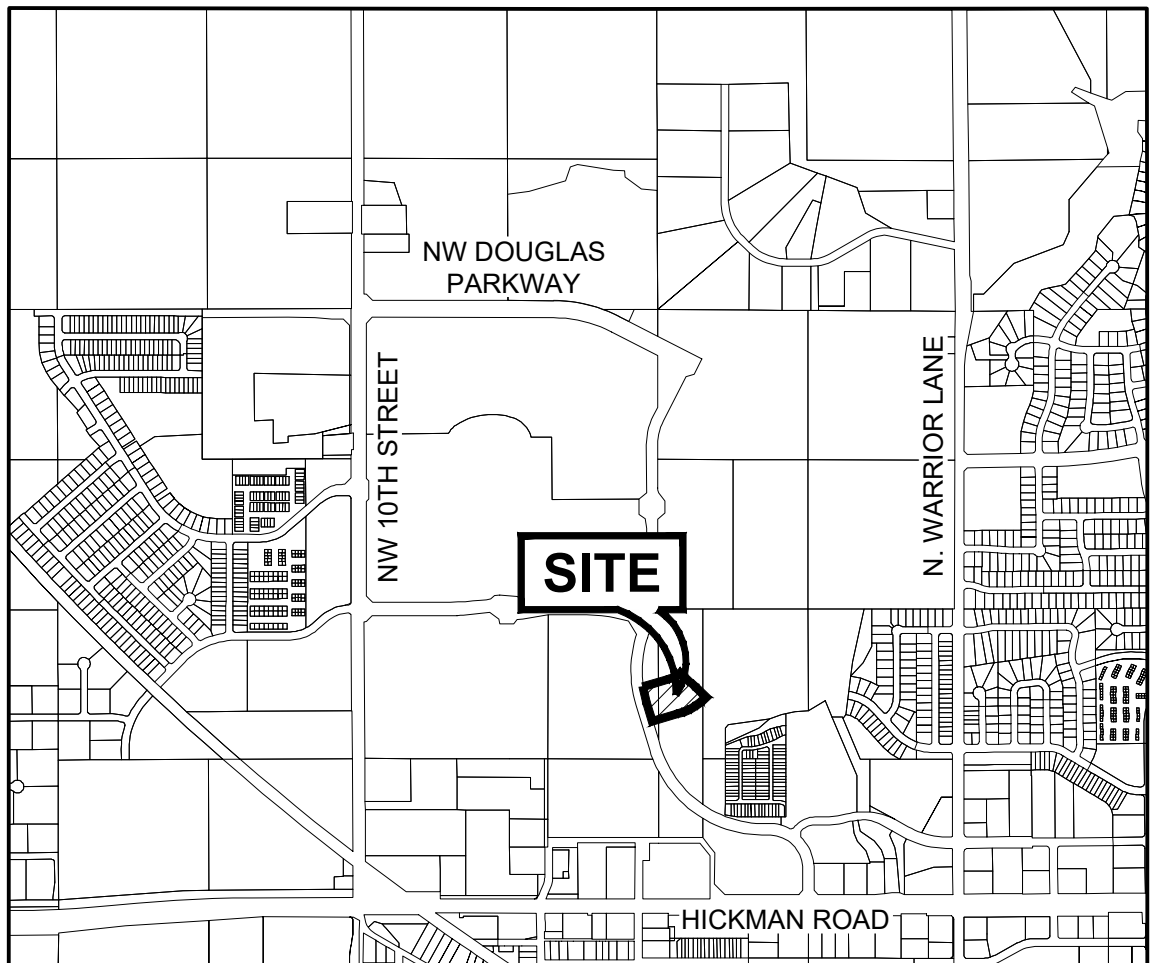


CONSTRUCTION PLANS FOR:
INDI RUN PLAT 4

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES AND REFERENCE NOTES
6	HYDRANT COVERAGE PLAN
7-9	EROSION AND SEDIMENT CONTROL PLAN
10-11	GRADING PLAN
12-13	PLAN AND PROFILE
14-19	STORM SEWER PLAN AND PROFILE
20-21	WATER MAIN PLAN AND PROFILE
22	INTERSECTION DETAILS
23	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.

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	[Symbol]
TYPE SW-502 STORM INTAKE	[Symbol]
TYPE SW-503 STORM INTAKE	[Symbol]
TYPE SW-505 STORM INTAKE	[Symbol]
TYPE SW-506 STORM INTAKE	[Symbol]
TYPE SW-512 STORM INTAKE	[Symbol]
TYPE SW-513 STORM INTAKE	[Symbol]
TYPE SW-401 STORM MANHOLE	[Symbol]
TYPE SW-402 STORM MANHOLE	[Symbol]
FLARED END SECTION	[Symbol]
TYPE SW-301 SANITARY MANHOLE	[Symbol]
STORM/SANITARY CLEANOUT	[Symbol]
WATER VALVE	[Symbol]
FIRE HYDRANT ASSEMBLY	[Symbol]
SIGN	[Symbol]
DETECTABLE WARNING PANEL	[Symbol]
WATER CURB STOP	[Symbol]
STORM SEWER STRUCTURE NO.	[Symbol]
STORM SEWER PIPE NO.	[Symbol]
SANITARY SEWER STRUCTURE NO.	[Symbol]
SANITARY SEWER PIPE NO.	[Symbol]
SANITARY SEWER	[Symbol]
SANITARY SERVICE	[Symbol]
STORM SEWER	[Symbol]
STORM SERVICE	[Symbol]
WATERMAIN WITH SIZE	[Symbol]
WATER SERVICE	[Symbol]
SAWCUT (FULL DEPTH)	[Symbol]
SILT FENCE	[Symbol]
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE
TOP OF PROPOSED GROUND	TG

EXISTING

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

OWNER/APPLICANT

INDI RUN WEST, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
PH: 515-975-7441
CONTACT: ERIC GRUBB
EMAIL: ERIC@SOLIDGROUNDIOWA.COM

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIE@CDA-ENG.COM
PH: (515) 369-4400

DATE OF SURVEY

JANUARY 3, 2022

SUBMITTAL DATES

FIRST SUBMITTAL:	05/09/2022
SECOND SUBMITTAL:	06/14/2022
THIRD SUBMITTAL:	07/15/2022
FOURTH SUBMITTAL:	08/02/2022
FIFTH SUBMITTAL:	08/11/2022
FOR CONSTRUCTION:	09/06/2022
AS-BUILT DATE:	12/23/2022

LEGAL DESCRIPTION

A PART OF PARCEL "22-20" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 9854, BEING A PART OF THE SOUTH ONE HALF OF SECTION 28, 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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "22-20"; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL "22-20" AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 858.43 FEET AND WHOSE CHORD BEARS NORTH 42°26'57" WEST, 829.52 FEET; THENCE NORTH 16°33'44" WEST CONTINUING ALONG SAID WESTERLY LINE, 235.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16°33'44" WEST ALONG SAID WESTERLY LINE, 176.61 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 138.89 FEET AND WHOSE CHORD BEARS NORTH 12°22'28" WEST, 138.76 FEET; THENCE NORTH 73°26'14" EAST, 229.12 FEET; THENCE NORTH 71°33'31" EAST, 44.00 FEET; THENCE NORTH 60°48'46" EAST, 40.00 FEET; THENCE NORTH 49°20'04" EAST, 40.00 FEET; THENCE SOUTH 46°24'17" EAST, 130.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 1.61 FEET AND WHOSE CHORD BEARS NORTH 43°27'19" EAST, 1.61 FEET; THENCE SOUTH 46°41'04" EAST, 60.00 FEET; THENCE SOUTH 46°41'04" EAST, 125.00 FEET; THENCE SOUTH 46°43'40" WEST, 61.31 FEET; THENCE SOUTH 53°33'10" WEST, 61.31 FEET; THENCE SOUTH 60°22'40" WEST, 61.31 FEET; THENCE SOUTH 67°12'02" WEST, 61.27 FEET; THENCE SOUTH 72°46'50" WEST, 54.66 FEET; THENCE SOUTH 73°26'14" WEST, 229.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.22 ACRES (140,146 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

BURY BOLT ON HYDRANT @ SE CORNER OF NE BADGER LANE AND N WARRIOR LANE.
ELEVATION = 1014.03

BURY BOLT ON HYDRANT @ SE CORNER OF DOUGLAS PARKWAY AND NE BADGER LANE.
ELEVATION = 999.60

AS-BUILT NOTE

AS-BUILT ELEVATIONS OF RIM/TOP OF CURB ELEVATIONS FOR DOWNSTREAM STRUCTURES BEYOND THE EXTENTS OF PLAT 4 PAVING HAVE NOT BEEN INCLUDED AS THEY ARE SUBJECT TO ADJUSTMENT WITH SUBSEQUENT PLAT DEVELOPMENT. AS-BUILT INVERT ELEVATIONS HAVE BEEN INCLUDED IN THIS PLAN SET, HOWEVER RIM/TOP OF CURB ELEVATIONS WILL BE INCLUDED IN THE PLAN SET IN WHICH THEY ARE PAVED TO.



THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSECO 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.

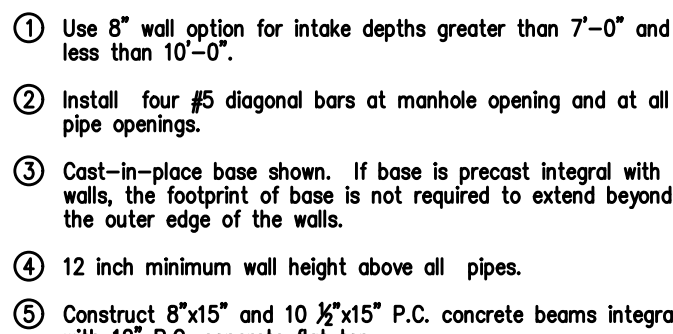
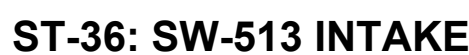
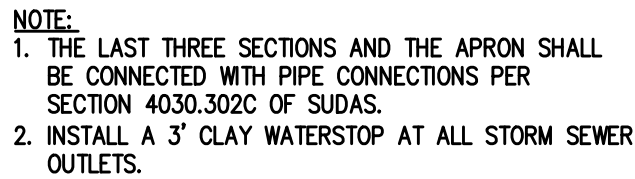
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

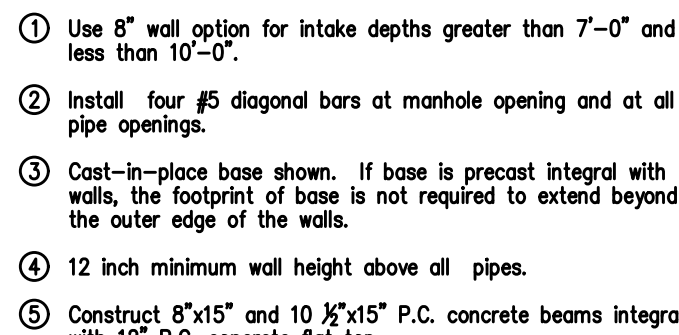
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY J. NESVIK, P.E. 04/24/2023
DATE

