

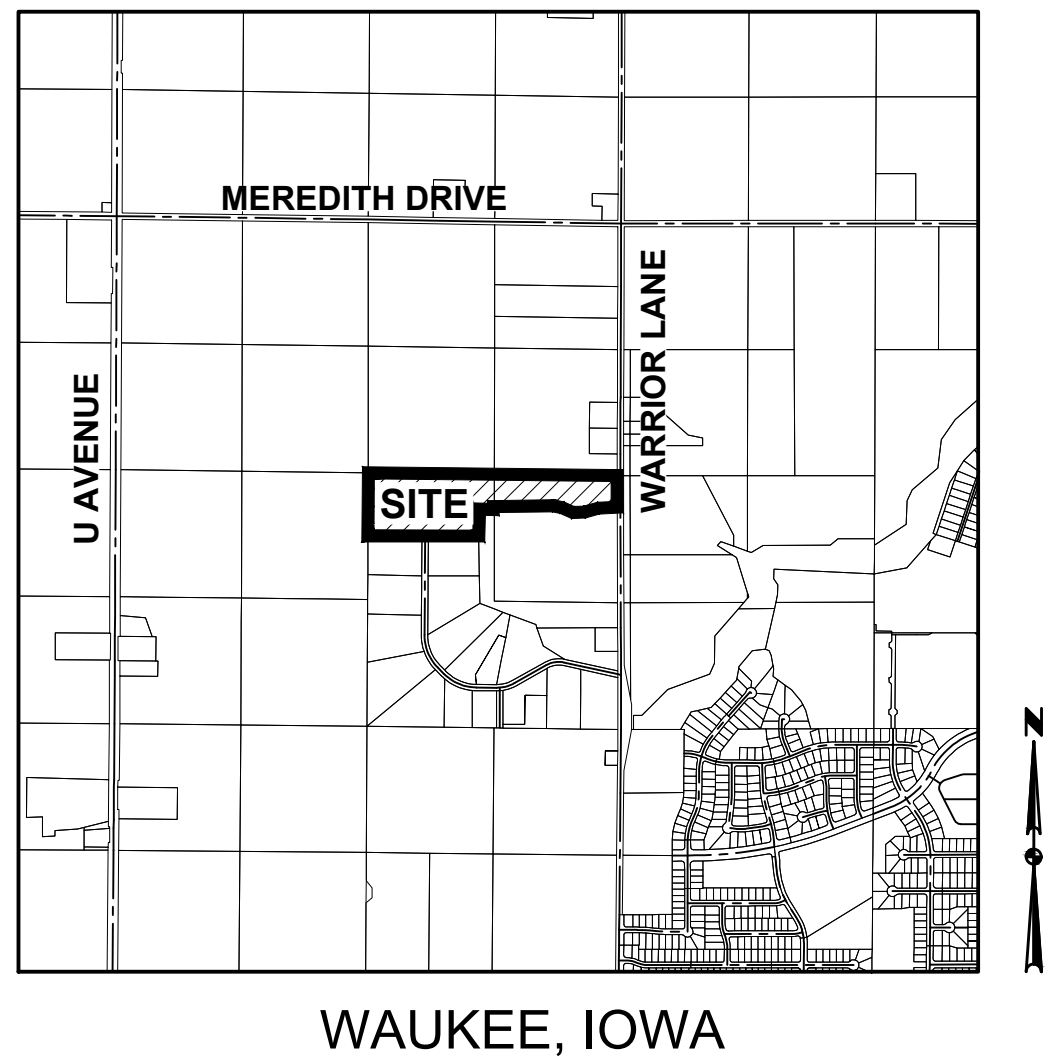
CONSTRUCTION PLANS FOR:

ASHLEY ACRES PLAT 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



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:	06/23/2021
SECOND SUBMITTAL:	07/20/2021
THIRD SUBMITTAL:	08/10/2021
FOURTH SUBMITTAL:	08/31/2021
FIFTH SUBMITTAL:	09/14/2021
FINAL SUBMITTAL:	12/14/2021
AS-BUILTS:	02/17/2023

ZONING

R-2: ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

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

UTILITY WARNING

ANY 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.

NOTES

- ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE WAUKEE ENGINEERING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE WAUKEE ENGINEERING DEPARTMENT.

CONSTRUCTION SCHEDULE

SUMMER 2021 - SUMMER 2022

BENCHMARKS

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

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES AND REFERENCE NOTES
5	GENERAL NOTES AND TRAFFIC CONTROL NOTES
6-7	HYDRANT COVERAGE PLAN
8-10	GRADING PLAN
11-13	EROSION AND SEDIMENT CONTROL PLAN
14-33	PLAN AND PROFILE
34-36	INTERSECTION DETAILS
37	LANDSCAPE PLAN

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.



1-800-292-8989
www.iowaonecall.com



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2106.434

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	-----S-----S-----S-----S-----
STORM SEWER	-----ST-----ST-----ST-----
STORM SERVICE	-----S-----S-----S-----S-----
WATERMAIN WITH SIZE	-----W-----W-----W-----W-----
WATER SERVICE	-----S-----S-----S-----S-----
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	---TV---TV---
GAS MAIN	---G---G---
FIBER OPTIC	---FO---FO---
UNDERGROUND TELEPHONE	---T---T---
OVERHEAD ELECTRIC	---OE---OE---
UNDERGROUND ELECTRIC	---E---E---
FIELD TILE	---TILE---
SANITARY SEWER WITH SIZE	---8"S---
STORM SEWER WITH SIZE	---15"ST---
WATER MAIN WITH SIZE	---8"W---

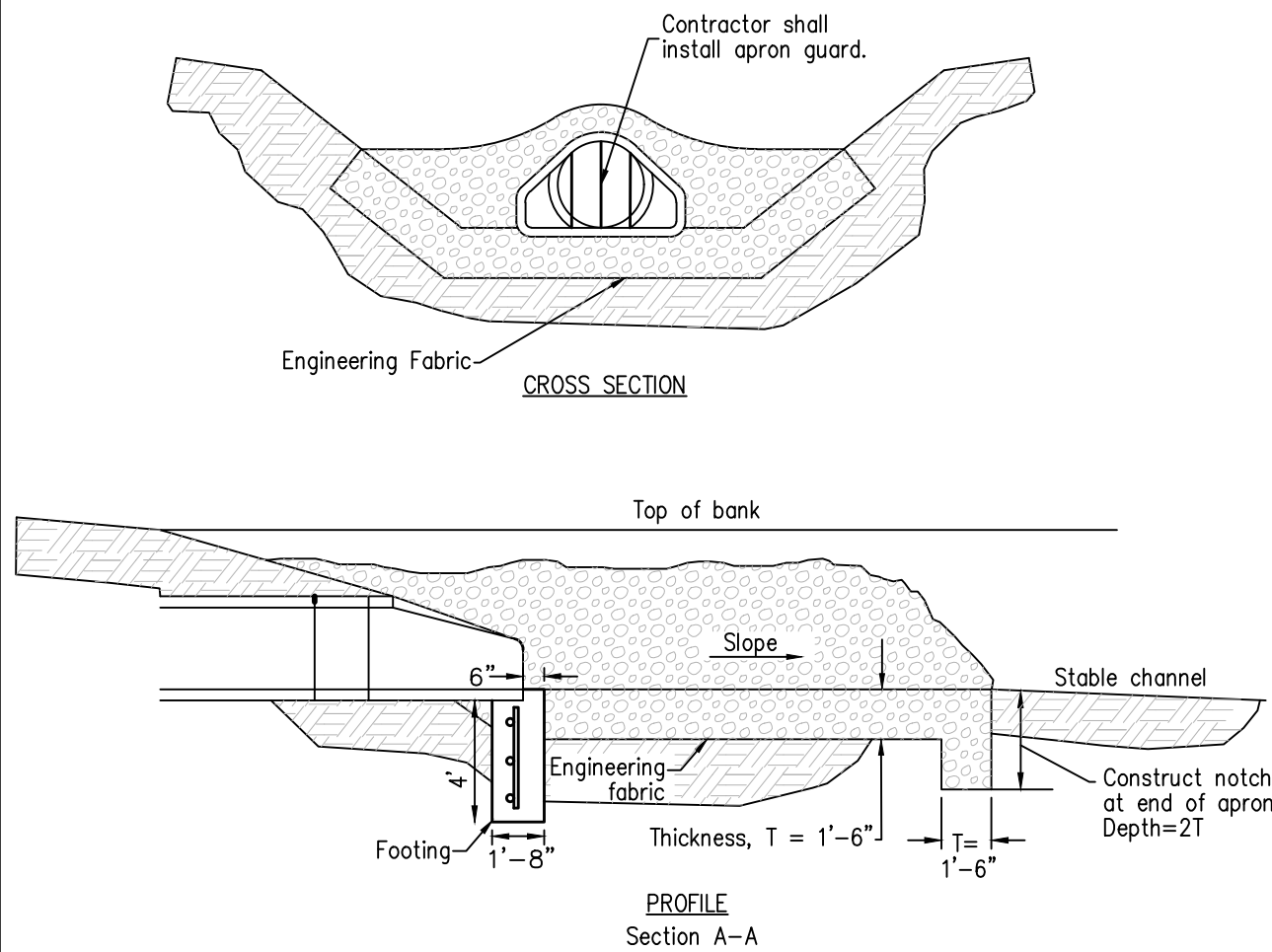
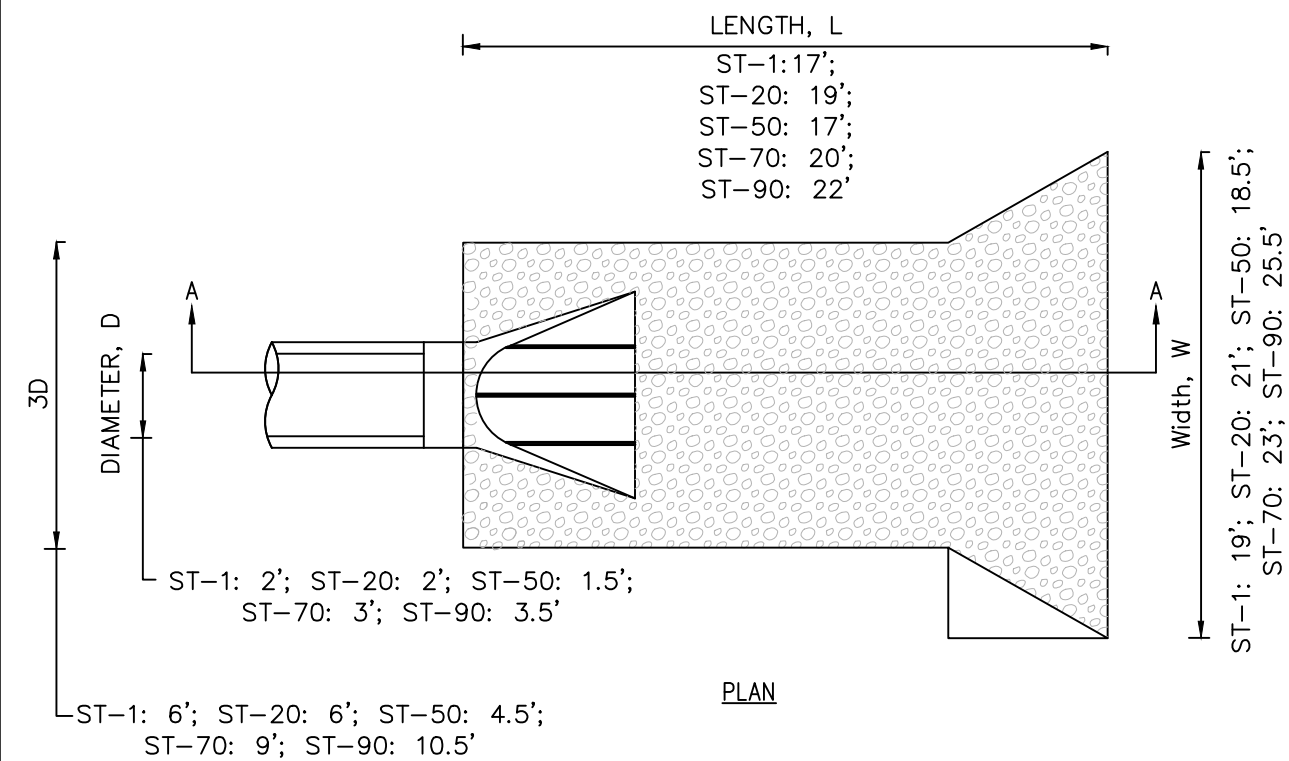
REFER TO THE CONSTRUCTION MATERIALS TESTING GEOTECHNICAL ENGINEERING INVESTIGATION REPORT NO. 202084AWW FOR THE GEOTECHNICAL REQUIREMENTS.

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.

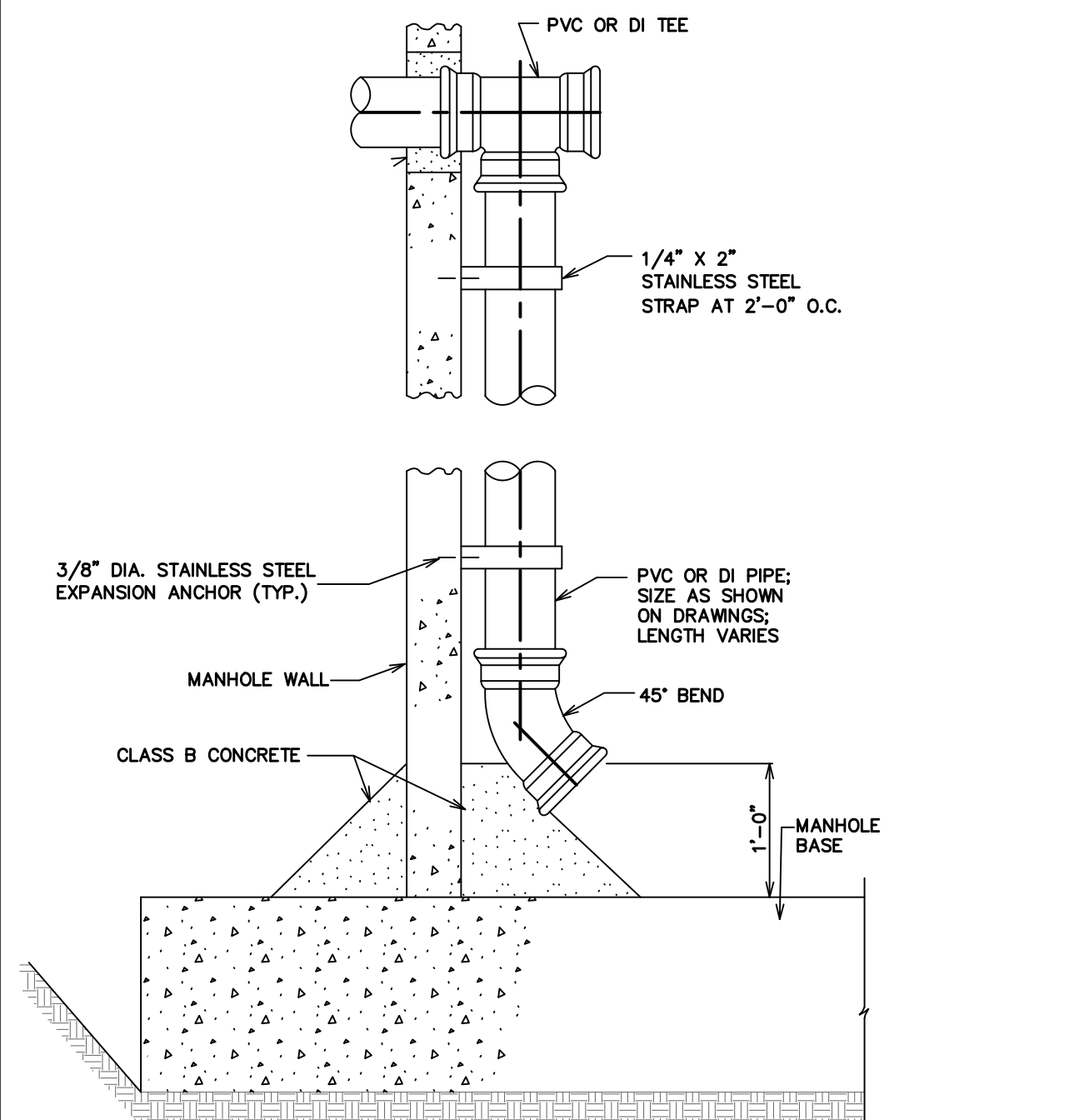
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
	2023-02-19 RYAN A. HARDISTY, P.E. DATE
LICENSE NUMBER 20811 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS	



- NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
 2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

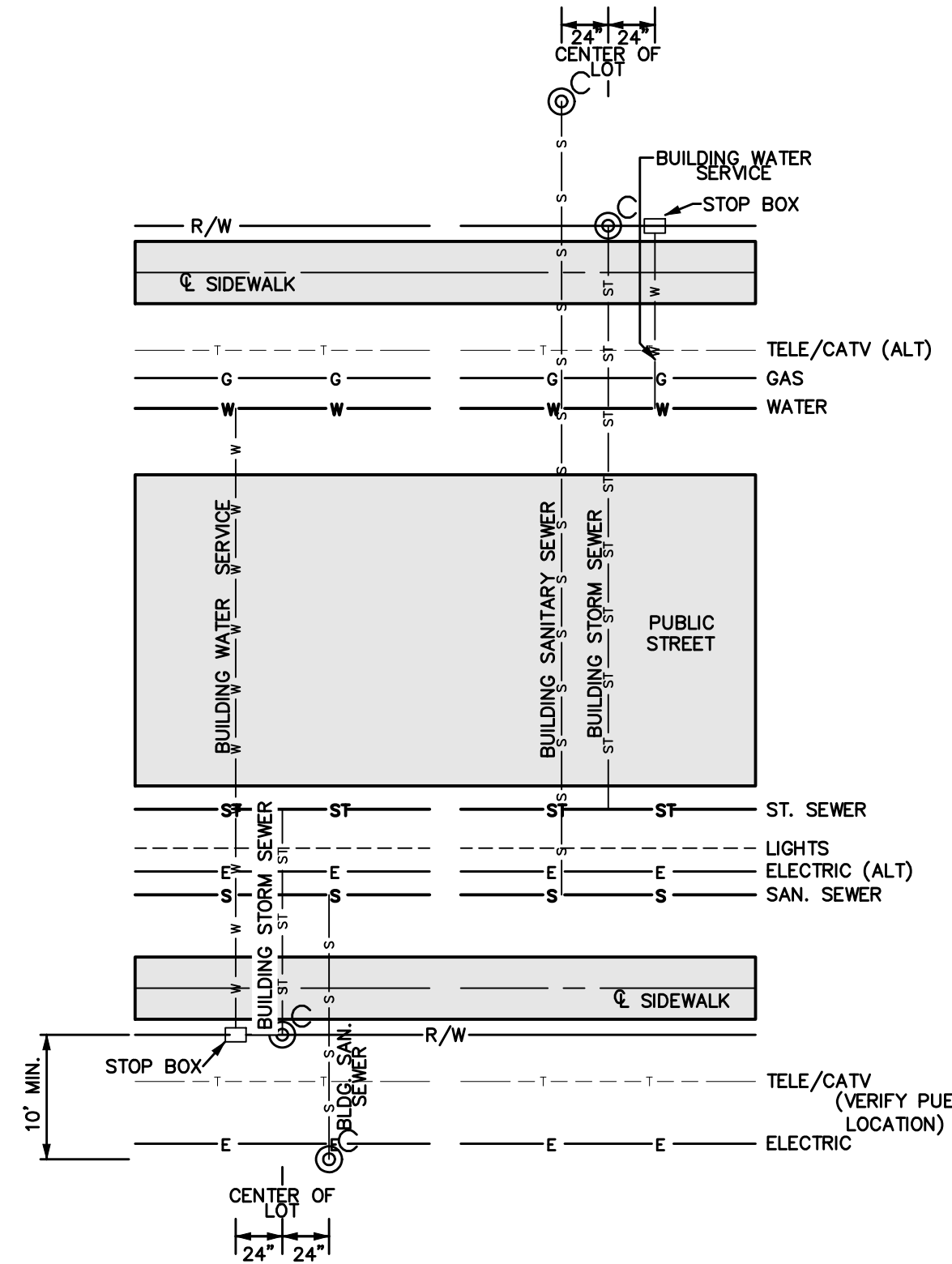
ROCK APRON FOR PIPE OUTLET

NOT TO SCALE



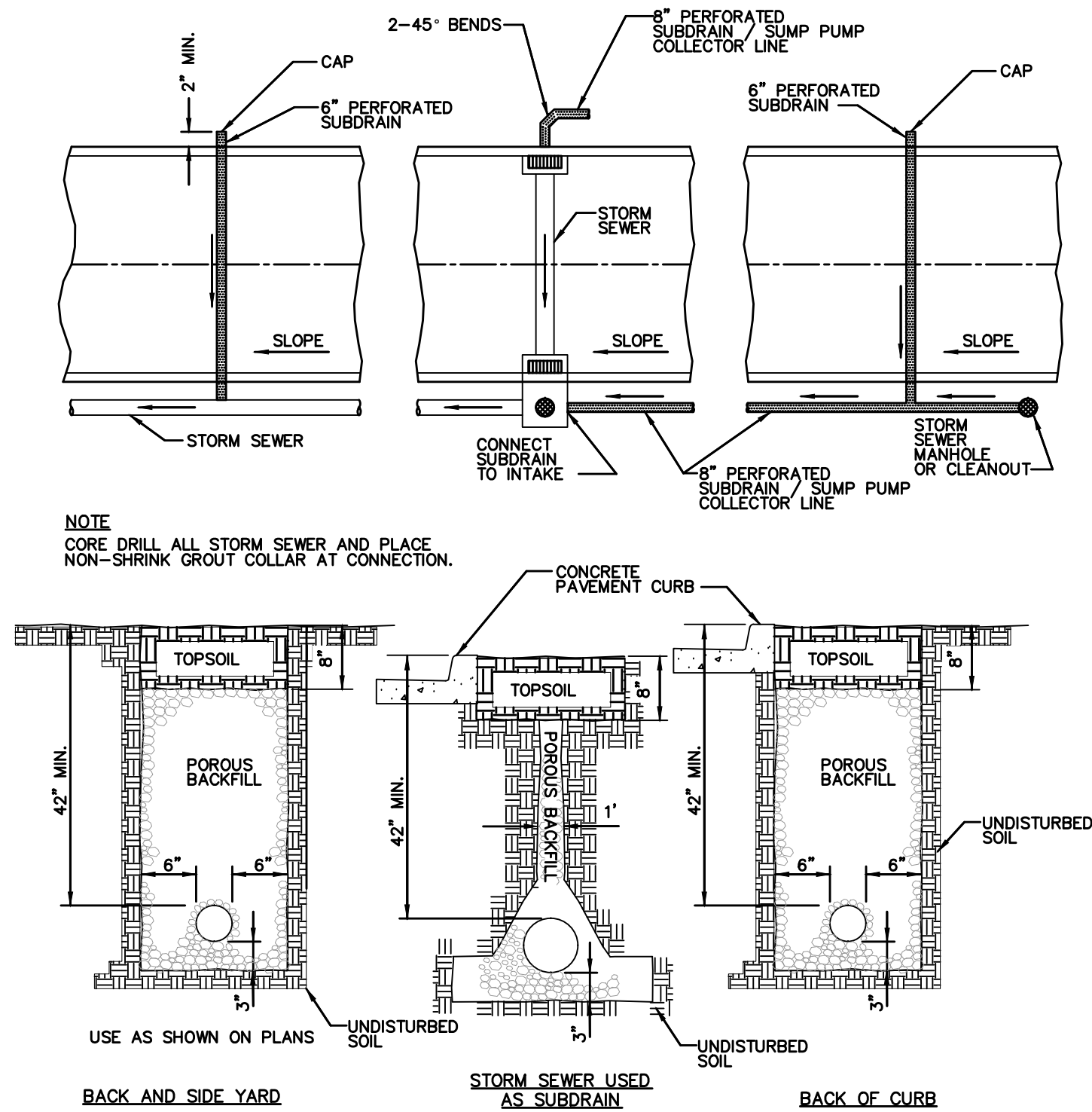
INTERNAL DROP CONNECTION DETAIL

NOT TO SCALE



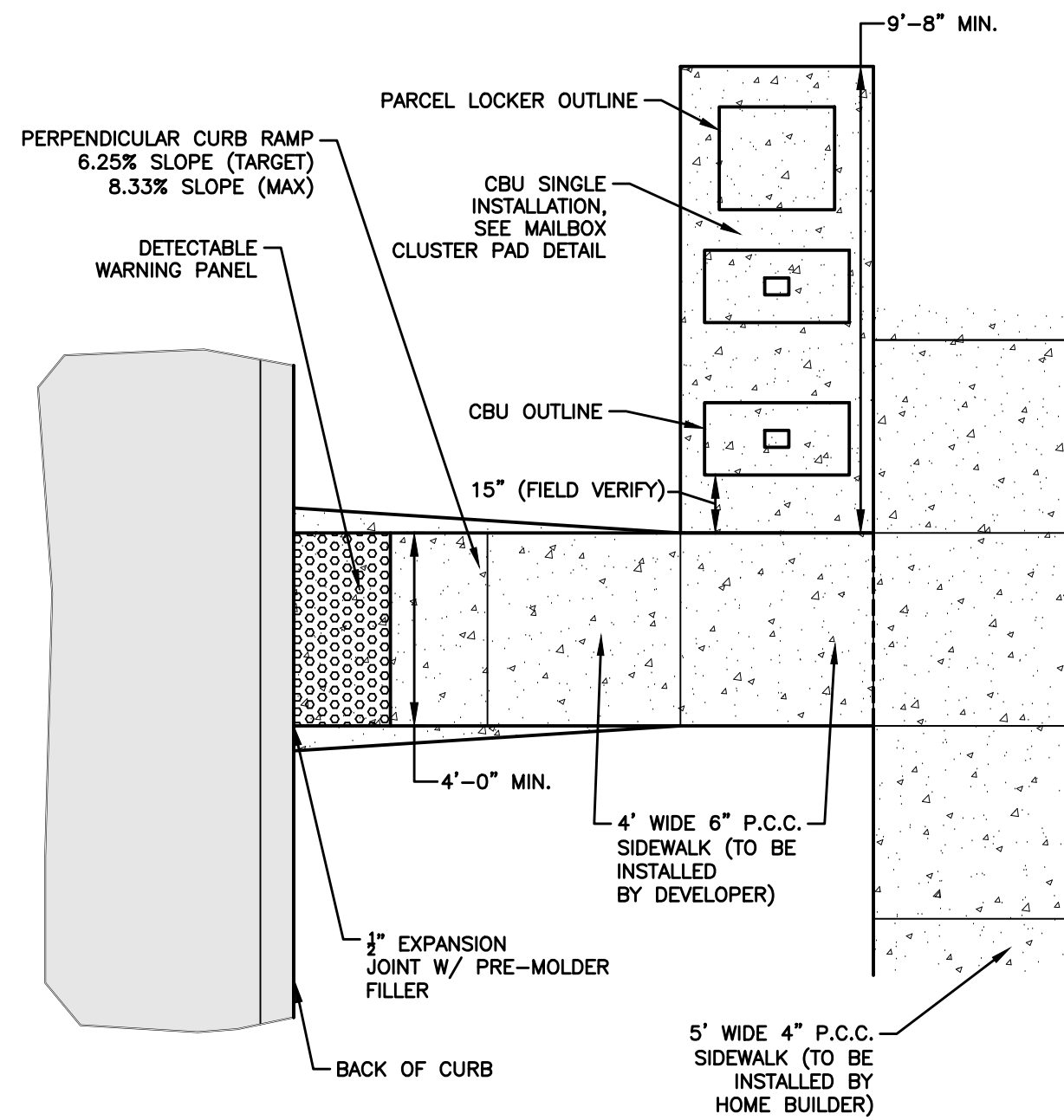
CITY OF WAUKEE UTILITY SERVICE LOCATIONS

NOT TO SCALE



- NOTE:
1. SLOPE SUBDRAINS TO DRAIN.
 2. 6\"/>
 3. DIRECT PERFORATIONS DOWN FOR SUBDRAINS AND UP FOR SUMP PUMP COLLECTOR LINES.

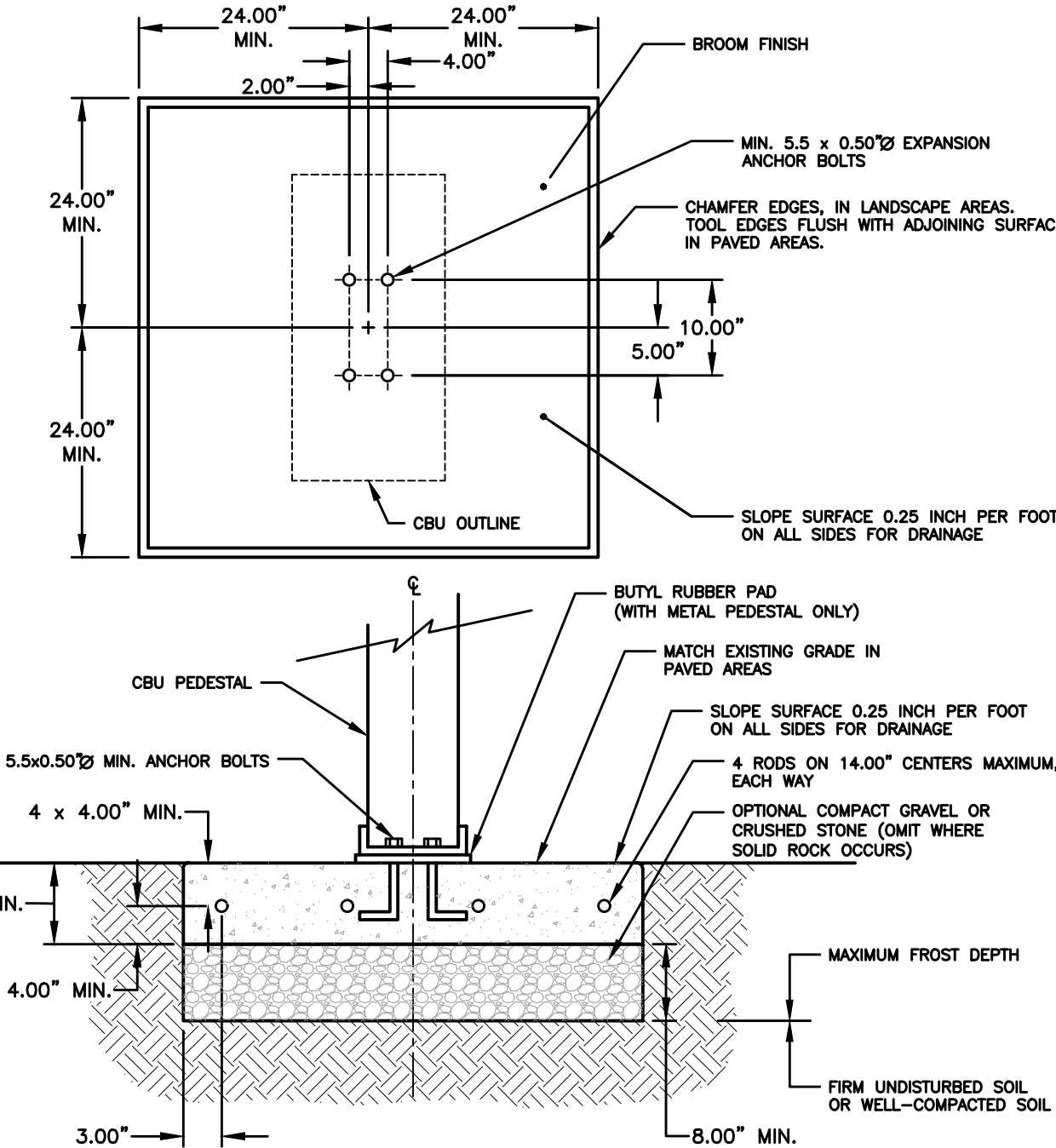
6\" PERFORATED SUBDRAIN



- 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

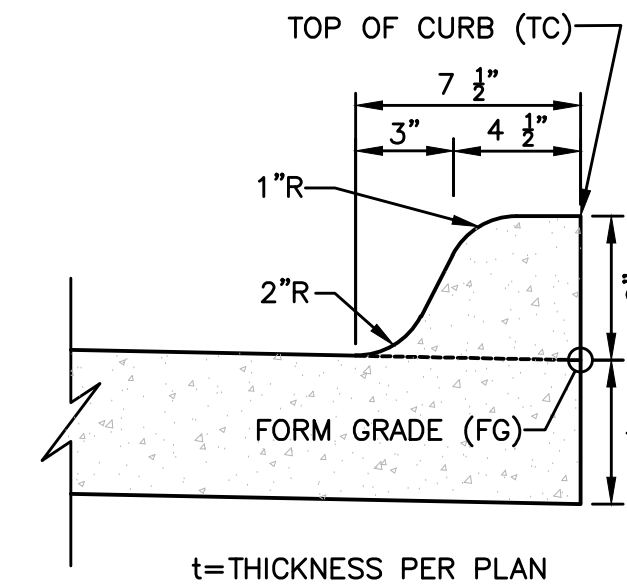
NOT TO SCALE



- 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\"/>
 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.USHLT.COM) 1/2\"/>
 - B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2\"/>
 - C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2\"/>

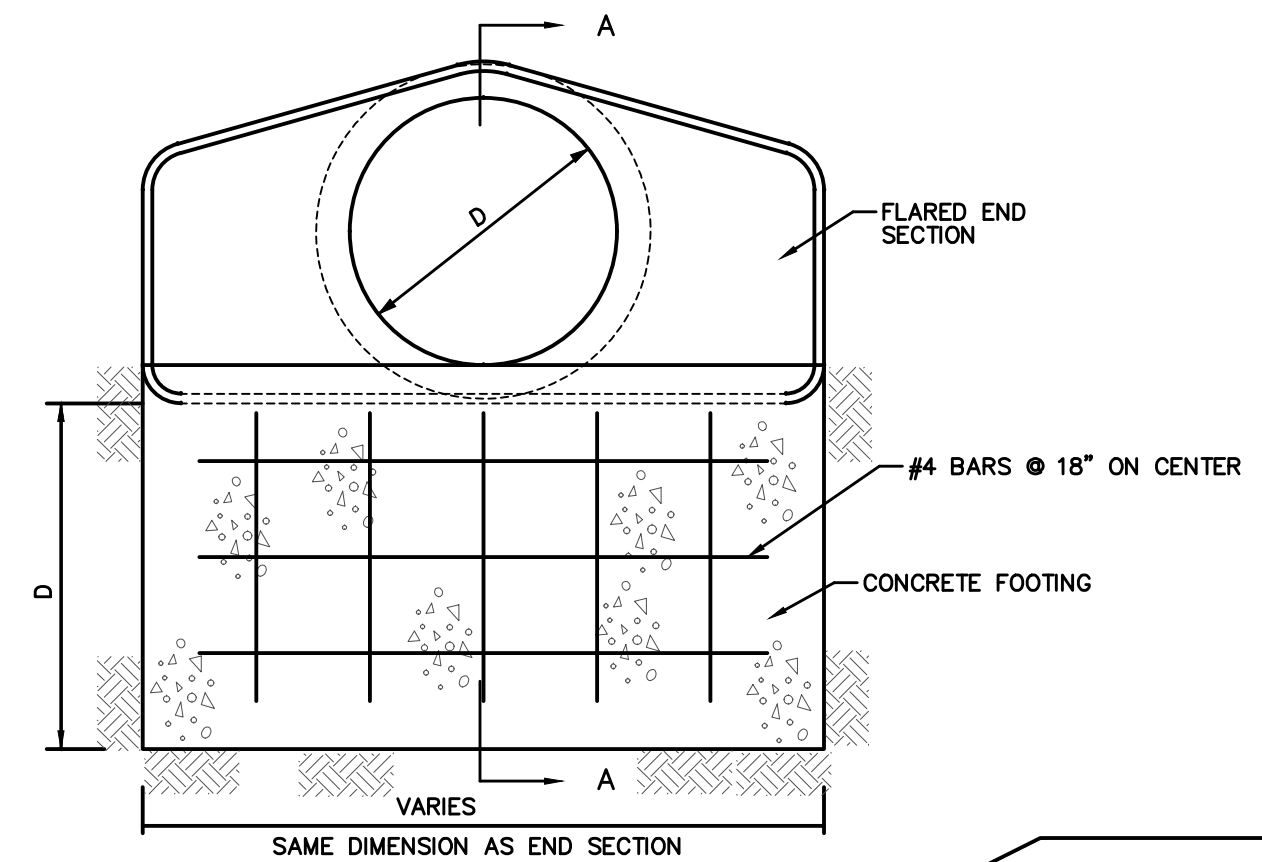
MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE



INTEGRAL 6\" STANDARD SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



EROSION CONTROL MEASURES

UNDISTURBED SOIL

FORMED VERTICAL FACE

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\"/>
3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48\"/>

REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	411	4	2'-0"	3
		412	4	3'-8"	2
15"	2'-10"	411	4	2'-8"	3
		412	4	3'-8"	2
18"	3'-5"	411	4	3'-1"	3
		412	4	3'-8"	3
24"	4'-6"	411	4	4'-2"	3
		412	4	3'-8"	3
30"	5'-7"	411	4	5'-3"	3
		412	4	3'-8"	4
36"	6'-8"	411	4	6'-4"	3
		412	4	3'-8"	5
42"	7'-3"	411	4	6'-11"	3
		412	4	3'-8"	5

D	W	Mark	Size	Length	Count
48"	7'-10"	411	4	7'-6"	3
		412	4	3'-8"	6
54"	8'-5"	411	4	8'-1"	3
		412	4	3'-8"	6
60"	8'-11"	411	4	8'-7"	3
		412	4	3'-8"	6
66"	8'-11"	411	4	8'-7"	3
		412	4	3'-8"	6
72"	10'-0"	411	4	9'-8"	3
		412	4	3'-8"	7
78"	10'-7"	411	4	10'-3"	3
		412	4	3'-8"	7
84"	11'-1"	411	4	10'-9"	3
		412	4	3'-8"	8

RCP APRON FOOTING DETAIL

NOT TO SCALE

DATE	REVISIONS
02/17/2023	AS-BUILTS
12/14/2021	FINAL SUBMITTAL
09/14/2021	5TH SUBMITTAL
08/31/2021	4TH SUBMITTAL
08/10/2021	3RD SUBMITTAL
07/20/2021	2ND SUBMITTAL

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

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

ASHLEY ACRES PLAT 2
TYPICAL SECTIONS AND DETAILS

FILE: H:\2020\200717\DWG\ASHLEY ACRES PLAT 2\SUBMITTAL\200717-COM-DET-718-PLAT 2.DWG
DATE PLOTTED: 2/17/2023 1:52 PM
PLOTTER: HP
PLOTTER: RANDON HUBER TECH

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	14046
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	4400
6	SANITARY SEWER SERVICE STUB, PVC, 4 IN. DIA.	EA	85
7	SUBDRAIN, 6 IN. PERFORATED PVC	LF	5725
8	STORM SEWER, TRENCHED, HDPE, 6 IN. DIA.	LF	10
9	STORM SEWER, TRENCHED, PVC, 8 IN. DIA., PERFORATED	LF	1352
10	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	1460
11	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	644
12	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	1239
13	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	161
14	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	245
15	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	42
16	PIPE APRON, CMP, 8 IN. DIA.	EA	1
17	PIPE APRON, RCP, 15 IN. DIA.	EA	1
18	PIPE APRON, RCP, 18 IN. DIA.	EA	2
19	PIPE APRON, RCP, 24 IN. DIA.	EA	2
20	PIPE APRON, RCP, 36 IN. DIA.	EA	1
21	PIPE APRON, RCP, 42 IN. DIA.	EA	1
22	FOOTING FOR CONCRETE PIPE APRON, PCC, 15 IN. DIA.	EA	1
23	FOOTING FOR CONCRETE PIPE APRON, PCC, 18 IN. DIA.	EA	2
24	FOOTING FOR CONCRETE PIPE APRON, PCC, 24 IN. DIA.	EA	2
25	FOOTING FOR CONCRETE PIPE APRON, PCC, 36 IN. DIA.	EA	1
26	FOOTING FOR CONCRETE PIPE APRON, PCC, 42 IN. DIA.	EA	1
27	PIPE APRON GUARD	EA	7
28	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	EA	85
29	STORM SEWER CLEANOUT	EA	15
30	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	3994
31	WATER SERVICE STUB, PVC, 1 IN. DIA.	EA	84
32	VALVE, GATE, 8 IN. DIA.	EA	12
33	FIRE HYDRANT ASSEMBLY	EA	13
34	MANHOLE TYPE SW-301, 48 IN. DIA.	EA	13
35	MANHOLE TYPE SW-301, 60 IN. DIA.	EA	3
36	MANHOLE TYPE SW-401, 48 IN. DIA.	EA	8
37	MANHOLE TYPE SW-401, 60 IN. DIA.	EA	1
38	MANHOLE TYPE SW-402, 4 FT. X 4 FT.	EA	1
39	INTAKE TYPE SW-501	EA	2
40	INTAKE TYPE SW-503	EA	3
41	INTAKE TYPE SW-505	EA	8
42	INTAKE TYPE SW-506	EA	5
43	INTAKE TYPE SW-506, MOD	EA	1
44	INTAKE TYPE SW-512, 24 IN. DIA.	EA	4
45	INTAKE TYPE SW-512, 30 IN. DIA.	EA	1
46	INTAKE TYPE SW-513, 4 FT. X 4 FT.	EA	1
47	INTAKE TYPE SW-513, 6 FT. X 6 FT.	EA	1
48	PAVEMENT, PCC, 8 IN.	SY	1357
49	PAVEMENT, PCC, 7 IN.	SY	11063
50	SIDEWALK, PCC, 6 IN.	SY	83
51	DETECTABLE WARNING	SF	120
52	TRAFFIC CONTROL	LS	1
53	PERMANENT ROAD CLOSURE SIGN – URBAN, SI-182	EA	2
54	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	31.16
55	EROSION AND SEDIMENT CONTROL	LS	1
56	RIP RAP, CLASS "E"	TON	170
57	MAILBOX PAD	EA	2
58	TEMPORARY GRANULAR TURNAROUND	EA	2

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 RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. 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 2 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, 28, 31	REFER TO TYPICAL SERVICE INSTALLATION DETAIL ON SHEET 3 FOR INTERIM SERVICE LOCATION.
7-15	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.
16-21	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.
22-26	REFER TO FIG. 4030.221 – RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE FOOTINGS.
27	REFER TO FIG. 4030.224 – CONCRETE PIPE ARPON GUARD FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE PIPE APRON GUARDS.
29	REFER TO FIG. 4040.232 – SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
30-31	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.
31	INCLUDES WATER SERVICE, CORPORATION VALVE, AND STOP BOXES.
32	INCLUDES VALVE, VALVE BOX AND COVER, VALVE BOX EXTENSION, AND VALVE STEM EXTENSION.
33	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
34-35	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.
36-37	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.
38	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.
39-43	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.
39	REFER TO FIG. 6010.501 – SINGLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
40	REFER TO FIG. 6010.503 – SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
41	REFER TO FIG. 6010.505 – DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
42-43	REFER TO FIG. 6010.506 – DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
44-45	REFER TO FIG. 6010.512 – CIRCULAR AREA INTAKE FOR CONSTRUCTION DETAILS.
46-47	REFER TO FIG. 6010.513 – OPEN-SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
48-49	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.
50	REFER TO 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.
51	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.
52	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
53	REFER TO IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS EACH ITEM INCLUDES 5 DELINEATOR POSTS WITH SIGN PANELS.
54	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) FOR SEED MIXTURE. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
55	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.
56	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.
57	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS AND SHEET 9 FOR LOCATIONS.
58	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS.

DATE

02/17/2023

AS-BUILTS

12/14/2021

FINAL SUBMITTAL

09/14/2021

5TH SUBMITTAL

08/31/2021

4TH SUBMITTAL

08/10/2021

3RD SUBMITTAL

07/20/2021

2ND SUBMITTAL

07/20/2021

REVISIONS

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

TECH:

ENGINEER: RAH

ASHLEY ACRES PLAT 2
QUANTITIES AND
BID ITEM REFERENCE NOTES

WAUKEE, IOWA

4

37

2106.434

FILE: T:\2020\200717\WAG\ASHLEY ACRES PLAT 2\ASBUILT\200721-COM-DET-118-PLAT 2.DWG
DATE PLOTTED: 2/17/2023 1:52 PM
PLOTTER: RANDON HUBER TECH

GENERAL NOTES

1. 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.
2. 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
3. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WAUKEE ONE WEEK PRIOR TO CONSTRUCTION.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
7. 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.
8. 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.

9. 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.
10. THE CONTRACTOR SHALL CONFINE GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.
11. 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.
12. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
13. 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.
14. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.
15. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
16. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
17. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
18. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
19. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
20. 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.
21. 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.

22. CONTRACTOR SHALL COMPLY WITH ALL PROWAG A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
23. 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.
24. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
25. 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.
26. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISIONING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISIONING PRIOR TO PAVING. A COPY OF THE VIDEOS AND A HARD COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
27. 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

1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4. 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.
5. 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.



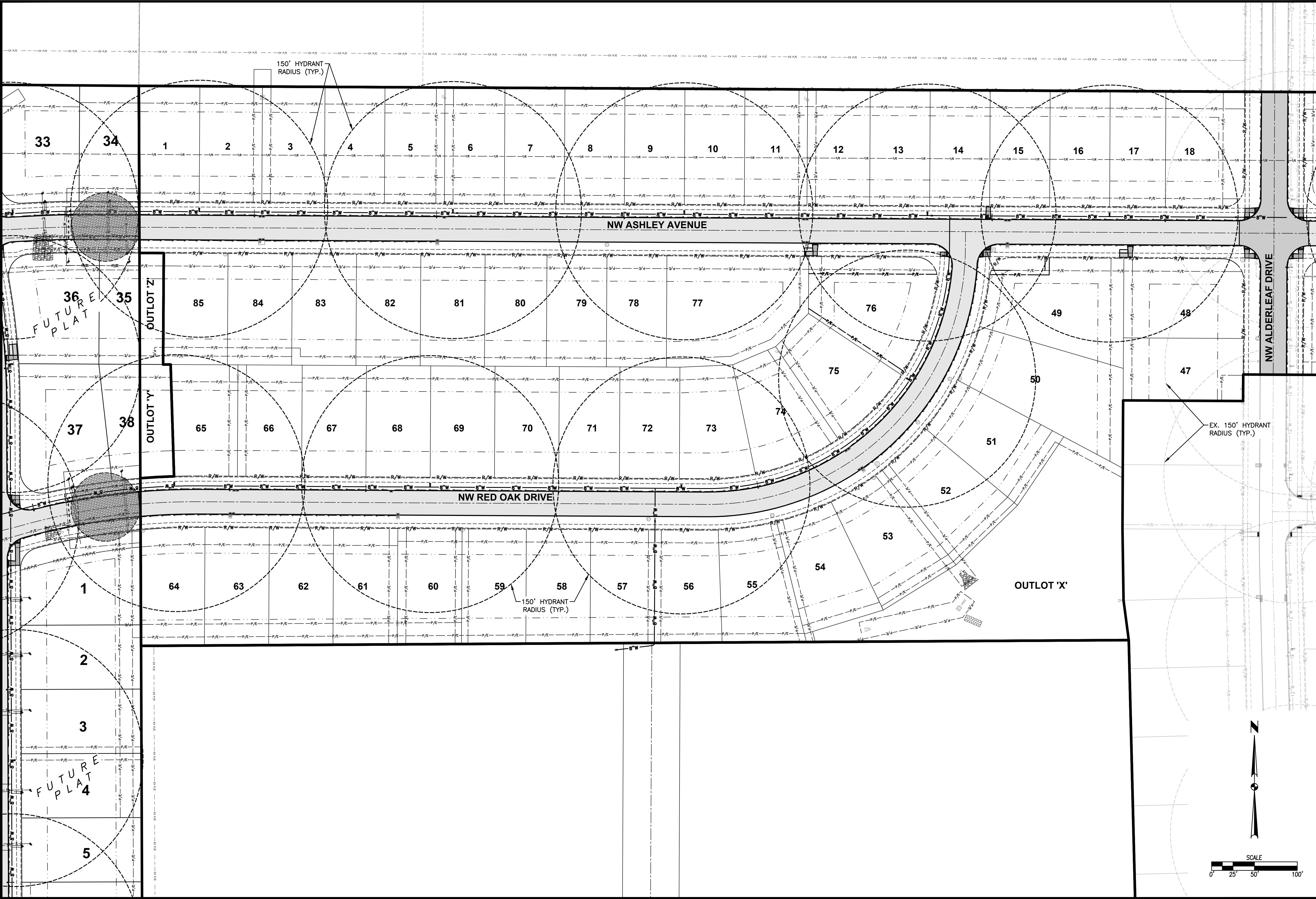
WAUKEE, IOWA

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

TECH:

REVISIONS	DATE
AS-BUILTS	02/17/2023
FINAL SUBMITTAL	12/14/2021
5TH SUBMITTAL	09/14/2021
4TH SUBMITTAL	08/31/2021
3RD SUBMITTAL	08/10/2021
2ND SUBMITTAL	07/20/2021

FILE: H:\2020\20071\NWASHLEY ACRES PLAT 2\SUBMITTAL\20071-001-DET-188-PLAT 2.DWG
DATE: 02/17/2023
PLOTTER: 2/17/2023 1:52 PM
DRAWN BY: RANDON HUBER
CHECKED BY: RANDON HUBER



REVISIONS	
DATE	DESCRIPTION
02/17/2023	AS-BUILT
12/14/2021	FINAL SUBMITTAL
09/14/2021	5TH SUBMITTAL
08/31/2021	4TH SUBMITTAL
08/10/2021	3RD SUBMITTAL
07/20/2021	2ND SUBMITTAL

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



CIVIL DESIGN ADVANTAGE, INC.
WAUKEE, IOWA

ASHLEY ACRES PLAT 2
HYDRANT COVERAGE PLAN

6/37
2106.434

COV=DET=

COMMENT:

ASHLEY AC 1
PLAT

FOXLEY
VALLEY
PLAT

NW ALDERLEAF DRIVE

NW ASHLEY COURT

OUTLOT 'W

50' HYDRANT
RADIUS (TYP.)

EX. 150' HYDRANT
RADIUS (TYP.)

EX. 150' HYDRANT
RADIUS (TYP)

N. WARRIOR LANE / V AVE

ASHLEY ACRES PLAT 2

HYDRANT COVERAGE PLAN

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

ENGINEER. RAH

TECH.

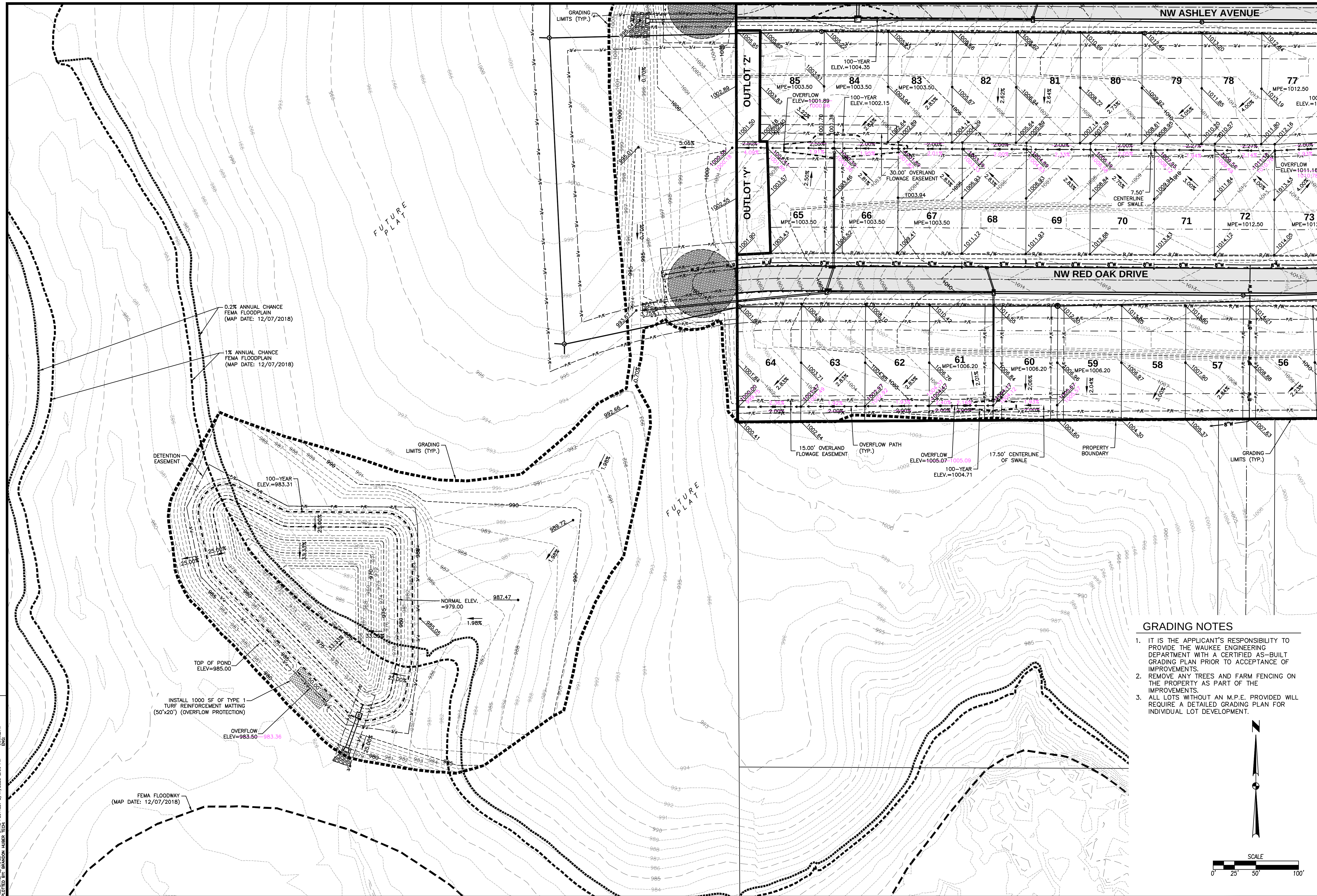
REVISIONS
AS-BUILTS
FINAL SUBMITTAL
5TH SUBMITTAL
4TH SUBMITTAL
3RD SUBMITTAL
2ND SUBMITTAL

DATE
2/17/2023
2/14/2022
9/14/2022
8/31/2022
8/10/2022
7/20/2022

$$\frac{7}{37}$$

2106.434

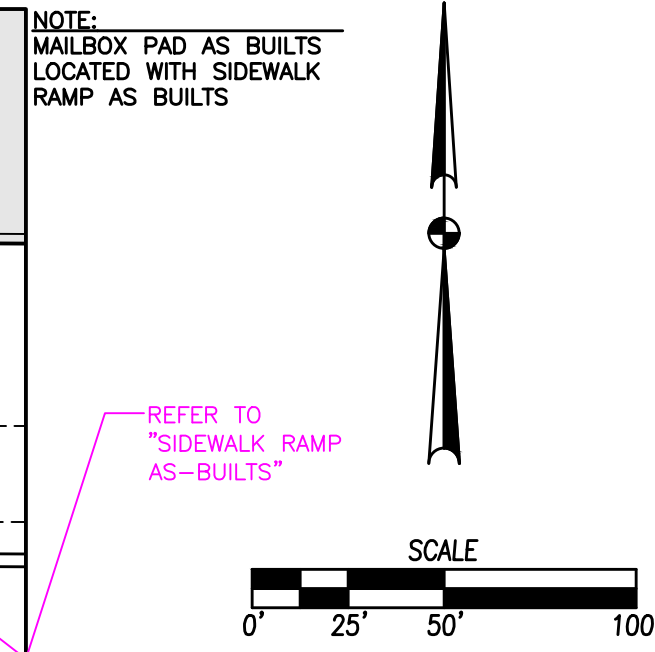
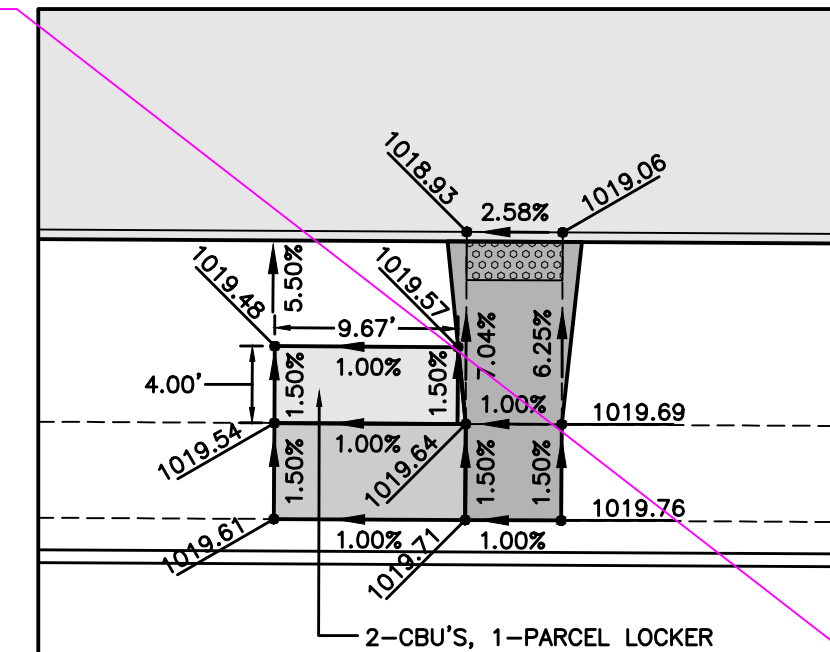
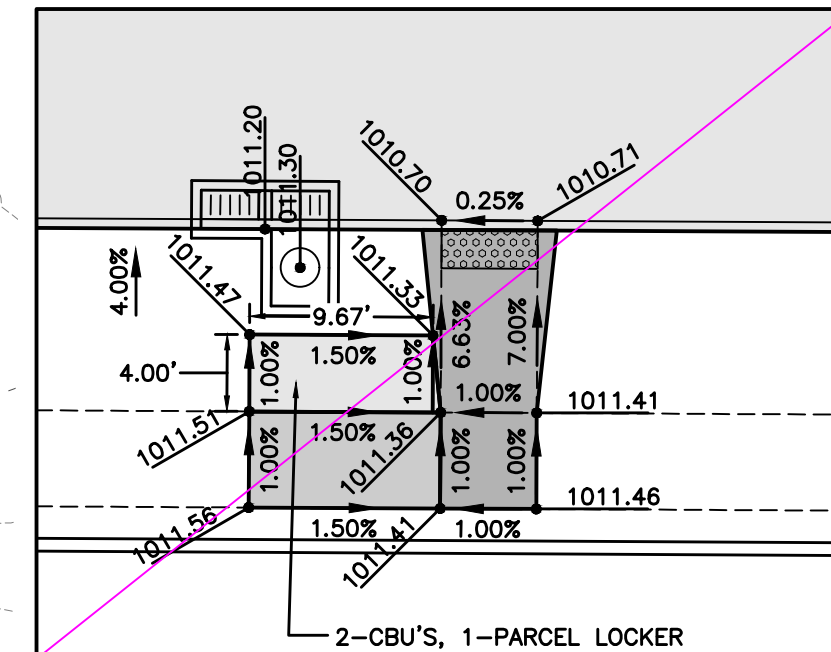
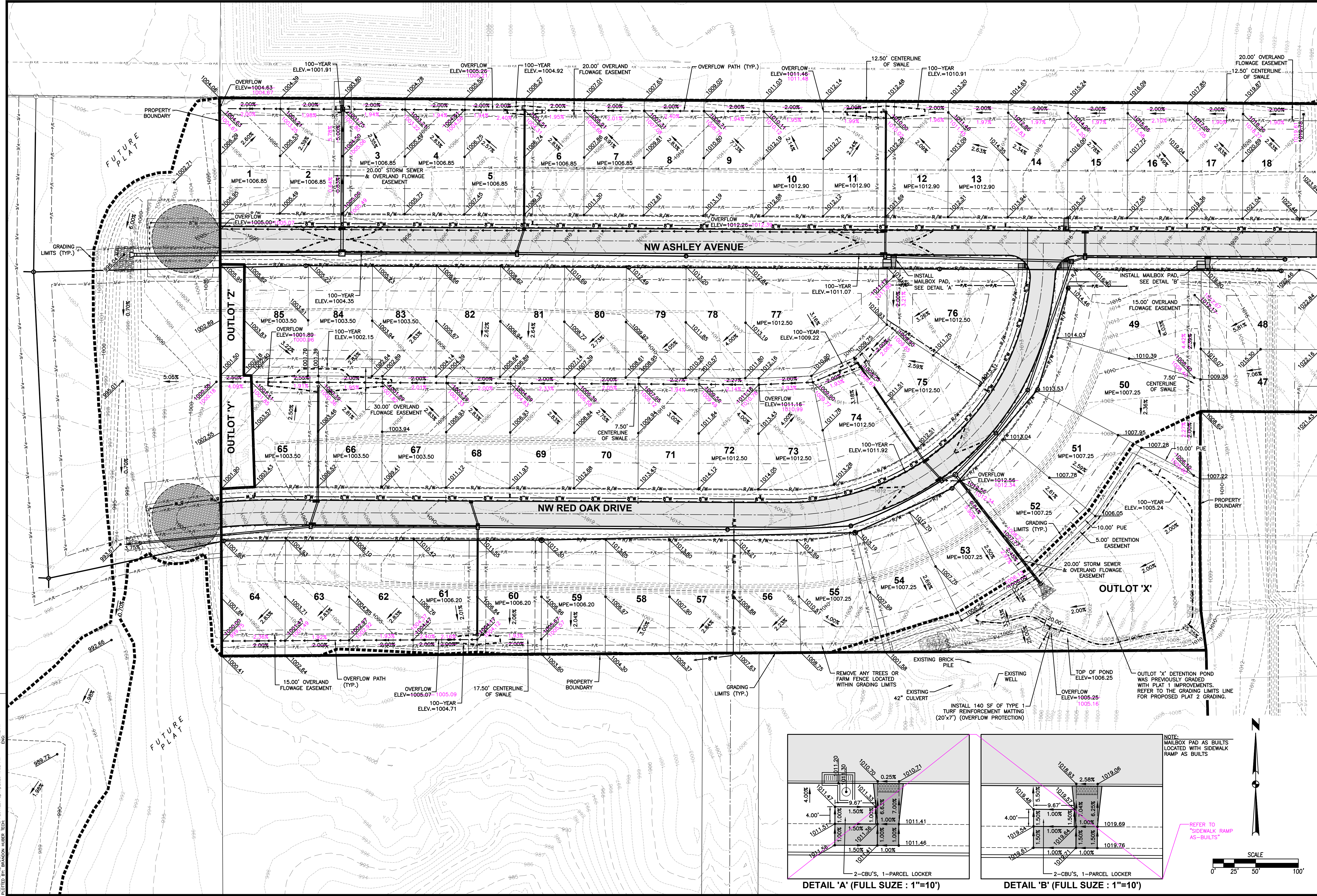
WAIKKEE IOWA



GRADING NOTES

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		ENGINEER: RAH TECH:	
REVISIONS	DATE		
AS-BUILT'S	02/17/2023		
FINAL SUBMITTAL	12/14/2021		
5TH SUBMITTAL	09/14/2021		
4TH SUBMITTAL	08/31/2021		
3RD SUBMITTAL	08/10/2021		
2ND SUBMITTAL	07/20/2021		

FILE: H:\2020\2023\21\VM\ASHLEY ACRES PLAT 2\ASB\17\2023\21-GRADING-PLAT 2.DWG
PLOTTED BY: RANDON HUBER TECH
DATE: 2/17/2023 1:52 PM



DATE
02/17/2023
12/14/2021
09/14/2021
08/31/2021
08/10/2021
07/20/2021

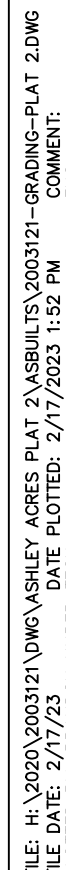
REVISIONS
AS-BUILT
FINAL SUBMITTAL
5TH SUBMITTAL
4TH SUBMITTAL
3RD SUBMITTAL
2ND SUBMITTAL

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

TECH:
ENGINEER: RAH

ASHLEY ACRES PLAT 2
GRADING PLAN

9
37
2106.434

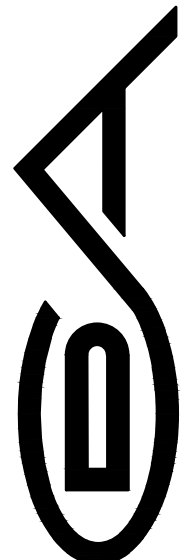


	DATE
	02/17/2023
	12/14/2021
	09/14/2021
	08/31/2021
	08/10/2021
	07/20/2021

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

TECH:

ENGINEER: RAH

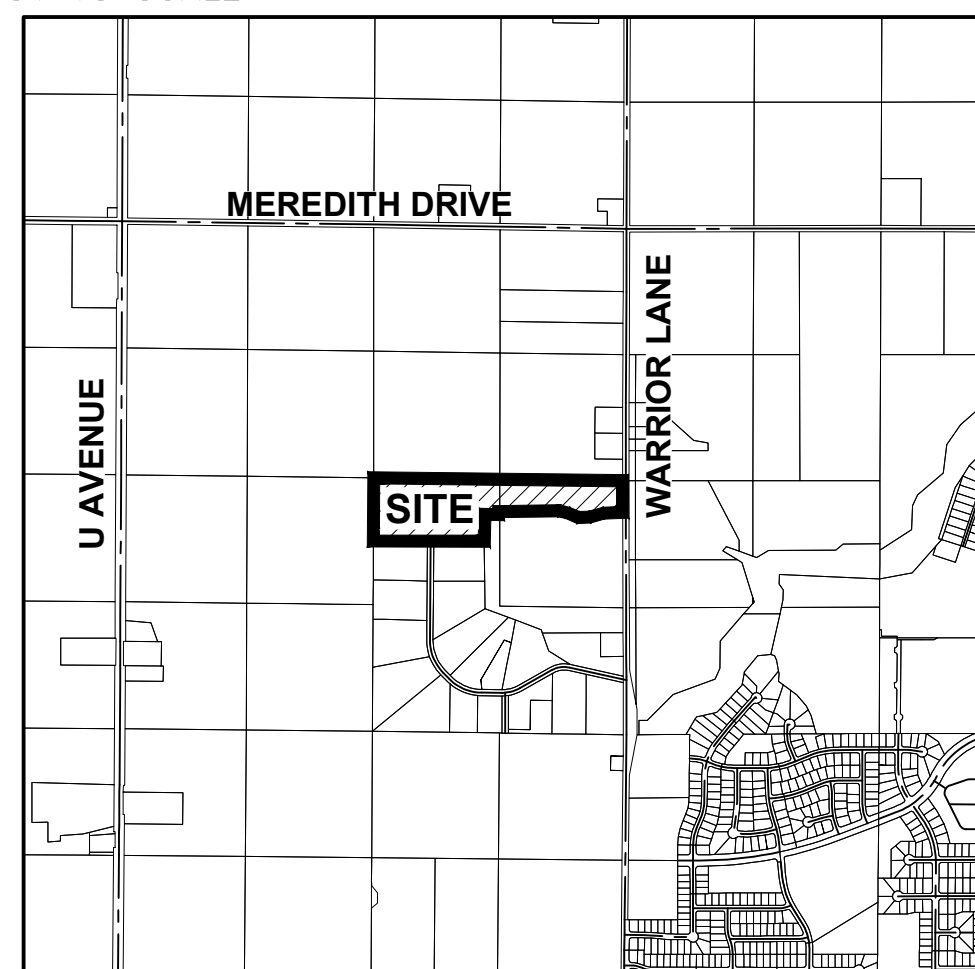


WALKEE IOWA

ASHLEY ACRES PLAT 2

GRADING PLAN

10/37
2106.434
GA



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	5,48'
2	FILTER SOCK	LF	32'
3	SEEDING, FERTILIZING, AND MULCHING	AC	31.16
4	INLET PROTECTION DEVICES	EA	19
5	CONCRETE WASHOUT PIT	EA	1
6	TYPE 1 TURF REINFORCEMENT MATTING	SF	1,740

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. 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.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

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)

VOLUME PROVIDED IN SILT FENCE (2940 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB #1
TOTAL VOLUME PROVIDED

DISCHARGE POINT #2 TO LITTLE WALNUT CREEK ±665 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU F

VOLUME PROVIDED IN FILTER SOCK (16 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (1107 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB
TOTAL VOLUME PROVIDED

DISCHARGE POINT #3 TO LITTLE WALNUT CREEK ±505 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

VOLUME PROVIDED IN FILTER SOCK (16 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (1434 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB
TOTAL VOLUME PROVIDED

SWPPP LEGEND

DRAINAGE ARROW

GRADING LIMITS

FILTER SOCK

SILT FENCE

DITCH CHECK

INLET PROTECTION

PORTABLE RESTROOM

TEMPORARY STANDPIPE

CONCRETE WASHOUT PIT

AREA TO BE SEEDED

STRAW MAT

UNDISTURBED AREA

RIP-RAP

GRAVEL ENTRANCE

STAGING AREA

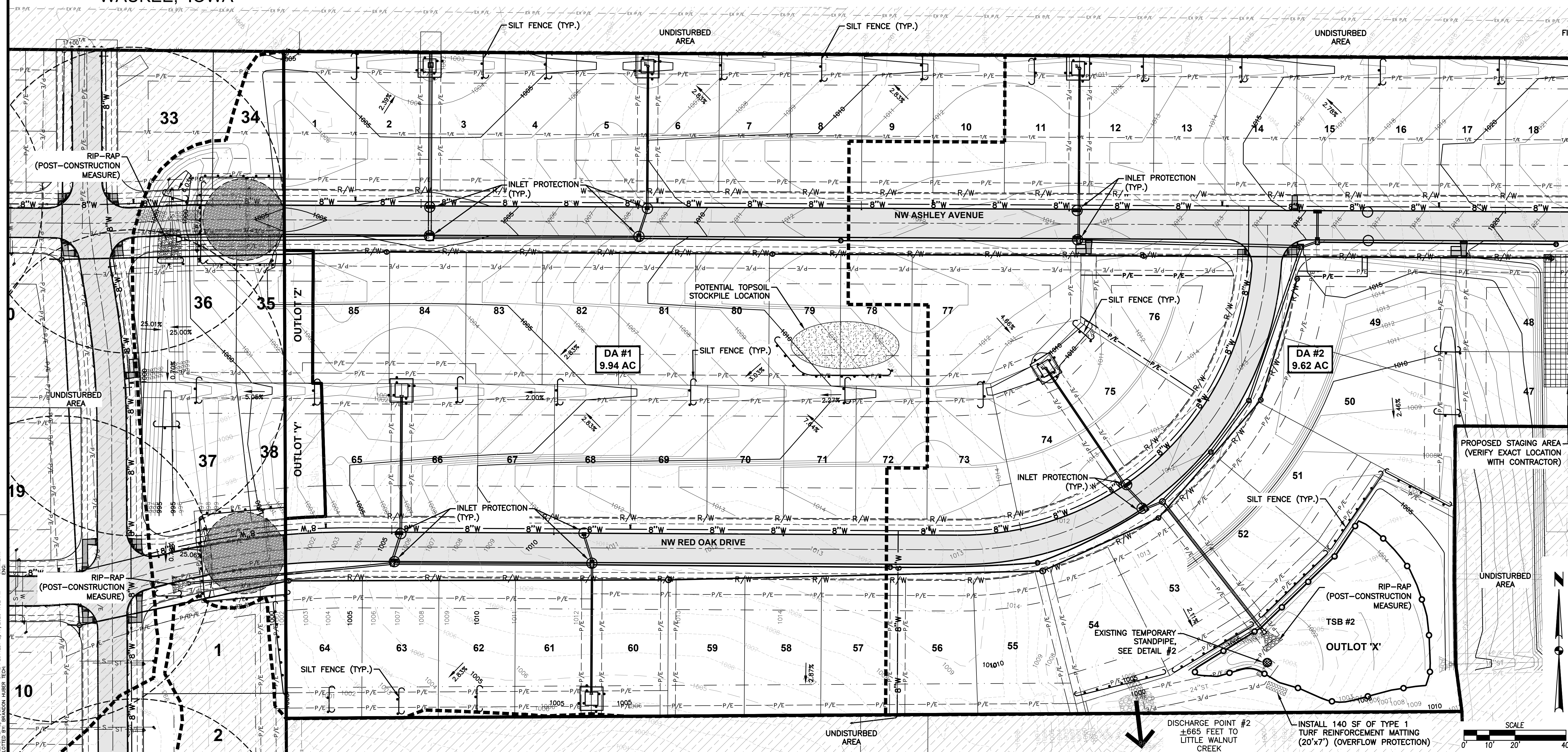
TEMPORARY SEDIMENT BASIN

Diagonal

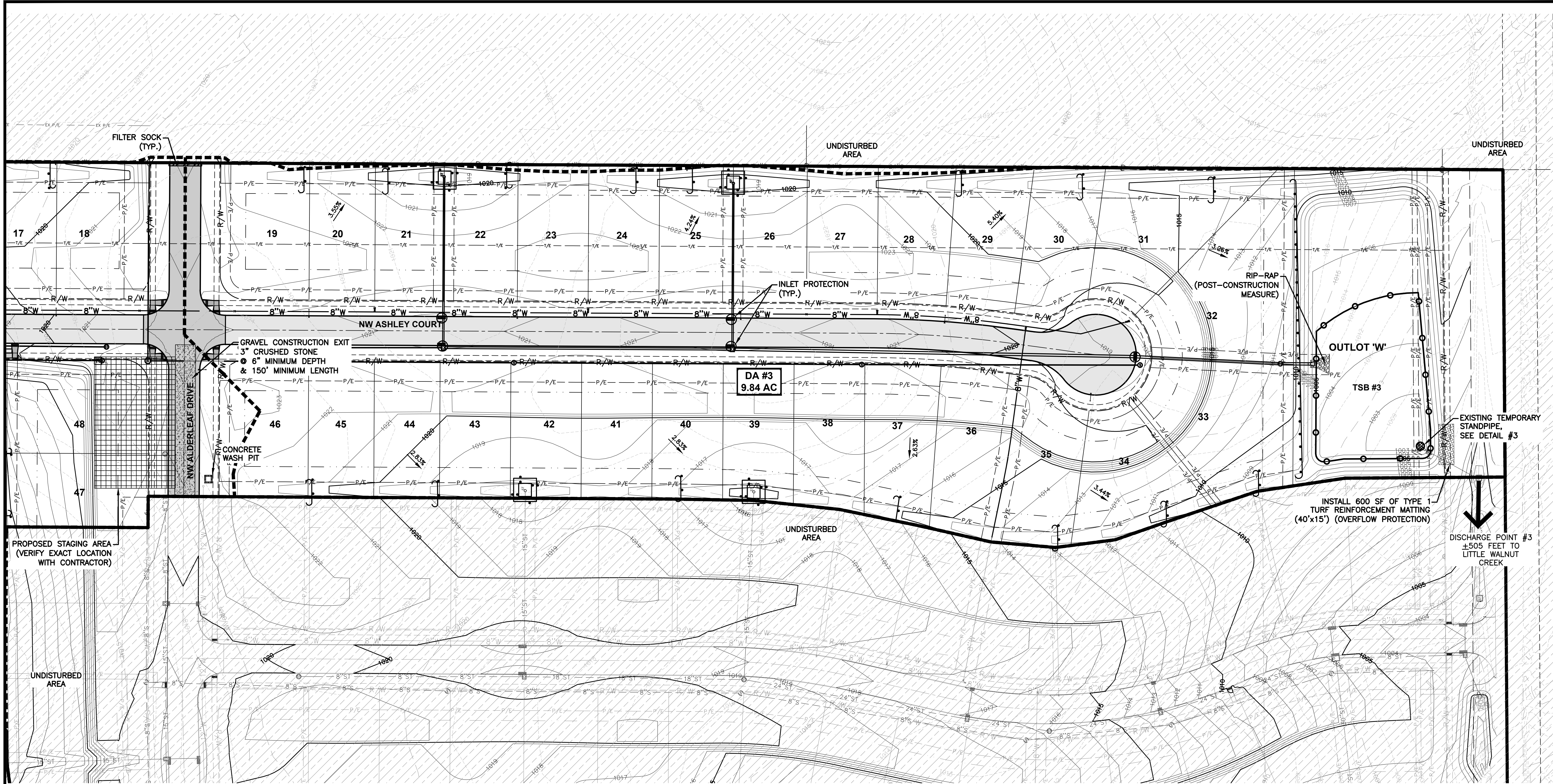
[illegible]

TSB #

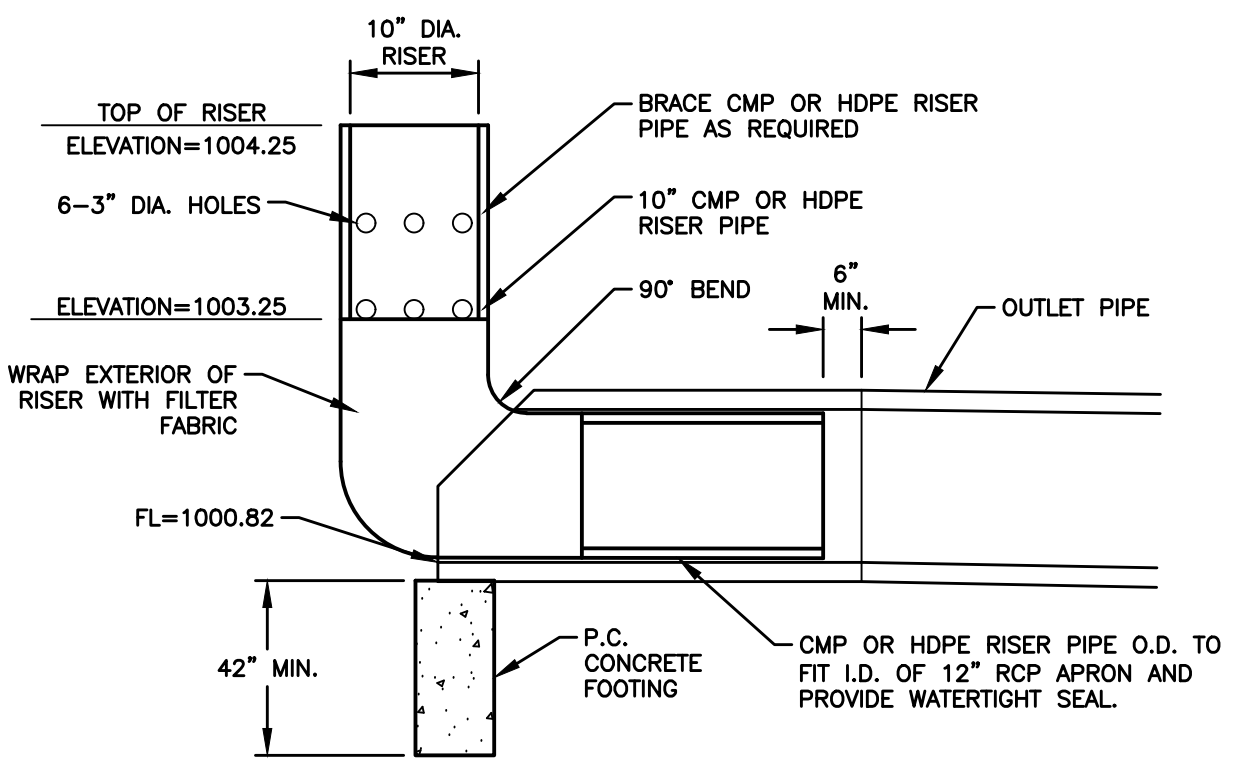
Q10B



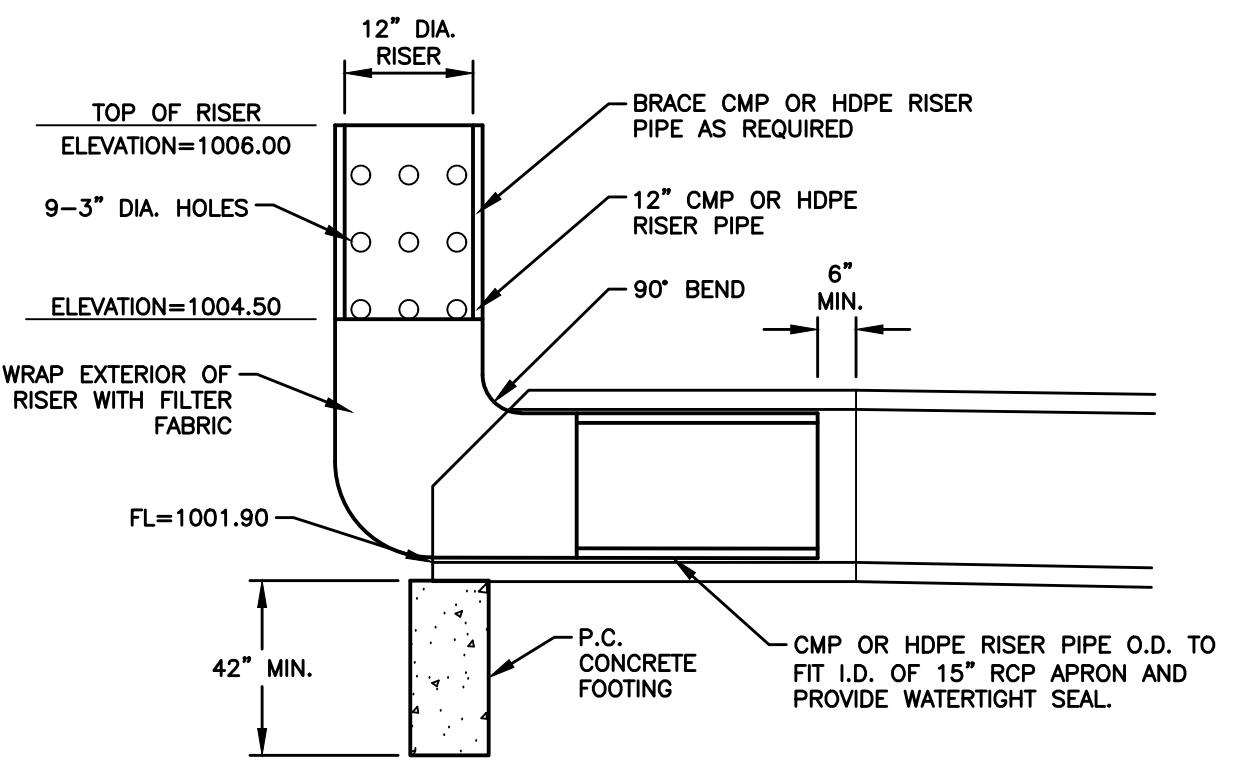
FILE: H:\2020\2023\21\VM\ASHLEY ACRES PLAT 2\ASBUIL\2023\21-SWPPP-PLAT 2.DWG
DATE PLOTTED: 2/7/2023 1:53 PM
PLOTTER: HP DESIGN PLT
DRAWN BY: RANDON HUBER



EXISTING TEMPORARY STAND PIPE DETAIL #2
NOT TO SCALE



EXISTING TEMPORARY STAND PIPE DETAIL #3
NOT TO SCALE



ASHLEY ACRES PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

2106.434

12/37

02/17/2023
AS-BUILTS
FINAL SUBMITTAL
5TH SUBMITTAL
4TH SUBMITTAL
3RD SUBMITTAL
02/20/2021

02/17/2023
02/14/2021
09/14/2021
08/31/2021
08/10/2021
07/20/2021

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

TECH:
ENGINEER: RAH

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

DATE

REVISIONS

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

TECH:
ENGINEER: RAH

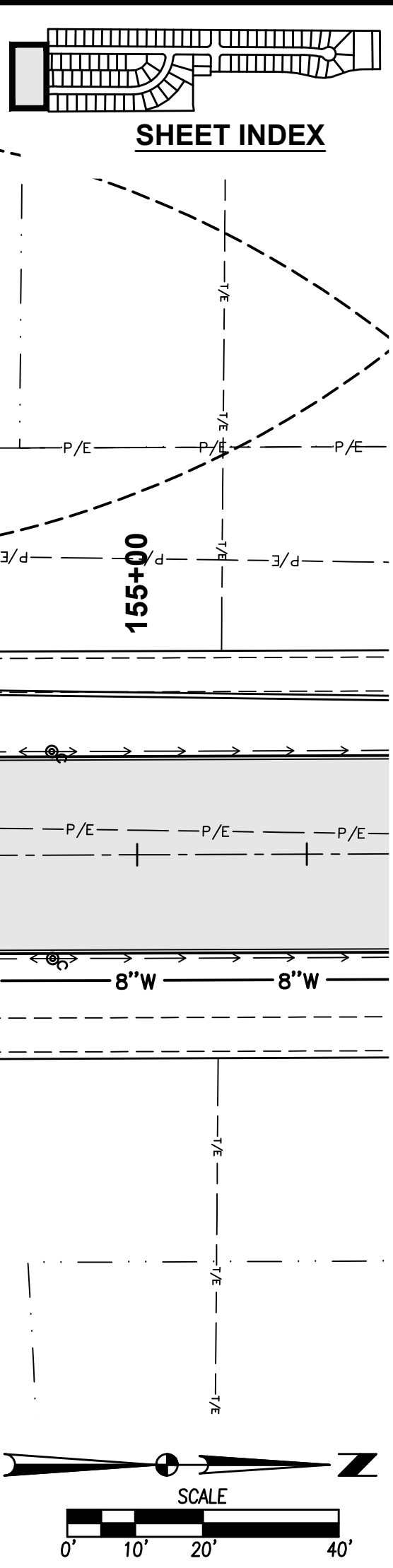
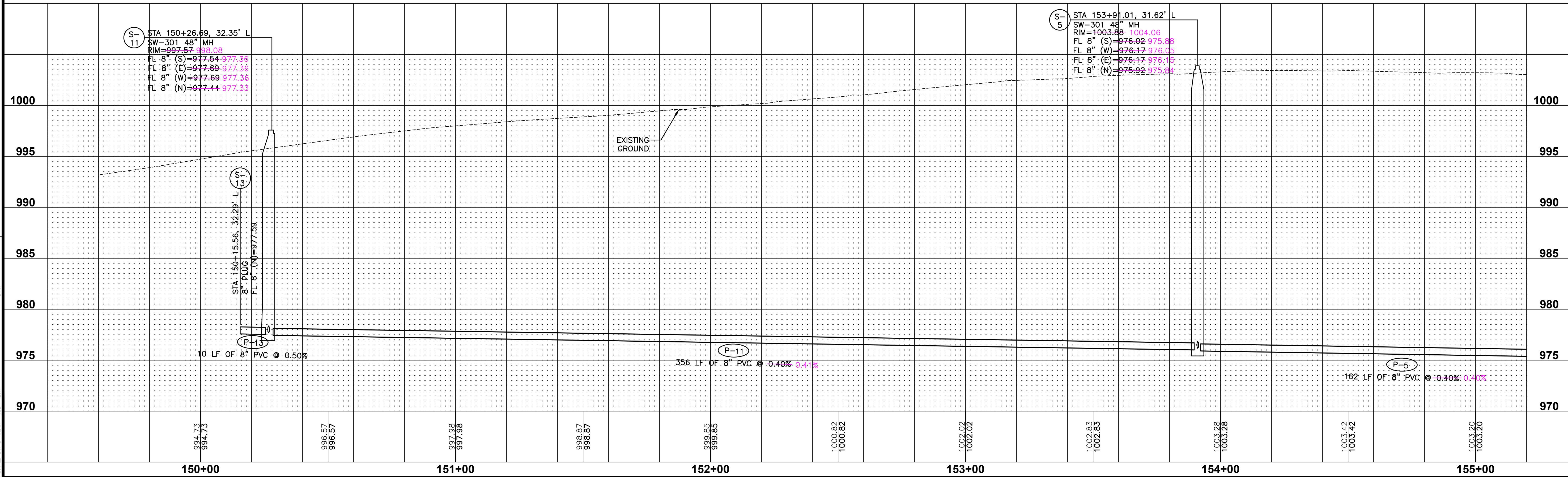
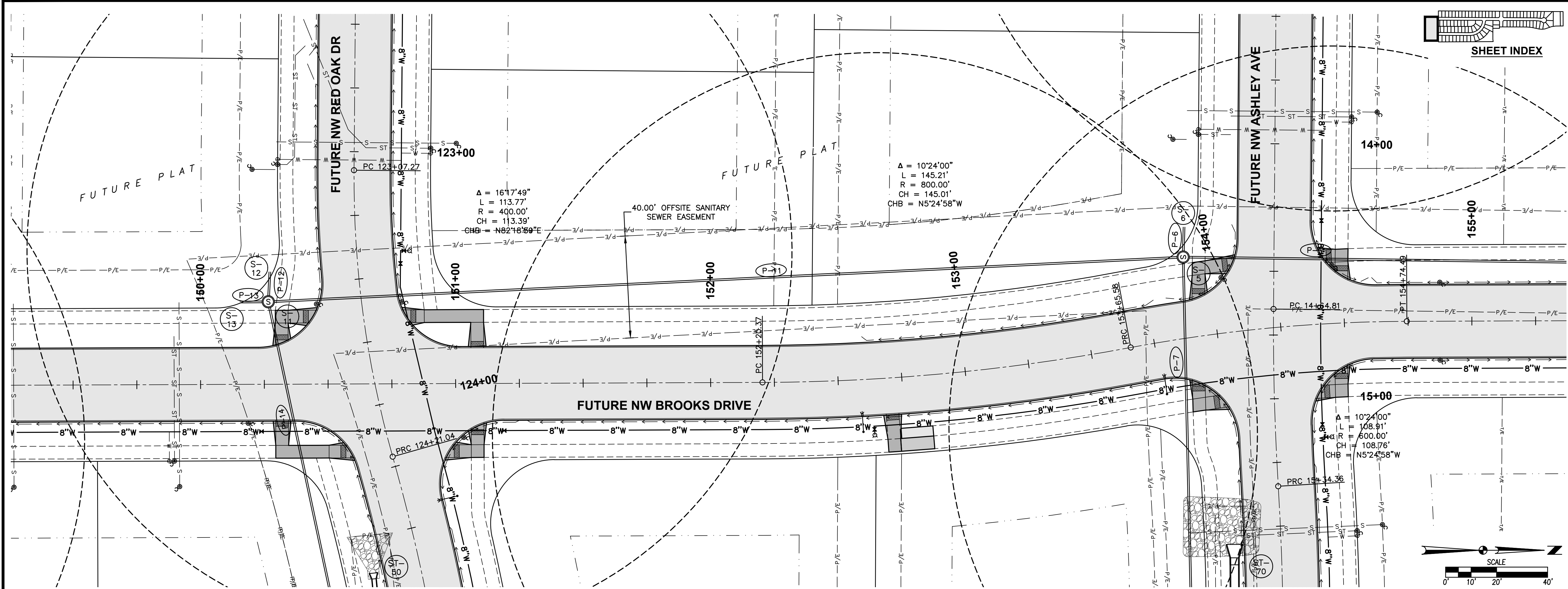
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA



13/37
2106.434
GA

FILE: H:\2020\2003121\WMS\ASHLEY ACRES PLAT 2\ASBUILT\2003121-PNE-PLAT 2.DWG
DATE PLOTTED: 2/17/2023 1:53 PM
PLOTTER: HP DESIGN PLOTTER
DRAWN BY: RANDON HUBER



DATE
02/17/2023
12/14/2021
09/14/2021
08/31/2021
08/10/2021
07/20/2021

REVISIONS
AS-BUILT
FINAL SUBMITTAL
5TH SUBMITTAL
4TH SUBMITTAL
3RD SUBMITTAL
2ND SUBMITTAL

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

TECH:
ENGINEER: RAH

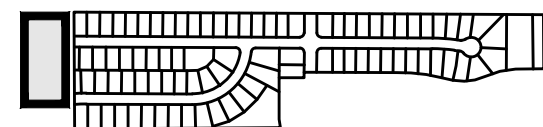
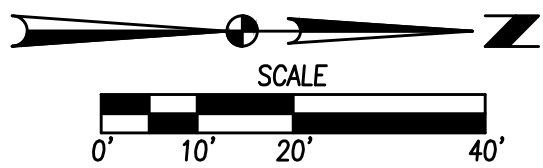
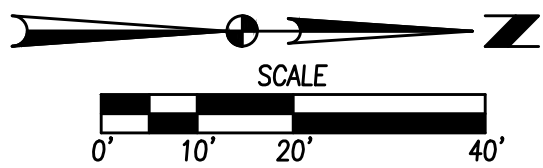
ASHLEY ACRES PLAT 2
PLAN AND PROFILE

14/37
2106.434

WAIKKEE, IOWA

CIVIL DESIGN ADVANTAGE

EA





15
37
2106.434

ASHLEY ACRES PLAT 2

PLAN AND PROFILE



WAWKEE, IOWA

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

TECH:

ENGINEER: RAH

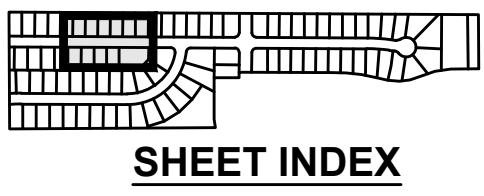
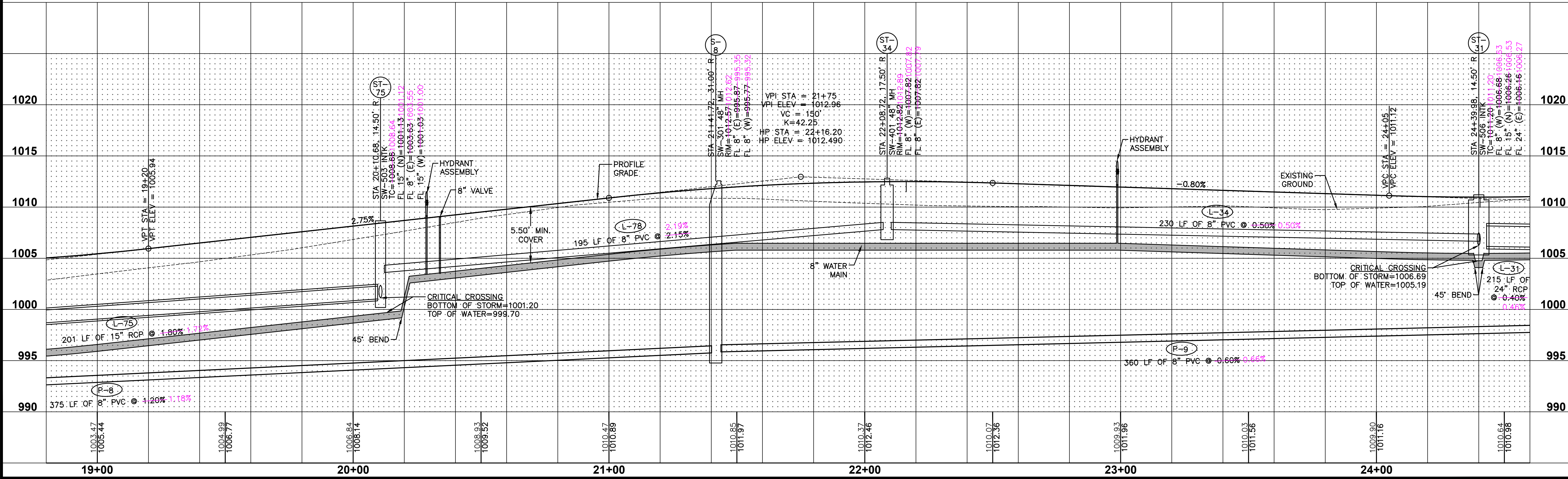
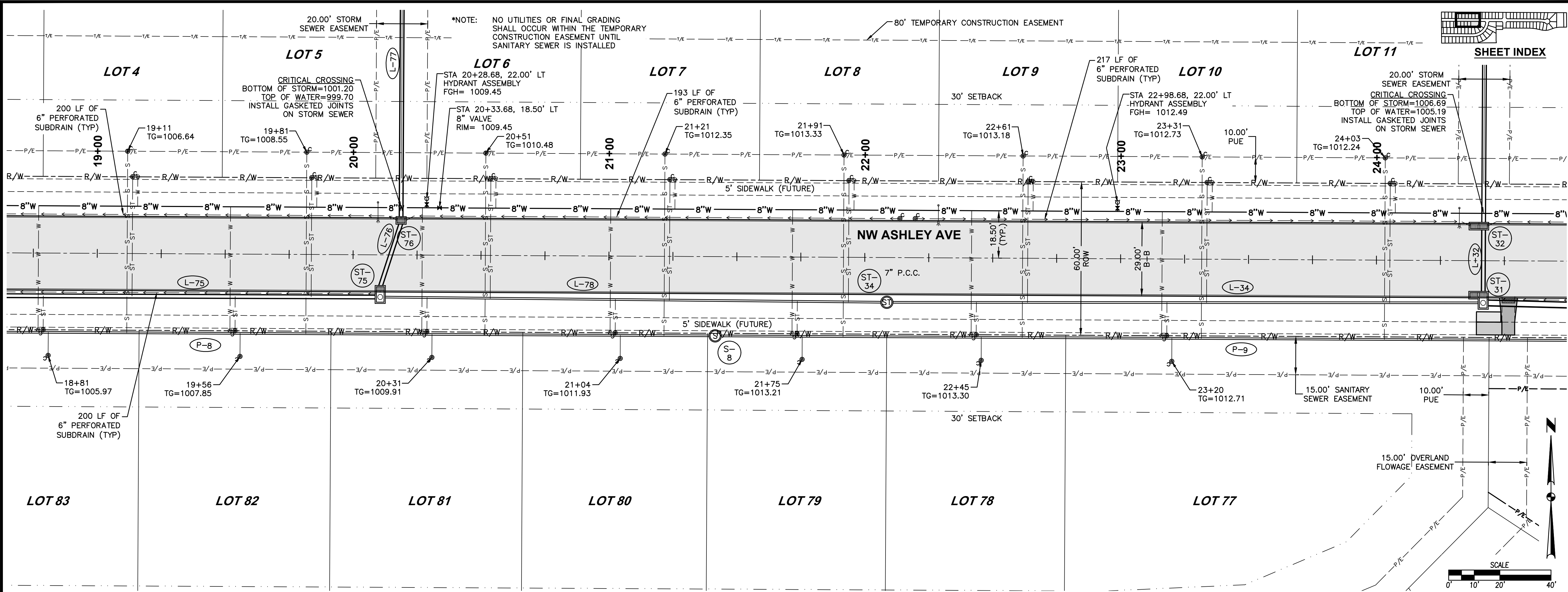


CIVIL DESIGN ADVANTAGE

REVISIONS

DATE	REVISIONS
02/17/2023	AS-BUILT'S
12/14/2021	FINAL SUBMITTAL
09/14/2021	5TH SUBMITTAL
08/31/2021	4TH SUBMITTAL
08/10/2021	3RD SUBMITTAL
07/20/2021	2ND SUBMITTAL

FILE: H:\2020\2003121\WMSHLEY ACRES PLAT 2\ASBUILT\2003121-PN6-PLAT 2.DWG
DATE PLOTTED: 2/17/2023 1:53 PM
PLOTTER: HP DESIGN PLANT
DRAWN BY: RANDON HUBER



DATE
02/17/2023
AS-BUILT
12/14/2021
FINAL SUBMITTAL
09/14/2021
5TH SUBMITTAL
08/31/2021
4TH SUBMITTAL
08/10/2021
3RD SUBMITTAL
07/20/2021
2ND SUBMITTAL

REVISIONS

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

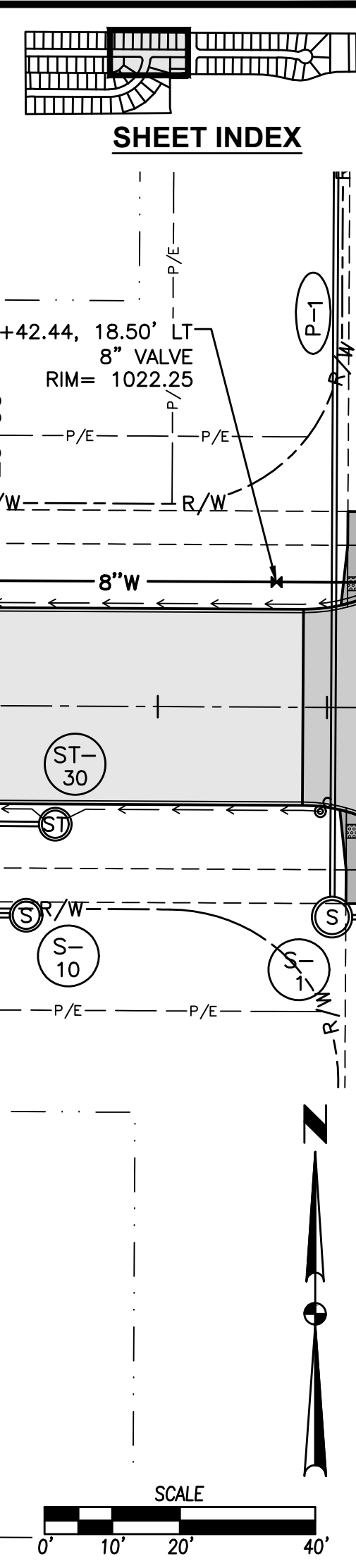
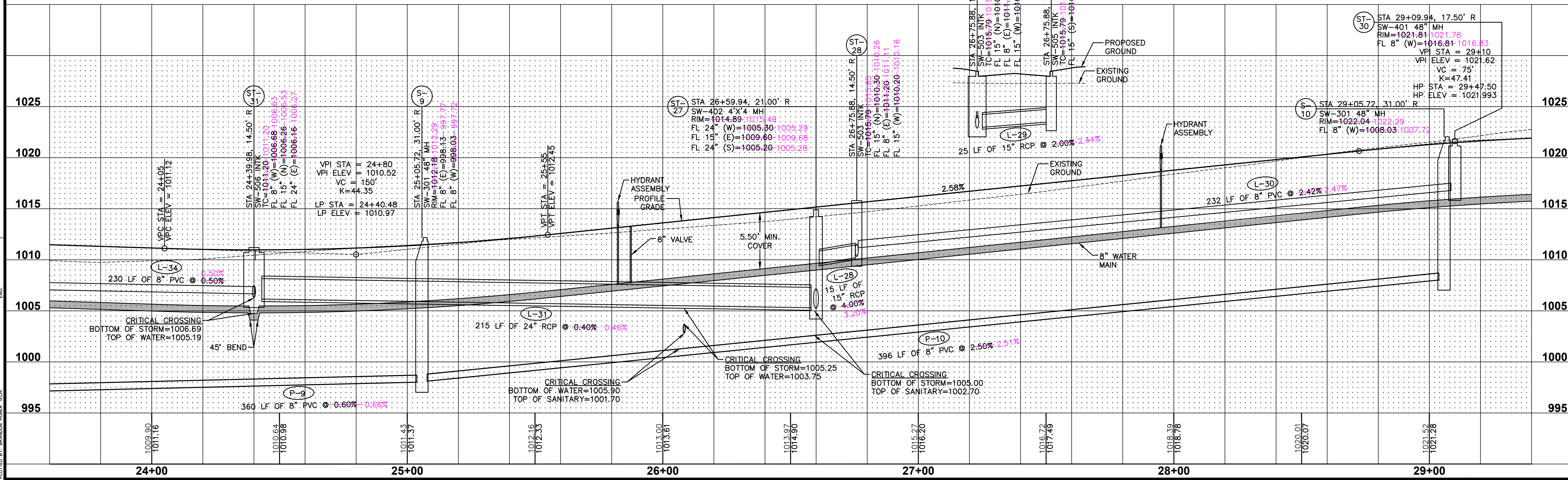
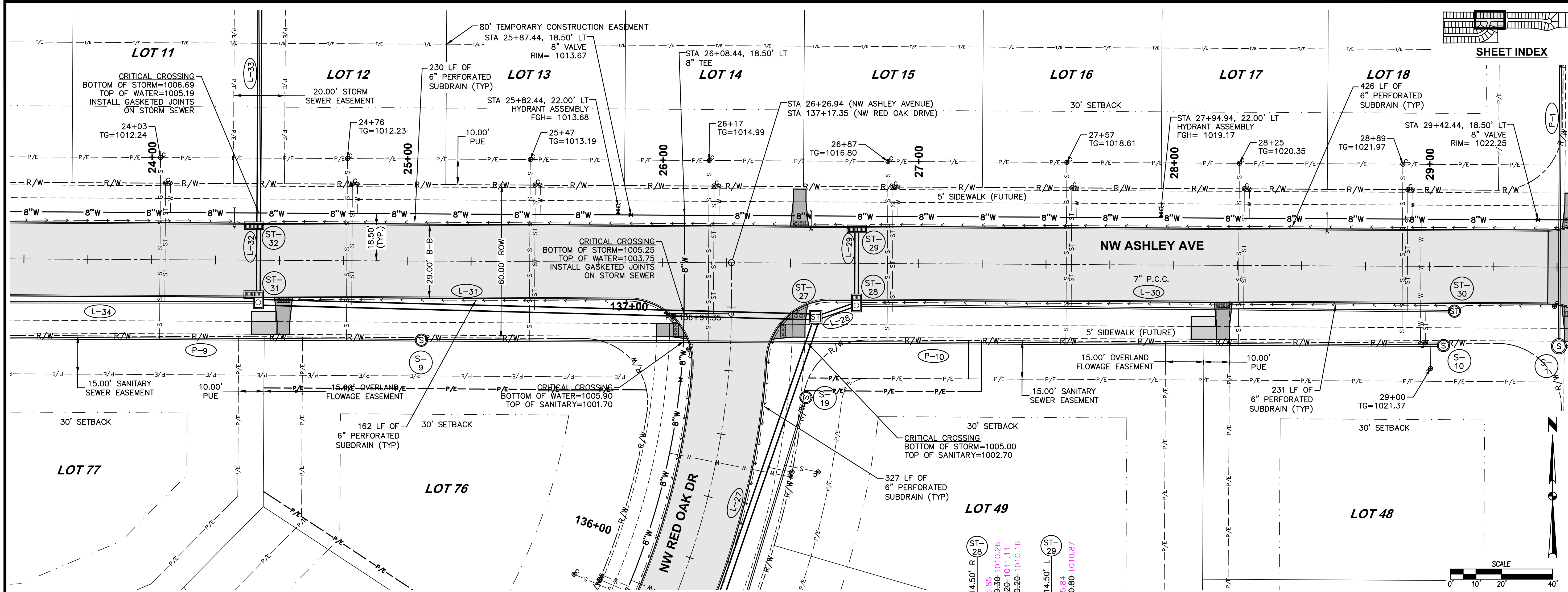
TECH: ENGINEER: RAH

17/37
2106.434

ASHLEY ACRES PLAT 2
PLAN AND PROFILE

CIVIL DESIGN ADVANTAGE
WALKEE, IOWA

FILE: H:\2020\2003121\WMA\ASHLEY ACRES PLAT 2\ASB\12\2003121-PN2-PLAT 2.DWG
DATE PLOTTED: 2/17/2023 1:53 PM
PLOTTER: HP DESIGN PLANT
DRAWN BY: RANDON HUBER



DATE
02/17/2023
AS-BUILT
12/14/2021
FINAL SUBMITTAL
09/14/2021
5TH SUBMITTAL
08/31/2021
3RD SUBMITTAL
08/10/2021
2ND SUBMITTAL

REVISIONS

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

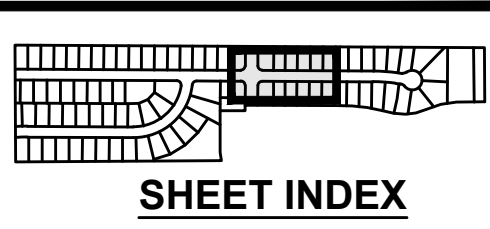
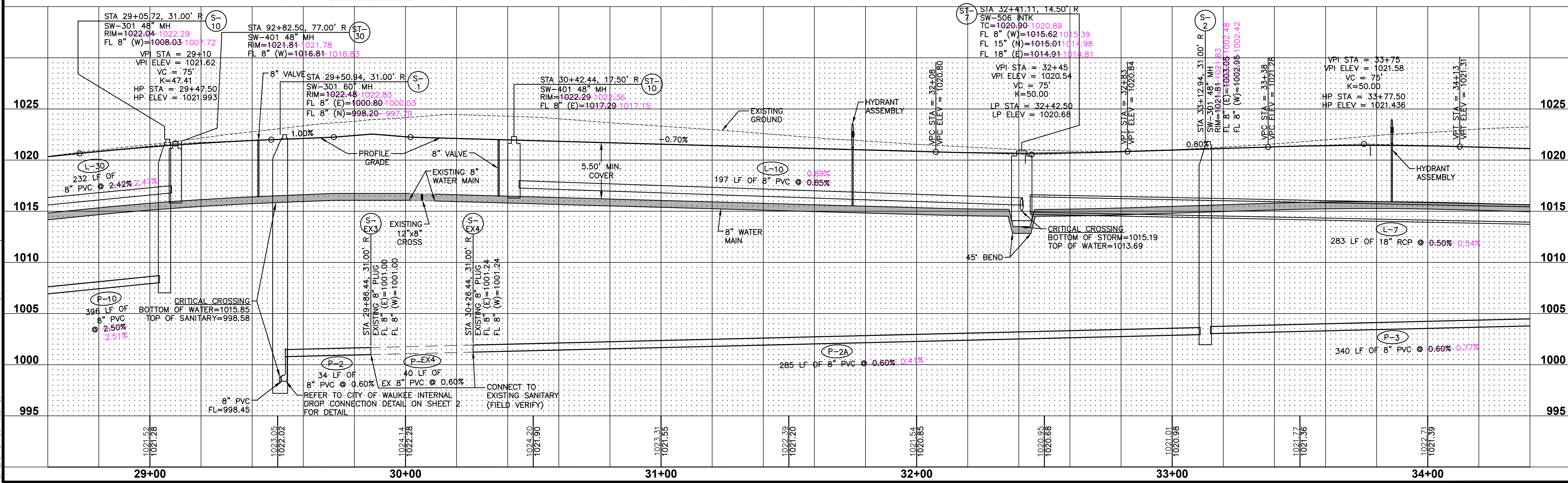
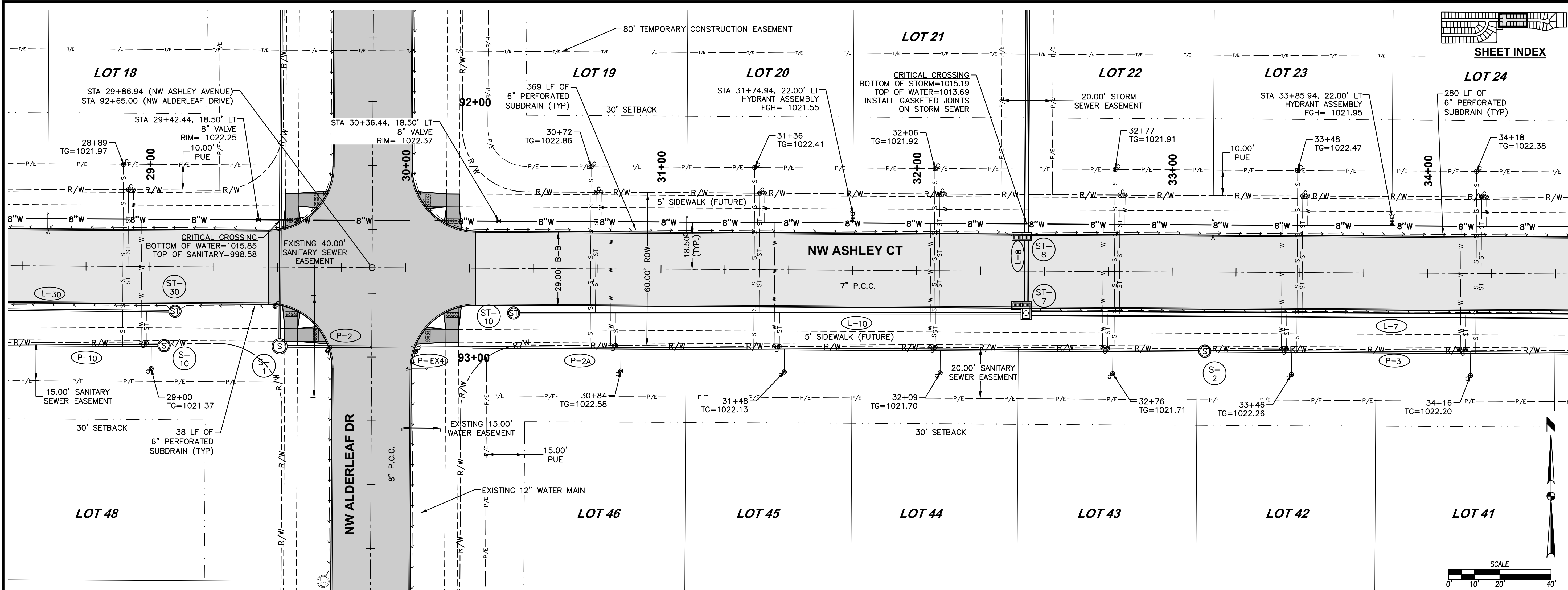
TECH:
ENGINEER: RAH

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

ASHLEY ACRES PLAT 2
PLAN AND PROFILE

18
37
2106.434

FILE: H:\2020\2020121\WMA\ASHLEY ACRES PLAT 2\ASB\121\2020121-PNP-PLAT 2.DWG
PLOT: 2/17/2023 1:53 PM
PLOTTER: HP DesignJet T1200
PLOT: 2/17/2023 1:53 PM
PLOTTER: HP DesignJet T1200



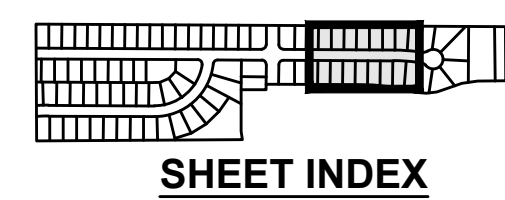
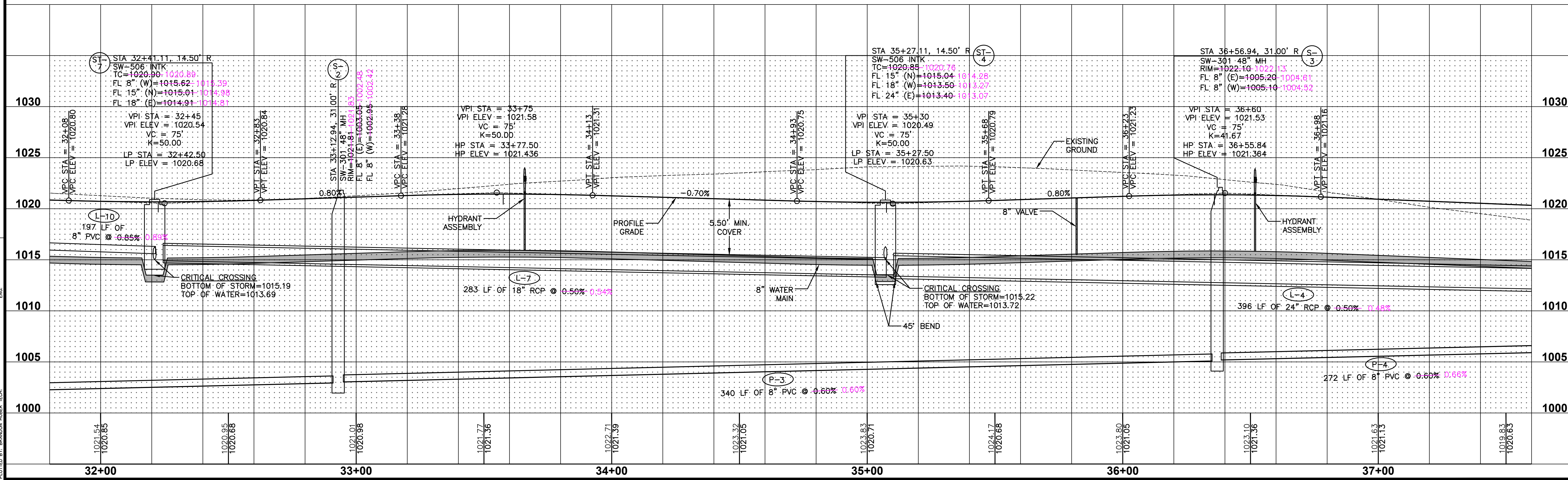
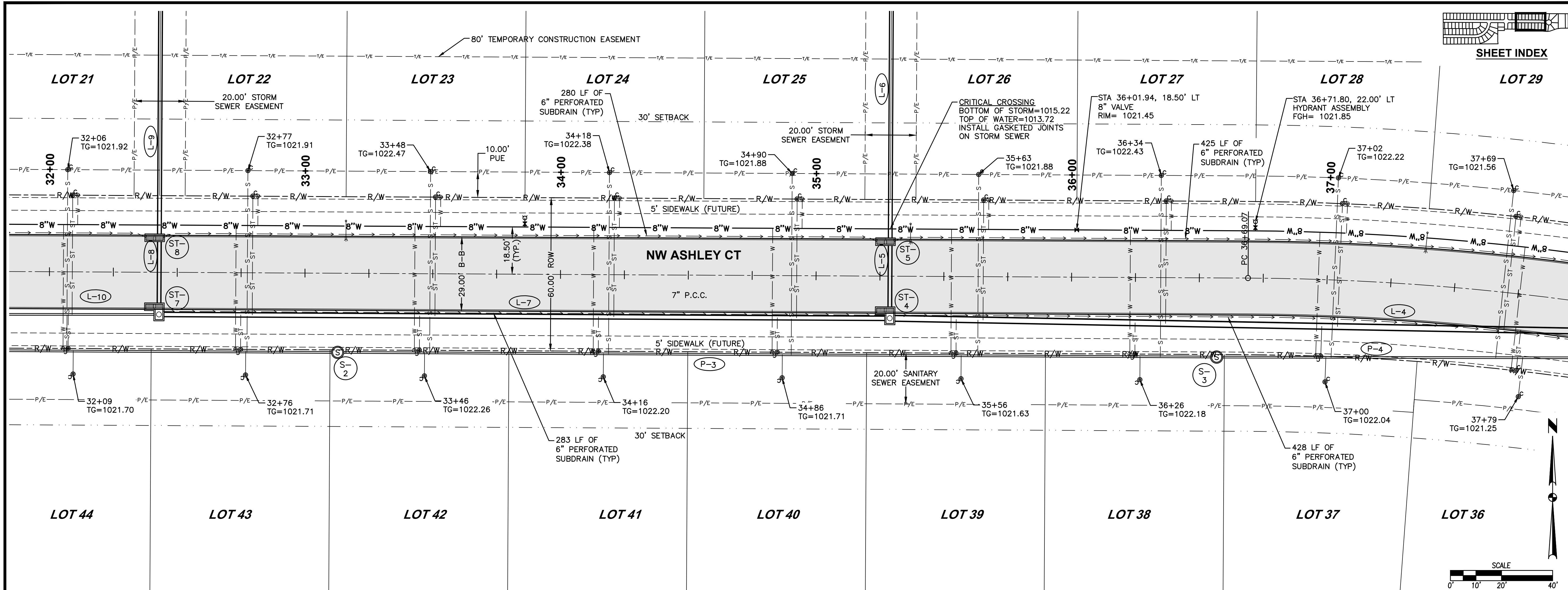
DATE	
02/17/2023	AS-BUILT
12/14/2021	FINAL SUBMITTAL
09/14/2021	5TH SUBMITTAL
08/31/2021	4TH SUBMITTAL
08/10/2021	3RD SUBMITTAL
07/20/2021	2ND SUBMITTAL

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

ASHLEY ACRES PLAT 2
PLAN AND PROFILE

19/37
2106.434

FILE: H:\2020\2003121\WMA\ASHLEY ACRES PLAT 2\ASB\121\2003121-PNE-PLAT 2.DWG
PLOT DATE: 2/7/2023 1:54 PM
PLOTTER: HP DESIGN ADVANTAGE
PLOT BY: RANDON HUBER TECH



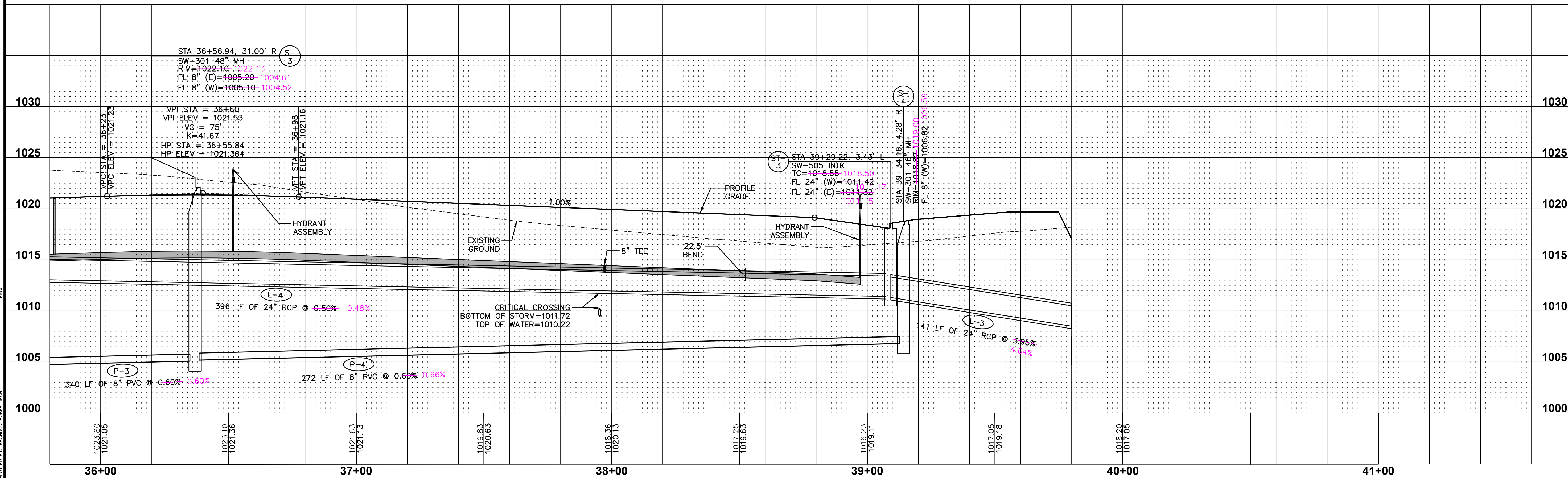
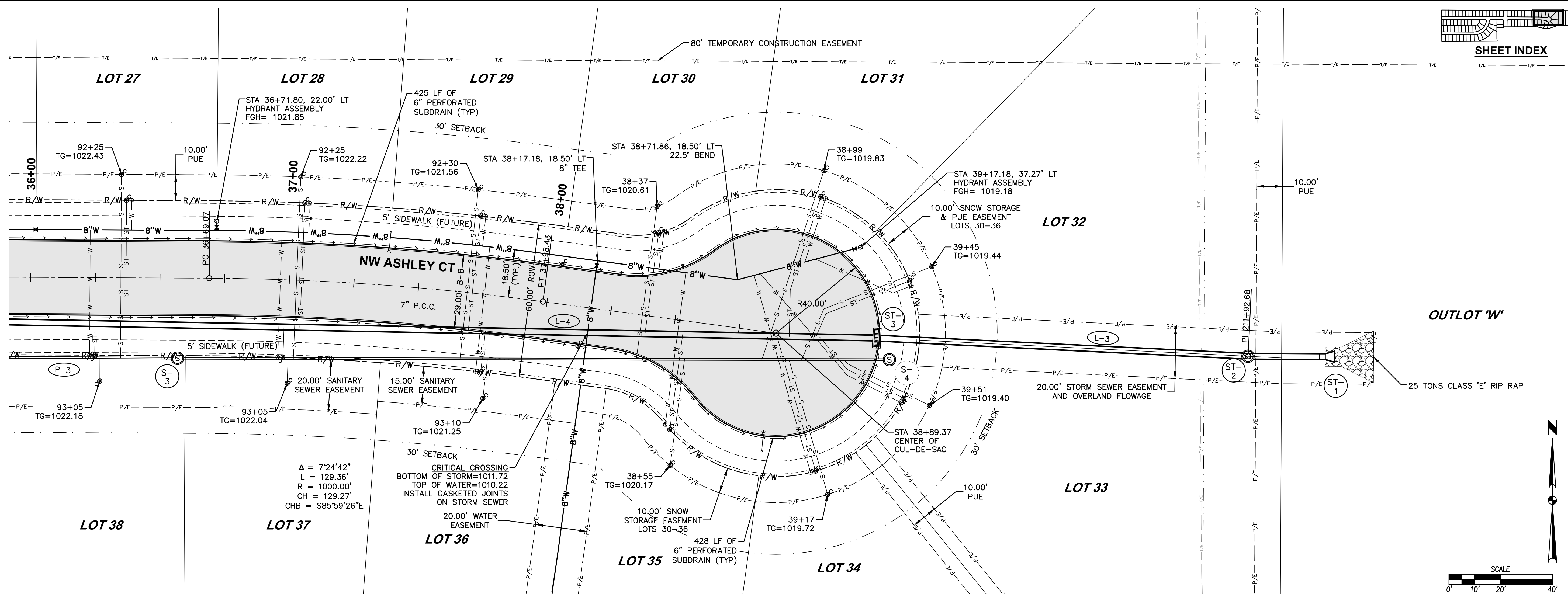
REVISIONS	
DATE	AS-BUILTS
02/17/2023	FINAL SUBMITTAL
12/14/2021	5TH SUBMITTAL
09/14/2021	4TH SUBMITTAL
08/31/2021	3RD SUBMITTAL
08/10/2021	2ND SUBMITTAL

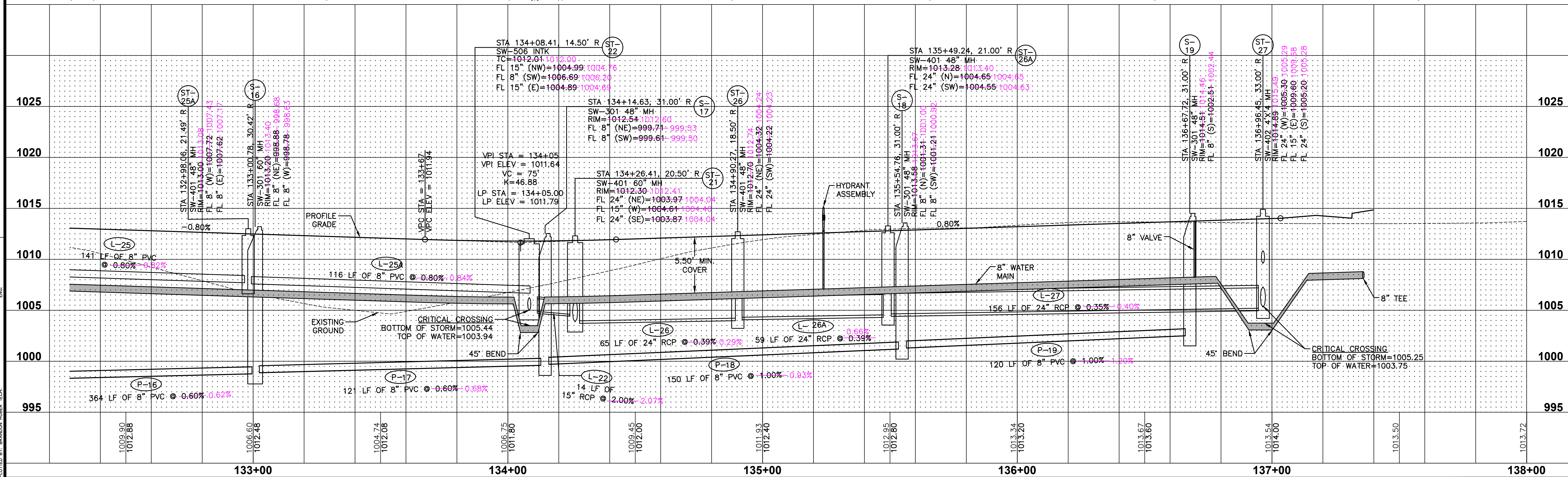
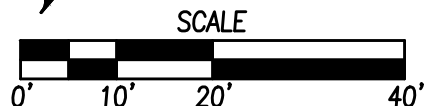
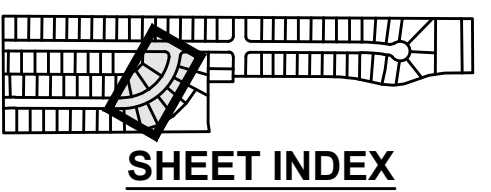
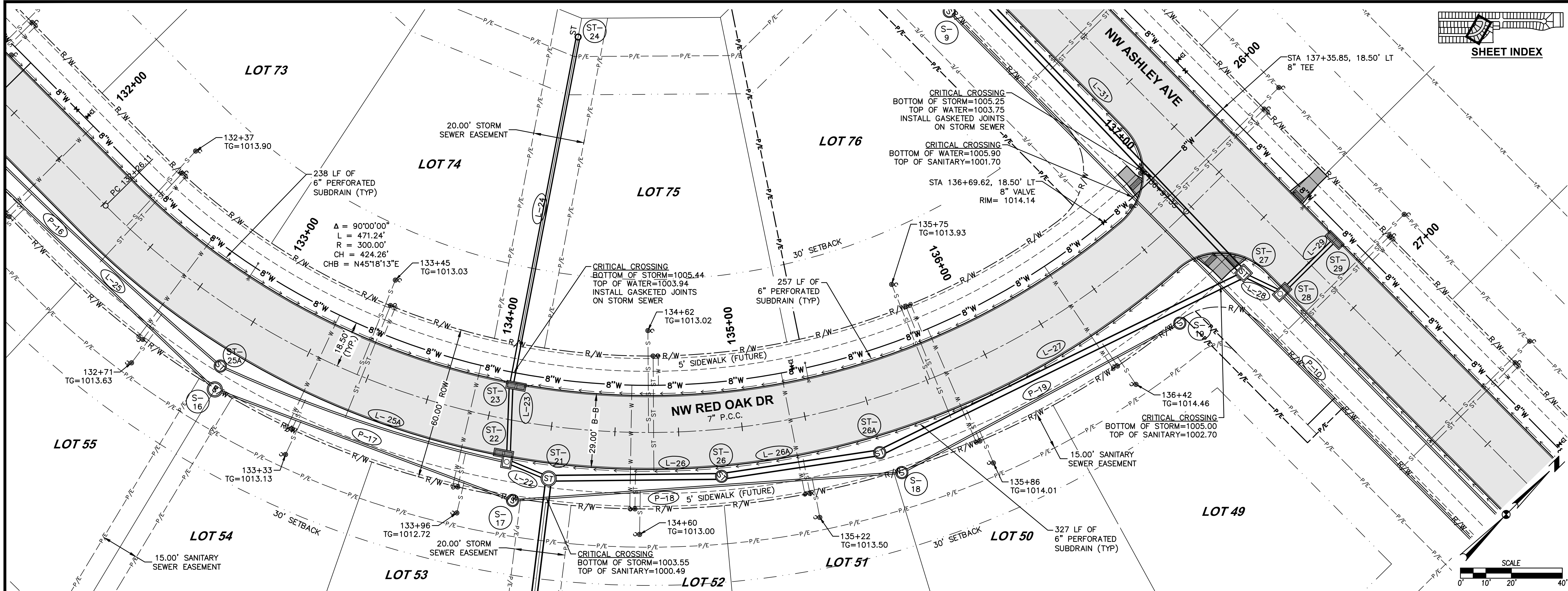
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: RAH

ASHLEY ACRES PLAT 2
PLAN AND PROFILE

20/37
2106.434





FILE: H:\2020\2003121\WMA\ASHLEY ACRES PLAT 2\ASBUILT\2003121-PNE-PLAT 2.DWG
DATE: 12/14/2021
PLOT: 2/17/2023 1:34 PM
DRAWN BY: RANDON HUBER
CHECKED BY: RANDON HUBER

DATE
02/17/2023
AS-BUILT
12/14/2021
FINAL SUBMITTAL
09/14/2021
5TH SUBMITTAL
08/31/2021
4TH SUBMITTAL
08/10/2021
3RD SUBMITTAL
07/20/2021
2ND SUBMITTAL

REVISIONS

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

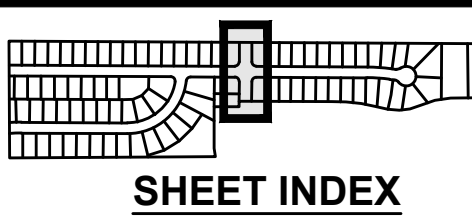
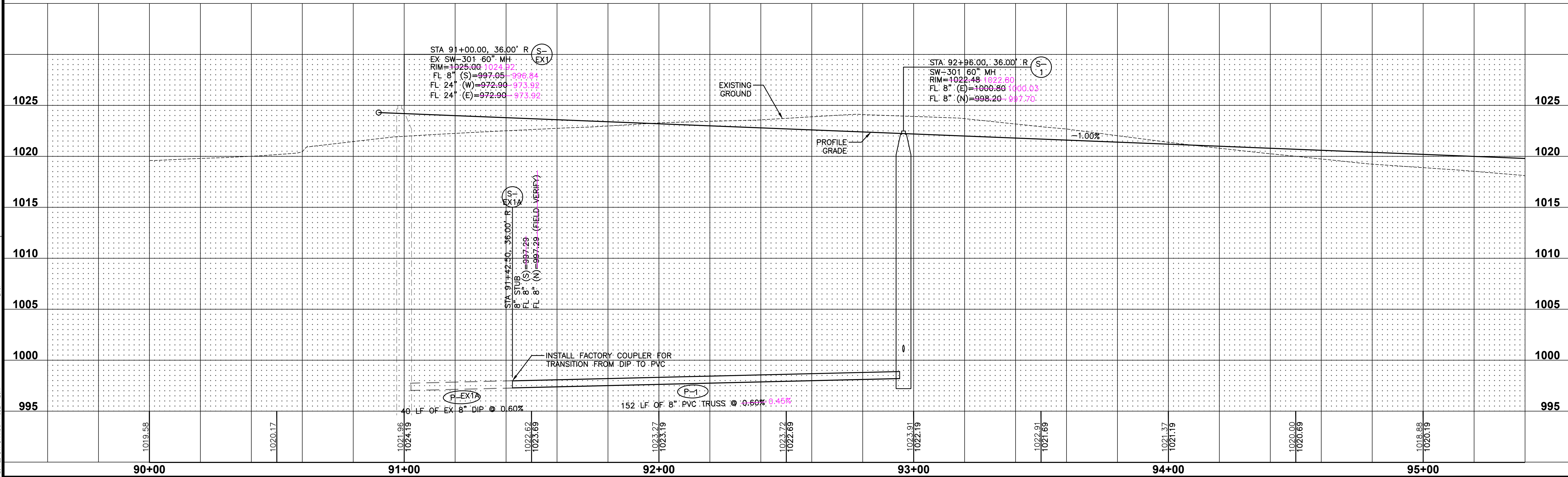
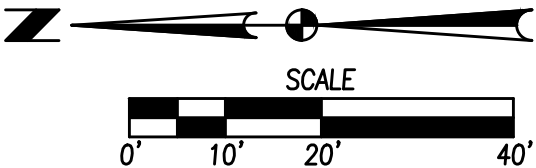
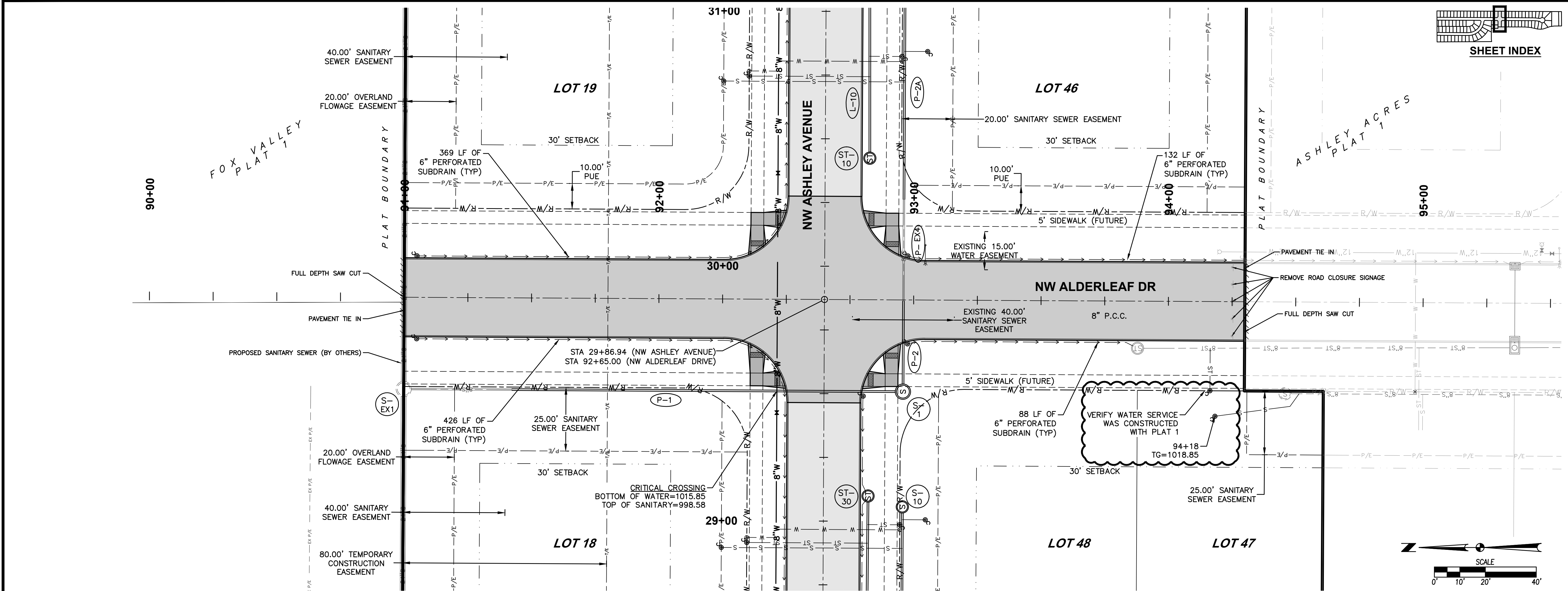
TECH: ENGINEER: RAH

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

ASHLEY ACRES PLAT 2
PLAN AND PROFILE

24
37
2106.434

FILE: H:\2020\2003121\WMA\ASHLEY ACRES PLAT 2\ASBUILT\2003121-PN6-PLAT 2.DWG
DATE PLOTTED: 2/7/2023 1:34 PM
PLOTTER: HP DESIGN PLT
PLOTTER: HP DESIGN PLT



DATE

02/17/2023

AS-BUILT

12/14/2021

FINAL SUBMITTAL

09/14/2021

5TH SUBMITTAL

08/31/2021

3RD SUBMITTAL

08/10/2021

2ND SUBMITTAL

07/20/2021

REVISIONS

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

TECH:

ENGINEER: RAH

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

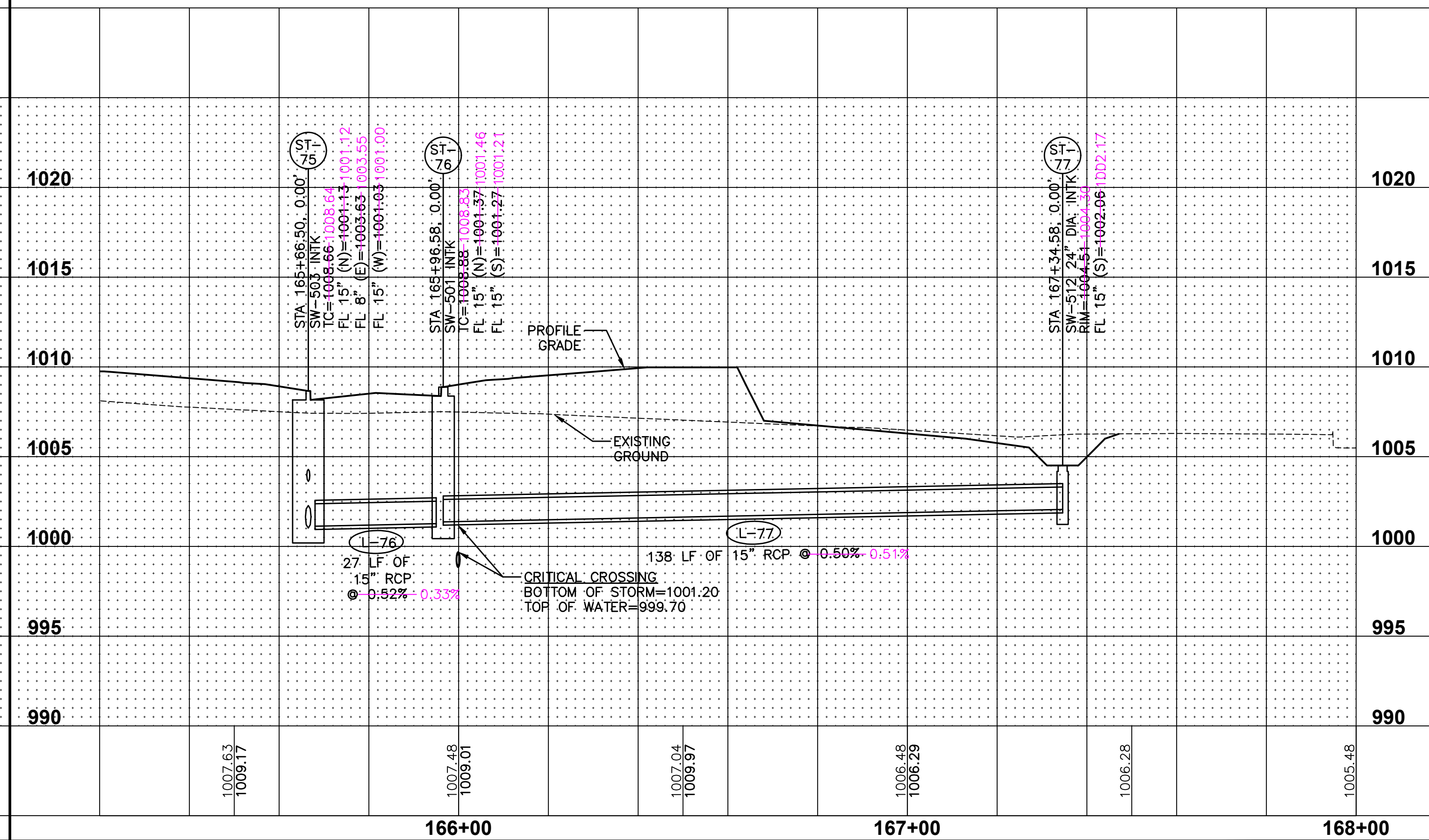
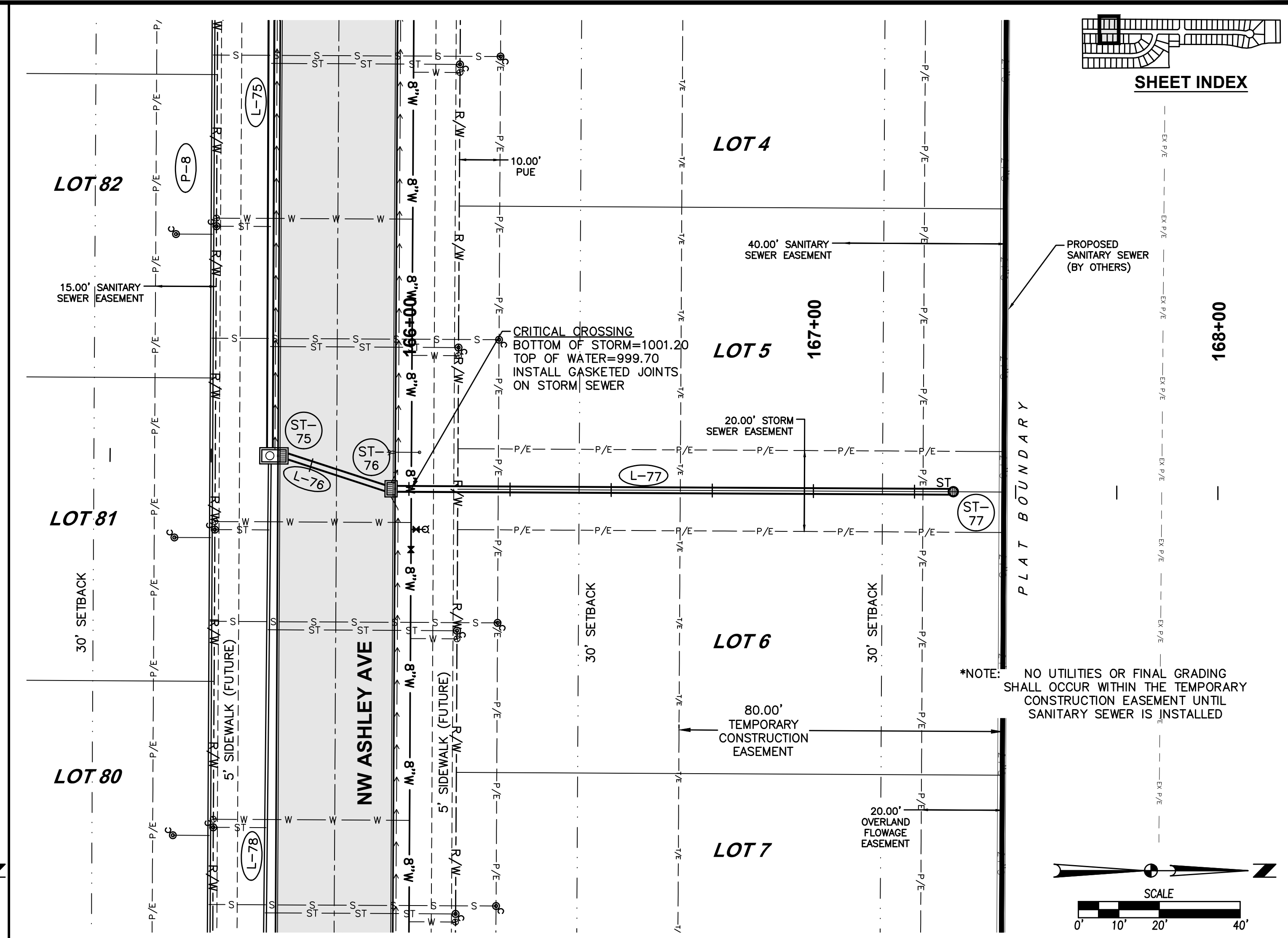
ASHLEY ACRES PLAT 2

PLAN AND PROFILE

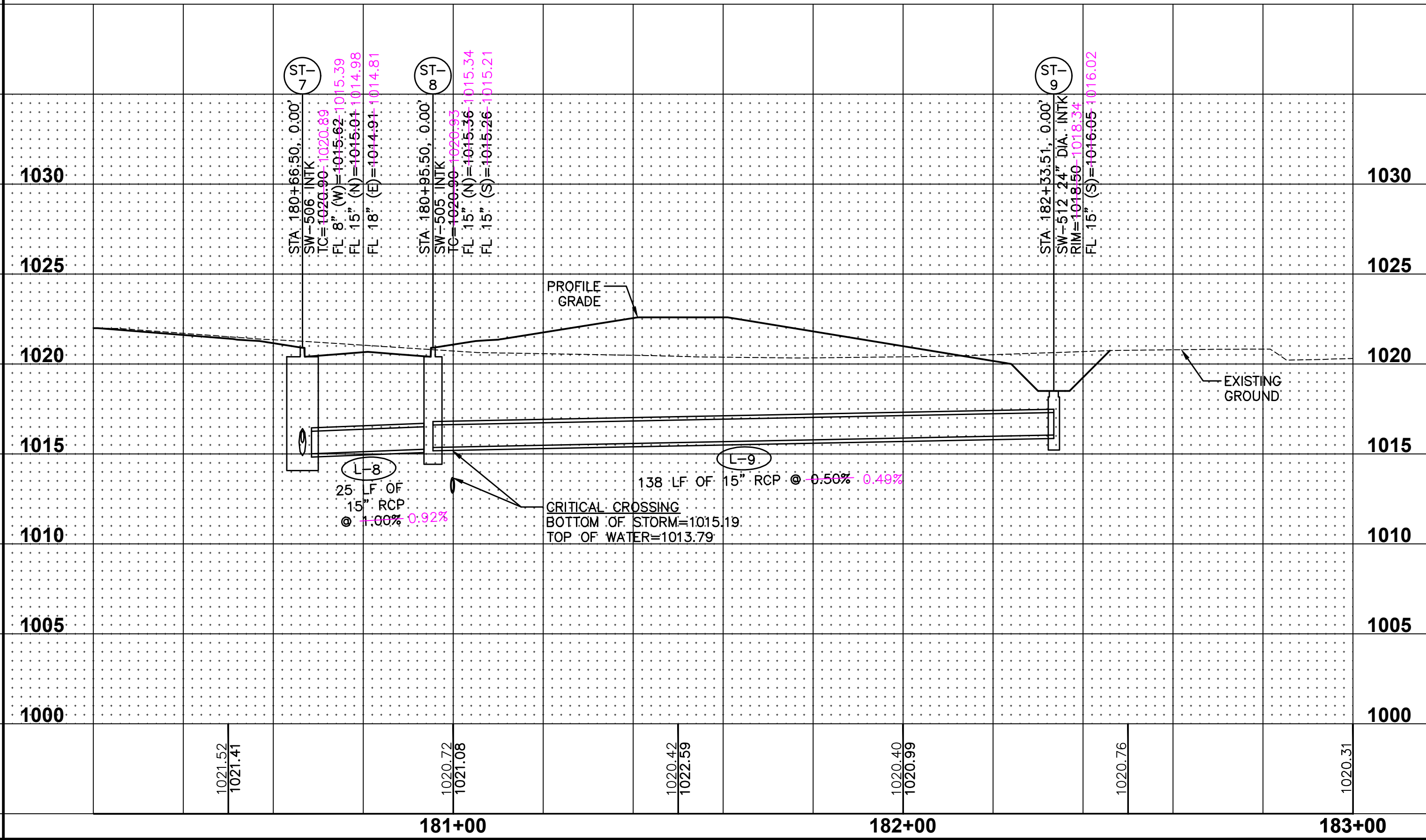
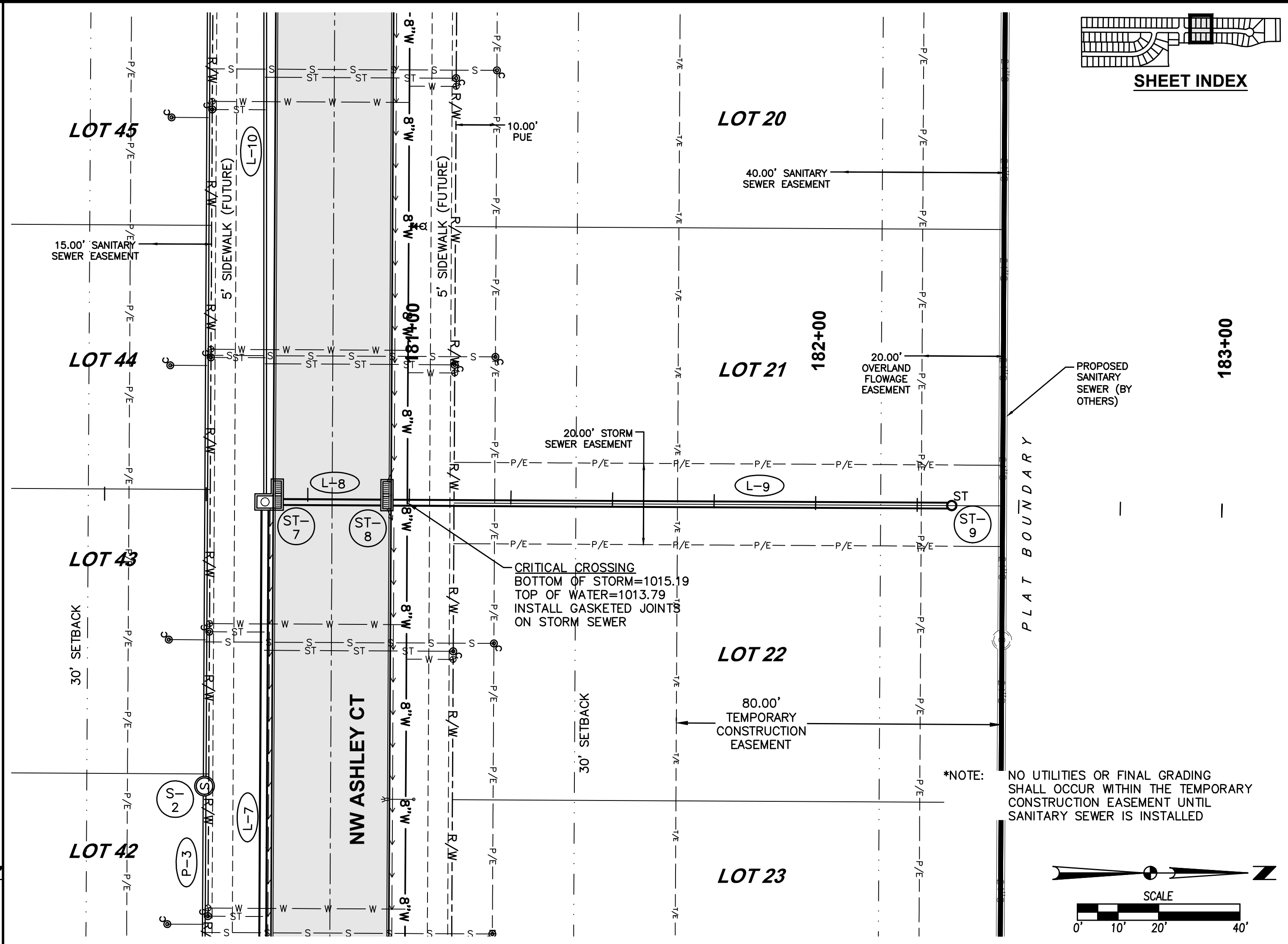
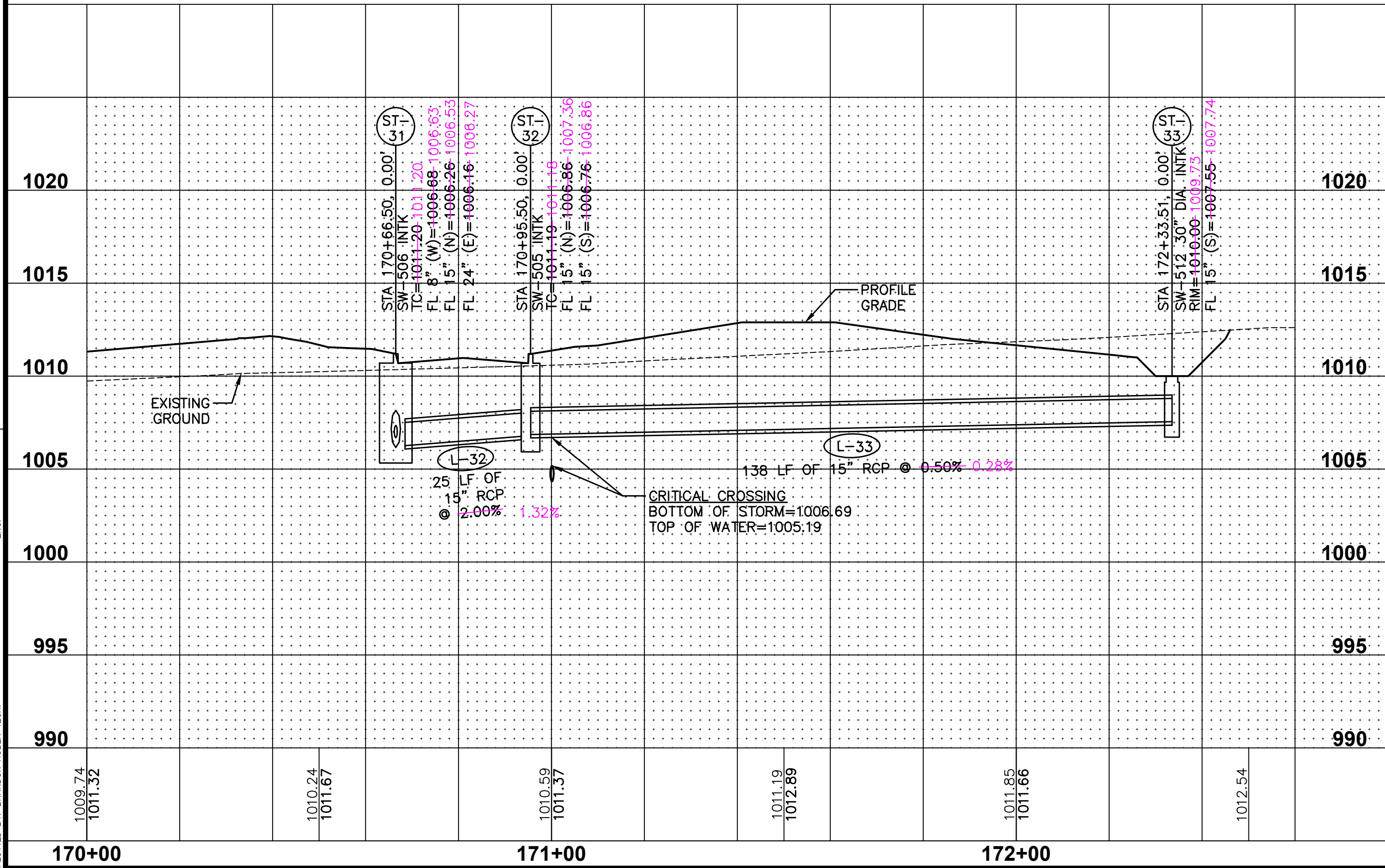
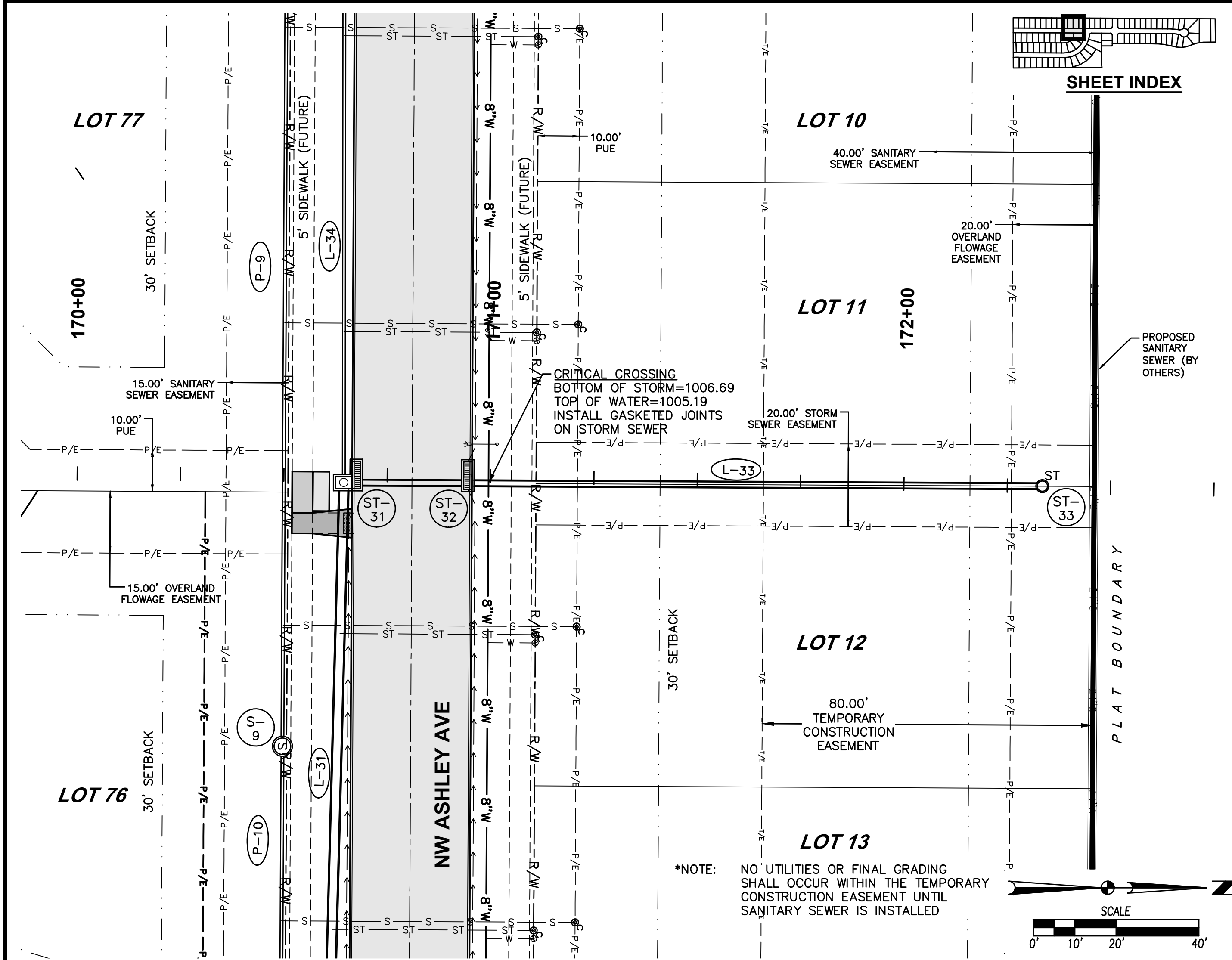
25

37

2106.434



FILE: H:\2020\2003121\VMW\ASHLEY ACRES PLAT 2\ASBUILT\2003121-PNE-PLAT 2.DWG
DATE PLOTTED: 2/7/2023 1:35 PM
PLOTTER: HP DESIGN PLOTTER
PLOTTER: HP DESIGN PLOTTER



DATE
02/17/2023
AS-BUILT
12/14/2021
FINAL SUBMITTAL
09/14/2021
5TH SUBMITTAL
08/31/2021
4TH SUBMITTAL
08/10/2021
3RD SUBMITTAL
07/20/2021
2ND SUBMITTAL

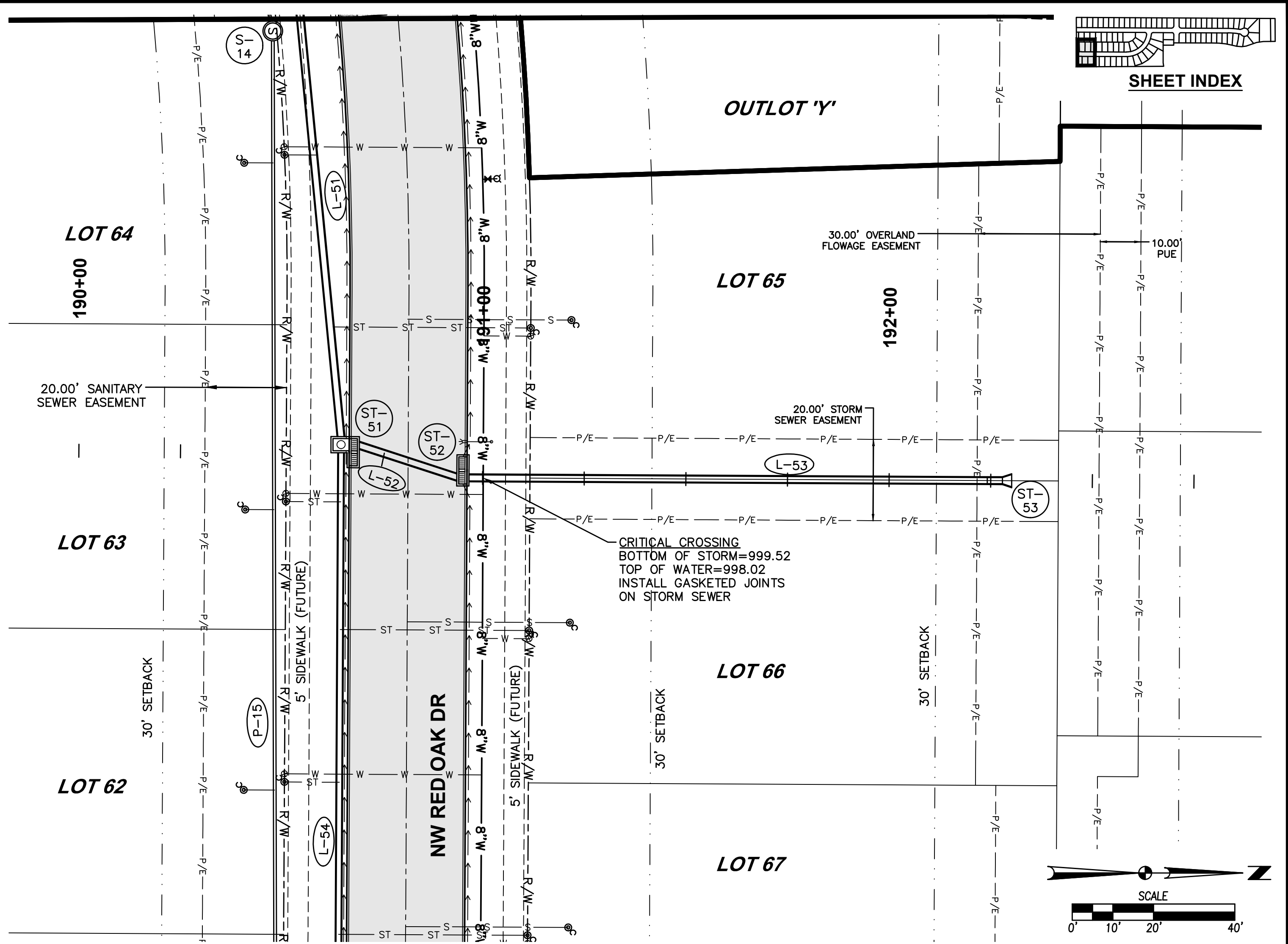
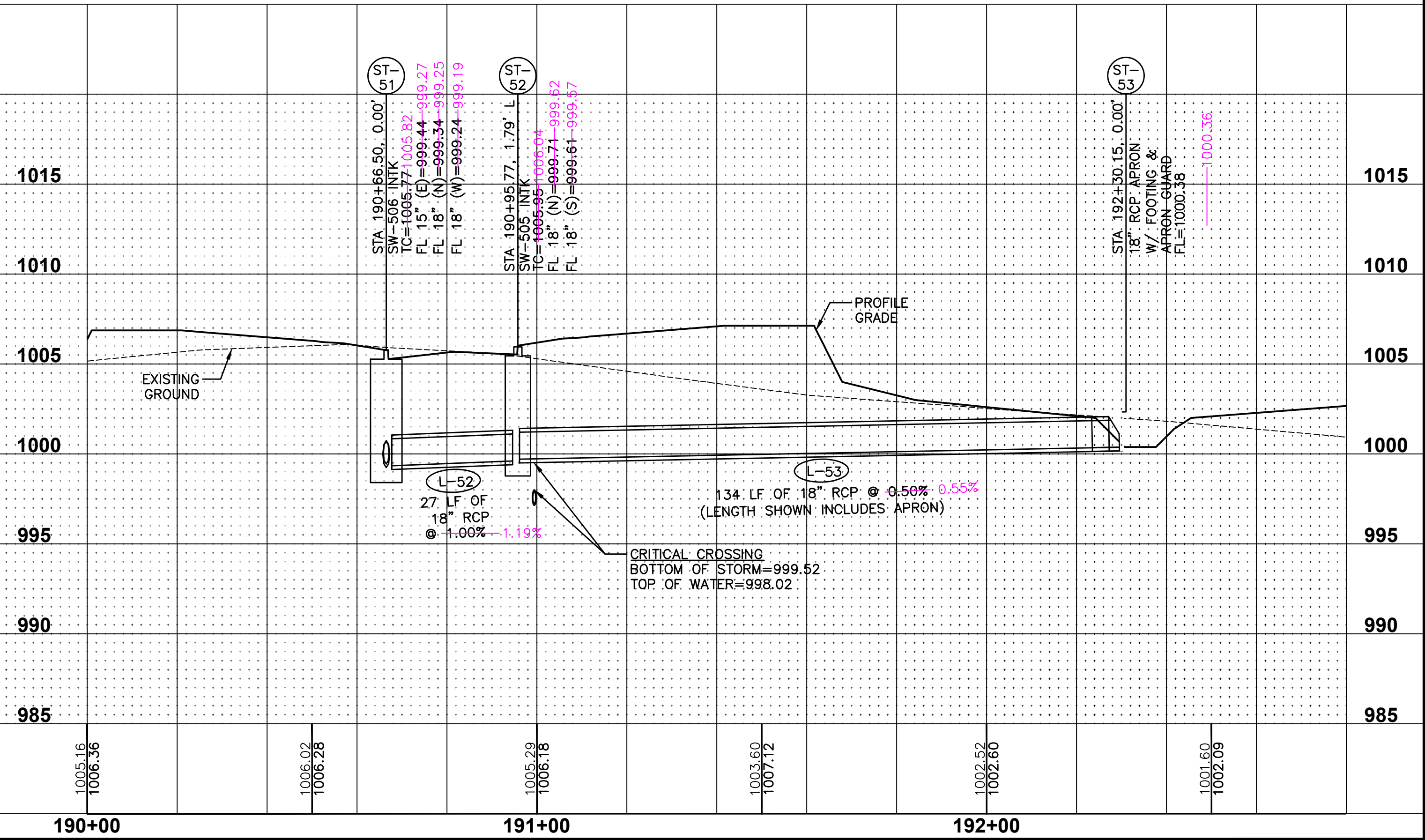
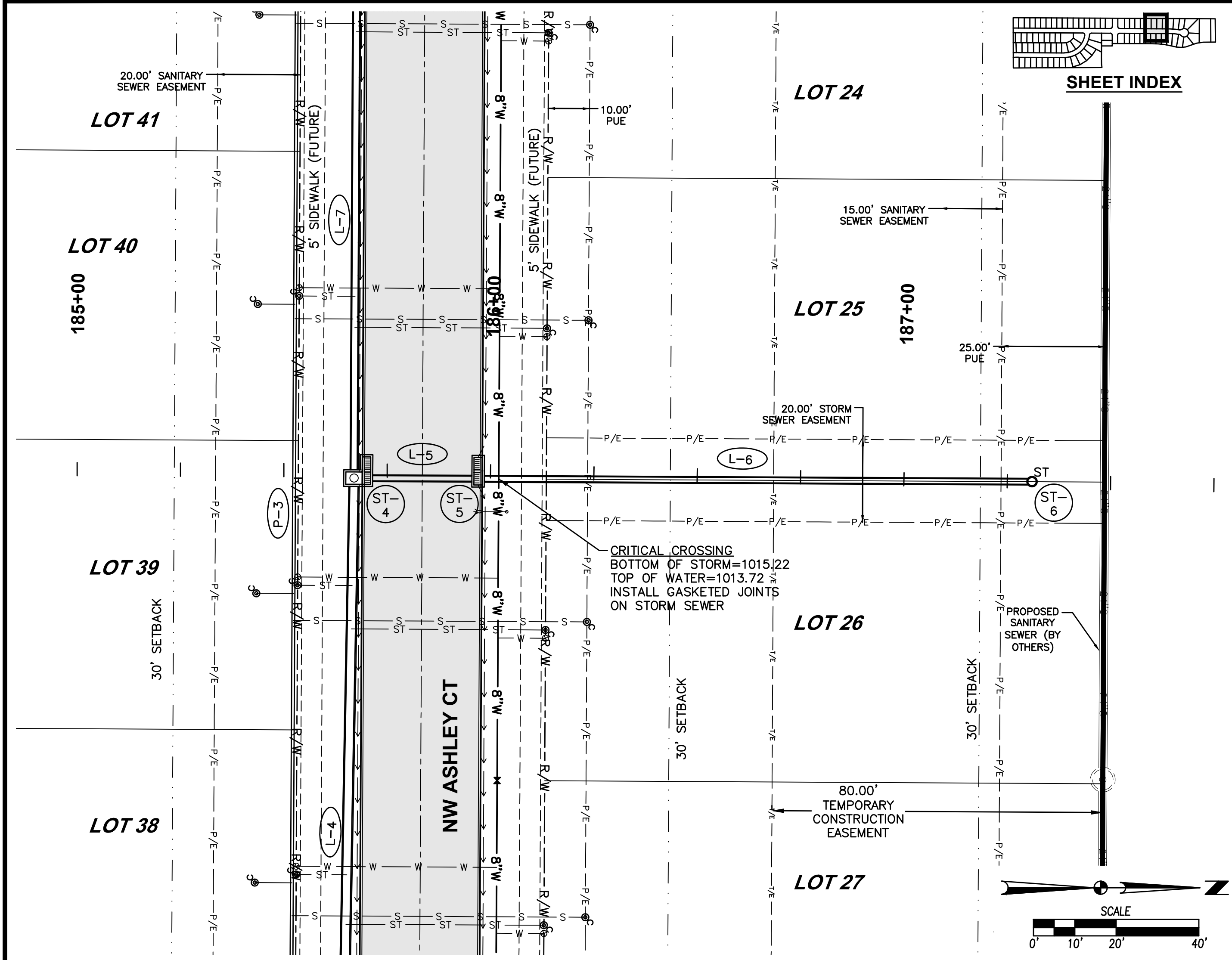
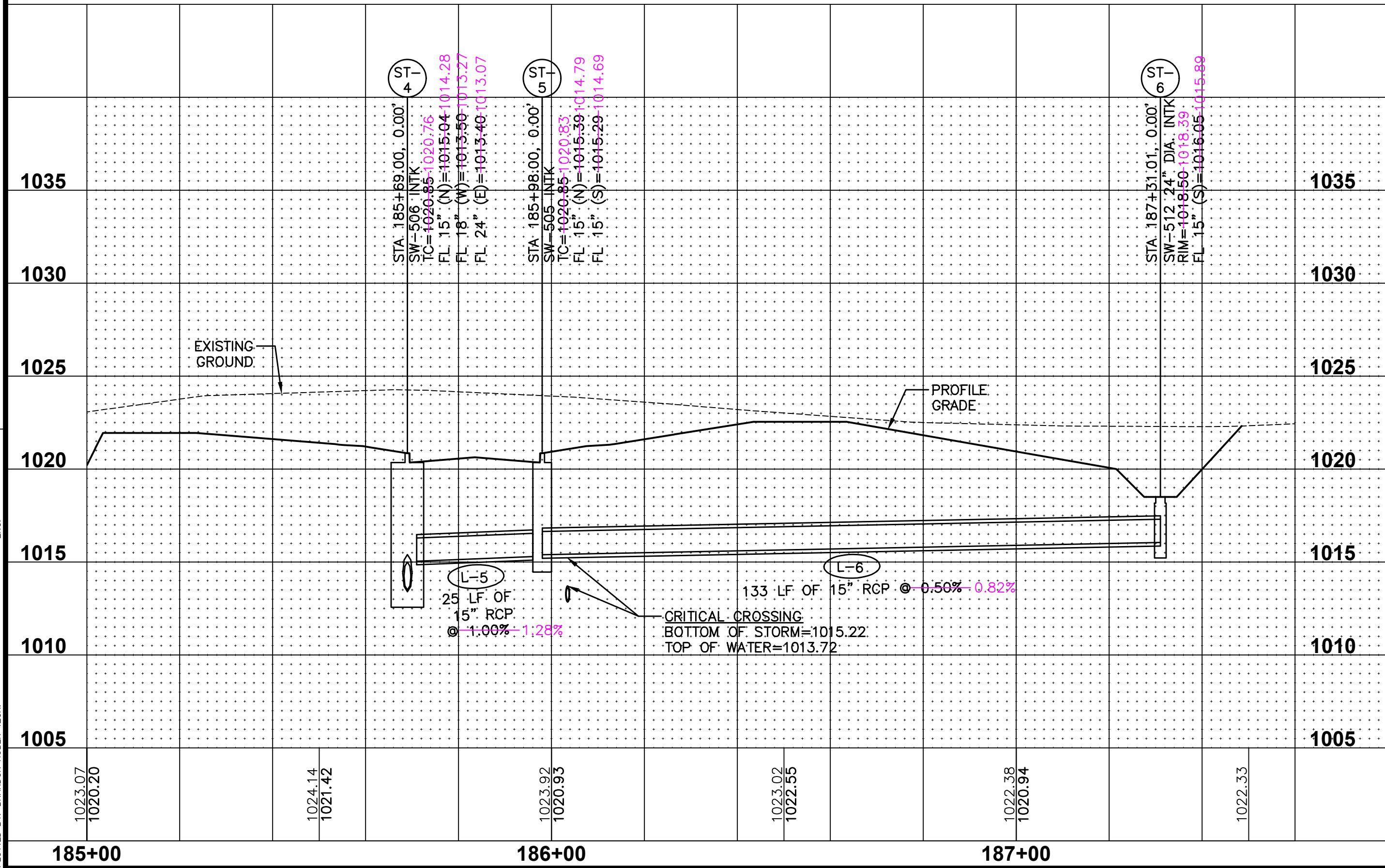
REVISIONS

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

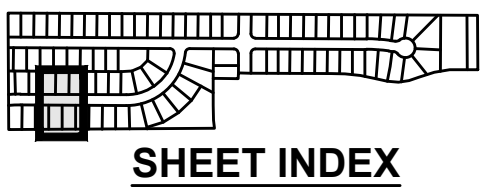
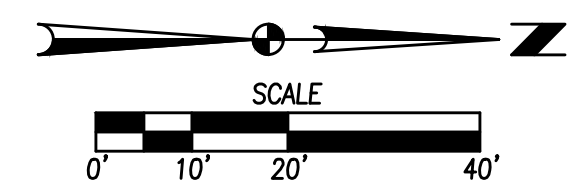
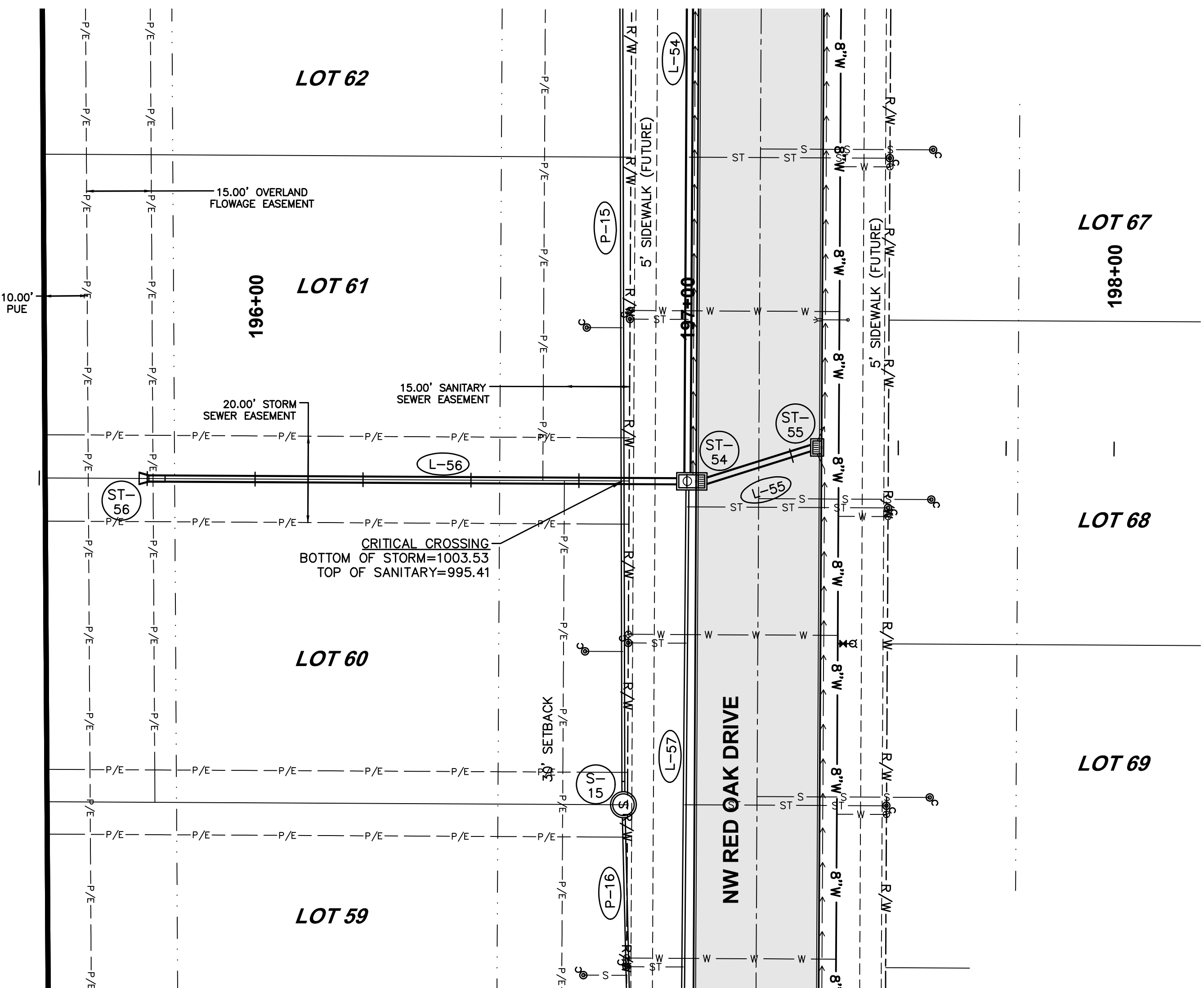
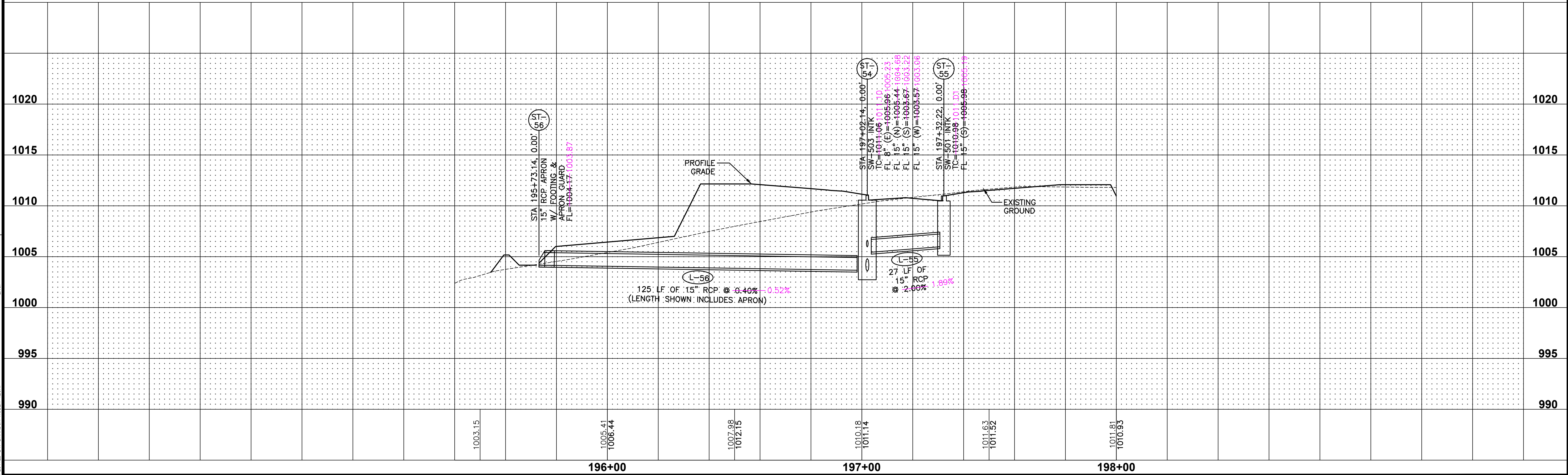
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: RAH
ENGINEER: RAH

27/37
2106.434

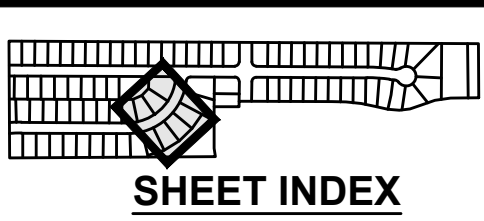
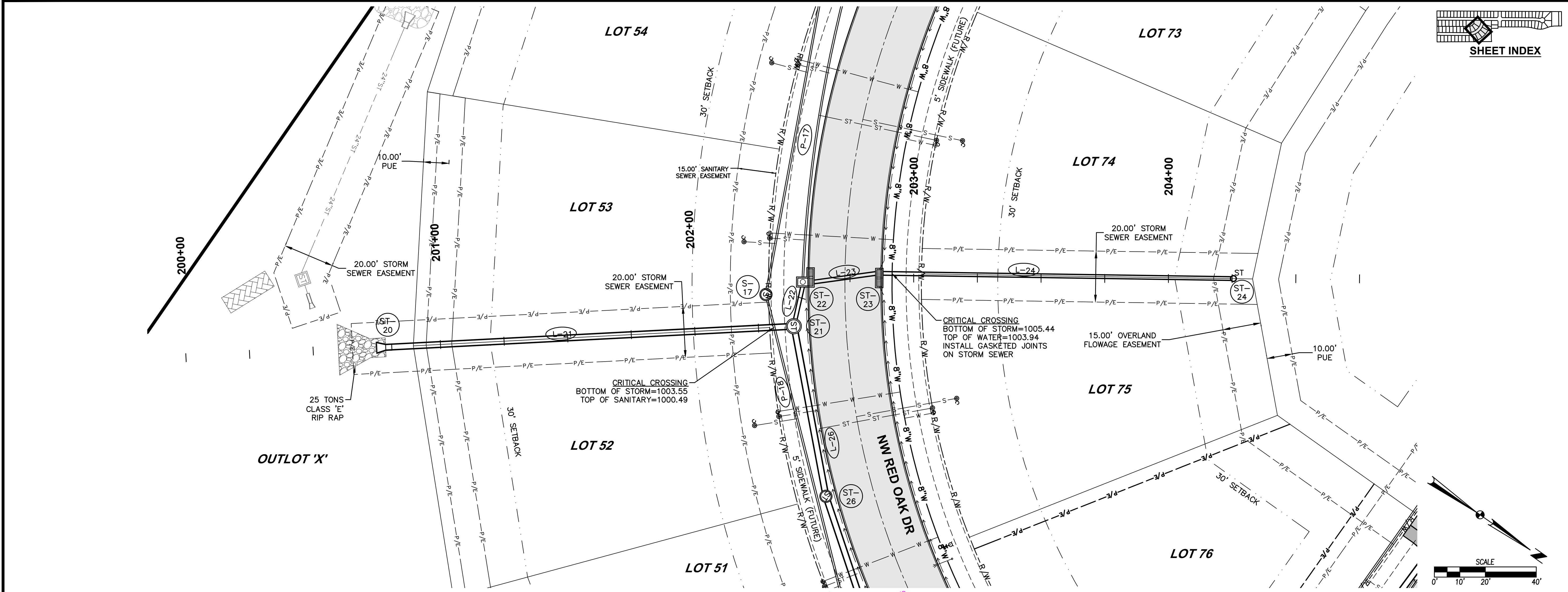
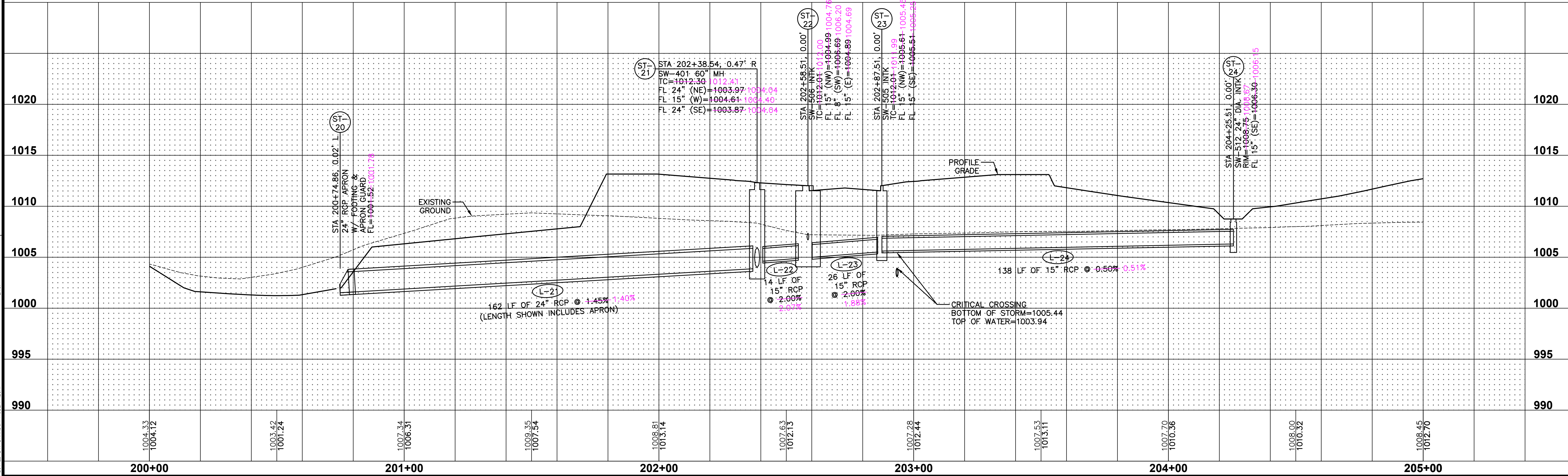
FILE: H:\2020\2003121\VMW\ASHLEY ACRES PLAT 2\ASBUILTS\2003121-PNP-PLAT 2.DWG
DATE PLOTTED: 7/17/2023 1:35 PM
PLOTTER: HP DESIGN PLOTTER
DRAWN BY: RANDON HUBER, TECH



FILE: H:\2020\2003121\000\ASHLEY ACRES PLAT 2\ASBUILTS\2003121-PNR-PLAT 2.DWG
PLOT DATE: 2/7/2023 1:36 PM
PLOT BY: RANDON HUBER TECH



FILE: H:\2020\2003121\DWG\ASHLEY ACRES PLAT 2\ASBUILTS\2003121-PNE-PLAT 2.DWG
PLOT DATE: 2/7/2023 1:36 PM
PLOTTER: HP DesignJet T1200
PLOTTER: HP DesignJet T1200



ASHLEY ACRES PLAT 2
PLAN AND PROFILE

30/37
2106.434

WAUKEE, IOWA

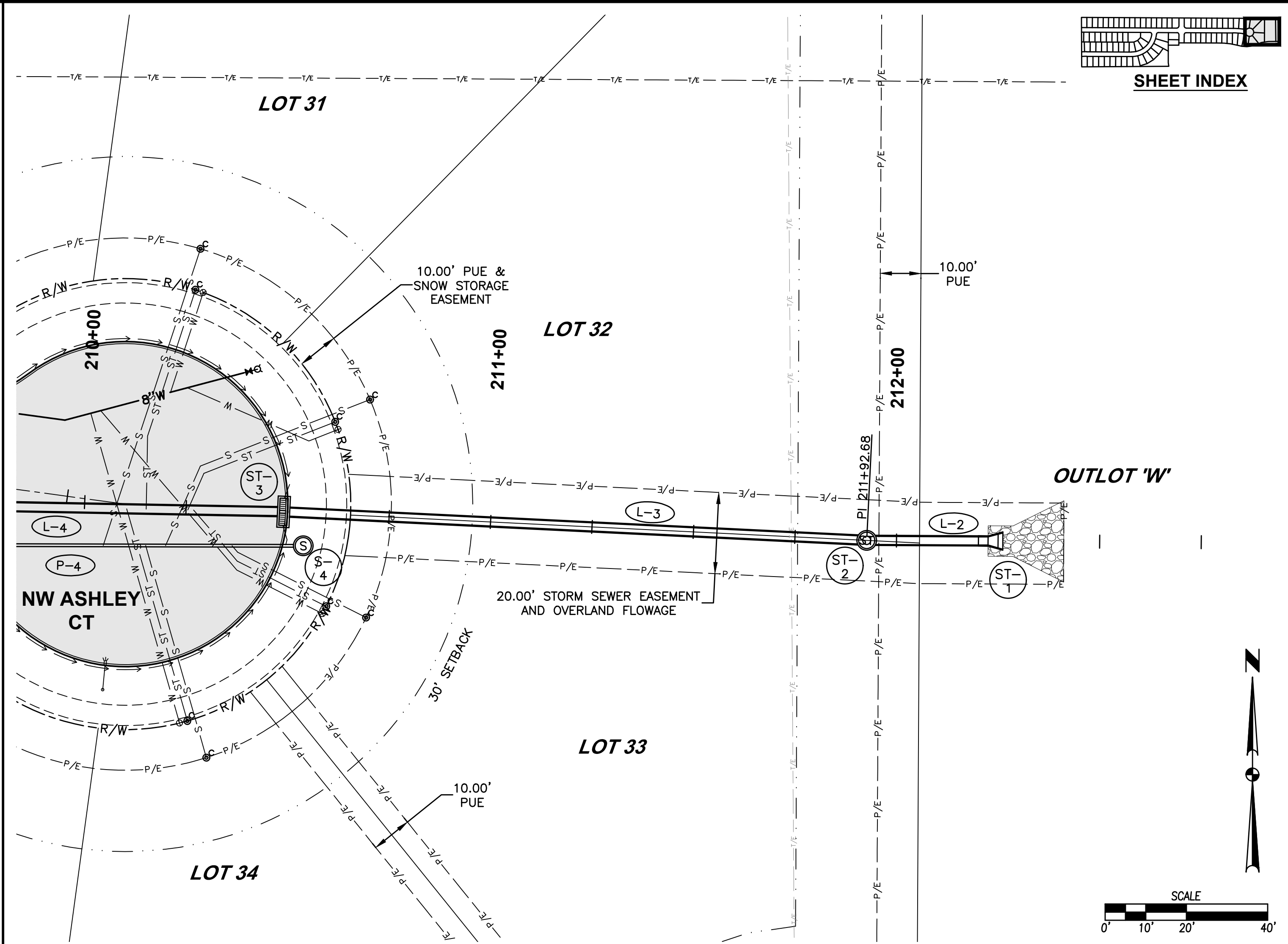
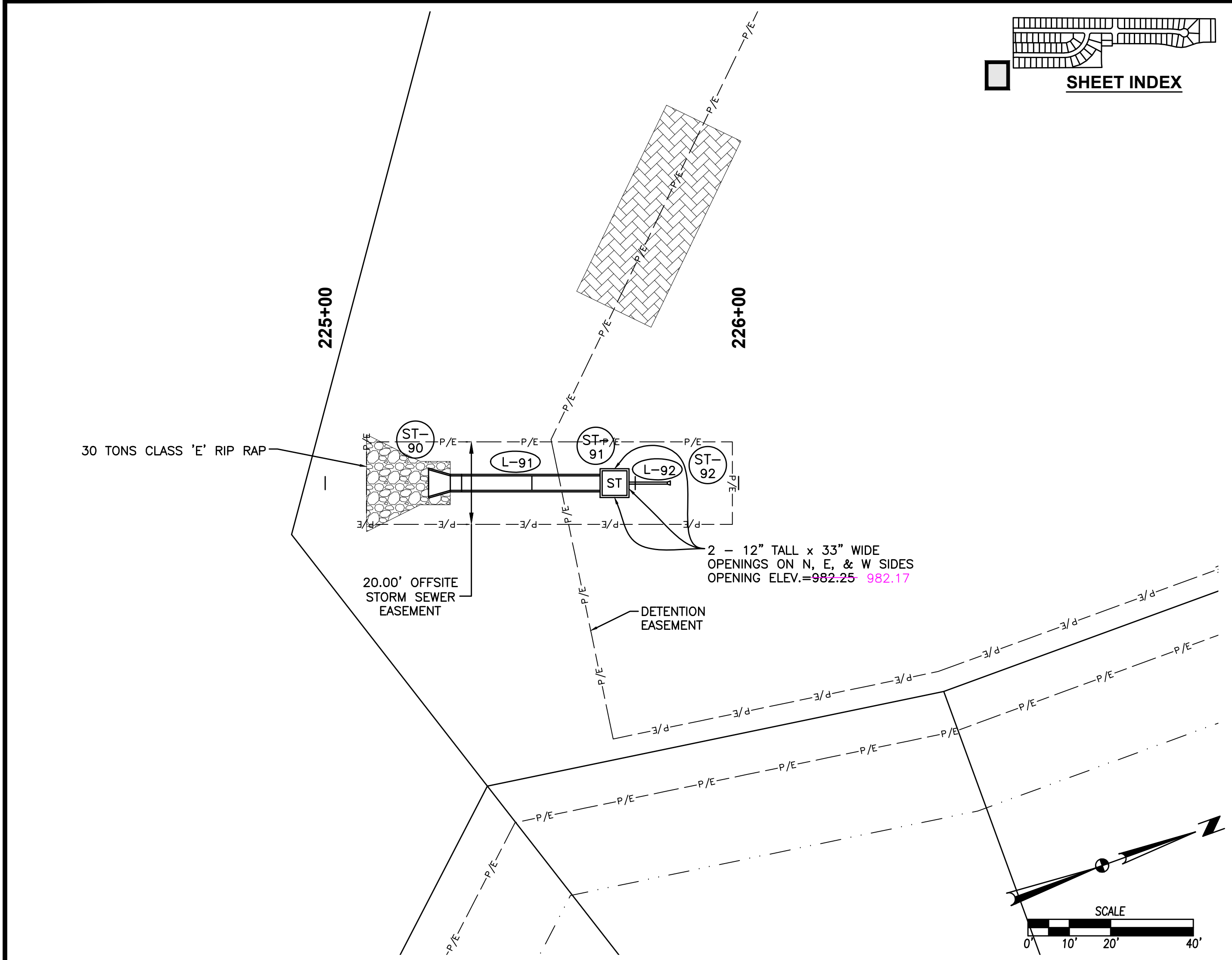
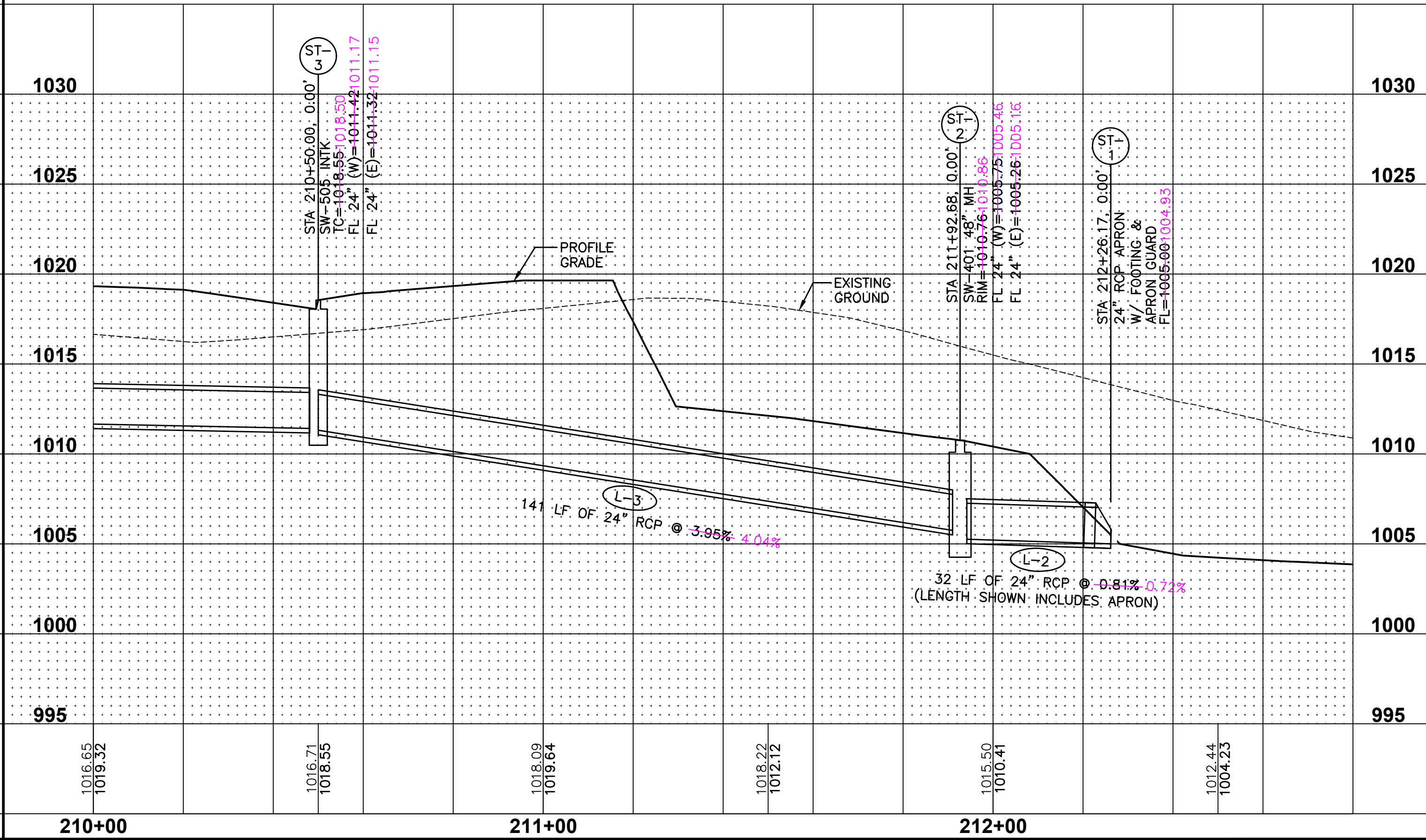
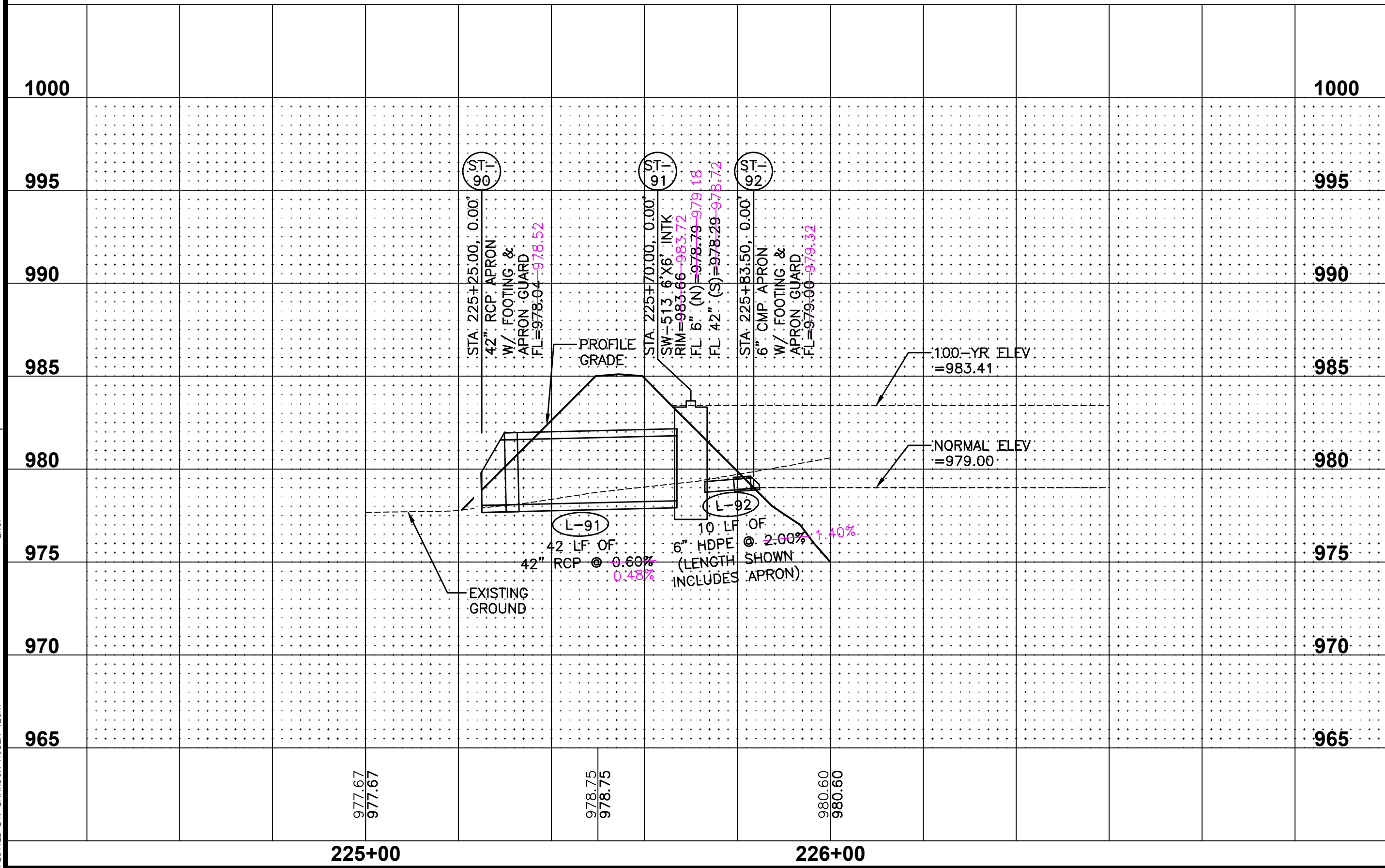
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER: RAH

REVISIONS

DATE	AS-BUILTS	FINAL SUBMITTAL	5TH SUBMITTAL	4TH SUBMITTAL	3RD SUBMITTAL	2ND SUBMITTAL
02/17/2023						
12/14/2021						
09/14/2021						
08/31/2021						
08/10/2021						
07/20/2021						

FILE: H:\2020\2003121\000\ASHLEY ACRES PLAT 2\ASBUILTS\2003121-PN6-PLAT 2.DWG
DATE PLOTTED: 2/17/2023 1:36 PM
PLOTTER: HP DESIGNJET T1200
PLOTTER BY: RANDON HUBER, TECH



31/37

2106.434

ASHLEY ACRES PLAT 2
PLAN AND PROFILE

WAUKEE, IOWA

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

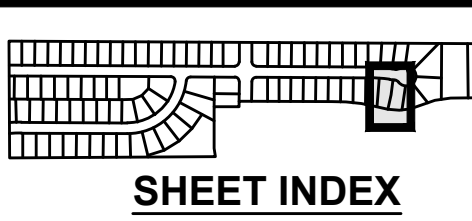
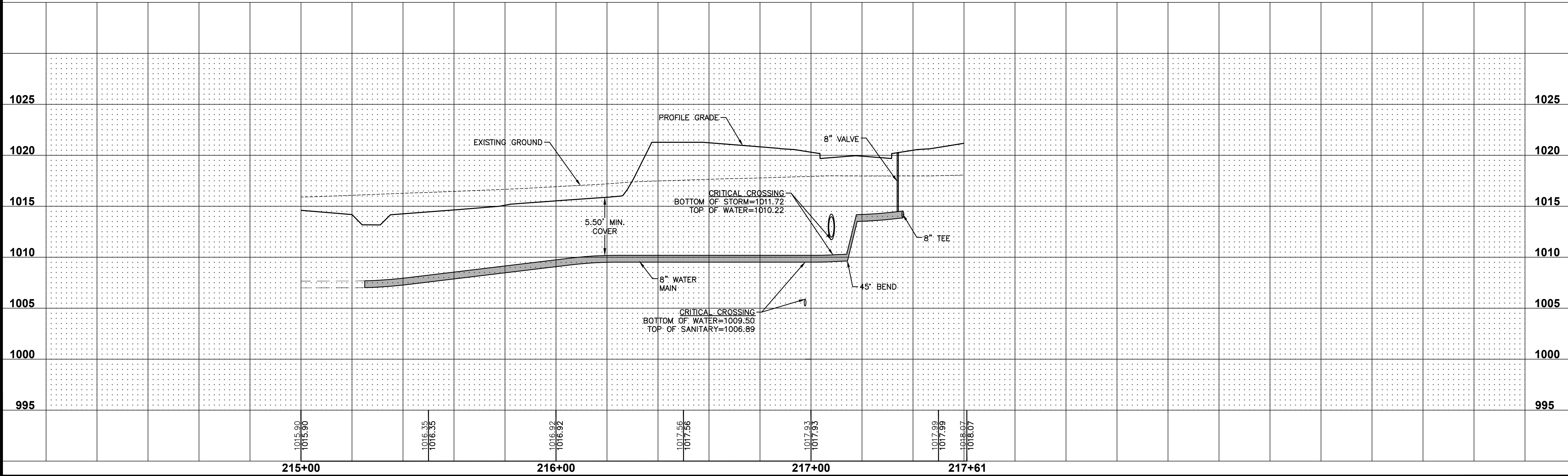
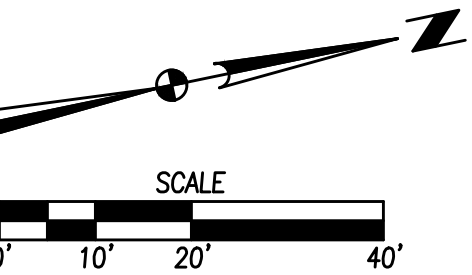
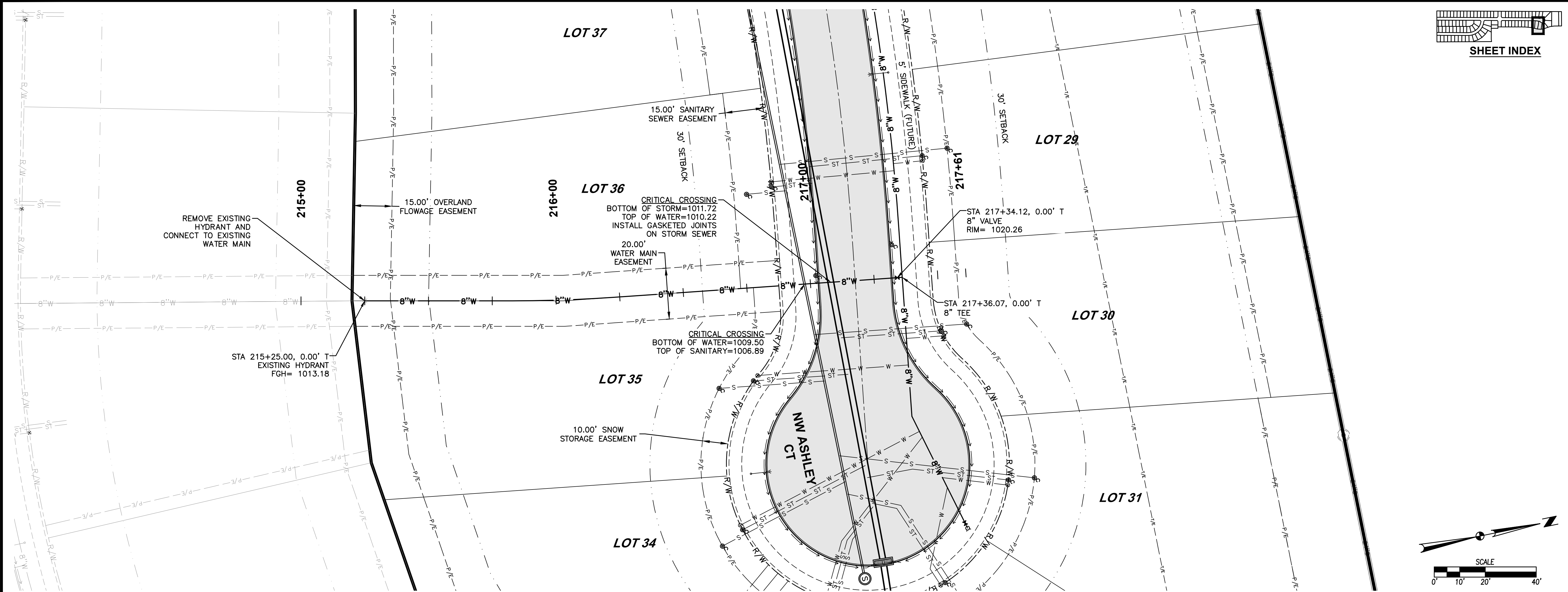
ENGINEER: RAH

TECH:

REVISIONS

DATE	02/17/2023
AS-BUILTS	12/14/2021
FINAL SUBMITTAL	09/14/2021
5TH SUBMITTAL	08/31/2021
4TH SUBMITTAL	08/10/2021
3RD SUBMITTAL	08/10/2021
2ND SUBMITTAL	07/20/2021

FILE: H:\2020\2003121\WMS\ASHLEY ACRES PLAT 2\ASBUILTS\2003121-PNE-PLAT 2.DWG
DATE: 12/14/2021
PLOTTER: HP PLOTTER
PLOTTER BY: RANDON HUBER TECH



32/37

2106.434

ASHLEY ACRES PLAT 2
PLAN AND PROFILE

WAUKEE, IOWA

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

ENGINEER: RAH

TECH:

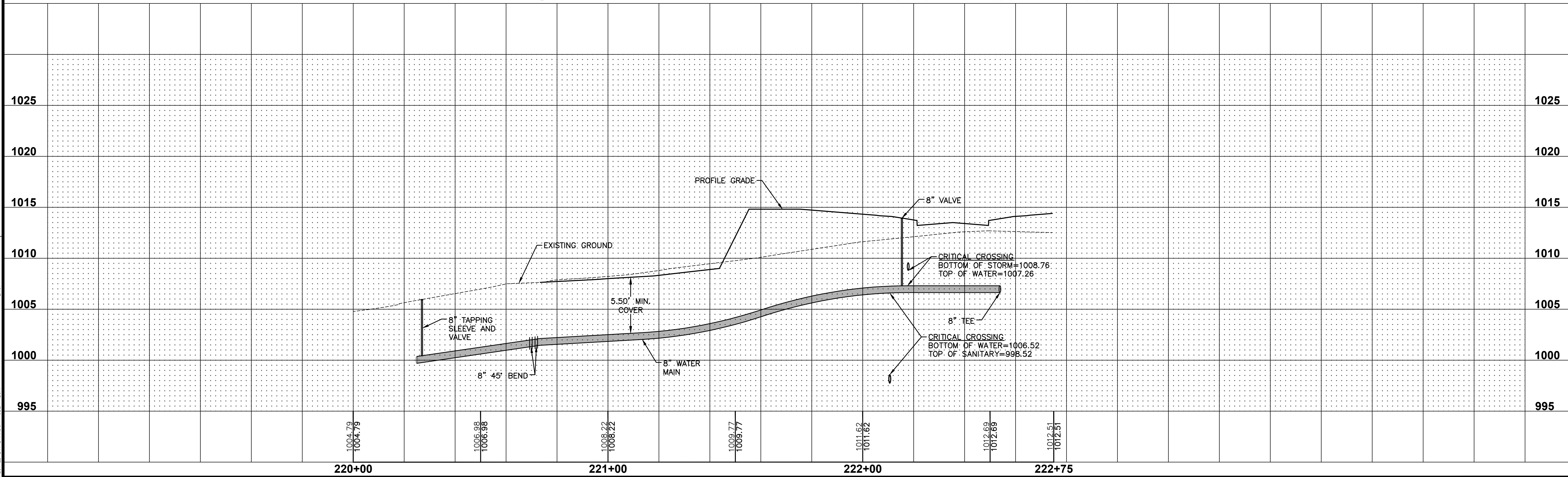
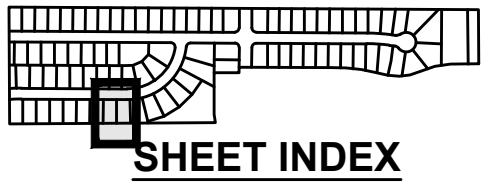
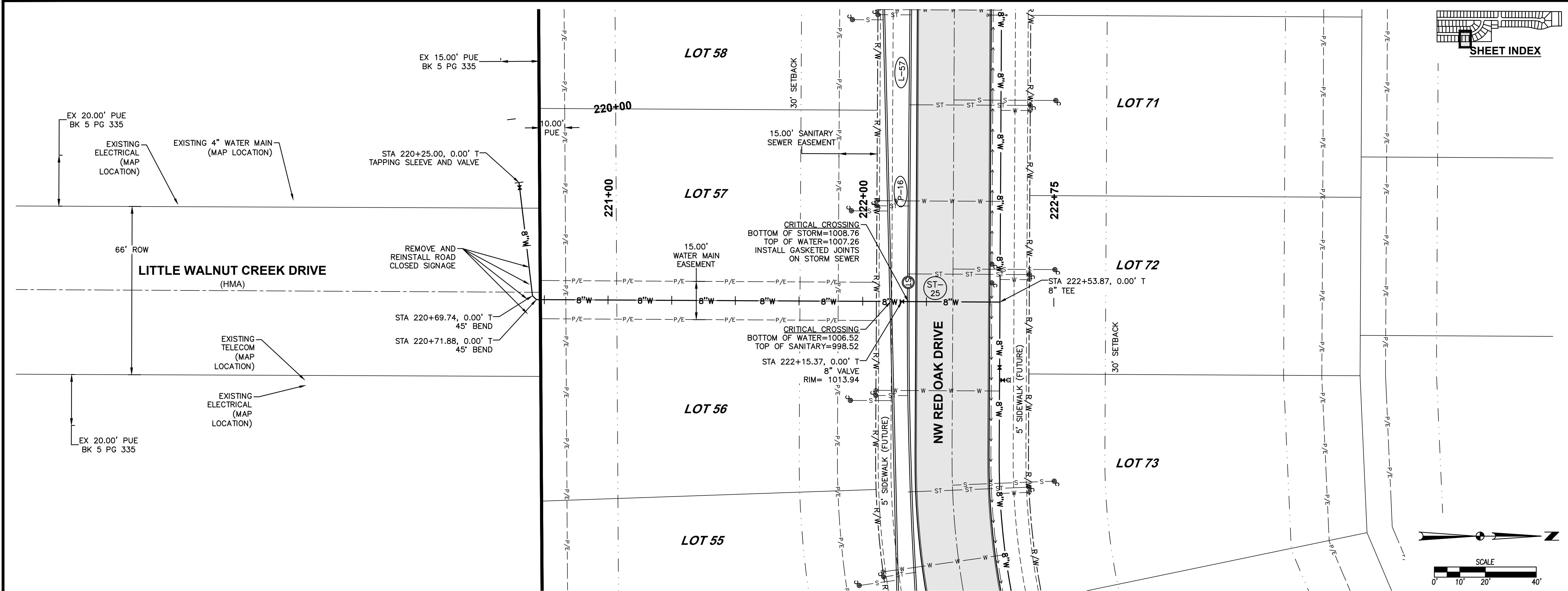
3

REVISIONS

DATE	02/17/2023
AS-BUILTS	12/14/2021
FINAL SUBMITTAL	09/14/2021
5TH SUBMITTAL	08/31/2021
4TH SUBMITTAL	08/10/2021
3RD SUBMITTAL	07/20/2021

DATE 02/17/2023 || AS-BUILTS | 12/14/2021 |
FINAL SUBMITTAL	09/14/2021
5TH SUBMITTAL	08/31/2021
4TH SUBMITTAL	08/10/2021
3RD SUBMITTAL	07/20/2021

FILE: H:\2020\2003121\WMS\ASHLEY ACRES PLAT 2\ASBUILTS\2003121-PNE-PLAT 2.DWG
PLOT DATE: 2/7/2023 1:36 PM
PLOTTER: HP PLOTTER
PLOTTER BY: RANDON HUBER TECH



DATE

02/17/2023

AS-BUILTS

12/14/2021

FINAL SUBMITTAL

09/14/2021

5TH SUBMITTAL

08/31/2021

4TH SUBMITTAL

08/10/2021

3RD SUBMITTAL

07/20/2021

REVISIONS

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

TECH:

ENGINEER: RAH

33

37

2106.434

ASHLEY ACRES PLAT 2

PLAN AND PROFILE

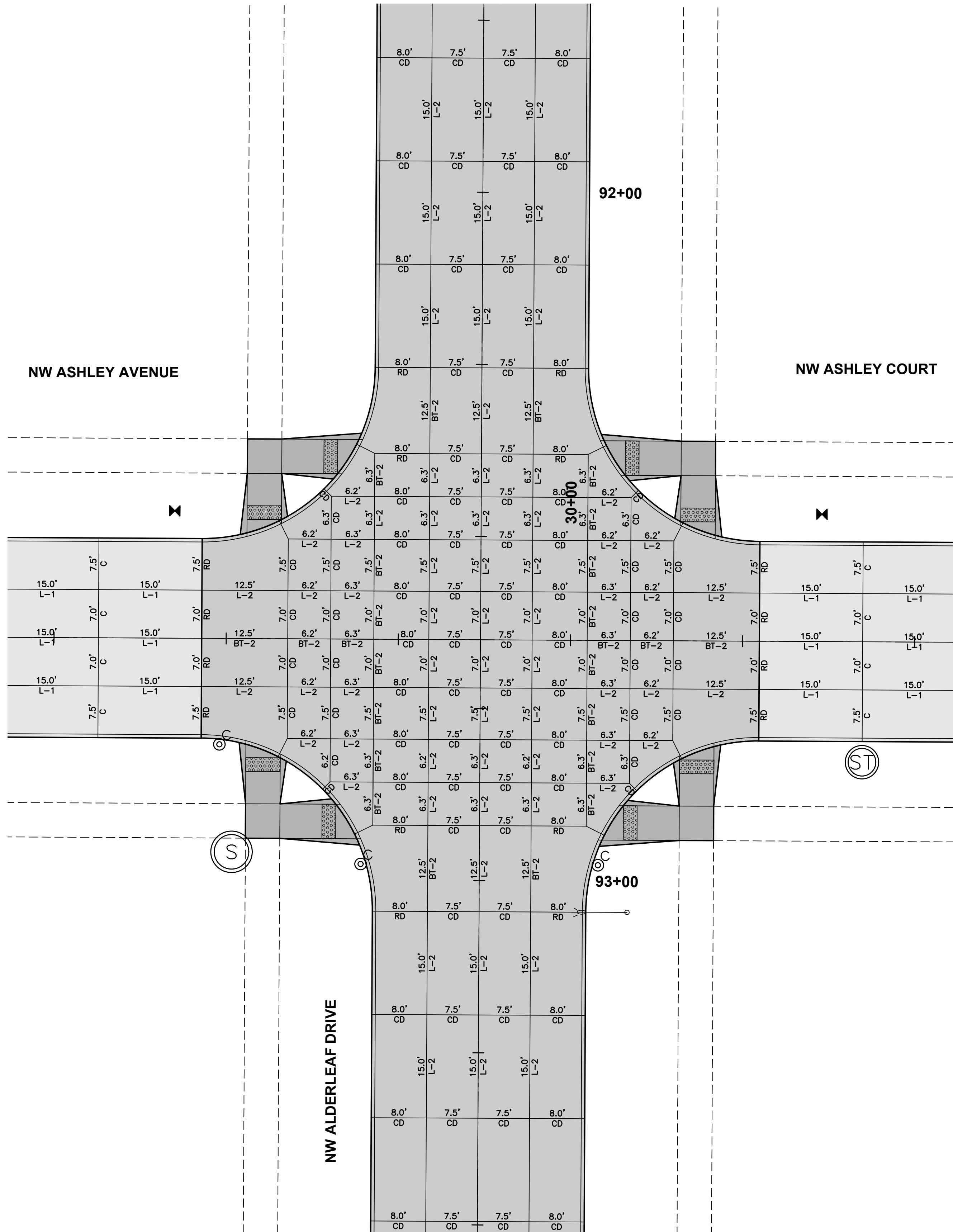
WALKEE, IOWA

CIVIL DESIGN ADVANTAGE

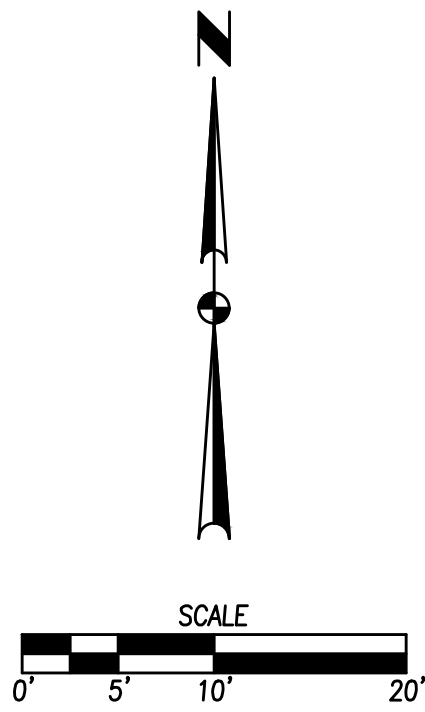
EA

CIVIL DESIGN ADVANTAGE

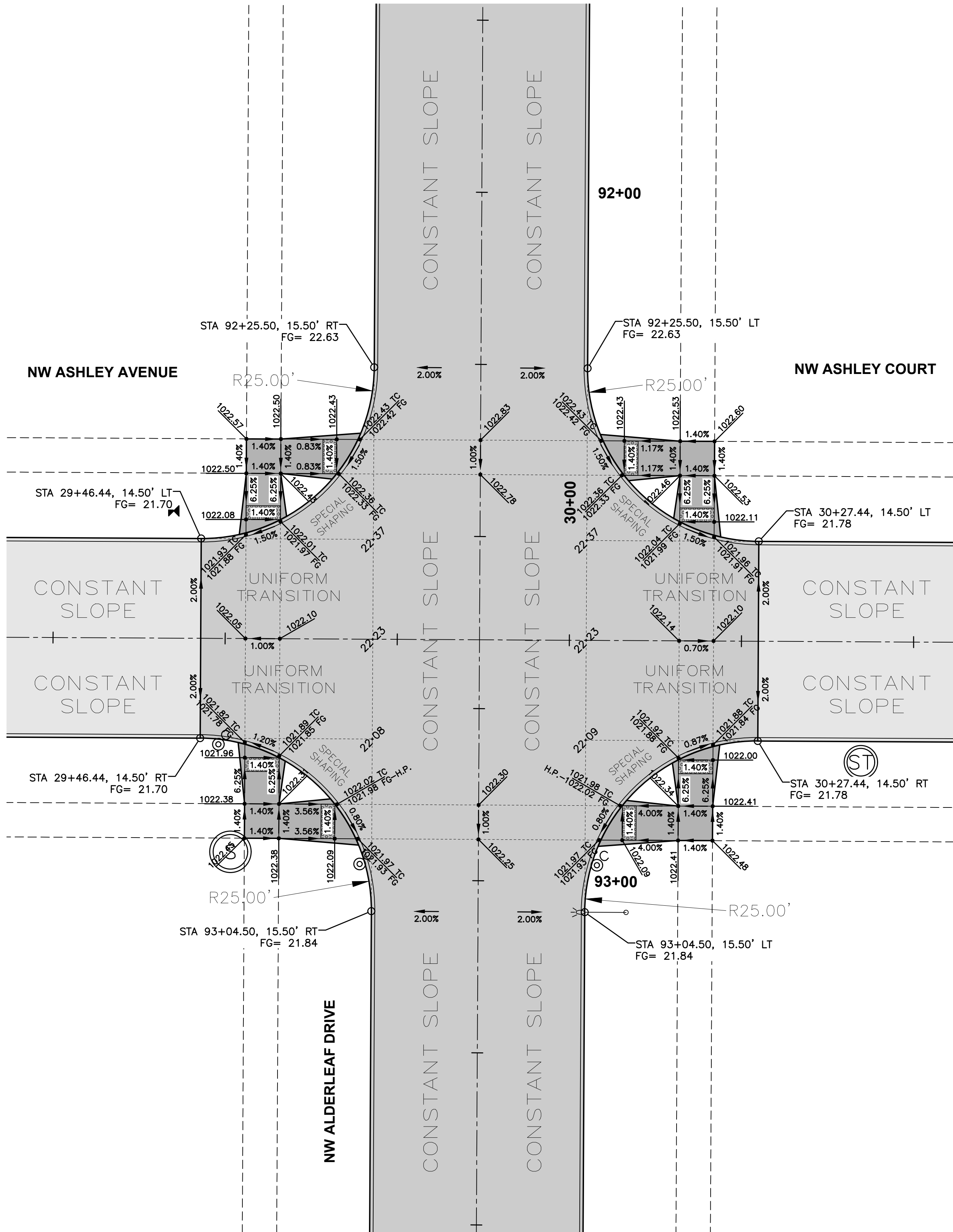
FILE: H:\2020\200717\NWASHLEY ACRES PLAT 2\SUBMITTAL\200717-INTERSECTION-PLAT 2.DWG
DATE PLOTTED: 2/17/2023 1:36 PM
PLOT BY: RANDON HUBER TECH



JOINTING LAYOUT



- 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.



GEOMETRICS AND STAKING LAYOUT

DATE	02/17/2023
AS-BUILTS	12/14/2021
FINAL SUBMITTAL	09/14/2021
5TH SUBMITTAL	08/31/2021
4TH SUBMITTAL	08/10/2021
3RD SUBMITTAL	07/20/2021
2ND SUBMITTAL	07/20/2021

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

	ASHLEY ACRES PLAT 2
	INTERSECTION DETAILS

35	37
2106.434	



A north arrow pointing upwards with the letter 'N' at the top. Below the arrow is a scale bar labeled 'SCALE' with markings at 0', 5', 10', and 20'.

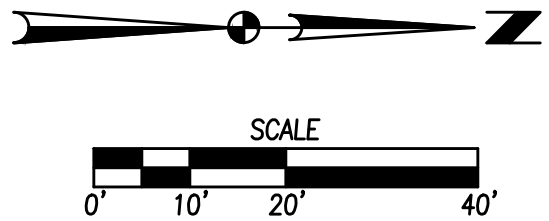
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



ASHLEY ACRES PLAT 2

INTERSECTION DETAILS

REVISIONS	DATE
AS-BUILT'S	02/17/2023
FINAL SUBMITTAL	12/14/2021
5TH SUBMITTAL	09/14/2021
4TH SUBMITTAL	08/31/2021
3RD SUBMITTAL	08/10/2021
2ND SUBMITTAL	07/20/2021



1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING
6. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES TO A (MIN) DEPTH OF 3".
7. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
8. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
9. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

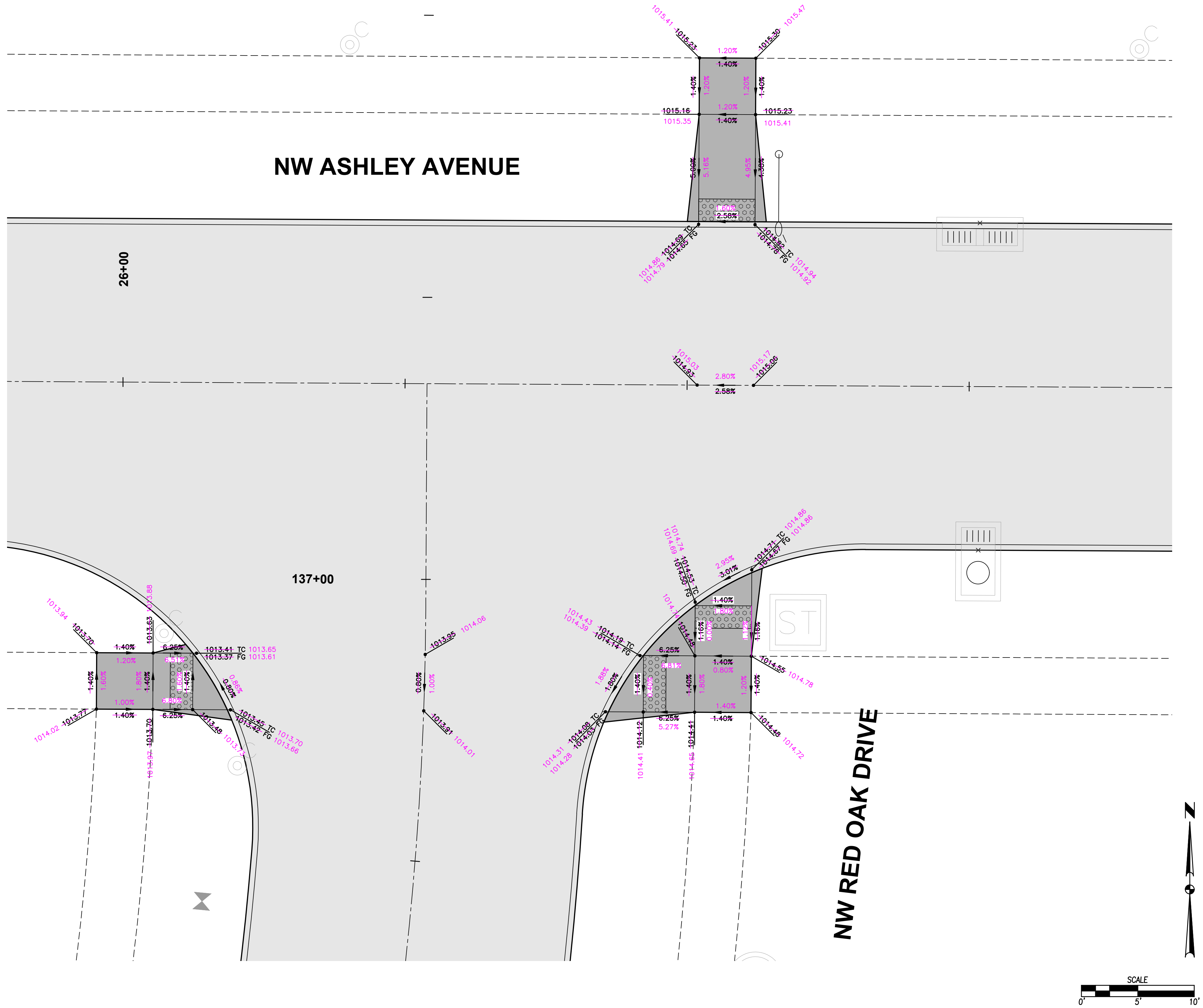
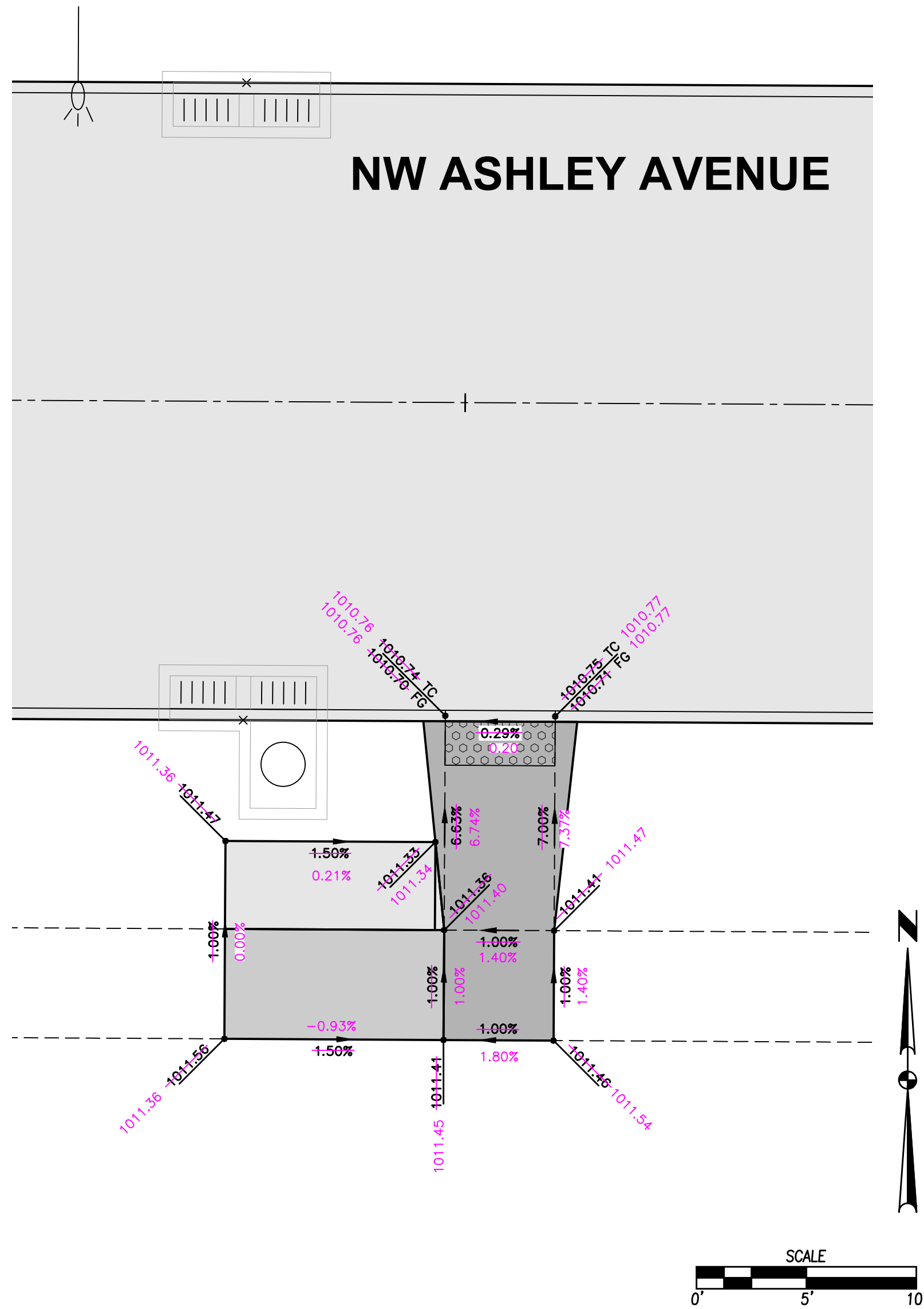
1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

WARRIOR LANE BUFFER (305 LF)

OVERSTORY TREES REQUIRED	=6
EVERGREEN TREES REQUIRED	=12
ORNAMENTAL TREES REQUIRED	=12
OVERSTORY TREES PROVIDED	=8
EVERGREEN TREES PROVIDED	=12
ORNAMENTAL TREES PROVIDED	=12

CODE	QTY		
AM	4	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'
CP	4	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLENS'S FORM'
BS	6	COLORADO BLUE SPRUCE	PICEA PUNGENS
RO	4	RED OAK	QUERCUS RUBRA
DF	8	DOUGLAS FIR	PSEUDOTSGA MENZIESII
SC	6	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'

SIDEWALK-PLAT 2.DWG
COMMENT:
ENG:





 2003.121

ASHLEY ACRES PLAT 2

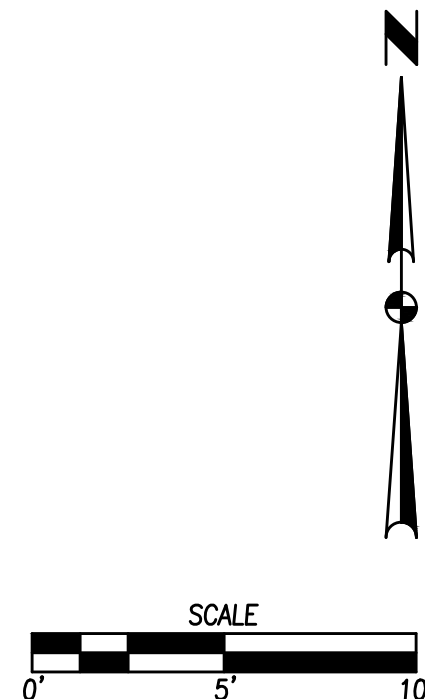
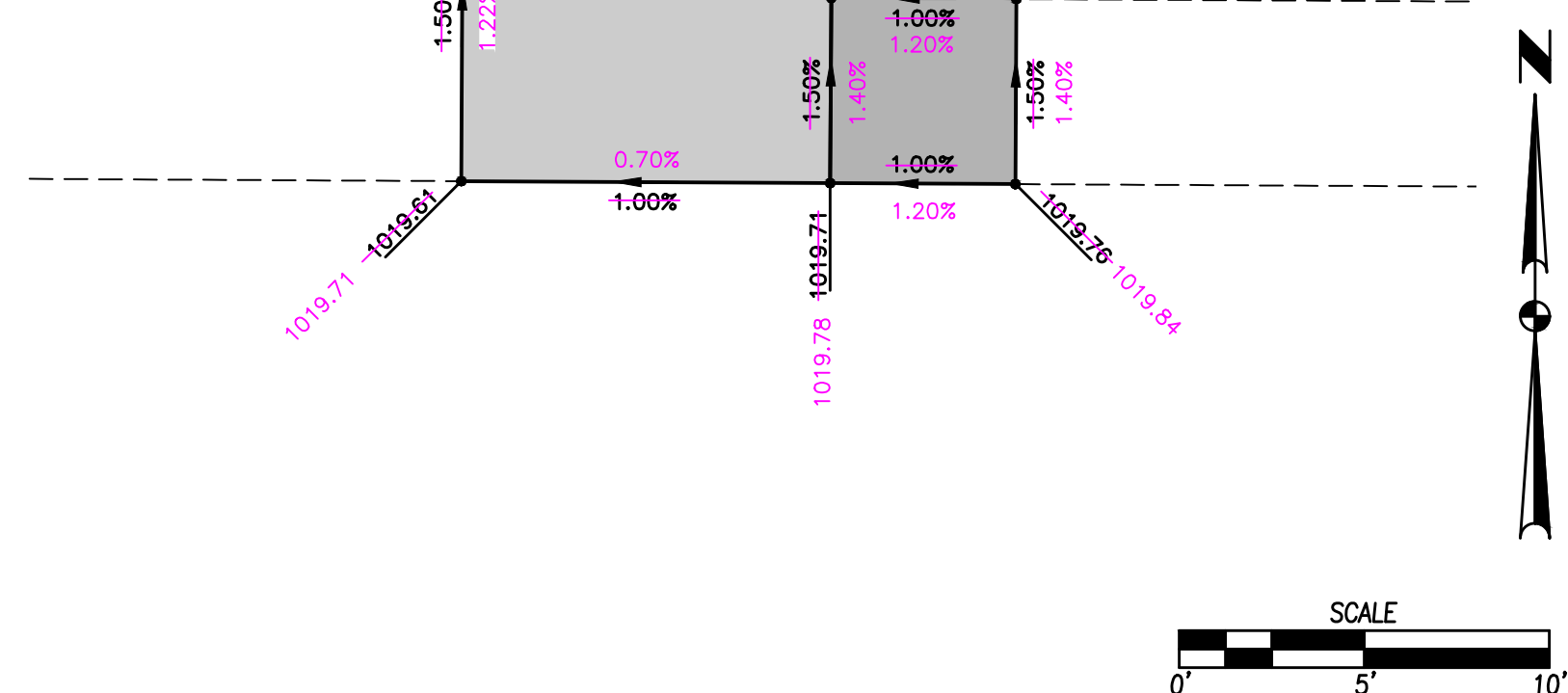
SIDEWALK RAMP AS-BUILTS

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	
AS-BUILT'S	11/14/2022	
FINAL SUBMITTAL	12/14/2021	
5TH SUBMITTAL	09/14/2021	
4TH SUBMITTAL	09/31/2021	
3RD SUBMITTAL	08/10/2021	
2ND SUBMITTAL	07/20/2021	







ASHLEY ACRES PLAT 2

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: _____

REVISONS	DATE
AS-BUILTS	02/17/2023
FINAL SUBMITTAL	12/14/2021
5TH SUBMITTAL	09/14/2021
4TH SUBMITTAL	08/31/2021
3RD SUBMITTAL	09/10/2021
2ND SUBMITTAL	07/20/2021