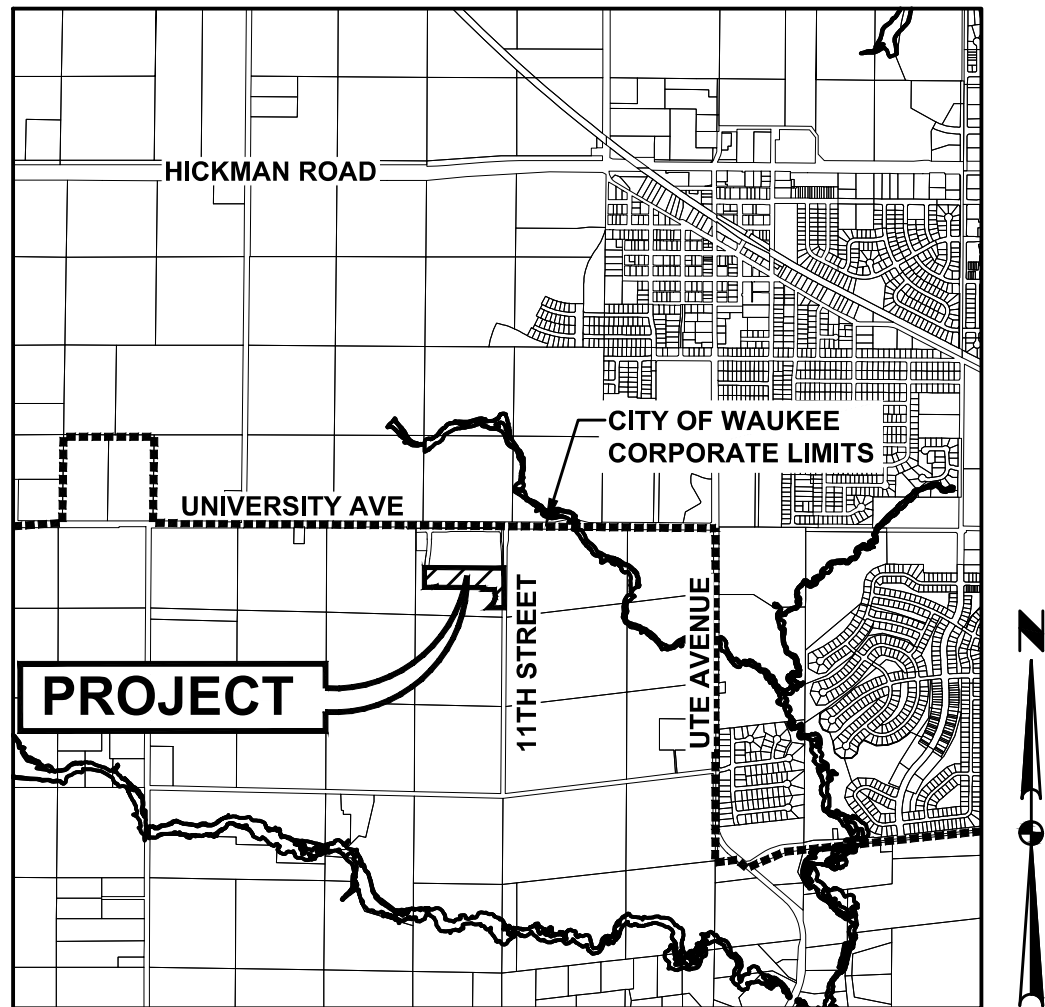


CONSTRUCTION PLANS FOR: REMINGTON POINTE PLAT 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER / APPLICANT

PHILLIPS-HAMILTON, INC
PO BOX 500
NEVADA, IOWA 50201

APPLICANT

LANDMARK COMPANIES INC.
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: AARON SPENCER
PH: (515) 986-5994
EMAIL: ASPENCER@LMCOMPANIES-INC.COM

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

DATE OF SURVEY:

OCTOBER 26, 2022

SUBMITTALS

FIRST SUBMITTAL: 01/24/2023
SECOND SUBMITTAL: 03/07/2023
THIRD SUBMITTAL: 03/23/2023
FOURTH SUBMITTAL: 04/24/2023
AS-BUILT SUBMITTAL: 12/22/2023

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

BENCHMARK

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

SPRING 2023 - FALL 2023

DEVELOPMENT SUMMARY

TOTAL AREA OF PLAT 2 = 12.09 ACRES (526,544 SF)

NOTES

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

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 & LANDSCAPING PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENT CONTROL PLAN
9-17	STORM & SANITARY SEWER PLAN AND PROFILE
18-22	WATER MAIN PLAN AND PROFILE
23-24	INTERSECTION DETAILS

LEGAL DESCRIPTION

A PART OF PARCEL "22-148" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, BEING A PART OF GOVERNMENT LOT 1 AND A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH OF THE 5TH P.M., ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "22-148"; THENCE NORTH 88°57'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL "22-148", A DISTANCE OF 263.28 FEET; THENCE NORTH 44°44'15" EAST, 122.62 FEET; THENCE NORTH 22°28'32" EAST, 73.55 FEET; THENCE NORTH 04°37'24" EAST, 44.59 FEET; THENCE NORTH 08°49'10" WEST, 44.59 FEET; THENCE NORTH 04°47'03" WEST, 70.39 FEET; THENCE NORTH 88°45'35" WEST, 195.00 FEET; THENCE NORTH 01°14'25" EAST, 30.00 FEET; THENCE NORTH 88°45'35" WEST, 803.67 FEET; THENCE NORTH 10°51'32" WEST, 15.01 FEET; THENCE SOUTH 79°08'28" WEST, 70.00 FEET; THENCE NORTH 88°45'35" WEST, 119.54 FEET; THENCE NORTH 01°14'25" EAST, 135.00 FEET; THENCE NORTH 88°45'35" WEST, 16.82 FEET TO THE WEST LINE OF SAID PARCEL "22-148"; THENCE NORTH 01°14'25" EAST ALONG SAID WEST LINE, 205.00 FEET; THENCE SOUTH 88°45'35" EAST, 1361.60 FEET TO THE EAST LINE OF SAID PARCEL "22-148"; THENCE SOUTH 00°25'17" WEST ALONG SAID EAST LINE, 685.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.09 ACRES (526,545 SQUARE FEET).

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

AS-BUILT DRAWINGS

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

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.

GENERAL LEGEND

PROPOSED

SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	---R/W---
PERMANENT EASEMENT	---P/E---
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
TOP OF PROPOSED GROUND	TG
MINIMUM OPENING ELEVATION	MOE
MINIMUM GRADE AT EXPOSED STRUCTURE	MGS

EXISTING

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

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (DATED FEBRUARY 7, 2023; #232012RPL)

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 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2023 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322

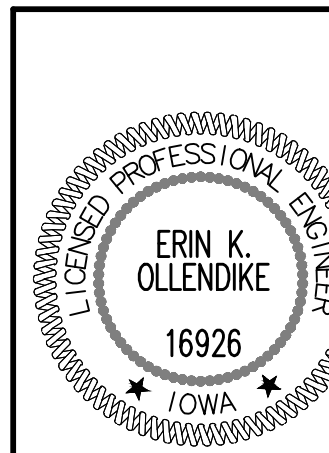
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2211.767



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.

Erin K. Ollendike

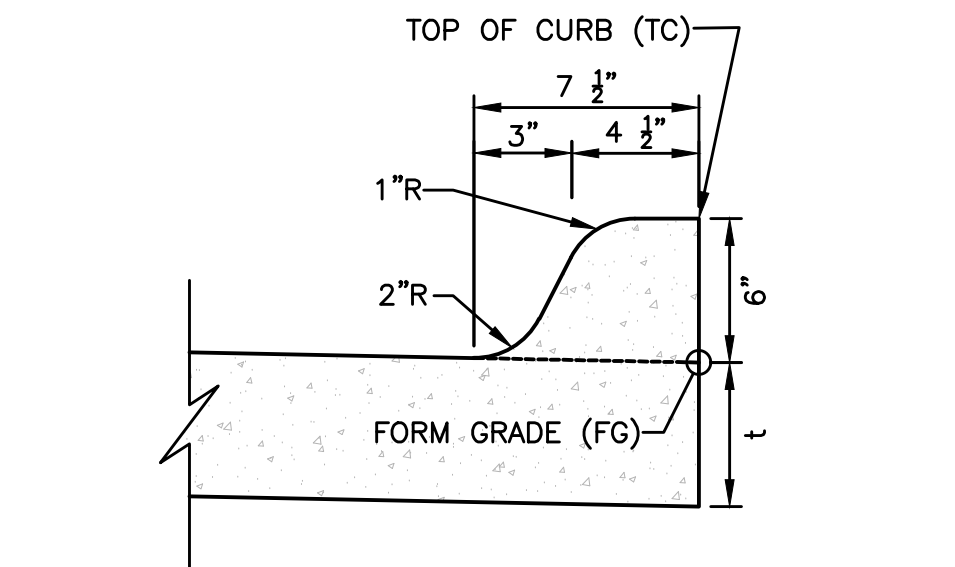
ERIN K. OLLENDIKE, P.E.

12/22/2023

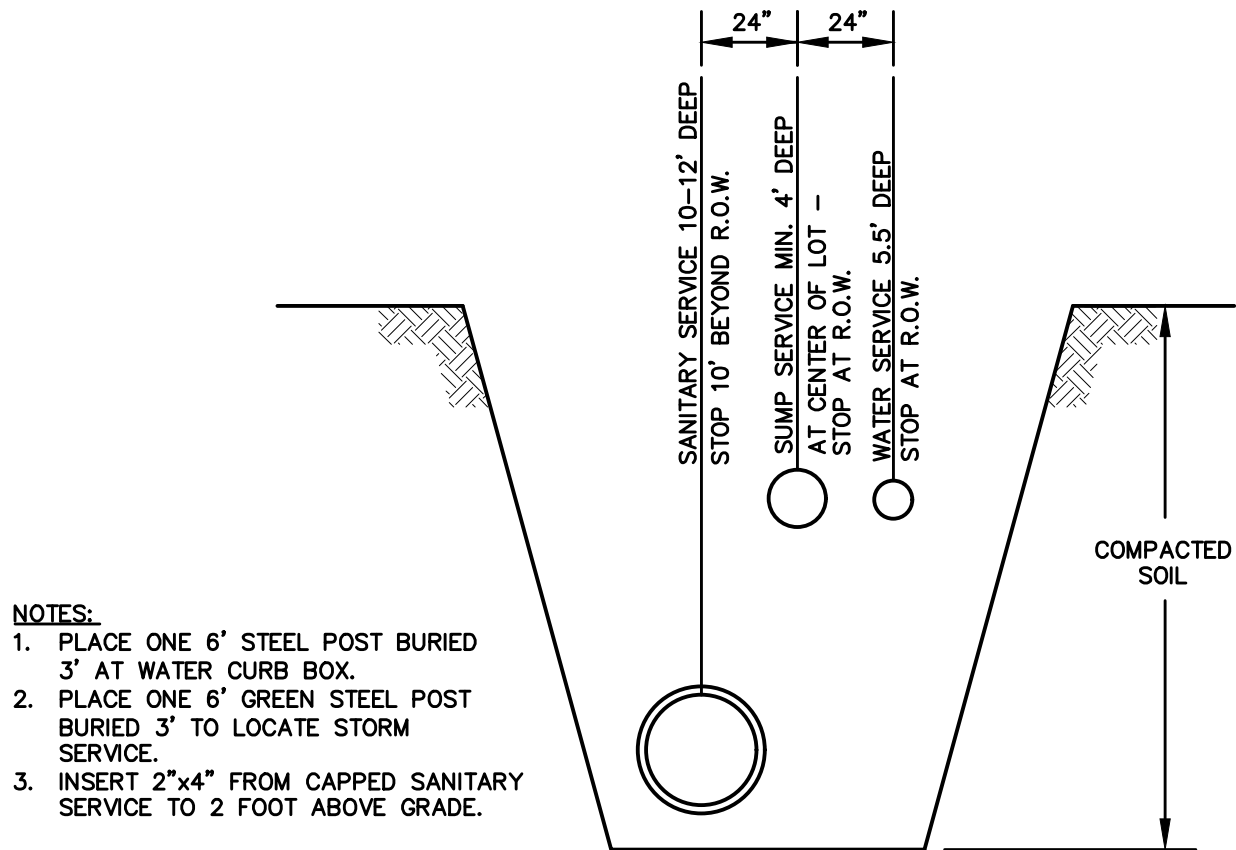
DATE

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

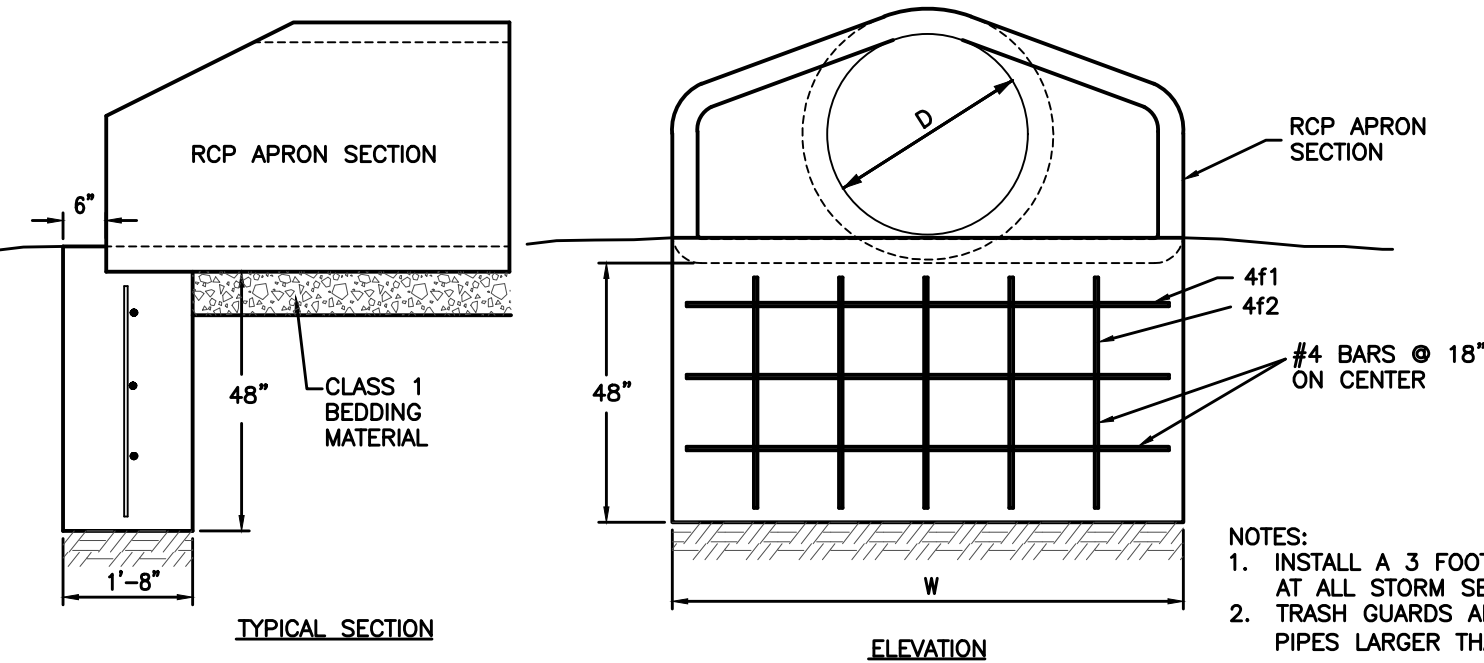
ALL SHEETS



INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL
NOT TO SCALE



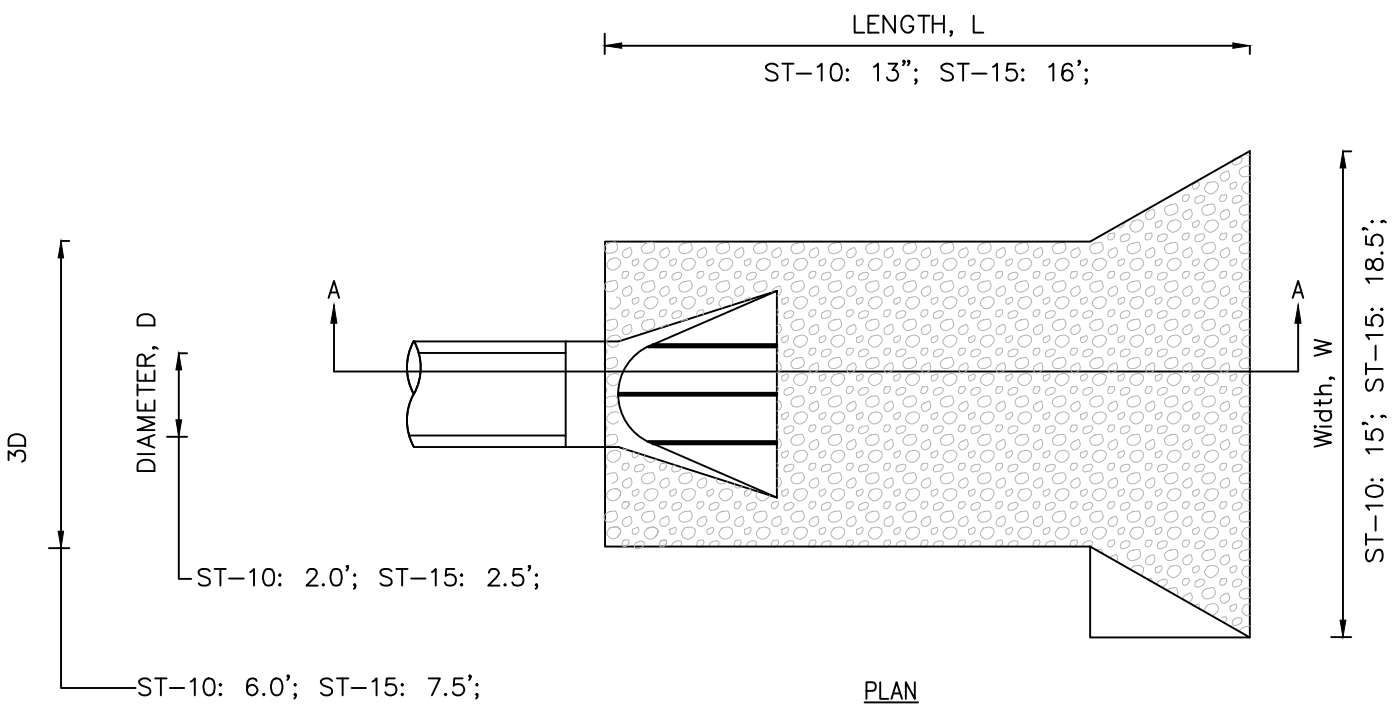
SERVICE LOCATION DETAIL
NOT TO SCALE



- NOTES:**
1. INSTALL A 3 FOOT CLAY WATER STOP AT ALL STORM SEWER OUTLETS.
 2. TRASH GUARDS ARE NOT REQUIRED ON PIPES LARGER THAN 48" IN DIAMETER.

RCP APRON FOOTING DETAIL
NOT TO SCALE

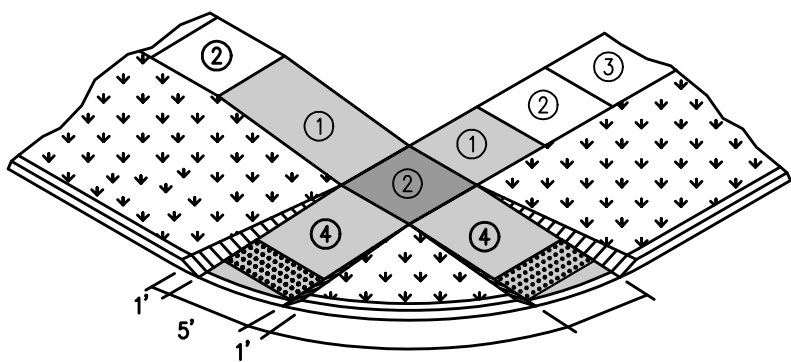
D	W	Mark	Size	Length	Count
12"	2'-4"	4F1	4	2'-0"	3
4F2	4	3'-8"	2		
15"	2'-10"	4F1	4	2'-8"	3
4F2	4	3'-8"	2		
18"	3'-5"	4F1	4	3'-1"	3
4F2	4	3'-8"	3		
24"	4'-6"	4F1	4	4'-2"	3
4F2	4	3'-8"	3		
30"	5'-7"	4F1	4	5'-3"	3
4F2	4	3'-8"	4		
36"	6'-8"	4F1	4	6'-4"	3
4F2	4	3'-8"	5		
42"	7'-3"	4F1	4	6'-11"	3
4F2	4	3'-8"	5		



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

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE

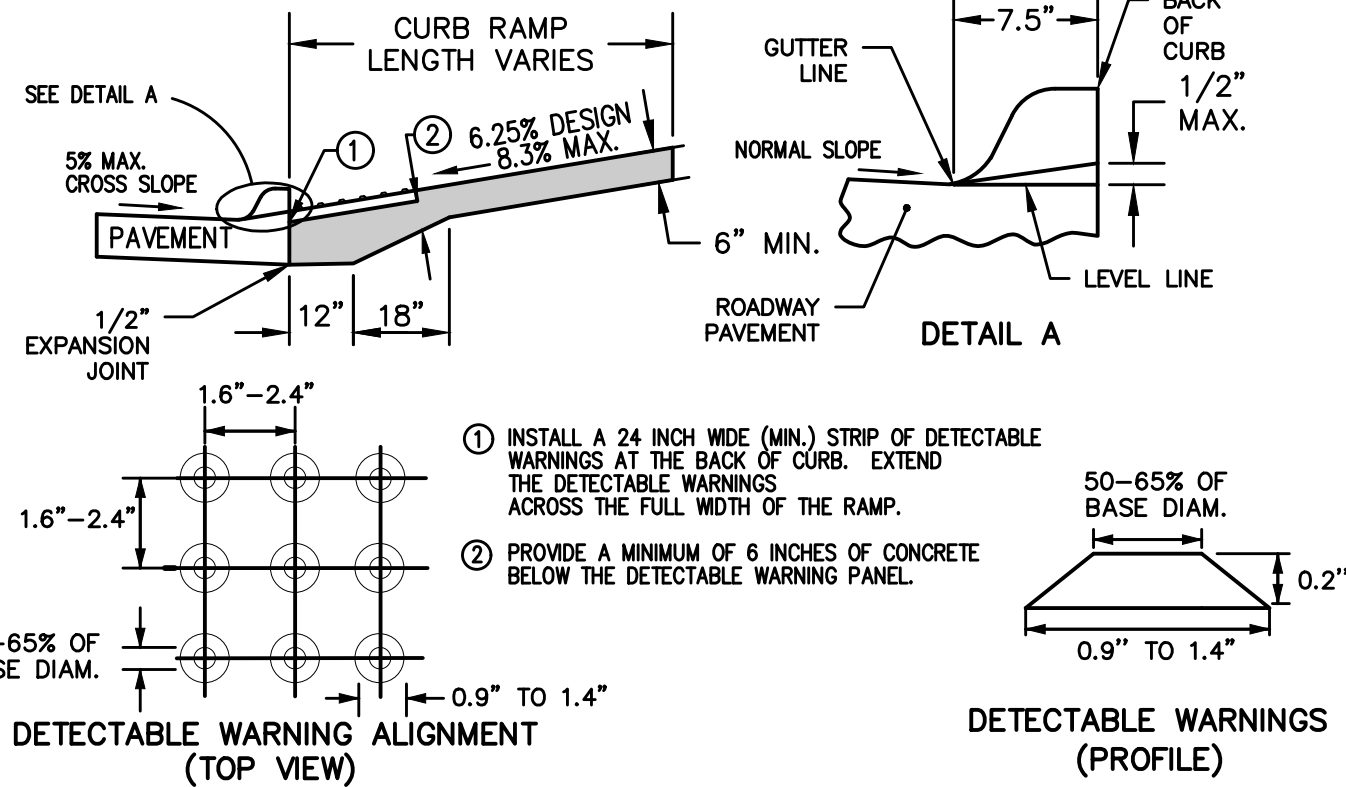
- Key**
- CURB RAMP
 - TURNING SPACE
 - DETECTABLE WARNING



