

AS BUILT FOR AUTUMN VALLEY PLAT 2 WAUKEE, IA PREPARED BY STUBBS ENGINEERING

NOTE:
CONSTRUCTION PLANS SHALL GOVERN
ANY DISCREPANCY BETWEEN ESTIMATED
QUANTITIES AND CONSTRUCTION PLANS.

SITE AREA:

23.38 ACRES (10,18433 SQ. FT.)

ZONING:

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS (R-2):

MINIMUM LOT AREA: 8,000 SQ. FT. (SINGLE-FAMILY)
MINIMUM LOT WIDTH: 65 FT.

SETBACKS:

FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL, 7 FT. MINIMUM
REAR YARD: 30 FT.

DEVELOPMENT SCHEDULE:

GRADING = APRIL 2021
UTILITIES = MAY 2021
PAVING = JULY 2021
COMPLETE = AUGUST 2021

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF PARCEL 20-91 IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN BOOK 2020 AT PAGE 28973 IN THE OFFICE OF THE DALLAS COUNTY RECORDER, DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 CLAYTON ESTATES PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY IOWA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 20-91; THENCE S00°35'40"W ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE EAST LINE OF SAID PARCEL 20-91, A DISTANCE OF 122.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S00°32'43"W ALONG THE WEST LINE OF SAID CLAYTON ESTATES PLAT 1 AND ALONG THE EAST LINE OF SAID PARCEL 20-91, A DISTANCE OF 678.13 FEET; THENCE N89°53'23"W, A DISTANCE OF 289.88 FEET; THENCE N78°18'23"W, A DISTANCE OF 612.60 FEET; THENCE N89°53'23"W, A DISTANCE OF 785.98 FEET TO THE WESTERLY LINE OF SAID PARCEL 20-91; THENCE N18°23'47"W ALONG THE WESTERLY LINE OF SAID PARCEL 20-91, A DISTANCE OF 333.00 FEET; THENCE N09°25'35"W ALONG THE WESTERLY LINE OF SAID PARCEL 20-91, A DISTANCE OF 299.55 FEET TO THE SOUTH LINE OF OUTLOT "2" IN SPRING CREST PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY IOWA AND TO THE NORTHWEST CORNER OF SAID PARCEL 20-91; THENCE S89°53'23"E ALONG THE SOUTH LINE OF SAID SPRING CREST PLAT 2 AND ALONG THE SOUTH LINE OF SPRING CREST PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY IOWA AND ALONG THE NORTH LINE OF SAID PARCEL 20-91 A DISTANCE OF 1658.41 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN SAID SPRING CREST PLAT 1 AND TO THE NORTHEAST CORNER OF SAID PARCEL 20-91 AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 23.38 ACRES

VICINITY MAP:



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SUBMITTAL DATES:

- 1ST SUBMITTAL - 02-02-21
- 2ND SUBMITTAL - 02-25-21
- 3RD SUBMITTAL - 03-16-21
- 4TH SUBMITTAL - 03-31-21
- 5TH SUBMITTAL - 04-20-21
- 6TH SUBMITTAL - 05-04-21
- 7TH SUBMITTAL - 05-13-21
- 8TH SUBMITTAL - 05-28-21
- 9TH SUBMITTAL - 06-18-21

OWNER:

DAVID HOLLANDER
FORESTAR
750 BUNKER COURT, SUITE 500
VERNON HILLS, IL 60061
CONTACT: DAVID HOLLANDER
PHONE: 810-623-8935

DEVELOPER:

DR HORTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 965-7876

ENGINEER:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

ESTIMATED PROJECT QUANTITIES:

NUMBER	ITEM	UNIT	TOTAL
	WATER MAIN		
1	WATER MAIN, PVC, 8" DIA	LF	3297
2	WATER MAIN, PVC, 12" DIA	LF	670
3	VALVE, 8" DIA	EA	8
4	VALVE, 12" DIA	EA	2
5	CROSS, 12" X 8" DIA	EA	2
6	BEND, 8" 22.5 DEGREE	EA	1
7	BEND, 8" 11.25 DEGREE	EA	2
8	HYDRANT ASSEMBLY	EA	15
9	TEMPORARY BLOWOFF HYDRANT	EA	1
10	WATER MAIN SERVICE STUB	EA	80
11	CONNECT TO EXISTING	EA	4
	SANITARY SEWER		
1	SANITARY SEWER GRAVITY MAIN, TRENCHED, 8" DIA	LF	3542
2	SANITARY SEWER SERVICE, 4" DIA	EA	80
3	MANHOLE, TYPE SW-301, 48" DIA	EA	14
4	CONNECT TO EXISTING	EA	1
	STORM SEWER		
1	STORM SEWER, SUBDRAIN, PVC, 4" DIA	LF	4138
2	STORM SEWER, SUBDRAIN CLEANOUT TYPE A-1	EA	7
3	STORM SEWER, FOOTING, PVC, 8" DIA	LF	837
4	STORM SEWER, TRENCHED, RCP, 15" DIA	LF	610
5	STORM SEWER, TRENCHED, RCP, 18" DIA	LF	2481
6	STORM SEWER, TRENCHED, RCP, 24" DIA	LF	123
7	STORM SEWER, TRENCHED, RCP, 30" DIA	LF	745
8	STORM SEWER, TRENCHED, RCP, 36" DIA	LF	131
9	STORM SEWER, TRENCHED, RCP, 42" DIA	LF	64
10	PIPE APRONS, RCP, 42" DIA AND APRON GUARD	EA	1
11	FOOTING FOR CONCRETE PIPE APRONS, RCP, 42" DIA	EA	1
12	STORM SEWER SERVICE STUB	EA	80
13	MANHOLE, TYPE SW-401, 48" DIA	EA	9
14	INTAKE, TYPE SW-501	EA	7
15	INTAKE, TYPE SW-503	EA	4
16	INTAKE, TYPE SW-505	EA	4
17	INTAKE, TYPE SW-506	EA	5
18	INTAKE, TYPE SW-511	EA	5
19	INTAKE, TYPE SW-512	EA	1
	PAVEMENT		
1	SUBGRADE PREPARATION	SY	14340
2	PAVEMENT, 9" PCC	SY	2703
3	PAVEMENT, 7" PCC	SY	10173
4	TRAIL RAMPS, 6" PCC	EA	6
5	SIDEWALK RAMPS, 4" PCC	EA	12
6	DETECTABLE WARNING	EA	18
7	6" MODIFIED SUBBASE	LS	1

LEGEND:

- E-W- EXISTING WATER
- E-ST- EXISTING STORM
- E-SS- EXISTING SANITARY
- P-W- PROPOSED WATER
- P-ST- PROPOSED STORM
- P-SS- PROPOSED SANITARY
- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE
- STREET LIGHT



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.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER: 5335

LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

AUTUMN VALLEY PLAT 2
WAUKEE, IA

STUBBS ENGINEERING
431 NE 72ND ST. PLEASANT HILL, IA 50327
(515) 979-8499



COVER SHEET

DATE: 12/08/21

DRAWN BY: AA

ENGINEER: BWS

PROJECT NUMBER: 20-575

PAGE NUMBER: 1

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. WHERE NOT OTHERWISE COVERED BY THE ABOVE, IN THE NOTES BELOW, OR WITHIN THIS PLAN SET, THE LATEST EDITION OF THE IOWA SUDAS STANDARDS AND SPECIFICATIONS SHALL GOVERN. CONSTRUCTION IS TO COMPLY WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS. THE 2021 EDITION IS USED FOR CONSTRUCTION IMPROVEMENTS.
- THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- ALL DEBRIS AND DIRT SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR AT THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.
- ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CUT SHEETS OR MATERIAL SPECIFICATIONS TO CITY PUBLIC WORKS FOR APPROVAL ON ALL CONSTRUCTION MATERIALS USED PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL REQUIRED WORK ZONE TRAFFIC CONTROL (VEHICULAR, BICYCLE, AND/OR PEDESTRIAN) REQUIRED DURING ANY AND ALL OPERATIONS. THESE SHALL BE INSTALLED PRIOR TO BEGINNING WORK ON THE SITE. LANE CLOSURES MUST BE APPROVED BY CITY OF WAUKEE.
- THE CONTRACTOR(S) SHALL FURNISH AND PLACE ALL NECESSARY TEMPORARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS. ALL ROADS SHALL BE BARRICADED UNTIL ACCEPTANCE BY CITY. COORDINATE WITH CITY ON REMOVAL OF ANY CONFLICTING SIGNAGE. REMOVE ALL TEMPORARY BARRICADES, SIGNAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY AND OTHER INSPECTION AGENCIES PROPER NOTICE OF 24 TO 48 HOURS FOR THEIR REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
- ALL PERMITS FROM IDNR, IDOT, COUNTY AND/OR CITY, AND OTHER PERMITTING AGENCIES SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR(S) SHALL HAVE PAPER COPY ON SITE BEFORE COMMENCING CONSTRUCTION.
- ANY DAMAGE DONE TO THE EXISTING AND/OR PROPOSED FENCES, YARDS, OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, WEEKEND WORK, AND/OR HOLIDAY WORK.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING. ANY EXISTING ESTABLISHED LAWNS SHALL BE REPLACED WITH SOD. SOD MAINTENANCE PERIOD SHALL BE WHEN SOD IS DEEMED ESTABLISHED BY THE CITY.
- ALL CONSTRUCTION STAKING TO BE DONE UNDER THE DIRECTIONS OF A LICENSED ENGINEER OR LAND SURVEYOR.
- NPDES GENERAL PERMIT #2 HOLDER IDENTIFIED IN CURRENT SWPPP SHALL PROVIDE WRITTEN VERIFICATION TO THE CITY ON COMPLIANCE WITH THE GENERAL PERMIT #2 TOPSOIL REQUIREMENTS UPON COMPLETION OF THE PROJECT.
- ALL CONCRETE SAWCUTTING/GRINDING SLURRY CONTAINMENTS AND DISPOSAL SHALL MEET CURRENT GENERAL PERMIT #2 REQUIREMENTS.
- ANY CHANGES TO THE PROPOSED PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT FOR REVIEW PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH CHANGES MADE WITHOUT CITY APPROVAL.
- ADDITIONAL CLASS E RIP RAP MAY BE REQUIRED BY CITY OF WAUKEE.
- ALL PAVEMENT REMOVAL WILL BE FROM JOINT TO JOINT.
- PRECONSTRUCTION MEETING IS REQUIRED WITH CITY OF WAUKEE PRIOR TO CONSTRUCTION.
- THE CITY WILL NOT BE RESPONSIBLE FOR PAVEMENT REPAIR DURING REPAIR/ REPLACEMENT PROCEDURES TO THE PUBLIC INFRASTRUCTURE.
- DIRECTIONAL SIGNAGE SHALL BE PROVIDED.
- OUTLOT A WILL BE MAINTAINED BY THE HOME OWNER ASSOCIATION (HOA).

PCC PAVING NOTES:

- ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12 INCHES. MOISTURE CONTENT RANGE 0% TO +4% OF OPTIMUM.
- MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- AGGREGATE SHALL BE CLASS 4.
- CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
- ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PERIOD SEC. 4105.
- SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.
- SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
- LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12' JOINT LAYOUT SHALL BE PER SUDAS, OR AS APPROVED BY THE ENGINEER AND CITY. ADDITIONALLY, TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'.
- BARS AT LONGITUDINAL JOINTS TO BE 5/8" (#5) X 30" DEFORMED AT 30" O.C. ALL BARS SHALL BE EPOXY COATED.
- ALL JOINTS SHALL BE FILLED PER 2020 SUDAS AND CITY OF WAUKEE SUPPLEMENTAL SPECIFICATIONS
- THE CONTRACTOR TO BARRICADE SLAB FOR AT LEAST 14 DAYS AFTER PLACING CONCRETE.
- PAVING THICKNESS SHALL BE PER THE TYPICAL SECTIONS, OR AS NOTED.
 - ALL ROADWAYS SHALL INCLUDE 12 INCHES OF SUBGRADE PREPARATION.
 - ANY AND ALL PATCHES MATCH EXISTING PAVEMENT SECTION.
 - 10TH STREET PAVEMENTS SHALL BE NINE (9") INCHES AND NORTHVIEW DR AND BEL AIRE COURT PAVEMENTS SHALL BE SEVEN (7") INCHES NON-REINFORCED PCC PAVEMENT, UNLESS OTHERWISE NOTED.
 - SIDEWALKS SHALL BE FOUR (4") INCHES PCC AND FIVE (5) FEET WIDE, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL AT LEAST MATCH DEPTH OF DRIVEWAY/ENTRY WHEN SHOWN IN DRIVEWAY/ENTRY.
- THE CONTRACTOR(S) SHALL SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
- ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.
- FULL DEPTH SAW CUT (TO SQUARE ENDS) AND TIE INTO EXISTING PAVEMENT, AS REQUIRED.

DEMOLITION:

- THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE; AND THE REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS LEGALLY FROM THE SITE.
- ALL MATERIALS SHALL BE LEGALLY DISPOSED OF AT A CONTRACTOR SUPPLIED DISPOSAL SITE THAT IS APPROVED TO ACCEPT REMOVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, CHARGES, TESTING, AND TRANSPORTATION ASSOCIATED WITH THE REMOVED MATERIALS. ALL LOADS SHALL BE COVERED.
- ONLY FULL DEPTH SAW CUTS TO NEAREST JOINT LINES(S) SHALL BE USED PRIOR TO REMOVAL OF PAVEMENT, DRIVEWAYS, AND SIDEWALKS.

H.C. STALLS, RAMPS, AND SIDEWALK NOTES:

- ALL INTERSECTION SIDEWALK RAMPS AND RELATED TURNING SPACE/CONNECTIONS SHALL BE INSTALLED AS PART OF THE PLAT/ROADWAY IMPROVEMENTS.
- GENERAL SIDEWALK CONSTRUCTION IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. SEE 'PCC PAVING NOTES' FOR DEPTHS.
- ANY SIDEWALKS AND/OR TRAIL FRONTING OPEN AND/OR PUBLIC SPACES WHICH WILL NOT BE DEVELOPED INTO BUILDABLE LOTS IN THE FUTURE WILL HAVE SIDEWALK AND/OR TRAIL INSTALLED BY THE DEVELOPER WITH THE PUBLIC IMPROVEMENTS. SEE 'PCC PAVING NOTES' FOR DEPTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE PROPOSED SPOT ELEVATIONS.
- ALL PEDESTRIAN FACILITIES - INCLUDING, BUT NOT LIMITED TO: SIDEWALK SLOPES, DROP CURBS, GRADING, STRIPING, SIGNAGE, AND RAMP DETAILS - SHALL BE CONSTRUCTED TO MEET THE CURRENT REQUIREMENTS/STANDARDS OF SUDAS, MUTCD, DOJ, ADAAG, AND PROWAG.
- THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE RAMP, SIDEWALK, AND PARKING AREAS ARE CONSTRUCTED PROPERLY TO MEET STANDARDS.
- SHOULD DISCREPANCIES OCCUR ON THE PLAN OR WHAT IS REQUIRED BY THE INSPECTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- THE TRAIL/PATH INSTALLATION IS REQUIRED THROUGH THE ADJOINING OPEN SPACE AS IDENTIFIED BY THE PLANS, AND SIDEWALK SHALL BE INSTALLED ADJACENT TO OUTLOTS.

UTILITIES, GENERAL:

- WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUT AND APPURTENANCES REQUIRED BY CODES.
- ALL UTILITY STATIONS IN PLAN VIEW ARE TIES TO CENTERLINE STREET STATIONS, UNLESS OTHERWISE NOTED.
- STORM AND SANITARY SEWER LENGTHS AND LINEWORK ARE SHOWN FROM THE SUDAS REFERENCE POINT LOCATIONS. CONTRACTOR SHALL MODIFY THE PIPE LENGTHS DUE TO OPEN AREA INSIDE OF STRUCTURE AND CONNECTION LOCATIONS.
- ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR.
- ALL TERMINI OF MAINS AND SERVICES SHOULD BE MARKED WITH A PAINTED STEEL POST. (WATER=BLUE, STORM=GREEN, SANITARY=RED). POSTS SHOULD BE AT LEAST SIX (6) FOOT POST WITH FOUR (4) FEET EXPOSED ABOVE GROUND.
- MAINTAIN A MINIMUM OF VERTICAL SEPARATION OF 18-INCHES AND A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET BETWEEN SANITARY AND STORM SEWERS WITH WATERMANS.
- MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18-INCHES BETWEEN STORM SEWER AND WATERMAIN.
- FULL DEPTH COMPACTION REQUIRED AT ALL STREET CROSSINGS. NOTE THAT DENSITY TEST REPORTS FROM TESTING LAB WILL BE BY DEVELOPER.
- THE UTILITY CONTRACTOR SHALL PROVIDE TO THE DEVELOPER THE MEASUREMENTS OF ALL SANITARY AND STORM SEWER, WATER, AND FOOTING DRAIN SERVICES FROM LOT CORNERS.
- ALL UTILITY CONTRACTOR AND/OR OWNERS SHALL BE RESPONSIBLE TO PROVIDE THE CITY WITH "AS-BUILT" DRAWINGS OF ALL IMPROVEMENTS.
- ALL SERVICES LINES TO THE BUILDING AND ALL UTILITY LINES IN THE ADJOINING RIGHT-OF-WAY SHALL BE LOCATED UNDERGROUND.
- ALL CASTING(S) ARE PER THE RESPECTIVE SUDAS DETAIL, UNLESS OTHERWISE NOTED.
- ALL SERVICES LAYS TO COMPLY WITH WAUKEE TYPICAL SERVICE LAYOUT.
- ALL MANHOLES WILL BE ROTATED AWAY FROM SIDEWALKS.
- ALL CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE WITNESSED BY THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL UTILITIES ARE TO BE TO CITY OF WAUKEE STANDARDS AND THE CITY IS TO WITNESS ALL TESTING.

GRADING NOTES:

- PUBLIC RIGHTS-OF-WAYS SHALL MEET THE 2021 SUDAS REQUIREMENTS FOR TOPSOIL.
- ALL AREAS ARE TO HAVE 8 INCHES OF TOPSOIL.
- PROOF ROLL THE EXPOSED SUBGRADE AND REPLACE WITH COMPACTED FILL TO BOTTOM OF CONCRETE DRIVES, CURBS, WALKS AND BUILDING FLOOR ELEVATION.
- NATIVE OR EXISTING ON-SITE SOILS MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS, AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. SEE DEMOLITION PLAN NOTES FOR DETAILS ON REMOVAL AND LEGAL DISPOSAL OF MATERIALS.
- ANY SOFT SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE REMOVED AND RECOMPACTED AND RETESTED.
- ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12 INCHES OF SELECT, COMPACTED MATERIAL OF CL OR ML CLASSIFICATION DIRECTLY BELOW THE BOTTOM OF SLAB; OR OTHER ACCEPTED MATERIAL BY THE ENGINEER.
- FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF NINE (9") INCHES. COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 95% OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY. COMPACT TO AT LEAST 90% AT ALL OTHER LOCATIONS. MAINTAIN MOISTURE CONTENT OF CONTROLLED FILL ABOVE OPTIMUM DURING PLACEMENT AND COMPACTION.
- THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE OF ONE-TENTH (0.1) FOOT.
- ALL CONTRACTORS SHALL ADHERE TO ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT.
- EXISTING ONSITE FILL SHALL BE FREE OF CONCRETE, GRAVEL, BRICK, CINDERS, GLASS, ORGANICS, AND OTHER LOW DENSITY/DEGRADABLE MATERIAL.
- ALL SPOT ELEVATIONS ARE TO THE TOP OF THE FINISHED SURFACE, UNLESS OTHERWISE SPECIFIED.
 - SPOT ELEVATIONS GOVERN OVER CONTOURS.
- STRIP AND STOCKPILE ALL TOPSOIL FOR REUSE ON SITE. ALL AREAS NOT COVERED BY POND, PAVEMENT, OR BUILDINGS SHALL BE GRASS. SEEDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS.
- PROVIDE POSITIVE DRAINAGE FOR ALL LOCATIONS.
- ADJUST TRAIL, SIDEWALK, AND SHARED USE PATH ELEVATIONS TO PROVIDE LABELED STORMWATER BASIN EMERGENCY OVERFLOW ROUTE AND WEIR ELEVATIONS.
- PERMANENT SMF'S SHALL BE USED AS TEMPORARY SILT BASINS. SEE SWPPP AND DETAIL SHEETS FOR MORE INFORMATION.
- ALL RIPRAP SHALL BE PLACED OVER ENGINEERING FABRIC. AS HATCHED IN CONSTRUCTION PLANS, ALL AREAS OF THE EXISTING DITCH BOTTOM AROUND END SECTIONS, AND EXISTING END SECTIONS DISCHARGING INTO DITCH SHALL BE COVERED WITH RIPRAP.
- SUDAS SHALL APPLY TO GRADING, EROSION, AND ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.
 - A. THE STORM WATER POLLUTION PREVENTION PLAN IS THE RESPONSIBILITY OF THE OWNER WHOM SHALL MAKE ALL CONSTRUCTION WORKERS AWARE OF THE MAJOR PROVISIONS OF SAID PLAN
 - B. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
 - C. INSPECTION TO BE COMPLETED SHALL MEET GENERAL PERMIT #2 REQUIREMENTS.
- PROVIDE TESTING REPORTS TO CITY.
- LOTS 1-4: DETAILED LOT GRADING PLAN WILL BE REQUIRED TO BE SUBMITTED BY THE HOMEOWNER WHEN BUILDING PERMIT IS SUBMITTED.

SANITARY SEWERS:

- THE SANITARY SEWER PIPE BEDDING SHALL BE GRANULAR ENCASEMENT.
- ALL PROPOSED SANITARY SEWER LINES SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
- ALL PIPE SHALL BE PVC, TRUSS PIPE.
- ALL SANITARY SEWER SHALL BE CLEANED AND SHALL BE TELEVISED AFTER BACKFILL HAS BEEN IN PLACE A MINIMUM OF 30 DAYS.
- ALL SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED TO WAUKEE STANDARD SPECIFICATION STANDARDS IN ADDITION TO IDNR PERMIT APPLICATION.
- ADJUSTMENT OF EXISTING MH RIM SHALL INCLUDE NEW BARREL SECTIONS.
- THE SEWER SHOULD BE WELL BELOW THE FROST LINE AT ALL POINTS AND LOWER THAN ANY WATER LINES PLACED NEARBY.
- ALL WORK SHALL BE PER THE IDNR AND PLUMBING PERMITS.
- 2-PIECE CASTING WITH PRO RINGS FOR ALL MANHOLES IN PAVEMENT.
- CHIMNEY SEALS ARE REQUIRED ON ALL MANHOLES OUTSIDE OF PAVEMENT.
- SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.

WATERMANS:

- ALL PROPOSED WATERMANS SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
- ALL WATERMANS SHALL HAVE A MINIMUM OF FIVE AND ONE-HALF (5.5) FEET COVER OVER THE TOP OF THE PIPE
- ALL WATERMANS SHALL BE CONSTRUCTED AND TESTED TO WAUKEE STANDARD SPECIFICATION STANDARDS IN ADDITION TO IDNR PERMIT APPLICATION CITY TO WITNESS ALL TESTING.
- ALL HYDRANTS SHALL BE 12 INCHES MINIMUM FROM SIDEWALKS OR 24 INCHES FROM TRAILS.
- THE CONTRACTOR SHALL VERIFY BEFORE PLACING F.H.'S THAT NO PART OF THE F.H. SHALL BE CLOSER THAN 12 INCHES TO A PROPOSED SIDEWALK.
- F.H.'S SHALL ALSO BE PLACED ON THE EXTENSION OF LOT LINES AS SHOWN ON THE PLANS. ADDITIONAL STAKE FOR LOT CORNERS AND SIDEWALKS SHALL BE SET
- THE CONTRACTOR(S) SHALL PROVIDE AND INSTALL NECESSARY CONNECTIONS, FITTINGS, BENDS, TEES, BLOCKING, SUPPORTS, ETC. NOTED PIPE LENGTHS DO NOT INCLUDE VERTICAL AND/OR FITTING ADJUSTMENTS.
- SITE WATERMAIN PIPING SHALL BE PVC, C900 DR18, UNLESS OTHERWISE LABELED.
- SITE WATER SERVICE PIPING SHALL BE TYPE K COPPER, UNLESS OTHERWISE LABELED.
- NO EXTENSIONS ARE ALLOWED ON FIRE HYDRANT ASSEMBLIES.
- SEE OTHER PLAN SHEETS, IDNR WATER SUPPLY PERMIT APPLICATION AND PERMIT, SUDAS DESIGN AND COORDINATION ITEMS.
- FOR CROSSING OF WATER MAIN UNDER STORM SEWER, ONE FULL LENGTH OF RCP STORM SEWER SHALL BE CENTERED OVER WATER MAIN. JOINTS ON EITHER SIDE SHALL HAVE RUBBER O-RINGS.
- VALVE OPERATIONS SHALL BE COORDINATED WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL FIRE HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.

STORM SEWER:

- THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES. ALL EROSION/SEDIMENTATION CONTROL SHALL BE SET UP PRIOR TO CONSTRUCTION.
- ANY STORM PIPE LOCATED UNDER PAVEMENT WITH LESS THAN TWO (2) FEET OF COVER SHALL PROVIDE 24"x24" REINFORCEMENT ABOVE AND USE CLASS V RCP.
- ALL PROPOSED STORM SEWER LINES SHALL BE AS NOTED FOR SIZE.
- R.C.P. STORM SEWER TO BE 2000 (MINIMUM), USE STRENGTH REQUIRED BY SUDAS.
- ANY FIELD TILE DISCOVERED OR DAMAGED DURING CONSTRUCTION SHALL BE TIED INTO THE STORM SEWER SYSTEM OR REPAIRED/REPLACED; AND NOTIFY CITY OF WAUKEE AND ENGINEER AND BE RECORDED ON AS-BUILTS.
- THE LAST THREE (3) PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- CONTRACTOR WILL LAY SEWER PIPE AT THE BACK OF CURB IN ACCORDANCE WITH SUDAS DETAILS.
- FOR CROSSING OF WATER MAIN UNDER STORM SEWER, ONE FULL LENGTH OF RCP STORM SEWER SHALL BE CENTERED OVER WATER MAIN. JOINTS ON EITHER SIDE. 18" MINIMUM SEPARATION. STORM SEWER LOCATED OVER THE WATER MAIN SHALL BE EITHER GASKETED OR CONSTRUCTED OF WATER MAIN MATERIAL...
- ALL STORM SEWERS ARE TO BE CLEANED AND TELEVISED. A COPY OF VIDEOS AND REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.



DATE:

12/08/21

DRAWN BY:

AA

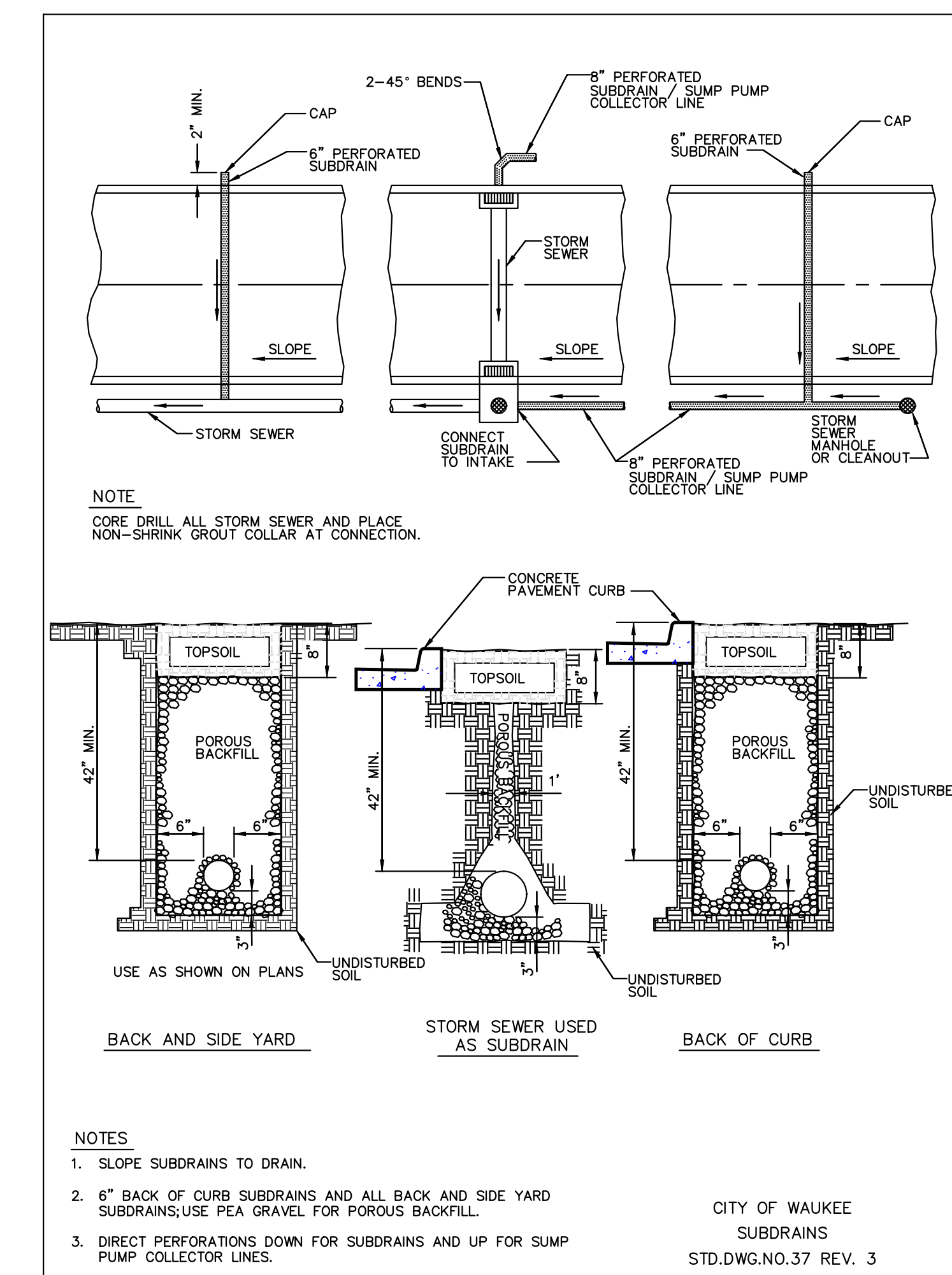
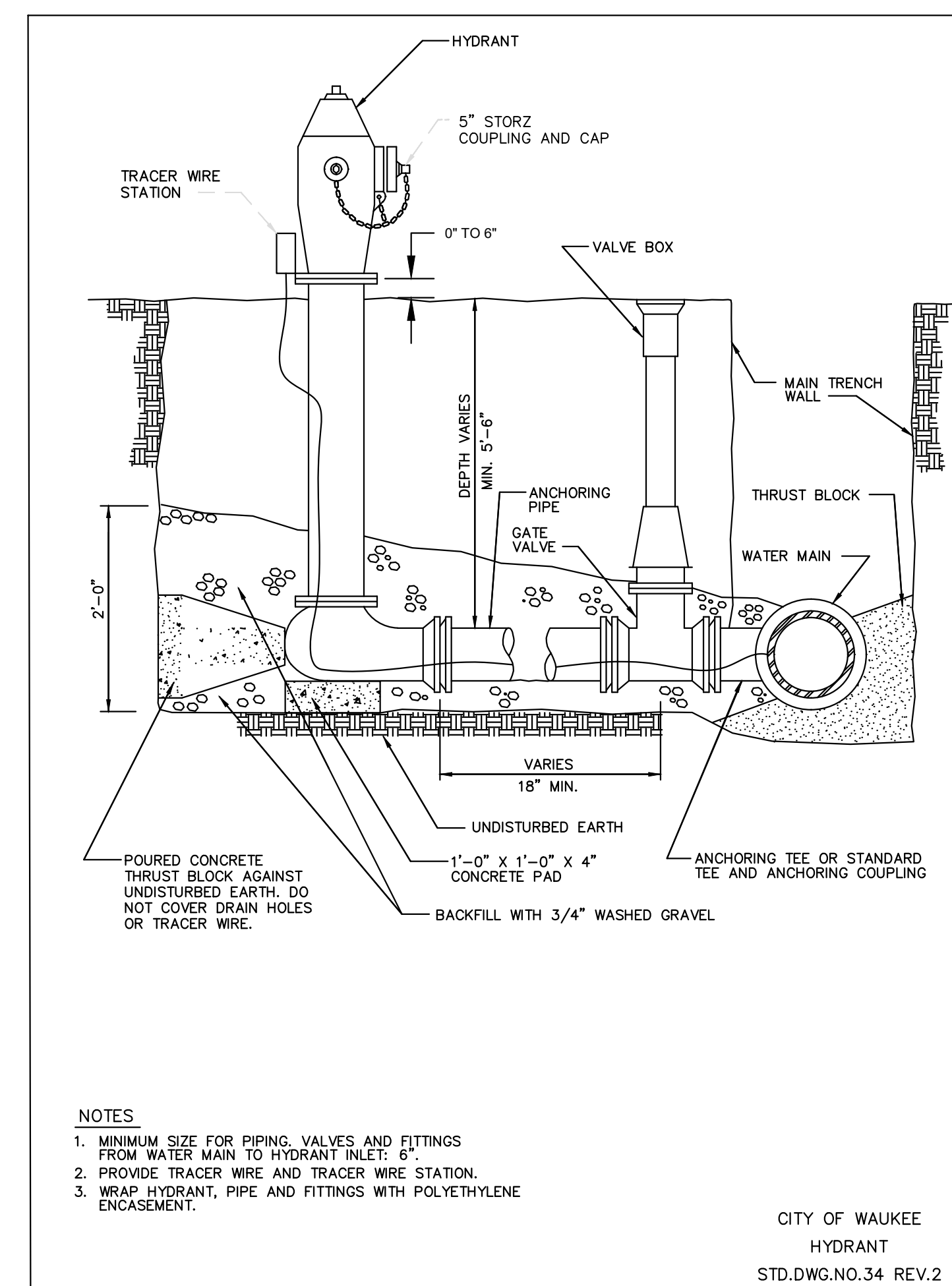
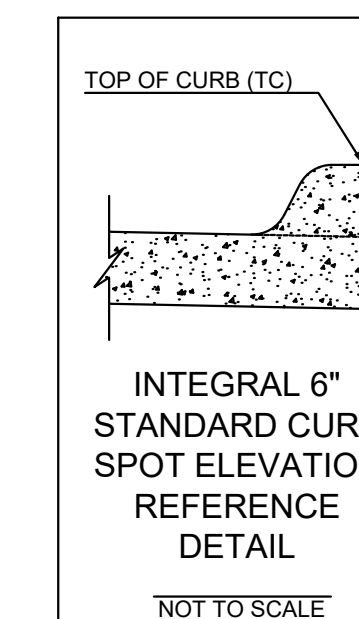
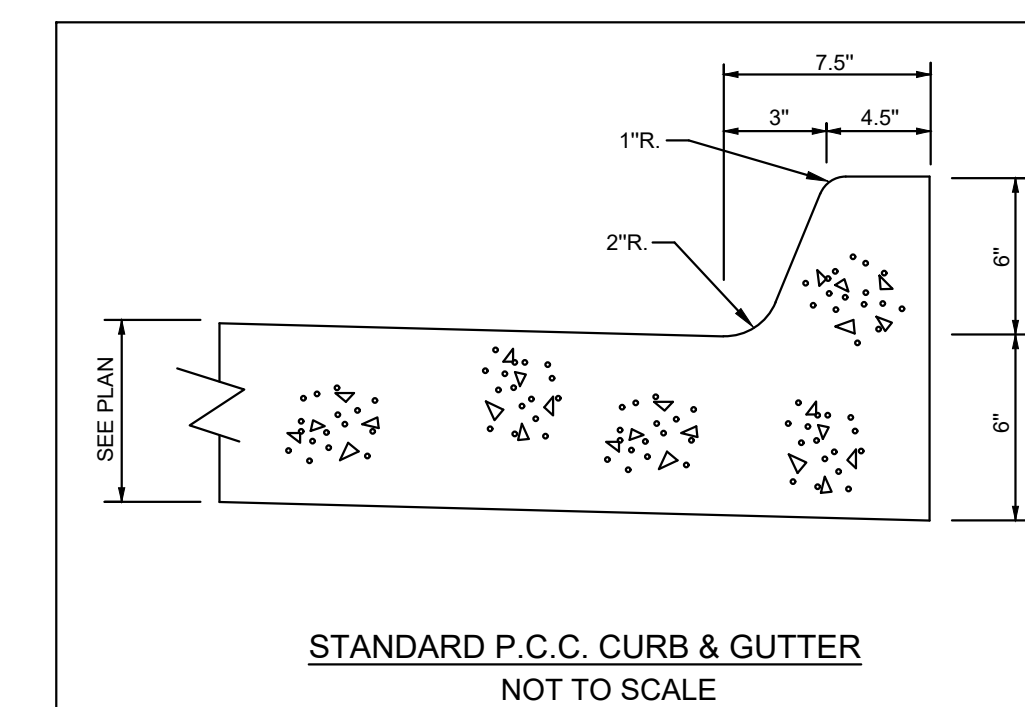
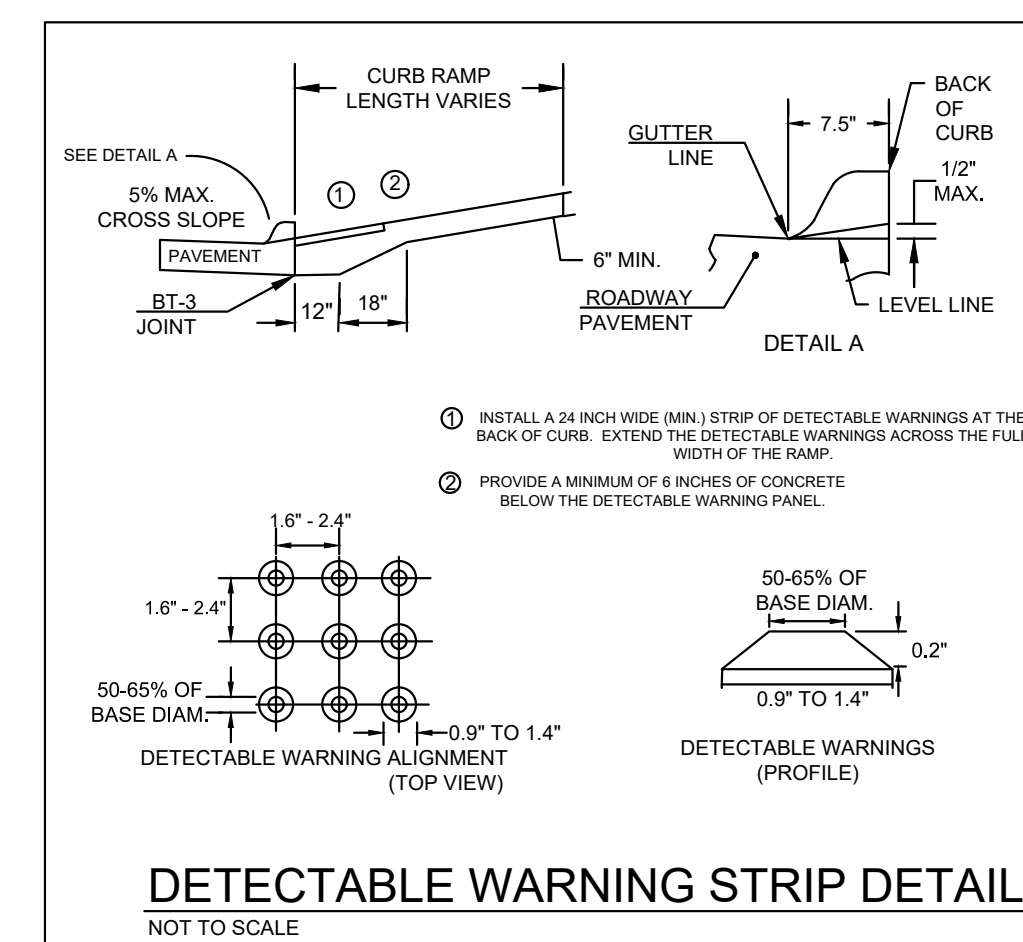
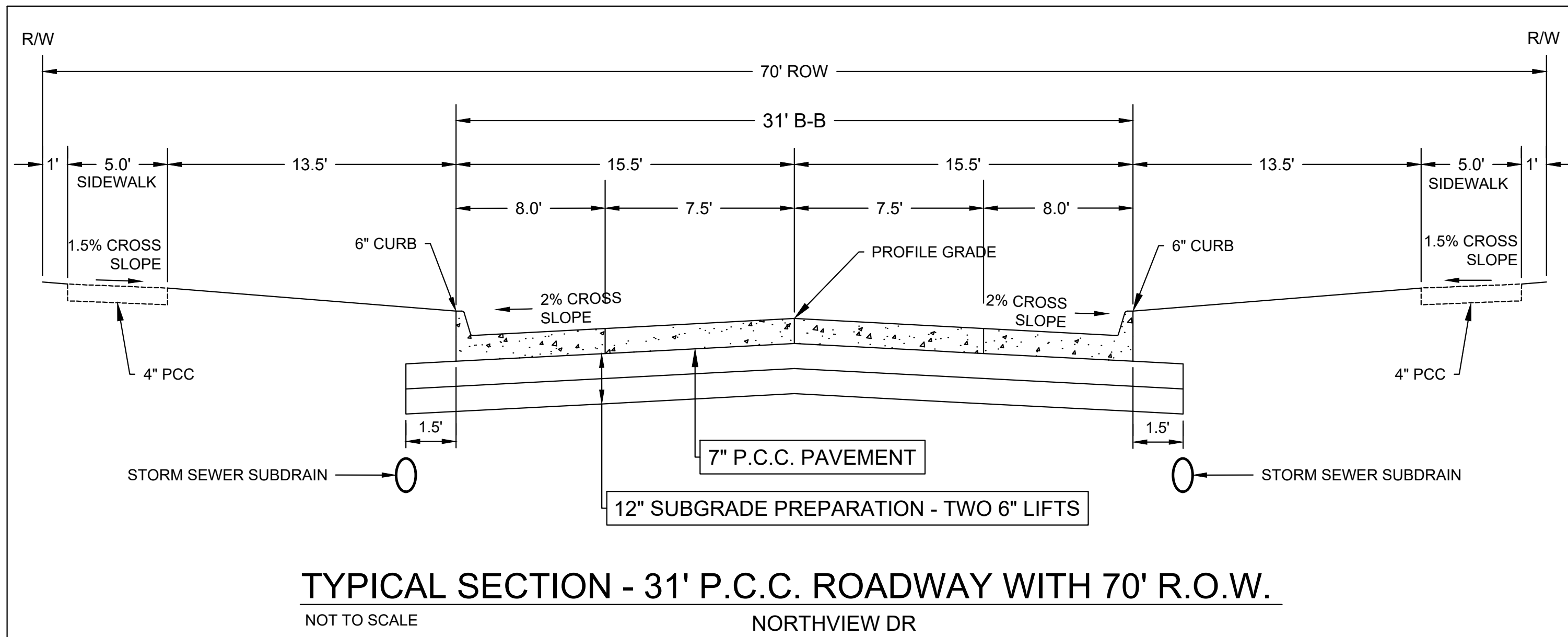
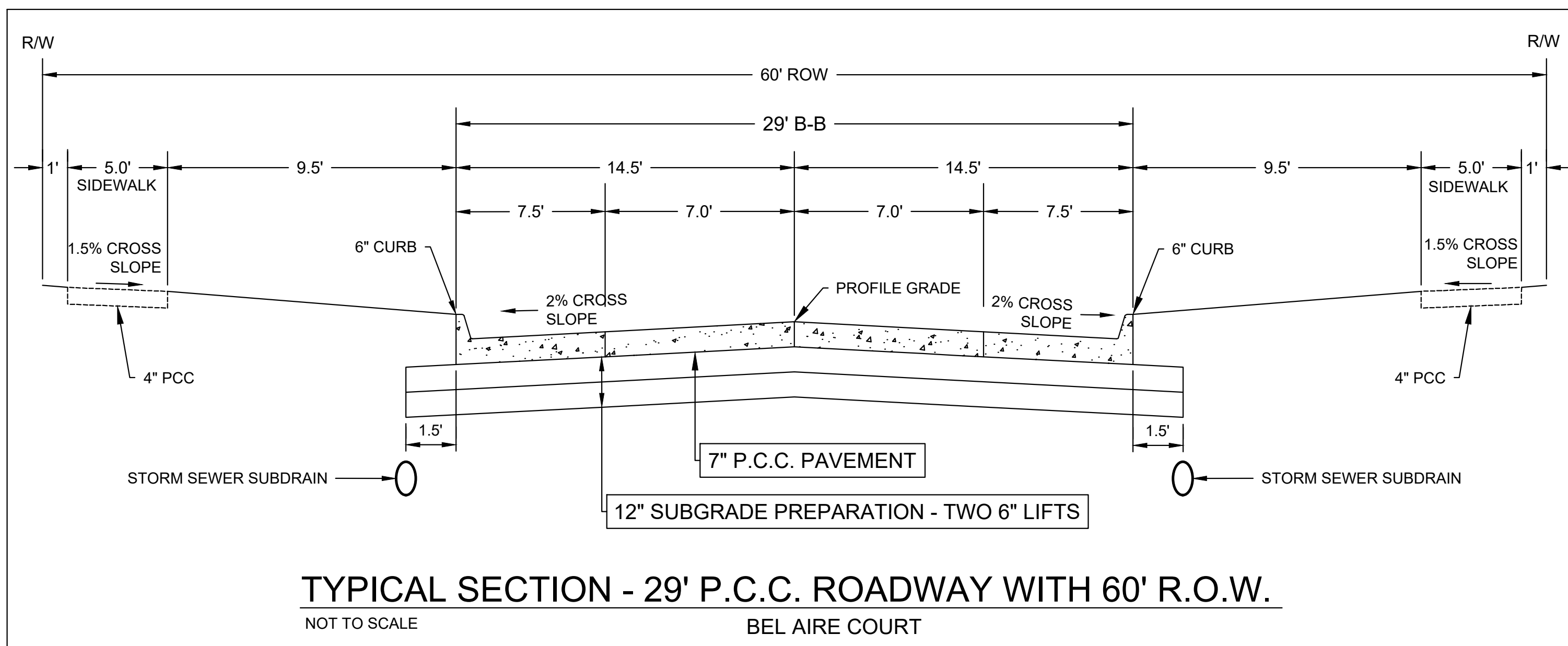
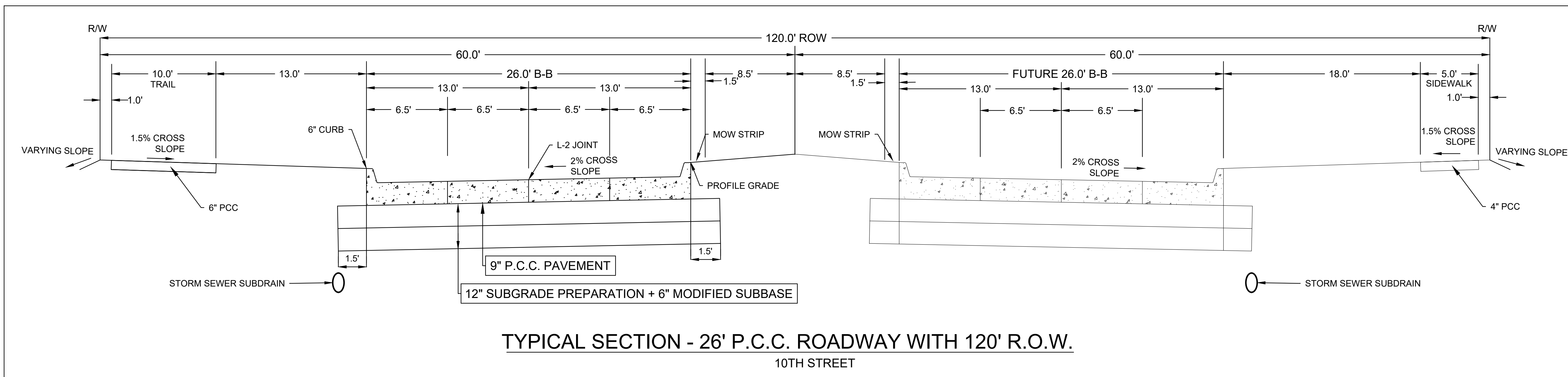
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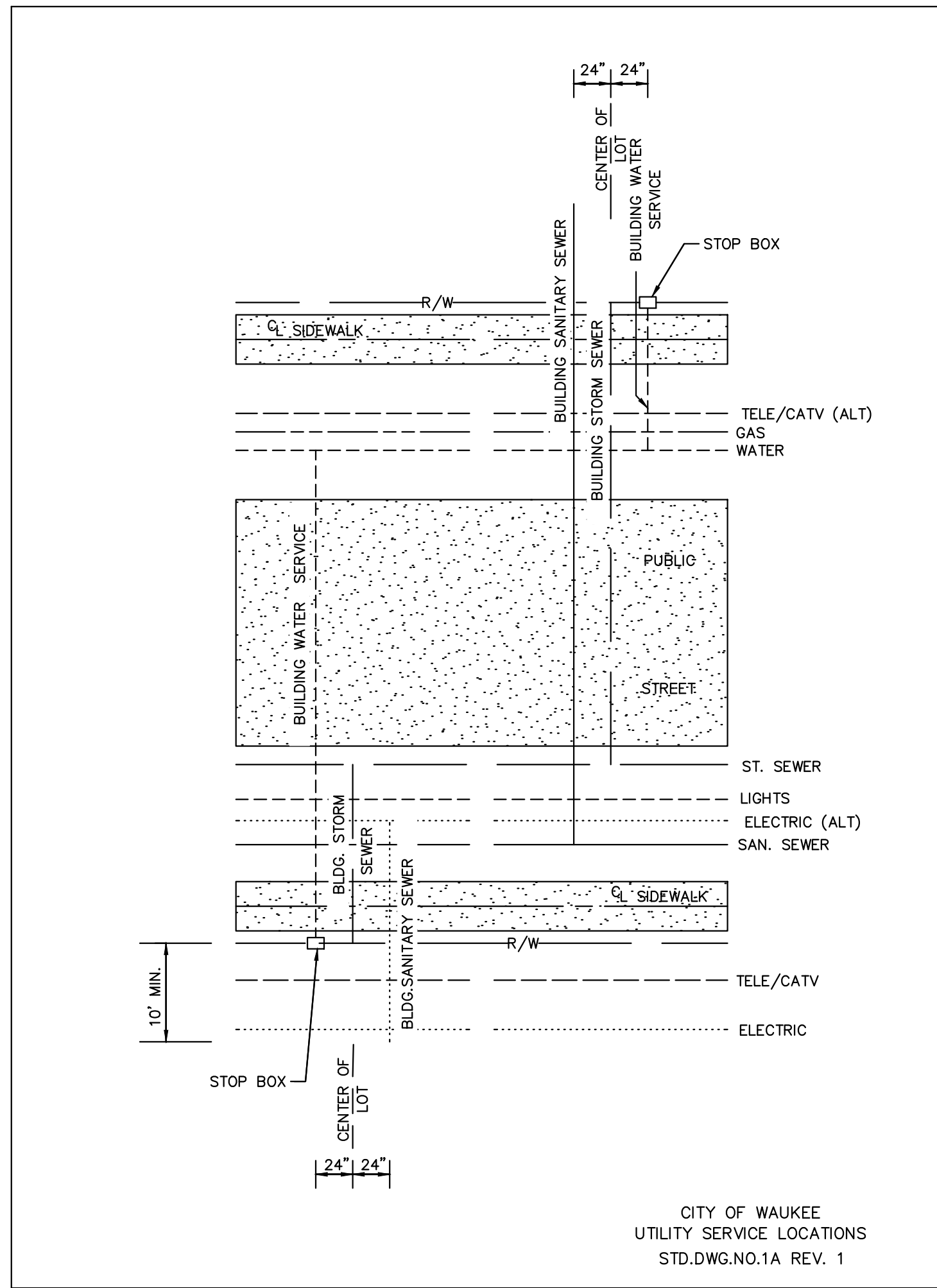
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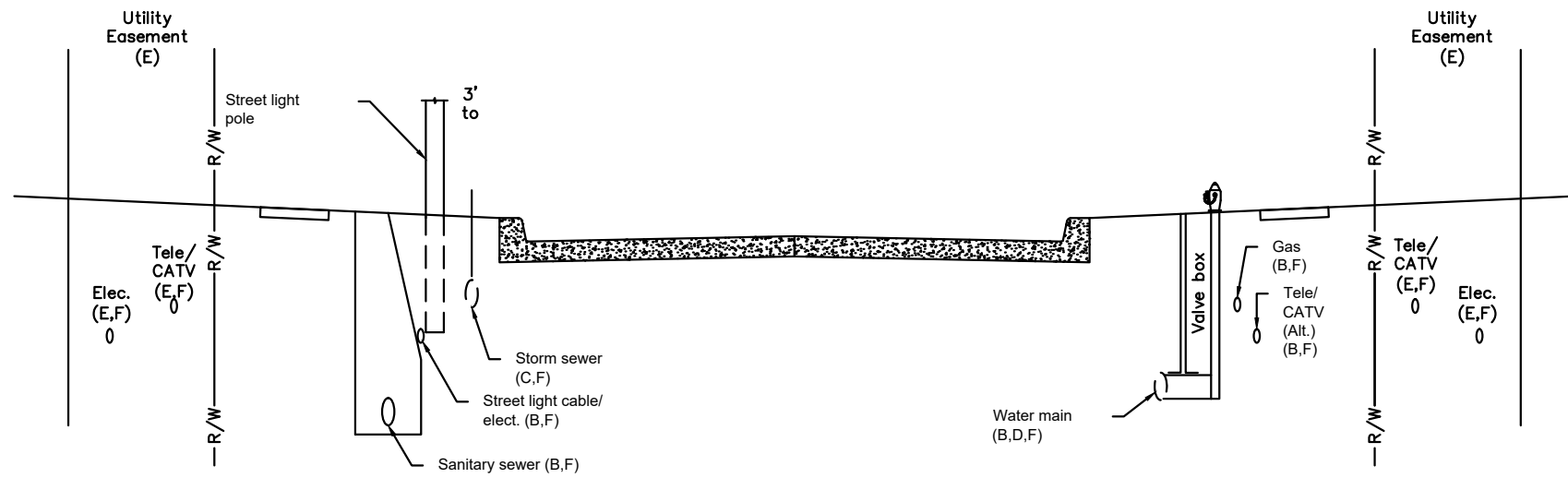
20-575

PAGE NUMBER:





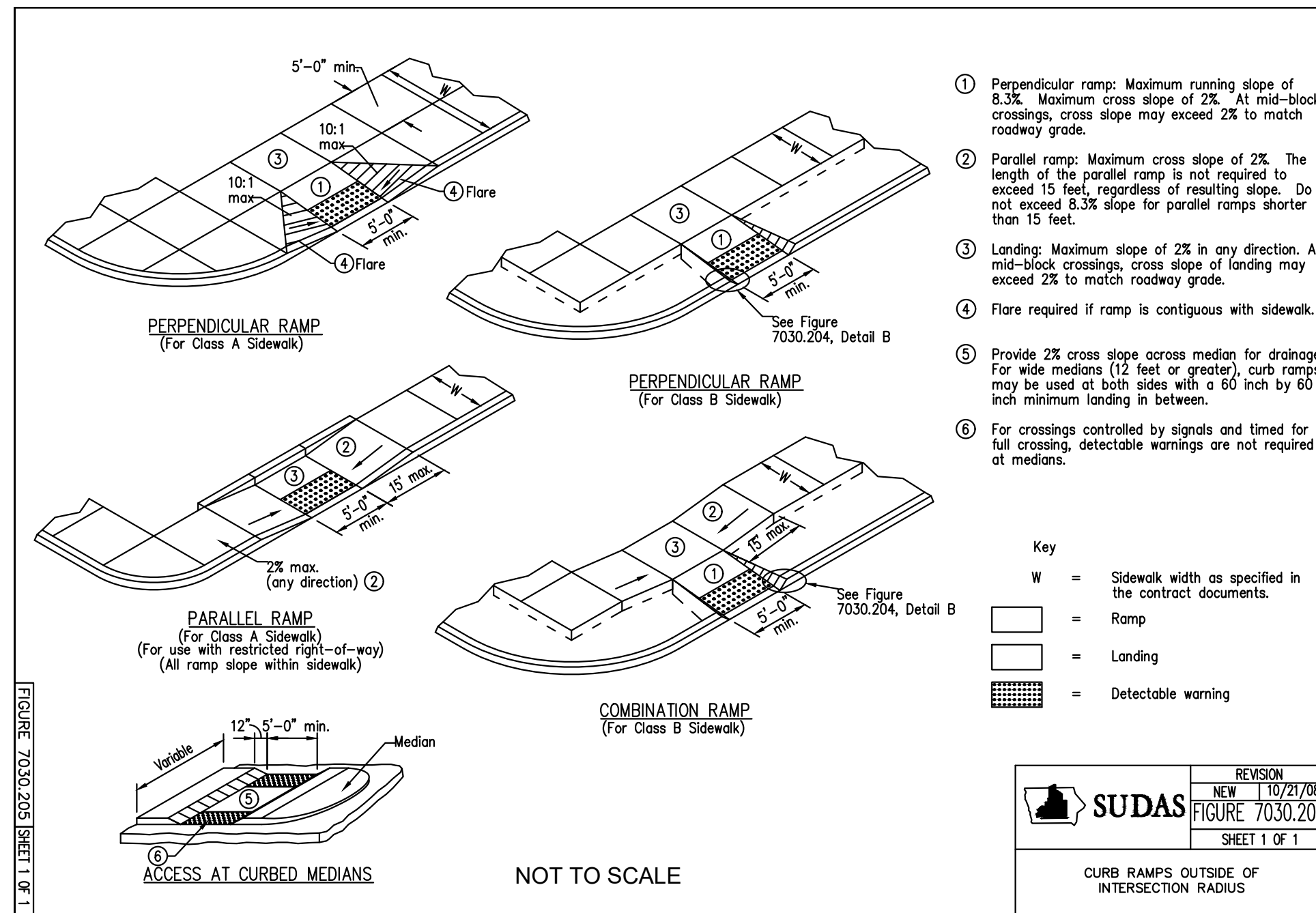
CITY OF WAUKEE
UTILITY SERVICE LOCATIONS
STD.DWG.NO.1A REV. 1



GENERAL NOTES

- A. ROW width varies.
- B. When utilities are in the ROW, the following should be adhered to unless otherwise provided/approved:
 1. All utilities shall be buried. When overhead utilities are allowed to cross the roadway, then minimum vertical clearances are 20 feet for the main cable and 18 feet for services.
 2. Telephone, cable TV, and water: install on the east and south side of the road.
 3. Gas and electric: install on the west and north side of the road.
 4. Sanitary sewer: install on the west and north side of the road.
- C. Storm Sewers: The normal location for a storm sewer is 1.5 feet from back of curb. When combination manholes and inlets are used, the location increases to 5 feet.
- D. Water mains, Valves, and Hydrants:
 1. The normal water main location is 4 feet behind the back of curb, in grass of combination manholes and inlets, this distance is increased to a minimum of 6 feet.
 2. For local streets and minor collectors with limited ROW, use a 90° anchoring elbow between the hydrant tee and the valve. For maintenance purpose, the minimum distance between the centerline of the valve box and the face of the hydrant is 18 inches.
- E. Utility Easement: Telephone, fiber optic, cable TV, electric, and gas lines should be located in front or rear yard easements. Normally telephone and cable TV lines are placed in rear yard easements and fiber optic, electric, and gas lines in front yard easements. Upon approval of the jurisdiction, these utilities may be placed in the right of way at the alternative location when easements do not exist.
- F. Depth of bury:
 - Cable TV (CATV): 3 feet minimum.
 - Electric (Elec.): The recommended depth of bury for electric cable is 4 feet. The minimum depth of bury for electric lines as per the National Electric Safety Code is:
 - 8kV to 24kV cable - 30 inches minimum.
 - 15 to 600-volt cable - 24 inches minimum.
 - Street light cable - 18 inches minimum.
 - Gas: 3 feet minimum.
 - Sanitary Sewer: Varies.
 - Water: varies.
 - Storm sewer: Varies. Approximately 4 feet.
 - Telephone (Tele./)Fiber optic (F.O.): 3 feet minimum.

