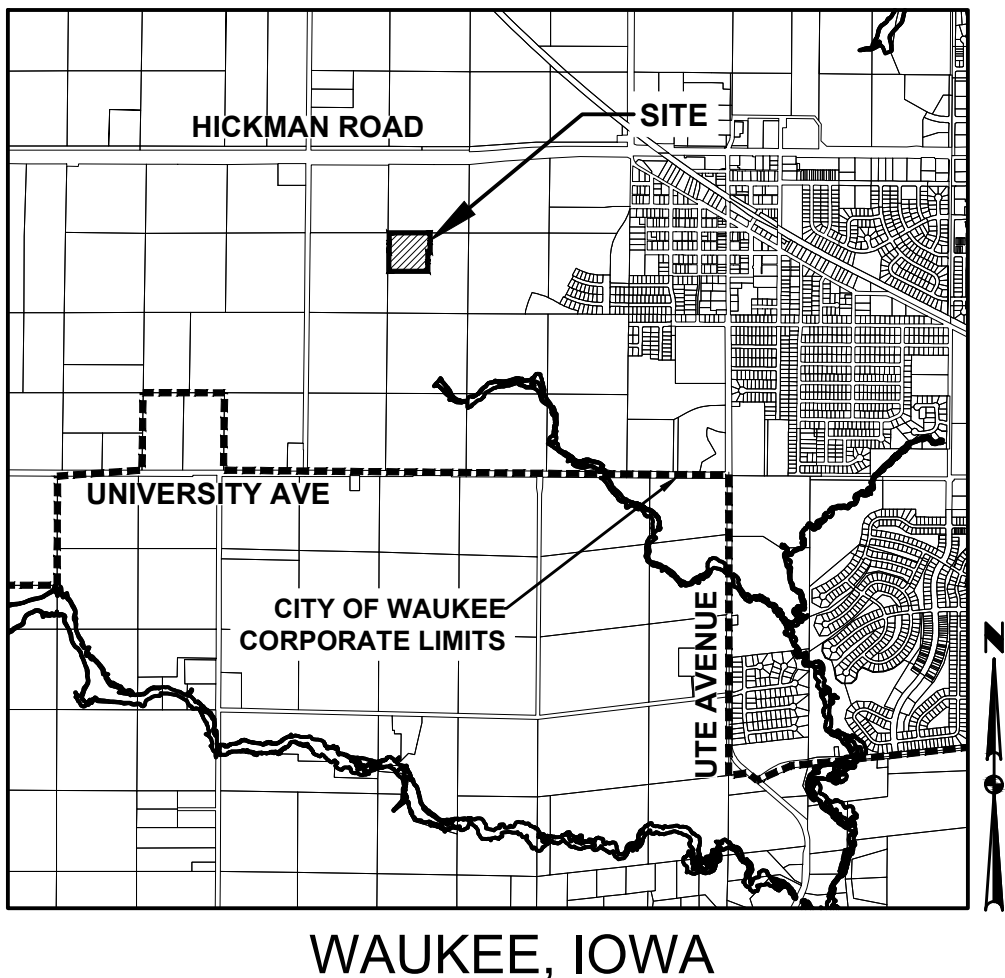


CONSTRUCTION PLANS FOR:
SPRING MEADOWS PLAT 2
WAUKEE, IOWA

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 = 10.20 ACRES (444,209 SF)

ZONING

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

CONSTRUCTION SCHEDULE

SPRING 2024 - SPRING 2025

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: 10/11/2023
SECOND SUBMITTAL: 12/29/2023
THIRD SUBMITTAL: 01/19/2024
FOURTH SUBMITTAL: 02/08/2024
FIFTH SUBMITTAL: 02/22/2024

ASBUILT SUBMITTAL: 10/25/2024

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 21-36)

- 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

R2/PD-1: BK 2021 PG 34692 (LOTS 1-20)

- 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: 36 UNITS
x 3 PEOPLE/UNIT
x 6.5 ACRES/1000 PEOPLE
= 0.71 ACRES

PARKLAND TO BE PROVIDED WITHIN FUTURE SPRING MEADOWS PLATS

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
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
5	HYDRANT COVERAGE & LANDSCAPE PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8-11	PLAN AND PROFILE
12-17	STORM SEWER PLAN AND PROFILE
18-22	WATER MAIN PLAN AND PROFILE
23-24	INTERSECTION DETAILS

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN 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 NORTHWEST CORNER OF SPRING MEADOWS PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°19'45" WEST ALONG THE WESTERLY LINE OF SAID SPRING MEADOWS PLAT 1, A DISTANCE OF 320.40 FEET; THENCE NORTH 89°40'15" WEST ALONG SAID WESTERLY LINE, 37.60 FEET; THENCE SOUTH 00°19'45" WEST ALONG SAID WESTERLY LINE, 319.81 FEET TO THE SOUTHWEST CORNER OF SAID SPRING MEADOWS PLAT 1; THENCE NORTH 89°40'15" WEST, 649.90 FEET; THENCE NORTH 00°19'45" EAST, 319.81 FEET; THENCE SOUTH 89°40'15" EAST, 4.00 FEET; THENCE NORTH 00°19'45" EAST, 320.40 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°40'15" EAST ALONG SAID NORTH LINE, 683.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.80 ACRES (426,842 SQUARE FEET).

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

AS-BUILT DRAWINGS

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

GENERAL LEGEND

PROPOSED

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

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	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY 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.

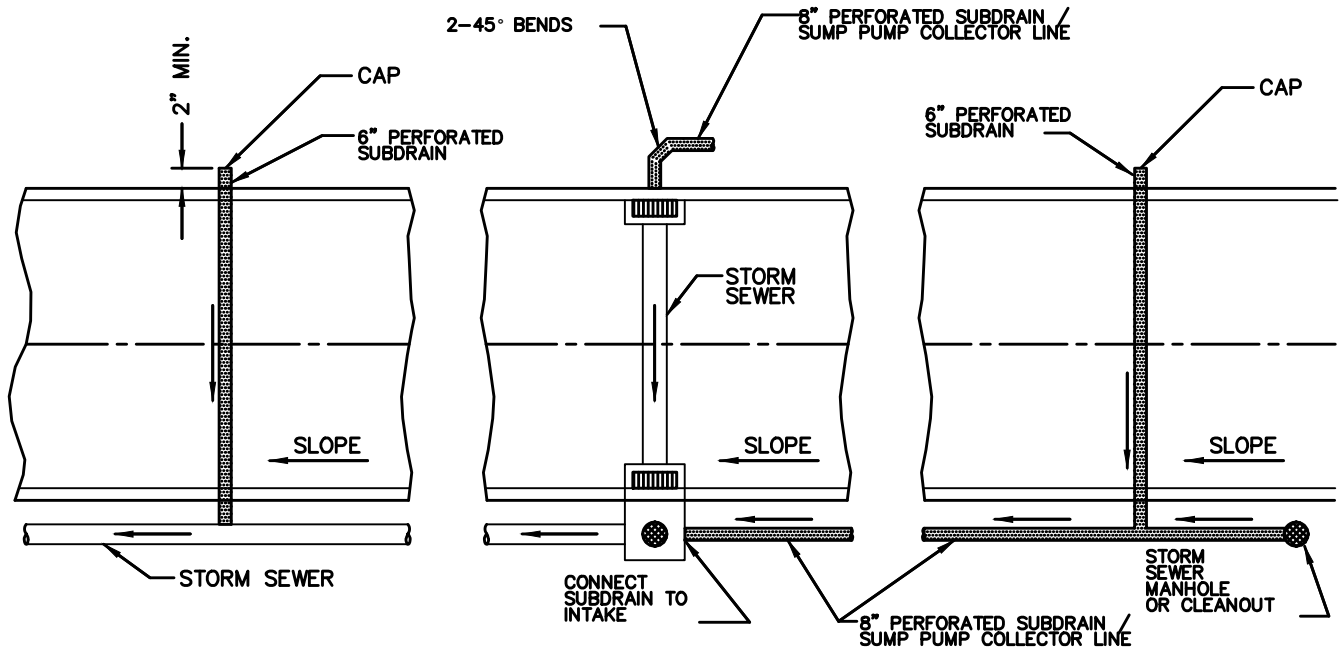
THE 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

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.

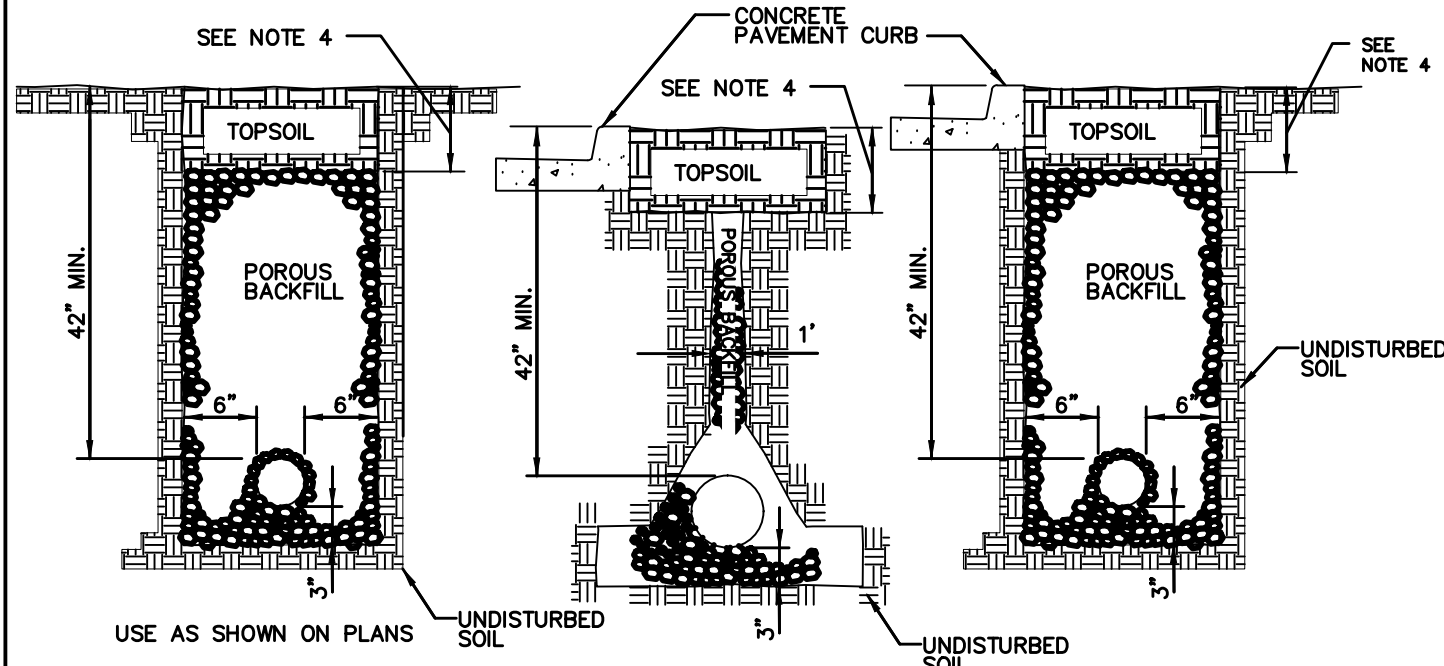
Joshua A. Trygstad
JOSHUA A. TRYGSTAD, P.E.
10/25/2024
DATE

LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1-24

FILE: T:\2024\220535\DWG\07 PLAT 2\ASBUILT\220535-PLAT 2.CDS - CONJ-RT-718
ASBUILT.DWG
DATE PLOTTED: 10/27/2024 9:56 AM
PLOTTER: BRANDON HUBER TECH



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



BACK AND SIDE YARD

STORM SEWER USED AS SUBDRAIN

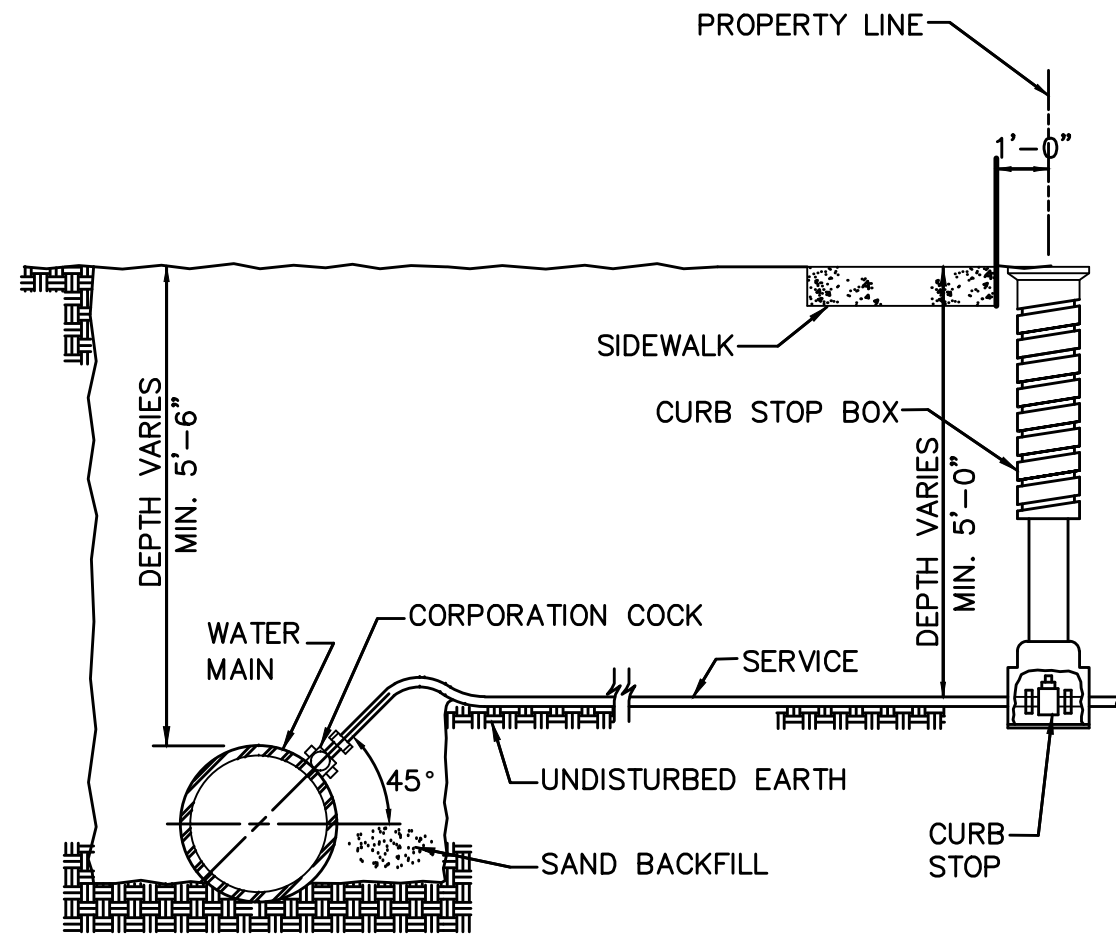
BACK OF CURB

- 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.
 4. 8" MIN OR TOP OF POROUS BACKFILL.

CITY OF WAUKEE SUBDRAIN

NOT TO SCALE

STD.DWG.NO.37 REV. 4

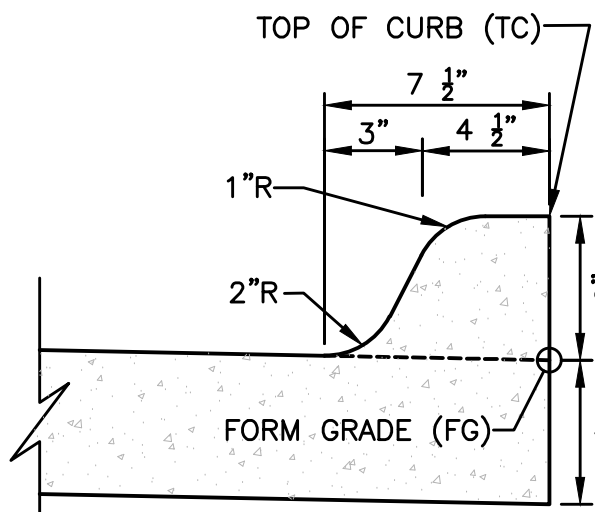


NOTES:

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

WATER SERVICE CONNECTION

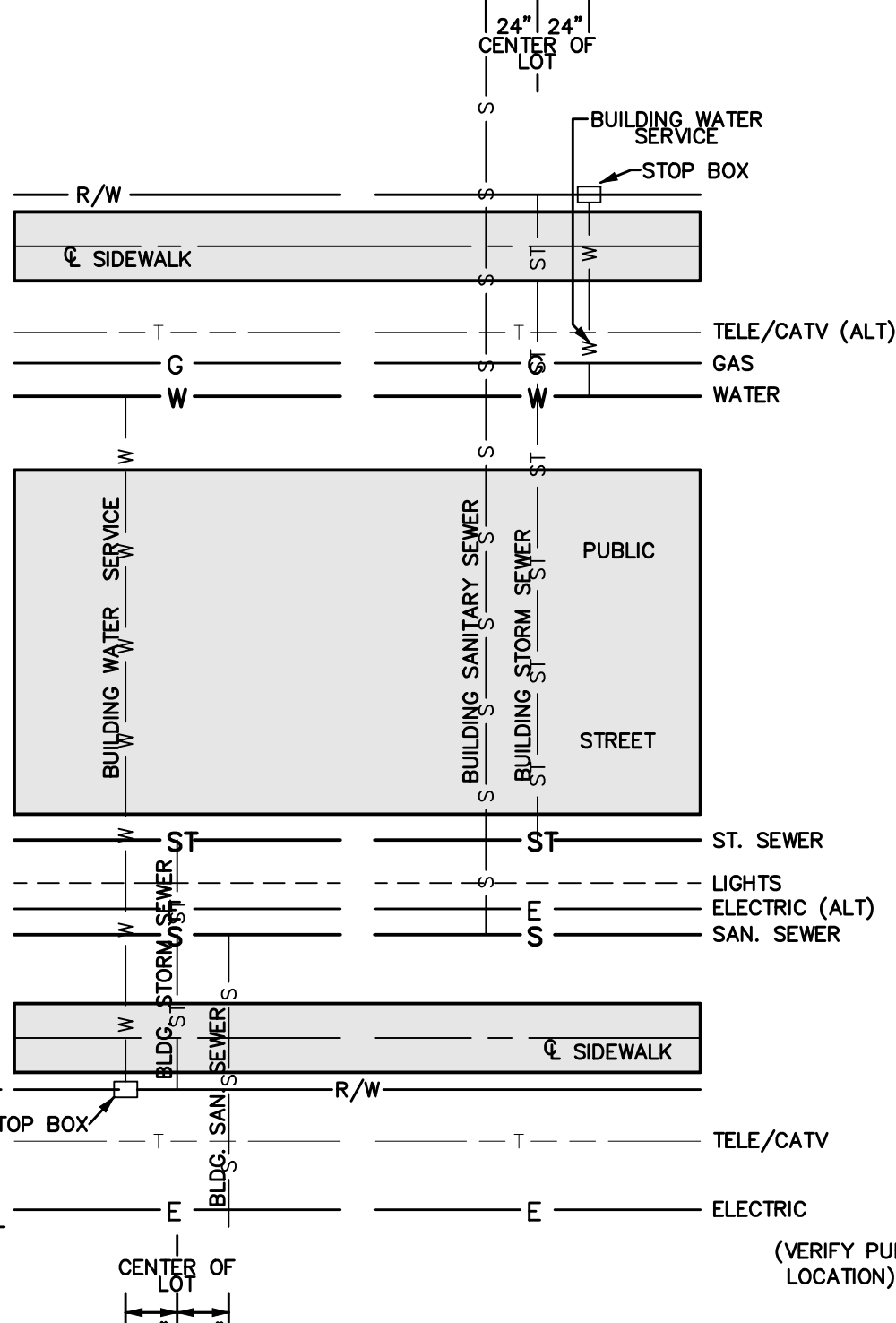
NOT TO SCALE



t=THICKNESS PER PLAN

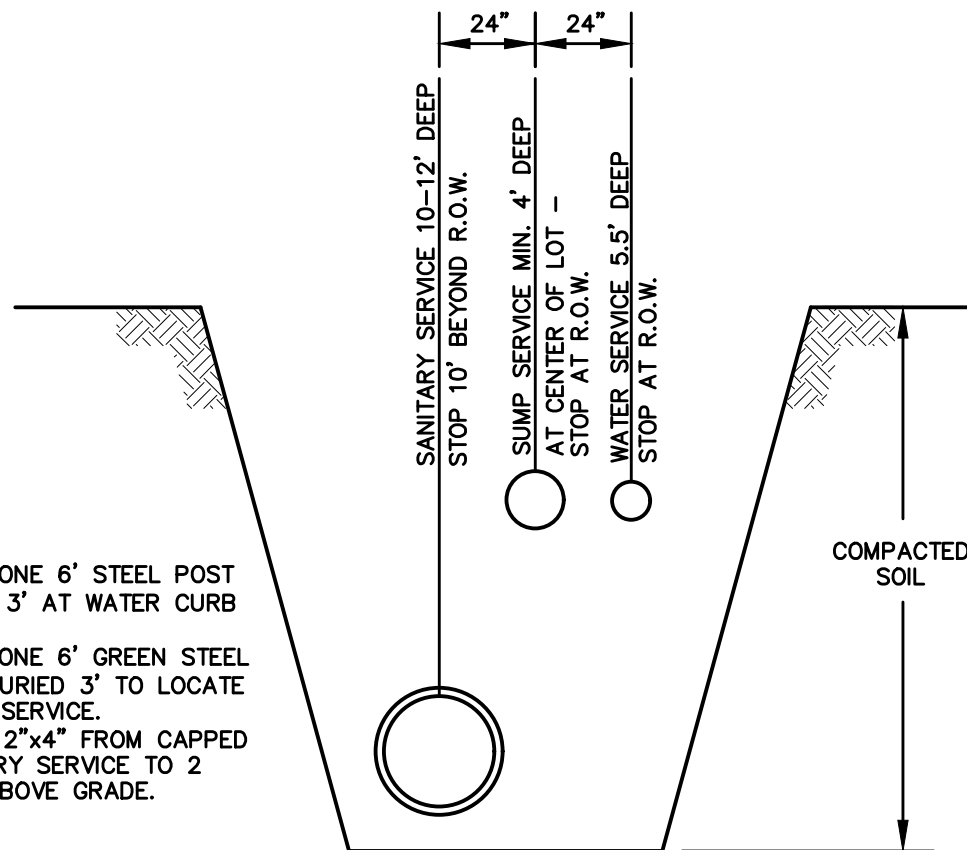
INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



CITY OF WAUKEE UTILITY SERVICE LOCATIONS

NOT TO SCALE

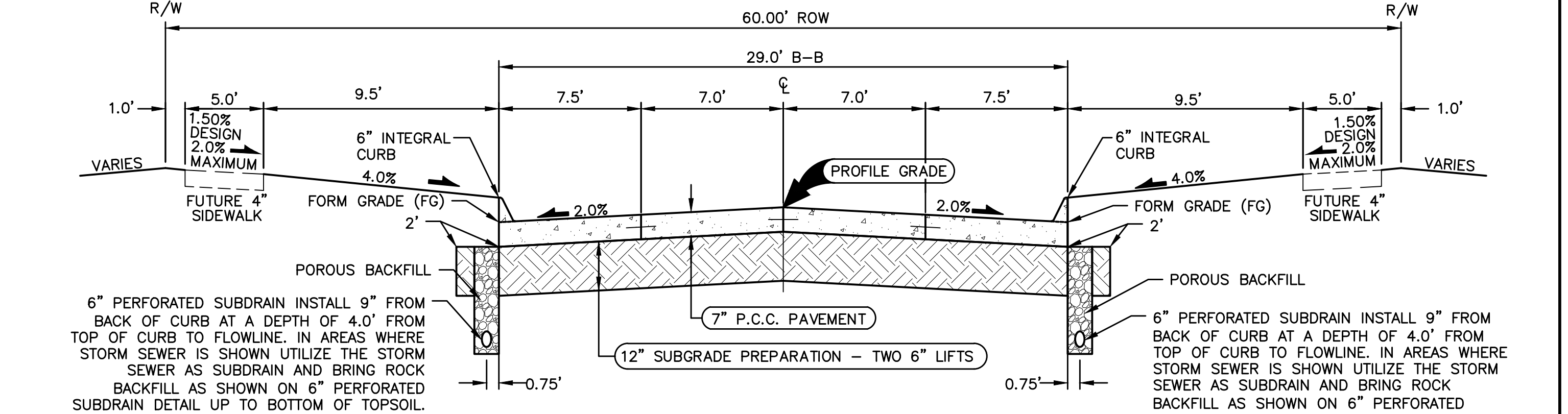


NOTES:

1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.
2. PLACE ONE 6" GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
3. INSERT 2"x4" FROM CAPPED SANITARY SERVICE TO 2 FOOT ABOVE GRADE.