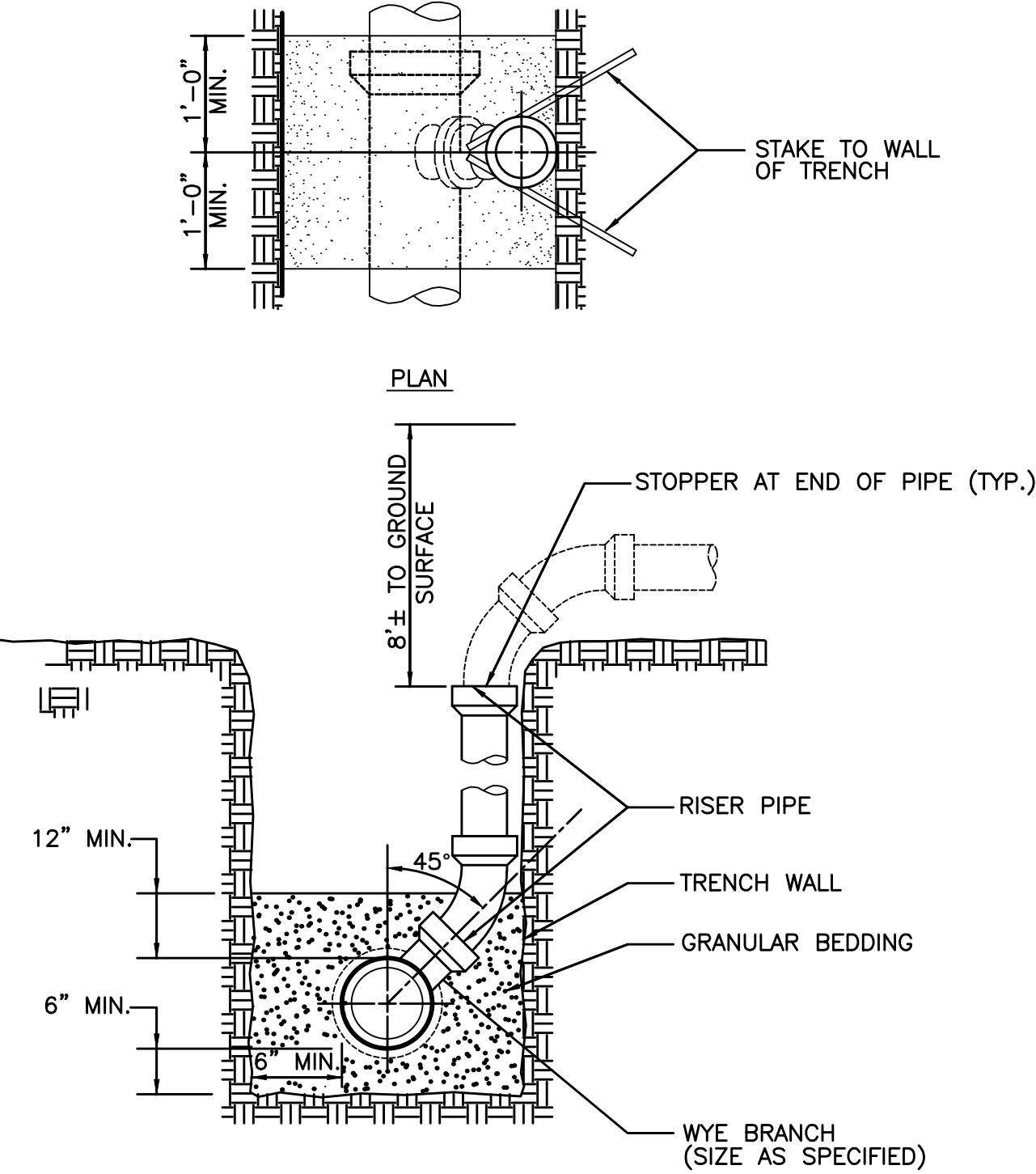
CURB RAMP FOR CLASS B OR C SIDEWALKS
NOT TO SCALE

- ① Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- ② Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 5 feet by 5 feet.
- ③ Target cross-slope of 1.5% with a maximum cross-slope of 2.0%.
- ④ Perpendicular curb ramp: Target running slope of 6.25% with maximum running slope of 8.3%.

The minimum pavement depth for ramps and landings shall be 6-inches.

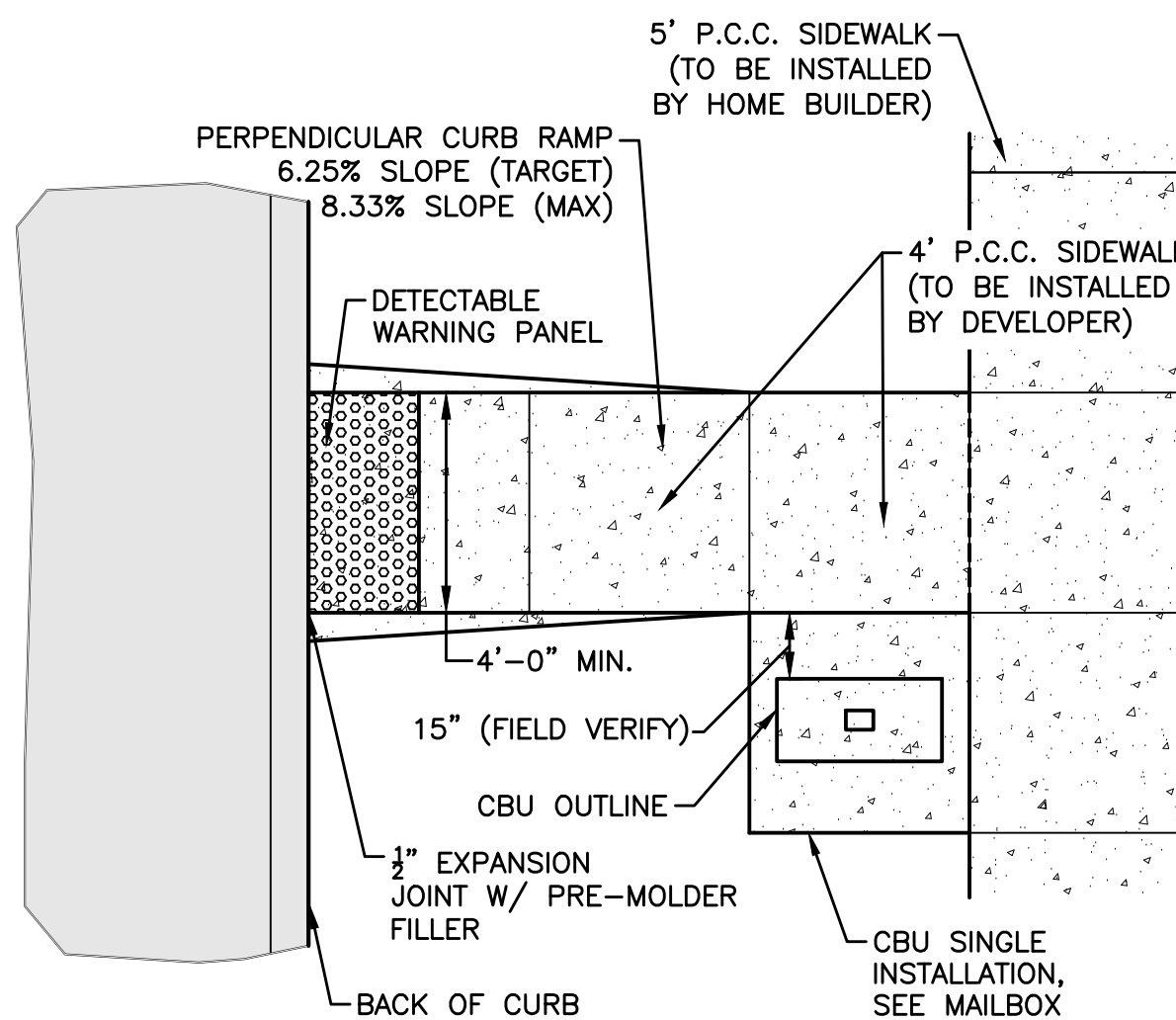


DETECTABLE WARNING DETAIL
NOT TO SCALE



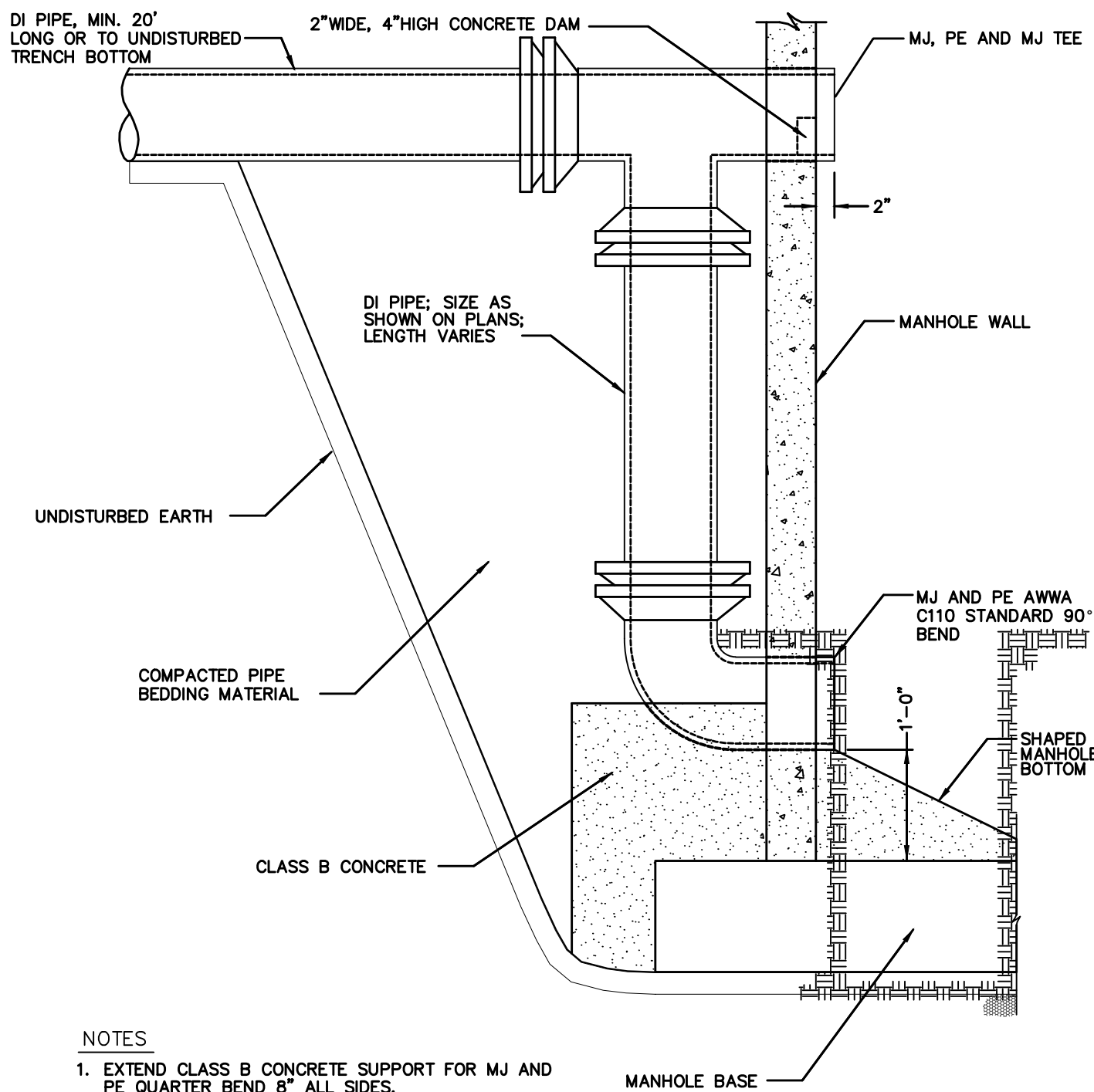
- NOTES**
1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE
 2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

SANITARY SEWER SERVICE RISER
NOT TO SCALE



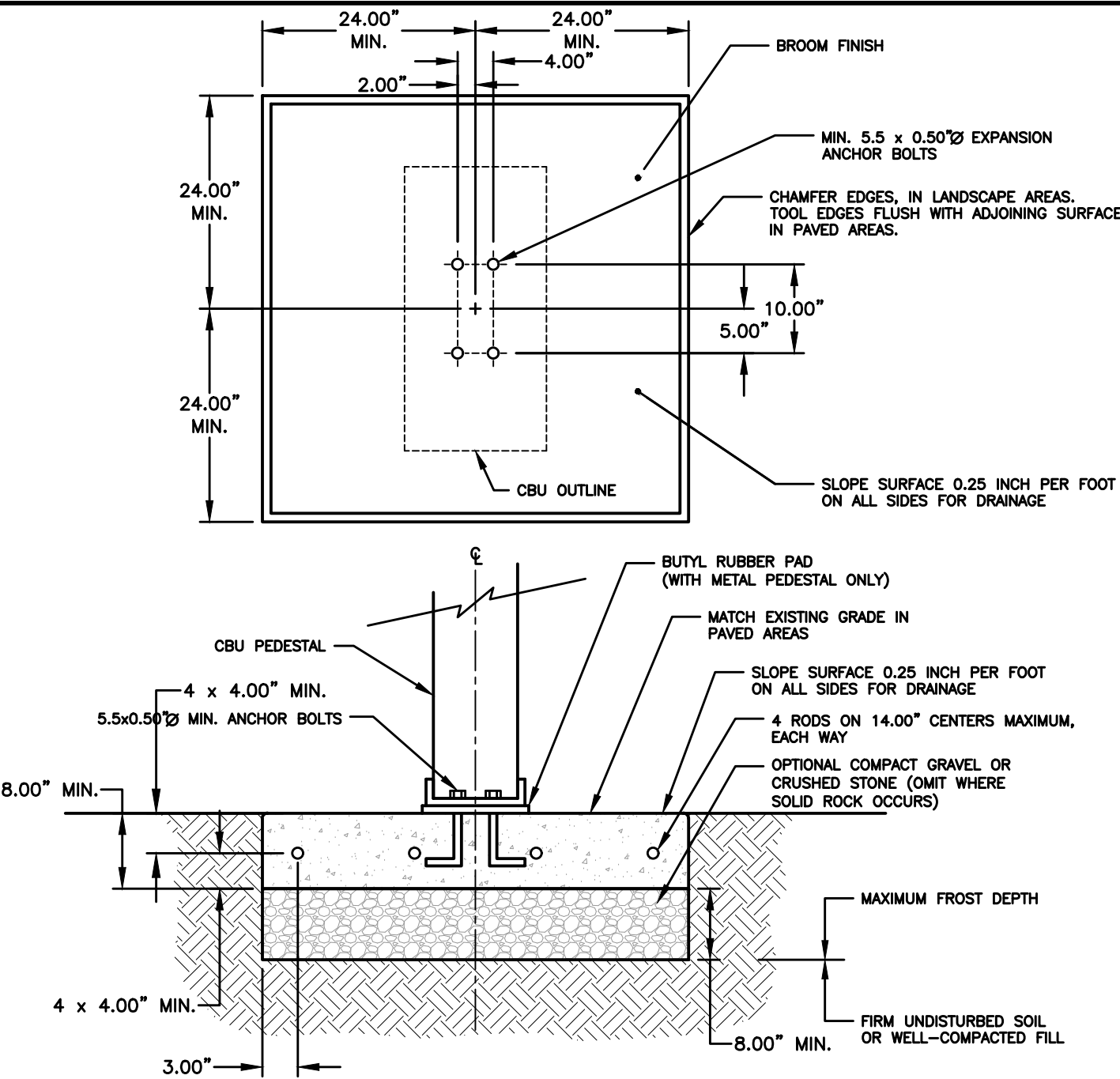
- INSTALLATION NOTE:**
1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
 2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
 3. DO NOT LOCATE: AT INTERSECTION.
 4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
 5. DETERMINE SIDEWALK SIDE OF MAILBOX PAD ELEVATION ASSUMING CONSTANT 4% SLOPE FROM BACK OF CURB TO SIDEWALK SIDE OF MAILBOX PAD. RESULTING SLOPE FROM BACK OF CURB TO STREET SIDE OF MAILBOX PAD WILL BE GREATER THAN 4%. FOR EXAMPLE, FOR A 29' WIDE PAVEMENT WITH A 60' WIDE R.O.W. AND A 2% MAILBOX PAD CROSS SLOPE, THE RESULTING SLOPE FROM THE BACK OF CURB TO THE STREET SIDE OF MAILBOX PAD IS 6.2%.

MAILBOX PAD DETAIL
NOT TO SCALE



- NOTES**
1. EXTEND CLASS B CONCRETE SUPPORT FOR MJ AND PE QUARTER BEND 8" ALL SIDES.
 2. USE ANSI A21.50 DUCTILE IRON PIPE; MINIMUM THICKNESS CLASS 52; COAT WITH STANDARD COATING INSIDE AND OUT.
 3. USE ANSI A21.10 MECHANICAL JOINT FITTINGS; 150 PSI PRESSURE RATING. COAT WITH STANDARD COATING INSIDE AND OUT.
 4. GROUT PIPE IN BLOCKOUT WITH NON-SHRINK GROUT IF PRECAST MANHOLE SECTION IS USED.
 5. DROP CONNECTIONS NOT PERMITTED ON 18" OR LARGER SEWER PIPE.

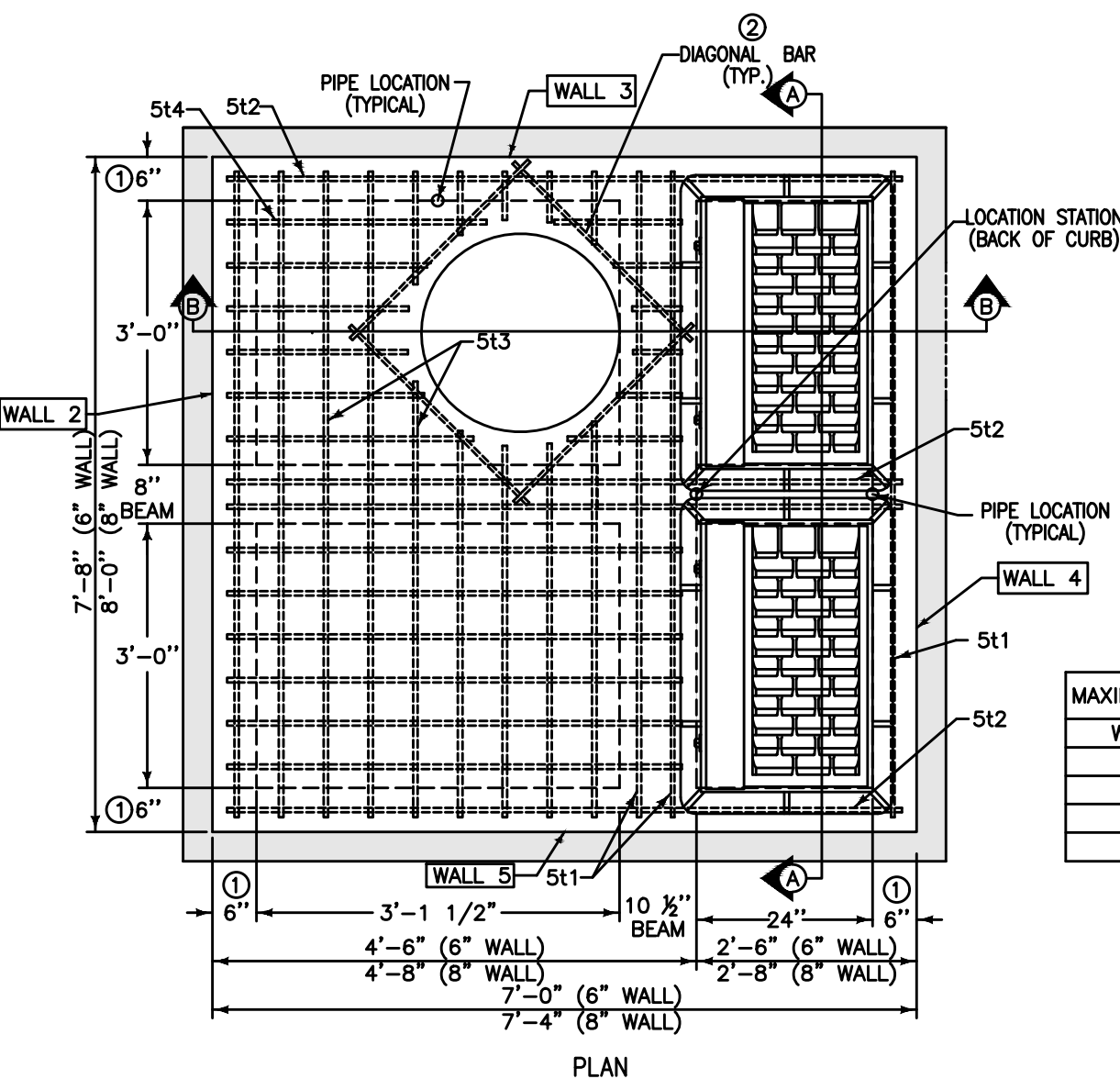
CITY OF WAUKEE OUTSIDE DROP CONNECTION
NOT TO SCALE



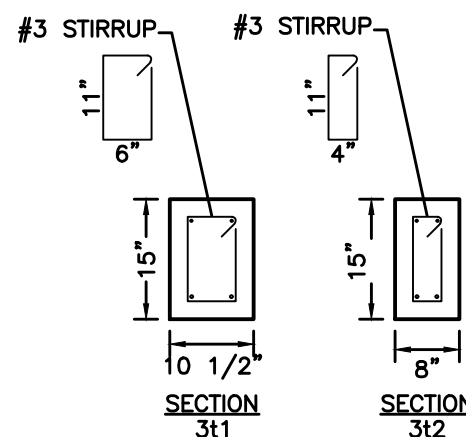
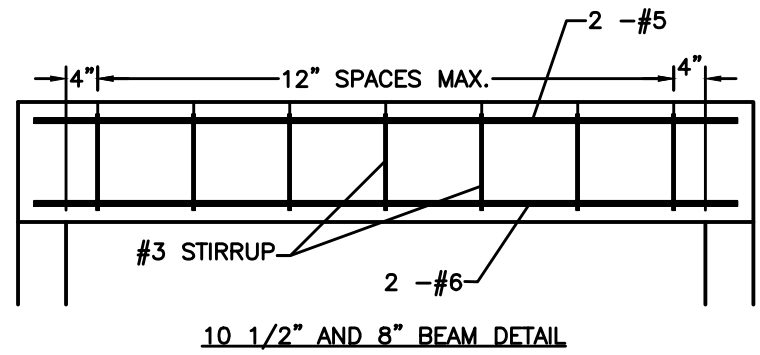
- NOTES:**
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - A. HILTI KWIK BOLT (WWW.HILTI.COM) II-1/2" DIAMETER X 5-1/2" OVERALL LENGTH, GALVANIZED, CATALOG # 000-453-698 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
 - C. RAIL STUD (WWW.RAIL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL
NOT TO SCALE

