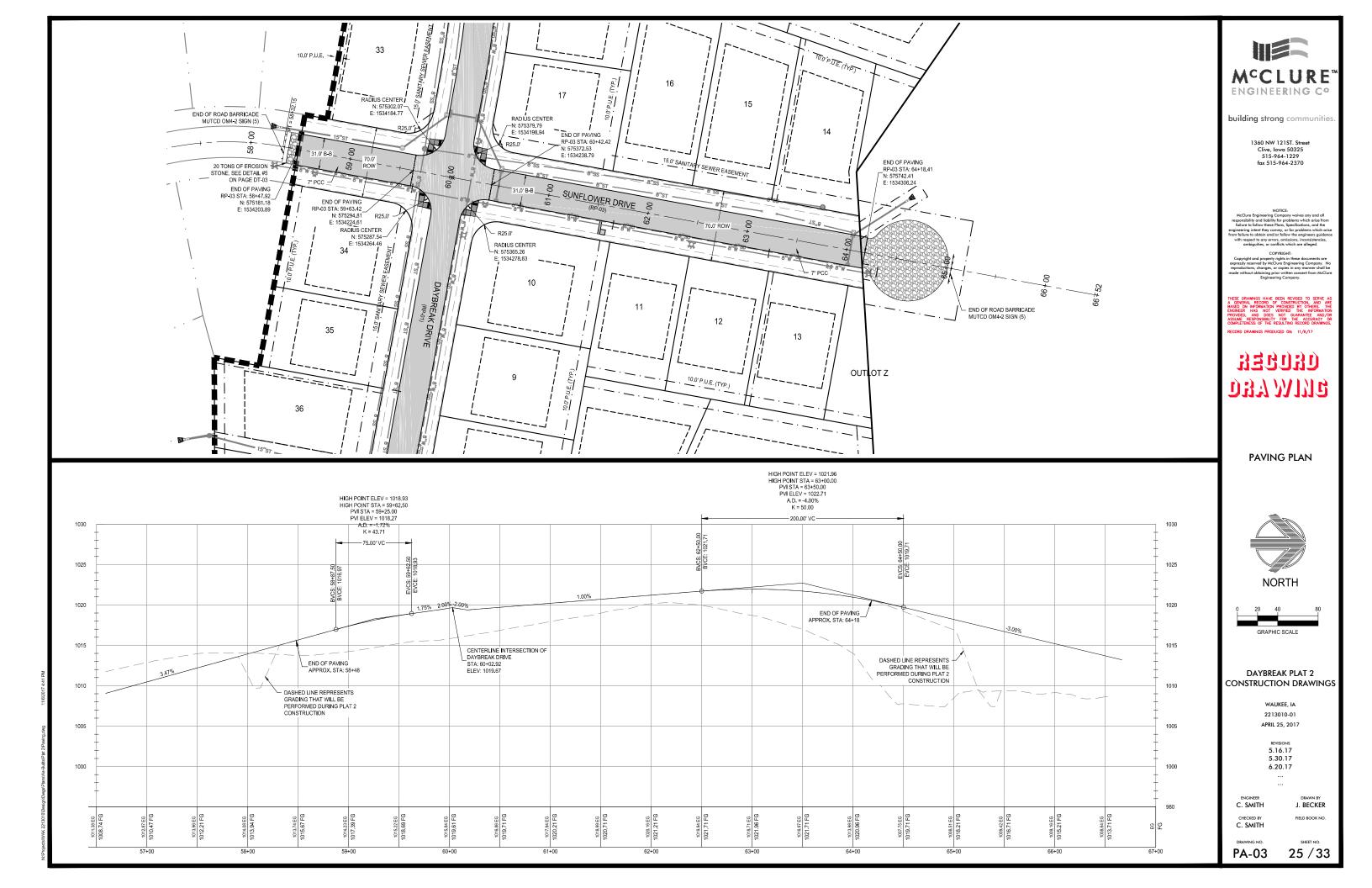
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