SERVICE LOCATION DETAIL

NOT TO SCALE

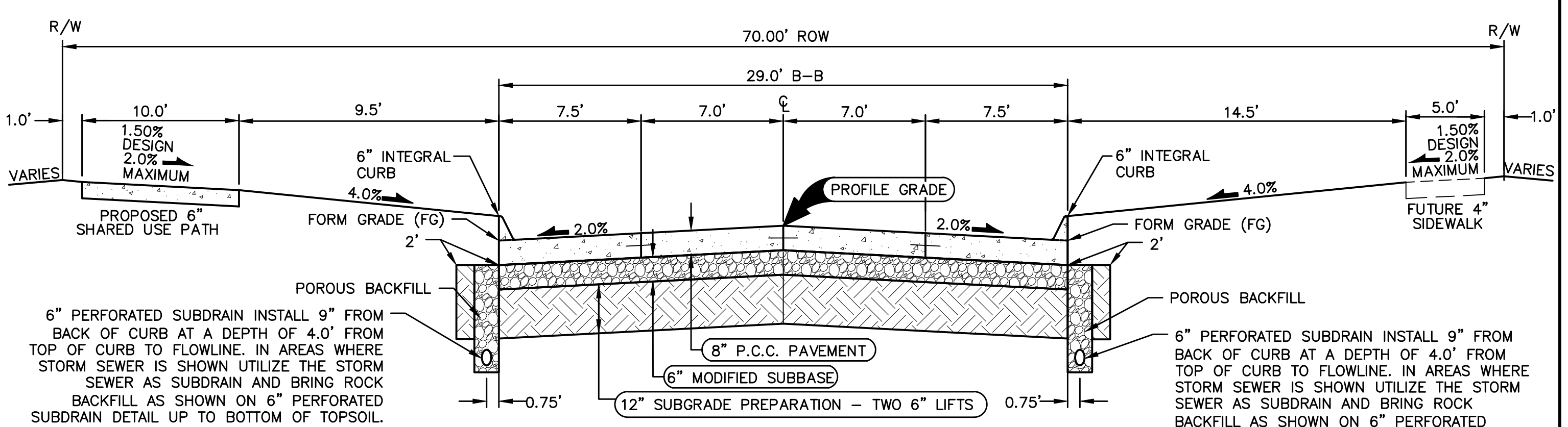


NOTES:

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 LOCUST STREET, CEDAR STREET

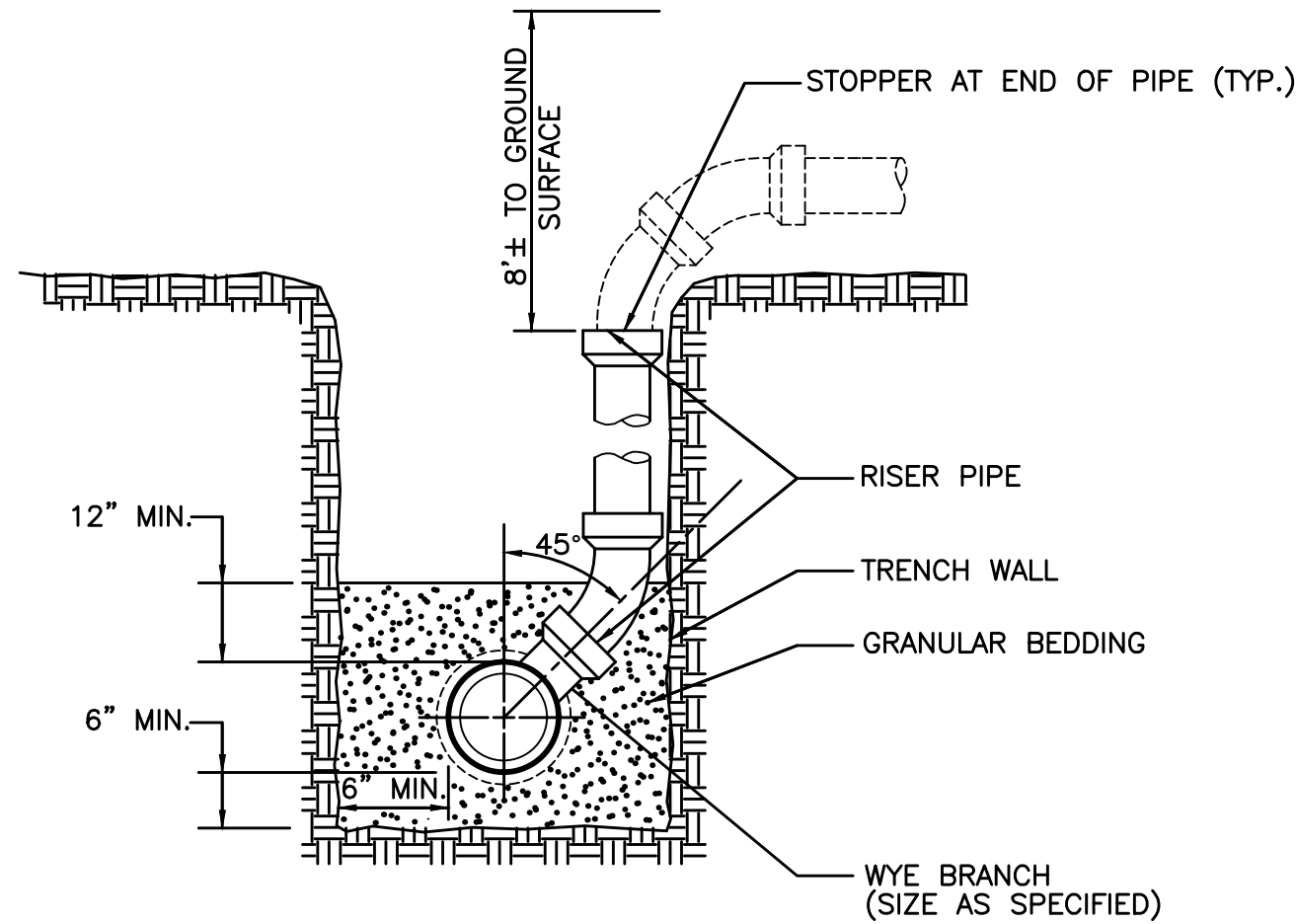


NOTES:

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 17TH STREET



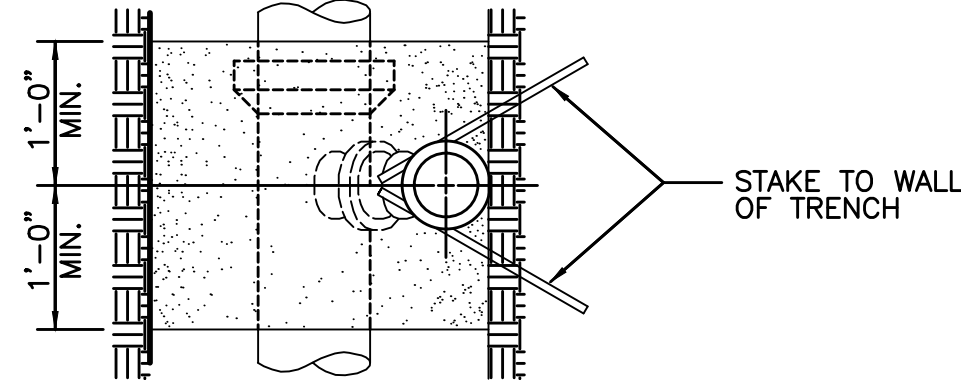
NOTES:

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.

SECTION

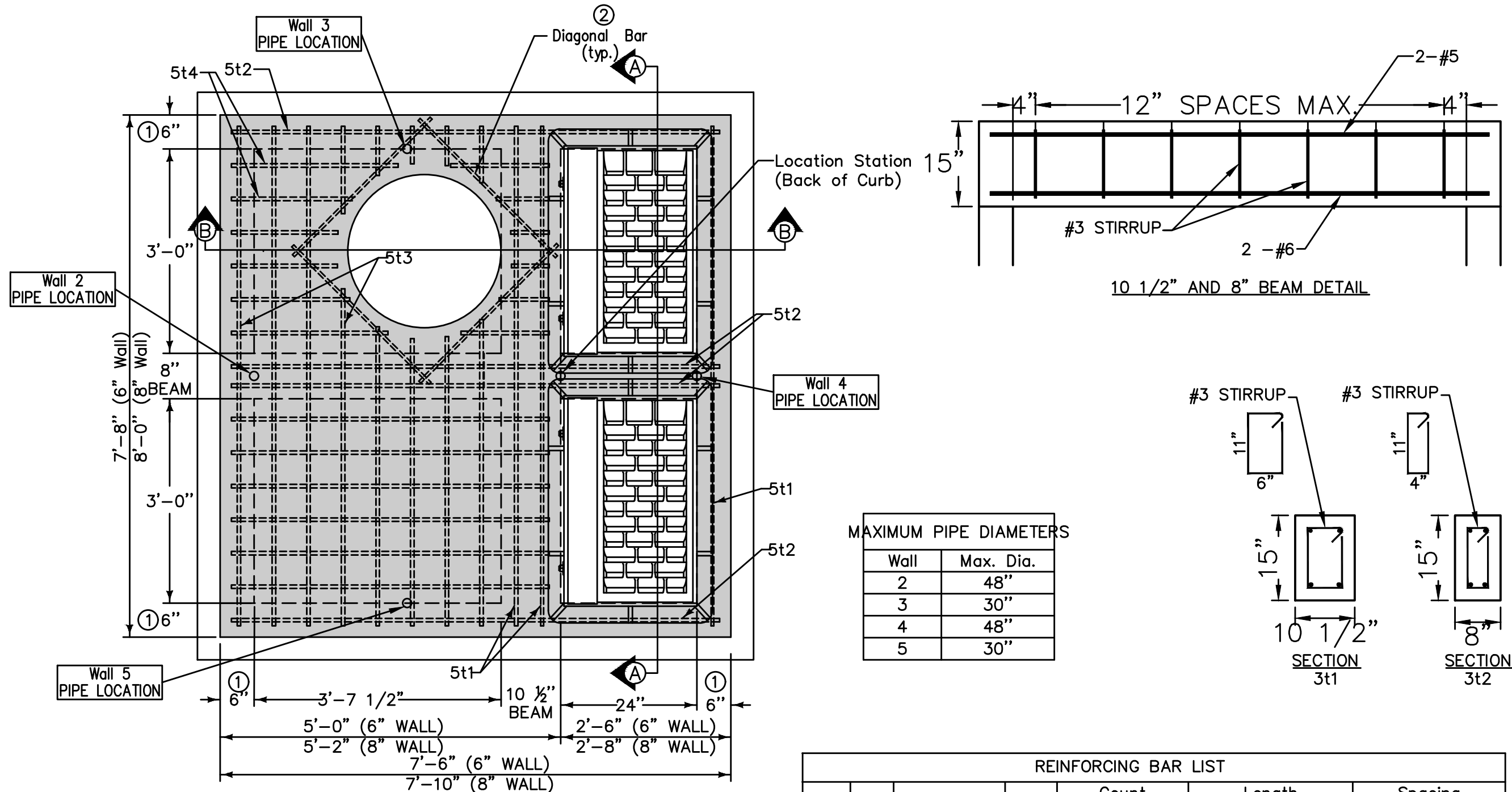
SANITARY SEWER SERVICE RISER

NOT TO SCALE



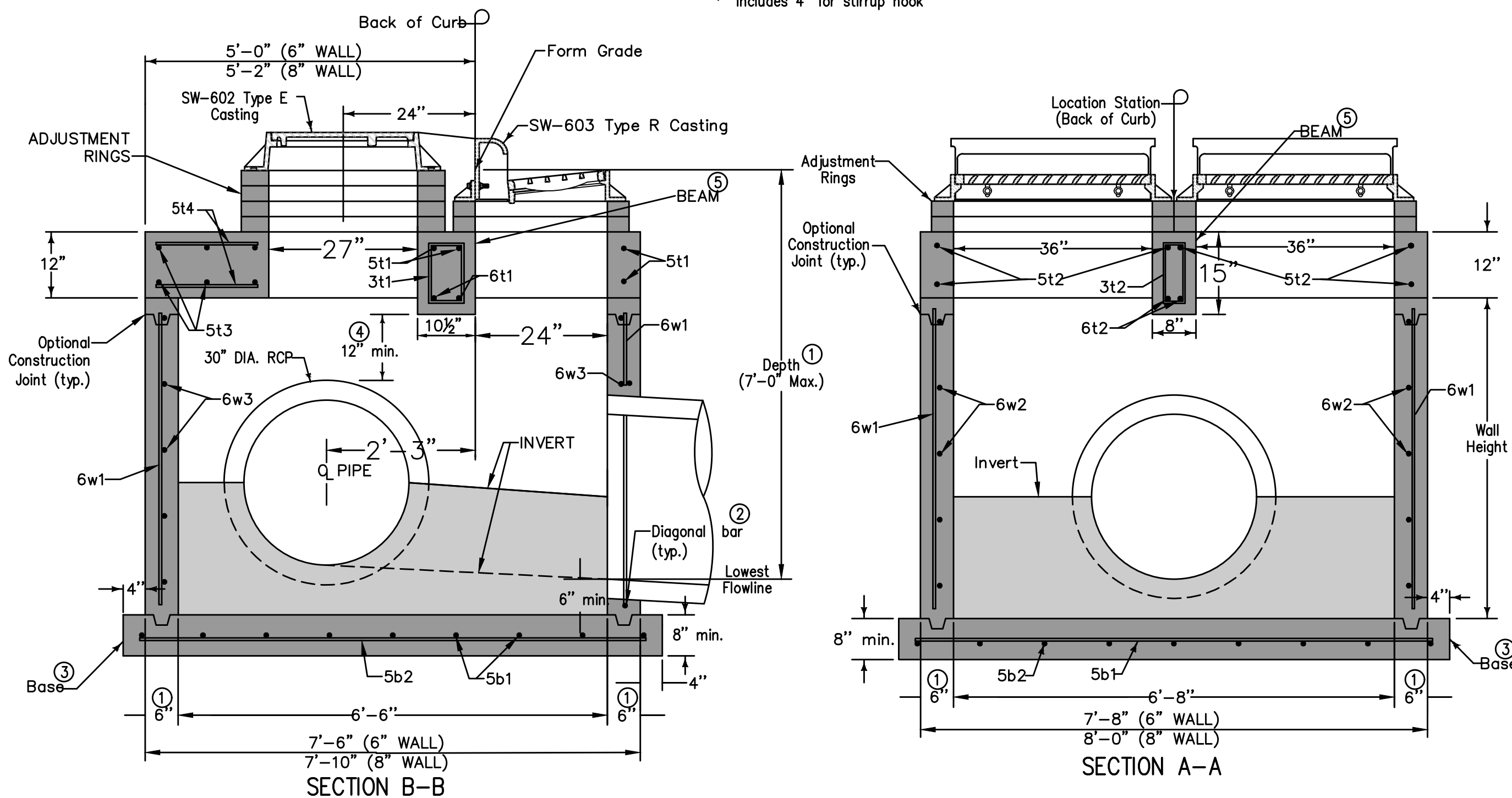
PLAN

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PLOTTER: HP
DRAWN BY: BRANDON HUBER TECH. DRAFTER



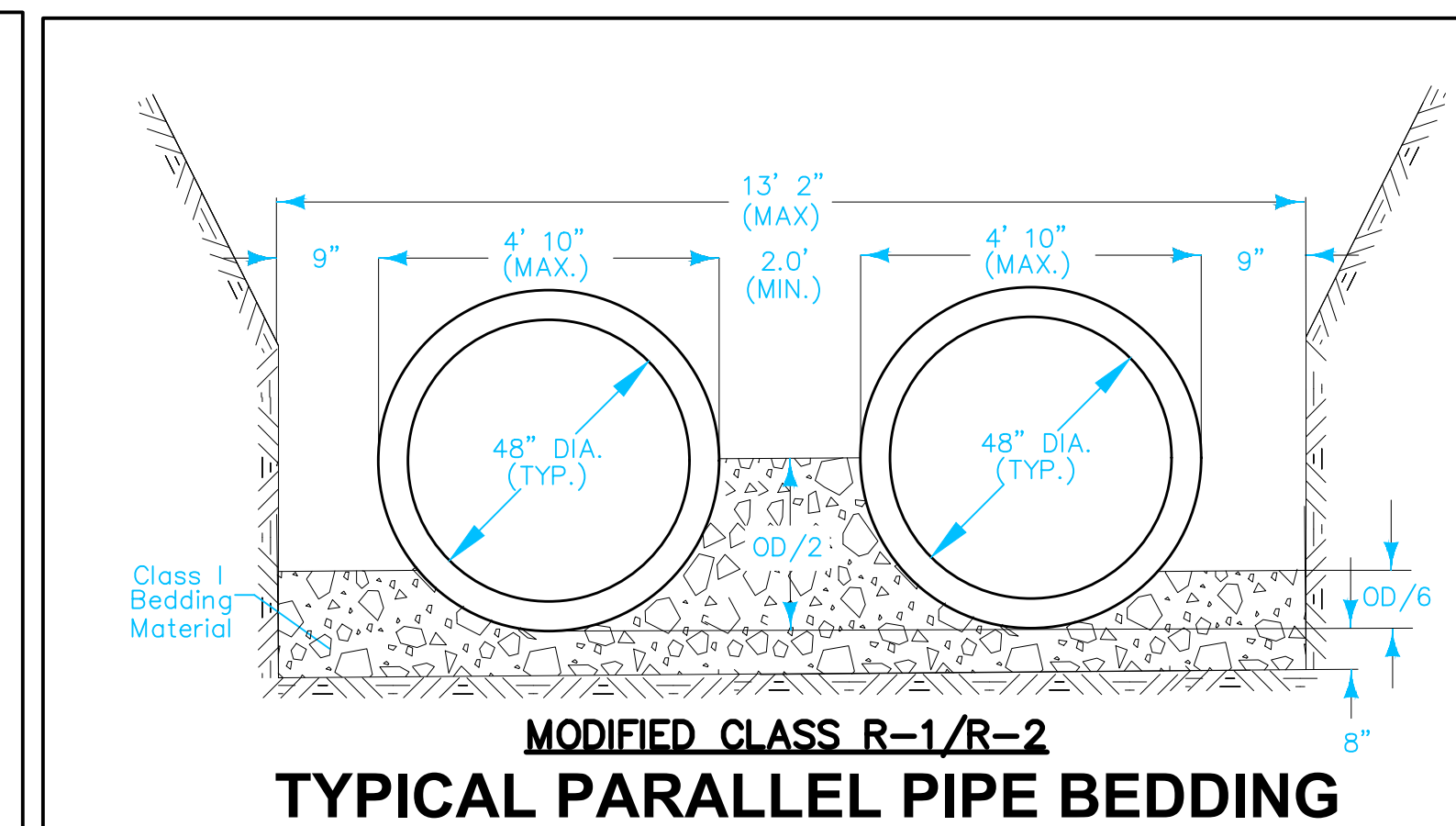
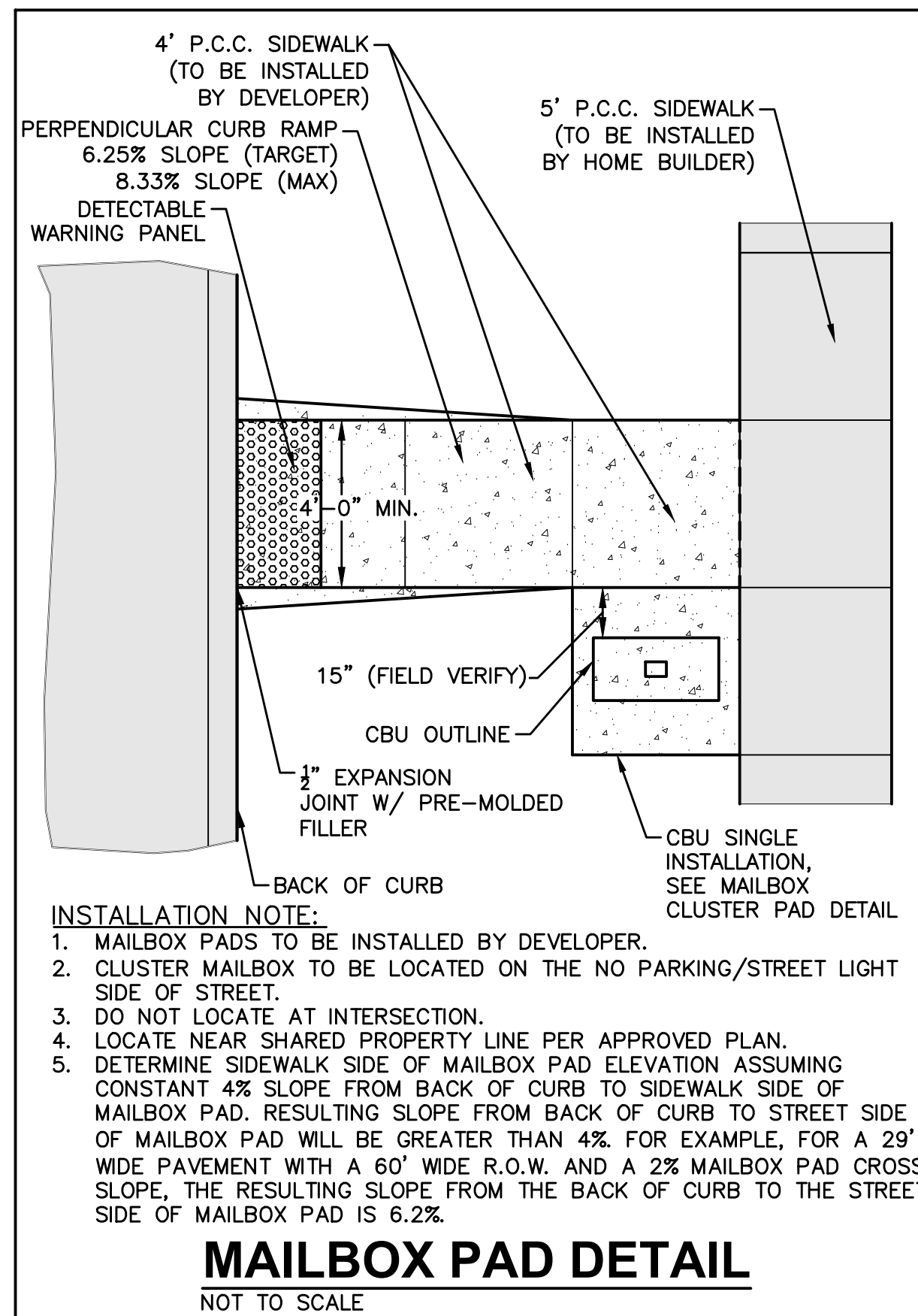
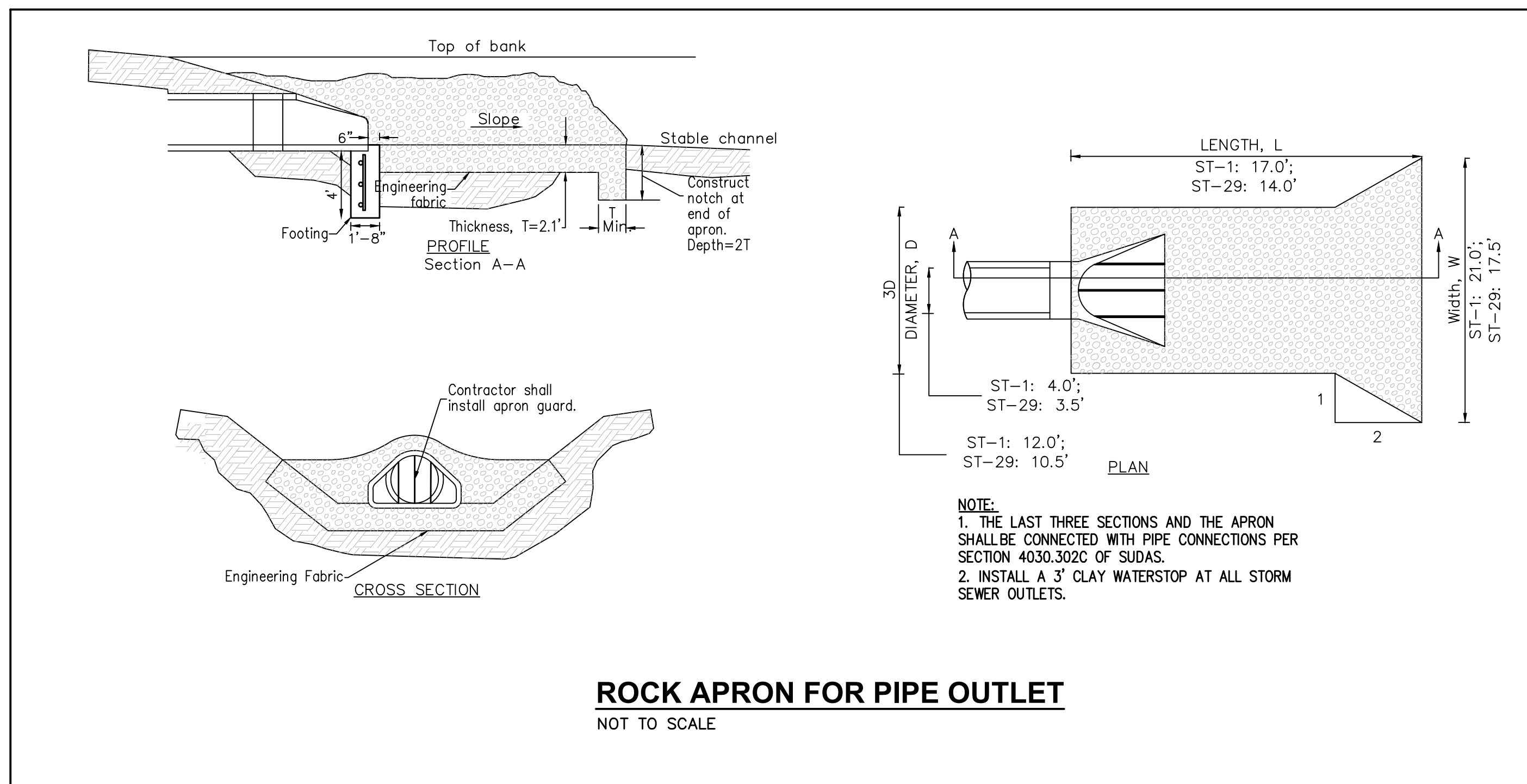
REINFORCING BAR LIST									
Mark	Size	Location	Shape	Count	Length	Spacing	6" Wall	8" Wall	
3t1	3	Top		7	3'-2" *	12"	7	7	
3t2	3	Top		7	2'-10" *	11 5/8"	7	7	
5b1	5	Base		9	7'-10"	11 1/2"	9	9	
5b2	5	Base		9	7'-8"	11 3/4"	9	9	
6w1	6	Walls		28	Wall Height minus 4"	12"	28	28	
6w2	6	Walls		Varies	Varies	12"	Varies	Varies	
6w3	6	Walls		Varies	Varies	12"	Varies	Varies	
5t1	5	Top		4	7'-4"	See Detail	4	4	
5t2	5	Top		6	7'-6"	See Detail	6	6	
5t3	5	Top		16	7'-4"	6 1/2"	16	16	
5t4	5	Top		24	4'-8"	5 1/2"	24	24	
6t1	6	Top		2	7'-4"	See Detail	2	2	
6t2	6	Top		2	7'-2"	See Detail	2	2	

* Includes 4" for stirrup hook



SW-506 MODIFIED INTAKE

DOUBLE GRATE INTAKE WITH MANHOLE.
ST-15; ST-17; ST-20; ST-30; ST-37; ST-39



TABULATION OF LONGITUDINAL SUBDRAIN						
LINE NO.	LOCATION				LENGTH FEET	NOTE
	STATION, OFFSET	END TYPE	STATION, OFFSET	END TYPE		
U-1	209+06.00, 15.25' RT	(B)	211+14.25, 48.00' RT	(B)	203	
U-2	211+44.00, 48.00' RT	(B)	211+83.75, 15.25' RT	(B)	63	
U-3	211+91.50, 15.25' RT	(B)	214+35.00, 54.00' RT	(B)	272	
U-4	214+64.00, 54.00' RT	(B)	215+07.00, 15.25' RT	(B)	73	
U-5	215+14.75, 15.25' RT	(B)	216+09.00, 15.25' RT	(A)	95	
U-6	73+72.00, 15.25' RT	(A)	74+28.00, 15.25' RT	(B)	57	
U-7	74+37.75, 15.25' RT	(B)	74+75.75, 26.50' RT	(B)	44	
U-8	75+50.50, 15.25' RT	(B)	76+99.00, 15.25' RT	(A)	150	
U-9	77+01.00, 15.25' RT	(A)	78+16.00, 15.25' RT	(B)	116	
U-10	78+23.75, 15.25' RT	(B)	79+20.00, 15.25' RT	(B)	97	
U-11	34+49.00, 15.25' RT	(A)	35+00.75, 15.25' RT	(B)	54	
U-12	35+08.50, 15.25' RT	(B)	35+47.00, 25.00' RT	(B)	43	
U-13	36+30.00, 15.25' RT	(B)	37+80.00, 15.25' RT	(A)	151	
U-14	37+82.00, 15.25' RT	(A)	39+03.25, 15.25' RT	(B)	123	
U-15	39+11.00, 15.25' RT	(B)	40+79.00, 15.25' RT	(B)	168	
U-16	40+81.00, 15.25' RT	(A)	41+32.00, 15.25' RT	(B)	51	
				TOTAL	1,760	
END TYPES (REFER TO DETAILS):						
(A) SUBDRAIN END OF LINE CLEANOUT - REFER TO 4040.232 - SUBDRAIN CLEANOUTS FOR DETAILS.						
(B) SUBDRAIN OUTLET TO STORM INTAKE OR MANHOLE - REFER TO 4040.233 - SUBDRAIN OUTLETS FOR DETAILS.						

FILE: H:\2024\220535\DWG\DWG\PLAT 2\ASBUILT\220535-PLAT 2.CDS - CONFLICT-748
ASBUILT.DWG
PLOT: 10/21/2024 9:56 AM
PLOT BY: BRANDON HUBER TECH. DRAFTING

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CLEARING AND GRUBBING	LS	1
2	TOP SOIL, ON-SITE	LS	1
3	EXCAVATION, CLASS 10	LS	1
4	SUBGRADE PREPARATION, 12 IN. DEPTH	SY	7,314
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	59
6	SANITARY SEWER SERVICE STUB, PVC, 4 IN. DIA.	EA	2
7	STORM SEWER, TRENCHED, HDPE, 12 IN. DIA.	LF	305
8	STORM SEWER, TRENCHED, HDPE, 15 IN. DIA.	LF	296
9	STORM SEWER, TRENCHED, HDPE, 18 IN. DIA.	LF	268
10	STORM SEWER, TRENCHED, HDPE, 24 IN. DIA.	LF	687
11	STORM SEWER, TRENCHED, RCP, 15 IN. DIA.	LF	282
12	STORM SEWER, TRENCHED, RCP, 18 IN. DIA.	LF	191
13	STORM SEWER, TRENCHED, RCP, 24 IN. DIA.	LF	129
14	STORM SEWER, TRENCHED, RCP, 30 IN. DIA.	LF	1,037
15	STORM SEWER, TRENCHED, RCP, 36 IN. DIA.	LF	324
16	STORM SEWER, TRENCHED, RCP, 42 IN. DIA.	LF	217
17	STORM SEWER, TRENCHED, RCP, 48 IN. DIA.	LF	375
18	PIPE APRON, RCP, 42 IN. DIA.	EA	1
19	PIPE APRON, RCP, 48 IN. DIA.	EA	1
20	FOOTING FOR CONCRETE PIPE APRON, PCC, 42 IN. DIA.	EA	1
21	FOOTING FOR CONCRETE PIPE APRON, PCC, 48 IN. DIA.	EA	1
22	PIPE APRON GUARD	EA	2
23	SUBDRAIN, CORRUGATED PVC, 6 IN. DIA.	LF	1,760
24	SUBRAIN CLEANOUT, TYPE A-1, 6 IN. DIA.	EA	11
25	STORM SEWER SERVICE STUB, PVC, 2 IN. DIA.	EA	36
26	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	2,250
27	WATER SERVICE STUB, PVC, 1 IN. DIA.	EA	36
28	VALVE, GATE, 8 IN. DIA.	EA	8
29	FIRE HYDRANT ASSEMBLY	EA	8
30	MANHOLE TYPE SW-301, 48 IN. DIA.	EA	1
31	MANHOLE TYPE SW-403, 5'x5'	EA	1
32	MANHOLE TYPE SW-403, 6'x4'	EA	5
33	INTAKE TYPE SW-501	EA	1
34	INTAKE TYPE SW-503	EA	3
35	INTAKE TYPE SW-505	EA	9
36	INTAKE TYPE SW-506	EA	3
37	INTAKE TYPE SW-506, MODIFIED	EA	6
38	HDPE INLINE DRAIN, 24 IN. DIA.	EA	7
39	HDPE INTAKE BASIN, 24 IN. DIA.	EA	7
40	HDPE INTAKE BASIN, 30 IN. DIA.	EA	1
41	PAVEMENT, PCC, 7 IN.	SY	3,980
42	PAVEMENT, PCC, 8 IN.	SY	2,460
43	SIDEWALK, PCC, 4 IN.	SY	29
44	SHARED USE PATH, PCC, 6 IN.	SY	634
45	SIDEWALK, PCC, 6 IN.	SY	135
46	DETECTABLE WARNING	SF	220
47	TRAFFIC CONTROL	LS	1
48	RELOCATED PERMANENT ROAD CLOSURE SIGN – URBAN, SI-182	EA	10
49	PERMANENT ROAD CLOSURE SIGN – URBAN, SI-182	EA	10
50	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	2.70
51	EROSION AND SEDIMENT CONTROL	LS	1
52	RIP RAP, CLASS "E", RELOCATION	TON	54
53	RIP RAP, CLASS "E", NEW	TON	60
54	PERMANENT TURF REINFORCEMENT MATTING	SF	750

GENERAL NOTES

1.

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 THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
- THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
2.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
A. CITY OF WAUKEE
B. APPROPRIATE UTILITY COMPANIES
C. OWNER
D. CIVIL DESIGN ADVANTAGE
3.

THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
4.

THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
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 APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
7.

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 WILL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL.
8.

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 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS MANUAL AND THE 2023 WAUKEE STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. REFER TO PROJECT SPECIFICATIONS FOR EXCEPTIONS TO THE TWO SPECIFICATIONS. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
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. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD THE TOP 12 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 8 INCHES THICK. 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. SHRINKAGE WAS ASSUMED TO BE 25%.
4	REFER TO SHEET 2 FOR TYPICAL LOCATIONS AND THICKNESS. QUANTITY BASED ON TWO-6 INCH LIFTS.
5, 7-10	REFER TO FIG. 3010.101 – TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.103 – FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR CONSTRUCTION DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. SANITARY SEWER SHALL BE SOLID WALL PVC OR TRUSS PIPE. TELEWISE SANITARY SEWER PRIOR TO PAVING AND PROVIDE TELEVISION REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVISION SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL.
6	REFER TO FIG. 4010.201 – SANITARY SEWER SERVICE STUB FOR CONSTRUCTION DETAILS.
6, 25, 27	REFER TO TYPICAL SERVICE INSTALLATION DETAIL ON SHEET 2 FOR INTERIM SERVICE LOCATION.
11-17	REFER TO FIG. 3010.101 – TRENCH BEDDING AND BACKFILL ZONES, FIG. 3010.102 – RIGID GRAVITY PIPE TRENCH BEDDING, AND FIG. 3010.103 – FLEXIBLE GRAVITY PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. PIPE LENGTHS INCLUDE PIPE APRONS. TELEWISE STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISION REPORT TO THE CITY IN HARD COPY AND ELECTRONIC FORMAT. TELEVISION SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING STORM SEWER SHALL BE CONSIDERED INCIDENTAL. WHERE THE STORM SEWER CROSSES OVER THE WATER MAIN LOCATE ONE FULL LENGTH OF REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE WATER MAIN. LONGITUDINAL STORM SEWER BEING UTILIZED AS SUBDRAIN SHALL REQUIRE INSTALLATION OF A ROCK CHIMNEY PER CITY OF WAUKEE STANDARD DRAWING 37 REV. 4. ROCK CHIMNEY INSTALLATION AND MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM. REFER TO SHEET 3 FOR TYPICAL PARALLEL PIPE BEDDING DETAILS.
18-19	REFER TO FIG. 4030.222 – CIRCULAR CONCRETE APRONS FOR CONSTRUCTION DETAILS. THE LAST THREE PIPE SECTION AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO IDOT STANDARD ROAD PLAN DR-121 – CONNECTED PIPE JOINTS FOR PIPE CONNECTOR DETAILS. CONNECTORS SHALL BE CONSIDERED INCIDENTAL.
20-21	REFER TO FIG. 4030.221 – RCP APRON SECTION FOOTING FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE FOOTINGS.
22	REFER TO FIG. 4030.224 – CONCRETE PIPE ARPON GUARD FOR CONSTRUCTION DETAILS. ALL APRONS SHALL HAVE PIPE APRON GUARDS.
23	REFER TO FIG. 4040.231 – SUBDRAINS (CASE A – TYPE 1) AND SHEET 3 – SUBDRAIN TABULATION FOR CONSTRUCTION DETAILS. ALL FITTING AND POROUS BACKFILL SHALL BE CONSIDERED INCIDENTAL. DO NOT WRAP TRENCH IN ENGINEERING FABRIC. ALL ENCOUNTERED FIELD TILE SHALL BE DOCUMENTED AND CONNECTED TO PROPOSED SUBDRAIN. CONNECTIONS TO PROPOSED SUBDRAIN SHALL BE CONSIDERED INCIDENTAL.
24	REFER TO FIG. 4040.232 – SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
26	REFER TO FIG. 3010.101 – TRENCH BEDDING AND BACKFILL ZONES AND FIG. 3010.104 – PRESSURE PIPE TRENCH BEDDING FOR BEDDING AND BACKFILL DETAILS. GRANULAR PIPE BEDDING MATERIAL SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER WIRE DETAILS. CONNECTIONS TO EXISTING WATER MAIN, ALL FITTINGS, PIPE BEDDING MATERIAL, POLYETHYLENE ENCASEMENT, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL INSTALL BENDS AND DEFLECT PIPE JOINTS PER SECTION 5010, PART 301, A.6 AS NECESSARY TO INSTALL HYDRANT ASSEMBLIES AT THEIR SPECIFIED OFFSET AND ROADWAY CENTERLINE AND TO FOLLOW THE WATER MAIN ALIGNMENT AS SHOWN IN THE PLANS.
27	INCLUDES WATER SERVICE, CORPORATION VALVE, AND STOP BOXES.
28	INCLUDES VALVE, VALVE BOX AND COVER, VALVE BOX EXTENSION, AND VALVE STEM EXTENSION.

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	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, TRACER WIRE STATION, FIRE HYDRANT, AND THRUST BLOCKS. CONCRETE FOR THRUST BLOCKS SHALL BE CONSIDERED INCIDENTAL. ALL BLOWOFF HYDRANTS SHALL INCLUDE AN AUXILIARY VALVE.
30	REFER TO FIG. 6010.301 – CIRCULAR SANITARY SEWER MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.601 – CASTINGS FOR SANITARY SEWER MANHOLES FOR CASTING DETAILS. TYPE A CASTINGS REQUIRED FOR ALL MANHOLES OUT OF PAVEMENT. TYPE A CASTINGS WITH PRO-RINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
31-32	REFER TO FIG. 6010.402 – RECTANGULAR STORM SEWER MANHOLE, AND FIG. 6010.403 – DEEP WELL RECTANGULAR MANHOLE FOR CONSTRUCTION DETAILS. REFER TO FIG. 6010.602 – CASTINGS FOR STORM SEWER MANHOLES FOR CASTING DETAILS. TYPE E CASTINGS REQUIRED FOR ALL MANHOLES OUTSIDE OF PAVEMENT. TYPE F CASTINGS REQUIRED FOR ALL MANHOLES IN PAVEMENT. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
33-37	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 8 INCHES. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12 INCHES.
35	REFER TO FIG. 6010.505 – DOUBLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
36	REFER TO FIG. 6010.506 – DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
37	REFER TO SHEET 3 FOR MODIFIED SW-506 DETAIL. ST-20 REQUIRES 8 IN. WALLS.
41-42	REFER TO FIG. 7030.101 – JOINTS FOR CONSTRUCTION DETAILS. REFER TO INTERSECTION SHEETS FOR JOINTING AND GEOMETRIC PLAN DETAILS. TYPICAL 'C' AND 'CD' JOINT SPACING IS 15 FEET. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY.
43-45	REFER TO FIG. 7030.207 – CURB RAMP FOR CLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. SIDEWALK SHALL BE 6 INCHES IN DEPTH FOR RAMPS AND TURNING SPACES. MINOR GRADING ADJACENT TO SIDEWALKS SHALL BE CONSIDERED INCIDENTAL.
46	REFER TO FIG. 7030.210 DETECTABLE WARNING PLACEMENT FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS SHALL BE INSTALLED PER SECTION 7030. DETECTABLE WARNING PANELS SHALL BE CAST IRON WITH A NATURAL FINISH.
47	REFER TO TRAFFIC CONTROL NOTES ON THIS SHEET. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT THE END OF EXISTING PAVEMENT UNIT THE PROJECT IS ACCEPTED BY THE CITY
48-49	REFER TO IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS EACH ITEM INCLUDES 5 DELINEATOR POSTS WITH SIGN PANELS.
50	INCLUDES ALL MATERIALS, EQUIPMENT, AND LABOR NEEDED TO PERFORM SEEDING. SEED MIXTURE SHALL BE TYPE 1 (PERMANENT LAWN MIXTURE). REFER TO SECTION 9010, 2.02A TYPE 1 (PERMANENT LAWN MIXTURE) FOR SEED MIXTURE. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
51	REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION DETAILS AND INITIAL EROSION CONTROL PLAN. THE CLIENT/OWNER WILL BE RESPONSIBLE FOR MONITORING THE SITE AND KEEPING THE SWPPP CURRENT THROUGHOUT EACH PHASE OF CONSTRUCTION. CIVIL DESIGN ADVANTAGE IS NOT RESPONSIBLE FOR KEEPING THE SWPPP UPDATED THROUGHOUT CONSTRUCTION OR FOR DISTRIBUTION OF THE PLAN TO CONTRACTORS. IT WILL BE THE DUTY OF THE CLIENT OR CLIENT'S AGENT TO SEE THAT ALL CONTRACTORS RECEIVE A COPY OF THE SWPPP AND SIGN THE CERTIFICATION STATEMENTS. IT IS ALSO THE DUTY OF THE CLIENT OR CLIENT'S AGENT TO PERIODICALLY UPDATE THE SWPPP THROUGHOUT CONSTRUCTION TO MEET ALL EPA, IDNR AND LOCAL GOVERNMENTAL AGENCY'S REQUIREMENTS.
52-53	REFER TO FIG. 9040.110 – RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND AND FIG. 9040.111 – RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL FOR CONSTRUCTION DETAILS. THICKNESS (T) EQUALS 18 INCHES. INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL.
54	REFER TO EROSION CONTROL PLAN FOR LOCATION.

9.

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.
10.

THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.
11.

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.
12.

THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
13.

CIVIL DESIGN ADVANTAGE WILL PROVIDE ALL CONSTRUCTION STAKING ON THIS PROJECT. NOTIFY CHARLIE MCGLOTHLEN (515-369-4433) A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION STAKES ARE REQUIRED.
14.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.
15.

THE CONTRACTOR SHALL NOT DISTURB WETLANDS PRIOR TO MITIGATION OFFSITE. PROTECT UNDISTURBED WETLANDS WITH ORANGE PLASTIC SAFETY FENCE.
16.

IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
17.

THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
18.

ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19.

DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
20.

ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
21.

ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.

22.

PRIOR TO ANY WORK AT THIS SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
23.

CONTRACTOR SHALL COMPLY WITH ALL PROWAG A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
24.

CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
25.

ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
26.

ALL MANHOLE TWO PIECE CASTINGS WITH PRORINGS SHALL BE BOXED OUT IN THE PAVEMENT.
27.

THE GRADING OF THE DETENTION FACILITY AND INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN THE SIZE OF IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

TRAFFIC CONTROL NOTES

1.

ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2.

PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
3.

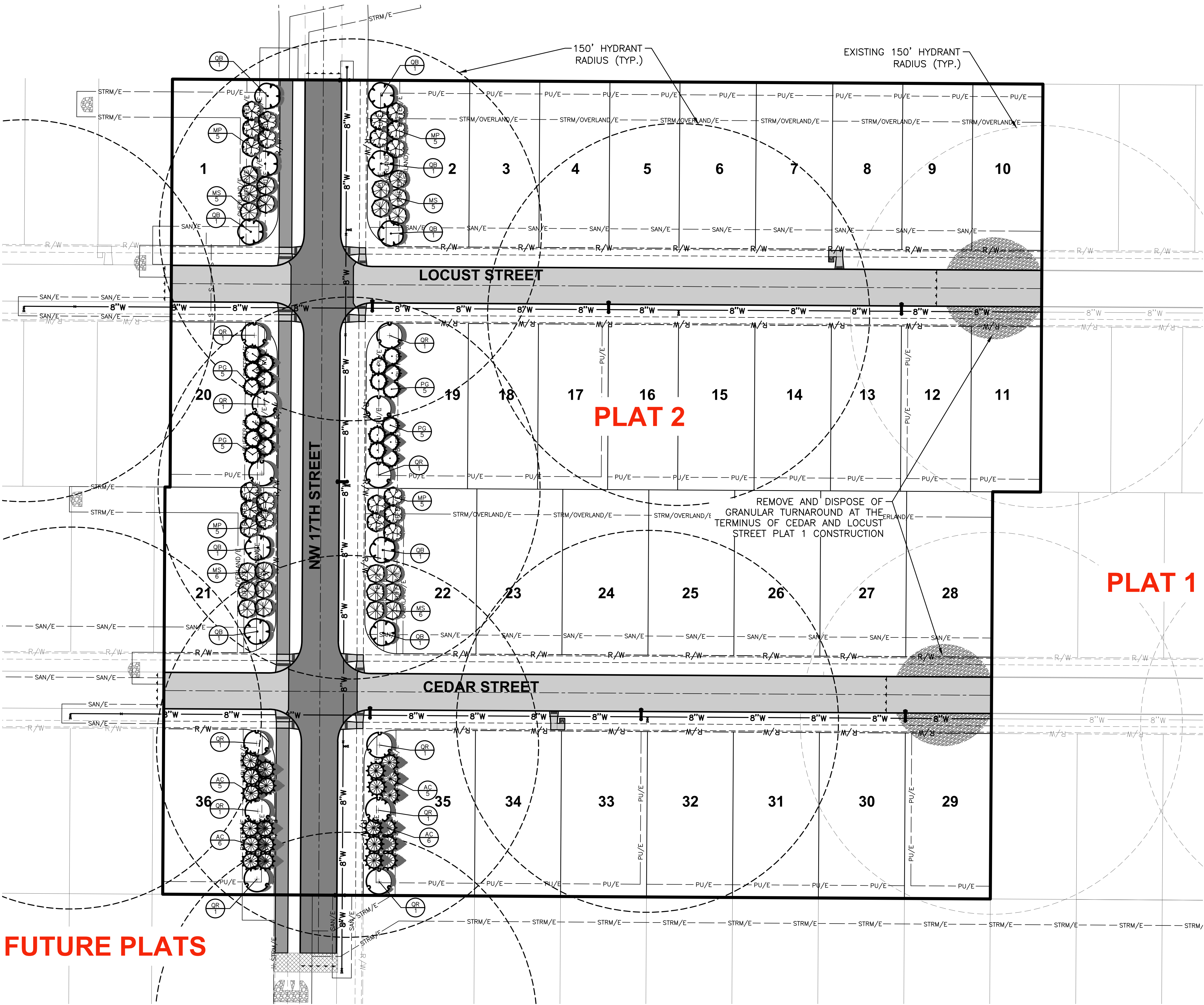
THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4.

SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
5.

THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.

FILE: \\11\2024\220535\DWG\07 PLAT 2\ASBUIL\220535-PLAT 2.CDS - CONCEPT-118
ASBUIL.DWG
PLOT DATE: 10/31/2024 9:56 AM
PLOT BY: BRANDON HUBER, TECH. DRAFTER

FUTURE PLATS



25' BUFFER REQUIREMENTS

1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES PER 50 LF

REQUIRED (1,040')

OVERSTORY TREES	21
EVERGREEN TREES	42
ORNAMENTAL TREES	42

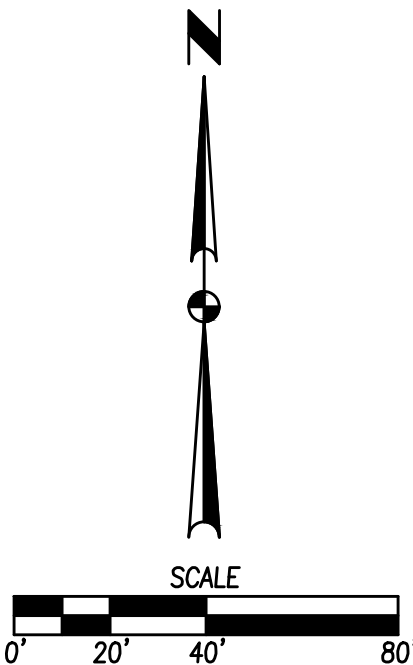
PROVIDED

OVERSTORY TREES	22
EVERGREEN TREES	42
ORNAMENTAL TREES	42

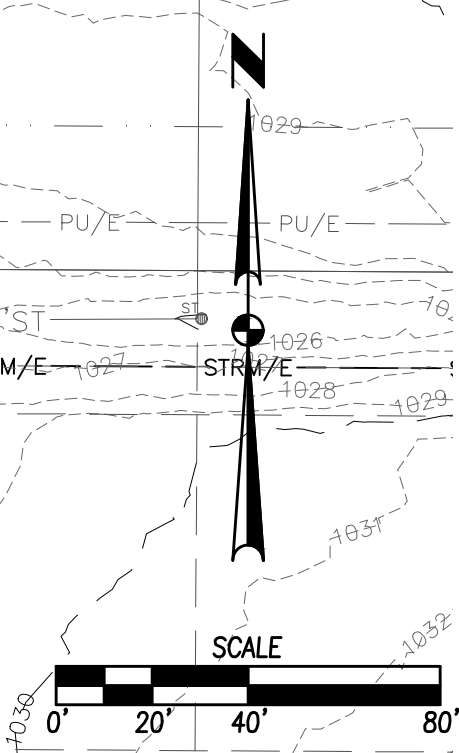
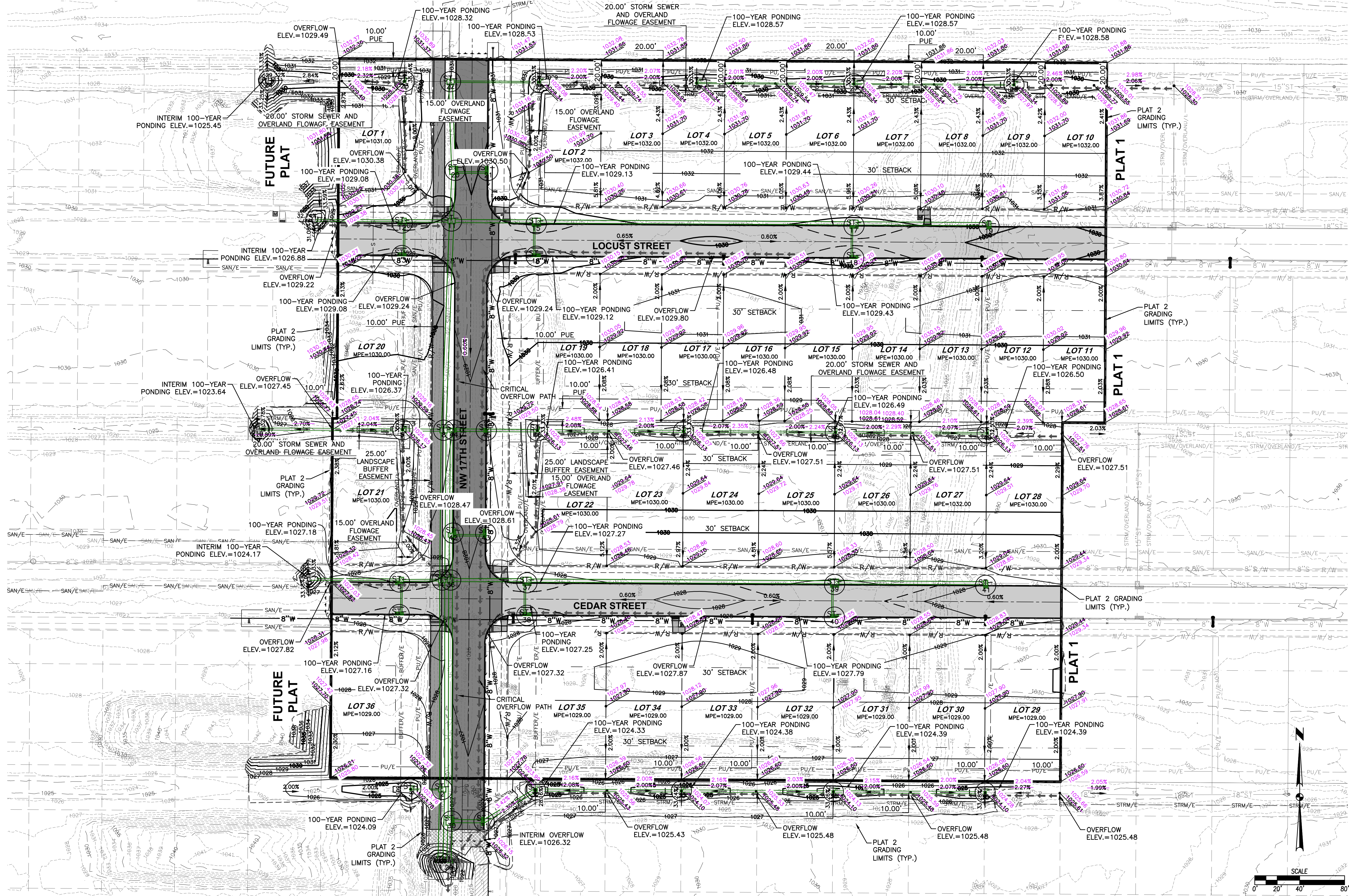
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
MP	20	White Fir	Abies concolor	B&B, 6' HEIGHT
PG	20	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES				
MP	20	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	22	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
OVERSTORY TREES				
QB	10	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	12	Red Oak	Quercus rubra	B&B, 8' HEIGHT

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, 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.
- SEED (TYPE 1) OR SOD 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.

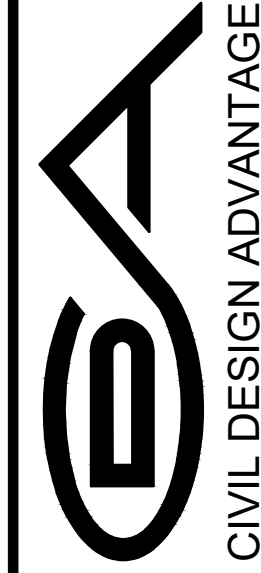


FILE: H:\2022\2205355\DWG\07 PLAT 2\ASBUILTS\2205355-PLAT 2 CDS-GRADING ASBUILTING
DRAWING: 07 PLAT 2 GRADING
PLOT DATE: 10/27/2024 9:56 AM
PLOT BY: BRANDON HUBER TECH



SPRING MEADOWS PLAT 2

GRADING PLAN



WAUKEE, IOWA

ENGINEER: JAT

TECH: JDS

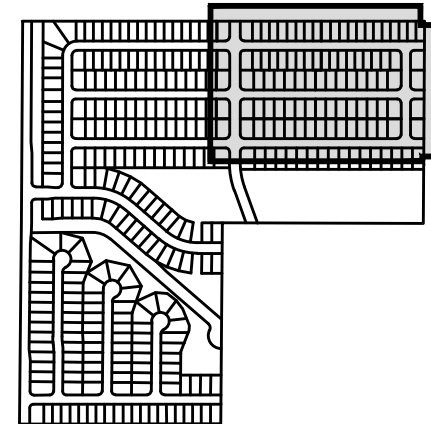
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

REVISIONS
ASBUILT SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

DATE
10/25/2024
02/22/2024
02/08/2024
01/19/2024
12/29/2023
10/11/2023

SPRING MEADOWS - PLAT 2

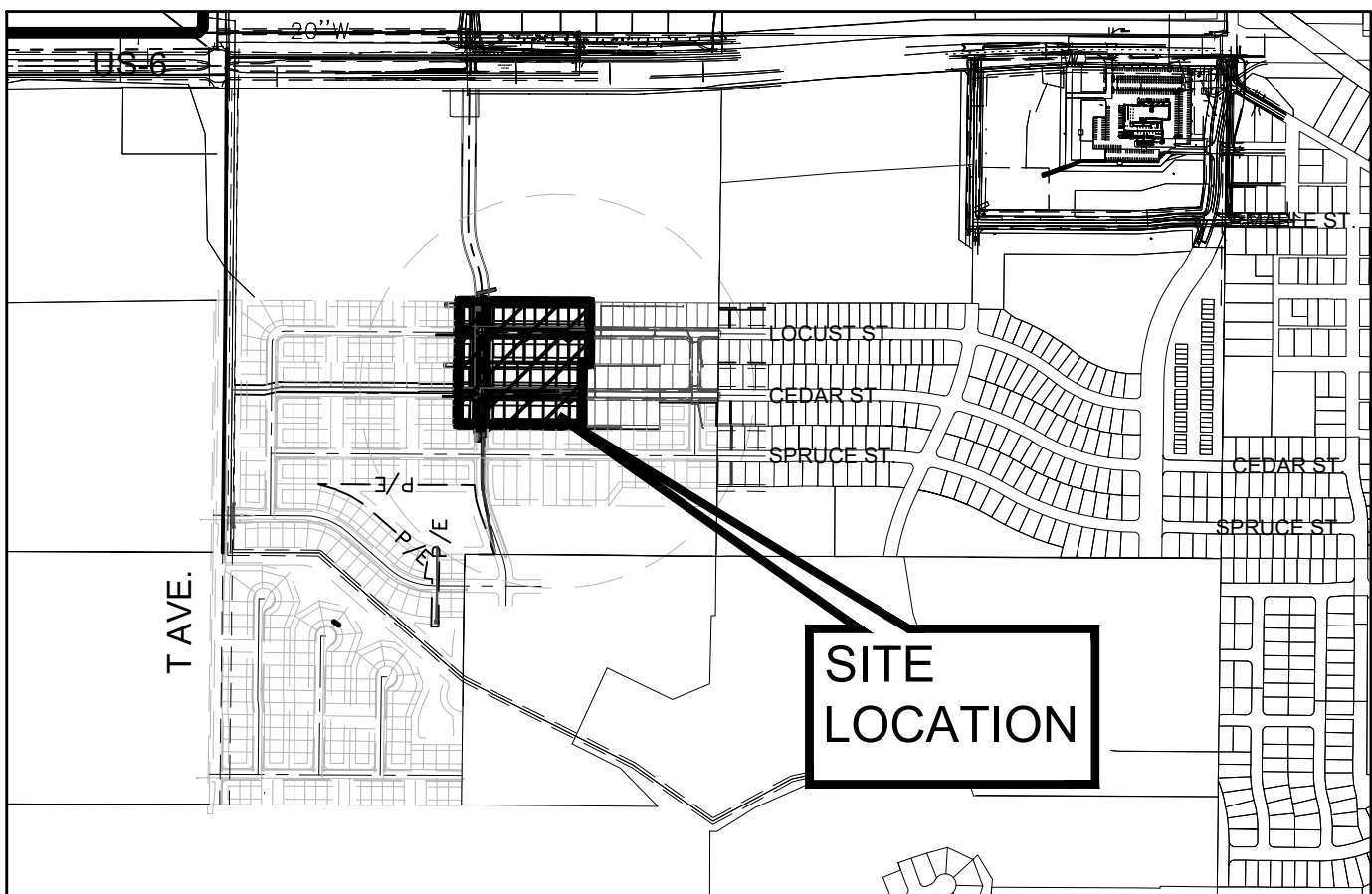
EROSION AND SEDIMENT CONTROL PLAN



SHEET INDEX

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,274
2	FILTER SOCK	LF	29
3	CLASS E RIP-RAP, RELOCATION	TON	54
4	CLASS E RIP-RAP, NEW	TON	60
5	SEEDING, FERTILIZING, AND MULCHING	AC	9.52
6	TYPE 4 TEMPORARY STABILIZATION MIX	AC	9.52
7	INLET PROTECTION DEVICES	EA	18
8	CONCRETE WASHOUT PIT	EA	1
9	PERMANENT TURF REINFORCEMENT MATTING	SF	750

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 SEEDING 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. SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- DEBRIS SPILLED INTO THE R.O.W. SHALL BE PICKED UP AT THE END OF THE WORK DAY OR PRIOR TO ANY RAIN EVENT.

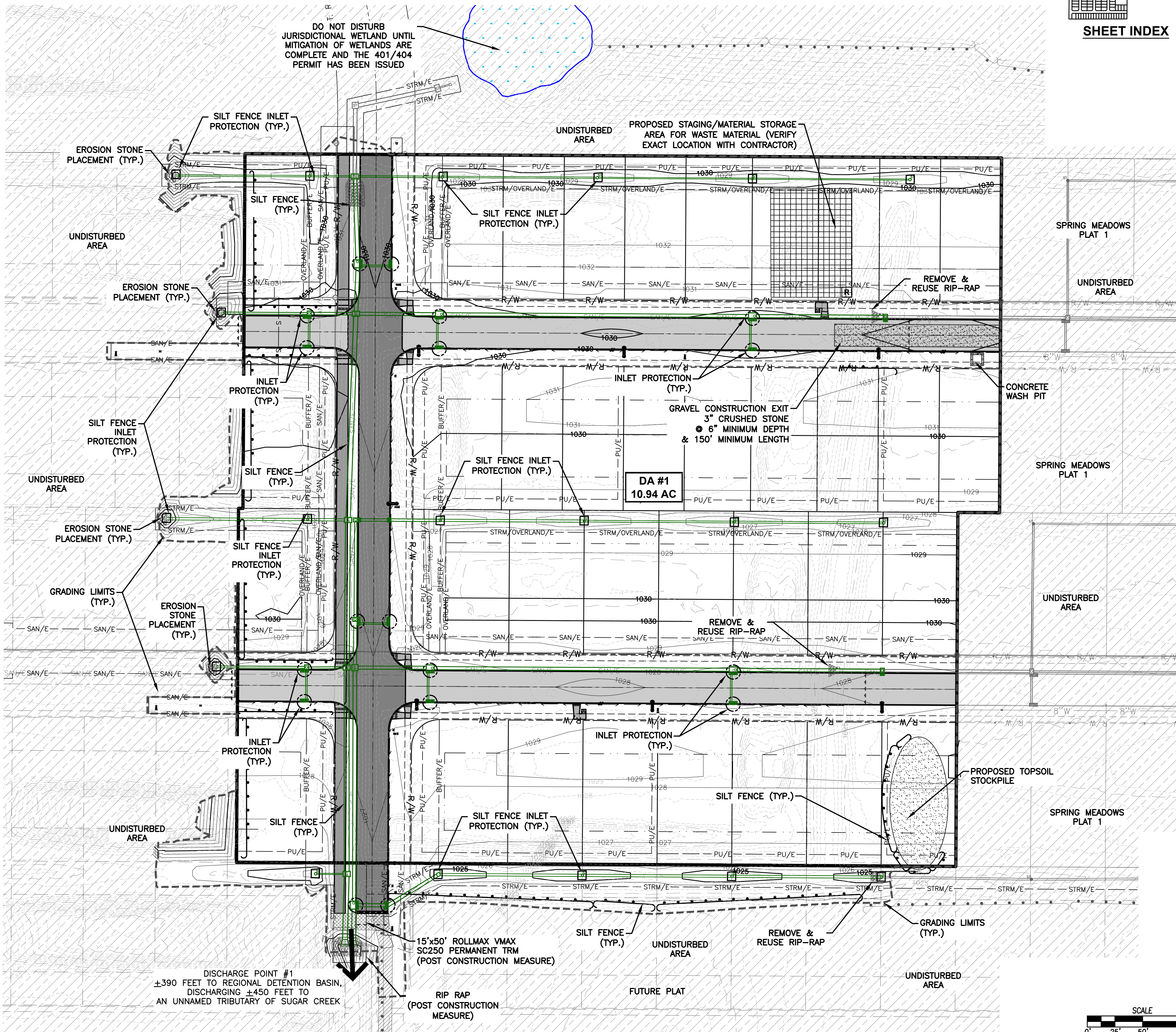
DISCHARGE POINT SUMMARY

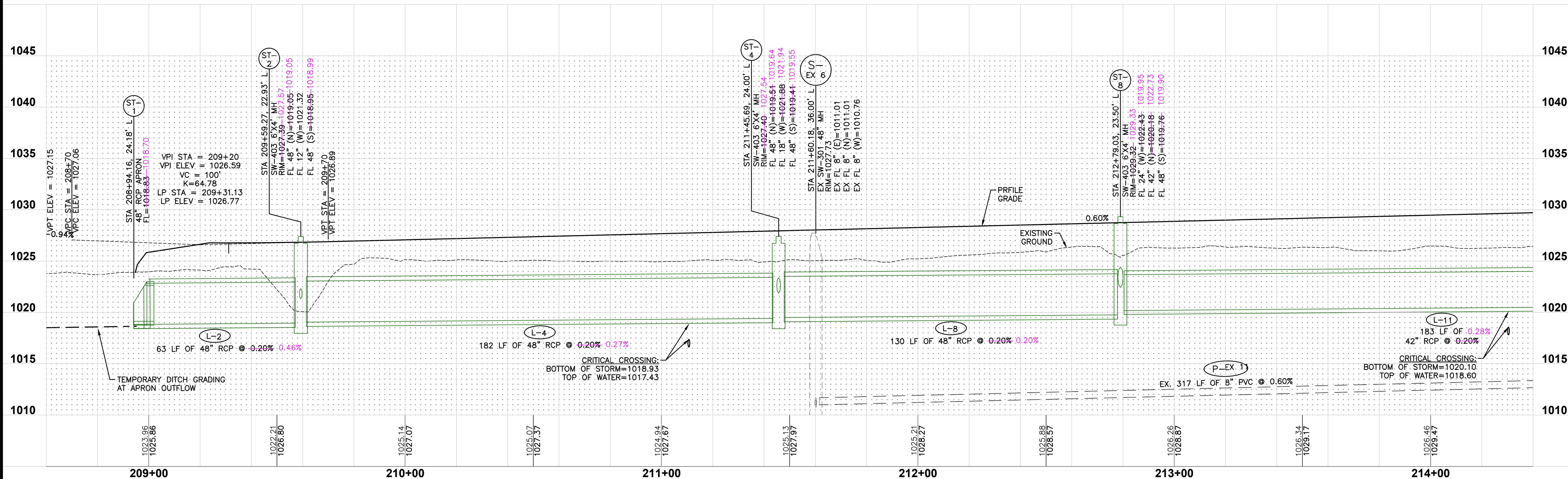
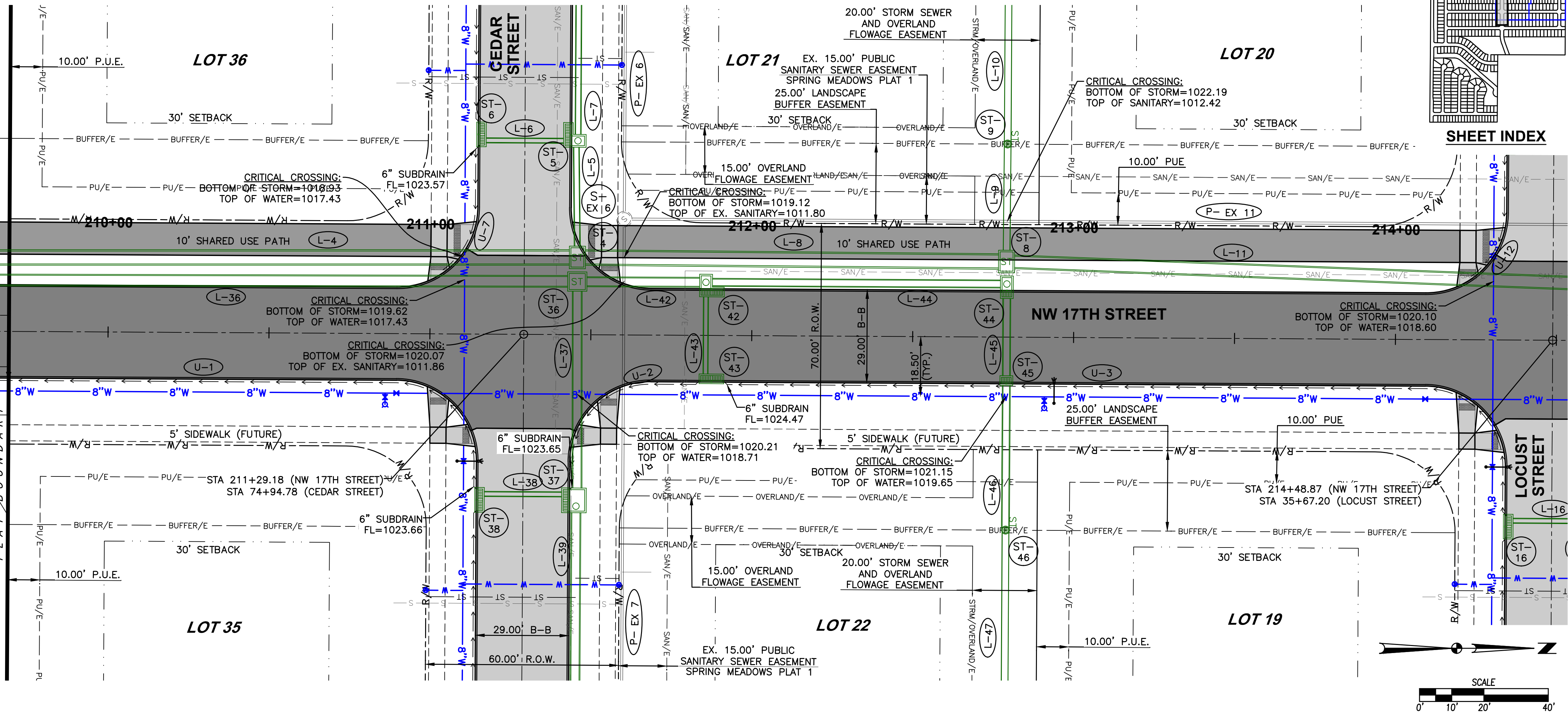
DISCHARGE POINT #1 TO SPRING MEADOWS PLATS 1 & 2 TSB #1

TOTAL AREA DISTURBED TO DISCHARGE POINT	10.94 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	39,384 CU FT
VOLUME PROVIDED IN SILT FENCE (2,274 LF @ 4.5 CU FT/LF OF FENCE)	10,233 CU FT
VOLUME PROVIDED IN FILTER SOCK (29 LF @ 2 CU FT/LF)	58 CU FT
VOLUME OF TSB	483,663 CU FT
TOTAL VOLUME PROVIDED	493,954 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEED
GRADING LIMITS		UNDISTURBED AREA
FILTER SOCK		RIP-RAP
SILT FENCE		GRAVEL ENTRANCE
INLET PROTECTION		STAGING AREA
PORTABLE RESTROOM	R	TURF REINFORCEMENT MATTING
CONCRETE WASHOUT PIT		



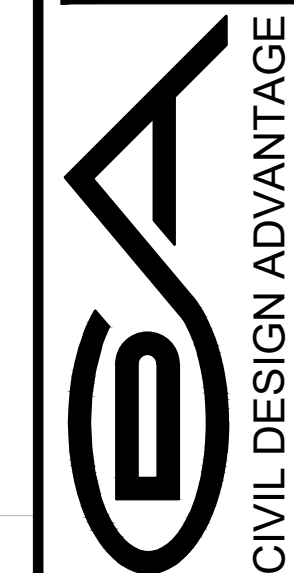


REVISIONS	DATE
ASBUILT SUBMITTAL	10/25/2024
FIFTH SUBMITTAL	02/22/2024
FOURTH SUBMITTAL	02/08/2024
THIRD SUBMITTAL	01/19/2024
SECOND SUBMITTAL	12/29/2023
FIRST SUBMITTAL	10/11/2023

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

ER: JAT	TECH: JDS
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4121 NW
URBA
PHO
ENGINEER: JAT



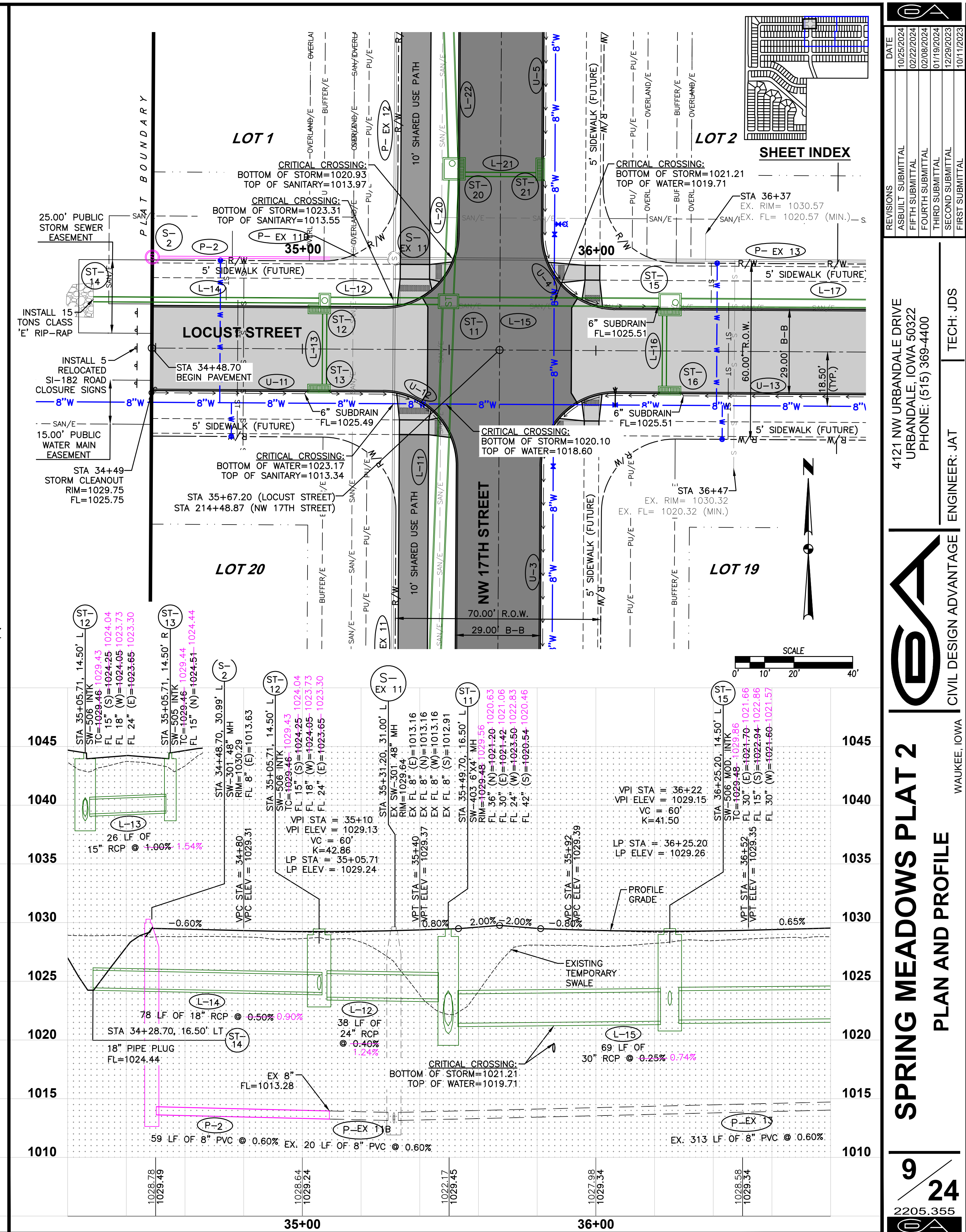
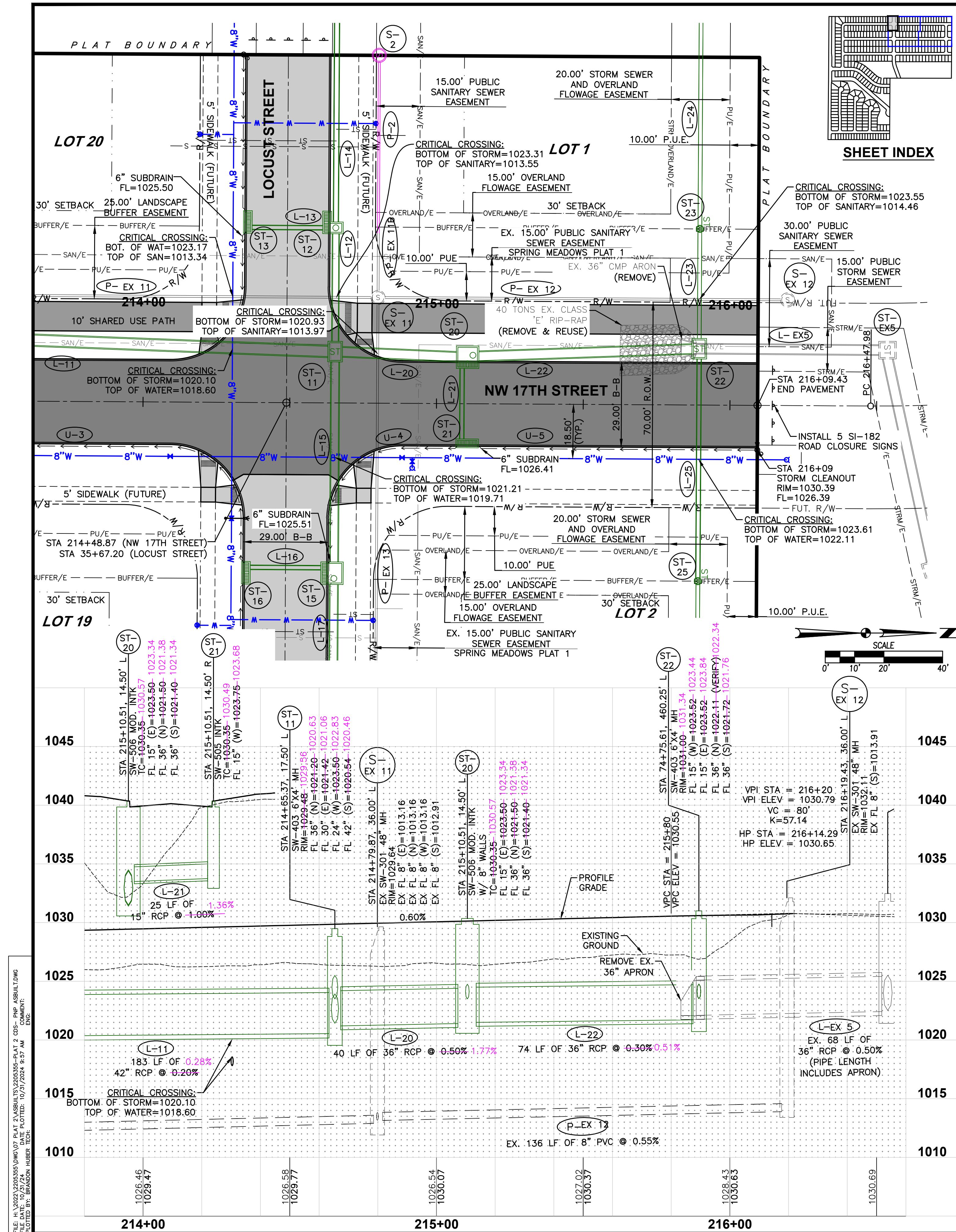
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WAUKEE, IOWA

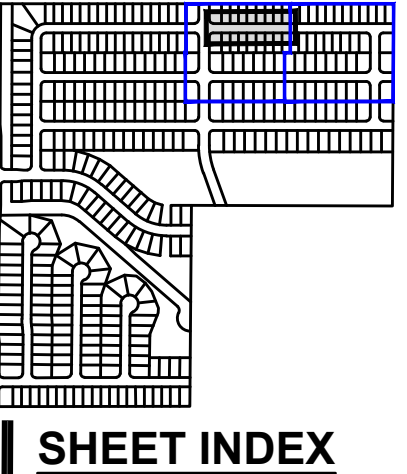
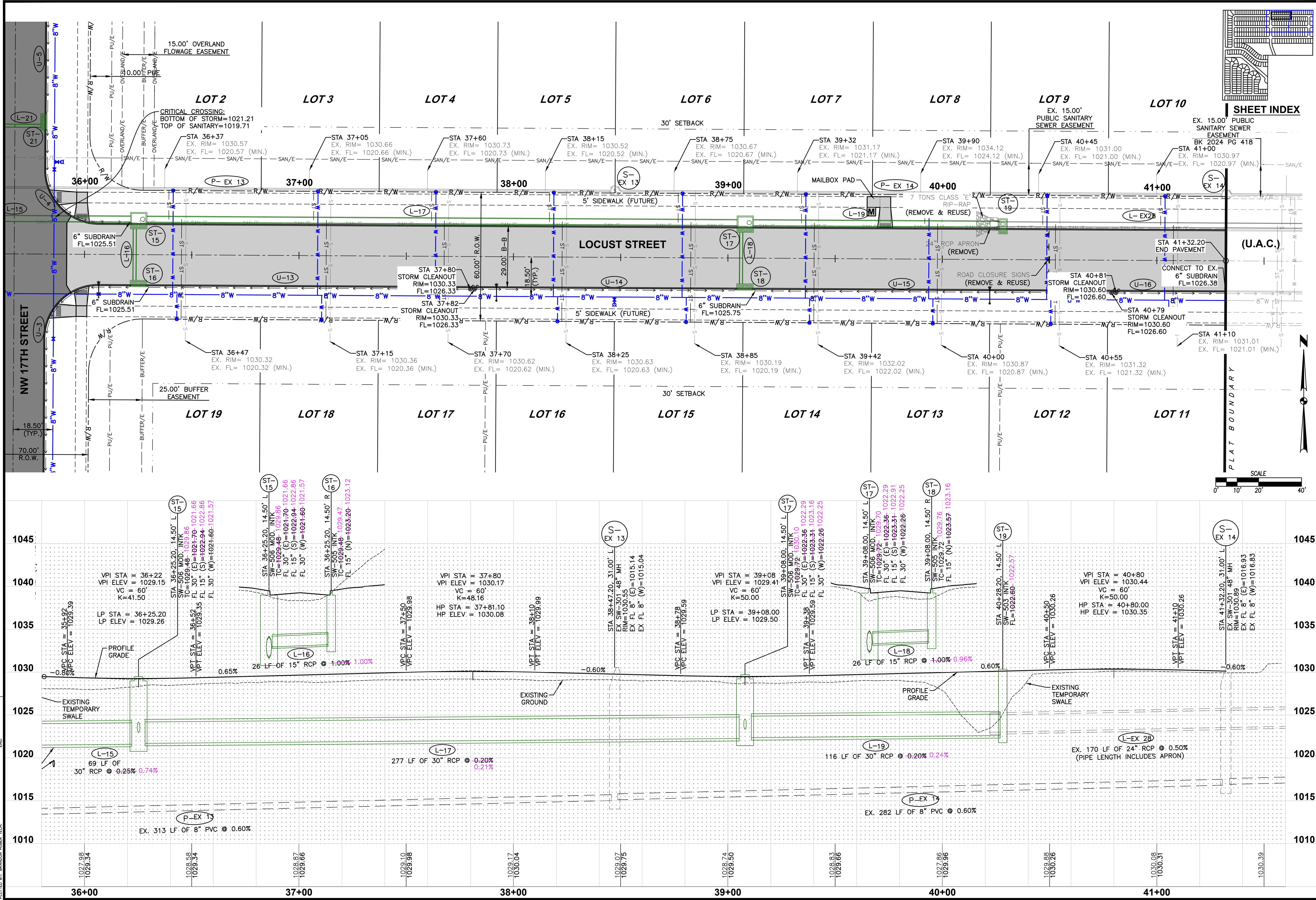
SPRING MEADOWS PLAT 2

PLAN AND PROFILE

8 / 24
2205.355
GA



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PLOTTER: BR. BRANDON HUBER TECH. ENGINEER



10/24
2205.355

2205.355

PLAN AND PROFILE

SPRING MEADOWS PLAT 2

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

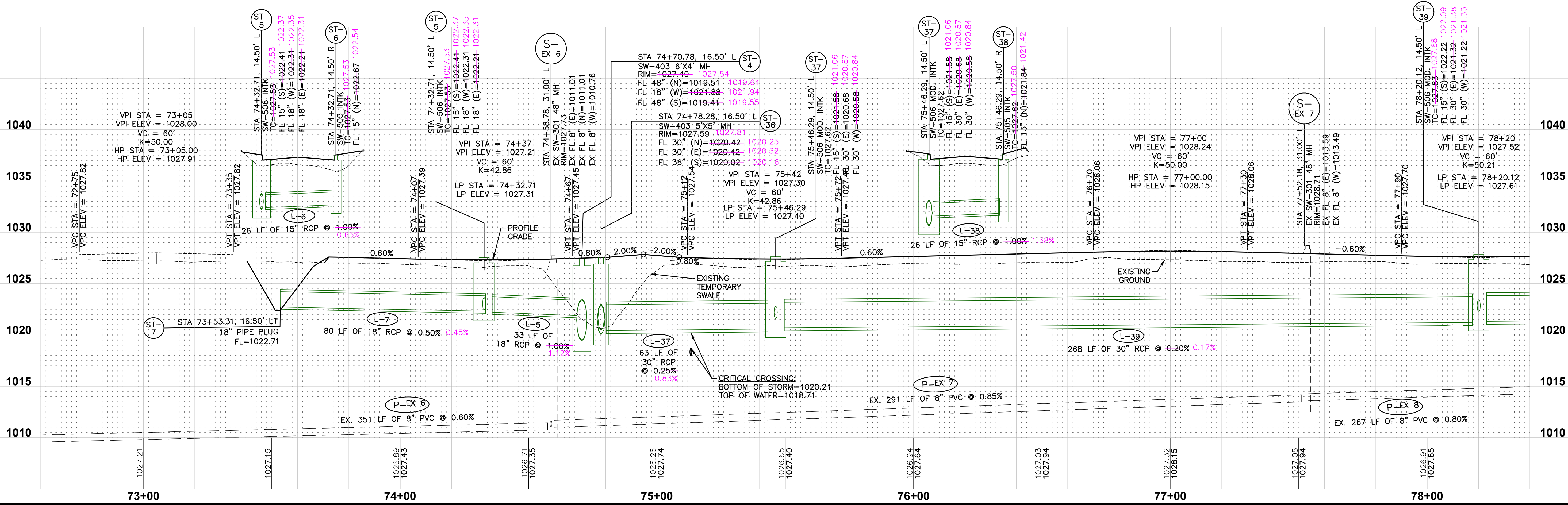
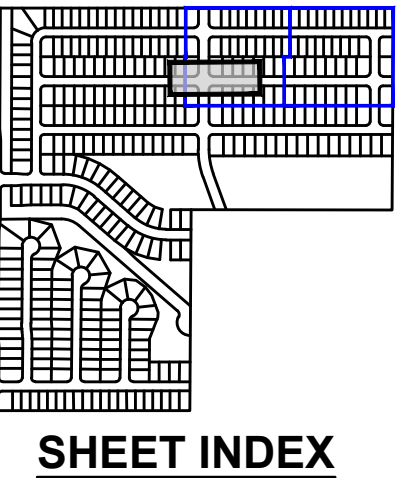
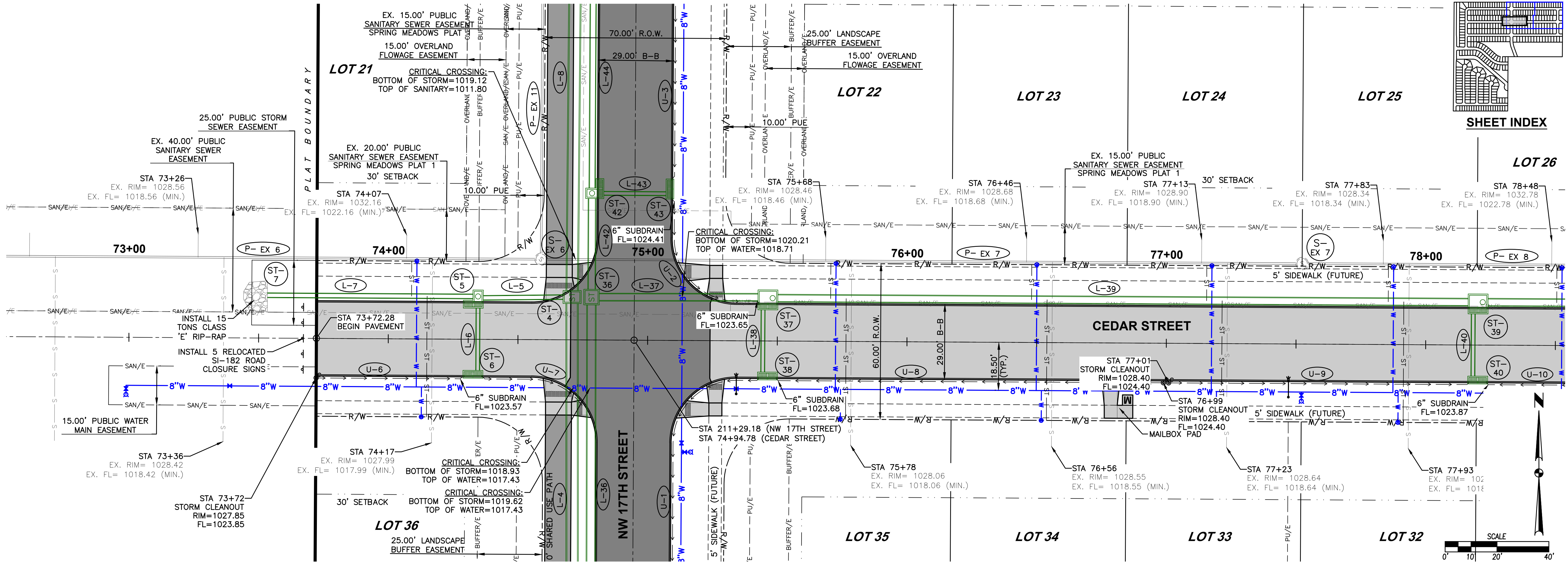
TECH: JDS

ENGINEER: JAT

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

REVISIONS
DATE
10/25/2024
10/22/2024
02/08/2024
01/19/2024
12/29/2023
10/11/2023
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FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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PLOTTER: HP DESIGN PLOTTER
DRAWN BY: BRANDON HUBER



DATE
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10/25/2024
02/22/2024
02/08/2024
01/19/2024
12/29/2023
10/11/2023

REVISIONS
ASBUILT SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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

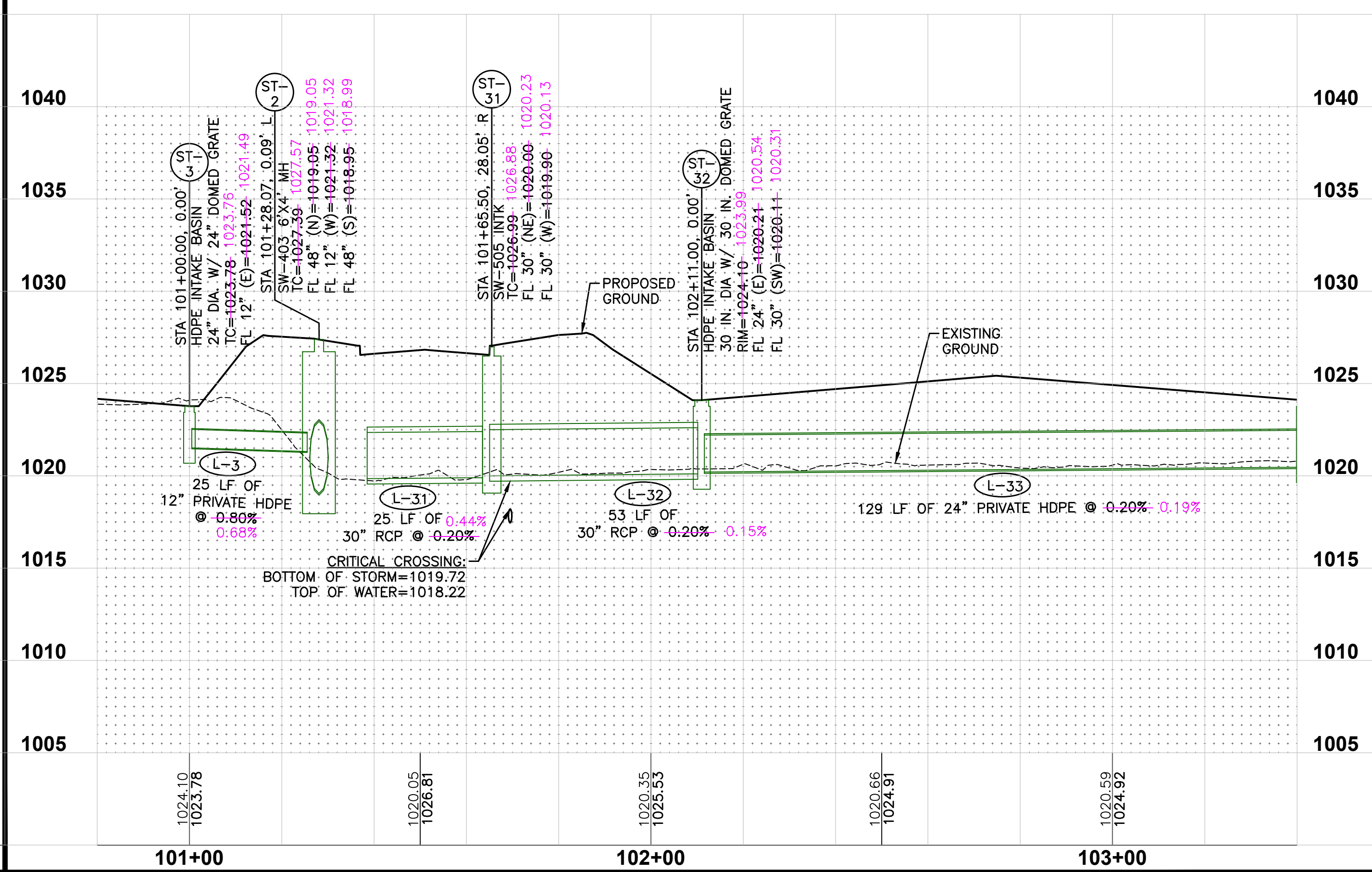
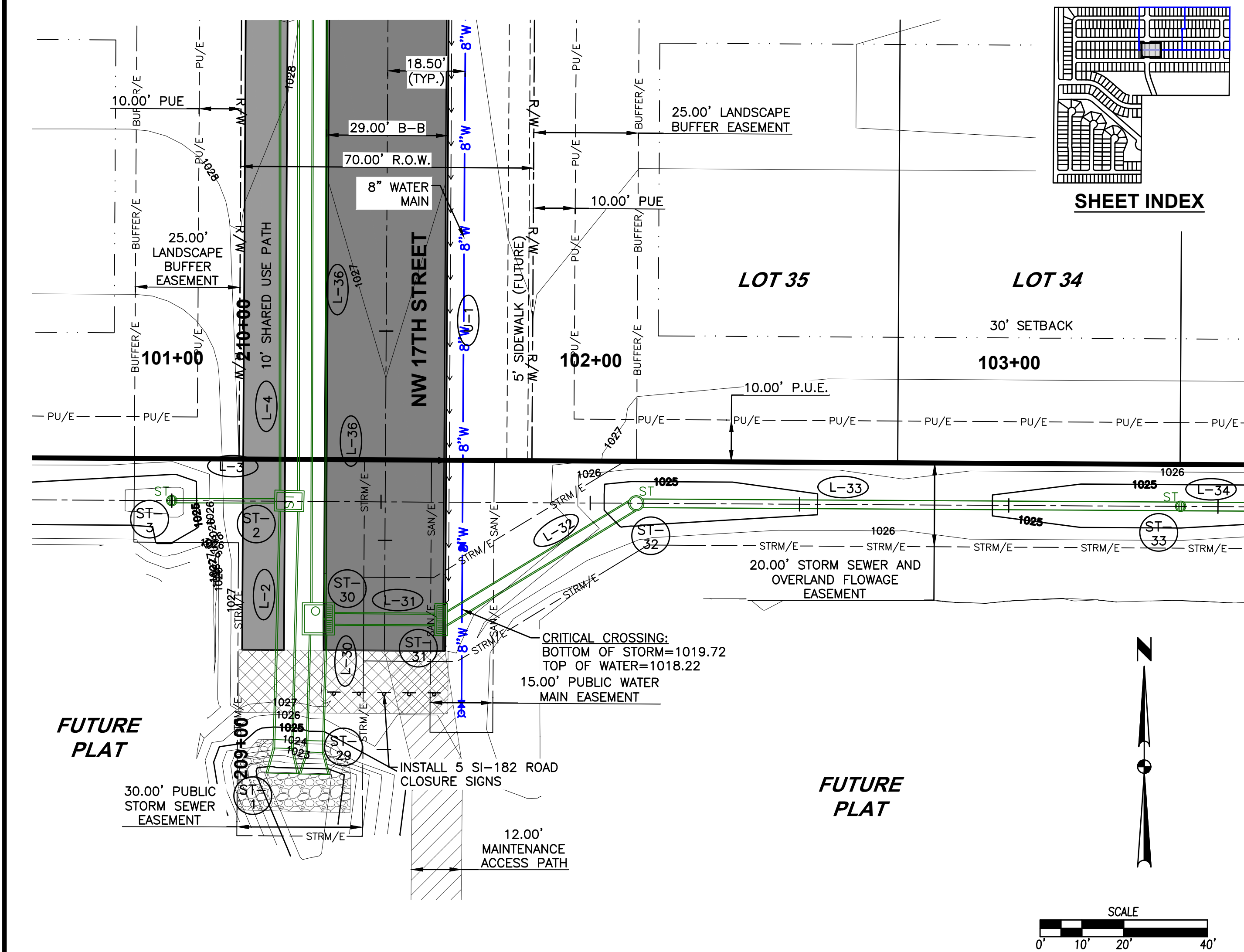
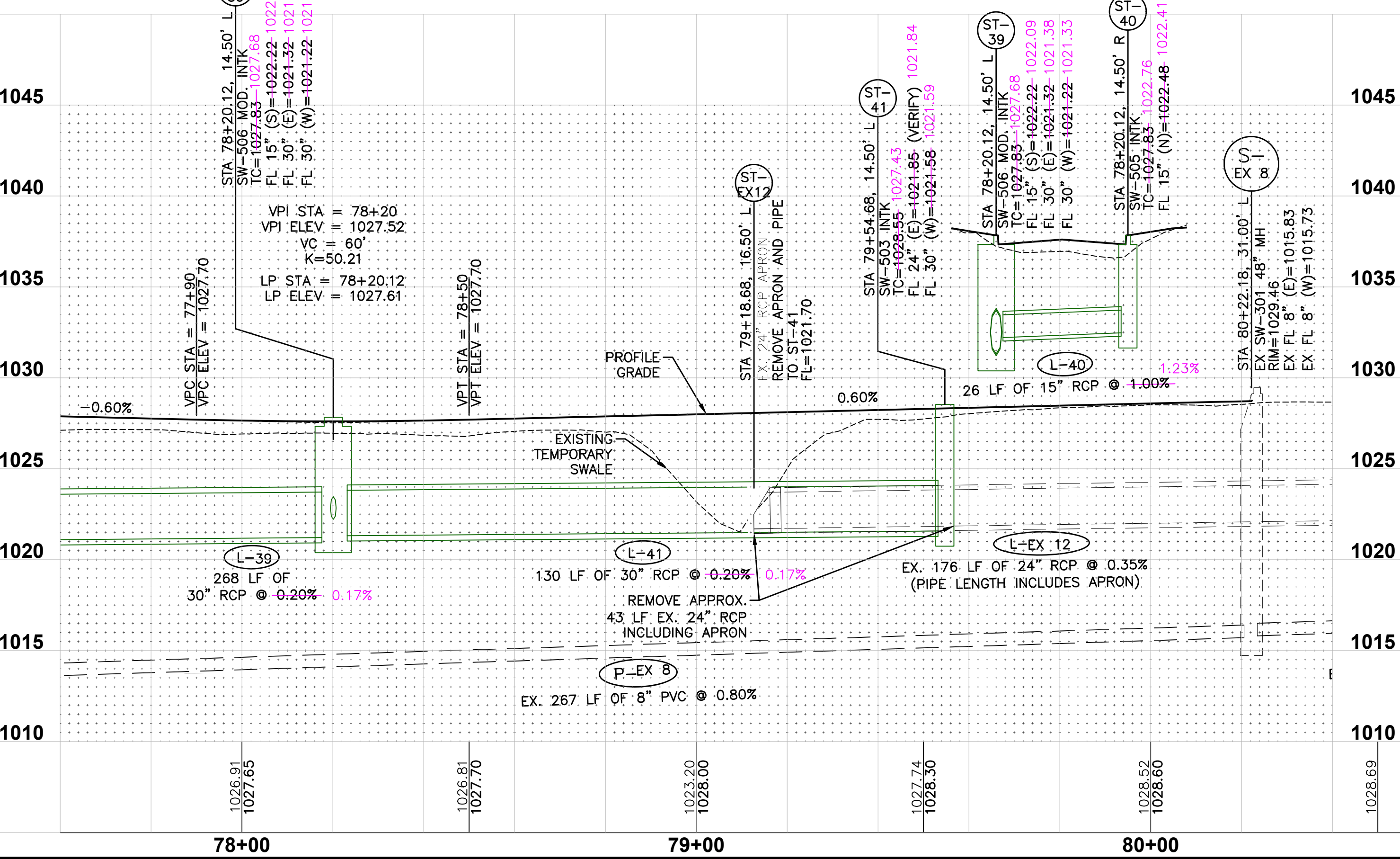
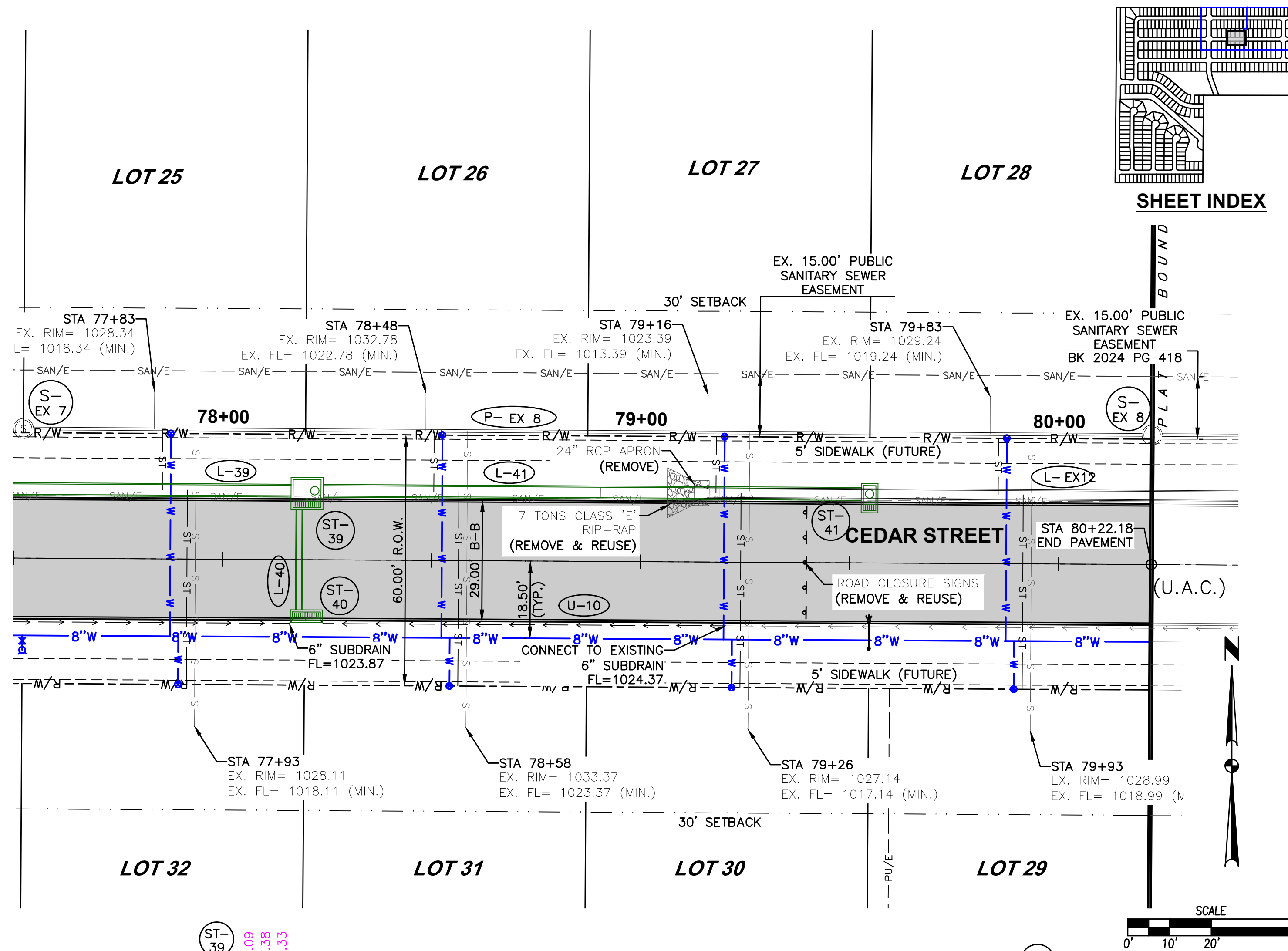
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ENGINEER: JAT

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

SPRING MEADOWS PLAT 2
PLAN AND PROFILE

11/24
2205.355

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PLOTTER: HP DESIGN ADVANTAGE
DRAWN BY: BRANDON HUBER



DATE
10/25/2024
10/22/2024
02/08/2024
01/19/2024
12/29/2023
10/11/2023

REVISIONS
ASBUILT SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
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FIRST SUBMITTAL

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

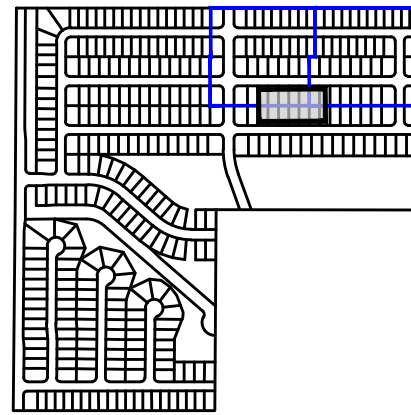
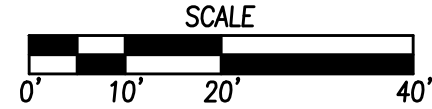
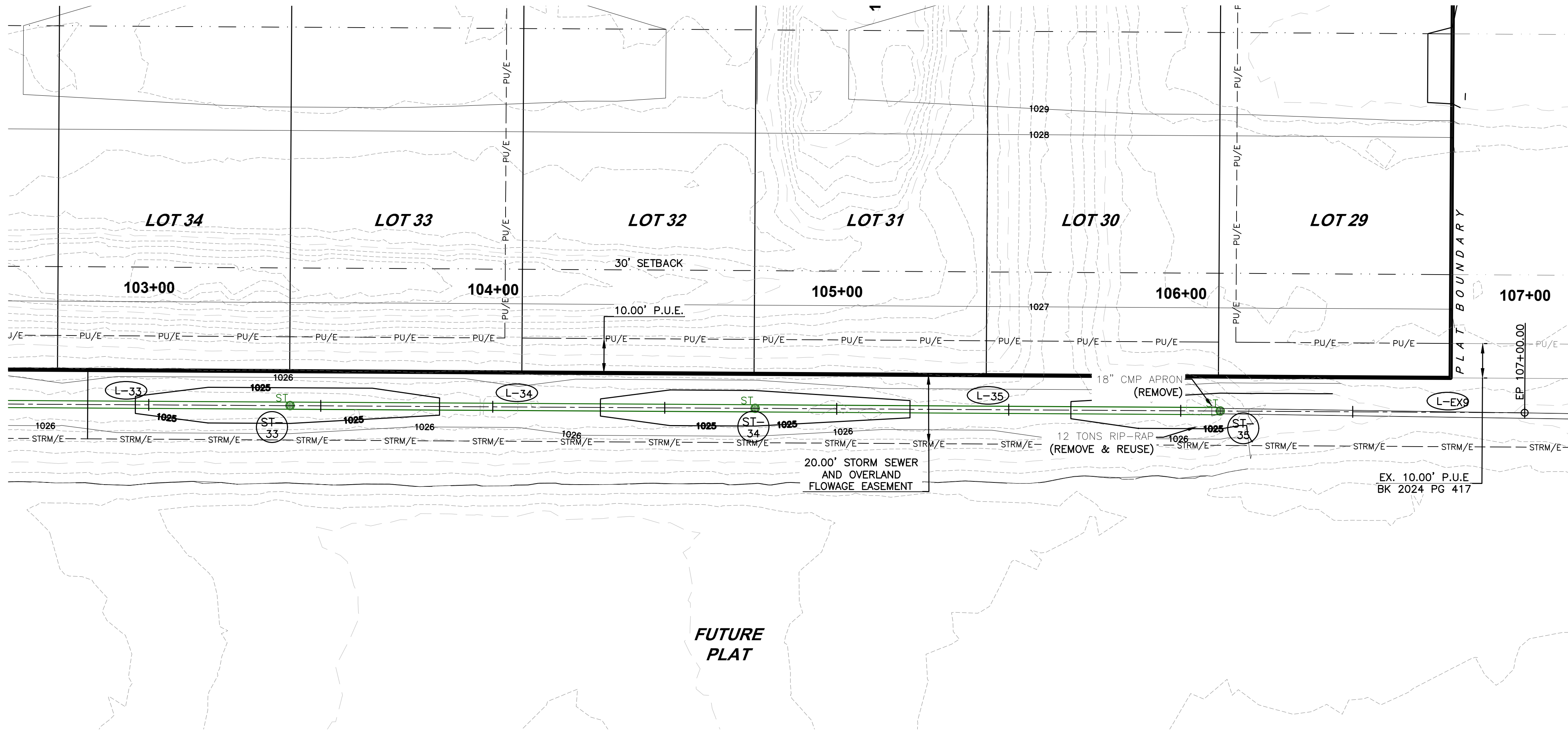
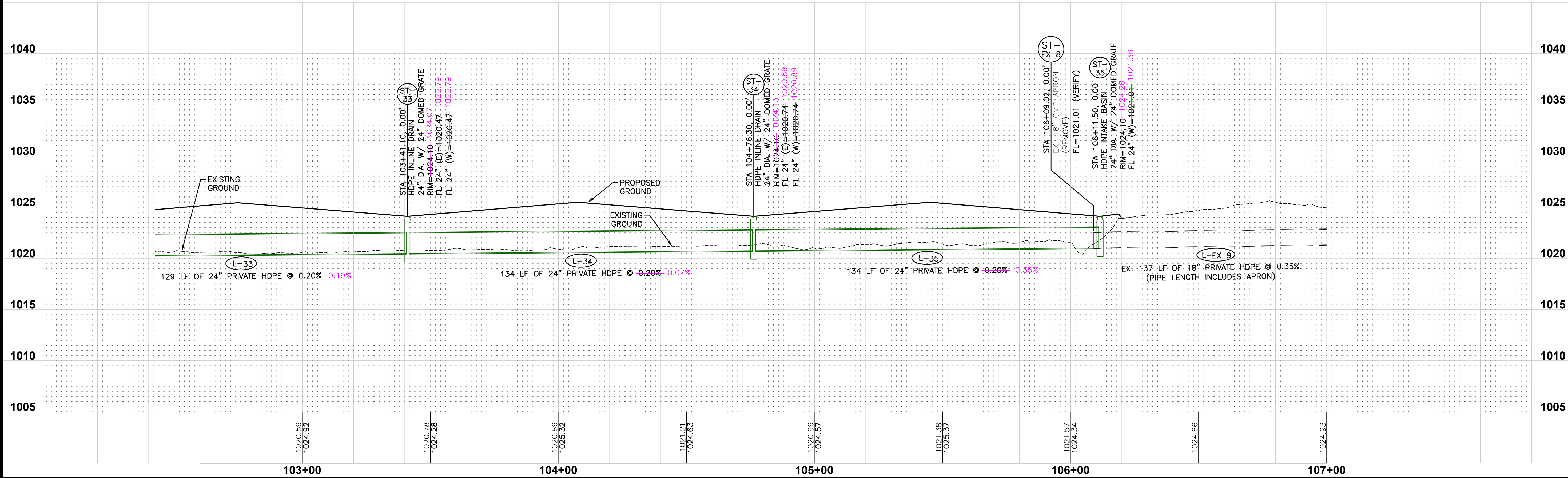
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ENGINEER: JAT

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

SPRING MEADOWS PLAT 2
STORM SEWER PLAN AND PROFILE

12/24
2205.355

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DATE: 10/31/2024 9:58 AM
PLOTTER: HP DesignJet T1200
PLOTTER DR: BRANDON HUBER TECH



SHEET INDEX

SPRING MEADOWS PLAT 2

STORM SEWER PLAN AND PROFILE

13/24

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WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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

TECH: JDS

ENGINEER: JAT

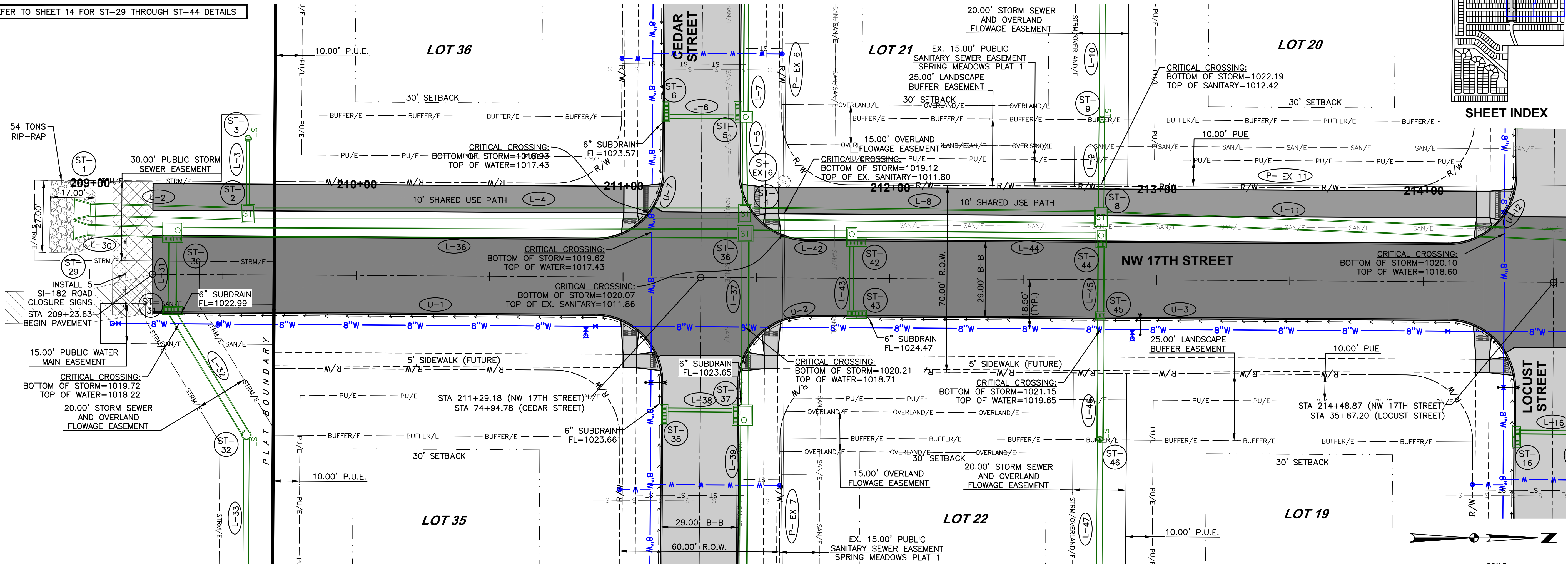
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FIRST SUBMITTAL

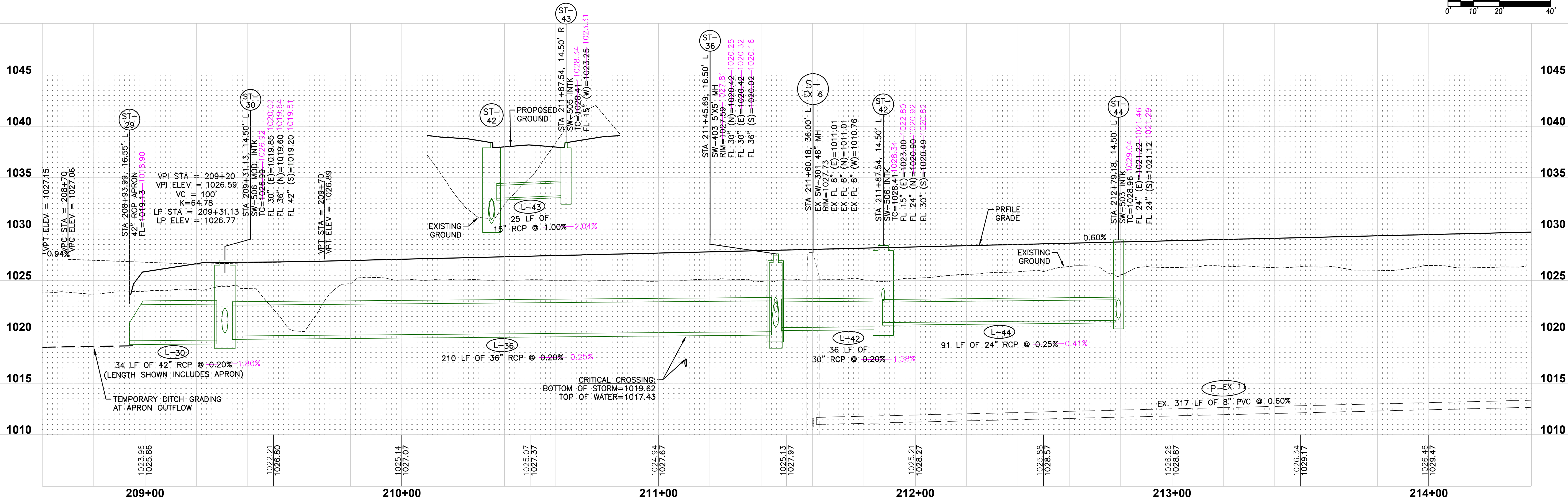
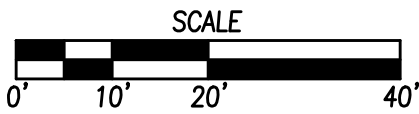
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10/11/2023

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DATE PLOTTED: 10/31/2024 9:58 AM
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DRAWN BY: BRANDON HUBER

REFER TO SHEET 14 FOR ST-29 THROUGH ST-44 DETAILS



SHEET INDEX



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02/22/2024	FIFTH SUBMITTAL
02/08/2024	FOURTH SUBMITTAL
01/19/2024	THIRD SUBMITTAL
12/29/2023	SECOND SUBMITTAL
10/11/2023	FIRST SUBMITTAL

TECH: JDS	
ENGINEER: JAT	

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

SPRING MEADOWS PLAT 2

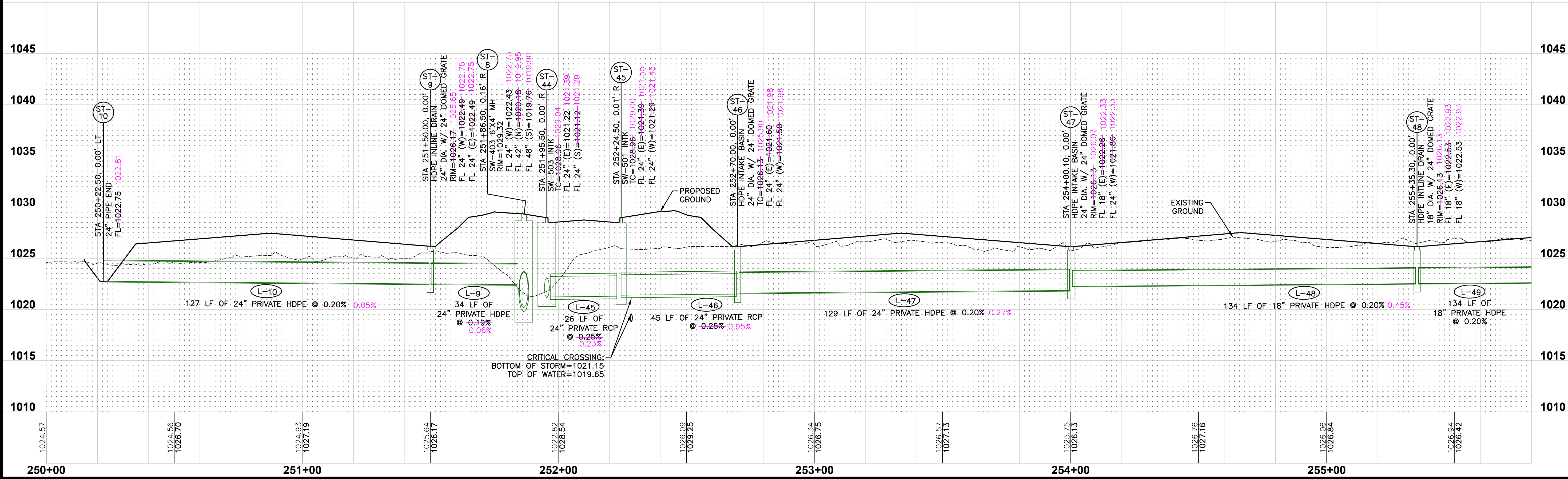
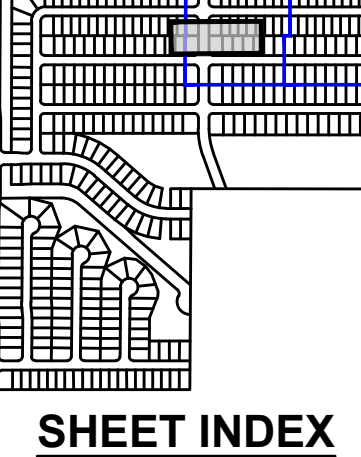
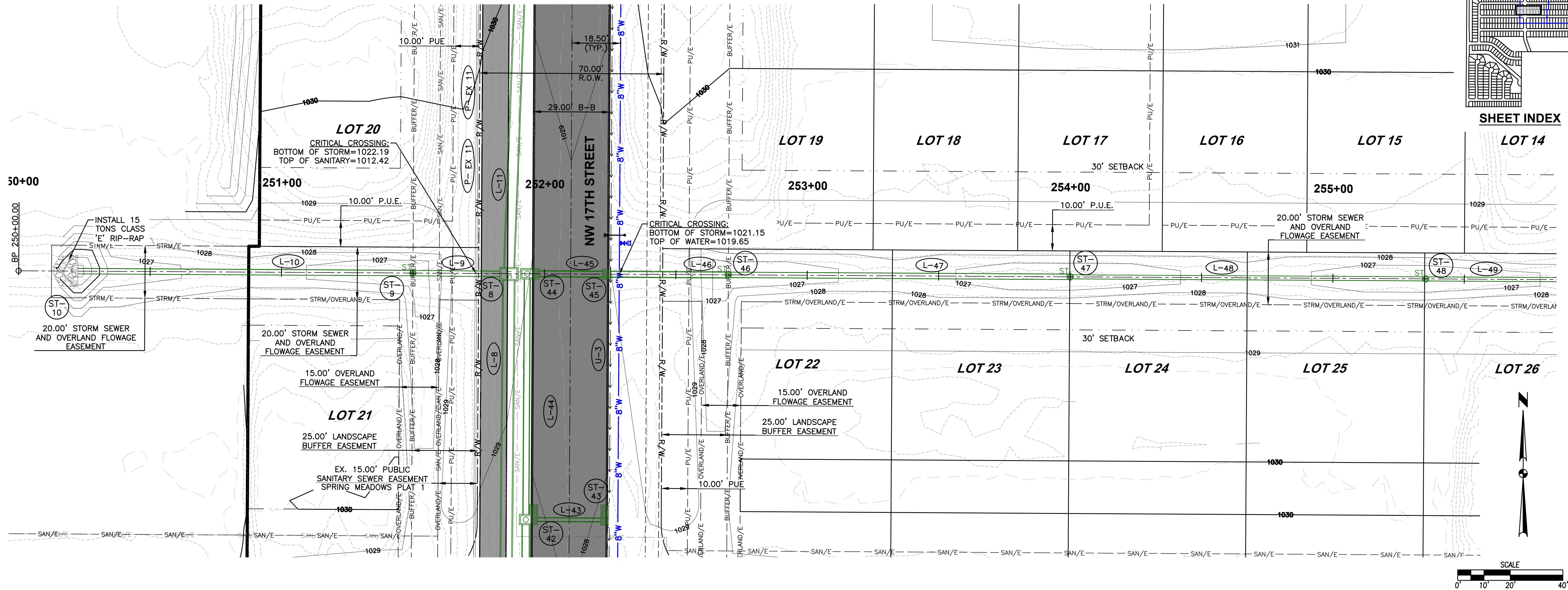
STORM SEWER PLAN AND PROFILE

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2205.355

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SPRING MEADOWS PLAT 2

STORM SEWER PLAN AND PROFILE



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

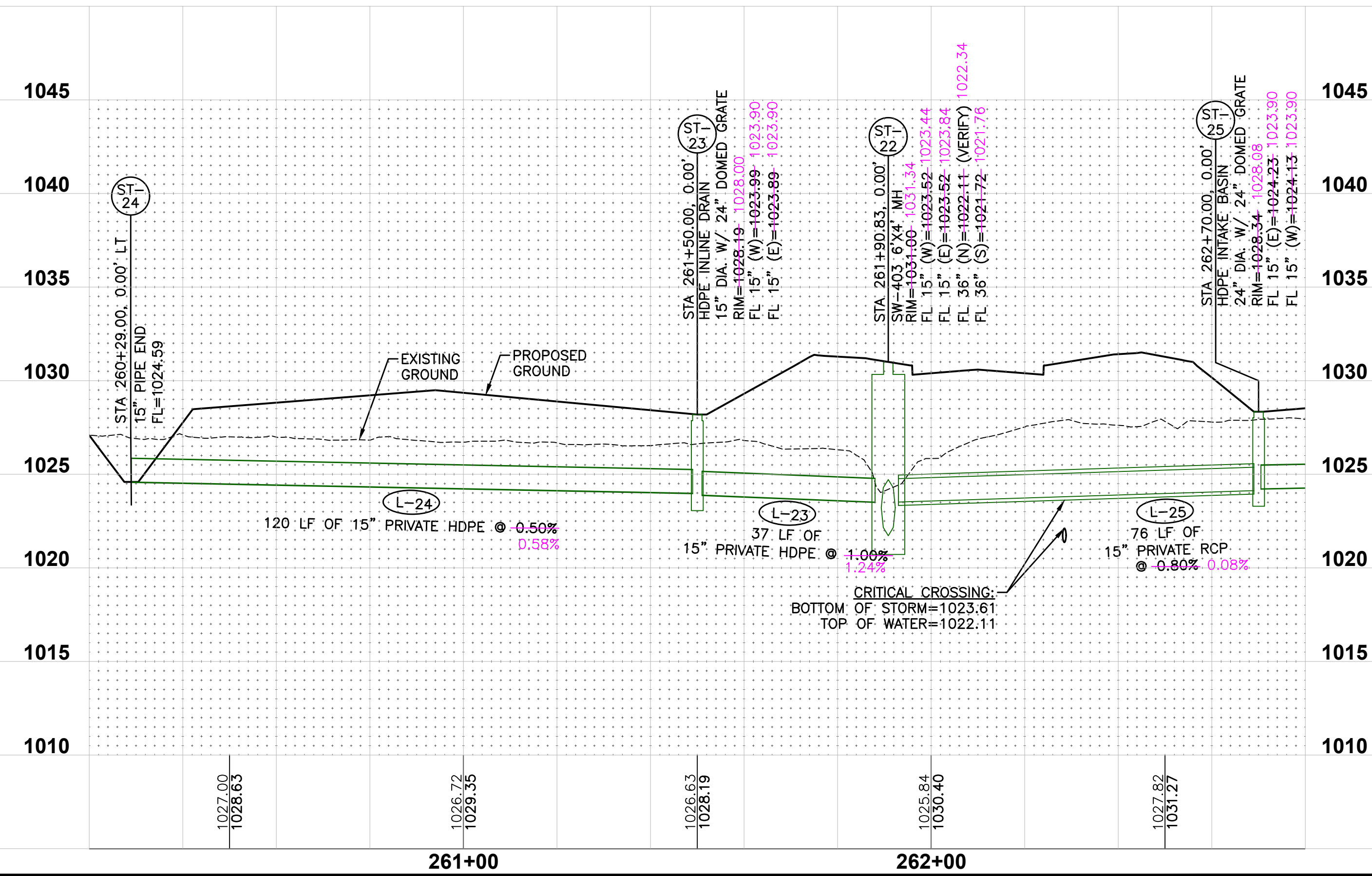
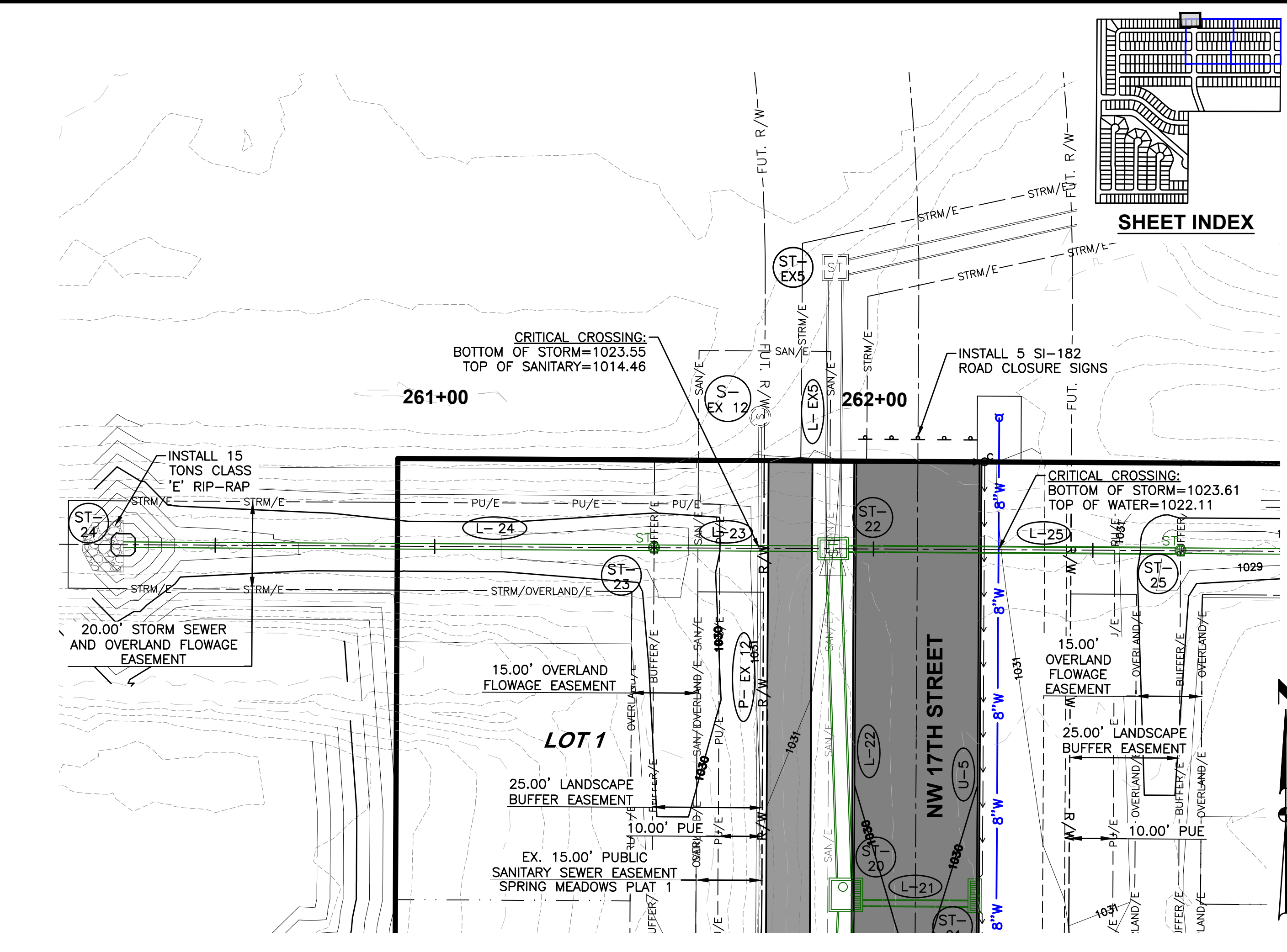
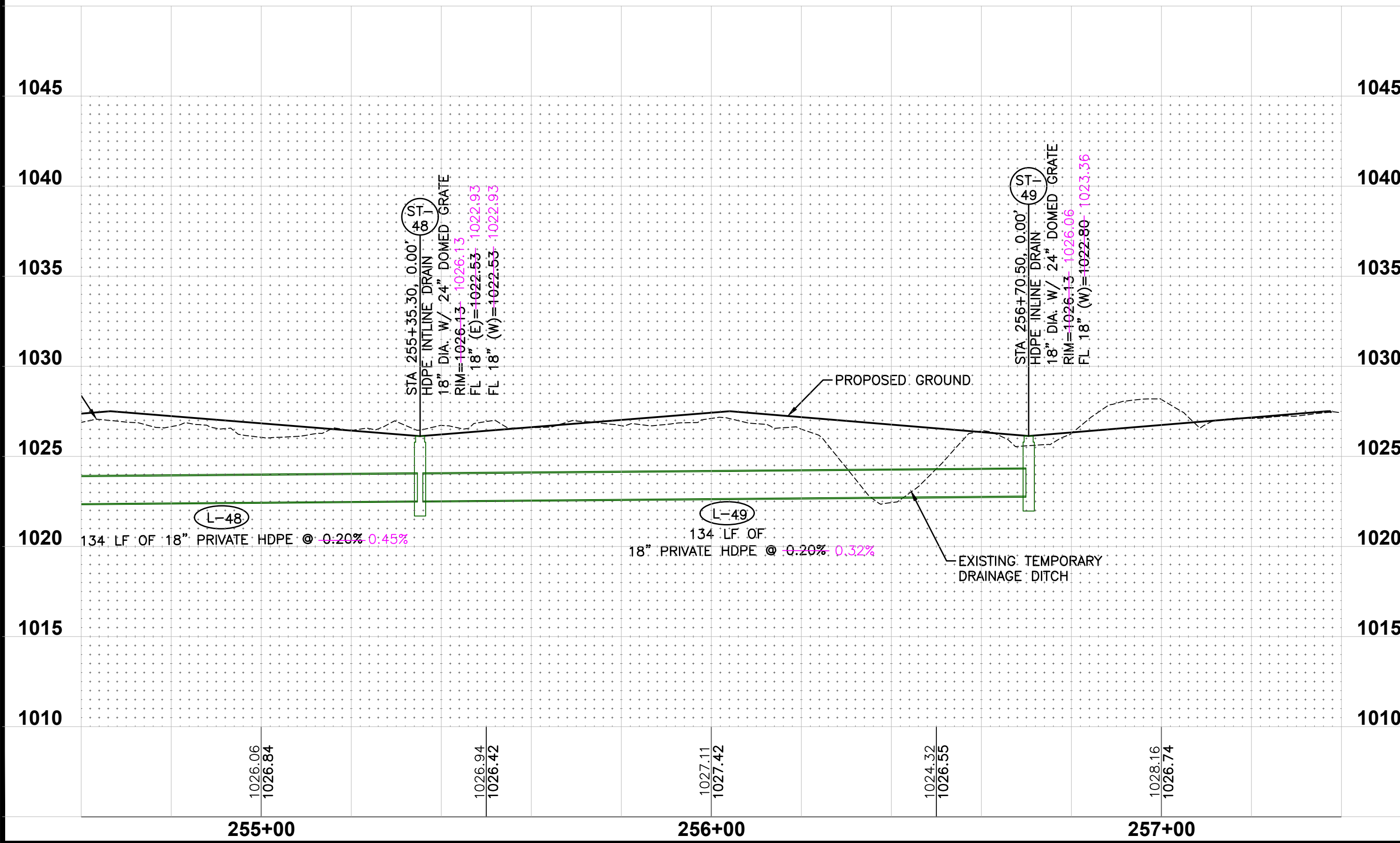
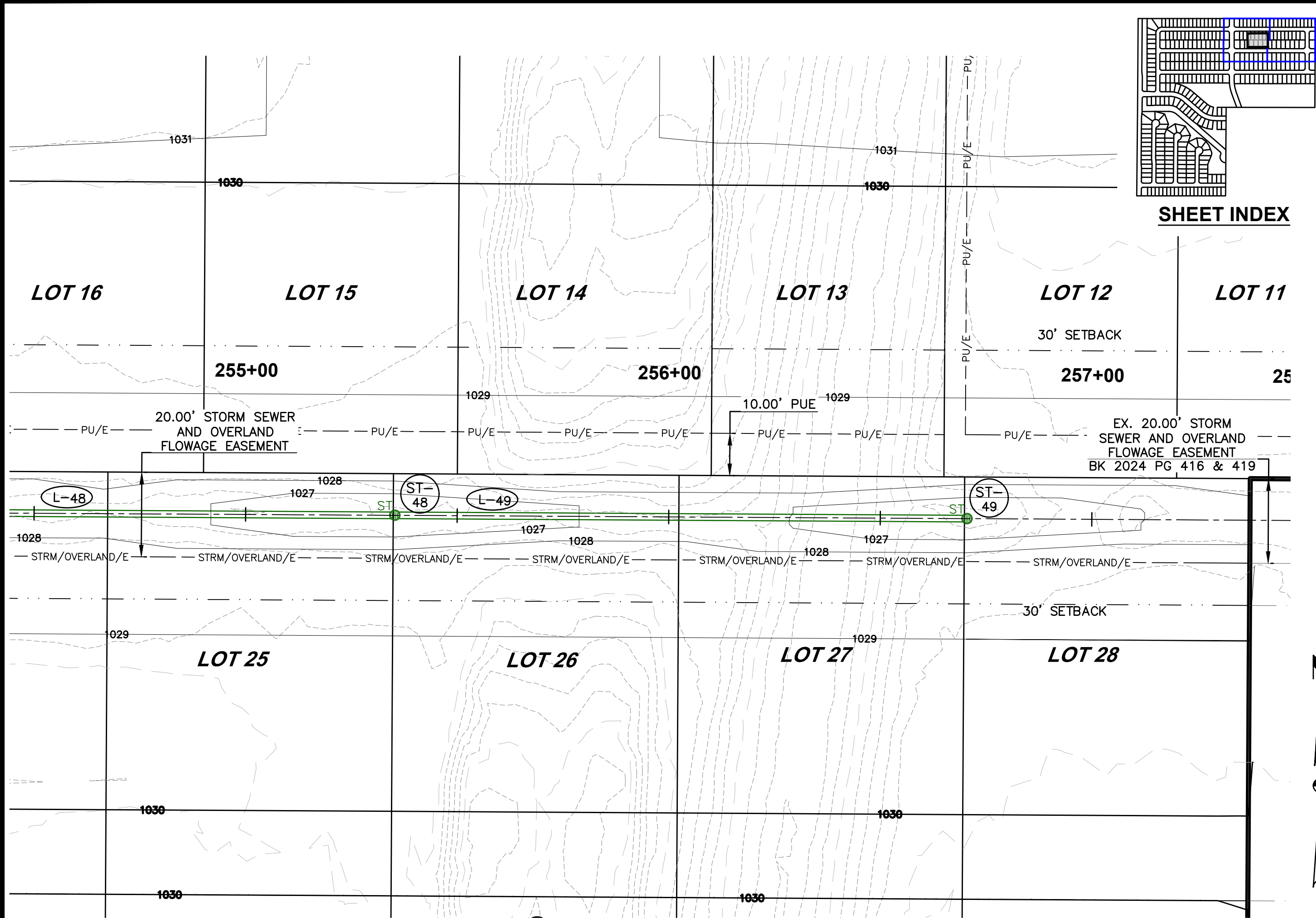
ENGINEER: JAT

TECH: JDS

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

REVISIONS	DATE
ASBUILT SUBMITTAL	10/25/2024
FIFTH SUBMITTAL	02/22/2024
FOURTH SUBMITTAL	02/08/2024
THIRD SUBMITTAL	01/19/2024
SECOND SUBMITTAL	12/29/2023
FIRST SUBMITTAL	10/11/2023

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PLOTTER: HP DESIGN PLT
DRAWN BY: BRANDON HUBER



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2205.355

SPRING MEADOWS PLAT 2
STORM SEWER PLAN AND PROFILE

WAUKEE, IOWA

10/25/2024
02/22/2024
02/08/2024
01/19/2024
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10/11/2023

ASBUILT SUBMITTAL
FIFTH SUBMITTAL
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THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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

TECH: JDS
ENGINEER: JAT

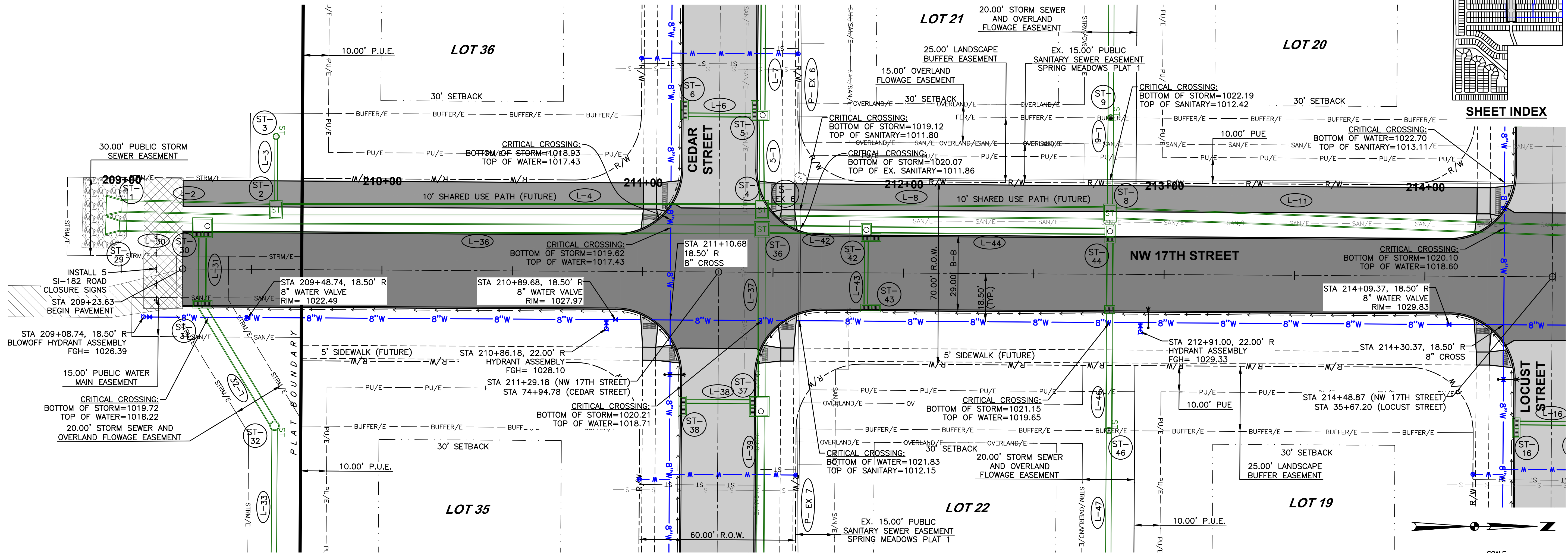
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FIRST SUBMITTAL

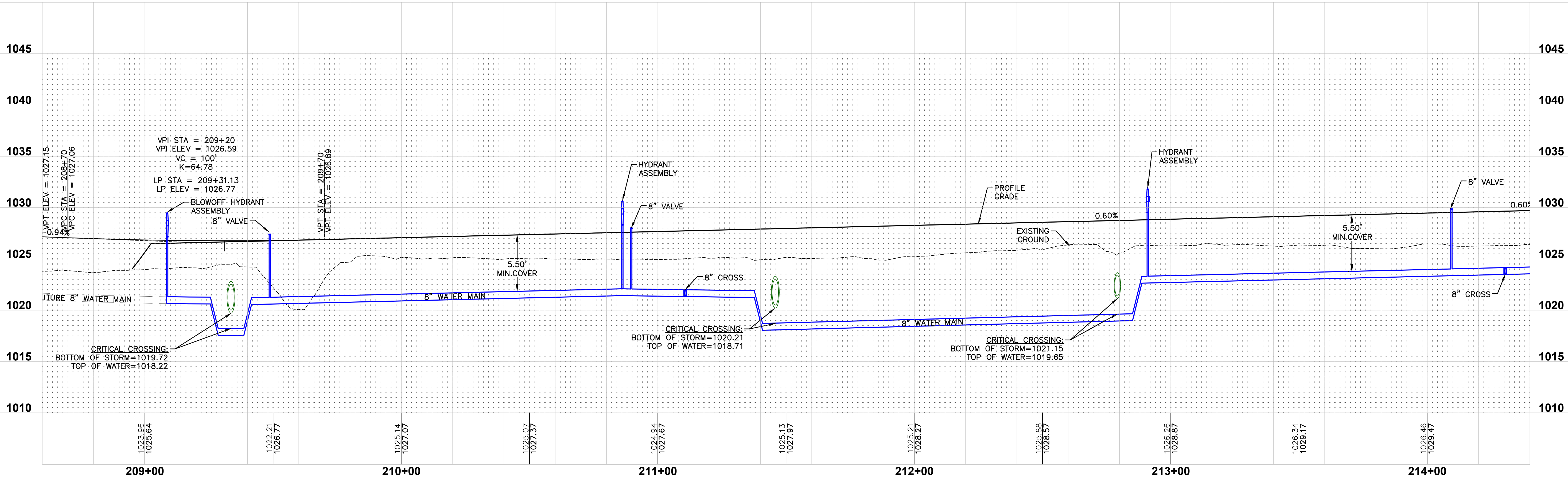
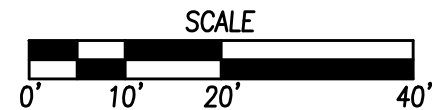
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

TECH: JDS
ENGINEER: JAT

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ASBUILT.DWG
DATE PLOTTED: 10/31/2024 9:59 AM
PLOTTER: HP DESIGN PLT
PLOTTER: BRANSON HUBER TECH



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02/08/2024
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10/11/2023

DATE
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FIFTH SUBMITTAL
FOURTH SUBMITTAL
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FIRST SUBMITTAL

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

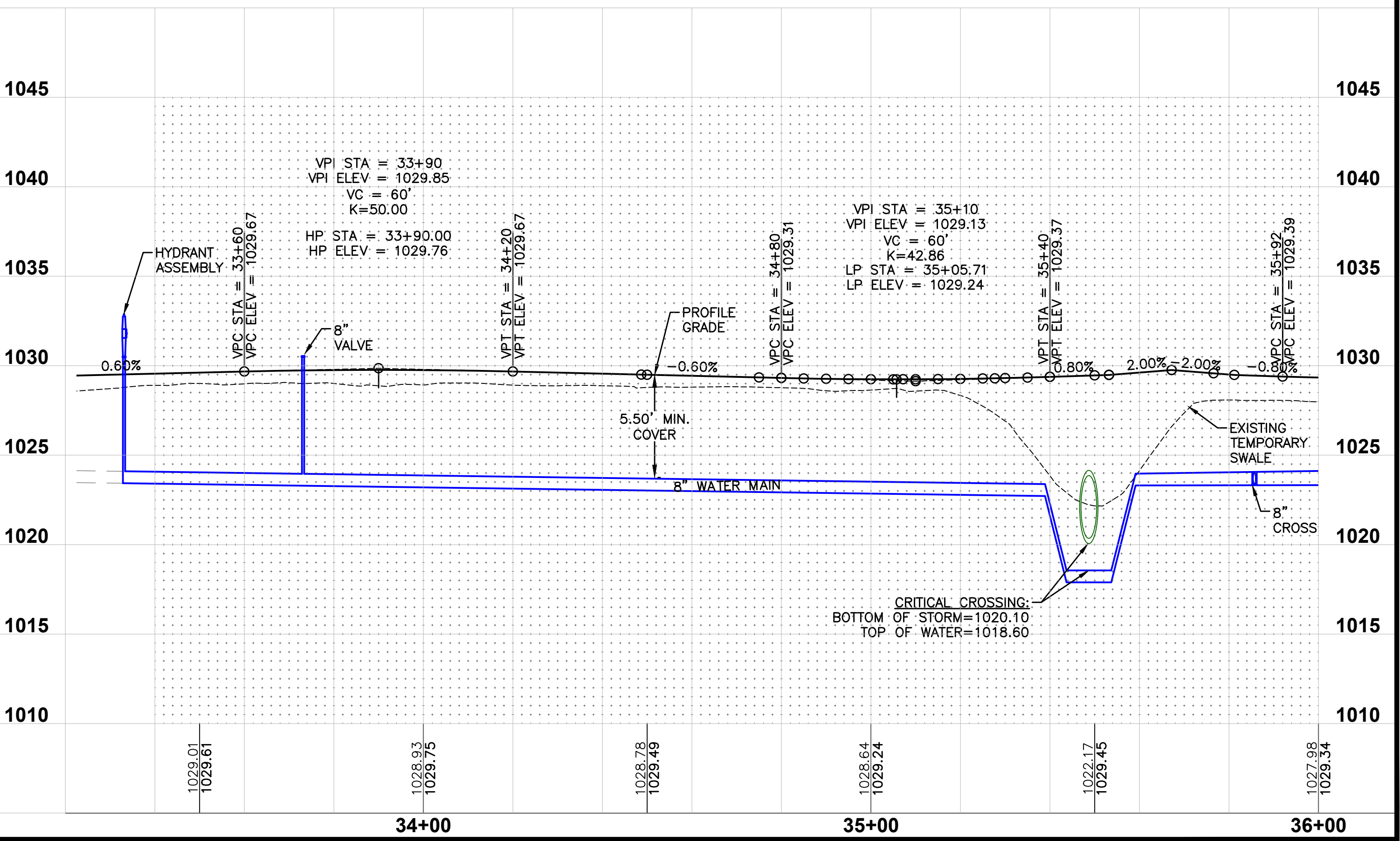
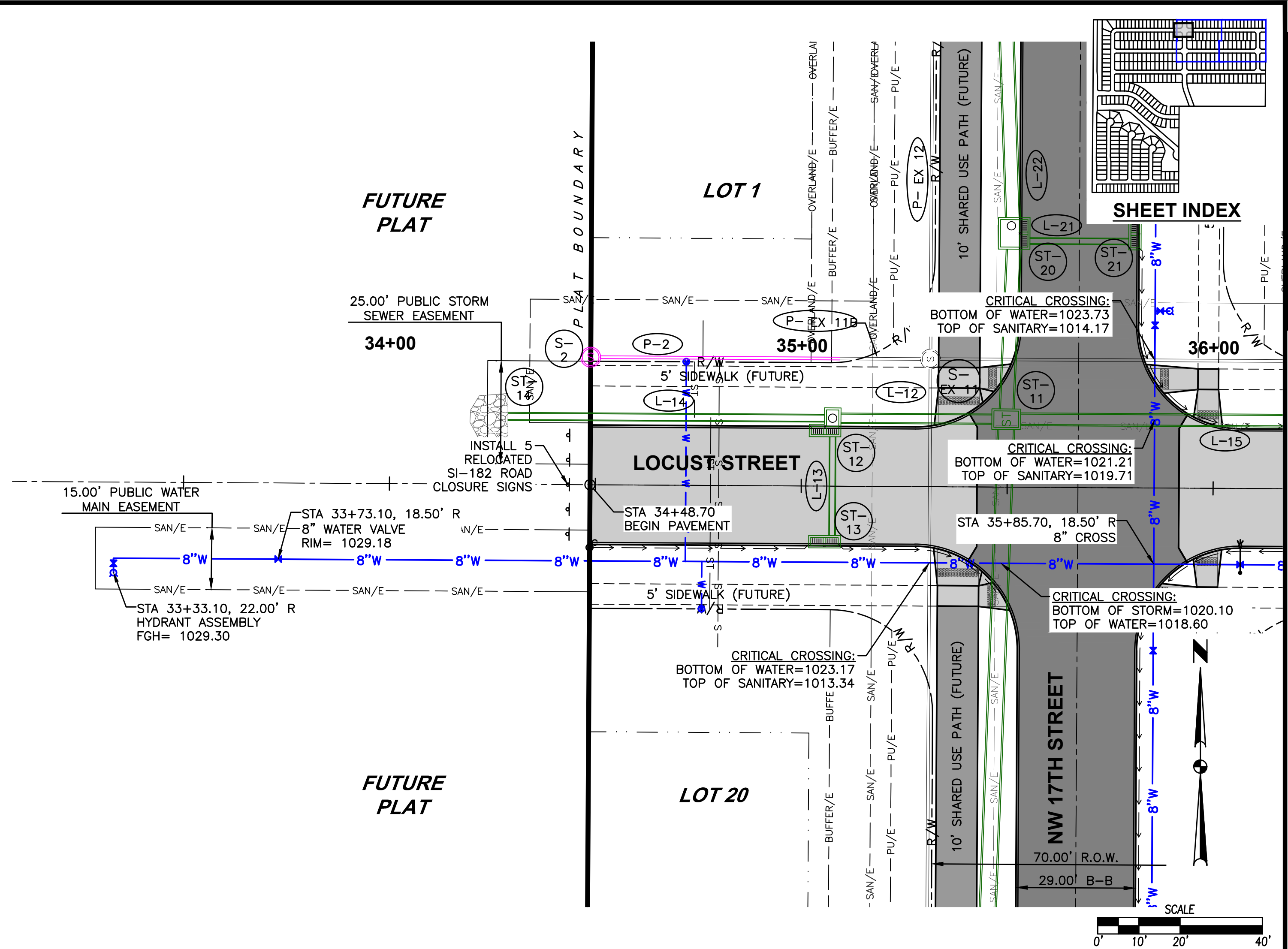
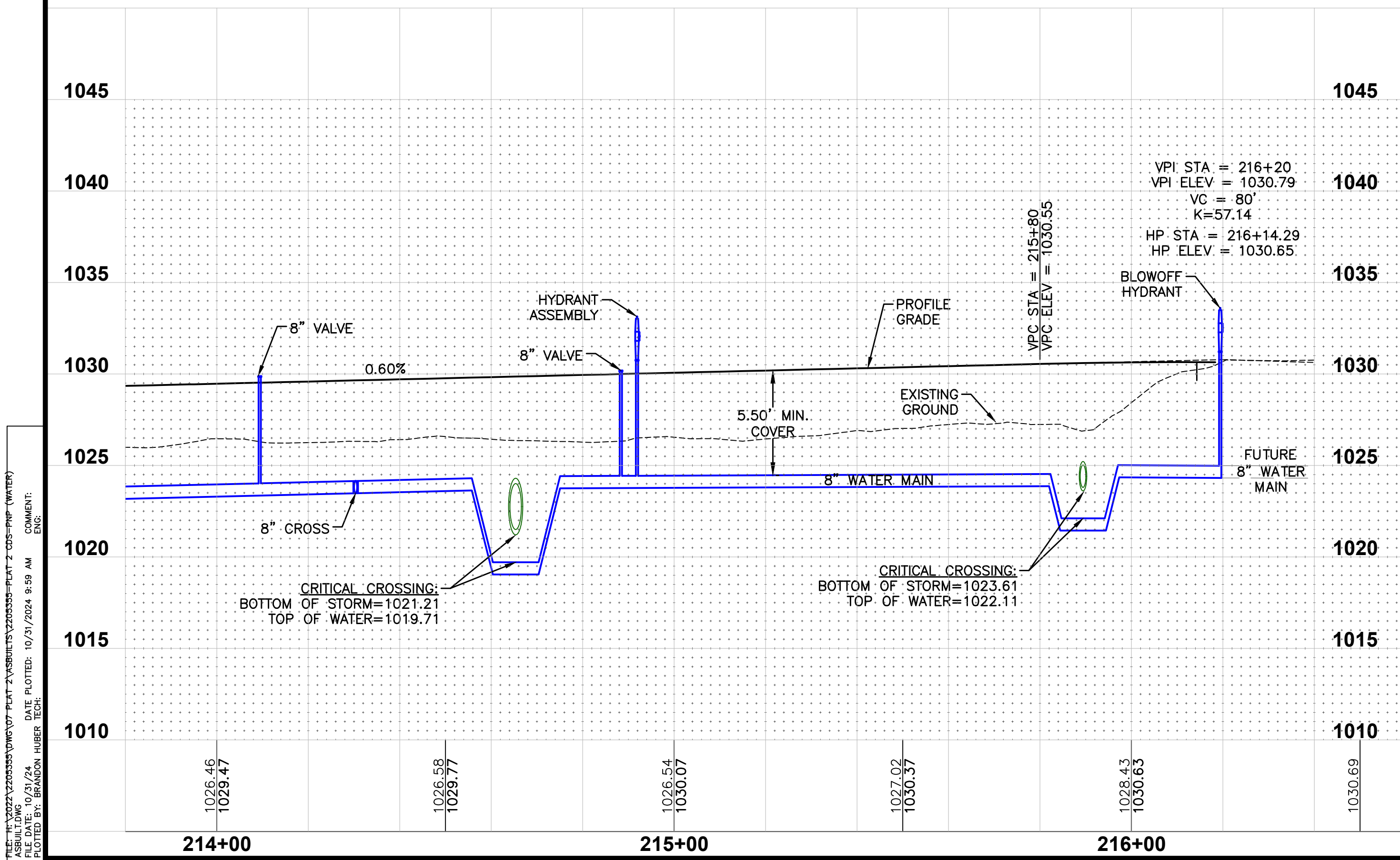
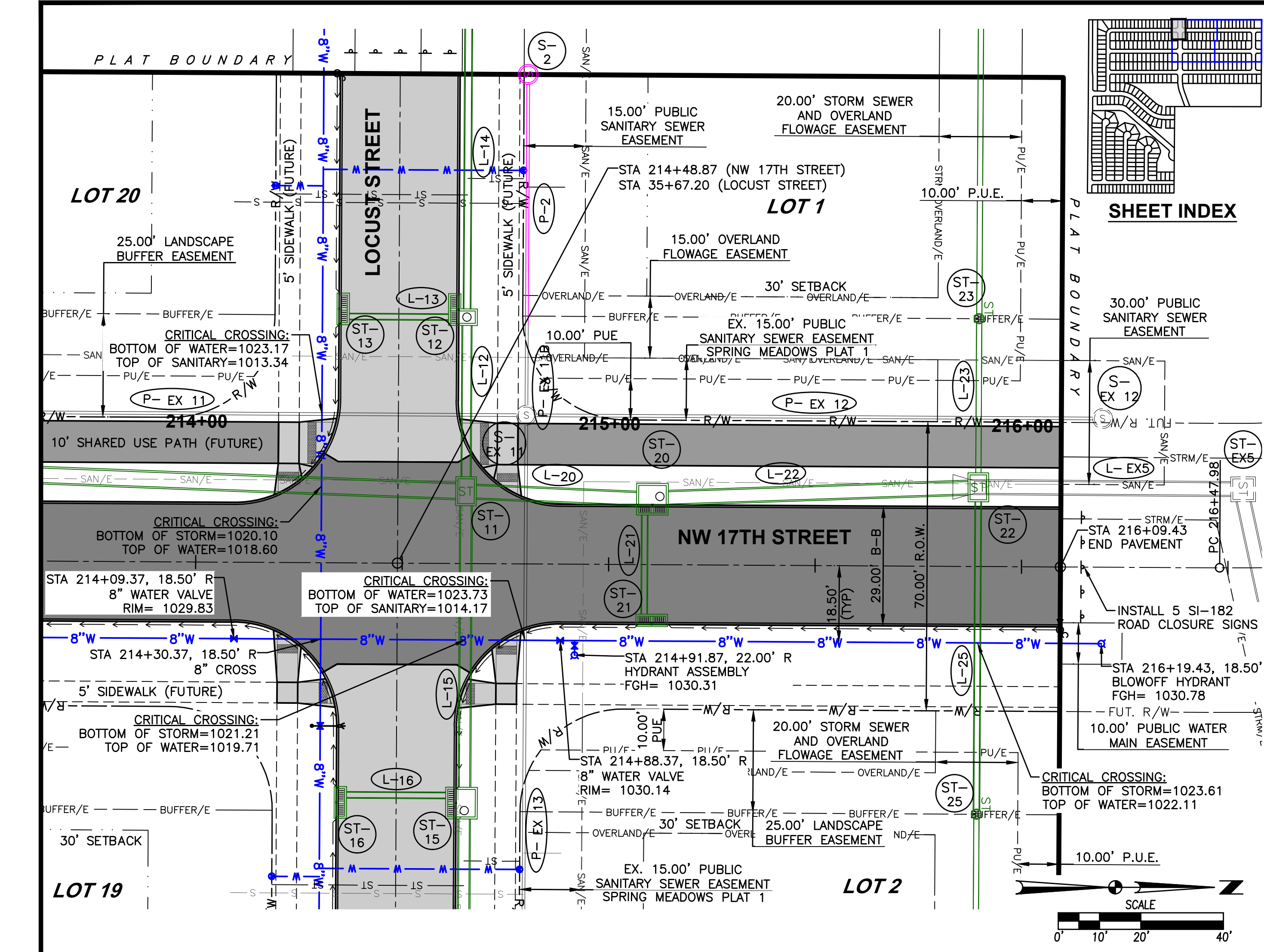
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ENGINEER: JAT

18
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2205.355

SPRING MEADOWS PLAT 2
WATER MAIN PLAN AND PROFILE

WAUKEE, IOWA



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ASBUILT DWS
DATE PLOTTED: 10/31/2024 9:59 AM
PLOTTER: HP
DRAWN BY: BRANDON HUBER
CHECKED BY: JDS

DATE
10/25/2024
ASBUILT SUBMITTAL
02/22/2024
FIFTH SUBMITTAL
02/08/2024
FOURTH SUBMITTAL
01/19/2024
THIRD SUBMITTAL
12/29/2023
SECOND SUBMITTAL
10/11/2023
FIRST SUBMITTAL

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

TECH: JDS
ENGINEER: JAT

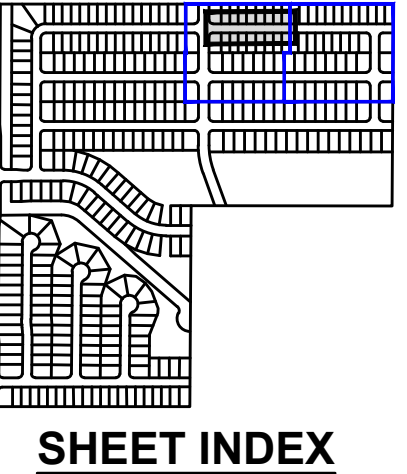
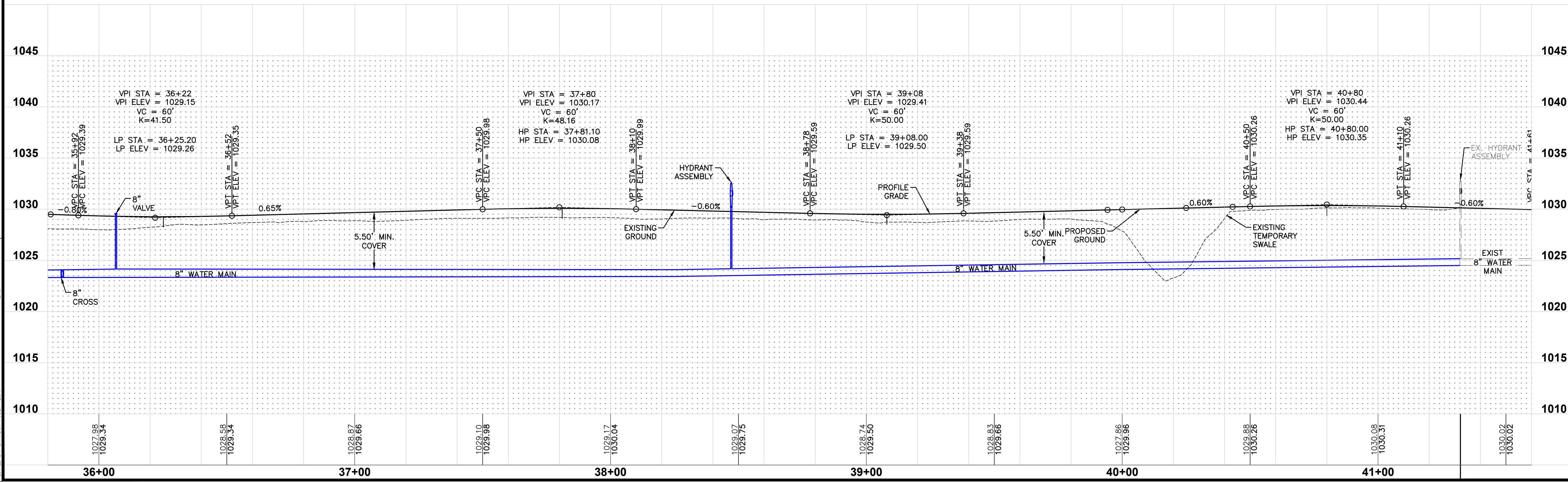
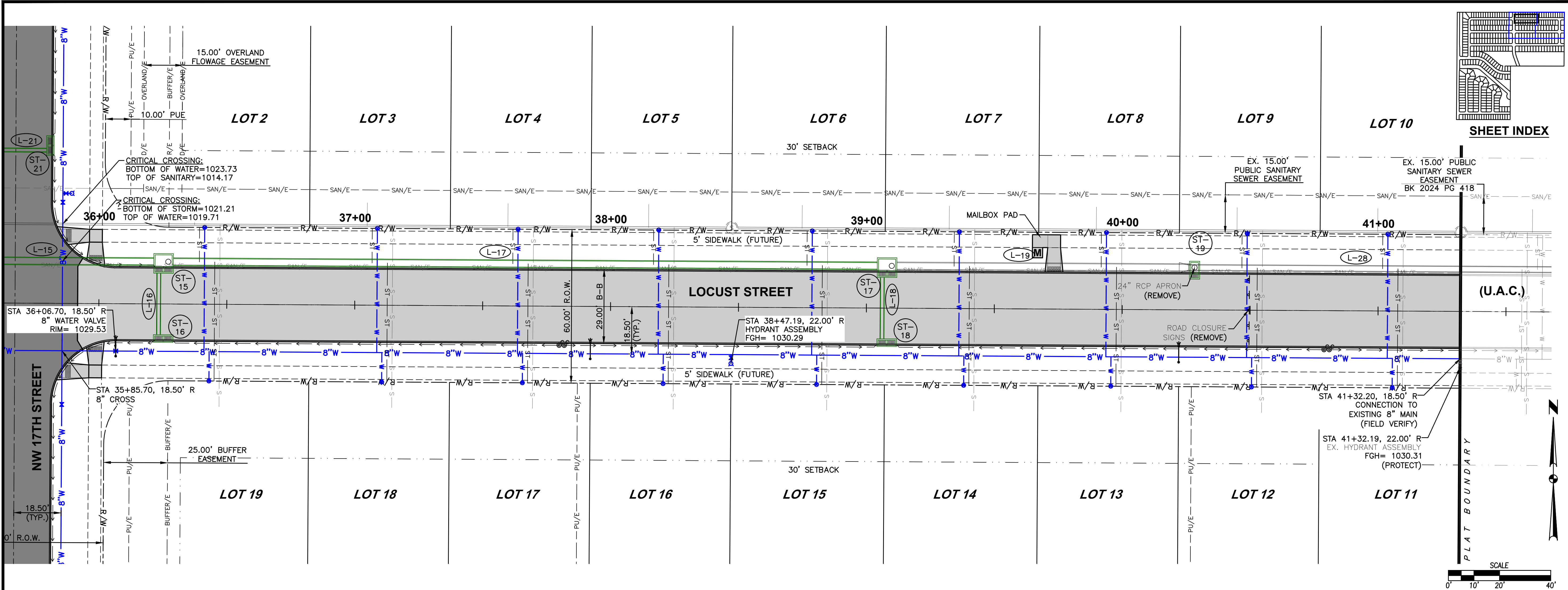
CIVIL DESIGN ADVANTAGE, INC.
WAUKEE, IOWA

19
24

2205.355

SPRING MEADOWS PLAT 2
WATER MAIN PLAN AND PROFILE

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ASBUILT.DWG
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PLOTTER: HP DesignJet T120
PLOTTER: BR: RANDON HUBER TECH



SHEET INDEX

DATE
10/25/2024
10/22/2024
02/08/2024
01/19/2024
12/29/2023
10/11/2023

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FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

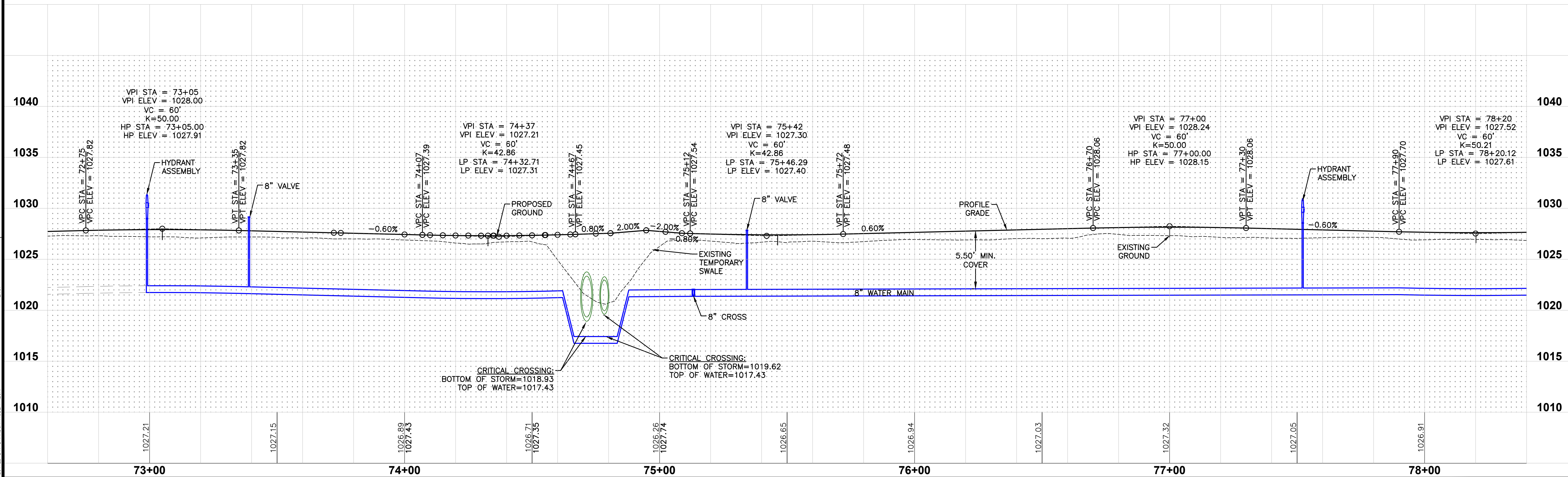
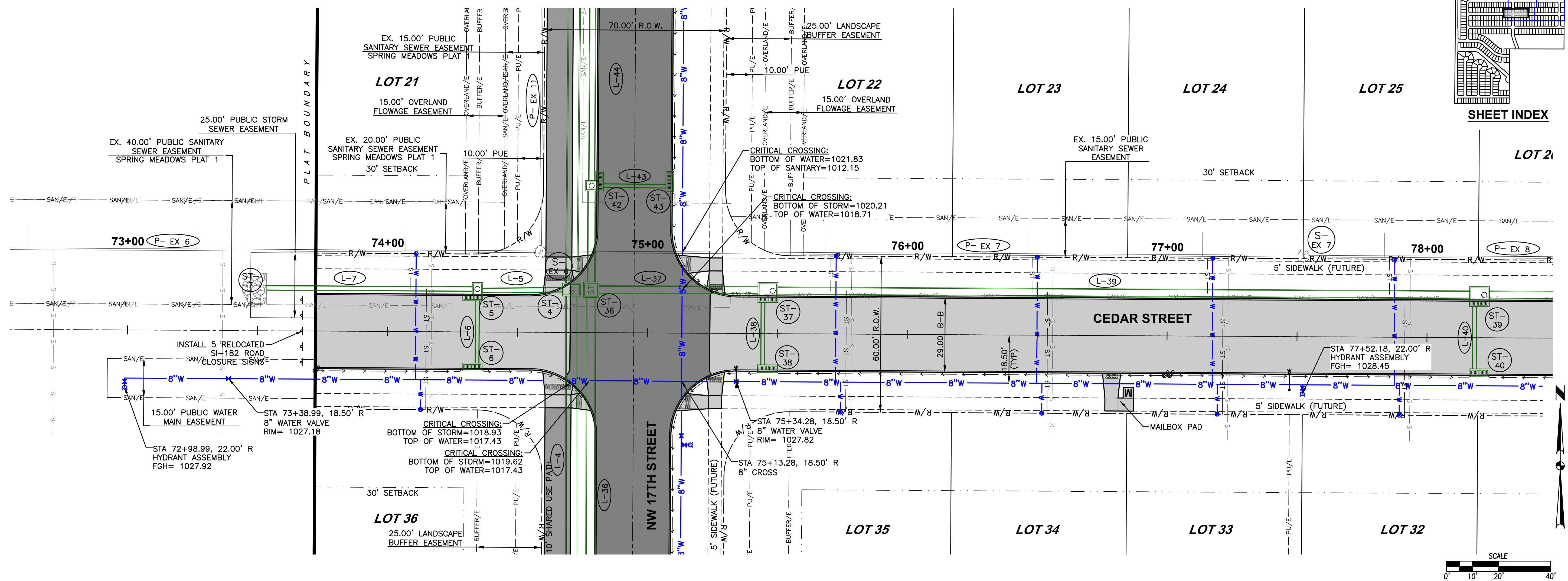
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URBANDALE, IOWA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

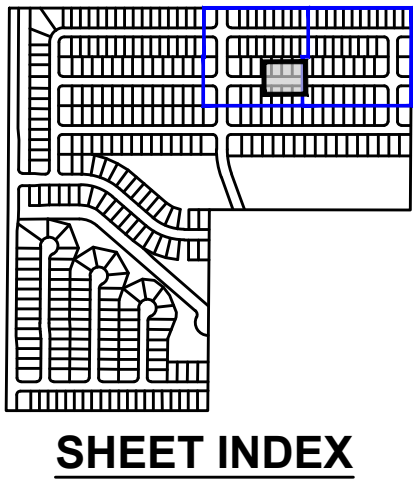
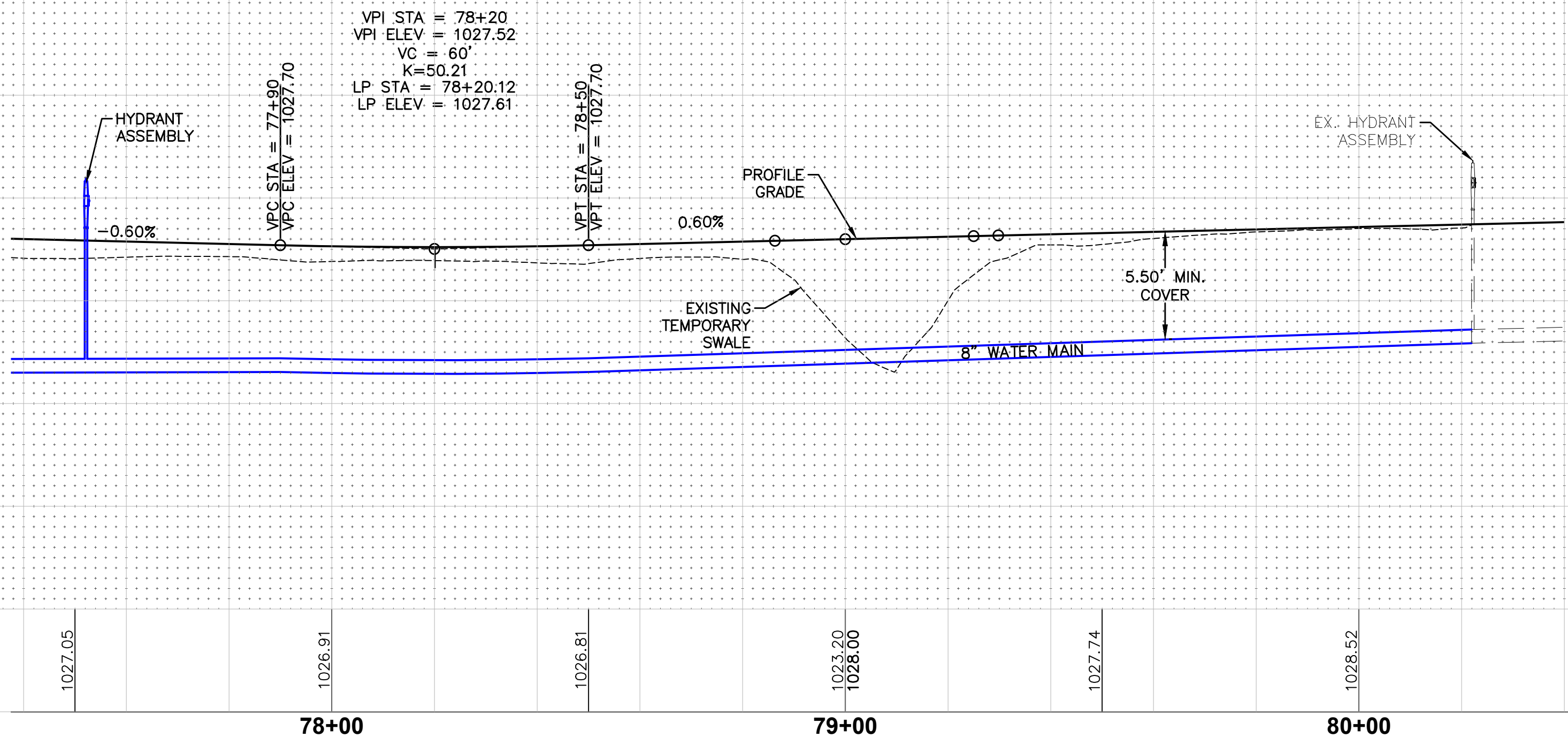
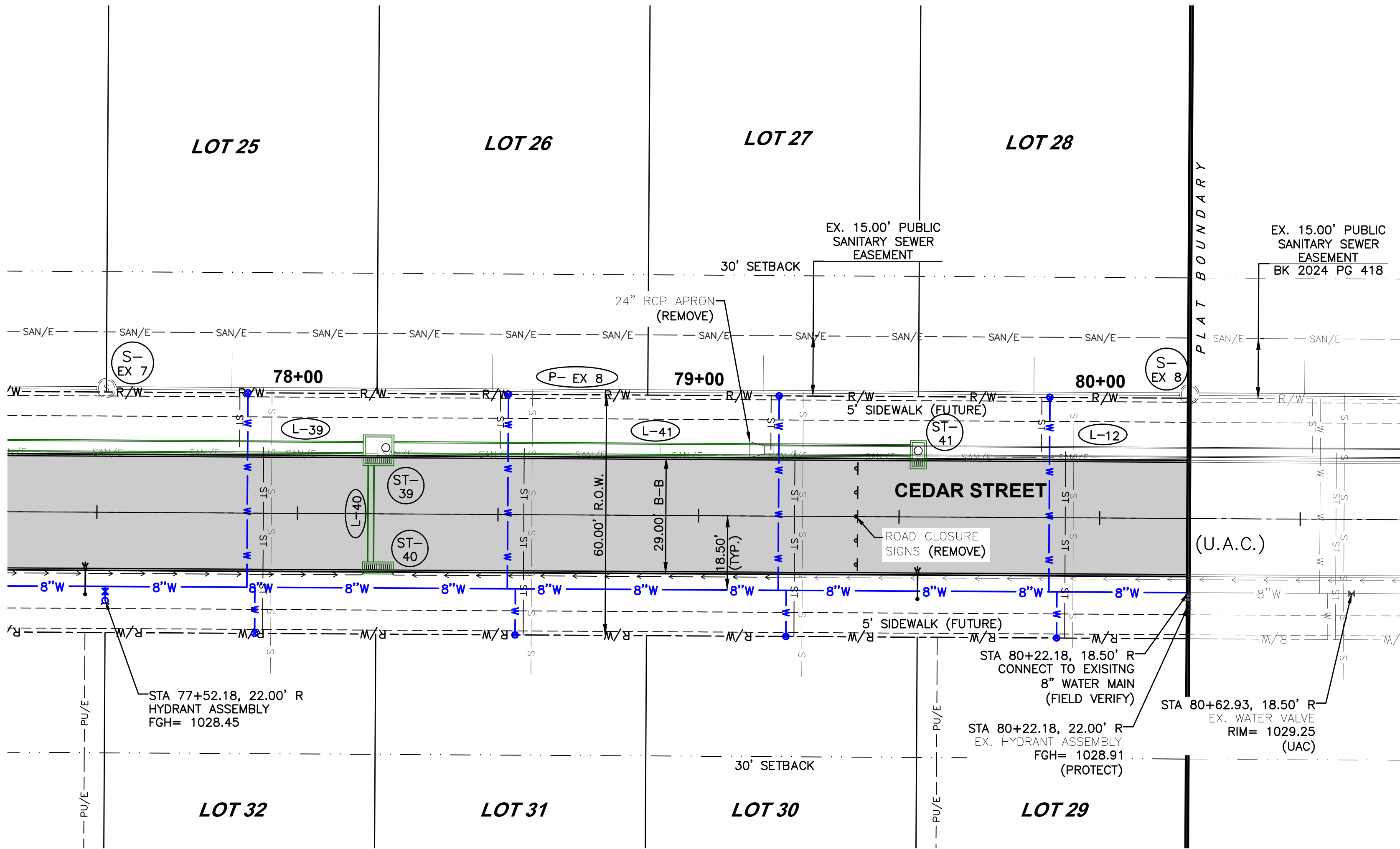
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ENGINEER: JAT

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2205.355

SPRING MEADOWS PLAT 2
WATER MAIN PLAN AND PROFILE



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ASBUILT.DWG
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PLOTTER: BRANSON HUBER TECH



DATE
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02/22/2024
02/08/2024
01/19/2024
12/29/2023
10/11/2023

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FOURTH SUBMITTAL
THIRD SUBMITTAL
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FIRST SUBMITTAL

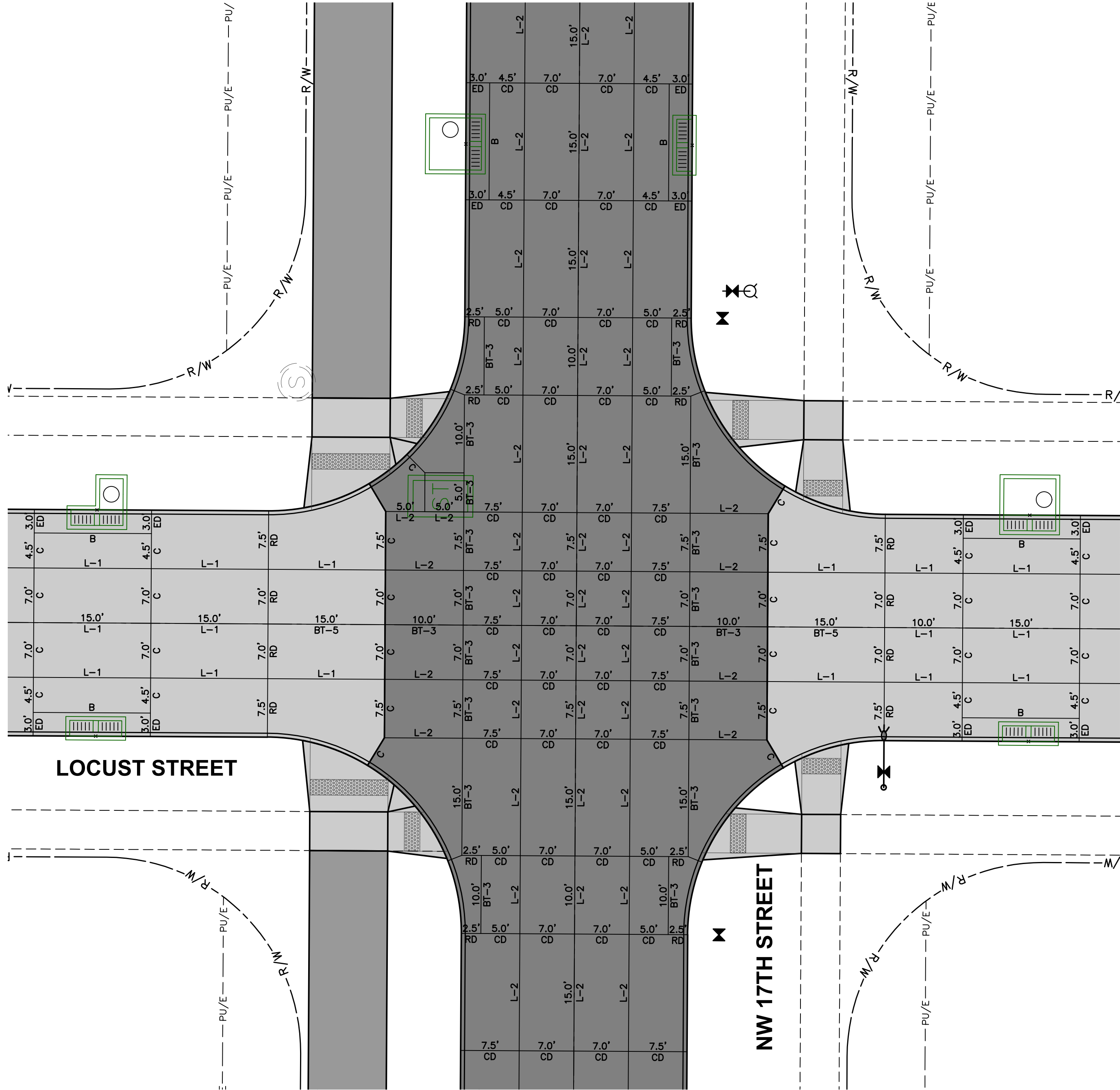
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

22 / 24
2205.355

TECH: JDS
ENGINEER: JAT

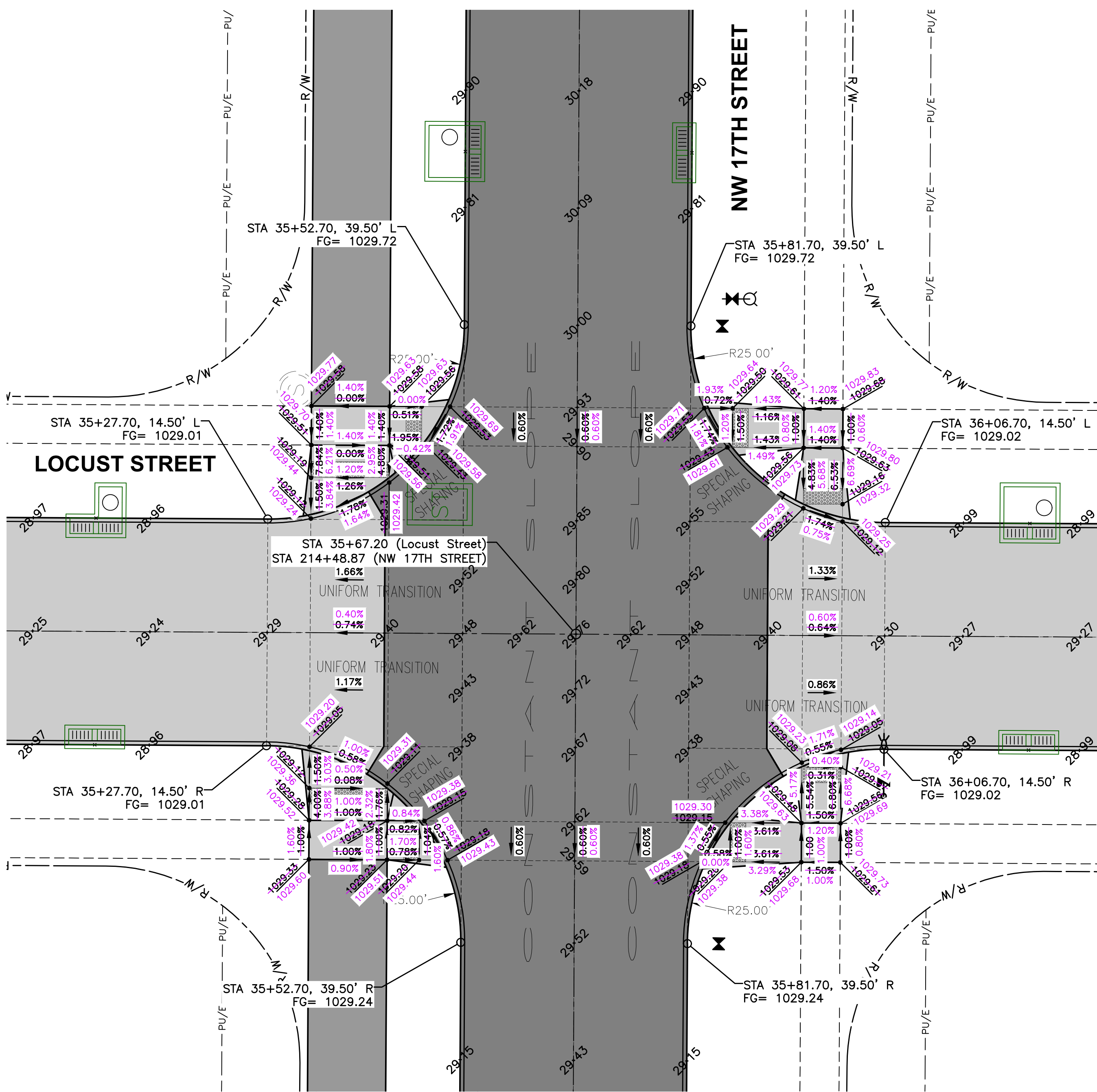
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WATER MAIN PLAN AND PROFILE



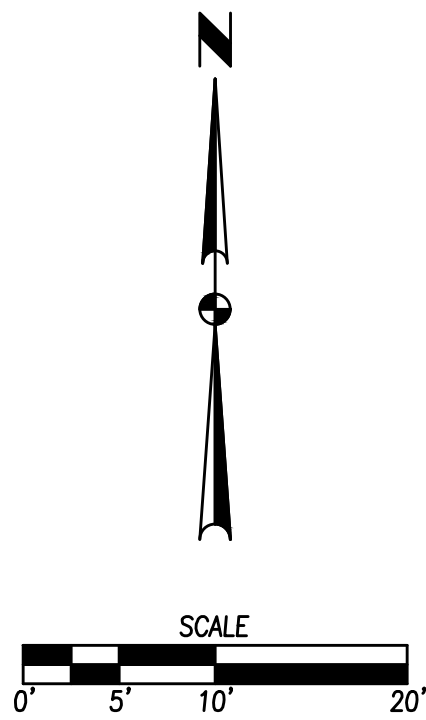
JOINTING LAYOUT

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.

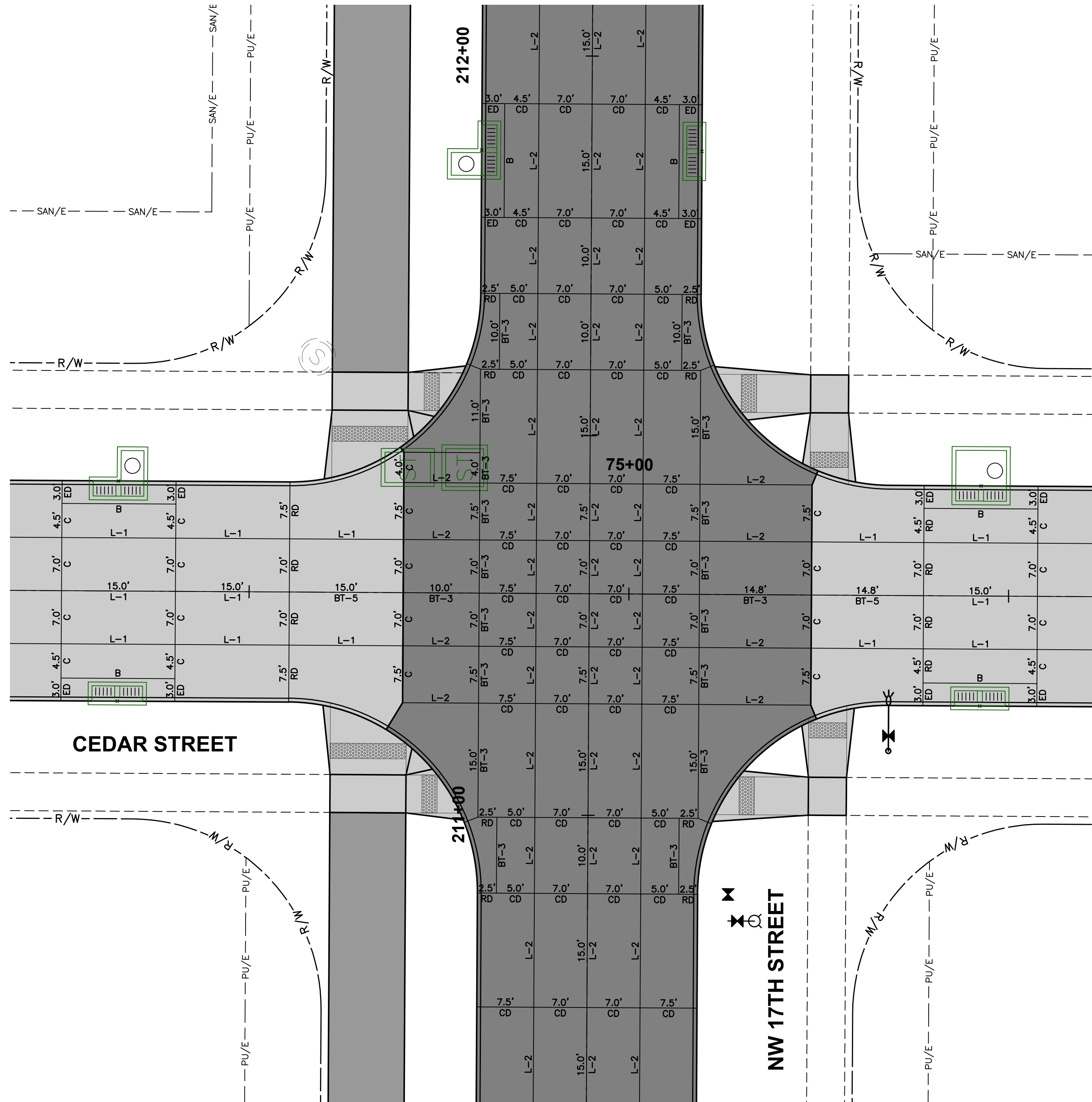


GEOMETRICS AND STAKING LAYOUT



REVISIONS

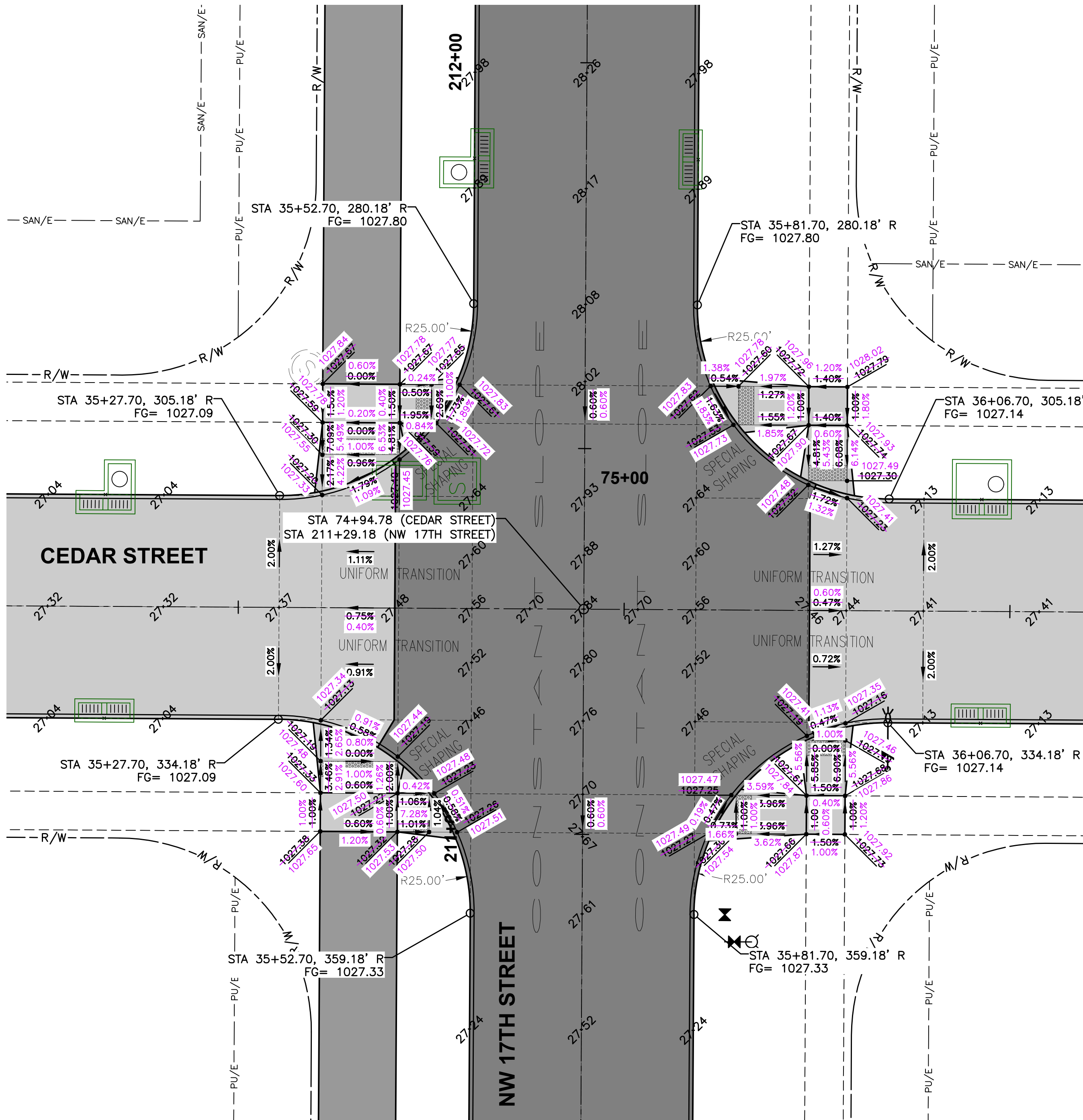
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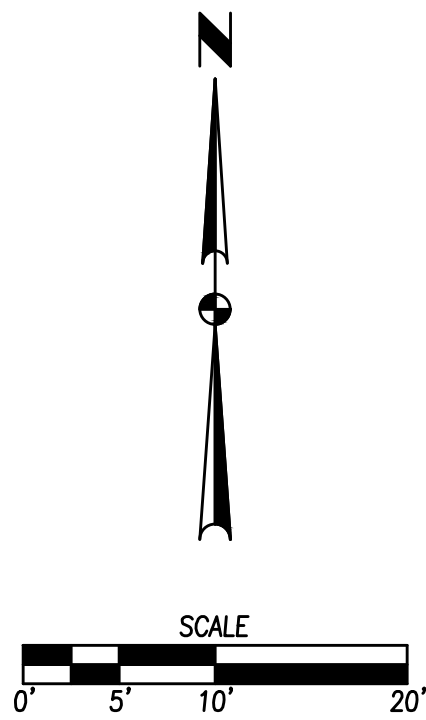
JOINTING LAYOUT

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1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
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GEOMETRICS AND STAKING LAYOUT



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