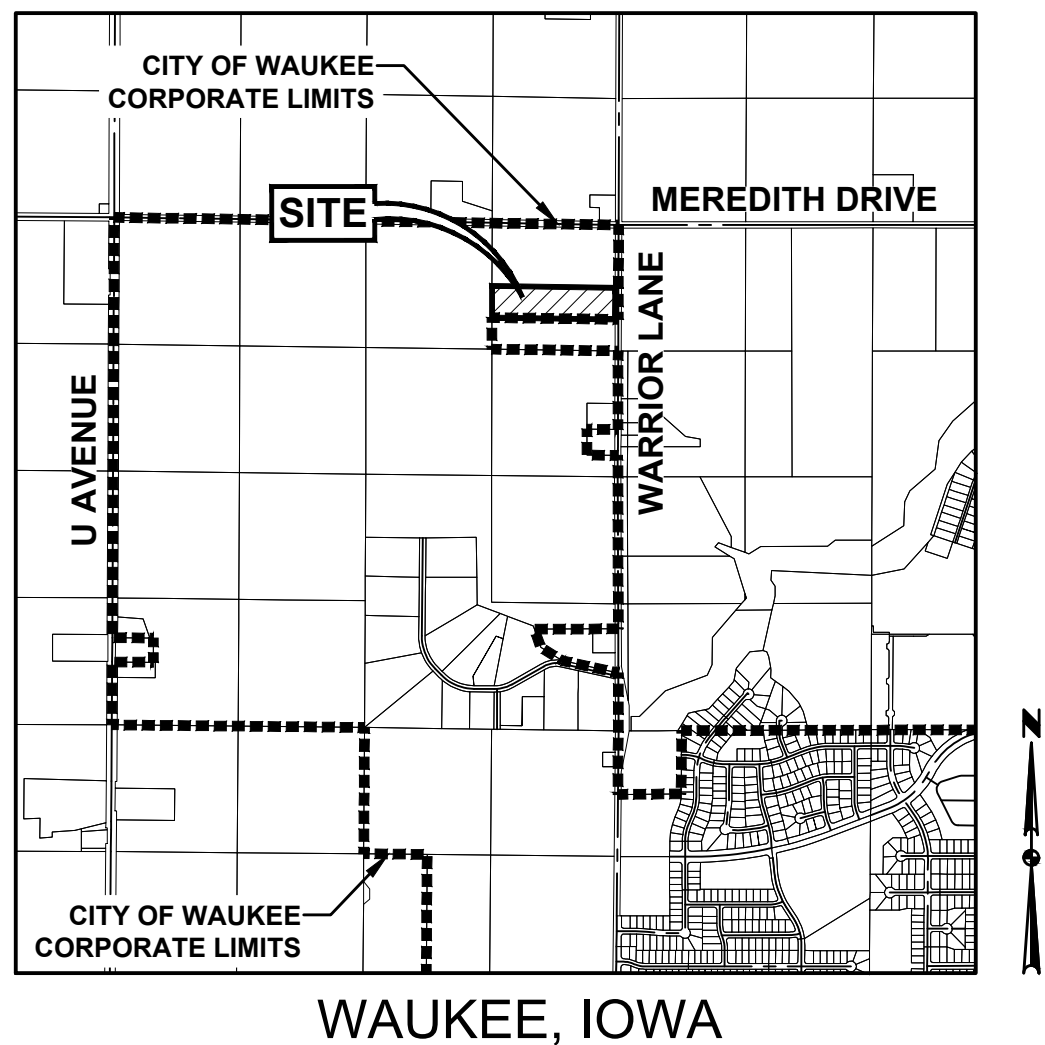


CONSTRUCTION PLANS FOR: CASTLE RANCH PLAT 1

WAUKEE, IOWA

VICINITY MAP



INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
5	HYDRANT COVERAGE AND LANDSCAPE PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8-14	STORM & SANITARY SEWER PLAN AND PROFILE
15-19	WATER MAIN PLAN AND PROFILE
20-21	INTERSECTION DETAILS

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.

DEVELOPER / APPLICANT

CASTLE PRODUCTIONS, LLC
CONTACT: JERRY BUSSANMAS
P.O. BOX 71038
CLIVE, IA 50325

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 5011
PH: (515)-369-4400

ZONING

R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 9.94 ACRES (433,289 SF)

PARKLAND DEDICATION

SINGLE FAMILY:
20 UNITS * 3 PEOPLE/UNIT * 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED = 0.39 ACRES

TOTAL PROVIDED = 0.00 ACRES

DATE OF SURVEY:

DECEMBER 10, 2020

SUBMITTALS

FIRST SUBMITTAL: 04/12/2021
SECOND SUBMITTAL: 05/04/2021
THIRD SUBMITTAL: 05/13/2021
FINAL SUBMITTAL: 06/10/2021
AS-BUILT SUBMITTAL: 12/09/2022

BULK REGULATIONS

- R-1: SINGLE FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 10,000 SF
 - MINIMUM LOT WIDTH: 80 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: TOTAL 15 FEET - MINIMUM 7 FEET ON ONE SIDE
 - REAR YARD SETBACK: 30 FEET

BENCHMARKS

DALLAS COUNTY BENCHMARK #6134.
ELEVATION=1018.839

STORM MANHOLE ALONG WEST RIGHT OF WAY @ INTERSECTION OF
WARRIOR LANE AND NE SUNRISE DRIVE.
ELEVATION=1020.81

CONSTRUCTION SCHEDULE

SPRING 2021 - SPRING 2022

NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
- ALL STORM WATER DETENTION FACILITIES, OUTLOT 'Z', AND LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY THE CASTLE RANCH PLAT 1 HOME OWNERS ASSOCIATION.
- LOTS NOT ASSIGNED A MPE, MOE OR MGS WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.
- A DEMOLITION PERMIT WILL BE REQUIRED FOR REMOVAL OF THE EXISTING HOUSE.
- ANY EXISTING WELLS OR SEPTIC SYSTEMS LOCATED ON THE PROPERTY ARE TO BE ABANDONED OR REMOVED IN COMPLIANCE WITH DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND IDNR REQUIREMENTS.

LEGAL DESCRIPTION

THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (N ½ S ½ NE ¼ NE ¼) OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND CONTAINING 9.94 ACRES (433,289 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE EAST 33.00 FEET THEREOF, SAID EASEMENT CONTAINS 0.25 ACRES (10,860 S.F.).

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.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2007.374

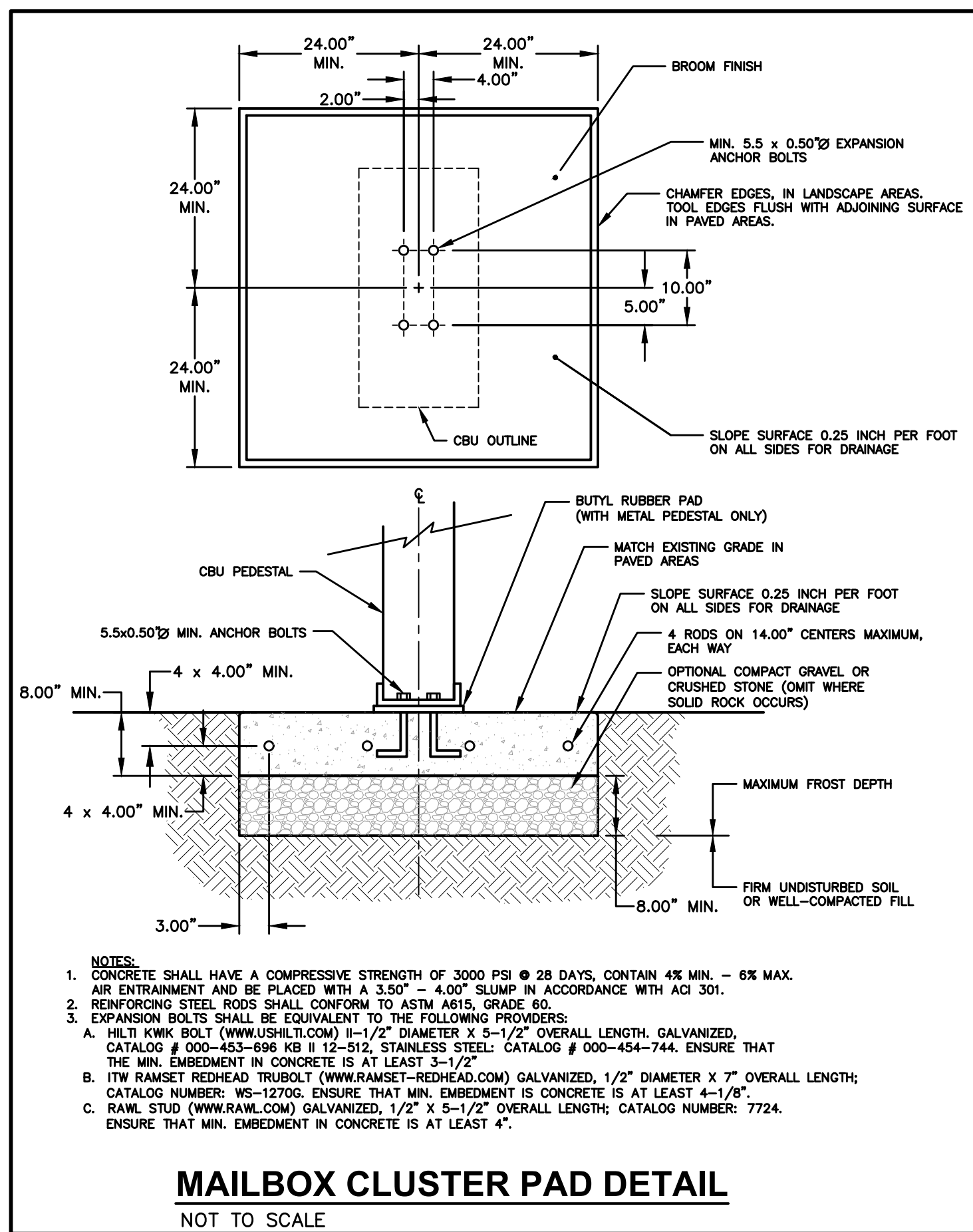
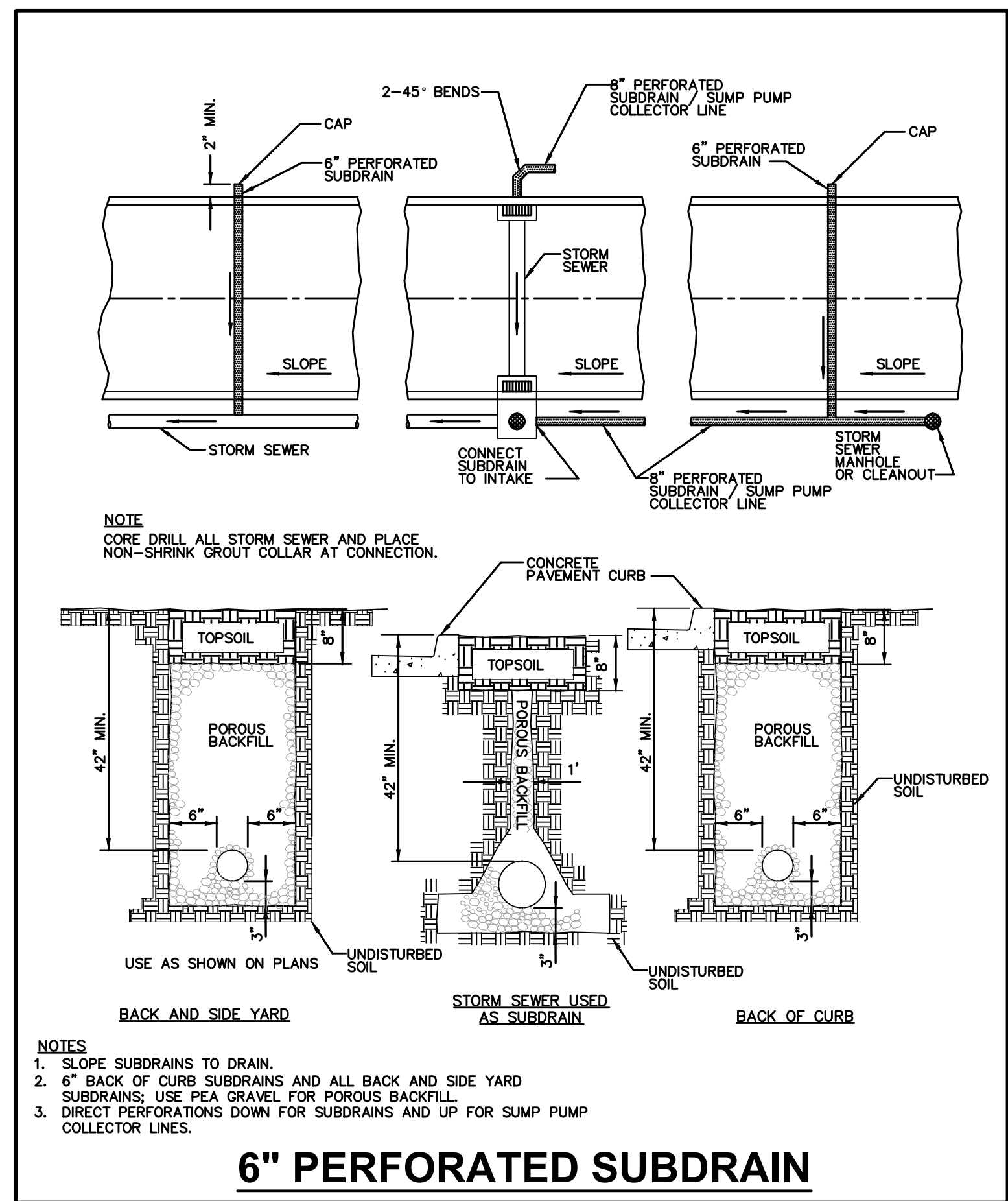
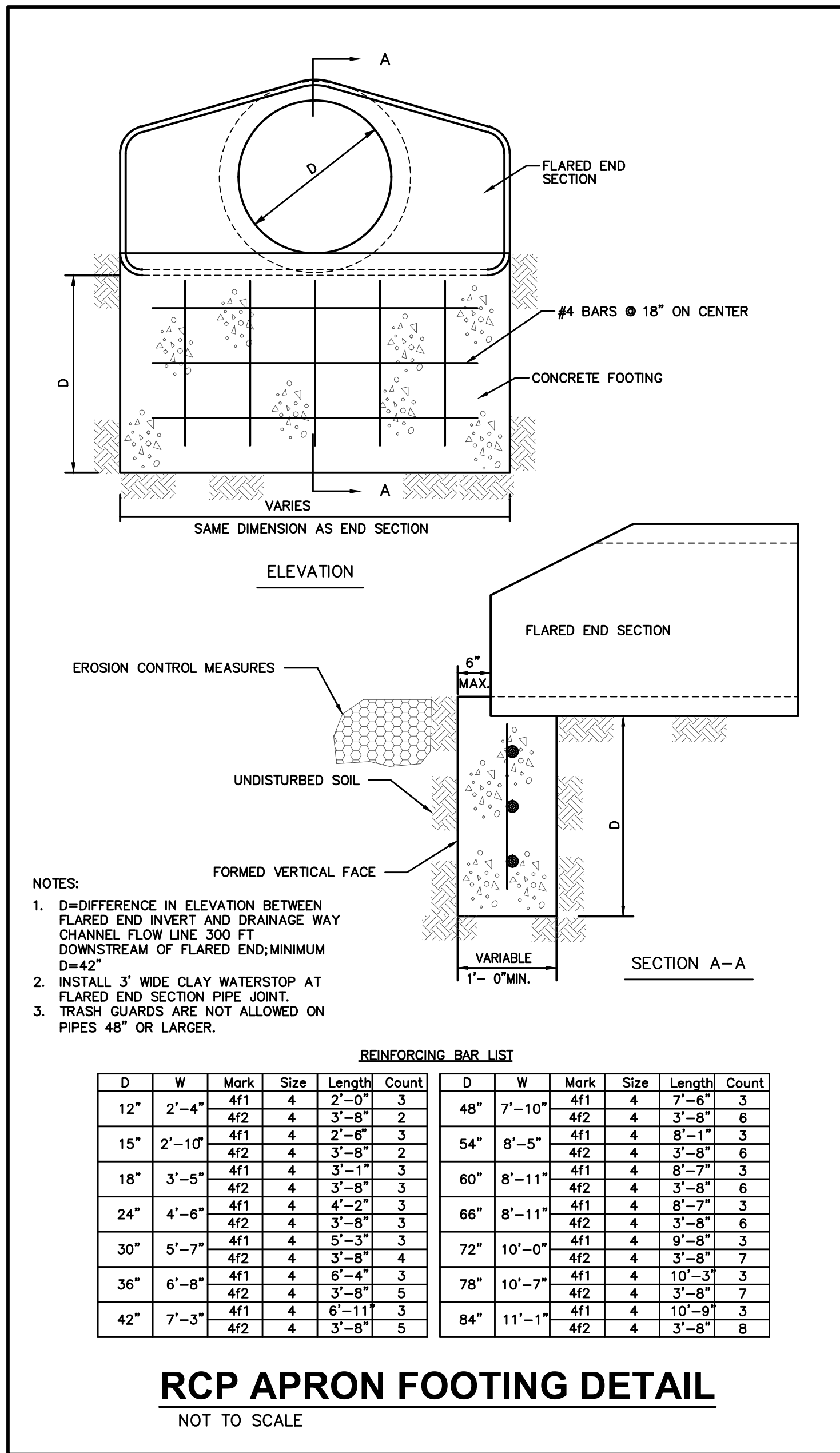
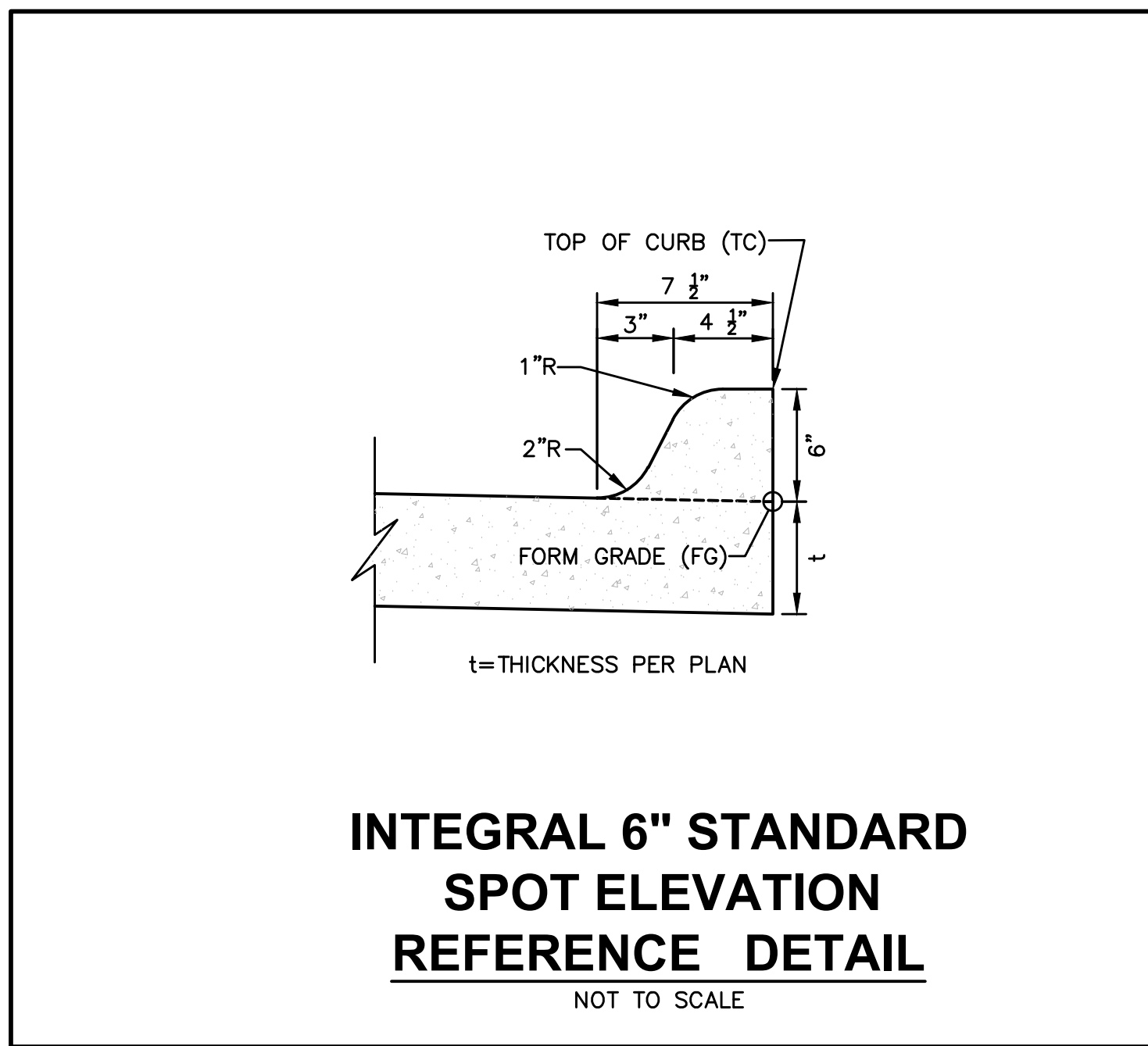
IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com



