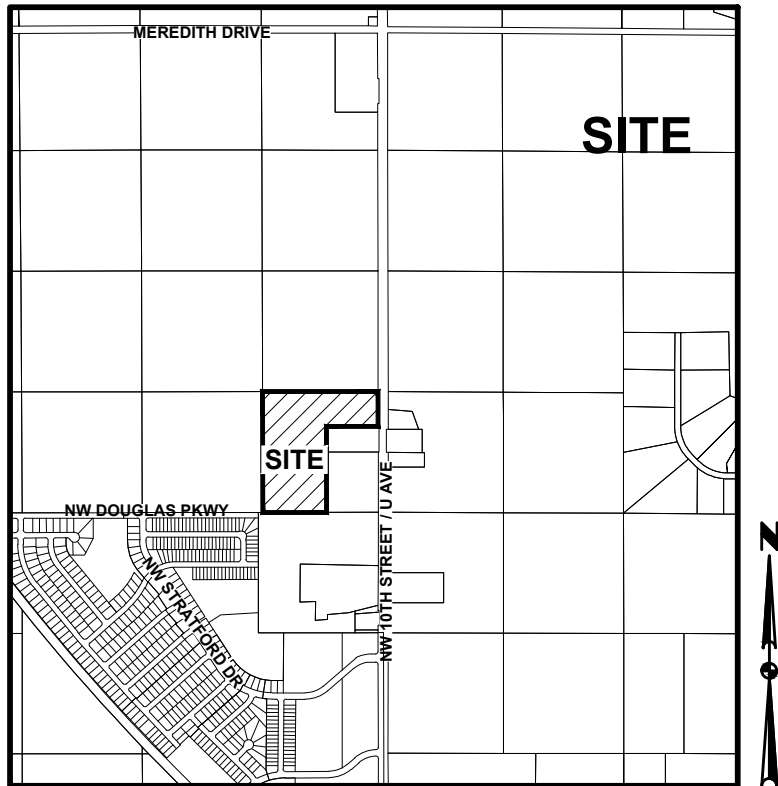


CONSTRUCTION PLANS FOR: FOX CREEK MEADOWS PLAT 1



VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER/APPLICANT

FOX CREEK MEADOWS, LLC
CONTACT: BRAD STANBROUGH
234 SUNRISE DRIVE
WAUKEE, IA 50263
PH: (515) 202-3030

ENGINEER/SURVEYOR

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

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 25.63 ACRES (1,116,105 SF)

PARKLAND DEDICATION

PARKLAND REQUIRED:
SINGLE FAMILY: 80 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED: = 1.56 ACRES

PORTION OF REQUIRED DEDICATION LOCATED IN FLOODPLAIN: = 1.13 ACRES

(0.75 AC * 1.5 = 1.13
0.75 ACRES WILL COUNT TOWARDS PARKLAND DEDICATION)

STANDARD PARKLAND PROVIDED IN THIS PHASE = 0.13 ACRES

TOTAL PROVIDED: 0.88 ACRES

DATE OF SURVEY

MAY 24, 2021

SUBMITTAL DATES

1ST SUBMITTAL	05/10/2022
2ND SUBMITTAL	05/27/2022
3RD SUBMITTAL	08/02/2022
4TH SUBMITTAL	10/11/2022
FINAL SUBMITTAL	11/14/2022
REVISED SANITARY SEWER	12/15/2022
REVISED SUBMITTAL	03/20/2023
REVISED SUBMITTAL	05/04/2023
AS-BUILT SUBMITTAL	06/06/2024

AS-BUILT NOTES

1. A PORTION OF LOTS 33-35, 37-39 AND 41-44 WERE REMOVED FROM THE SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP THROUGH THE LOMR-F PROCESS. REFER TO FEMA CASE NO.: 23-07-0795A, DATED OCTOBER 17, 2023 FOR MORE INFORMATION.

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 10,000 SF FOR EACH TWO FAMILY DWELLING (5,000 SF PER LOT)
- 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

R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

- FRONT YARD SETBACK: 30 FEET
- REAR YARD SETBACK: 30 FEET (DWELLING) 40 FEET (ANY OTHER PRINCIPAL USES)
- SIDE YARD SETBACK: TOTAL 15 FEET - MINIMUM 7 FEET ON ONE SIDE

BENCHMARKS

SANITARY MANHOLE AT SOUTHEAST CORNER OF WARRIOR AND GRACEWOOD.
ELEVATION = 1019.39

CONSTRUCTION SCHEDULE

SPRING 2023 - SPRING 2024

NOTES

- ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE ENGINEERING 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.
- 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 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.
- OUTLOTS Y AND X WILL BE OWNED AND MAINTAINED BY THE FOX CREEK MEADOWS HOME OWNERS ASSOCIATION.
- OUTLOTS Z WILL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.
- LOTS NOT ASSIGNED A MPE OR MOE WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.
- STREET TREES HAVE BEEN PLACED ALONG NW SPROUL DRIVE FOR CONCEPTUAL PURPOSES. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON CONSTRUCTED DRIVEWAY LOCATIONS. STREET TREES SHALL BE INSTALLED AT THE TIME EACH LOT DEVELOPS.
- DETENTION POND WITHIN OUTLOT W WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOTS M, N, O, P, Q, R, S, T, U AND V WILL BE RESERVED FOR FUTURE DEVELOPMENT ONCE LOTS ARE REMOVED FROM THE FLOODPLAIN THROUGH LOMR-F PROCESS.

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 & LANDSCAPE PLAN
6-7	GRADING PLAN
8-9	EROSION AND SEDIMENT CONTROL PLAN
10-22	STORM & SANITARY SEWER PLAN AND PROFILE
23-28	WATER MAIN PLAN AND PROFILE
29-30	INTERSECTION DETAILS

LEGAL DESCRIPTION

PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 25.63 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.48 ACRES OF ROADWAY EASEMENT.

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.



AS-BUILT DRAWINGS

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



GENERAL LEGEND

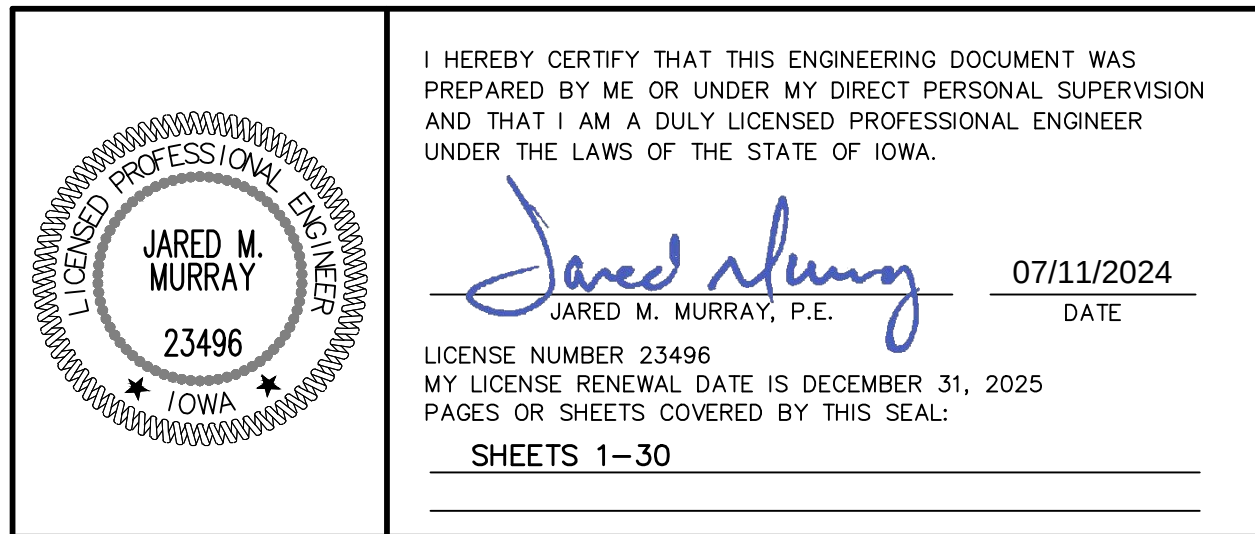
PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
STORM SEWER STRUCTURE NO.	TELEPHONE POLE
STORM SEWER PIPE NO.	GAS VALVE BOX
SANITARY SEWER STRUCTURE NO.	CABLE TV JUNCTION BOX
SANITARY SEWER	CABLE TV MANHOLE/VAULT
SANITARY SERVICE	MAIL BOX
STORM SEWER	BENCHMARK
STORM SERVICE	SOIL BORING
WATERMAIN WITH SIZE	UNDERGROUND TV CABLE
WATER SERVICE	GAS MAIN
SAWCUT (FULL DEPTH)	FIBER OPTIC
SILT FENCE	UNDERGROUND TELEPHONE
USE AS CONSTRUCTED	OVERHEAD ELECTRIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND ELECTRIC
MINIMUM GRADE AT STRUCTURE	FIELD TILE
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE

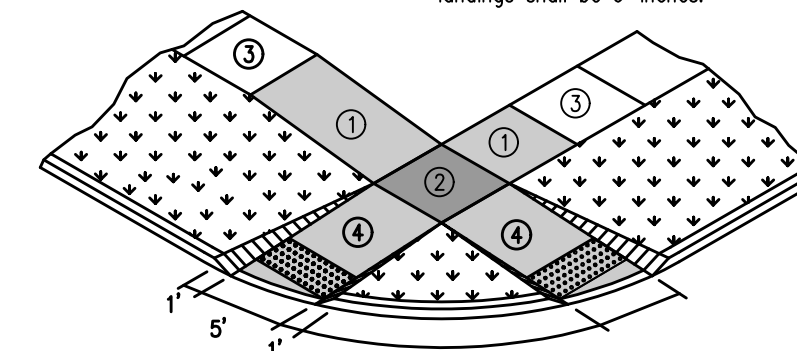
ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), (PN 202114FCM), DATED JANUARY 5, 2021.

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

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

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





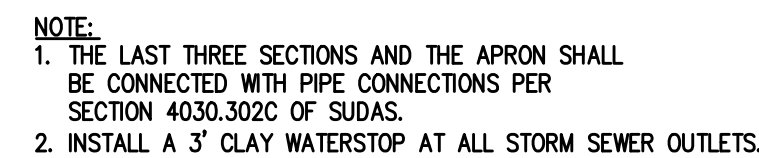
CURB RAMPS OUTSIDE OF
INTERSECTION RADIUS
NOT TO SCALE



1. D=DIFFERENCE IN ELEVATION BETWEEN
FLARED END INVERT AND DRAINAGE WAY
CHANNEL FLOW LINE 300 FT
DOWNSTREAM OF FLARED END; MINIMUM
D=42"
2. INSTALL 3' WIDE CLAY WATERSTOP AT
FLARED END SECTION PIPE JOINT.
3. TRASH GUARDS ARE NOT ALLOWED ON
PIPES 48" OR LARGER.

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"	2			4f2	4	3'-8"	6
15"	2'-10"	4f1	4	2'-6"	3	54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	2			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'-9"	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

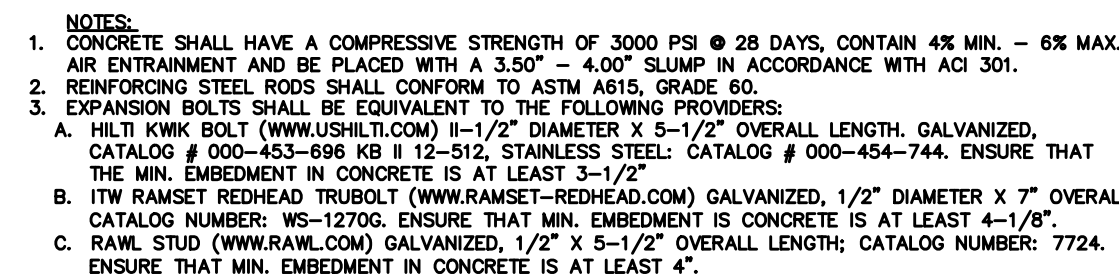
NOT TO SCALE



NOT TO SCALE



1. SLOPE SUBDRAINS TO DRAIN.
2. 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS; USE PEA GRAVEL FOR POROUS BACKFILL.
3. DIRECT PERFORATIONS DOWN FOR SUBDRAINS AND UP FOR SUMP PUMP COLLECTOR LINES.



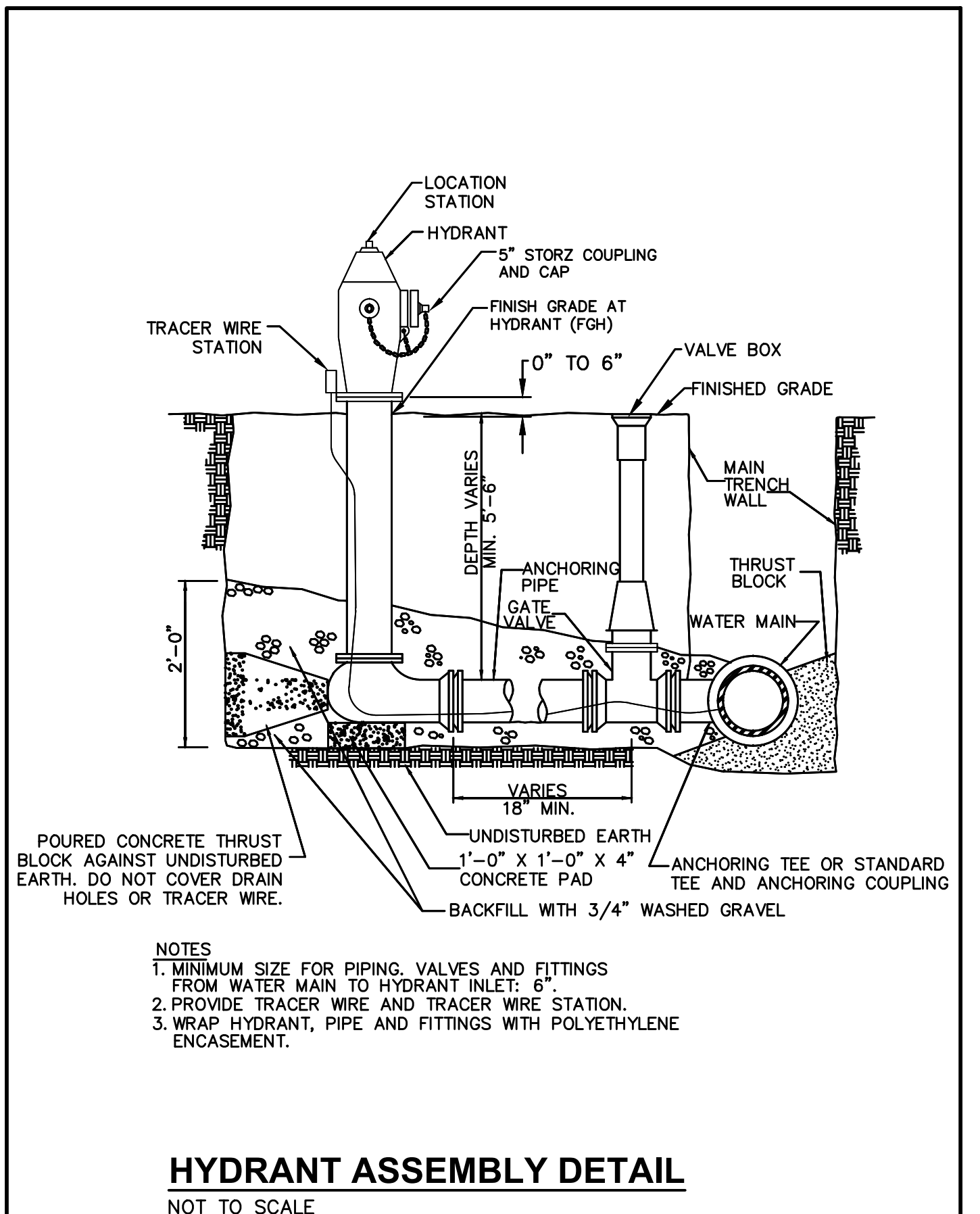
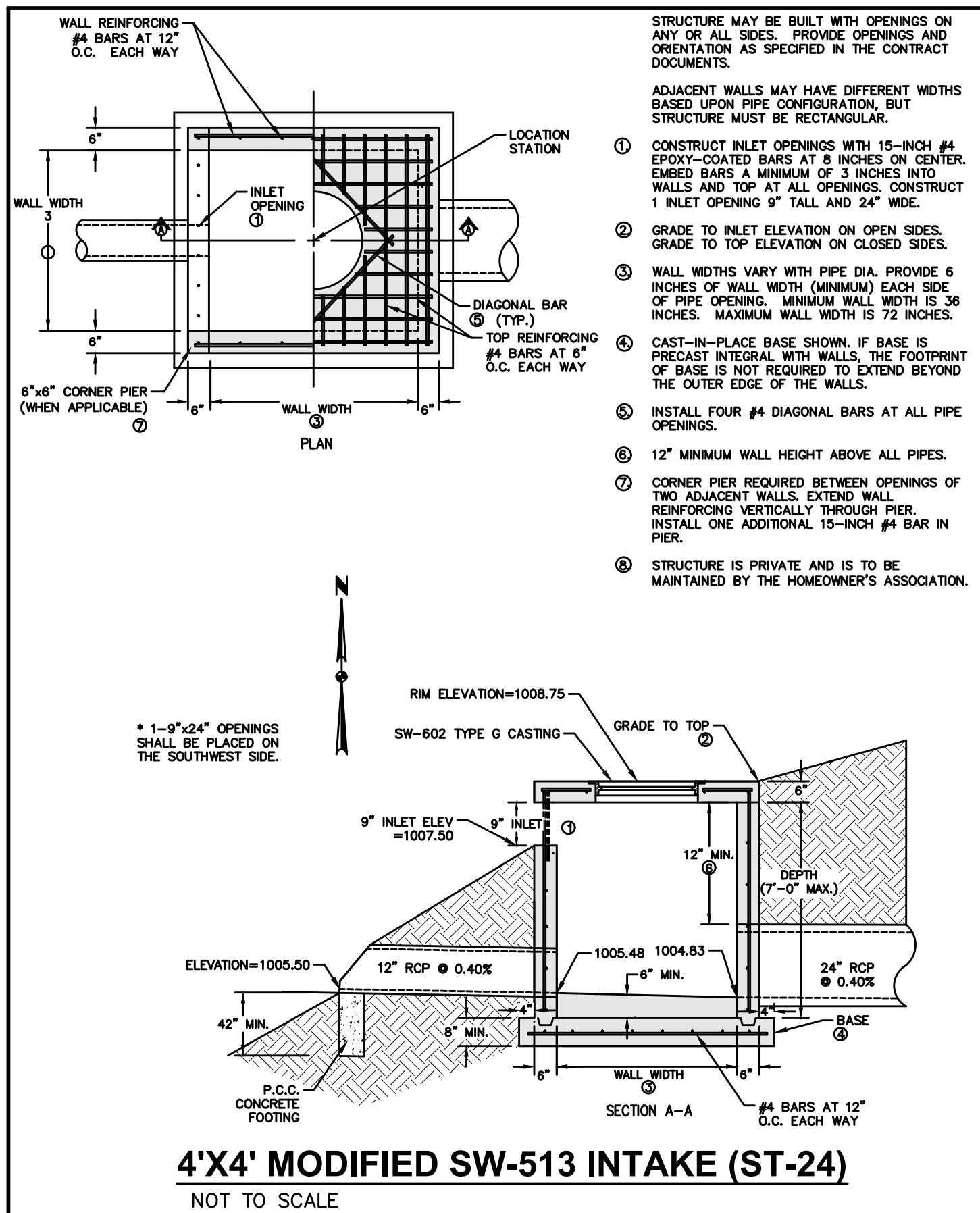
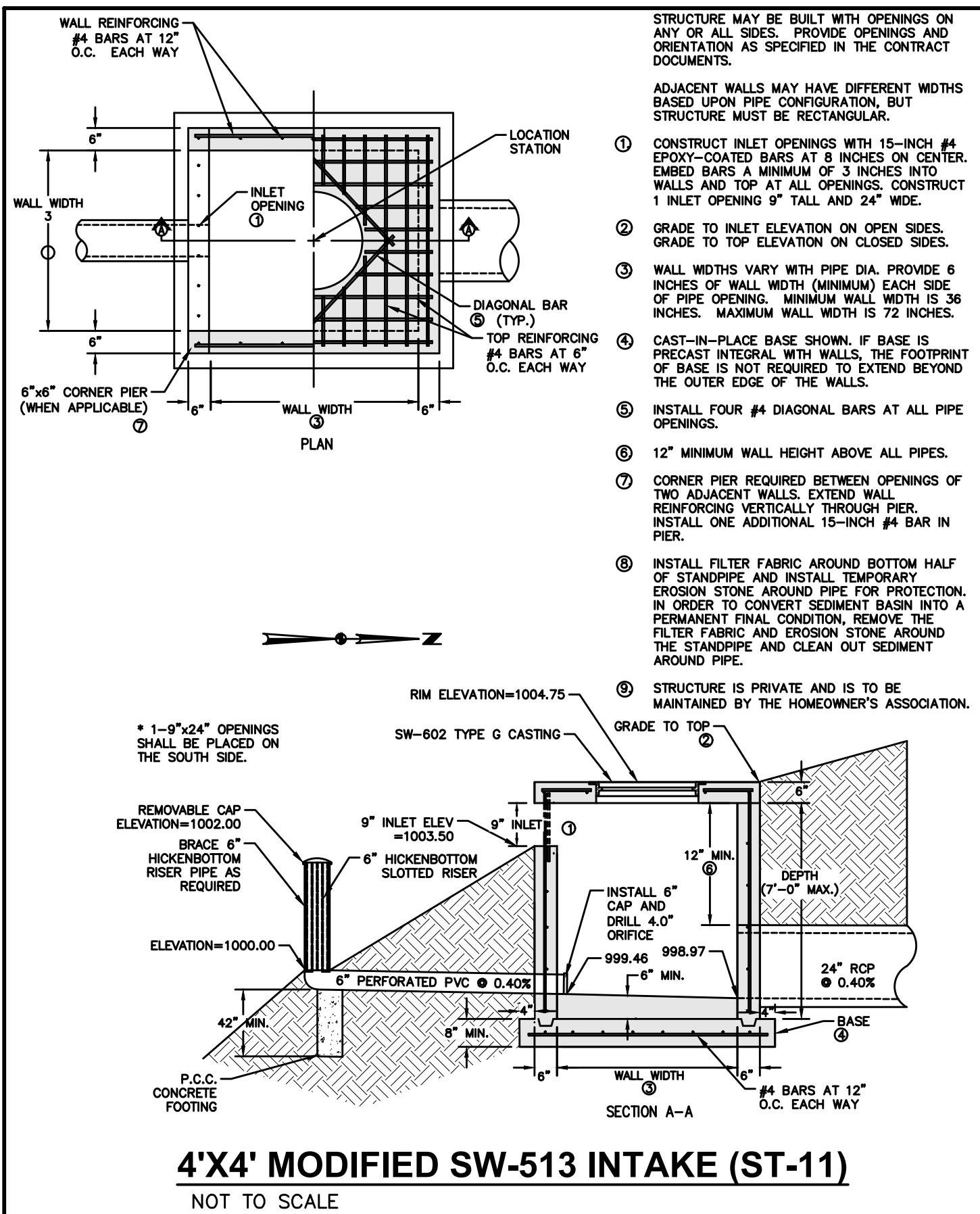
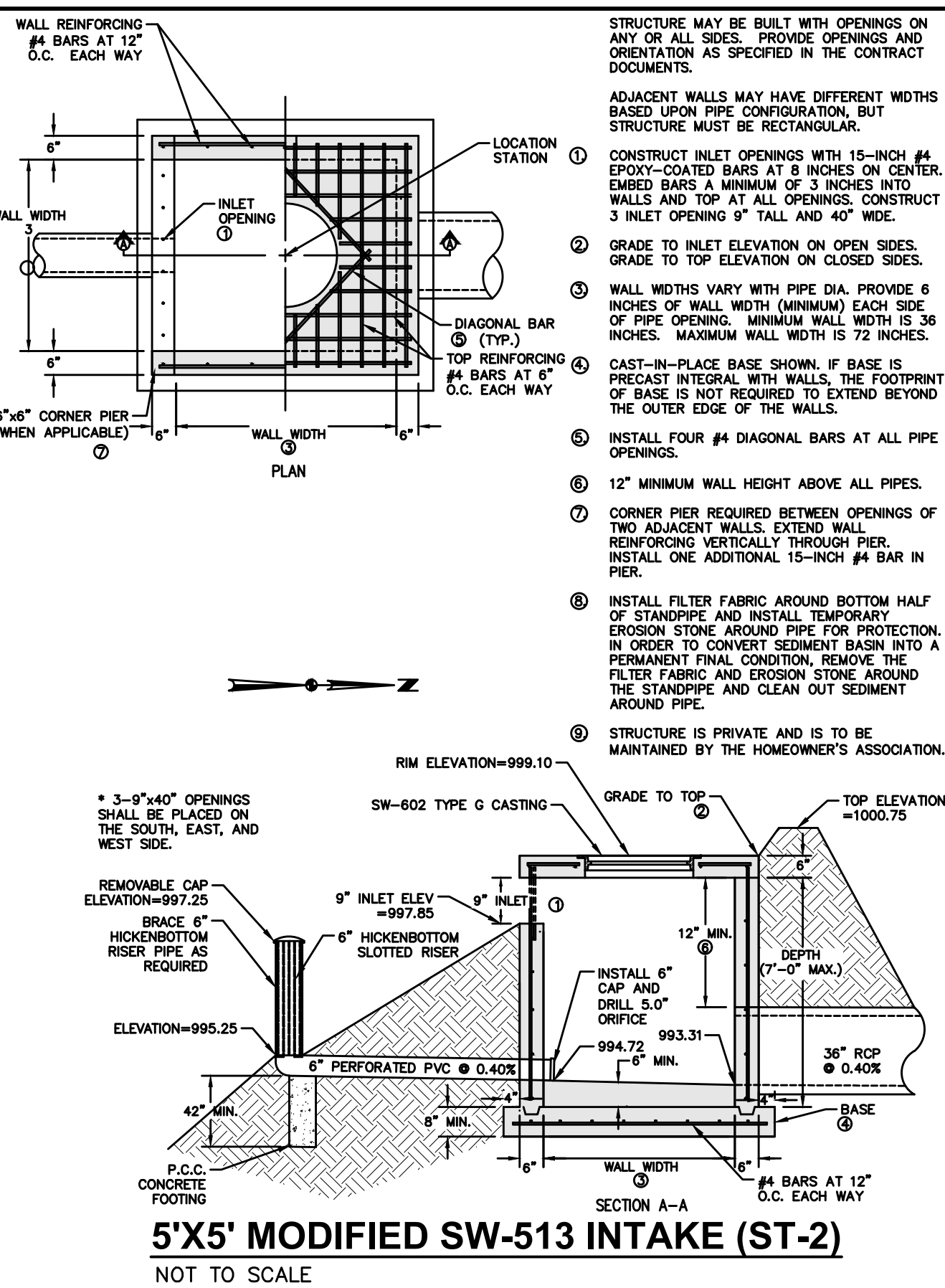
NOT TO SCALE



