

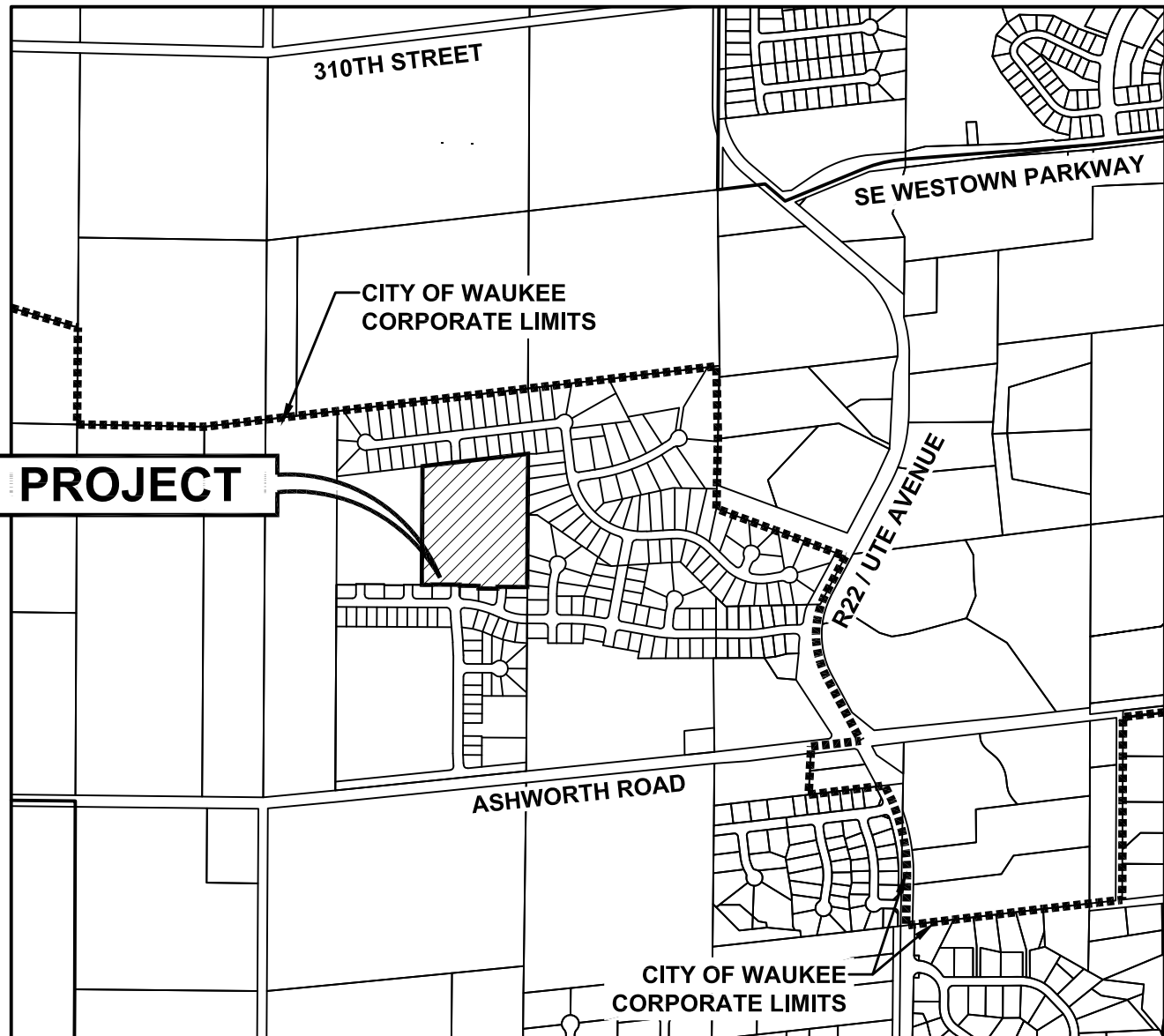
CONSTRUCTION PLANS FOR:

ASHWORTH ACRES PLAT 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

DEVELOPER / APPLICANT

ASHWORTH LAND, LLC
9550 HICKMAN ROAD, SUITE 101
CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: ERIN OLLENDIKE

ZONING

EXISTING: R-2: ONE AND TWO-FAMILY
RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 13.10 ACRES
(570,636 SF)

PARKLAND DEDICATION

PARKLAND REQUIRED:
LOW DENSITY RESIDENTIAL: 42 UNITS * 3
PERSONS/HOUSEHOLD * 6/1000 = 0.8 AC

PARKLAND PROVIDED W/ PLAT 1 IMPROVEMENTS:
2.30 AC

DATE OF SURVEY:

DECEMBER 22, 2017

SUBMITTALS

FIRST SUBMITTAL: 10/02/2018
SECOND SUBMITTAL: 10/23/2018
THIRD SUBMITTAL: 11/27/2018
FINAL SUBMITTAL: 12/09/2018

BULK REGULATIONS:

R-2

FRONT YARD: 30 FEET

SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT
LESS THAN 7 FEET

REAR YARD: 30 FEET

BENCHMARKS

CAPPED REBAR ON EAST BOUNDARY LINE 35 FEET SOUTH OF DAYBREAK
DRIVE.
ELEVATION=1019.51

CAPPED 1/2" REBAR ON EAST BOUNDARY LINE 500 FEET +/- NORTH OF
DAY BREAK DRIVE.
ELEVATION=1028.95

DALLAS COUNTY BM# G121, EAST SIDE OF R16 0.1 MILE SOUTH OF 300TH
STREET.
ELEVATION=1032.82

BURY BOLT ON HYDRANT @ NW CORNER OF DAYBREAK DRIVE & CRESCENT
DRIVE.
ELEVATION=1023.95

NOTES

- ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING
CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE DEVELOPMENT
SERVICES DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING
CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY
THE DEVELOPMENT SERVICES 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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS AND DETAILS
3	DETAILS
4	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
5	HYDRANT COVERAGE AND LANDSCAPE PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8-13	STORM & SANITARY SEWER PLAN AND PROFILE
14-18	WATER MAIN 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 'B' OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 26 WEST
OF THE FIFTH PRINCIPAL MERIDIAN AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1998, PAGE 360,
DALLAS COUNTY, IOWA, BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 00°19'12" WEST ALONG THE
EAST LINE OF SAID PARCEL 'B', 919.14 FEET; THENCE NORTH 89°41'52" WEST, 205.84 FEET; THENCE SOUTH
00°18'08" WEST, 12.09 FEET; THENCE NORTH 89°41'52" WEST, 130.00 FEET; THENCE NORTH 00°18'08" EAST,
19.28 FEET; THENCE NORTH 89°41'52" WEST, 130.00 FEET; THENCE NORTH 00°18'08" EAST, 6.71 FEET;
THENCE NORTH 89°41'52" WEST, 190.00 FEET; THENCE NORTH 00°18'08" EAST, 622.68 FEET; THENCE NORTH
06°44'24" WEST, 60.00 FEET; THENCE NORTH 83°15'36" EAST, 45.11 FEET; THENCE NORTH 06°44'24" WEST,
140.00 FEET TO THE NORTH LINE OF SAID PARCEL 'B'; THENCE NORTH 83°15'36" EAST ALONG SAID NORTH
LINE,, 640.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.10 ACRES (570,508 SQUARE FEET) THE
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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.

GENERAL LEGEND

PROPOSED

SECTION LINE	----
CENTER LINE	----
RIGHT OF WAY	-----R/W-----
PERMANENT EASEMENT	-----P/E-----
TEMPORARY EASEMENT	-----T/E-----
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
TOP OF PROPOSED GROUND	TG
MINIMUM PROTECTION ELEVATION	MPE
MINIMUM GRADE AT EXPOSED STRUCTURE	MGS

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
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	

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT
PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), (PN 1802025AAA) DATED MAY 4, 2018.

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 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL
WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111

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

PROJECT NO. 1807.401



1-800-292-8989

www.iowaonecall.com



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

ERIN K. OLLENDIKE, P.E.