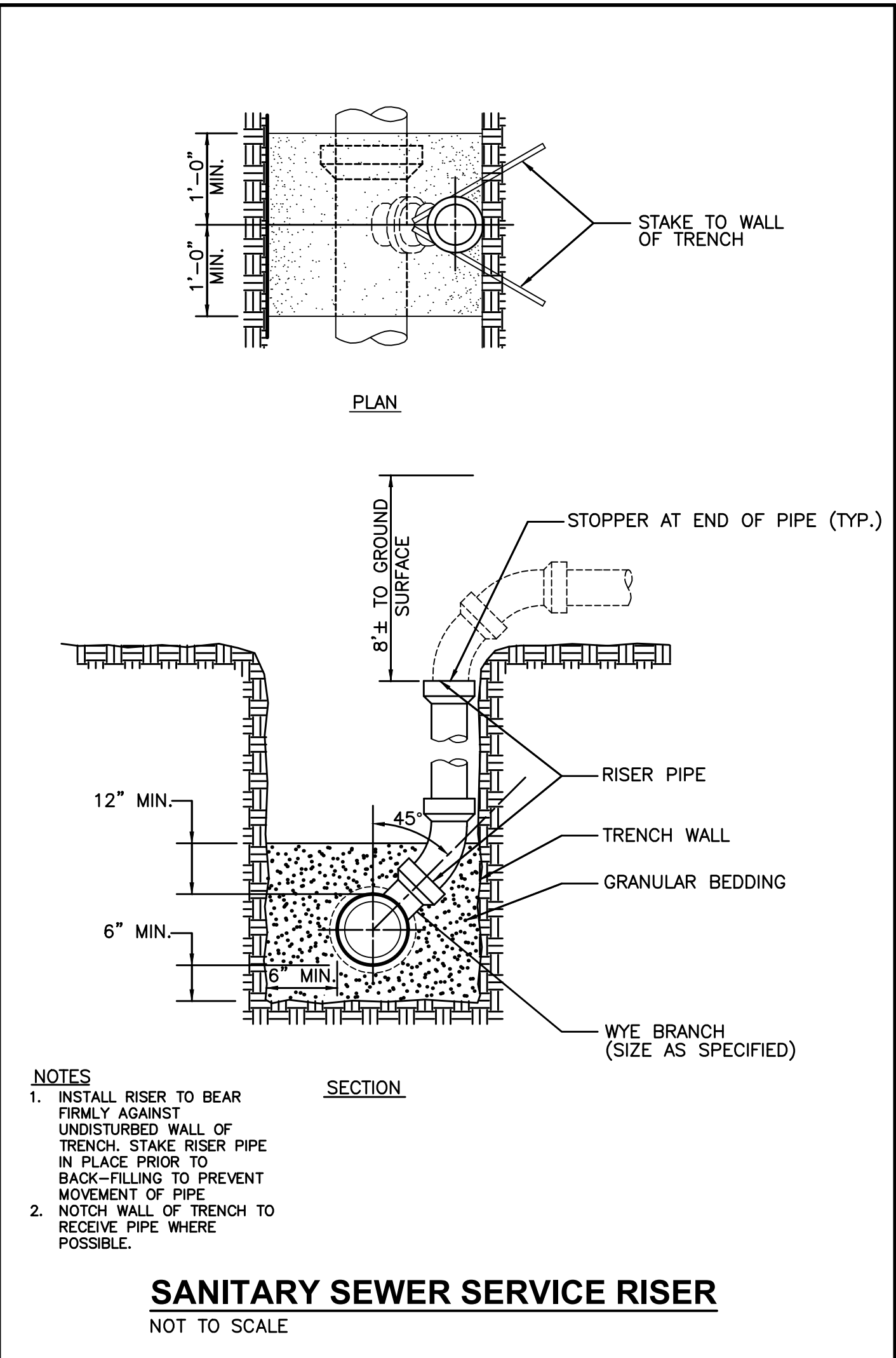
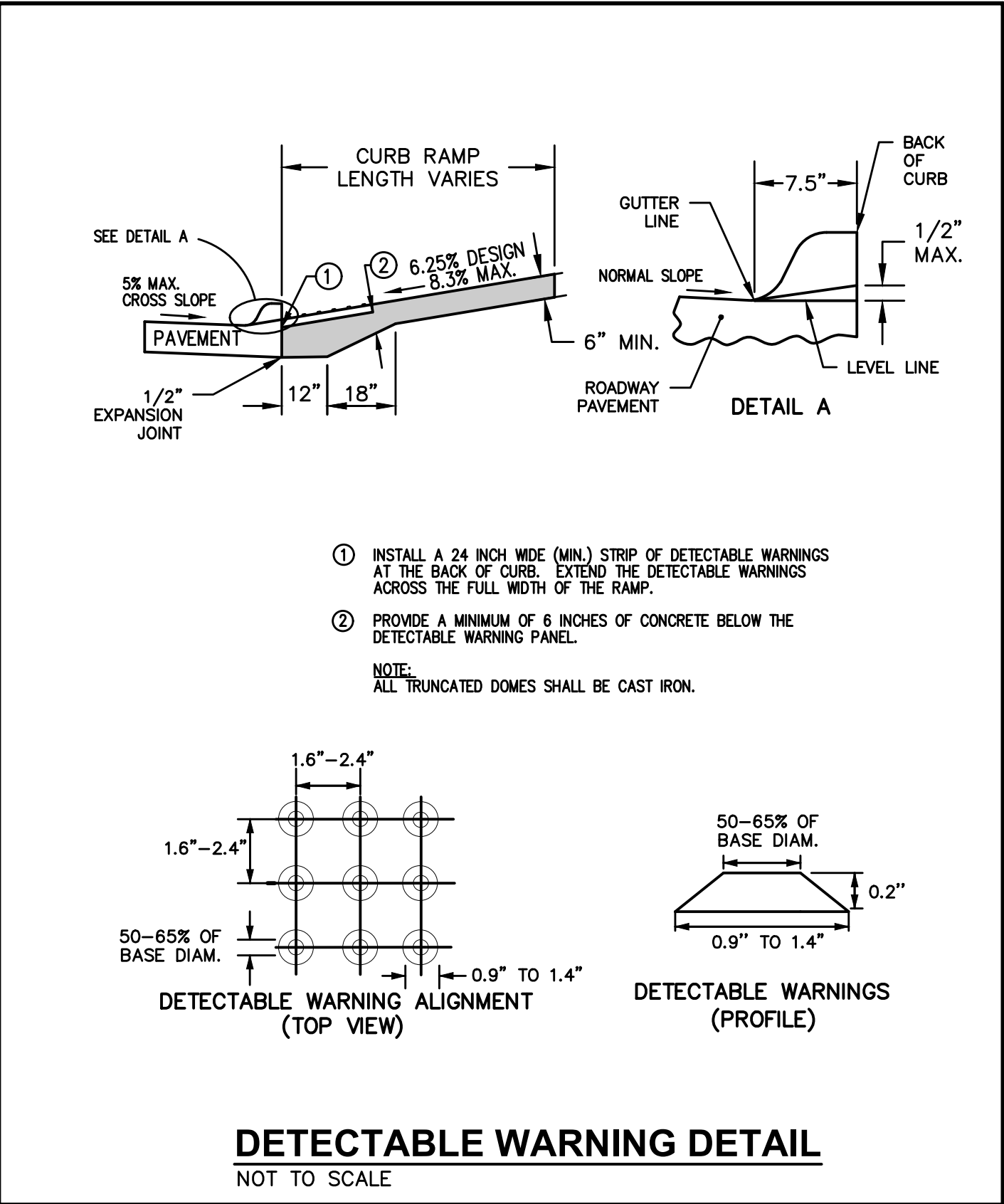
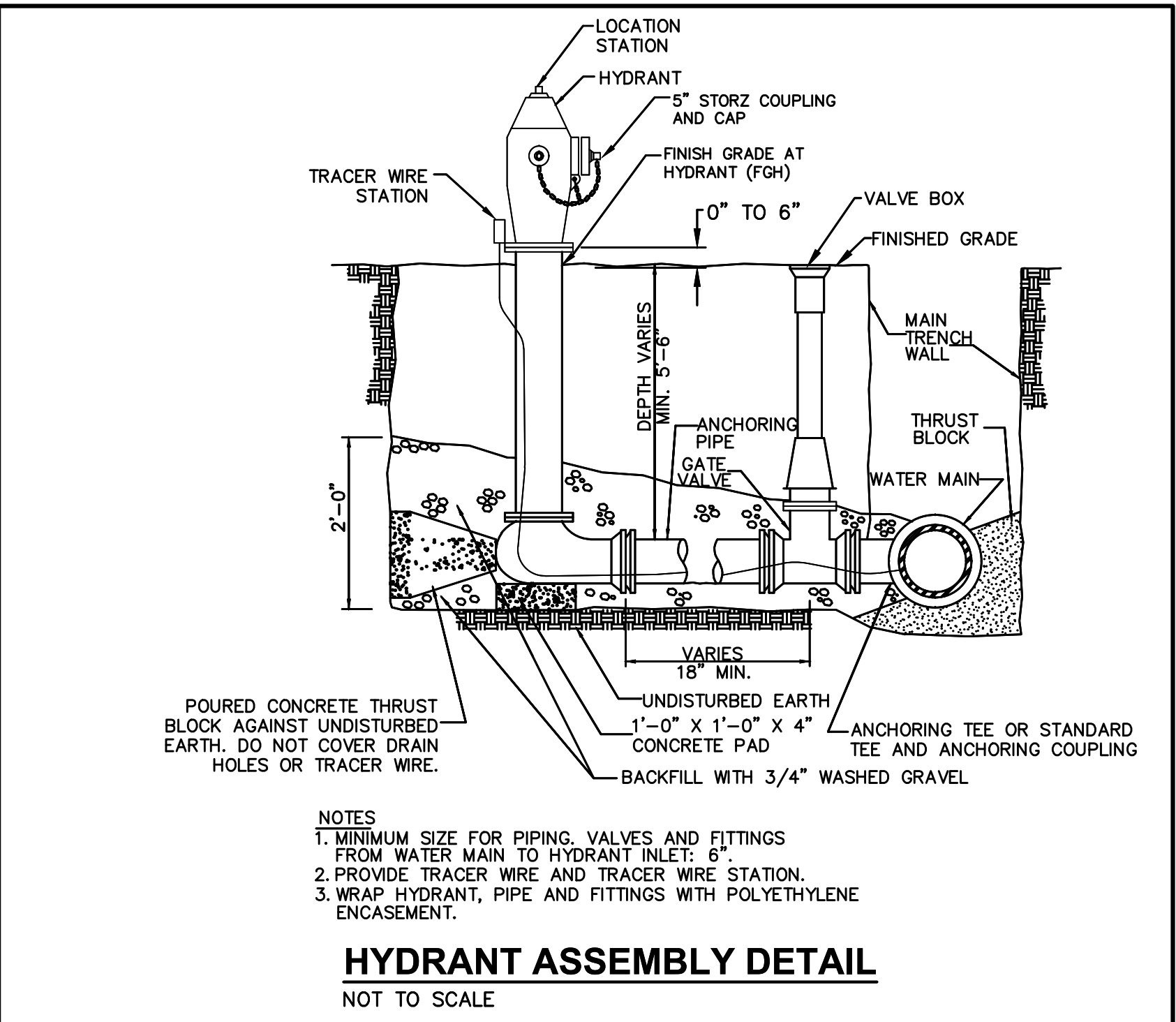
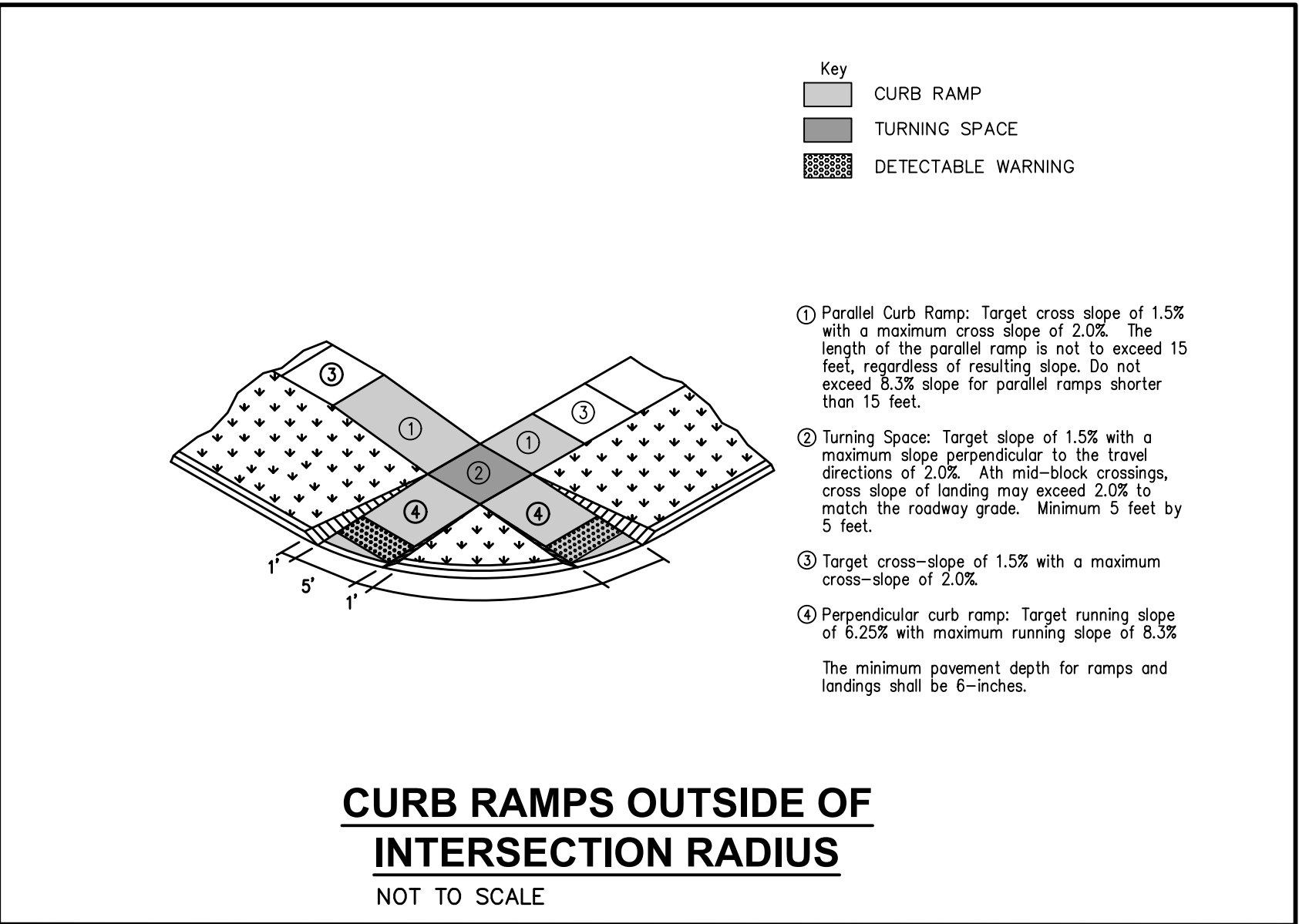
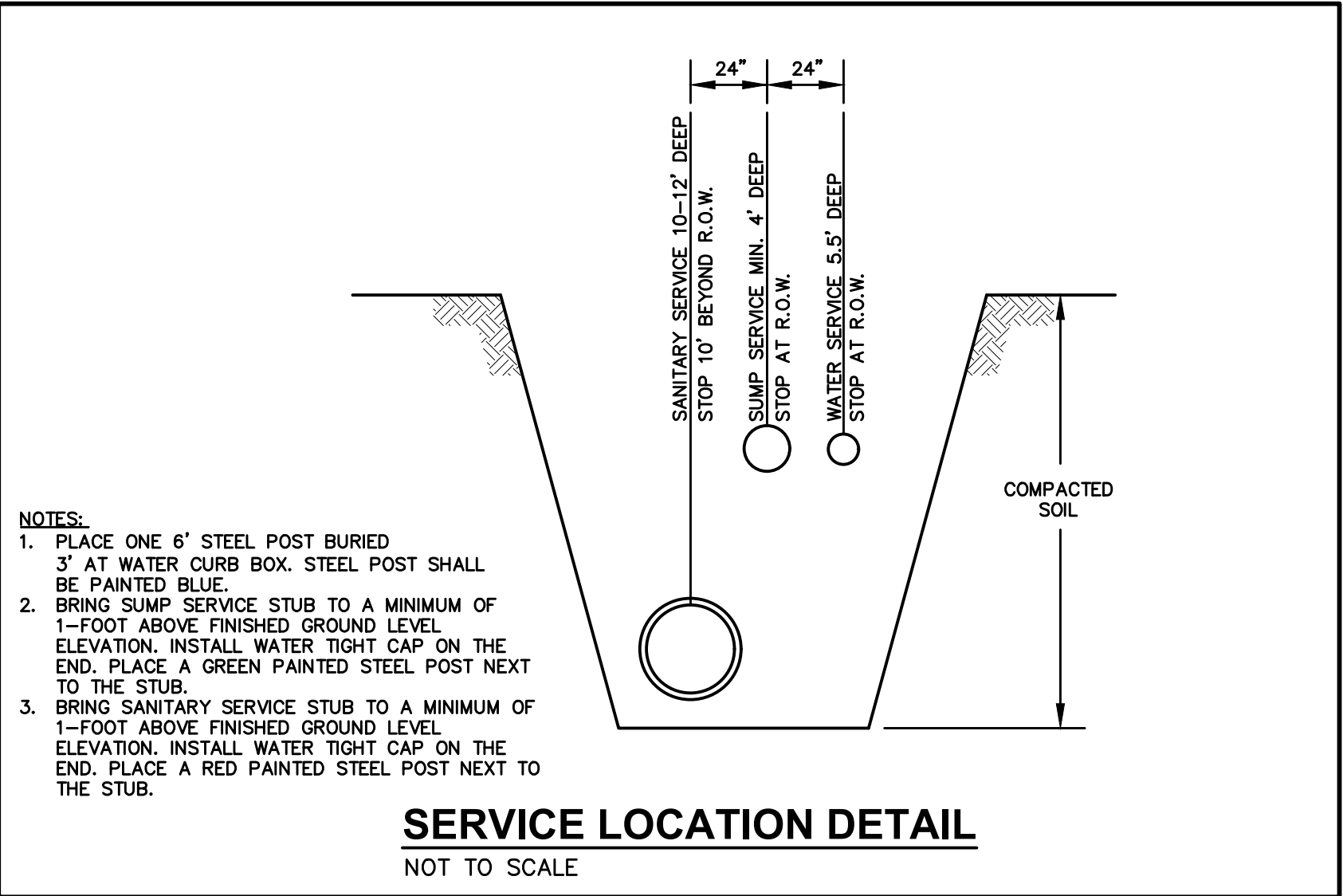
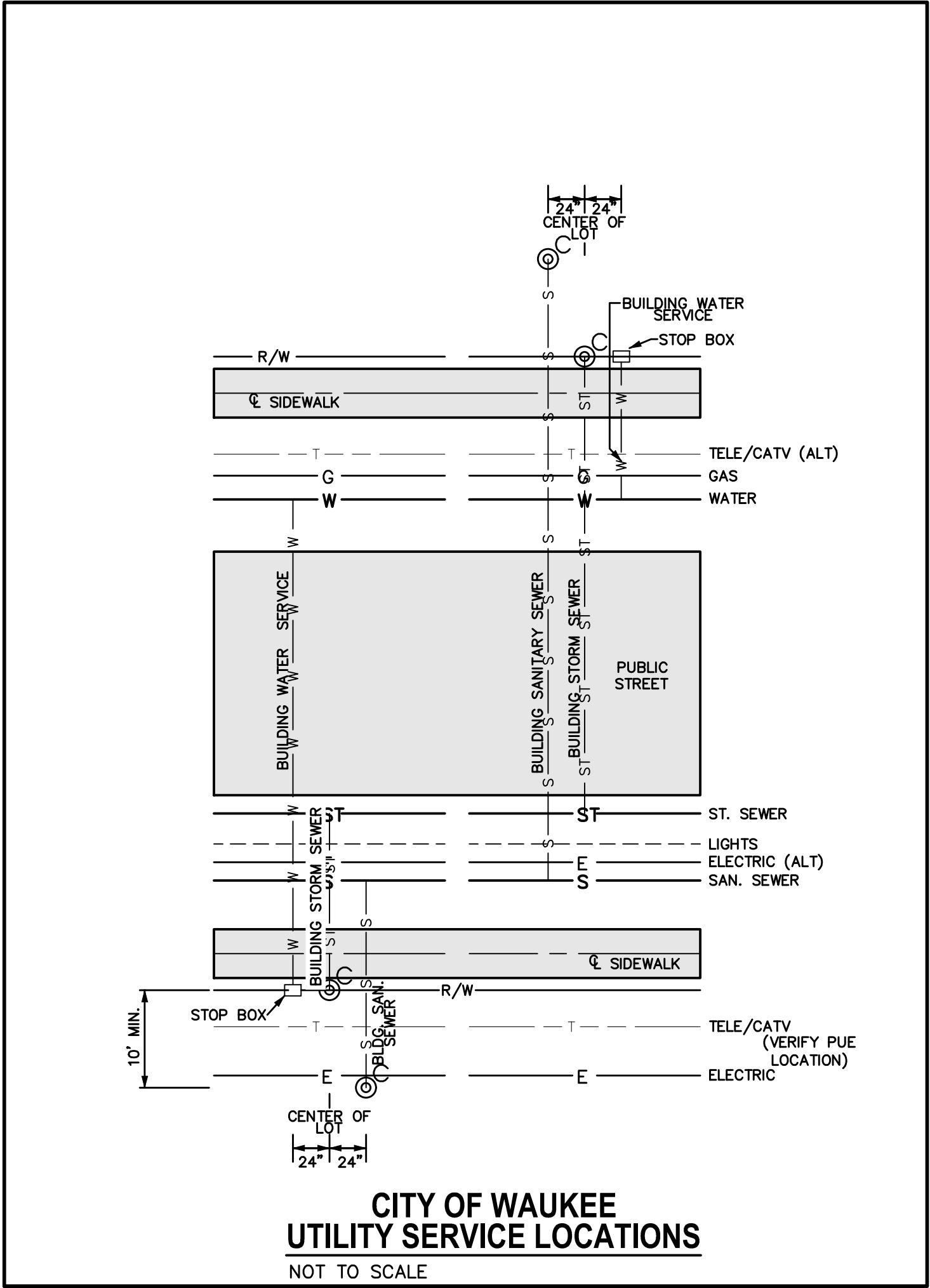
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Jared Murray
JARED M. MURRAY, P.E.
04/25/2023
DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-21