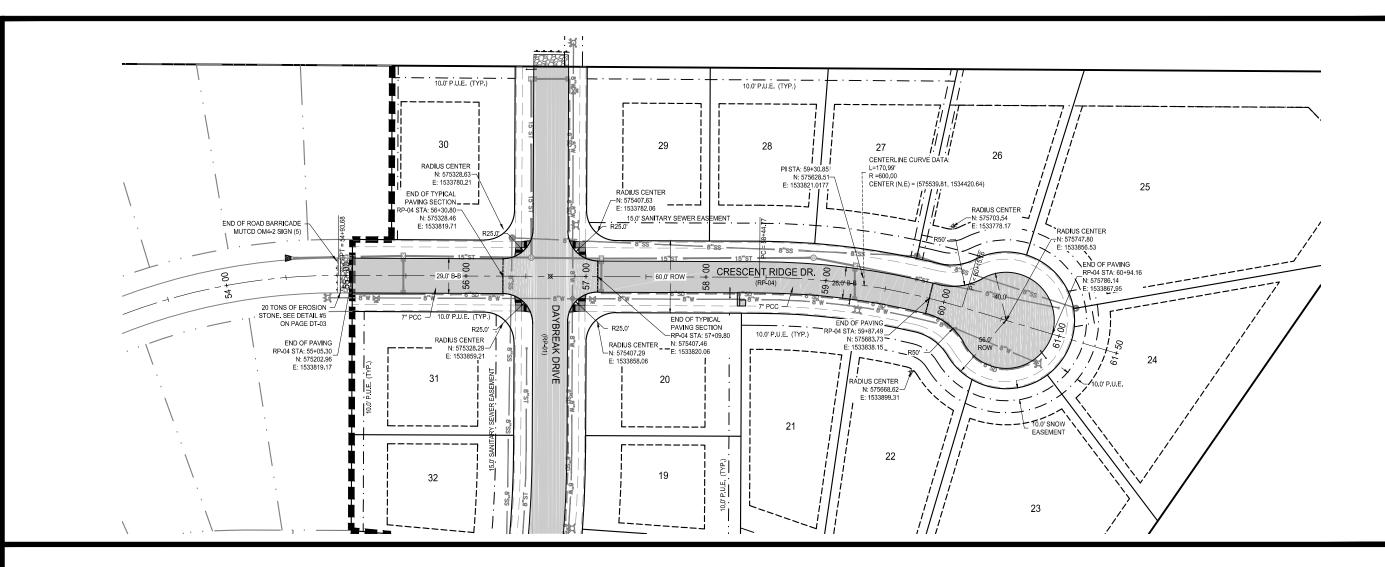
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PAVING PLAN



