

PRELIMINARY PLAT ASHWORTH NORTH PLAT 3 WAUKEE, DALLAS COUNTY IOWA

PROJECT CONTACTS

SANITARY SEWER
WAUKEE PUBLIC WORKS DEPARTMENT
805 UNIVERSITY AVENUE
WAUKEE, IA 50263
CONTACT: TIM ROYER
PHONE: (515-478-7420)

WATER MAIN
WAUKEE PUBLIC WORKS DEPARTMENT
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STORM SEWER
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NATURAL GAS UTILITY
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666 GRAND AVENUE
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MATT NOVY
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TELEPHONE
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2103 E UNIVERSITY
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HEALTH DEPARTMENT
DALLAS COUNTY PUBLIC HEALTH
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ADEL, IA 50003
PHONE: 515-943-3750

FIRE DEPARTMENT
1300 SE LA GRANT PKWY
WAUKEE, IA 50263
PHONE: 515-497-7949
FIRE MARSHALL: JUSTIN FREDERICK
PH. 515-478-7448
EMAIL: JFREDERICK@WAUKEE.ORG

NOTES

- LOTS 'A' & 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE, IOWA FOR STORM WATER MANAGEMENT PURPOSES.
- LOTS 'C' & 'D' SHALL BE DEDICATED TO THE CITY OF WAUKEE, IOWA FOR STREET PURPOSES.
- ALL SITE IMPROVEMENTS SHALL COMPLY WITH WAUKEE STANDARD SPECIFICATIONS FOR PAVEMENT IMPROVEMENTS, 2020 WAUKEE STANDARD SPECS AND 2022 SUDAS
- ANY CITY UTILITY RELOCATIONS SHALL BE AT THE OWNERS EXPENSE.