D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6			4f2	4	3'-8"	6
15"	2'-10"	4f1	4	2'-8"	2	54"	8'-5"	4f1	4	8'-1"	6
		4f2	4	3'-6"	3			4f2	4	3'-8"	6
18"	3'-5"	4f1	4	3'-1"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8



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PLOTTER: HP DesignJet T1200
PLOTTER: MURRAY

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 CONTRACTOR'S 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.
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 TELEWISE 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.
6,16,22	REFER TO DETAILS ON SHEETS 2, 3 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED.
18-20	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.
21-23	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	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
28-31	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
28	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
29	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
30	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS
31	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS
32	REFER TO FIG. 6010.513 - OPEN-SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
33	INSTALL PER MANUFACTURER SPECIFICATIONS.
34-35	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
36-37	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.
38	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. ALL TRUNCATED DOMES SHALL BE CAST IRON.
39	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 = 6.94 AC
40	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.
41	REFER TO SHEET 7 OF THE CONSTRUCTION DRAWNGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
42-43	REFER TO SANITARY AND STORM SEWER PLAN AND PROFILE SHEETS FOR LOCATIONS.
44	REFER TO SERVICE LOCATION DETAIL ON SHEET 3 FOR DETAILS ON CLEANOUT STRUCTURES.
45	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS. MAILBOX PAD IS LOCATED ON THE NORTH SIDE OF OUTLOT 'Z'.
46	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.
47	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

12/09/2022

06/10/2021

05/13/2021

05/04/2021

04/12/2021

AS-BUILT SUBMITTAL

FINAL SUBMITTAL

3RD SUBMITTAL

2ND SUBMITTAL

1ST SUBMITTAL

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

TECH: CWO

ENGINEER: JMM

CASTLE RANCH PLAT 1

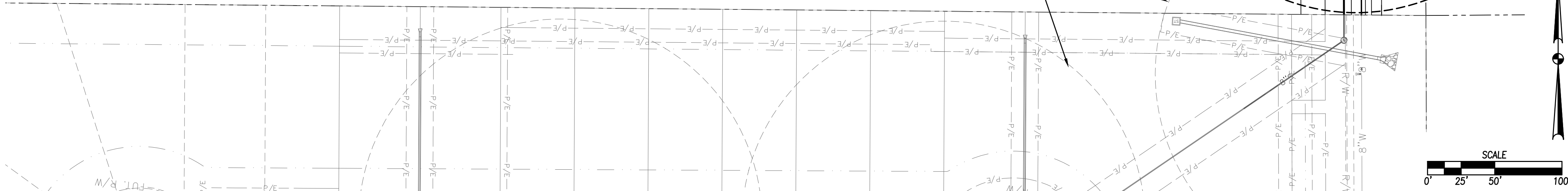
QUANTITIES, GENERAL NOTES AND

BID ITEM REFERENCE NOTES

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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 SPECIE 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. BUFFERS ADJACENT TO DETENTION PONDS MAY HAVE A 1/3 REDUCTION IN PLANTING QUANTITIES.

PROVIDED::	
OVERSTORY	=4
EVERGREEN	=6
ORNAMENTAL	<u>=6</u>
TOTAL	=16

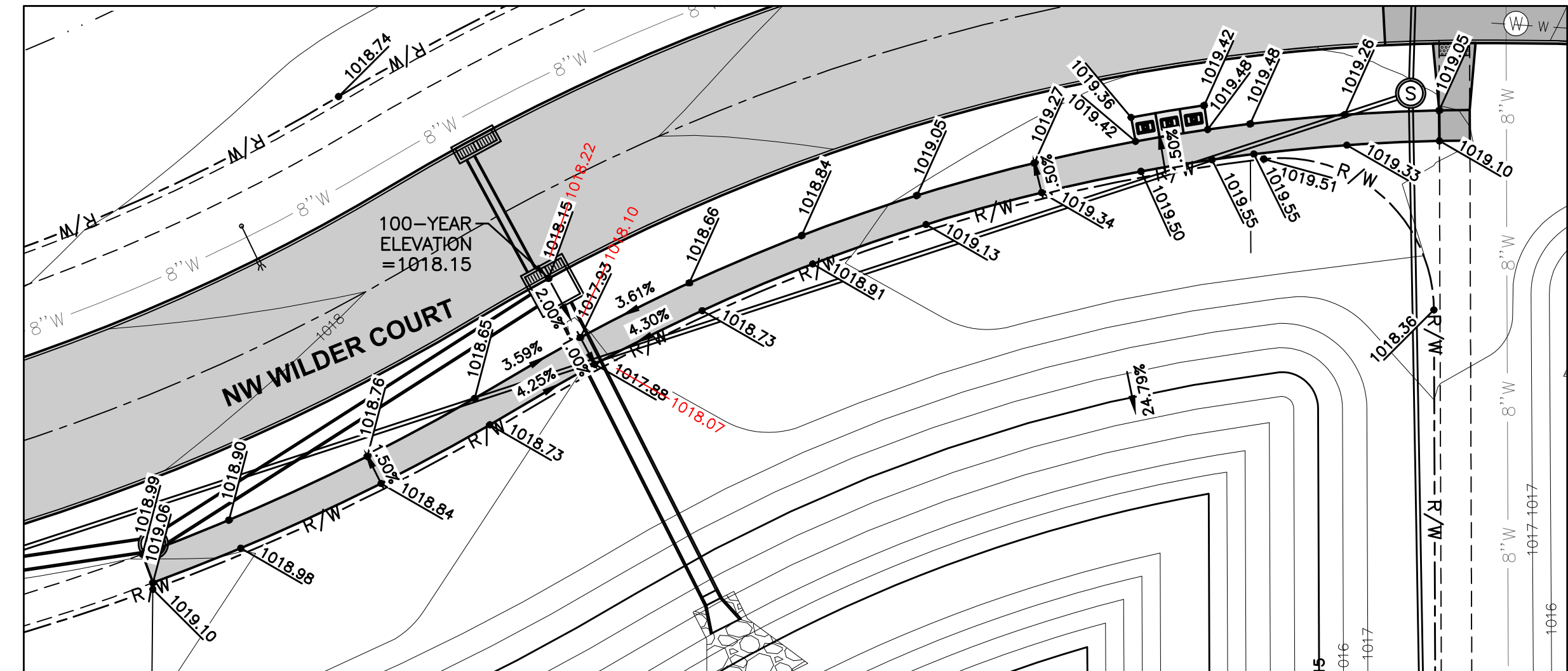
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM	TECH: CWO
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PLAN
WAUKEE, IOWA

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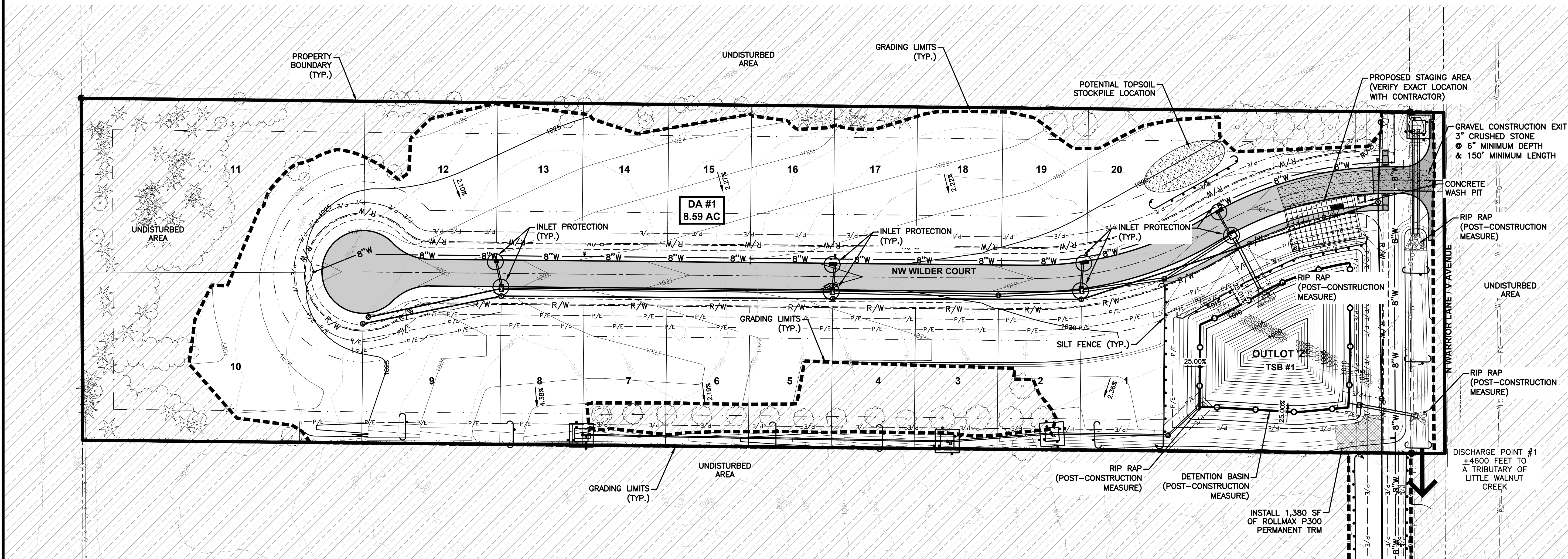