CITY OF WAUKEE
UTILITY SERVICE LOCATIONS
STD.DWG.NO.1B REV. 2

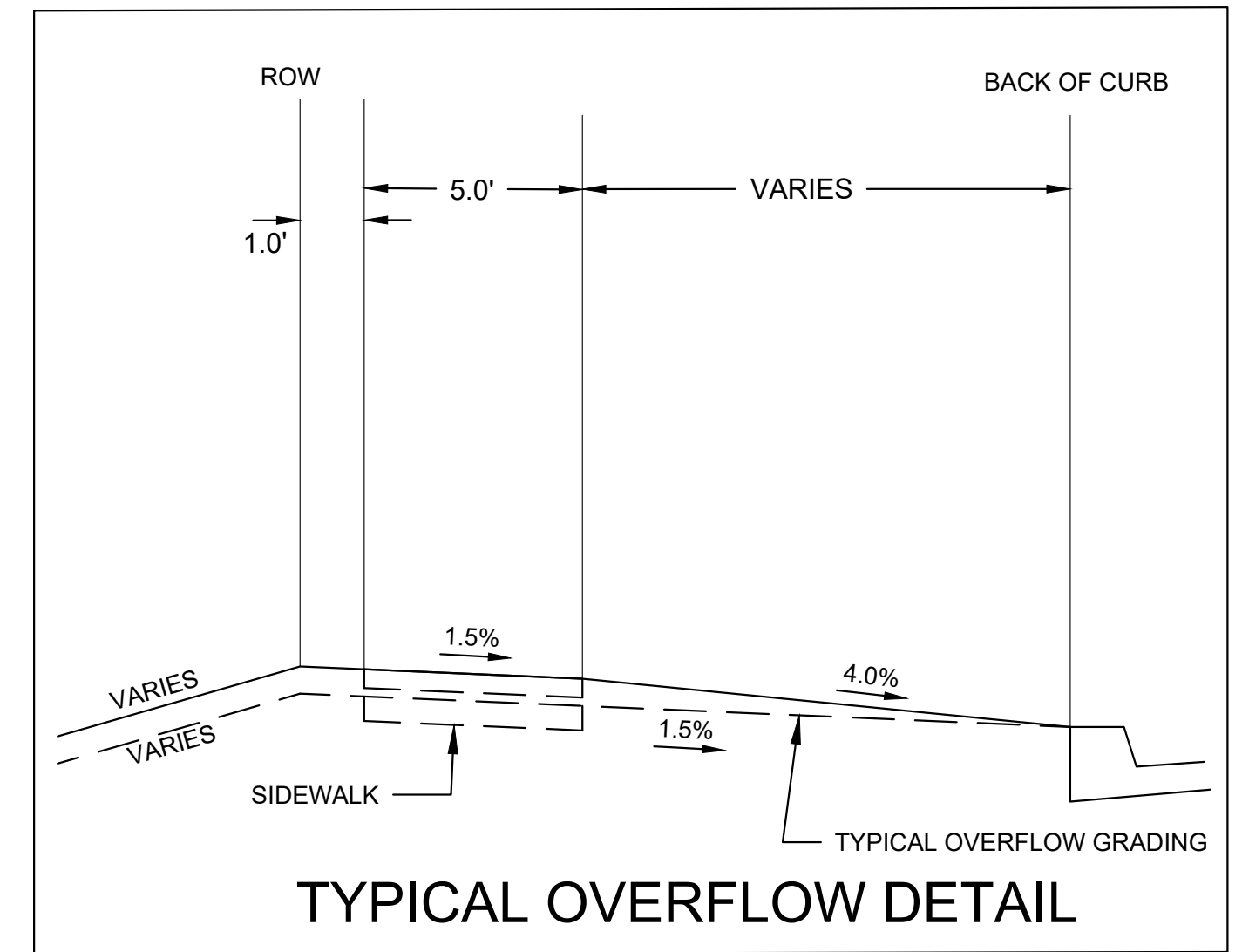


- 1 Perpendicular ramp: Maximum running slope of 8.3%. Maximum cross slope of 2%. At mid-block crossings, cross slope may exceed 2% to match roadway grade.
- 2 Parallel ramp: Maximum cross slope of 2%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- 3 Landing: Maximum slope of 2% in any direction. At mid-block crossings, cross slope of landing may exceed 2% to match roadway grade.
- 4 Flare required if ramp is contiguous with sidewalk.
- 5 Provide 2% cross slope across median for drainage. For wide medians (12 feet or greater), curb ramps may be used at both sides with a 60 inch by 60 inch minimum landing in between.
- 6 For crossings controlled by signals and timed for full crossing, detectable warnings are not required at medians.

Key
 W = Sidewalk width as specified in the contract documents.
 Ramp
 Landing
 Detectable warning

SUDAS	REVISION
	NEW 10/21/08
	FIGURE 7030.205
SHEET 1 OF 1	

CURB RAMP OUTSIDE OF INTERSECTION RADIUS



UTILITY NOTE:

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MINIMUM PLANTING SIZES AS FOLLOWS:

OVERSTORY 8-FEET
EVERGREEN 6-FEET
ORNAMENTAL 6-FEET

PLANTING SUBSTITUTIONS ARE TO BE APPROVED BY THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT

25' BUFFER REQUIREMENTS (ABUTTING 10TH ST):

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OR BUFFER)
1 OVERSTORY 2 EVERGREEN 2 ORNAMENTAL

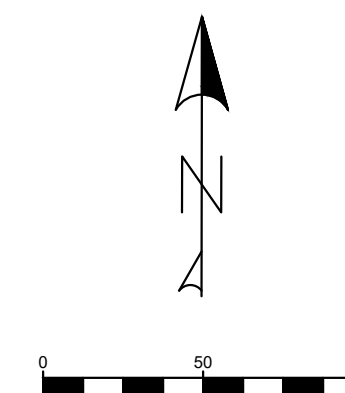
BUFFER LENGTH = 1100'

REQUIRED:
OVERSTORY TREES = 22
EVERGREEN TREES = 44
ORNAMENTAL TREES = 44

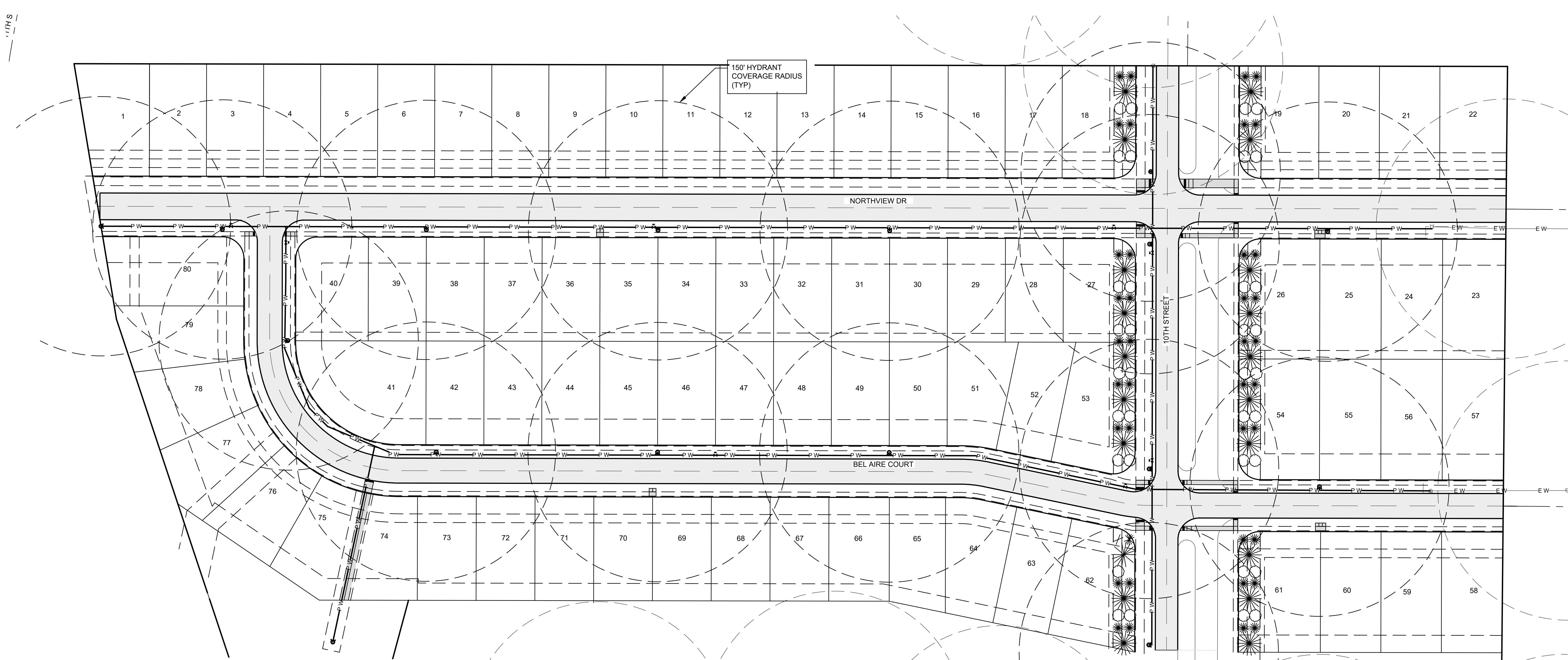
PROVIDED:
OVERSTORY TREES = 22
EVERGREEN TREES = 44
ORNAMENTAL TREES = 44

PLANT SCHEDULE BUFFERS:

Code	Quantity	Botanical Name	Common Name	Size	Cond
Deciduous Overstory Trees					
QV	6	Quercus velutina	Black Oak	8' HT	B&B
AB	6	Tilia americana	American Basswood	8' HT	B&B
PA	6	Plantus x acerifolia	London Planetree	8' HT	B&B
QR	4	Quercus rubra	Red Oak	8' HT	B&B
Evergreen Trees					
AC	22	Abies Concolor	Concolor Fir	6' HT	B&B
PG	22	Picea glauca	Black Hills Spruce	6' HT	B&B
Understory Trees					
ACA	10	Amelanchier canadensis	Serviceberry	6' HT	B&B
CC	10	Cercis canadensis	Eastern Redbud	6' HT	B&B
CP	8	Crataegus phaenopyrum	Washington Hawthorn	6' HT	B&B
MP	8	Malus Prairiefire	Prairiefire Crabapple	6' HT	B&B
AI	8	Amelanchier interior	Inland Serviceberry	6' HT	B&B



- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - STREET LIGHT

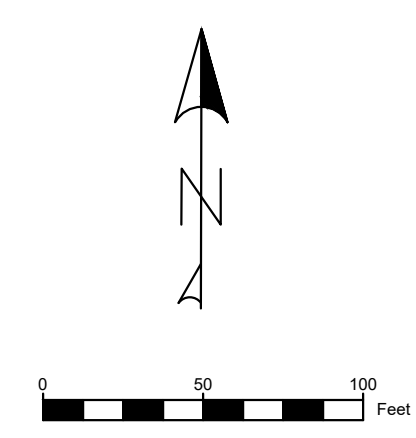


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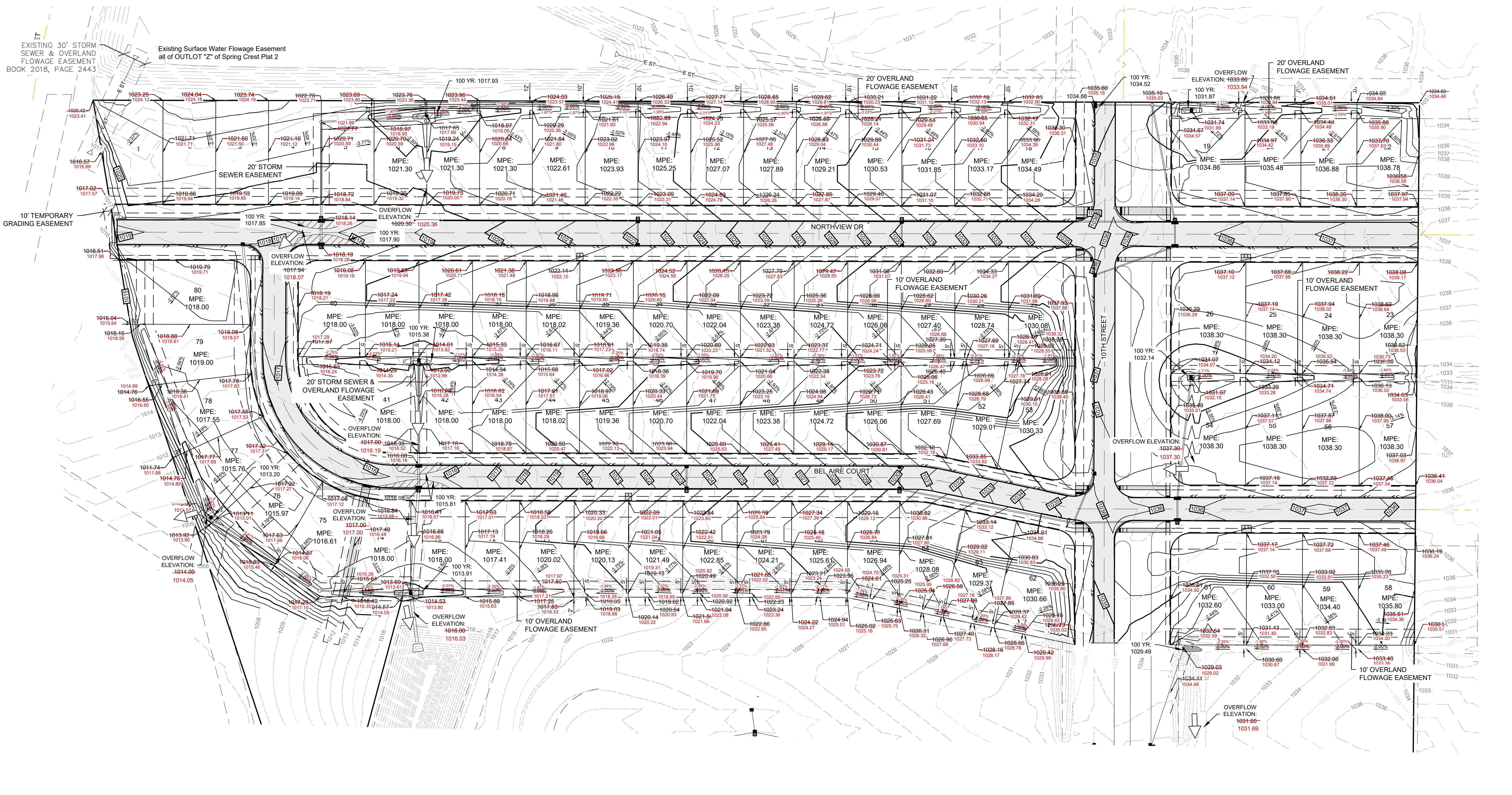
LOTS 1-4: DETAILED LOT GRADING PLAN WILL BE REQUIRED TO BE SUBMITTED BY THE HOMEOWNER WHEN BUILDING PERMIT IS SUBMITTED.

EMERGENCY OVERFLOW ROUTE



EXISTING 30" STORM SEWER & OVERLAND FLOWAGE EASEMENT BOOK 2018, PAGE 2443

Existing Surface Water Flowage Easement all of OUTLOT "Z" of Spring Crest Plat 2



- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - ⊕ WATER MAIN VALVE
 - ⊕ STORM INTAKE
 - ⊕ STORM FLARED END
 - ⊕ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ STREET LIGHT

AUTUMN VALLEY PLAT 2
 WAUKEE, IA

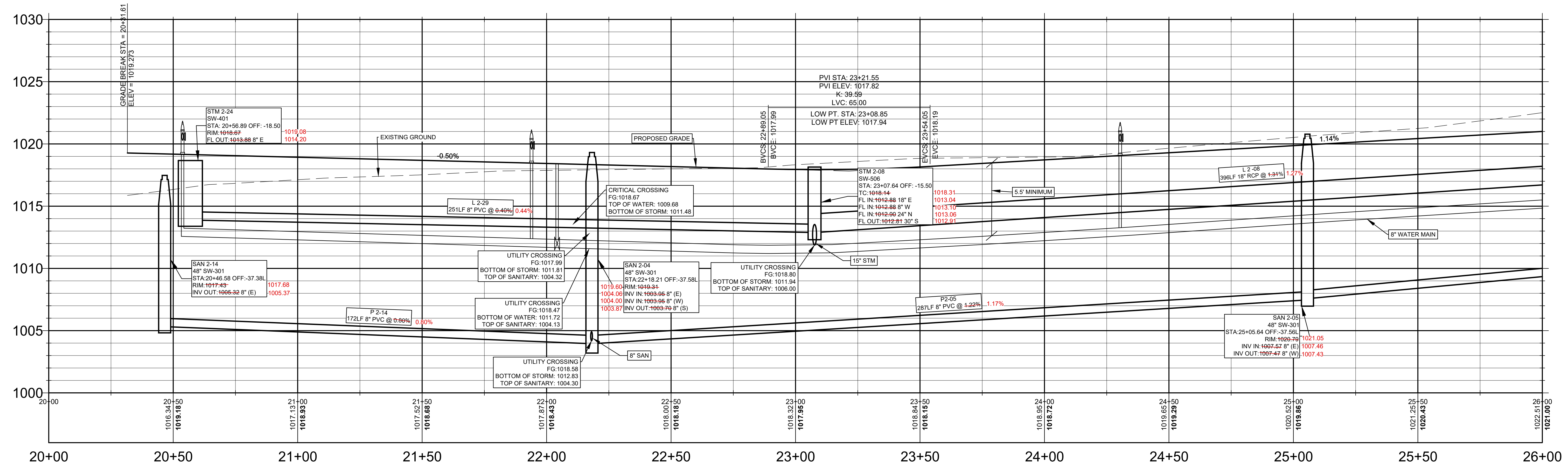
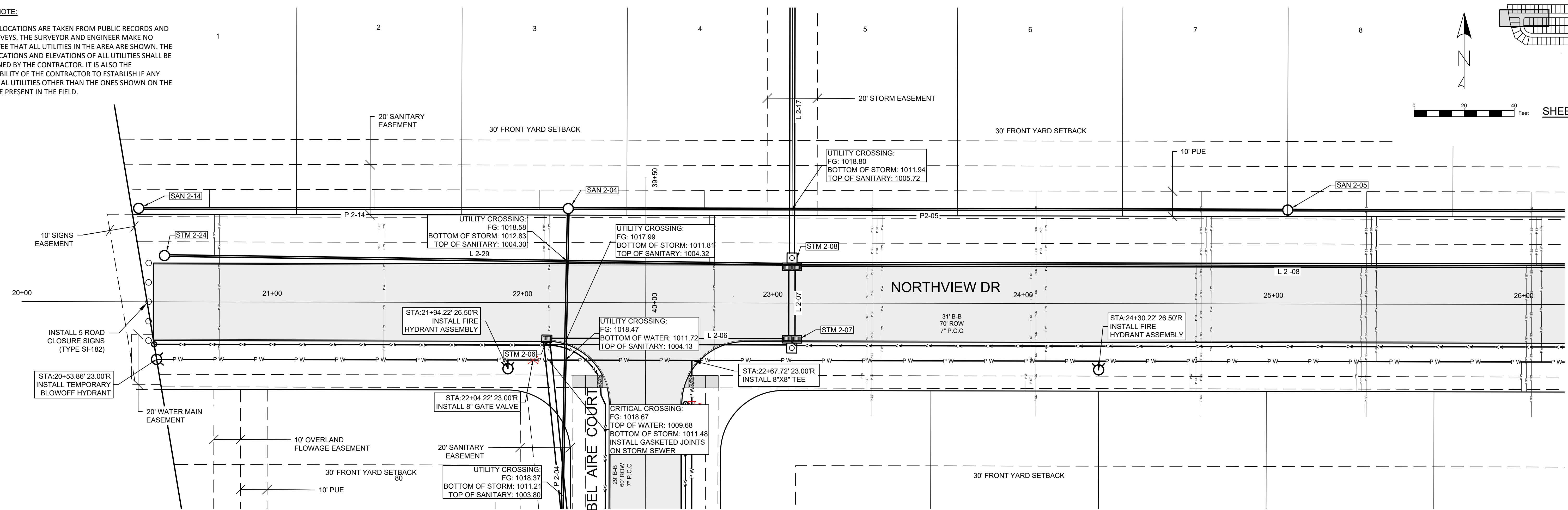
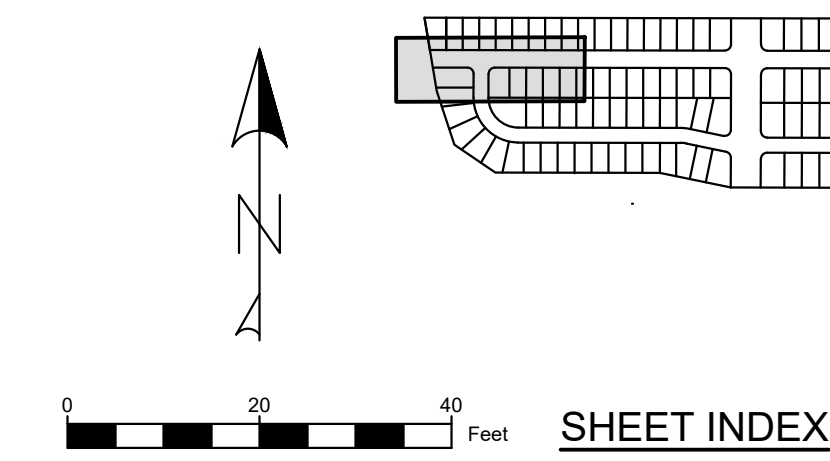
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GRADING PLAN

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WAUKEE IA

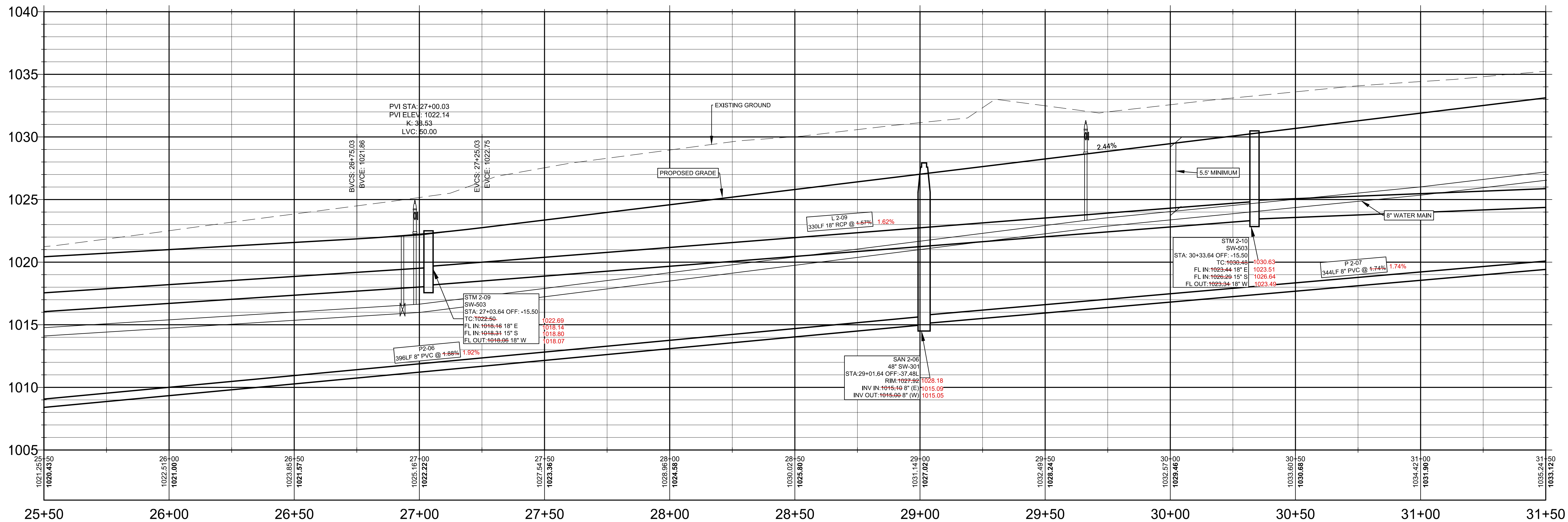
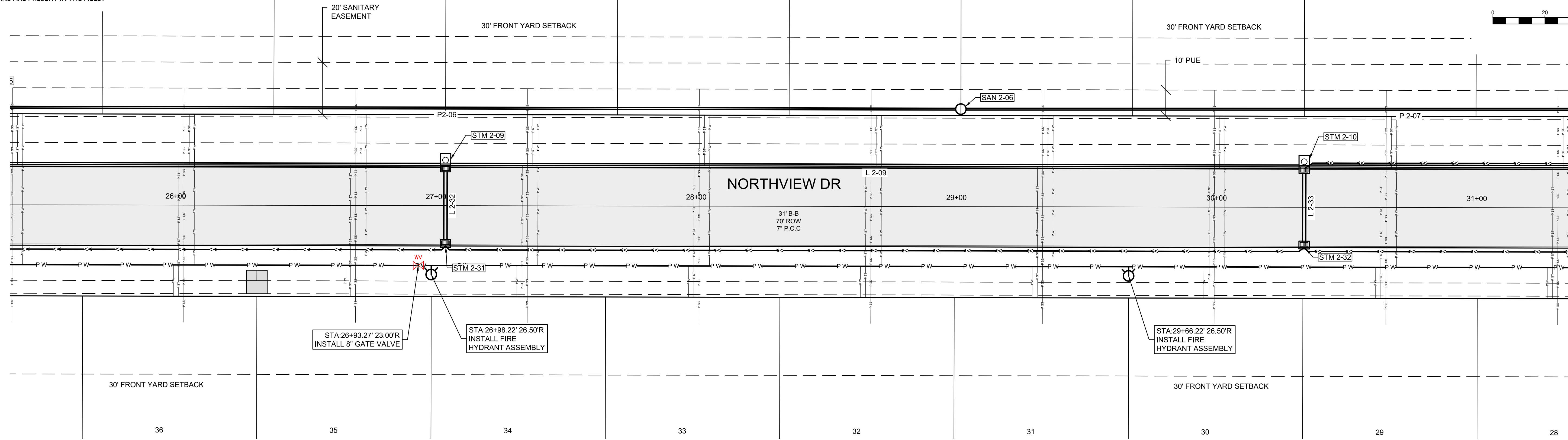
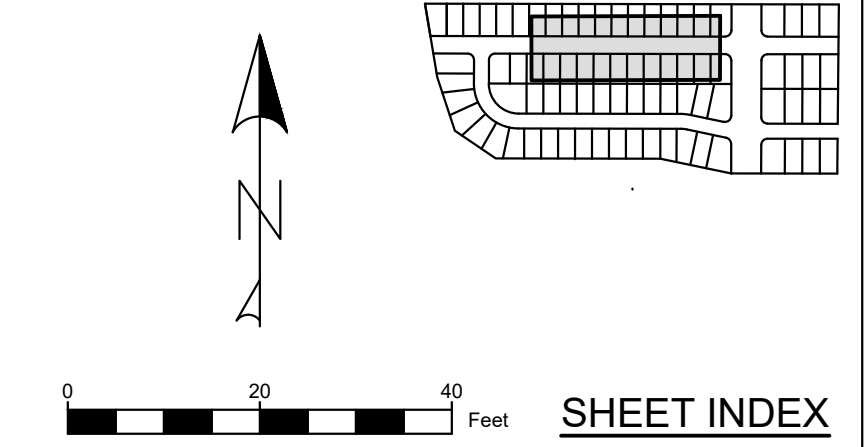
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NORTHVIEW DR PLAN &
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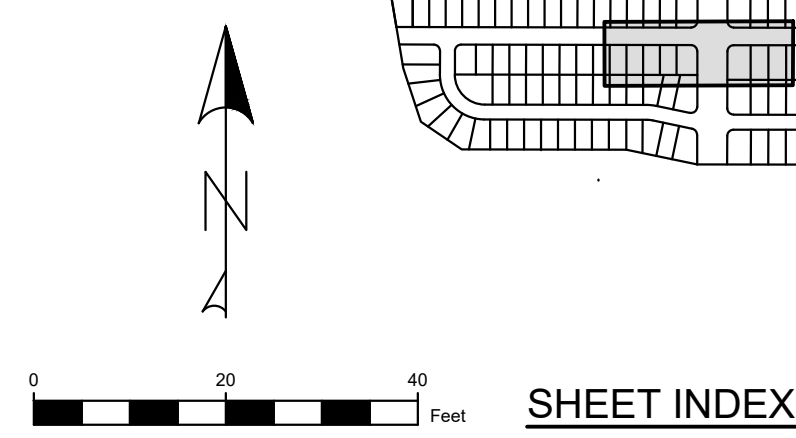
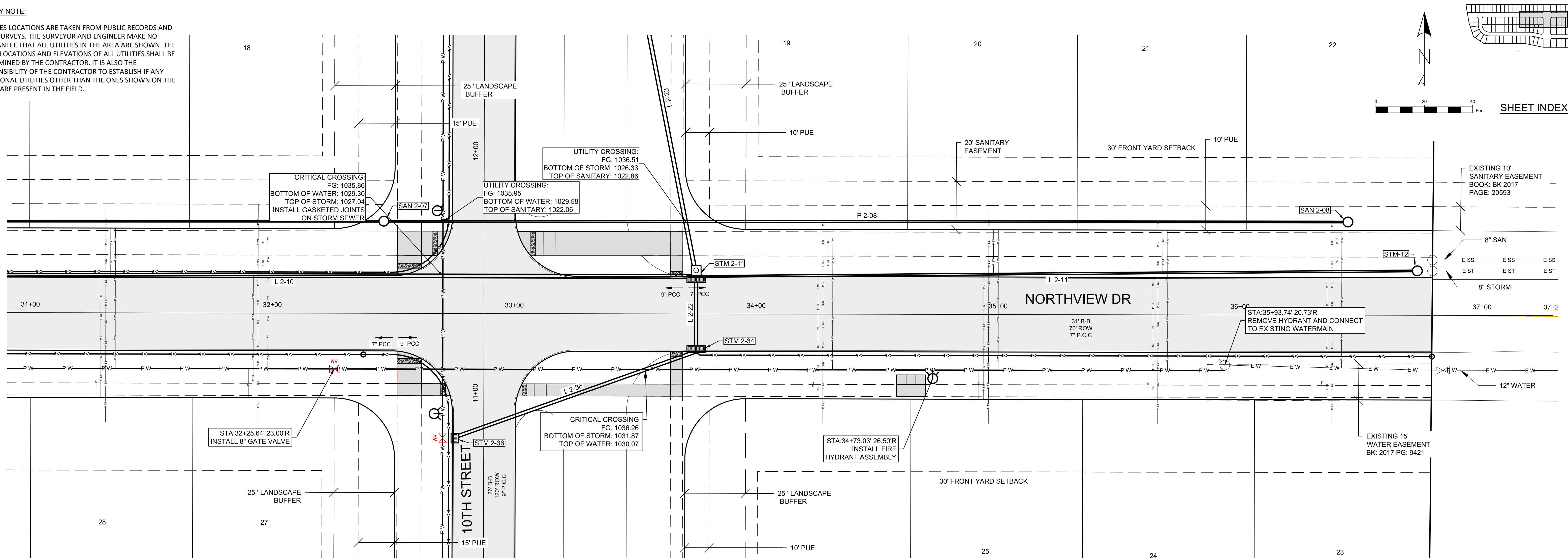


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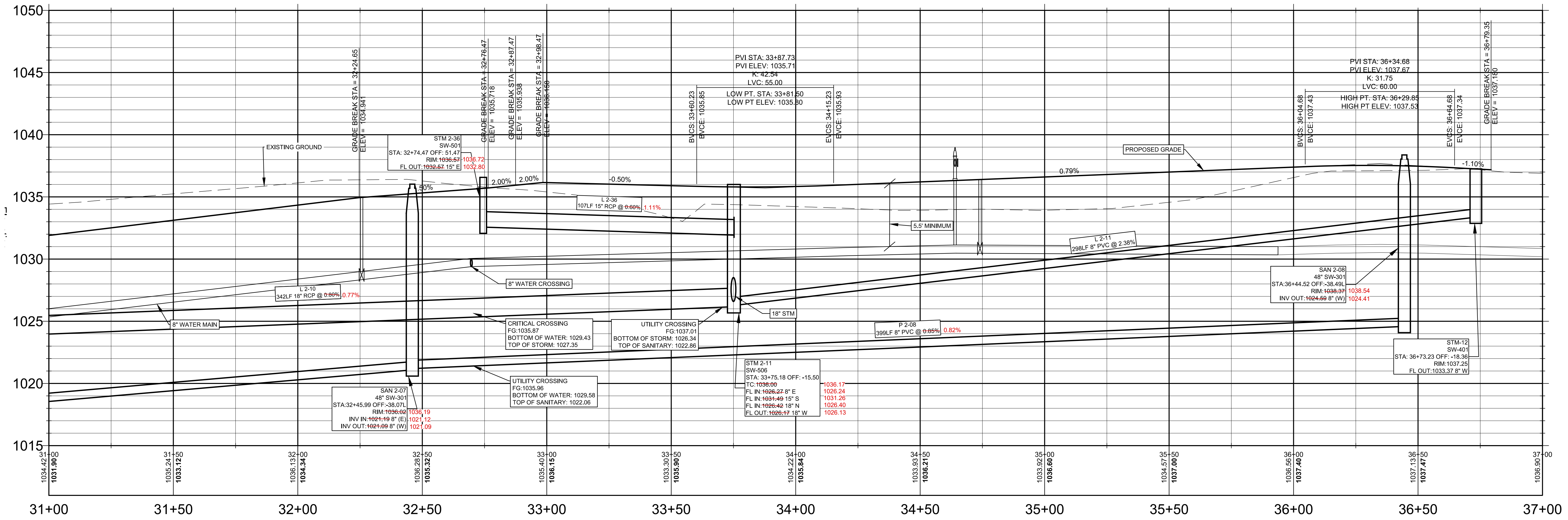


