

# PRELIMINARY PLAT ASHWORTH SOUTH PLAT 3 WAUKEE, DALLAS COUNTY IOWA

### PROJECT CONTACTS

**SANITARY SEWER**  
WAUKEE PUBLIC WORKS DEPARTMENT  
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CONTACT: KEITH RASH  
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DALLAS COUNTY PUBLIC HEALTH  
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PHONE: 515-443-3750

**FIRE DEPARTMENT**  
1300 SE LA GRANT PKWY  
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FIRE MARSHALL: JUSTIN FREDERICK  
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### NOTES

- MAINTENANCE OF ALL PRIVATE STREETS, PRIVATE UTILITIES AND PRIVATE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.
- ALL SITE IMPROVEMENTS SHALL COMPLY WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2020 WAUKEE STANDARD SPECS AND 2022 SUDAS.
- ANY CITY UTILITY RELOCATIONS SHALL BE AT THE OWNERS EXPENSE.
- STORMWATER PRETREATMENT WILL BE REQUIRED WITH THE DEVELOPMENT OF EACH LOT.

### BENCHMARKS

FOUR ENGINEERING CONTROL POINTS FROM THE GRAND PRAIRIE PARKWAY CONSTRUCTION DRAWINGS.

CPS 401  
N: 576199.645 E: 1542289.618 ELEVATION: 1038.167

CPS 402  
N: 576804.243 E: 1542846.734 ELEVATION: 1048.944

CPS 403  
N: 577581.541 E: 1542848.845 ELEVATION: 1043.451



VICINITY MAP  
SCALE: 1"=1000'

### Sheet List Table

Sheet Number	Sheet Title
01	PRELIMINARY PLAT COVER SHEET
02	PRELIMINARY PLAT - NOTES AND INFORMATION
03	PRELIMINARY PLAT - DIMENSION PLAN
04	PRELIMINARY PLAT - EASEMENT PLAN
05	PRELIMINARY PLAT - GRADING & UTILITY PLAN
06	PRELIMINARY PLAT - GRADING DETENTION POND

### GENERAL LEGEND

	<b>PROPOSED PLAT BOUNDARY</b>		<b>EXISTING LOT LINE</b>
	<b>SECTION LINE</b>		<b>SANITARY/STORM MANHOLE</b>
	<b>LOT LINE</b>		<b>WATER VALVE</b>
	<b>CENTERLINE</b>		<b>FIRE HYDRANT</b>
	<b>EASEMENT LINE</b>		<b>STORM SEWER SINGLE INTAKE</b>
	<b>FLARED END SECTION</b>		<b>STORM SEWER DOUBLE INTAKE</b>
	<b>DRAIN BASIN OR SEDIMENT RISER</b>		<b>STORM SEWER ROUND INTAKE</b>
	<b>DRAIN BASIN WITH SOLID GRATE</b>		<b>FLARED END SECTION</b>
	<b>WATER VALVE</b>		<b>DECIDUOUS TREE</b>
	<b>FIRE HYDRANT ASSEMBLY</b>		<b>CONIFEROUS TREE</b>
	<b>BLOW-OFF HYDRANT</b>		<b>SHRUB</b>
	<b>SCOUR STOP MAT</b>		<b>POWER POLE</b>
	<b>TURF REINFORCEMENT MAT</b>		<b>STREET LIGHT</b>
	<b>STORM SEWER WITH SIZE</b>		<b>GUY ANCHOR</b>
	<b>WATER SEWER WITH SIZE</b>		<b>ELECTRIC TRANSFORMER</b>
	<b>WATER SERVICE</b>		<b>GAS METER</b>
	<b>PROPOSED CONTOUR</b>		<b>TELEPHONE RISER</b>
	<b>SILT FENCE</b>		<b>SIGN</b>
	<b>ADDRESS</b>		<b>UNDERGROUND TELEVISION</b>
	<b>RIPRAP</b>		<b>UNDERGROUND ELECTRIC</b>
			<b>UNDERGROUND GAS</b>
			<b>UNDERGROUND FIBER OPTIC</b>
			<b>UNDERGROUND TELEPHONE</b>
			<b>OVERHEAD ELECTRIC</b>
			<b>SANITARY SEWER WITH SIZE</b>
			<b>STORM SEWER WITH SIZE</b>
			<b>WATER MAIN WITH SIZE</b>
			<b>EXISTING CONTOUR</b>
			<b>TREELINE</b>
			<b>B.S.L. BUILDING SETBACK LINE</b>
			<b>P.U.E. PUBLIC UTILITY EASEMENT</b>
			<b>M.O.E. MINIMUM OPENING ELEVATION</b>

### PROPERTY OWNER / APPLICANT:

PROPERTY OWNER / APPLICANT  
AF GFF, LC  
5000 WESTOWN PARKWAY, SUITE 400  
CONTACT: TOM WITTMAN  
EMAIL: TOM.WITTMAN@KNAPPPROPERTIES.COM

### PROFESSIONAL CIVIL ENGINEER:

ENGINEER/PROJECT MANAGER:  
CIVIL ENGINEERING CONSULTANTS, INC.  
2400 26TH STREET, UNIT 12  
URBANDALE, IA 50322  
CONTACT: PAUL CLAUSEN, PE  
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### PROFESSIONAL LAND SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.  
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URBANDALE, IA 50322  
JEFFERY A. GADDIS, PLS  
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### MUNICIPALITY PLANNER:

BILL METTEE  
PLANNER  
CITY OF WAUKEE  
515-478-1438  
EMAIL: B.METTEE@WAUKEE.ORG

### LEGAL DESCRIPTION

ALL OF OUTLOT '2', ASHWORTH SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 2011, PAGE 20604, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 11.36 ACRES MORE OR LESS.

### LAND AREA

11.36 ACRES MORE OR LESS.

### ZONING

LOTS 1 & 2: K-RR KETTLESTONE RETAIL REGIONAL  
OUTLOT '2': K-RR KETTLESTONE RETAIL REGIONAL

### BULK REGULATIONS

K-RR KETTLESTONE RETAIL REGIONAL	LOT AREA:	NO MIN.
	LOT WIDTH:	NO MIN.
	FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES.
	SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
	REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
	PRINCIPLE BLD SEPARATION:	25'
	ACCESSORY BLD SEPARATION:	0' BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
	MAX HEIGHT:	PRINCIPAL BUILDING - 8 STORIES ACCESSORY BUILDING - 1 STORY
	FLOOR AREA RATIO:	0.35

### FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #190440355F  
MAP REVISED DECEMBER 7, 2018.

### SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
JULY 26, 2022	INITIAL SUBMITTAL
AUGUST 12, 2022	
SEPTEMBER 07, 2022	
SEPTEMBER 14, 2022	
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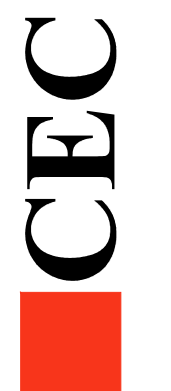
### CERTIFICATIONS

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PAUL J.D. CLAUSEN, IOWA LICENSED NO. 28712 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023. PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS



PRELIMINARY



**GENERAL NOTES:**

- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
  - CITY OF WAUKEE - ENGINEERING DEPARTMENT
  - AF SPLC
  - 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 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 AND RECORD LOCATION FOR AS-BUILT PLANS.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- 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.
- 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS SHALL APPLY TO THIS PROJECT.
- 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.
- THE CONTRACTOR IS TO PROVIDE ALL CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LICENSED ENGINEER OR LAND SURVEYOR.
- A CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAN.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON THE ROAD OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.
- SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE DESIGNED AND INSTALLED PER THE LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMPS ARE TO BE STAKED OUT BY THE ENGINEER.
- ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.

**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.
- THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A CITY OF WAUKEE COSESCO PERMIT.
- DEBRIS SPILLED ON THE RIGHT-OF-WAY WILL BE PICKED UP BY THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.
- STRIP BLACK TOP SOIL AND RESPREAD. (8" MINIMUM).

**GRADING NOTES**

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
  - CITY OF WAUKEE - ENGINEERING DEPARTMENT
  - AF SPLC
  - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
  - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE 2020 WAUKEE STANDARD SPECS AND 2022 SUDAS, STANDARD SPECIFICATIONS, CODES, AND POLICES; SUDAS; AND IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN GEOTECHNICAL EXPLORATION (PN 16135).
- ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCD AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.

**SANITARY NOTES**

- CASTING TYPES ARE FROM SUDAS SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
- THE CONTRACTOR SHALL CLEAN AND VIDEO TAPE THE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF THE VIDEO AND THE REPORT SHALL BE SUBMITTED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AFTER THE VIDEO INSPECTION.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.
- ALL MANHOLES TO HAVE 18" BARRIERS.

**STORM NOTES**

- PROVIDE A 3" WIDE CLAY WATER STOP, AN APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
- STORM SERVICES INSTALLED INTO STORM STRUCTURES MUST BE CORE DRILLED. KEEP THE SERVICE AS MUCH ABOVE THE STRUCTURE FLOW LINE AS POSSIBLE TO AVOID SURCHARGE.
- STORM SEWER SHALL BE OPEN JOINTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER.
- ALL PRIVATE INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY OWNER.

**WATER NOTES**

- FOLLOW 2020 WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
- THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN ACCORDANCE WITH 2020 WAUKEE STANDARD SPECIFICATIONS.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN:
  - FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 15 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
  - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM THE SEWER.
  - THE SEWER MUST BE ADEQUATELY SUPPORTED.
  - A LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF THE POINT OF CROSSING.
- ALL STORM SEWER CROSSING ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN.
- ALL HYDRANTS SHALL HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO ENGINEER AND CITY OF WAUKEE.
- SPECIAL CARE MUST BE USED TO AVOID AIR ENTRAPMENT AT AREA WHERE WATER MAIN DIPS.

**PAVING NOTES**

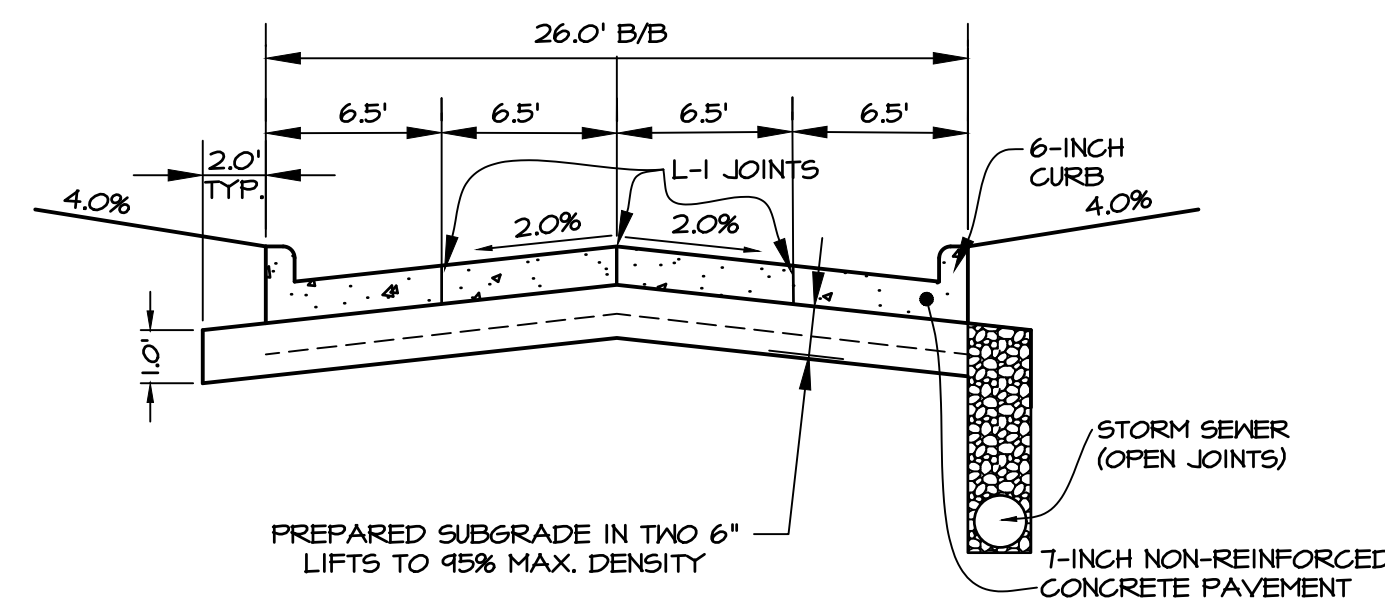
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE UNLESS OTHERWISE NOTED.
- ALL PAVING SHALL HAVE 6-INCH CURBS UNLESS NOTED OTHERWISE.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS AS SHOWN ON CONSTRUCTION DOCUMENTS.
- SIDEWALK RAMPS AND LANDINGS SHALL BE CONSTRUCTED WITH STREET IMPROVEMENTS (SHADED).
- CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT (PN 16135).
- CITY OF WAUKEE SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE.
- SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE THE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.

**FIRE SAFETY CONSTRUCTION NOTE**

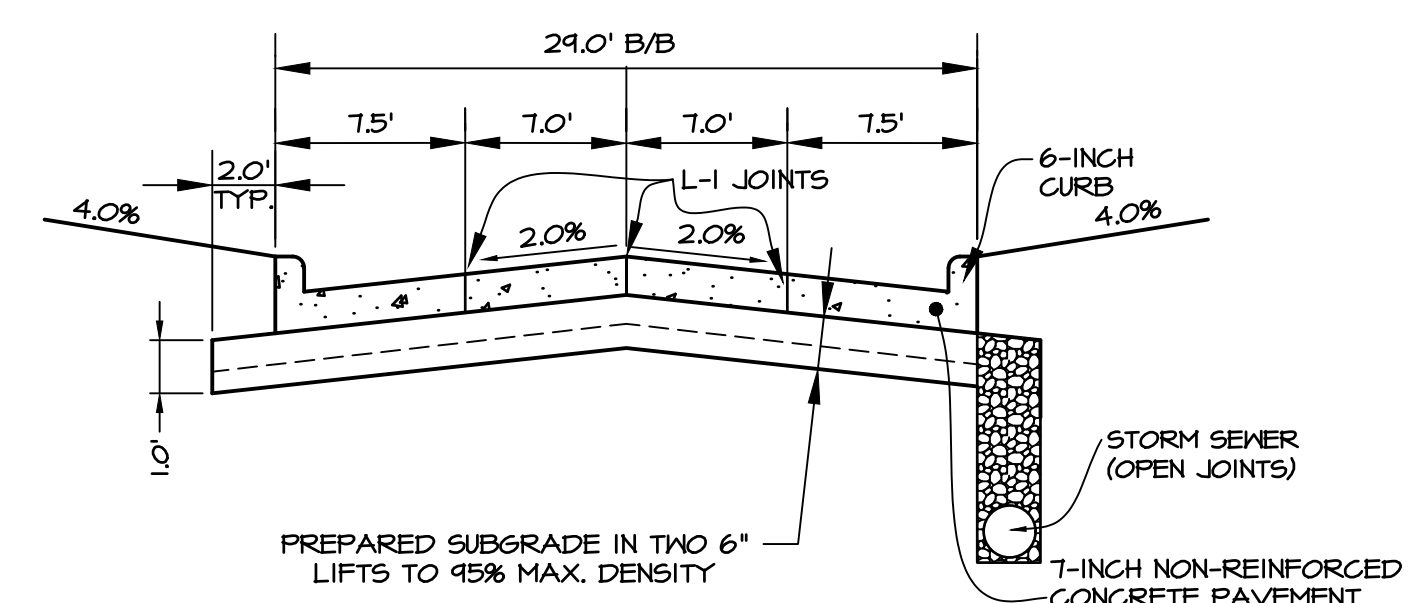
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

**NET BOTTOM DETENTION POND NOTES**

- DETENTION POND MATERIALS SHALL BE REVIEWED BY GEOTECHNICAL ENGINEER.
- DETENTION POND SHALL BE REVIEWED BY GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.
- DETENTION POND SHALL HAVE COHESIVE SOIL LINER COMPACTED TO 95% PROCTOR DENSITY (MIN) AND MOISTURE CONTENT WITHIN -1% TO +4% OF MATERIAL'S OPTIMUM MOISTURE CONTENT.
- IF SUBSURFACE WATER IS ENCOUNTERED DURING CONSTRUCTION OF DETENTION BASIN, THEN SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED TO DEWATER AREA. ALTERNATIVE SOLUTION MAY BE PROPOSED BY GEOTECHNICAL ENGINEER.
- IF NON-COHESIVE SOILS ARE ENCOUNTERED DURING CONSTRUCTION OF DETENTION POND, AREA SHALL BE OVER-EXCAVATED BY 2 FEET AND REPLACED WITH COHESIVE MATERIAL.
- ANTI-SLEEP COLLARS SHALL BE USED IN CONSTRUCTION OF OUTLET STRUCTURE.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.



**TYPICAL 26' B/B CROSS SECTION**  
NO SCALE



**TYPICAL 29' B/B CROSS SECTION**  
NO SCALE

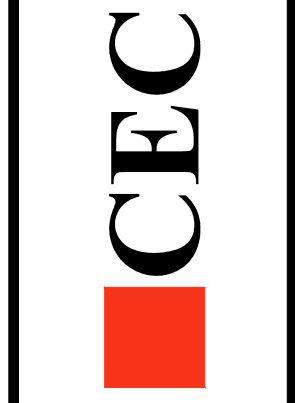
**PRELIMINARY**

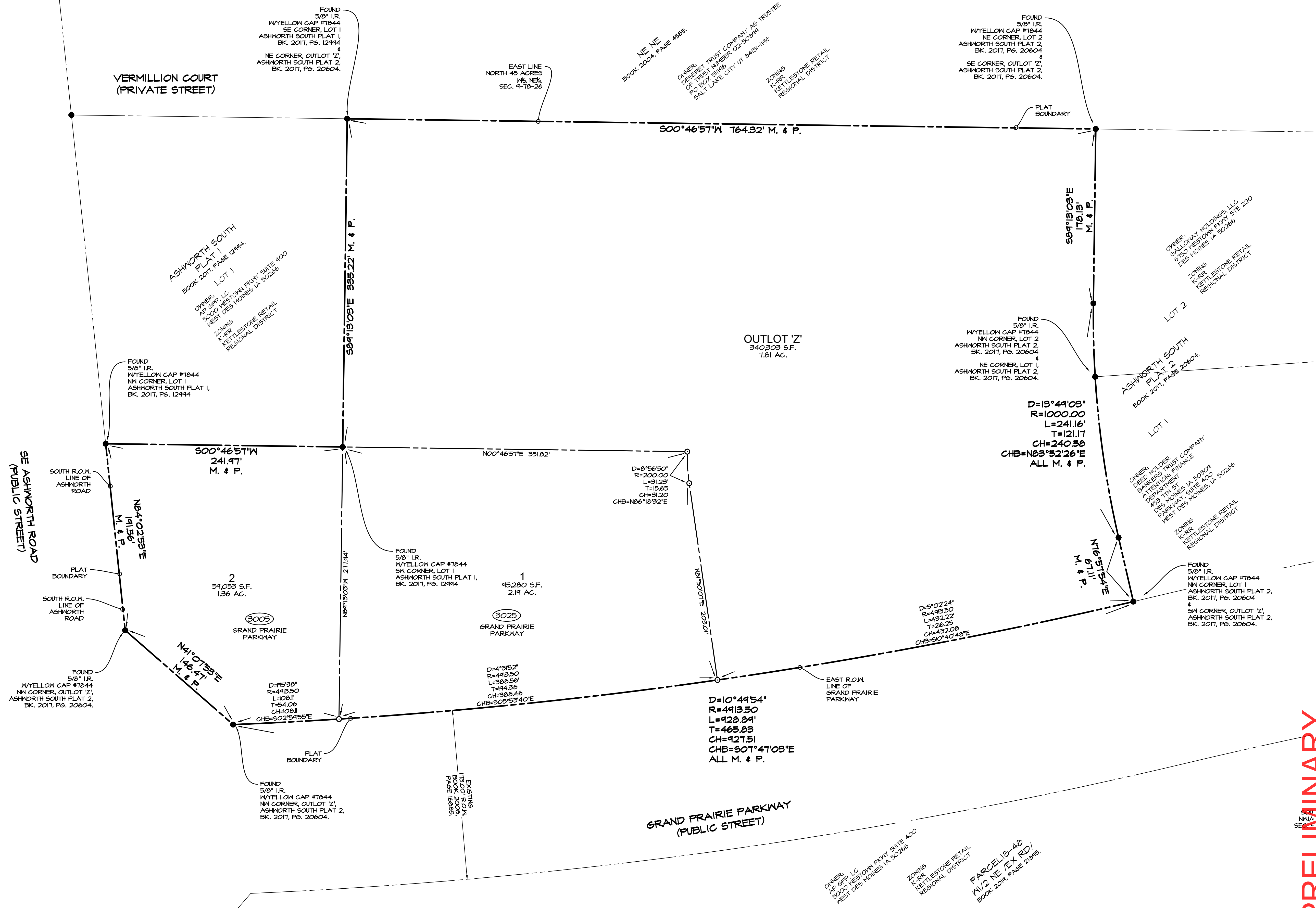
**ASHORTH SOUTH FLAT 3**  
WAUKEE, DALLAS COUNTY IOWA

**PRELIMINARY PLAN - NOTES AND INFORMATION**

DATE:	September 24, 2022
DESIGNED BY:	SEPTEMBER 07, 2022
CHECKED BY:	AUGUST 12, 2022
DATE OF SURVEY:	JULY 26, 2022
DESIGNED BY:	JFO
DRAWN BY:	MEH

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

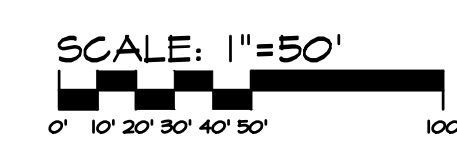




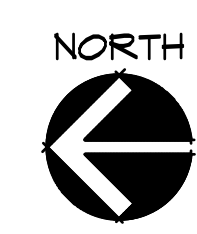
SE ASHWORTH ROAD  
(PUBLIC STREET)

VERMILLION COURT  
(PRIVATE STREET)

GRAND PRAIRIE PARKWAY  
(PUBLIC STREET)



SCALE: 1"=50'  
1"=50' PRINTED ON 22"x34" SHEET  
1"=100' PRINTED ON 11"x17" SHEET



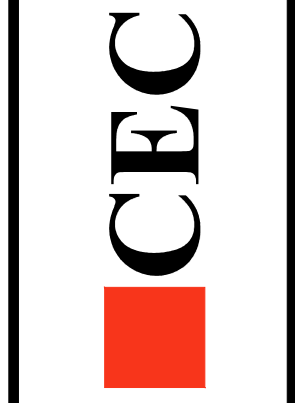
PRELIMINARY

ASHWORTH SOUTH PLAT 3  
MAUKEE, DALLAS COUNTY IOWA  
PRELIMINARY PLAT - DIMENSION PLAN

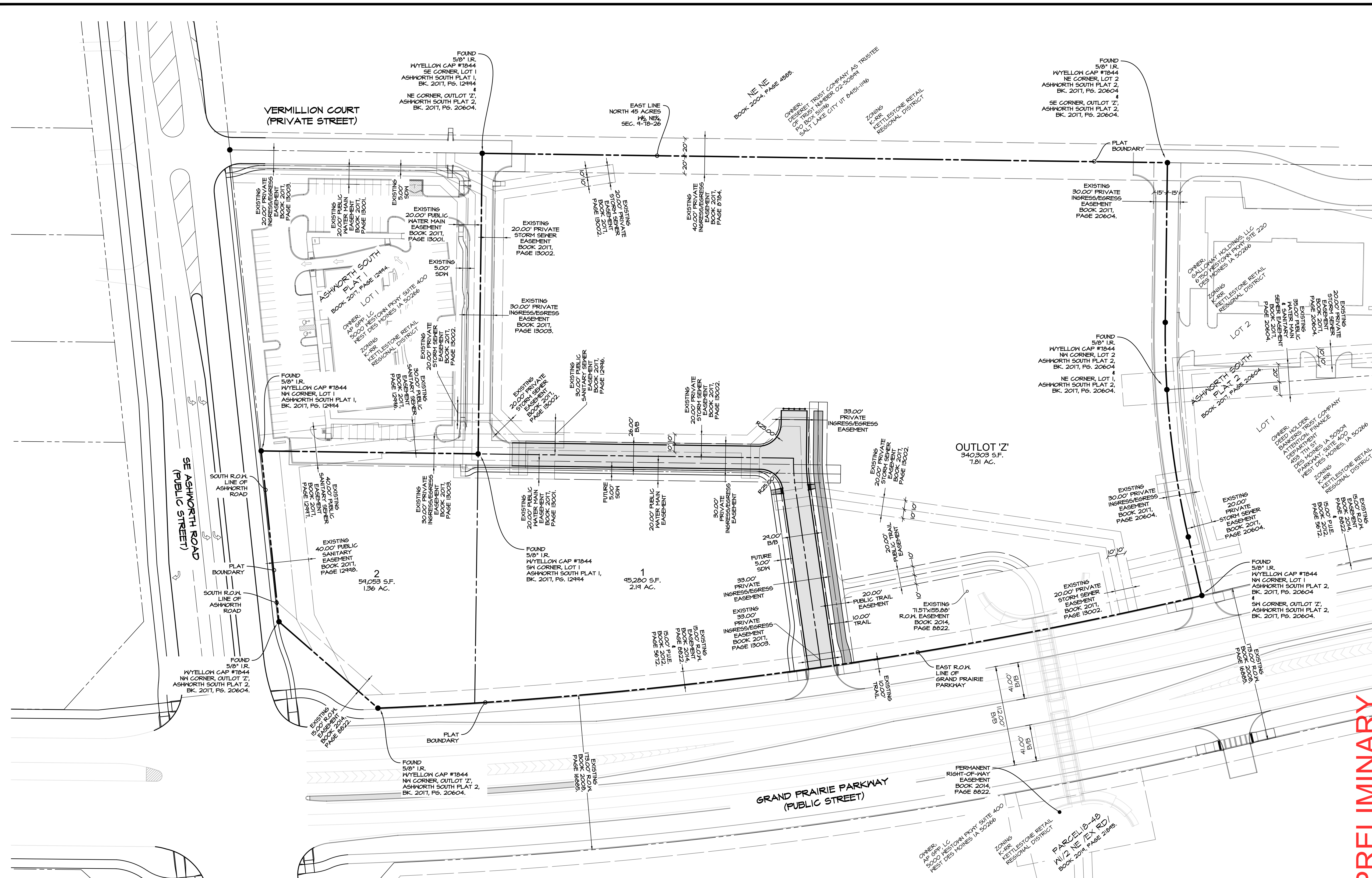
SHEET  
OF 06

E0004

DATE:	September 24, 2022
DESIGNED BY:	JFO
DRAWN BY:	MEH



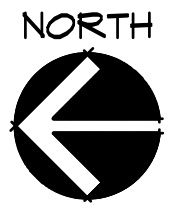
Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · mail@cecinc.com



**PRELIMINARY**

**ASHWORTH SOUTH PLAT 3**  
MAUIKEE, DALLAS COUNTY IOWA  
**PRELIMINARY PLAT - EASEMENT PLAN**

SCALE: 1"=50'  
  
 1"=50' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET

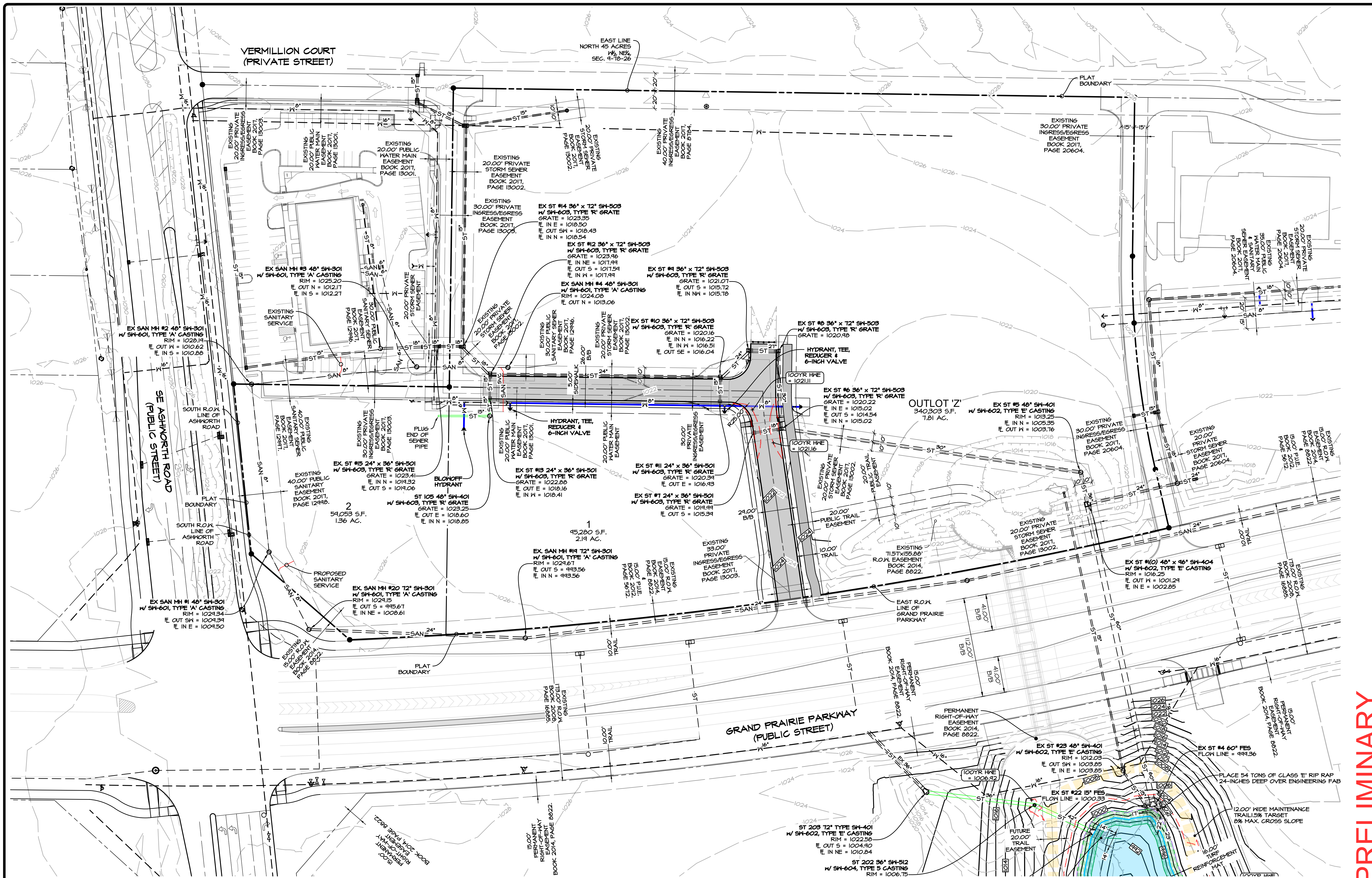


SHEET  
**04**  
 OF 06  
 E8884

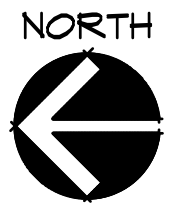
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**CEC**

DATE:	September 24, 2022
DESIGNED BY:	JFO
DRAWN BY:	MEH
DATE OF SURVEY:	August 07, 2022
DESIGNED BY:	August 12, 2022
DRAWN BY:	July 26, 2022



SCALE: 1"=50'  
 0' 10' 20' 30' 40' 50' 100'  
 1"=50' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET

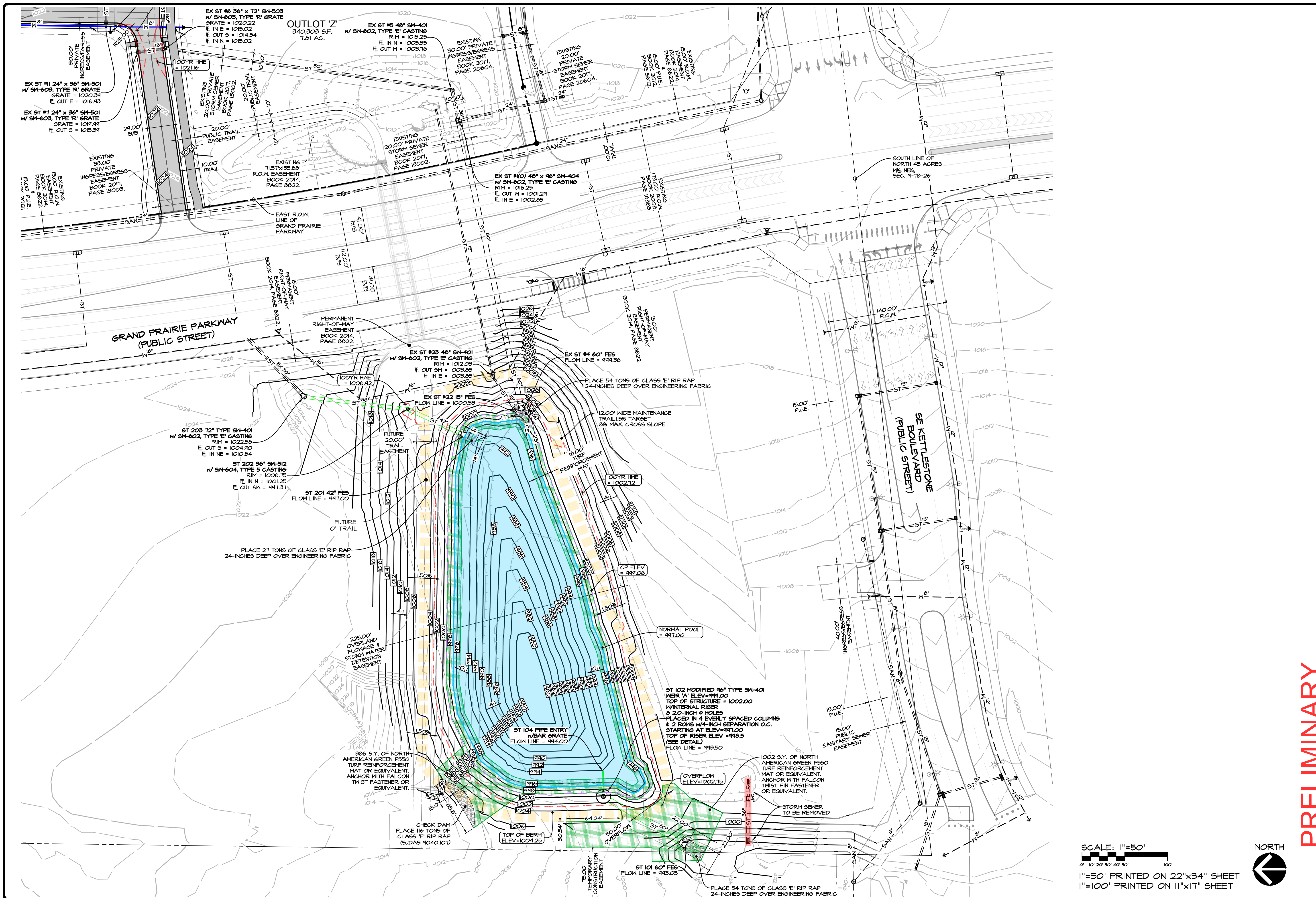


**PRELIMINARY**

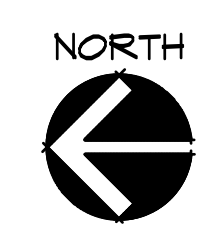
**ASHWORTH SOUTH PLAT 3**  
 MAUKEE, DALLAS COUNTY IOWA

**PRELIMINARY PLAT - GRADING & UTILITY PLAN**

DATE:	September 24, 2022
DESIGNED BY:	JFO
DRAWN BY:	MEH
DATE OF SURVEY:	SEPTEMBER 07, 2022
	AUGUST 12, 2022
	JULY 26, 2022



SCALE: 1"=50'  
 0' 10' 20' 30' 40' 50' 100'  
 1"=50' PRINTED ON 22"x34" SHEET  
 1"=100' PRINTED ON 11"x17" SHEET

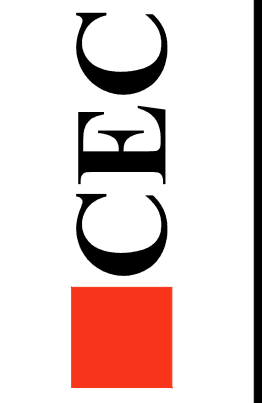


**PRELIMINARY**

**ASHNORTH SOUTH FLAT 3**  
 MAUKEE, DALLAS COUNTY IOWA  
**PRELIMINARY PLAT - GRADING DETENTION POND**

SHEET  
**06**  
 OF  
 06  
 E0804

DATE:	September 24, 2022
DESIGNED BY:	JFO
DRAWN BY:	MEH
DATE OF SURVEY:	SEPTEMBER 07, 2022
	AUGUST 12, 2022
	JULY 26, 2022



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