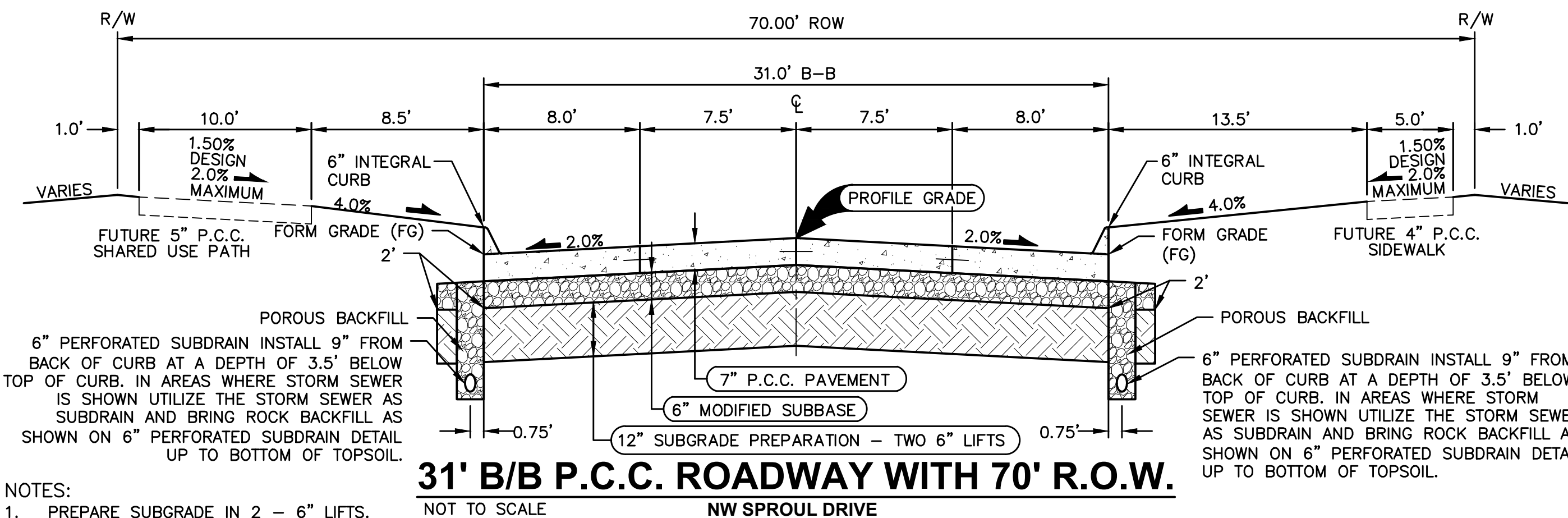
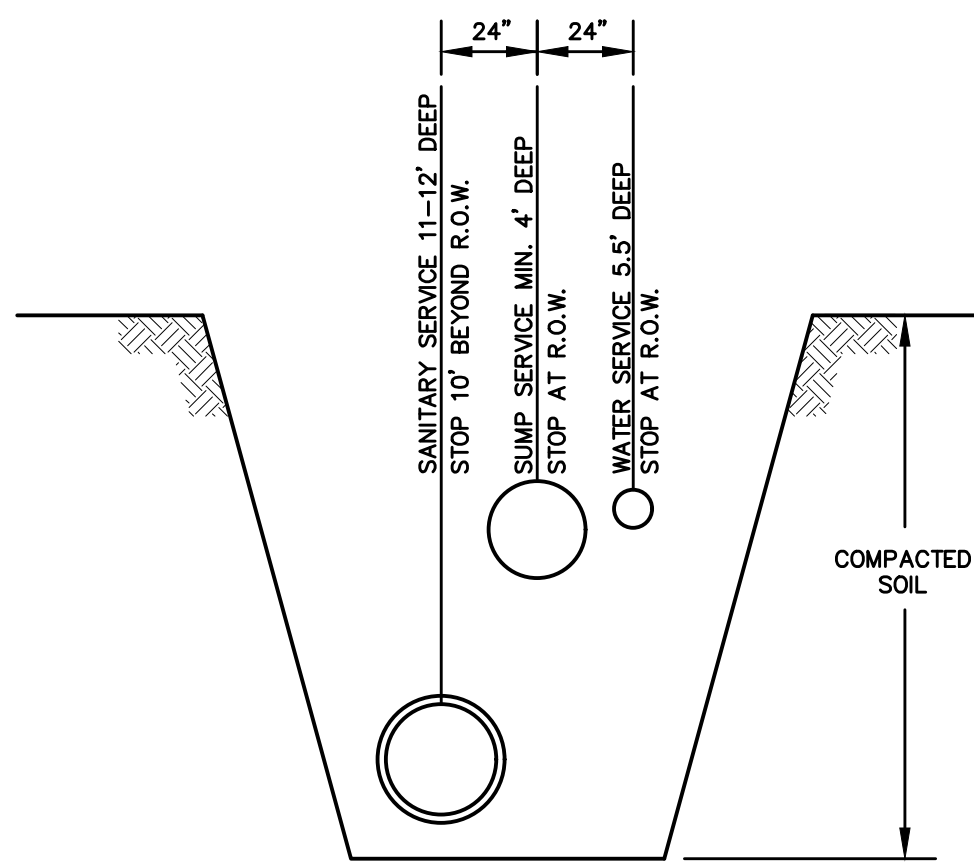
1. TERMINATE CURB STOP BOX ROD 1'-6"
BELOW FINISHED GRADE.

NOT TO SCALE

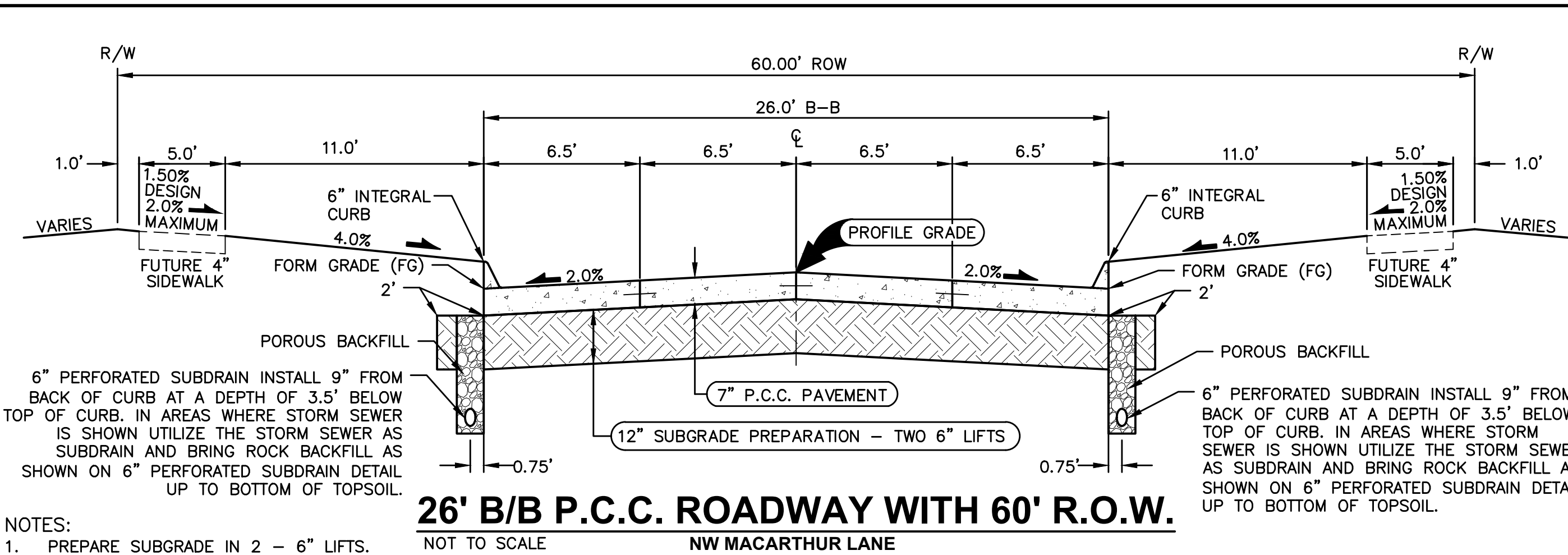
FILE: H:\2020\2010553\WMA\ASBUILTS\2010553-COV-BET-TAB-ASBUILDWG
PLOTED BY: JESSICA STONEBERGER DATE: 7/11/2024 8:51 AM
DRAWING: TYPICAL SECTIONS AND DETAILS



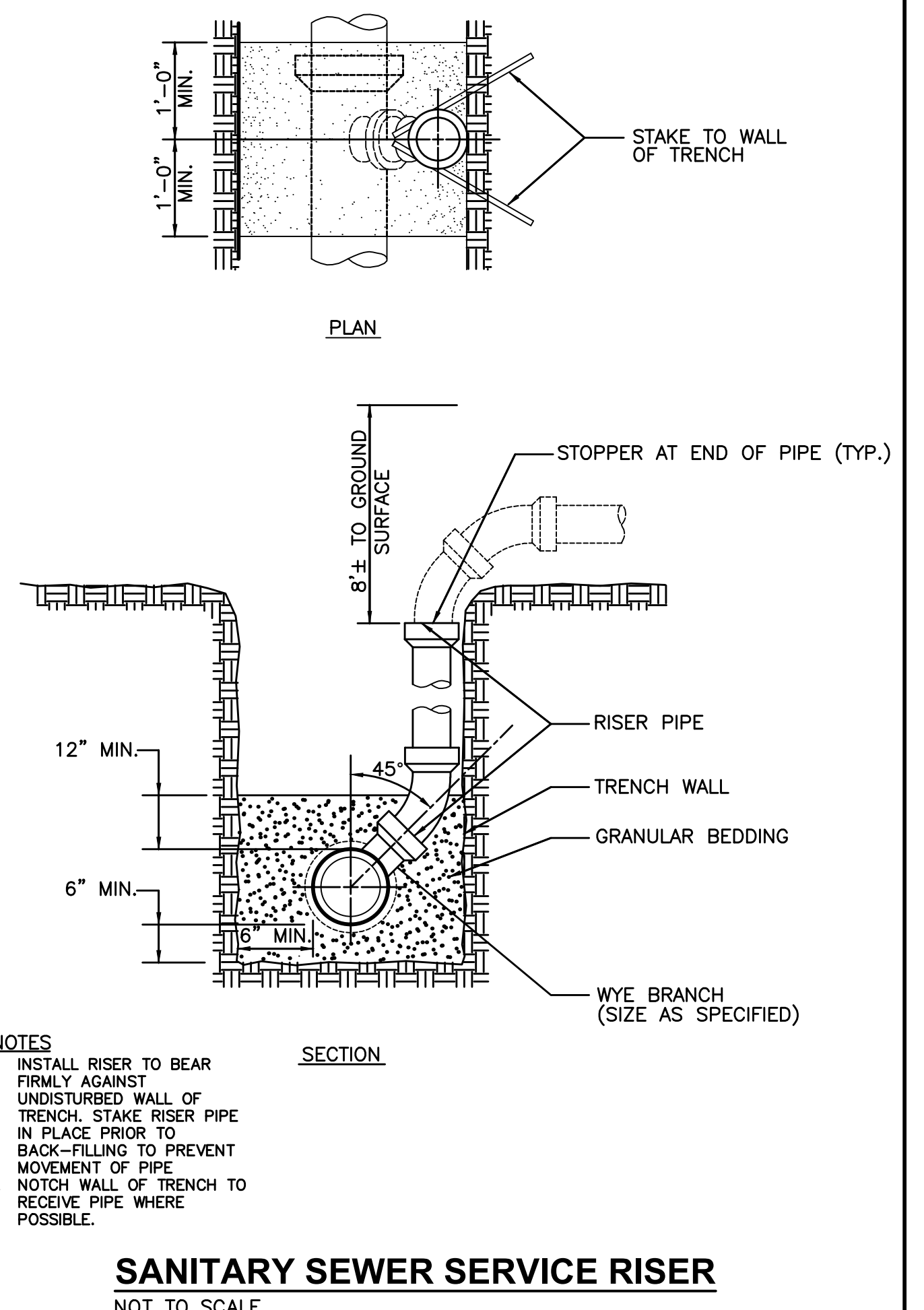
- NOTES:
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX. STEEL POST SHALL BE PAINTED BLUE.
 2. BRING SUMP SERVICE STUB TO A MINIMUM OF 1'-0" ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A GREEN PAINTED STEEL POST NEXT TO THE STUB.
 3. BRING SANITARY SERVICE STUB TO A MINIMUM OF 1'-0" ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A RED PAINTED STEEL POST NEXT TO THE STUB.



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



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



- 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.

FILE: H:\2020\2010553\WMA\AS-BUILTS\2010553-COV-BET-TAB-AS-BUILD.DWG
DATE: 7/11/2024 8:51 AM
DRAWN BY: JESSICA STONEBERGER
CHECKED BY: JESSICA STONEBERGER
DESIGNED BY: JESSICA STONEBERGER
ENGR: JESSICA STONEBERGER

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	25.38
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION, 12" DEPTH	SY	10,358
5	MODIFIED SUBBASE, GRANULAR, 6" DEPTH	SY	6,085
6	SANITARY SEWER GRAVITY MAIN, 8" DIA, PVC	LF	2,669
7	SANITARY SEWER SERVICE STUB, 4" DIA	EA	80
8	SUBDRAIN, 6" PERFORATED PVC	LF	3,142
9	STORM SEWER, TRENCHED, 6" PVC	LF	16
10	STORM SEWER, TRENCHED, 8" PERFORATED PVC	LF	344
11	STORM SEWER, TRENCHED, 8" PVC	LF	191
12	STORM SEWER, TRENCHED, 15" HDPE	LF	397
13	STORM SEWER, TRENCHED, 18" HDPE	LF	336
14	STORM SEWER, TRENCHED, 24" HDPE	LF	310
15	STORM SEWER, TRENCHED, 15" RCP	LF	784
16	STORM SEWER, TRENCHED, 18" RCP	LF	779
17	STORM SEWER, TRENCHED, 24" RCP	LF	483
18	STORM SEWER, TRENCHED, 30" RCP	LF	769
19	STORM SEWER, TRENCHED, 36" RCP	LF	65
20	STORM SEWER, 18" CMP APRON	EA	1
21	STORM SEWER, 24" CMP APRON	EA	1
22	STORM SEWER, 12" RCP APRON W/ FOOTING & APRON GUARD	EA	1
23	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	1
24	STORM SEWER, 18" RCP APRON W/ FOOTING & APRON GUARD	EA	2
25	STORM SEWER, 24" RCP APRON W/ FOOTING & APRON GUARD	EA	2
26	STORM SEWER, 30" RCP APRON W/ FOOTING & APRON GUARD	EA	2
27	STORM SEWER, 36" RCP APRON W/ FOOTING & APRON GUARD	EA	1
28	STORM SEWER SERVICE STUB, 4" DIA	EA	80
29	WATER MAIN, 8" DIA, TRENCHLESS	LF	40
30	WATER MAIN, 8" DIA	LF	2,789
31	WATER SERVICE STUB, 1" DIA	EA	80
32	VALVE, 8" DIA	EA	11
33	12" X 8" TAPPING VALVE ASSEMBLY	EA	1
34	FIRE HYDRANT ASSEMBLY	EA	11
35	TEMPORARY FIRE HYDRANT ASSEMBLY	EA	3
36	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	11
37	MANHOLE, SW-401, 48" (STORM SEWER)	EA	9
38	INTAKE, SW-501	EA	2
39	INTAKE, SW-503	EA	2
40	INTAKE, SW-505	EA	9
41	INTAKE, SW-506	EA	7
42	INTAKE, SW-513, 4 FT. X 4 FT.	EA	4
43	INTAKE, SW-513, 5 FT. X 5 FT.	EA	1
44	INTAKE, 15" DIA. NYLOPLAST INTAKE W/ 15" DOME GRATE	EA	2
45	INTAKE, 18" DIA. NYLOPLAST INTAKE W/ 18" DOME GRATE	EA	2
46	INTAKE, 24" DIA. NYLOPLAST INTAKE W/ 24" DOME GRATE	EA	1
47	PAVEMENT, 7" P.C.C.	SY	9,103
48	PAVEMENT, 4" P.C.C. SIDEWALK	SY	207
49	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	183
50	DETECTABLE WARNING PANELS	SF	196
51	SEEDING, FERTILIZING, AND MULCHING	AC	22.38
52	TRAFFIC CONTROL	LS	1

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
53	EROSION CONTROL	LS	1
54	SANITARY SEWER SERVICE CLEANOUT	EA	80
55	STORM SEWER SERVICE CLEANOUT	EA	80
56	SUBDRAIN CLEANOUT	EA	9
57	MAILBOX PAD	EA	7
58	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TON	90
59	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	5
60	EXTERNAL SANITARY SEWER DROP CONNECTION	EA	1

ESTIMATE REFERENCE INFORMATION

Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.

ITEM NO.	DESCRIPTION
	THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. 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.
4,5	REFER TO SHEET 3 FOR TYPICAL LOCATIONS AND THICKNESS.
6	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.
6-19	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 TELEVIEW SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVIEWING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVIEWING 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. 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.
22-27	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.
29	REEFER TO SUDAS SECTION 3020 FOR TRENCHLESS CONSTRUCTION DETAILS.
30-33	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.

ESTIMATE REFERENCE INFORMATION

Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.

ITEM NO.	DESCRIPTION
34	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.
34-35	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF TEMPORARY BLOWOFF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE 5-INCH STORZ FITTINGS.
36	REFER TO FIG.6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE A COVER WITH WITH PRO-RING ADJUSTMENT RINGS PER 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. 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.
37	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
38-41	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".
38	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
39	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
40	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS
41	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS
42-43	REFER TO FIG. 6010.513 - OPEN-SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
47	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C JOINT SPACING IS 15 FEET.
48-49	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.
50	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS. ALL TRUNCATED DOMES SHALL BE CAST IRON.
51	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 = 22.38 AC
52	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.
53	REFER TO SHEET 8 AND 9 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
54-55	REFER TO SANITARY AND STORM SEWER PLAN AND PROFILE SHEETS FOR LOCATIONS.
56	REFER TO FIG. 4040.232 - SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
57	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 58/59 AND NORTHWEST CORNER OF LOT 69.
58	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.
59	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS. EACH LOCATION CONSISTS OF FIVE SIGNS WITH POSTS PER SI-182.
60	REFER TO WAUKEE STANDARD DRAWING 13 - OUTSIDE DROP CONNECTION FOR CONSTRUCTION DETAILS.

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
- THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE CONTRACTOR SHALL 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.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
- 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.
- 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.
- TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
- THE CONTRACTOR 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.
- PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- 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.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 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.
- 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.
- REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- 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.

