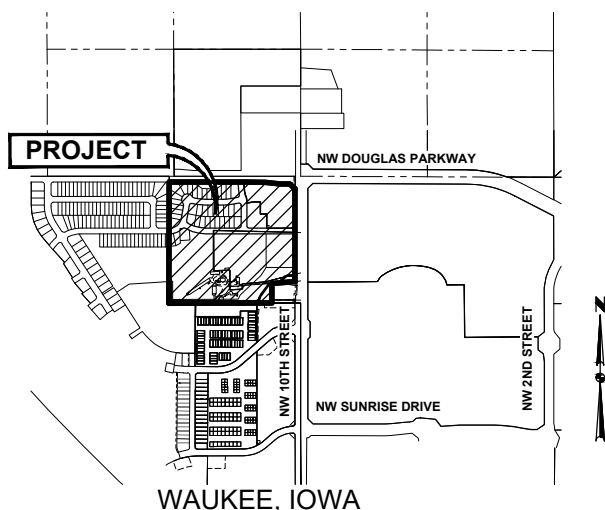


CONSTRUCTION PLANS FOR: ALDER POINT WAUKEE, IOWA

VICINITY MAP



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 PLAN
7	LANDSCAPE PLAN
8-9	GRADING PLAN
10-11	EROSION AND SEDIMENT CONTROL PLAN
12-18	PLAN AND PROFILE
19	SANITARY SEWER PLAN AND PROFILE
20-25	STORM SEWER PLAN AND PROFILE
26-28	INTERSECTION DETAILS

GENERAL LEGEND

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

OWNER / DEVELOPER

HRC ALDER POINT, LLC
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH: (515) 283-5190

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: EMILY HARDING
4121 NW URBAN DALE DRIVE
URBAN DALE, IOWA 50322
PH: (515) 369-4400

DATE OF SURVEY

DECEMBER 2021

ZONING

PD-1 (BK 2021, PG 34684)
C-1A, R-2/PD-1
AND R-4/PD-1

PARKLAND DEDICATION

PARKLAND REQUIRED:
SINGLE FAMILY: 39 UNITS * 3
PERSONS/UNIT * 6.5 ACRES/1000
PEOPLE = 0.76 AC

PARKLAND PROVIDED: 3.59 AC (OUTLOT Z)
* EXCESS PARKLAND PROVIDED SHALL BE
USED TO SATISFY PARKLAND DEDICATION
REQUIREMENT FOR OUTLOTS X & Y WHEN
THEY ARE DEVELOPED.

DEVELOPMENT SCHEDULE

BEGIN: SPRING 2022
END: FALL 2022

DEVELOPMENT SUMMARY

PD-1 (BK 2021, PG 34684), C-1A, R-2/PD-1 AND
R-4/PD-1 = 36.62 ACRES (1,595,337 SQUARE FEET)

SUBMITTAL DATES

FIRST SUBMITTAL:	05/10/2022
SECOND SUBMITTAL:	05/26/2022
THIRD SUBMITTAL:	06/15/2022
FOURTH SUBMITTAL:	07/07/2022
FIFTH SUBMITTAL:	08/22/2022
SIXTH SUBMITTAL:	09/12/2022
REVISED CELL TOWER ACCESS:	06/21/2023
AS-BUILTS:	04/24/2024

BULK REGULATIONS

C-1A BULK REGULATIONS (LOTS 41-42)
- 30' FRONT YARD SETBACK
- 30' REAR YARD SETBACK
- NO MINIMUM SIDEYARD, EXCEPT WHEN ADJACENT TO ANY R
DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET

PD BULK REGULATIONS

**AREA 'A' (UNDERLYING R-2 ONE AND TWO FAMILY RESIDENTIAL
DISTRICT) (LOTS 1-39)**
- 50' MINIMUM LOT WIDTH
- 30' FRONT YARD SETBACK
- 25' REAR YARD SETBACK
- 10' SIDE YARD SETBACK (5' MIN. ON ONE SIDE)
- 5,500 SF MINIMUM LOT AREA
- MINIMUM TWO STALL ATTACHED GARAGE
- MINIMUM OF 15% BRICK AND/OR STONE ON FRONT YARD,
STREET-FACING FACADES
- VINYL SIDING SHALL BE PERMITTED UTILIZING A 0.042-INCH
MINIMUM THICKNESS
- ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
- MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME
OF LOT DEVELOPMENT
- LOTS 37-44 CANNOT BE PLATTED UNTIL THE EXISTING CELL
TOWER IS REMOVED

MINIMUM SQUARE FOOTAGE OF HOMES
- 1,100 SF FOR SINGLE STORY
- 1,400 SF FOR TWO-STORY

**AREA 'B' (UNDERLYING R-4 ROW DWELLING & TOWNHOME DWELLING
DISTRICT) (OUTLOTS X & Y AND LOT 40)**
PERIMETER SETBACK:
- 30'

INTERNAL SETBACKS:
- 30' FROM PUBLIC STREET ROW
- 25' FRONT SETBACK FROM PRIVATE STREET BACK OF CURB
- 15' SIDE SETBACK FROM PRIVATE STREET BACK OF CURB

INTERNAL BUILDING SEPARATION:
- 12' (SIDE TO SIDE)
- 30' (BACK TO BACK)
- 20' (BACK TO SIDE)

NOTES:
- DENSITY: 12 UNITS/ACRES MAX.
- MINIMUM TWO STALL ATTACHED GARAGE
- MINIMUM OF 20% BRICK AND/OR STONE ON FRONT YARD,
STREET-FACING FACADES
- VINYL SIDING SHALL BE PERMITTED UTILIZING A 0.042-INCH
MINIMUM THICKNESS
- ADJACENT BUILDINGS CANNOT SHARE THE SAME COLOR
SCHEME
- ATTACHED AND DETACHED TOWNHOME UNITS ARE ALLOWED
- A LANDSCAPE BUFFER IS NOT REQUIRED FOR TOWNHOME
UNITS THAT ARE ACROSS A PUBLIC STREET FROM SINGLE
FAMILY LOTS

LEGAL DESCRIPTION

PARCEL "A" OF THE SURVEY OF THE NE 1/4 NE 1/4 SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS SHOWN IN BOOK 2003, PAGE 59, IN THE OFFICE OF THE RECORDER OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT TRACT "A" THEREOF AS SHOWN IN BOOK 2003, PAGE 58; AND

THE EAST 1370.0 FEET OF THE NORTH 1319.28 FEET, AS MEASURED ON THE EAST LINE THEREOF OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA EXCEPT PARCEL "A" AS SHOWN ON SURVEY IN BOOK 2003, PAGE 59; EXCEPT TRACT "A", TRACT "B" AND PARCEL "B" AS SHOWN IN BOOK 2003, PAGE 58; AND EXCEPT PARCEL 20-98 AS SHOWN ON SURVEY IN BOOK 2021, PAGE 13204; AND

TRACT "A" OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, AS SHOWN IN BOOK 2003, PAGE 58 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA; AND

EXCEPT LAND DEEDED TO THE CITY OF WAUKEE IN BOOK 2019, PAGE 24588.

UTILITY WARNING

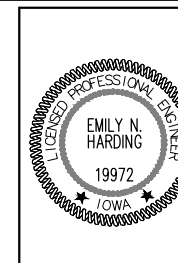
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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

AS-BUILT DRAWINGS

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



CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE URBAN DALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2108.640



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.

Emily Harding 4/24/2024
EMILY N. HARDING, P.E. DATE

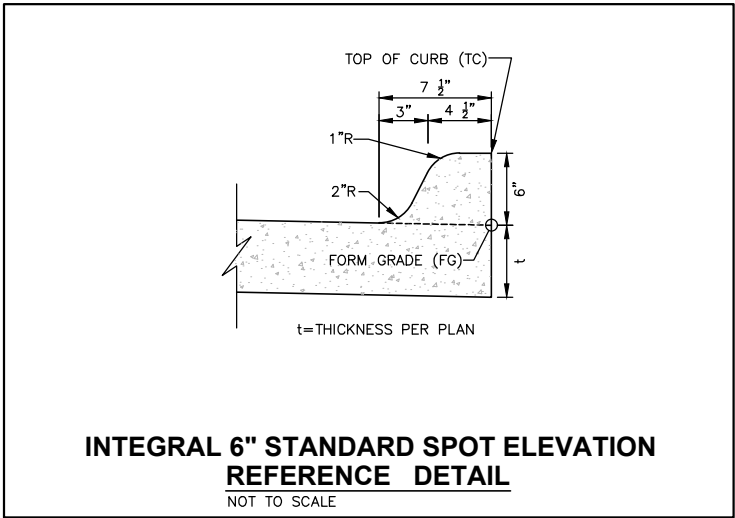
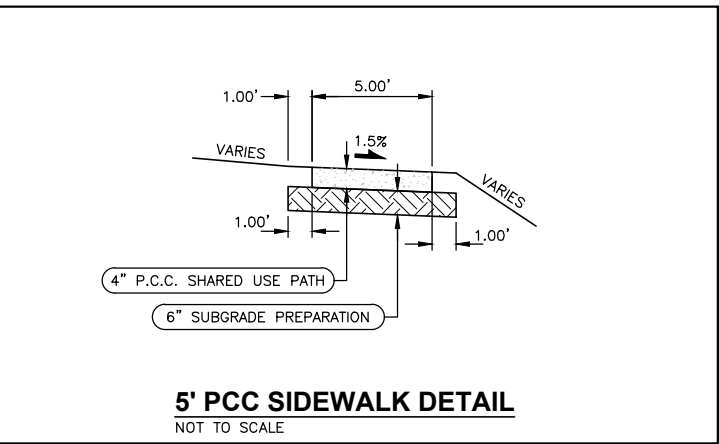
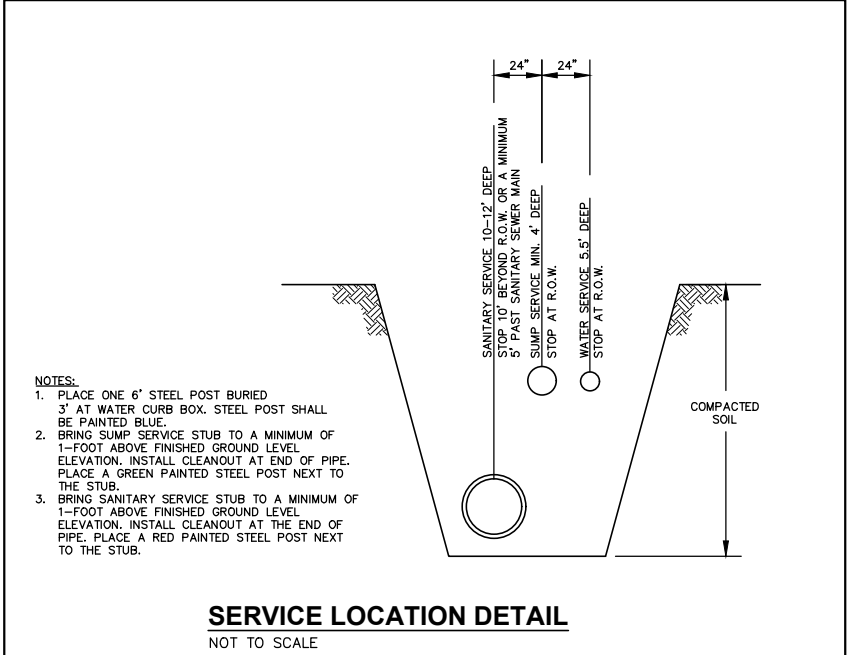
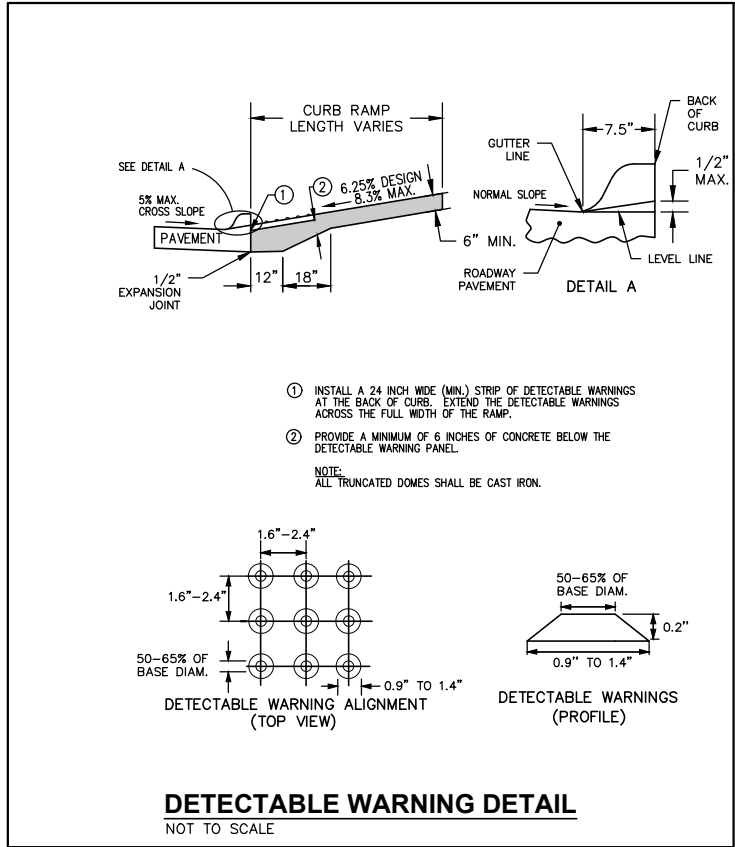
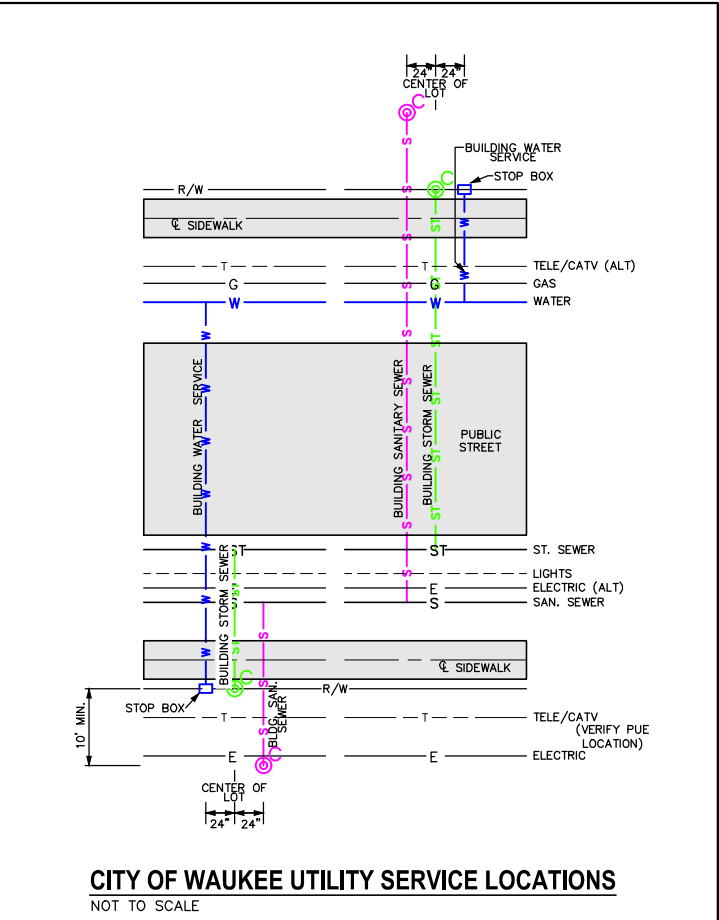
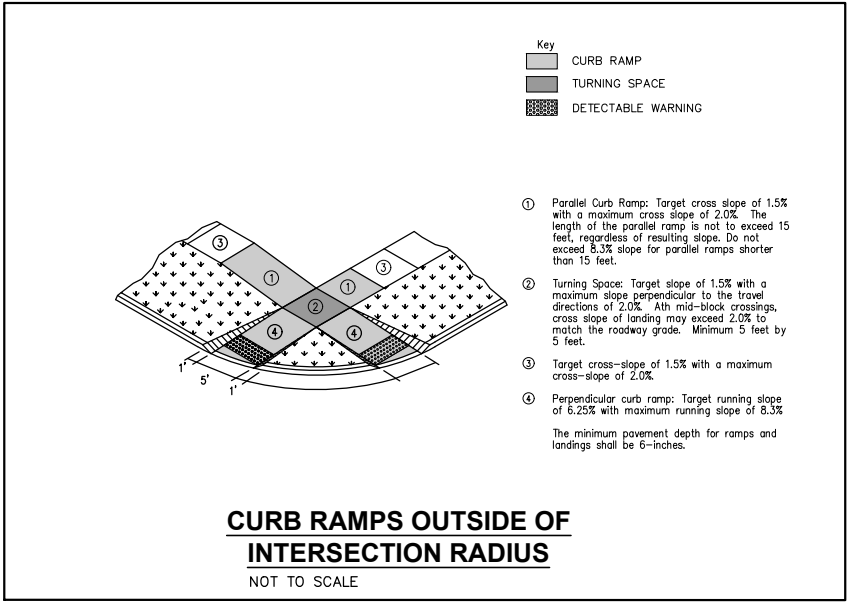
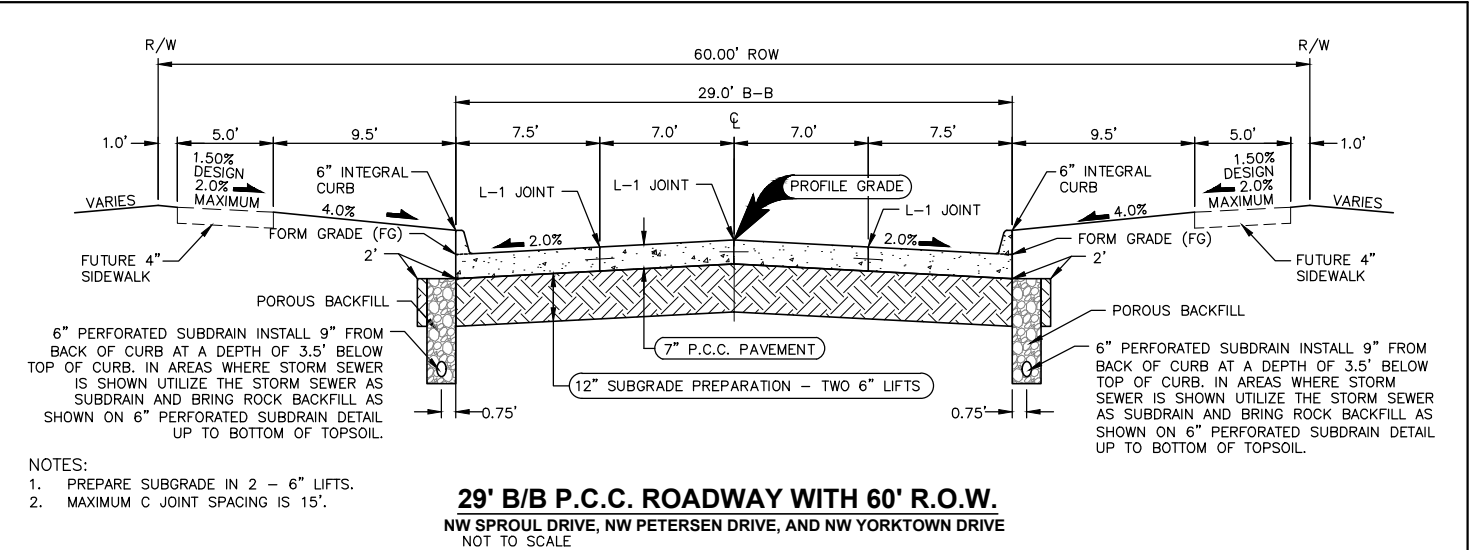
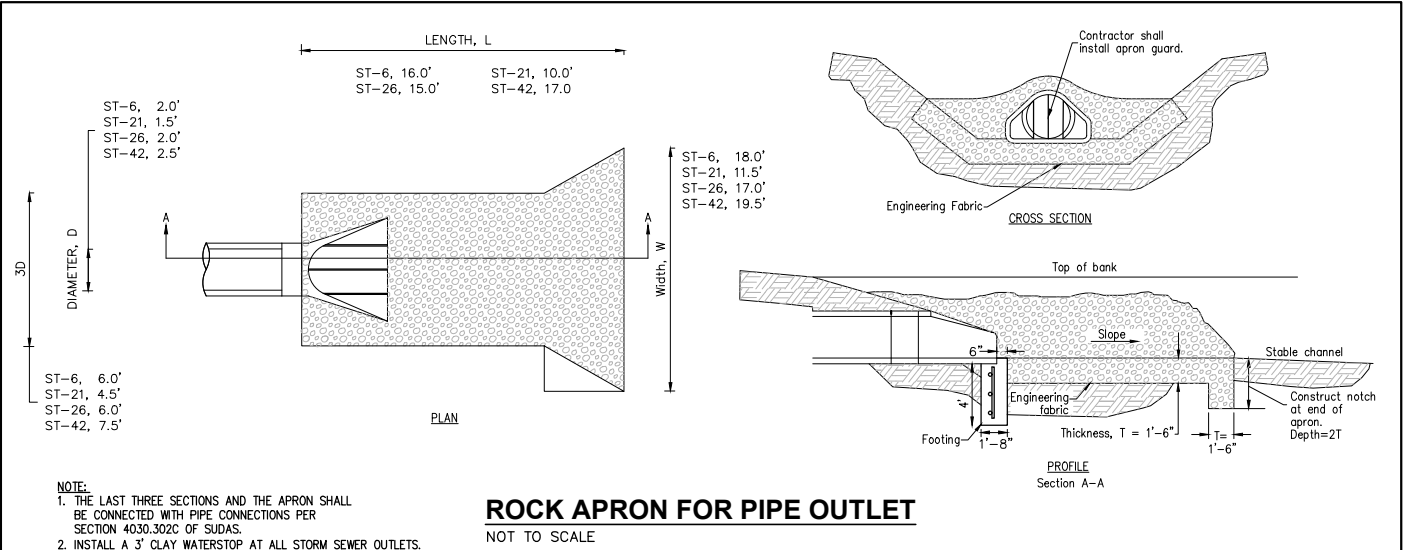
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MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-28

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), (PN 212116PPW), DATED NOVEMBER 17, 2021.

