

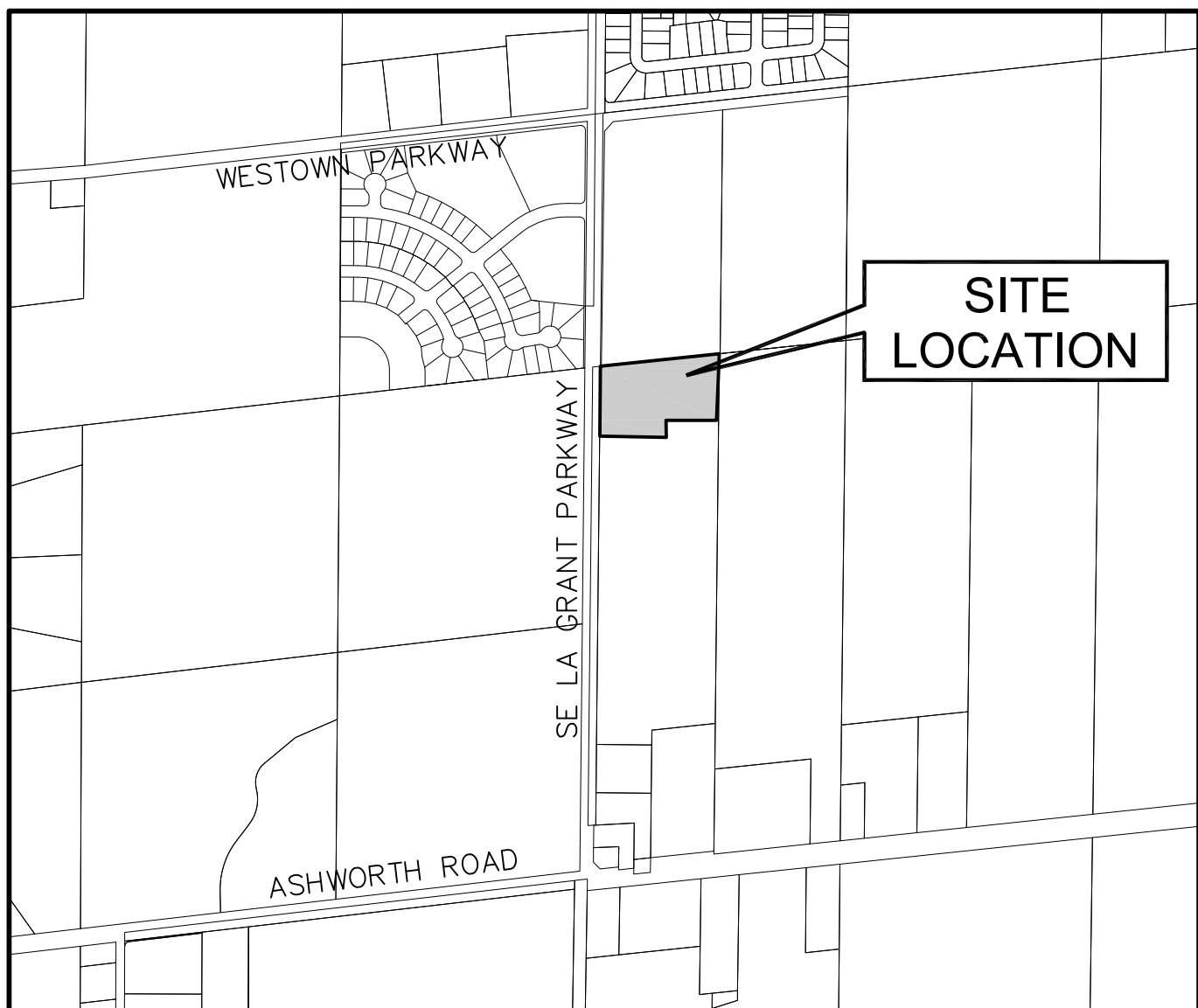
CONSTRUCTION PLANS FOR:

BLUESTEM PLAT 1

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	HYDRANT COVERAGE PLAN
3	TYPICAL SECTION & DETAILS
4	ESTIMATE OF QUANTITIES & REFERENCE NOTES
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14	INTERSECTION DETAILS & 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.

GENERAL LEGEND

PROPOSED	EXISTING
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	SANITARY SEWER MANHOLE
TYPE SW-505 STORM INTAKE	WATER VALVE
TYPE SW-506 STORM INTAKE	FIRE HYDRANT
TYPE SW-513 STORM INTAKE	STORM SEWER INTAKE
TYPE SW-401 STORM MANHOLE	TELEPHONE JUNCTION BOX
TYPE SW-402 STORM MANHOLE	ELECTRIC BOX
TYPE SW-301 SANITARY MANHOLE	CABLE TV PEDESTAL
MAILBOX PAD	MAILBOX
WATER VALVE	SIGN
FIRE HYDRANT ASSEMBLY	POWER POLE
SIGN	STREET LIGHT
STORM SEWER STRUCTURE NO.	GUY ANCHOR
STORM SEWER PIPE NO.	BUSH
SANITARY SEWER STRUCTURE NO.	CONIFEROUS TREE
SANITARY SEWER PIPE NO.	DECIDUOUS TREE
SANITARY SEWER WITH SIZE	OVERHEAD ELECTRIC
STORM SEWER WITH SIZE	FIELD TILE
WATERMAIN WITH SIZE	FIELD FENCE
SANITARY SERVICE	WATERMAIN
STORM SERVICE	SANITARY SEWER W/ SIZE
WATER SERVICE	STORM SEWER W/ SIZE
SILT FENCE	GAS MAIN
RIGHT OF WAY	
PERMANENT EASEMENT	
MINIMUM PROTECTION ELEVATION	
MINIMUM GRADE AT STRUCTURE	
SAWCUT (FULL DEPTH)	

OWNER / DEVELOPER

DILIGENT BSP HOLDINGS LLC
1306 NW 121ST STREET
CLIVE, IA 50325
515-964-1229
CONTACT: TERRY LUTZ

ENGINEER / SURVEYOR

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

ZONING

EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-2 RESIDENTIAL

BENCHMARK

5/8" ALUMINUM ROD WITH CAP STAMPED G120,
LOCATED EAST SIDE OF U PLACE ABOUT 150'
SOUTH OF 300th STREET.
ELEV = 1011.76

SUBMITTAL DATES

-FIRST SUBMITTAL:	04/03/13
-SECOND SUBMITTAL:	04/30/13
-THIRD SUBMITTAL:	08/07/13
-FINAL SUBMITTAL:	09/12/13
-AS-BUILT SUBMITTAL:	01/14/15

PARKLAND DEDICATION REQUIREMENT

R-2 GENERATED POPULATION	240
TOTAL POPULATION	240

REQUIRED PARKLAND (240 X 0.00371 AC)	0.89 AC
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BULK REGULATIONS

R-2 DISTRICT	MIN. LOT AREA:	8000 SF
	MIN. LOT WIDTH:	65 FT
	MIN. FRONT YARD SETBACK:	30 FT
	MIN. SIDE YARD SETBACK:	7/15 FT
	MIN. REAR YARD SETBACK:	30 FT

LEGAL DESCRIPTION

A PART OF LOT 1, SNYDER CORNER, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 83°34'19" EAST, 618.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°09'25" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 283.62 FEET; THENCE NORTH 89°50'35" WEST, 120.00 FEET; THENCE SOUTH 00°09'25" WEST, 20.67 FEET; THENCE NORTH 89°50'35" WEST, 180.00 FEET; THENCE SOUTH 00°09'25" WEST, 40.89 FEET; THENCE SOUTH 83°34'19" WEST, 316.07 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°08'58" EAST ALONG SAID WEST LINE, 310.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.16 ACRES (181,126 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



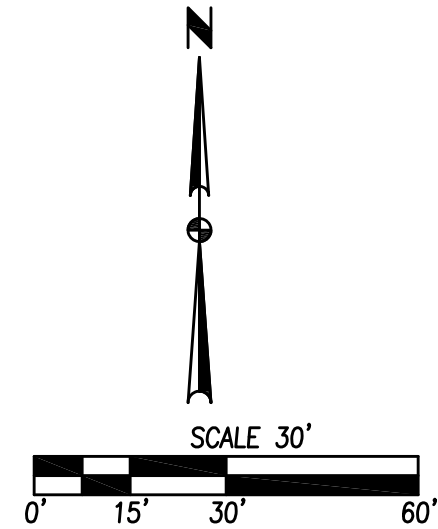
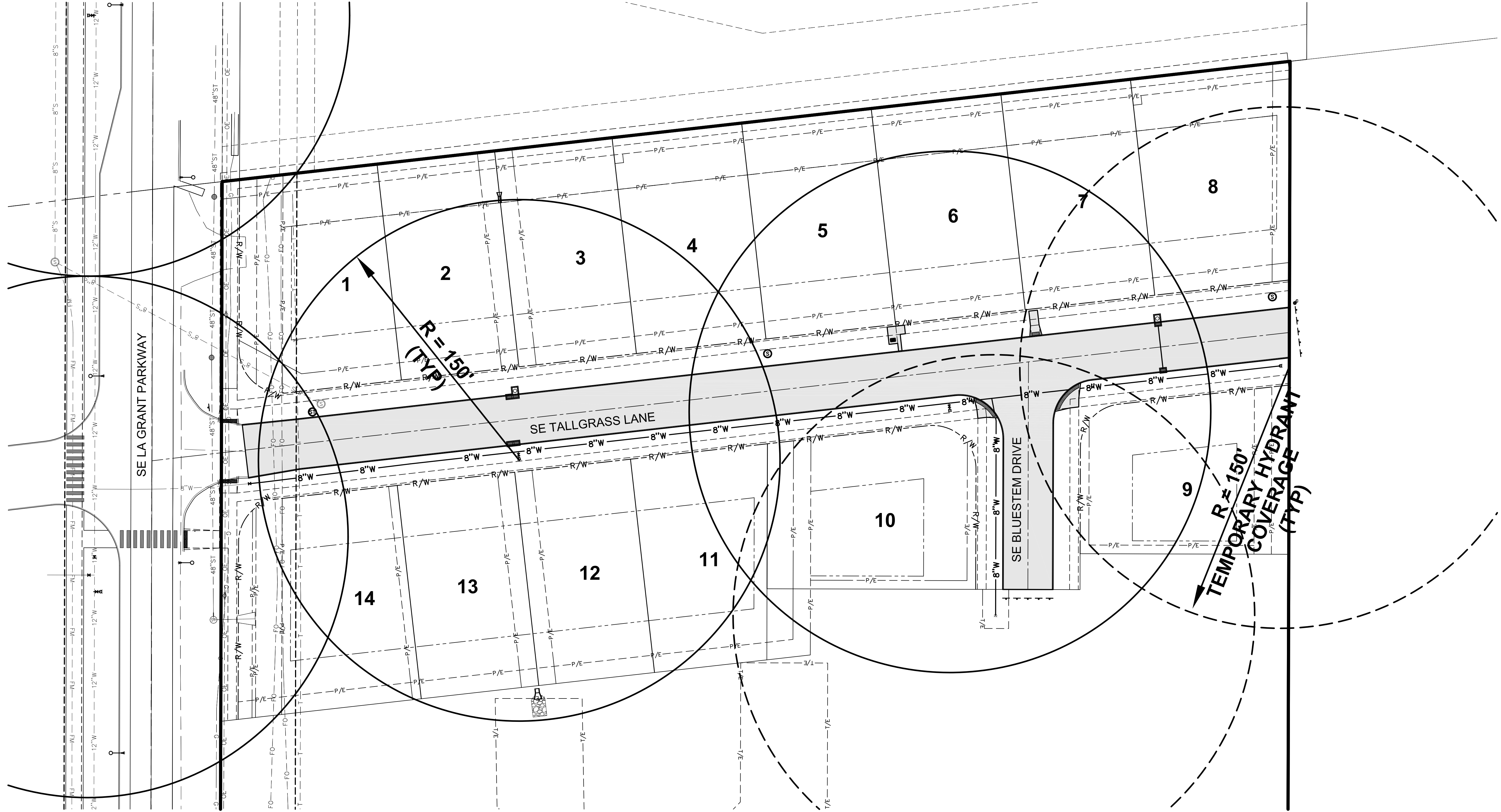
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1303.104

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.

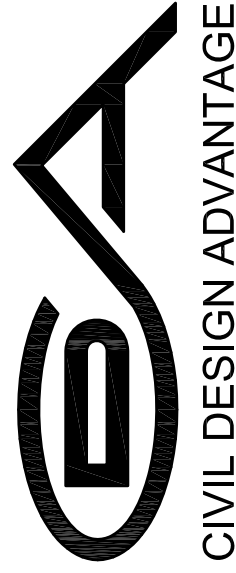
THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. ERIN K. OLLENDIKE, P.E. _____ DATE _____ MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013 PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS
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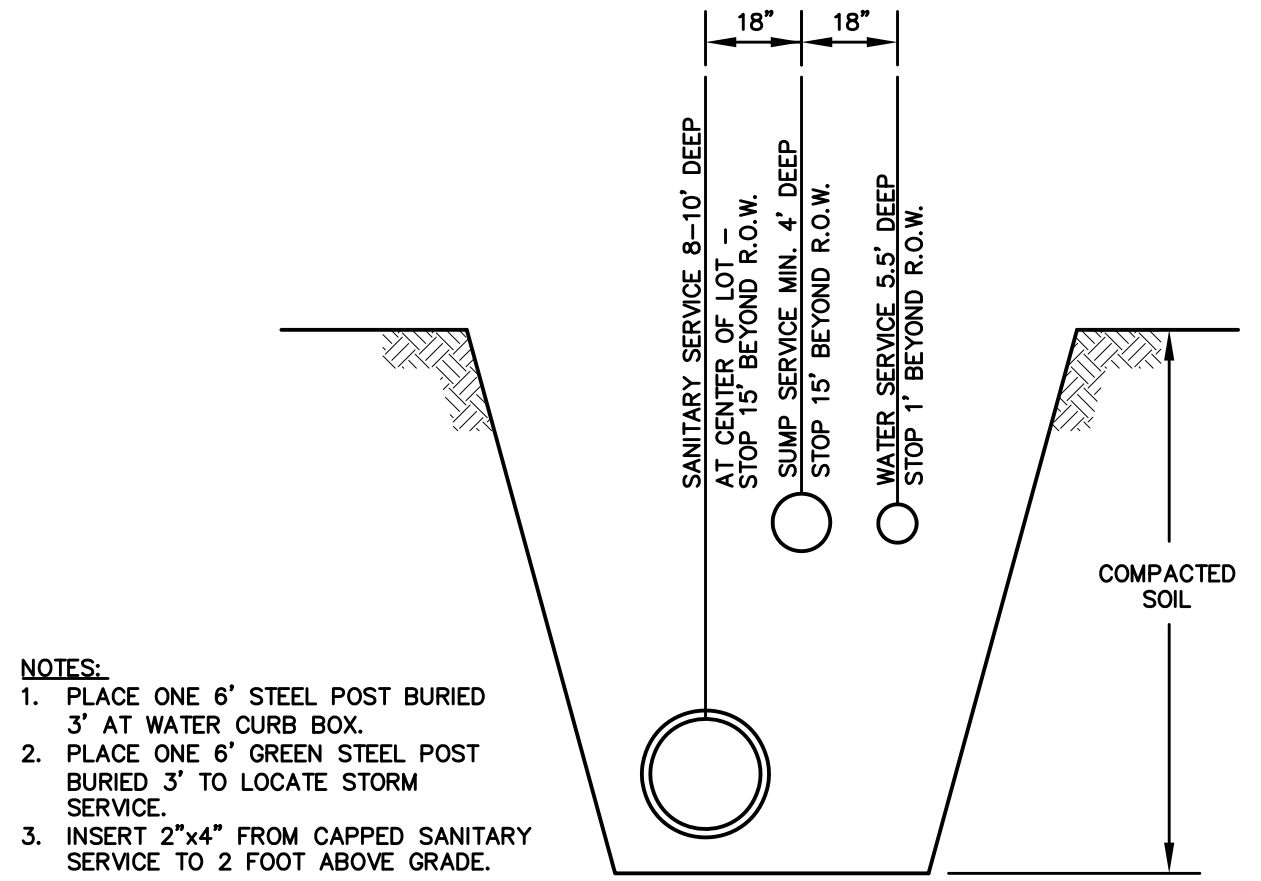
BLUESTEM PLAT 1 HYDRANT COVERAGE



WAUKEE, IOWA

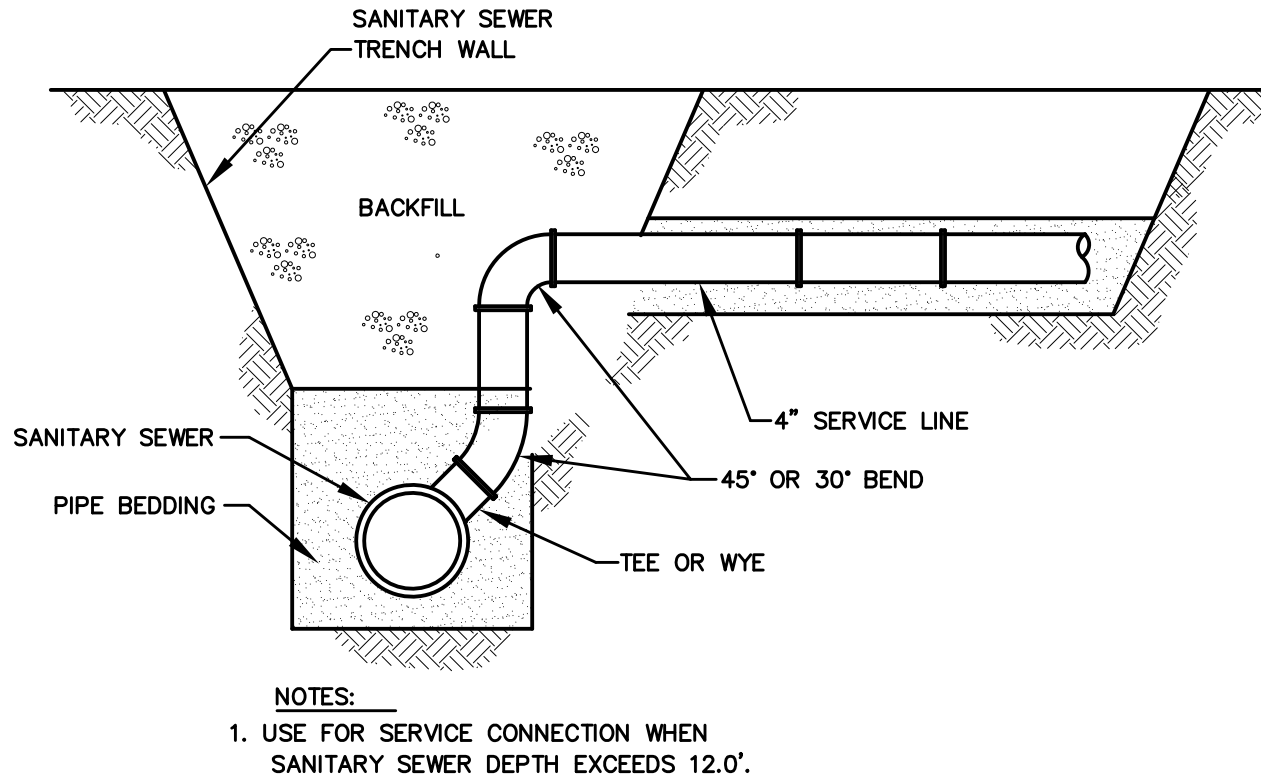
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: EKO
EI: JJN

AS-BUILT FINAL SUBMITTAL	01/14/15
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FIRST SUBMITTAL	04/09/13



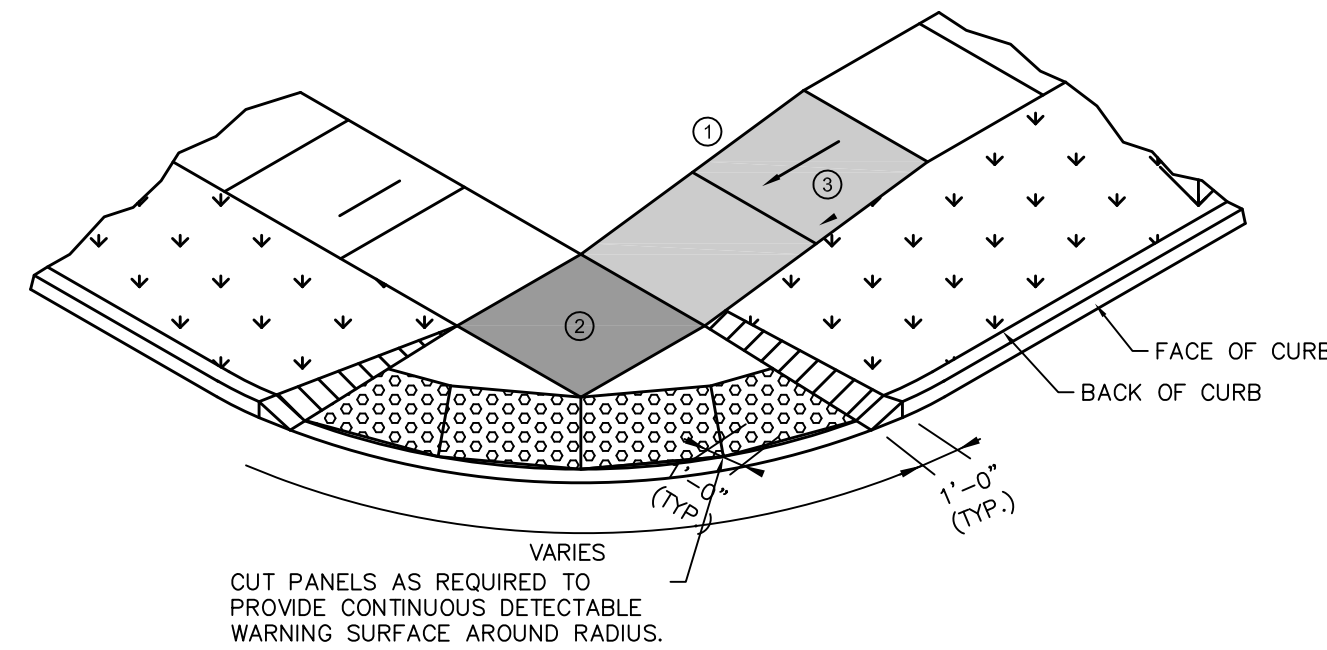
SERVICE LOCATION DETAIL

NOT TO SCALE



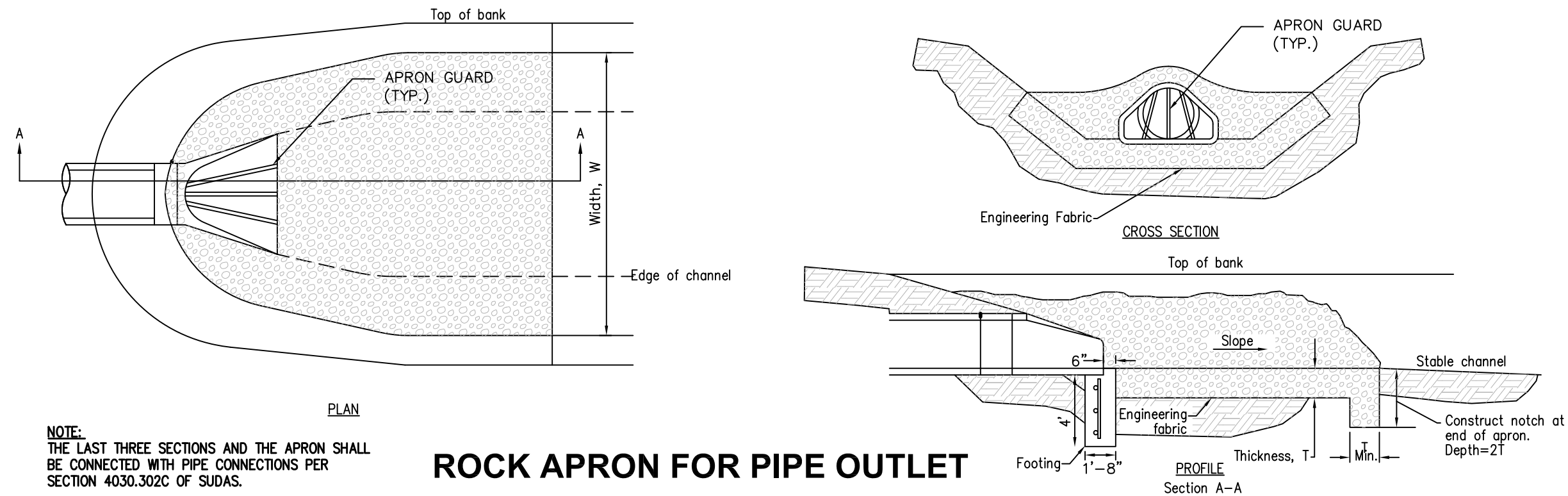
SANITARY SEWER SERVICE RISER

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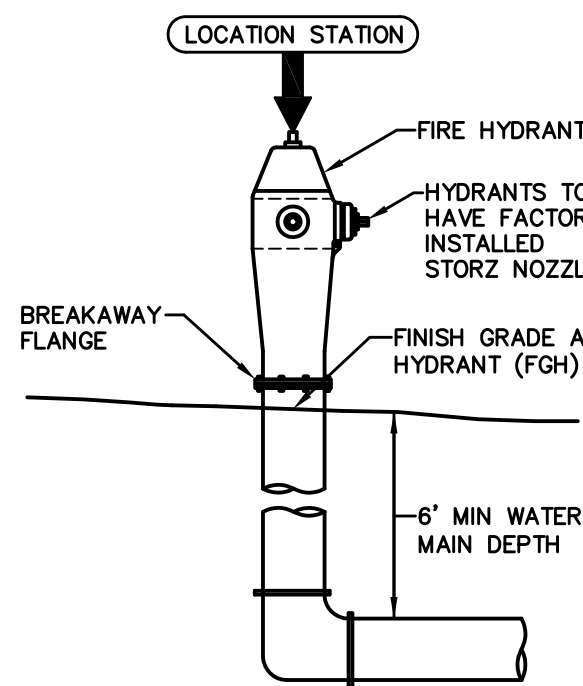


CURB RAMP DETAIL

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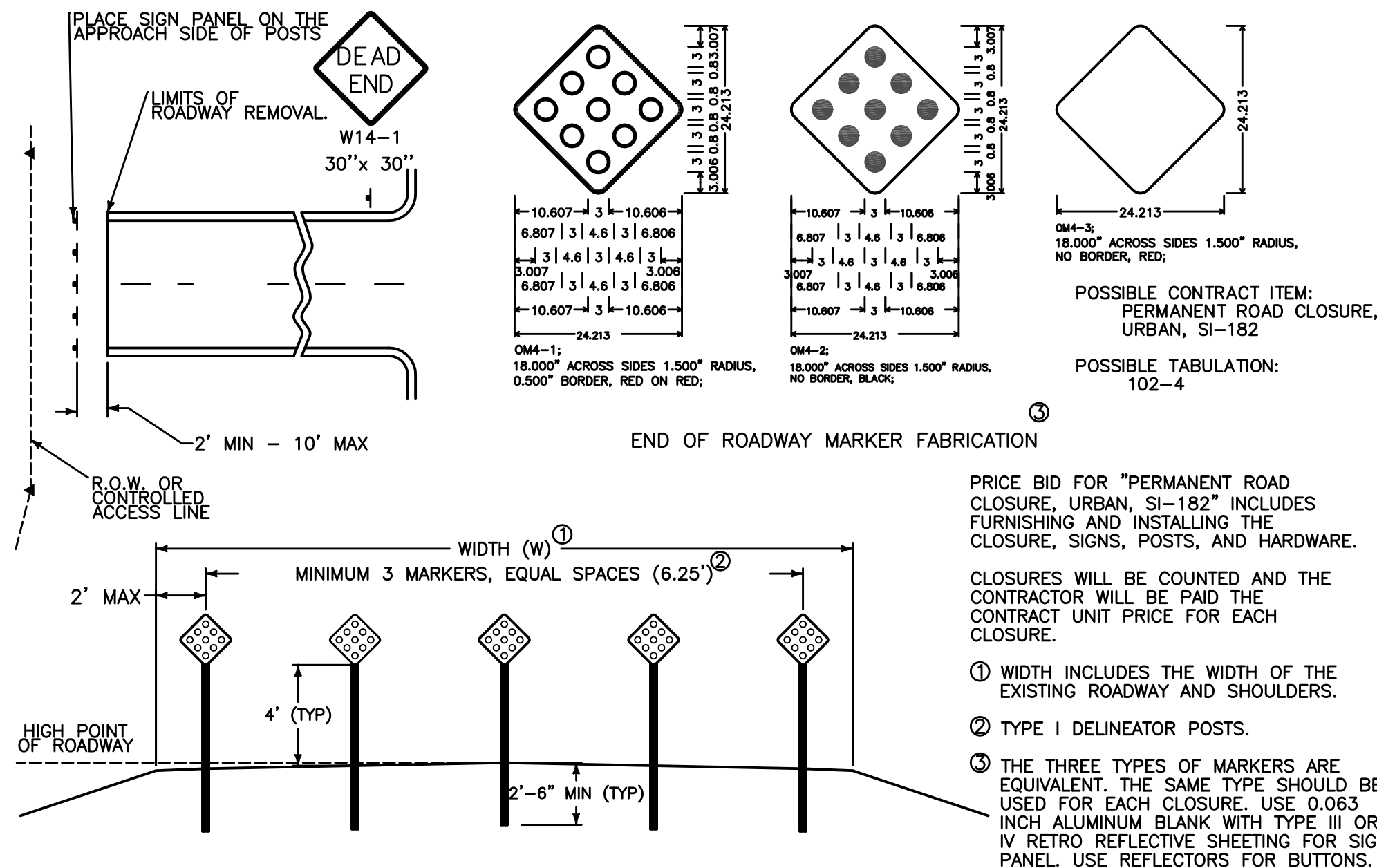


ROCK APRON FOR PIPE OUTLET



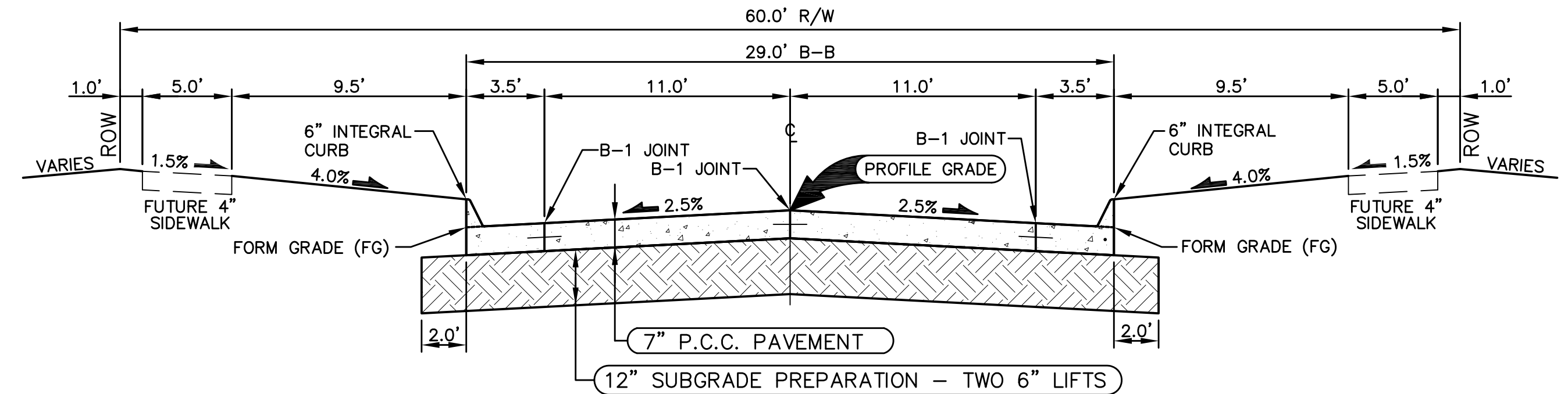
HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

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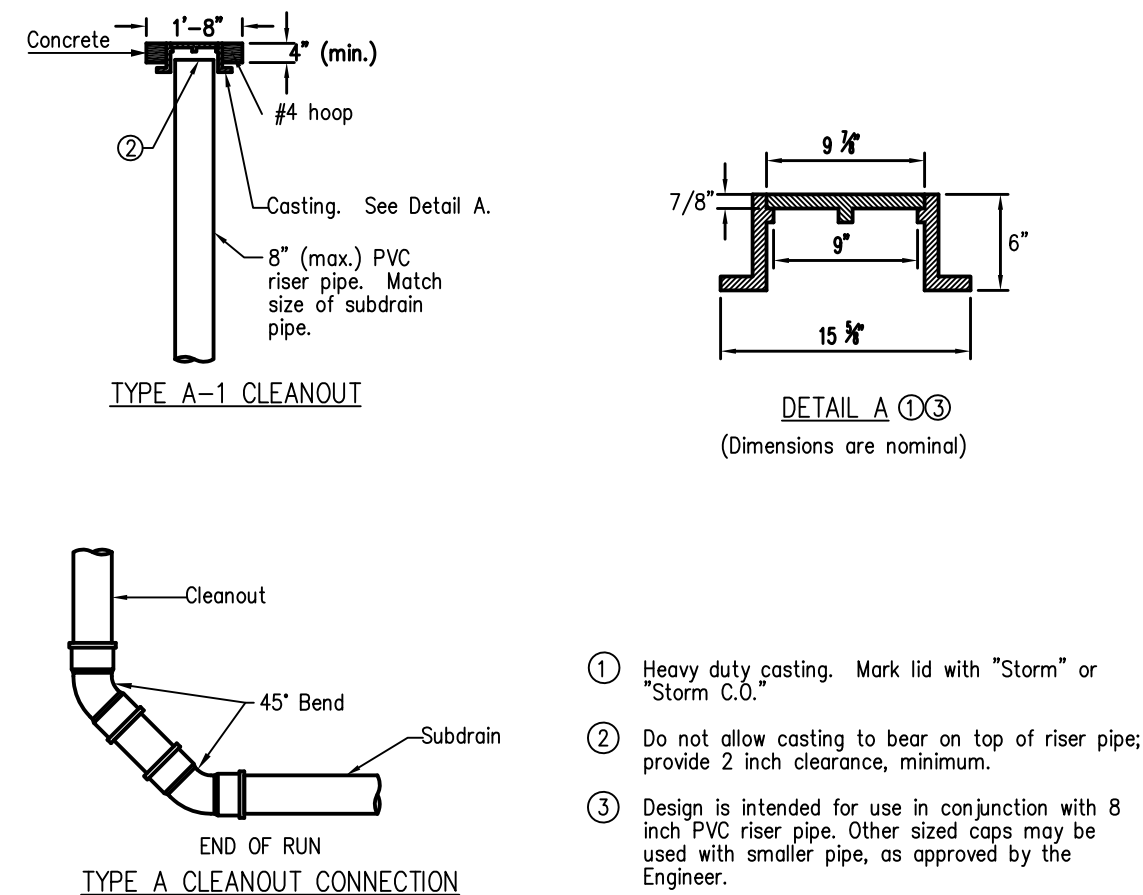
PERMANENT ROAD CLOSURE DETAIL

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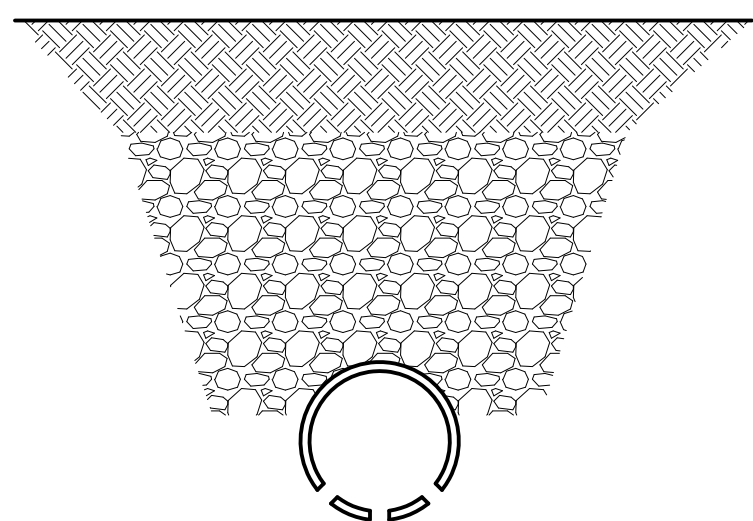
TYPICAL SECTION - 29' B-B

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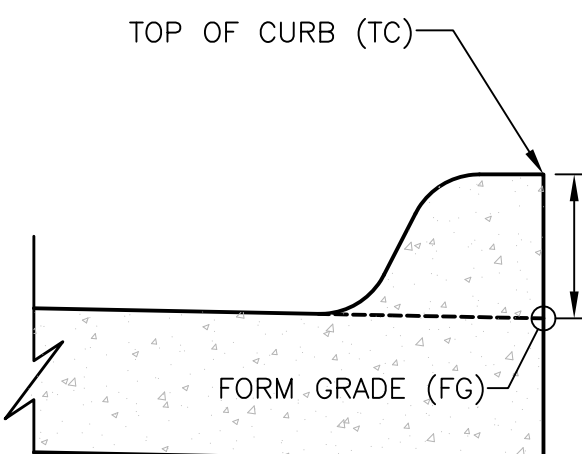
CLEAN OUT DETAIL

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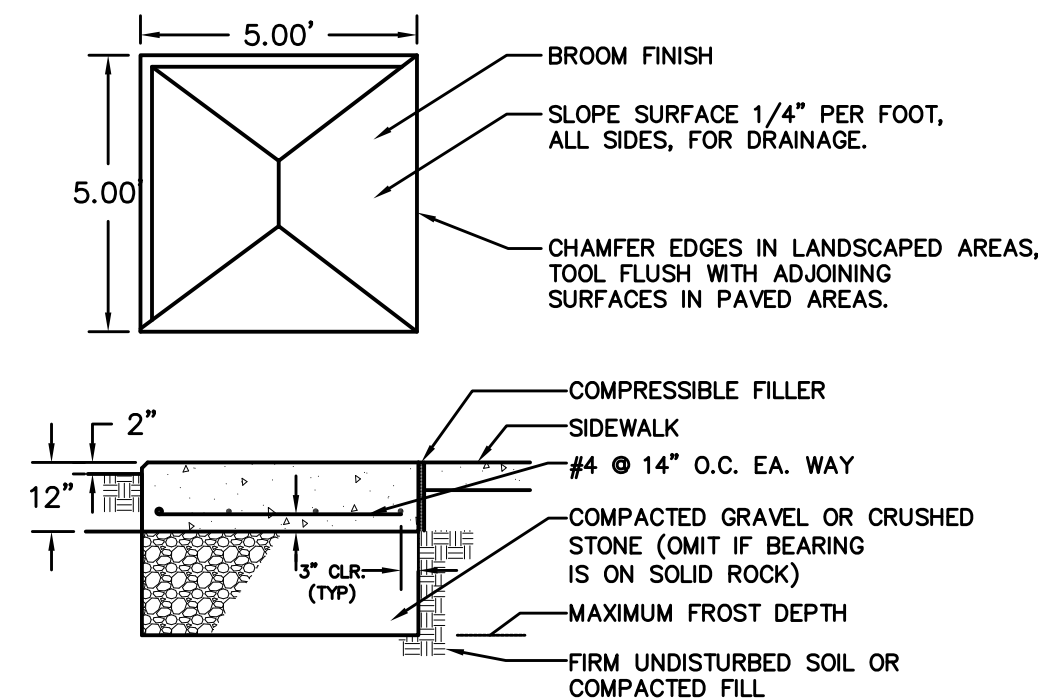
PERFORATED FOOTING DRAIN SEWER COLLECTOR PIPE

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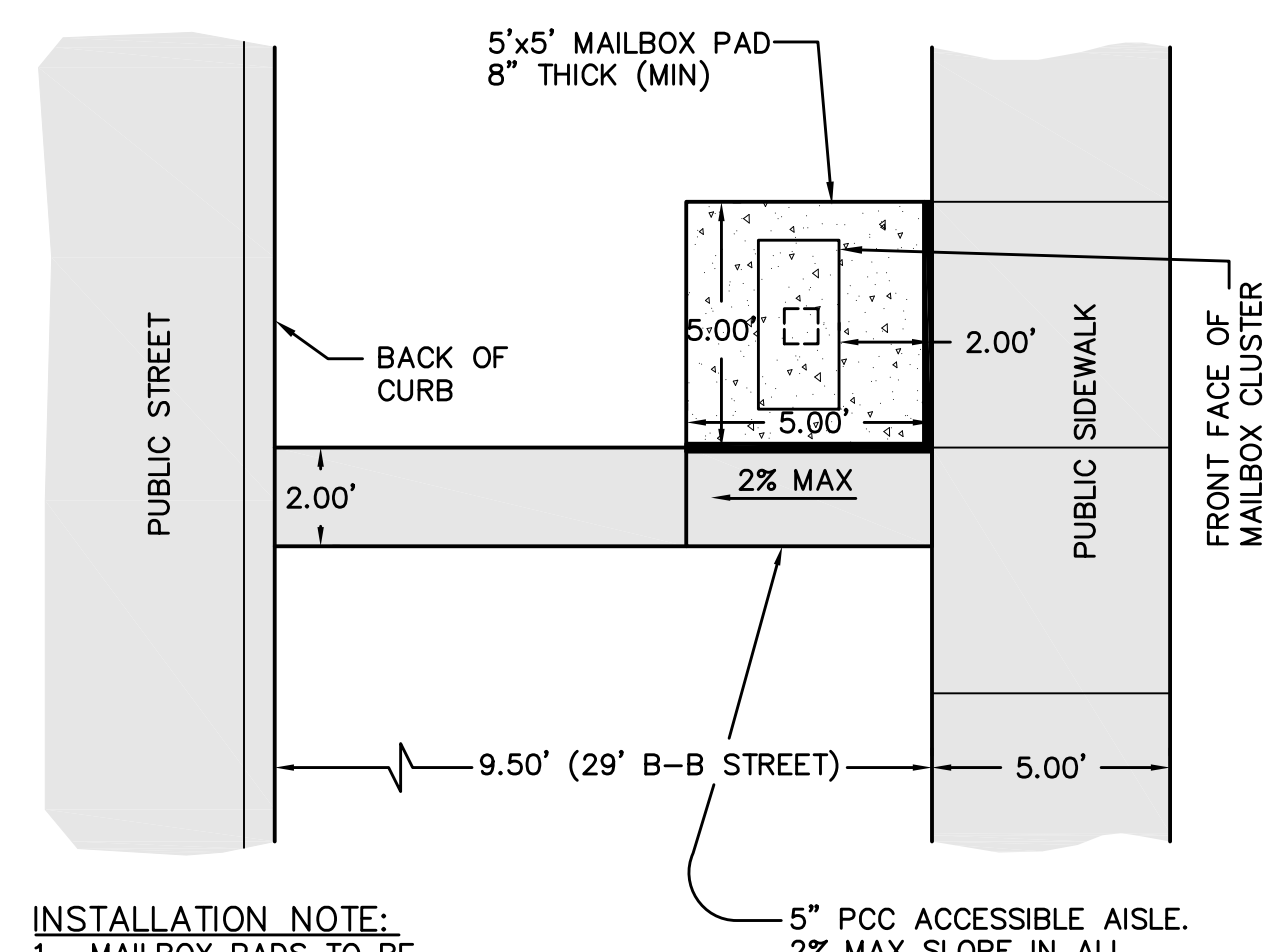
INTEGRAL 6\"/>

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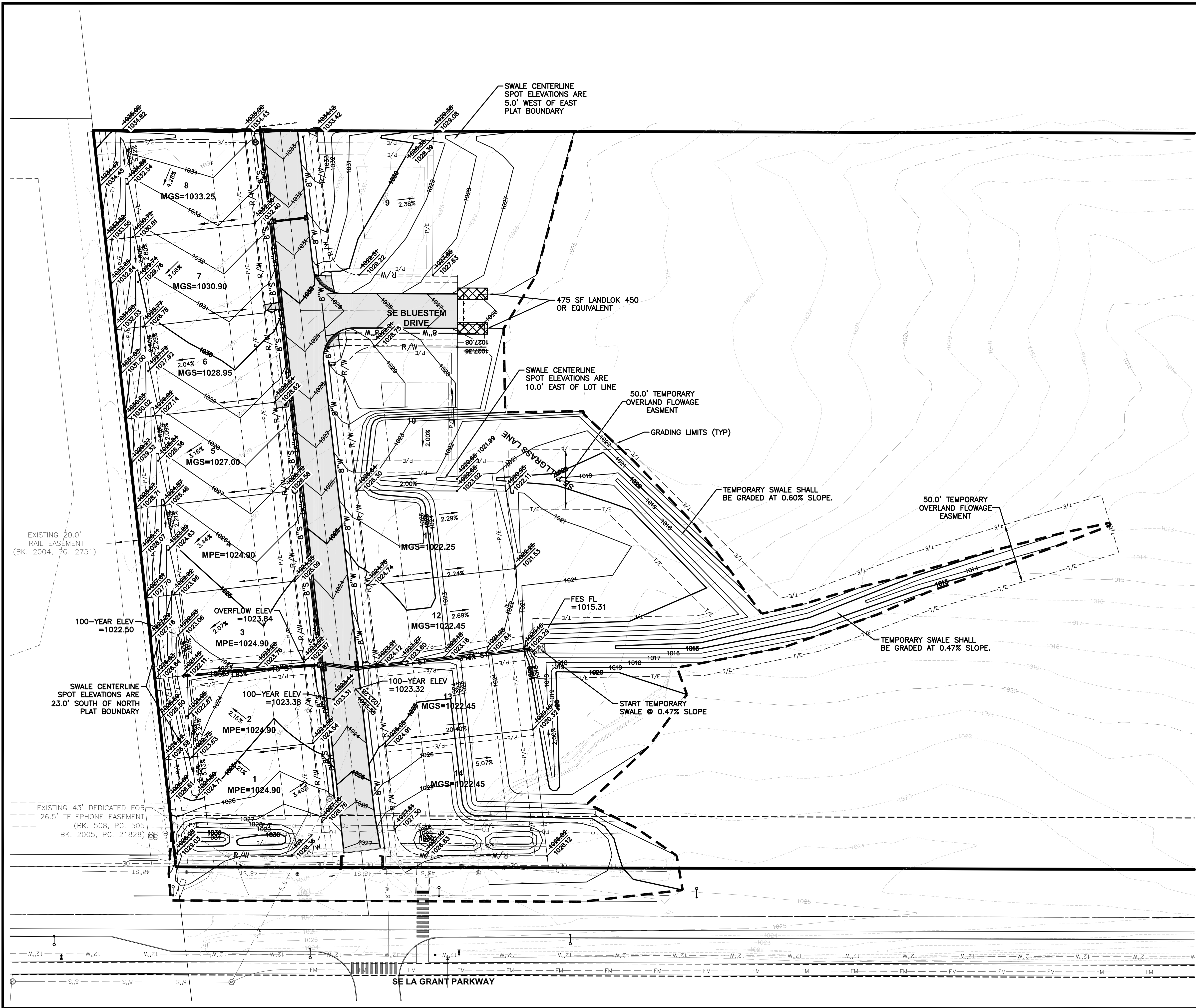
MAILBOX PAD DETAIL

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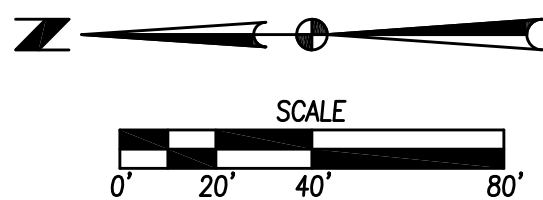


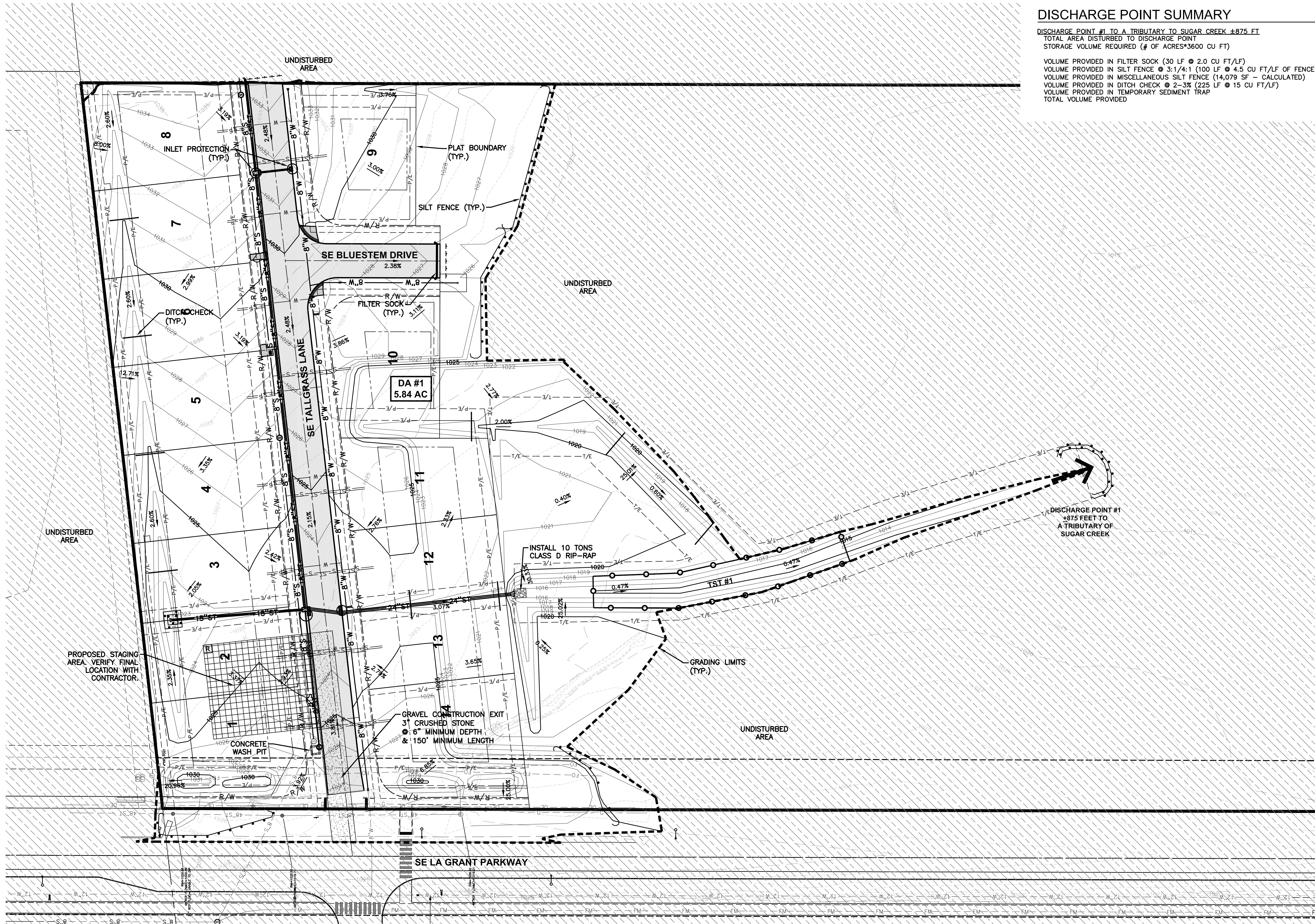
MAILBOX PAD DETAIL

NOT TO SCALE



- NOTES**
1. REFER TO SHEET 6 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
 2. PROTECT ALL TREES OUTSIDE GRADING LIMITS AND NOTIFY OWNER OF LARGE TREES WITHIN GRADING LIMITS. REVIEW ALL TREE CLEARING WITH DEVELOPER ON SITE PRIOR TO CONSTRUCTION.
 3. MINIMUM OPENING ELEVATIONS WILL BE PROVIDED AS PART OF THE AS-BUILT DRAWINGS.
 4. A CERTIFIED GRADING PLAN SHALL BE SUBMITTED TO THE CITY OF WAUKEE PRIOR TO ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS.





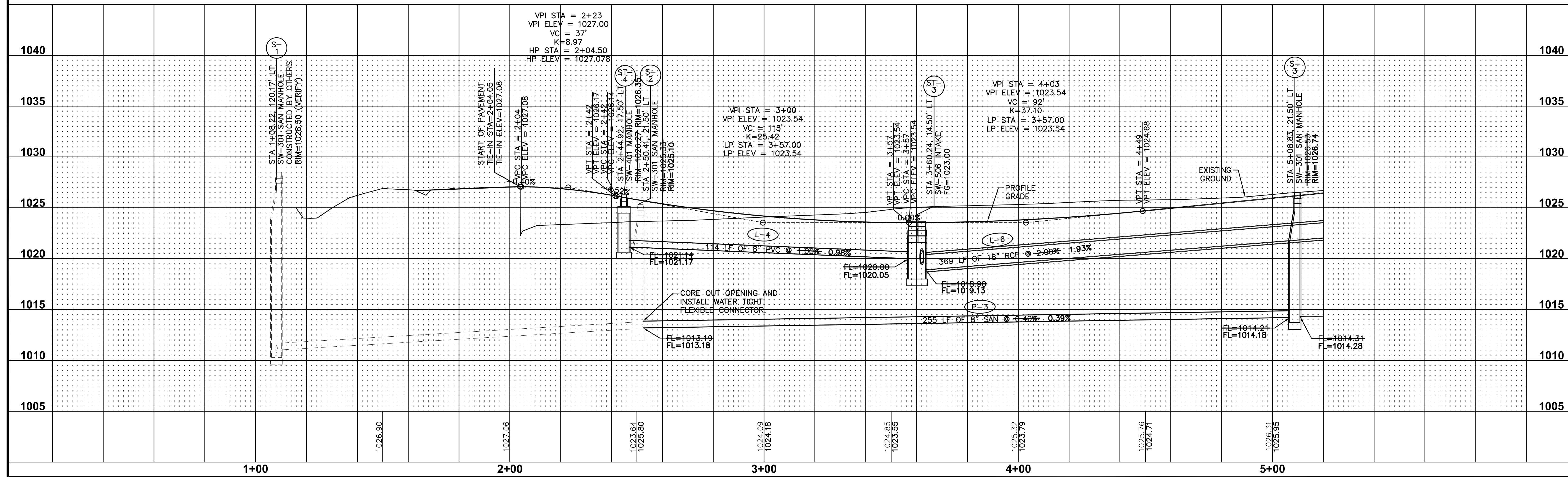
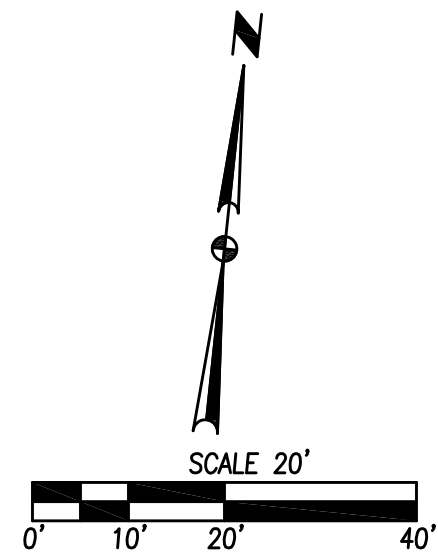
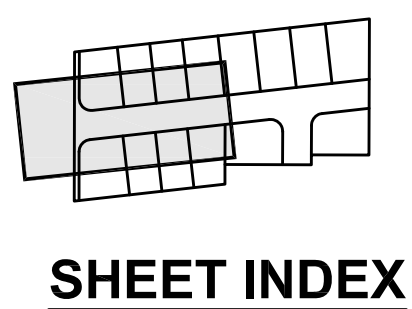
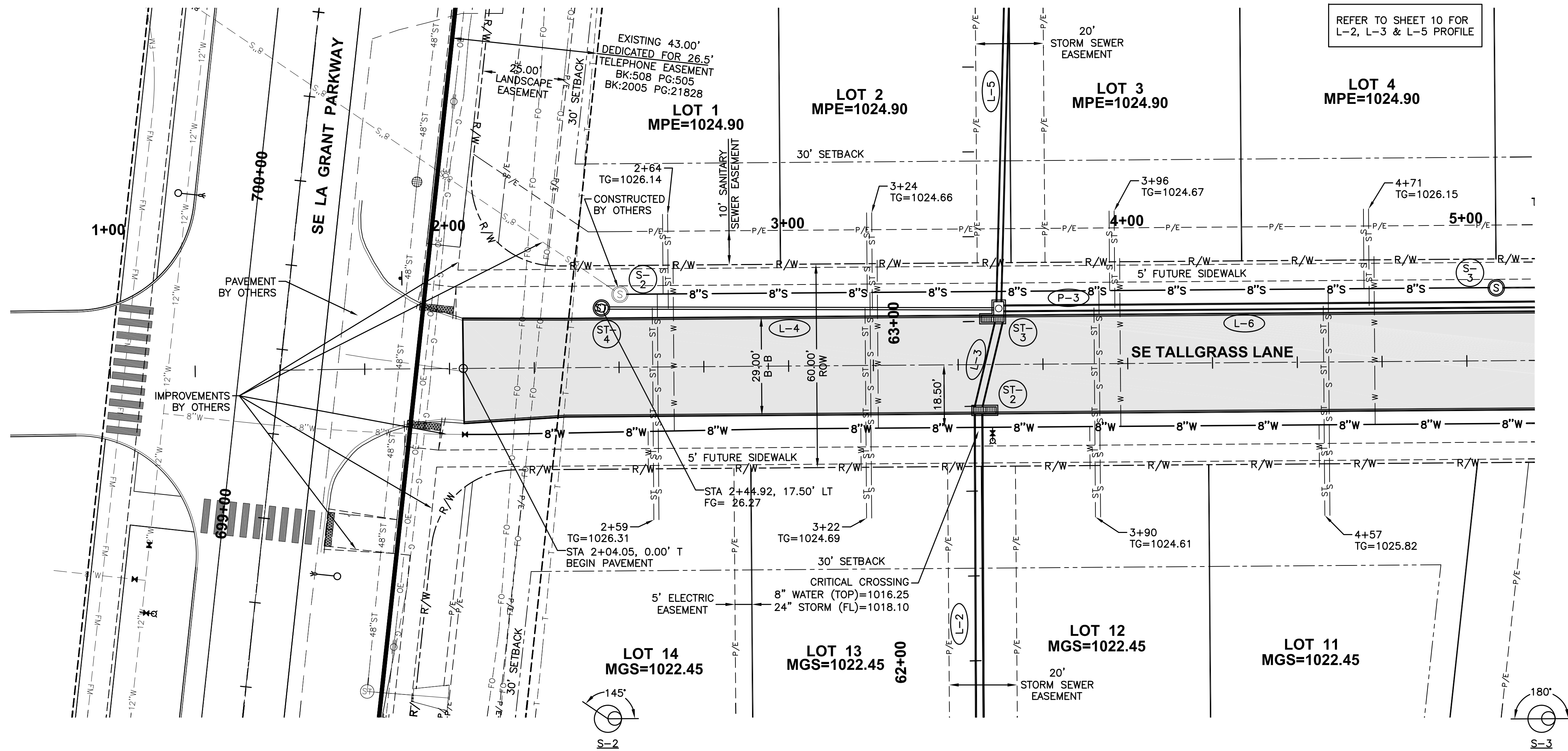
DISCHARGE POINT SUMMARY

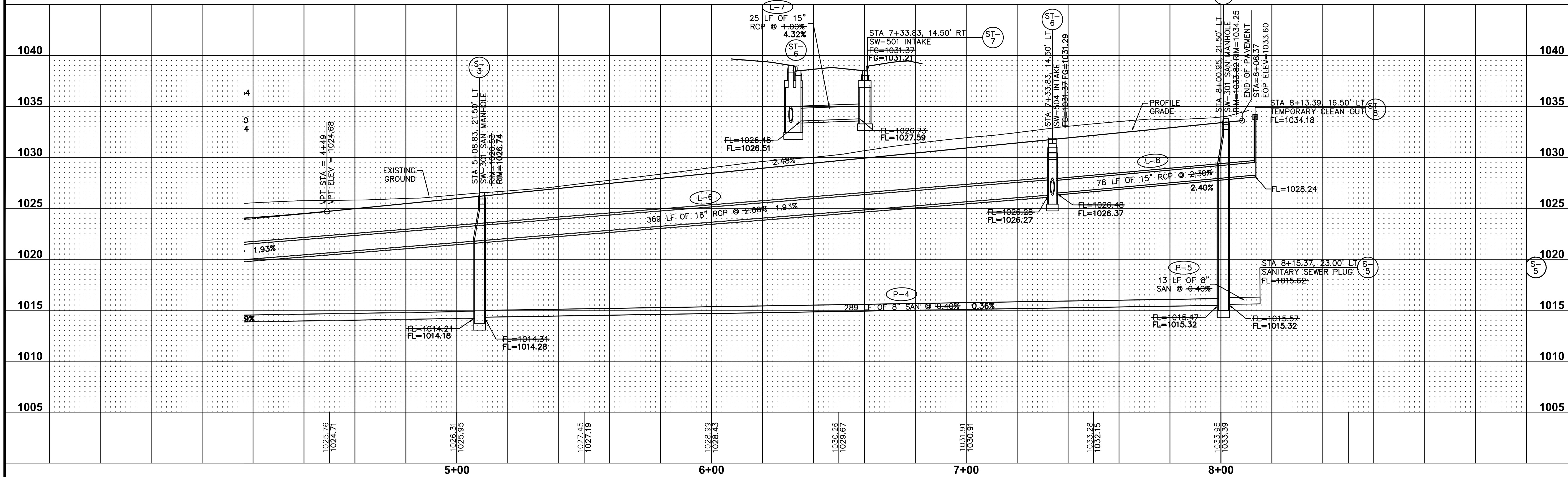
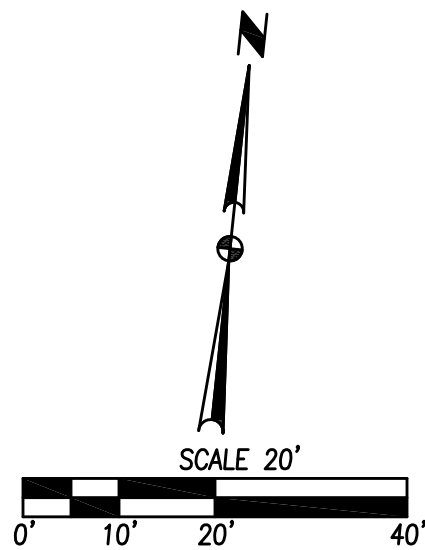
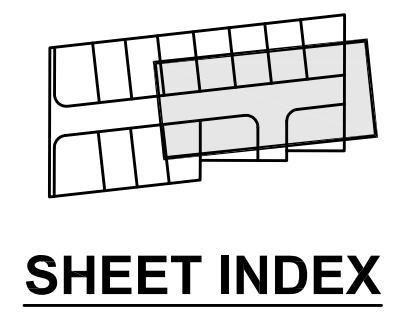
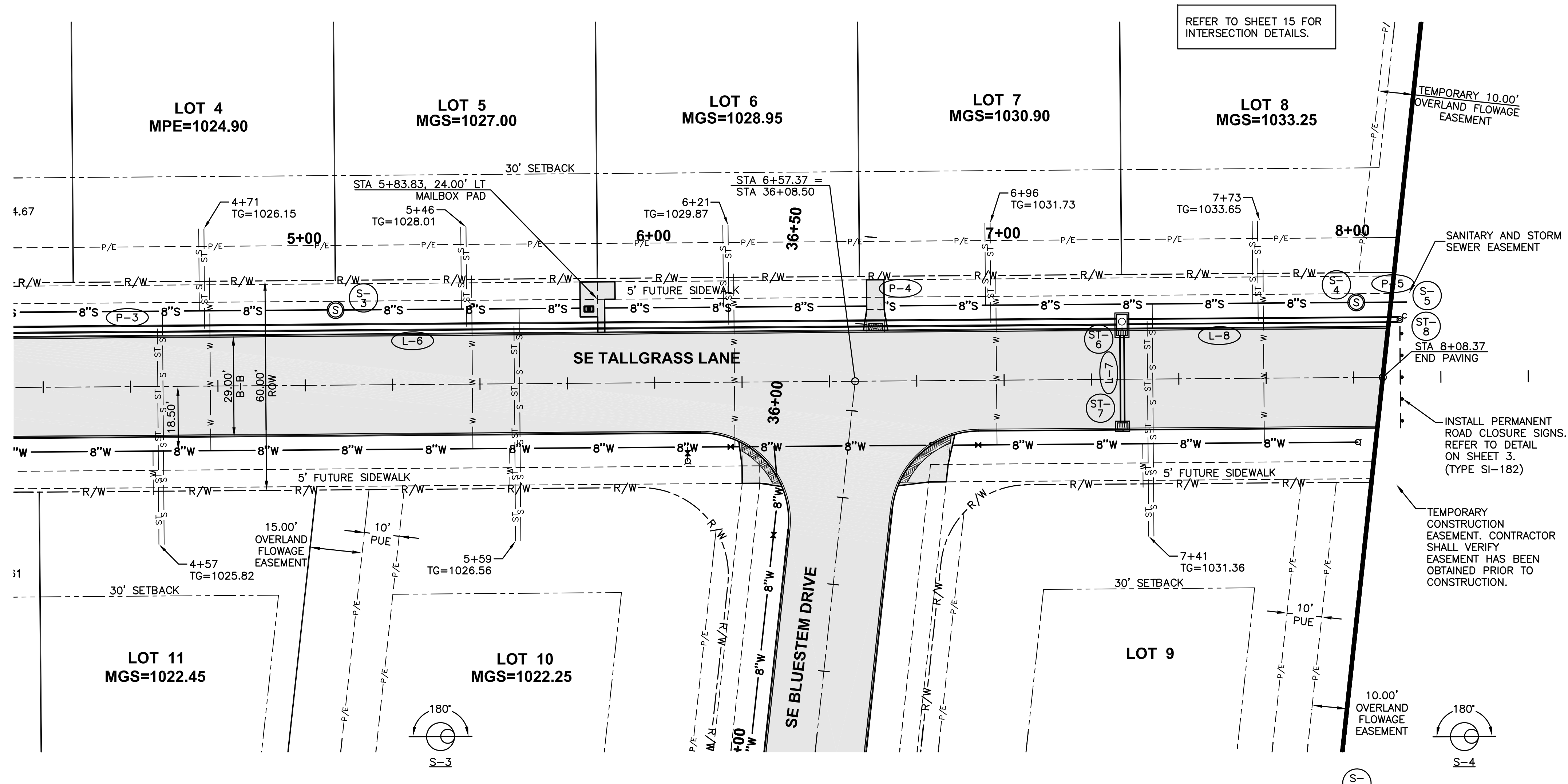
DISCHARGE POINT #1 TO A TRIBUTARY TO SUGAR CREEK ±875 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

VOLUME PROVIDED IN FILTER SOCK @ 30 LF @ 2.0 CU FT/LF
VOLUME PROVIDED IN SILT FENCE @ 3:1/4:1 (100 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN MISCELLANEOUS SILT FENCE (14,079 SF - CALCULATED)
VOLUME PROVIDED IN DITCH CHECK @ 2-3% (225 LF @ 15 CU FT/LF)
VOLUME PROVIDED IN TEMPORARY SEDIMENT TRAP
TOTAL VOLUME PROVIDED

5.84 ACRES
21,024 CU FT

60 CU FT
450 CU FT
7,040 CU FT
3,375 CU FT
11,641 CU FT
22,566 CU FT





01/14/15
09/12/13
08/07/13
04/30/13
04/09/13

AS-BUILT FINAL SUBMITTAL
FINAL SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO
E.I.: JJN

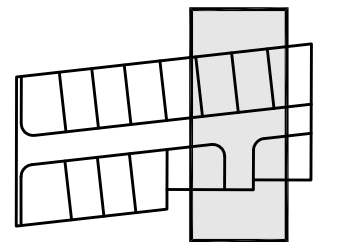
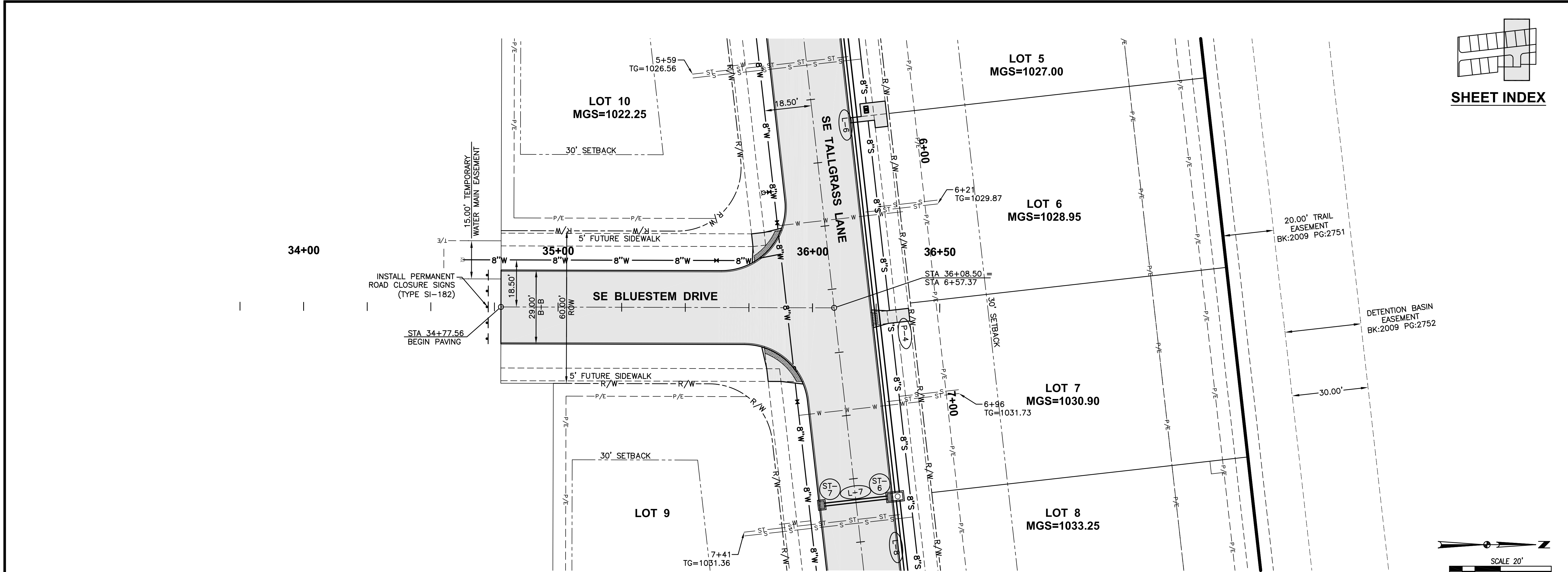
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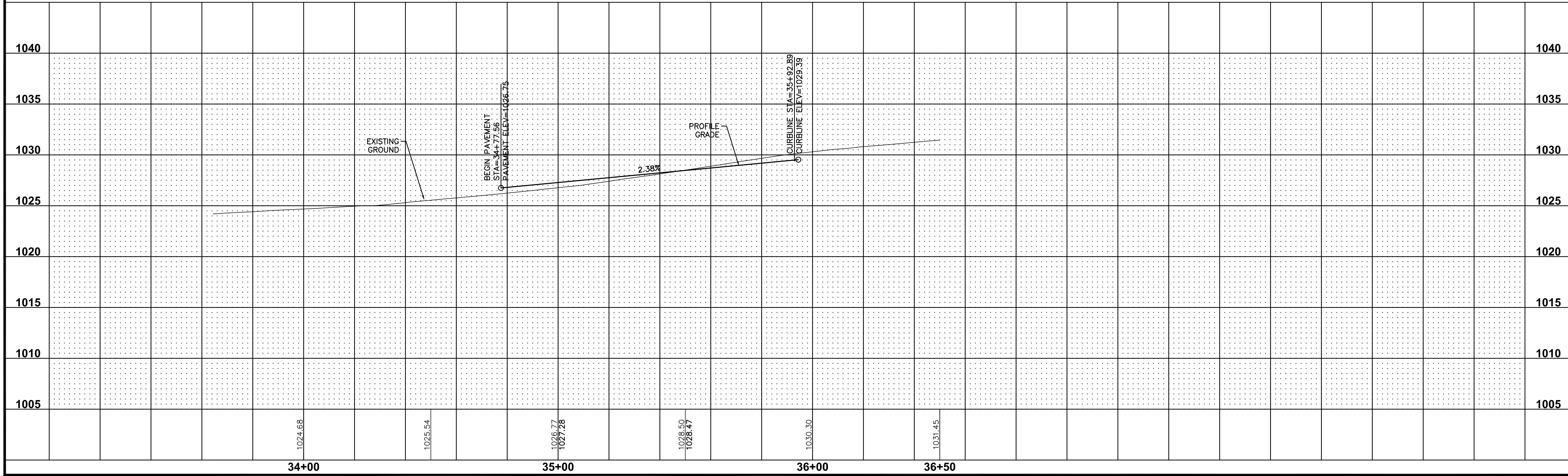
1303.104

BLUESTEM PLAT 1

PLAN AND PROFILE



SHEET INDEX



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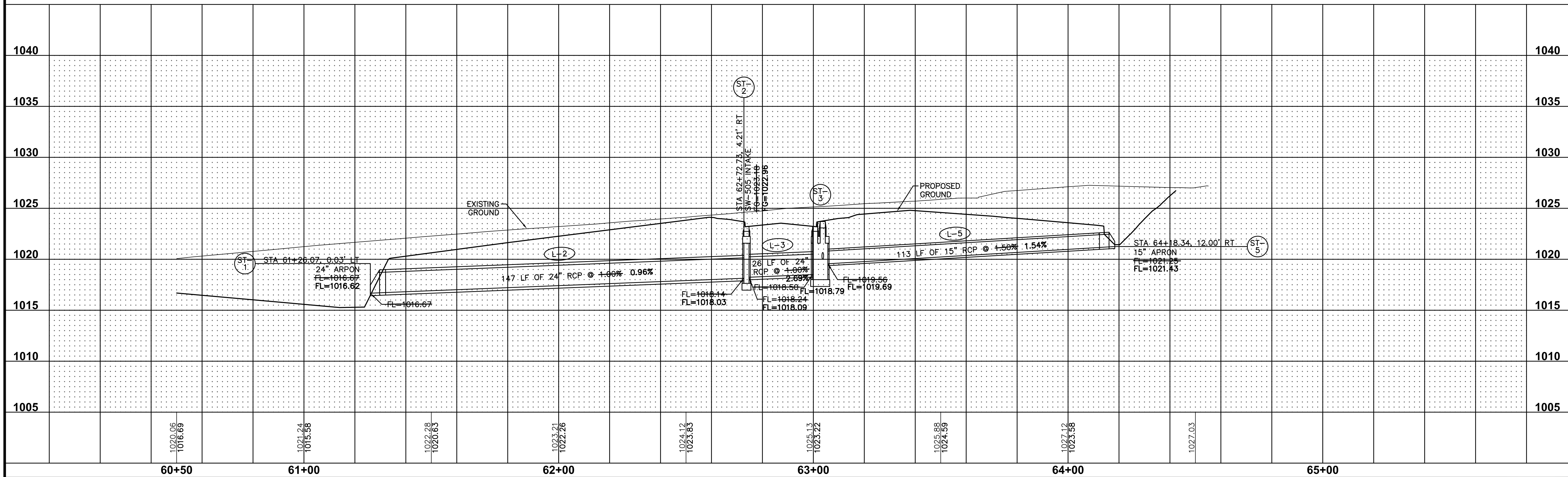
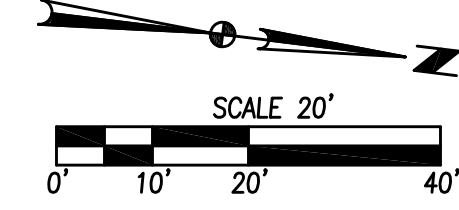
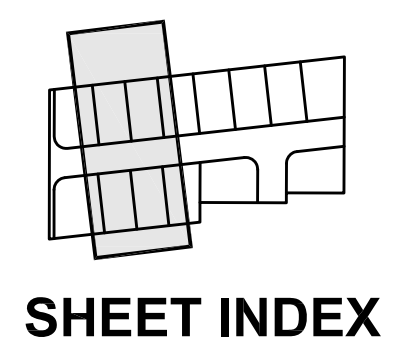
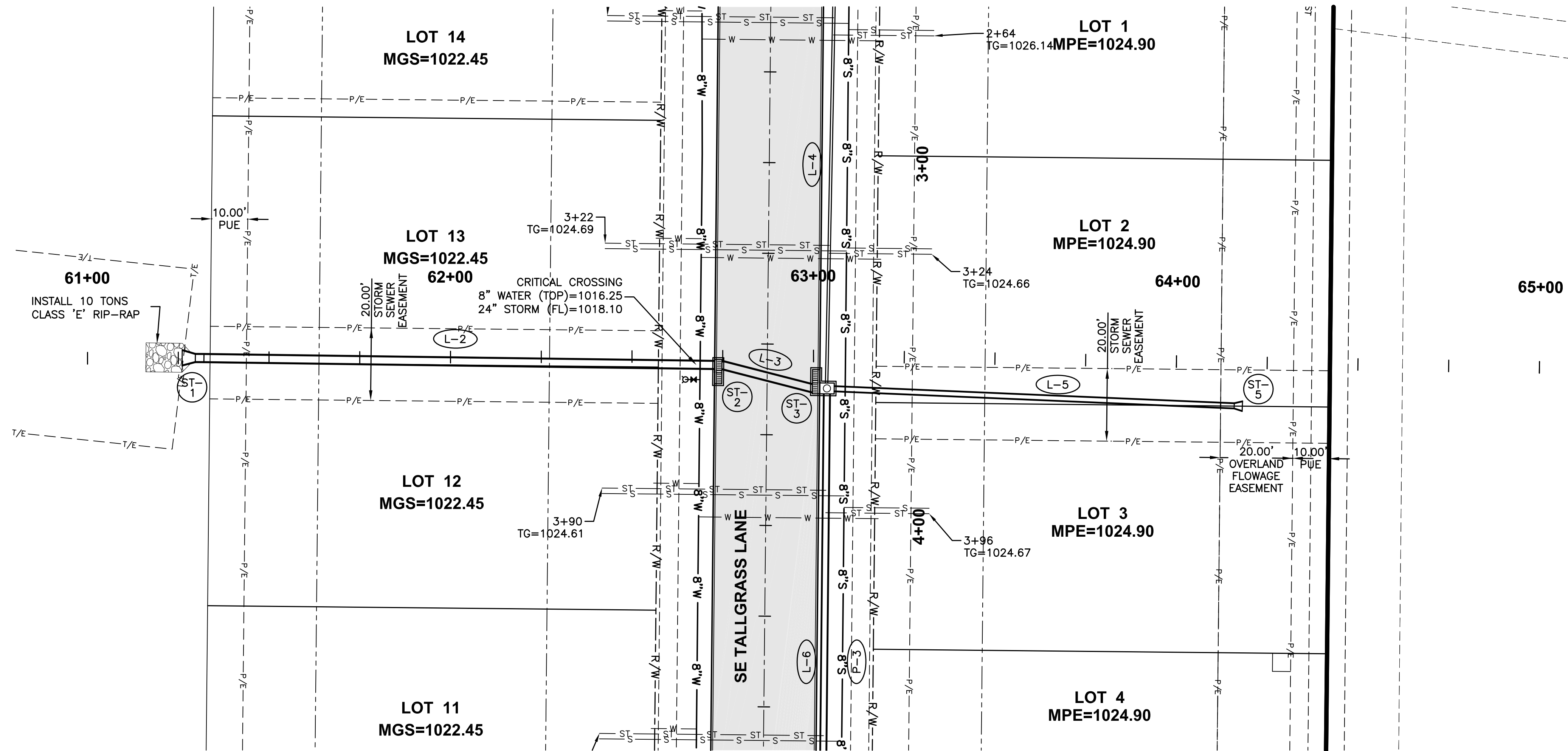
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ENGINEER: EKO
EI: JJN

BLUESTEM PLAT 1
PLAN AND PROFILE

9/14
1303.104

WAUKEE, IOWA



01/14/15

AS-BUILT FINAL SUBMITTAL

09/12/13

FINAL SUBMITTAL

08/07/13

THIRD SUBMITTAL

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

BLUESTEM PLAT 1

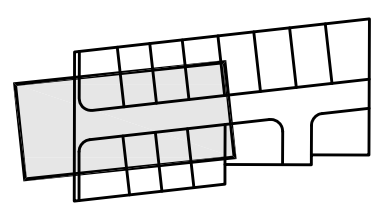
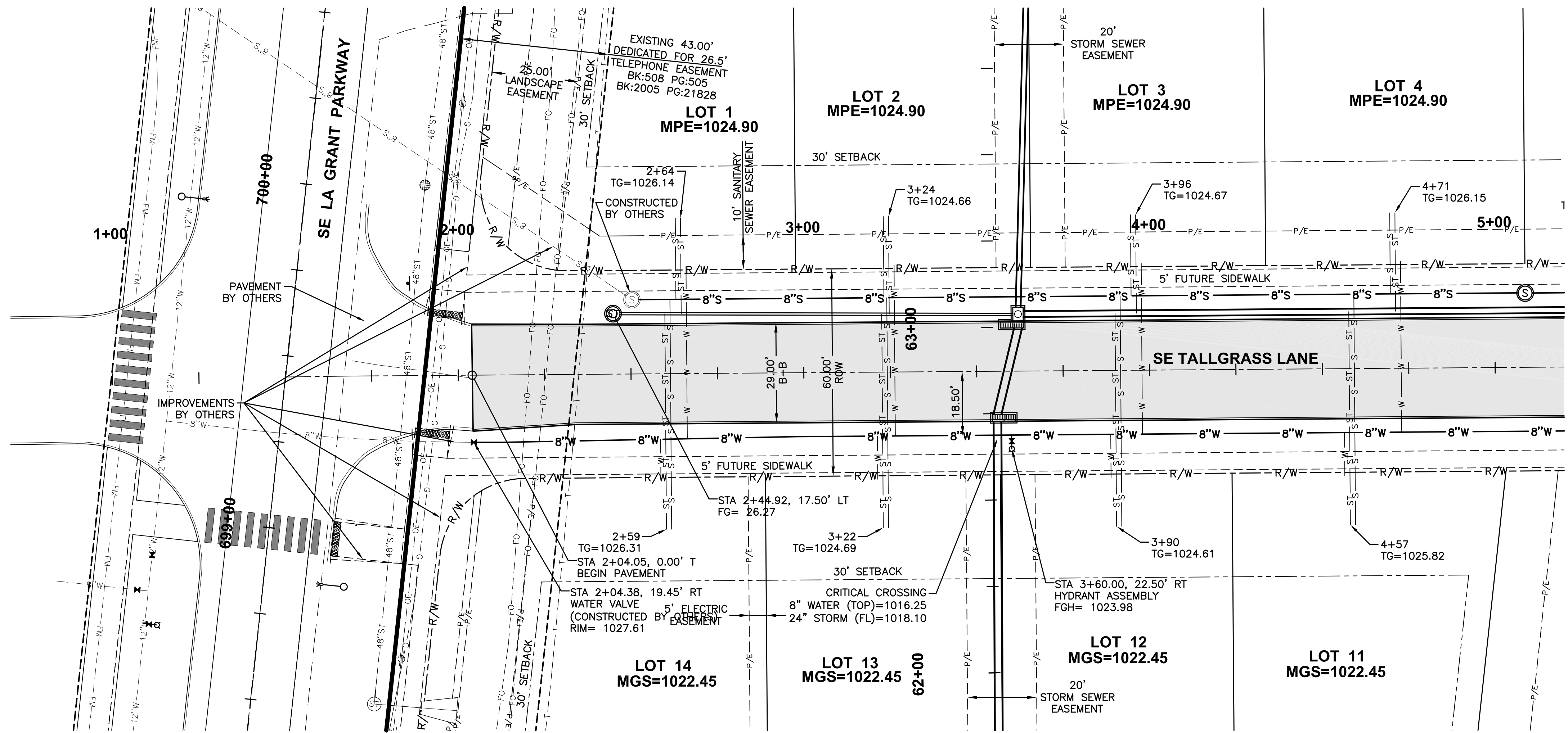
PLAN AND PROFILE

10/14

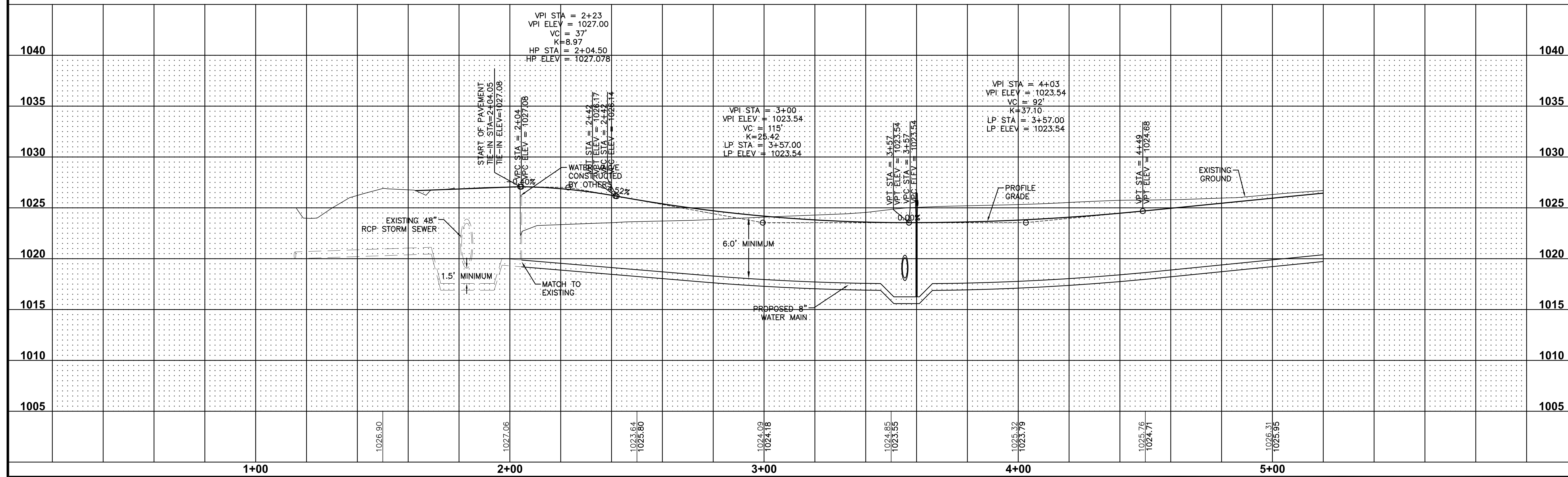
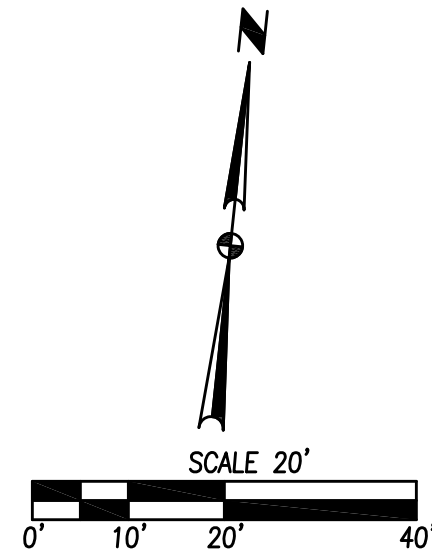
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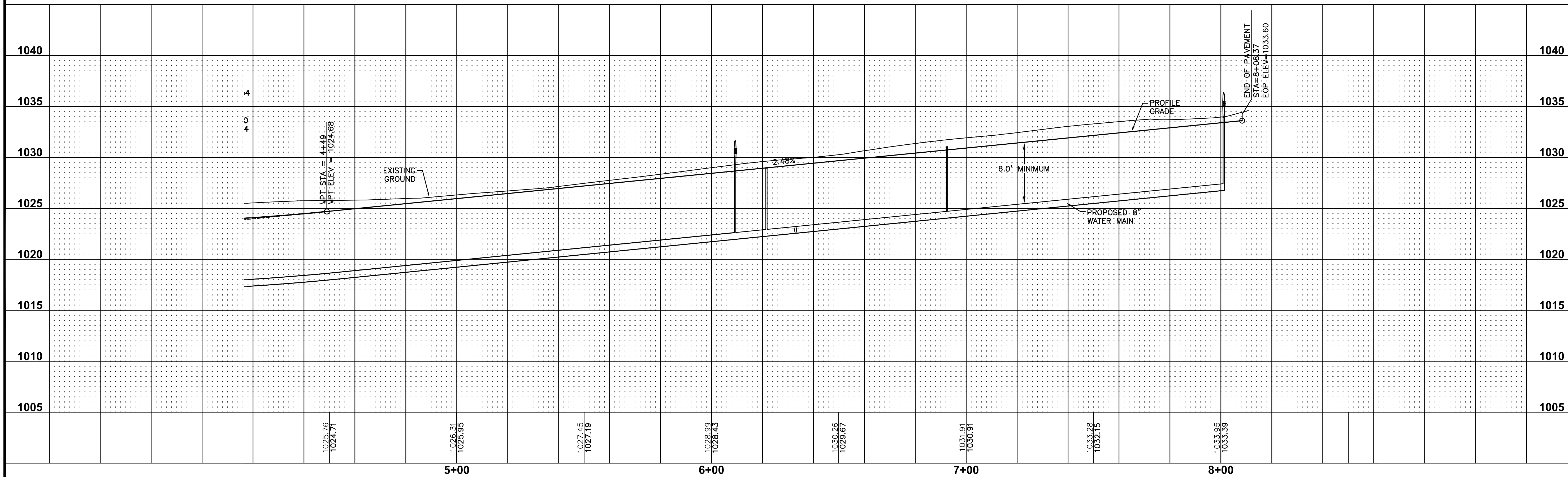
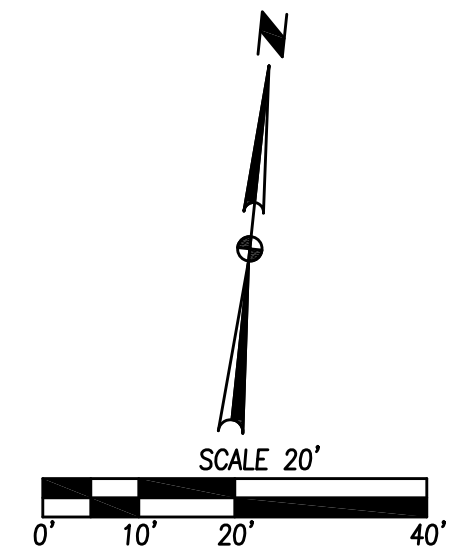
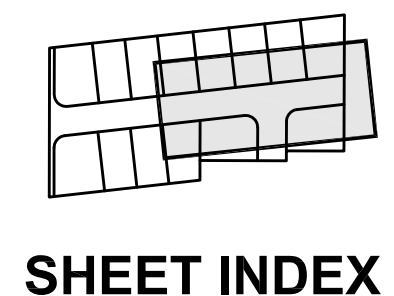
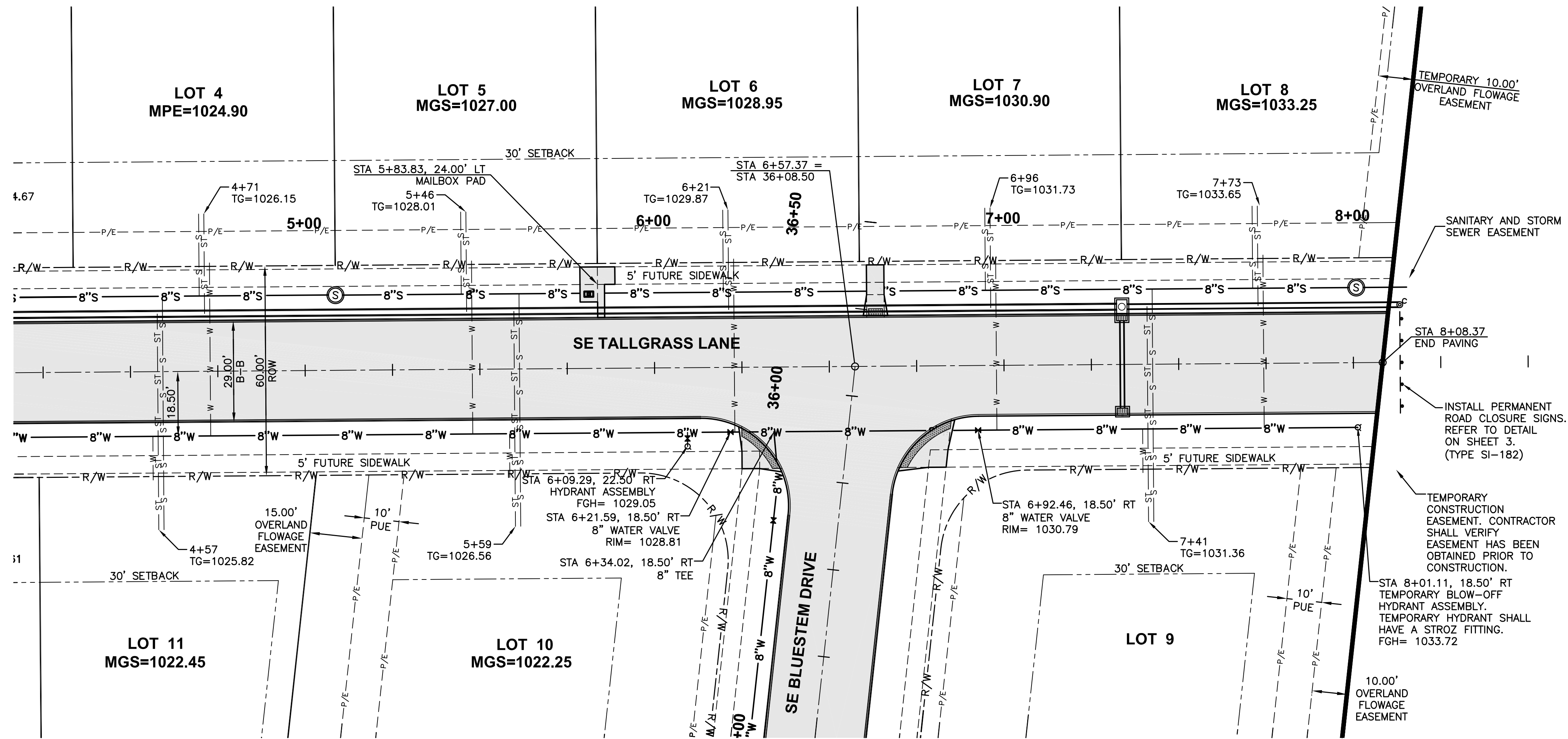
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SHEET INDEX





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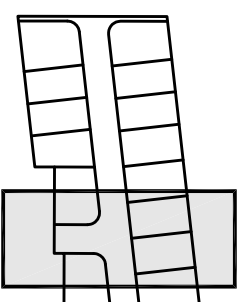
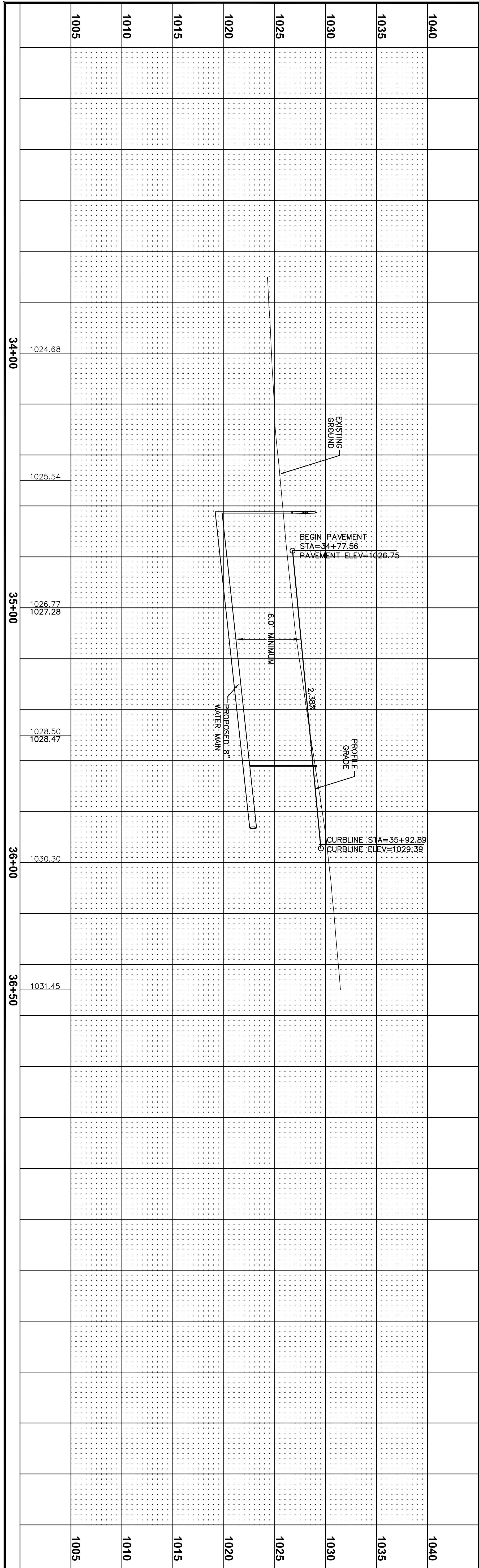
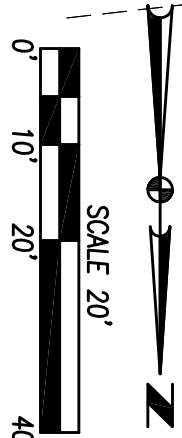
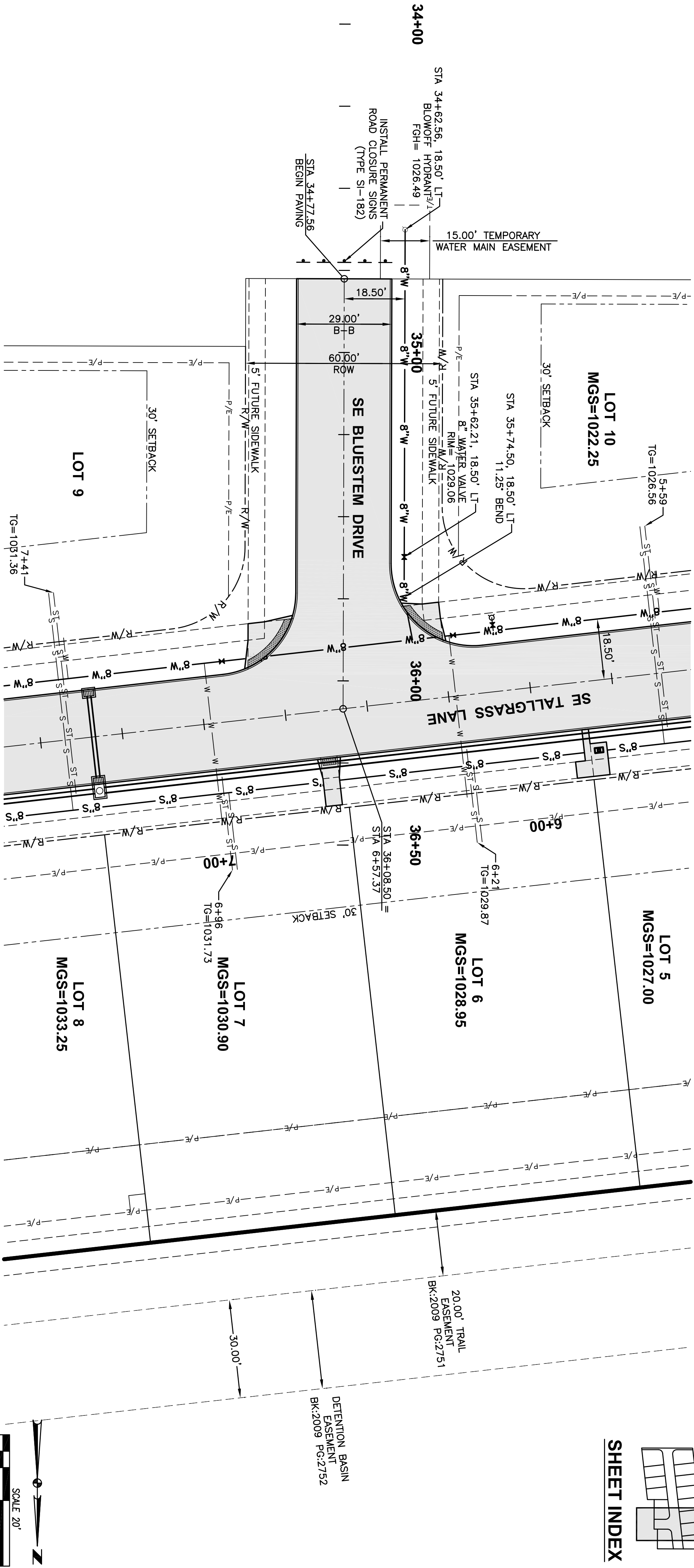
BLUESTEM PLAT 1

WATER MAIN PLAN AND PROFILE

WAUKEE, IOWA

12/14

1303.104



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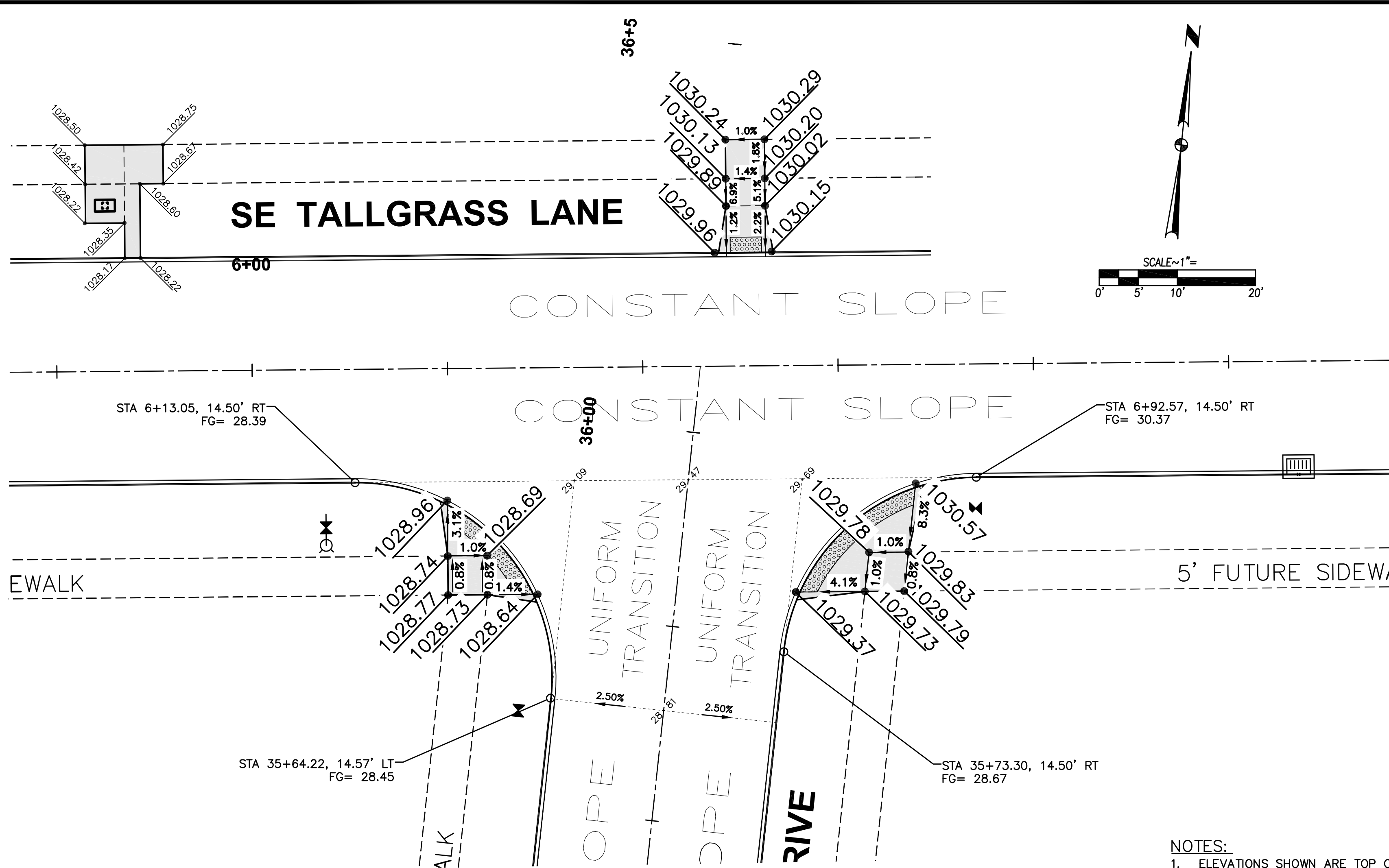


CIVIL DESIGN ADVANTAGE

BLUESTEM PLAT 1

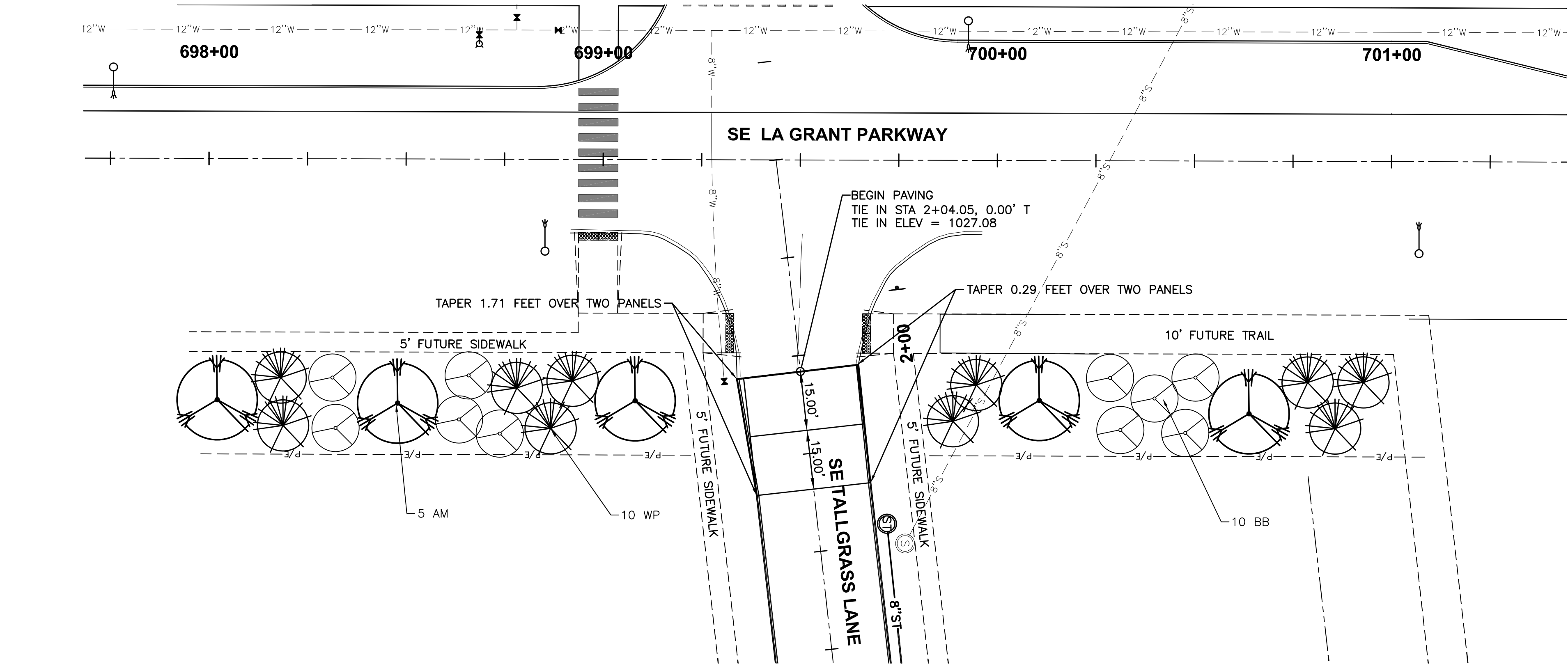
WATER MAIN PLAN AND PROFILE

WAUKEE, IOWA

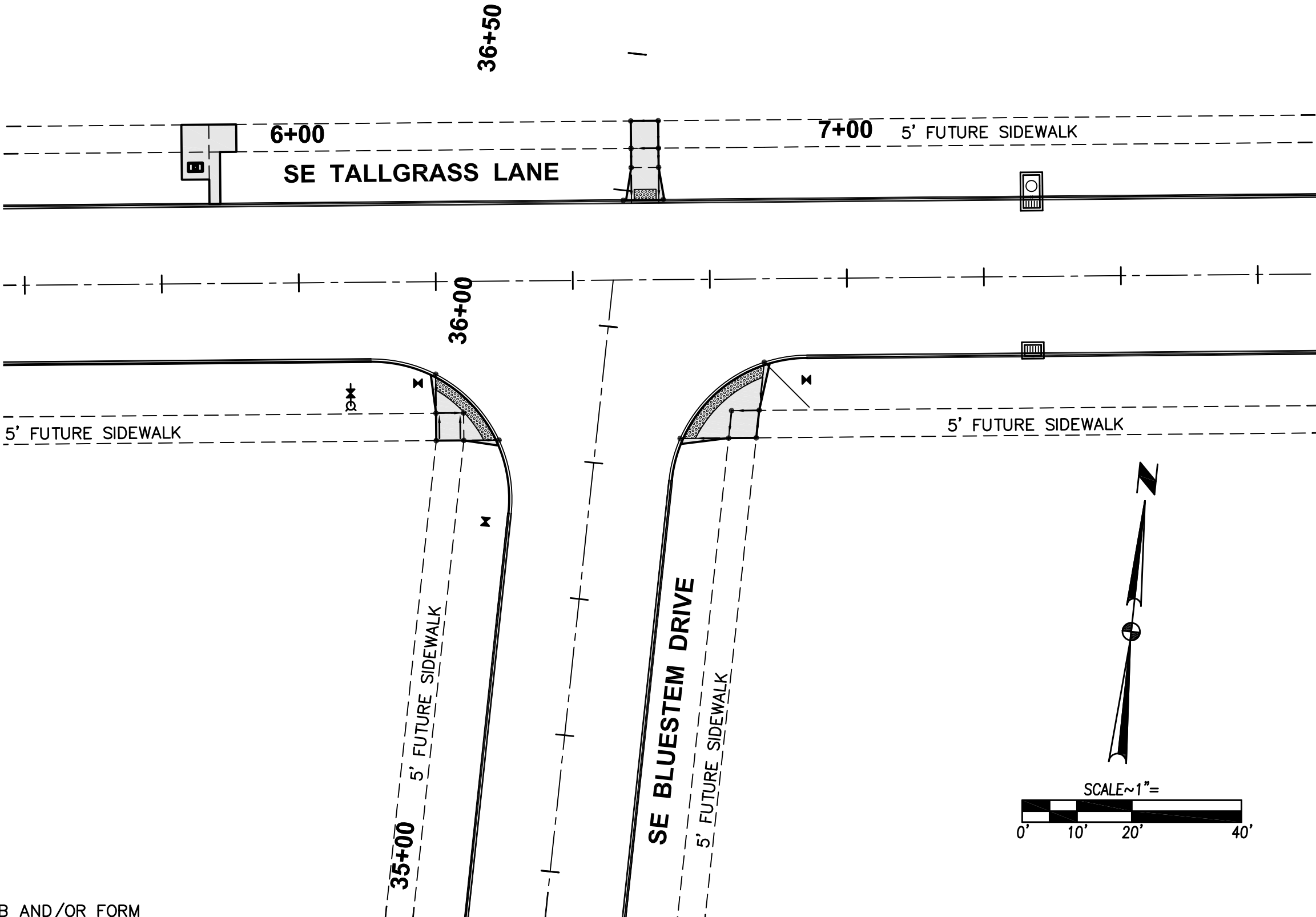


GEOMETRICS AND STAKING LAYOUT

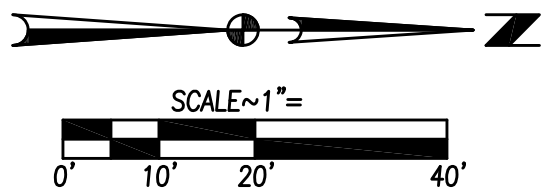
- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - INSTALL HANDICAP RAMPS AT LOCATIONS SHOWN.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



INTERSECTION/LANDSCAPE BUFFER DETAILS



JOINTING LAYOUT



PLANT SCHEDULE

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND
AM	5	AUTUMN BLAZE MAPLE	ACER RUBRUM "AUTUMN BLAZE"	8" HT	B&B
WP	10	WHITE PINE	PINUS STROBUS	6" HT.	B&B
BB	10	BURNING BUSH	EUONYMOUS ALATA	3 GAL.	CONT.

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- 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.
- WEED PREVENTER SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.