- 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
- THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVIEWING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVIEWING 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.
- ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
- ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
- ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
- 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.
- 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.
- 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
06/06/2024
11/17/2023
05/04/2023
03/20/2023
12/15/2022
11/14/2022

REVISIONS
1ST AS-BUILT SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
FINAL SUBMITTAL

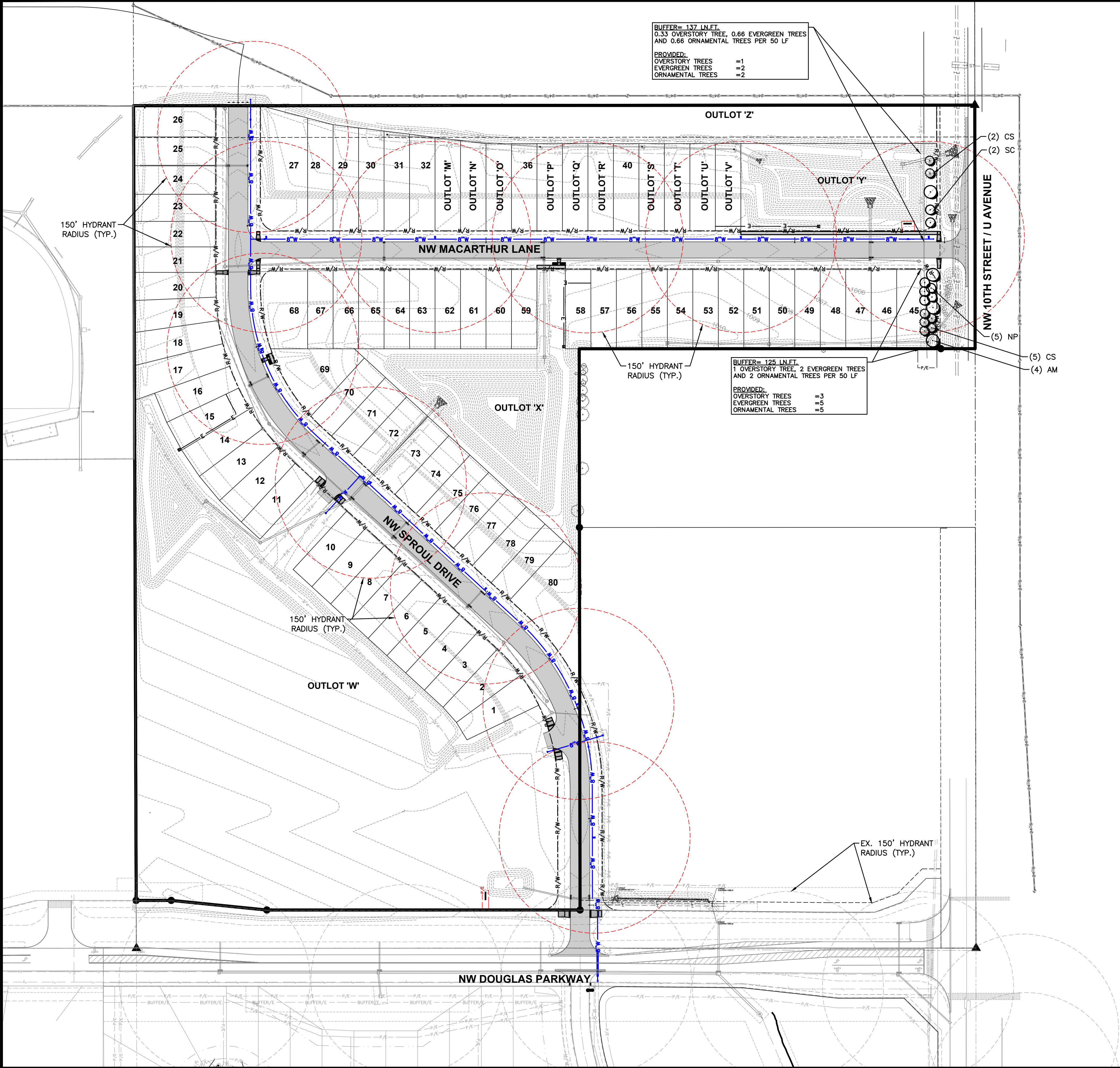
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: CWO
ENGINEER: JMM



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX CREEK MEADOWS PLAT 1
QUANTITIES, GENERAL NOTES AND
BID ITEM REFERENCE NOTES

430
2010.553



BUFFER= 137 LN.FT.
0.33 OVERSTORY TREE, 0.66 EVERGREEN TREES
AND 0.66 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =1
EVERGREEN TREES =2
ORNAMENTAL TREES =2

BUFFER= 125 LN.FT.
1 OVERSTORY TREE, 2 EVERGREEN TREES
AND 2 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =3
EVERGREEN TREES =5
ORNAMENTAL TREES =5

LANDSCAPE NOTES

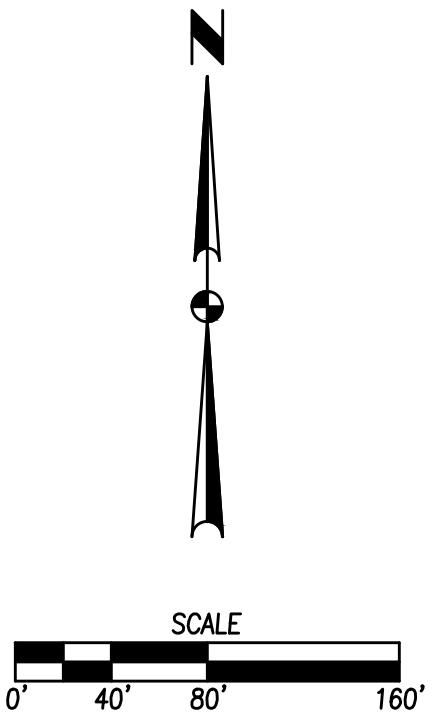
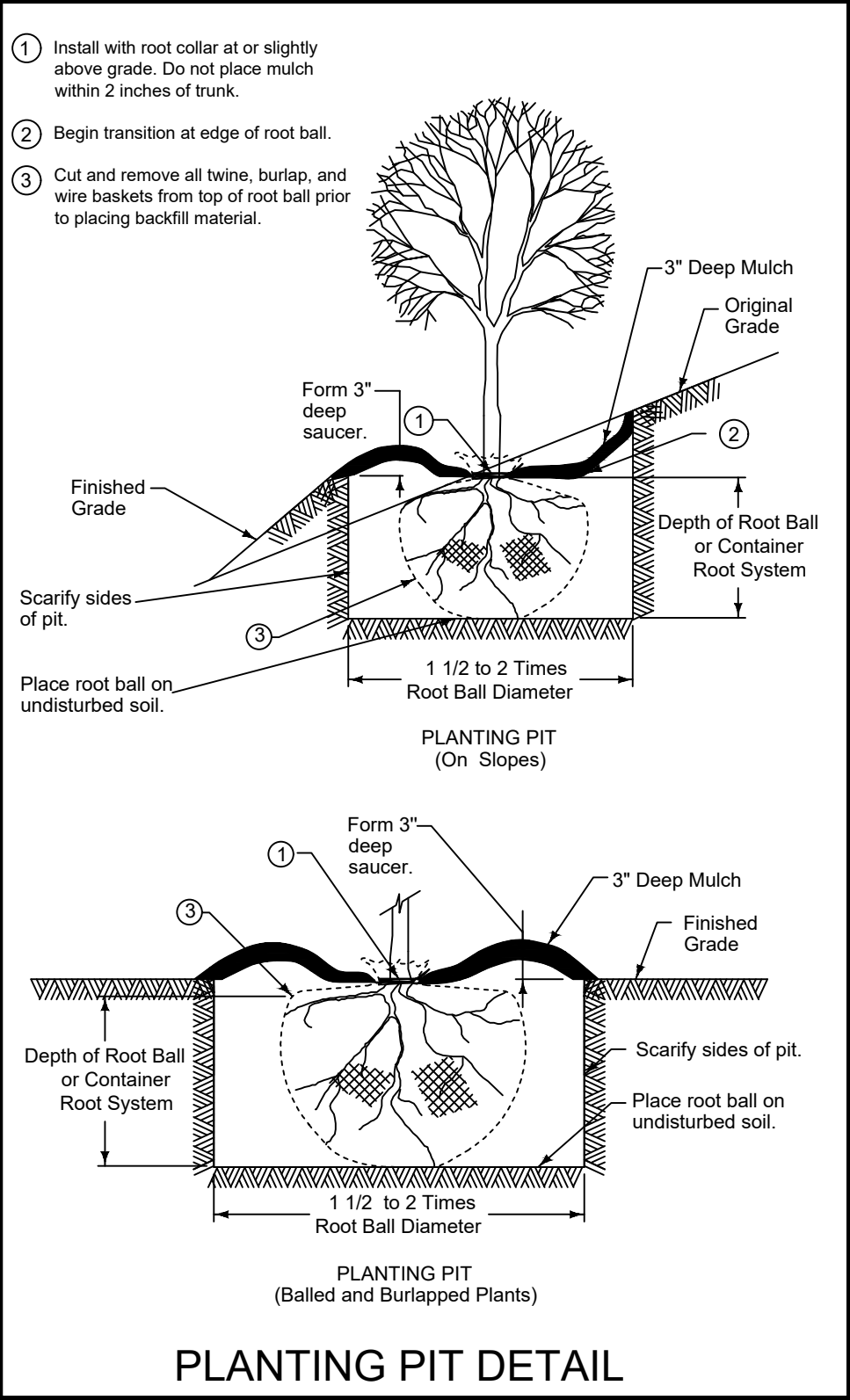
1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT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

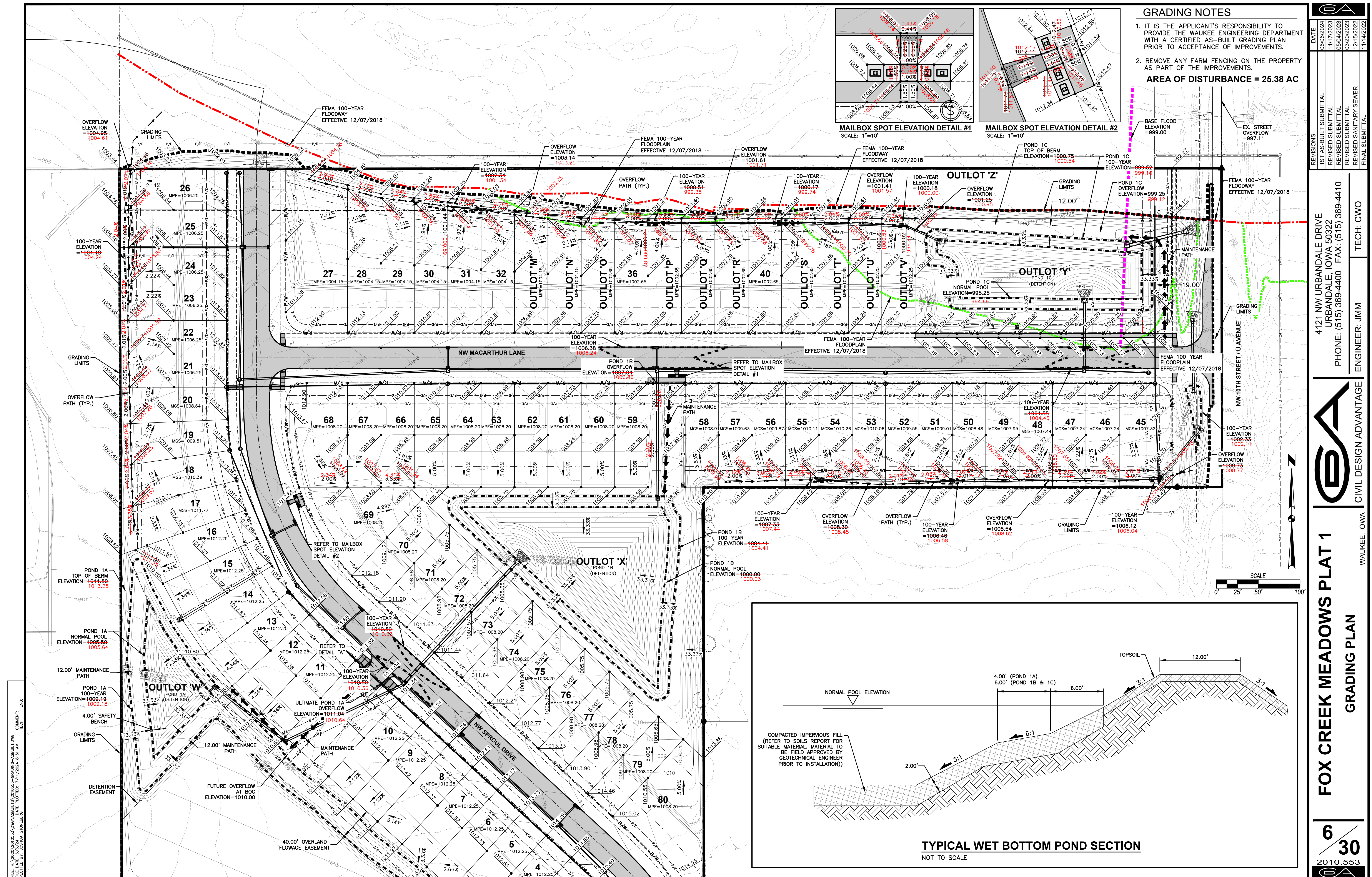
BUFFER REQUIREMENTS

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

PLANT SCHEDULE

CODE	QTY	OVERSTORY TREES	SIZE	COND
AM	4	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL B&B
CODE	QTY	ORNAMENTAL TREES	SIZE	COND
NP	5	NEWPORT PLUM	PRUNUS CERASIFERA 'NEWPORT'	1.5" CAL B&B
SC	2	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.5" CAL B&B
CODE	QTY	EVERGREEN TREES	SIZE	COND
CS	7	COLORADO BLUE SPRUCE	PICEA PLUNGENS	6' HT. B&B



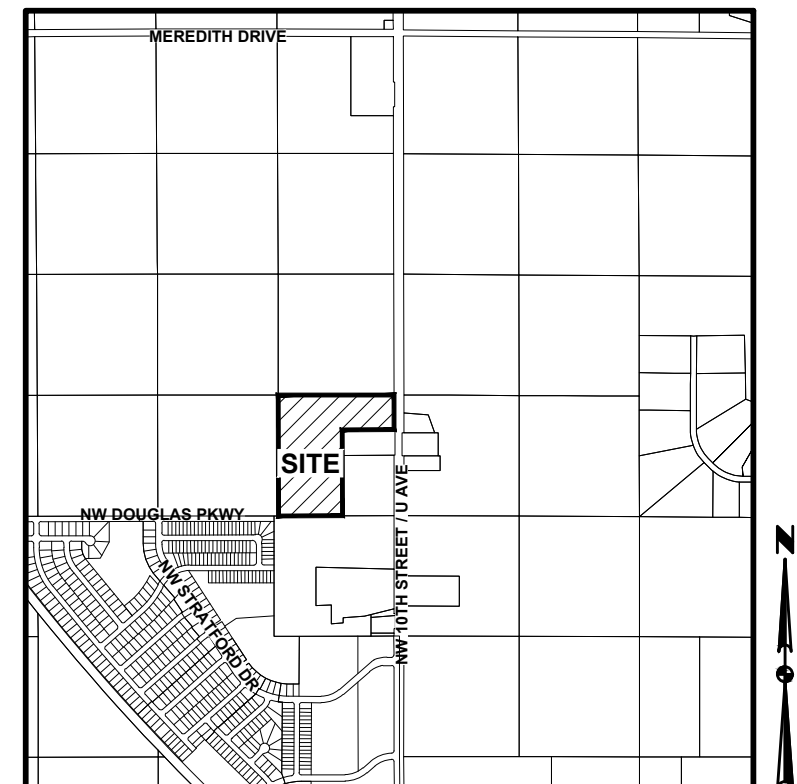


FOX CREEK MEADOWS

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.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	6,855
2	SEEDING, FERTILIZING, AND MULCHING	AC	22.31
3	INLET PROTECTION DEVICES	EA	20
4	CONCRETE WASHOUT PIT	EA	1
5	6" PVC PERMANENT STANDPIPE	EA	3

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE WALNUT CREEK ±120 FT.
TOTAL AREA DISTURBED FOR DA #1
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

VOLUME PROVIDED IN SILT FENCE (5,223 LF @ 10.0 CU FT/LF OF FENCE)
VOLUME PROVIDED IN POND 1A TSB
VOLUME PROVIDED IN POND 1B TSB
VOLUME PROVIDED IN POND 1C TSB
TOTAL VOLUME PROVIDED

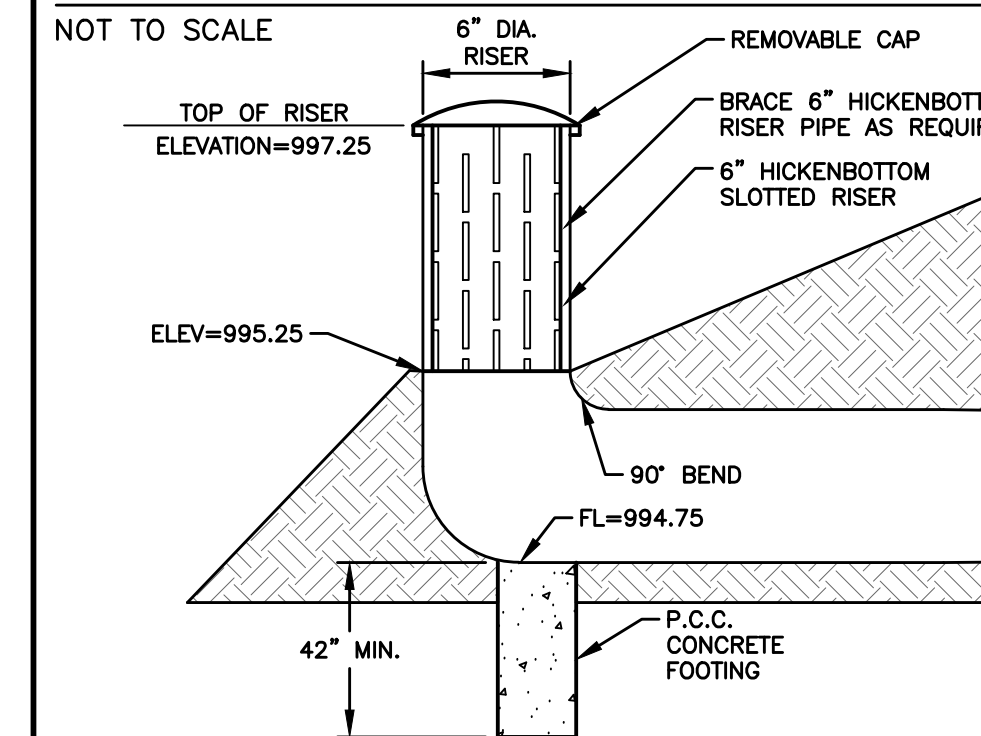
21.92 ACRES
78,912 CU FT

52,230 CU FT
37,858 CU FT
108,924 CU FT
54,572 CU FT
253,584 CU FT

SWPPP LEGEND

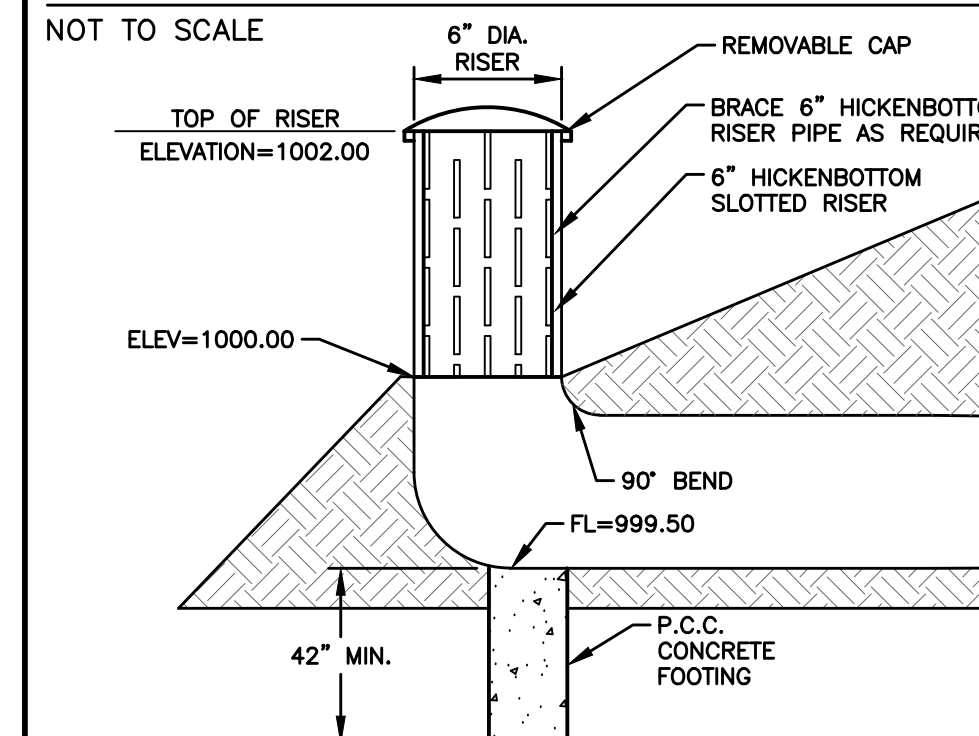
DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED
GRADING LIMITS	---	STRAW MAT
FILTER SOCK	---	UNDISTURBED AREA
SILT FENCE	---	RIP-RAP
DITCH CHECK	---	GRAVEL ENTRANCE
INLET PROTECTION	---	STAGING AREA
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN
TEMPORARY STANDPIPE	---	
CONCRETE WASHOUT PIT	---	

PERMANENT STAND PIPE DETAIL - ST-3

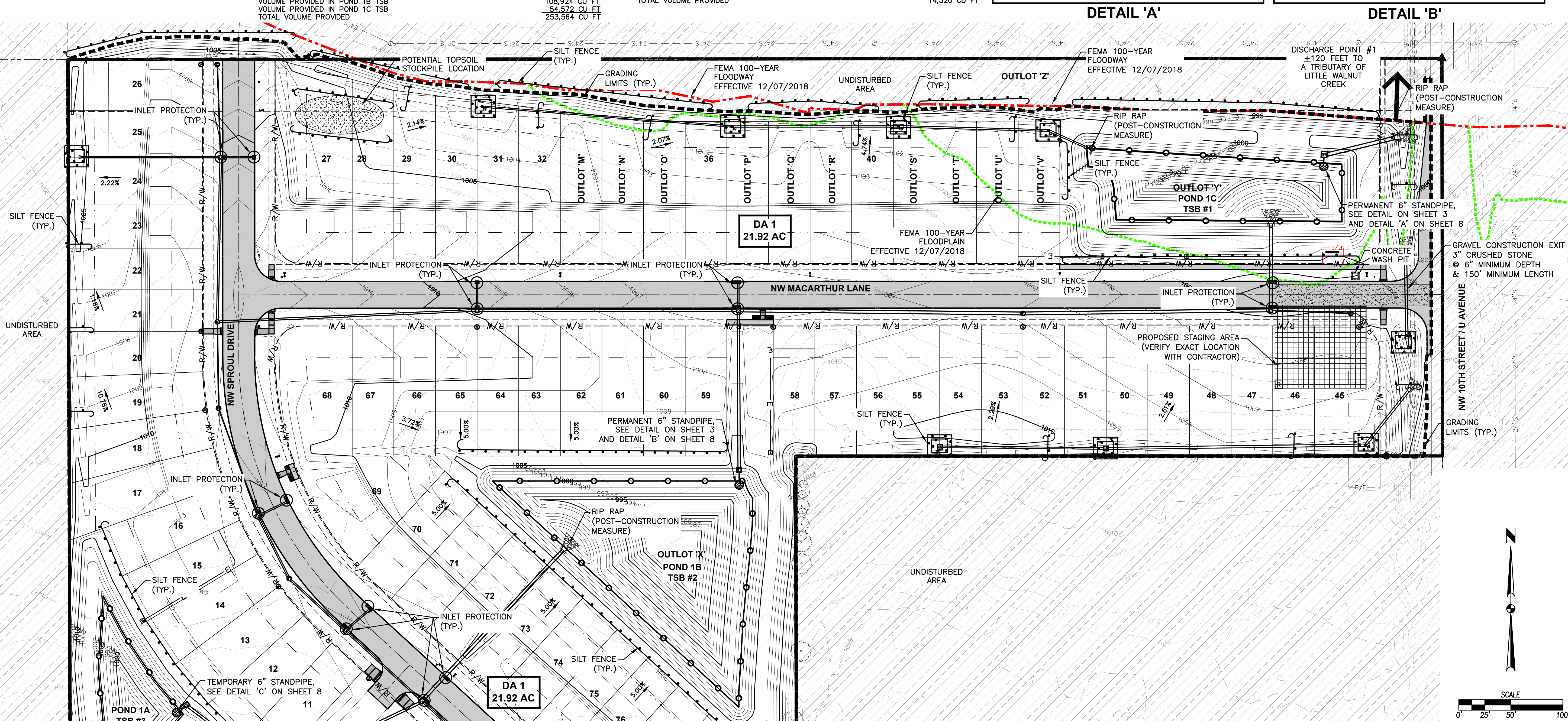


NOTE: INSTALL FILTER FABRIC AROUND BOTTOM HALF OF STANDPIPE AND INSTALL TEMPORARY EROSION STONE AROUND PIPE FOR PROTECTION. IN ORDER TO CONVERT SEDIMENT BASIN INTO A PERMANENT FINAL CONDITION, REMOVE THE FILTER FABRIC AND EROSION STONE AROUND THE STANDPIPE AND CLEAN OUT SEDIMENT AROUND PIPE.

