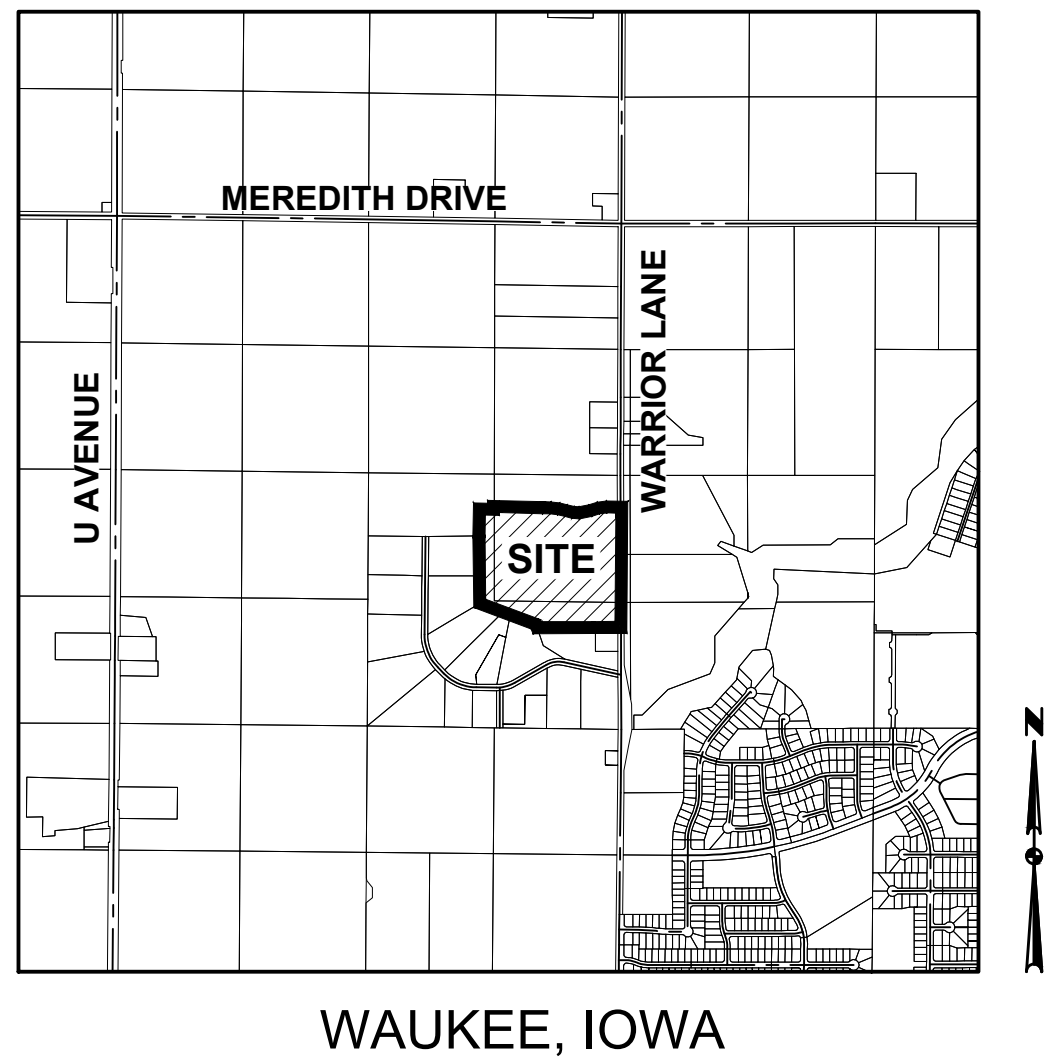


CONSTRUCTION PLANS FOR:

ASHLEY ACRES PLAT 1

WAUKEE, IOWA

VICINITY MAP
NOT TO SCALE



OWNER

ASHLEY ACRES, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IA 50322
CONTACT: DEREK TEMPLE
DEREK@VISTAREI.COM
515-778-2601

APPLICANT

ASHLEY ACRES, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IA 50322
CONTACT: DEREK TEMPLE
DEREK@VISTAREI.COM
515-778-2601

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIE@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

MAY 15, 2020

BENCHMARKS

- USG MONUMENT 0354, 0.75 MILES NW OF HWY 6 ON BIKE TRAIL. NW HEAD WALL OF BOX CULVERT. ELEVATION=1023.72
- USG MONUMENT 259 ELEVATION=1043.11

SUBMITTAL DATES

FIRST SUBMITTAL: 09/22/2020
SECOND SUBMITTAL: 10/06/2020
THIRD SUBMITTAL: 10/20/2020
FOURTH SUBMITTAL: 11/03/2020
FIFTH SUBMITTAL: 11/19/2020
FINAL SUBMITTAL: 01/08/2021
AS-BUILT SUBMITTAL: 12/28/2021

ZONING

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

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.

NOTES

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

CONSTRUCTION SCHEDULE

GRADING/UTILITIES FALL 2020

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES AND REFERENCE NOTES
6	HYDRANT COVERAGE PLAN
7-10	GRADING PLAN
11-14	EROSION AND SEDIMENT CONTROL PLAN
15-34	PLAN AND PROFILE
35-47	WATER MAIN PLAN AND PROFILE
48-52	INTERSECTION DETAILS
53	LANDSCAPE PLAN

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.



1-800-292-8989
www.iowaonecall.com



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111

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

PROJECT NO. 2003.121

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY	—————
SECTION LINE	- - - - -
CENTER LINE	—————
RIGHT OF WAY	- - - - - R/W - - - - -
BUILDING SETBACK	—————
PERMANENT EASEMENT	————— P/E —————
TEMPORARY EASEMENT	————— T/E —————
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
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	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

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 WITH SIZE	
STORM SEWER WITH SIZE	
WATER MAIN WITH SIZE	

REFER TO THE CONSTRUCTION MATERIALS TESTING GEOTECHNICAL ENGINEERING INVESTIGATION REPORT NO. 202084AWW FOR THE GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE GRADING 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 CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

RYAN A. HARDISTY, P.E.

12-28-2021

DATE

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.

RYAN A. HARDISTY, P.E.

12-28-2021

DATE

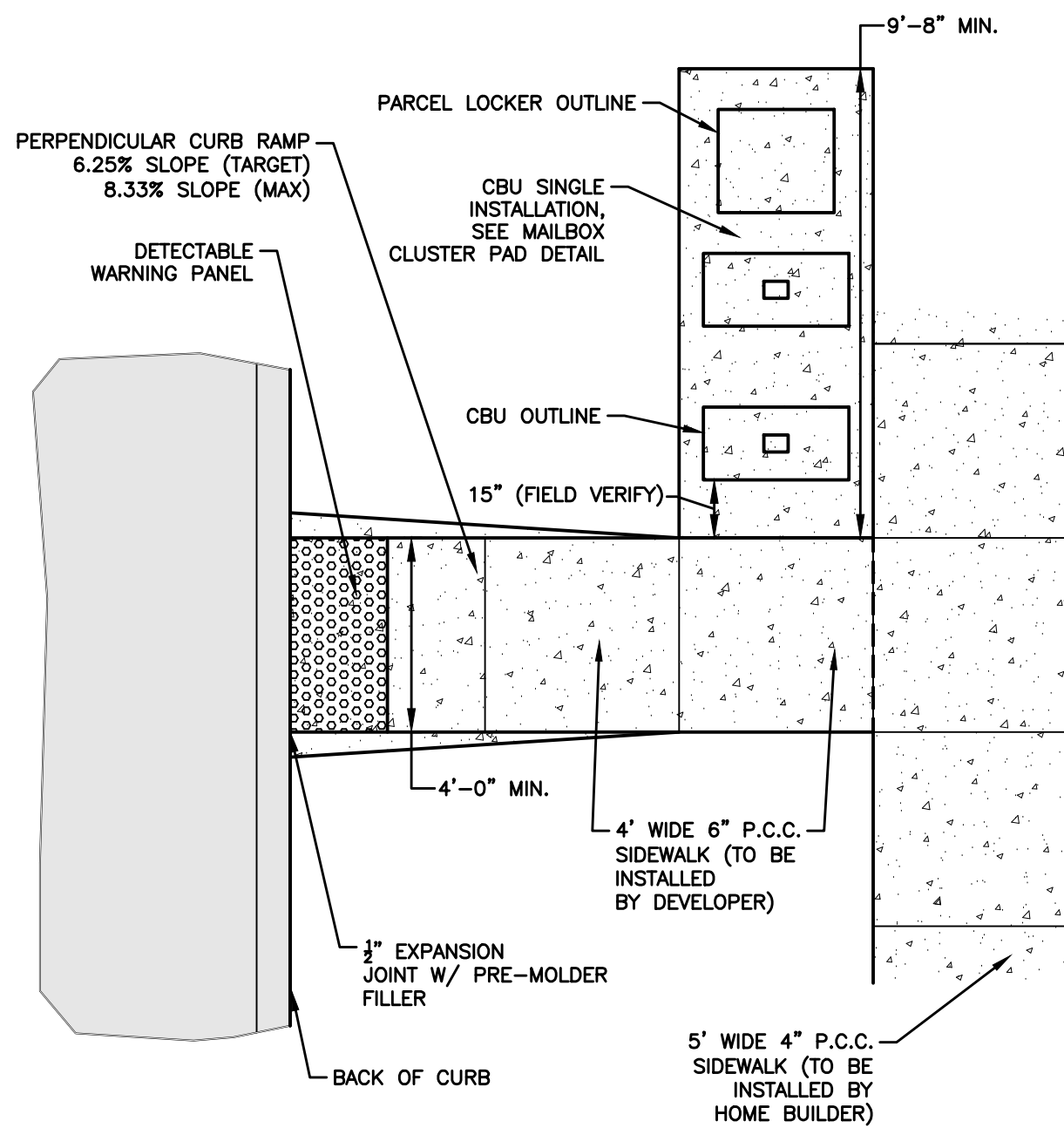
LICENSE NUMBER 20811

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL:

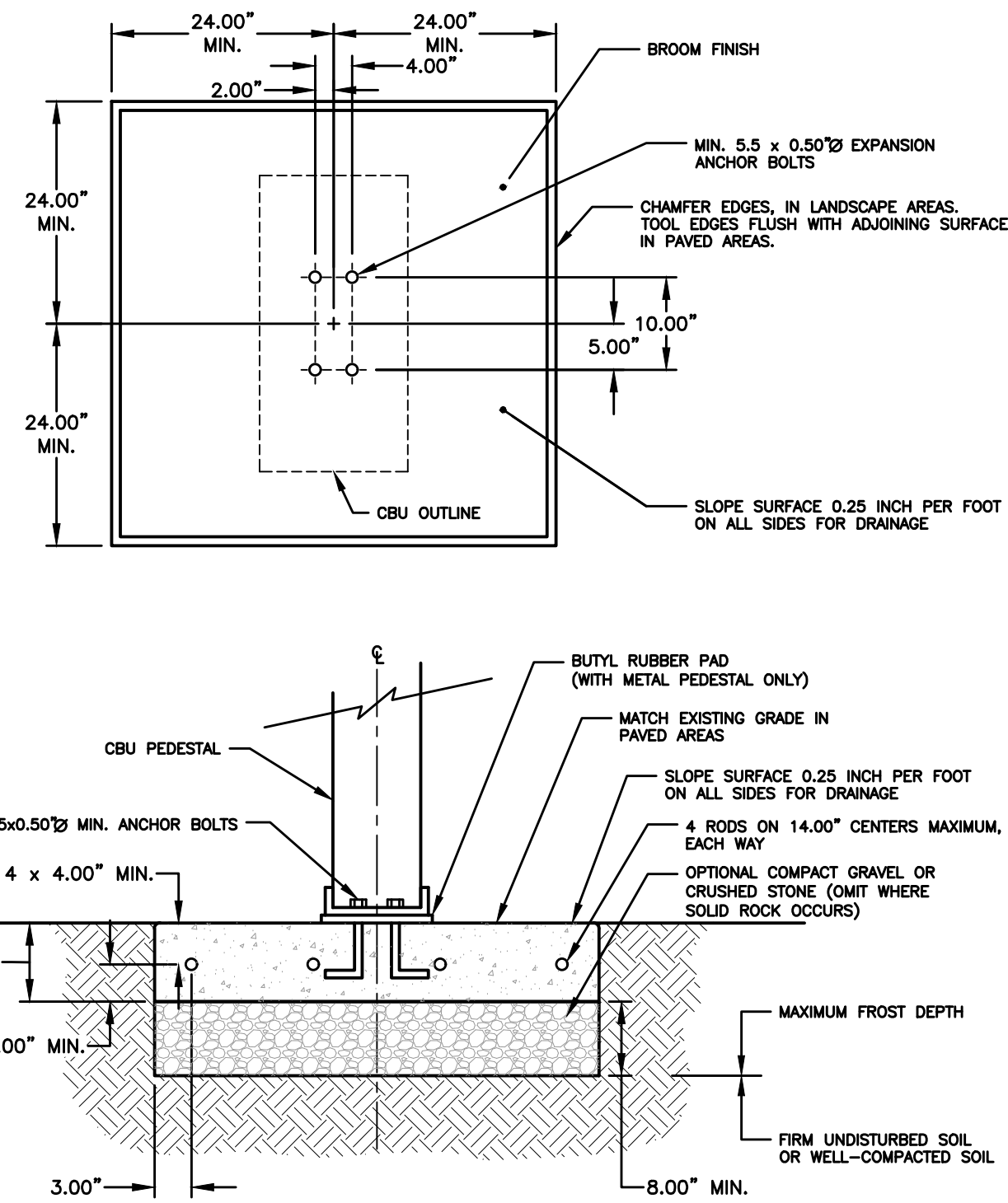
ALL SHEETS

FILE: H:\2020\2003121\DWG\CONSTRUCTION DRAWINGS\2003121-ASBUILT-COV-BET-TABLING
PLOT DATE: 12/28/2021 5:01 PM
PLOTTER: HP DESIGN PLT
PLOTTER: BR. BRANDON HUBER TECH



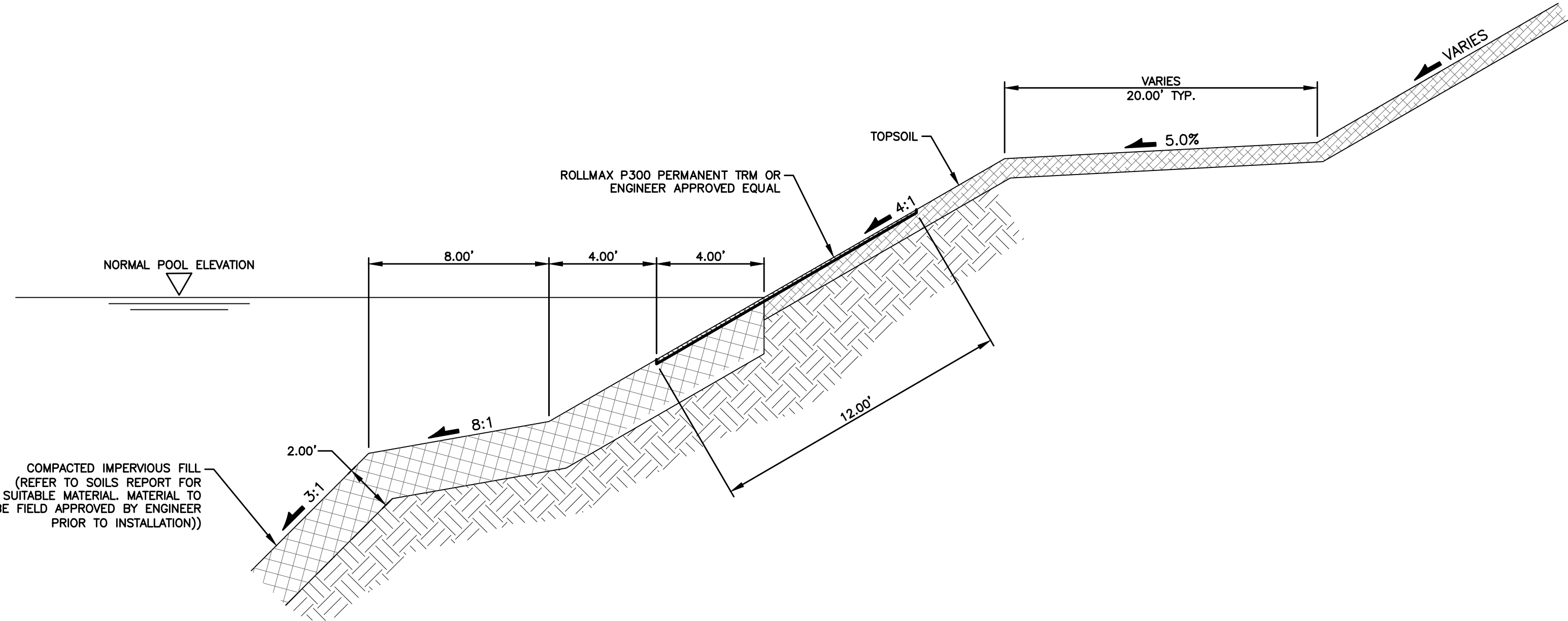
- INSTALLATION NOTE:
1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
 2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
 3. DO NOT LOCATE AT INTERSECTION.
 4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.

MAILBOX RAMP DETAIL
NOT TO SCALE

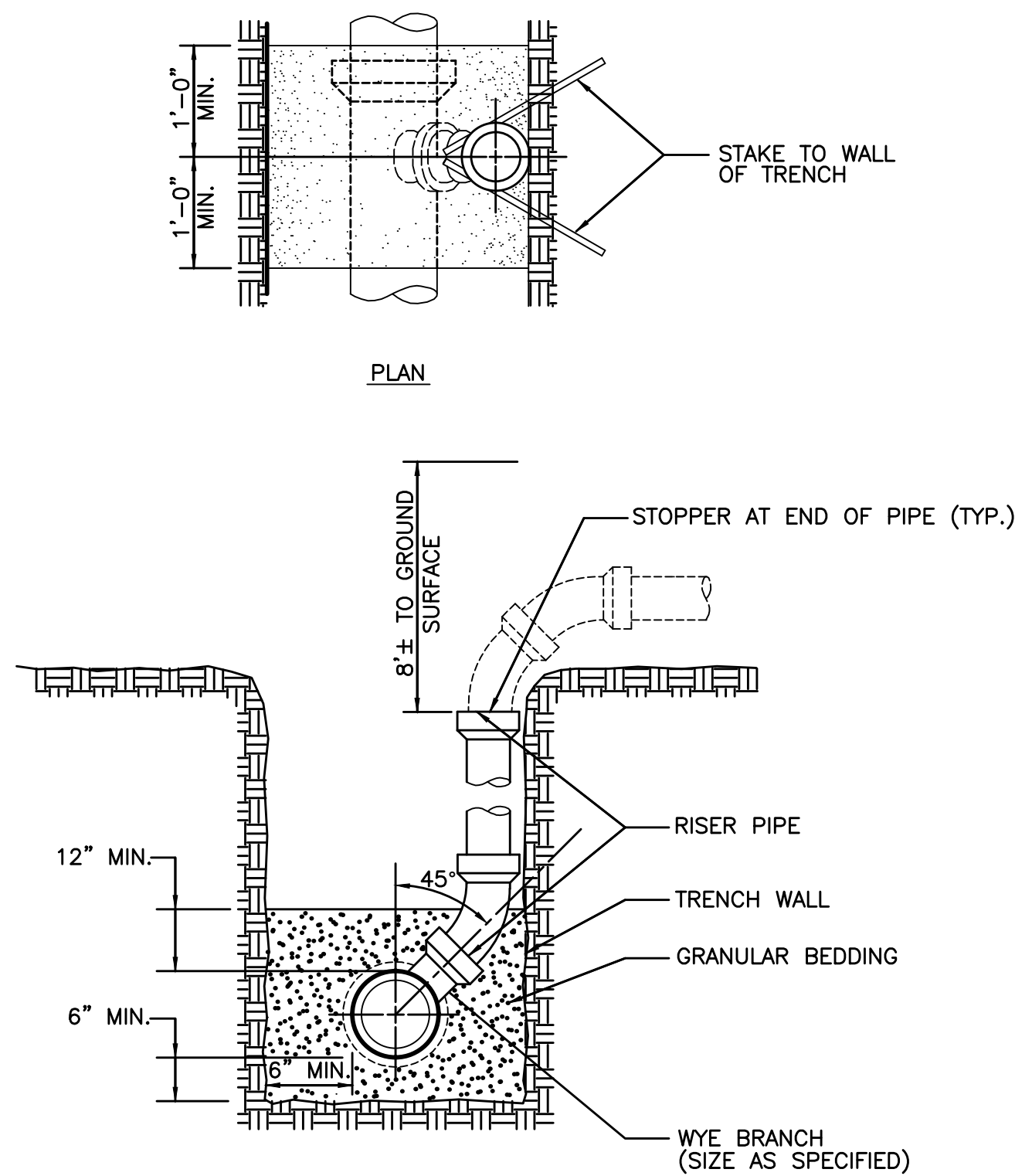


- NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50\" - 4.00\" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - A. HILTI KWIK BOLT (WWW.USHLTI.COM) II-1/2\" DIAMETER X 5-1/2\" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2\"
 - B. ITW RAMSEY REDHEAD TRUBOLT (WWW.RAMSEY-REDHEAD.COM) GALVANIZED, 1/2\" DIAMETER X 7\" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8\".
 - C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2\" X 5-1/2\" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4\".

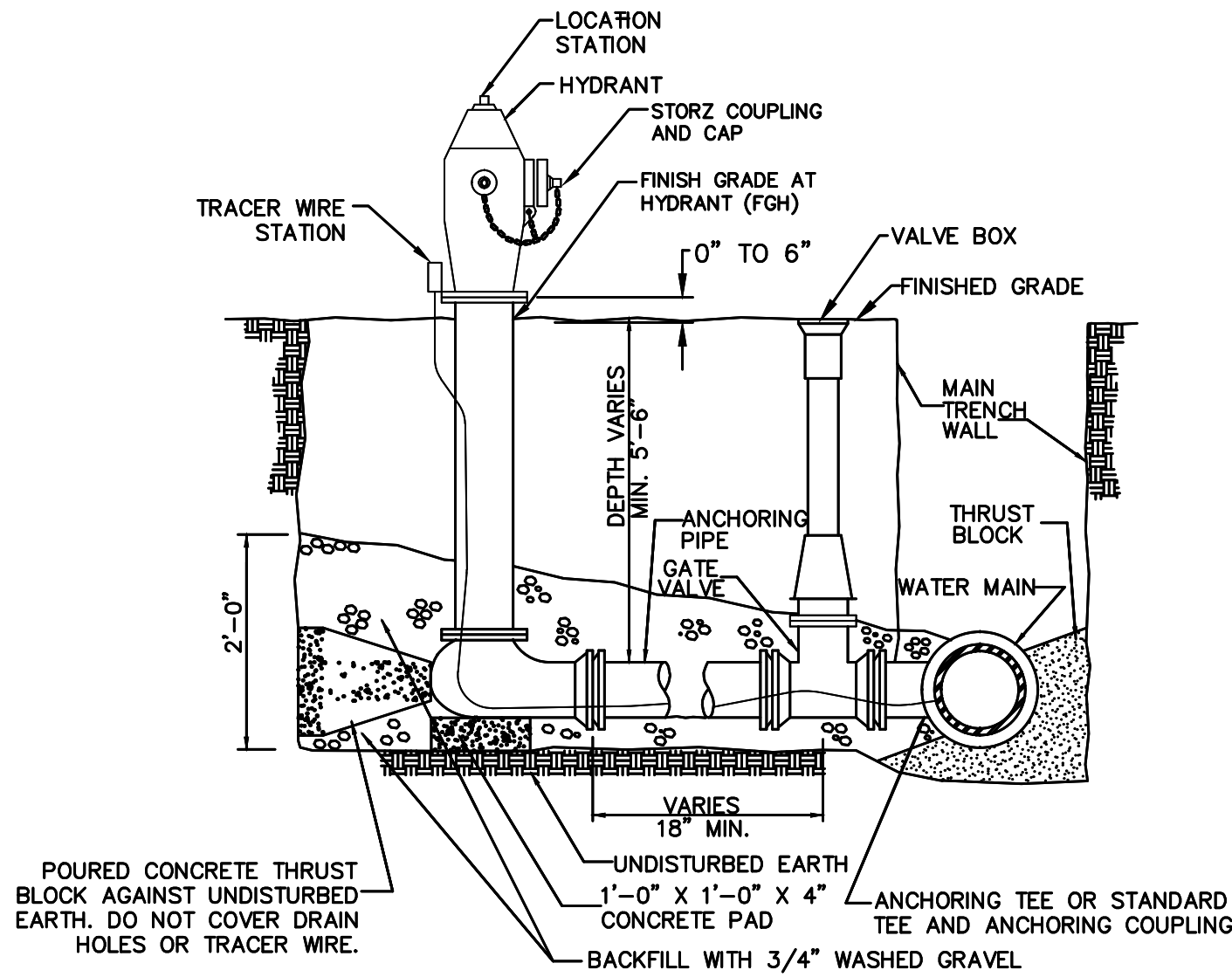
MAILBOX CLUSTER PAD DETAIL
NOT TO SCALE



SECTION TYPICAL - WET BOTTOM POND
NOT TO SCALE



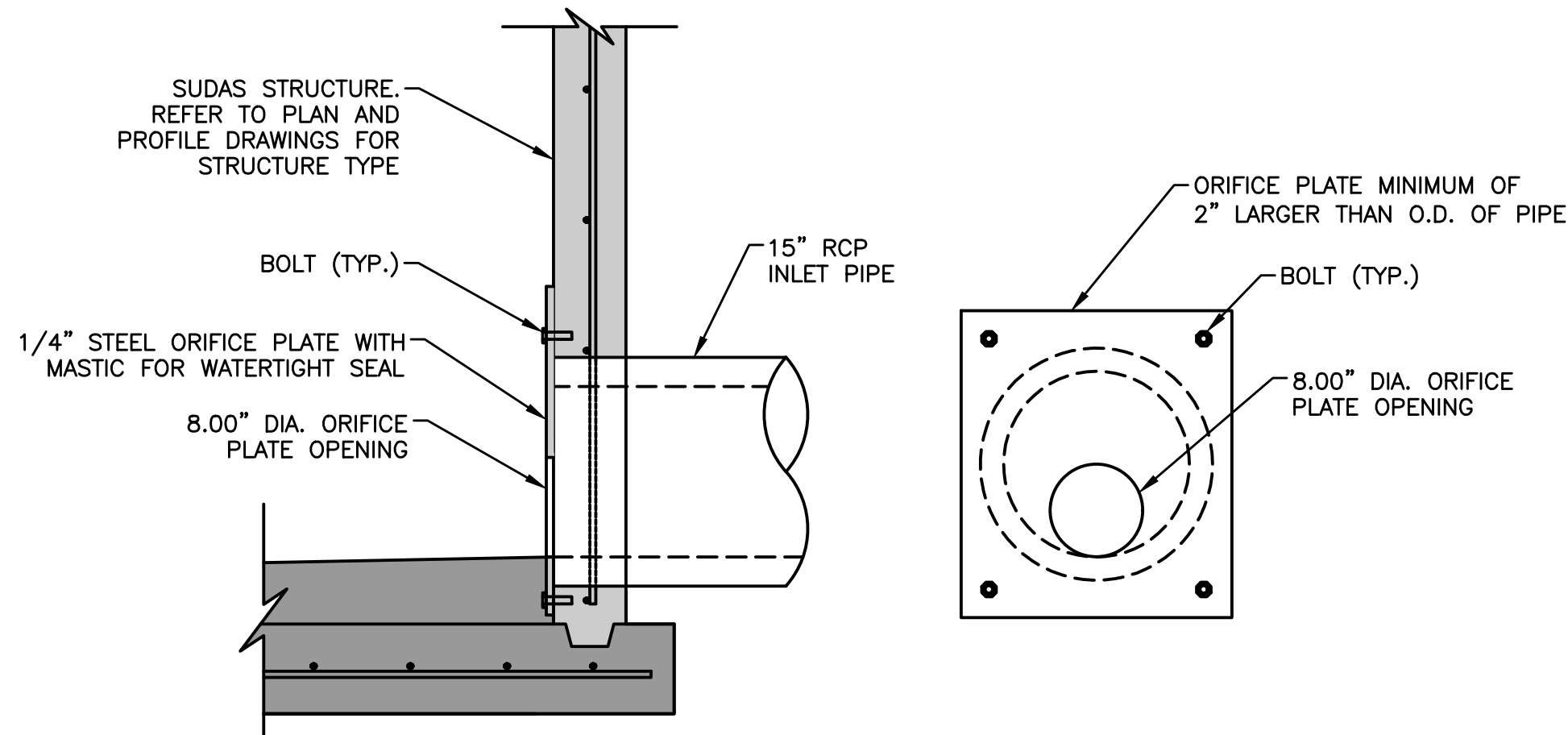
SANITARY SEWER SERVICE RISER
NOT TO SCALE



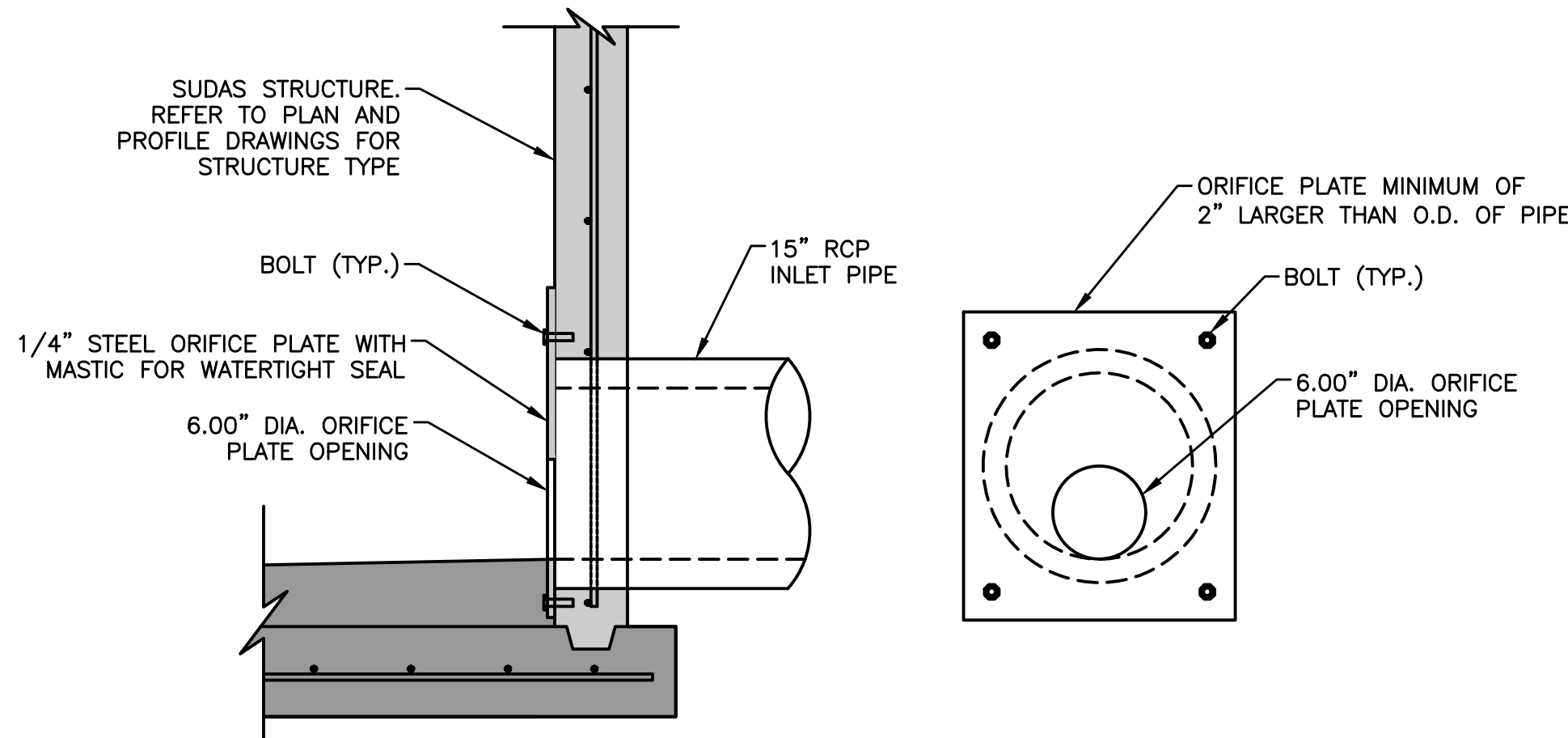
- NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6\"
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

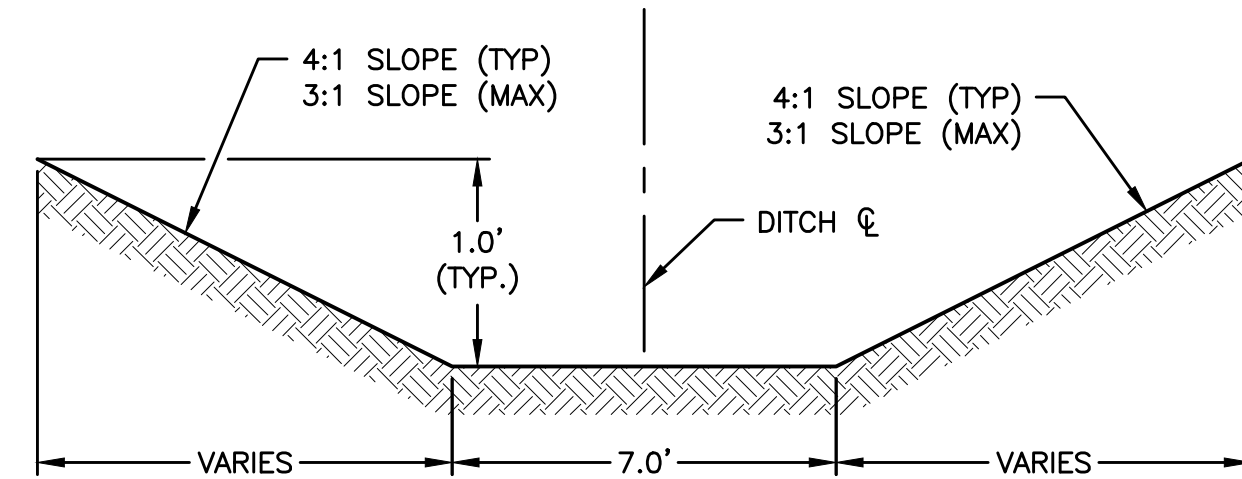
FILE: H:\2020\2003121\VMW\CONSTRUCTION DRAWINGS\2003121-ASEBULL-COV-DET-TABLING
DRAWING: DETAIL OF MODIFIED SW-506 INTAKE
PLOTTER: HP PLOTTED: 12/28/2021 5:01 PM
PLOTTER: HP PLOTTED BY: BRANDON HUBER TECH



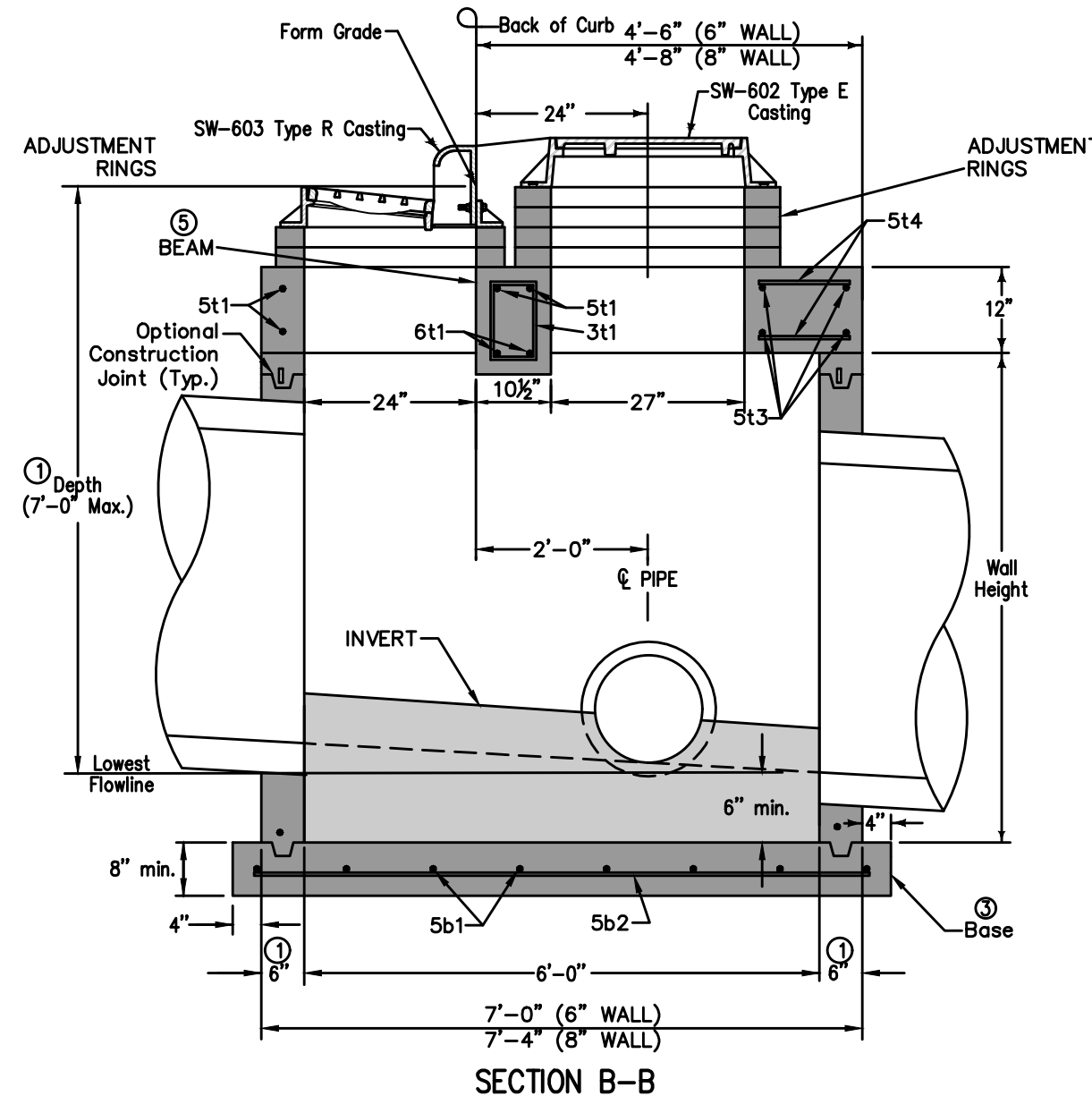
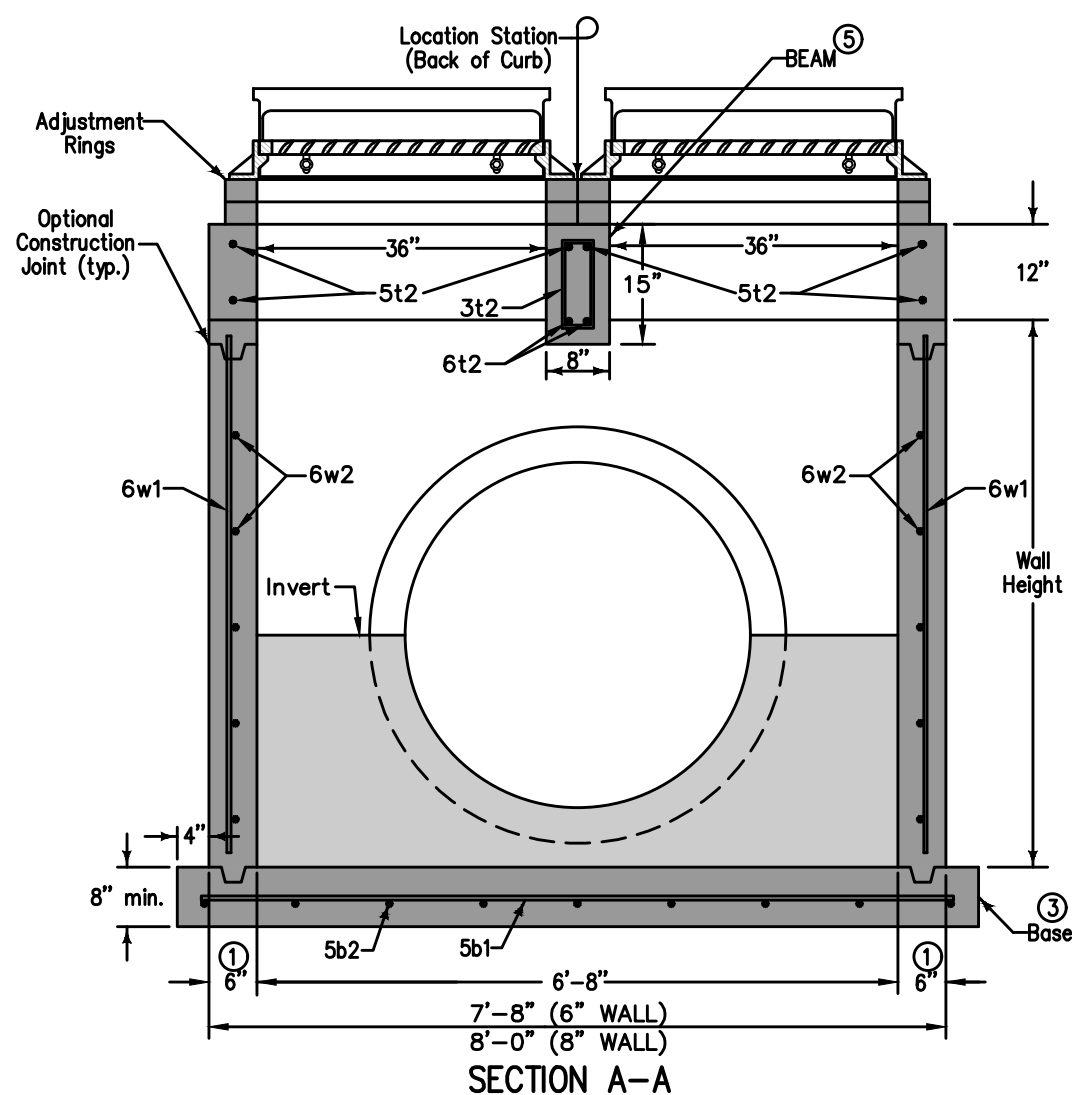
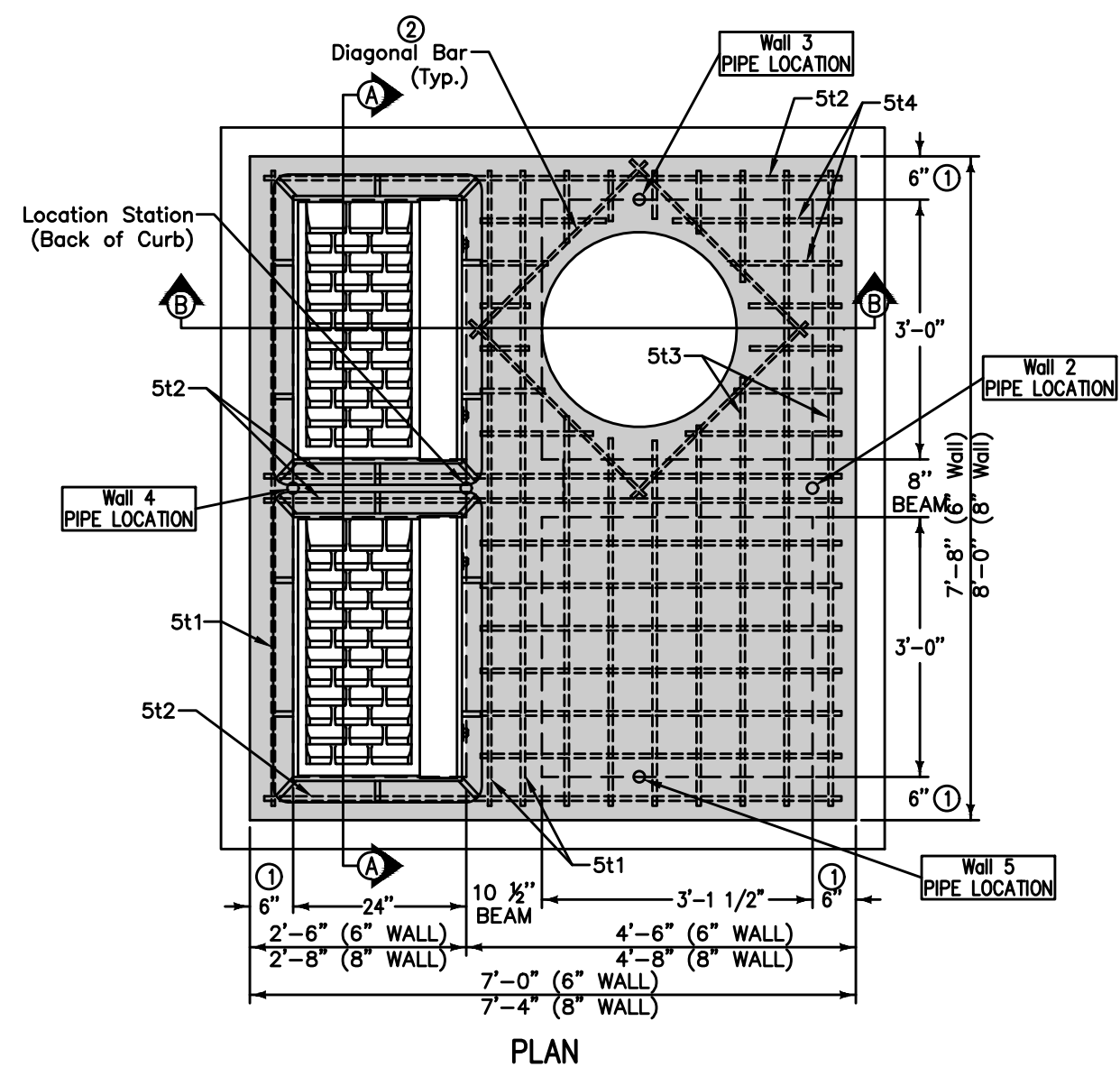
DETENTION ORIFICE PLATE (ST-6)
NOT TO SCALE



DETENTION ORIFICE PLATE (ST-23)
NOT TO SCALE



TYPICAL SWALE SECTION
NOT TO SCALE

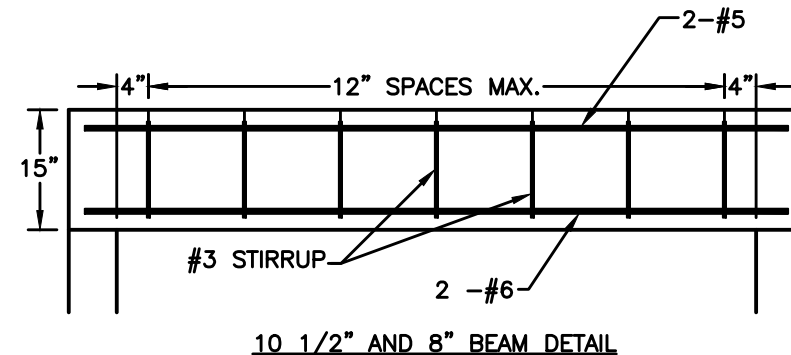
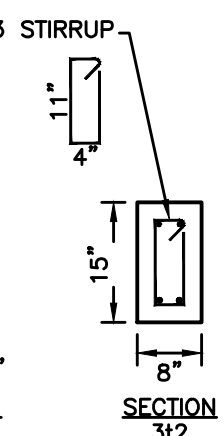
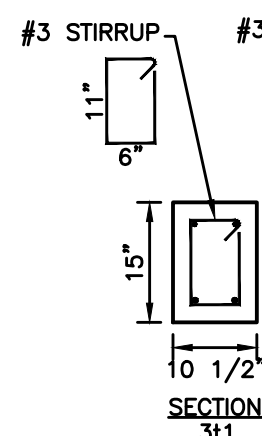


- ① Use 8" wall option for intake depths greater than 7'-0" and less than 10'-0".
- ② Install four #5 diagonal bars at manhole opening and at all pipe openings.
- ③ Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- ④ 12 inch minimum wall height above all pipes.
- ⑤ Construct 8"x15" and 10 1/2"x15" P.C. concrete beams integral with 12" P.C. concrete flat top.