AREA OF DISTURBANCE = 8.59 AC

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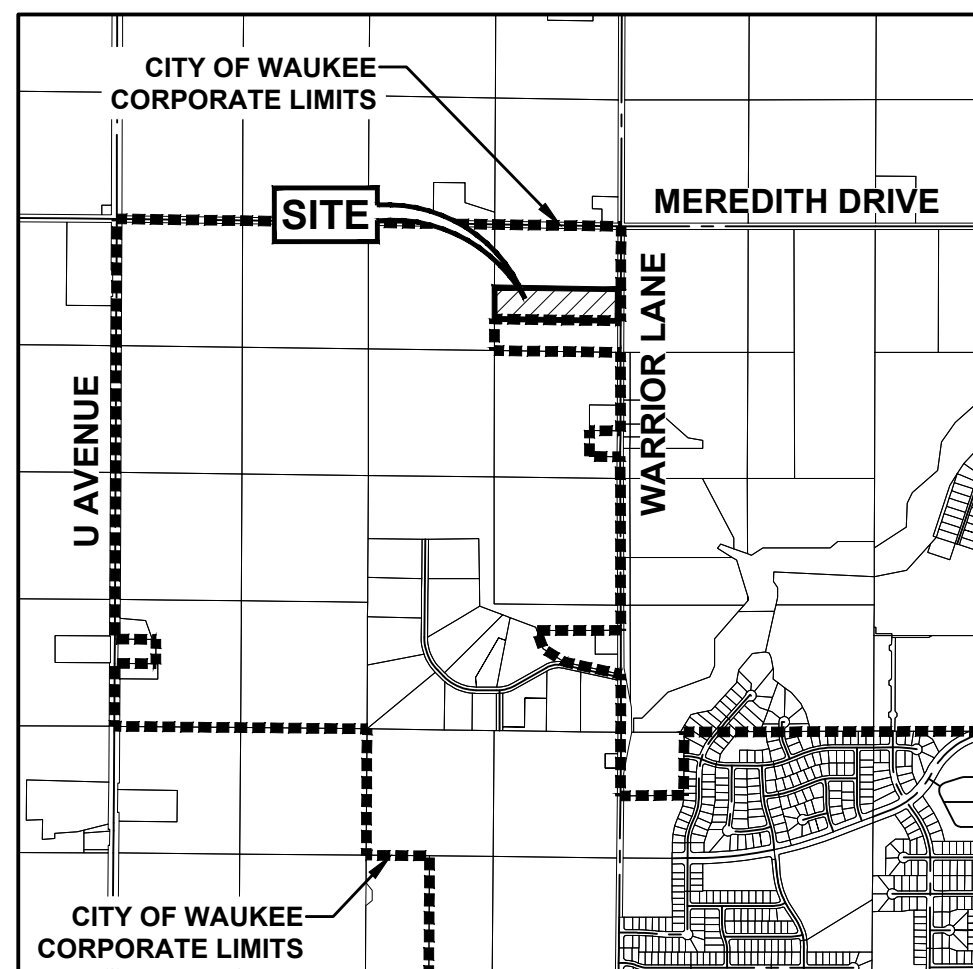
CASTLE RANCH PLAT 1

EROSION AND SEDIMENT CONTROL PLAN



VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- GENERAL PERMIT #2 SEDIMENT BASIN REQUIREMENTS ARE BEING MET WITH BASIN DESIGN.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	8,928
2	SEEDING, FERTILIZING, AND MULCHING	AC	6.94
3	INLET PROTECTION DEVICES	EA	8
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE WALNUT CREEK ±4600 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

8.59 ACRES
30,924 CU FT

VOLUME PROVIDED IN SILT FENCE (1,984 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB #1
TOTAL VOLUME PROVIDED

8,928 CU FT
103,468 CU FT
112,396 CU FT

SWPPP LEGEND

DRAINAGE ARROW

GRADING LIMITS

FILTER SOCK

SILT FENCE

DITCH CHECK

INLET PROTECTION

PORTABLE RESTROOM

TEMPORARY STANDPIPE

CONCRETE WASHOUT PIT

X.XX %

AREA TO BE SEEDED

STRAW MAT

UNDISTURBED AREA

RIP-RAP

GRAVEL ENTRANCE

STAGING AREA

TEMPORARY SEDIMENT BASIN

TSB #

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TECH: CWO

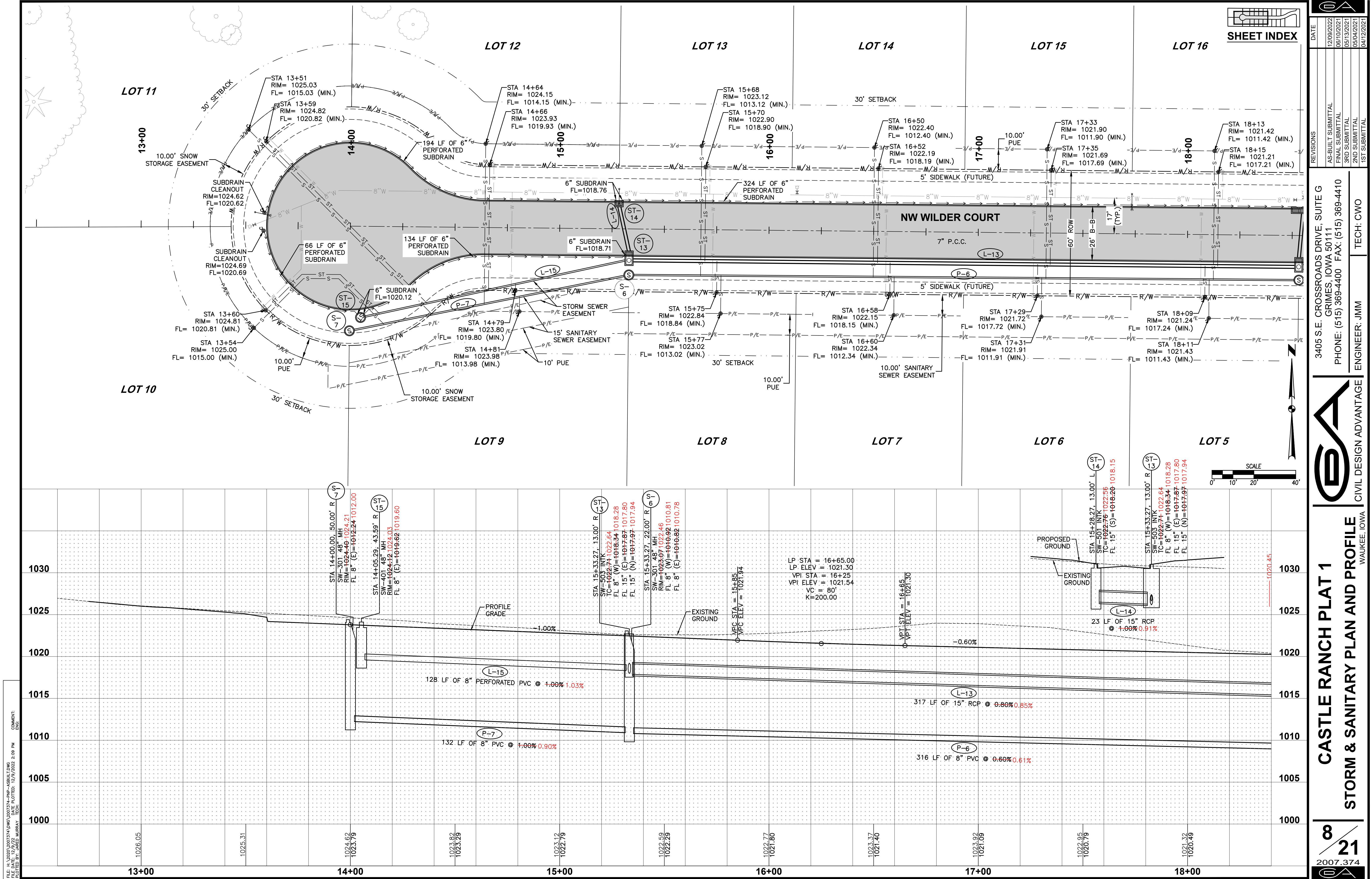


WAUKEE, IOWA

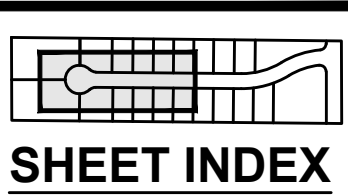
CASTLE RANCH PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

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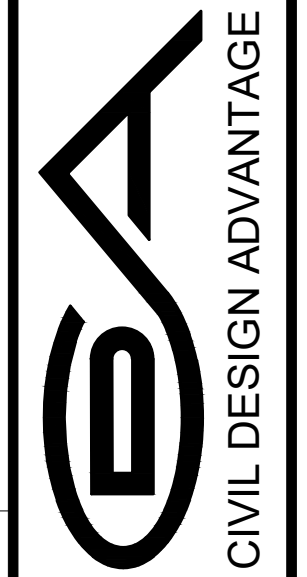


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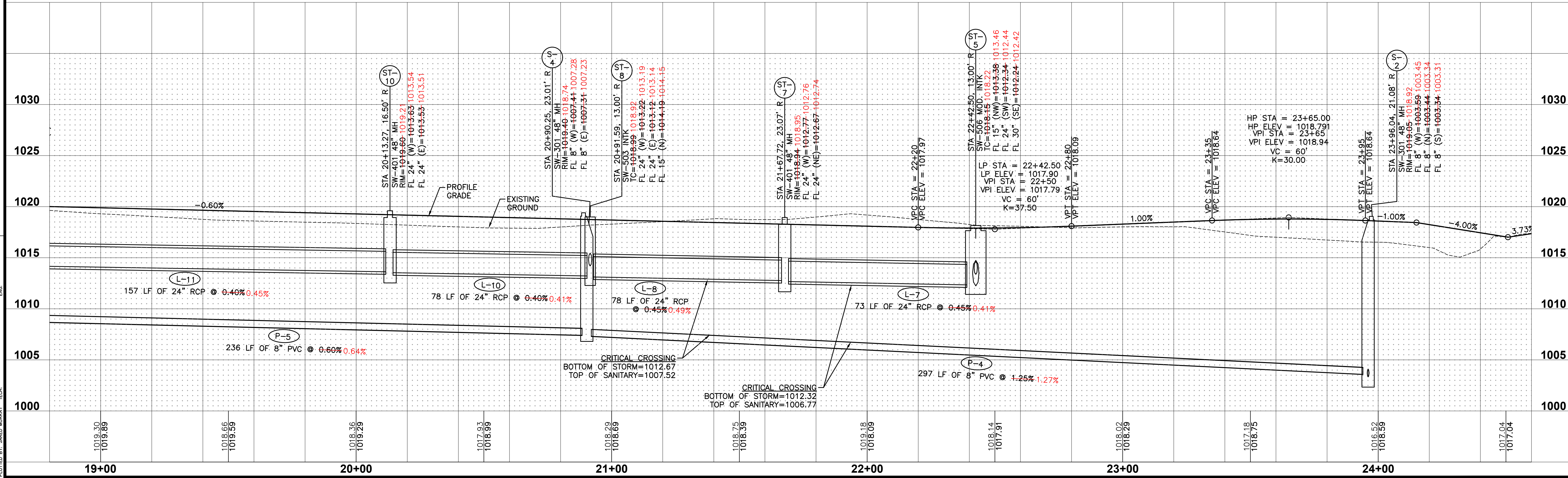
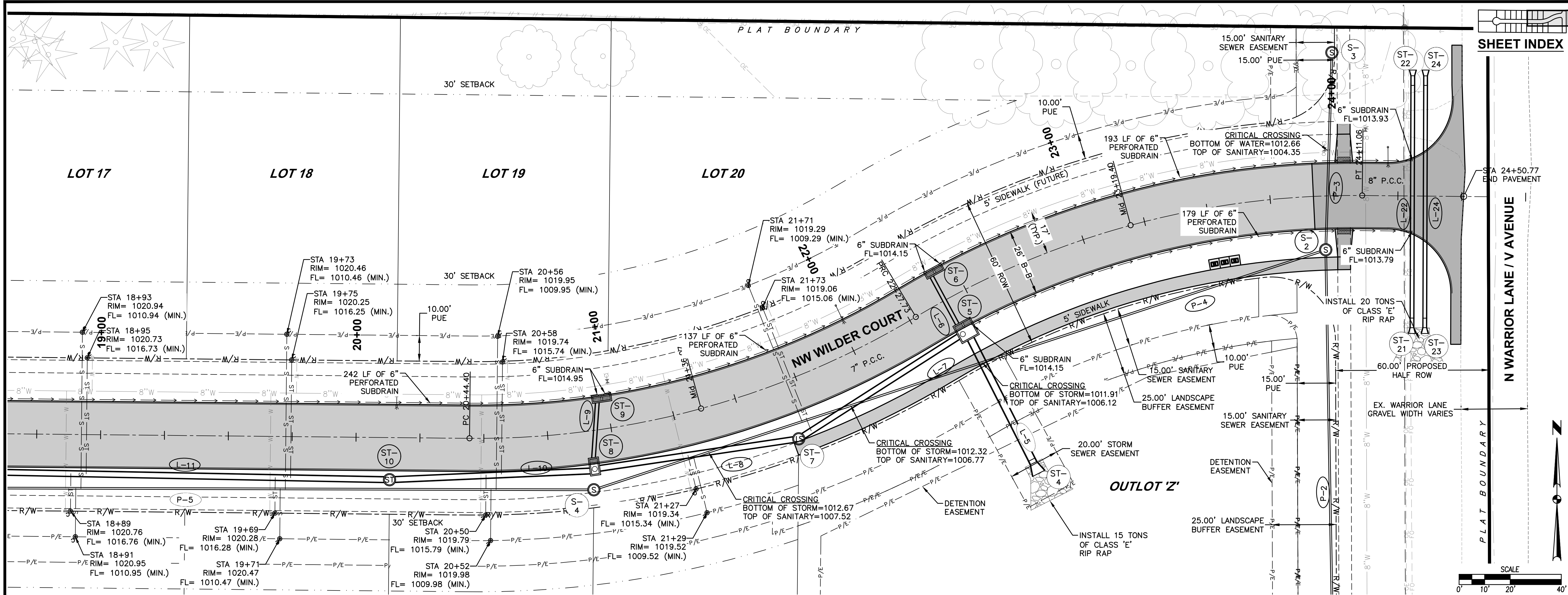
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ENGINEER: JMM



CASTLE RANCH PLAT 1
STORM & SANITARY PLAN AND PROFILE

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DATE

12/09/2022

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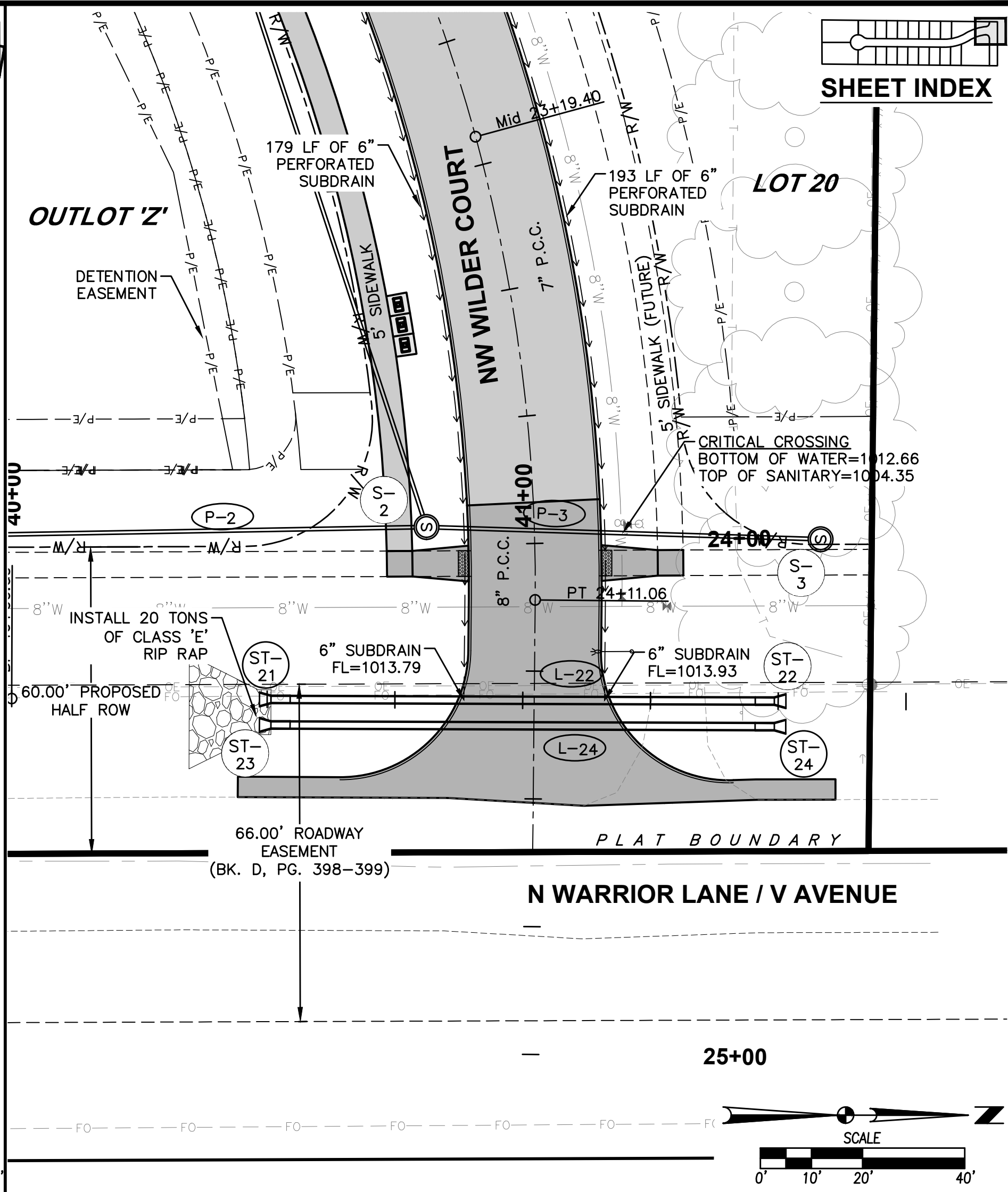
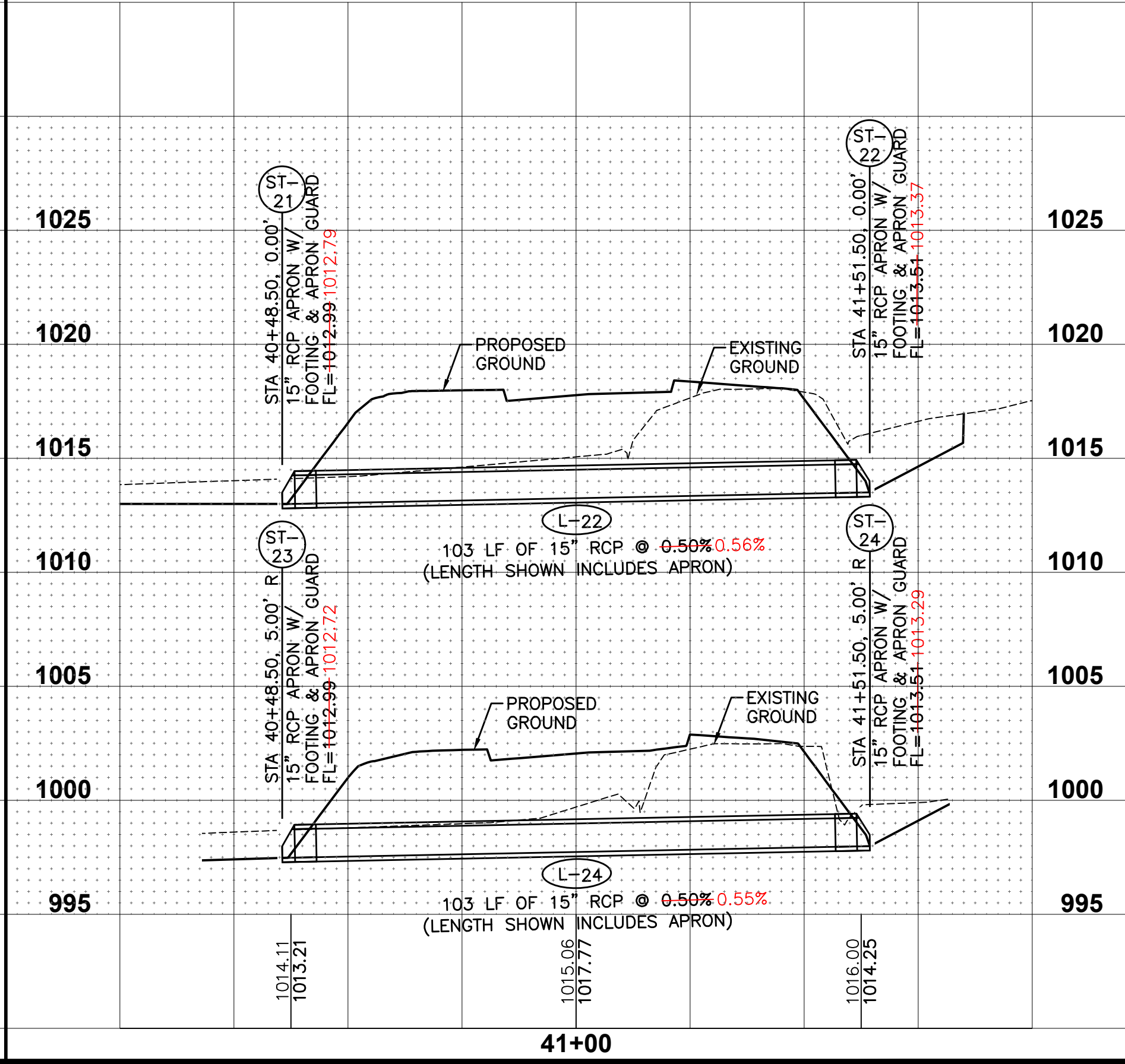
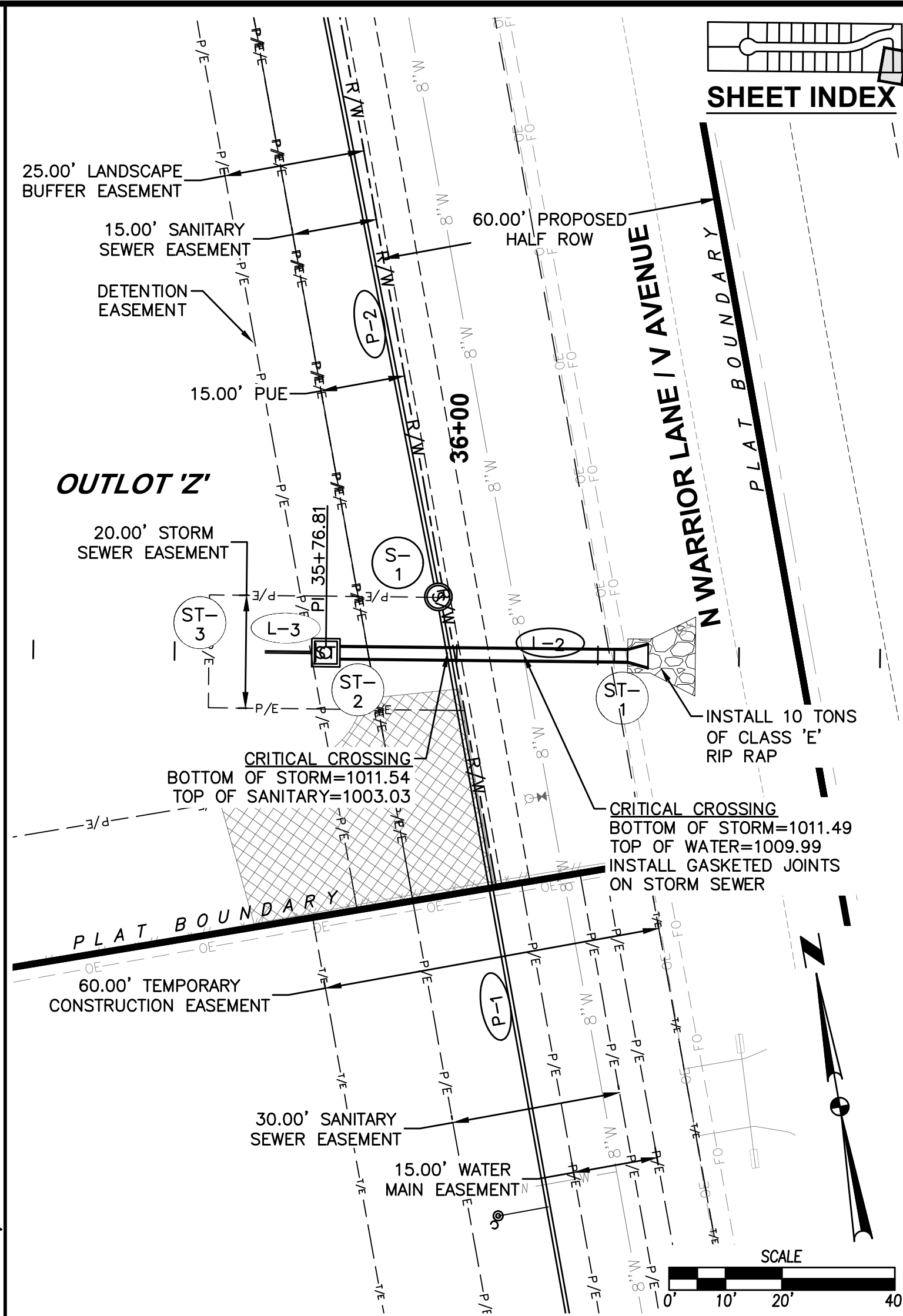
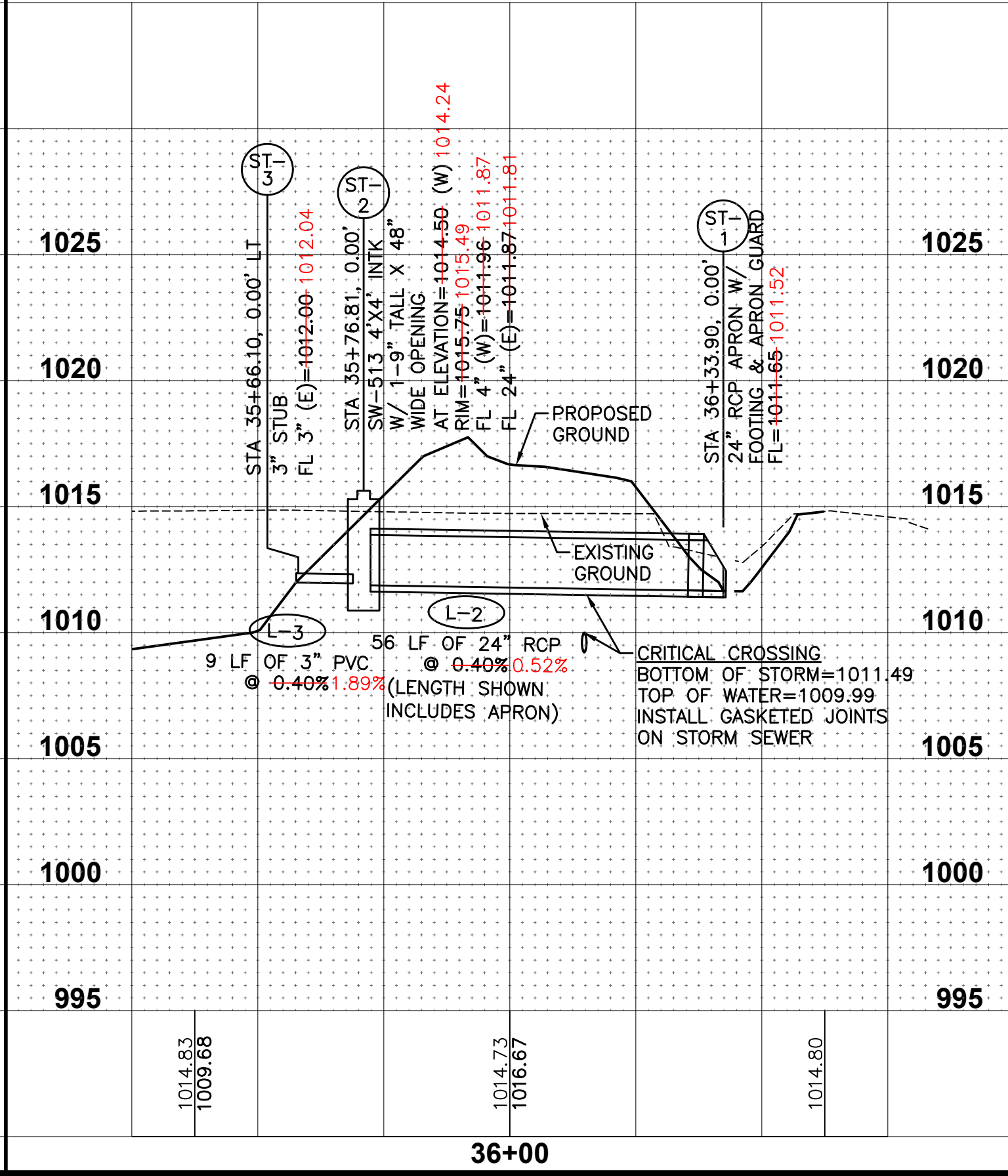
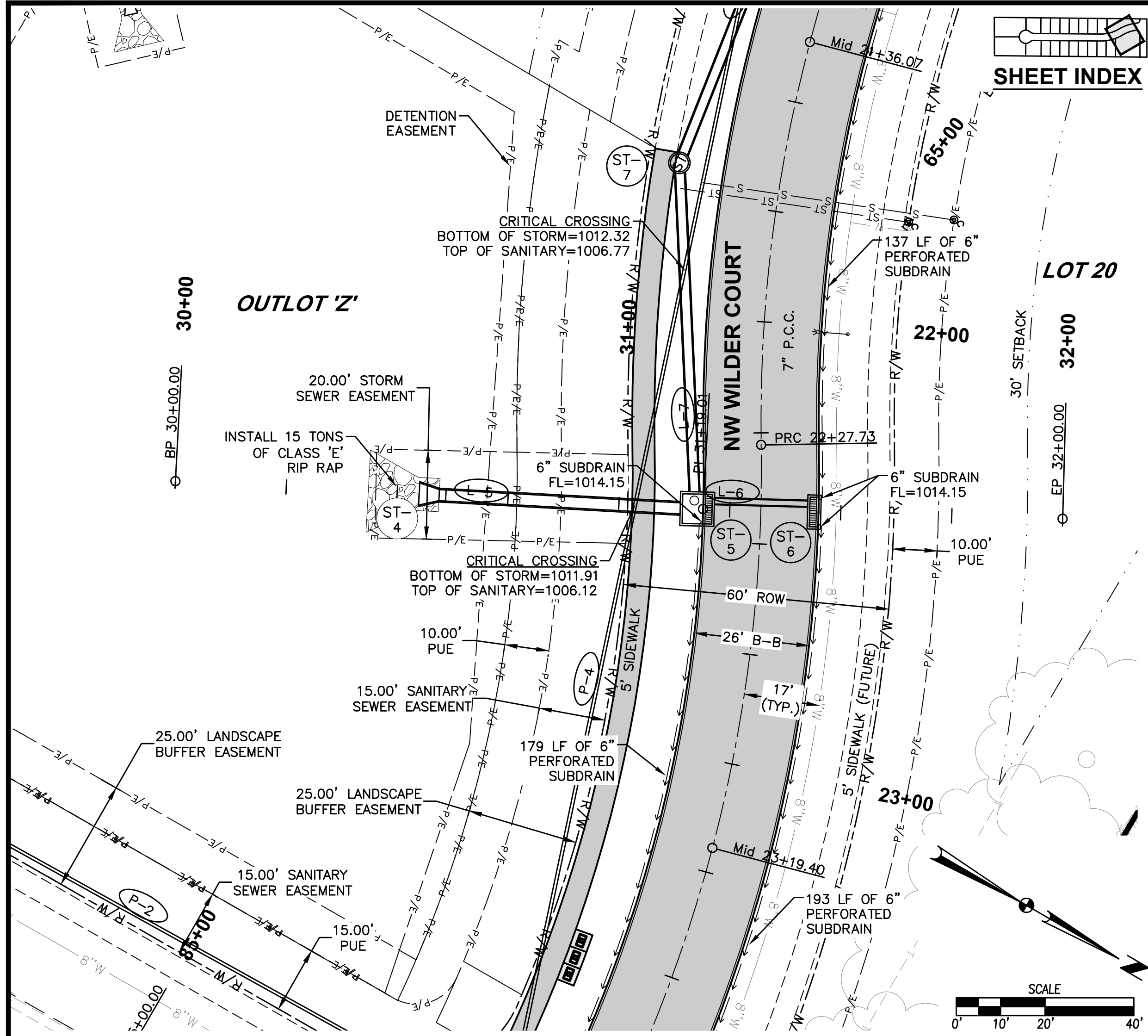
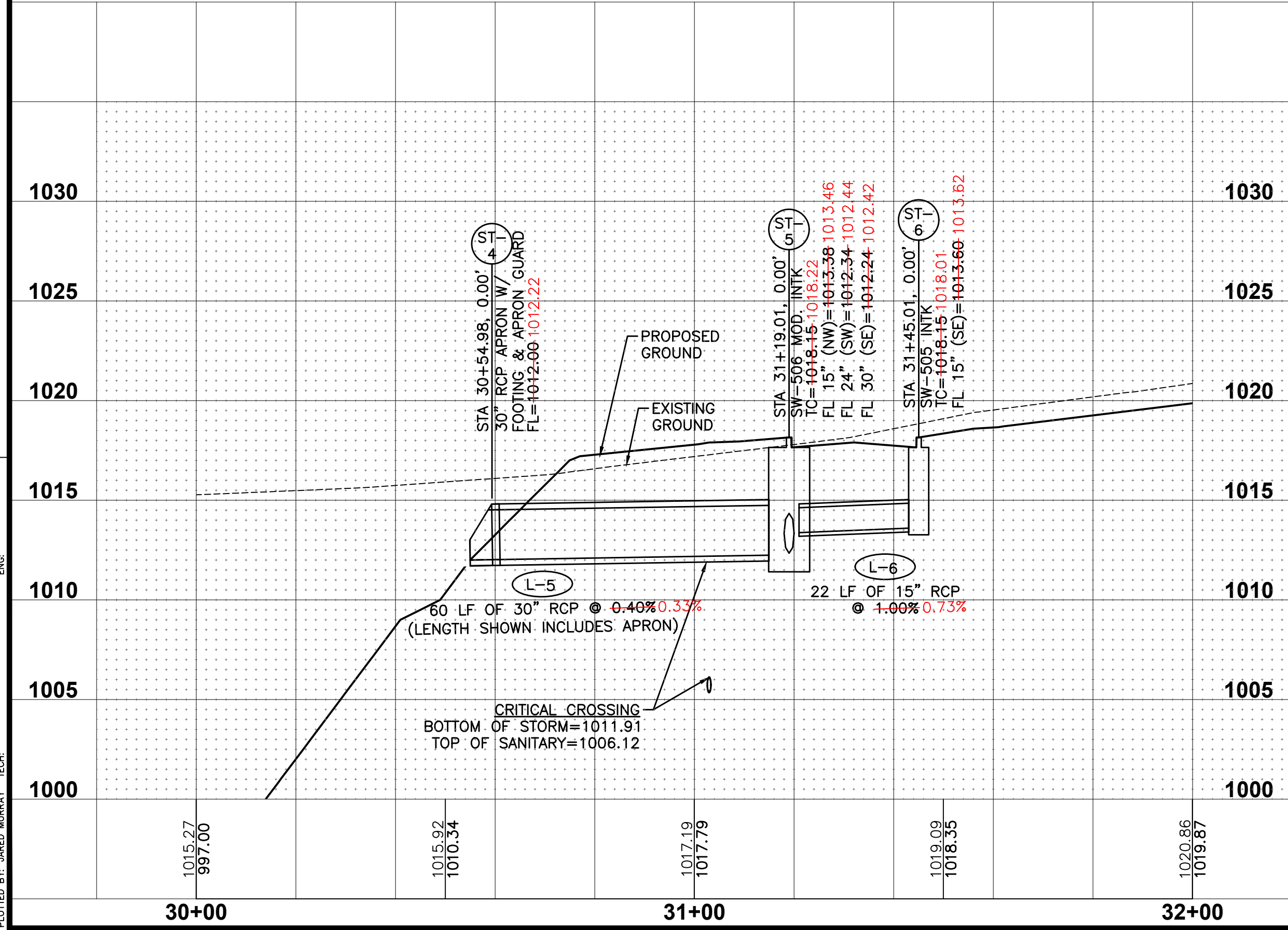
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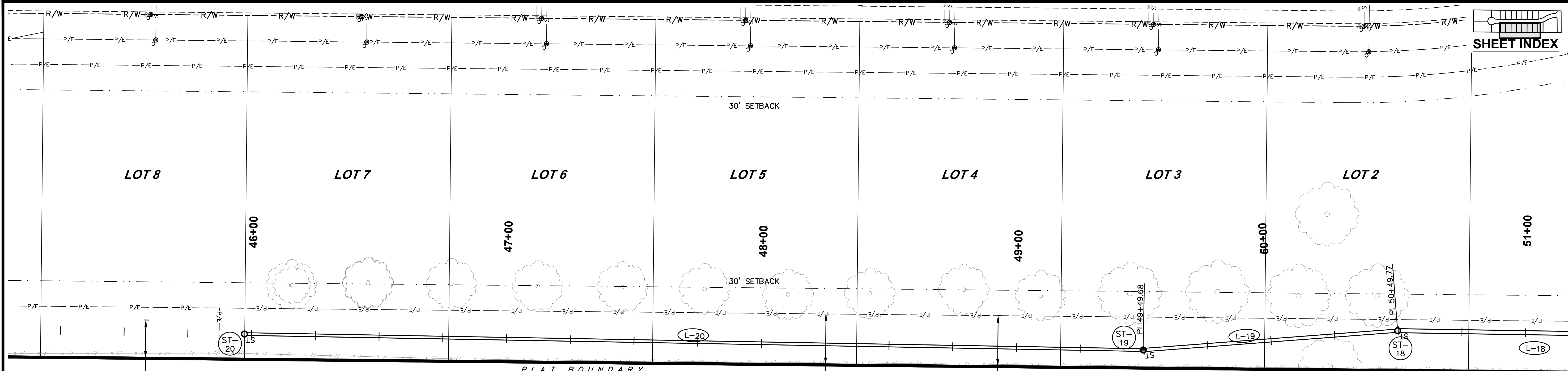
STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

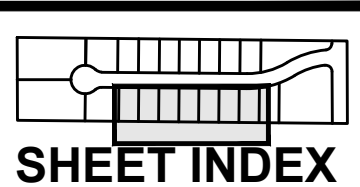
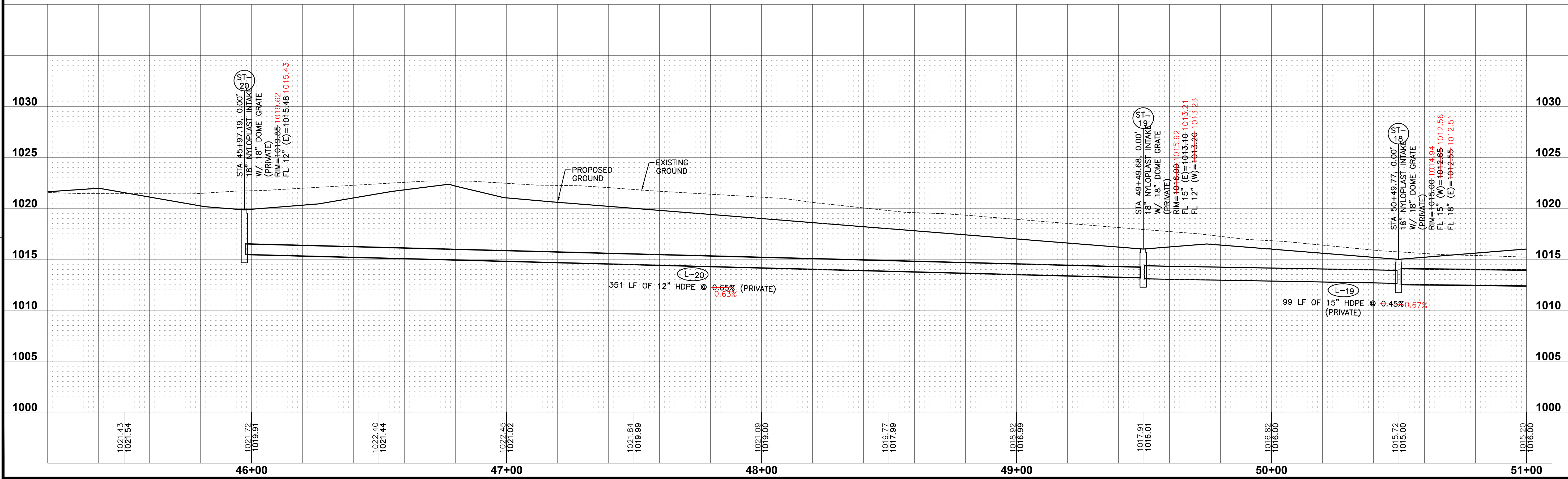
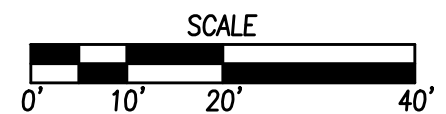
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CHECKED BY: JMM



PRIVATE STORM SEWER
TO BE OWNED AND MAINTAINED
BY THE HOMEOWNER'S
ASSOCIATION.



DATE	
12/09/2022	AS-BUILT SUBMITTAL
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05/04/2021	2ND SUBMITTAL
04/12/2021	1ST SUBMITTAL

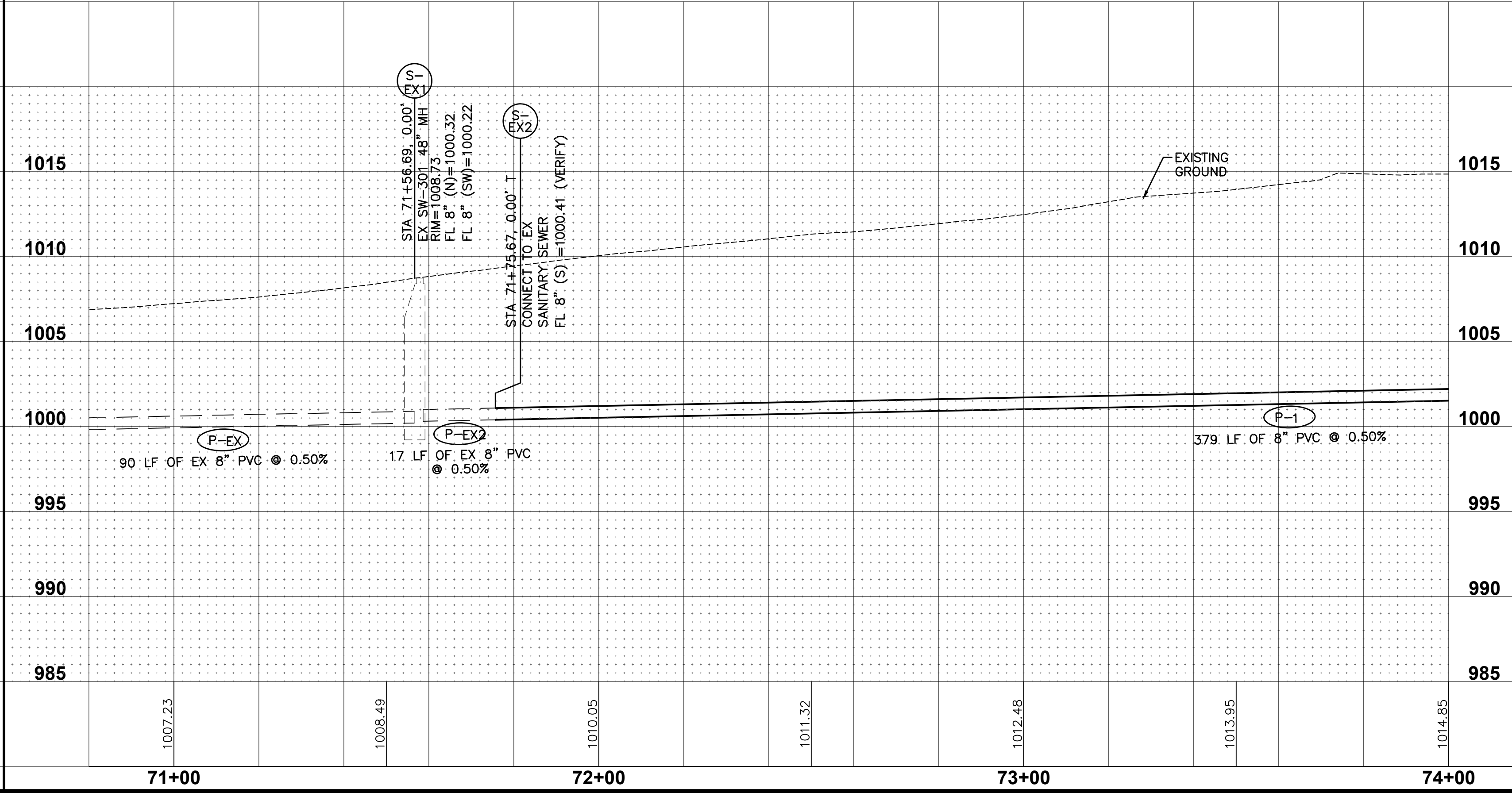
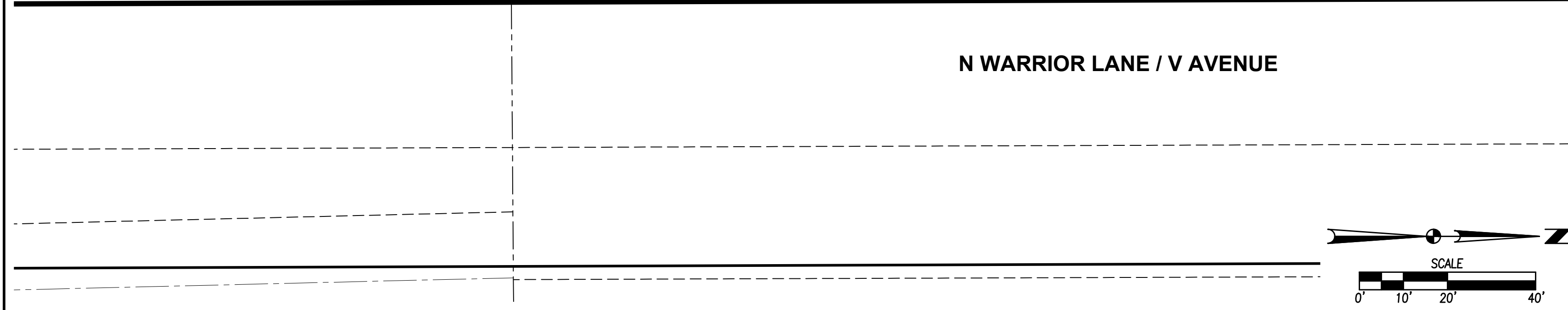
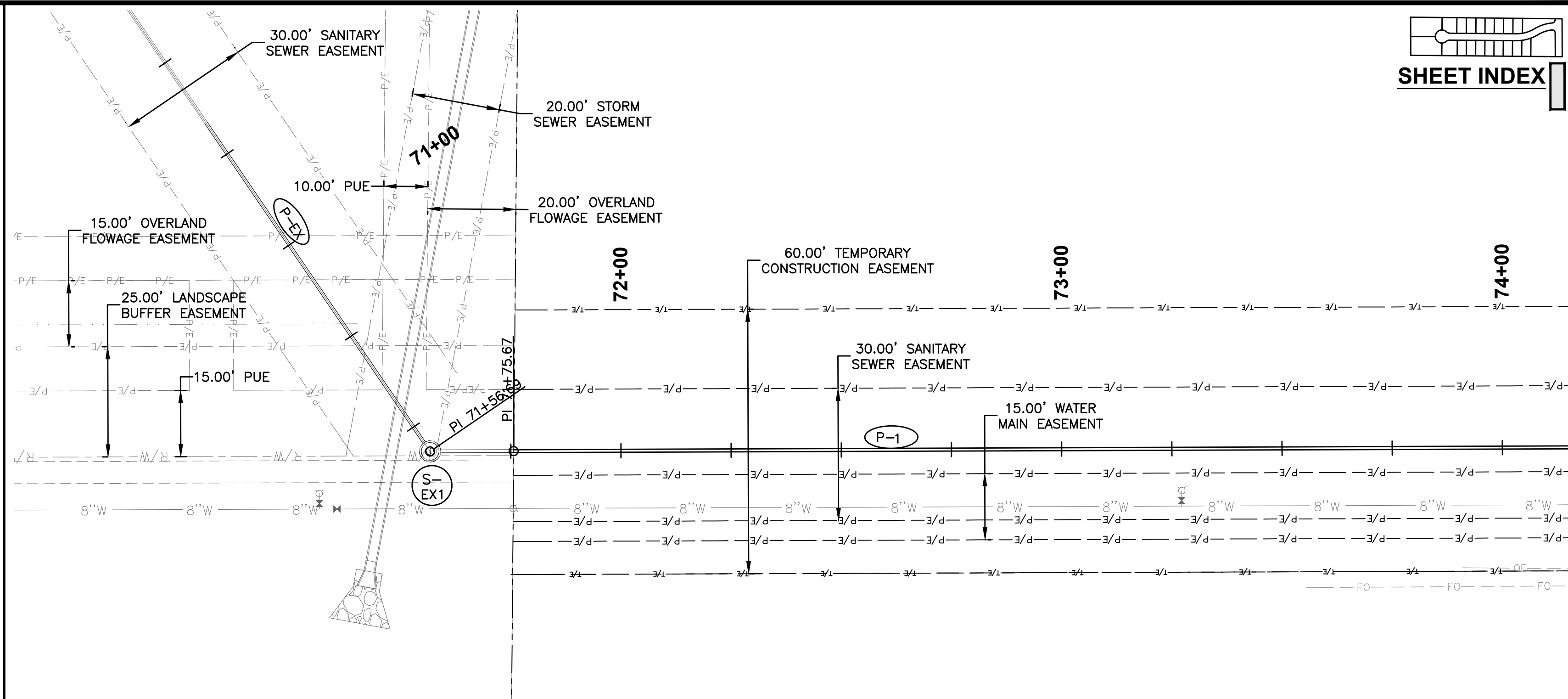
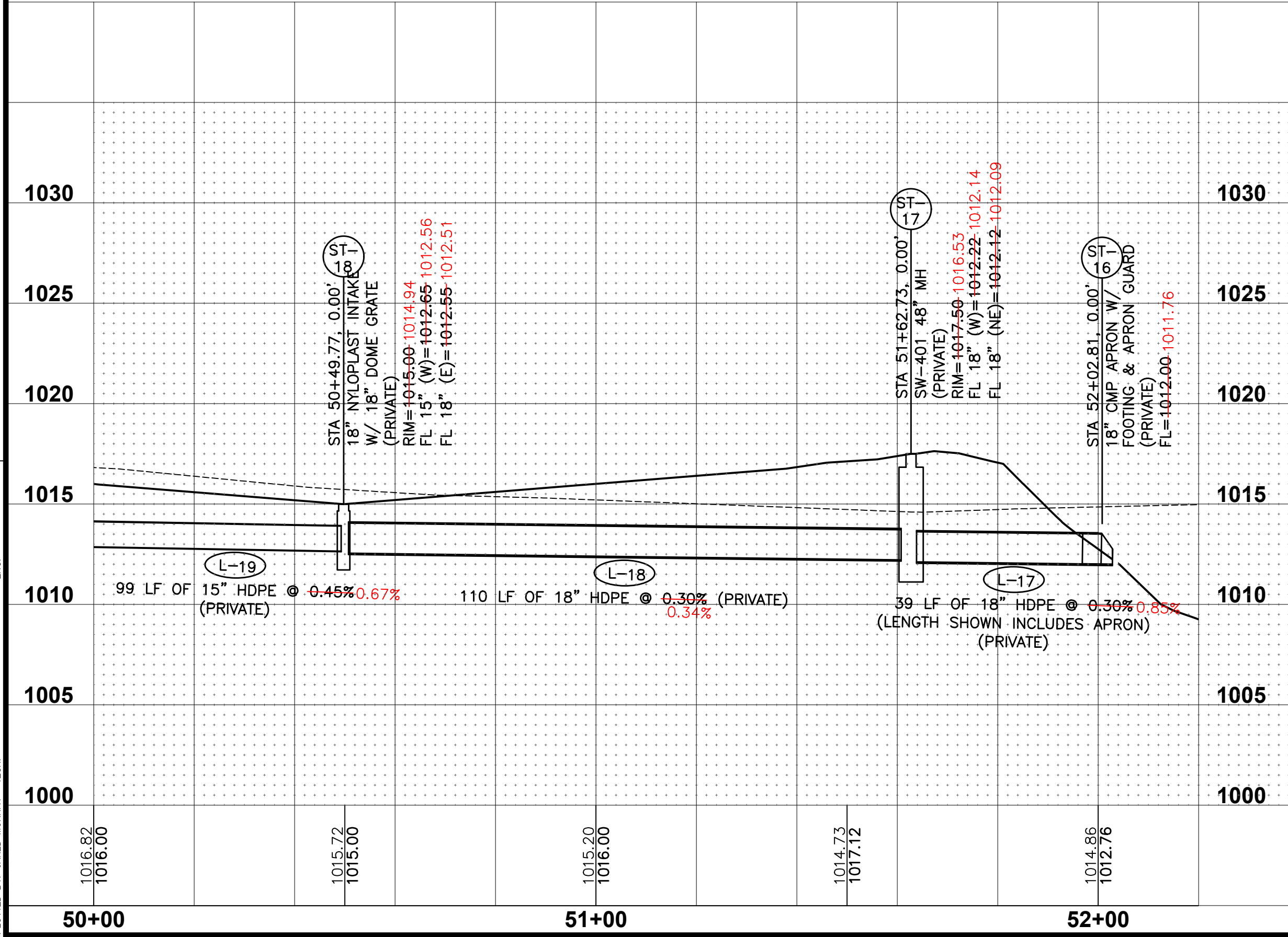
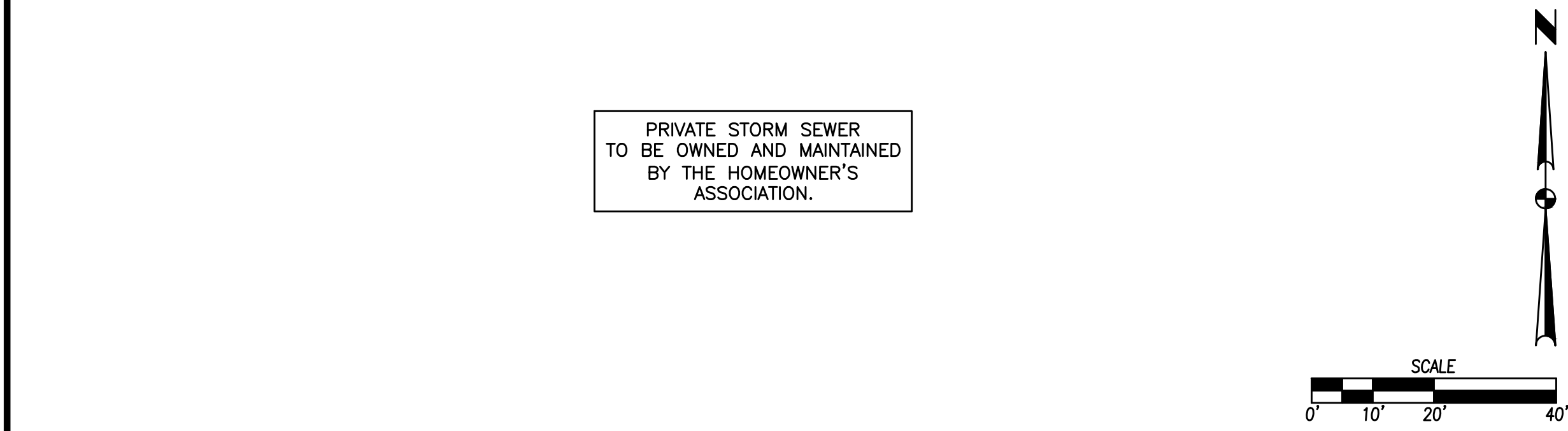
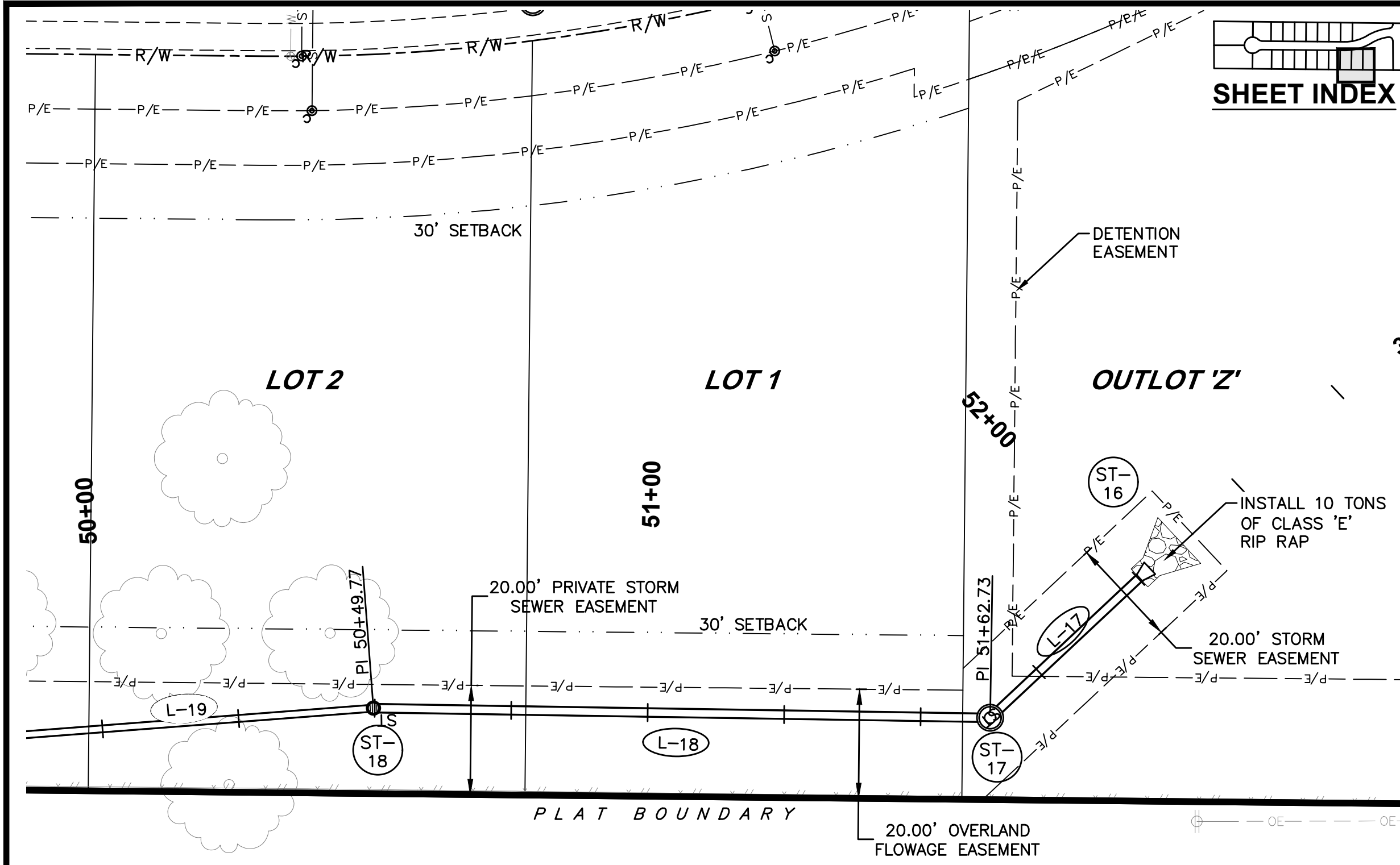
REVISIONS	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH: CWO

ENGINEER: JMM	
CIVIL DESIGN ADVANTAGE	

CASTLE RANCH PLAT 1	
STORM & SANITARY PLAN AND PROFILE	

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CASTLE RANCH PLAT 1
STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

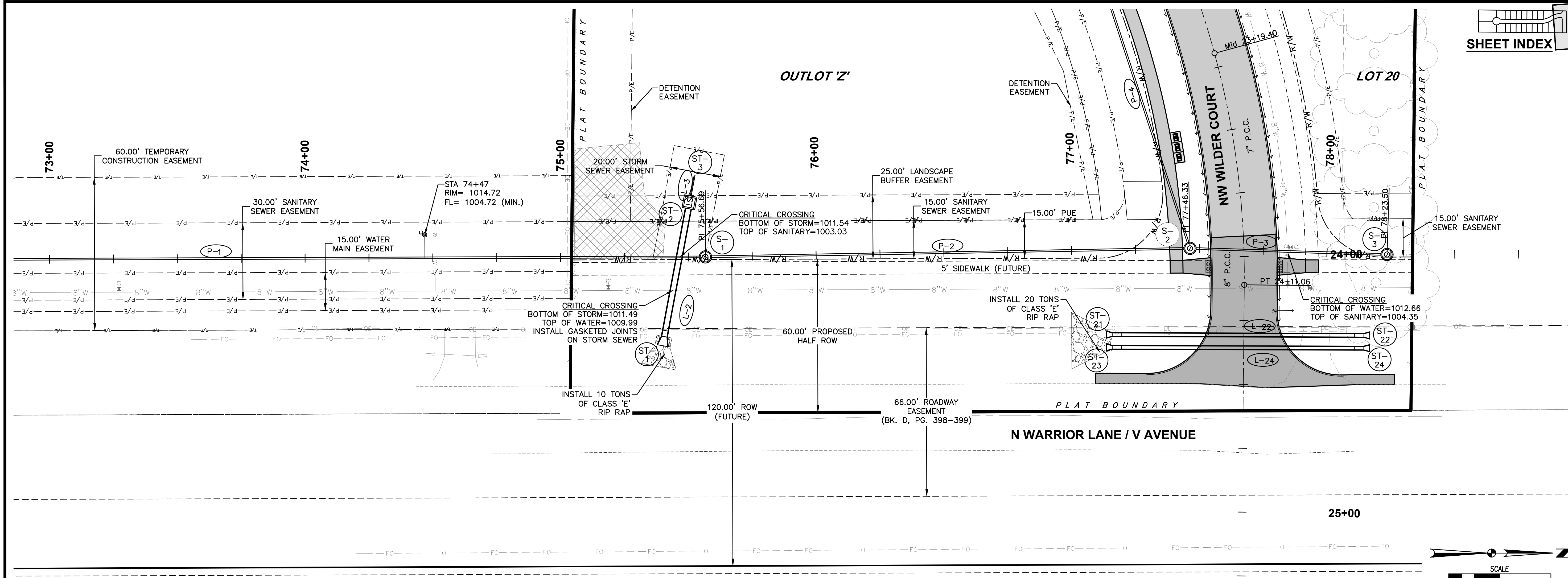
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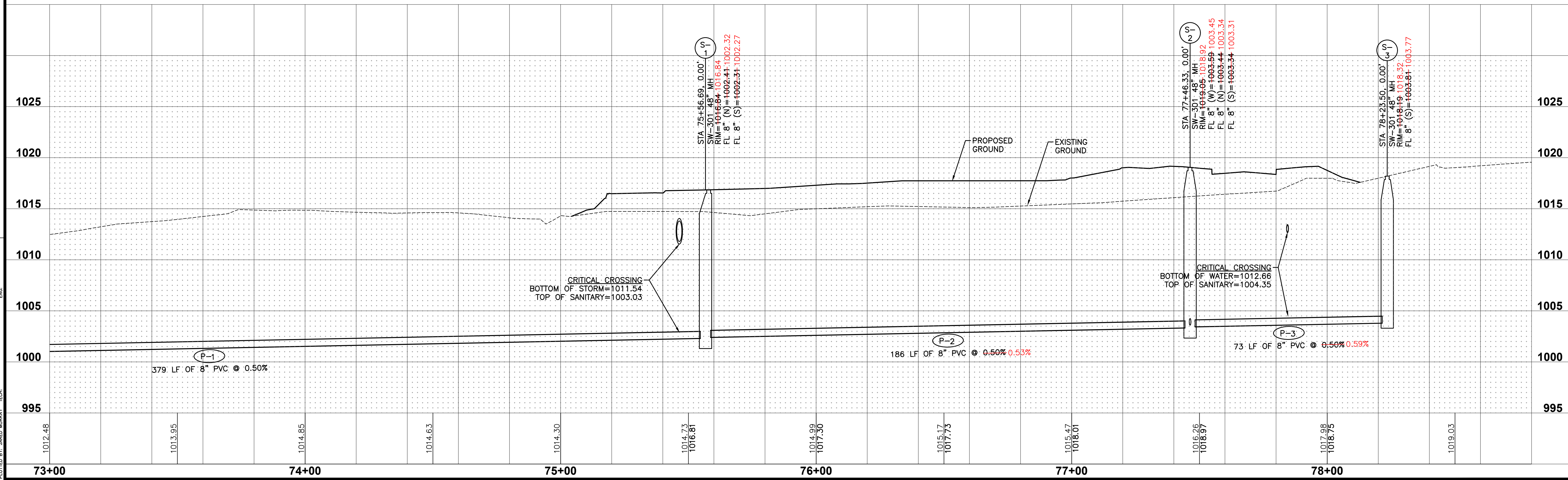
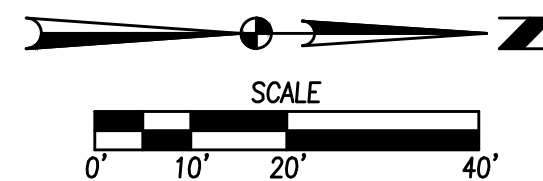
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SHEET INDEX



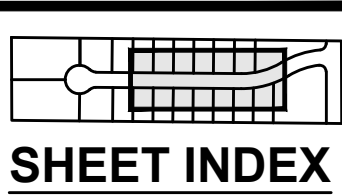
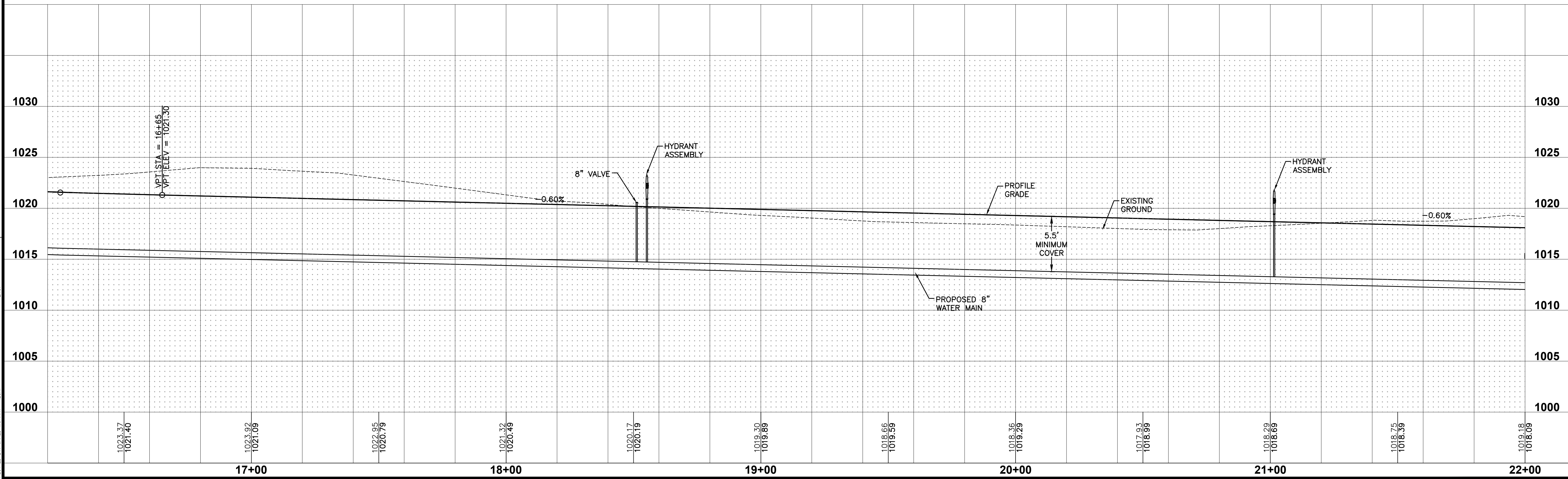
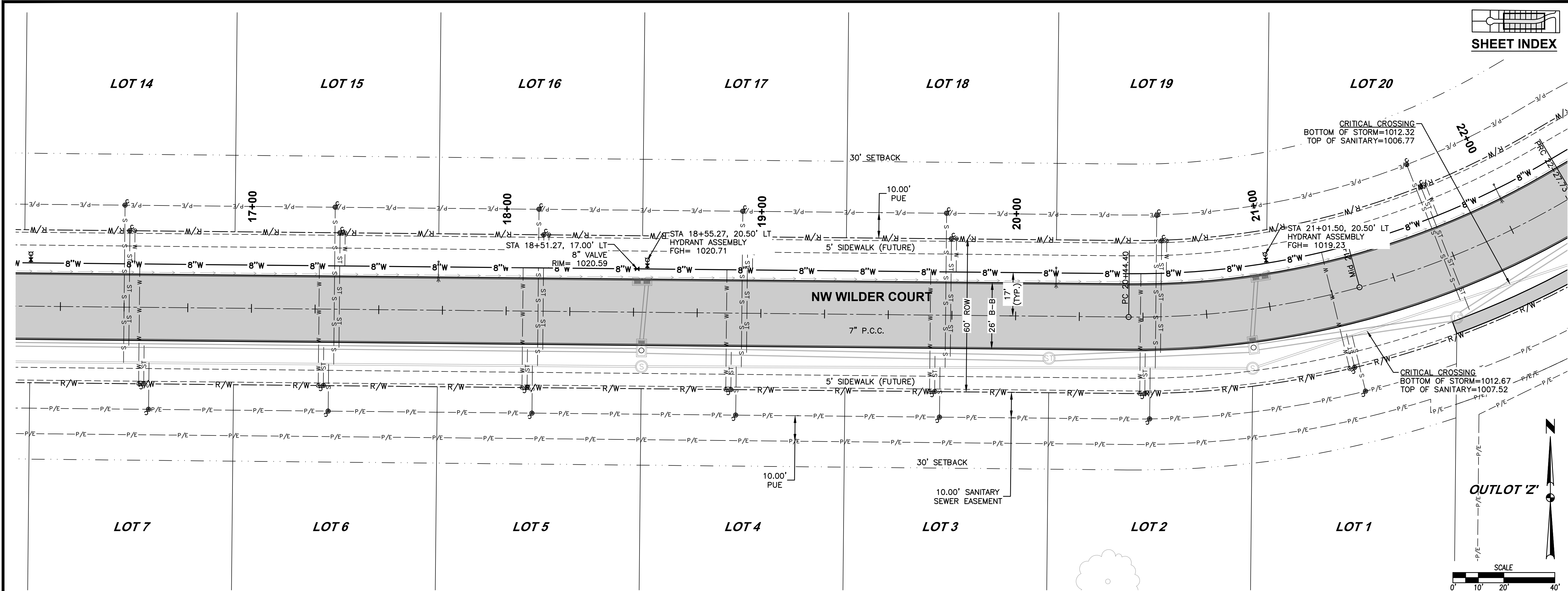
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CASTLE RANCH PLAT 1
STORM & SANITARY PLAN AND PROFILE
WAUKEE, IOWA

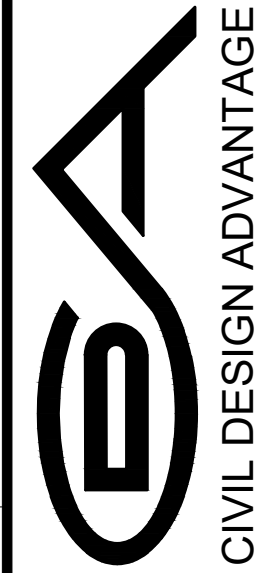
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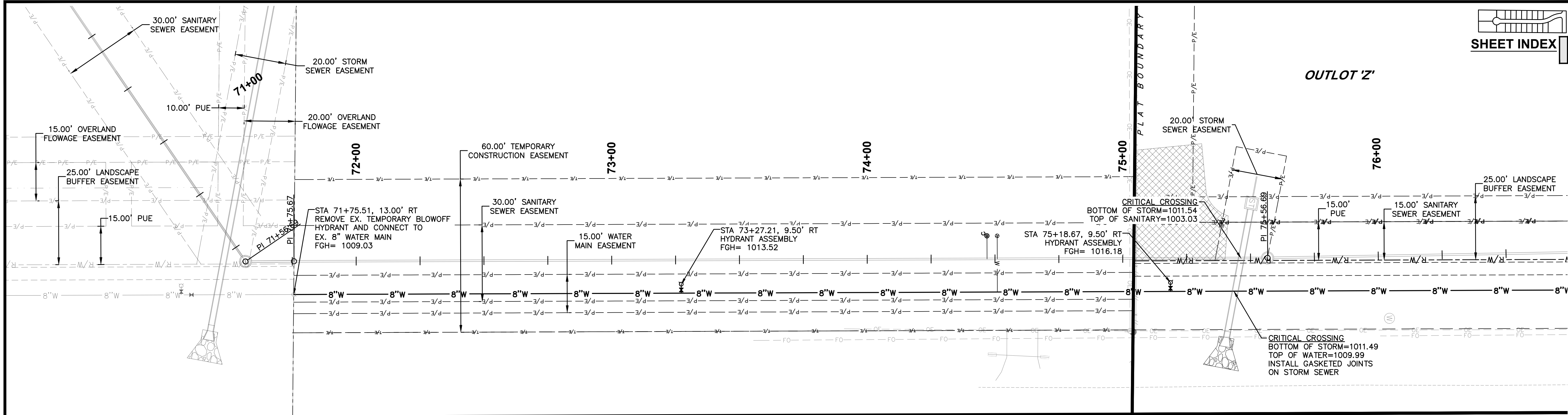


WAUKEE, IOWA

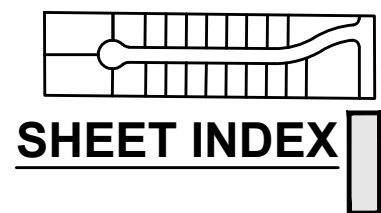
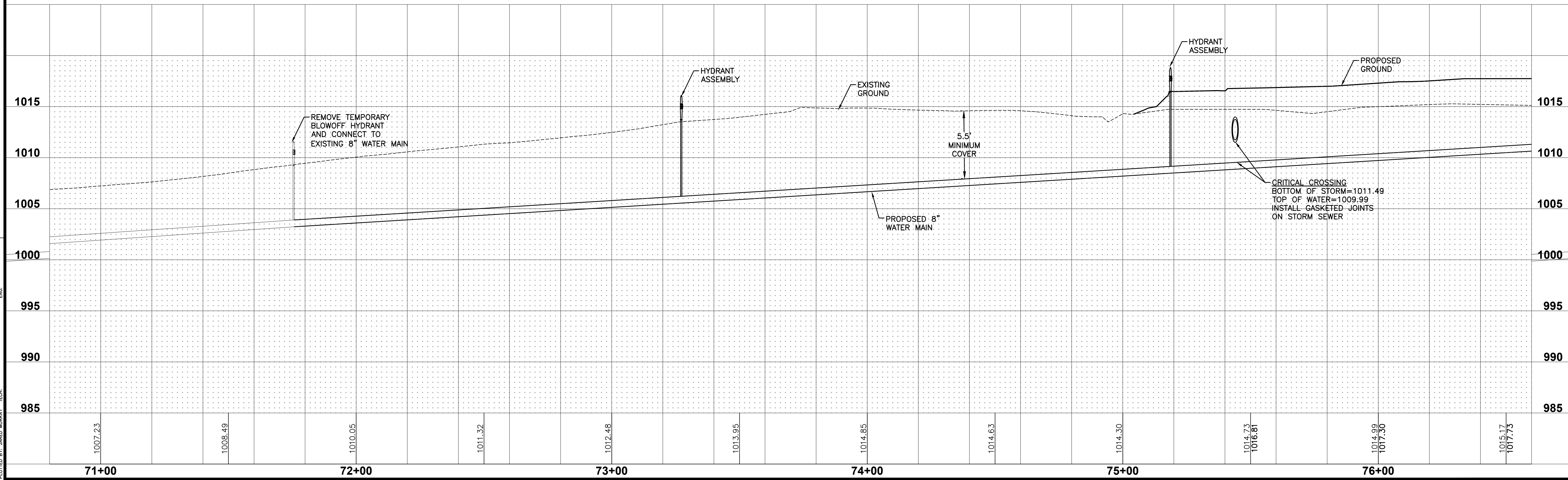
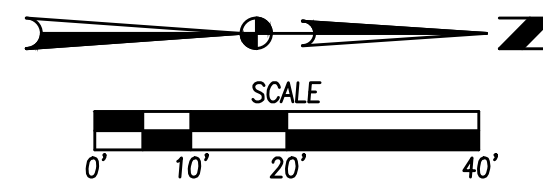
CASTLE RANCH PLAT 1

WATER MAIN PLAN AND PROFILE

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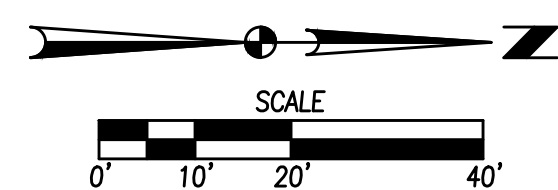
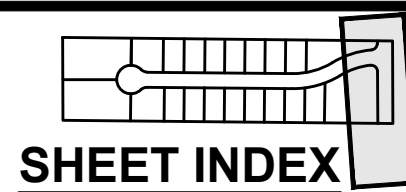


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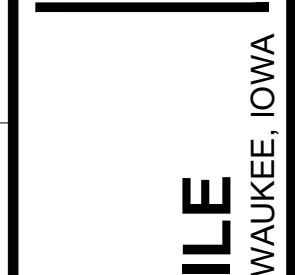
CASTLE RANCH PLAT 1
WATER MAIN PLAN AND PROFILE
WAUKEE, IOWA

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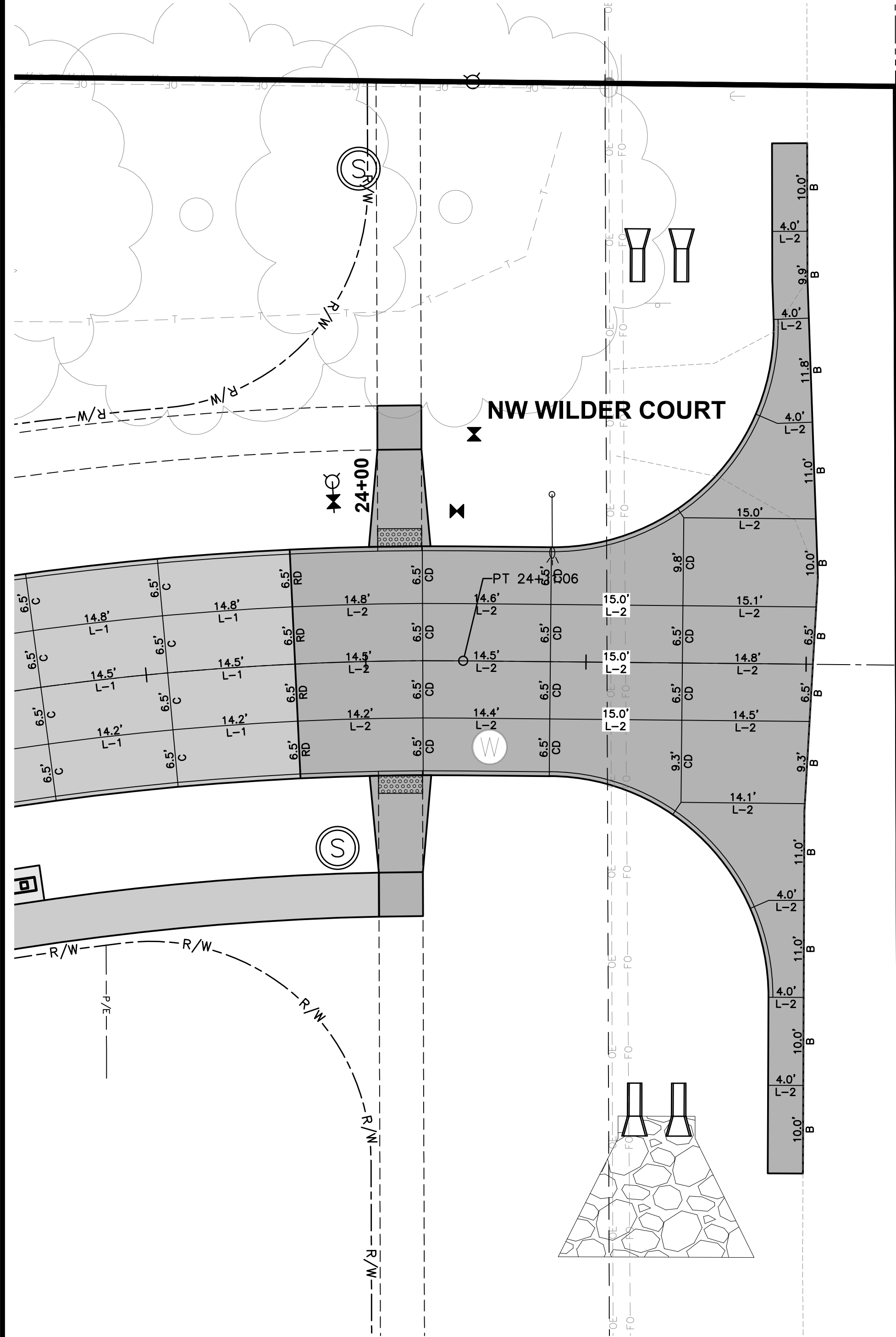


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ENGINEER: JMM	TECH: CWO
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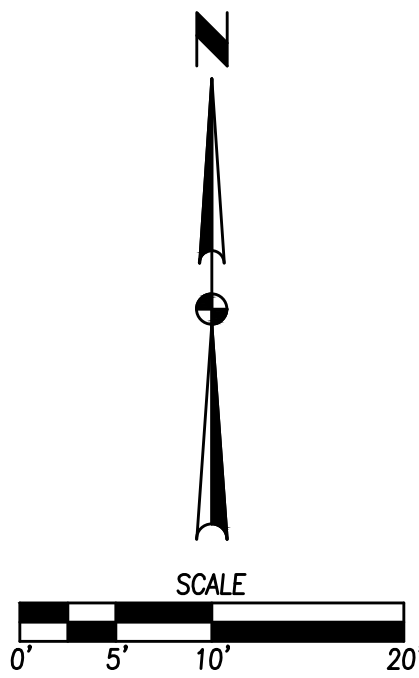
CASTLE RANCH PLAT 11 WATER MAIN PLAN AND PROFILE



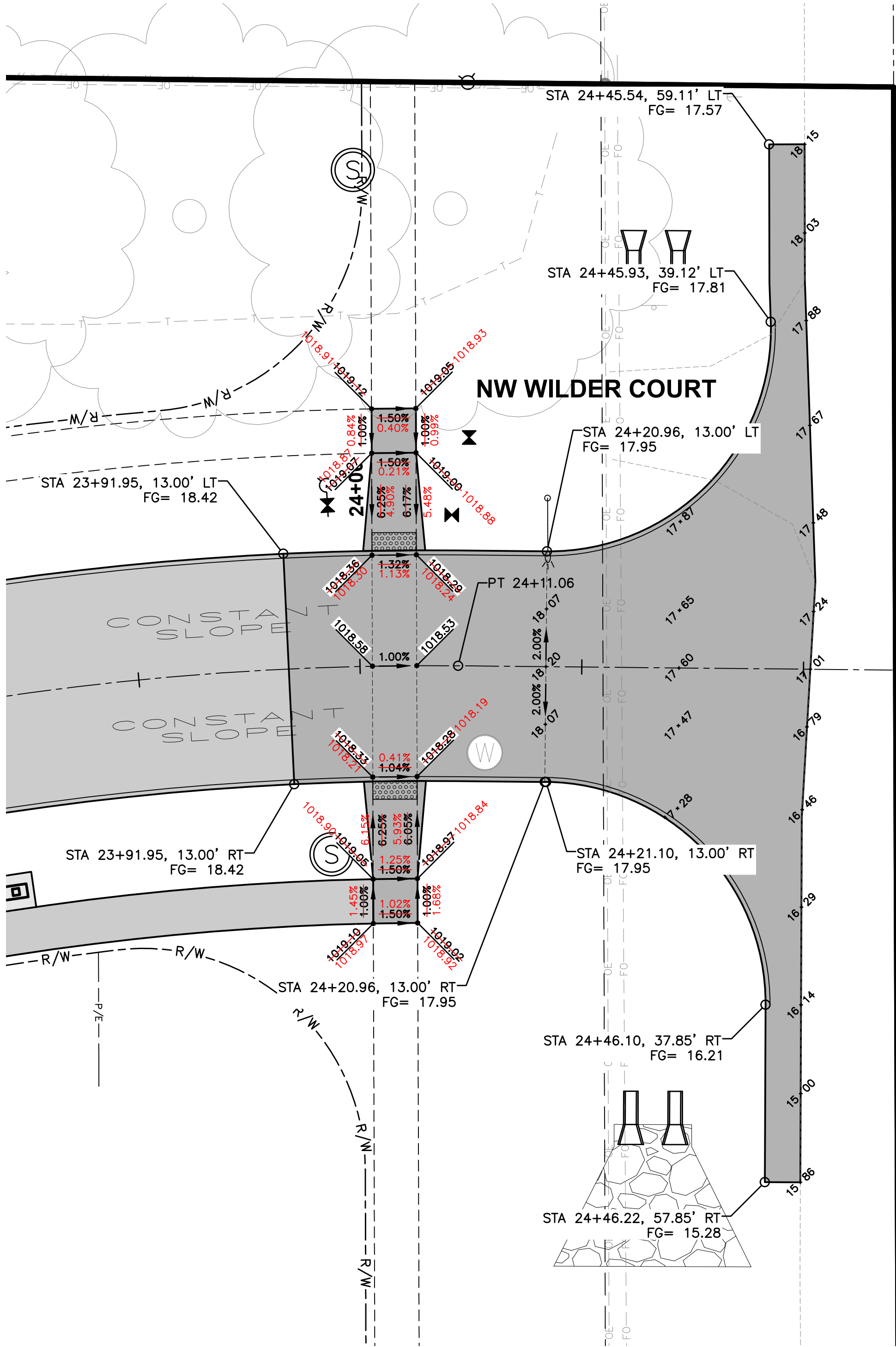
JOINTING LAYOUT

N WARRIOR / V AVENUE

25+00



- 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.



GEOMETRICS AND STAKING LAYOUT

N WARRIOR / V AVENUE

25+00

DATE	REVISIONS
12/09/2022	AS-BUILT SUBMITTAL
06/10/2021	FINAL SUBMITTAL
05/13/2021	3RD SUBMITTAL
05/04/2021	2ND SUBMITTAL
04/12/2021	1ST SUBMITTAL