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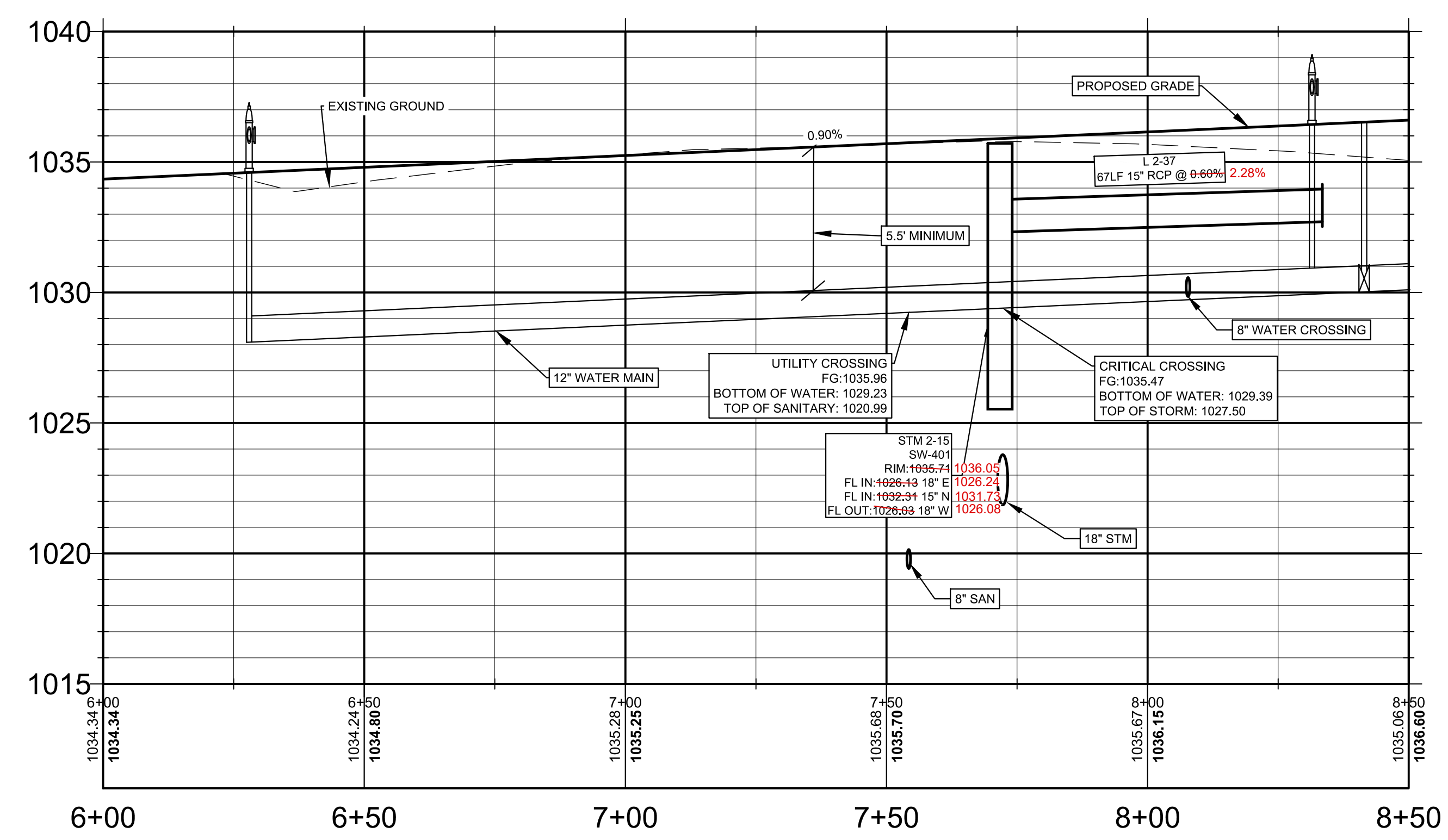
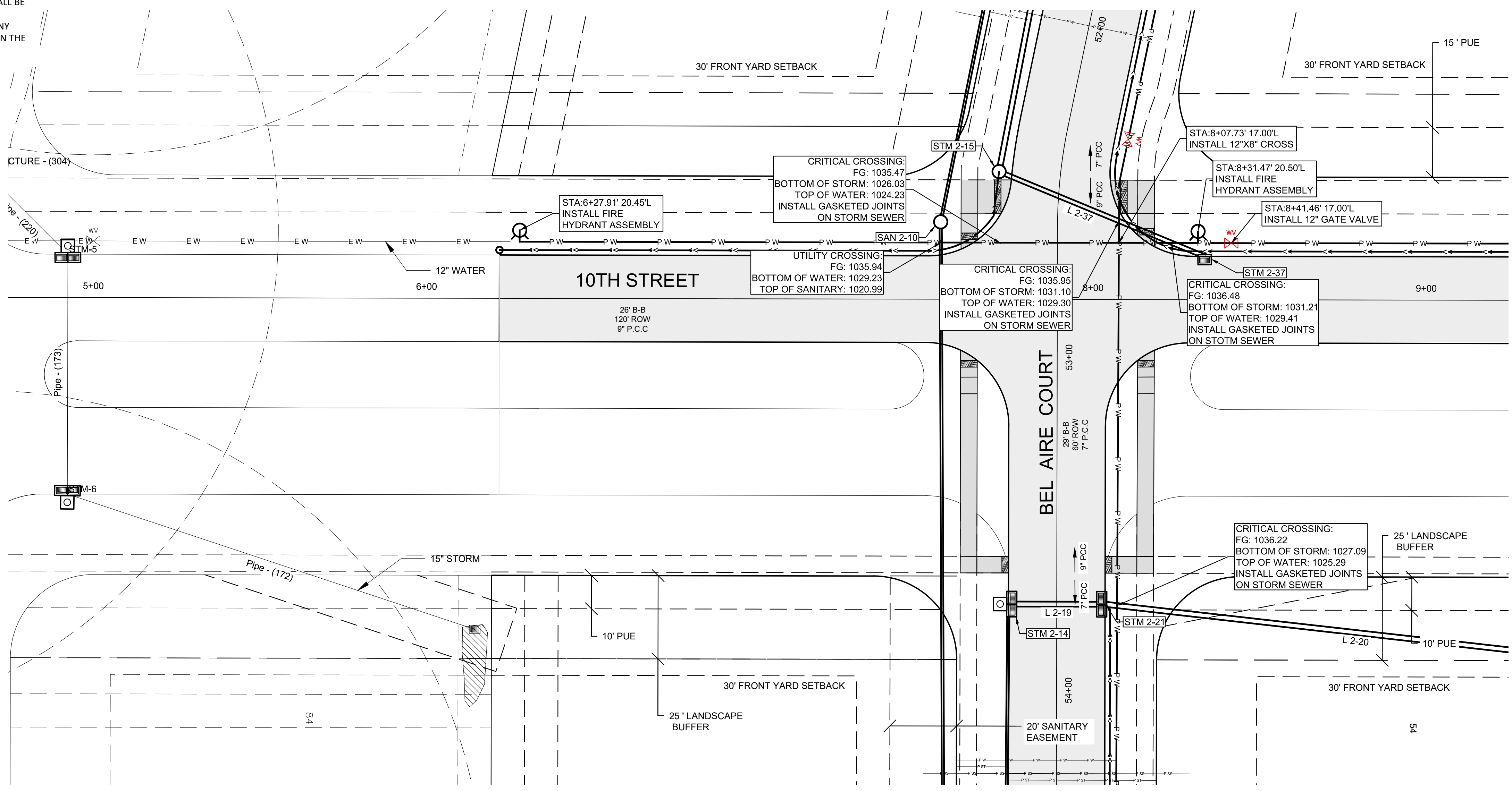
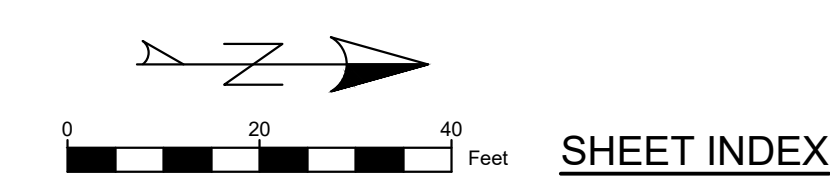
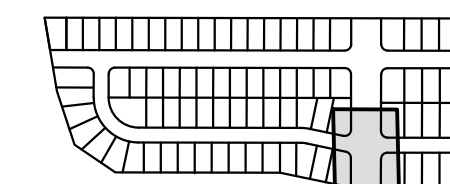


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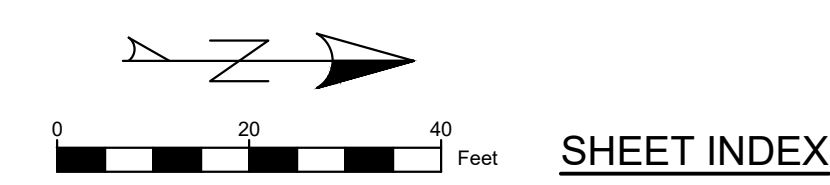
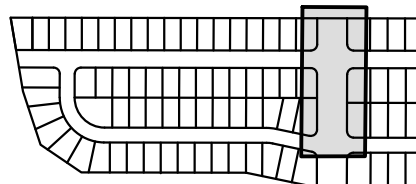
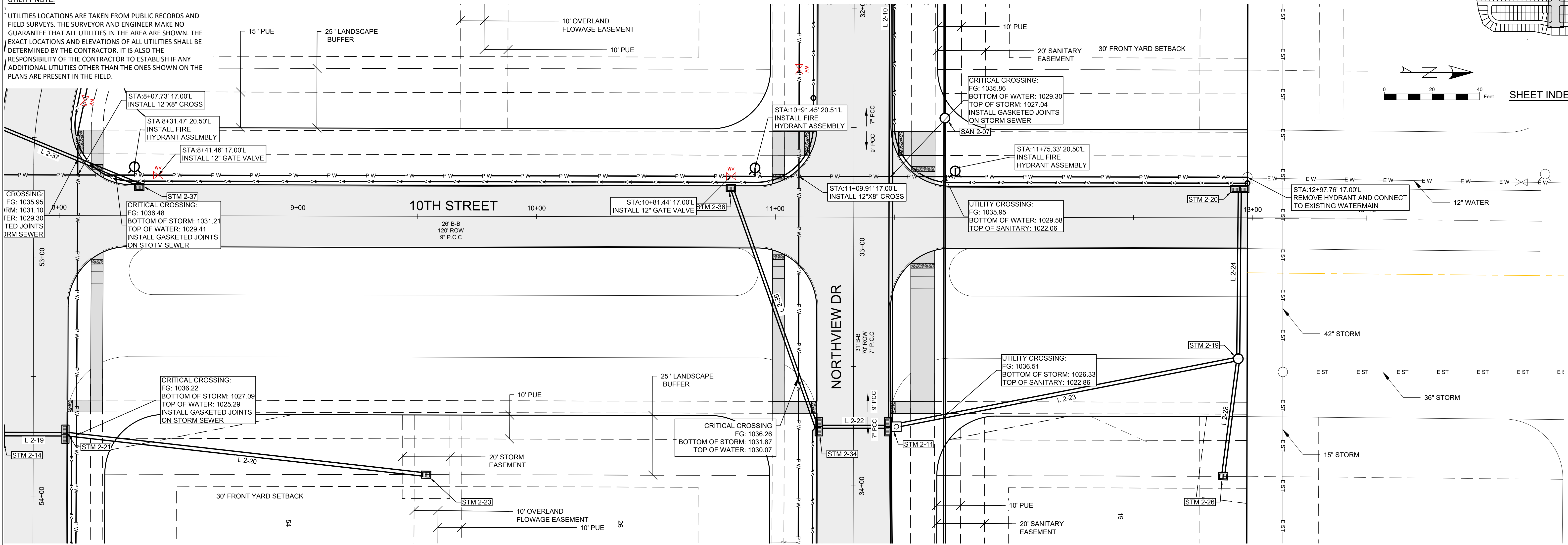
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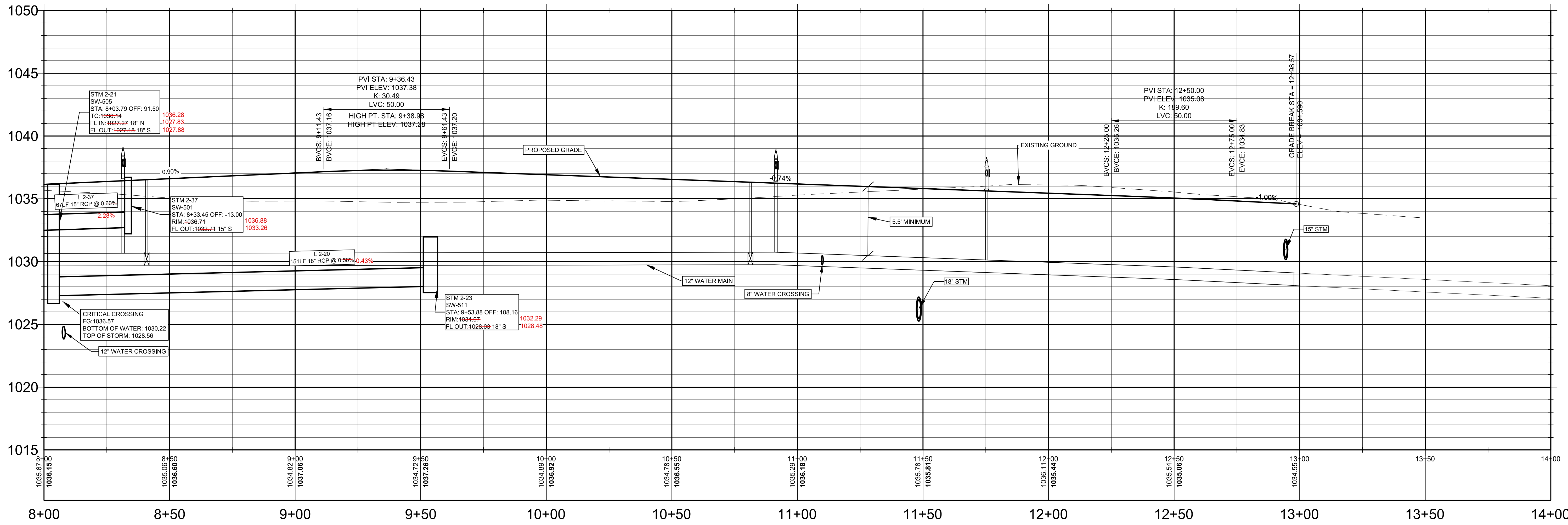
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SHEET INDEX



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WAUKEE IA

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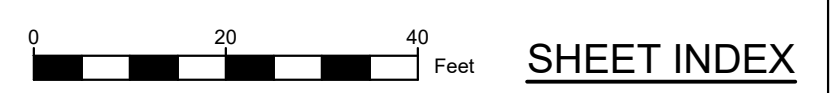
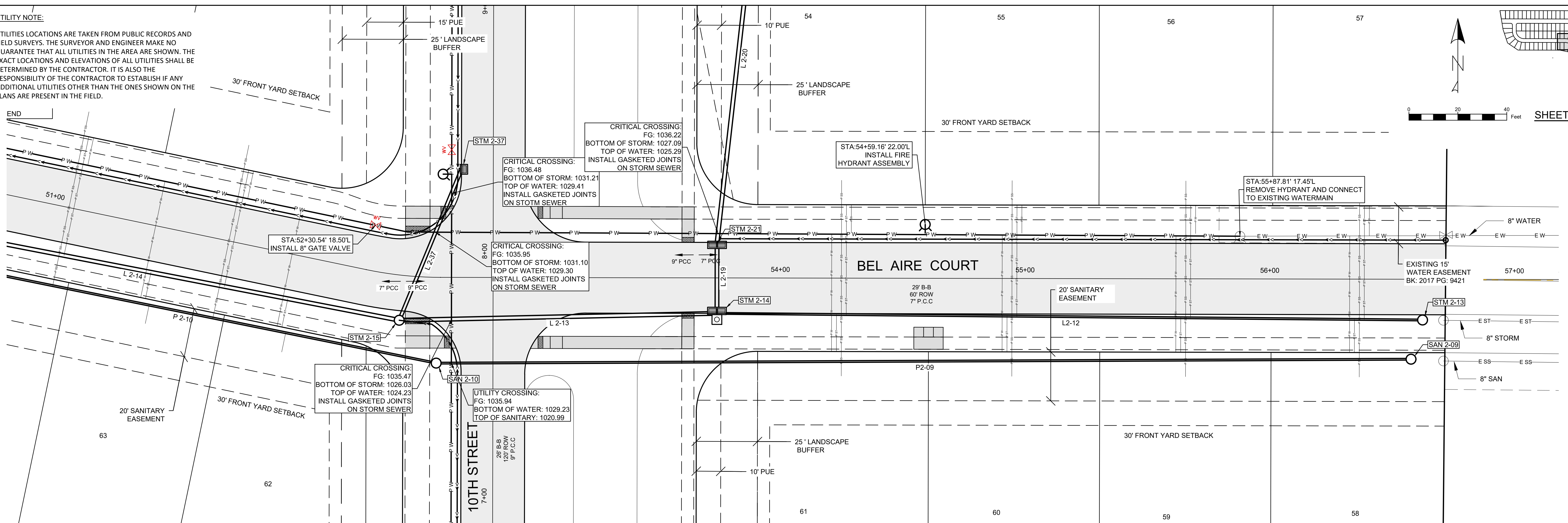
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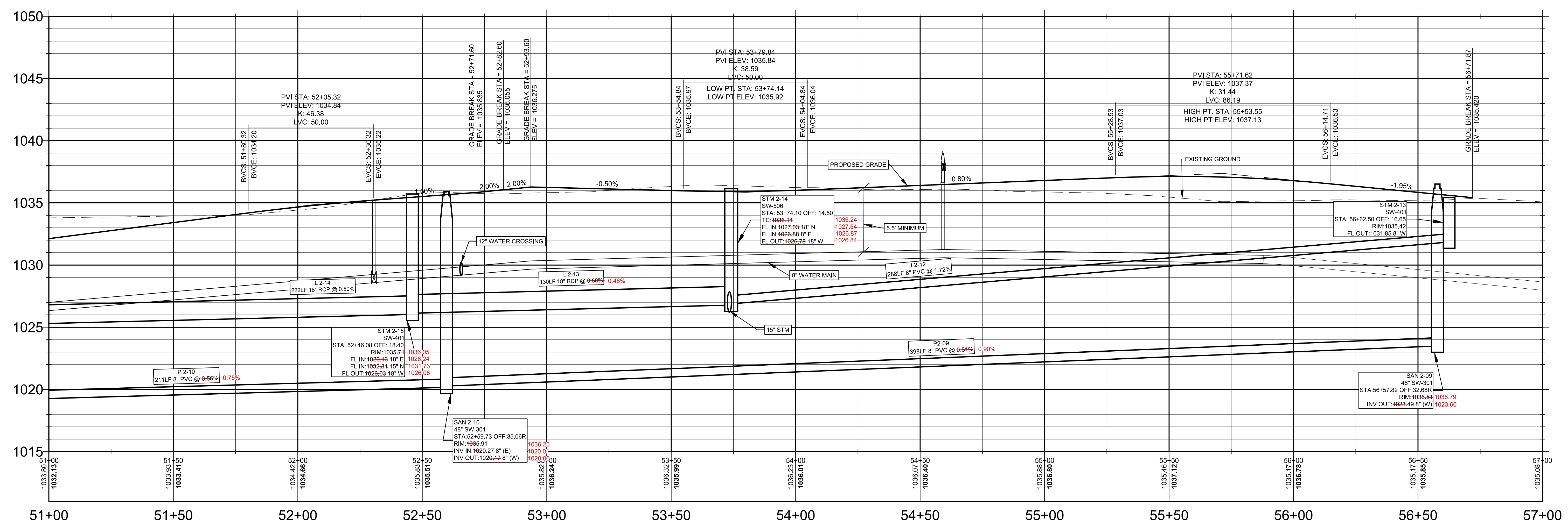


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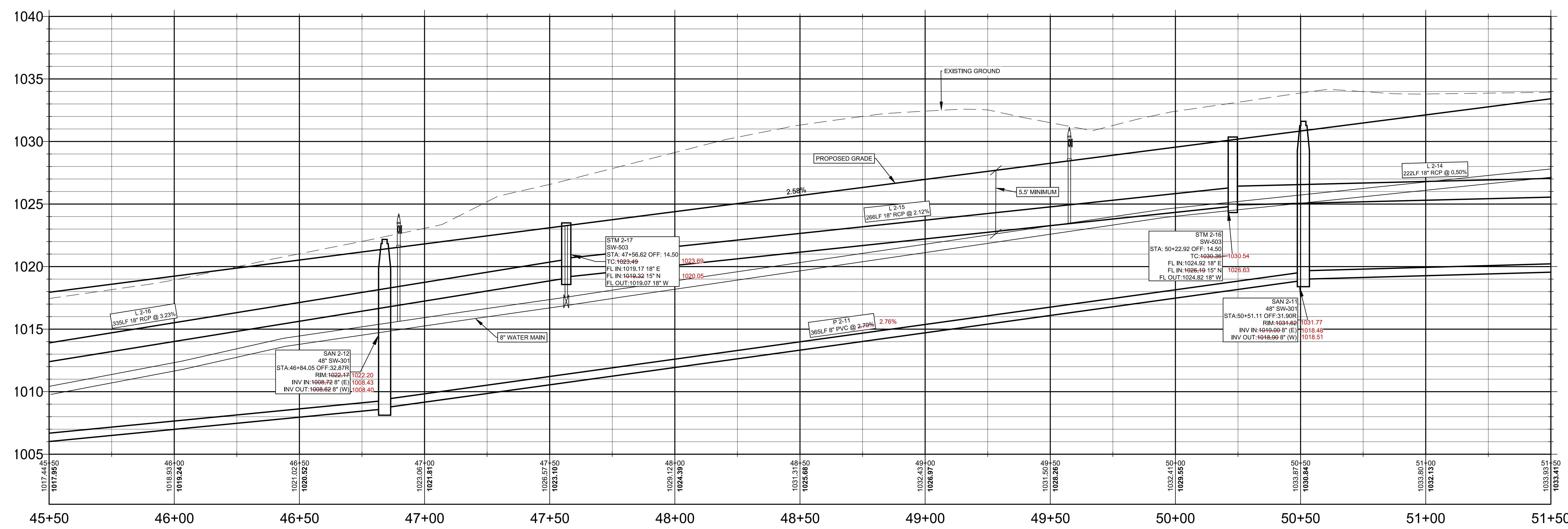
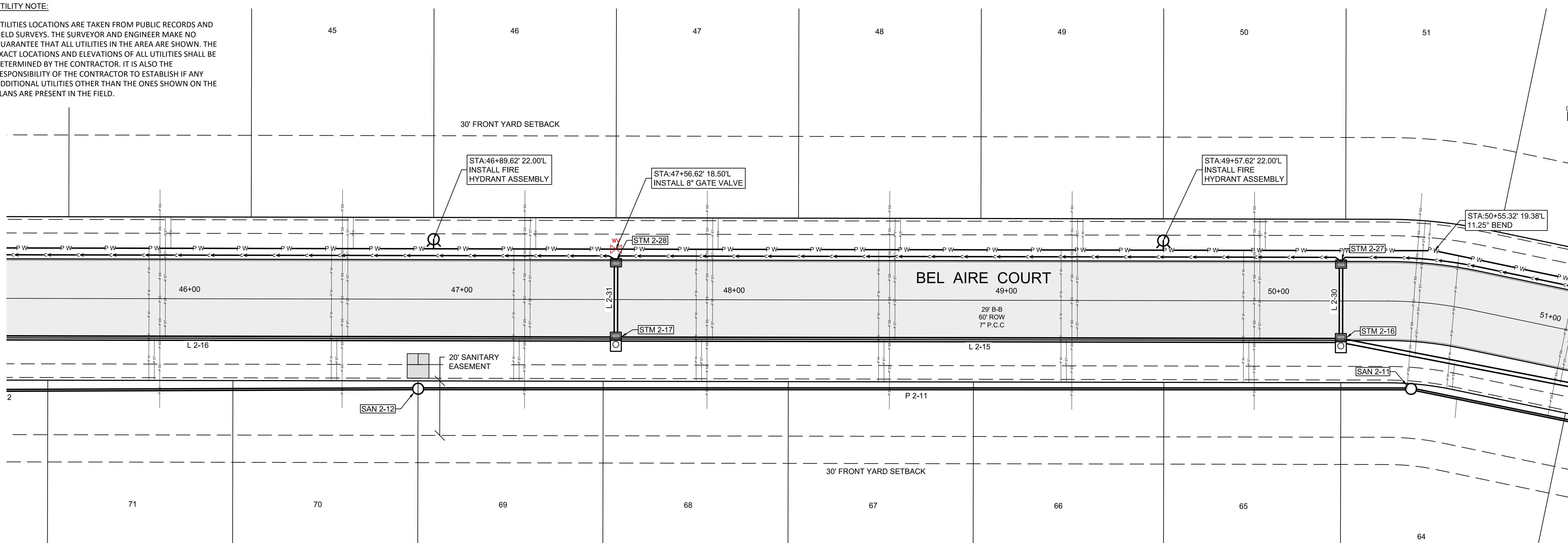
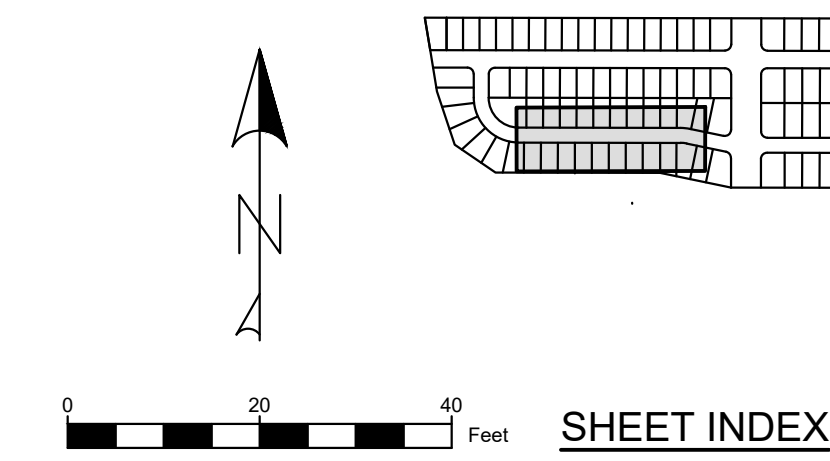
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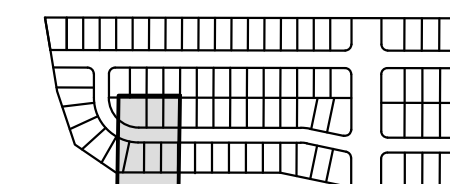
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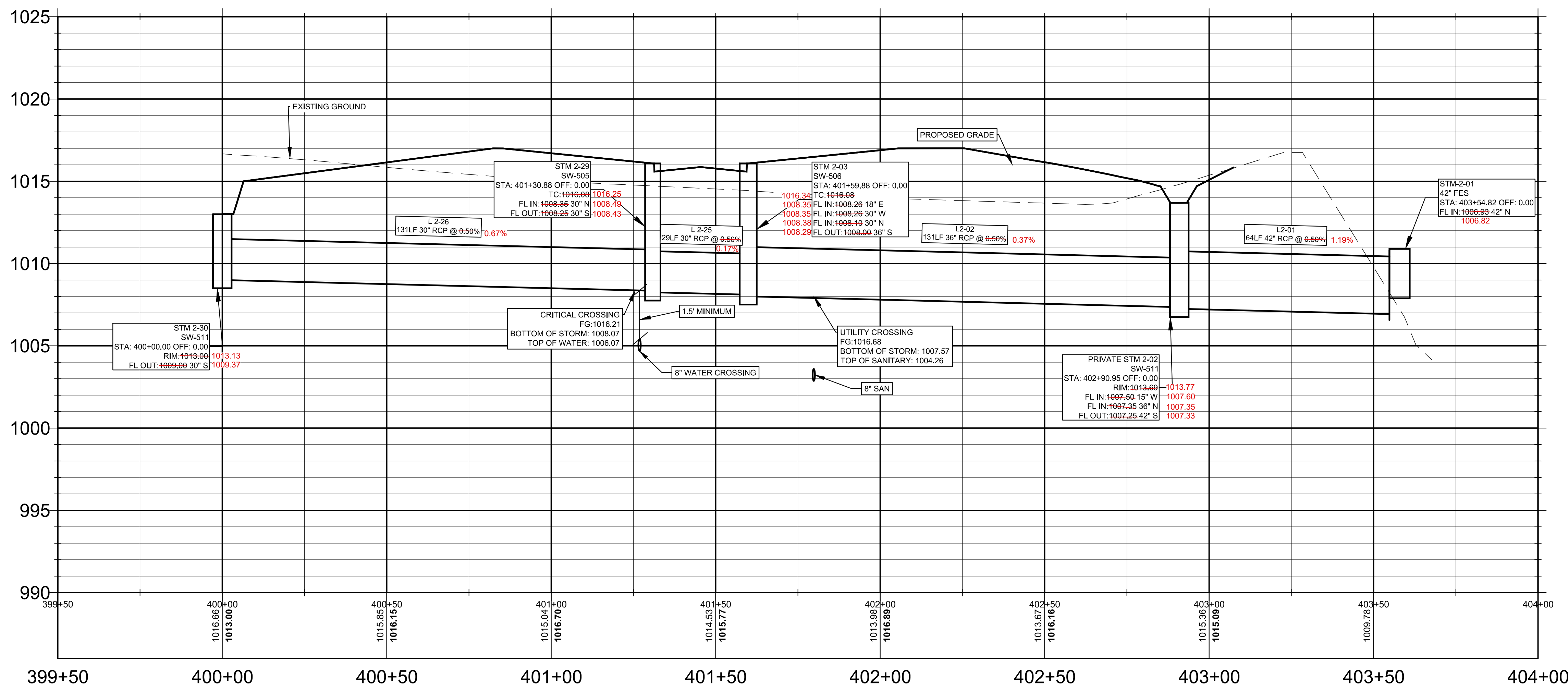
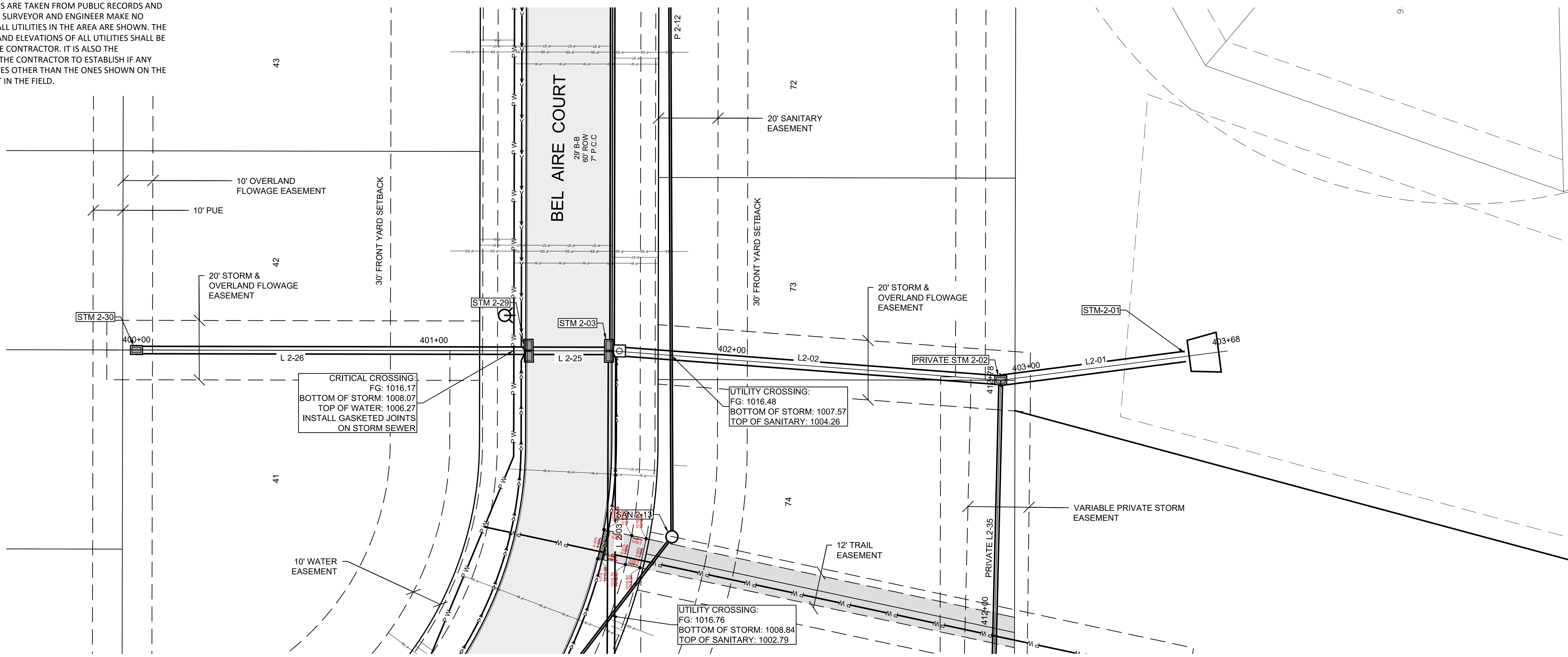
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AUTUMN VALLEY PLAT 2
WAUKEE IA