MAXIMUM PIPE DIAMETERS	
Wall	Max. Dia.
2	54"
3	36"
4	54"
5	36"

REINFORCING BAR LIST									
Mark	Size	Location	Shape	Count	6" Wall	8" Wall	Length	6" Wall	8" Wall
3t1	3	Top		7	7	3'-2"*	3'-2"*	12"	12"
3t2	3	Top		7	7	2'-10"*	2'-10"*	10 3/8"	10 3/8"
5b1	5	Base		8	8	7'-10"	8'-2"	12 3/4"	12 3/4"
5b2	5	Base		9	9	7'-2"	7'-6"	11 3/4"	12 3/4"
6w1	6	Walls		28	28	Wall Height minus 4"		12"	12"
6w2	6	Walls		Varies	Varies	8'-8"	7'-0"	12"	12"
6w3	6	Walls		Varies	Varies	7'-4"	7'-8"	12"	12"
5t1	5	Top		4	4	7'-4"	7'-8"	See Detail	See Detail
5t2	5	Top		6	6	6'-8"	7'-0"	See Detail	See Detail
5t3	5	Top		14	14	7'-4"	7'-8"	6 3/8"	6 3/8"
5t4	5	Top		24	24	4'-2"	4'-4"	5 3/8"	6"
6t1	6	Top		2	2	7'-4"	7'-8"	See Detail	See Detail
6t2	6	Top		2	2	6'-8"	7'-0"	See Detail	See Detail

* Includes 4" for stirrup hook



MODIFIED SW-506 INTAKE (ST-10)
NOT TO SCALE

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CLEARING AND GRUBBING	LS	1
2	TOP SOIL, ON-SITE	LS	1
3	EXCAVATION, CLASS 10	LS	1
4	SUBGRADE PREPARATION, 12 IN. DEPTH	SY	17010
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	4350
6	SANITARY SEWER SERVICE STUB, PVC, 4 IN. DIA.	EA	98
7	SUBDRAIN, 6 IN. PERFORATED PVC	LF	6271
8	STORM SEWER, TRENCHED, PVC, 8 IN. DIA., PERFORATED	LF	2361
9	STORM SEWER, TRENCHED, RCP, 12 IN. DIA.	LF	22
10	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	2893
11	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	658
12	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	1025
13	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	352
14	PIPE APRON, RCP, 12 IN. DIA.	EA	2
15	PIPE APRON, RCP, 15 IN. DIA.	EA	7
16	PIPE APRON, RCP, 18 IN. DIA.	EA	4
17	PIPE APRON, RCP, 24 IN. DIA.	EA	4
18	PIPE APRON, RCP, 30 IN. DIA.	EA	2
19	FOOTING FOR CONCRETE PIPE APRON, PCC, 12 IN. DIA.	EA	1
20	FOOTING FOR CONCRETE PIPE APRON, PCC, 15 IN. DIA.	EA	8
21	FOOTING FOR CONCRETE PIPE APRON, PCC, 18 IN. DIA.	EA	4
22	FOOTING FOR CONCRETE PIPE APRON, PCC, 24 IN. DIA.	EA	4
23	FOOTING FOR CONCRETE PIPE APRON, PCC, 30 IN. DIA.	EA	2
24	PIPE APRON GUARD	EA	19
25	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	EA	98
26	STORM SEWER CLEANOUT	EA	18
27	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	2632
28	WATER MAIN, TRENCHED, PVC, 12 IN. DIA.	LF	2437
29	WATER SERVICE STUB, PVC, 1 IN. DIA.	EA	98
30	VALVE, GATE, 8 IN. DIA.	EA	7
31	VALVE, GATE, 12 IN. DIA.	EA	4
32	FIRE HYDRANT ASSEMBLY	EA	18
33	MANHOLE TYPE SW-301, 48 IN. DIA.	EA	19
34	MANHOLE TYPE SW-401, 48 IN. DIA.	EA	14
35	MANHOLE TYPE SW-402, 4 FT. X 4 FT.	EA	1
36	INTAKE TYPE SW-501	EA	6
37	INTAKE TYPE SW-503	EA	6
38	INTAKE TYPE SW-505	EA	10
39	INTAKE TYPE SW-506	EA	8
40	INTAKE TYPE SW-506, MOD	EA	1
41	INTAKE TYPE SW-512, 24 IN. DIA.	EA	5
42	INTAKE TYPE SW-513, 4 FT. X 4 FT.	EA	7
43	INTAKE TYPE SW-513, 5 FT. X 5 FT.	EA	2
44	PAVEMENT, PCC, 8 IN.	SY	7927
45	PAVEMENT, PCC, 7 IN.	SY	7133
46	SIDEWALK, PCC, 6 IN.	SY	109
47	DETECTABLE WARNING	SF	110
48	TRAFFIC CONTROL	LS	1
49	PERMANENT ROAD CLOSURE SIGN – URBAN, SI-182	EA	1
50	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	36.7
51	EROSION AND SEDIMENT CONTROL	LS	1
52	RIP RAP, CLASS "E"	TON	215
53	MAILBOX PAD	EA	4

DATA LISTED BELOW IS FOR INFORMATIONAL PURPOSE ONLY AND SHALL NOT CONSTITUTE A BASIS FOR ANY EXTRA WORK ORDERS.	
ITEM NO.	DESCRIPTION
	THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS MANUAL SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. REFER TO PROJECT SPECIFICATIONS FOR EXCEPTIONS TO THE TWO SPECIFICATIONS. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
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. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP AND SALVAGE THE TOP 12 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS. 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. SHRINKAGE WAS ASSUMED TO BE 25%.
4	REFER TO SHEET 2 FOR TYPICAL LOCATIONS AND THICKNESS. QUANTITY BASED ON TWO-6 INCH LIFTS.
5	REFER TO FIG. 3010.101 – TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.103 – FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR CONSTRUCTION DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. SANITARY SEWER SHALL BE SOLID WALL PVC OR TRUSS PIPE. TELEVIEW SANITARY SEWER PRIOR TO PAVING AND PROVIDE TELEVIEWING REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVIEWING SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL.
6	REFER TO FIG. 4010.201 – SANITARY SEWER SERVICE STUB FOR CONSTRUCTION DETAILS.
6, 25, 29	REFER TO TYPICAL SERVICE INSTALLATION DETAIL ON SHEET 3 FOR INTERIM SERVICE LOCATION.
7-13	REFER TO FIG. 3010.101 – TRENCH BEDDING AND BACKFILL ZONES, FIG. 3010.102 – RIGID GRAVITY PIPE TRENCH BEDDING, AND FIG. 3010.103 – FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS INCLUDE PIPE APRONS. TELEVIEW STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVIEWING REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVIEWING SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING STORM SEWER SHALL BE CONSIDERED INCIDENTAL. WHERE THE STORM SEWER CROSSES OVER THE WATER MAIN LOCATE ONE FULL LENGTH OF REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE WATER MAIN.
14-18	REFER TO FIG. 4030.222 – CIRCULAR CONCRETE APRONS FOR CONSTRUCTION DETAILS. THE LAST THREE PIPE SECTION AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO IDOT STANDARD ROAD PLAN DR-121 – CONNECTED PIPE JOINTS FOR PIPE CONNECTOR DETAILS. CONNECTORS SHALL BE CONSIDERED INCIDENTAL.
19-23	REFER TO FIG. 4030.221 – RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE FOOTINGS.
24	REFER TO FIG. 4030.224 – CONCRETE PIPE APRON GUARD FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE PIPE APRON GUARDS.
26	REFER TO FIG. 4040.232 – SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
27-28	REFER TO FIG. 3010.101 – TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.104 – PRESSURE PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING MATERIAL SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER WIRE DETAILS. CONNECTIONS TO EXISTING WATER MAIN, ALL FITTINGS, PIPE BEDDING MATERIAL, POLYETHYLENE ENCASEMENT, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL INSTALL BENDS AND DEFLECT PIPE JOINTS PER SECTION 5010, PART 301, A.6 AS NECESSARY TO INSTALL HYDRANT ASSEMBLIES AT THEIR SPECIFIED OFFSET AND ROADWAY CENTERLINE AND TO FOLLOW THE WATER MAIN ALIGNMENT AS SHOWN IN THE PLANS.
29	INCLUDES WATER SERVICE, CORPORATION VALVE, AND STOP BOXES.
30-31	INCLUDES VALVE, VALVE BOX AND COVER, VALVE BOX EXTENSION, AND VALVE STEM EXTENSION.
32	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, TRACER WIRE STATION, FIRE HYDRANT, AND THRUST BLOCKS. CONCRETE FOR THRUST BLOCKS SHALL BE CONSIDERED INCIDENTAL.

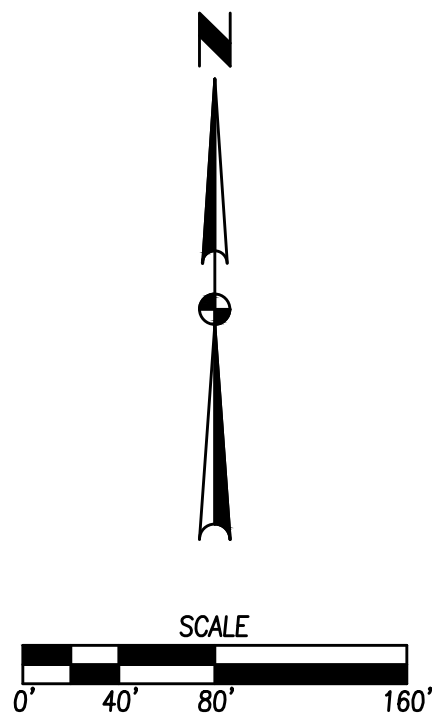
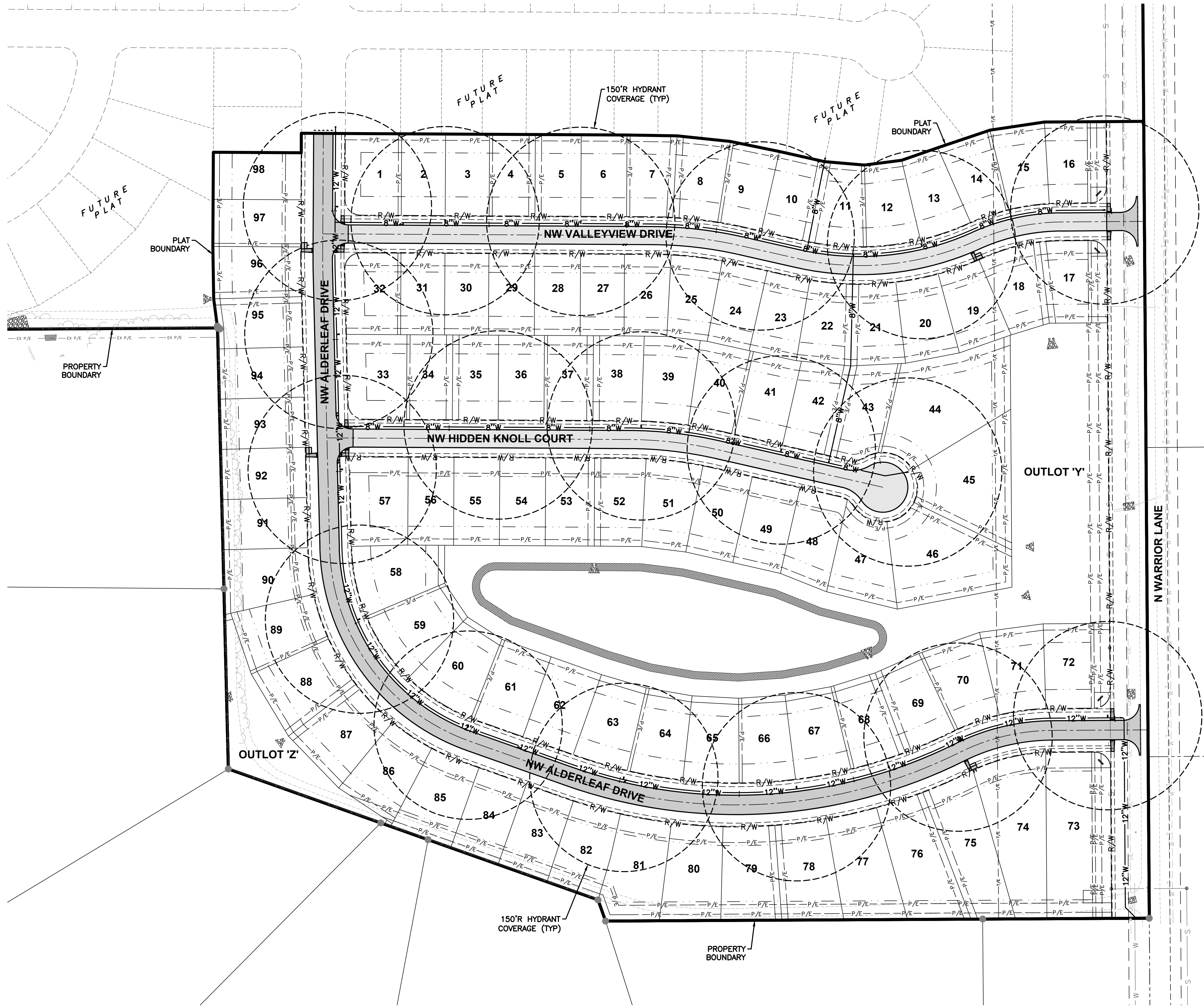
ESTIMATE REFERENCE INFORMATION	
DATA LISTED BELOW IS FOR INFORMATIONAL PURPOSE ONLY AND SHALL NOT CONSTITUTE A BASIS FOR ANY EXTRA WORK ORDERS.	
ITEM NO.	DESCRIPTION
33	REFER TO FIG. 6010.301 – CIRCULAR SANITARY SEWER MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.601 – CASTINGS FOR SANITARY SEWER MANHOLES FOR CASTING DETAILS. TYPE A CASTINGS REQUIRED FOR ALL MANHOLES OUT OF PAVEMENT. TYPE B CASTINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
34	REFER TO FIG. 6010.401 – CIRCULAR STORM SEWER MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.602 – CASTINGS FOR STORM SEWER MANHOLES FOR CASTING DETAILS. TYPE E CASTINGS REQUIRED FOR ALL MANHOLES OUTSIDE OF PAVEMENT. TYPE F CASTINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
35	REFER TO FIG. 6010.402 – RECTANGULAR STORM SEWER MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.602 – CASTINGS FOR STORM SEWER MANHOLES FOR CASTING DETAILS. TYPE E CASTINGS REQUIRED FOR ALL MANHOLES OUTSIDE OF PAVEMENT. TYPE F CASTINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
36–40	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 8 INCHES. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
36	REFER TO FIG. 6010.501 – SINGLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
37	REFER TO FIG. 6010.503 – SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
38	REFER TO FIG. 6010.505 – DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
39–40	REFER TO FIG. 6010.506 – DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
41	REFER TO FIG. 6010.512 – CIRCULAR AREA INTAKE FOR CONSTRUCTION DETAILS.
42–43	REFER TO FIG. 6010.513 – OPEN-SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
44–45	REFER TO FIG. 7030.101 – JOINTS FOR CONSTRUCTION DETAILS. REFER TO INTERSECTION SHEETS FOR JOINTING AND GEOMETRIC PLAN DETAILS. TYPICAL 'C' AND 'CD' JOINT SPACING IS 15 FEET. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY.
46	REFER TO FIG. 7030.207 – CURB RAMP FOR CLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. SIDEWALK SHALL BE 6 INCHES IN DEPTH FOR RAMPS AND TURNING SPACES. MINOR GRADING ADJACENT TO SIDEWALKS SHALL BE CONSIDERED INCIDENTAL.
47	REFER TO FIG. 7030.210 DETECTABLE WARNING PLACEMENT FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS SHALL BE INSTALLED PER SECTION 7030. DETECTABLE WARNING PANELS SHALL BE BRICK RED, PLASTIC PRE-MANUFACTURED PANELS.
48	REFER TO TRAFFIC CONTROL NOTES ON THIS SHEET. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT THE END OF EXISTING PAVEMENT UNIT THE PROJECT IS ACCEPTED BY THE CITY
49	REFER TO IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS EACH ITEM INCLUDES 5 DELINEATOR POSTS WITH SIGN PANELS.
50	INCLUDES ALL MATERIALS, EQUIPMENT, AND LABOR NEEDED TO PERFORM SEEDING. SEED MIXTURE SHALL BE TYPE 1 (PERMANENT LAWN MIXTURE). REFER TO SECTION 9010, 2.02A TYPE 1 (PERMANENT LAWN MIXTURE) FOR SEED MIXTURE. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
51	REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION DETAILS AND INITIAL EROSION CONTROL PLAN. THE CLIENT/OWNER WILL BE RESPONSIBLE FOR MONITORING THE SITE AND KEEPING THE SWPPP CURRENT THROUGHOUT EACH PHASE OF CONSTRUCTION. CIVIL DESIGN ADVANTAGE IS NOT RESPONSIBLE FOR KEEPING THE SWPPP UPDATED THROUGHOUT CONSTRUCTION OR FOR DISTRIBUTION OF THE PLAN TO CONTRACTORS. IT WILL BE THE DUTY OF THE CLIENT OR CLIENT'S AGENT TO SEE THAT ALL CONTRACTORS RECEIVE A COPY OF THE SWPPP AND SIGN THE CERTIFICATION STATEMENTS. IT IS ALSO THE DUTY OF THE CLIENT OR CLIENT'S AGENT TO PERIODICALLY UPDATE THE SWPPP THROUGHOUT CONSTRUCTION TO MEET ALL EPA, IDNR AND LOCAL GOVERNMENTAL AGENCY'S REQUIREMENTS.
52	REFER TO FIG. 9040.110 – RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND AND FIG. 9040.111 – RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL FOR CONSTRUCTION DETAILS. THICKNESS (T) EQUALS 18 INCHES. INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL.
53	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.

1. 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.
2. 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.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF WAUKEE
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
4. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WAUKEE ONE WEEK PRIOR TO CONSTRUCTION.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
8. 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 WILL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL.
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.

22. CONTRACTOR SHALL COMPLY WITH ALL PROWAG A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
23. CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND 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. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
24. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
25. THE GRADING OF THE DETENTION FACILITY AND INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN THE SIZE OF IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.
26. 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.

1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
5. 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.

FILE: H:\2020\2003121\CONSTRUCTION DRAWINGS\2003121-ASHLEY-CONV-BET-TAB.DWG
DATE: 12/28/2021 5:01 PM
PLOTTER: HP DesignJet T1130
PLOTTER: HP DesignJet T1130
PLOTTER: HP DesignJet T1130



ASHLEY ACRES PLAT 1

HYDRANT COVERAGE PLAN



WAUKEE, IOWA

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

ENGINEER:

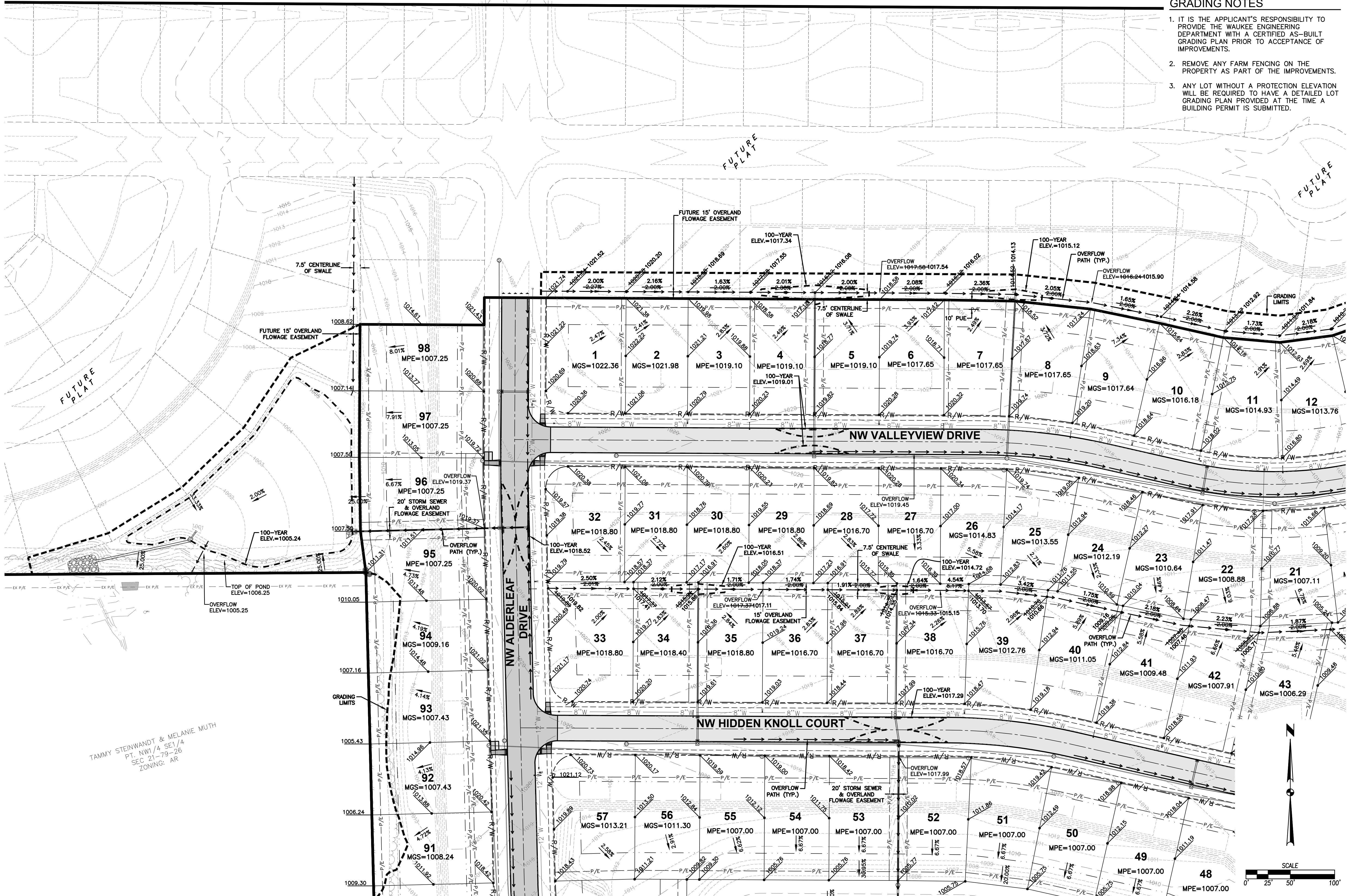
TECH:

REVISIONS

DATE	REVISIONS
12/28/2021	ASBUILT SUBMITTAL
01/08/2021	FINAL SUBMITTAL
11/19/2020	FIFTH SUBMITTAL
11/03/2020	FOURTH SUBMITTAL
10/20/2020	THIRD SUBMITTAL
10/06/2020	SECOND SUBMITTAL

FILE: H:\2023\2023121\WVC\CONSTRUCTION DRAWINGS\2023121-ASBUILT-GRADING.DWG
DATE PLOTTED: 1/4/2023 9:55 AM
PLOTTER: HP DESIGNJET T120
DRAWN BY: RANDON HUBER TECH. DRAFTER

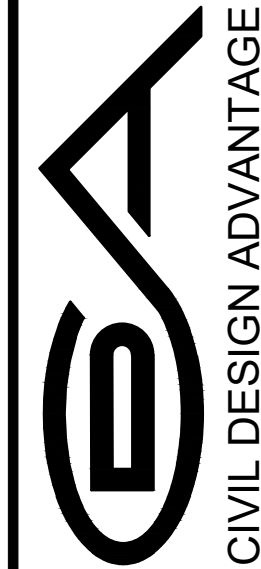
TAMMY STEINWANDT & MELANIE MUTH
PT. NW1/4 SE1/4
SEC. 21-79-26
ZONING: AR



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.
- ANY LOT WITHOUT A PROTECTION ELEVATION WILL BE REQUIRED TO HAVE A DETAILED LOT GRADING PLAN PROVIDED AT THE TIME A BUILDING PERMIT IS SUBMITTED.

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



ASHLEY ACRES PLAT 1
GRADING PLAN

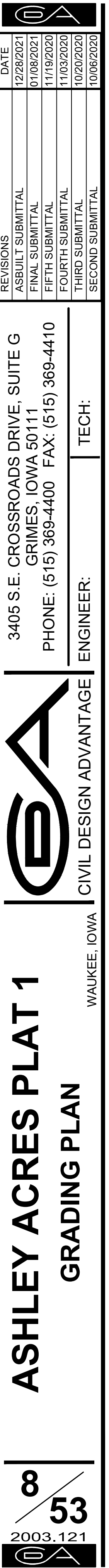
7
53
2003.121

REVISIONS	DATE	BY	CHKD
ASBUILT SUBMITTAL	12/28/2021		
FINAL SUBMITTAL	01/08/2021		
FIFTH SUBMITTAL	11/19/2020		
FOURTH SUBMITTAL	11/03/2020		
THIRD SUBMITTAL	10/20/2020		
SECOND SUBMITTAL	10/06/2020		

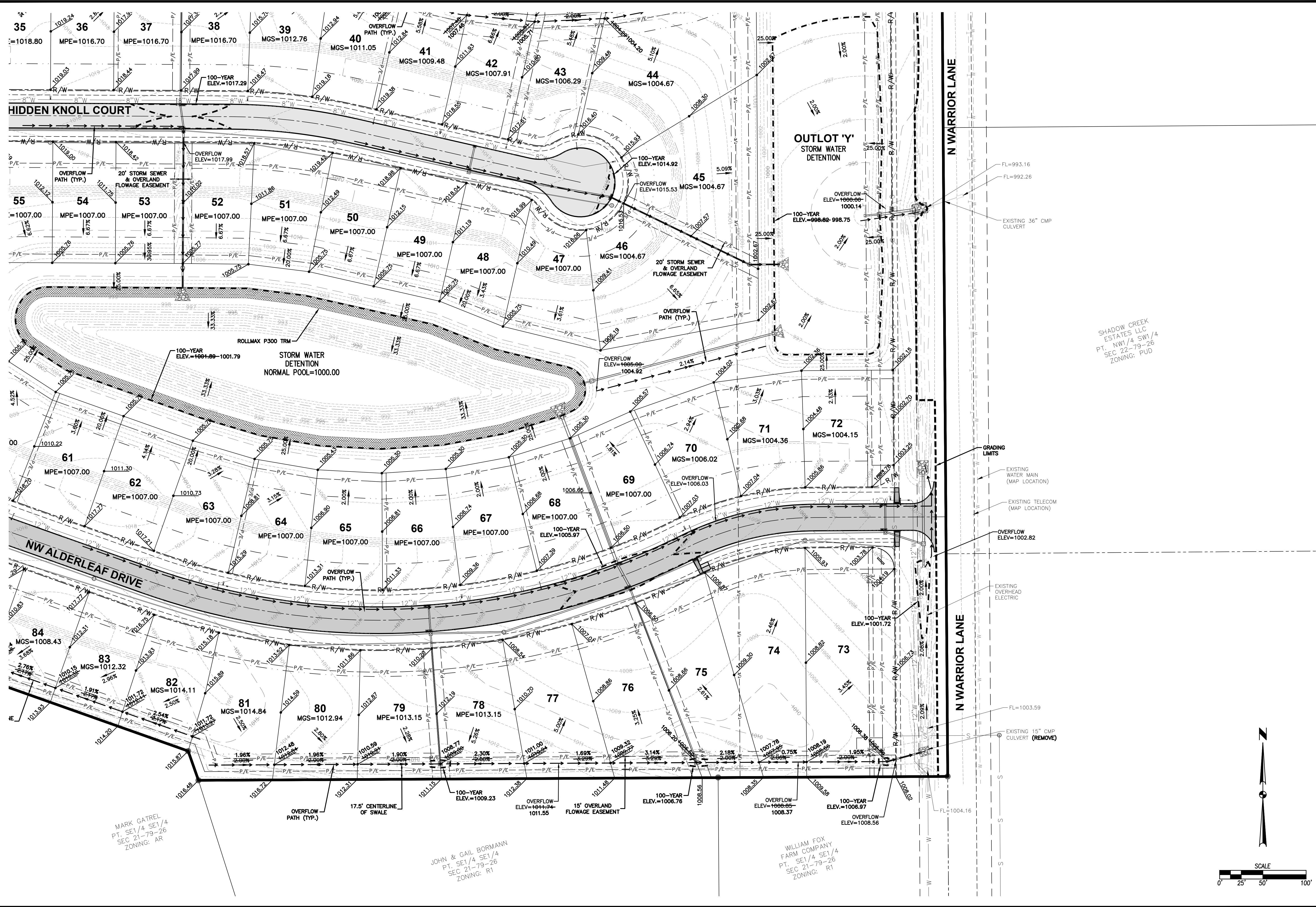
TECH:

ENGINEER:

WAUKEE, IOWA



FILE: H:\2023\2023121\CONSTRUCTION DRAWINGS\2023121-ASHLEY-GRADING.DWG
DATE: 12/28/2023 10:55 AM
PLOT: 1/4
PLOTTER: HP DesignJet T1100e
PLOT: 1/4
PLOTTER: HP DesignJet T1100e



REVISIONS	
DATE	DESCRIPTION
12/28/2023	ASBUILT SUBMITTAL
01/08/2024	FINAL SUBMITTAL
11/19/2020	FIFTH SUBMITTAL
11/03/2020	FOURTH SUBMITTAL
10/20/2020	THIRD SUBMITTAL
10/06/2020	SECOND SUBMITTAL

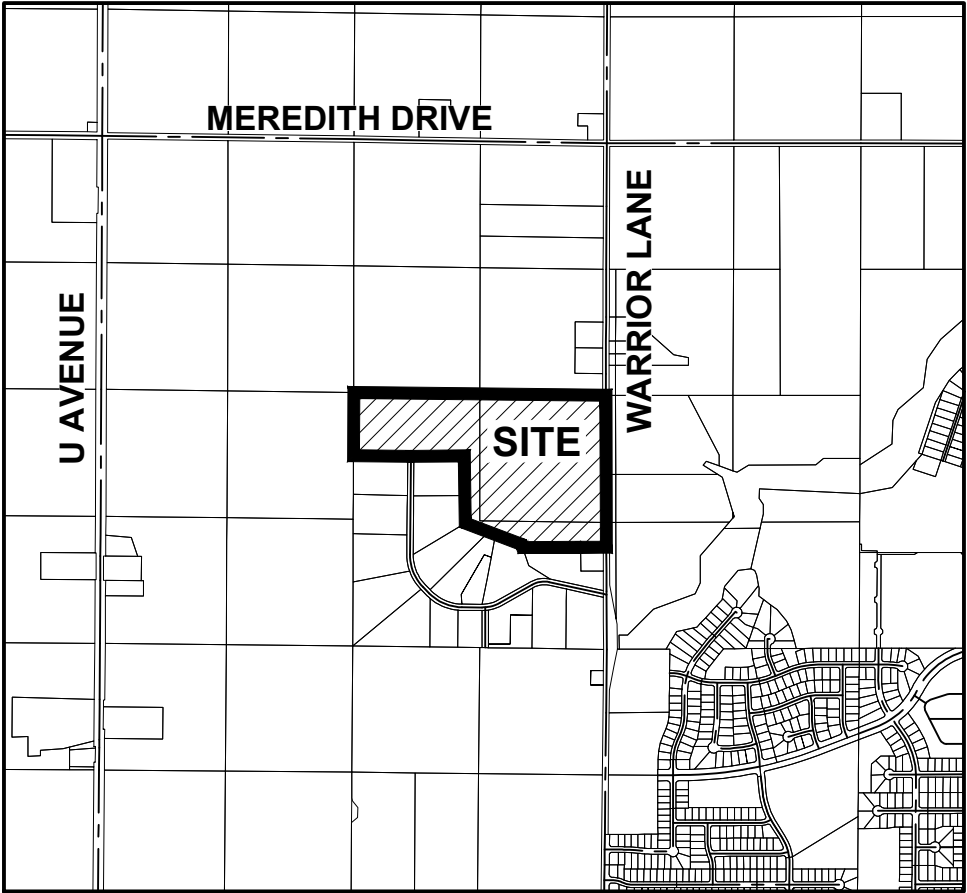
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: **DAVID A. GATREL**
TECH: **JOHN & GAIL BORMANN**

ASHLEY ACRES PLAT 1
GRADING PLAN

10/53
2003.121

VICINITY MAP
NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	11,365
2	FILTER SOCK	LF	91
3	SEEDING, FERTILIZING, AND MULCHING	AC	65.34
4	INLET PROTECTION DEVICES	EA	29
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	3
7	10" PVC TEMPORARY STANDPIPE	EA	2

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER 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.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.