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

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

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



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 PLOTTED ON: 4/25/2024 2:00 PM
 PLOT SCALE: 1"=10'-0"

DATE	04-24-2024
AS-BUILTS	06-21-2023
REVISED CELL TOWER ACCESS	09-12-2022
SIXTH SUBMITTAL	09-22-2022
FIFTH SUBMITTAL	07-07-2022
FOURTH SUBMITTAL	06-15-2022
THIRD SUBMITTAL	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ALDER POINT
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

TYPICAL SECTIONS AND DETAILS

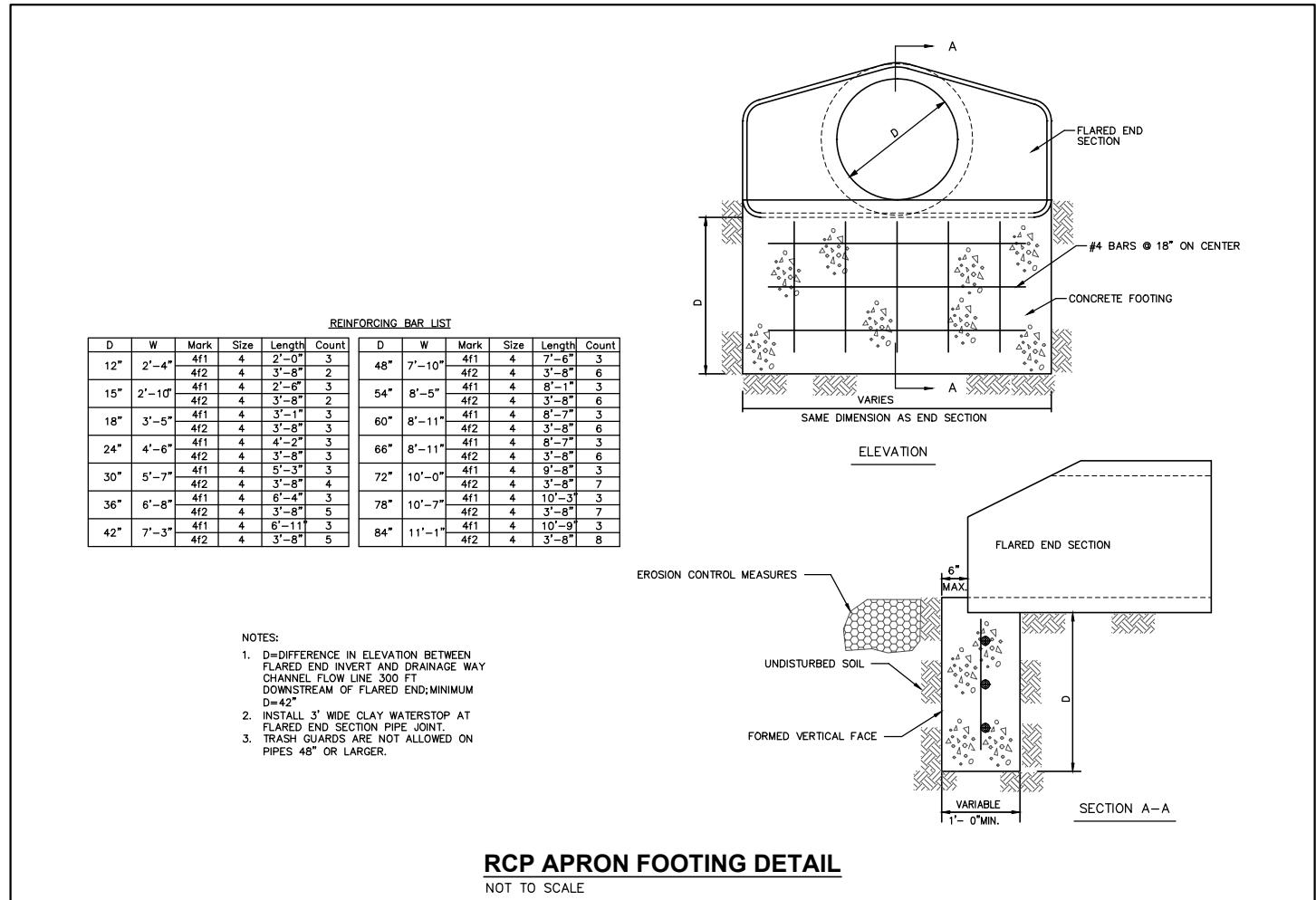
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 ENGINEER: ENH

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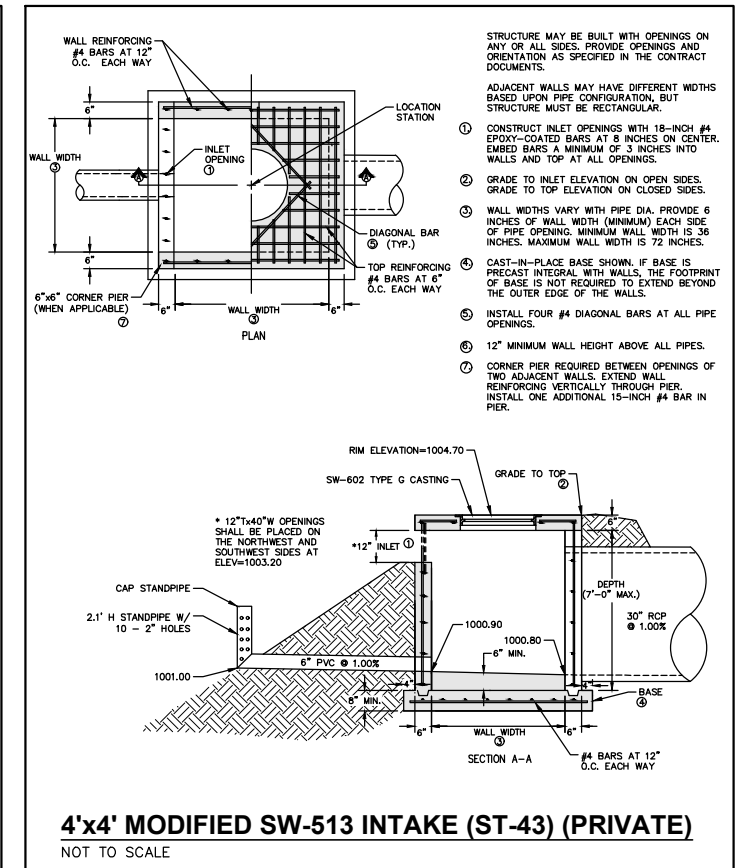
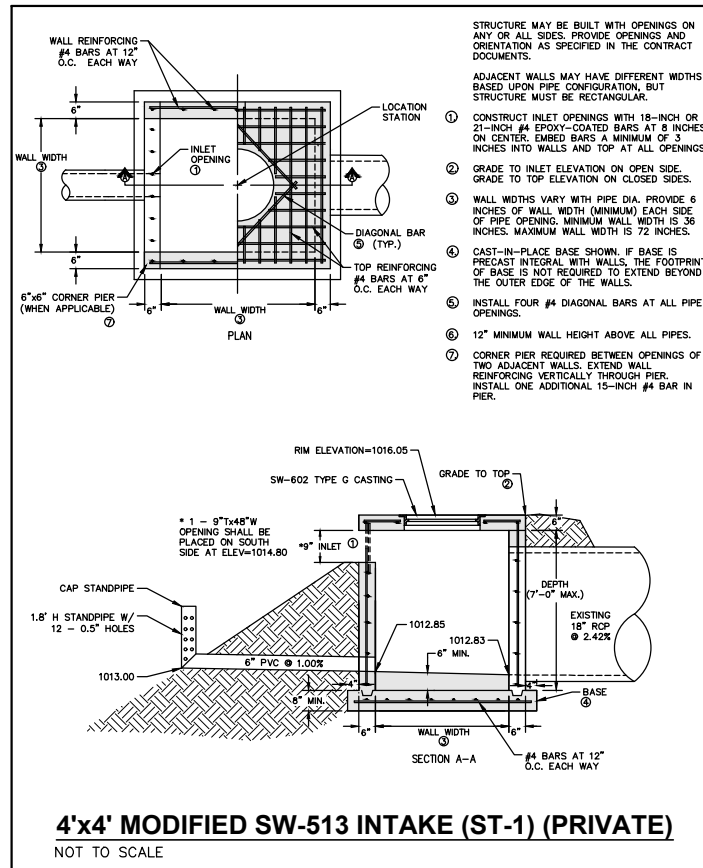
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 DATE: 4/25/2024 2:00 PM

POND MAINTENANCE REQUIREMENTS

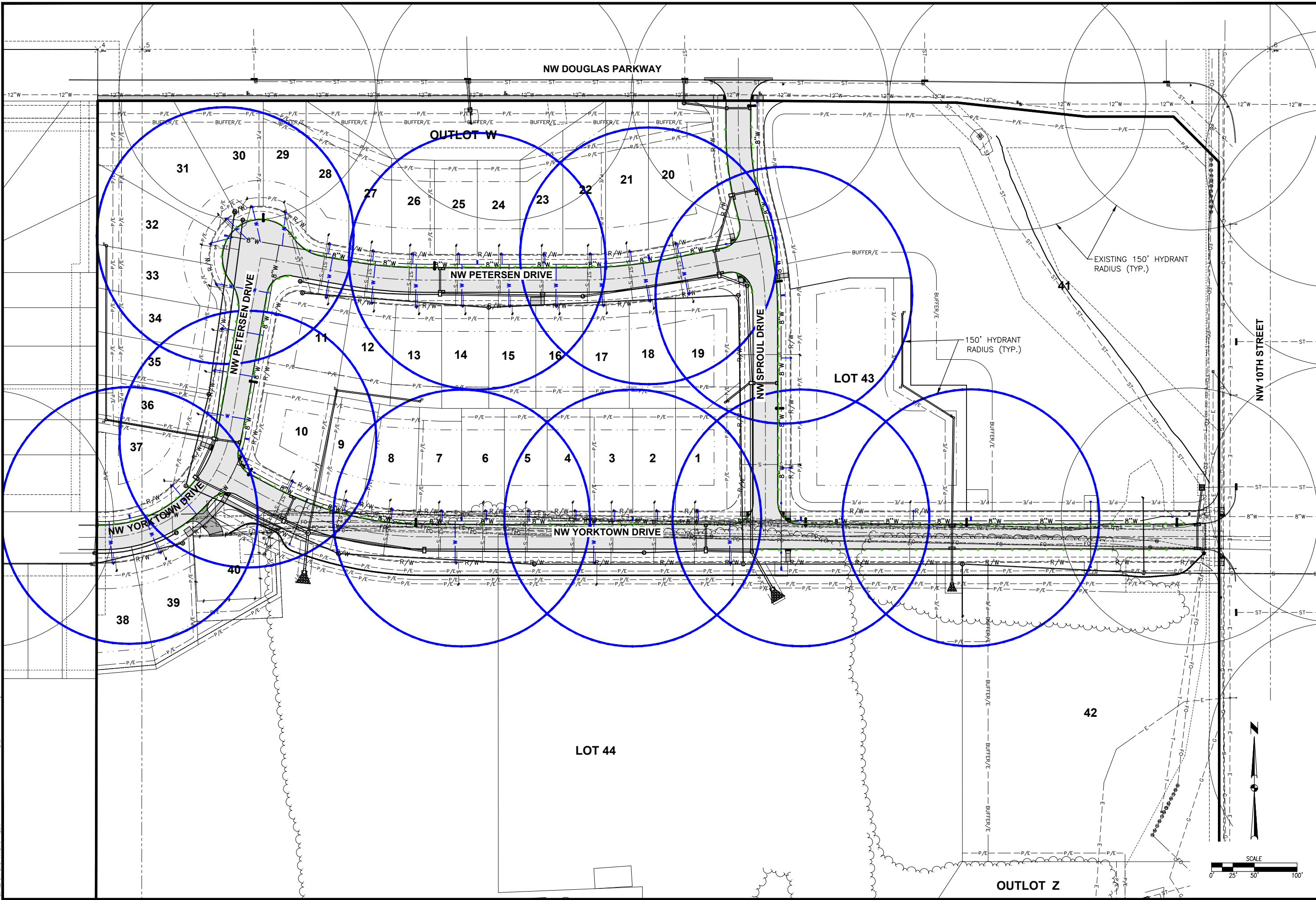
- INSPECT INFLOW POINTS FOR CLOGGING AND REMOVE SEDIMENT AS NEEDED SEMI-ANNUALLY
- INSPECT OUTLET STRUCTURES AND REMOVE DEBRIS AND/OR SEDIMENT AS NEEDED SEMI-ANNUALLY
- REFER TO IOWA STORMWATER MANAGEMENT MANUAL PAGES 41-43 IN SECTION 9.10 AND PAGES 42-44 IN SECTION 9.11 FOR DETAILED INFORMATION REGARDING PRIVATE POND OUTLET STRUCTURE INSPECTIONS.



RCP APRON FOOTING DETAIL
 NOT TO SCALE



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REVISIONS	DATE
AS-BUILTS	04-24-2024
REVISED CELL TOWER ACCESS	06-21-2023
SIXTH SUBMITTAL	09-12-2022
FIFTH SUBMITTAL	09-22-2022
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THIRD SUBMITTAL	06-15-2022

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URBANDALE, IA 50322
PHONE: (515) 369-4400



WAUKEE, IOWA
ENGINEER: ENH
TECH:

ALDER POINT

HYDRANT COVERAGE PLAN

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL 2020 CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- 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.
- SOD OR SEED ALL DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

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.

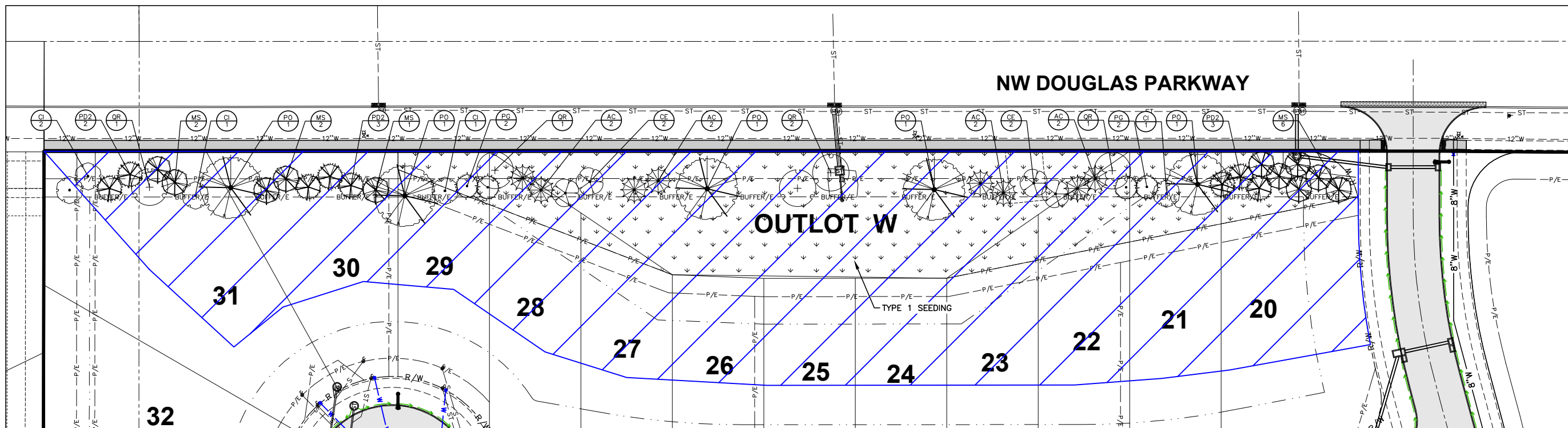
NW DOUGLAS PARKWAY BUFFER

BUFFER LENGTH: 714 LF TOTAL
INCLUDING 306 LF ADJACENT TO DETENTION BASIN

TREES REQUIRED: TREES PROVIDED:

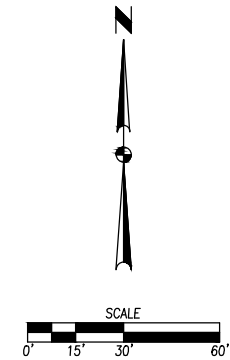
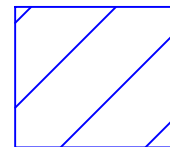
OVERSTORY:	10	10
EVERGREEN:	20	20
ORNAMENTAL:	20	20

PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	8	White Fir	Abies concolor	B&B, 6' HEIGHT
PD2	8	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PG	4	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
CE	4	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER
CI	5	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	B&B, 1.5" CALIPER
MS	11	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
PO	5	American Sycamore	Platanus occidentalis	B&B, 2" CALIPER
QR	5	Red Oak	Quercus rubra	B&B, 2" CALIPER



SOIL QUALITY RESTORATION / TOPSOIL RESPREAD

- ALL REAR YARD GREEN AREAS OF LOTS 20-31 AND OUTLOT W SHALL HAVE SOIL QUALITY RESTORATION (SOR) AS PART OF THE FINAL LANDSCAPING, PRIOR TO SEEDING OR INSTALLATION OF SOD. THE HOME BUILDER IS RESPONSIBLE FOR THE SOIL QUALITY RESTORATION.
- 8" OF TOPSOIL SHALL BE RESPREAD AND SHOULD CONTAIN OR BE AMENDED TO CONTAIN A MINIMUM OF 3% ORGANIC MATTER CONTENT.
- IF TOPSOIL ORGANIC MATTER IS BELOW 3%, APPLY COMPOST AS NECESSARY TO ACHIEVE A MINIMUM OF 3% ORGANIC MATTER CONTENT. APPLY COMPOST IF REQUIRED BEFORE TILLAGE.
- PERFORM TILLAGE AS NECESSARY TO A DEPTH OF 8" TO ADDRESS EXCESSIVE COMPACTION.
- DO NOT RESPREAD TOPSOIL OR PERFORM TILLAGE OPERATIONS WHEN SOILS ARE WET.
- PENETROMETER READINGS OF NO GREATER THAN 200 PSI TO A DEPTH OF 8". MINIMUM OF 10 LOCATIONS PER ACRE OF SOR.
- AFTER RESPREAD, AVOID PLACEMENT OF SPOILS, FILL, OTHER MATERIALS, OR HEAVY EQUIPMENT ON THE RESTORED AREA.



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VICINITY MAP
NOT TO SCALE

ALDER POINT

EROSION AND SEDIMENT CONTROL PLAN

SWPPP LEGEND

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

SOIL QUALITY RESTORATION / TOPSOIL RESPREAD

- ALL REAR YARD GREEN AREAS OF LOTS 20-31 AND OUTLOT W SHALL HAVE SOIL QUALITY RESTORATION (SQR) AS PART OF THE FINAL LANDSCAPING. PRIOR TO SEEDING OR INSTALLATION OF SOD, THE HOME BUILDER IS RESPONSIBLE FOR THE SOIL QUALITY RESTORATION.
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- AFTER RESPREAD, AVOID PLACEMENT OF SPOILS, FILL, OTHER MATERIALS, OR HEAVY EQUIPMENT ON THE RESTORED AREA.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,339
2	SEEDING, FERTILIZING, AND MULCHING	AC	16
3	INLET PROTECTION DEVICES	EA	22
4	CONCRETE WASHOUT PIT	EA	1
5	SOIL QUALITY RESTORATION	AC	1.4

NOTES

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

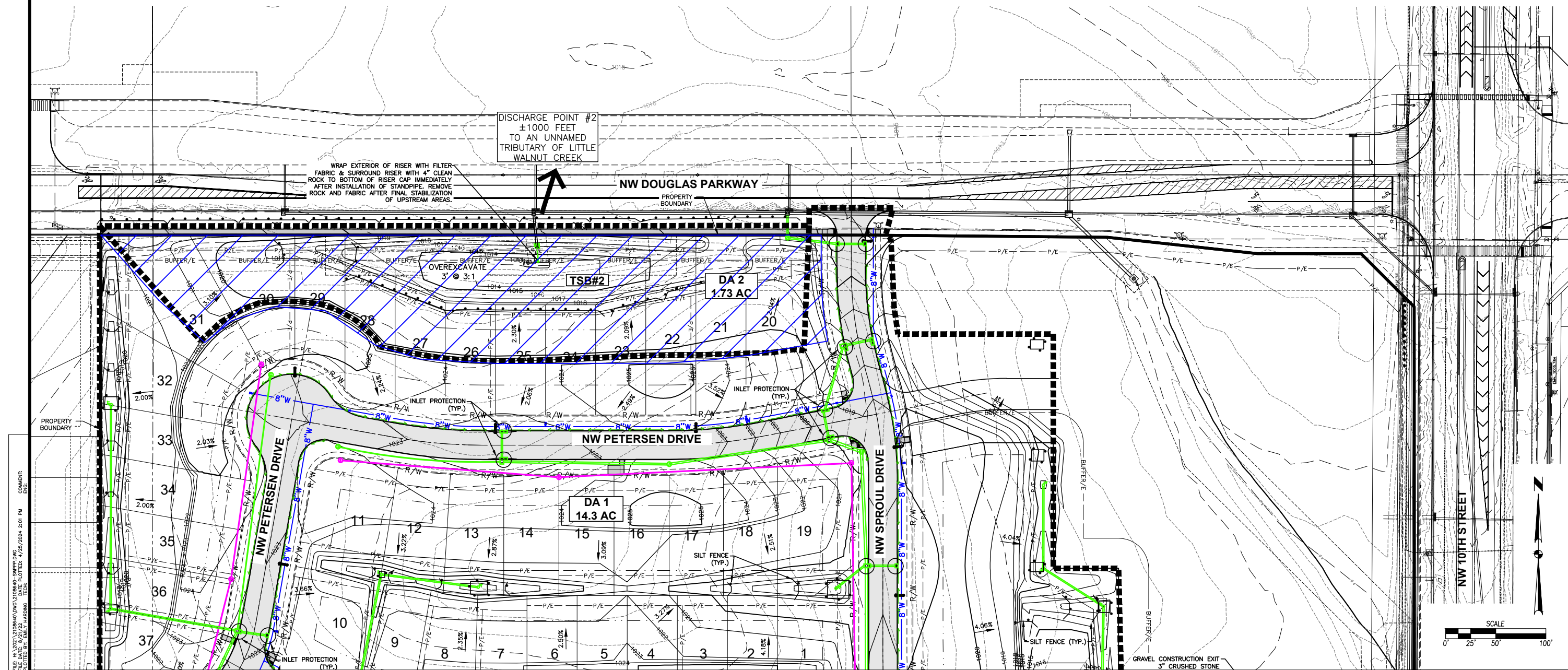
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±50 FT
 TOTAL AREA DISTURBED TO DISCHARGE POINT: 14.3 ACRES
 STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT): 51,480 CU FT
 VOLUME PROVIDED IN SILT FENCE (2154 LF @ 4.5 CU FT/LF OF FENCE): 8,775 CU FT
 VOLUME PROVIDED IN TSB: 66,272 CU FT
 TOTAL VOLUME PROVIDED: 75,047 CU FT

DISCHARGE POINT #2 TO UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±1000 FT
 TOTAL AREA DISTURBED TO DISCHARGE POINT: 1.73 ACRES
 STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT): 6,228 CU FT
 VOLUME PROVIDED IN SILT FENCE (1185 LF @ 4.5 CU FT/LF OF FENCE): 5,332 CU FT
 VOLUME PROVIDED IN TSB (OVEREXCAVATE 3' @ 3:1): 31,152 CU FT
 TOTAL VOLUME PROVIDED: 41,816 CU FT

PROJECT

WAUKEE, IOWA



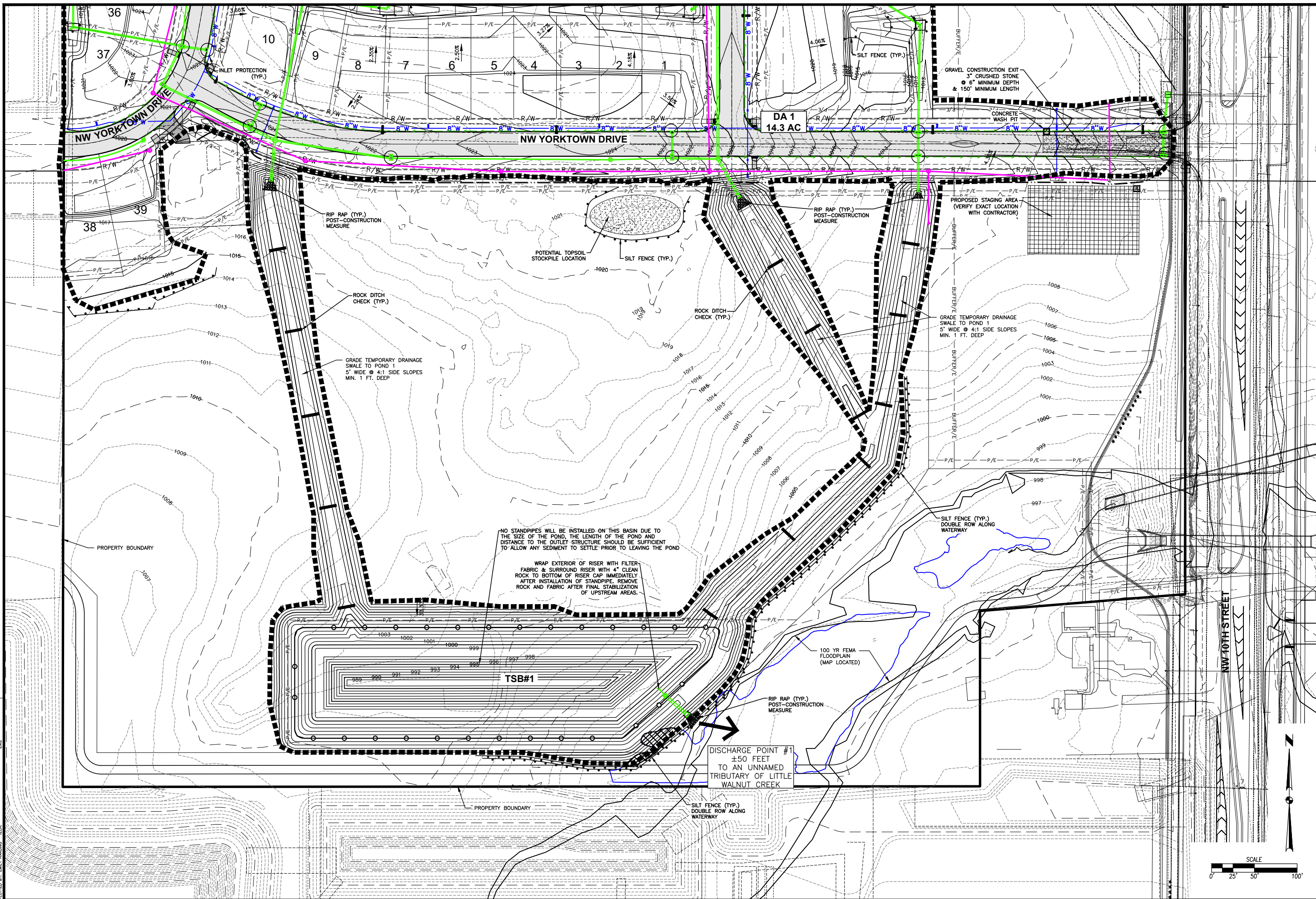
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 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
ALDER POINT
 EROSION AND SEDIMENT CONTROL PLAN
 2108.640
 10/28

DATE	REVISIONS
04-24-2024	AS-BUILTS
06-21-2023	REVISED CELL TOWER ACCESS
09-12-2022	SIXTH SUBMITTAL
09-22-2022	FIFTH SUBMITTAL
07-07-2022	FOURTH SUBMITTAL
06-15-2022	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: ENH
 ENGINEER: ENH

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06-15-2022	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

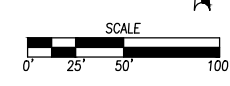


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

ALDER POINT
 EROSION AND SEDIMENT CONTROL PLAN

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 2108.640

TECH: ENH
 ENGINEER: ENH

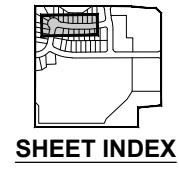


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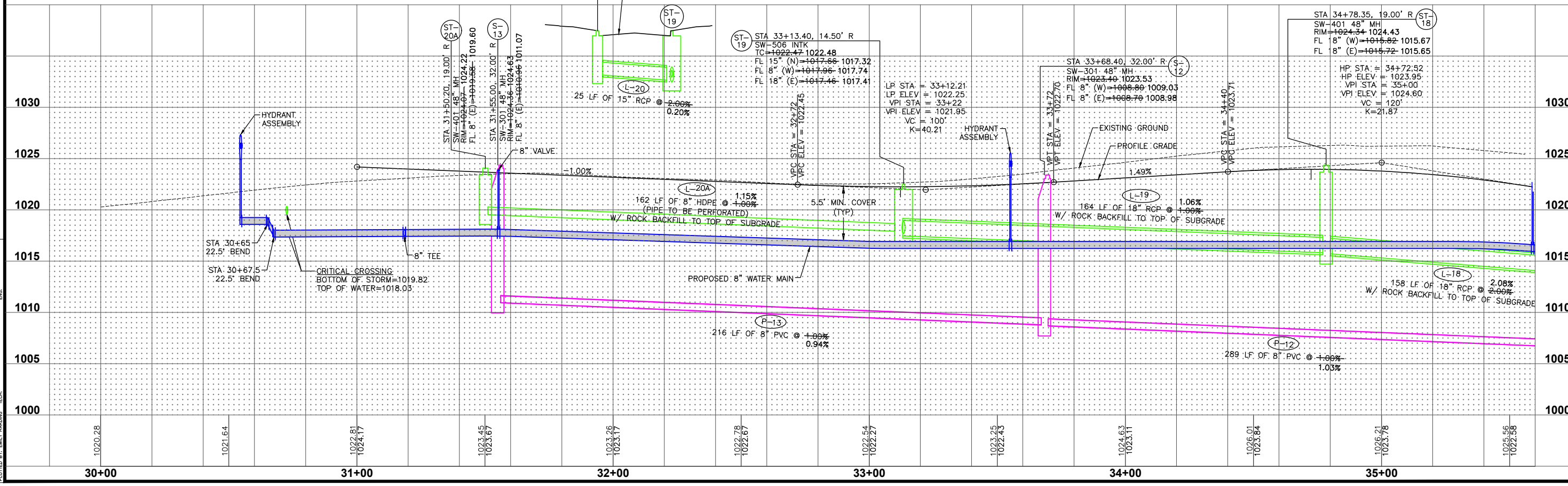
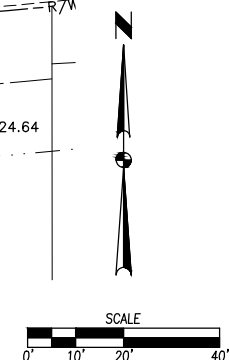
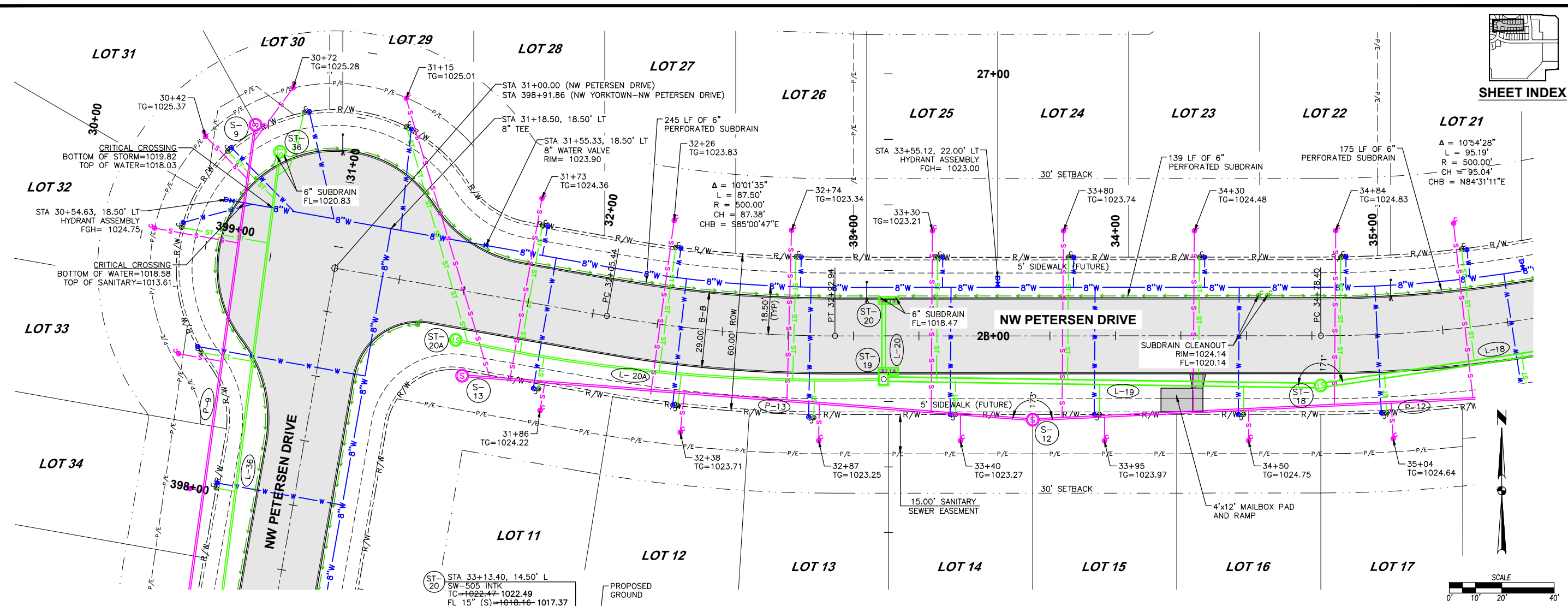
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 WAUKEE, IOWA

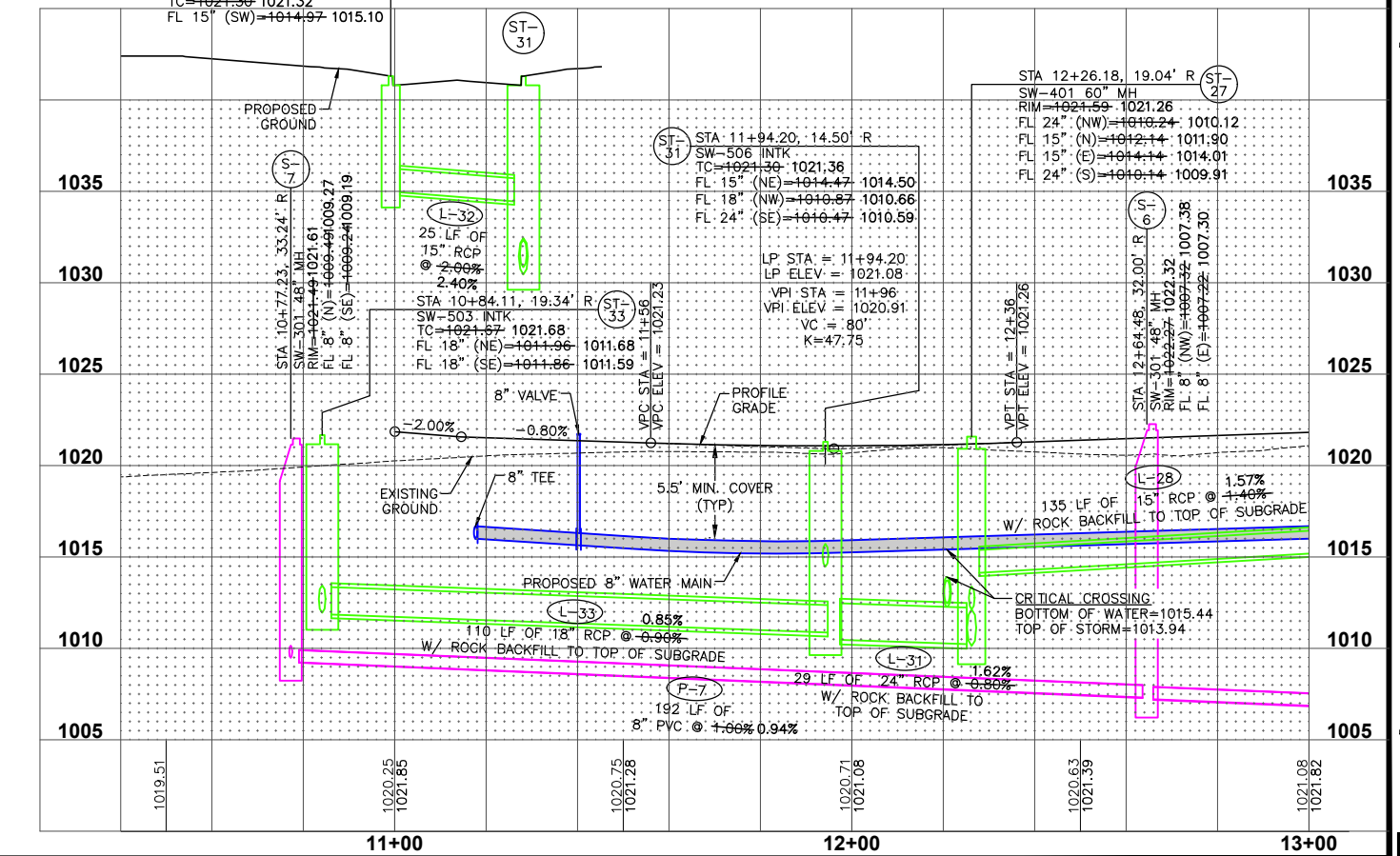
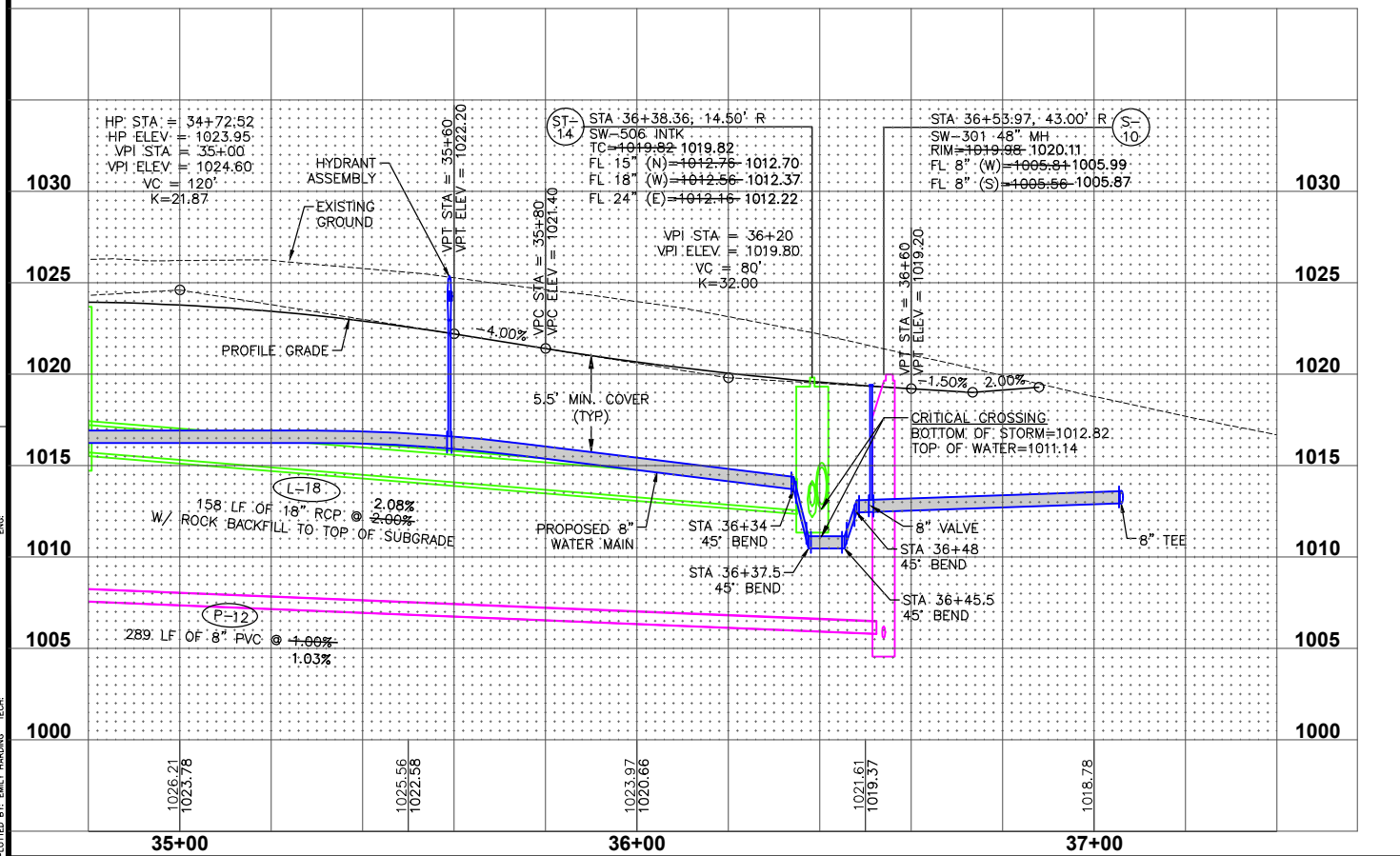
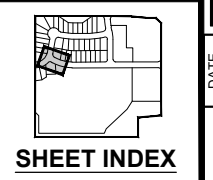
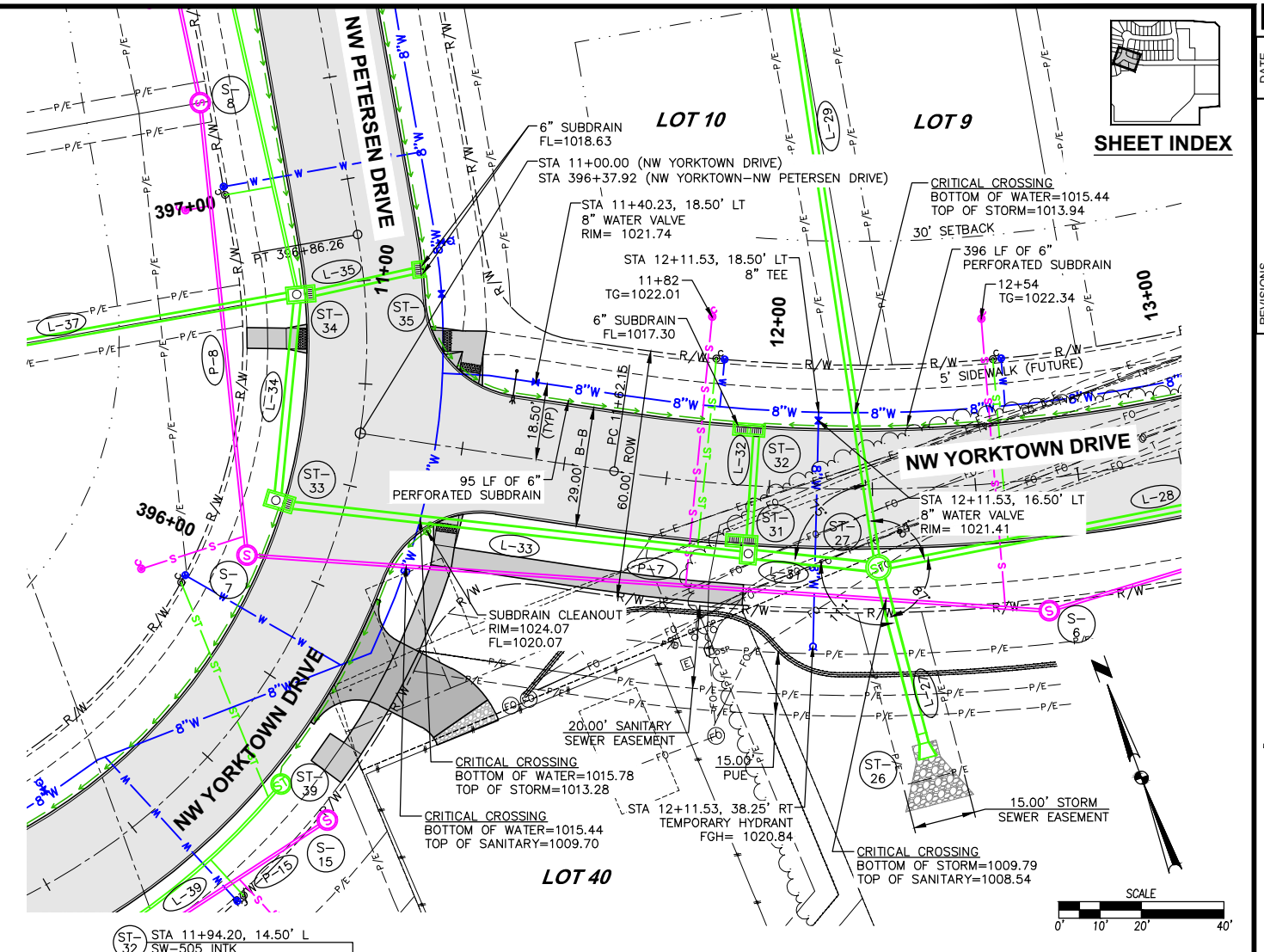
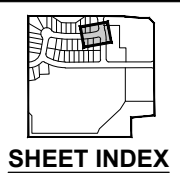
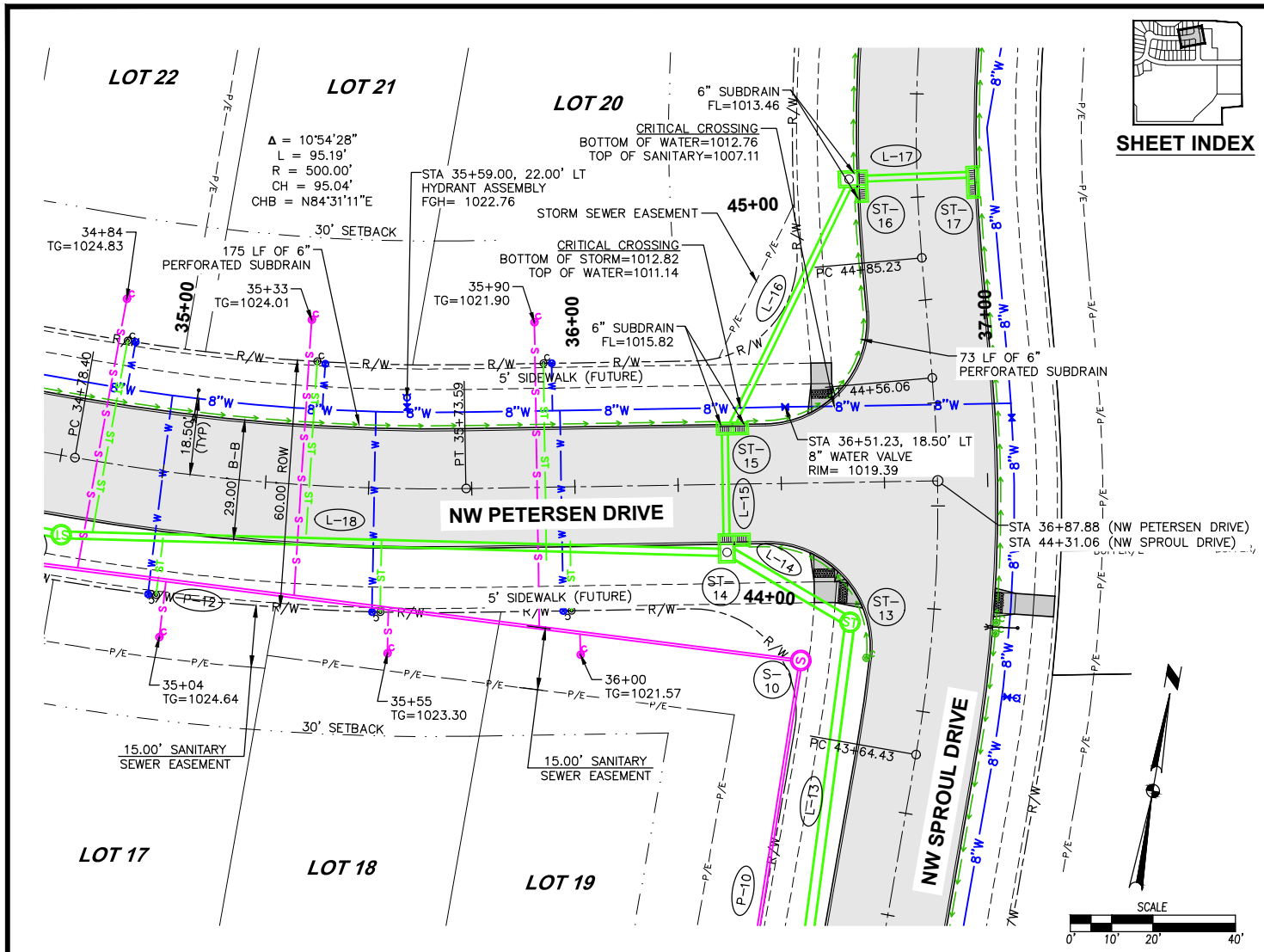
ALDER POINT
PLAN AND PROFILE
 12/28
 2108.640



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 $L = 95.19'$
 $R = 500.00'$
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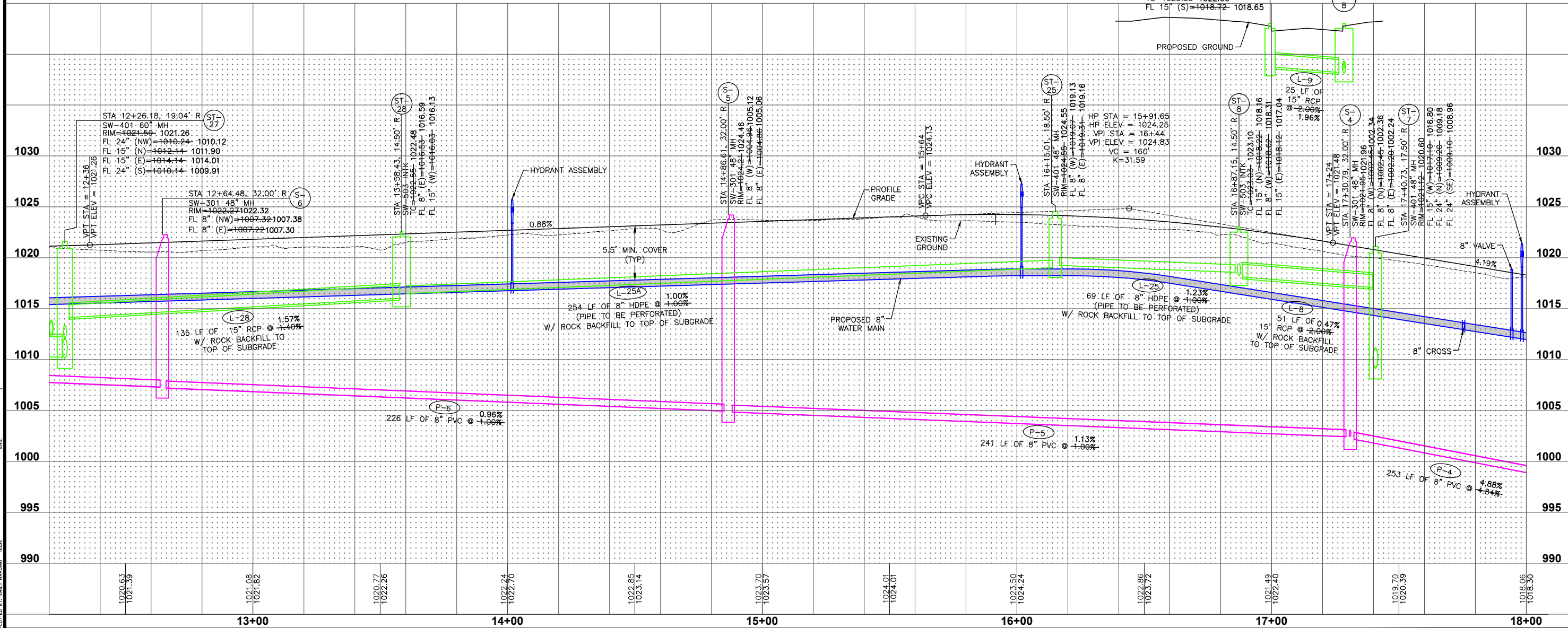
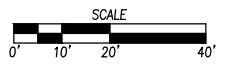
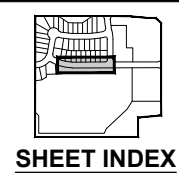
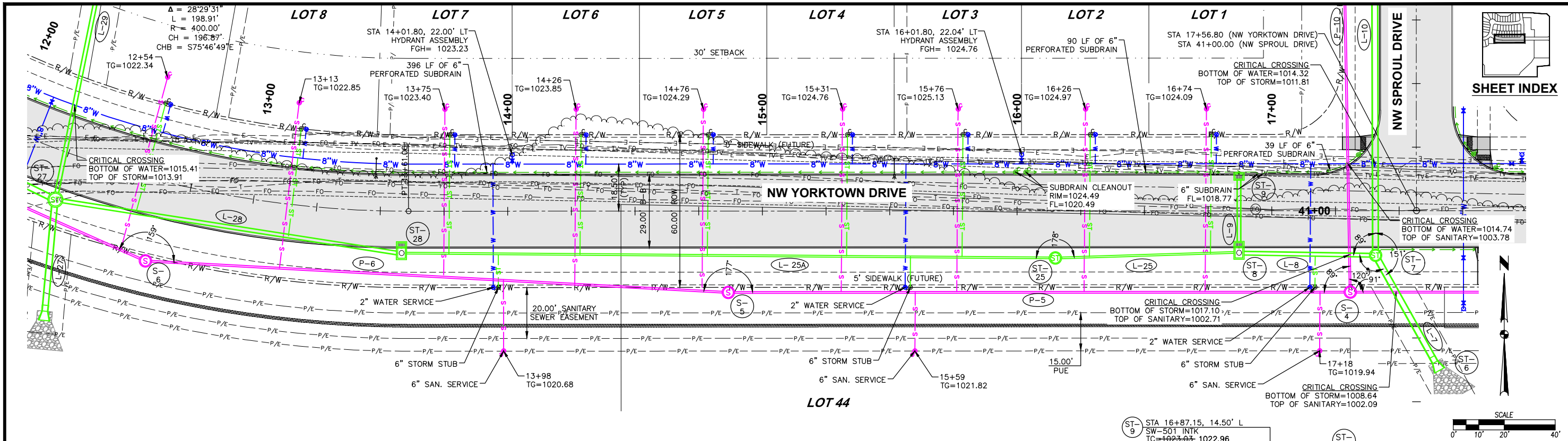
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 ENGINEER: ENH

WAUKEE, IOWA

ALDER POINT
PLAN AND PROFILE

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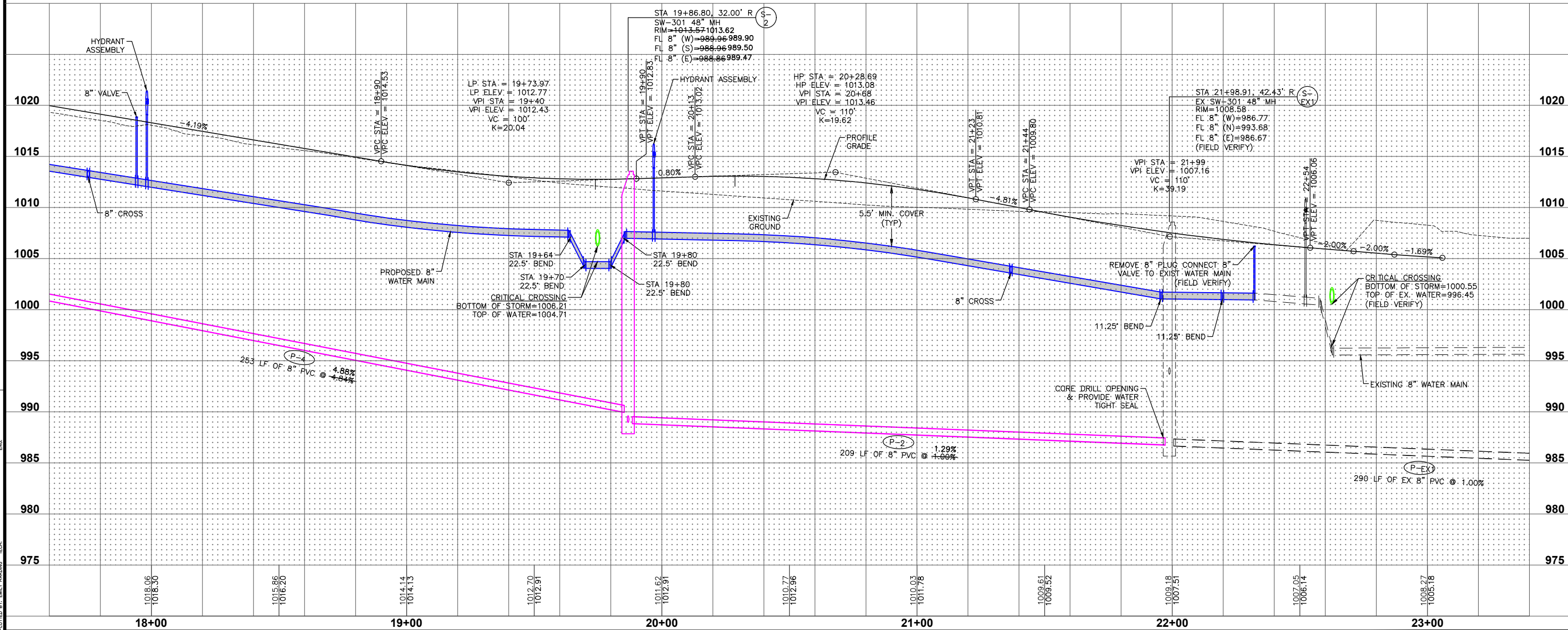
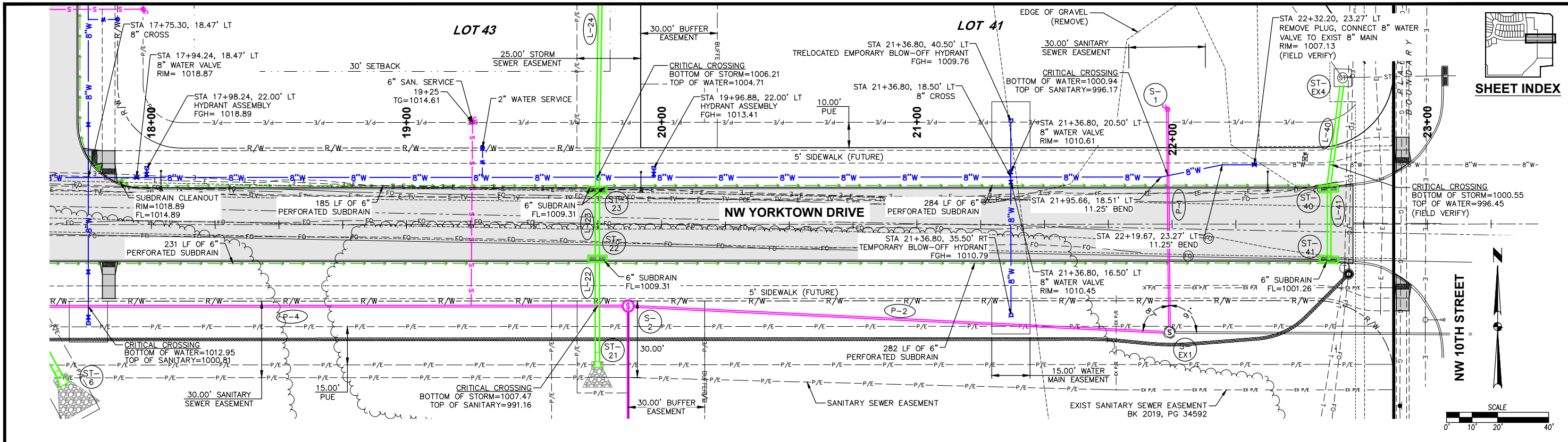
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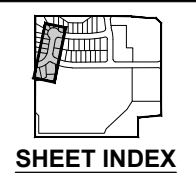
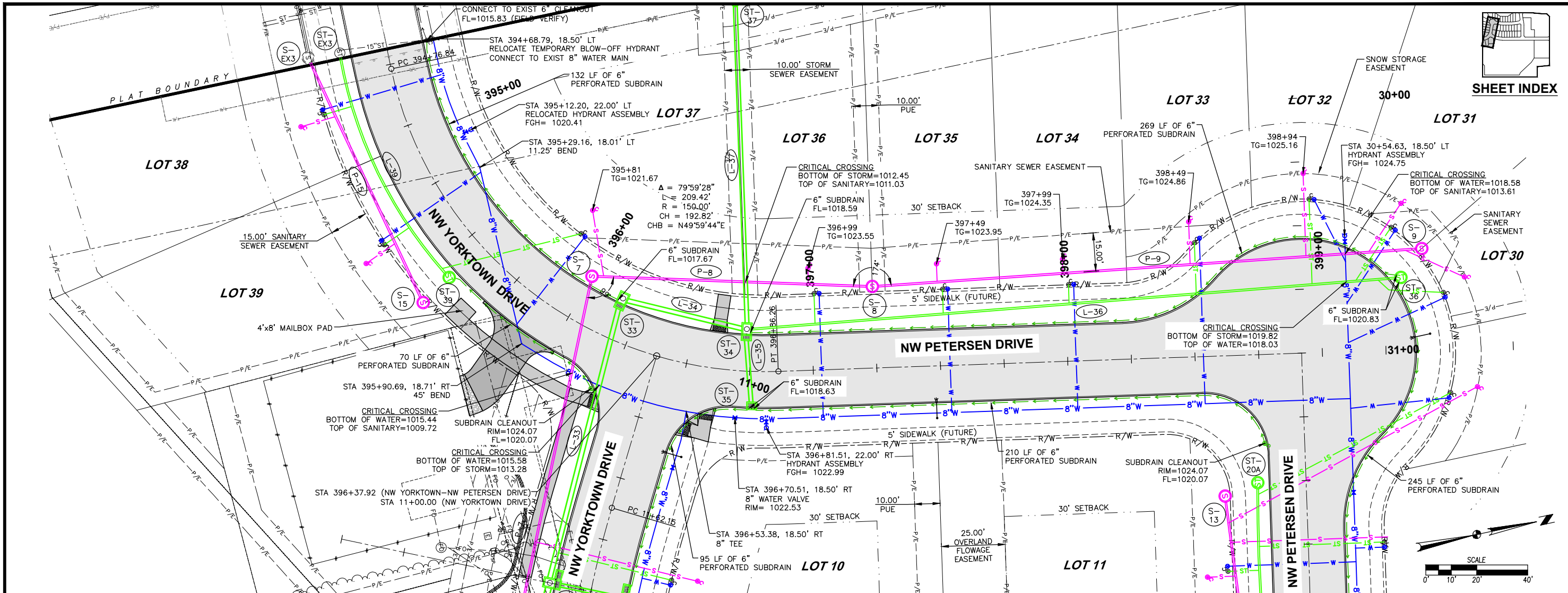


WAUKEE, IOWA

ALDER POINT
PLAN AND PROFILE

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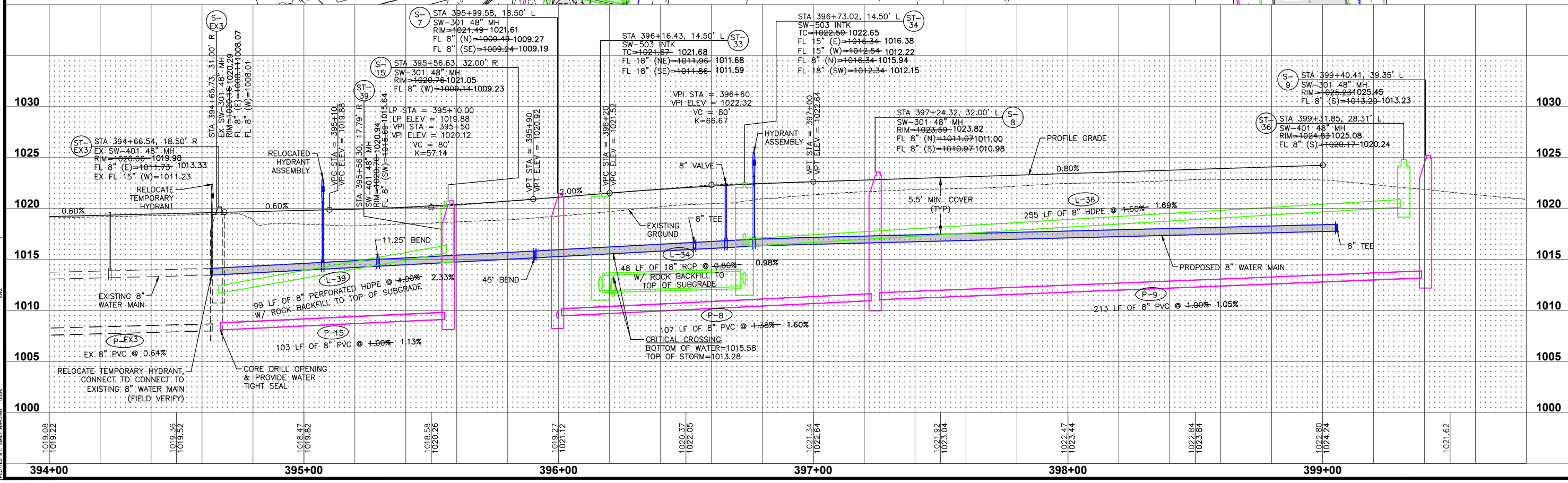
4121 NW URBANDALE DRIVE
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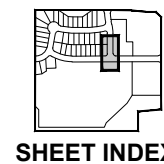
WAUKEE, IOWA

ALDER POINT
PLAN AND PROFILE

16/28
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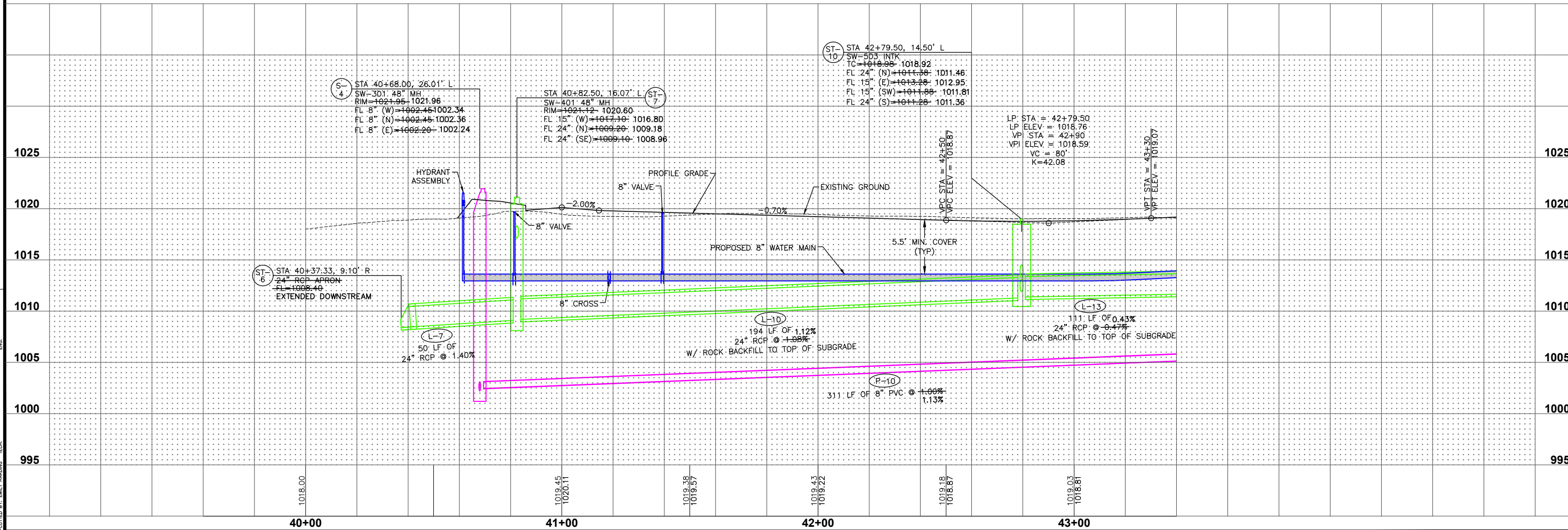
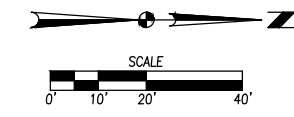
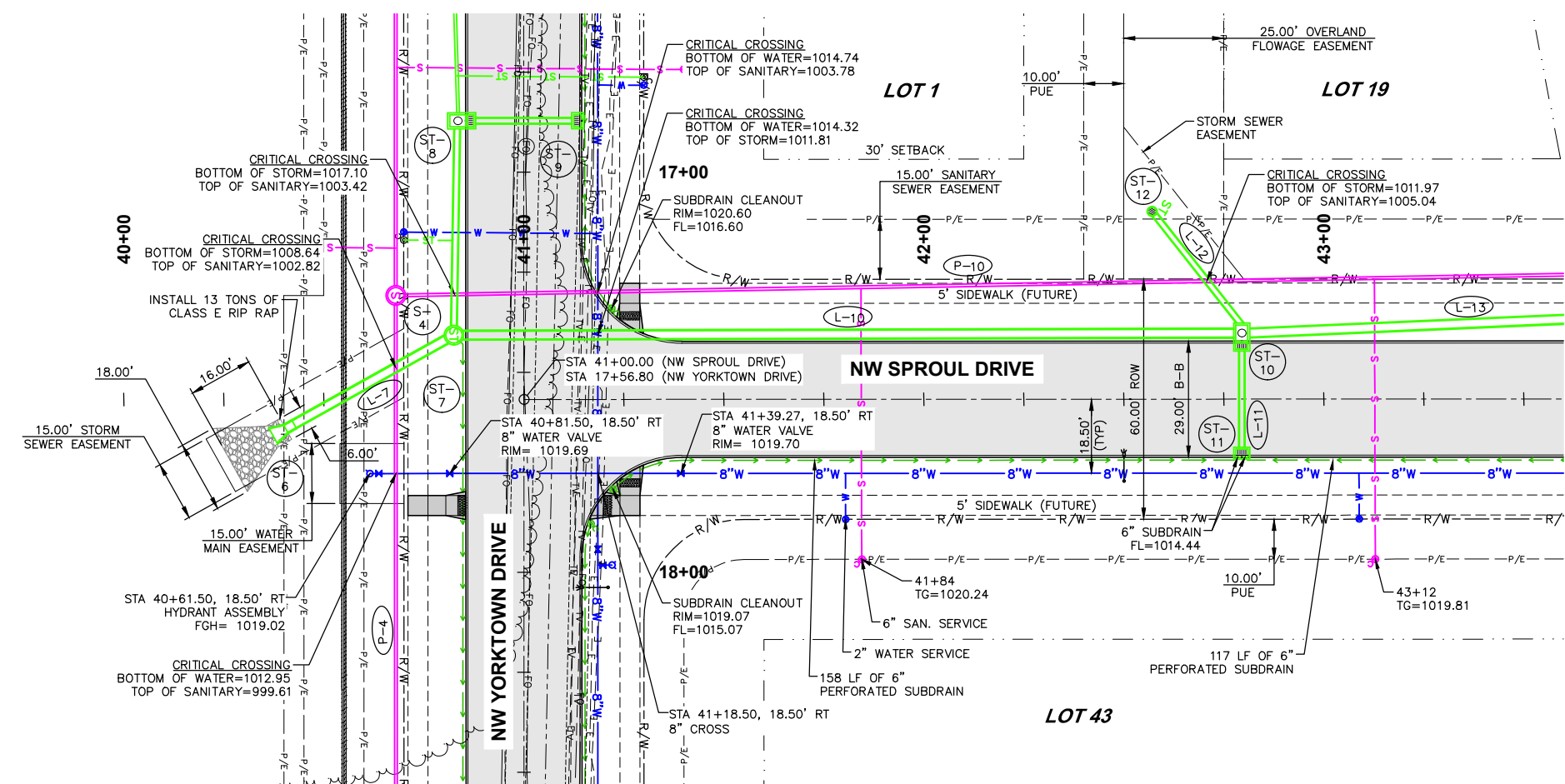
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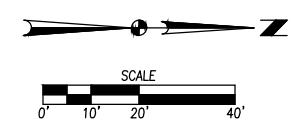
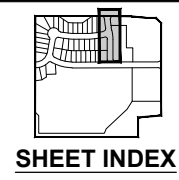
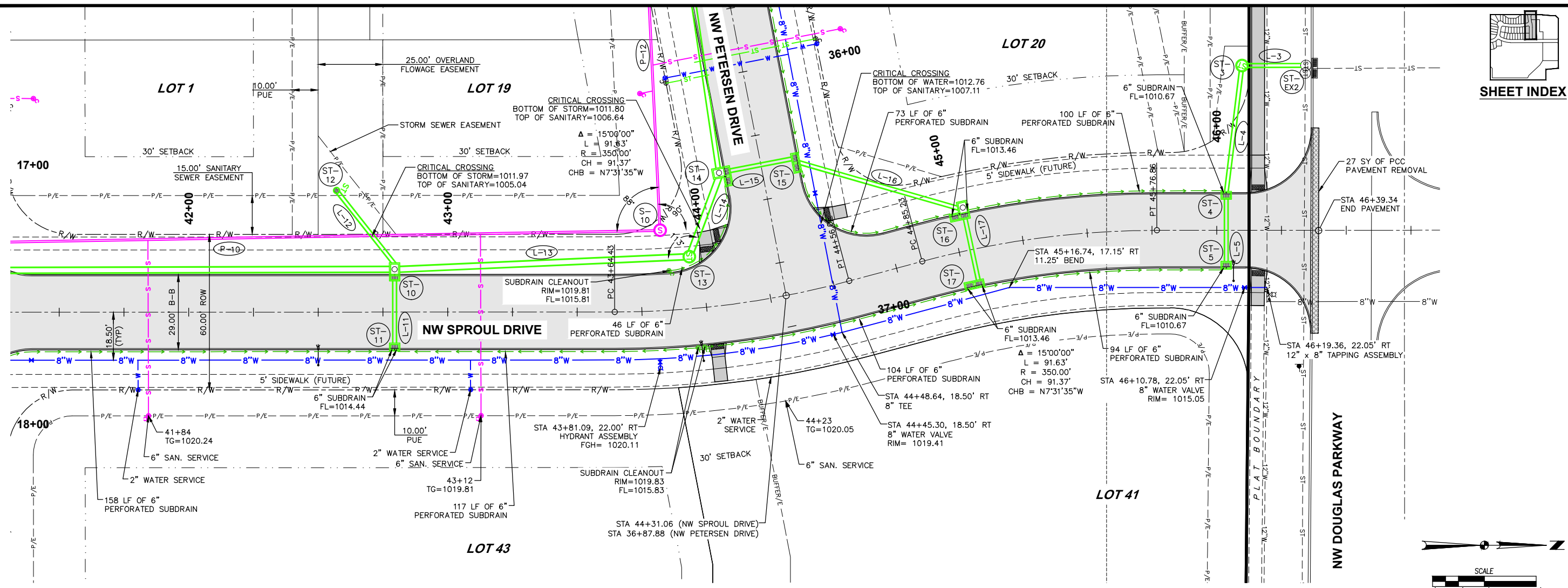


WAUKEE, IOWA

ALDER POINT PLAN AND PROFILE



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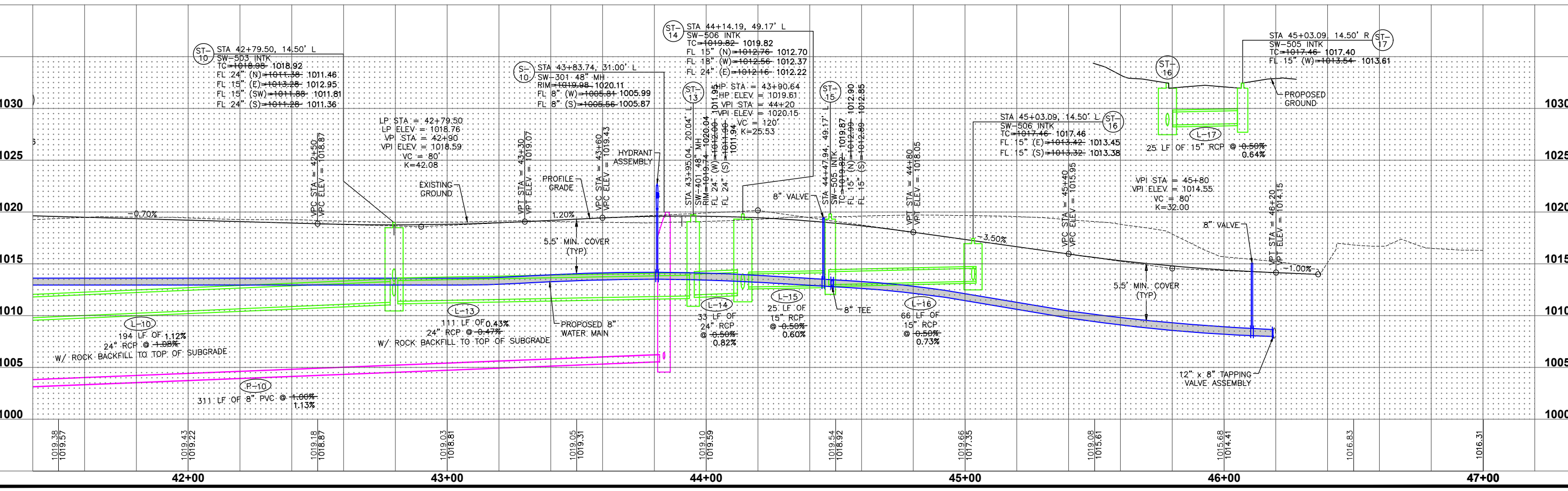


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

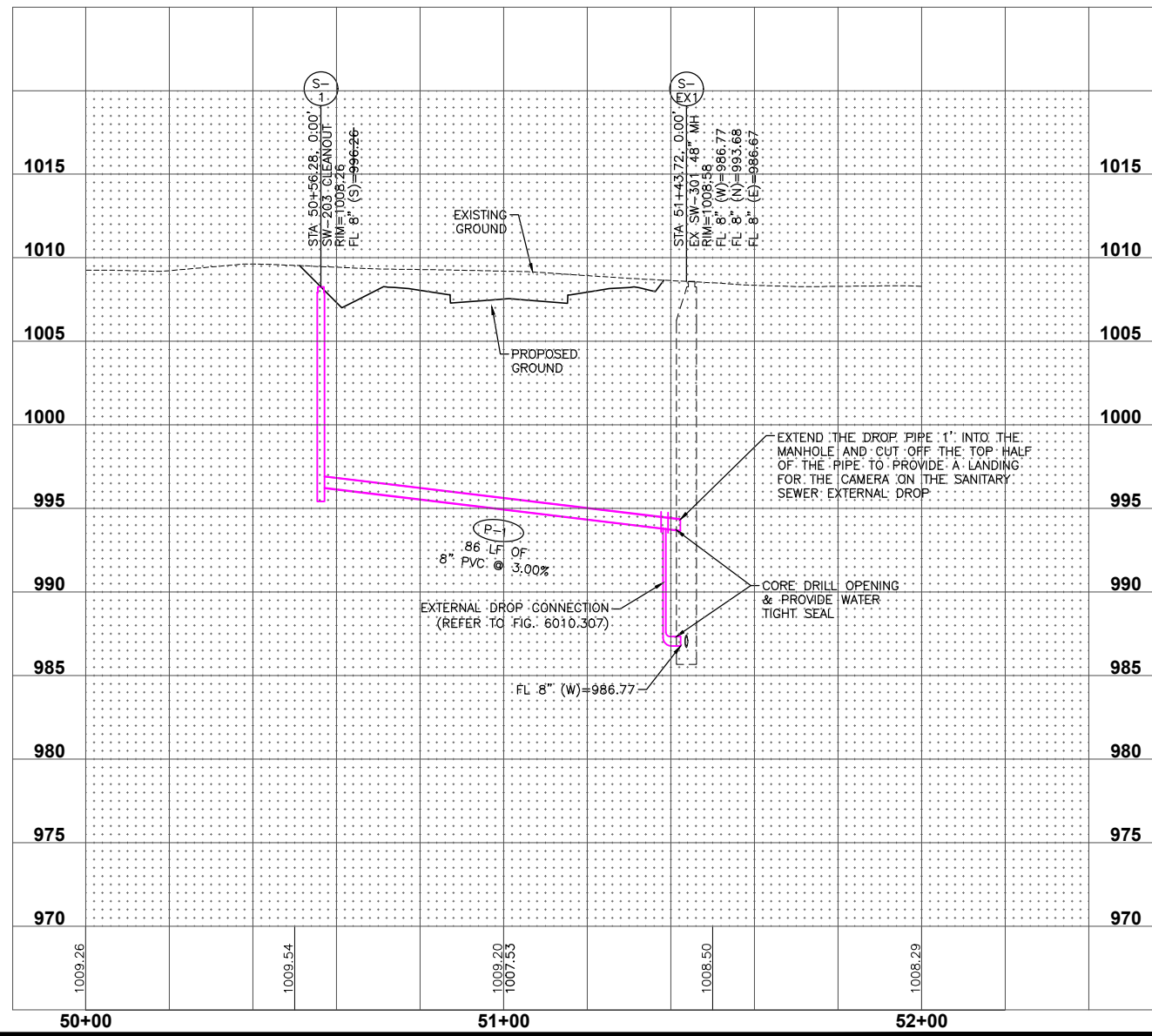
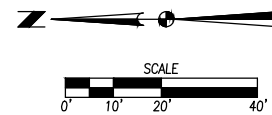
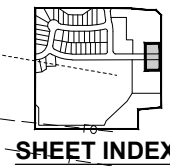
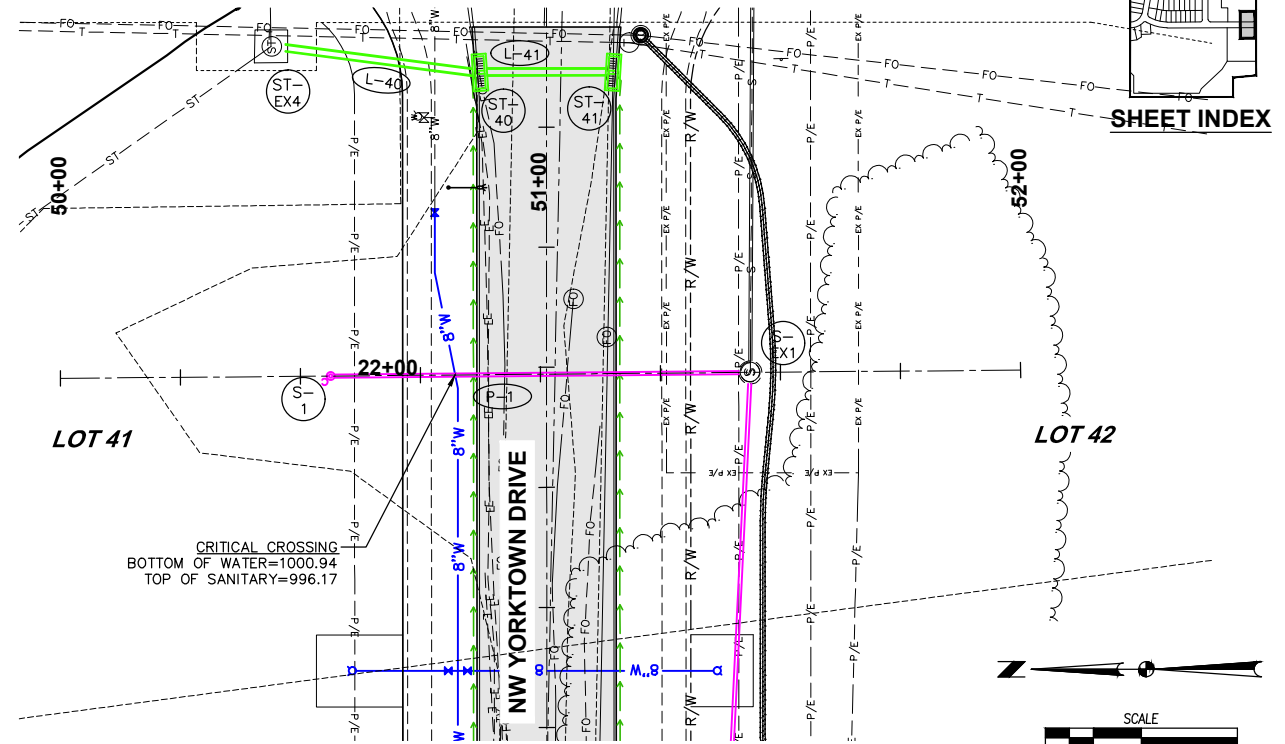
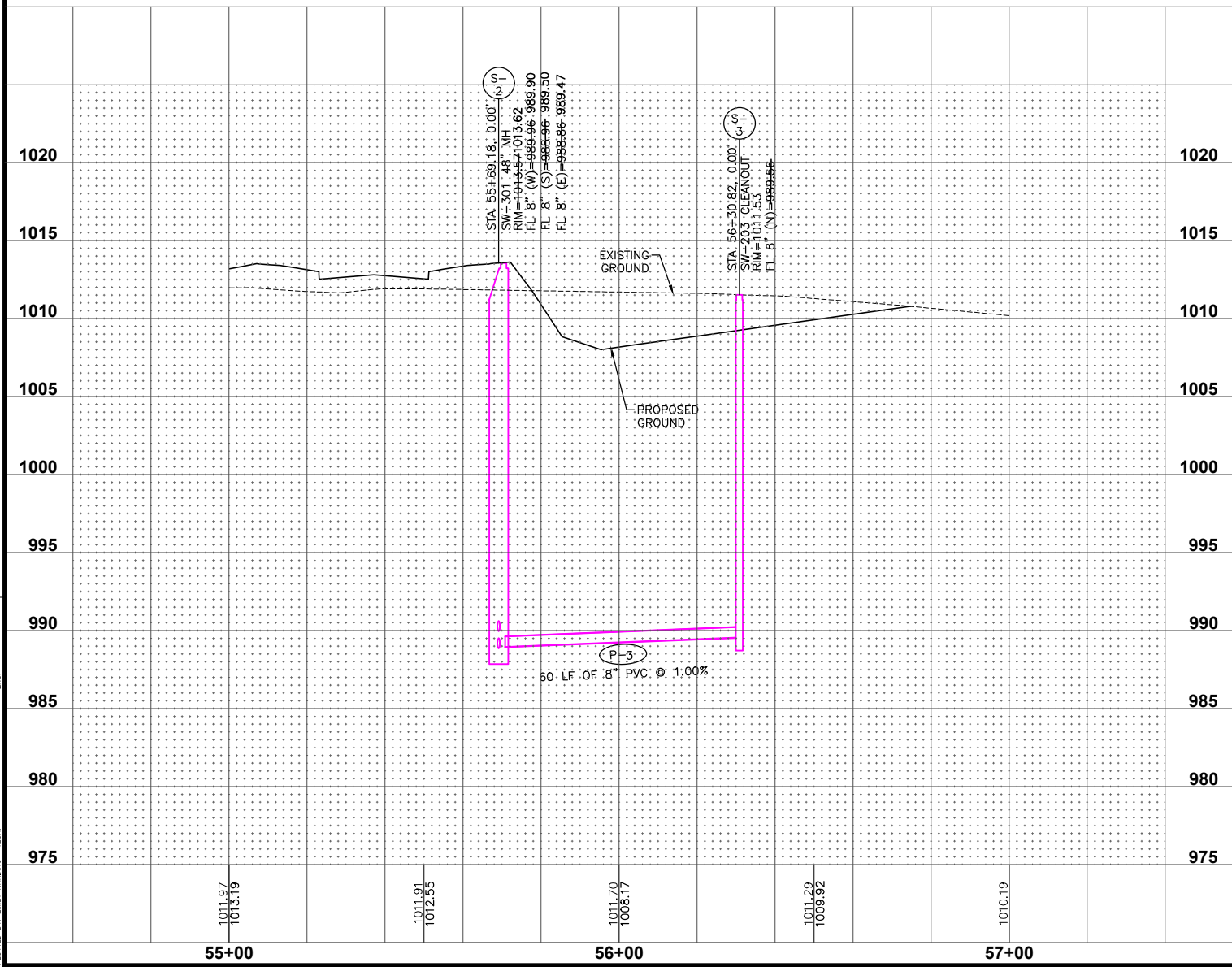
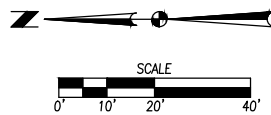
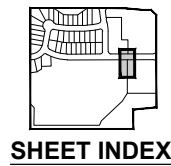
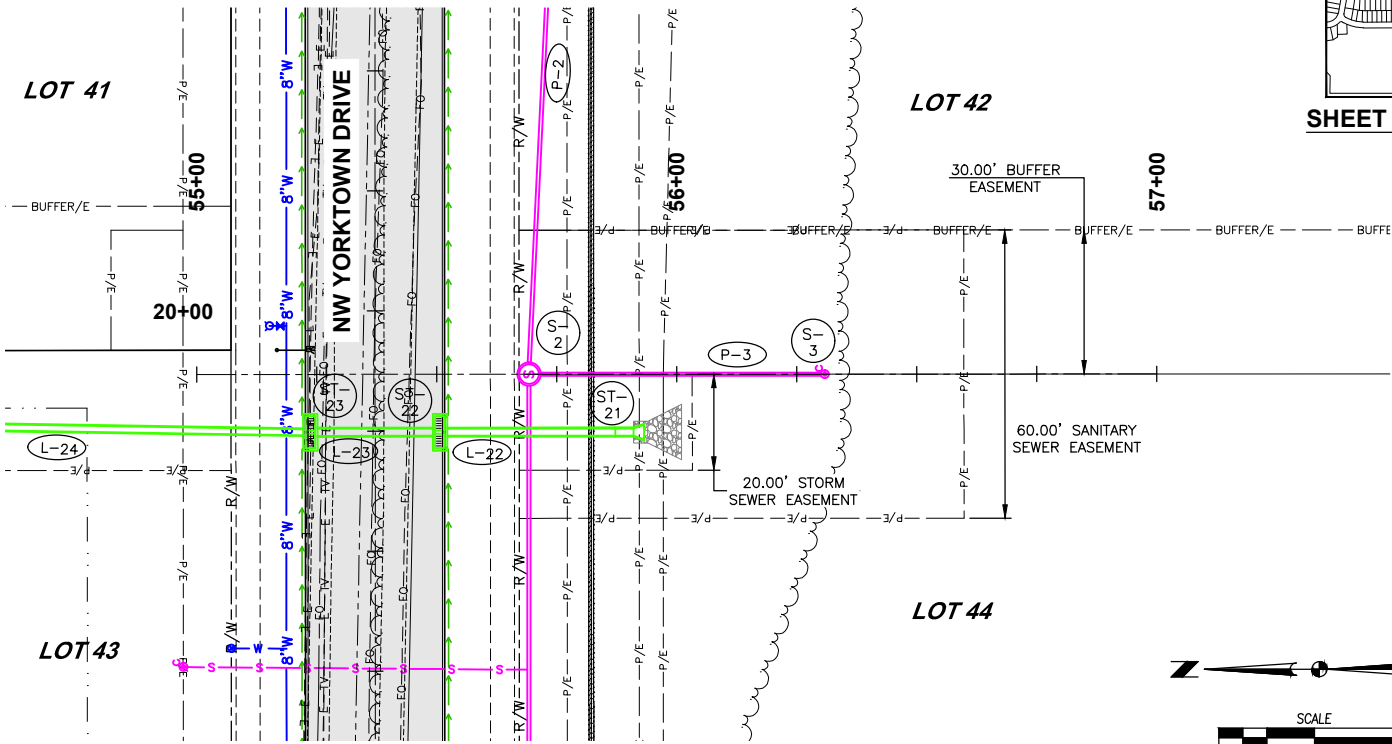
ALDER POINT PLAN AND PROFILE

18/28
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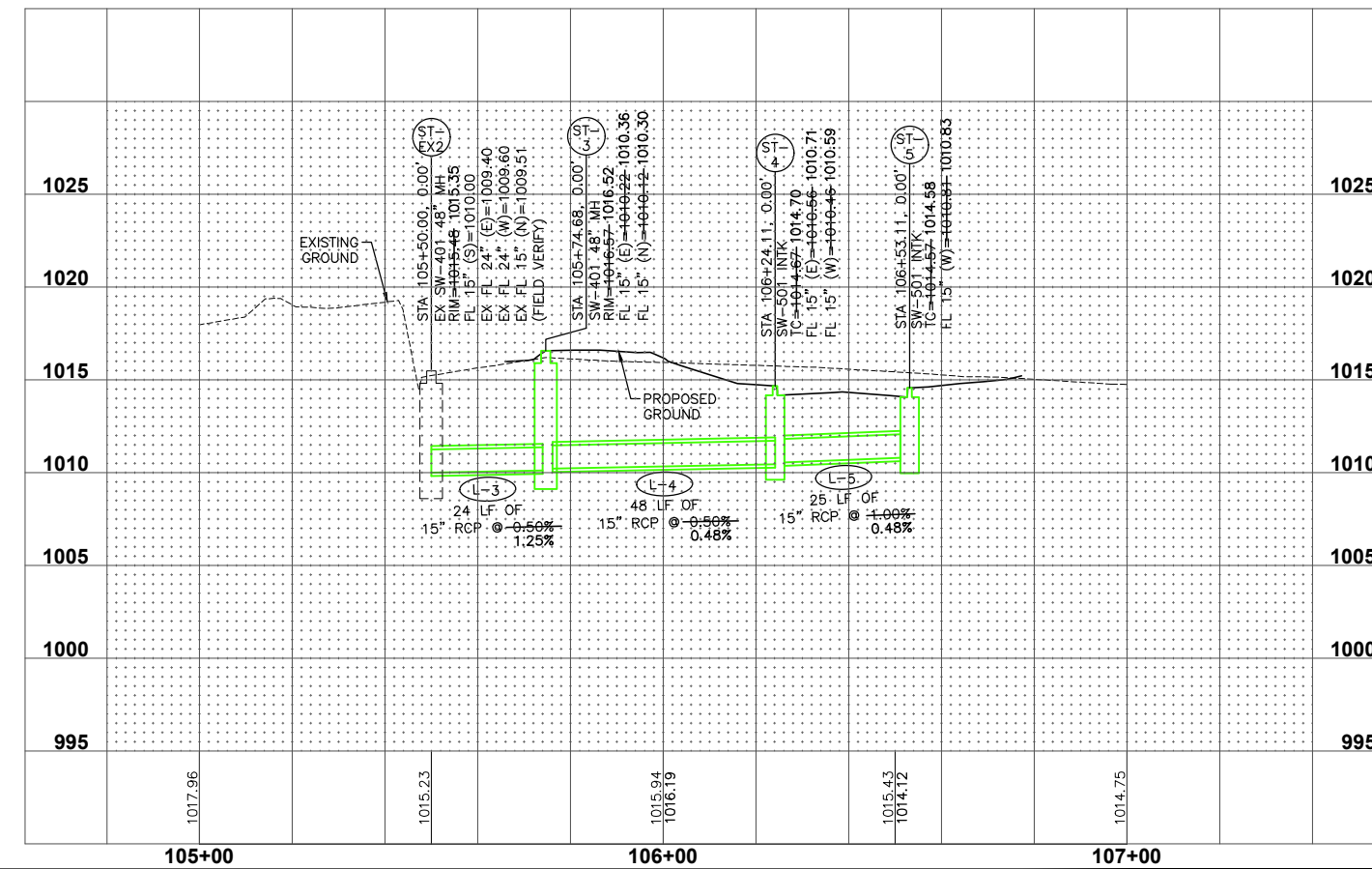
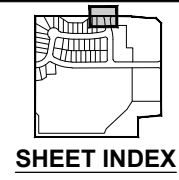
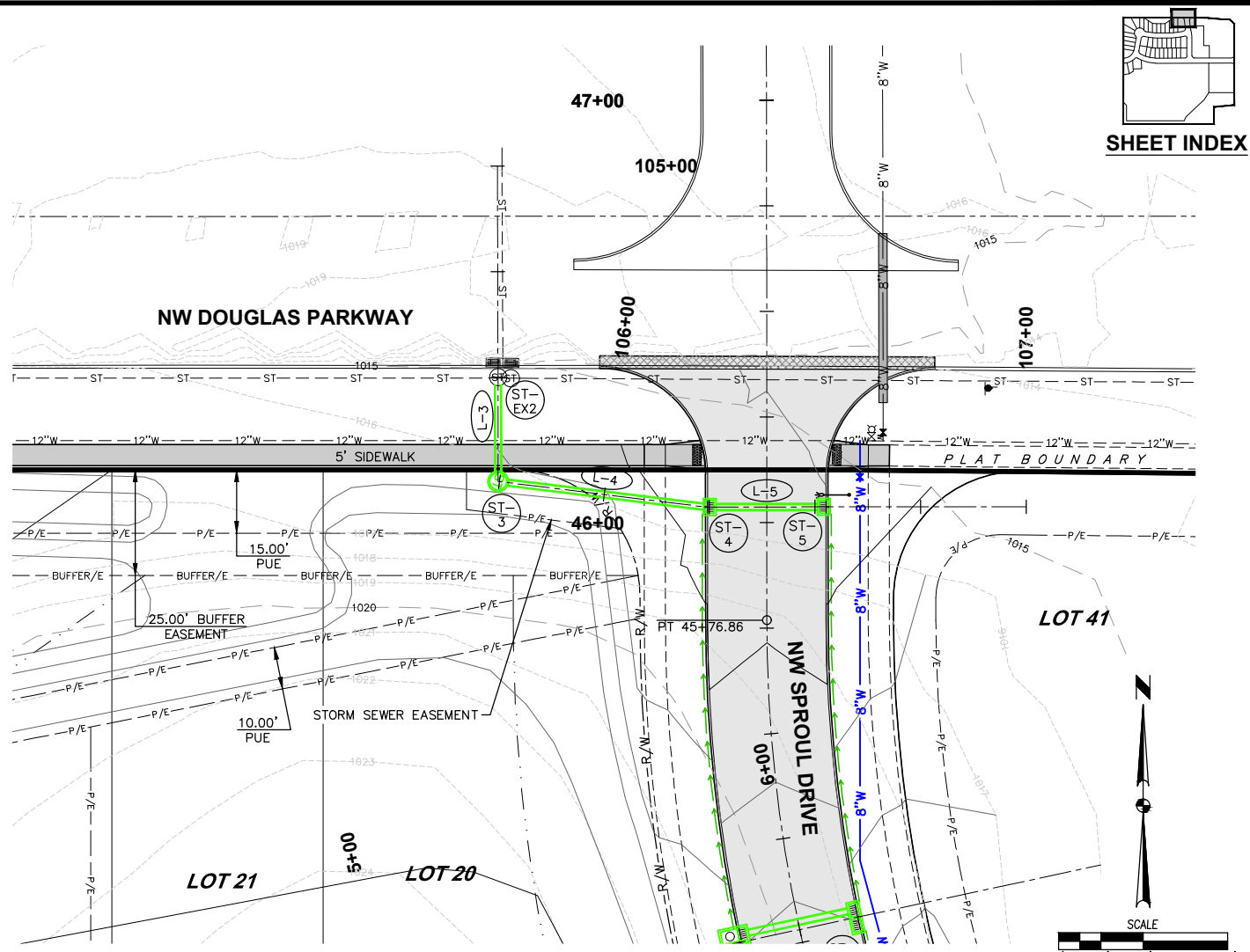
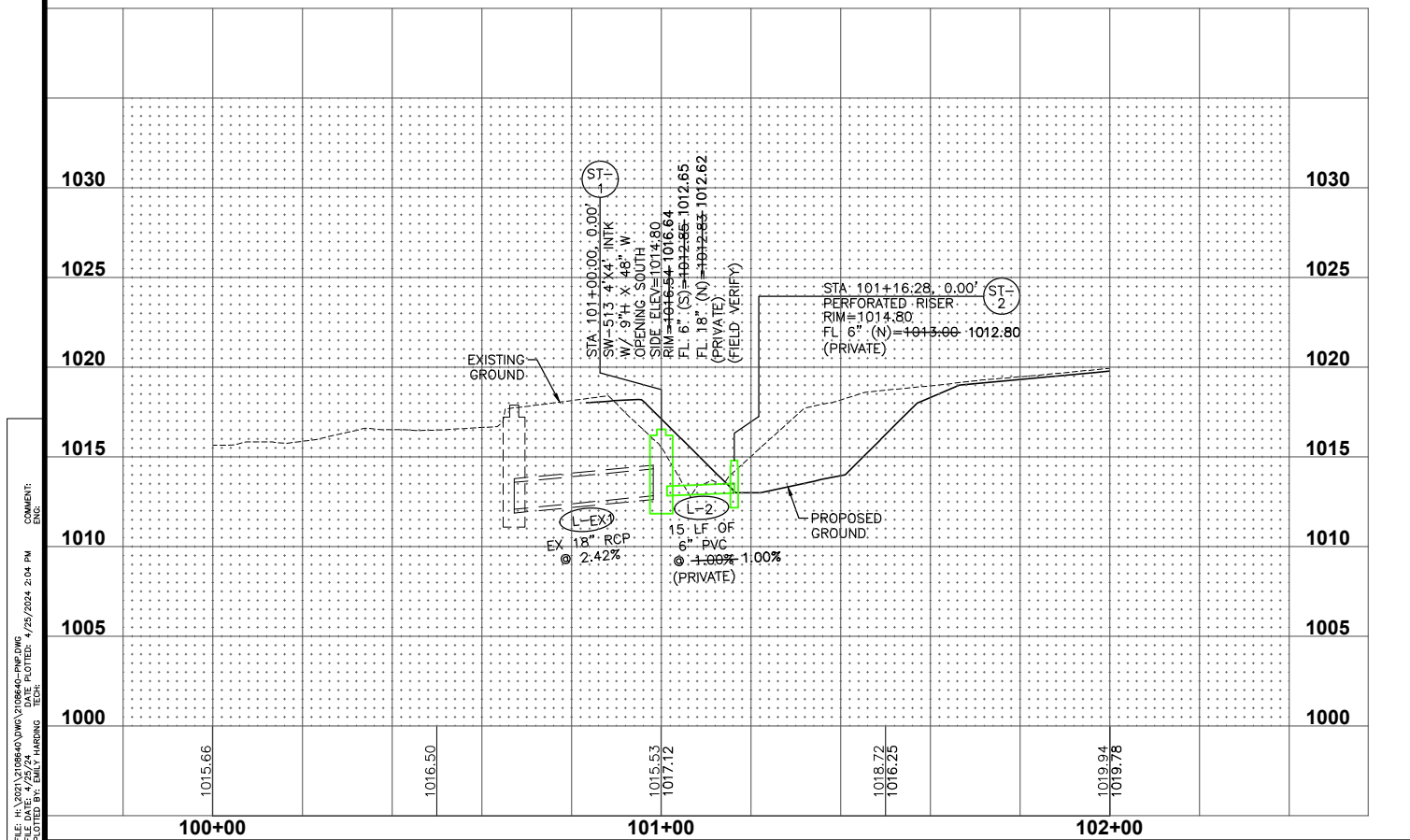
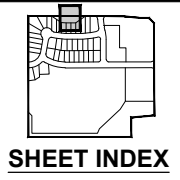
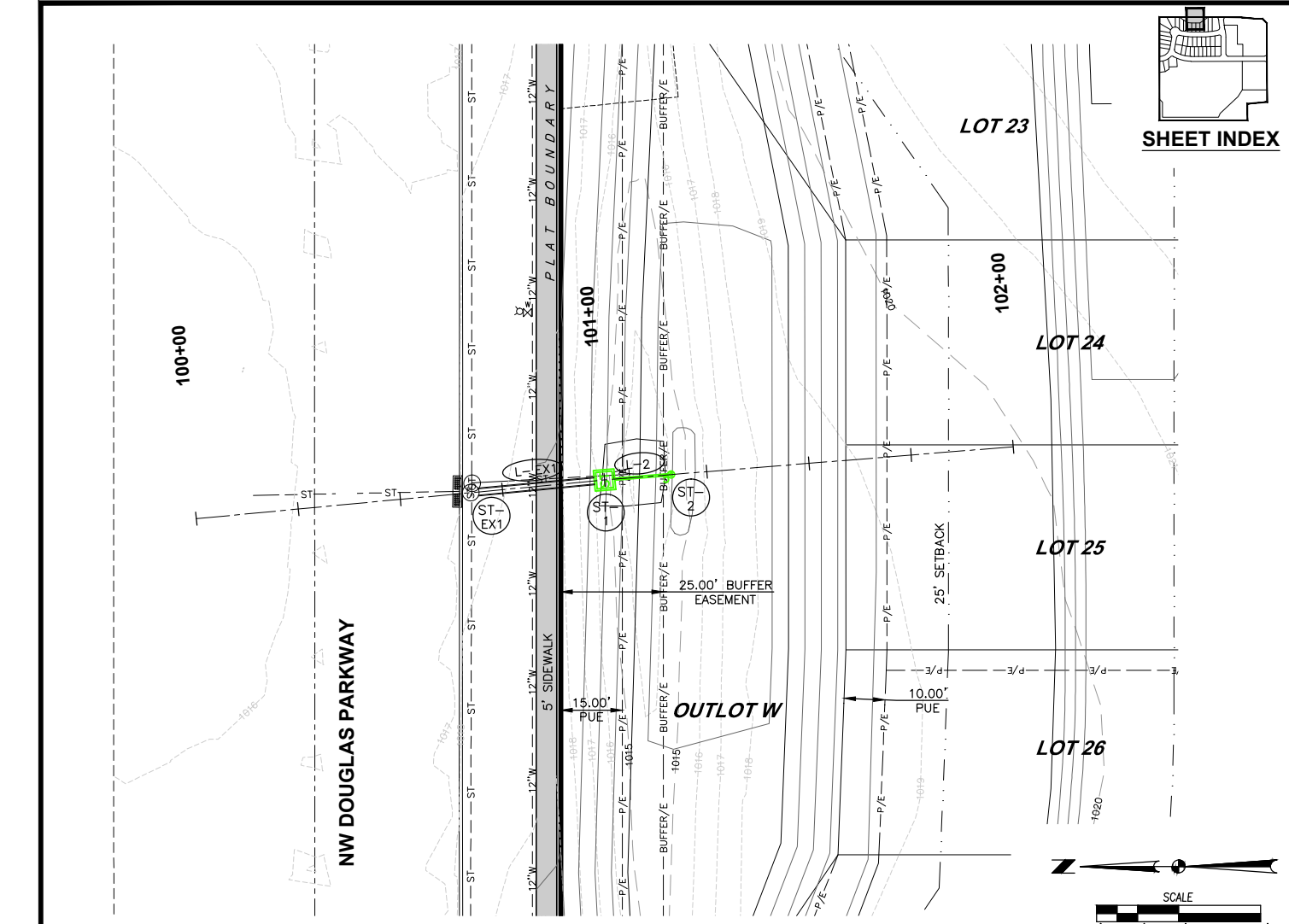
ALDER POINT
SANITARY SEWER PLAN AND PROFILE
 WAUKEE, IOWA

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: ENH
 TECH:

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DATE: 04-24-2024
 19/28
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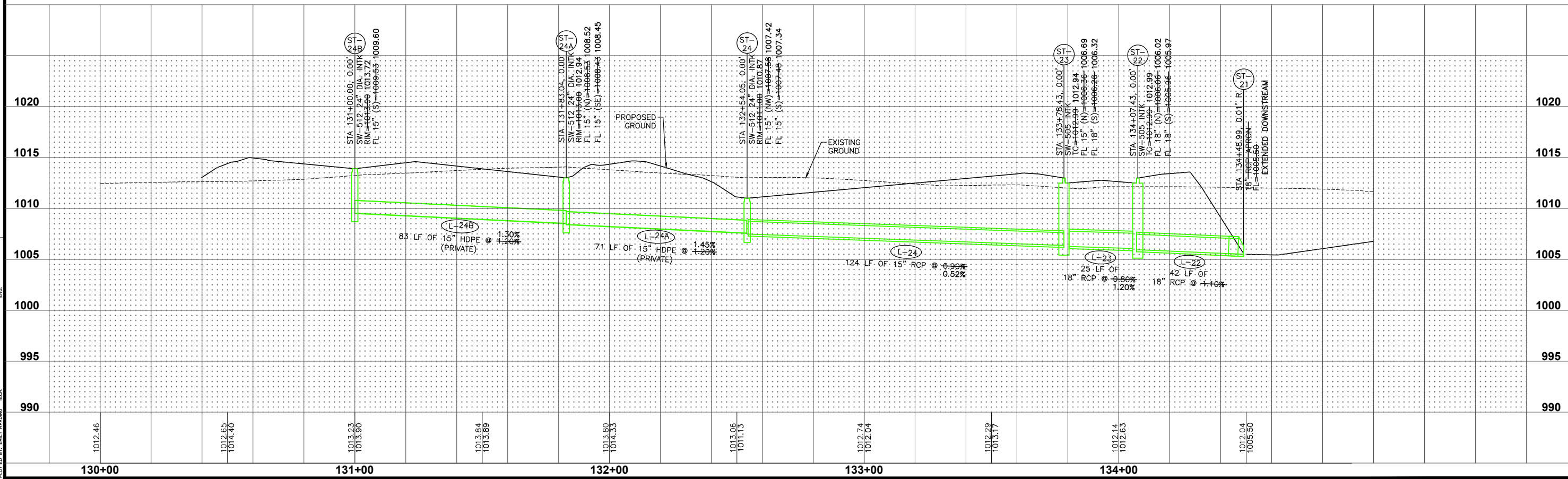
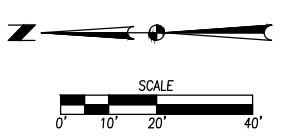
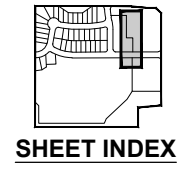
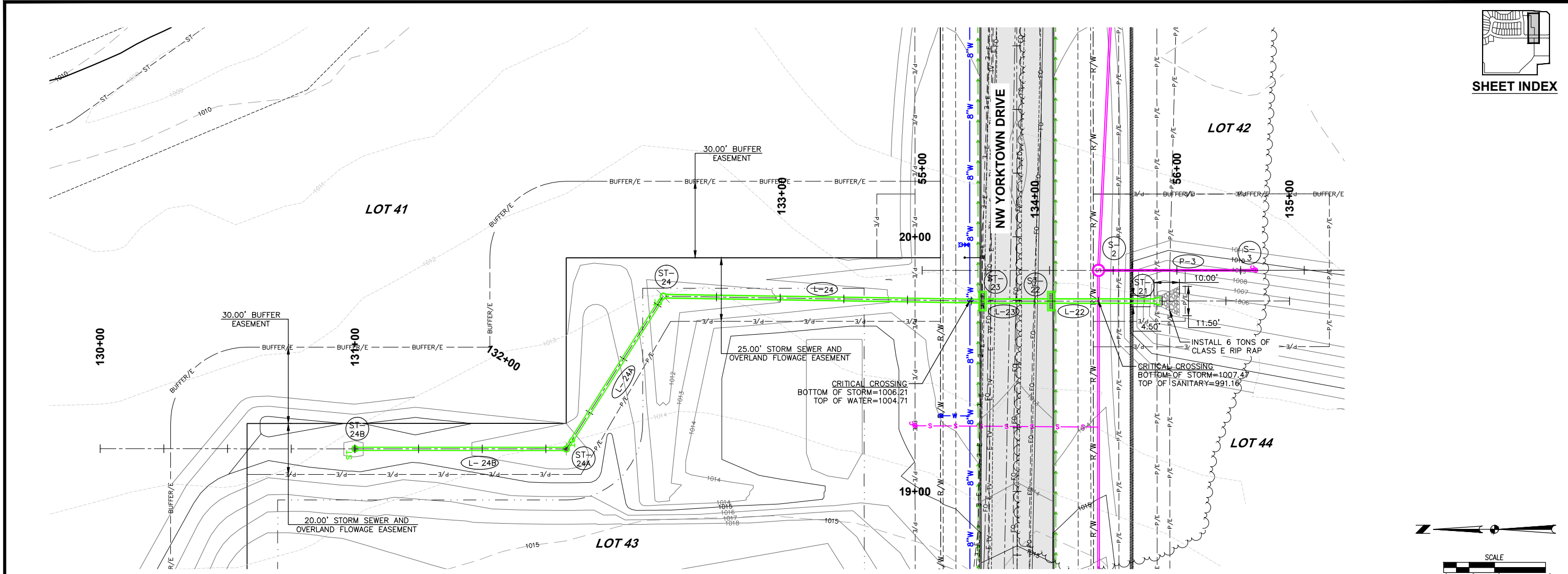


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

ALDER POINT

STORM SEWER PLAN AND PROFILE

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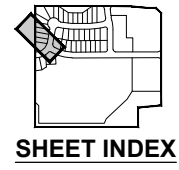
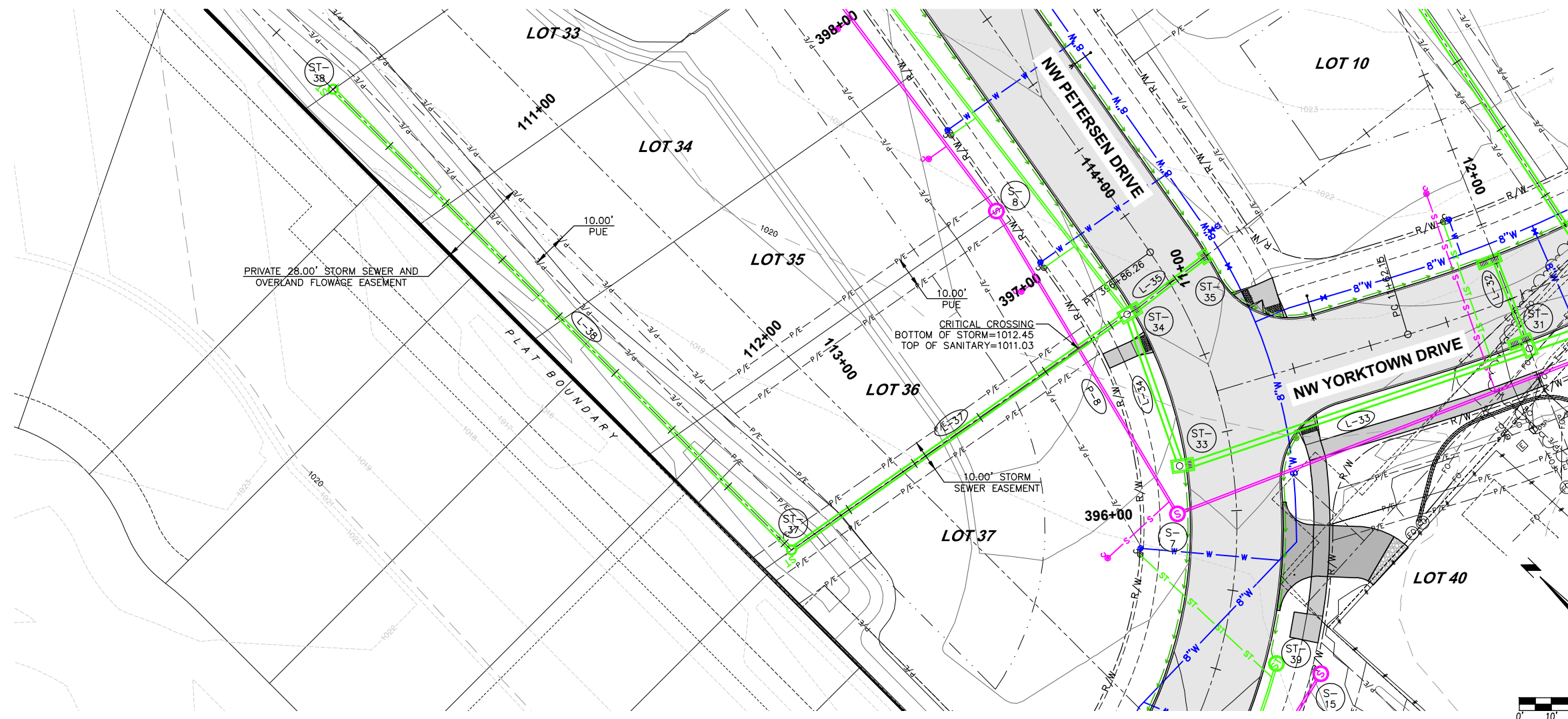
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WAUKEE, IOWA

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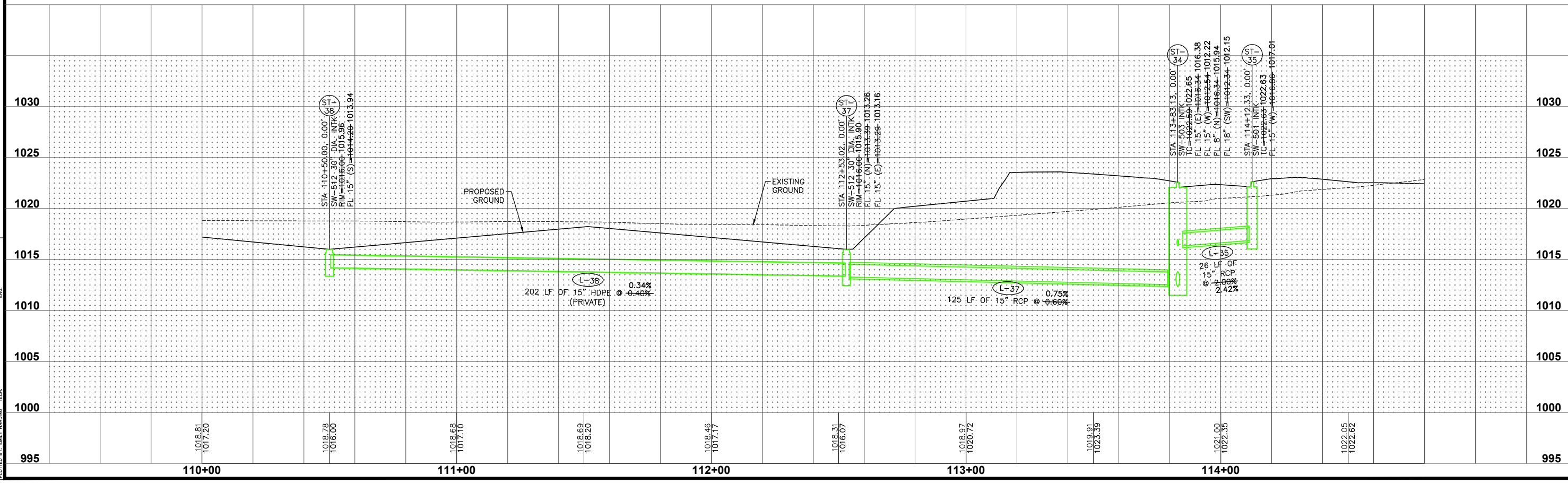
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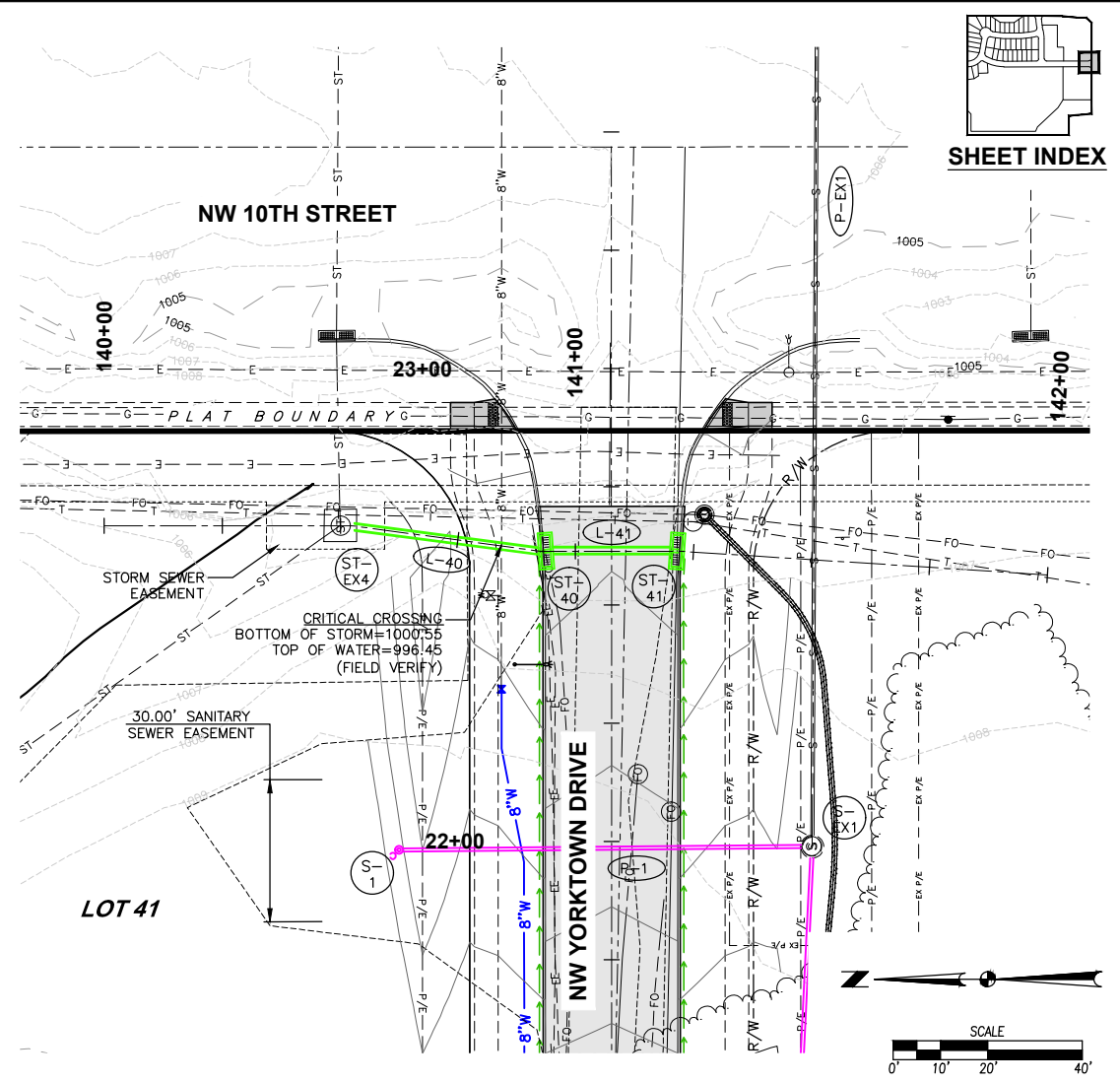
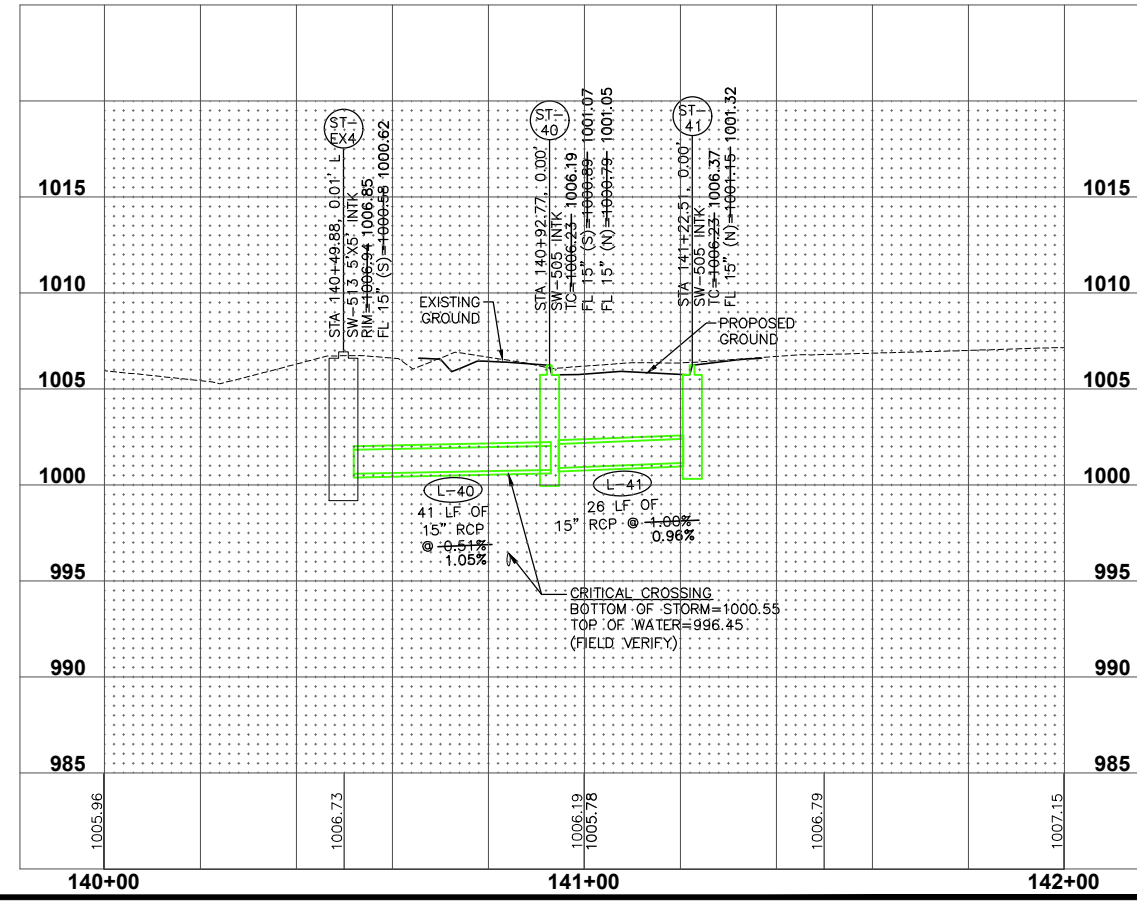
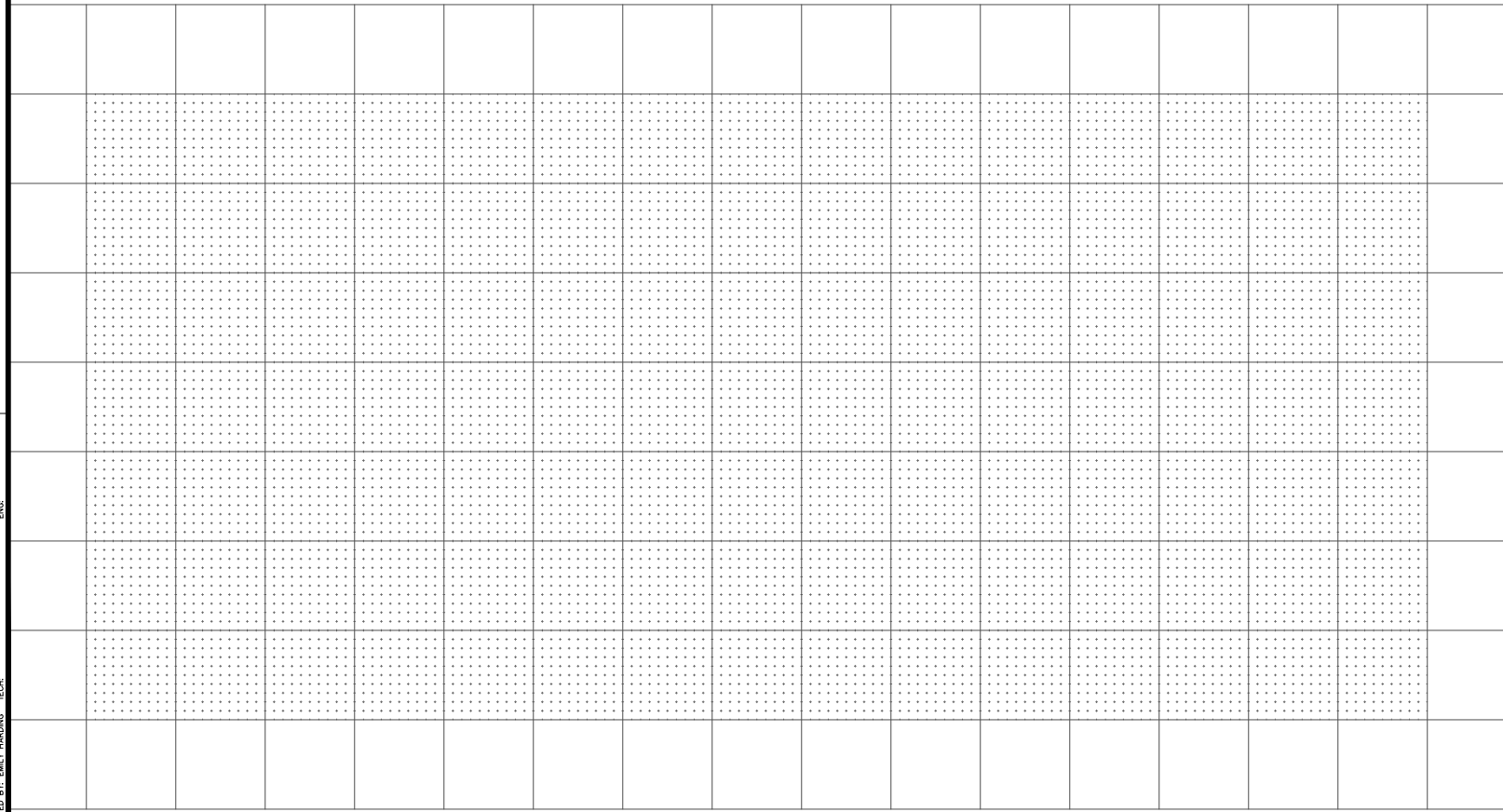
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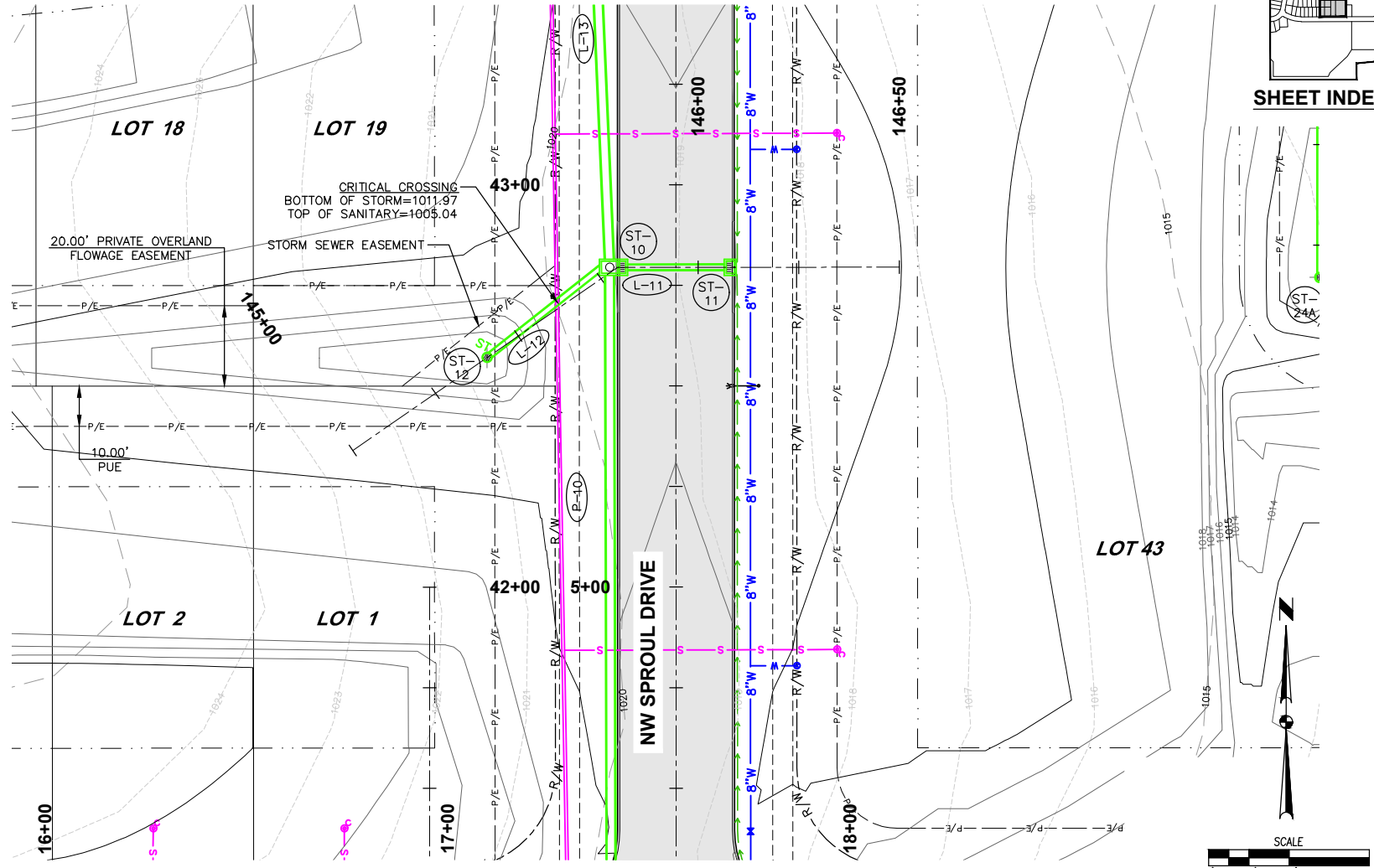
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 URBANDALE, IA 50322
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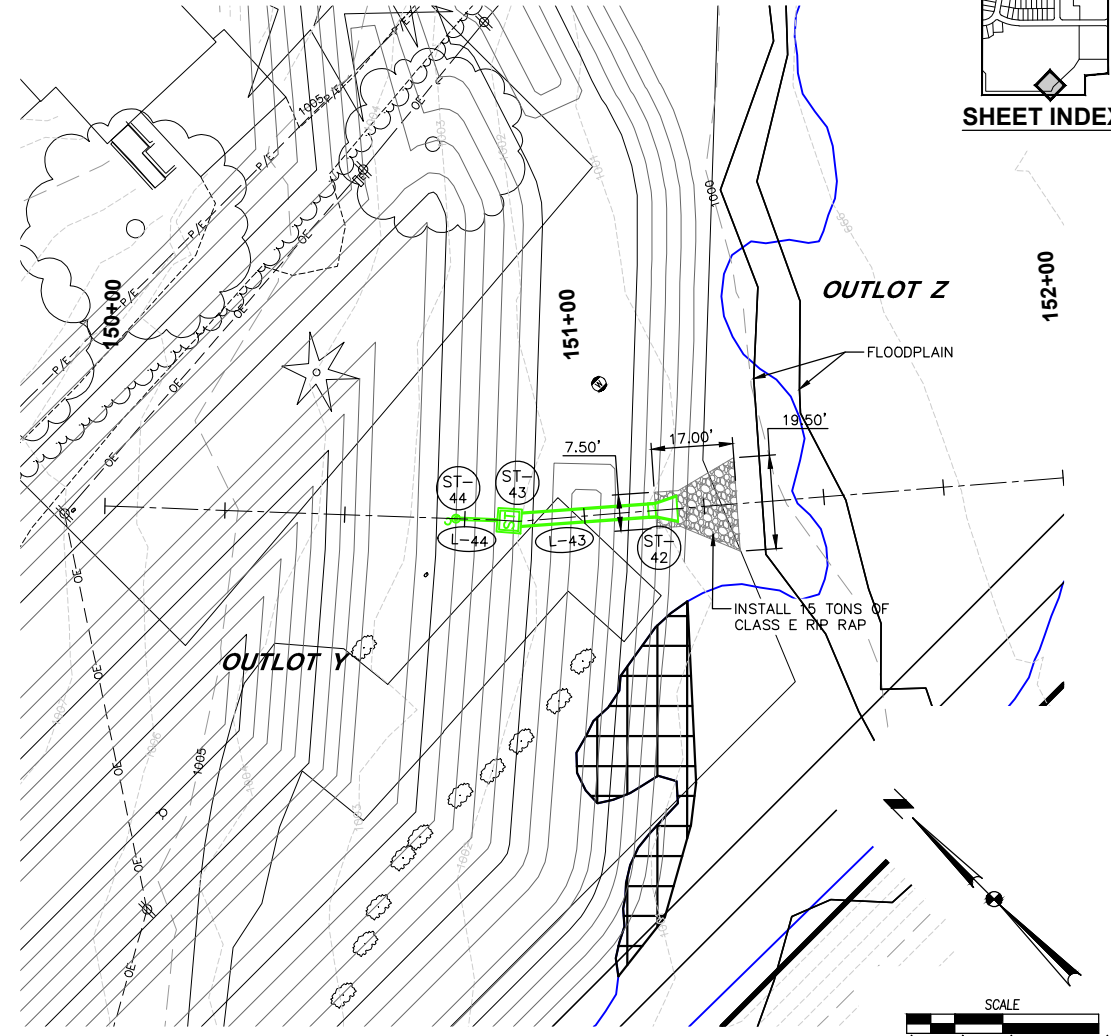
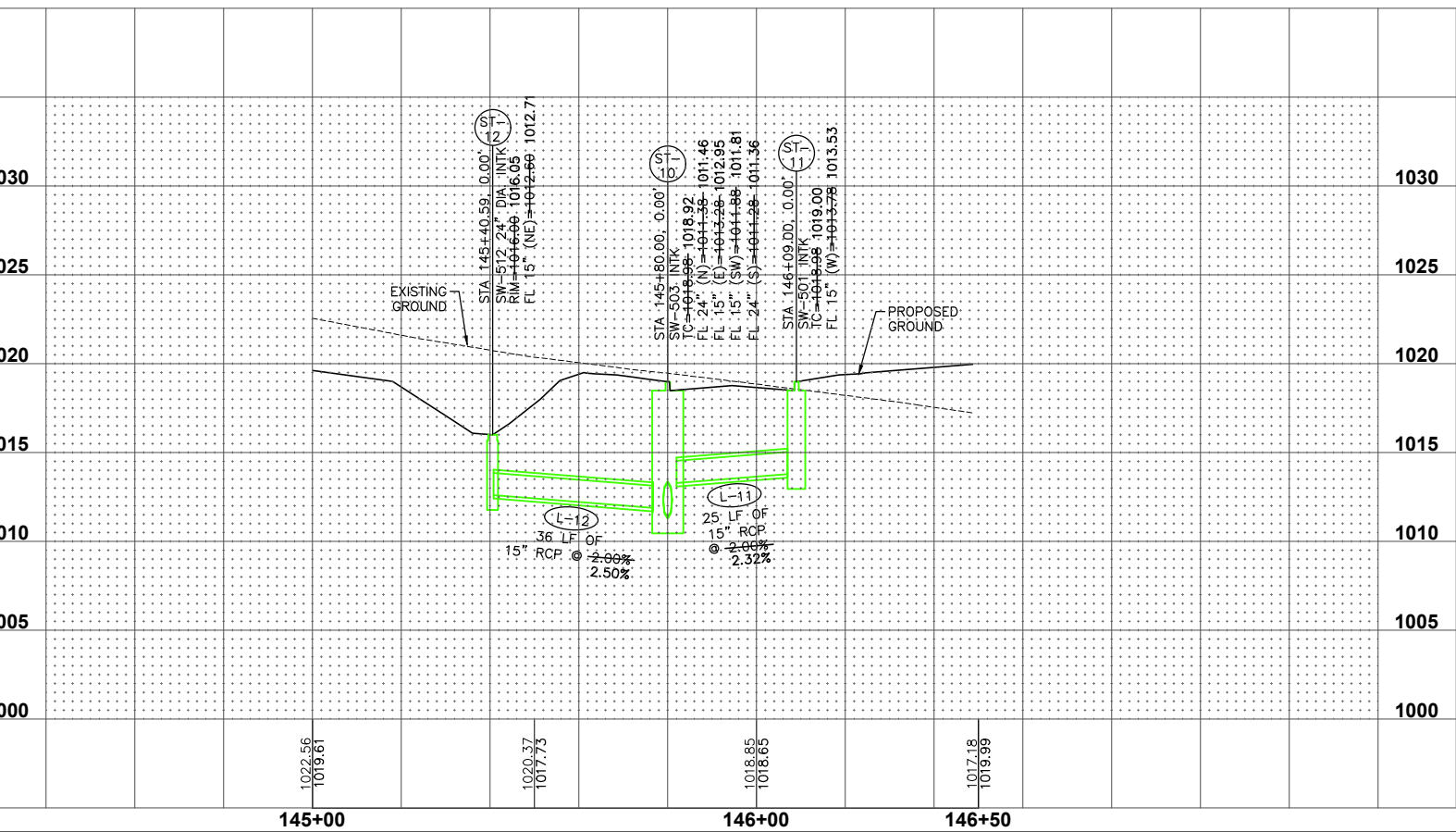
WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

ALDER POINT
STORM SEWER PLAN AND PROFILE

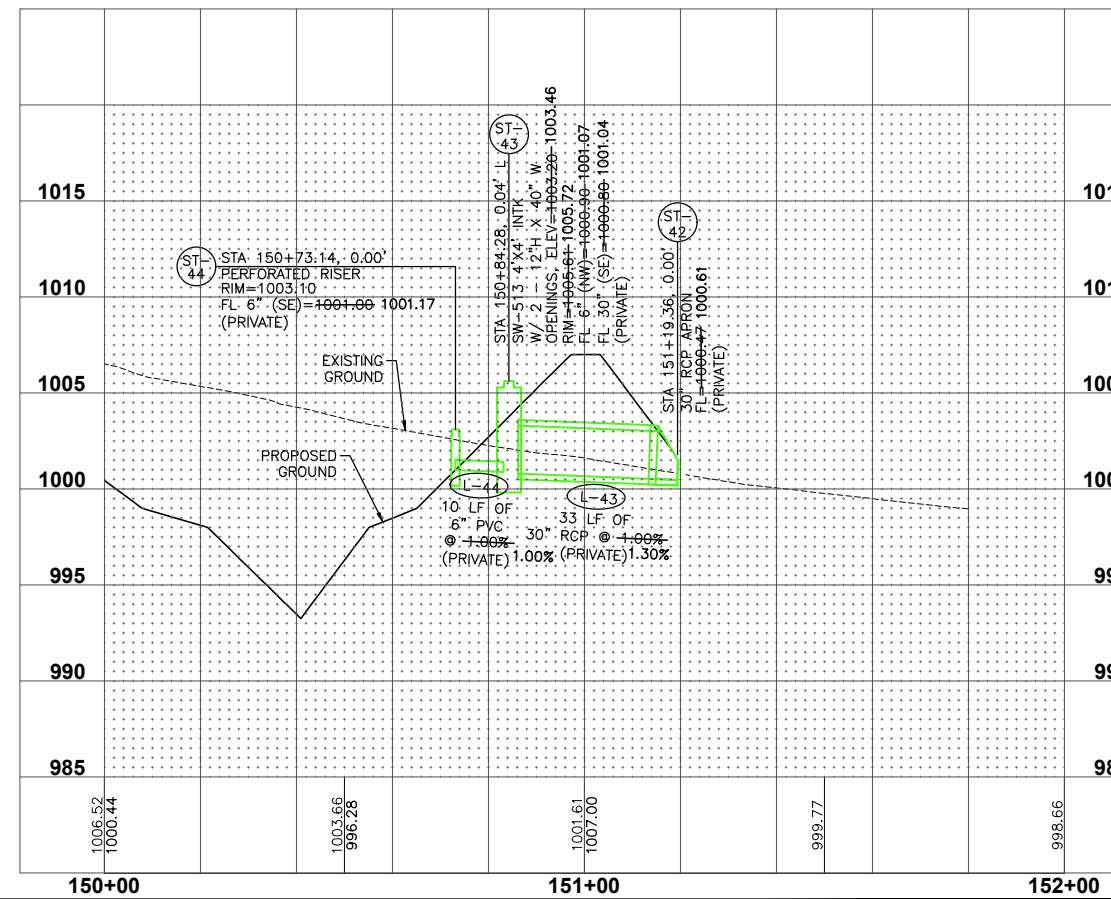
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 PLOTTED BY: EMLY HARDING
 DATE: 4/25/2024 2:05 PM
 PLOT SCALE: 1"=40'



SHEET INDEX



SHEET INDEX



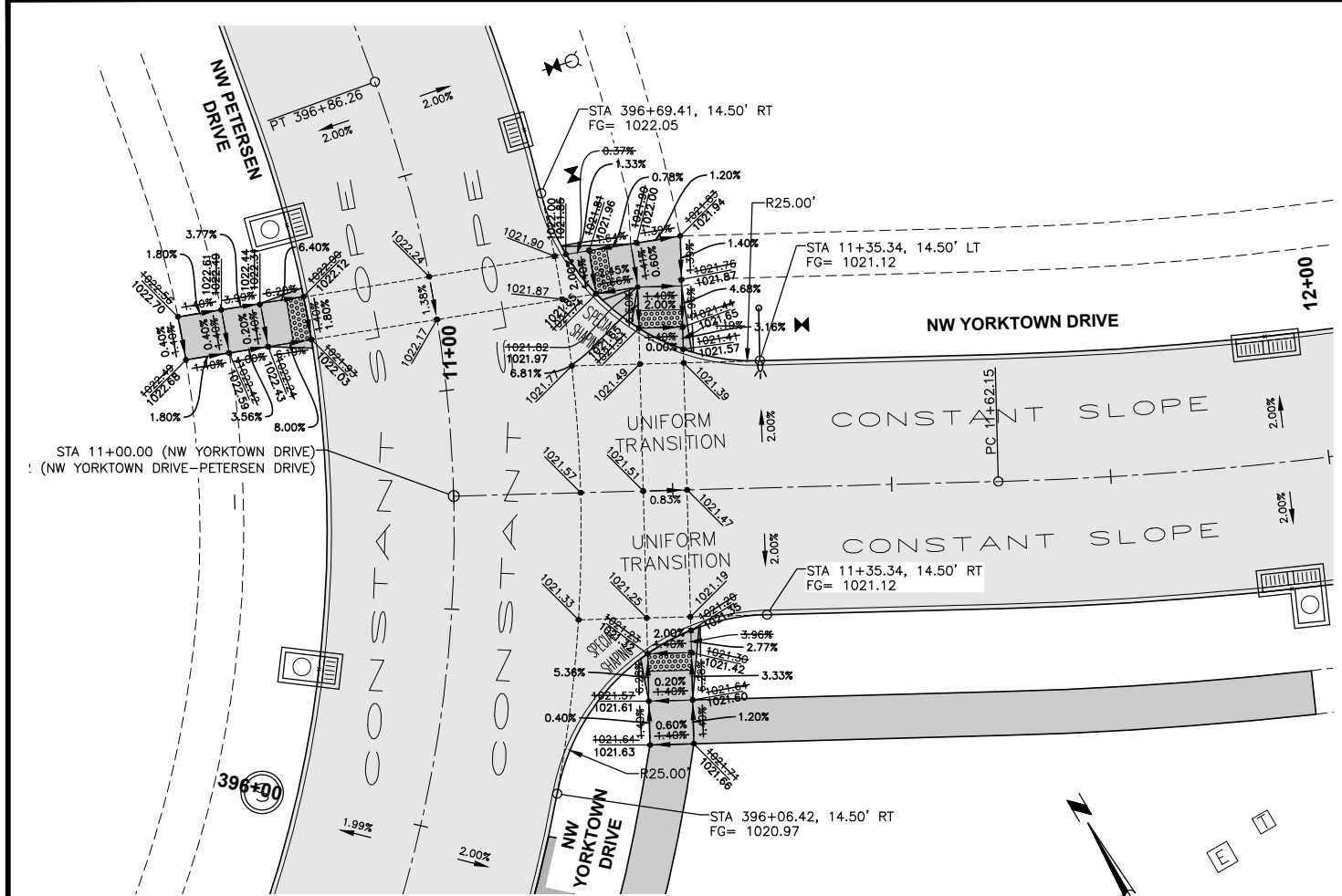
DATE	REVISIONS
04-24-2024	AS-BUILTS
06-21-2023	REVISED CELL TOWER ACCESS
09-12-2023	SIXTH SUBMITTAL
09-22-2023	FIFTH SUBMITTAL
07-07-2022	FOURTH SUBMITTAL
06-15-2022	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

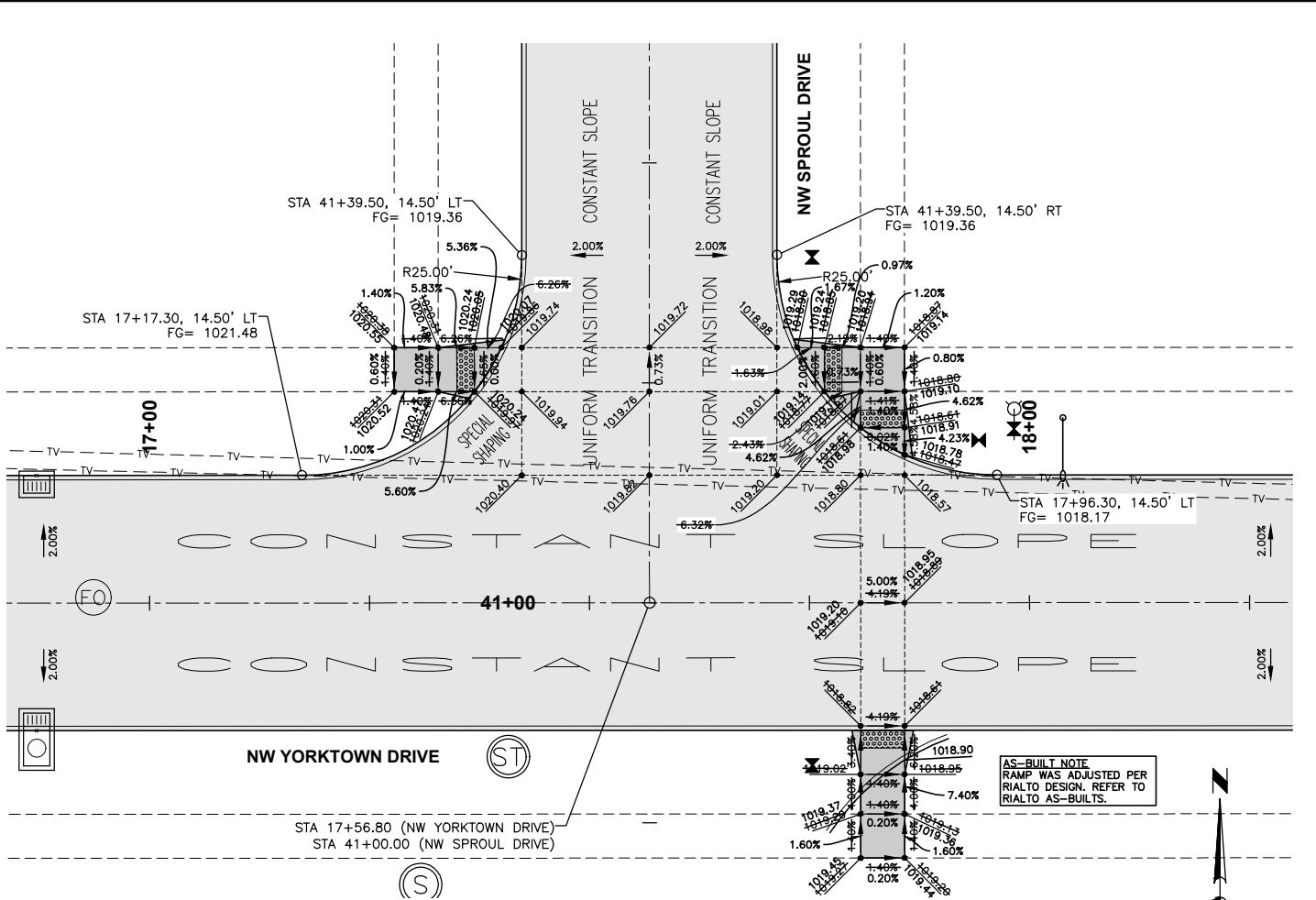


WAUKEE, IOWA
 ENGINEER: ENH
 TECH:

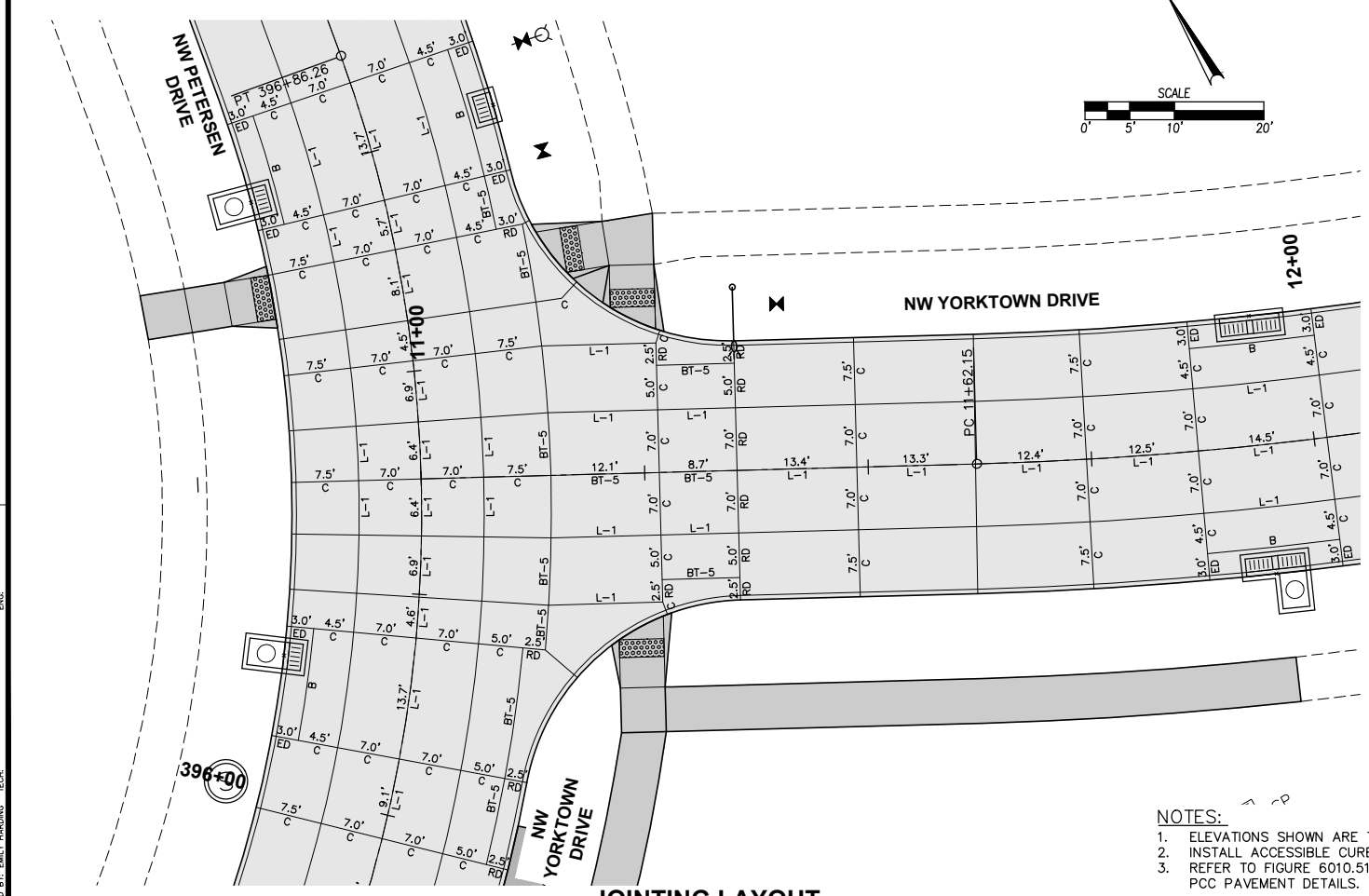
ALDER POINT
STORM SEWER PLAN AND PROFILE



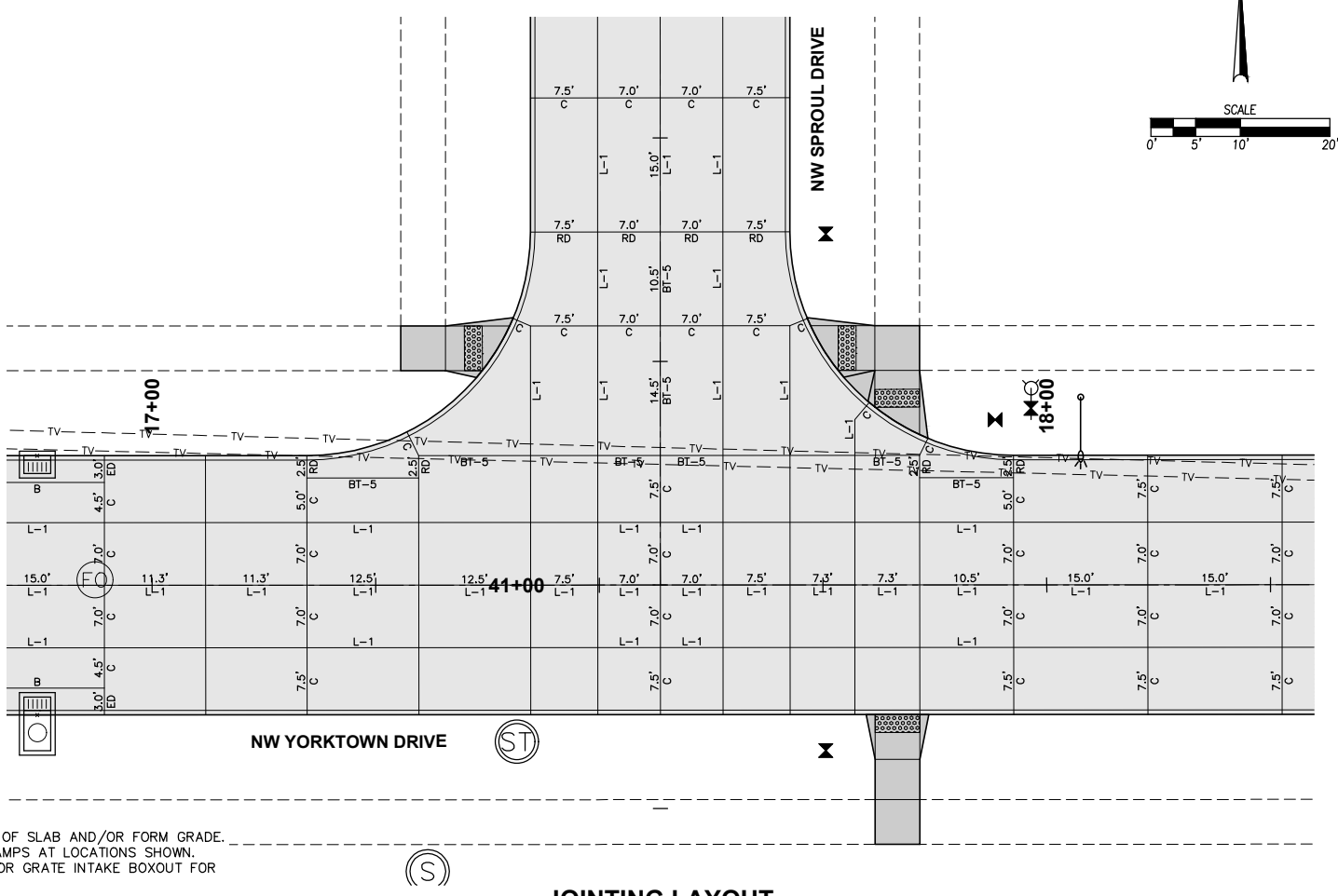
GEOMETRICS AND STAKING LAYOUT



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



JOINTING LAYOUT

- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.

FILE: H:\2021\2108-40\2108-40-INTERSECTION.DWG
 COMPONENT: ENR
 PLOTTED BY: ENR
 DATE: 4/25/2024 2:06 PM

DATE	REVISIONS
04-24-2024	AS-BUILTS
06-21-2023	REVISED CELL TOWER ACCESS
09-12-2022	SIXTH SUBMITTAL
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WAUKEE, IOWA
 ENGINEER: ENH

ALDER POINT
INTERSECTION DETAILS