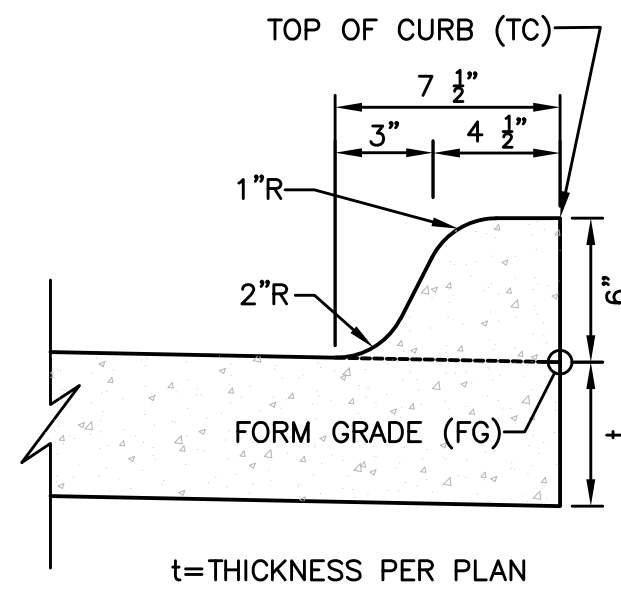
03-18-2021

DATE

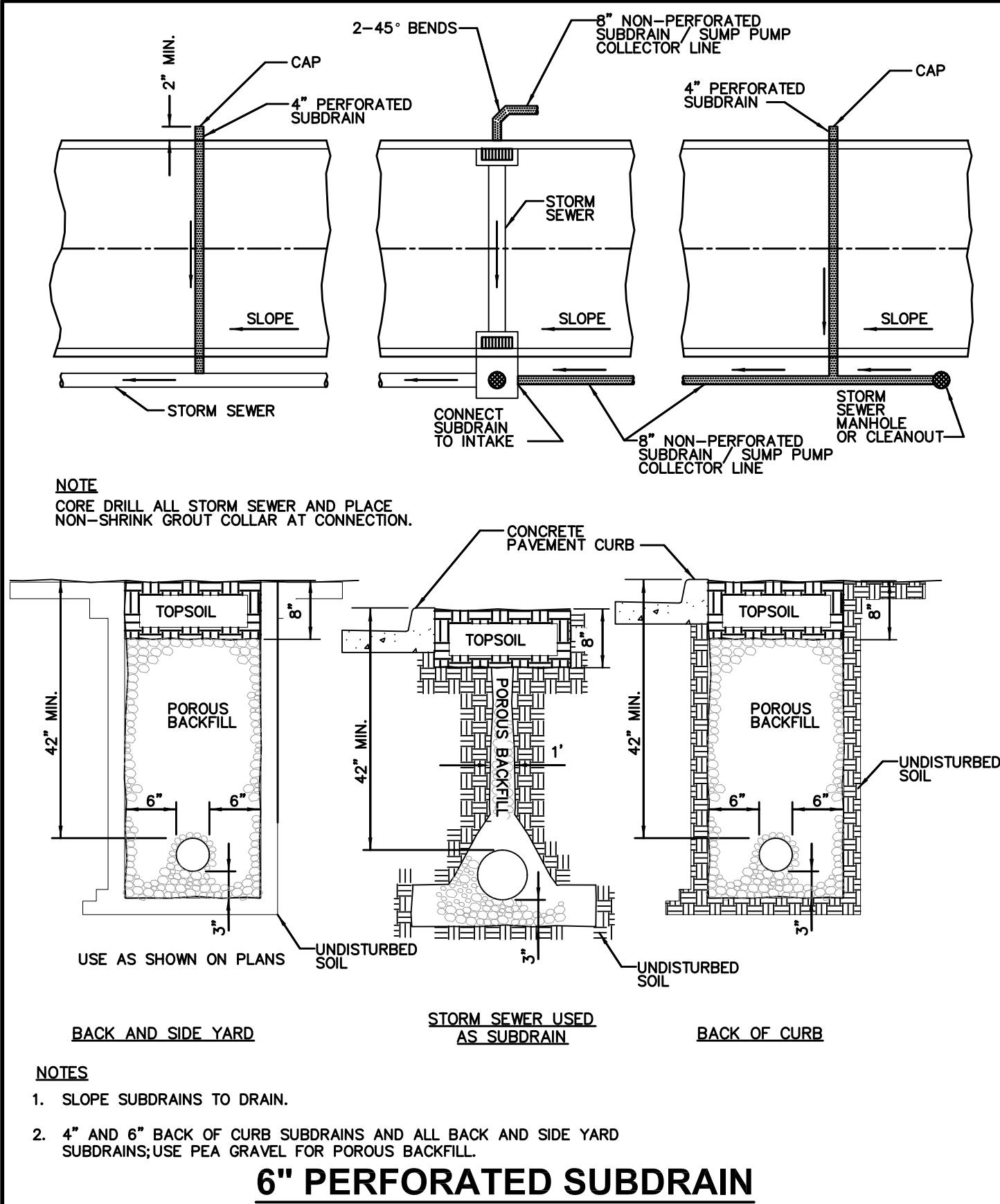
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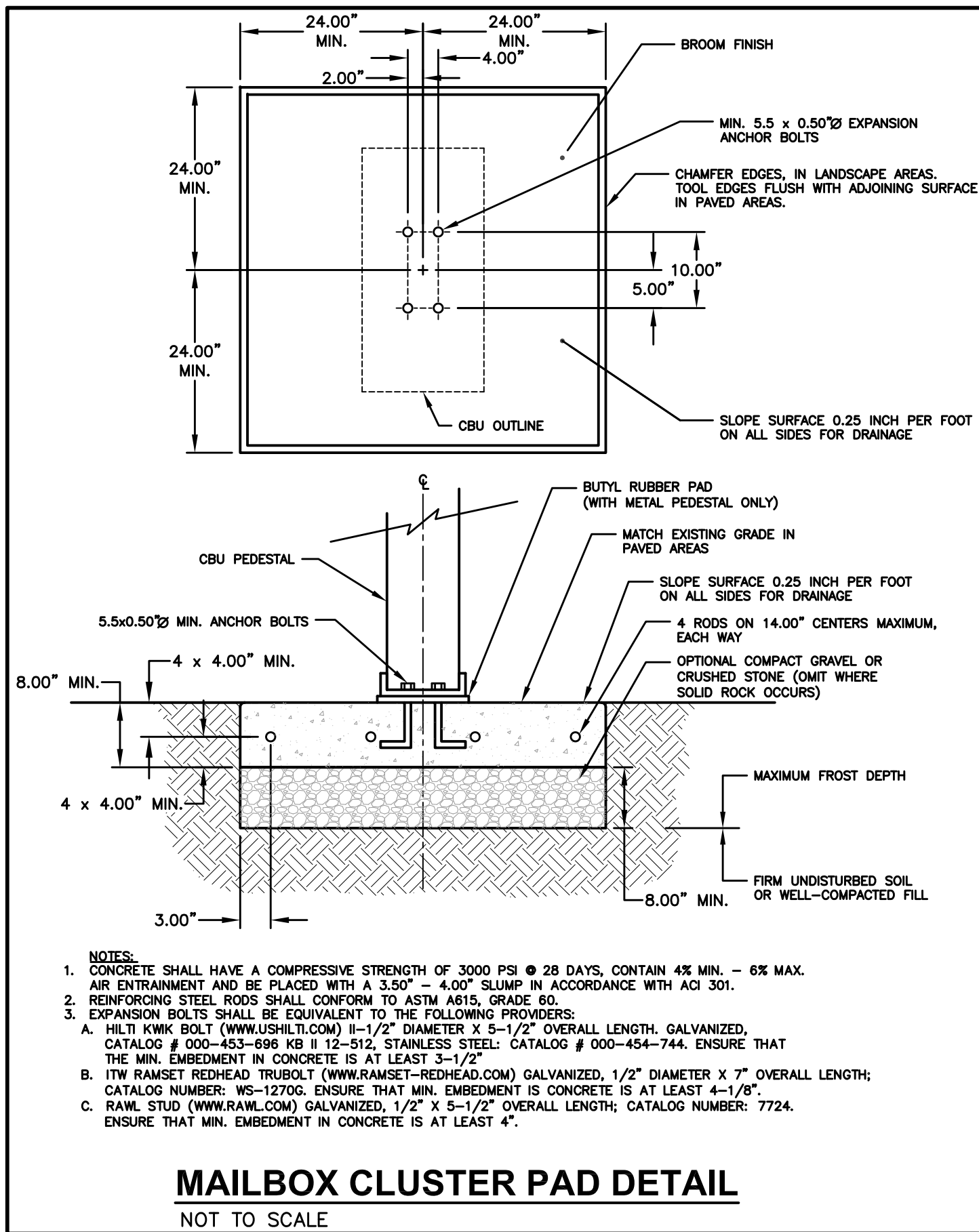
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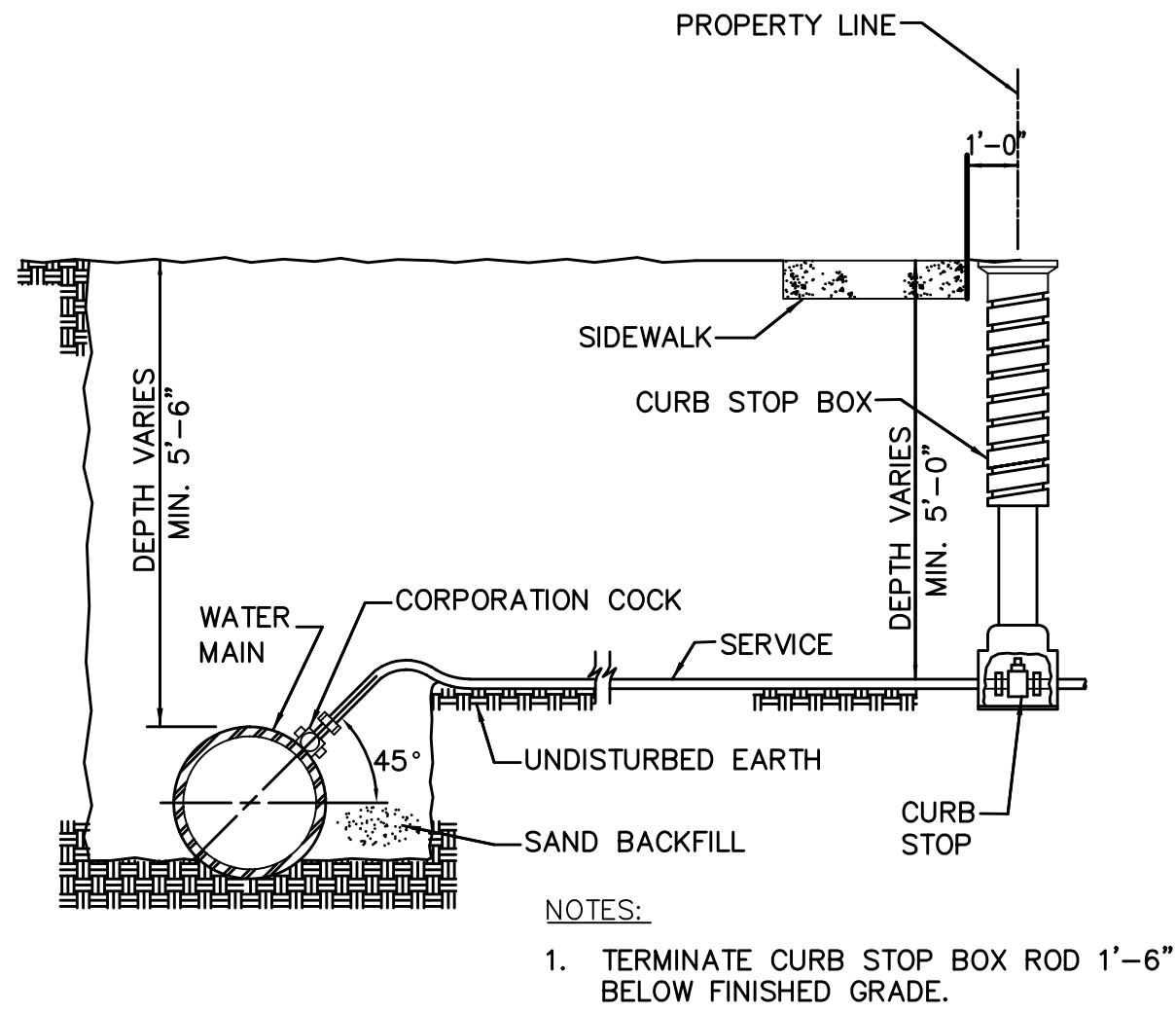
**INTEGRAL 6" STANDARD
SPOT ELEVATION
REFERENCE DETAIL**
NOT TO SCALE