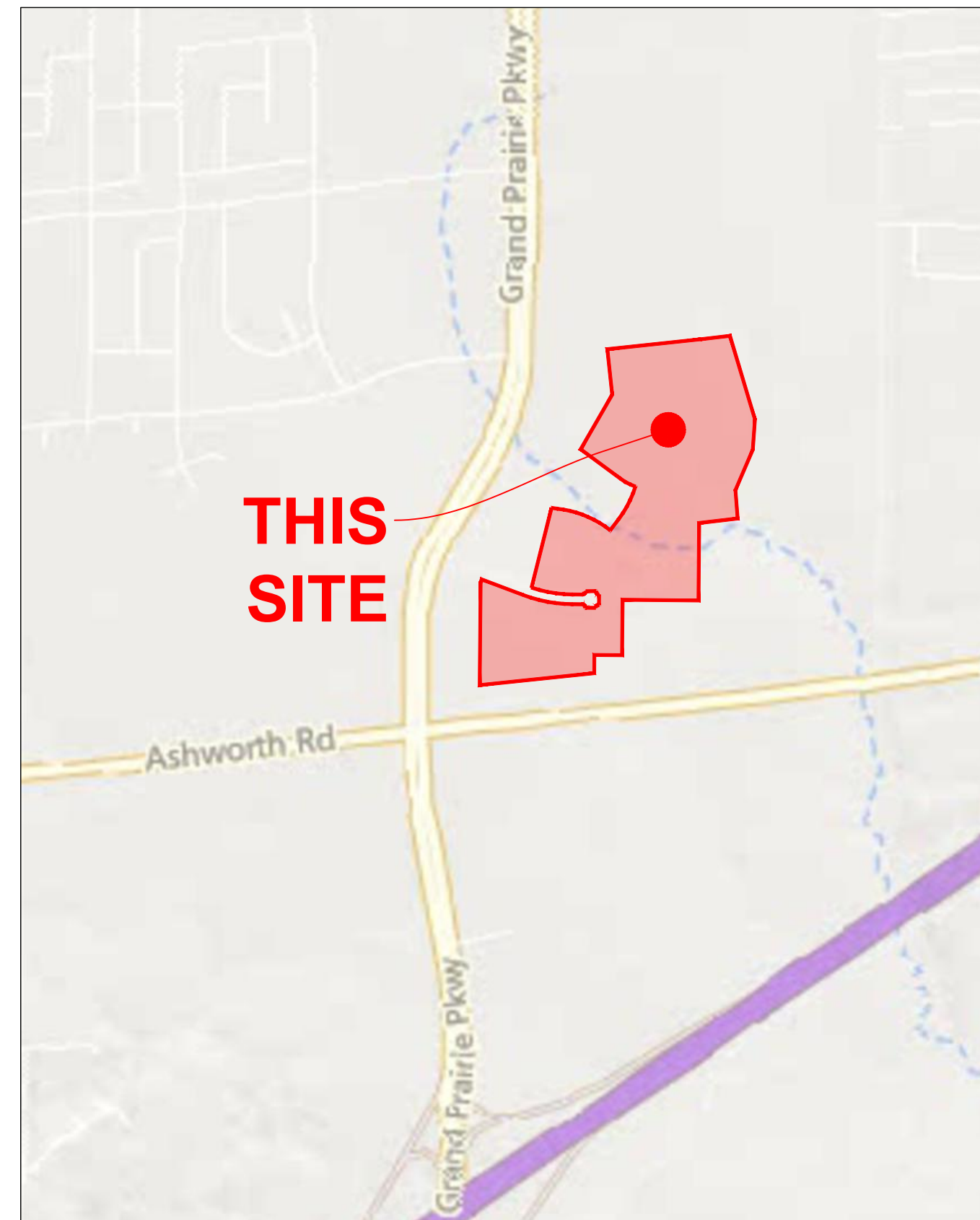
BENCHMARKS

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

CPS 401
N: 5716194.645 E: 15428394.610 ELEVATION: 1038.167

CPS 402
N: 5716804.243 E: 1542846.134 ELEVATION: 1048.944

CPS 403
N: 5717551.541 E: 1542848.845 ELEVATION: 1043.451



VICINITY MAP
SCALE: 1"=1000'

GENERAL LEGEND

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

Sheet List Table

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01	PRELIMINARY PLAT COVER SHEET
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05	UTILITY & GRADING PLAN - SOUTH
06	UTILITY & GRADING PLAN - POND

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
AUGUST 22, 2022	INITIAL SUBMITTAL
SEPTEMBER 16, 2022	
OCTOBER 12, 2022	
OCTOBER 26, 2022	

PROPERTY OWNER / APPLICANT:

PROPERTY OWNER / APPLICANT:
AF NORTH, LC
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
CONTACT: TOM WITTMAN
EMAIL: TOM.WITTMAN@KNAPPPROPERTIES.COM

PROFESSIONAL CIVIL ENGINEER:

ENGINEER/PROJECT MANAGER:
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URBANDALE, IA 50322
CONTACT: PAUL CLAUSEN, PE
PH: (515) 276-4884 EXT. 217
EMAIL: CLAUSEN@CECLAC.COM

PROFESSIONAL LAND SURVEYOR:

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URBANDALE, IA 50322
JEFFERY A. GADDIS, PLS
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MUNICIPALITY PLANNER:

MELISSA DEBOER
SENIOR PLANNER
CITY OF WAUKEE
PH: 515-478-7847
EMAIL: MDEBOER@WAUKEE.ORG

LEGAL DESCRIPTION

ALL OF PARCELS 19-12 & 19-13 OFFICIAL PARCELS, RECORDED IN BOOK 2022, PAGE 4092 CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 9.62 ACRES MORE OR LESS.