NORTH



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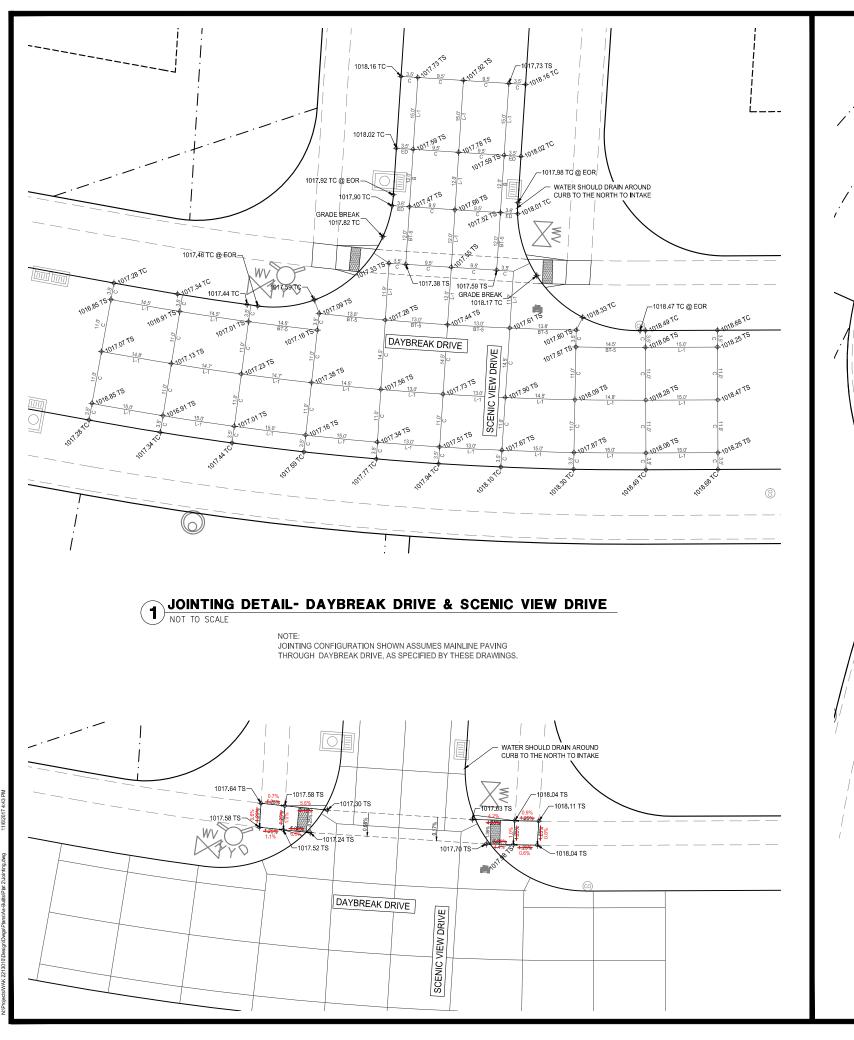
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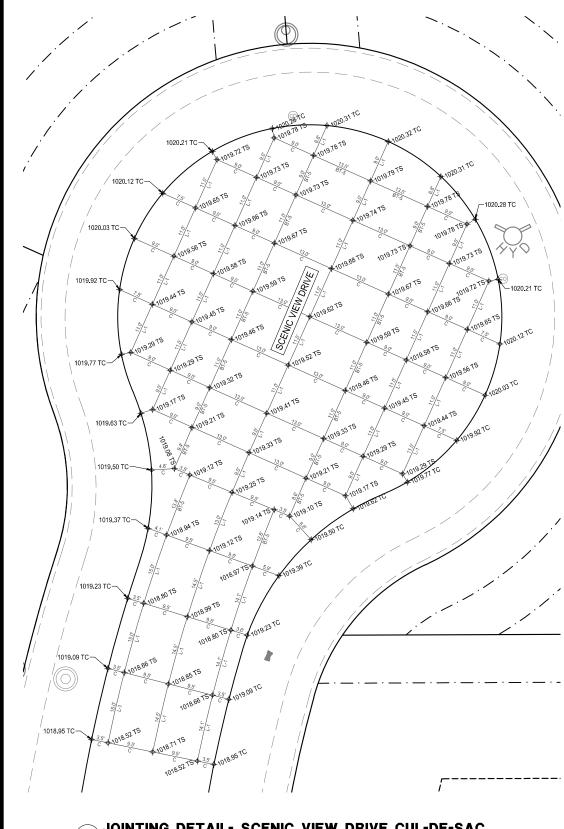
PA-04

SHEET NO. 26/33

J. BECKER FIELD BOOK NO.

1035 HIGH POINT ELEV = 1021,00 HIGH POINT STA = 56+00.00 PVI STA = 55+50.00 PVI ELEV = 1020.12 A.D. = 3.90% K = 25.66 1030 1030 PROPOSED GRADE _END OF PAVING APPROX, STA: 60+94 1025 1025 2.00%-2.00% 1.75% 1020 1020 EXISTING GRADE AT CENTERLINE 1015 1015 - CENTERLINE INTERSECTION OF DAYBREAK DRIVE STA: 56+70.30 ELEV: 1022.26 APPROX. STA: 55+05 - DASHED LINE REPRESENTS - GRADING THAT WILL BE -PERFORMED DURING PLAT 2 1010 1010 990





JOINTING DETAIL- SCENIC VIEW DRIVE CUL-DE-SAC
NOT TO SCALE

TYPICAL CROSS SECTION (INCLUDING 2.0% CROSS SLOPE) NOT CARRIED THROUGH CUL-DE-SAC. SEE PAVING SHEETS FOR END OF TYPICAL SECTION.



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JOINTING & ADA RAMP DETAILS





DAYBREAK PLAT 2 CONSTRUCTION DRAWINGS

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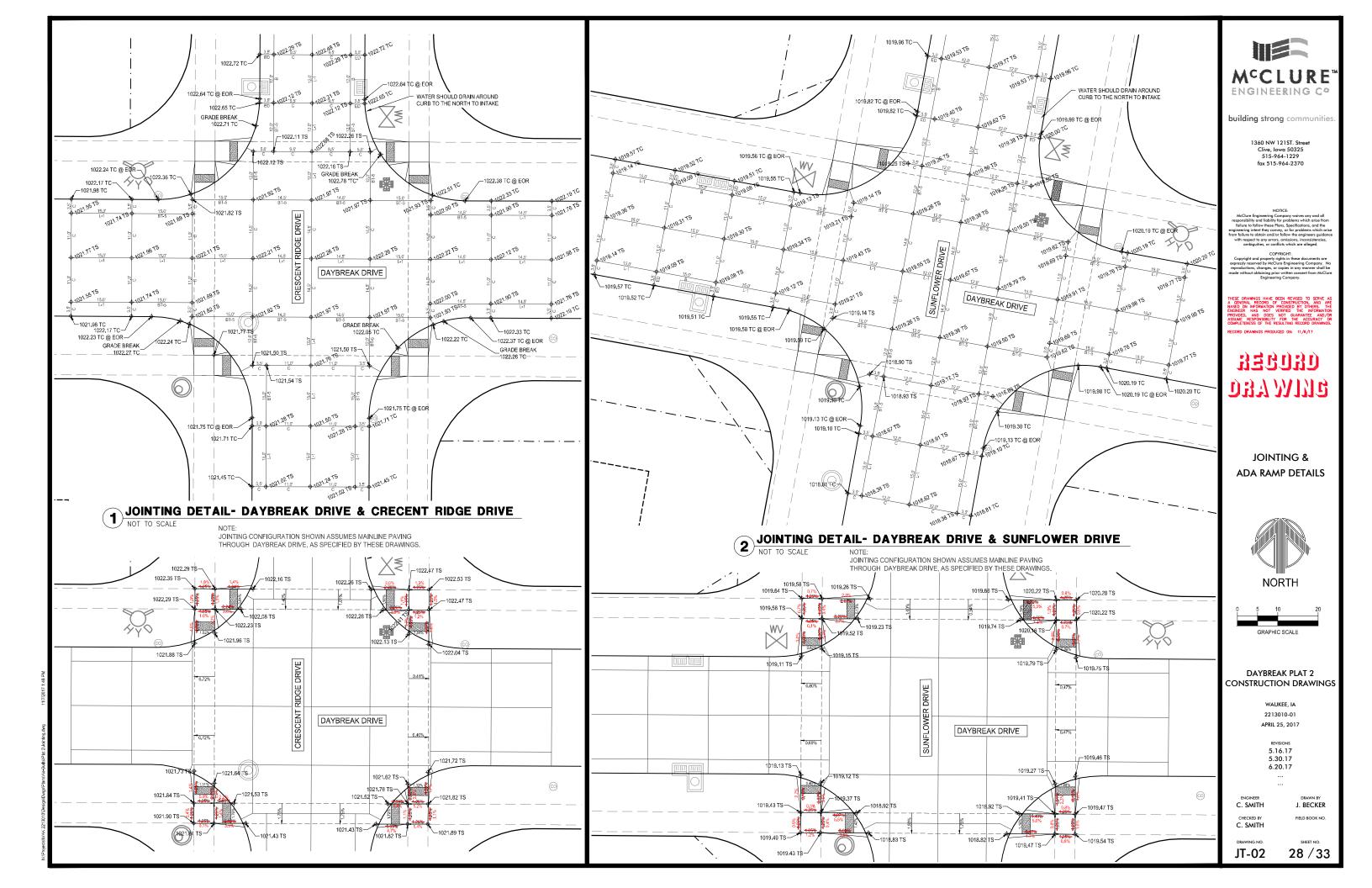
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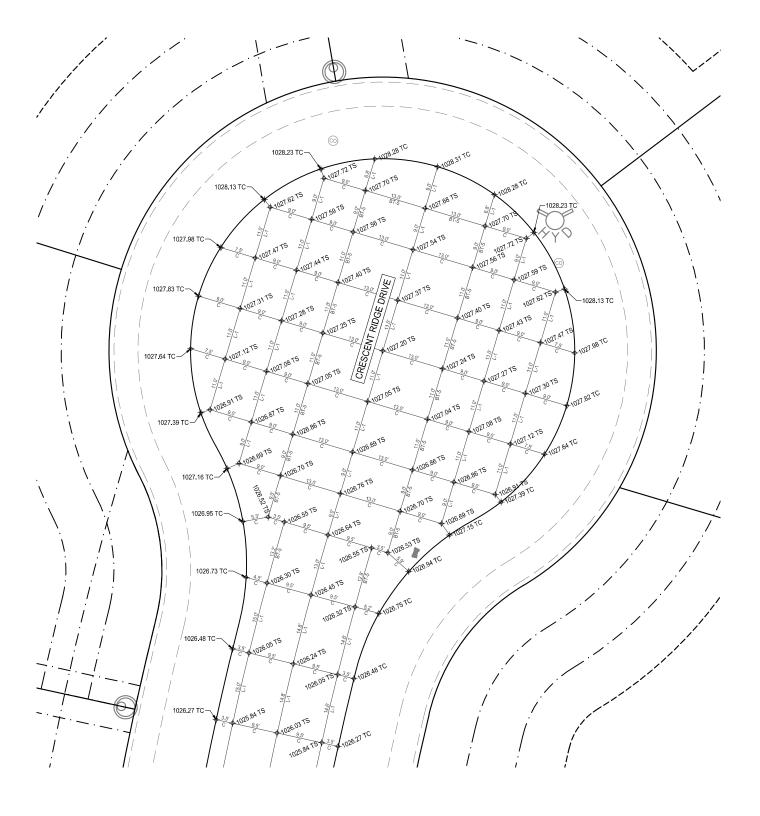
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J. BECKER FIELD BOOK NO.

C. SMITH

JT-01 27 / 33





JOINTING DETAIL- CRECENT RIDGE DRIVE CUL-DE-SAC

TYPICAL CROSS SECTION (INCLUDING 2.0% CROSS SLOPE) NOT CARRIED THROUGH CUL-DE-SAC. SEE PAVING SHEETS FOR END OF TYPICAL SECTION.



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JOINTING & ADA RAMP DETAILS





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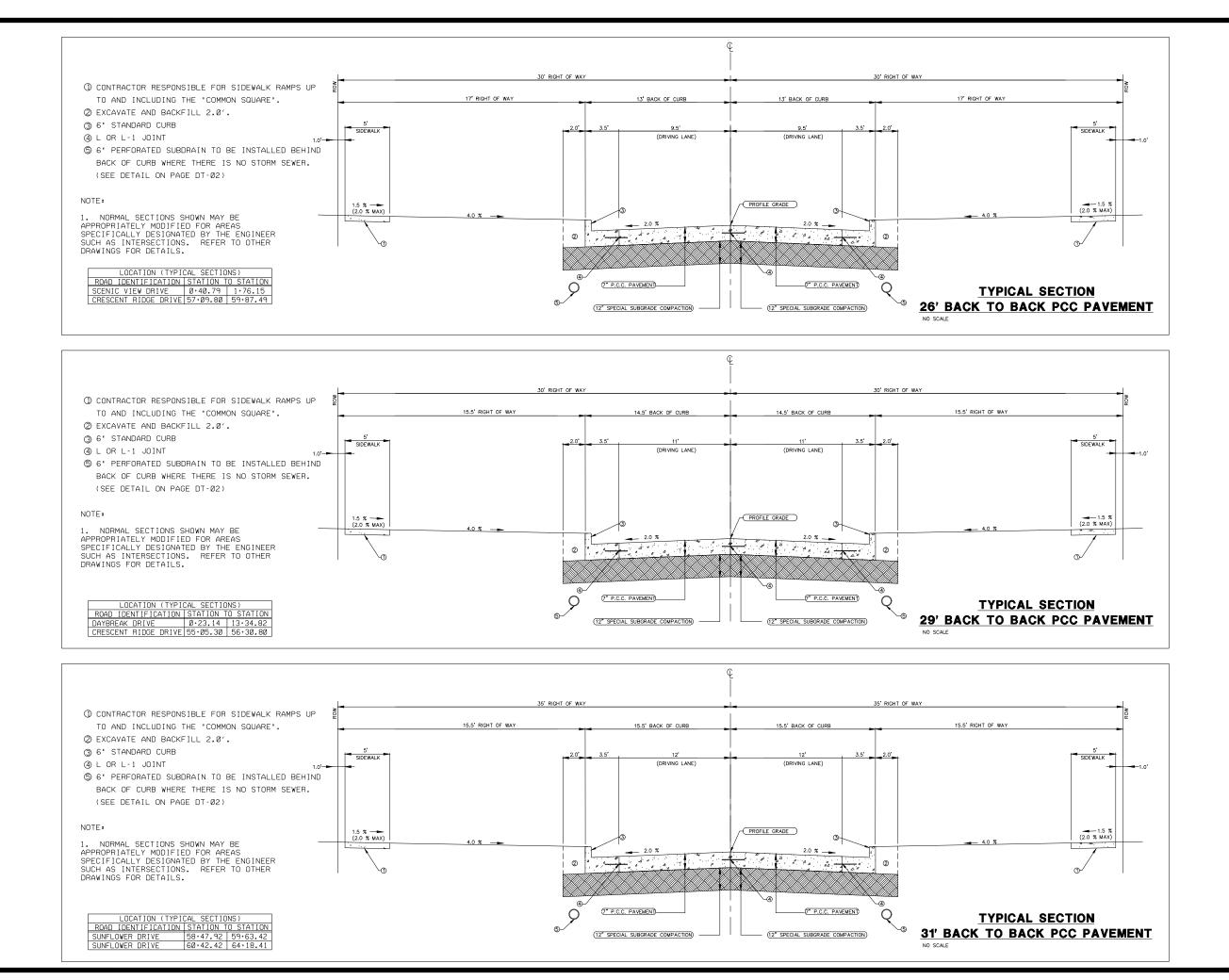
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J. BECKER C. SMITH FIELD BOOK NO.

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DETAILS

DAYBREAK PLAT 2 CONSTRUCTION DRAWINGS

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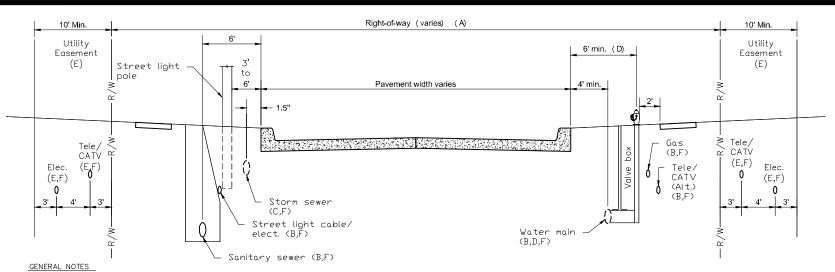
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C. SMITH

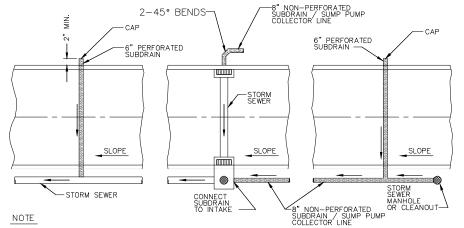
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J. BECKER

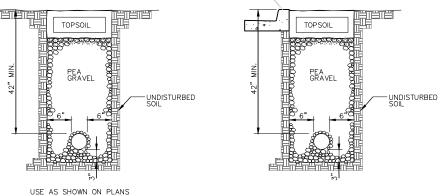
DT-01 30 / 33



- B. When utilities are in the ROW, the following should be adhered to utilities otherwise
- provided/approved:
 1. All utilities should be buried. When overhead utilities are allowed to cross the roadway, then minimum vertical clearances are 20 feet for the main cable, and 18 feet for services
 - Telephone,cable TV, and water: install on the east and south side of the road.
- Gas and electric: Install on the west and north side of the road. 4. Sanitary sewer: Install on the west and south side of the road.
- C. Storm Sewers: The normal location for a storm sewer is 1.5 feet from back of curb. When combination manholes and intakes are used, the location increases to 5 feet.
- D. Water mains, Valves, and Hydrants:
- The normal water main location is 5.5 feet behind the back of curb. In areas of combination manholes and intakes, this distance is increased to a minimum of 6 feet.
- 2. For local streets and minor collectors with limited ROW, use a 90° anchoring elbow between the hydrant tee and the valve. For maintenance purpose, the minimum distance between the centerline of the valve box and the face of the hydrant is 18 inches.



CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION



CONCRETE PAVEMENT CURB —

NOTES 1. SLOPE SUBDRAINS TO DRAIN.

CITY OF WAUKEE SUBDRAINS STD.DWG.NO.37

Utility Easement: Telephone, fiber optic, cable TV, electric, and gas lines should be located in front or rear yard easements. Normally telephone and cable TV lines are placed in rear yard easements and fiber optic, electric, and gas lines in front yard eosements. Upon approval of the jurisdiction, these utilities may be placed in the right of way at the alternative location when easements do not exist.

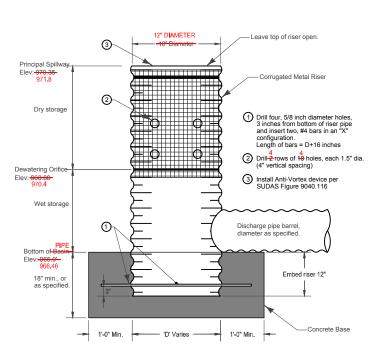
F. Depth of bury:

Cable TV (CATV): 3 feet minimum.

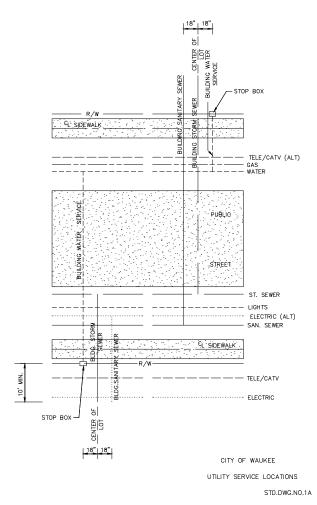
Electric (Elec.): The recommended depth of bury for electric cable is 4 feet. The minimum depth of bury for electric lines as per the National Electric Safety Code is:

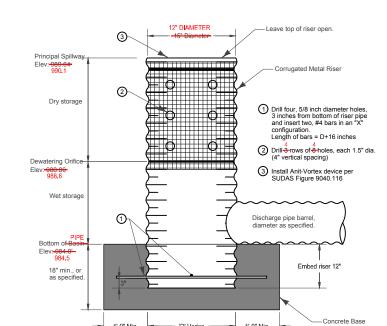
8kV to 5kV cable - 30 inches minimum. Up to 600-volt cable - 24 inches minimum. Street light cable - 18 inches minimum. Gas: 3 feet minimum. Water: varies Sanitry Sewer: Varies Storm sewer: Varies. Approximately 4 feet. Telephone (Tele.)/Fiber optic (F.O.): 3 feet minimum.

UTILITY SERVICE DETAILS NOT TO SCALE











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DETAILS

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> > 5.16.17 5.30.17 6.20.17

> > > J. BECKER

FIELD BOOK NO.

C. SMITH

C. SMITH

SHEET NO. **DT-02** 31/33

NOTES:

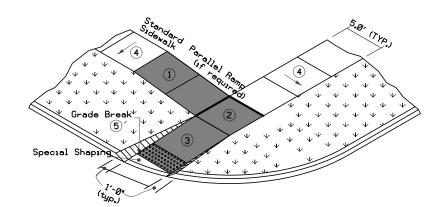
- Cluster Mailbox to be located on the no parking/street light side of street.
- 2 Do not locate at intersection
- 3. Locate near shared property line per approved plan.
- 4. Determine sidewalk side of mailbox pad elevation assuming constant 4% slope from back of curb to sidewalk side of mailbox pad. Resulting slope from back of curb to street side of mailbox pad will be greater than 4%. For example, for a 29' wide pavement with a 60' wide R.O.W. and a 2% mailbox pad cross slope, the resulting slope from the back of curb to the street side of mailbox pad is 6.2%.
- QUANTITY AND LOCATIONS NOT DETERMINED AS OF THIS PRINTING.

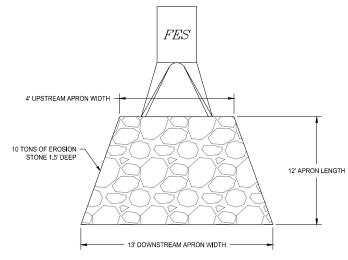
MAILBOX PAD (STD.DW.NO.28) NOT TO SCALE, PLAN VIEW

7 ½"
3" 4 ½"
2"R

6" STANDARD CURB (STD.DWG.NO.23)

6" CURB





FES - RIP RAP DETAILS

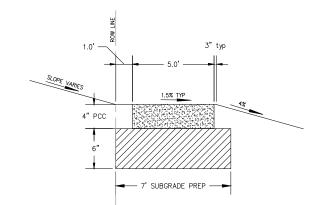
1 Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

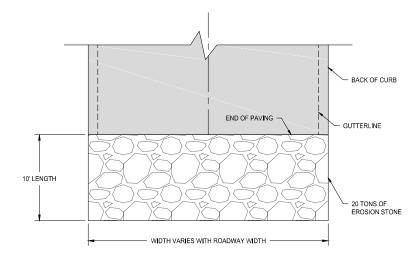
- ② Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- (3) Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- 4 Target cross slope of 1.5% with a maximum cross slope of 2.0%.

NOT TO SCALE

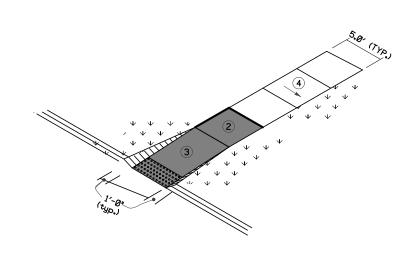
(5) Match pedestrian street crossing cross slope or flatter.



3 5' SIDEWALK CROSS SECTION



5 END OF PAVING - RIP RAP DETAILS



SIDEWALK RAMP DETAILS

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DAYBREAK PLAT 2 CONSTRUCTION DRAWINGS

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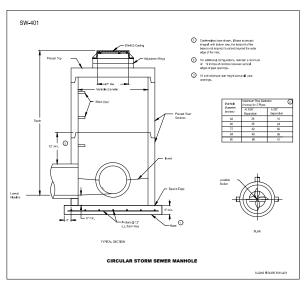
ENGINEER
C. SMITH

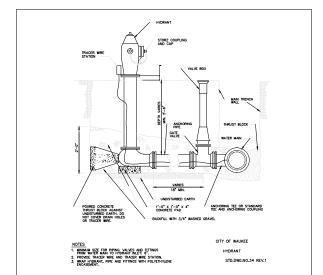
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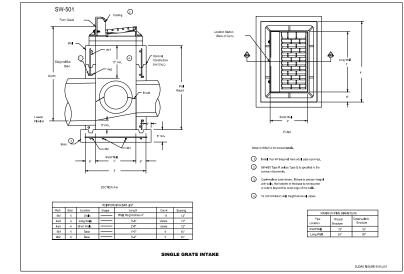
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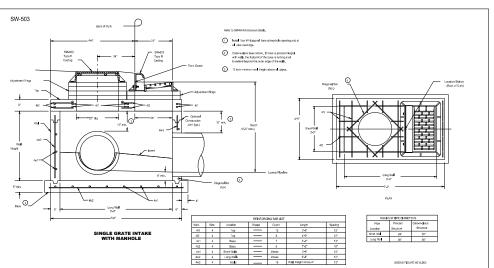
J. BECKER
FIELD BOOK NO.

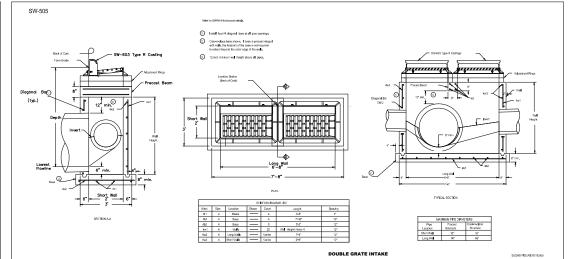
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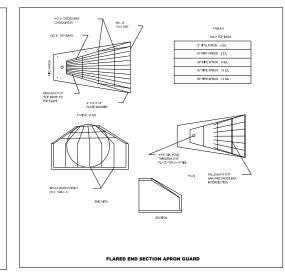


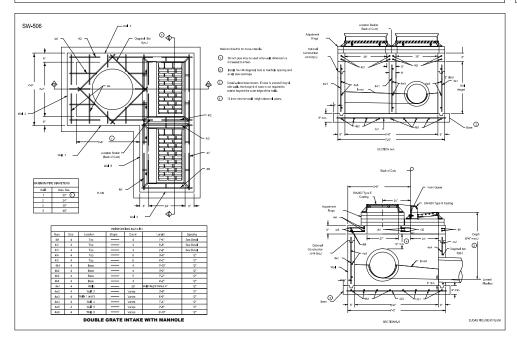


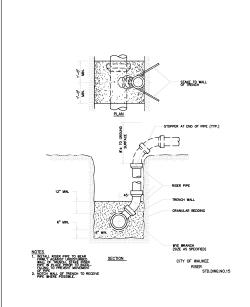


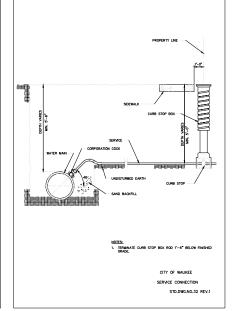


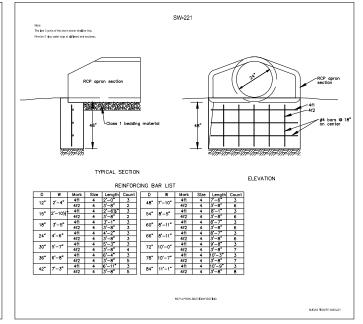














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CHUWAKU

DETAILS

DAYBREAK PLAT 2 CONSTRUCTION DRAWINGS

> WAUKEE, IA 2213010-01 APRIL 25, 2017

> > 5.16.17 5.30.17 6.20.17

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