PRELIMINARY PLAT

WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

WAUKEE CROSSING LLC, 611 MONTICELLO DRIVE, BURLINGTON, IA 52601

PROPERTY OWNER:
MIKE PIERSON
WAUKEE CROSSING, LLC
611 MONTICELLO DR
BURLINGTON, IA 52601
319-572-0125
MIKE.PIERSON@PIERSONCORP.COM

DEVELOPER:
MIKE PIERSON
WAUKEE CROSSING, LLC
611 MONTICELLO DR
BURLINGTON, IA 52601
319-572-0125
MIKE.PIERSON@PIERSONCORP.COM

PROJECT MANAGER:
ED ARP
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884
ARP@CECIAC.COM

ZONING/LAND USE:
C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

IMPERVIOUS AREA
ON SITE AREA: 0 ACRES

WATER NOTES
1. FOLLOW WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
2. CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN IN ACCORDNCE WITH WAUKEE STANDARD SPECIFICATIONS.
3. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
4. HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN U.N.O.
5. AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
6. ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
7. WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN:
   a. FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS AT LEAST 10'.
   b. ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
   c. SEWER MUST BE ADEQUATELY SUPPORTED.
   d. LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
8. ALL HYDRANTS SHALL HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
9. ALL STORM SEWER CROSSING ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN. SEWER CROSSINGS MAY ALSO FOLLOW IDNR WATER SUPPLY ENGINEERING SECTION ALTERNATIVE SOLUTIONS TO MEETING REQUIREMENTS FOUND IN SUBPARAGRAPH 567 IAC 43.3(2) "A" (3).

SANITARY NOTES
1. CASTING TYPES ARE FROM S.U.D.A.S. SPECS.
2. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE LINK SEAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING INFORMATION TO ENGINEER.
4. CONTRACTOR SHALL CLEAN SANITARY SEWER AT PROJECT COMPLETION.
5. ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
6. ALL SANITARY MANHOLES SHALL BE VACUM TESTED.
7. ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, CONTRACTOR SHALL NOTIFY CITY OF WAUKEE.
8. PIPE MATERIALS PER WAUKEE STANDARD SPECIFICATIONS.

STORM NOTES
1. PROVIDE A 3' WIDE CLAY WATER STOP, APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.
2. ALL STORM SEWER ARE TO BE CLEANED AND TELEVISED UPON COMPLETION.
3. PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.

LEGAL DESCRIPTION
OUTLOT 'Z' IN WAUKEE CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 1336 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 9.48 ACRES MORE OR LESS.

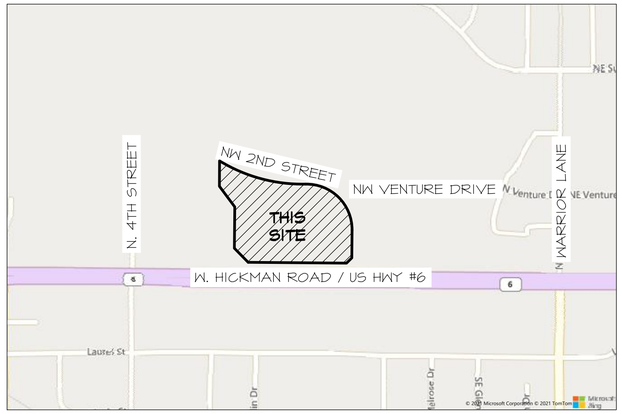
UTILITY CONTACTS
SANITARY SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-978-7920)
WATER MAIN	- WAUKEE PUBLIC WORKS DEPARTMENT (515-978-7920)
STORM SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-978-7920)
NATURAL GAS UTILITY	- CITY OF WAUKEE (515-978-7920)
ELECTRIC	- MID AMERICAN ENERGY (515-252-6597)

CONSTRUCTION SCHEDULE
START CONSTRUCTION: JULY 2022
FINISH CONSTRUCTION: SEPTEMBER 2023

BENCHMARK
BURY BOLT IN HYDRANT LOCATED SOUTH OF NW VENTURE DRIVE, SE OF YMCA BUILDING
NORTHING 589154.36 EASTING 1538314.92

ELEVATION----------1019.20

POND & OUTLET STRUCTURE MAINTENANCE PLAN FROM ISWMM SECTION 9.11 PG. 44	
ACTIVITY	SCHEDULE
INSPECT STORM INLETS, OUTLETS FOR DEBRIS. LOOK FOR SIGNS OF SEDIMENT ACCUMULATION, FLOW CHANNELIZATION, EROSION DAMAGE, LOCAL STREAMBANK INSTABILITY. CHECK THE OUTFALL FOR SIGNS OF SURFACE EROSION, SEEPAGE, OR TUNNELING ALONG OUTFALL PIPE.	AT LEAST ANNUALLY AND AFTER RAIN EVENTS OF 1.25" OR LARGER
CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURE.	AT LEAST THREE TIMES ANNUALLY
MONITOR VEGETATION AND PERFORM REPLACEMENT PLANTING AS NECESSARY.	ANNUALLY (AFTER SHORT-TERM ESTABLISHMENT PERIOD)
- EXAMINE STABILITY OF THE SAFETY BENCH AND SHORELINE EDGE - INSPECT FOR INVASIVE VEGETATION AND REMOVE WHERE POSSIBLE - INSPECT FOR DAMAGE TO THE EMBANKMENT AND INLET/OUTLET STRUCTURES, REPAIR AS NECESSARY - NOTE ANY SIGNS OF HYDROCARBON BUILD-UP AND REMOVE ACCORDINGLY	ANNUAL INSPECTION
REPAIR UNDERCUT OR ERODED AREAS.	WHEN OBSERVED
HARVEST WETLAND PLANTS THAT HAVE BEEN "CHOKED OUT" BY SEDIMENT ACCUMULATION.	ANNUALLY
REMOVE SEDIMENT WHEN TOTAL POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (~25%), WHEN PLANTS ALONG POND EDGE ARE "CHOKED" WITH SEDIMENT OR THE POND BECOMES EUTROPHIC (ESTIMATED TIME: EVERY 10-20 YEARS).	AS NEEDED; WHEN APPROXIMATELY 25% OF THE TOTAL POOL VOLUME HAS BEEN LOST, OR AS NOTED



VICINITY SKETCH

NORTH

GENERAL NOTES:
1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF WAUKEE - ENGINEERING DEPARTMENT
   b. WAUKEE CROSSING LLC
   c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   d. IOWA ONE-CALL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
6. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, OR AS PRESCRIBED IN GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
9. 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.
9. CONTRACTOR SHALL NOTIFY CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
10. ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER DIRECT SUPERVISION OF LICENSED ENGINEER OR LAND SURVEYOR.
11. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
12. IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
13. SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE DESIGNED AND INSTALLED PER LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMPS ARE TO BE STAKED OUT BY ENGINEER.
14. ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
15. 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS SHALL APPLY TO THIS PROJECT.
16. THE CONTRACTOR IS REQUIRED TO SET UP A PRE CONSTRUCTION MEET WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
17. PRIVATE STORM SEWER WILL BE THE RESPONSIBILITY OF THE WAUKEE CROSSING ASSOCIATION.
18. A BLANKET INGRESS/EGRESS ACCESS AGREEMENT SHALL BE ESTABLISHED TO FACILITATE VEHICULAR AND PEDESTRIAN TRAFFIC TO HICKMAN ROAD, NW 2ND STREET AND NW VENTURE DRIVE AS DESIGNATED BY THE CITY OF WAUKEE.

NPDES/SWPPP
1. 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.
2. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A CITY OF WAUKEE COSESCO PERMIT.
3. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.

GRADING NOTES
1. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
2. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
4. 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 SPECIFICATIONS.
5. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
6. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.1' OF PLAN GRADE.
7. STRIP TOPSOIL AND RESPREAD, (5" MINIMUM)
8. ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.
9. TEMPORARY SEDIMENTATION BASINS ARE ONLY USED UNTIL LOTS ARE DEVELOPED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
11. BACKFILL TO TOP OF ALL CURBS.
12. ANY CONFLICTS BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, CONTACT ENGINEER.
13. PONDS REQUIRE AS-BUILTS AFTER GRADING AND STORM SEWER INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IF AS-BUILT VOLUMES DO NOT MEET OR EXCEED DESIGN VOLUMES.

GENERAL LEGEND

EXISTING		PROPOSED	
— — —	LOT LINE	— — —	PLAT BOUNDARY
○	SANITARY/STORM MANHOLE	— — —	SECTION LINE
⋈	WATER VALVE	— — —	LOT LINE
	FIRE HYDRANT	— - —	CENTERLINE
	STORM SEWER SINGLE INTAKE	— — —	EASEMENT LINE
	STORM SEWER DOUBLE INTAKE		FLARED END SECTION
	STORM SEWER ROUND INTAKE		DRAIN BASIN OR SEDIMENT RISER
	FLARED END SECTION	ST	DRAIN BASIN WITH SOLID GRATE
	DECIDUOUS TREE		WATER VALVE
	CONIFEROUS TREE		FIRE HYDRANT ASSEMBLY
	SHRUB		BLOW-OFF HYDRANT
	POWER POLE		SCOUR STOP MAT
	STREET LIGHT		TURF REINFORCEMENT MAT
	GUY ANCHOR	18"ST	STORM SEWER WITH SIZE
	ELECTRIC TRANSFORMER	8"W	WATER SEWER WITH SIZE
	GAS METER	W	WATER SERVICE
	TELEPHONE RISER	926	PROPOSED CONTOUR
	SIGN	X X	SILT FENCE
-CATV-	UNDERGROUND TELEVISION	1234	ADDRESS
-UGE-	UNDERGROUND ELECTRIC		RIPRAP
-G-	UNDERGROUND GAS		
-UGFO-	UNDERGROUND FIBER OPTIC		
-UGT-	UNDERGROUND TELEPHONE		
-OHW-	OVERHEAD ELECTRIC		
-SAN 8"	SANITARY SEWER WITH SIZE		
-ST 12"	STORM SEWER WITH SIZE		
-W 8"	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		

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.

PRELIMINARY

CODY T. WEAVER, IOWA LIC. NO. 25085 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY
(NOT APPROVED)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

PRELIMINARY

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com
CEC

DATE:	
5TH SUB.	2022-08-17
4TH SUB.	2022-07-27
3RD SUB.	2022-06-30
2ND SUB.	2022-06-13
DATE OF SURVEY:	JAN. 05, 2022
DESIGNED BY:	JAG
DRAWN BY:	LJH

PRELIMINARY

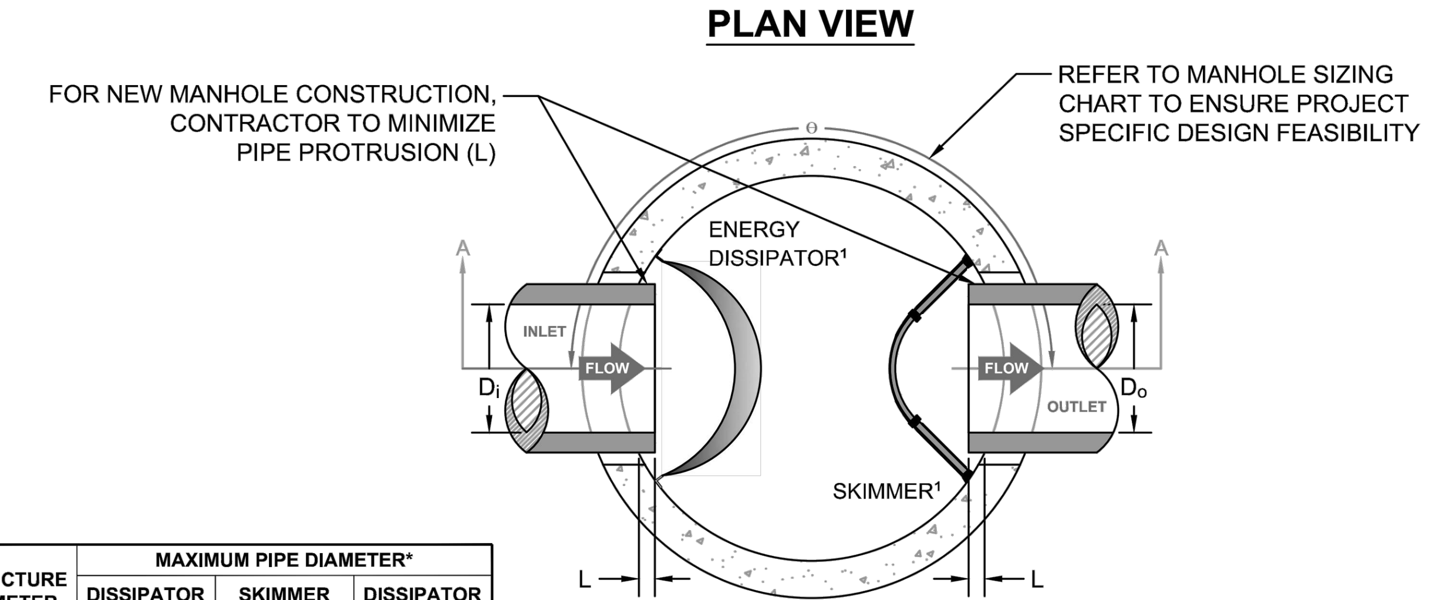
WAUKEE CROSSING PLAT 4
WAUKEE, IOWA

COVER

SHEET
OF 11

A-2162

PLAN VIEW



STRUCTURE DIAMETER	MAXIMUM PIPE DIAMETER*		
	DISSIPATOR ONLY	SKIMMER ONLY	DISSIPATOR & SKIMMER
48"	27"	24"	15"
60"	36"	30"	24"
72"	48"	42"	30"
84"		48"	36"
96"			48"

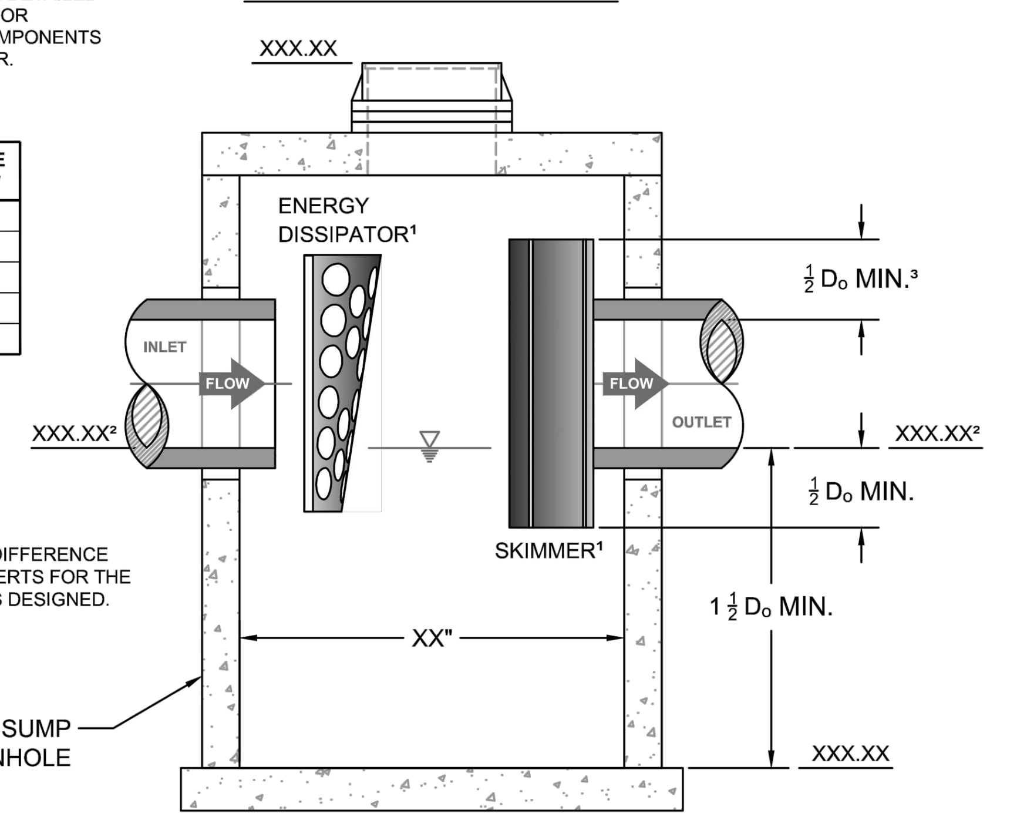
*RECOMMENDED TO PROVIDE ADEQUATE SPACING BETWEEN COMPONENTS FOR ACCESS & MAINTENANCE. REFER TO MANHOLE SIZING CHARTS FOR MORE DETAILED STRUCTURE SIZING OR CONTACT MOMENTUM FOR PROJECT SPECIFIC DETAILS. PRESERVER™ COMPONENTS ACCOMMODATE PIPE SIZES UP TO 48" DIAMETER.

NOTE 1: THE PRESERVER™ ENERGY DISSIPATOR WAS DESIGNED AND TESTED TO FUNCTION WITH OR WITHOUT A SKIMMER. DISSIPATORS & SKIMMERS CAN BE UTILIZED IN TANDEM OR INDEPENDENTLY.

PART NUMBER**	PIPE DIAMETER	ALLOWABLE PEAK FLOW
D15 / S15	0"-15"	20 CFS
D21 / S21	16"-21"	35 CFS
D27 / S27	22"-27"	60 CFS
D36 / S36	28"-36"	100 CFS
D48 / S48	37"-48"	175 CFS

** "D" = DISSIPATOR, PLACED AT INLET(S)
"S" = SKIMMER, PLACED AT OUTLET

CROSS SECTION AA



NOTE 2: MINIMIZE ELEVATION DIFFERENCE BETWEEN INLET AND OUTLET INVERTS FOR THE PRESERVER™ TO FUNCTION AS DESIGNED.