ALL OF OUTLOT '2', ASHWORTH NORTH PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 2016, PAGE 15144 CITY OF WAUKEE, DALLAS COUNTY, IOWA, LESS ALL OF ASHWORTH NORTH PLAT 2, RECORDED IN BOOK 2022, PAGE XXXXX CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 41.14 ACRES MORE OR LESS.

ENTIRE PLAT CONTAINS 57.41 ACRES MORE OR LESS.

LAND AREA

57.41 ACRES MORE OR LESS.

ZONING

K-OF KETTLESTONE OFFICE
K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT
K-MF STACKED MEDIUM DENSITY

BULK REGULATIONS

- K-OF KETTLESTONE OFFICE	NO MIN.
- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN. FOR PRINCIPLE PERMITTED USES.
- FRONT YARD:	20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	25'
- ACCESSORY BLD SEPARATION	25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- MAX HEIGHT	PRINCIPAL BUILDING UNDER 15,000 SF - 1 STORY PRINCIPAL BUILDING OVER 15,000 SF - 2 STORIES
- FLOOR AREA RATIO	0.35
- K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT	
- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN.
- FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- ACCESSORY BLD SEPARATION	PRINCIPAL BUILDING UNDER - 4 STORIES ACCESSORY BUILDING - 1 STORY
- MAX HEIGHT	
- FLOOR AREA RATIO	0.35
- K-MF STACKED MEDIUM DENSITY	
- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN.
- FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	10'
- ACCESSORY BLD SEPARATION	30' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- MIN HEIGHT	PRINCIPLE BUILDING - 2 STORIES PRINCIPAL BUILDING - 3 STORY
- MAX HEIGHT	ACCESSORY BUILDING - 1 STORIES
- MAX DENSITY	14 DWELLINGS PER UNIT ACRE.
- MIN FLOOR AREA	600 SF PER UNIT.

