

OWNER:

JJR HOLDINGS LLC
8519 NW 23RD CT
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 249-8069

ENGINEER/SURVEYOR:

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230
ANKENY, IA 50023
PHONE: (515) 259-1133

SITE AREA:

21.45 AC

ZONING:

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

BULK REGULATIONS:

R-2 - ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT (LOTS 1-4, 26-64):

FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: 15' TOTAL (7' MIN)
MIN LOT WIDTH: 65'
MIN LOT AREA: 8,000 SF

PD - PLANNED DEVELOPMENT DISTRICT (LOTS 5-25):

'PD' WILL FOLLOW 'R-2' DISTRICT REGULATIONS EXCEPT AS FOLLOWS:

MIN LOT WIDTH: 50'
SIDE YARD SETBACK: 10' TOTAL (5' MIN)
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 25'
MIN LOT AREA: 6,000 SF
MIN TWO STALL ATTACHED GARAGE
MIN 25% BRICK AND/OR STONE ON STREET FACING FACADES
ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
MIN TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT
MIN FLOOR AREA 1,100 SF FOR SINGLE STORY, 1,400 SF FOR TWO STORY
VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT

GENERAL NOTES:

OUTLOTS W, Y, AND Z SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA)

FEMA DELINEATION NOTES:

SITE CONTAINS A FEMA ZONE A HAZARD AREA, EFF:12/7/18.
NO BUILDABLE LOTS TO BE BUILT WITHIN ZONE A.

LEGEND:

- E W- EXISTING WATER
- E ST- EXISTING STORM
- E SS- EXISTING SANITARY
- P W- PROPOSED WATER
- P ST- PROPOSED STORM
- P SS- PROPOSED SANITARY
- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE
- STREET LIGHT

AS BUILT FOR AUTUMN VALLEY WEST PLAT 1 WAUKEE, IA PREPARED BY STUBBS ENGINEERING

NOTE:
CONSTRUCTION PLANS SHALL GOVERN ANY DISCREPANCY BETWEEN ESTIMATED PROJECT QUANTITIES AND CONSTRUCTION PLANS.

ESTIMATED PROJECT QUANTITIES

NUMBER	ITEM	UNIT	TOTAL
WATER MAIN			
1	WATER MAIN, PVC, 8" DIA	LF	3887
2	VALVE, 8" DIA	EA	11
3	TEE, 8" X 8" DIA	EA	7
4	HYDRANT ASSEMBLY	EA	13
5	BLOW-OFF HYDRANT	EA	3
6	WATER MAIN SERVICE STUB	EA	67
7	CONNECT TO EXISTING	EA	2
SANITARY SEWER			
1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8" DIA	LF	3,156
2	SANITARY SEWER SERVICE, 4" DIA	EA	67
3	MANHOLE, TYPE SW-301, 48" DIA	EA	16
4	DROP CONNECTION	EA	1
5	CONNECT TO EXISTING STRUCTURE	EA	1
STORM SEWER			
1	STORM SEWER, SUBDRAIN, PVC, 4" DIA	LF	4,298
2	STORM SEWER, TRENCHED, PVC, 8" DIA	LF	1167
3	STORM SEWER, TRENCHED, RCP, 15" DIA	LF	2365
4	STORM SEWER, TRENCHED, RCP, 18" DIA	LF	428
5	STORM SEWER, TRENCHED, RCP, 24" DIA	LF	1671
6	STORM SEWER, TRENCHED, RCP, 30" DIA	LF	383
7	STORM SEWER, TRENCHED, RCP, 36" DIA	LF	149
8	STORM SEWER SERVICE STUB	EA	67
9	STORM SEWER CLEANOUT	EA	11
10	MANHOLE, TYPE SW-401	EA	11
11	INTAKE, TYPE SW-501	EA	11
12	INTAKE, TYPE SW-503	EA	4
13	INTAKE, TYPE SW-505	EA	8
16	INTAKE, TYPE SW-505, SW 604 TYPE 6 CASTING	EA	1
14	INTAKE, TYPE SW-506	EA	2
15	INTAKE, TYPE SW-506, MODIFIED	EA	4
17	INTAKE, TYPE SW-506, SW 604 TYPE 6 CASTING	EA	1
18	INTAKE, TYPE SW-511	EA	16
19	INTAKE, TYPE SW-513, MODIFIED	EA	1
20	PIPE APRONS, RCP, 15" DIA	EA	1
21	PIPE APRONS, RCP, 18" DIA	EA	1
22	PIPE APRONS, RCP, 24" DIA	EA	1
23	PIPE APRONS, RCP, 30" DIA	EA	2
24	PIPE APRONS, RCP, 36" DIA	EA	2
25	FOOTING FOR CONCRETE PIPE APRONS, RCP, 15" DIA	EA	1
26	FOOTING FOR CONCRETE PIPE APRONS, RCP, 18" DIA	EA	1
27	FOOTING FOR CONCRETE PIPE APRONS, RCP, 24" DIA	EA	1
28	FOOTING FOR CONCRETE PIPE APRONS, RCP, 30" DIA	EA	2
29	FOOTING FOR CONCRETE PIPE APRONS, RCP, 36" DIA	EA	2
30	PIPE APRON GUARD	EA	8
PAVEMENT			
1	SUBGRADE PREPARATION	SY	14,277
2	PAVEMENT, 7" PCC	SY	11,410
3	PAVEMENT, 8" PCC	SY	1,278
4	SIDEWALK, 4" PCC	SY	454
5	TRAIL, 6" PCC	SY	681
6	SIDEWALK RAMP	EA	22
7	DETECTABLE WARNING	EA	22

VICINITY MAP:



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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.

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 25335

RENEWAL DATE IS DECEMBER 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY

AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 259-1133



COVER SHEET

DATE: 12/12/2024

DRAWN BY: DJS

ENGINEER: BWS

PROJECT NUMBER: 21-700

PAGE NUMBER: 1

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. WHERE NOT OTHERWISE COVERED BY THE ABOVE, IN THE NOTES BELOW, OR WITHIN THIS PLAN SET, THE LATEST EDITION OF THE IOWA SUDAS STANDARDS AND SPECIFICATIONS SHALL GOVERN. CONSTRUCTION IS TO COMPLY WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS. THE 2024 SUDAS EDITION IS USED FOR CONSTRUCTION IMPROVEMENTS.
- THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- ALL DEBRIS AND DIRT SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR AT THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.
- ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CUT SHEETS OR MATERIAL SPECIFICATIONS TO CITY PUBLIC WORKS FOR APPROVAL ON ALL CONSTRUCTION MATERIALS USED PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL REQUIRED WORK ZONE TRAFFIC CONTROL (VEHICULAR, BICYCLE, AND/OR PEDESTRIAN) REQUIRED DURING ANY AND ALL OPERATIONS. THESE SHALL BE INSTALLED PRIOR TO BEGINNING WORK ON THE SITE. LANE CLOSURES MUST BE APPROVED BY CITY OF WAUKEE.
- THE CONTRACTOR(S) SHALL FURNISH AND PLACE ALL NECESSARY TEMPORARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS. ALL ROADS SHALL BE BARRICADED UNTIL ACCEPTANCE BY CITY. COORDINATE WITH CITY ON REMOVAL OF ANY CONFLICTING SIGNAGE. REMOVE ALL TEMPORARY BARRICADES, SIGNAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY AND OTHER INSPECTION AGENCIES PROPER NOTICE OF 24 TO 48 HOURS FOR THEIR REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
- ALL PERMITS FROM IDNR, IDOT, COUNTY AND/OR CITY, AND OTHER PERMITTING AGENCIES SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR(S) SHALL HAVE PAPER COPY ON SITE BEFORE COMMENCING CONSTRUCTION.
- ANY DAMAGE DONE TO THE EXISTING AND/OR PROPOSED FENCES, YARDS, OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, WEEKEND WORK, AND/OR HOLIDAY WORK.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING. ANY EXISTING ESTABLISHED LAWNS SHALL BE REPLACED WITH SOD. SOD MAINTENANCE PERIOD SHALL BE WHEN SOD IS DEEMED ESTABLISHED BY THE CITY.
- ALL CONSTRUCTION STAKING TO BE DONE UNDER THE DIRECTIONS OF A LICENSED ENGINEER OR LAND SURVEYOR.
- NPDES GENERAL PERMIT #2 HOLDER IDENTIFIED IN CURRENT SWPPP SHALL PROVIDE WRITTEN VERIFICATION TO THE CITY ON COMPLIANCE WITH THE GENERAL PERMIT #2 TOPSOIL REQUIREMENTS UPON COMPLETION OF THE PROJECT.
- ALL CONCRETE SAWCUTTING/GRINDING SLURRY CONTAINMENTS AND DISPOSAL SHALL MEET CURRENT GENERAL PERMIT #2 REQUIREMENTS.
- ANY CHANGES TO THE PROPOSED PLAN SHALL BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT IN WRITING PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH CHANGES MADE WITHOUT CITY APPROVAL.
- ADDITIONAL CLASS E RIP RAP MAY BE REQUIRED BY CITY OF WAUKEE.
- ALL PAVEMENT REMOVAL WILL BE FROM JOINT TO JOINT.
- PRECONSTRUCTION MEETING IS REQUIRED WITH CITY OF WAUKEE PRIOR TO CONSTRUCTION.
- THE CITY WILL NOT BE RESPONSIBLE FOR PAVEMENT REPAIR DURING REPAIR/ REPLACEMENT PROCEDURES TO THE PUBLIC INFRASTRUCTURE.
- DIRECTIONAL SIGNAGE SHALL BE PROVIDED.

PCC PAVING NOTES:

- ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12 INCHES. MOISTURE CONTENT RANGE 0% TO +4% OF OPTIMUM.
- MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- AGGREGATE SHALL BE CLASS 4.
- CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
- ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PERIOD SEC. 4105.
- SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.
- SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
- LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12' JOINT LAYOUT SHALL BE PER SUDAS, OR AS APPROVED BY THE ENGINEER AND CITY. ADDITIONALLY, TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'.
- BARS AT LONGITUDINAL JOINTS TO BE 5/8" (#5) X 30" DEFORMED AT 30" O.C. ALL BARS SHALL BE EPOXY COATED.
- ALL JOINTS SHALL BE FILLED PER 2023 SUDAS AND CITY OF WAUKEE SUPPLEMENTAL SPECIFICATIONS
- THE CONTRACTOR TO BARRICADE SLAB FOR AT LEAST 14 DAYS AFTER PLACING CONCRETE.
- PAVING THICKNESS SHALL BE PER THE TYPICAL SECTIONS, OR AS NOTED.
 - ALL ROADWAYS SHALL INCLUDE 12 INCHES OF SUBGRADE PREPARATION.
 - ANY AND ALL PATCHES MATCH EXISTING PAVEMENT SECTION.
 - ALL STREET PAVEMENTS SHALL BE SEVEN (7") INCHES NON-REINFORCED PCC PAVEMENT, UNLESS OTHERWISE NOTED.
 - SIDEWALKS SHALL BE FOUR (4") INCHES PCC AND FIVE (5) FEET WIDE, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL AT LEAST MATCH DEPTH OF DRIVEWAY/ENTRY WHEN SHOWN IN DRIVEWAY/ENTRY.
- THE CONTRACTOR(S) SHALL SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
- ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.
- FULL DEPTH SAW CUT (TO SQUARE ENDS) AND TIE INTO EXISTING PAVEMENT, AS REQUIRED.

DEMOLITION:

- THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE; AND THE REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS LEGALLY FROM THE SITE.
- ALL MATERIALS SHALL BE LEGALLY DISPOSED OF AT A CONTRACTOR SUPPLIED DISPOSAL SITE THAT IS APPROVED TO ACCEPT REMOVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES, CHARGES, TESTING, AND TRANSPORTATION ASSOCIATED WITH THE REMOVED MATERIALS. ALL LOADS SHALL BE COVERED.
- ONLY FULL DEPTH SAW CUTS TO NEAREST JOINT LINES(S) SHALL BE USED PRIOR TO REMOVAL OF PAVEMENT, DRIVEWAYS, AND SIDEWALKS.

H.C. STALLS, RAMPS, AND SIDEWALK NOTES:

- ALL INTERSECTION SIDEWALK RAMPS AND RELATED TURNING SPACE/CONNECTIONS SHALL BE INSTALLED AS PART OF THE PLAT/ROADWAY IMPROVEMENTS.
- GENERAL SIDEWALK CONSTRUCTION IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. SEE 'PCC PAVING NOTES' FOR DEPTHS.
- ANY SIDEWALKS AND/OR TRAIL FRONTING OPEN AND/OR PUBLIC SPACES WHICH WILL NOT BE DEVELOPED INTO BUILDABLE LOTS IN THE FUTURE WILL HAVE SIDEWALK AND/OR TRAIL INSTALLED BY THE DEVELOPER WITH THE PUBLIC IMPROVEMENTS. SEE 'PCC PAVING NOTES' FOR DEPTHS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE PROPOSED SPOT ELEVATIONS.
- ALL PEDESTRIAN FACILITIES - INCLUDING, BUT NOT LIMITED TO: SIDEWALK SLOPES, DROP CURBS, GRADING, STRIPING, SIGNAGE, AND RAMP DETAILS - SHALL BE CONSTRUCTED TO MEET THE CURRENT REQUIREMENTS/STANDARDS OF SUDAS, MUTCD, DOJ, ADAAG, AND PROWAG.
- THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE RAMP, SIDEWALK, AND PARKING AREAS ARE CONSTRUCTED PROPERLY TO MEET STANDARDS.
- SHOULD DISCREPANCIES OCCUR ON THE PLAN OR WHAT IS REQUIRED BY THE INSPECTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- THE TRAIL/PATH INSTALLATION IS REQUIRED THROUGH THE ADJOINING OPEN SPACE AS IDENTIFIED BY THE PLANS, AND SIDEWALK SHALL BE INSTALLED ADJACENT TO OUTLOTS.

UTILITIES, GENERAL:

- WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUT AND APPURTENANCES REQUIRED BY CODES.
- ALL UTILITY STATIONS IN PLAN VIEW ARE TIES TO CENTERLINE STREET STATIONS, UNLESS OTHERWISE NOTED.
- STORM AND SANITARY SEWER LENGTHS AND LINEWORK ARE SHOWN FROM THE SUDAS REFERENCE POINT LOCATIONS. CONTRACTOR SHALL MODIFY THE PIPE LENGTHS DUE TO OPEN AREA INSIDE OF STRUCTURE AND CONNECTION LOCATIONS.
- ALL TRENCHES SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR.
- ALL TERMINI OF MAINS AND SERVICES SHOULD BE MARKED WITH A PAINTED STEEL POST. (WATER=BLUE, STORM=GREEN, SANITARY=RED). POSTS SHOULD BE AT LEAST SIX (6) FOOT POST WITH FOUR (4) FEET EXPOSED ABOVE GROUND.
- MAINTAIN A MINIMUM OF VERTICAL SEPARATION OF 18-INCHES AND A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET BETWEEN SANITARY AND STORM SEWERS WITH WATERMANS.
- MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18-INCHES BETWEEN STORM SEWER AND WATERMAIN.
- FULL DEPTH COMPACTION REQUIRED AT ALL STREET CROSSINGS. NOTE THAT DENSITY TEST REPORTS FROM TESTING LAB WILL BE BY DEVELOPER.
- THE UTILITY CONTRACTOR SHALL PROVIDE TO THE DEVELOPER THE MEASUREMENTS OF ALL SANITARY AND STORM SEWER, WATER, AND FOOTING DRAIN SERVICES FROM LOT CORNERS.
- ALL UTILITY CONTRACTOR AND/OR OWNERS SHALL BE RESPONSIBLE TO PROVIDE THE CITY WITH "AS-BUILT" DRAWINGS OF ALL IMPROVEMENTS.
- ALL SERVICES LINES TO THE BUILDING AND ALL UTILITY LINES IN THE ADJOINING RIGHT-OF-WAY SHALL BE LOCATED UNDERGROUND.
- ALL CASTING(S) ARE PER THE RESPECTIVE SUDAS DETAIL, UNLESS OTHERWISE NOTED.
- ALL SERVICES LAYS TO COMPLY WITH WAUKEE TYPICAL SERVICE LAYOUT.
- ALL MANHOLES WILL BE ROTATED AWAY FROM SIDEWALKS.
- ALL CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE WITNESSED BY THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL UTILITIES ARE TO BE TO CITY OF WAUKEE STANDARDS AND THE CITY IS TO WITNESS ALL TESTING.

GRADING NOTES:

- PUBLIC RIGHTS-OF-WAYS SHALL MEET THE 2023 SUDAS REQUIREMENTS FOR TOPSOIL.
- ALL AREAS ARE TO HAVE 8 INCHES OF TOPSOIL.
- PROOF ROLL THE EXPOSED SUBGRADE AND REPLACE WITH COMPACTED FILL TO BOTTOM OF CONCRETE DRIVES, CURBS, WALKS AND BUILDING FLOOR ELEVATION.
- NATIVE OR EXISTING ON-SITE SOILS MAY BE REUSED FOR COMMON FILL AFTER THEY ARE SORTED TO REMOVE ALL DELETERIOUS MATERIALS SUCH AS CONCRETE, BRICKS, AND OTHER RUBBLE. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. SEE DEMOLITION PLAN NOTES FOR DETAILS ON REMOVAL AND LEGAL DISPOSAL OF MATERIALS.
- ANY SOFT SPOTS DISCOVERED DURING PROOF ROLLING SHALL BE REMOVED AND RECOMPACTED AND RETESTED.
- ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12 INCHES OF SELECT, COMPACTED MATERIAL OF CL OR ML CLASSIFICATION DIRECTLY BELOW THE BOTTOM OF SLAB; OR OTHER ACCEPTED MATERIAL BY THE ENGINEER.
- FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF NINE (9") INCHES. COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 95% OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY. COMPACT TO AT LEAST 90% AT ALL OTHER LOCATIONS. MAINTAIN MOISTURE CONTENT OF CONTROLLED FILL ABOVE OPTIMUM DURING PLACEMENT AND COMPACTION.
- THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE OF ONE-TENTH (0.1) FOOT.
- ALL CONTRACTORS SHALL ADHERE TO ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEERING REPORT.
- EXISTING ONSITE FILL SHALL BE FREE OF CONCRETE, GRAVEL, BRICK, CINDERS, GLASS, ORGANICS, AND OTHER LOW DENSITY/DEGRADABLE MATERIAL.
- ALL SPOT ELEVATIONS ARE TO THE TOP OF THE FINISHED SURFACE, UNLESS OTHERWISE SPECIFIED.
 - SPOT ELEVATIONS GOVERN OVER CONTOURS.
- STRIP AND STOCKPILE ALL TOPSOIL FOR REUSE ON SITE. ALL AREAS NOT COVERED BY POND, PAVEMENT, OR BUILDINGS SHALL BE GRASS. SEEDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS.
- PROVIDE POSITIVE DRAINAGE FOR ALL LOCATIONS.
- ADJUST TRAIL, SIDEWALK, AND SHARED USE PATH ELEVATIONS TO PROVIDED LABELED STORMWATER BASIN EMERGENCY OVERFLOW ROUTE AND WEIR ELEVATIONS.
- PERMANENT SMF'S SHALL BE USED AS TEMPORARY SILT BASINS. SEE SWPPP AND DETAIL SHEETS FOR MORE INFORMATION.
- ALL RIPRAP SHALL BE PLACED OVER ENGINEERING FABRIC. AS HATCHED IN CONSTRUCTION PLANS, ALL AREAS OF THE EXISTING DITCH BOTTOM AROUND END SECTIONS, AND EXISTING END SECTIONS DISCHARGING INTO DITCH SHALL BE COVERED WITH RIPRAP.
- SUDAS SHALL APPLY TO GRADING, EROSION, AND ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.
 - A. THE STORMWATER POLLUTION PREVENTION PLAN IS THE RESPONSIBILITY OF THE OWNER WHOM SHALL MAKE ALL CONSTRUCTION WORKERS AWARE OF THE MAJOR PROVISIONS OF SAID PLAN
 - B. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH SIGNIFICANT STORM, TO LOCATE DAMAGE AND CONDUCT MAINTENANCE OPERATIONS.
 - C. INSPECTION TO BE COMPLETED SHALL MEET GENERAL PERMIT #2 REQUIREMENTS.
- PROVIDE TESTING REPORTS TO CITY.

SANITARY SEWERS:

- THE SANITARY SEWER PIPE BEDDING SHALL BE GRANULAR ENCASEMENT.
- ALL PROPOSED SANITARY SEWER LINES SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
- ALL PIPE SHALL BE PVC, TRUSS PIPE.
- ALL SANITARY SEWER SHALL BE CLEANED AND SHALL BE TELEVISED AFTER BACKFILL HAS BEEN IN PLACE A MINIMUM OF 30 DAYS.
- ALL SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED TO WAUKEE STANDARD SPECIFICATION STANDARDS IN ADDITION TO IDNR PERMIT APPLICATION.
- ADJUSTMENT OF EXISTING MH RIM SHALL INCLUDE NEW BARREL SECTIONS.
- THE SEWER SHOULD BE WELL BELOW THE FROST LINE AT ALL POINTS AND LOWER THAN ANY WATER LINES PLACED NEARBY.
- ALL WORK SHALL BE PER THE IDNR AND PLUMBING PERMITS.
- 3-PIECE CASTING FOR ALL MANHOLES IN PAVEMENT.
- CHIMNEY SEALS REQUIRED FOR ALL MANHOLES.
- SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.

WATERMANS:

- ALL PROPOSED WATERMANS SHALL BE EIGHT (8") INCHES, UNLESS OTHERWISE NOTED.
- ALL WATERMANS SHALL HAVE A MINIMUM OF FIVE AND ONE-HALF (5.5) FEET COVER OVER THE TOP OF THE PIPE
- ALL WATERMANS SHALL BE CONSTRUCTED AND TESTED TO WAUKEE STANDARD SPECIFICATION STANDARDS IN ADDITION TO IDNR PERMIT APPLICATION.
- ALL HYDRANTS SHALL BE 12 INCHES MINIMUM FROM SIDEWALKS OR 24 INCHES FROM TRAILS.
- THE CONTRACTOR SHALL VERIFY BEFORE PLACING F.H.'S THAT NO PART OF THE F.H. SHALL BE CLOSER THAN 12 INCHES TO A PROPOSED SIDEWALK
- F.H.'S SHALL ALSO BE PLACED ON THE EXTENSION OF LOT LINES AS SHOWN ON THE PLANS. ADDITIONAL STAKE FOR LOT CORNERS AND SIDEWALKS SHALL BE SET
- THE CONTRACTOR(S) SHALL PROVIDE AND INSTALL NECESSARY CONNECTIONS, FITTINGS, BENDS, TEES, BLOCKING, SUPPORTS, ETC. NOTED PIPE LENGTHS DO NOT INCLUDE VERTICAL AND/OR FITTING ADJUSTMENTS.
- SITE WATERMAIN PIPING SHALL BE PVC, C900 DR18, UNLESS OTHERWISE LABELED.
- SITE WATER SERVICE PIPING SHALL BE TYPE K COPPER, UNLESS OTHERWISE LABELED.
- NO EXTENSIONS ARE ALLOWED ON FIRE HYDRANT ASSEMBLIES.
- SEE OTHER PLAN SHEETS, IDNR WATER SUPPLY PERMIT APPLICATION AND PERMIT, SUDAS DESIGN AND COORDINATION ITEMS.
- FOR CROSSING OF WATER MAIN UNDER STORM SEWER, ONE FULL LENGTH OF RCP STORM SEWER SHALL BE CENTERED OVER WATER MAIN. JOINTS ON EITHER SIDE SHALL HAVE RUBBER O-RINGS.
- VALVE OPERATIONS SHALL BE COORDINATED WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL FIRE HYDRANTS SHALL HAVE 4-INCH STORZ FITTINGS.