PERMANENT STAND PIPE DETAIL - ST-12



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



DATE
06/06/2024
11/17/2023
05/04/2023
03/20/2023
12/15/2022
11/14/2022

REVISIONS
1ST AS-BUILT SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SANITARY SEWER
FINAL SUBMITTAL

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

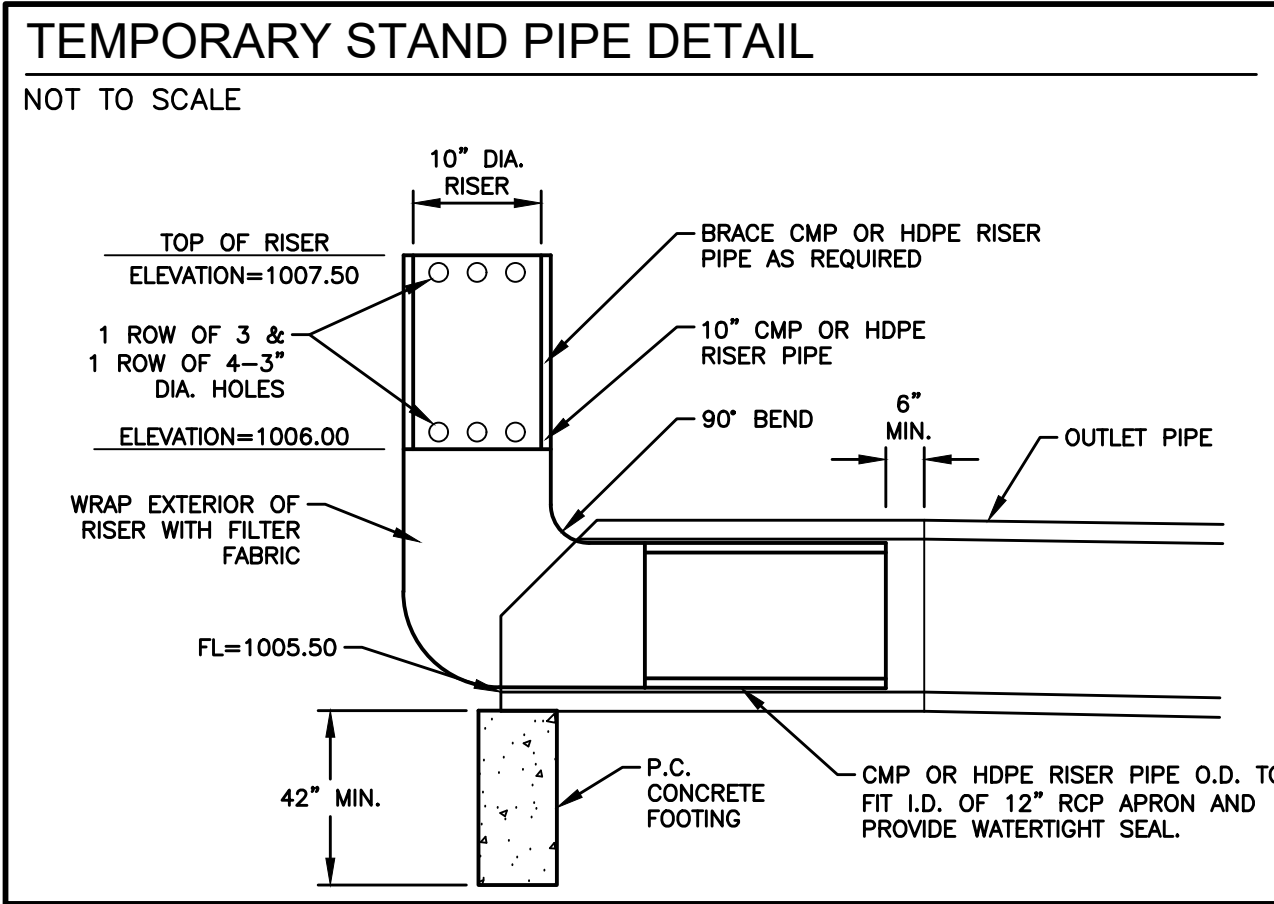
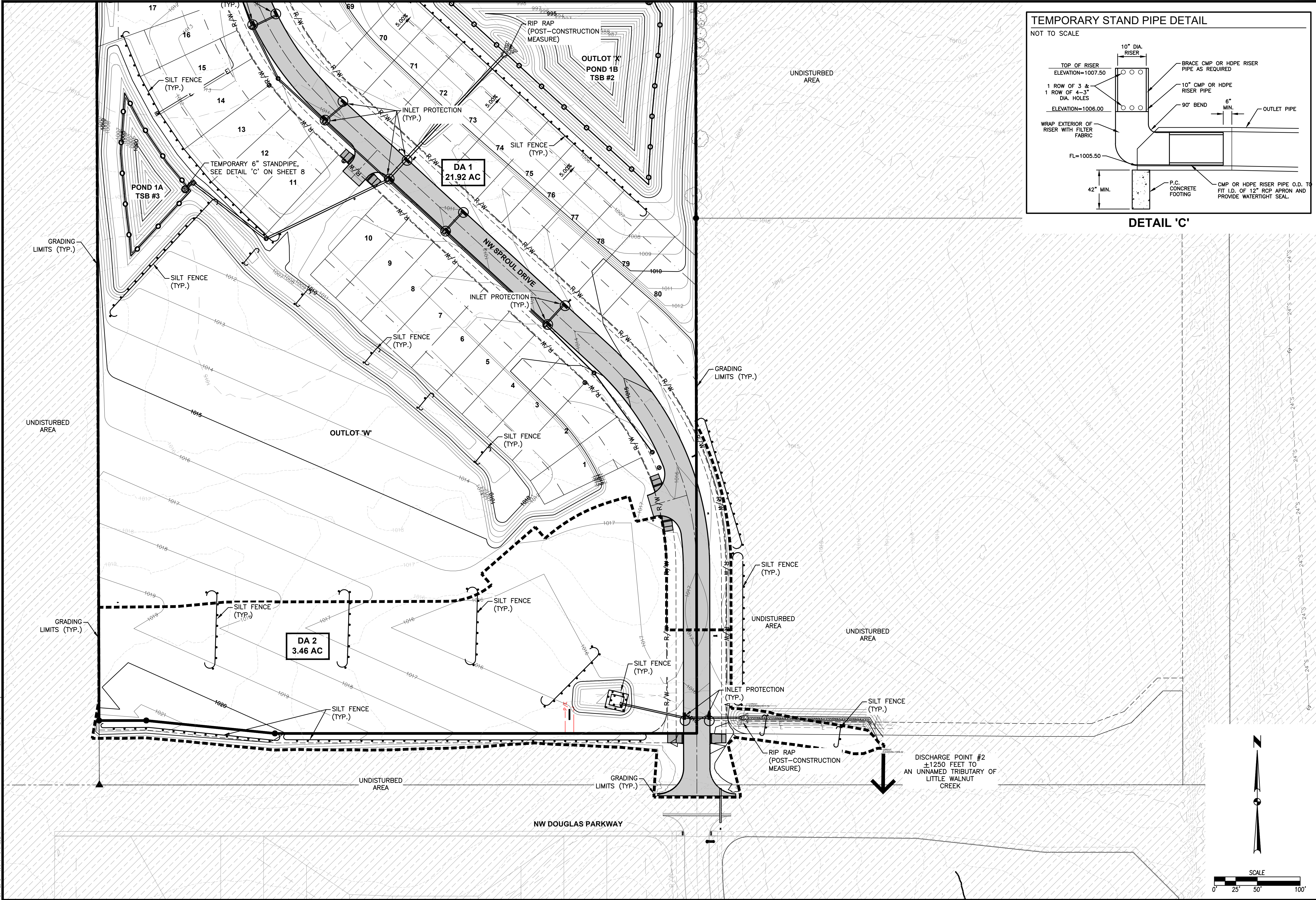
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX CREEK MEADOWS PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

8
30
2010.553

FILE: H:\2020\2010553\WMA\ASBUILTS\2010553-SWPPP-ASBUILDWG
DRAWN BY: J. STONEBERGER
CHECKED BY: J. STONEBERGER
DATE: 7/11/2024 8:51 AM
PLOT: 7/11/2024 8:51 AM

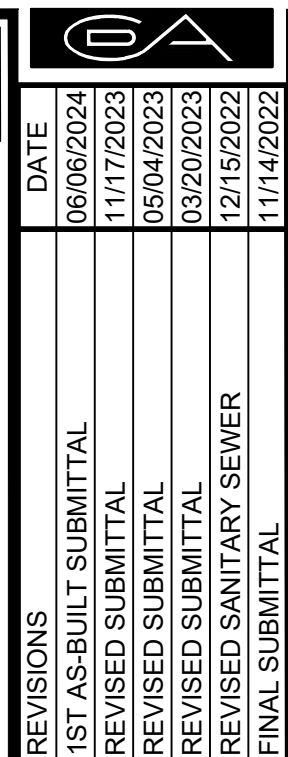


REVISIONS	
DATE	DESCRIPTION
06/06/2024	1ST AS-BUILT SUBMITTAL
11/17/2023	REVISED SUBMITTAL
05/04/2023	REVISED SUBMITTAL
03/20/2023	REVISED SUBMITTAL
12/15/2022	REVISED SANITARY SEWER
11/14/2022	FINAL SUBMITTAL

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

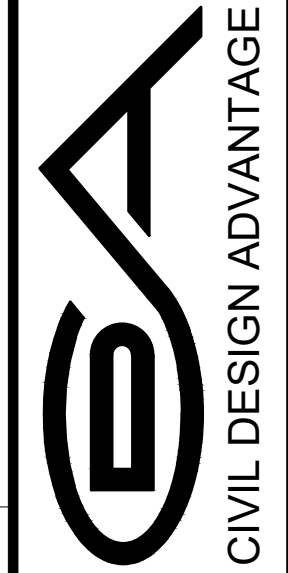
FOX CREEK MEADOWS PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA

9/30
2010.553



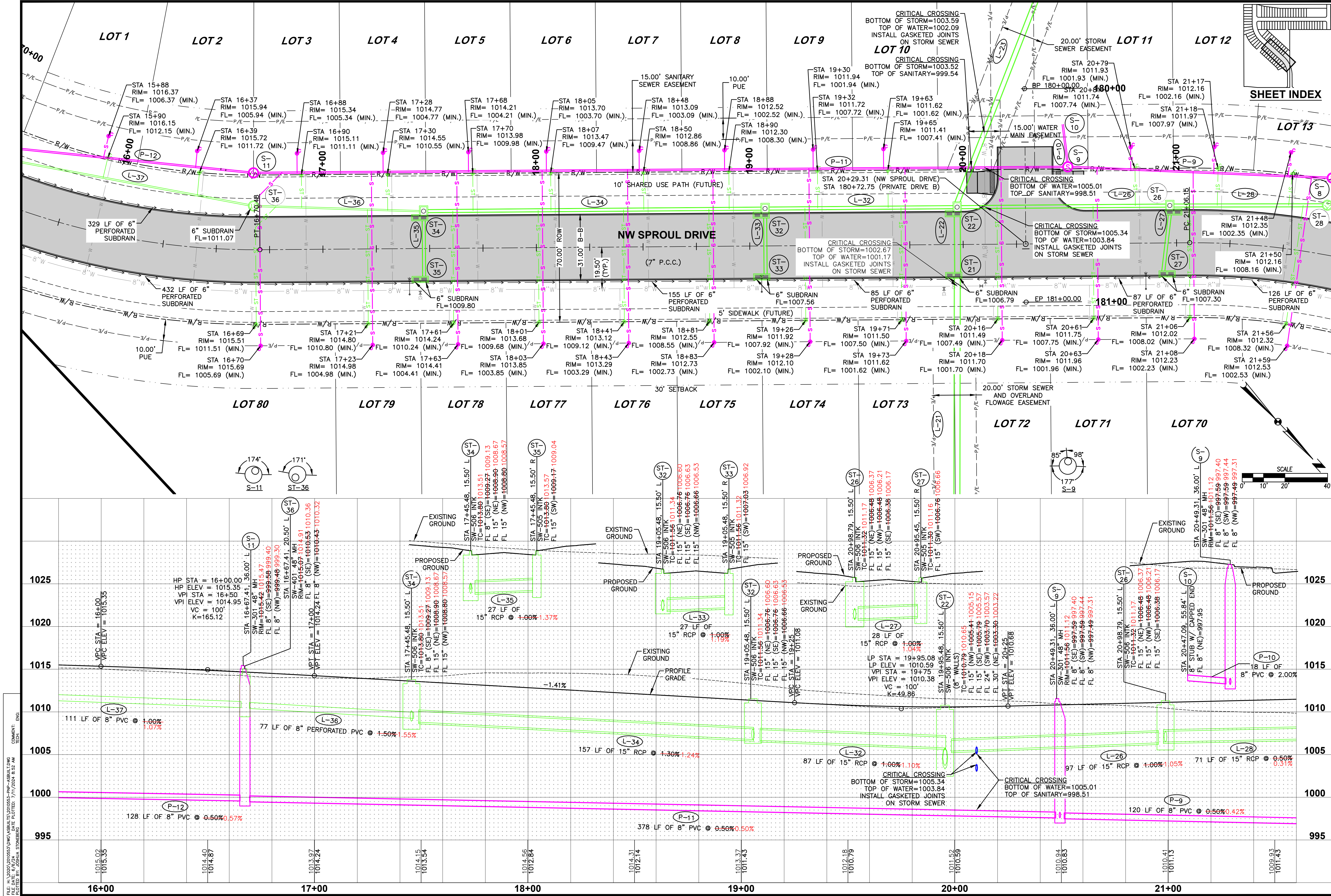
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM	TECH: CWO
---------------	-----------



FOX CREEK MEADOWS PLAT 1
STORM AND SANITARY PLAN AND PROFILE
WAUKEE, IOWA

10/30
2010.553
GA



DATE
06/06/2024
11/17/2023
05/04/2023
03/20/2023
12/15/2022
11/14/2022

REVISIONS
1ST AS-BUILT SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
FINAL SUBMITTAL

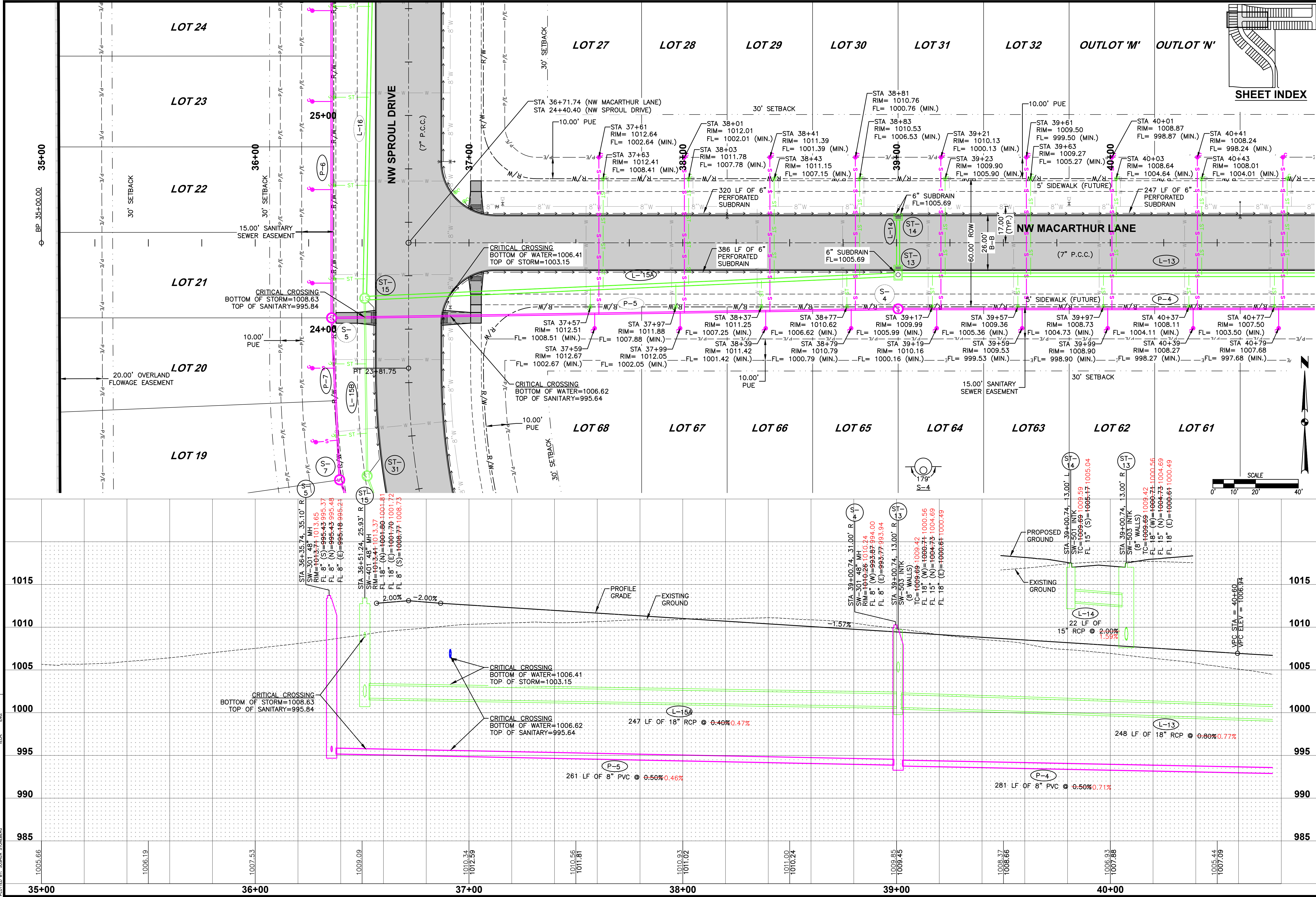
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CWO
ENGINEER: JMM

FOX CREEK MEADOWS PLAT 1
STORM AND SANITARY PLAN AND PROFILE
WAUKEE, IOWA

11/30
2010.553

FILE: H:\2020\2010553\FOX CREEK MEADOWS\2010553-PWP-AS-BUILT.DWG
COMMENTS: PLOT DATE: 7/11/2024 8:52 AM
PLOTTER: HP DesignJet 5000PSN
PLOT SCALE: 1"=40'



FOX CREEK MEADOWS PLAT 1
STORM AND SANITARY PLAN AND PROFILE

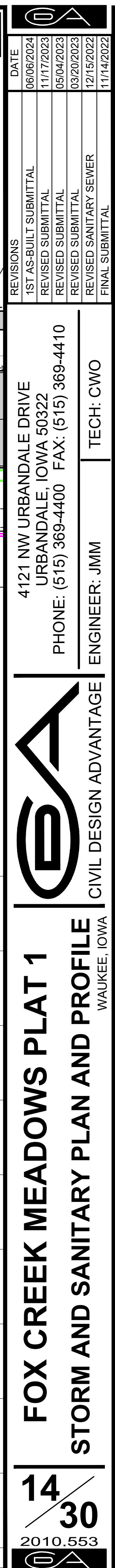
13/30
2010.553

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

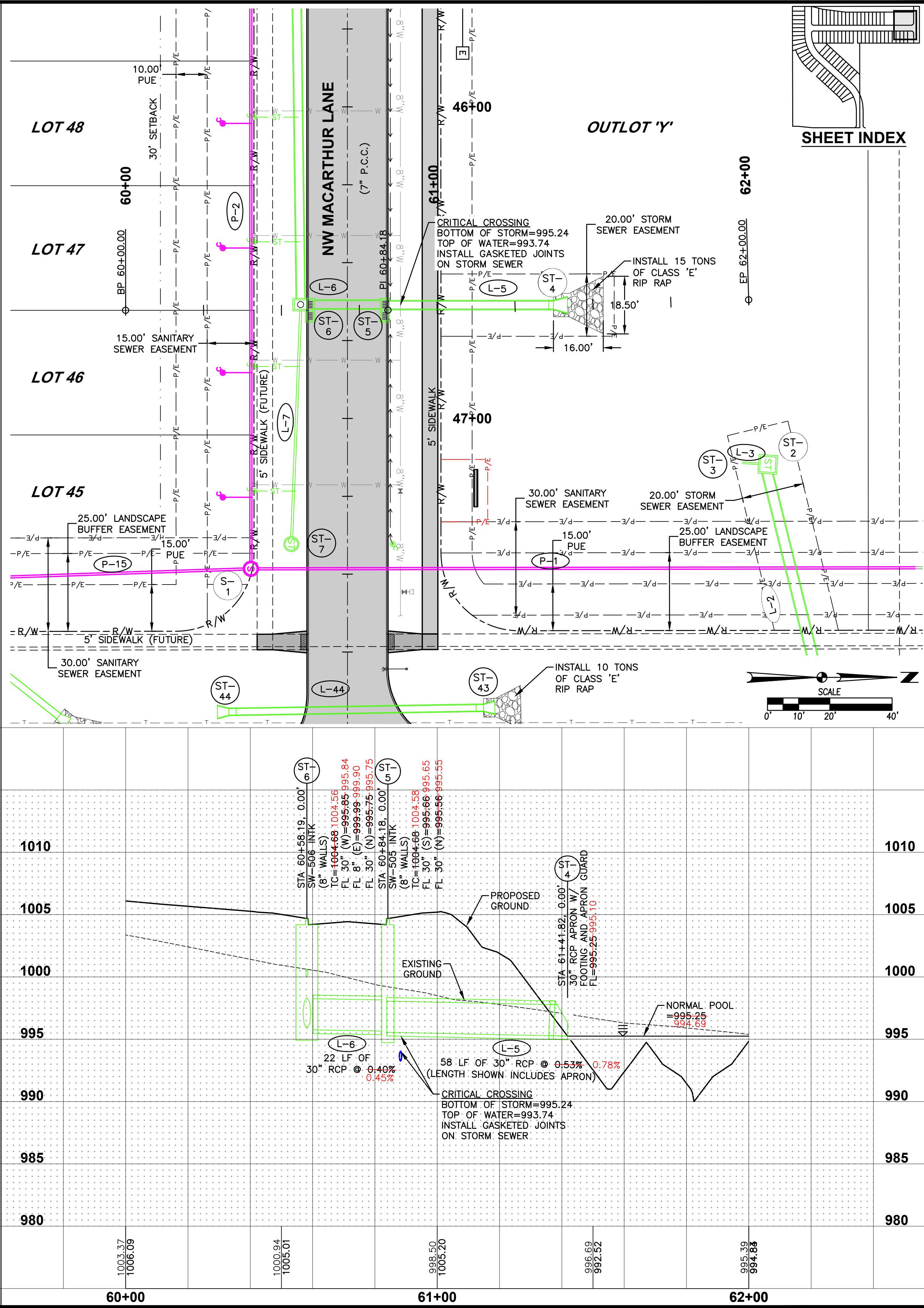
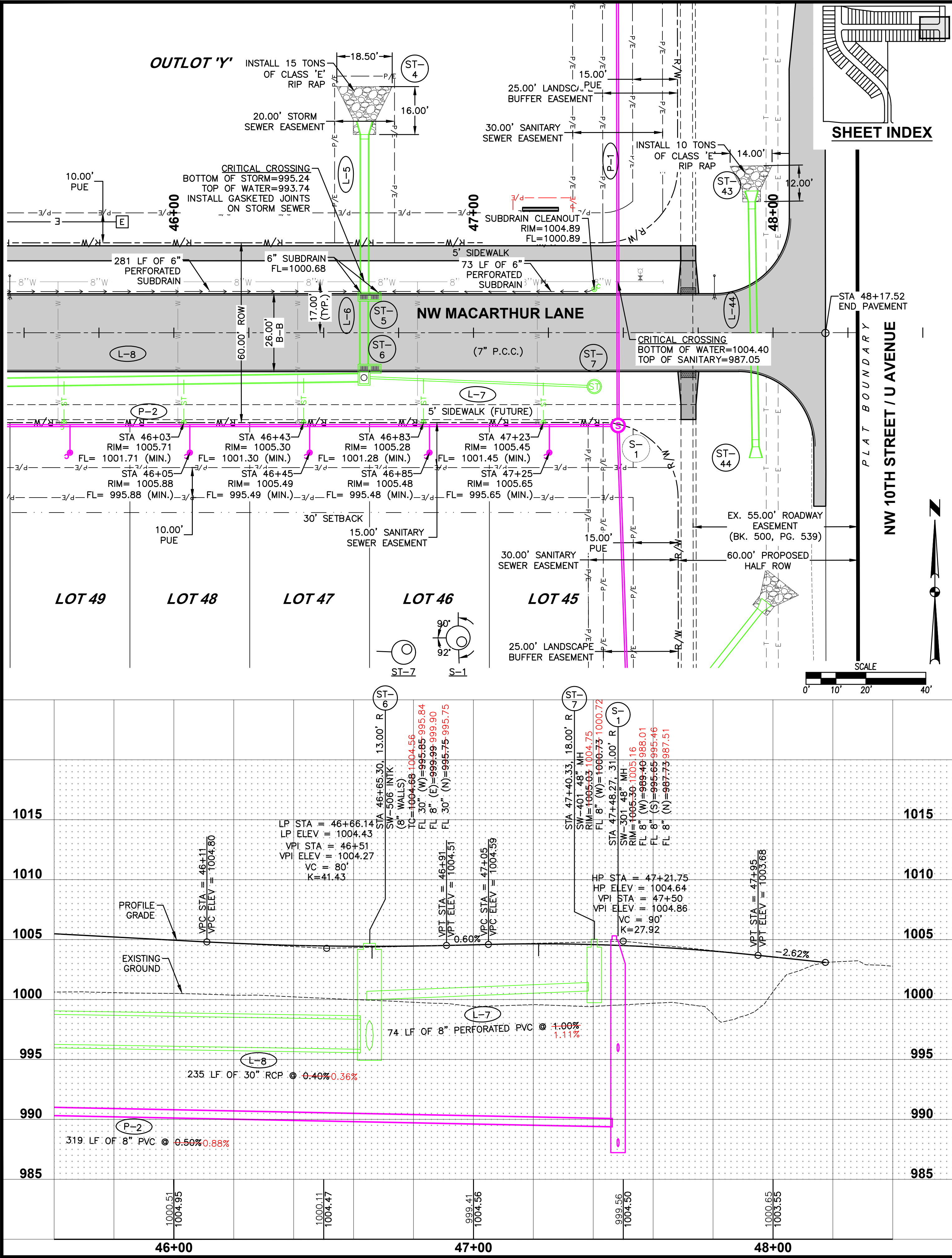
TECH: CWO
ENGINEER: JMM