FILE: H:\2022\2211767\DWG\2211767-COV-BET-TAB PLAT 2-AS-BUILDINGS
PLOTED BY: JMM TECH. DATE: 12/22/2023 2:39 PM
PLOTED BY: JMM TECH. DATE: 12/22/2023 2:39 PM



MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"

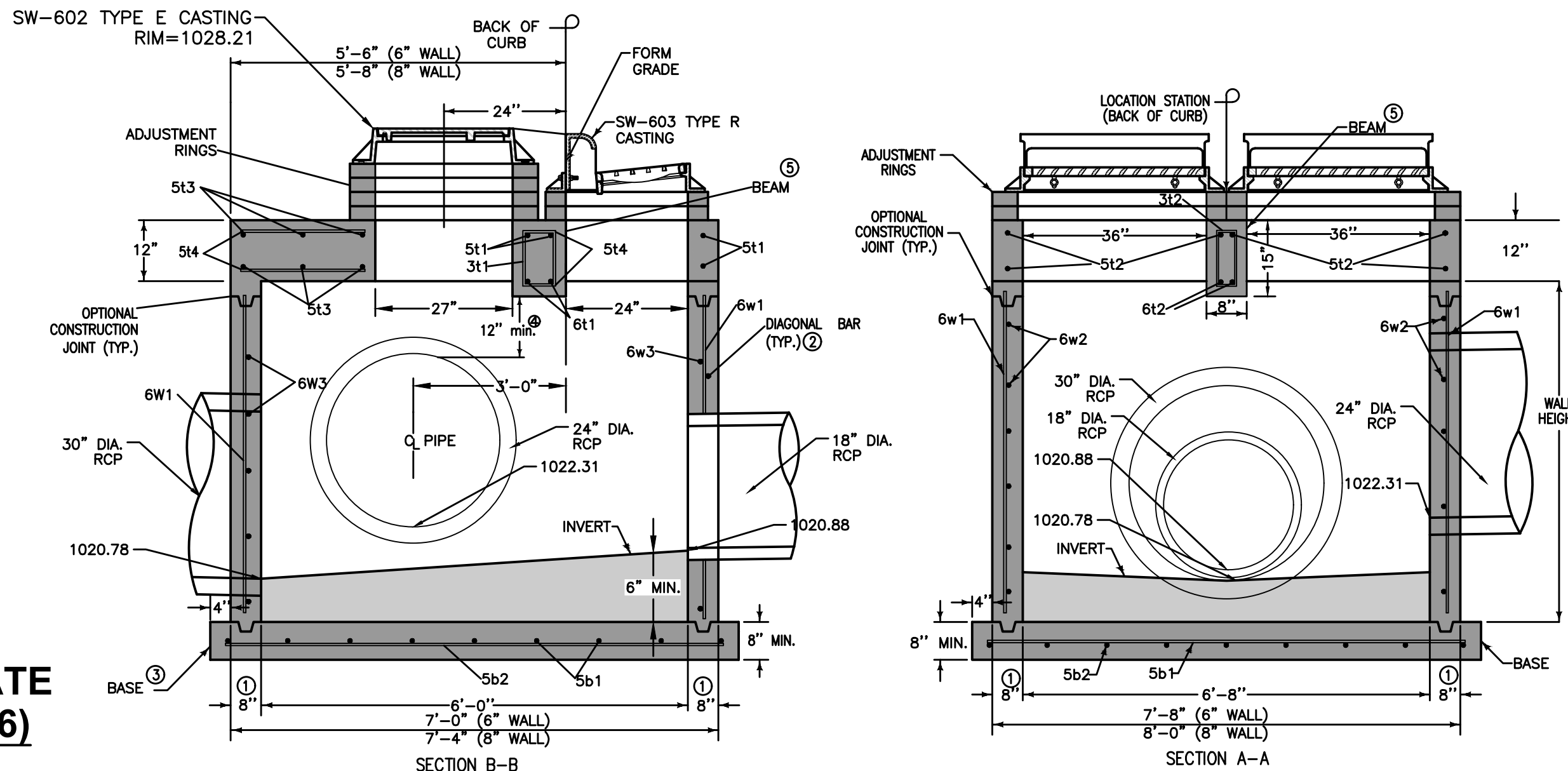


REINFORCING BAR LIST									
MARK	SIZE	LOCATION	SHAPE	COUNT	LENGTH	SPACING			
3t1	3	TOP		7	7	3'-2\"	3'-2\"	12\"	12\"
3t2	3	TOP		8	8	2'-10\"	2'-10\"	10 3/4\"	10 3/4\"
5b1	5	BASE		9	9	7'-10\"	8'-2\"	12 3/4\"	12 3/4\"
5b2	5	BASE		9	9	8'-2\"	8'-6\"	11 3/4\"	12 3/4\"
6w1	6	WALLS		30	30	WALL HEIGHT MINUS 4\"	12\"	12\"	12\"
6w2	6	WALLS		VARIES	VARIES	7'-8\"	8'-0\"	12\"	12\"
6w3	6	WALLS		VARIES	VARIES	7'-8\"	7'-8\"	12\"	12\"
5t1	5	TOP		4	4	7'-4\"	7'-8\"	SEE DETAIL	SEE DETAIL
5t2	5	TOP		6	6	7'-8\"	8'-0\"	SEE DETAIL	SEE DETAIL
5t3	5	TOP		18	18	7'-4\"	7'-8\"	6 3/4\"	6 3/4\"
5t4	5	TOP		24	24	5'-2\"	5'-4\"	5 3/4\"	6\"
6t1	6	TOP		2	2	7'-4\"	7'-8\"	SEE DETAIL	SEE DETAIL
6t2	6	TOP		2	2	7'-8\"	8'-0\"	SEE DETAIL	SEE DETAIL

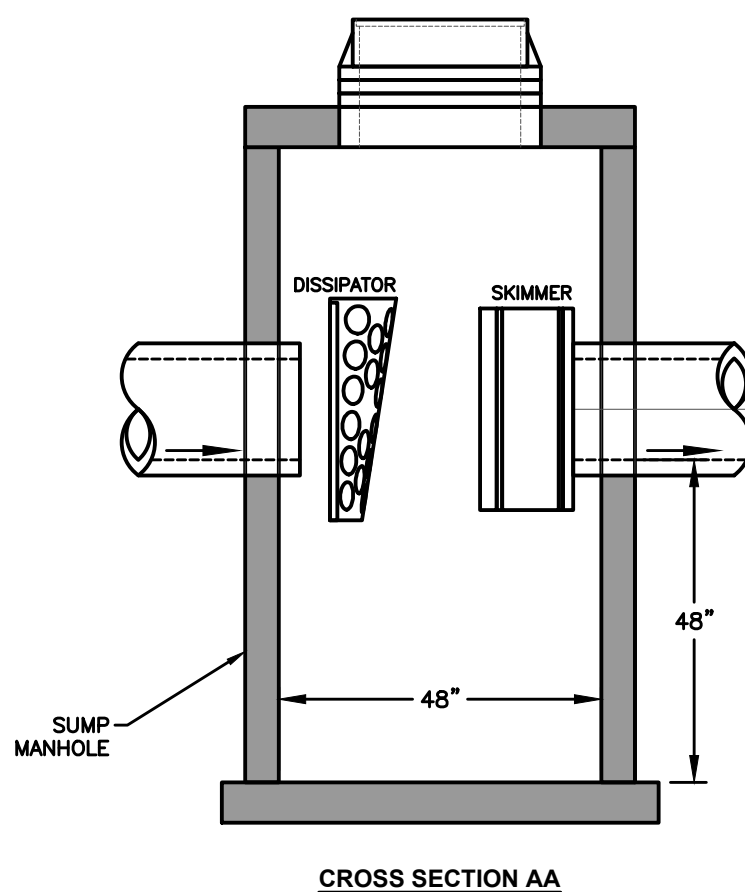
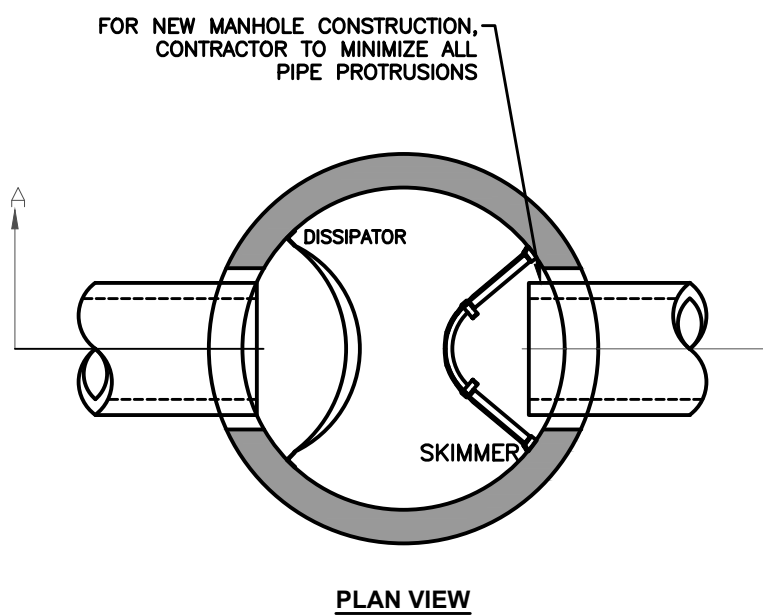
- USE 8\"
- INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.
- CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
- 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.
- CONSTRUCT 8\"

SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-16)

NOT TO SCALE



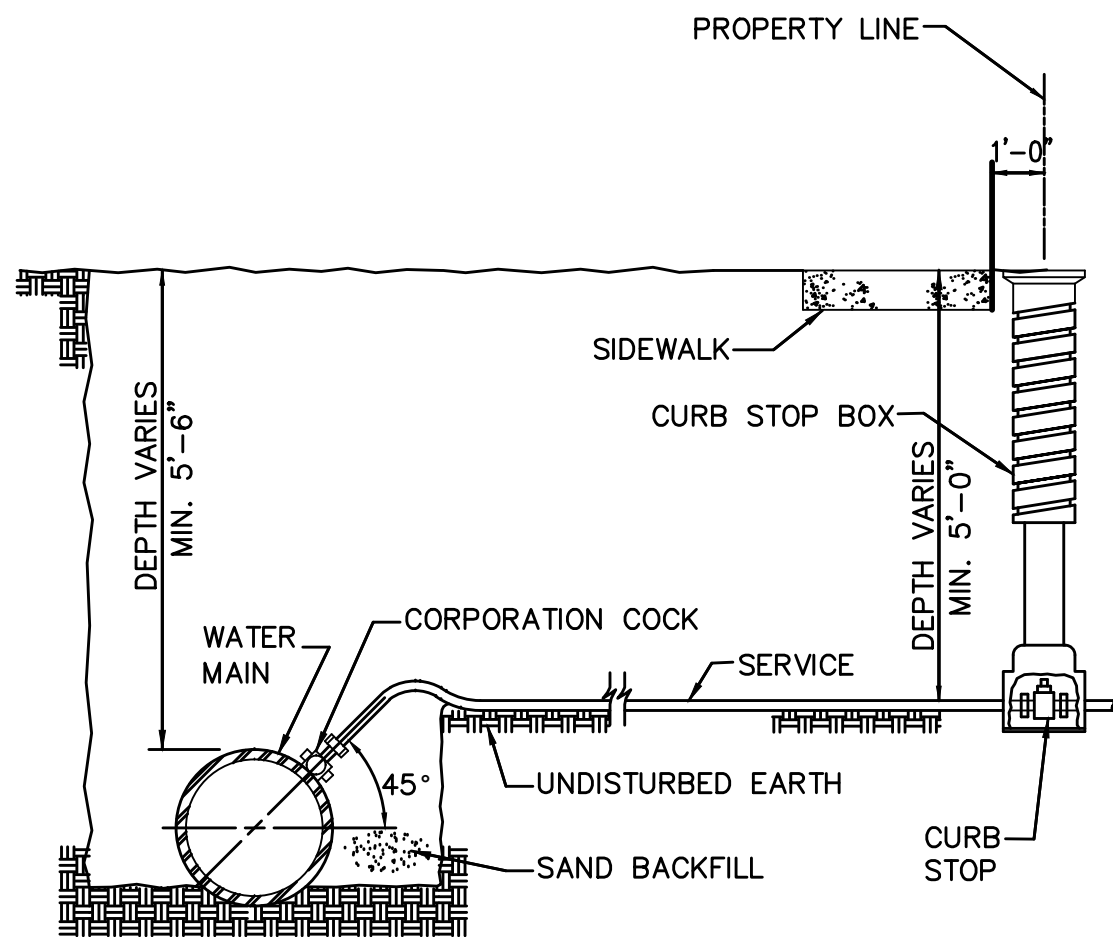
- THE PRESERVER NOTES:
- THE PRESERVER SHALL BE MAINTAINED AND INSPECTED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL. THE MANUAL CAN BE OBTAINED BY CONTACTING THE ENGINEER.
 - THE PRESERVER SHALL BE INSPECTED, AT A MINIMUM, TWICE ANNUALLY, IN THE SPRING AND FALL. SPRING INSPECTION SHALL OCCUR AFTER SNOWMELT, BLOSSOM/SEED FALL, AND SPRING STREET CLEANING AND SHALL OCCUR PRIOR TO HEAVY RAINFALL. FALL INSPECTION SHALL OCCUR AFTER LEAF FALL AND FALL STREET CLEANING AND SHALL OCCUR PRIOR TO SNOW/RAINFALL.
 - NOTEWORTHY ITEMS DURING INSPECTION SHALL INCLUDE (BUT NOT LIMITED TO):
 - POLLUTANT DEPTHS - OIL/FLOATABLES, SEDIMENT/SETTLABLE SOLIDS
 - SITE CONDITIONS - STABILIZATION, CONSTRUCTION ACTIVITY, EQUIPMENT WASH-DOWN, EROSION, WINTER SANDING
 - MAINTENANCE/CLEANING PERFORMANCE
 - POLLUTANT COMPOSITION - HYDROCARBONS (OIL, GAS, GREASE), TRASH, ORGANICS
 - WATER LEVEL - BELOW OUTLET INVERT INDICATES LEAKING
 - STRUCTURAL CONDITION - CASTING CONDITION, CHIMNEY CONDITION (ADJUSTING RING DETERIORATION, LEAKING/PROPER SEAL), SPALLING CONCRETE, PRESERVER COMPONENTS (CONDITION, CONNECTIONS, DEBRIS ACCUMULATION)
 - MAINTENANCE FREQUENCY SHALL BE DETERMINED BASED OFF OF INSPECTIONS AND THE POLLUTANT STORAGE VOLUME (POLLUTANT STORAGE VOLUME SHALL BE DETERMINED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL.
 - 1.3.1. TYPICAL STRUCTURE CLEANOUT SHALL INCLUDE VACUUMING OUT THE WATER AND DEBRIS FOR VACUUM COLLECTION. COLLECTED POLLUTANTS SHALL BE PROPERLY DISPOSED OF. CONFINED ENTRY PROCEDURES SHALL BE FOLLOWED IF PHYSICAL ACCESS IS NECESSARY.
 - 1.3.2. STRUCTURAL CONDITION SHALL BE DETERMINED AFTER CLEANOUT OF THE STRUCTURE. ANY NECESSARY REPAIRS SHALL OCCUR AS SOON AS POSSIBLE



"THE PRESERVER" BY MOMENTUM ENVIRONMENTAL (ST-11) (HYDRODYNAMIC SEPARATOR)

NOT TO SCALE

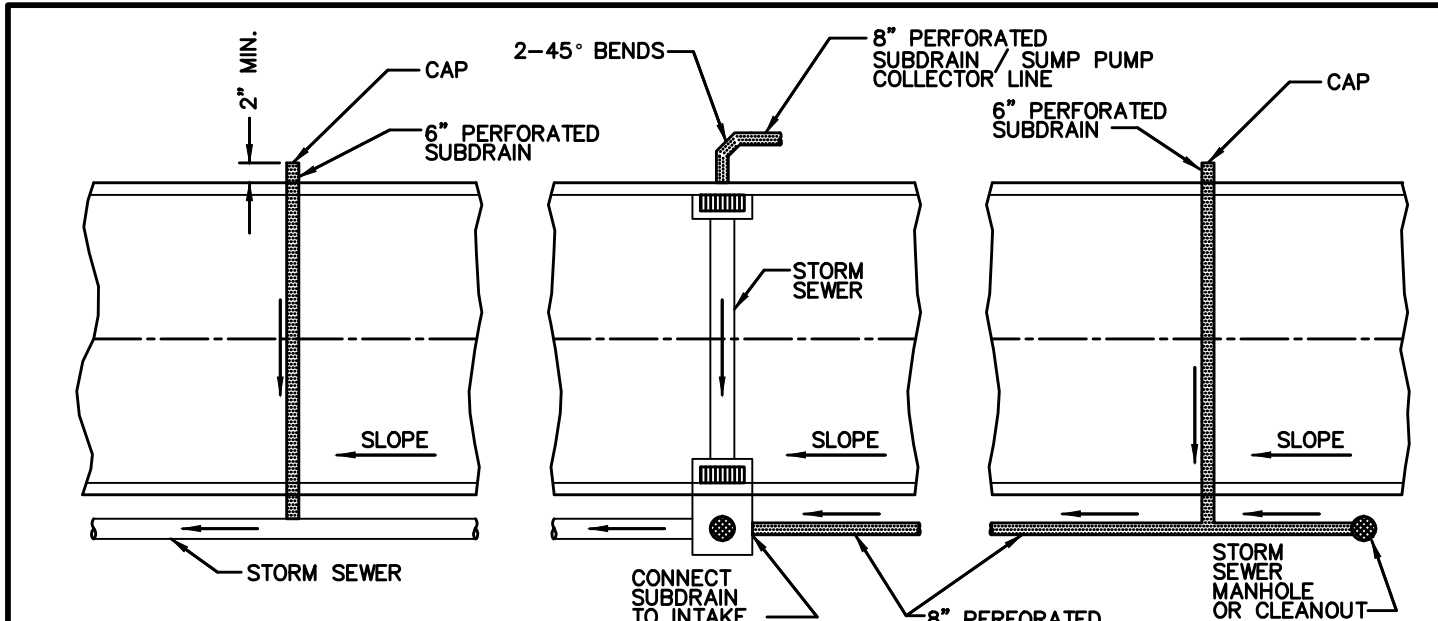
STRUCTURE DIAMETER	DISSIPATOR & SKIMMER MAX. DIA.
48"	15"



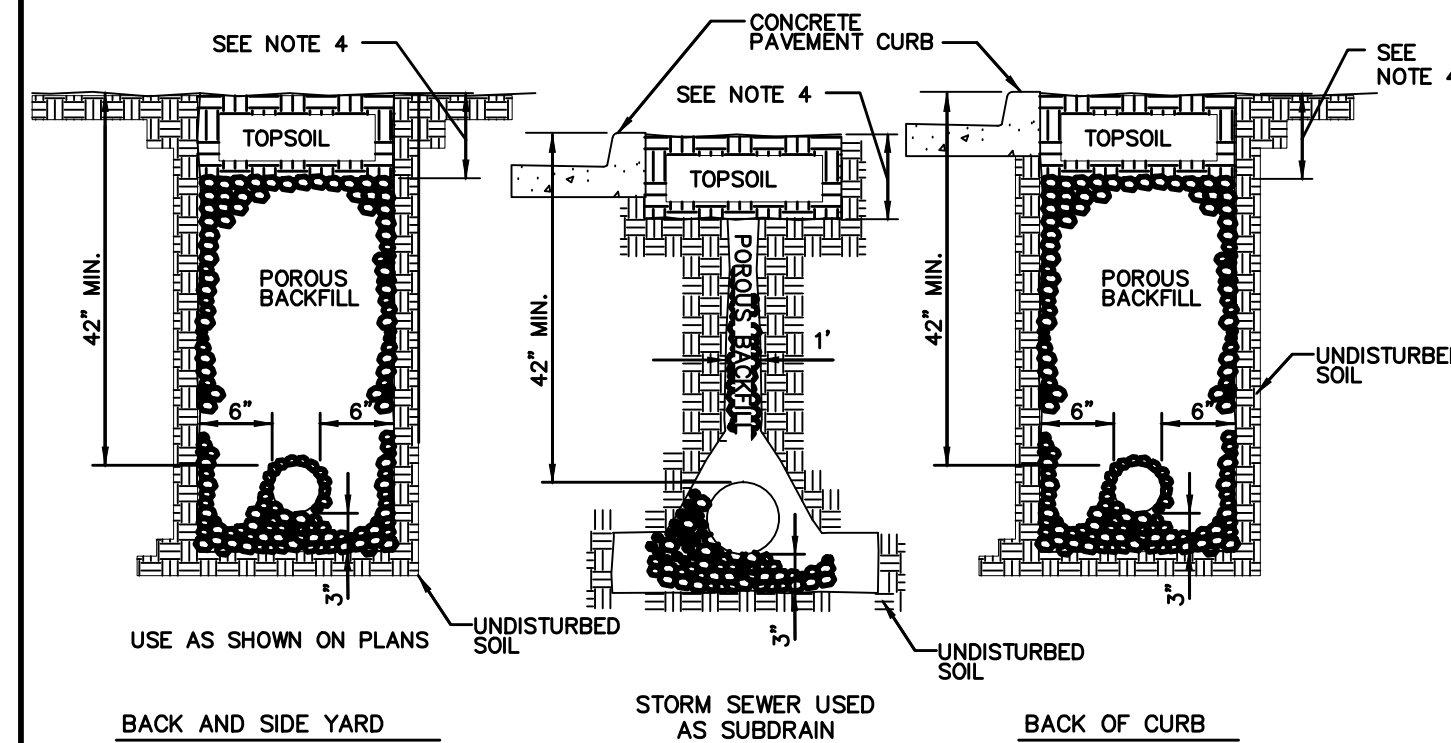
- NOTES:
- TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

WATER SERVICE CONNECTION

NOT TO SCALE



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



- NOTES:
- SLOPE SUBDRAINS TO DRAIN.
 - 6\"
 - DIRECT PERFORATIONS DOWN FOR SUBDRAINS AND UP FOR SUMP PUMP COLLECTOR LINES.
 - 8\"

6\" PERFORATED SUBDRAIN

NOT TO SCALE

FILE: H:\2022\2211767\06\2211767-COV-BET-TAB PLAT 2-ASBUILT.DWG
PLOT: 12/22/2023 2:39 PM
PLOT BY: JMM
PLOT: 12/22/2023 2:39 PM
PLOT BY: JMM

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
2	CLASS 10 EXCAVATION	LS	1
3	SUBGRADE PREPARATION	SY	6,922
4	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	370
5	SANITARY SEWER SERVICE STUB, 4" DIA	EA	7
6	SUBDRAIN, 6" PERFORATED PVC	LF	1,936
7	STORM SEWER, TRENCHED, 8" HDPE	LF	462
8	STORM SEWER, TRENCHED, 15" HDPE	LF	553
9	STORM SEWER, TRENCHED, 15" RCP	LF	405
10	STORM SEWER, TRENCHED, 18" HDPE	LF	279
11	STORM SEWER, TRENCHED, 18" RCP	LF	606
12	STORM SEWER, TRENCHED, 24" RCP	EA	737
13	STORM SEWER, TRENCHED, 30" RCP	EA	315
14	STORM SEWER, TRENCHED, 36" RCP	EA	97
15	STORM SEWER SERVICE STUB, 4" DIA	EA	31
16	STORM SEWER, 18" RCP APRON W/ APRON GUARD	EA	1
17	STORM SEWER, 24" RCP APRON W/ APRON GUARD	EA	1
18	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	2
19	STORM SEWER, 18" RCP APRON W/ FOOTING & APRON GUARD	EA	1
20	STORM SEWER, 24" RCP APRON W/ FOOTING & APRON GUARD	EA	1
21	STORM SEWER, 30" RCP APRON W/ FOOTING & APRON GUARD	EA	1
22	WATER MAIN, 8" DIA	EA	1,972
23	WATER SERVICE STUB, 1" DIA	EA	31
24	VALVE, 8" DIA	EA	8
25	FIRE HYDRANT ASSEMBLY	EA	8
26	TEMPORARY FIRE HYDRANT	EA	2
27	TEMPORARY FIRE HYDRANT (RELOCATE)	EA	1
28	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	2
29	MANHOLE, SW-401, 48" (STORM SEWER)	EA	2
30	MANHOLE, SW-401, 60" (STORM SEWER)	EA	2
31	MANHOLE, SW-402, 4'x4' (STORM SEWER)	EA	1
32	INTAKE, SW-501	EA	2
33	INTAKE, SW-503	EA	2
34	INTAKE, SW-505	EA	6
35	INTAKE, SW-506	EA	5
36	INTAKE, SW-506 MODIFIED	EA	1
37	INTAKE, TYPE SW-512, 24" DIA.	EA	4
38	8" FULL DEPTH RECLAMATION (6% CEMENT)	SY	1,969
39	HMA STANDARD TRAFFIC (ST) BASE, 3/4" PG 58-28S	TONS	398
40	HMA STANDARD TRAFFIC (ST) SURFACE, 1/2" PG 58-28S	TONS	199
41	PAVEMENT, 7" P.C.C.	SY	4,778
42	PAVEMENT, 8" P.C.C.	SY	1,348
43	PAVEMENT, 4" P.C.C. SIDEWALK	SY	257
44	PAVEMENT, 6" P.C.C. TRAIL	SY	468
45	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	190
46	DETECTABLE WARNING PANELS	SF	200
47	SEEDING, FERTILIZING, AND MULCHING	AC	11.68
48	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	15
49	TRAFFIC CONTROL	LS	1
50	EROSION CONTROL	LS	1
51	LANDSCAPING	LS	1
52	SUBDRAIN CLEANOUT	EA	8
53	PAVEMENT MARKINGS	LS	1
54	MAILBOX PAD	EA	-
55	6" GRANULAR SHOULDER	SY	281
56	"THE PRESERVER" GRAVITY SEPARATOR	EA	1
57	TEMPORARY GRANULAR TURNAROUND	EA	1
58	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TONS	30
59	6" MODIFIED SUBBASE	CY	1,348

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2023 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.