STORM SEWER:

- THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES. ALL EROSION/SEDIMENTATION CONTROL SHALL BE SET UP PRIOR TO CONSTRUCTION.
- ANY STORM PIPE LOCATED UNDER PAVEMENT WITH LESS THAN TWO (2) FEET OF COVER SHALL PROVIDE 24"x24" REINFORCEMENT ABOVE AND USE CLASS V RCP.
- ALL PROPOSED STORM SEWER LINES SHALL BE AS NOTED FOR SIZE.
- R.C.P. STORM SEWER TO BE 2000 (MINIMUM), USE STRENGTH REQUIRED BY SUDAS.
- ANY FIELD TILE DISCOVERED OR DAMAGED DURING CONSTRUCTION SHALL BE TIED INTO THE STORM SEWER SYSTEM OR REPAIRED/REPLACED; AND NOTIFY CITY OF WAUKEE AND ENGINEER AND BE RECORDED ON AS-BUILTS.
- THE LAST THREE (3) PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- CONTRACTOR WILL LAY SEWER PIPE AT THE BACK OF CURB IN ACCORDANCE WITH SUDAS DETAILS.
- FOR CROSSING OF WATER MAIN UNDER STORM SEWER, ONE FULL LENGTH OF RCP STORM SEWER SHALL BE CENTERED OVER WATER MAIN. JOINTS ON EITHER SIDE. 18" MINIMUM SEPARATION. STORM SEWER LOCATED OVER THE WATER MAIN SHALL BE EITHER GASKETED OR CONSTRUCTED OF WATER MAIN MATERIAL...