REVISIONS

DATE	06/06/2024
1ST AS-BUILT SUBMITTAL	11/17/2023
REVISED SUBMITTAL	05/04/2023
REVISED SUBMITTAL	03/20/2023
REVISED SANITARY SEWER	12/15/2022
FINAL SUBMITTAL	11/14/2022



FILE: H:\2020\2010553\FOX CREEK MEADOWS\2010553-FMP-ASB\DWG
COMMENTS: 1. 7/11/2024 8:53 AM
PLOT: 15/30
PLOT: 15/30
PLOT: 15/30



15/30

2010.553

FOX CREEK MEADOWS PLAT 1

STORM AND SANITARY PLAN AND PROFILE

WAUKEE, IOWA

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

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

TECH: CWO

ENGINEER: JMM

REVISIONS

1ST AS-BUILT SUBMITTAL

REVISED SUBMITTAL

REVISED SUBMITTAL

REVISED SUBMITTAL

REVISED SUBMITTAL

11/14/2022

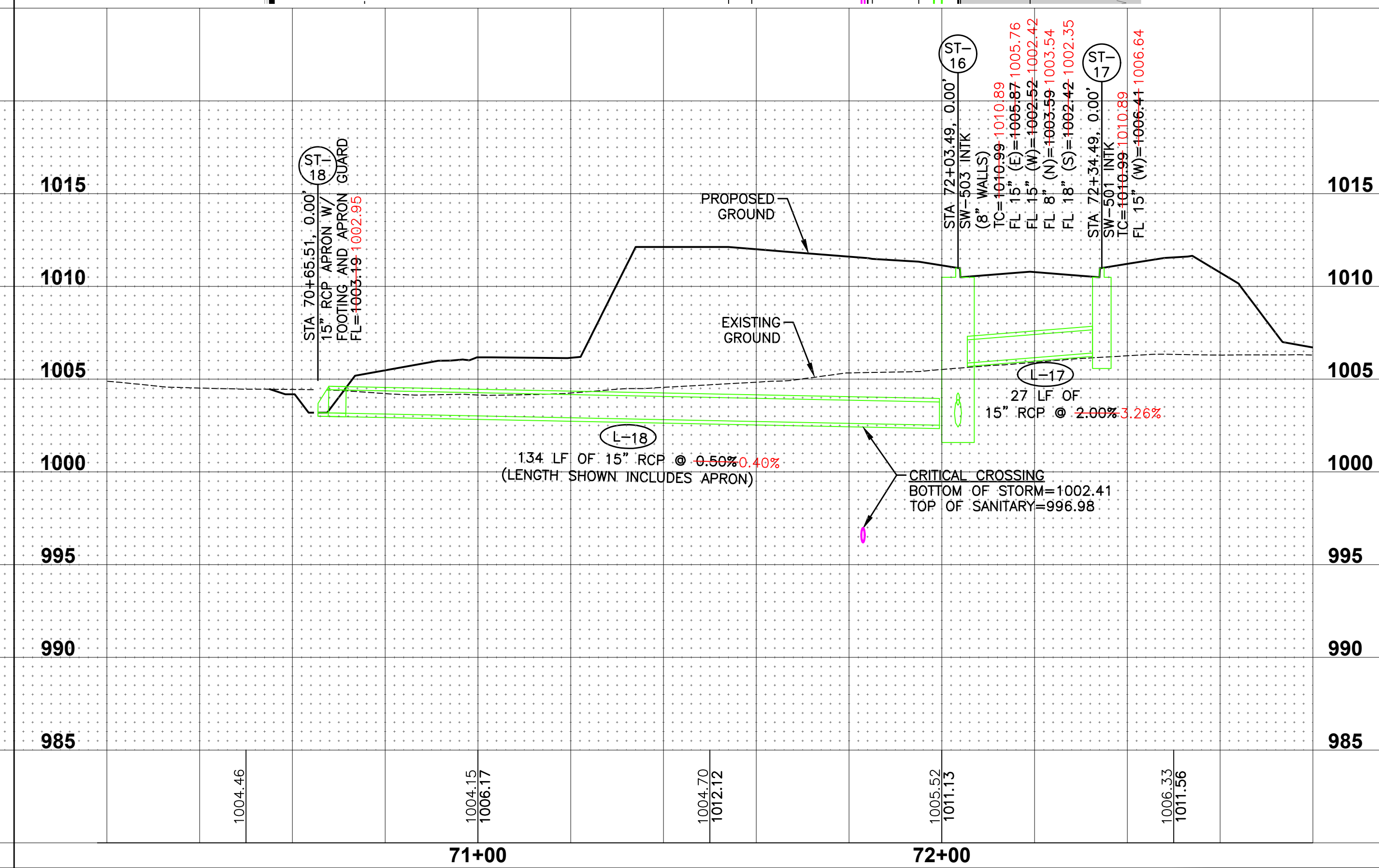
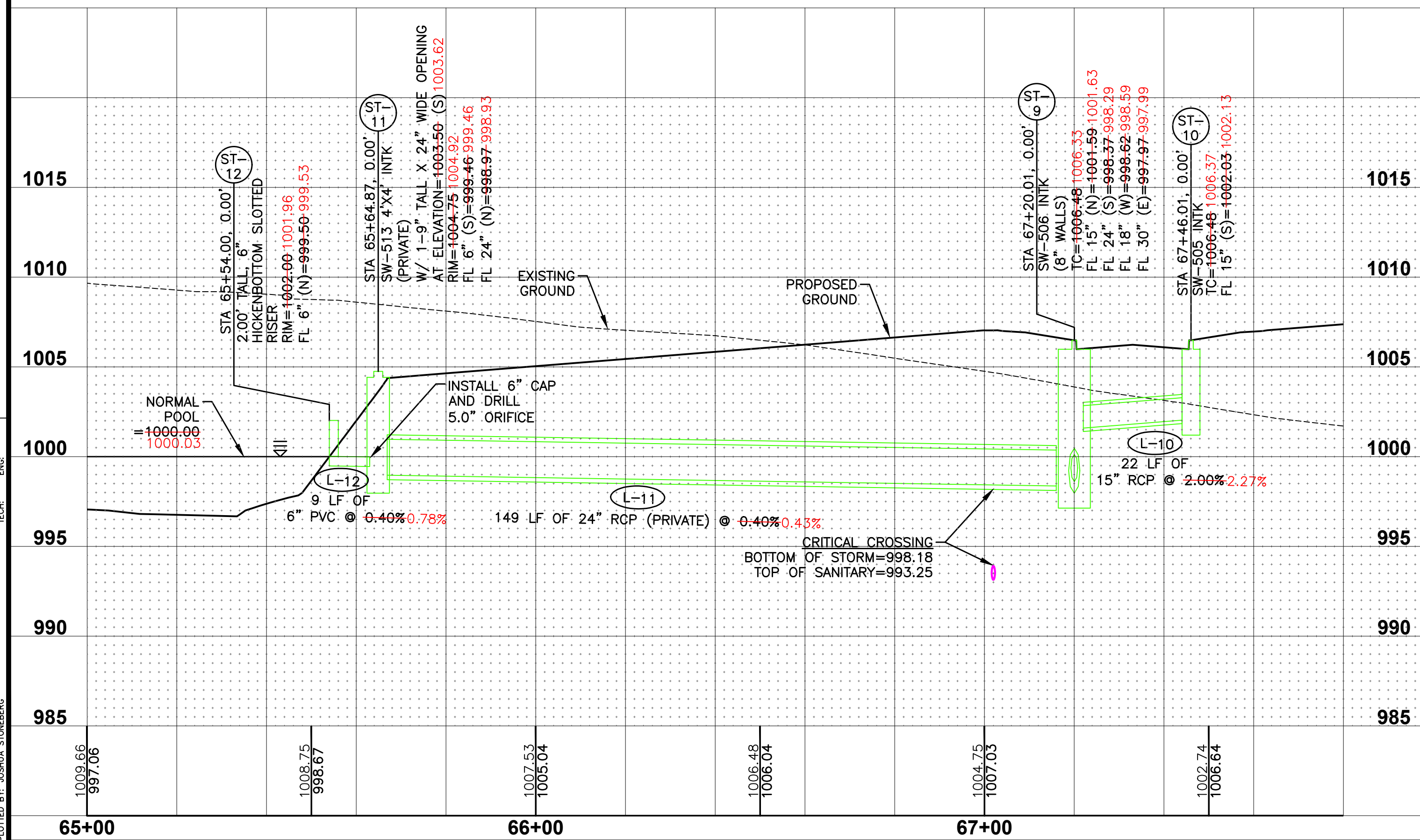
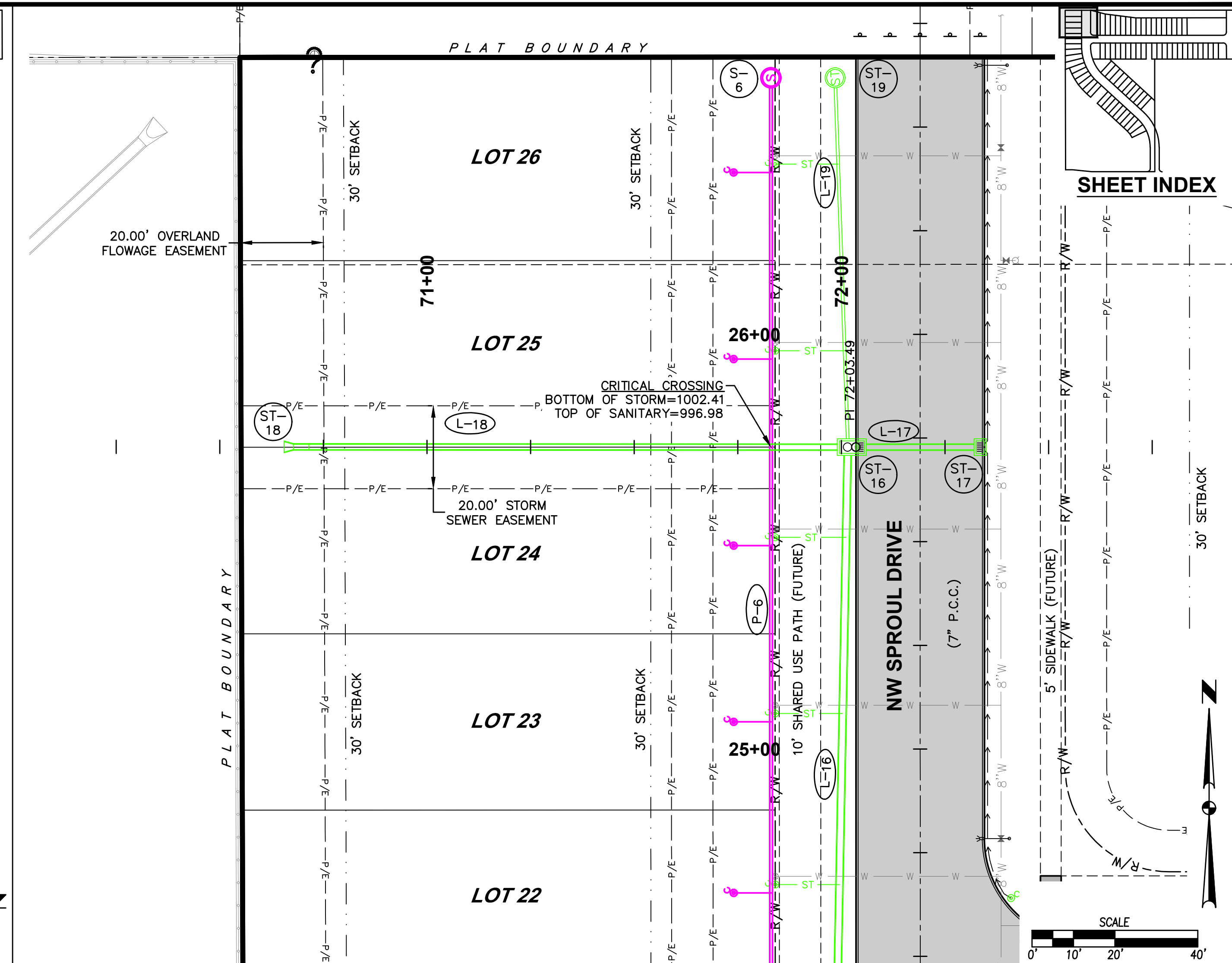
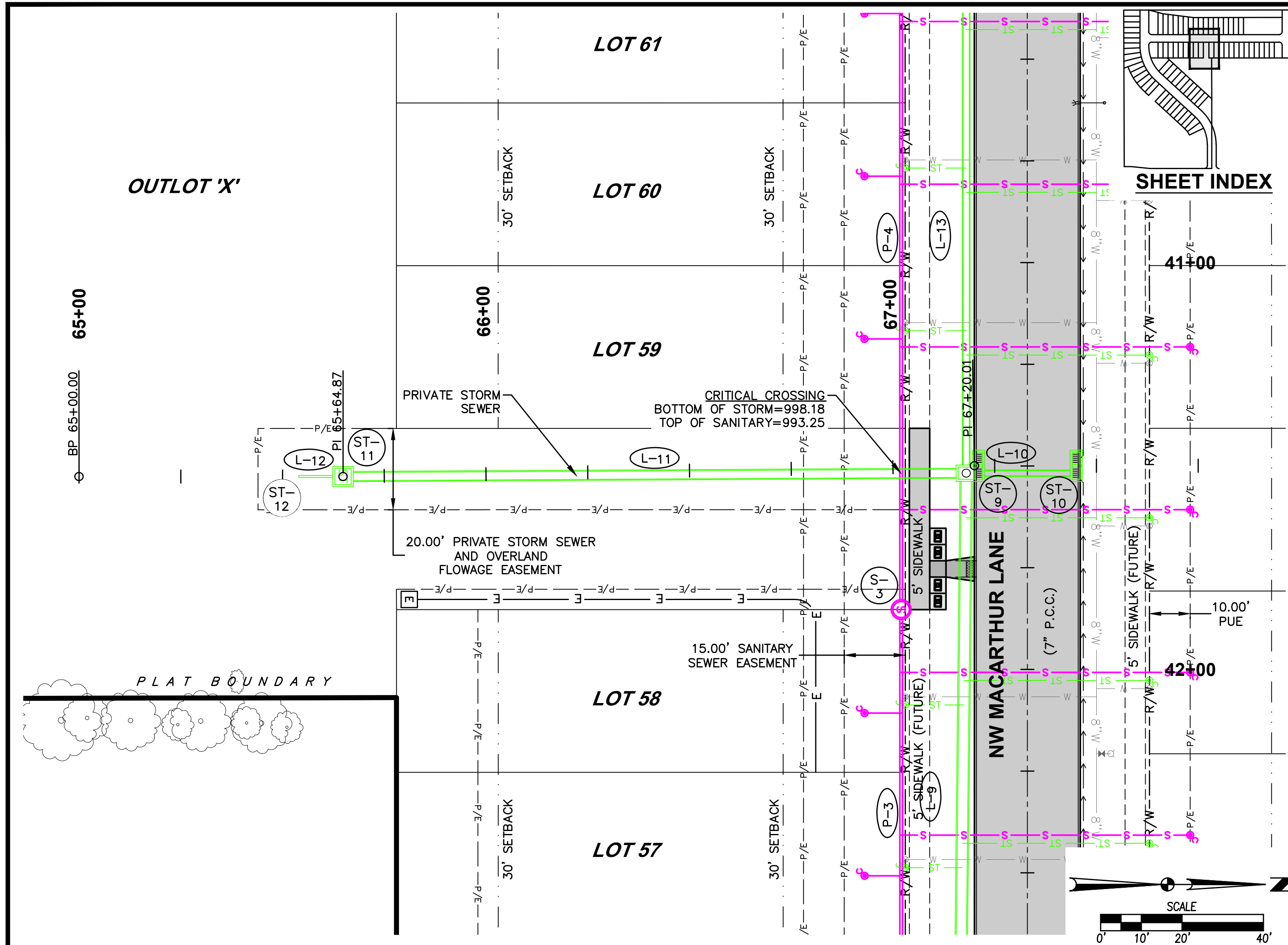
06/06/2024

11/17/2023

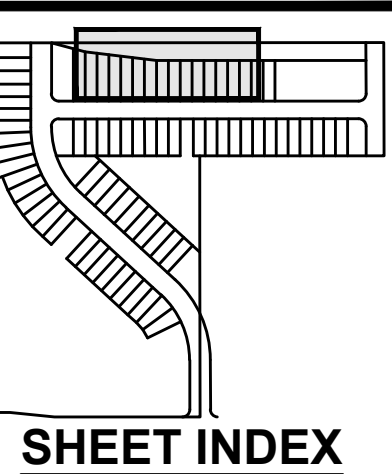
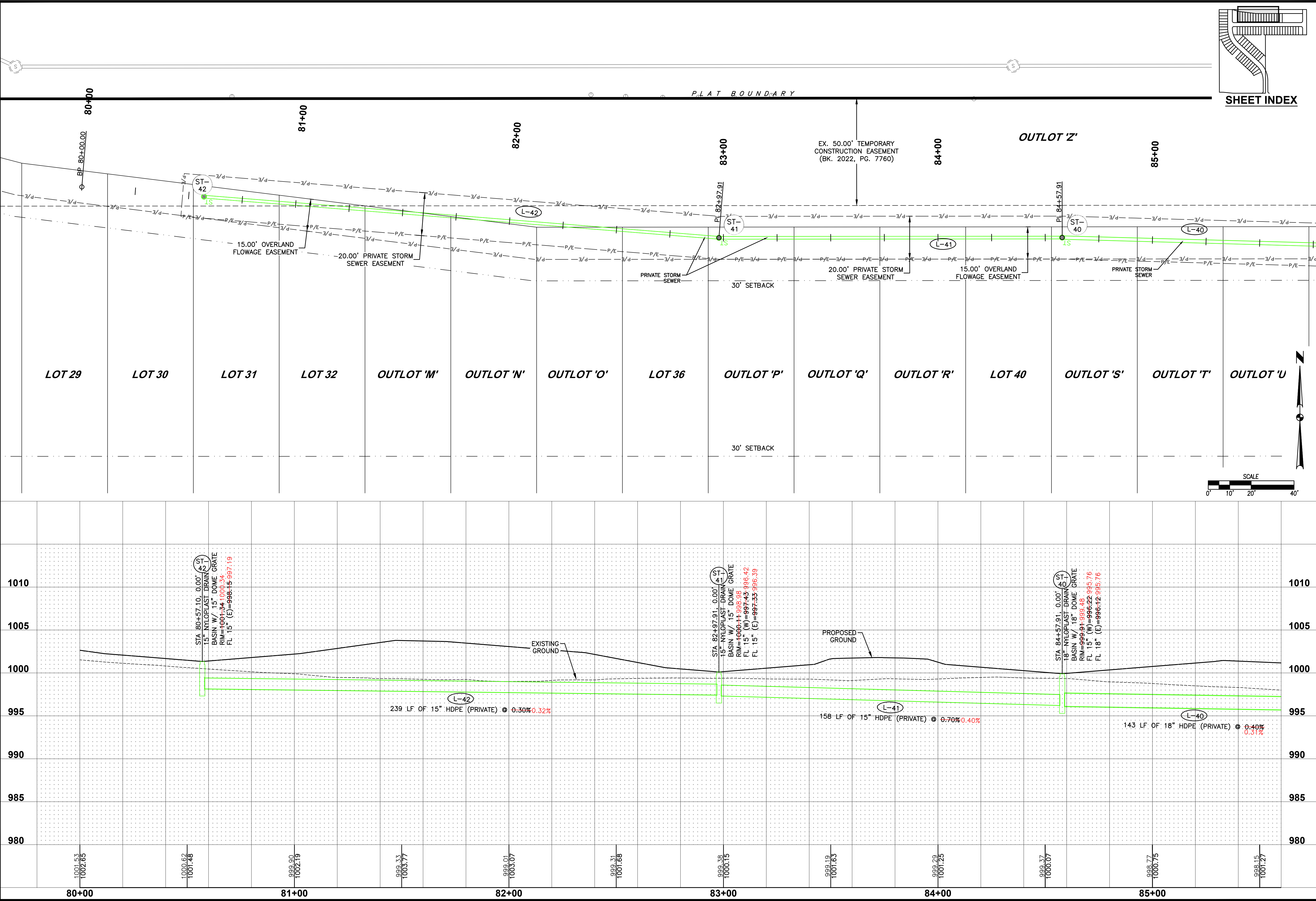
05/04/2023

03/20/2023

12/15/2022



FILE: H:\2020\2010553\FOX CREEK MEADOWS\2010553-PNP-AS-BUILT.DWG
PLOT: 18/30
PLOT DATE: 7/11/2024 8:53 AM
DRAWN BY: JMM
CHECKED BY: JMM
ENGR: JMM

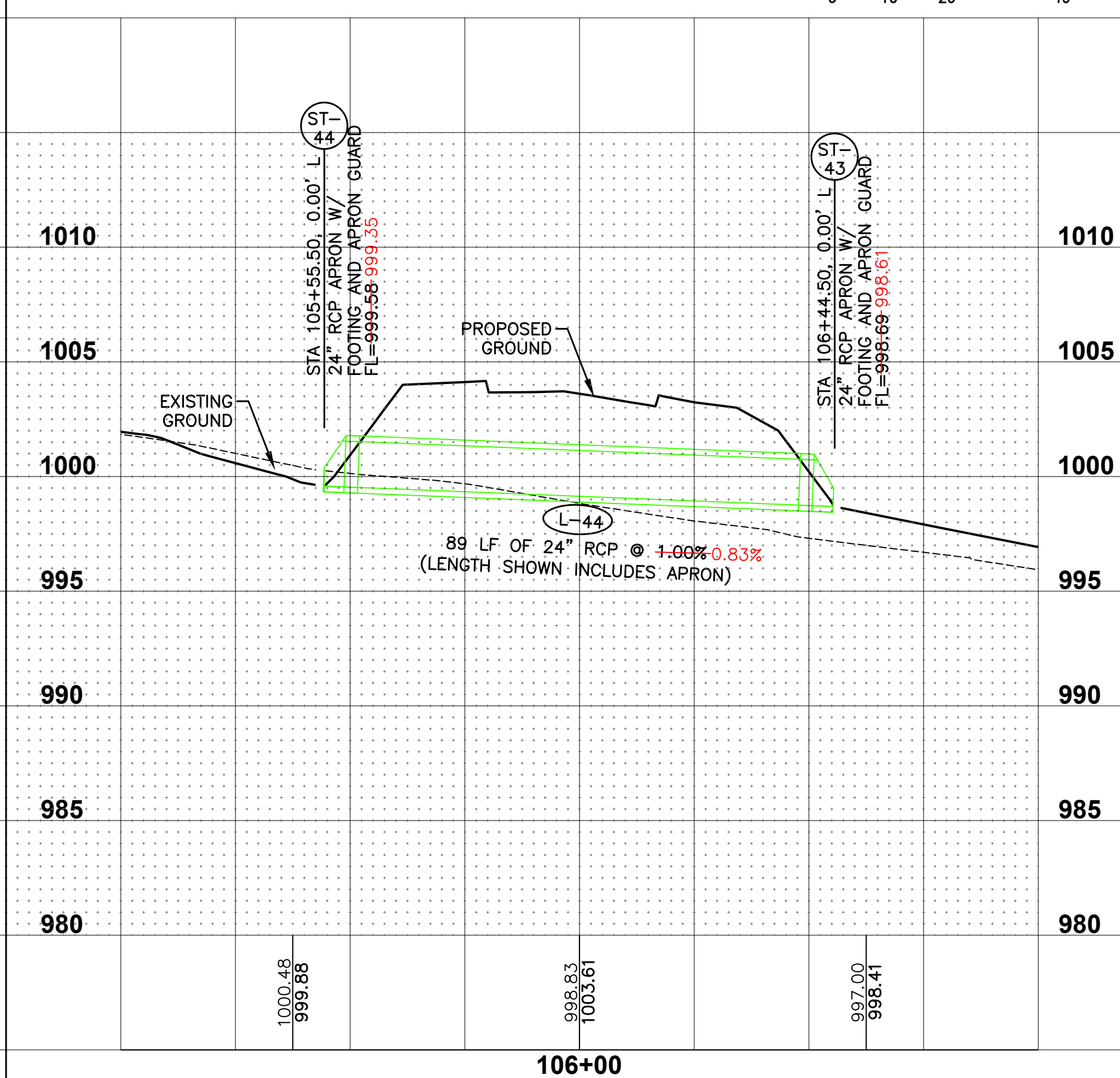
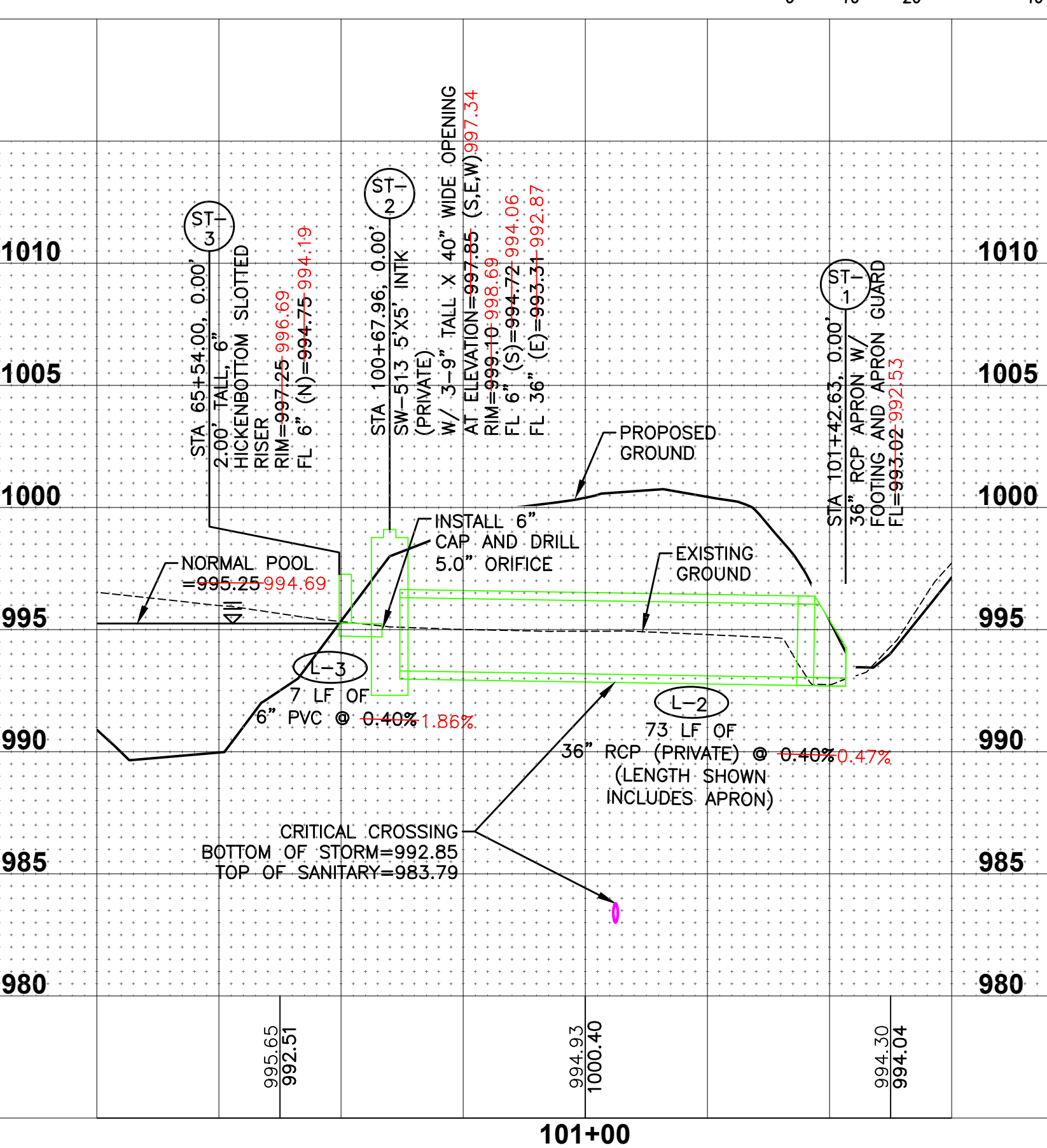
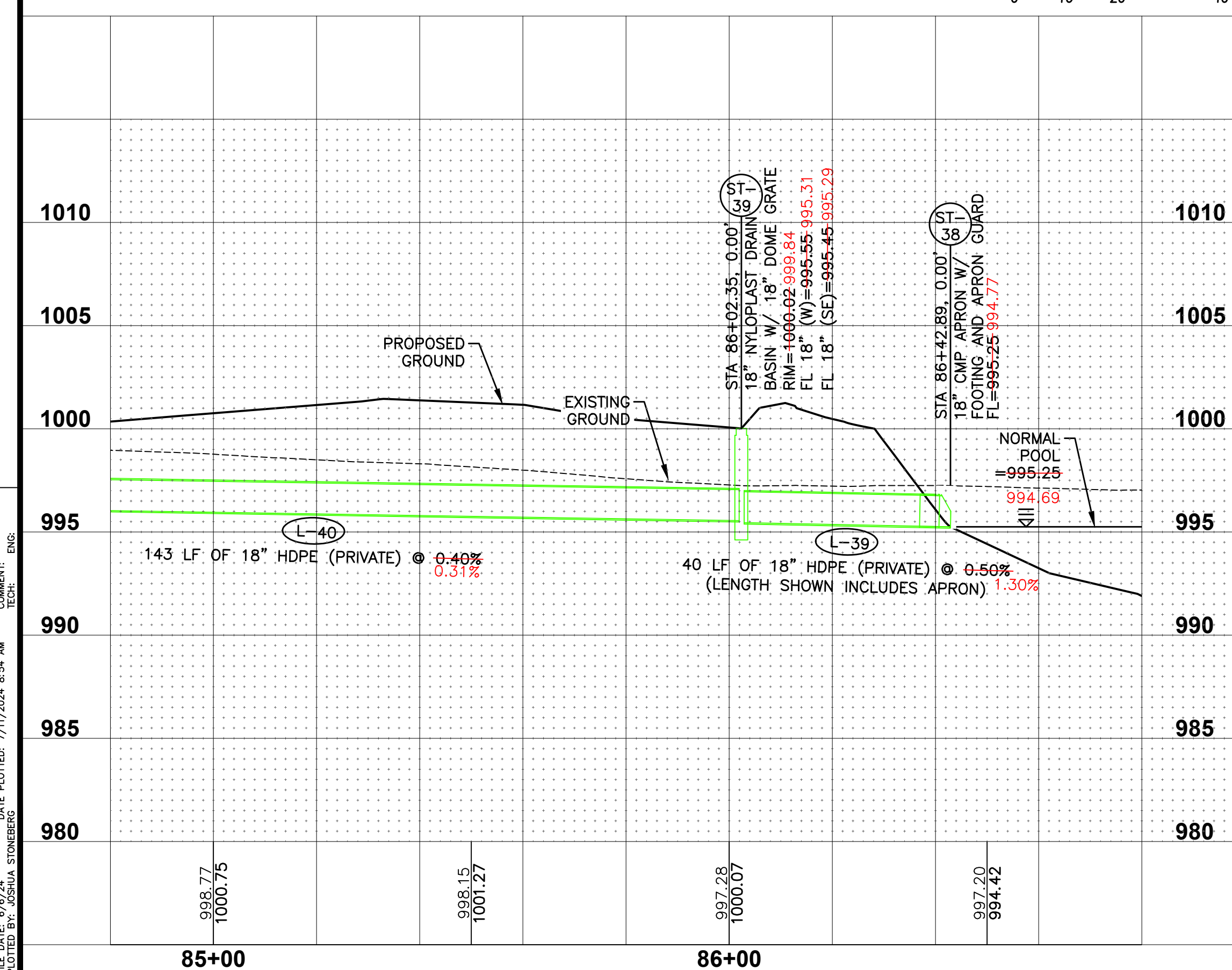
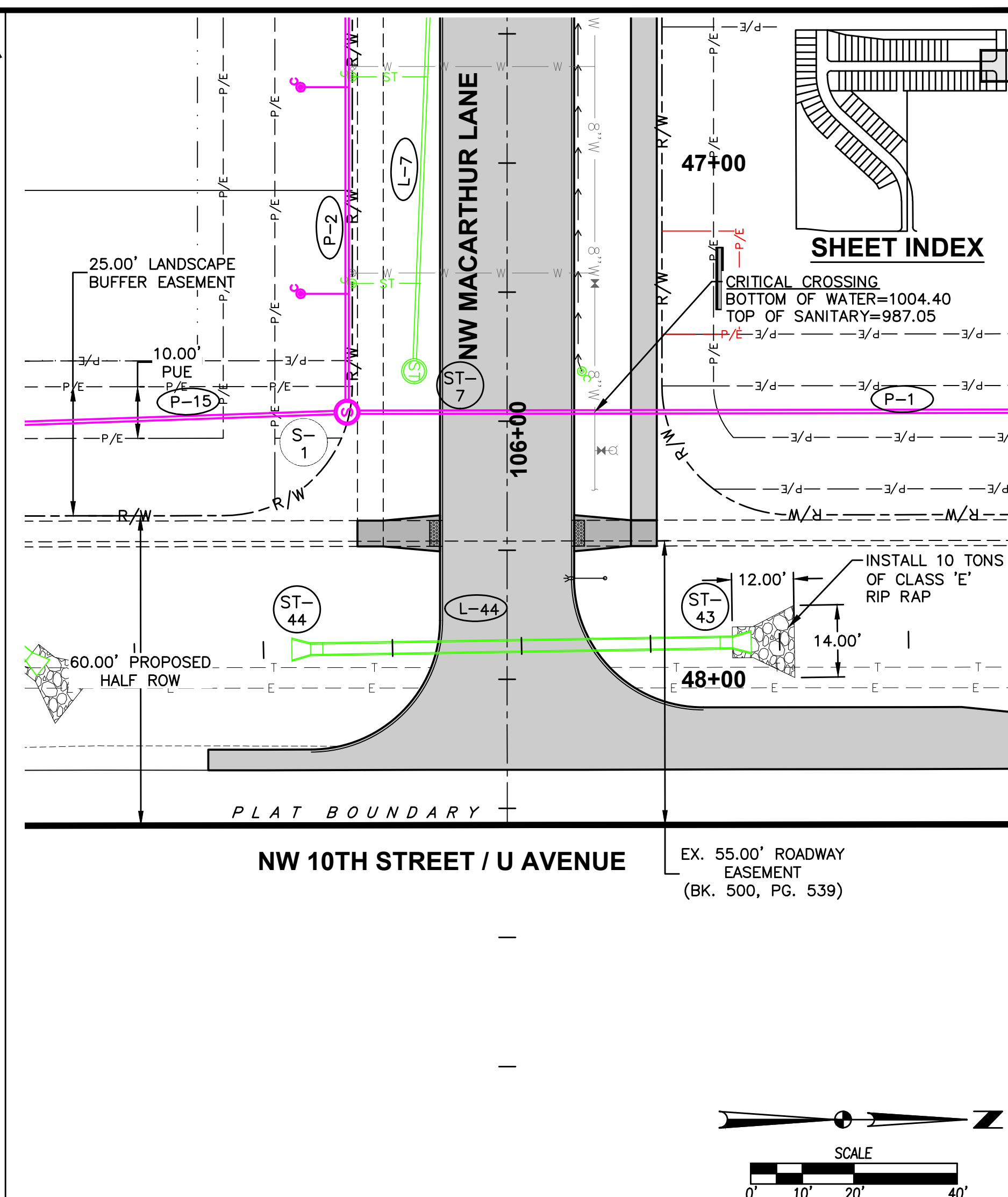
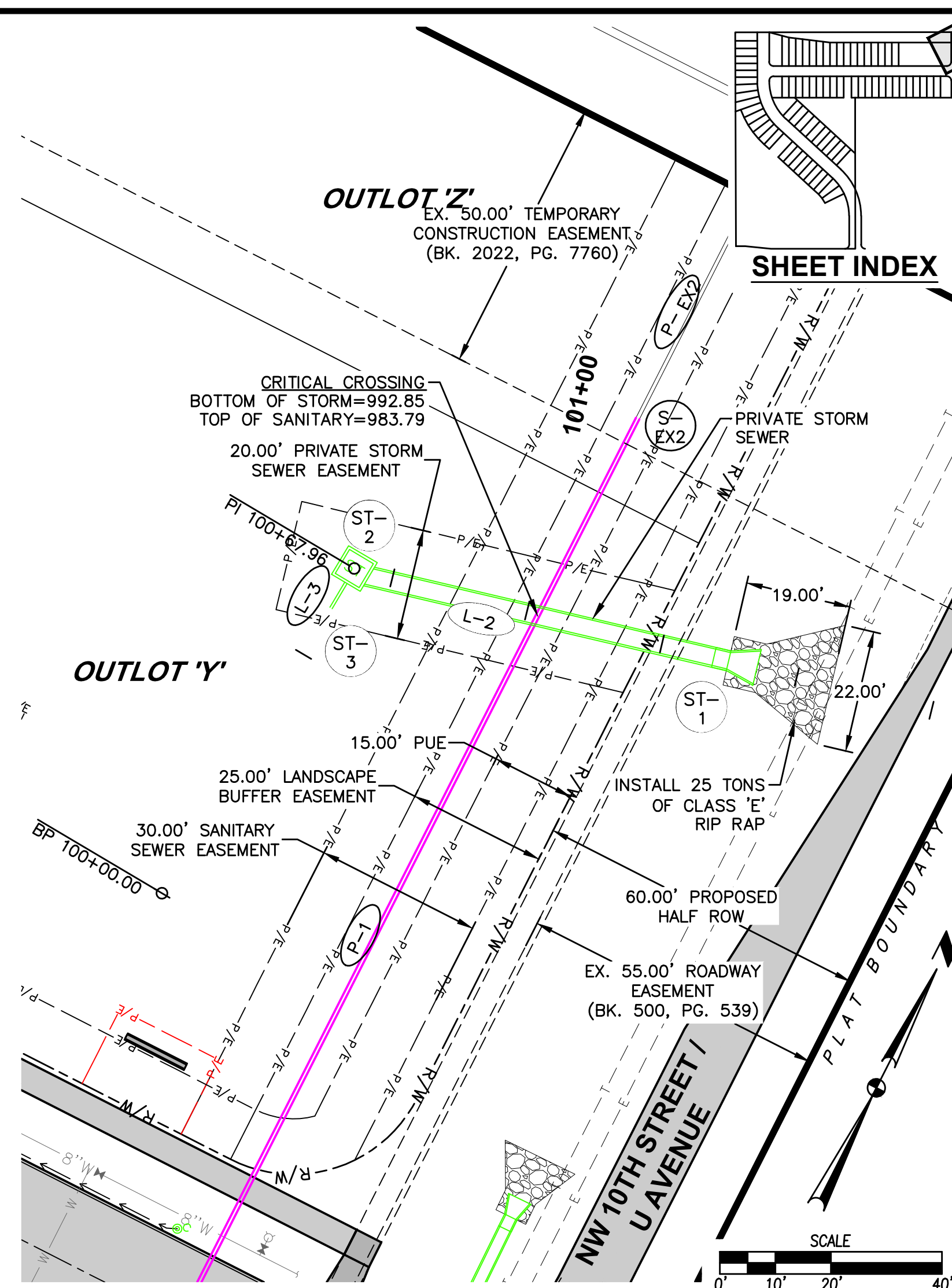
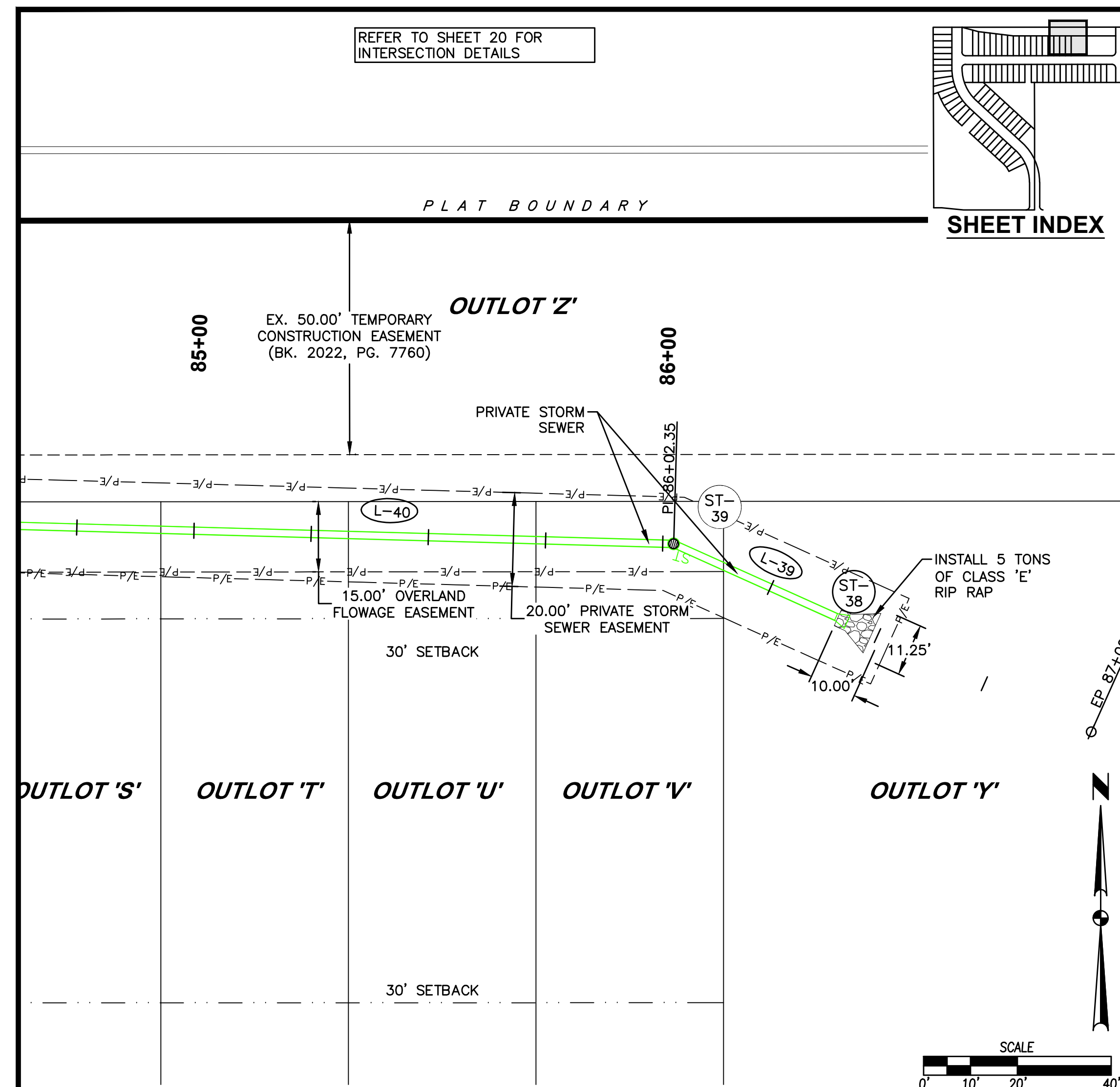


18/30
2010.553

FOX CREEK MEADOWS PLAT 1
STORM AND SANITARY PLAN AND PROFILE
WAUKEE, IOWA

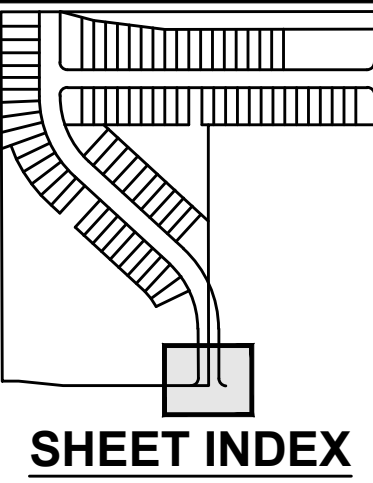
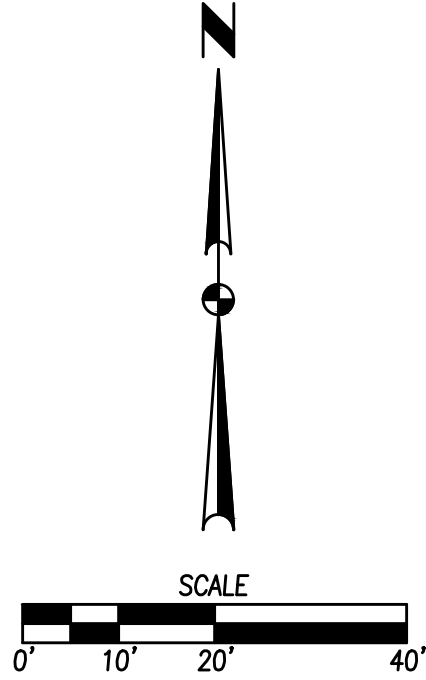
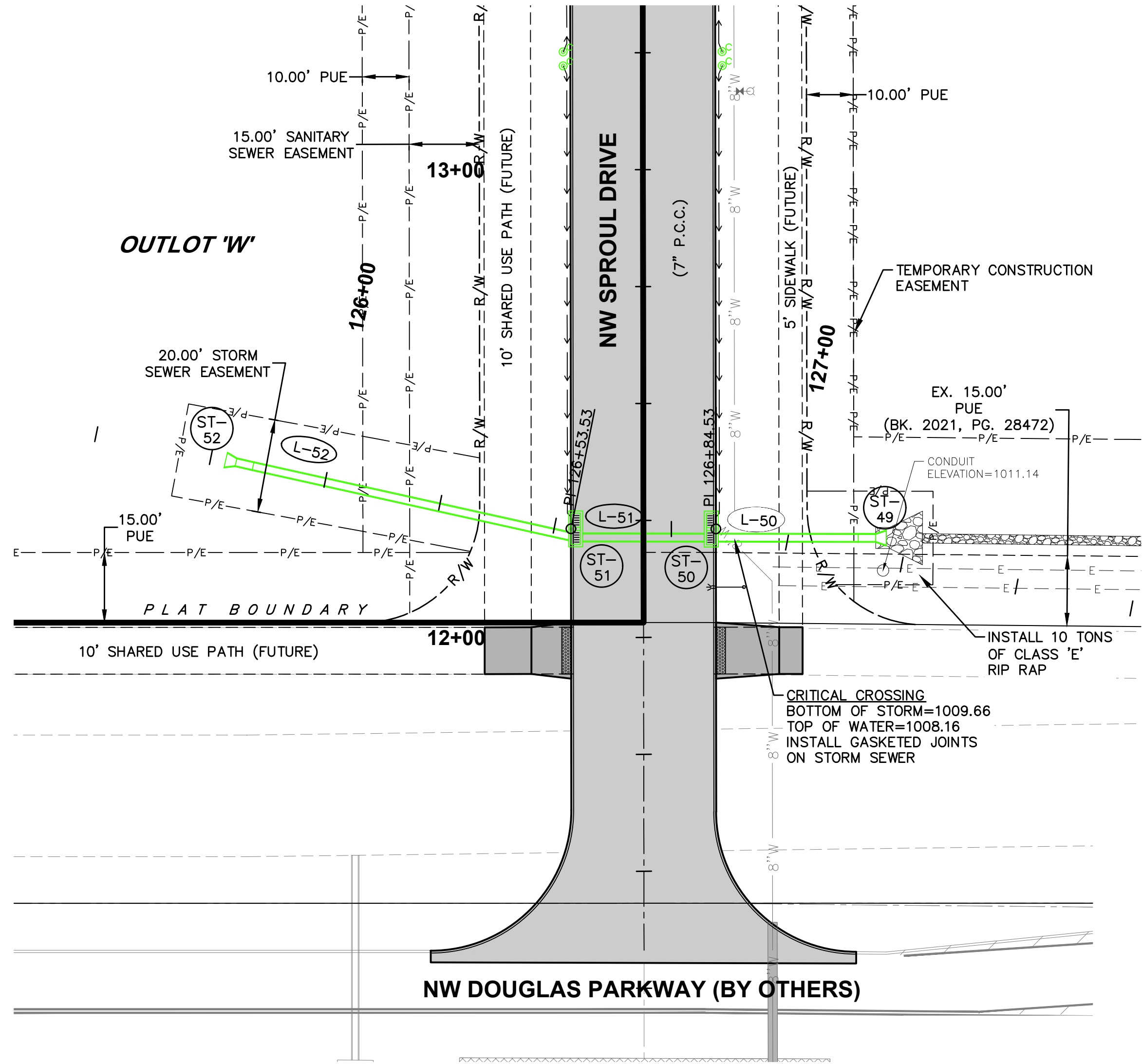
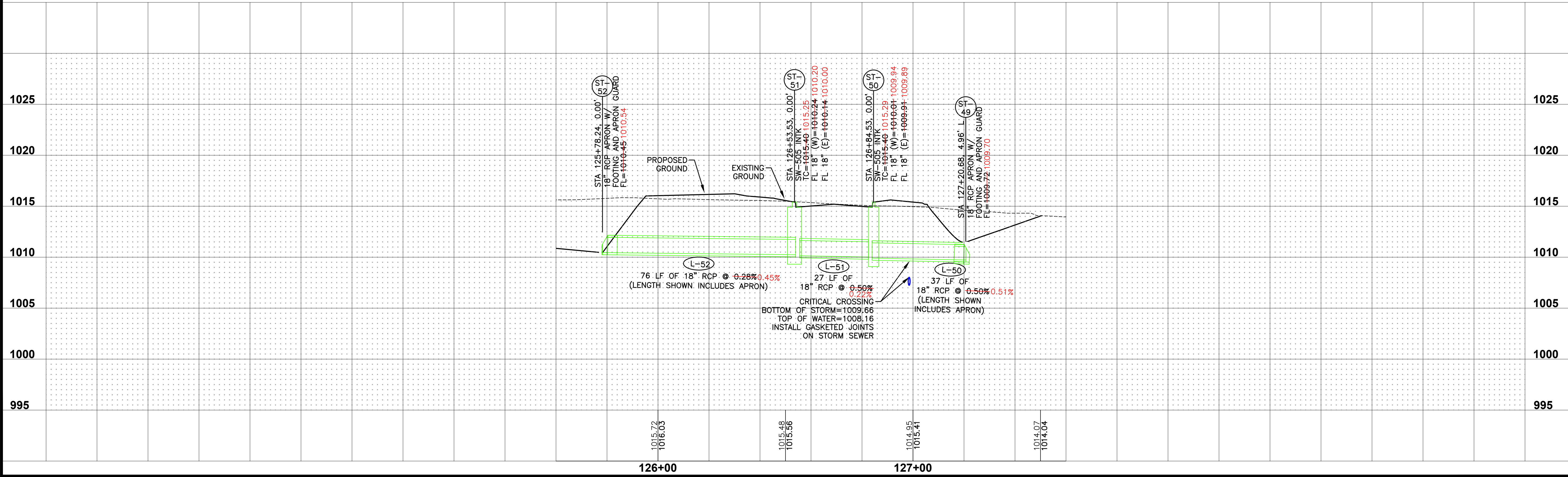
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM
TECH: CWO

REVISIONS
DATE
11/14/2022
12/15/2023
03/20/2023
05/04/2023
11/17/2023
06/06/2024
FINAL SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
1ST AS-BUILT SUBMITTAL

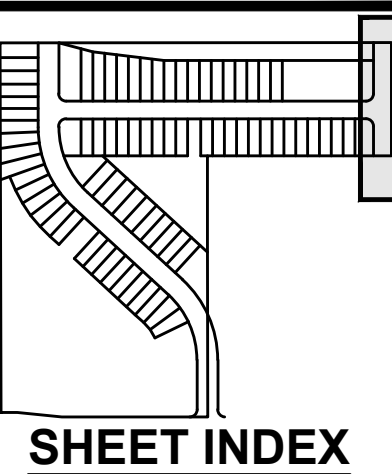
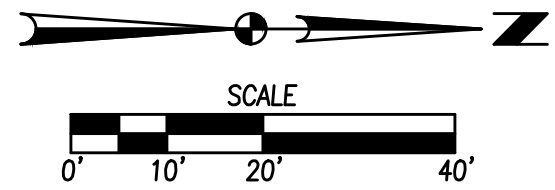
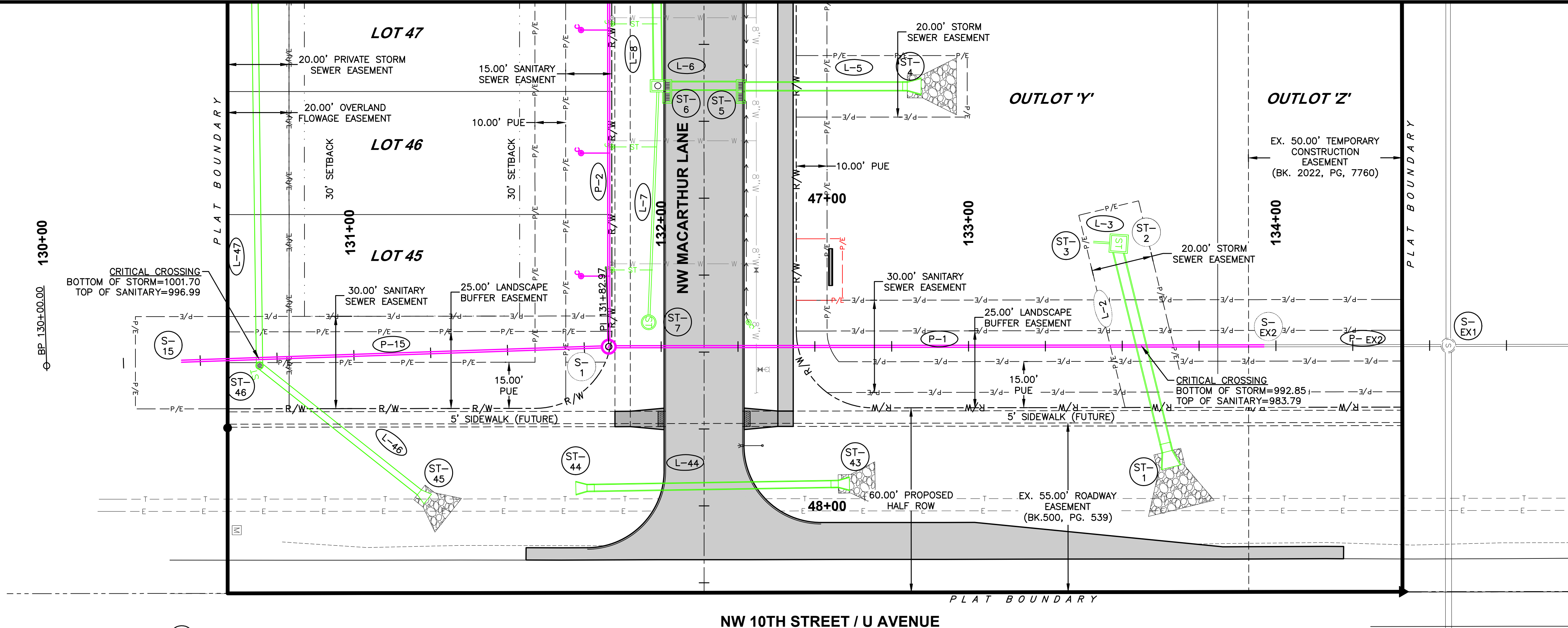
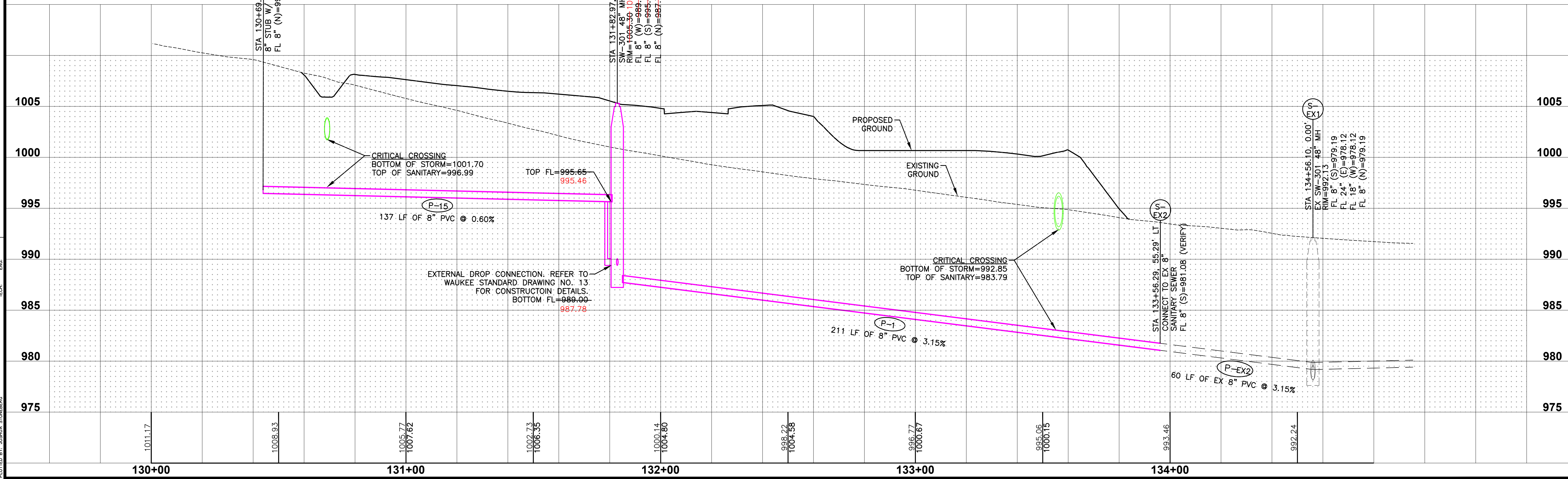


FOX CREEK MEADOWS PLAT 1		CIVIL DESIGN ADVANTAGE
STORM AND SANITARY PLAN AND PROFILE		WAUKEE, IOWA
421 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410		TECH: CWQ
		ENGINEER: JMM
REVISONS	DATE	
1ST AS-BUILT SUBMITTAL	06/08/2024	
REVISED SUBMITTAL	11/17/2023	
REVISED SUBMITTAL	05/04/2023	
REVISED SUBMITTAL	03/20/2023	
REVISED SANITARY SEWER	12/15/2022	
FINAL SUBMITTAL	11/14/2022	

FILE: H:\2020\2010553\WMA\ASBUILTS\2010553-PNP-ASBUILT.DWG
PLOT: 10/15/2024 8:34 AM
PLOTTER: HP DesignJet 5000
DRAWN BY: JMM
CHECKED BY: JMM
DATE: 10/15/2024



FILE: H:\2020\2010553\WMA\ASBUILTS\2010553-PWP-ASBUILT.DWG
PLOT: 8/1/2024 8:54 AM
DRAWN: JMM
CHECKED: JMM
DATE: 8/1/2024

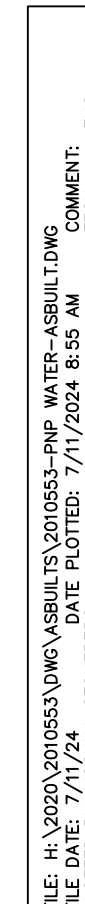
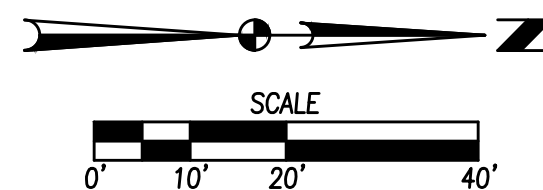


FOX CREEK MEADOWS PLAT 1
STORM AND SANITARY PLAN AND PROFILE
WAUKEE, IOWA

22
30
2010.553

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

REVISIONS
DATE
06/06/2024
11/17/2023
05/04/2023
03/20/2023
12/15/2022
11/14/2022
1ST AS-BUILT SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SUBMITTAL
REVISED SANITARY SEWER
FINAL SUBMITTAL



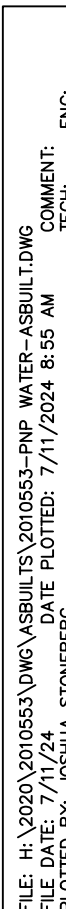
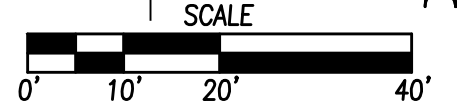
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM

TECH: CWO



FOX CREEK MEADOWS PLAT 1
WATER MIAN PLAN AND PROFILE



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

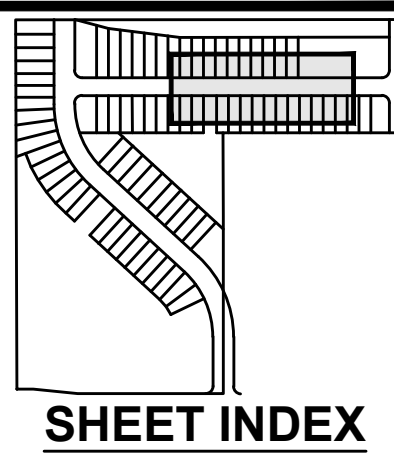
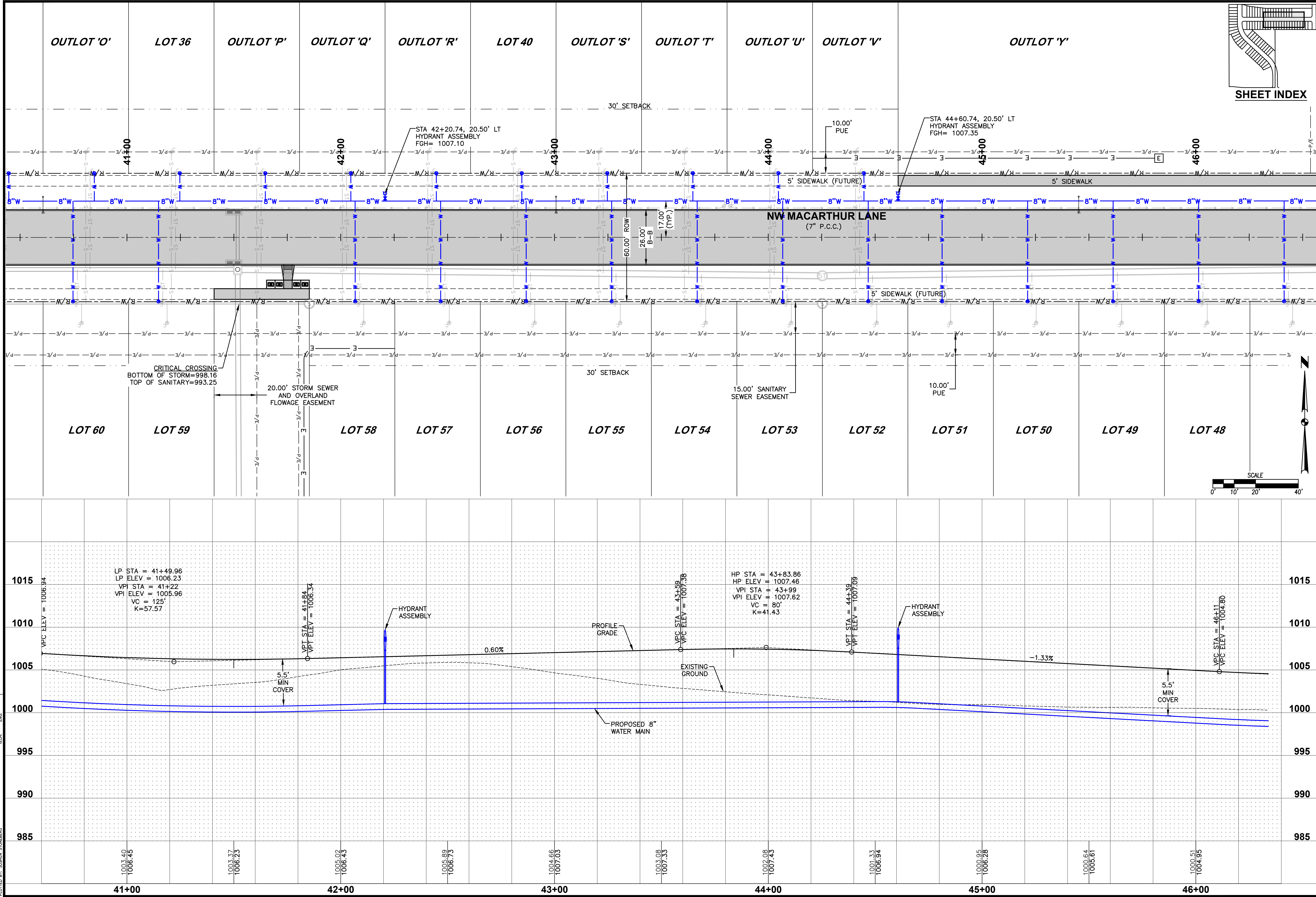
ENGINEER: JMM	TECH: CWO
---------------	-----------



FOX CREEK MEADOWS PLAT 1
WATER MAIN PLAN AND PROFILE
WAUKESHA, WISCONSIN

26/30
2010.553
GA

FILE: H:\2020\2010553\WMA\ASBUILTS\2010553-PWP-WATER-ASBUILT.DWG
PLOT DATE: 7/11/2024 8:55 AM
PLOT BY: JESSICA STONEBERG
DESIGNER: JMM



REVISIONS	
DATE	06/06/2024
1ST AS-BUILT SUBMITTAL	11/17/2023
REVISED SUBMITTAL	05/04/2023
REVISED SUBMITTAL	03/20/2023
REVISED SUBMITTAL	12/15/2022
REVISED SUBMITTAL	11/14/2022

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

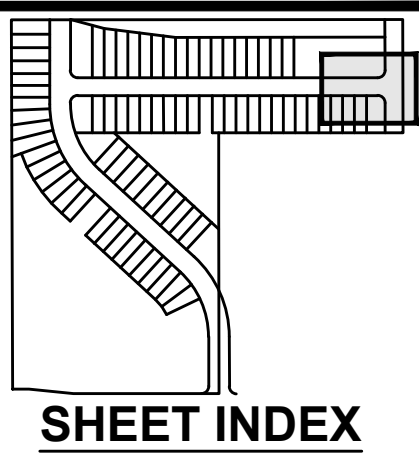
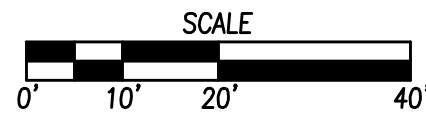
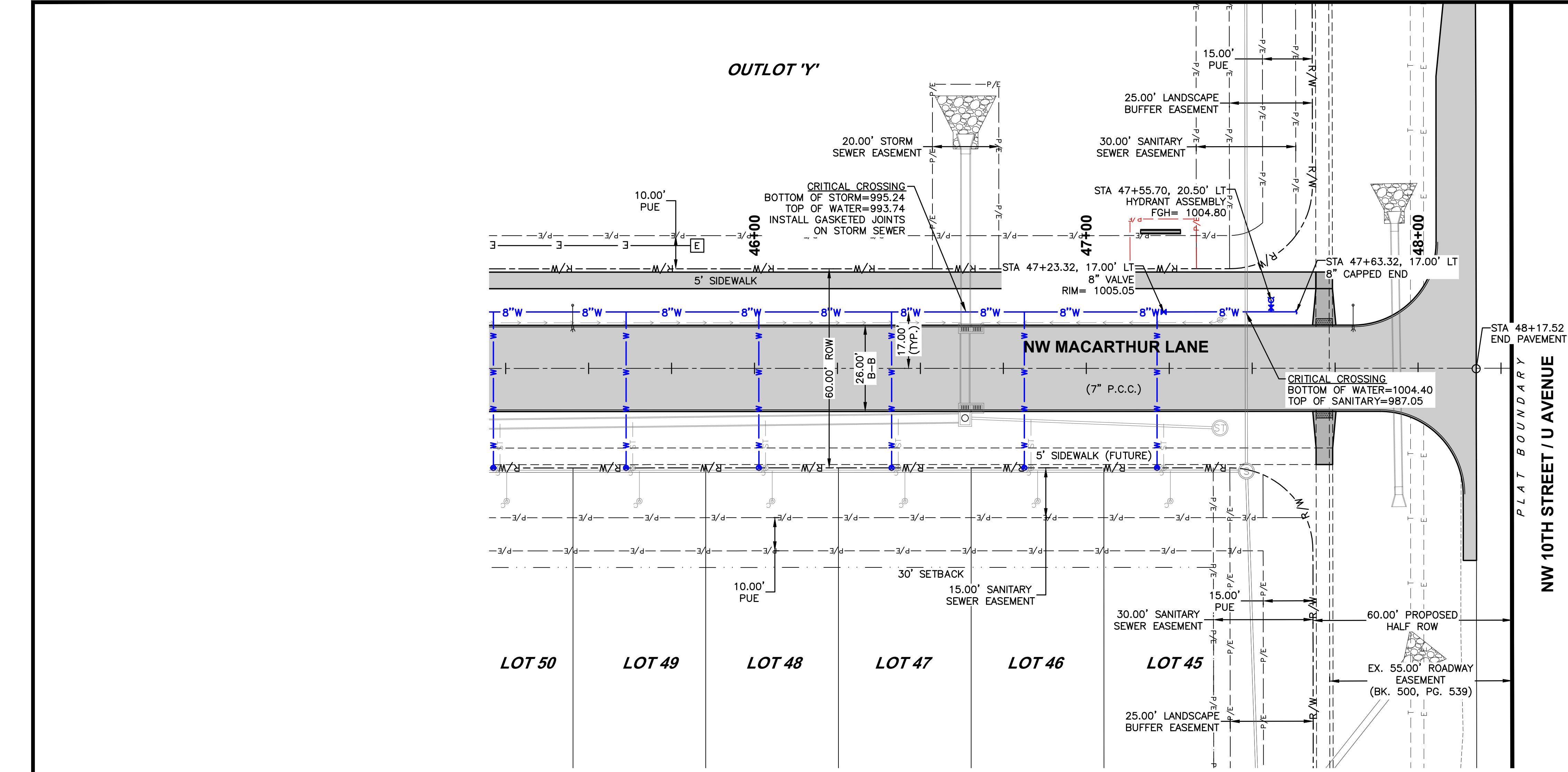
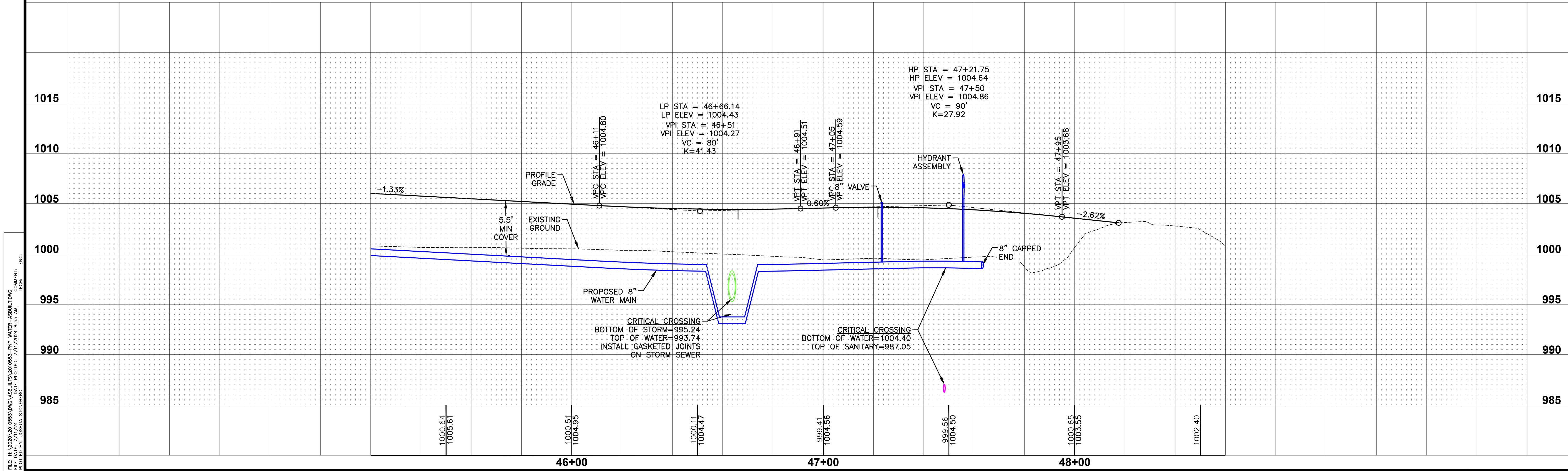
FOX CREEK MEADOWS PLAT 1

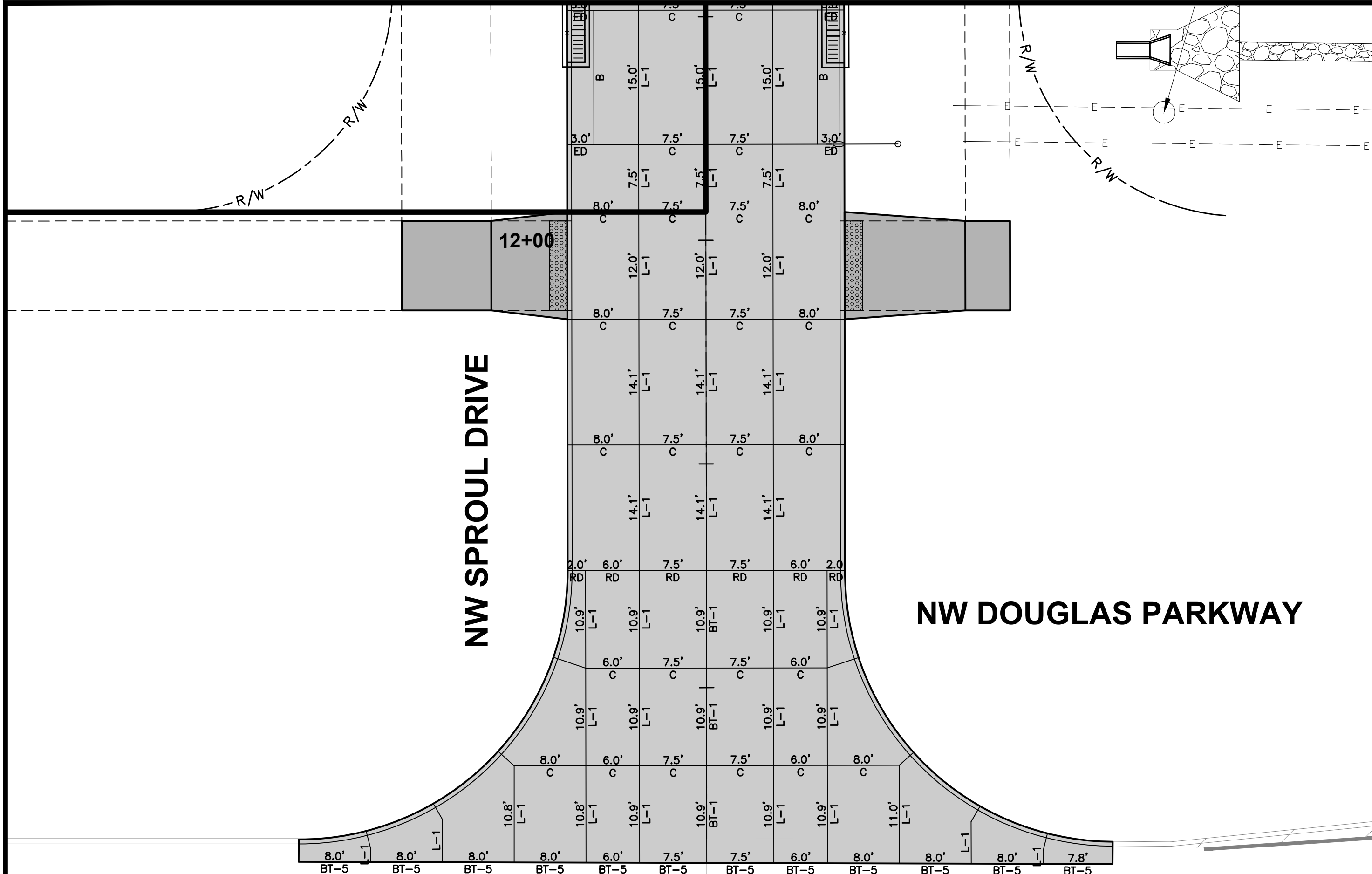
WATER MAIN PLAN AND PROFILE

27/30

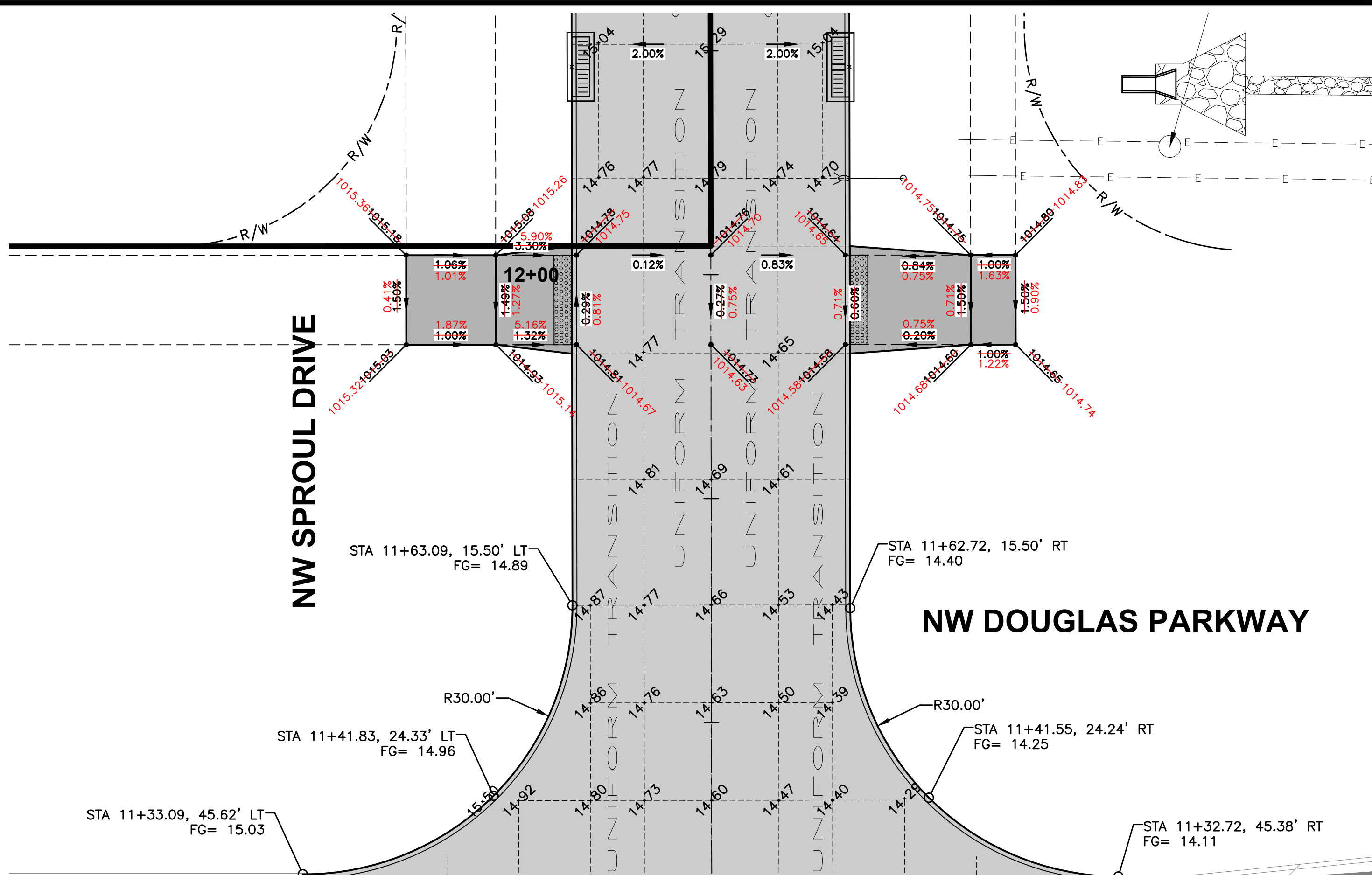
2010.553

FILE: H:\2020\2010553\WMA\ASBUILTS\2010553-PWP-WATER-ASBUILT.DWG
PLOT DATE: 7/11/2024 8:55 AM
PLOT BY: JESSICA STONEBERG

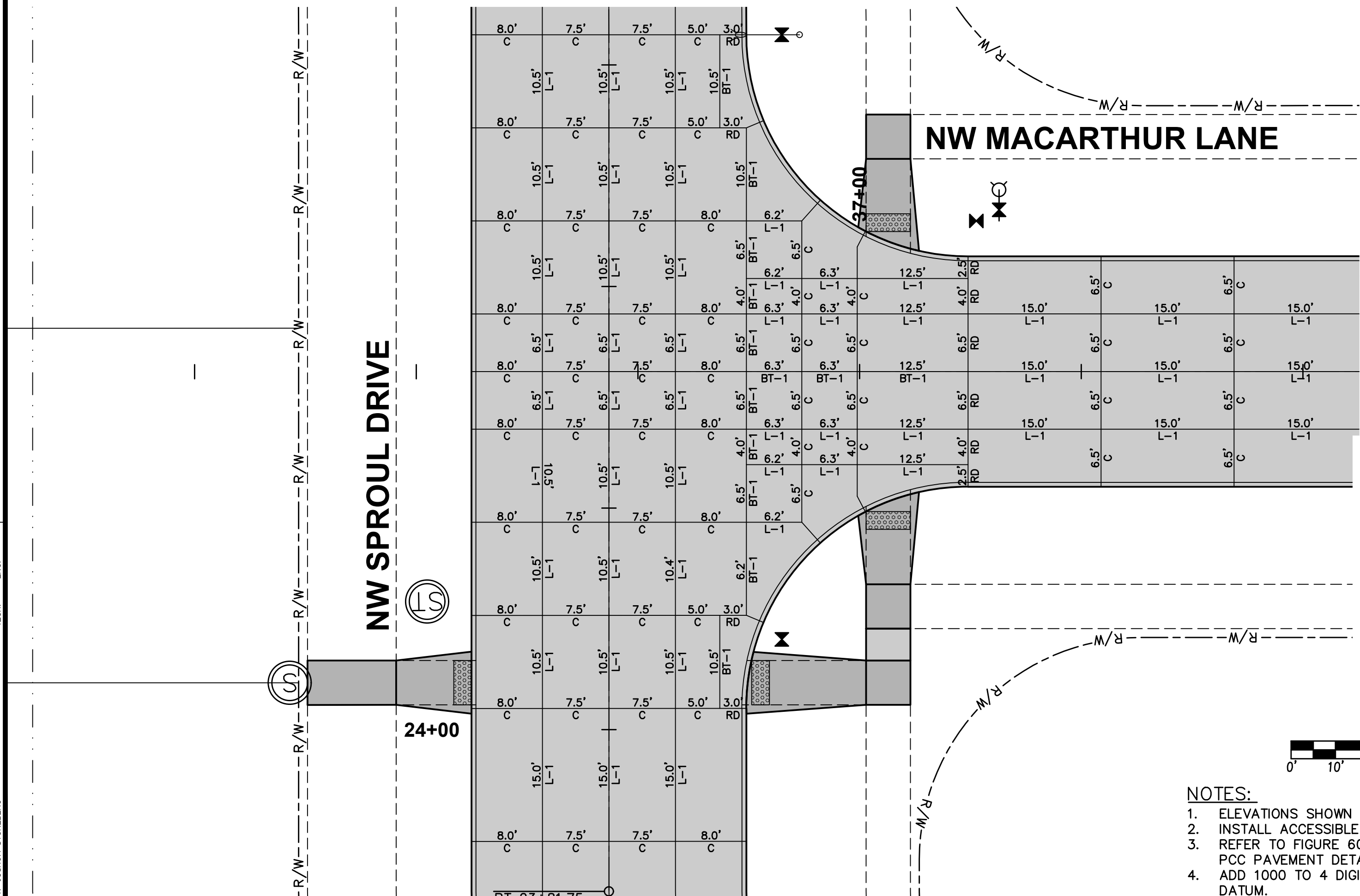




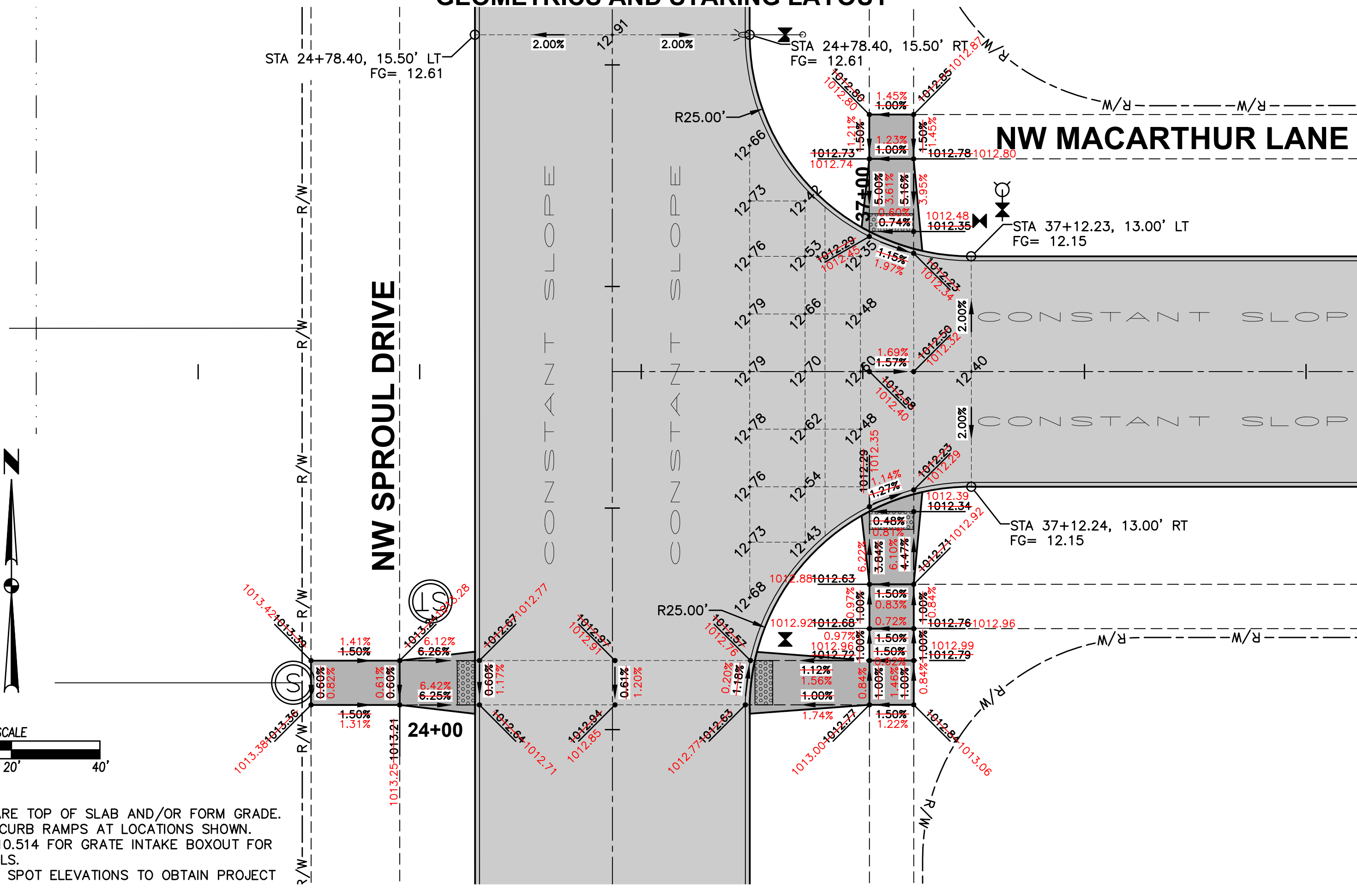
JOINTING LAYOUT



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

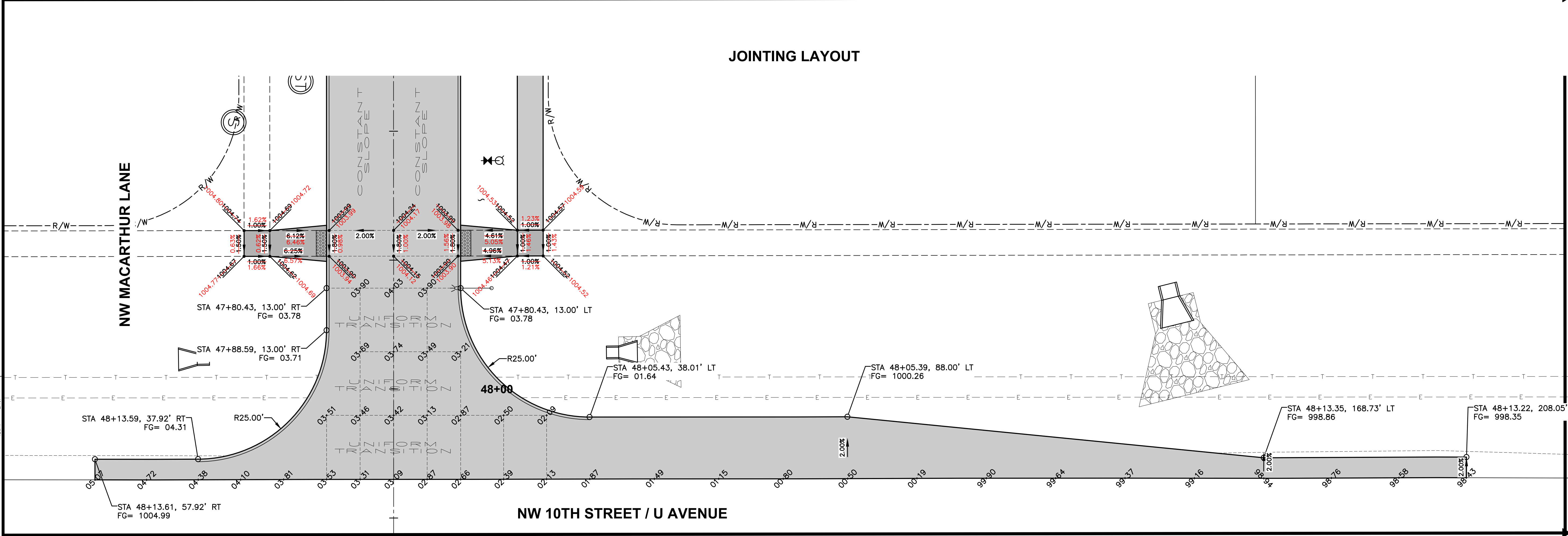
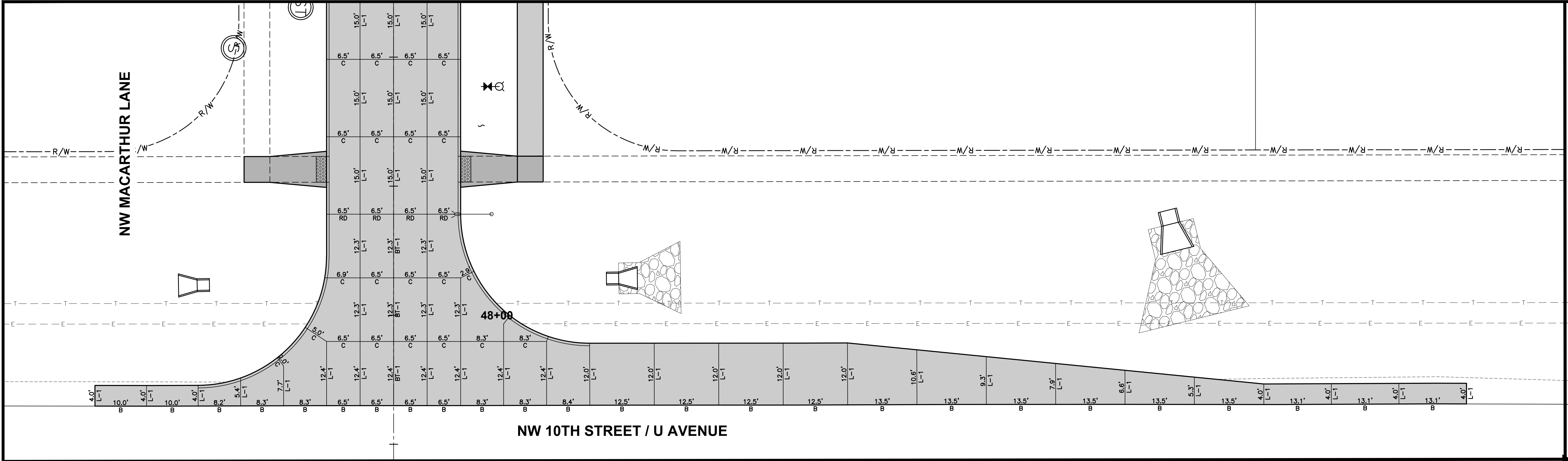


GEOMETRICS AND STAKING LAYOUT

NOTES:

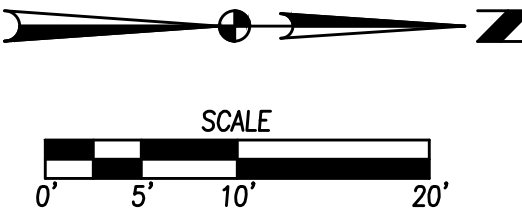
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. ADD 1000 TO 4 DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

FILE: H:\2020\2010553\WORK\AS-BUILT\2010553-INTERSECTION-AS-BUILT.DWG
DATE: 7/11/2024 8:55 AM
PLOT: 7/11/2024 8:55 AM
PLOTTER: HP DesignJet T120
PLOT: 7/11/2024 8:55 AM
PLOTTER: HP DesignJet T120



GEOMETRICS AND STAKING LAYOUT

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



FOX CREEK MEADOWS PLAT 1
INTERSECTION DETAIL

30/30
2010.553

Waukee, Iowa

CIVIL DESIGN ADVANTAGE

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

TECH: CWO
ENGINEER: JMM

REVISIONS

DATE	DESCRIPTION
06/06/2024	1ST AS-BUILT SUBMITTAL
11/17/2023	REVISED SUBMITTAL
05/04/2023	REVISED SUBMITTAL
03/20/2023	REVISED SUBMITTAL
12/15/2022	REVISED SANITARY SEWER
11/14/2022	FINAL SUBMITTAL