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 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2023 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	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.
2	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
3	REFER TO SHEET 2 FOR TYPICAL LOCATIONS AND THICKNESS.
4	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.
4-21	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 TELEVISIONING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISIONING SHALL BE CONSIDERED INCIDENTAL. THE ROCK CHIMNEY IS INCIDENTAL TO STORM SEWER CONSTRUCTION WHEN THE STORM SEWER HAS DUAL PURPOSE OF STORM SEWER AND SUBDRAIN. REFER TO SHEET 2 FOR THE CITY STANDARD SUBDRAIN DETAIL.
5,15,23	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. BRINGING STORM AND SANITARY SERVICES TO GROUND LEVEL, PLACING A WATERTIGHT CAP AND INSTALLING A POST SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
22-27	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.
25	REFER TO FIG. 5020.201 -- FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, 5" STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
26-27	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE 5-INCH STORZ FITTINGS.
28	REFER TO FIG.6010.301 -- CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE A MANHOLE CASTING WITH PRO RINGS PER THE 2020 WAUKEE STANDARD SPECIFICATIONS. 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.
29-30	REFER TO FIG. 6010.401 -- CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.

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.
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 DRAWNGS 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.

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
32-36	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".
32	REFER TO FIG. 6010.501 -- SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
33	REFER TO FIG. 6010.503 -- SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
34	REFER TO FIG. 6010.505 -- DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
35	REFER TO FIG. 6010.506 -- DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
36	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
41-42	REFER TO FIG. 7010.101 -- JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
45	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, ADA SOLUTIONS OR APPROVED EQUAL, NATURAL FINISH PER THE 2023 WAUKEE STANDARD SPECIFICATIONS. ACCESSIBLE CURB RAMPS INCLUDING TURNING SPACES SHALL BE 6" THICK P.C.C.
46	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
47	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. <u>SEEDING QUANTITIES</u> --TYPE 1 PERMANENT LAWN MIXTURE = 1.86 AC --TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 9.82 AC
49	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.
50	REFER TO SHEET 8 OF THE CONSTRUCTION DRAWNGGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS. <u>EROSION CONTROL QUANTITIES</u> -- 1 CONCRETE WASH PIT -- 2,604 LF OF SILT FENCE -- 831 LF OF DITCH CHECK -- 11.68 ACRES OF SEEDING, FERTILIZING AND MULCHING. -- 16 INLET PROTECTION DEVICES -- 30 TONS CLASS E RIP--RAP -- 0.06 AC OF SOIL QUALITY RESTORATION
51	REFER TO SHEET 6 FOR DETAILS.
52	REFER TO FIG. 4040.232 -- SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
53	REFER TO SHEETS 16-17 FOR LOCATION AND DETAILS. PAVEMENT MARKINGS SHALL BE GROOVED AND MARKED WITH DURABLE PAINT THAT MEETS THE IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, SECTION 2527 REQUIREMENTS.
54	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 18 & OUTLOT 'Z'
56	REFER TO SHEETS 14 FOR LOCATIONS OF "THE PRESERVER" GRAVITY SEPARATORS. REFER TO SHEET 4 FOR TYPICAL DETAIL. CONTRACTOR TO PROVIDE FINAL DESIGN. REFER TO INSPECTION AND MAINTENANCE MANUAL PROVIDED BY PRINSCO FOR DETAILED MAINTENANCE INFORMATION.
57	REFER TO SHEETS 12-13 FOR LOCATIONS.

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 TELEVISIONING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISIONING PRIOR TO PAVING. A COPY OF THE VIDEOS AND A HARD COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
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 THIS 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.

REVISIONS

DATE	AS-BUILT SUBMITTAL	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
12/22/2023					
04/24/2023					
03/23/2023					
01/24/2023					

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKOENGINEER: JWM TECH: MST

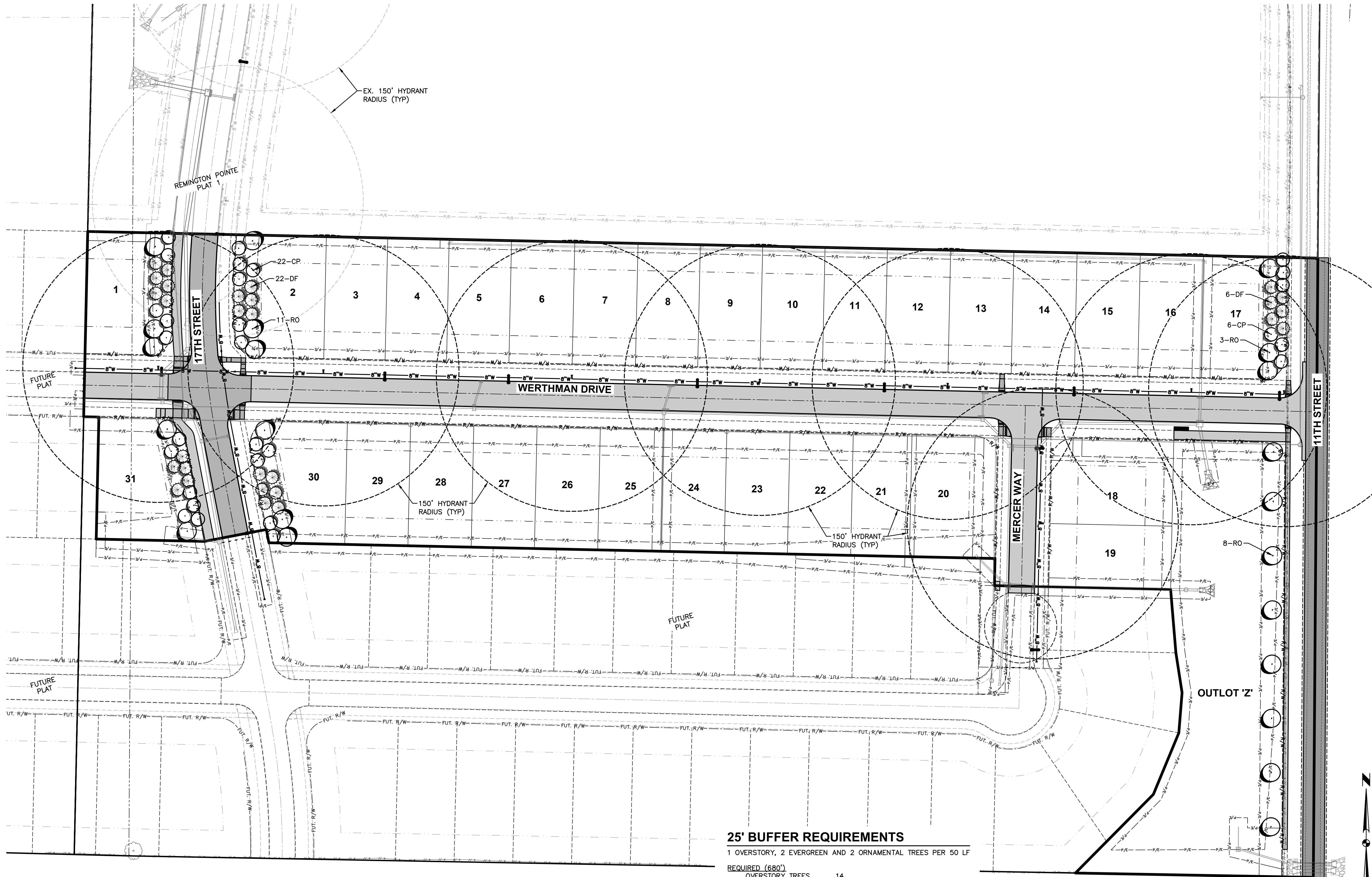
REMINGTON POINTE PLAT 2
QUANTITIES, GENERAL NOTES AND
BID ITEM REFERENCE NOTES

WAUKEE, IOWA

5
24

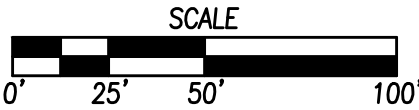
2211.767

FILE: H:\2022\2211767\DWG\2211767-COV-BET-TAB PLAT 2-AS-BUILD.DWG
PLOTTER: 12/22/2023 2:39 PM
TECH: JMM
DRAWN BY: JMM
CHECKED BY: JMM



25' BUFFER REQUIREMENTS			
1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES PER 50 LF			
REQUIRED (680')			
OVERSTORY TREES	14		
EVERGREEN TREES	28		
ORNAMENTAL TREES	28		
PROVIDED			
OVERSTORY TREES	22		
EVERGREEN TREES	28		
ORNAMENTAL TREES	28		

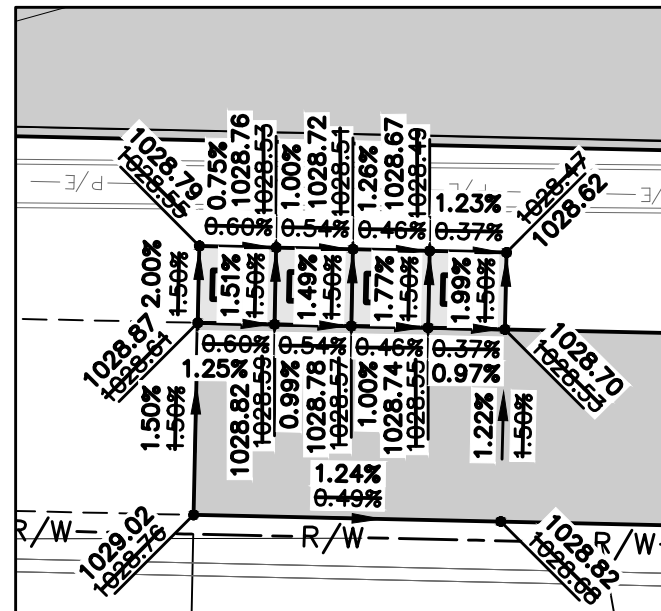
PLANT SCHEDULE			
CODE	QTY	DESCRIPTION	SIZE
CP	28	CHANTICLEER PEAR	1.5" CAL B&B
RO	22	RED OAK	2" CAL B&B
DF	28	DOUGLAS FIR	6" HT. B&B



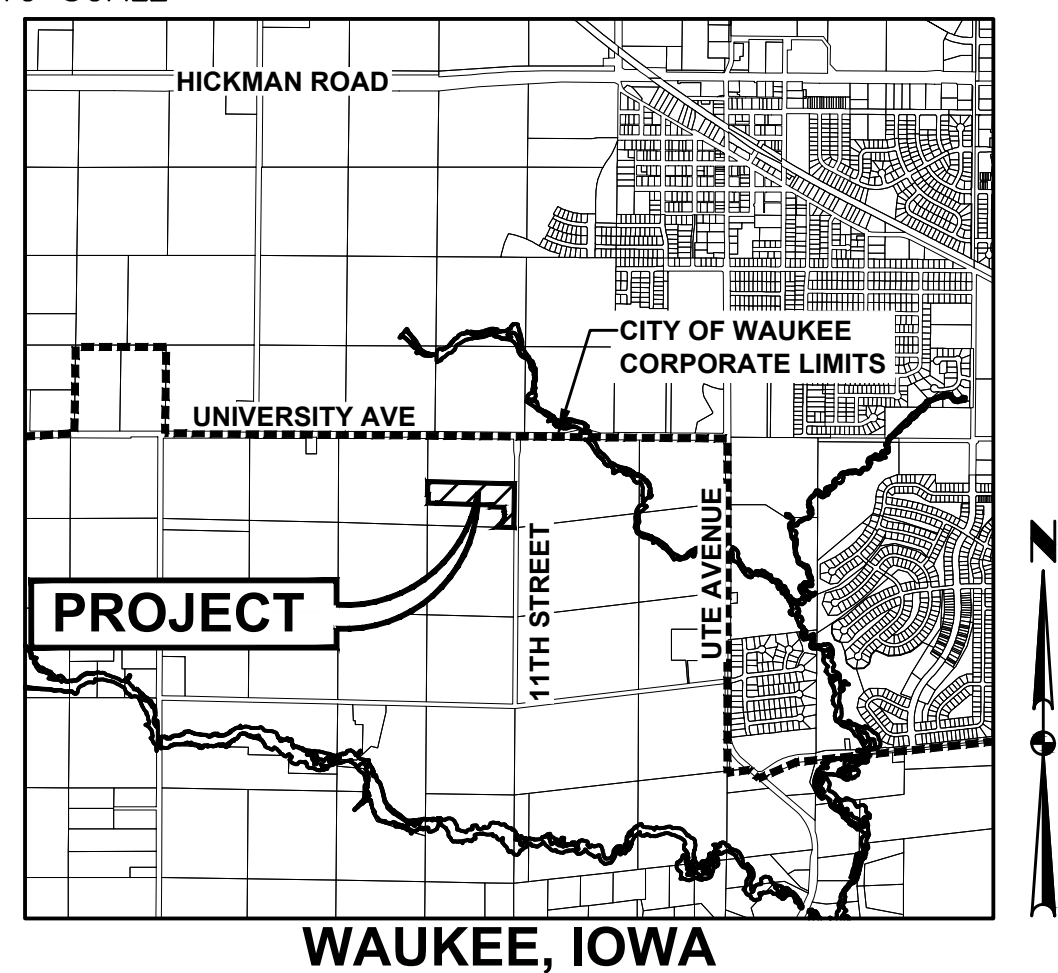


1. PROPERTY WAS MASS GRADED WITH REMINGTON POINTE PLAT 1
2. A NEW TOPOGRAPHIC SURVEY HAS NOT BEEN COMPLETED. GRADES SHOWN ARE PROPOSED GRADES FROM THAT PROJECT. FINAL GRADES NEED TO MATCH WHAT IS SHOWN.
3. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
4. REMOVE ANY FARM FENCING ON THE PROPERTY, EXCEPT FENCING ALONG SOUTHERN PROPERTY LINE, AS PART OF THE IMPROVEMENTS.
5. FOR SOIL QUALITY RESTORATION, CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL COMPANY ONSITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPT.
6. THE HOME BUILDER WILL BE RESPONSIBLE TO STRIP AND RE-SPREAD TOPSOIL AS PART OF INDIVIDUAL LOT DEVELOPMENT. IN ADDITION, THE HOME BUILDER WILL BE REQUIRED TO PROVIDE A GEOTECHNICAL REPORT AT THE TIME OF FINAL LOT GRADING TO VERIFY THAT 8-INCHES OF TOPSOIL HAS BEEN PROVIDED ACROSS THE LOT TO MEET SOIL QUALITY RESTORATION REQUIREMENTS.

DETAIL 'A' (1"=10' FULL-SIZE) DETAIL 'B' (1"=10' FULL-SIZE) DETAIL 'C' (1"=10' FULL-SIZE)



EROSION AND SEDIMENT CONTROL PLAN



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. WRAP PERMANENT STANDPIPE WITH FILTER FABRIC AND EROSION STONE DURING CONSTRUCTION. ONCE TSB IS CONVERTED TO A PERMANENT DETENTION BASIN REMOVE FABRIC AND EROSION STONE. ONCE ALL LOTS IN REMINGTON POINTE PLATS 2 AND 3 DEVELOP, THE TSB SHALL BE CONVERTED TO A PERMANENT DETENTION BASIN. REMOVE FABRIC AND EROSION STONE.
5. FOR SOIL QUALITY RESTORATION, CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL COMPANY ONSITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPT. THE BUILDER WILL ALSO BE REQUIRED TO WORK WITH A GEOTECHNICAL COMPANY PRIOR TO ISSUANCE OF A C.O. TO ENSURE TOPSOIL REQUIREMENTS ARE BEING MET.

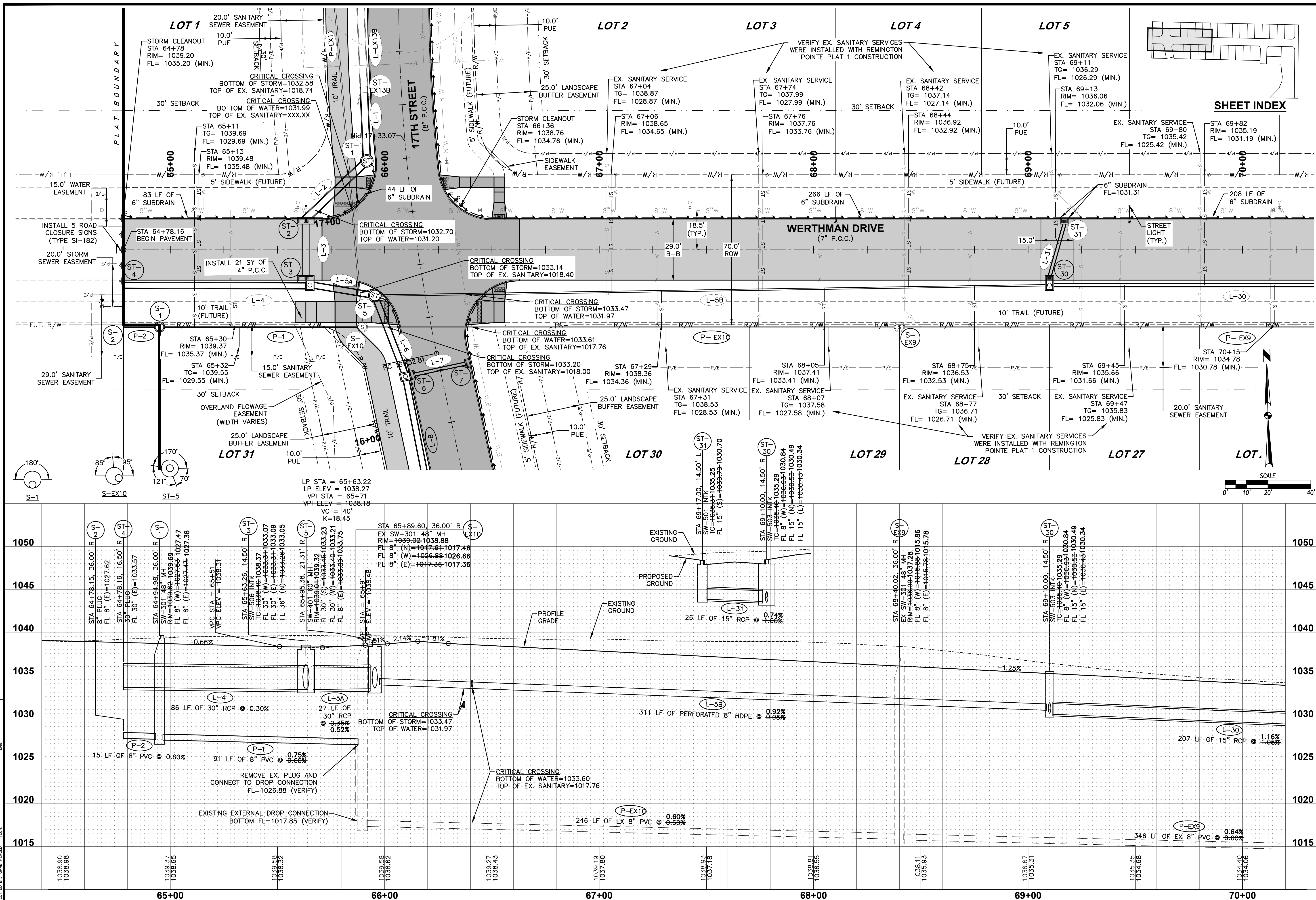
<u>DISCHARGE POINT #1 TO UNKNOWN TRIBUTARY OF SUGAR CREEK ±2800 FT</u>	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.36 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	4,896 CU FT
VOLUME PROVIDED IN SILT FENCE (309 LF @ 10.0 CU FT/LF OF FENCE)	3,090 CU FT
VOLUME PROVIDED IN DITCH CHECK (64 LF @ 15.0 CU FT/LF)	960 CU FT
VOLUME PROVIDED IN TSB #1 (LOCATED ON REMINGTON POINTE PLAT 1)	<u>24,572 CU FT</u>
TOTAL VOLUME PROVIDED	28,622 CU FT
<u>DISCHARGE POINT #2 TO UNKNOWN TRIBUTARY OF SUGAR CREEK ±2200 FT</u>	
TOTAL AREA DISTURBED TO DISCHARGE POINT	11.65 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	41,940 CU FT
VOLUME PROVIDED IN SILT FENCE (2,295 LF @ 10.0 CU FT/LF OF FENCE)	22,950 CU FT
VOLUME PROVIDED IN DITCH CHECK (767 LF @ 15.0 CU FT/LF)	11,505 CU FT
VOLUME PROVIDED IN TSB #2	<u>64,861 CU FT</u>
TOTAL VOLUME PROVIDED	99,316 CU FT

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,604
2	DITCH CHECKS	LF	831
3	CLASS E RIP-RAP	TON	30
4	SEEDING, FERTILIZING, AND MULCHING	AC	11.68
5	INLET PROTECTION DEVICES	EA	16
6	CONCRETE WASHOUT PIT	EA	1
7	SOIL QUALITY RESTORATION	AC	0.06

DRAINAGE ARROW	
GRADING LIMITS	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	
TEMPORARY STANDPIPE	
UNDISTURBED AREA	
RIP—RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT	

1. THE PRESERVER SHALL BE MAINTAINED AND INSPECTED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL. THE MANUAL CAN BE OBTAINED BY CONTACTING THE ENGINEER.
- 1.1. THE PRESERVER SHALL BE INSPECTED, AT A MINIMUM, TWICE ANNUALLY, IN THE SPRING AND FALL. SPRING INSPECTION SHALL OCCUR AFTER SNOWMELT, BLOSSOM/SEED FALL, AND SPRING STREET CLEANING AND SHALL OCCUR PRIOR TO HEAVY RAINFALL. FALL INSPECTION SHALL OCCUR AFTER LEAF FALL AND FALL STREET CLEANING AND SHALL OCCUR PRIOR TO SNOW/RAINFALL.
- 1.2. NOTEWORTHY ITEMS DURING INSPECTION SHALL INCLUDE (BUT NOT LIMITED TO),
 - 1.2.1. POLLUTANT DEPTHS - OIL/FLOATABLES, SEDIMENT/SETTLABLE SOLIDS
 - 1.2.2. SITE CONDITIONS - STABILIZATION, CONSTRUCTION ACTIVITY, EQUIPMENT WASH-DOWN, EROSION, WINTER SANDING
 - 1.2.3. MAINTENANCE/CLEANING PERFORMANCE
 - 1.2.4. POLLUTANT COMPOSITION - HYDROCARBONS (OIL, GAS, GREASE), TRASH, ORGANICS
 - 1.2.5. WATER LEVEL - BELOW OUTLET INVERT INDICATES LEAKING
 - 1.2.6. STRUCTURAL CONDITION - CASTING CONDITION, CHIMNEY CONDITION (ADJUSTING RING DETERIORATION, LEAKING/PROPER SEAL), SPALLING CONCRETE, PRESERVER COMPONENTS (CONDITION, CONNECTIONS, DEBRIS ACCUMULATION)

- 1.3. MAINTENANCE FREQUENCY SHALL BE DETERMINED BASED OFF OF INSPECTIONS AND THE POLLUTANT STORAGE VOLUME (POLLUTANT STORAGE VOLUME SHALL BE DETERMINED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL.
- 1.3.1. TYPICAL STRUCTURE CLEANOUT SHALL INCLUDE VACUUMING OUT THE WATER AND DEBRIS FOR VACUUM COLLECTION. COLLECTED POLLUTANTS SHALL BE PROPERLY DISPOSED OF. CONFINED ENTRY PROCEDURES SHALL BE FOLLOWED IF PHYSICAL ACCESS IS NECESSARY.
- 1.3.2. STRUCTURAL CONDITION SHALL BE DETERMINED AFTER CLEANOUT OF THE STRUCTURE. ANY NECESSARY REPAIRS SHALL OCCUR AS SOON AS POSSIBLE.





2211.767

9/24



REMINGTON POINTE PLAT 2

STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

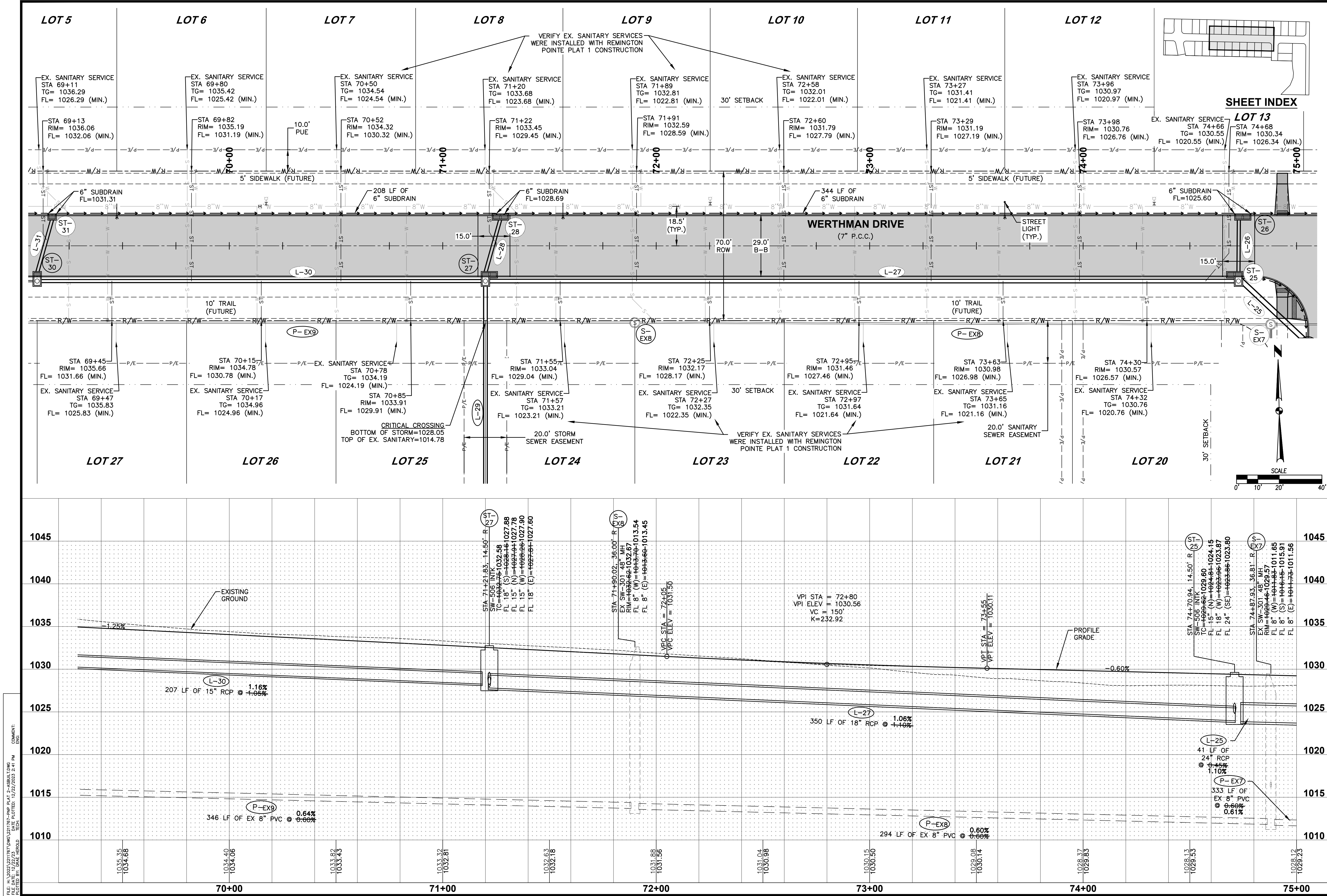
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

ENGINEER: JWM TECH: MST

REVISIONS	DATE
AS-BUILT SUBMITTAL	12/22/2023
FOURTH SUBMITTAL	04/24/2023
THIRD SUBMITTAL	03/23/2023
SECOND SUBMITTAL	03/07/2023
FIRST SUBMITTAL	01/24/2023

FILE: H:\2022\211767\211767-RMP PLAT 2-ASBUILT.DWG
DATE: 12/22/2023 2:41 PM
DRAWN BY: JMW
CHECKED BY: EKO

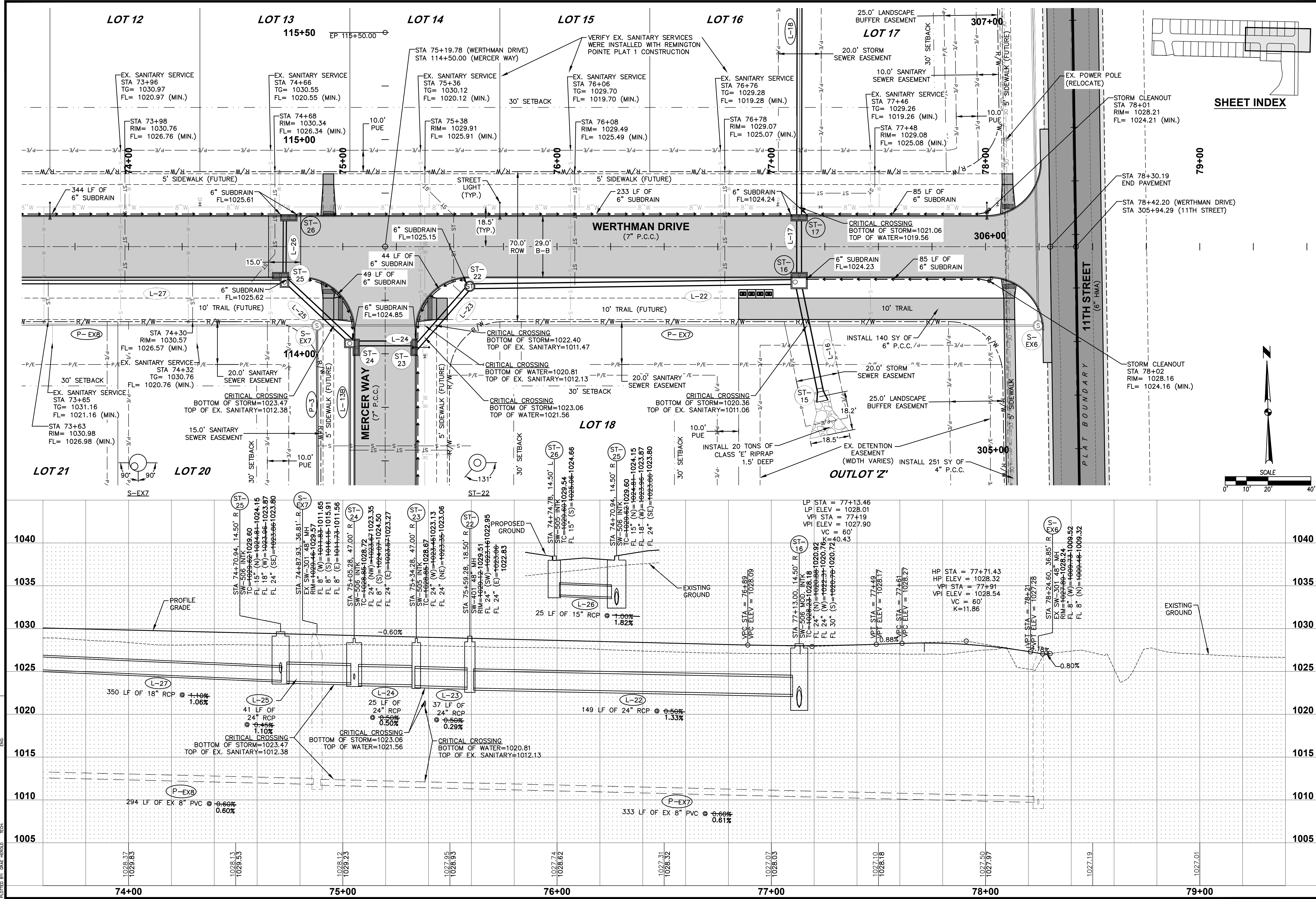


REVISIONS	
DATE	DESCRIPTION
12/22/2023	AS-BUILT SUBMITTAL
04/24/2023	FOURTH SUBMITTAL
03/23/2023	THIRD SUBMITTAL
03/07/2023	SECOND SUBMITTAL
01/24/2023	FIRST SUBMITTAL

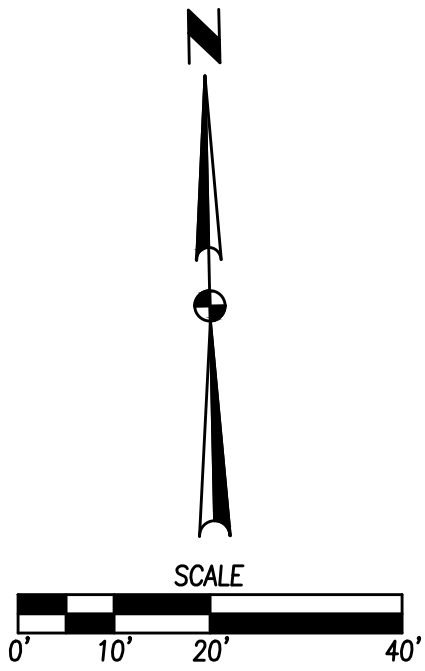
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO ENGINEER: JMW TECH: MST

REMINGTON POINTE PLAT 2
STORM & SANITARY SEWER PLAN AND PROFILE
2211.767

FILE: H:\2022\21175\21175\21175-RMP PLAT 2-ASBUILT.DWG
PLOT: 12/22/2023 2:41 PM
DRAWN BY: JWM
CHECKED BY: EKO



SHEET INDEX



REVISIONS

DATE	12/22/2023
AS-BUILT SUBMITTAL	04/24/2023
FOURTH SUBMITTAL	03/23/2023
THIRD SUBMITTAL	03/07/2023
SECOND SUBMITTAL	01/24/2023
FIRST SUBMITTAL	

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

ENGINEER: JWM

TECH: MST

REMINGTON POINTE PLAT 2

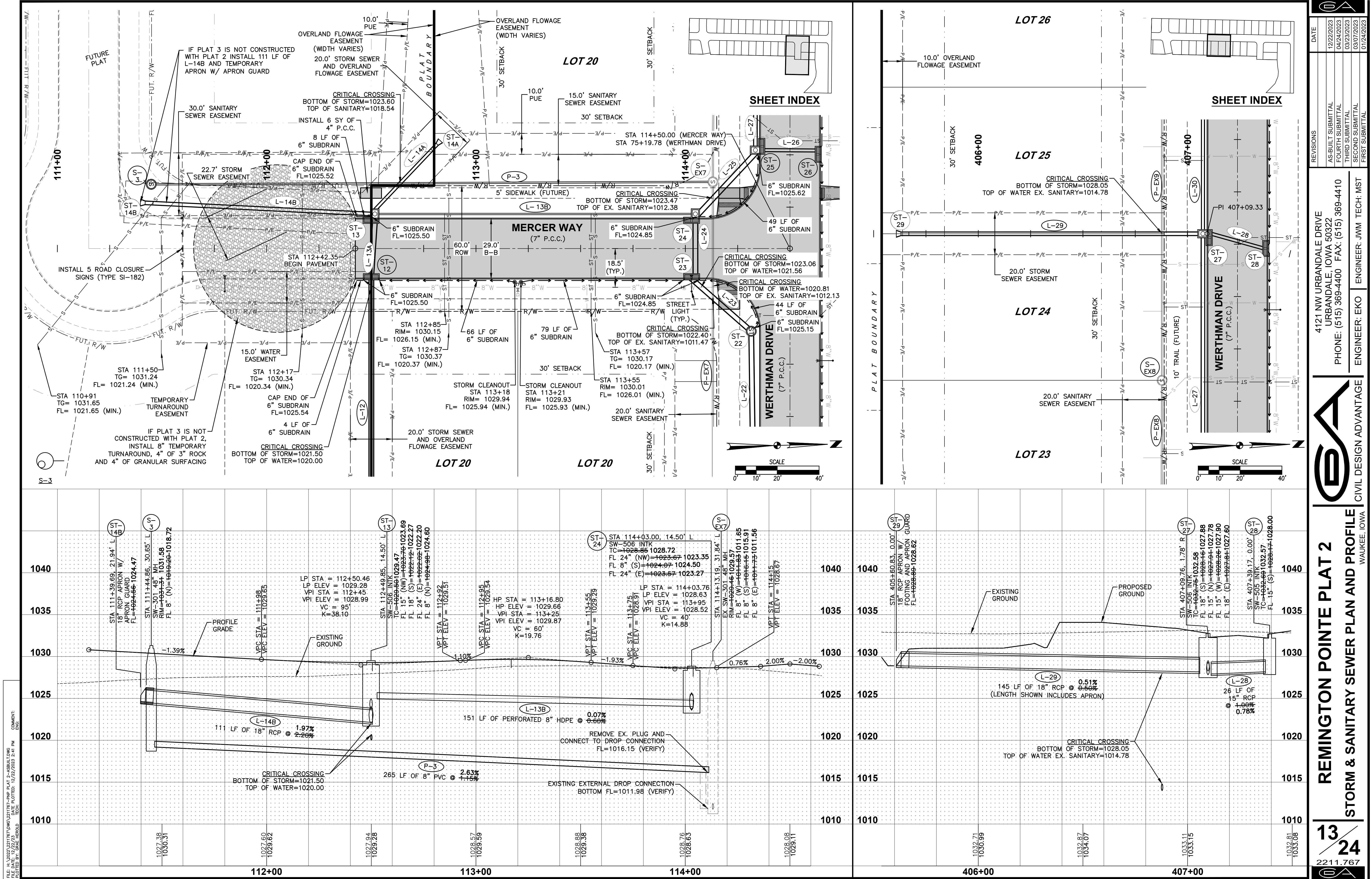
STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