- ALL STORM SEWERS ARE TO BE CLEANED AND TELEVISED. A COPY OF VIDEOS AND REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.

AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 269 - 1133



NOTES

DATE: 12/12/2024

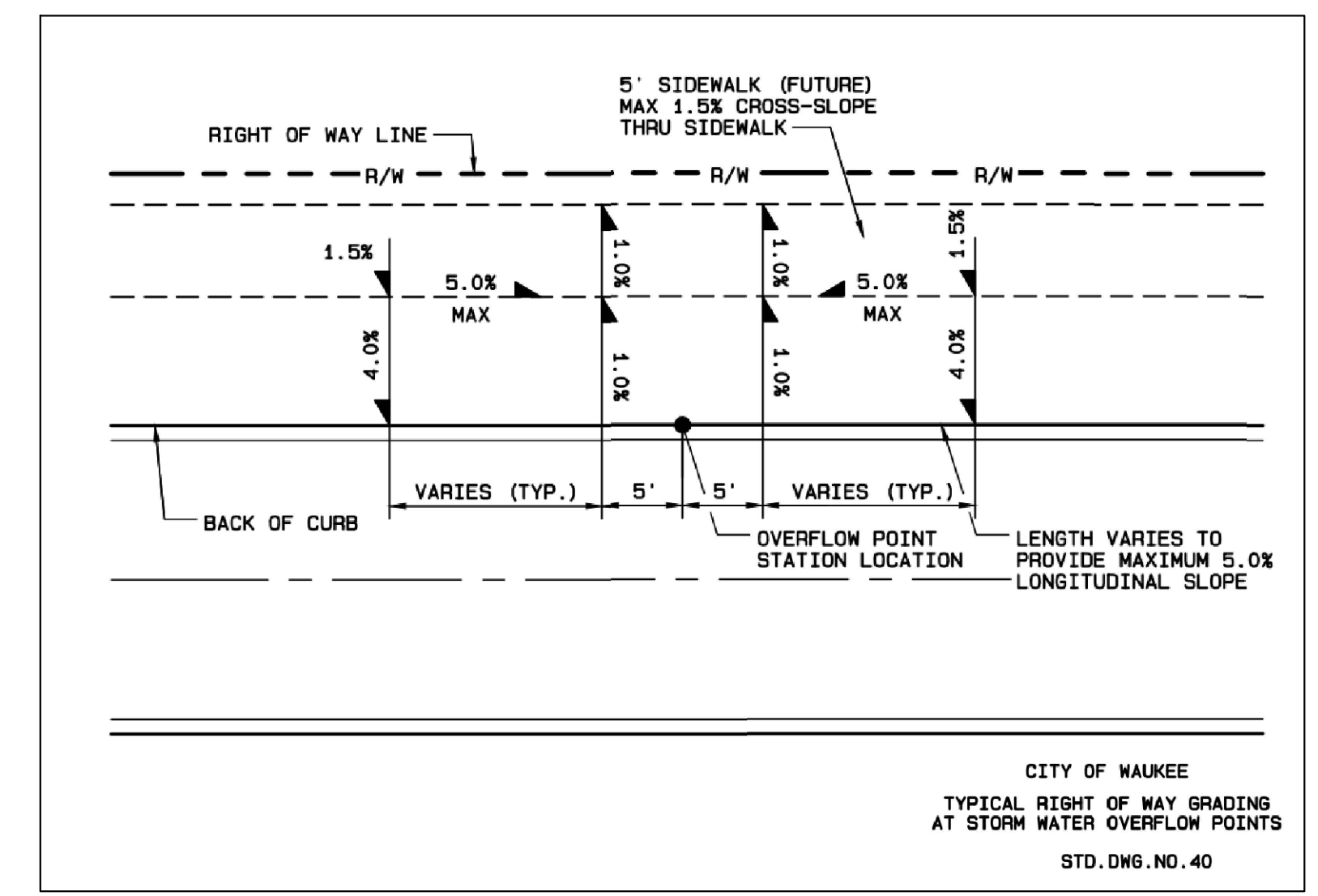
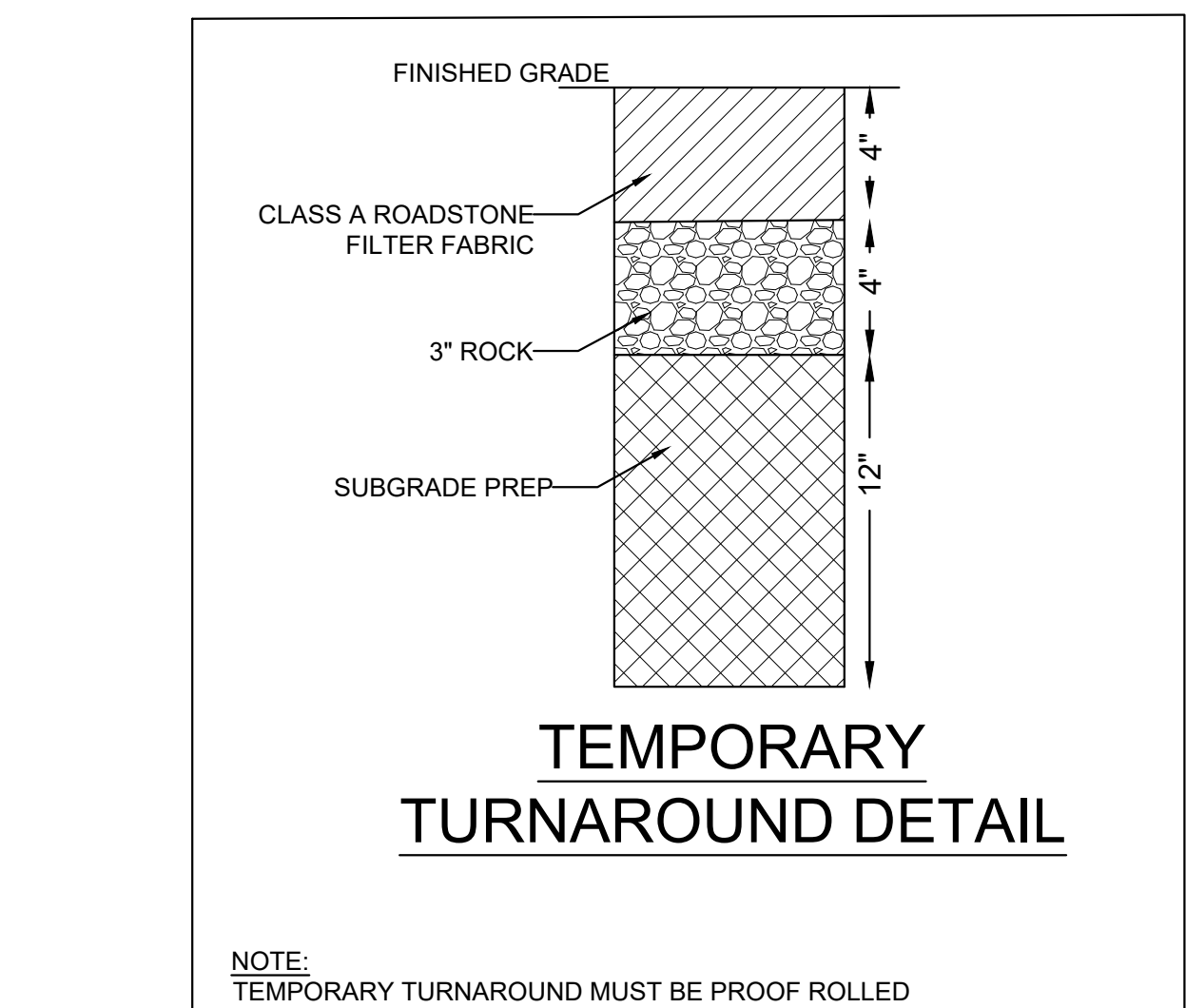
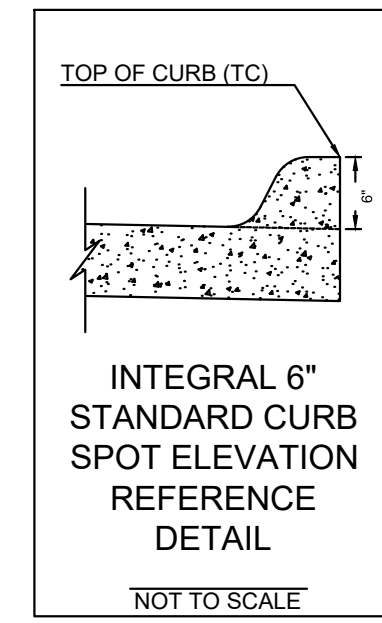
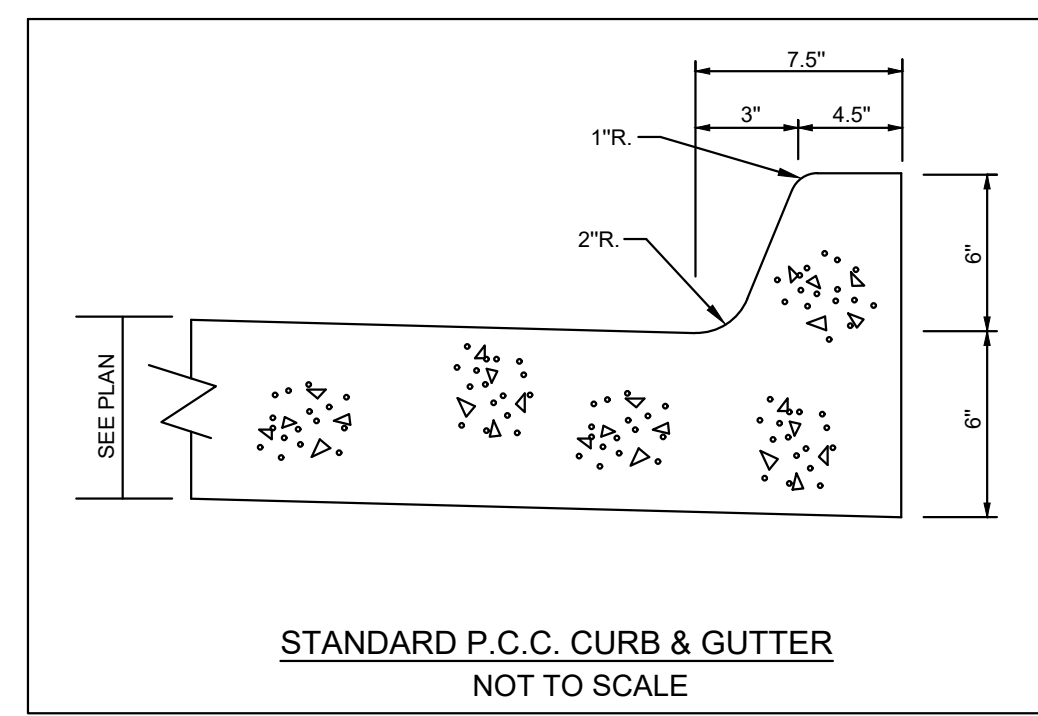
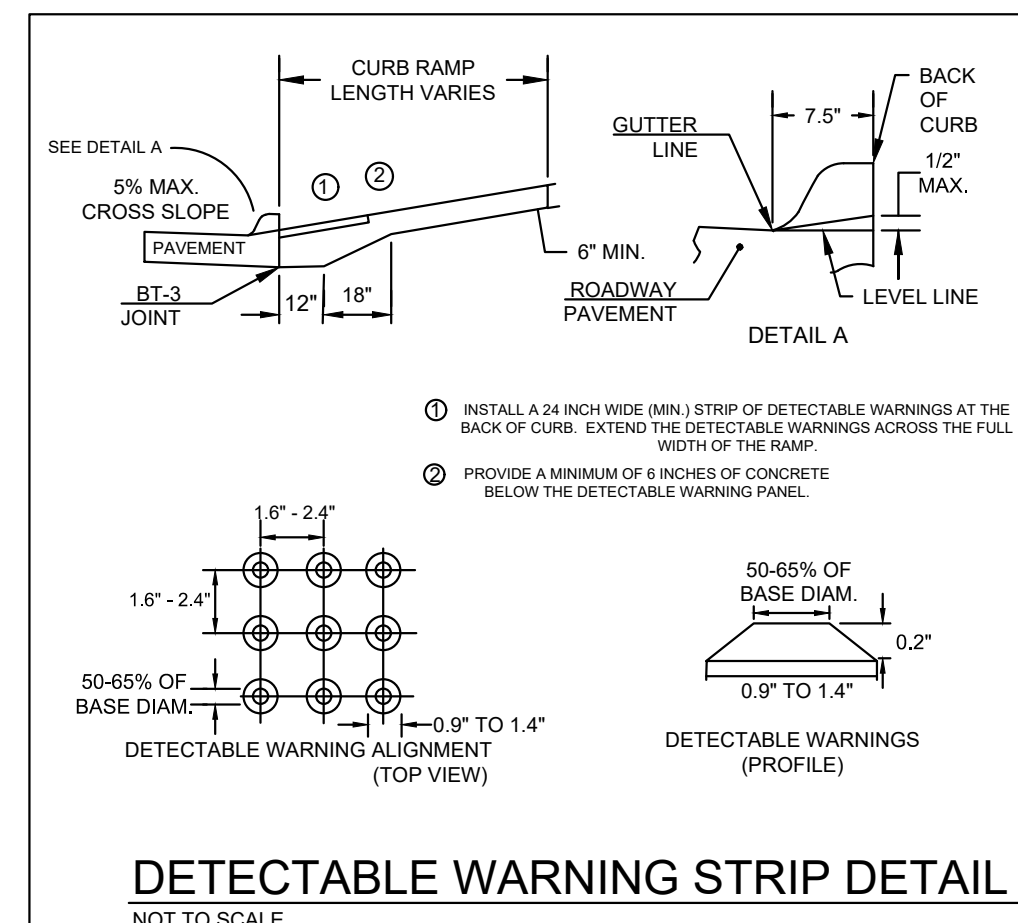
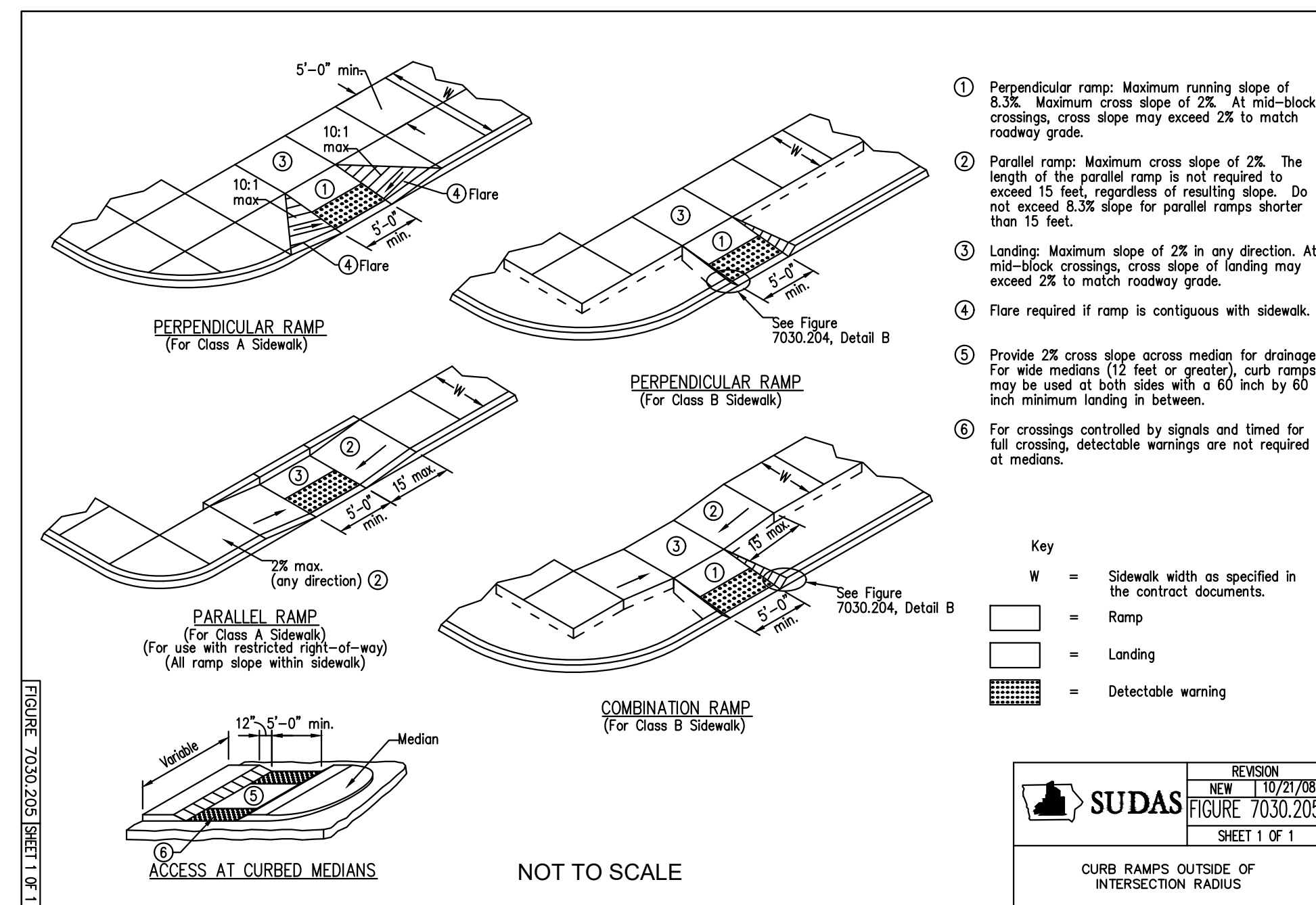
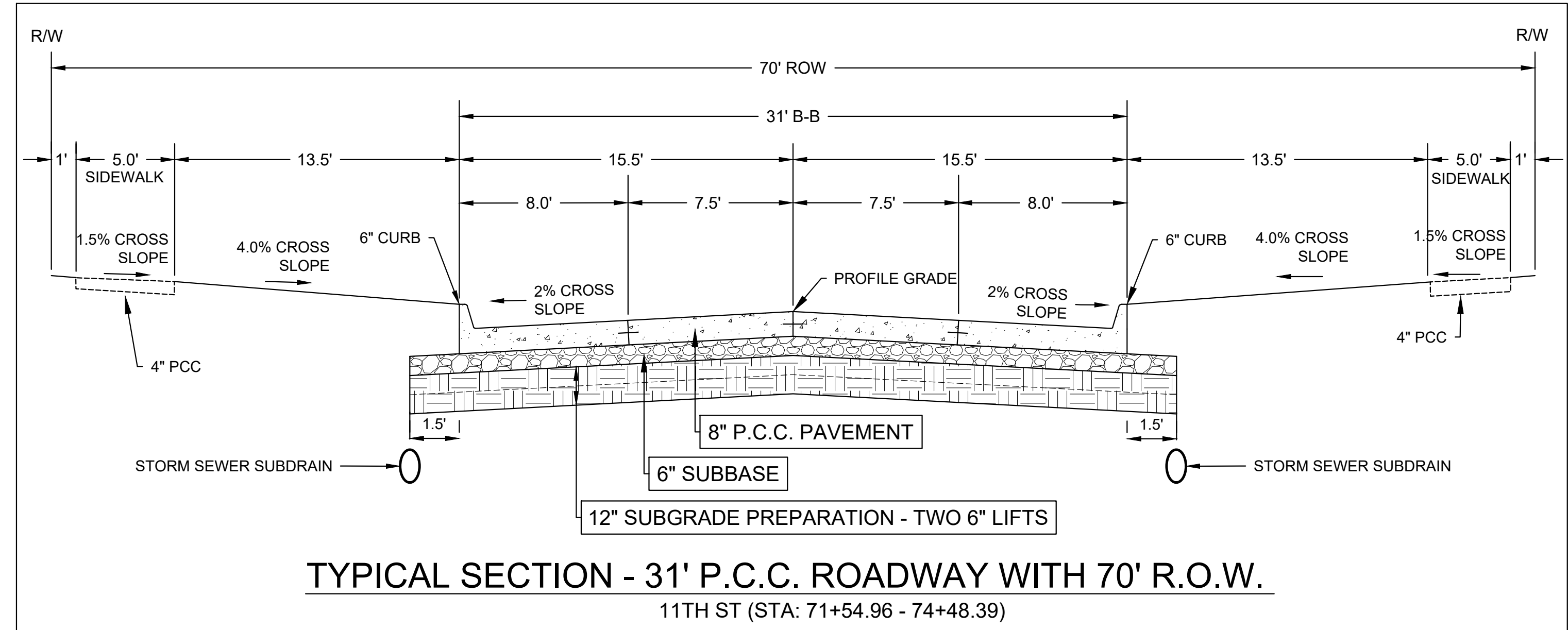
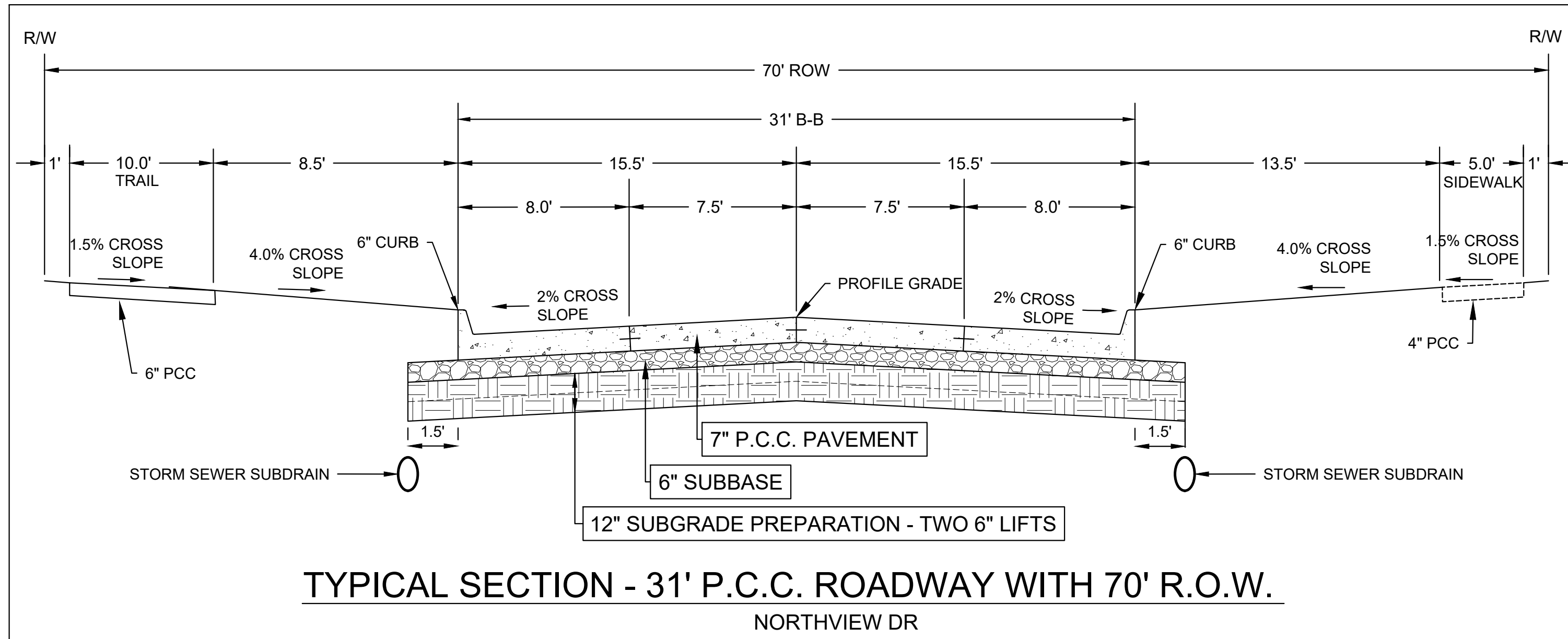
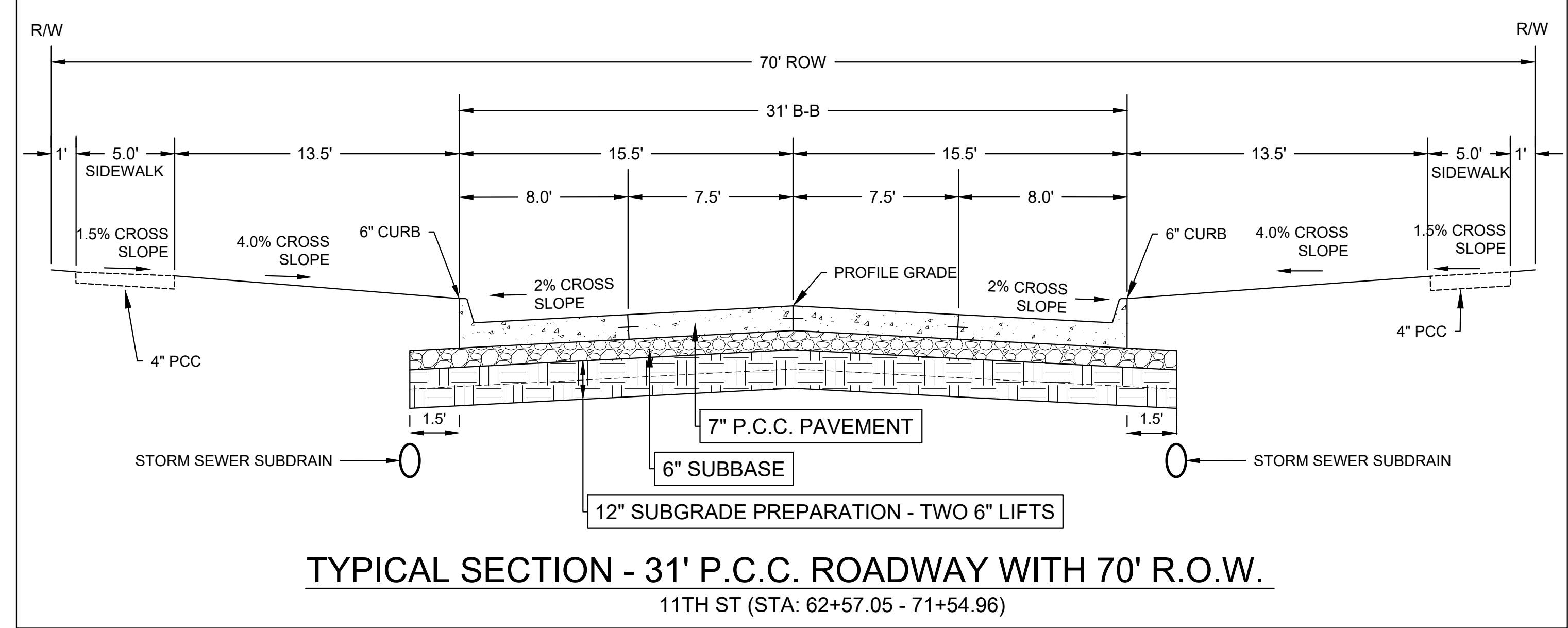
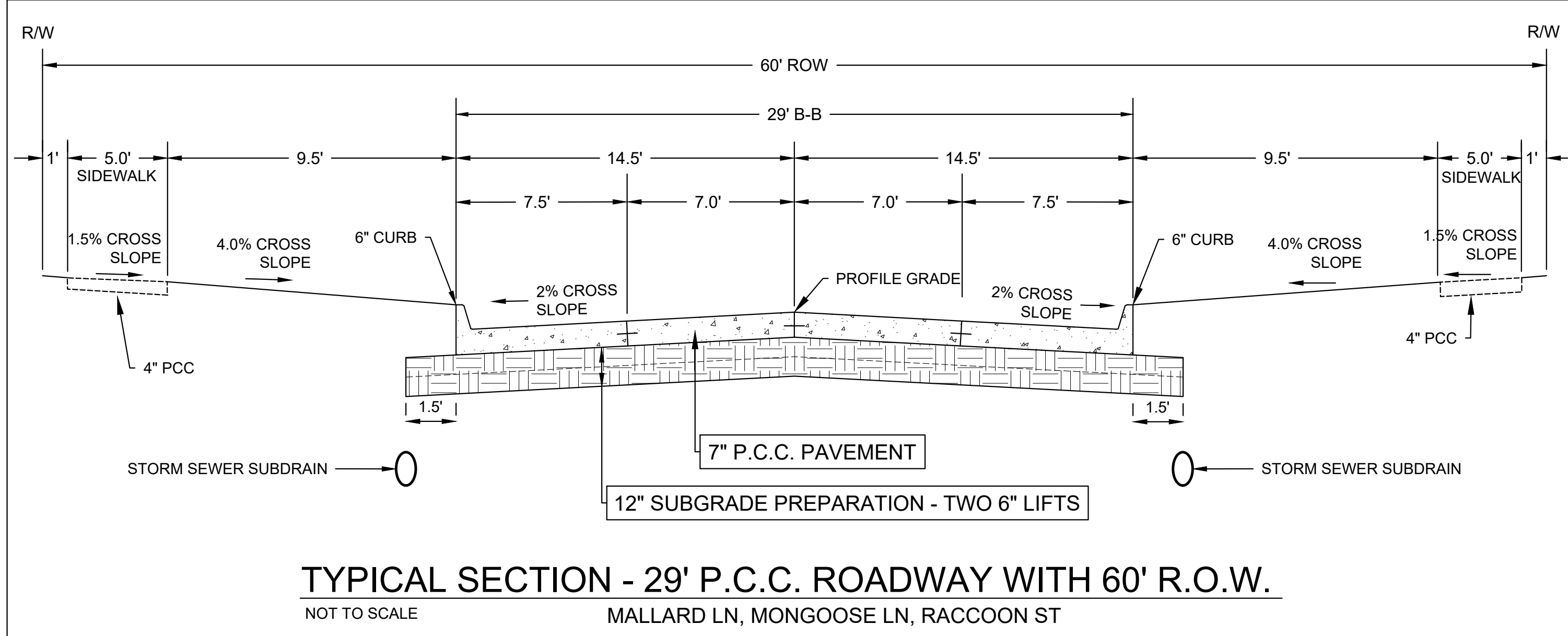
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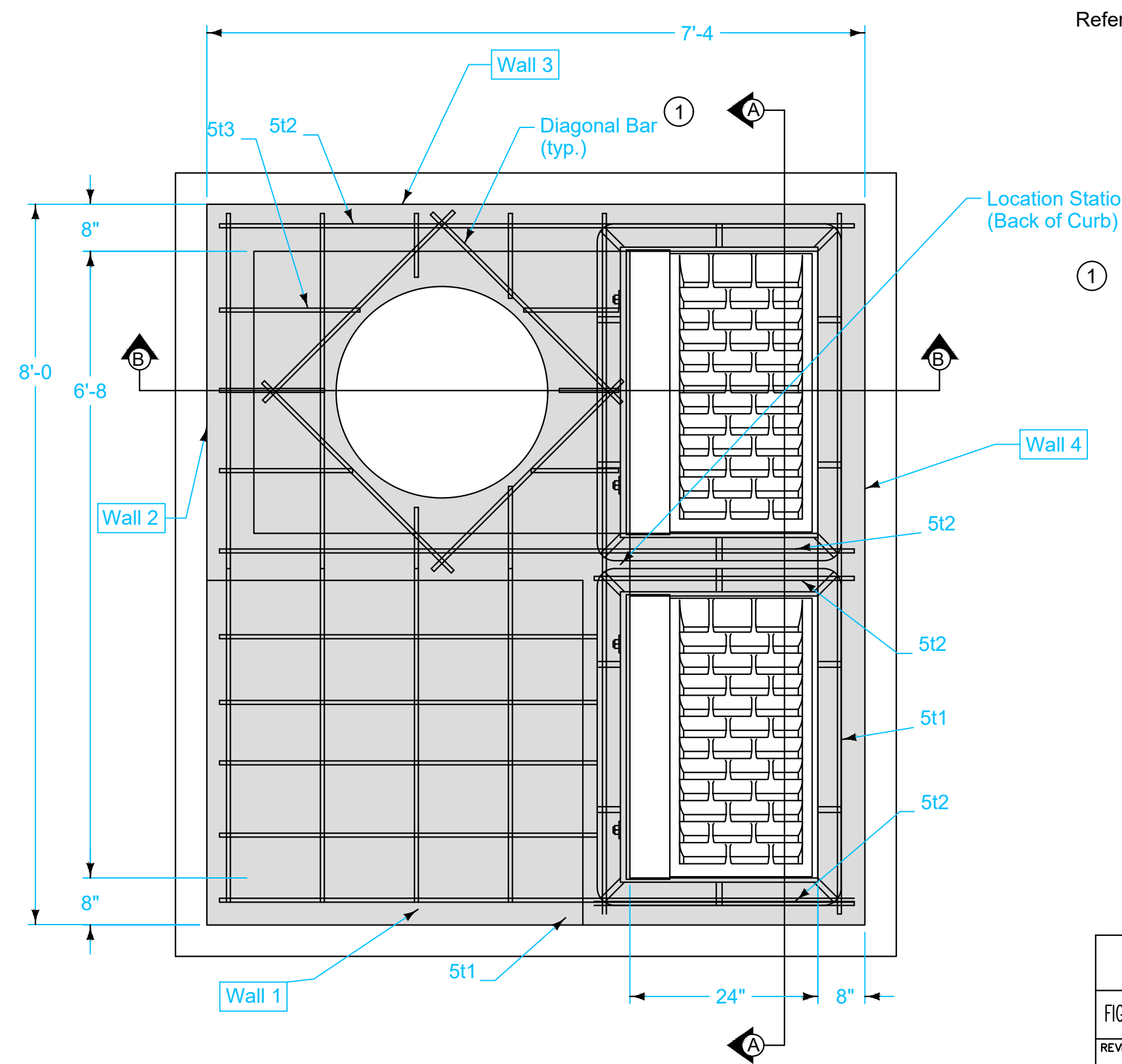
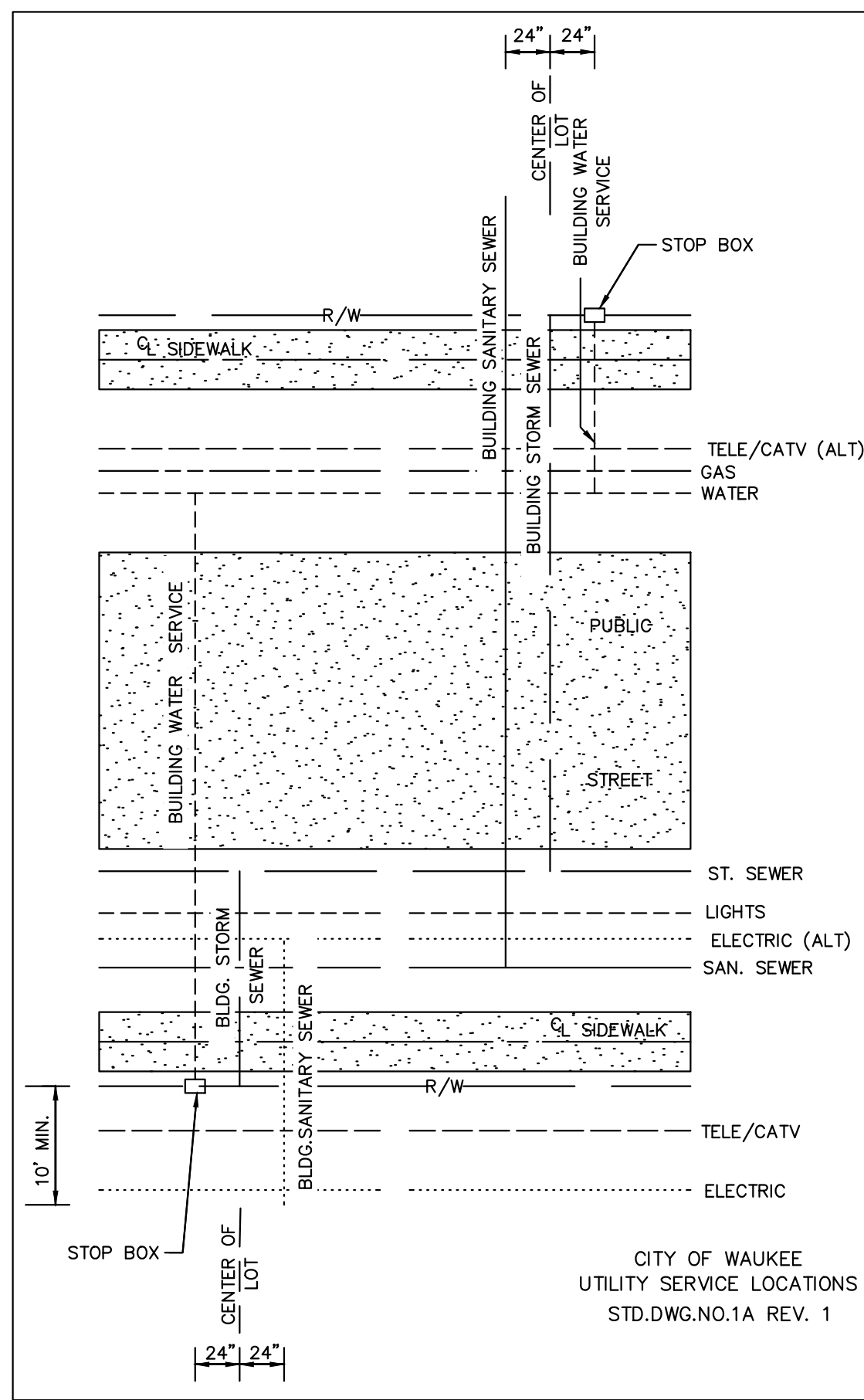
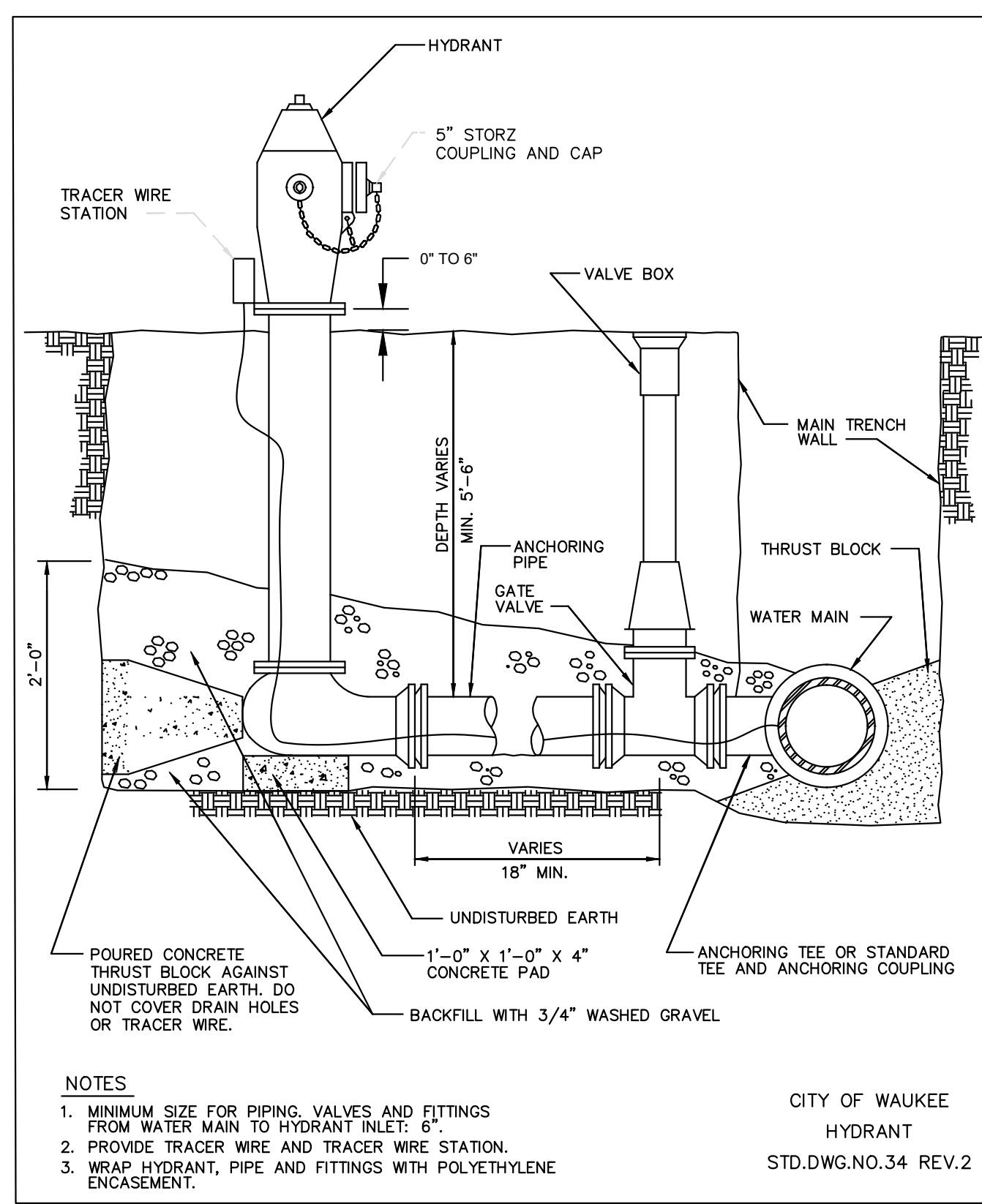
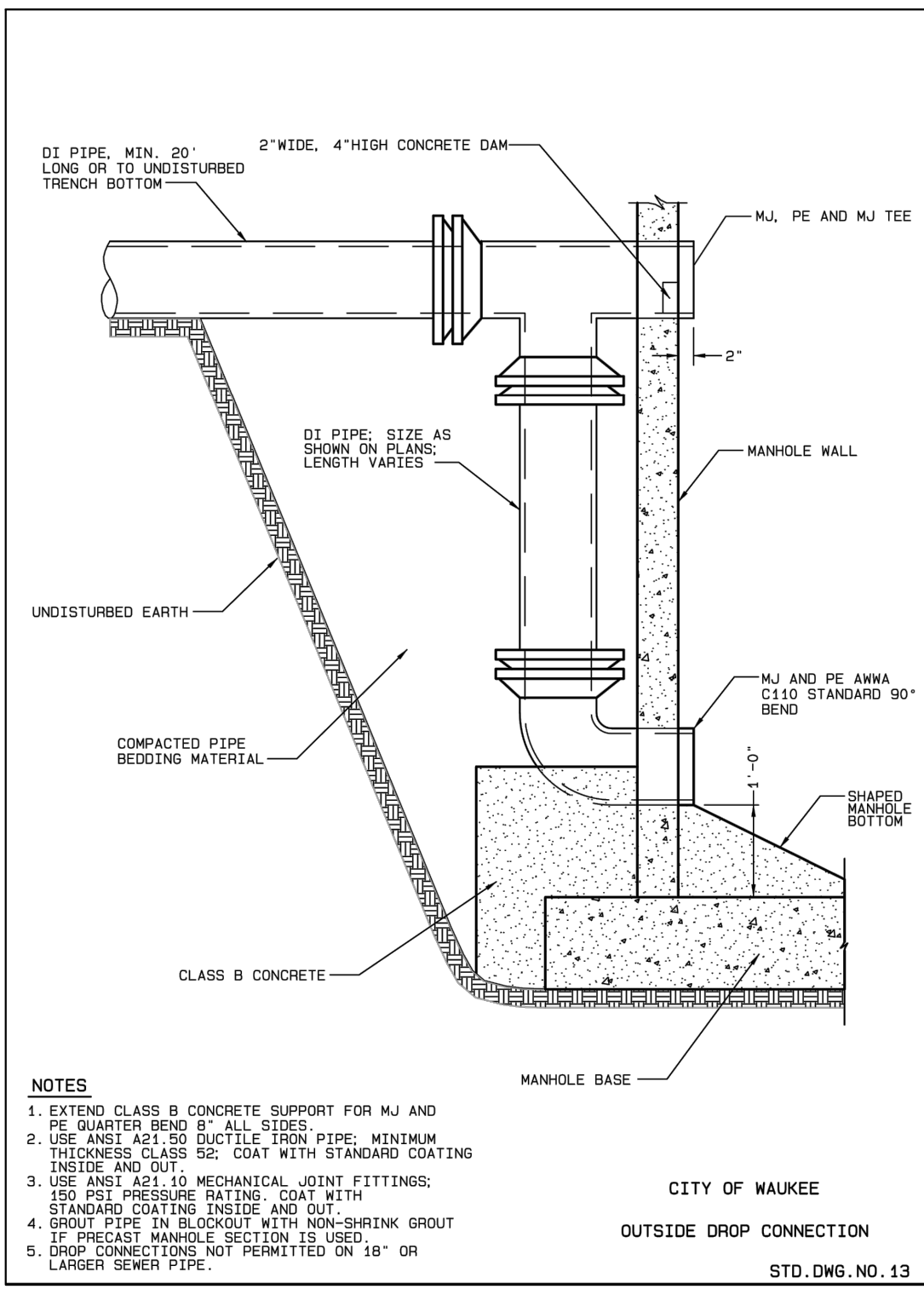
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PROJECT NUMBER: 21-700

PAGE NUMBER:

2





REVISION	DESCRIPTION
4	04-21-20

FIGURE 6010.506 STANDARD ROAD PLAN SW-506 SHEET 1 OF 2

REVISIONS: Added Class I Bedding Material.

SUDAS DIRECTOR DESIGN METHODS ENGINEER

DOUBLE GRATE INTAKE WITH MANHOLE

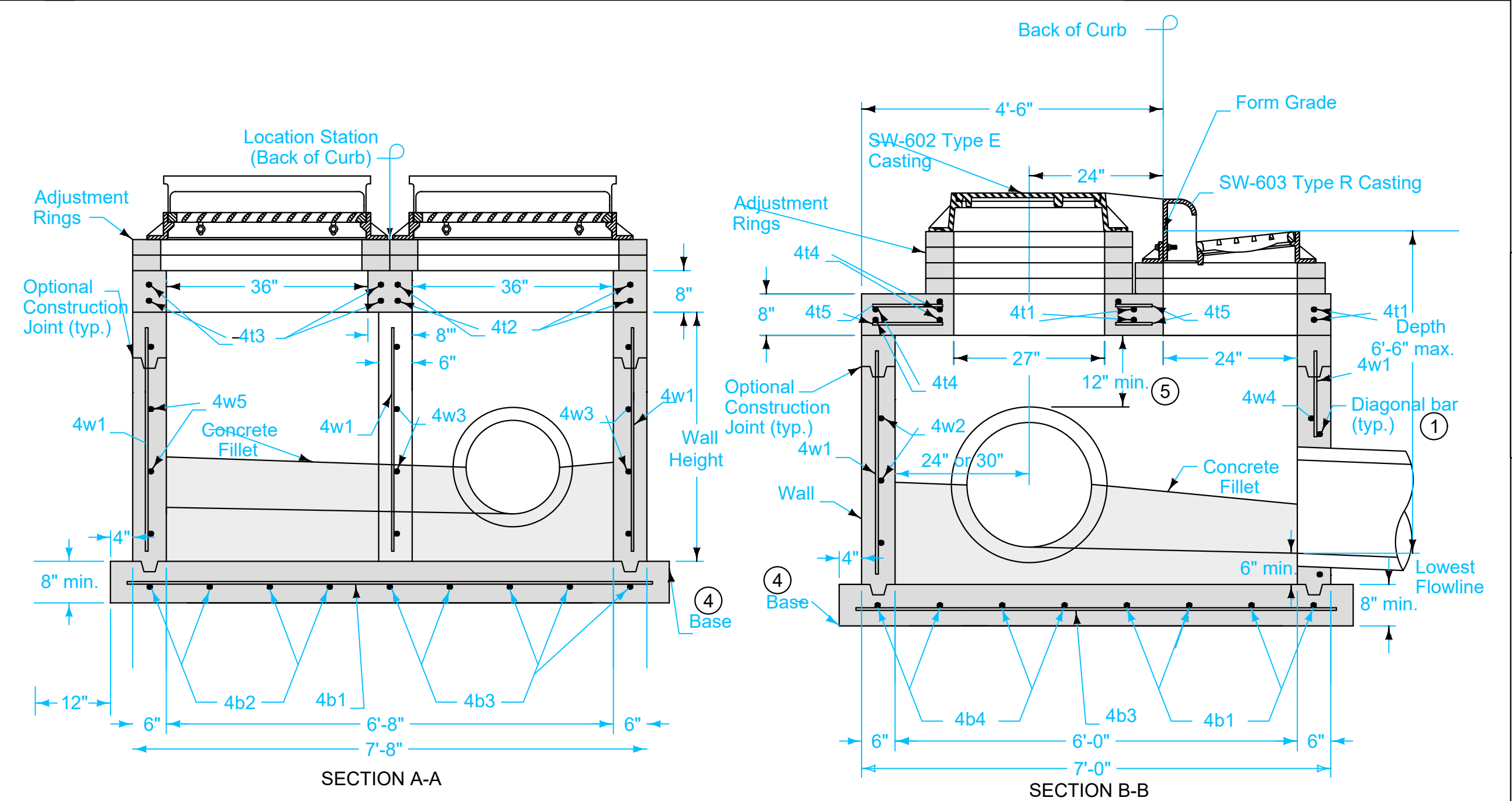
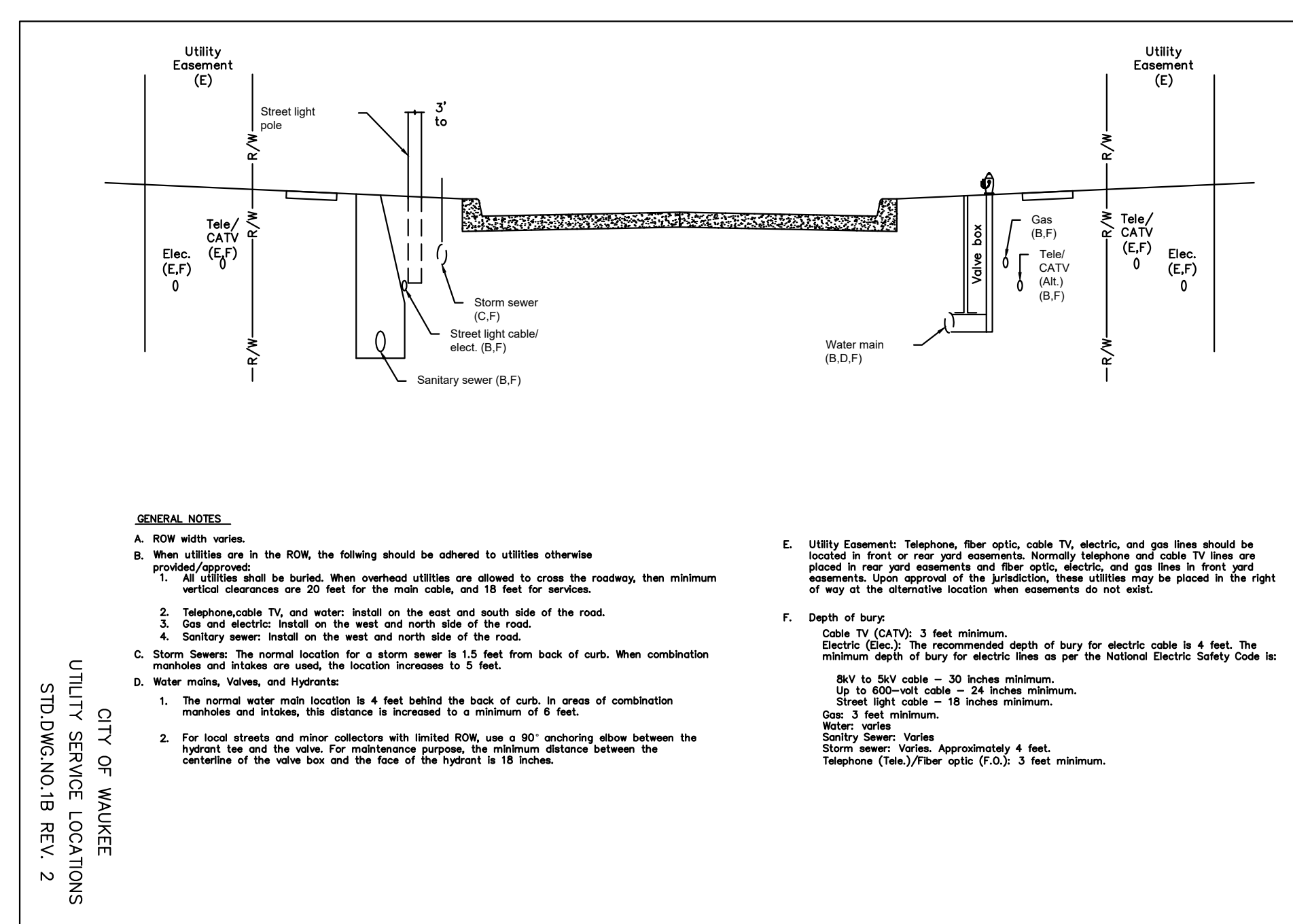
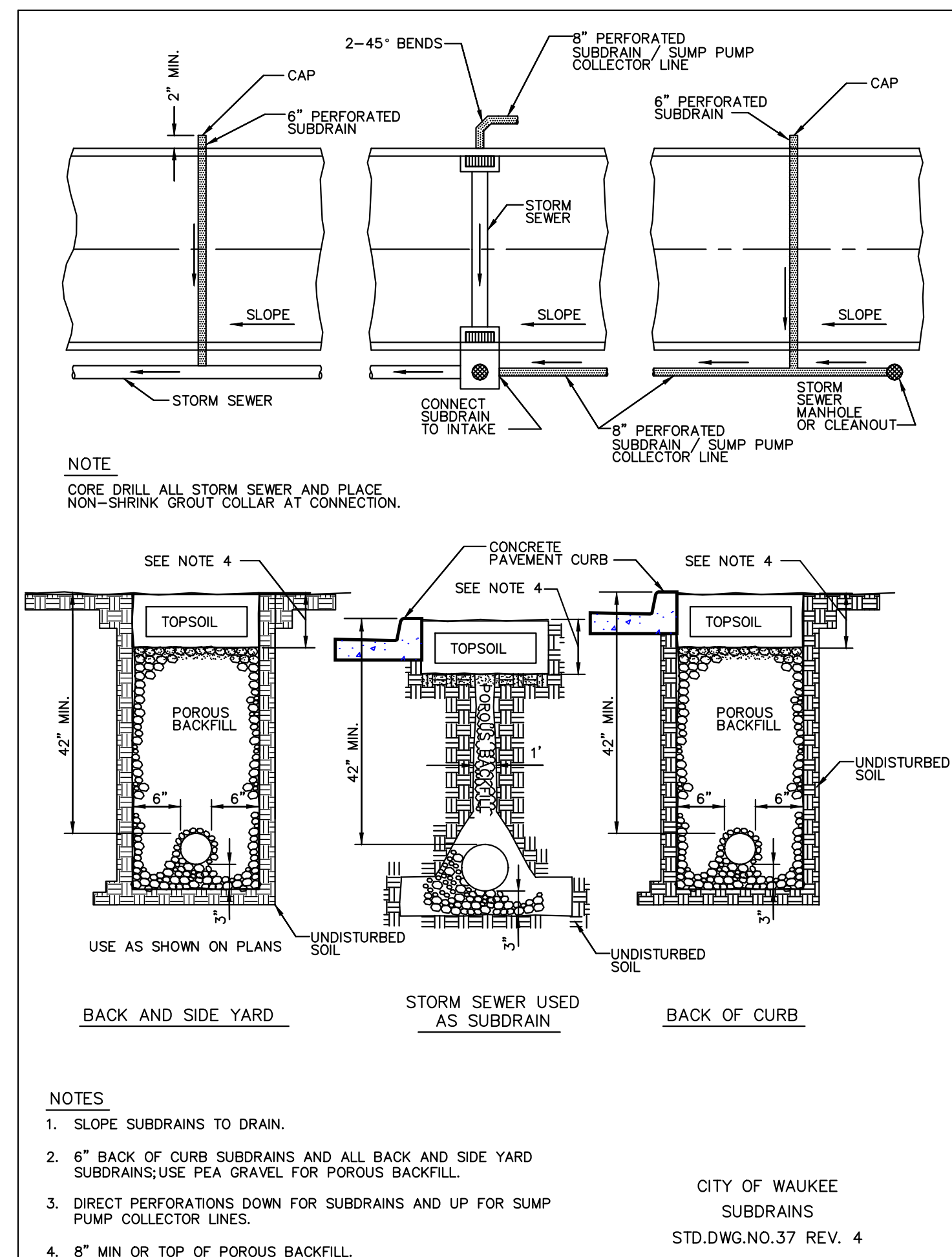


FIGURE 6010.506 SHEET 2 OF 2

Mark	Size	Location	Shape	Count	Length	Spacing
4t1	4	Top	---	4	7'-4"	See Detail
4t2	4	Top	---	4	6'-8"	See Detail
4t3	4	Top	---	4	2'-8"	See Detail
4t4	4	Top	---	8	3'-8"	12"
4t5	4	Top	---	6	4'-2"	12"
4b1	4	Base	---	4	7'-10"	12"
4b2	4	Base	---	4	3'-2"	12"
4b3	4	Base	---	5	7'-2"	12"
4b4	4	Base	---	4	4'-2"	12"
4w1	4	Walls	---	29	Wall Height minus 4"	12"
4w2	4	Wall 2	---	Varies	3'-8"	12"
4w3	4	Walls 1 and 3	---	Varies	6'-8"	12"
4w4	4	Wall 4	---	Varies	7'-4"	12"
4w5	4	Wall 5	---	Varies	2'-8"	12"
4w6	4	Wall 6	---	Varies	3'-10"	12"

1. Install four #4 diagonal bars at manhole opening and at all pipe openings.
2. Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
3. 12 inch minimum wall height above all pipes.

REVISION	DESCRIPTION
4	04-21-20

FIGURE 6010.506 STANDARD ROAD PLAN SW-506 SHEET 2 OF 2

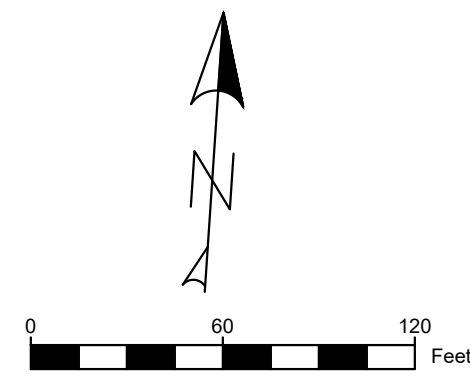
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SUDAS DIRECTOR DESIGN METHODS ENGINEER

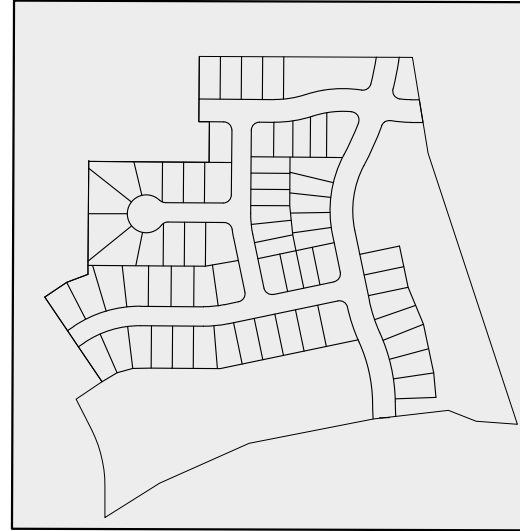
DOUBLE GRATE INTAKE WITH MANHOLE

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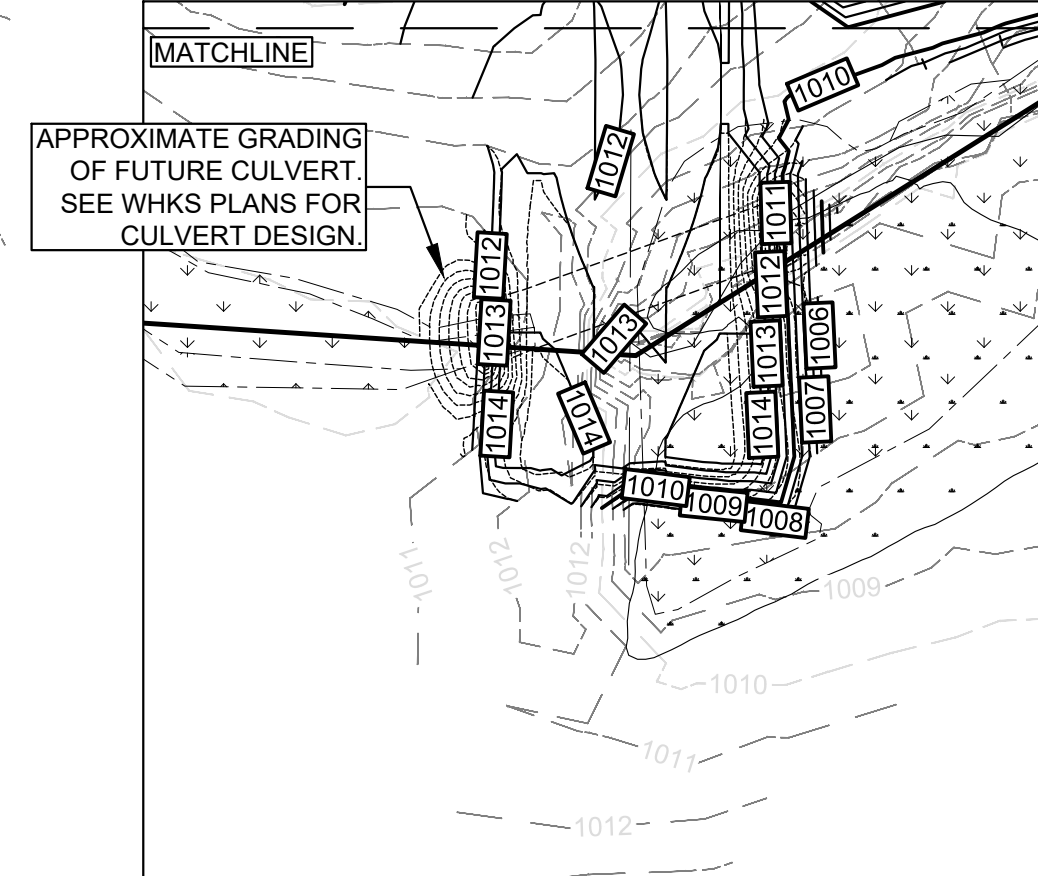
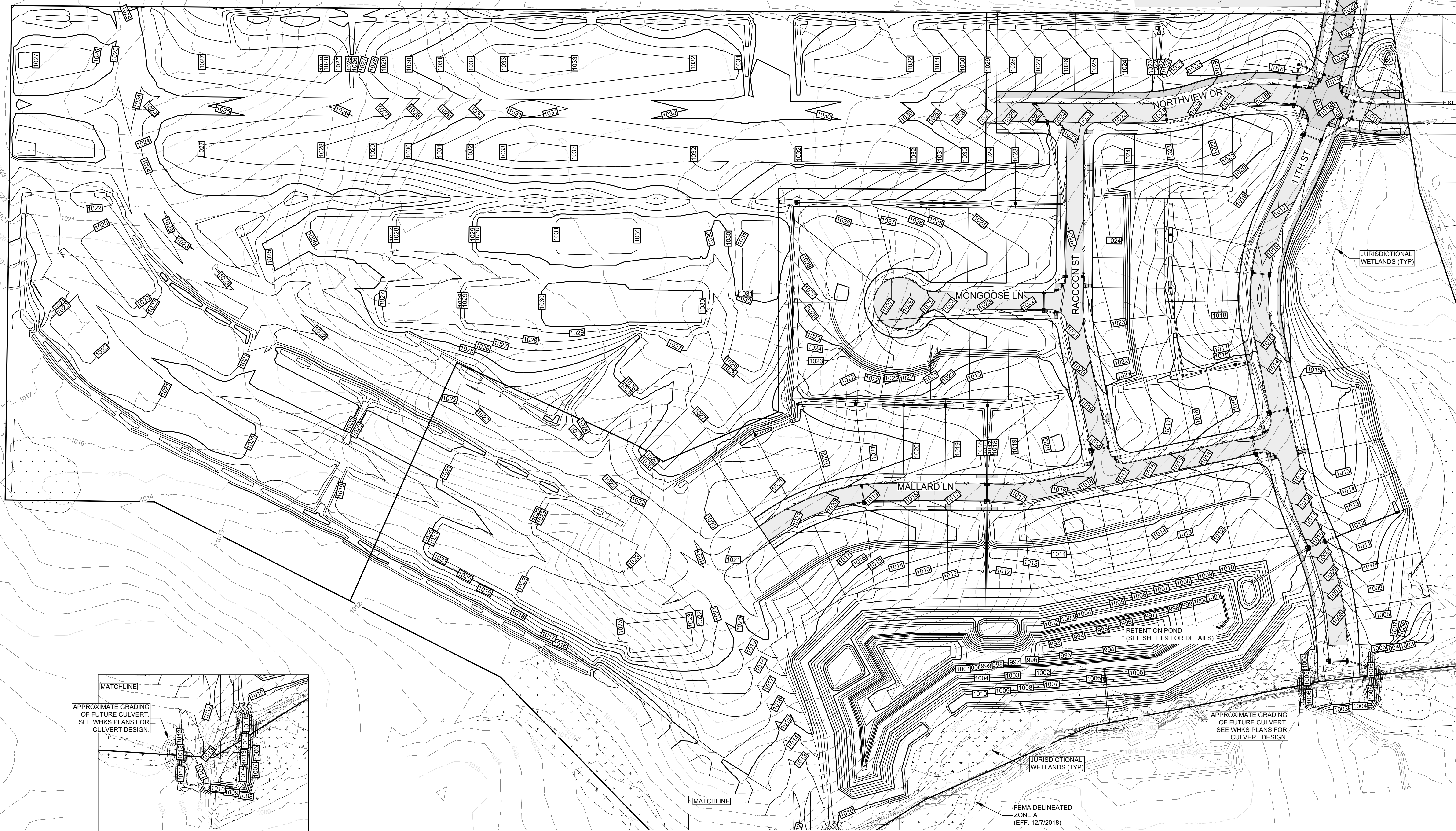
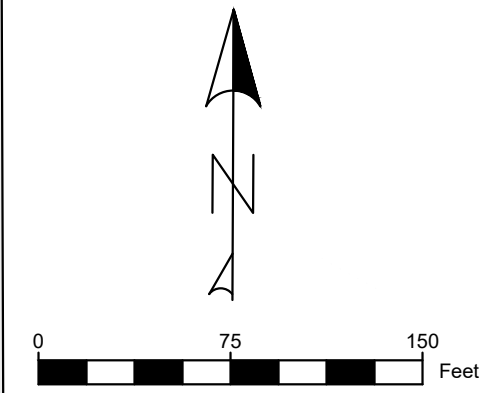
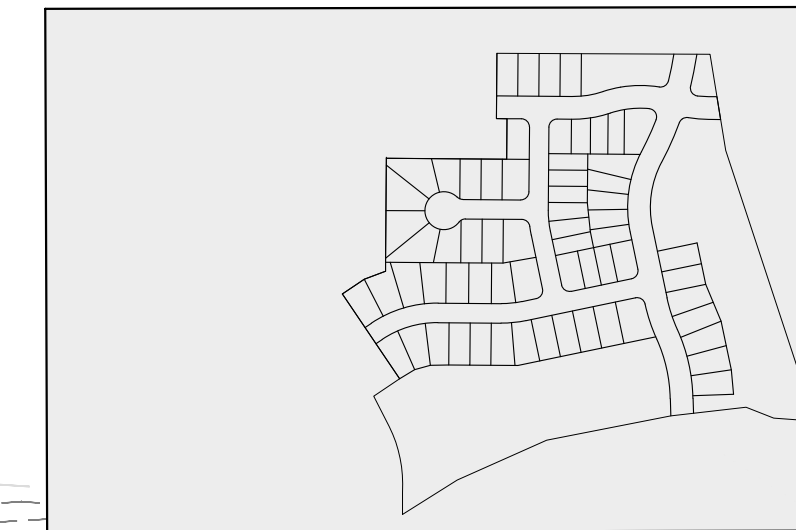
SHEET MAP



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SHEET MAP



APPROXIMATE GRADING OF FUTURE CULVERT. SEE WHKS PLANS FOR CULVERT DESIGN.

FEMA DELINEATED ZONE A (EFF. 12/7/2018)

RETENTION POND (SEE SHEET 9 FOR DETAILS)

JURISDICTIONAL WETLANDS (TYP)

AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
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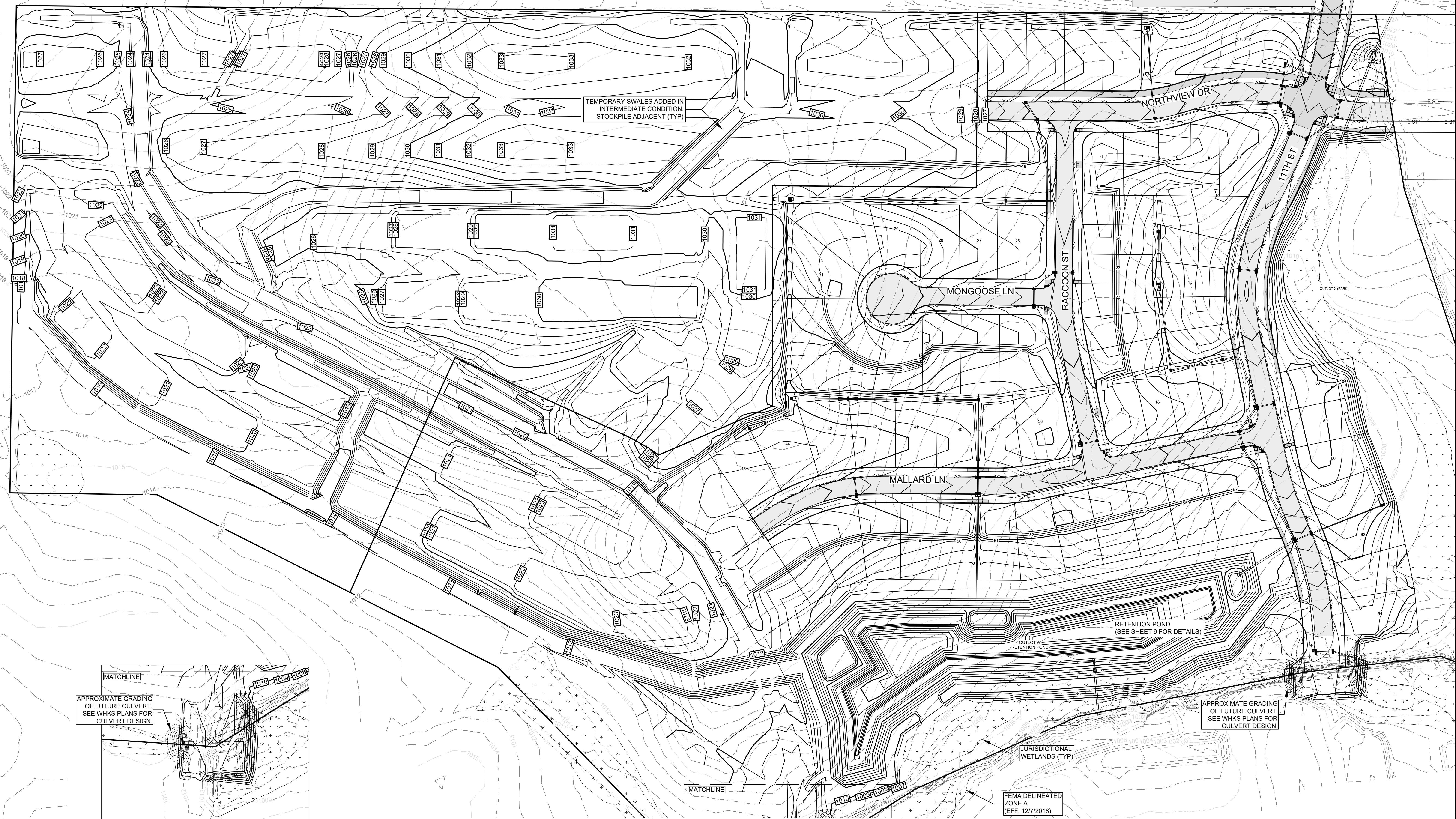
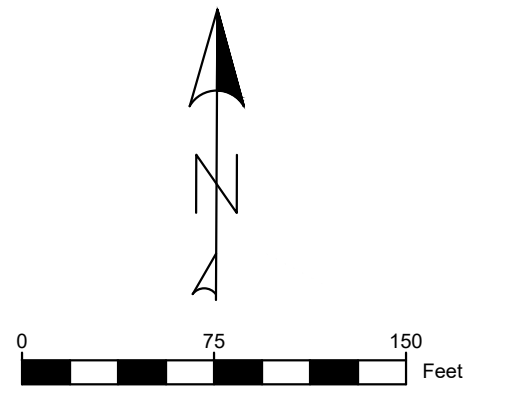
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PROJECT NUMBER: 21-700
PAGE NUMBER:

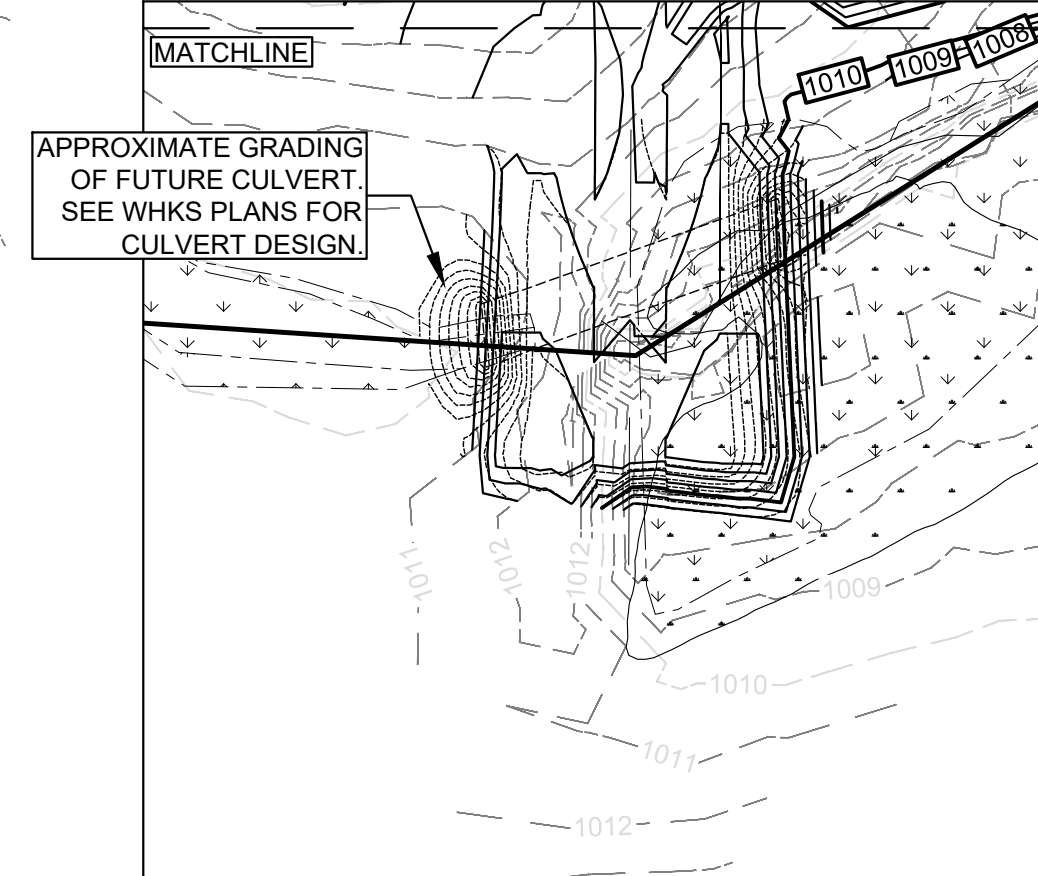
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SHEET MAP



TEMPORARY SWALES ADDED IN INTERMEDIATE CONDITION, STOCKPILE ADJACENT (TYP)



APPROXIMATE GRADING OF FUTURE CULVERT. SEE WHKS PLANS FOR CULVERT DESIGN.

APPROXIMATE GRADING OF FUTURE CULVERT. SEE WHKS PLANS FOR CULVERT DESIGN.

RETENTION POND (SEE SHEET 9 FOR DETAILS)

JURISDICTIONAL WETLANDS (TYP)

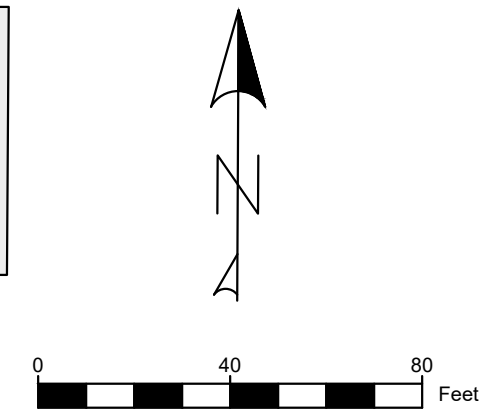
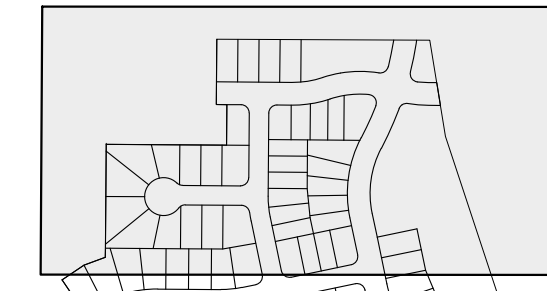
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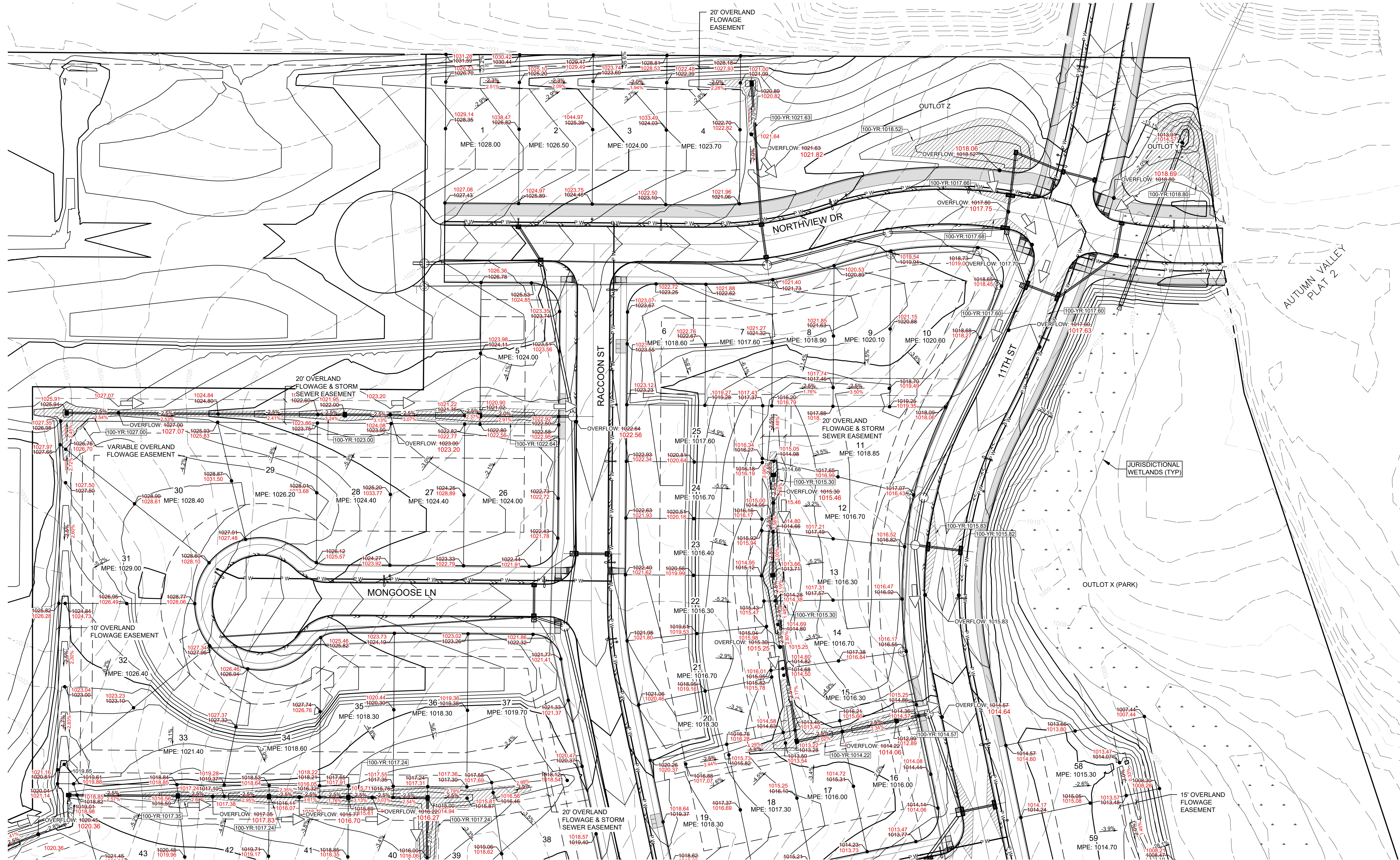
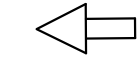
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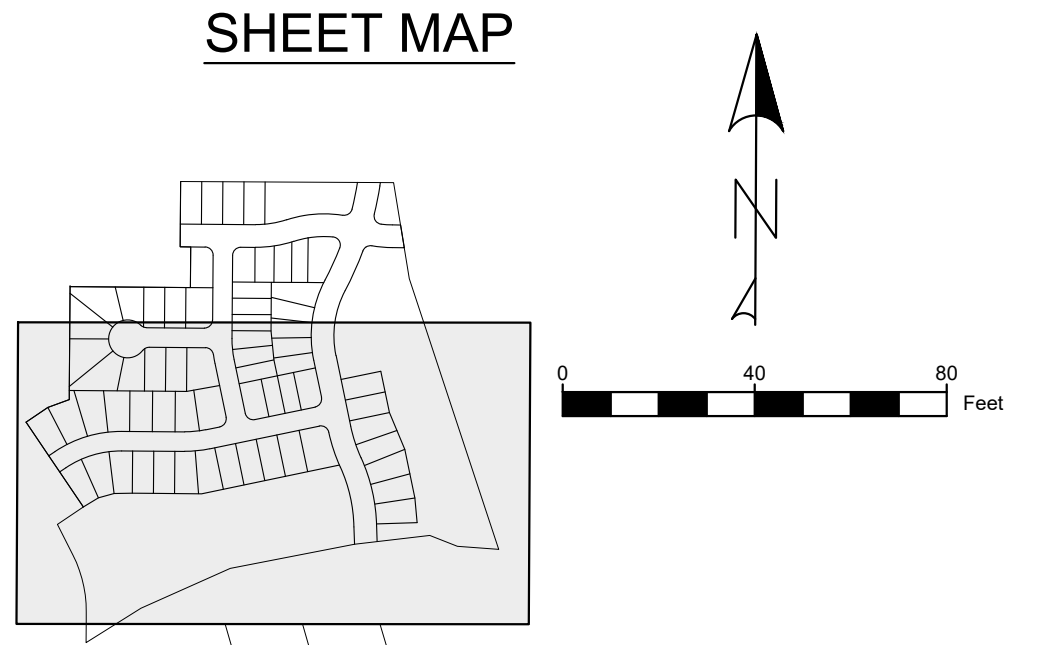
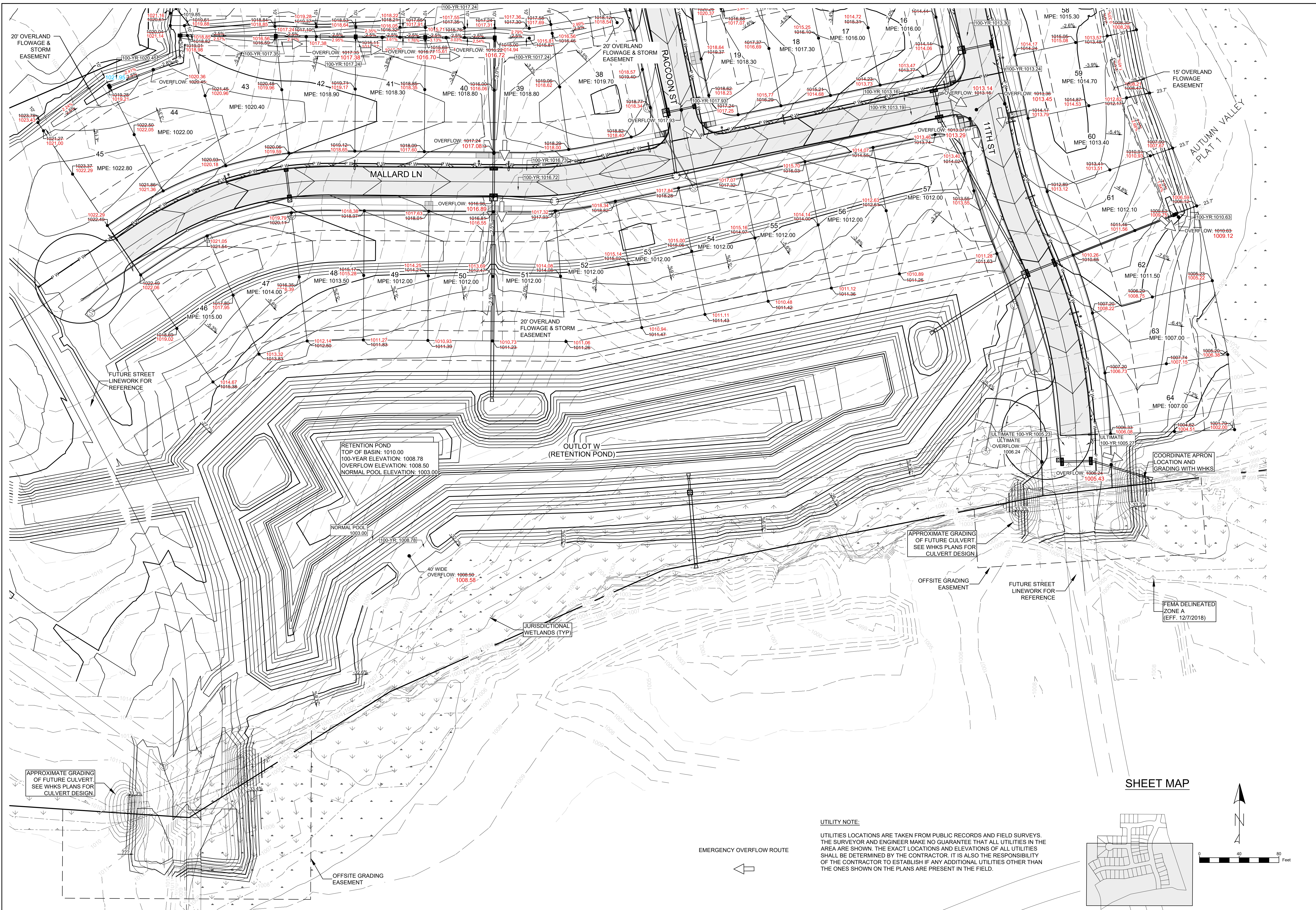
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SHEET MAP



EMERGENCY OVERFLOW ROUTE

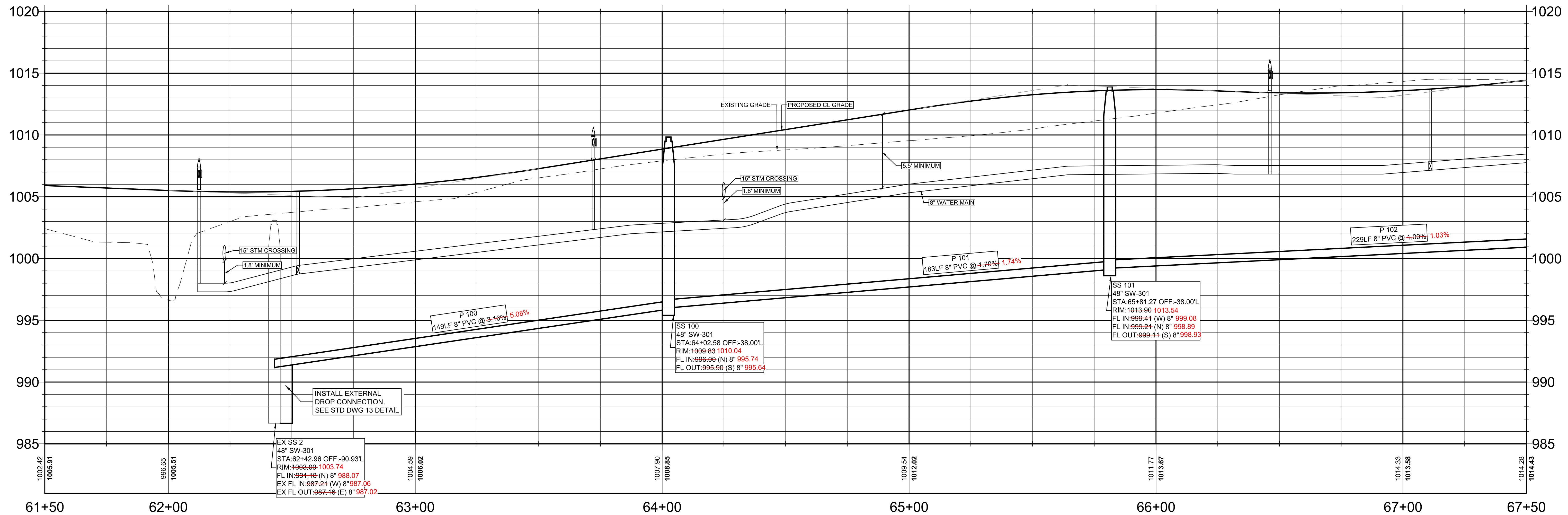
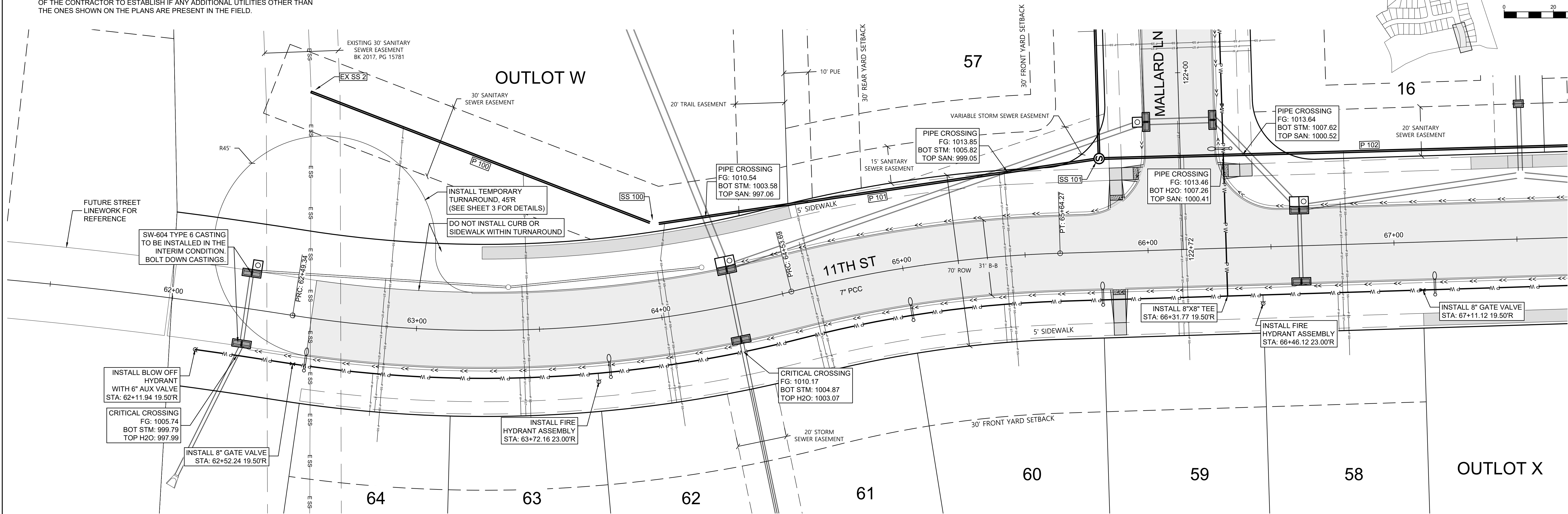
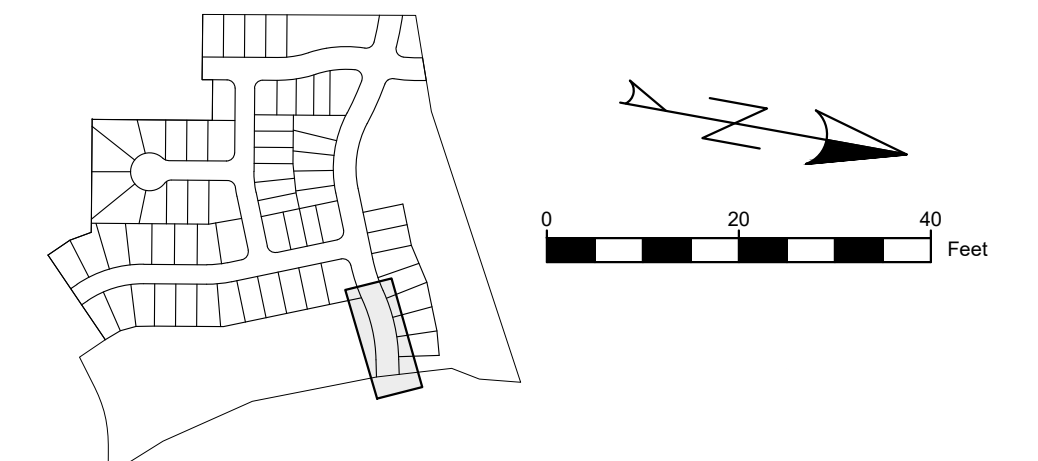




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SHEET MAP



AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
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11TH ST SANITARY
AND WATER

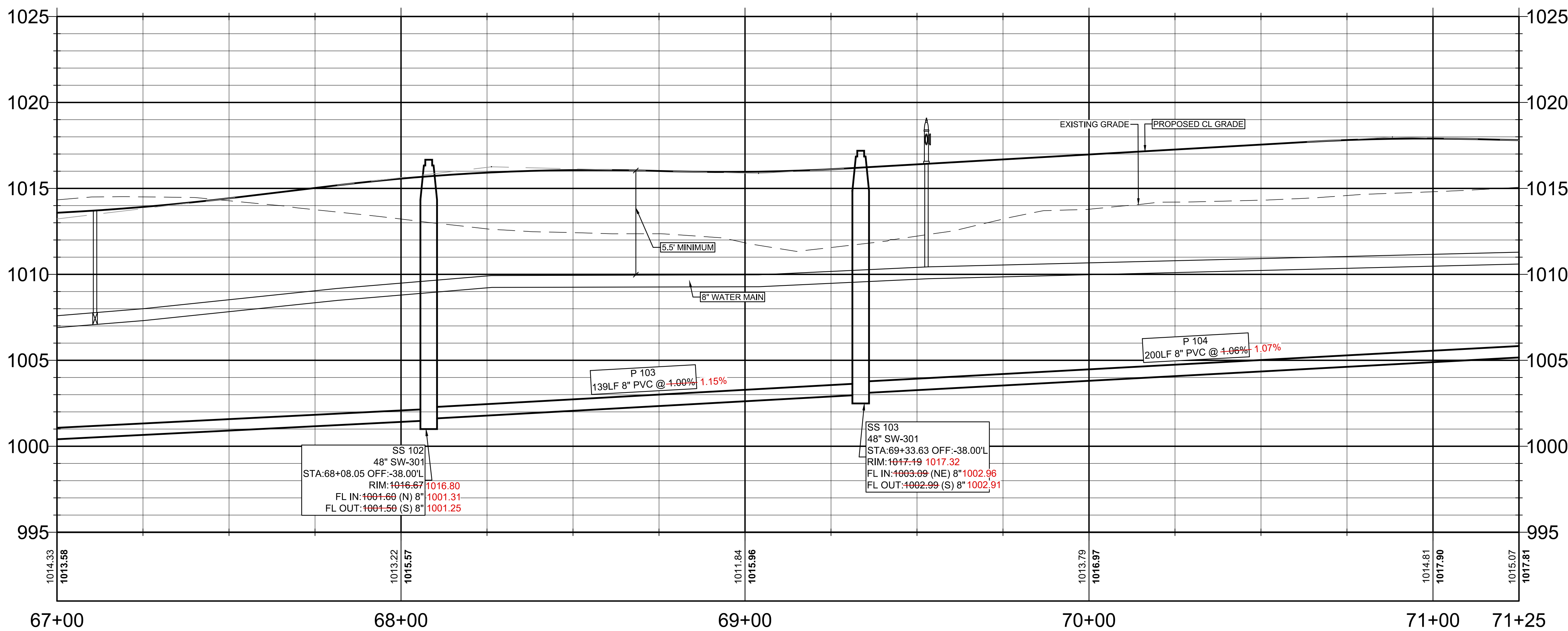
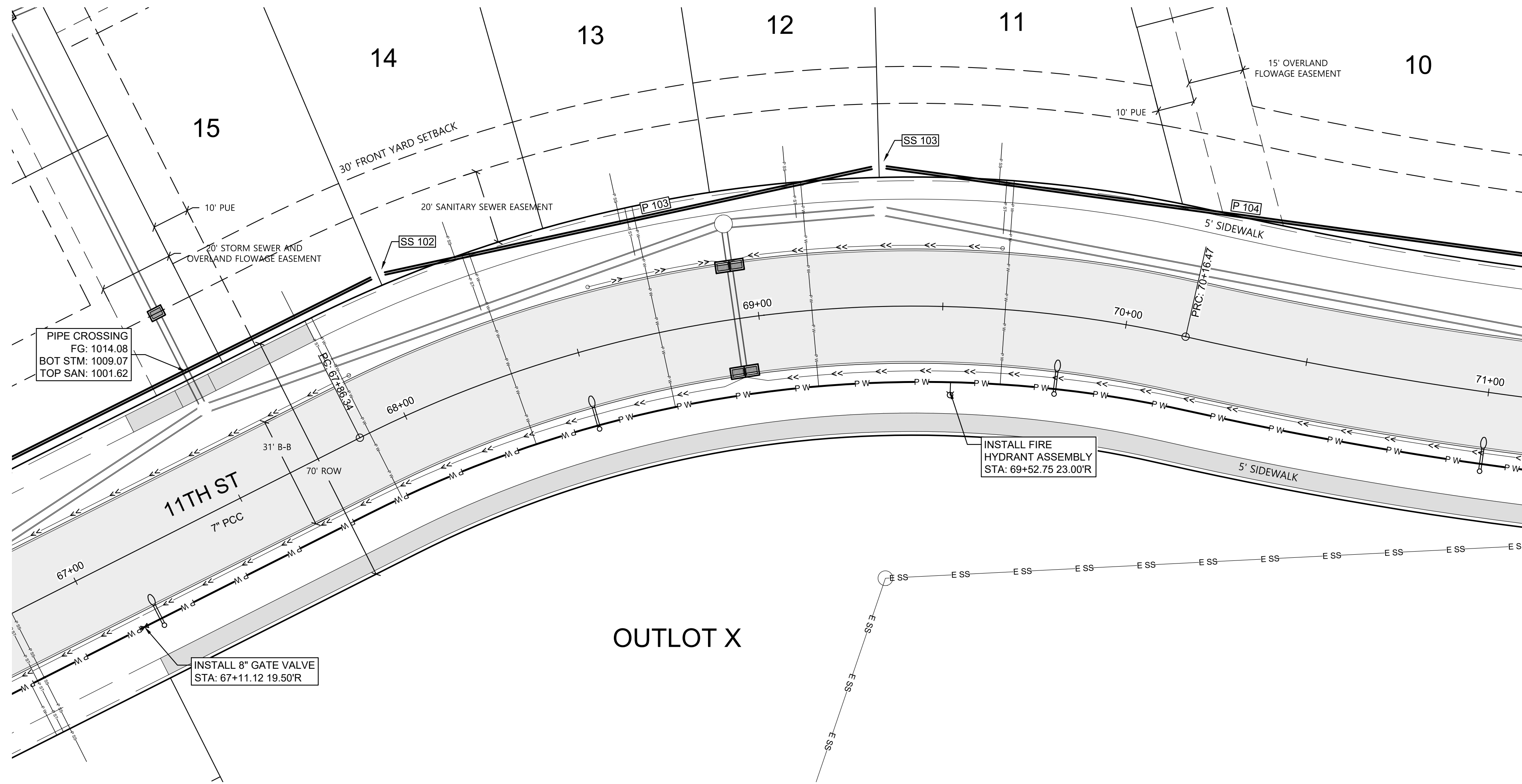
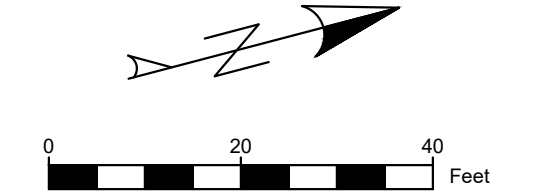
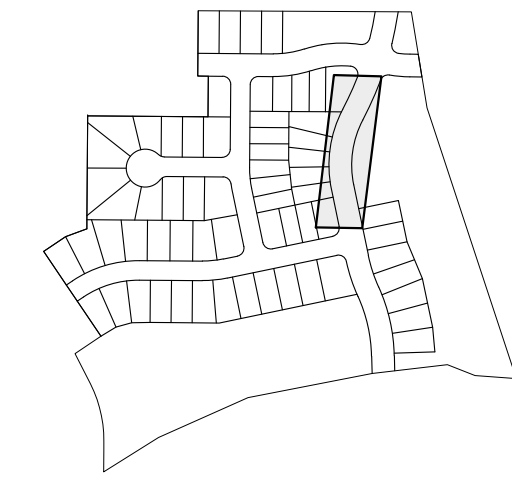
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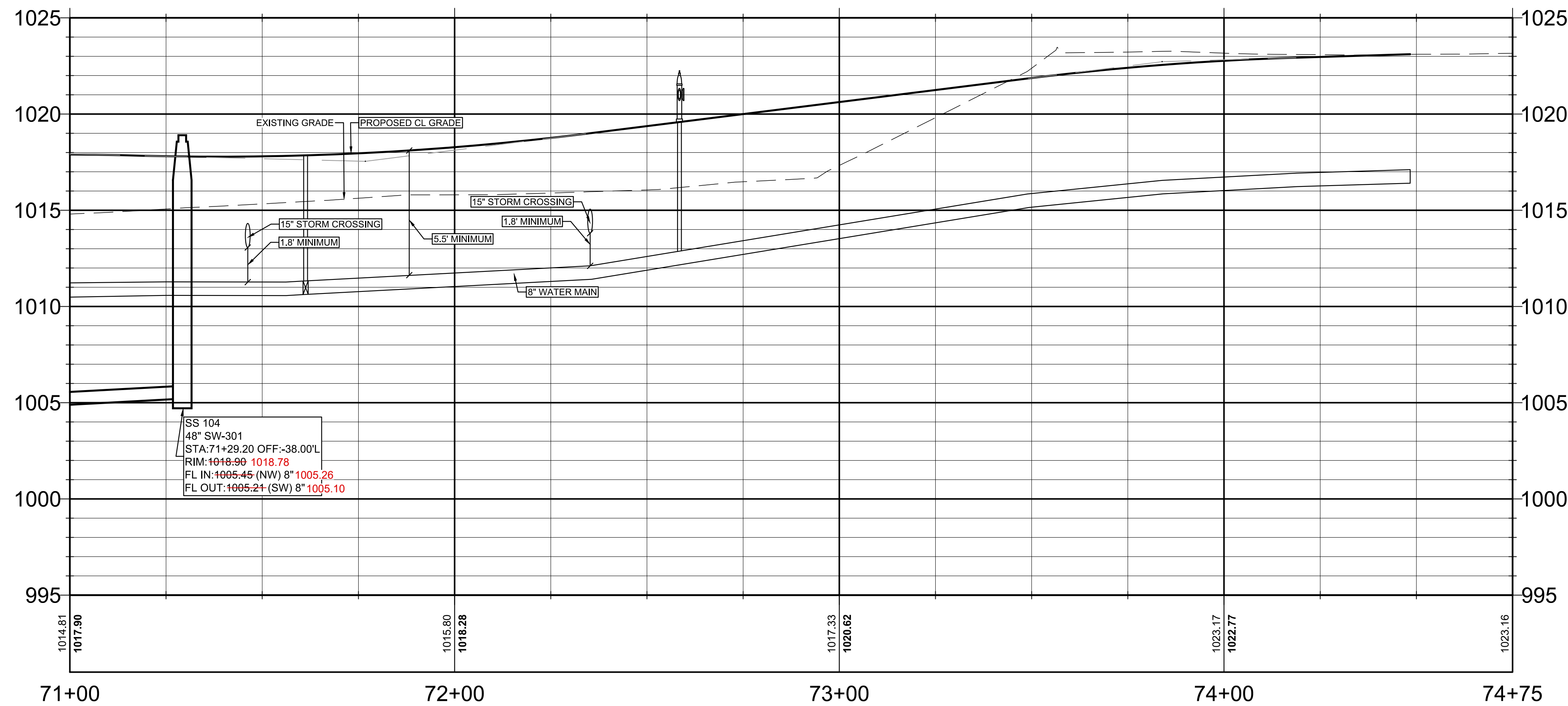
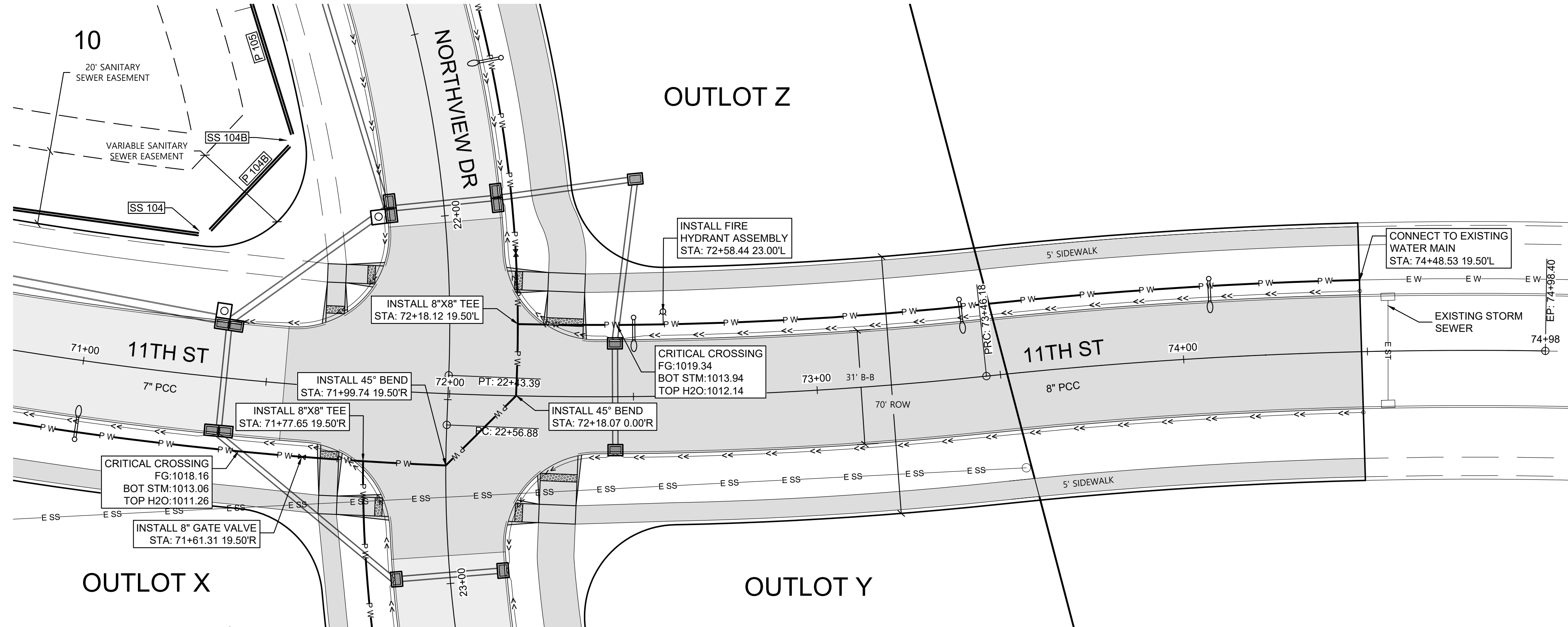
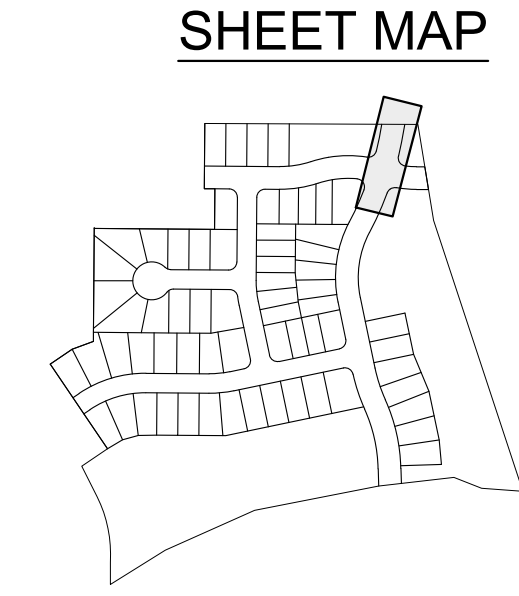
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WAUKEE, IA

STUBBS ENGINEERING
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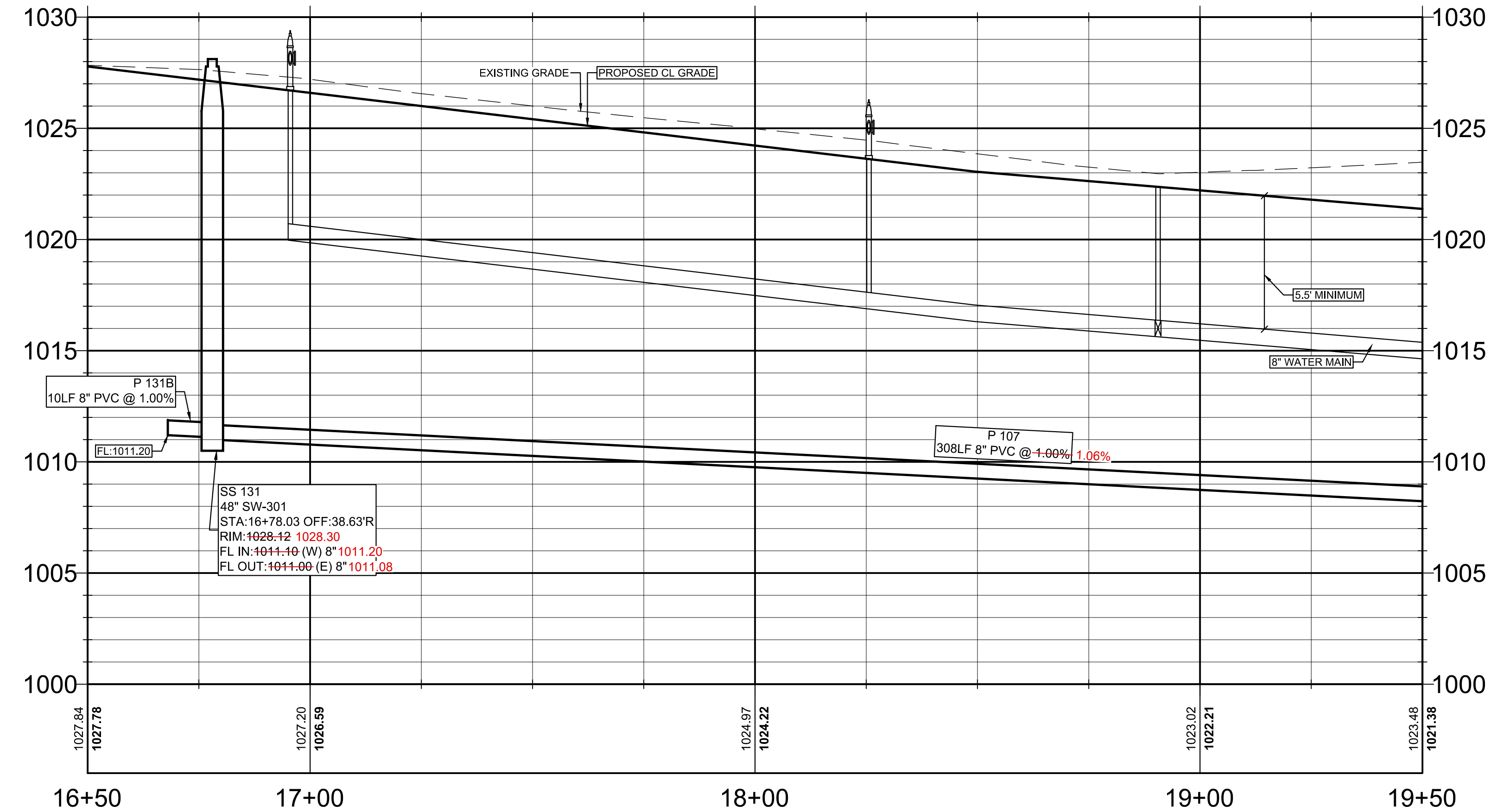
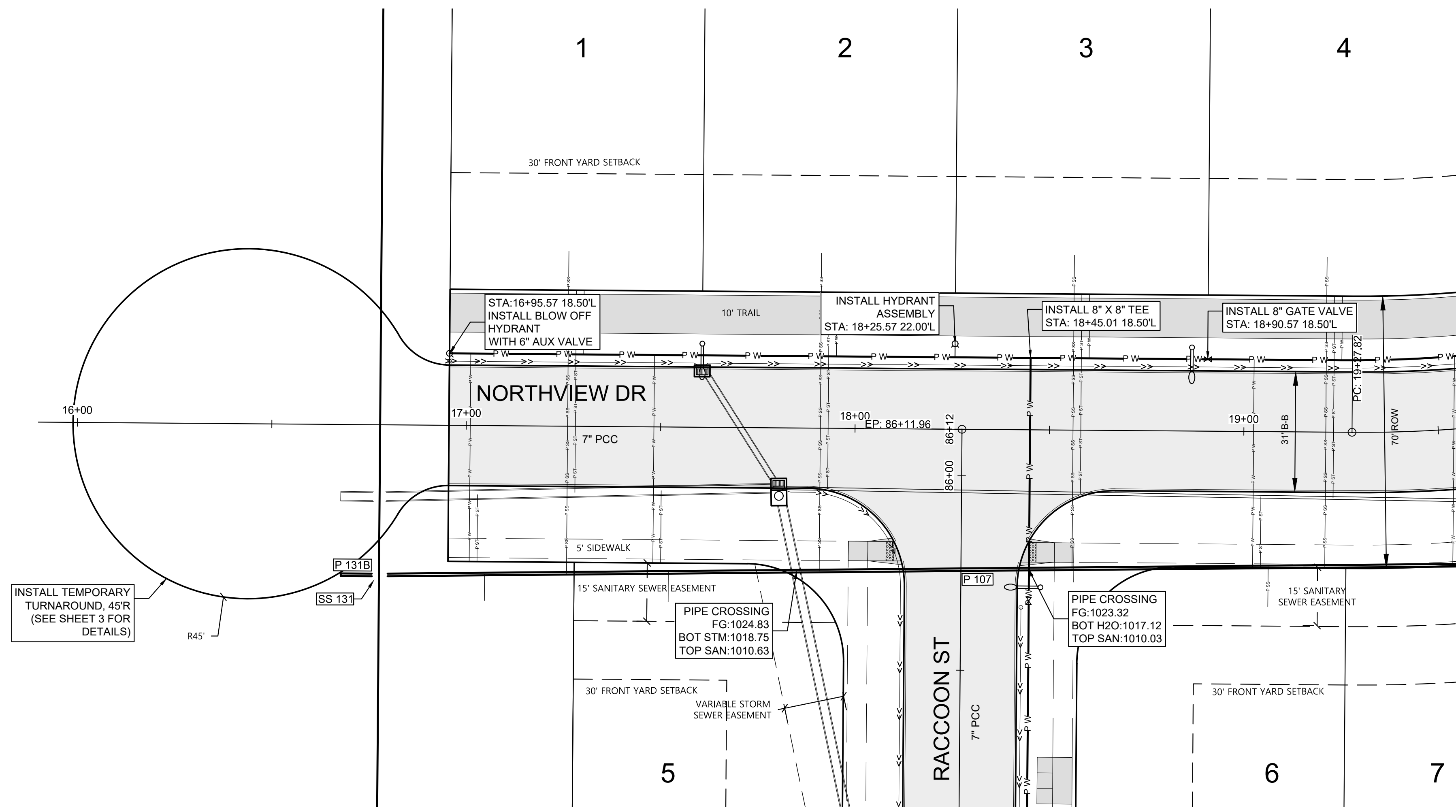
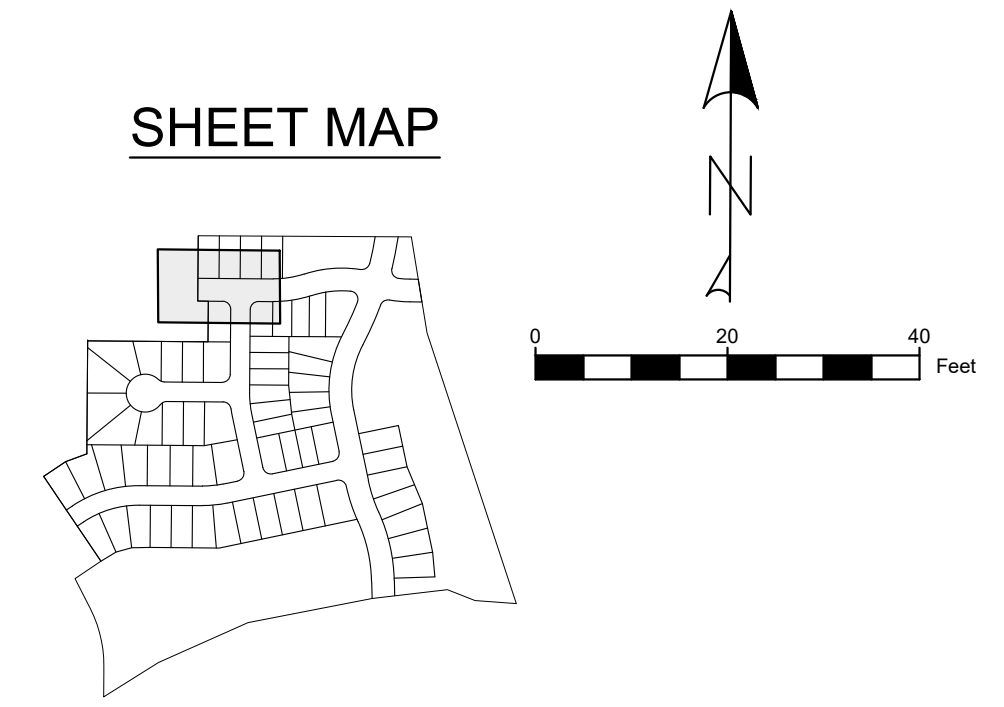


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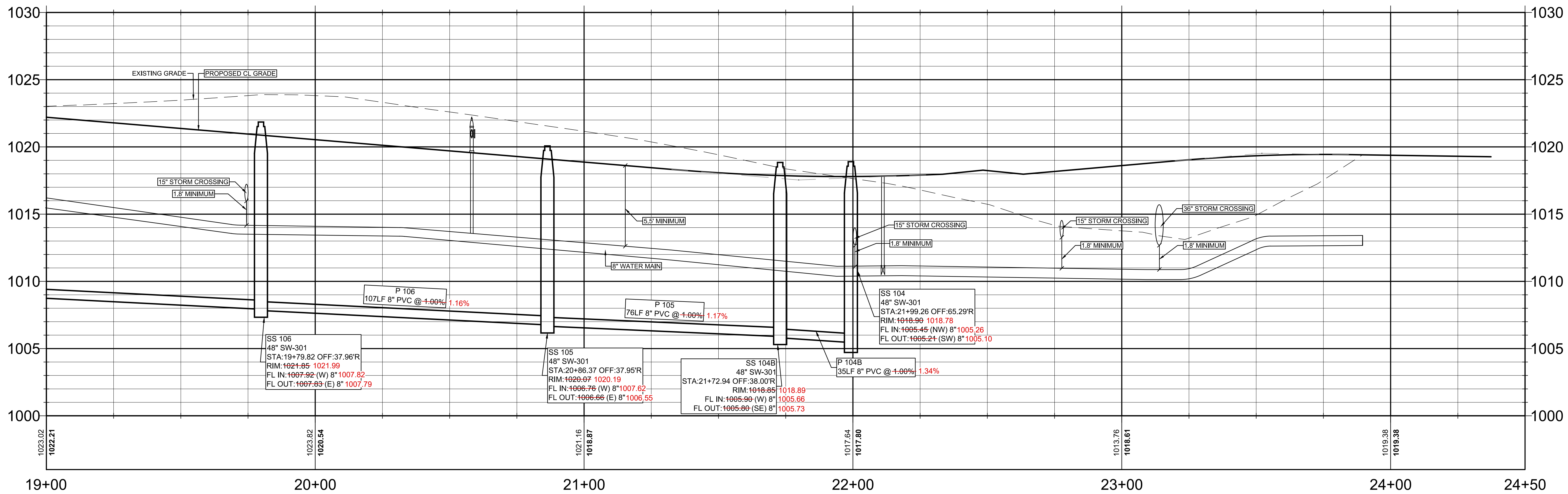
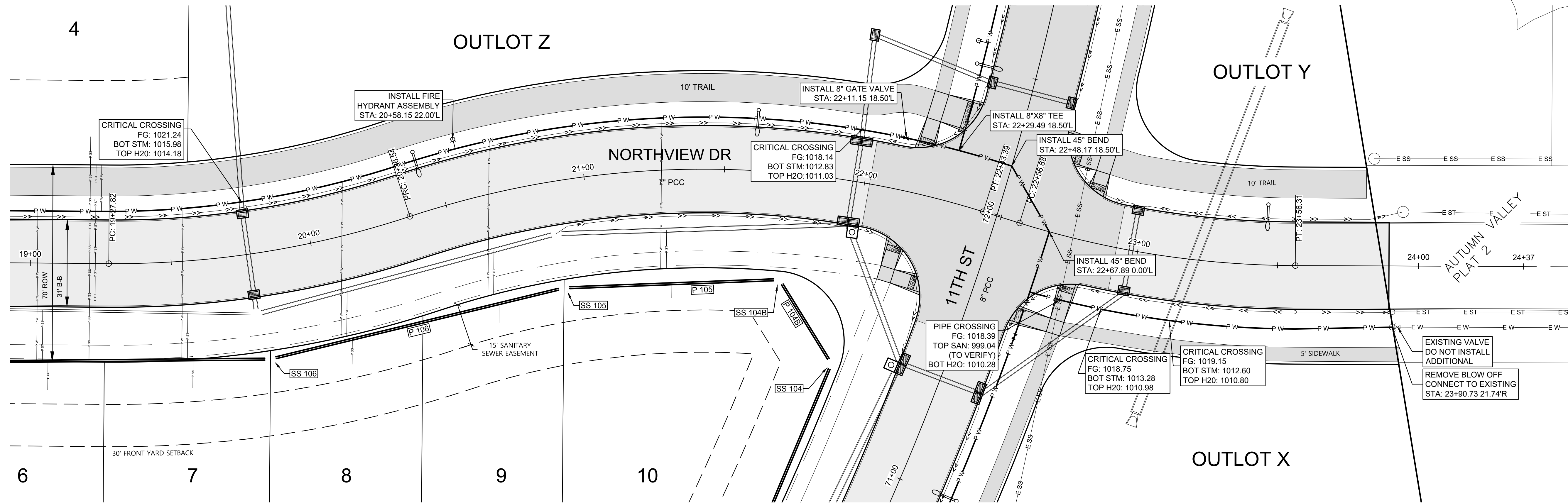
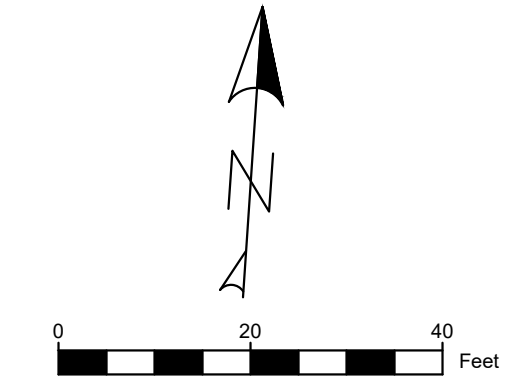
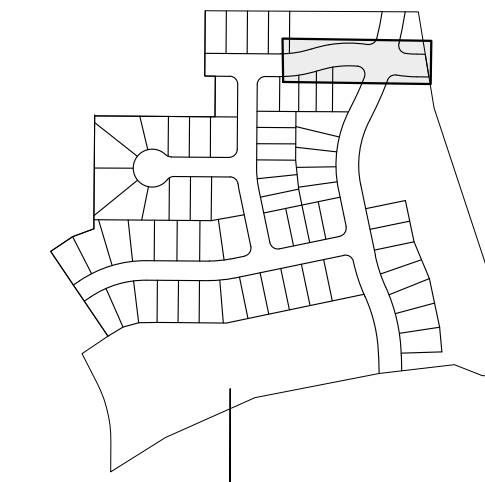
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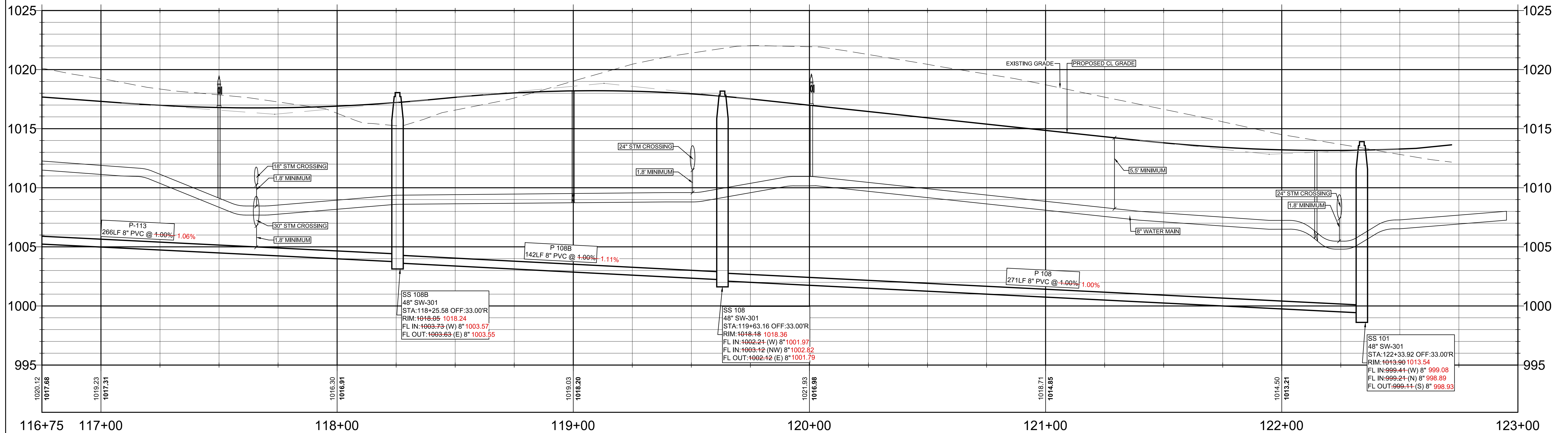
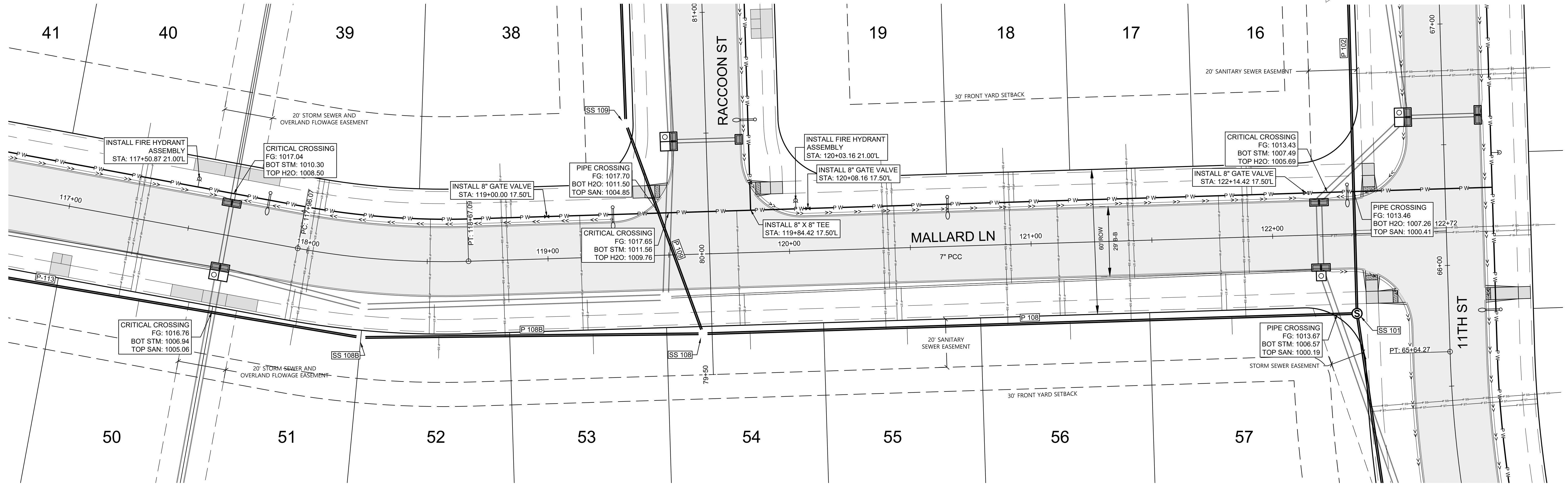
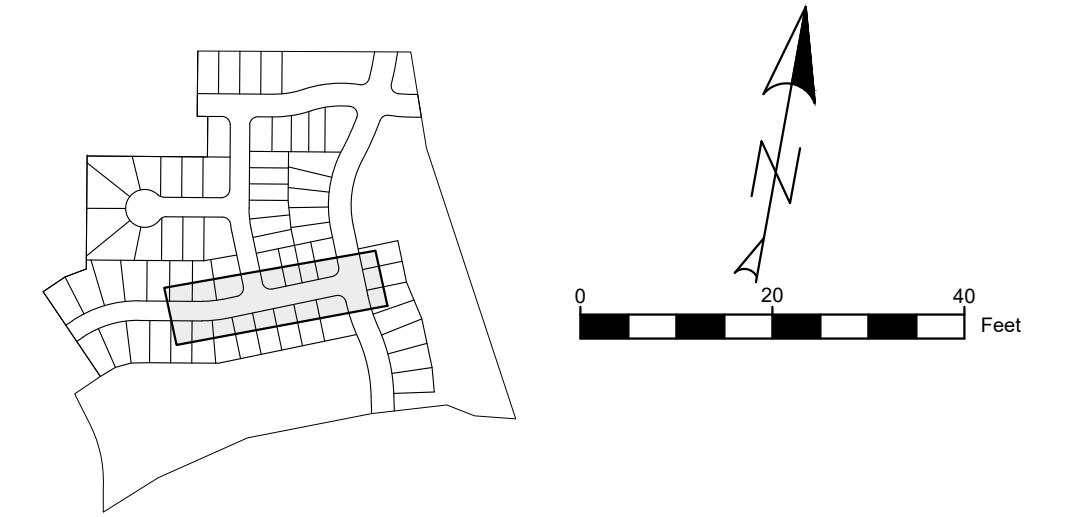
SHEET MAP



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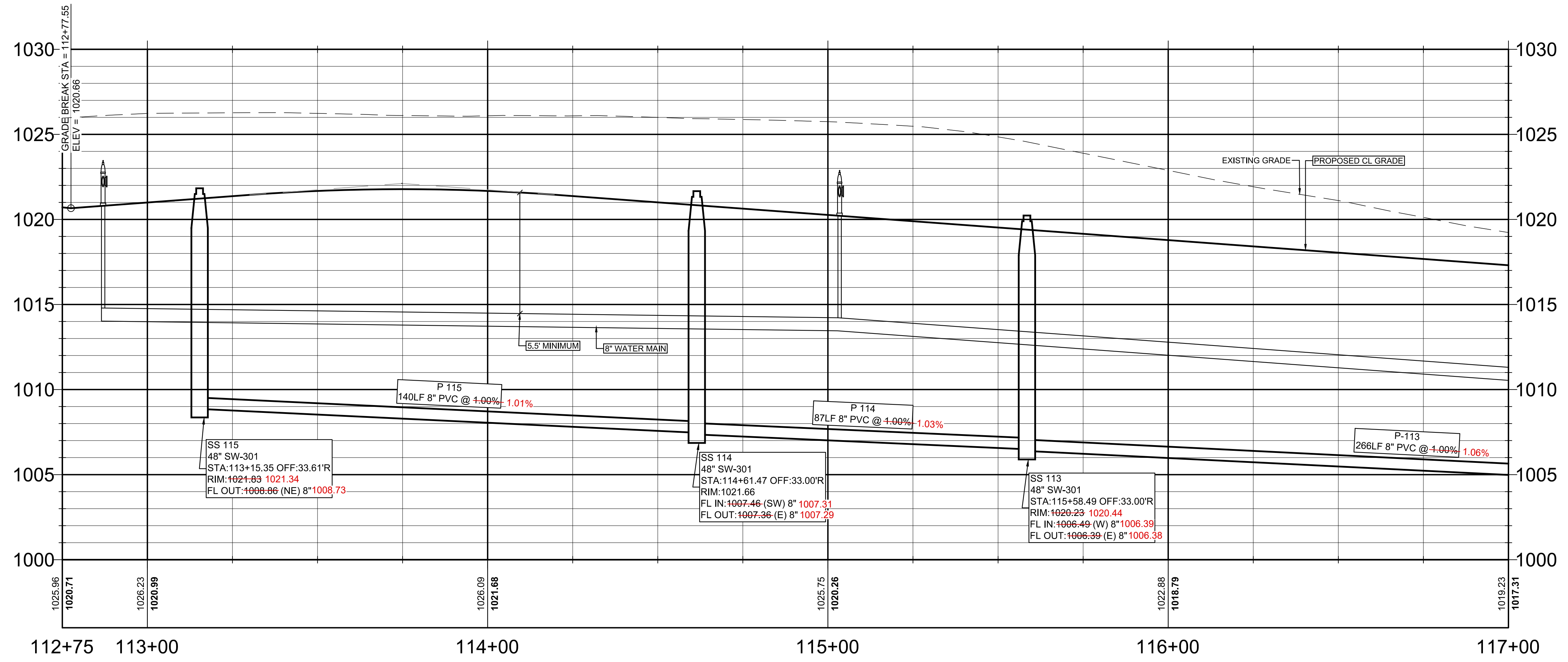
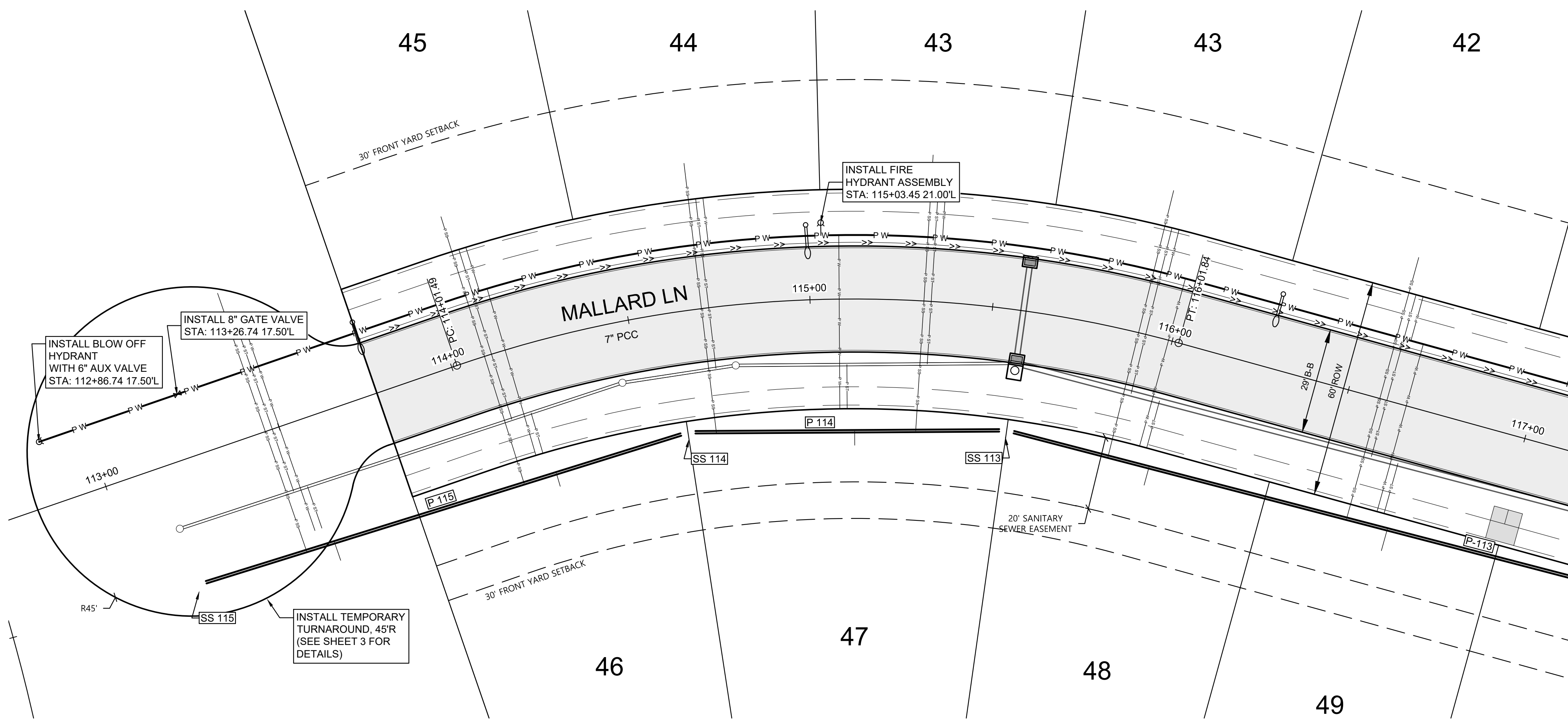
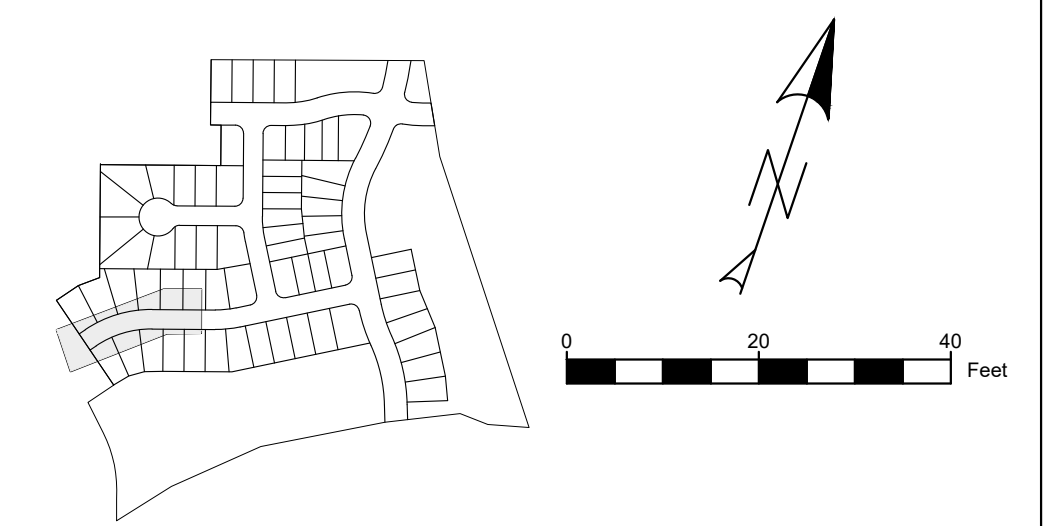
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1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 269-1133



