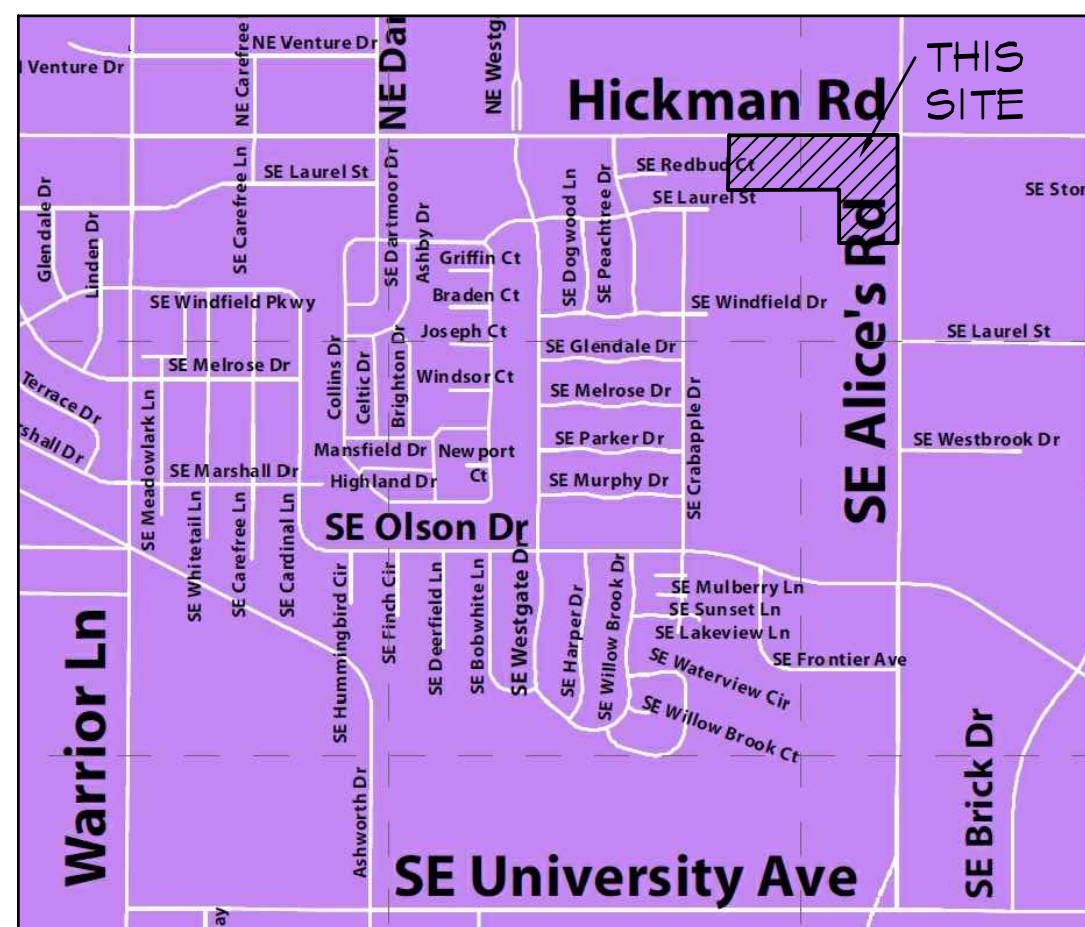


WAUKEE MARKET PLACE PLAT 1

WAUKEE, IOWA

HURD WAUKEE L.L.C., 2000 FULLER ROAD, WEST DES MOINES IA 50263



VICINITY SKETCH

PROJECT MANAGER:

ED ARP
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 515-276-4884
 arp@ceclac.com

NOTES

- ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION MEETING WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS 2016.
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER.
- THE DNR WATER SUPPLY ENGINEERING SECTION HAS DEVELOPED ALTERNATIVE SOLUTIONS TO MEET THE REQUIREMENTS FOR SEWER AND WATER MAIN CROSSINGS. THE REQUIREMENTS SHALL APPLY TO ANY INSTALLATION AND/OR REPLACEMENT OF WATER MAIN AND/OR SANITARY SEWER PIPE, REGARDLESS IF A PERMIT IS REQUIRED BY THE DEPARTMENT. LISTED BELOW ARE THE ALTERNATIVE SOLUTIONS TO MEETING THE REQUIREMENTS FOUND IN SUBPARAGRAPH 567 IAC 43.3(2) "c" (3).

STORM SEWER ALTERNATIVES:

IF THE STORM SEWER CROSSES ABOVE A WATER MAIN OR CROSSES LESS THAN 18 INCHES BELOW A WATER MAIN...

THE STORM SEWER CAN BE CONSTRUCTED OF REINFORCED CONCRETE PIPE (RCP) WITH A FLEXIBLE O-RING GASKET JOINT RATED AT 13 PSI OR GREATER. THIS PROTECTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST TEN FEET

OR
 THE WATER MAIN CAN BE CONSTRUCTED OF DUCTILE IRON PIPE WITH NITRILE GASKETS EXTENDING AT LEAST TEN FEET NORMAL TO EACH SIDE OF THE CROSSING.

OR
 THE WATER MAIN CAN BE CENTRICALLY PLACED IN A CASING PIPE SUPPORTED WITH CASING SPACERS AND HAVE END SEALS EXTENDING AT LEAST TEN FEET NORMAL TO EACH SIDE OF THE CROSSING.
 IF PHYSICAL CONDITIONS PROHIBIT THE SEPARATION IN EITHER CASE, THE SEWER MAY BE PLACED NOT CLOSER THAN 6 INCHES BELOW A WATER MAIN OR 18 INCHES ABOVE A WATER MAIN.

SANITARY SEWER ALTERNATIVES:

THE REQUIREMENTS WILL REMAIN THE SAME AS IN CHAPTER 12 OF IOWA WASTE WATER FACILITIES DESIGN STANDARD.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET - PUBLIC IMPROVEMENTS
2	SANITARY SEWER PLAN & PROFILE
3	SANITARY SEWER PLAN & PROFILE
4	SANITARY SEWER PLAN & PROFILE
5	WATER MAIN PLAN & PROFILE
6	WATER MAIN PLAN & PROFILE
7	WATER MAIN PLAN & PROFILE
8	WATER MAIN PLAN & PROFILE
9	GRADING PLAN (FOR REFERENCE ONLY)
10	STORM SEWER (FOR REFERENCE ONLY)
11	DETAILS SHEET
12	STORM WATER POLLUTION PREVENTION PLAN
13	STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES:

- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF WAUKEE PUBLIC WORKS
 - HURD WAUKEE L.L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION, ANY TILE REPAIR INFORMATION IS REQUIRED TO BE PROVIDED ON AS-BUILT DRAWINGS.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- IF THERE IS A DISCREPANCY BETWEEN THE DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
 - ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
 - ALL PROPOSED CHANGES TO THE PLAN SET DURING CONSTRUCTION SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES THAT HAVE NOT BEEN GRANTED APPROVAL.
 - ALL WATERMAIN CROSSINGS SHALL COMPLY WITH IDNR REQUIREMENTS.
 - ALL HYDRANTS ARE TO BE FITTED WITH STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
 - ALL CONSTRUCTION STAKING IS TO BE COMPLETED UNDER DIRECTION OF A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER INCLUDING ANY PEDESTRIAN FACILITIES.
 - SANITARY AND STORM SEWER ARE TO BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS TO WITNESS ALL CLEANING AND TELEVISING AND SHALL BE PROVIDED COPIES OF THE REPORT AND VIDEOS.
 - ALL SANITARY MANHOLES ARE TO BE VACUUM TESTED.
 - CONNECTIONS TO EXISTING SANITARY MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
 - COORDINATE ALL CONNECTIONS TO EXISTING PUBLIC UTILITIES WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.

NPDES/SWPPP

- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

GRADING NOTES

- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- ALL AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- STRIP BLACK DIRT AND RESPREAD PER SUDAS SECTION 2010.
- ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.
- CONSTRUCTION SITE EROSION & SEDIMENT CONTROL WORK WILL BE COVERED BY GP #2 FOR THE SITE PLAN AND THE SWPPP PLAN IS INCLUDED IN THAT SET OF PLANS FOR EROSION AND SEDIMENT CONTROLS THAT ARE REQUIRED TO BE INSTALLED.

GENERAL LEGEND

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	○ SANITARY/STORM MANHOLE
--- LOT LINE	⊕ WATER VALVE
--- CENTERLINE	⊕ FIRE HYDRANT
--- EASEMENT LINE	□ STORM SEWER SINGLE INTAKE
▽ FLARED END SECTION	□ STORM SEWER DOUBLE INTAKE
○ DRAIN BASIN OR SEDIMENT RISER	□ STORM SEWER ROUND INTAKE
○ DRAIN BASIN WITH SOLID GRATE	▽ FLARED END SECTION
⊕ WATER VALVE	○ DECIDUOUS TREE
⊕ FIRE HYDRANT ASSEMBLY	○ CONIFEROUS TREE
⊕ BLOW-OFF HYDRANT	○ SHRUB
⊕ SCOUR STOP MAT	○ POWER POLE
■ TURF REINFORCEMENT MAT	○ STREET LIGHT
--- 5' 15" STORM SEWER WITH SIZE	○ GUY ANCHOR
--- 8" WATER SEWER WITH SIZE	⊕ ELECTRIC TRANSFORMER
--- WATER SERVICE	⊕ GAS METER
--- 120 PROPOSED CONTOUR	⊕ TELEPHONE RISER
--- X SILT FENCE	⊕ SIGN
○ 1234 ADDRESS	--- CATV --- UNDERGROUND TELEVISION
⊕ RIPRAP	--- UGE --- UNDERGROUND ELECTRIC
	--- G --- UNDERGROUND GAS
	--- UFGO --- UNDERGROUND FIBER OPTIC
	--- UGT --- UNDERGROUND TELEPHONE
	--- OHE --- OVERHEAD ELECTRIC
	--- SAN --- SANITARY SEWER WITH SIZE
	--- ST --- STORM SEWER WITH SIZE
	--- W --- WATER MAIN WITH SIZE
	--- 926 --- EXISTING CONTOUR
	--- TREELINE ---
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION

BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

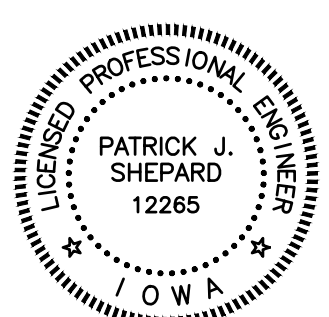
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QUANTITIES:

SANITARY SEWER
 1 EA. 54-303 SANITARY MANHOLE
 3 EA. 54-301 SANITARY MANHOLE
 1045 LF 8-INCH SANITARY SEWER
 7 EA. 6-INCH SANITARY SERVICE

WATER MAIN
 1683 LF 12-INCH WATER MAIN
 20 LF 8-INCH WATER MAIN
 2 EA. 12-INCH 45° BEND
 1 EA. 12"x12"x6" TEE
 3 EA. 12-INCH VALVE
 1 EA. 8-INCH VALVE
 1 EA. BLOWOFF HYDRANT
 5 EA. HYDRANT, TEE & VALVE
 1 EA. 12-INCH TEE & VALVE


CERTIFICATION



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.

PATRICK J. SHEPARD, IOWA LIC. NO. 12265 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
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 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
 515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com

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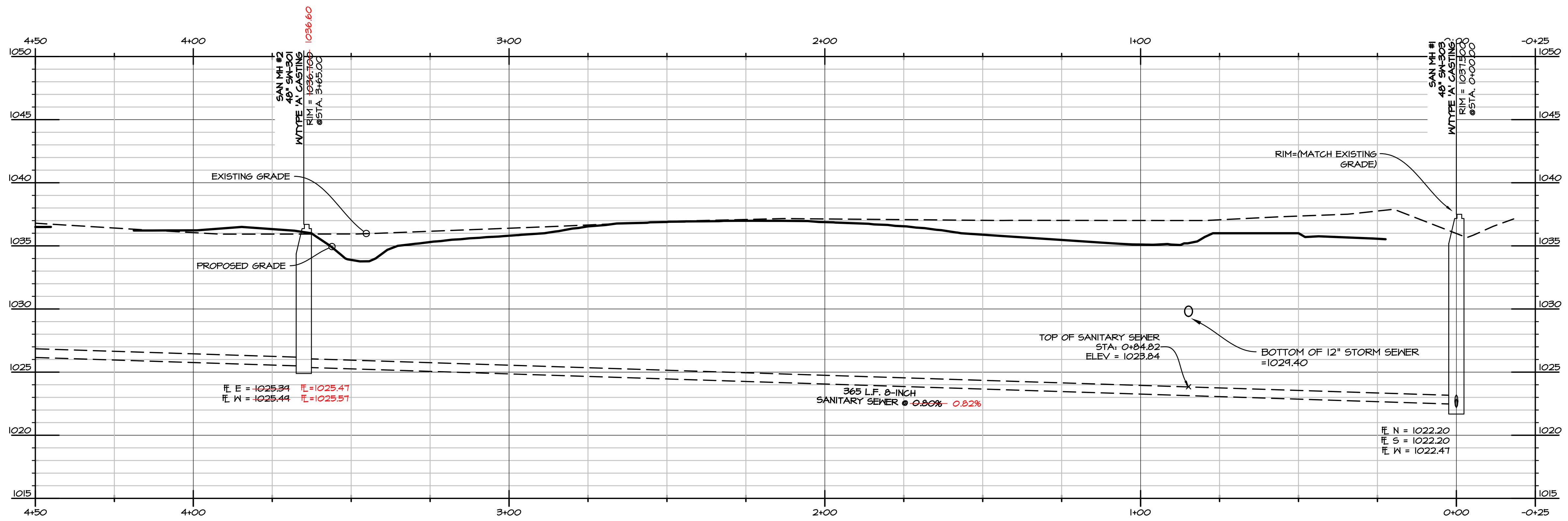
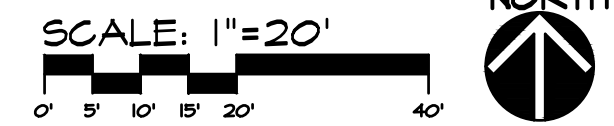
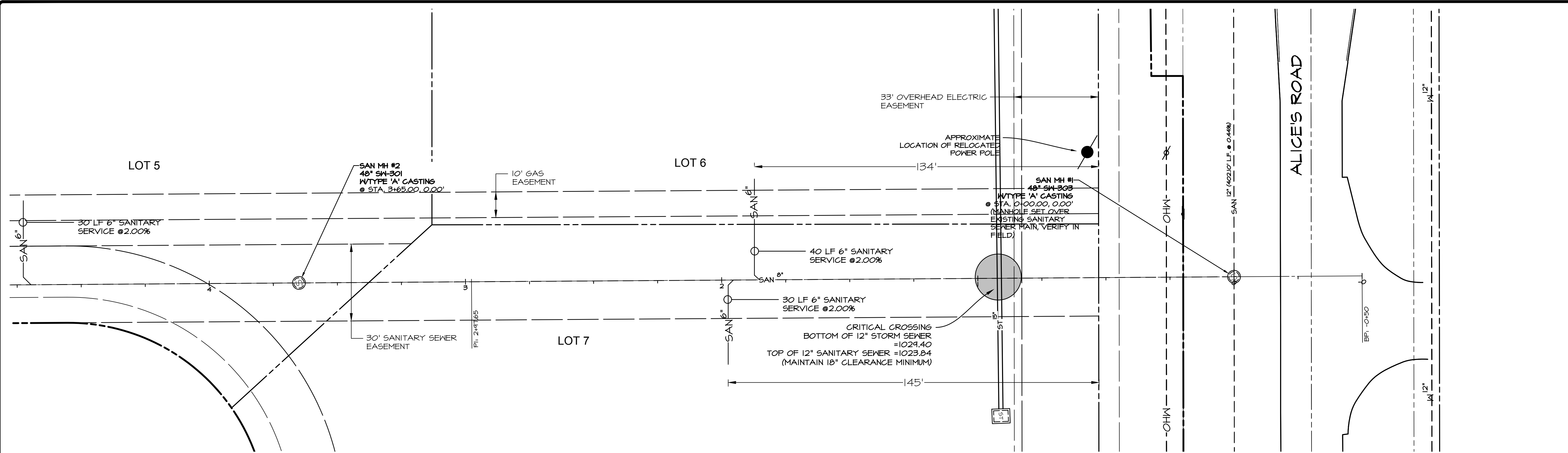
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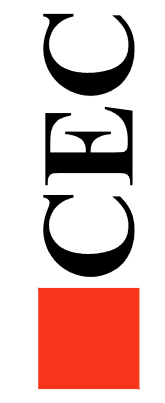
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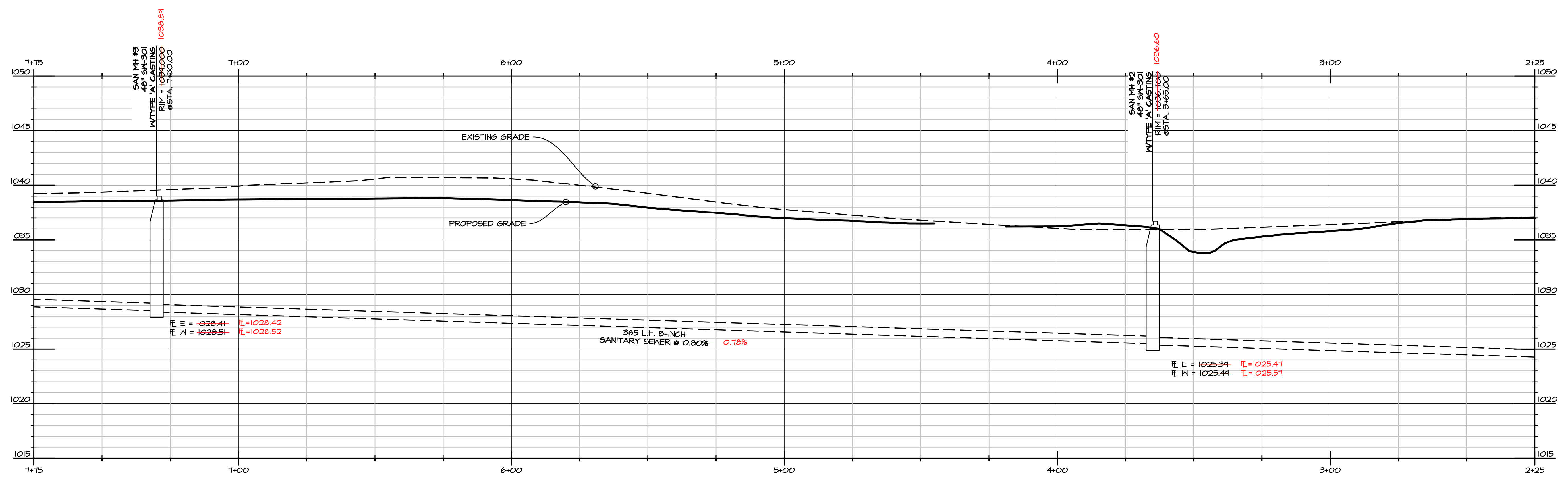
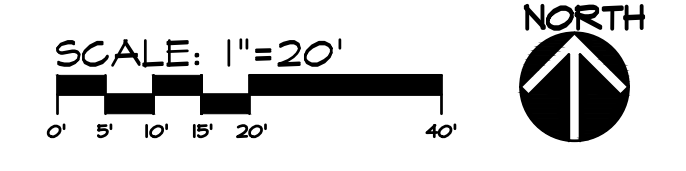
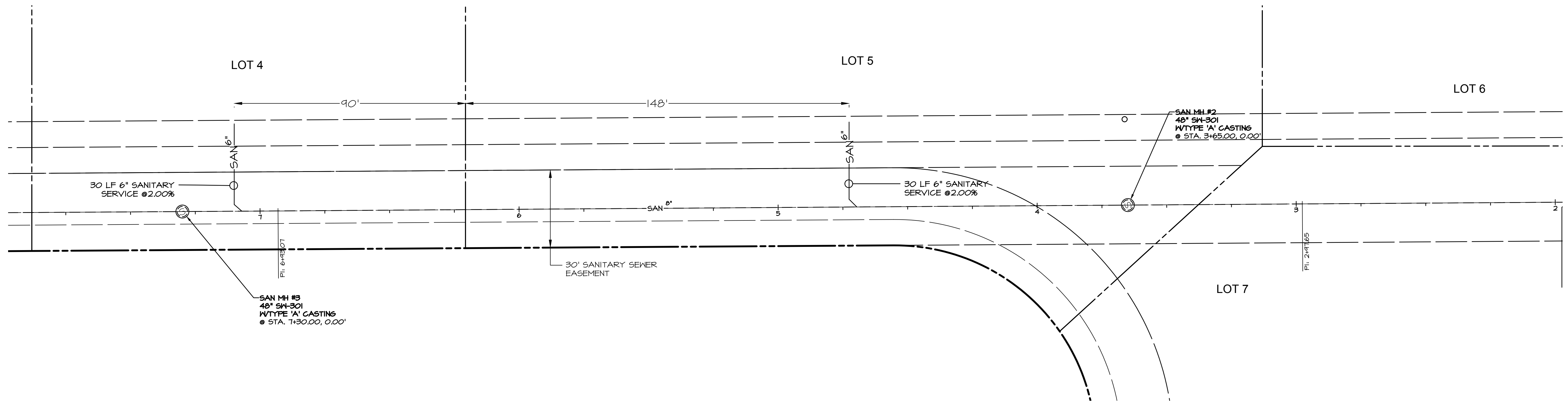


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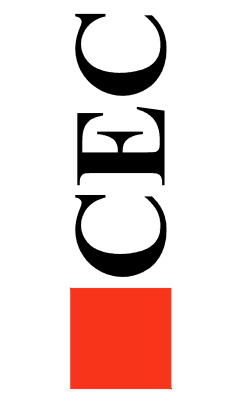
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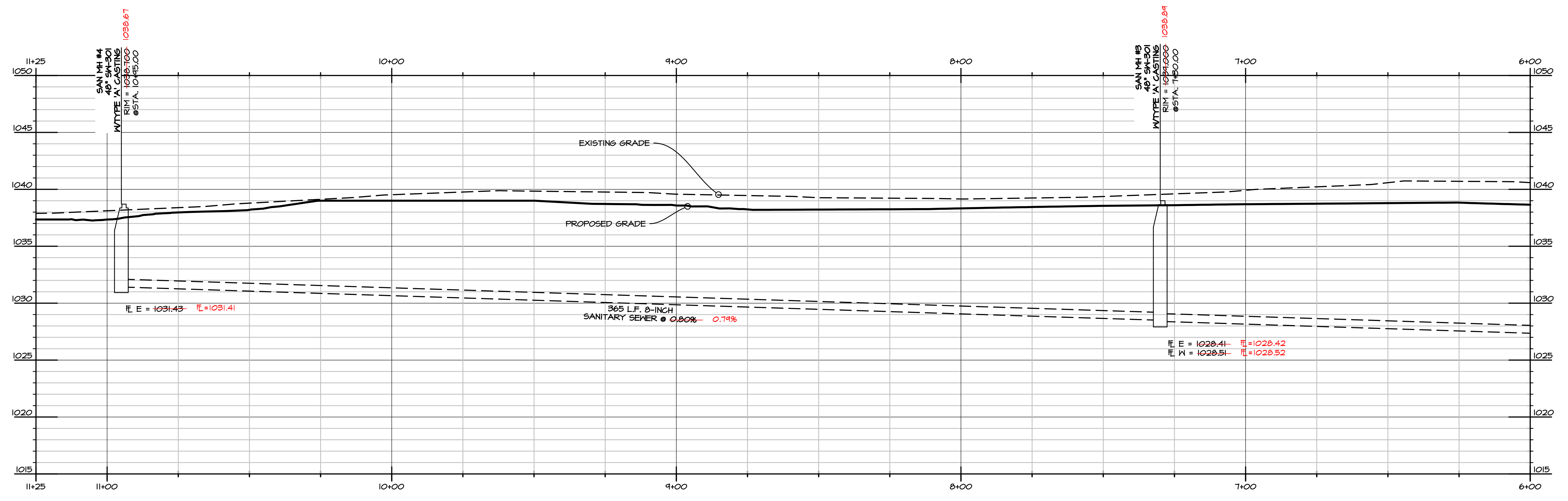
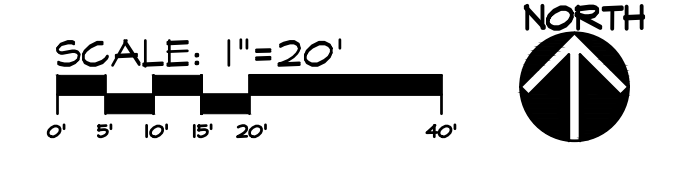
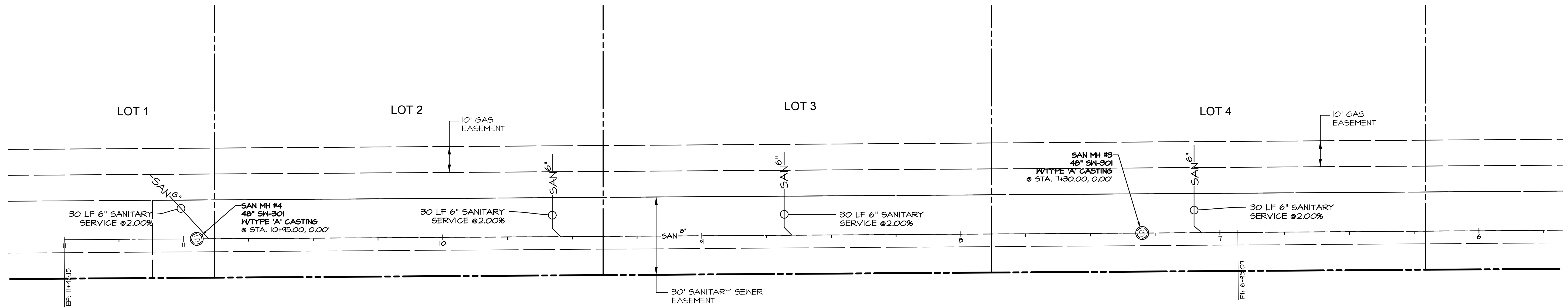


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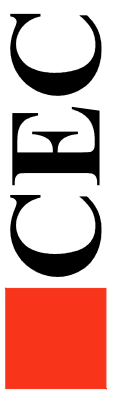
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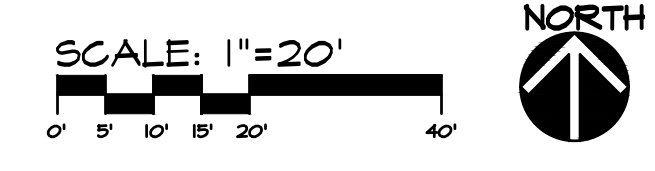
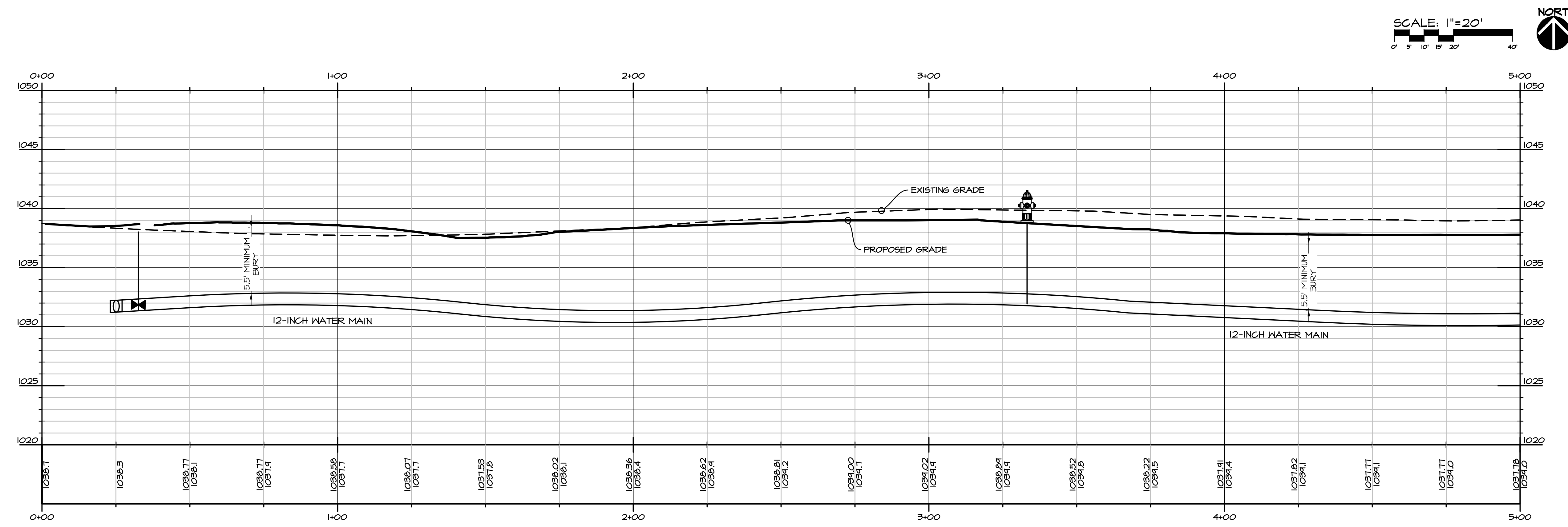
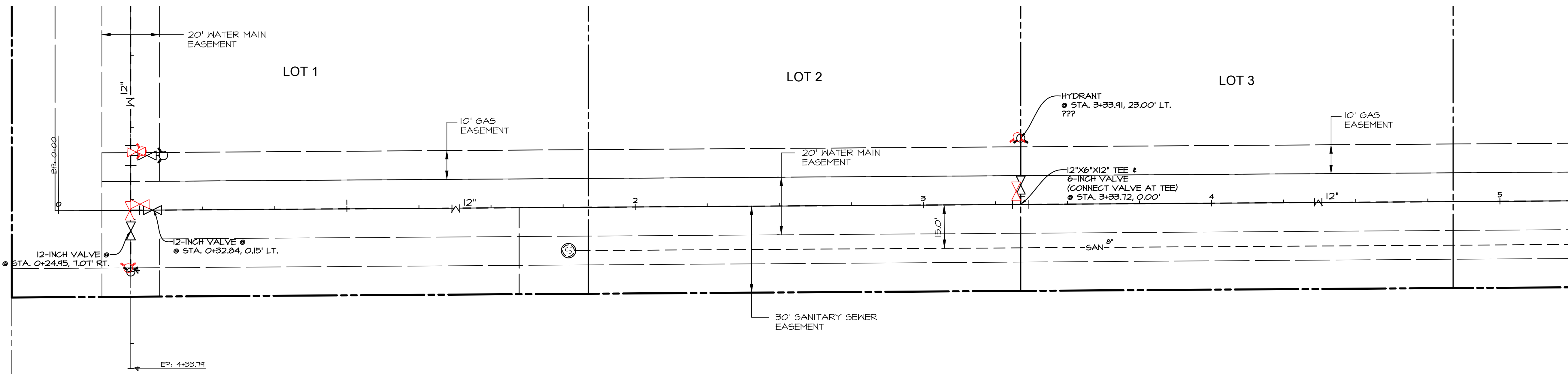


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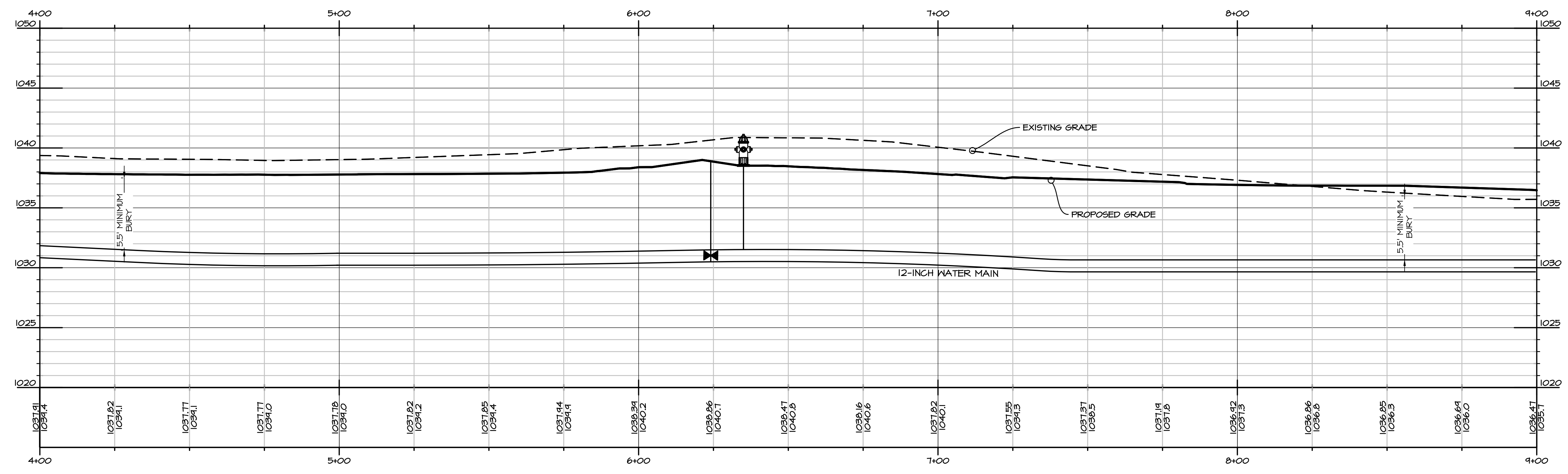
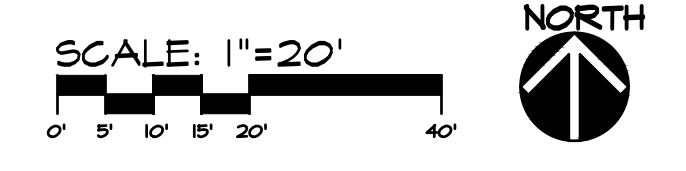
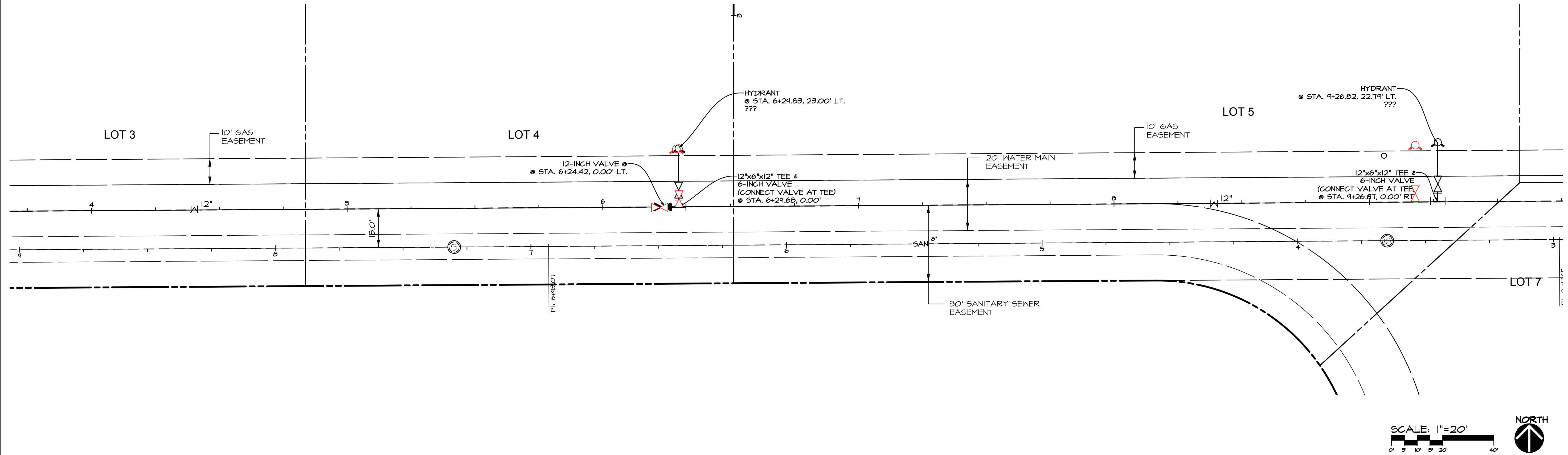
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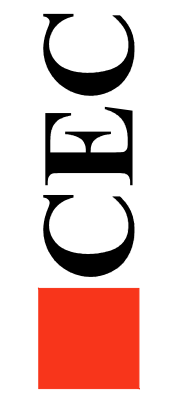
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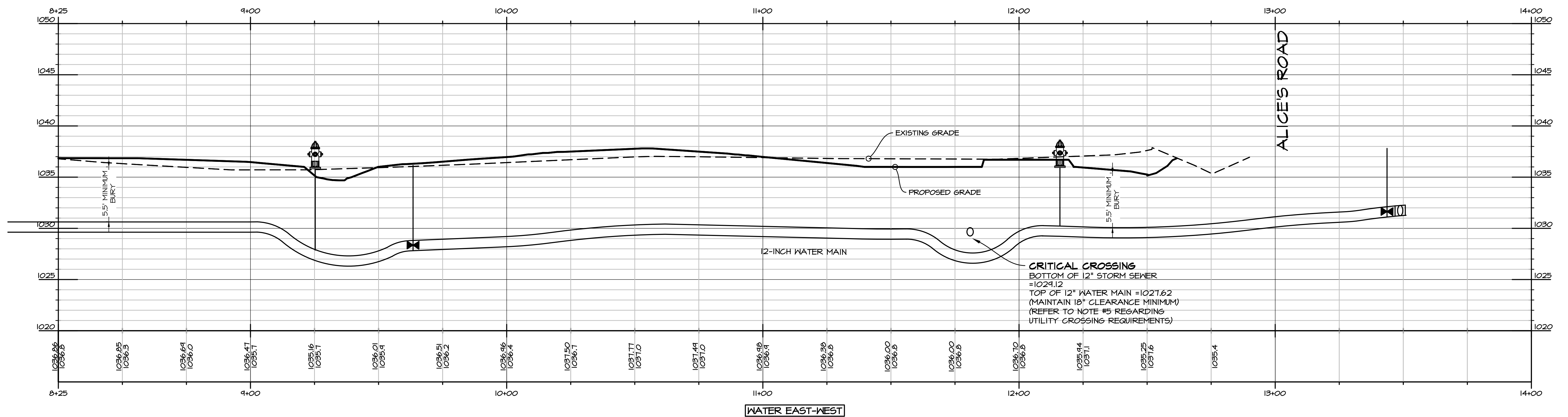
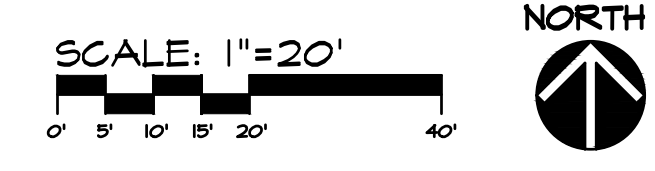
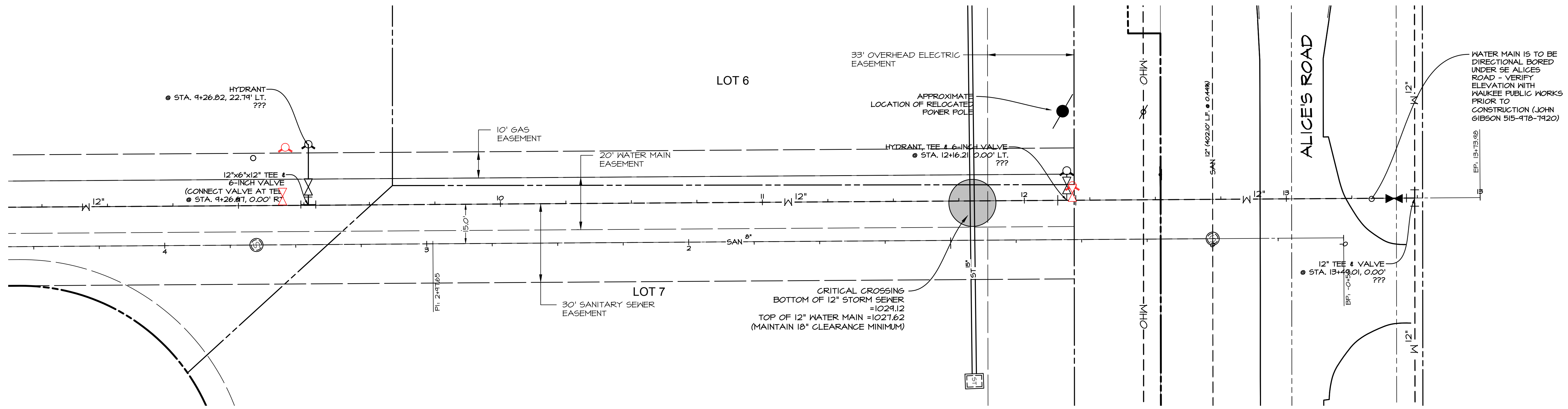


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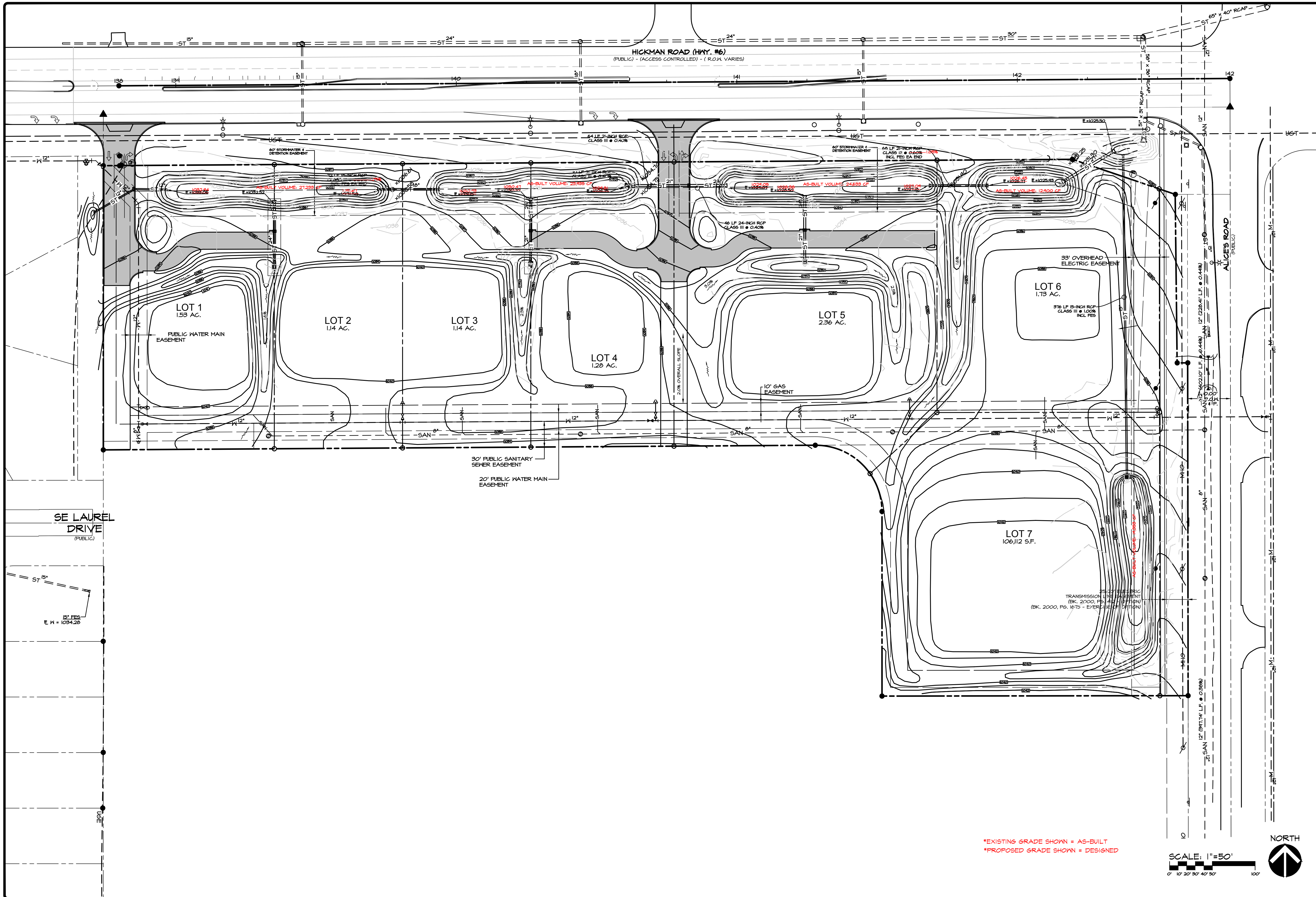
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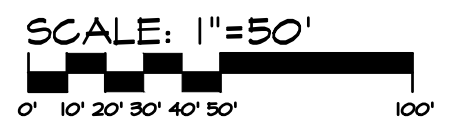
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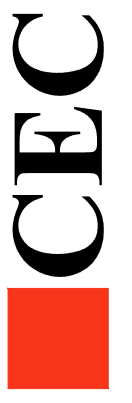
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