LICENSE NUMBER 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-22



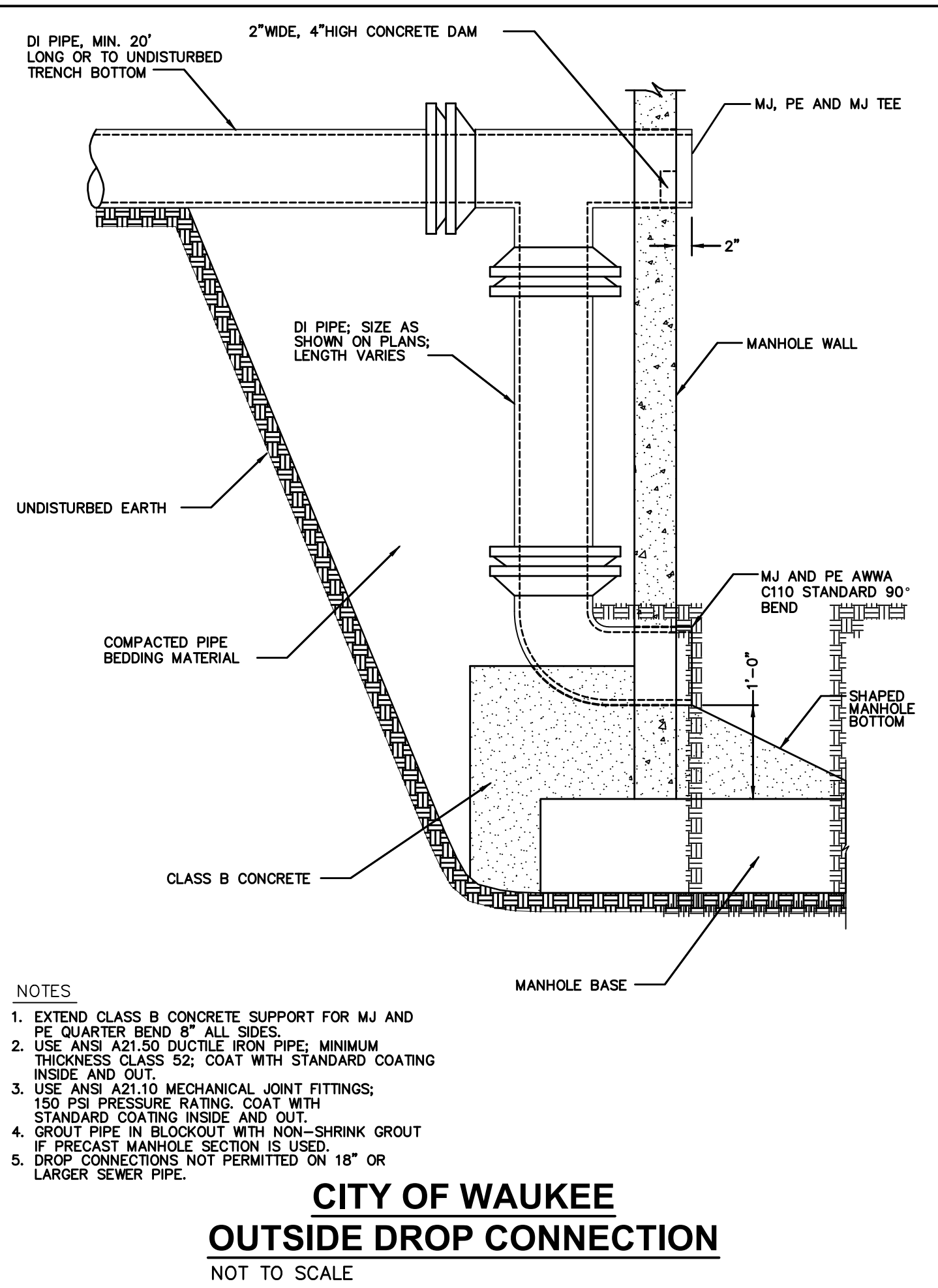
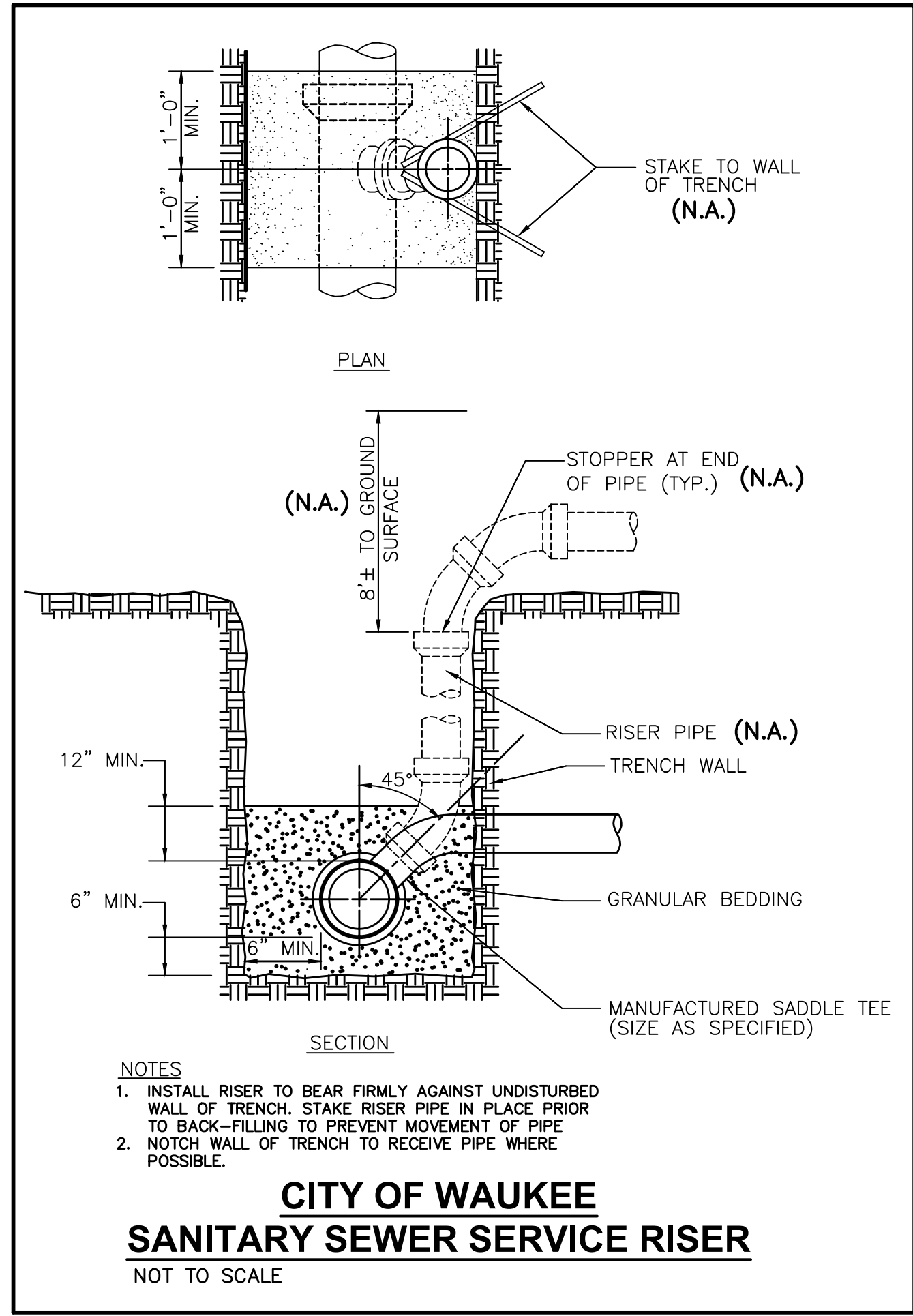
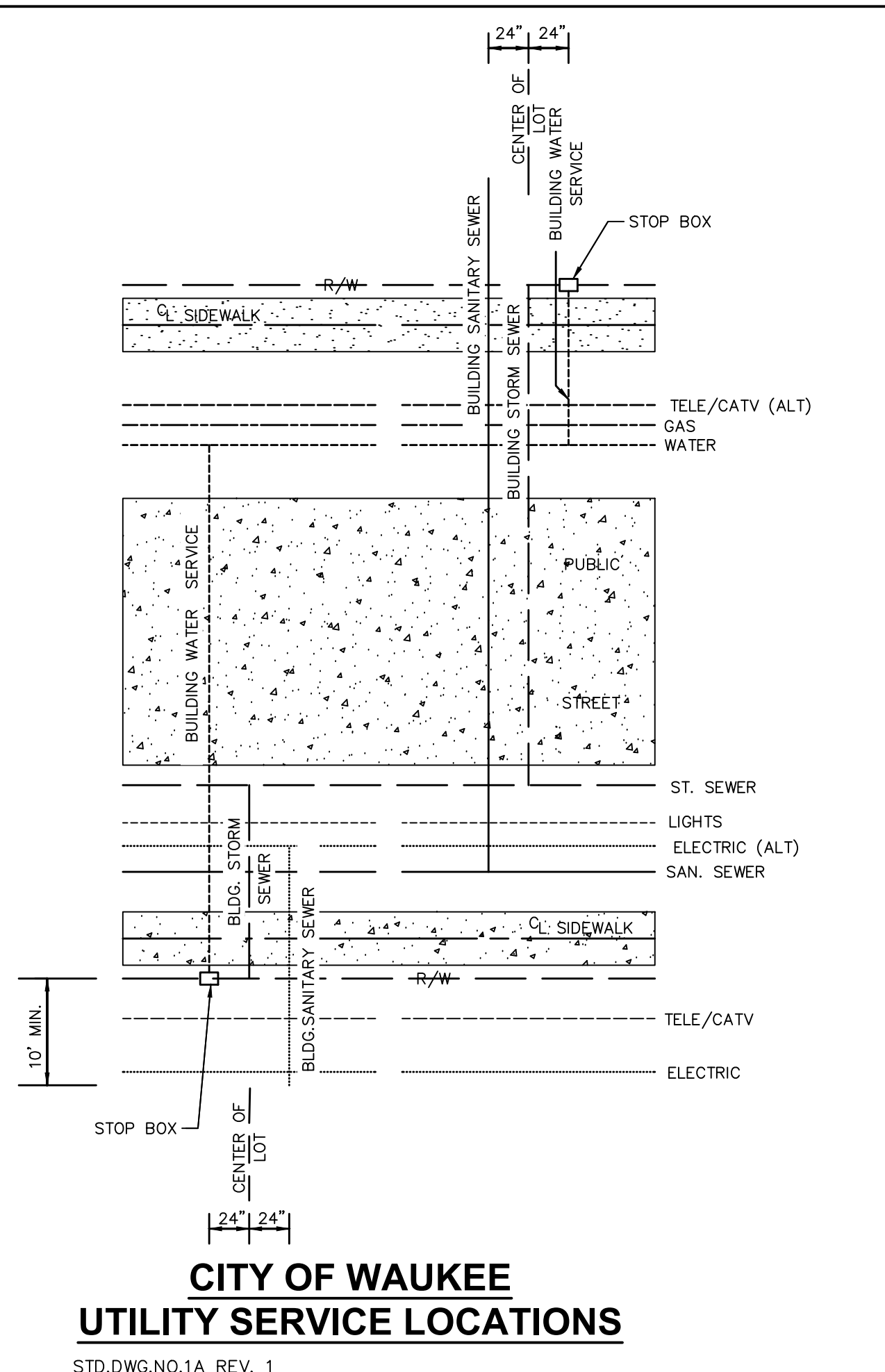
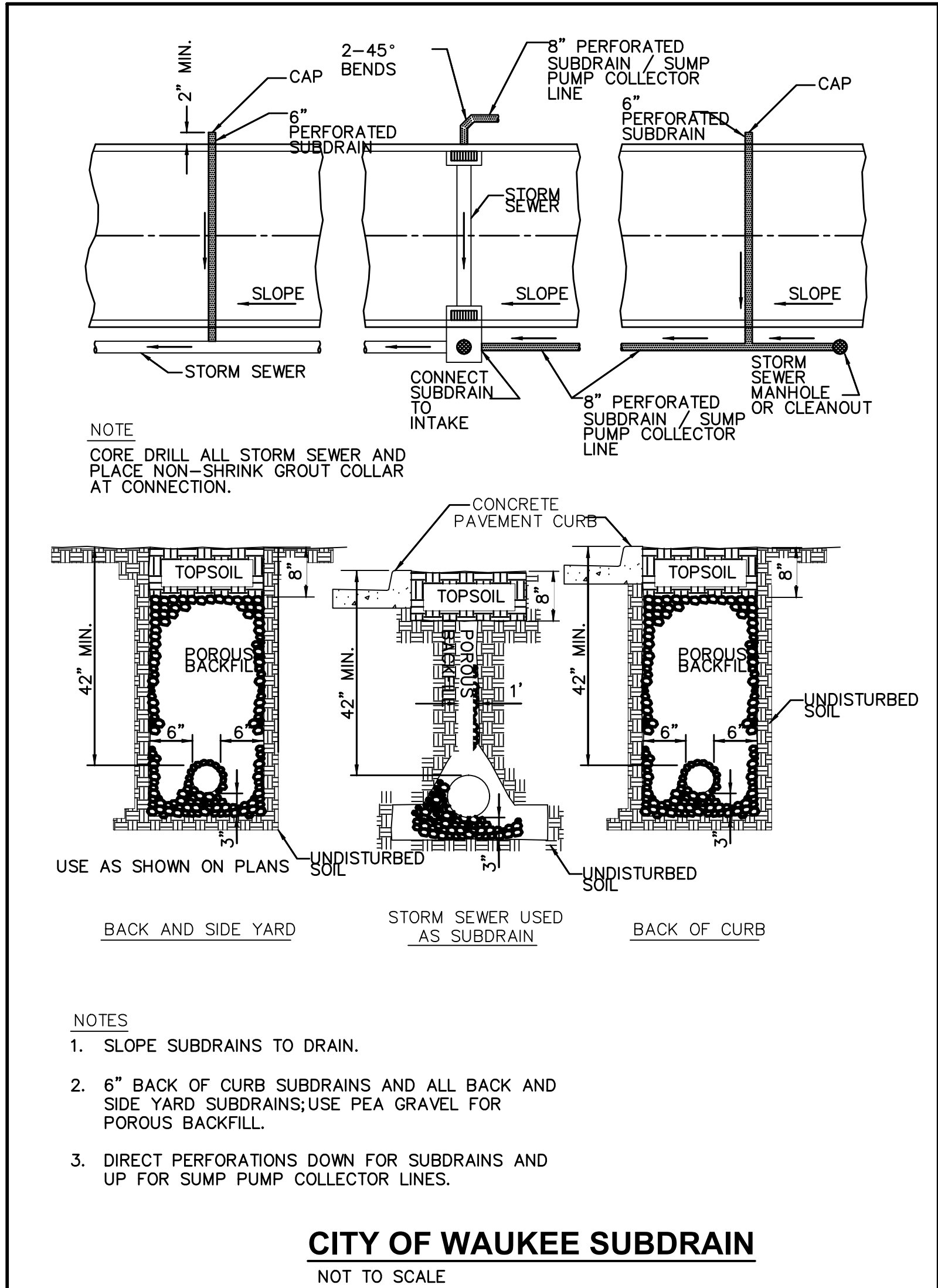
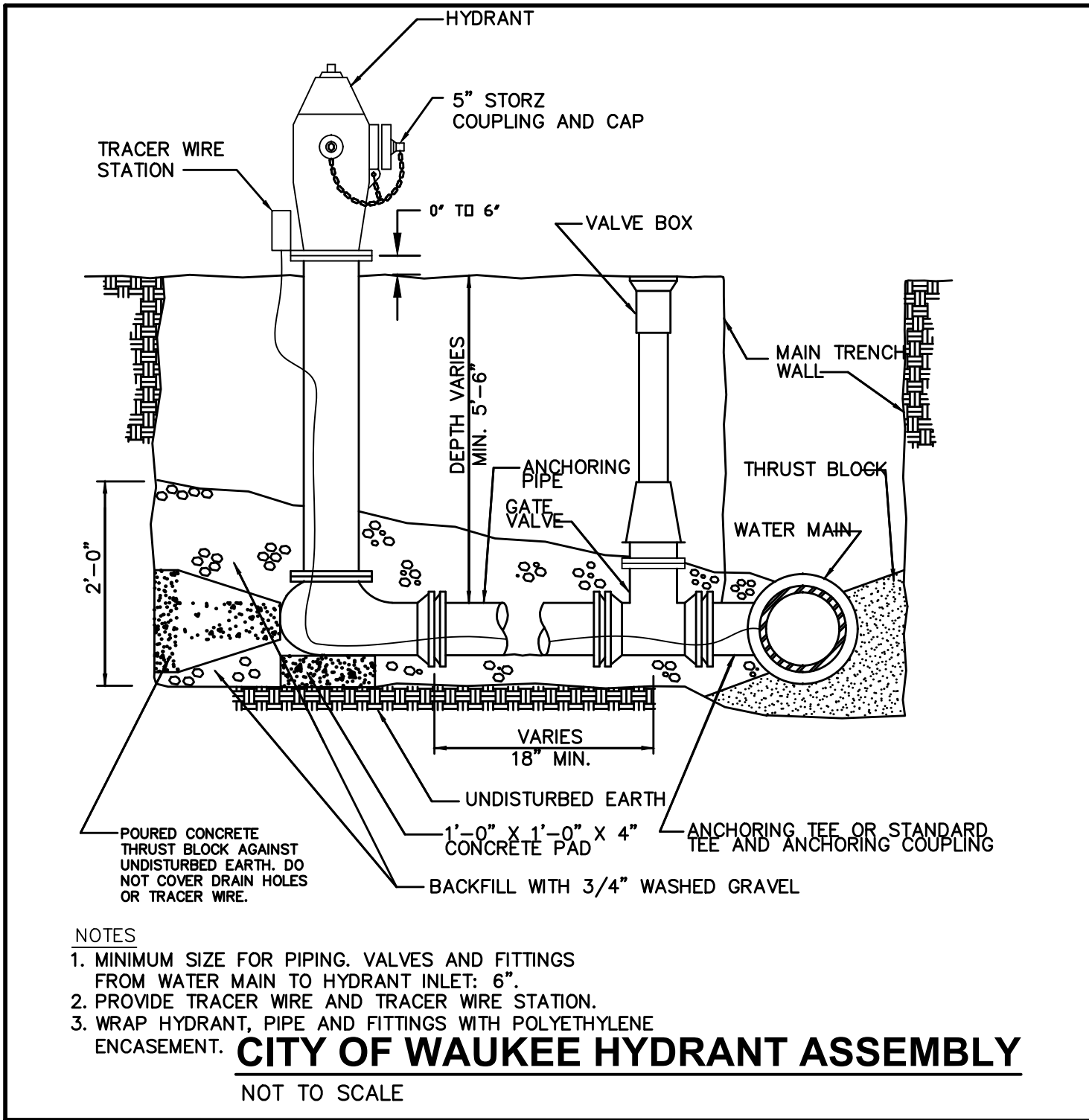
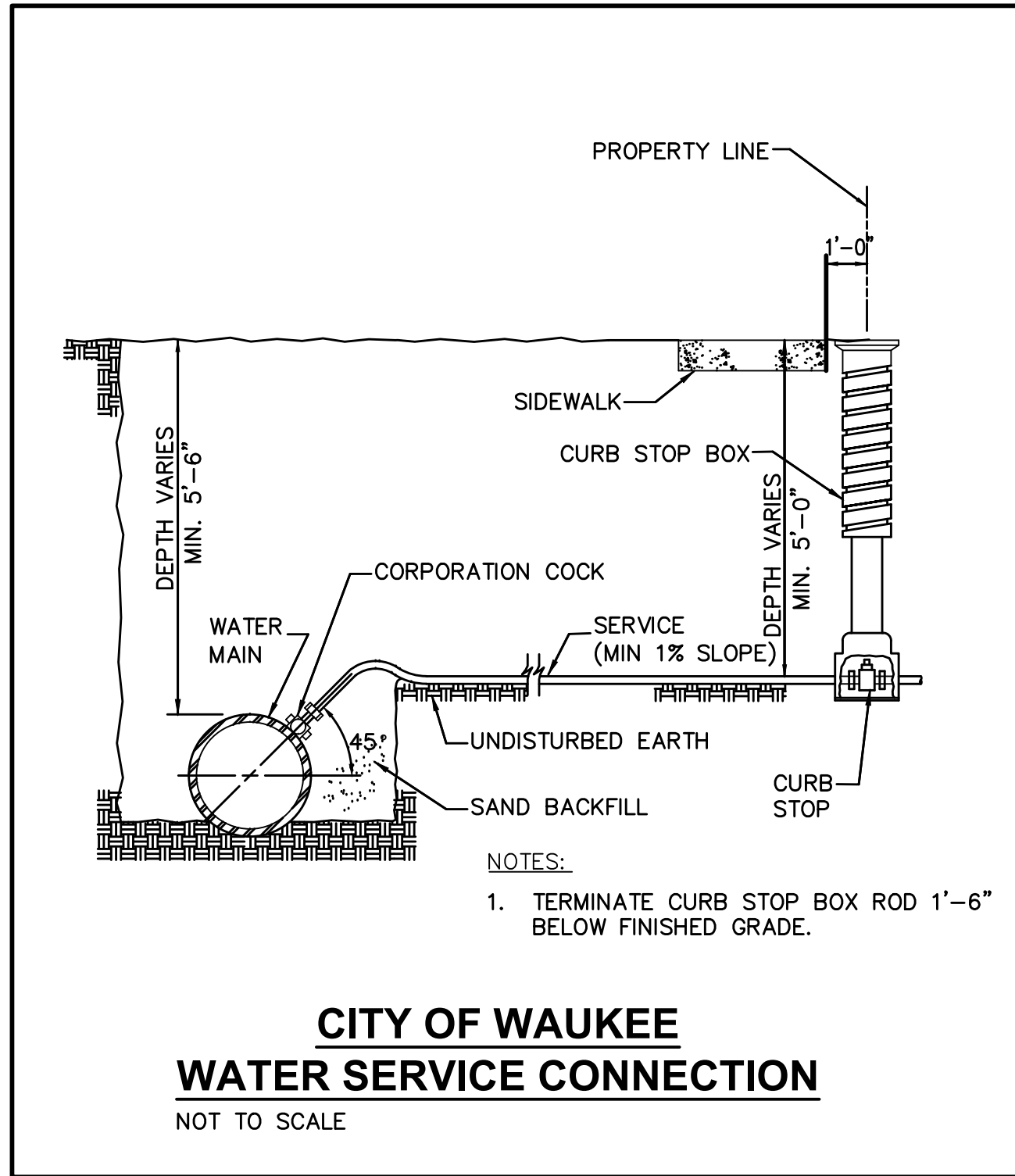
REINFORCING BAR LIST											
Mark	Size	Location	Shape	Count			Length			Spacing	
				6" Wall	8" Wall	8" Wall	6" Wall	8" Wall	6" Wall	8" Wall	
31k	3	Top		7	7	8	2'-3"	2'-3"	2'-3"	12"	12"
312	3	Top		8	8	7	2'-10"	2'-10"	11 1/2"	11 1/2"	
5b1	5	Base		10	10	7	10'-0"	8'-2"	11 1/2"	11 1/2"	
5b2	5	Base		9	9	8	8'-8"	9'-0"	11 1/2"	12 1/2"	
6w1	6	Walls		30	30	Wall Height	minus	4'-11"	12"	12"	
6w2	6	Walls		Varies	Varies	Varies	8'-2"	8'-6"	12"	12"	
6w3	6	Walls		Varies	Varies	Varies	7'-4"	7'-8"	12"	12"	
51l	5	Top		4	4	7'-4"	7'-8"	See Detail	See Detail	See Detail	
512	5	Top		6	6	8'-2"	8'-6"	See Detail	See Detail	See Detail	
513	5	Top		20	20	7'-4"	7'-8"	6"	6"	6 1/2"	
514	5	Top		24	24	5'-8"	5'-10"	5 1/2"	6"	6"	
61l	6	Top		2	2	7'-4"	7'-8"	See Detail	See Detail	See Detail	
612	6	Top		2	2	8'-2"	8'-6"	See Detail	See Detail	See Detail	



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		9	9	2'-0"	2'-0"	11 1/2"	11 1/2"
313	5	Base		9	9	7'-10"	8'-2"	11 1/2"	11 1/2"
512	5	Base		9	9	7'-8"	8'-0"	11 3/4"	12 3/4"
6w1	6	Walls		28	28	Wall Height	minus 4"	12"	12"
6w2	6	Walls		Varies	Varies	7'-2"	7'-6"	12"	12"
6w3	6	Walls		Varies	Varies	7'-4"	7'-8"	12"	12"
511	5	Top		4	4	7'-4"	7'-8"	See Detail	See Detail
512	5	Top		6	6	7'-2"	7'-6"	See Detail	See Detail
513	5	Top		16	16	7'-4"	7'-8"	6 3/4"	6 3/4"
514	5	Top		24	24	4'-8"	4'-10"	5 1/2"	6"
611	6	Top		2	2	7'-4"	7'-8"	See Detail	See Detail
612	6	Top		2	2	7'-2"	7'-6"	See Detail	See Detail



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DATE: 12/23/2022 10:38 AM
PLOTTER: HP DesignJet 2445
PLOTTER: HP DesignJet 2445



FILE: H:\2018\1806355\OWAS-BUILT\PLAT 4\INDI RUN PLAT 4.DWG
PLOT: 12/23/2022 10:38 AM
PLOTTER: HP DesignJet 2450C
PLOTTER: HP DesignJet 2450C

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	1,832
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	213
6	SANITARY SEWER SERVICE STUB, PVC, 4 IN. DIA.	EA	5
7	STORM SEWER, TRENCHED, HDPE, 8 IN. DIA.	LF	118
8	STORM SEWER, TRENCHED, HDPE, 10 IN. DIA.	LF	117
9	STORM SEWER, TRENCHED, HDPE, 12 IN. DIA.	LF	84
10	STORM SEWER, TRENCHED, HDPE, 15 IN. DIA.	LF	178
11	STORM SEWER, TRENCHED, HDPE, 18 IN. DIA.	LF	277
12	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	604
13	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	80
14	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	487
15	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	634
16	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	191
17	PIPE APRON, RCP, 30 IN. DIA.	EA	1
18	PIPE APRON, RCP, 36 IN. DIA.	EA	1
19	FOOTING FOR CONCRETE PIPE APRON, PCC, 30 IN. DIA.	EA	1
20	FOOTING FOR CONCRETE PIPE APRON, PCC, 36 IN. DIA.	EA	1
21	PIPE APRON GUARD	EA	2
22	SUBDRAIN, CORRUGATED PVC, 6 IN. DIA.	LF	738
23	FOOTING DRAIN COLLECTOR, HDPE, 8 IN. DIA.	LF	118
24	SUBRAIN CLEANOUT, TYPE A-1, 6 IN. DIA.	EA	1
25	FOOTING DRAIN CLEANOUT, TYPE A-1, 8 IN. DIA.	EA	2
26	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	EA	16
27	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	606
28	WATER SERVICE STUB, PVC, 1 IN. DIA.	EA	16
29	VALVE, GATE, 8 IN. DIA.	EA	1
30	TAPPING VALVE ASSEMBLY, 8 IN. DIA.	EA	1
31	FIRE HYDRANT ASSEMBLY	EA	3
32	BLOWOFF HYDRANT	EA	1
33	MANHOLE TYPE SW-301, 48 IN. DIA.	EA	1
34	MANHOLE TYPE SW-401, 48 IN. DIA.	EA	6
35	MANHOLE TYPE SW-401, 60 IN. DIA.	EA	4
36	INTAKE TYPE SW-503	EA	2
37	INTAKE TYPE SW-505	EA	4
38	INTAKE TYPE SW-506	EA	4
39	INTAKE TYPE SW-506, MODIFIED	EA	2
40	HDPE INTAKE BASIN, 30 IN. DIA.	EA	1
41	HDPE INTAKE BASIN, 36 IN. DIA.	EA	1
42	INTAKE TYPE SW-513, 4 FT. X 4 FT.	EA	1
43	HDPE INTAKE BASIN, 24 IN. DIA	EA	5
44	PAVEMENT, PCC, 7 IN.	SY	1,445
45	PAVEMENT, PCC, 8 IN.	SY	138
46	SIDEWALK, PCC, 6 IN.	SY	19
47	SIDEWALK, PCC, 4 IN.	SY	156
48	MAILBOX PAD	EA	1
49	DETECTABLE WARNING	SF	20
50	TRAFFIC CONTROL	LS	1
51	PERMANENT ROAD CLOSURE SIGN - URBAN, SI-182	EA	5
52	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	23.1
53	EROSION AND SEDIMENT CONTROL	LS	1
54	RIP RAP, CLASS "E"	TON	35
55	8-INCH GRANULAR TURNAROUND	SY	558

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.

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 2020 OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
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 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 TELEVISION REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVISION 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, 26, 28	REFER TO TYPICAL SERVICE INSTALLATION DETAIL ON SHEET 2 FOR INTERIM SERVICE LOCATION.
7-16, 23	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 TELEVISION REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVISION 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.CONSTRUCTION OF ROCK CHIMNEYS IS INCIDENTAL TO STORM SEWER CONSTRUCTION WHERE LONGITUDINAL STORM SEWER IS ALSO FUNCTIONING AS A SUBDRAIN. REFERENCE SHEET 4 OF THESE CONSTRUCTION DRAWNGS FOR SUBDRAIN DETAIL.
17-18	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.
19-20	REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE FOOTINGS.
21	REFER TO FIG. 4030.224 - CONCRETE PIPE APRON GUARD FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE PIPE APRON GUARDS.
22	REFER TO FIG. 4040.231 - SUBDRAINS (CASE A - TYPE 1) AND SHEET 3 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.
24-25	REFER TO FIG. 4040.232 - SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
27	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.
28	INCLUDES WATER SERVICE, CORPORATION VALVE, AND STOP BOXES.
29-30	INCLUDES VALVE, VALVE BOX AND COVER, VALVE BOX EXTENSION, AND VALVE STEM EXTENSION.

- 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 (515-369-4400) 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.
- ALL DISTURBED WETLANDS SHOWN ON THE PLANS HAVE BEEN PERMITTED AND MITIGATED OFF SITE. THE CONTRACTOR SHALL NOT DISTURB ANY WETLANDS OUTSIDE OF THE IMPACTED WETLANDS SHOWN ON THE PLANS. ALL WETLANDS SHALL BE PROTECTED UNTIL VERIFICATION OF A GRANTED ARMY CORP OF ENGINEERS (ACOE) PERMIT. PROTECT UNDISTURBED WETLANDS WITH ORANGE PLASTIC SAFETY FENCE. PROPOSED DISTURBED WETLAND AREAS ARE CALLED OUT ON SHEET 7.
- 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.

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
31-32	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.
33	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 A CASTINGS WITH PRORINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
34-35	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.
36-39	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.
36	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
37	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
38	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
39	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
40-41	REFER TO FIG. 6010.512 - CIRCULAR AREA INTAKE FOR CONSTRUCTION DETAILS.
42	REFER TO FIG. 6010.513 - OPEN-SIDED AREA INTAKE AND SHEET 3 FOR CONSTRUCTION DETAILS.
44-45	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.
46-47	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.
49	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.
50	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
51	REFER TO IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS EACH ITEM INCLUDES 5 DELINEATOR POSTS WITH SIGN PANELS.
52	INCLUDES ALL MATERIALS, EQUIPMENT, AND LABOR NEEDED TO PERFORM SEEDING. SEED MIXTURE SHALL BE TYPE 1 (PERMANENT LAWN MIXTURE) AND TYPE 4 (URBAN TEMPORARY EROSION CONTROL MIXTURE). REFER TO SECTION 9010, 2.02A TYPE 1 (PERMANENT LAWN MIXTURE) AND 2.02D TYPE 4 (URBAN TEMPORARY EROSION CONTROL MIXTURE) FOR SEED MIXTURE. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
53	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.
54	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.
55	REFER TO SHEET 6 FOR LOCATION. TEMPORARY TURNAROUND TO BE 4-INCHES OF 3-INCH ROCK AND 4-INCHES OF GRANULAR SURFACING.

- 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 MANHOLE TWO PIECE CASTINGS WITH PRORINGS SHALL BE BOXED OUT IN THE PAVEMENT.
- 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.

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

09/06/2022

08/11/2022

08/02/2022

07/15/2022

06/14/2022

05/09/2022

REVISIONS

FOR CONSTRUCTION

FIFTH SUBMITTAL

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

ENGINEER: JJN

PM: DAM

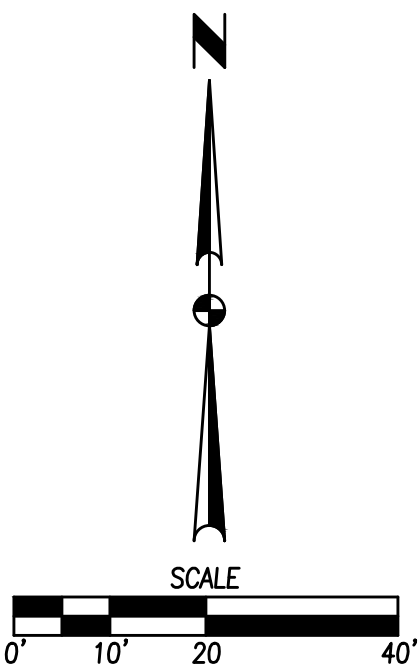
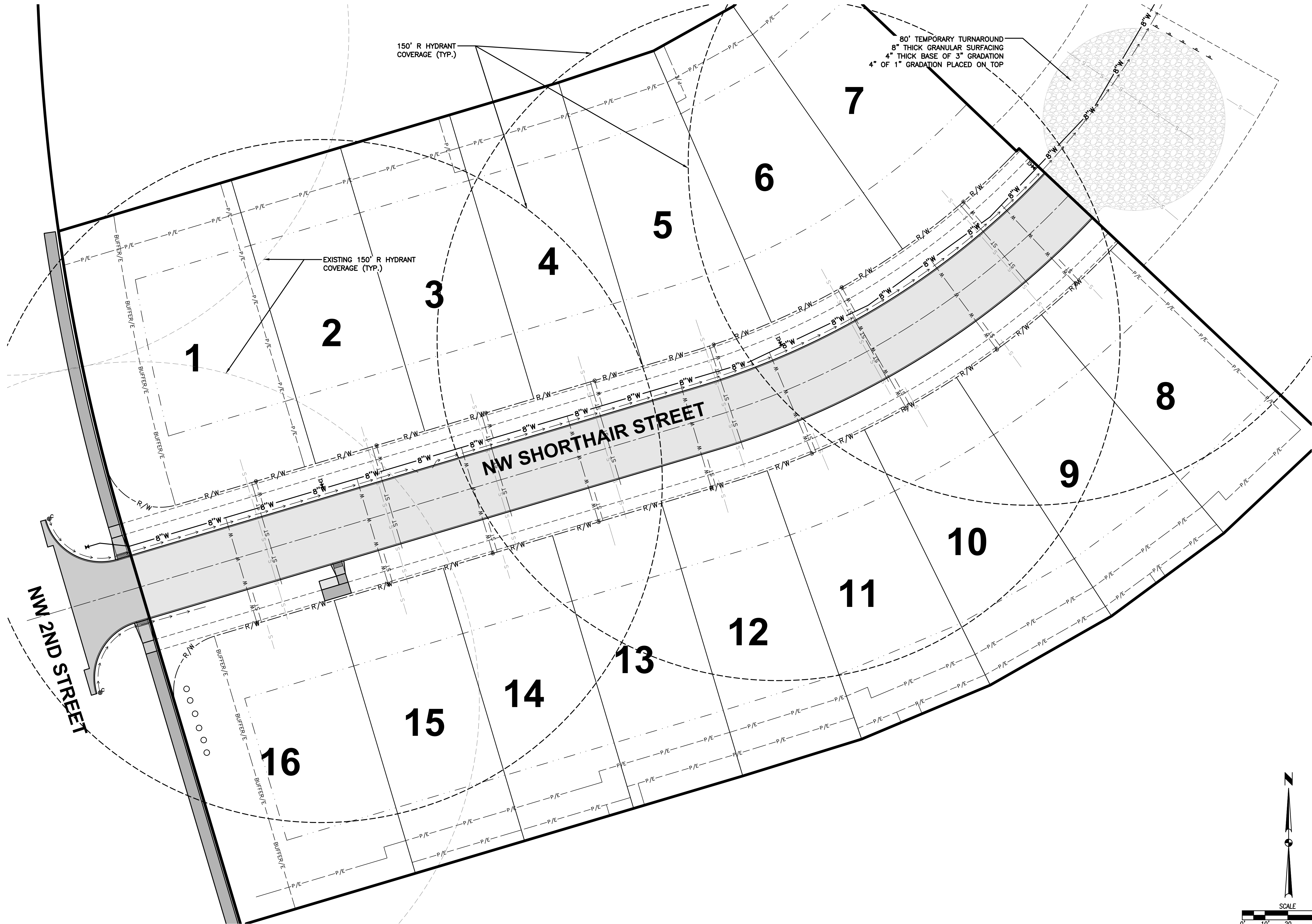
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QUANTITIES AND REFERENCE NOTES

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INDI RUN PLAT 4
HYDRANT COVERAGE PLAN

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WAUKEE, IOWA



ENGINEER: J.JN

PM: DAM

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URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS

DATE	FOR CONSTRUCTION
09/06/2022	FIFTH SUBMITTAL
08/11/2022	FOURTH SUBMITTAL
08/02/2022	THIRD SUBMITTAL
07/15/2022	SECOND SUBMITTAL
06/14/2022	FIRST SUBMITTAL



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EROSION AND SEDIMENT CONTROL PLAN

WAUKEE, IOWA







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URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: J.JN

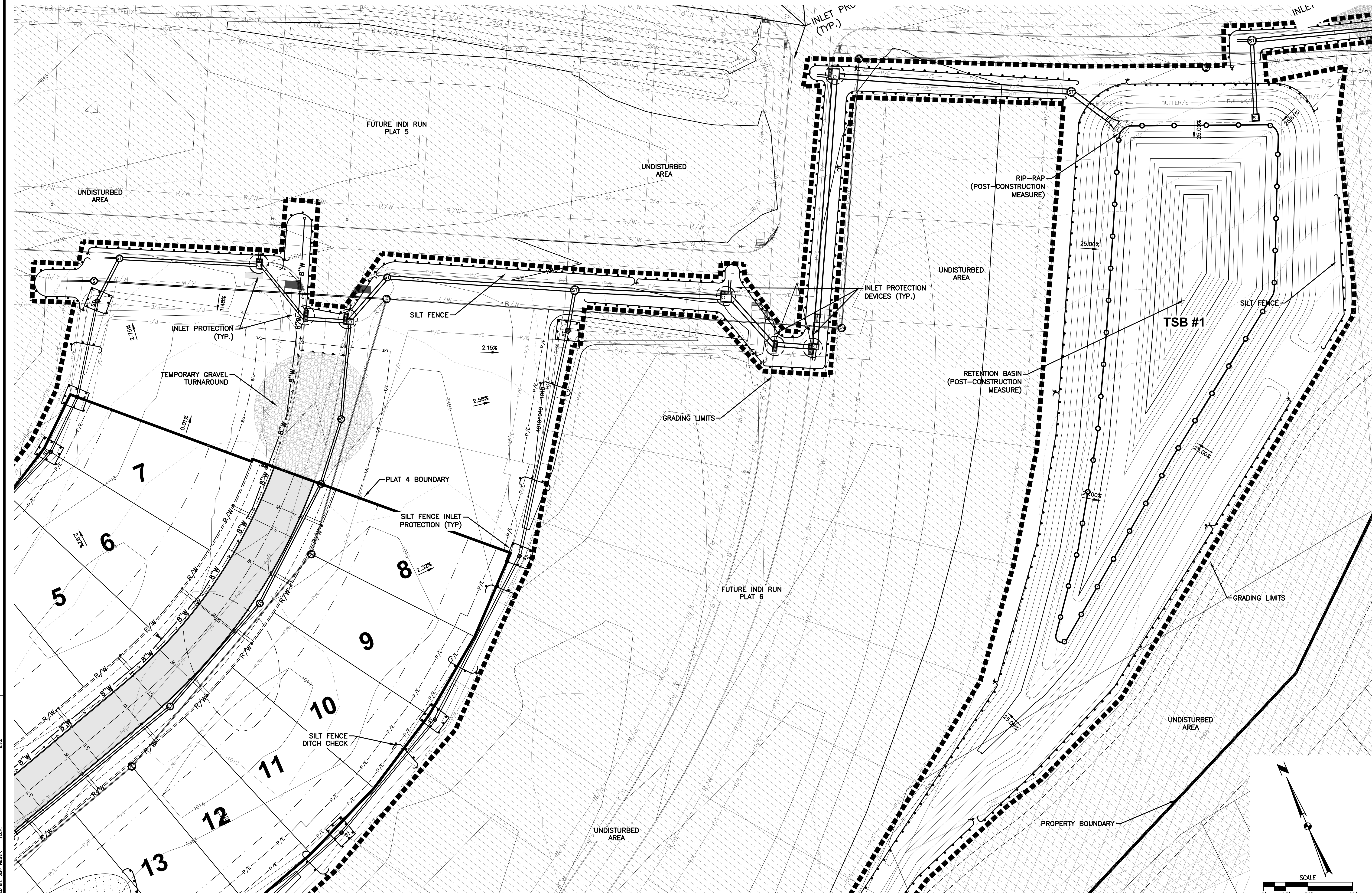
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ENGINEER: J.JN

PM: DAM

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THIRD SUBMITTAL	04/02/2022
FOURTH SUBMITTAL	07/15/2022
FIFTH SUBMITTAL	08/02/2022
SIXTH SUBMITTAL	08/14/2022
SEVENTH SUBMITTAL	08/14/2022
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NINTH SUBMITTAL	08/14/2022
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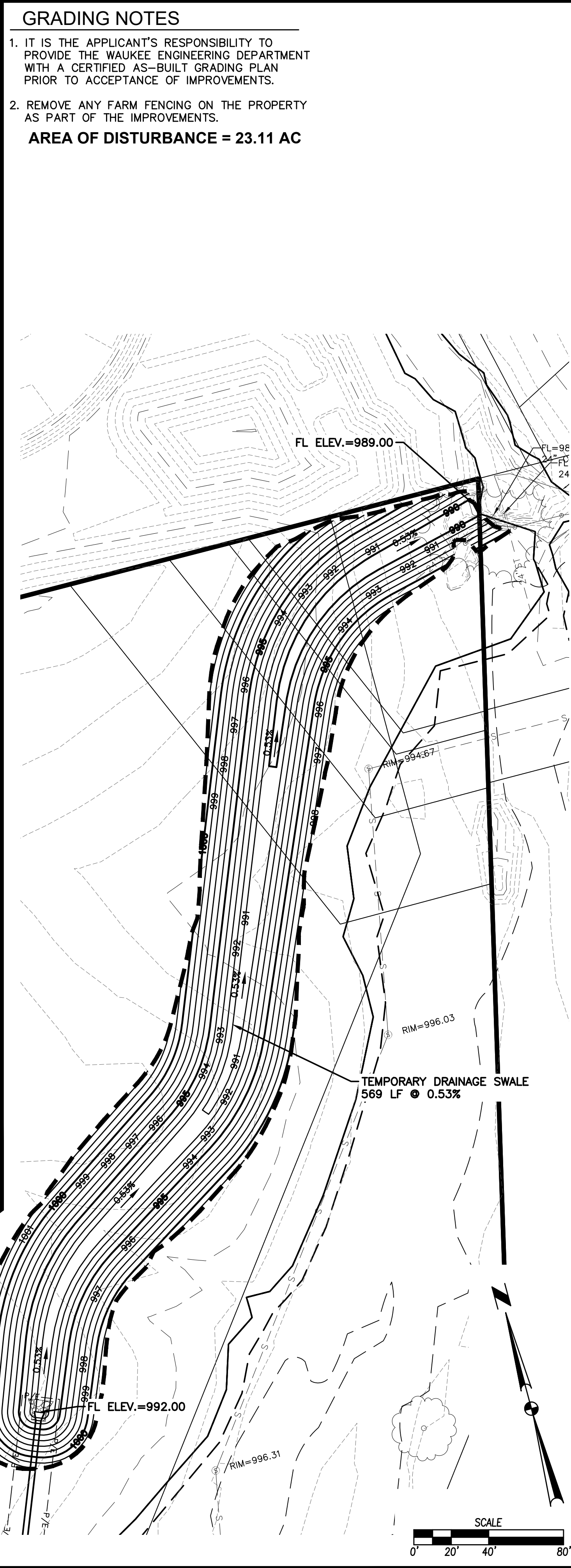
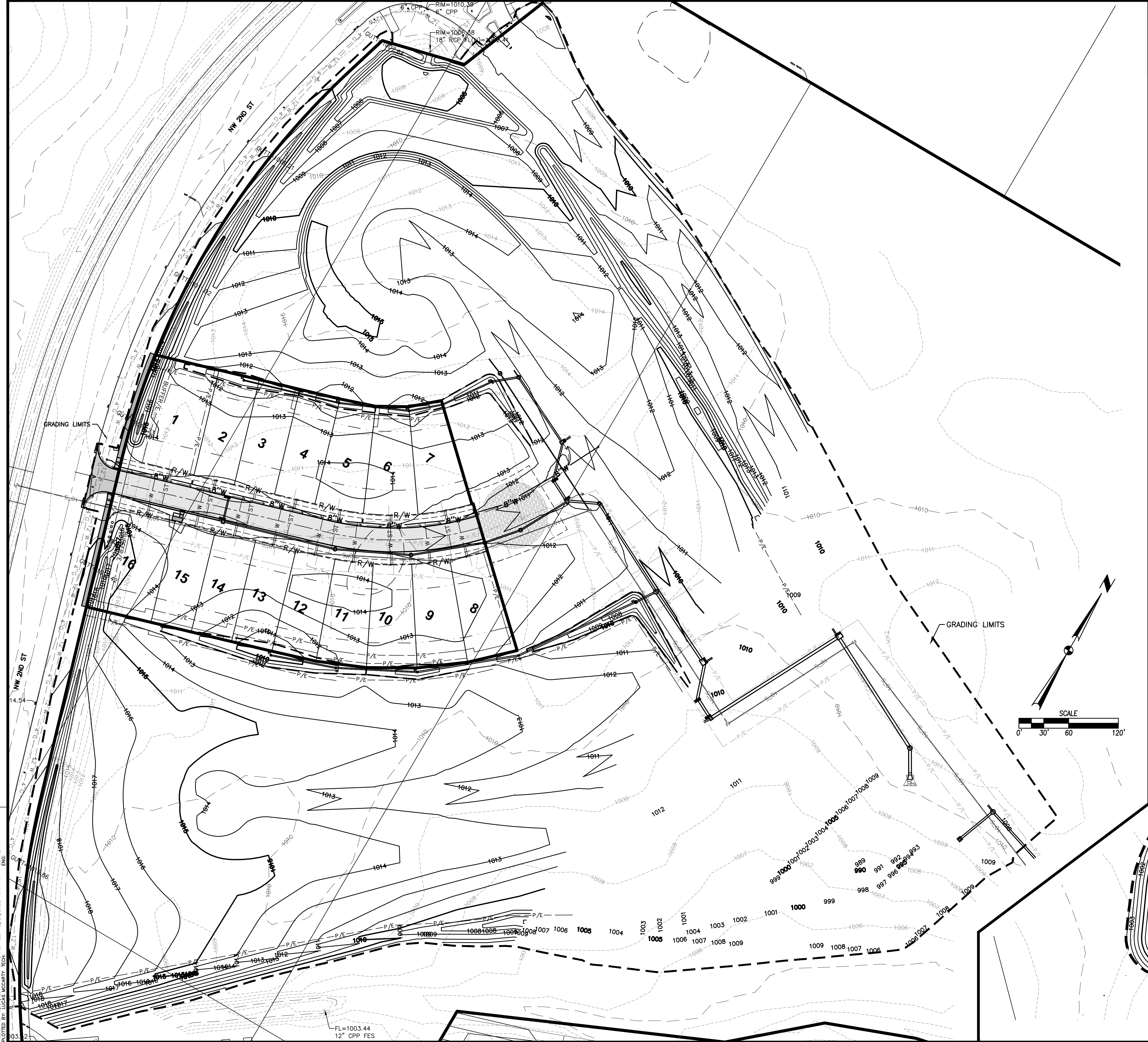
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FOR CONSTRUCTION	09/06/2022
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FOURTH SUBMITTAL	08/02/2022
THIRD SUBMITTAL	07/15/2022
SECOND SUBMITTAL	06/14/2022
FIRST SUBMITTAL	05/09/2022



INDI RUN PLAT 4

EROSION AND SEDIMENT CONTROL

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GRADING NOTES

1. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
2. REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.

AREA OF DISTURBANCE = 23.11 AC

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INDI RUN PLAT 4
GRADING PLAN

WAUKEE, IOWA

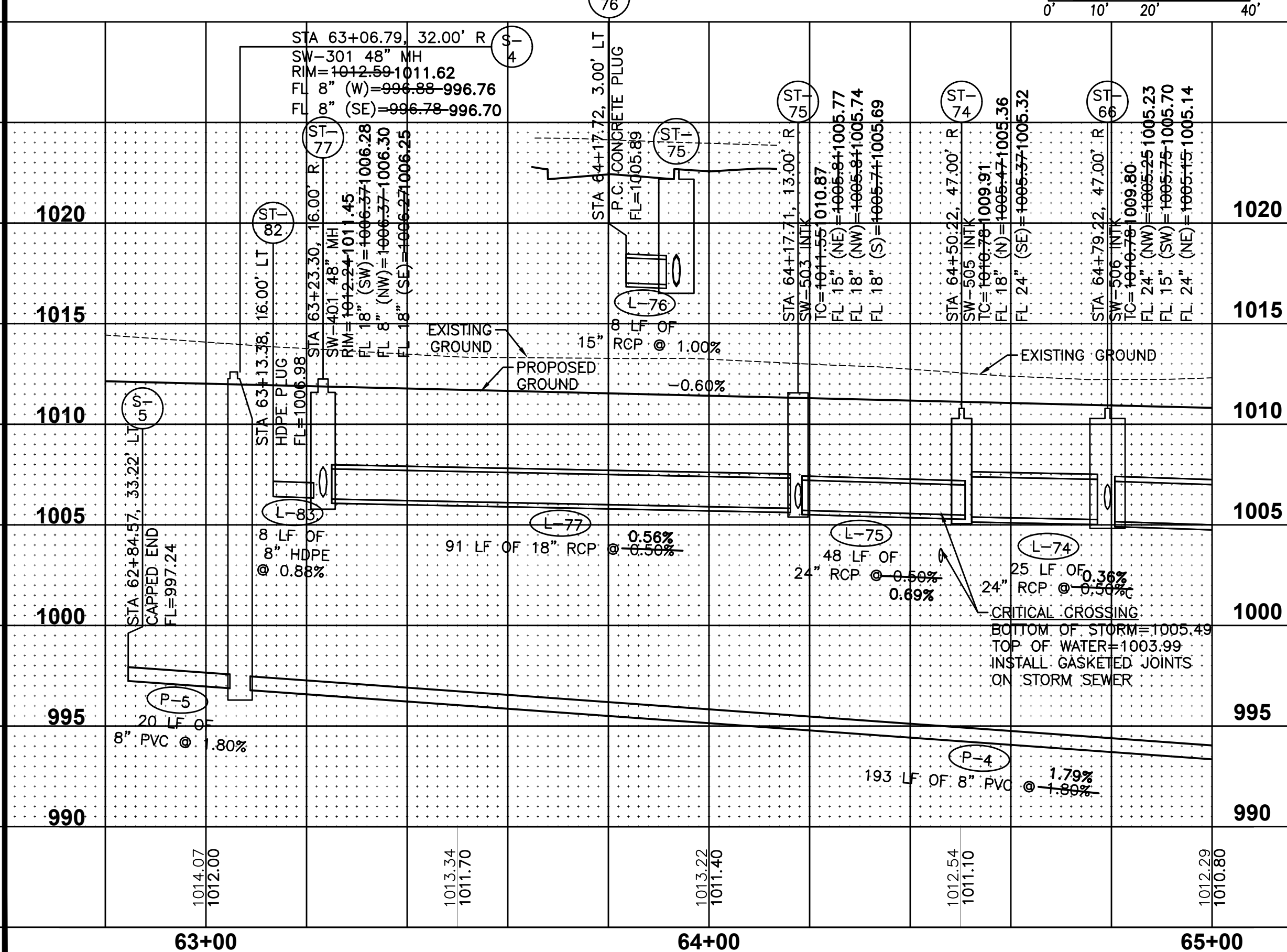
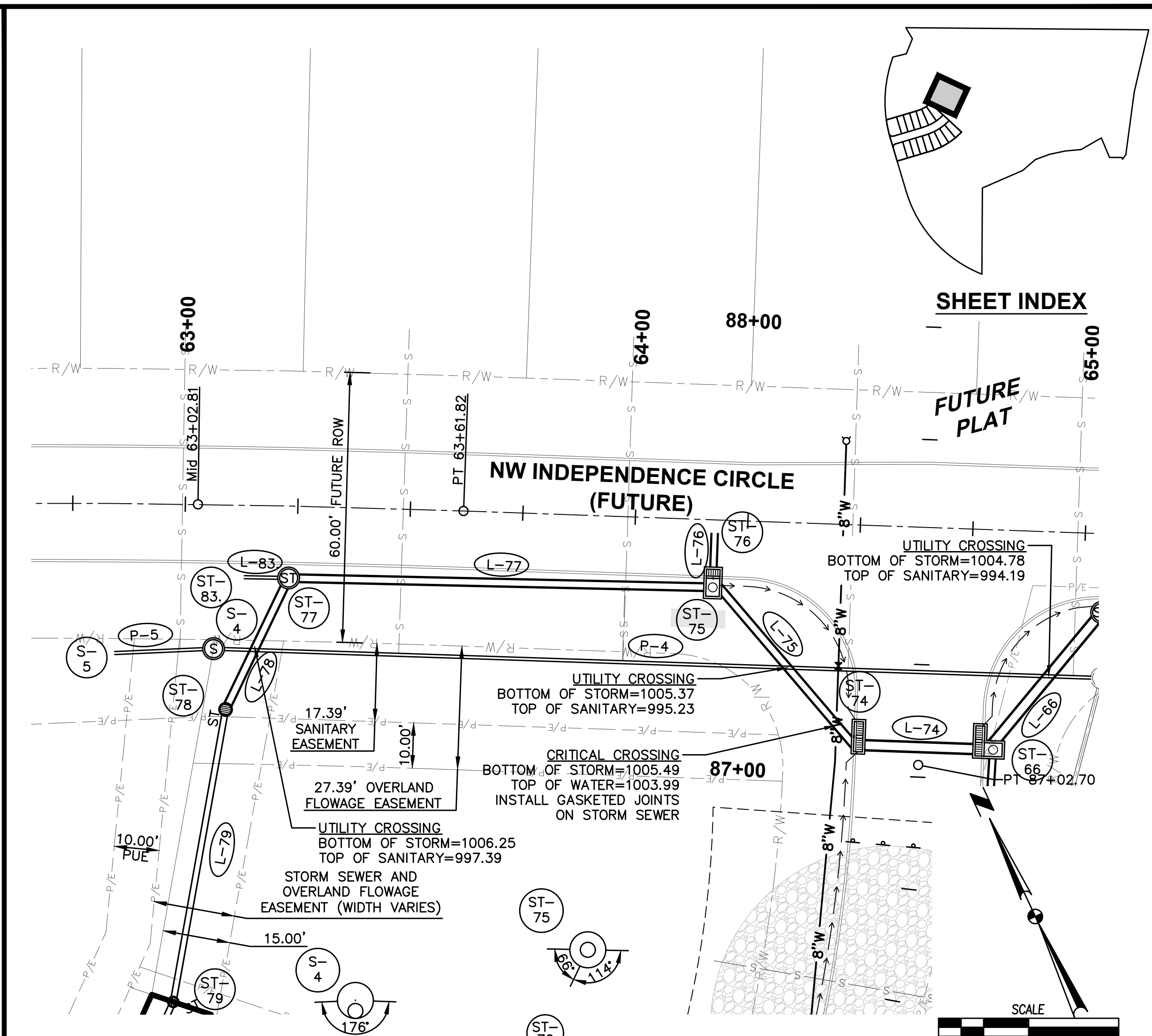
CIVIL DESIGN ADVANTAGE

ENGINEER: JJN

PM: DAM

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS	
DATE	DESCRIPTION
09/06/2022	FOR CONSTRUCTION
08/11/2022	FIFTH SUBMITTAL
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05/09/2022	FIRST SUBMITTAL



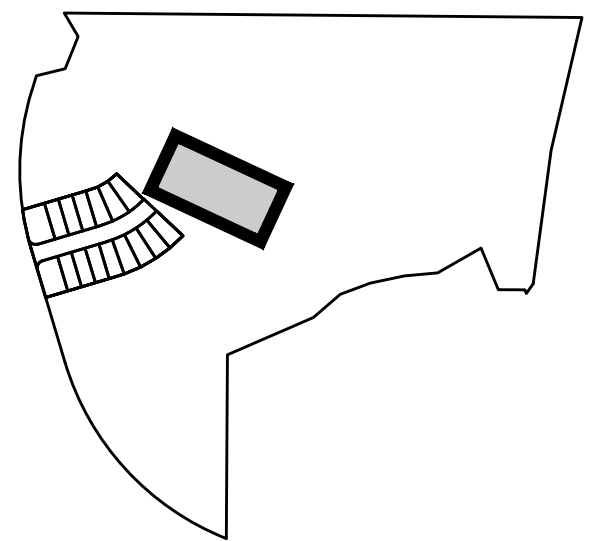
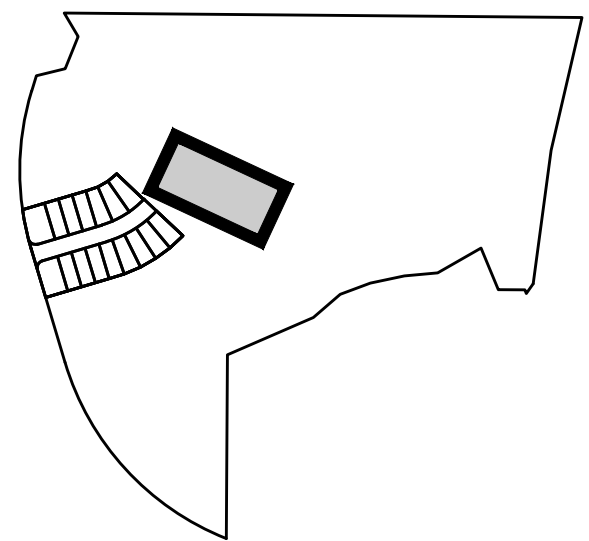

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PLAN AND PROFILE
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 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

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 URBANDALE, IA 50322
 PHONE: (515) 369-4400

REVISIONS	DATE
FOR CONSTRUCTION	09/09/2022
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SECOND SUBMITTAL	06/14/2022
FIRST SUBMITTAL	05/09/2022

ENGINEER: JUN
PM: DAM

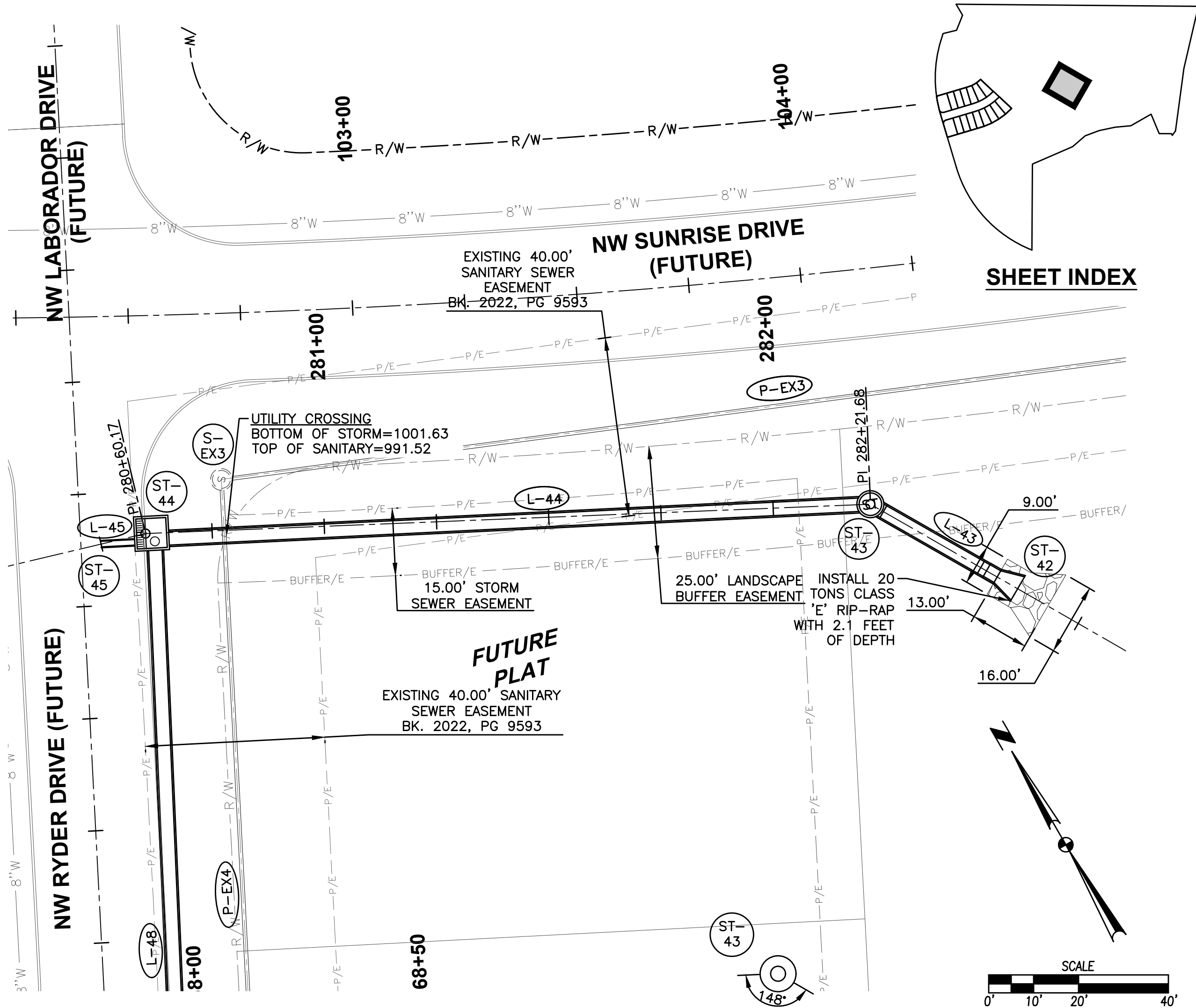
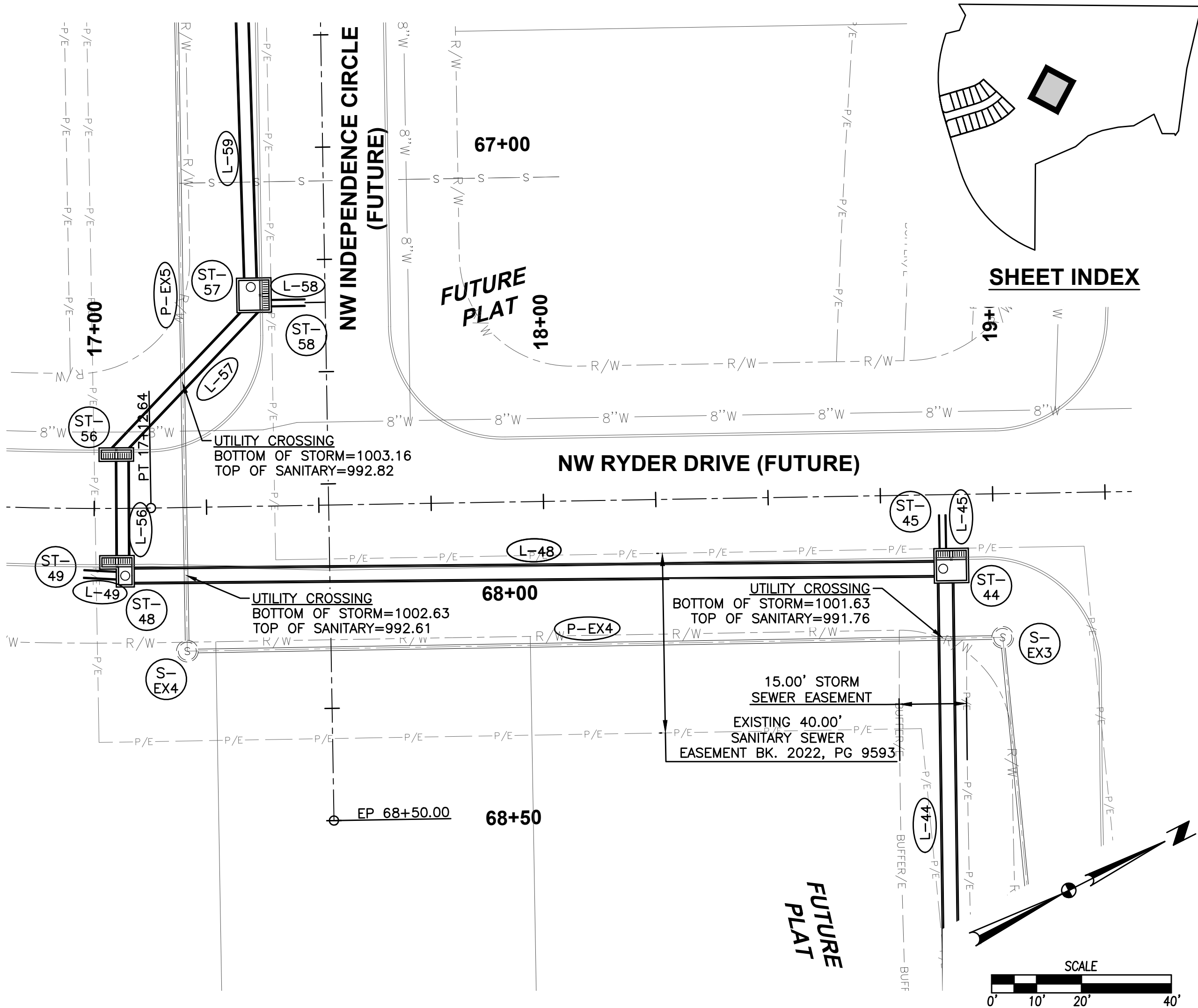
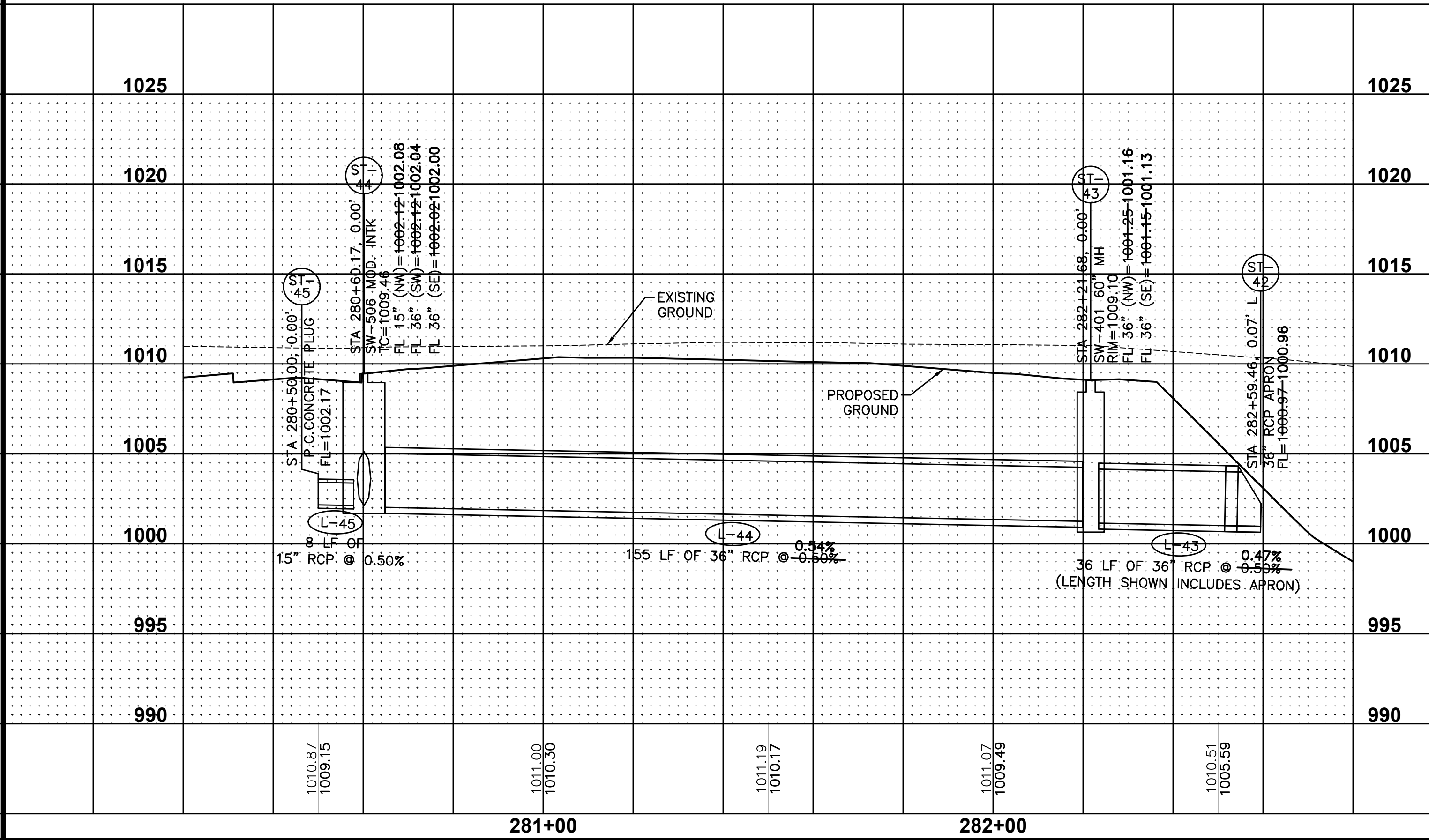
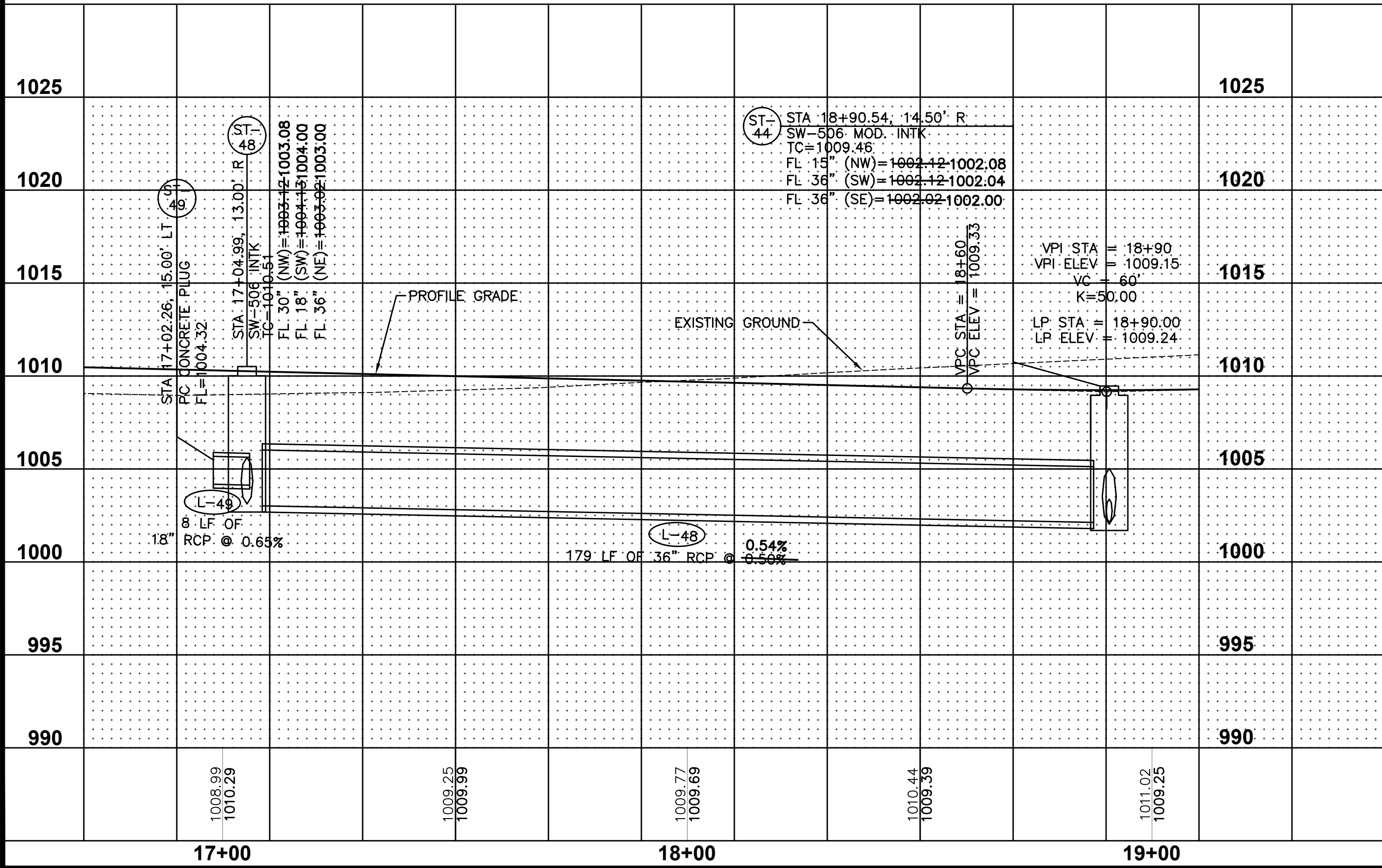


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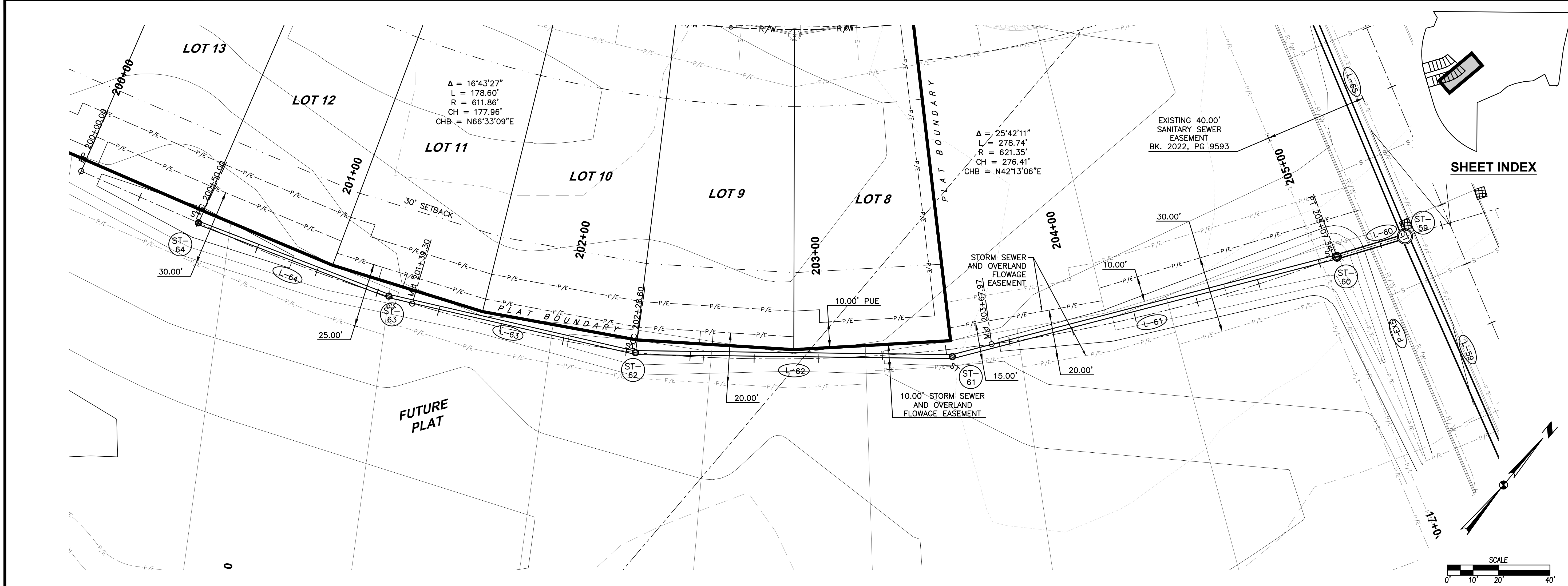
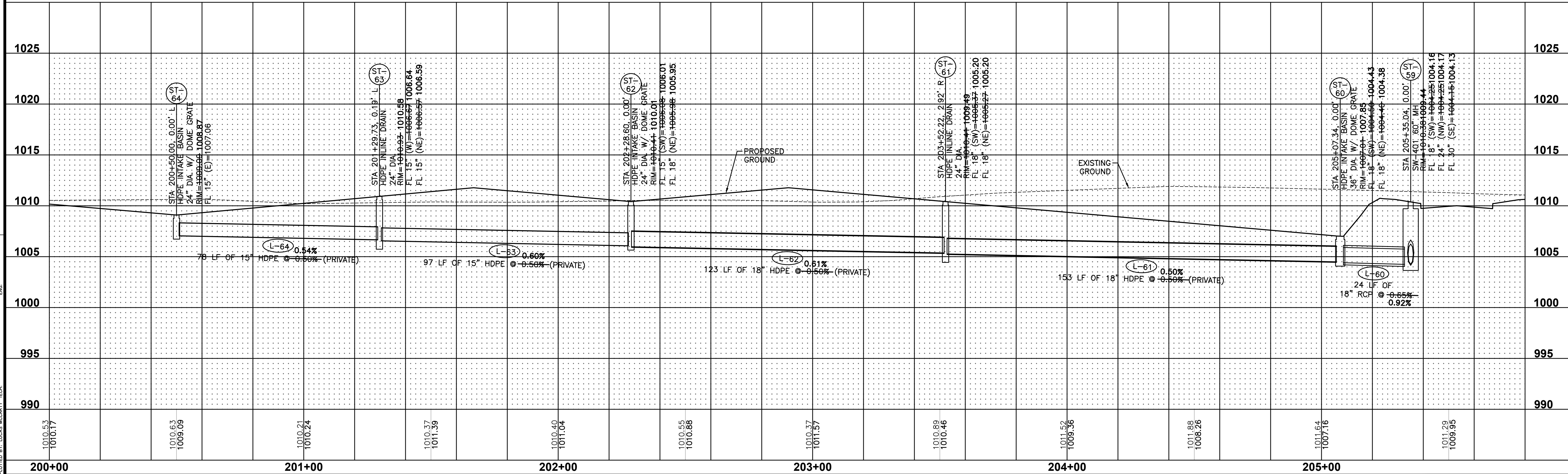
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 FILE DATE: 12/23/22 DATE PLOTTED: 12/23/2022 10:36 AM COMMENT:
 PLOTTED BY: LUCAS MCCARTY TECH: ENG:

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AS-BUILT PLAT 4.DWG
PLOT DATE: 12/23/2022 10:37 AM
PLOT BY: LUCAS MCCARTHY, TECH

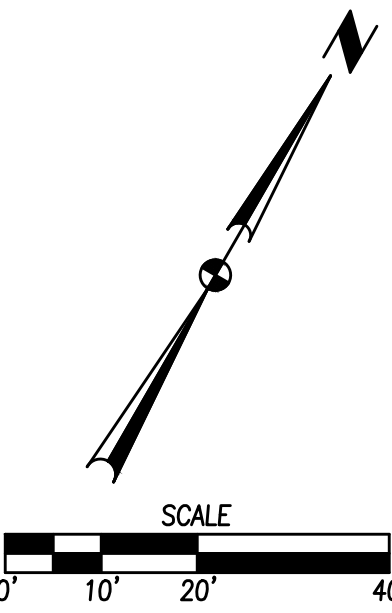
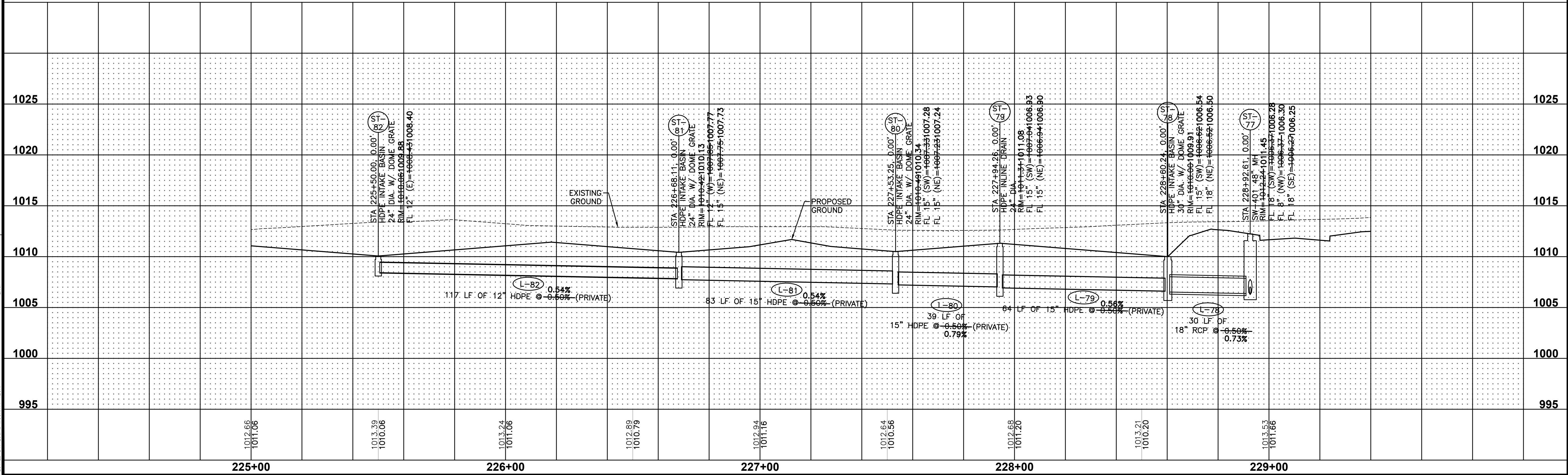


DATE	FOR CONSTRUCTION	FIFTH SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
09/06/2022	08/11/2022	08/02/2022	07/15/2022	06/14/2022	05/09/2022	

FILE: H:\2018\1806355\DWG\AS-BUILT\PLAT 4\INDI RUN PLAT 4.DWG
PLOT: 12/23/2022 10:37 AM
PLOTTER: HP DesignJet T1200
PLOT: 12/23/2022 10:37 AM



FILE: H:\2018\1806355\DWG\AS-BUILT\PLAT 4.DWG
PLOT: 12/23/2022 10:37 AM
PLOT: 12/23/2022 10:37 AM
PLOT: 12/23/2022 10:37 AM



SHEET INDEX

INDI RUN PLAT 4
STORM SEWER PLAN AND PROFILE

17/23
1806.355

Waukee, Iowa

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

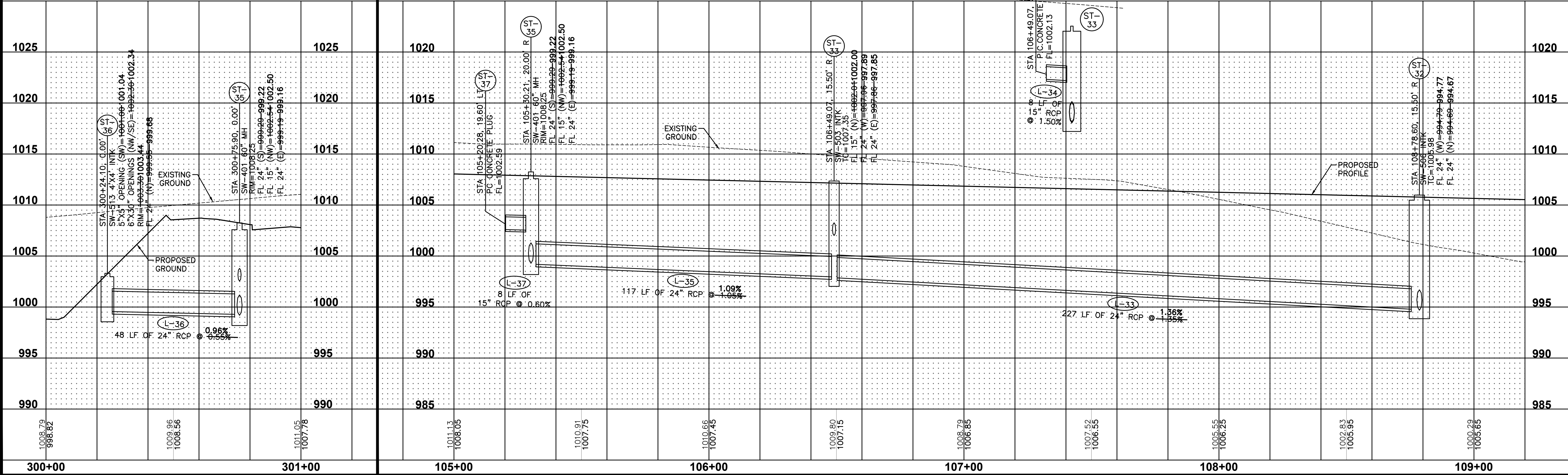
ENGINEER: JJN

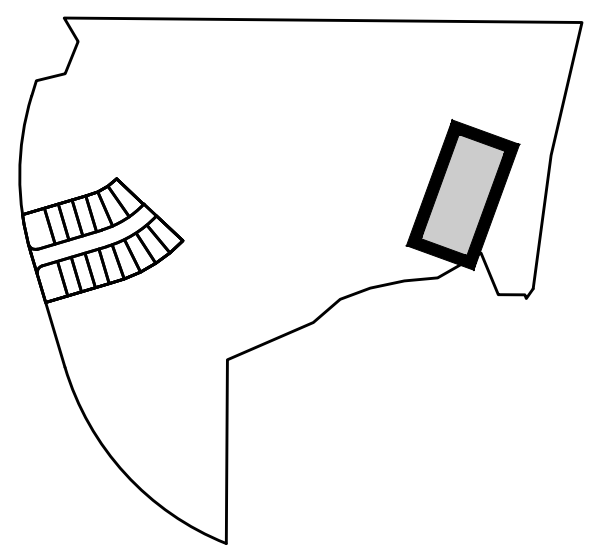
PM: DAM

REVISIONS

NO.	DATE	DESCRIPTION
1	09/06/2022	FOR CONSTRUCTION
2	08/11/2022	FIFTH SUBMITTAL
3	08/02/2022	FOURTH SUBMITTAL
4	07/15/2022	THIRD SUBMITTAL
5	06/14/2022	SECOND SUBMITTAL
6	05/09/2022	FIRST SUBMITTAL

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PLOT DATE: 12/23/2022 10:37 AM
PLOT BY: J. L. MCCARTHY, INC.





FILE: H:\2018\1806355\DWG\AS-BUILTS\PLAT 4\1806355-PNP AS-BUILT-PLAT 4.DWG
 DATE PLOTTED: 12/23/2022 10:37 AM
 PLOTTED BY: LUCAS MCCARTHY TECH. ENV.



1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO MATCH PROJECT DATUM.



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2022 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 AND PRIOR TO A RAIN EVENT.
9. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
10. LANDSCAPE BUFFERS AND RIGHT-OF-WAY AREAS SHALL UTILIZE TYPE 1 SEEDING FOR TEMPORARY STABILIZATION AND ARE TO BE SODDED FOR PERMANENT STABILIZATION AT THE TIME OF ADJOINING LOT DEVELOPMENT.

BUFFER REQUIREMENTS

1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF. BUFFERS ADJACENT TO DETENTION PONDS MAY HAVE A 2/3 REDUCTION IN PLANTING QUANTITIES.

NW 2ND STREET BUFFER

BUFFER LENGTH: 258 LF TOTAL

TREES REQUIRED: TREES PROVIDED:

OVERSTORY:	6	6
EVERGREEN:	11	11
ORNAMENTAL:	11	11

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	4	White Fir	Abies concolor	B&B, 6' HEIGHT
PG	7	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CI	5	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	B&B, 1.5" CALIPER
PN	6	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GL	4	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER
PO	2	American Sycamore	Platanus occidentalis	B&B, 2" CALIPER