STUBBS ENGINEERING
431 NE 72ND ST. PLEASANT HILL, IA 50327
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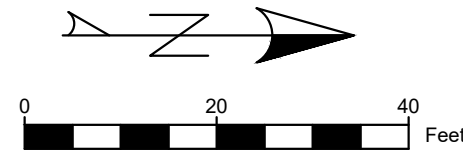
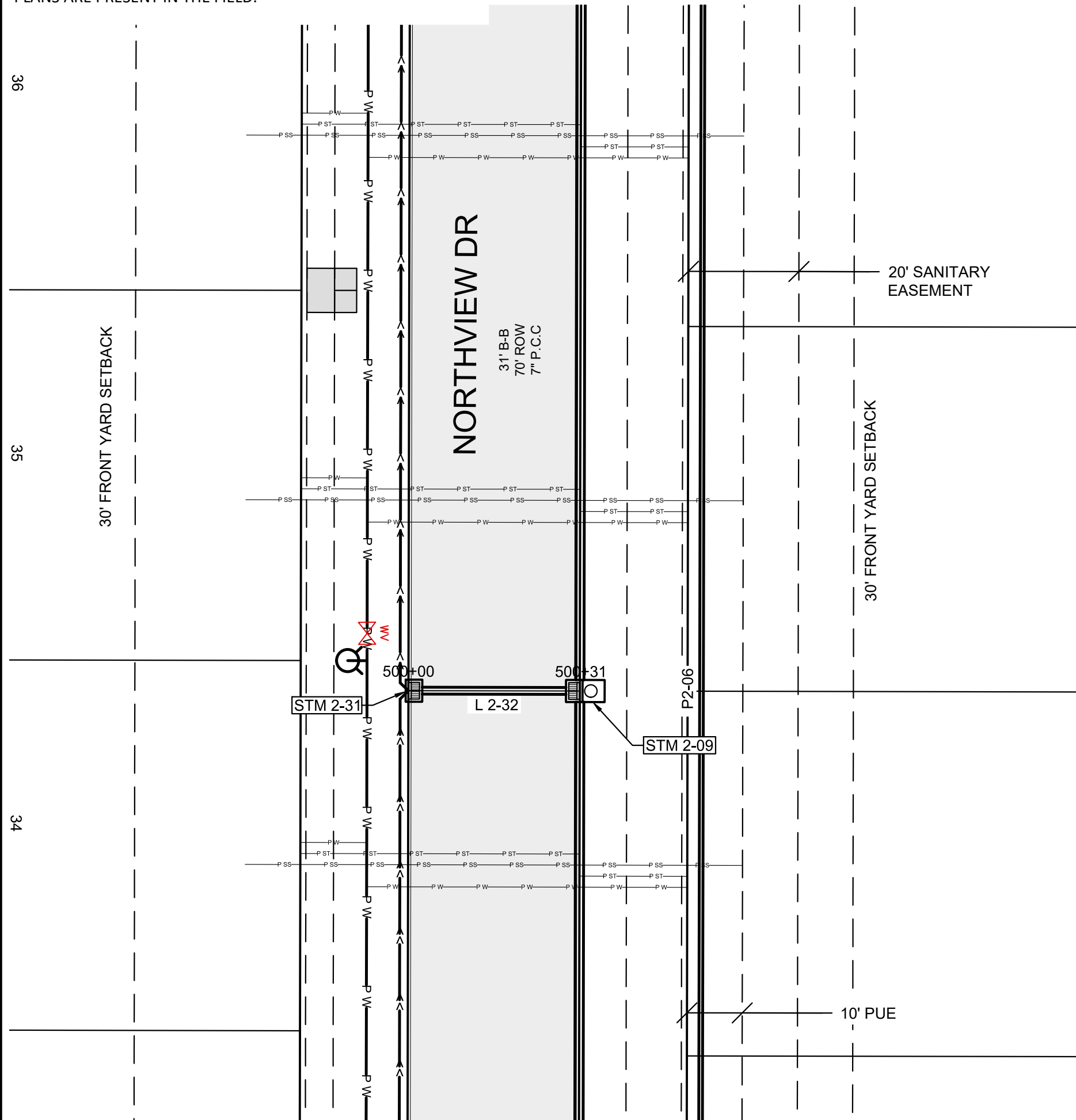
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DRAWN BY: AA
ENGINEER: BWS
PROJECT NUMBER: 20-575
PAGE NUMBER:

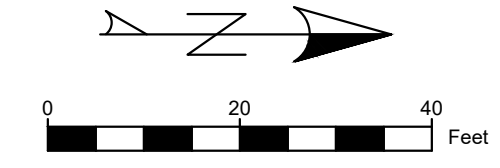
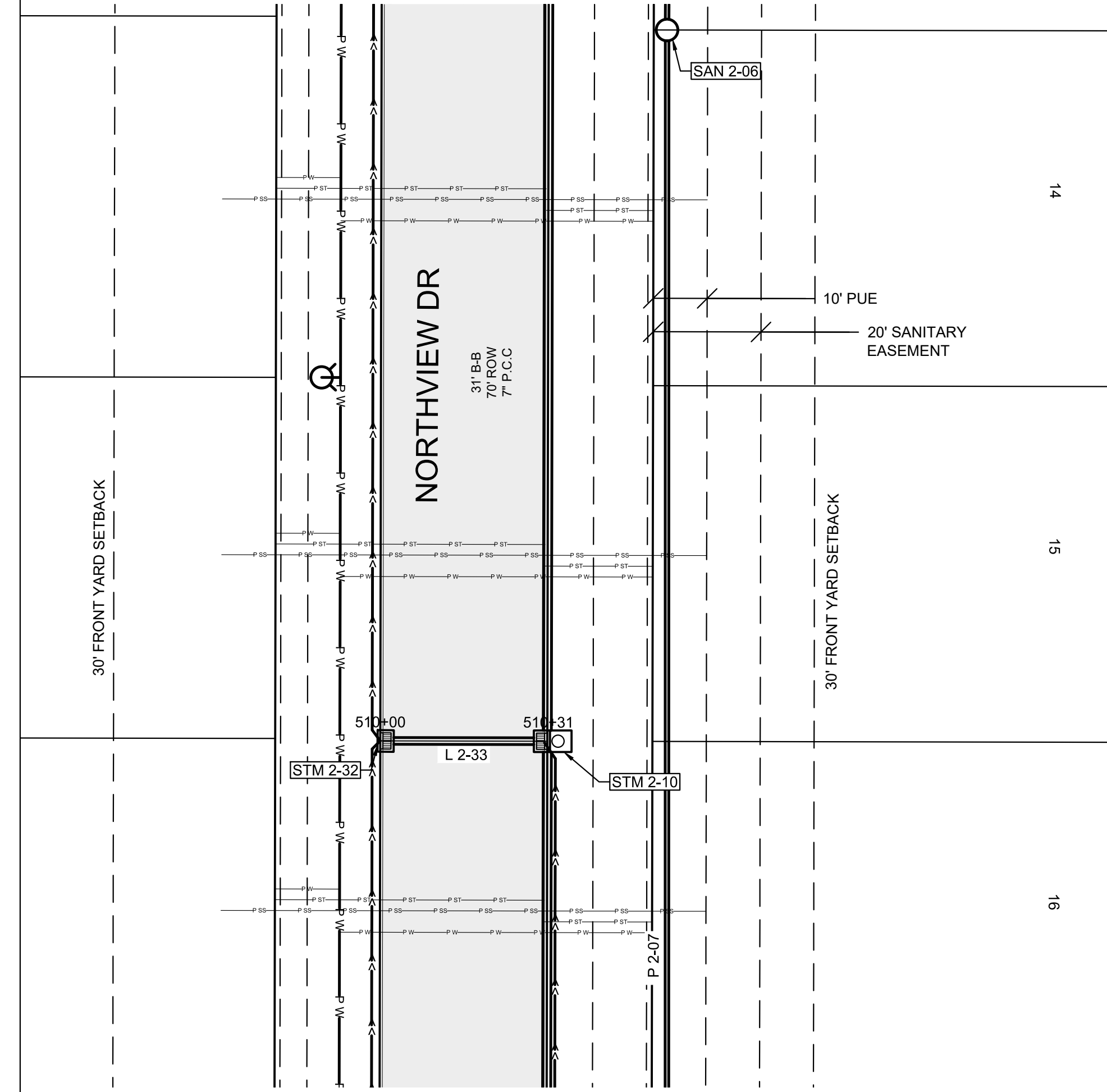
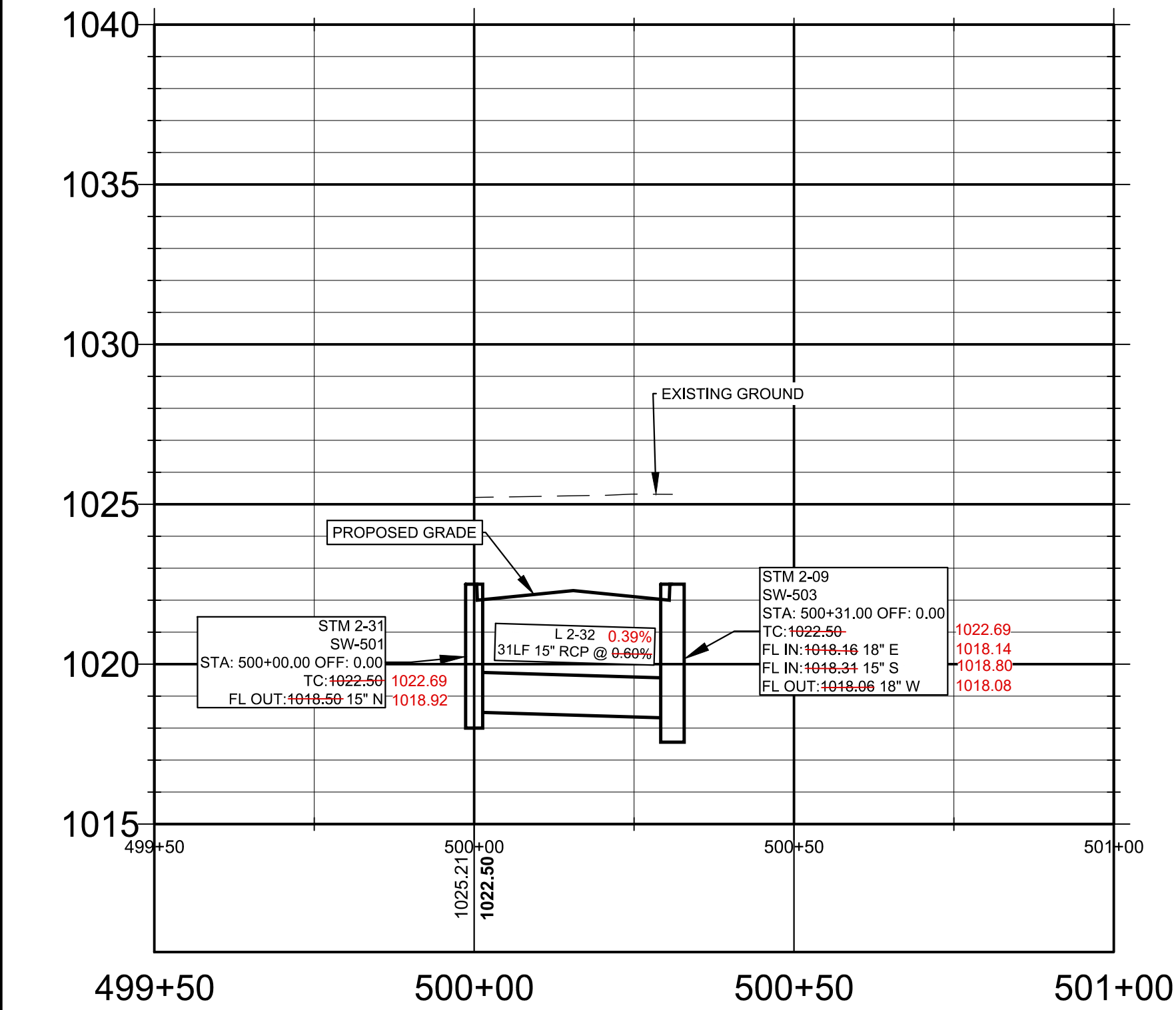
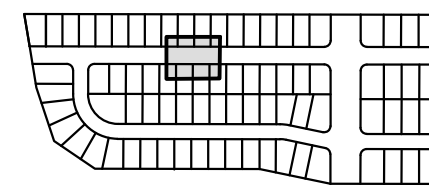
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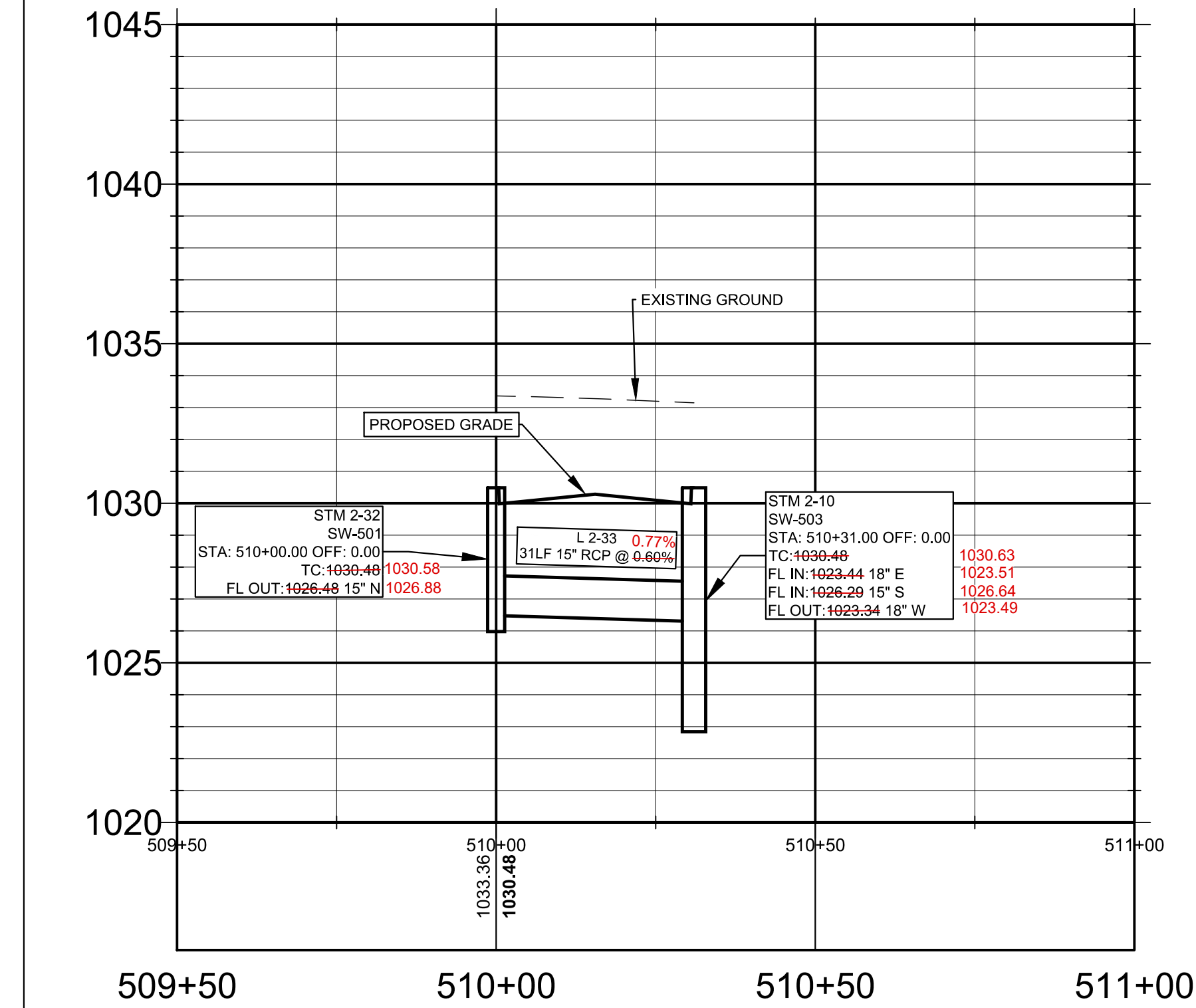
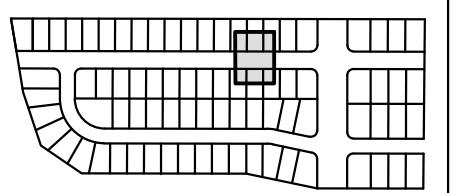
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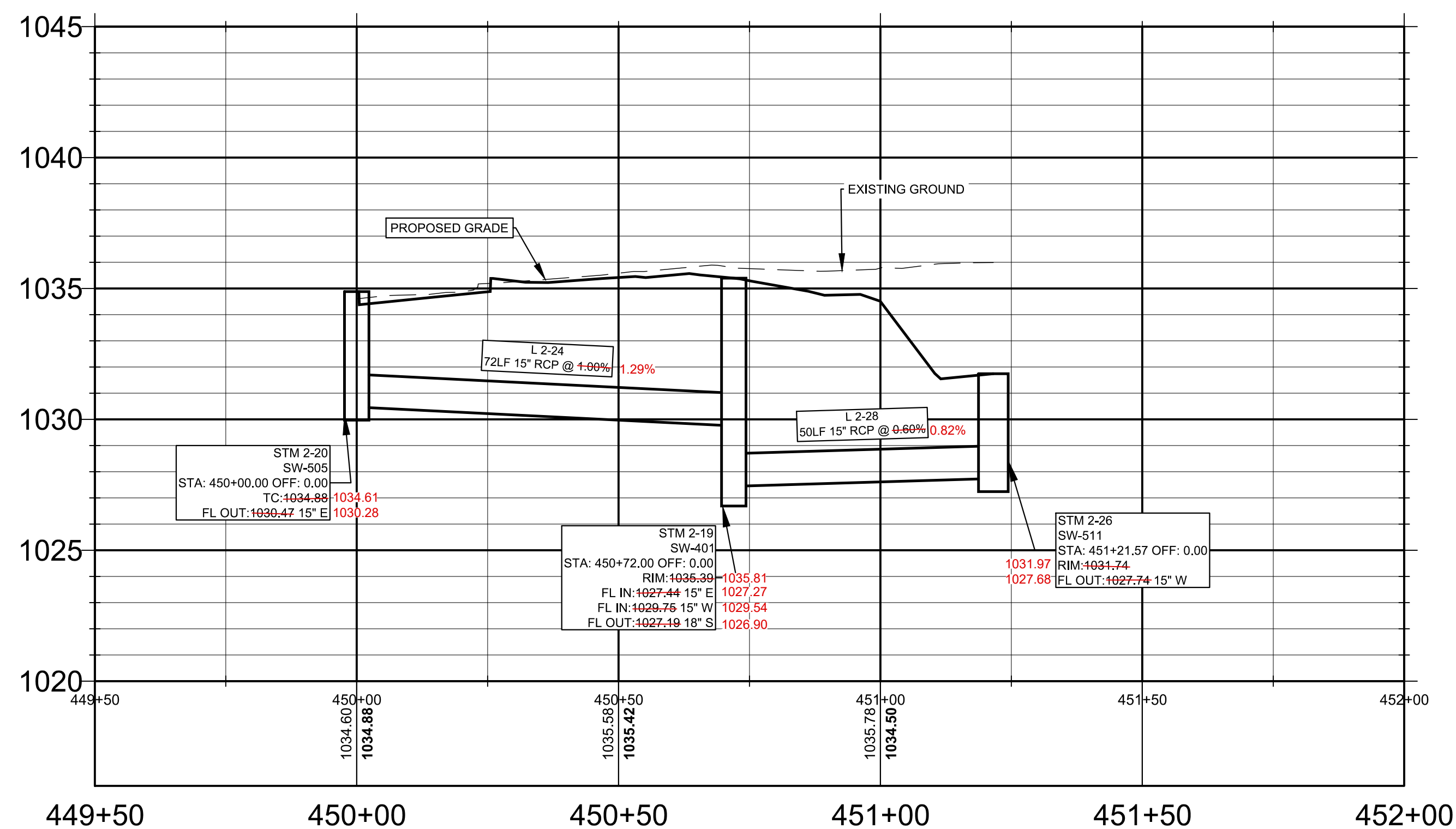
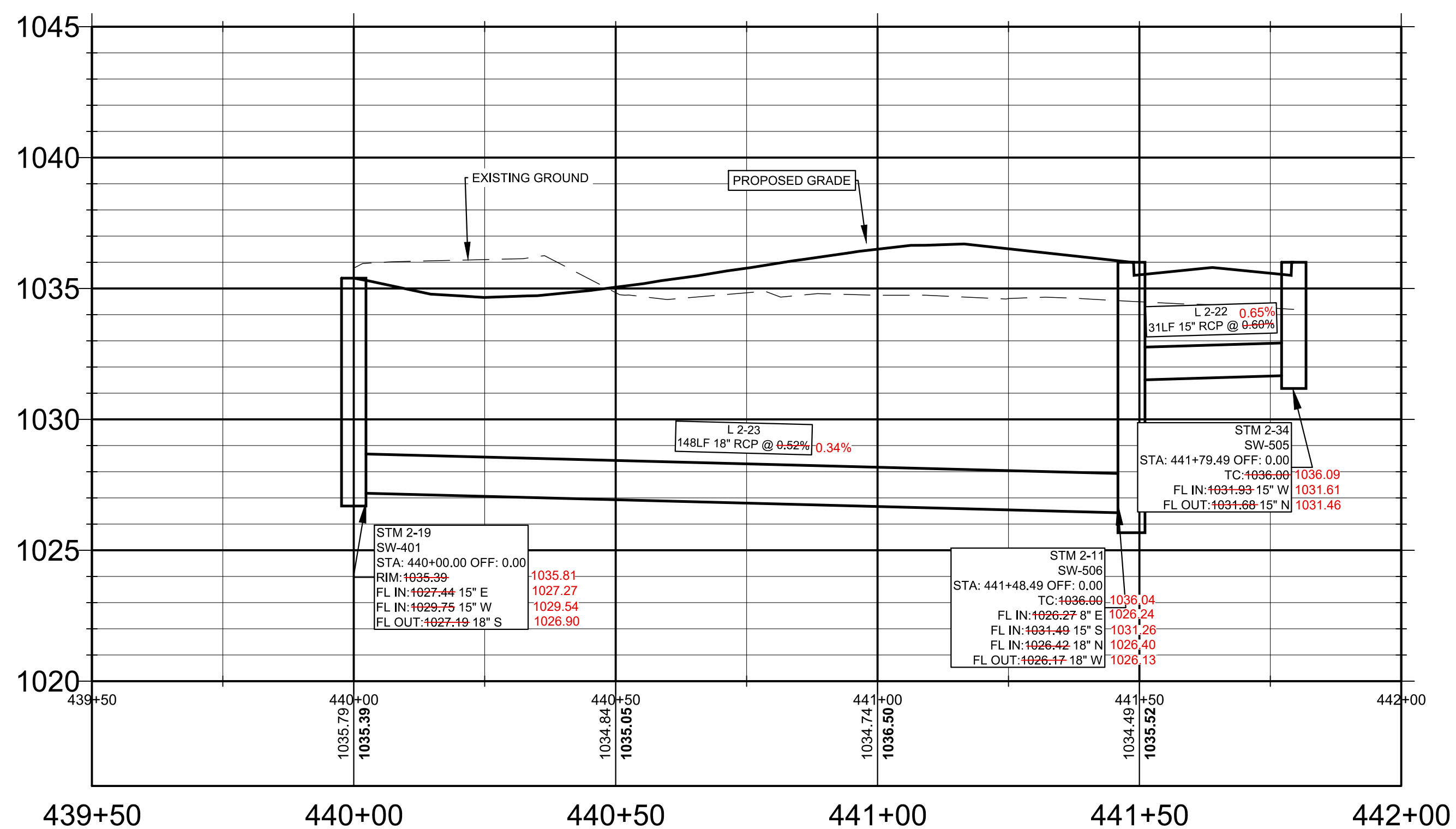
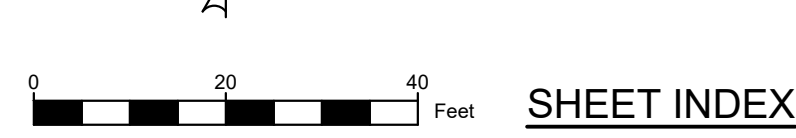
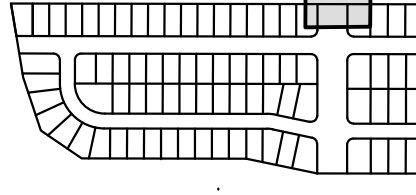
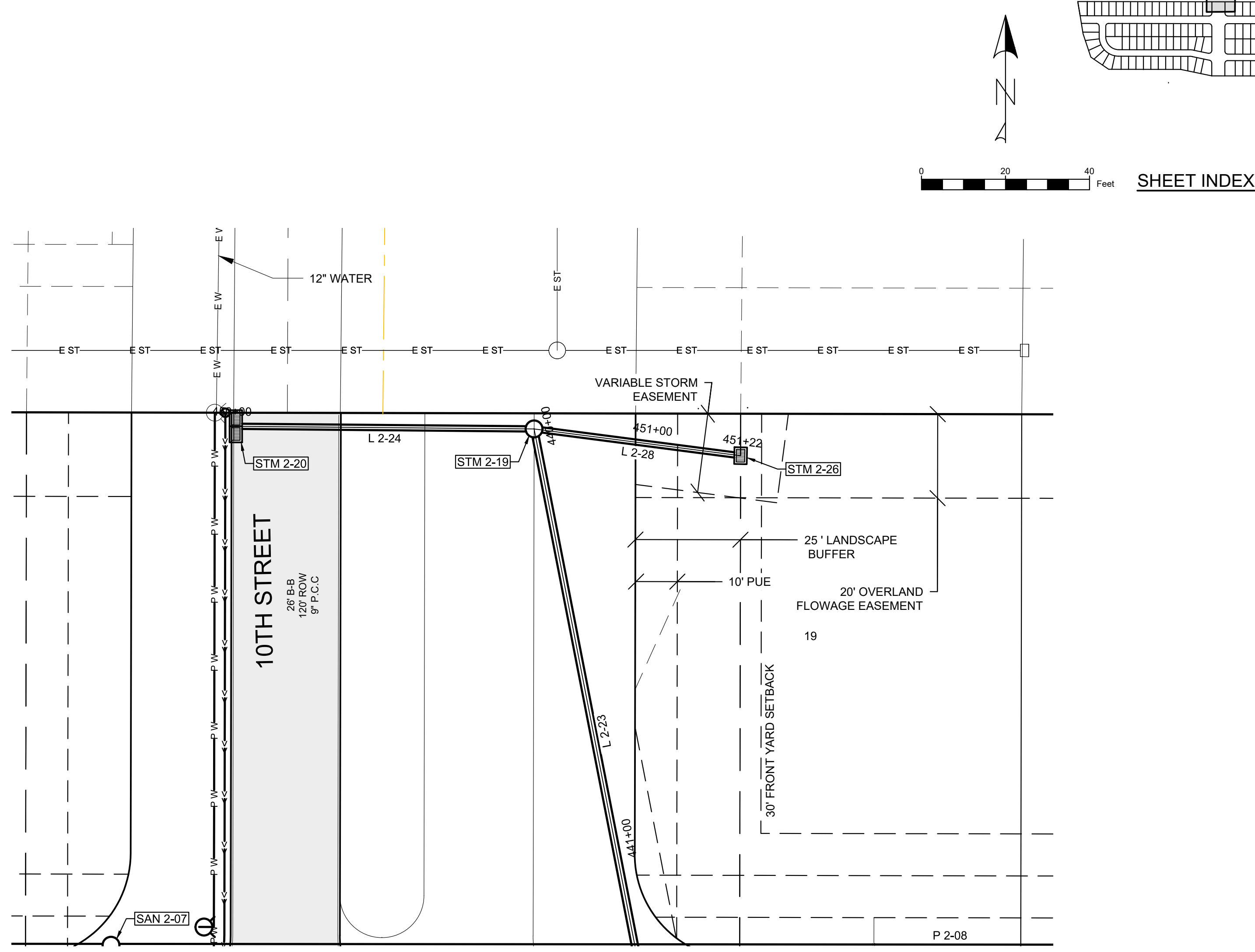
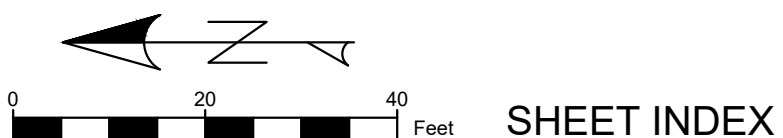
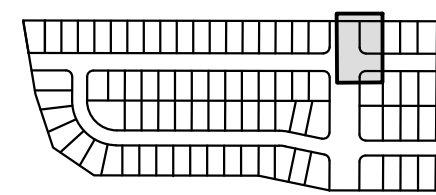
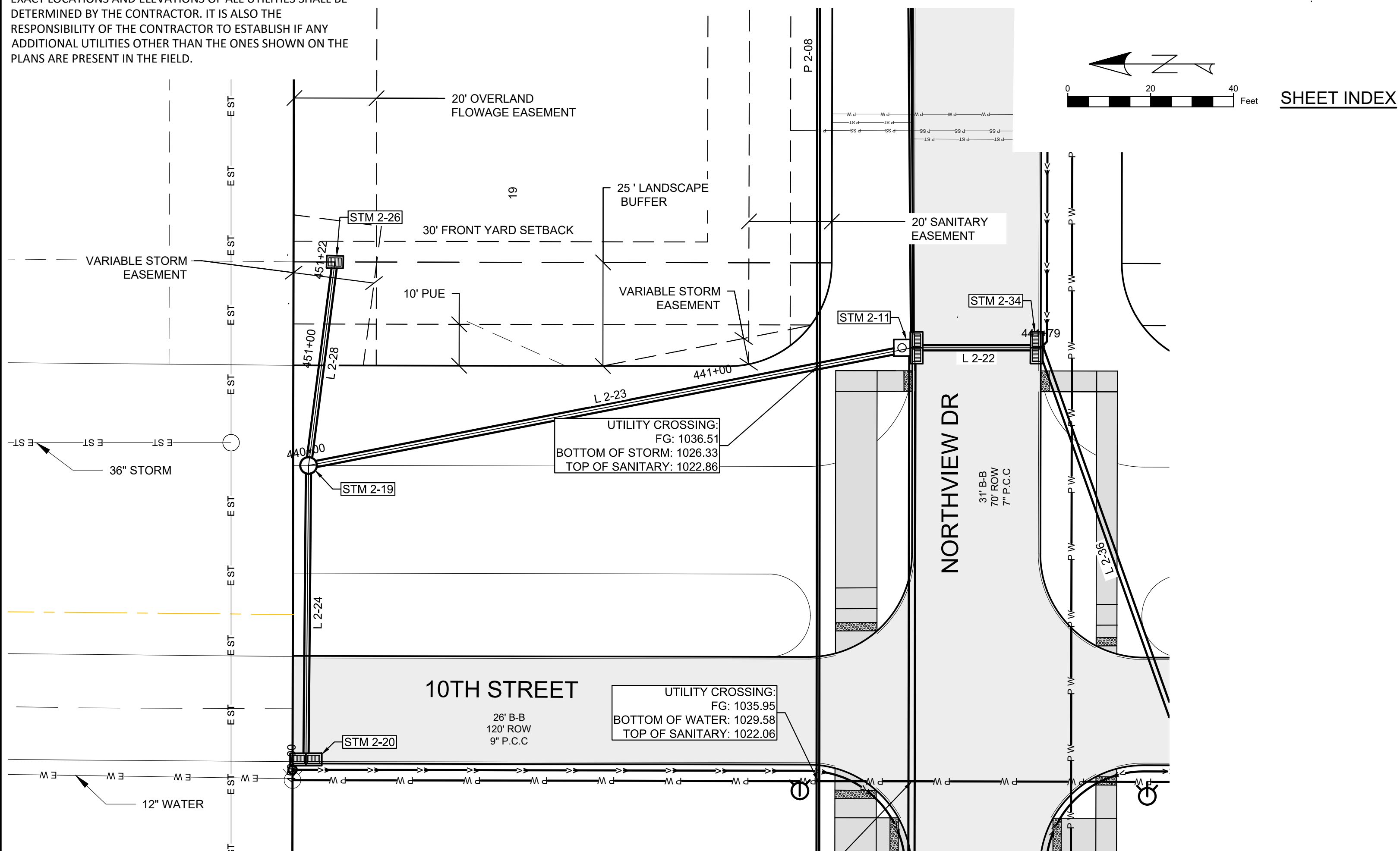


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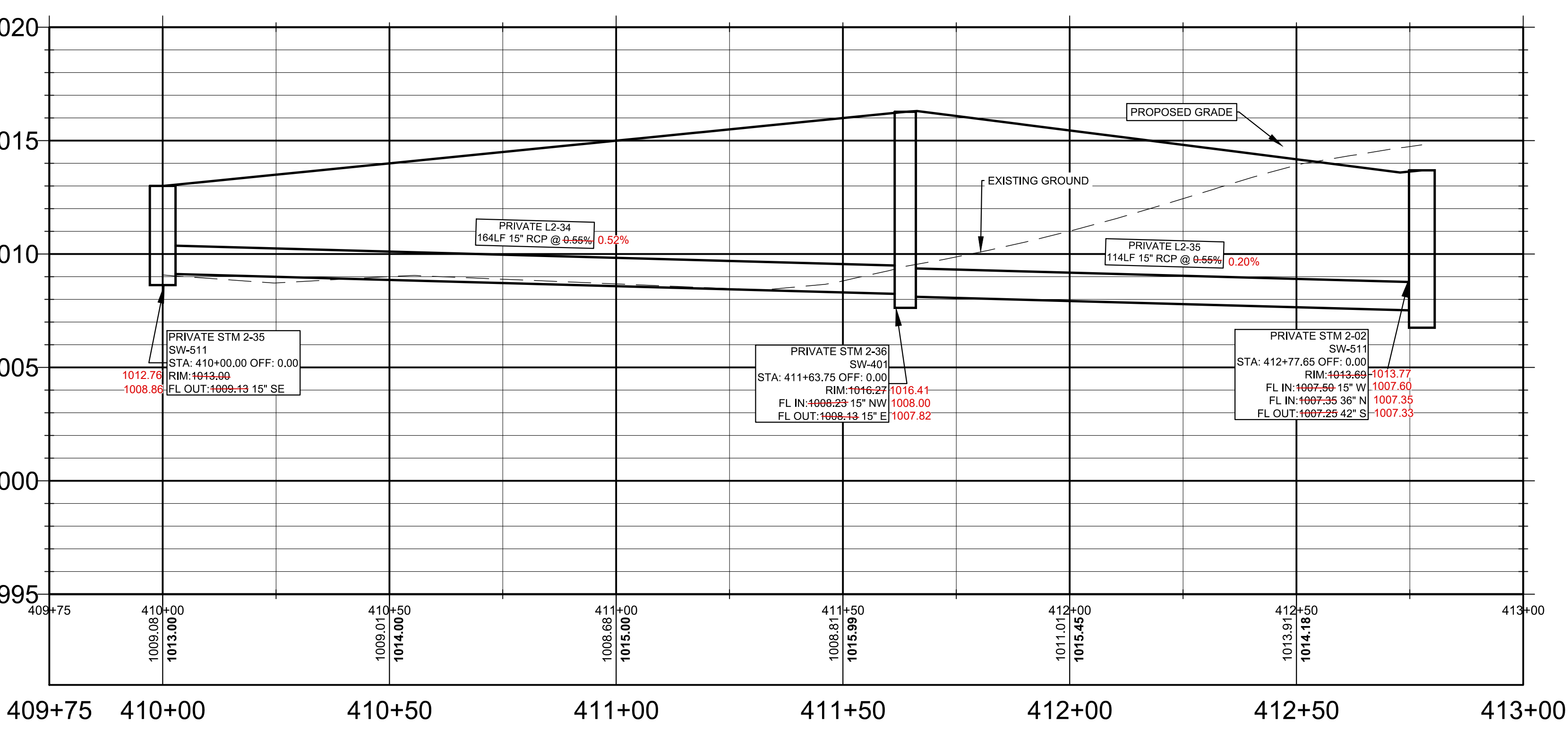
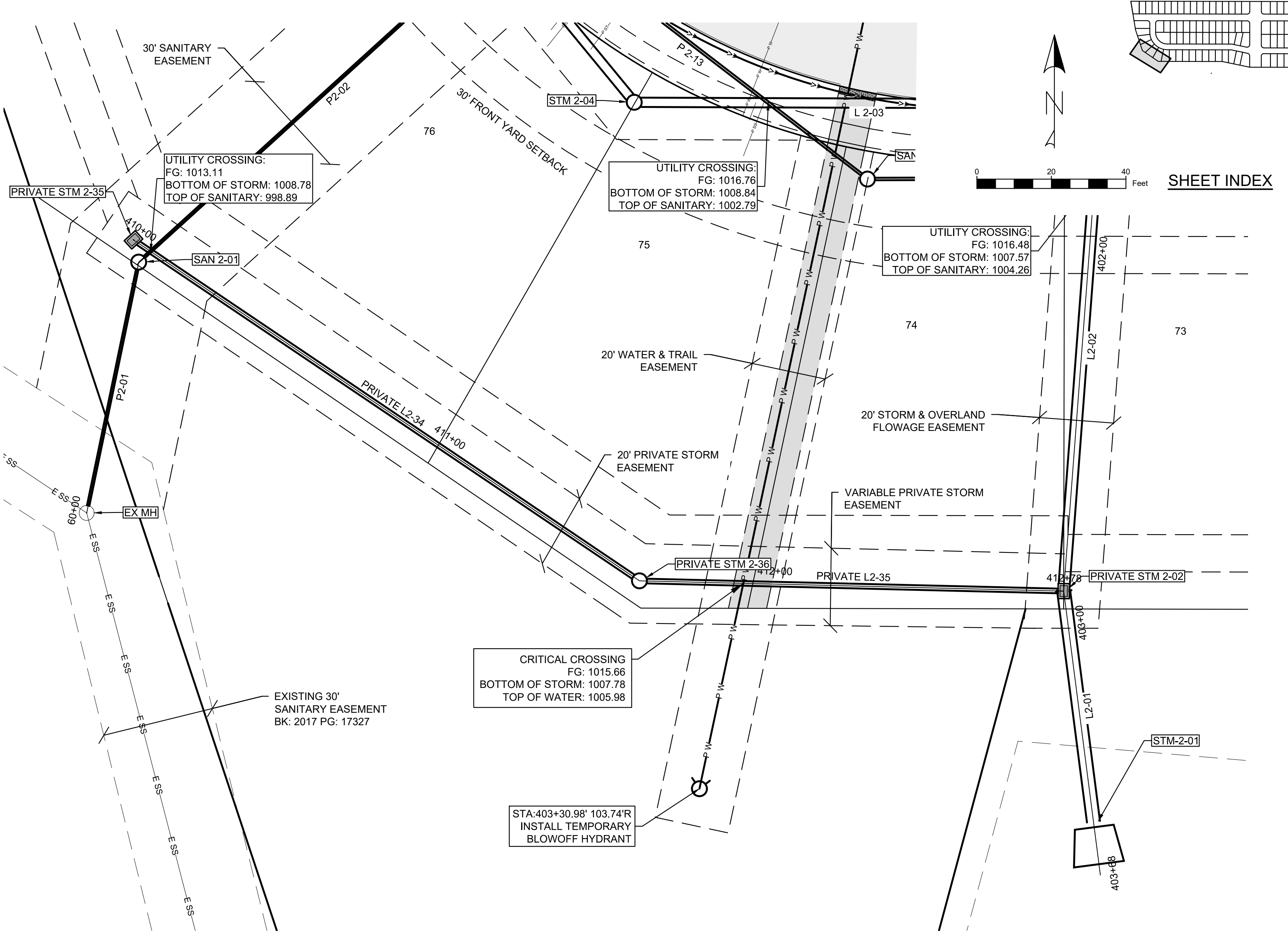
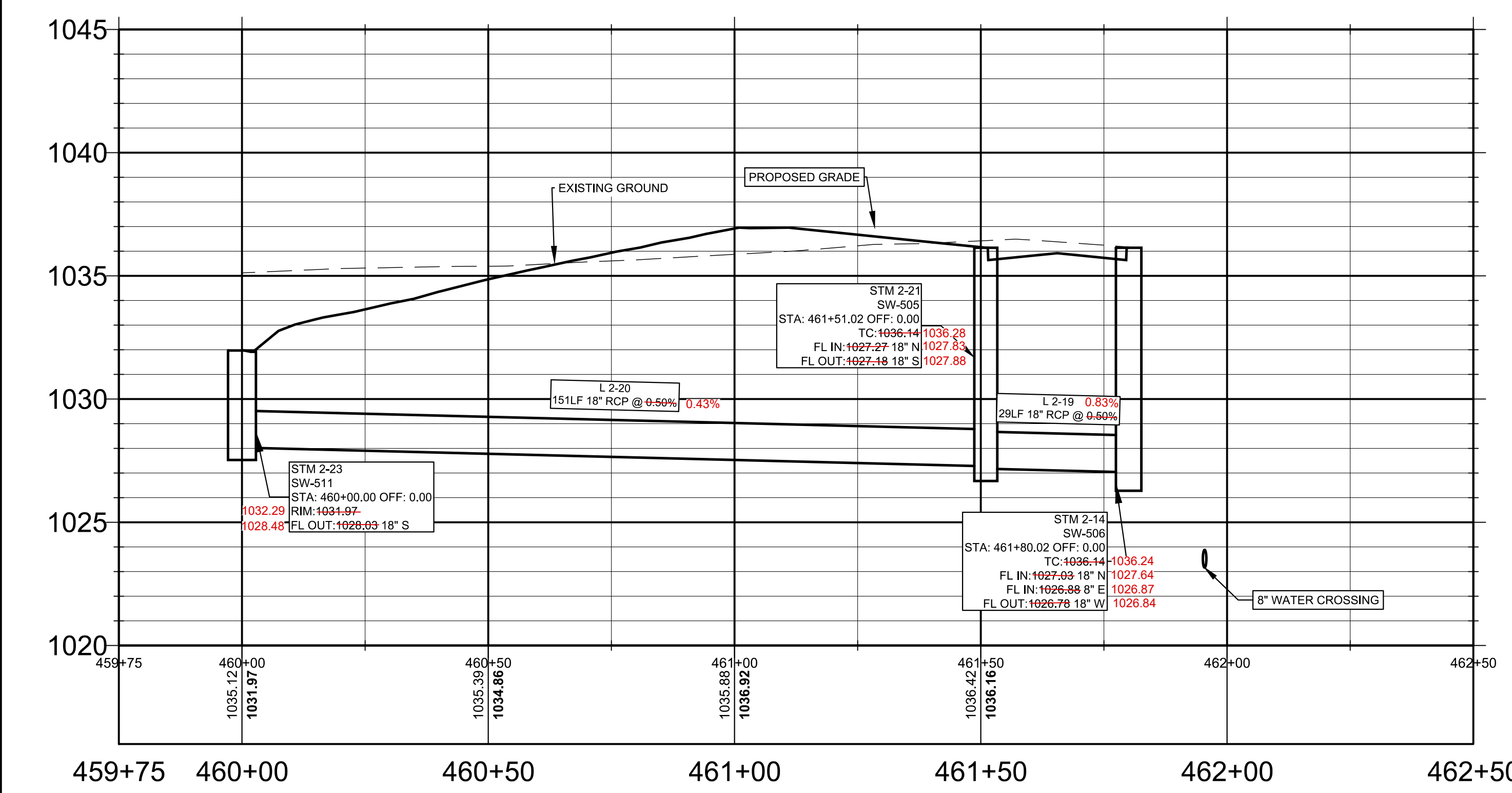
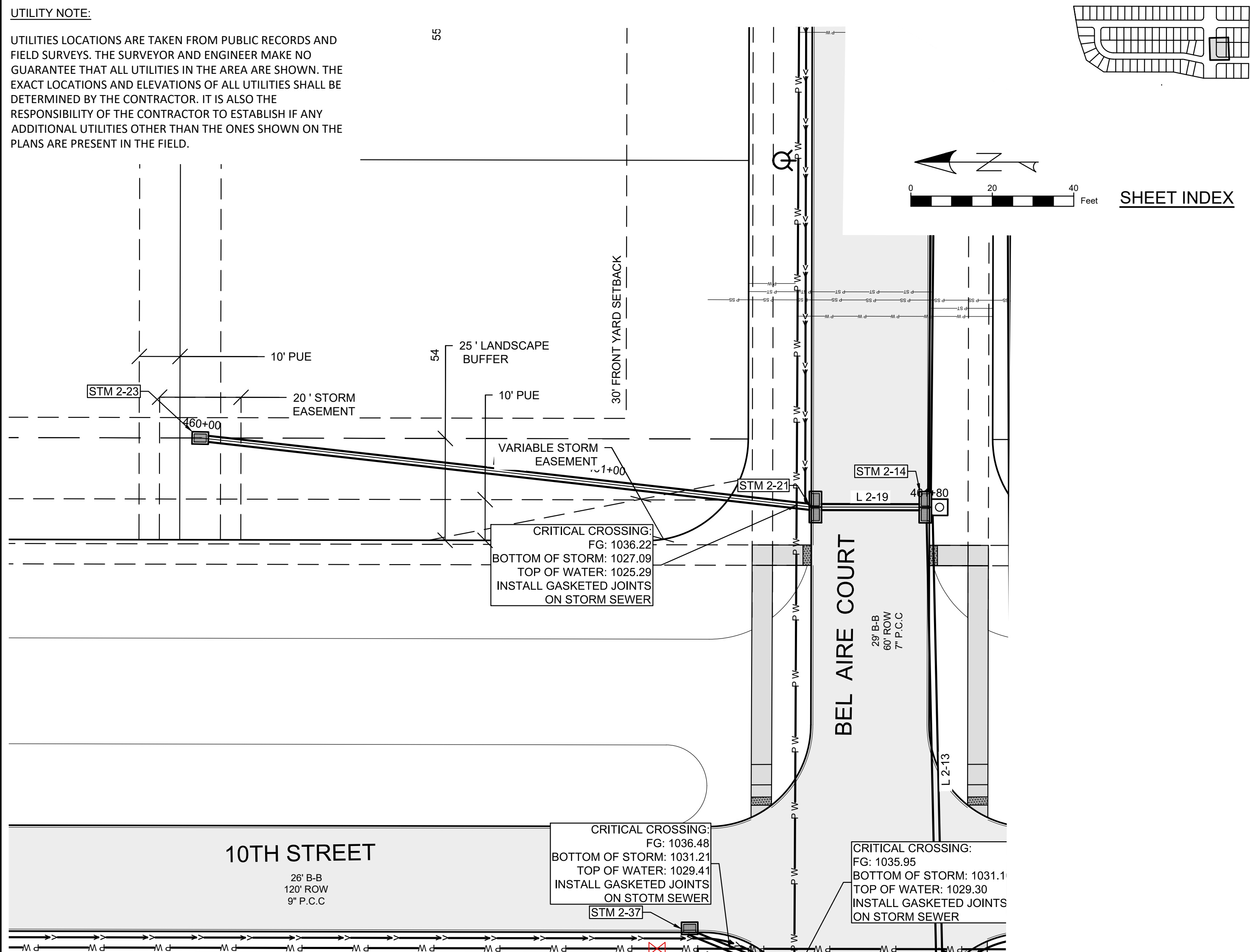
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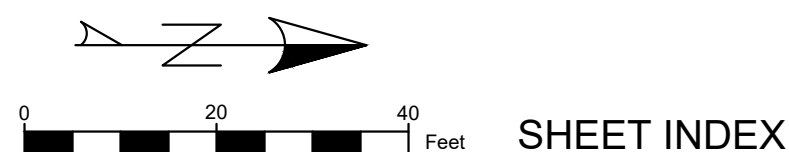
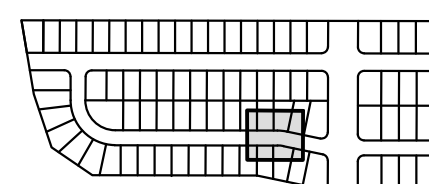
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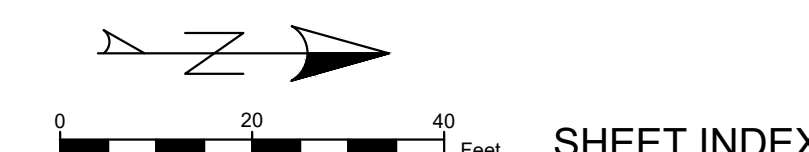
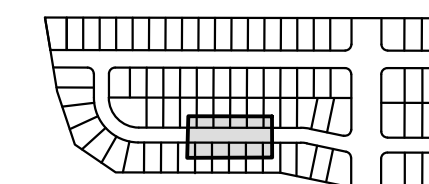


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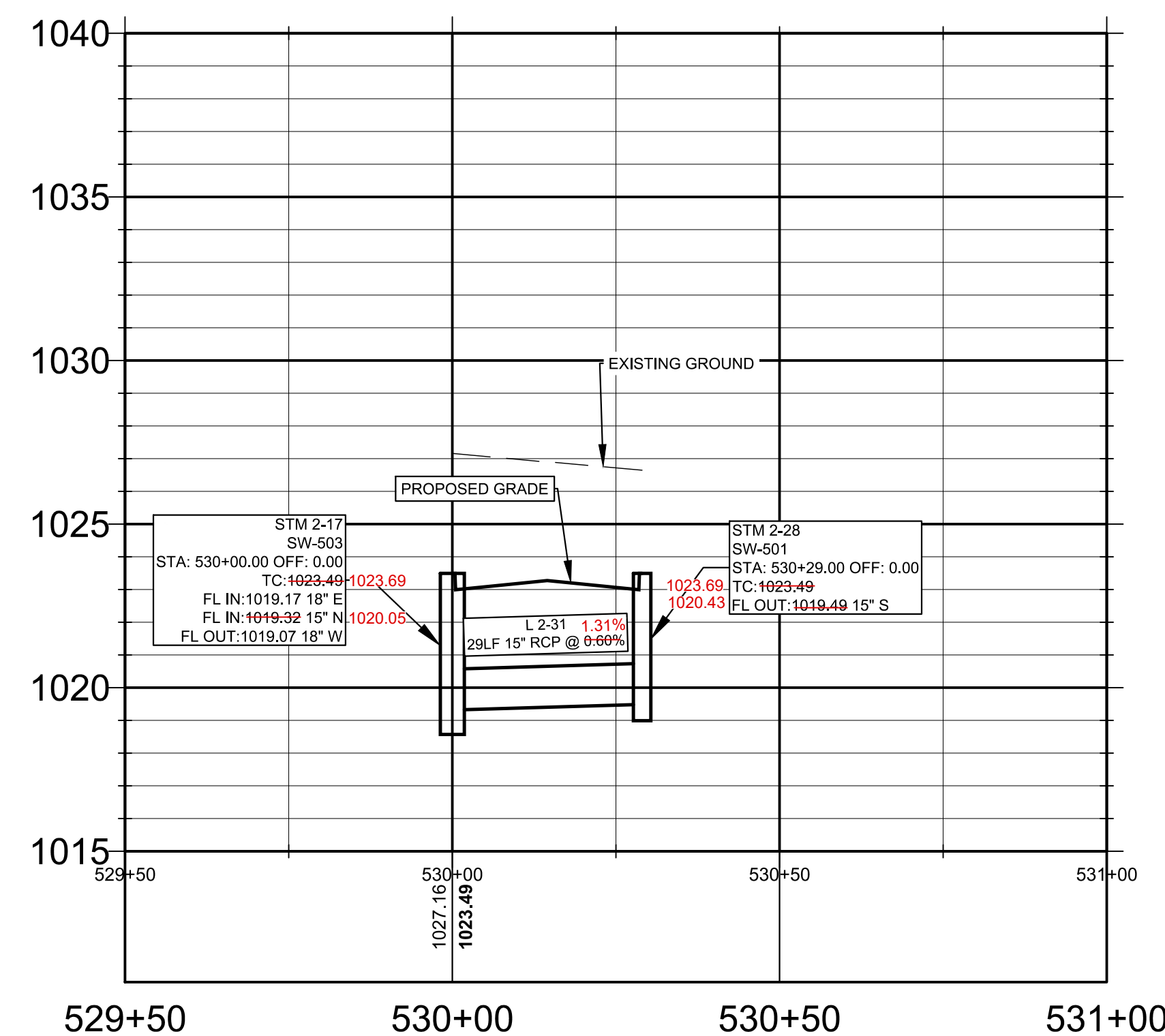
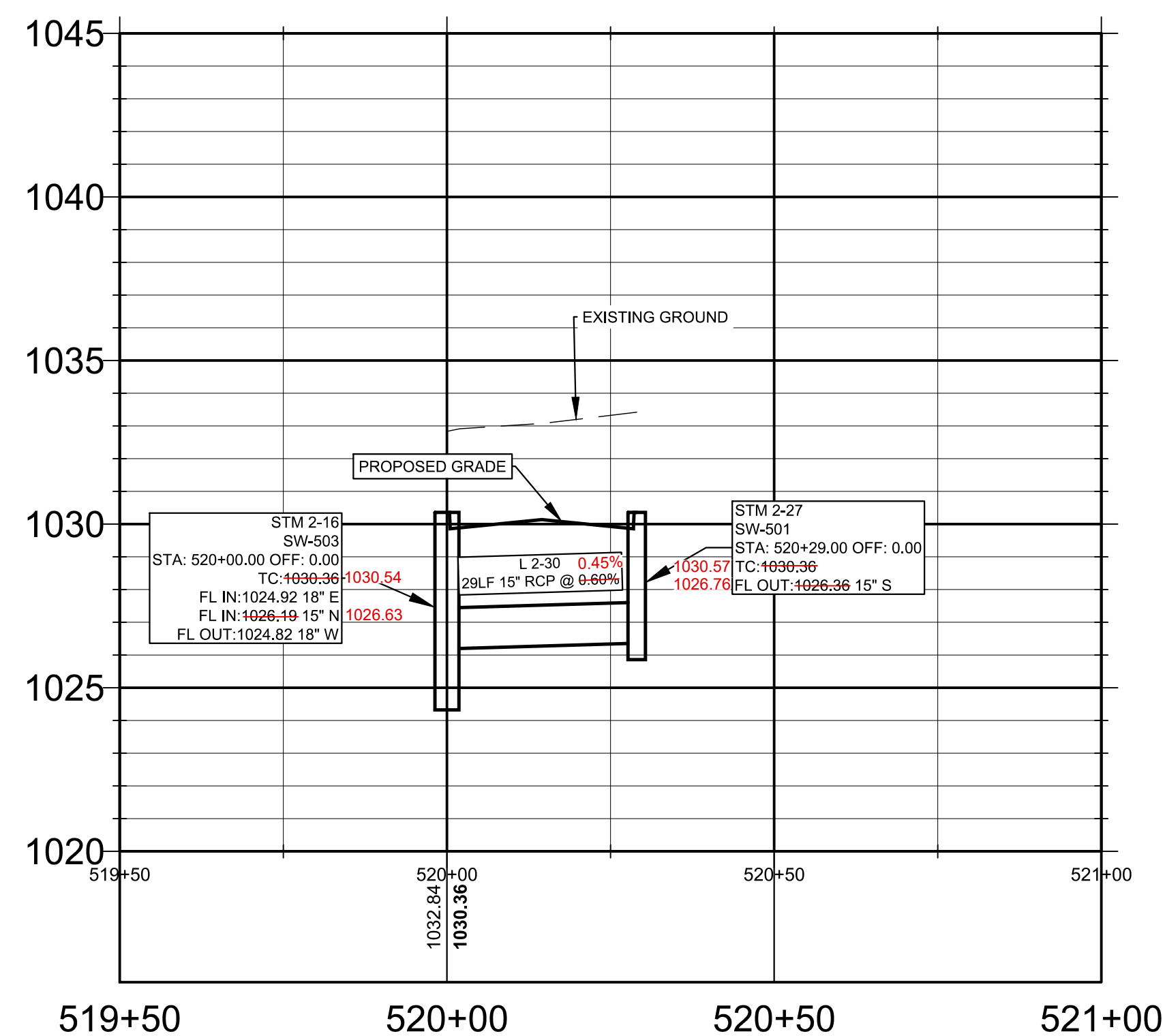
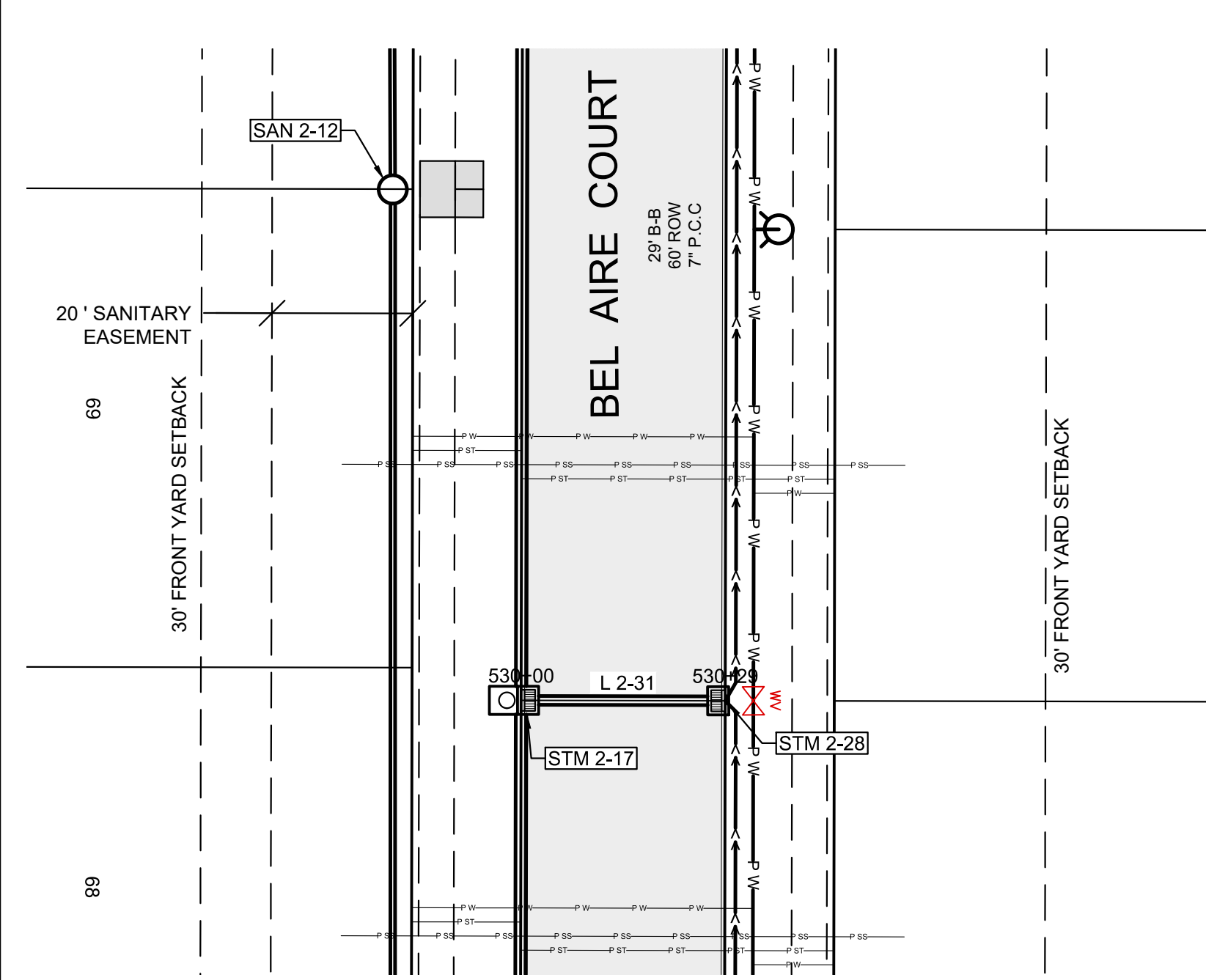
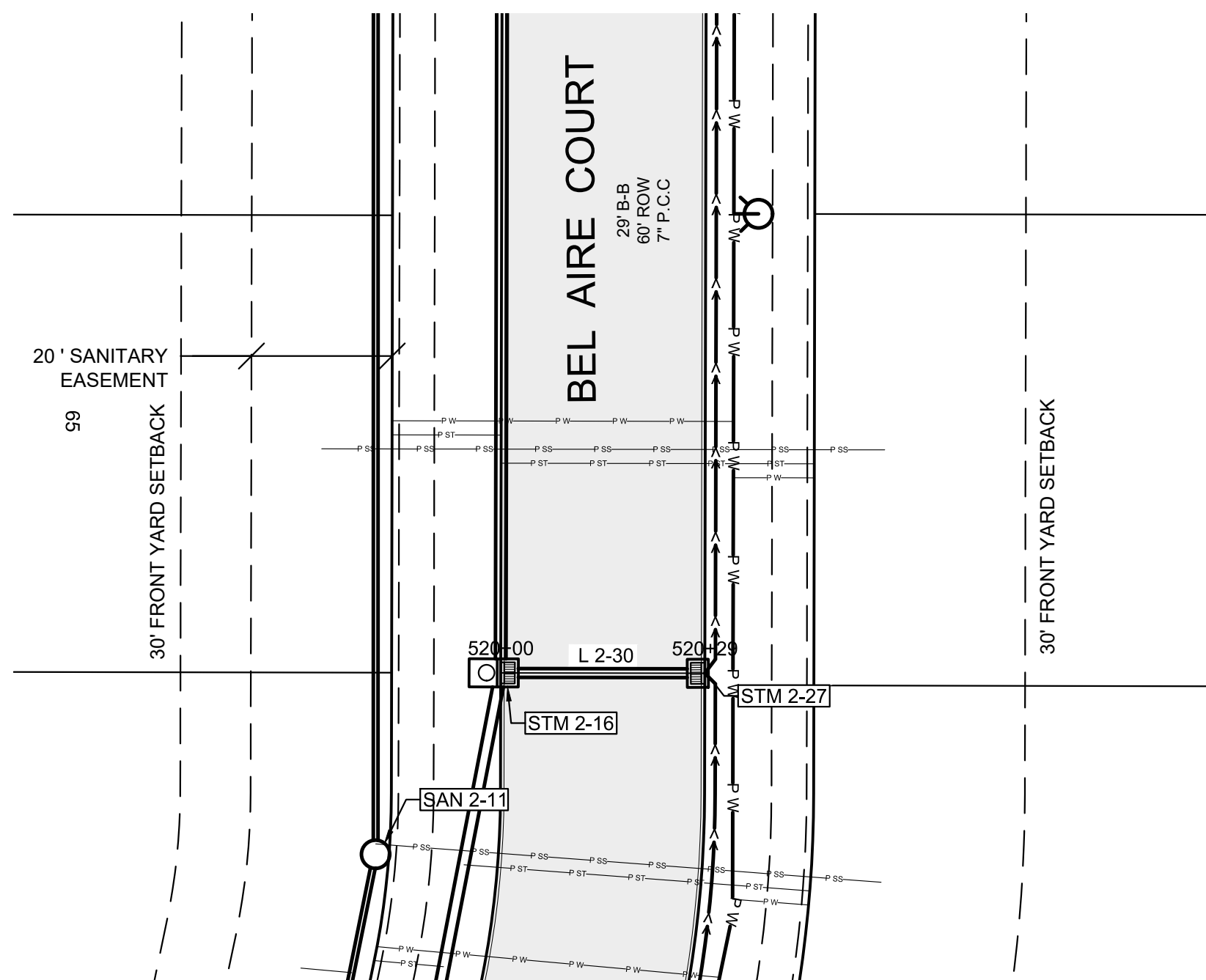
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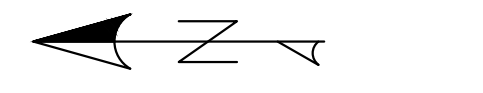
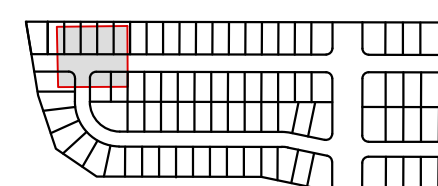


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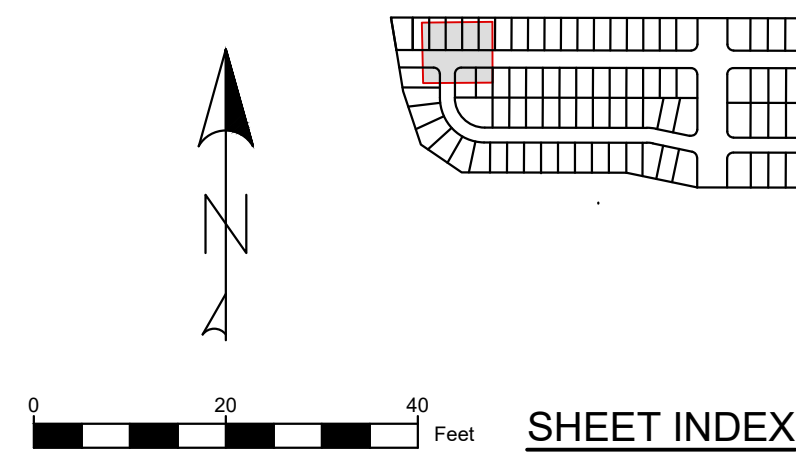
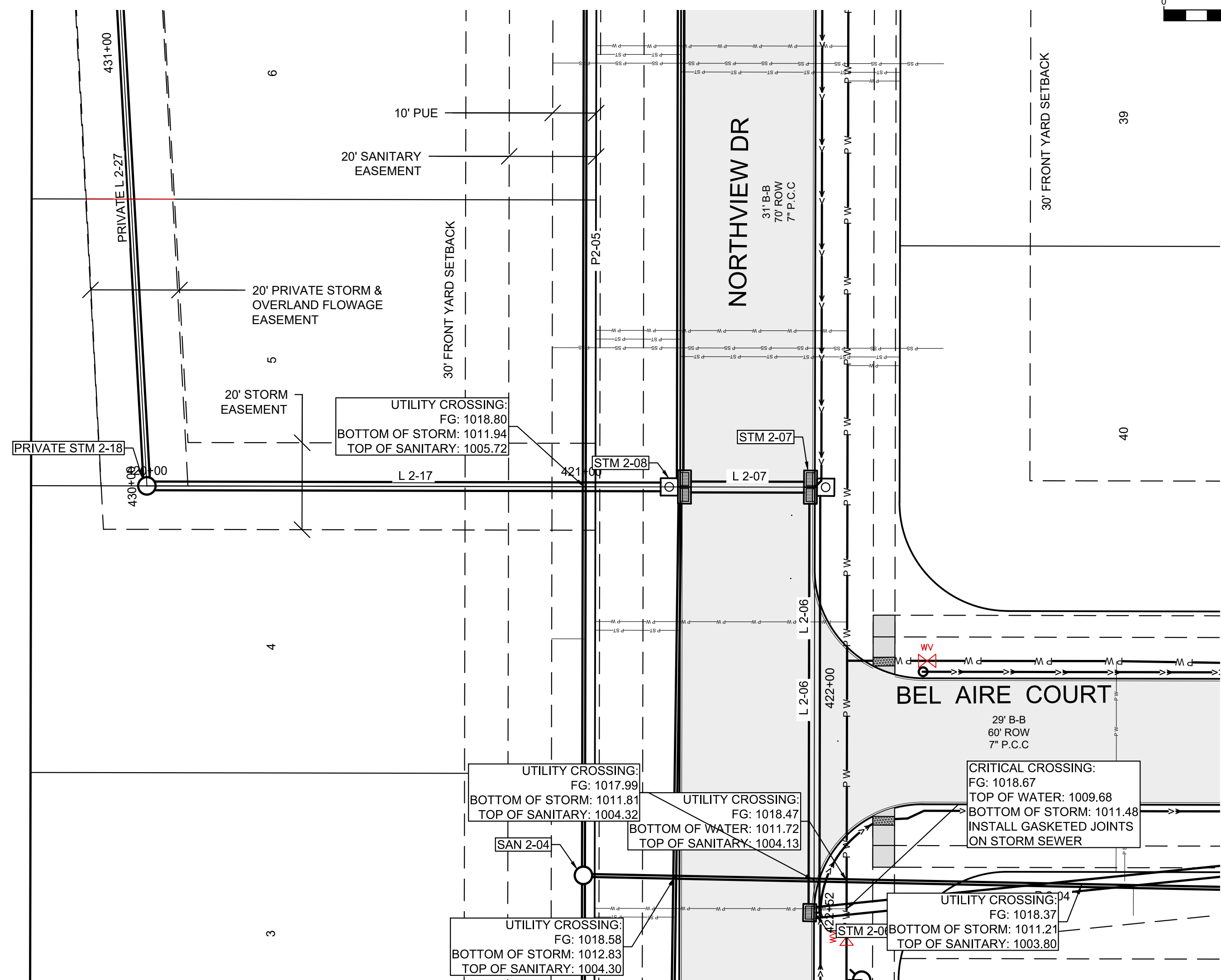
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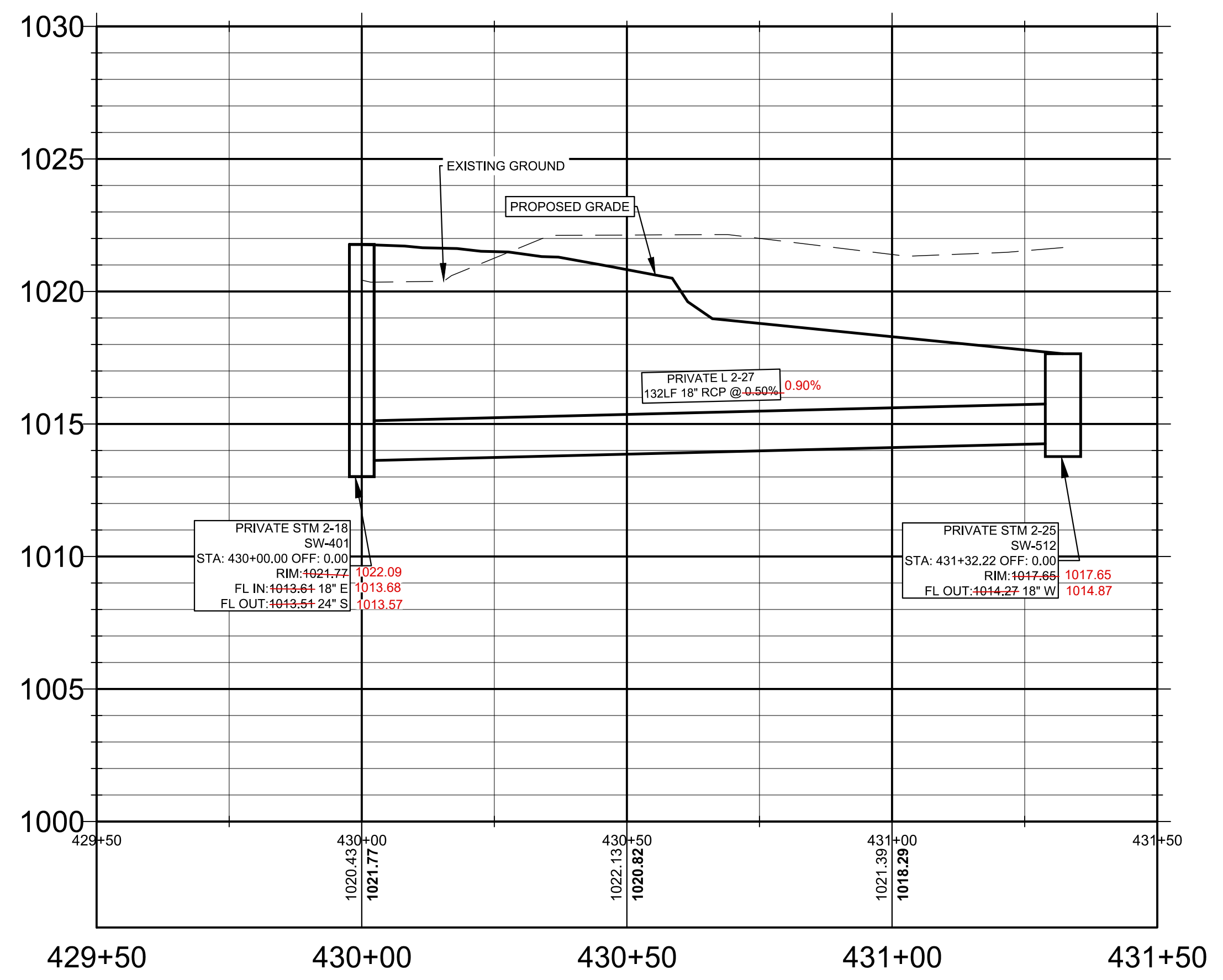
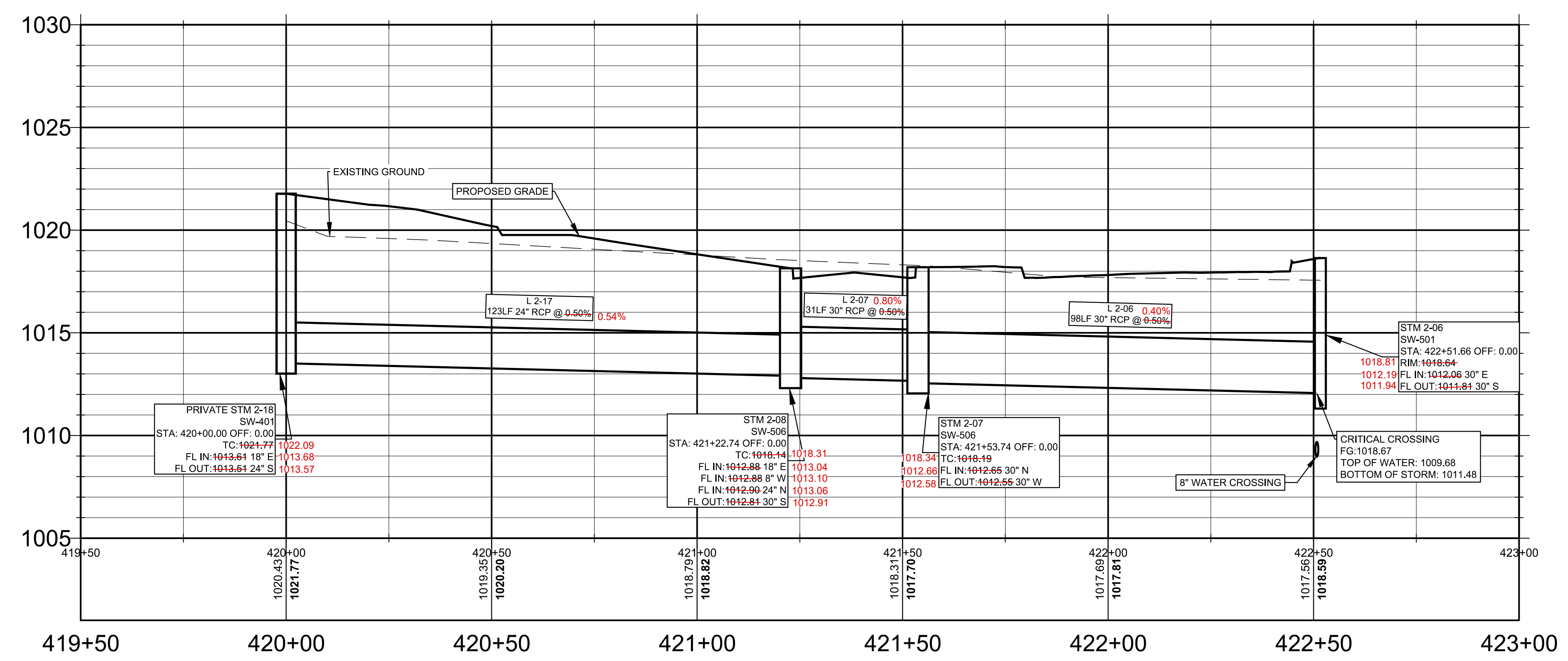
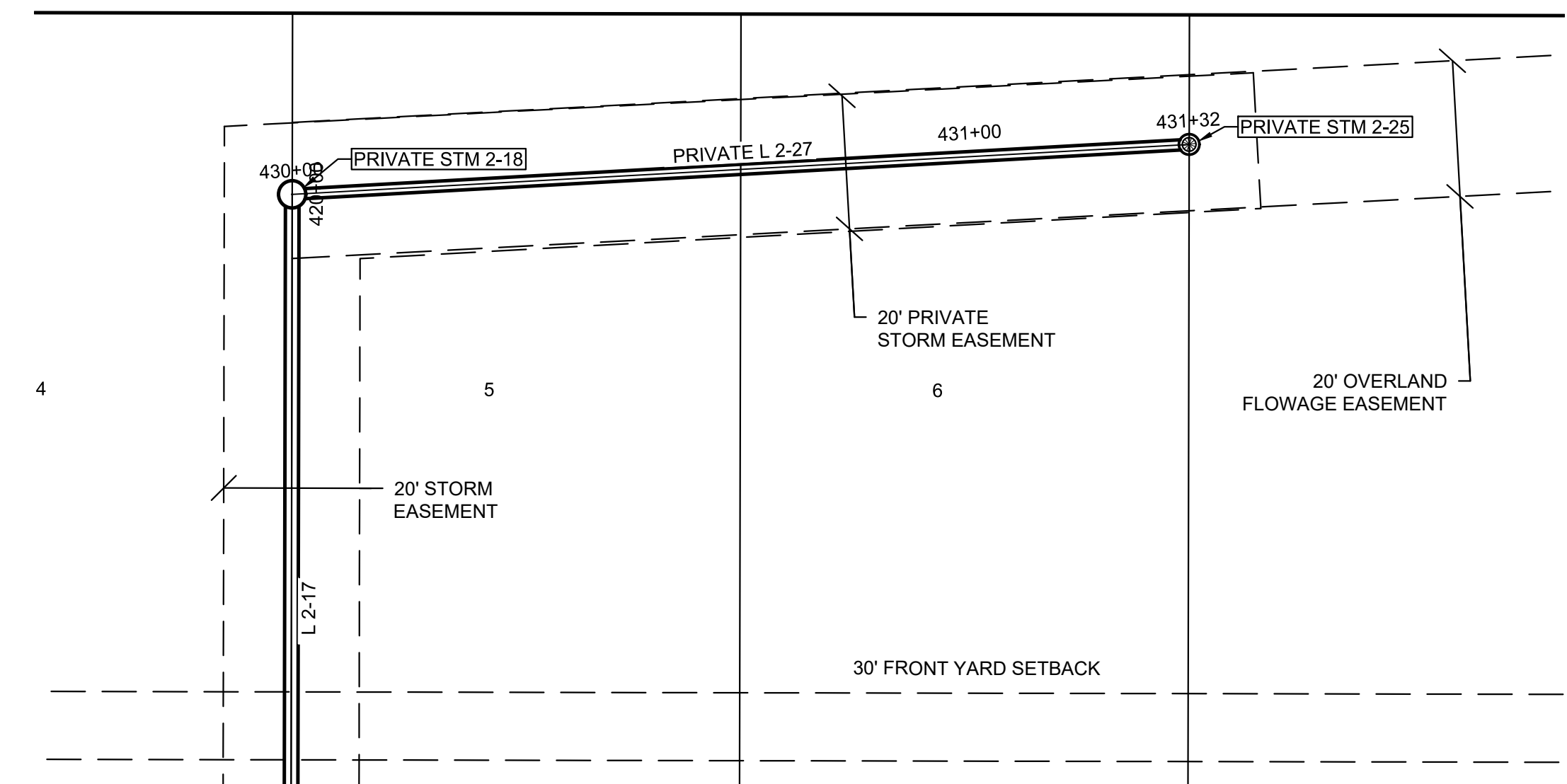
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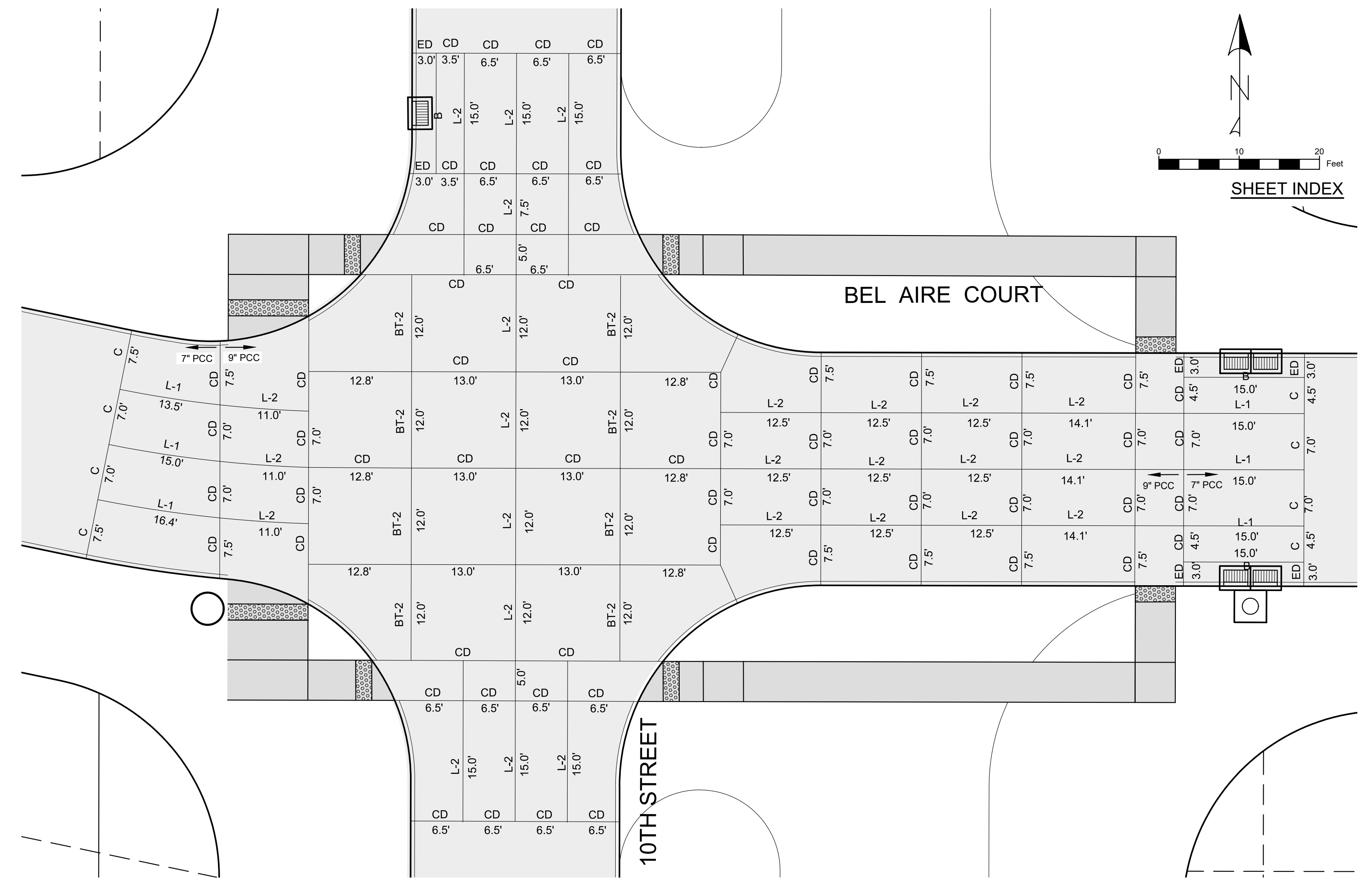
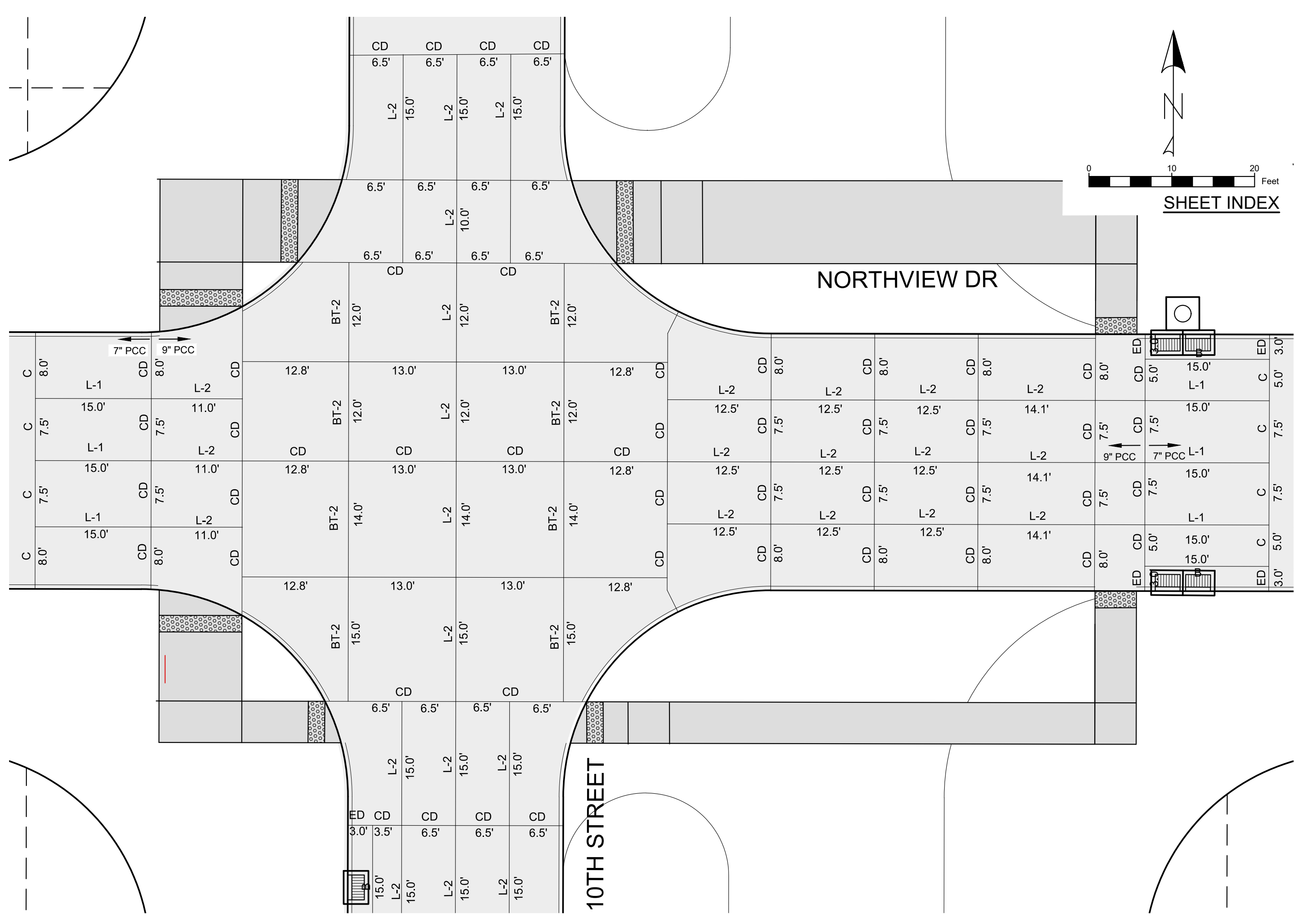
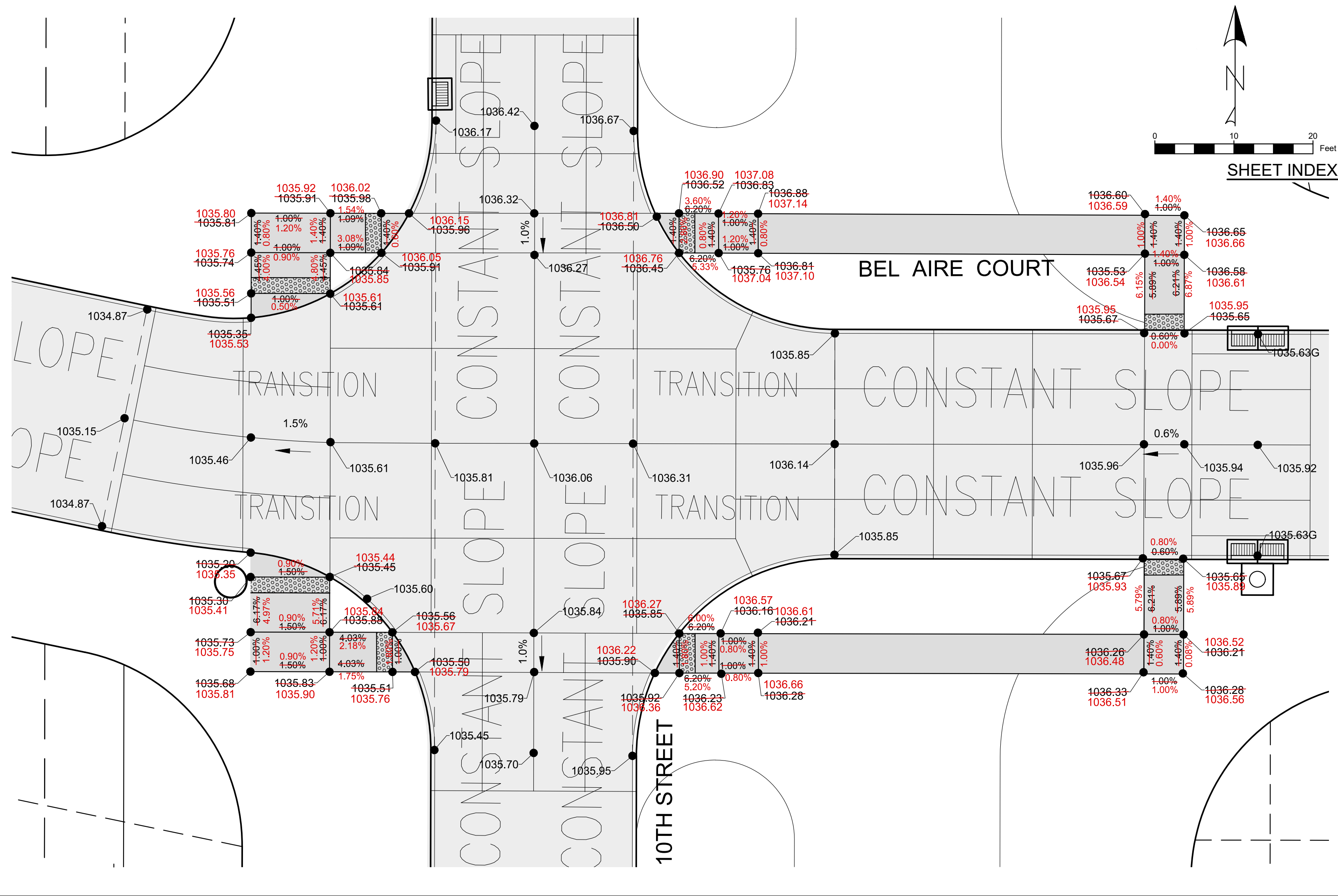
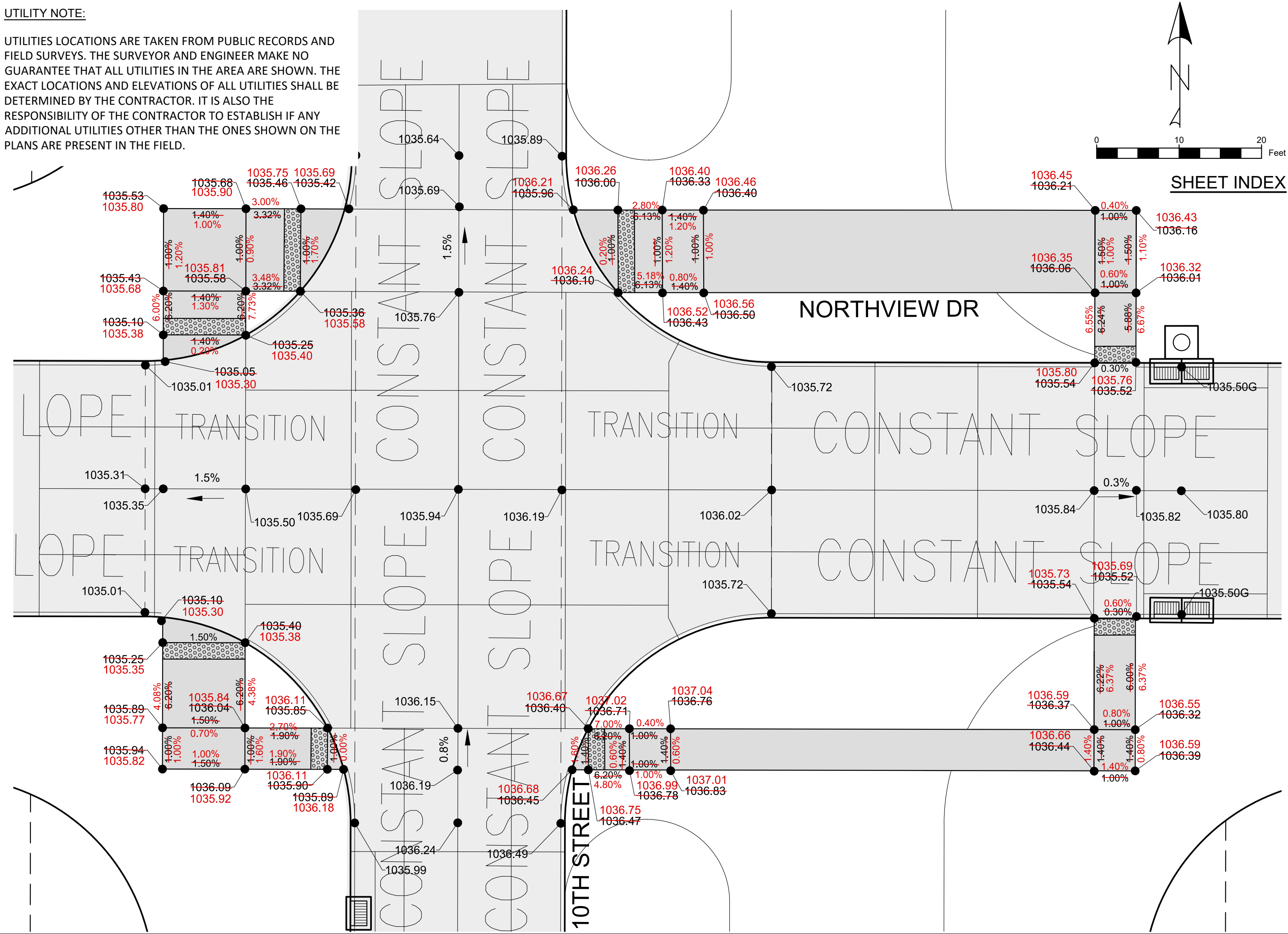
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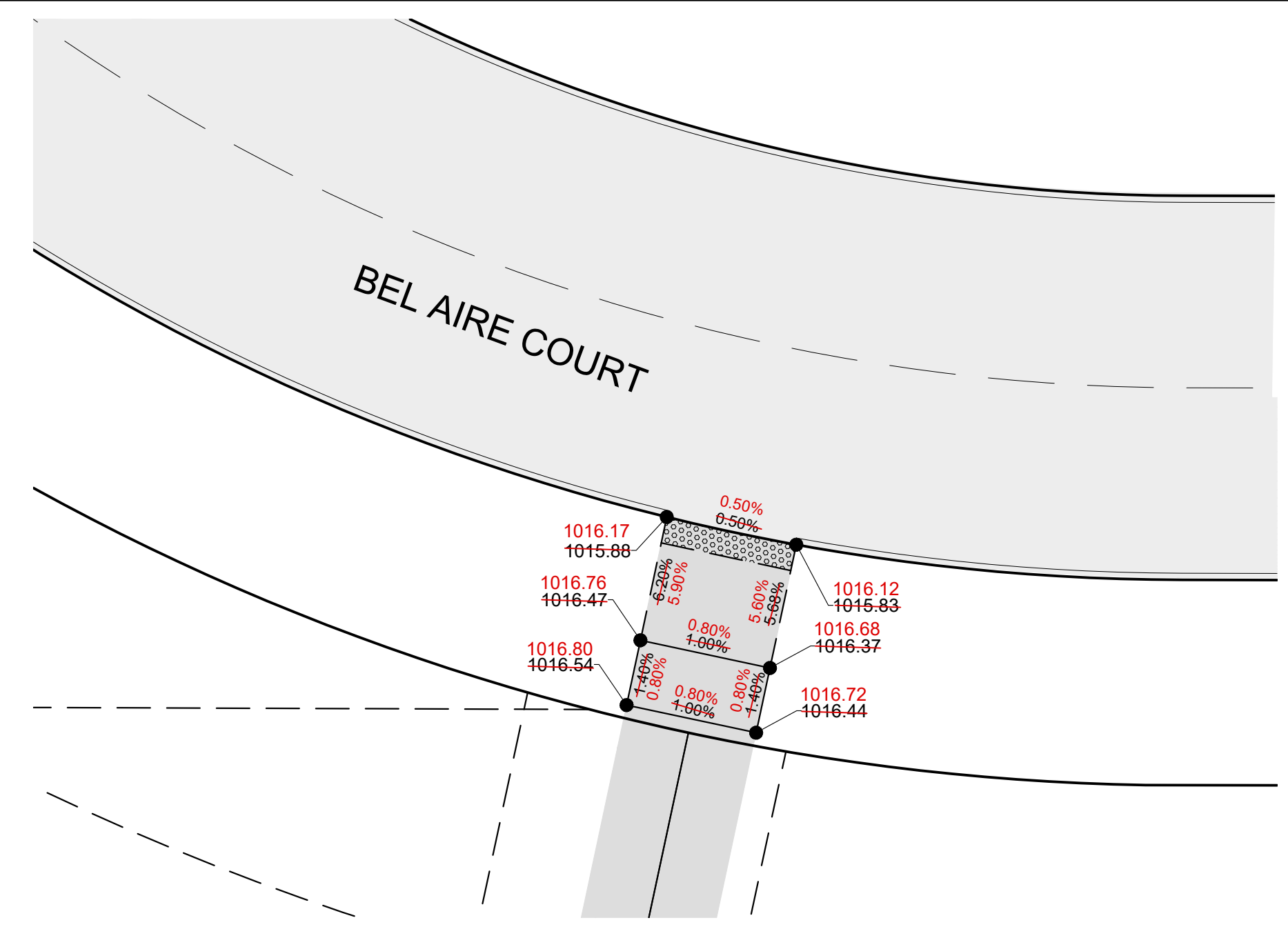
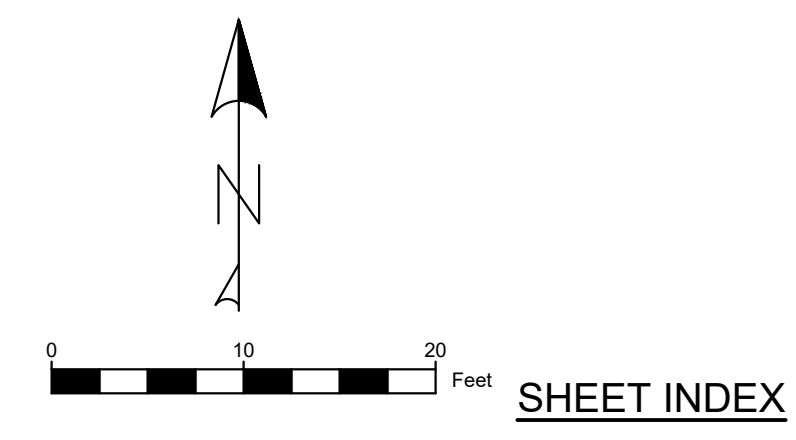
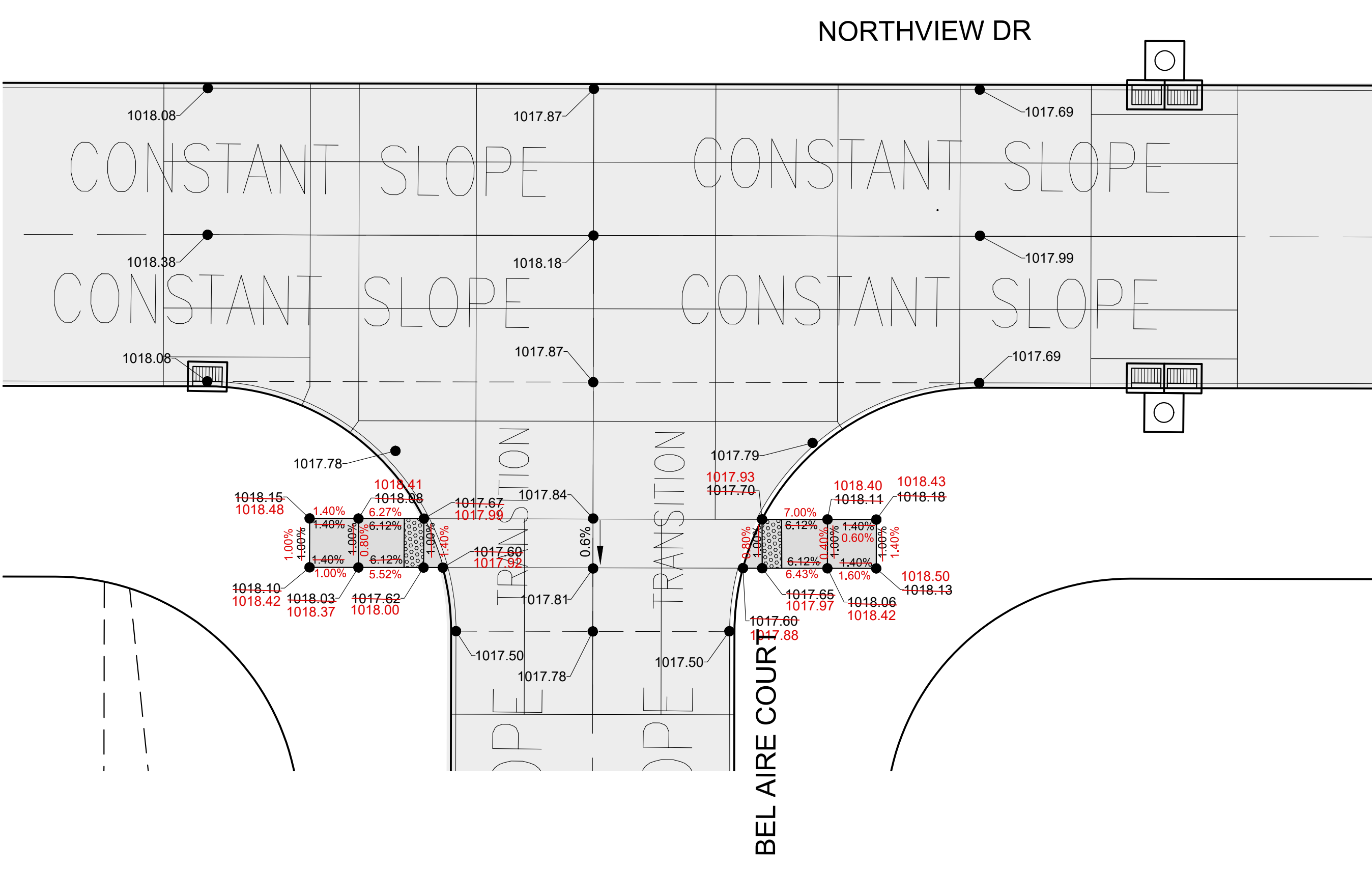
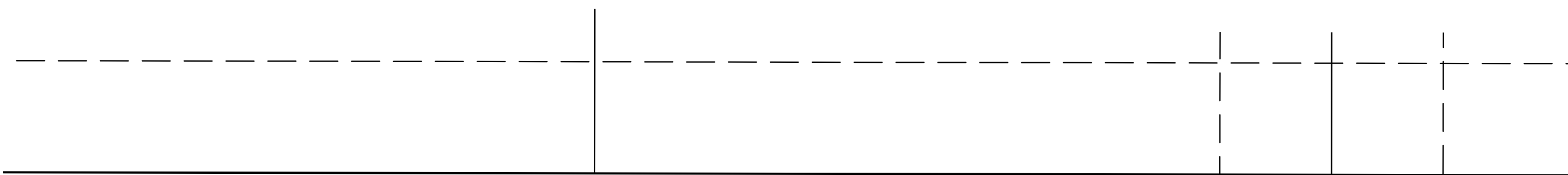
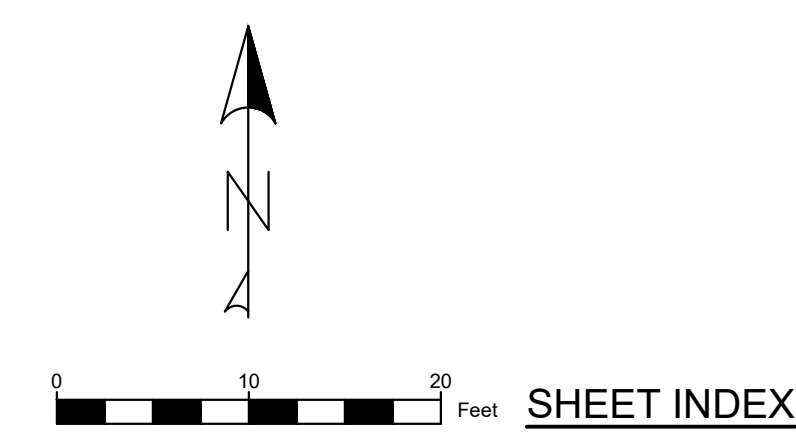
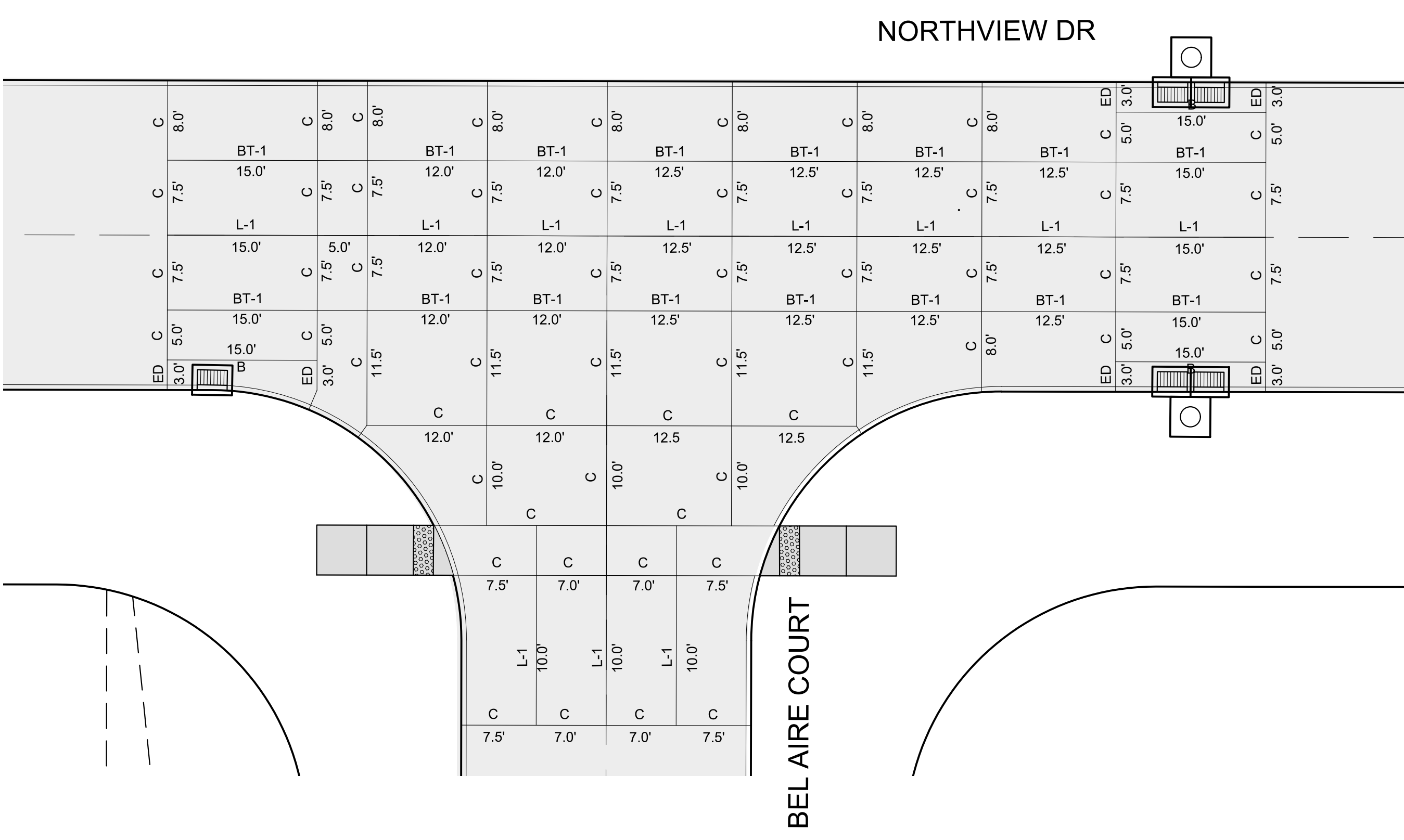
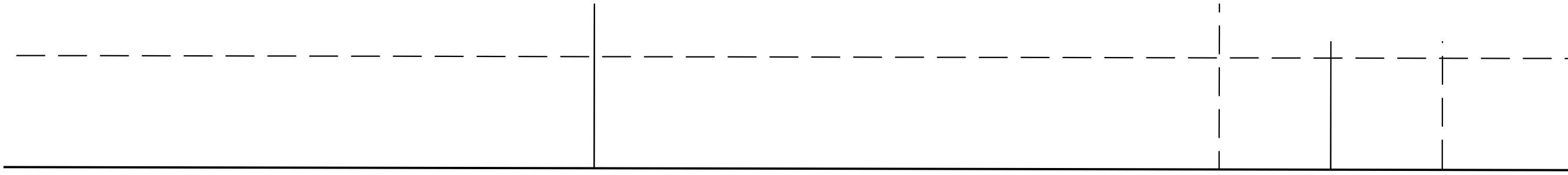
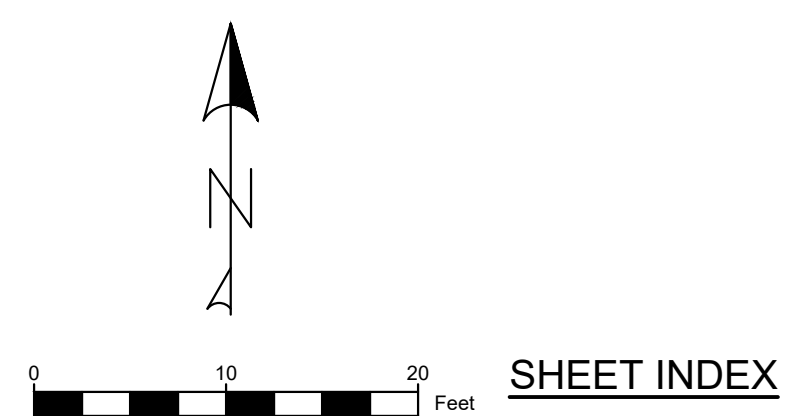
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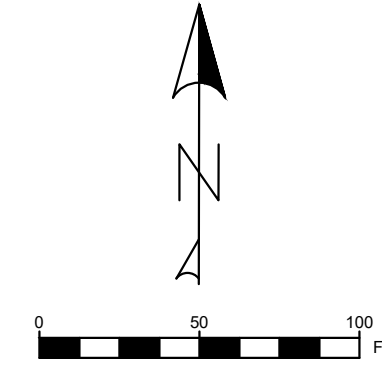
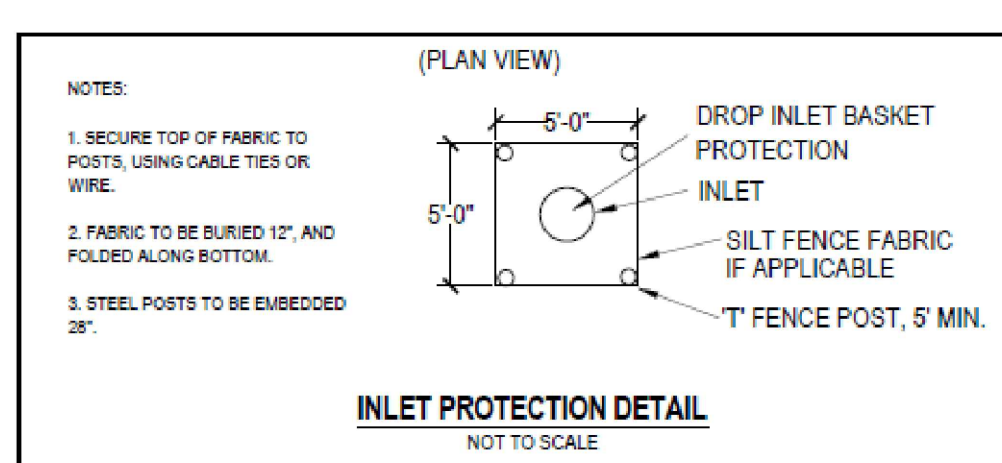
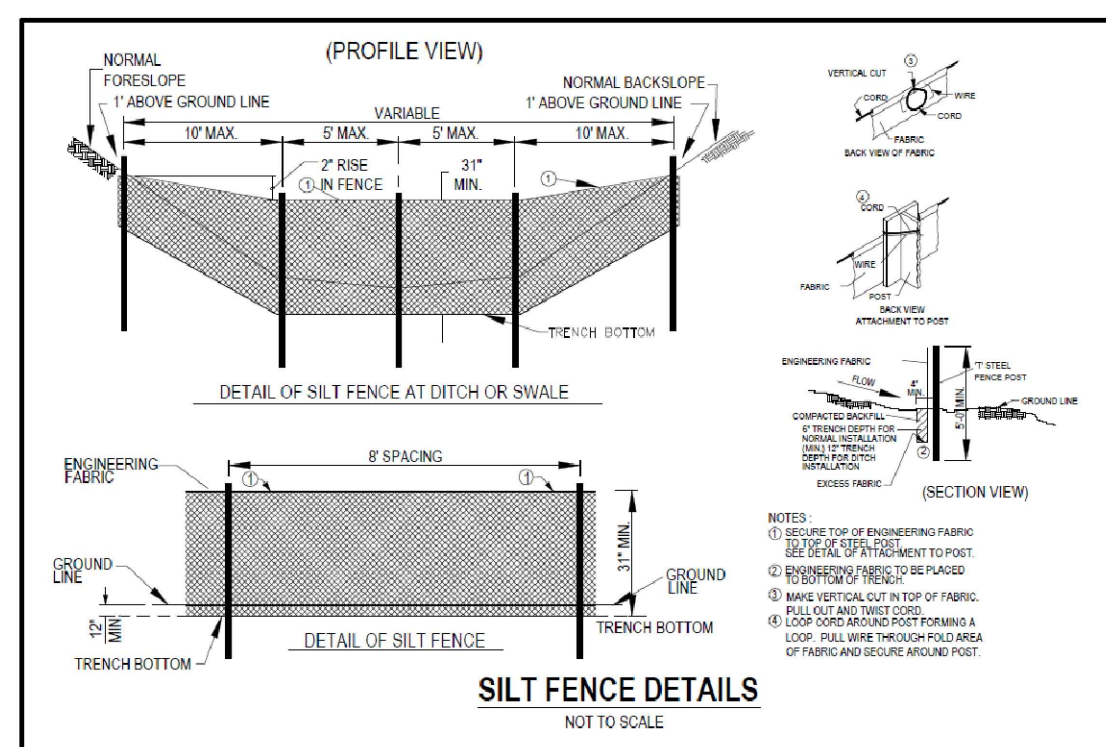


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ENGINEER:	BWS
PROJECT NUMBER:	20-575
PAGE NUMBER:	

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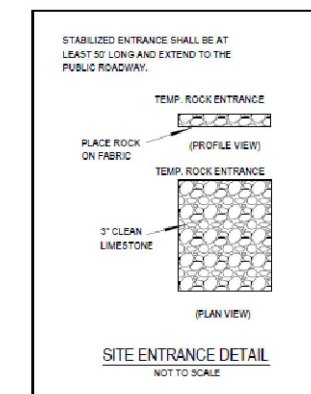
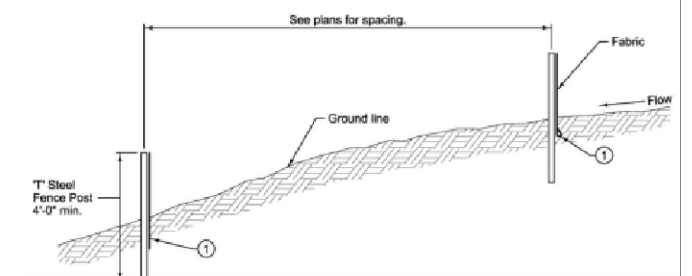
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ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,000
2	CONSTRUCTION ENTRANCE	EA	2
3	CONCRETE WASHOUT	EA	2
4	RIP-RAP (EROSION STONE)	TONS	8
5	INLET PROTECTION	EA	19
6	SOD	AC	14.5
7	TEMPORARY STABILIZATION (TYPE 4 MIX)	AC	14.5
8	TEMPORARY STAND PIPE	EA	1

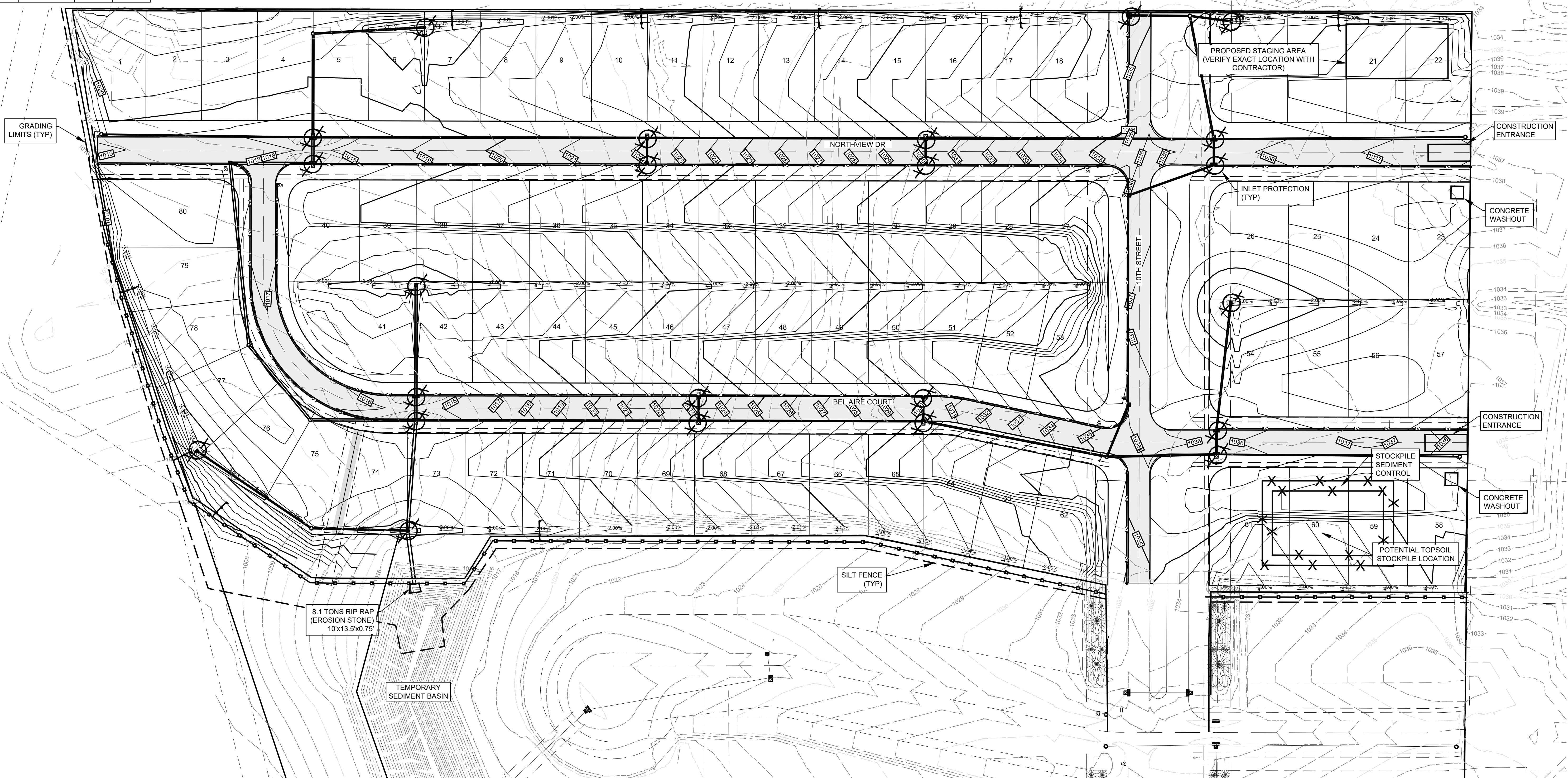


Ditch Grade (%)	Spacing (feet)
1 to 2	150
3 to 4	75
4 to 6	40
> 6	25

Figure 7E-14.01: Typical Ditch Check Spacing



- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - STREET LIGHT



AUTUMN VALLEY PLAT 2
WAUKEE, IA

STUBBS ENGINEERING
431 NE 72ND ST. PLEASANT HILL, IA 50327
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EROSION CONTROL PLAN

DATE: 12/08/21
DRAWN BY: AA
ENGINEER: BWS
PROJECT NUMBER: 20-575
PAGE NUMBER: