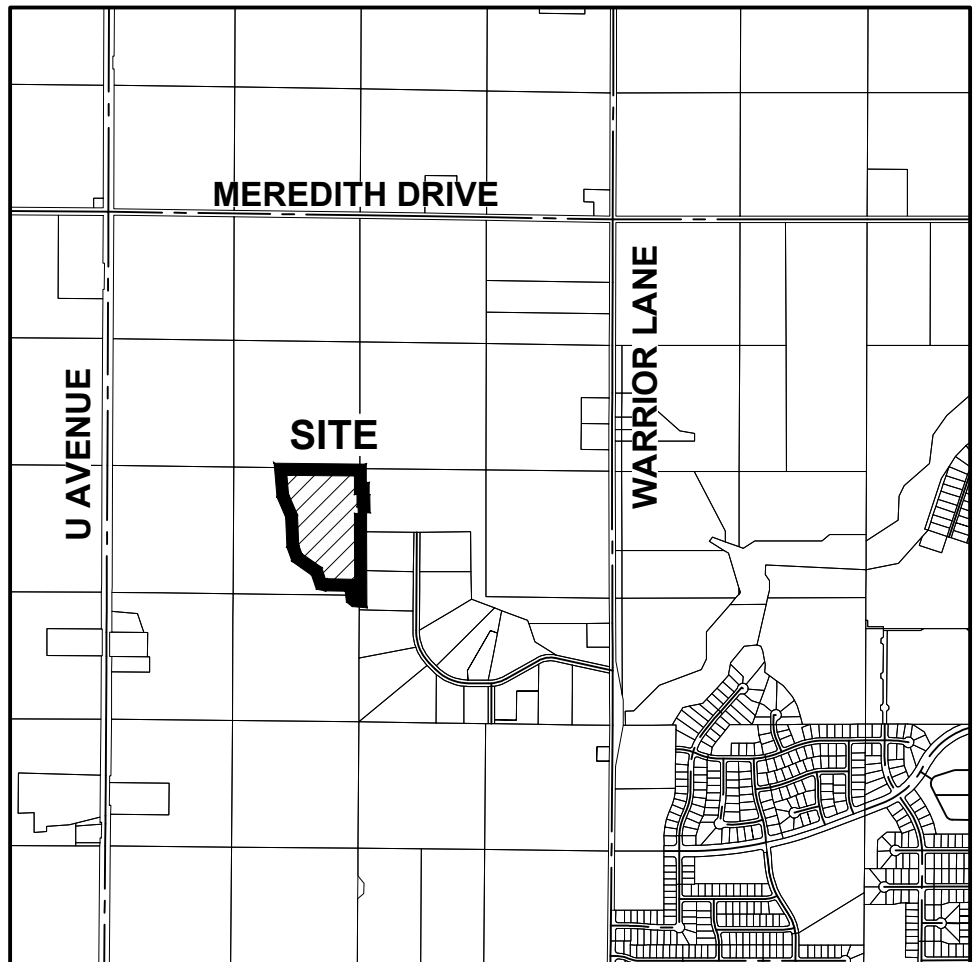


CONSTRUCTION PLANS FOR:
ASHLEY ACRES PLAT 3

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER

ASHLEY ACRES, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IA 50322
CONTACT: DEREK TEMPLE
DEREK@VISTAREI.COM
515-778-2601

APPLICANT

ASHLEY ACRES, LLC
2400 86TH STREET, SUITE 24
URBANDALE, IA 50322
CONTACT: DEREK TEMPLE
DEREK@VISTAREI.COM
515-778-2601

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIE@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

MAY 13, 2020

SUBMITTAL DATES

FIRST SUBMITTAL:	08/03/2021
SECOND SUBMITTAL:	08/17/2021
THIRD SUBMITTAL:	09/14/2021
FINAL SUBMITTAL:	12/14/2021
AS BUILTS FIRST SUBMITTAL:	11/16/2022
AS BUILTS SECOND SUBMITTAL:	01/06/2023
AS BUILTS THIRD SUBMITTAL:	02/17/2023
AS BUILTS FINAL SUBMITTAL:	04/11/2023

ZONING

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

BENCHMARKS

1. USG MONUMENT 0354, 0.75 MILES NW OF HWY 6 ON BIKE TRAIL. NW HEAD WALL OF BOX CULVERT. ELEVATION=1023.72
2. USG MONUMENT 259 ELEVATION=1043.11

BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES AND BID ITEM REFERENCE NOTES
6	HYDRANT COVERAGE PLAN
7	GRADING PLAN
8-9	EROSION & SEDIMENT CONTROL PLAN
10-17	STORM AND SANITARY PLAN AND PROFILE
18-22	WATER MAIN PLAN AND PROFILE
23-27	INTERSECTION DETAILS

A PART OF EAST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 21; THENCE SOUTH 00°13'21" EAST ALONG THE EAST LINE OF SOUTHWEST QUARTER, 195.01 FEET; THENCE SOUTH 89°41'47" EAST, 28.32 FEET; THENCE SOUTH 00°18'13" WEST, 130.00 FEET; THENCE SOUTH 89°41'47" EAST, 8.68 FEET; THENCE SOUTH 01°46'02" EAST, 130.59 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 780.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET AND WHOSE CHORD BEARS SOUTH 86°47'11" WEST, 39.38 FEET TO SAID EAST LINE; THENCE SOUTH 00°13'21" EAST ALONG SAID EAST LINE, 195.70 FEET; THENCE SOUTH 00°16'04" EAST CONTINUING ALONG SAID EAST LINE, 813.90 FEET; THENCE SOUTH 00°12'01" EAST CONTINUING ALONG SAID EAST LINE, 121.04 FEET; THENCE NORTH 85°32'58" WEST, 142.68 FEET; THENCE NORTH 52°36'44" WEST, 176.60 FEET; THENCE NORTH 07°00'24" WEST, 54.81 FEET; THENCE NORTH 89°12'27" WEST, 95.22 FEET; THENCE NORTH 80°40'25" WEST, 237.19 FEET; THENCE NORTH 02°47'14" WEST, 359.56 FEET; THENCE NORTH 54°35'02" WEST, 63.63 FEET; THENCE NORTH 02°47'14" WEST, 273.91 FEET; THENCE NORTH 08°47'25" WEST, 222.45 FEET; THENCE NORTH 23°00'32" WEST, 235.84 FEET; THENCE NORTH 04°53'58" WEST, 277.40 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°32'24" EAST ALONG SAID NORTH LINE, 844.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.29 ACRES (1,058,088 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



AS-BUILT DRAWINGS

AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.



GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY	—————
SECTION LINE	-----
CENTER LINE	-----
RIGHT OF WAY	- - - - R/W - - - -
BUILDING SETBACK	
PERMANENT EASEMENT	—— P/E ——
TEMPORARY EASEMENT	—— T/E ——
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

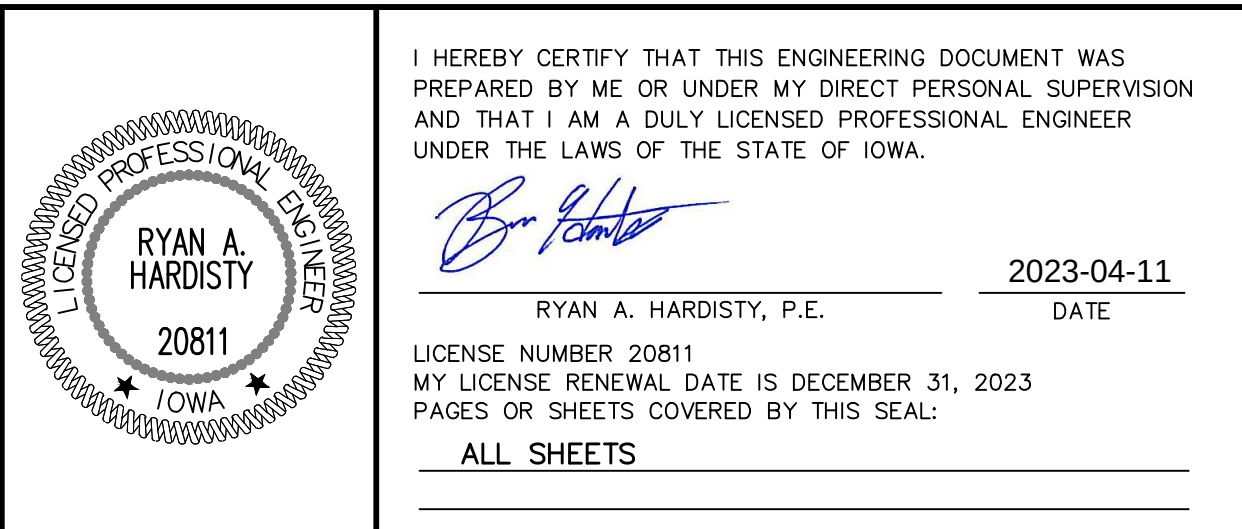
EXISTING

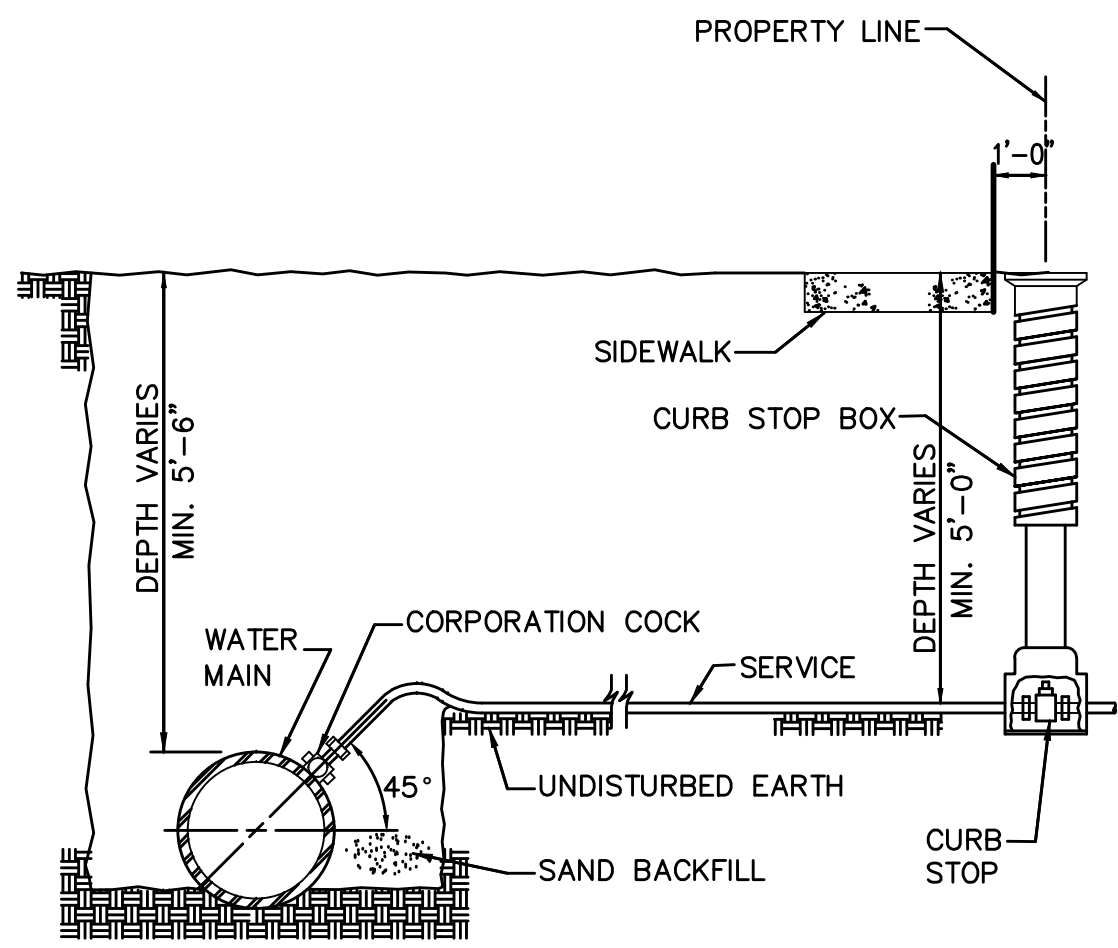
SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER WITH SIZE	
STORM SEWER WITH SIZE	
WATER MAIN WITH SIZE	

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



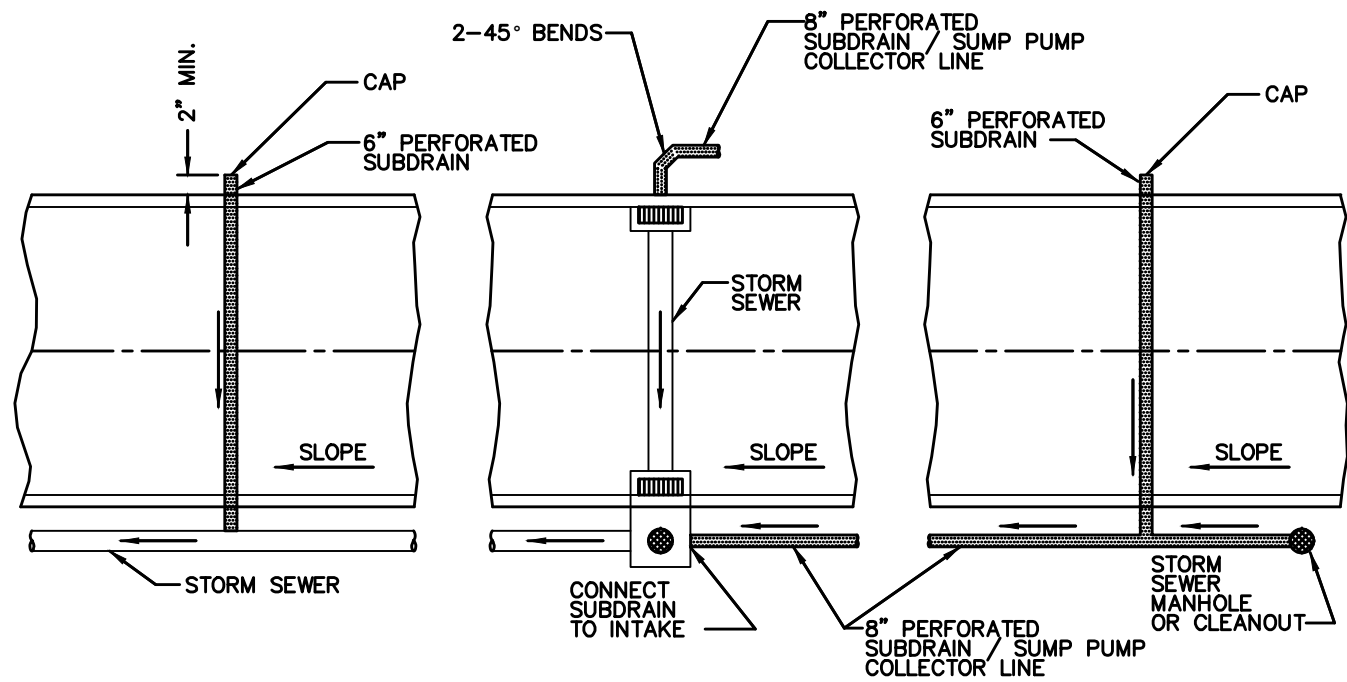


NOTES:

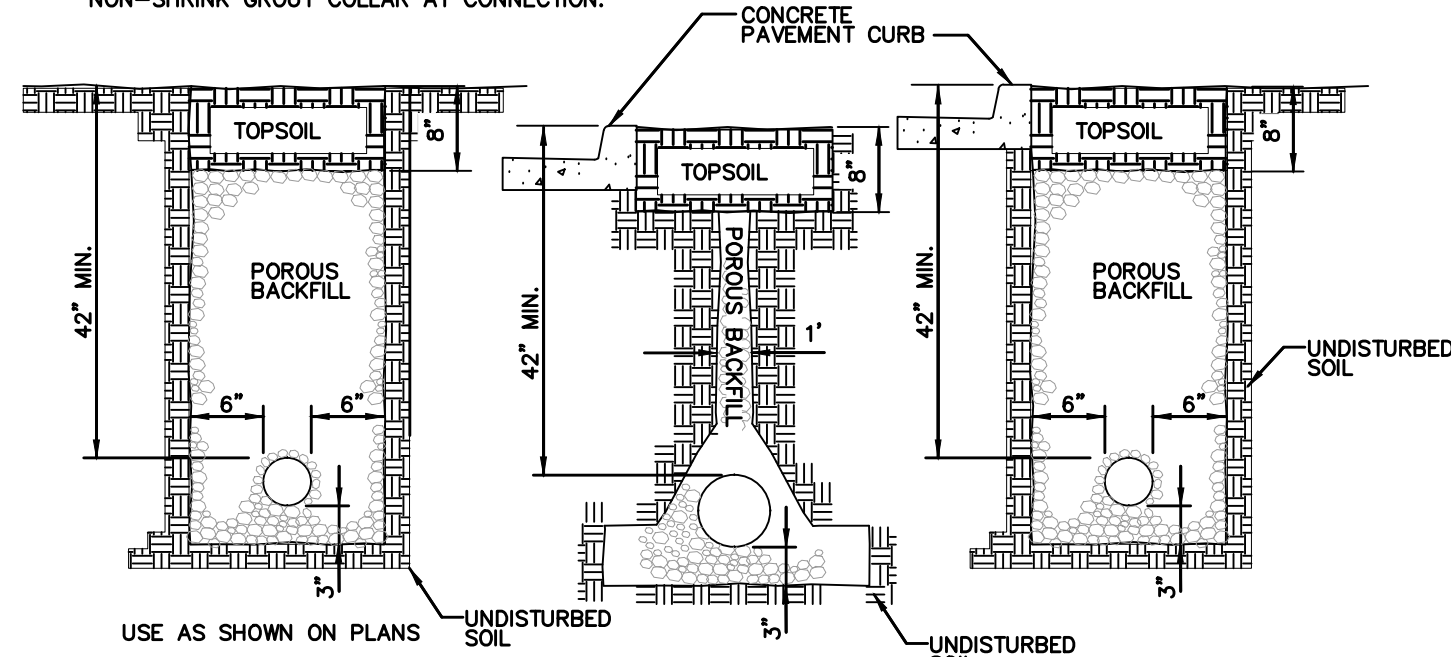
1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

WATER SERVICE CONNECTION

NOT TO SCALE



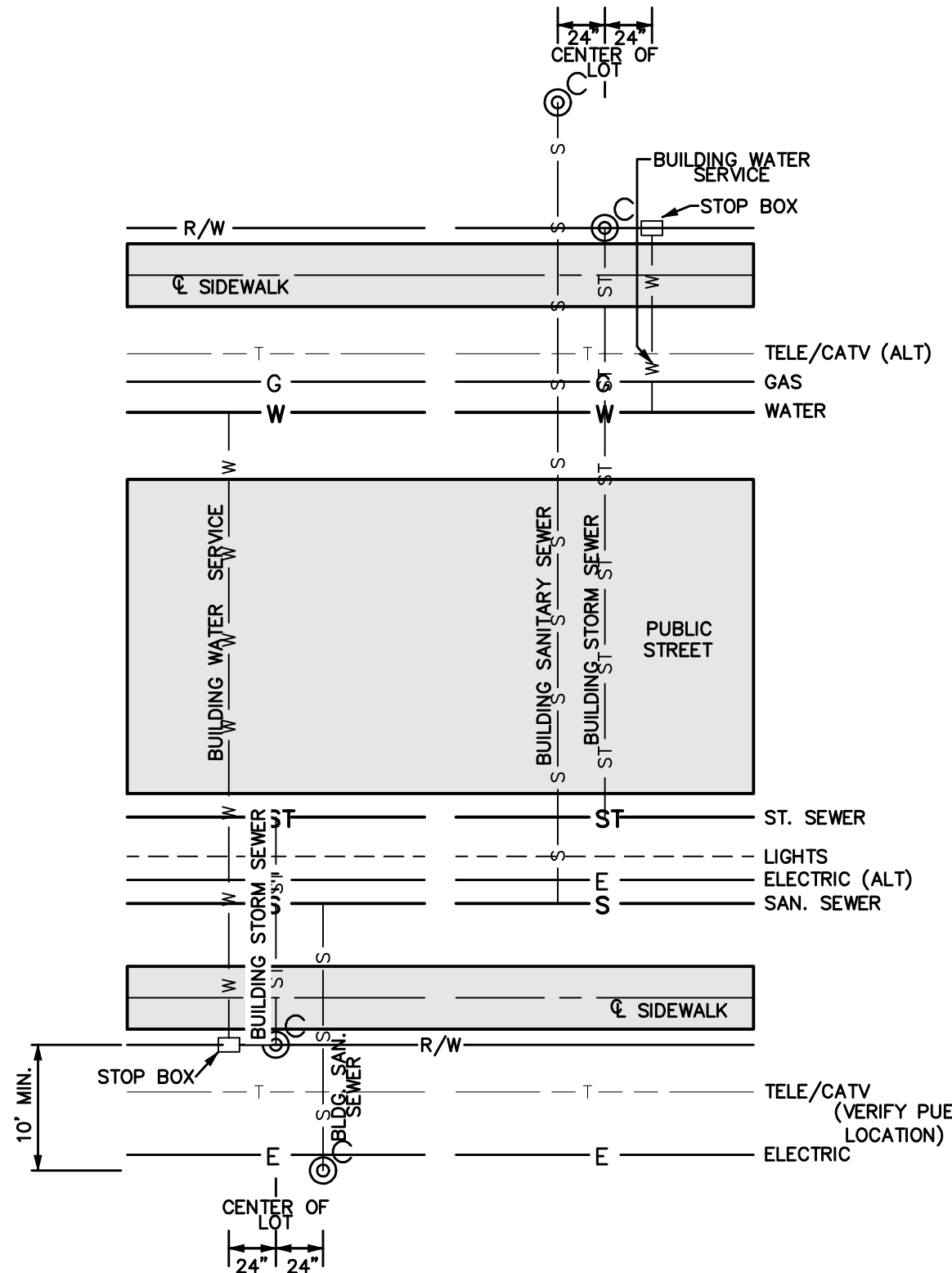
NOTE:
CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION.



NOTES:

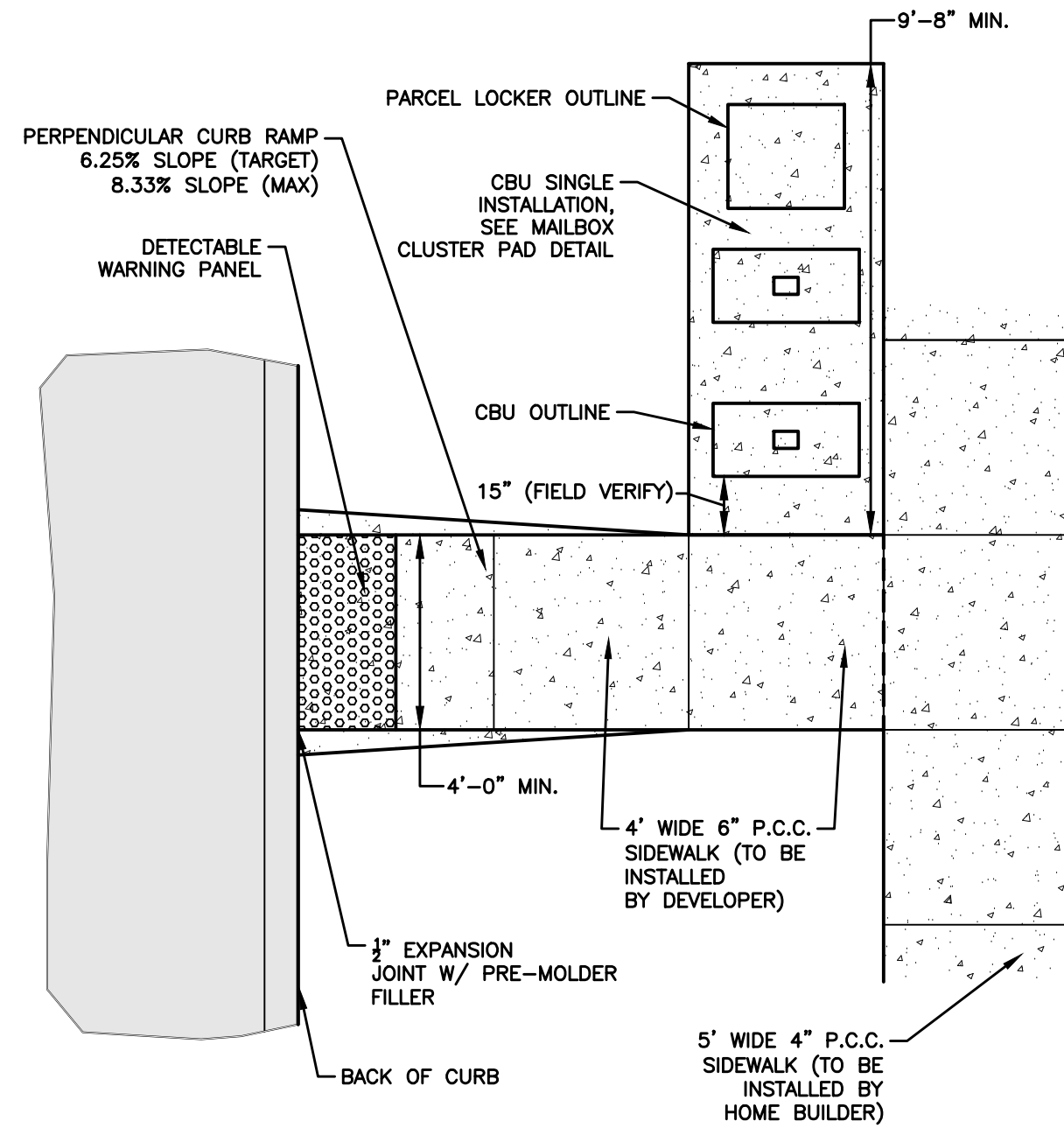
1. SLOPE SUBDRAINS TO DRAIN.
2. 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS; USE PEA GRAVEL FOR POROUS BACKFILL.
3. DIRECT PERFORATIONS DOWN FOR SUBDRAINS AND UP FOR SUMP PUMP COLLECTOR LINES.

6" PERFORATED SUBDRAIN



**CITY OF WAUKEE
UTILITY SERVICE LOCATIONS**

NOT TO SCALE

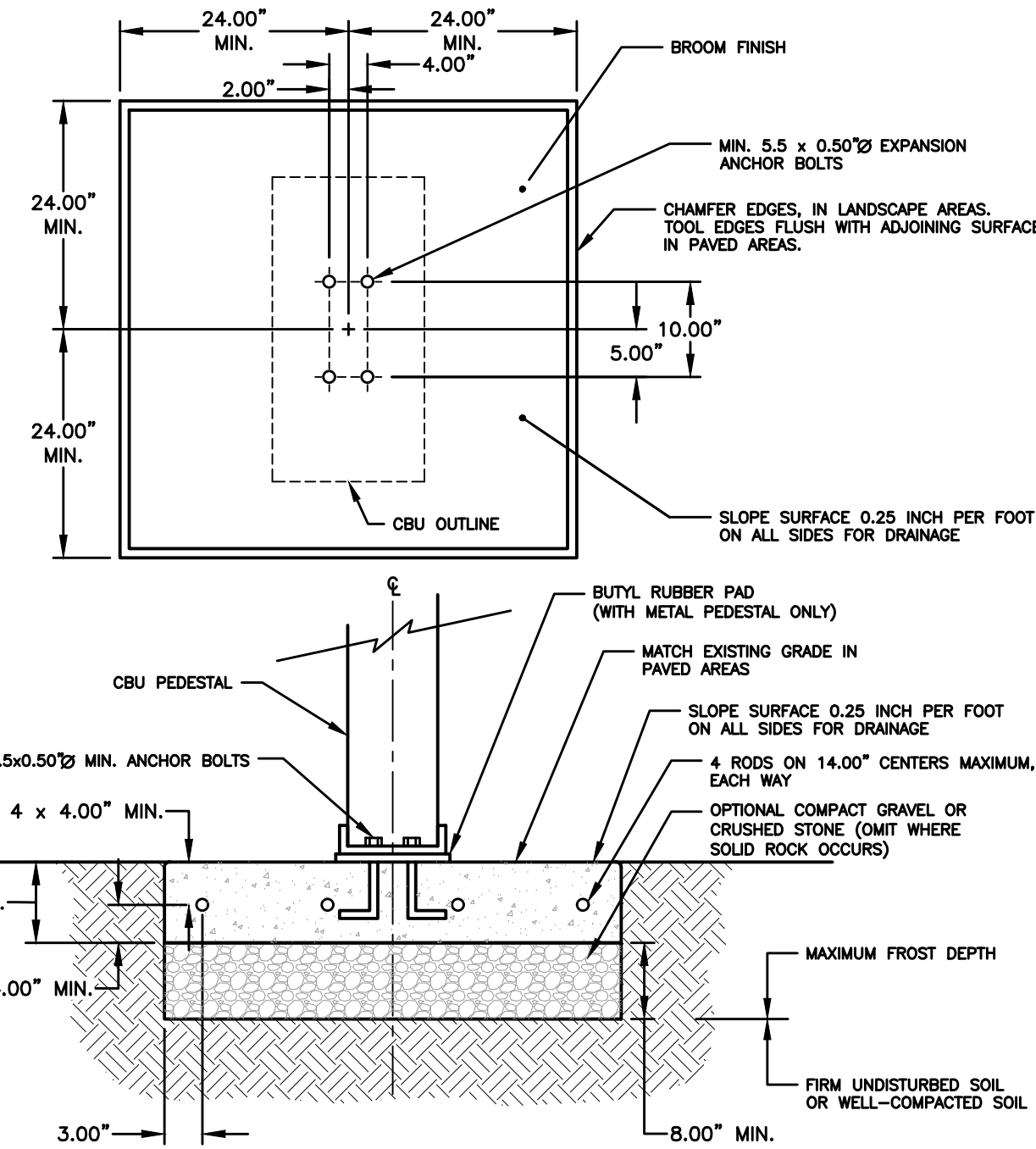


INSTALLATION NOTE:

1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
3. DO NOT LOCATE AT INTERSECTION.
4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.

MAILBOX RAMP DETAIL

NOT TO SCALE

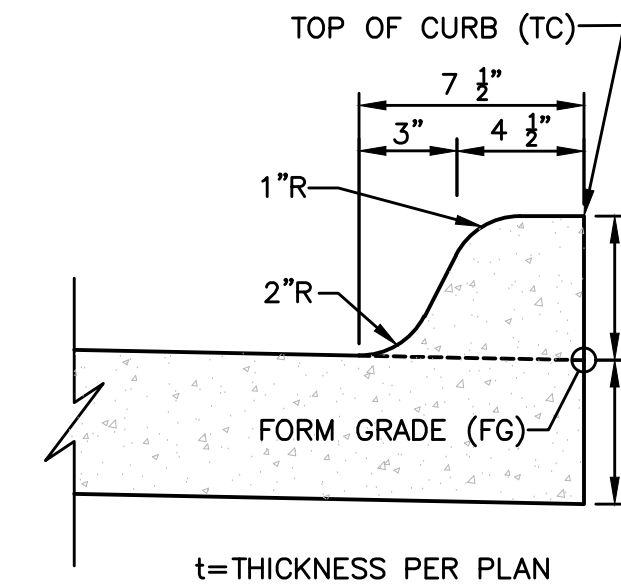


NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
A. HILTI KWIK BOLT (WWW.USHLTI.COM) 1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH. CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

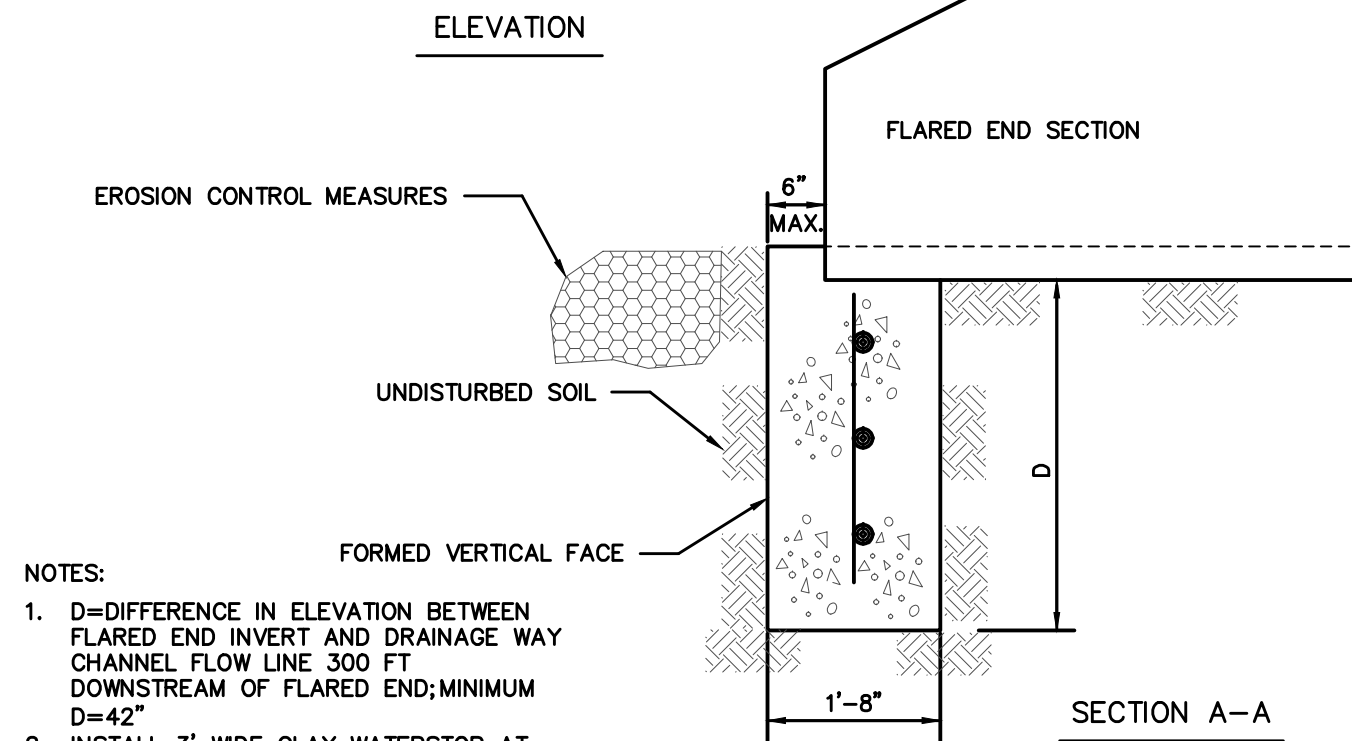
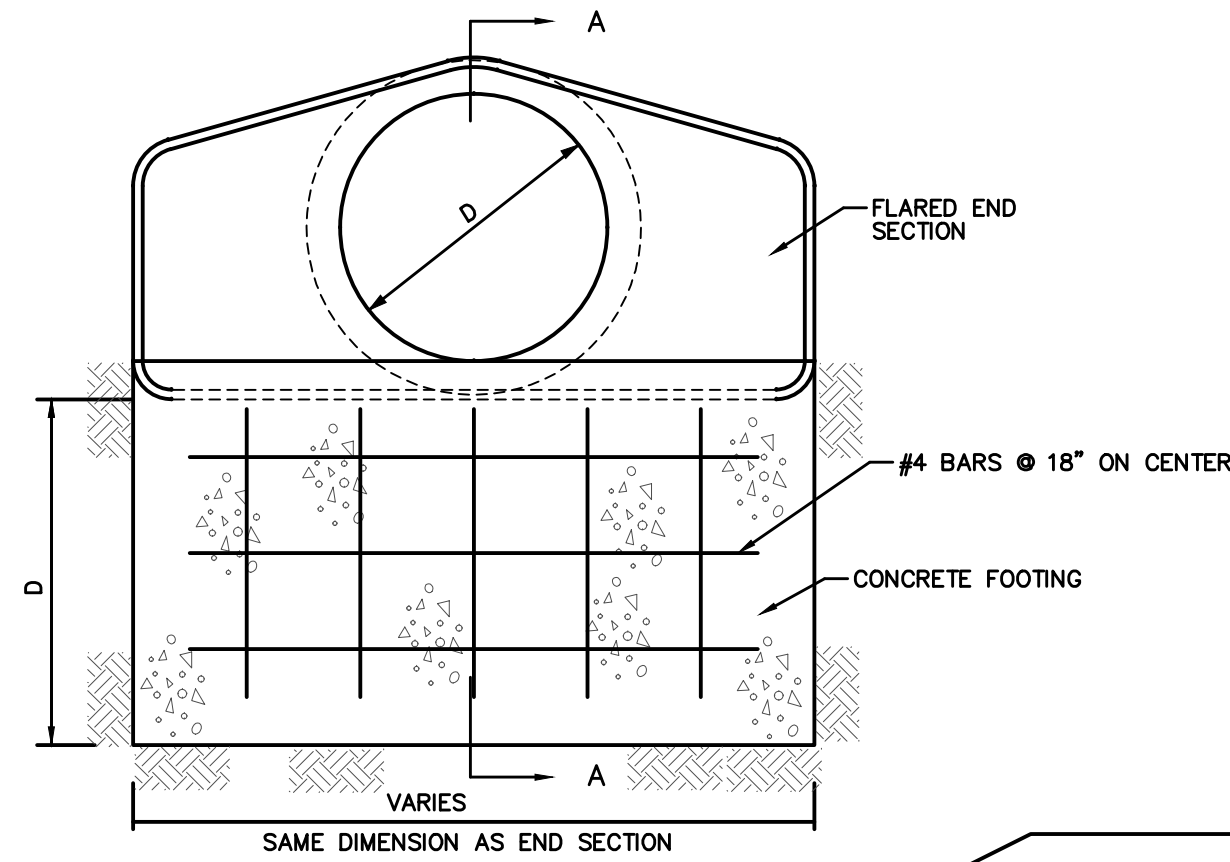
MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE



**INTEGRAL 6" STANDARD
SPOT ELEVATION
REFERENCE DETAIL**

NOT TO SCALE



NOTES:

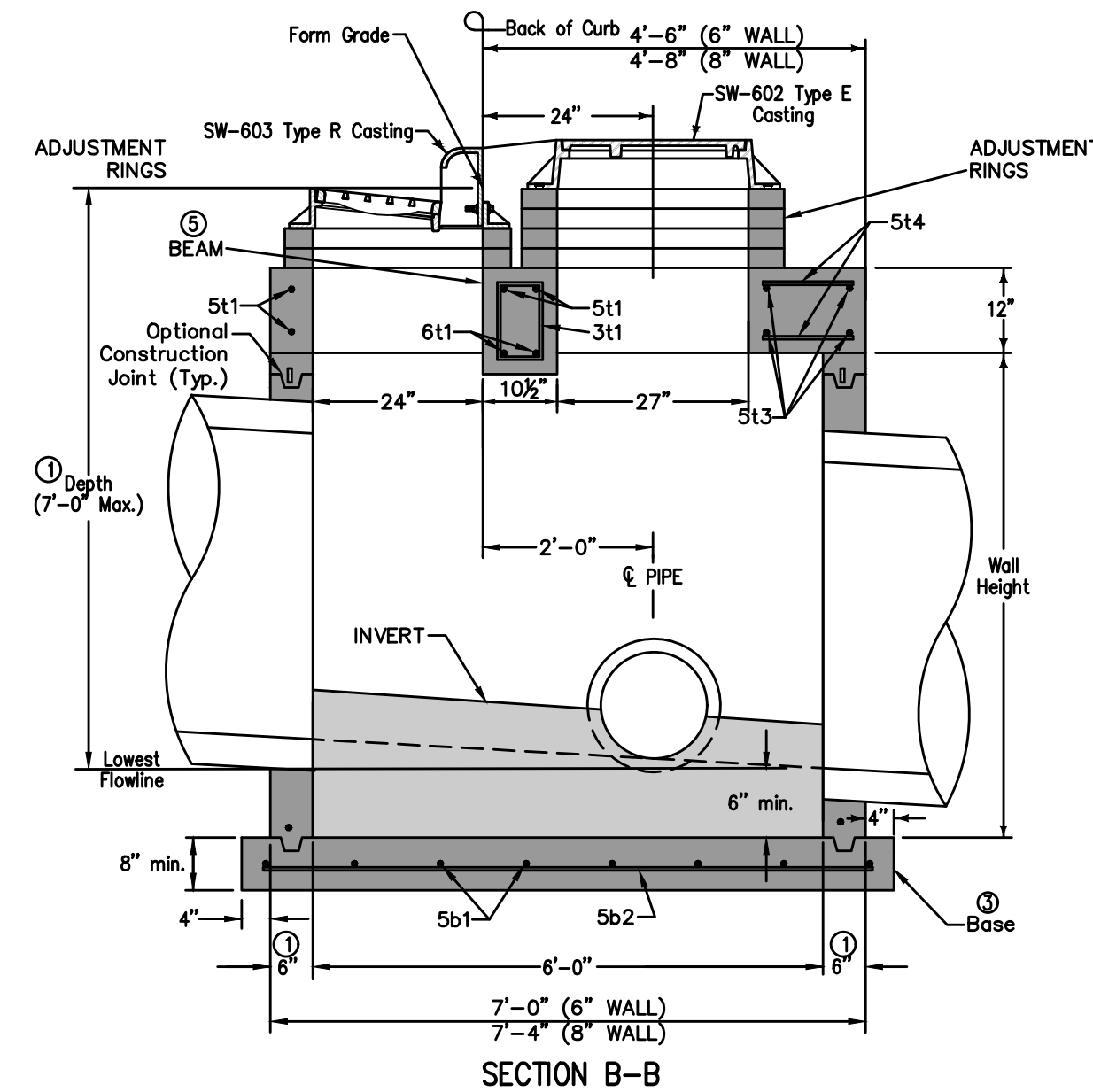
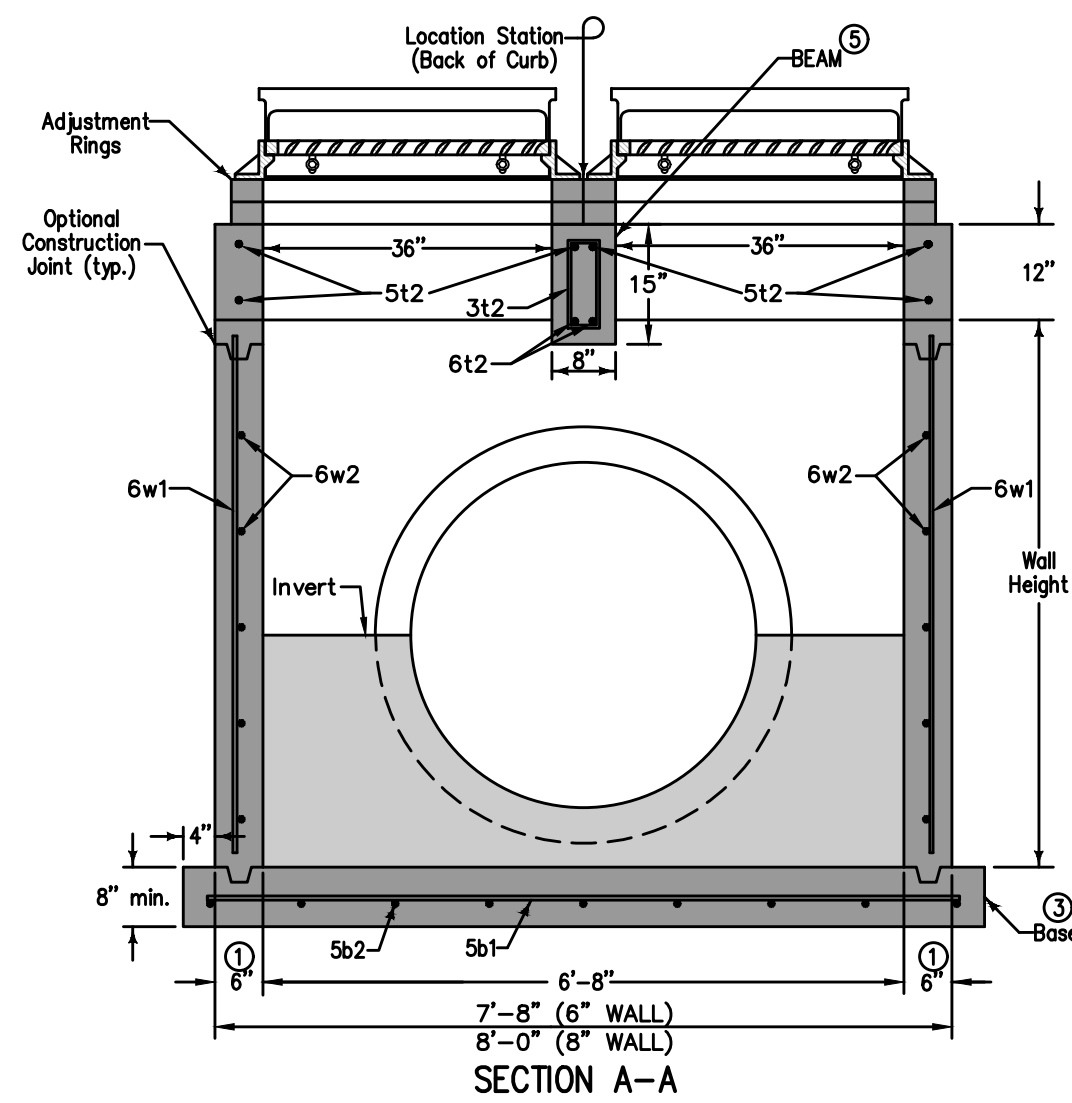
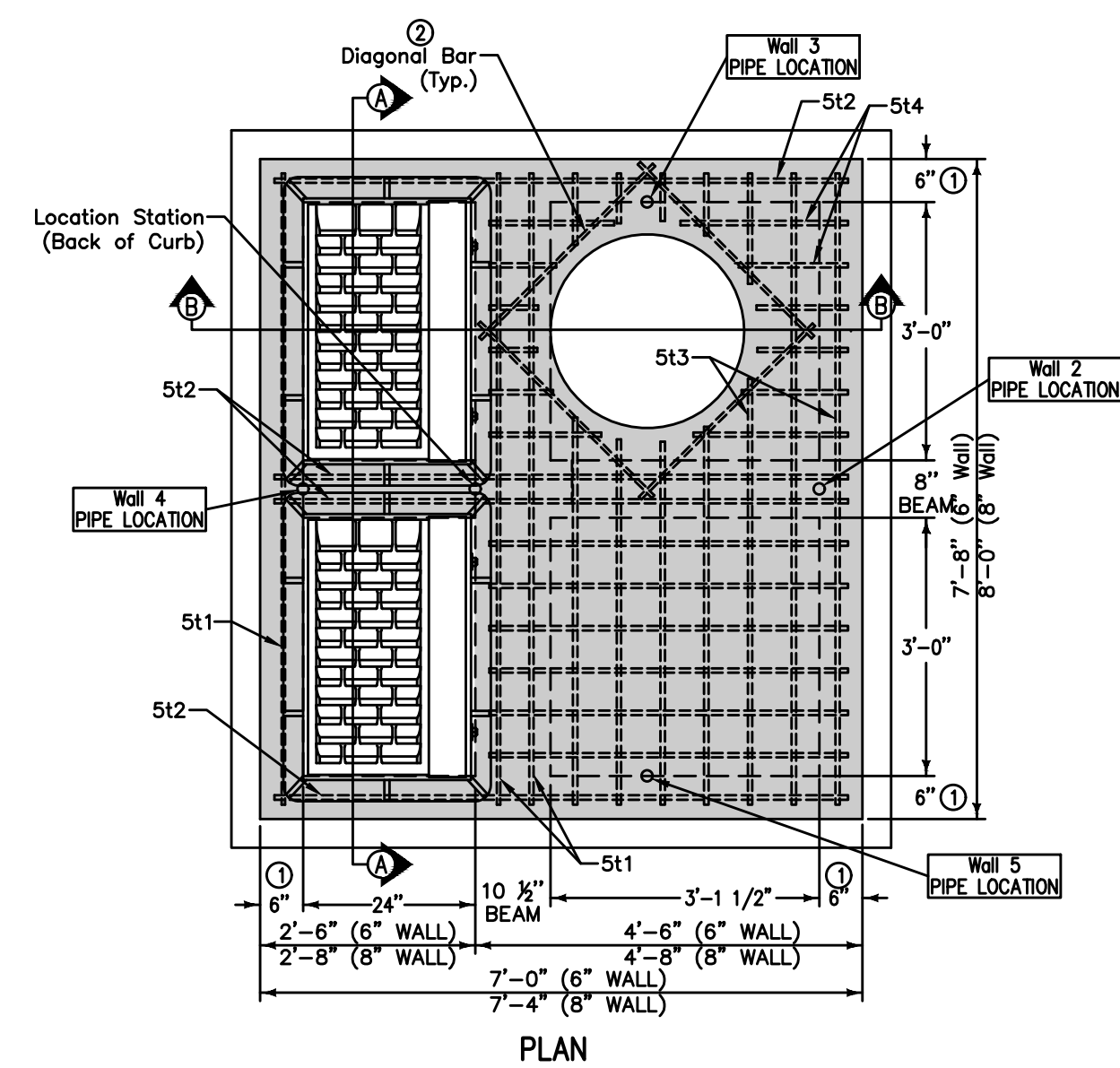
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
2. INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	411	4	2'-0"	3	48"	7'-10"	411	4	7'-8"	3
		412	4	3'-8"	2			412	4	3'-8"	6
15"	2'-10"	411	4	2'-8"	3	54"	8'-5"	411	4	8'-1"	3
		412	4	3'-8"	2			412	4	3'-8"	6
18"	3'-5"	411	4	3'-1"	3	60"	8'-11"	411	4	8'-7"	3
		412	4	3'-8"	3			412	4	3'-8"	6
24"	4'-6"	411	4	4'-2"	3	66"	8'-11"	411	4	8'-7"	3
		412	4	3'-8"	3			412	4	3'-8"	6
30"	5'-7"	411	4	5'-3"	3	72"	10'-0"	411	4	9'-8"	3
		412	4	3'-8"	4			412	4	3'-8"	7
36"	6'-8"	411	4	6'-4"	3	78"	10'-7"	411	4	10'-3"	3
		412	4	3'-8"	5			412	4	3'-8"	7
42"	7'-3"	411	4	6'-11"	3	84"	11'-1"	411	4	10'-9"	3
		412	4	3'-8"	5			412	4	3'-8"	8

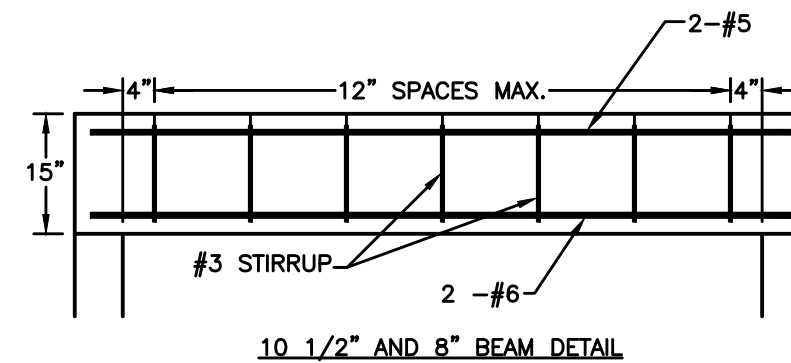
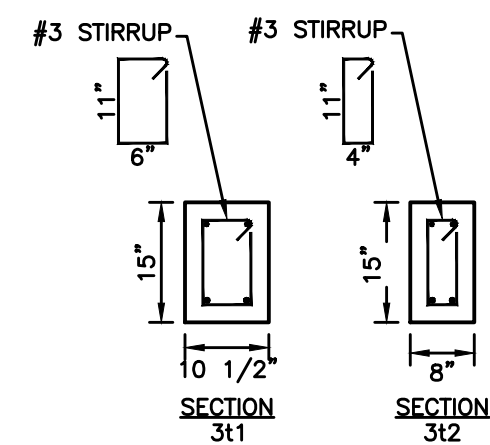
RCP APRON FOOTING DETAIL

NOT TO SCALE



REINFORCING BAR LIST									
Mark	Size	Location	Shape	Count		Length		Spacing	
				6" Wall	8" Wall	6" Wall	8" Wall	6" Wall	8" Wall
311	3	Top		7	7	3'-2"	3'-2"	12"	12"
312	3	Top		7	7	2'-10"	2'-10"	10 1/2"	10 5/8"
5b1	5	Base		8	8	7'-10"	8'-2"	12 1/2"	12 1/4"
5b2	5	Base		9	9	7'-2"	7'-6"	11 1/2"	12 1/8"
6w1	6	Walls		28	28	Wall Height	minus 4"	12"	12"
6w2	6	Walls		Varies	Varies	6'-8"	7'-0"	12"	12"
6w3	6	Walls		Varies	Varies	7'-4"	7'-8"	12"	12"
5t1	5	Top		4	4	7'-4"	7'-8"	See Detail	See Detail
5t2	5	Top		6	6	6'-8"	7'-0"	See Detail	See Detail
5t3	5	Top		14	14	7'-4"	7'-8"	6 1/2"	6 1/4"
5t4	5	Top		24	24	4'-2"	4'-4"	5 3/8"	6"
6t1	6	Top		2	2	7'-4"	7'-8"	See Detail	See Detail
6t2	6	Top		2	2	6'-8"	7'-0"	See Detail	See Detail

* Includes 4" for stirrup hook



- ① Use 8" wall option for intake depths greater than 7'-0" and less than 10'-0".
- ② Install four #5 diagonal bars at manhole opening and at all pipe openings.
- ③ Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- ④ 12 inch minimum wall height above all pipes.
- ⑤ Construct 8"x15" and 10" X15" P.C. concrete beams integral with 12" P.C. concrete flat top.

MAXIMUM PIPE DIAMETERS	
Wall	Max. Dia.
2	54"
3	36"
4	54"
5	36"

MODIFIED SW-506 INTAKE (ST-3 & ST-36)

NOT TO SCALE

FILE: H:\2021\2106531\UMW\AS BUILTS\2106531-COV-BET-TAB.DWG
DATE PLOTTED: 4/11/2023 11:38 AM
PLOTTER: HP PLOTTER
DRAWN BY: RANDON HUBER
CHECKED BY: RANDON HUBER
COMMENT:

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CLEARING AND GRUBBING	LS	1
2	TOP SOIL, ON-SITE	LS	1
3	EXCAVATION, CLASS 10	LS	1
4	SUBGRADE PREPARATION, 12 IN. DEPTH	SY	8,831
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	1,118
6	SANITARY SEWER SERVICE STUB, PVC, 4 IN. DIA.	EA	42
7	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	861
8	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	402
9	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	89
10	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	319
11	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	861
12	PIPE APRON, RCP, 15 IN. DIA.	EA	1
13	PIPE APRON, RCP, 30 IN. DIA.	EA	1
14	PIPE APRON, RCP, 36 IN. DIA.	EA	1
15	FOOTING FOR CONCRETE PIPE APRON, PCC, 15 IN. DIA.	EA	1
16	FOOTING FOR CONCRETE PIPE APRON, PCC, 30 IN. DIA.	EA	1
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 36 IN. DIA.	EA	1
18	PIPE APRON GUARD	EA	3
19	SUBDRAIN, CORRUGATED PVC, 6 IN. DIA.	LF	3,710
20	FOOTING DRAIN COLLECTOR, HDPE, 8 IN. DIA.	LF	581
21	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	EA	42
22	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	1,923
23	WATER SERVICE STUB, PVC, 1 IN. DIA.	EA	42
24	VALVE, GATE, 8 IN. DIA.	EA	6
25	FIRE HYDRANT ASSEMBLY	EA	8
26	TEMPORARY BLOWOFF HYDRANT, RELOCATED	EA	1
27	MANHOLE TYPE SW-301, 48 IN. DIA.	EA	4
28	MANHOLE TYPE SW-401, 48 IN. DIA.	EA	4
29	MANHOLE TYPE SW-401, 72 IN. DIA.	EA	1
30	MANHOLE TYPE SW-402, 5 FT. X 5 FT.	EA	3
31	MANHOLE TYPE SW-402, 6 FT. X 6 FT.	EA	2
32	INTAKE TYPE SW-501	EA	2
33	INTAKE TYPE SW-503	EA	1
34	INTAKE TYPE SW-503, MODIFIED	EA	1
35	INTAKE TYPE SW-505	EA	6
36	INTAKE TYPE SW-506	EA	2
37	INTAKE TYPE SW-506, MODIFIED	EA	2
38	INTAKE TYPE SW-512, 24 IN. DIA.	EA	3
39	INTAKE TYPE SW-513, 5 FT. X 5 FT.	EA	1
40	PAVEMENT, PCC, 7 IN.	SY	7,890
41	SIDEWALK, PCC, 6 IN.	SY	132
42	DETECTABLE WARNING	SF	170
43	TRAFFIC CONTROL	LS	1
44	PERMANENT ROAD CLOSURE SIGN - URBAN, SI-182, RELOACTED	EA	5
45	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	15.00
46	EROSION AND SEDIMENT CONTROL	LS	1
47	RIP RAP, CLASS "E", RELOCATED	TON	90
48	MAILBOX PAD	EA	1

ESTIMATE REFERENCE INFORMATION

DATA LISTED BELOW IS FOR INFORMATIONAL PURPOSE ONLY AND SHALL NOT CONSTITUTE A BASIS FOR ANY EXTRA WORK ORDERS.	
ITEM NO.	DESCRIPTION
	THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS MANUAL SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. REFER TO PROJECT SPECIFICATIONS FOR EXCEPTIONS TO THE TWO SPECIFICATIONS. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD THE TOP 12 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY. ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 8 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED. SHRINKAGE WAS ASSUMED TO BE 25%.
4	REFER TO SHEET 3 FOR TYPICAL LOCATIONS AND THICKNESS. QUANTITY BASED ON TWO-6 INCH LIFTS.
5	REFER TO FIG. 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.103 - FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR CONSTRUCTION DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. SANITARY SEWER SHALL BE SOLID WALL PVC OR TRUSS PIPE. TELEVISE SANITARY SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL.
6	REFER TO FIG. 4010.201 - SANITARY SEWER SERVICE STUB FOR CONSTRUCTION DETAILS.
6, 21, 23	REFER TO TYPICAL SERVICE INSTALLATION DETAIL ON SHEETS 2-3 FOR INTERIM SERVICE LOCATION.
7-11	REFER TO FIG. 3010.101 - TRENCH BEDDING AND BACKFILL ZONES, FIG. 3010.102 - RIGID GRAVITY PIPE TRENCH BEDDING, AND FIG. 3010.103 - FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS INCLUDE PIPE APRONS. TELEVISE STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING STORM SEWER SHALL BE CONSIDERED INCIDENTAL. WHERE THE STORM SEWER CROSSES OVER THE WATER MAIN LOCATE ONE FULL LENGTH OF REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE WATER MAIN.
12-14	REFER TO FIG. 4030.222 - CIRCULAR CONCRETE APRONS FOR CONSTRUCTION DETAILS. THE LAST THREE PIPE SECTION AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO IDOT STANDARD ROAD PLAN DR-121 - CONNECTED PIPE JOINTS FOR PIPE CONNECTOR DETAILS. CONNECTORS SHALL BE CONSIDERED INCIDENTAL.
15-17	REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE FOOTINGS.
18	REFER TO FIG. 4030.224 - CONCRETE PIPE ARPON GUARD FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE PIPE APRON GUARDS.
19	REFER TO FIG. 4040.231 - SUBDRAINS (CASE A - TYPE 1) FOR CONSTRUCTION DETAILS. ALL FITTING AND POROUS BACKFILL SHALL BE CONSIDERED INCIDENTAL. DO NOT WRAP TRENCH IN ENGINEERING FABRIC. ALL ENCOUNTERED FIELD TILE SHALL BE DOCUMENTED AND CONNECTED TO PROPOSED SUBDRAIN. CONNECTIONS TO PROPOSED SUBDRAIN SHALL BE CONSIDERED INCIDENTAL.
22-23	REFER TO FIG. 3010.101 - TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.104 - PRESSURE PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING MATERIAL SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER WIRE DETAILS. CONNECTIONS TO EXISTING WATER MAIN, ALL FITTINGS, PIPE BEDDING MATERIAL, POLYETHYLENE ENCASEMENT, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL INSTALL BENDS AND DEFLECT PIPE JOINTS PER SECTION 5010, PART 301, A.6 AS NECESSARY TO INSTALL HYDRANT ASSEMBLIES AT THEIR SPECIFIED OFFSET AND ROADWAY CENTERLINE AND TO FOLLOW THE WATER MAIN ALIGNMENT AS SHOWN IN THE PLANS.
23	INCLUDES WATER SERVICE, CORPORATION VALVE, AND STOP BOXES.
24	INCLUDES VALVE, VALVE BOX AND COVER, VALVE BOX EXTENSION, AND VALVE STEM EXTENSION.
25	REFER TO FIG. 5020.201 - FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, TRACER WIRE STATION, FIRE HYDRANT, AND THRUST BLOCKS. CONCRETE FOR THRUST BLOCKS SHALL BE CONSIDERED INCIDENTAL.

ESTIMATE REFERENCE INFORMATION

DATA LISTED BELOW IS FOR INFORMATIONAL PURPOSE ONLY AND SHALL NOT CONSTITUTE A BASIS FOR ANY EXTRA WORK ORDERS.	
ITEM NO.	DESCRIPTION
27	REFER TO FIG. 6010.301 - CIRCULAR SANITARY SEWER MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.601 - CASTINGS FOR SANITARY SEWER MANHOLES FOR CASTING DETAILS. TYPE A CASTINGS REQUIRED FOR ALL MANHOLES OUT OF PAVEMENT. TYPE B CASTINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
28-29	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR CASTING DETAILS. TYPE E CASTINGS REQUIRED FOR ALL MANHOLES OUTSIDE OF PAVEMENT. TYPE F CASTINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
30-31	REFER TO FIG. 6010.402 - RECTANGULAR STORM SEWER MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR CASTING DETAILS. TYPE E CASTINGS REQUIRED FOR ALL MANHOLES OUTSIDE OF PAVEMENT. TYPE F CASTINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
32-37	REFER TO FIG. 6010.514 - BOXOUTS FOR GRATE INTAKES. REFER TO FIG. 6010.603 - CASTINGS FOR GRATE INTAKES FOR TYPE R GRATE DETAILS AND FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR INTAKE CASTINGS IS 8 INCHES. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
32	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
33-34	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
35	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
36-37	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
38	REFER TO FIG. 6010.512 - CIRCULAR AREA INTAKE FOR CONSTRUCTION DETAILS.
39	REFER TO FIG. 6010.513 - OPEN-SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
40	REFER TO FIG. 7030.101 - JOINTS FOR CONSTRUCTION DETAILS. REFER TO INTERSECTION SHEETS FOR JOINTING AND GEOMETRIC PLAN DETAILS. TYPICAL 'C' AND 'CD' JOINT SPACING IS 15 FEET. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY.
41	REFER TO FIG. 7030.207 - CURB RAMP FOR CLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. SIDEWALK SHALL BE 6 INCHES IN DEPTH FOR RAMPS AND TURNING SPACES. MINOR GRADING ADJACENT TO SIDEWALKS SHALL BE CONSIDERED INCIDENTAL.
42	REFER TO FIG. 7030.210 DETECTABLE WARNING PLACEMENT FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS SHALL BE INSTALLED PER SECTION 7030. DETECTABLE WARNING PANELS SHALL BE BRICK RED, PLASTIC PRE-MANUFACTURED PANELS.
43	REFER TO TRAFFIC CONTROL NOTES ON THIS SHEET. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT THE END OF EXISTING PAVEMENT UNIT THE PROJECT IS ACCEPTED BY THE CITY
44	REFER TO IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS EACH ITEM INCLUDES 5 DELINEATOR POSTS WITH SIGN PANELS.
45	INCLUDES ALL MATERIALS, EQUIPMENT, AND LABOR NEEDED TO PERFORM SEEDING. SEED MIXTURE SHALL BE TYPE 4 (URBAN TEMPORARY EROSION CONTROL). REFER TO SECTION 9010, 2.02D TYPE 4 (URBAN TEMPORARY EROSION CONTROL). CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
46	REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION DETAILS AND INITIAL EROSION CONTROL PLAN. THE CLIENT/OWNER WILL BE RESPONSIBLE FOR MONITORING THE SITE AND KEEPING THE SWPPP CURRENT THROUGHOUT EACH PHASE OF CONSTRUCTION. CIVIL DESIGN ADVANTAGE IS NOT RESPONSIBLE FOR KEEPING THE SWPPP UPDATED THROUGHOUT CONSTRUCTION OR FOR DISTRIBUTION OF THE PLAN TO CONTRACTORS. IT WILL BE THE DUTY OF THE CLIENT OR CLIENT'S AGENT TO SEE THAT ALL CONTRACTORS RECEIVE A COPY OF THE SWPPP AND SIGN THE CERTIFICATION STATEMENTS. IT IS ALSO THE DUTY OF THE CLIENT OR CLIENT'S AGENT TO PERIODICALLY UPDATE THE SWPPP THROUGHOUT CONSTRUCTION TO MEET ALL EPA, IDNR AND LOCAL GOVERNMENTAL AGENCY'S REQUIREMENTS.
47	REFER TO FIG. 9040.110 - RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND AND FIG. 9040.111 - RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL FOR CONSTRUCTION DETAILS. THICKNESS (T) EQUALS 18 INCHES. INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL.
48	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS AND SHEET 6 FOR LOCATION.

GENERAL NOTES

- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
A. CITY OF WAUKEE
B. APPROPRIATE UTILITY COMPANIES
C. OWNER
D. CIVIL DESIGN ADVANTAGE
- THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL.
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
- TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.

- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.
- PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- CIVIL DESIGN ADVANTAGE WILL PROVIDE ALL CONSTRUCTION STAKING ON THIS PROJECT. NOTIFY CHARLIE MCGLOTHLEN (515-369-4433) A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION STAKES ARE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
- PRIOR TO ANY WORK AT THIS SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

- CONTRACTOR SHALL COMPLY WITH ALL PROWAG A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
- CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- ALL MANHOLES PLACED IN PAVEMENT SHALL BE TWO PIECE CASTINGS WITH PRORINGS.
- THE GRADING OF THE DETENTION FACILITY AND INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN THE SIZE OF IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.
- DEBRIS SPILLED ONTO THE STREET OR ADJOINING PROPERTY IS TO BE PICKED UP BY THE END OF THE WORKDAY OR PRIOR TO A RAIN EVENT.

TRAFFIC CONTROL NOTES

- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

DATE

04/11/2023

02/17/2023

01/06/2023

11/16/2022

REVISIONS

AS BUILTS FINAL SUBMITTAL

AS BUILTS THIRD SUBMITTAL

AS BUILTS SECOND SUBMITTAL

AS BUILTS FIRST SUBMITTAL

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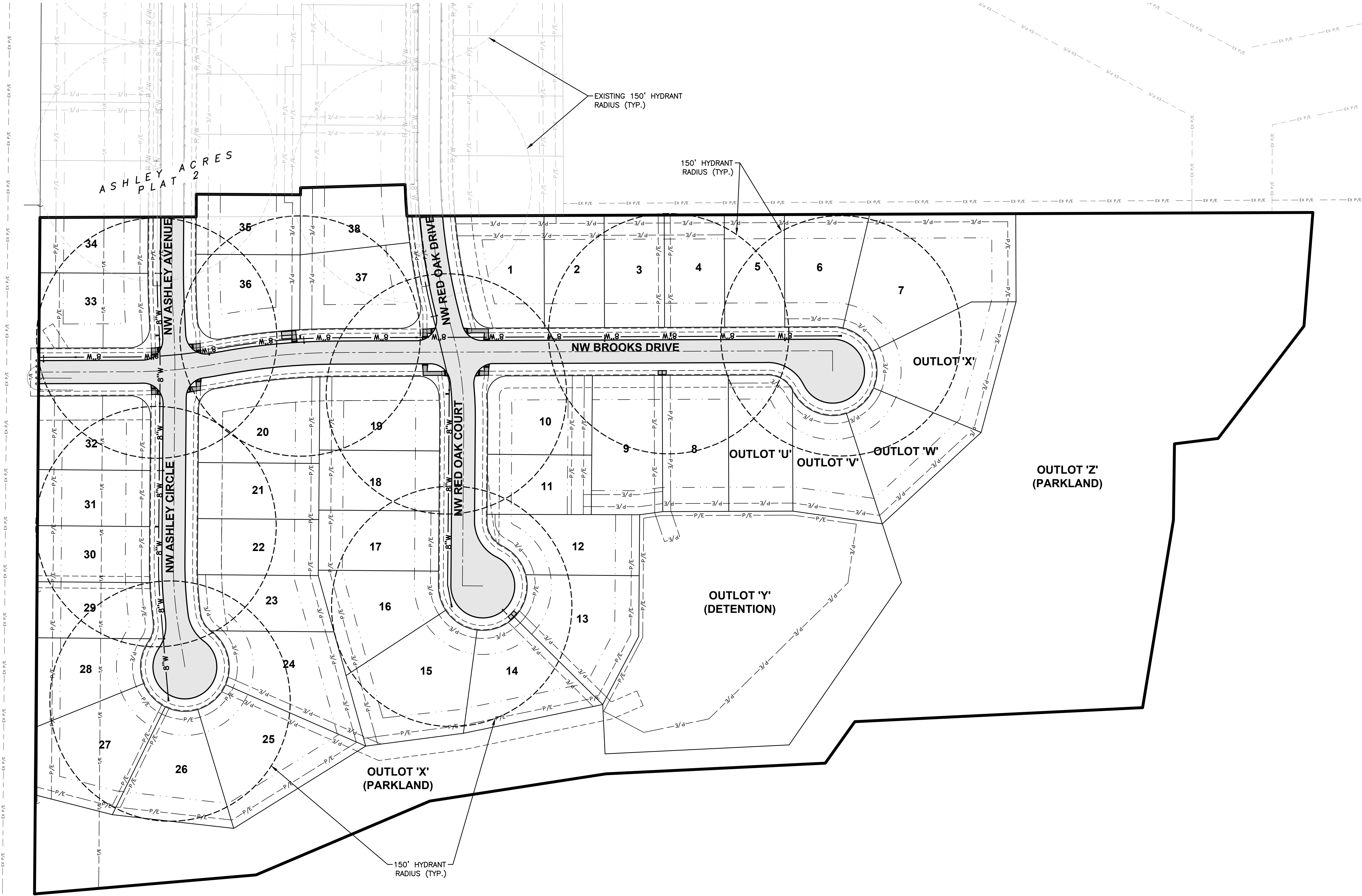
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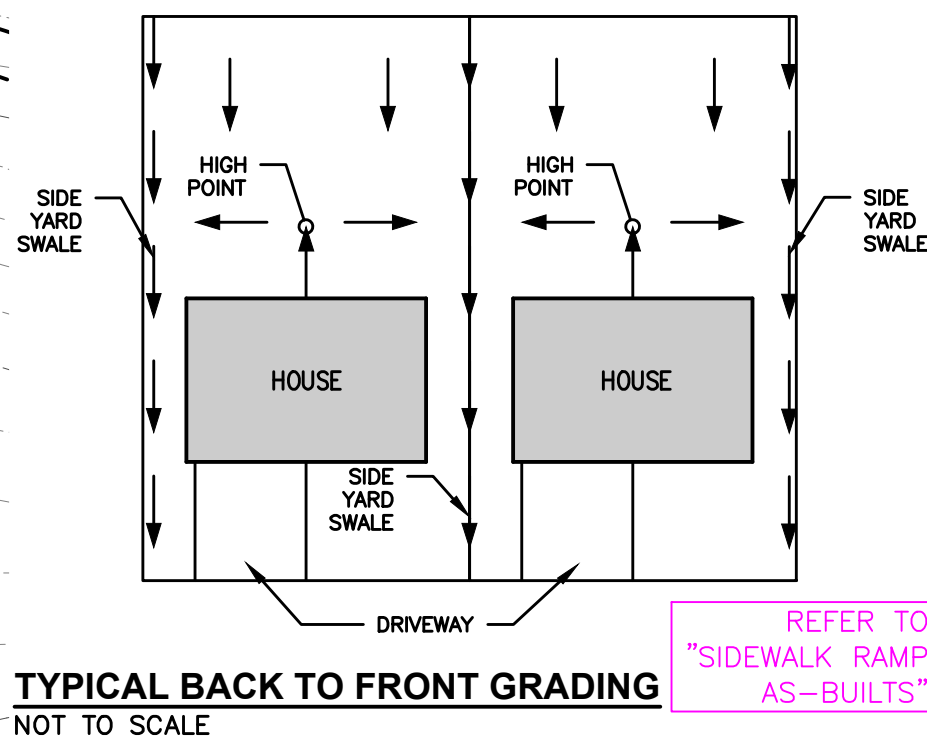
ASHLEY ACRES PLAT 3
QUANTITIES AND
BID ITEM REFERENCE NOTES

527

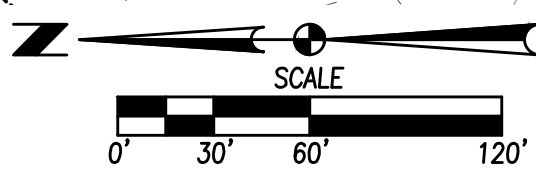
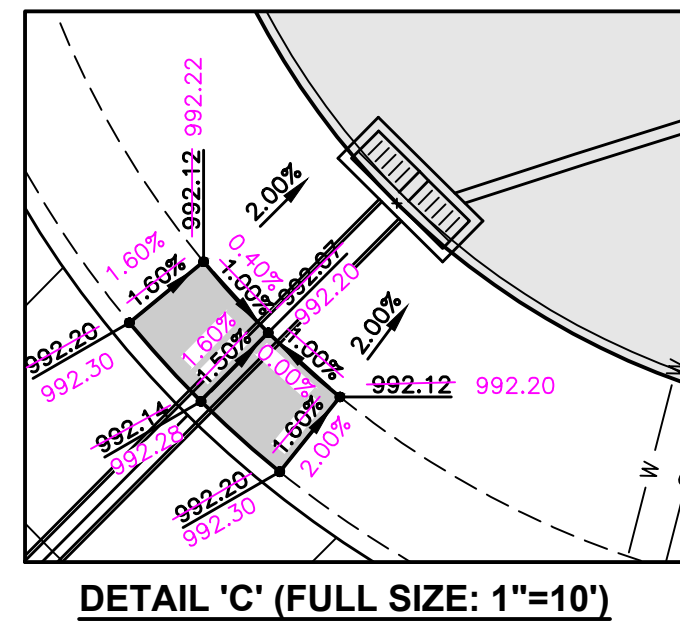
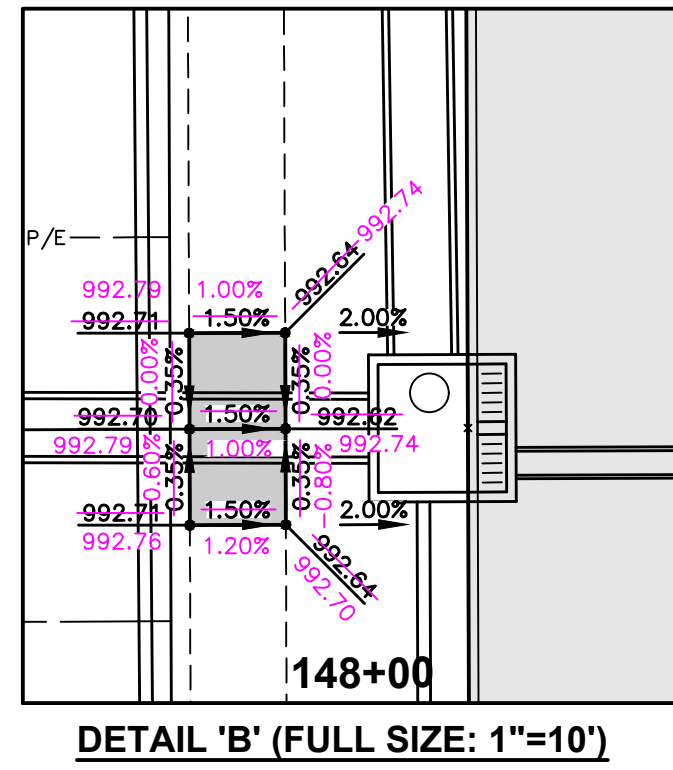
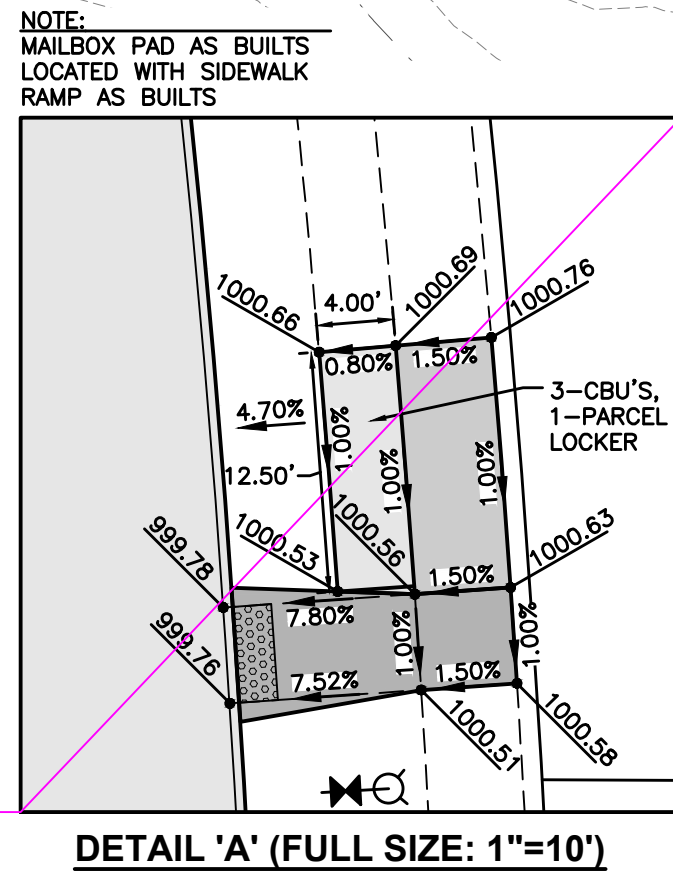
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REFER TO "SIDEWALK RAMP AS-BUILTS"



ASHLEY ACRES PLAT 3 GRADING PLAN

DATE	REVISIONS
04/11/2023	AS BUILTS FINAL SUBMITTAL
02/17/2023	AS BUILTS THIRD SUBMITTAL
01/06/2023	AS BUILTS SECOND SUBMITTAL
11/16/2022	AS BUILTS FIRST SUBMITTAL

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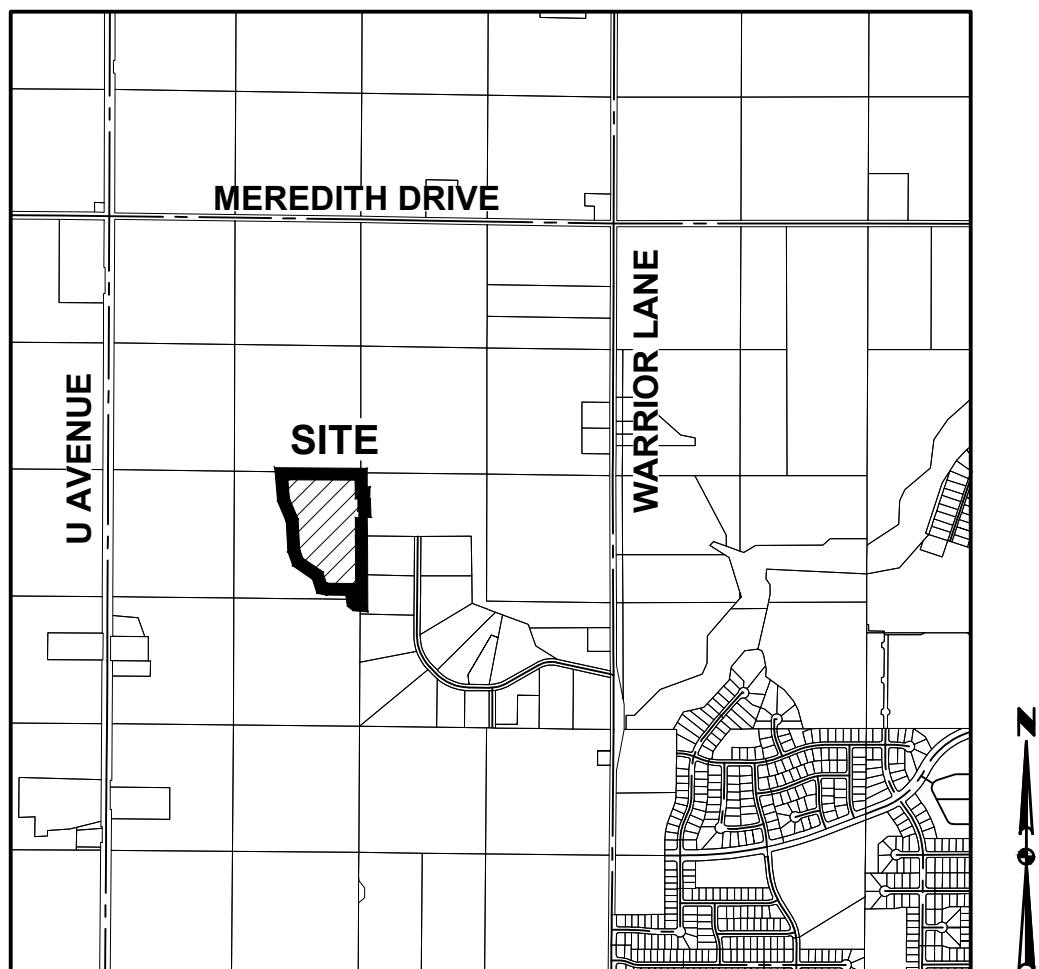
WAUKEE, IOWA

ASHLEY ACRES PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. SEED MIXTURE SHALL BE TYPE 4 (URBAN TEMPORARY EROSION CONTROL).
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,476
2	FILTER SOCK	LF	58
3	DITCH CHECKS	LF	547
4	SEEDING, FERTILIZING, AND MULCHING	AC	14.35
5	INLET PROTECTION DEVICES	EA	14
6	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE WALNUT CREEK ±285 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

16.20 ACRES
58,320 CU FT

VOLUME PROVIDED IN FILTER SOCK (58 LF @ 2.0 CU FT/LF OF SOCK) 116 CU FT
VOLUME PROVIDED IN SILT FENCE (2,476 LF @ 4.5 CU FT/LF OF FENCE) 11,142 CU FT
VOLUME PROVIDED IN DITCH CHECK (547 LF @ 10.0 CU FT/LF) 5,470 CU FT
VOLUME PROVIDED IN EXISTING TSB 147,546 CU FT*
TOTAL VOLUME PROVIDED 164,274 CU FT

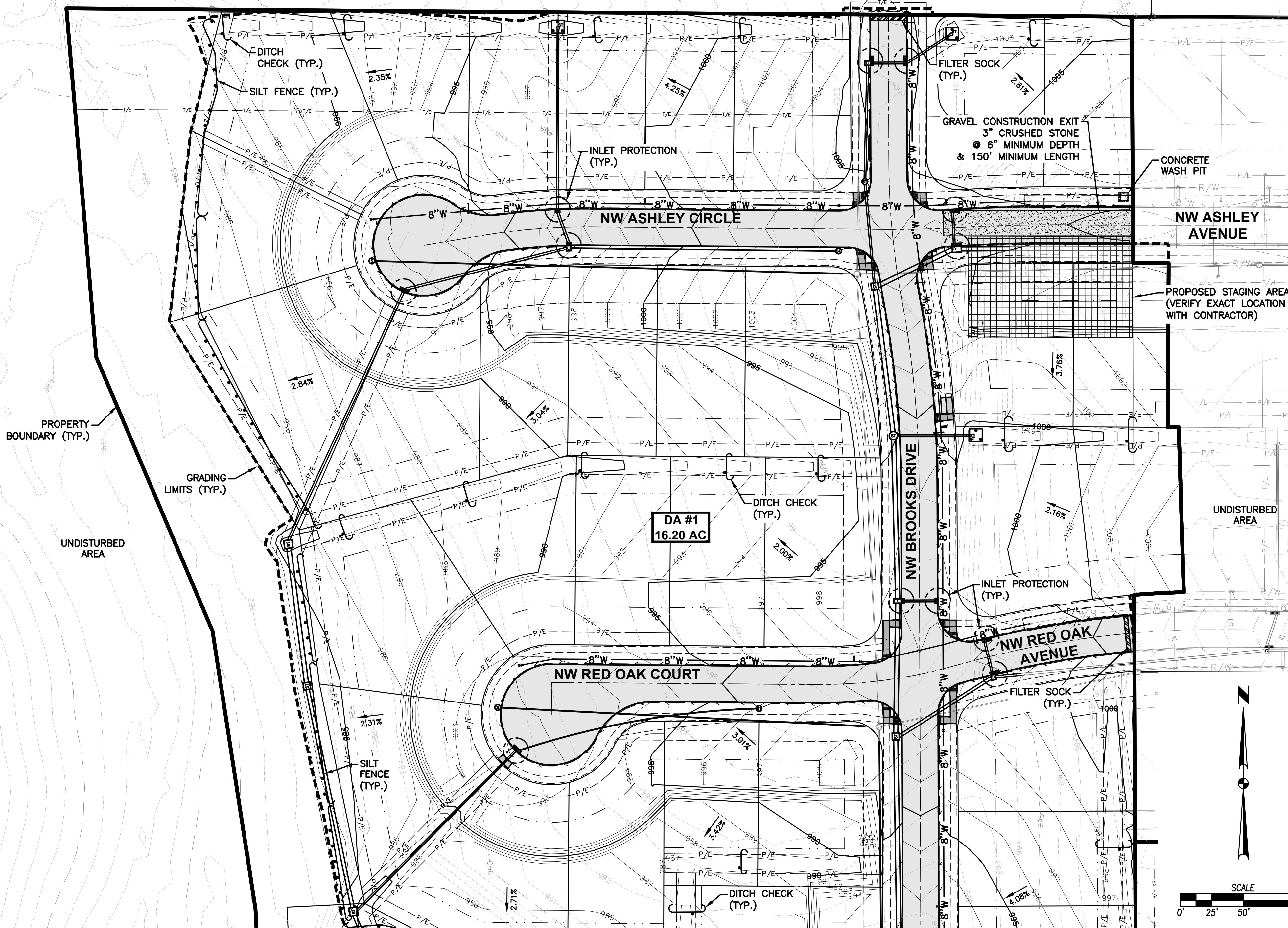
* BASIN WAS CONSTRUCTED AS PART OF ASHLEY ACRES PLAT 2. CONSTRUCTION DURING ASHLEY ACRES PLAT 2 REQUIRED 22,554 CF OF STORAGE FROM THE BASIN. THE VOLUME SHOWN ABOVE IS THE TOTAL TSB VOLUME (170,100 CF) MINUS THE STORAGE VOLUME THAT WAS REQUIRED BY ASHLEY ACRES PLAT 2 (22,554 CF).

170,100 CF - 22,554 CF = 147,546 CF *

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			

TSB #



DATE

12/14/2021

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08/17/2021

08/03/2021

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

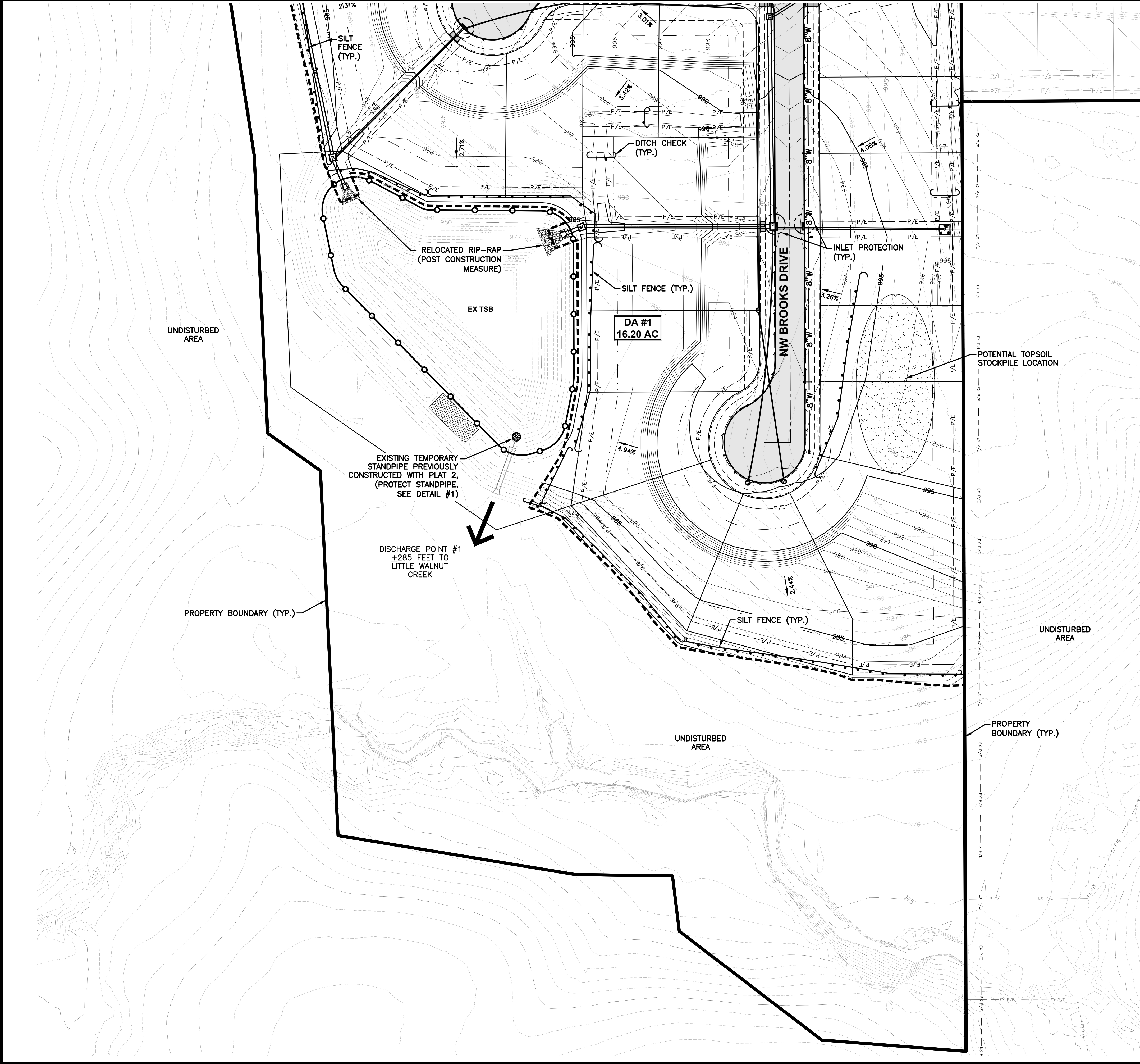
ASHLEY ACRES PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

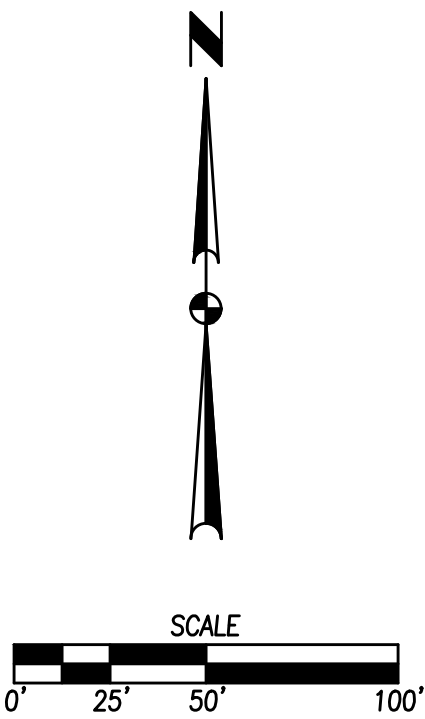
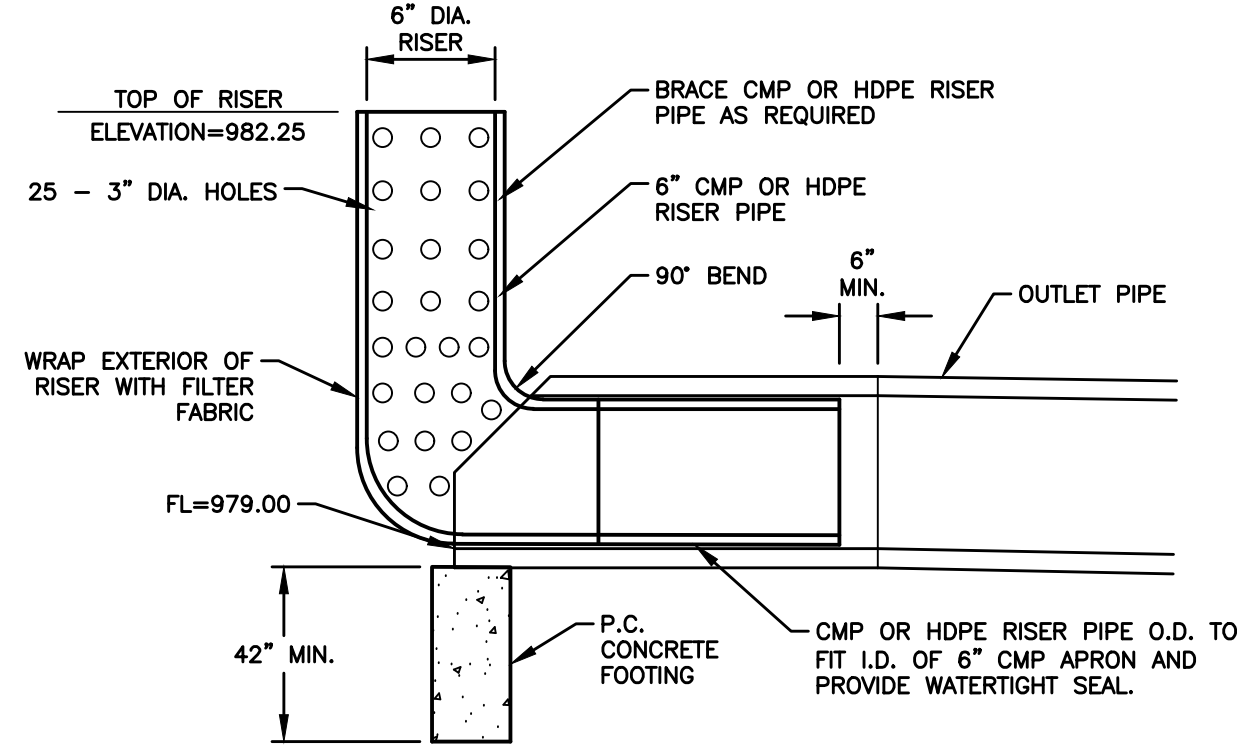
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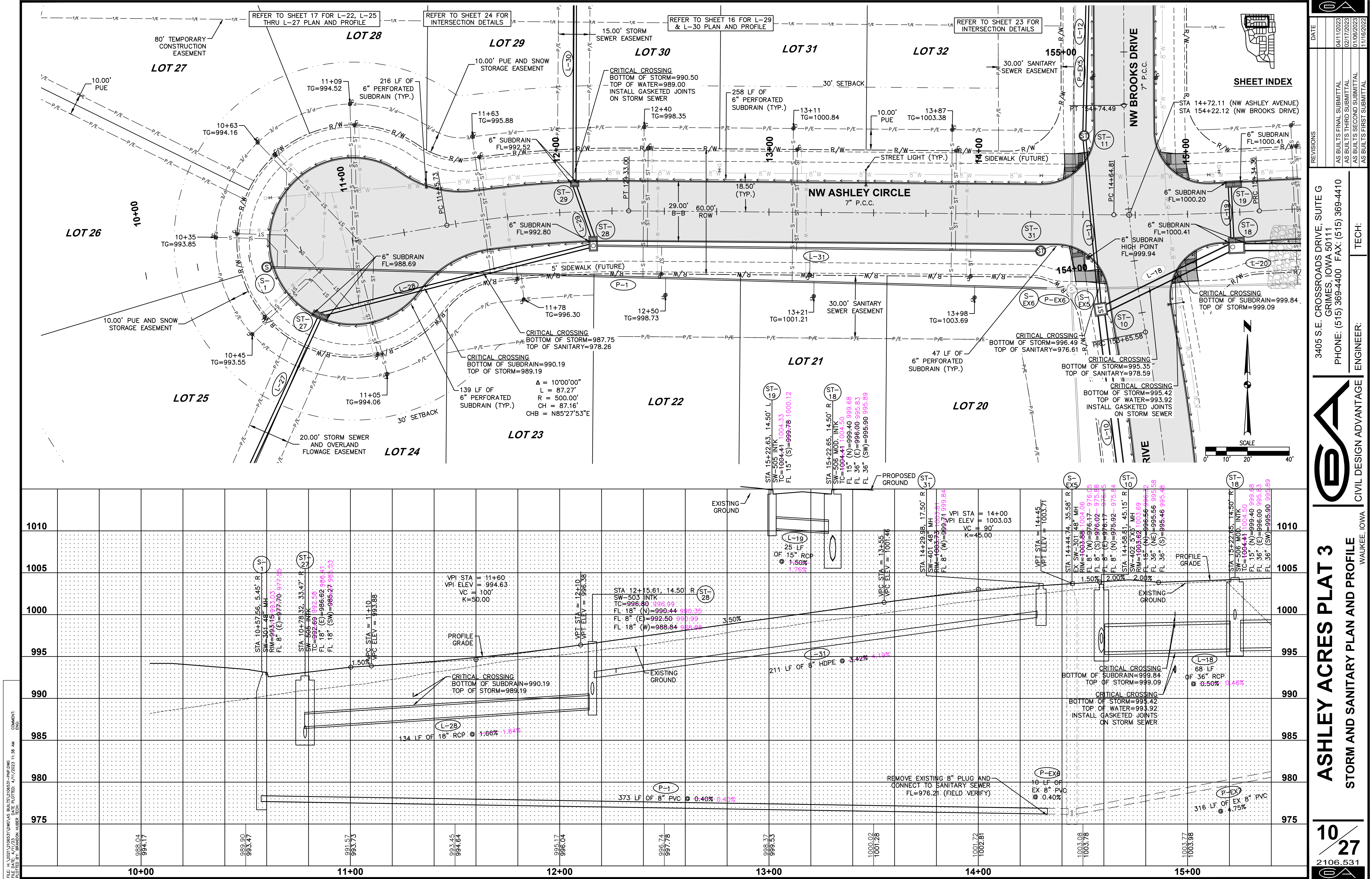
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EXISTING TEMPORARY STAND PIPE DETAIL #1
NOT TO SCALE





DATE

04/11/2023

AS BUILT'S FINAL SUBMITTAL

02/17/2023

AS BUILT'S SECOND SUBMITTAL

01/06/2023

AS BUILT'S FIRST SUBMITTAL

11/16/2022

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ASHLEY ACRES PLAT 3

STORM AND SANITARY PLAN AND PROFILE

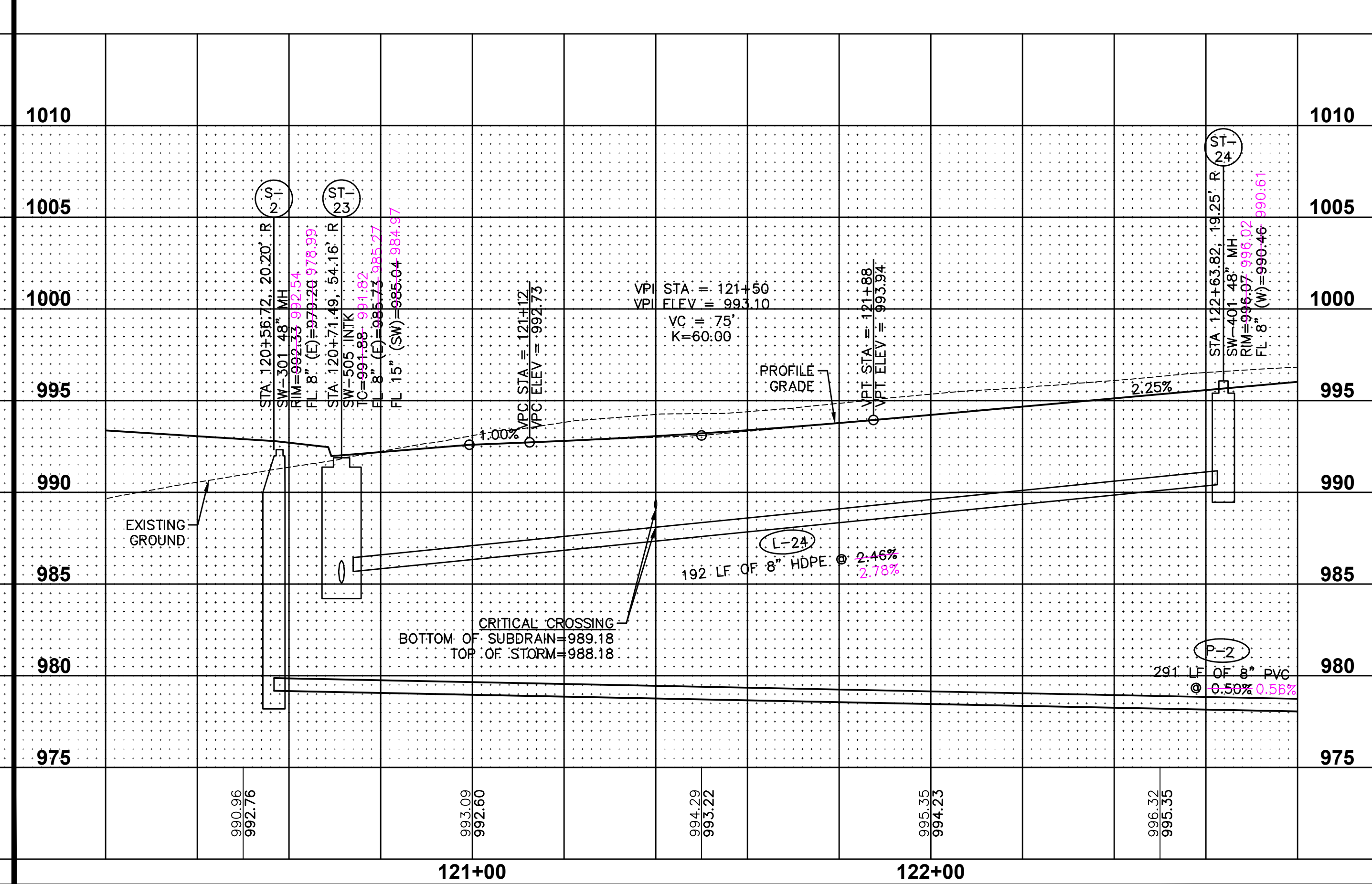
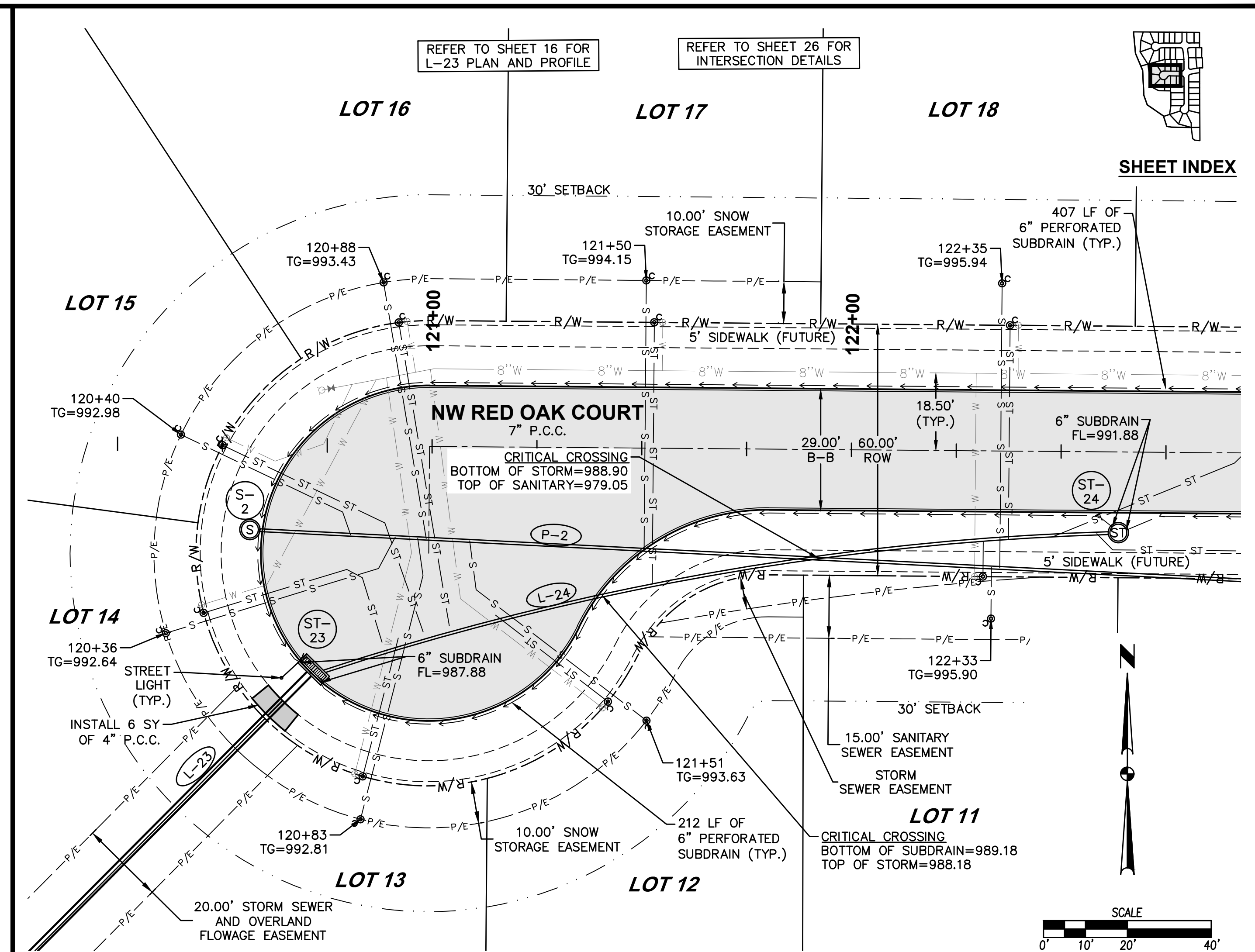
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA





ASHLEY ACRES PLAT 3

STORM AND SANITARY PLAN AND PROFILE

WAUKEE, IOWA

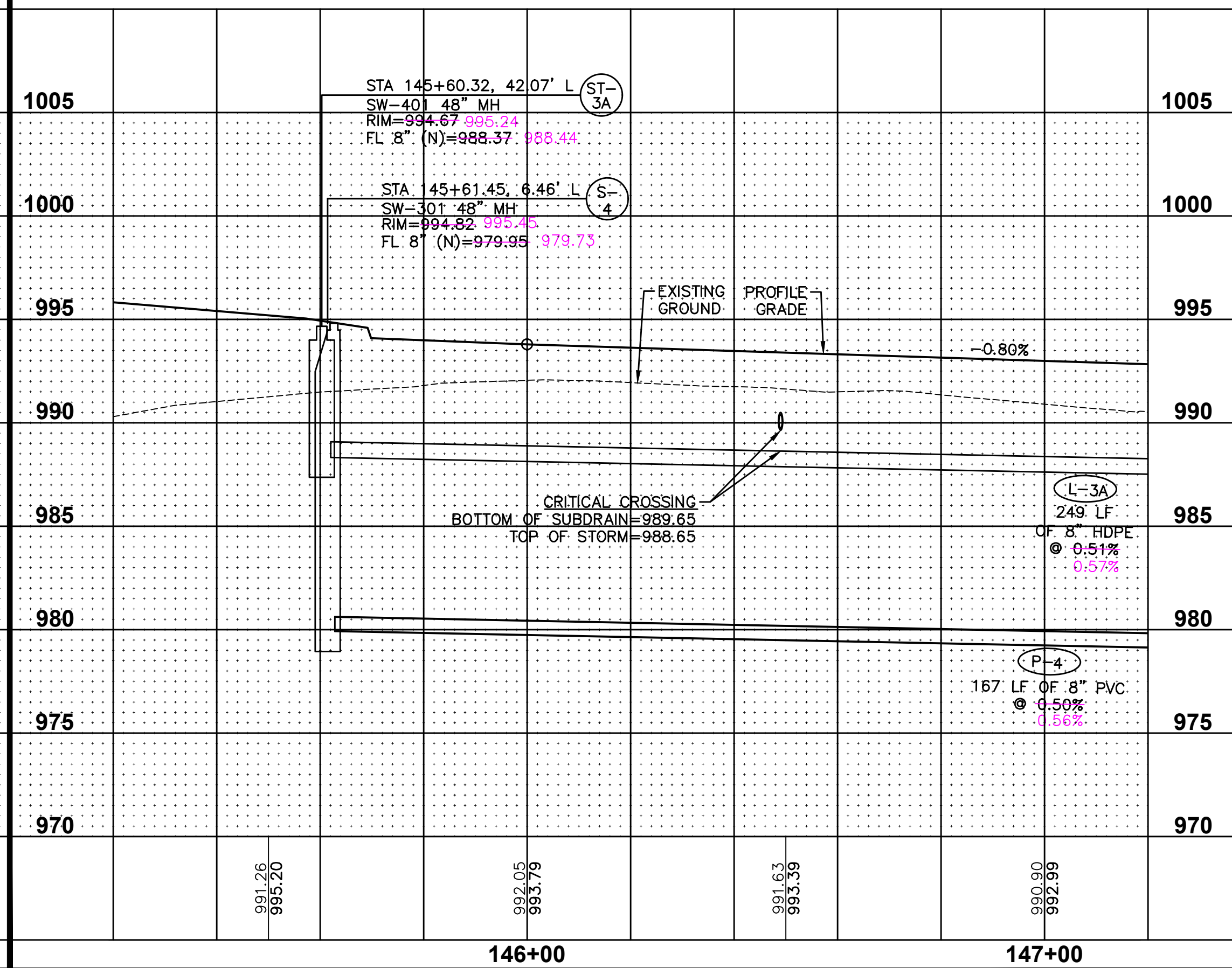
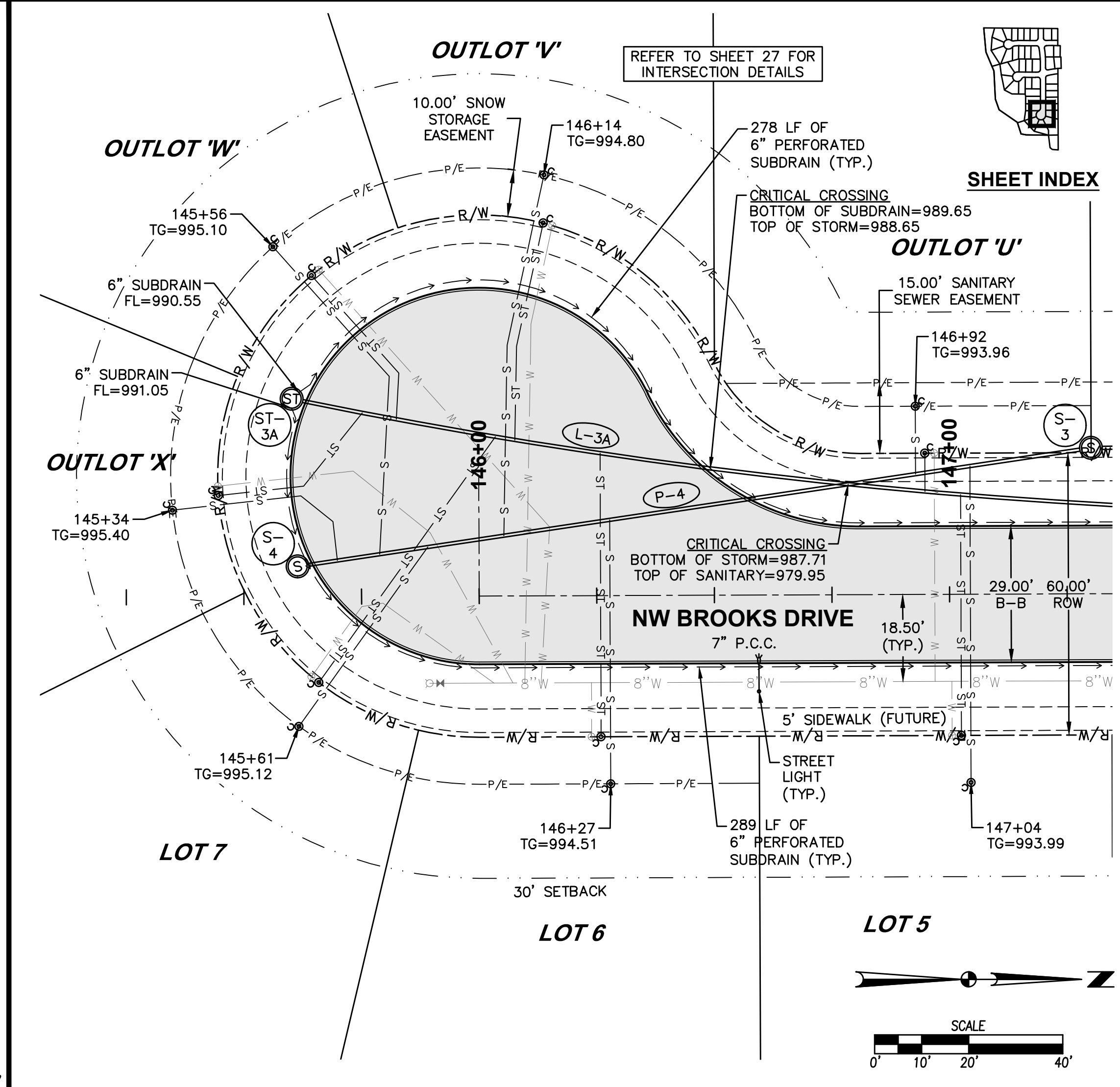
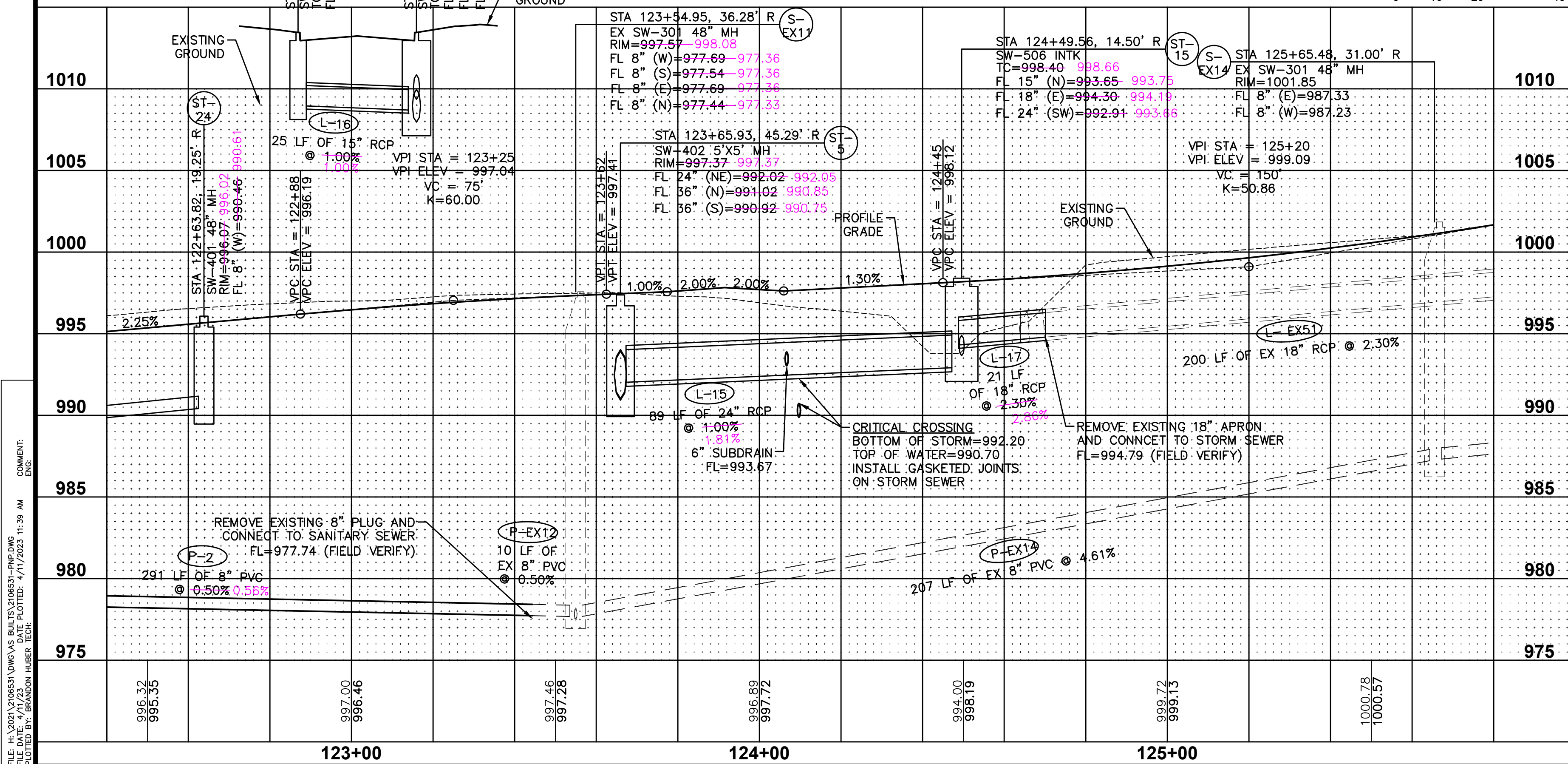
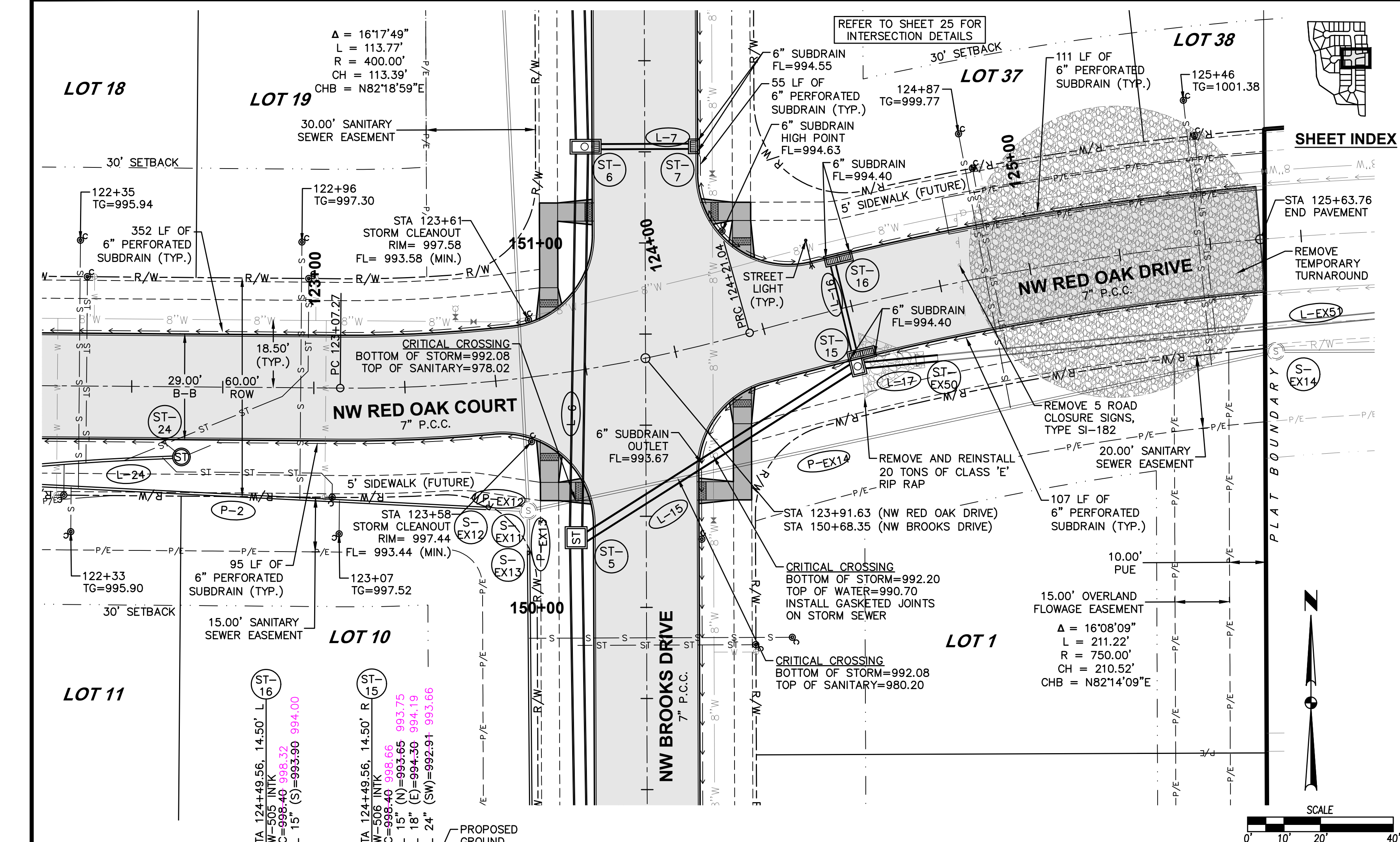


CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: _____ TECH: _____

REVISONS	DATE
AS BUILT'S FINAL SUBMITTAL	04/11/2023
AS BUILT'S THIRD SUBMITTAL	02/17/2023
AS BUILT'S SECOND SUBMITTAL	01/08/2023
AS BUILT'S FIRST SUBMITTAL	11/16/2022



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 COMMENT: AS BUILT
 PLOTTED BY: RANDON HUBER TECH
 DATE: 4/11/2023 11:39 AM

DATE

04/11/2023

02/17/2023

01/06/2023

11/16/2022

REVISIONS

AS BUILT'S FINAL SUBMITTAL

AS BUILT'S THIRD SUBMITTAL

AS BUILT'S SECOND SUBMITTAL

AS BUILT'S FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER:

ASHLEY ACRES PLAT 3

STORM AND SANITARY PLAN AND PROFILE

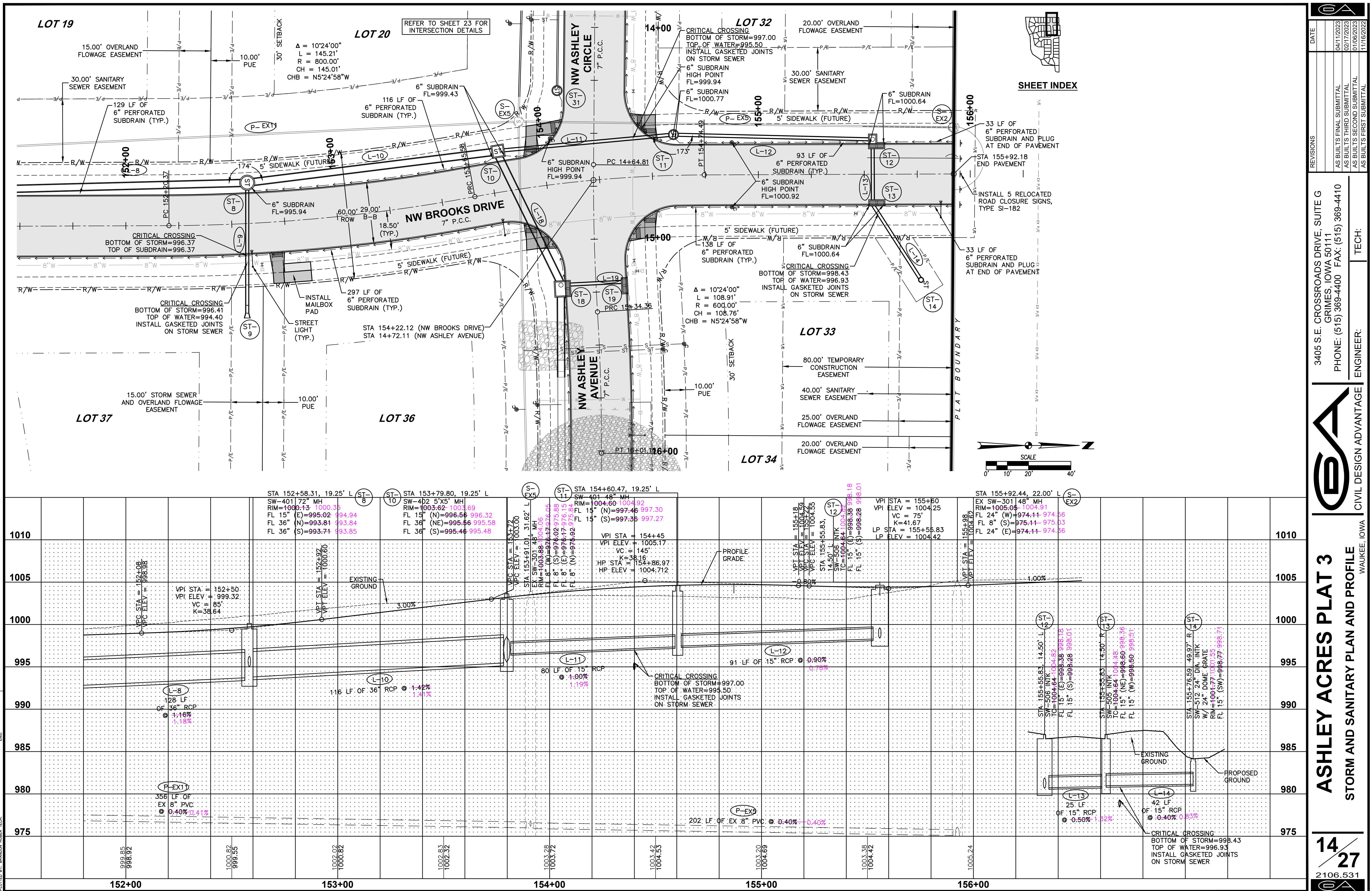
WAUKEE, IOWA

12/27

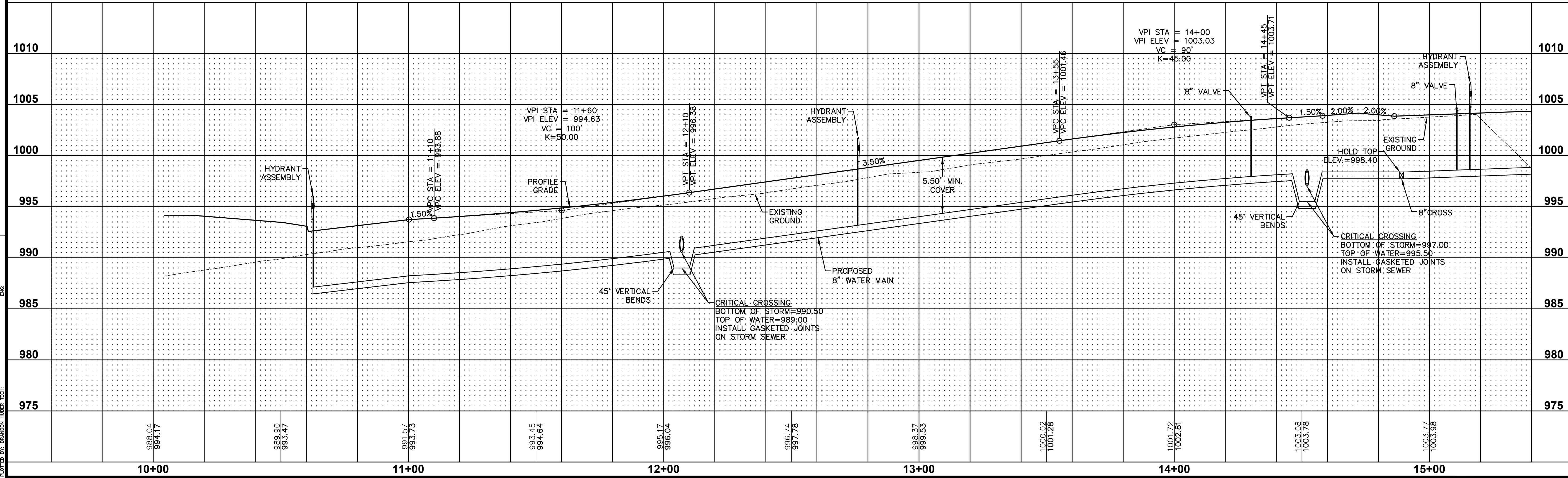
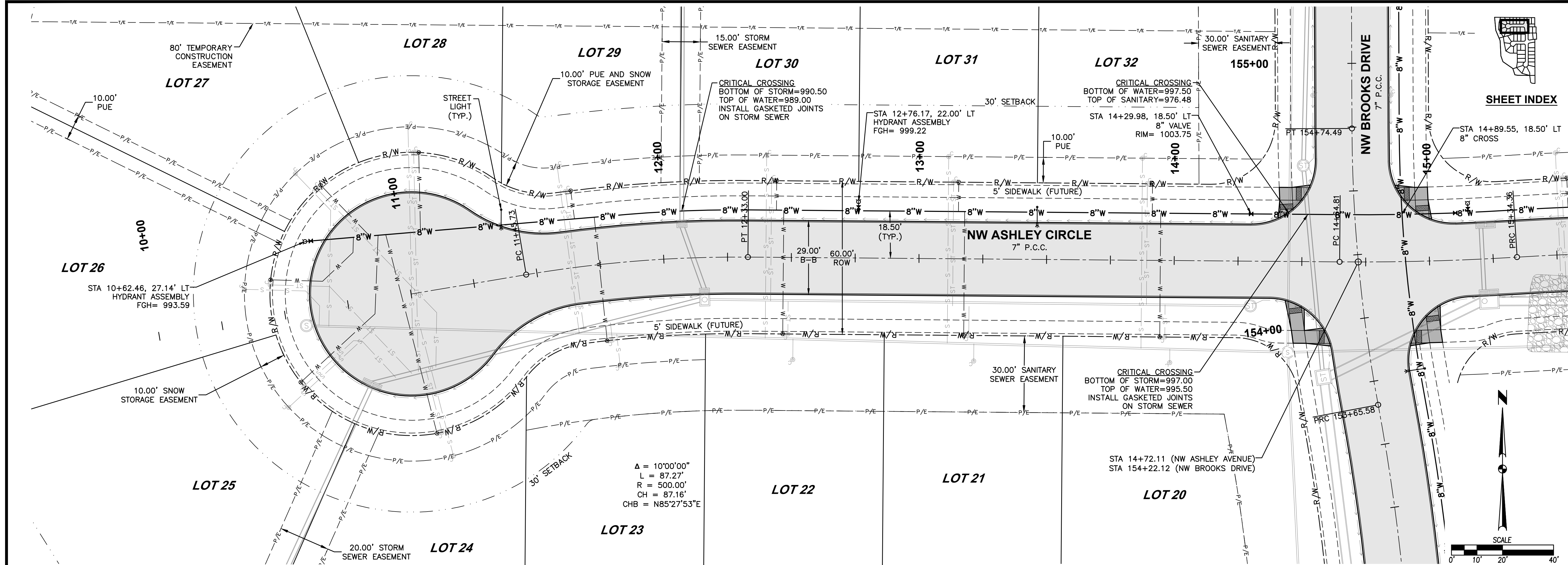
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12/27

2106.531



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PLOTTER: HP DesignJet T1100e
PLOTTER DRIVER: HP DesignJet T1100e



DATE

04/11/2023

AS BUILT'S FINAL SUBMITTAL

02/17/2023

AS BUILT'S THIRD SUBMITTAL

01/06/2023

AS BUILT'S SECOND SUBMITTAL

11/16/2022

REVISIONS

AS BUILT'S FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER:

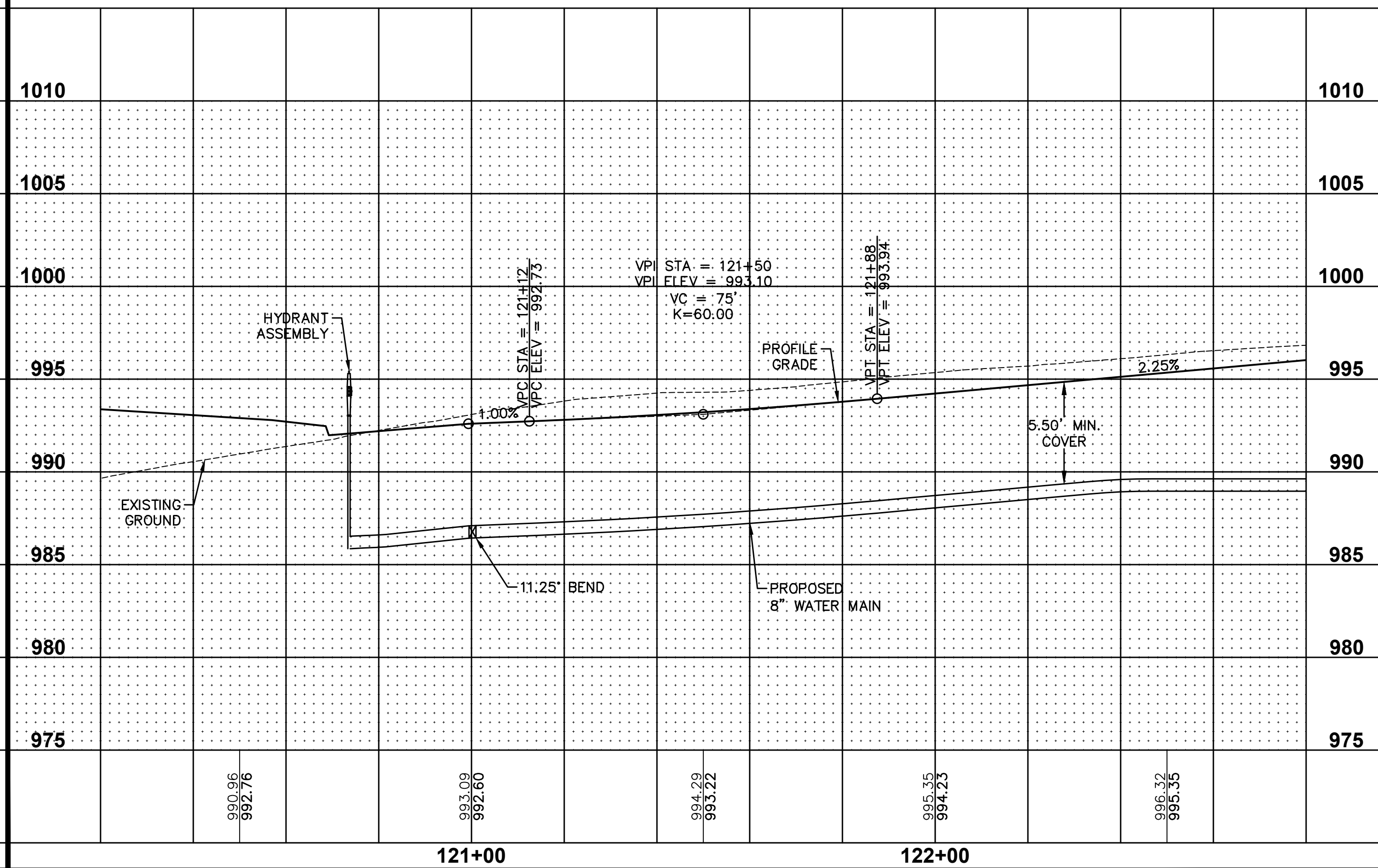
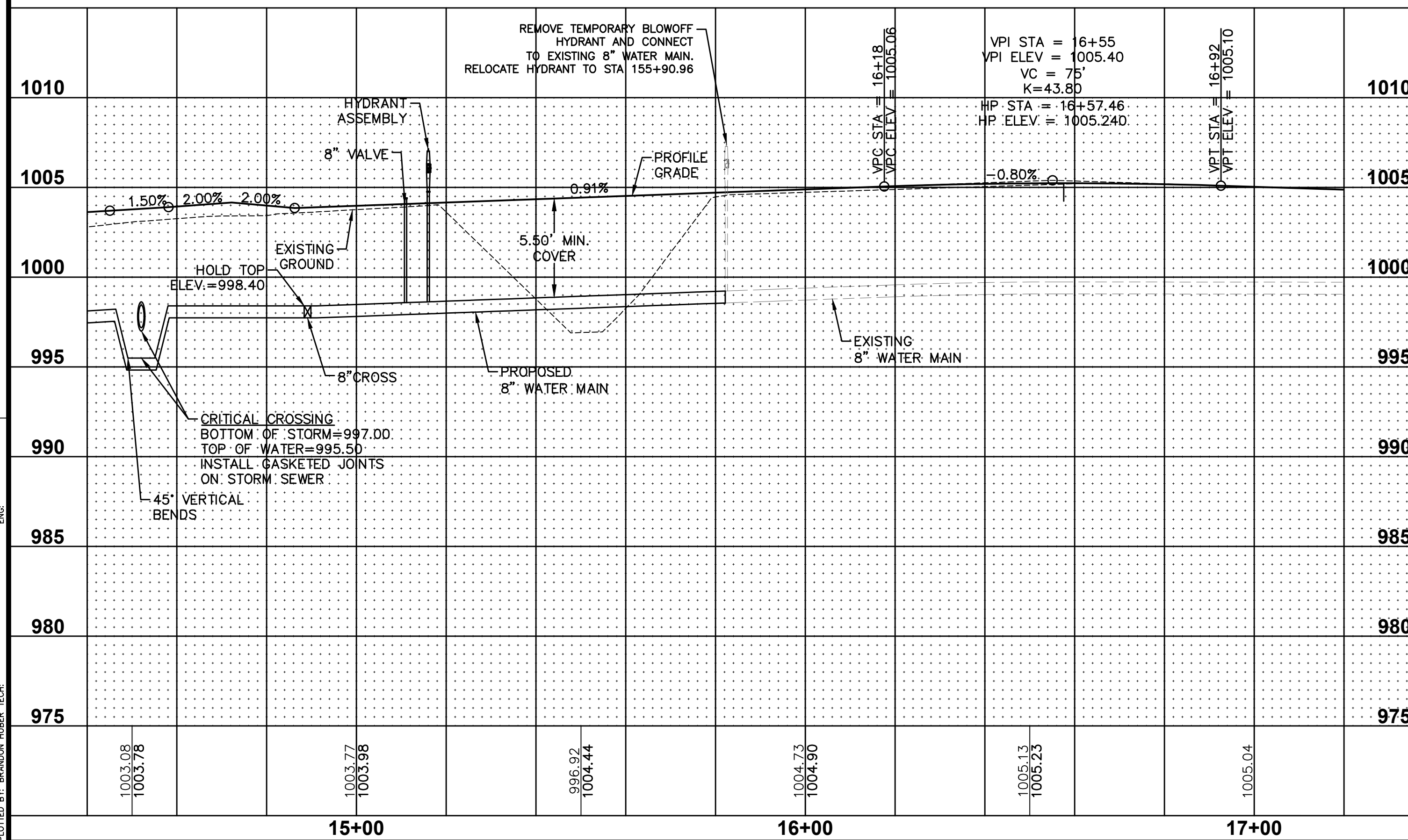
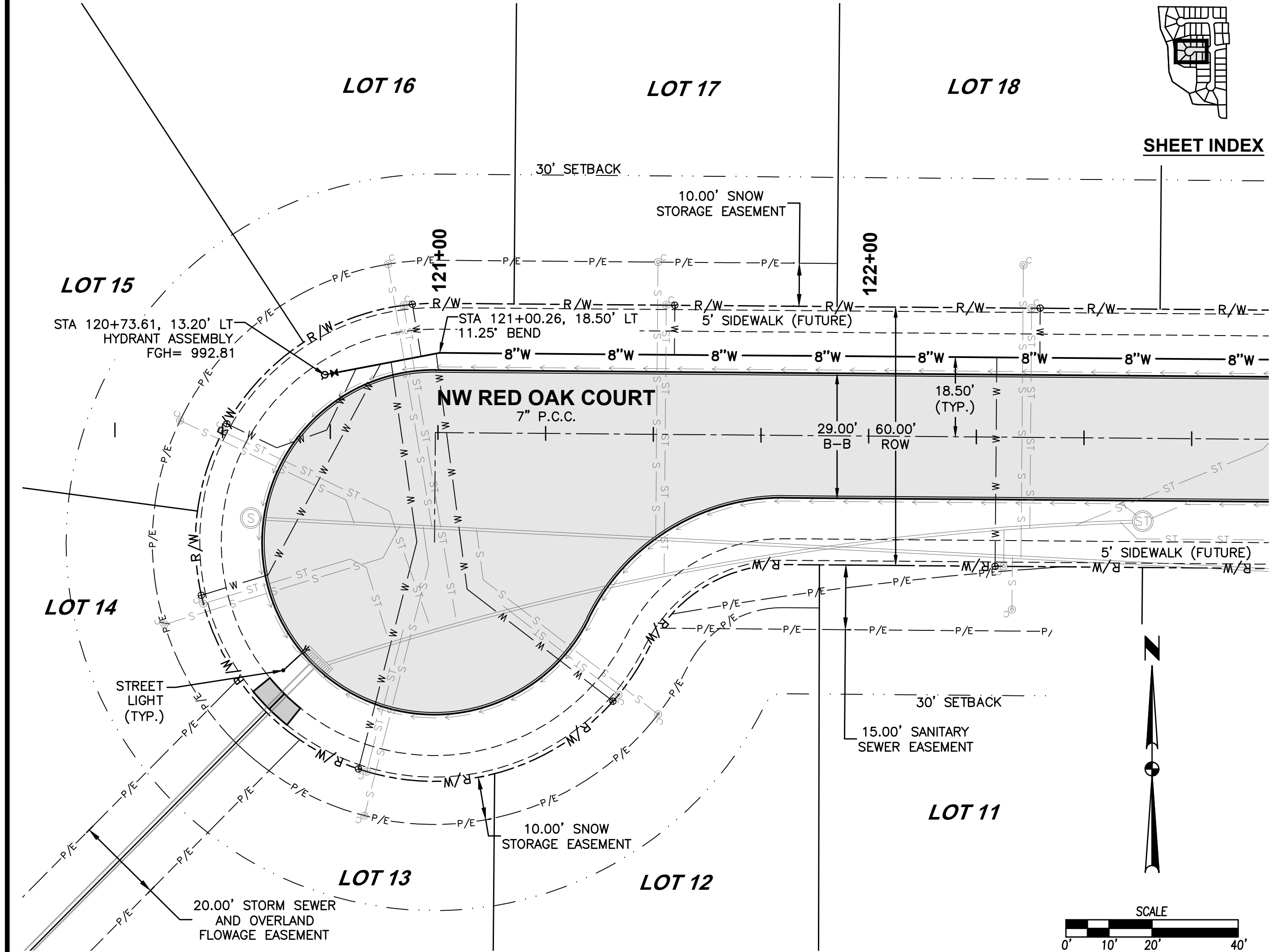
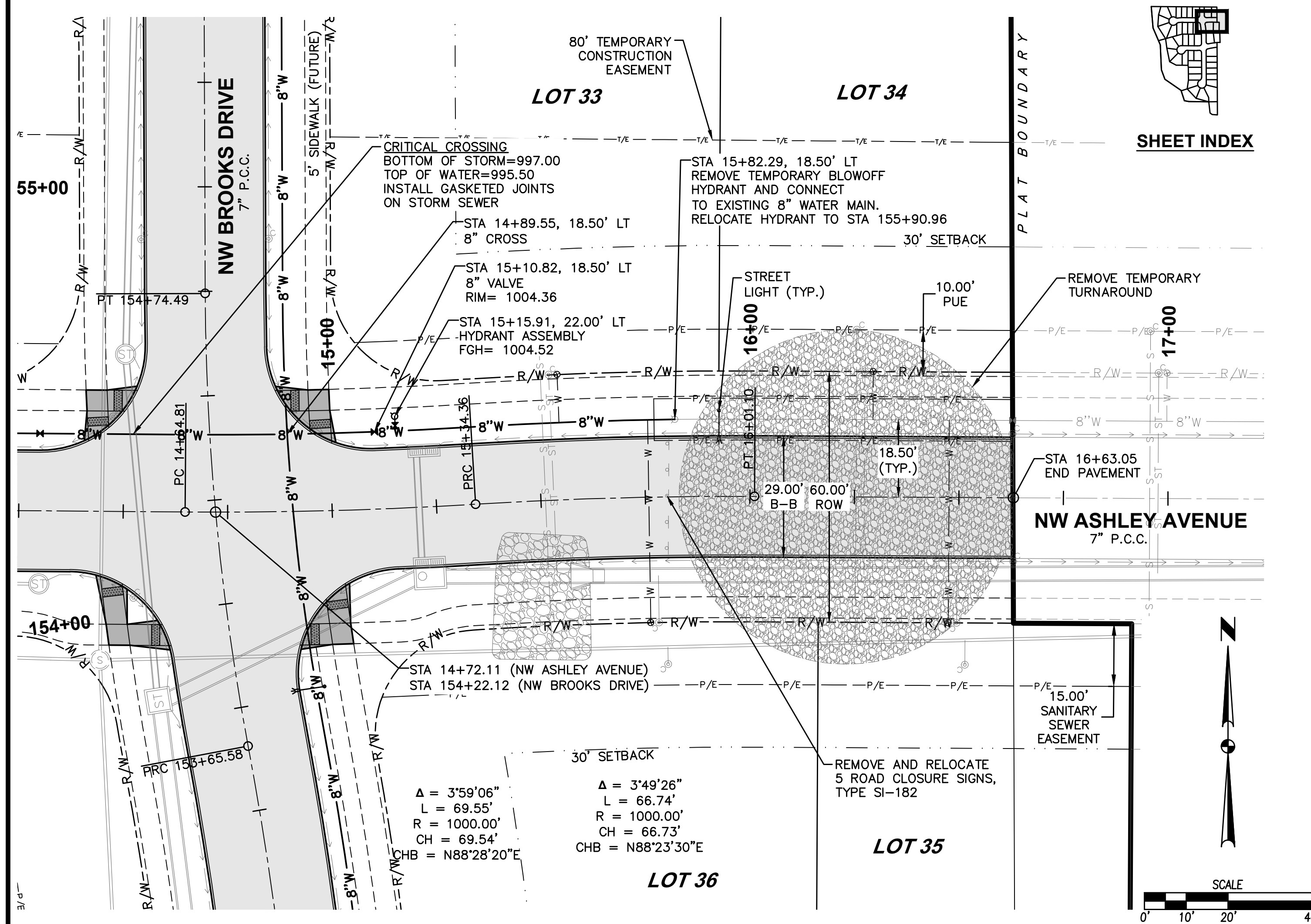
ASHLEY ACRES PLAT 3

WATER MAIN PLAN AND PROFILE

18

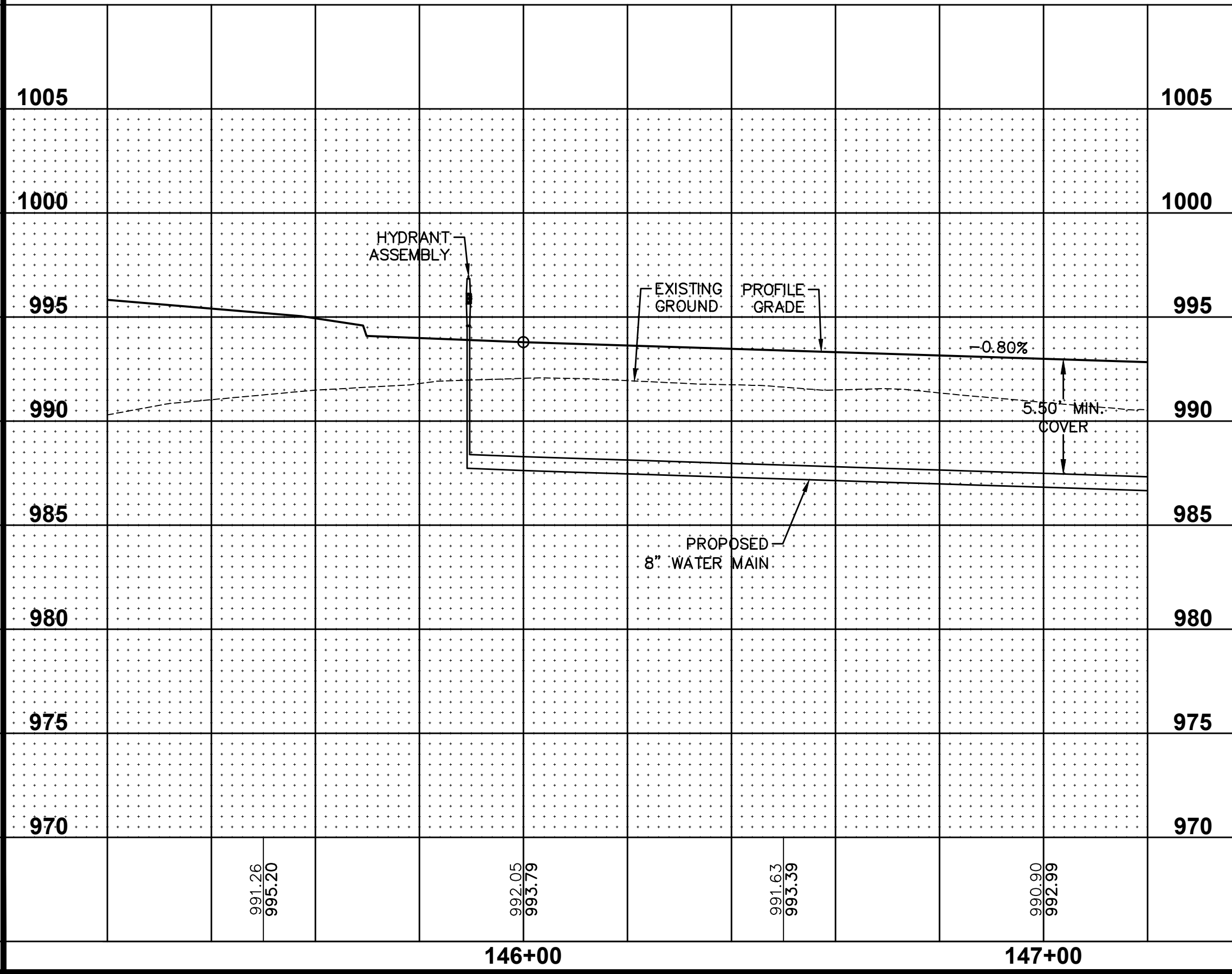
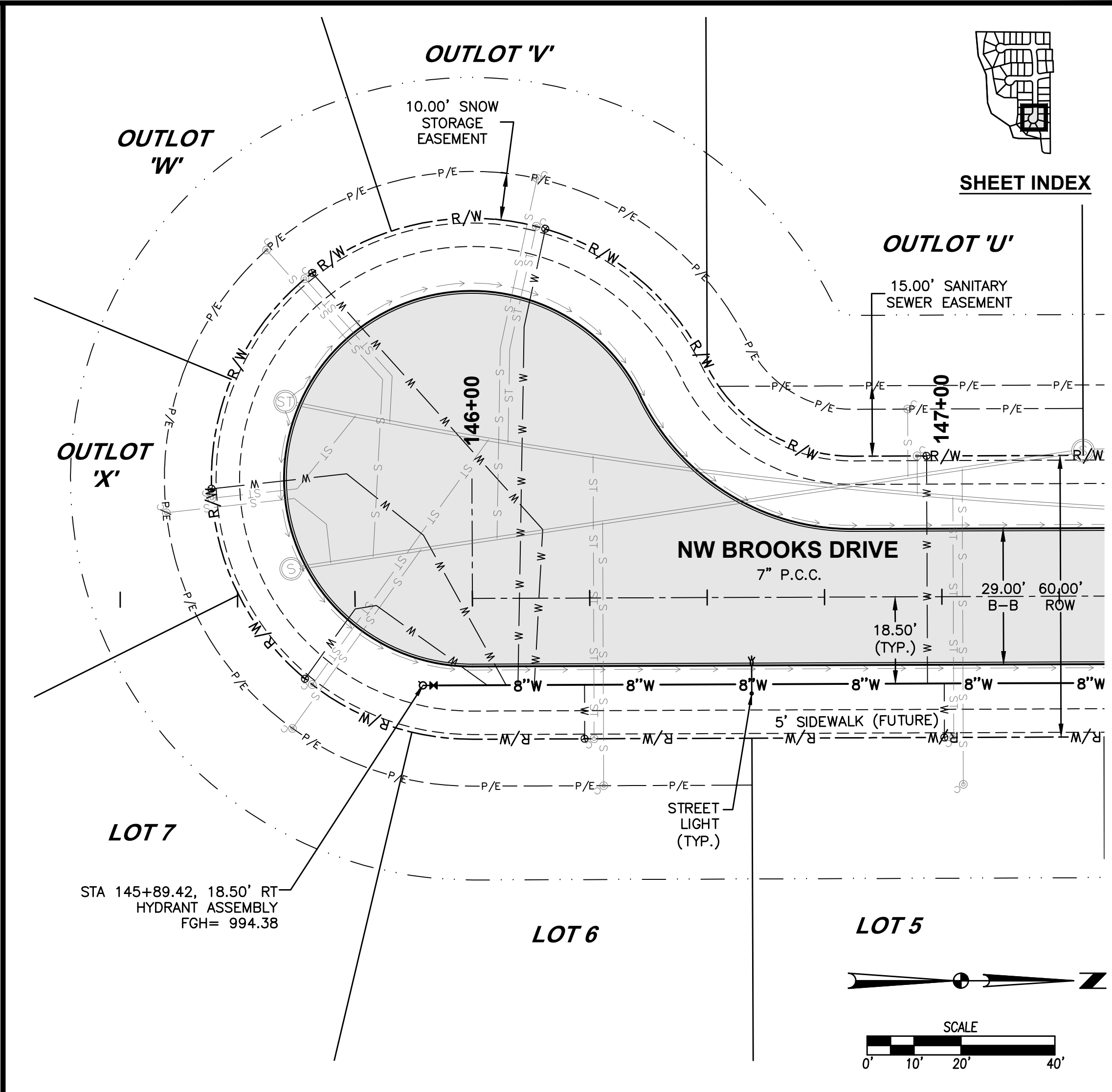
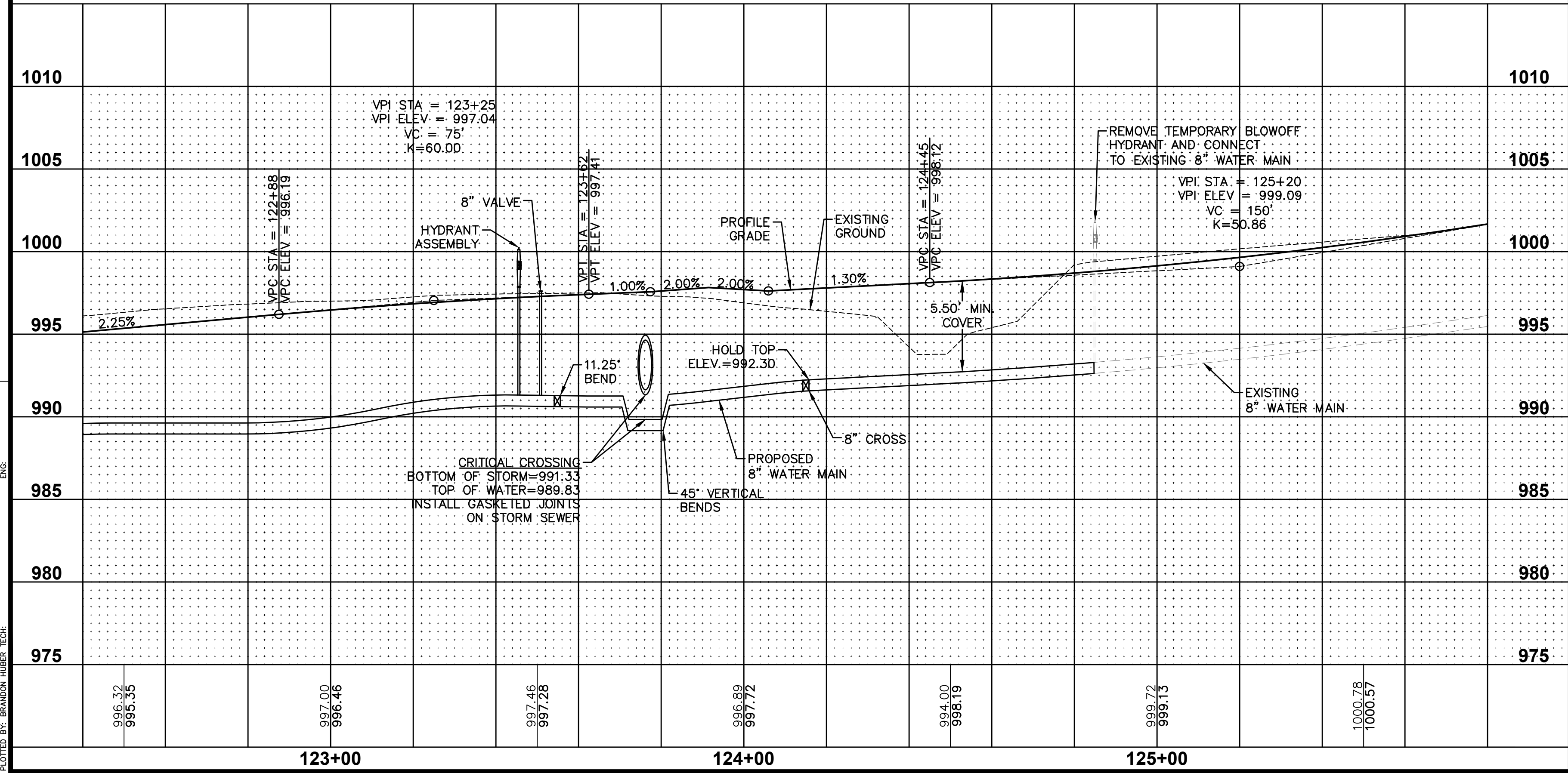
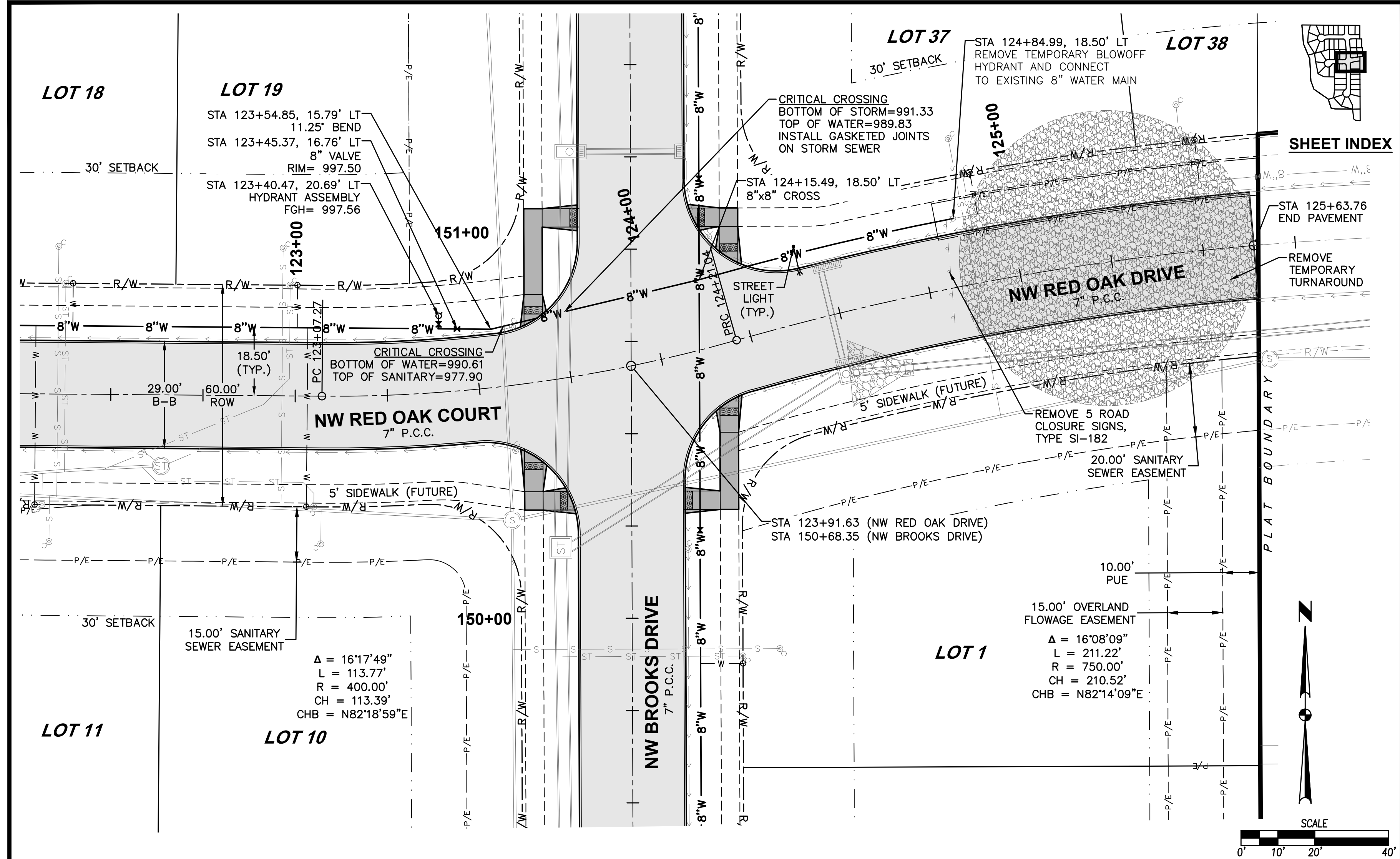
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2106.531



19 27 2106.531		ASHLEY ACRES PLAT 3 WATER MAIN PLAN AND PROFILE WAUKEE, IOWA		CIVIL DESIGN ADVANTAGE		3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: TECH:		AS BUILT'S FINAL SUBMITTAL AS BUILT'S THIRD SUBMITTAL AS BUILT'S SECOND SUBMITTAL AS BUILT'S FIRST SUBMITTAL DATE 04/11/2023 02/17/2023 01/09/2023 11/16/2022	
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PLOTTER: HP DESIGN PLOTTER
PLOTTER BY: RANDON HUBER TECH



DATE

04/11/2023

AS BUILT'S FINAL SUBMITTAL

02/17/2023

AS BUILT'S SECOND SUBMITTAL

01/06/2023

AS BUILT'S FIRST SUBMITTAL

11/16/2022

REVISIONS

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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER:

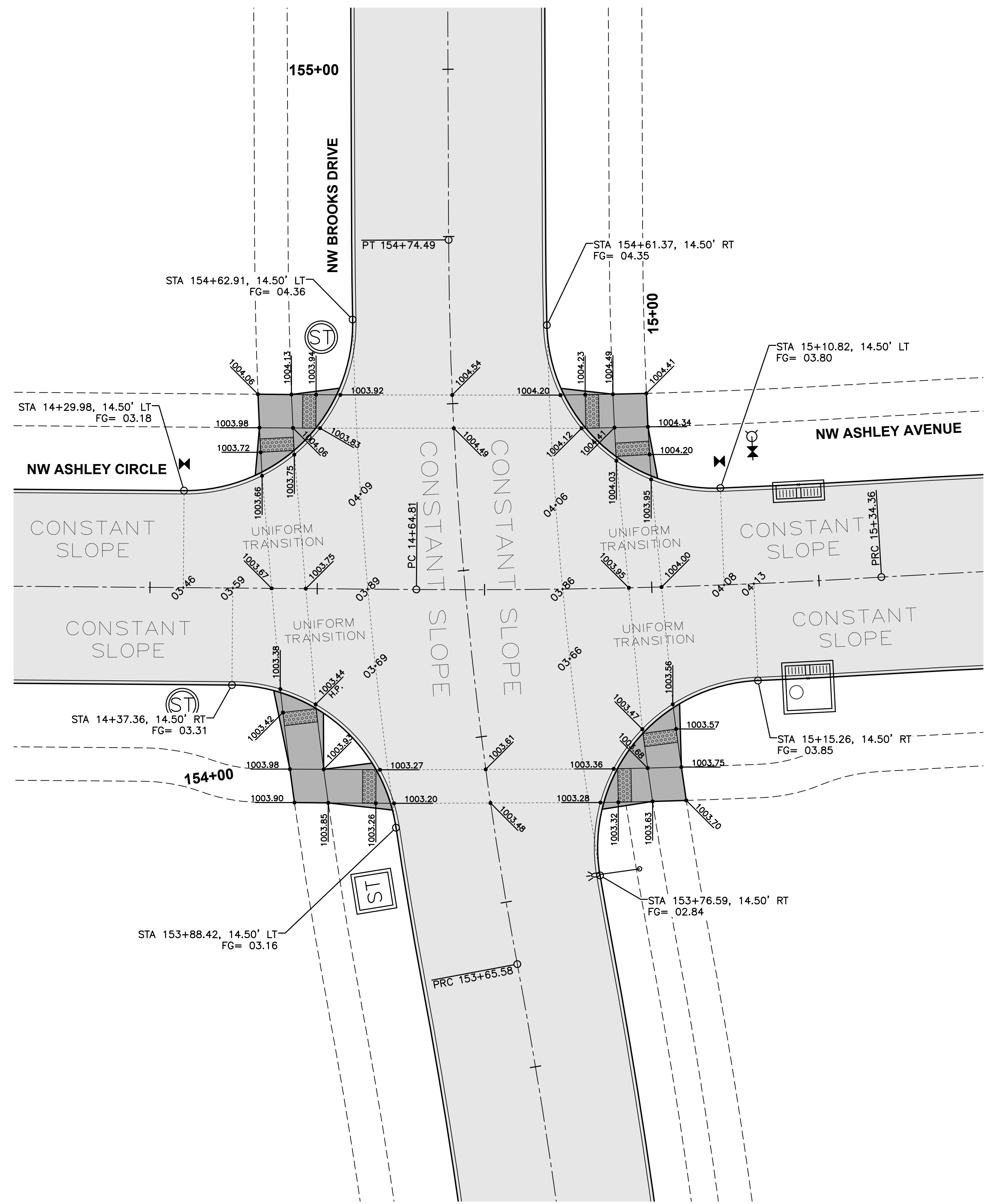
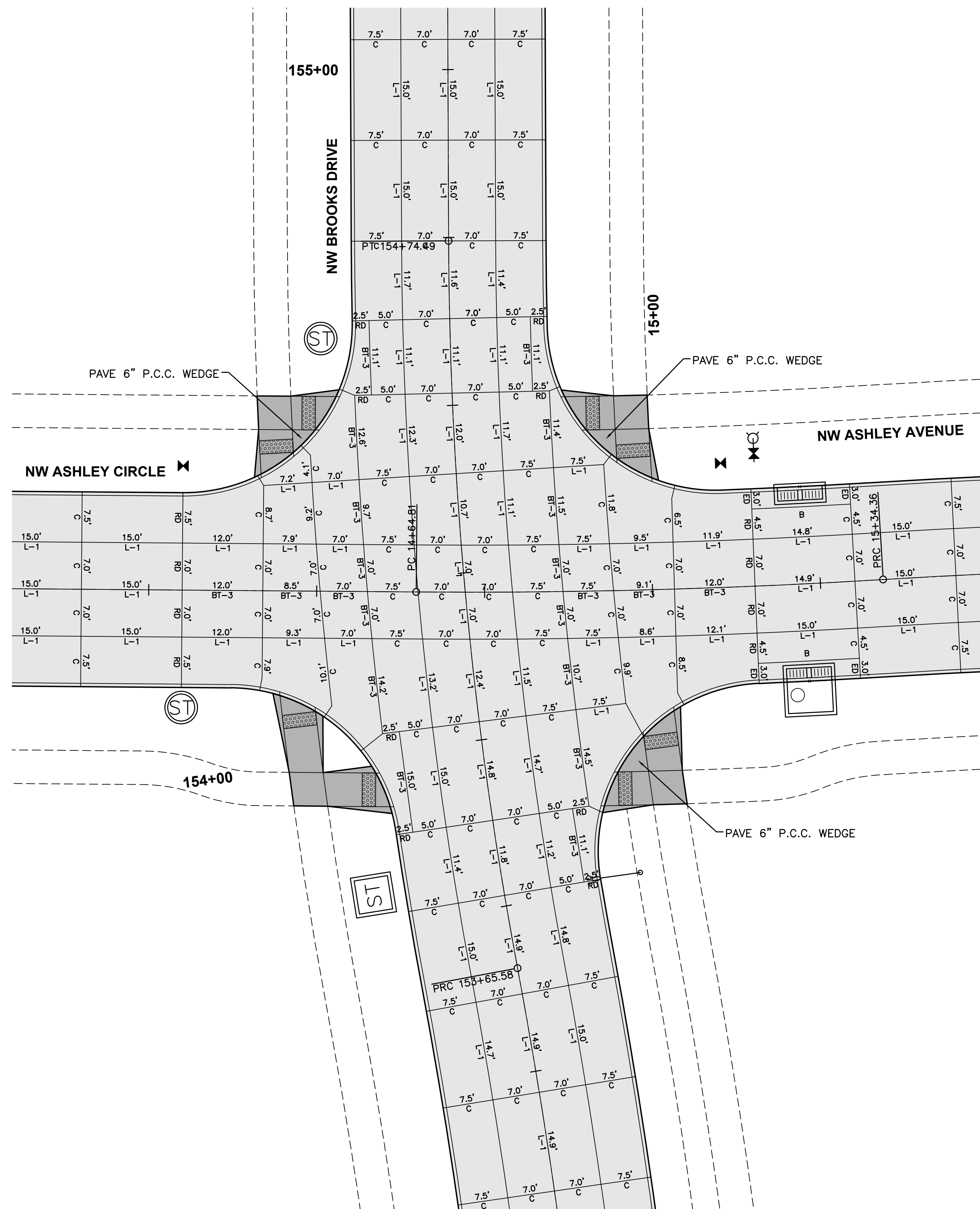
ASHLEY ACRES PLAT 3

WATER MAIN PLAN AND PROFILE

20

27

2106.531

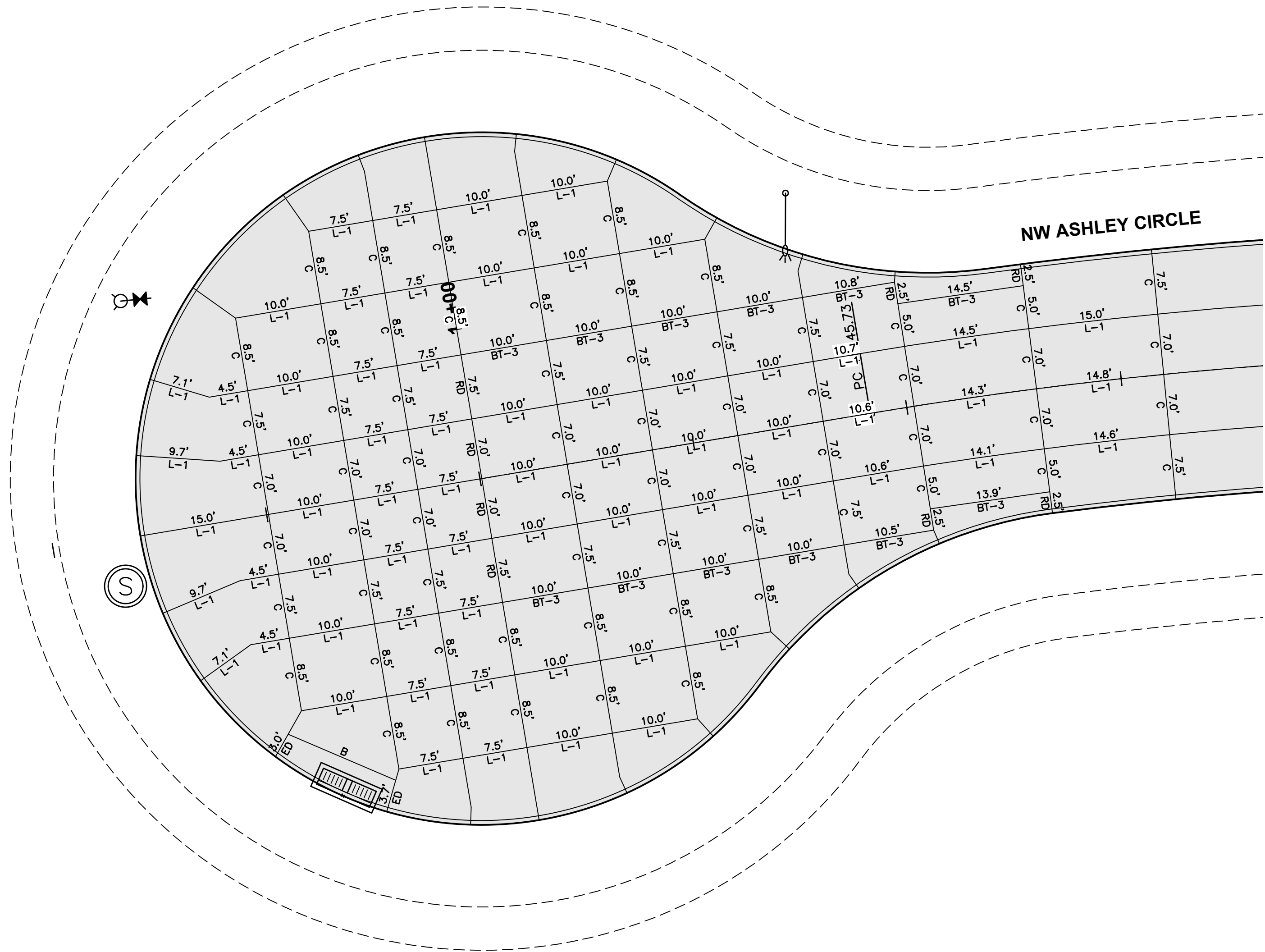


JOINTING LAYOUT

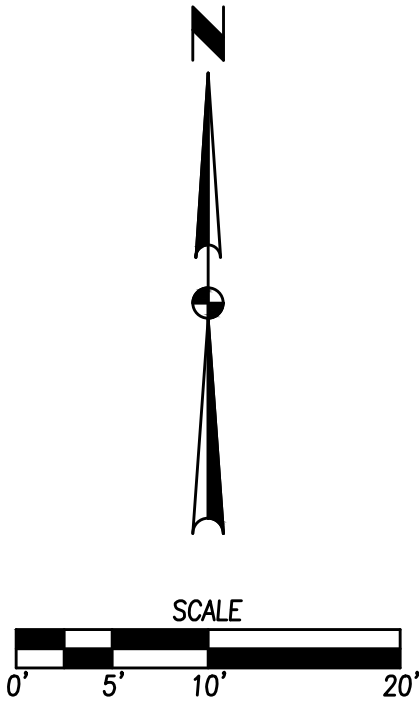
GEOMETRICS AND STAKING LAYOUT

NOTES:

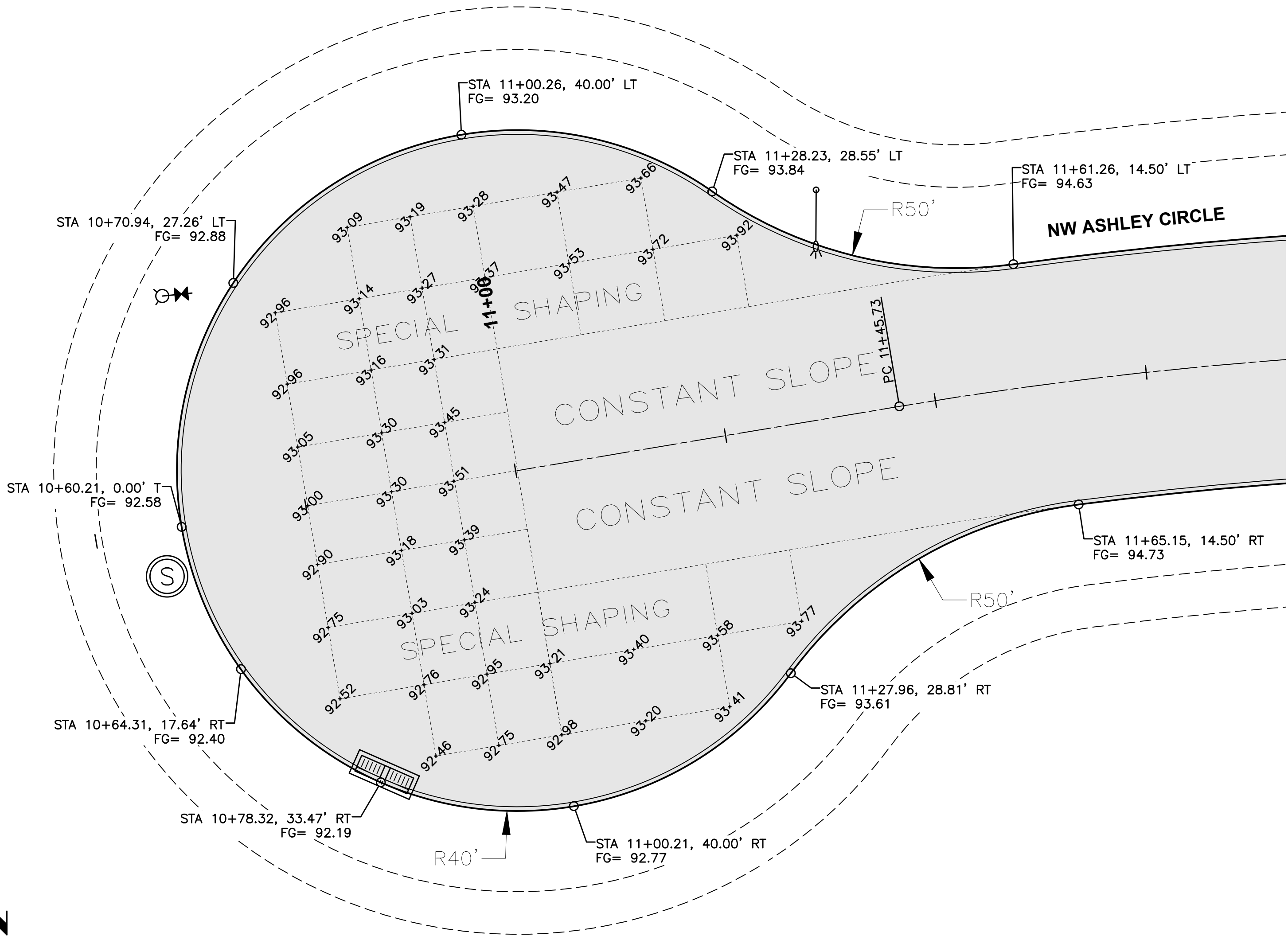
- NOTES:**
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 2. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
 3. ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO MATCH PROJECT DATUM.



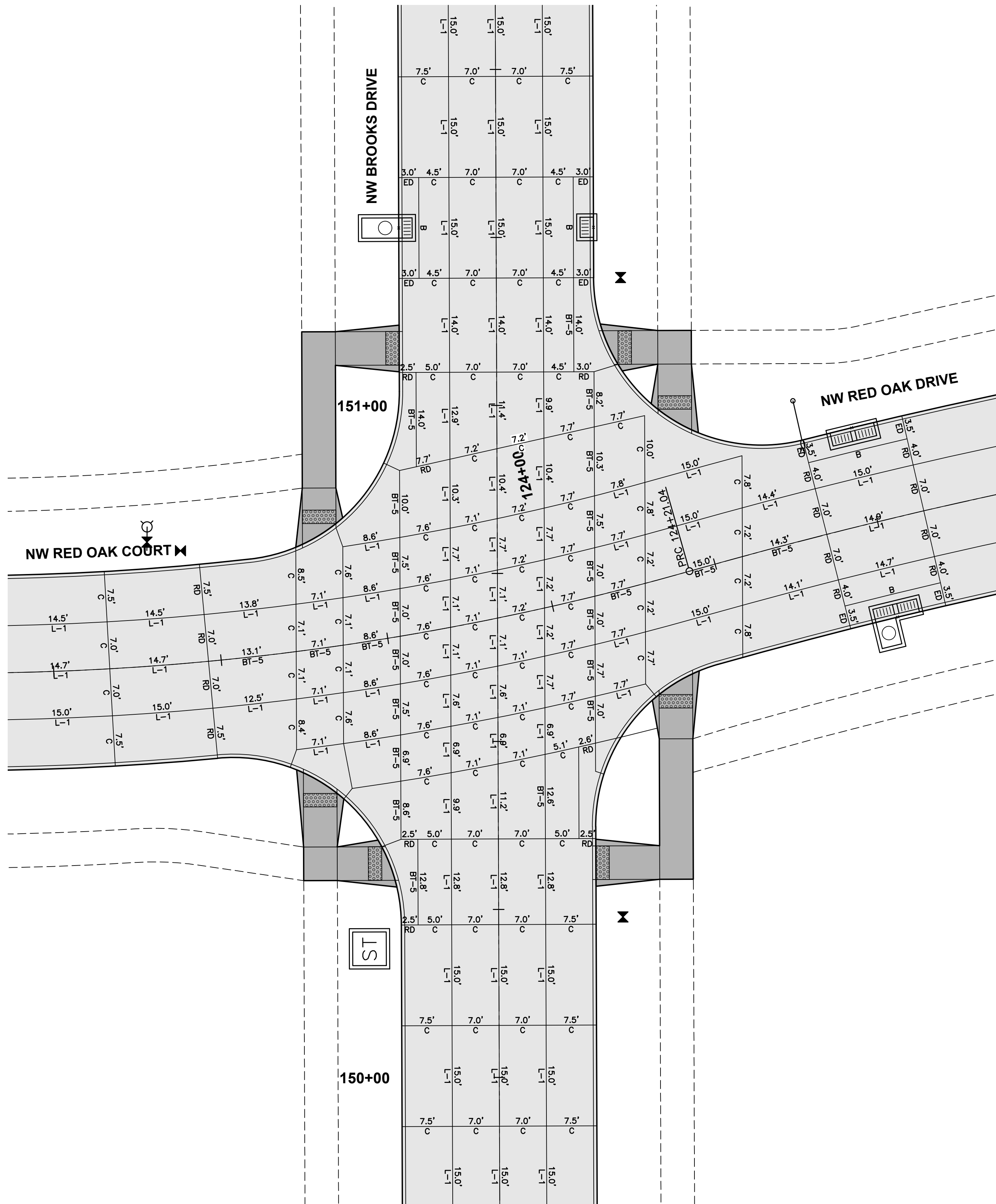
JOINTING LAYOUT



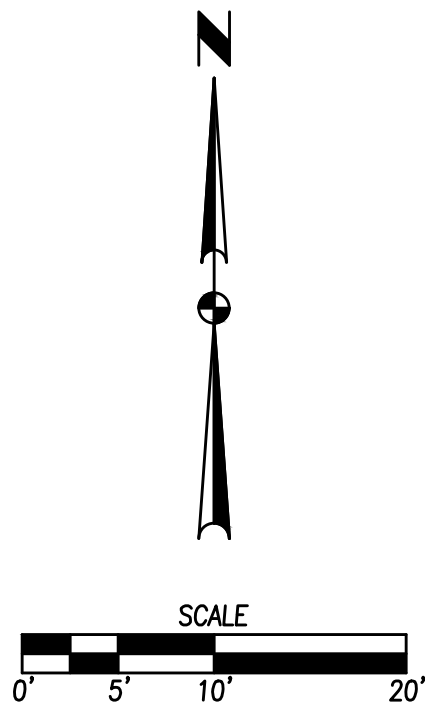
- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
 - ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO MATCH PROJECT DATUM.



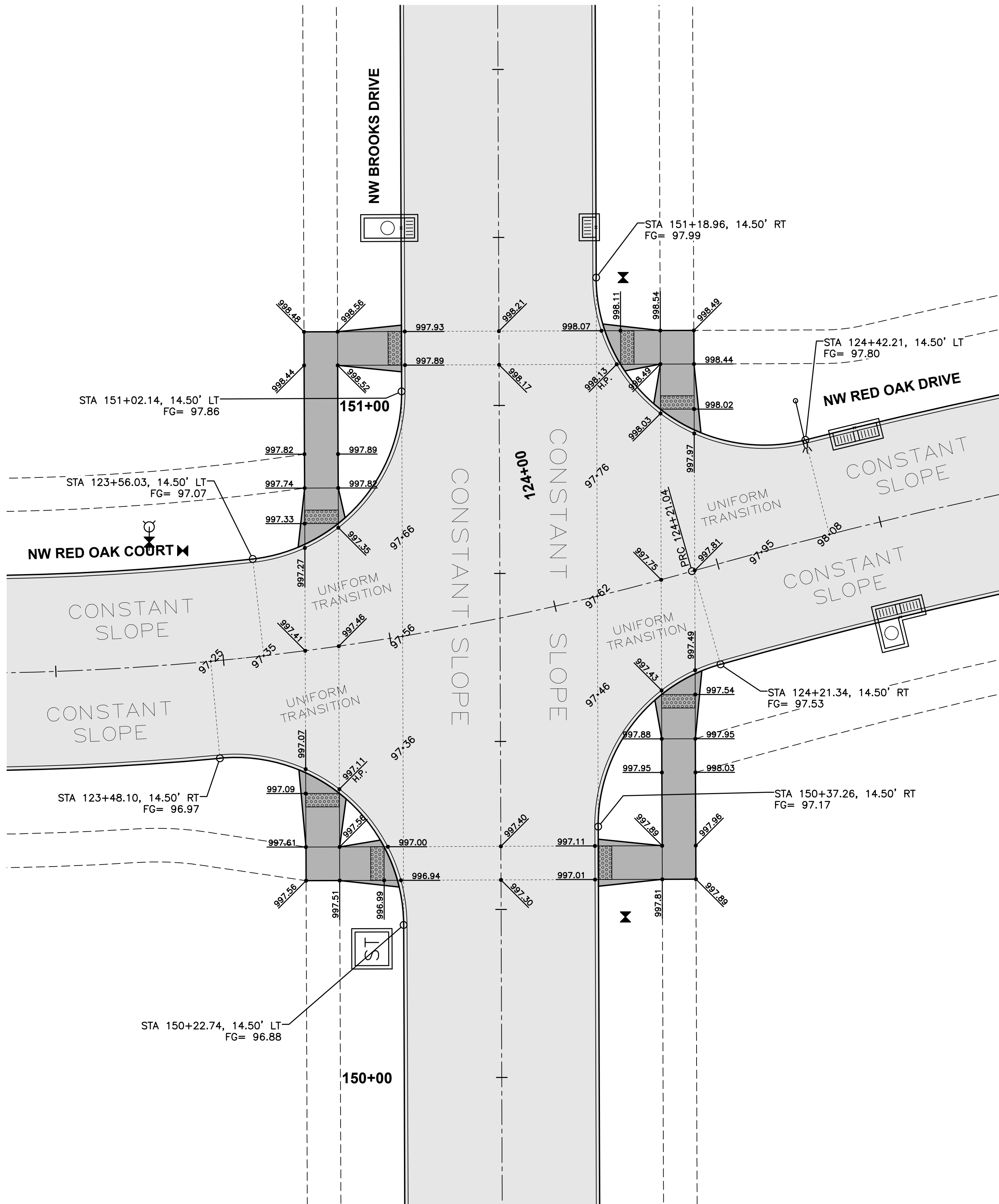
GEOMETRICS AND STAKING LAYOUT



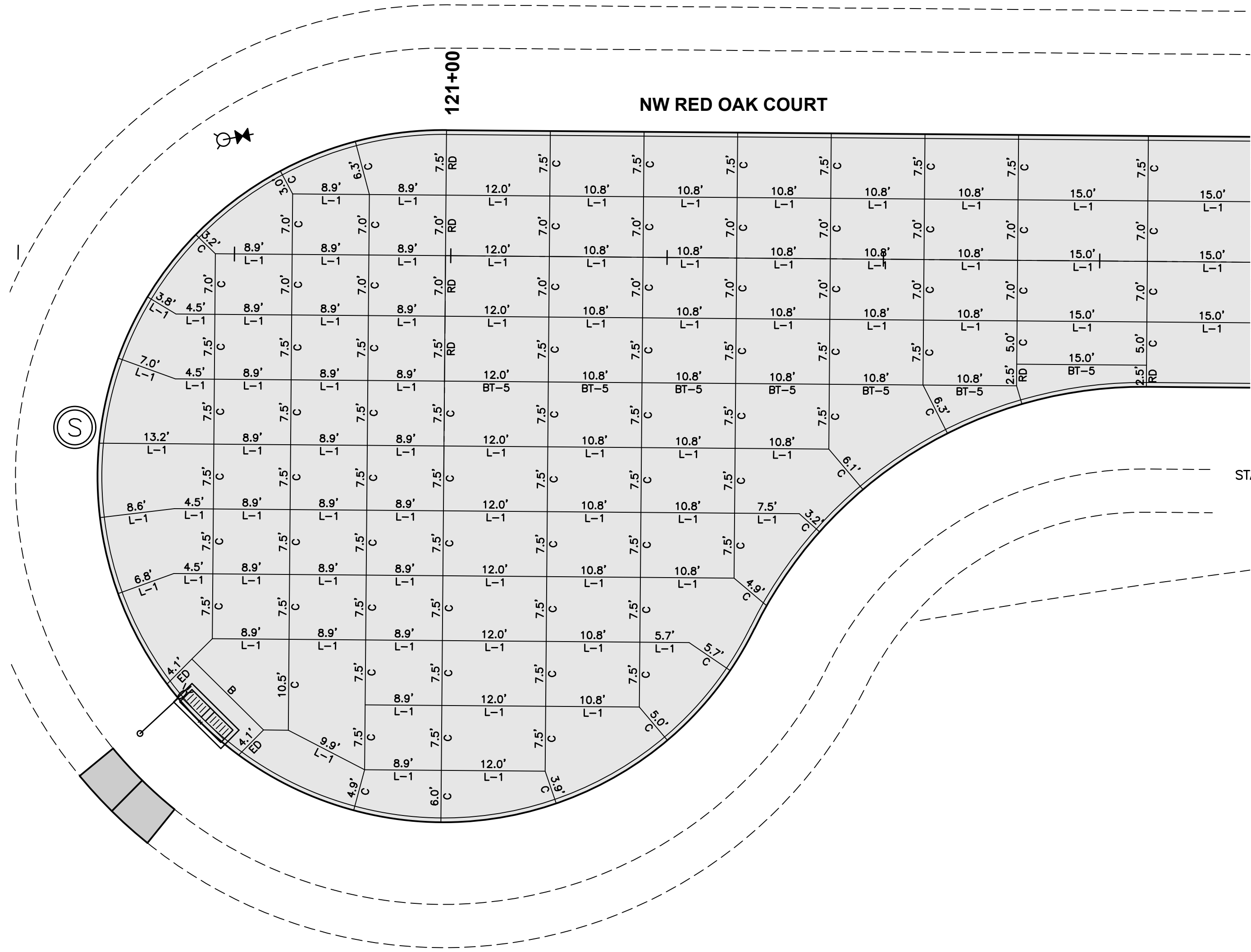
JOINTING LAYOUT



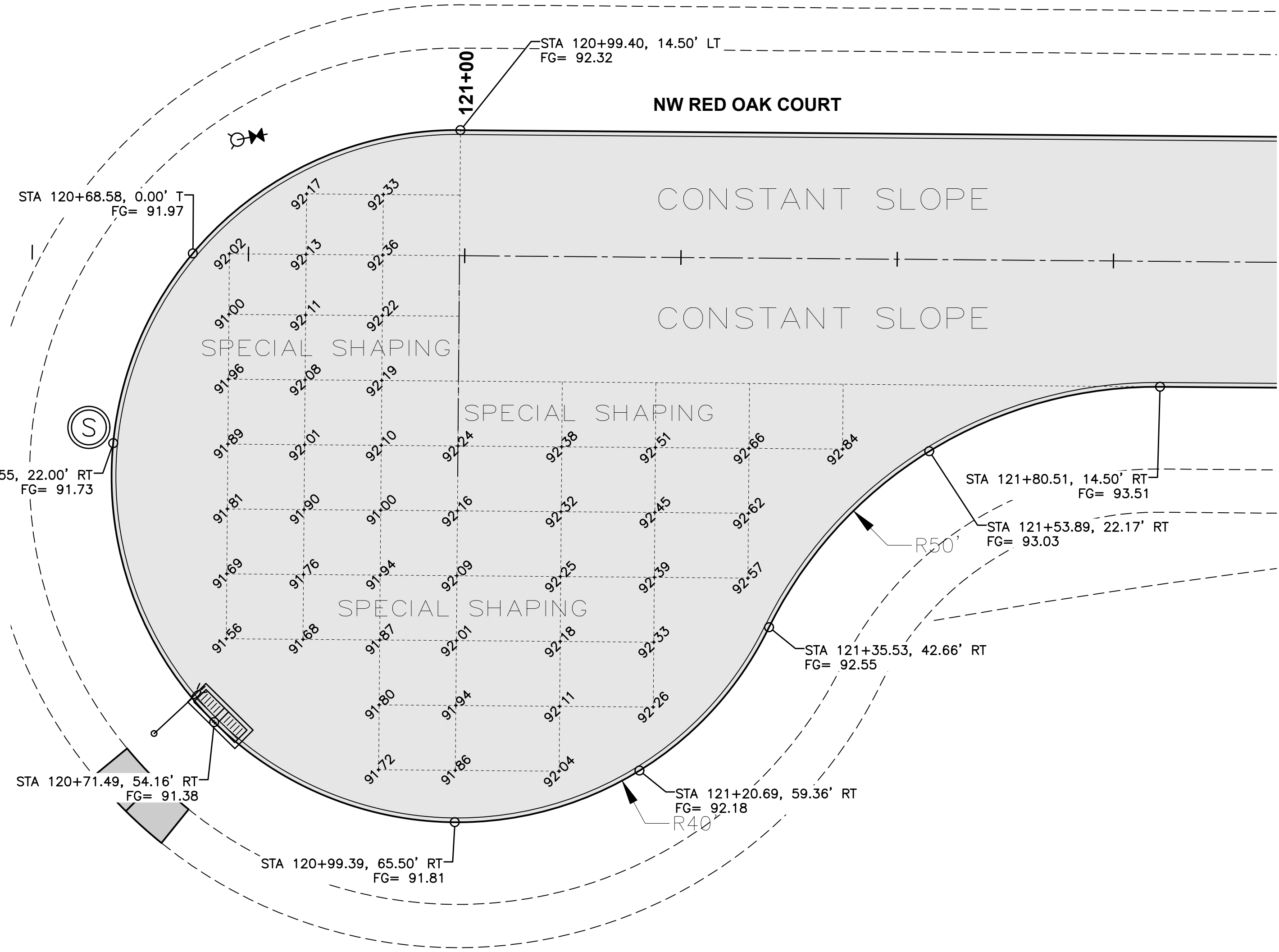
- NOTES:
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 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
 - ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO MATCH PROJECT DATUM.



GEOMETRICS AND STAKING LAYOUT

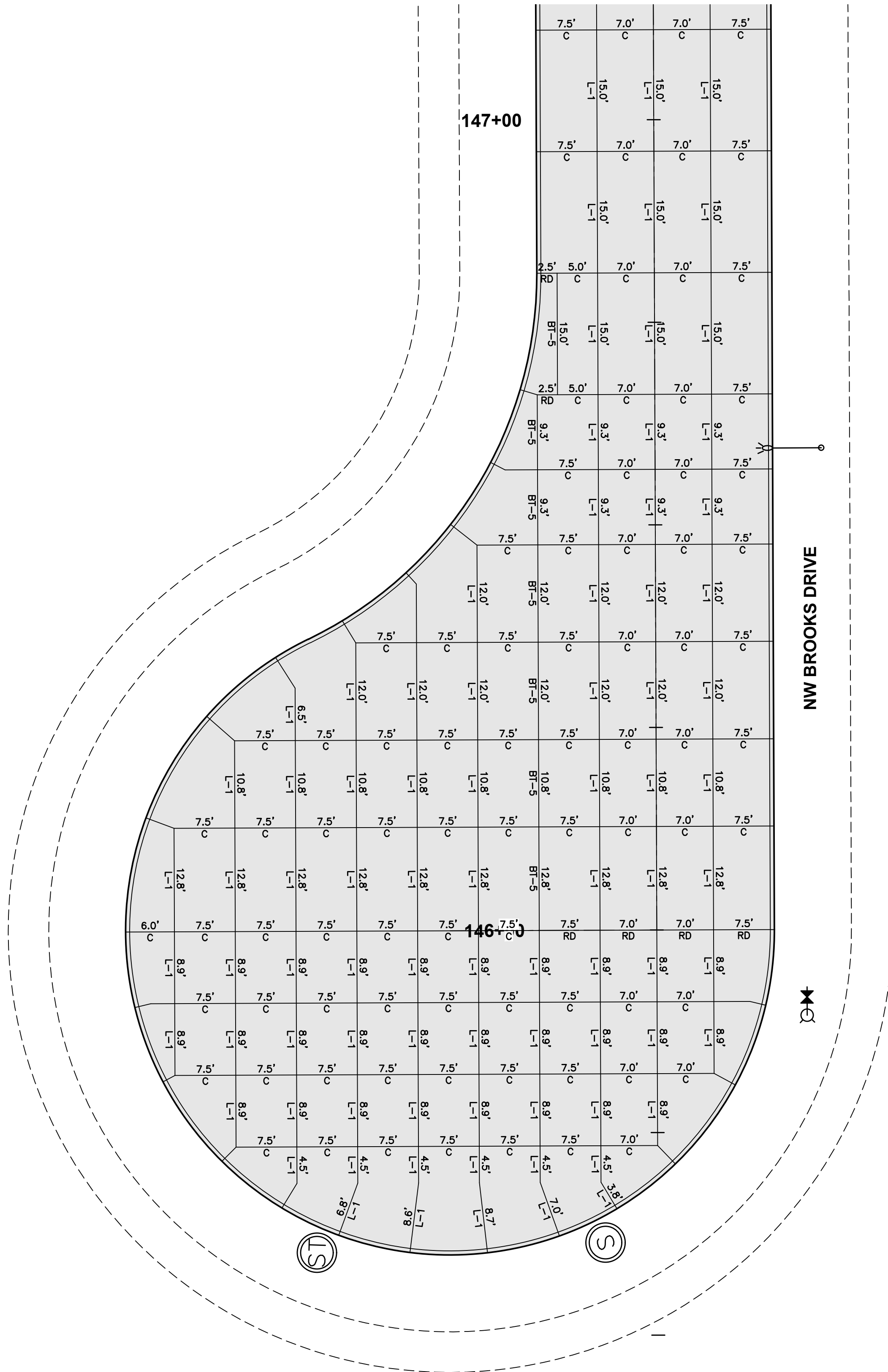


JOINTING LAYOUT

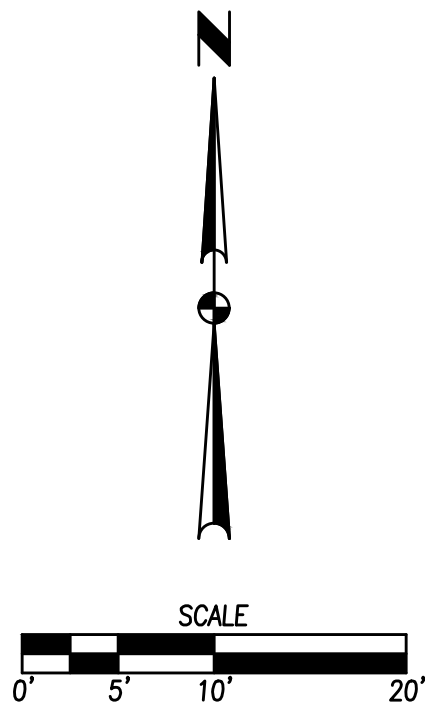


GEOMETRICS AND STAKING LAYOUT

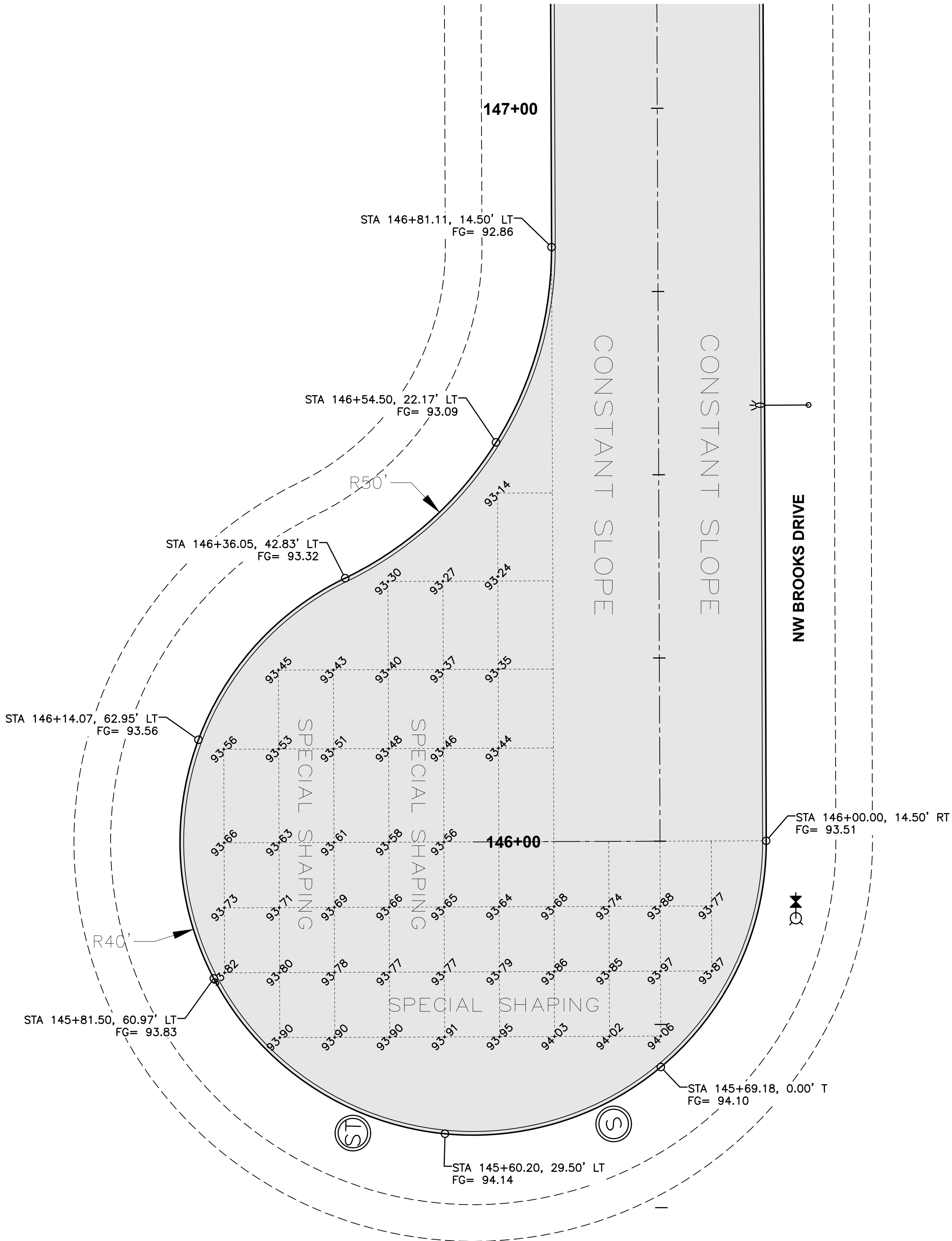
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 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
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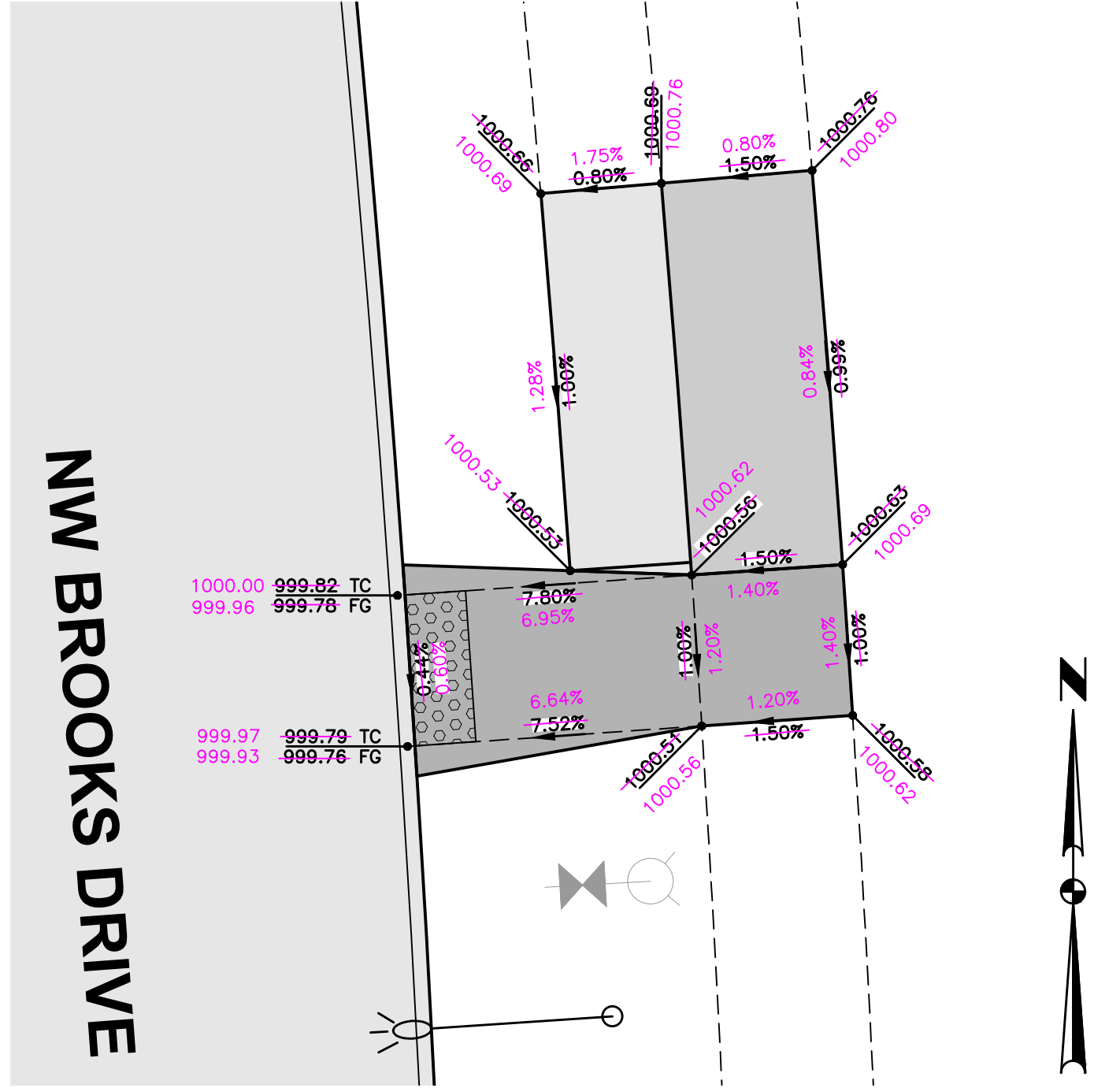
JOINTING LAYOUT



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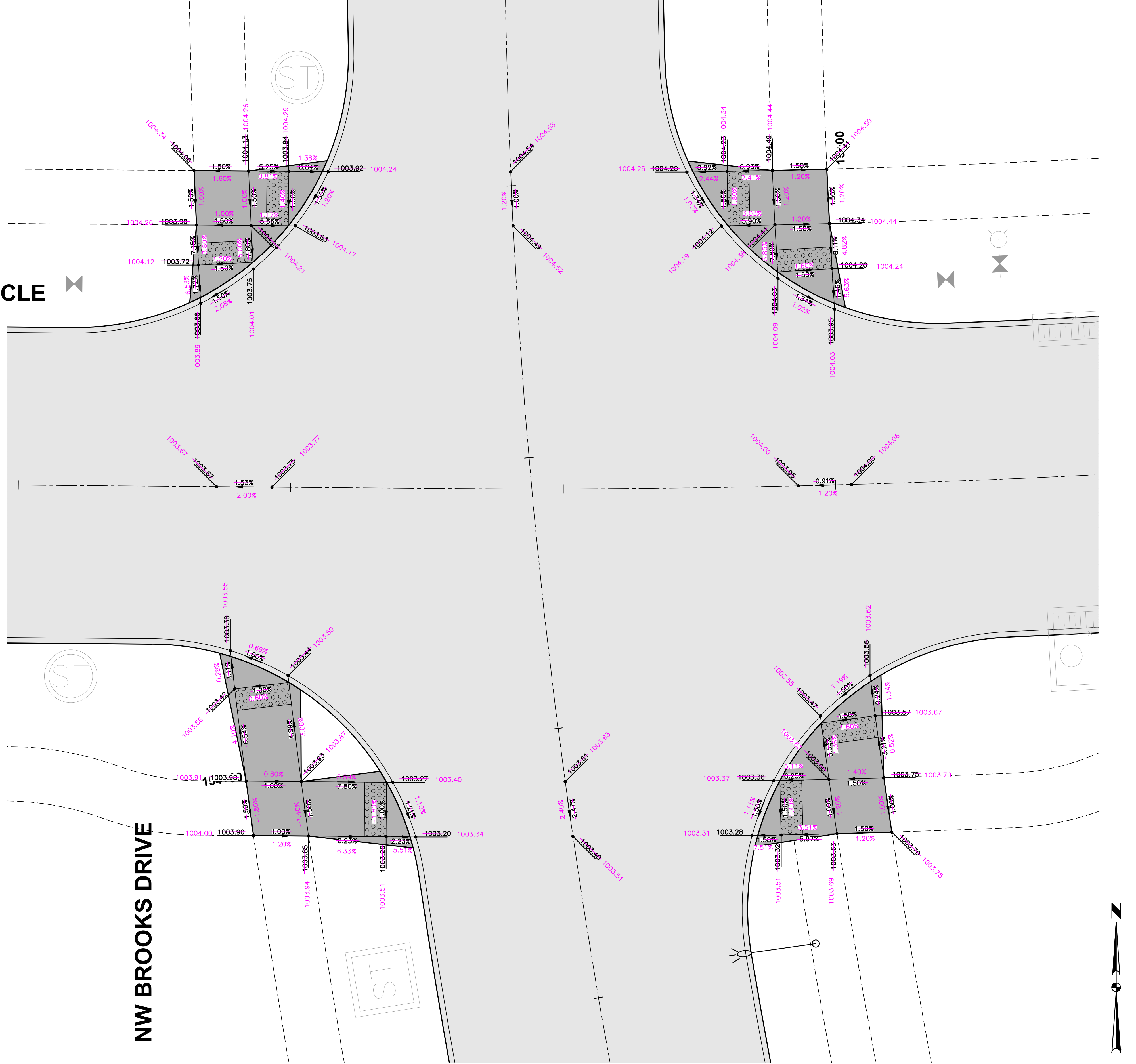


GEOMETRICS AND STAKING LAYOUT

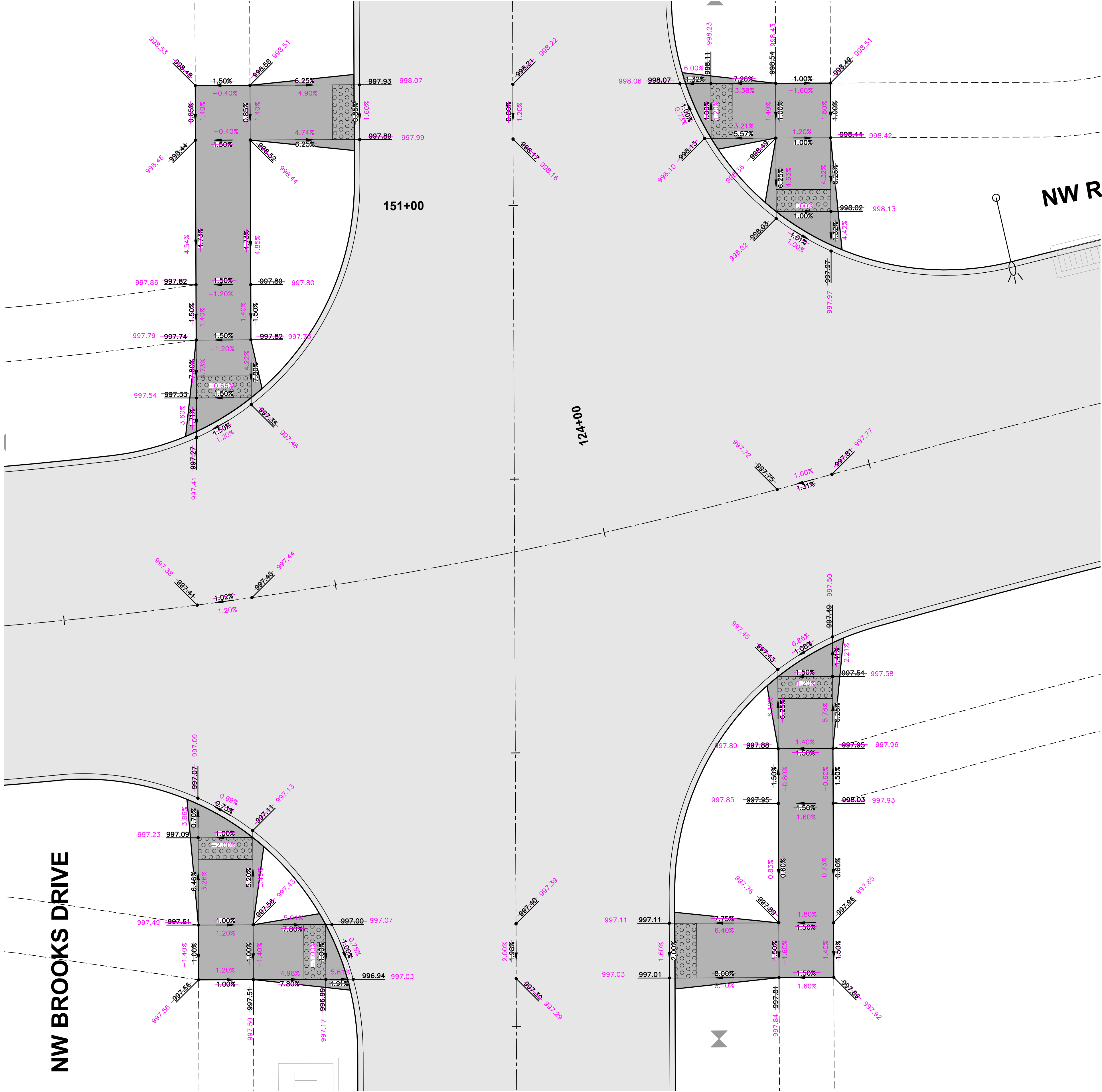


NW ASHLEY CIRCLE

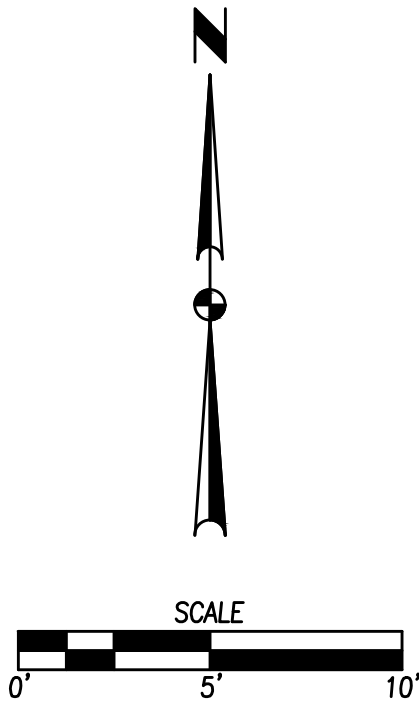
NW BROOKS DRIVE



NW BROOKS DRIVE



NW RED OAK DRIVE



ASHLEY ACRES PLAT 3
SIDEWALK RAMP AS-BUILTS

WAUKEE, IOWA



CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:

REVISIONS

DATE	REVISIONS
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