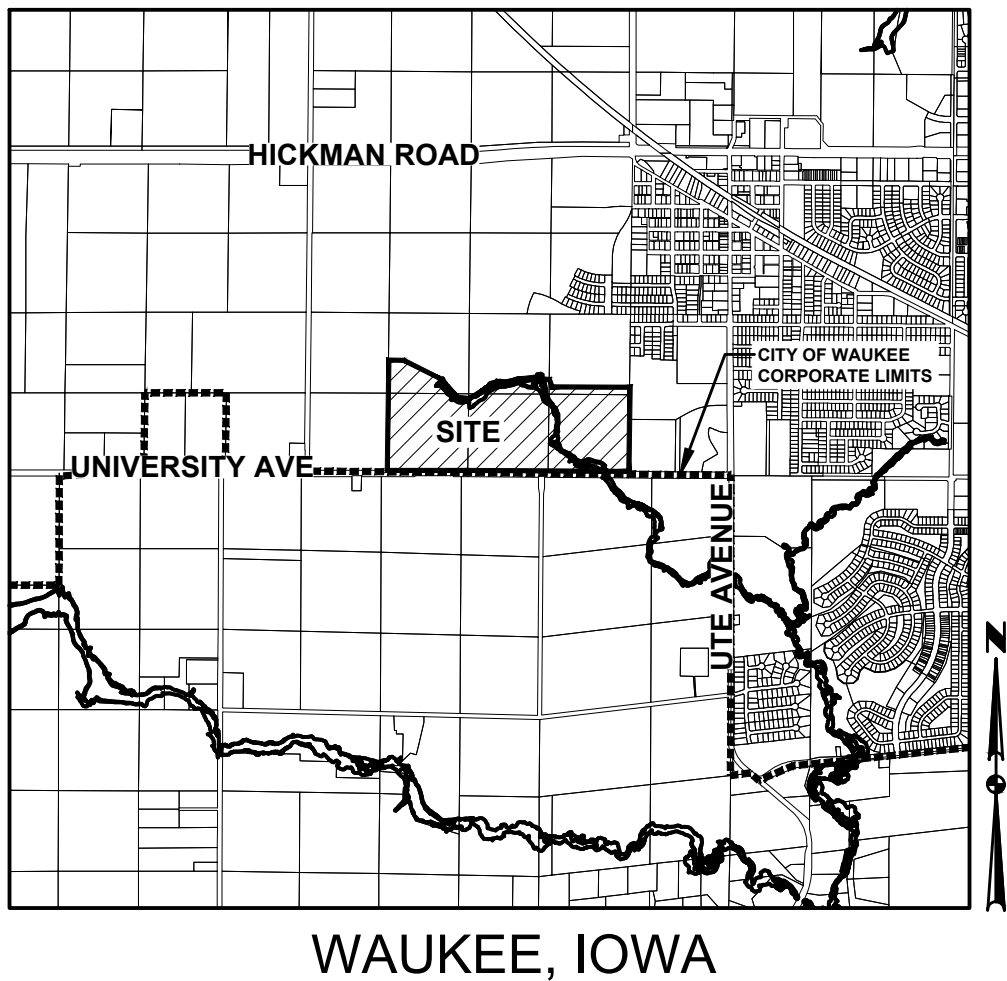


CONSTRUCTION PLANS FOR:

PRAIRIE VILLAGE PLAT 1

WAUKEE, IOWA

VICINITY MAP



OWNER / APPLICANT

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 S.E. DESTINATION DRIVE, SUITE 400
GRIMES, IOWA 50111
PH: (515) 371-3669

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515)-369-4400

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 14.90 ACRES (649,014 SF)

PARKLAND DEDICATION

PARKLAND REQUIRED:		
SINGLE FAMILY: 26 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE	=	0.51 ACRES
TOTAL REQUIRED (1.5X)	=	0.77 ACRES
TOTAL PROVIDED IN FLOODPLAIN:	=	0.94 ACRES
TOTAL PROVIDED IN STANDARD PARKLAND	=	1.64 ACRES
TOTAL COMBINED PARKLAND PROVIDED	=	2.58 ACRES

NOTE:
THE ADDITIONAL 1.81 ACRES OF PARKLAND PROVIDED WILL BE CREDITED TOWARDS FUTURE PLATS.

DATE OF SURVEY:

MAY 24, 2021

SUBMITTALS

FIRST SUBMITTAL:	07/13/2021
SECOND SUBMITTAL:	08/06/2021
THIRD SUBMITTAL:	08/30/2021
FOURTH SUBMITTAL:	09/10/2021
FINAL SUBMITTAL:	09/22/2021
REVISED FINAL SUBMITTAL:	01/06/2022
AS-BUILT SUBMITTAL:	02/03/2023

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: TOTAL 15 FEET – ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

BENCHMARKS

DALLAS COUNTY BENCHMARK #120. 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET.
ELEVATION=1011.79

CONSTRUCTION SCHEDULE

SUMMER 2021 – SUMMER 2022

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE ENGINEERING DEPARTMENT.
3. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
6	HYDRANT COVERAGE AND LANDSCAPE PLAN
7-8	GRADING PLAN
9-10	EROSION AND SEDIMENT CONTROL PLAN
11-18	STORM & SANITARY SEWER PLAN AND PROFILE
19-22	WATER MAIN PLAN AND PROFILE
23-26	INTERSECTION DETAILS

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, 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 SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 89°38'19" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 445.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'19" WEST CONTINUING ALONG SAID SOUTH LINE, 1146.14 FEET; THENCE NORTH 00°21'41" EAST, 155.50 FEET; THENCE NORTH 00°09'45" WEST, 63.80 FEET; THENCE NORTH 02°16'39" WEST, 63.26 FEET; THENCE NORTH 04°29'40" WEST, 63.26 FEET; THENCE NORTH 06°42'41" WEST, 63.26 FEET; THENCE NORTH 82°10'48" EAST, 130.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1765.00 FEET, WHOSE ARC LENGTH IS 101.09 FEET AND WHOSE CHORD BEARS NORTH 09°27'39" WEST, 101.08 FEET; THENCE NORTH 78°53'54" WEST, 130.00 FEET; THENCE NORTH 12°12'37" WEST, 63.26 FEET; THENCE NORTH 14°25'38" WEST, 63.26 FEET; THENCE NORTH 16°38'39" WEST, 63.26 FEET; THENCE NORTH 21°46'38" WEST, 144.76 FEET; THENCE NORTH 68°13'22" EAST, 32.73 FEET; THENCE NORTH 21°46'38" WEST, 128.50 FEET; THENCE NORTH 68°13'22" EAST, 101.83 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1835.00 FEET, WHOSE ARC LENGTH IS 41.33 FEET AND WHOSE CHORD BEARS NORTH 18°48'31" WEST, 41.32 FEET; THENCE NORTH 71°50'12" EAST, 70.00 FEET; THENCE NORTH 71°50'12" EAST, 87.29 FEET; THENCE NORTH 74°15'06" EAST, 112.61 FEET; THENCE SOUTH 64°29'22" EAST, 147.18 FEET; THENCE NORTH 47°26'46" EAST, 34.72 FEET; THENCE SOUTH 31°02'04" EAST, 147.97 FEET; THENCE SOUTH 04°46'21" WEST, 471.69 FEET; THENCE SOUTH 54°09'18" EAST, 486.48 FEET; THENCE SOUTH 78°54'20" EAST, 351.39 FEET; THENCE SOUTH 17°32'55" EAST, 67.99 FEET; THENCE SOUTH 00°21'41" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.90 ACRES (649,014 SQUARE FEET).

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

GENERAL LEGEND

PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	WATER VALVE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-505 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-506 STORM INTAKE	FLARED END SECTION
TYPE SW-513 STORM INTAKE	DECIDUOUS TREE
TYPE SW-401 STORM MANHOLE	CONIFEROUS TREE
TYPE SW-402 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-301 SANITARY MANHOLE	CONIFEROUS SHRUB
STORM/SANITARY CLEANOUT	ELECTRIC POWER POLE
WATER VALVE	GUY ANCHOR
FIRE HYDRANT ASSEMBLY	STREET LIGHT
SIGN	POWER POLE W/ TRANSFORMER
DETECTABLE WARNING PANEL	UTILITY POLE W/ LIGHT
WATER CURB STOP	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
TOP OF PROPOSED GROUND	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
MINIMUM GRADE AT EXPOSED STRUCTURE	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

AS-BUILT DRAWINGS

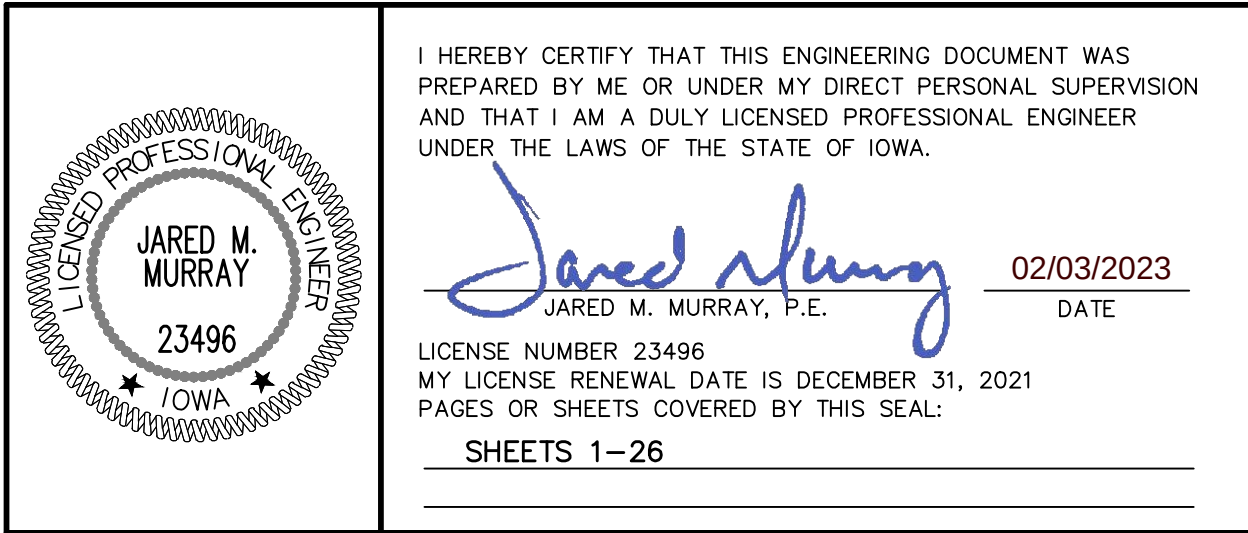
AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), (PN 212071HFS), DATED JULY 8, 2021.

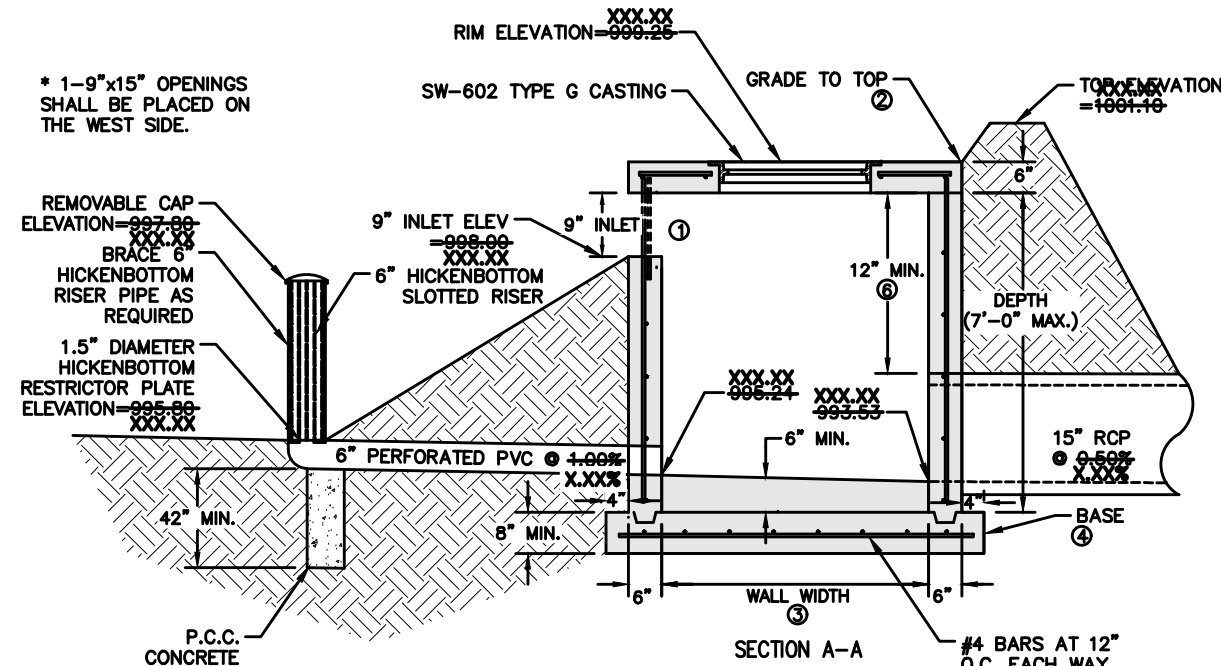
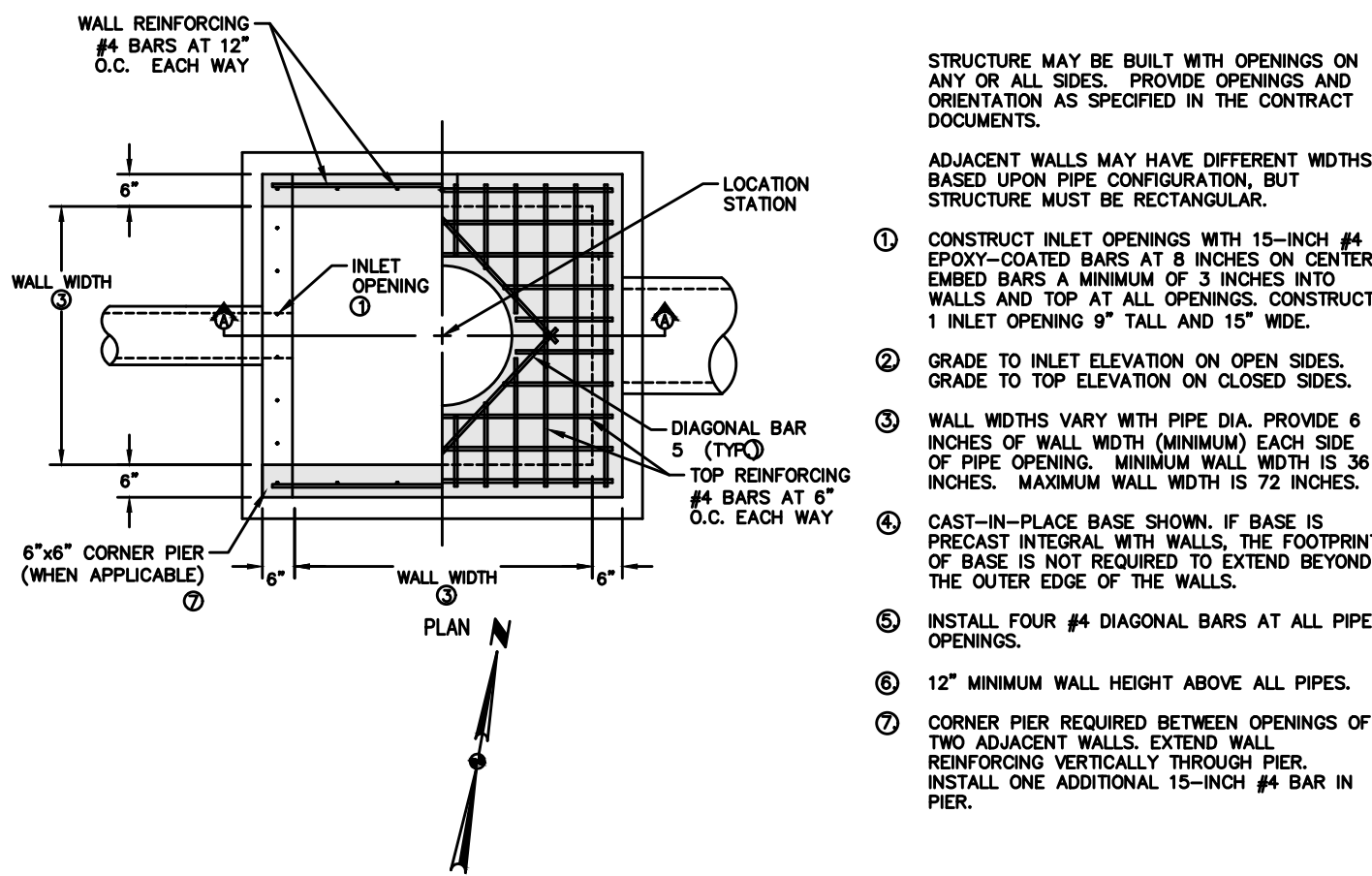
THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL,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

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

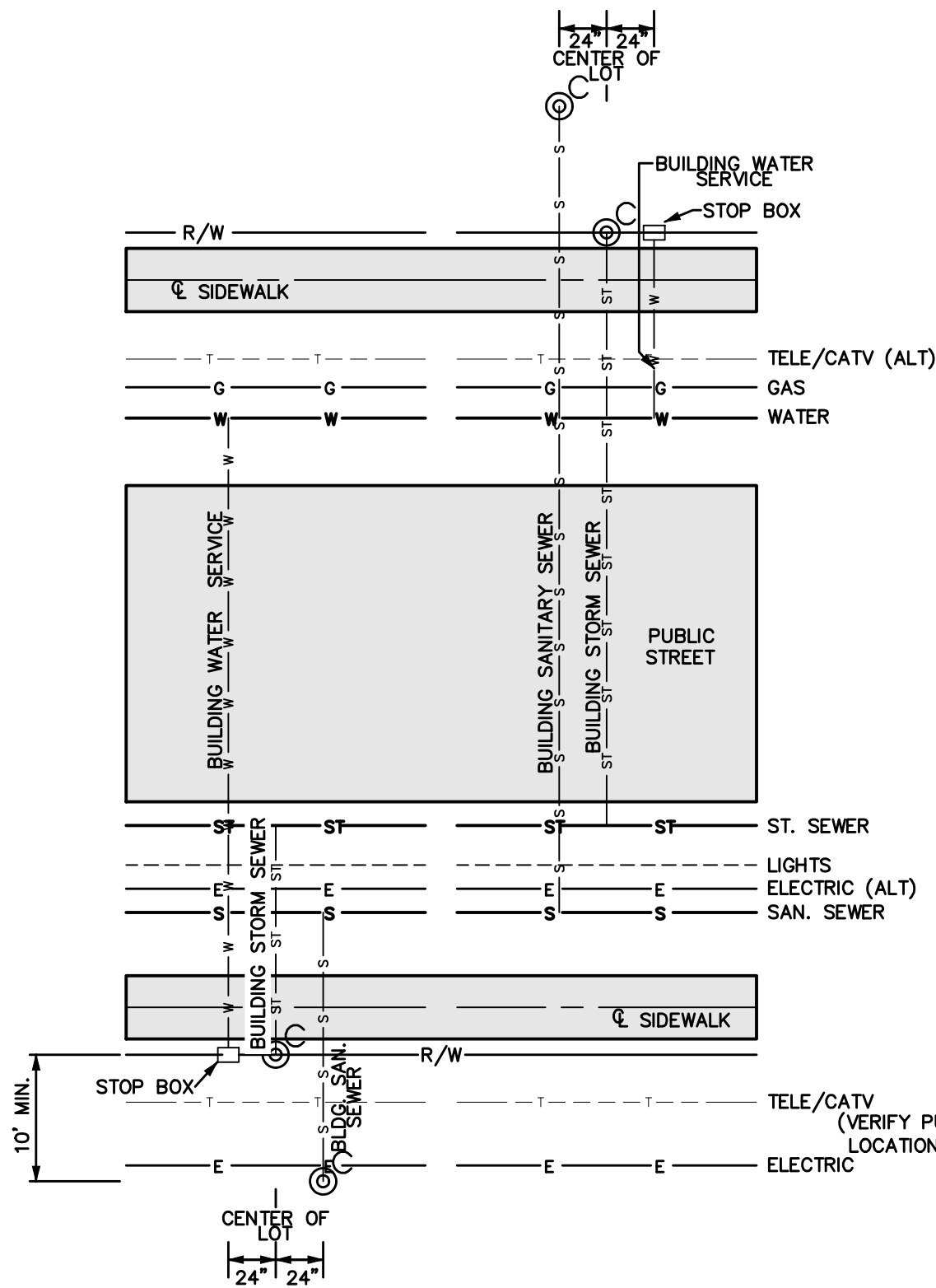
THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



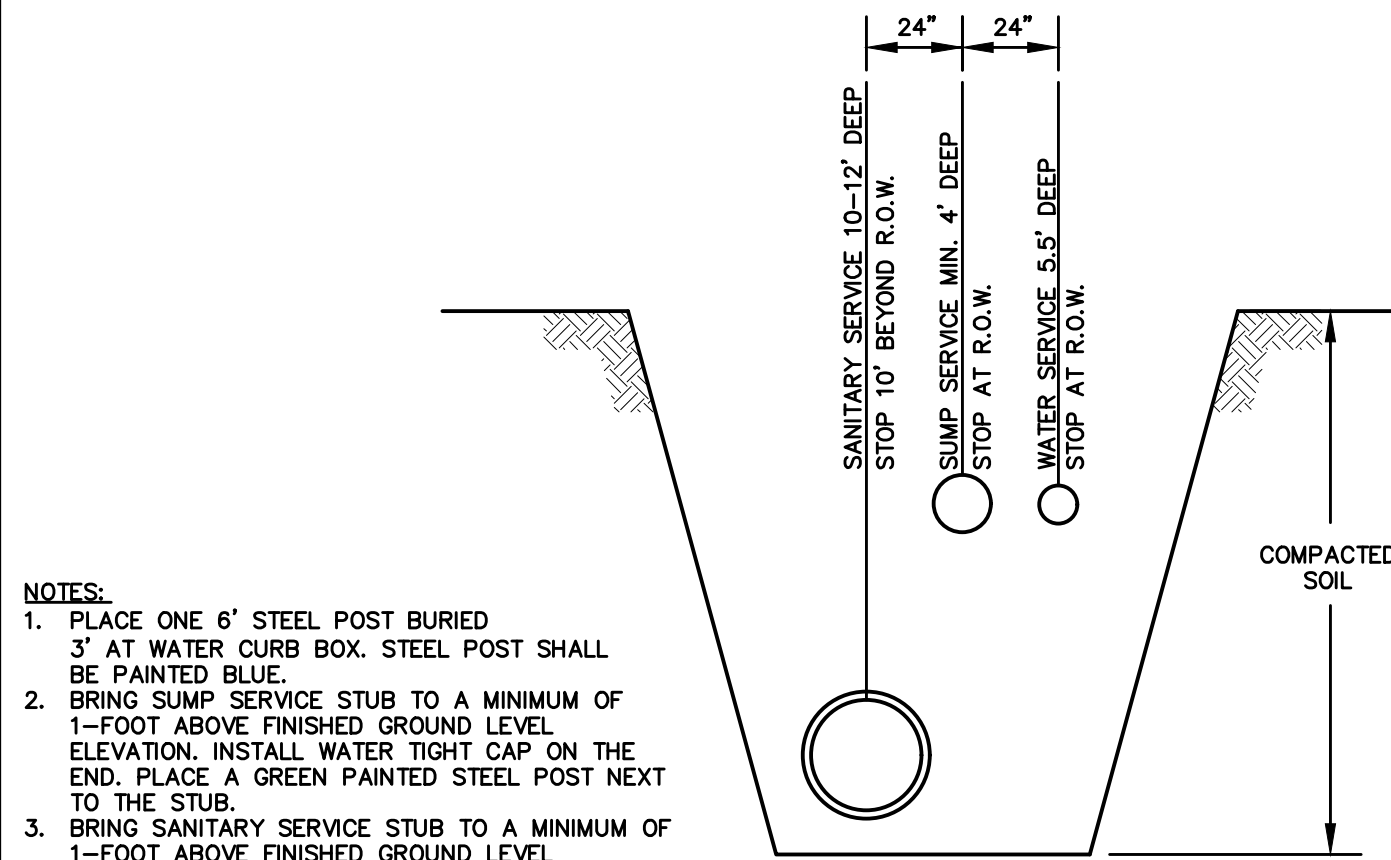
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ASB\JLW
DATE PLOTTED: 2/2/2023 9:59 AM
PLOT BY: JARED MURRAY



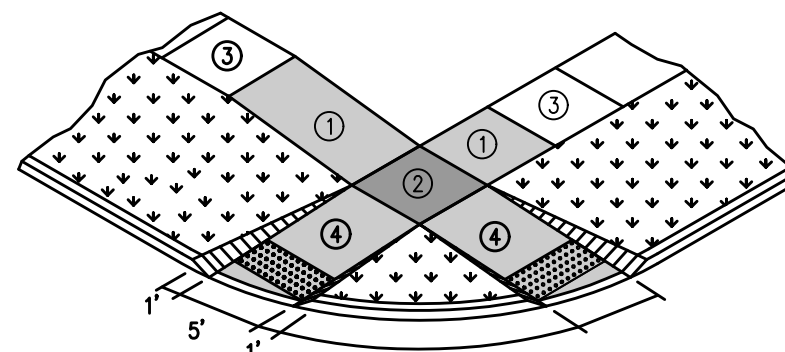
4'X4' MODIFIED SW-513 INTAKE (ST-31)
NOT TO SCALE



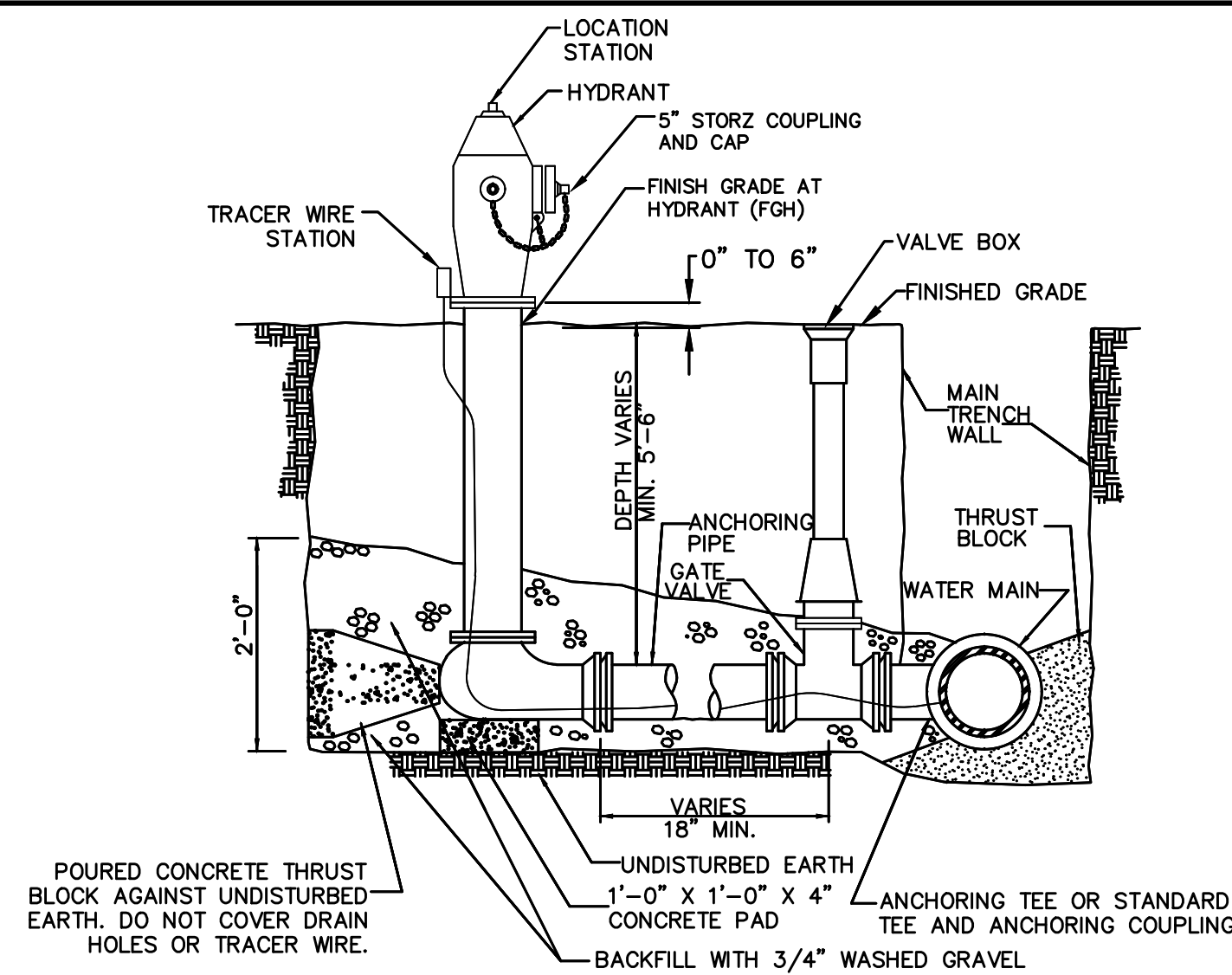
**CITY OF WAUKEE
UTILITY SERVICE LOCATIONS**
NOT TO SCALE



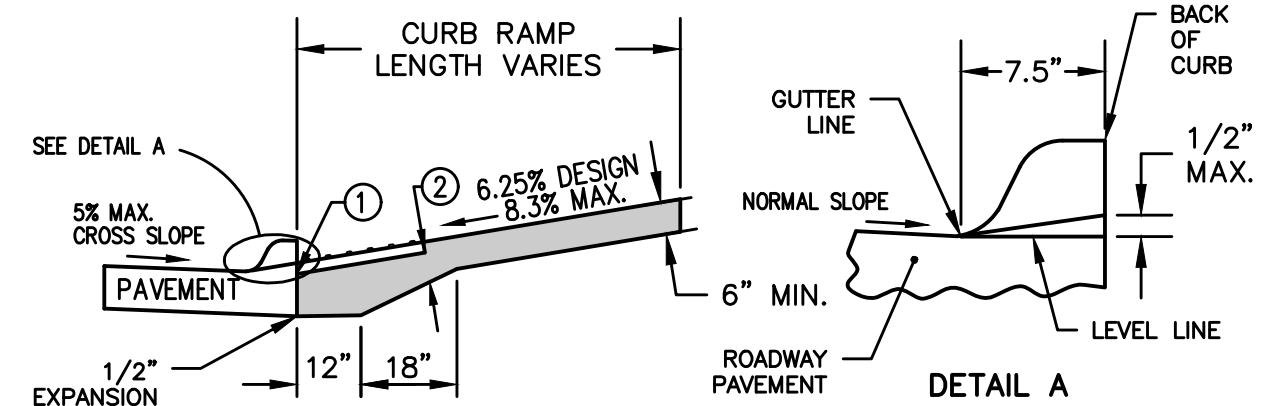
SERVICE LOCATION DETAIL
NOT TO SCALE



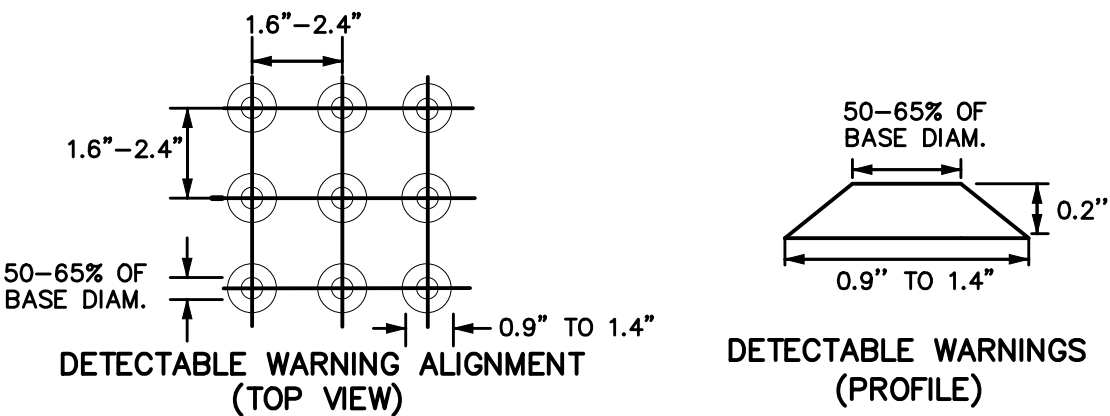
**CURB RAMPS OUTSIDE OF
INTERSECTION RADIUS**
NOT TO SCALE



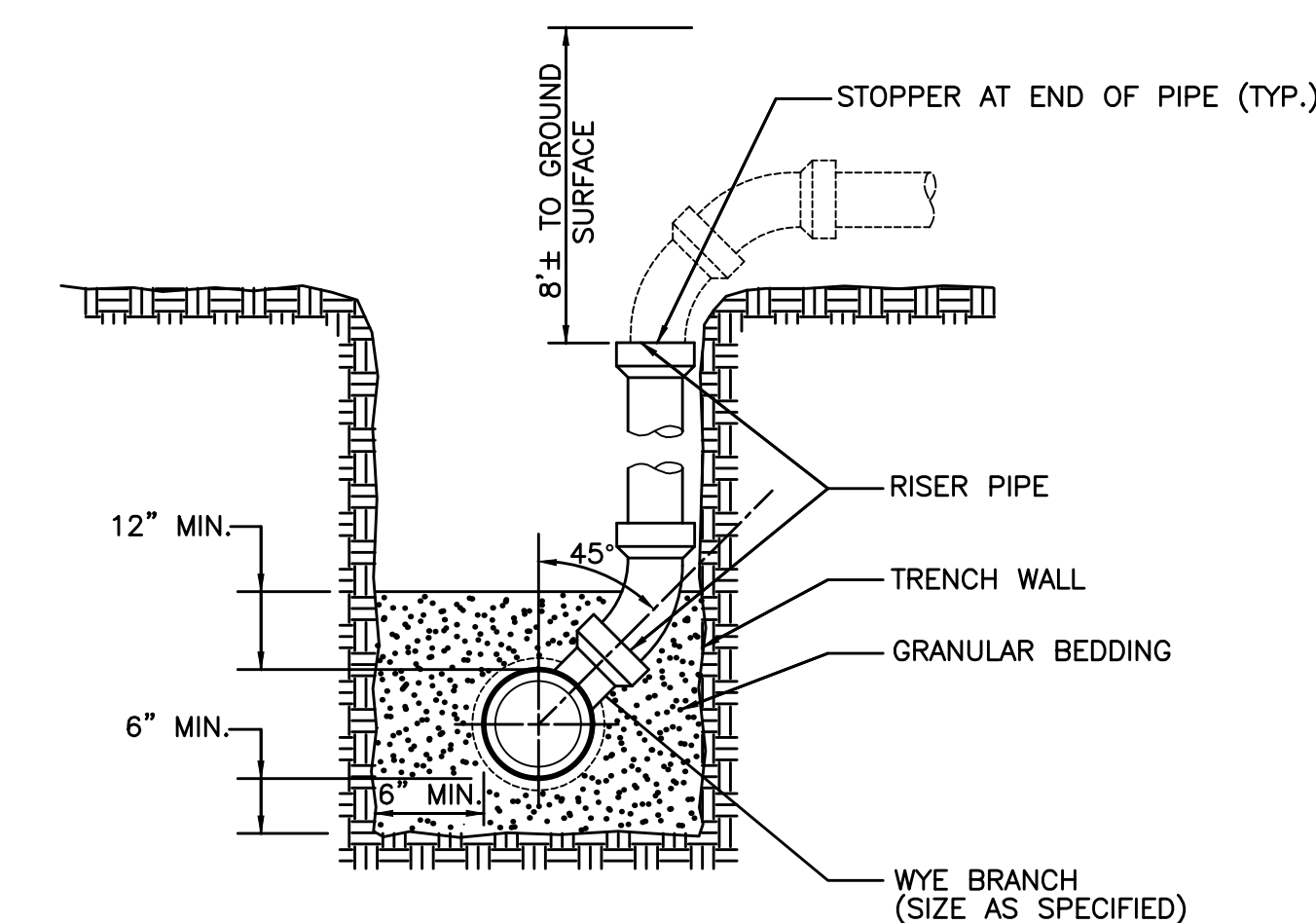
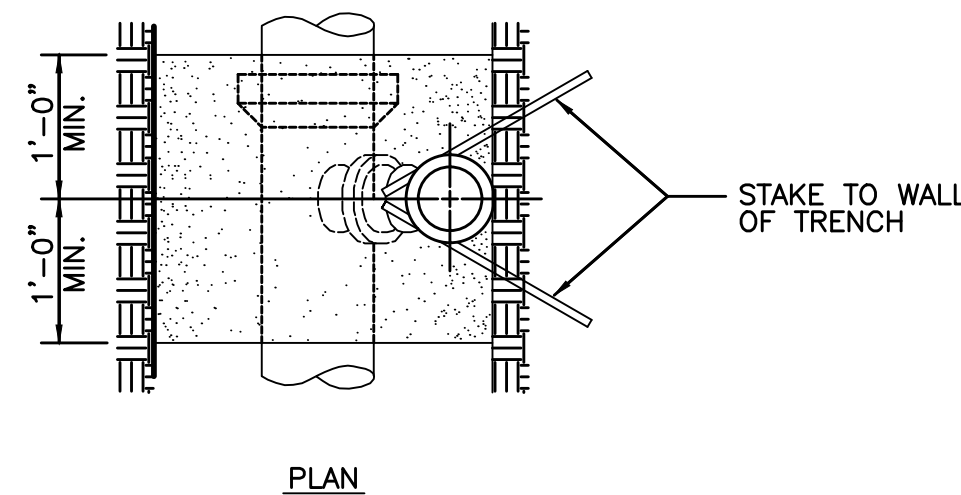
HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



1. INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
 2. PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.
- NOTE:
ALL TRUNCATED DOMES SHALL BE CAST IRON.



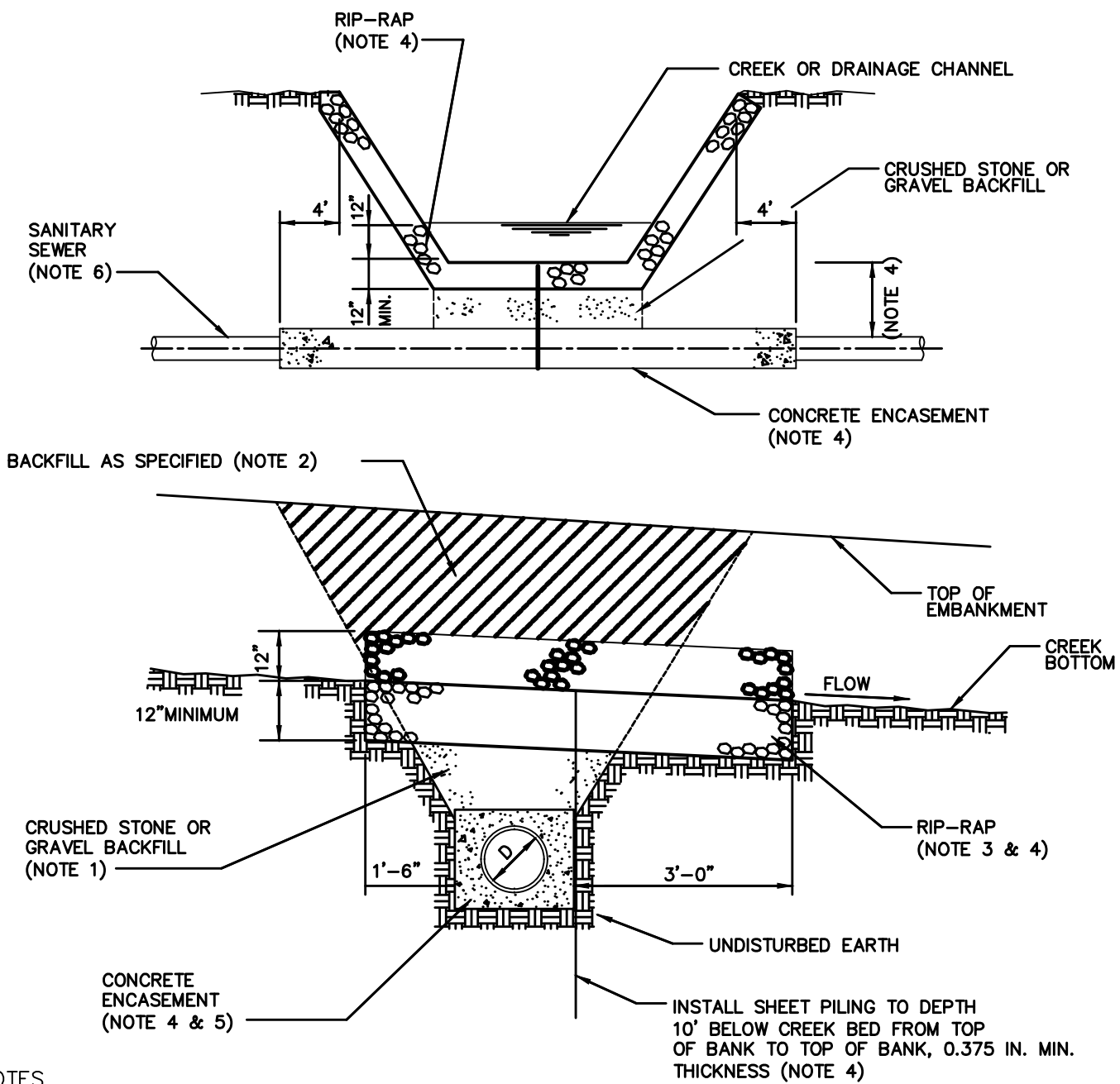
DETECTABLE WARNING DETAIL
NOT TO SCALE



- NOTES
1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE.
 2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

SANITARY SEWER SERVICE RISER
NOT TO SCALE

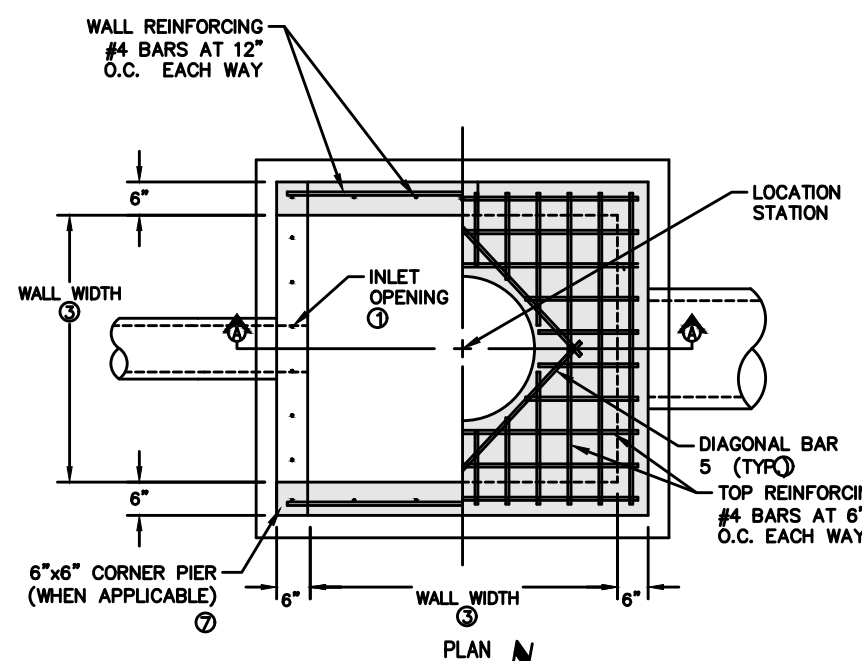
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AS-BUILT.DWG DATE PLOTTED: 2/2/2023 9:59 AM
PLOT BY: J. MURRAY DATE PLOTTED BY: J. MURRAY



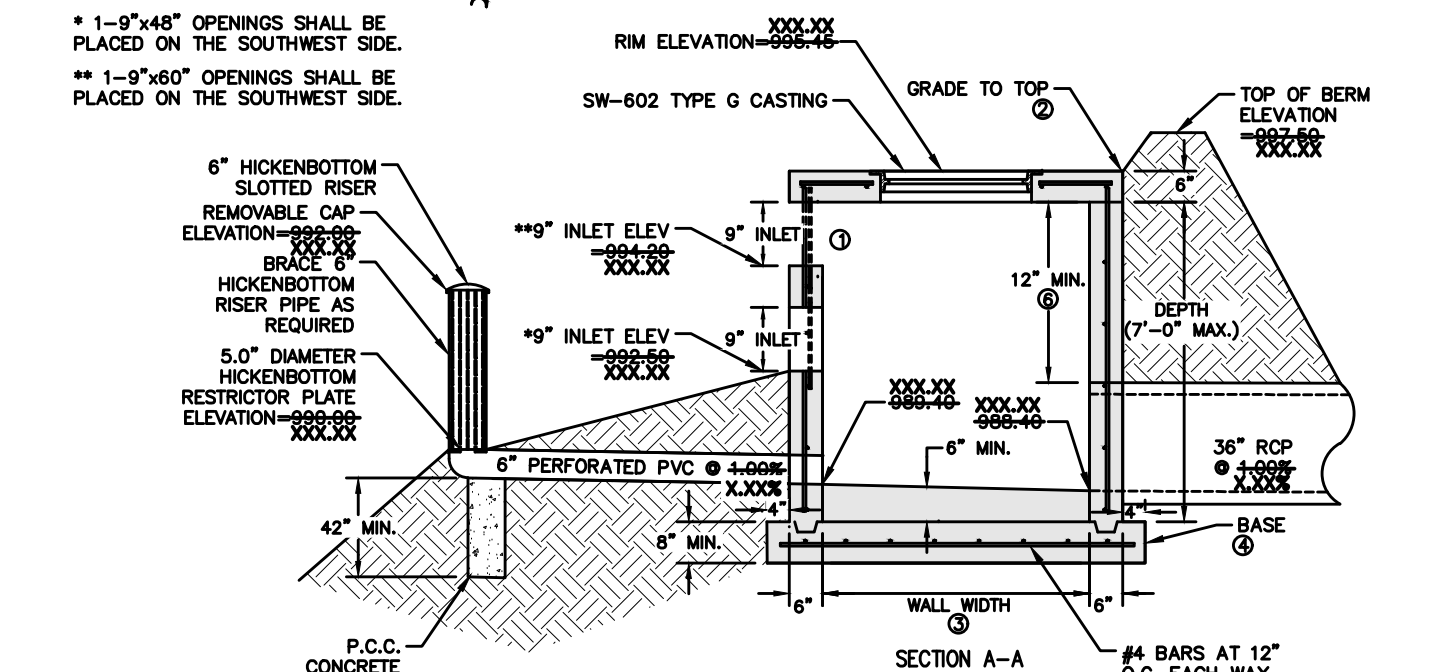
- NOTES:
- BACKFILL ONE FOOT BELOW CREEK OR DRAINAGE CHANNEL BED; CRUSHED STONE OR GRAVEL.
 - BACKFILL ABOVE CREEK OR DRAINAGE CHANNEL BED; FINELY DIVIDED EXCAVATED MATERIAL; FREE FROM DEBRIS, STONES, ORGANIC MATTER OR FROZEN LUMPS.
 - BACKFILL BELOW CREEK OR DRAINAGE CHANNEL BED; RIP-RAP USING FOLLOWING MIXTURE;
% OF TOTAL WEIGHT WEIGHT OF PIECES IN POUNDS
45 200 TO 400
40 15 TO 125
15 LESS THAN 15
 - 1' MINIMUM FROM CREEK OR DRAINAGE CHANNEL BED TO TOP OF CONCRETE IF CONCRETE ENCASEMENT, SHEETING AND RIP-RAP ARE USED. 4' MINIMUM FROM CREEK OR DRAINAGE CHANNEL BED TO TOP OF PIPE IF CONCRETE ENCASEMENT IS NOT USED. 10' MINIMUM FROM CREEK OR DRAINAGE CHANNEL BED TO TOP OF PIPE IF SHEETING AND RIP-RAP ARE NOT USED.
 - FOR CONCRETE ENCASEMENT SEE STD. DWG. FOR CLASS A BEDDING-CONCRETE ENCASEMENT TYPE VIII.
 - USE DUCTILE IRON PIPE WHERE PIPE ENCASED IN CONCRETE OR WHERE SEWER CROSSES STREAM. DUCTILE IRON PIPE NOT REQUIRED WHERE SEWER CROSSES DRAINAGE CHANNEL AND WHERE SEWER DEPTH PRECLUDES CONCRETE ENCASEMENT REQUIREMENT.
 - INSTALL COMPACTED CLAY WATERSTOP DOWNSTREAM OF CREEK OR DRAINAGE CHANNEL. SEE SUDAS STANDARD SPECIFICATIONS FIGURE SW-105.

CREEK CROSSING FOR SANITARY SEWER

NOT TO SCALE

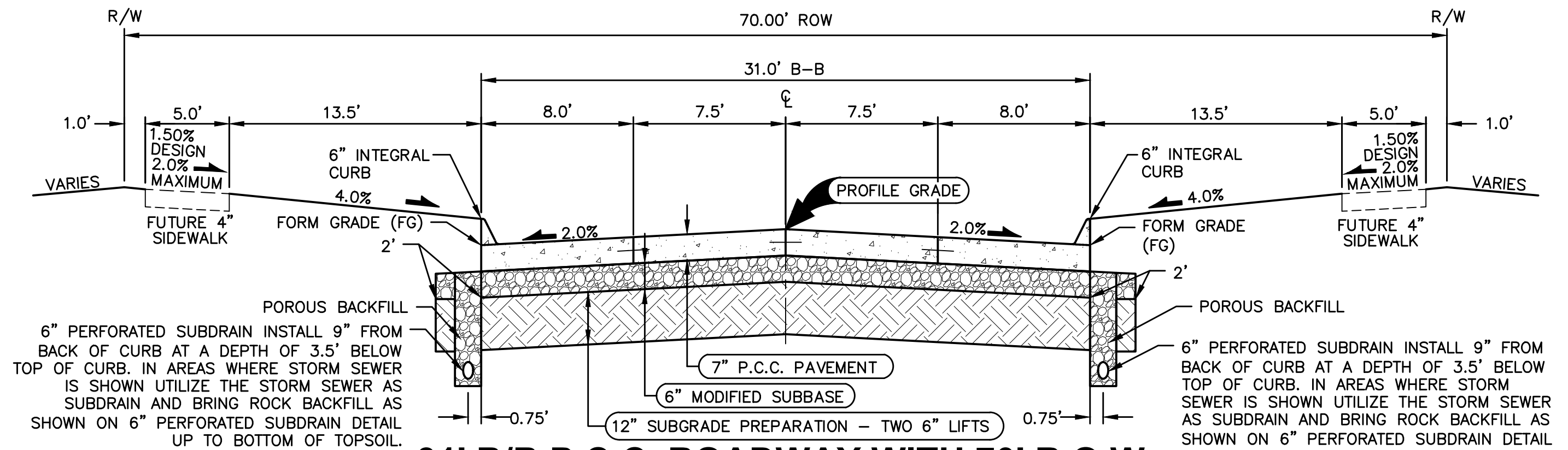


- * 1'-9"x48" OPENINGS SHALL BE PLACED ON THE SOUTHWEST SIDE.
- * 1'-9"x60" OPENINGS SHALL BE PLACED ON THE SOUTHWEST SIDE.



5'X5' MODIFIED SW-513 INTAKE (ST-2)

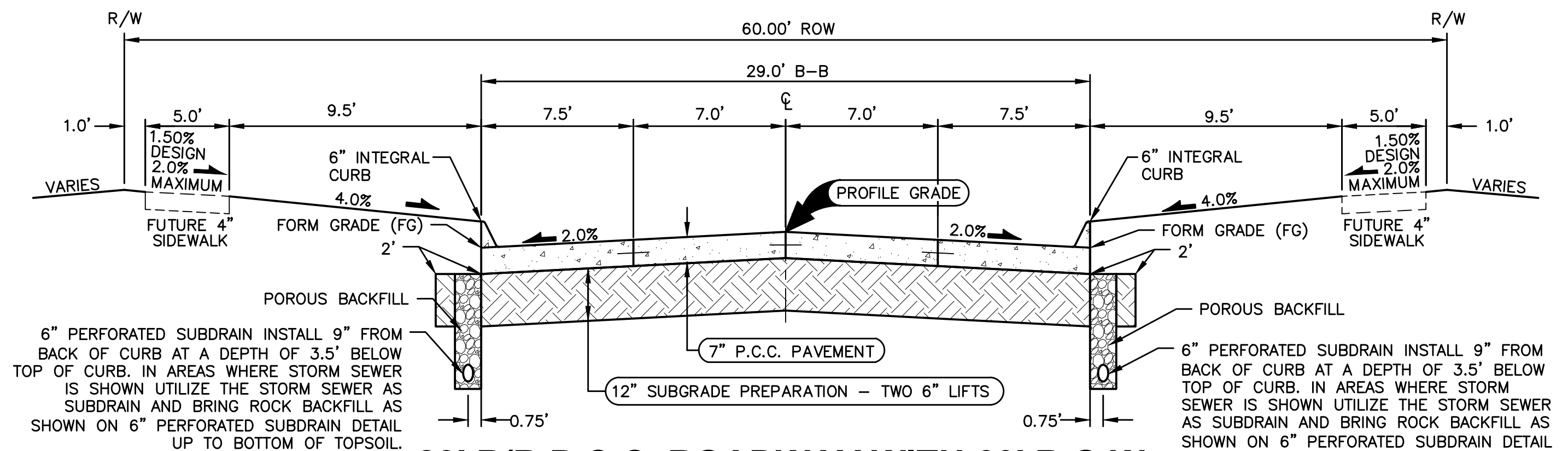
NOT TO SCALE



- NOTES:
- PREPARE SUBGRADE IN 2 - 6" LIFTS.
 - MAXIMUM C JOINT SPACING IS 15'.

31' B/B P.C.C. ROADWAY WITH 70' R.O.W.

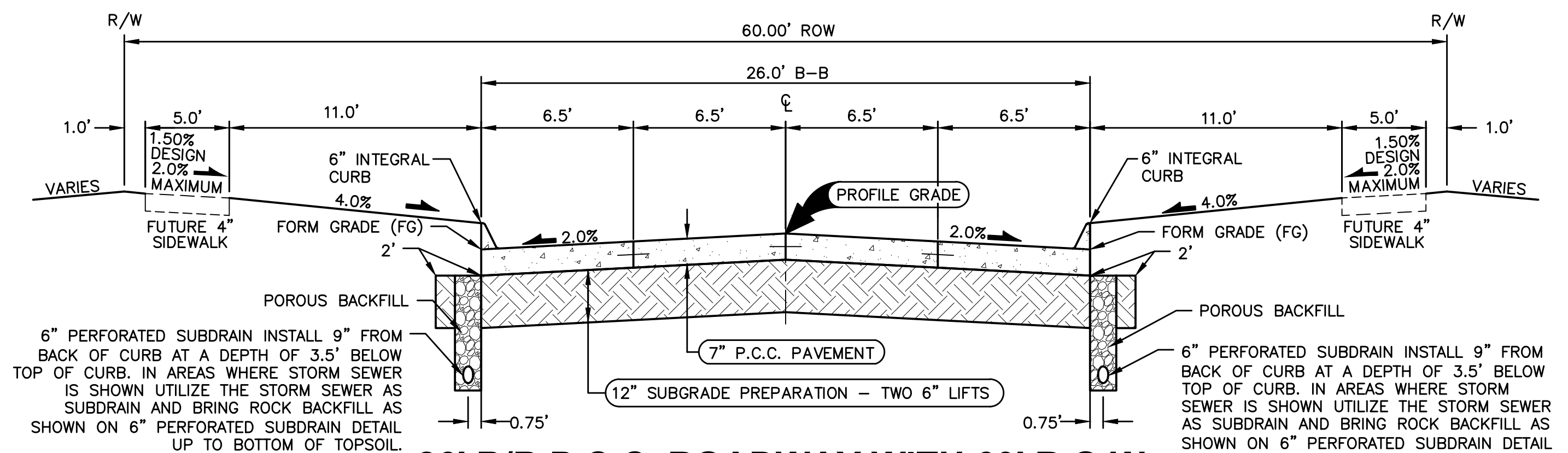
NOT TO SCALE



- NOTES:
- PREPARE SUBGRADE IN 2 - 6" LIFTS.
 - MAXIMUM C JOINT SPACING IS 15'.

29' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE



- NOTES:
- PREPARE SUBGRADE IN 2 - 6" LIFTS.
 - MAXIMUM C JOINT SPACING IS 15'.

26' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE

DATE	REVISIONS
02/03/2023	AS-BUILT SUBMITTAL
10/04/2022	REVISED FINAL SUBMITTAL
01/06/2022	REVISED FINAL SUBMITTAL
09/22/2021	FINAL SUBMITTAL
09/10/2021	4TH SUBMITTAL
08/30/2021	3RD SUBMITTAL

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



WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 1

TYPICAL SECTIONS AND DETAILS

FILE: \\2102\1\210209\DWG\PLAT 1\AS-BUILT\210209-CON-DET-FRM - PLAT 1 -
AS-BUILT.DWG
DATE PLOTTED: 2/3/2023 9:59 AM
PLOT BY: J. MURRAY
COMMENT:

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	13.41
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	5,987
5	SANITARY SEWER GRAVITY MAIN, 8" DIA, PVC	LF	2,064
6	SANITARY SEWER GRAVITY MAIN, 8" DIA, DIP	LF	50
7	SUBDRAIN, 6" PERFORATED PVC	LF	1,798
8	STORM SEWER, TRENCHED, 6" PVC	LF	16
9	STORM SEWER, TRENCHED, 8" HDPE	LF	200
11	STORM SEWER, TRENCHED, 15" RCP	LF	391
12	STORM SEWER, TRENCHED, 18" RCP	LF	520
12	STORM SEWER, TRENCHED, 24" RCP	LF	443
13	STORM SEWER, TRENCHED, 30" RCP	LF	340
14	STORM SEWER, TRENCHED, 36" RCP	LF	205
15	STORM SEWER, TRENCHED, 42" RCP	LF	169
16	STORM SEWER, TRENCHED, 48" RCP	LF	154
17	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	3
18	STORM SEWER, 18" RCP APRON W/ FOOTING & APRON GUARD	EA	1
19	STORM SEWER, 36" RCP APRON W/ FOOTING & APRON GUARD	EA	3
20	STORM SEWER, 48" RCP APRON W/ FOOTING & APRON GUARD	EA	1
21	WATER MAIN, 8" DIA	LF	1,440
22	WATER SERVICE STUB, 1" DIA	EA	26
23	VALVE, 8" DIA	EA	5
24	18" X 8" TAPPING VALVE ASSEMBLY	EA	1
25	FIRE HYDRANT ASSEMBLY	EA	5
26	TEMPORARY FIRE HYDRANT ASSEMBLY	EA	3
27	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	9
28	MANHOLE, SW-401, 48" (STORM SEWER)	EA	2
29	MANHOLE, SW-401, 60" (STORM SEWER)	EA	4
30	MANHOLE, SW-401, 72" (STORM SEWER)	EA	1
31	MANHOLE, SW-401, 84" (STORM SEWER)	EA	1
32	INTAKE, SW-501	EA	1
33	INTAKE, SW-503	EA	1
34	INTAKE, SW-505	EA	4
35	INTAKE, SW-506	EA	1
36	INTAKE, SW-506 - MODIFIED	EA	3
37	INTAKE, SW-513, 4 FT. X 4 FT.	EA	2
38	INTAKE, SW-513, 5 FT. X 5 FT.	EA	1
39	PAVEMENT, 7" P.C.C.	SY	5,324
40	PAVEMENT, 4" P.C.C. SIDEWALK	SY	44
41	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	122
42	DETECTABLE WARNING PANELS	SF	140
43	SEEDING, FERTILIZING, AND MULCHING	AC	12.10
44	TRAFFIC CONTROL	LS	1
45	EROSION CONTROL	LS	1
46	SANITARY SEWER CLEANOUT	EA	26
47	STORM SEWER CLEANOUT	EA	26
48	SUBDRAIN CLEANOUT	EA	3
49	MAILBOX PAD	EA	1
50	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TON	85
51	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	10
	TURF REINFORCEMENT MAT - ROLLMAX P300 PERMANENT TRM	SF	6,000

GENERAL NOTES

1.

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
2.

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.
3.

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.
4.

THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK. PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
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 CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:

A. CITY OF WAUKEE ENGINEERING DEPARTMENT

B. APPROPRIATE UTILITY COMPANIES

C. OWNER

D. CIVIL DESIGN ADVANTAGE
- * 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
8.

PRIOR TO CONSTRUCTION, THE PROJECT MANAGER SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.
9.

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 MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 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. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. AREA SHOWN FOR REFERENCE ONLY.
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.
4	REFER TO SHEET 4 FOR TYPICAL LOCATIONS AND THICKNESS.
5	SANITARY SEWER SHALL BE PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. EXISTING SANITARY SEWER WILL NEED TO BE RETESTED AFTER SADDLE WYE INSTALLATION. REFER TO SHEET 17 FOR LOCATION TRENCHLESS SANITARY SEWER TO BE INSTALLED PER SUDAS 3020.304.
5-15	REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVISE SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISION REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISION SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS JOINT RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST 10 FEET.
16-19	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR FOOTING CONSTRUCTION DETAILS. APRON GUARD REQUIRED ON ALL APRONS. RCP APRON FOOTING, PIPE APRON GUARD AND PIPE CONNECTORS TO BE CONSIDERED INCIDENTAL. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG.
20-23	REFER TO FIG. 3010.101 AND FIG. 3010.104 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER SYSTEM DETAILS. ALL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL.
24	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, 5" STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
24-25	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF TEMPORARY BLOWOFF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE 5-INCH STORZ FITTINGS.
26	REFER TO FIG.6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
27-30	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
31-35	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 6". THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12".

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	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
32	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
33	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS
34-35	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS
36-37	REFER TO FIG. 6010.513 - OPEN-SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
38	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
39-40	REFER TO FIG. 7030.204 - GENERAL SIDEWALK AND ACCESSIBLE RAMP DETAILS AND FIG. 7030.208 - CURB RAMPS WITHIN INTERSECTION RADIUS FOR CLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS TO BE CAST IRON WITH A NATURAL FINISH. ACCESSIBLE CURB RAMPS INCLUDING TURNING SPACES SHALL BE 6" THICK P.C.C.
41	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. ALL TRUNCATED DOMES SHALL BE CAST IRON.
42	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. SEEDING QUANTITIES -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 12.10 AC
43	ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED. THE MESSAGE BOARD WILL BE REQUIRED AT LEAST 1 WEEK IN ADVANCE OF ANY LANE CLOSURES.
44	REFER TO SHEET 9 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
45-46	REFER TO SANITARY AND STORM SEWER PLAN AND PROFILE SHEETS FOR LOCATIONS.
47	REFER TO SERVICE LOCATION DETAIL ON SHEET 3 FOR DETAILS ON CLEANOUT STRUCTURES.
48	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS. MAILBOX PAD IS LOCATED ON THE SOUTH SIDE OF LOT 6.
49	INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO STORM AND SANITARY SEWER PLAN AND PROFILE SHEETS FOR LOCATIONS.
50	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS. EACH LOCATION CONSISTS OF FIVE SIGNS WITH POSTS PER SI-182.
51	TURF REINFORCEMENT MATS SHALL BE ROLLMAX P300 PERMANENT TRM OR APPROVED EQUAL. TRM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. REFER TO GRADING PLAN FOR LOCATIONS.

10.

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.
11.

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 SHALL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
12.

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.
13.

THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
14.

THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
15.

ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
16.

PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
17.

ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18.

ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19.

SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
20.

PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
21.

REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
22.

DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
23.

ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
24.

IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
25.

ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
26.

ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
27.

THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
28.

A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION AND FOR PROOF ROLLING TO INSPECT SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE GEOTECHNICAL ENGINEER IS PRESENT. A COPY OF ALL REPORTS AND FINDINGS REQUIRING ALTERATION FROM THE APPROVED PLAN SET IS TO BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
29.

THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
30.

ALL TESTING SHALL BE COMPLETED ACCORDING TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE WAUKEE ENGINEERING DEPARTMENT SHALL BE PRESENT TO WITNESS ALL TESTING.
31.

AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
32.

THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISION ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISION 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.
33.

ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
34.

ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
35.

ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
36.

ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
37.

ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM OF 1 - 4" ADJUSTING RING TO ALLOW FOR FUTURE ADJUSTMENT SHOULD THE STRUCTURE END UP IN A DRIVEWAY.
38.

THE RESULTS OF THE GEOTECHNICAL EXPLORATION ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
39.

THIS SITE WILL HAVE SAWCUTTING AND CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS FROM SLURRY WILL NEED TO OCCUR FOR ALL OFFSITE DISCHARGE.

DATE

02/03/2023

AS-BUILT SUBMITTAL

REVISED FINAL SUBMITTAL

REVISED FINAL SUBMITTAL

FINAL SUBMITTAL

4TH SUBMITTAL

3RD SUBMITTAL

02/03/2023

10/04/2023

01/06/2023

09/22/2021

09/10/2021

08/30/2021

REVISIONS

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

TECH: JDS/CWO

ENGINEER: JMM

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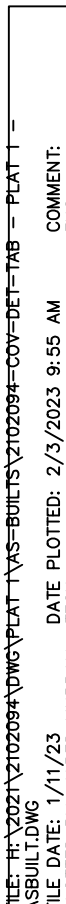
PRAIRIE VILLAGE PLAT 1

QUANTITIES, GENERAL NOTES AND

BID ITEM REFERENCE NOTES

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

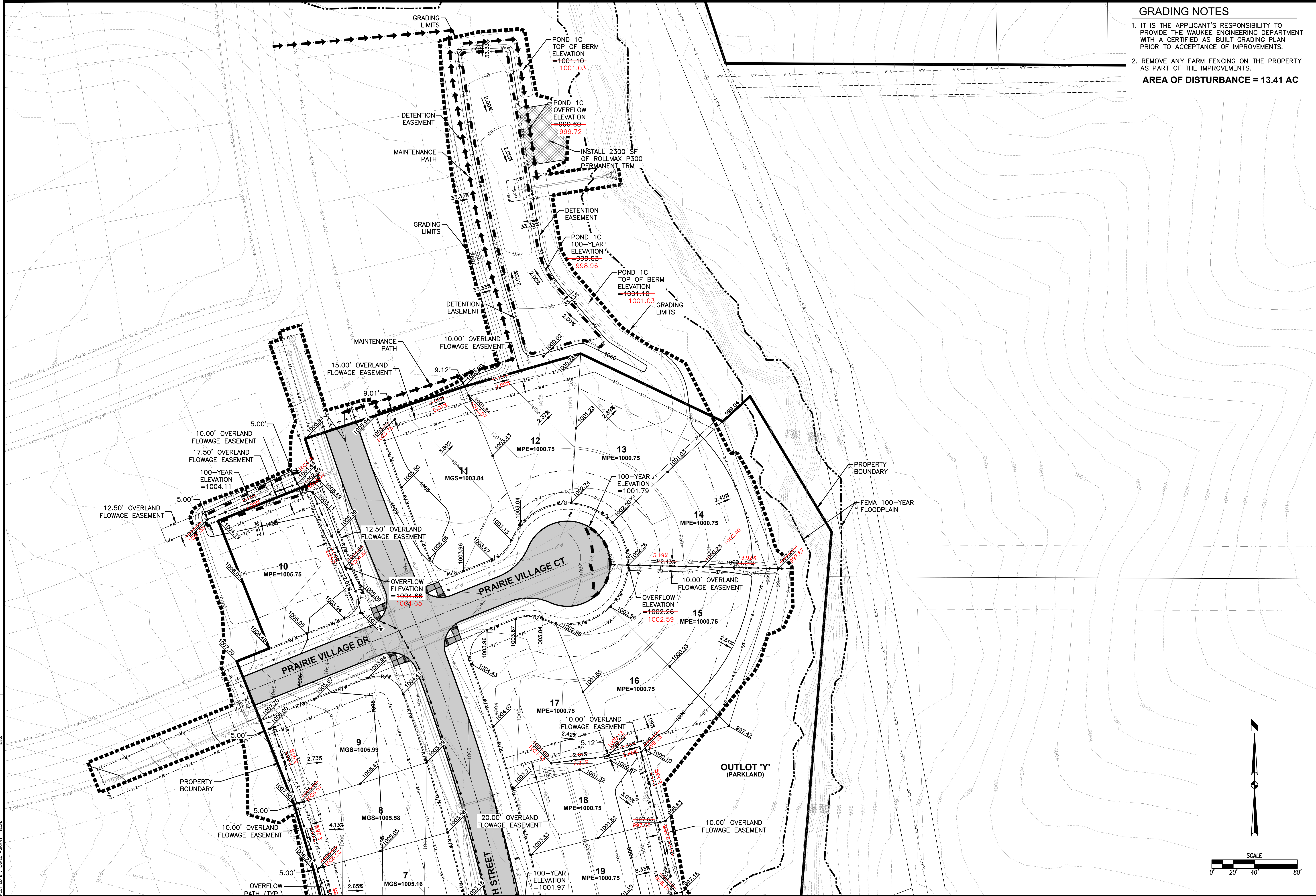


1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT 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 PREVENTATIVE (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. BUFFERS ADJACENT TO DETENTION PONDS MAY HAVE A 2/3 REDUCTION IN PLANTING QUANTITIES.

PLANT SCHEDULE					
EVERGREEN TREES		QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG		19	Colorado Blue Spruce	Picea pungens 'Glauco'	B&B, 6' HEIGHT
ORNAMENTAL TREES		QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP		9	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS		10	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES		QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
QR		10	Red Oak	Quercus rubra	B&B, 2" CALIPER

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PLOT BY: JARED MURRAY



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 = 13.41 AC

DATE		02/03/2023	
AS-BUILT SUBMITTAL		10/04/2023	
REVISED FINAL SUBMITTAL		01/06/2023	
FINAL SUBMITTAL		09/22/2021	
4TH SUBMITTAL		09/10/2021	
3RD SUBMITTAL		08/30/2021	

REVISIONS

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

TECH: JDS/CWO

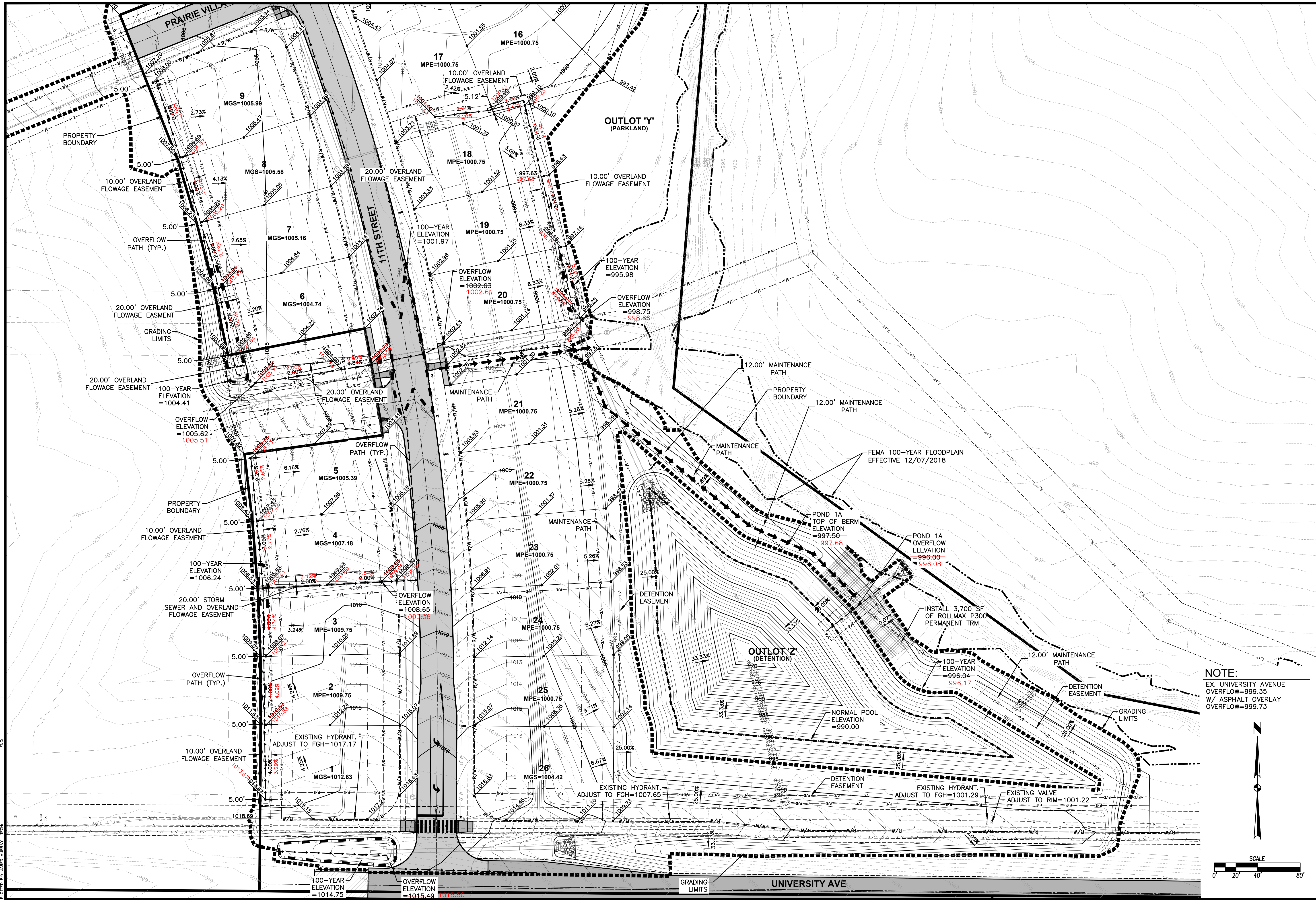
ENGINEER: JMM

WAUKEE, IOWA

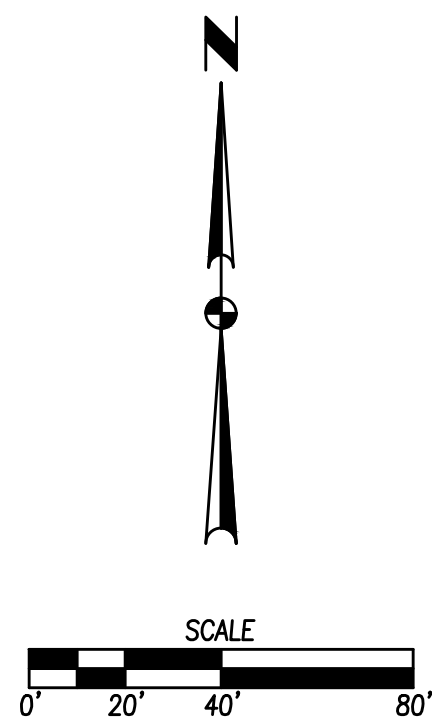
PRAIRIE VILLAGE PLAT 1
GRADING PLAN

7/26
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PLOTTER: MURRAY



NOTE:
EX. UNIVERSITY AVENUE
OVERFLOW=999.35
W/ ASPHALT OVERLAY
OVERFLOW=999.73



8

26

2102.094

PRairie Village Plat 1

Grading Plan

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

ENGINEER: JMM

TECH: JDS/CWO

DATE

02/03/2023

AS-BUILT SUBMITTAL

01/04/2023

REVISED FINAL SUBMITTAL

01/06/2023

REVISED FINAL SUBMITTAL

09/22/2021

FINAL SUBMITTAL

09/10/2021

4TH SUBMITTAL

08/30/2021

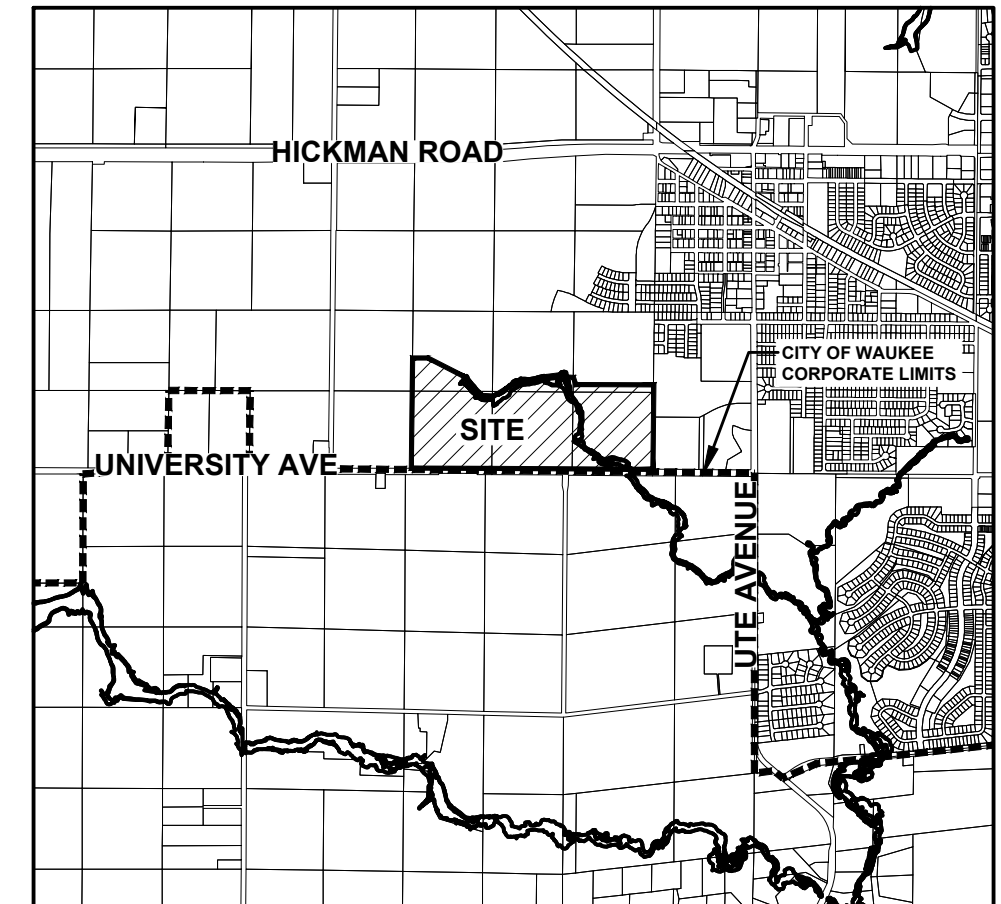
3RD SUBMITTAL

PRAIRIE VILLAGE PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

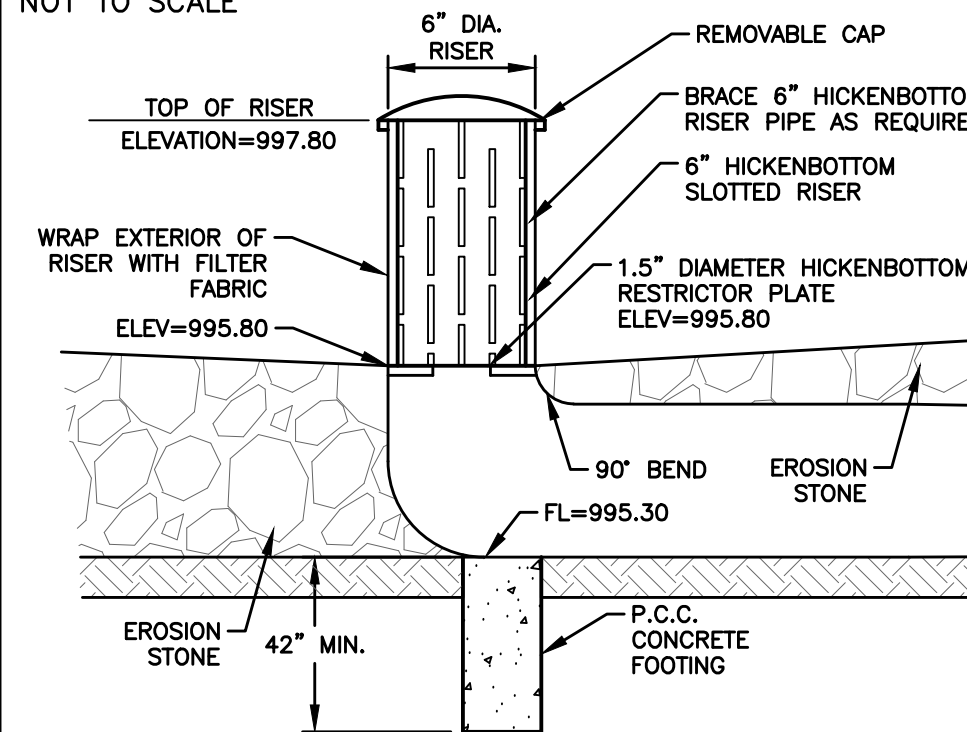
NOT TO SCALE



WAUKEE, IOWA

PERMANENT STAND PIPE DETAIL - ST-31

NOT TO SCALE



NOTE: INSTALL FILTER FABRIC AROUND BOTTOM HALF OF STANDPIPE AND INSTALL TEMPORARY EROSION STONE AROUND PIPE TO PROTECT. IN ORDER TO CONVERT SEDIMENT BASIN INTO A PERMANENT FINAL CONDITION, REMOVE THE FILTER FABRIC AND EROSION STONE AROUND THE STANDPIPE AND CLEAN OUT SEDIMENT AROUND PIPE.

DETAIL 'A'

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	752
2	SEEDING, FERTILIZING, AND MULCHING	AC	12.12
3	INLET PROTECTION DEVICES	EA	1
4	CONCRETE WASHOUT PIT	EA	

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.
4. GENERAL PERMIT #2 SEDIMENT BASIN REQUIREMENTS ARE BEING MET WITH BASIN DESIGN.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 DIRECTLY TO UNNAMED TRIBUTARY OF SUGAR CREEK

STORAGE VOLUME REQUIRED (1.50 ACRES*3600 CU FT)

VOLUME PROVIDED IN SILT FENCE (885 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB #1
TOTAL VOLUME PROVIDED

DISCHARGE POINT #2 DIRECTLY TO UNNAMED TRIBUTARY OF SUGAR CREEK

STORAGE VOLUME REQUIRED (14.18 ACRES*3600 CU FT)

VOLUME PROVIDED IN SILT FENCE (6638 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB #2
TOTAL VOLUME PROVIDED

TOTAL AREA DISTURBED TO DISCHARGE POINT

1.42 ACRES
5,112 CU FT

3,983 CU FT

17,459	CU	FI
21,442	CU	FT

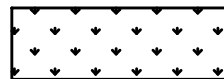
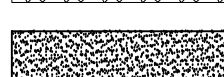
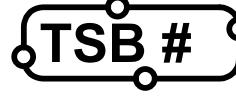
TOTAL AREA DISTURBED TO DISCHARGE POINT

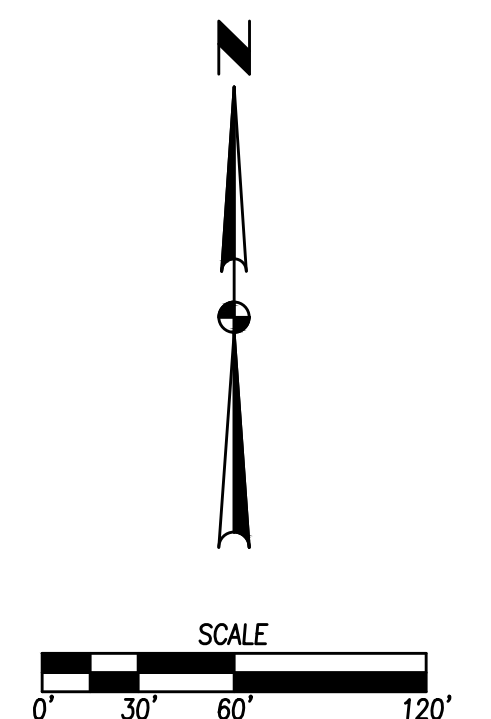
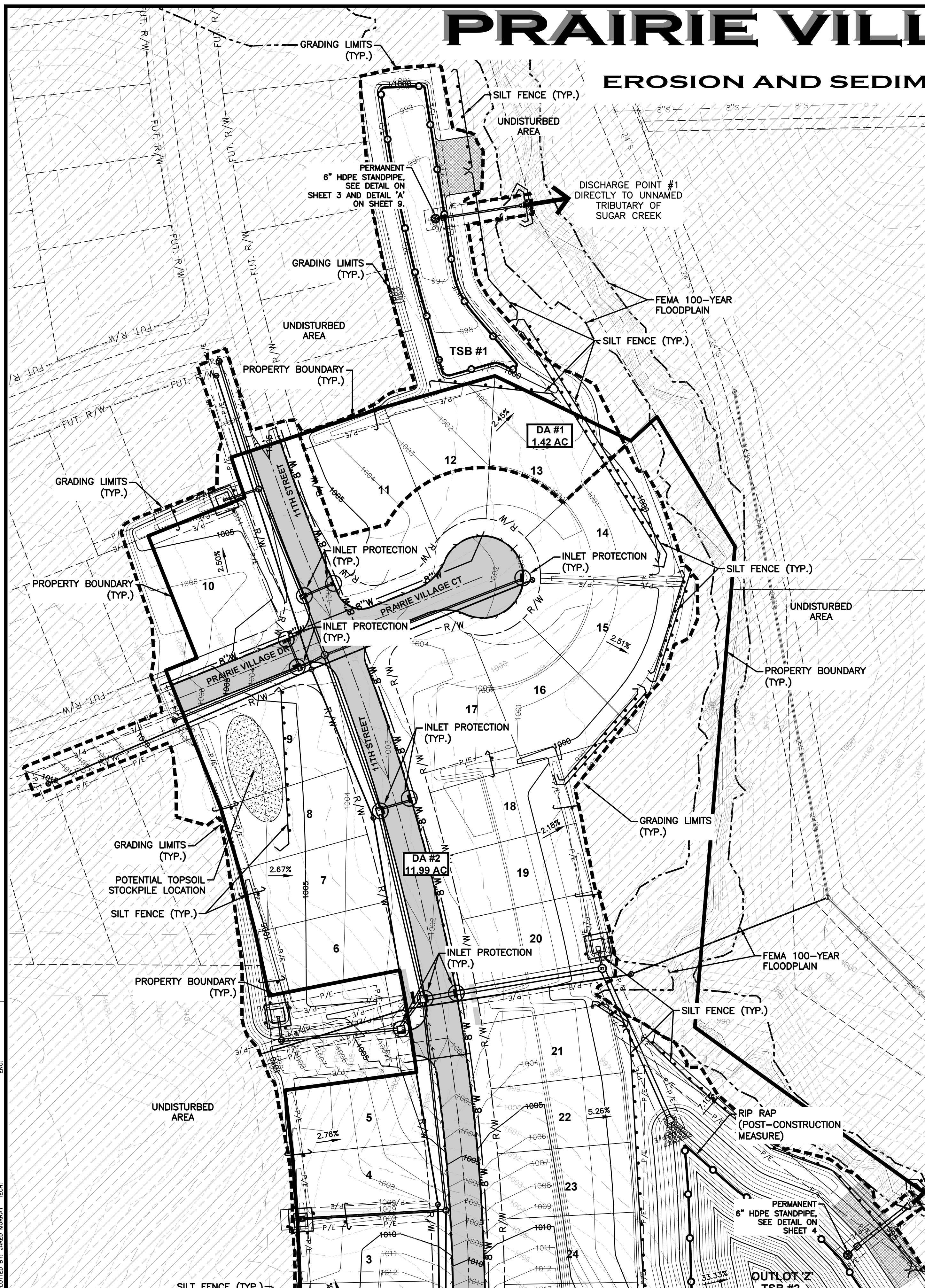
43,164 CU FT

29,871 CU FT

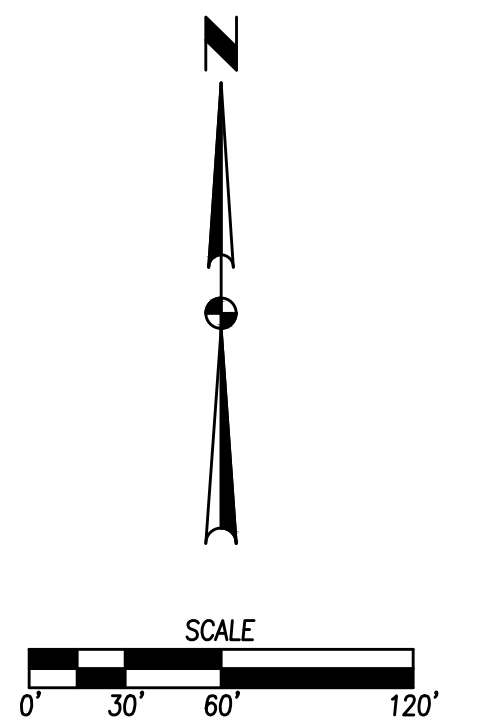
171,603 CU FT

SWPPP LEGEND

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

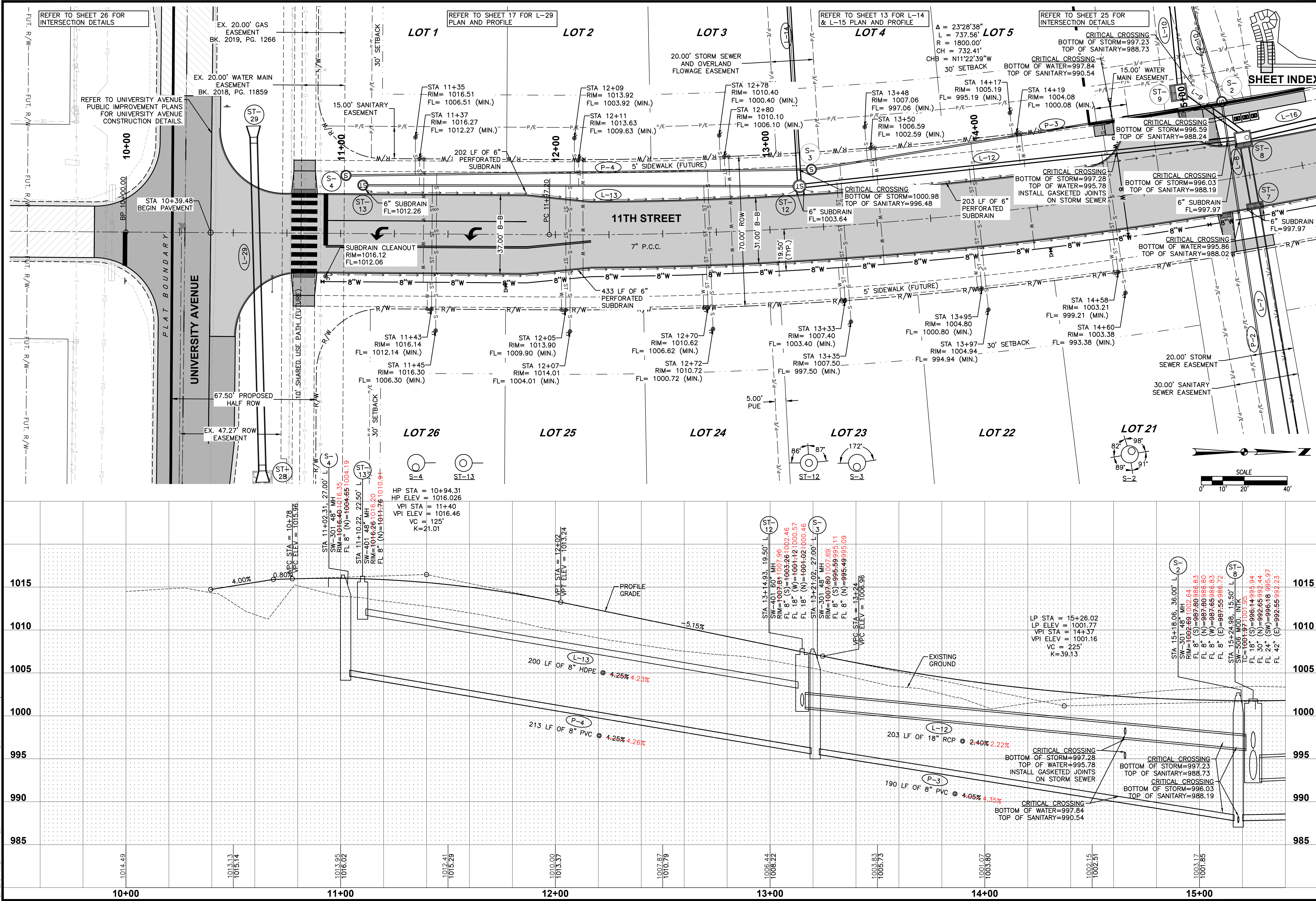


EROSION AND SEDIMENT CONTROL PLAN



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2102.094
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02/03/2023
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01/06/2023
REVISED FINAL SUBMITTAL
09/22/2021
FINAL SUBMITTAL
09/10/2021
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3RD SUBMITTAL

REVISIONS

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

ENGINEER: JMM

TECH: JDS/CWO

EA

CIVIL DESIGN ADVANTAGE

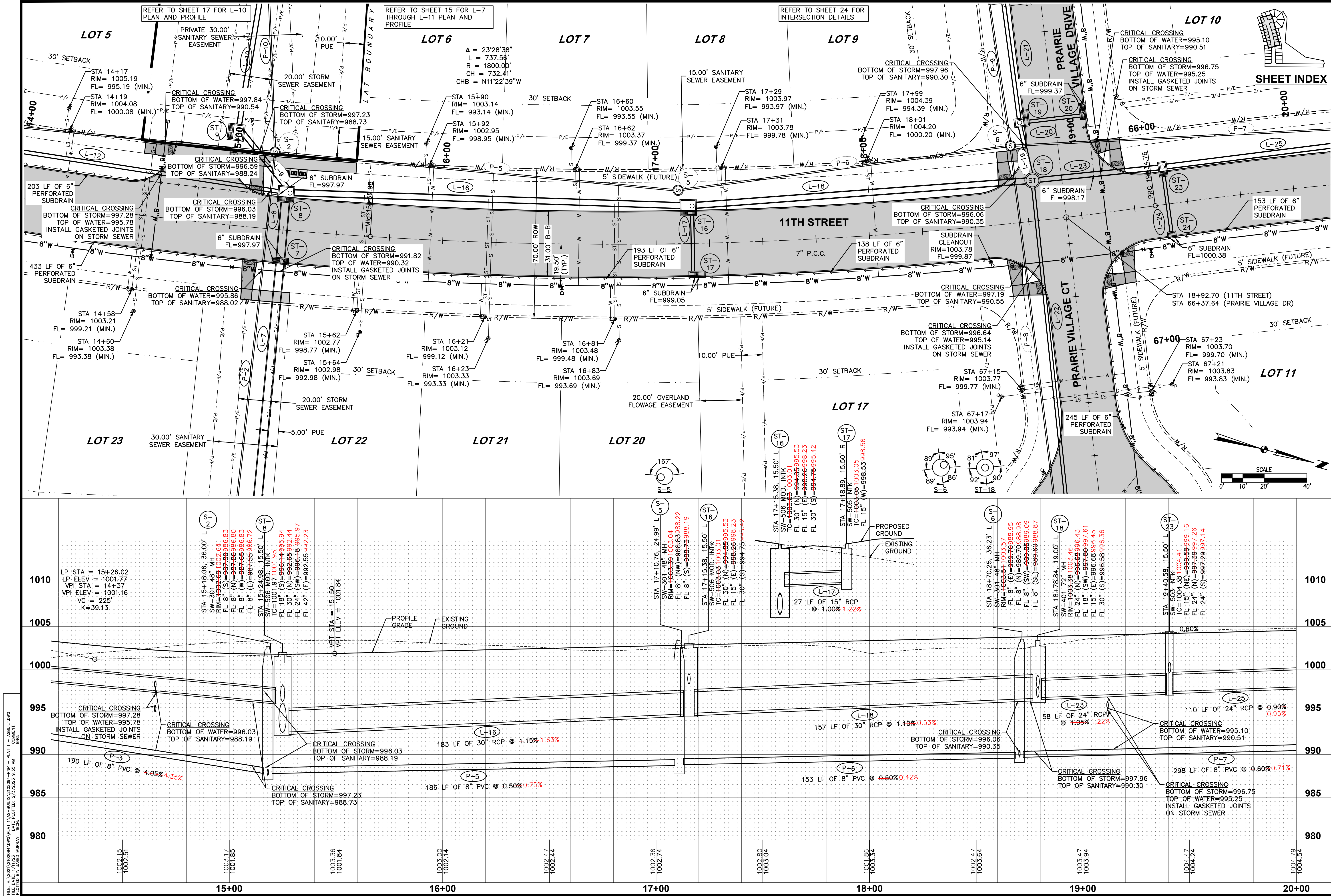
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11/26

PRAIRIE VILLAGE PLAT 1

STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA



DATE
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PRairie Village Plat 1

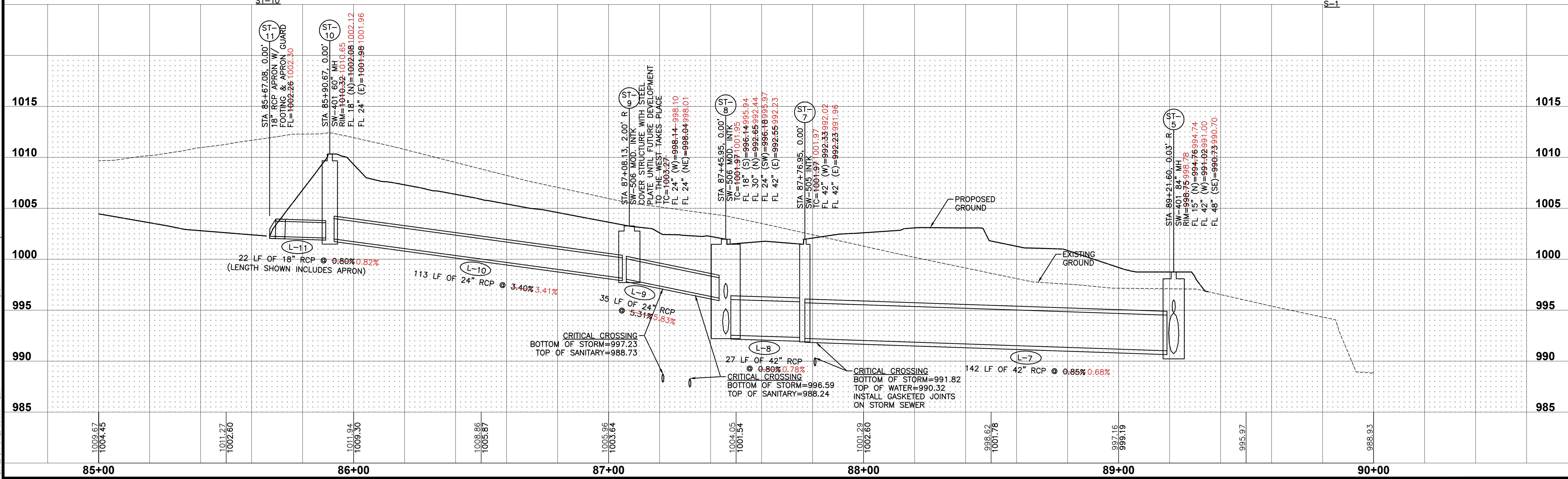
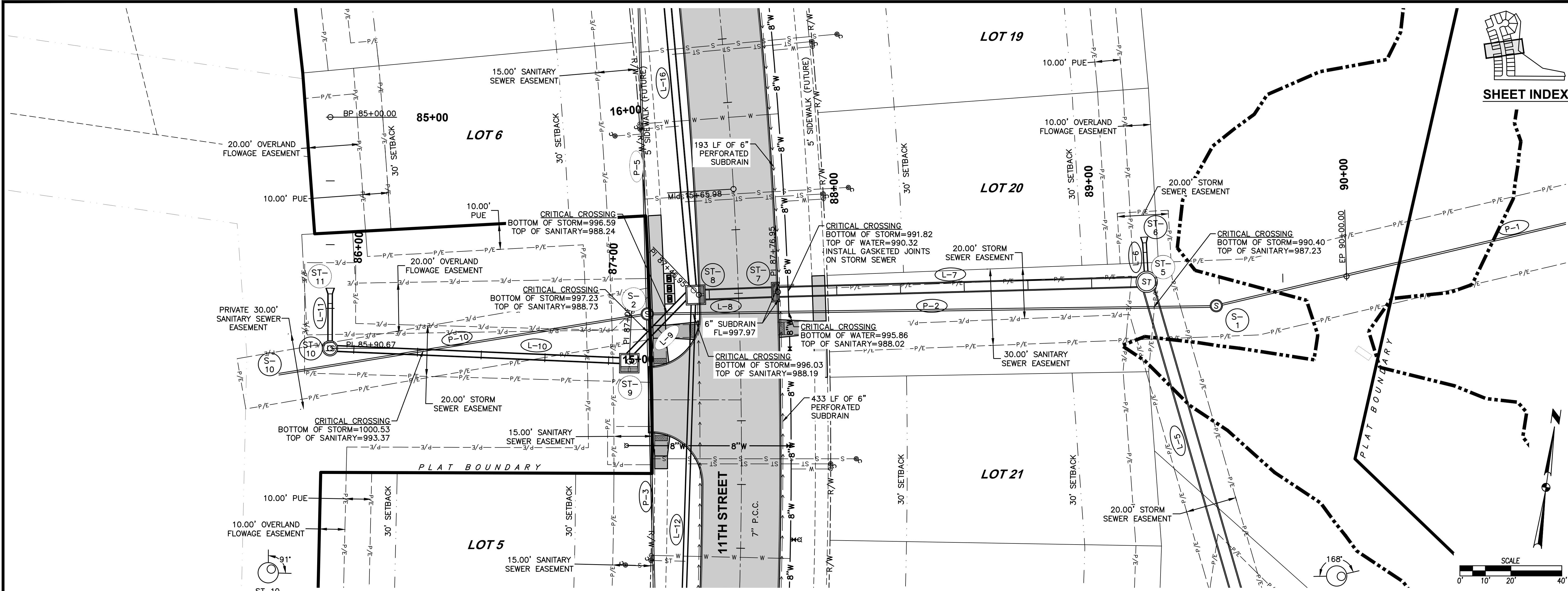
STORM & SANITARY PLAN AND PROFILE

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DATE: 02/03/2023





PRAIRIE VILLAGE PLAT 1

STORM & SANITARY PLAN AND PROFILE

15/26

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DATE

02/03/2023

AS-BUILT SUBMITTAL

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FINAL SUBMITTAL

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09/10/2021

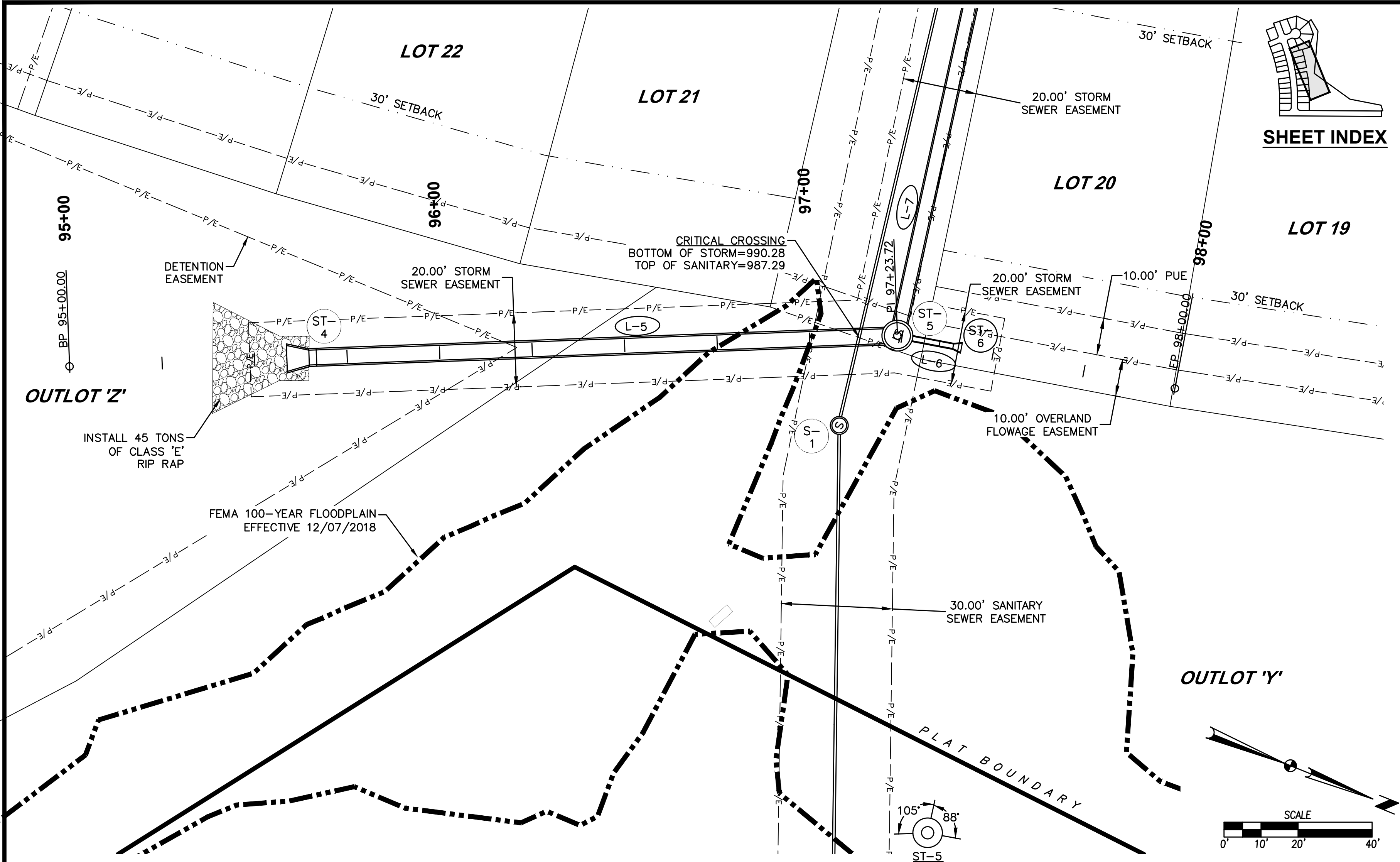
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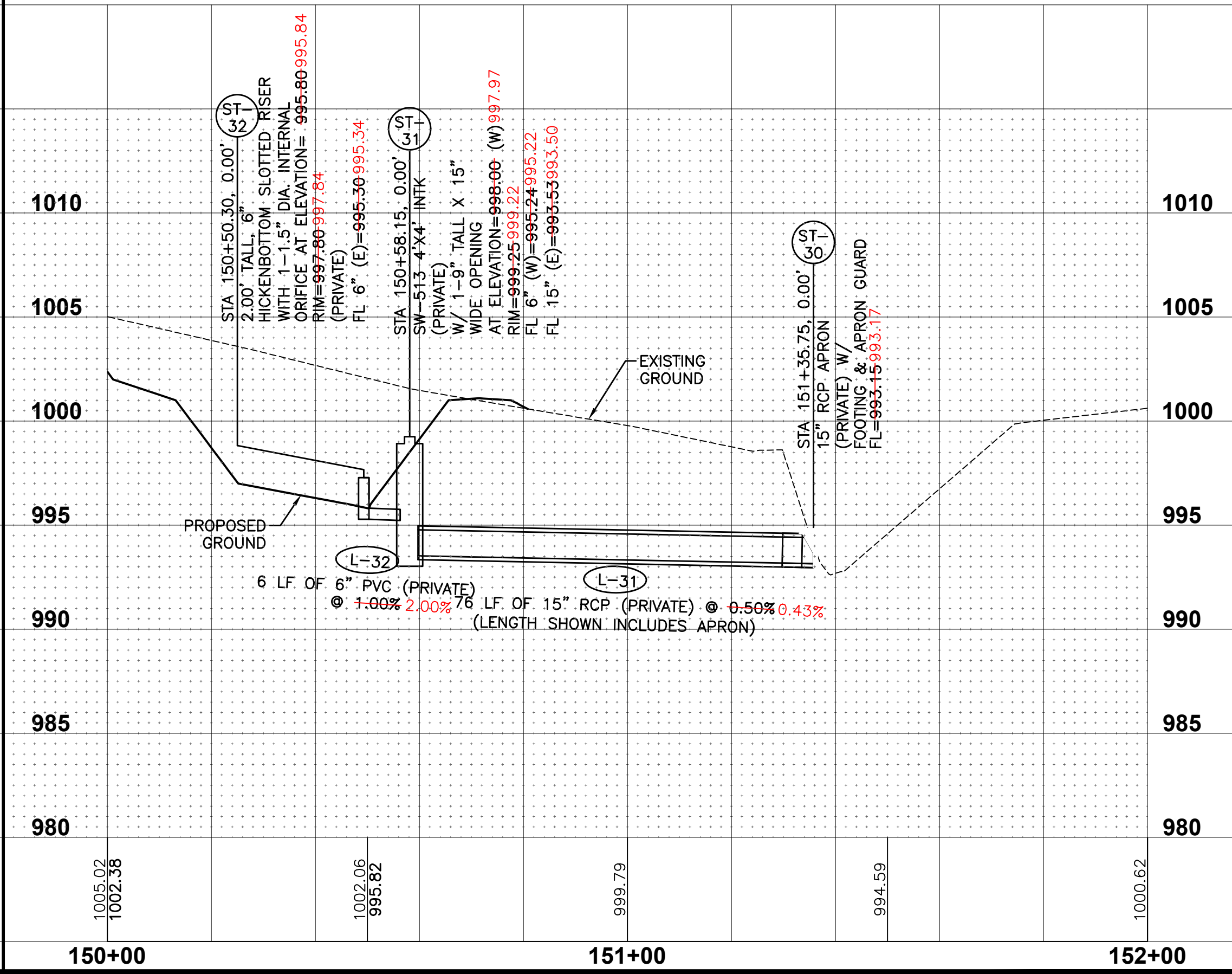
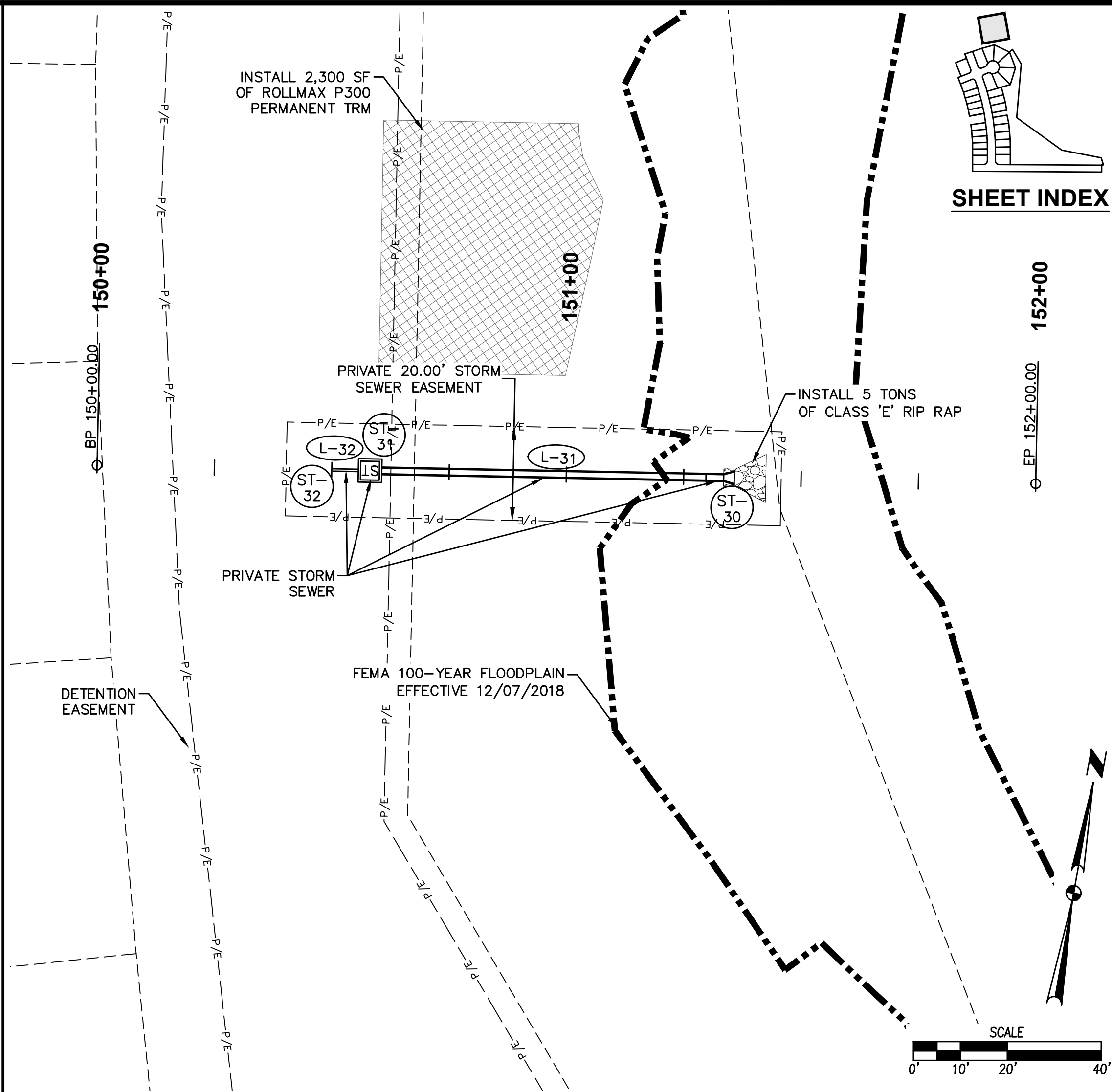
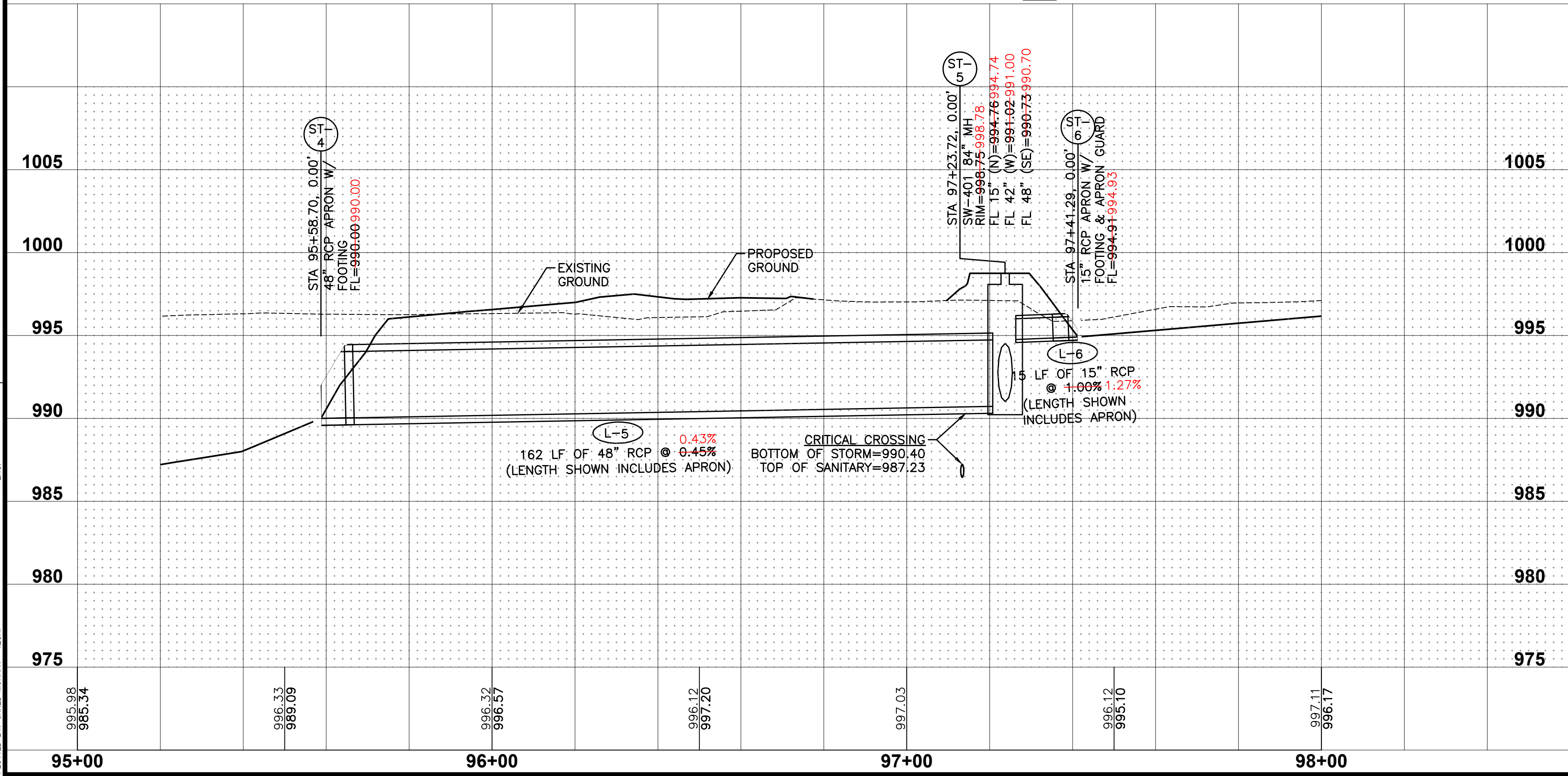
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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: JDS/CWO
ENGINEER: JMM

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DATE PLOTTED: 2/2/2023 9:59 AM
PLOT BY: JACOB MURRAY



SHEET INDEX

SHEET INDEX



DATE
02/03/2023
AS-BUILT SUBMITTAL
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01/04/2023
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01/06/2023
FINAL SUBMITTAL
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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: JDS/CWO
ENGINEER: JMM

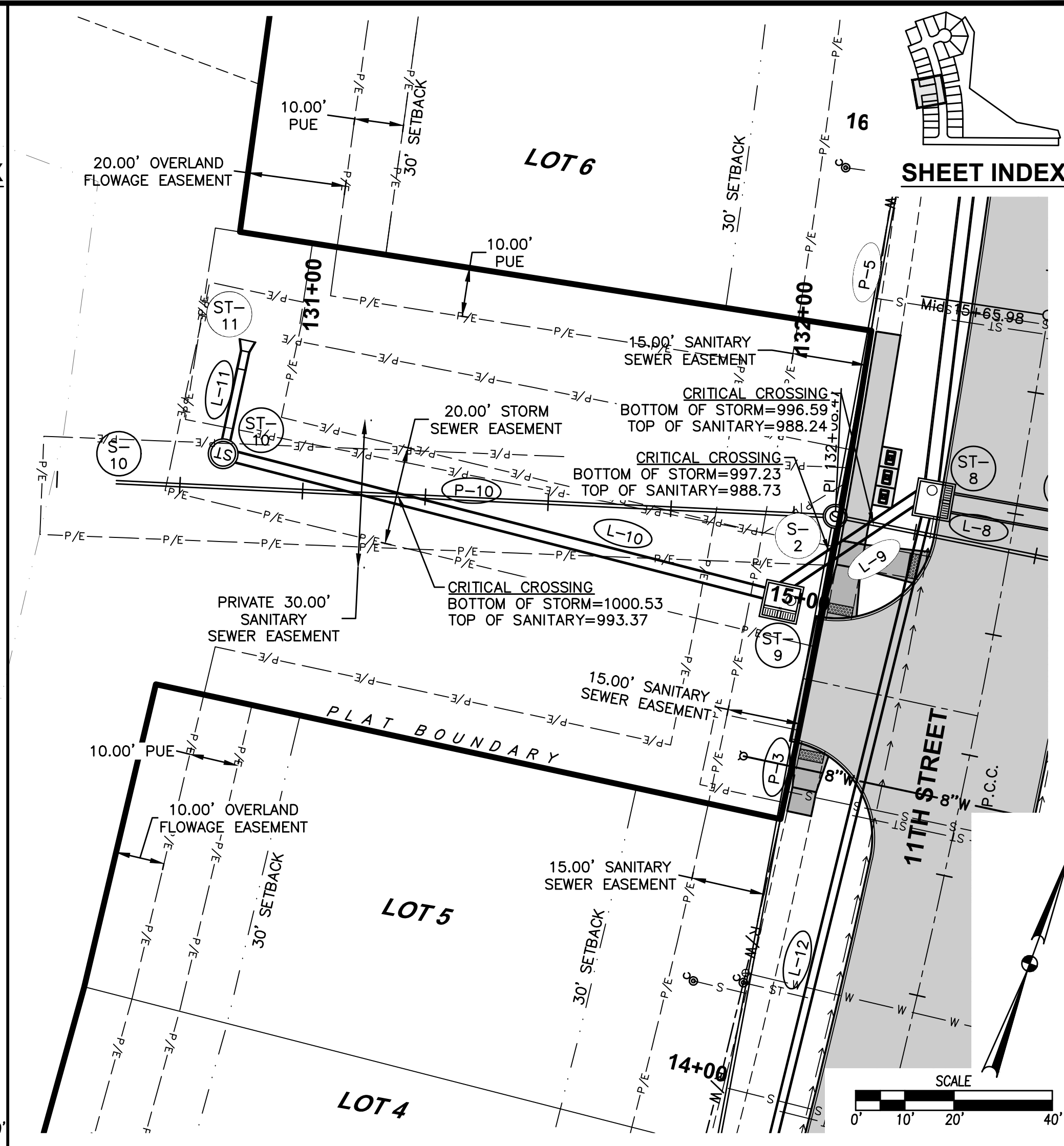
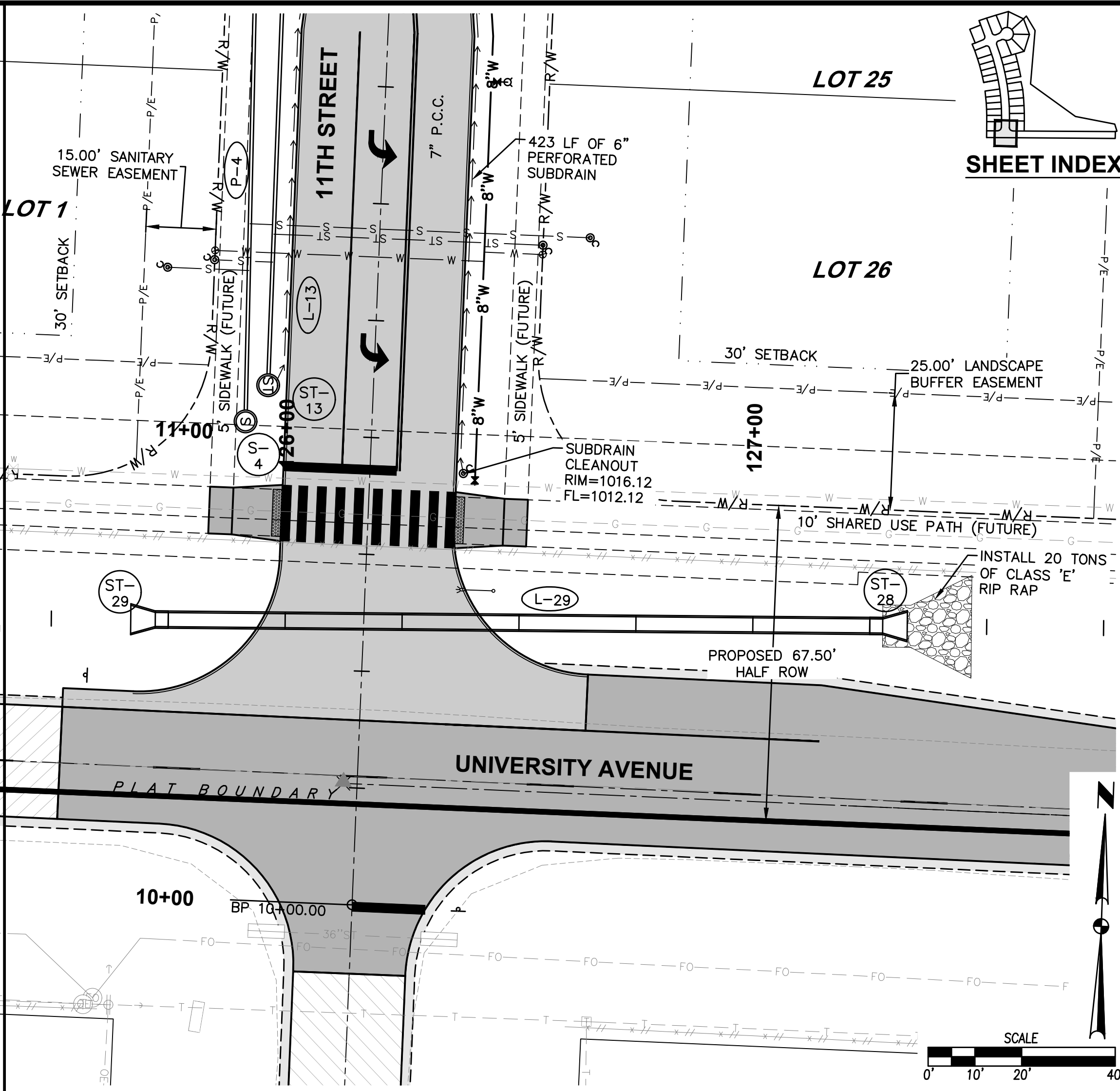
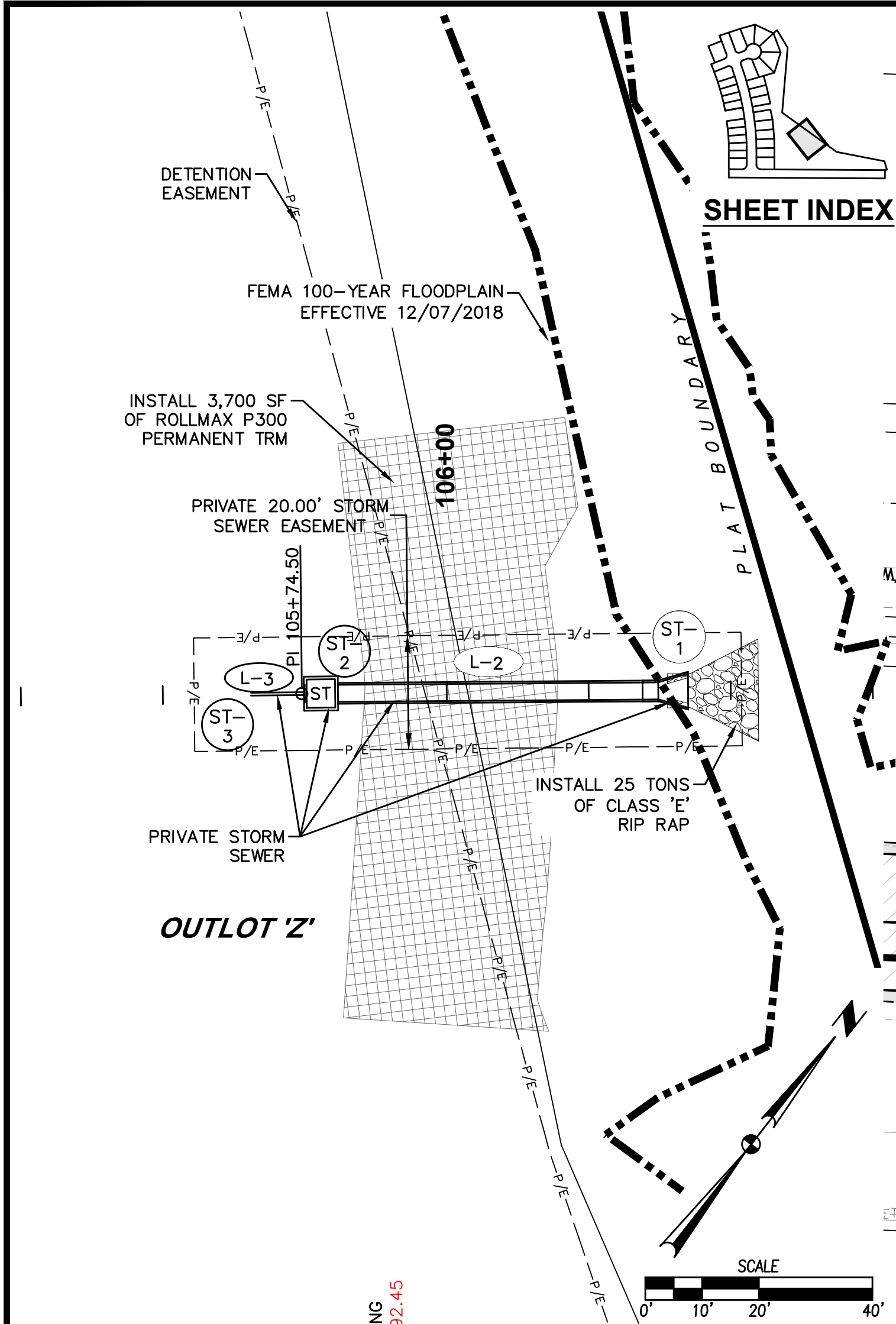
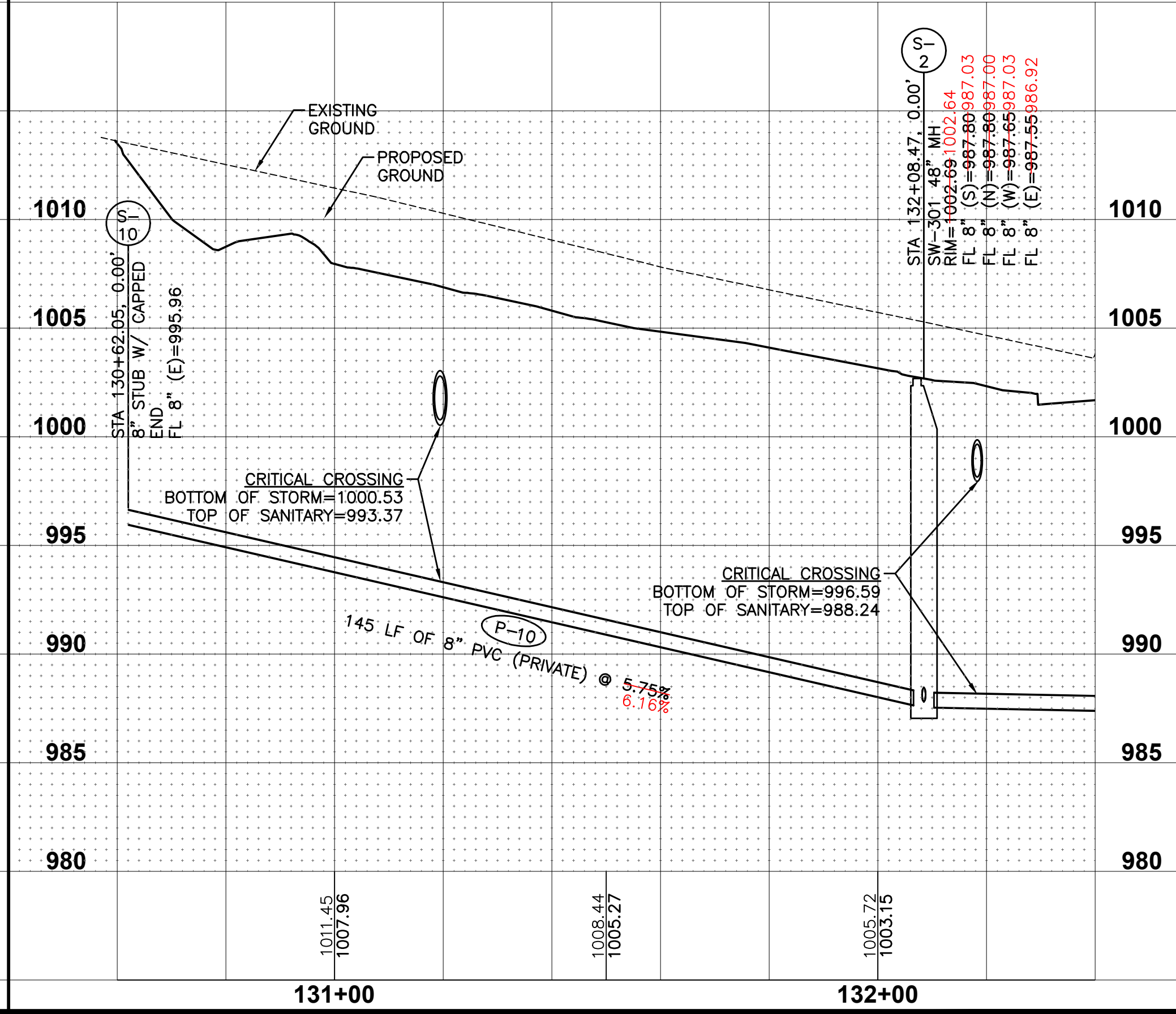
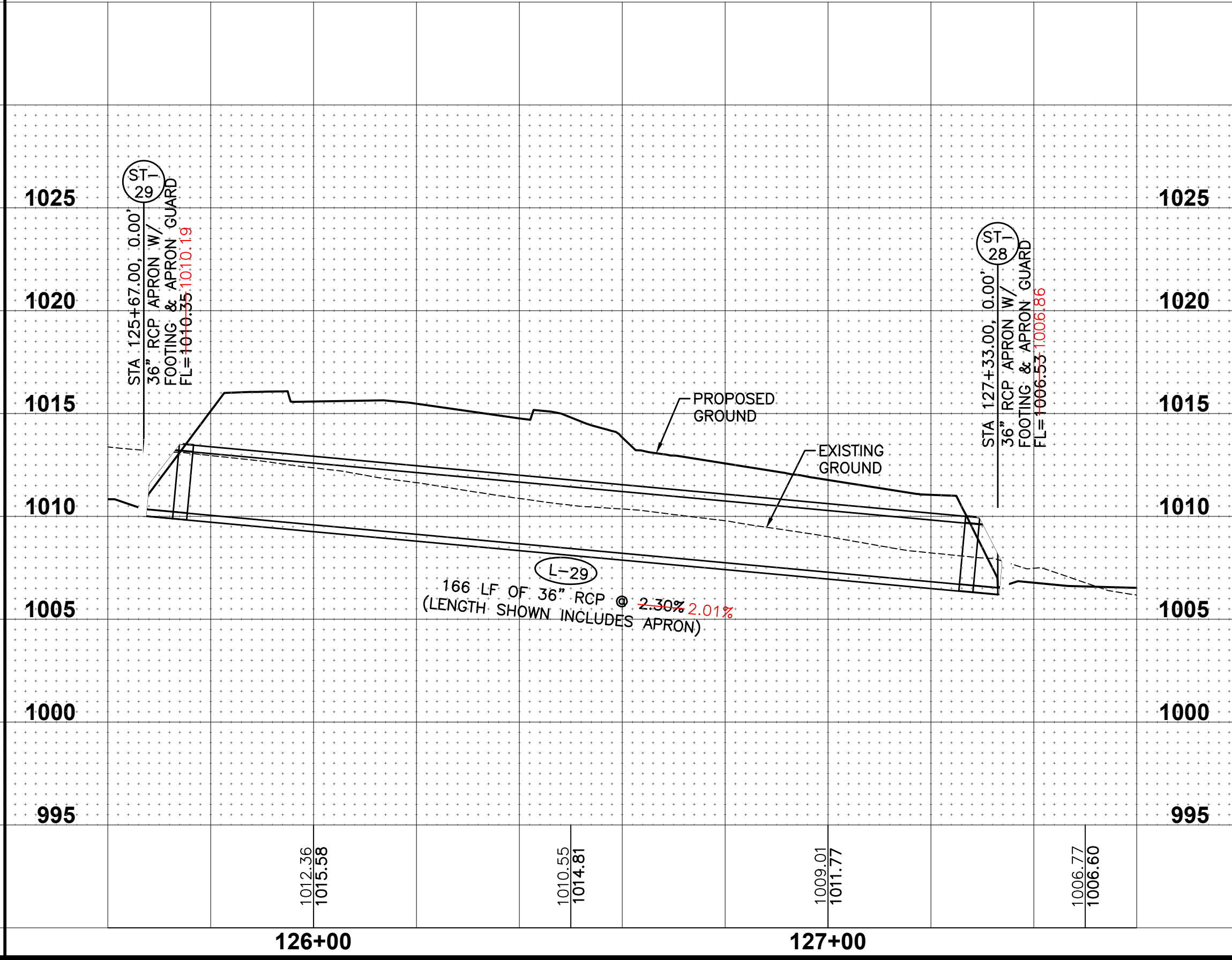
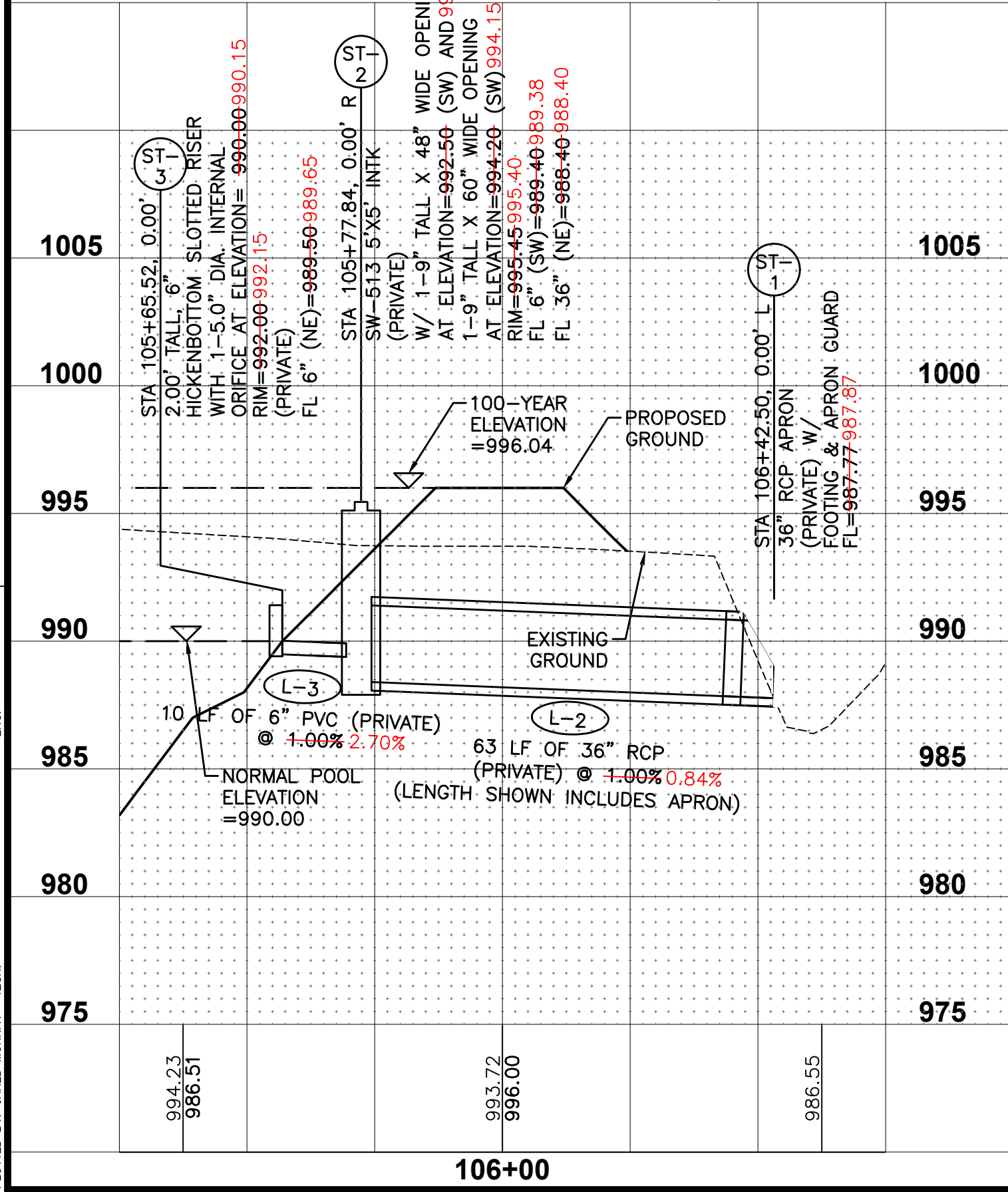
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CIVIL DESIGN ADVANTAGE

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PRAIRIE VILLAGE PLAT 1
STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

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DATE PLOTTED: 2/3/2023 9:57 AM
PLOT BY: JARED MURRAY



DATE

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AS-BUILT SUBMITTAL

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01/06/2023

01/06/2023

09/22/2021

09/10/2021

3RD SUBMITTAL

3RD SUBMITTAL

REVISIONS

AS-BUILT SUBMITTAL

REVISED FINAL SUBMITTAL

REVISED FINAL SUBMITTAL

FINAL SUBMITTAL

4TH SUBMITTAL

3RD SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: JDS/CWO

ENGINEER: JMM

EA

CIVIL DESIGN ADVANTAGE

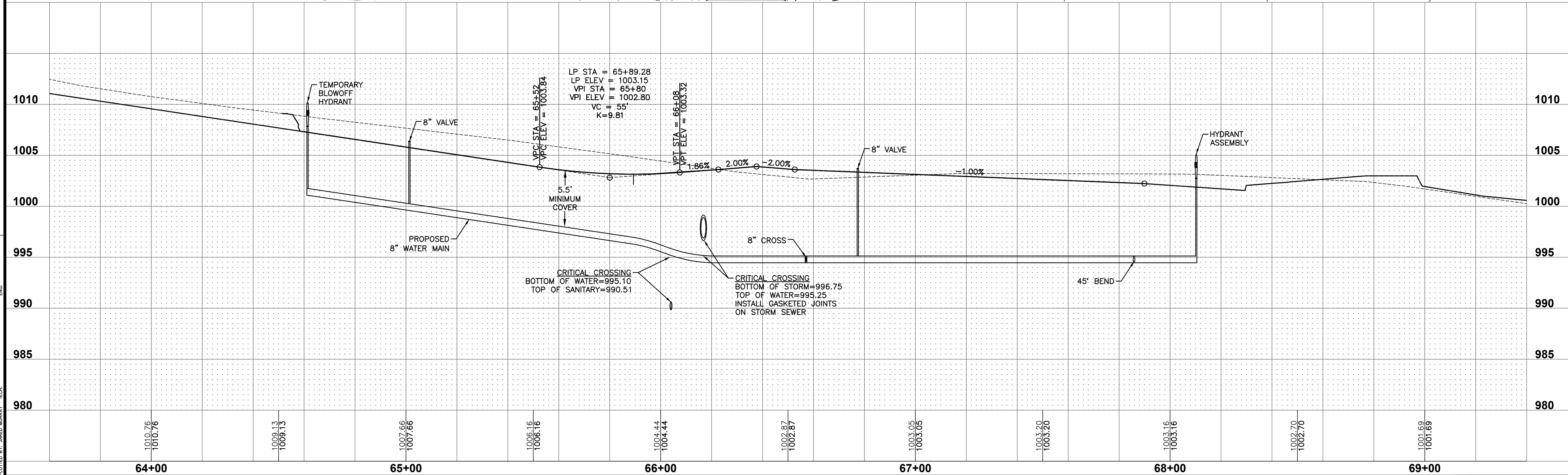
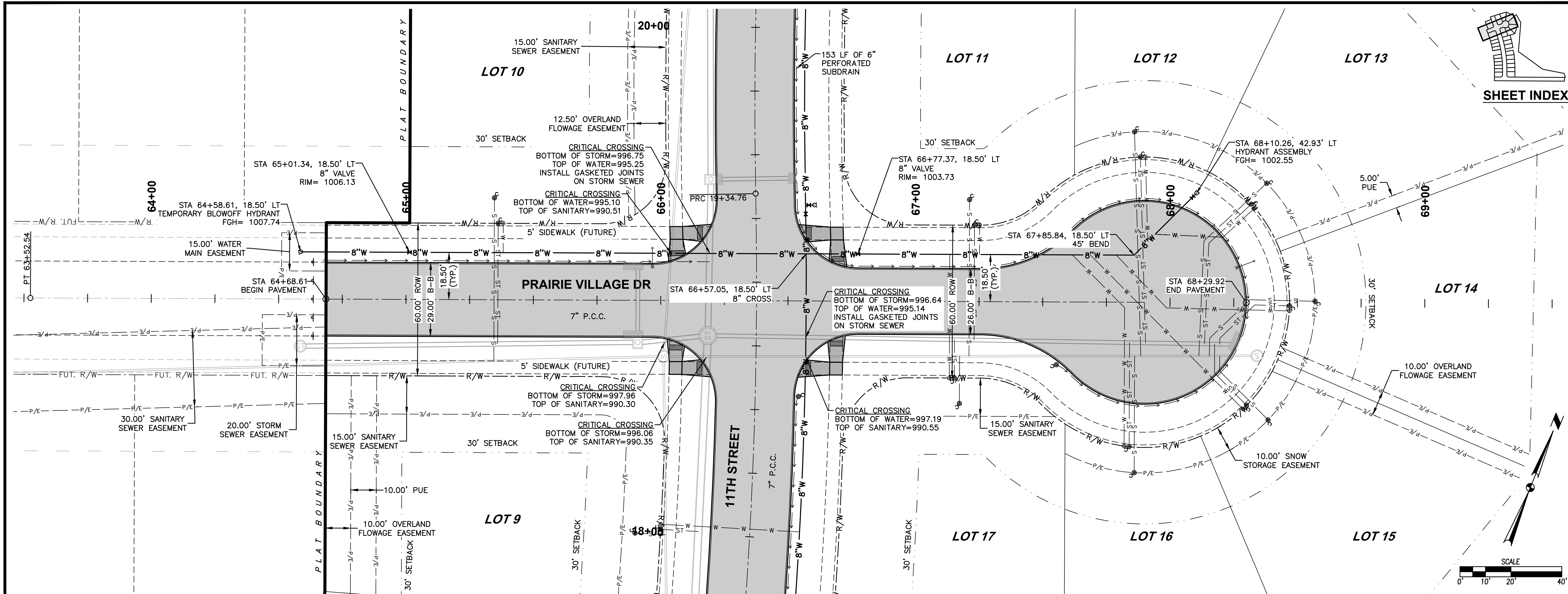
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STORM & SANITARY PLAN AND PROFILE

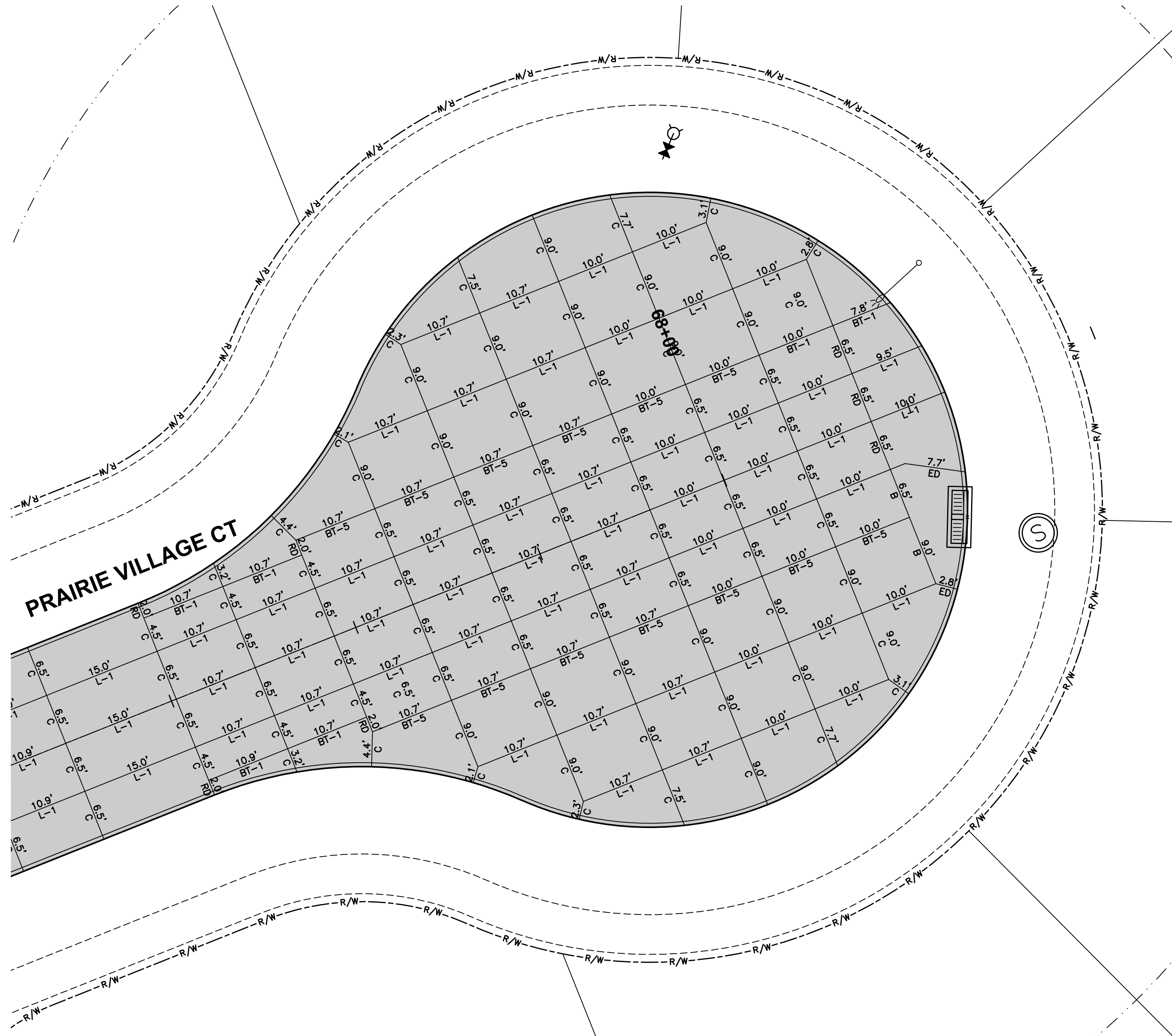
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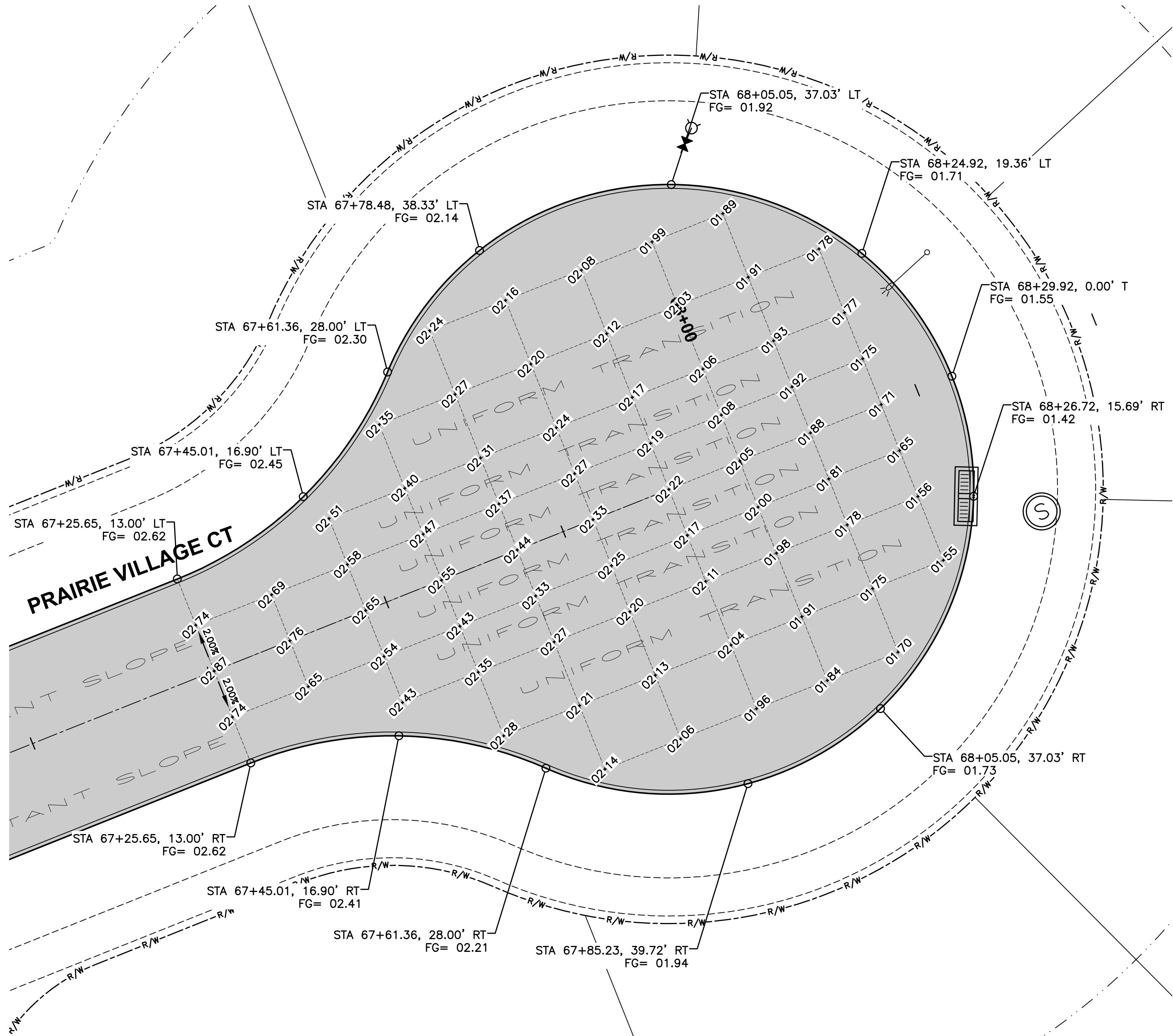
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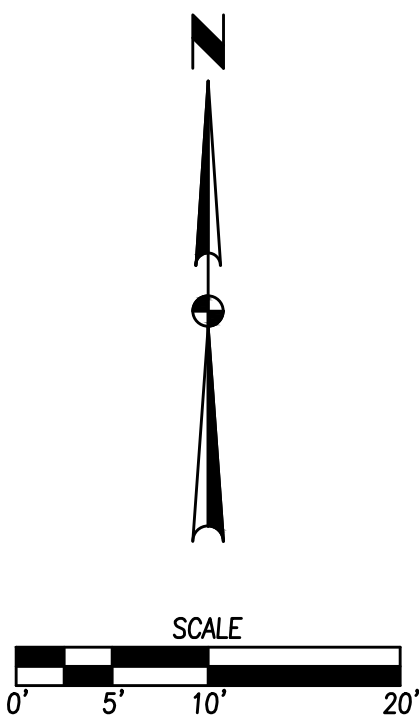
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JOINTING LAYOUT



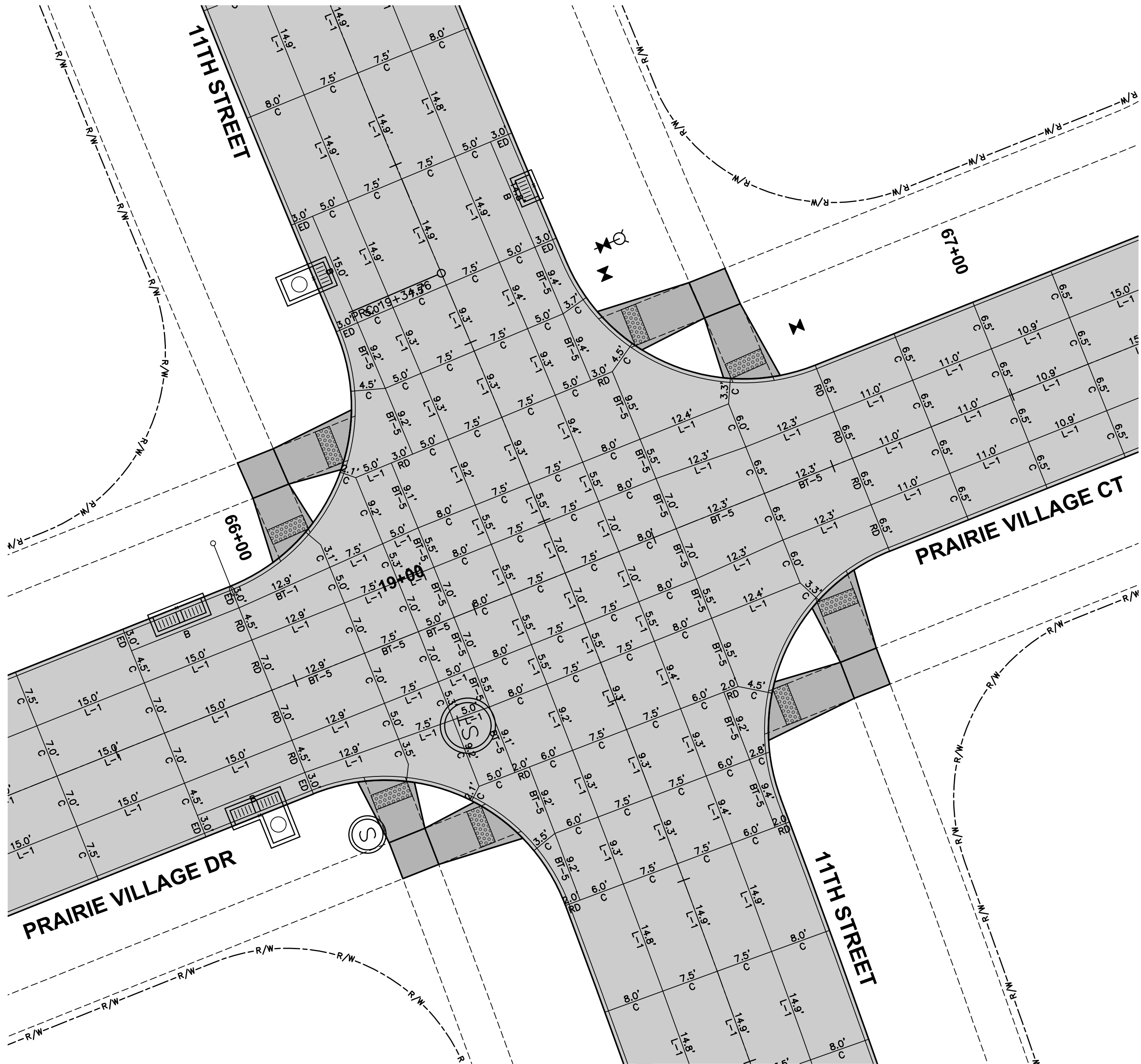
GEOMETRICS AND STAKING LAYOUT



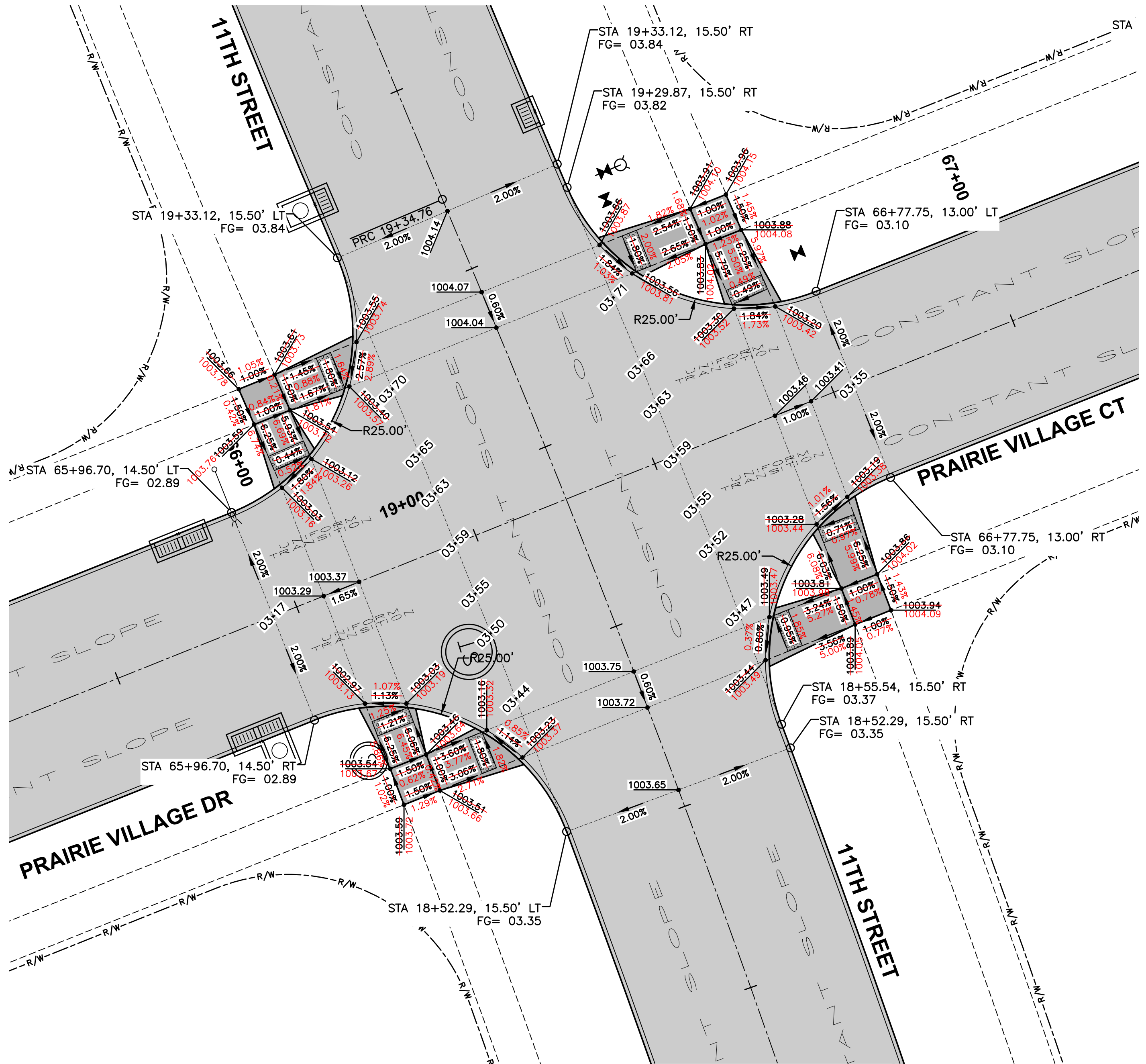
- NOTES:
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
 3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
 4. ADD 1000 TO 4 DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

PRAIRIE VILLAGE PLAT 1 INTERSECTION DETAIL	
23/26 2102.094	
WAUKEE, IOWA	
CIVIL DESIGN ADVANTAGE	
ENGINEER: JMM	
TECH: JDS/CWO	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
REVISIONS	
DATE	AS-BUILT SUBMITTAL
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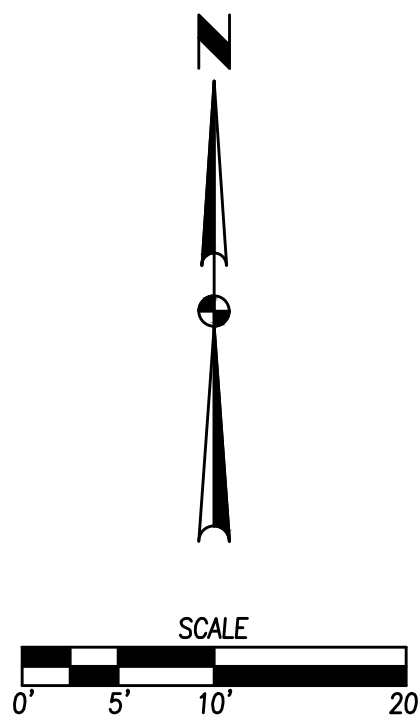
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PLOT BY: JACOB MURRAY
DRAWN BY: JACOB MURRAY



JOINTING LAYOUT



GEOMETRICS AND STAKING LAYOUT

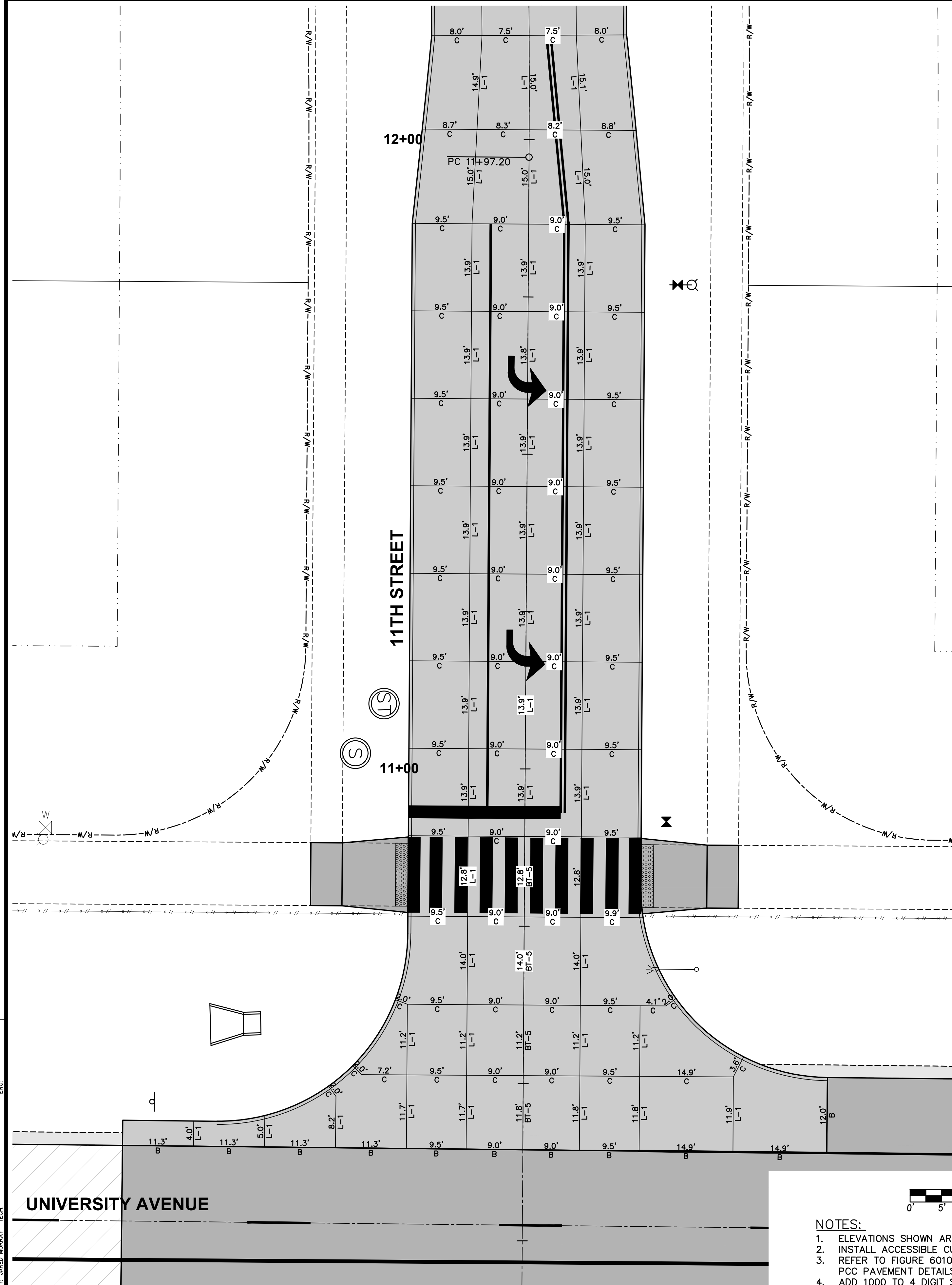


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3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		
ENGINEER: JMM	TECH: JDS/CWO	
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WAUKEE, IOWA		
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INTERSECTION DETAIL		
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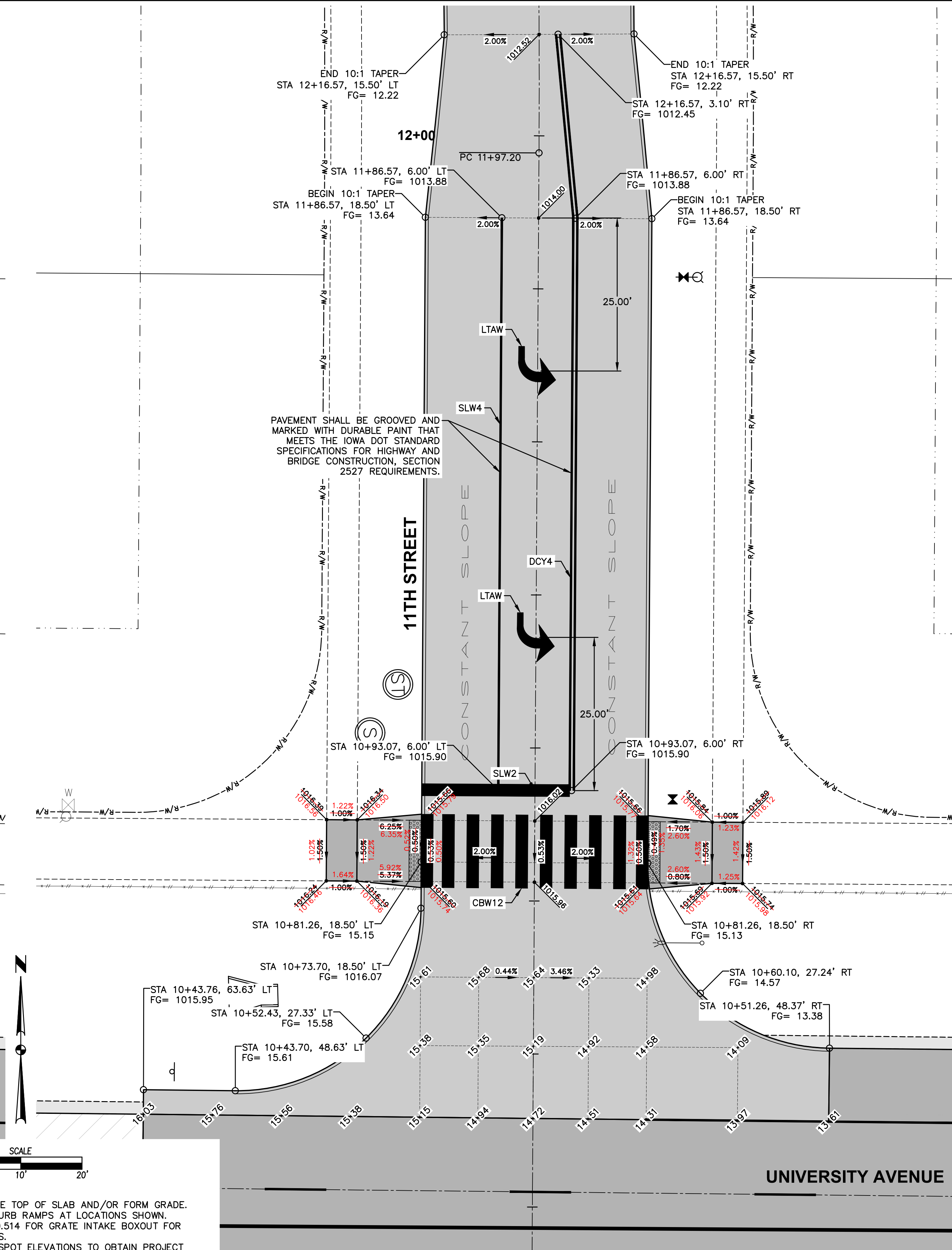
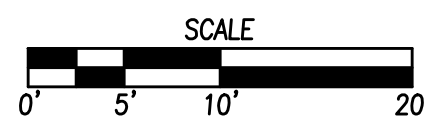
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PLOT BY: JAMES MURRAY



JOINTING LAYOUT

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REVISIONS	
AS-BUILT SUBMITTAL	AS-BUILT SUBMITTAL
REVISED FINAL SUBMITTAL	REVISED FINAL SUBMITTAL
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3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: JDS/CWO
ENGINEER: JMM

PRAIRIE VILLAGE PLAT 1
INTERSECTION DETAIL

WAUKEE, IOWA

26
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