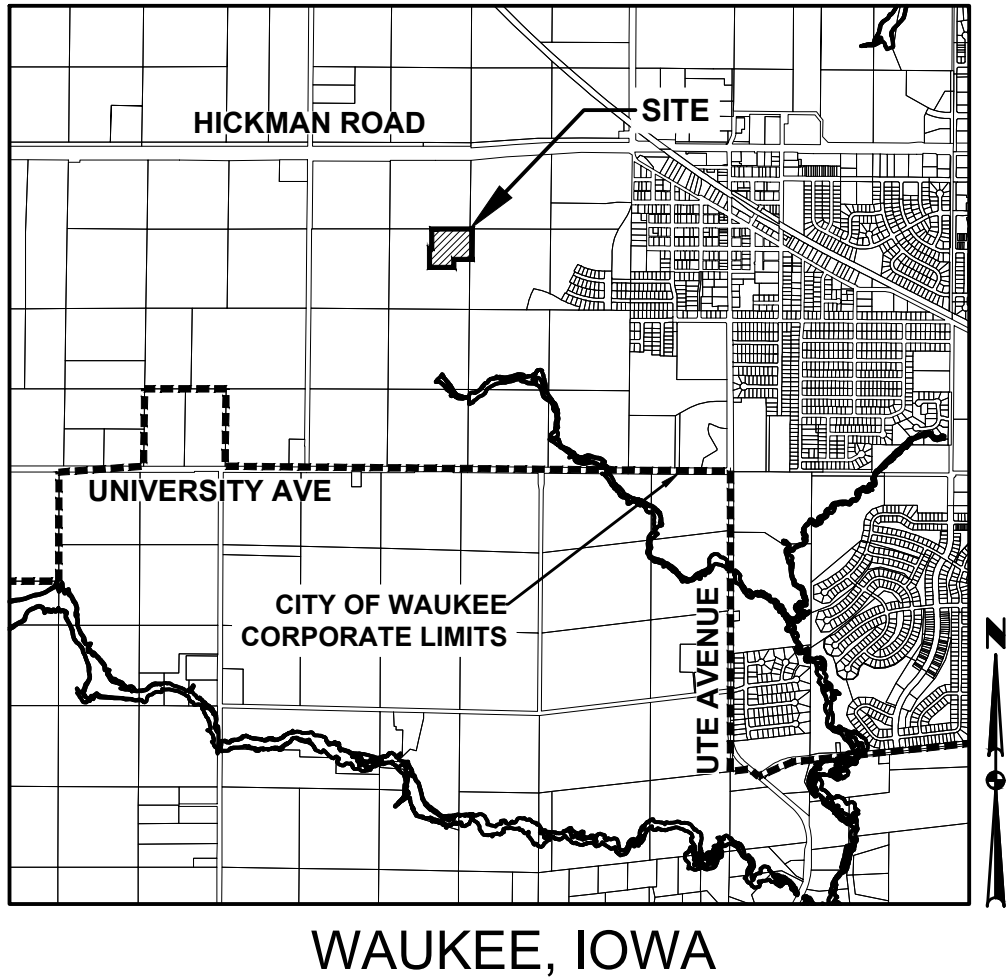


CONSTRUCTION PLANS FOR:
SPRING MEADOWS PLAT 1
WAUKEE, IOWA

VICINITY MAP



OWNER / APPLICANT

WAUKEE PARTNERSHIP, LLC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515)-369-4400

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 9.28 ACRES (404,424 SF)

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT
PD - PLANNED DEVELOPMENT DISTRICT

CONSTRUCTION SCHEDULE

SPRING 2023 - SPRING 2024

DATE OF SURVEY:

SEPTEMBER 2022

BENCHMARKS

WAUKEE STANDARD BM #120 +/- 150 FEET SOUTH OF
INTERSECTION OF U PLACE AND 300TH STREET (DALLAS
COUNTY); 6 FEET WEST OF NORTH/SOUTH FENCE, 31 FEET
EAST OF U PLACE.
ELEVATION=1011.76

SUBMITTALS

FIRST SUBMITTAL:	02/24/2023
SECOND SUBMITTAL:	04/14/2023
THIRD SUBMITTAL:	05/30/2023
FOURTH SUBMITTAL:	06/28/2023
FIFTH SUBMITTAL:	07/14/2023
SIXTH SUBMITTAL:	08/02/2023
SIGNED SUBMITTAL:	08/14/2023
PLAT BOUNDARY REVISION:	09/29/2023
PLAN REVISION #2:	10/12/2023
PLAN REVISION #3:	10/23/2023
AS-BUILT SUBMITTAL #1:	12/18/2023
AS-BUILT SUBMITTAL #2:	02/06/2024

BULK REGULATIONS

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

PD: PLANNED DEVELOPMENT DISTRICT

- MINIMUM LOT AREA: 7,000 SF
- MINIMUM LOT WIDTH: 55 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 5 FEET
- REAR YARD SETBACK: 30 FEET

PARKLAND DEDICATION

PARKLAND REQUIRED:

SINGLE FAMILY: 37 UNITS
x 3 PEOPLE/UNIT
x 6.5 ACRES/1000 PEOPLE
= 0.72 ACRES

NOTES

- ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS
DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE
ENGINEERING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE
DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL
IN WRITING BY THE ENGINEERING DEPARTMENT.
- THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE
PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE
CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED
BY THE REPORT.

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.

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
7-9	GRADING PLAN
10-12	EROSION AND SEDIMENT CONTROL PLAN
13-21	SANITARY SEWER PLAN AND PROFILE
22-26	ROADWAY PLAN AND PROFILE
27-30	STORM SEWER PLAN AND PROFILE
31-34	WATER MAIN PLAN AND PROFILE
35	INTERSECTION DETAILS

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 32, 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
NORTHWEST QUARTER; THENCE SOUTH 00°40'41" WEST ALONG THE EAST LINE
OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 510.01 FEET TO
THE NORTHEAST CORNER OF LOT 16, SPRING CREST PLAT 5, AN OFFICIAL PLAT;
THENCE NORTH 89°40'15" WEST, 306.50 FEET; THENCE SOUTH 00°19'45" WEST,
129.97 FEET; THENCE NORTH 89°40'15" WEST, 405.00 FEET; THENCE NORTH
00°19'45" EAST, 319.81 FEET; THENCE SOUTH 89°40'15" EAST, 37.60 FEET;
THENCE NORTH 00°19'45" EAST, 320.40 FEET TO THE NORTH LINE OF SAID
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°40'15"
EAST ALONG SAID NORTH LINE, 677.01 FEET TO THE POINT OF BEGINNING AND
CONTAINING 9.28 ACRES (404,424 SQUARE FEET).

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

GENERAL LEGEND

PROPOSED

SECTION LINE
CENTER LINE
RIGHT OF WAY
PERMANENT EASEMENT
TEMPORARY EASEMENT

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

WATER CURB STOP

STORM SEWER STRUCTURE NO.

STORM SEWER PIPE NO.

SANITARY SEWER STRUCTURE NO.

SANITARY SEWER PIPE NO.

SANITARY SEWER WITH SIZE

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

TOP OF PROPOSED GROUND

MINIMUM PROTECTION ELEVATION

OVERFLOW ROUTE

GRADE TO DRAIN (TEMP. SWALE)

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

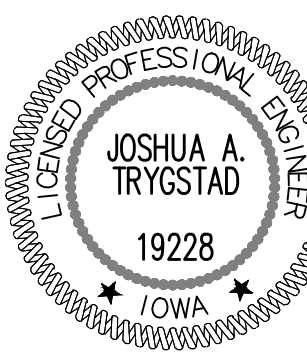
WATER MAIN W/ SIZE

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.

CD A
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2205.355

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



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

JOSHUA A. TRYGSTAD, P.E. DATE

LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

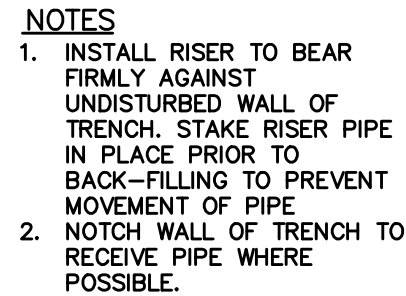
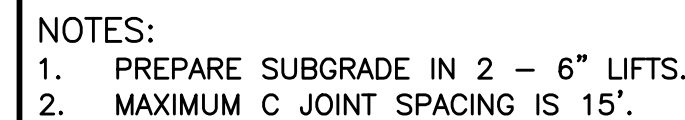
SHEET 1-35

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE
SOILS REPORT PREPARED BY CMT, (PN 232035SPJ), DATED APRIL 10, 2023.

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

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

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

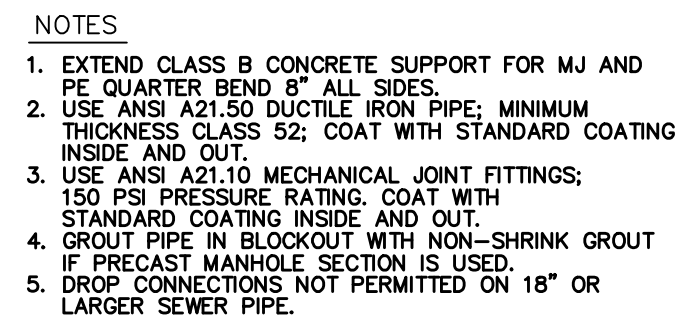


NOT TO SCALE

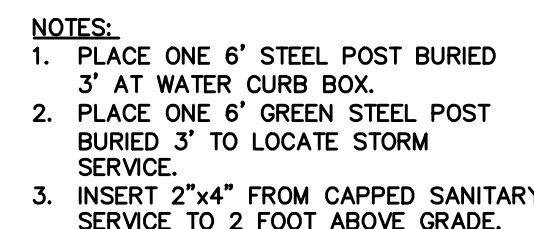


1. TERMINATE CURB STOP BOX ROD 1'-6"
BELOW FINISHED GRADE.

NOT TO SCALE



NOT TO SCALE



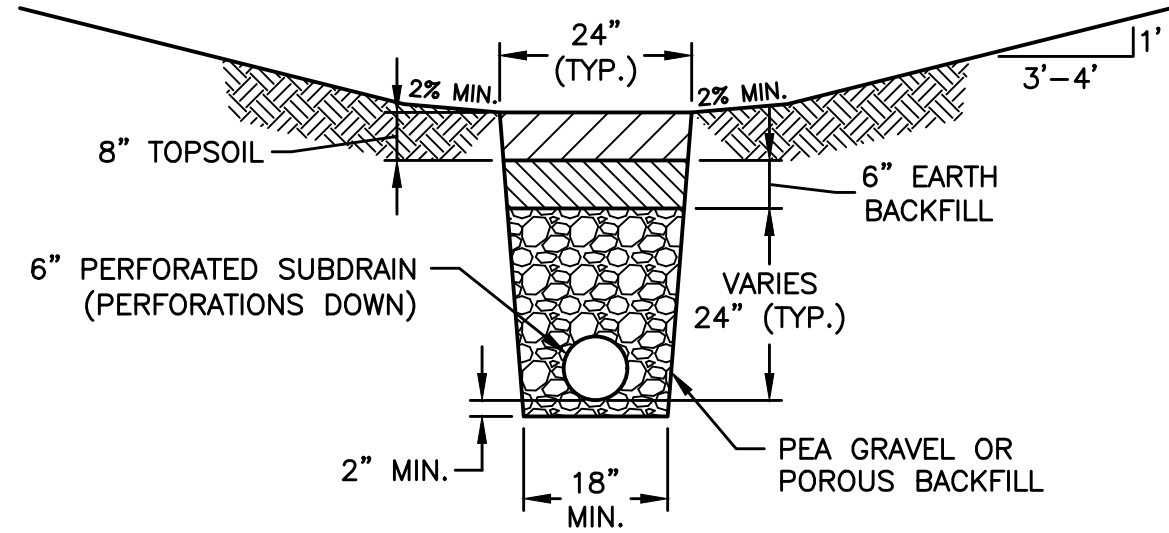
NOT TO SCALE



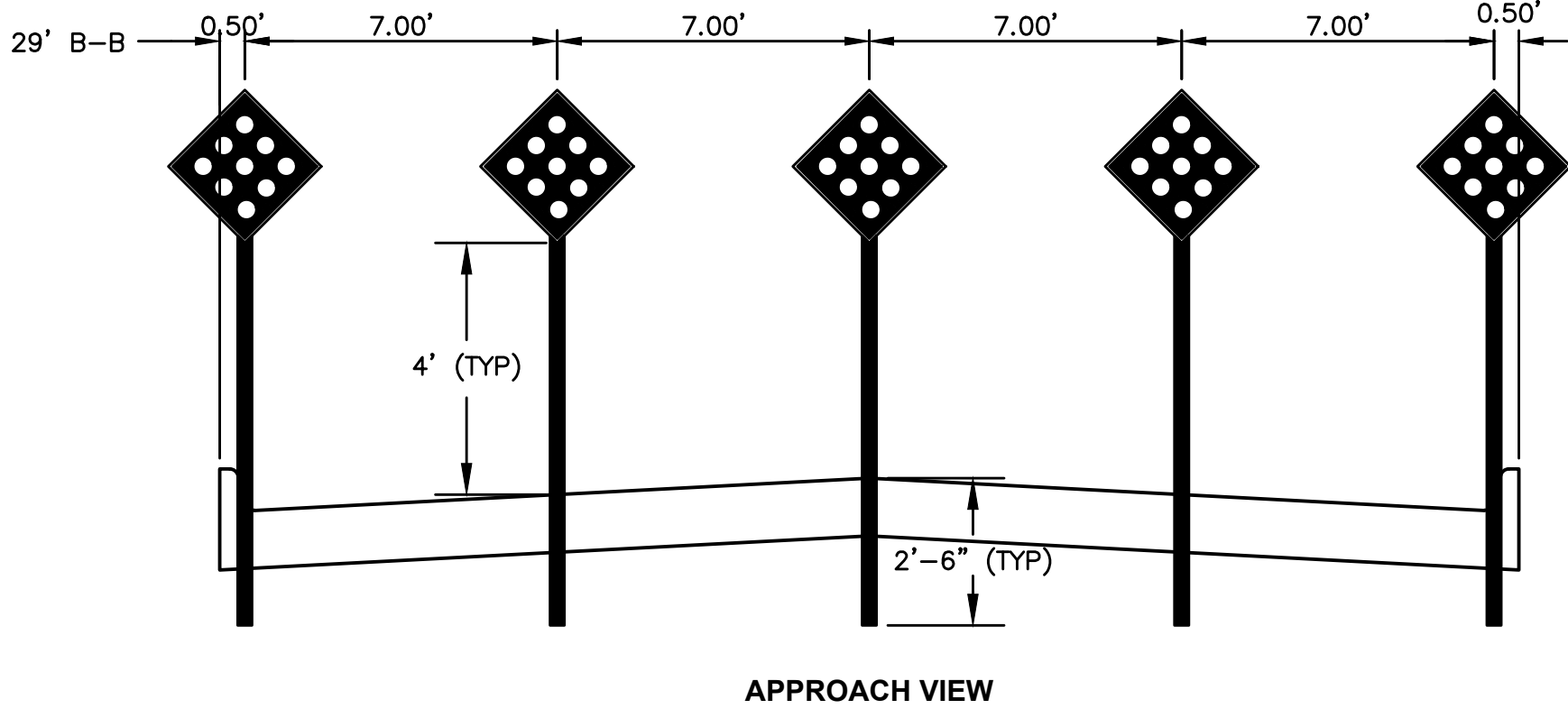
NOT TO SCALE



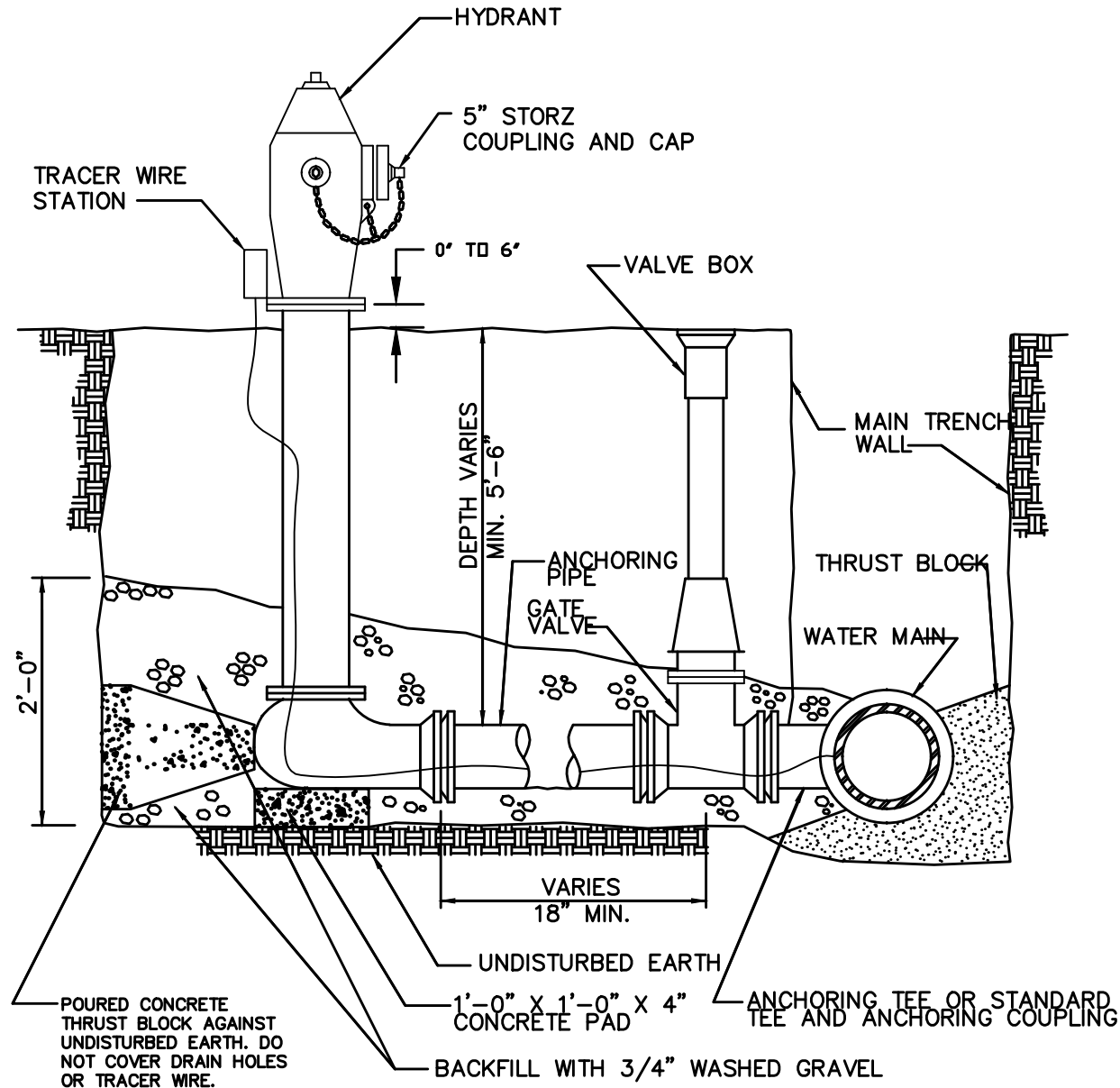
NOT TO SCALE



6" PERFORATED SUBDRAIN DETAIL
NOT TO SCALE

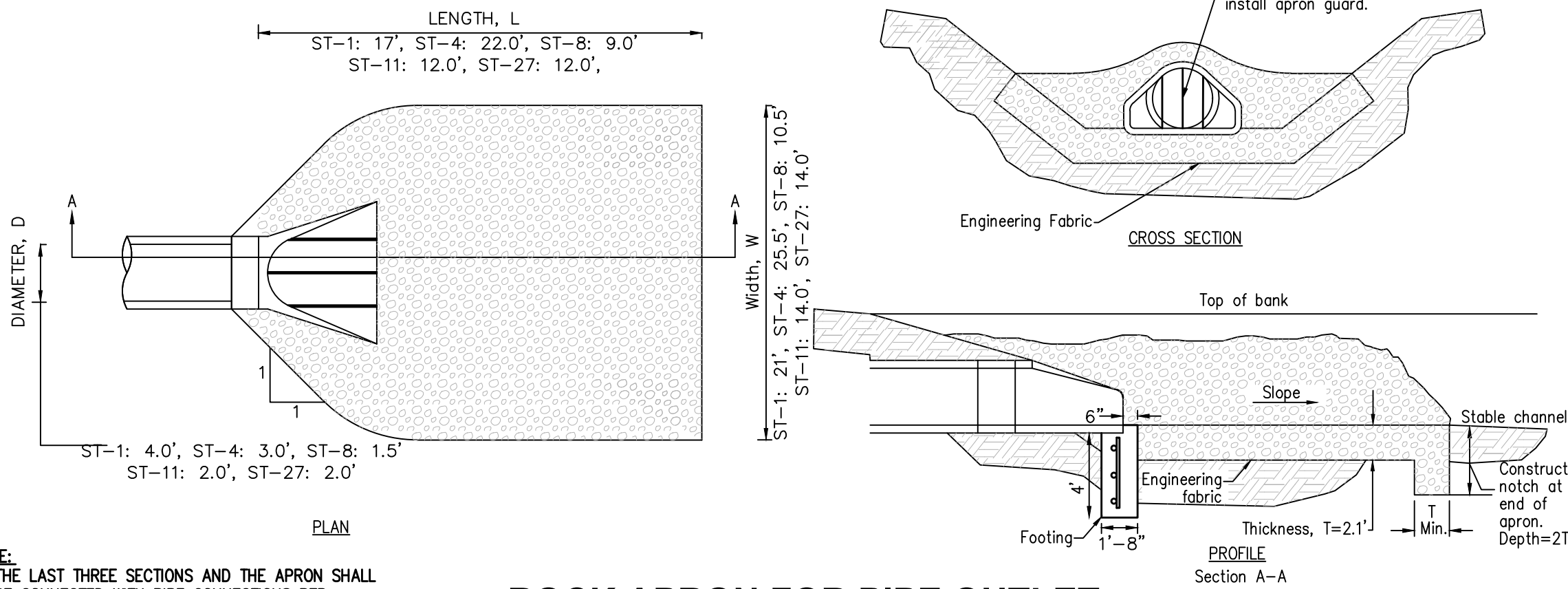


PERMANENT ROAD CLOSURE SIGN SPACING DETAIL
NOT TO SCALE
SI-182



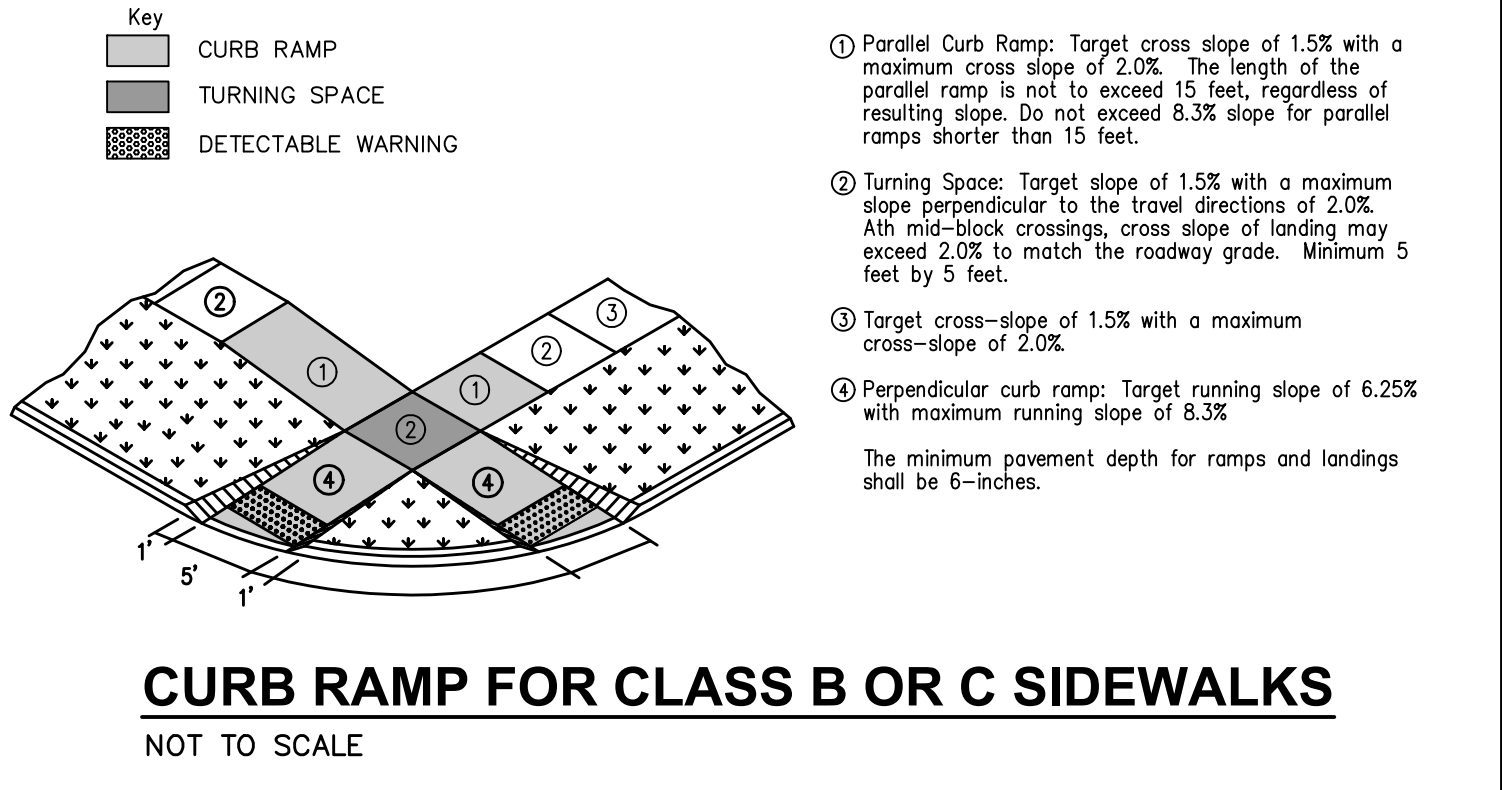
- NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

CITY OF WAUKEE STANDARD HYDRANT



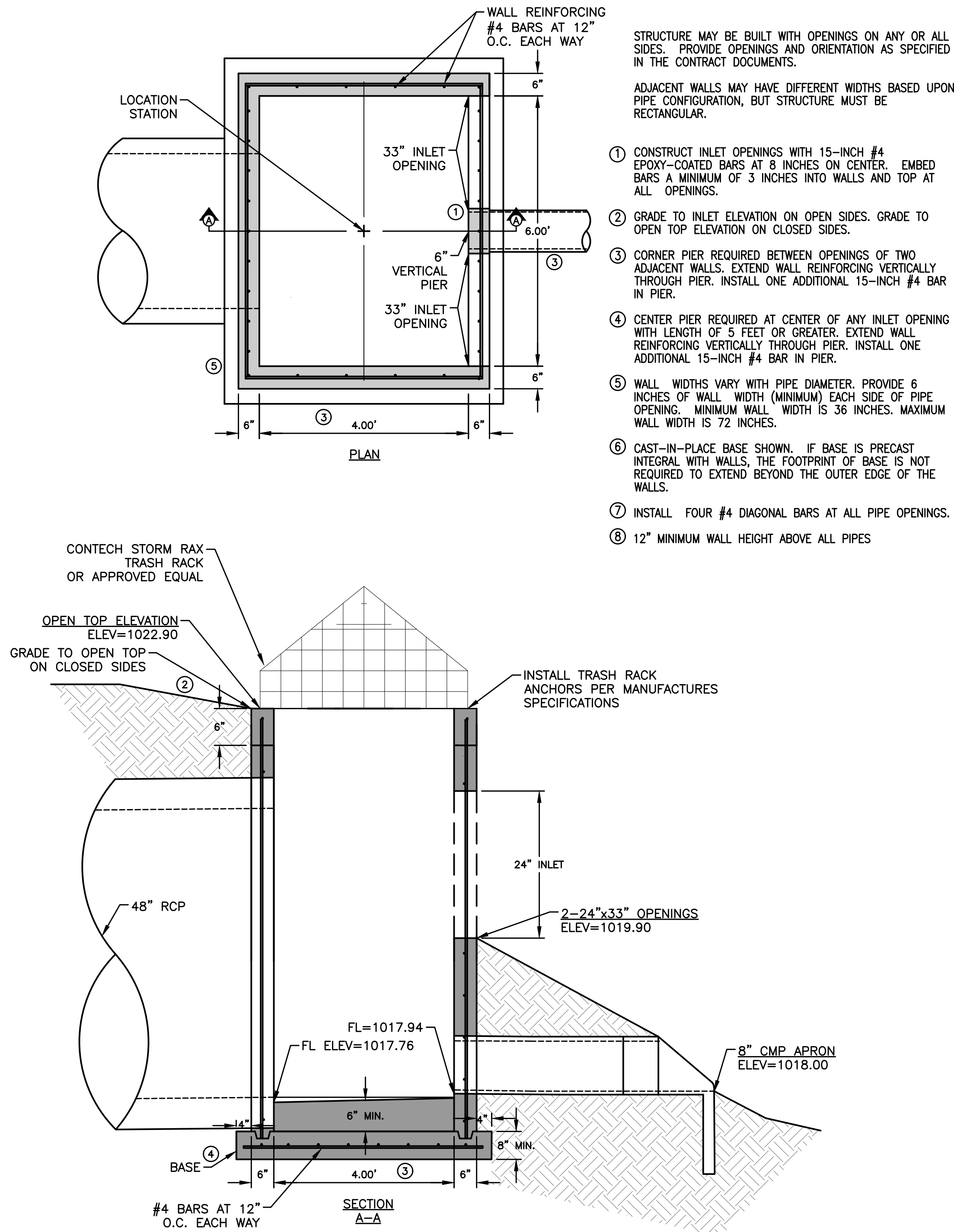
- NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
 2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE

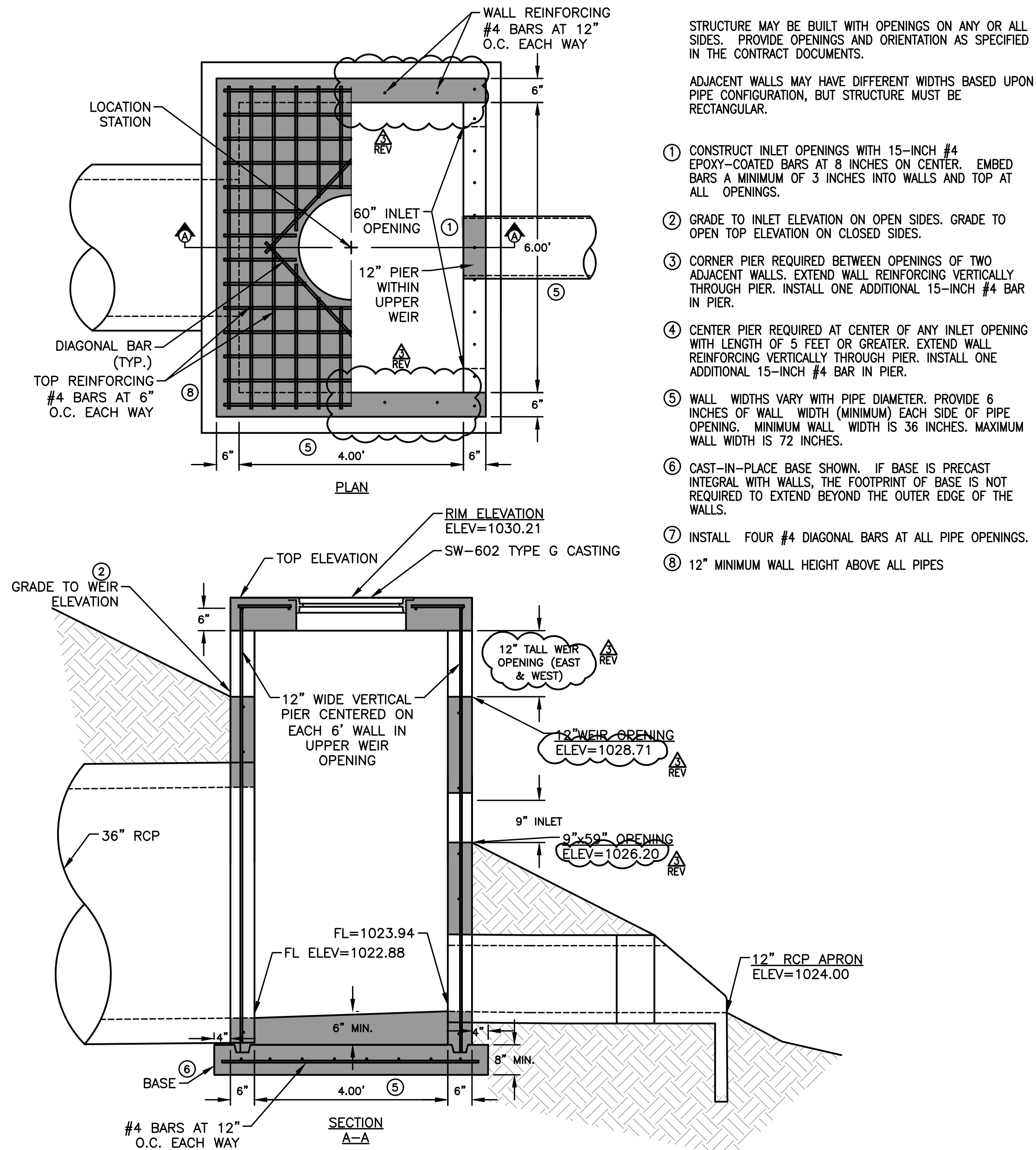


CURB RAMP FOR CLASS B OR C SIDEWALKS
NOT TO SCALE

FILE: H:\2022\2205355\DWG\6 PLAT 1\2205355-PLAT 1 CDS-COV-DET-TAB.DWG
DATE PLOTTED: 2/6/2024 5:00 PM
PLOTTER: RANDON HUBER TECH



ST-2 6'x4' SW-513 INTAKE
NOT TO SCALE



ST-6 6'x4' SW-513 INTAKE
NOT TO SCALE

FILE: H:\2022\2205355\DWG\06 PLAT 1\2205355-PLAT 1 CDS-COV-DET-TAB.DWG
PLOTTED BY: BRANDON HUBER TECH. PLOTTED: 2/6/2024 5:00 PM
DRAWING: 06

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	LS	1
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	6,300
5	SANITARY SEWER GRAVITY MAIN, 8" DIA, PVC	LF	4246
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA	EA	102
7	SUBDRAIN, 6" PERFORATED PVC	LF	1,816
8	STORM SEWER SERVICE STUB, PVC, 4" DIA.	EA	40
9	STORM SEWER, TRENCHED, 8" PERFORATED HDPE	LF	313
10	STORM SEWER, TRENCHED, 12" HDPE	LF	141
11	STORM SEWER, TRENCHED, 15" HDPE	LF	617
12	STORM SEWER, TRENCHED, 18" HDPE	LF	271
13	STORM SEWER, TRENCHED, 12" RCP	LF	257
14	STORM SEWER, TRENCHED, 15" RCP	LF	1,251
15	STORM SEWER, TRENCHED, 18" RCP	LF	280
16	STORM SEWER, TRENCHED, 24" RCP	LF	346
17	STORM SEWER, TRENCHED, 36" RCP	LF	140
18	STORM SEWER, TRENCHED, 48" RCP	LF	379
19	STORM SEWER, 8" CMP APRON AND APRON GUARD	EA	1
20	STORM SEWER, 18" CMP APRON AND APRON GUARD	EA	1
21	STORM SEWER, 12" RCP APRON W/ FOOTING & APRON GUARD	EA	1
22	STORM SEWER, 24" RCP APRON W/ FOOTING & APRON GUARD	EA	2
23	STORM SEWER, 36" RCP APRON W/ FOOTING & APRON GUARD	EA	1
24	STORM SEWER, 48" RCP APRON W/ FOOTING & APRON GUARD	EA	1
25	WATER MAIN, 8" DIA, PVC	LF	1,437
26	WATER SERVICE STUB, 1" DIA, COPPER PIPE	EA	40
27	VALVE, 8" DIA	EA	4
28	WATER CONNECTION	EA	2
29	FIRE HYDRANT ASSEMBLY	EA	8
30	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	16
31	SANITARY SEWER DROP CONNECTION, SW-307	EA	1
32	MANHOLE, SW-401, 48" (STORM SEWER)	EA	2
33	MANHOLE, SW-402, 5' x 5' (STORM SEWER)	EA	1
34	STORM SEWER CLEANOUT	EA	11
35	MANHOLE ADJUSTMENT, MAJOR	EA	1
36	INTAKE, SW-501	EA	1
37	INTAKE, SW-503	EA	1
38	INTAKE, SW-505	EA	5
39	INTAKE, SW-506	EA	8
40	INTAKE, SW-513, 6' x 4'	EA	2
41	NYLOPLAST, 24" DIA.	EA	11
42	PAVEMENT, 7" P.C.C.	SY	5,539
43	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SF	35
44	DETECTABLE WARNING PANELS	SF	100
45	TEMPORARY TURN-AROUND, GRANULAR 8"	SF	9962
46	SEEDING, FERTILIZING, AND MULCHING	AC	53.3
47	TRAFFIC CONTROL	LS	1
48	EROSION CONTROL	LS	1
49	MAILBOX PAD	EA	2
50	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TON	82
51	RELOCATE PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	10

GENERAL NOTES

1.

ALL CONSTRUCTION SHALL CONFORM TO THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2023 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
2.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE 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.

ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
	THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2023 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. AREA SHOWN FOR REFERENCE ONLY.
2	STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 4 FOR TYPICAL LOCATIONS AND THICKNESS.
5	SANITARY SEWER SHALL BE PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. EXISTING SANITARY SEWER WILL NEED TO BE RETESTED AFTER SADDLE WYE INSTALLATION.
9-18	REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEWISE SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE 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. THE ROCK CHIMNEY IS INCIDENTAL TO STORM SEWER CONSTRUCTION WHEN THE STORM SEWER HAS DUAL PURPOSE OF STORM SEWER AND SUBDRAIN. REFER TO SHEET 2 FOR THE CITY STANDARD SUBDRAIN DETAIL.
21-24	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.
6,8,26	REFER TO DETAILS ON SHEET 2 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP ARE TO BE CORE DRILL.
25-29	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. LL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL. PIPE MATERIAL SHALL BE PVC AWWA C900 OR APPROVED EQUAL. FITTINGS FOR DIP AND PVC PIPE SHALL COMPLY WITH AWWA C110 OR AWWA C153. SERVICE PIPES SHALL BE COPPER OR APPROVED EQUAL.
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.
30	REFER TO FIG.6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE A COVER WITH WITH PRO-RING ADJUSTMENT RINGS PER 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
31	REFER TO FIG. 6010.304 - EXERNAL DROP CONNECTION FOR SANITARY SEWER MANHOLE FOR CONSTRUCTION DETAILS.
32	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
33	REFER TO FIG. 6010.402 - RECTANGULAR STORM SEWER MANHOLE (SW-402) FOR CONSTRUCTION DETAILS.

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
36-39	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".
35	REFER TO SHEET 9 FOR LOCATION AND CONSTRUCTION DETAILS.
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 FIG. 6010.513 - OPEN SIDED AREA INTAKE (SW-513) FOR CONSTRUCTION DETAILS.
	REFER TO SHEET 4 FOR ST-2 AND ST-6 DETAILS. INSTALL CONTECH TRASHRAX OR APPROVED EQUAL ON ST-2. TRASH RACK INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THE SW-513 INTAKE.
42	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
43	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.
44	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. ALL TRUNCATED DOMES SHALL BE CAST IRON WITH A NATURAL FINISH.
46	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 = 30.7 AC
47	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.
48	REFER TO SHEET 7 OF THE CONSTRUCTION DRAWNGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
49	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. ONE MAILBOX PAD WILL BE BETWEEN LOTS 6 AND 7. THE OTHER MAILBOX PAD WILL BE BETWEEN LOTS 36 AND 37.
50	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.
51	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.

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.

DATE

02/06/2024

AS-BUILT SUBMITTAL #2

12/18/2023

AS-BUILT SUBMITTAL #1

10/23/2023

PLAN REVISION #3

10/23/2023

PLAN REVISION #2

10/12/2023

PLAT BOUNDARY REVISION

09/29/2023

SIGNED SUBMITTAL

08/14/2023

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER: JAT

WUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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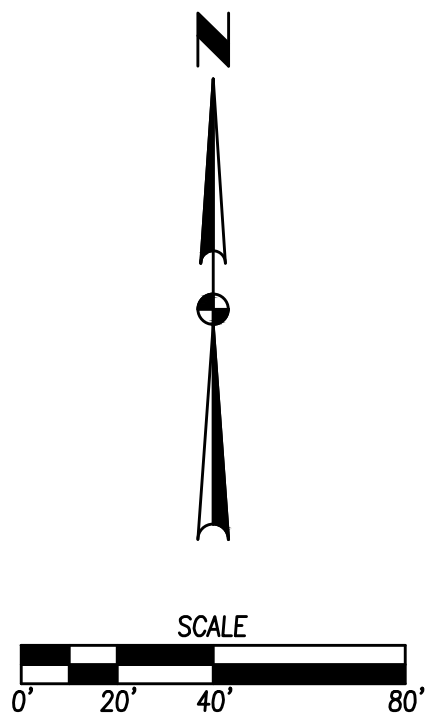
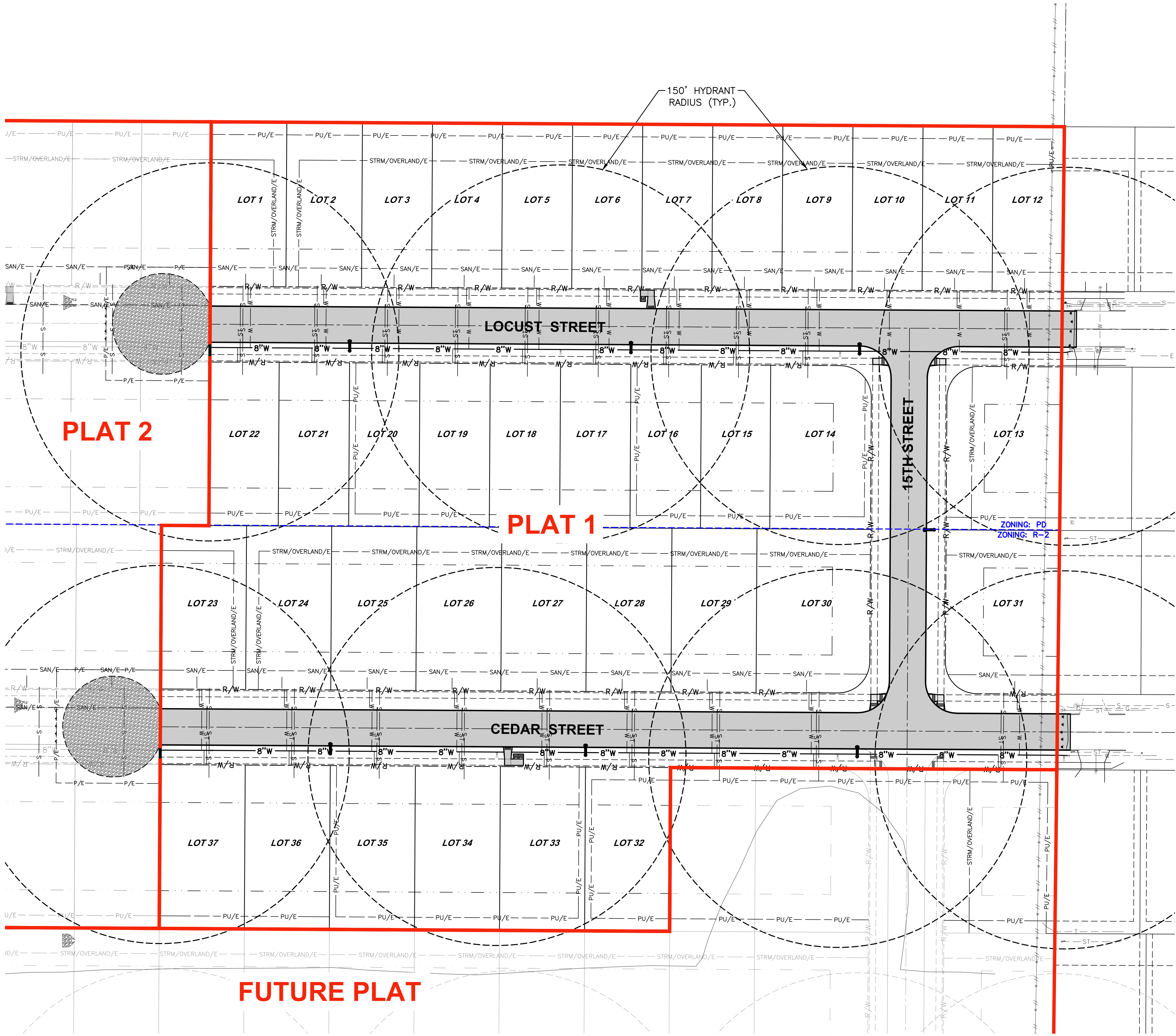
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SPRING MEADOWS - PLAT 1

QUANTITIES, GENERAL NOTES AND

BID ITEM REFERENCE NOTES

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SPRING MEADOWS - PLAT 1

HYDRANT COVERAGE AND LANDSCAPE PLAN

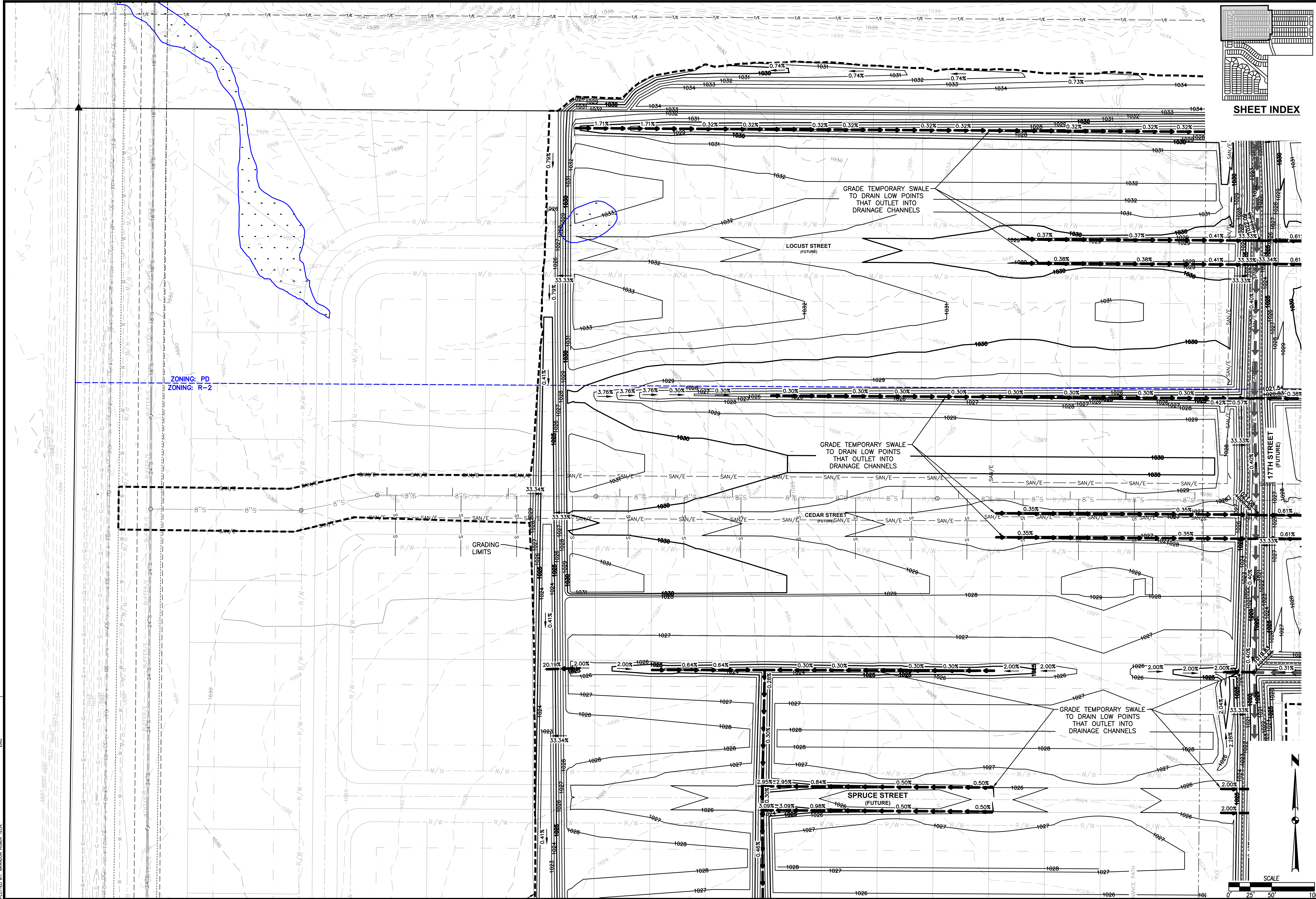
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PHONE: (515) 369-4400

ENGINEER: JAT

TECH:

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	10/12/2023						
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	08/14/2023						

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SPRING MEADOWS - PLAT 1
GRADING PLAN

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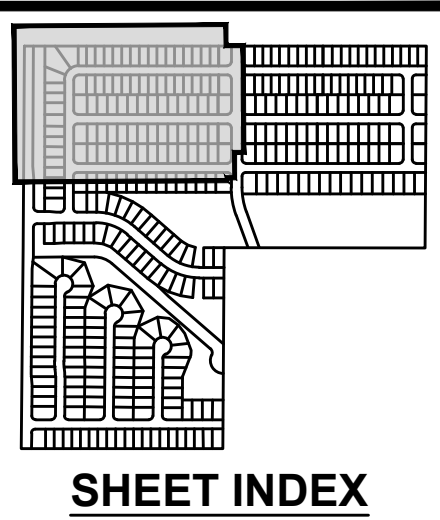
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ENGINEER: JAT

TECH:

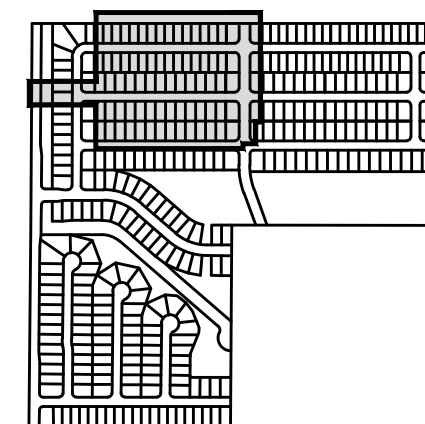
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AS-BUILT SUBMITTAL #1	12/18/2023
PLAN REVISION #3	10/23/2023
PLAN REVISION #2	07/12/2023
PLAN BOUNDARY REVISION	09/29/2023
SIGNED SUBMITTAL	08/14/2023



SPRING MEADOWS - PLAT 1

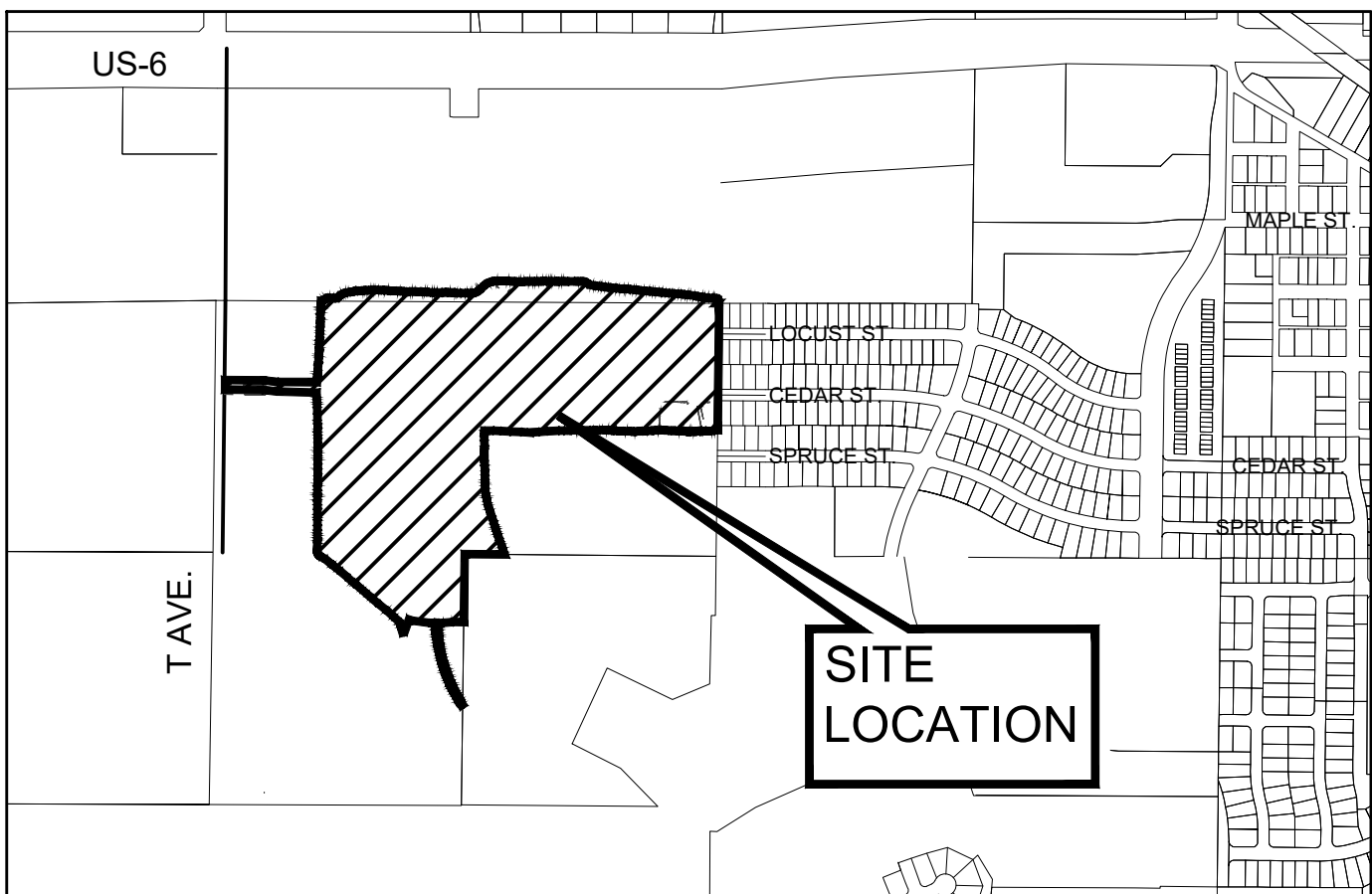
EROSION AND SEDIMENT CONTROL PLAN



SHEET INDEX

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

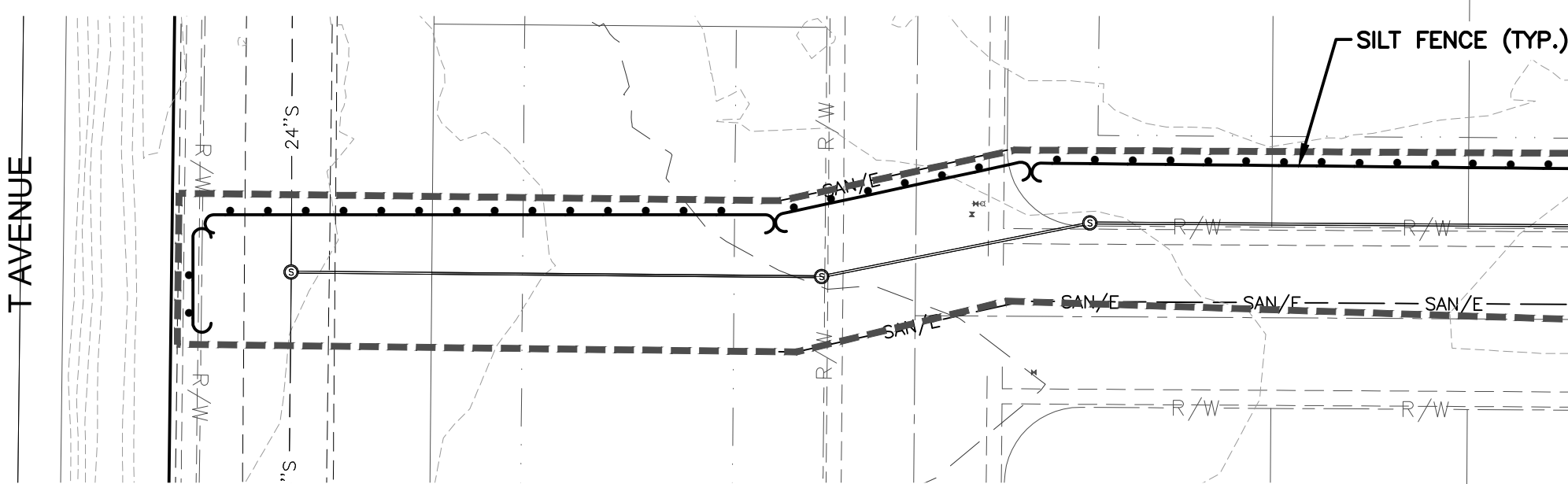
STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	6,986
2	DITCH CHECK	LF	1,312
3	CLASS E RIP-RAP	TON	81.78
4	SEEDING, FERTILIZING, AND MULCHING	AC	50.29
5	INLET PROTECTION DEVICES	EA	24
6	CONCRETE WASHOUT PIT	EA	1

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.

DO NOT DISTURB JURISDICTIONAL WETLAND UNTIL MITIGATION OF WETLANDS ARE COMPLETE AND THE 401/404 PERMIT HAS BEEN ISSUED



DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±450 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

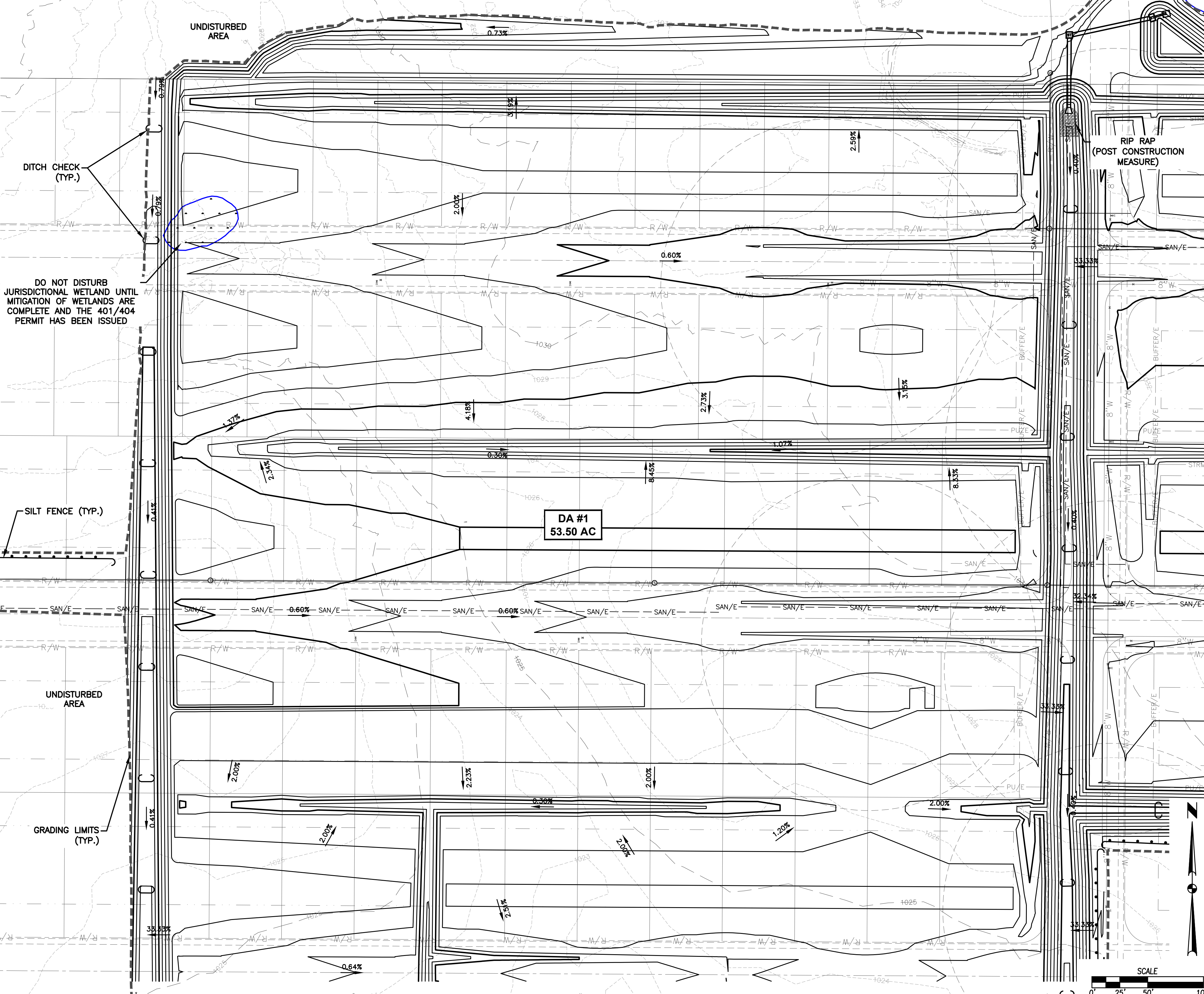
53.50 ACRES
192,600 CU FT

VOLUME PROVIDED IN SILT FENCE (6,986 LF @ 4.5 CU FT/LF OF FENCE)
VOLUME PROVIDED IN DITCH CHECK (1,312 LF @ 4.5 CU FT/LF)
VOLUME OF TSB
TOTAL VOLUME PROVIDED

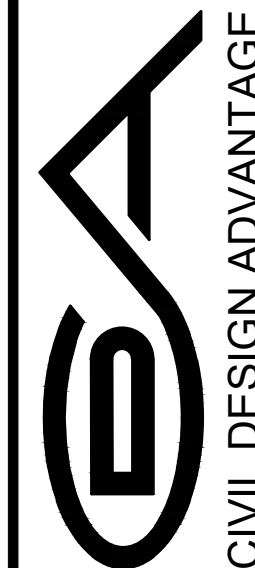
31,437 CU FT
5,904 CU FT
483,663 CU FT
521,004 CU FT

SWPPP LEGEND

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



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SPRING MEADOWS - PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

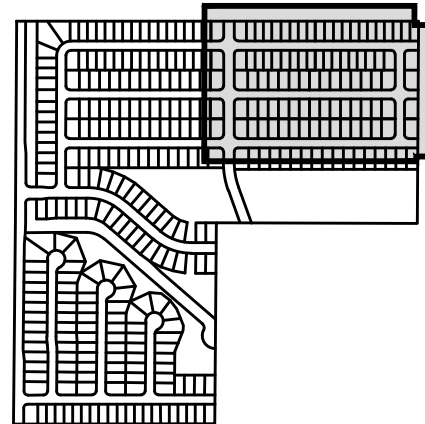
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PERMIT HAS BEEN ISSUED

UNDISTURBED
AREA

PROPOSED STAGING/MATERIAL STORAGE
AREA FOR WASTE MATERIAL (VERIFY
EXACT LOCATION WITH CONTRACTOR)



SHEET INDEX

RIP RAP
(POST CONSTRUCTION

-DITCH CHECK (TYP.)

(POST CONSTRUCTION MEASURE)

INLET PROTECTION
(TYP.)

= PROPOSED STOCKPILE =

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

CONCRETE
WASH PIT

LOCUST STREET

RIP RAP —
T CONSTRUCTION
MEASURE)

DA #1
3.50 AC

CEDAR STREET

SILT FENCE (TYP.)-

INLET PROTECTION
(TYP.)

FENCE (TYP.)

GRADING LIMITS
(TYP.)

RIP RAP
(POST CONSTRUCTION)

— GRADING LIMITS
(TYP.)

JURISDICTIONAL WETLAND UNTIL
MITIGATION OF WETLANDS ARE
COMPLETE AND THE 401/404
PERMIT HAS BEEN ISSUED

SPRUCE STREET

SPRING MEADOWS - PLAT 1

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PHONE: (515) 369-4400

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ENGINEER: JAT

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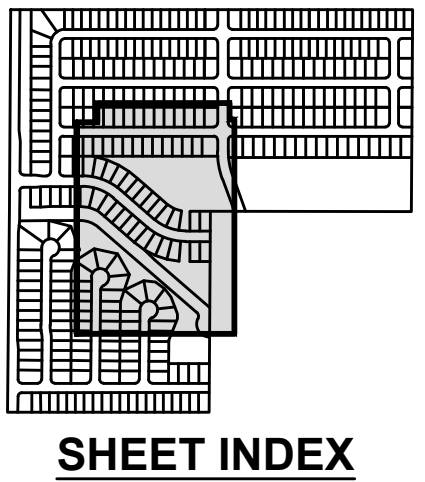
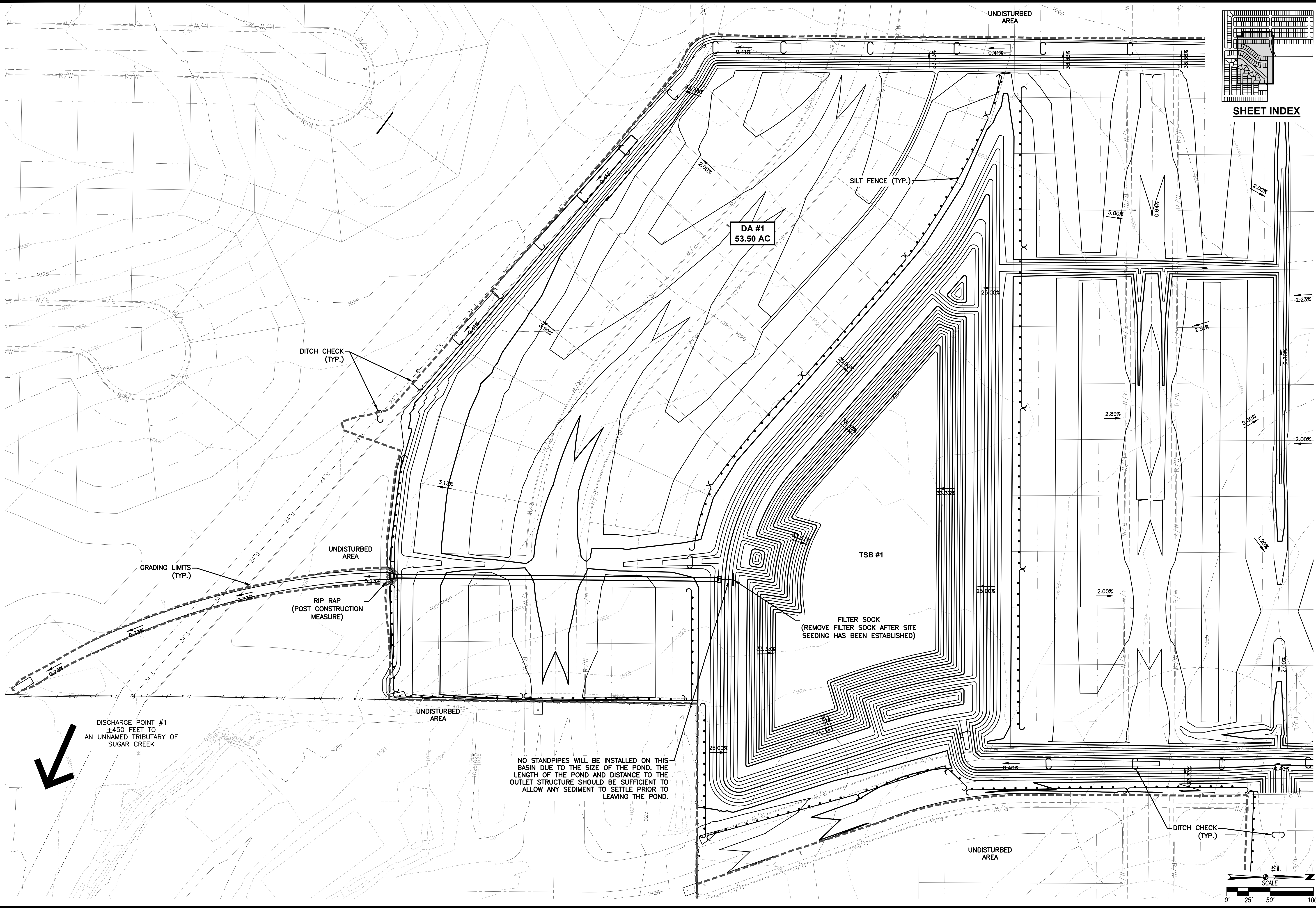
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09/29/2023
08/14/2023

09/29/2023

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SPRING MEADOWS - PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

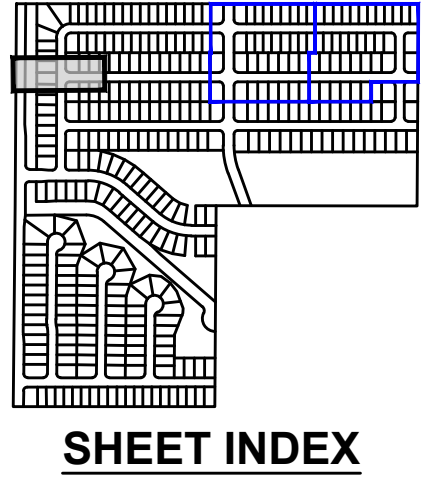
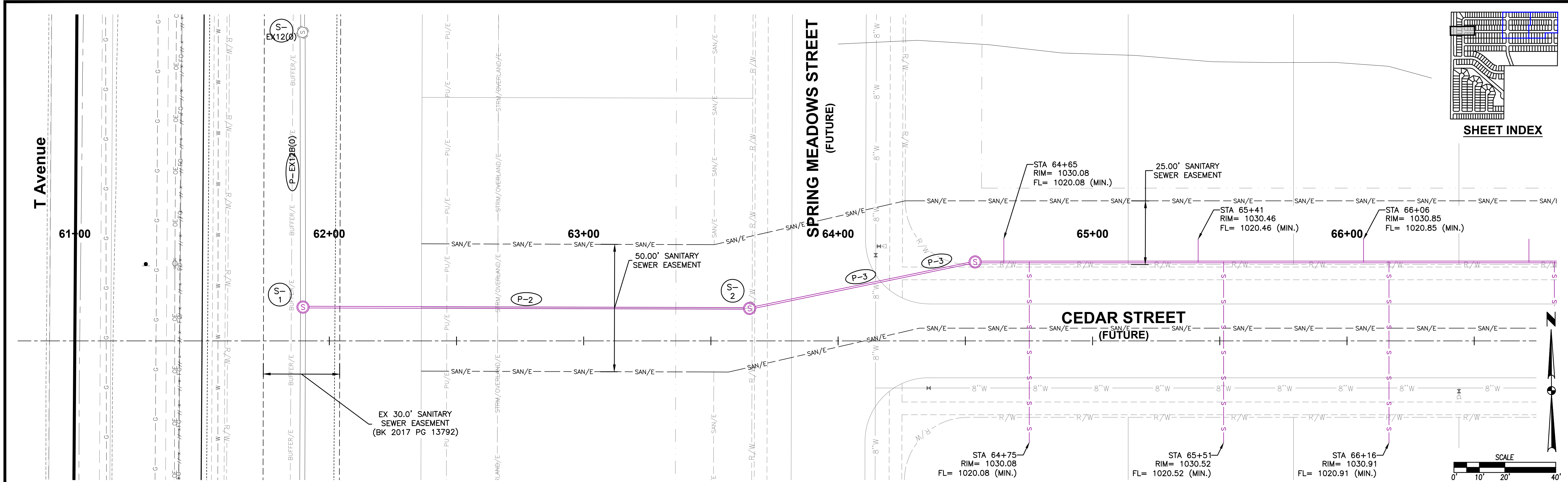
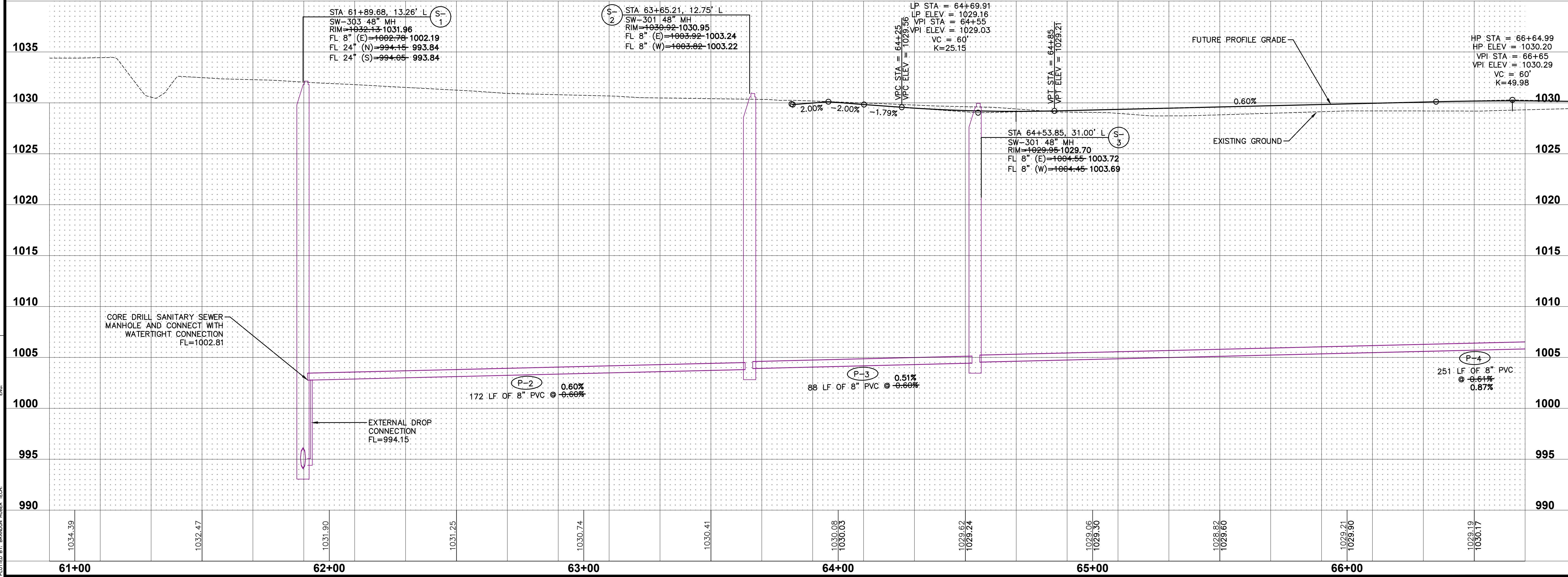
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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PHONE: (515) 369-4400

ENGINEER: JAT
TECH: [blank]

REVISIONS	
DATE	DESCRIPTION
02/06/2024	AS-BUILT SUBMITTAL #2
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10/23/2023	PLAN REVISION #3
07/12/2023	PLAN REVISION #2
09/29/2023	PLAT BOUNDARY REVISION
08/14/2023	SIGNED SUBMITTAL

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

SPRING MEADOWS - PLAT 1

SANITARY SEWER PLAN AND PROFILE

4121 NW URBANDALE DRIVE

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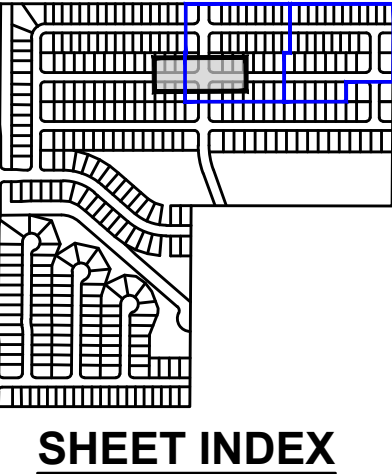
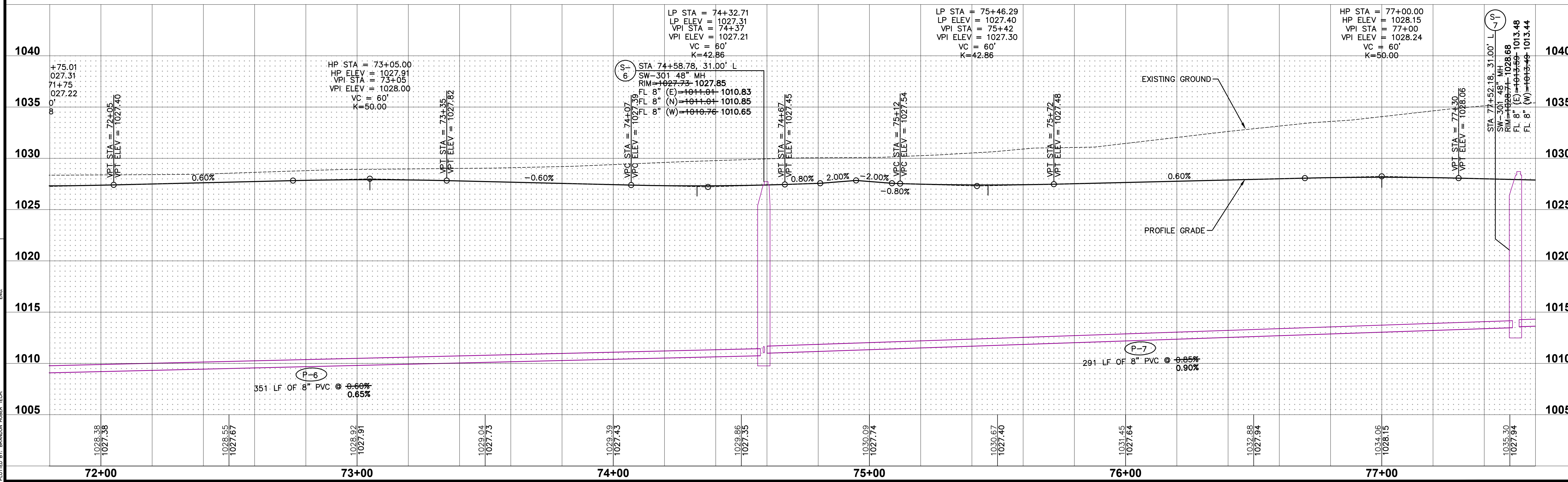
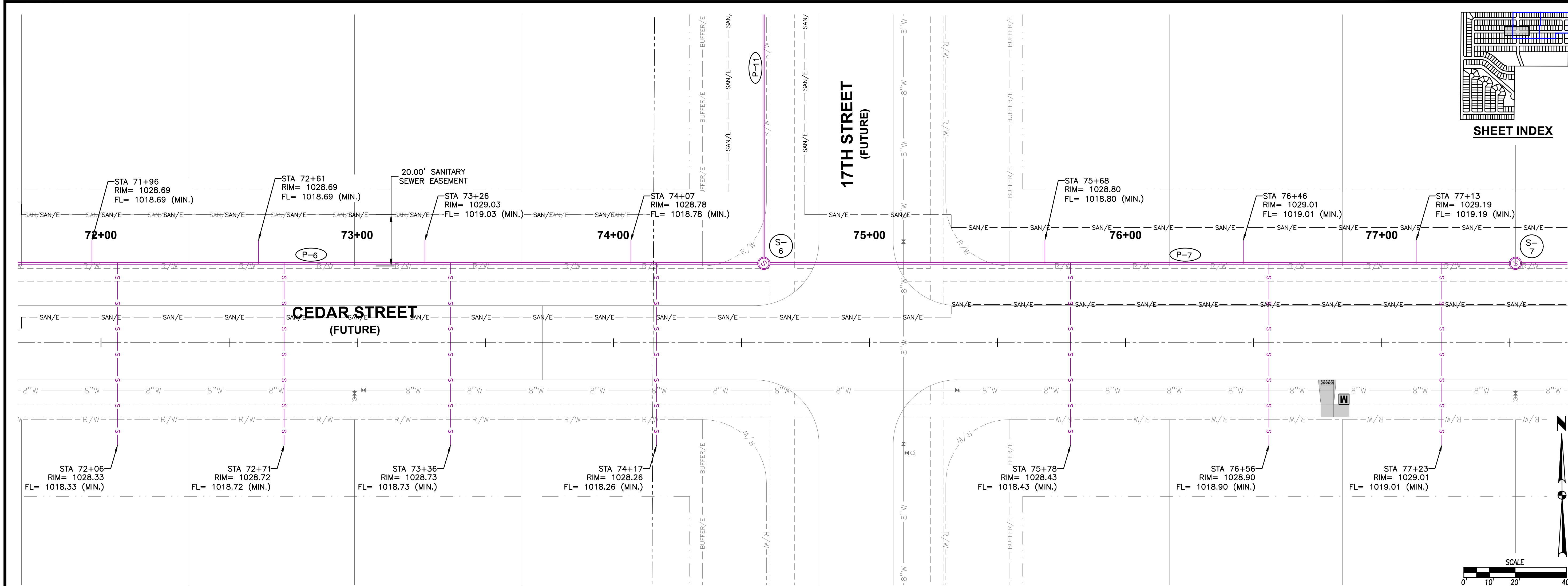
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TECH:

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SHEET INDEX

DATE
02/06/2024
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PLAT BOUNDARY REVISION
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URBANDALE, IOWA 50322
PHONE: (515) 369-4400

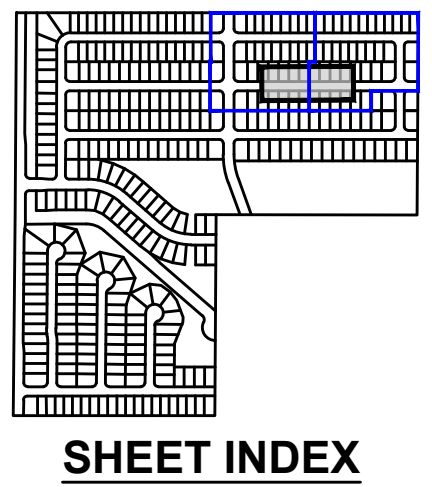
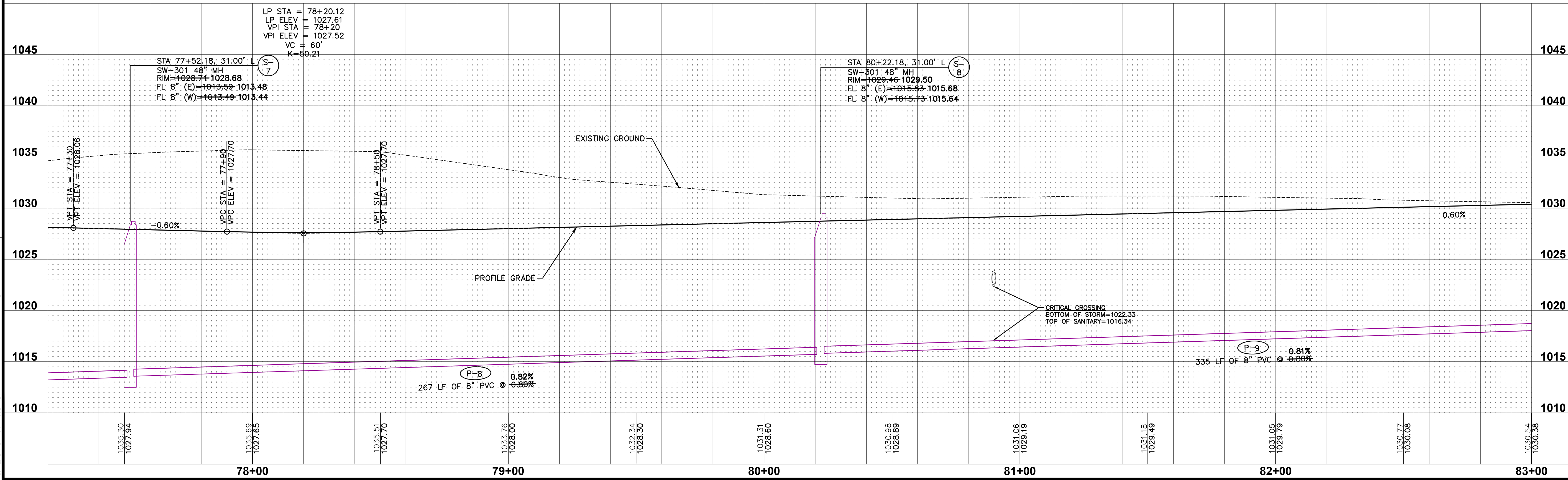
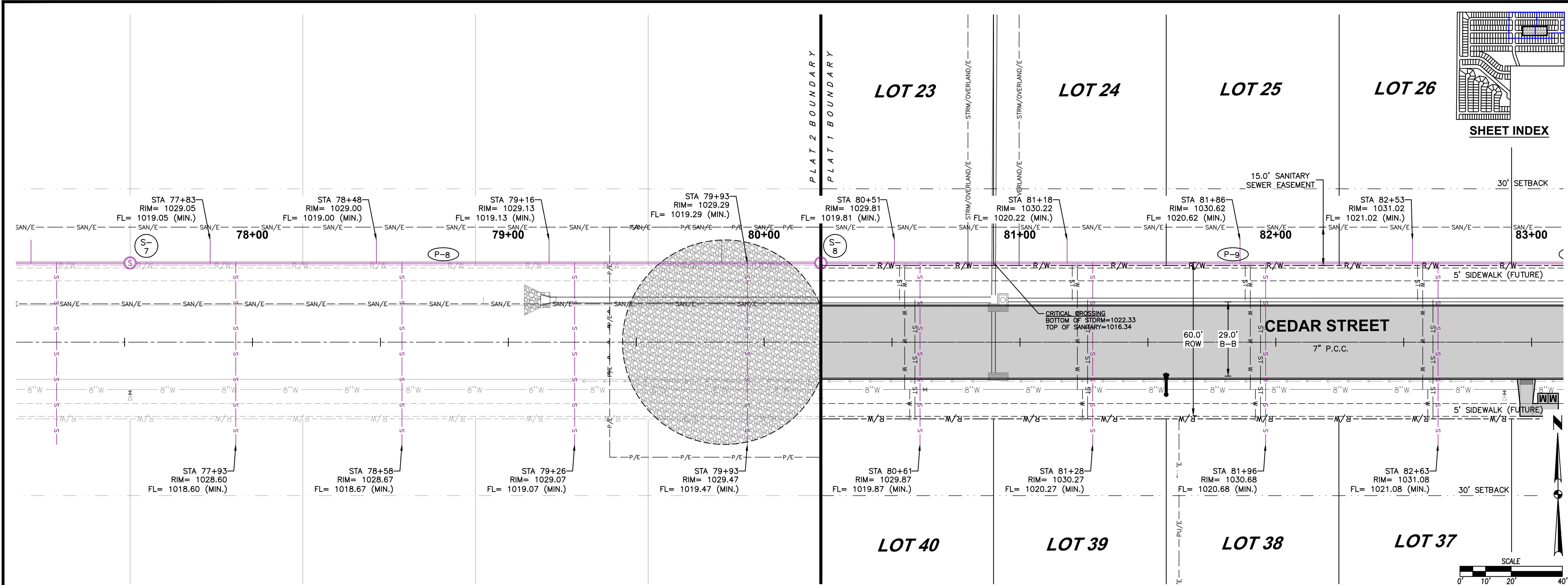
TECH:
ENGINEER: JAT

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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2205.355

SPRING MEADOWS - PLAT 1
SANITARY SEWER PLAN AND PROFILE

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DRAWN BY: BRANDON HUBER



DATE
02/06/2024
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12/18/2023
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10/23/2023
PLAN REVISION #3
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PLAN REVISION #2
09/29/2023
PLAT BOUNDARY REVISION
08/14/2023
SIGNED SUBMITTAL

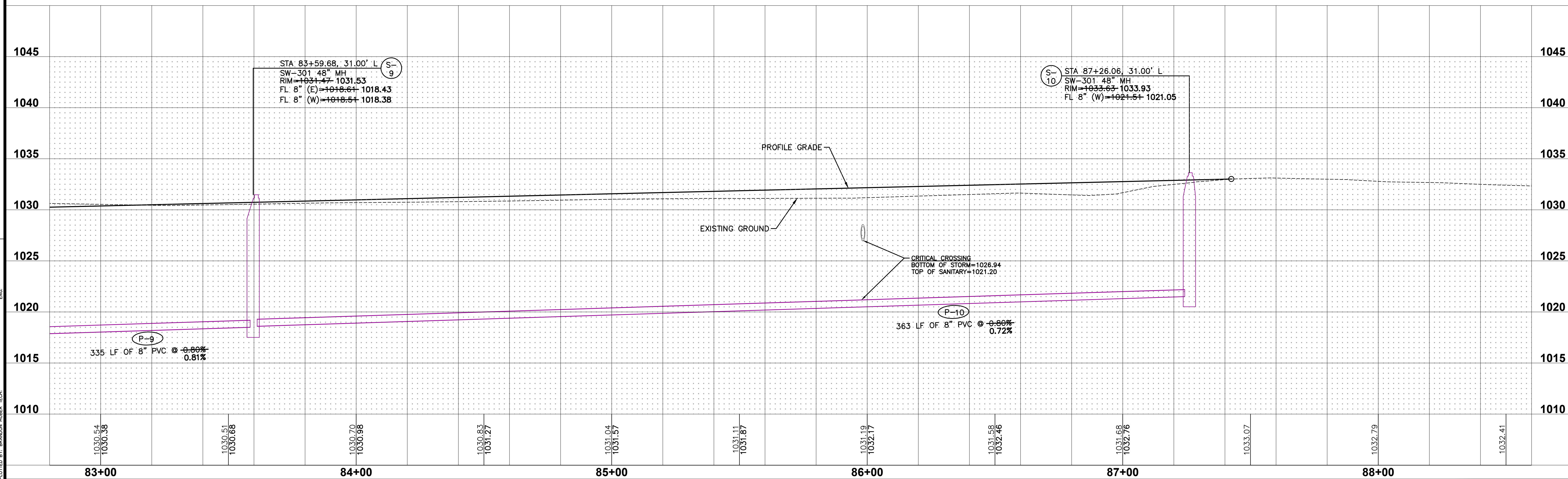
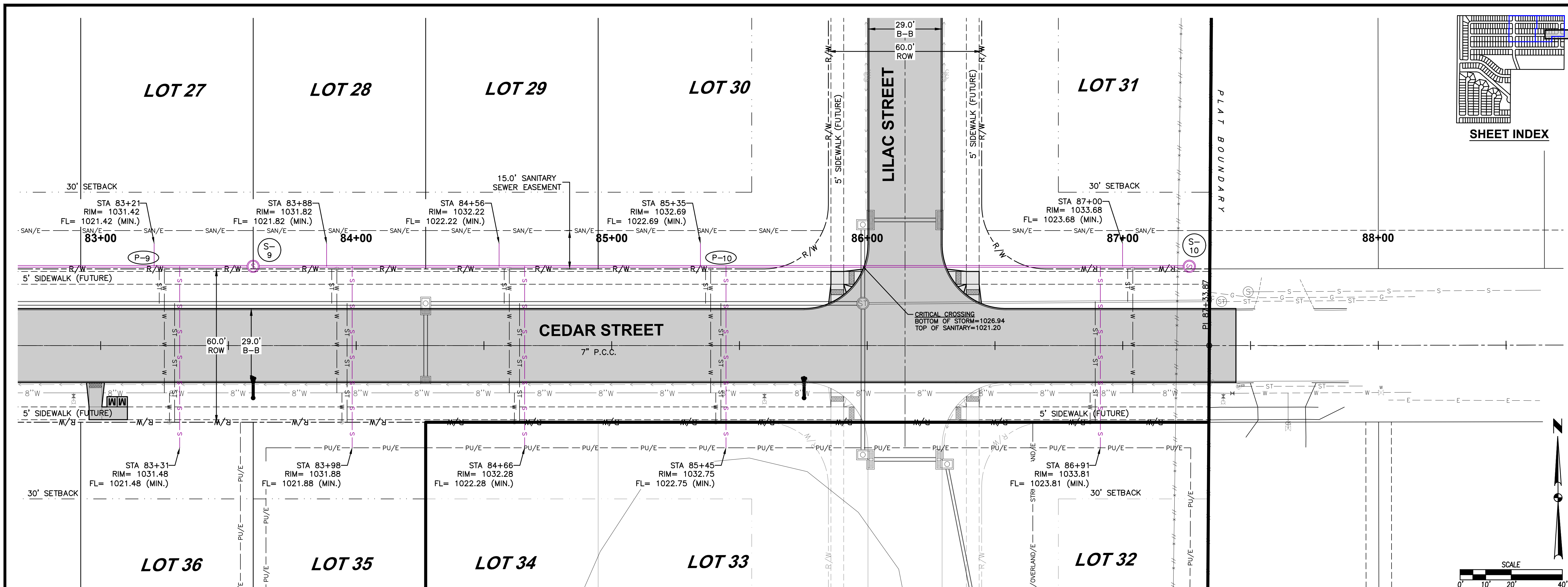
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

TECH:
ENGINEER: JAT

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

SPRING MEADOWS - PLAT 1
SANITARY SEWER PLAN AND PROFILE

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2205.355





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SPRING MEADOWS - PLAT 1
SANITARY SEWER PLAN AND PROFILE



CIVIL DESIGN ADVANTAGE

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

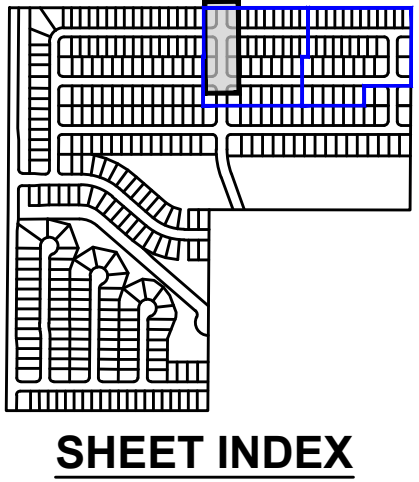
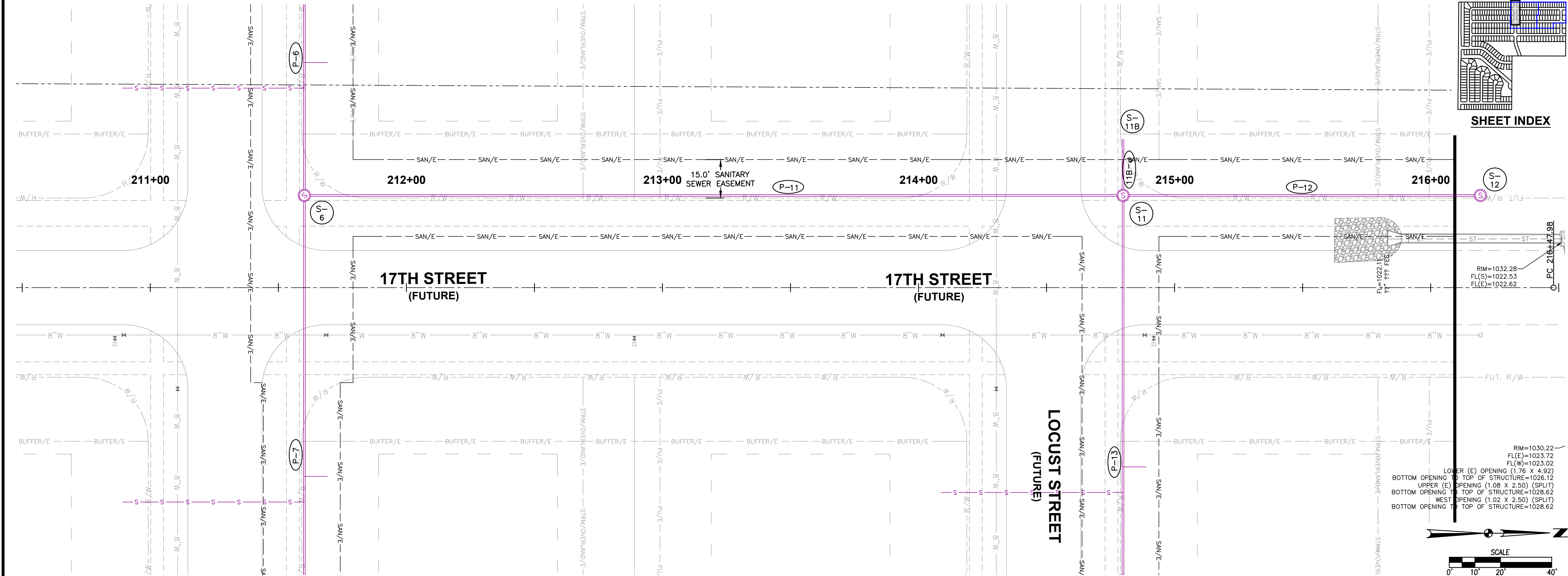
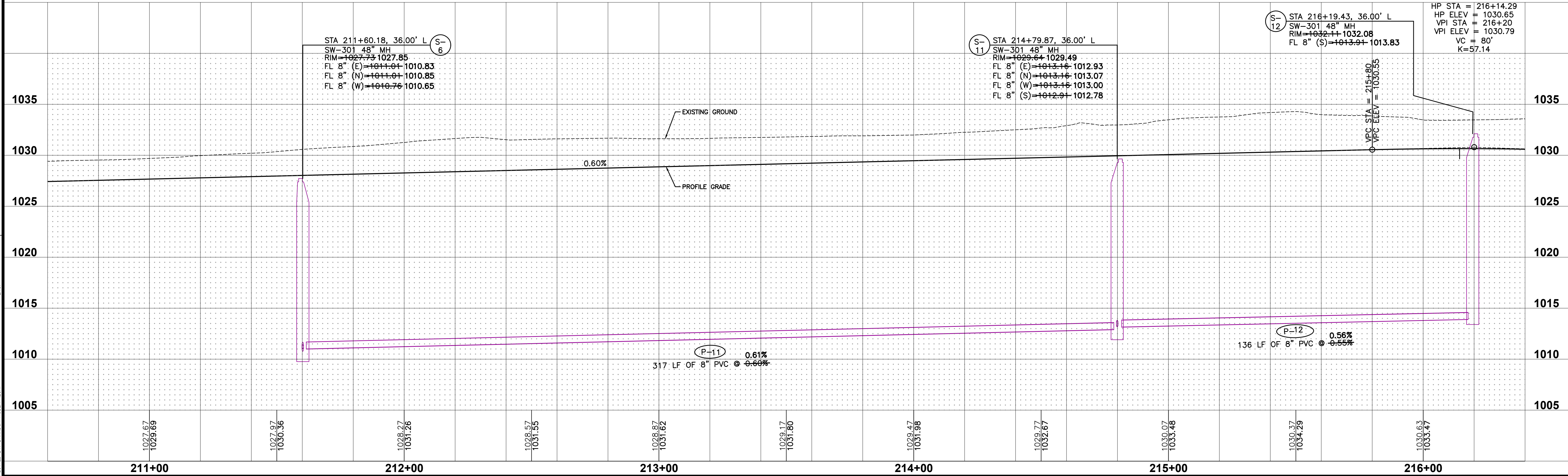
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TECH:

WAUKEE, IOWA

DATE

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PLAN	10/23/2023	REVISION #3
PLAN	10/12/2023	REVISION #2
PLAT	09/29/2023	BOUNDARY REVISION
SIGNED	09/14/2023	SUBMITTAL

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SPRING MEADOWS - PLAT 1
SANITARY SEWER PLAN AND PROFILE



WAUKEE, IOWA

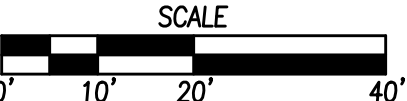
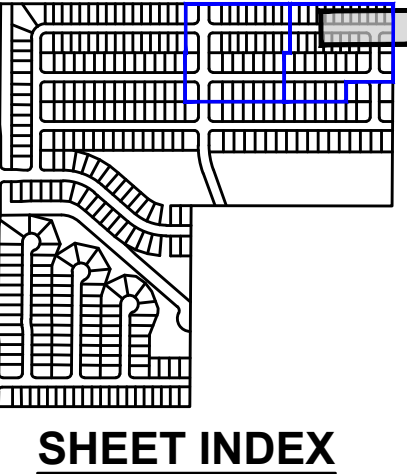
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TECH:

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

REVISIONS
AS-BUILT SUBMITTAL #2
AS-BUILT SUBMITTAL #1
PLAN REVISION #3
PLAN REVISION #2
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2205.355

SPRING MEADOWS - PLAT 1

SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

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

ENGINEER: JAT

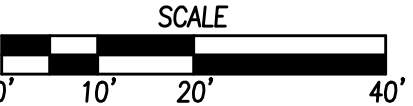
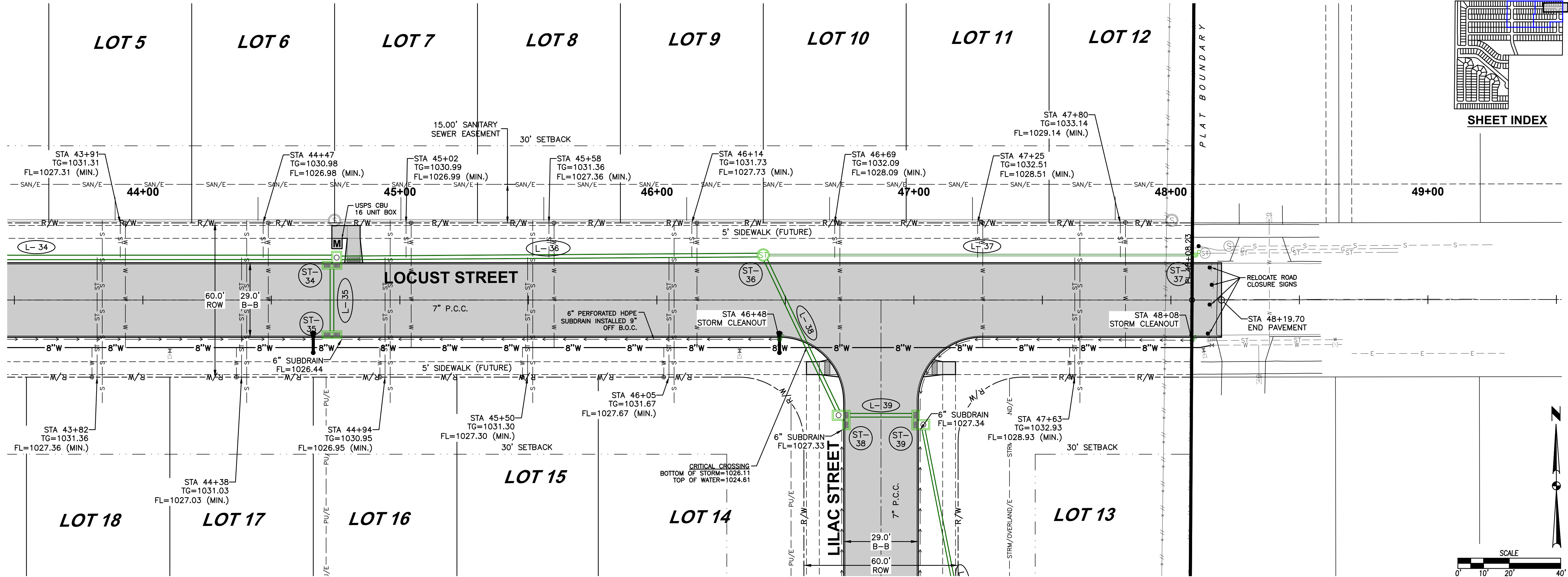
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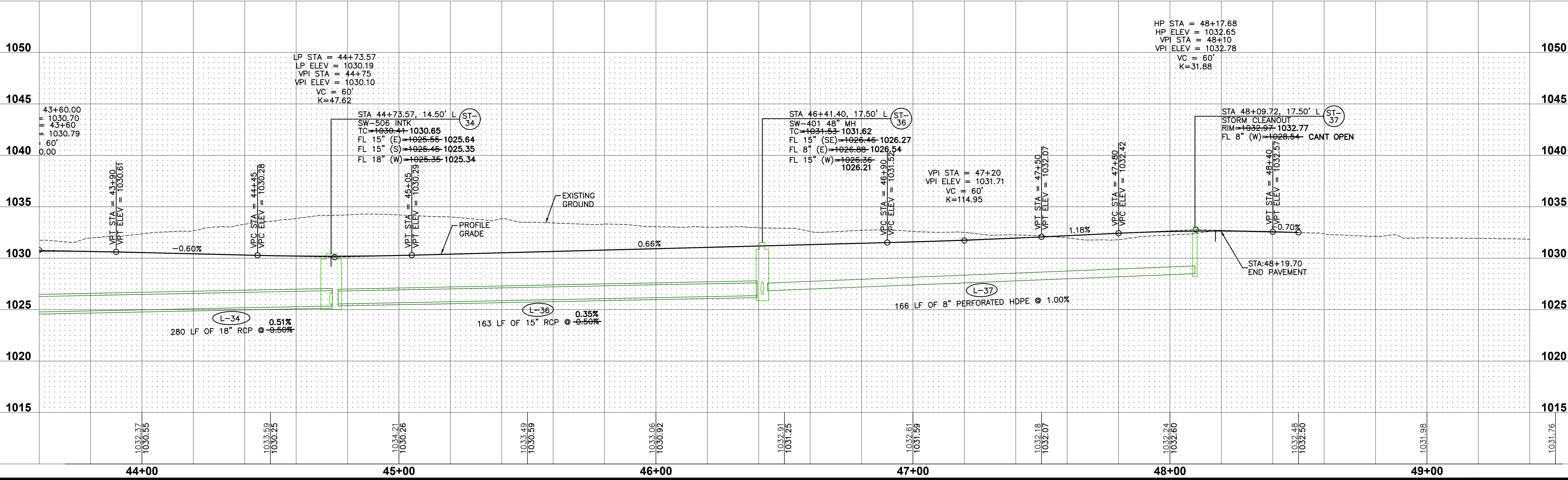
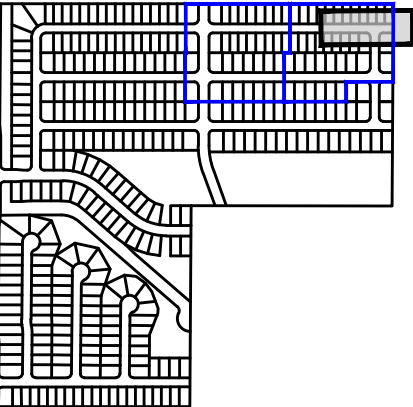
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AS-BUILT SUBMITTAL #1	12/18/2023
PLAN REVISION #3	10/23/2023
PLAN REVISION #2	10/12/2023
PLAT BOUNDARY REVISION	09/29/2023
SIGNED SUBMITTAL	08/14/2023

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PLOTTER: RANDON HUBER TECH

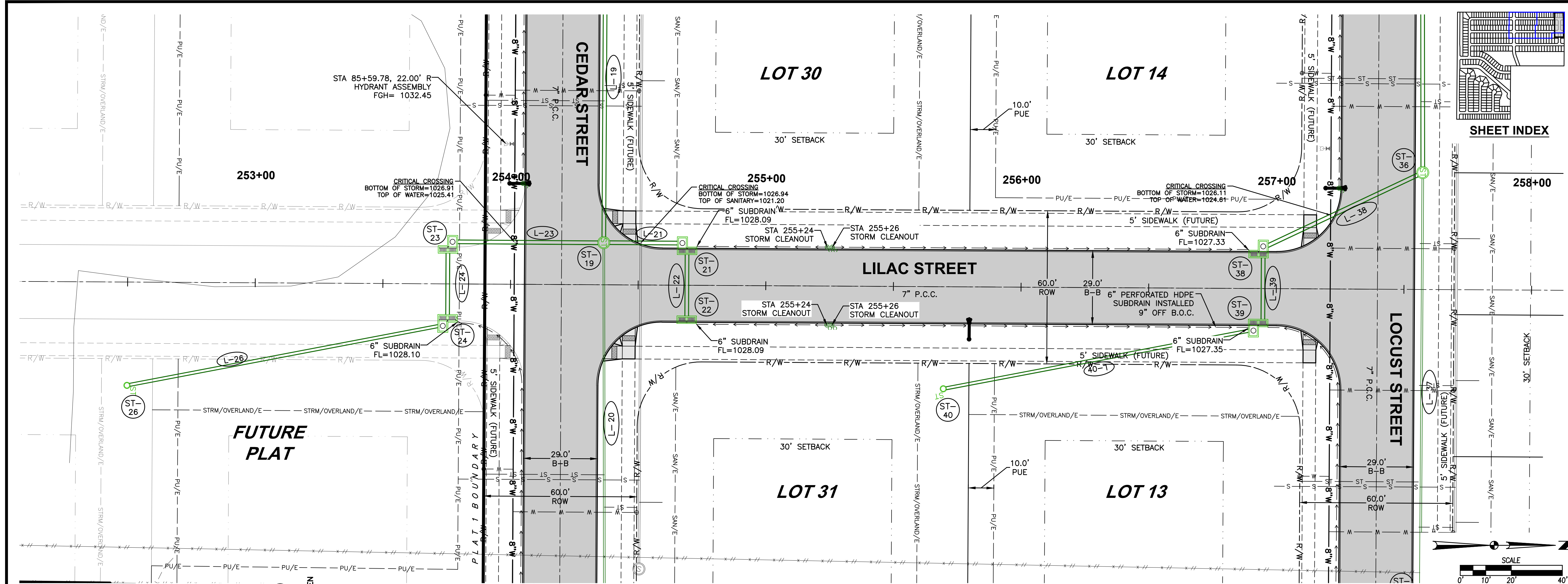


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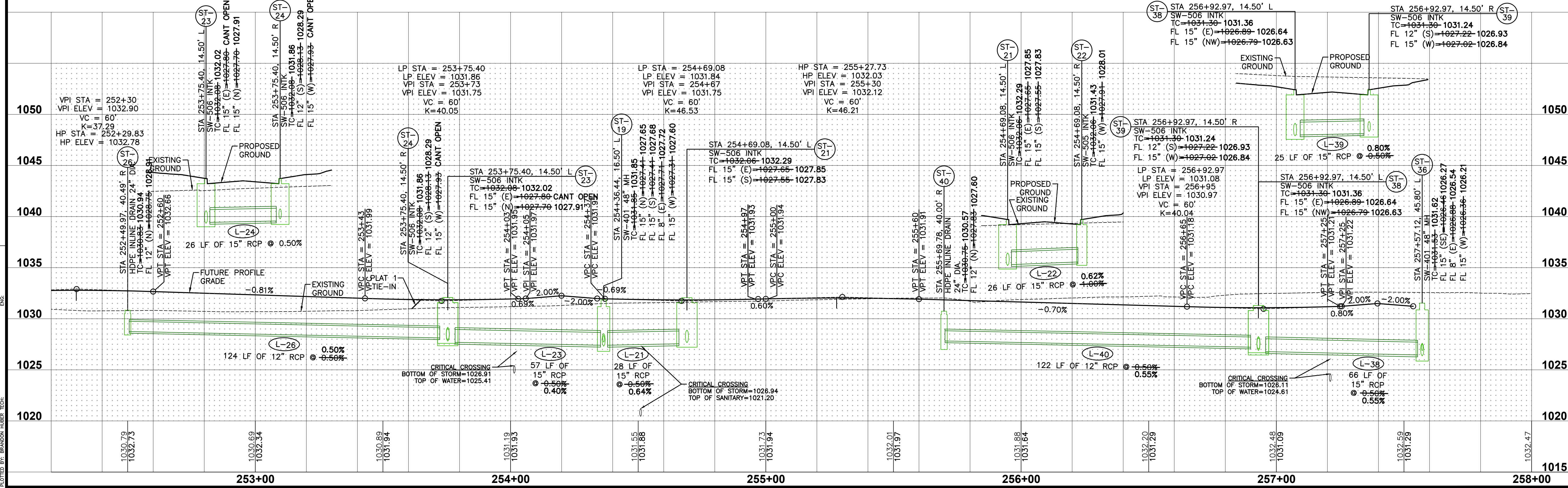
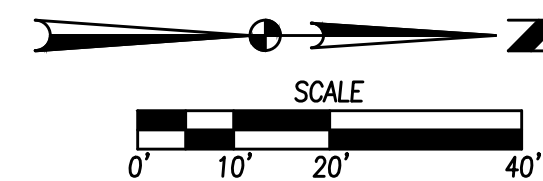


SPRING MEADOWS - PLAT 1
ROADWAY PLAN AND PROFILE

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PLOTTER: HP DESIGN ADVANTAGE



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08/14/2023
SIGNED SUBMITTAL

REVISIONS

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

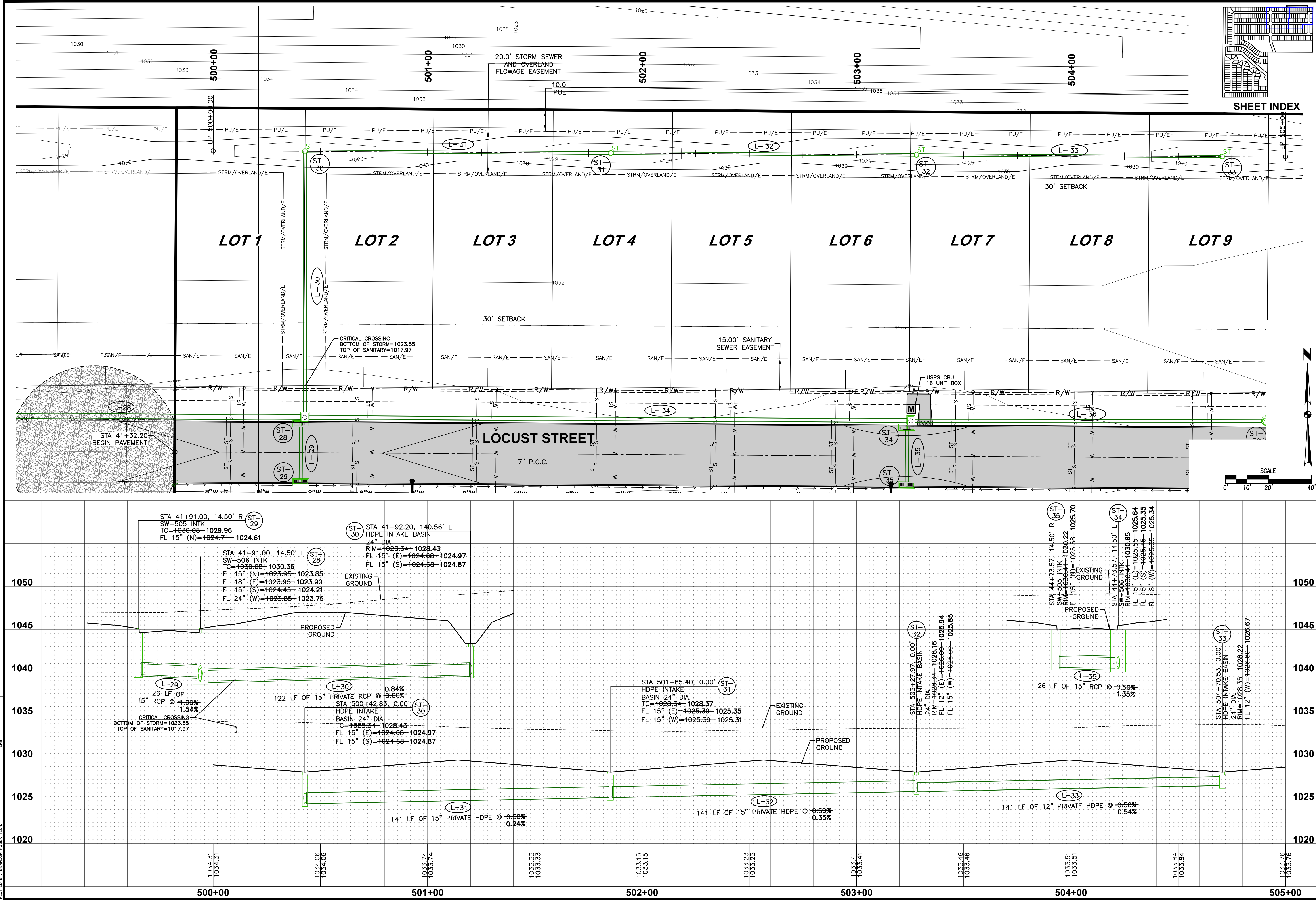
TECH:
ENGINEER: JAT

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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2205.355

SPRING MEADOWS - PLAT 1
ROADWAY PLAN AND PROFILE

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PLOTTER: BRANDON HUBER TECH



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2205.355

SPRING MEADOWS - PLAT 1
STORM SEWER PLAN AND PROFILE

WAUKEE, IOWA

ENGINEER: JAT

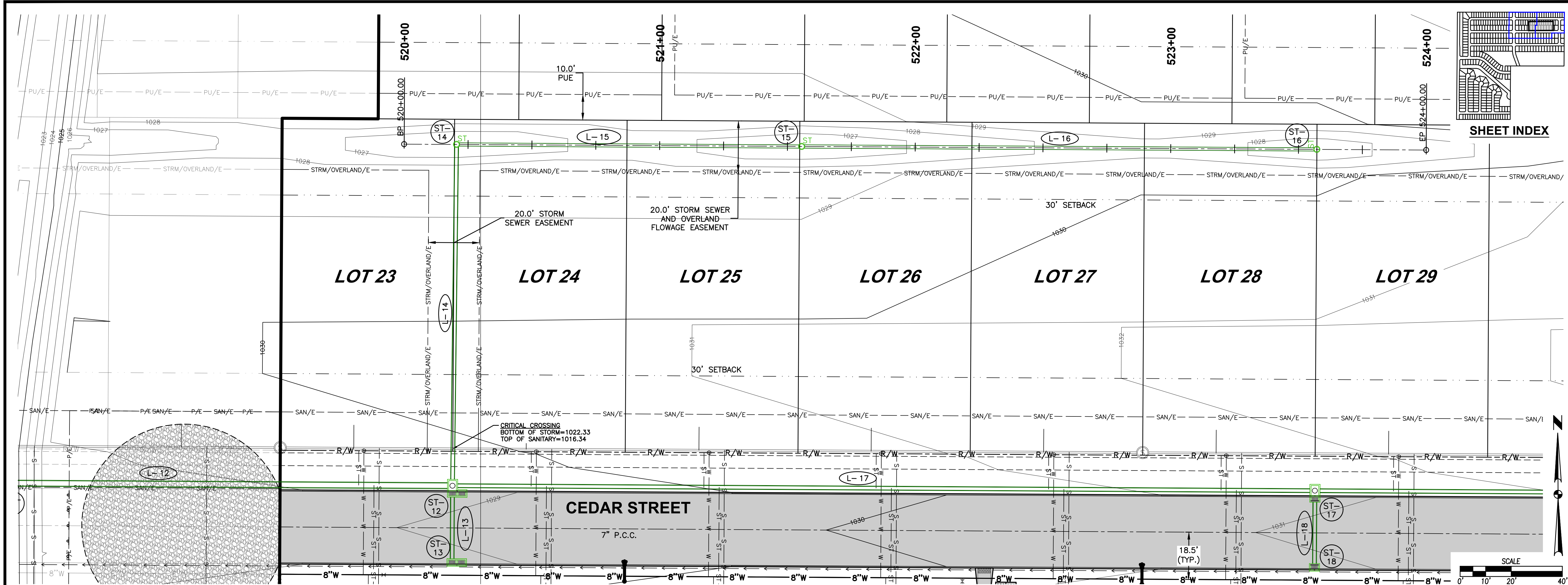
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4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

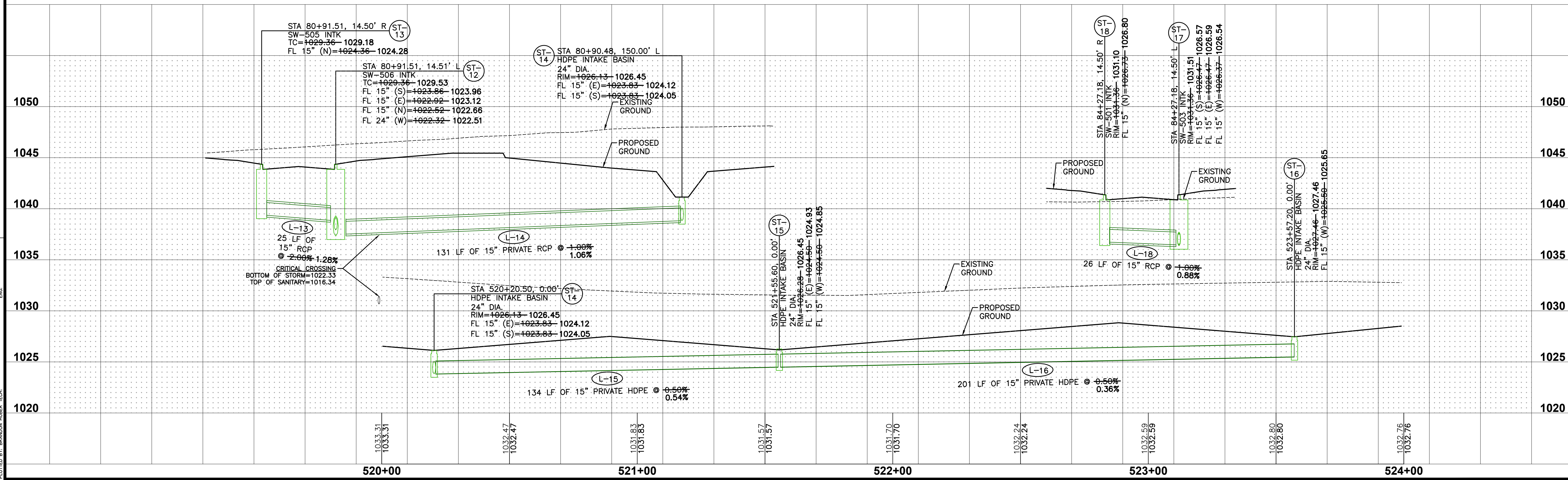
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AS-BUILT SUBMITTAL #1
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PLAT BOUNDARY REVISION
SIGNED SUBMITTAL

DATE
02/06/2024
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09/29/2023
08/14/2023

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DATE: 2/6/2024 5:07 PM
PLOTTER: BR/ RANDON HUBER TECH



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SPRING MEADOWS - PLAT 1
STORM SEWER PLAN AND PROFILE

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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

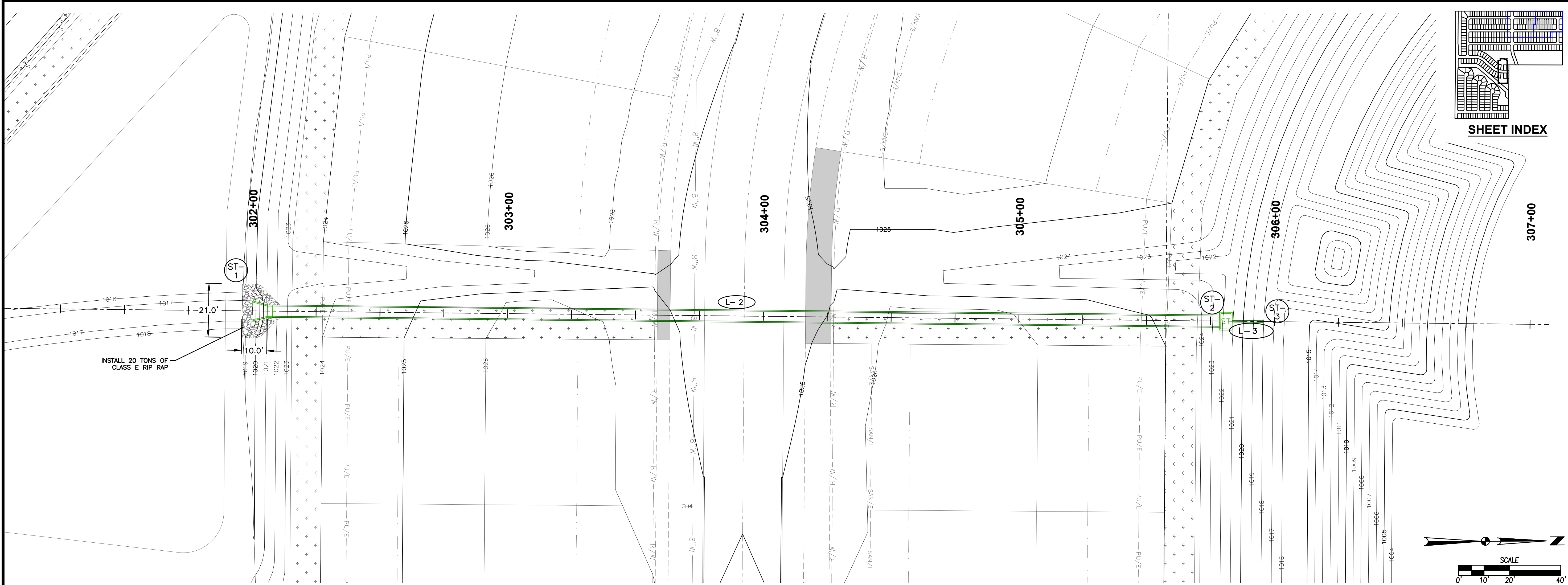
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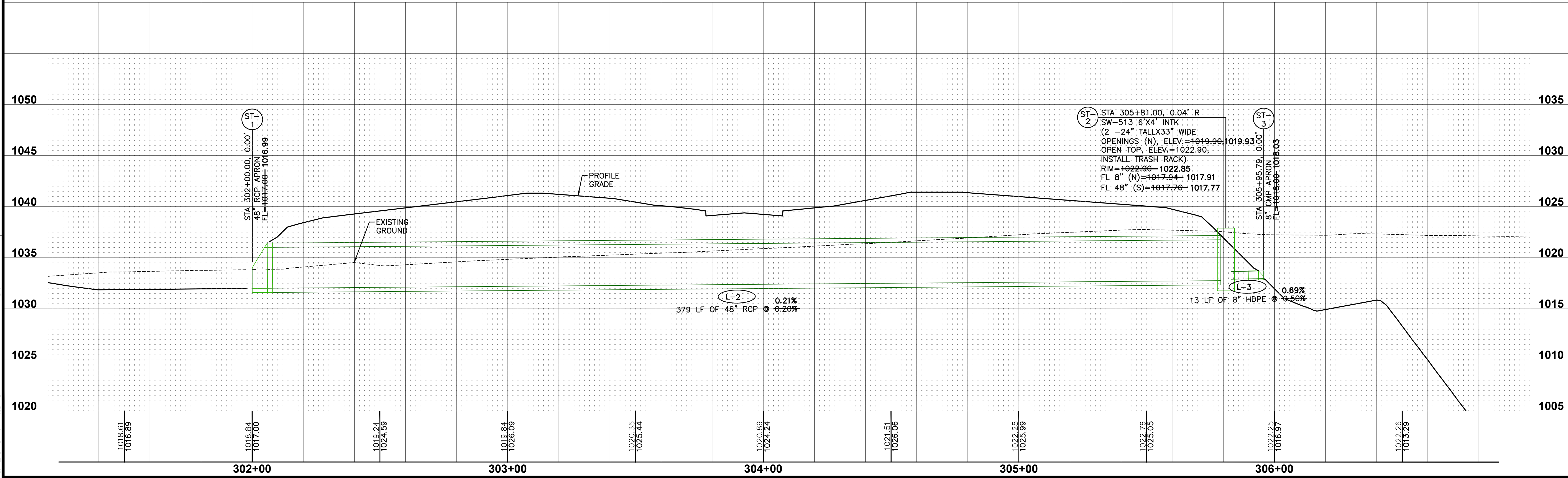
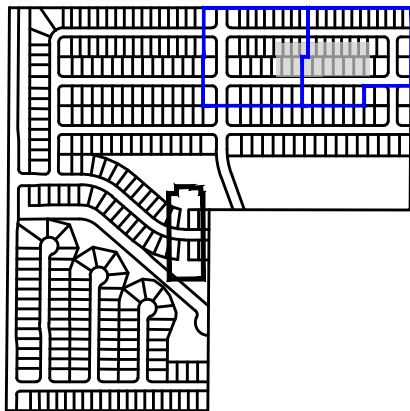
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PLAT BOUNDARY REVISION	09/29/2023
SIGNED SUBMITTAL	08/14/2023

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SHEET INDEX



SPRING MEADOWS - PLAT 1

STORM SEWER PLAN AND PROFILE



WAUKEE, IOWA

ENGINEER: JAT

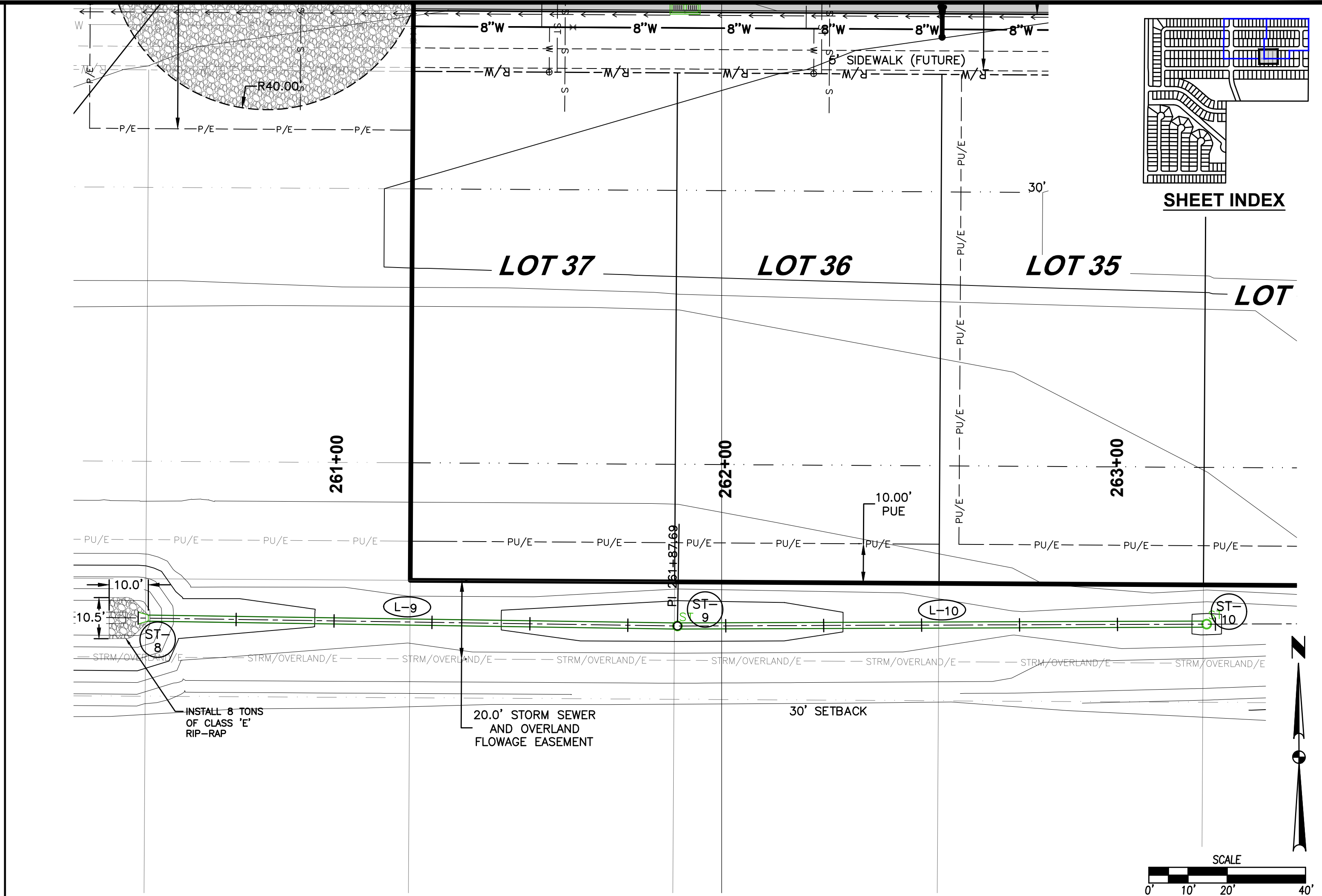
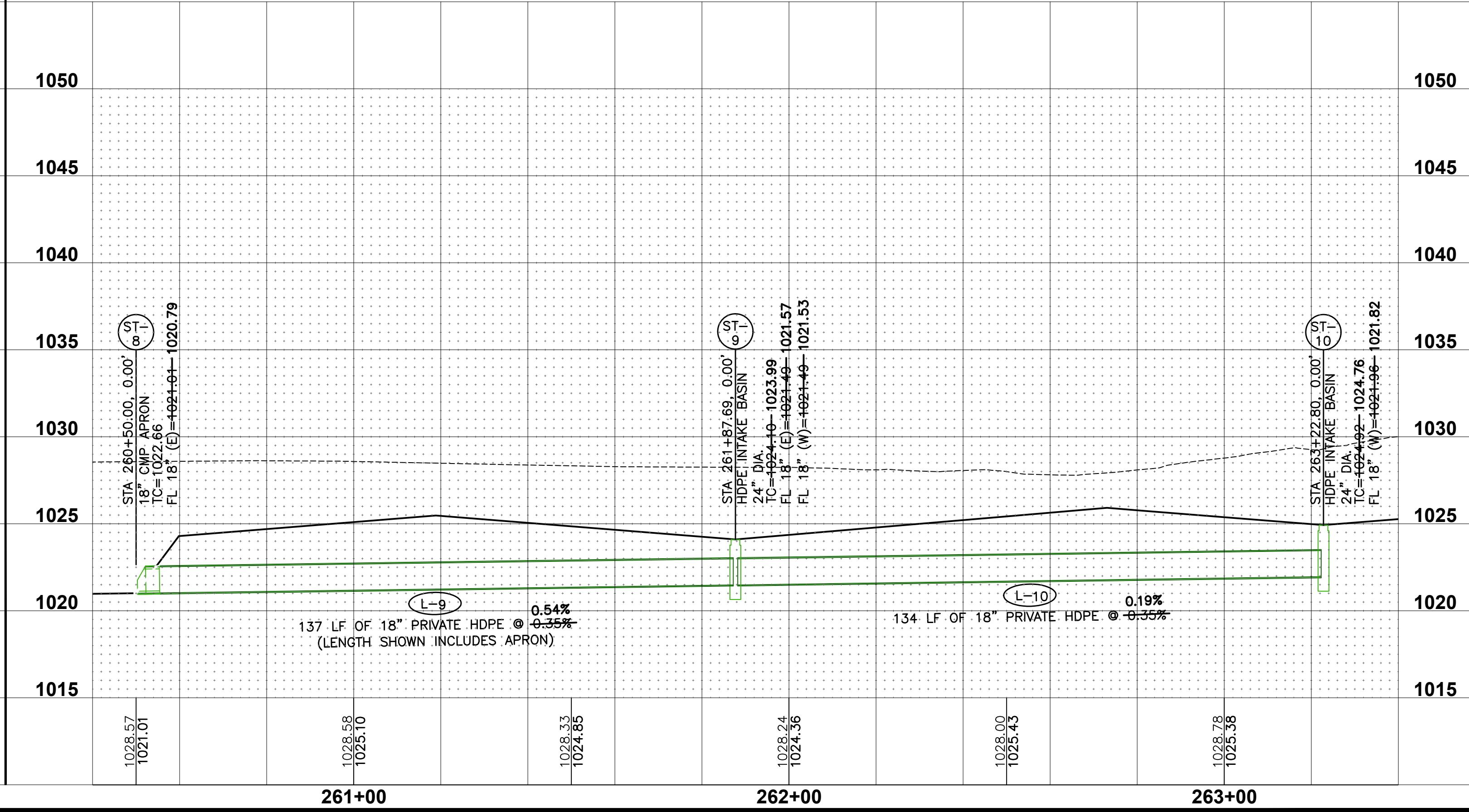
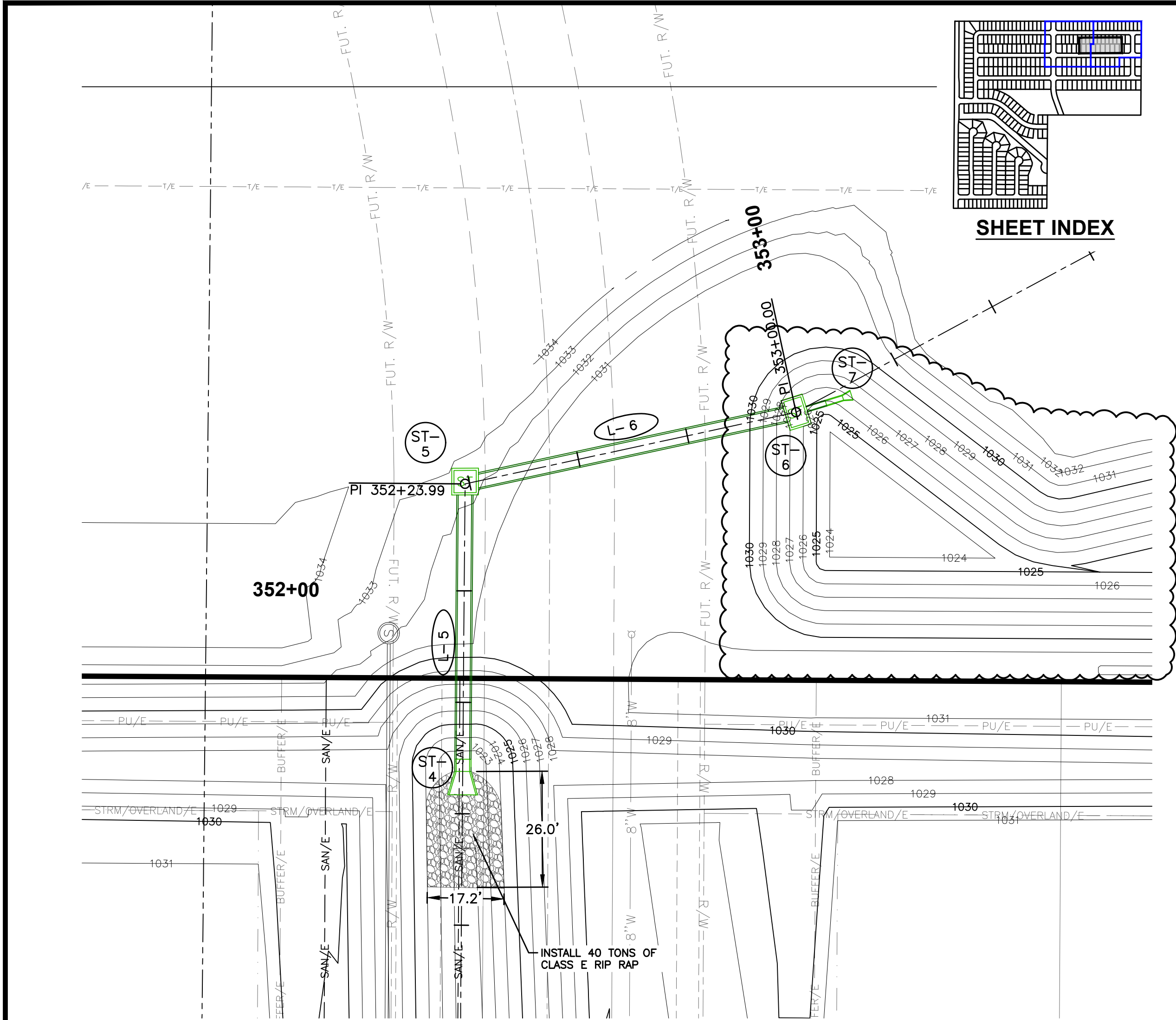
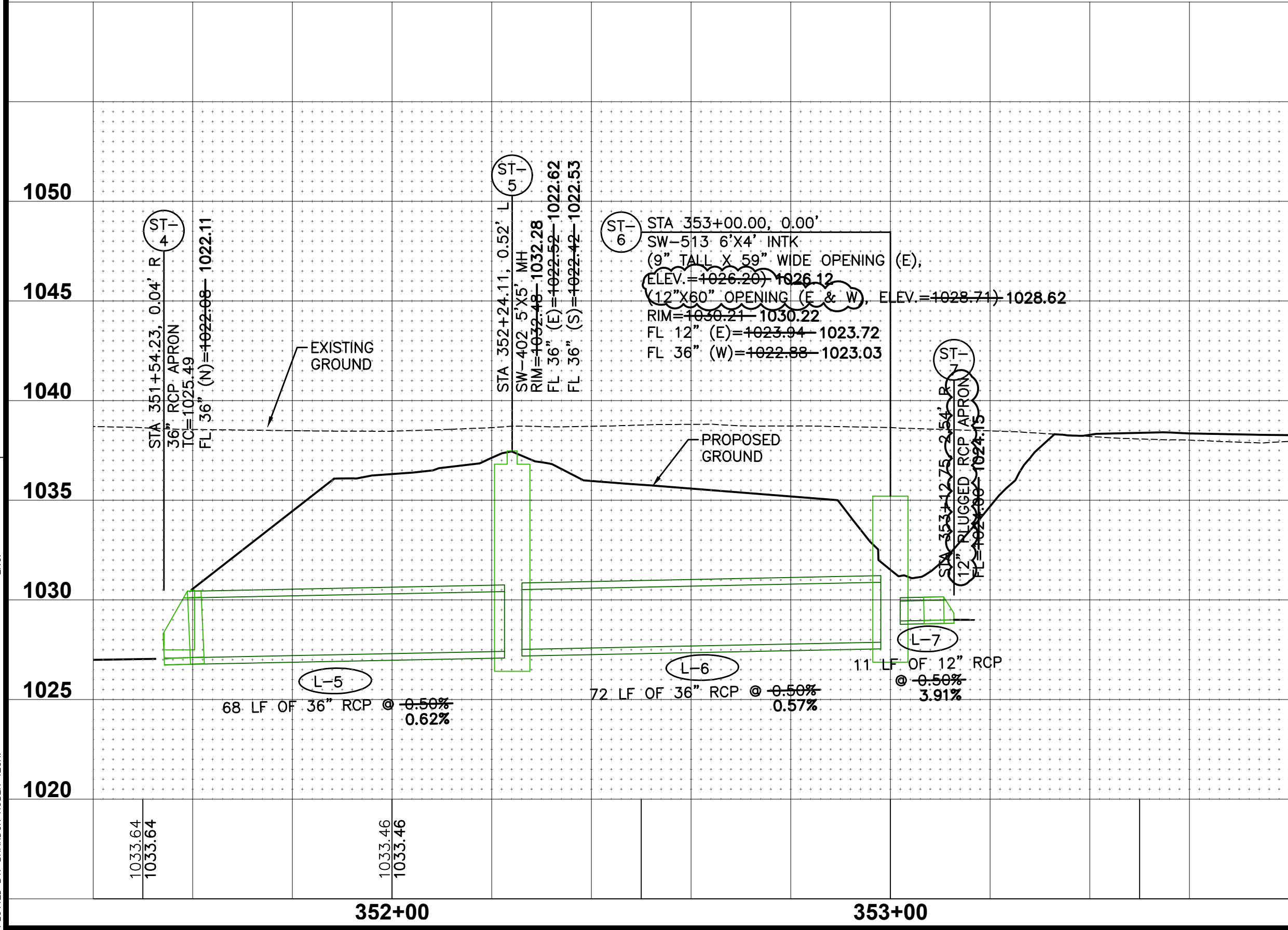
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4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

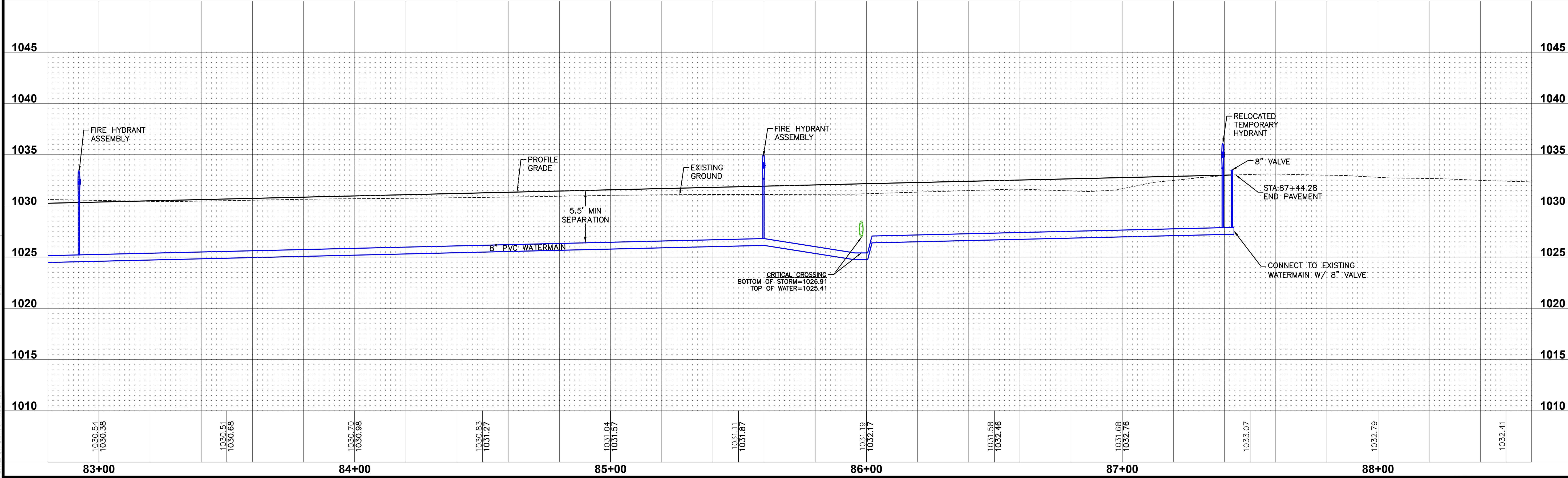
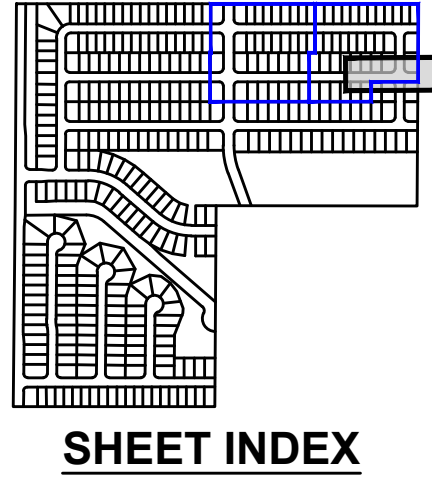
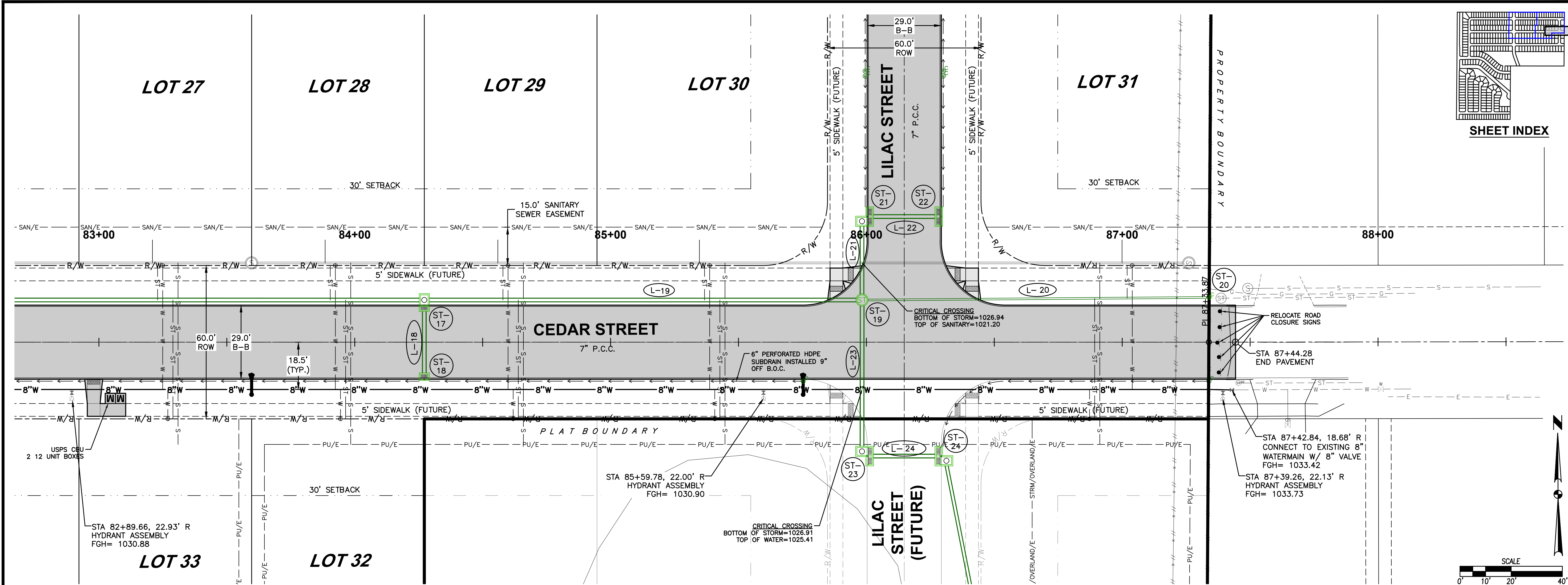
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10/23/2023	PLAN REVISION #2
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08/14/2023	SIGNED SUBMITTAL

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PLOT BY: RANDON HUBER TECH. ENVIRONMENT



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PLOTTER BY: BRANDON HUBER TECH



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PLAN REVISION #2	09/29/2023
PLAT BOUNDARY REVISION	08/14/2023
SIGNED SUBMITTAL	

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

TECH: ENGINEER: JAT

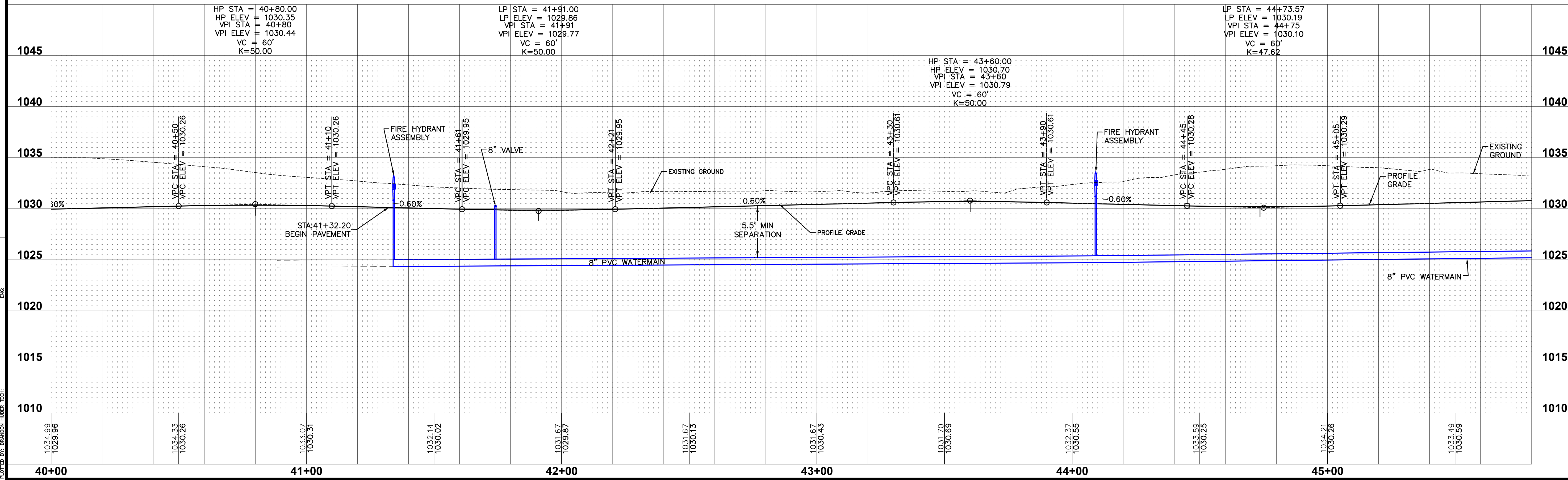
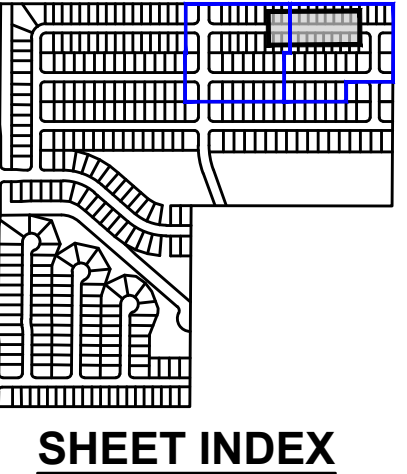
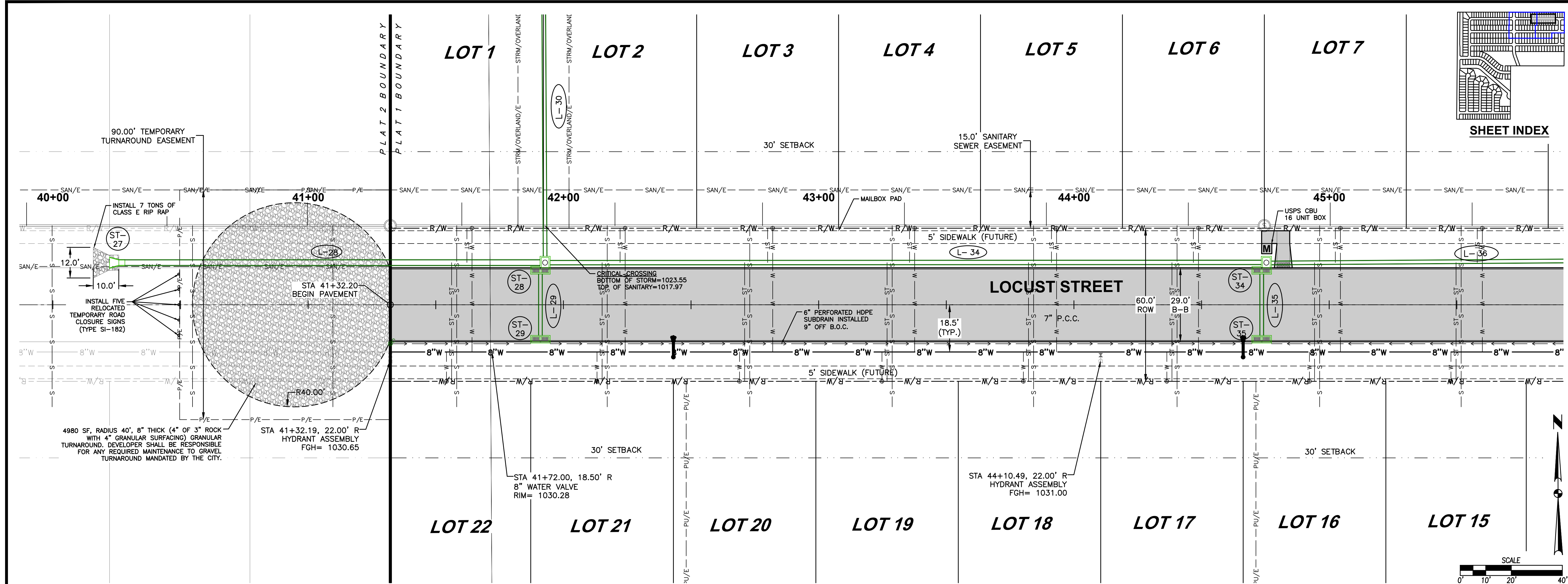
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

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SPRING MEADOWS - PLAT 1
WATER MAIN PLAN AND PROFILE

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PLOTTER: RANDON HUBER TECH



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PLAN REVISION #3
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08/14/2023
SIGNED SUBMITTAL

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

TECH:
ENGINEER: JAT

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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REVISIONS

AS-BUILT SUBMITTAL #2

AS-BUILT SUBMITTAL #1

PLAN REVISION #3

PLAN REVISION #2

PLAT BOUNDARY REVISION

SIGNED SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER: JAT

CIVIL DESIGN ADVANTAGE

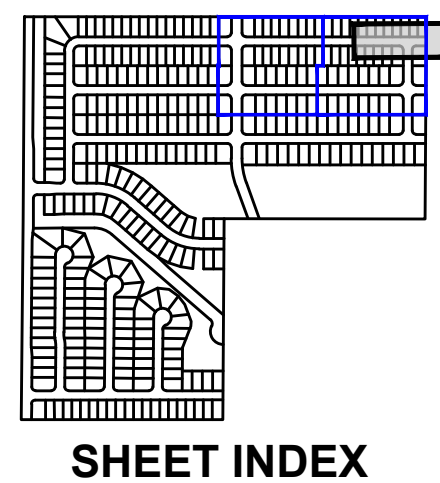
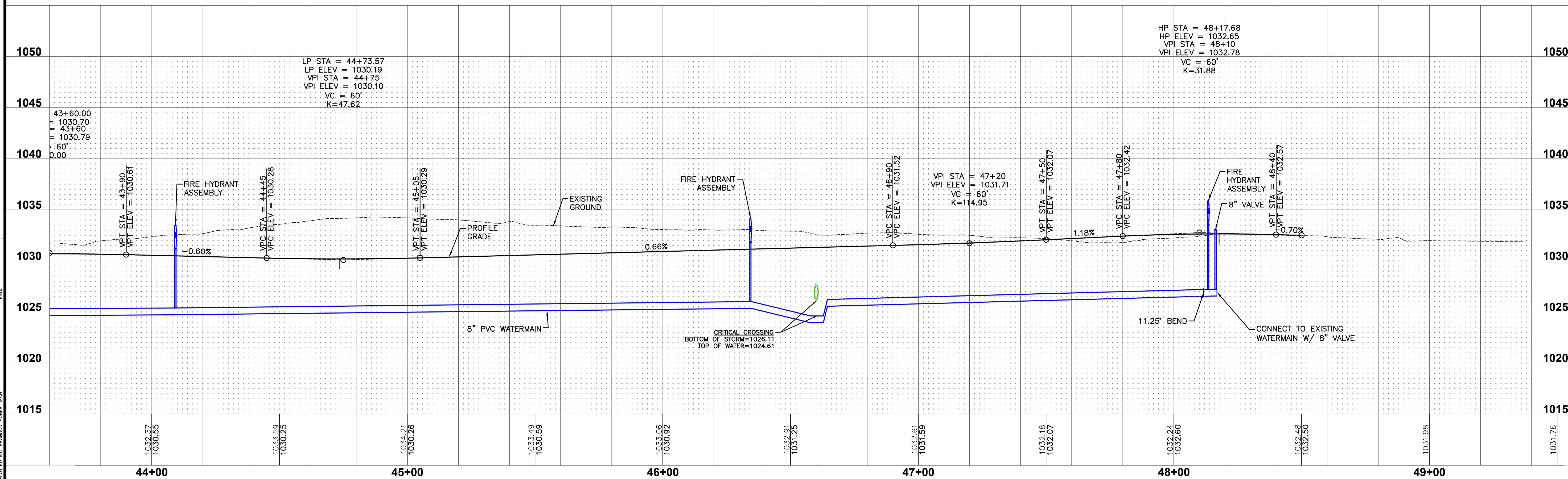
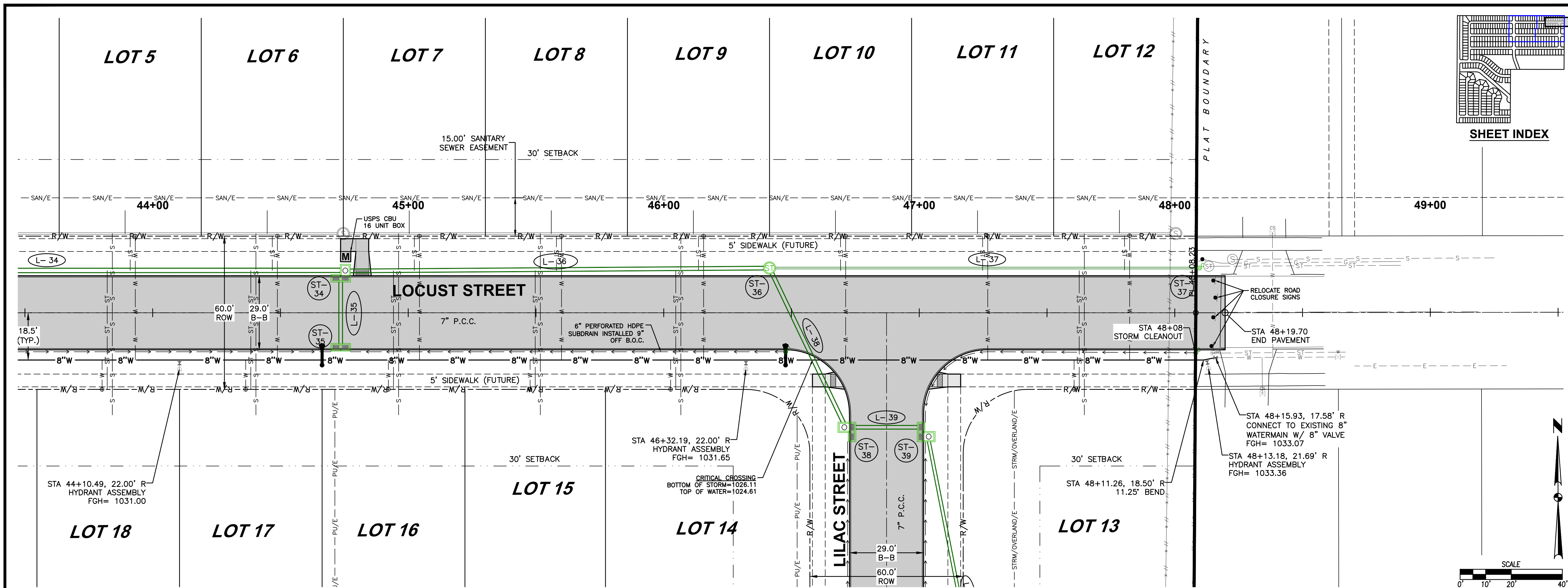
WAUKEE, IOWA

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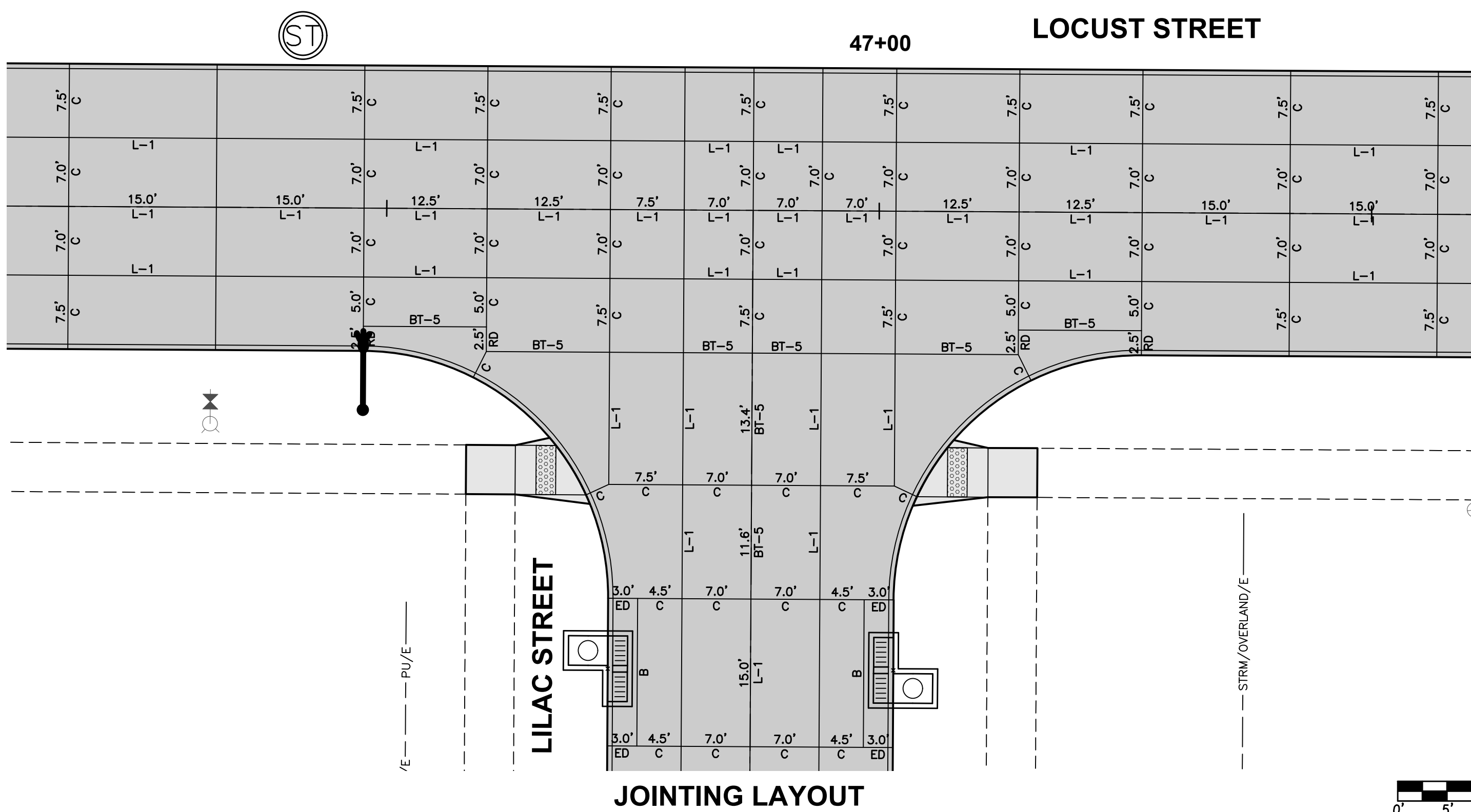
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SPRING MEADOWS - PLAT 1
WATER MAIN PLAN AND PROFILE

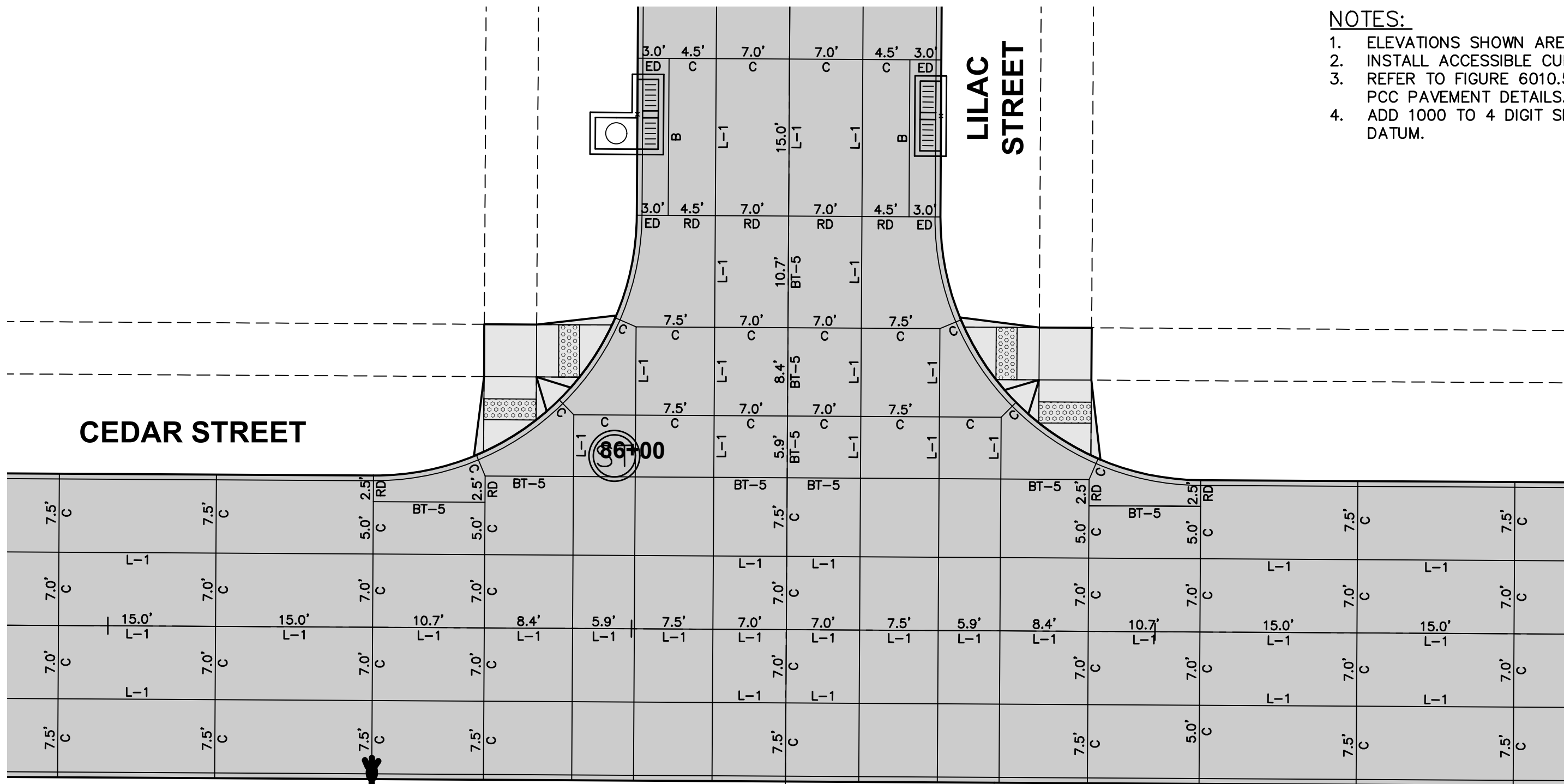


SPRING MEADOWS - PLAT 1	CIVIL DESIGN ADVANTAGE
WATER MAIN PLAN AND PROFILE	WAUKEE, IOWA
34 2205.355 35	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 ENGINEER: JAT TECH:
REVISENS	
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AS-BUILT SUBMITTAL #1	12/18/2023
PLAN REVISION #3	10/23/2023
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PLAT BOUNDARY REVISION	09/29/2023
SIGNED SUBMITTAL	09/14/2023

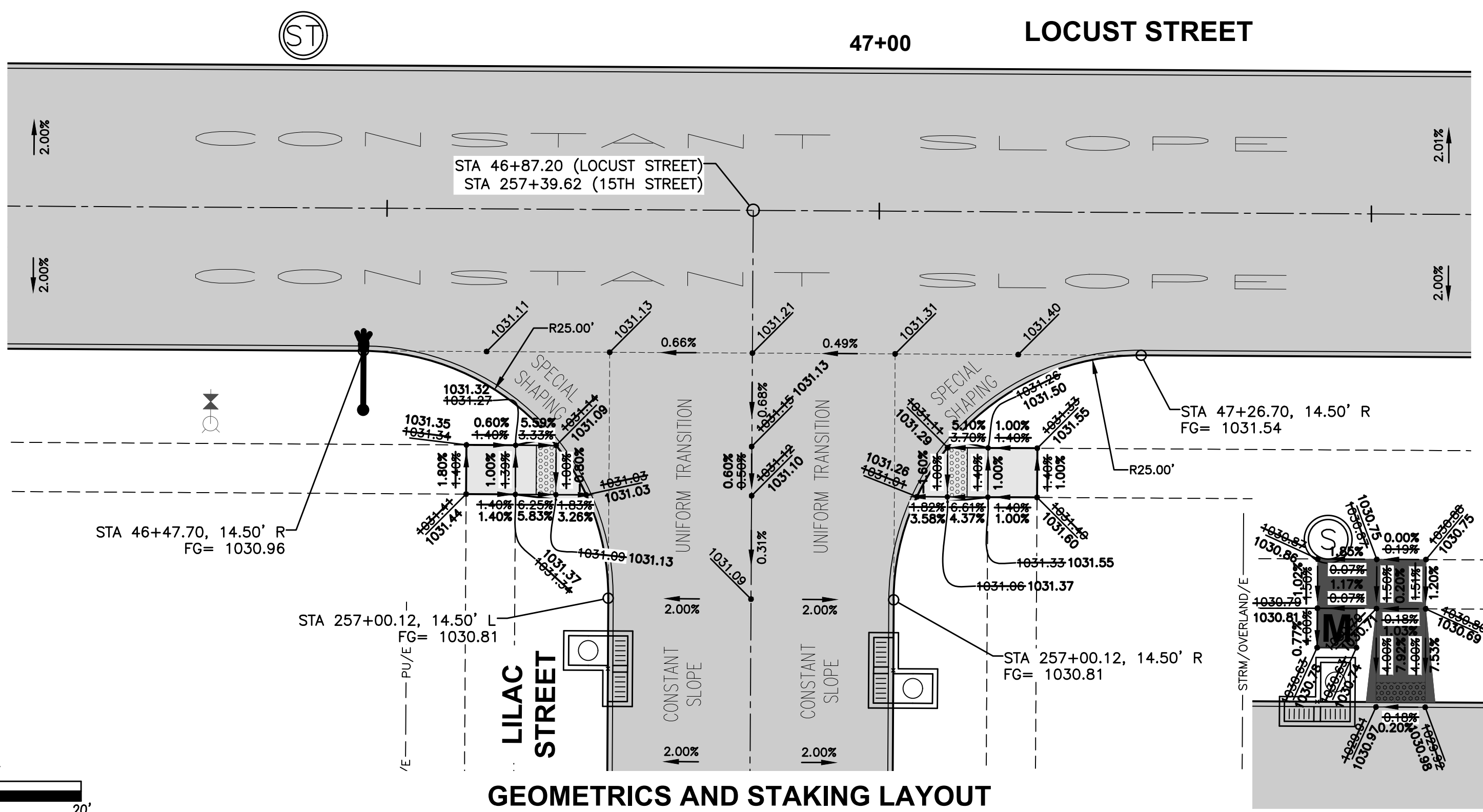
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DRAWN BY: RANDON HUBER TECH



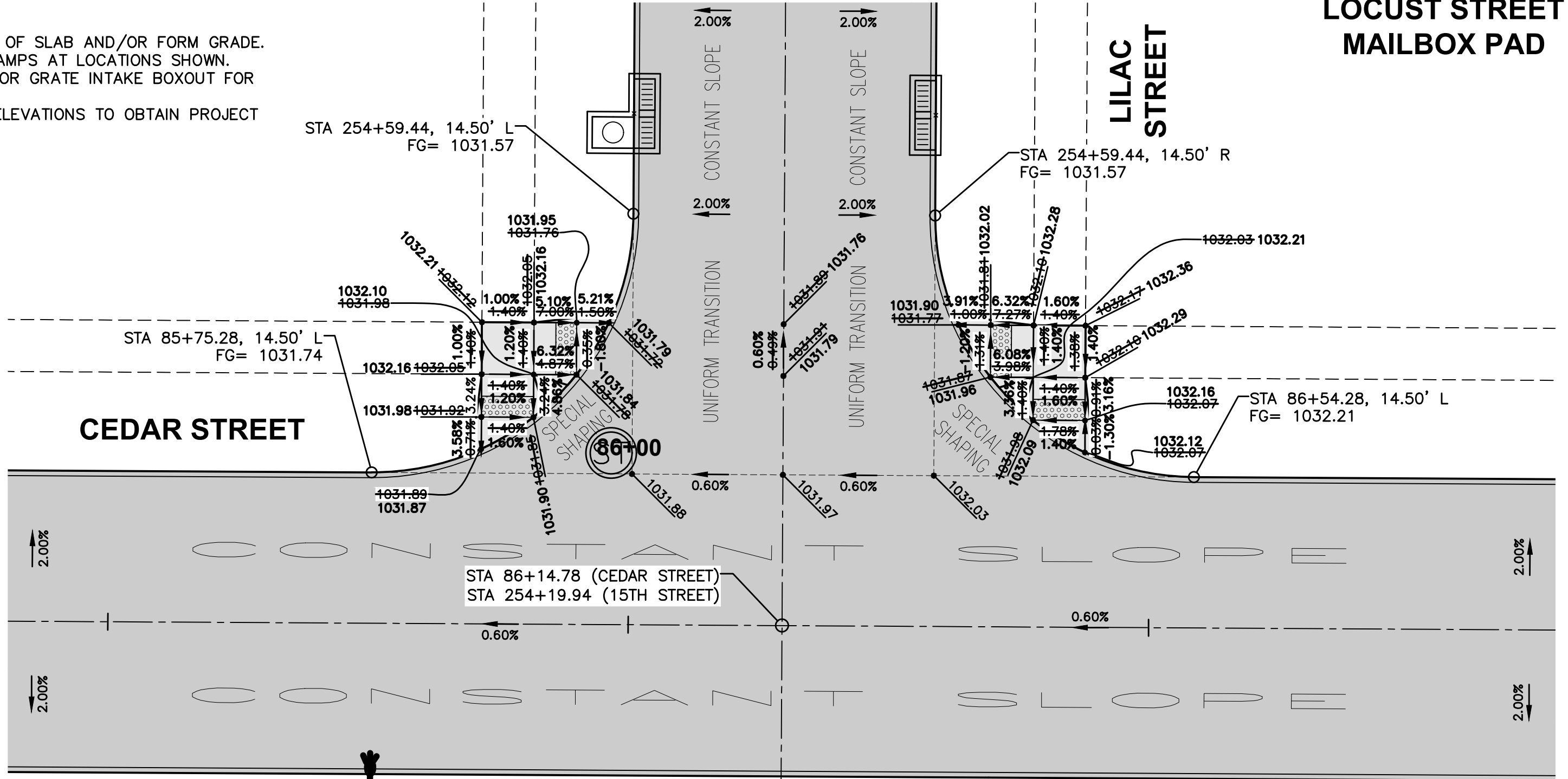
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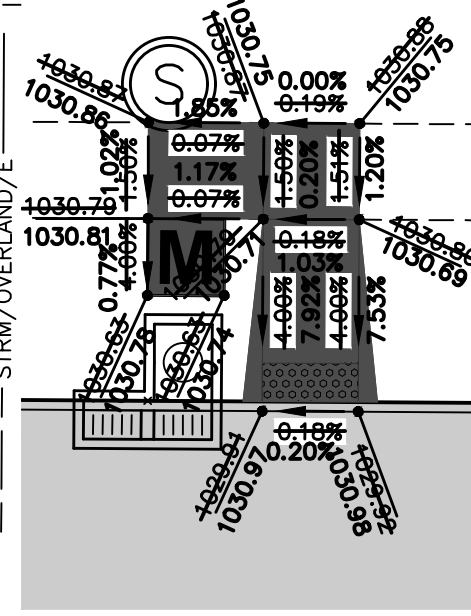
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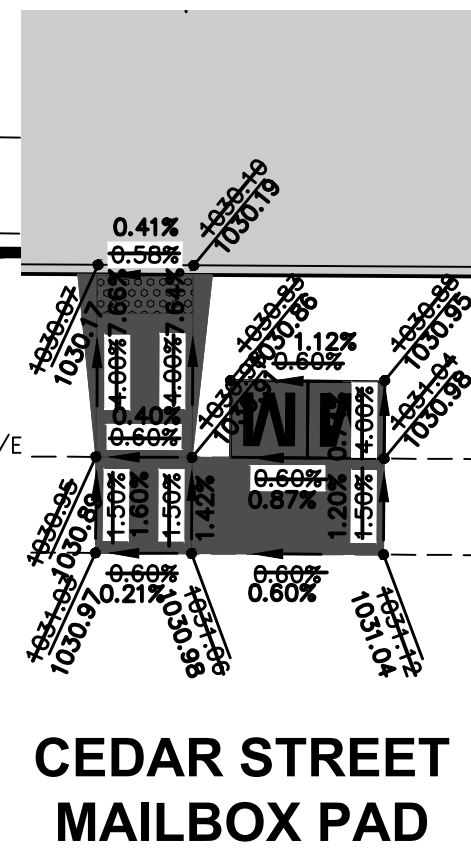
GEOMETRICS AND STAKING LAYOUT



GEOMETRICS AND STAKING LAYOUT



LOCUST STREET
MAILBOX PAD



CEDAR STREET
MAILBOX PAD

- 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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PLAN REVISION #2
09/29/2023
PLAN BOUNDARY REVISION
08/14/2023
SIGNED SUBMITTAL

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

TECH:
ENGINEER: JAT

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

SPRING MEADOWS - PLAT 1
INTERSECTION DETAIL

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