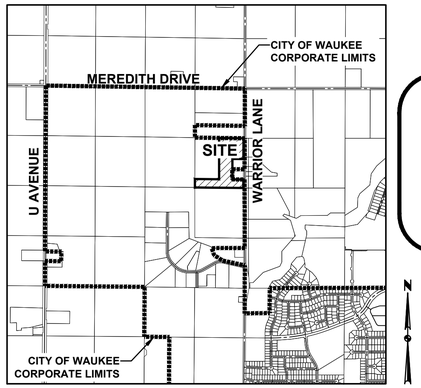
CONSTRUCTION PLANS FOR:

FOX VALLEY PLAT 1

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2–4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
6	HYDRANT COVERAGE AND LANDSCAPE PLAN
7–10	GRADING PLAN
11–14	EROSION AND SEDIMENT CONTROL PLAN
15–32	STORM & SANITARY SEWER PLAN AND PROFILE
33–45	WATER MAIN PLAN AND PROFILE
46–51	INTERSECTION DETAILS

GENERAL LEGEND

PROPOSED		EXISTING	
SECTION LINE		SANITARY MANHOLE	S
CENTER LINE		WATER VALVE BOX	W
RIGHT OF WAY	R/W	FIRE HYDRANT	
PERMANENT EASEMENT	P/E	WATER CURB STOP	CS
TEMPORARY EASEMENT	T/E	WELL	WELL
TYPE SW-501 STORM INTAKE		STORM SEWER MANHOLE	ST
TYPE SW-503 STORM INTAKE		STORM SEWER SINGLE INTAKE	
TYPE SW-505 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW-506 STORM INTAKE		FLARED END SECTION	
TYPE SW-513 STORM INTAKE	ST	DECIDUOUS TREE	
TYPE SW-401 STORM MANHOLE	ST	CONIFEROUS TREE	
TYPE SW-402 STORM MANHOLE	ST	DECIDUOUS SHRUB	
TYPE SW-301 SANITARY MANHOLE	S	CONIFEROUS SHRUB	
STORM/SANITARY CLEANOUT	C	ELECTRIC POWER POLE	
WATER VALVE		GUY ANCHOR	
FIRE HYDRANT ASSEMBLY		STREET LIGHT	
SIGN		POWER POLE W/ TRANSFORMER	
DETECTABLE WARNING PANEL		UTILITY POLE W/ LIGHT	
WATER CURB STOP		ELECTRIC BOX	E
STORM SEWER STRUCTURE NO.	ST-10	ELECTRIC TRANSFORMER	E
STORM SEWER PIPE NO.	L-10	ELECTRIC MANHOLE OR VAULT	E
SANITARY SEWER STRUCTURE NO.	S-10	TRAFFIC SIGN	
SANITARY SEWER PIPE NO.	P-10	TELEPHONE JUNCTION BOX	T
SANITARY SEWER WITH SIZE	8"S	TELEPHONE MANHOLE/VAULT	T
SANITARY SERVICE	S	TELEPHONE POLE	
STORM SEWER		GAS VALVE BOX	G
STORM SERVICE	ST	CABLE TV JUNCTION BOX	TV
WATERMAIN WITH SIZE	8"W	CABLE TV MANHOLE/VAULT	TV
WATER SERVICE	W	MAIL BOX	M
SAWCUT (FULL DEPTH)		BENCHMARK	BM
SILT FENCE		SOIL BORING	SB
USE AS CONSTRUCTED	(UAC)	UNDERGROUND TV CABLE	TV
TOP OF PROPOSED GROUND	TG	GAS MAIN	G
MINIMUM PROTECTION ELEVATION	MPE	FIBER OPTIC	FO
MINIMUM GRADE AT EXPOSED STRUCTURE	MGS	UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15" RCP
		WATER MAIN W/ SIZE	8"W

DEVELOPER / APPLICANT

ELEMENT 119
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325
PH: (515)–202–3030

ENGINEER/ SURVEYOR

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

ZONING

R–2/PD–1 AND R–2

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 24.12 ACRES (1,050,157 SF)

PARKLAND DEDICATION

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

TOTAL REQUIRED = 1.05 ACRES

PARKLAND WILL BE PROVIDED WITH FUTURE PLAT 3 IMPROVEMENTS

DATE OF SURVEY:

OCTOBER 9, 2020

SUBMITTALS

FIRST SUBMITTAL:	02/22/2021
SECOND SUBMITTAL:	03/09/2021
THIRD SUBMITTAL:	03/26/2021
FOURTH SUBMITTAL:	04/14/2021
FINAL SUBMITTAL:	05/03/2021
AS–BUILT SUBMITTAL:	01/08/2024

BULK REGULATIONS

LOTS 1–12 AND 47–54

R–2/PD–1: PLANNED DEVELOPMENT W/ UNDERLYING R–2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 7,000 SF (R–2: 8,000 SF)
- MINIMUM LOT WIDTH: 55 FEET (R–2: 65 FEET)
- FRONT YARD SETBACK: 30 FEET (R–2: 30 FEET)
- SIDE YARD SETBACK: TOTAL 10 FEET – MINIMUM 5 FEET ON EACH SIDE (R–2: 15 FEET)
- REAR YARD SETBACK: 30 FEET (R–2: 30 FEET)
- VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4–INCH (102 MM) TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.

LOTS 13–46

R–2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET – ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

BENCHMARKS

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

CONSTRUCTION SCHEDULE

SPRING 2021 – FALL 2021

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE DEVELOPMENT SERVICES DEPARTMENT.

2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE DEVELOPMENT SERVICES DEPARTMENT.

3. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 549.71 FEET TO THE NORTHEAST CORNER OF THE NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°48'12" WEST ALONG THE NORTH LINE OF SAID NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 321.42 FEET TO THE NORTHWEST CORNER OF SAID NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG THE WEST LINE OF SAID NORTH 270 FEET OF THE SOUTH 765 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST LINE OF THE NORTH 270 FEET OF THE SOUTH 495 FEET OF THE EAST 322.67 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 540.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 270 FEET OF THE SOUTH 495 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°48'12" EAST ALONG THE SOUTH LINE OF SAID NORTH 270 FEET OF THE SOUTH 495 FEET OF THE EAST 322.67 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 321.42 FEET TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°12'02" EAST ALONG SAID EAST LINE, 226.02 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°41'47" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1337.89 FEET; THENCE NORTH 00°18'13 EAST, 295.00 FEET; THENCE SOUTH 89°41'47" EAST, 520.00 FEET; THENCE NORTH 00°18'13" EAST, 521.21 FEET; THENCE NORTH 07°26'13" WEST, 70.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 9.53 FEET AND WHOSE CHORD BEARS NORTH 81°58'34" EAST, 9.53 FEET; THENCE NORTH 00°18'13" EAST, 220.71 FEET; THENCE NORTH 89°41'47" WEST, 1.71 FEET; THENCE NORTH 00°18'13" EAST, 210.89 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°29'36" EAST ALONG SAID NORTH LINE, 808.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.11 ACRES (1,050,157 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2011.616

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), (PN 202115FVE), 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.

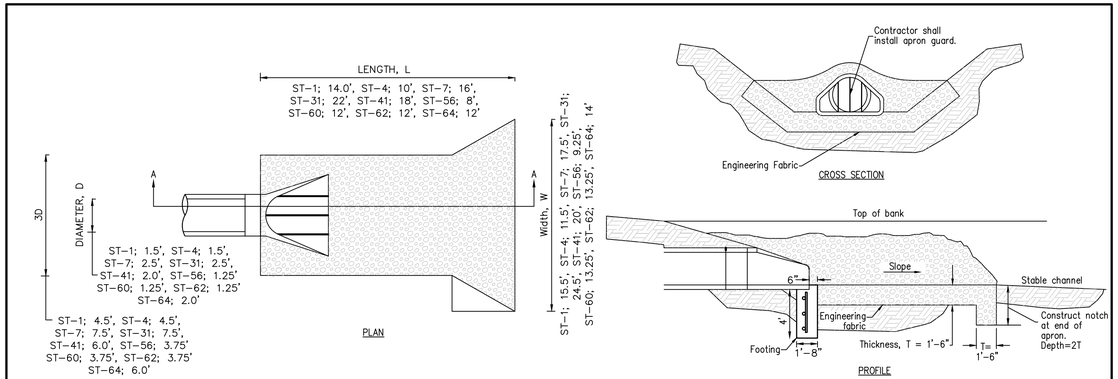
THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
IOWA

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

JARED M. MURRAY, P.E. — 01/08/2024 DATE

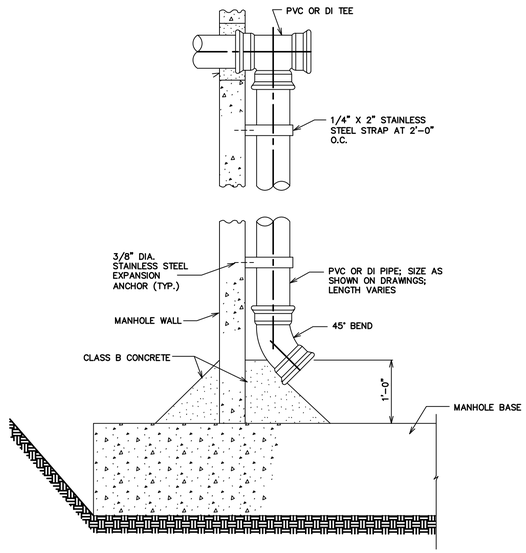
LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1–51



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.

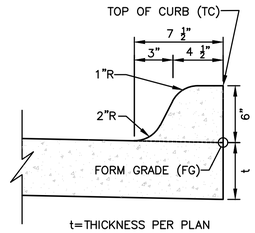
ROCK APRON FOR PIPE OUTLET

NOT TO SCALE



CITY OF WAUKEE
INTERNAL DROP CONNECTION

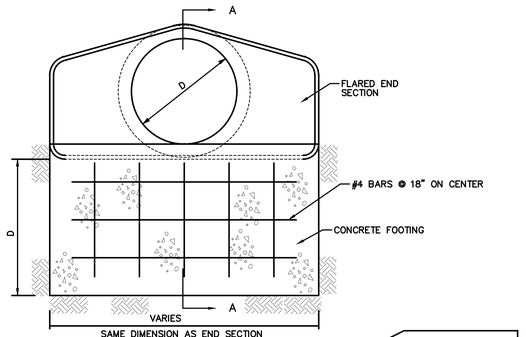
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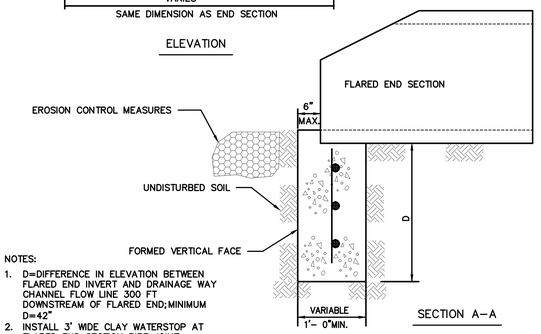
t=THICKNESS PER PLAN

INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



ELEVATION



SECTION A–A

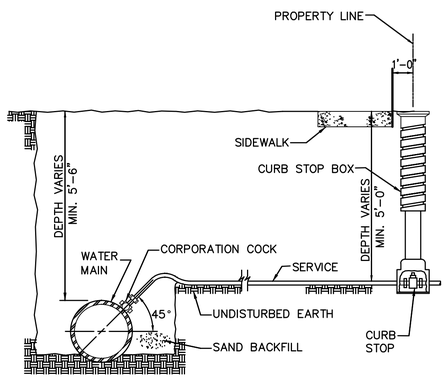
NOTES:
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
2. INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

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'–6"	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
48"	7'–10"	4f1	4	7'–6"	3
		4f2	4	3'–8"	6
54"	8'–5"	4f1	4	8'–1"	3
		4f2	4	3'–8"	6
60"	8'–11"	4f1	4	8'–7"	3
		4f2	4	3'–8"	6
66"	8'–11"	4f1	4	8'–7"	3
		4f2	4	3'–8"	6
72"	10'–0"	4f1	4	9'–8"	3
		4f2	4	3'–8"	7
78"	10'–7"	4f1	4	10'–3"	3
		4f2	4	3'–8"	7
84"	11'–1"	4f1	4	10'–9"	3
		4f2	4	3'–8"	8

RCP APRON FOOTING DETAIL

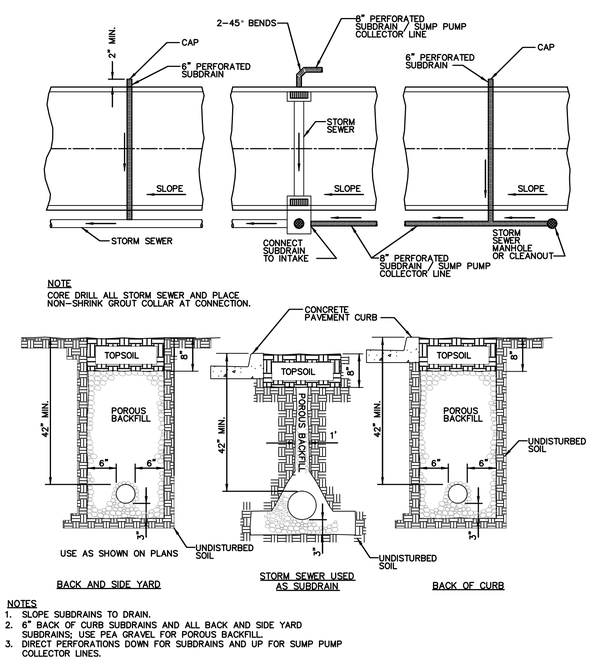
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NOTES:
1. TERMINATE CURB STOP BOX ROD 1'–6" BELOW FINISHED GRADE.

WATER SERVICE CONNECTION

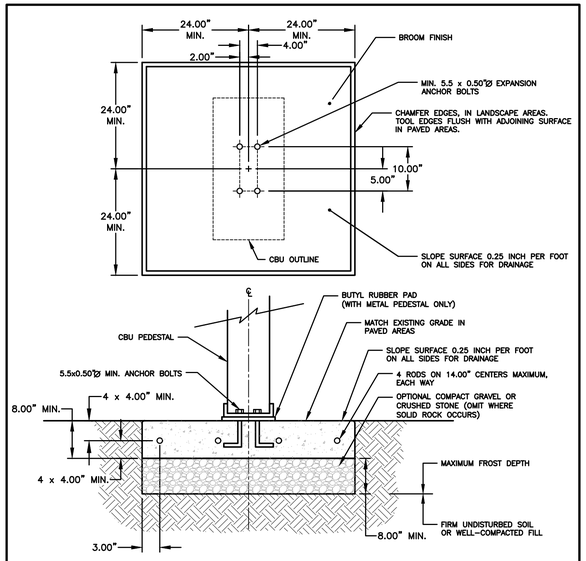
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NOTE
CORE DRILL ALL STORM SEWER AND PLACE NON–SHRINK GROUT COLLAR AT CONNECTION.

NOTES
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.

6" PERFORATED SUBDRAIN



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.USHILTI.COM) ll–1/2" DIAMETER X 5–1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000–453–698 KB ll 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. RAWL STUD (WWW.RAWL.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

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

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

CIVIL DESIGN ADVANTAGE

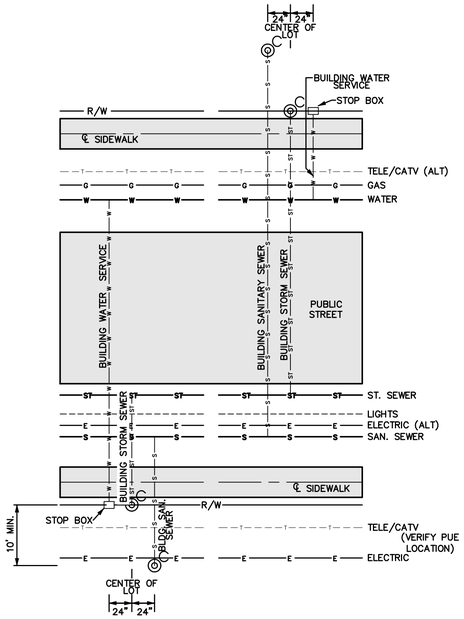
WAUKEE, IOWA

FOX VALLEY PLAT 1
TYPICAL SECTIONS AND DETAILS

2 / 51

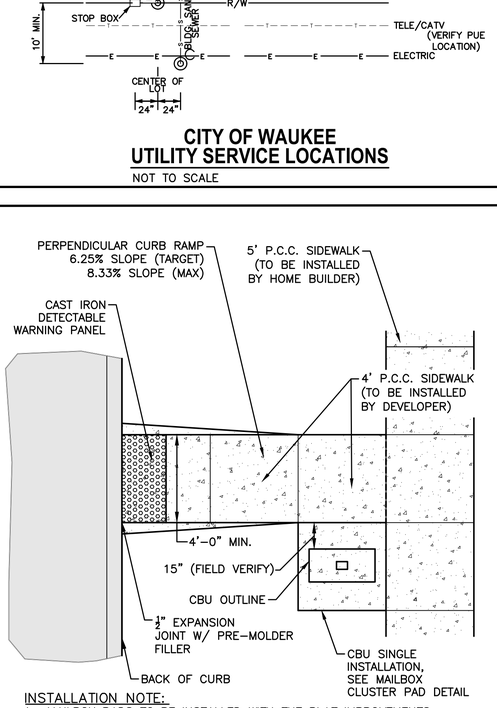
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COMMENT:
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CITY OF WAUKEE
UTILITY SERVICE LOCATIONS

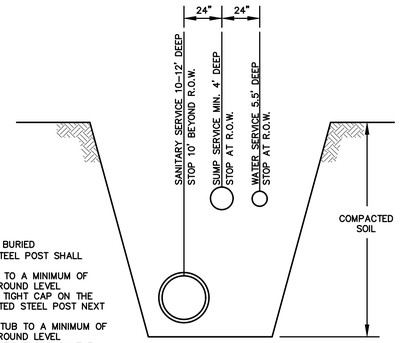
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INSTALLATION NOTE:
1. MAILBOX PADS TO BE INSTALLED WITH THE PLAT IMPROVEMENTS.
2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
3. DO NOT LOCATE AT INTERSECTION.
4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
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

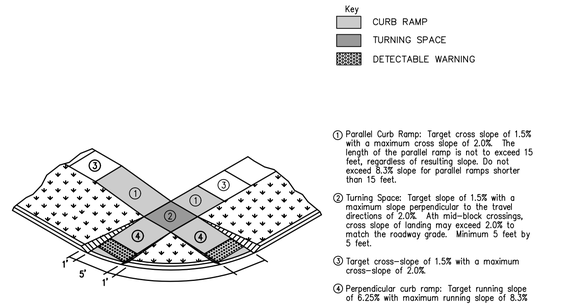
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NOTES:
1. PLACE ONE 6' STEEL POST BURIED 3' AT WATER CURB BOX. STEEL POST SHALL BE PAINTED BLUE.
2. BRING SUMP SERVICE STUB TO A MINIMUM OF 1-FOOT ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A GREEN PAINTED STEEL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

SERVICE LOCATION DETAIL

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.

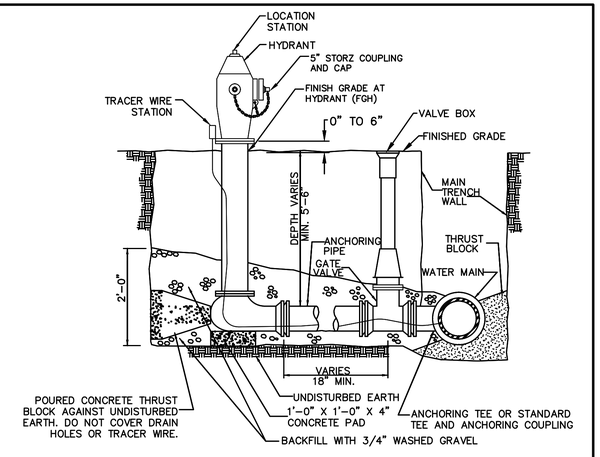
③ Target cross-slope of 1.5% with a maximum cross-slope of 2.0%

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.

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

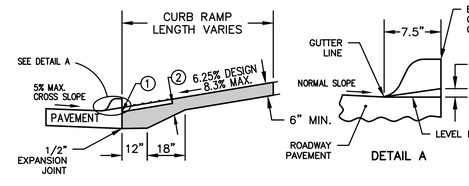
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NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL

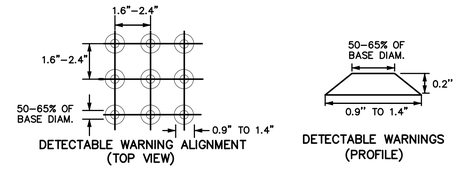
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① INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.

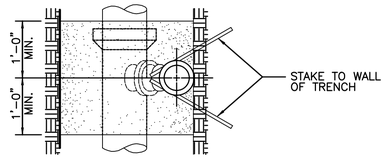
② PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

NOTE:
ALL TRUNCATED DOMES SHALL BE CAST IRON.

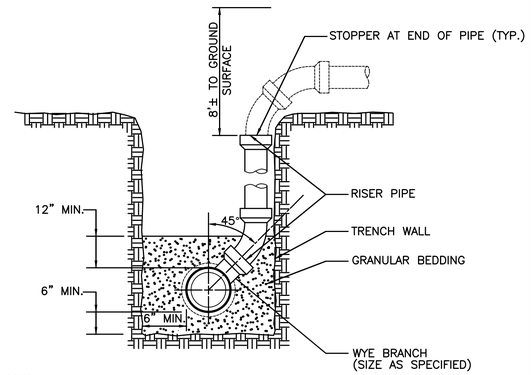


DETECTABLE WARNING DETAIL

NOT TO SCALE



PLAN



SECTION

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

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

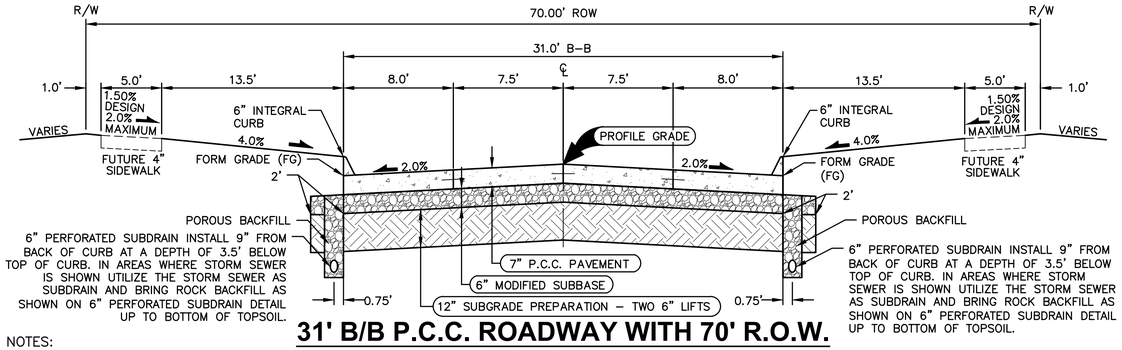
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
TYPICAL SECTIONS AND DETAILS
WAUKEE, IOWA

3 / 51
2011.616

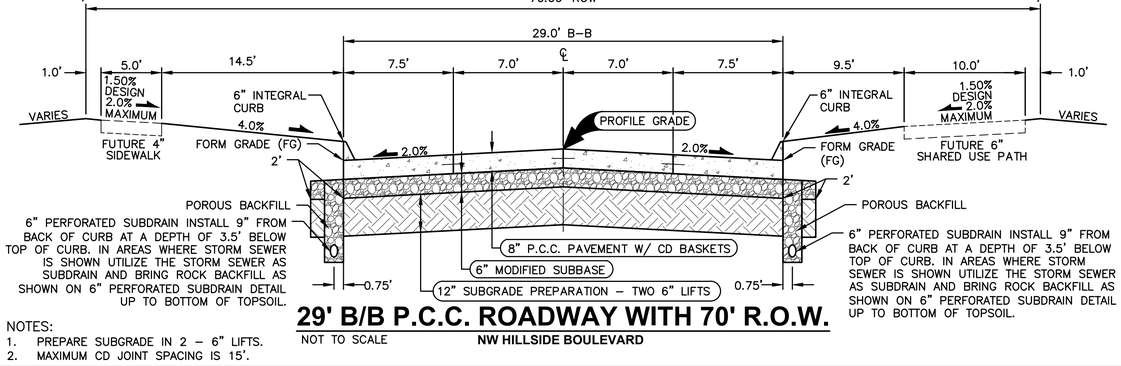
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PLOTTED BY: JARED MURRAY
COMMENT:
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TECH:



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

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

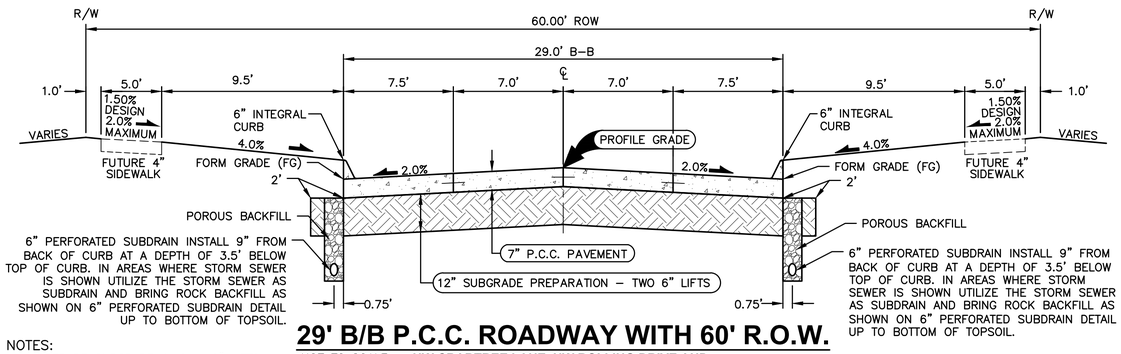
NOT TO SCALE — **NW ALDERLEAF DRIVE**



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

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

NOT TO SCALE — **NW HILLSIDE BOULEVARD**



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

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

NOT TO SCALE — **NW CRABTREE LANE, NW ROLLING DRIVE AND NW PARKSIDE LANE**

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PLOTTED BY: JARED MURRAY PLOTTED: 7/9/2024 10:17 AM
TECH: COMMENT:
END:

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1

TYPICAL SECTIONS AND DETAILS

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	62.38
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	13,454
5	MODIFIED SUBBASE, 6" DEPTH	SY	4,717
6	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	4,076
7	SANITARY SEWER SERVICE STUB, 4" DIA	EA	69
8	SUBDRAIN, 6" PERFORATED PVC	LF	4,597
9	STORM SEWER, TRENCHED, 3" PVC	LF	6
10	STORM SEWER, TRENCHED, 4" PVC	LF	8
11	STORM SEWER, TRENCHED, 8" PERFORATED PVC	LF	1,007
12	STORM SEWER, TRENCHED, 12" HDPE	LF	537
13	STORM SEWER, TRENCHED, 15" RCP	LF	2,115
14	STORM SEWER, TRENCHED, 18" RCP	LF	216
15	STORM SEWER, TRENCHED, 24" RCP	LF	551
16	STORM SEWER, TRENCHED, 30" RCP	LF	1,166
17	STORM SEWER SERVICE STUB, 4" DIA	EA	55
18	STORM SEWER, 15" RCP APRON W/ APRON GUARD	EA	1
19	STORM SEWER, 30" RCP APRON W/ APRON GUARD	EA	1
20	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	12
21	STORM SEWER, 18" RCP APRON W/ FOOTING & APRON GUARD	EA	2
22	STORM SEWER, 24" RCP APRON W/ FOOTING & APRON GUARD	EA	2
23	STORM SEWER, 30" RCP APRON W/ FOOTING & APRON GUARD	EA	2
24	WATER MAIN, 8" DIA	LF	3,815
25	WATER MAIN, 12" DIA	LF	665
26	WATER SERVICE STUB, 1" DIA	EA	56
27	VALVE, 8" DIA	EA	16
28	VALVE, 12" DIA	EA	1
29	FIRE HYDRANT ASSEMBLY	EA	16
30	TEMPORARY FIRE HYDRANT ASSEMBLY	EA	4
31	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	13
32	MANHOLE, SW-301, 60" (SANITARY SEWER)	EA	1
33	MANHOLE, SW-401, 48" (STORM SEWER)	EA	7
34	MANHOLE, SW-401, 60" (STORM SEWER)	EA	5
35	MANHOLE, SW-401, 72" (STORM SEWER)	EA	1
36	INTAKE, SW-501	EA	7
37	INTAKE, SW-503	EA	3
38	INTAKE, SW-505	EA	8
39	INTAKE, SW-506	EA	6
40	INTAKE, SW-506 (MODIFIED)	EA	1
41	INTAKE, SW-512, 18" W/ DOME GRATE	EA	1
42	INTAKE, SW-513, 4 FT. X 4 FT.	EA	2
43	INTAKE, SW-513, 5 FT. X 5 FT.	EA	1
44	INTAKE, 18" DIA. NYLOPLAST INTAKE W/ 18" DOME GRATE	EA	2
45	PAVEMENT, 7" P.C.C.	SY	8,913
46	PAVEMENT, 8" P.C.C. W/ CD BASKETS	SY	2,977
47	PAVEMENT, 4" P.C.C. SIDEWALK	SY	337
48	PAVEMENT, 6" P.C.C. SHARED USE PATH	SY	489
49	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	142
50	DETECTABLE WARNING PANELS	SF	192
51	SEEDING, FERTILIZING, AND MULCHING	AC	56.84
52	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	20
53	TRAFFIC CONTROL	LS	1

ESTIMATED PROJECT QUANTITIES

		UNIT	QUANTITY
54	EROSION CONTROL	LS	1
55	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TON	115
56	SANITARY SEWER CLEANOUT	EA	69
57	STORM SEWER CLEANOUT	EA	55
58	SUBDRAIN CLEANOUT	EA	8
59	MAILBOX PAD	EA	3
60	SANITARY SEWER DROP CONNECTION	EA	2
61	TEMPORARY GRAVEL TURNAROUND	SF	5,053

ESTIMATE REFERENCE INFORMATION

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

ITEM NO.	DESCRIPTION
	THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDES REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. AREA SHOWN FOR REFERENCE ONLY.
2	STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 4 FOR TYPICAL LOCATIONS AND THICKNESS.
5	REFER TO SHEET 4 FOR TYPICAL LOCATIONS AND THICKNESS. 6" MODIFIED SUBBASE REQUIRED UNDER NW ALDERLEAF DRIVE AND NW HILLSIDE BOULEVARD.
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.
6-16	REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVISE SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING 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.
7,17,26	REFER TO DETAILS ON SHEETS 2, 3 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED.
18-23	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.
24-28	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.
29	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.

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
29-30	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF TEMPORARY BLOWOFF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE 5-INCH STORZ FITTINGS.
31-32	REFER TO FIG.6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
33-35	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
36-40	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".
36	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
37	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
38	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS
39	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS
40	REFER TO SHEET 19 FOR LOCATION
41	REFER TO FIG. 6010.512 - CIRCULAR AREA INTAKE (ST-512) FOR DETAILS
42-43	REFER TO FIG. 6010.513 - OPEN-SIDED AREA INTAKE FOR CONSTRUCTION DETAILS.
44	INSTALL PER MANUFACTURER SPECIFICATIONS.
45-46	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
47-48	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 3 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 = 56.84 AC
52	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.
53	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.
54	REFER TO SHEETS 11-14 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
55	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.
56-57	REFER TO SANITARY AND STORM SEWER PLAN AND PROFILE SHEETS FOR LOCATIONS.
58	REFER TO SERVICE LOCATION DETAIL ON SHEET 3 FOR DETAILS ON CLEANOUT STRUCTURES.
59	REFER TO SHEETS 2 AND 3 FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 30/31, 43/44 AND WEST SIDE OF LOT 54.
60	REFER TO CITY OF WAUKEE INTERNAL DROP CONNECTION FOR SANITARY SEWER MANHOLES ON SHEET 2 FOR CONSTRUCTION DETAILS.
61	TEMPORARY GRAVEL TURNAROUND CONSISTS OF 4" OF 3" ROCK WITH 4" OF GRANULAR SURFACING. REFER TO SHEET 23 FOR LOCATION.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
2. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
3. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK. PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
6. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF WAUKEE ENGINEERING DEPARTMENT
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   * 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
8. PRIOR TO CONSTRUCTION, THE PROJECT MANAGER SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.
9. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
10. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
11. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS SHALL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
12. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
13. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
14. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
15. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
16. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
17. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
18. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19. SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
20. PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
21. REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
22. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
23. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
24. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
25. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
26. ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
27. THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
28. A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION AND FOR PROOF ROLLING TO INSPECT SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE GEOTECHNICAL ENGINEER IS PRESENT. A COPY OF ALL REPORTS AND FINDINGS REQUIRING ALTERATION FROM THE APPROVED PLAN SET IS TO BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
29. THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
30. ALL TESTING SHALL BE COMPLETED ACCORDING TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE WAUKEE ENGINEERING DEPARTMENT SHALL BE PRESENT TO WITNESS ALL TESTING.
31. AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
32. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISING PRIOR TO PAVING. A COPY OF THE VIDEOS AND A HARD COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
33. ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
34. ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
35. ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
36. ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
37. ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM OF 1 - 4" ADJUSTING RING TO ALLOW FOR FUTURE ADJUSTMENT SHOULD THE STRUCTURE END UP IN A DRIVEWAY.
38. THE RESULTS OF THE GEOTECHNICAL EXPLORATION ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
39. THIS SITE WILL HAVE SAWCUTTING AND CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS FROM SLURRY WILL NEED TO OCCUR FOR ALL OFFSITE DISCHARGE.

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

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES

2011.616

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PLOT DATE: 1/7/2024 10:17 AM
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COMMENT:
ENG:
TECH:

FOX VALLEY PLAT 2 IMPROVEMENTS ARE INTENDED TO BE CONSTRUCTED IN CONJUNCTION WITH FOX VALLEY PLAT 2. THE TEMPORARY TURNAROUND WILL ONLY BE INSTALLED IF PLAT 2 IMPROVEMENTS ARE NOT CONSTRUCTED AT THE SAME TIME AS PLAT 1 IMPROVEMENTS.

150' HYDRANT RADIUS (TYP.)

FUTURE PLAT

NW ROLLING DRIVE

NW HILLSIDE BOULEVARD

NW PARKSIDE LANE

N. WARRIOR LANE / V AVENUE

NW CRABTREE LANE

NW ALDERLEAF DRIVE

NW ROLLING DRIVE

FUTURE SHADOW CREEK ESATES (CLIVE)

FUTURE ASHLEY ACRES

RUSSENBERGER PROPERTY

CRAWFORD PROPERTY

OUTLOT 'X' (DETENTION)

OUTLOT 'W' (DETENTION)

BUFFER= 500 LN.FT.
1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =10
EVERGREEN TREES =20
ORNAMENTAL TREES =20

BUFFER= 128 LN.FT.
1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =3
EVERGREEN TREES =6
ORNAMENTAL TREES =6

BUFFER= 183 LN.FT.
1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =4
EVERGREEN TREES =8
ORNAMENTAL TREES =8

BUFFER= 144 LN.FT.
1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =3
EVERGREEN TREES =6
ORNAMENTAL TREES =6

BUFFER= 412 LN.FT.
0.33 OVERSTORY TREE, 0.66 EVERGREEN TREES AND 0.66 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =3
EVERGREEN TREES =6
ORNAMENTAL TREES =6

BUFFER= 272 LN.FT.
1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

PROVIDED:
OVERSTORY TREES =6
EVERGREEN TREES =11
ORNAMENTAL TREES =11

BUFFER= 209 LN.FT.
0.33 OVERSTORY TREE, 0.66 EVERGREEN TREES AND 0.66 ORNAMENTAL TREES PER 50 LF

OVERSTORY TREES PROVIDED =2
EVERGREEN TREES PROVIDED =3
ORNAMENTAL TREES PROVIDED =3

BUFFER= 226 LN.FT.
0.33 OVERSTORY TREE, 0.66 EVERGREEN TREES AND 0.66 ORNAMENTAL TREES PER 50 LF

OVERSTORY TREES PROVIDED =2
EVERGREEN TREES PROVIDED =3
ORNAMENTAL TREES PROVIDED =3

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				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	38	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
PS	24	White Pine	Pinus strobus	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	10	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	36	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	16	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AS	6	Sienna Glen Maple	Acer x freemanii 'Sienna'	B&B, 2" CALIPER
GS	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	6	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QR	18	Red Oak	Quercus rubra	B&B, 2" CALIPER

SCALE
0' 40' 80' 160'

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CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1

HYDRANT COVERAGE AND LANDSCAPE PLAN

WAUKEE, IOWA

6 / 51

2011.616

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TECH:

GRADING LIMITS (TYP.)

GRADING LIMITS (TYP.)

GRADING NOTES

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

AREA OF DISTURBANCE = 62.38 AC

SCALE 0' 20' 40' 80'

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX VALLEY PLAT 1

GRADING PLAN

7/51

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FILE: H:\2007\2016\16\DWG\2016_16-GRADING-ASBUILT.DWG
REF: XREF-2016_16-GRADING-ASBUILT-PLOTTED - 1/9/2024 11:17 AM
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COMMENT:
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MAILBOX SPOT ELEVATION DETAIL #1
SCALE: 1"=10'

GRADING LIMITS (TYP.)

REFER TO MAILBOX SPOT ELEVATION DETAIL #1

25.00' OVERLAND FLOWAGE EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

15.00' OVERLAND FLOWAGE EASEMENT

20.00' OVERLAND FLOWAGE EASEMENT

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

FUTURE PLAT

NW ROLLING DRIVE

NW HILLSIDE BOULEVARD

NW PARKSIDE LANE

N. WARRIOR LANE / V AVENUE

OUTLOT X (DETENTION)

RUSSENBERGER PROPERTY

CRAWFORD PROPERTY

	100-YR ELEVATION	OVERFLOW ELEVATION	MPE / MGS
1	1021.61 / 1021.29	1021.70 / 1021.72	MPE=1022.75
2			MPE=1022.75
3			MGS=1020.58
4			MGS=1019.08
5			MGS=1017.58
6			MGS=1016.09
7			MGS=1014.59
8			MPE=1010.75
9			MPE=1010.75
10			MPE=1010.75
11			MPE=1008.00
12			MPE=1008.00
13			MPE=1010.25
14			MPE=1010.25
15			MPE=1010.25
16			MPE=1010.25
17			MPE=1010.25
18			MPE=1010.25
19			MPE=1010.25
20			
21			
40			MPE=1023.00
41			MPE=1023.00
42			MPE=1023.00
43			MGS=1025.18
44			MGS=1024.13
45		1023.11 / 1023.25	MGS=1023.16
46	1020.87 / 1020.68		MGS=1023.16
47			MPE=1011.00
48			MPE=1011.00
49			MGS=1014.86
50			MGS=1017.32
51			MGS=1019.37
52			MGS=1021.44
53			MGS=1023.51
54			MGS=1025.03

	100-YEAR ELEVATION	OVERFLOW ELEVATION
	1007.65 / 1007.42	
	1009.30 / 1009.28	1009.44 / 1009.41
		1009.65 / 1009.20
		1009.89 / 1010.19
	1009.46 / 1009.17	
	1004.63 / 1004.39	
		1006.80 / 1006.86
	1009.98 / 1009.74	
	1009.42 / 1009.14	
		1009.46 / 1009.43
		1010.35 / 1010.38
	1021.50 / 1021.35	
	1021.75 / 1021.53	
	1004.87 / 1005.60	

NORMAL POOL ELEVATION = 1002.60 / 1002.66

POND 1A TOP OF BERM ELEVATION = 1008.25 / 1008.15

POND 1A 100-YEAR ELEVATION = 1005.74 / 1005.97

POND 1A OVERFLOW ELEVATION = 1006.75 / 1006.89

OVERFLOW ROUTE

EXISTING DUAL 24" CMP CULVERTS

OVERFLOW ELEVATION = 1004.28 / 1004.63

100-YEAR PONDING ELEVATION = 1004.28 / 1004.63

OVERFLOW PATH (TYP.)

SCALE: 0' 25' 50' 100'

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COMMENT: ENG.

REVISIONS	DATE
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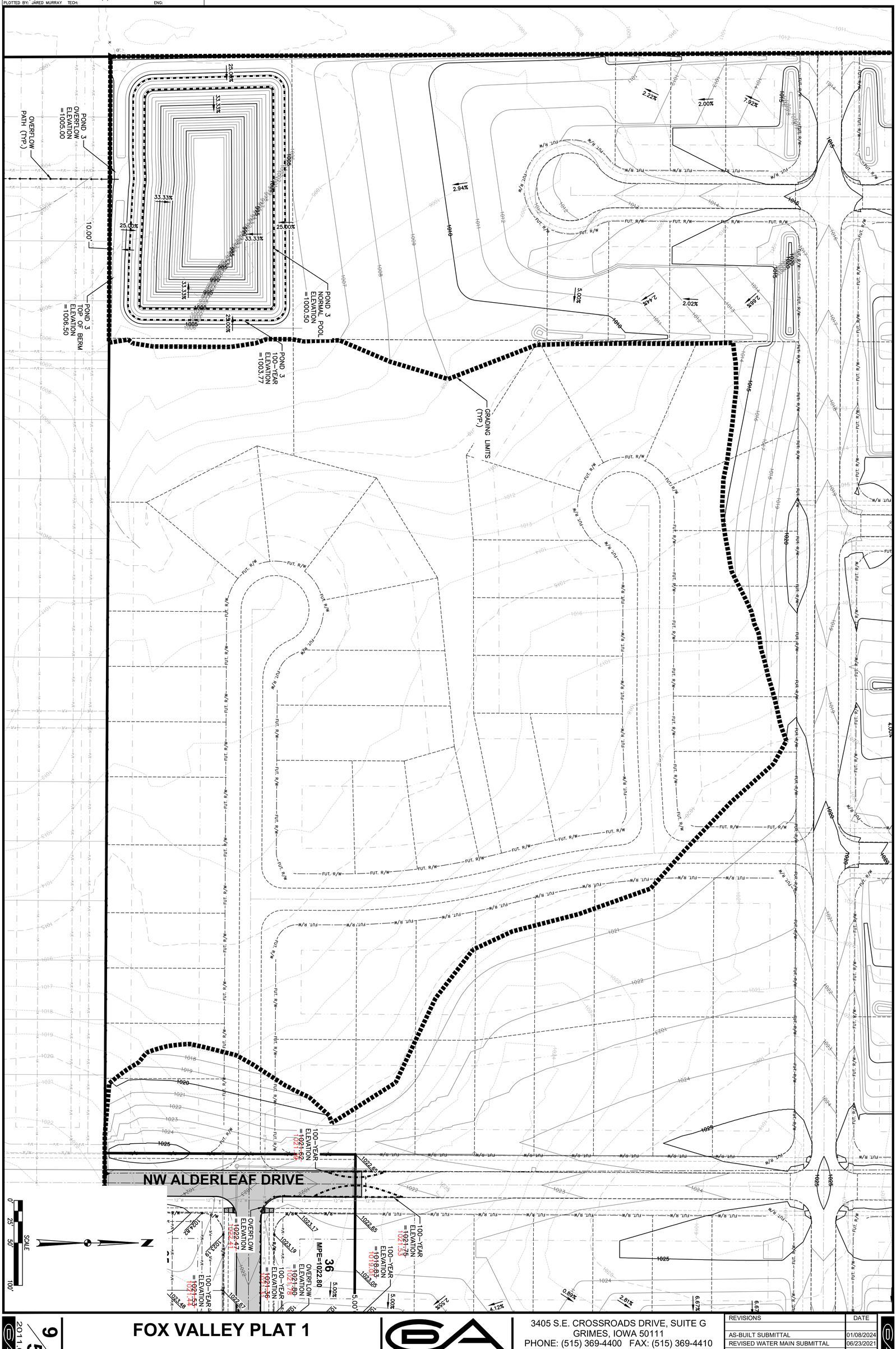
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
GRADING PLAN

8 / 51
2011.616

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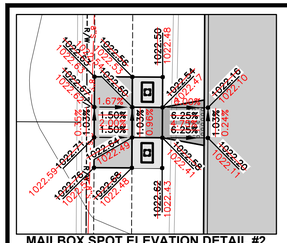
FOX VALLEY PLAT 1

GRADING PLAN

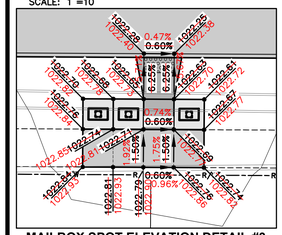
WAUKEE, IOWA

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MAILBOX SPOT ELEVATION DETAIL #2
SCALE: 1"=10'



MAILBOX SPOT ELEVATION DETAIL #3
SCALE: 1"=10'

NW HILLSIDE BOULEVARD
NW PARKSIDE LANE
NW CRABTREE LANE
NW ALDERLEAF DRIVE
NW ROLLING DRIVE
N. WARR
FUTURE PLAT
FUTURE ASHLEY ACRES
RUSSENBERGER PROPERTY
CRAWFORD PROPERTY
OUTLOT X: (DETENTION)
OUTLOT 'W' (DETENTION)

OVERFLOW ELEVATION =1024.14 1024.20
100-YEAR ELEVATION =1009.42 1009.11
OVERFLOW ELEVATION =1010.35 1010.35
POND 1A OVERFLOW ELEVATION =1006.75 1006.88
OVERFLOW ELEVATION=1004.28 1004.63
OVERFLOW ROUTE
EXISTING DUAL 24" CMP CULVERTS
POND 1A TOP OF BERM ELEVATION =1008.25 1008.15
POND 1A 100-YEAR ELEVATION =1005.74 1005.97
100-YEAR PONDING ELEVATION=1004.28 1004.63
NORMAL POOL ELEVATION =1002.60 1002.86
GRADING LIMITS (TYP.)
OVERFLOW ELEVATION=1007.90 1007.92
EXISTING 18" CMP CULVERT
OVERFLOW ROUTE
100-YEAR PONDING ELEVATION=1007.90 1007.92
POND 1B TOP OF BERM ELEVATION =1012.90 1012.76
POND 1B OVERFLOW ELEVATION =1011.40 1011.53
NORMAL POOL ELEVATION =1008.00 1008.05
POND 1B 100-YEAR ELEVATION =1011.67 1011.71
OVERFLOW ELEVATION =1017.25 1016.53
20.00' OVERLAND FLOWAGE EASEMENT
GRADING LIMITS (TYP.)

13 MPE=1010.25
14 MPE=1010.25
15 MPE=1010.25
16 MPE=1010.25
17 MPE=1010.25
18 MPE=1010.25
19 MPE=1010.25
20 MGS=1013.35
21 MPE=1010.25
22 MPE=1010.25
23 MPE=1014.00
24 MPE=1014.00
25 MPE=1018.25
26 MPE=1018.25
27 MPE=1020.15
28 MPE=1020.15
29 MPE=1020.15
30 MPE=1022.15
31 MPE=1022.15
32 MPE=1022.15
33 MPE=1022.15
34 MPE=1022.15
35 MPE=1022.15
36 MPE=1022.80
37 MPE=1022.80
38 MPE=1023.00
39 MPE=1023.00
40 MPE=1023.00
41 MPE=1023.00
42 MPE=1023.00
43 MGS=1025.18
44 MGS=1024.13
45 MGS=1023.16
46 MGS=1023.16

100-YEAR ELEVATION =1021.50 1021.35
100-YEAR ELEVATION =1020.87 1020.68
100-YEAR ELEVATION =1020.85 1020.75
20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT
OVERFLOW ELEVATION =1023.11 1023.25
OVERFLOW ELEVATION =1021.58 1021.58
10.00' OVERLAND FLOWAGE EASEMENT
REFER TO MAILBOX SPOT ELEVATION DETAIL #2
OVERFLOW PATH (TYP.)
100-YEAR ELEVATION =1021.75 1021.53
100-YEAR ELEVATION =1018.83 1019.01
15.00' OVERLAND FLOWAGE EASEMENT
100-YEAR ELEVATION =1022.28 1022.08
100-YEAR ELEVATION =1022.27 1022.01
100-YEAR ELEVATION =1022.44 1022.43
OVERFLOW ELEVATION =1021.81 1021.91
100-YEAR ELEVATION =1020.20 1020.08
100-YEAR ELEVATION =1021.62 1021.49
OVERFLOW ELEVATION =1021.80 1021.78
100-YEAR ELEVATION =1021.36 1021.37
OVERFLOW ELEVATION =1022.47 1022.41
100-YEAR ELEVATION =1021.53 1021.44
OVERFLOW ELEVATION =1022.54 1022.91
REFER TO MAILBOX SPOT ELEVATION DETAIL #3
OVERFLOW ROUTE
100-YEAR ELEVATION =1020.22 1020.08
OVERFLOW ELEVATION =1018.98 1019.53
100-YEAR ELEVATION =1018.43 1018.35
100-YEAR ELEVATION =1017.94 1017.71
OVERFLOW ELEVATION =1019.07 1019.43
100-YEAR ELEVATION =1015.97 1015.66
OVERFLOW ELEVATION =1021.13 1021.47
100-YEAR ELEVATION =1018.81 1019.31
OVERFLOW PATH (TYP.)

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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
GRADING PLAN

10/51
2011.616

SCALE
0' 25' 50' 100'

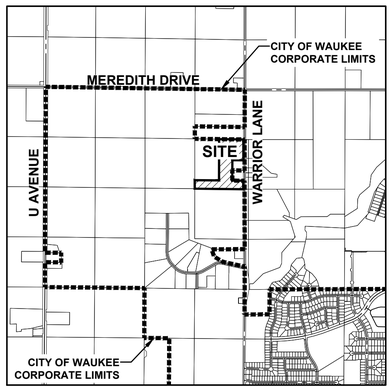
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TECH:
COMMENT:
ENG:

FOX VALLEY PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	11,518
2	DITCH CHECKS	LF	470
3	FILTER SOCK	LF	131
4	SEEDING, FERTILIZING, AND MULCHING	AC	56.67
5	INLET PROTECTION DEVICES	EA	23
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

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

SWPPP LEGEND

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

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE WALNUT CREEK ±3600 FT

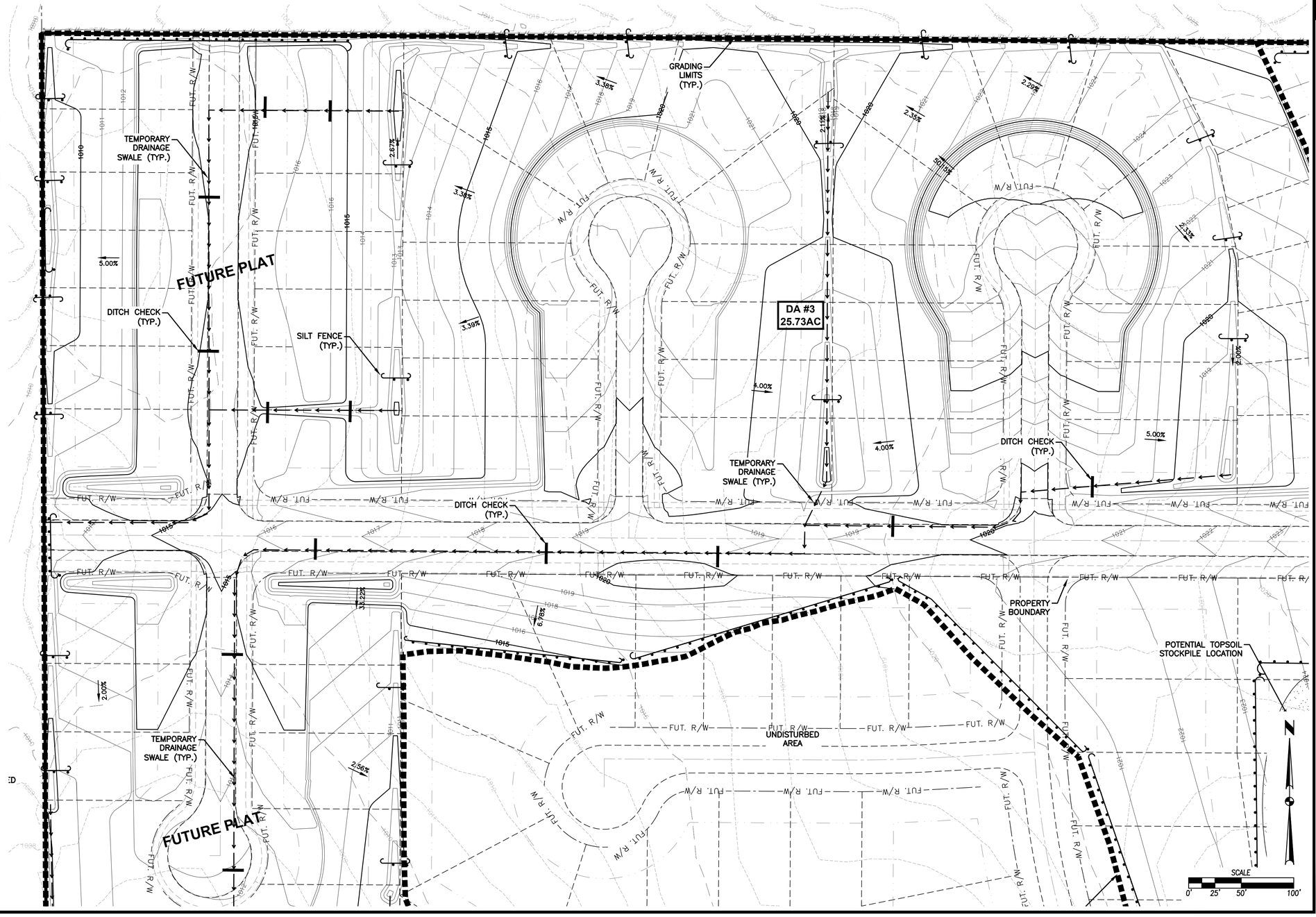
TOTAL AREA DISTURBED TO DISCHARGE POINT	23.53 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	84,708 CU FT
VOLUME PROVIDED IN SILT FENCE (4738 LF @ 4.5 CU FT/LF OF FENCE)	21,321 CU FT
VOLUME PROVIDED IN FILTER SOCK (100 LF @ 2.0 CU FT/LF OF SOCK)	200 CU FT
VOLUME PROVIDED IN DITCH CHECK (120 LF @ 4.5 CU FT/LF)	540 CU FT
VOLUME PROVIDED IN TSB #1	290,592 CU FT
TOTAL VOLUME PROVIDED	312,653 CU FT

DISCHARGE POINT #2 TO LITTLE WALNUT CREEK ±2900 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	12.91 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	46,476 CU FT
VOLUME PROVIDED IN SILT FENCE (2197 LF @ 4.5 CU FT/LF OF FENCE)	9,887 CU FT
VOLUME PROVIDED IN FILTER SOCK (31 LF @ 2.0 CU FT/LF OF SOCK)	62 CU FT
VOLUME PROVIDED IN TSB #2	105,420 CU FT
TOTAL VOLUME PROVIDED	115,369 CU FT

DISCHARGE POINT #3 TO LITTLE WALNUT CREEK ±4700 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	25.73 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	92,628 CU FT
VOLUME PROVIDED IN SILT FENCE (4583 LF @ 4.5 CU FT/LF OF FENCE)	20,624 CU FT
VOLUME PROVIDED IN DITCH CHECK (350 LF @ 4.5 CU FT/LF)	1,575 CU FT
VOLUME PROVIDED IN TSB #3	228,830 CU FT
TOTAL VOLUME PROVIDED	251,029 CU FT



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3RD SUBMITTAL	03/26/2021

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

FOX VALLEY PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA

11/51
2011.616

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SILT FENCE (TYP.)

GRADING LIMITS (TYP.)

UNDISTURBED AREA

SILT FENCE (TYP.)

PROPERTY BOUNDARY

TEMPORARY DRAINAGE SWALE (TYP.)

INLET PROTECTION (TYP.)

NW ROLLING DRIVE

PROPOSED STAGING AREA (VERIFY EXACT LOCATION WITH CONTRACTOR)

DA #1
23.53 AC

CONCRETE WASH PIT

FUTURE PLAT

SILT FENCE (TYP.)

FILTER SOCK (TYP.)

GRAVEL CONSTRUCTION EXIT
3" CRUSHED STONE
@ 6" MINIMUM DEPTH
& 150' MINIMUM LENGTH

DITCH CHECK (TYP.)

INLET PROTECTION (TYP.)

NW HILLSIDE BOULEVARD

RIP RAP (POST-CONSTRUCTION MEASURE)

RIP RAP (POST-CONSTRUCTION MEASURE)

RIP RAP (POST-CONSTRUCTION MEASURE)

SILT FENCE (TYP.)

INLET PROTECTION (TYP.)

NW PARKSIDE LANE

RIP RAP (POST-CONSTRUCTION MEASURE)

SILT FENCE (TYP.)

DISCHARGE POINT #1
±3600 FEET TO A TRIBUTARY OF LITTLE WALNUT CREEK

GRADING LIMITS (TYP.)

TSB #1

OUTLOT 'X' (DETENTION)

RUSSENBERGER PROPERTY

DETENTION BASIN POST-CONSTRUCTION MEASURE

FUTURE PLAT

SILT FENCE (TYP.)

UNDISTURBED AREA

CRAWFORD PROPERTY

N. WARRIOR LANE / V AVENUE

SCALE
0' 25' 50' 100'

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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1

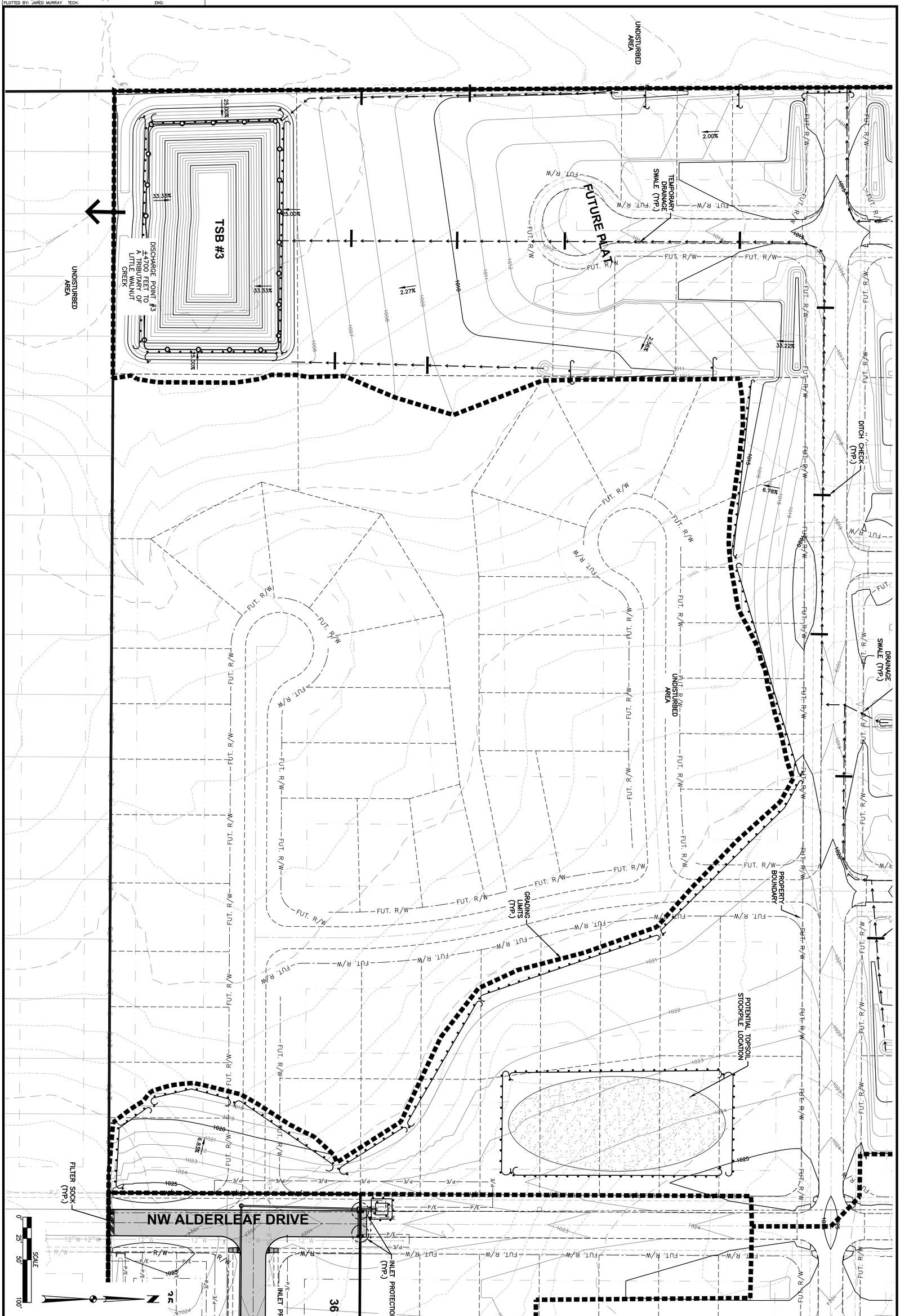
EROSION AND SEDIMENT CONTROL PLAN

12/51

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FOX VALLEY PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

WAUKEE, IOWA

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2011.616

CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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NW HILLSIDE BOULEVARD

NW PARKSIDE LANE

NW ROLLING DRIVE

NW CRABTREE LANE

NW ALDERLEAF DRIVE

FUTURE PLAT

FUTURE ASHLEY ACRES

RUSSENBERGER PROPERTY

CRAWFORD PROPERTY

TSB #1

OUTLOT 'X' (DETENTION)

OUTLOT 'W' (DETENTION) TSB #2

DA #2 12.91 AC

DISCHARGE POINT #1 ±3600 FEET TO A TRIBUTARY OF LITTLE WALNUT CREEK

DISCHARGE POINT #2 ±2900 FEET TO A TRIBUTARY OF LITTLE WALNUT CREEK

RIP RAP (POST-CONSTRUCTION MEASURE)

SILT FENCE (TYP.)

INLET PROTECTION (TYP.)

GRADING LIMITS (TYP.)

DETENTION BASIN POST-CONSTRUCTION MEASURE

UNDISTURBED AREA

FILTER SOCK (TYP.)

SCALE 0' 25' 50' 100'

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX VALLEY PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

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PLOT DATE: 1/9/2024 10:17 AM COMMENT: ENG:
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LOT 54 | LOT 53 | LOT 52 | LOT 51 | LOT 50 | LOT 49 | LOT 48 | LOT 47

150+00 EP 150+00.00

202+00

10.00' OVERLAND FLOWAGE EASEMENT
20.00' STORM SEWER EASEMENT
10.00' PUE
Δ = 18°07'09"
L = 158.12'
R = 500.00'
CH = 157.46'
CHB = N81°14'39"E
25.00' LANDSCAPE BUFFER EASEMENT
STA 30+63.20 (NW HILLSIDE BLVD)
STA 149+12.68 (NW PARKSIDE LANE)
30' SETBACK
Δ = 24°27'25"
L = 213.43'
R = 500.00'
CH = 211.81'
CHB = N78°04'31"E
20.00' OVERLAND FLOWAGE EASEMENT
20.00' STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1020.36
TOP OF WATER=1018.86
INSTALL GASKETED JOINTS ON STORM SEWER

CAP 6" UT SUBDRAIN FL=1019.73
6" SUBDRAIN FL=1019.34
6" SUBDRAIN FL=1019.94
141 LF OF 6" PERFORATED SUBDRAIN
INSTALL 5 ROAD CLOSURE SIGNS (TPYE SI-182)
CRITICAL CROSSING
BOTTOM OF STORM=1020.33
TOP OF SUBDRAIN=1019.83
STA 29+15.32 BEGIN PAVEMENT
Mid 29+26.83
PT 30+05.89
PC 30+50.89
Mid 31+29.95
PT 32+09.01
PC 32+28.65
Mid 33+35.37
PRC 34+42.08
PC 201+17.10

NW HILLSIDE BLVD
8" P.C.C. W/ CD BASKETS
5' SIDEWALK
70' ROW
29' B-B
18.5' (TYP.)
406 LF OF 6" PERFORATED SUBDRAIN
337 LF OF 6" PERFORATED SUBDRAIN
53 LF OF 6" PERFORATED SUBDRAIN
6" SUBDRAIN FL=1005.39
6" SUBDRAIN FL=1005.28
6" SUBDRAIN FL=1005.78

CRITICAL CROSSING
BOTTOM OF STORM=1007.68
TOP OF SANITARY=998.82
CRITICAL CROSSING
BOTTOM OF STORM=1003.97
TOP OF WATER=1002.47
INSTALL GASKETED JOINTS ON STORM SEWER
CRITICAL CROSSING
BOTTOM OF WATER=1003.65
TOP OF SANITARY=998.66

Mid 20+64.55

149+00
PT 148+84.88
SUBDRAIN CLEANOUT RIM=1021.32 FL=1017.32
SUBDRAIN CLEANOUT RIM=1021.71 FL=1017.71
6" SUBDRAIN FL=1019.94
10' SHARED USE PATH (FUTURE)
10' SHARED USE PATH
174 LF OF 6" PERFORATED SUBDRAIN
CRITICAL CROSSING
BOTTOM OF WATER=1015.48
TOP OF SANITARY=997.17
SANITARY SEWER EASEMENT
INSTALL TEMPORARY APRON IF PLAT 2 IMPROVEMENTS ARE NOT CONSTRUCTED IN CONJUNCTION WITH PLAT 1 IMPROVEMENTS
10.00' PUE
25.00' LANDSCAPE BUFFER EASEMENT
30' SETBACK
Mid 148+36.32
STORM SEWER EASEMENT
30.00' SANITARY SEWER EASEMENT
LOT 46
LOT 13
Δ = 18°07'09"
L = 158.12'
R = 500.00'
CH = 157.46'
CHB = N81°14'39"E
148+00
PC 147+87.77
NW PARKSIDE LN
7" P.C.C.
134 LF OF 6" PERFORATED SUBDRAIN
CRITICAL CROSSING
BOTTOM OF STORM=1013.86
TOP OF SANITARY=996.56
PLAT BOUNDARY
OUTLOT 'X'
20.00' STORM SEWER EASEMENT

SCALE 0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
STORM & SANITARY PLAN AND PROFILE
WAUKEE, IOWA

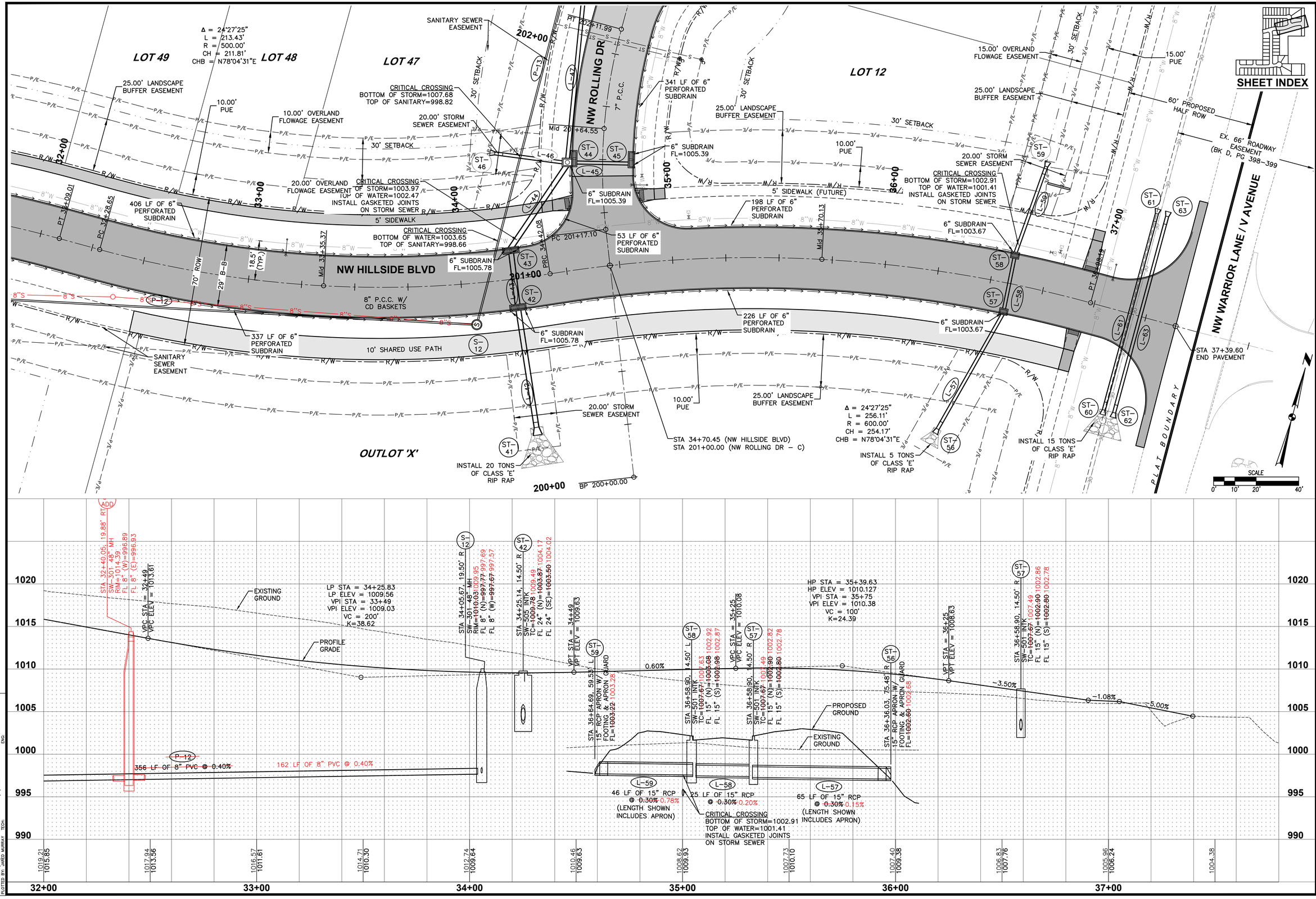
STA 28+89.58, 17.06' R
30" RCP APRON W/ APRON GUARD
FL=1016.15 1015.22
0.60%
L-40
30 LF OF 30" RCP @ 0.35% 0.43%
(LENGTH SHOWN INCLUDES APRON)
L-38
93 LF OF 30" RCP @ 0.35% 0.33%
CRITICAL CROSSING
BOTTOM OF WATER=1015.48
TOP OF SANITARY=997.17
STA 29+20.37, 19.49' R
SW-401 60" MH
RIM=1025.00 1025.0
FL 15" (N)=1020.33 1020.19
FL 30" (W)=1015.05 1015.09
FL 30" (E)=1014.95 1014.99
STA 29+14.63, 72.04' L
15" RCP APRON W/ FOOTING & APRON GUARD
FL=1020.87 1021.10
L-39
90 LF OF 15" RCP @ 0.60% 1.01%
(LENGTH SHOWN INCLUDES APRON)
CRITICAL CROSSING
BOTTOM OF STORM=1020.36
TOP OF WATER=1018.86
INSTALL GASKETED JOINTS ON STORM SEWER
HP STA = 29+70.00
HP ELEV = 1024.393
VPI STA = 30+20
VPI ELEV = 1024.09
VC = 100'
K=25.13
VPC STA = 29+70
VPC ELEV = 1024.39
STA 30+14.96, 19.50' R
SW-401 72" MH
RIM=1024.13 1023.90
FL 30" (W)=1014.62 1014.68
FL 15" (N)=1018.96 1018.83
FL 30" (S)=1014.50 1014.68
STA 30+41.93, 37.93' R
SW-301 48" MH
RIM=1022.15 1012.58
FL 8" (E)=996.25 996.14
FL 8" (S)=996.15 996.11
VPT STA = 30+70
VPT ELEV = 1021.80
PROPOSED GROUND
-4.58%
EXISTING GROUND
STA 32+40.05, 19.88' R
SW-301 48" MH
RIM=1014.39
FL 8" (W)=996.89
FL 8" (E)=996.93
VPC STA = 32+49
VPC ELEV = 1013.61
P-12
356 LF OF 8" PVC @ 0.40%
162 LF OF 8" PVC @ 0.40%
194 LF OF 8" PVC @ 0.39%
EXISTING GROUND
PROFILE GRADE
LP STA = 34+25.83
LP ELEV = 1009.56
VPI STA = 33+49
VPI ELEV = 1009.03
VC = 200'
K=38.62
STA 34+05.67, 19.50' R
SW-301 48" MH
RIM=1010.03 1009.95
FL 8" (N)=997.77 997.69
FL 8" (W)=997.67 997.57
STA 34+25.14, 14.50' R
SW-505 INTK
TC=1009.78 1009.49
FL 24" (N)=1003.87 1004.17
FL 24" (SE)=1003.50 1004.02
VPT STA = 34+49
VPT ELEV = 1009.63

1025 | 1020 | 1015 | 1010 | 1005 | 1000 | 995

1026.39 1024.81
1026.67 1024.51
1026.00 1024.03
1022.64 1022.64
1022.88 1020.43
1020.79 1018.14
1019.21 1015.85
1017.94 1013.56
1016.57 1011.61
1014.71 1010.30
1012.74 1009.64

29+00 | 30+00 | 31+00 | 32+00 | 33+00 | 34+00

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

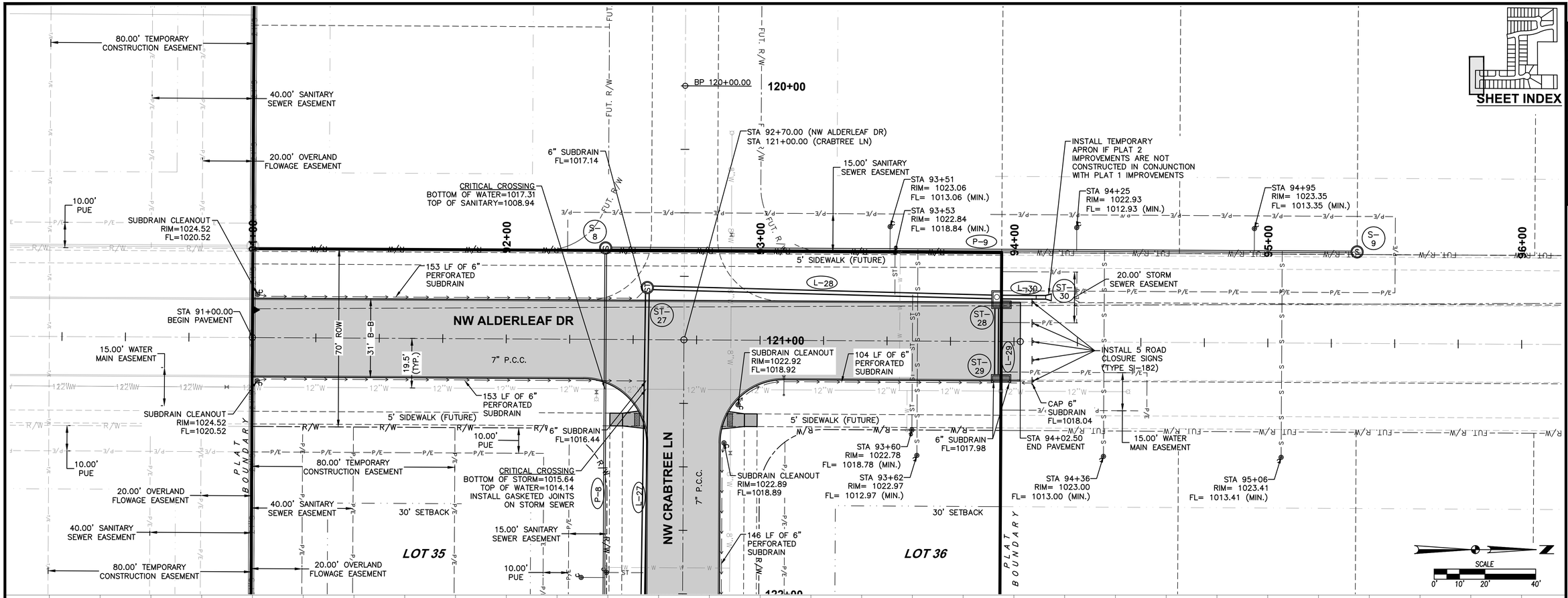
FOX VALLEY PLAT 1

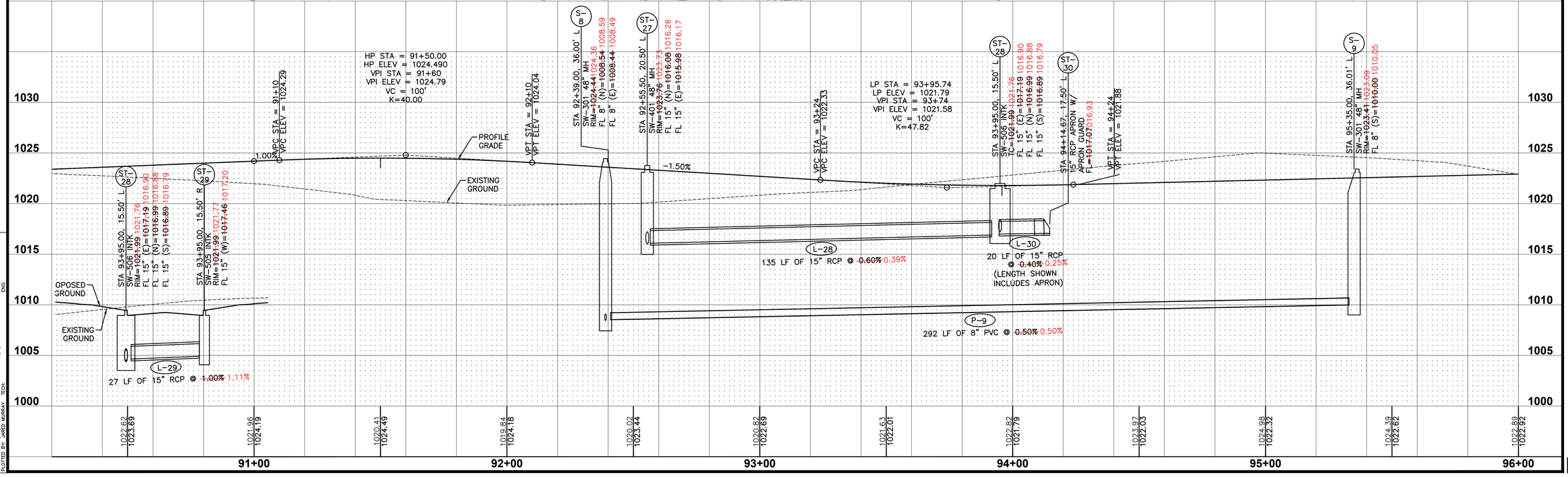
STORM & SANITARY PLAN AND PROFILE

16/51

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FOX VALLEY PLAT 1

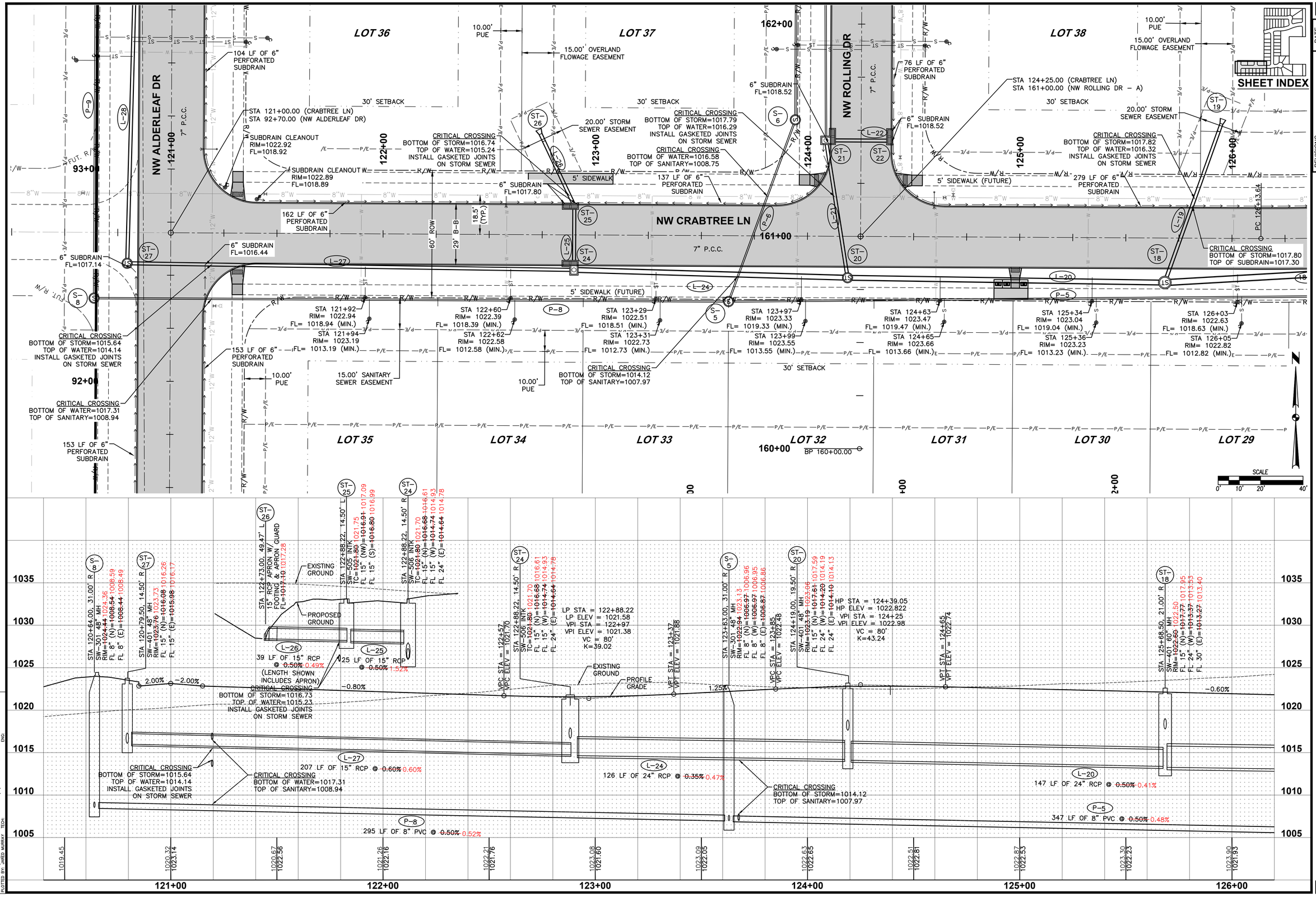
STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

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FOX VALLEY PLAT 1

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COMMENT:
ENG:
TECH:

LOT 38
LOT 39
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
NW PARKSIDE LN
7" P.C.C.
NW CRABTREE LN
7" P.C.C.
143+00
142+00
141+00
125+00
126+00
127+00
128+00
129+00
130+00
15.00' OVERLAND FLOWAGE EASEMENT
10.00' PUE
10.00' OVERLAND FLOWAGE EASEMENT
30' SETBACK
20.00' STORM SEWER EASEMENT
CRITICAL CROSSING
BOTTOM OF STORM=1017.82
TOP OF WATER=1016.32
INSTALL GASKETED JOINTS ON STORM SEWER
279 LF OF 6" PERFORATED SUBDRAIN
5' SIDEWALK (FUTURE)
15.00' PANEL
PC 126+13.64
CRITICAL CROSSING
BOTTOM OF STORM=1017.80
TOP OF SUBDRAIN=1017.30
18.5' (TYP.)
60' ROW
29' B-B
Mid 126+97.49
CRITICAL CROSSING
BOTTOM OF WATER=1014.64
TOP OF SANITARY=994.21
CRITICAL CROSSING
BOTTOM OF STORM=1015.53
TOP OF WATER=1014.03
INSTALL GASKETED JOINTS ON STORM SEWER
6" SUBDRAIN FL=1016.00
6" SUBDRAIN FL=1016.55
CRITICAL CROSSING
BOTTOM OF STORM=1015.64
TOP OF SANITARY=994.27
57 LF OF 6" PERFORATED SUBDRAIN
6" SUBDRAIN FL=1017.54
CRITICAL CROSSING
BOTTOM OF STORM=1012.38
TOP OF SANITARY=994.06
281 LF OF 6" PERFORATED SUBDRAIN
6" SUBDRAIN FL=1016.55
STA 127+45.38 (CRABTREE LN)
STA 142+00.00 (NW PARKSIDE LANE)
30' SETBACK
10.00' PUE
292 LF OF 6" PERFORATED SUBDRAIN
PT 127+76.37
215 LF OF 6" PERFORATED SUBDRAIN
CRITICAL CROSSING
BOTTOM OF STORM=1011.98
TOP OF SANITARY=1006.79
6" SUBDRAIN FL=1014.42
333 LF OF 6" PERFORATED SUBDRAIN
30' SETBACK
15.00' SANITARY SEWER EASEMENT
10.00' SNOW STORAGE EASEMENT
10.00' PUE
20.00' OVERLAND FLOWAGE AND STORM SEWER EASEMENT
STORM SEWER EASEMENT
10.00' PUE
30' SETBACK
60.00' SANITARY SEWER EASEMENT
5' SIDEWALK (FUTURE)
STA 125+34 RIM= 1023.04 FL= 1019.04 (MIN.)
STA 125+36 RIM= 1023.23 FL= 1013.23 (MIN.)
STA 126+03 RIM= 1022.63 FL= 1018.63 (MIN.)
STA 126+05 RIM= 1022.82 FL= 1012.82 (MIN.)
STA 126+60 RIM= 1022.29 FL= 1018.29 (MIN.)
STA 126+61 RIM= 1022.48 FL= 1012.48 (MIN.)
STA 127+69 RIM= 1021.34 FL= 1017.34 (MIN.)
STA 127+69 RIM= 1021.46 FL= 1011.46 (MIN.)
STA 128+25 RIM= 1020.92 FL= 1016.92 (MIN.)
STA 128+27 RIM= 1020.89 FL= 1010.89 (MIN.)
STA 128+44 RIM= 1020.64 FL= 1010.64 (MIN.)
STA 128+46 RIM= 1020.41 FL= 1016.41 (MIN.)
STA 128+79 RIM= 1019.50 FL= 1015.50 (MIN.)
STA 128+81 RIM= 1019.60 FL= 1009.60 (MIN.)
STA 129+24 RIM= 1019.98 FL= 1009.98 (MIN.)
STA 129+23 RIM= 1019.77 FL= 1015.77 (MIN.)
STA 129+66 RIM= 1019.72 FL= 1009.72 (MIN.)
STA 129+58 RIM= 1019.51 FL= 1015.51 (MIN.)
STA 129+72 RIM= 1019.48 FL= 1009.48 (MIN.)
STA 129+62 RIM= 1019.27 FL= 1015.27 (MIN.)
STA 129+35 RIM= 1019.01 FL= 1015.01 (MIN.)
STA 129+41 RIM= 1019.22 FL= 1009.22 (MIN.)
P-10
P-5
P-4
L-15
L-16
L-17
L-18
L-19
L-20
L-13
L-14
ST-15
ST-16
ST-19
ST-18
ST-14
ST-13
ST-12
S-3
S-4
SHEET INDEX
SCALE 0' 10' 20' 40'

HP STA = 127+20.99
HP ELEV = 1021.208
VPI STA = 127+61
VPI ELEV = 1020.97
VC = 80'
K=88.89
VPC STA = 127+21
VPC ELEV = 1021.21
VPT STA = 128+01
VPT ELEV = 1020.37
EXISTING GROUND
PROFILE GRADE
-0.60%
-1.50%
STA 125+68.50, 21.00' R
SW-401 60" MH
RIM=1022.60 1022.50
FL 15" (N)=1017.77 1017.95
FL 24" (W)=1013.37 1013.53
FL 30" (E)=1013.27 1013.40
STA 127+01.81, 14.50' R
SW-527 72" MH
RIM=1021.54 1021.50
FL 15" (N)=1015.42 1015.36
FL 30" (W)=1012.81 1012.79
FL 30" (E)=1012.71 1012.67
STA 127+11.14, 31.00' R
SW-301 60" MH
RIM=1021.90 1021.90
FL 8" (E)=1005.47 1005.52
FL 8" (W)=1005.14 1005.18
FL 8" (N)=993.27 993.30
FL 8" (S)=993.17 993.20
STA 129+12.44, 39.83' R
SW-506 MOD. INTK
TC=1018.49 1018.41
FL 30" (W)=1011.88 1011.72
FL 30" (S)=1011.78 1011.63
STA 129+43.52, 28.53' R
SW-301 48" MH
RIM=1018.85 1018.64
FL 8" (W)=1006.85 1006.94
STA 125+95.50, 56.06' L
15' RCP APRON W/ FOOTING & APRON GUARD
FL=1018.25 1018.45
STA 125+68.50, 21.00' R
SW-401 60" MH
RIM=1022.60 1022.50
FL 15" (N)=1017.77 1017.95
FL 24" (W)=1013.37 1013.53
FL 30" (E)=1013.27 1013.40
L-20
147 LF OF 24" RCP @ 0.50% 0.41%
L-18
133 LF OF 30" RCP @ 0.34% 0.46%
L-13
210 LF OF 30" RCP @ 0.40% 0.45%
P-5
347 LF OF 8" PVC @ 0.50% 0.48%
P-4
231 LF OF 8" PVC @ 0.60% 0.61%
L-19
80 LF OF 15" RCP @ 0.60% 0.63% (LENGTH SHOWN INCLUDES APRON)
CRITICAL CROSSING
BOTTOM OF STORM=1012.38
TOP OF SANITARY=994.06
FL=1005.14 1005.18
FL=1005.47 1005.52
INTERNAL DROP CONNECTION
REFER TO WAUKEE STD DWG NO. 14
FOR CONSTRUCTION DETAILS.
BOTTOM FL=993.27 993.50
CRITICAL CROSSING
BOTTOM OF STORM=1011.98
TOP OF SANITARY=1009.25
CRITICAL CROSSING
BOTTOM OF STORM=1017.83
TOP OF WATER=1016.33
INSTALL GASKETED JOINTS ON STORM SEWER
EXISTING GROUND
PROPOSED GROUND
1030
1025
1020
1015
1010
1005
1000
1022.87 1022.53
1023.30 1022.23
1023.30 1021.93
1024.90 1021.63
1026.14 1021.33
1026.22 1020.99
1024.70 1020.38
1022.92 1019.63
1021.26 1018.88
1019.48
1017.39
1015.04
125+00
126+00
127+00
128+00
129+00
130+00

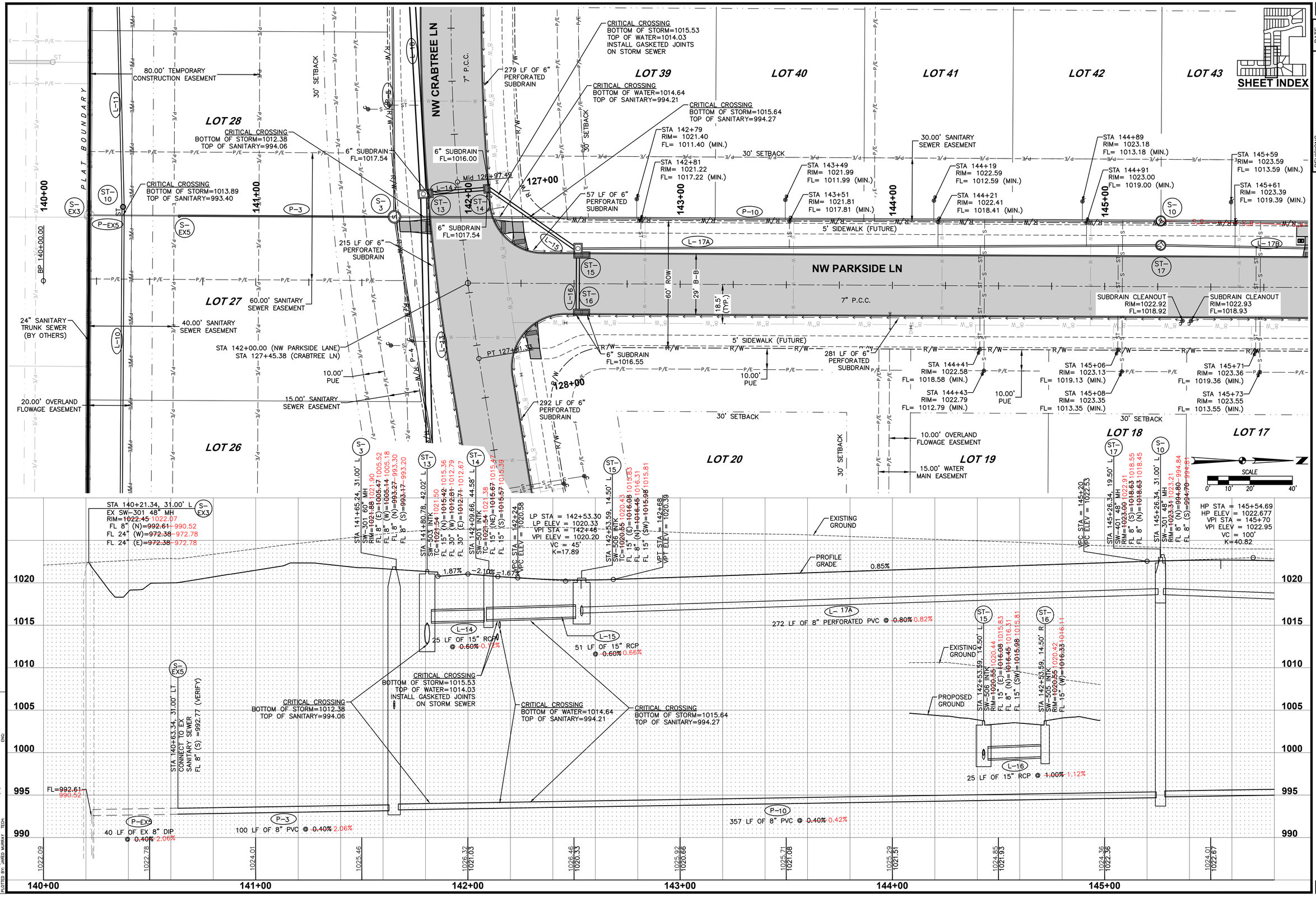
REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

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

FOX VALLEY PLAT 1
STORM & SANITARY PLAN AND PROFILE
WAUKEE, IOWA

19/51
2011.616

FILE: H:\2020\2011616\DWG\2011616-PHP-ASBUILT.DWG
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PLOTTED BY: JARED MURRAY TECH:
COMMENT: ENG:



REVISIONS	DATE
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CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1

STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

20/51

2011.616

FILE: H:\2020\2011616\DWG\2011616-PHP-ASBUILT.DWG
PLOTTED: 1/9/2024 10:20 AM
PLOTTED BY: JARED MURRAY
COMMENT: ENG.
TECH

LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 54

LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 53 LOT 52 LOT 51

NW PARKSIDE LN
7" P.C.C.

NW HILLSIDE BLVD
8" P.C.C. W/ CD BASKETS.

60' ROW
29' B-B
18.5' (TYP)

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT
30.00' SANITARY SEWER EASEMENT
30' SETBACK
25.00' LANDSCAPE BUFFER EASEMENT
10.00' PUE
10.00' OVERLAND FLOWAGE EASEMENT
STORM SEWER EASEMENT

STA 144+19 RIM= 1022.59 FL= 1012.59 (MIN.)
STA 144+21 RIM= 1022.41 FL= 1018.41 (MIN.)
STA 144+89 RIM= 1023.18 FL= 1013.18 (MIN.)
STA 144+91 RIM= 1023.00 FL= 1019.00 (MIN.)
STA 145+59 RIM= 1023.59 FL= 1013.59 (MIN.)
STA 145+61 RIM= 1023.39 FL= 1019.39 (MIN.)
STA 146+29 RIM= 1022.92 FL= 1012.92 (MIN.)
STA 146+31 RIM= 1022.69 FL= 1018.69 (MIN.)
STA 146+99 RIM= 1021.93 FL= 1011.93 (MIN.)
STA 147+01 RIM= 1021.72 FL= 1017.72 (MIN.)
STA 147+86 RIM= 1022.01 FL= 1012.01 (MIN.)
STA 147+88 RIM= 1021.82 FL= 1017.82 (MIN.)
STA 144+41 RIM= 1022.58 FL= 1018.58 (MIN.)
STA 144+43 RIM= 1022.79 FL= 1012.79 (MIN.)
STA 145+06 RIM= 1023.13 FL= 1019.13 (MIN.)
STA 145+08 RIM= 1023.35 FL= 1013.35 (MIN.)
STA 145+71 RIM= 1023.36 FL= 1019.36 (MIN.)
STA 145+73 RIM= 1023.55 FL= 1013.55 (MIN.)
STA 146+36 RIM= 1022.61 FL= 1018.61 (MIN.)
STA 146+38 RIM= 1022.78 FL= 1012.78 (MIN.)
STA 147+02 RIM= 1021.71 FL= 1017.71 (MIN.)
STA 147+04 RIM= 1021.90 FL= 1011.90 (MIN.)
STA 147+62 RIM= 1021.65 FL= 1017.65 (MIN.)
STA 147+64 RIM= 1021.87 FL= 1011.87 (MIN.)
STA 148+28 RIM= 1022.08 FL= 1018.08 (MIN.)
STA 148+30 RIM= 1022.29 FL= 1012.29 (MIN.)

281 LF OF 6" PERFORATED SUBDRAIN
193 LF OF 6" PERFORATED SUBDRAIN
141 LF OF 6" PERFORATED SUBDRAIN
174 LF OF 6" PERFORATED SUBDRAIN
101 LF OF 6" PERFORATED SUBDRAIN
406 LF OF 6" PERFORATED SUBDRAIN
337 LF OF 6" PERFORATED SUBDRAIN
6" SUBDRAIN FL=1017.09
6" SUBDRAIN FL=1019.94
6" SUBDRAIN FL=1019.34
6" SUBDRAIN FL=1019.94

SUBDRAIN CLEANOUT RIM=1022.92 FL=1018.92
SUBDRAIN CLEANOUT RIM=1022.93 FL=1018.93
SUBDRAIN CLEANOUT RIM=1021.71 FL=1017.71
SUBDRAIN CLEANOUT RIM=1021.32 FL=1017.32

CRITICAL CROSSING
BOTTOM OF STORM=1017.28
TOP OF SANITARY=996.38

CRITICAL CROSSING
BOTTOM OF STORM=1013.86
TOP OF SANITARY=996.56

CRITICAL CROSSING
BOTTOM OF STORM=1012.57
TOP OF WATER=1011.07
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1015.48
TOP OF SANITARY=997.17

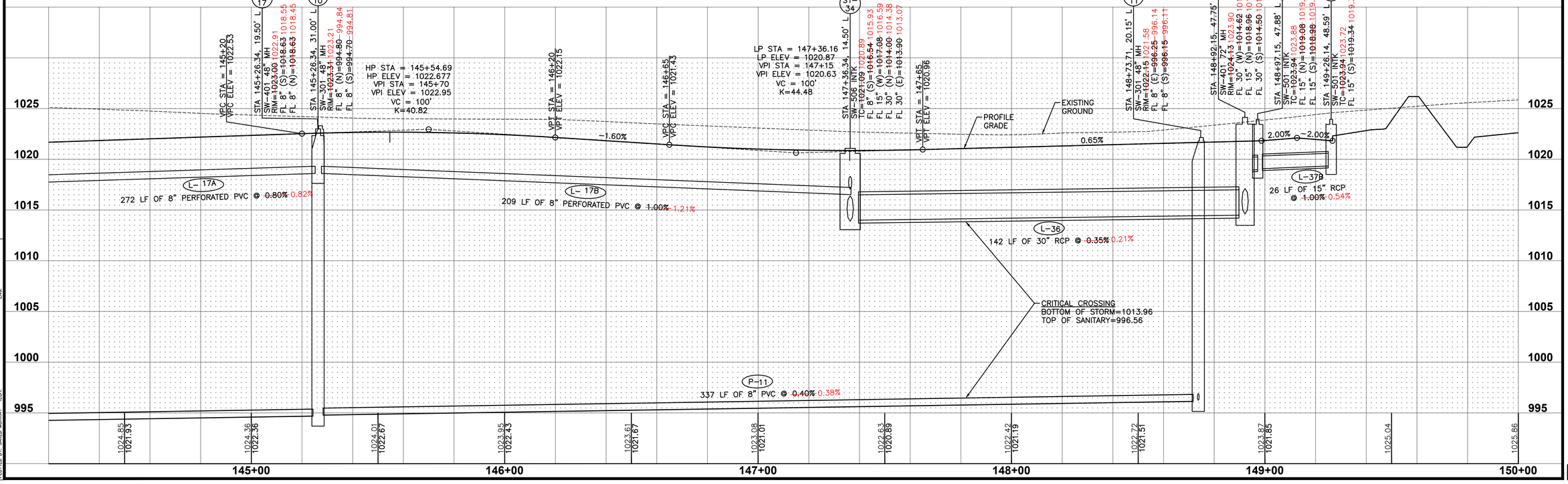
CRITICAL CROSSING
BOTTOM OF STORM=1013.96
TOP OF SANITARY=996.56

STA 149+12.68 (NW PARKSIDE LANE)
STA 30+63.20 (NW HILLSIDE BLVD)

PC 147+87.77
PT 148+36.32
Mid 148+29.95
PT 30+05.89
PC 30+50.89
Mid 31+29.95
PT 150+00.00

SHEET INDEX

SCALE 0' 10' 20' 40'



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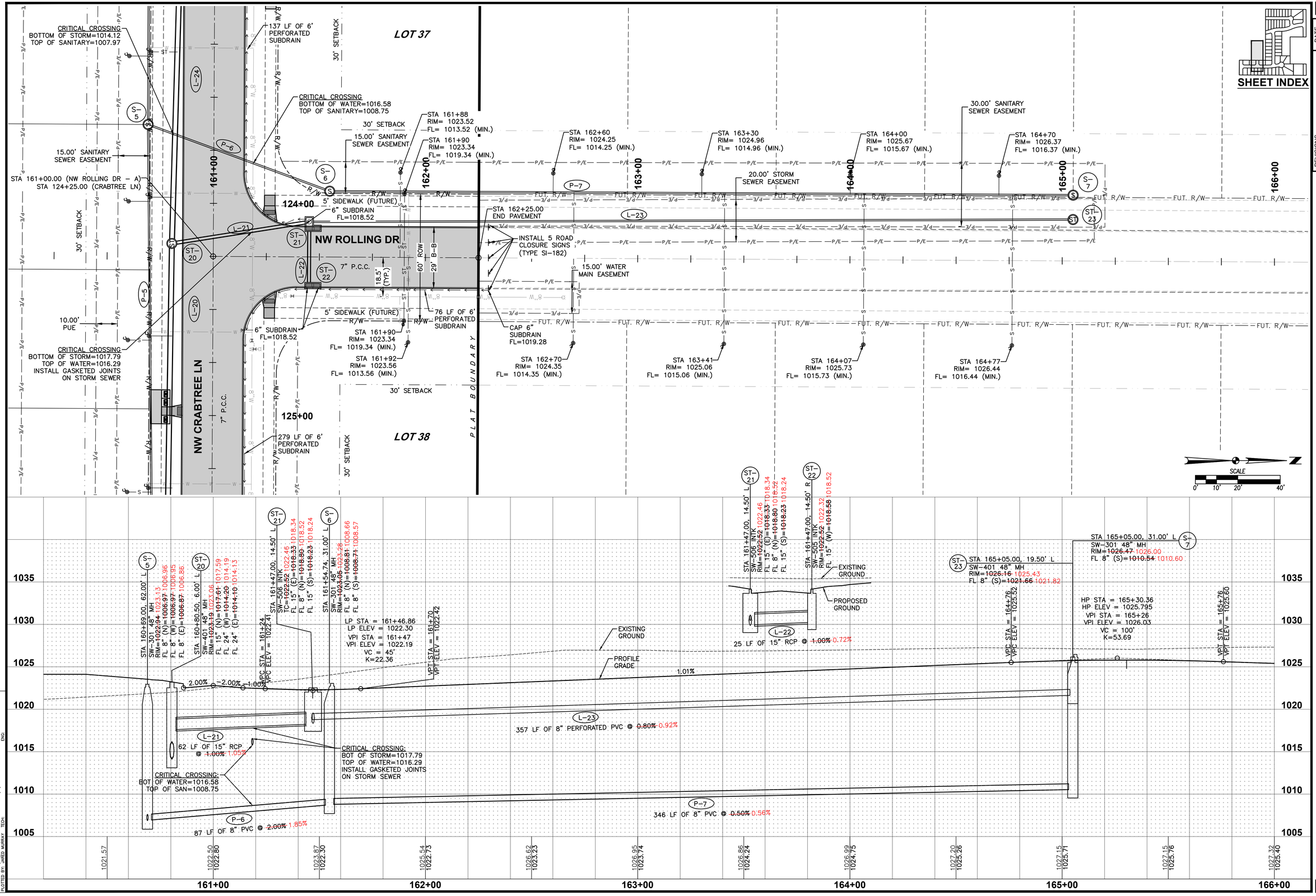
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
STORM & SANITARY PLAN AND PROFILE
WAUKEE, IOWA

21/51
2011.616

FILE: H:\2020\2011616\DWG\2011616-PNP-ISBUILT.DWG
LAST SAVED: 1/9/2024 10:20 AM
PLOTTED: 1/9/2024 10:20 AM
PLOTTED BY: JARED MURRAY
COMMENT: ENG:
TECH:



SHEET INDEX

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CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1

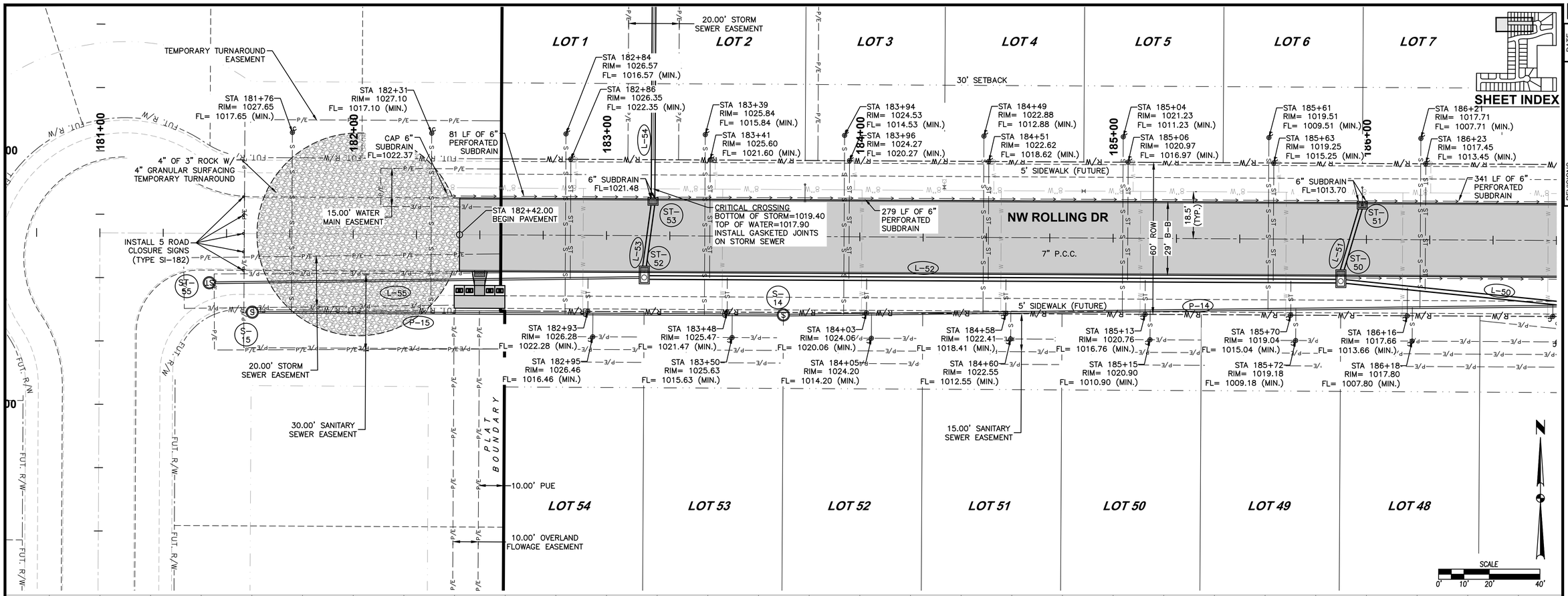
STORM & SANITARY PLAN AND PROFILE

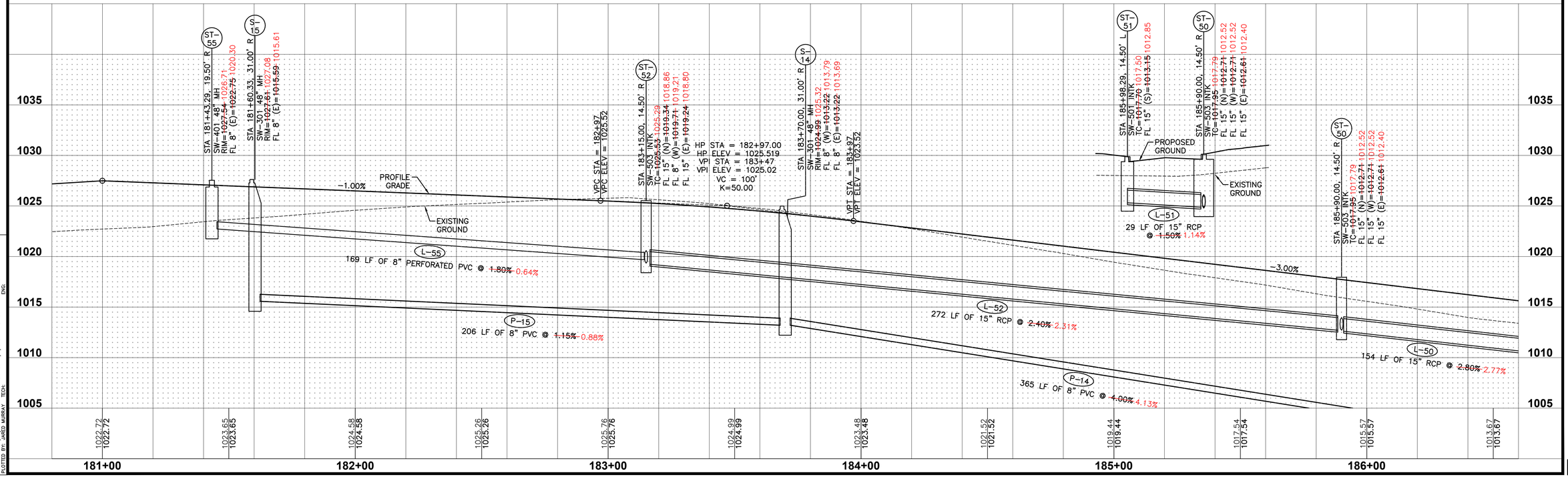
WAUKEE, IOWA

22/51

2011.616

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PLOTTED: 1/9/2024 10:20 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:





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

CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1

STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

23/51

2011.616

FILE: H:\2007\2011616\DWG\2011616-PNP+SBUILT.DWG
PLOTTED: 1/9/2024 10:21 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG.
TECH:

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12

LOT 54 | LOT 53 | LOT 52 | LOT 51 | LOT 50 | LOT 49 | LOT 48 | LOT 47

20.00' STORM SEWER EASEMENT

30' SETBACK

183+00 | 184+00 | 185+00 | 186+00 | 187+00 | 188+00 | 203+00 | 202+00

STA 183+39 RIM= 1025.84 FL= 1015.84 (MIN.)
STA 183+41 RIM= 1025.60 FL= 1021.60 (MIN.)
STA 183+94 RIM= 1024.53 FL= 1014.53 (MIN.)
STA 183+96 RIM= 1024.27 FL= 1020.27 (MIN.)
STA 184+49 RIM= 1022.88 FL= 1012.88 (MIN.)
STA 184+51 RIM= 1022.62 FL= 1018.62 (MIN.)
STA 185+04 RIM= 1021.23 FL= 1011.23 (MIN.)
STA 185+06 RIM= 1020.97 FL= 1016.97 (MIN.)
STA 185+61 RIM= 1019.51 FL= 1009.51 (MIN.)
STA 185+63 RIM= 1019.25 FL= 1015.25 (MIN.)
STA 186+21 RIM= 1017.71 FL= 1007.71 (MIN.)
STA 186+23 RIM= 1017.45 FL= 1013.45 (MIN.)
STA 186+79 RIM= 1015.98 FL= 1005.98 (MIN.)
STA 186+81 RIM= 1015.72 FL= 1011.72 (MIN.)
STA 187+34 RIM= 1014.35 FL= 1004.35 (MIN.)
STA 187+36 RIM= 1014.18 FL= 1010.18 (MIN.)
STA 187+92 RIM= 1013.68 FL= 1003.68 (MIN.)
STA 187+89 RIM= 1013.46 FL= 1009.46 (MIN.)

6" SUBDRAIN FL=1021.48
279 LF OF 6" PERFORATED SUBDRAIN
6" SUBDRAIN FL=1013.70
341 LF OF 6" PERFORATED SUBDRAIN

5' SIDEWALK (FUTURE)
NW ROLLING DR
7" P.C.C.
60' ROW
29' B-B
18.5' (TYP.)

CRITICAL CROSSING
BOTTOM OF STORM=1006.28
TOP OF WATER=1004.78
INSTALL GASKETED JOINTS ON STORM SEWER

30.00' SANITARY SEWER EASEMENT
10.00' SNOW STORAGE EASEMENT

STA 188+24 RIM= 1013.07 FL= 1003.07 (MIN.)
STA 188+15 RIM= 1012.84 FL= 1008.84 (MIN.)

CRITICAL CROSSING
BOTTOM OF WATER=1005.89
TOP OF SANITARY=999.68

CRITICAL CROSSING
BOTTOM OF STORM=1006.09
TOP OF SANITARY=999.45

STA 188+10 RIM= 1011.27 FL= 1001.27 (MIN.)
STA 188+00 RIM= 1011.00 FL= 1007.00 (MIN.)

STA 183+43 RIM= 1025.57 FL= 1021.57 (MIN.)
STA 183+45 RIM= 1025.73 FL= 1015.73 (MIN.)
STA 183+98 RIM= 1024.22 FL= 1020.22 (MIN.)
STA 184+00 RIM= 1024.36 FL= 1014.36 (MIN.)
STA 184+53 RIM= 1022.57 FL= 1018.57 (MIN.)
STA 184+55 RIM= 1022.71 FL= 1012.71 (MIN.)
STA 185+08 RIM= 1020.92 FL= 1016.92 (MIN.)
STA 185+10 RIM= 1021.06 FL= 1011.06 (MIN.)
STA 185+63 RIM= 1019.27 FL= 1015.27 (MIN.)
STA 185+65 RIM= 1019.41 FL= 1009.41 (MIN.)
STA 186+18 RIM= 1017.62 FL= 1013.62 (MIN.)
STA 186+20 RIM= 1017.76 FL= 1007.76 (MIN.)
STA 186+80 RIM= 1015.74 FL= 1011.74 (MIN.)
STA 186+82 RIM= 1015.88 FL= 1005.88 (MIN.)

15.00' SANITARY SEWER EASEMENT

STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1009.76
TOP OF SANITARY=1001.40

CRITICAL CROSSING
BOTTOM OF STORM=1008.24
TOP OF SANITARY=999.23

PT 202+11.99
Mid 202+64.55

SCALE 0' 10' 20' 40'

ST-53 | ST-52 | ST-51 | ST-50 | ST-49 | ST-48 | ST-47 | ST-46 | ST-45 | ST-44 | ST-43 | ST-42 | ST-41 | S-14 | S-13 | L-52 | L-53 | L-51 | L-50 | L-49 | L-48 | L-47 | L-46 | P-14 | P-16 | P-13

SHEET INDEX

VPC STA = 182+97
VPC ELEV = 1025.52
STA 183+15.00, 14.50' R
SW-503 INTK
TC=1025.53 1025.29
FL 15" (N)=1019.34 1018.86
FL 8" (W)=1019.71 1019.21
FL 15" (E)=1019.24 1018.80
HP STA = 182+97.00
HP ELEV = 1025.519
VPI STA = 183+47
VPI ELEV = 1025.02
VC = 100'
K=50.00
STA 183+70.00, 31.00' R
SW-301 48" MH
RIM=1024.99 1025.32
FL 8" (W)=1013.22 1013.79
FL 8" (E)=1013.22 1013.69
VPT STA = 183+97
VPT ELEV = 1023.52

-3.00%
-0.88% -1.15%
272 LF OF 15" RCP @ 2.40% 2.31%
365 LF OF 8" PVC @ 4.00% 4.13%
154 LF OF 15" RCP @ 2.80% 2.77%

STA 185+90.00, 14.50' R
SW-503 INTK
TC=1017.95 1017.79
FL 15" (N)=1012.71 1012.52
FL 15" (W)=1012.71 1012.52
FL 15" (E)=1012.61 1012.40

STA 187+38.82, 24.75' R
SW-301 48" MH
RIM=1013.11 1013.17
FL 8" (NE)=998.62 998.60
FL 8" (W)=998.62 998.62
FL 8" (S)=998.52 998.51

STA 187+45.52, 31.51' R
SW-401 42" MH
RIM=1007.43 1007.29
FL 15" (N)=1006.21 1006.19
FL 15" (W)=1008.30 1008.14
FL 18" (S)=1006.11 1006.05

PROFILE GRADE
EXISTING GROUND

CRITICAL CROSSING
BOTTOM OF STORM=1009.76
TOP OF SANITARY=1001.40

1025 | 1020 | 1015 | 1010 | 1005 | 1000 | 995

1025.76 | 1024.99 | 1023.48 | 1021.52 | 1019.44 | 1017.54 | 1015.57 | 1013.67 | 1012.33 | 1011.63 | 1011.00 | 1009.70

183+00 | 184+00 | 185+00 | 186+00 | 187+00 | 188+00

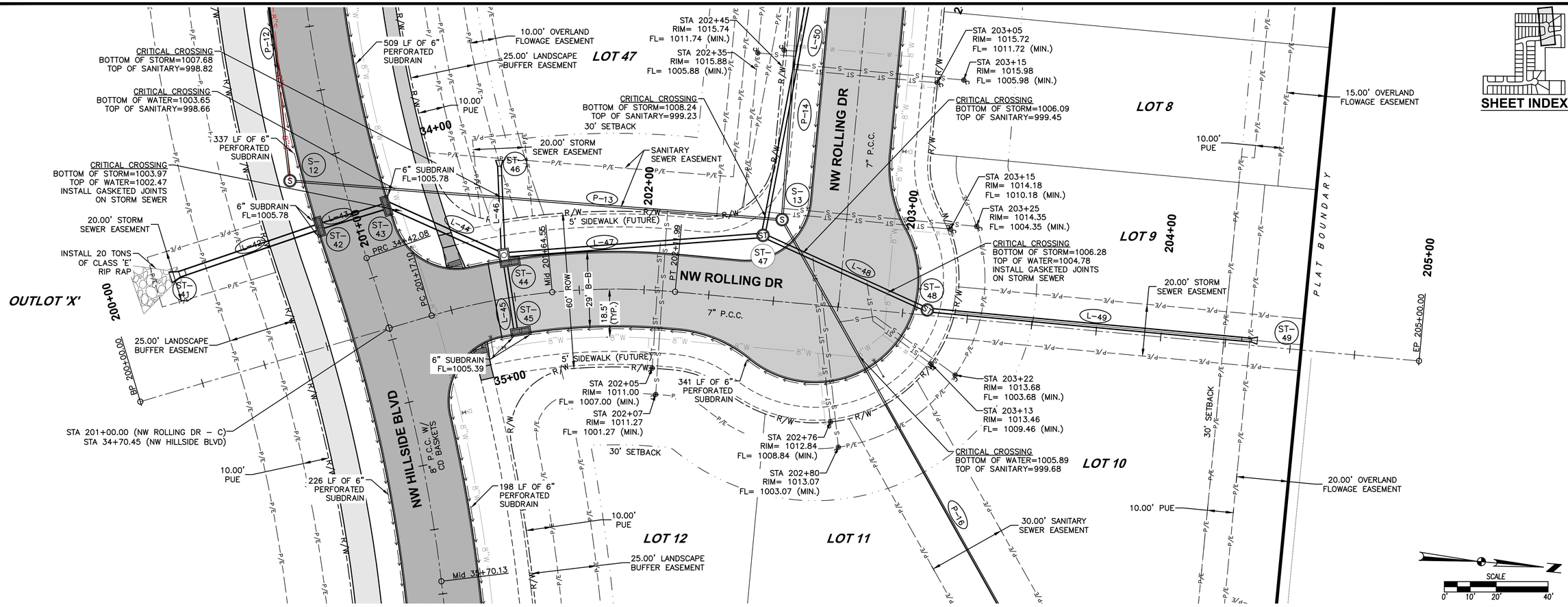
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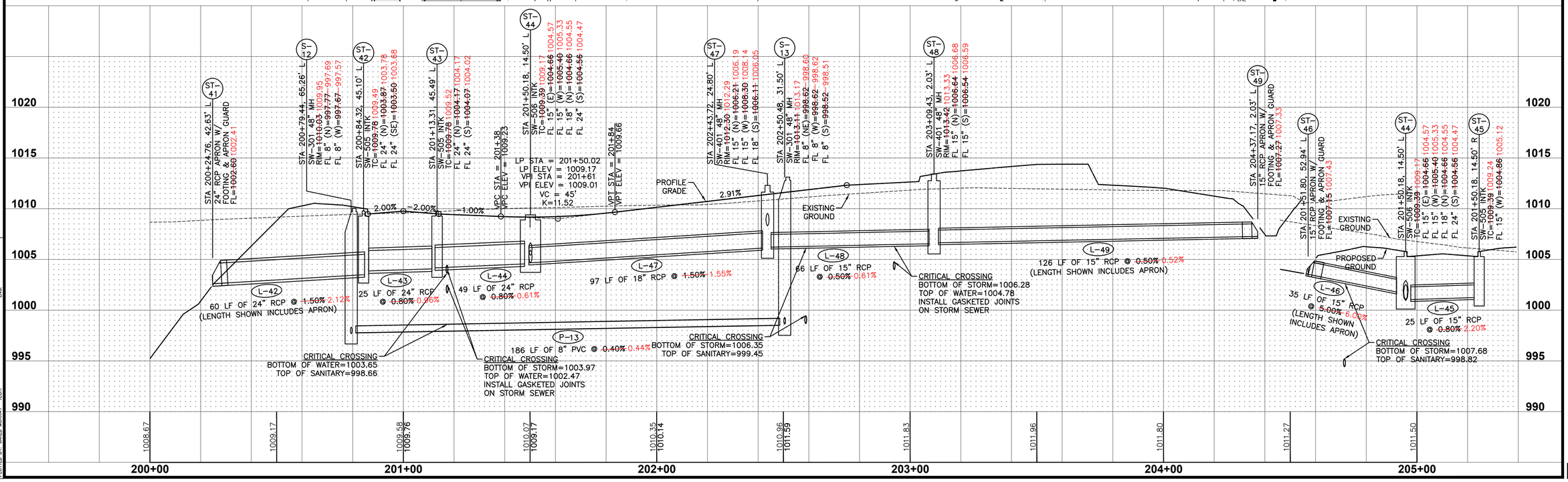
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
STORM & SANITARY PLAN AND PROFILE

24/51
2011.616

FILE: H:\2020\2011616\DWG\2011616-PHP-ASBUILT.DWG
DATE: 10/7/2024 10:21 AM
PLOTTED BY: JAMES MURRAY
COMMENT:
ENG.





SHEET INDEX

REVISIONS	DATE
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
STORM & SANITARY PLAN AND PROFILE

25/51
2011.616

FILE: H:\2020\2201616\DWG\2201616-PNP-ASBUILT.DWG
PLOT DATE: 1/9/2024 10:21 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

ST-10, ST-11, L-10 AND L-11 ARE PRIVATE AND SHOULD NOT BE INSTALLED UNTIL 24" SANITARY TRUNK SEWER IS INSTALLED

30' SETBACK

60.00' SANITARY SEWER EASEMENT

80.00' TEMPORARY CONSTRUCTION EASEMENT

LOT 32 | LOT 31 | LOT 30 | LOT 29 | LOT 28 | LOT 27 | LOT 26 | LOT 25

211+00 | 212+00 | 213+00 | 214+00 | 215+00 | 216+00

20.00' OVERLAND FLOWAGE EASEMENT

40.00' SANITARY SEWER EASEMENT

20.00' PRIVATE STORM SEWER EASEMENT

20.00' OVERLAND FLOWAGE EASEMENT

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

PI 213+63.46

PI 216+10.45

CRITICAL CROSSING
BOTTOM OF STORM=1013.89
TOP OF SANITARY=993.40

ST-11 | ST-10 | ST-9 | P-3 | P-2 | S-EX3 | L-11 | L-10

PLAT BOUNDARY

24" SANITARY TRUNK SEWER (BY OTHERS)

20.00' OVERLAND FLOWAGE EASEMENT

25.00' OVERLAND FLOWAGE EASEMENT

40.00' SANITARY SEWER EASEMENT

20.00' STORM SEWER EASEMENT

80.00' TEMPORARY CONSTRUCTION EASEMENT

SCALE 0' 10' 20' 40'

SHEET INDEX

C-1

STA 210+71.32, 0.01' L
18" NYLOPLAST INTAKE
W/ 18" DOME GRATE
(PRIVATE)
RIM=~~1018.24~~ 1018.74
FL 12" (E)=~~1015.24~~ 1015.64

STA 213+63.46, 0.00'
18" NYLOPLAST INTAKE
W/ 18" DOME GRATE
(PRIVATE)
RIM=~~1017.61~~ 1017.38
FL 12" (W)=~~1014.08~~ ~~1013.60~~
FL 12" (E)=~~1013.98~~ 1013.52

STA 216+10.45, 0.00'
SW-401 60" MH W/
INTAKE CASTING
RIM=~~1015.43~~ 1015.43
FL 12" (W)=~~1011.52~~ 1011.48
FL 30" (N)=~~1009.60~~ 1009.65
FL 30" (E)=~~1009.56~~ 1009.57

EXISTING GROUND

PROPOSED GROUND

L-11
291 LF OF 12" HDPE (PRIVATE) @ ~~0.40%~~ 0.70%

L-10
246 LF OF 12" HDPE (PRIVATE) @ ~~1.00%~~ 0.83%

1025 | 1020 | 1015 | 1010 | 1005 | 1000 | 995

1020.74 1018.67 | 1021.02 1018.95 | 1021.90 1020.17 | 1022.27 1021.68 | 1022.32 1020.20 | 1022.47 1018.87 | 1022.64 1017.88 | 1022.60 1018.34 | 1021.95 1019.98 | 1021.12 1018.96 | 1020.70 1017.41 | 1020.42 1015.95

211+00 | 212+00 | 213+00 | 214+00 | 215+00 | 216+00

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PLOTTED BY: JARED MURRAY
COMMENT: ENG
TECH:

DATE	REVISIONS
01/08/2024	AS-BUILT SUBMITTAL
06/23/2021	REVISED WATER MAIN SUBMITTAL
05/03/2021	FINAL SUBMITTAL
04/14/2021	4TH SUBMITTAL
03/26/2021	3RD SUBMITTAL

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

ENGINEER: JMM | TECH: CWO

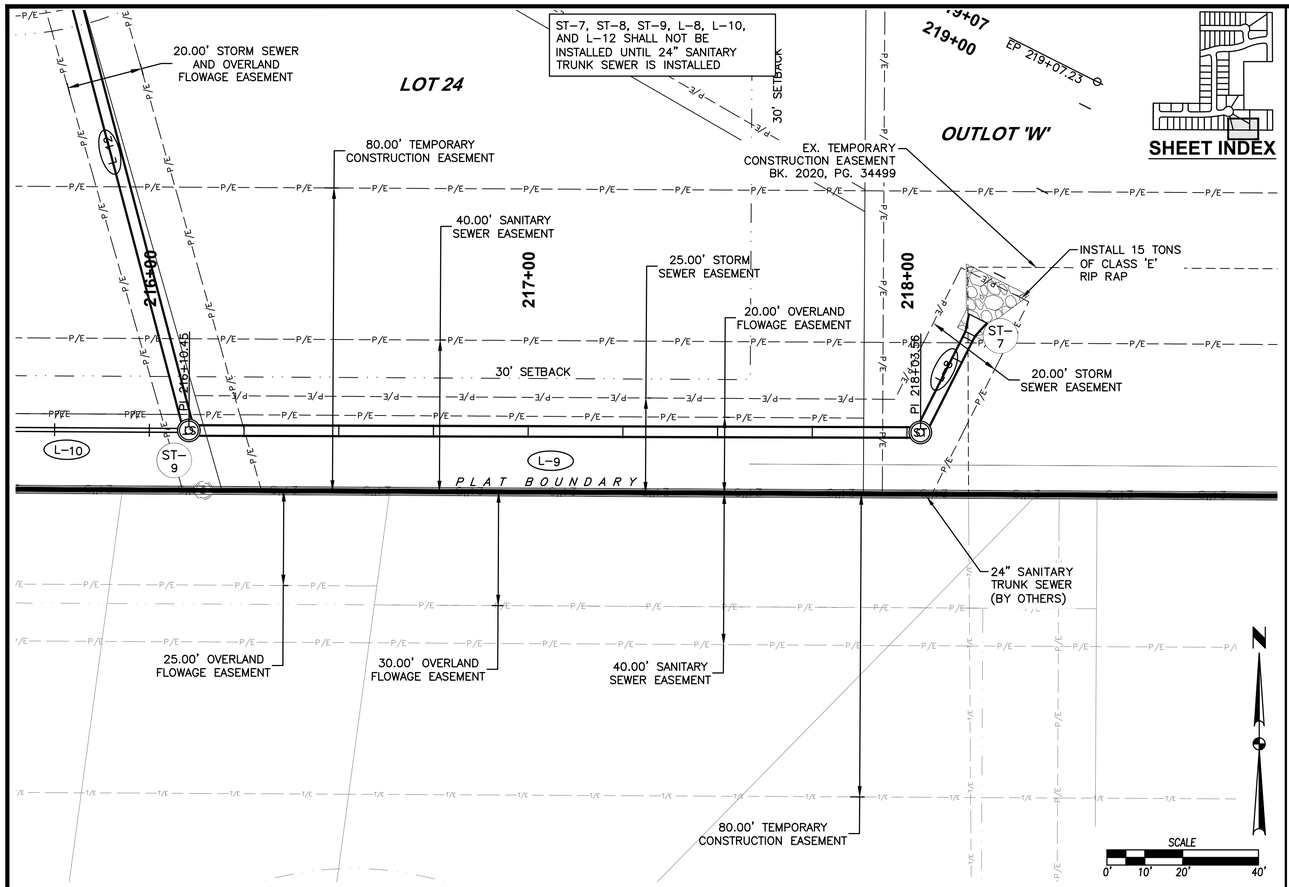
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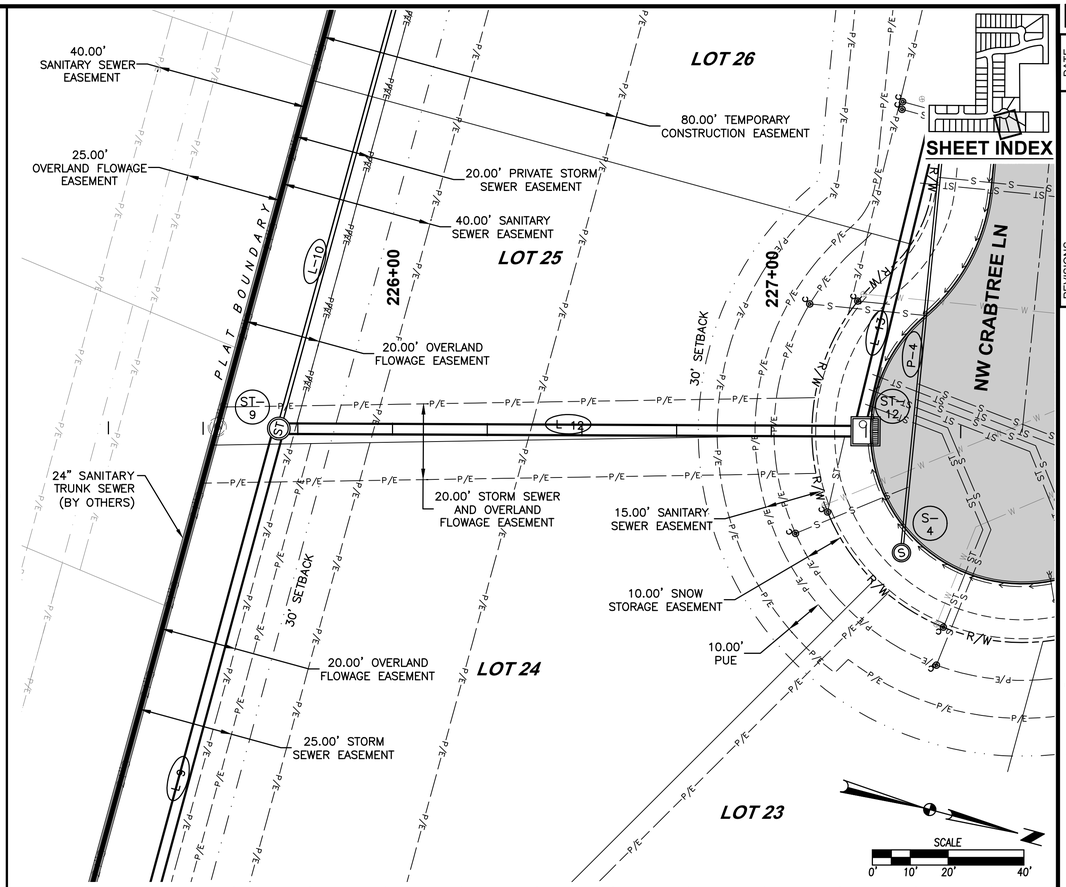
FOX VALLEY PLAT 1

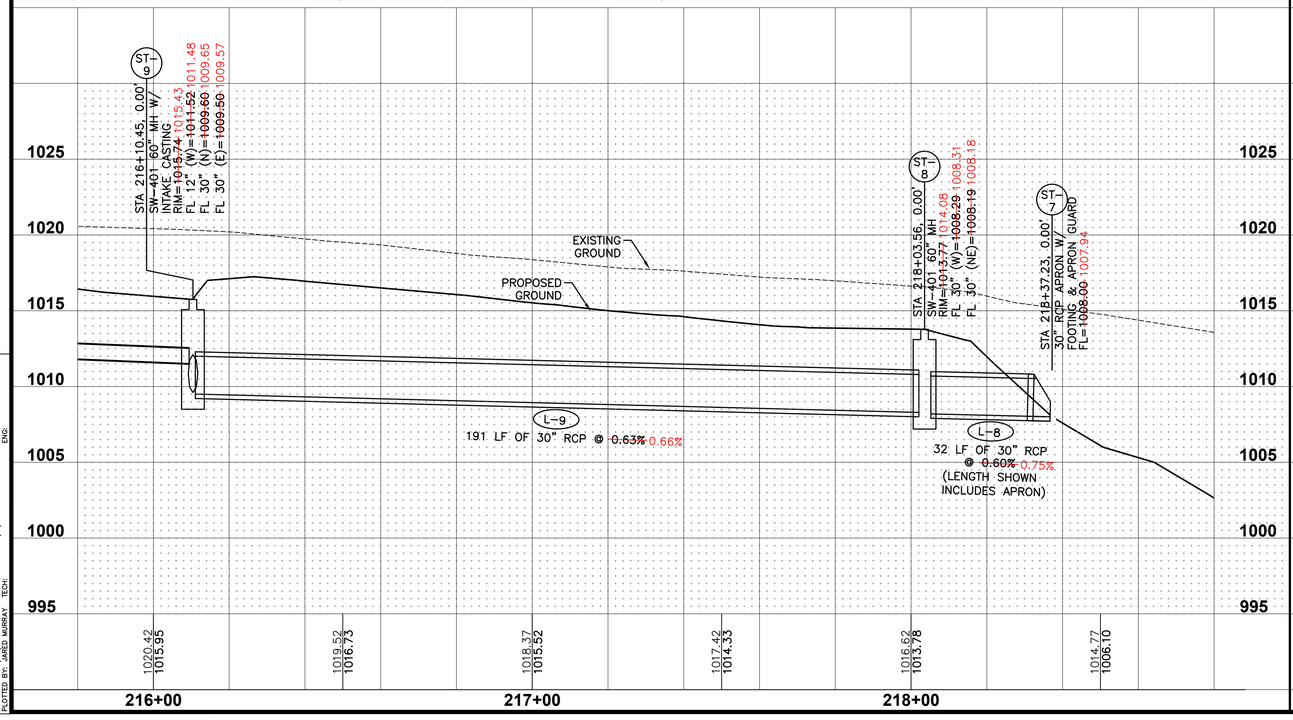
STORM & SANITARY PLAN AND PROFILE

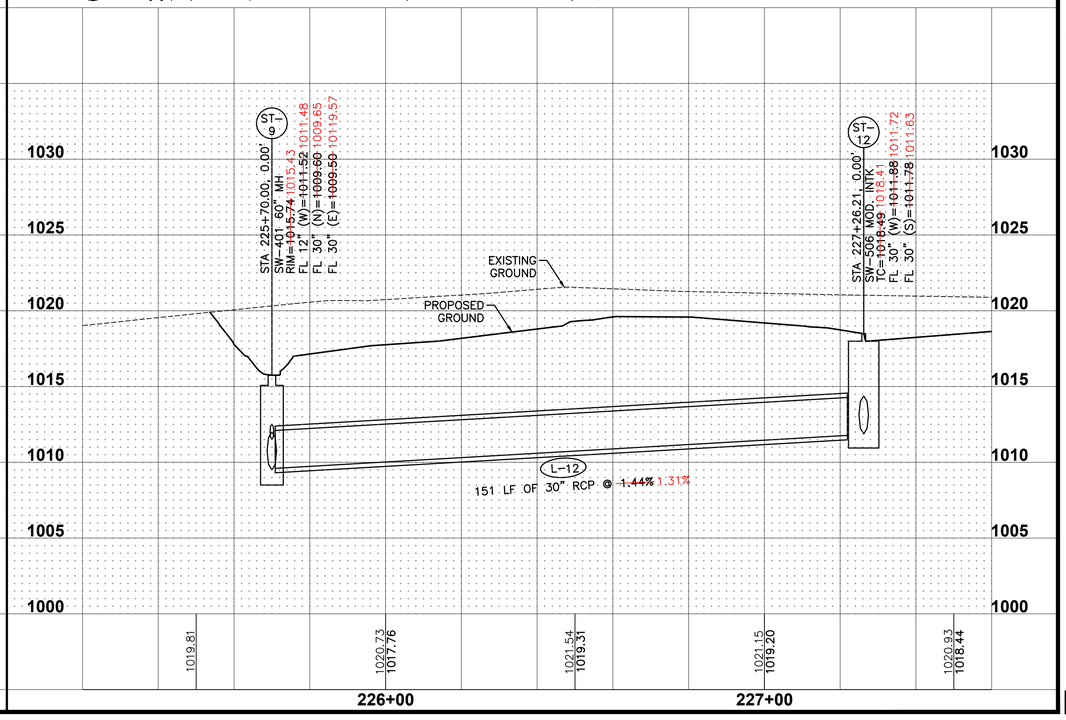
WAUKEE, IOWA

2011.616









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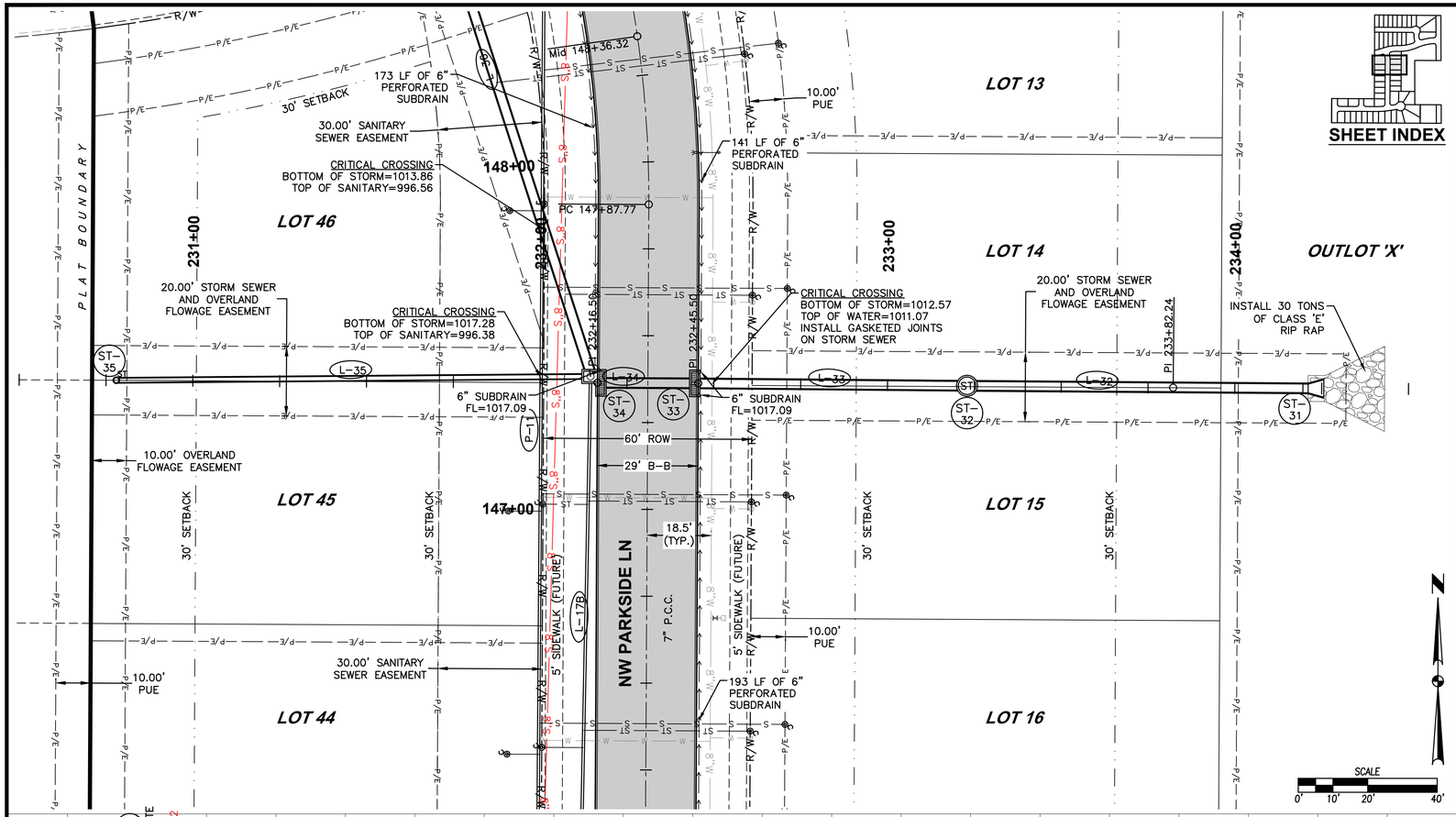
STORM & SANITARY PLAN AND PROFILE

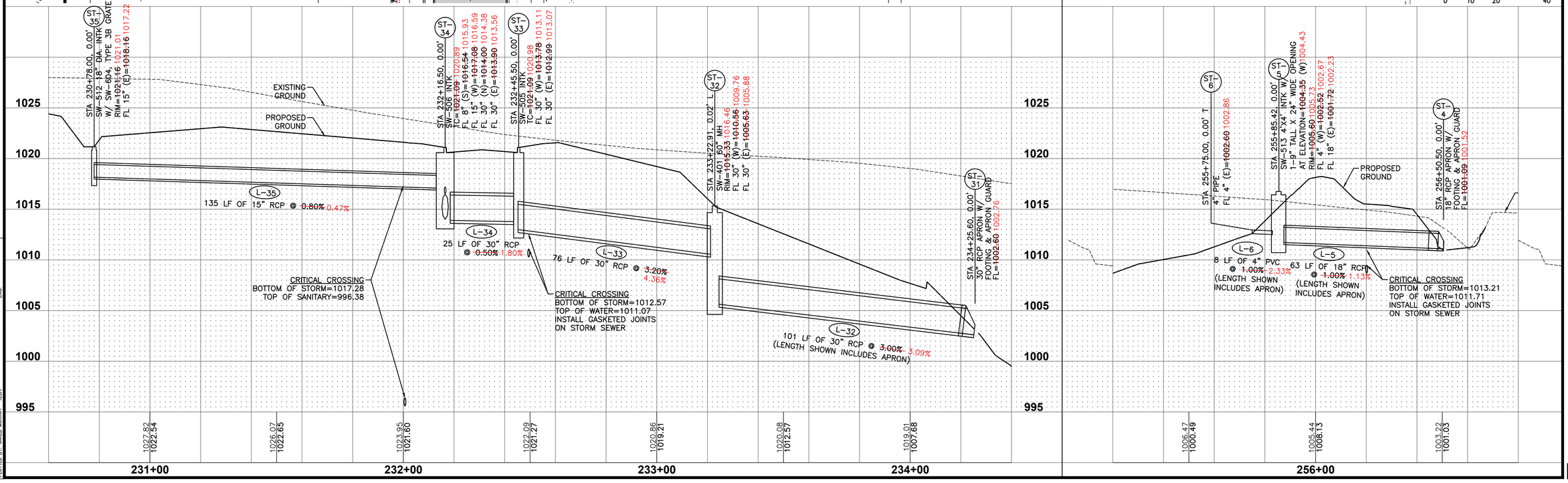
WAUKEE, IOWA

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2011.616

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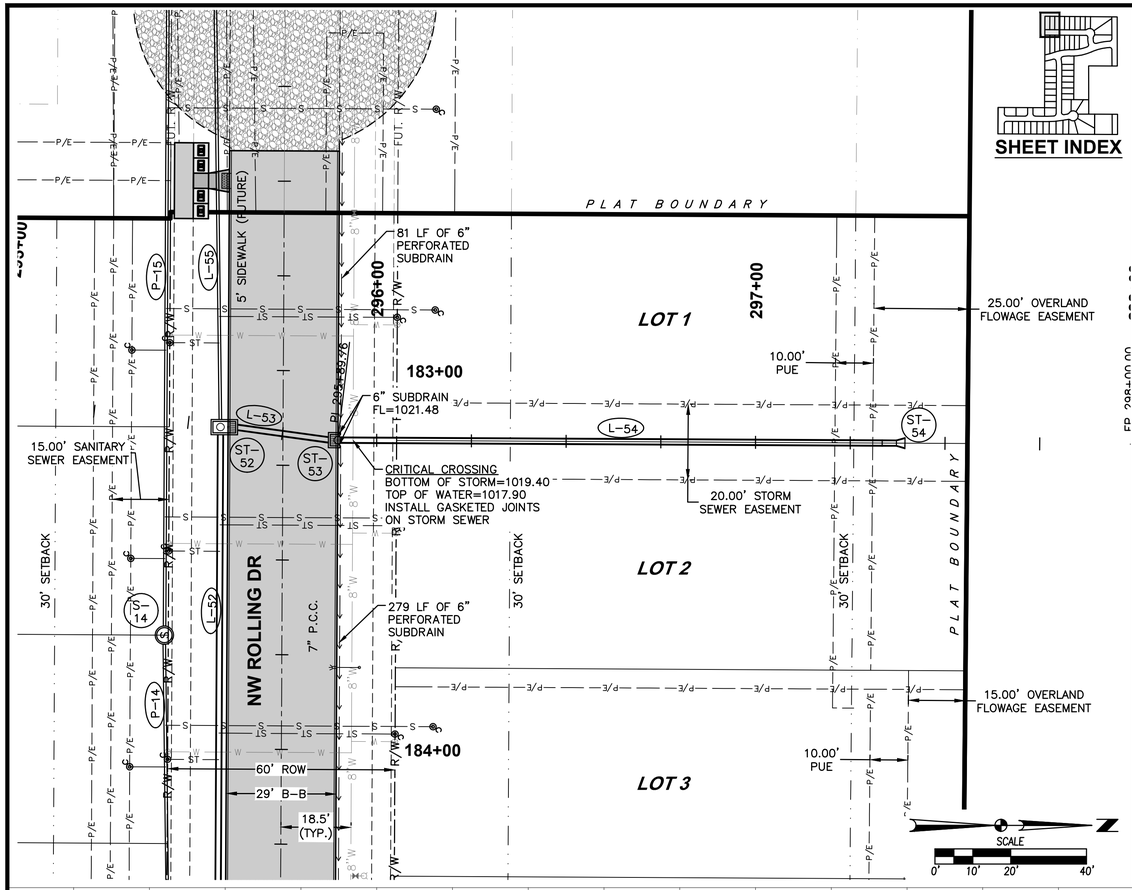
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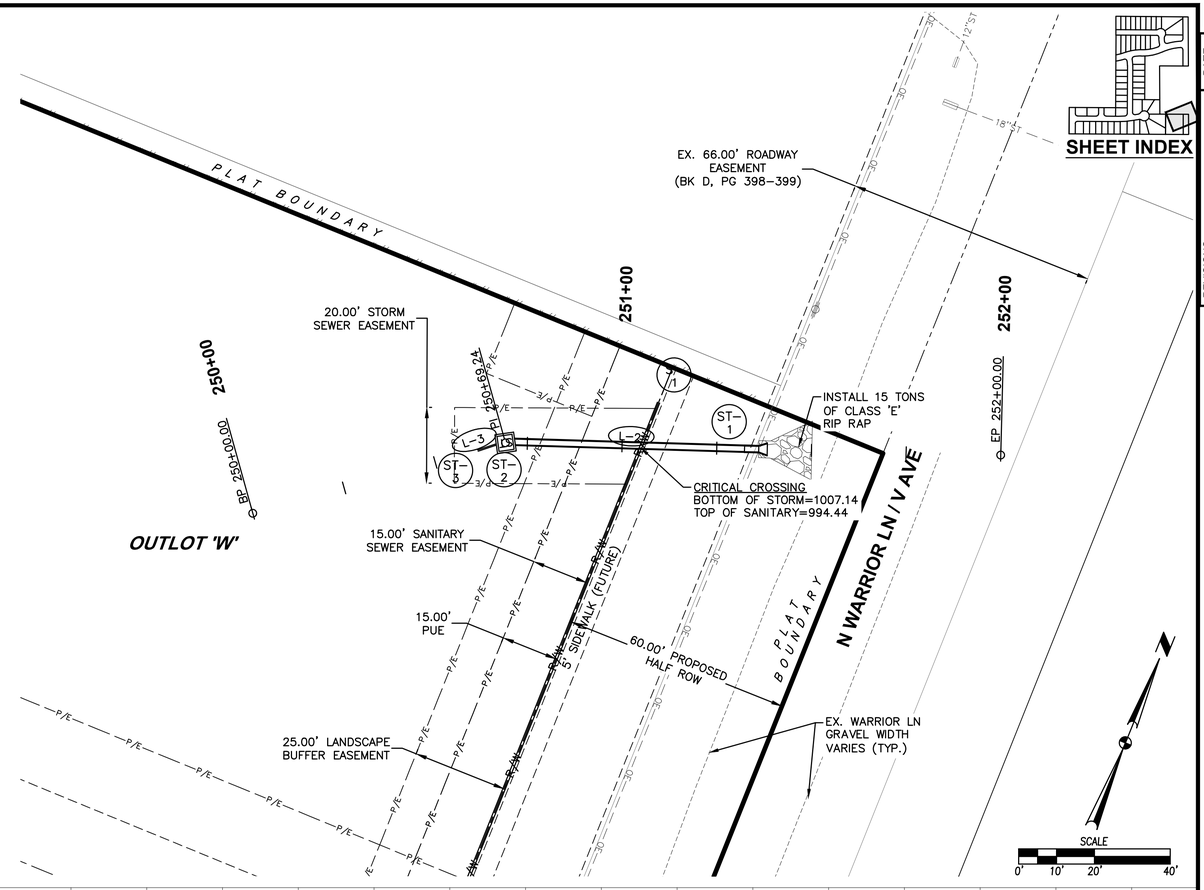
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

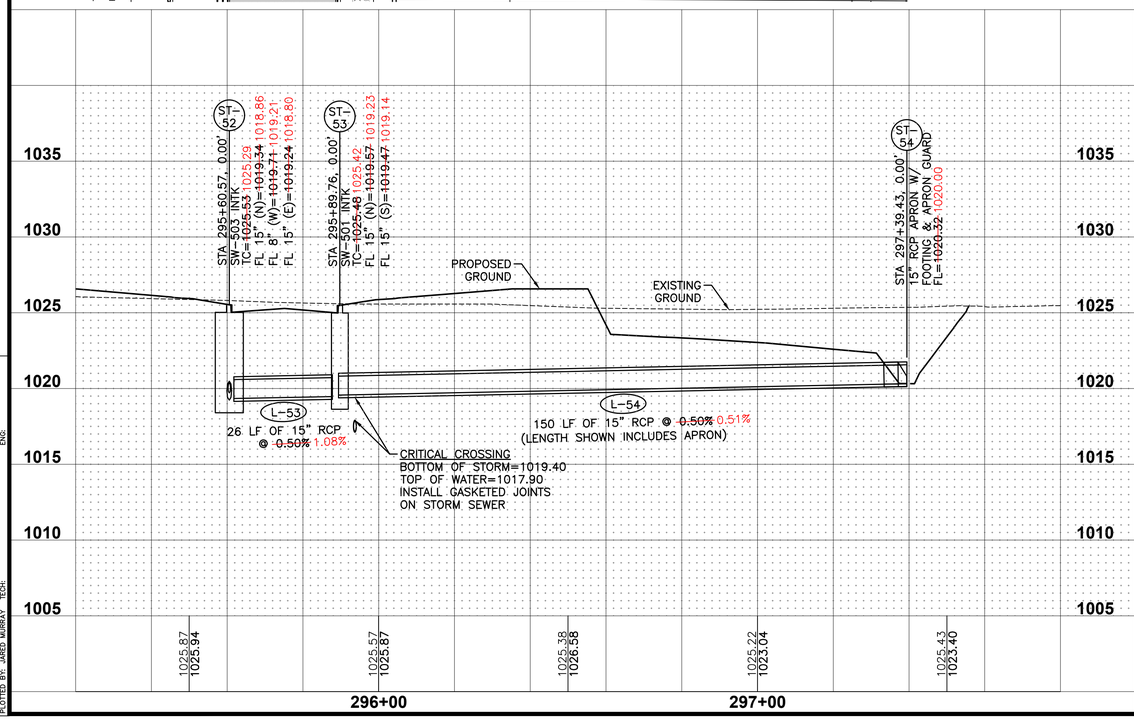
FOX VALLEY PLAT 1
STORM & SANITARY PLAN AND PROFILE

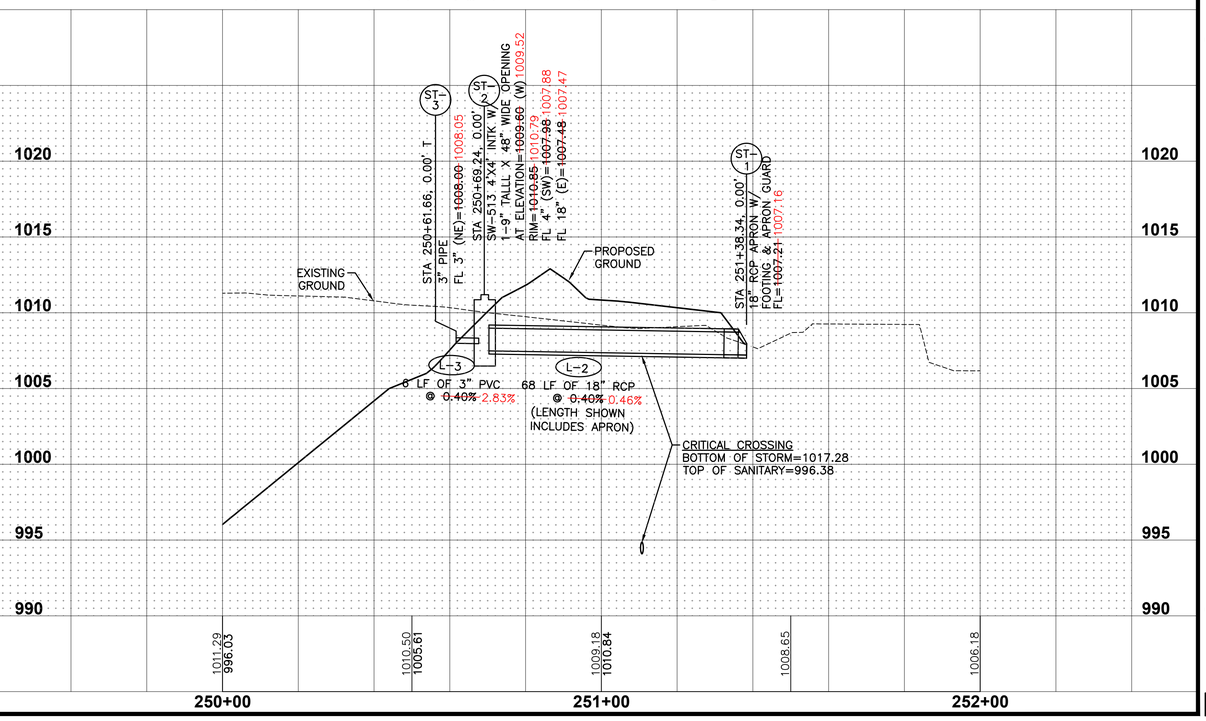
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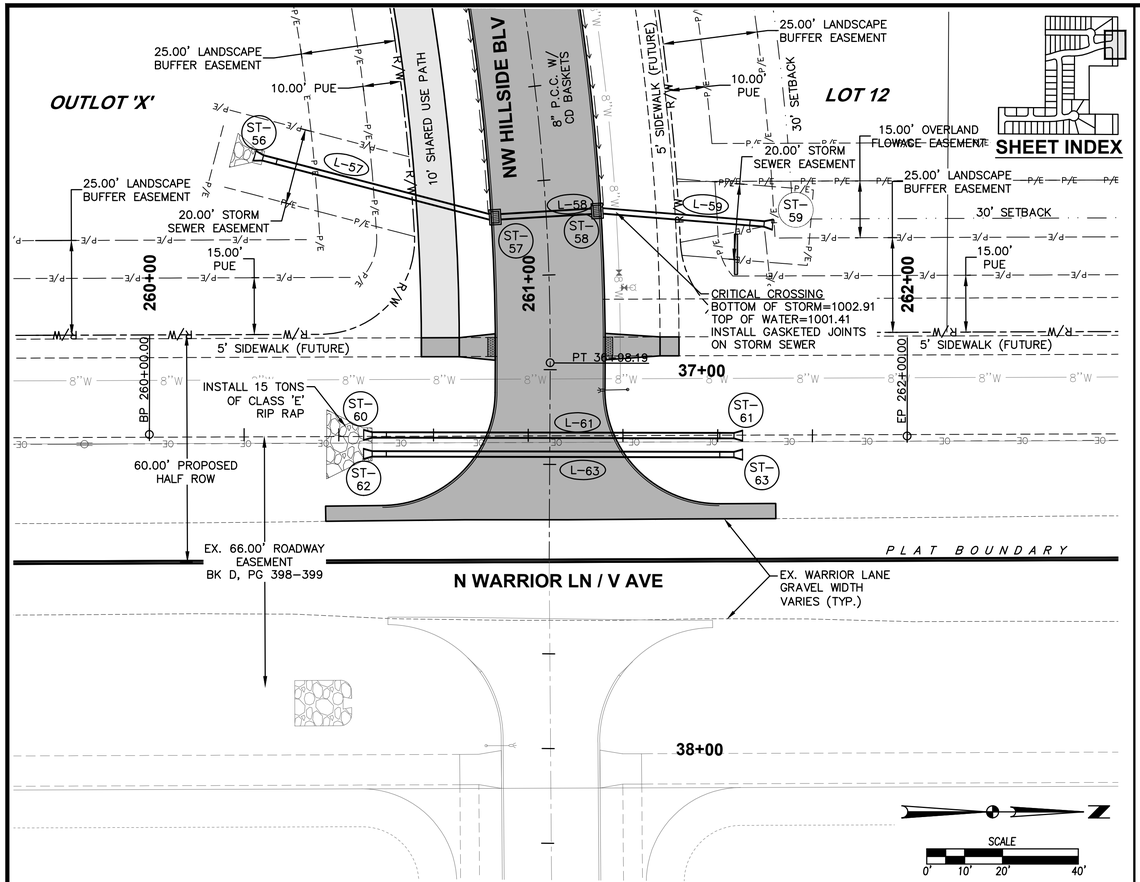
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WAUKEE, IOWA

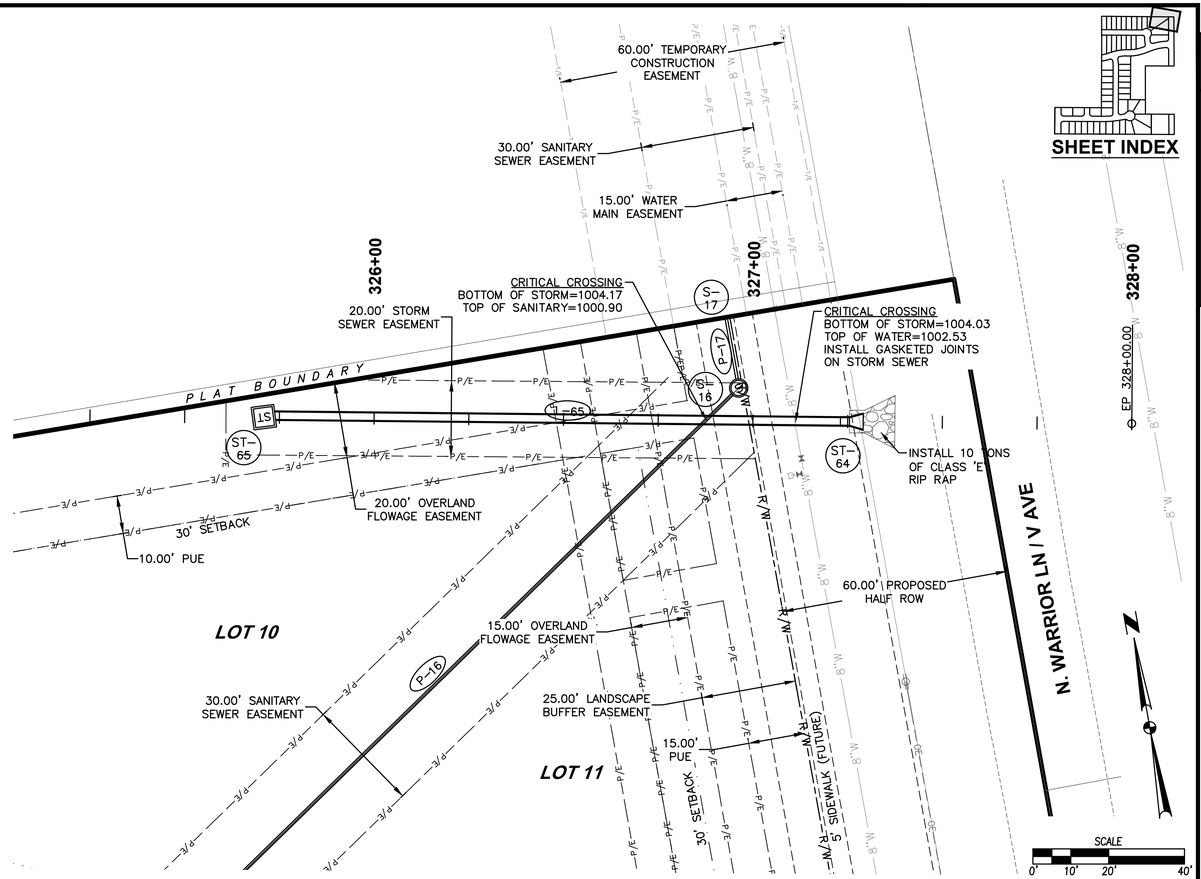
FOX VALLEY PLAT 1
STORM & SANITARY PLAN AND PROFILE

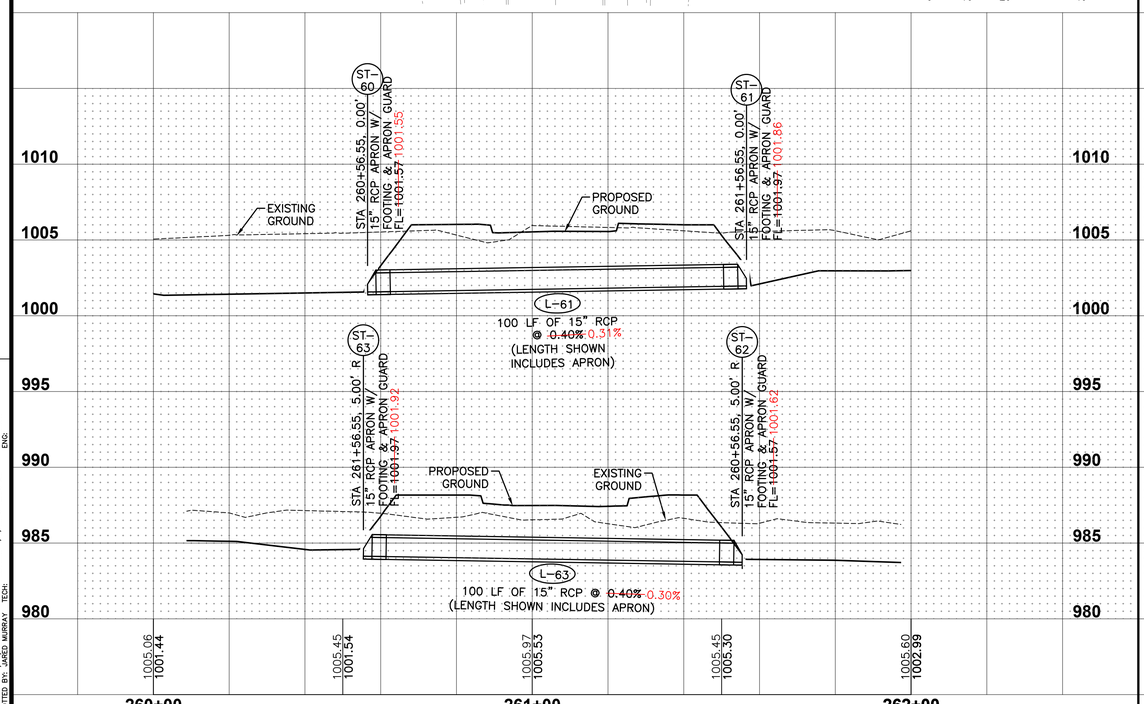
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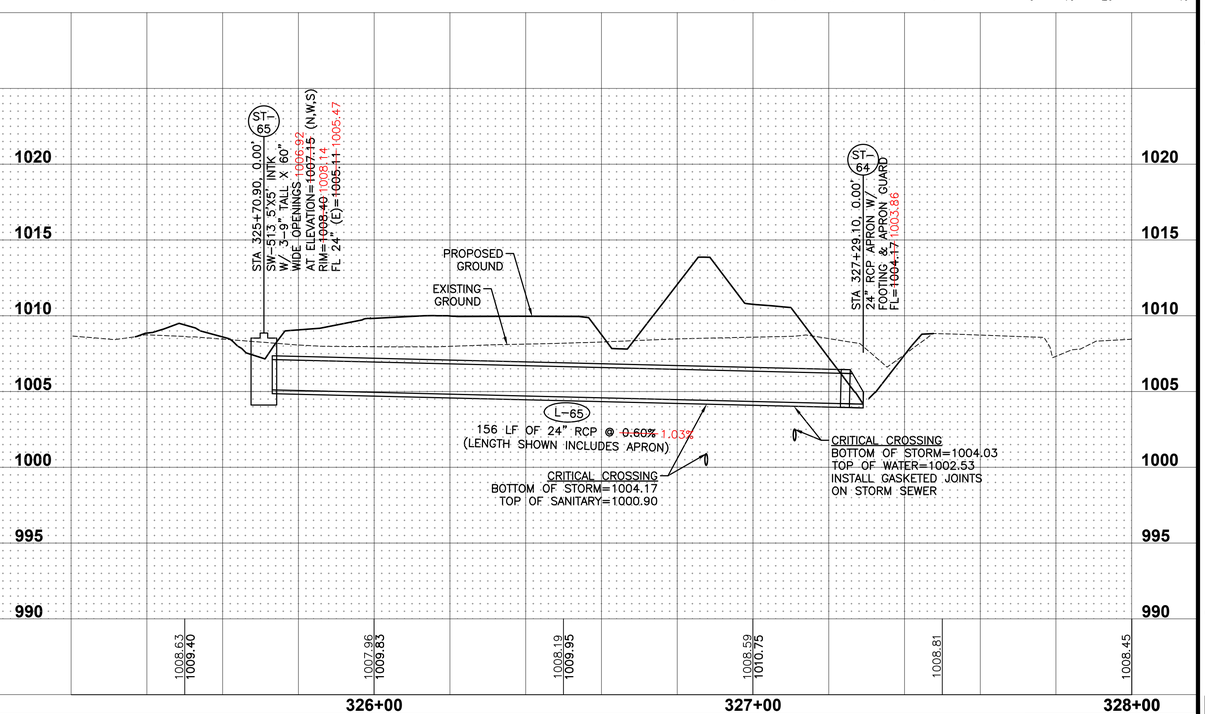
2011.616

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COMMENT: ENG
TECH









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CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1

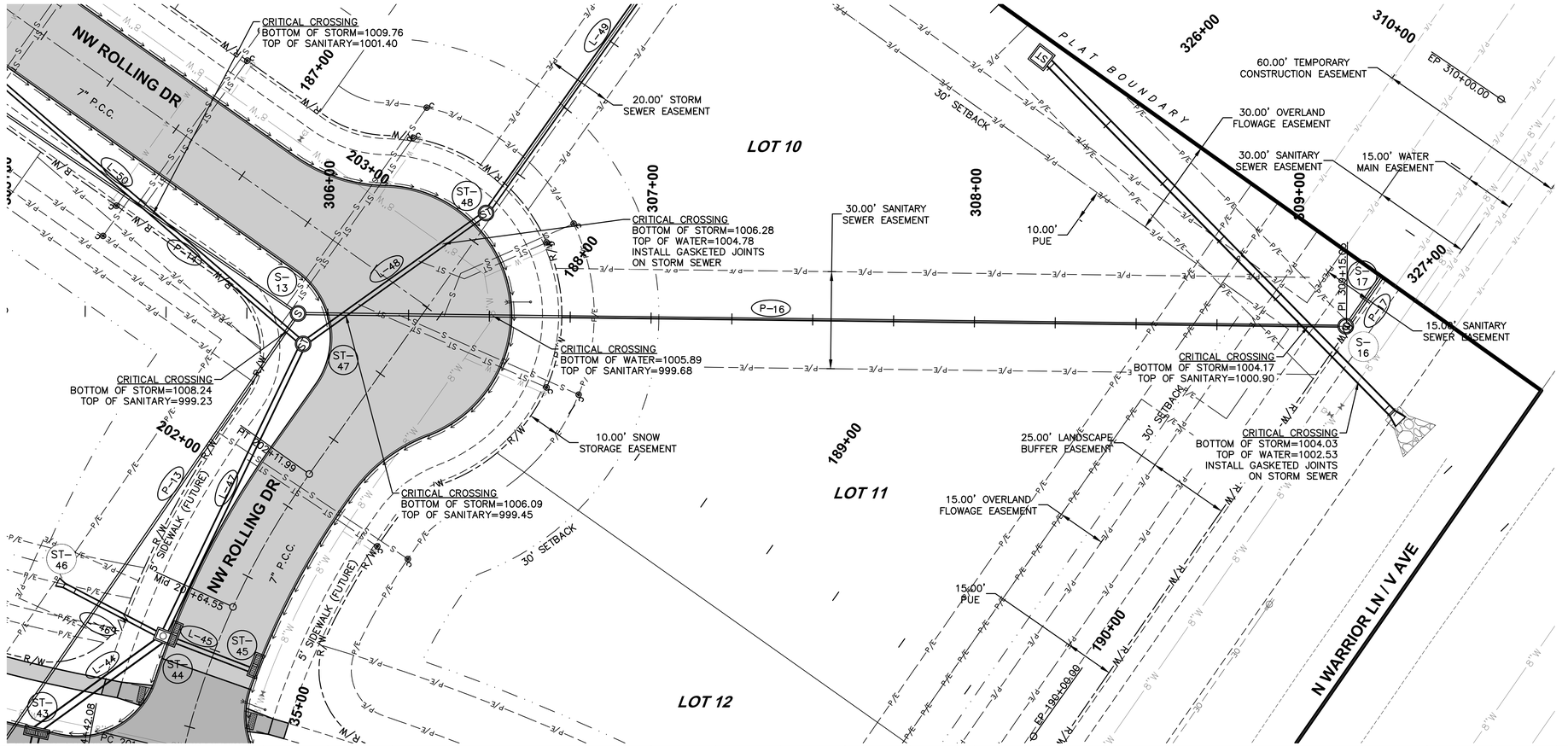
STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

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2011.616

FILE: H:\2020\2011616\DWG\2011616-PNP-ASBUILT.DWG
PLOT DATE: 1/2/2024 10:24 AM
PLOTTED BY: JARED MURRAY
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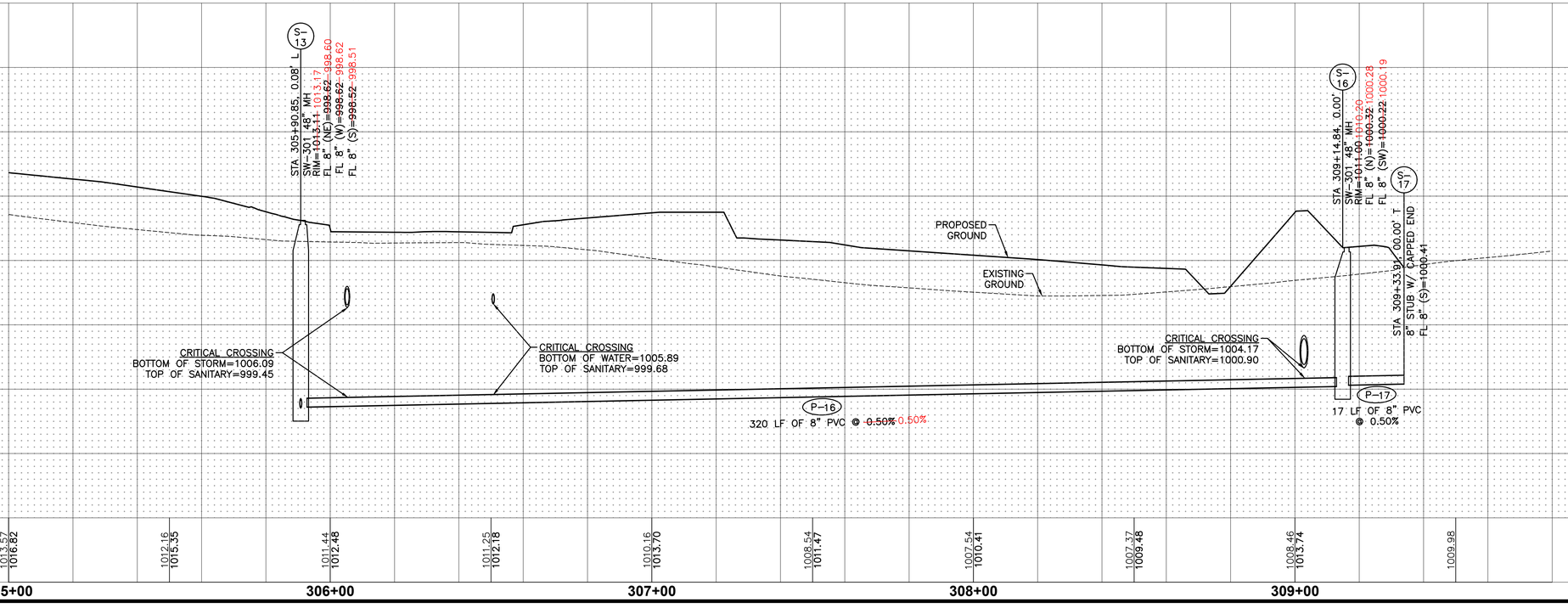
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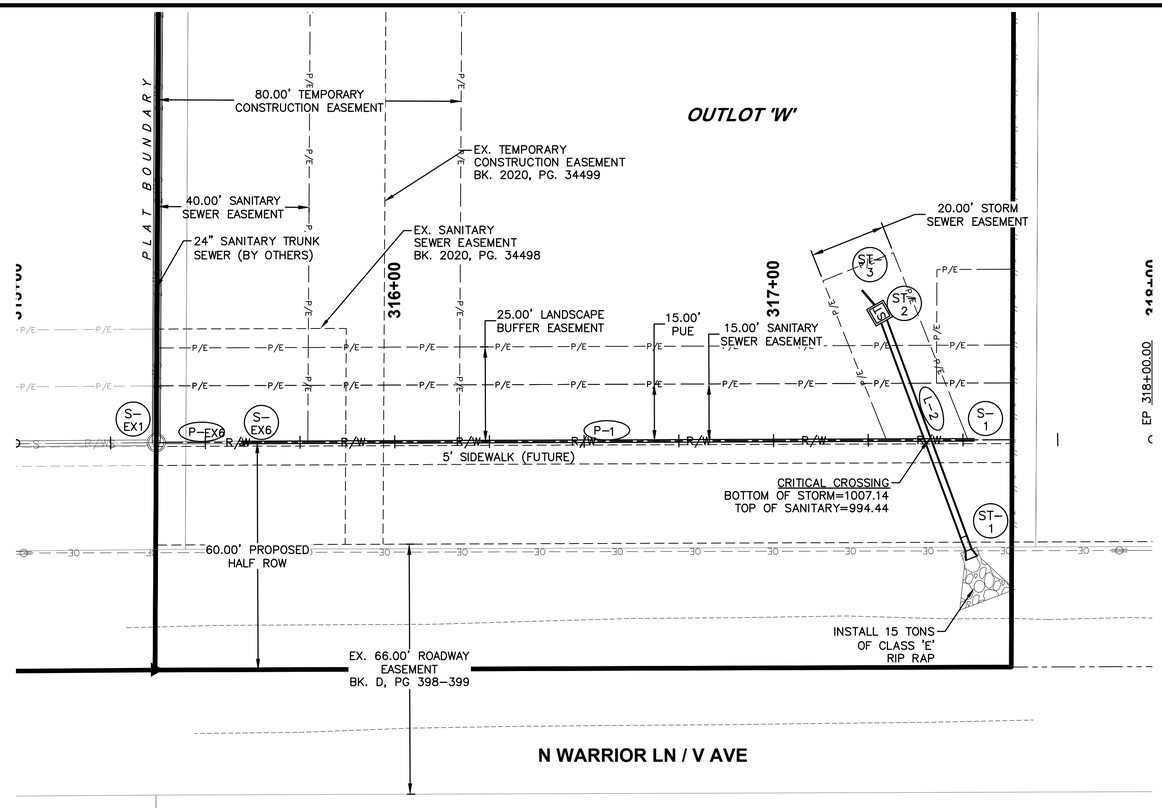
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1

STORM & SANITARY PLAN AND PROFILE



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PLOTTED: 1/7/2024 TECH:



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CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1

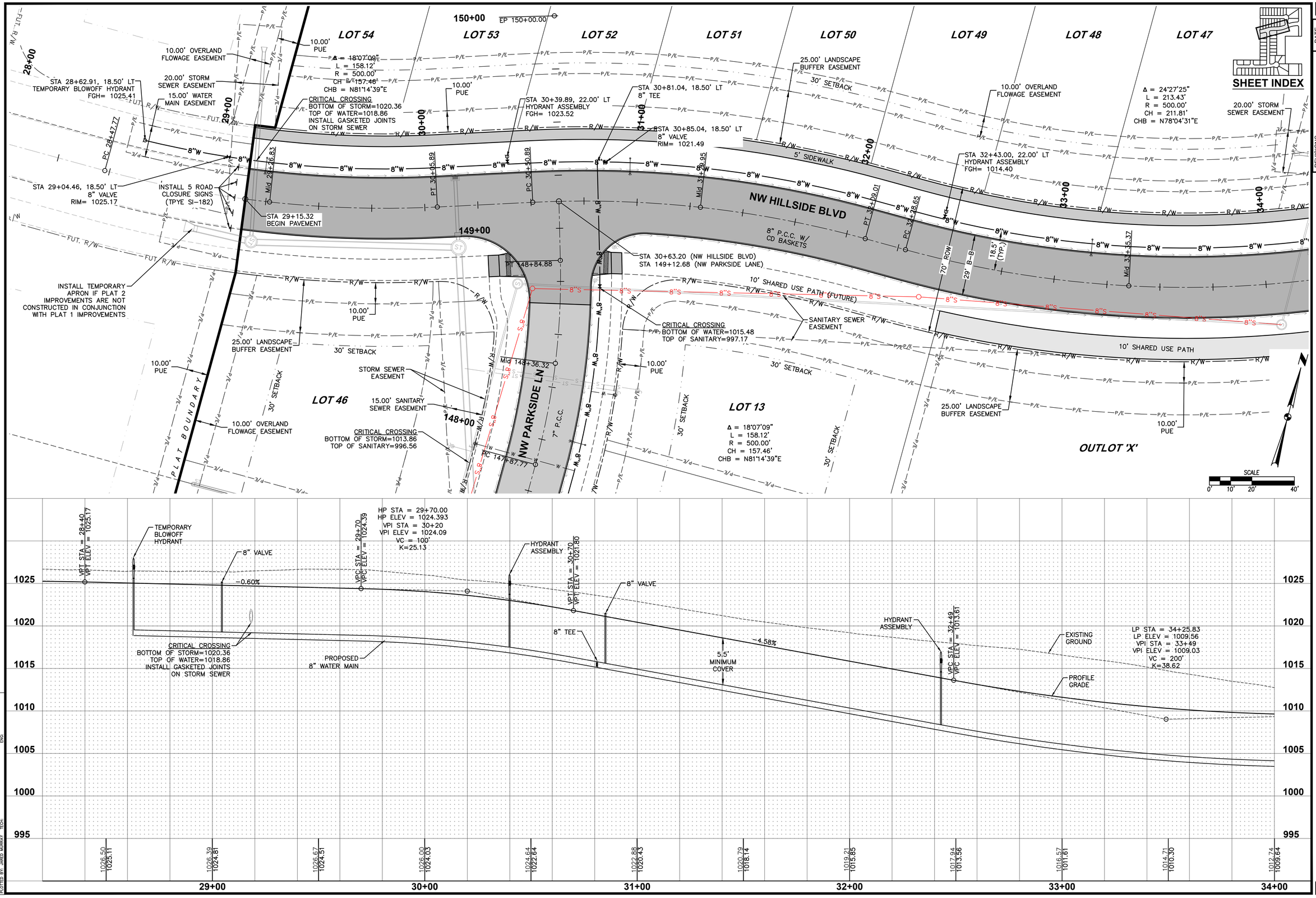
STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA

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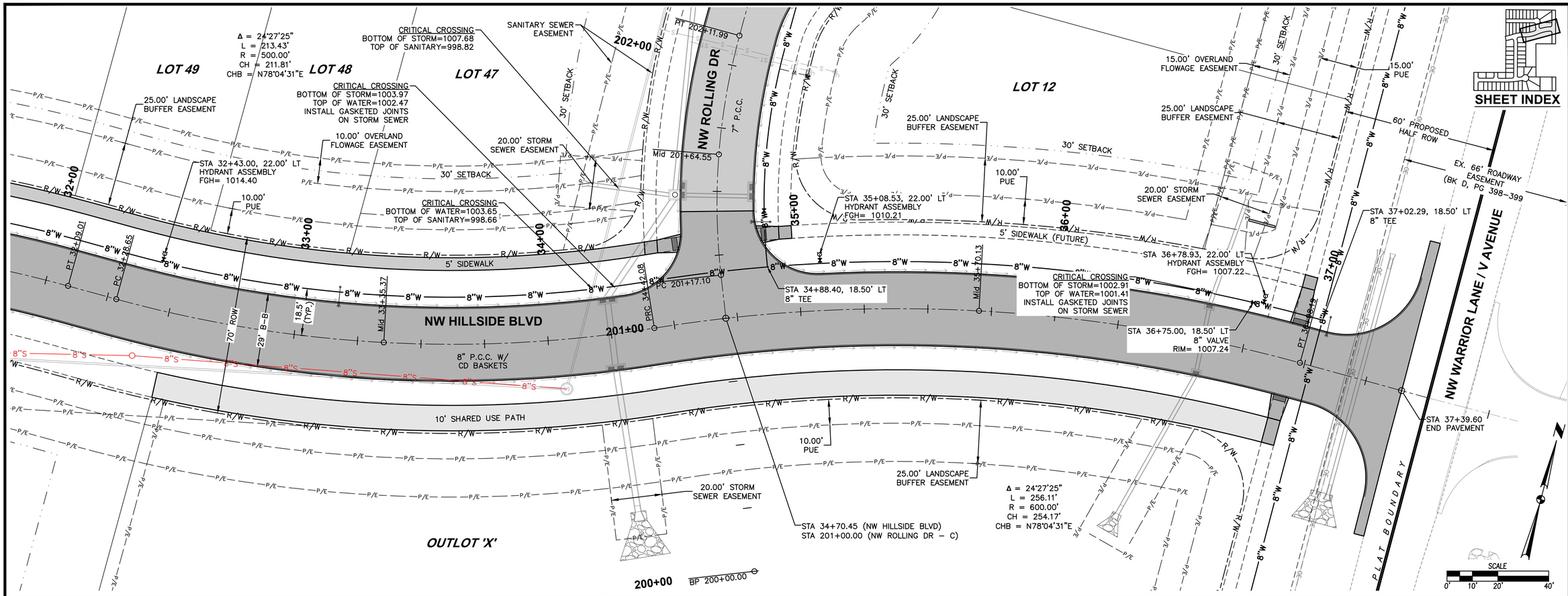
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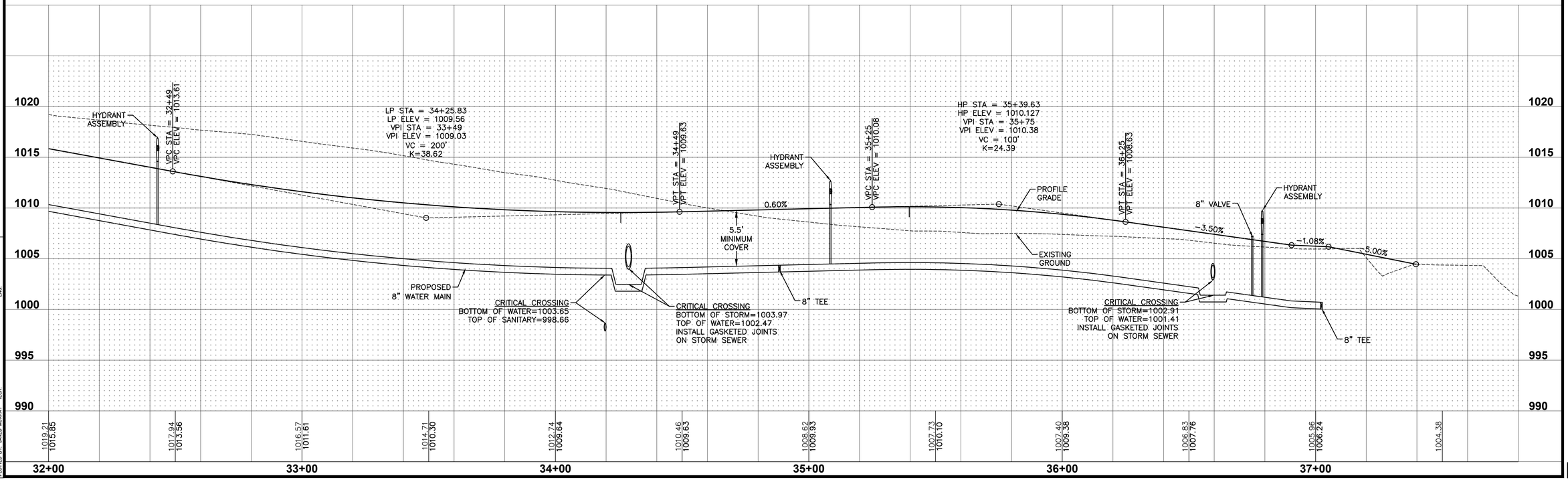
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

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2011.616

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COMMENT: ENG





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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

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2011.616

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PLOT DATE: 1/10/2024 10:25 AM
PLOTTED BY: JARED MURRAY
COMMENT: ENG

LOT 98
(ASHLEY ACRES PLAT 1)

LOT 145
(ASHLEY ACRES PRE PLAT)

LOT 146
(ASHLEY ACRES PRE PLAT)

FUTURE ASHLEY ACRES

NW ASHLEY AVENUE
(FUTURE ASHLEY ACRES PLAT)

LOT 18
(ASHLEY ACRES PRE PLAT)

UTILITIES AND PAVEMENT WITHIN 80-FOOT TEMPORARY CONSTRUCTION EASEMENT ARE NOT TO BE INSTALLED UNTIL 24" SANITARY TRUNK SEWER IS INSTALLED.

80.00' TEMPORARY CONSTRUCTION EASEMENT

40.00' SANITARY SEWER EASEMENT

20.00' OVERLAND FLOWAGE EASEMENT

24" SANITARY TRUNK SEWER (BY OTHERS)

10.00' PUE

STA 87+85.50, 35.00' LT
CURB STOP
TG=1019.38 (EX GROUND)
TG=1021.90 (FUT)

STA 87+80.00, 19.50' RT
REMOVE TEMPORARY BLOWOFF HYDRANT & CONNECT TO EXISTING 12" WATER MAIN

STA 87+80.00, 23.50' RT
HYDRANT ASSEMBLY
FGH= 1021.51
(FUTURE ASHLEY ACRES PROFILE)

NW ALDERLEAF DR
(ASHLEY ACRES PLAT 1)

NW ALDERLEAF DR
(FUTURE ASHLEY ACRES PLAT)

CRITICAL CROSSING
BOTTOM OF WATER=1014.90
(FUTURE PROFILE OF NW ALDERLEAF)
TOP OF SANITARY=1001.89

STA 89+04.00, 0.50' LT
8" SANITARY PLUG
FL 8" (W)=1001.00

P-19
40 LF OF
8" PVC @ 0.60%

STA 89+04.07, 39.57' RT
8" SANITARY PLUG
FL 8" (W)=1001.24

STA 89+53.50, 14.50' RT
8" STUB

STA 89+53.50, 19.50' RT
12"X8" CROSS

STA 89+74.50, 23.50' RT
HYDRANT ASSEMBLY
FGH= 1022.99
(FUTURE ASHLEY ACRES PROFILE)

STA 89+53.50, 24.50' RT
8" STUB

STA 91+00.00
BEGIN PAVEMENT

CRITICAL CROSSING
BOTTOM OF WATER=1015.88
TOP OF SANITARY=973.77 (VERIFY)

15.00' WATER MAIN EASEMENT

NW ALDERLEAF DR

70' ROW

31' B-B

19.5' (TYP.)

7" P.C.C.

5' SIDEWALK (FUTURE)

STA 92+70.00 (NW ALDERLEAF DR)
STA 121+00.00 (CRABTREE LN)

CRITICAL CROSSING
BOTTOM OF WATER=1017.31
TOP OF SANITARY=1008.94

STA 92+35.66, 23.50' RT
HYDRANT ASSEMBLY
FGH= 1023.46

PLAT BOUNDARY

LOT 19
(ASHLEY ACRES PRE PLAT)

40.00' SANITARY SEWER EASEMENT

80.00' TEMPORARY CONSTRUCTION EASEMENT

20.00' OVERLAND FLOWAGE EASEMENT

10.00' PUE

80.00' TEMPORARY CONSTRUCTION EASEMENT

40.00' SANITARY SEWER EASEMENT

30' SETBACK

LOT 35

CRITICAL CROSSING
BOTTOM OF STORM=1015.64
TOP OF WATER=1014.14
INSTALL GASKETED JOINTS ON STORM SEWER

15.00' SANITARY SEWER EASEMENT

10.00' PUE

NW CRABTREE LN

7" P.C.C.

LOT 1
(ASHLEY ACRES PLAT 1)

LOT 46
(ASHLEY ACRES PRE PLAT)

NW ASHLEY COURT
(FUTURE ASHLEY ACRES PLAT)

SCALE
0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

WAUKEE, IOWA

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1030
1025
1020
1015
1010
1005
1000

HP STA = 91+50.00
HP ELEV = 1024.490
VPI STA = 91+60
VPI ELEV = 1024.79
VC = 100'
K=40.00

VPC STA = 91+10
VPC ELEV = 1024.29

VPT STA = 92+10
VPT ELEV = 1024.04

1.00%

-1.50%

HYDRANT ASSEMBLY

REMOVE TEMPORARY BLOWOFF HYDRANT & CONNECT TO EXISTING 12" WATER MAIN

HYDRANT ASSEMBLY

PROFILE GRADE

EXISTING GROUND

5.5' MINIMUM COVER

12"X8" CROSS

EXISTING 12" WATER MAIN

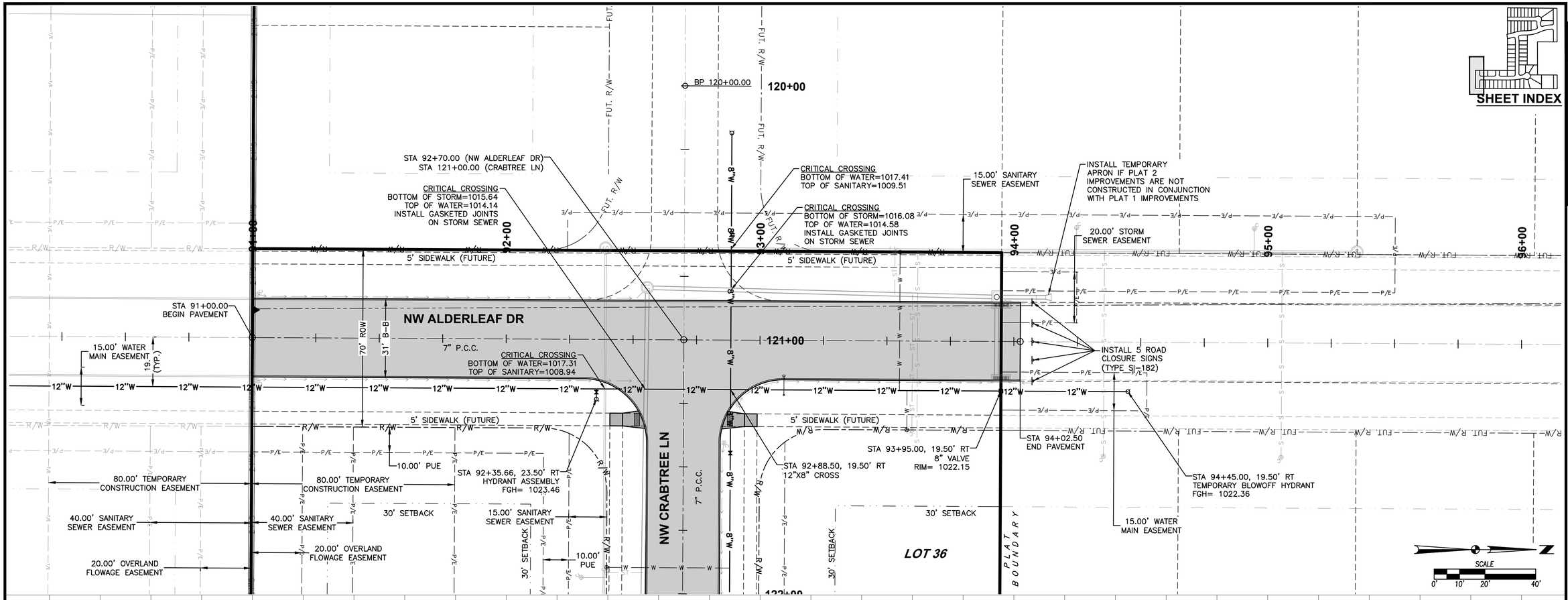
PROPOSED 12" WATER MAIN

CRITICAL CROSSING:
BOTTOM OF WATER=1014.90
TOP OF SANITARY=1001.89

CRITICAL CROSSING
BOTTOM OF WATER=1017.31
TOP OF SANITARY=1008.94

1018.88	1020.00	1021.37	1022.91	1023.91	1023.72	1023.27	1022.62	1021.96	1020.41	1019.84	1020.02
1020.19	1020.69	1021.19	1021.89	1022.19	1022.69	1023.19	1023.69	1024.19	1024.49	1024.18	1023.44

87+00 88+00 89+00 90+00 91+00 92+00



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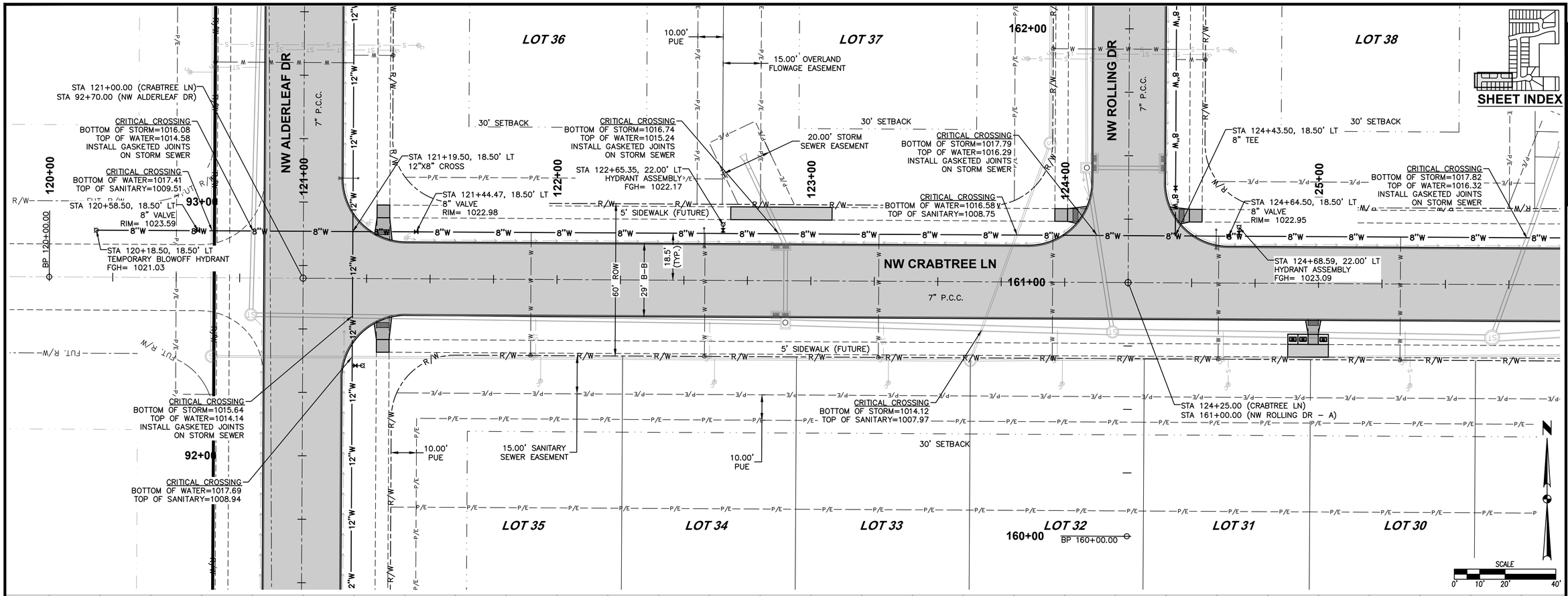
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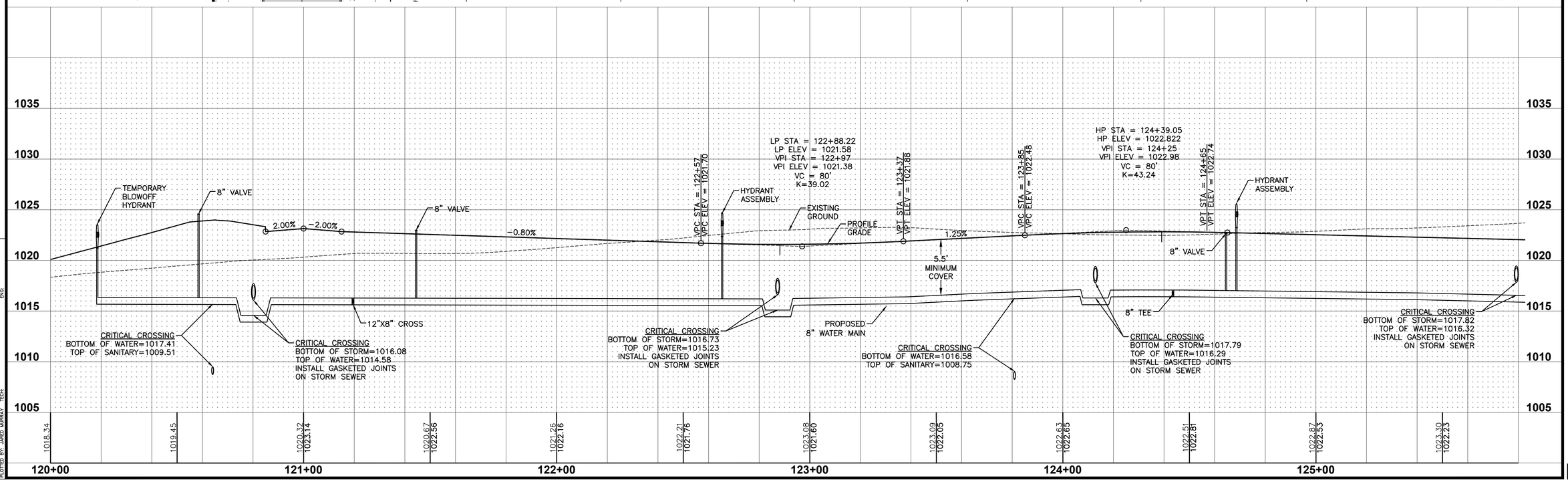
FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

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PLOTTED BY: JAKEB MURRAY TECH: 1/9/2024 10:23 AM COMMENT:
ENG:



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37	FOX VALLEY PLAT 1 WATER MAIN PLAN AND PROFILE
51	

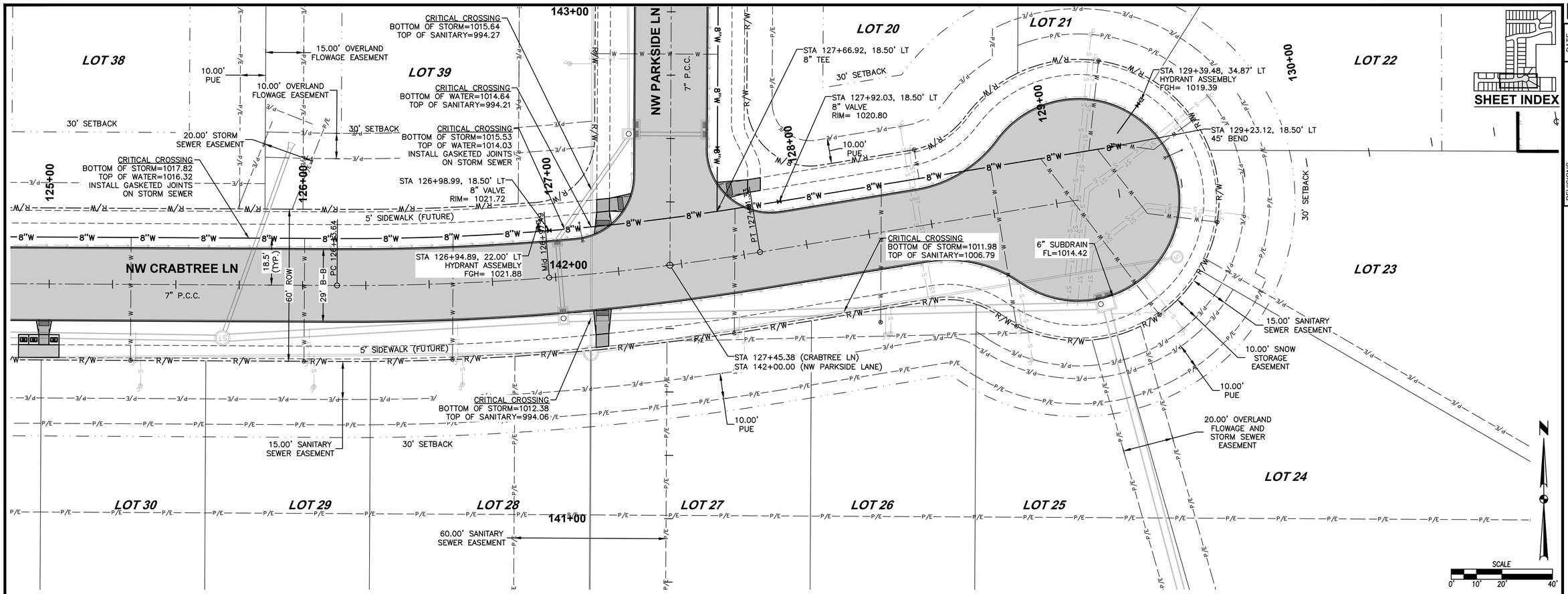


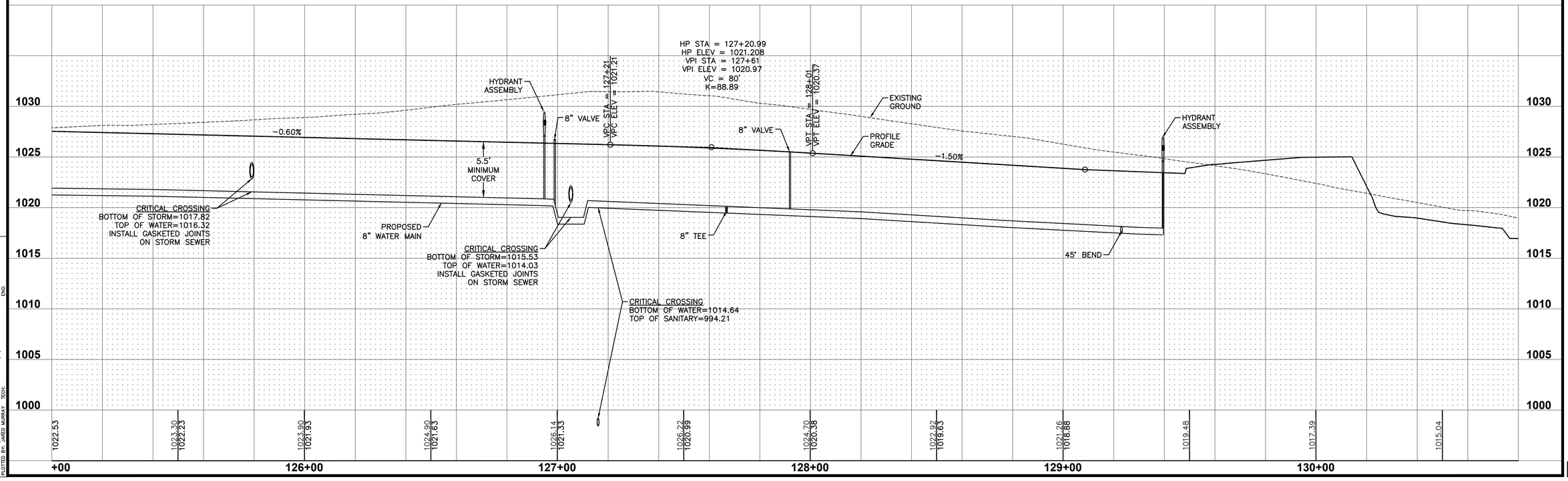
REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FILE: R:\2020\2016\5-PNP-WATER-ASBUILT.DWG
PLOT STYLE TABLE: ACAD.CTB
PLOTTED BY: JARED MURRAY
PLOT DATE: 1/9/2024 10:23 AM
COMMENT:
ENG.
TECH.

2011.616





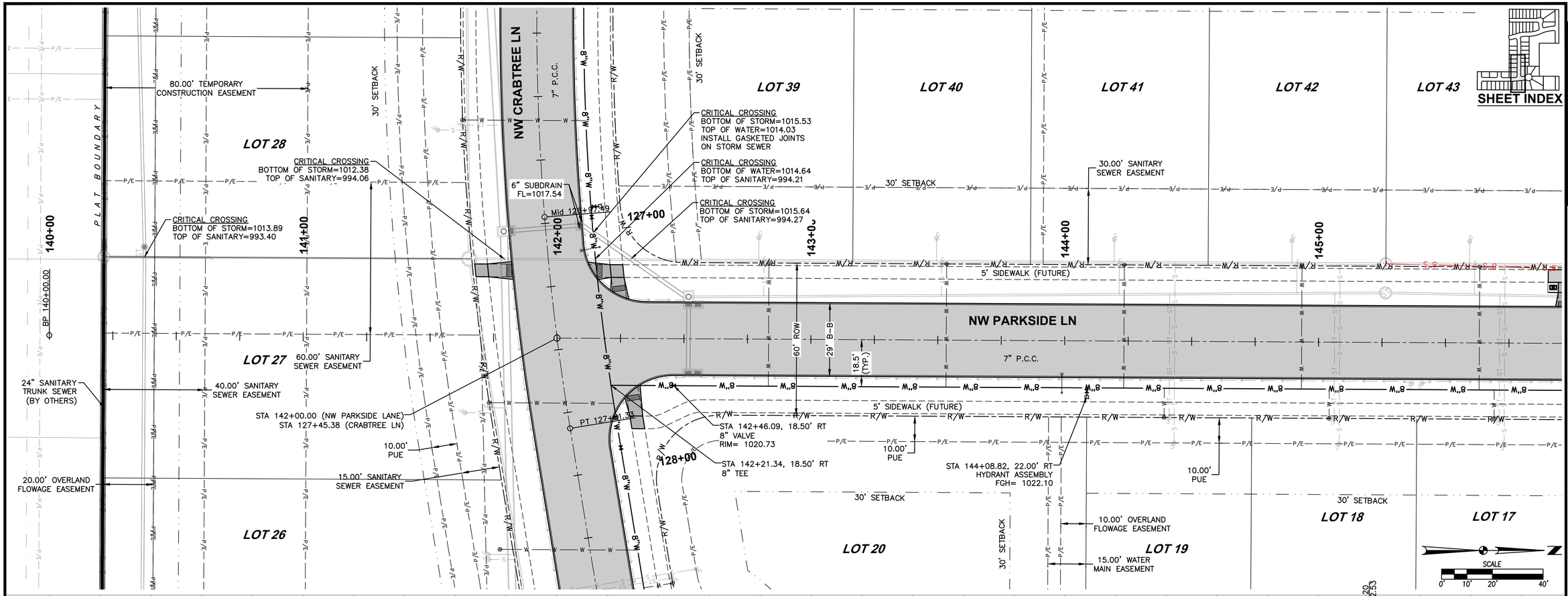
REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

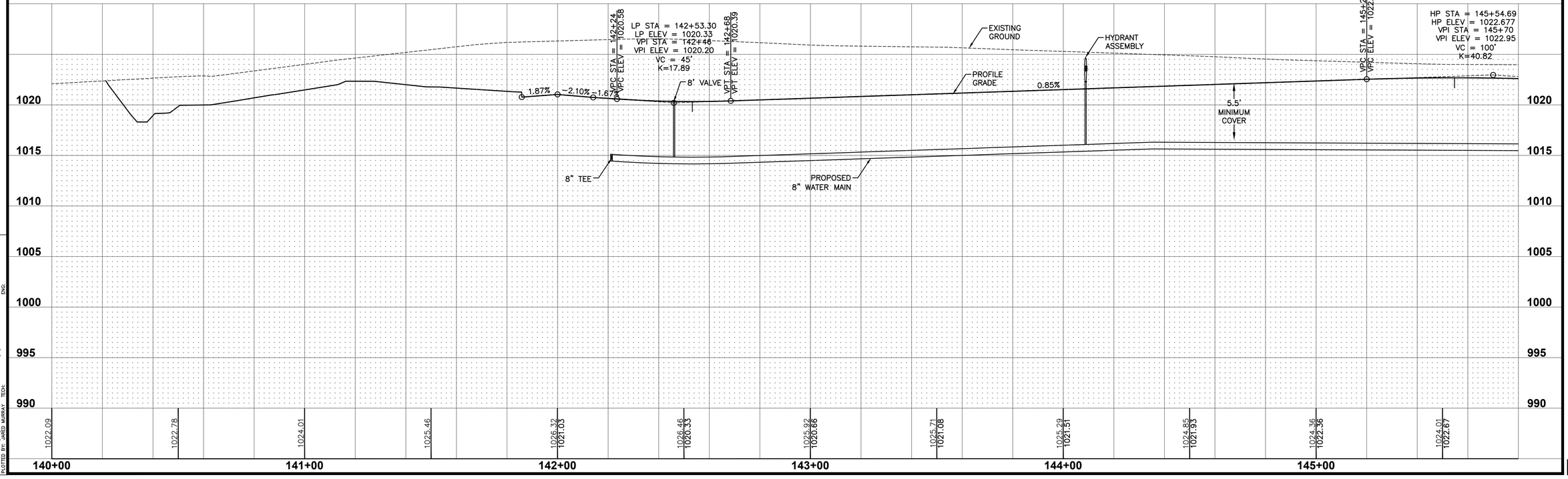
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO
CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE
WAUKEE, IOWA

2011.616

FILE: H:\2007\2011616\DWG\2011616-PNP-WATER-ASBUILT.DWG
PLOTTED: 1/9/2024 10:23 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:





REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

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GRIMES, IOWA 50111
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ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

FILE: H:\2020\2011616\DWG\2011616-PNP-WATER-ASBUILT.DWG
PLOT DATE: 1/9/2024 10:26 AM
PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:

LOT 41 | LOT 42 | LOT 43 | LOT 44 | LOT 45 | LOT 46 | LOT 54 | LOT 53 | LOT 52 | LOT 51

LOT 19 | LOT 18 | LOT 17 | LOT 16 | LOT 15 | LOT 14 | LOT 13

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

25.00' LANDSCAPE BUFFER EASEMENT

30' SETBACK

10.00' PUE

30.00' SANITARY SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1017.28
TOP OF SANITARY=996.38

CRITICAL CROSSING
BOTTOM OF STORM=1013.86
TOP OF SANITARY=996.56

STORM SEWER EASEMENT

STA 149+12.68 (NW PARKSIDE LANE)
STA 30+63.20 (NW HILLSIDE BLVD)

10.00' OVERLAND FLOWAGE EASEMENT

STA 149+30.85, 18.50' RT
8" TEE

25.00' LANDSCAPE BUFFER EASEMENT

10.00' PUE

145+00 | 146+00 | 147+00 | 148+00 | 149+00 | 150+00 | 30+00 | 31+00

PT 30+45.89 | PC 30+90.89 | Mid 31+39.95

PT 148+36.32 | PC 147+87.77 | Mid 148+36.32

NW PARKSIDE LN
7" P.C.C.

NW HILLSIDE BLVD
8" P.C.C. W/ CD BASKETS.

60' ROW | 29' B-B | 18.5' (TYP)

5' SIDEWALK (FUTURE)

10.00' PUE

STA 146+68.82, 22.00' RT
HYDRANT ASSEMBLY
FGH= 1021.90

CRITICAL CROSSING
BOTTOM OF STORM=1012.57
TOP OF WATER=1011.07
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1015.48
TOP OF SANITARY=997.17

STA 148+72.92, 18.50' RT
8" VALVE
RIM= 1021.70

30' SETBACK

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

30' SETBACK

SCALE 0' 10' 20' 40'

SHEET INDEX

VPC STA = 145+20
VPC ELEV = 1022.53

HP STA = 145+54.69
HP ELEV = 1022.677
VPI STA = 145+70
VPI ELEV = 1022.95
VC = 100'
K=40.82

5.5' MINIMUM COVER

VPT STA = 146+20
VPT ELEV = 1022.215

-1.60%

VPC STA = 146+65
VPC ELEV = 1021.43

HYDRANT ASSEMBLY

LP STA = 147+36.16
LP ELEV = 1020.87
VPI STA = 147+15
VPI ELEV = 1020.63
VC = 100'
K=44.48

VPT STA = 147+65
VPT ELEV = 1020.96

PROFILE GRADE

EXISTING GROUND

0.65%

8" VALVE

2.00% | 2.00%

8" TEE

PROPOSED 8" WATER MAIN

CRITICAL CROSSING
BOTTOM OF STORM=1012.57
TOP OF WATER=1011.07
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1015.48
TOP OF SANITARY=997.17

1025 | 1020 | 1015 | 1010 | 1005 | 1000 | 995

1024.85 / 1021.93 | 1024.36 / 1022.36 | 1024.01 / 1022.67 | 1023.95 / 1022.43 | 1023.61 / 1021.67 | 1023.08 / 1021.01 | 1022.63 / 1020.89 | 1022.42 / 1021.19 | 1022.72 / 1021.51 | 1023.87 / 1021.85 | 1025.04 | 1025.66

145+00 | 146+00 | 147+00 | 148+00 | 149+00 | 150+00

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
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3RD SUBMITTAL	03/26/2021

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

ENGINEER: JMM | TECH: CWO

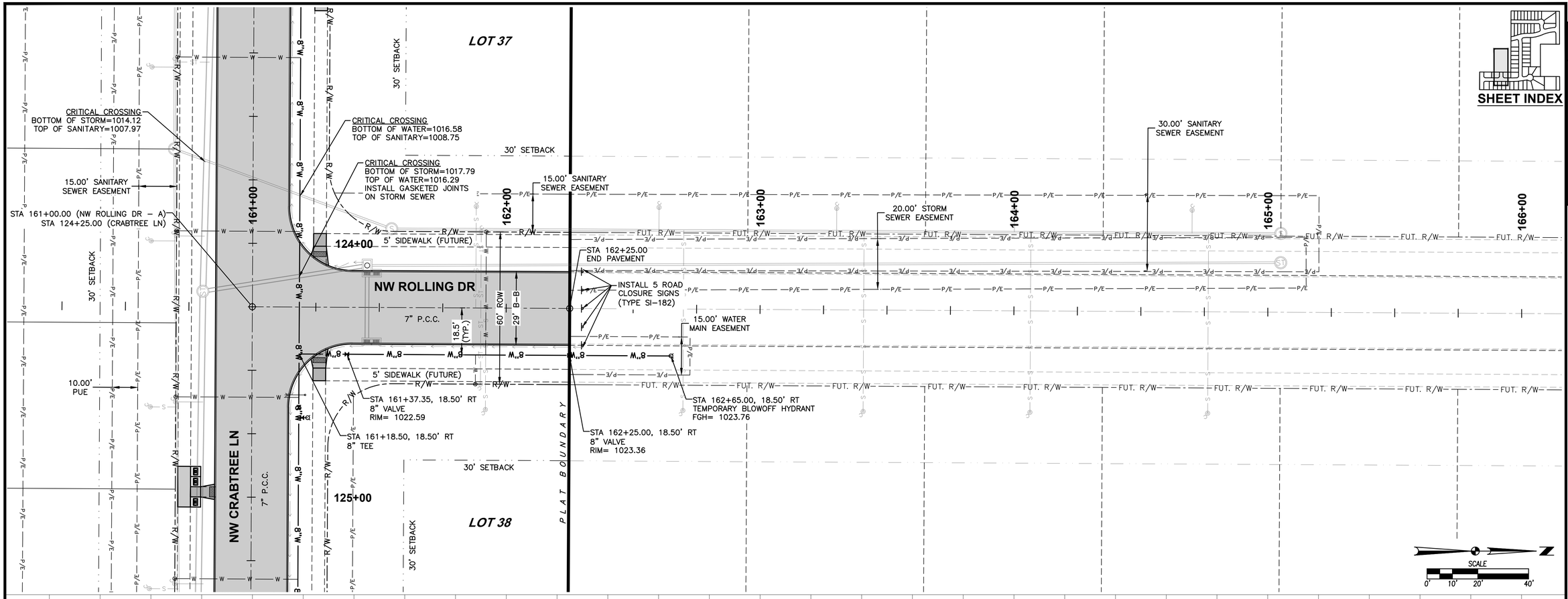
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

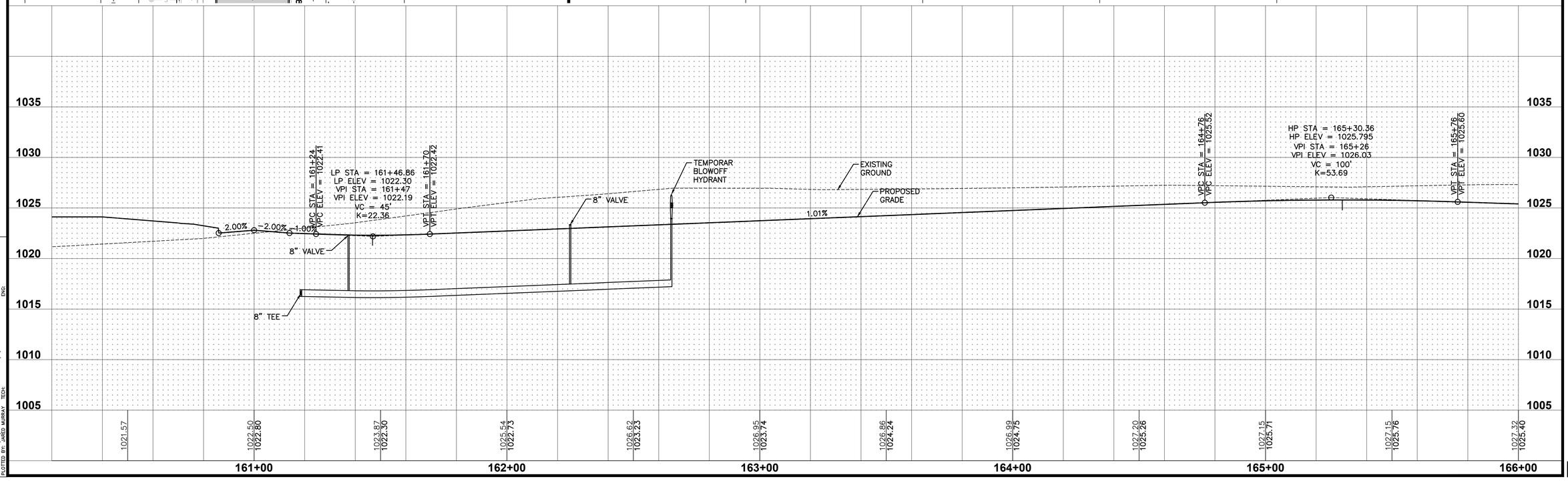
FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

40 / 51

2011.616

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REVISED: 1/10/2024 10:07:01 AM COMMENT:
PLOTTED BY: JARED MURRAY TECH: ENG:





SHEET INDEX

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

41/51

2011.616

FILE: H:\2020\2201616\DWG\2201616-PNP-WATER-ASBUILT.DWG
REF: XREF-PLOT-TITLE-2020.DWG PLOTTED: 7/1/2024 10:28 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7

20.00' STORM SEWER EASEMENT

30' SETBACK

STA 182+58.29, 18.50' LT
8" VALVE
RIM= 1026.29

STA 182+18.29, 18.50' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1026.69

CRITICAL CROSSING
BOTTOM OF STORM=1019.40
TOP OF WATER=1017.90
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 184+33.29, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1022.95

181+00 | 182+00 | 183+00 | 184+00 | 185+00 | 186+00

5' SIDEWALK (FUTURE)

INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI-182)

15.00' WATER MAIN EASEMENT

STA 182+42.00
BEGIN PAVEMENT

NW ROLLING DR

7" P.C.C.

60' ROW
29' B-B
18.5' (TYP.)

5' SIDEWALK (FUTURE)

20.00' STORM SEWER EASEMENT

15.00' SANITARY SEWER EASEMENT

30.00' SANITARY SEWER EASEMENT

PLAT BOUNDARY

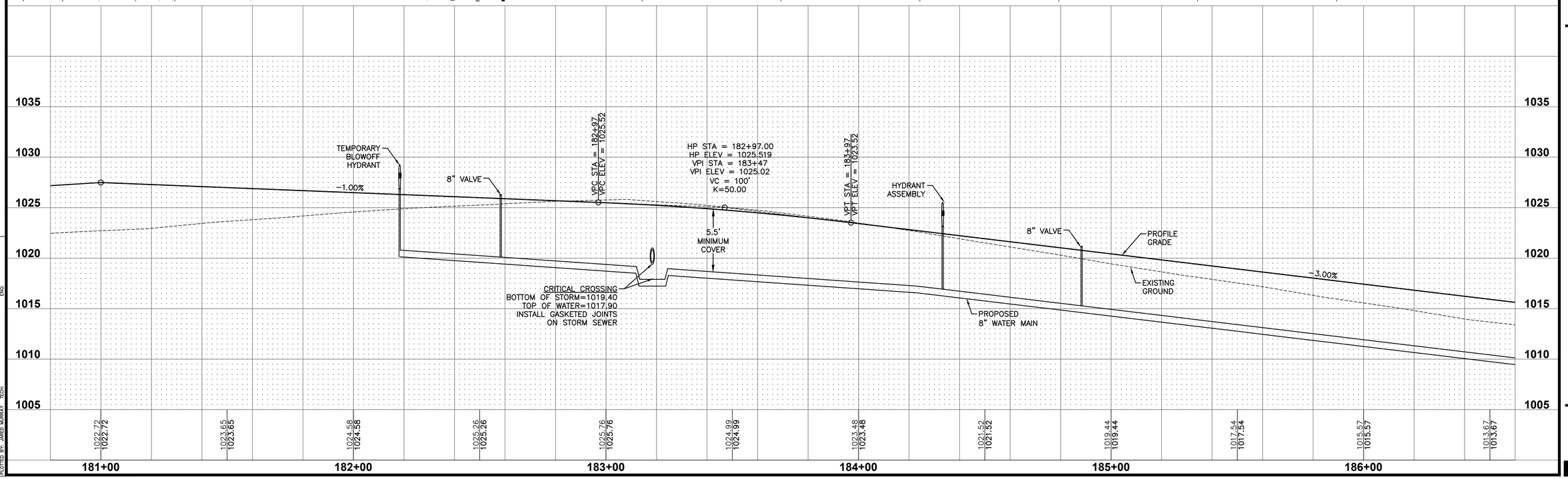
10.00' PUE

LOT 54 | LOT 53 | LOT 52 | LOT 51 | LOT 50 | LOT 49 | LOT 48

10.00' OVERLAND FLOWAGE EASEMENT

FUT. R/W

SCALE 0' 10' 20' 40'



SHEET INDEX

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
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ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE

FILE: H:\2007\2011616\DWG\2011616-PNP-WATER-ASBUILT.DWG
PLOTTED: 1/9/2024 10:26 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10

30' SETBACK

CRITICAL CROSSING
BOTTOM OF STORM=1019.40
TOP OF WATER=1017.90
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 184+33.29, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1022.95

STA 184+88.29, 18.50' LT
8" VALVE
RIM= 1021.16

STA 187+08.29, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1014.70

CRITICAL CROSSING
BOTTOM OF STORM=1006.28
TOP OF WATER=1004.78
INSTALL GASKETED JOINTS
ON STORM SEWER

20.00' STORM
SEWER EASEMENT

183+00 | 184+00 | 185+00 | 186+00 | 187+00 | 188+00 | 203+00 | 202+00 | 35+00

5' SIDEWALK (FUTURE)

NW ROLLING DR

7" P.C.C.

60' ROW

29' B-B

18.5' (TYP.)

STA 187+78.82, 18.50' LT
45° BEND

STA 187+88.82, 8.50' LT
45° BEND

30' SETBACK

10.00' SNOW
STORAGE EASEMENT

LOT 11

LOT 12

CRITICAL CROSSING
BOTTOM OF WATER=1005.89
TOP OF SANITARY=999.68

CRITICAL CROSSING
BOTTOM OF STORM=1006.09
TOP OF SANITARY=999.45

15.00' SANITARY
SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1009.76
TOP OF SANITARY=1001.40

CRITICAL CROSSING
BOTTOM OF STORM=1008.24
TOP OF SANITARY=999.23

PT 202+11.99

Mid 201+64.55

8" W

5' SIDEWALK (FUTURE)

SCALE 0' 10' 20' 40'

LOT 54 | LOT 53 | LOT 52 | LOT 51 | LOT 50 | LOT 49 | LOT 48 | LOT 47

SHEET INDEX

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE
WAUKEE, IOWA

HP STA = 182+97.00
HP ELEV = 1025.519
VPI STA = 183+47
VPI ELEV = 1025.02
VC = 100'
K=50.00

VPC STA = 182+97
VPC ELEV = 1025.52

VPT STA = 183+97
VPT ELEV = 1023.52

HYDRANT ASSEMBLY

8" VALVE

5.5' MINIMUM COVER

3.00%

PROFILE GRADE

EXISTING GROUND

PROPOSED 8" WATER MAIN

CRITICAL CROSSING
BOTTOM OF STORM=1019.40
TOP OF WATER=1017.90
INSTALL GASKETED JOINTS
ON STORM SEWER

HYDRANT ASSEMBLY

45° BEND

45° BEND

CRITICAL CROSSING
BOTTOM OF STORM=1006.28
TOP OF WATER=1004.78
INSTALL GASKETED JOINTS
ON STORM SEWER

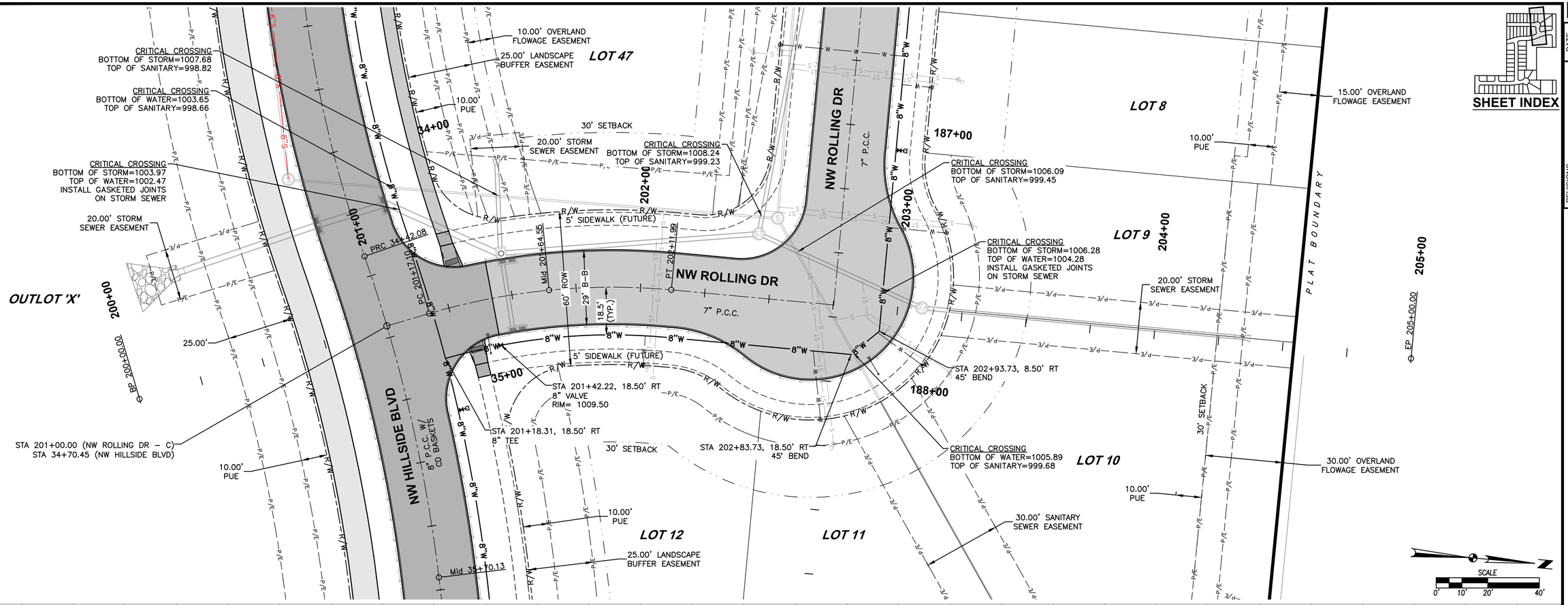
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TOP OF SANITARY=999.68

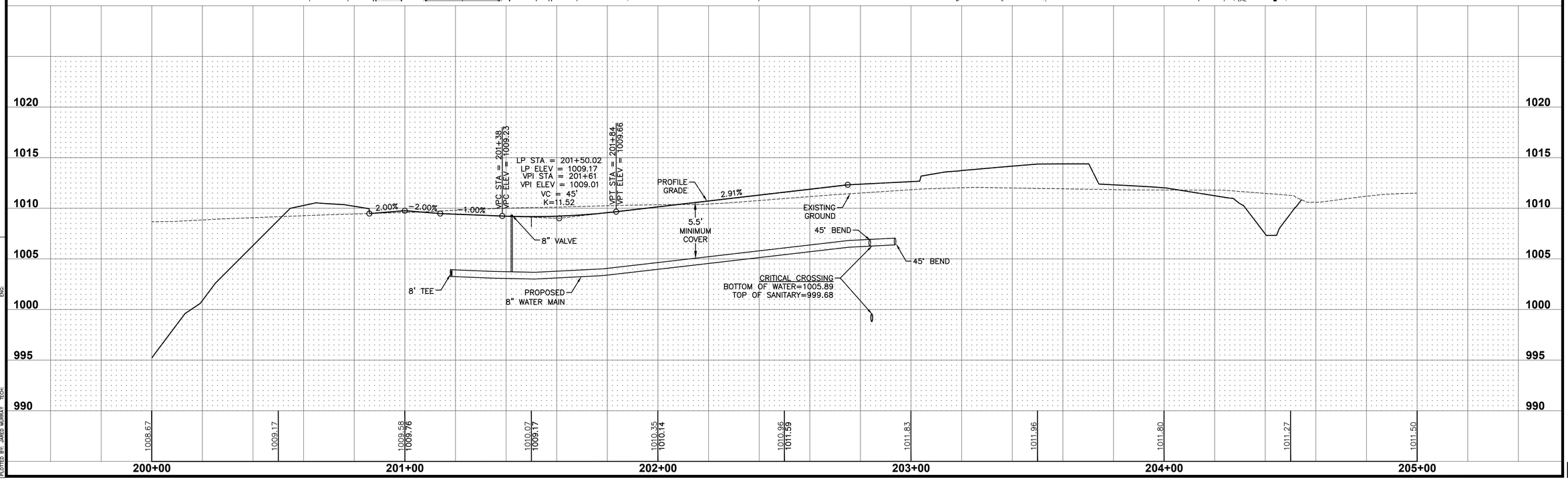
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1025.76 | 1024.99 | 1023.48 | 1021.52 | 1019.44 | 1017.54 | 1015.57 | 1013.67 | 1012.33 | 1011.63 | 1011.00 | 1009.70

183+00 | 184+00 | 185+00 | 186+00 | 187+00 | 188+00

FILE: H:\2020\2011616\DWG\2011616-PHP-WATER-ASBUILT.DWG
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PLOTTED BY: JARED MURRAY | TECH:
COMMENT: ENG:





SHEET INDEX

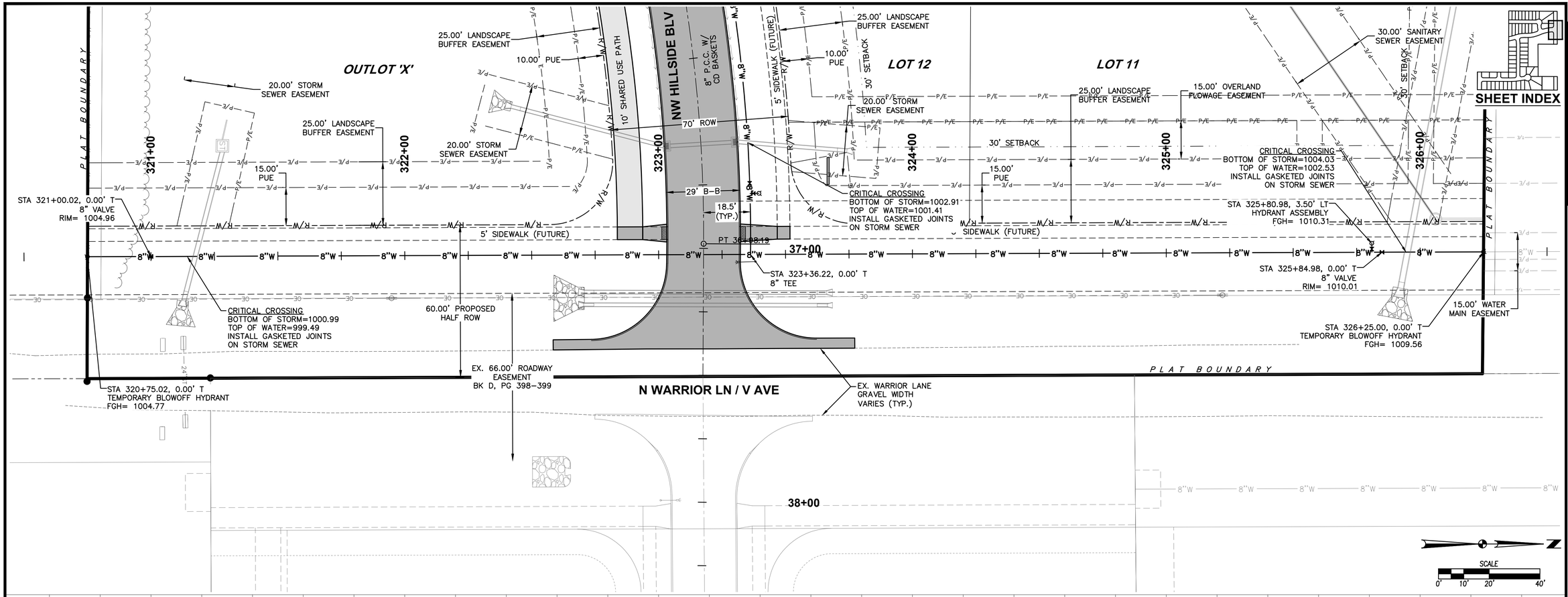
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FINAL SUBMITTAL	05/03/2021
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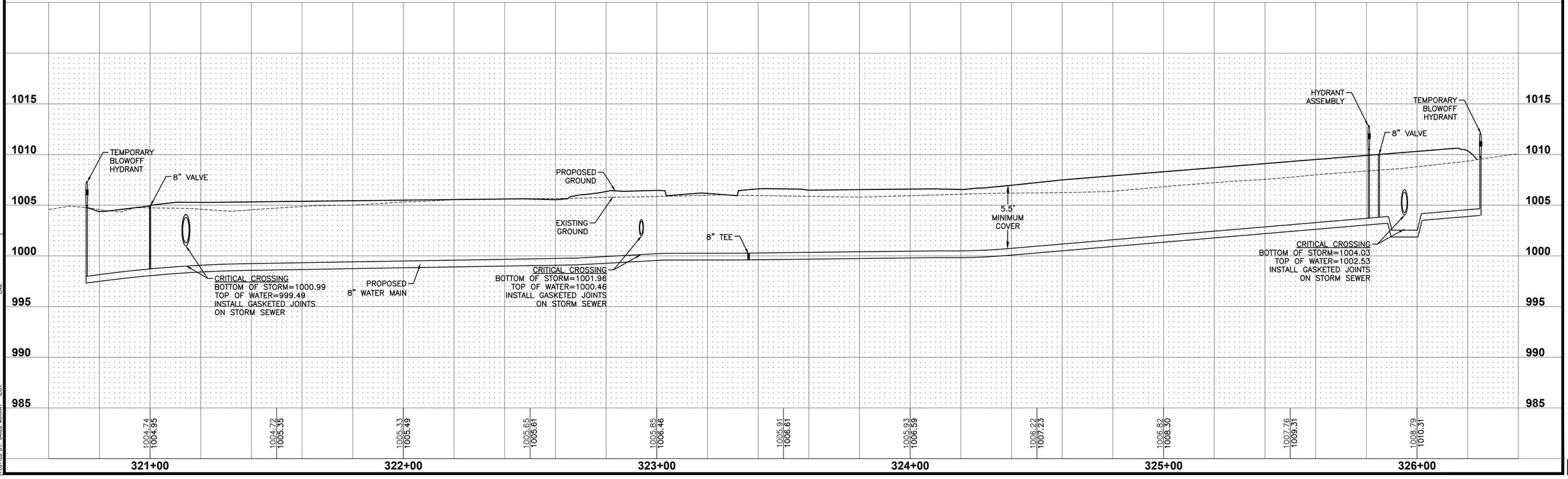
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE
WAUKEE, IOWA

FILE: H:\2020\2011616\DWG\2011616-PNP-WATER-ASBUILT.DWG
PLOTTED BY: JARED MURRAY | PLOTTED: 7/1/2024 10:29 AM | COMMENT:
TECH: | ENG:





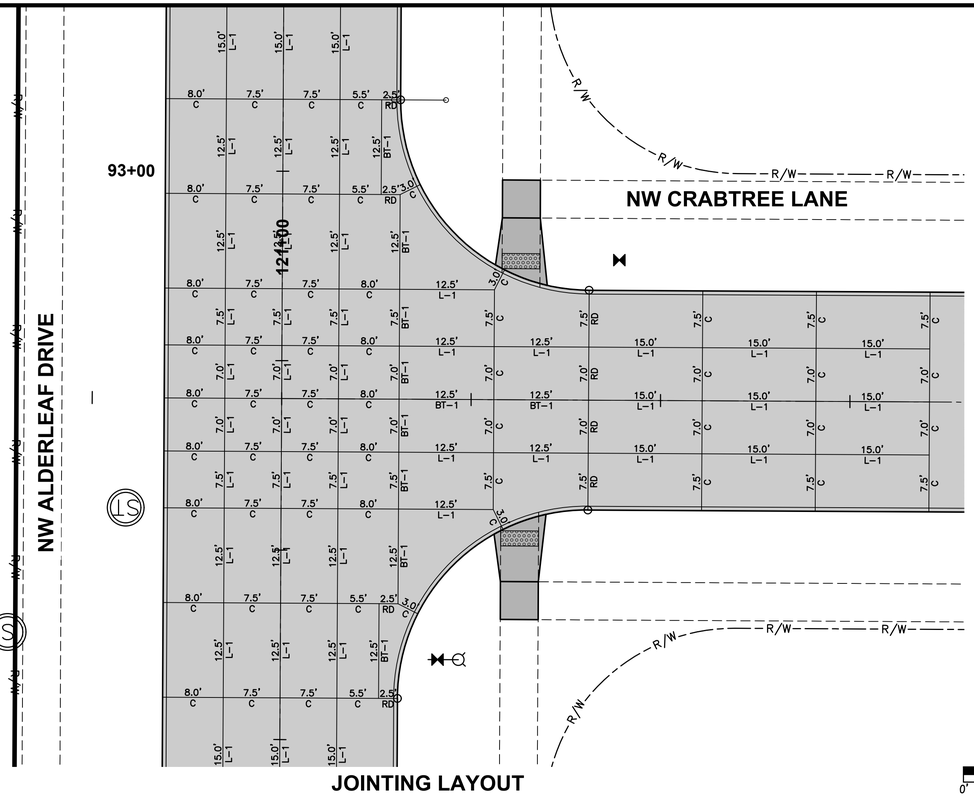
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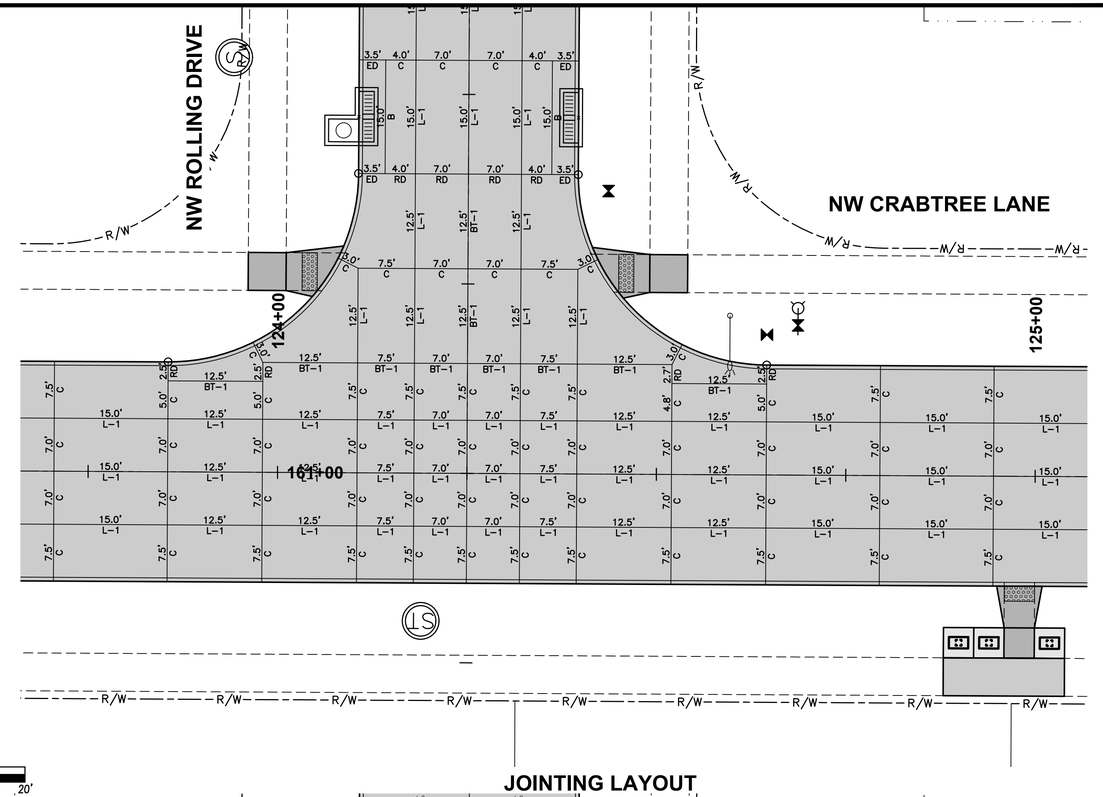
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ENGINEER: JMM | TECH: CWO

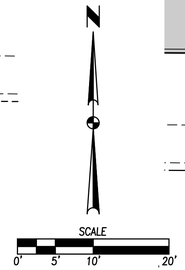
CIVIL DESIGN ADVANTAGE

FOX VALLEY PLAT 1
WATER MAIN PLAN AND PROFILE
WAUKEE, IOWA

FILE: H:\2007\2011616\DWG\2011616-PNP-WATER-ASBUILT.DWG
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PLOTTED BY: JARED MURRAY
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TECH:

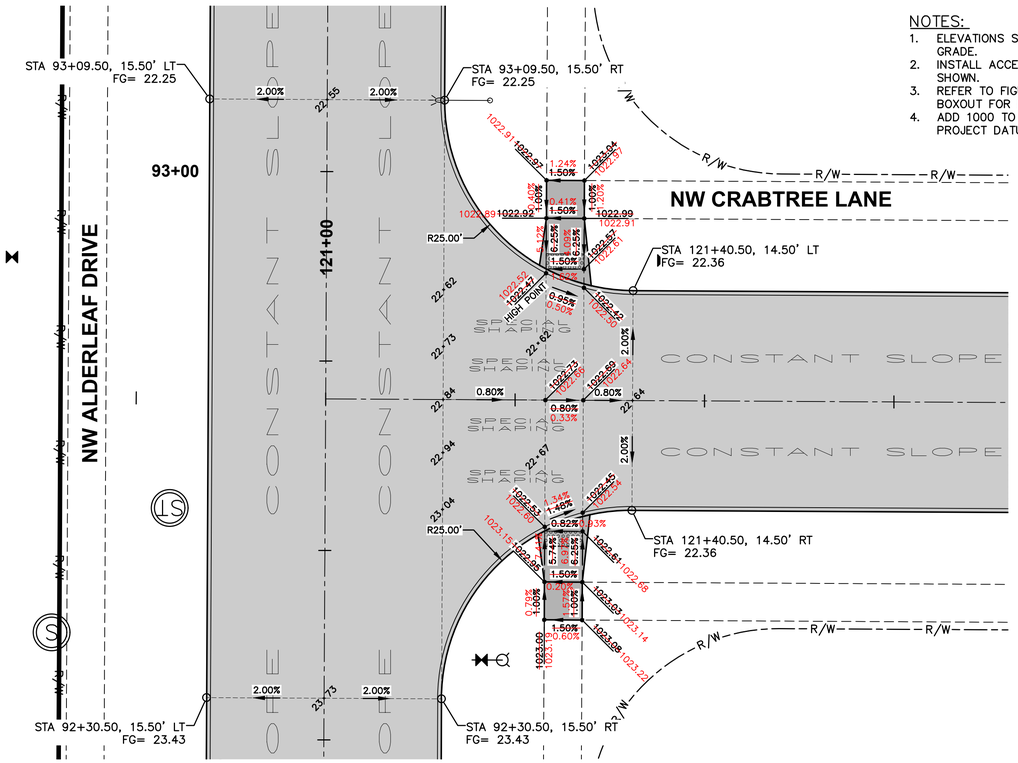


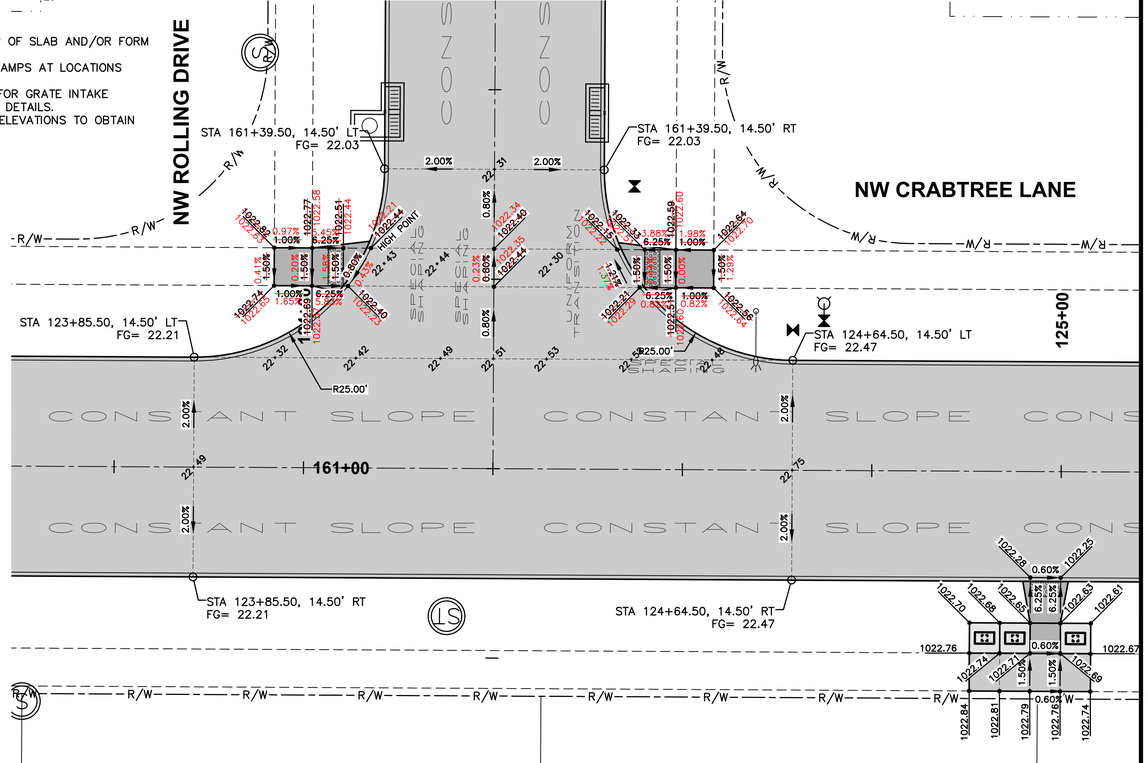




NOTES:

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\2071616\DWG\2071616-INTERSECTION-ASBUILT.DWG
PLOT DATE: 7/2/2021 11:02 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

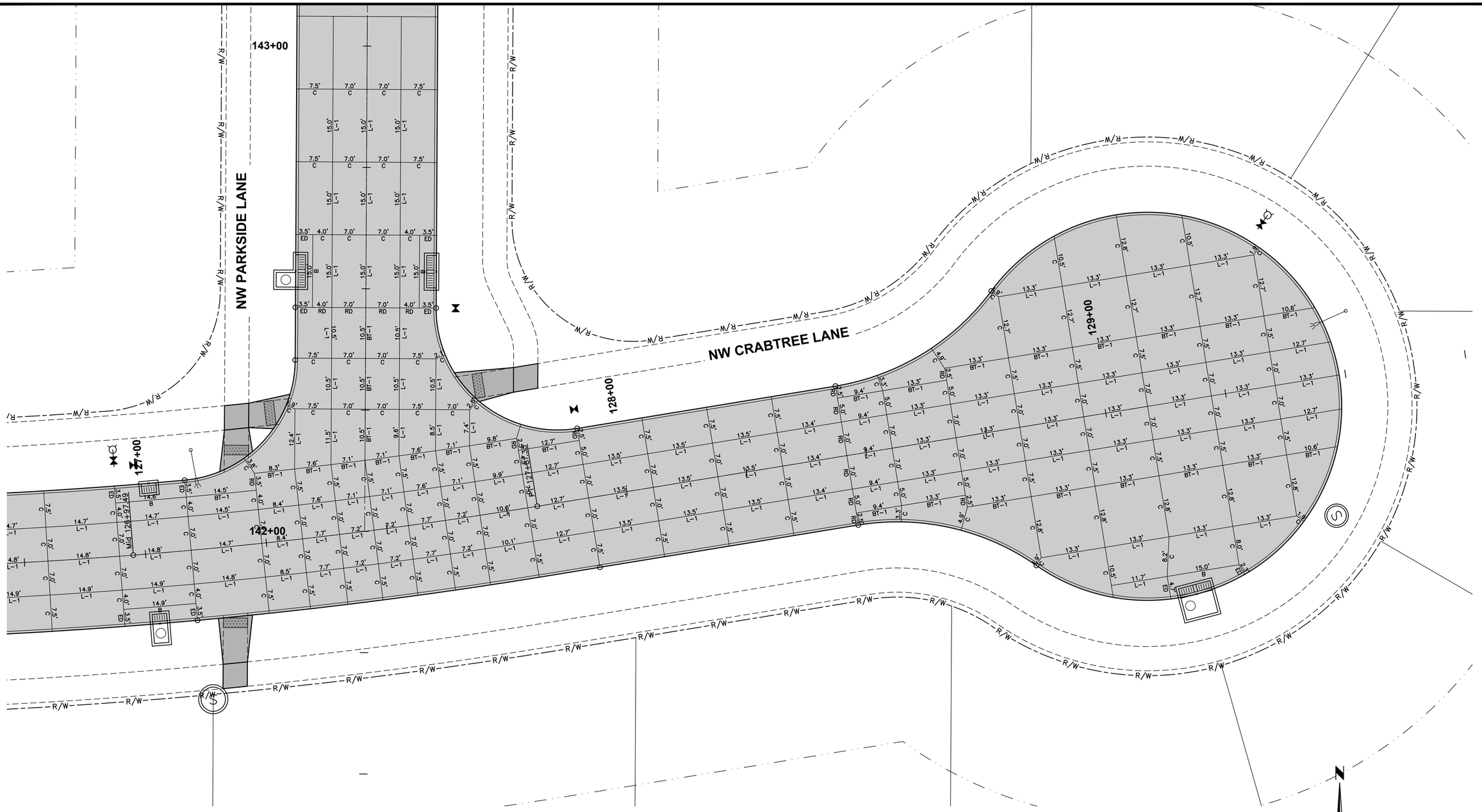
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM | TECH: CWO

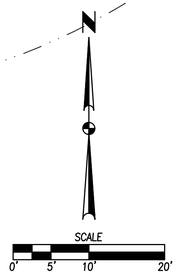
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

FOX VALLEY PLAT 1
INTERSECTION DETAIL

2011.616



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 4 DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

REVISIONS	DATE
AS-BUILT SUBMITTAL	01/08/2024
REVISED WATER MAIN SUBMITTAL	06/23/2021
FINAL SUBMITTAL	05/03/2021
4TH SUBMITTAL	04/14/2021
3RD SUBMITTAL	03/26/2021

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

ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE

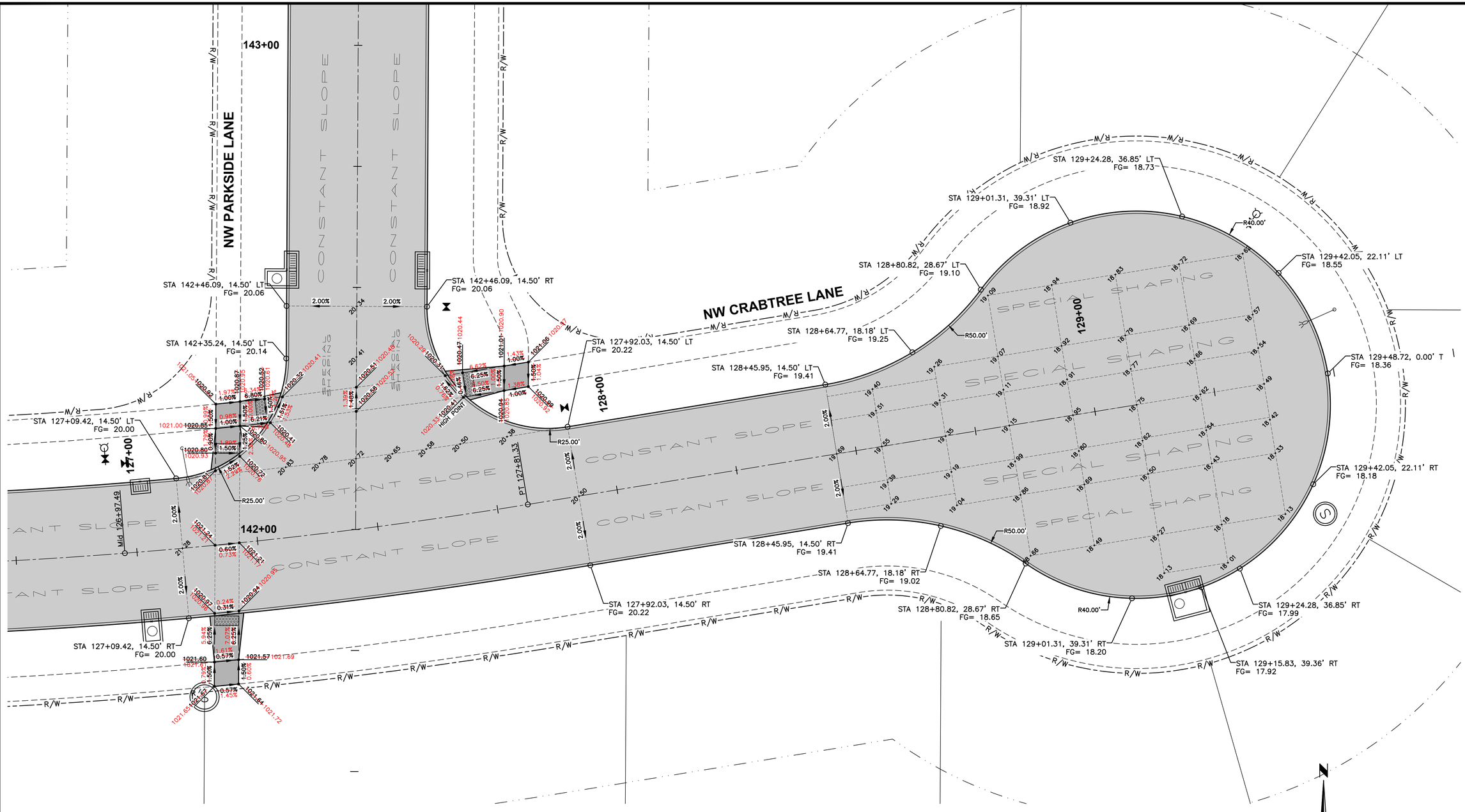
WAUKEE, IOWA

FOX VALLEY PLAT 1

INTERSECTION DETAIL

2011.616

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PLOTTED BY: JARED MURRAY TECH: PLOTTED: 7/9/2024 10:27 AM COMMENT:



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.

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AS-BUILT SUBMITTAL	01/08/2024
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WAUKEE, IOWA

FOX VALLEY PLAT 1

INTERSECTION DETAIL

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TECH:
COMMENT:
ENG:

NW HILLSIDE BOULEVARD

NW ROLLING DRIVE

NW PARKSIDE LANE

JOINTING LAYOUT

JOINTING LAYOUT

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STA 31+05.88, 14.50' LT
FG= 19.88

STA 31+05.88, 14.50' RT
FG= 19.88

STA 30+22.45, 14.50' LT
FG= 23.25

STA 30+17.05, 14.50' RT
FG= 23.39

STA 148+72.92, 14.50' RT
FG= 21.38

STA 148+64.47, 14.50' LT
FG= 21.32

STA 148+64.47, 14.50' RT
FG= 21.32

STA 201+42.22, 14.50' LT
FG= 08.92

STA 201+42.22, 14.50' RT
FG= 08.92

STA 201+35.56, 14.50' LT
FG= 08.98

STA 34+32.86, 14.50' LT
FG= 09.28

STA 34+32.86, 14.50' RT
FG= 09.28

STA 35+08.53, 14.50' LT
FG= 09.70

STA 35+08.53, 14.50' RT
FG= 09.70

GEOMETRICS AND STAKING LAYOUT

GEOMETRICS AND STAKING LAYOUT

SCALE 0' 5' 10' 20'

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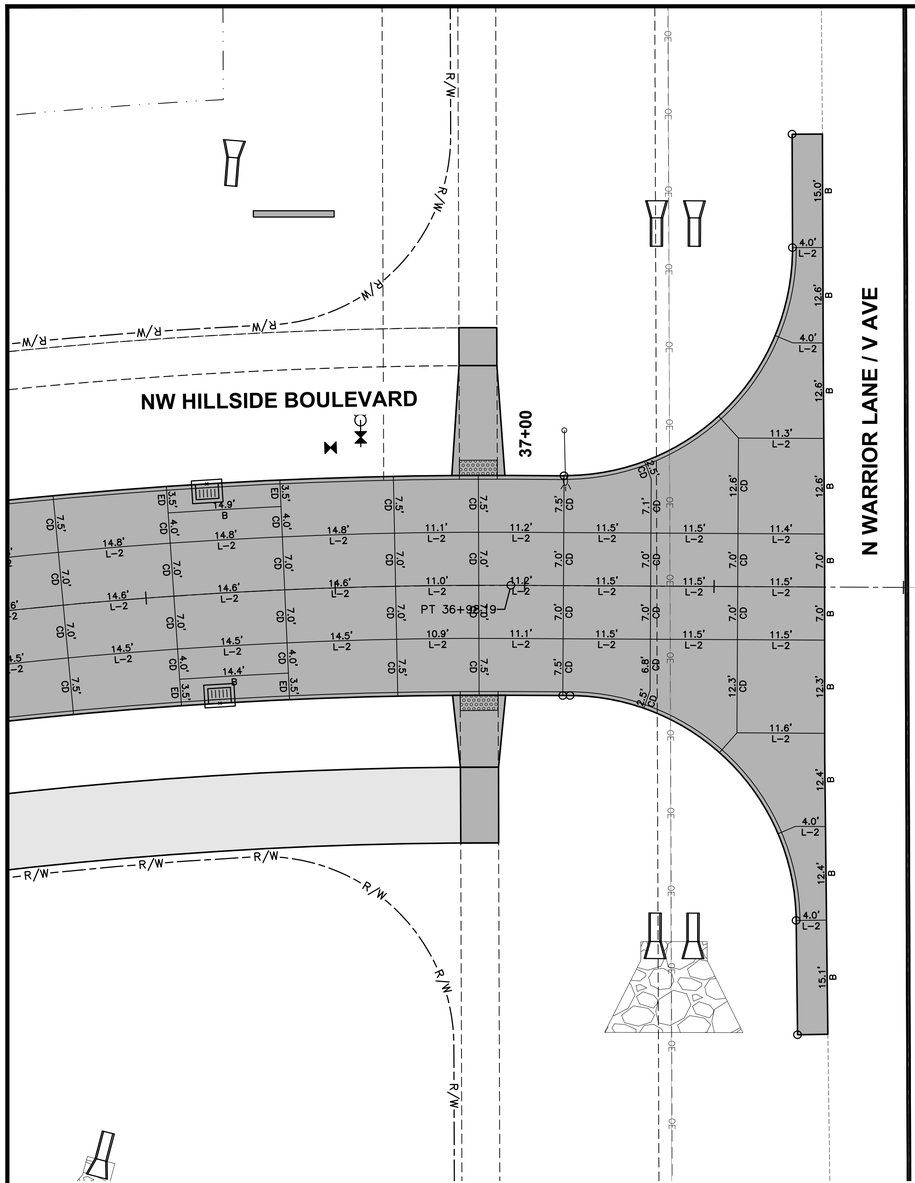
WAUKEE, IOWA

FOX VALLEY PLAT 1

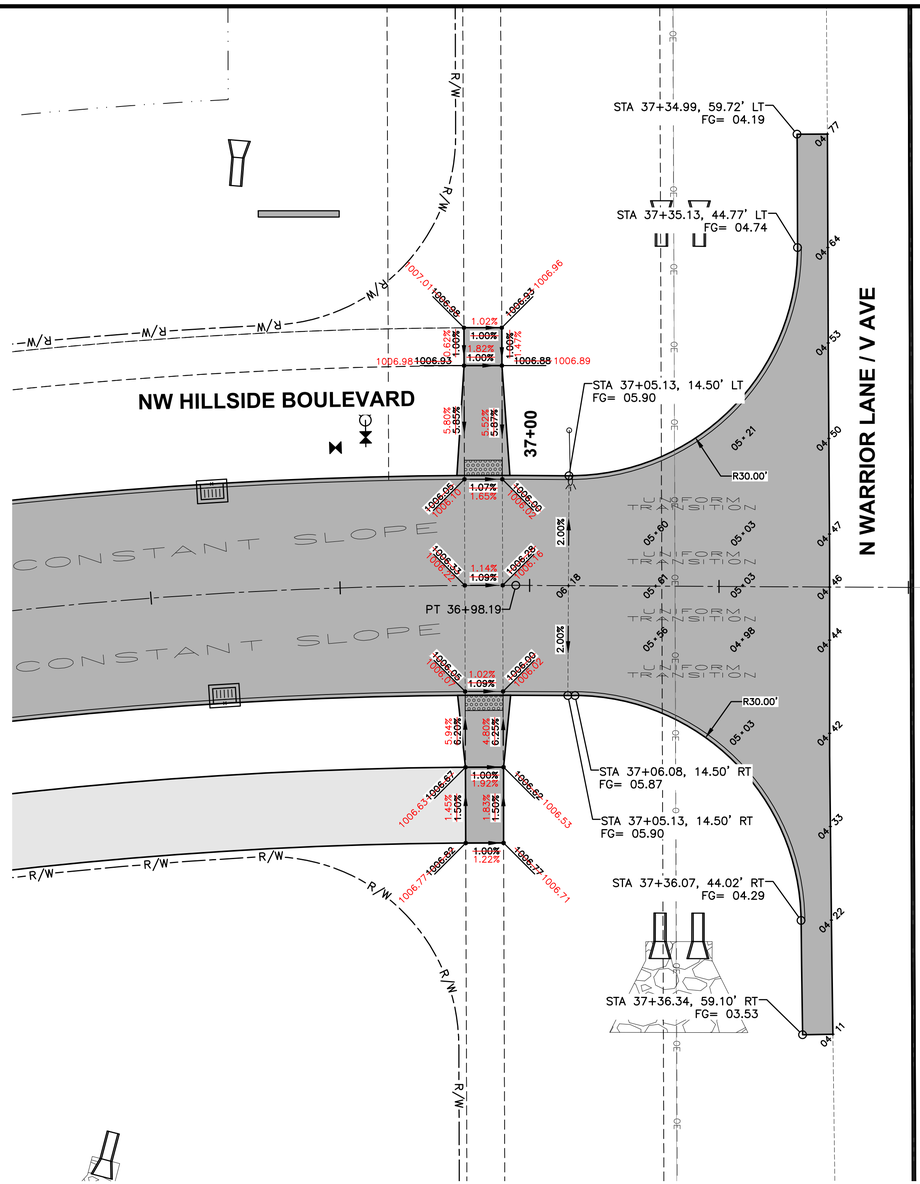
INTERSECTION DETAIL

2011.616

FILE: H:\2020\2011616\DWG\2011616-INTERSECTION-4SBUILT.DWG
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TECH:
COMMENT:
ENG:



JOINTING LAYOUT



GEOMETRICS AND STAKING LAYOUT

SCALE
0' 5' 10' 20'

NOTES:

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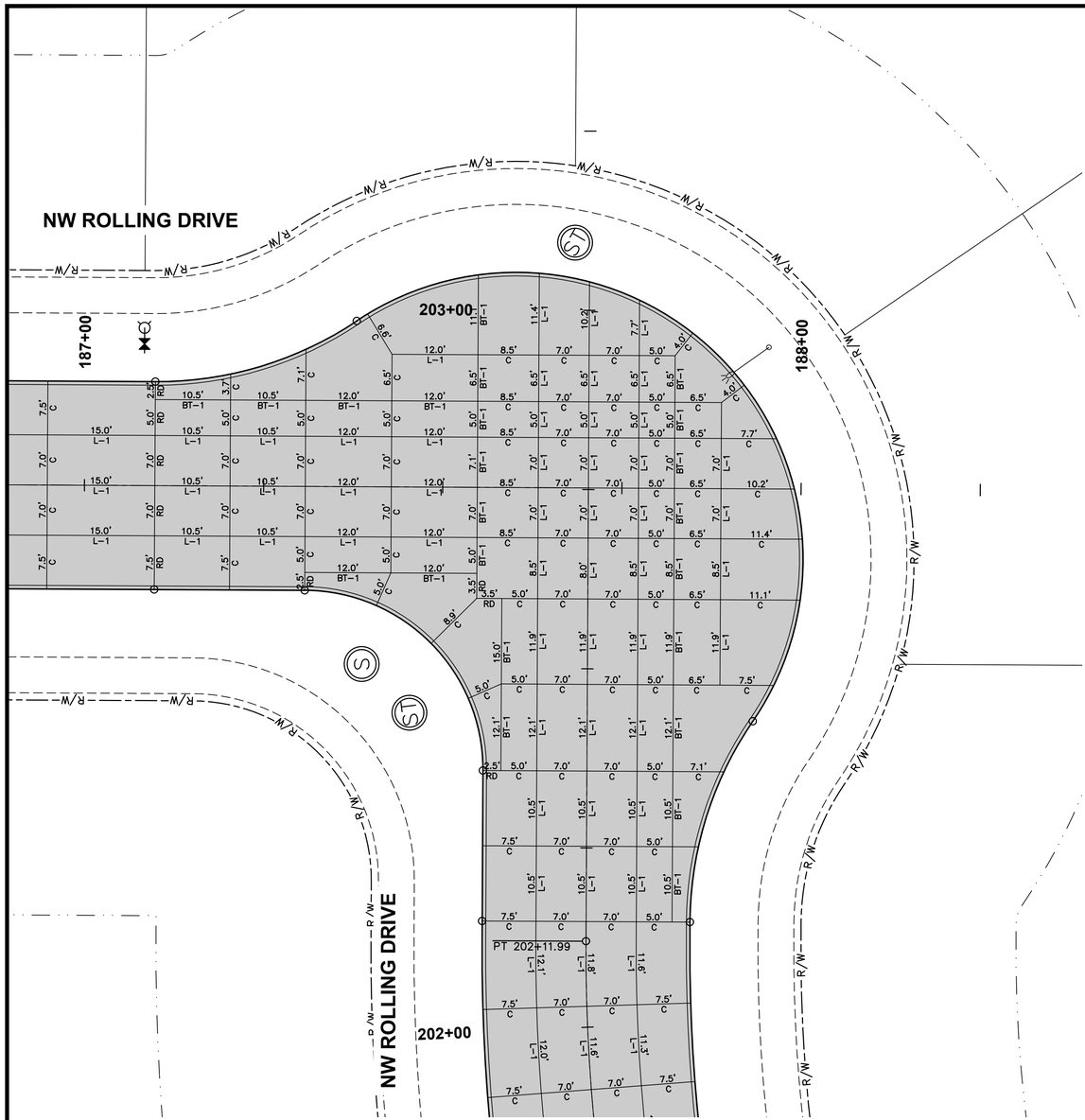
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

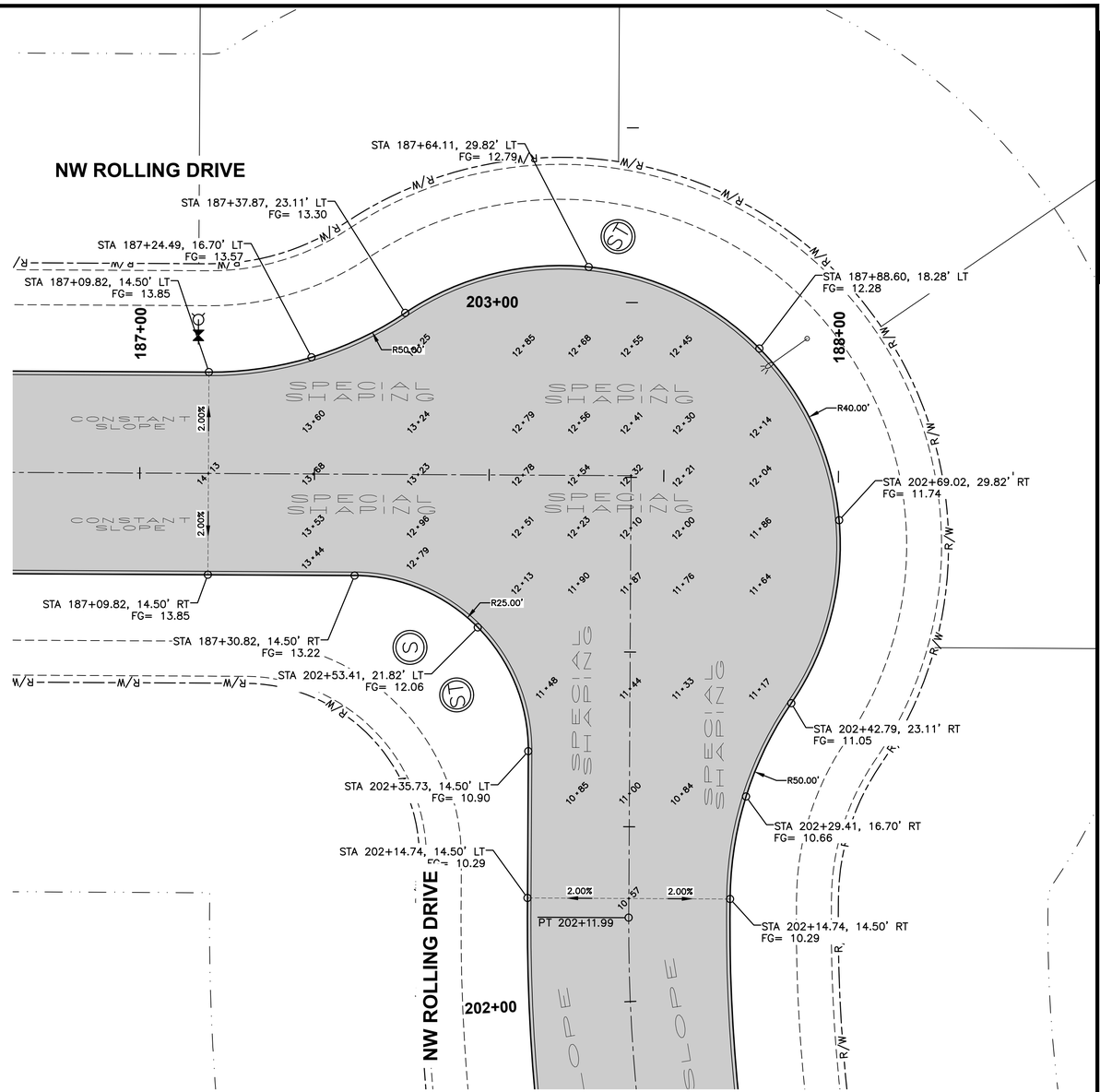
FOX VALLEY PLAT 1

INTERSECTION DETAIL

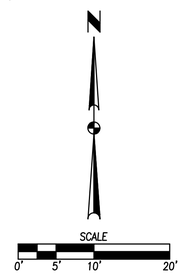
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COMMENT:
ENG:



JOINTING LAYOUT



GEOMETRICS AND STAKING LAYOUT



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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX VALLEY PLAT 1

INTERSECTION DETAIL

51/51

2011.616

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