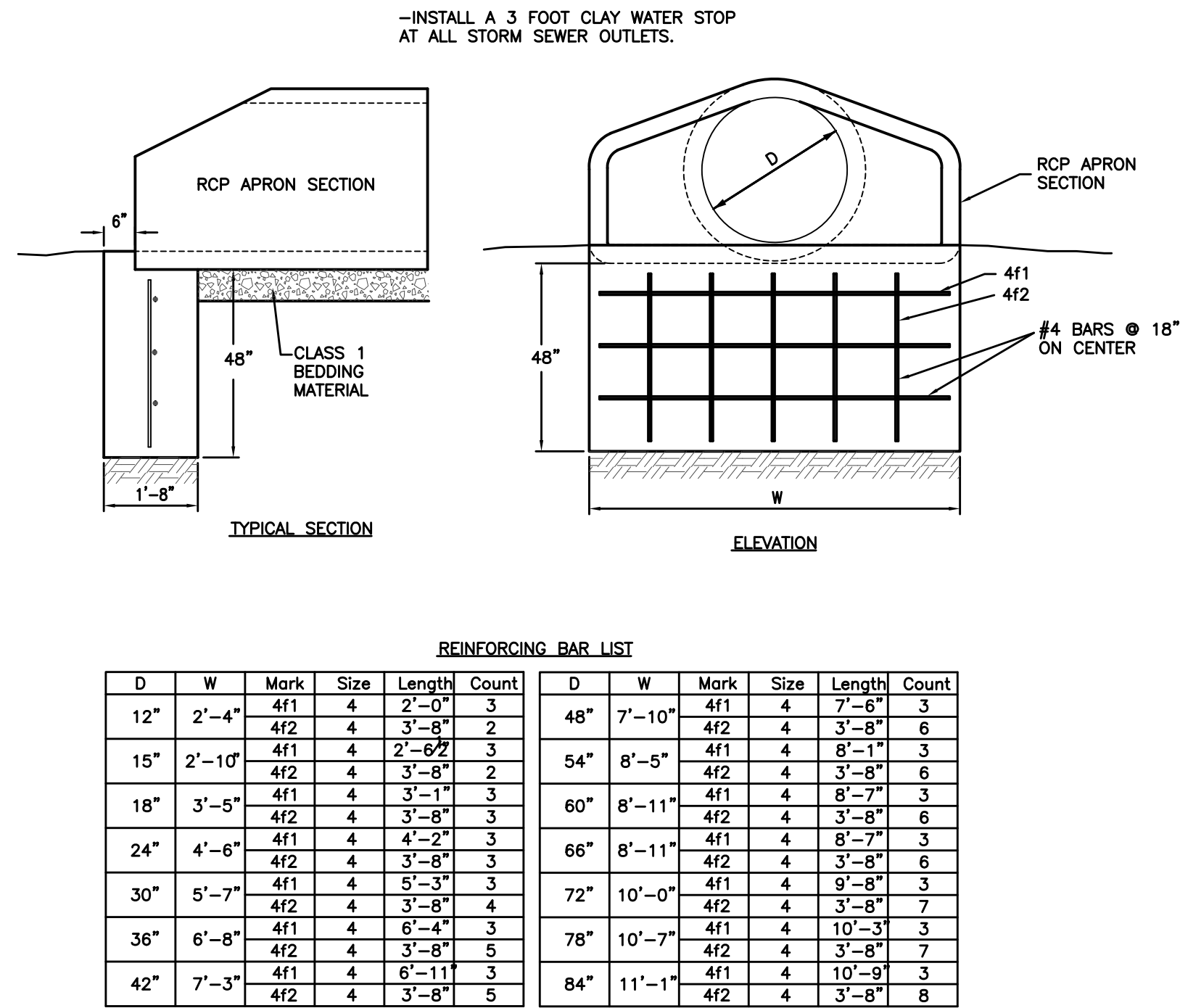
6" PERFORATED SUBDRAIN



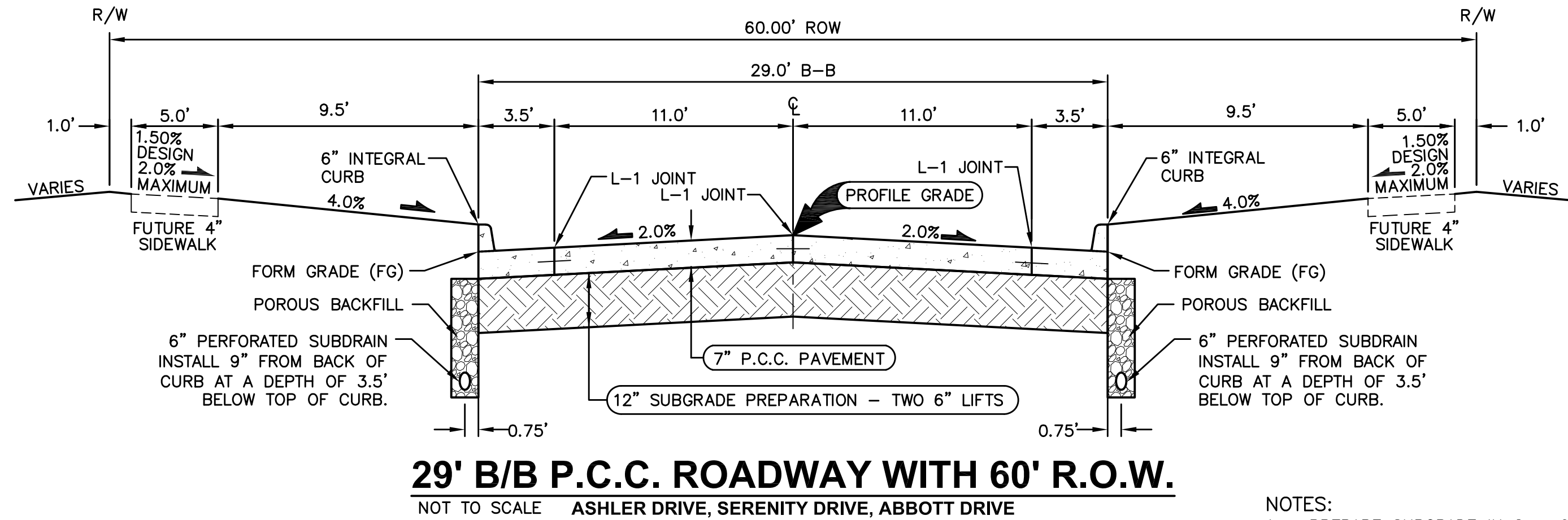
MAILBOX CLUSTER PAD DETAIL
NOT TO SCALE



WATER SERVICE CONNECTION
NOT TO SCALE



RCP APRON FOOTING DETAIL
NOT TO SCALE



29' B/B P.C.C. ROADWAY WITH 60' R.O.W.
NOT TO SCALE ASHLER DRIVE, SERENITY DRIVE, ABBOTT DRIVE

[illegible]

ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
	THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. AREA SHOWN FOR REFERENCE ONLY.
2	STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 2 FOR TYPICAL LOCATIONS AND THICKNESS.
5	SANITARY SEWER SHALL BE PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. EXISTING SANITARY SEWER WILL NEED TO BE RETESTED AFTER SADDLE WYE INSTALLATION.
5-12	REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVIEW SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVIEWING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVIEWING SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS JOINT RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST 10 FEET.
6,12,16	REFER TO DETAILS ON SHEETS 2, 3 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED.
13	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR FOOTING CONSTRUCTION DETAILS. APRON GUARD REQUIRED ON ALL APRONS. RCP APRON FOOTING, PIPE APRON GUARD AND PIPE CONNECTORS TO BE CONSIDERED INCIDENTAL. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG.
14-17	REFER TO FIG. 3010.101 AND FIG. 3010.104 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER SYSTEM DETAILS. ALL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL.
18	REFER TO FIG. 5020.201 - FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
18-19	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE 4-INCH STORZ FITTINGS.
20	REFER TO FIG.6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
21	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.

ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
22-25	REFER TO FIG. 6010.514 – BOXOUTS FOR GRATE INTAKES. REFER TO FIG. 6010.603 – CASTINGS FOR GRATE INTAKES FOR TYPE R GRATE DETAILS AND FIG. 6010.602 – CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR INTAKE CASTINGS IS 6". THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12".
22	REFER TO FIG. 6010.501 – SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
23	REFER TO FIG. 6010.503 – SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
24	REFER TO FIG. 6010.505 – DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
25	REFER TO FIG. 6010.506 – DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
26	REFER TO FIG. 7010.101 – JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C JOINT SPACING IS 15 FEET.
27	REFER TO FIG. 7030.204 – GENERAL SIDEWALK AND ACCESSIBLE RAMP DETAILS AND FIG. 7030.208 – CURB RAMPS WITHIN INTERSECTION RADIUS FOR CLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS TO BE ARMOR TILE, ADA SOLUTIONS OR APPROVED EQUAL, BRICK RED IN COLOR. ACCESSIBLE CURB RAMPS INCLUDING TURNING SPACES SHALL BE 6" THICK P.C.C.
28	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
29	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. <u>SEEDING QUANTITIES</u> -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 11.69 AC
30	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS. EACH LOCATION CONSISTS OF FIVE SIGNS WITH POSTS PER SI-182.
31	ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED. THE MESSAGE BOARD WILL BE REQUIRED AT LEAST 1 WEEK IN ADVANCE OF ANY LANE CLOSURES.
32	REFER TO SHEET 7 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
33	REFER TO FIG. 4040.232 – SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
34	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 7/8, 14/15 AND 38/39.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
2. 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 CONTRACTORS 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.
3. 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.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK. PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
6. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF WAUKEE ENGINEERING DEPARTMENT
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
- * 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
8. PRIOR TO CONSTRUCTION, THE PROJECT MANAGER SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.
9. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.

- TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAYING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
11. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS SHALL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
12. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
13. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
14. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
15. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
16. 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.
17. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
18. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19. SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
20. PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
21. REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
22. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
23. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
24. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.

25. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
26. ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
27. THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
28. A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION AND FOR PROOF ROLLING TO INSPECT SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE GEOTECHNICAL ENGINEER IS PRESENT. A COPY OF ALL REPORTS AND FINDINGS REQUIRING ALTERATION FROM THE APPROVED PLAN SET IS TO BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
29. THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
30. ALL TESTING SHALL BE COMPLETED ACCORDING TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE WAUKEE ENGINEERING DEPARTMENT SHALL BE PRESENT TO WITNESS ALL TESTING.
31. AS-BUILTS 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 DRAWINGS.
32. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISIONING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISIONING PRIOR TO PAVING. A COPY OF THE VIDEOS AND A HARD COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
33. ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 4-INCH STORZ FITTINGS.
34. ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
35. ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
36. ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
37. ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM OF 1 - 4" ADJUSTING RING TO ALLOW FOR FUTURE ADJUSTMENT SHOULD THE STRUCTURE END UP IN A DRIVEWAY.
38. THE RESULTS OF THE GEOTECHNICAL EXPLORATION ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
39. THIS SITE WILL HAVE SAWCUTTING AND CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS FROM SLURRY WILL NEED TO OCCUR FOR AN OFFSITE DISCHARGE.

ASHWORTH ACRES PLAT 2

QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES

WAUKEE, IOWA

4 / 19

1807.401







CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: EKO EI: JWMM

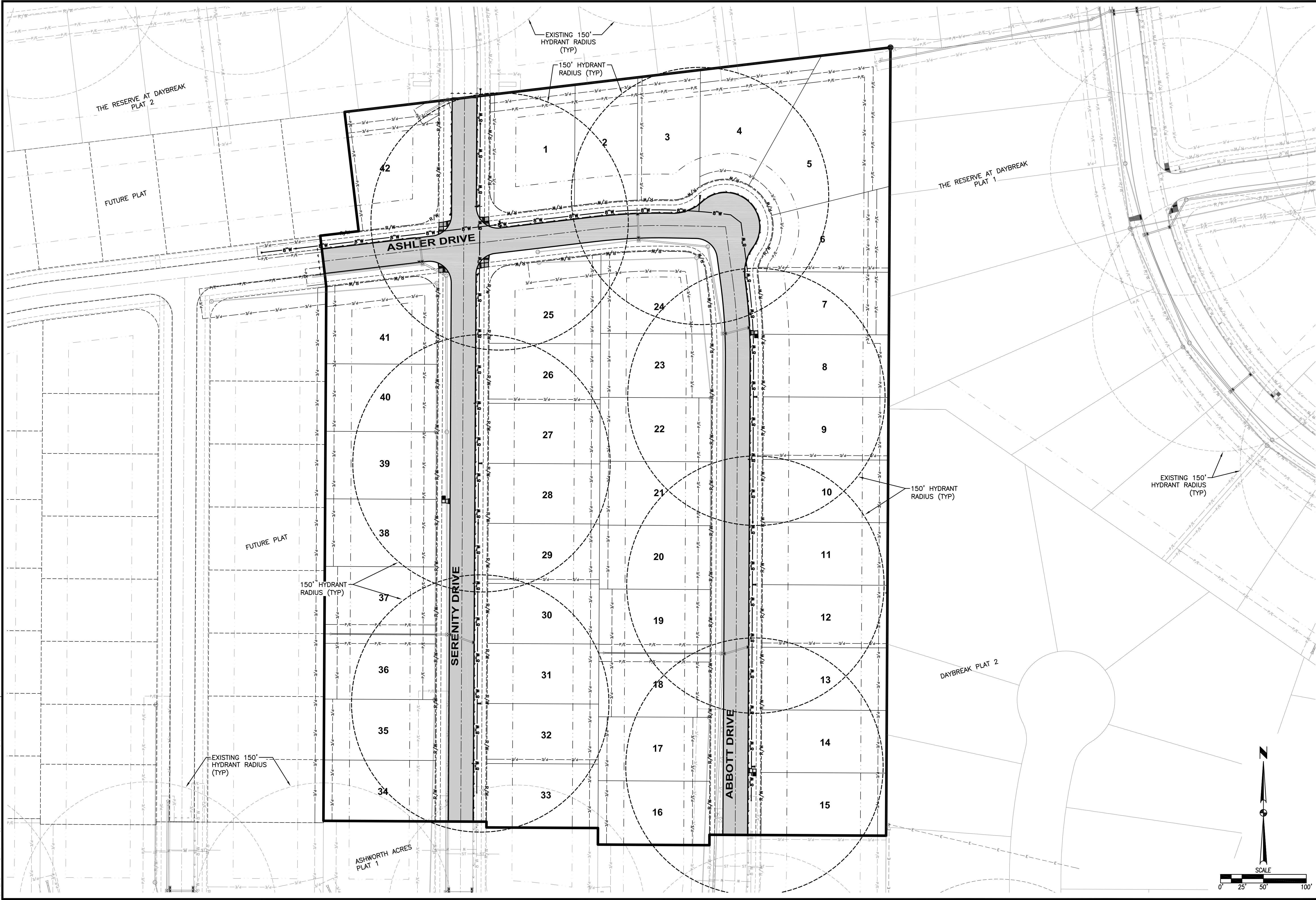
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DATE

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THIRD SUBMITTAL	11/27/18
SECOND SUBMITTAL	10/23/18
FIRST SUBMITTAL	10/02/18

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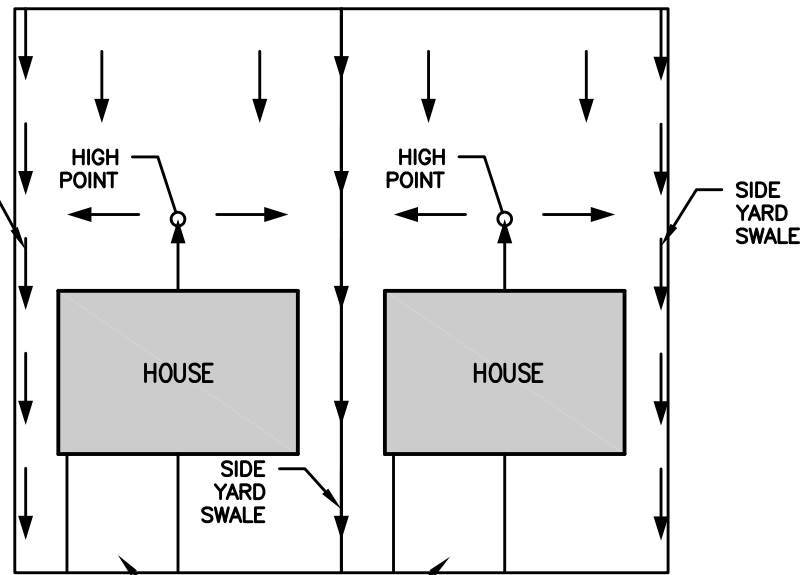




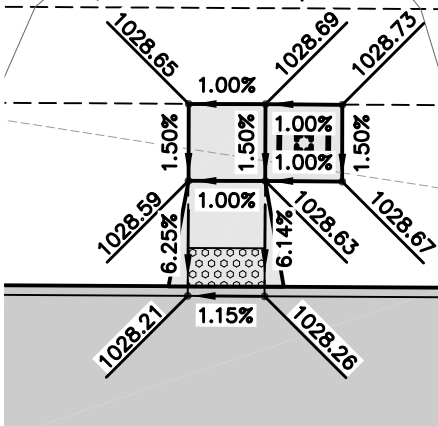
GRADING NOTES

- IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
- REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.
- LOTS 11-15 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.
- MASS GRADING FOR THIS PLAT OCCURRED WITH ASHWORTH ACRES PLAT 1. CONTRACTOR SHALL VERIFY THAT FINAL GRADES MATCH GRADING PLAN SHOWN.

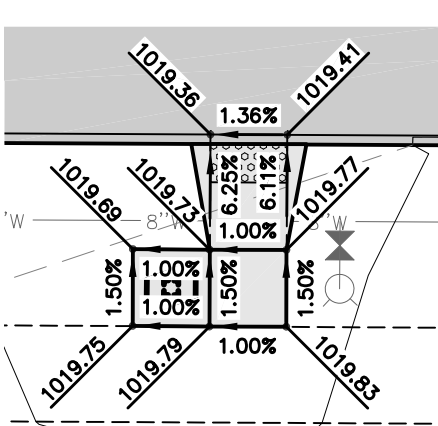
AREA OF DISTURBANCE = 13.10 AC



TYPICAL BACK TO FRONT GRADING
NOT TO SCALE

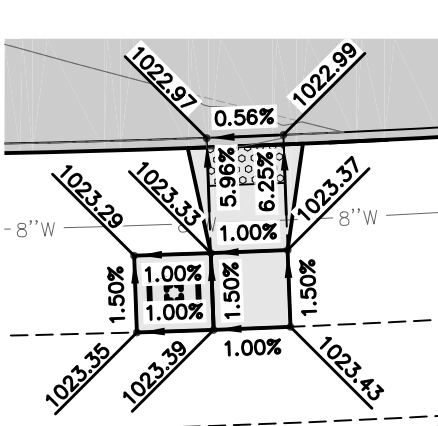


MAILBOX PAD DETAIL 'A'
SCALE: 1"=10' (FULL SIZE)

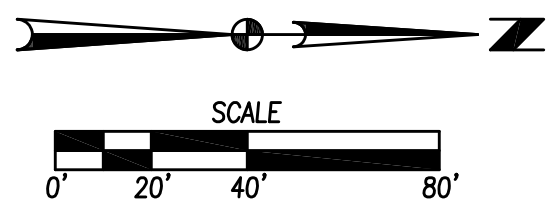


MAILBOX PAD DETAIL 'B'
SCALE: 1"=10' (FULL SIZE)

NOTE: VERIFY OUTSIDE OF HYDRANT IS 2' AWAY FROM SIDEWALK PAD BEFORE INSTALLING



MAILBOX PAD DETAIL 'C'
SCALE: 1"=10' (FULL SIZE)

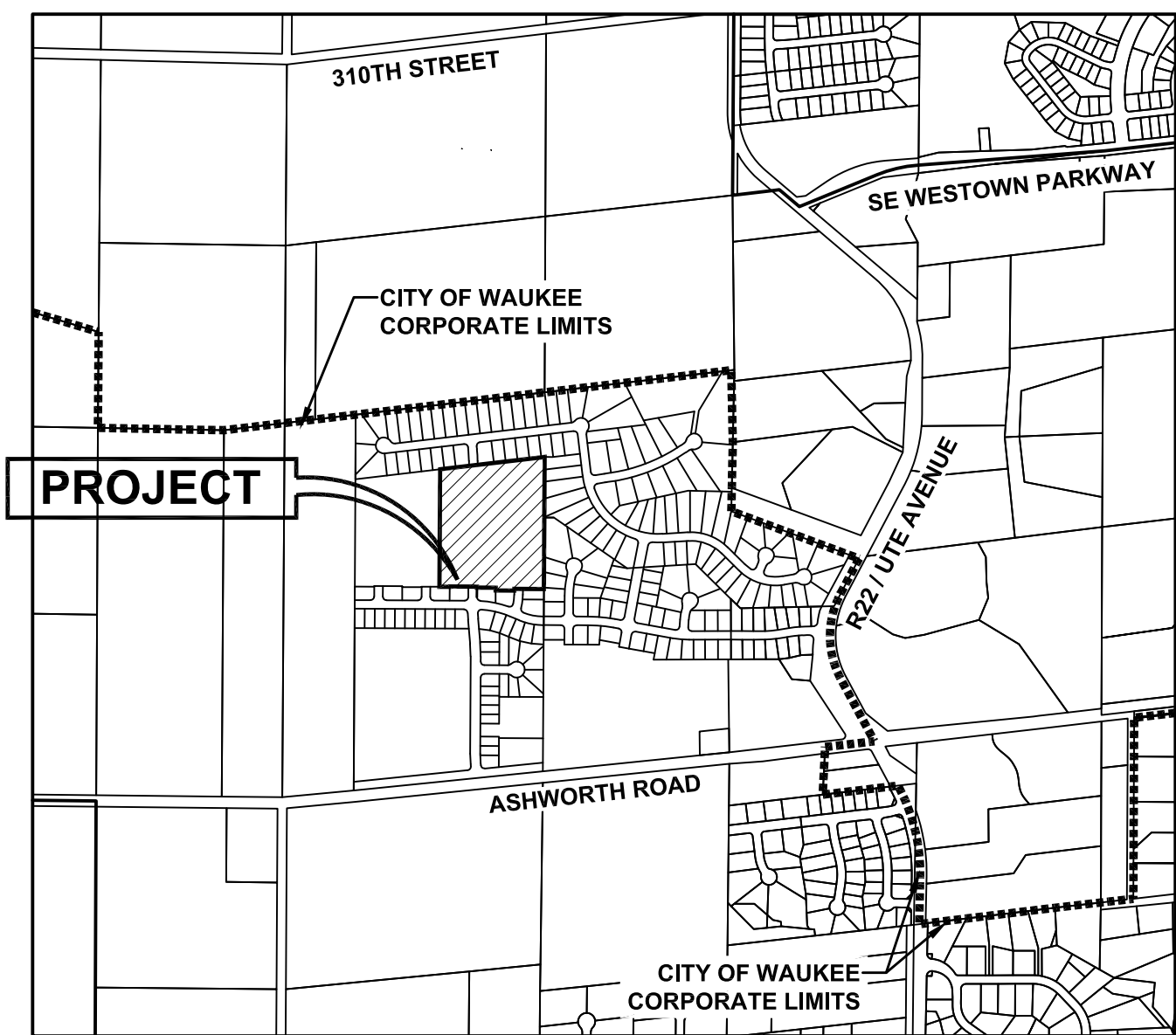


ASHWORTH ACRES PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,204
2	FILTER SOCK	LF	87
3	SEEDING, FERTILIZING, AND MULCHING (SUDAS TYPE 4)	AC	11.69
4	INLET PROTECTION DEVICES	EA	8
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STABILIZATION (IF REQUIRED)	AC	13.10

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH GENERAL PERMIT #2 REQUIREMENTS.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 ±1,600' FT TO AN UNNAMED TRIBUTARY OF SUGAR CREEK	10.64 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	38,304 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (58 LF @ 4.5 CU FT/LF OF SOCK)	261 CU FT
VOLUME PROVIDED IN EXISTING TSB #1 (INSTALLED WITH PLAT 1)	147,715 CU FT
VOLUME PROVIDED IN SILT FENCE (958 LF @ 10.0 CU FT/LF OF FENCE)	9,580 CU FT
TOTAL VOLUME PROVIDED	157,556 CU FT
DISCHARGE POINT #2 ±1,100' FT TO AN UNNAMED TRIBUTARY OF SUGAR CREEK	2.46 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	8,856 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (29 LF @ 4.5 CU FT/LF OF SOCK)	131 CU FT
VOLUME PROVIDED IN SILT FENCE (1,186 LF @ 10.0 CU FT/LF OF FENCE)	11,860 CU FT
TOTAL VOLUME PROVIDED	11,991 CU FT

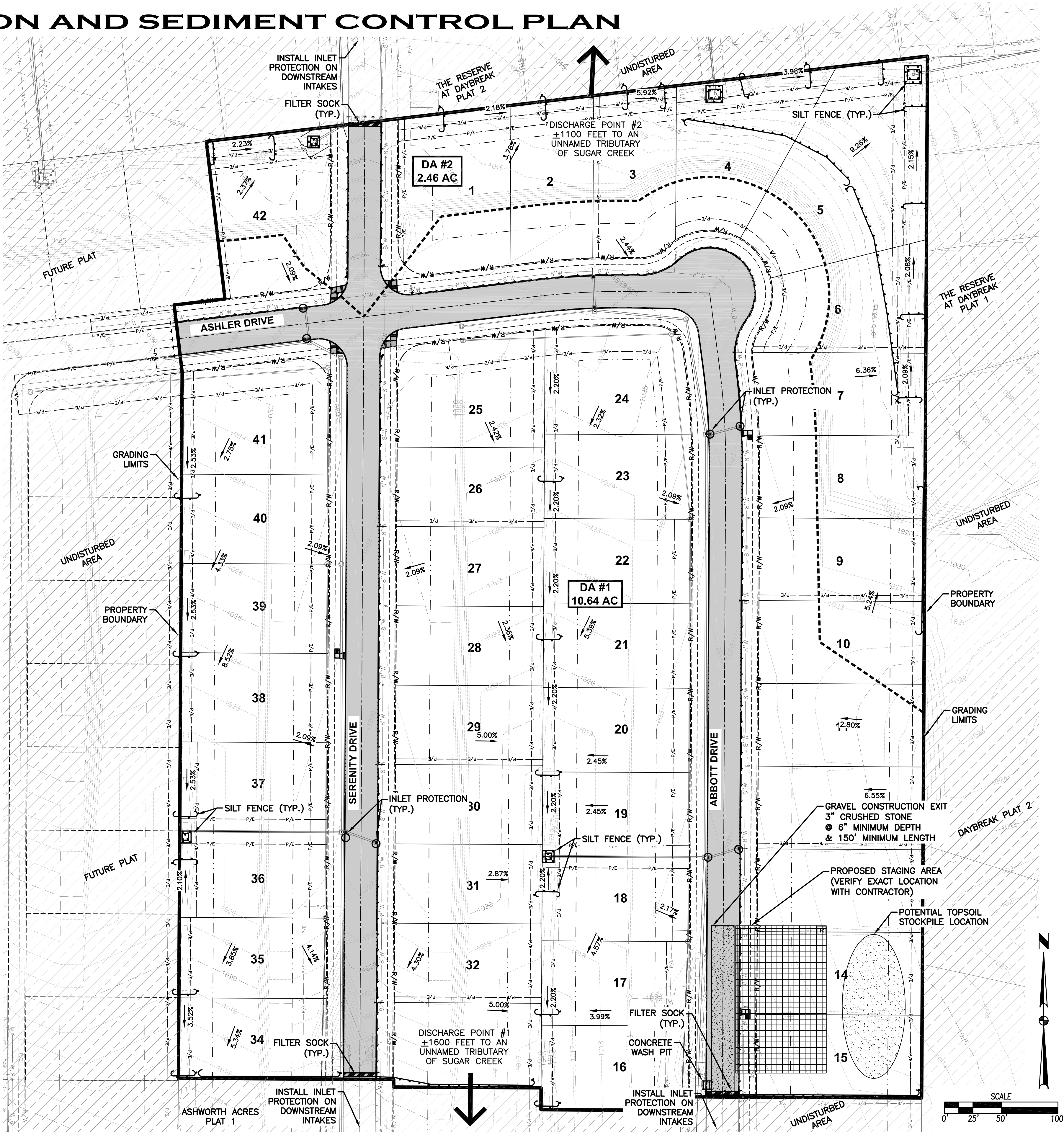
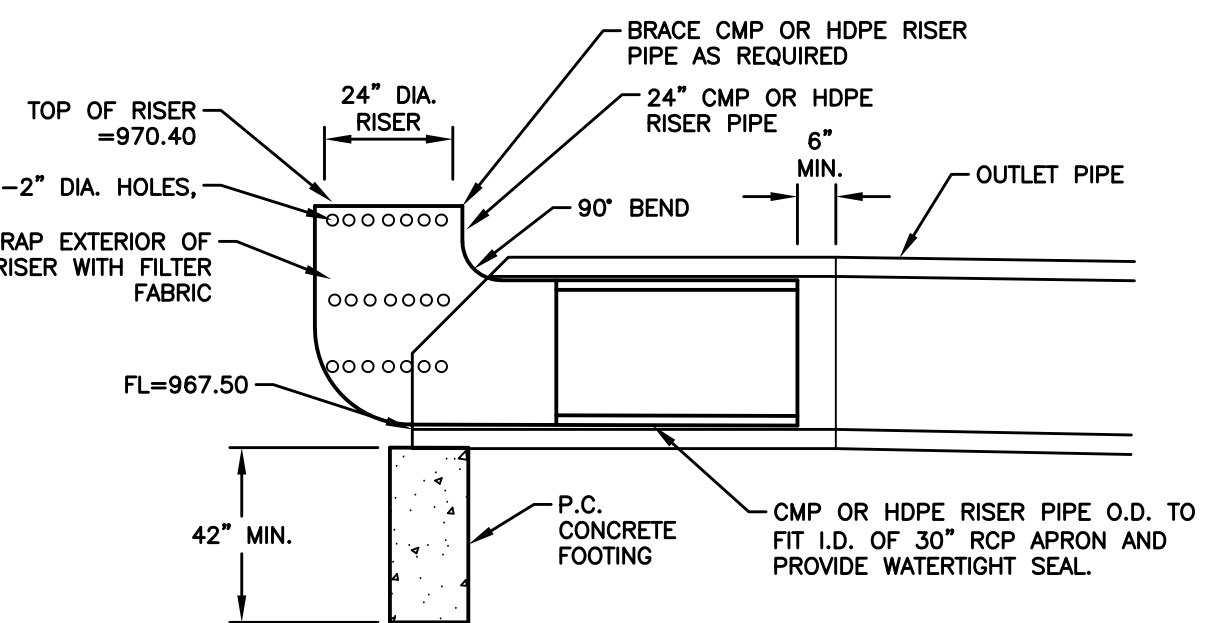
SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
FILTER SOCK	
SILT FENCE	-----
INLET PROTECTION	○
PORTABLE RESTROOM	R
CONCRETE WASHOUT PIT	□
TEMPORARY STANDPIPE	●
UNDISTURBED AREA	▨
RIPRAP	▩
GRAVEL ENTRANCE	▧
STAGING AREA	▦

EX. TEMPORARY STAND PIPE DETAIL (ASHWORTH ACRES PLAT 1)

NOT TO SCALE

(USE AS CONSTRUCTED)



DATE
12/09/18
11/27/18
10/23/18
10/02/18

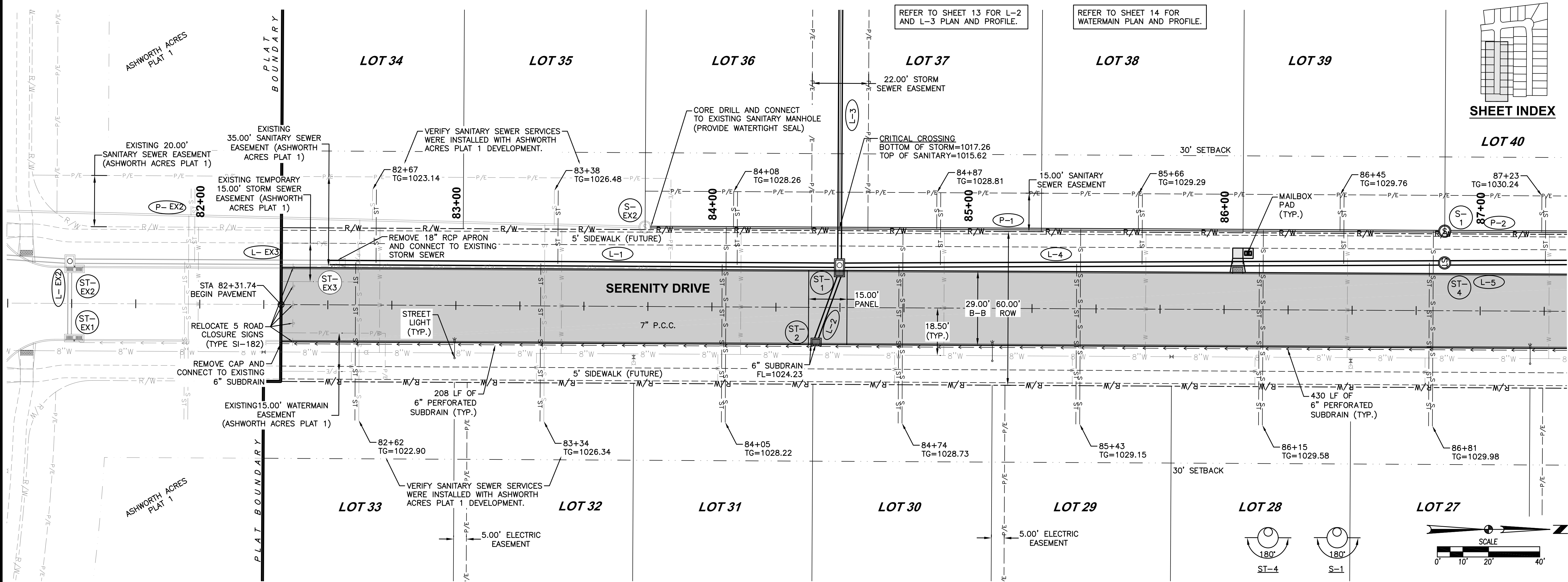
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THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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EII: JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

ASHWORTH ACRES PLAT 2
EROSION AND SEDIMENT CONTROL PLAN
7/19
1807.401

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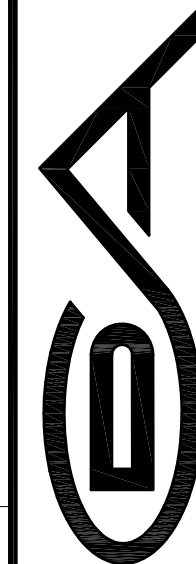
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LOT 40

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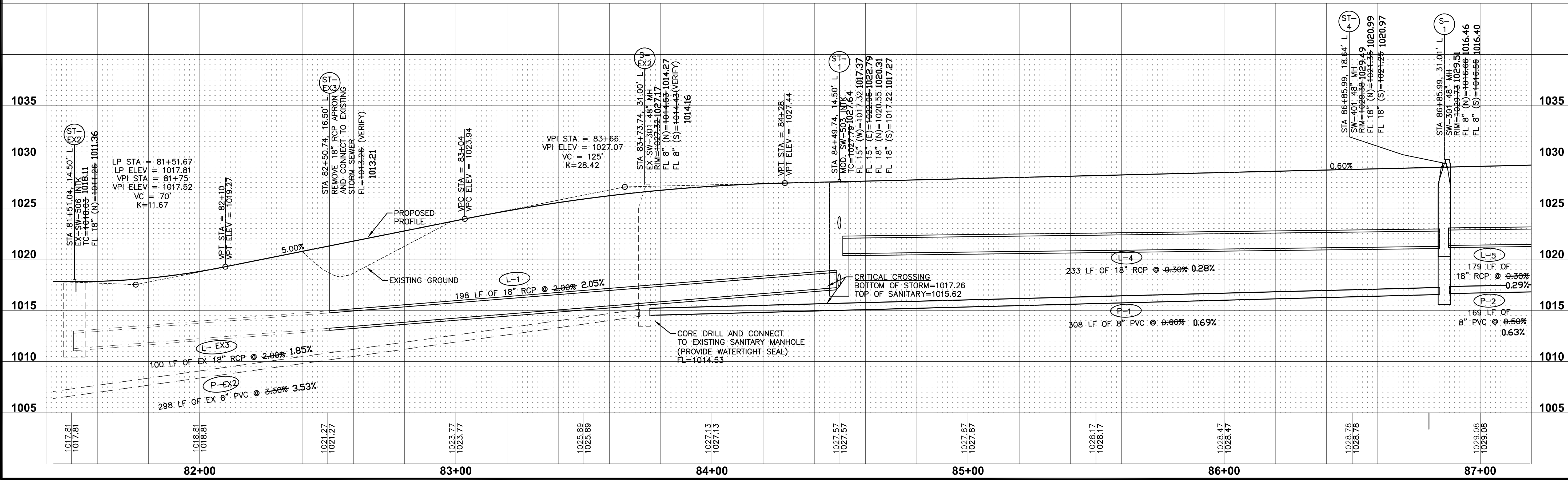
WAUKEE, IOWA

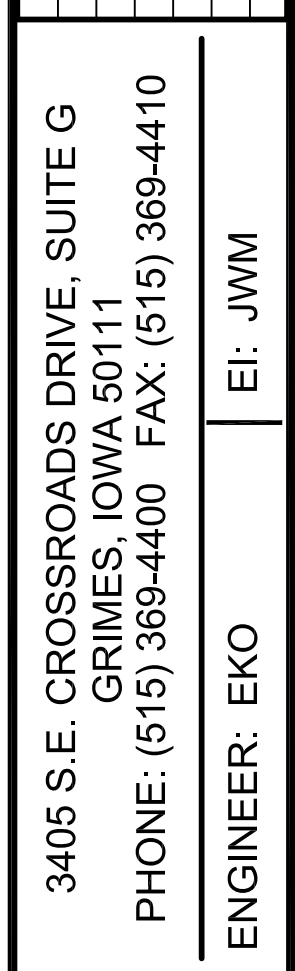
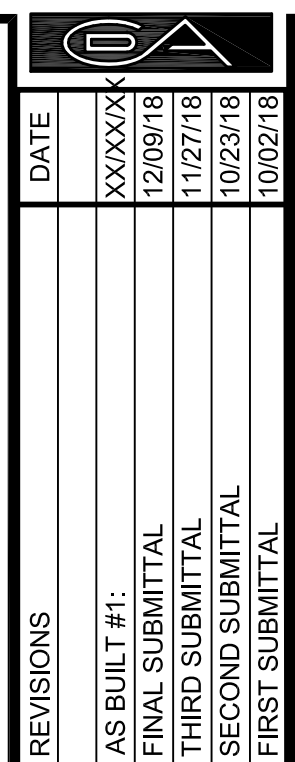
ASHWORTH ACRES PLAT 2

SANITARY AND STORM SEWER PLAN AND PROFILE

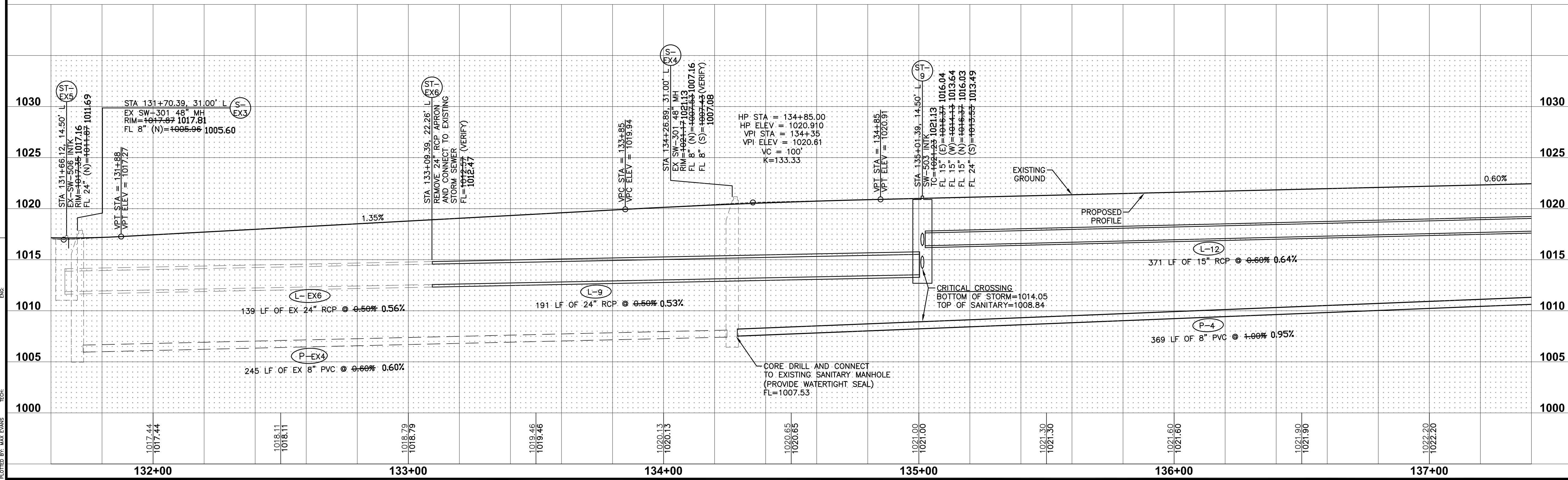
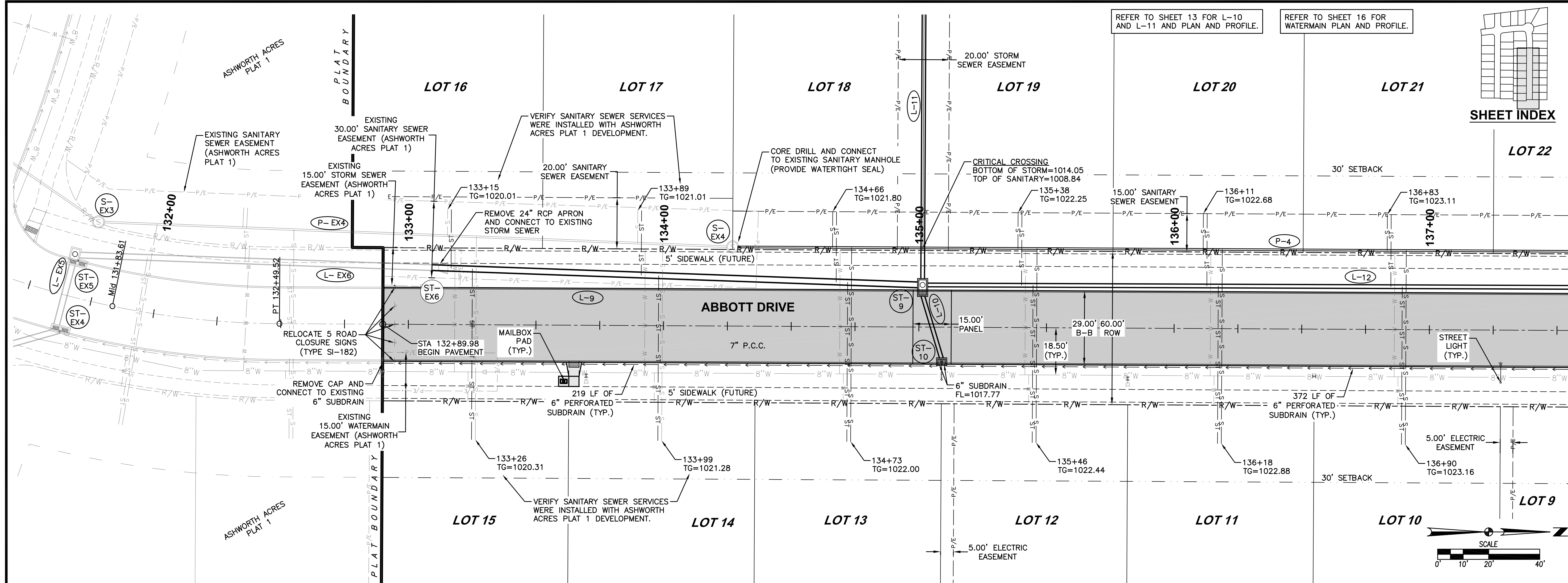
8/19

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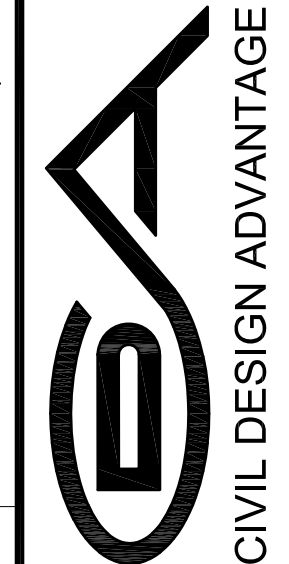
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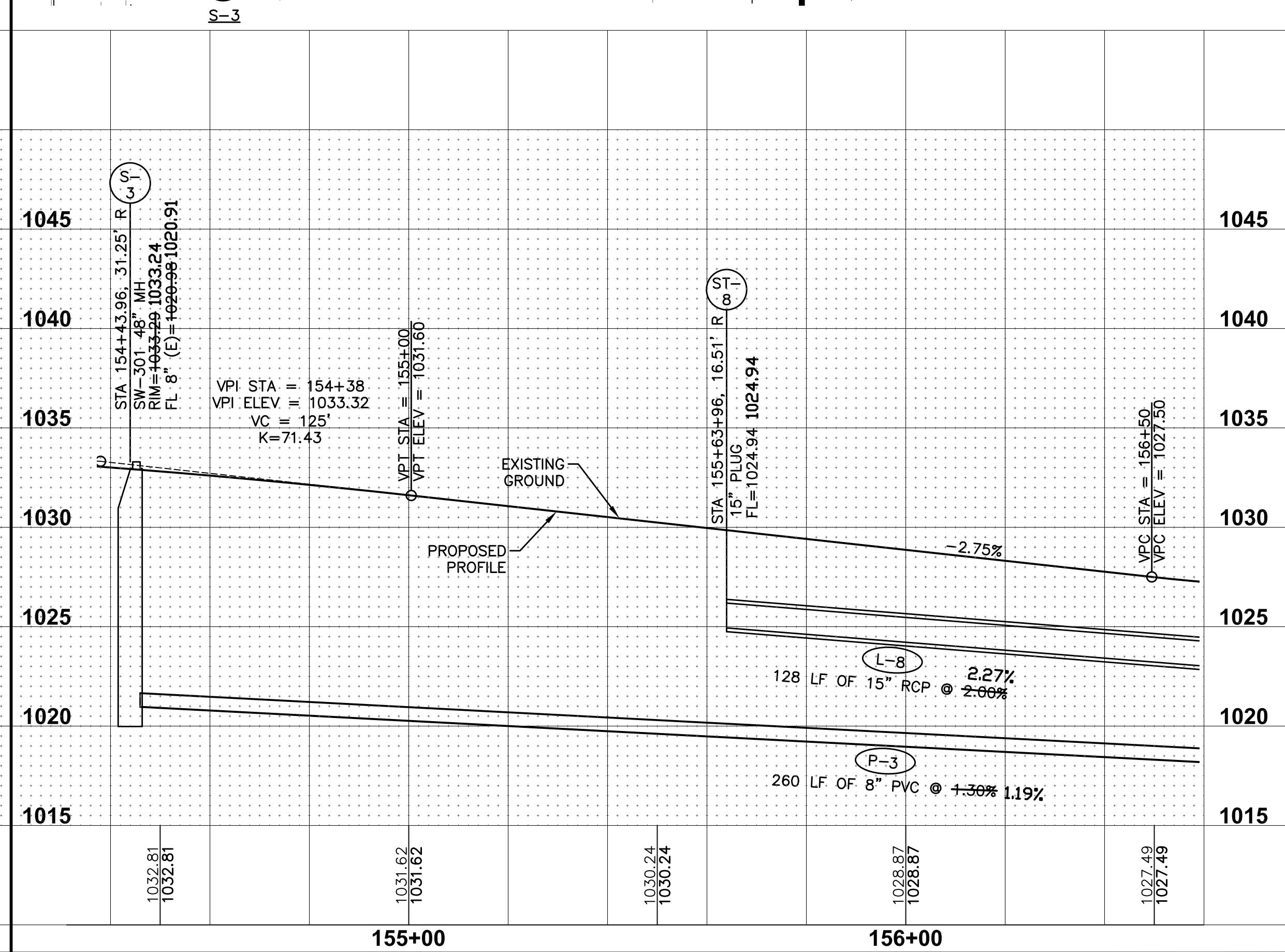
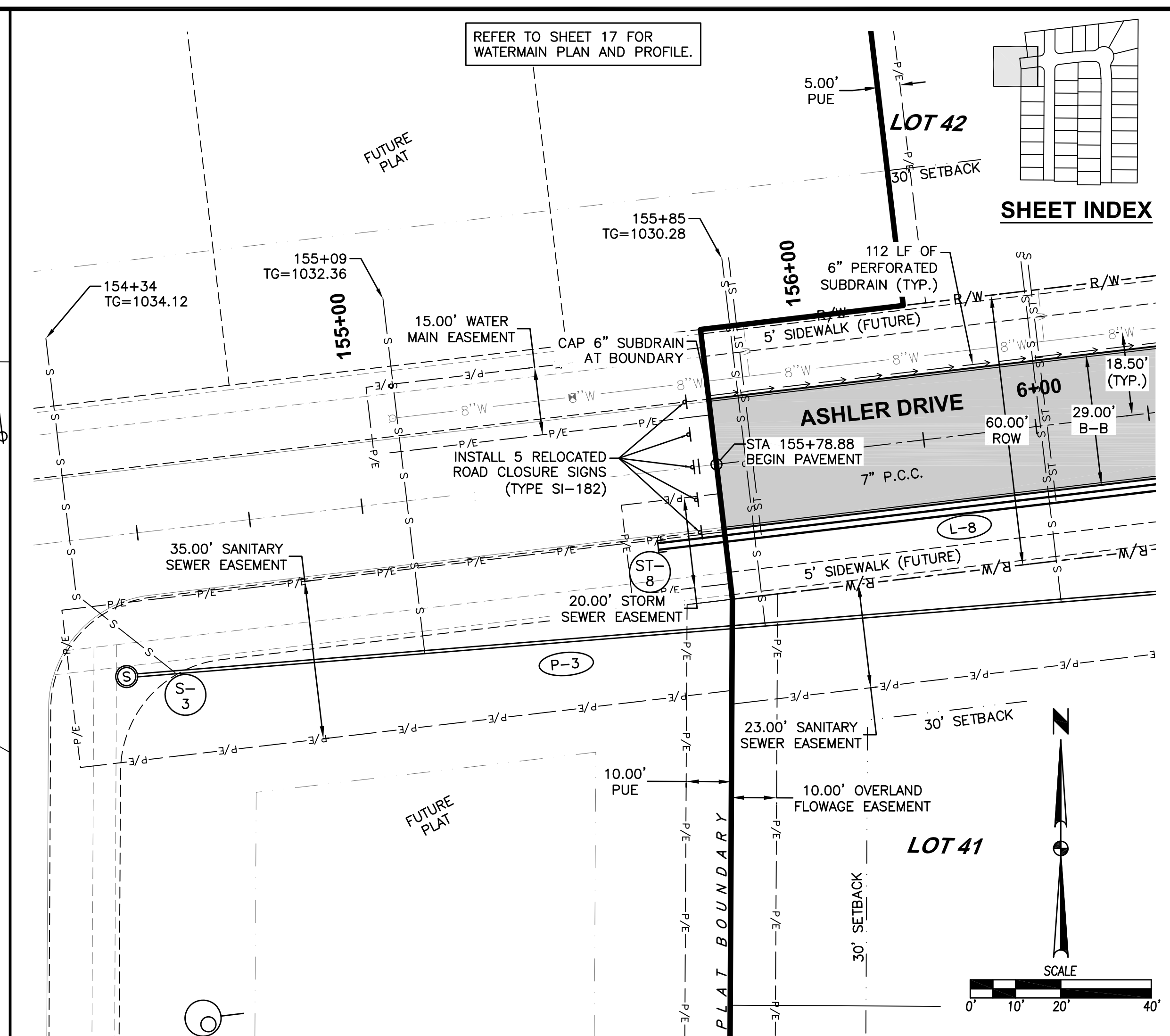
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	FIRST SUBMITTAL

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ASHWORTH ACRES PLAT 2
SANITARY AND STORM SEWER PLAN AND PROFILE
WAUKEE, IOWA



ASHWORTH ACRES PLAT 2

SANITARY AND STORM SEWER PLAN AND PROFILE

WAUKEE, IOWA

11/19

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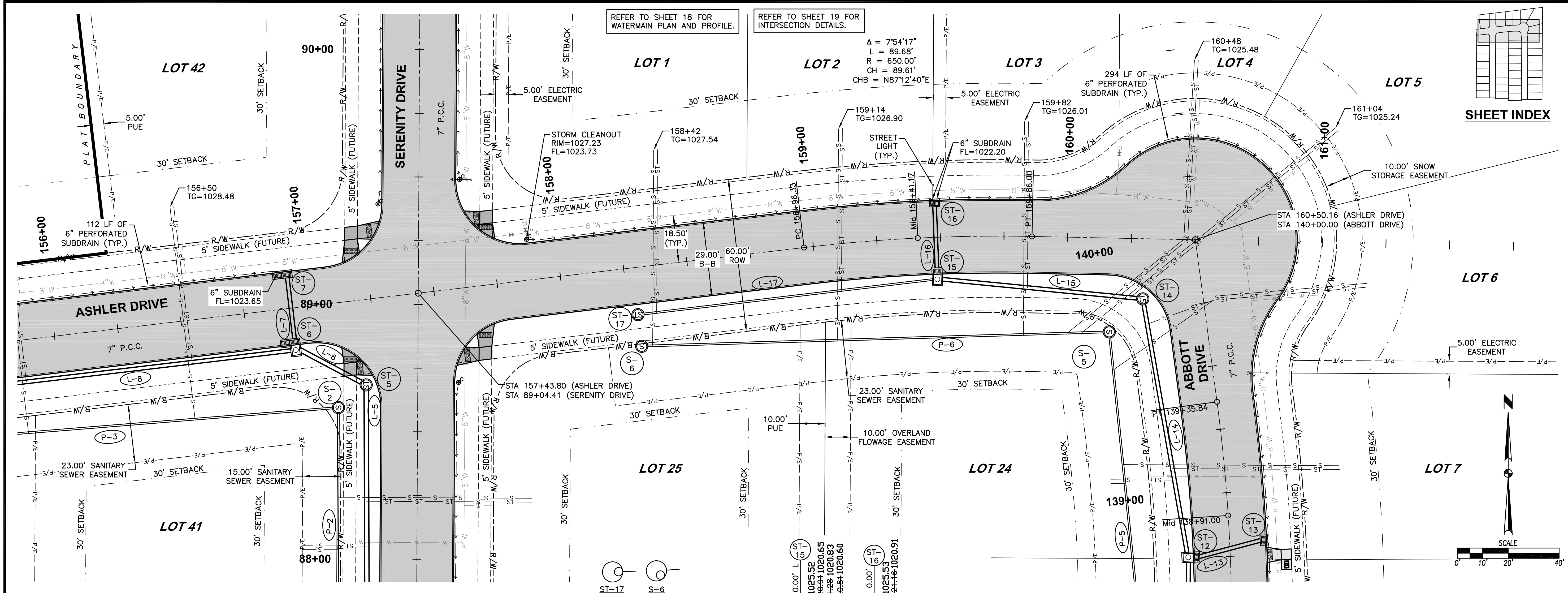
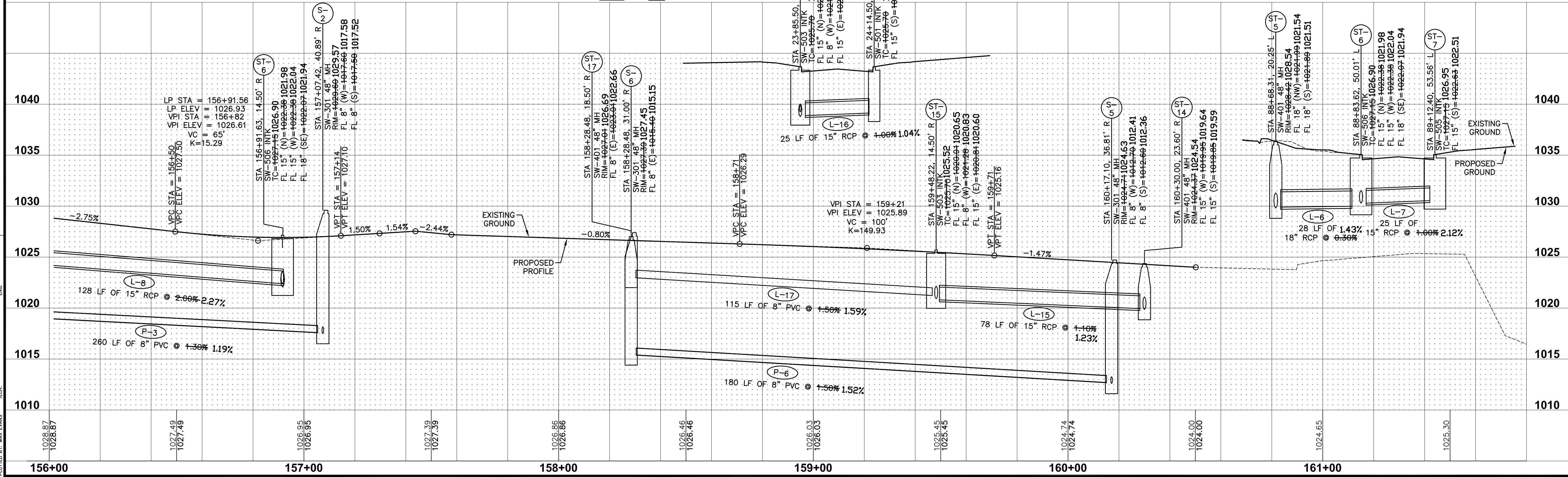
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ENGINEER: EKO

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ASHWORTH ACRES PLAT 2
SANITARY AND STORM SEWER PLAN AND PROFILE

12/19
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

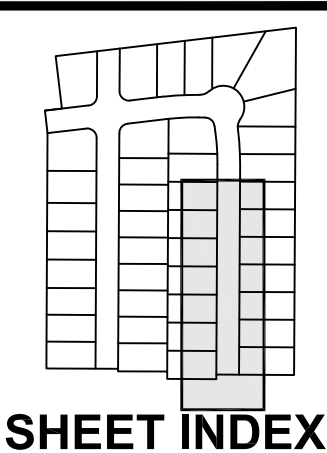
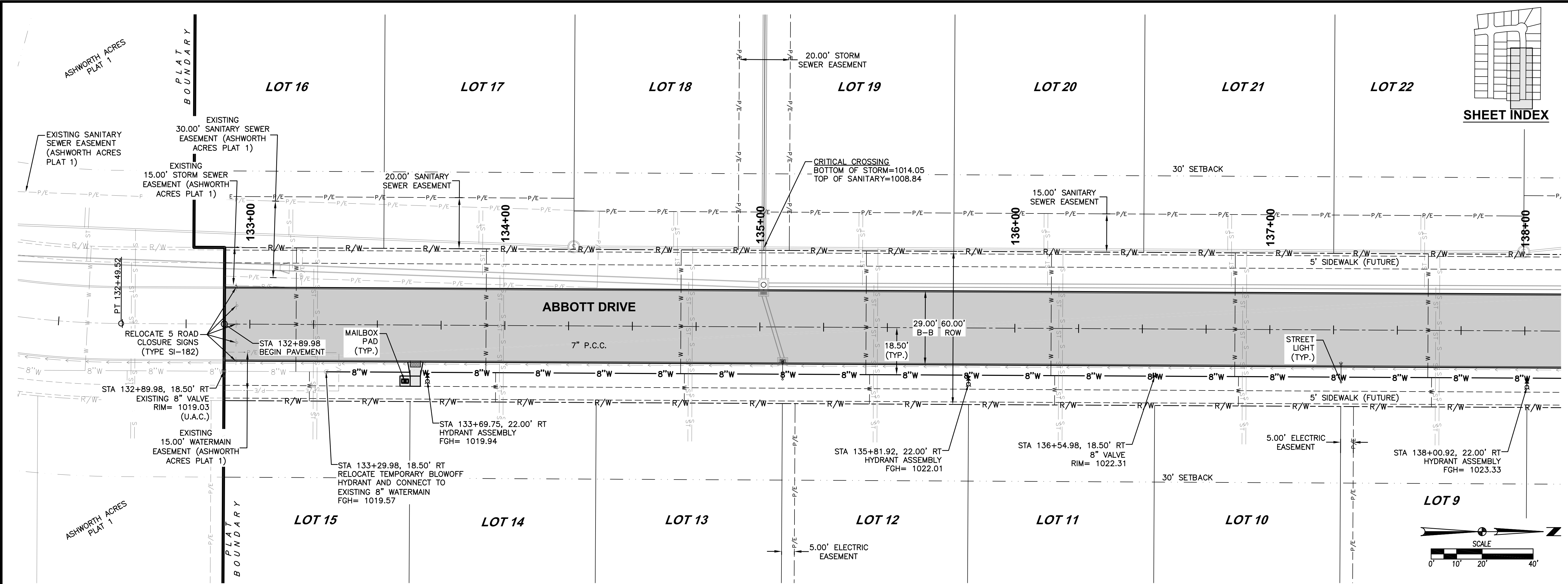
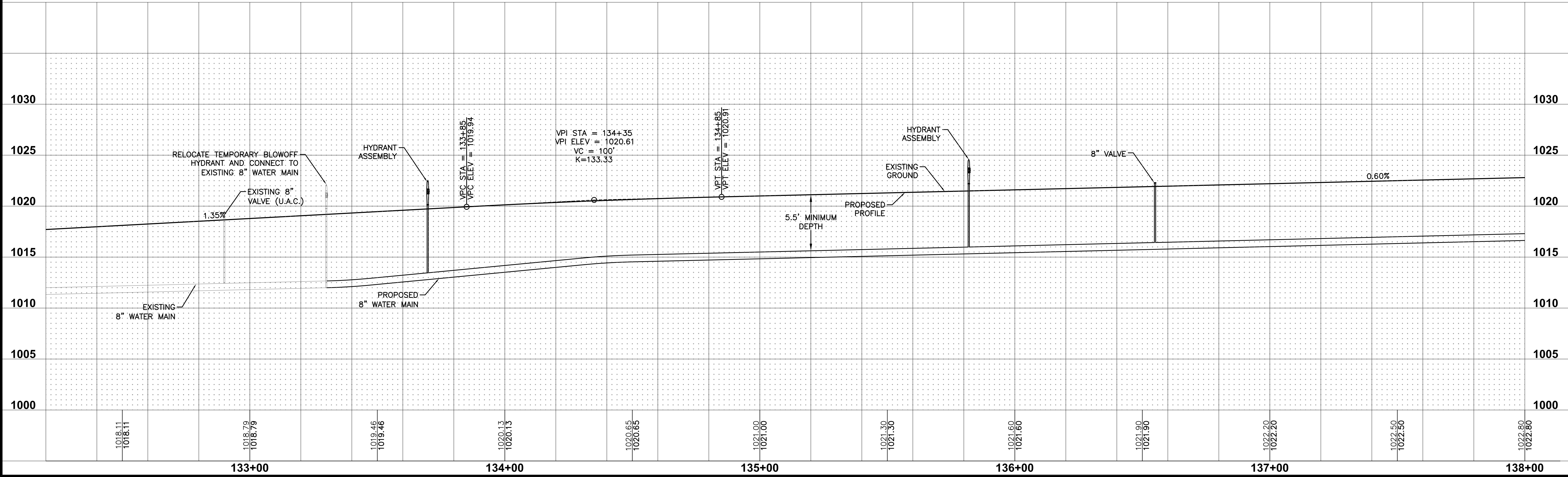
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ENGINEER: EKO
EII: JWM

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AS BUILT #: 12/17/2020
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THIRD SUBMITTAL: 12/17/2020
SECOND SUBMITTAL: 12/17/2020
FIRST SUBMITTAL: 12/17/2020

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ASHWORTH ACRES PLAT 2

WATER MAIN PLAN AND PROFILE

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