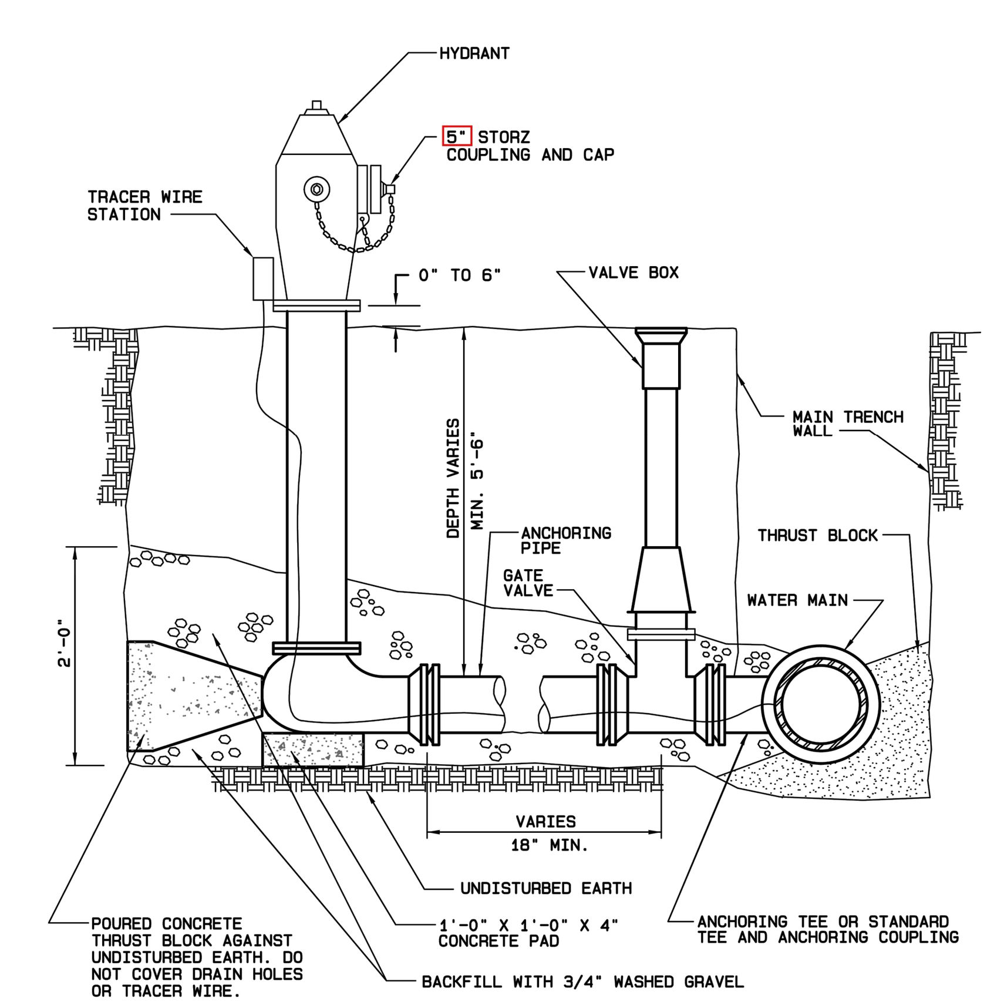
NOTE 3: STOCK SKIMMERS HAVE A MINIMUM FREEBOARD DEPTH OF $\frac{1}{2}$ D_o. FOR GREATER FREEBOARD DEPTHS, DESIGNERS CAN UPSIZE THE SKIMMER, OR USE A CUSTOMIZED SKIMMER. FOR CUSTOM DESIGNS, AND/OR PROJECT SPECIFIC DETAILS, CONTACT MOMENTUM.

Not to Scale

Momentum ENVIRONMENTAL
877-773-0073 • www.MomentumEnv.com

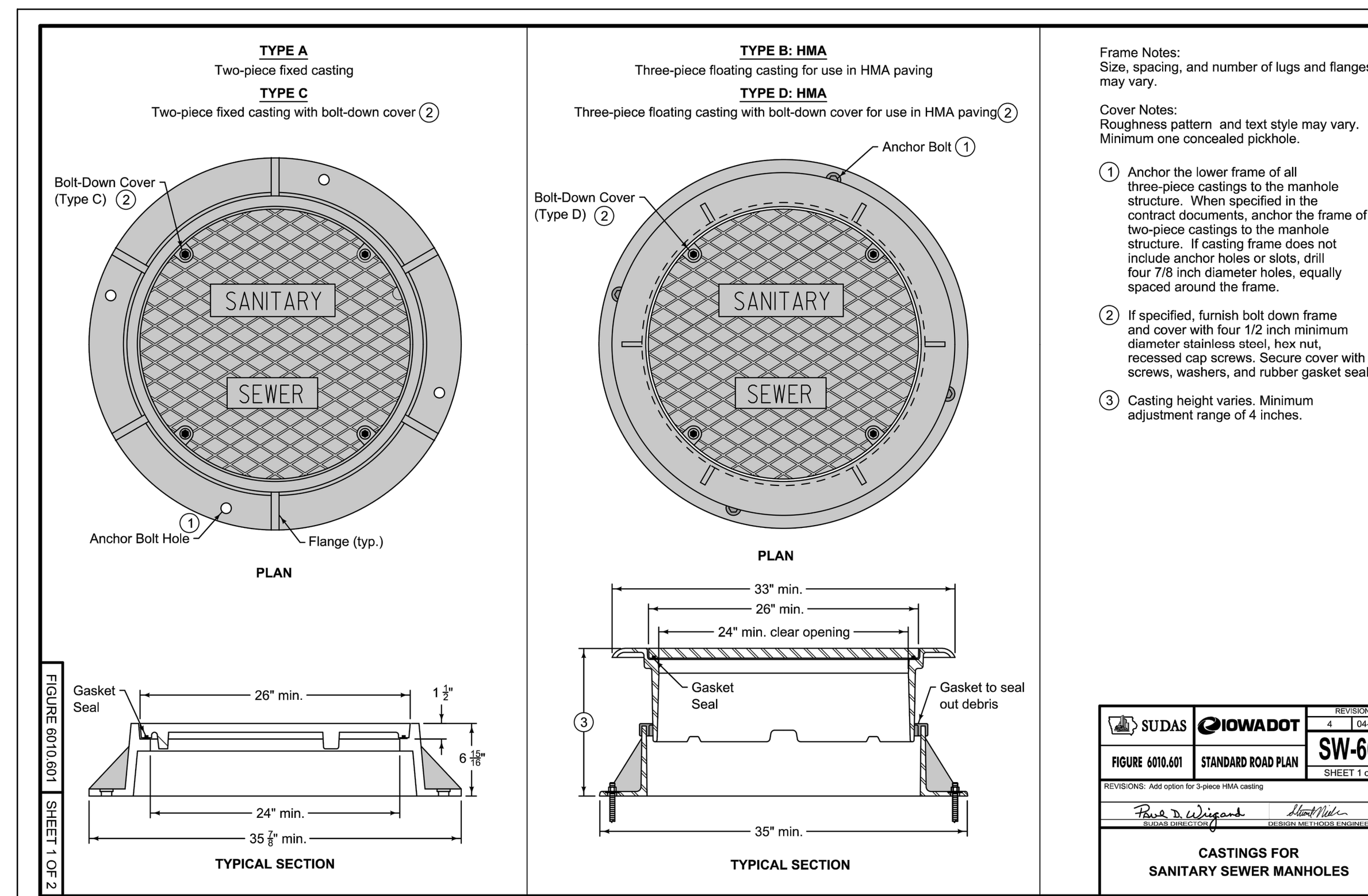
THE PRESERVER™
STANDARD INSTALL DETAIL
ENERGY DISSIPATOR AND/OR SKIMMER

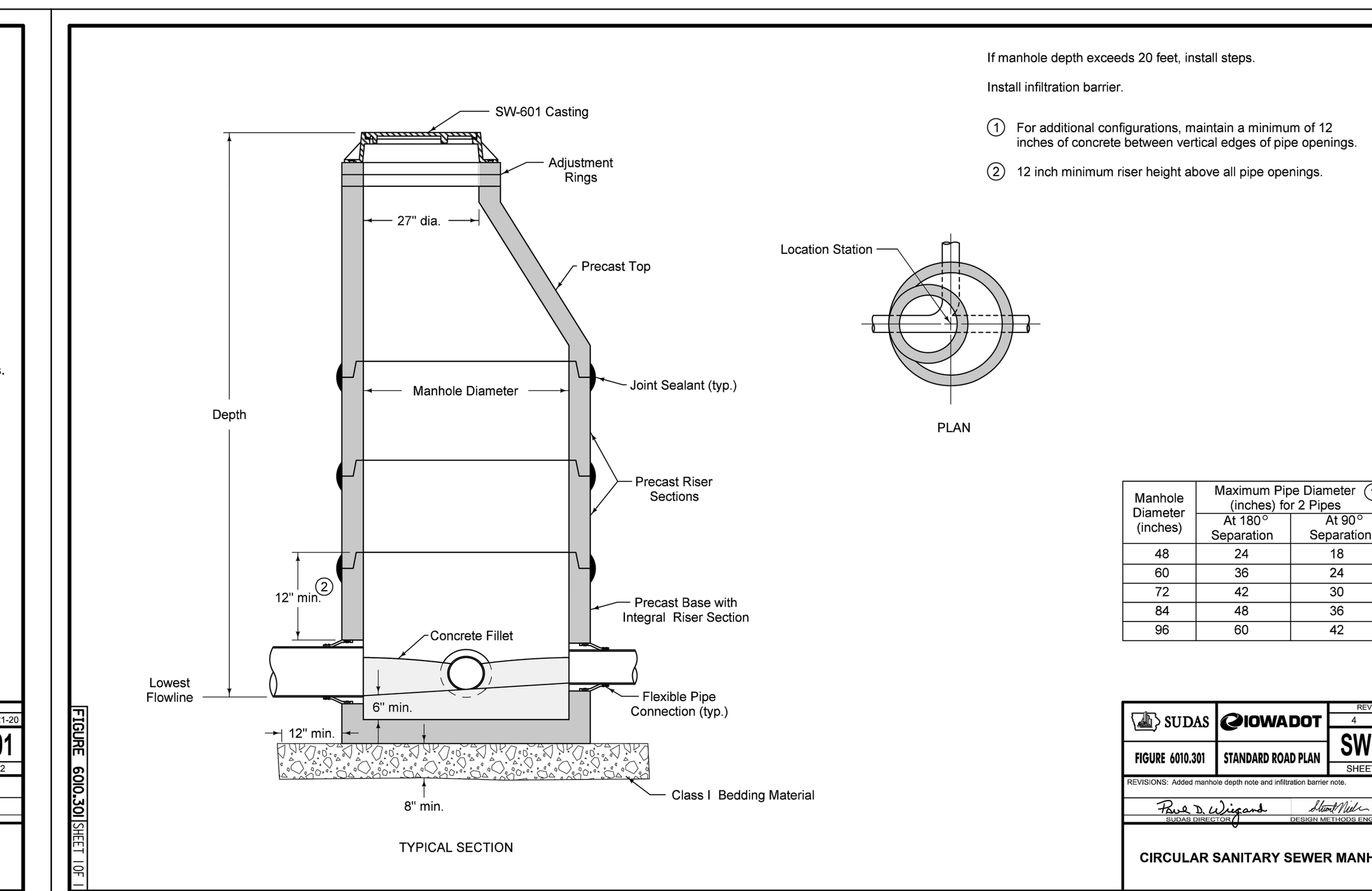
CONCEPTUAL PLAN DISCLAIMER: THIS GENERIC DETAIL DOES NOT ENCOMPASS THE SIZING, FIT, AND APPLICABILITY OF THE PRESERVER FOR THIS SPECIFIC PROJECT. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. MOMENTUM ENVIRONMENTAL LLC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGN ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

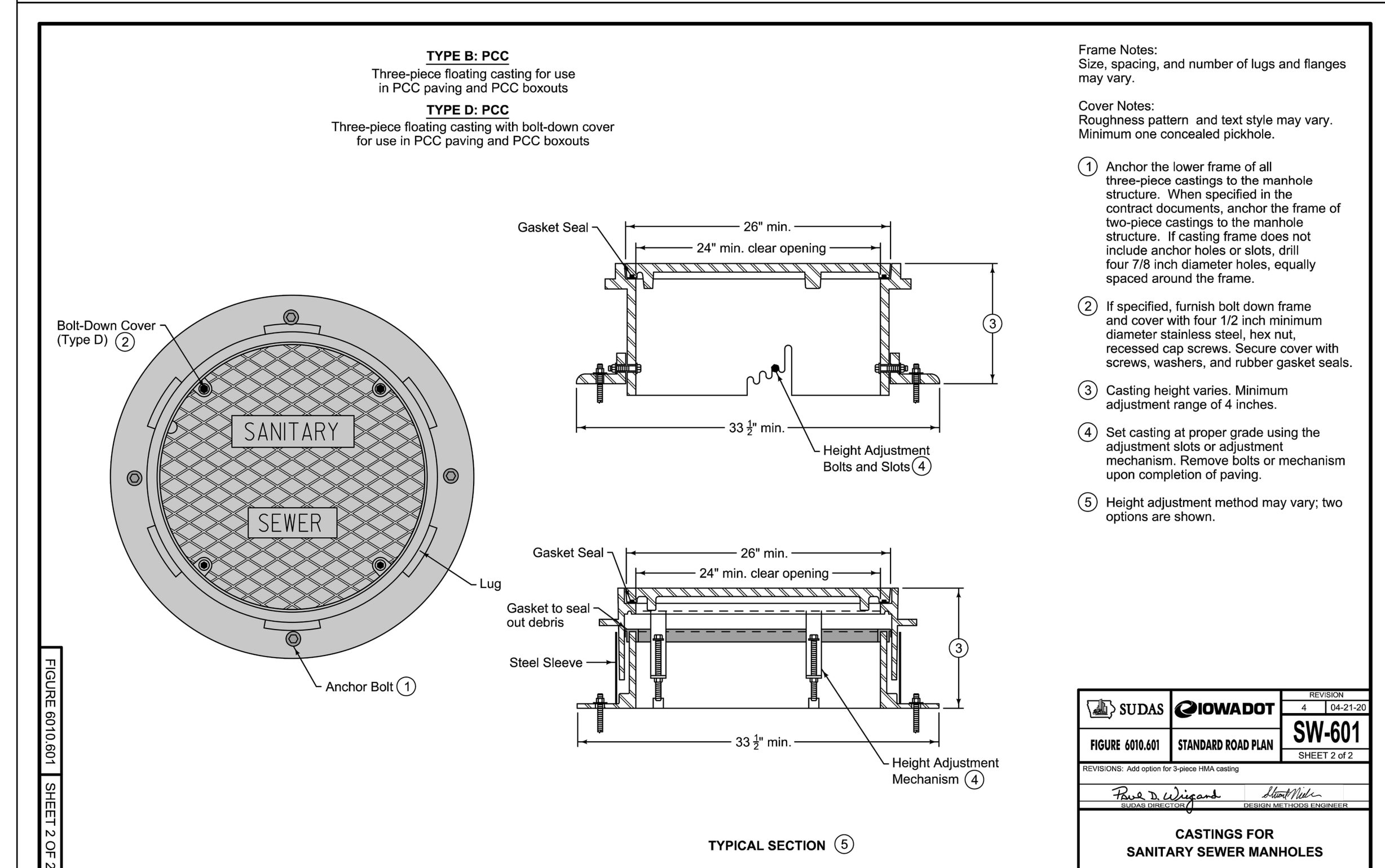


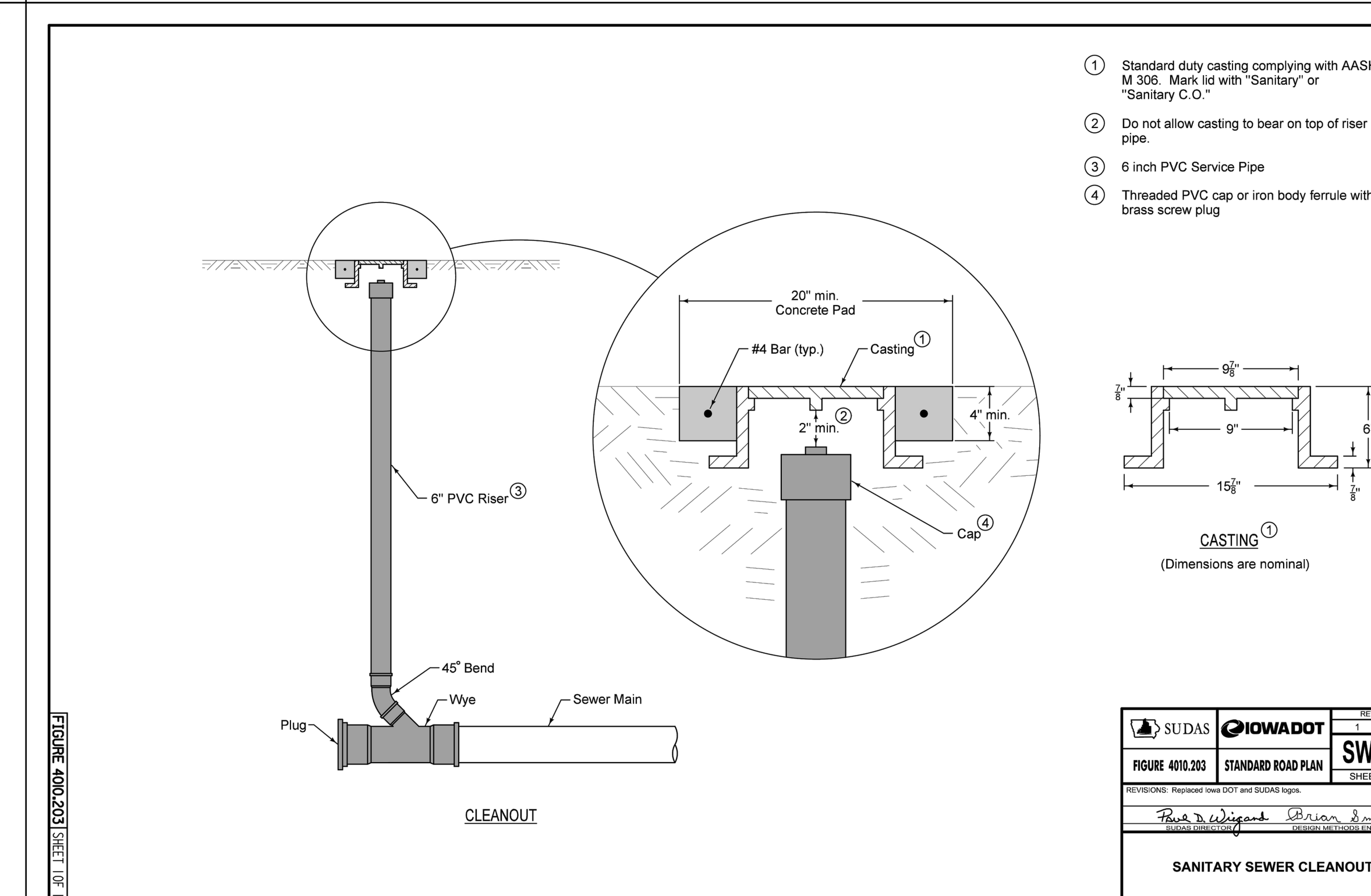
NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