DISCHARGE POINT SUMMARY

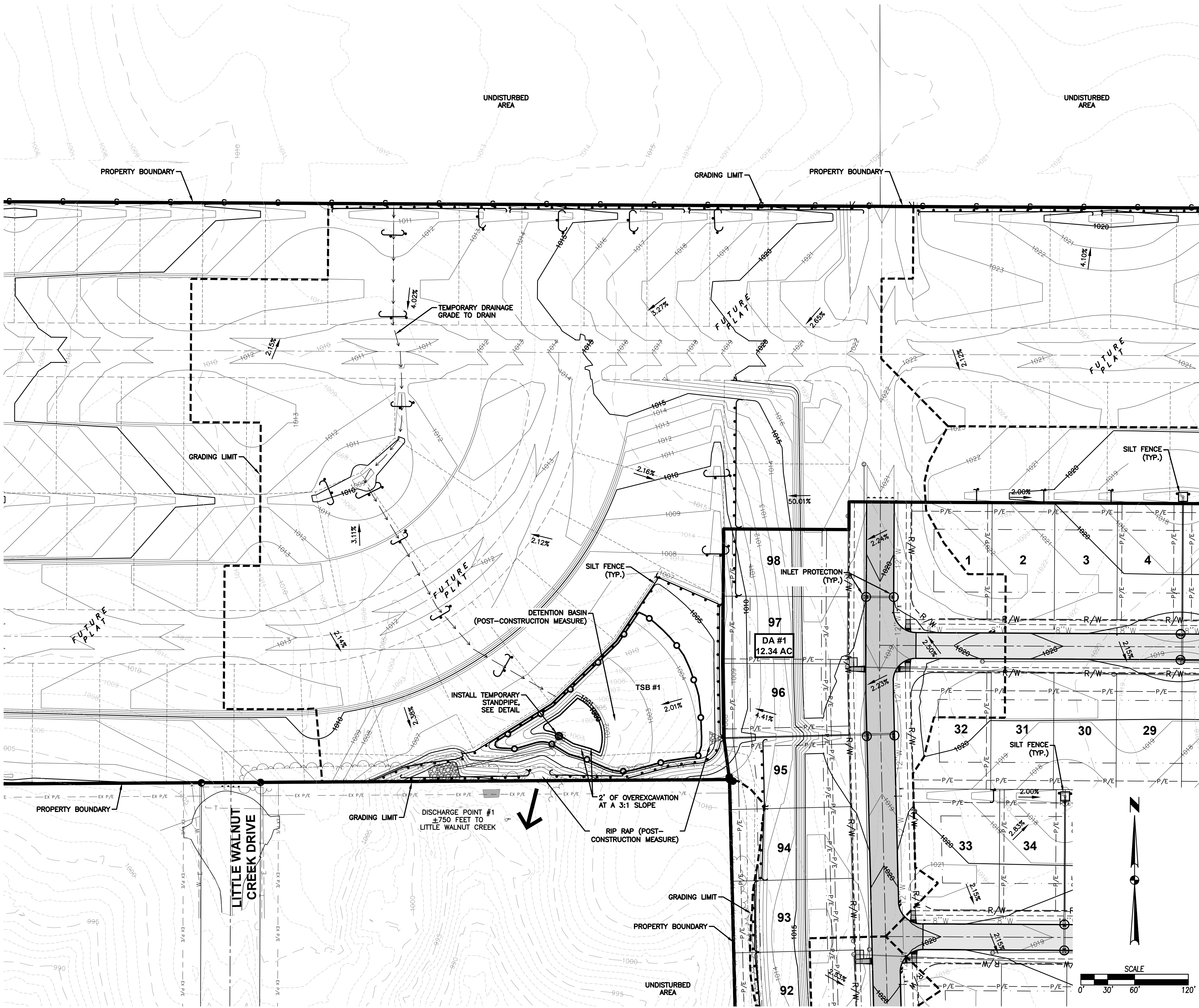
DISCHARGE POINT #1 TO WALNUT CREEK ±750 FT TOTAL AREA DISTURBED TO DISCHARGE POINT STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	12.34 ACRES 44,424 CU FT
VOLUME PROVIDED IN SILT FENCE (2853 LF @ 4.5 CU FT/LF OF FENCE) VOLUME PROVIDED IN TSB#1 (OVEREXCAVATE 2' @ 3:1 SLOPE) TOTAL VOLUME PROVIDED	12,839 CU FT 32,367 CU FT 45,206 CU FT
DISCHARGE POINT #2 TO LITTLE WALNUT CREEK ±1400 FT TOTAL AREA DISTURBED TO DISCHARGE POINT STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	10.79 ACRES 38,844 CU FT
VOLUME PROVIDED IN SILT FENCE (2420 LF @ 4.5 CU FT/LF OF FENCE) VOLUME PROVIDED IN FILTER SOCK (56 LF @ 2.0 CU FT/LF OF SOCK) VOLUME PROVIDED IN TSB#2 TOTAL VOLUME PROVIDED	10,890 CU FT 112 CU FT 40,216 CU FT 51,218 CU FT
DISCHARGE POINT #3 TO LITTLE WALNUT CREEK ±1350 FT TOTAL AREA DISTURBED TO DISCHARGE POINT STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	30.76 ACRES 110,736 CU FT
VOLUME PROVIDED IN SILT FENCE (4738 LF @ 4.5 CU FT/LF OF FENCE) VOLUME PROVIDED IN FILTER SOCK (35 LF @ 2.0 CU FT/LF OF SOCK) VOLUME PROVIDED IN TSB#3A VOLUME PROVIDED IN TSB#3B TOTAL VOLUME PROVIDED	21,321 CU FT 70 CU FT 242,496 CU FT 43,843 CU FT 307,730 CU FT
DISCHARGE POINT #4 TO LITTLE WALNUT CREEK ±500 FT TOTAL AREA DISTURBED TO DISCHARGE POINT STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	4.54 ACRES 16,344 CU FT
VOLUME PROVIDED IN SILT FENCE (1354 LF @ 4.5 CU FT/LF OF FENCE) VOLUME PROVIDED IN TSB#4 TOTAL VOLUME PROVIDED	6,093 CU FT 10,369 CU FT 16,462 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN	TSB #
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			

ASHLEY ACRES PLAT 1

EROSION AND SEDIMENT CONTROL PLAN



DATE
12/28/2021
01/08/2021
01/19/2020
11/03/2020
10/20/2020
10/06/2020

REVISIONS
ASBUILT SUBMITTAL
FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL

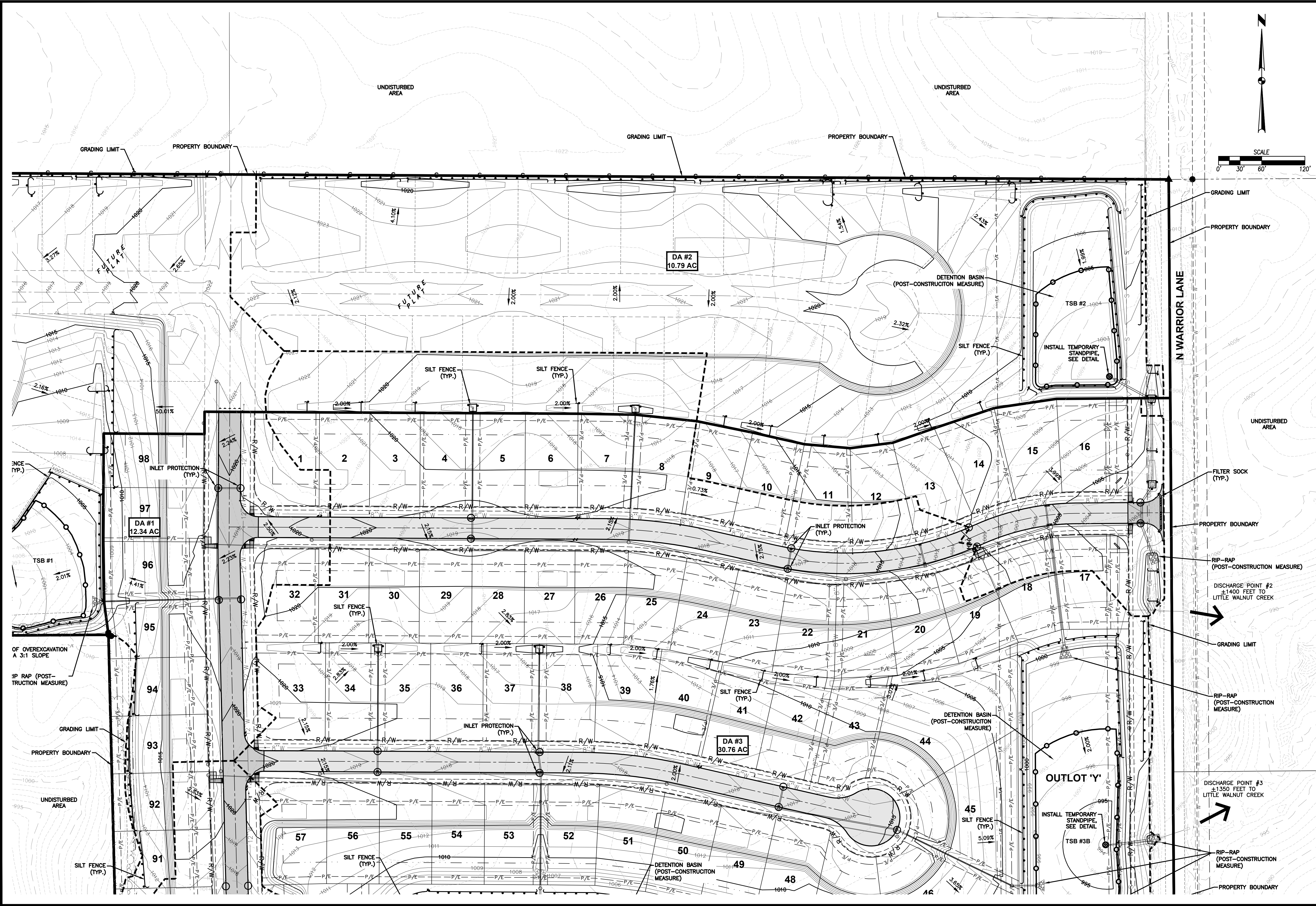
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
ENGINEER:

ASHLEY ACRES PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA

11/53
2003.121

FILE: H:\2023\2023121 VMC CONSTRUCTION DRAWINGS\2023121-ASHLEY-SWPPR.DWG
DATE: 12/28/2023
PLOTTER: 12/28/2023 5:01 PM
PLOTTER: BRANSON HUBER TECH



1253

2003.121

ASHLEY ACRES PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

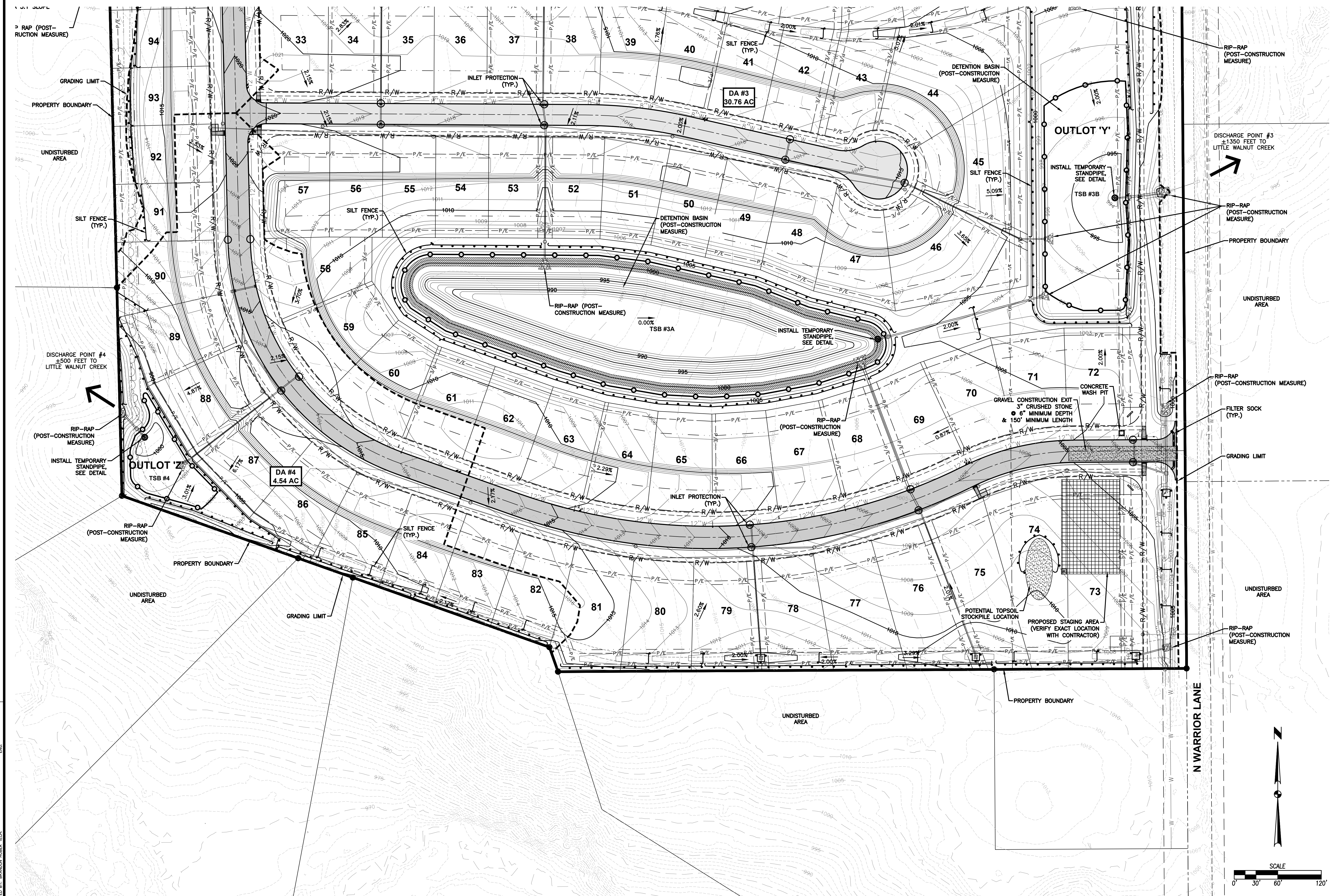
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REVISIONS

DATE	12/28/2021
ASBUILT SUBMITTAL	01/08/2021
FINAL SUBMITTAL	11/19/2020
FIFTH SUBMITTAL	11/03/2020
FOURTH SUBMITTAL	10/20/2020
THIRD SUBMITTAL	10/06/2020
SECOND SUBMITTAL	

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

TECH:
ENGINEER:

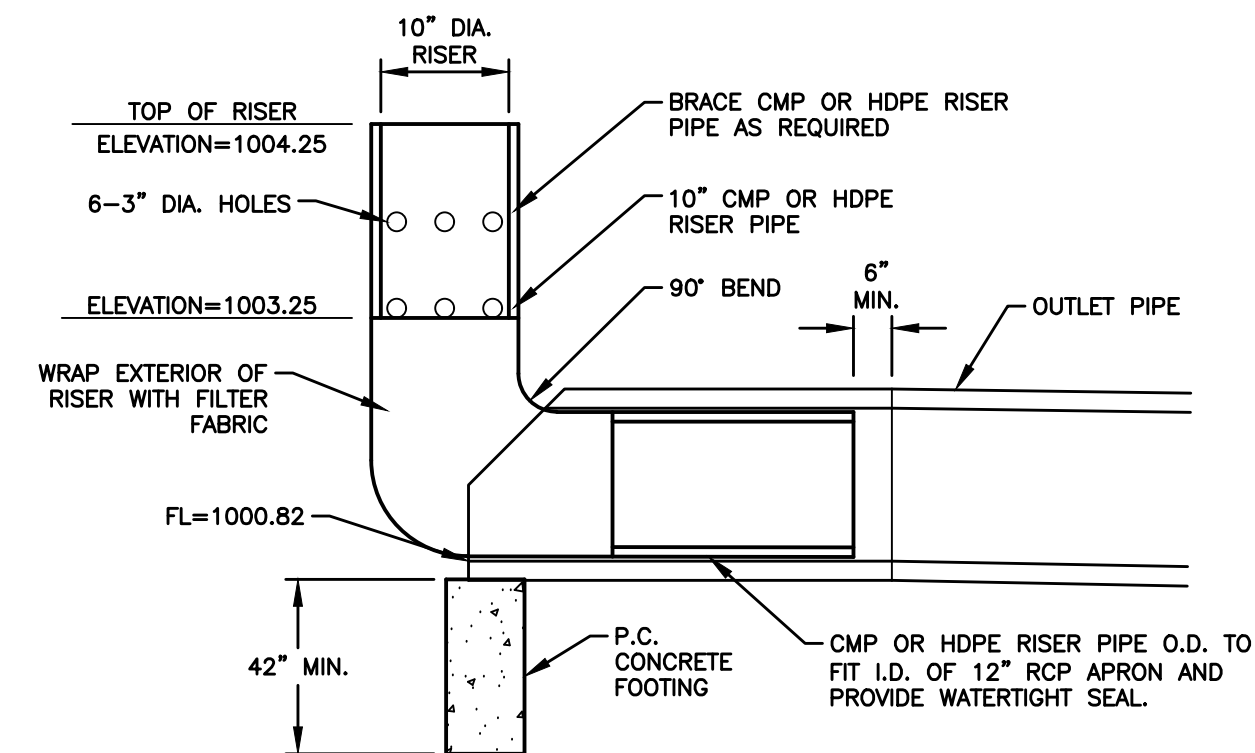


REVISIONS	DATE
ASBUILT SUBMITTAL	12/28/2021
FINAL SUBMITTAL	01/08/2020
FIFTH SUBMITTAL	11/19/2020
FOURTH SUBMITTAL	11/03/2020
THIRD SUBMITTAL	10/20/2020
SECOND SUBMITTAL	10/06/2020

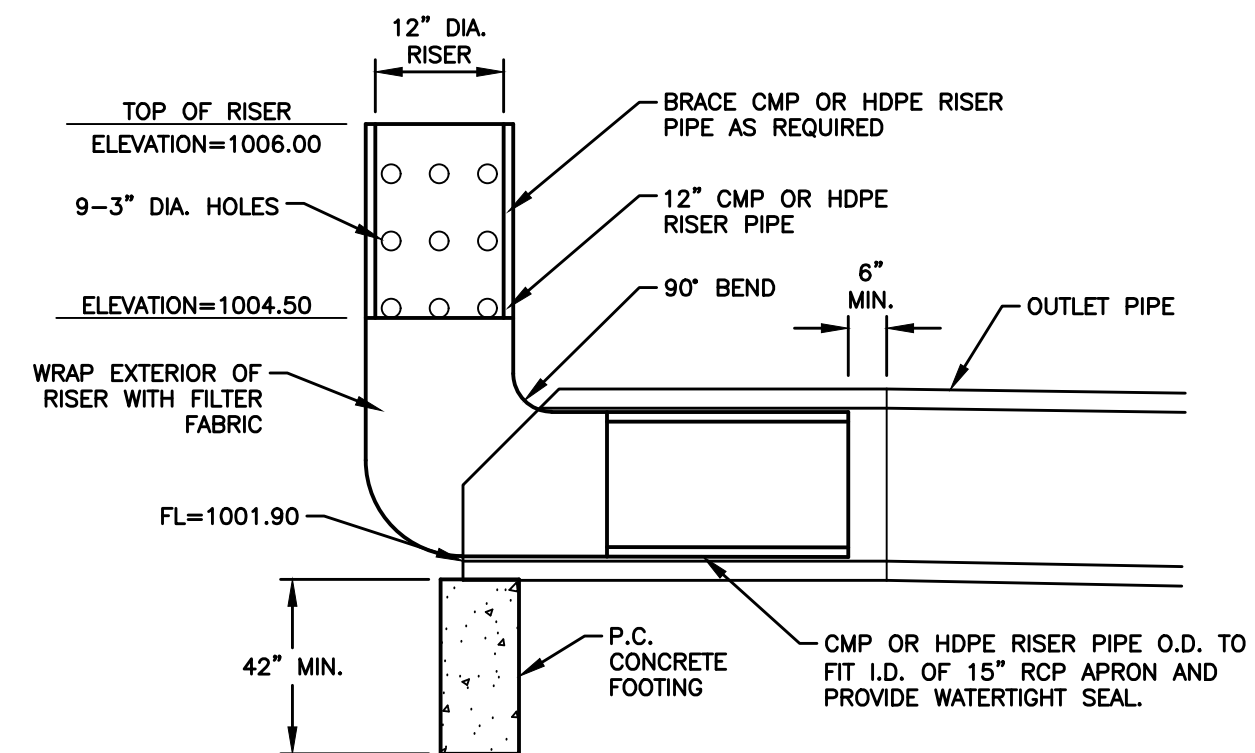


ASHLEY ACRES PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
WAUKESHA

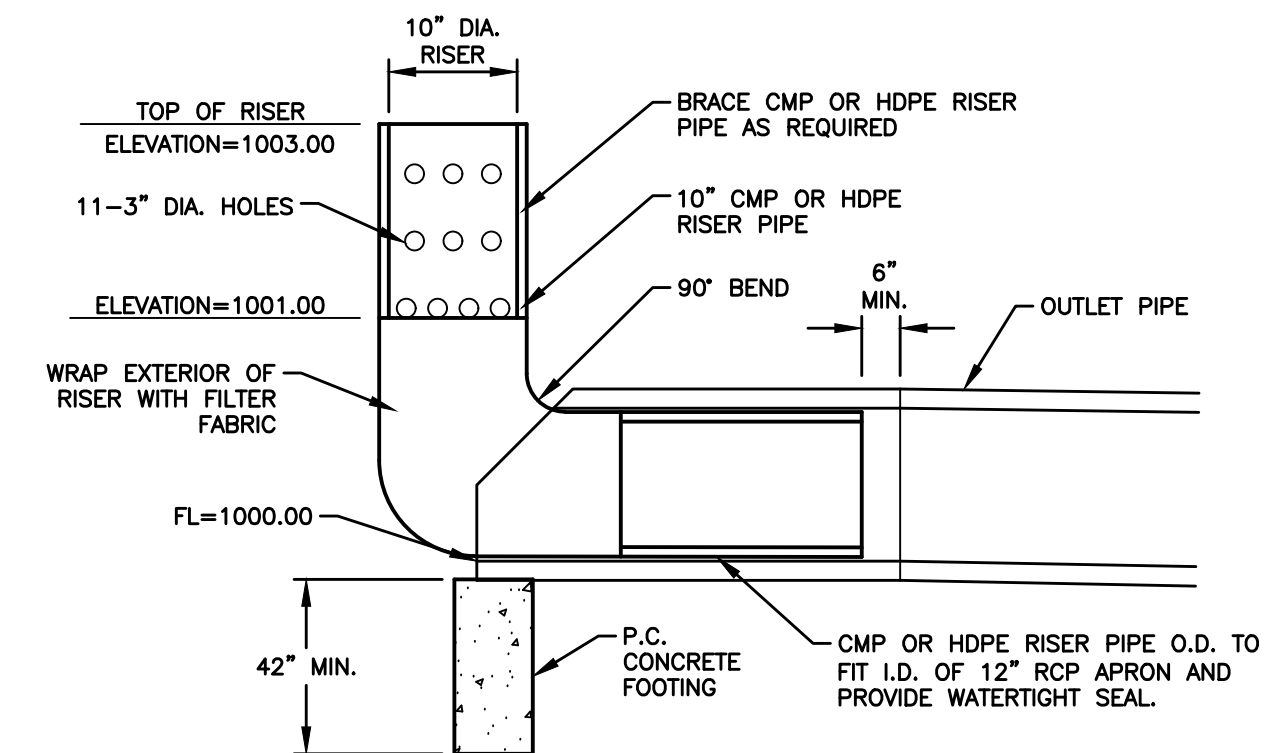
NOT TO SCALE



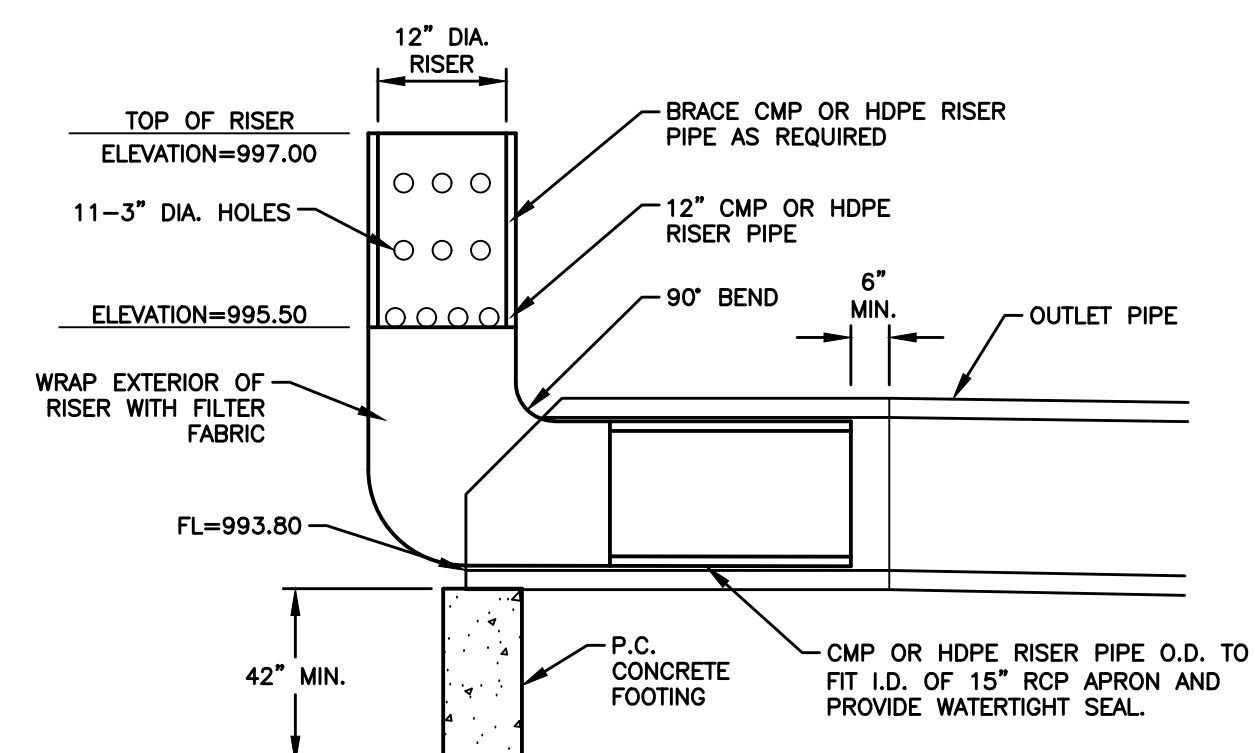
NOT TO SCALE



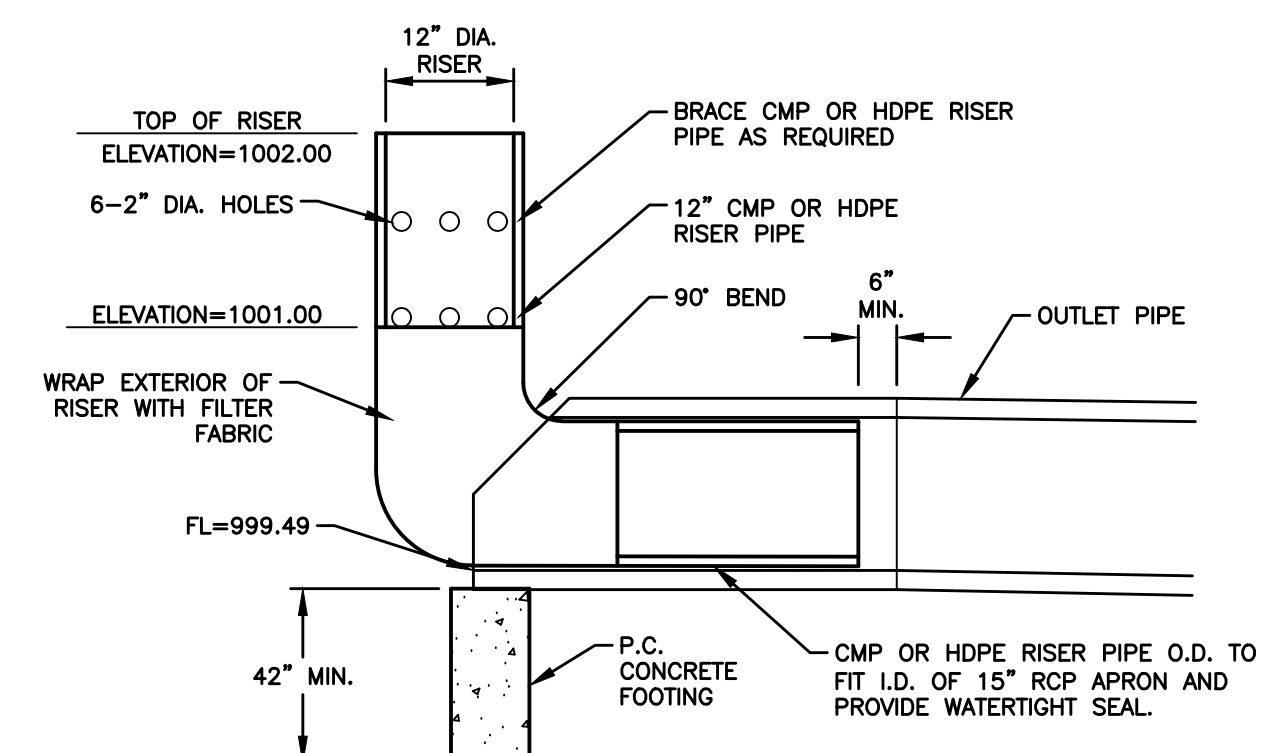
NOT TO SCALE



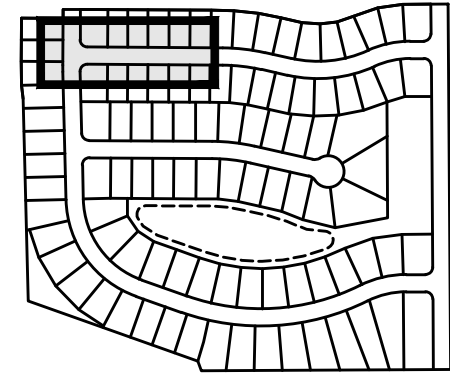
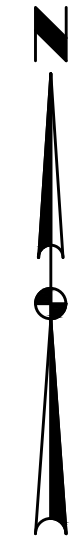
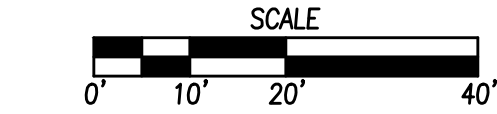
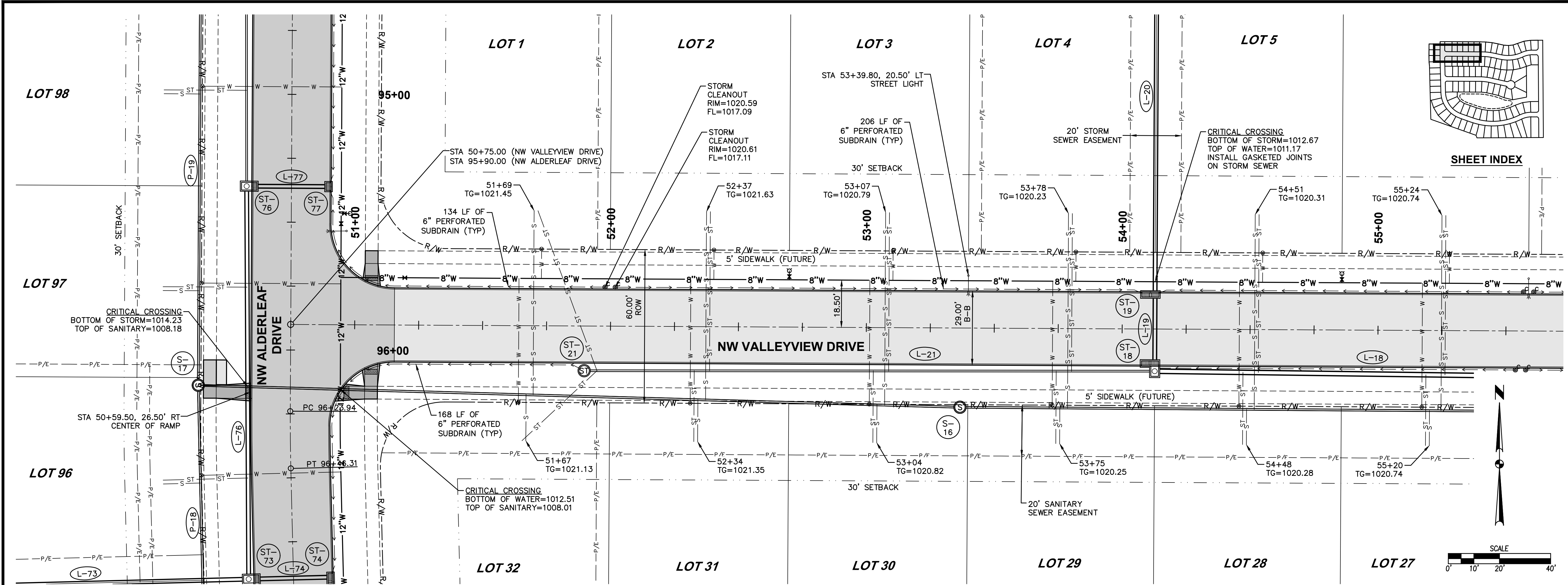
NOT TO SCALE



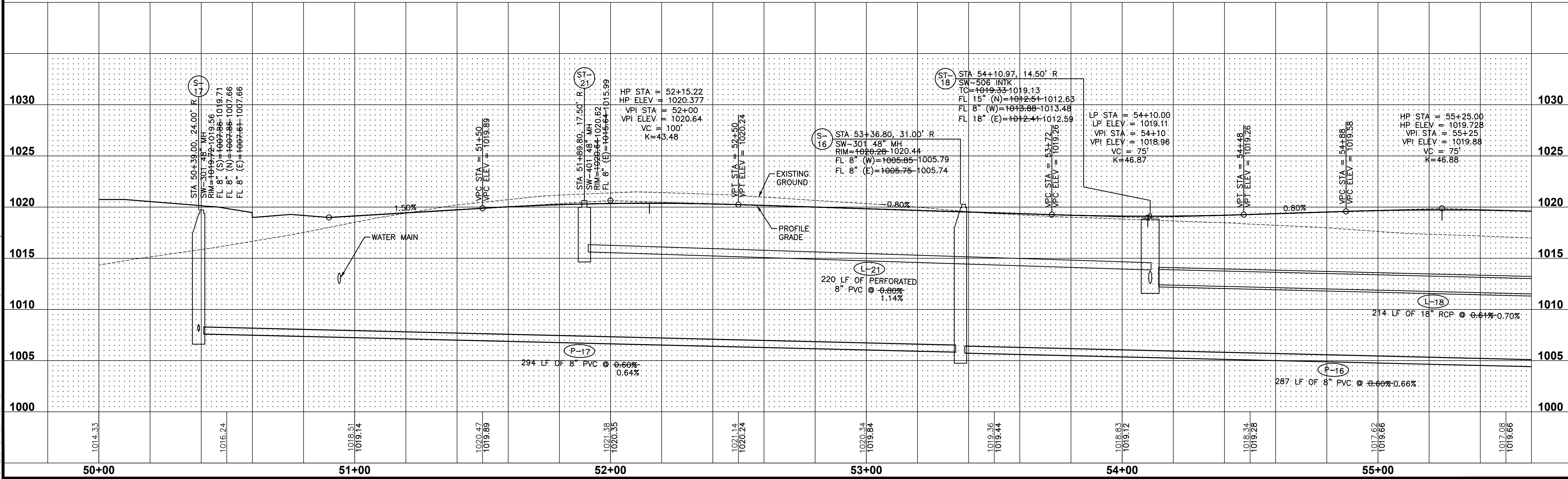
NOT TO SCALE



FILE: H:\2020\2003121\CONSTRUCTION DRAWINGS\2003121-ASHLEY L-P&P.DWG
DATE PLOTTED: 12/28/2021 5:01 PM
PLOTTER: HP PLOTTER
PLOTTER: HP PLOTTER



SHEET INDEX



1553
2003.121

ASHLEY ACRES PLAT 1
PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

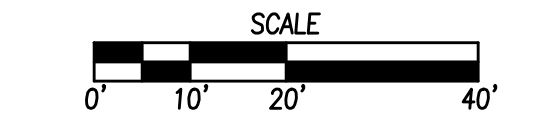
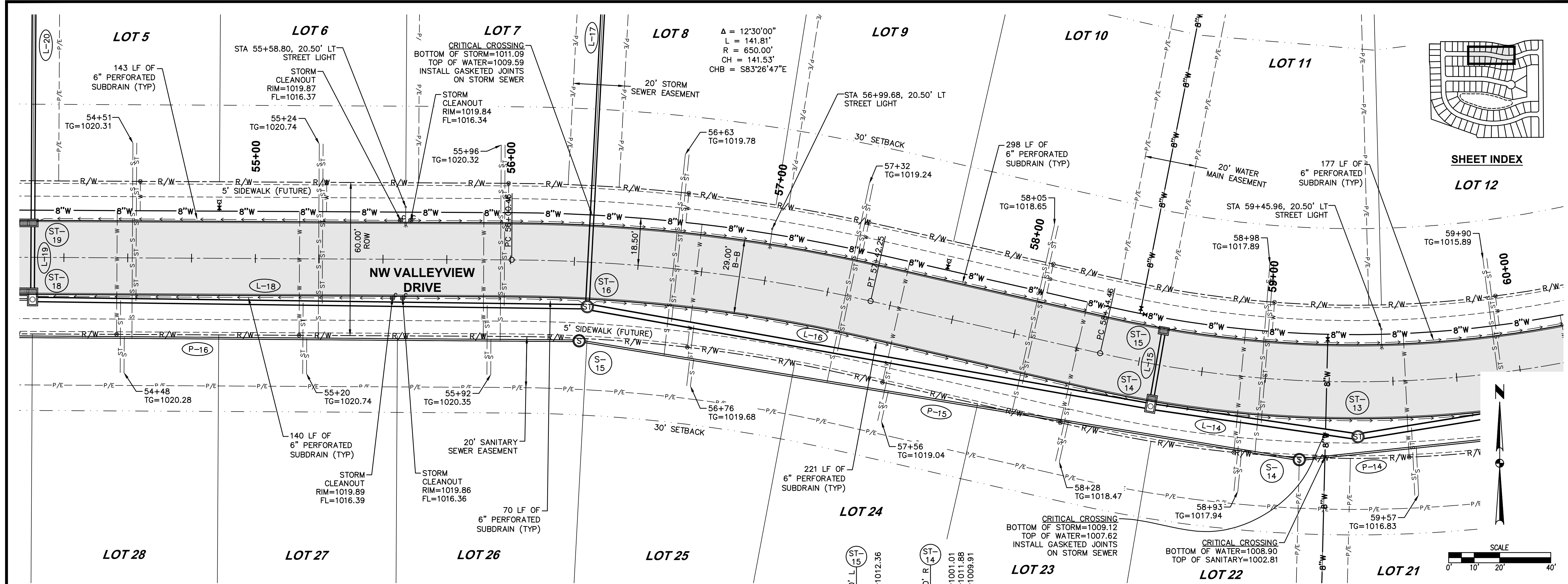
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

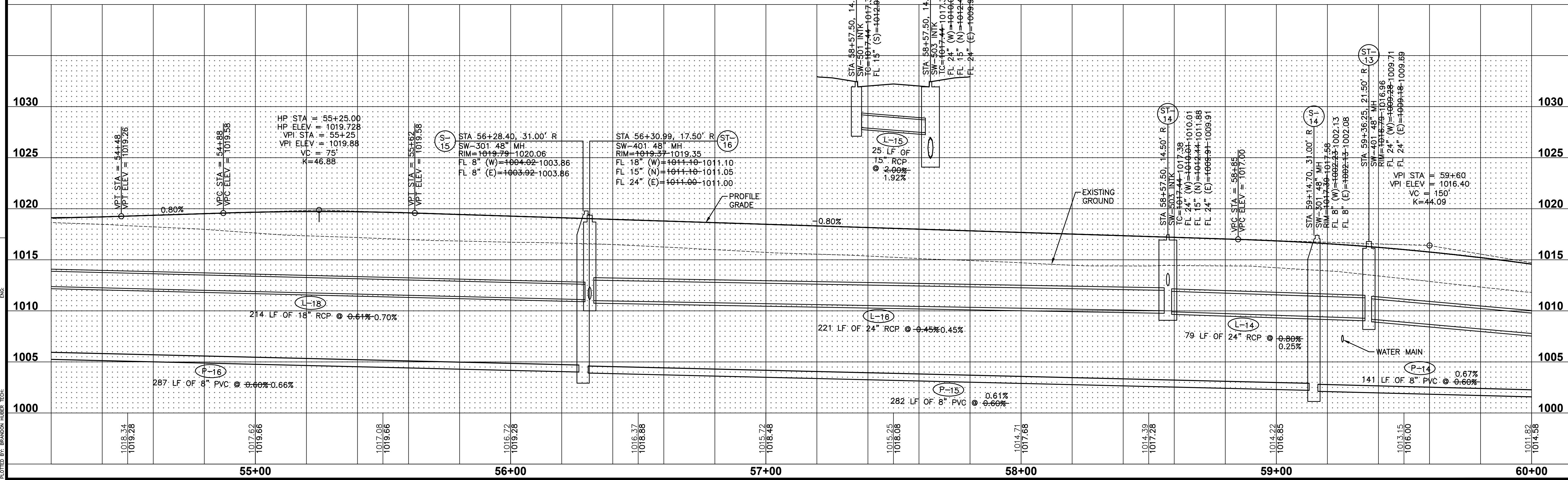
REVISIONS

DATE	12/28/2021
ASBUILT SUBMITTAL	01/08/2021
FINAL SUBMITTAL	01/08/2021
FIFTH SUBMITTAL	11/19/2020
FOURTH SUBMITTAL	11/03/2020
THIRD SUBMITTAL	10/20/2020
SECOND SUBMITTAL	10/06/2020

FILE: H:\2020\2020121\CONSTRUCTION DRAWINGS\2020121-ASHLEY-PLAN-DWG.DWG
PLOT DATE: 12/28/2021 5:01 PM
PLOTTER: HP DesignJet 5000PS
PLOT BY: BRAD HUBER, TECH



SHEET INDEX
LOT 12



DATE
12/28/2021
ASBUILT SUBMITTAL
01/08/2022
FINAL SUBMITTAL
01/19/2020
FIFTH SUBMITTAL
11/03/2020
FOURTH SUBMITTAL
10/20/2020
THIRD SUBMITTAL
10/06/2020
SECOND SUBMITTAL

REVISIONS

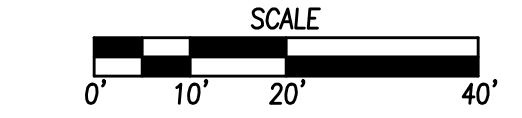
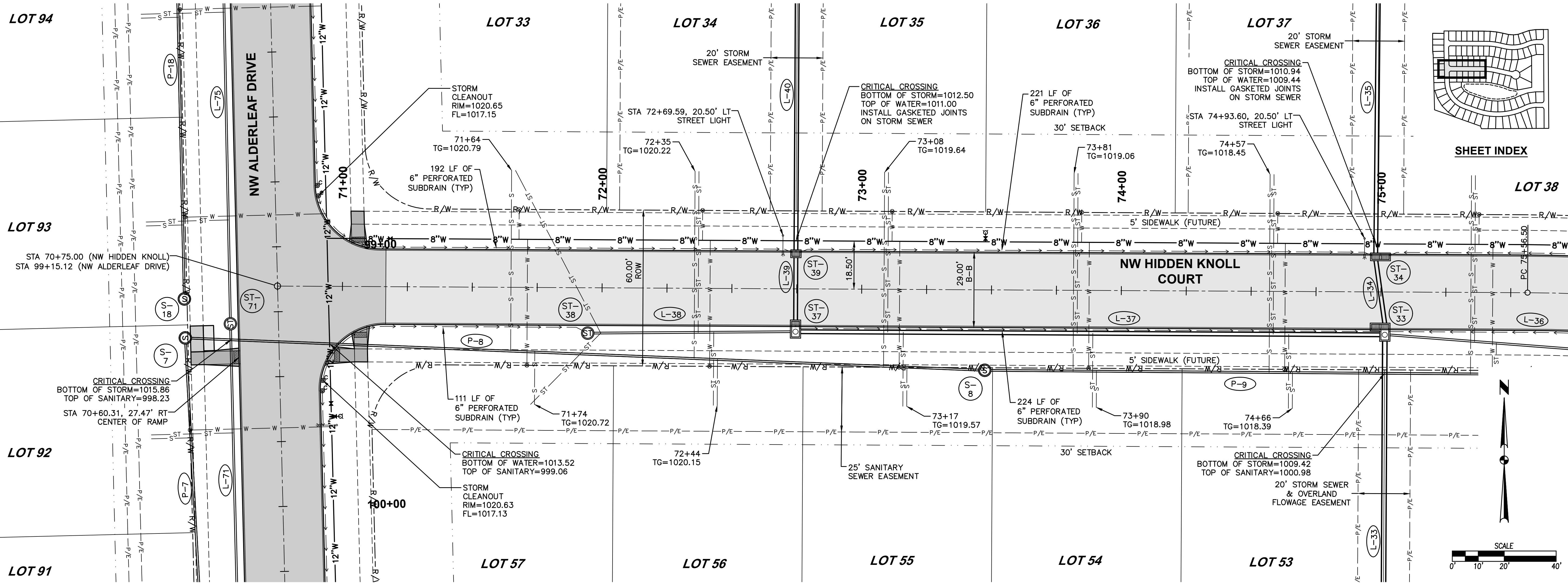
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
ENGINEER:

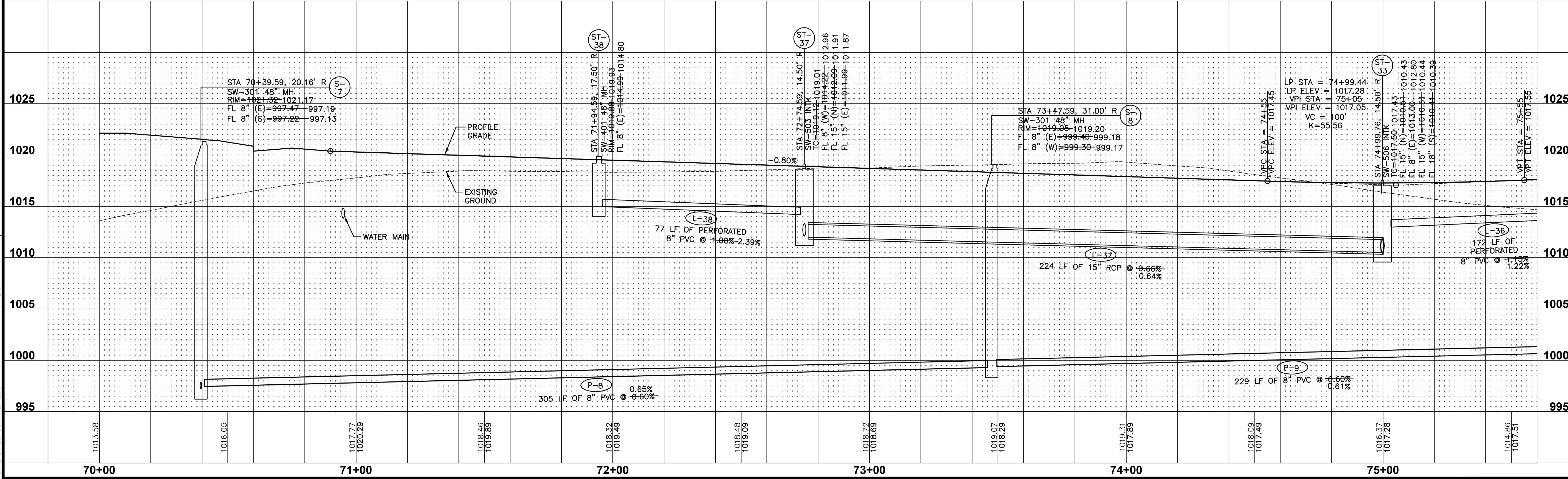
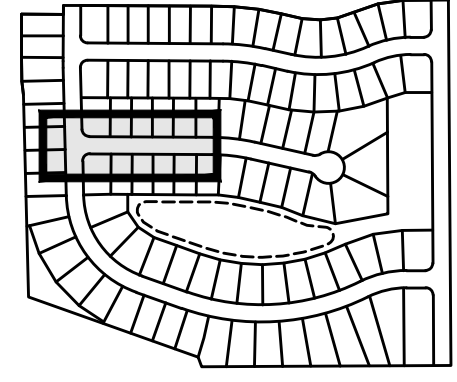
ASHLEY ACRES PLAT 1
PLAN AND PROFILE
WAUKEE, IOWA

16
53
2003.121

FILE: H:\2020\2023\1\CONSTRUCTION DRAWINGS\2023\1-ASHLEY-PLAN-DWG.DWG
DATE PLOTTED: 12/28/2023 5:02 PM
PLOTTER: HP DESIGNJET T1200
PLOTTER: HP DESIGNJET T1200



SHEET INDEX



ASHLEY ACRES PLAT 1

PLAN AND PROFILE

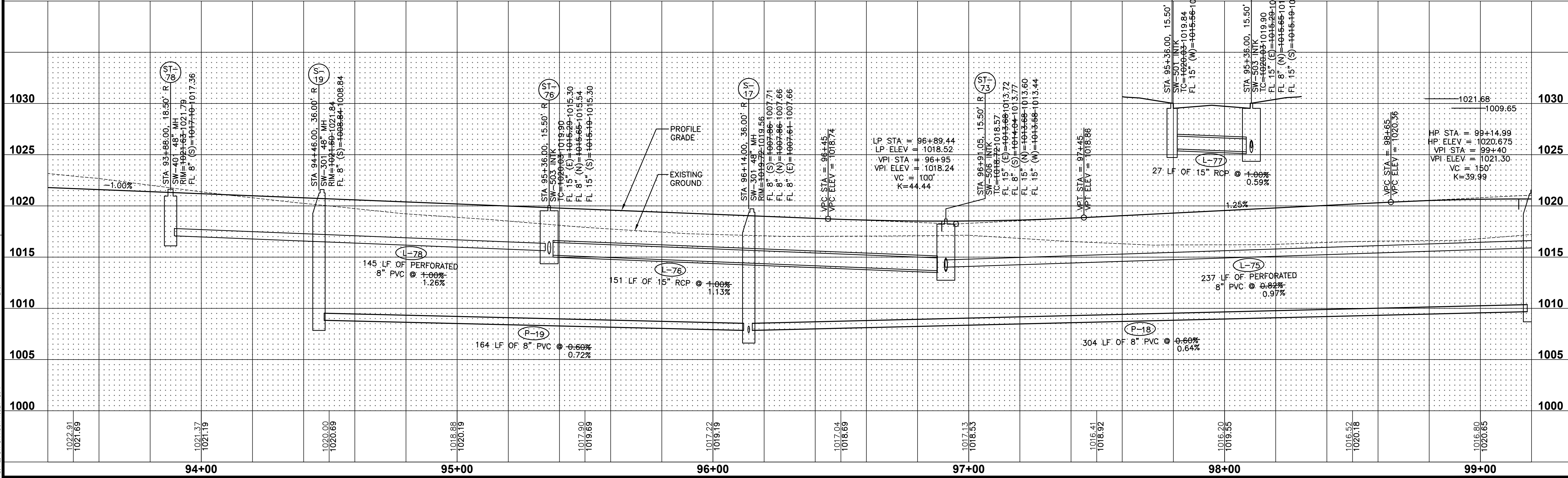
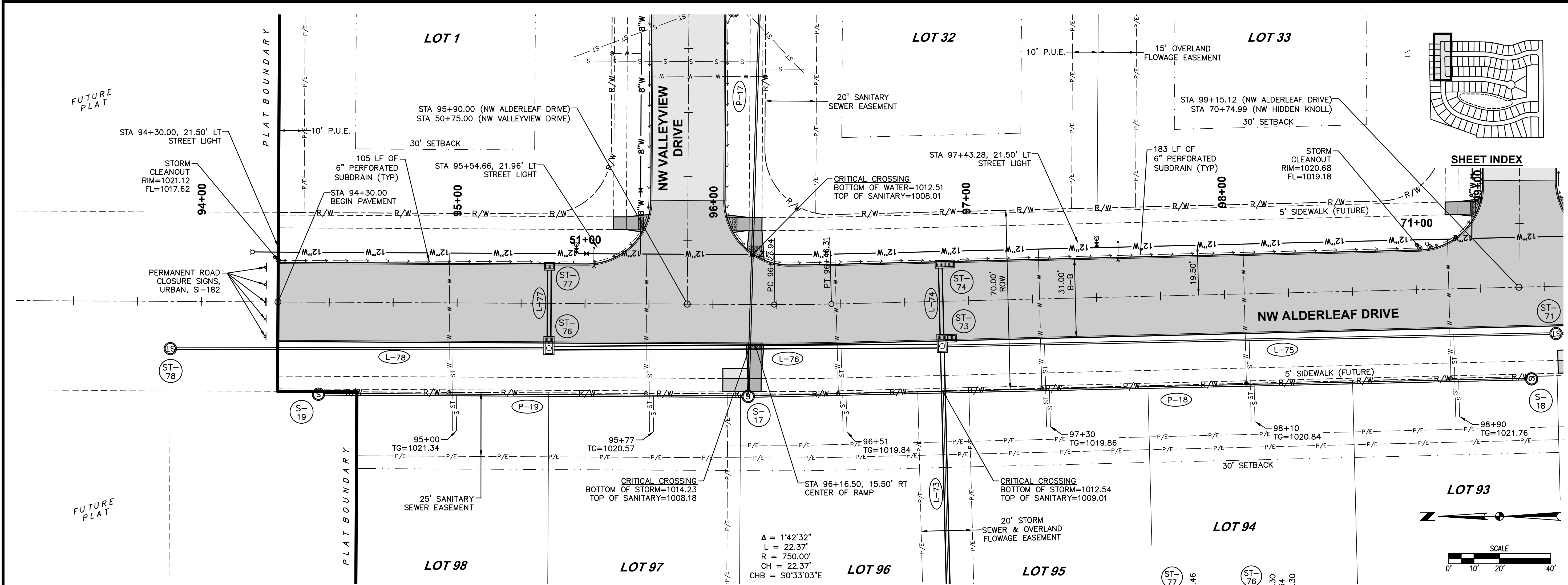
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: TECH:



DATE	REVISIONS
12/28/2021	ASBUILT SUBMITTAL
01/08/2021	FINAL SUBMITTAL
11/19/2020	FIFTH SUBMITTAL
11/03/2020	FOURTH SUBMITTAL
10/20/2020	THIRD SUBMITTAL
10/06/2020	SECOND SUBMITTAL

FILE: H:\2020\2023\1\CONSTRUCTION DRAWINGS\2023\1-ASBULL-PPR.DWG
DATE: 12/28/2023 12:28 PM
PLOTTER: HP DesignJet 5000
PLOTTER: HP DesignJet 5000



DATE
12/28/2023
ASBULL SUBMITTAL
01/08/2024
FINAL SUBMITTAL
11/19/2024
FIFTH SUBMITTAL
11/19/2024
FOURTH SUBMITTAL
10/20/2024
THIRD SUBMITTAL
10/06/2024
SECOND SUBMITTAL

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

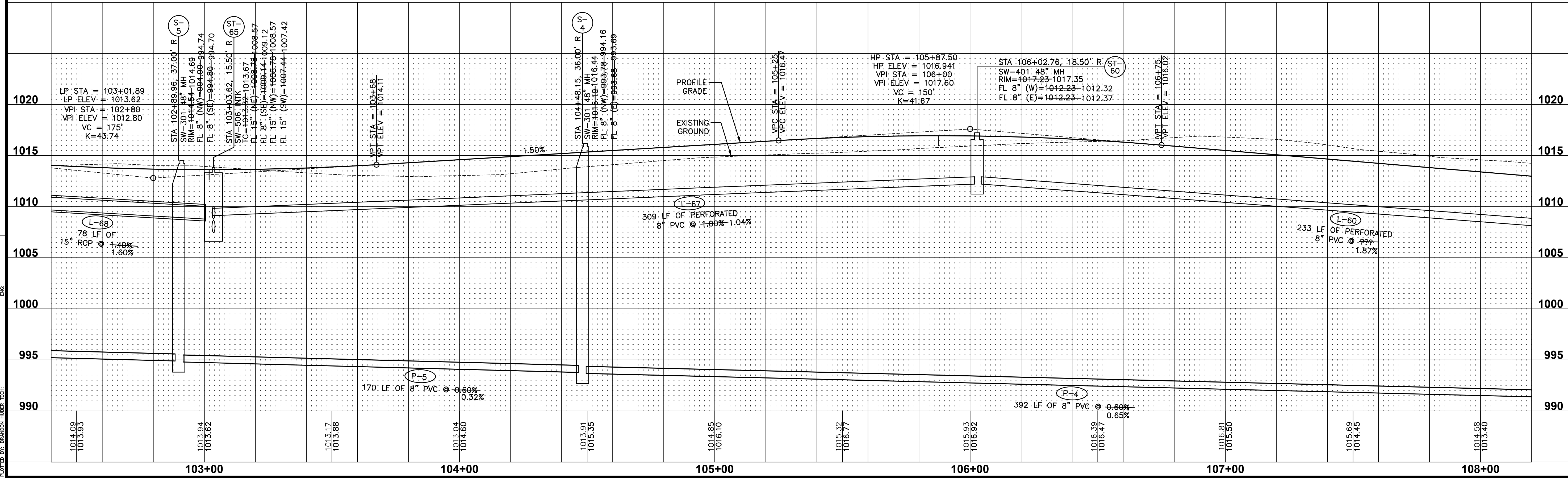
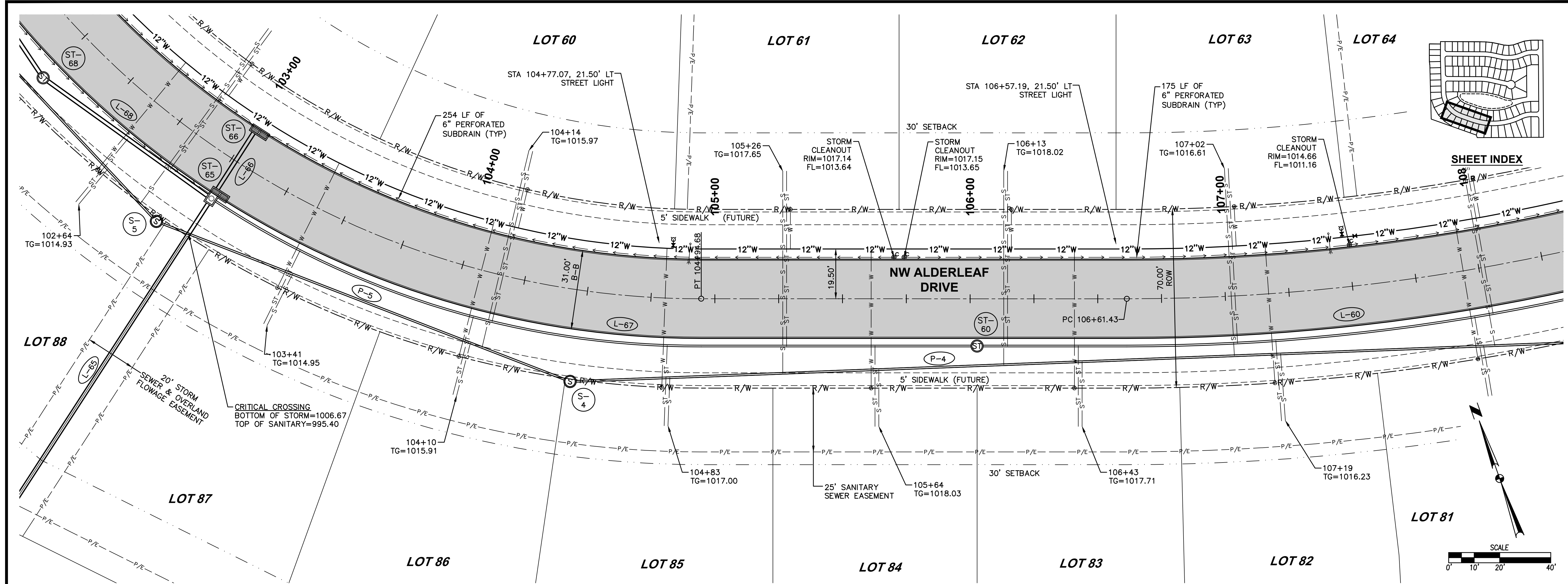
ENGINEER:
CIVIL DESIGN ADVANTAGE

TECH:
Waukee, Iowa

ASHLEY ACRES PLAT 1
PLAN AND PROFILE

20
53
2003.121

FILE: H:\2020\2023\21\CONSTRUCTION DRAWINGS\2023\21-ASHLEY-PIPE.DWG
DATE: 12/28/2023
PLOTTER: HP DesignJet T1200
PLOTTER: HP DesignJet T1200
PLOTTER: HP DesignJet T1200



DATE
12/28/2023
10/06/2020
11/19/2020
11/03/2020
10/20/2020
10/06/2020

REVISIONS
ASBUILT SUBMITTAL
FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL

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

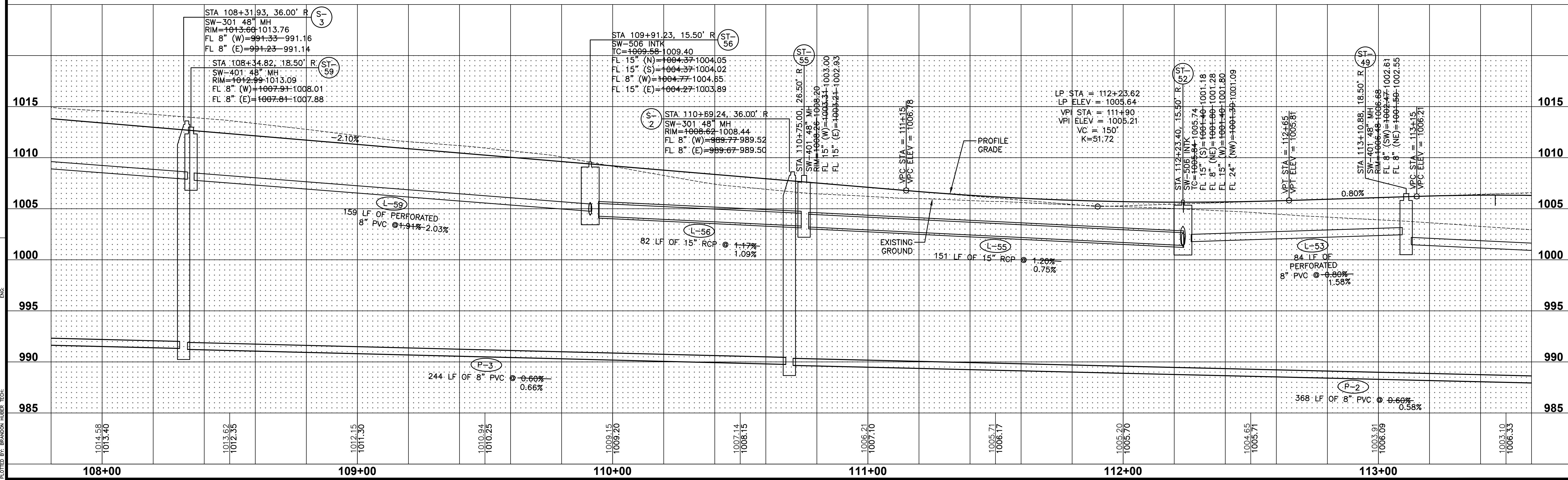
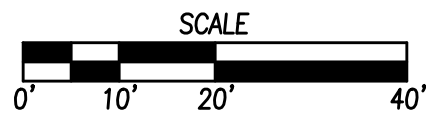
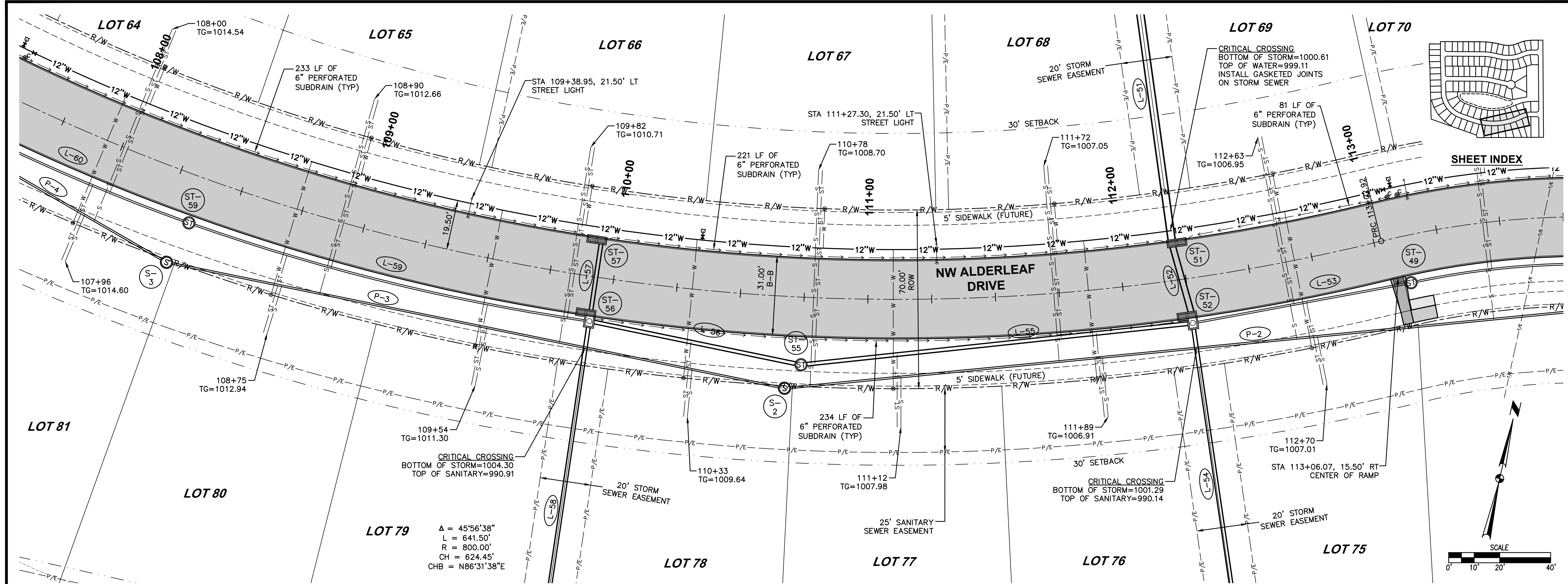
ENGINEER:
TECH:
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

ASHLEY ACRES PLAT 1
PLAN AND PROFILE

22
53
2003.121

FILE: H:\2020\2020121\CONSTRUCTION DRAWINGS\2020121-ASHLEY-PIPE.DWG
DATE PLOTTED: 12/28/2021 5:03 PM
PLOTTER: HP DESIGN PLT
DRAWN BY: RANDON HUBER



23
53
2003.121

ASHLEY ACRES PLAT 1
PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

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

TECH:

DATE

12/28/2021

ASBUILT SUBMITTAL

01/08/2021

FINAL SUBMITTAL

11/19/2020

FIFTH SUBMITTAL

11/03/2020

FOURTH SUBMITTAL

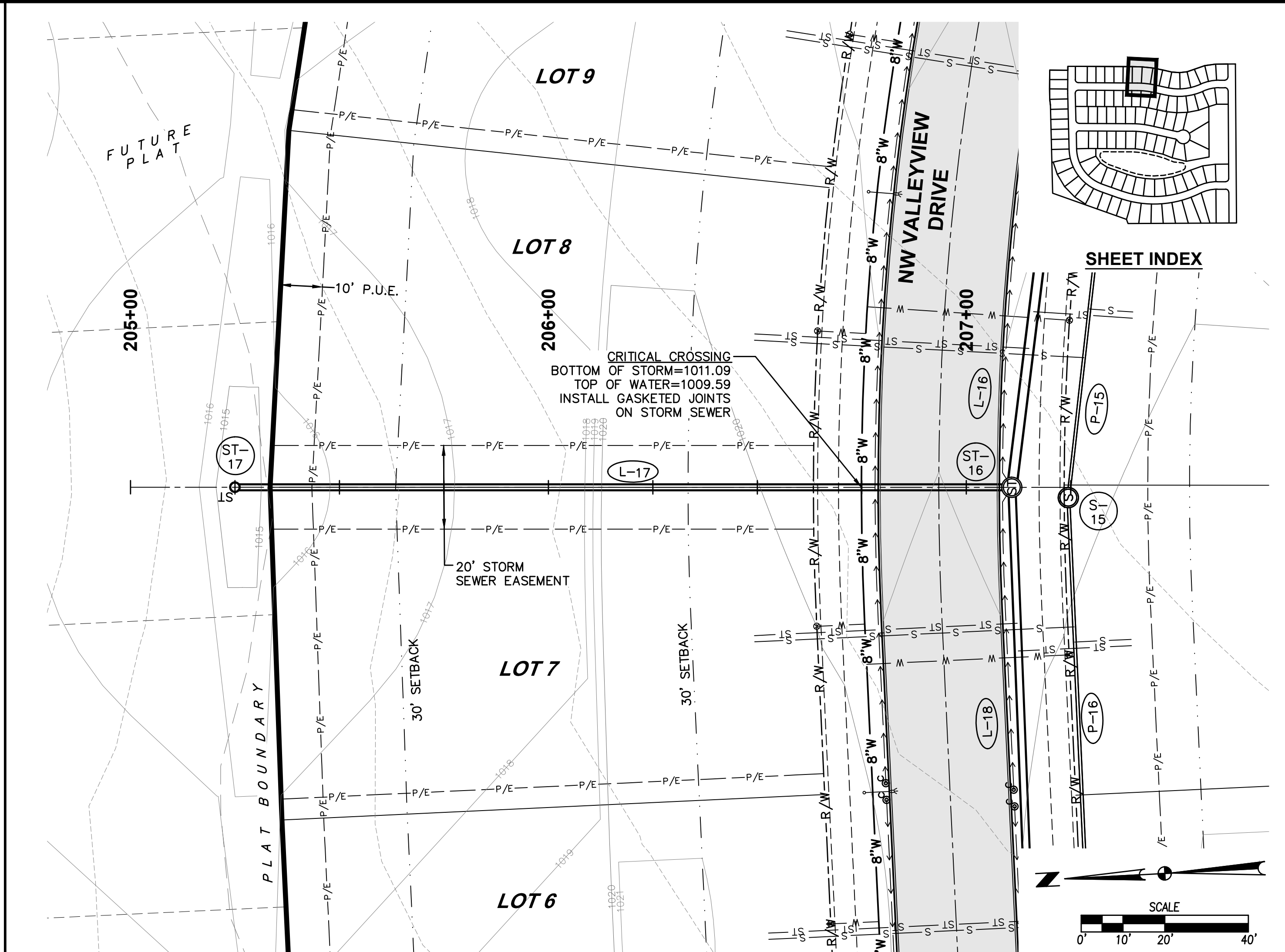
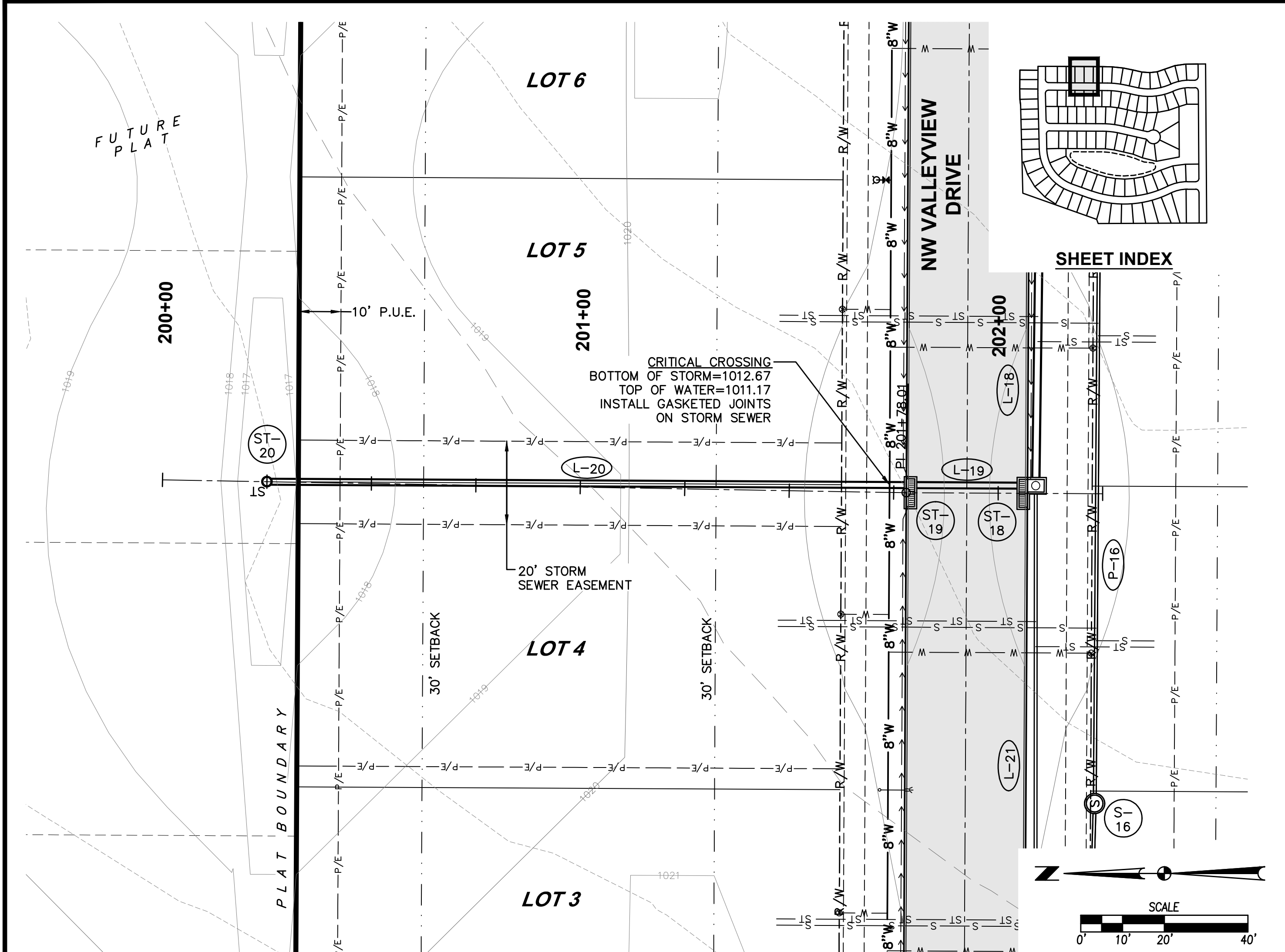
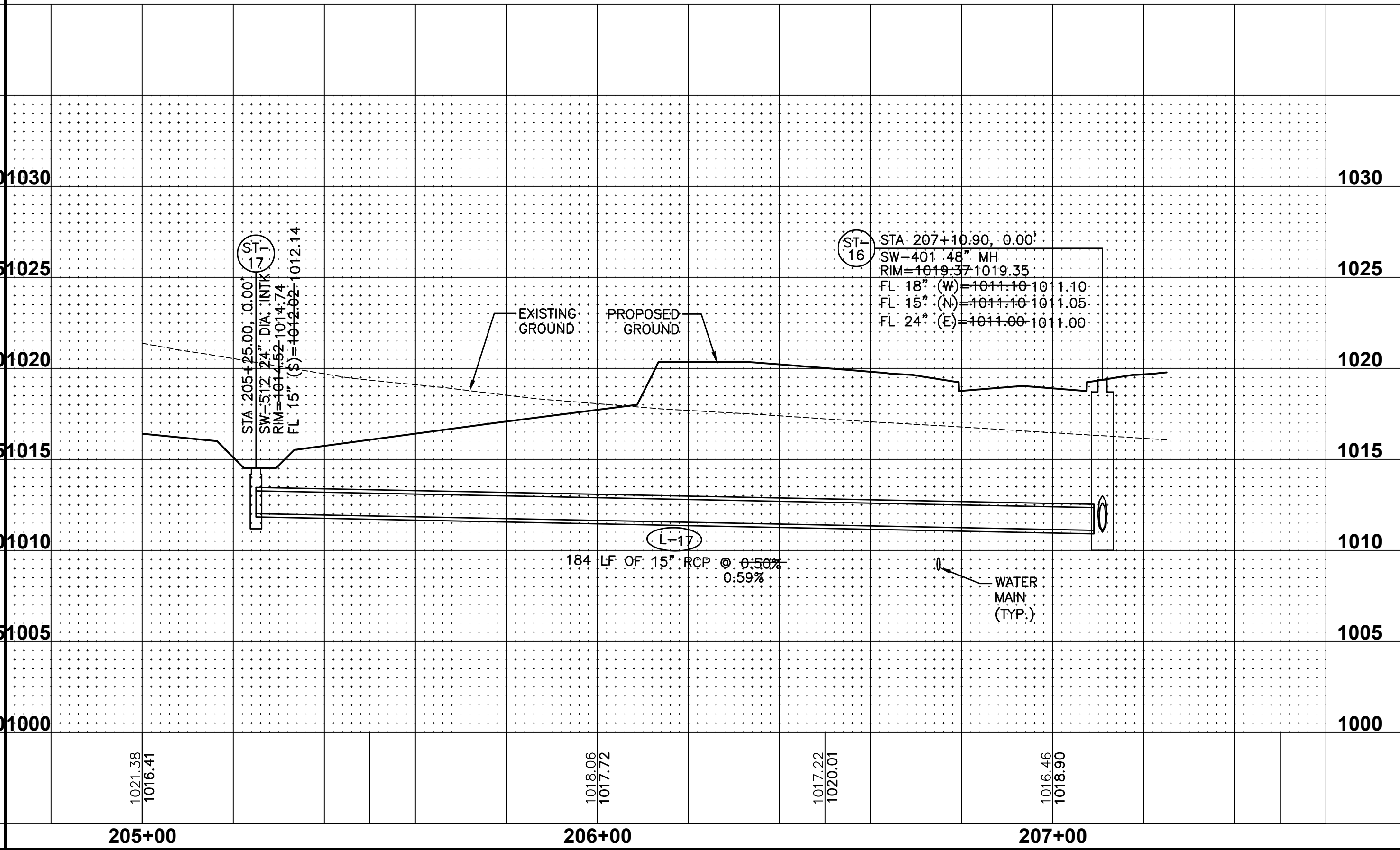
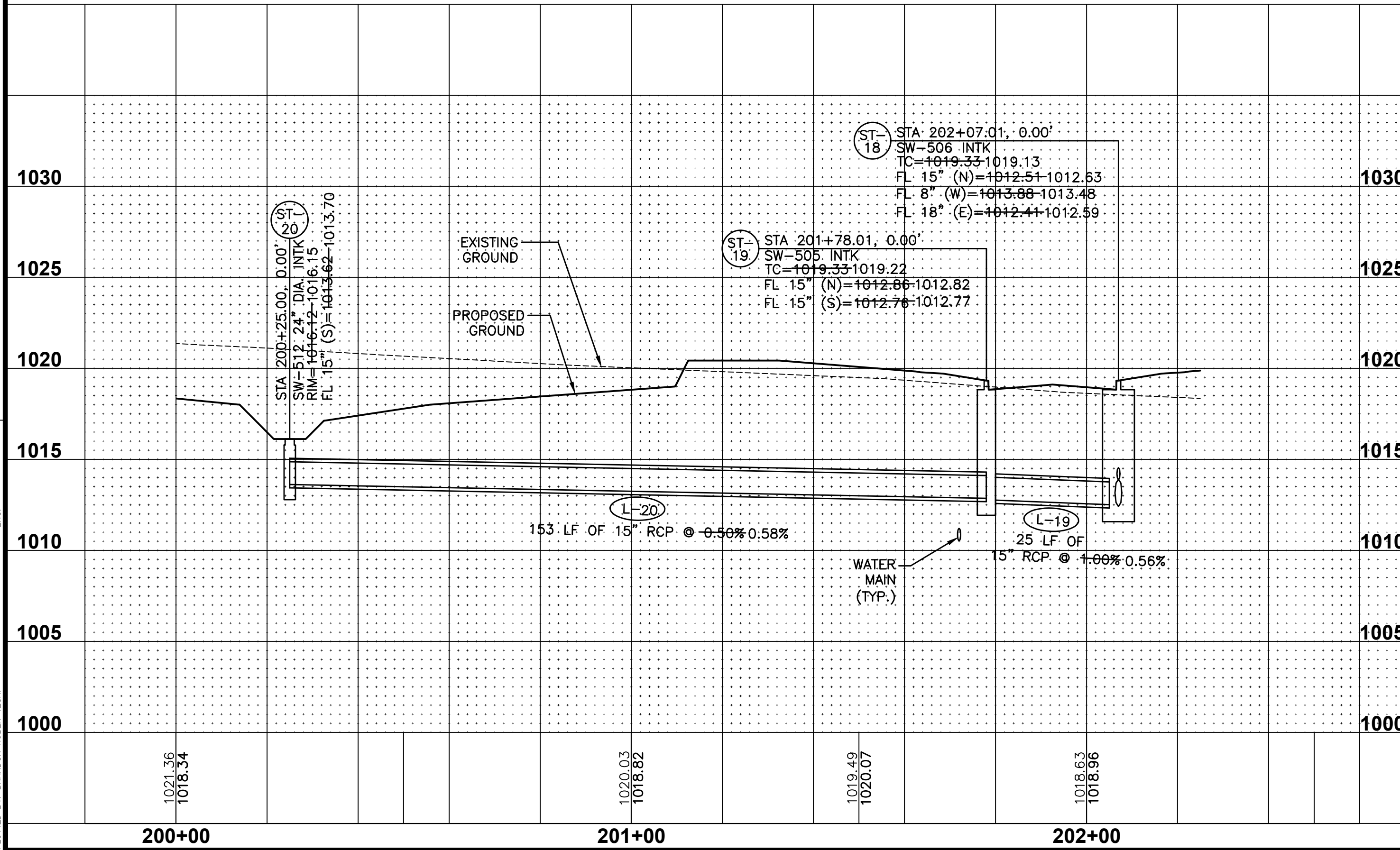
10/20/2020