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #19049C0355F MAP REVISED DECEMBER 7, 2018.

CERTIFICATIONS

PRELIMINARY	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. PAUL J.D. CLAUSEN, IOWA LICENSE NO. 29712 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023. _____ PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18361 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022 _____ ALL SHEETS



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



DATE:	October 26, 2022	PC
DATE OF SURVEY:	OCTOBER 12, 2022	MEH
DESIGNED BY:	SEPTEMBER 16, 2022	
DRAWN BY:	AUGUST 22, 2022	

PRELIMINARY
ASHWORTH NORTH PLAT 3
WAUKEE, DALLAS COUNTY IOWA
PRELIMINARY PLAT COVER SHEET

SHEET
OF 06

E0006

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
 - AP NORTH, L.L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION 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 SUBMITTALS OF 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 PLAT.
- 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 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 ONTO THE RIGHT-OF-WAY WILL BE PICKED UP BY THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.
- STRIP TOPSOIL AND PROVIDE A MINIMUM OF 8-INCHES OF TOPSOIL AT RESPREAD.

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE - ENGINEERING DEPARTMENT
 - AP NORTH, L.L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICES; SUDAS; AND IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN GEOTECHNICAL EXPLORATION (FN 221386).
- 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 DISCING 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 DISCED 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 141 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 SEWERS 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 13 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 CROSSINGS 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

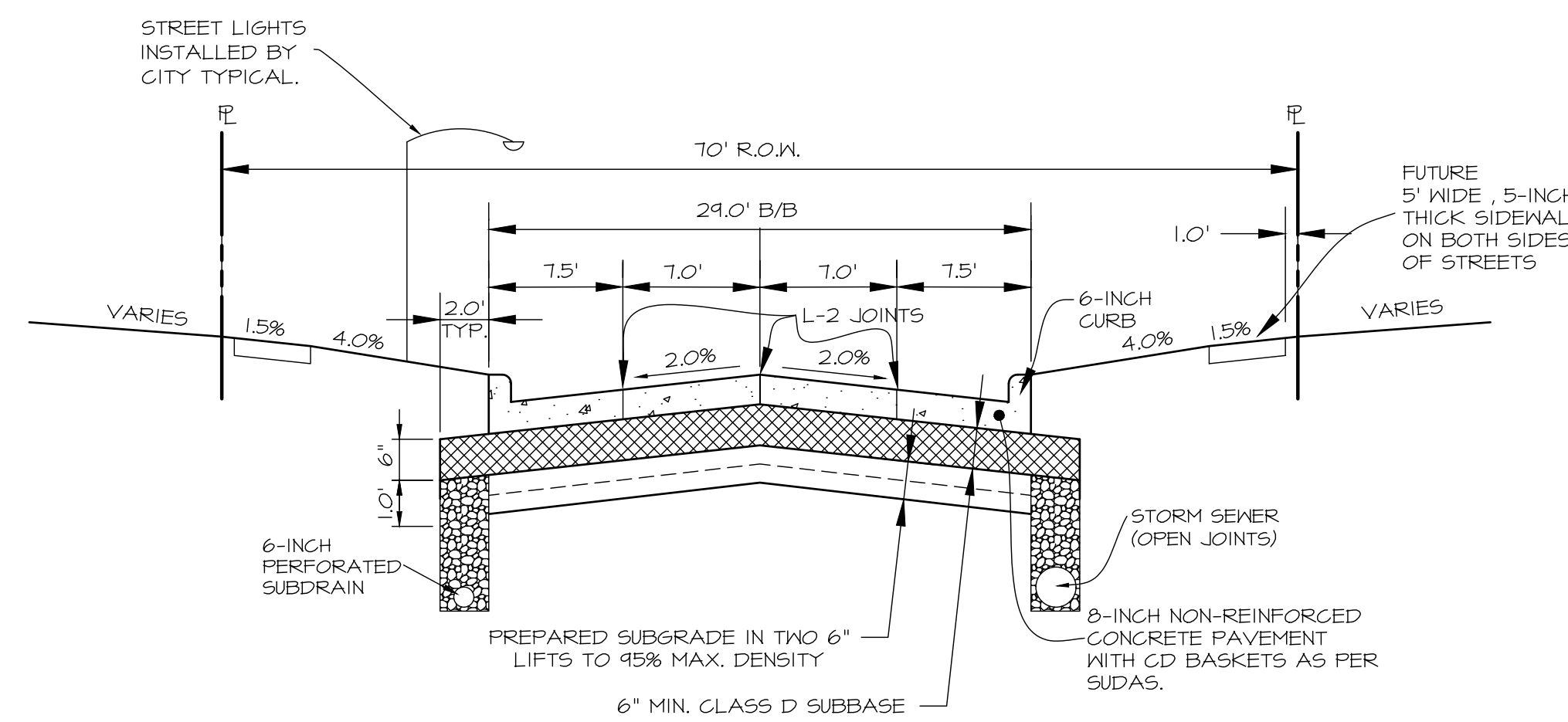
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE UNLESS OTHERWISE NOTED.
- ALL PAVING SHALL HAVE 6-INCH CURBS UNLESS NOTED OTHERWISE.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS AS SHOWN ON CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT (FN 221386).
- 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 FOOTINGS 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.

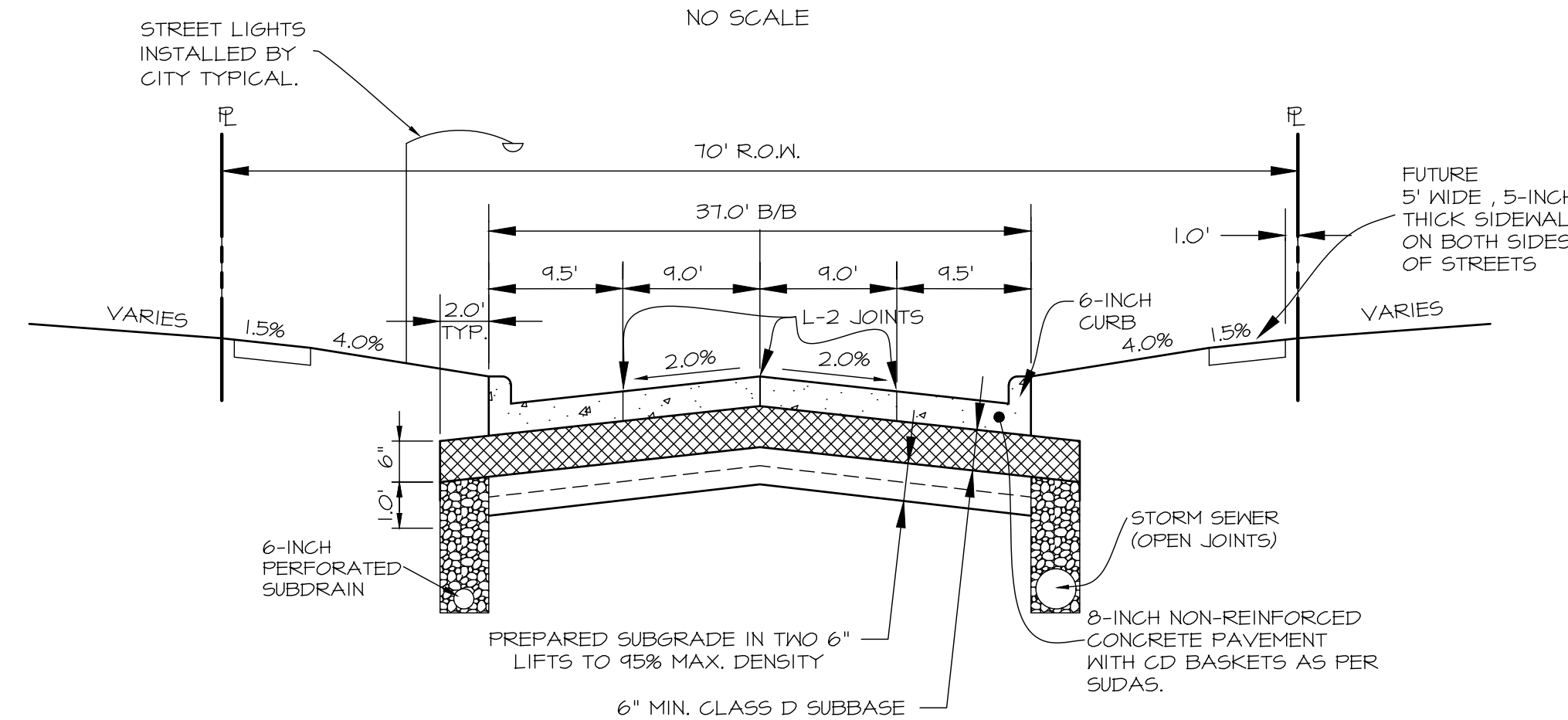
WET BOTTOM DETENTION POND NOTES

- 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 +/- 0.4% 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-SEEP COLLARS SHALL BE USED IN CONSTRUCTION OF OUTLET STRUCTURE.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.



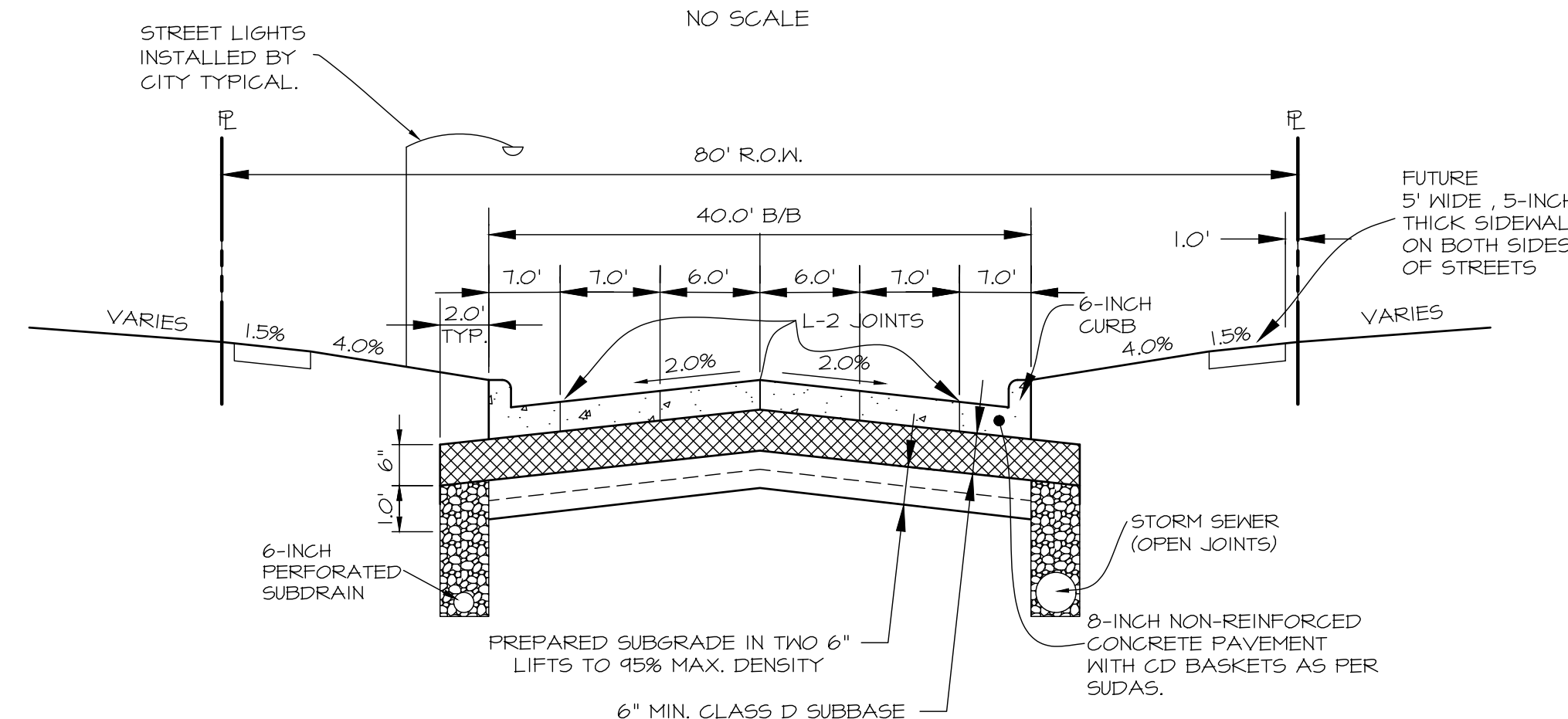
TYPICAL 29' B/B CROSS SECTION

NO SCALE



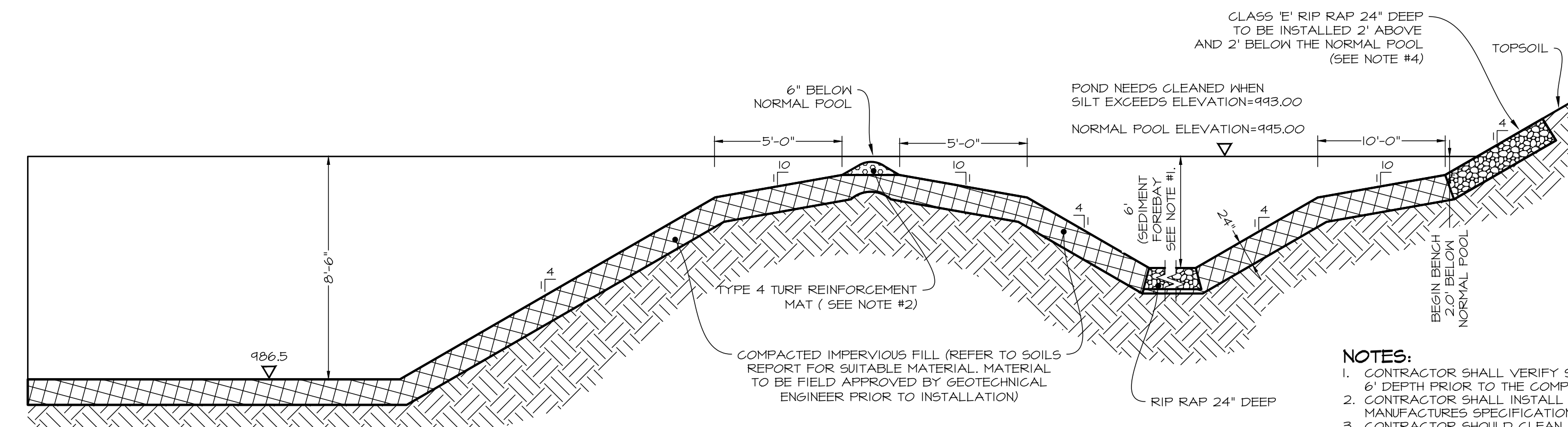
TYPICAL 37' B/B CROSS SECTION

NO SCALE



TYPICAL 40' B/B CROSS SECTION

NO SCALE



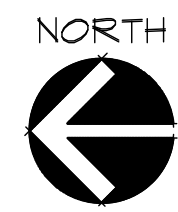
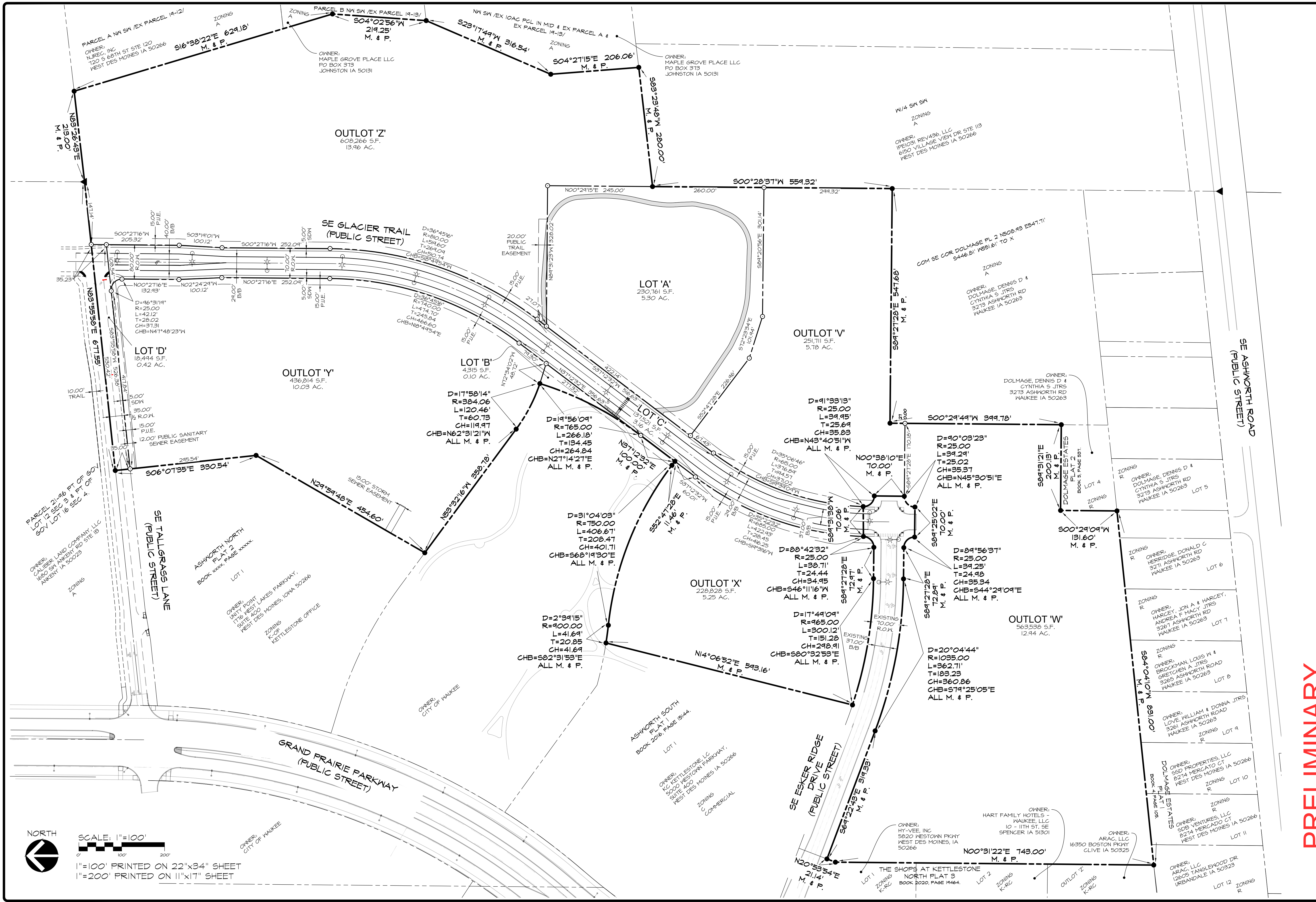
TYPICAL POND & SEDIMENT FOREBAY DETAIL

NO SCALE

NOTES:

- CONTRACTOR SHALL VERIFY SEDIMENT FOREBAYS HAS A MINIMUM OF 6' DEPTH PRIOR TO THE COMPLETION OF GRADING CONSTRUCTION.
- CONTRACTOR SHALL INSTALL TURF REINFORCEMENT MATS PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHOULD CLEAN TO DESIGN PRIOR TO ACCEPTANCE.
- PLACE ENGINEERING FABRIC BENEATH RIP RAP AT FLARED END SECTION OUTLET LOCATIONS.

0:FILE:SE:300018886_C10 Drawing:Plat/PT/ESS66 PP DIMENSION.dwg, 10/26/2022 8:58:47 AM, rldawson, L1



SCALE: 1"=100'

1"=100' PRINTED ON 22"x34" SHEET
1"=200' PRINTED ON 11"x17" SHEET

PRELIMINARY

ASHWORTH NORTH PLAT 3
WAUKEE, DALLAS COUNTY, IOWA

DIMENSION SHEET

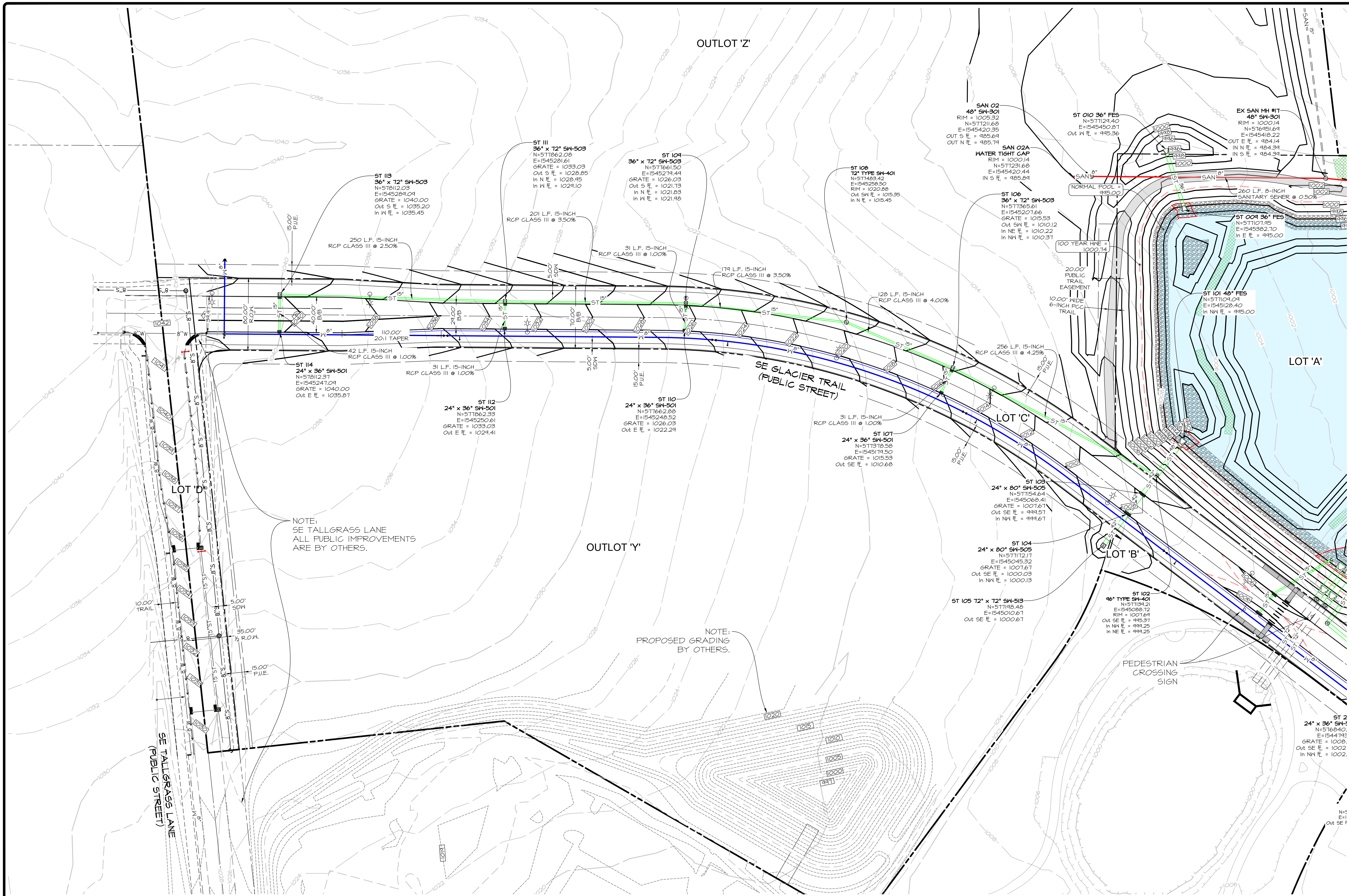
SHEET 03 OF 06
E0886

DATE:	October 26, 2022	PC	MEH
DATE OF SURVEY:	OCTOBER 12, 2022		
DESIGNED BY:	SEPTEMBER 16, 2022		
DRAWN BY:	AUGUST 22, 2022		



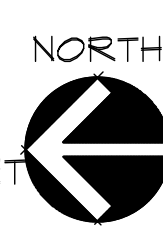
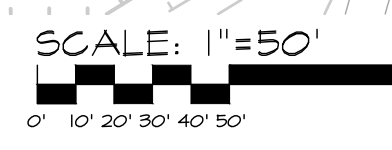
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com

C:\P\FILES\300\08886_CAD Drawings\PLAN\08886 PP UTIL & GRADING.dwg: 10/26/2022 5:46:17 AM, pdmahon, 1:1



NOTE:
SE TALLGRASS LANE
ALL PUBLIC IMPROVEMENTS
ARE BY OTHERS.

NOTE:
PROPOSED GRADING
BY OTHERS.



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

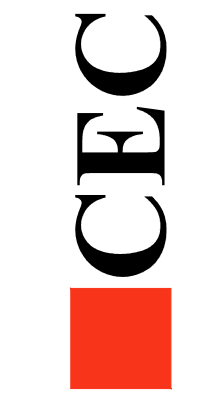
PRELIMINARY

ASHWORTH NORTH PLAT 3
MAUKEE, DALLAS COUNTY IOWA

UTILITY & GRADING PLAN - NORTH

SHEET
04
OF
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