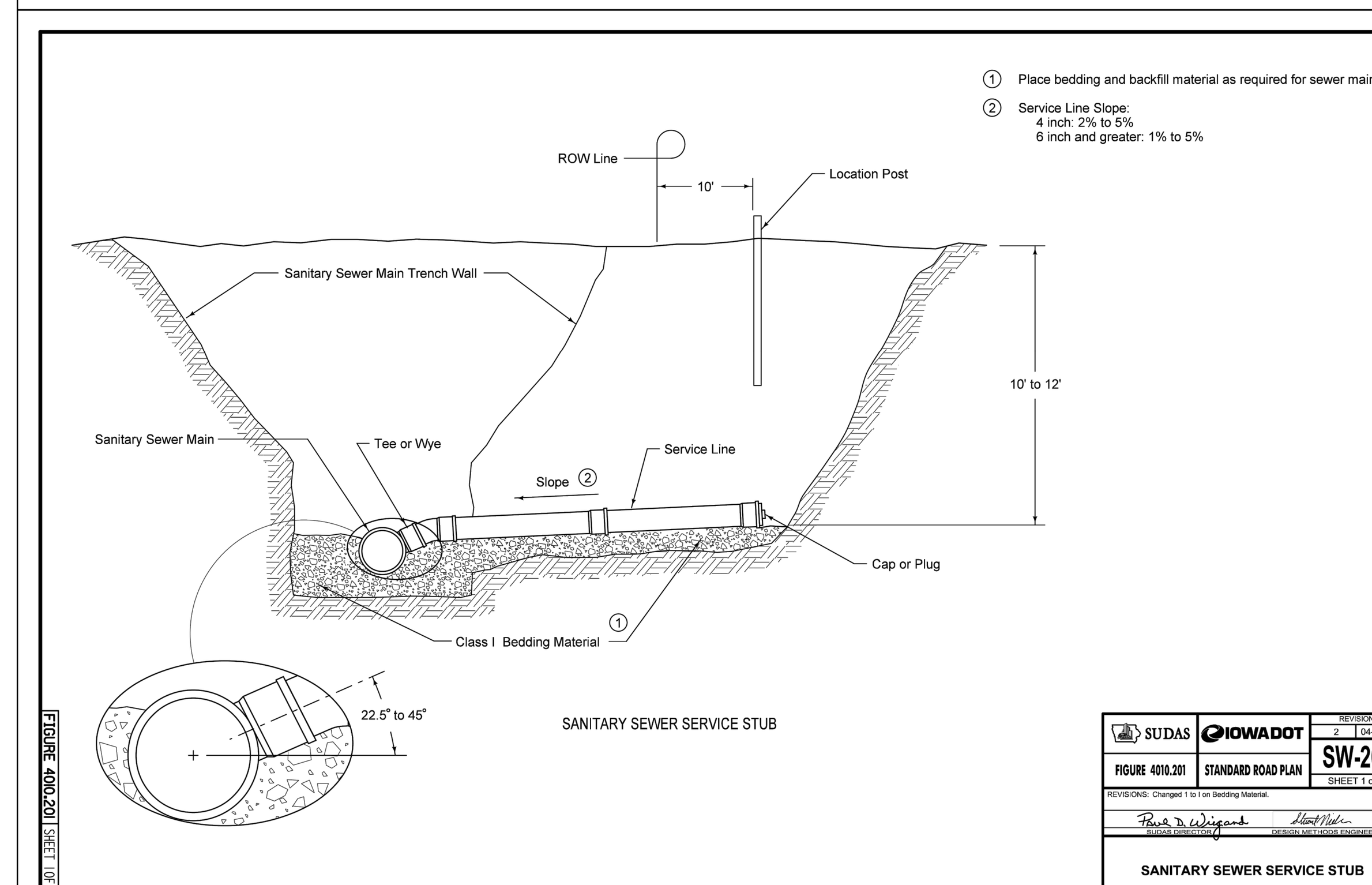
CITY OF WAUKEE
HYDRANT
STD.DWG.NO.34 REV.2

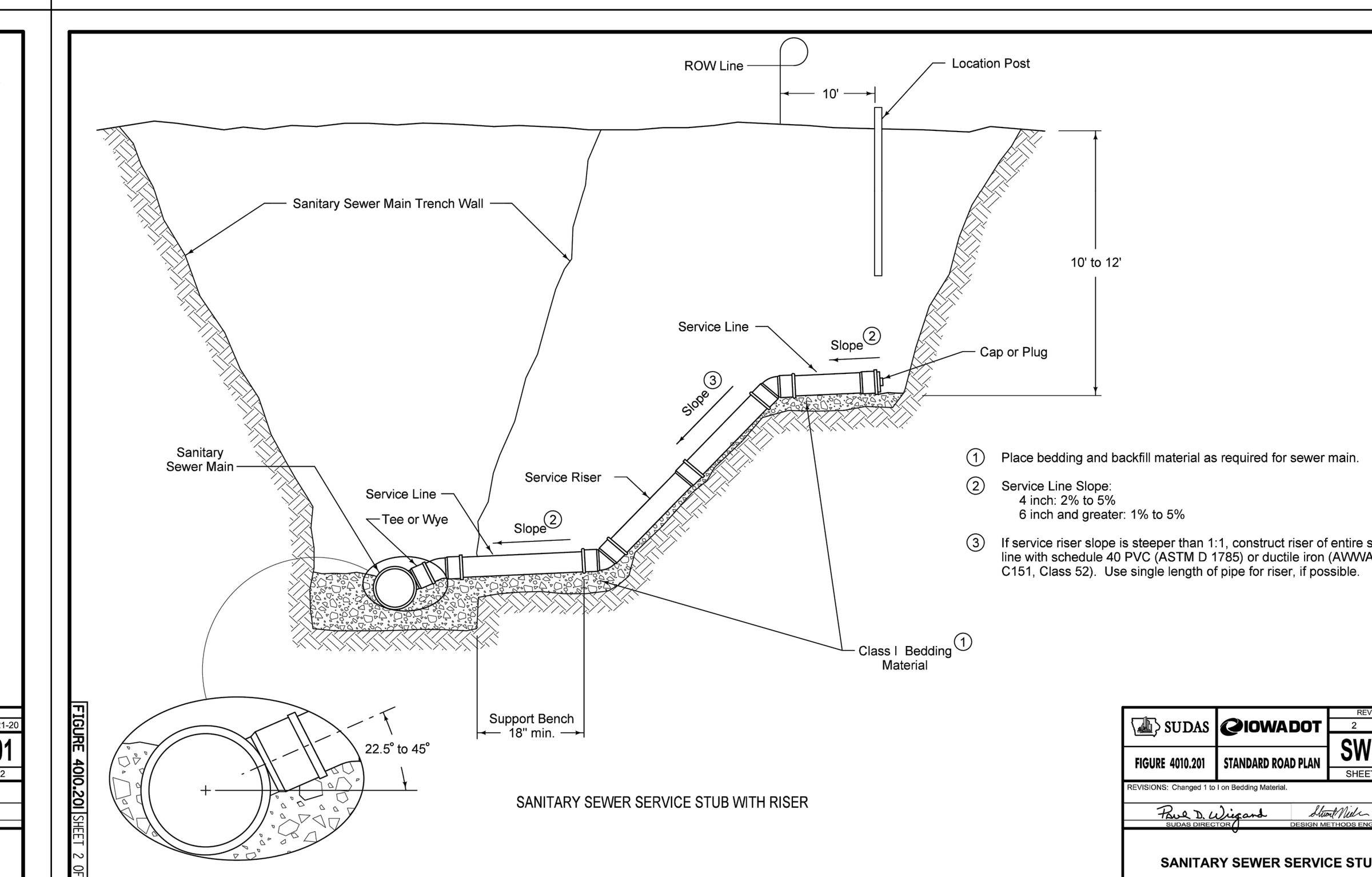


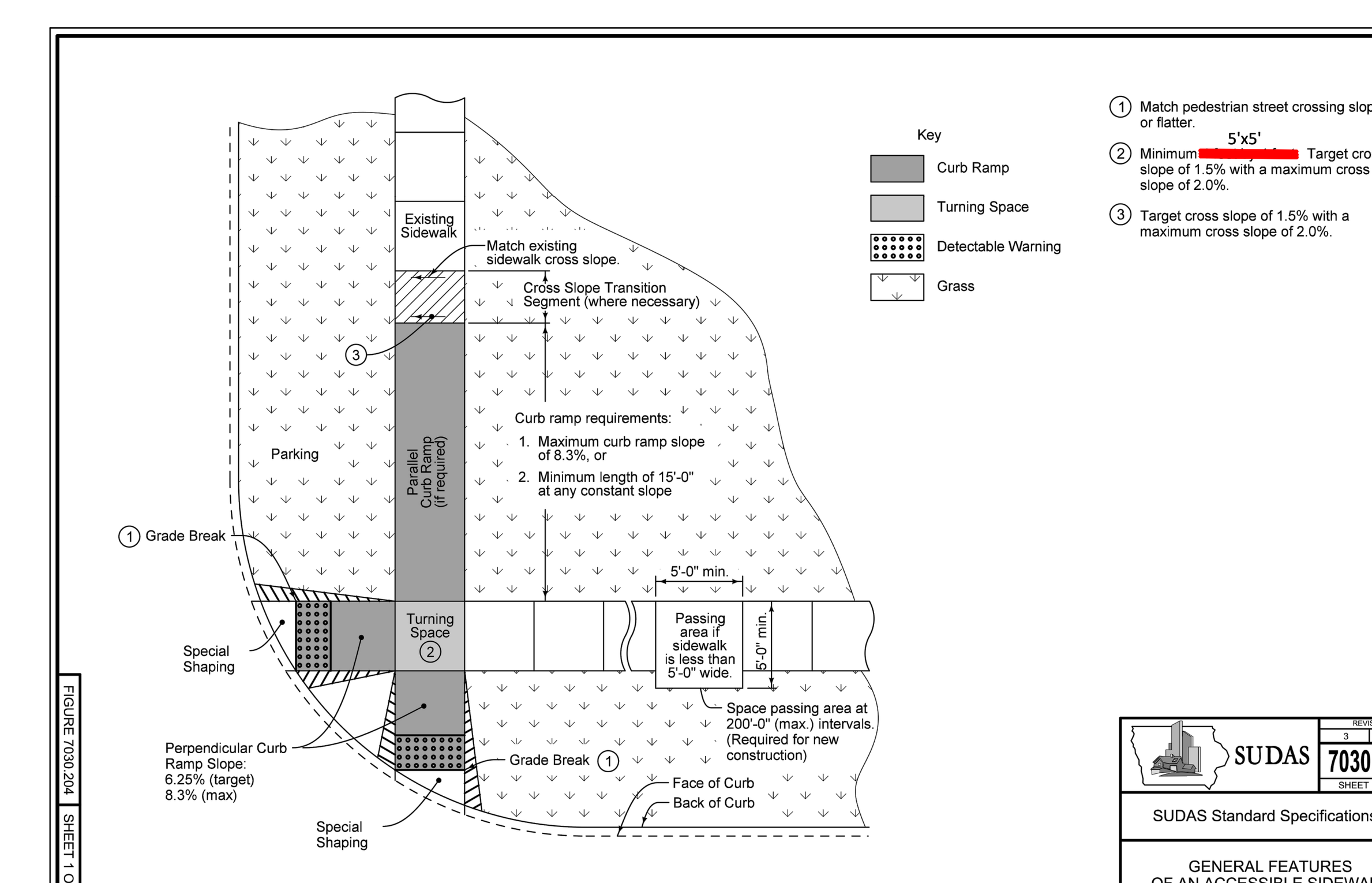












PRELIMINARY

CEC

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2400 86th Street . Unit 12 . Des Moines, Iowa 50322
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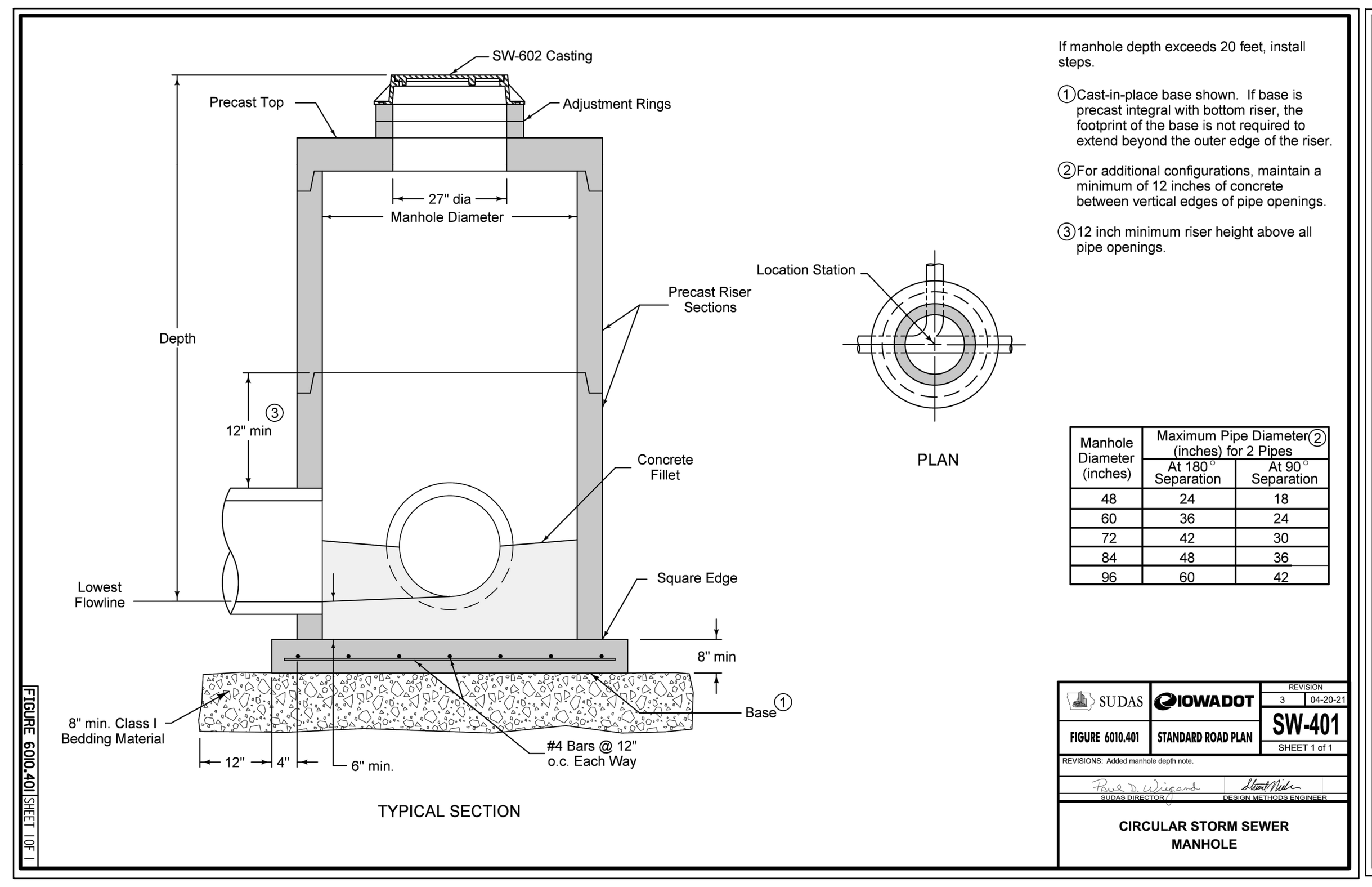
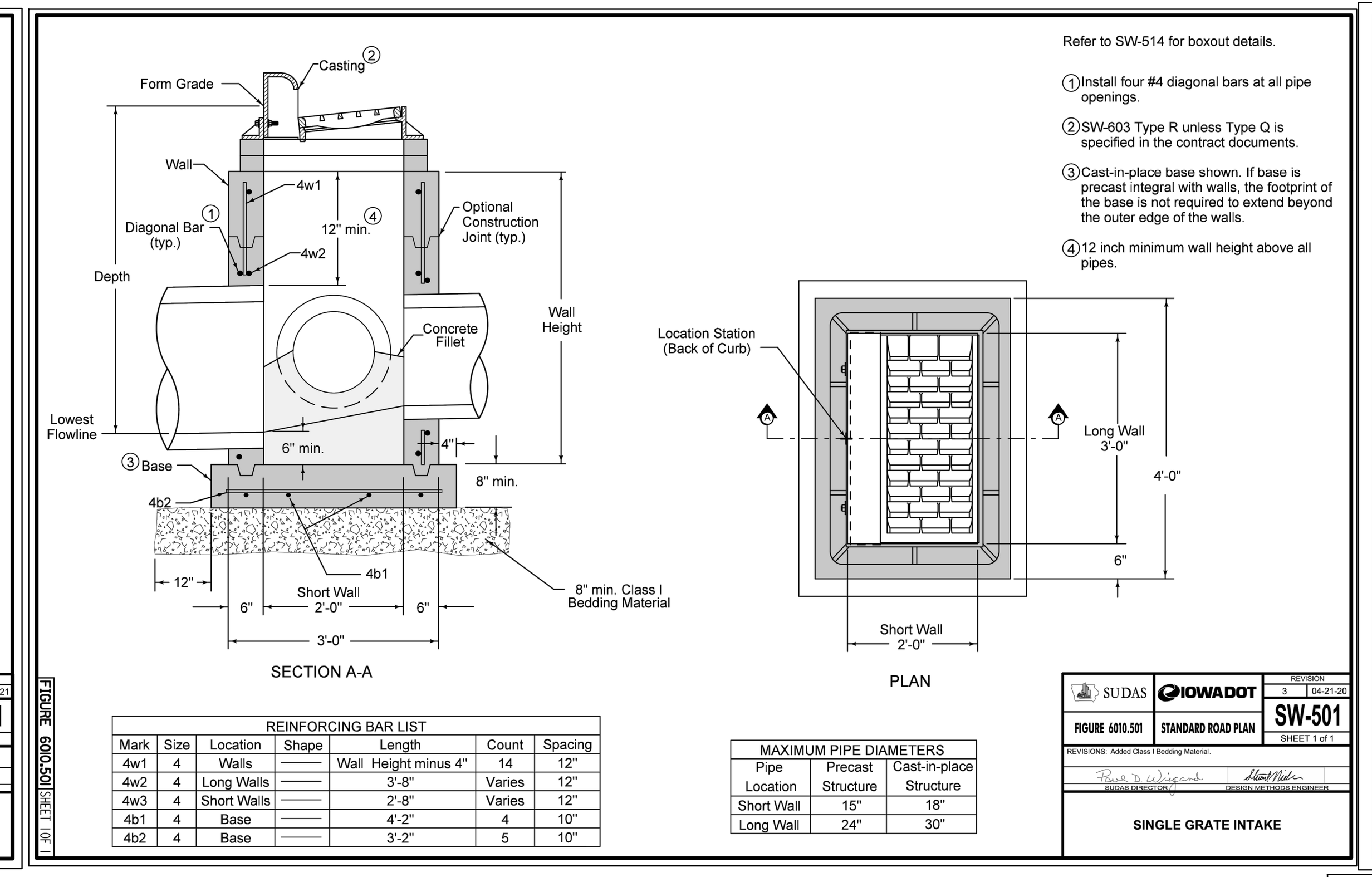
WAUKEE CROSSING PLAT 4
WAUKEE, IOWA
S.U.D.A.S. DETAILS 'A' & THE PRESERVER DETAIL

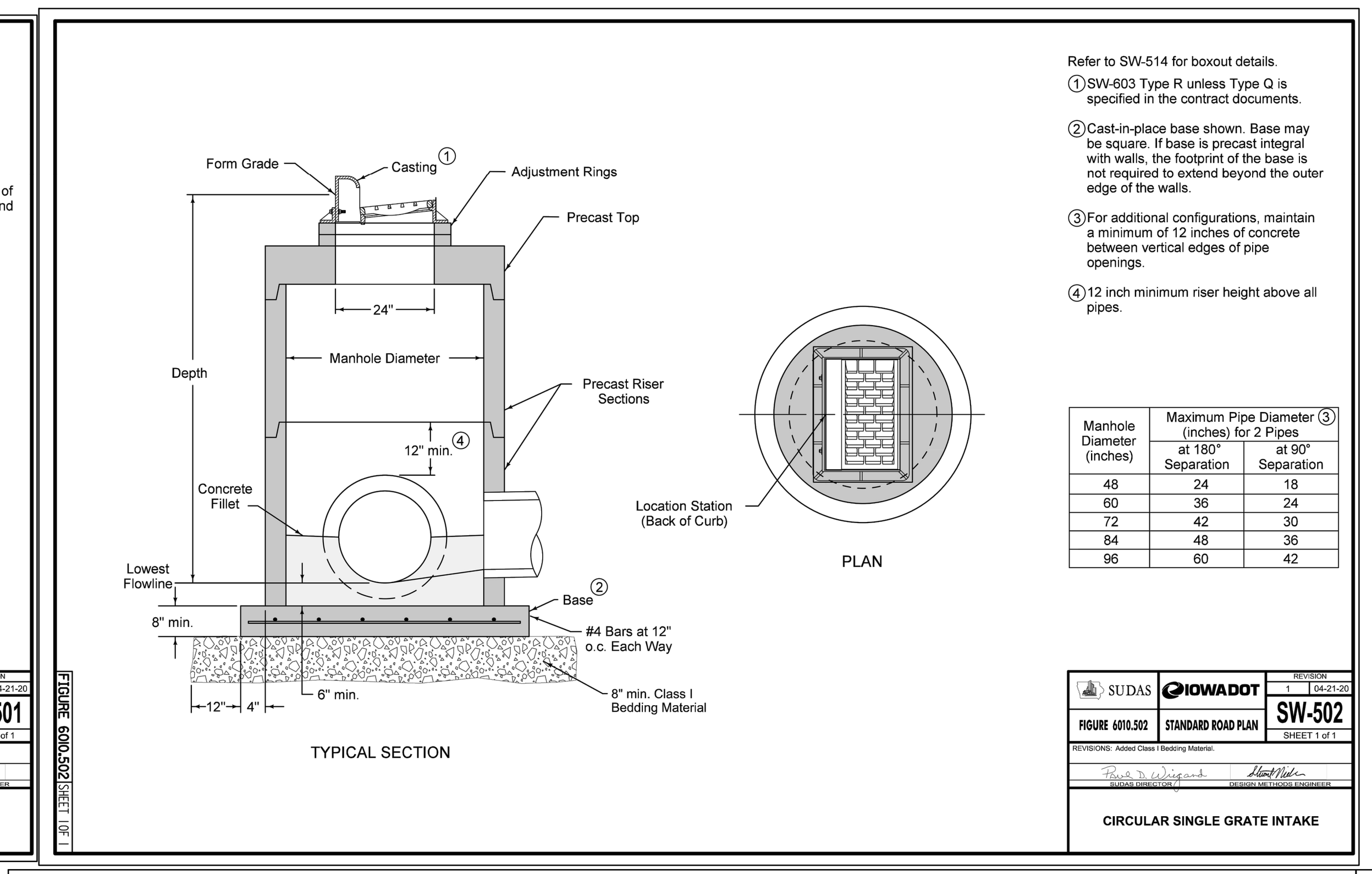
SHEET 2 OF 11

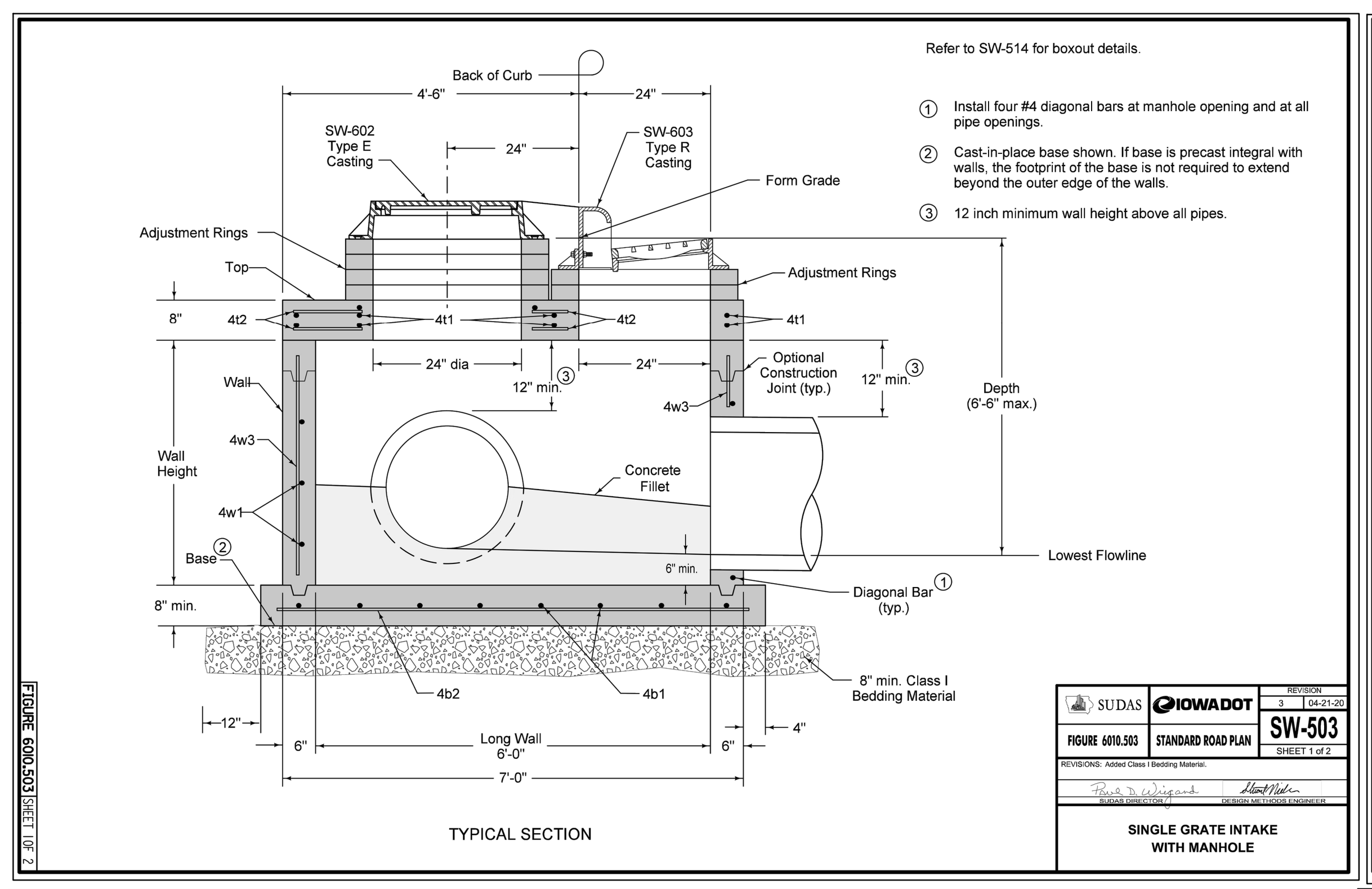
A-2162

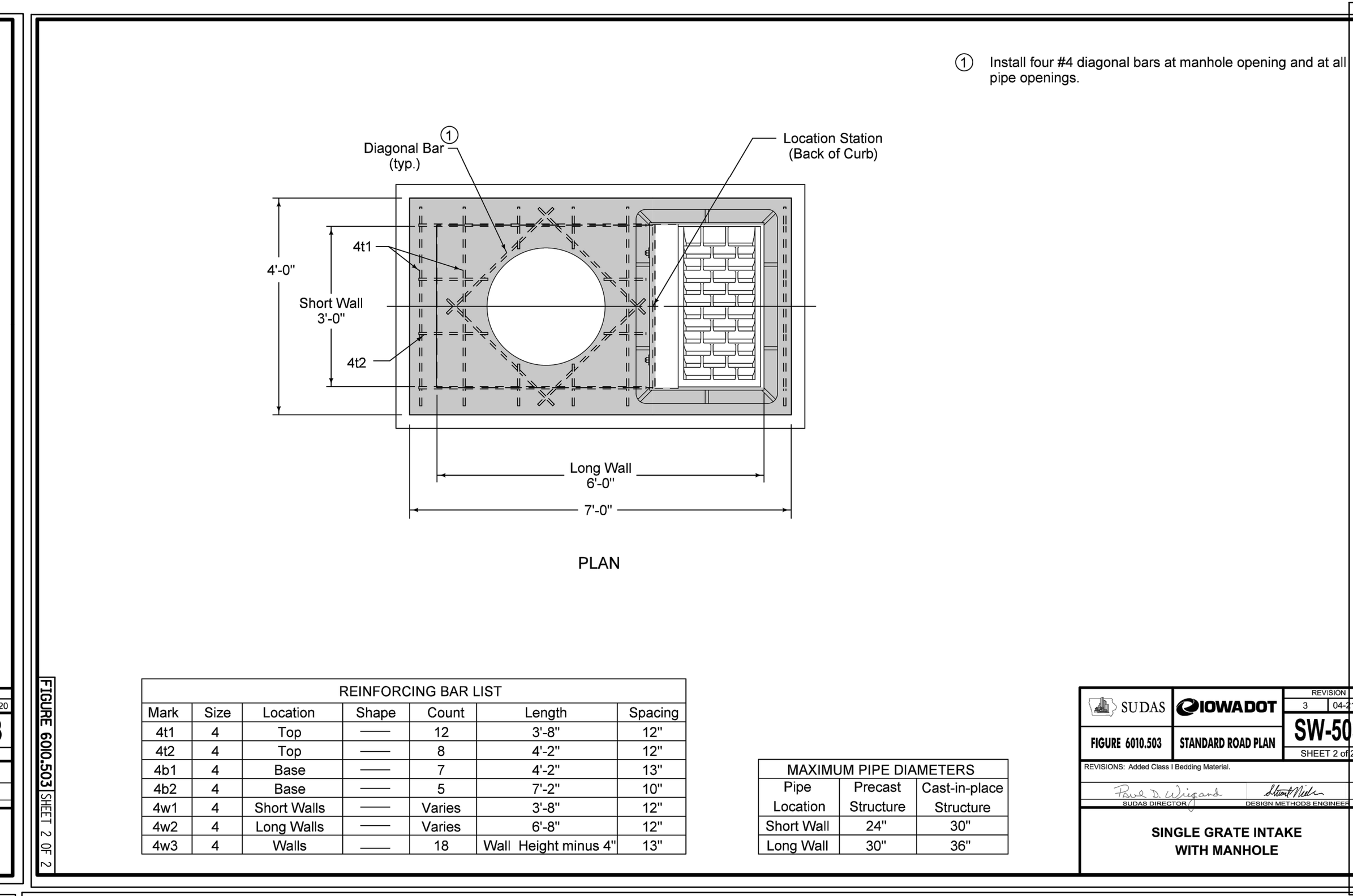
Q:\A-FILES\A-2100\A2162_C3D Drawings\Plat\Preliminary Plat\A2162 (01) PP.dwg, 8/17/2022 10:15:33 AM, smckinley, 1:1

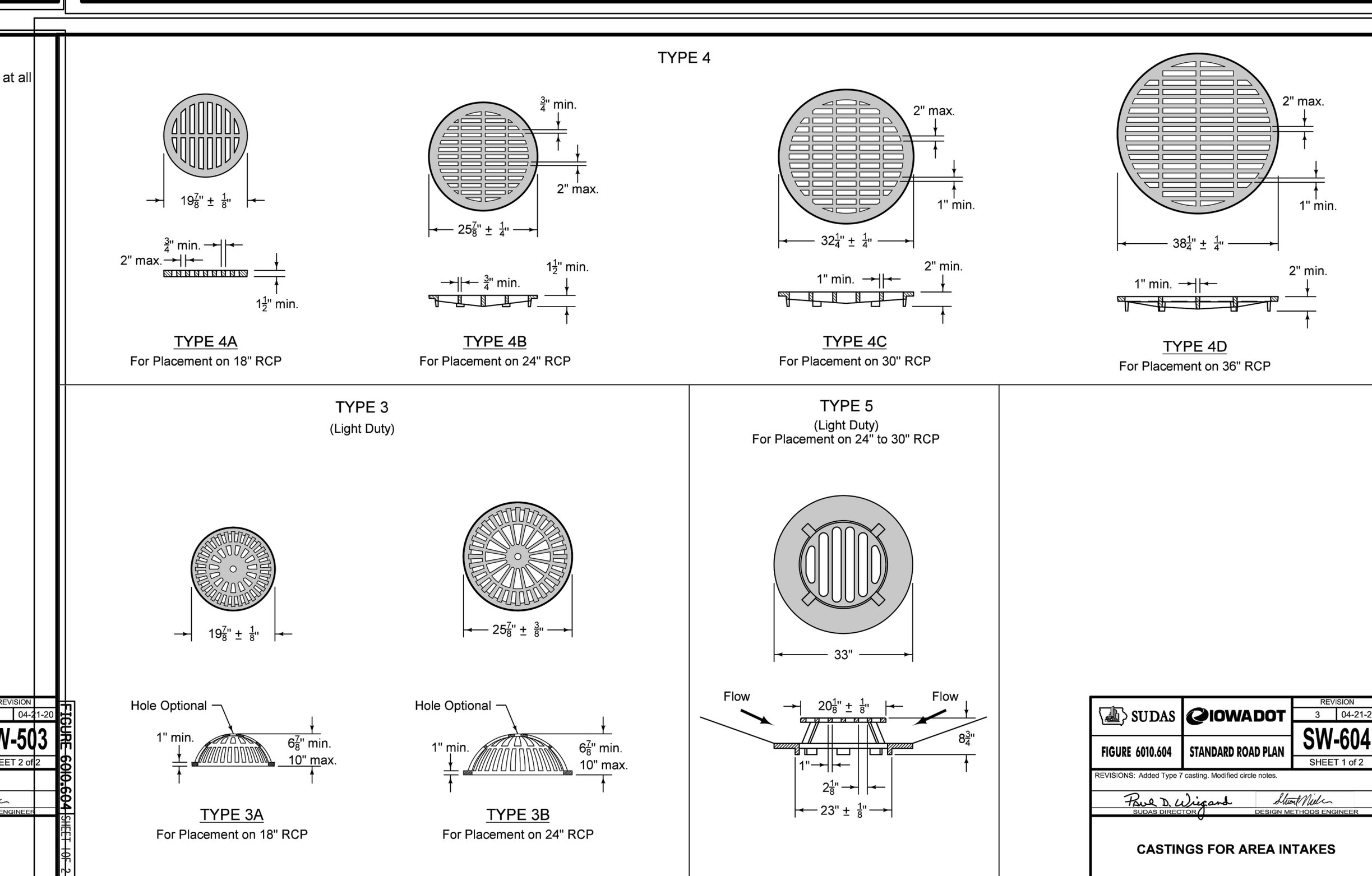


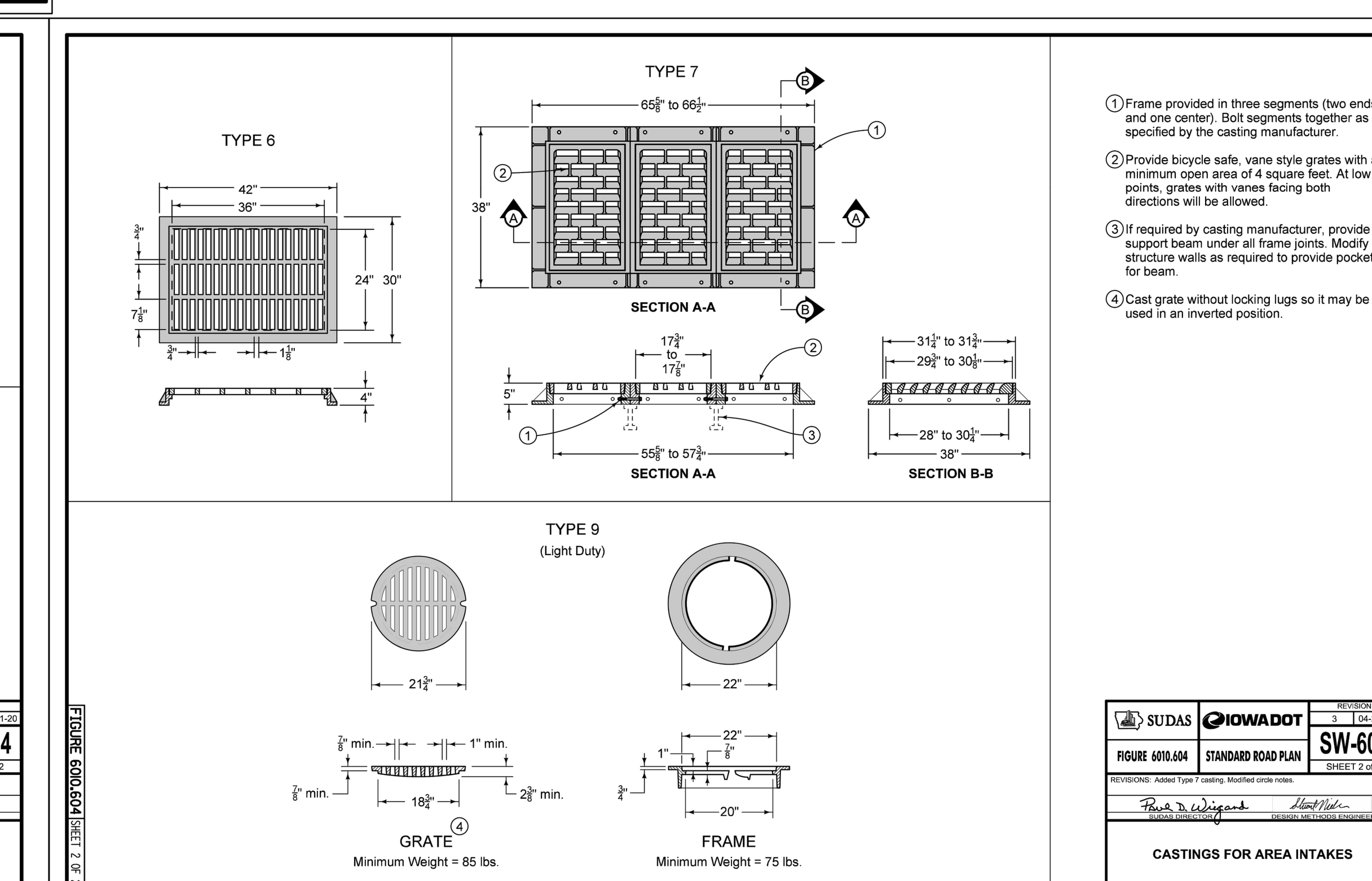


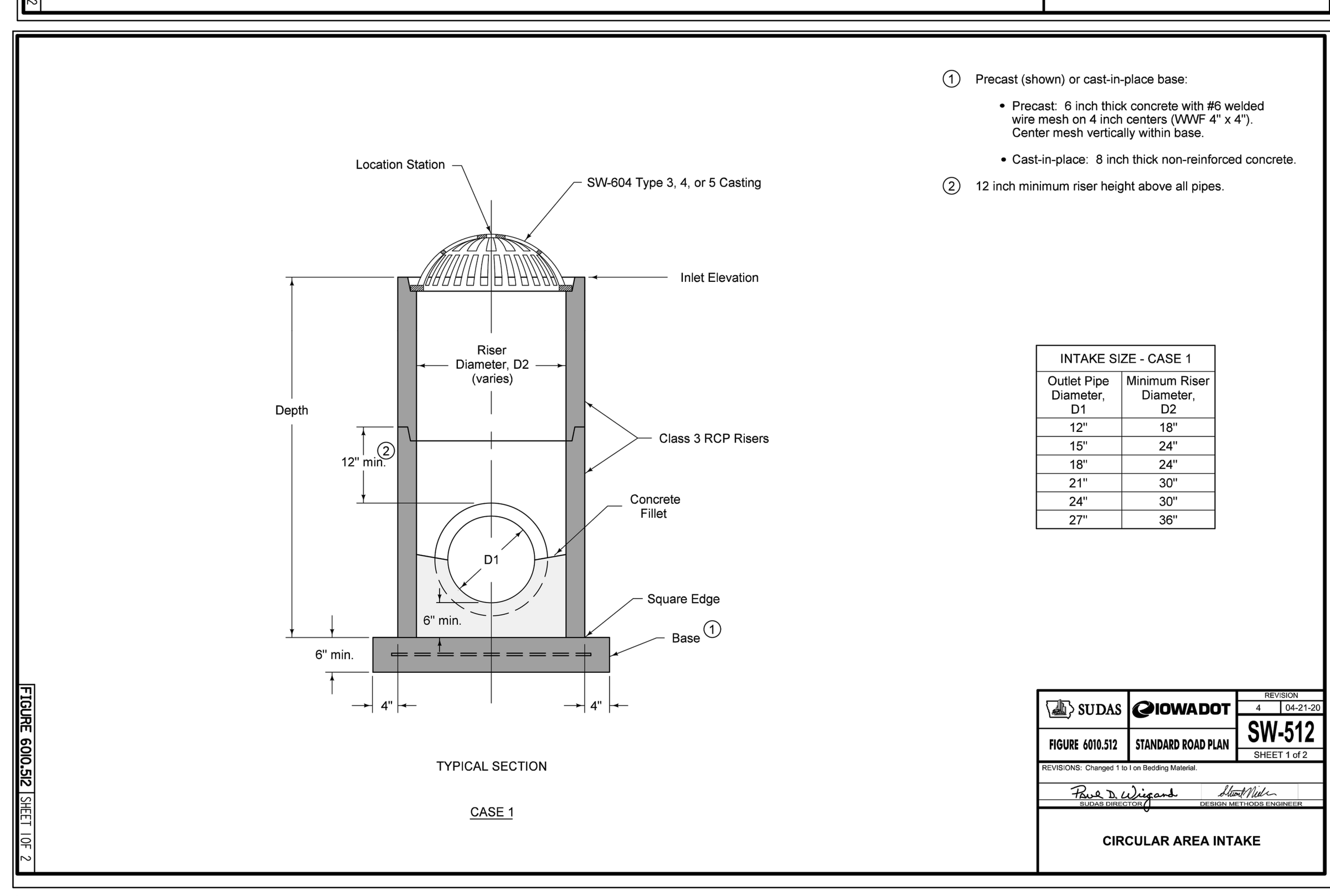


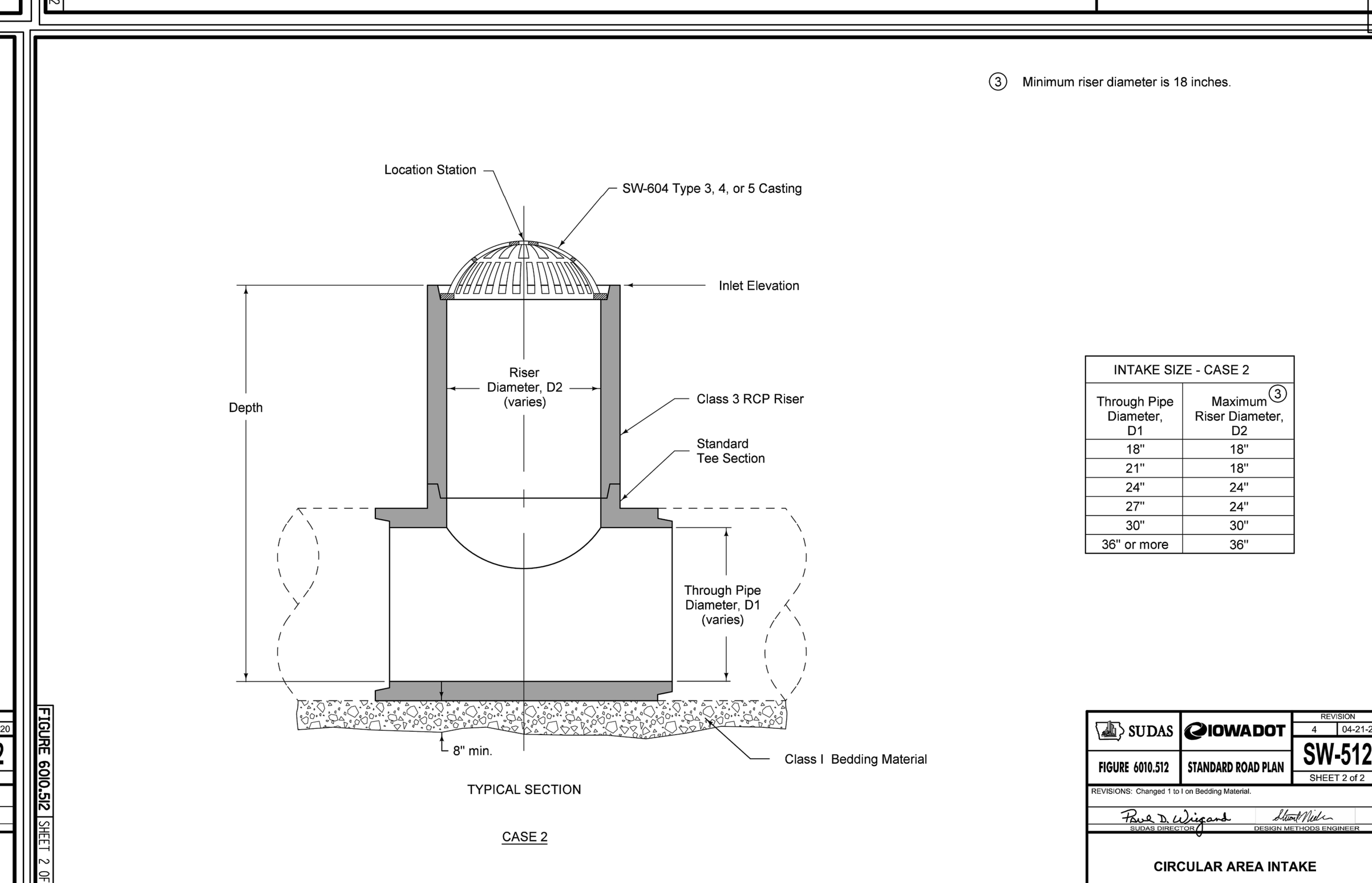


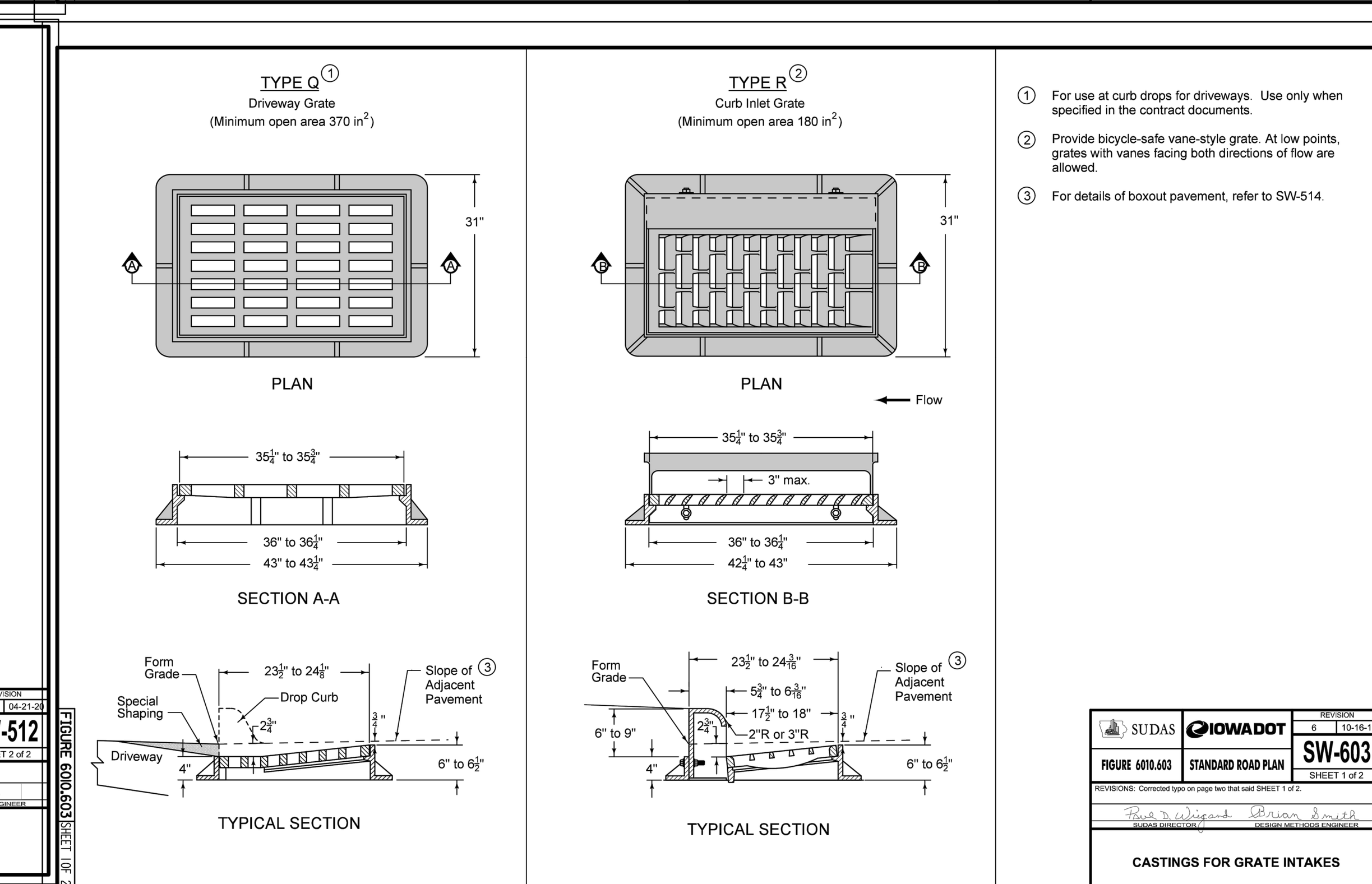


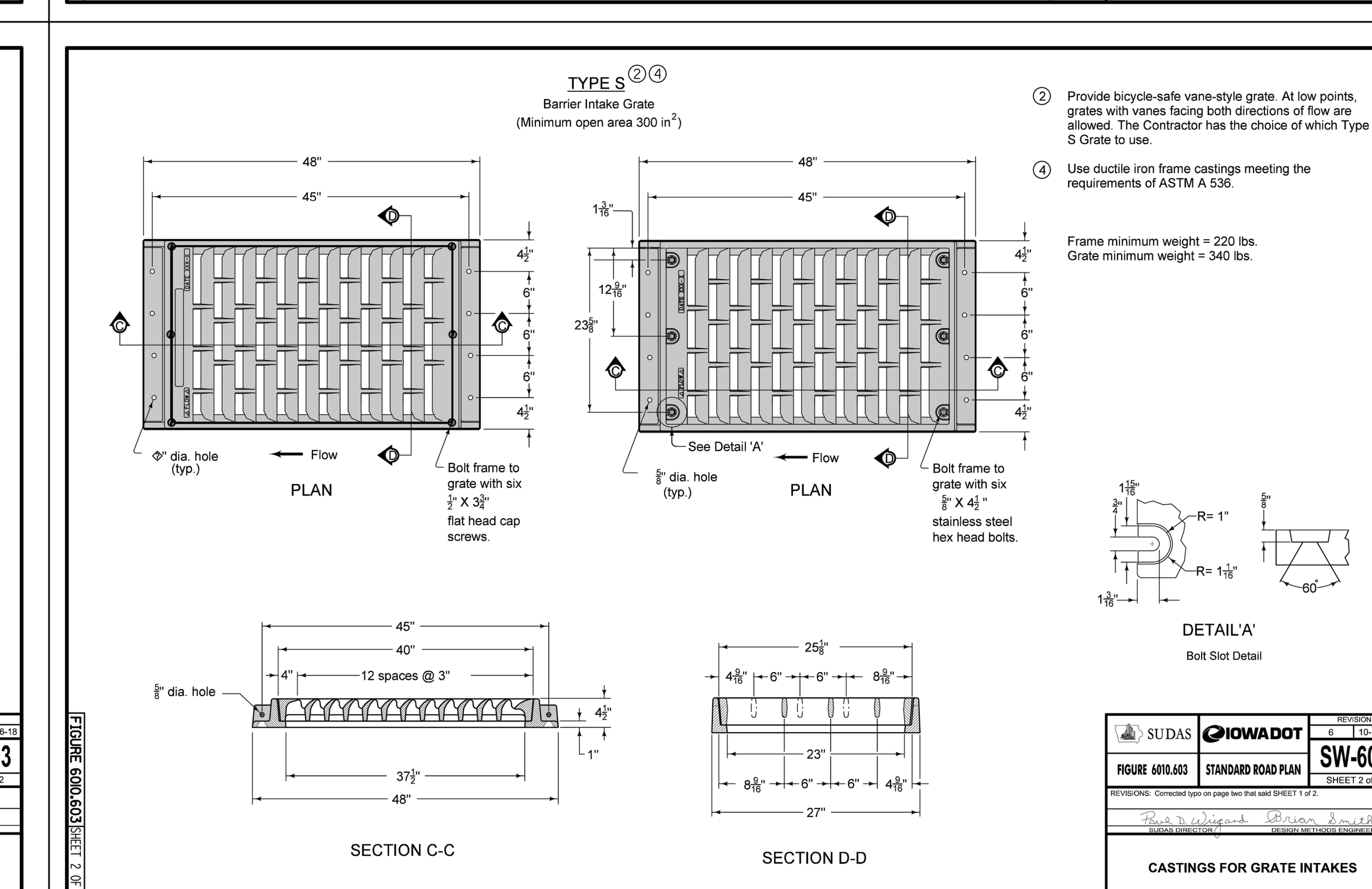


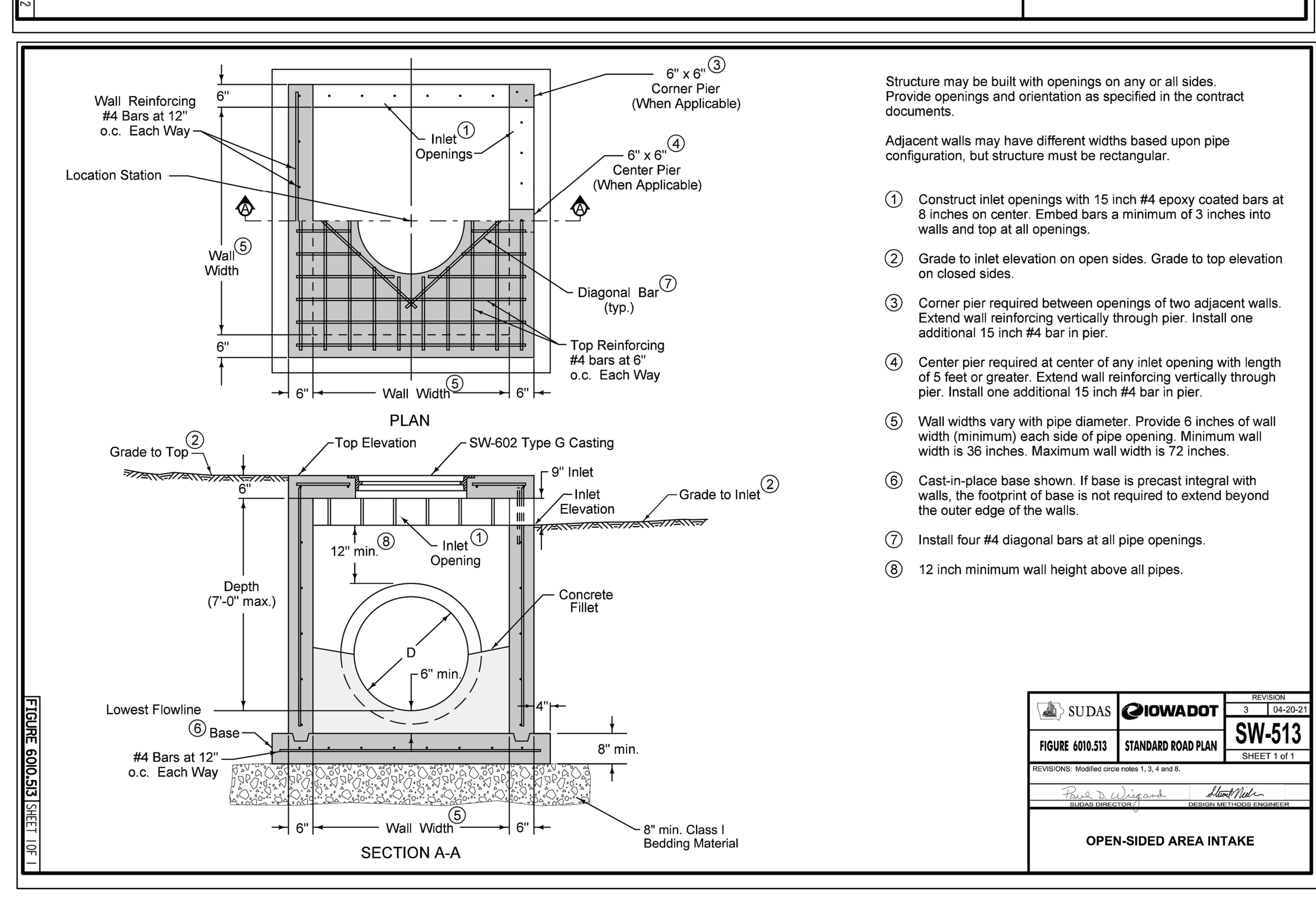


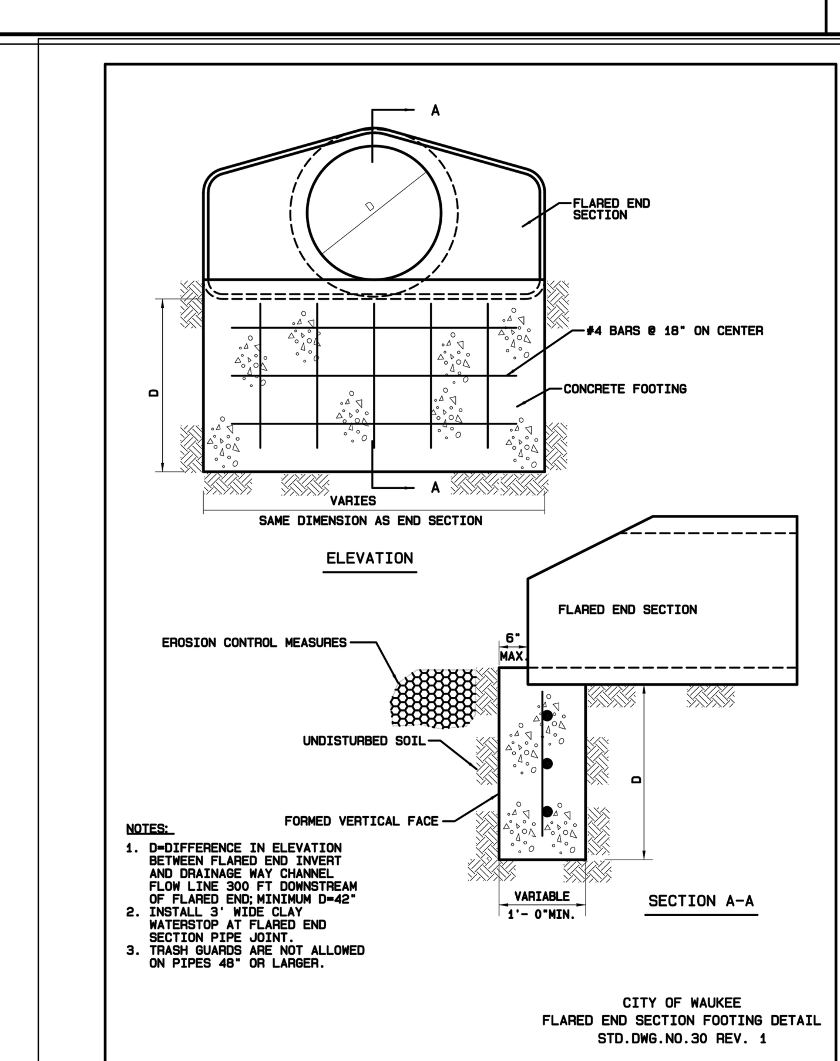


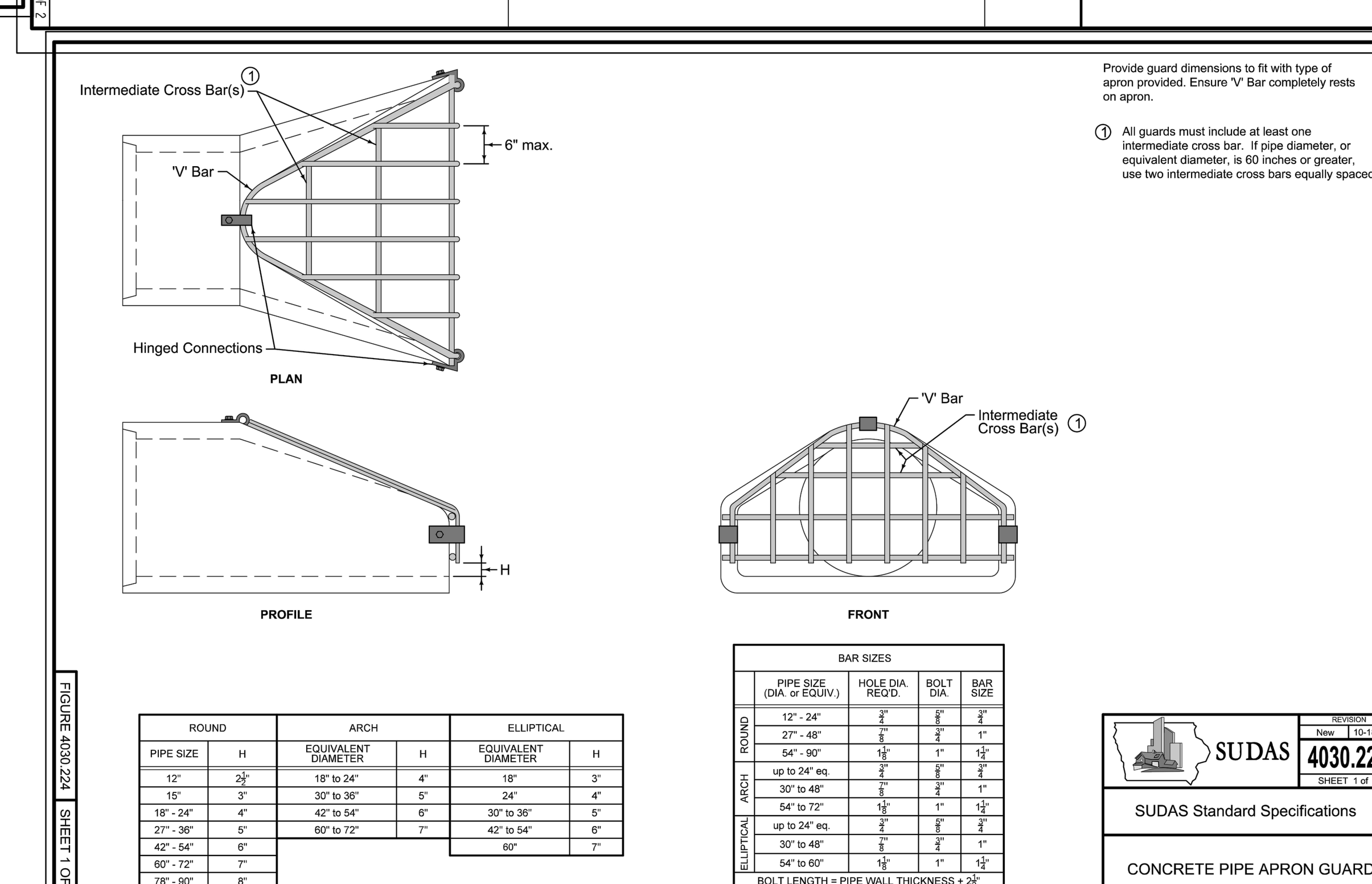


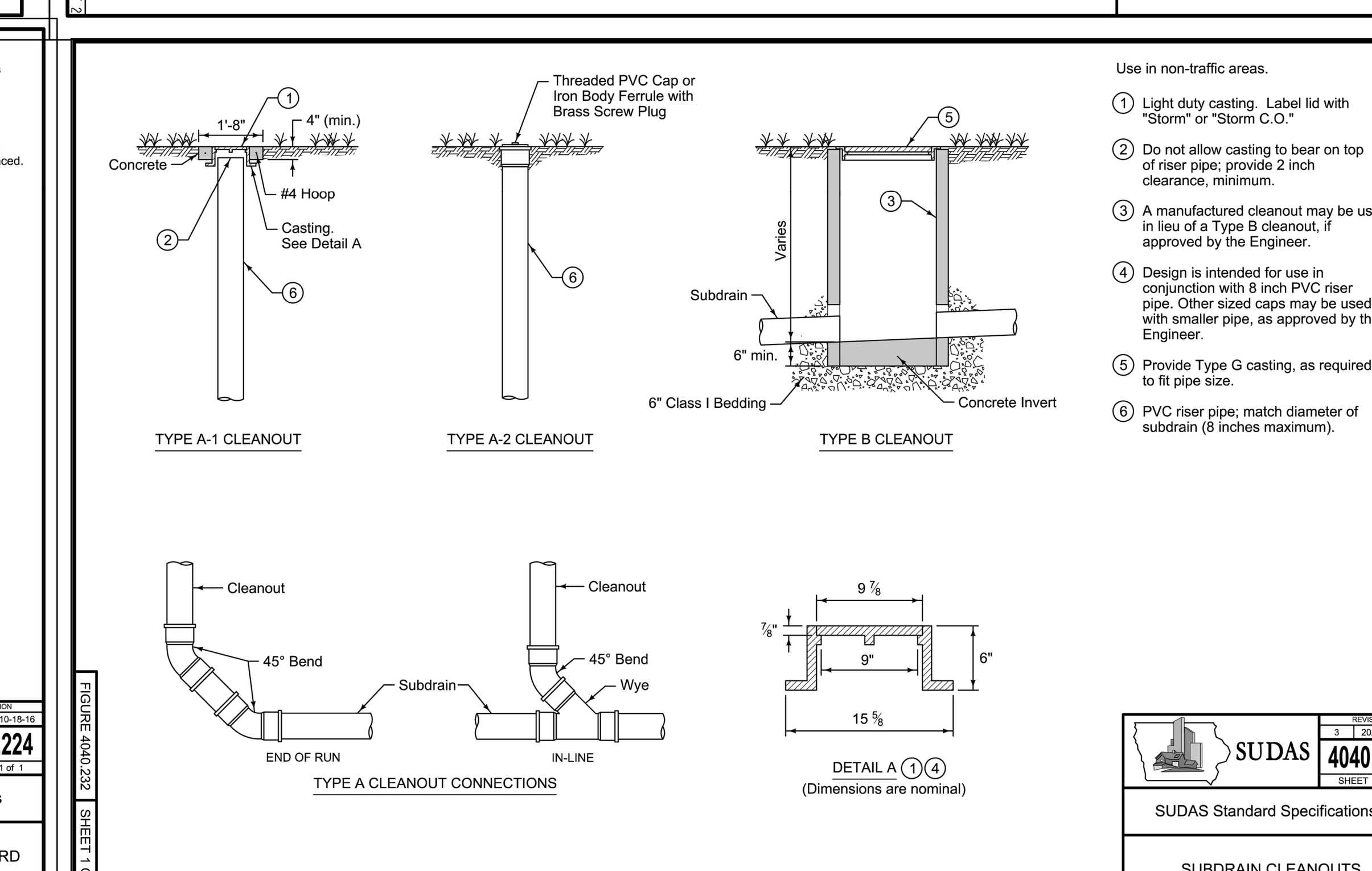












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DATE:	
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4TH SUB.	2022-07-21
3RD SUB.	2022-06-30
2ND SUB.	2022-06-13
DATE OF SURVEY:	JAN. 05, 2022
DESIGNED BY:	JAG
DRAWN BY:	LJH

PRELIMINARY

WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

S.U.D.A.S. DETAILS 'B'

SHEET 3 OF 11

A-2162

CURVE DATA (M. & P.)						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	32°33'02"	1050.00'	596.52'	306.55'	588.53'	S74°55'17"E
C2	91°32'50"	300.00'	479.34'	308.21'	429.95'	S45°26'00"E
C3	46°51'39"	300.00'	245.36'	130.01'	238.58'	S67°46'36"E
C4	32°53'44"	300.00'	172.24'	88.57'	169.88'	S21°53'54"E
C5	11°47'28"	300.00'	61.74'	30.98'	61.63'	S05°33'18"E
C6	7°21'19"	400.00'	51.35'	25.71'	51.31'	N03°20'14"W
C7	37°19'46"	400.00'	260.61'	135.12'	256.02'	N25°40'47"W
C8	79°45'23"	300.00'	417.60'	250.64'	384.69'	S51°19'44"E
C9	16°00'08"	1050.00'	293.26'	147.59'	292.31'	S66°38'50"E
C10	10°15'23"	1050.00'	187.96'	94.23'	187.71'	S74°46'35"E
C11	6°17'31"	1050.00'	115.31'	57.71'	115.25'	S88°03'02"E
C101	44°41'08"	350.00'	272.97'	143.85'	266.10'	S22°00'04"E

NOTE: BUILDINGS, PARKING LOTS, AND DRIVEWAYS ARE ALL CONCEPTUAL AND SHALL REQUIRE SEPARATE SITE PLAN APPROVALS

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PRELIMINARY

WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

DIMENSION PLAN

SHEET 4 OF 11

A-2162

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")

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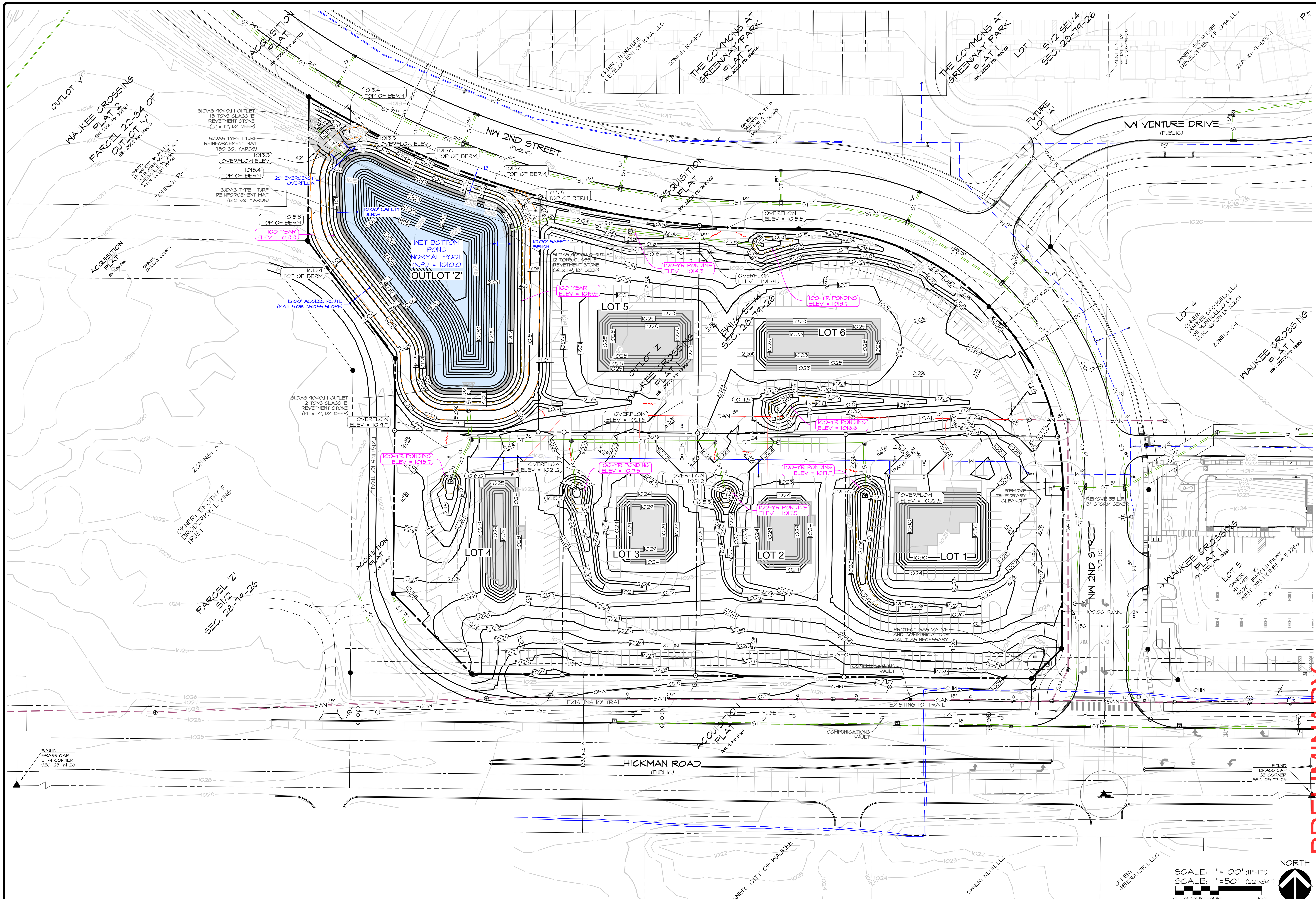

NW 2ND STREET
(PUBLIC)
NW VENTURE DRIVE
(PUBLIC)
HICKMAN ROAD
(PUBLIC)
OUTLOT 'Z'
WET BOTTOM POND
NORMAL POOL (N.P.) = 1010.0
10.00' SAFETY BENCH
100-YEAR ELEV = 1013.3
12.00' ACCESS ROUTE (MAX 8.0% CROSS SLOPE)
20' EMERGENCY OVERFLOW
SUDAS 9040.111 OUTLET 18 TONS CLASS 'E' REVETMENT STONE (17' x 17', 18" DEEP)
SUDAS TYPE 1 TURF REINFORCEMENT MAT (180 SQ. YARDS)
SUDAS TYPE 1 TURF REINFORCEMENT MAT (610 SQ. YARDS)
SUDAS 9040.111 OUTLET 12 TONS CLASS 'E' REVETMENT STONE (14' x 14', 18" DEEP)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
100-YR PONDING ELEV = 1014.3
100-YR PONDING ELEV = 1013.7
100-YR PONDING ELEV = 1016.6
100-YR PONDING ELEV = 1018.7
100-YR PONDING ELEV = 1017.5
100-YR PONDING ELEV = 1017.7
OVERFLOW ELEV = 1015.8
OVERFLOW ELEV = 1015.4
OVERFLOW ELEV = 1021.8
OVERFLOW ELEV = 1019.7
OVERFLOW ELEV = 1021.2
OVERFLOW ELEV = 1022.5
REMOVE TEMPORARY CLEANOUT
REMOVE 35 LF 8" STORM SEWER
PROTECT GAS VALVE AND COMMUNICATIONS VAULT AS NECESSARY
COMMUNICATIONS VAULT
EXISTING 10' TRAIL
30' BSL
WAUKEE CROSSING PLAT 2
PARCEL 22-84 OF OUTLOT 'V'
OUTLOT 'V'
PARCEL 'Z' S1/2 SEC. 28-79-26
OWNER: TIMOTHY P BRODERICK LIVING TRUST
ZONING: A-1
THE COMMONS AT GREENWAY PARK PLAT 2
THE COMMONS AT GREENWAY PARK PLAT 1
S1/2 SE1/4 SEC. 28-79-26
OWNER: SIGNATURE DEVELOPMENT OF IOWA, LLC
ZONING: R-4/PD-1
FUTURE LOT 'A'
LOT 4 OWNER: WAUKEE CROSSING, LLC
WAUKEE CROSSING PLAT 1
LOT 3 OWNER: HY-VEE, INC
ZONING: C-1
OWNER: CITY OF WAUKEE
OWNER: KLMN, LLC
OWNER: GENERATOR I, LLC
FOUND BRASS CAP S 1/4 CORNER SEC. 28-79-26
FOUND BRASS CAP SE CORNER SEC. 28-79-26
ACQUISITION PLAT
SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")
NORTH
PRELIMINARY

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WAUKEE CROSSING PLAT 4
WAUKEE, IOWA

GRADING PLAN

A-2162

72" x 72" SW-513
6' OPENINGS ON NORTHEAST, SOUTHEAST, AND SOUTHWEST SIDES
@ ELEV = 1012.45
OUT NW IE = 1010.00

ST-01T (PRIVATE)
PROPOSED OUTLOT 'Z' BASIN OUTLET STRUCTURE DETAIL (SOUTHEAST SIDE)

NO SCALE

ST-01T
PROPOSED OUTLOT 'Z' BASIN OUTLET STRUCTURE DETAIL (SOUTHWEST SIDE)

NO SCALE

NOTE: THIS OUTLET STRUCTURE REQUIRES SCHEDULED MAINTENANCE. PLEASE SEE THE MAINTENANCE PLAN ON PAGE 1 FOR DETAILS.

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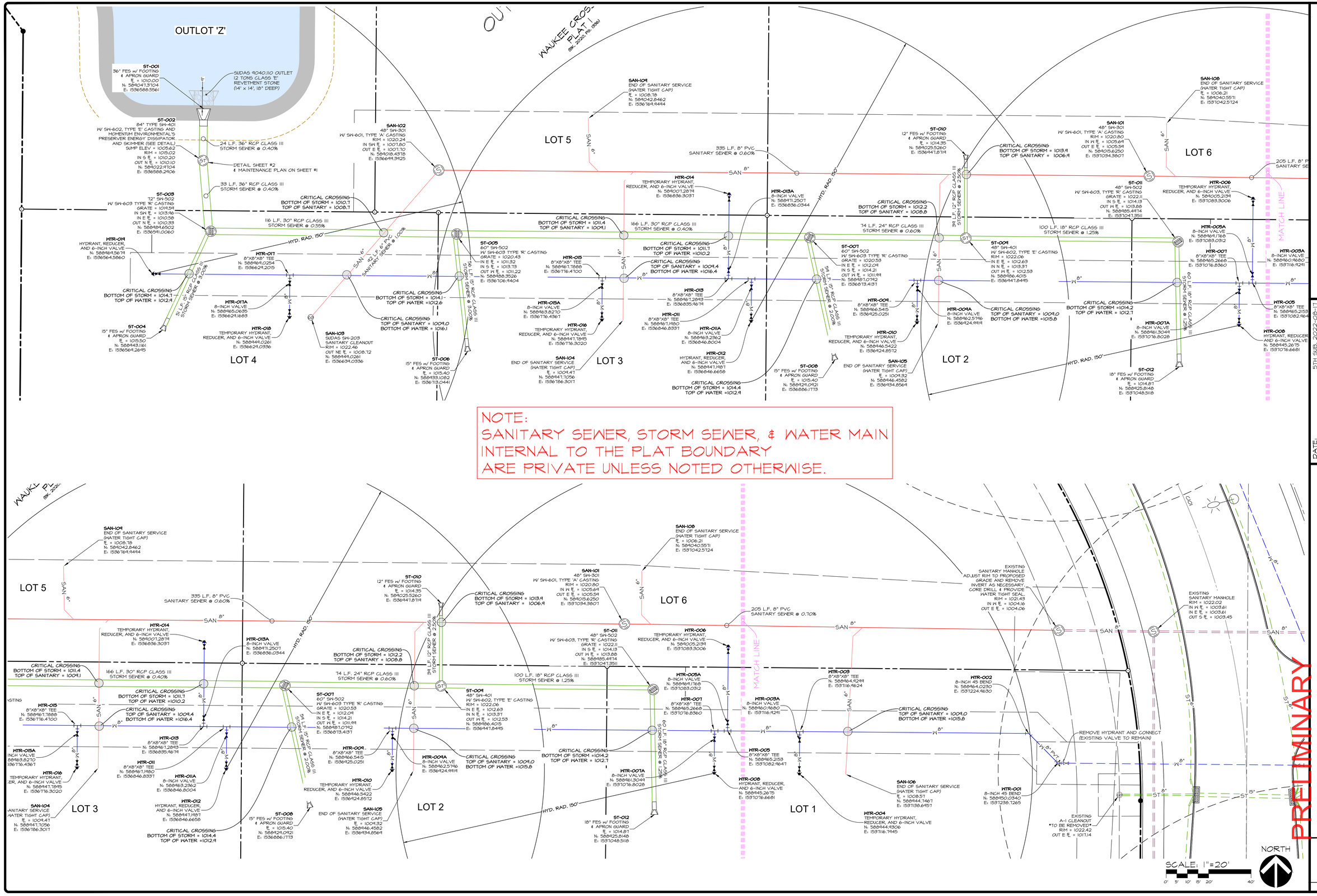
WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

UTILITY PLAN - OVERALL

SHEET 6 OF 11

A-2162



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DATE OF SURVEY:		
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WAUKEE CROSSING PLAT 4

WAUKEE, IOWA

UTILITY PLAN - DETAIL LOTS 1 - 6

SHEET
OF 11

A-2162

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NOTE:
SANITARY SEWER, STORM SEWER, & WATER MAIN INTERNAL TO THE PLAT BOUNDARY ARE PRIVATE UNLESS NOTED OTHERWISE.

EXISTING
36" x 72" SW-503
STORM INTAKE
GRATE = 1013.50
IN SE FL = 1007.41
IN NE FL = 1009.17
OUT NW FL = 1007.31
17.4'
ST-018
30" FES w/ FOOTING & APRON GUARD
FL = 1009.60
N: 589353.7655
E: 1536411.2635
SUDAS 9040.111 OUTLET
18 TONS
CLASS 'E' REVETMENT STONE
54 L.F. 30" RCP CLASS III STORM SEWER @ 0.75%
EXISTING 10' TRAIL
100.00' R.O.W.
EX. HYD. RAD. 150'
EXISTING
SW-506 STORM INTAKE
GRATE = 1010.64
IN E FL = 1008.61
IN NE FL = 1008.73
OUT W FL = 1008.22
NW 2ND STREET
(PUBLIC)
OWNER: SIG DEVELOPMENT
THE COMMONS AT GREENWAY PARK PLAT 2
OWNER: BRODERICK, TIM P
345 HWY 6
WAUKEE IA 50263
EXISTING
36" x 72" SW-503
STORM INTAKE
GRATE = 1011.53
IN E FL = 1009.65
IN N FL = 1009.68
OUT W FL = 1009.55
ACQUISITION PLAT
(BK 2020, PG 26800)
EXISTING
36" x 72" SW-503
STORM INTAKE
GRATE = 1012.49
IN E FL = 1010.88
IN N FL = 1010.78
OUT W FL = 1010.60
PROPOSED
10.00' P.U.E.
EXISTING 30.00'
LANDSCAPE
BUFFER EASEMENT
(BK. 2020, PG. 1342)
ST-017
72" x 72" SW-513
W/ 5.5" HOLE AT ELEV = 1010.00
AND 12" x 52" OPENING AT ELEV = 1011.45 ON THE SOUTHEAST SIDE
AND 9" HIGH x 6' WIDE OPENINGS ON 3 SIDES AT ELEV = 1012.45
(SEE ST-017 DETAILS)
w/ SW-602, TYPE 'G' CASTING
SUMP ELEV = 1006.00
RIM = 1013.70
OUT NW FL = 1010.00
N: 589314.5594
E: 1536447.7443
EXISTING 40.00'
PRIVATE SURFACE
WATER FLOWAGE
EASEMENT
(BK. 2020, PG. 1348)
WET BOTTOM POND
NORMAL POOL
(N.P.) = 1010.0
50 L.F. 24" RCP CLASS III STORM SEWER @ 0.40%
SUDAS 9040.110 OUTLET
12 TONS CLASS 'E'
REVETMENT STONE
(14' x 14', 18" DEEP)
9'
ST-013
24" FES w/ FOOTING & APRON GUARD
FL = 1010.00
N: 589232.6939
E: 1536637.9001
OUTLOT 'Z'
PROPOSED
STORM WATER MANAGEMENT
FACILITY MAINTENANCE
COVENANT AND PERMANENT
EASEMENT AGREEMENT
92 L.F. 24" RCP CLASS III STORM SEWER @ 0.40%
ST-014
60" TYPE SW-401
W/ SW-602, TYPE 'E' CASTING AND MOMENTUM ENVIRONMENTAL'S PRESERVER ENERGY DISSIPATOR AND SKIMMER (SEE DETAIL)
SUMP ELEV = 1007.20
RIM = 1016.06
IN E FL = 1010.30
OUT W FL = 1010.20
N: 589246.9803
E: 1536685.4915
EXISTING 30.00'
LANDSCAPE
BUFFER EASEMENT
(BK. 2020, PG. 1342)
LOT 5
PROPOSED
40.00' PRIVATE
STORM SEWER
EASEMENT
(LOT 5)
ST-015
48" x 48" SW-513
w/ 9" x 4' OPENINGS ON NORTH AND SOUTH SIDES @
WEIR = 1014.12
IN E FL = 1010.77
OUT W FL = 1010.67
N: 589230.9611
E: 1536776.2450
30' BSL
153 L.F. 18" RCP CLASS III STORM SEWER @ 0.60%
EXISTING 40.00'
PRIVATE SURFACE
WATER FLOWAGE
EASEMENT
(BK. 2020, PG. 1348)
ST-016
18" FES w/ FOOTING & APRON GUARD
FL = 1011.69
N: 589215.4865
E: 1536928.6811
LOT 6

SCALE: 1"=20'
0' 5' 10' 15' 20' 40'
NORTH

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WAUKEE CROSSING PLAT 4
WAUKEE, IOWA
UTILITY PLAN - DETAIL OUTLOT 'Z' LOTS 5 & 6

SHEET 8 OF 11
A-2162

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STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

   - OWNER/APPLICANT: WAUKEE CROSSING, L.L.C.
     611 MONTICELLO DRIVE, BURLINGTON, IOWA 52601
     CONTACT: MIKE PIERSON, PHONE: 319-572-0125
   - LOCATION: A PARCEL OF LAND IN THE SW¼ AND SE ¼ OF SECTION 28, T79N, R26W
   - NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT
   - AREAS: TOTAL SITE AREA = 9.48 ACRES
     SITE AREA AFFECTED = 10.01 ACRES
   - RUNOFF COEFFICIENT = 0.85 (RATIONAL METHOD)
   - APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
   - 100 YEAR RUNOFF: APPROXIMATELY 92 CFS
   - RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO LITTLE WALNUT CREEK TO WALNUT CREEK
   - SOILS:
     - CANISTEO CLAY LOAM, BEMIS MORAINE WITH SLOPES BETWEEN 0% TO 2%
     - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
     - CLARION LOAM, BEMIS MORAINE WITH SLOPES BETWEEN 2% TO 6%
   - ESTIMATED DATE WORK IS TO COMMENCE: JULY 2022
   - ESTIMATED DATE WORK IS TO BE COMPLETED: DECEMBER 2023

2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)
   - EROSION AND SEDIMENT CONTROLS
   - STABILIZATION PRACTICES
   - EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
   - PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
   - VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
   - PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
   - STRUCTURAL PRACTICES
   - SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF
   - TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
   - RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
   - DRAINAGE SWALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
   - INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
   - STORM WATER MANAGEMENT
   - FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
   - INFILTRATION OF RUNOFF ON SITE
   - VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
   - WASTE DISPOSAL
   - ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
   - OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
   - STABILIZE ENTRANCE WITH 8-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY
   - TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
   - CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. CONTRACTORS
   GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
   - ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. SEE CERTIFICATION THIS SHEET.
   - PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

     NAME: _____
     ADDRESS: _____
     _____
     PHONE: _____

4. IMPLEMENTATION / MAINTENANCE
   MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
   - CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
   - PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
   - DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
   - AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
   - INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
   - TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
   - ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
   - ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
   - ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
   - MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
   - DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
   - PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
   - ANY FAILED AREA OF SEEDING SHALL BE RESEEDED - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
   - SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
   - DRAINAGE SWALES REMAIN UNDISTURBED.
   - ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
   - PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
   - SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
   - WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
   - SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
   - EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANANTLEY ESTABLISHED WITH GROUND COVER.
   - CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11.050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVER) PCC WASTE SHALL BE DISPOSED OF PROPERLY (SENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
   - TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

5. INSPECTIONS
   - CONTRACTOR SHALL KEEP A COPY OF SWPPP ONSITE
   - QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
   - INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
   - OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
   - INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
   - ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN FOLLOWING:
     - SUMMARY OF SCOPE OF INSPECTION.
     - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
     - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
     - ANY ACTIONS TAKEN
     - SIGNATURE
   - REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER.
   - CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

6. NON-STORM WATER DISCHARGES
   WATER MAIN FLUSHING
   - FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
     - SILTATION BASIN
     - ROCK OUTLET PROTECTION (RIPRAP)
     - SILT FENCING
     - EXISTING VEGETATION
   - FLUSHED WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
   - PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
   - CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11.050.
   - PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
   - CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTING AND GRINDING.
   - DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DEWATERING BAGS OR EQUAL.
   - FOLLOWING DISCHARGES ARE PROHIBITED:
     - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
     - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
     - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
     - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
   - DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING. WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
   - EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
   - DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.

7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN
   - IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
   - MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE REALEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURANCE OF SUCH RELEASES.

8. NOTICE OF DISCONTINUATION (NOD)
   - WITHIN 30 DAYS OF FINAL SITE STABALIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
     - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
     - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
     - DATE CONSTRUCTION SITE REACHED FINAL STABALIZATION
     - SIGNED CERTIFICATION
   - NOD SHALL BE MAILED TO:
     STORM WATER COORDINATOR
     IOWA DEPARTMENT OF NATURAL RESOURCES
     502 E. 9TH STREET
     DES MOINES, IOWA 50319-0034

THE PRESERVER NOTES

1. THE PRESERVER SHALL BE MAINTAINED AND INSPECTED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL. THE MANUAL CAN BE OBTAINED BY CONTACTING THE ENGINEER.
   1.1 THE PRESERVER SHALL BE INSPECTED, AT A MINIMUM, TWICE ANNUALLY, IN THE SPRING AND FALL. SPRING INSPECTION SHALL OCCUR AFTER SNOWMELT, BLOSSOM/SEED FALL AND SPRING STREET CLEANING AND SHALL OCCUR PRIOR TO HEAVY RAINFALL. FALL INSPECTION SHALL OCCUR AFTER LEAF FALL AND FALL STREET CLEANING AND SHALL OCCUR PRIOR TO SNOW/RAINFALL.
   1.2 NOTENORTHY ITEMS DURING INSPECTION SHALL INCLUDE (BUT NOT LIMITED TO):
   1.2.1 POLLUTANT DEPTHS - OIL/FLOATABLES, SEDIMENT/SETTLEABLE SOLIDS
   1.2.2 SITE CONDITIONS - STABILIZATION, CONSTRUCTION ACTIVITY, EQUIPMENT WASH-DOWN, EROSION, WINTER SANDING
   1.2.3 MAINTENANCE/CLEANING PERFORMANCE
   1.2.4 POLLUTANT COMPOSITION - HYDROCARBONS (OIL, GAS, GREASE), TRASH, ORGANICS
   1.2.5 WATER LEVEL - BELOW OUTLET INVERT INDICATES LEAKING
   1.2.6 STRUCTURAL CONDITION - CASTING CONDITION, CHIMNEY CONDITION (ADJUSTING RING DETERIORATION, LEAKING/PROPER SEAL), SPALLING CONCRETE, PRESERVER COMPONENTS (CONDITION, CONNECTIONS, DEBRIS ACCUMULATION)
   1.3 MAINTENANCE FREQUENCY SHALL BE DETERMINED BASED OFF OF INSPECTIONS AND THE POLLUTANT STORAGE VOLUME (POLLUTANT STORAGE VOLUME SHALL BE DETERMINED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL.
   1.3.1 TYPICAL STRUCTURE CLEANOUT SHALL INCLUDE VACUMING OUT THE WATER AND DEBRIS CONTAINED IN THE STRUCTURE. WATER CAN BE SPRAYED TO DISLODGE AND/OR MOVE DEBRIS FOR VACUUM COLLECTION. COLLECTED POLLUTANTS SHALL BE PROPERLY DISPOSED OF. CONFINED SHALL ENTRY PROCEDURES SHALL BE FOLLOWED IF PHYSICAL ACCESS IS NECESSARY.
   1.3.2 STRUCTURAL CONDITION SHALL BE DETERMINED AFTER CLEANOUT OF THE STRUCTURE. ANY NECESSARY REPAIRS SHALL OCCUR AS SOON AS POSSIBLE.

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____

COMPANY: _____

TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR
NAME / TITLE: _____
COMPANY: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____

QUANTITIES

9,925 LF	SILT FENCE
0.45 ACRES	SEEDING - TYPE 1 (PERMANENT)
8.71 ACRES	SEEDING - TYPE 2 (PERMANENT)
10.01 ACRES	SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
42 TONS	CLASS 'E' RIPAP OVER ENGINEERING FABRIC
11 EA	INTAKE FILTER BASKETS
1 EA	CONSTRUCTION ENTRANCE

AREA OF DISTURBANCE

10.01 ACRES

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	
5TH SUB. 2022-08-17	
4TH SUB. 2022-07-27	
3RD SUB. 2022-06-30	
2ND SUB. 2022-06-13	
DATE OF SURVEY:	JAN. 05, 2022
DESIGNED BY:	JAG
DRAWN BY:	LJH

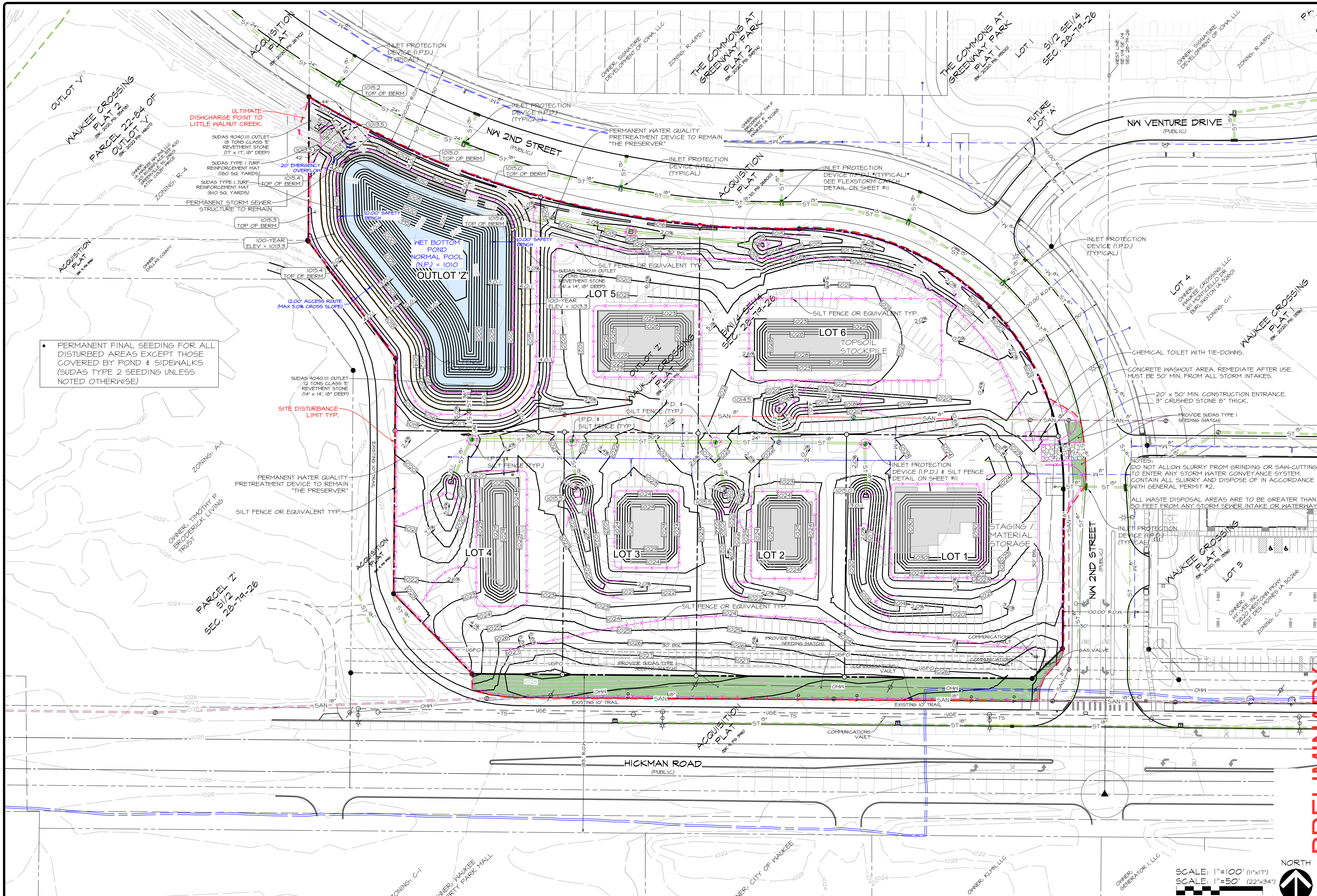
PRELIMINARY

WAUKEE CROSSING PLAT 4
WAUKEE, IOWA

SEDIMENTATION & EROSION CONTROL NOTES

SHEET 9 OF 11

A-2162



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515.276.4884 . mail@ceclac.com

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DRAWN BY:	LJH

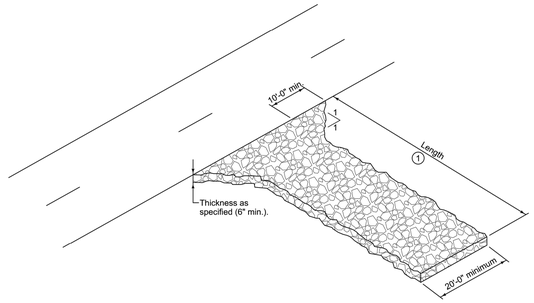
WAUKEE CROSSING PLAT 4
WAUKEE, IOWA

SEDIMENTATION & EROSION CONTROL PLAN

SHEET 10 OF 11

A-2162

Q:\A-FILES\A-2100\A2162_C3D Drawings\Plat\Preliminary Plat\A2162 SWPPP.dwg, 8/17/2022 9:42:28 AM, smckinley, 1:1



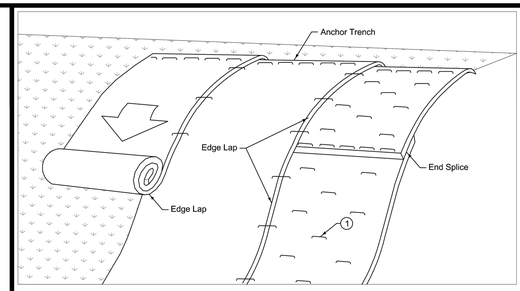
1. Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

FIGURE 9040.120
SHEET 1 OF 1

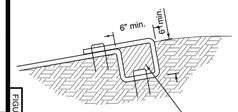
SUDAS | SYMBOL 2 | REVISED 10-21-14 | 9040.120 | SHEET 1 of 1

SUDAS Standard Specifications

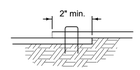
STABILIZED CONSTRUCTION ENTRANCE



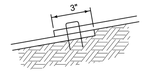
1. Secure blanket to ground according to manufacturer's recommended anchoring pattern and minimum shown in Table 1.



ANCHOR TRENCH
(12" min. anchor spacing)



EDGE LAP
(4'-0" min. anchor spacing)



END SPLICE
(18" min. anchor spacing)

TABLE 1

Max. slope	Min. anchors
≤ 3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

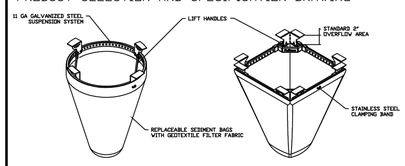
FIGURE 9040.103
SHEET 1 OF 1

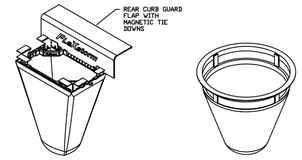
SUDAS | SYMBOL 2 | REVISED 10-21-14 | 9040.103 | SHEET 1 of 1

SUDAS Standard Specifications

ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING





NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

1. INDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18"diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Solids Storage (Cuft)	Filtered Flow Rate at 50% Max (CFS) FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER

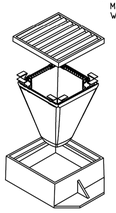
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX- Standard Woven Bag	FX	FX-S	200	40
IL- IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. | Filter Bag P/N from Step 2.

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



FLEXSTORM INLET FILTERS™
CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
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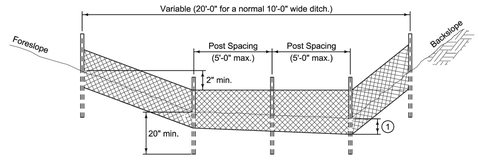
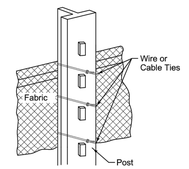
SIZE C | DWG NO FLEXSTORM_CATCH_IT | REV A | SCALE | SHEET 1 OF 1



TYPICAL SILT FENCE DITCH CHECK

1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).



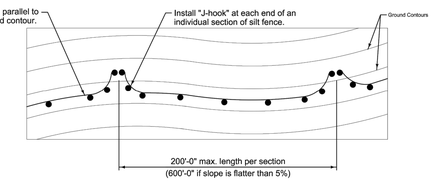
ATTACHMENT TO POST

FIGURE 9040.119
SHEET 1 OF 2

SUDAS | SYMBOL 2 | REVISED 10-21-14 | 9040.119 | SHEET 1 of 2

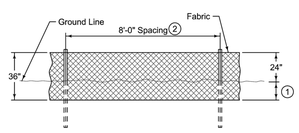
SUDAS Standard Specifications

SILT FENCE

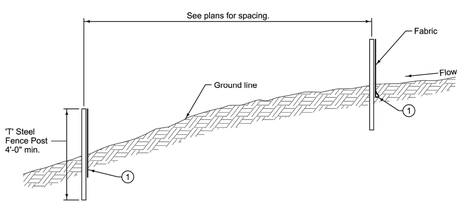


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)

1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
2. Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

FIGURE 9040.119
SHEET 2 OF 2

SUDAS | SYMBOL 2 | REVISED 10-21-14 | 9040.119 | SHEET 2 of 2

SUDAS Standard Specifications

SILT FENCE

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515.276.4884 . mail@ceclac.com

DATE:
5TH SUB. 2022-08-17
4TH SUB. 2022-07-27
3RD SUB. 2022-06-30
2ND SUB. 2022-06-13
DATE OF SURVEY: JAN. 05, 2022
DESIGNED BY: JAG
DRAWN BY: LH

PRELIMINARY

WAUKEE CROSSING PLAT 4
WAUKEE, IOWA

SEDIMENTATION & EROSION CONTROL DETAILS

NORTH

SHEET
OF 11

A-2162