THIRD SUBMITTAL

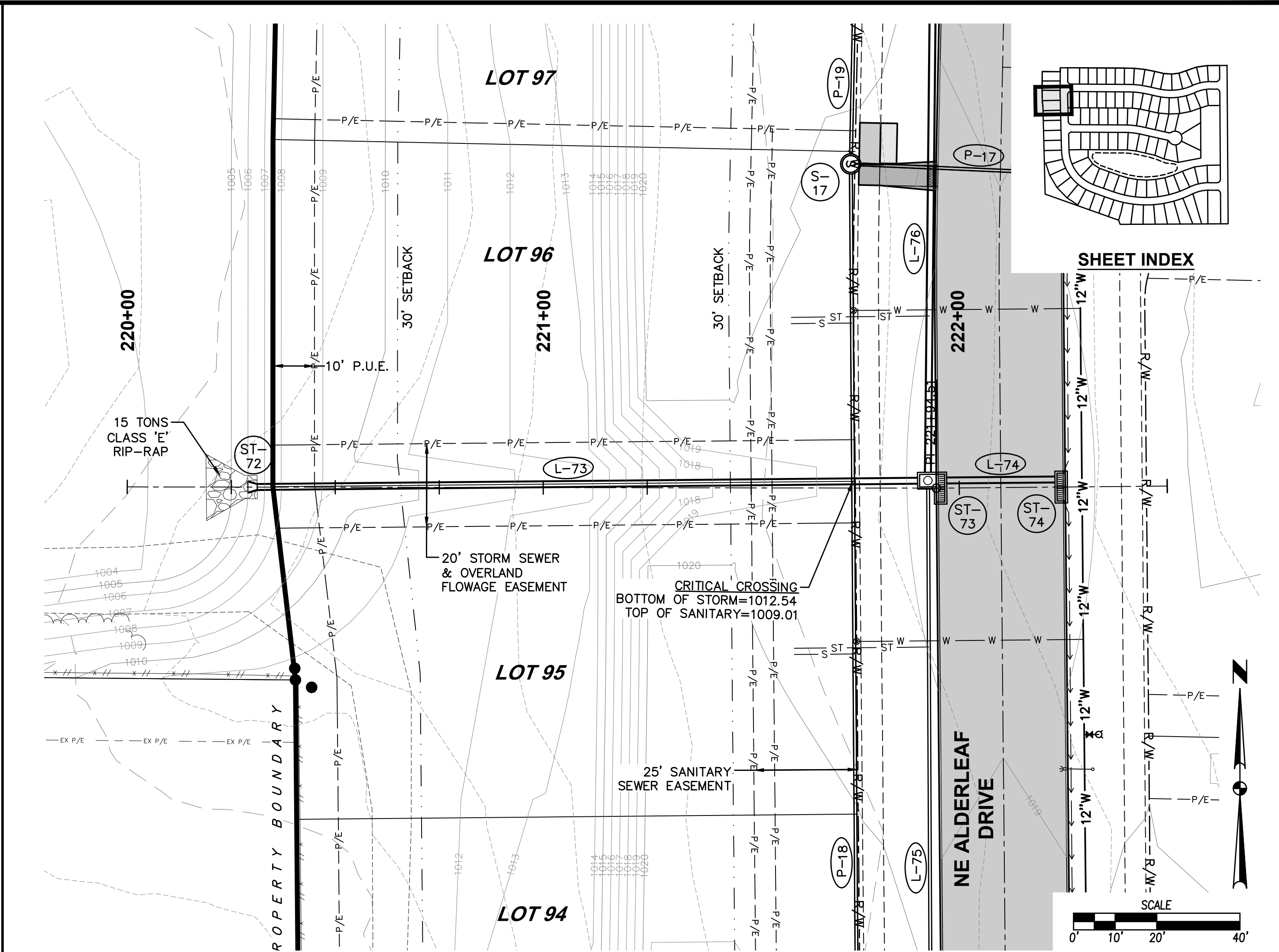
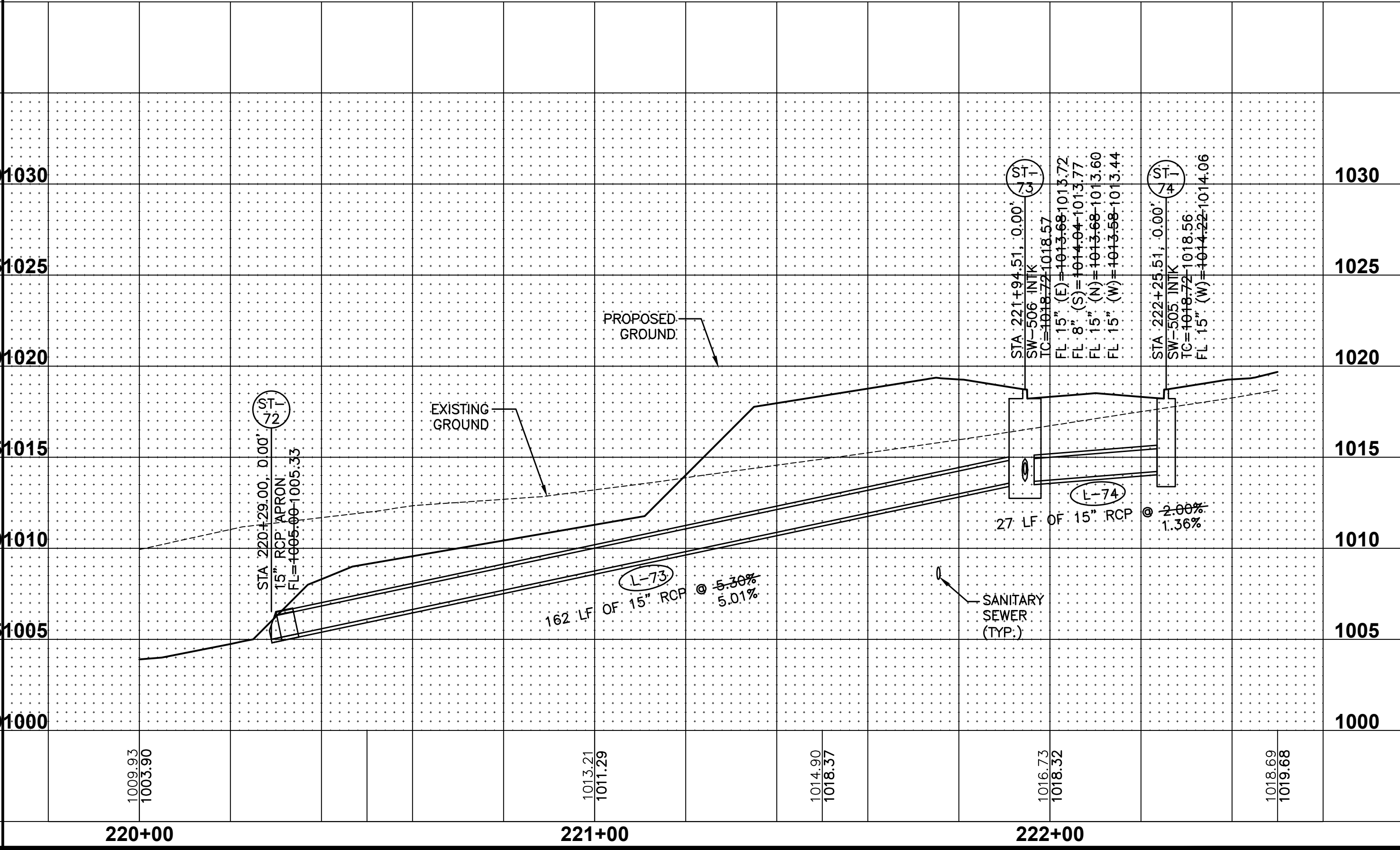
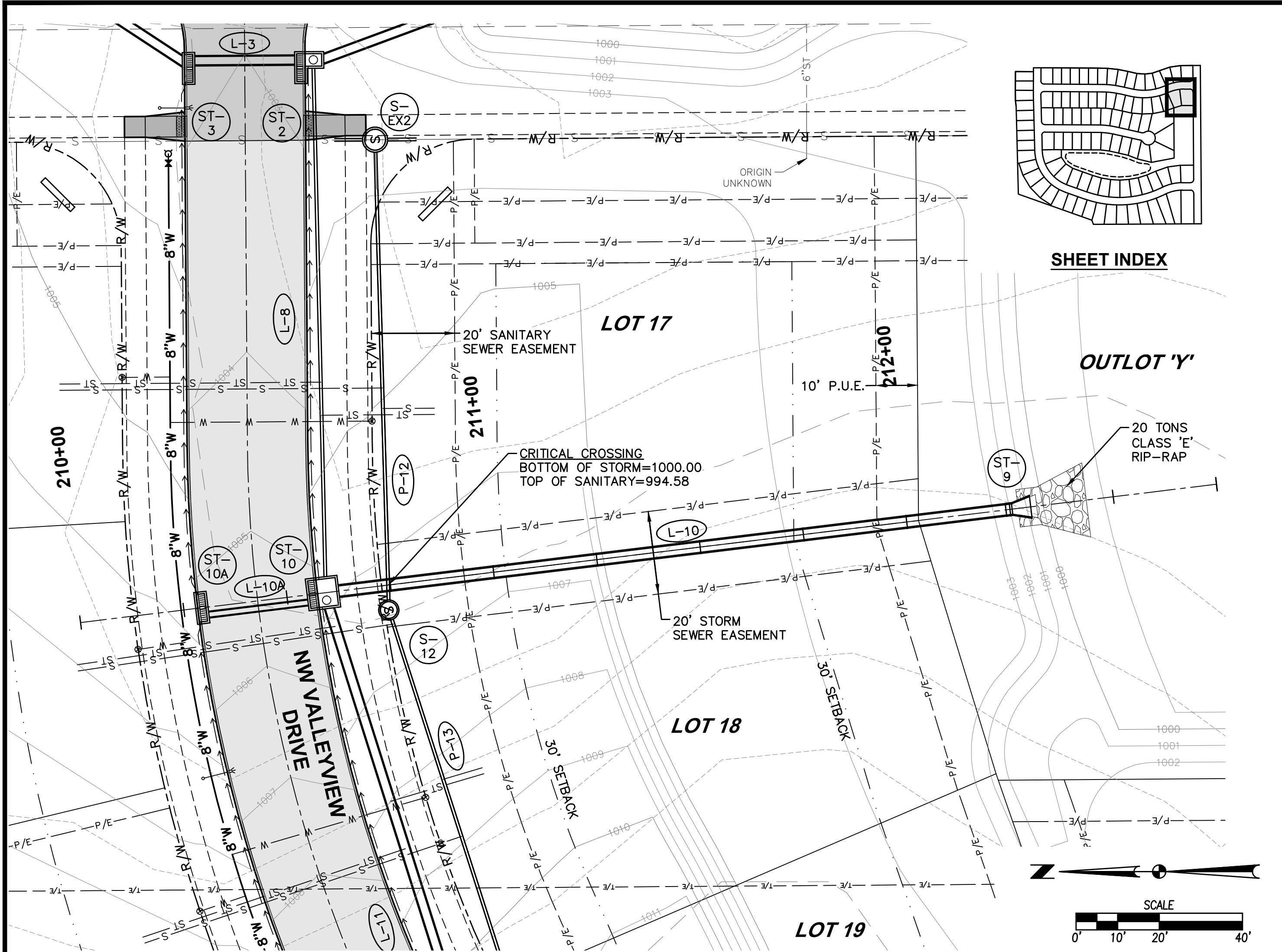
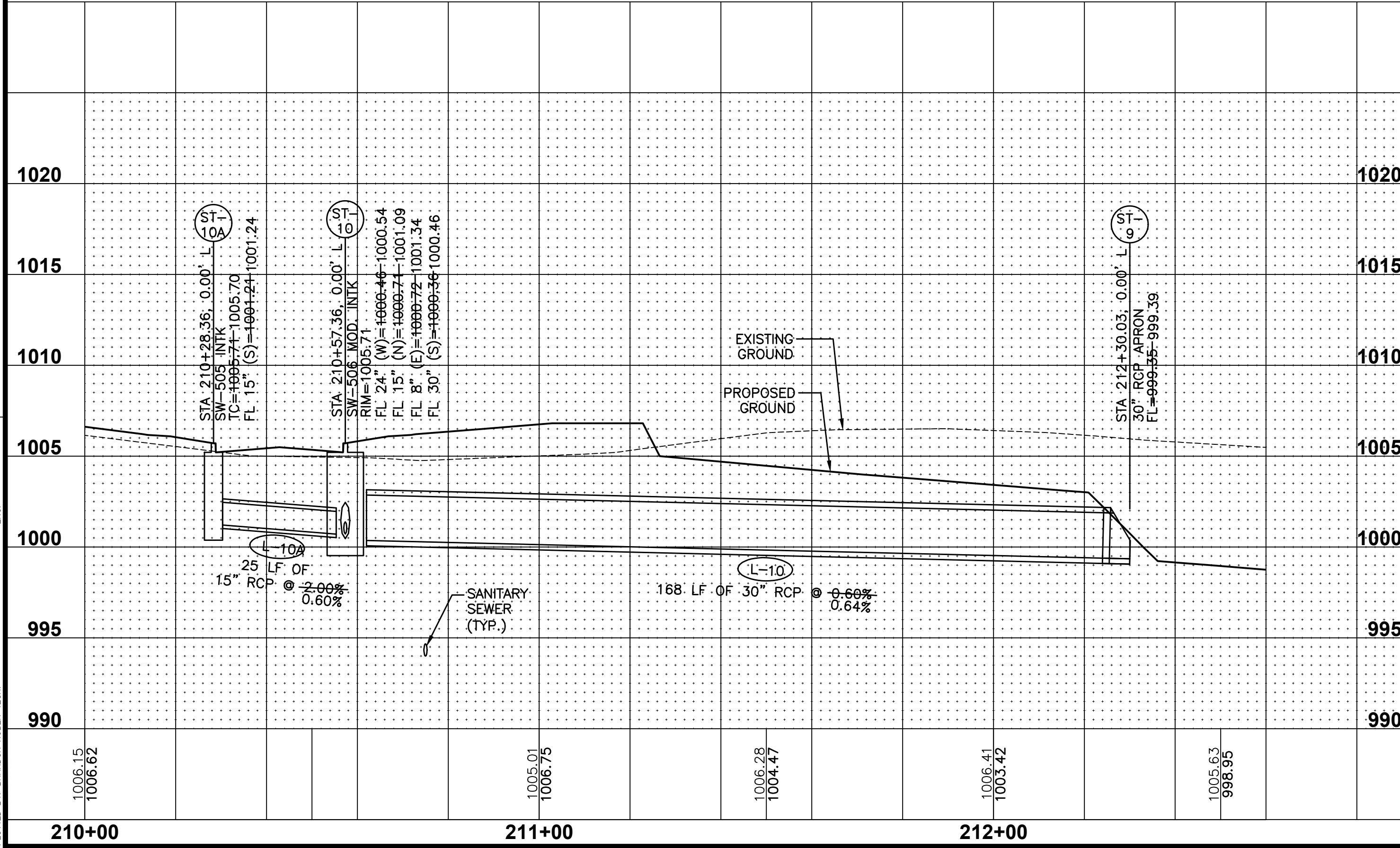
10/06/2020

SECOND SUBMITTAL

FILE: H:\2020\200321\CONSTRUCTION DRAWINGS\200321-ASHLEY-PIPE.DWG
DATE: 12/28/2021 5:03 PM
PLOTTER: HP DesignJet T120
PLOTTER: HP DesignJet T120
PLOTTER: HP DesignJet T120

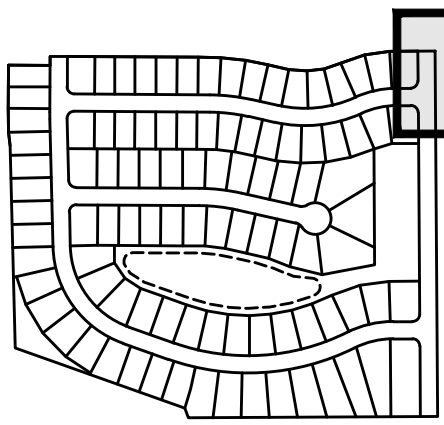
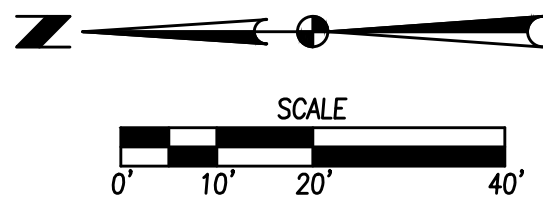
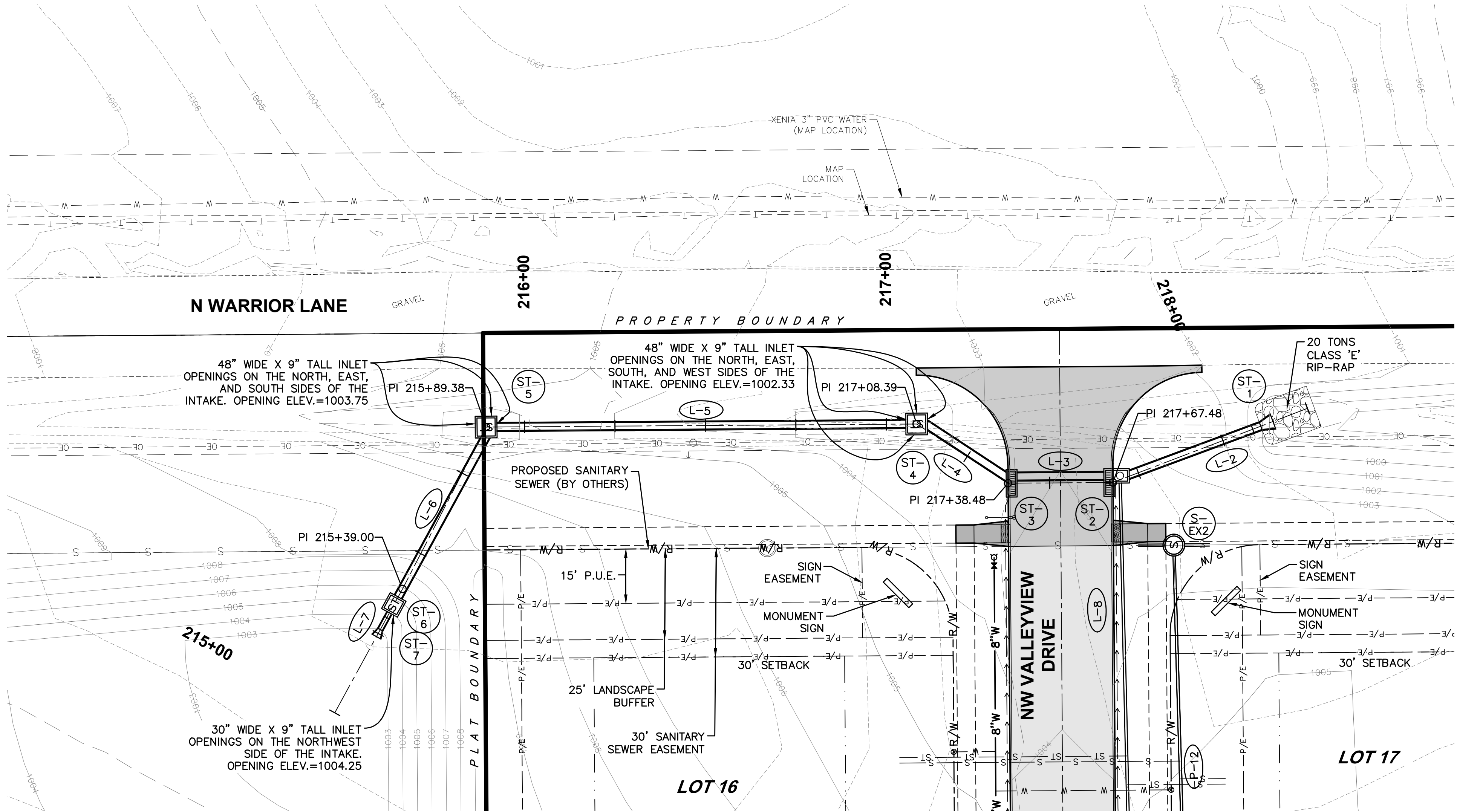
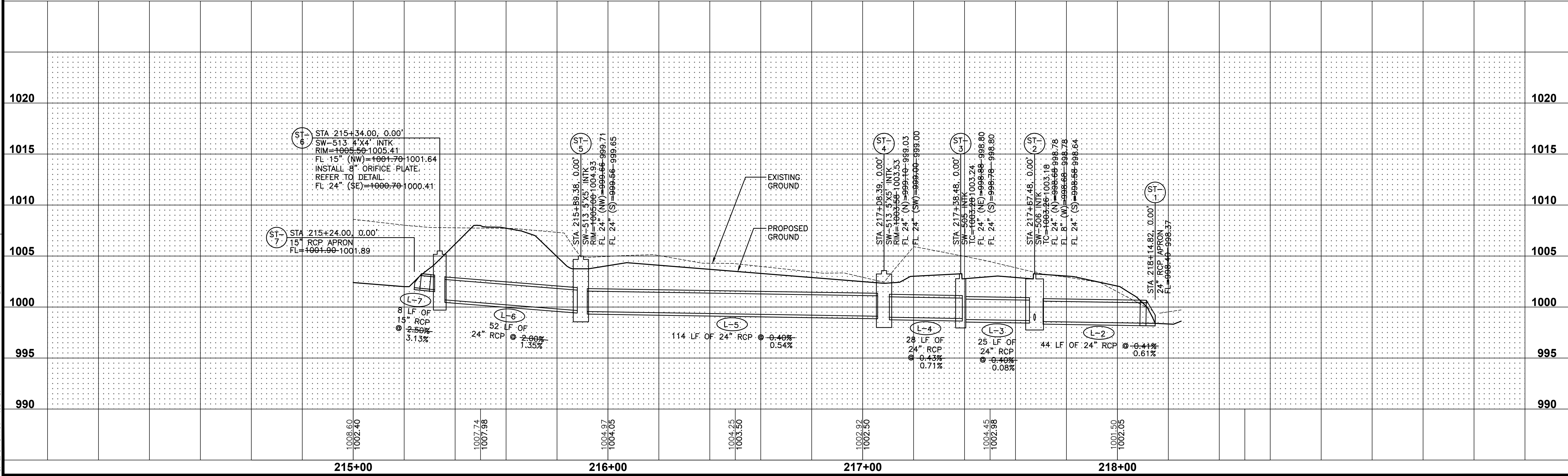


FILE: H:\2020\200321\00\CONSTRUCTION DRAWINGS\200321-ASHLEY-PPR.DWG
DATE PLOTTED: 12/28/2021 5:03 PM
PLOTTER: HP DESIGN PLT
PLOTTER: HP DESIGN PLT



DATE	REVISIONS
12/28/2021	ASBUILT SUBMITTAL
01/08/2021	FINAL SUBMITTAL
11/19/2020	FIFTH SUBMITTAL
11/03/2020	FOURTH SUBMITTAL
10/20/2020	THIRD SUBMITTAL
10/06/2020	SECOND SUBMITTAL

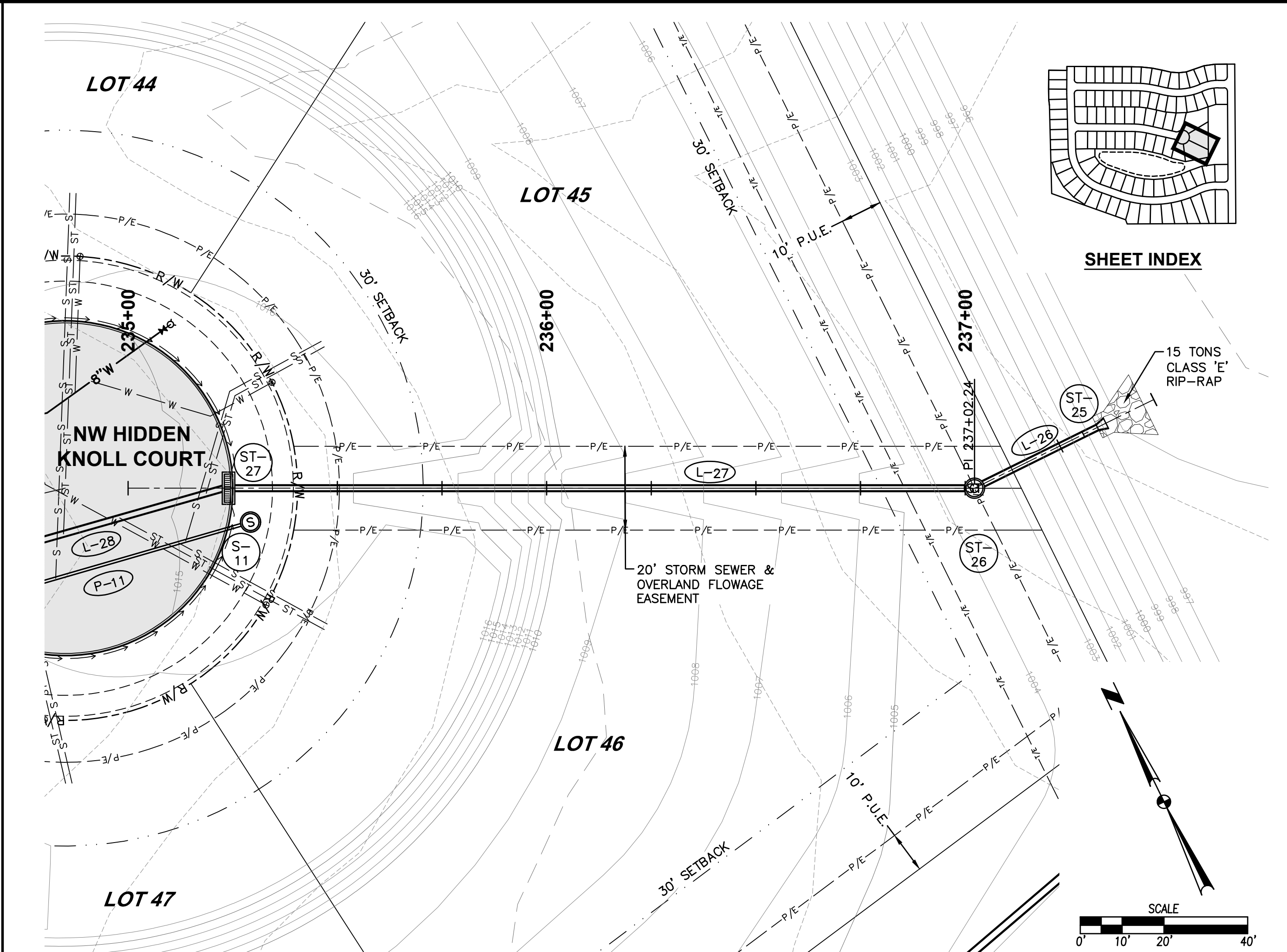
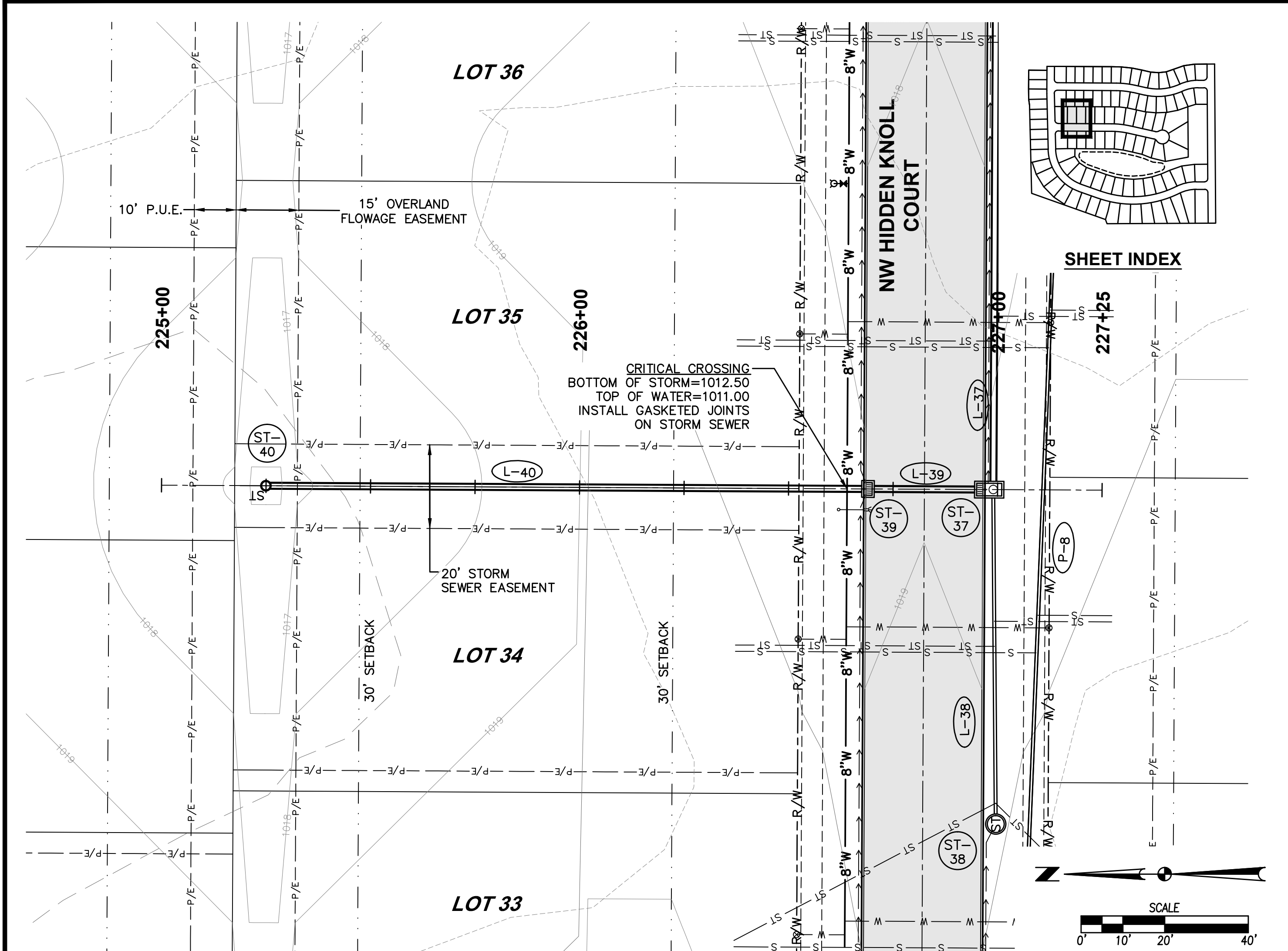
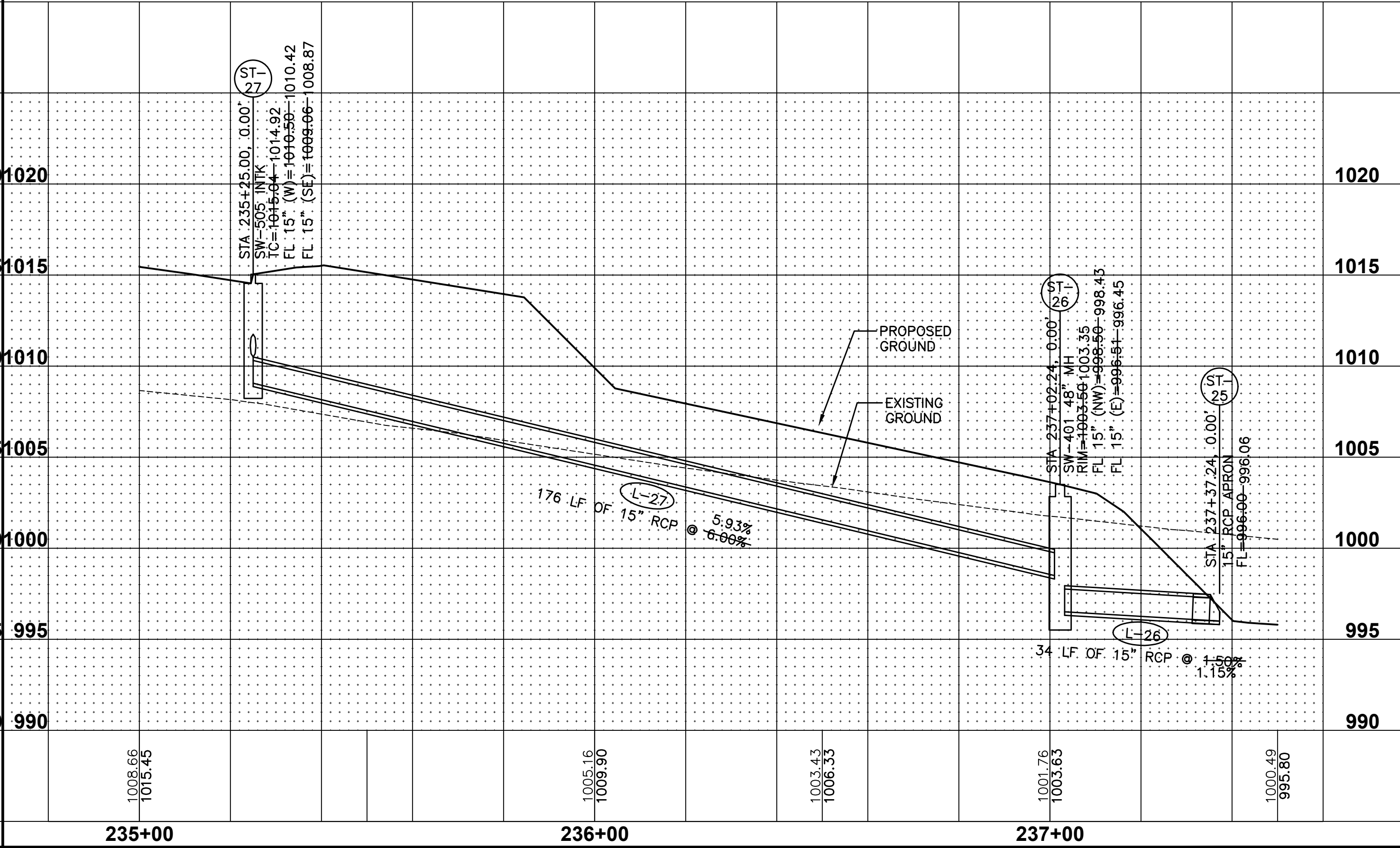
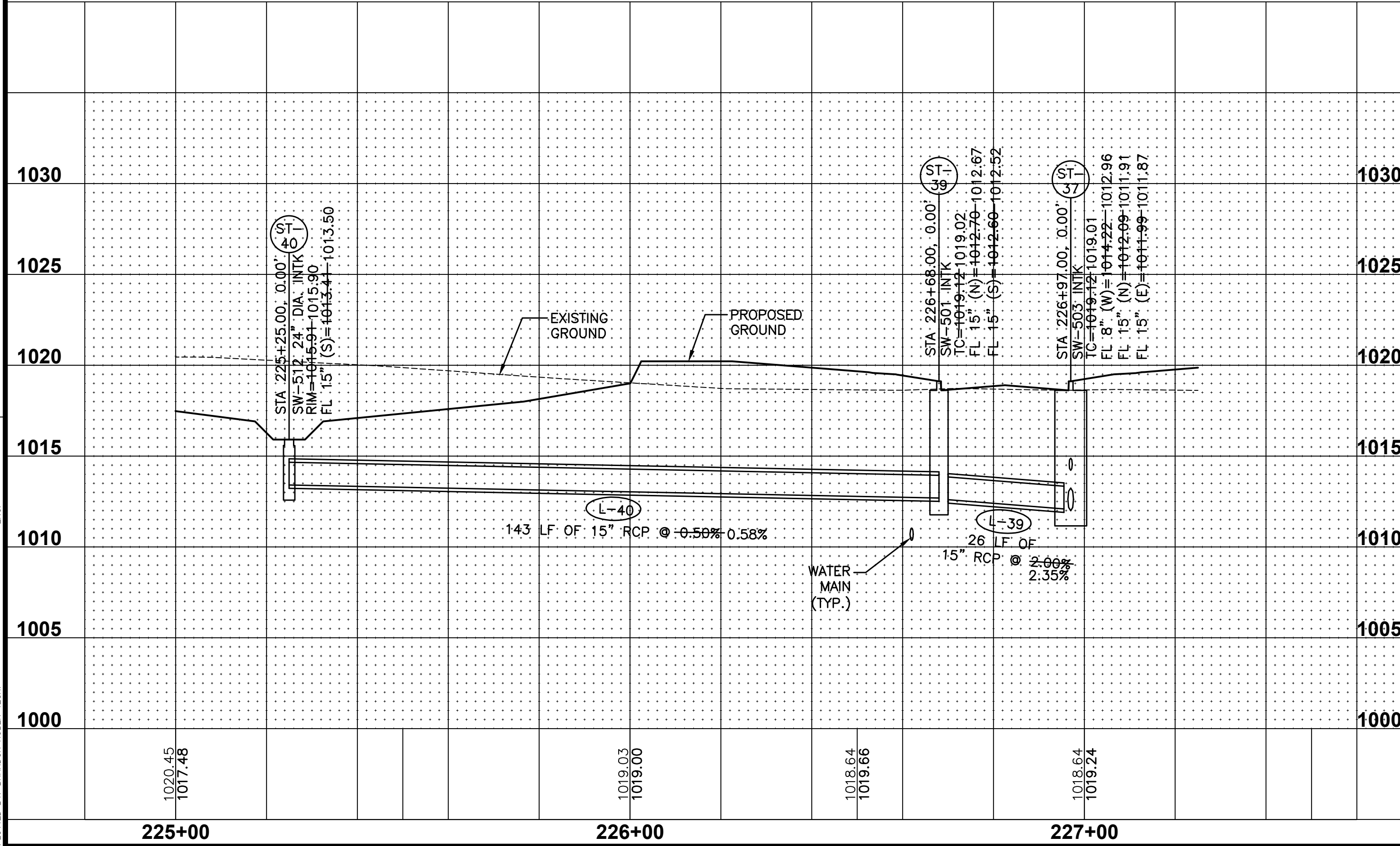
FILE: H:\2020\200321\WV\CONSTRUCTION DRAWINGS\200321-ASHLEY-RIP.DWG
DATE PLOTTED: 12/28/2021 5:04 PM
PLOTTER: HP DesignJet T1100e
PLOTTER: BR: BRANON HUBER TECH



SHEET INDEX

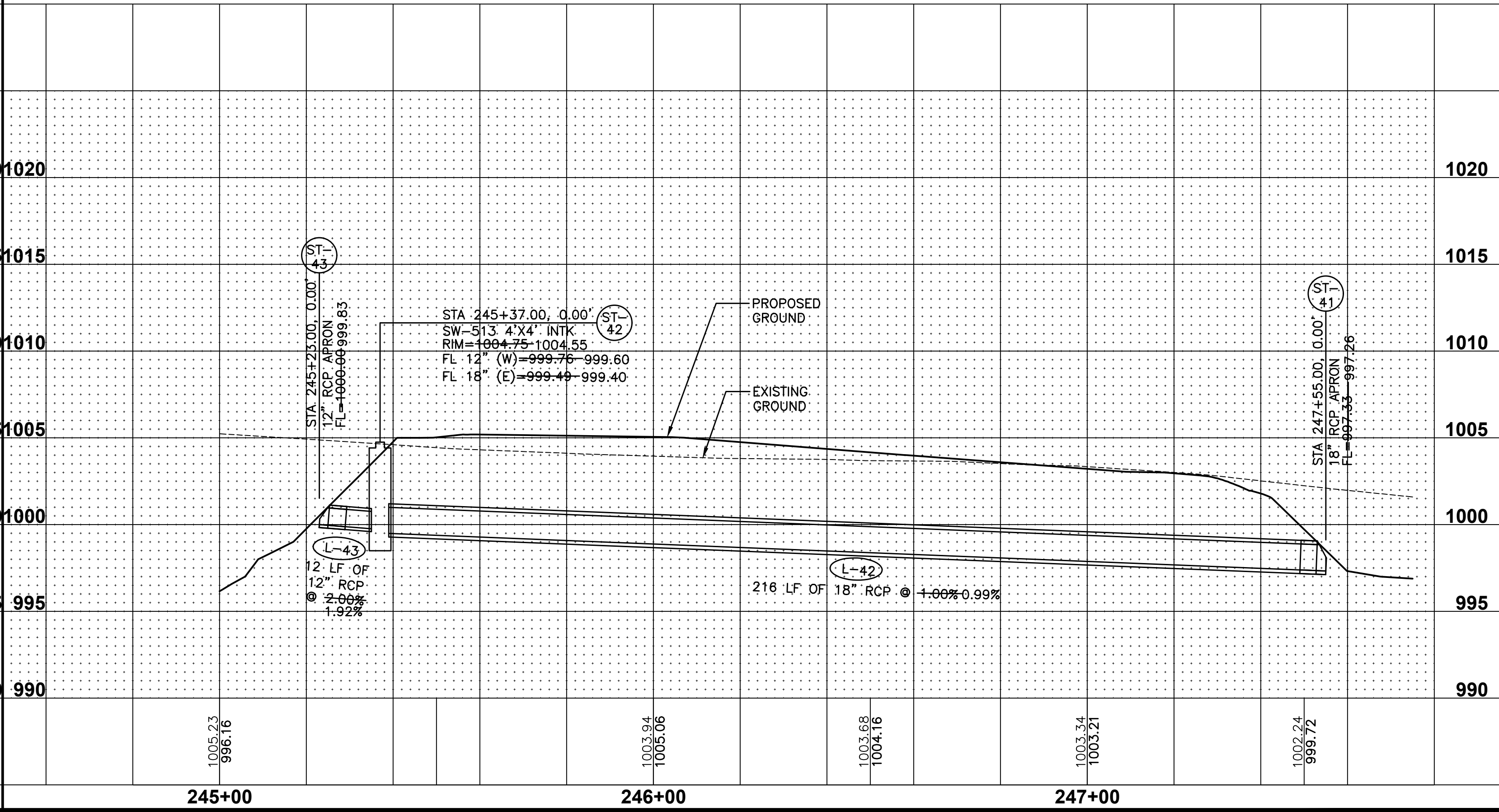
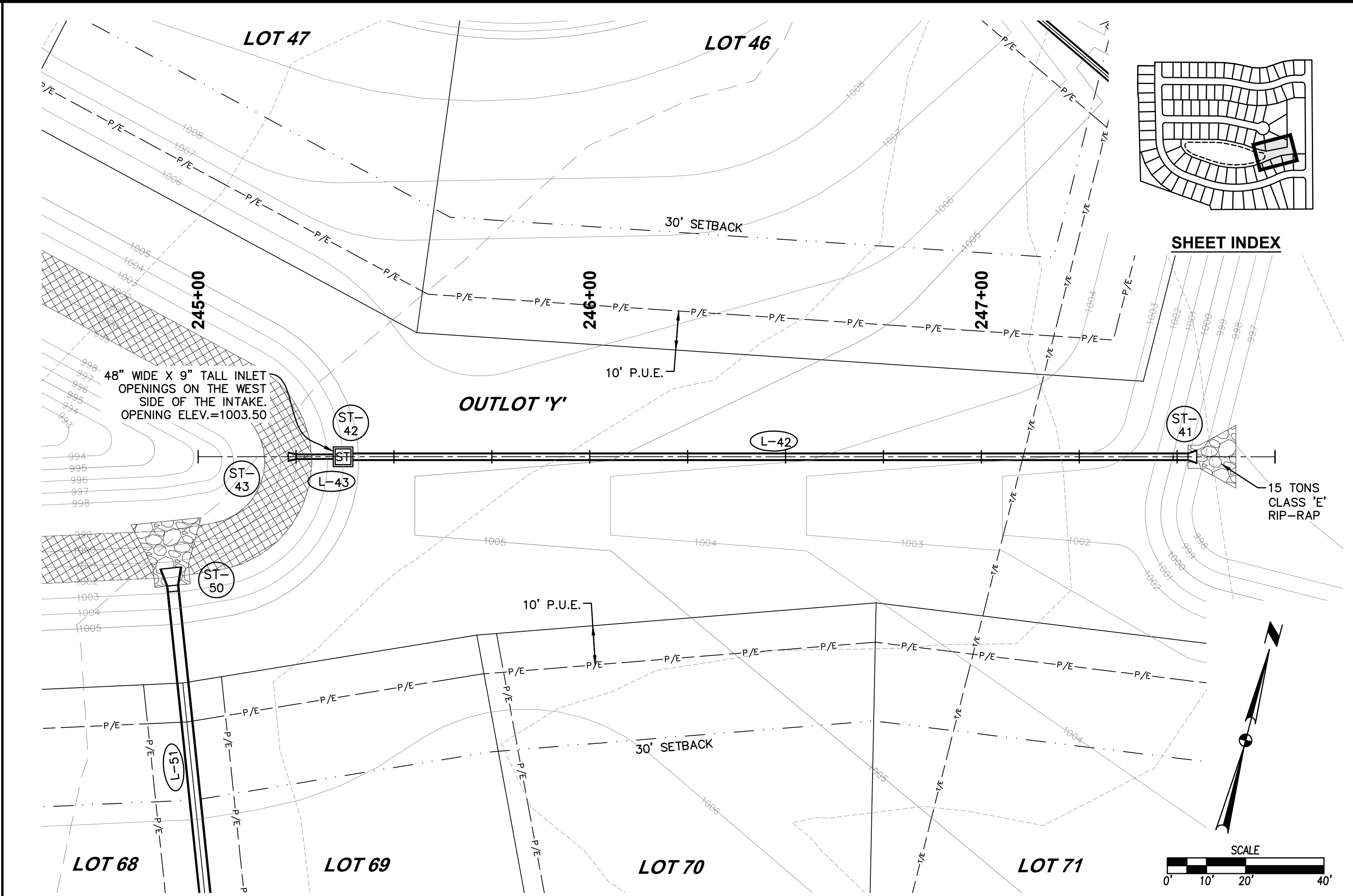
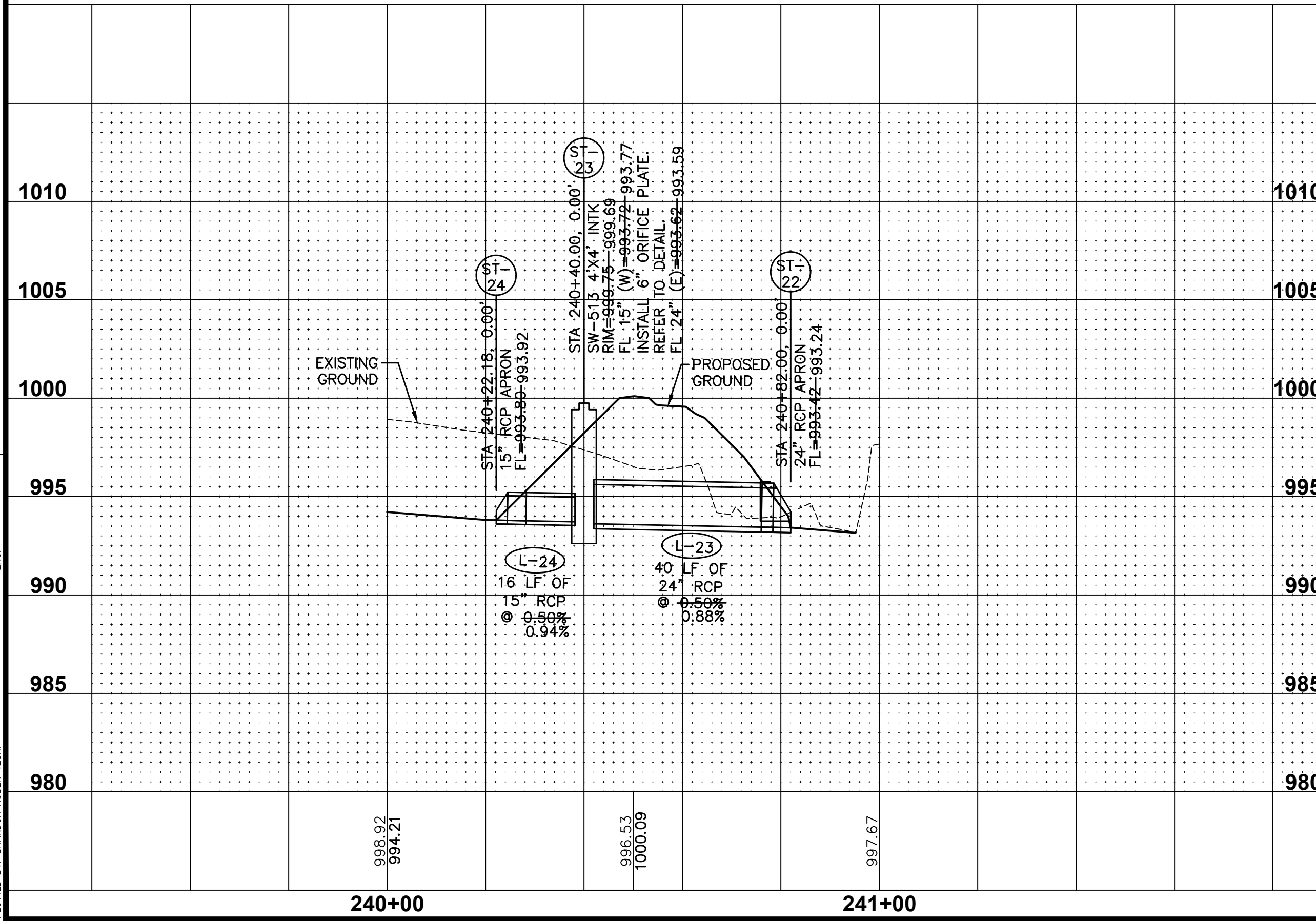
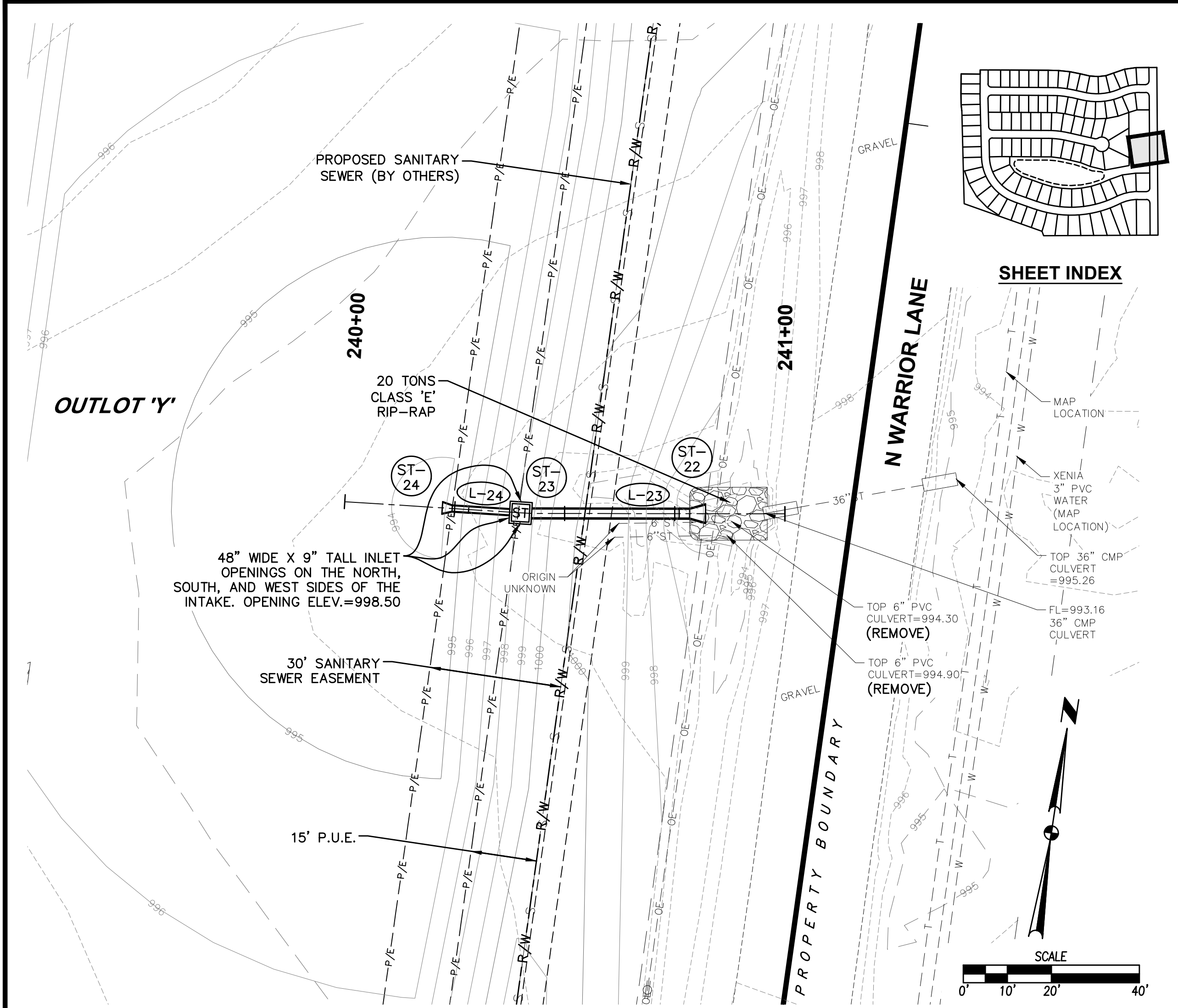
DATE	REVISIONS
12/28/2021	ASBUILT SUBMITTAL
01/08/2021	FINAL SUBMITTAL
11/19/2020	FIFTH SUBMITTAL
11/03/2020	FOURTH SUBMITTAL
10/20/2020	THIRD SUBMITTAL
10/06/2020	SECOND SUBMITTAL

FILE: H:\2020\2023\21\CONSTRUCTION DRAWINGS\2023\21-ASHLEY-PLAN-DWG
DATE: 12/28/2023 5:04 PM
PLOTTER: HP DesignJet T1300
PLOTTER: HP DesignJet T1300



DATE	REVISIONS
12/28/2021	ASBUILT SUBMITTAL
01/08/2021	FINAL SUBMITTAL
11/19/2020	FIFTH SUBMITTAL
11/03/2020	FOURTH SUBMITTAL
10/20/2020	THIRD SUBMITTAL
10/06/2020	SECOND SUBMITTAL

FILE: H:\2020\200321\000\CONSTRUCTION DRAWINGS\200321-ASHLEY-PIPE.DWG
PLOT DATE: 12/28/2021 5:04 PM
PLOTTER: HP DesignJet T1130
PLOTTER: HP DesignJet T1130
PLOTTER: HP DesignJet T1130



DATE
12/28/2021
01/08/2021
11/19/2020
11/03/2020
10/20/2020
10/06/2020

REVISIONS
ASBUILT SUBMITTAL
FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL

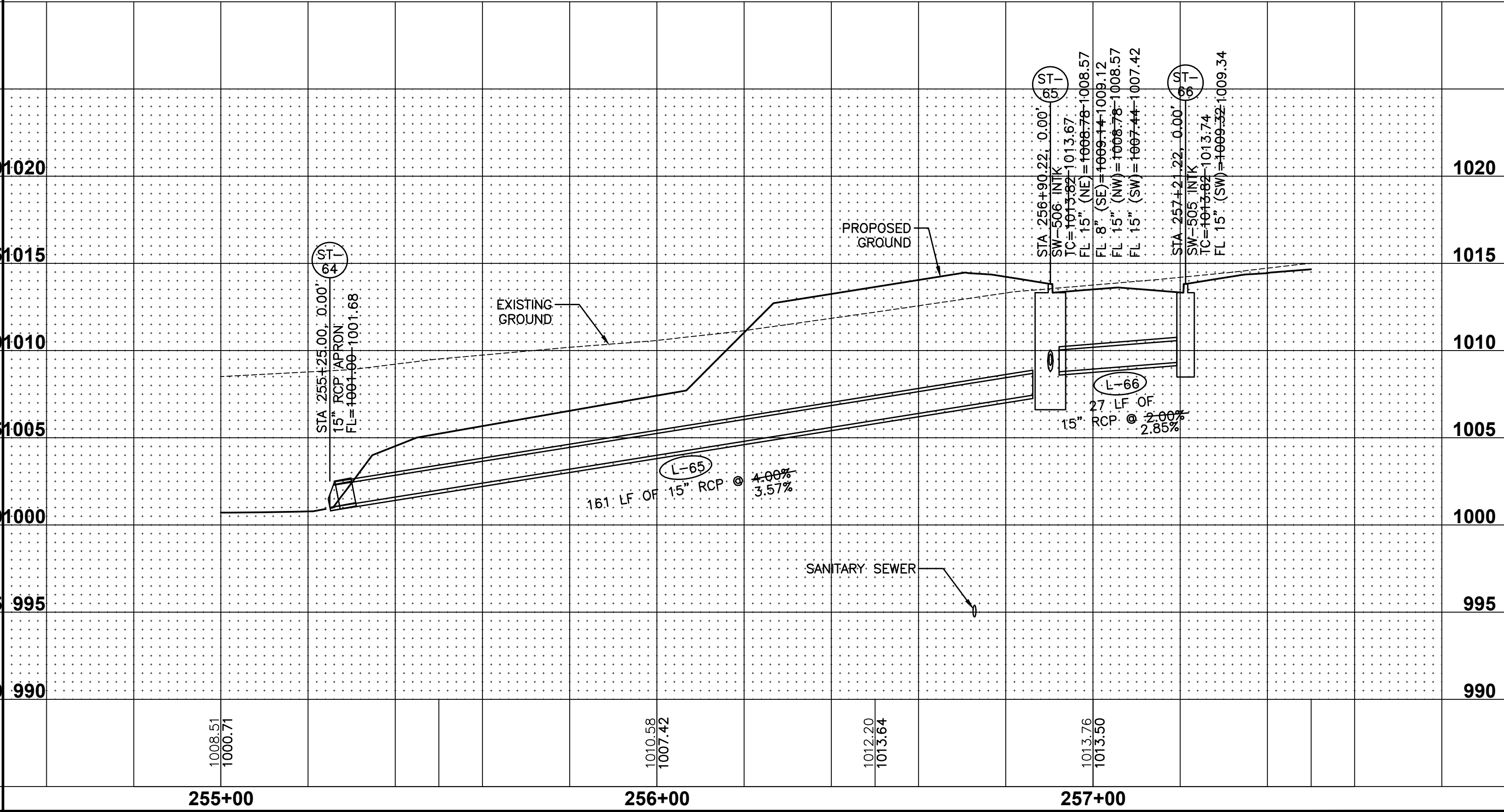
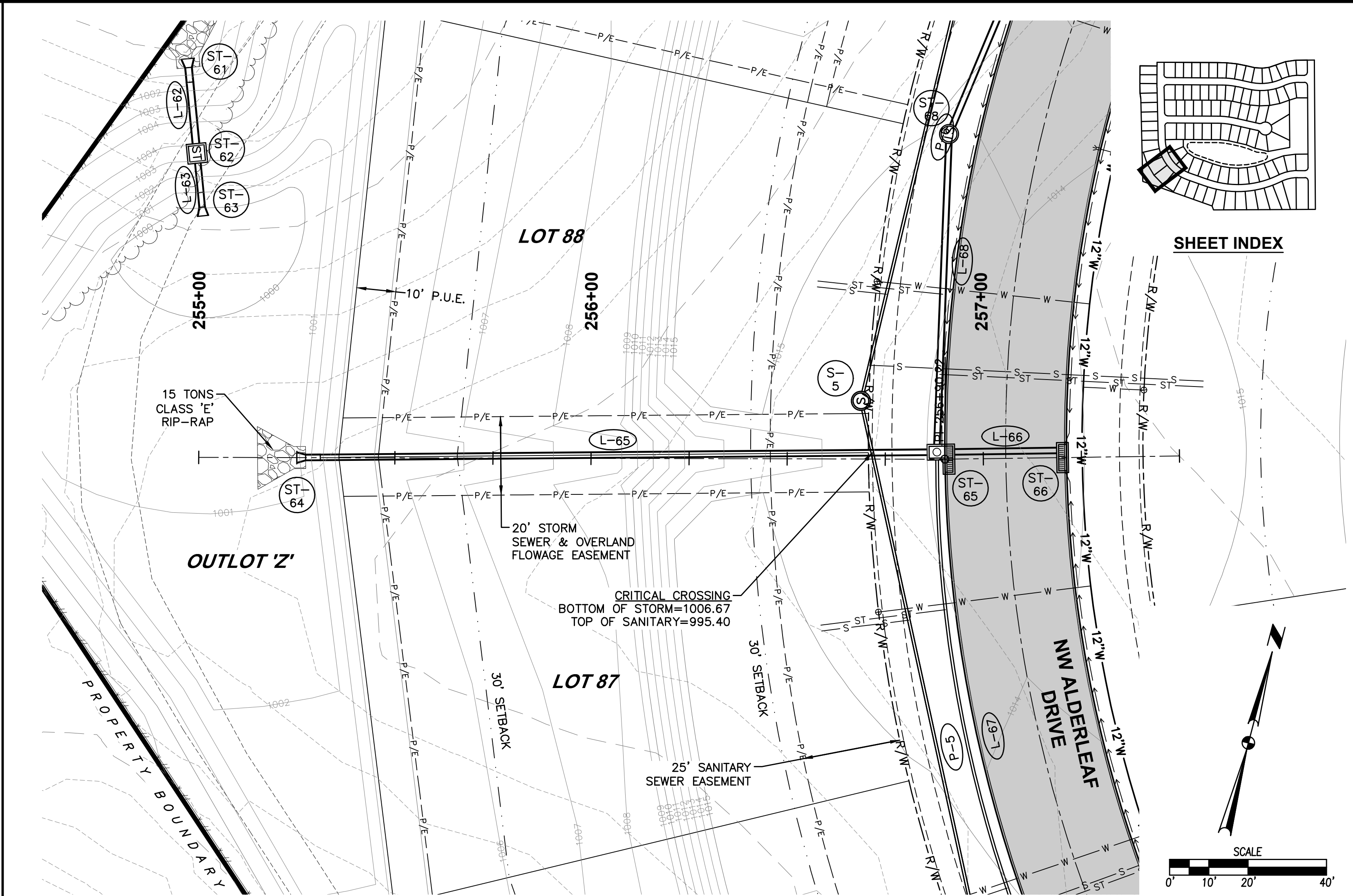
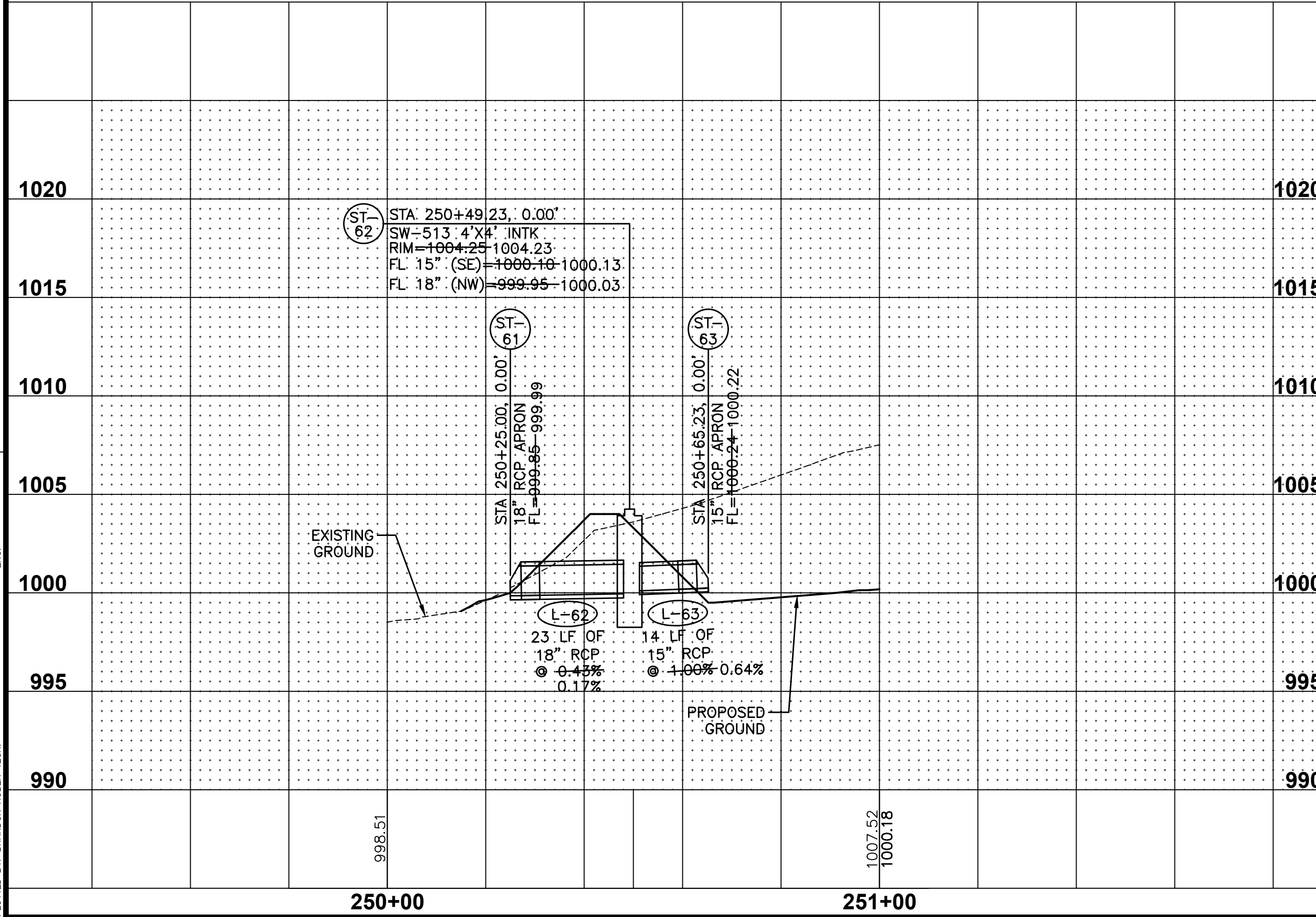
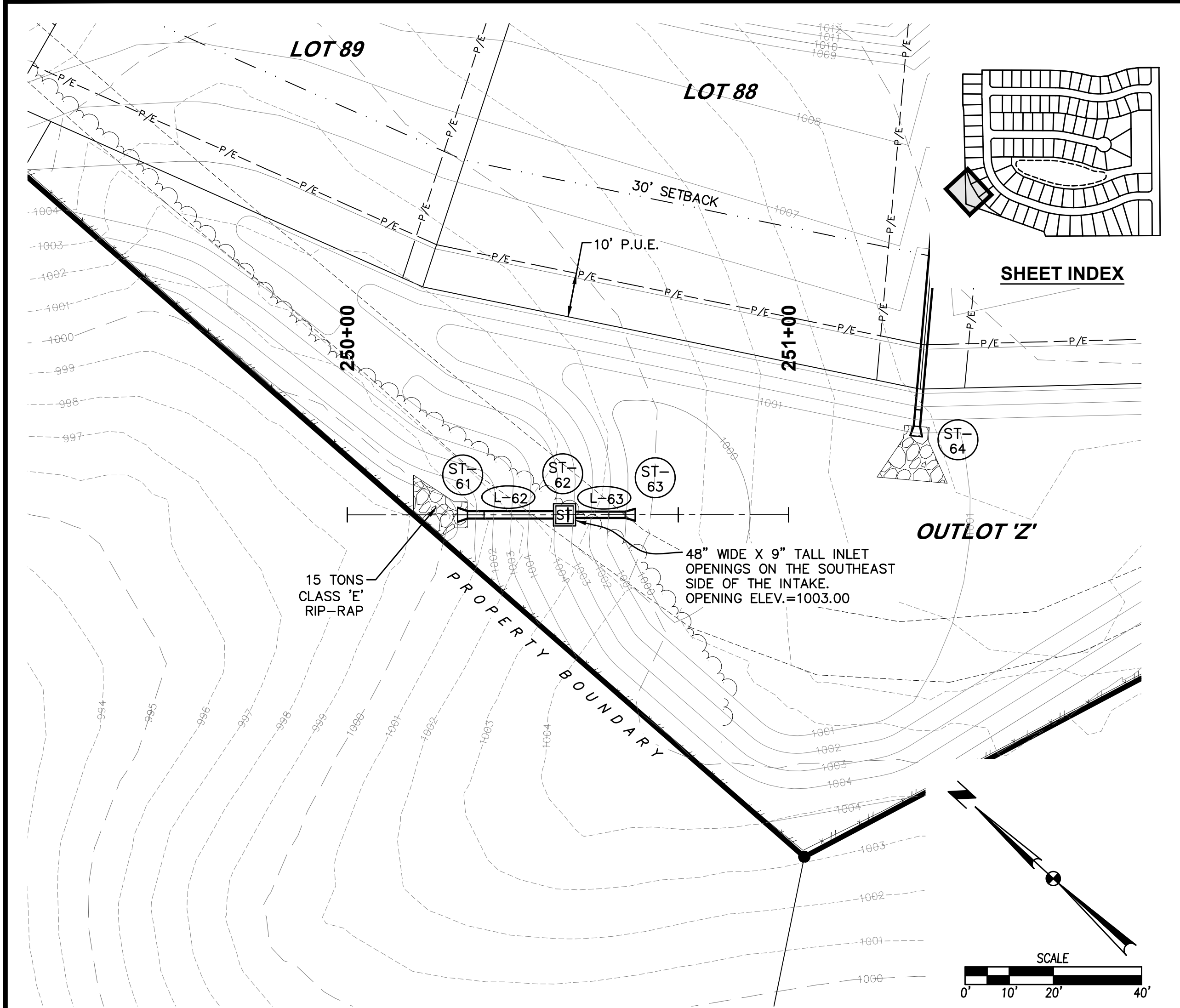
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:
ENGINEER:

ASHLEY ACRES PLAT 1
PLAN AND PROFILE

30
53
2003.121

FILE: H:\2020\2020121\CONSTRUCTION DRAWINGS\2020121-ASHLEY-PPR.DWG
PLOT DATE: 12/28/2021 5:04 PM
PLOTTER: HP DesignJet T1130
PLOTTER: HP DesignJet T1130



31
53
2003.121

ASHLEY ACRES PLAT 1
PLAN AND PROFILE

WAUKEE, IOWA

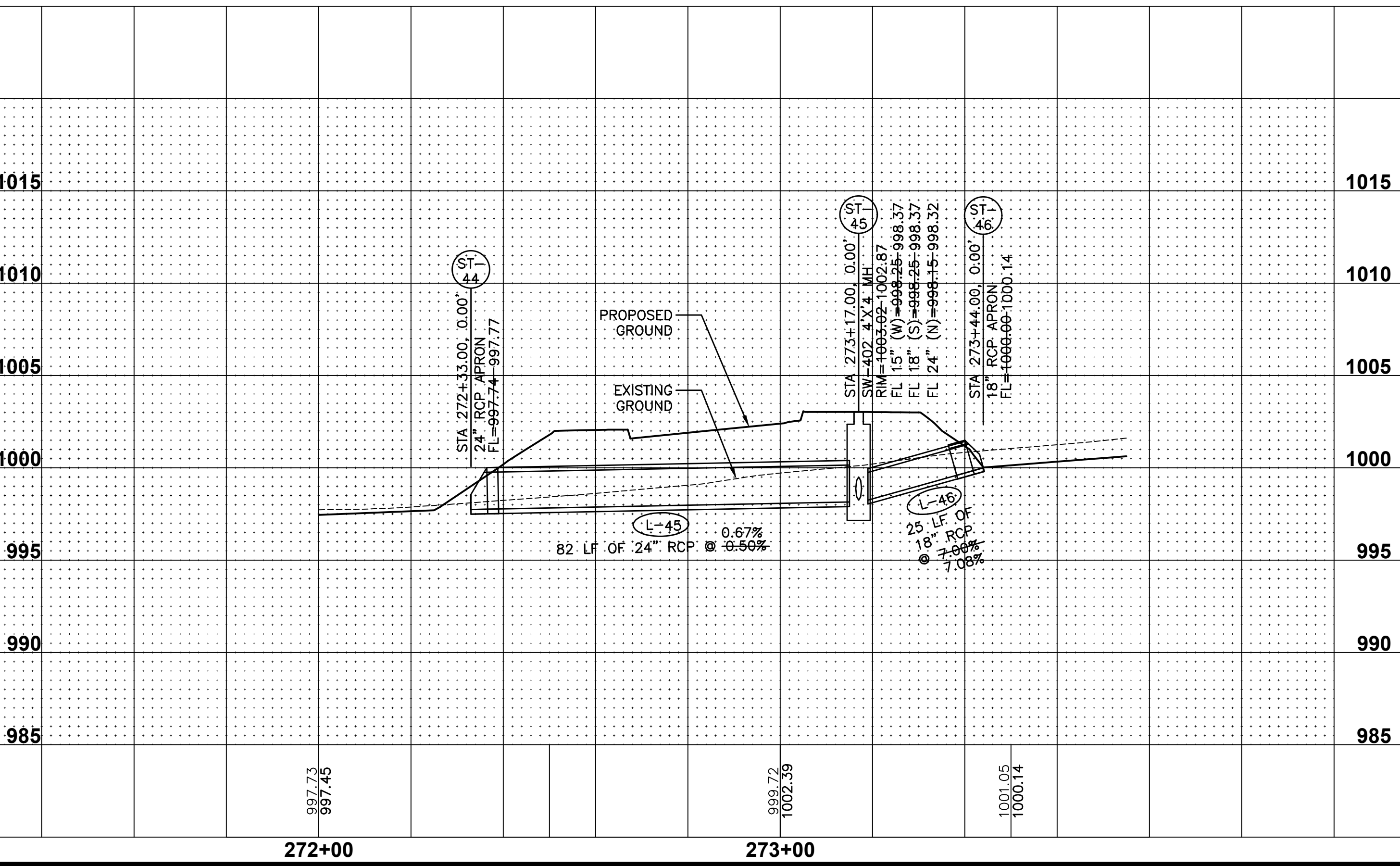
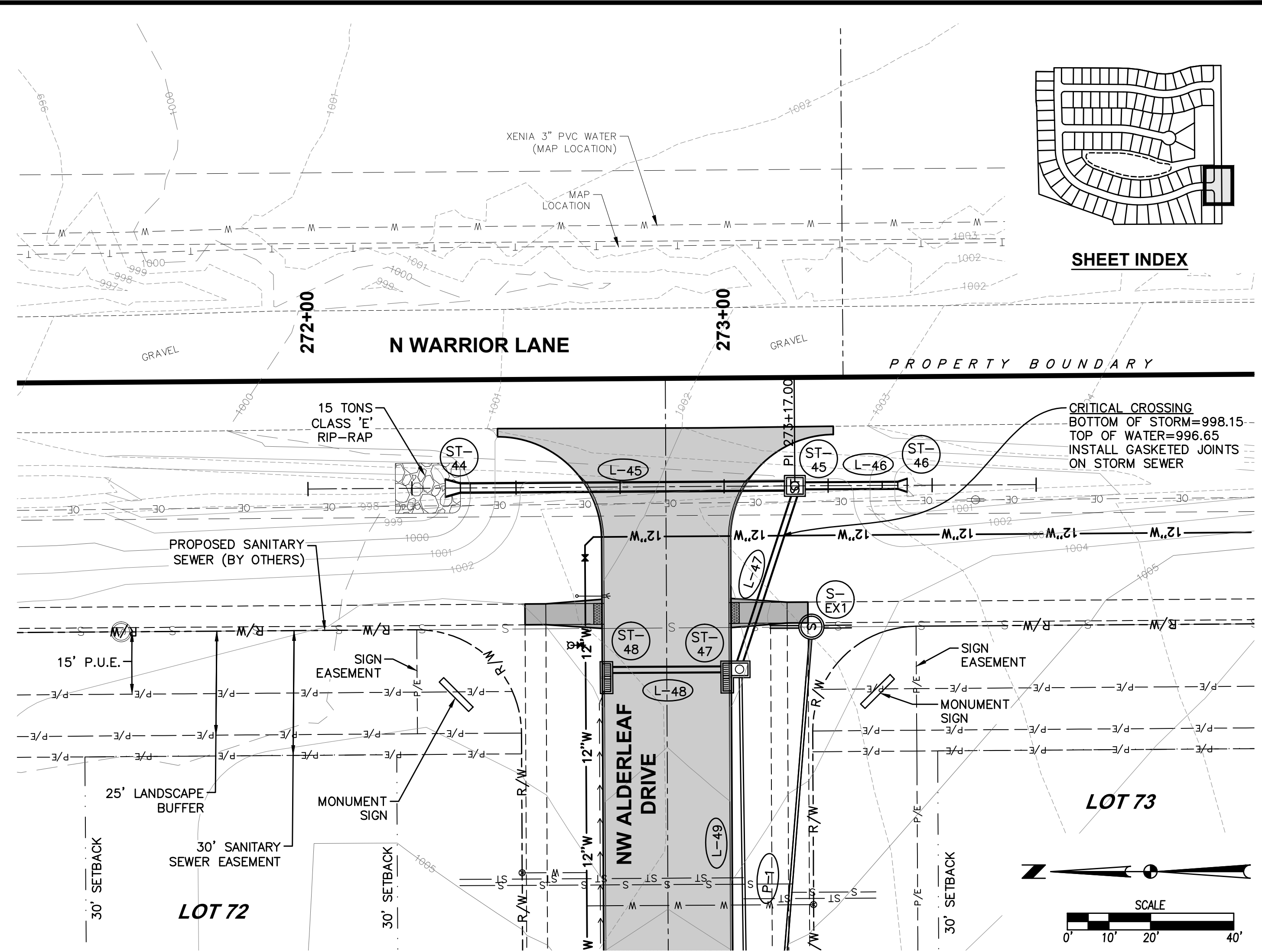
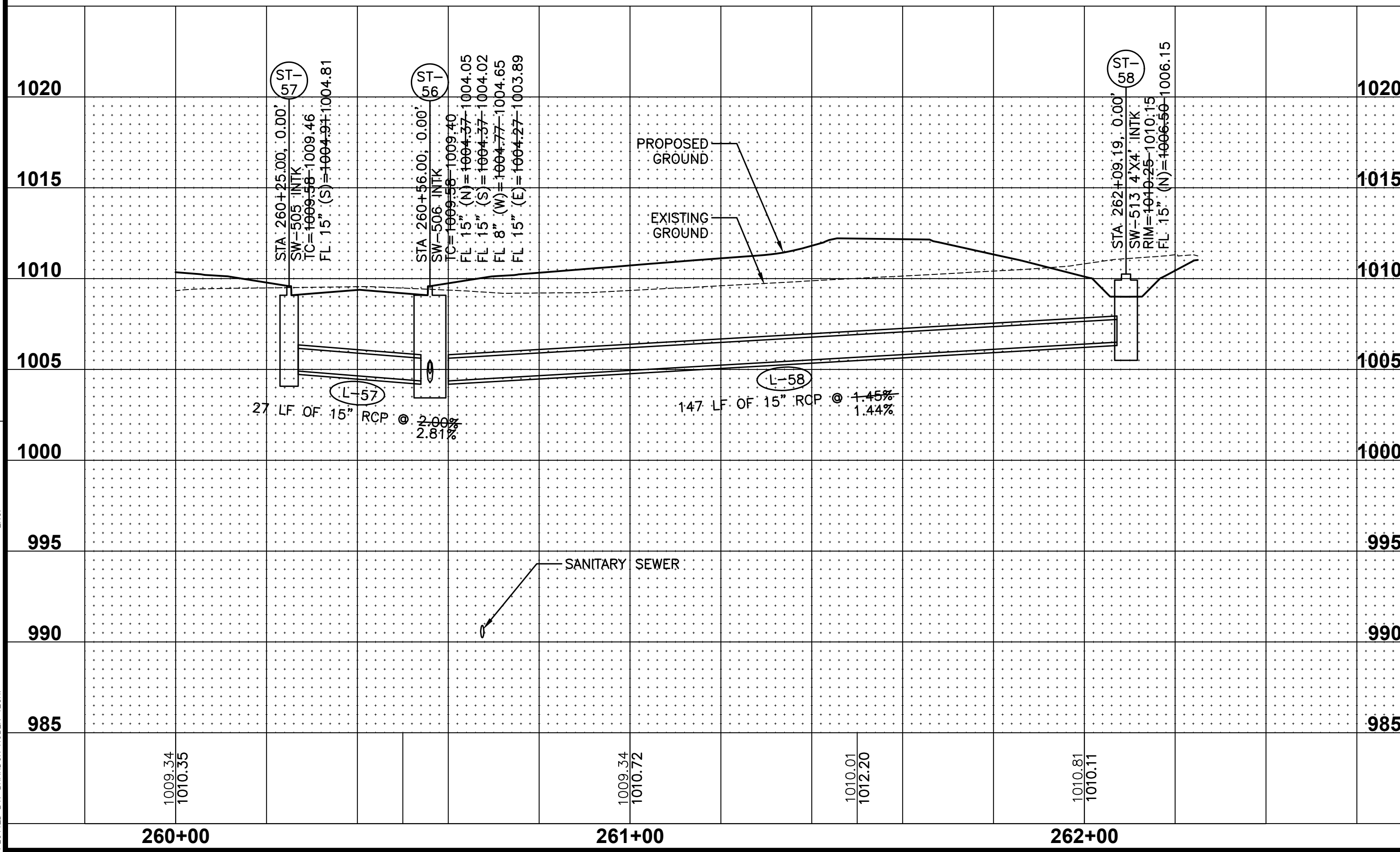
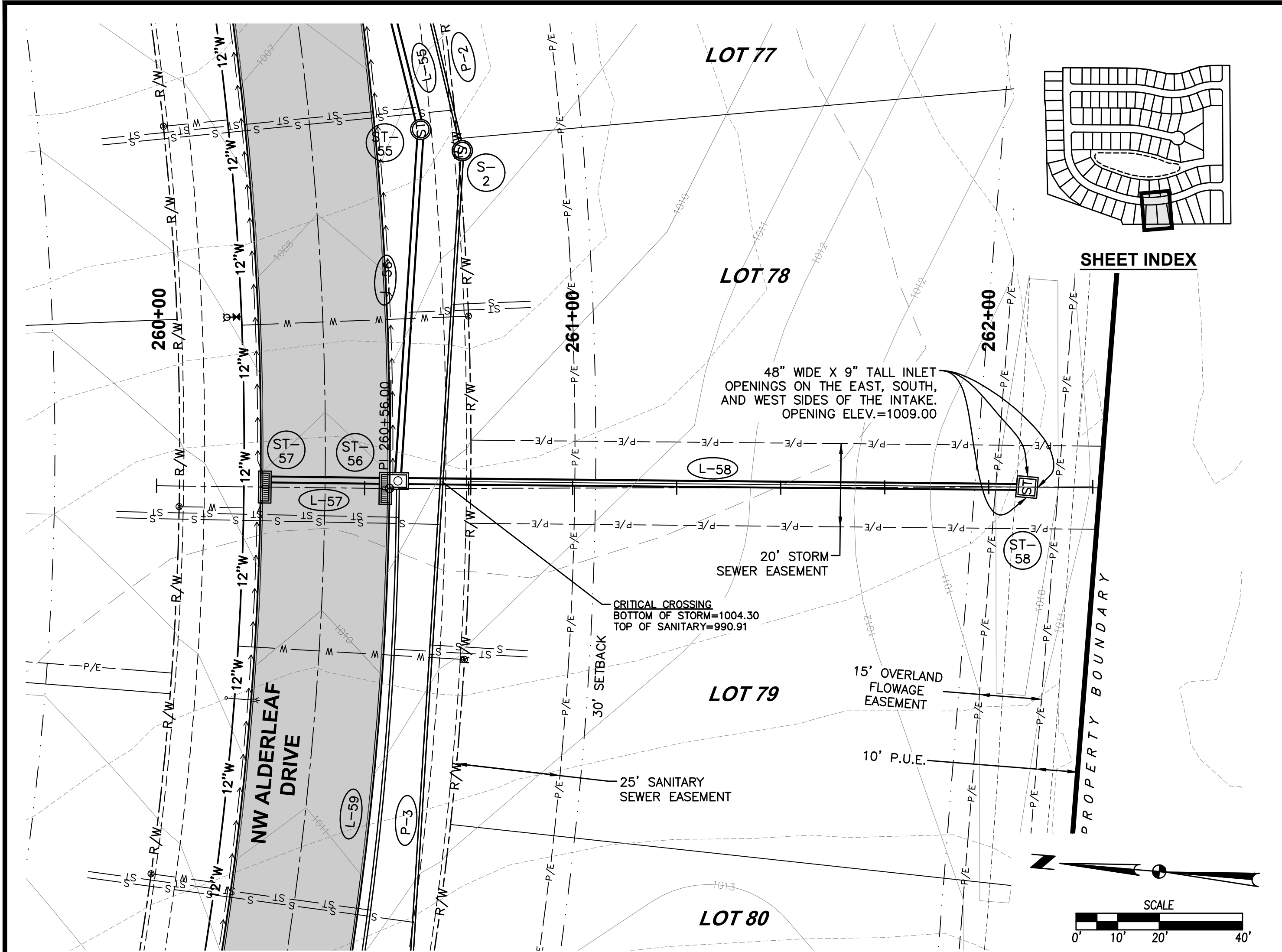
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:
TECH:

REVISIONS

DATE	REVISIONS
12/28/2021	ASBUILT SUBMITTAL
01/08/2021	FINAL SUBMITTAL
11/19/2020	FIFTH SUBMITTAL
11/03/2020	FOURTH SUBMITTAL
10/20/2020	THIRD SUBMITTAL
10/06/2020	SECOND SUBMITTAL

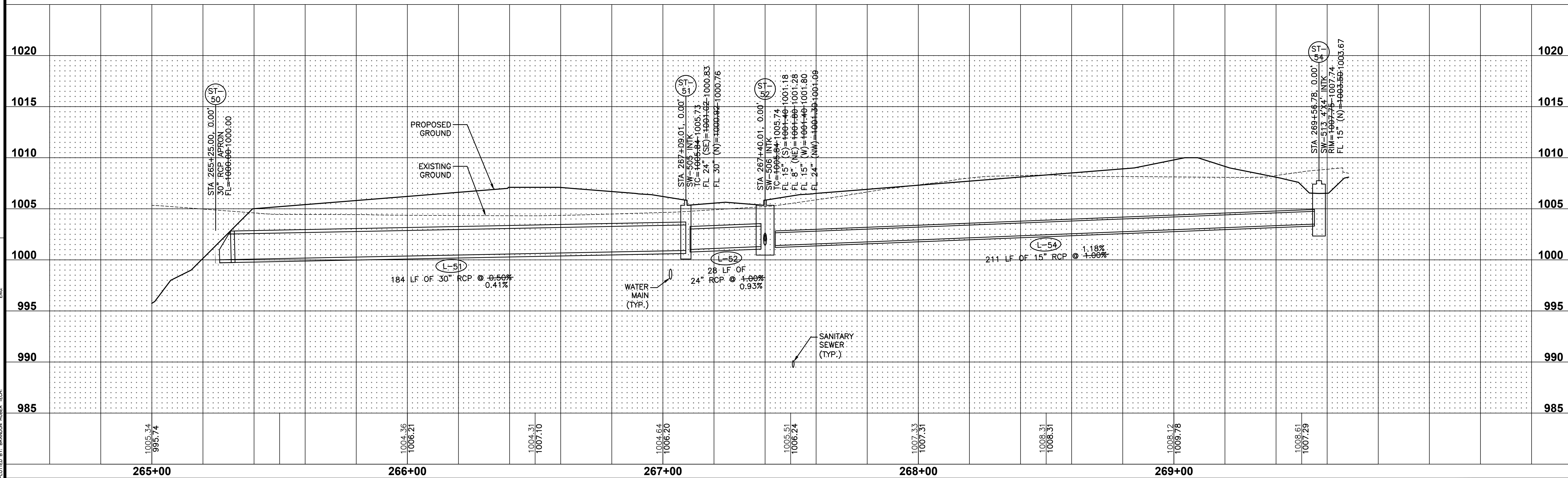
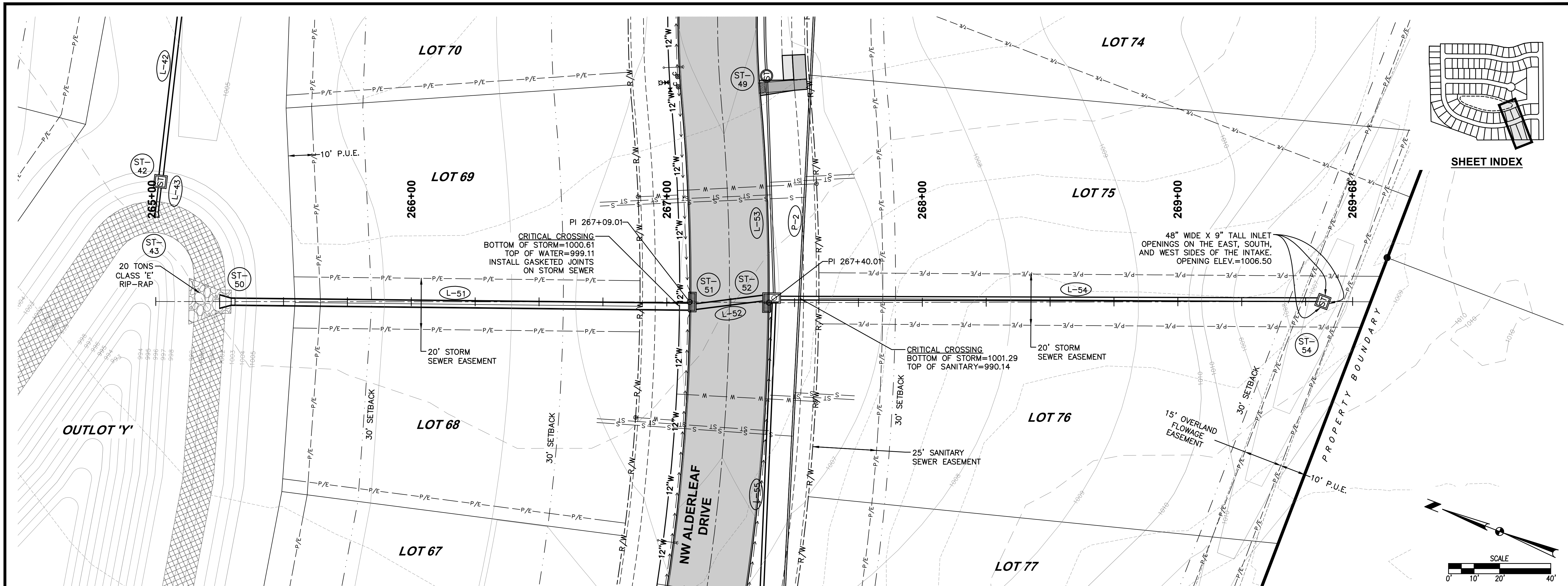
FILE: H:\2020\2020121\CONSTRUCTION DRAWINGS\2020121-ASHLEY-PIPE.DWG
DATE PLOTTED: 12/28/2021 5:05 PM
PLOTTER: HP DesignJet T1100e
PLOTTER: BR. RANDON HUBER TECH.

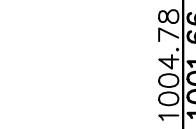
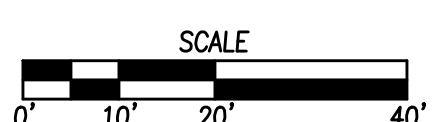
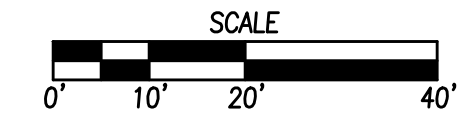


REVISIONS		DATE	
ASBUILT SUBMITTAL	12/28/2021	DATE	
FINAL SUBMITTAL	01/08/2021		
FIFTH SUBMITTAL	11/19/2020		
FOURTH SUBMITTAL	11/03/2020		
THIRD SUBMITTAL	10/20/2020		
SECOND SUBMITTAL	10/06/2020		

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

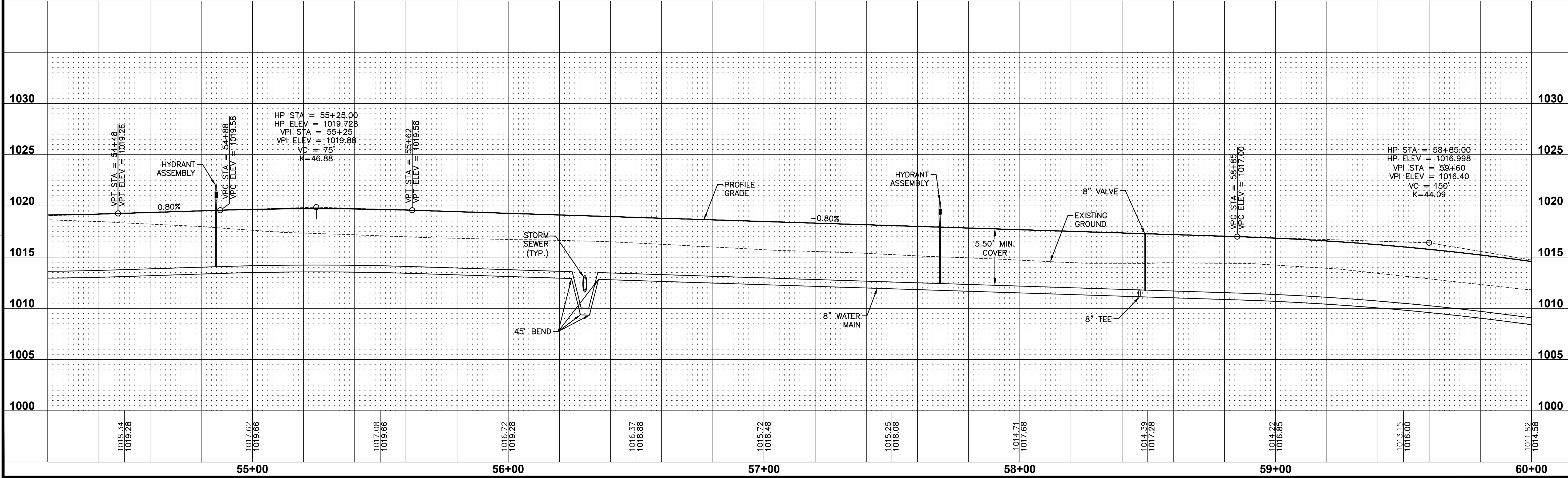
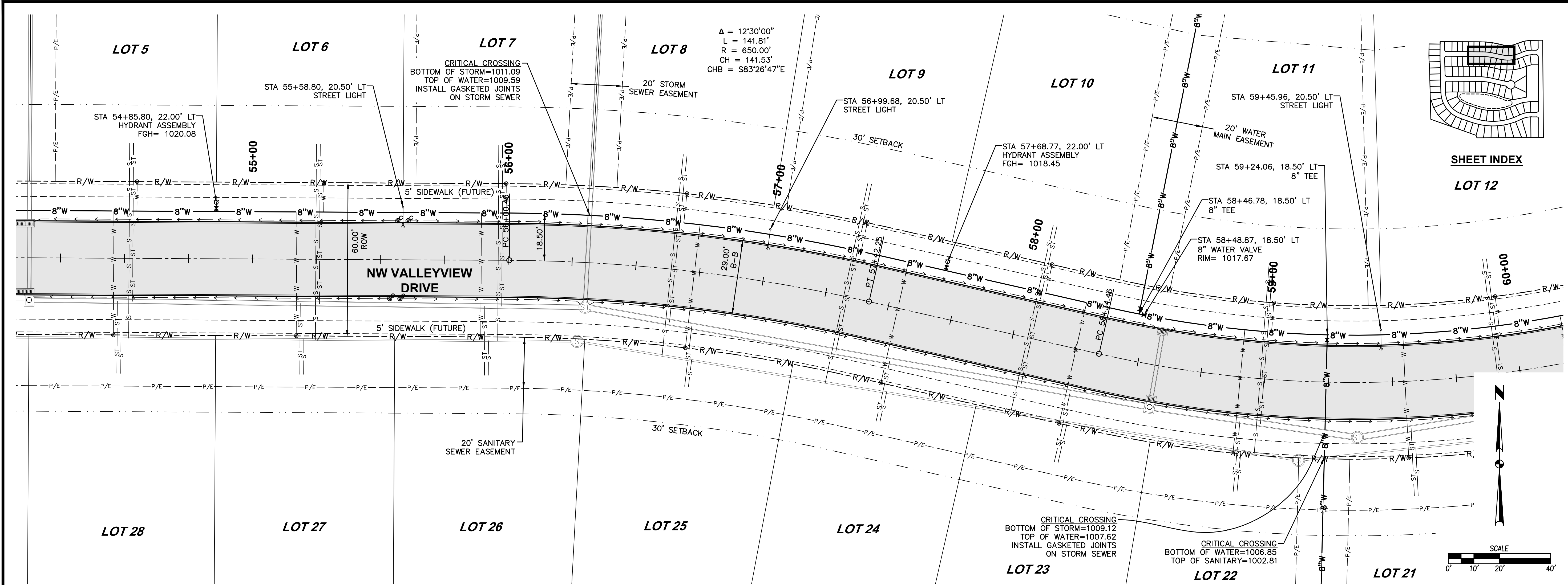
32	53
2003.121	





ASHLEY ACRES PLAT 1	
PLAN AND PROFILE	
WAUKEE, IOWA	CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: TECH:
REVISIONS	DATE
ASBUILT SUBMITTAL	12/28/2021
FINAL SUBMITTAL	01/05/2021
FIFTH SUBMITTAL	11/19/2020
FOURTH SUBMITTAL	11/03/2020
THIRD SUBMITTAL	10/20/2020
SECOND SUBMITTAL	10/06/2020

FILE: H:\2020\2003121\CONSTRUCTION DRAWINGS\2003121-ASHLEY-PIPE-WATER.DWG
PLOT DATE: 12/28/2021 5:05 PM
PLOTTER: HP DESIGN ADVANTAGE
PLOTTER: HP DESIGN ADVANTAGE



DATE
12/28/2021
ASBUILT SUBMITTAL
01/08/2021
FINAL SUBMITTAL
11/19/2020
FIFTH SUBMITTAL
11/03/2020
FOURTH SUBMITTAL
10/20/2020
THIRD SUBMITTAL
10/06/2020
SECOND SUBMITTAL

REVISIONS

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

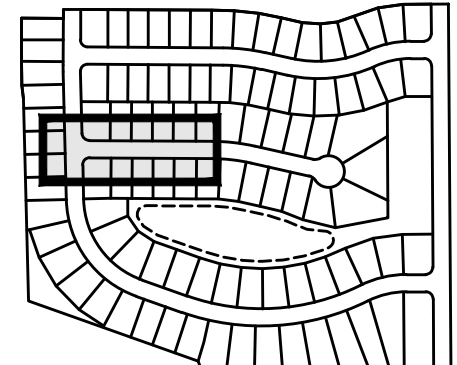
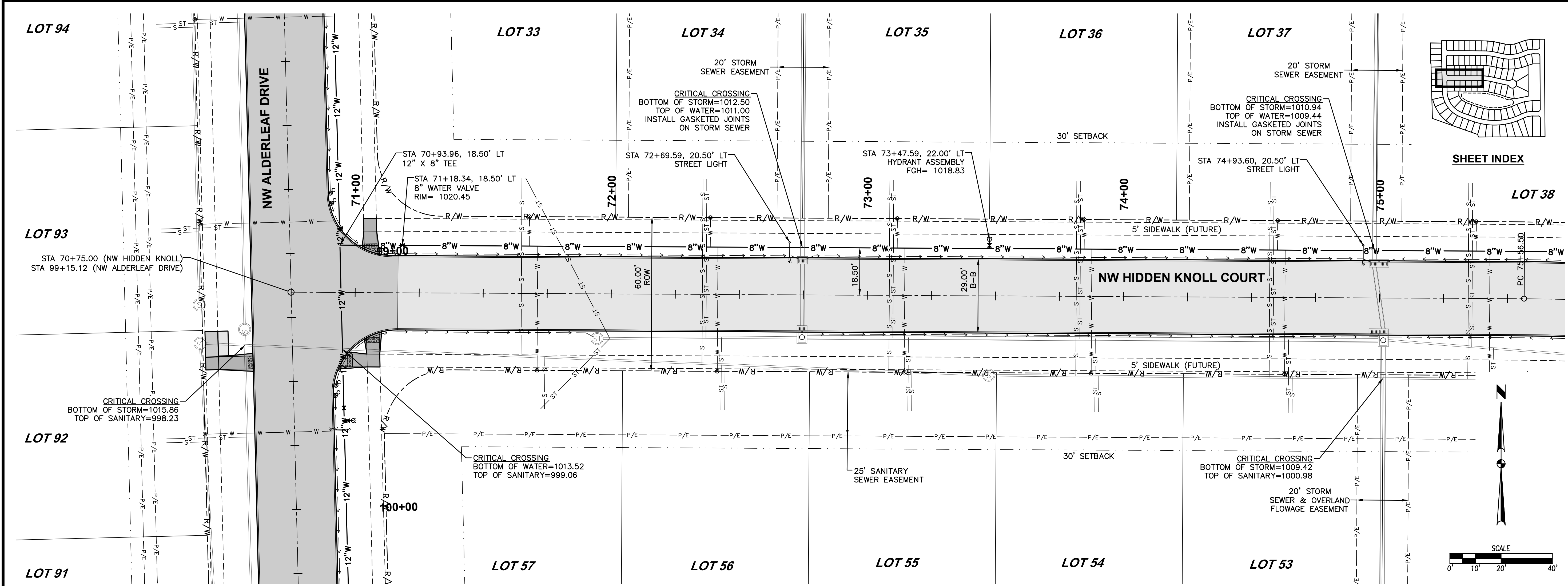
TECH:
ENGINEER:

36
53
2003.121

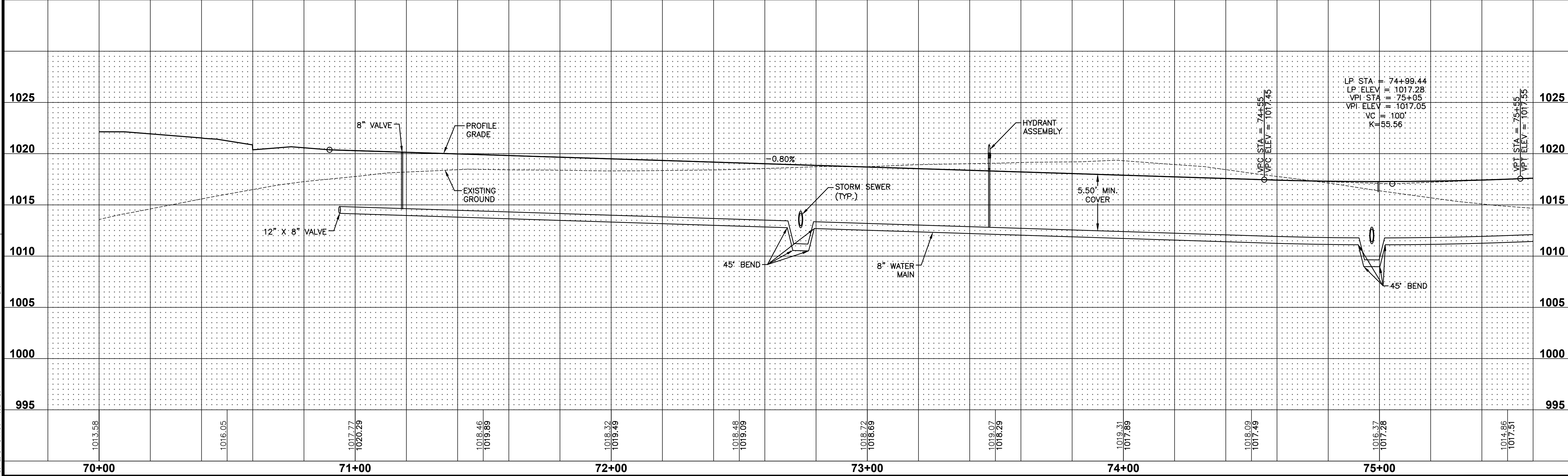
ASHLEY ACRES PLAT 1
WATER MAIN PLAN AND PROFILE
WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

FILE: H:\2020\2003121\CONSTRUCTION DRAWINGS\2003121-ASHLEY-PWP-WATER.DWG
DATE PLOTTED: 12/28/2021 5:06 PM
PLOTTER: HP DESIGN PLT
PLOTTER: HP DESIGN PLT



SHEET INDEX



12/28/2021
ASBUILT SUBMITTAL
01/08/2021
FINAL SUBMITTAL
11/19/2020
FIFTH SUBMITTAL
11/03/2020
FOURTH SUBMITTAL
10/20/2020
THIRD SUBMITTAL
10/06/2020
SECOND SUBMITTAL

REVISIONS

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

TECH:

ENGINEER:

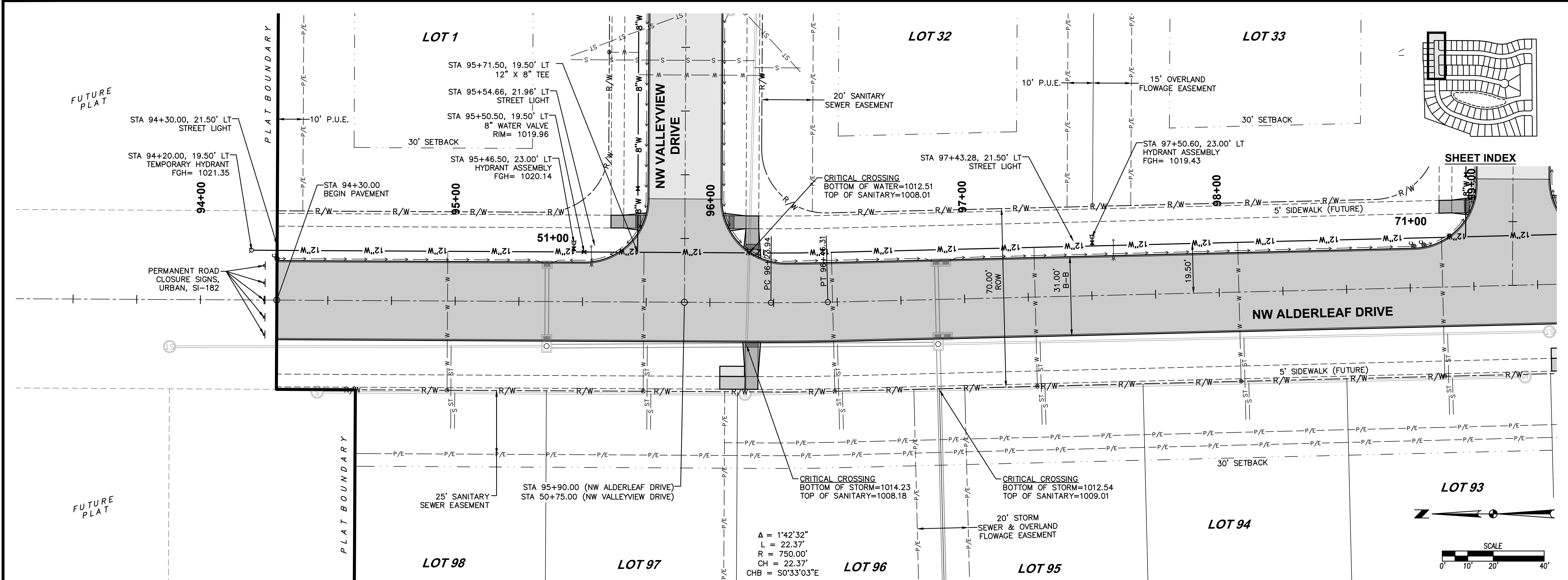
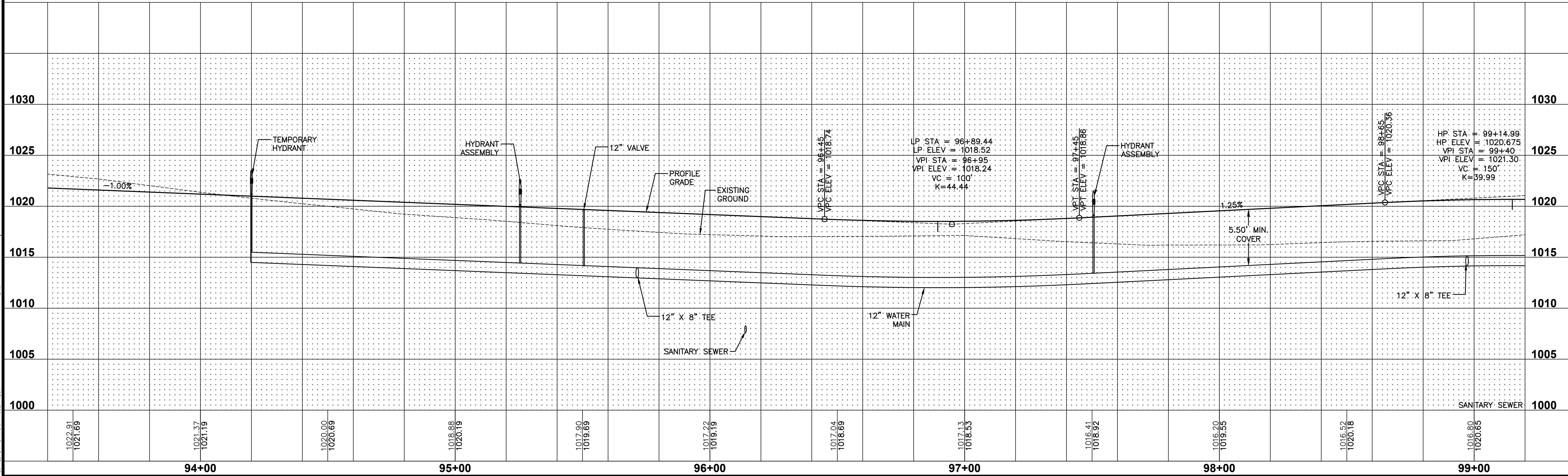
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

ASHLEY ACRES PLAT 1
WATER MAIN PLAN AND PROFILE

38
53
2003.121

FILE: H:\2020\2020121\CONSTRUCTION DRAWINGS\2020121-ASHLEY-PIPE-WATER.DWG
DATE PLOTTED: 12/28/2021 5:06 PM
PLOTTER: HP DESIGN ADVANTAGE
PLOTTER: HP DESIGN ADVANTAGE



12/28/2021
12/28/2021
11/19/2020
11/03/2020
10/20/2020
10/06/2020

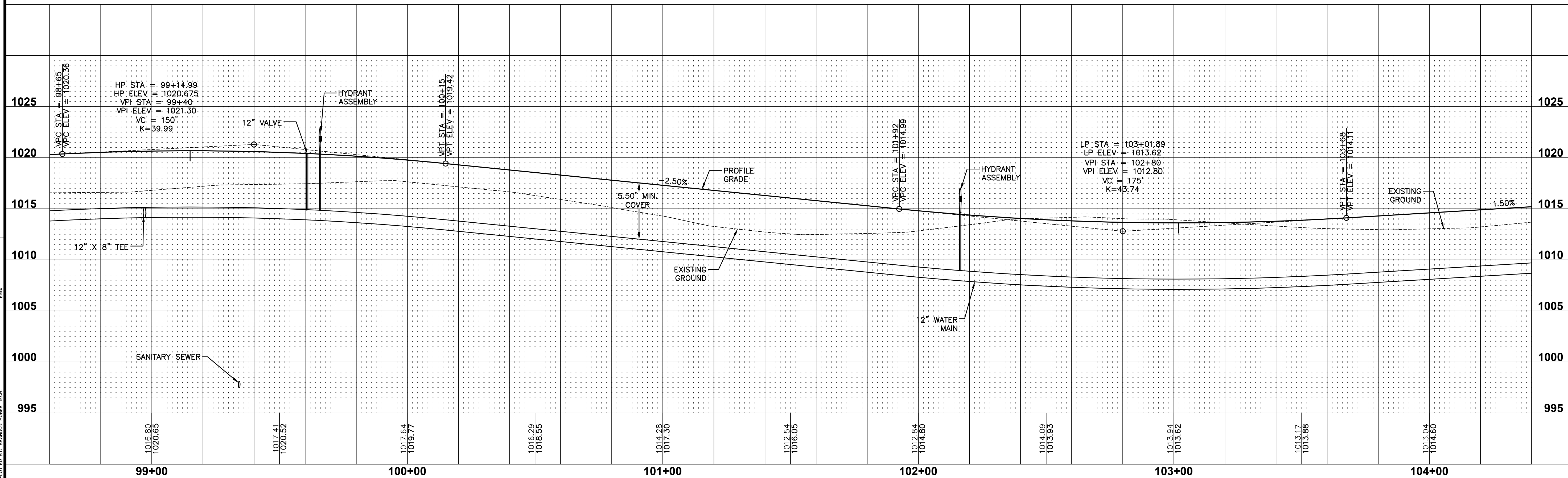
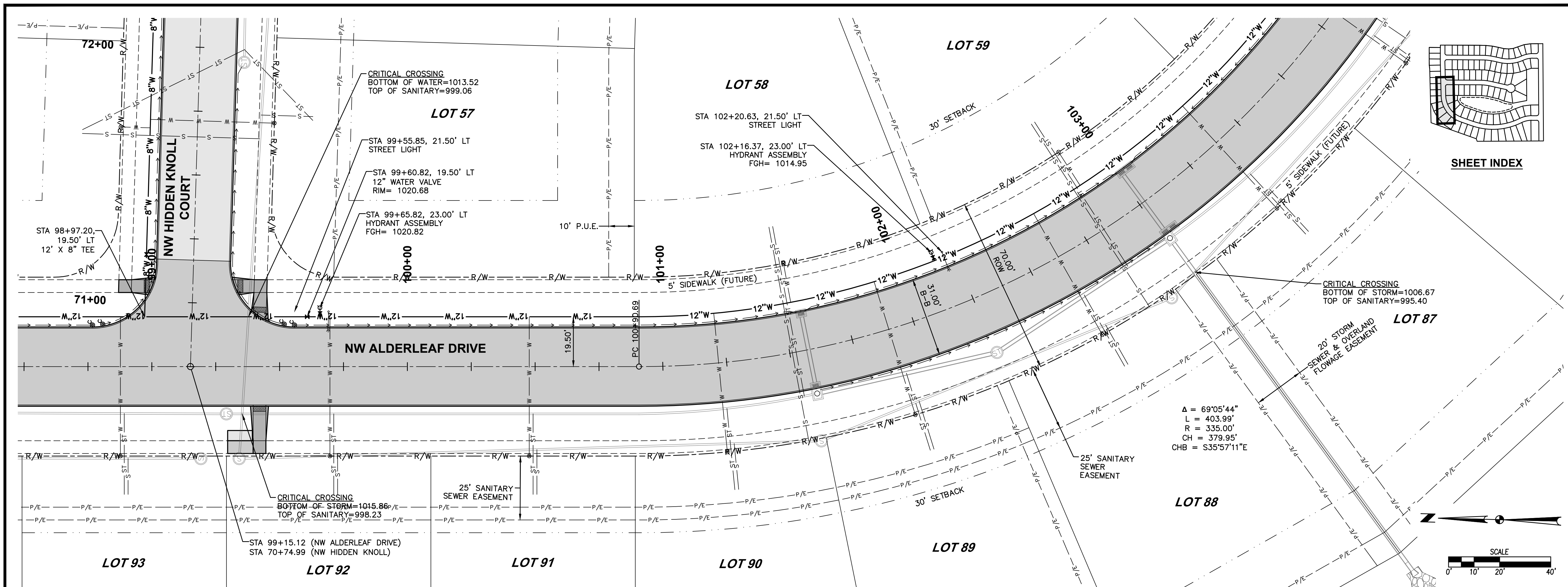
DATE
ASBUILT SUBMITTAL
FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL

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

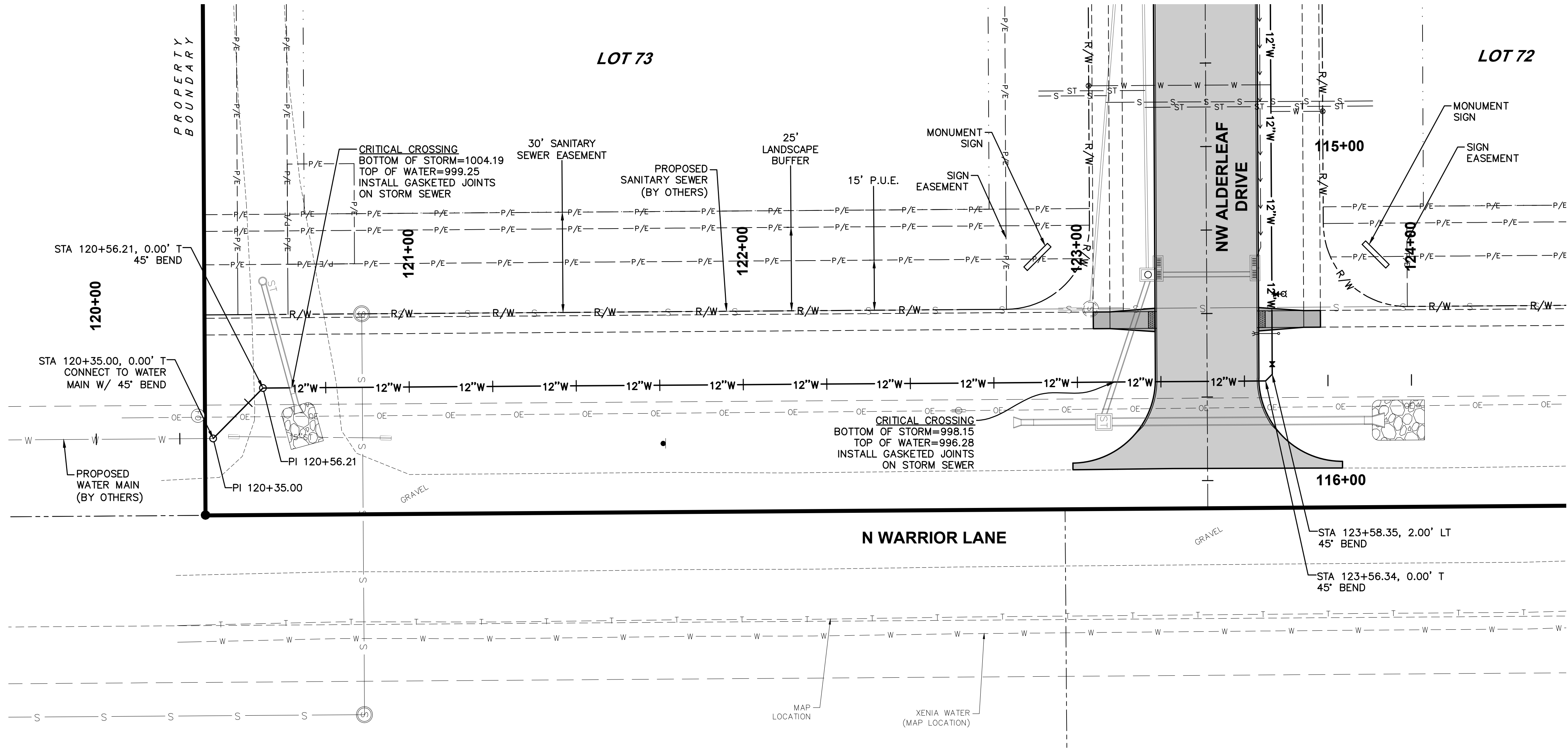
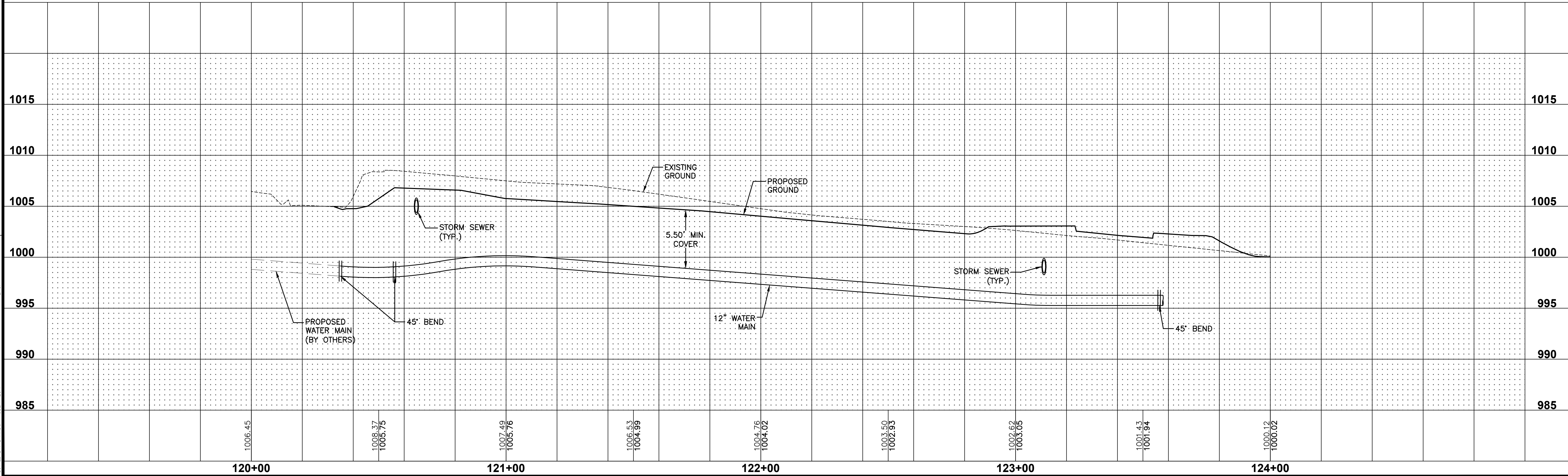
TECH:
ENGINEER:

ASHLEY ACRES PLAT 1
WATER MAIN PLAN AND PROFILE

40
53
2003.121



FILE: H:\2020\2003121\CONSTRUCTION DRAWINGS\2003121-ASHLEY-PIPE-WATER.DWG
PLOT DATE: 12/28/2021 5:06 PM
PLOTTER: HP DesignJet T1130
PLOTTER DRIVER: HPGL-ET
PLOTTER MODEL: HP DesignJet T1130
PLOTTER SERIAL: 1234567890



DATE

12/28/2021

ASBUILT SUBMITTAL

01/08/2021

FINAL SUBMITTAL

11/19/2020

FOURTH SUBMITTAL

11/03/2020

THIRD SUBMITTAL

10/20/2020

SECOND SUBMITTAL

10/06/2020

REVISIONS

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

ENGINEER:

TECH:

ASHLEY ACRES PLAT 1

WATER MAIN PLAN AND PROFILE

45

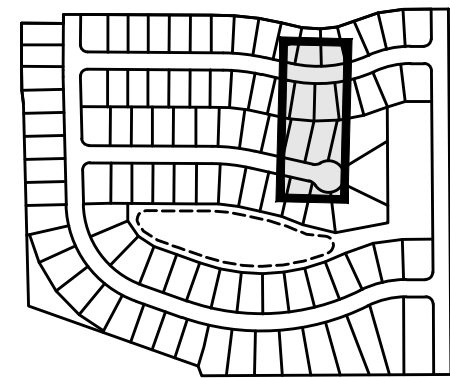
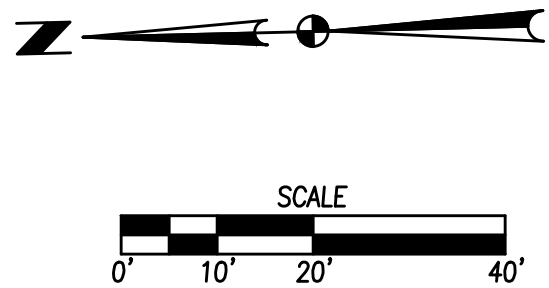
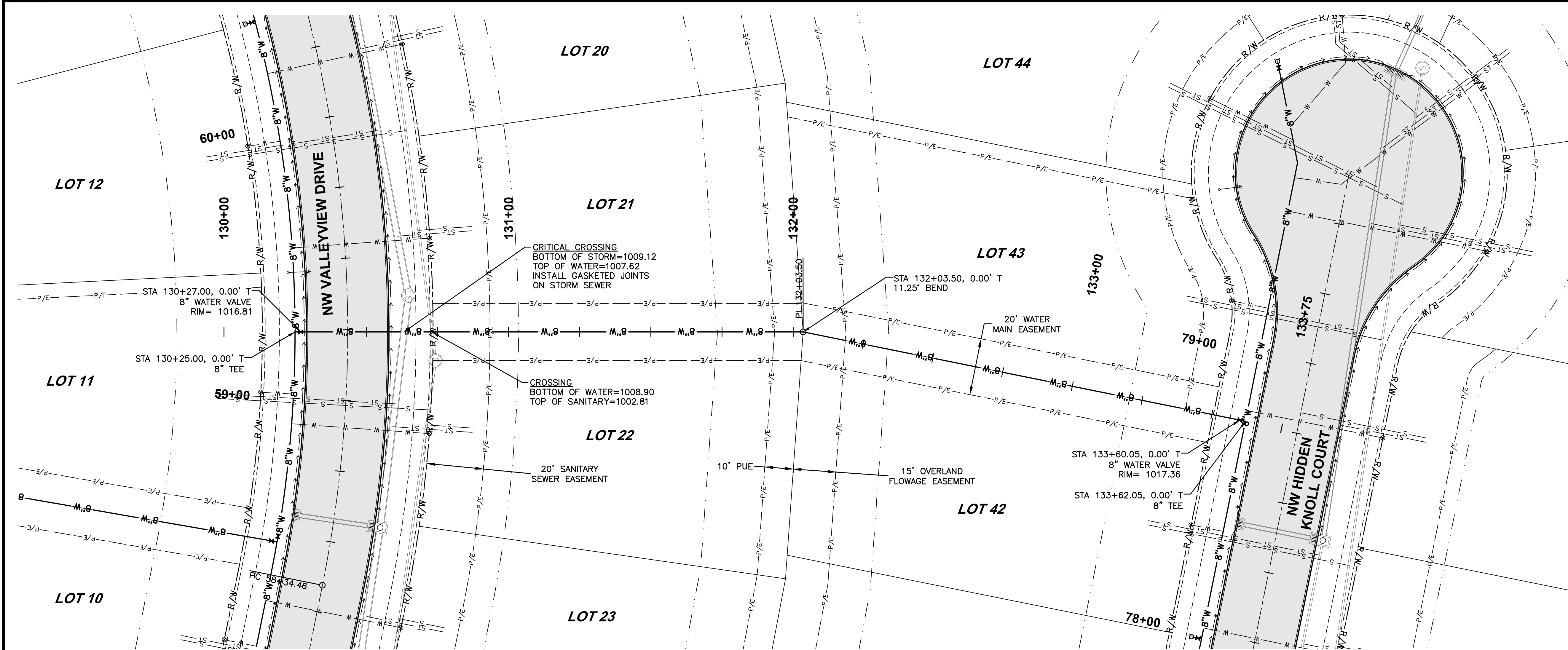
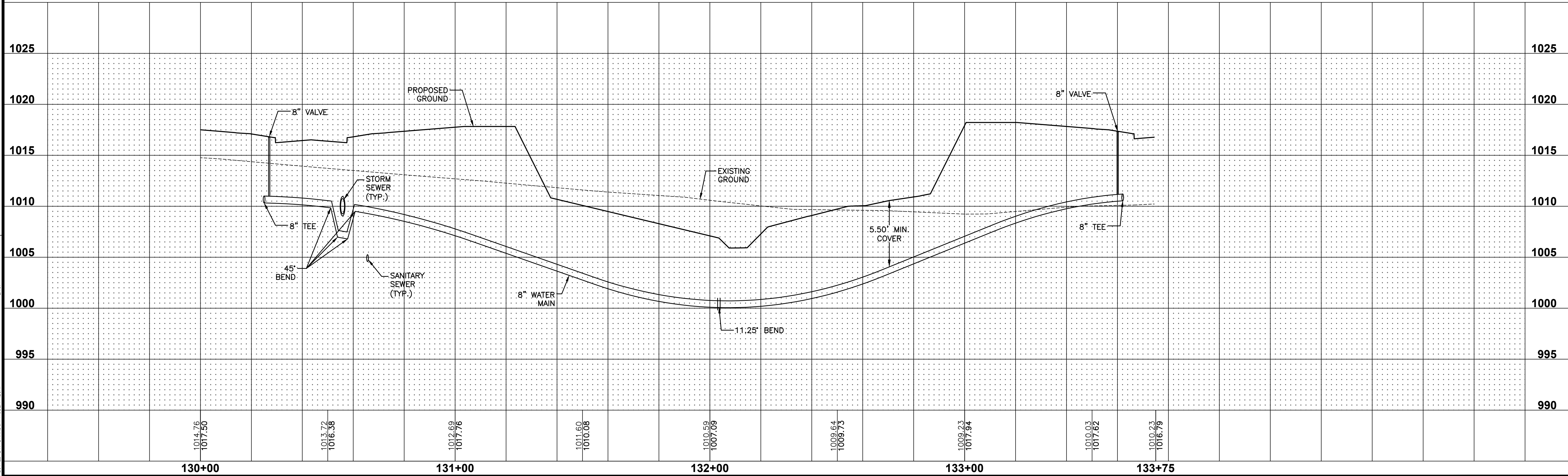
53

2003.121

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FILE: H:\2020\2003121\DWG\CONSTRUCTION DRAWINGS\2003121-ASHLEY-PIPE-WATER.DWG
DATE PLOTTED: 12/28/2021 5:07 PM
PLOTTER: HP DESIGN PLT
PLOTTER: HP DESIGN PLT



SHEET INDEX

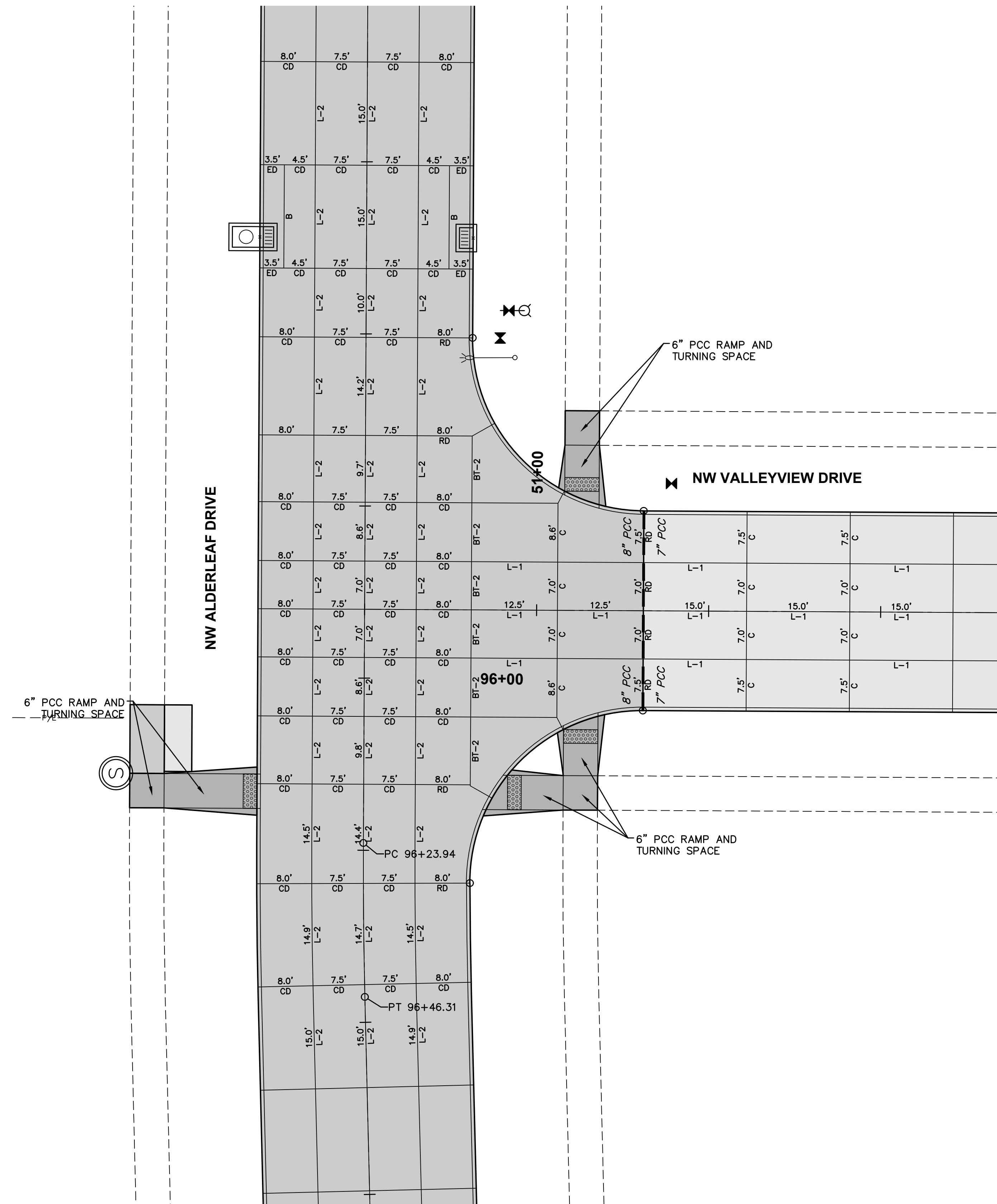
ASHLEY ACRES PLAT 1
WATER MAIN PLAN AND PROFILE

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

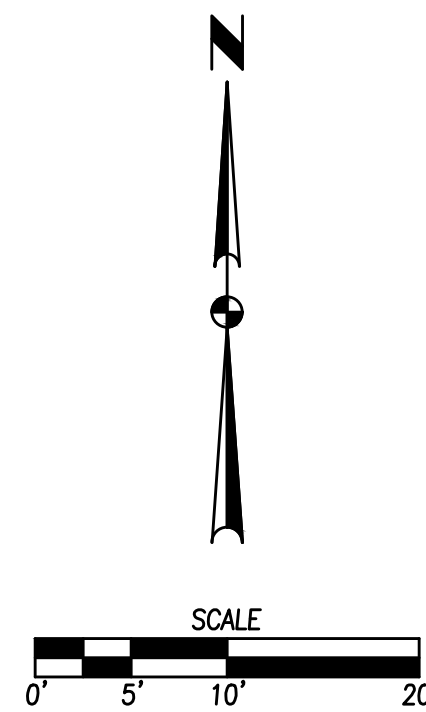


ENGINEER:
TECH:

REVISIONS		DATE
ASBUILT SUBMITTAL	12/28/2021	
FINAL SUBMITTAL	01/08/2021	
FIFTH SUBMITTAL	11/19/2020	
FOURTH SUBMITTAL	11/03/2020	
THIRD SUBMITTAL	10/20/2020	
SECOND SUBMITTAL	10/06/2020	

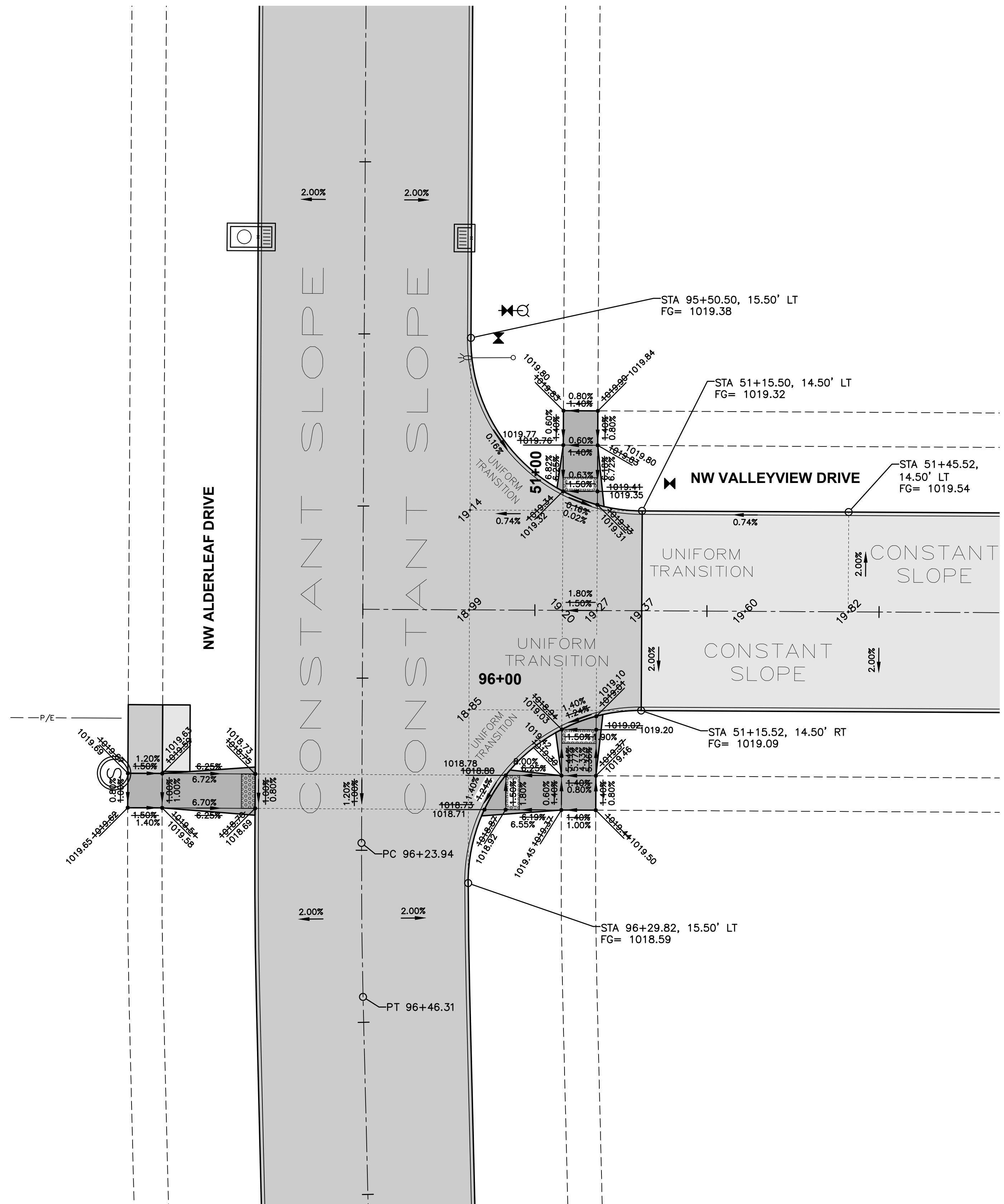


JOINTING LAYOUT

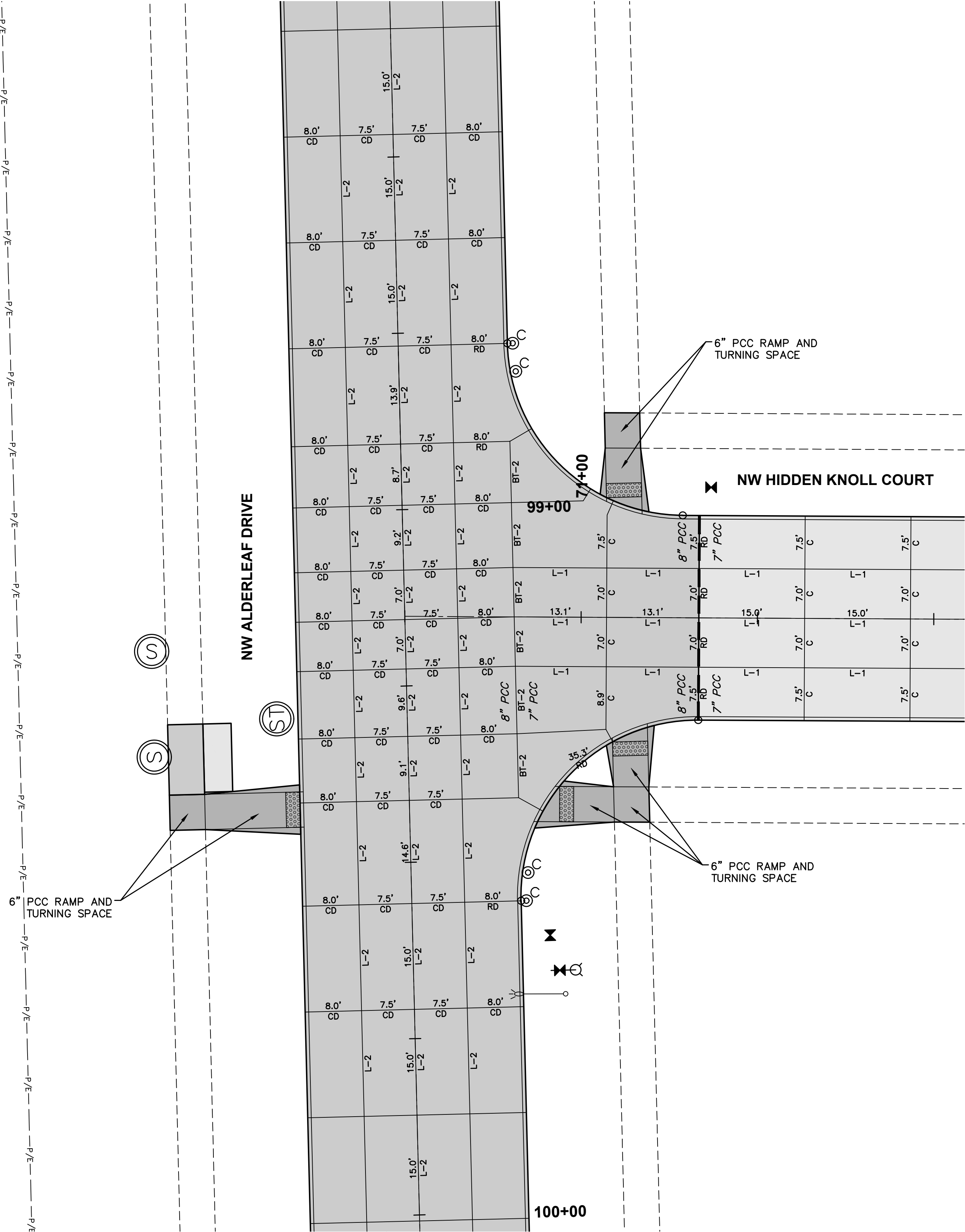


NOTES:

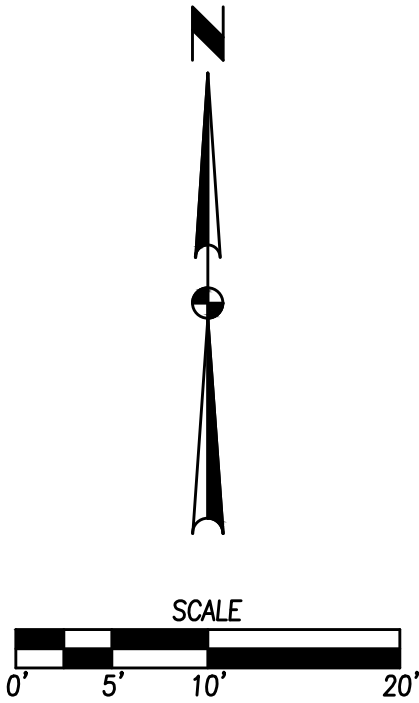
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



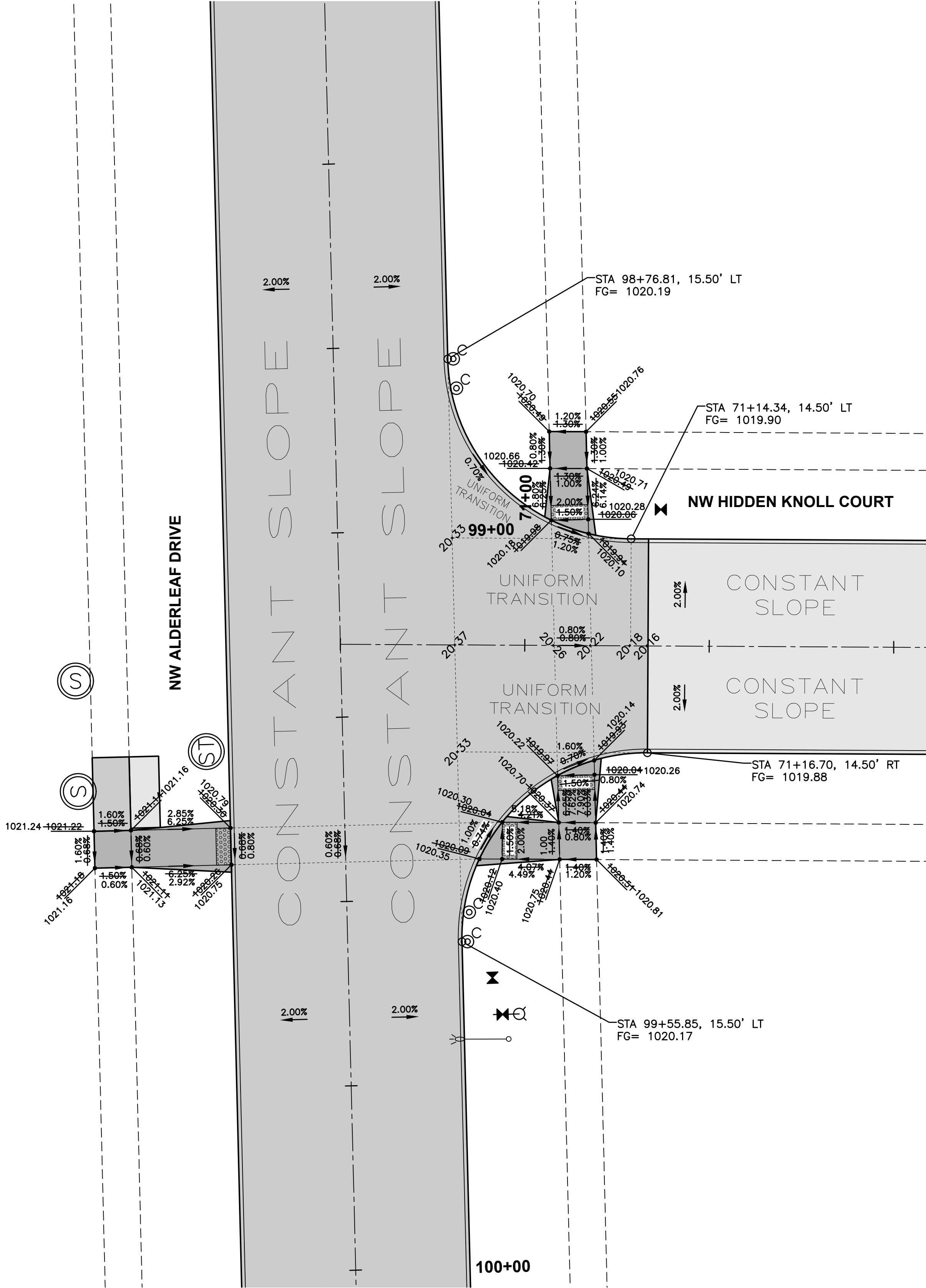
GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

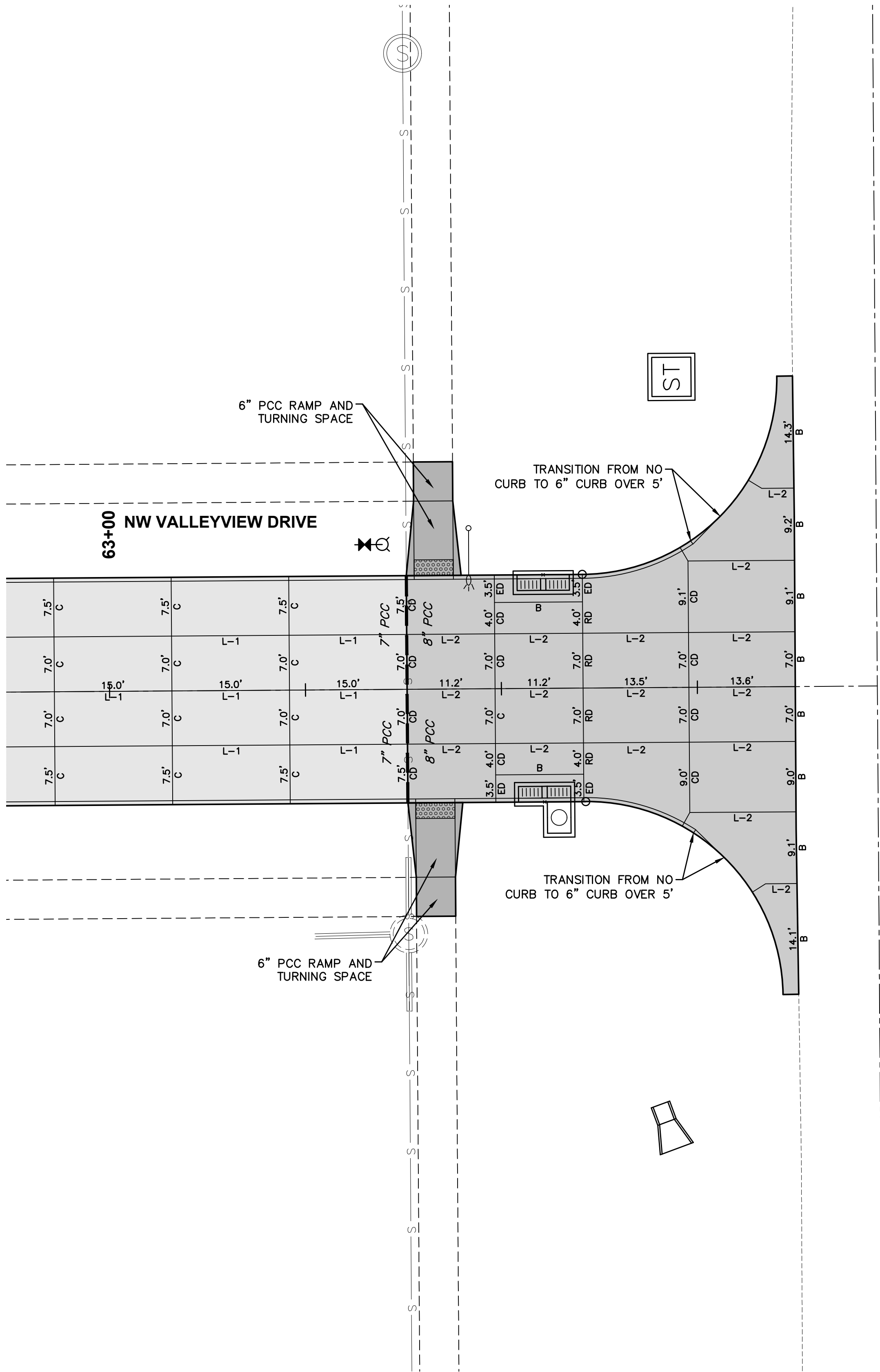


- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.

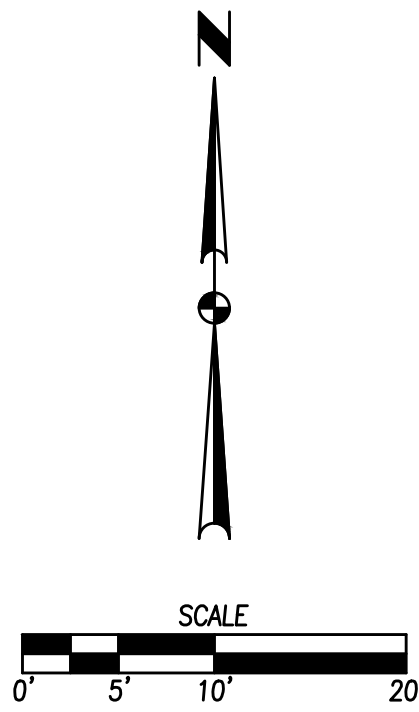


GEOMETRICS AND STAKING LAYOUT

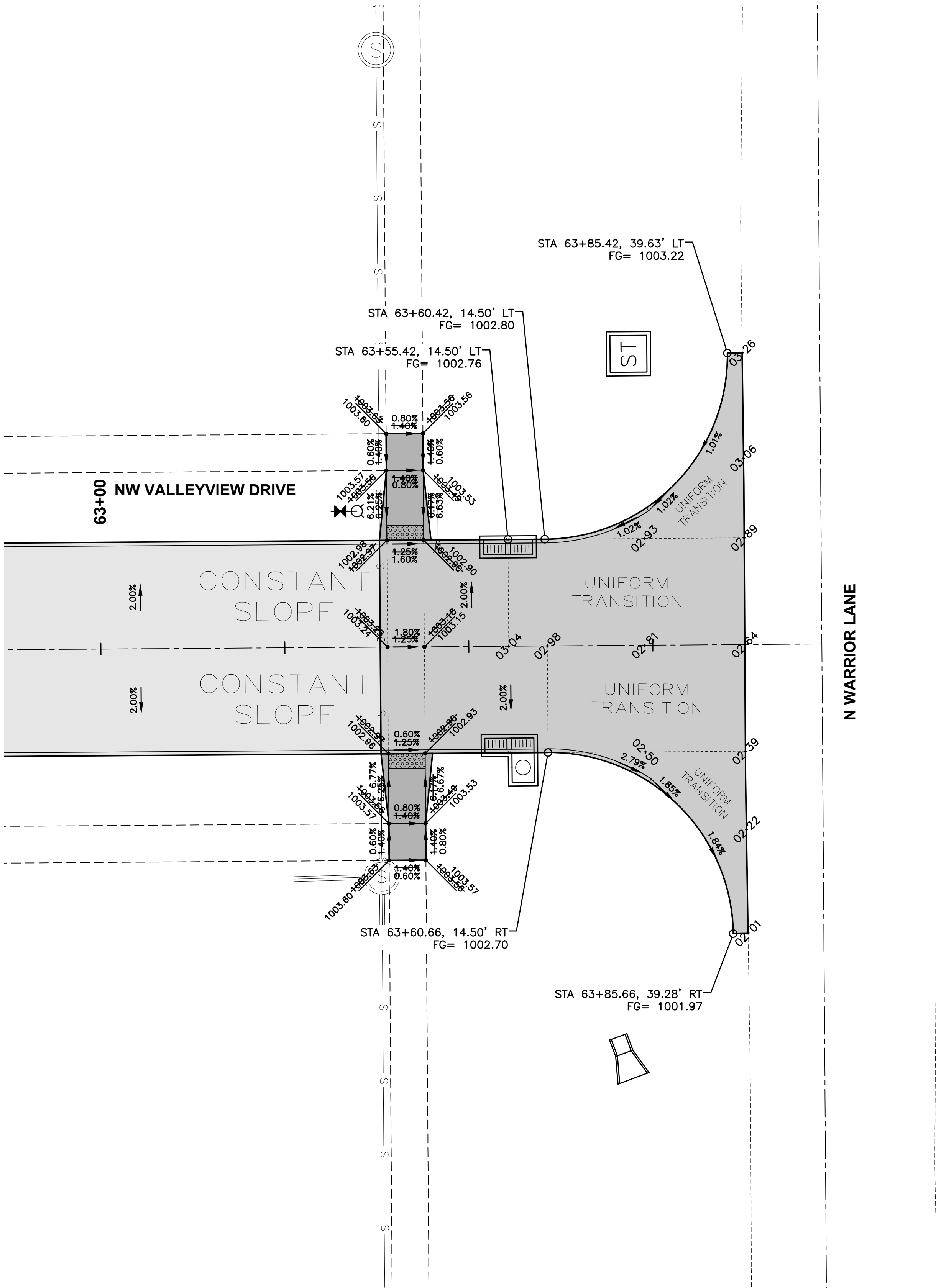
FILE: \\A\2003\2003\2003\CONSTRUCTION DRAWINGS\20031217-ASHLEY-INTERSECTION
DETAILS.DWG
DATE PLOTTED: 12/28/2021 5:07 PM
PLOTTER: HP DesignJet 5000
PLOTTER: RANDON HUBER TECH



JOINTING LAYOUT



- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



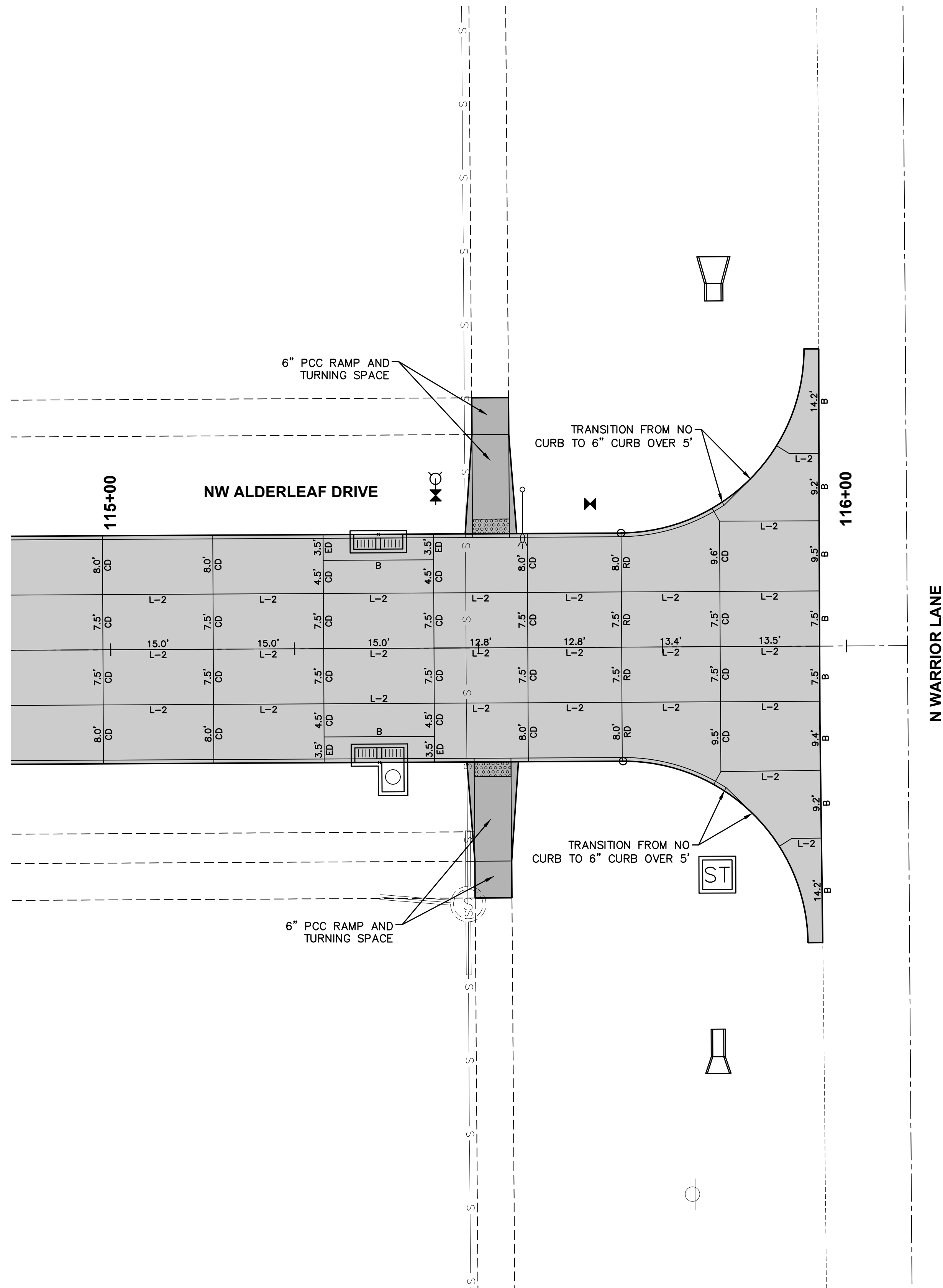
GEOMETRICS AND STAKING LAYOUT

DATE	12/28/2021
ASBUILT SUBMITTAL	01/08/2021
FINAL SUBMITTAL	01/08/2021
FIFTH SUBMITTAL	11/19/2020
FOURTH SUBMITTAL	11/03/2020
THIRD SUBMITTAL	10/20/2020
SECOND SUBMITTAL	10/06/2020

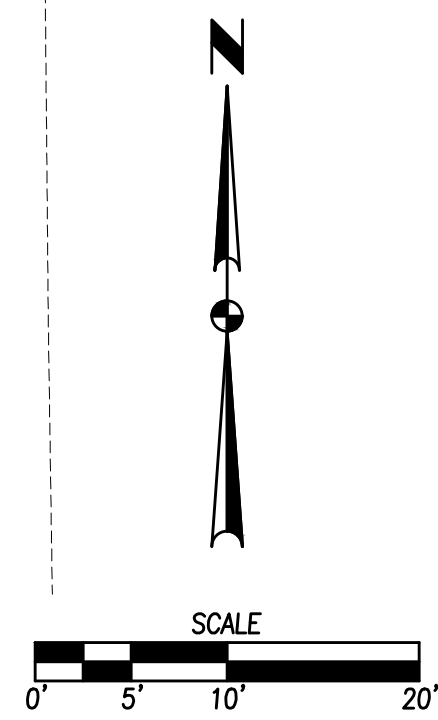
REVISIONS	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:	TECH:

	ASHLEY ACRES PLAT 1	WAUKEE, IOWA
	INTERSECTION DETAILS	

50	53
2003.121	

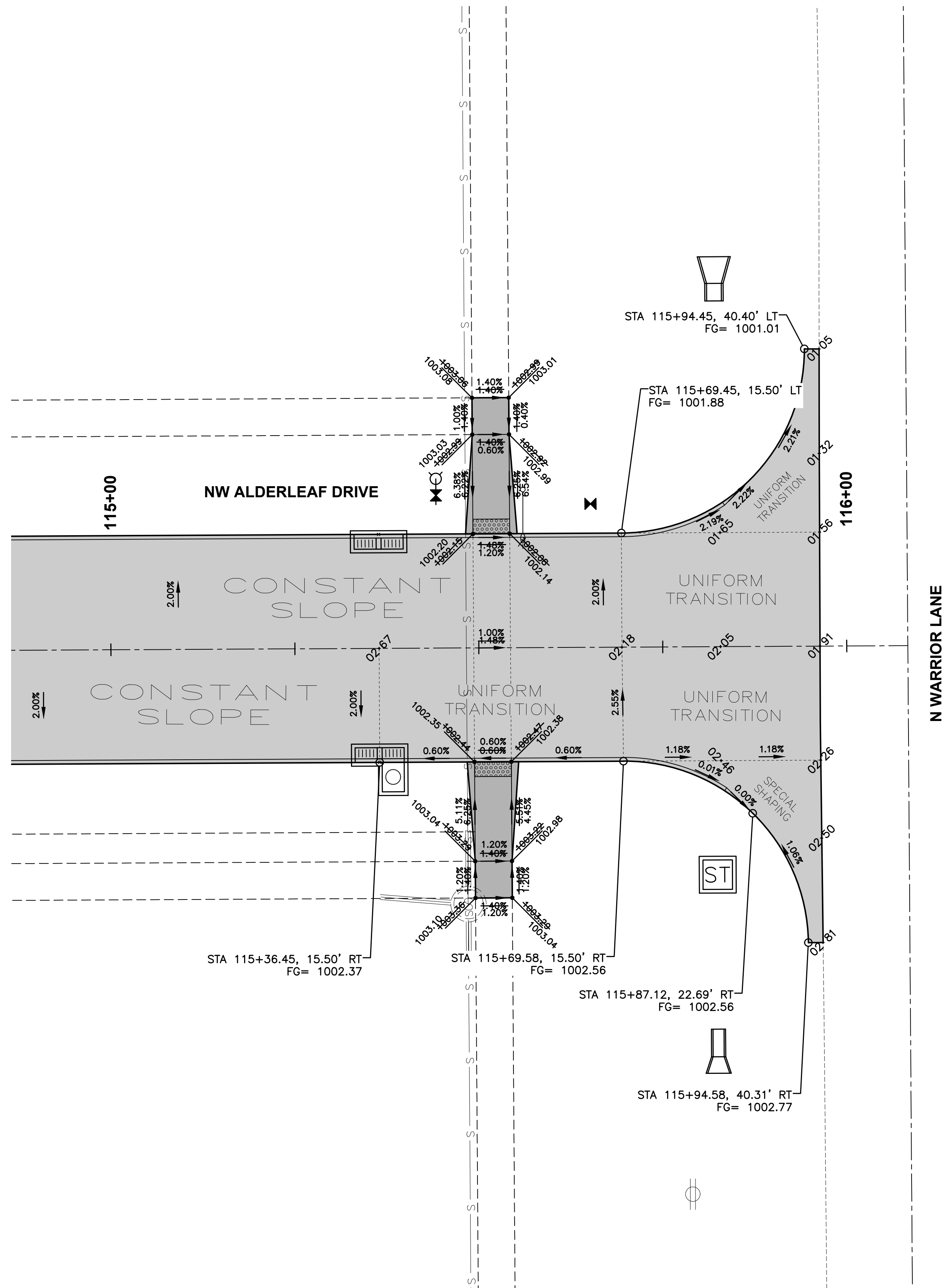


JOINTING LAYOUT



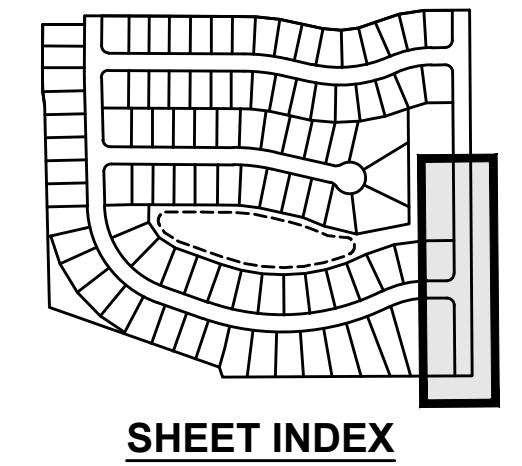
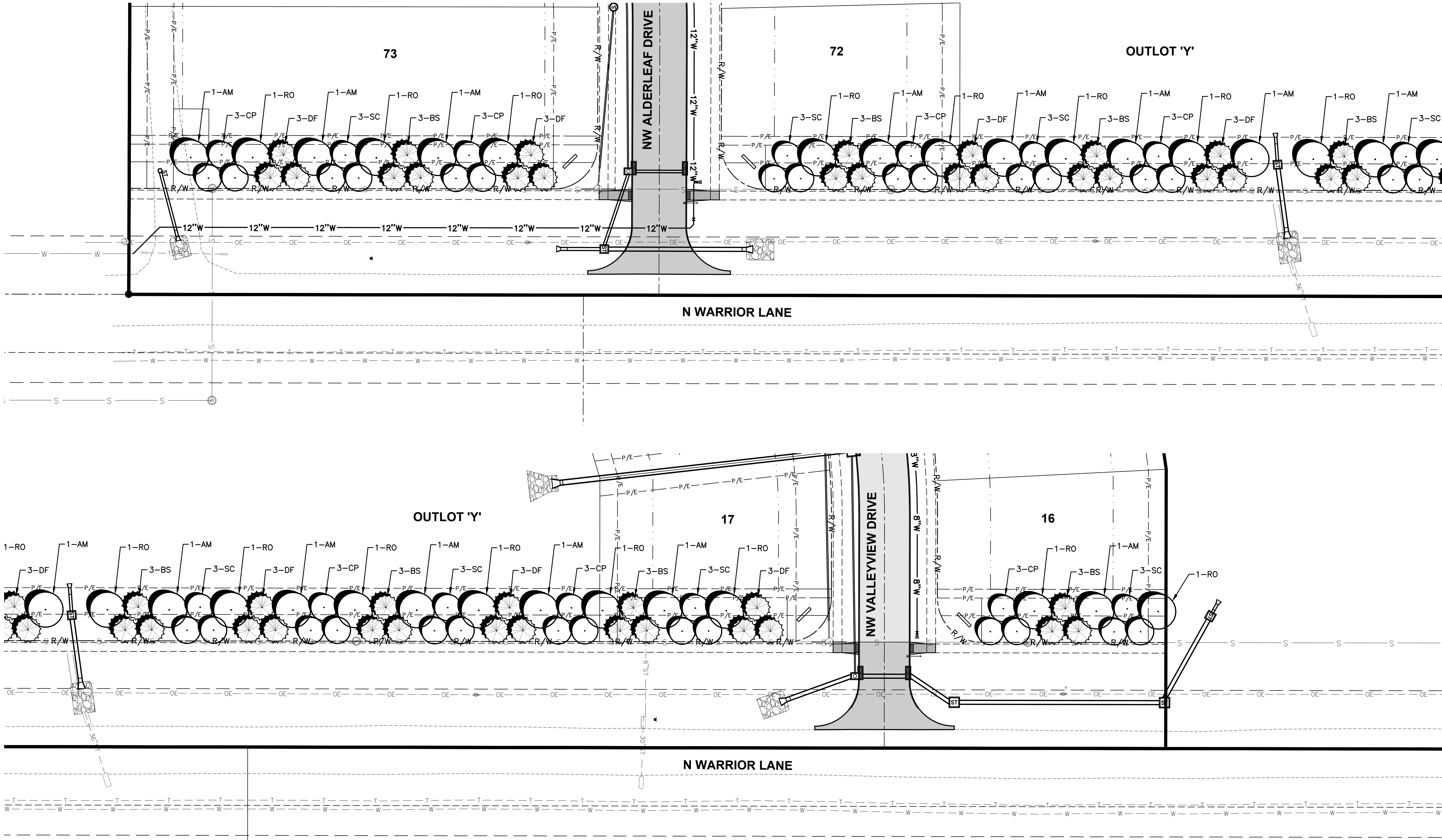
NOTES:

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.

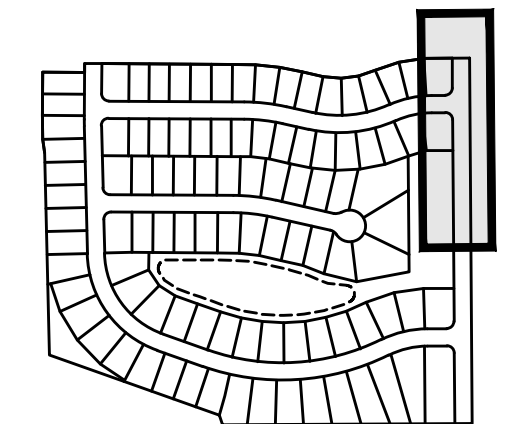


GEOMETRICS AND STAKING LAYOUT

FILE: H:\2020\2003121\CONSTRUCTION DRAWINGS\2003121-ASBULL-LANDSCAPE PLANNING
DATE: 12/28/2021 5:07 PM
PLOTTER: HP DesignJet T1130
PLOTTER: BR: RANDON HUBER TECH



SHEET INDEX



SHEET INDEX

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING
6. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES TO A (MIN) DEPTH OF 3".
7. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
8. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
9. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

BUFFER REQUIREMENTS

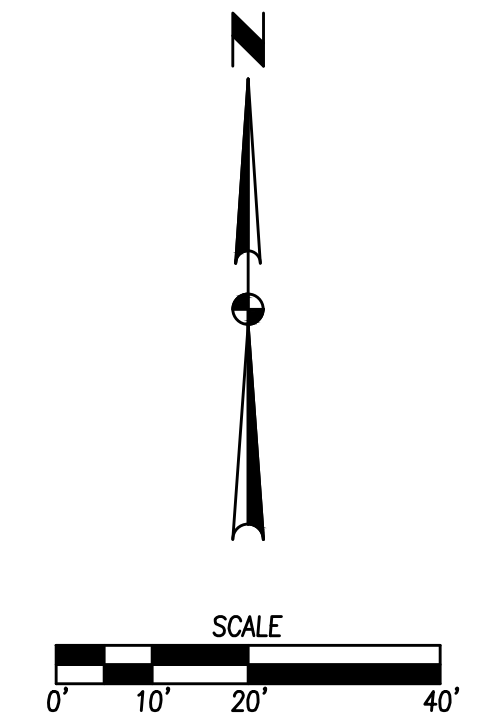
1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

WARRIOR LANE BUFFER (1,050 LF)
OVERSTORY TREES REQUIRED =21
EVERGREEN TREES REQUIRED =42
ORNAMENTAL TREES REQUIRED =42

OVERSTORY TREES PROVIDED =28
EVERGREEN TREES PROVIDED =42
ORNAMENTAL TREES PROVIDED =42

PLANT SCHEDULE

CODE	QTY	PLANT	PLANT
AM	13	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'
CP	21	CHANTICLEER PEAR	PIRUS CALLERYANA 'GLEN'S FORM'
BS	21	COLORADO BLUE SPRUCE	PICEA PUNGENS
RO	15	RED OAK	QUERCUS RUBRA
DF	21	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
SC	21	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'



ASHLEY ACRES PLAT 1 LANDSCAPE PLAN

53
2003.121

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



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REVISIONS	DATE	DESCRIPTION
ASBULL SUBMITTAL	12/28/2021	
FINAL SUBMITTAL	01/08/2021	
FIFTH SUBMITTAL	11/19/2020	
FOURTH SUBMITTAL	11/03/2020	
THIRD SUBMITTAL	10/20/2020	
SECOND SUBMITTAL	10/06/2020	

TECH: ENGINEER: