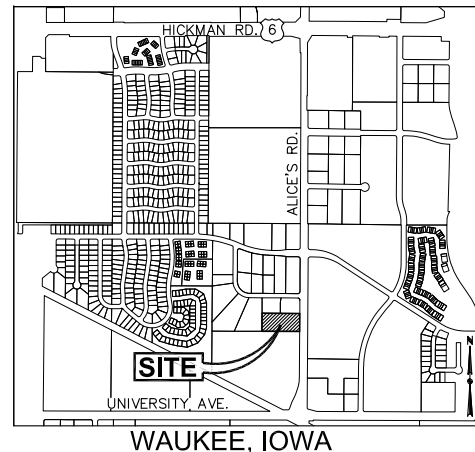


SITE PLAN FOR: FIREPLACE & STONE CENTER

850 SE ALICE'S ROAD WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	DIMENSION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	DECIDUOUS TREE
TYPE SW-506 STORM INTAKE	CONIFEROUS TREE
TYPE SW-513 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-401 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-402 STORM MANHOLE	ELECTRIC POWER POLE
TYPE SW-301 SANITARY MANHOLE	GUY ANCHOR
STORM/SANITARY CLEANOUT	STREET LIGHT
WATER VALVE	POWER POLE W/ TRANSFORMER
FIRE HYDRANT ASSEMBLY	UTILITY POLE W/ LIGHT
SIGN	ELECTRIC BOX
DETECTABLE WARNING PANEL	ELECTRIC TRANSFORMER
STORM SEWER STRUCTURE NO.	ELECTRIC MANHOLE OR VAULT
STORM SEWER PIPE NO.	TRAFFIC SIGN
SANITARY SEWER STRUCTURE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER PIPE NO.	TELEPHONE MANHOLE/VAULT
SANITARY SEWER WITH SIZE	TELEPHONE POLE
SANITARY SERVICE	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
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

LEGAL DESCRIPTION

LOT 3, WESTGATE BUSINESS PARK PLAT 3, AN OFFICIAL PLAT OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ZONING

PD (PLANNED DEVELOPMENT OVERLAY DISTRICT)
M-1A (LIMITED LIGHT INDUSTRIAL)

PROJECT SITE ADDRESS

850 SE ALICE'S ROAD
WAUKEE, IOWA 50263

DEVELOPMENT SUMMARY

SITE AREA: 2.95 ACRES (128,798 SF)

SETBACKS:

FRONT: 30'
SIDE: NONE
REAR: 35'

OPEN SPACE:

TOTAL SITE:	= 128,798 SF
BUILDING	= 10,230 SF
PAVED ROADWAY/ PARKING LOT	= 32,777 SF
UNPAVED STORAGE AREA	= 17,240 SF
OPEN SPACE PROVIDED	= 68,551 SF (53%)

PARKING REQUIREMENT:

4 SPACES PER 1,000 SF OF RETAIL	= 27 SPACES
1 SPACE PER 1,000 SF OF WAREHOUSE	= 4 SPACES

TOTAL REQUIRED	= 31 SPACES (TOTAL)
VAN ACCESSIBLE SPACE	= 1 SPACE
ACCESSIBLE SPACE	= 1 SPACE

TOTAL PROVIDED	= 31 SPACES (TOTAL)
VAN ACCESSIBLE SPACE	= 1 SPACE
ACCESSIBLE SPACE	= 1 SPACE

DATE OF SURVEY

JANUARY 2011

BENCHMARKS

BM#1 - NW BURY BOLT ON HYDRANT 300'± WEST OF SE ALICE'S RD & NORTH SIDE OF SE FRONTIER AVE. 60' SW OF ANYTIME FITNESS.
ELEVATION=1045.67

BM#2 - NW BURY BOLT ON HYDRANT 600'± WEST OF SE ALICE'S RD & NORTH SIDE OF SE FRONTIER AVE. 30' SW OF THE LITCHERY BLDG.
ELEVATION=1041.60

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = JULY 2011
ANTICIPATED FINISH DATE = DECEMBER 2011

OWNER

LUMBERMAN'S
ATTN: JEFF FUNK
13709 INDUSTRIAL ROAD
OMAHA, NE 68137
PH. (402) 894-2222
FX. (402) 894-2262

APPLICANT

DOWNING CONSTRUCTION
ATTN: JUSTIN BROWN
2500 W. 2ND AVENUE
INDIANOLA, IOWA 50215
PH. (515) 961-5386
FX. (515) 961-0468

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
ATTN: BOB GIBSON
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
ATTN: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

FIRST SUBMITTAL:	4/04/11
SECOND SUBMITTAL:	5/13/11
THIRD SUBMITTAL:	5/31/11
FOURTH SUBMITTAL:	6/09/11



UTILITY WARNING

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 PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 1101.016

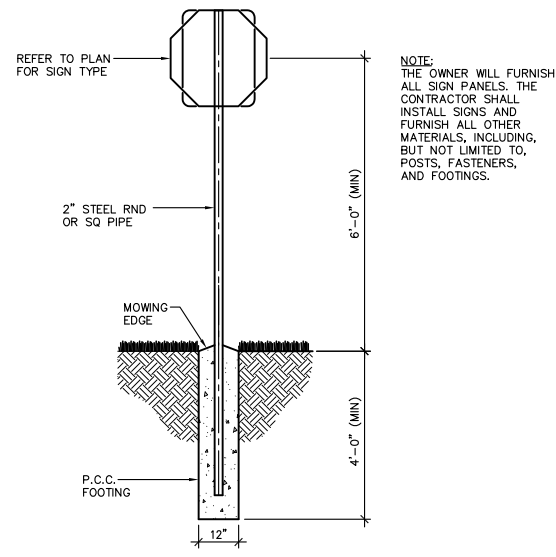
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE CONCESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

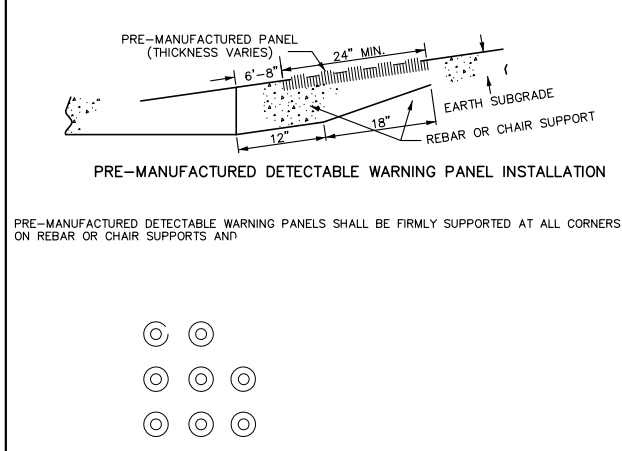
THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE WAUKEE STANDARD SPECIFICATIONS, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

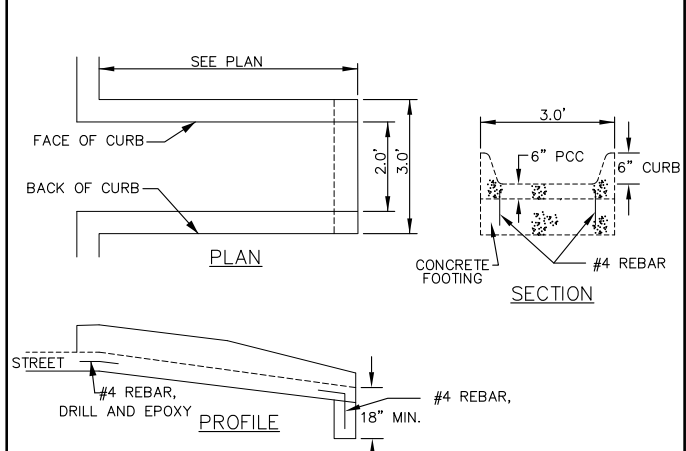
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. ERIN K. OLLENDIKE, P.E. DATE _____
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-5



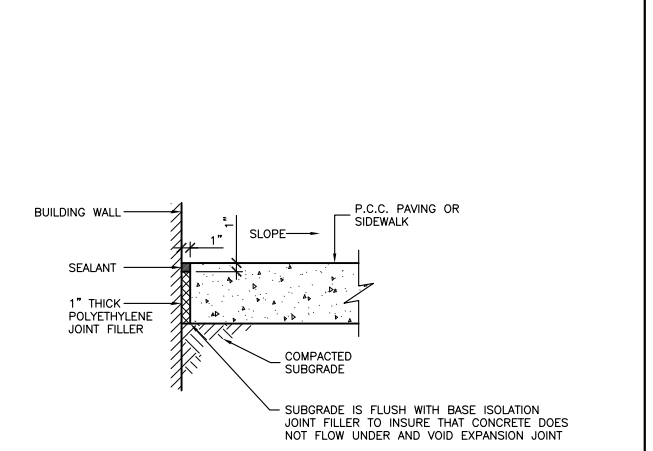
SIGN/ FOOTING DETAIL



DETECTABLE WARNING STRIP DETAIL



CONCRETE LETDOWN FLUME DETAIL



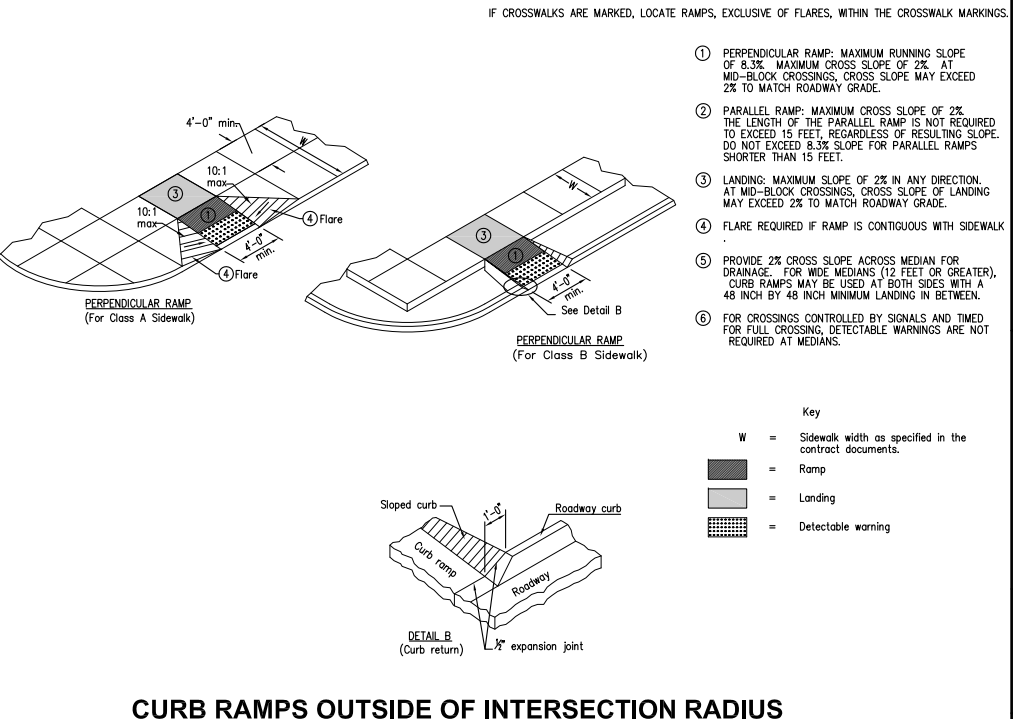
ISOLATION JOINT @ BUILDING



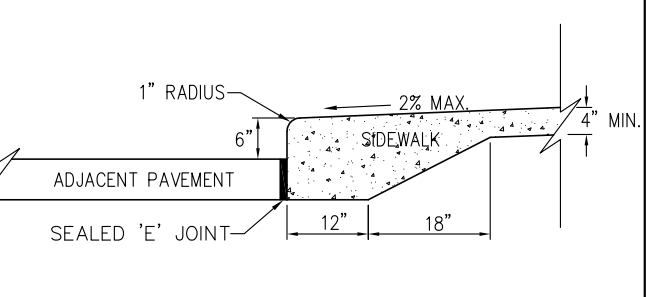
GRANULAR SURFACING



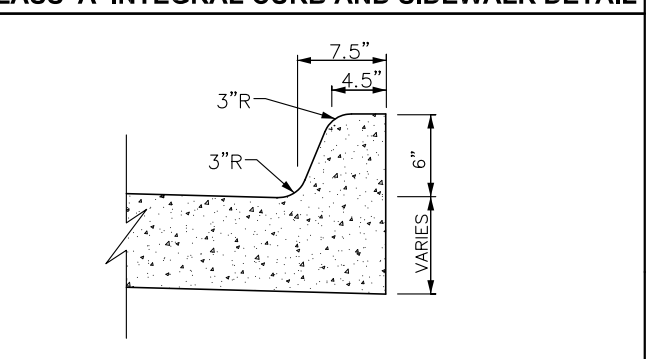
P.C.C. PAVING



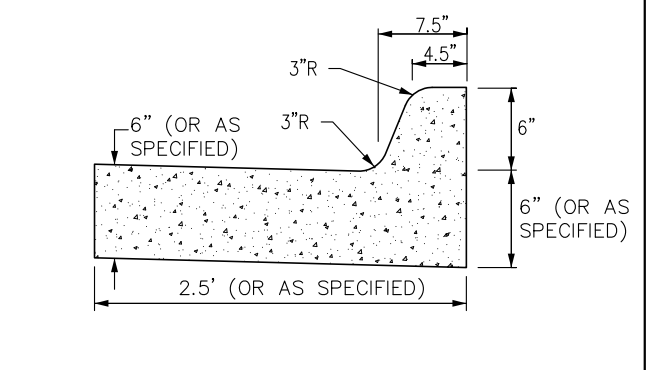
CURB RAMPS - GENERAL SECTION AND DETAILS



CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



6" PCC INTEGRAL CURB



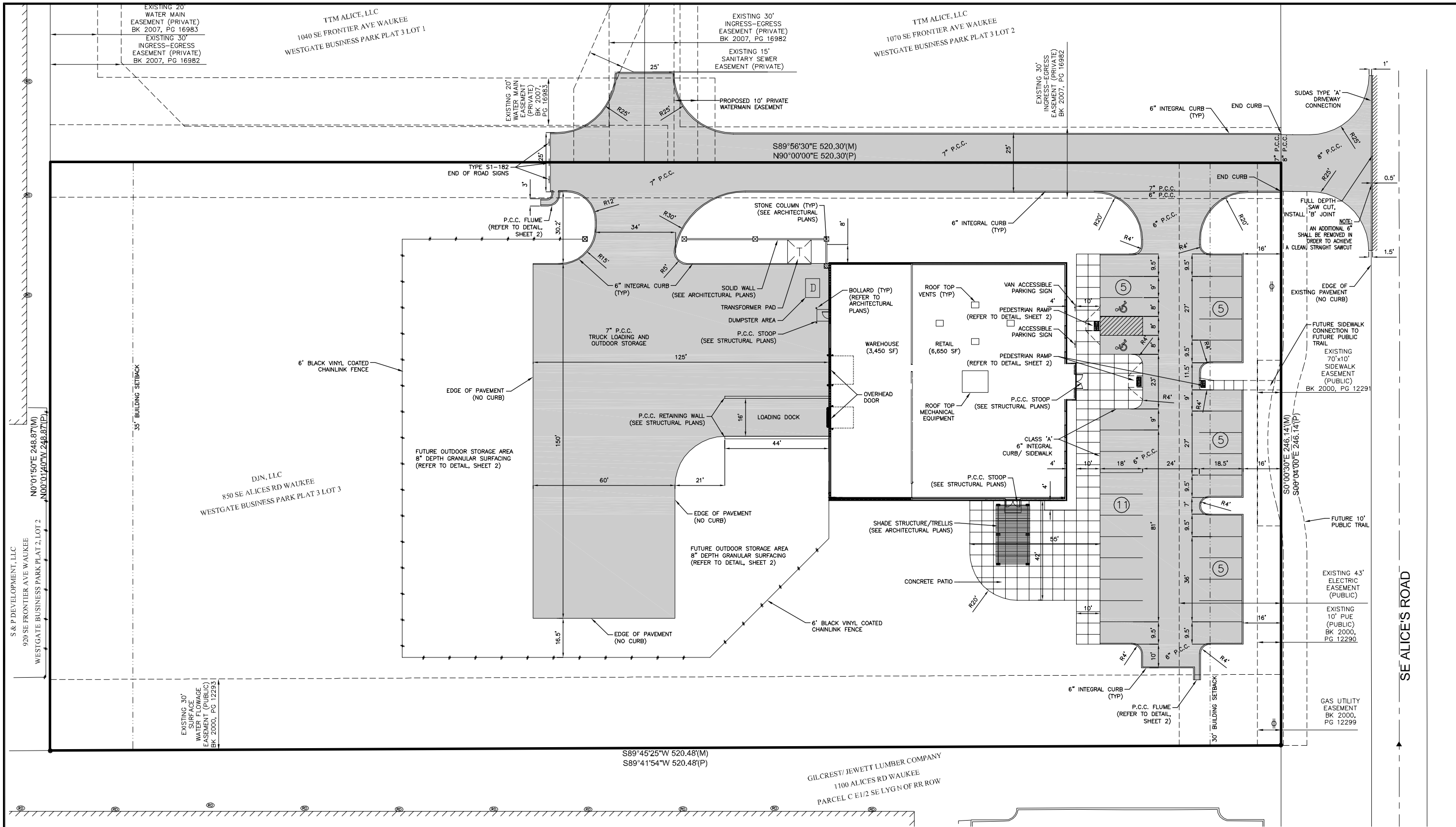
STANDARD PCC CURB & GUTTER

REVISIONS	DATE
FOURTH SUBMITTAL	6/09/11
THIRD SUBMITTAL	5/13/11
SECOND SUBMITTAL	5/13/11
FIRST SUBMITTAL	4/04/11

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



FIREPLACE AND STONE CENTER
DETAILS
WAUKEE, IOWA



GENERAL NOTES

- 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 TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE 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 LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
- THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS PROGRAM.
- ACCESSIBLE PARKING, RAMPS AND SIGNAGE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE WAUKEE ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WAUKEE STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.

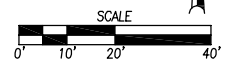
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE DRIVEWAY APPROACH SHALL BE SUDAS TYPE 'A' DRIVEWAY. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF WAUKEE CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTION SO THE GRADES SHOWN ON THE PLANS AREA OBTAINED.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

TRAFFIC CONTROL NOTES

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

- | | |
|------------------------------------|-----------|
| 1. SIDEWALKS & PATIO | 4" P.C.C. |
| 2. PARKING AREA | 6" P.C.C. |
| 3. PRIVATE ROADS | 7" P.C.C. |
| 4. PRIVATE ROADS WITHIN R.O.W. | 8" P.C.C. |
| 5. TRUCK LOADING & OUTDOOR STORAGE | 7" P.C.C. |



DATE	REVISIONS
6/09/11	FOURTH SUBMITTAL
6/13/11	THIRD SUBMITTAL
9/13/11	SECOND SUBMITTAL
4/04/11	FIRST SUBMITTAL

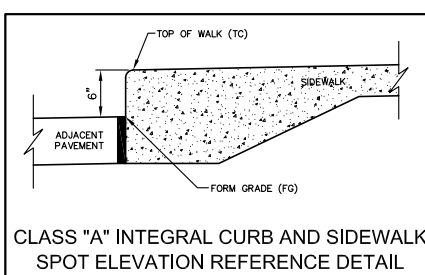
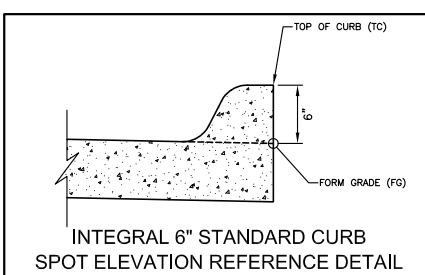
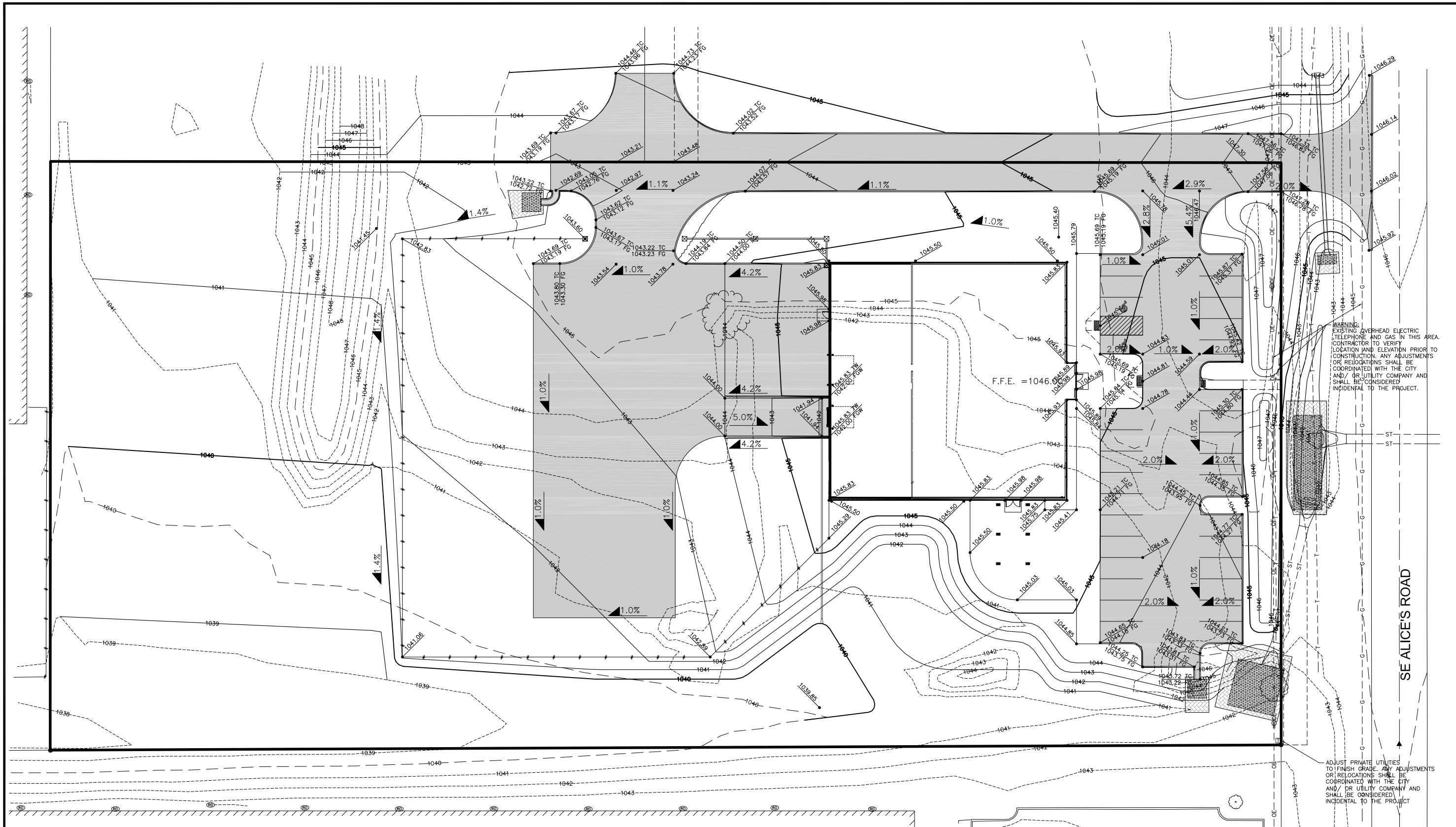
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: _____
ENGINEER: _____



WAUKEE, IOWA

**FIREPLACE AND STONE CENTER
DIMENSION PLAN**

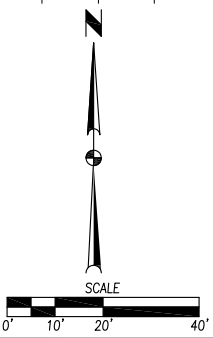
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GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FOR GRADE (FG) OR TOP-OF-SLAB (TS) UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%. DESIGNATED ACCESSIBLE PARKING AREAS SHALL BE GRADED TO MAXIMUM OF 2% IN ANY DIRECTION.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION AND SEDIMENT CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1/4" PER FOOT TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE CONTRACTOR SHALL VERIFY AFTER CONSTRUCTION THAT AREAS DRAIN PROPERLY AND NO STANDING WATER IS PRESENT IN DRAINAGE.
14. PRIVATE DRIVEWAY CONNECTION TO SE ALICES ROAD SHALL BE SUDAS TYPE "A" DRIVEWAY. VERIFY REMOVAL LIMITS WITH CITY OF WAUKEE CONSTRUCTION INSPECTOR.

ADJUST PRIVATE UTILITIES TO FINISH GRADE. ANY ADJUSTMENTS OR RELOCATIONS SHALL BE COORDINATED WITH THE CITY AND/OR UTILITY COMPANY AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.



REVISIONS	DATE
FOURTH SUBMITTAL	6/29/11
THIRD SUBMITTAL	5/13/11
SECOND SUBMITTAL	5/13/11
FIRST SUBMITTAL	4/24/11

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



**FIREPLACE AND STONE CENTER
GRADING PLAN**

DATE	REVISIONS
6/09/11	FOURTH SUBMITTAL
9/13/11	THIRD SUBMITTAL
9/13/11	SECOND SUBMITTAL
4/04/11	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

FIREPLACE AND STONE CENTER
UTILITY PLAN

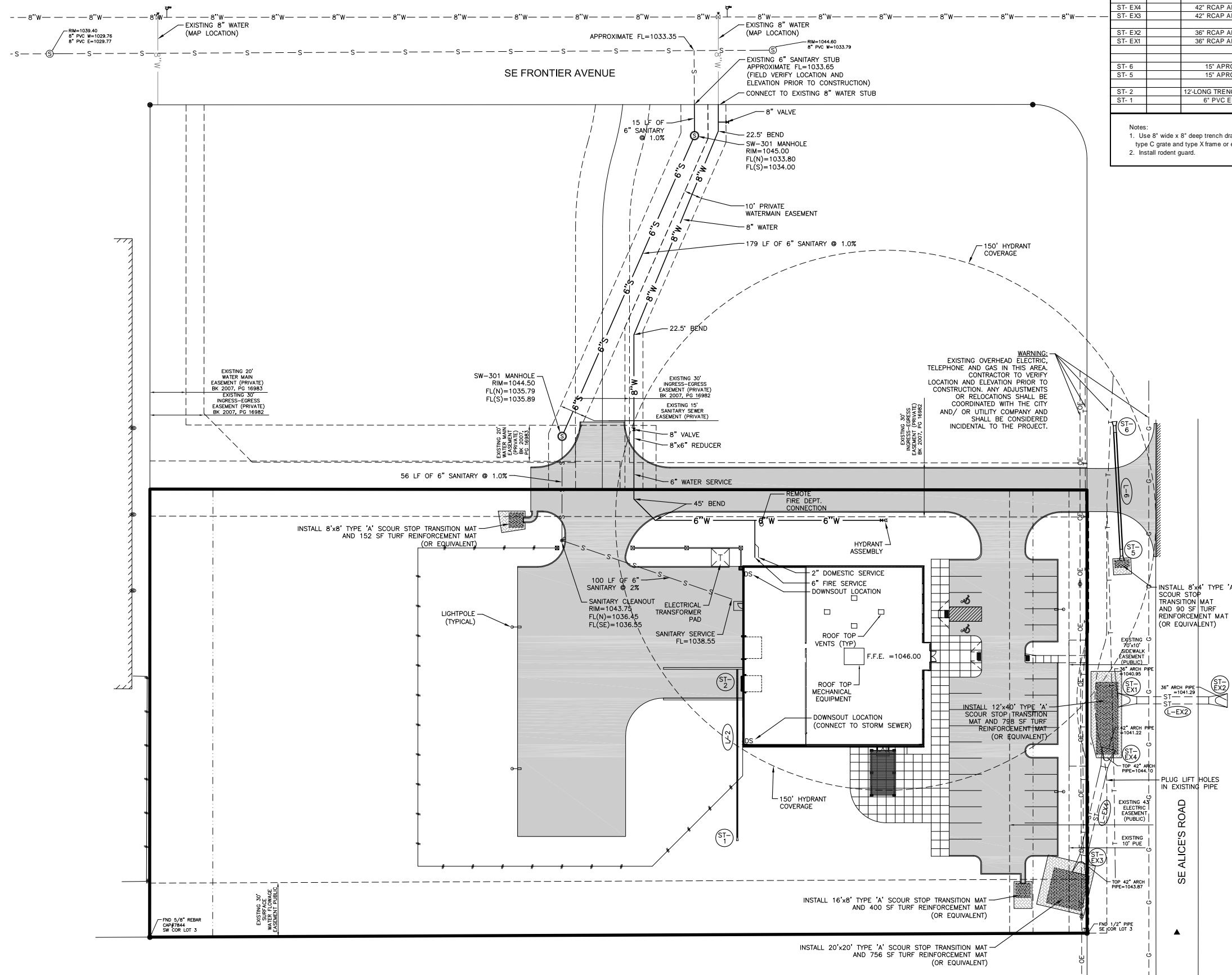
STORM SEWER TABULATION

List of Intakes and Utility Accesses				
Structure Number	Location	Type or Standard Road Plan	Form Grade/Rim Elevation	Note
ST-EX4		42" RCAP APRON	FL 1041.22	EXISTING
ST-EX3		42" RCAP APRON	FL 1040.88	EXISTING
ST-EX2		36" RCAP APRON	FL 1041.29	EXISTING
ST-EX1		36" RCAP APRON	FL 1040.95	EXISTING
ST-6		15" APRON	FL 1042.53	
ST-5		15" APRON	FL 1042.22	
ST-2		12" LONG TRENCH DRAIN	FG 1041.94	1
ST-1		6" PVC END	FL 1040.00	2

Notes:
 1. Use 8" wide x 8" deep trench drain with Neenah type R-4999-BX type C grate and type X frame or equivalent.
 2. Install rodent guard.

List of Storm Sewer Pipe										
Pipe Number	Structure	To	From	Material	Storm Sewer		FL(out)	FL(in)	Note	
					Diameter inches	Slope %				
L-EX4	ST-EX3	ST-EX4		RCAP	42	71	0.48	1040.88	1041.22	EXISTING
L-EX2	ST-EX1	ST-EX2		RCAP	36	61	0.56	1040.95	1041.29	EXISTING
L-6	ST-5	ST-6		RCP	15	77	0.40	1042.22	1042.53	1
L-2	ST-1	ST-2		PVC	6	79	1.00	1040.00	1041.25	

Notes:
 1. Pipe length includes apron. Install footing and apron guard.



UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF WAUKEE STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE AND SANITARY AND STORM SEWERS WHICH ARE TO BE TIED INTO THE PUBLIC SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES INCLUDING SANITARY SEWER, WATER AND STORM SEWER.
- INSTALLATION OF AN APRON GUARD AND FOOTING WITH ALL APRONS SHALL BE CONSIDERED INCIDENTAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY PROPERTY OWNERS ADJACENT TO THE SOUTHERN PROPERTY LINE THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES THAT EXTEND BEYOND THE PROPERTY BOUNDARY.
- ALL SANITARY CONNECTIONS TO THE PUBLIC SYSTEM SHALL BE CLEANED AND VIDEO TAPED UPON COMPLETION OF THE PROJECT AND A COPY PROVIDED TO THE CITY.
- ALL REFERENCES TO FIGURES AND TYPE OF STRUCTURES ARE TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. THE CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN FOR ANY DISCREPANCIES.
- SCOUR STOP INSTALLATION SHALL BE DONE BY A CERTIFIED SCOUR STOP INSTALLER.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INTAKES.