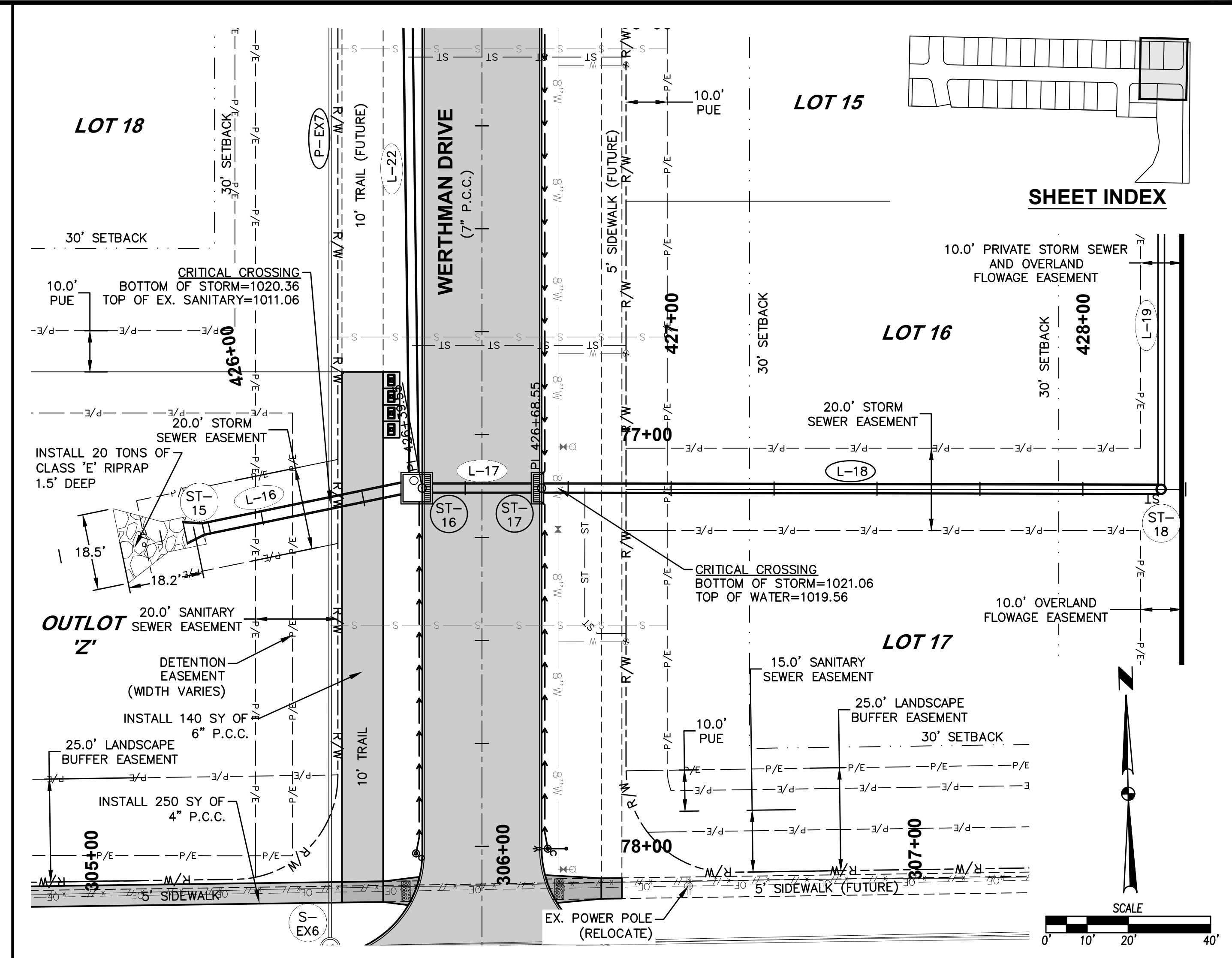
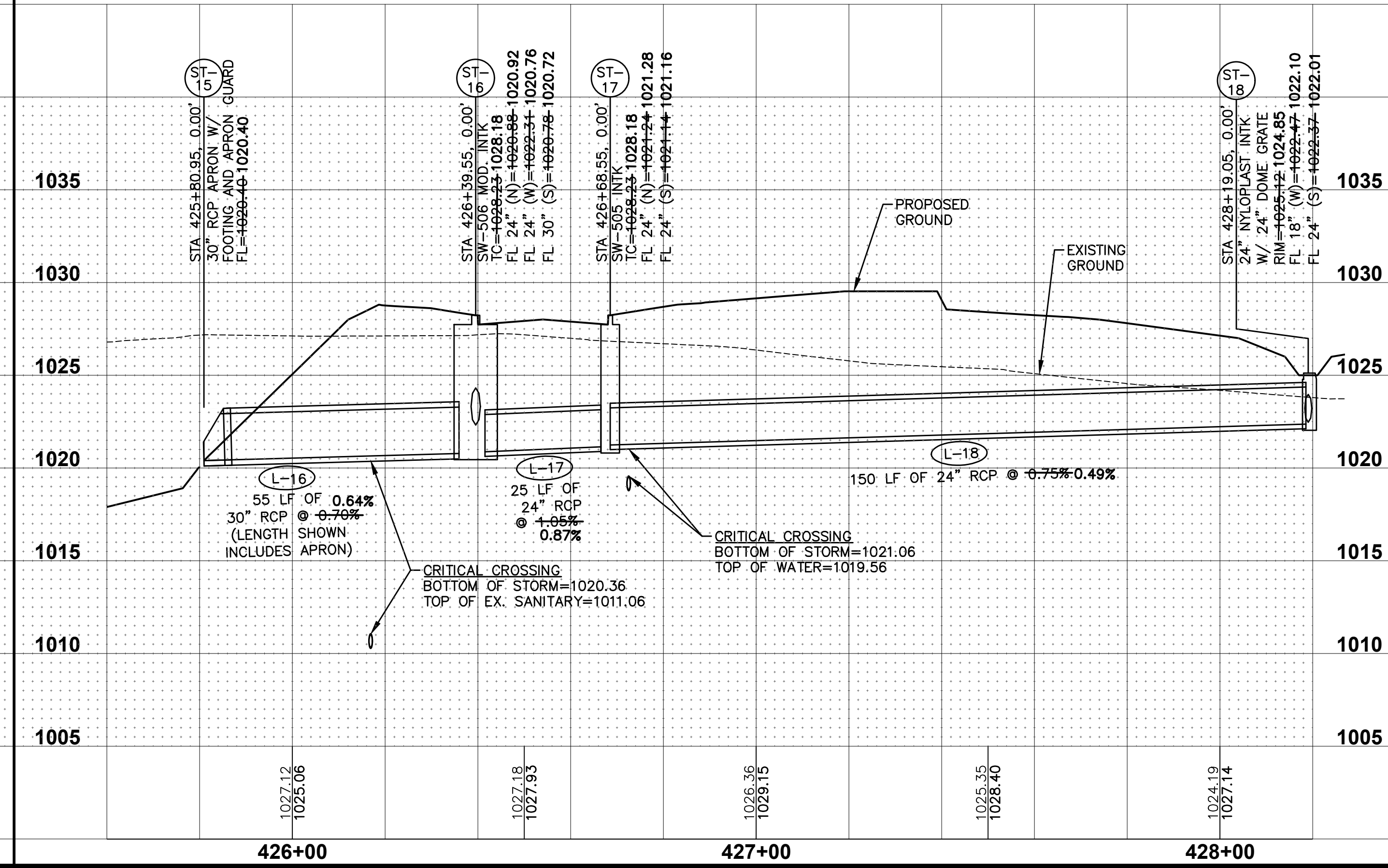
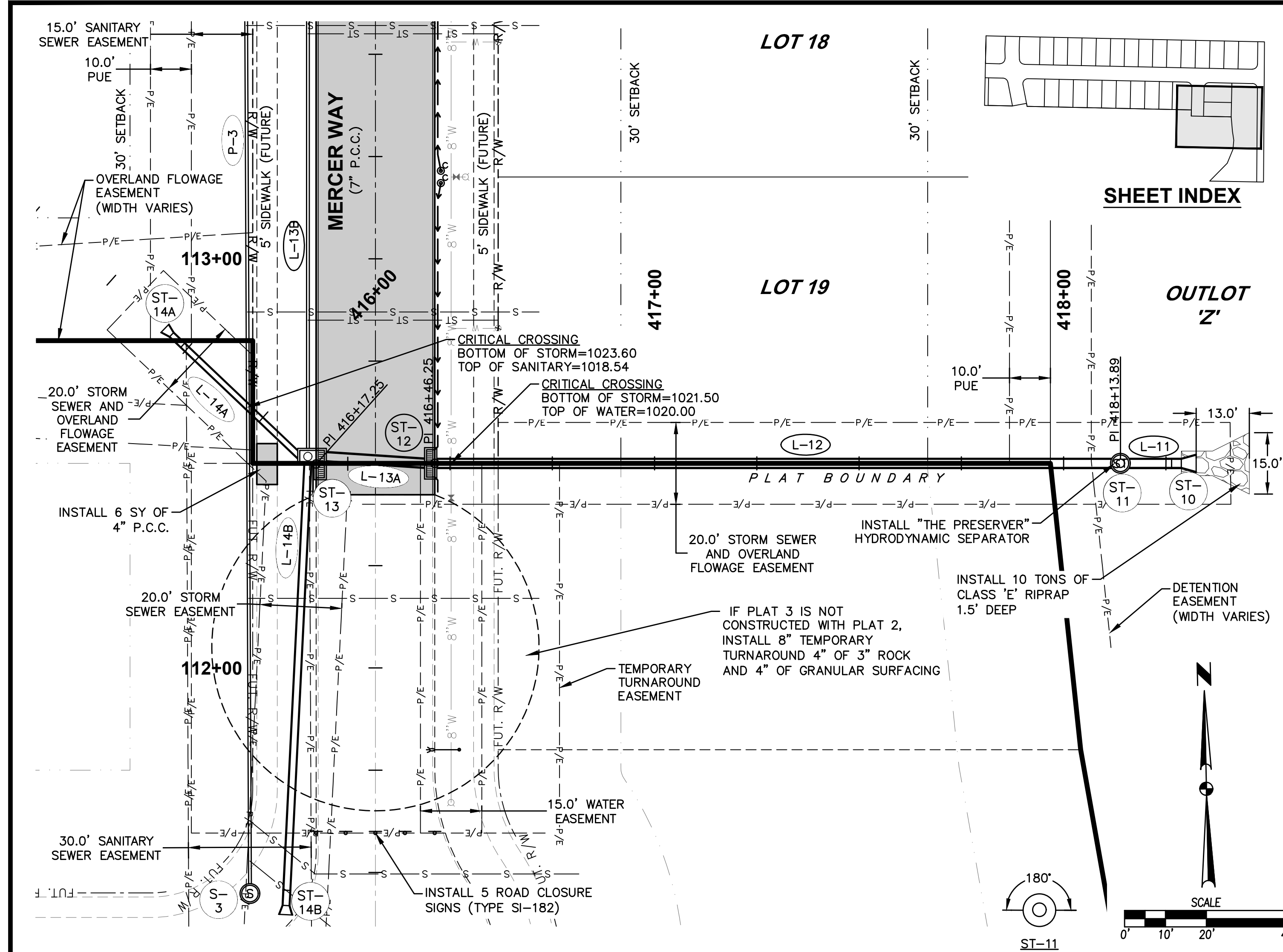
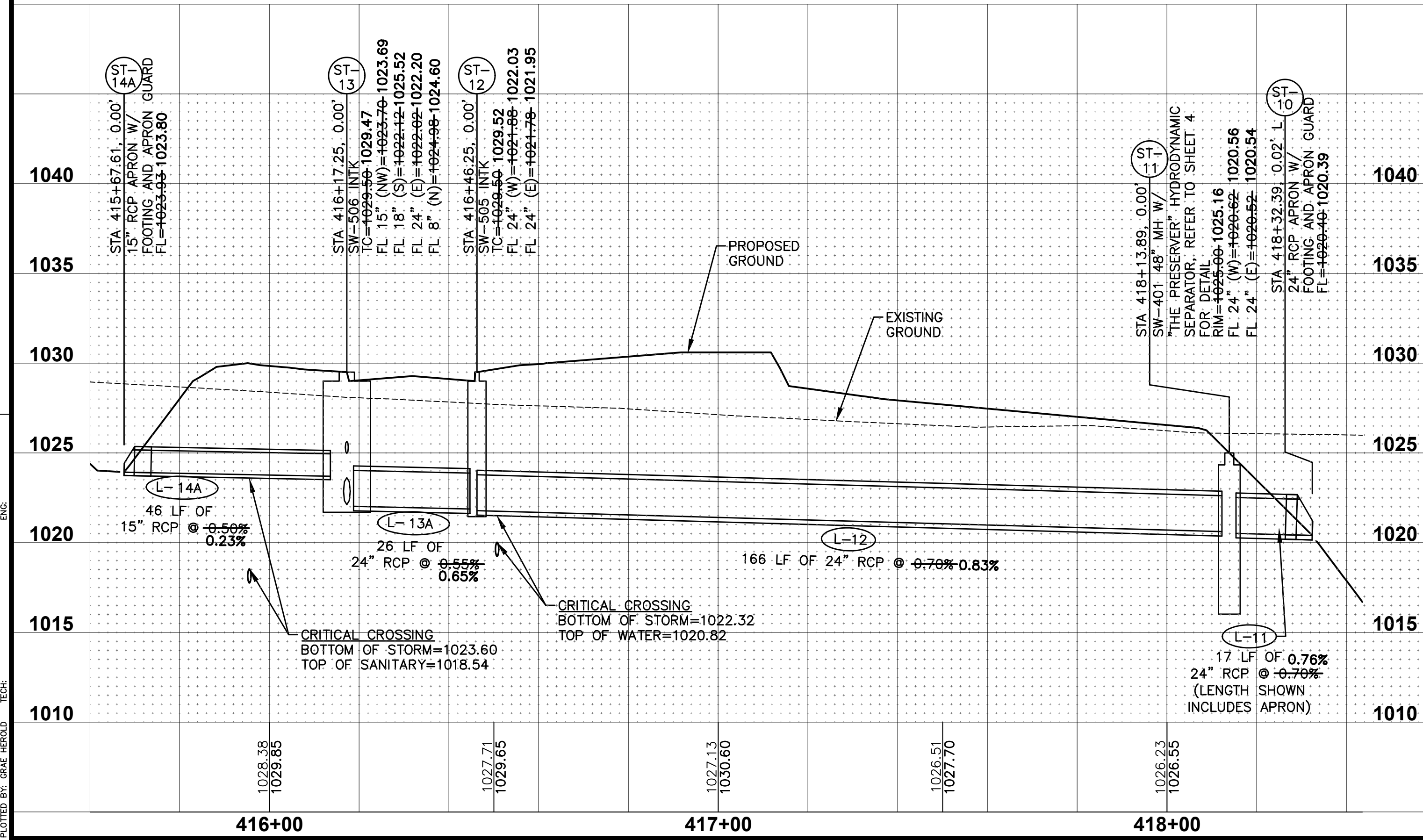
11

24

2211.767



FILE: H:\2022\2211767\2211767-RMP-PLAT 2-ASBUILDWG
DATE: 12/22/2023 2:41 PM
DRAWN BY: JMM
CHECKED BY: EKO



REVISIONS

DATE	12/22/2023
AS-BUILT SUBMITTAL	04/24/2023
FOURTH SUBMITTAL	03/27/2023
THIRD SUBMITTAL	03/27/2023
SECOND SUBMITTAL	03/27/2023
FIRST SUBMITTAL	01/24/2023

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO ENGINEER: JMM TECH: MST

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

REMINGTON POINTE PLAT 2

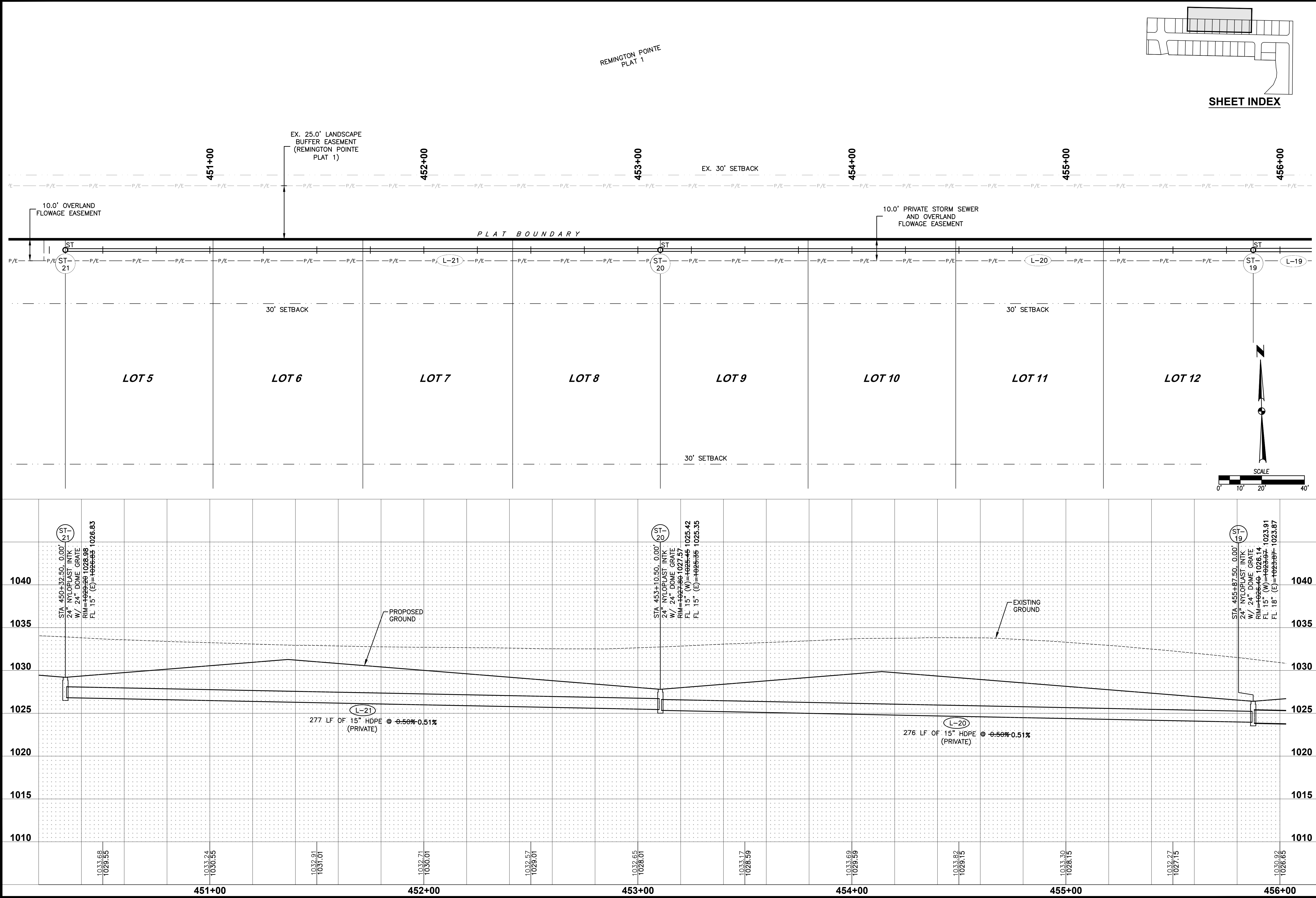
STORM & SANITARY SEWER PLAN AND PROFILE

14

24

2211.767

FILE: H:\2022\2211767\DWG\2211767-RNP-PLAT 2-ASBUILT.DWG COMMENT: EXISTING
PLOTED BY: JAW HEROLD DATE: 12/22/2023 2:41 PM



REVISIONS

AS-BUILT SUBMITTAL	12/22/2023
FOURTH SUBMITTAL	04/24/2023
THIRD SUBMITTAL	03/23/2023
SECOND SUBMITTAL	03/07/2023
FIRST SUBMITTAL	01/24/2023

DATE

12/22/2023
04/24/2023
03/23/2023
03/07/2023
01/24/2023

ENGINEER: EKO

ENGINEER: JWM

TECH: MST

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

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

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

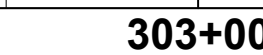
REMINGTON POINTE PLAT 2

STORM & SANITARY SEWER PLAN AND PROFILE

15

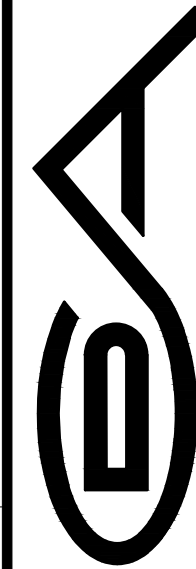
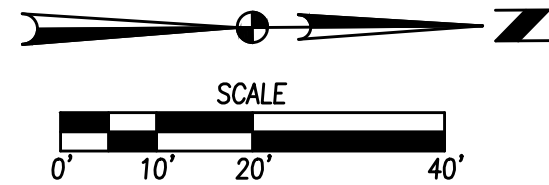
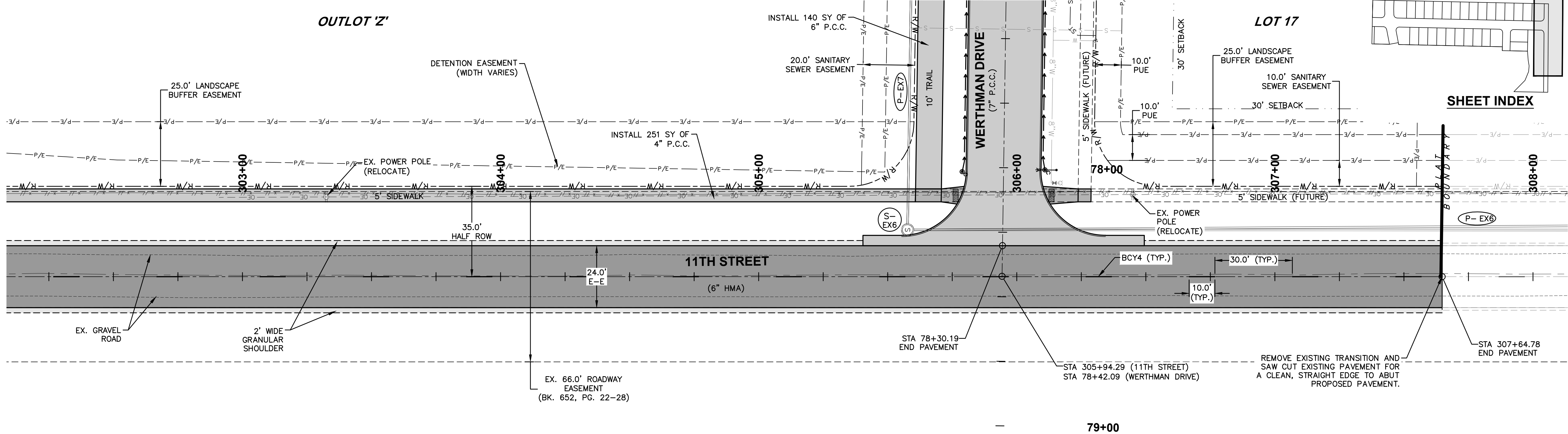
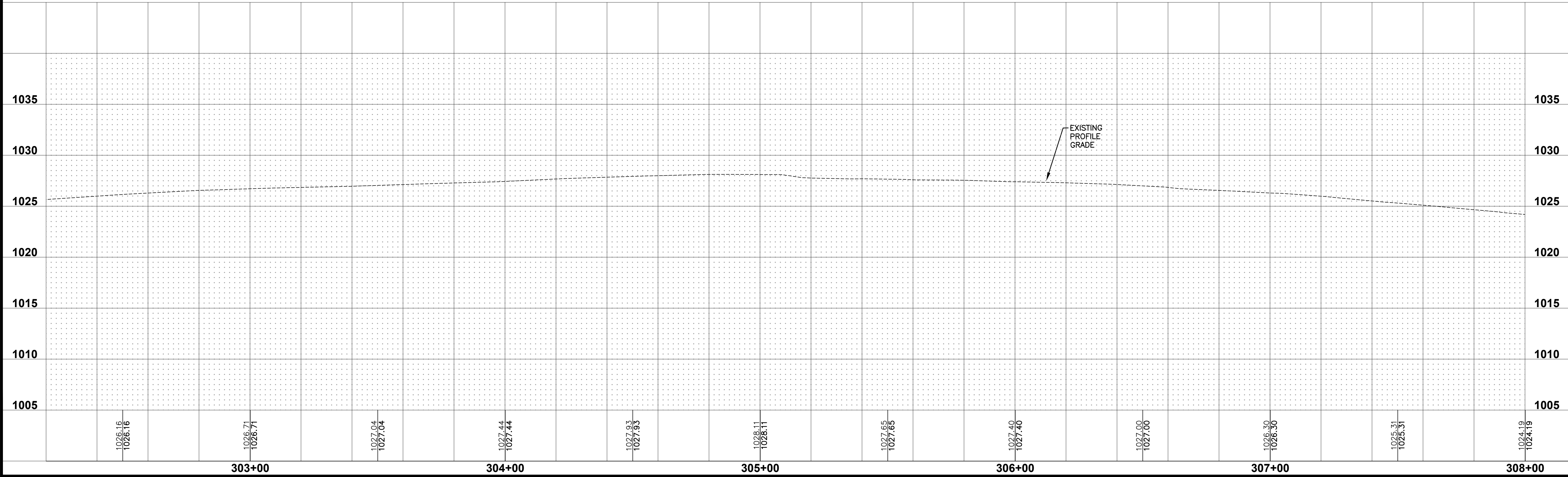
24

2211.767



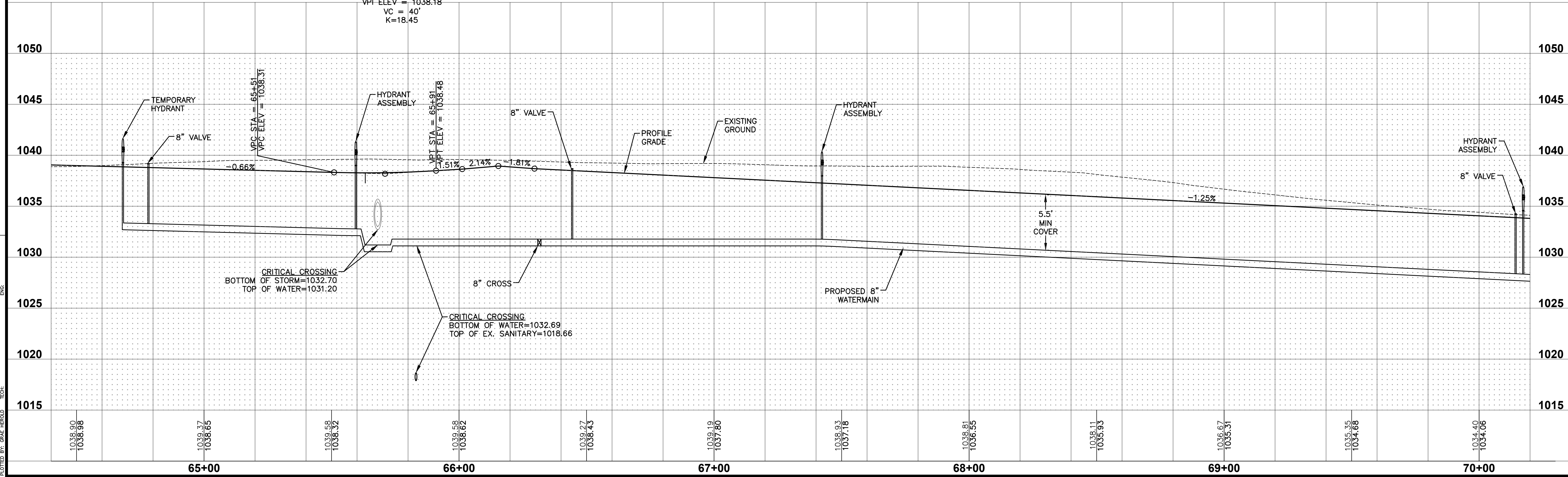
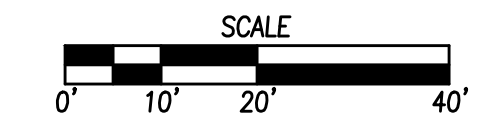
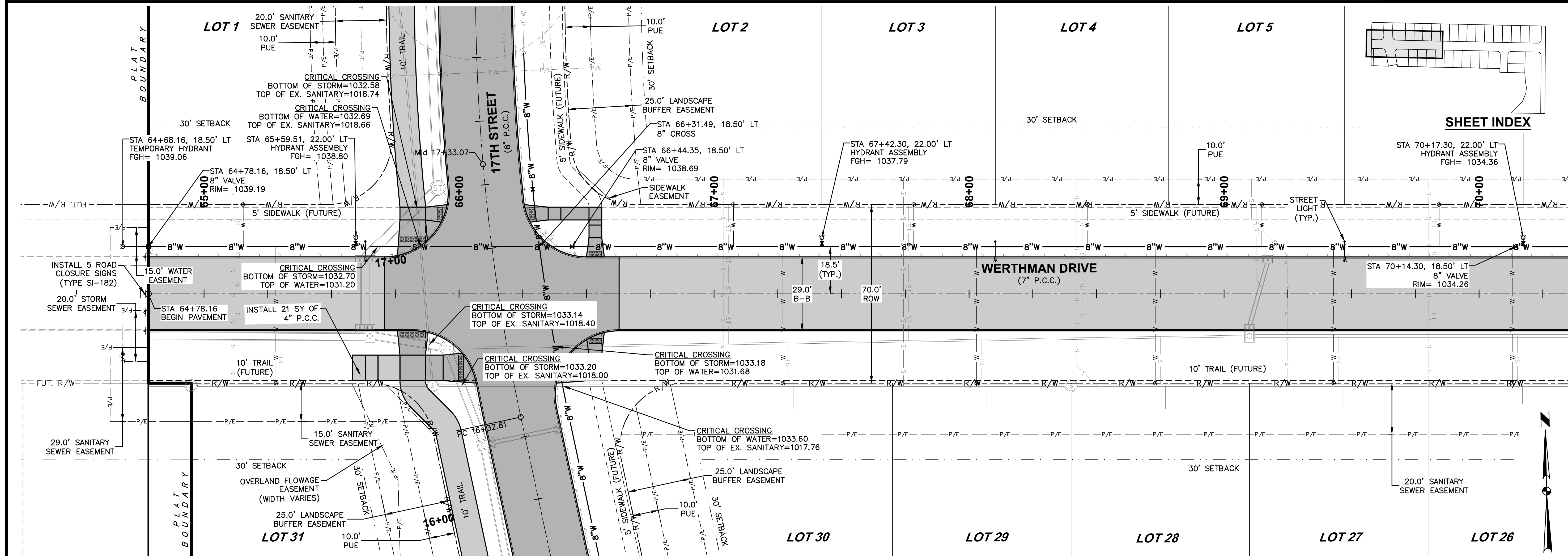
REMINGTON POINTE PLAT 2

FILE: H:\2022\211767\211767-211767-RNP-PLAT 2-ASBUILT.DWG COMMENT: EXISTING
PLOTED BY: JAW HEROLD DATE: 12/22/2023 2:41 PM



REVISIONS	DATE
AS-BUILT SUBMITTAL	12/22/2023
FOURTH SUBMITTAL	04/24/2023
THIRD SUBMITTAL	03/23/2023
SECOND SUBMITTAL	03/07/2023
FIRST SUBMITTAL	01/24/2023

FILE: H:\2022\2211767\2211767-WM211767-RMP-WAT PLAT 2.DWG
PLOT: 12/22/2023 2:42 PM
DRAWN BY: JWM
CHECKED BY: EKO



REVISIONS

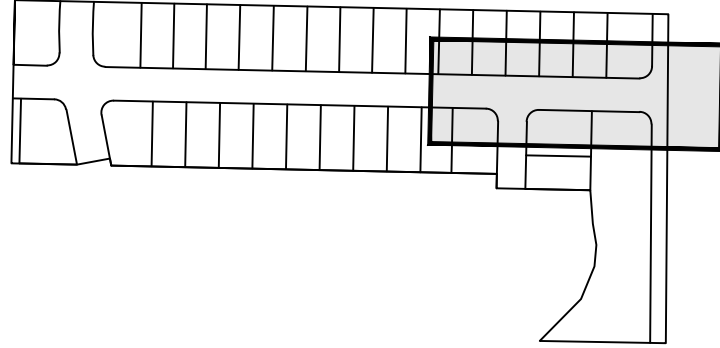
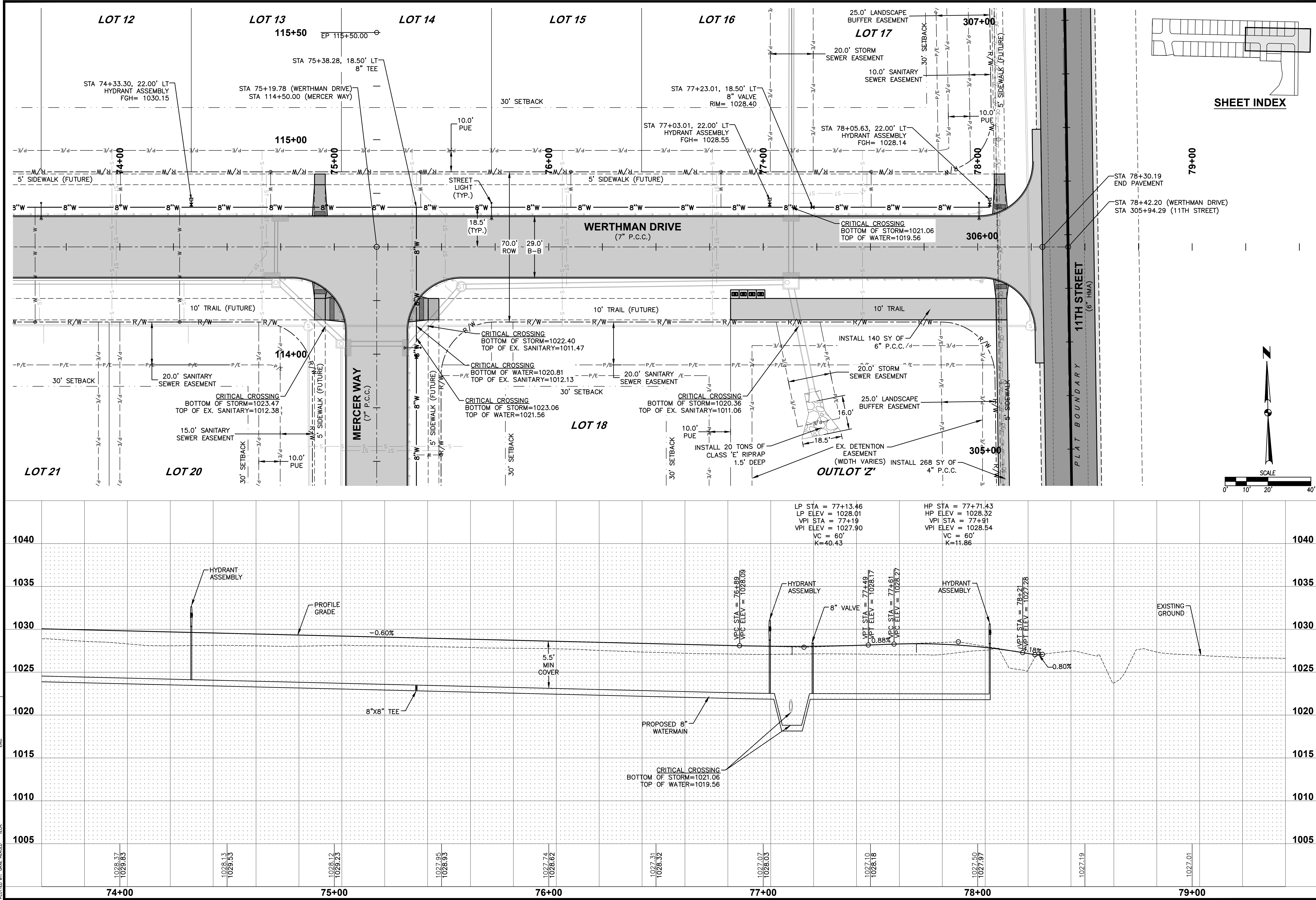
DATE	12/22/2023
AS-BUILT SUBMITTAL	04/24/2023
FOURTH SUBMITTAL	03/23/2023
THIRD SUBMITTAL	03/07/2023
SECOND SUBMITTAL	01/24/2023
FIRST SUBMITTAL	

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
ENGINEER: JWM TECH: MST

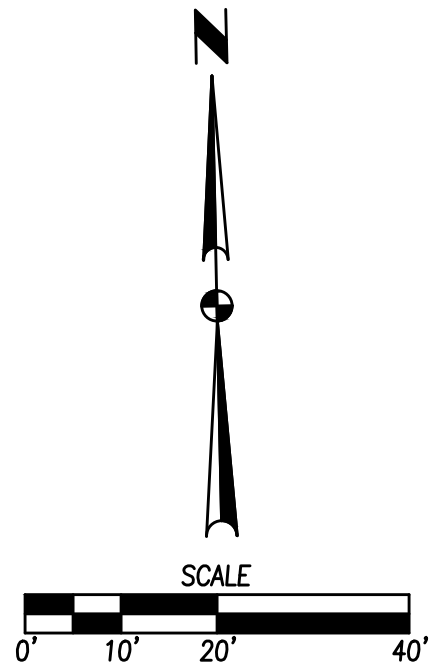
REMINGTON POINTE PLAT 2
WATER MAIN PLAN AND PROFILE
WAUKEE, IOWA

18
24
2211.767

FILE: H:\2022\2211767\WMO\2211767-RMP-WAT PLAT 2.DWG
DATE: 12/22/2023 2:42 PM
DRAWN BY: JAW
CHECKED BY: JAW
COMMENTS:



SHEET INDEX



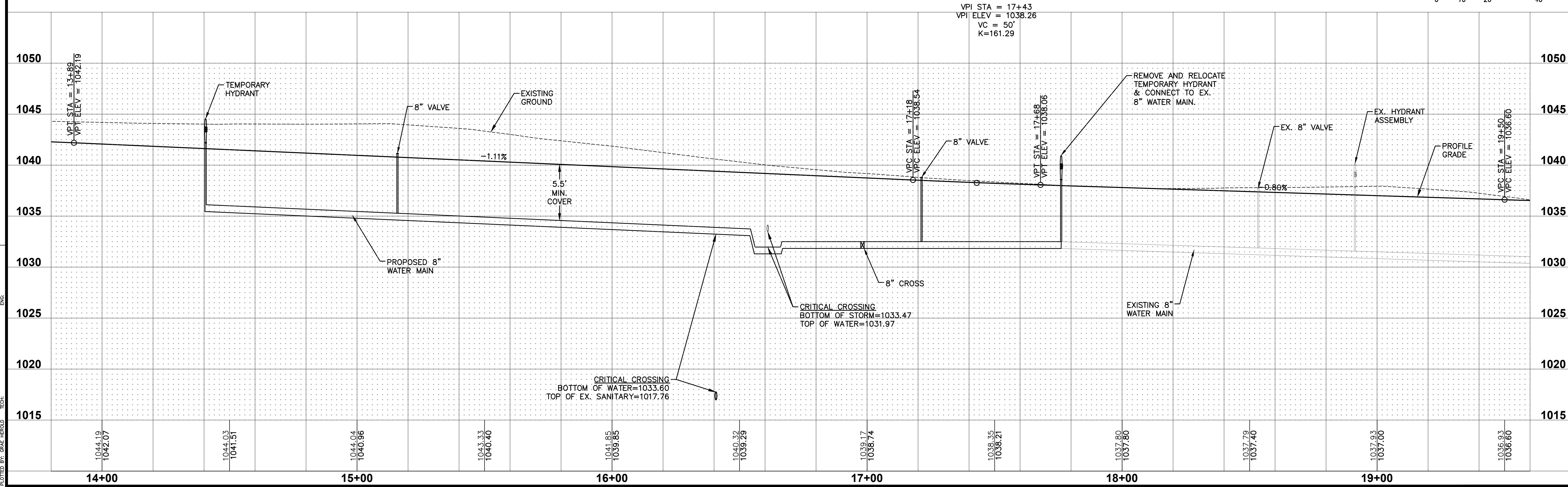
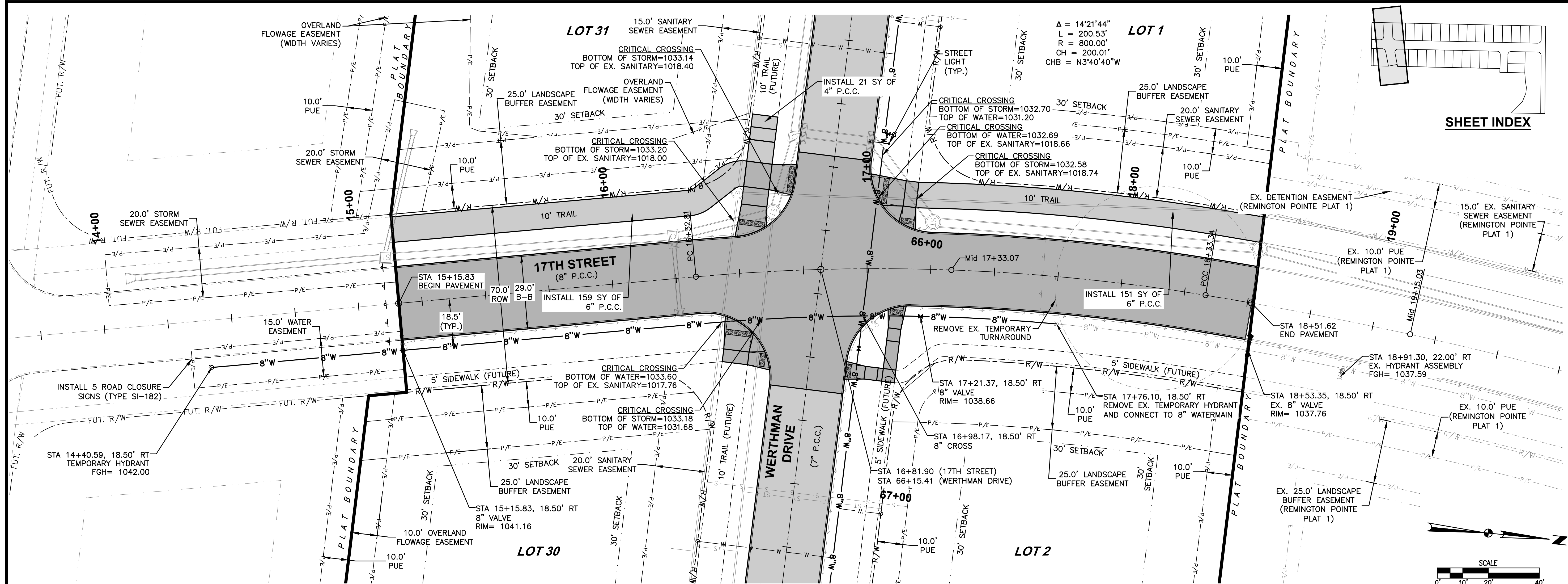
REVISIONS	
DATE	DESCRIPTION
12/22/2023	AS-BUILT SUBMITTAL
04/24/2023	FOURTH SUBMITTAL
03/23/2023	THIRD SUBMITTAL
03/07/2023	SECOND SUBMITTAL
01/24/2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO ENGINEER: JWM TECH: MST

REMINGTON POINTE PLAT 2
WATER MAIN PLAN AND PROFILE

20/24
2211.767

FILE: H:\2022\2211767\2211767-WAT-PLAN-2.DWG
PLOT: 12/22/2023 2:42 PM
DRAWN BY: JWM
CHECKED BY: EKO



DATE

12/22/2023

AS-BUILT SUBMITTAL

04/24/2023

FOURTH SUBMITTAL

03/27/2023

SECOND SUBMITTAL

03/07/2023

FIRST SUBMITTAL

01/24/2023

REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO ENGINEER: JWM TECH: MST

21

24

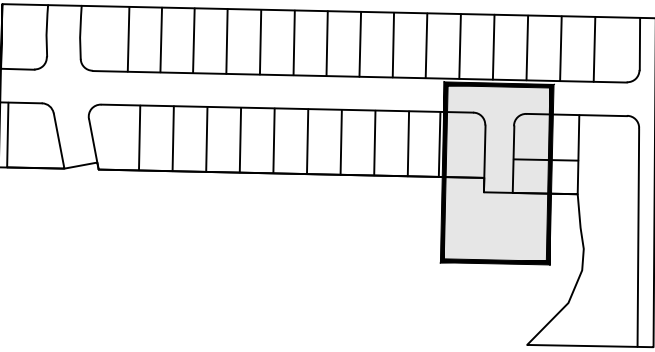
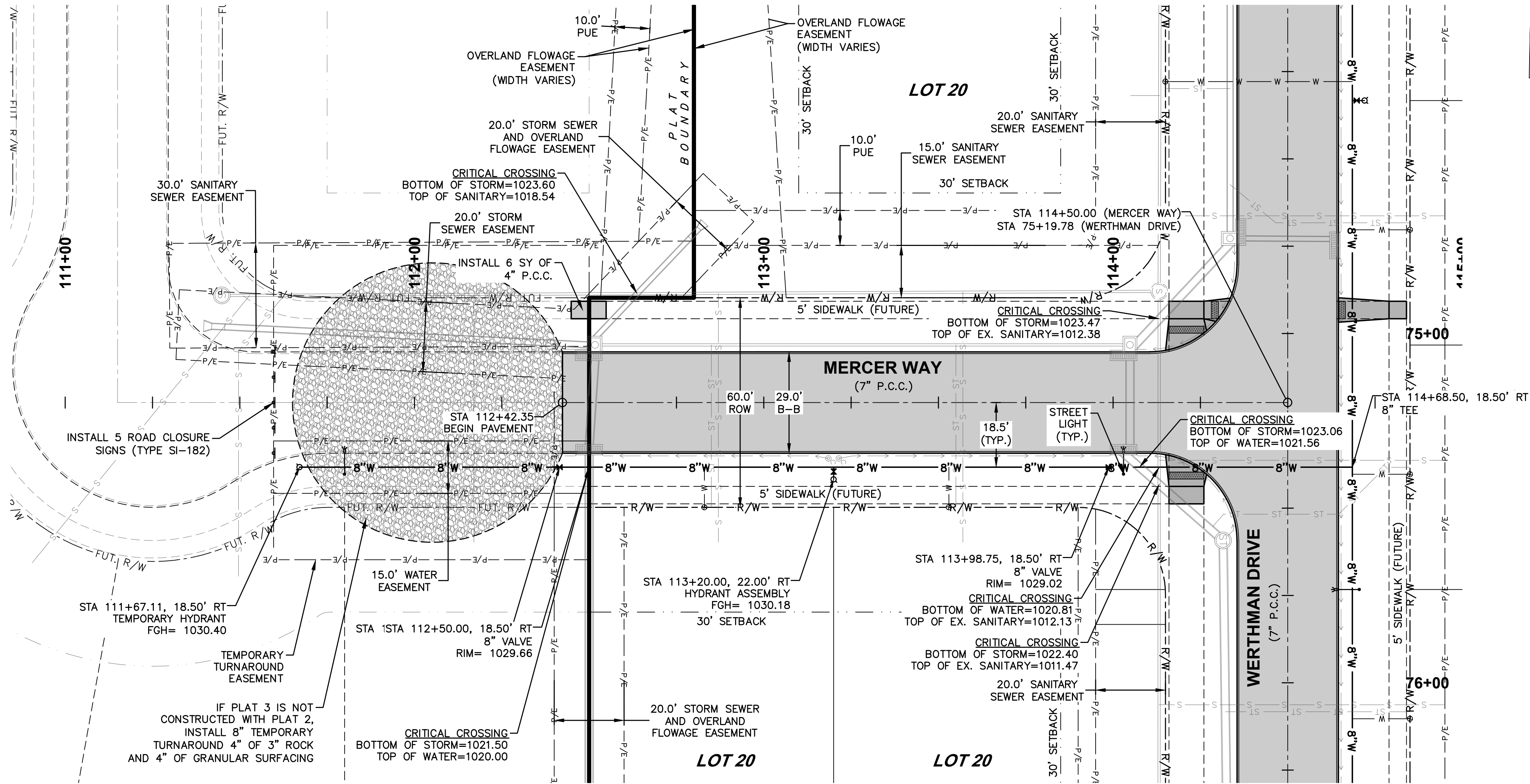
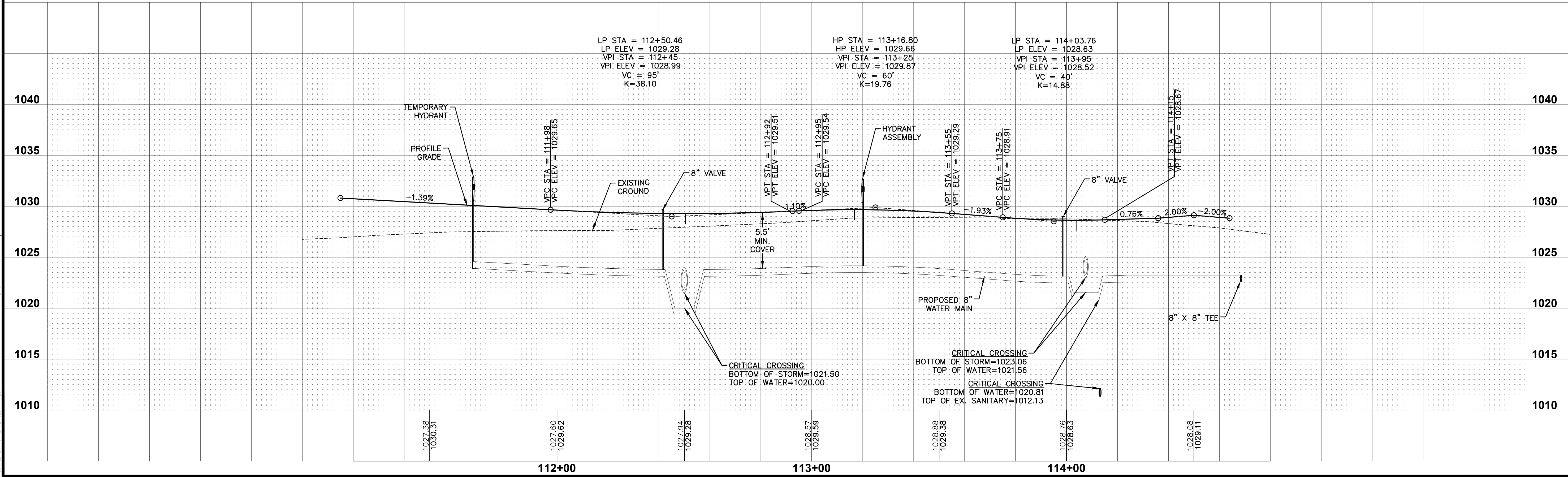
2211.767

REMINGTON POINTE PLAT 2

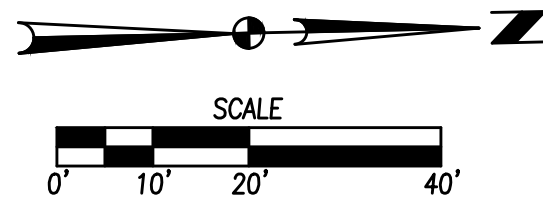
WATER MAIN PLAN AND PROFILE

WAUKEE, IOWA

FILE: H:\2022\2211767\2211767-RMP-WAT PLAT 2.DWG
DATE: 12/22/2023 2:42 PM
DRAWN BY: JWM
CHECKED BY: EKO
COMMENTS:



SHEET INDEX



REMINGTON POINTE PLAT 2
WATER MAIN PLAN AND PROFILE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410



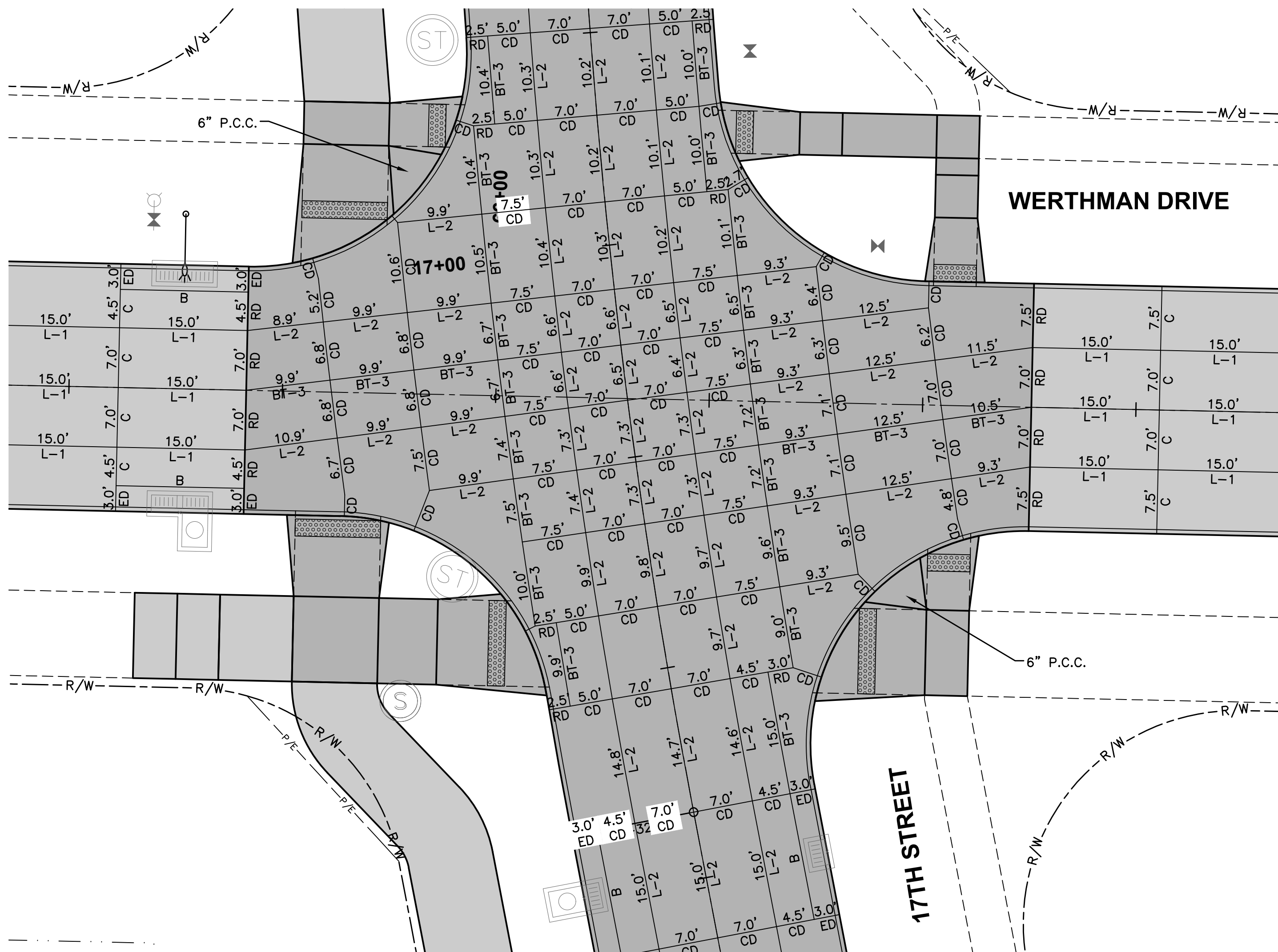
WAUKEE, IOWA

REVISIONS

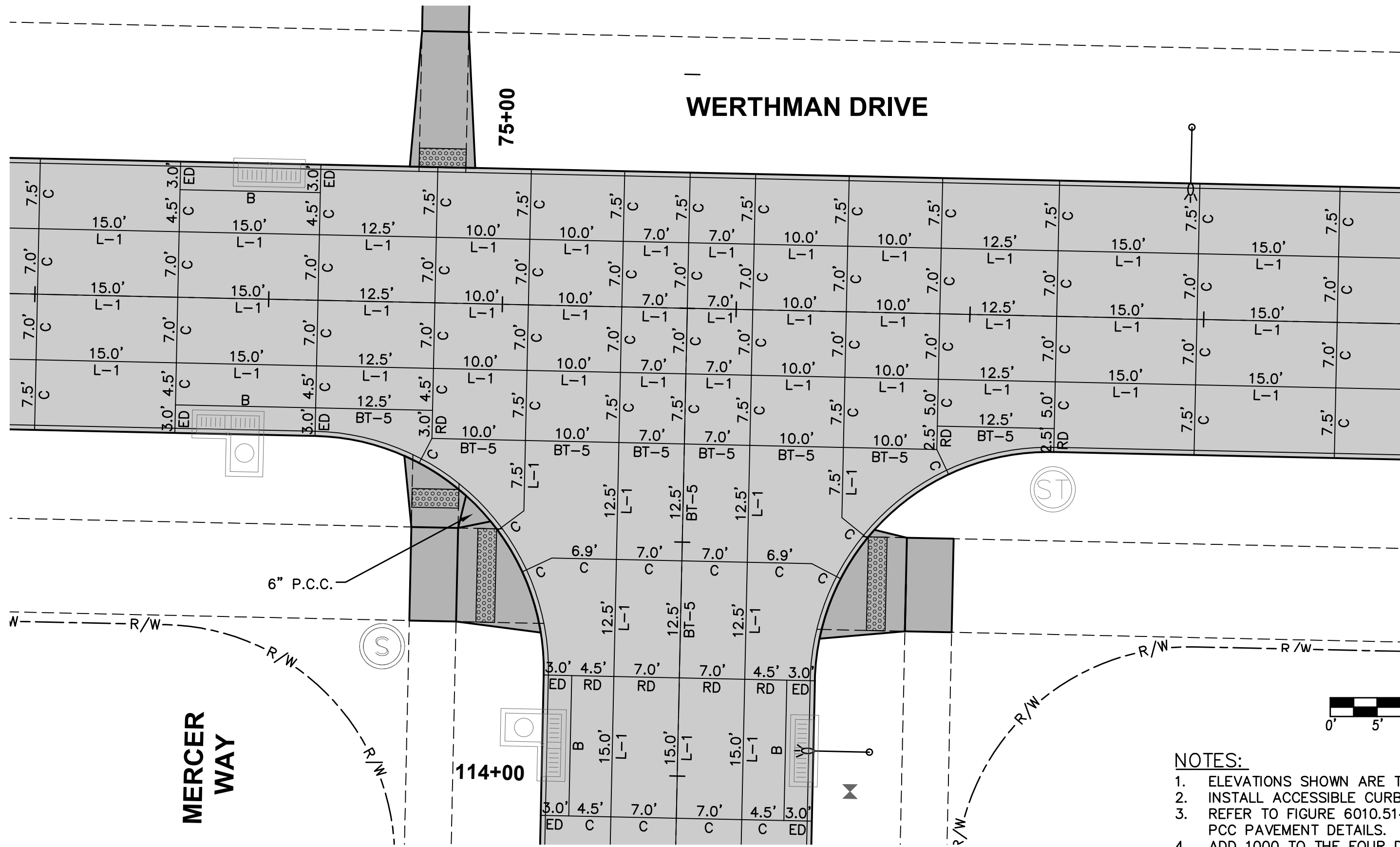
DATE	REVISIONS
12/22/2023	AS-BUILT SUBMITTAL
04/24/2023	FOURTH SUBMITTAL
03/23/2023	THIRD SUBMITTAL
03/07/2023	SECOND SUBMITTAL
01/24/2023	FIRST SUBMITTAL

ENGINEER: EKO ENGINEER: JWM TECH: MST

FILE: H:\2022\2211767\DWG\2211767-INTERSECTION PLAT 2-ASBUILDWG
DATE PLOTTED: 12/22/2023 2:43 PM
PLOTTER: HP PLOTTER
DRAWN BY: JWM



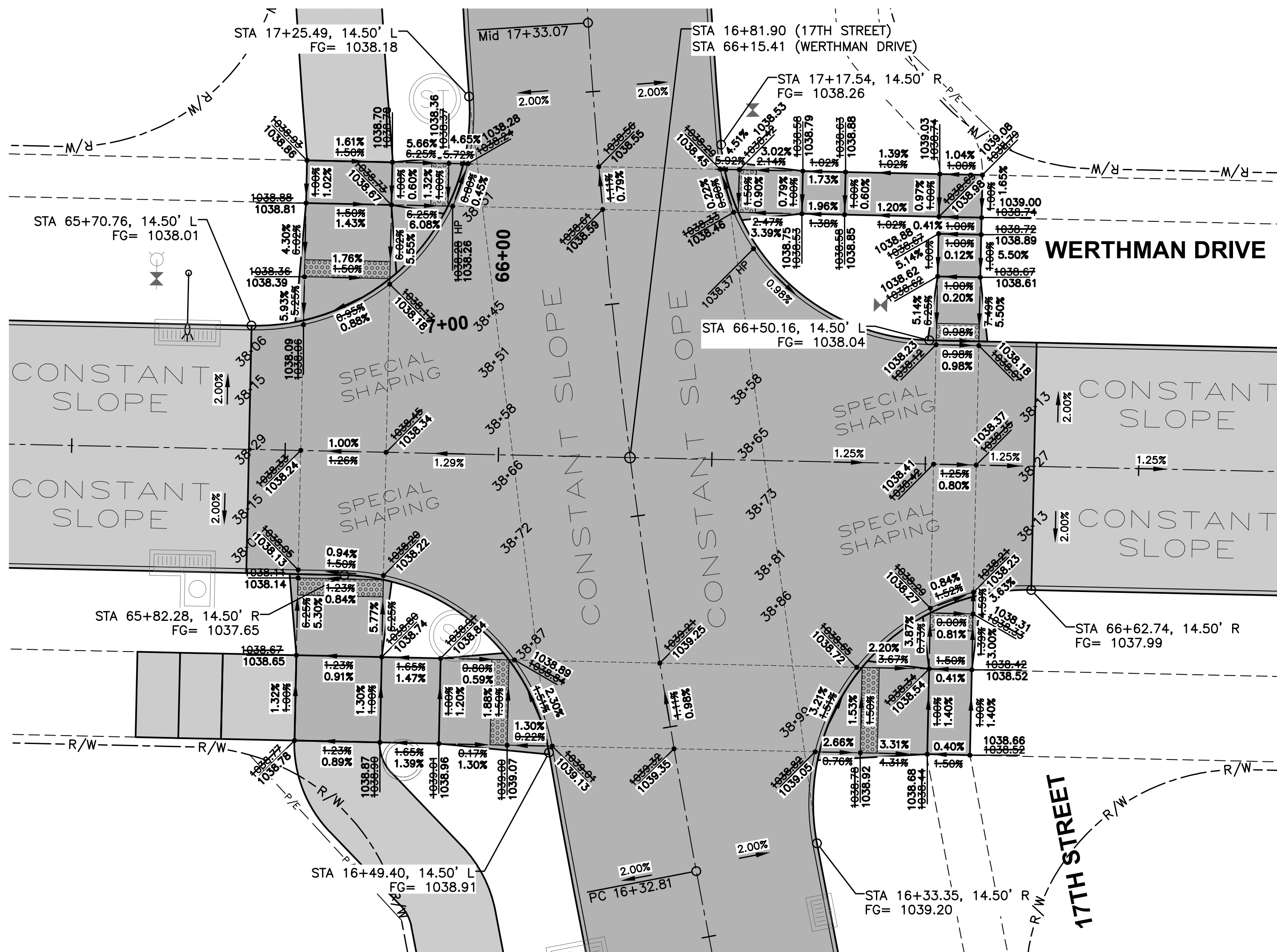
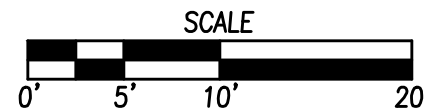
JOINTING LAYOUT



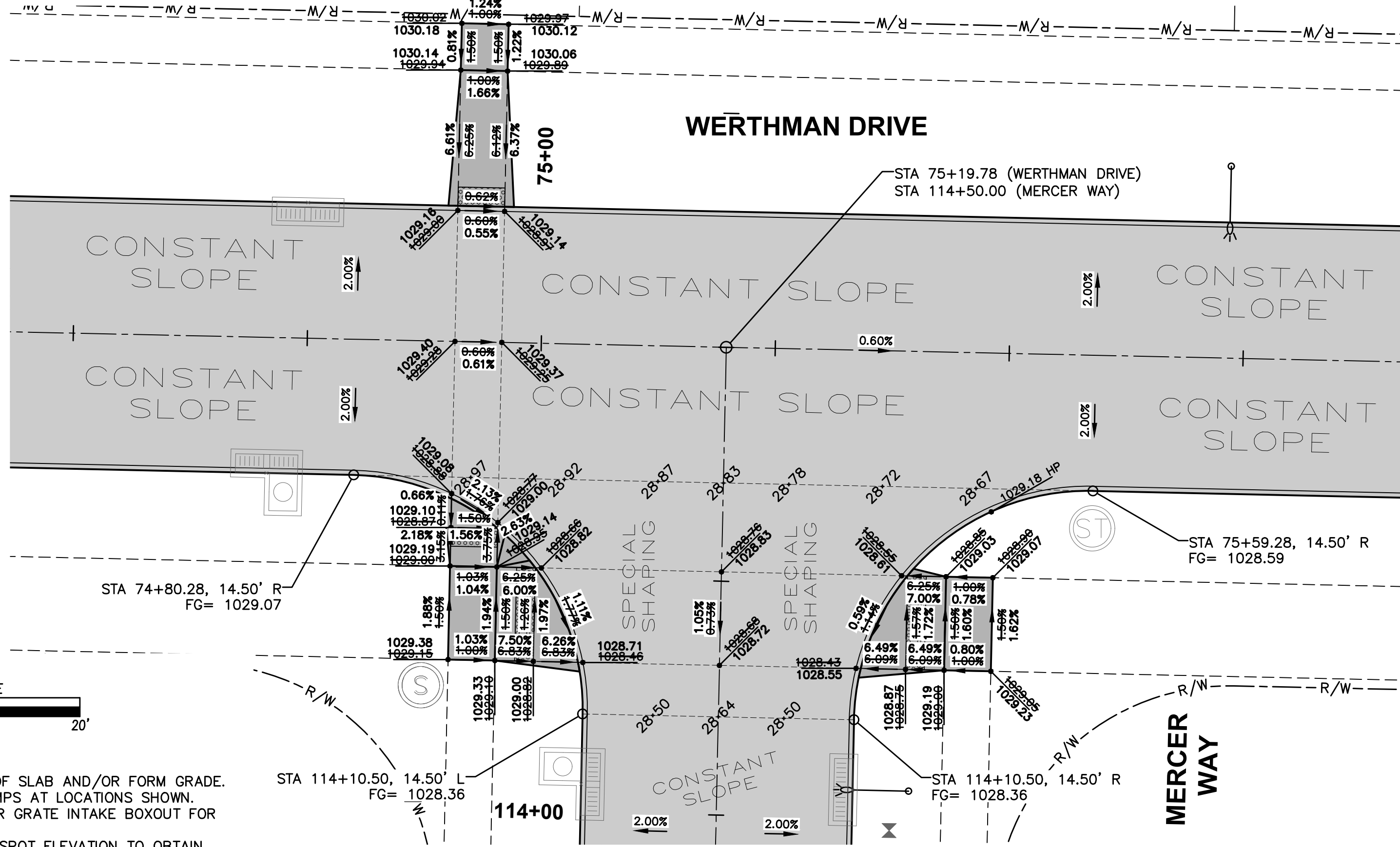
JOINTING LAYOUT

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 THE FOUR DIGIT SPOT ELEVATION TO OBTAIN PROJECT DATUM.



GEOMETRICS AND STAKING LAYOUT



GEOMETRICS AND STAKING LAYOUT



DATE
12/22/2023
04/24/2023
03/07/2023
01/24/2023

REVISIONS
AS-BUILT SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

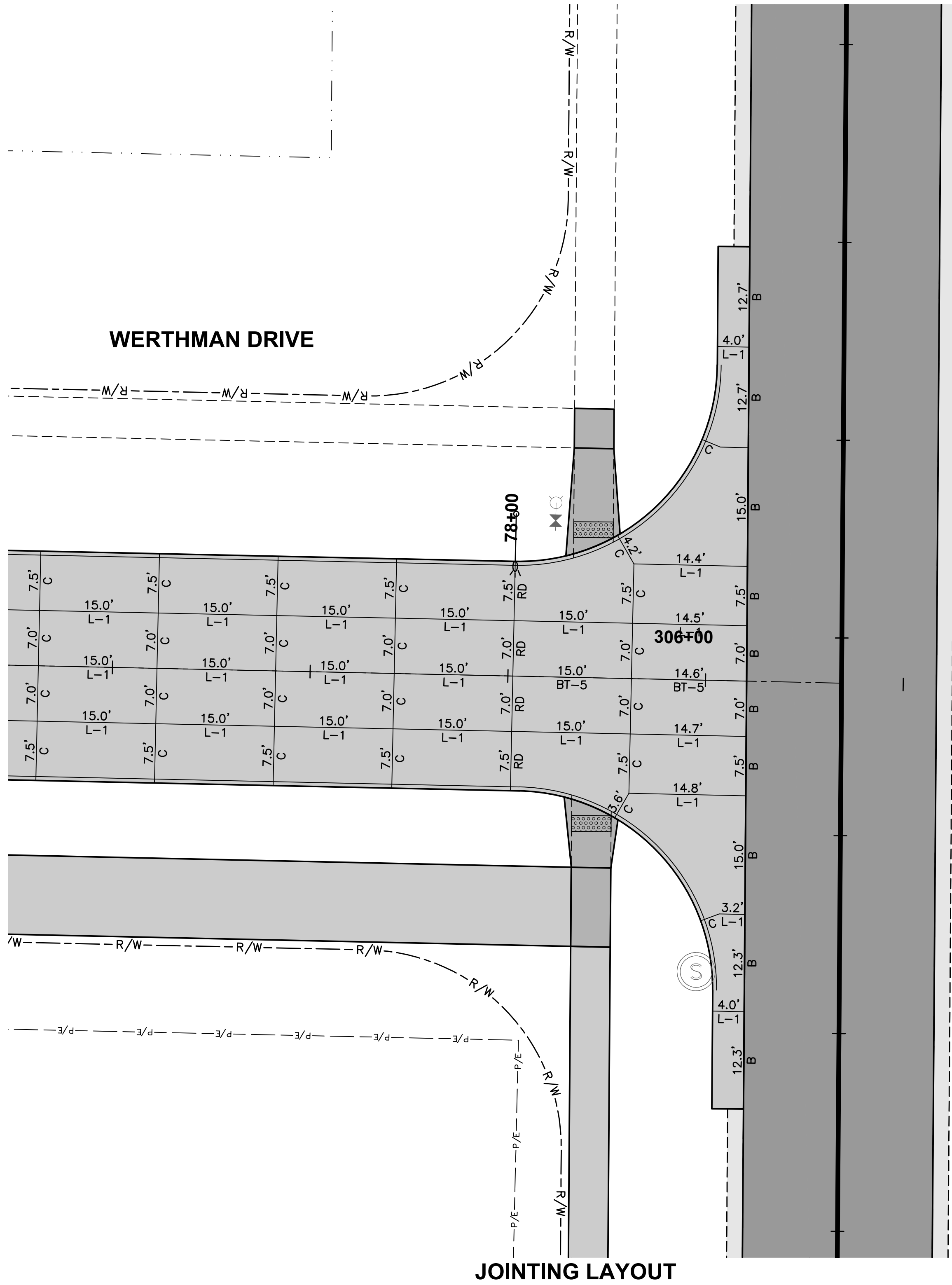
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
ENGINEER: JWM
TECH: MST



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

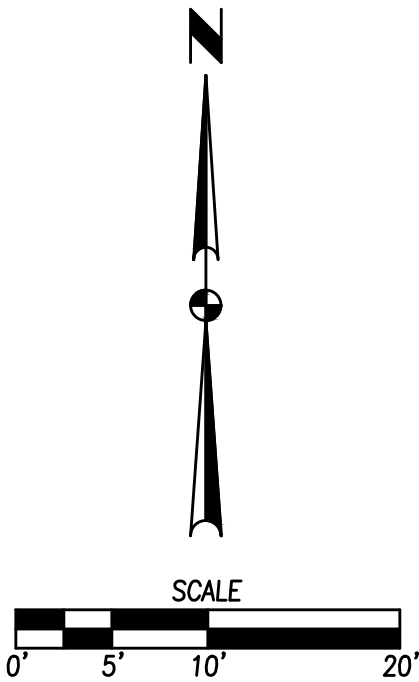
REMINGTON POINTE PLAT 2
INTERSECTION DETAILS
23
24
2211.767

FILE: H:\2022\2211767\DWG\2211767-INTERSECTION PLAT 2-ASBUILDWG
DATE: 12/22/2023 2:43 PM
PLOTTER: HP DesignJet 2400
PLOTED BY: JAW HEROLD



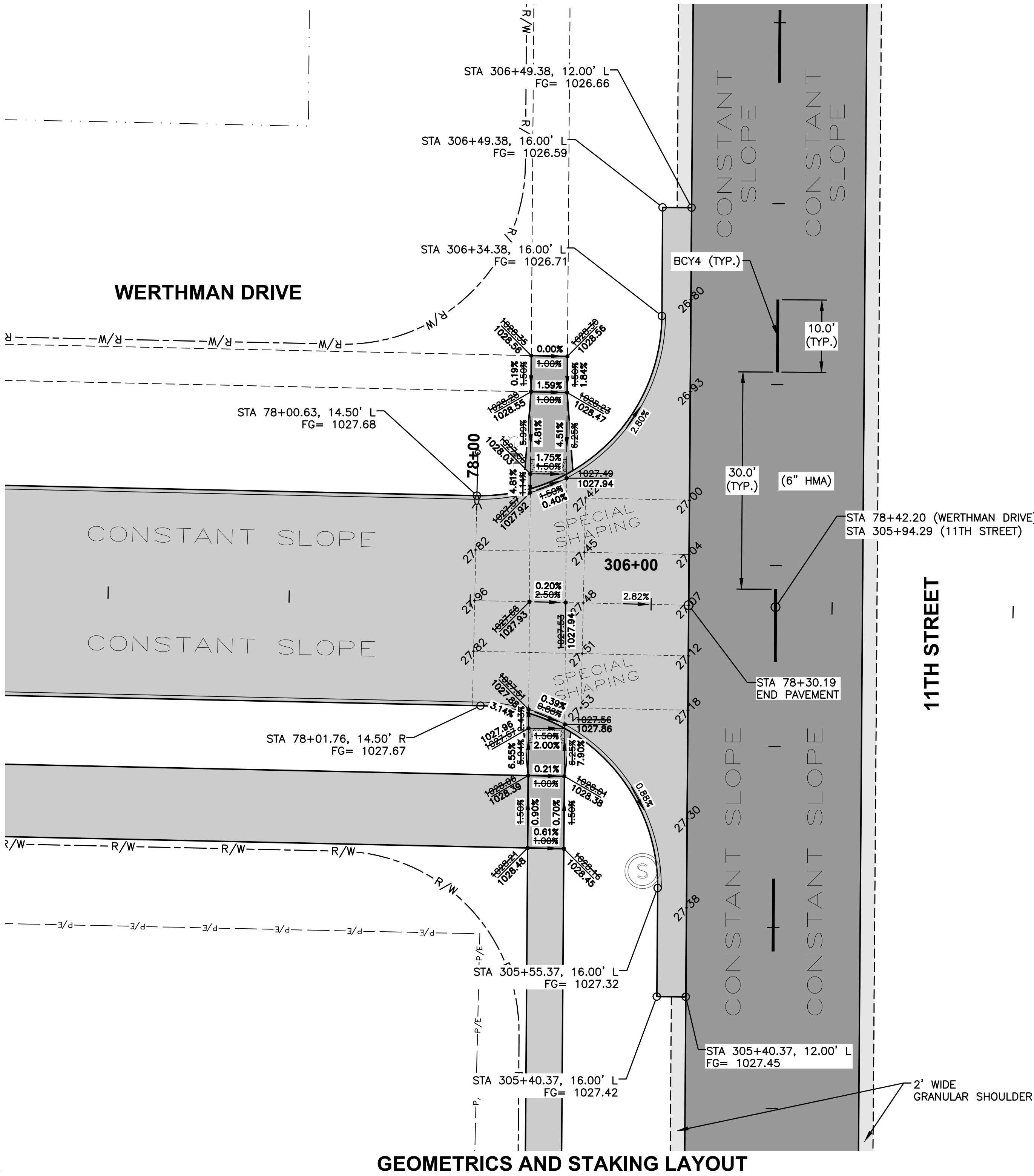
JOINTING LAYOUT

11TH STREET



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 THE FOUR DIGIT SPOT ELEVATION TO OBTAIN PROJECT DATUM.



GEOMETRICS AND STAKING LAYOUT

REVISIONS

DATE	12/22/2023
AS-BUILT SUBMITTAL	04/24/2023
FOURTH SUBMITTAL	03/23/2023
THIRD SUBMITTAL	03/07/2023
SECOND SUBMITTAL	01/24/2023
FIRST SUBMITTAL	

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO ENGINEER: JWM TECH: MST

CIVIL DESIGN ADVANTAGE

Waukee, Iowa

REMINGTON POINTE PLAT 2

INTERSECTION DETAILS

24

24

2211.767