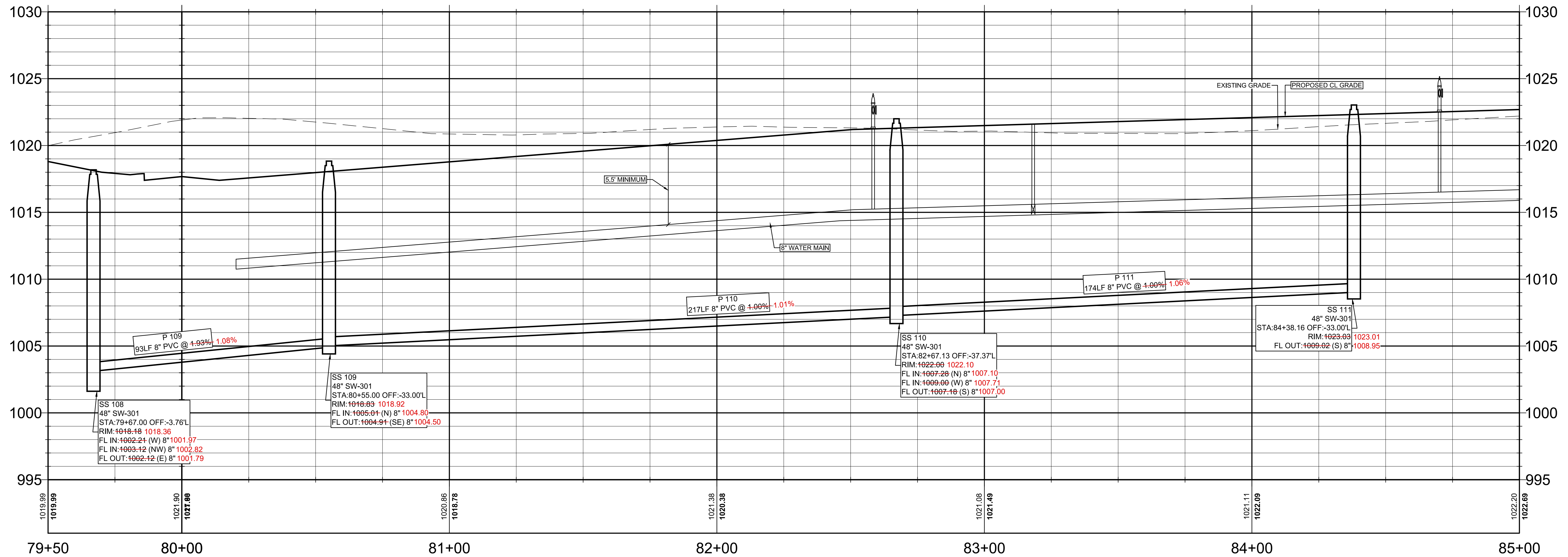
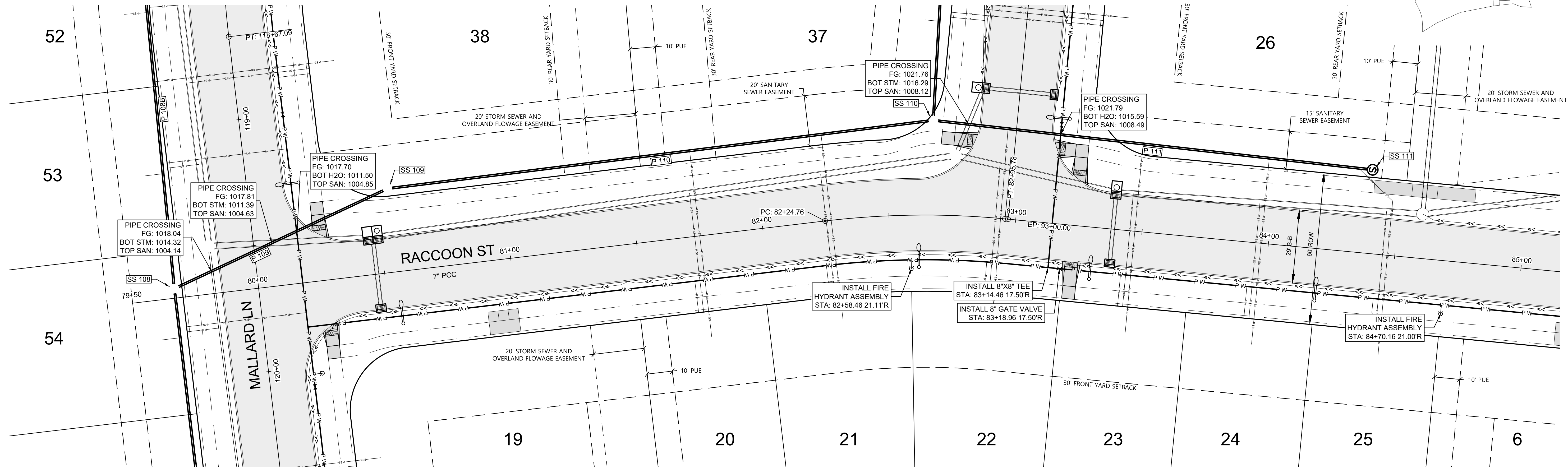
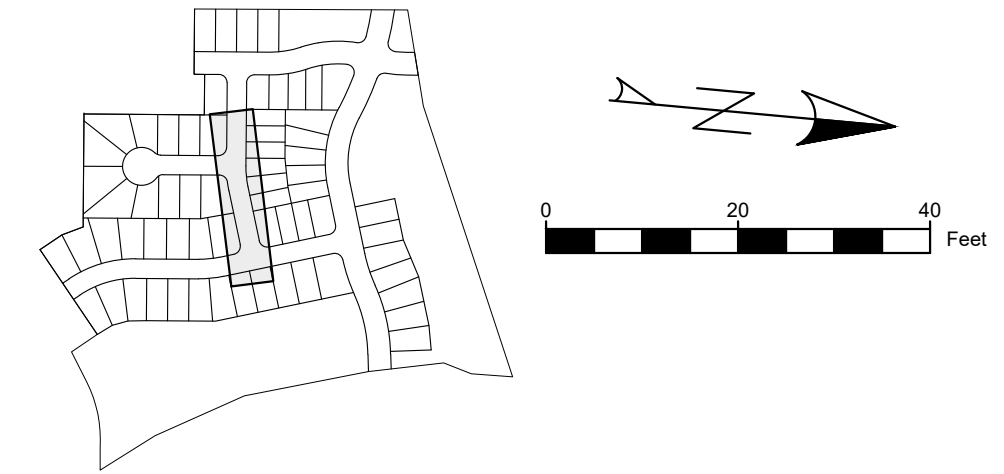
MALLARD LN
SANITARY AND WATER

DATE: 12/12/2024
DRAWN BY: DJS
ENGINEER: BWS
PROJECT NUMBER: 21-700
PAGE NUMBER:

UTILITY NOTE:

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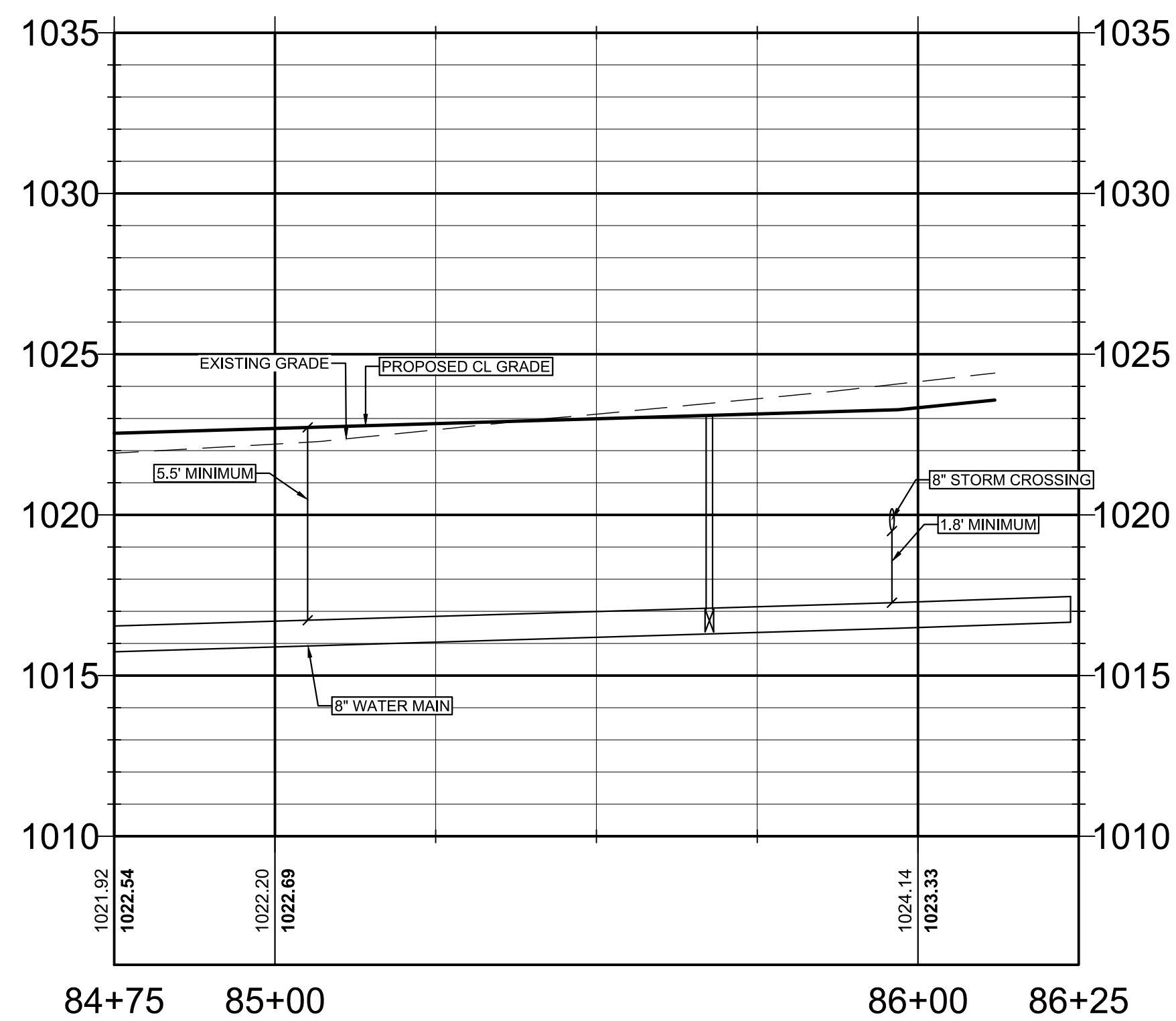
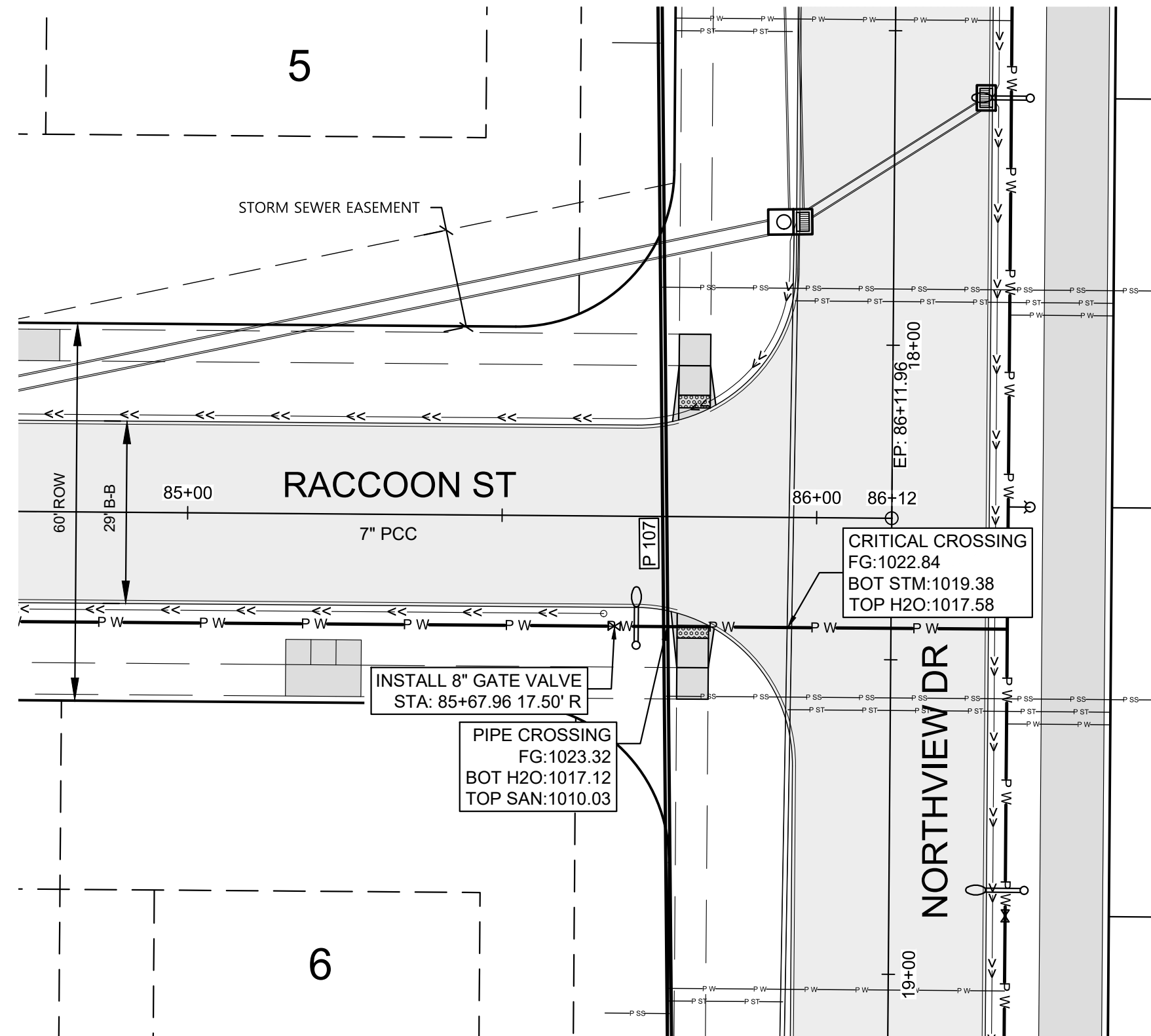
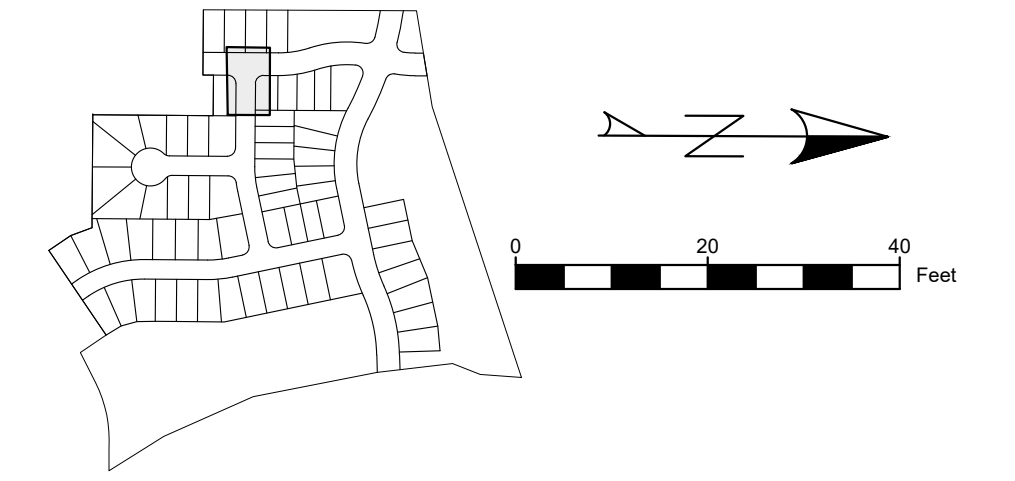
SHEET MAP



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SHEET MAP



DATE: 12/12/2024

DRAWN BY: DJS

ENGINEER: BWS

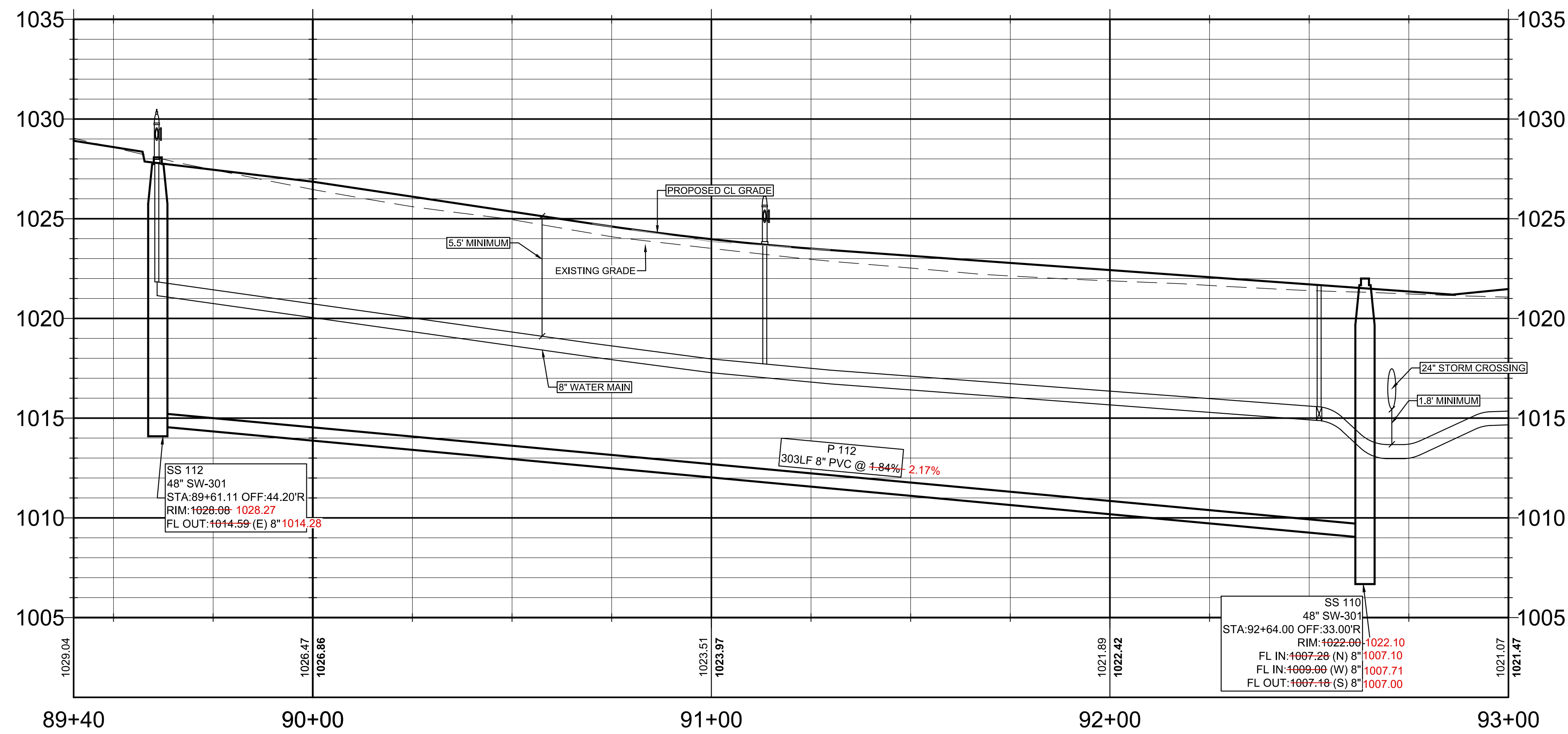
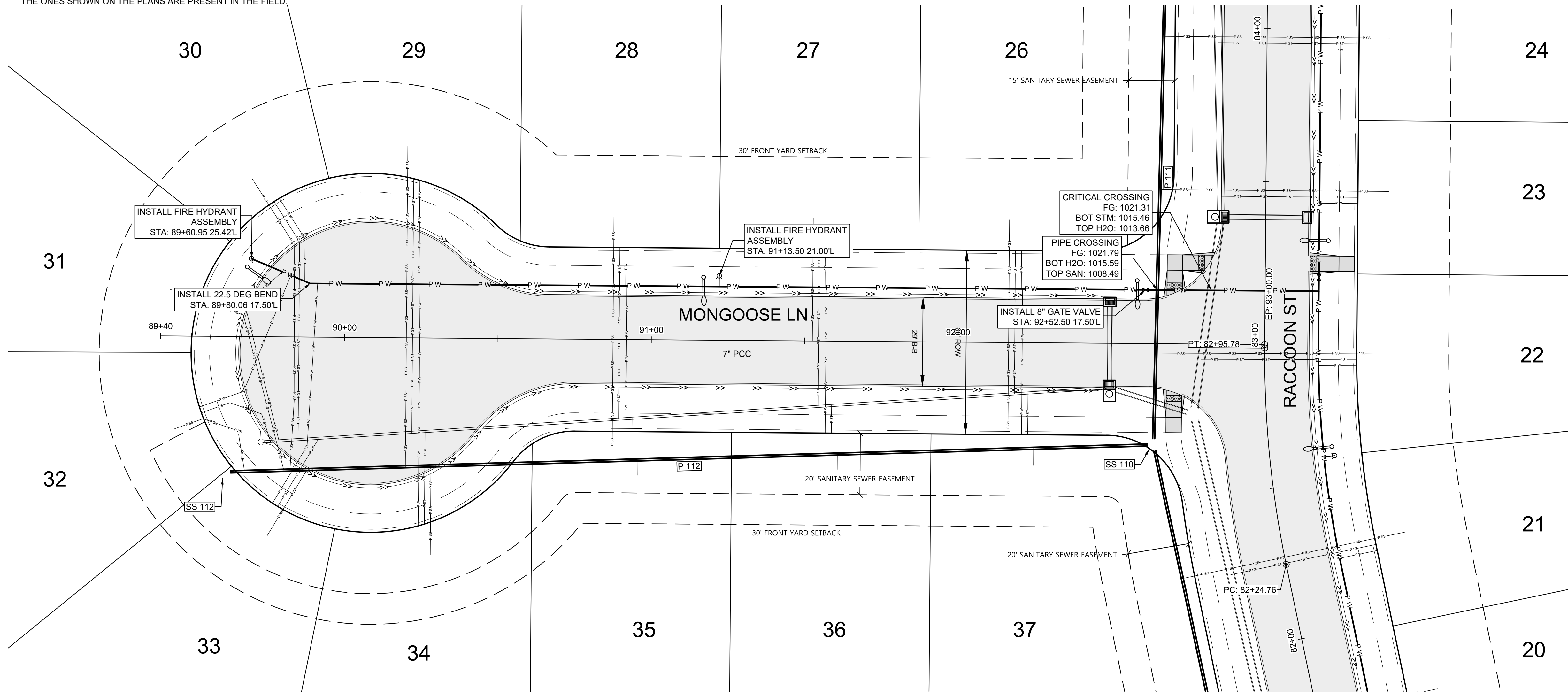
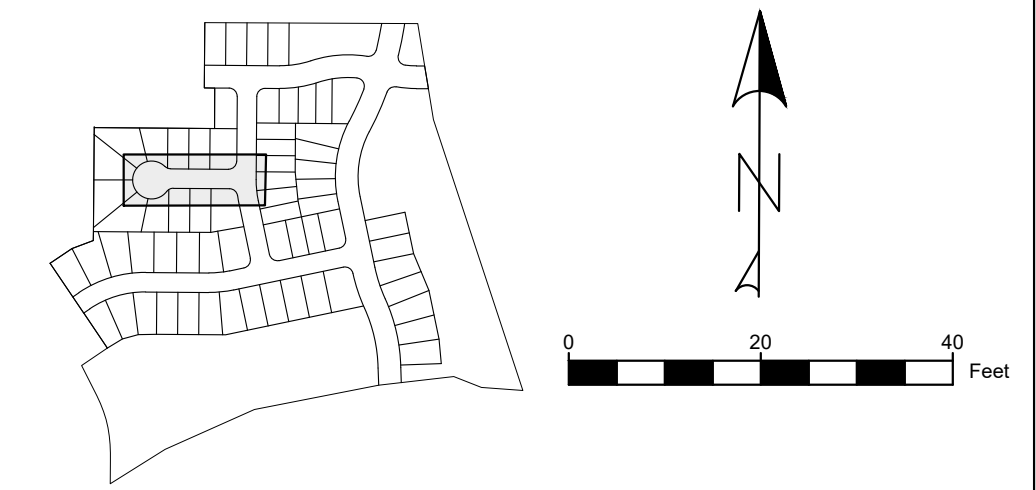
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SHEET MAP



AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 269-1133



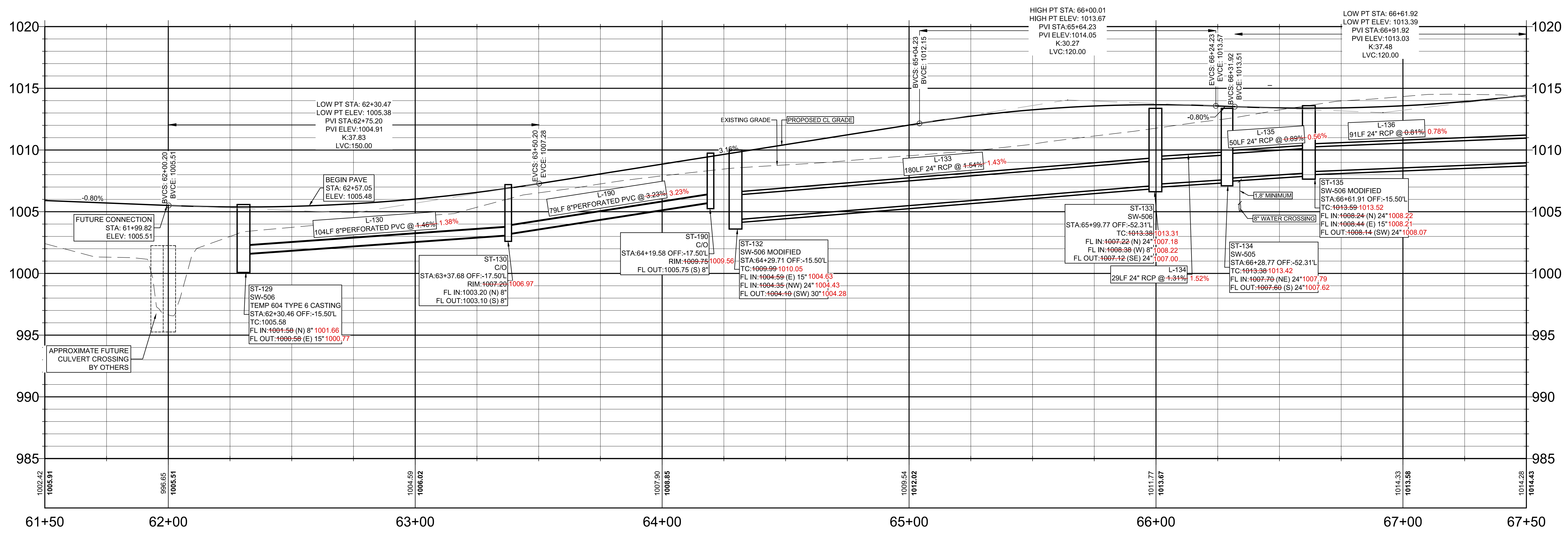
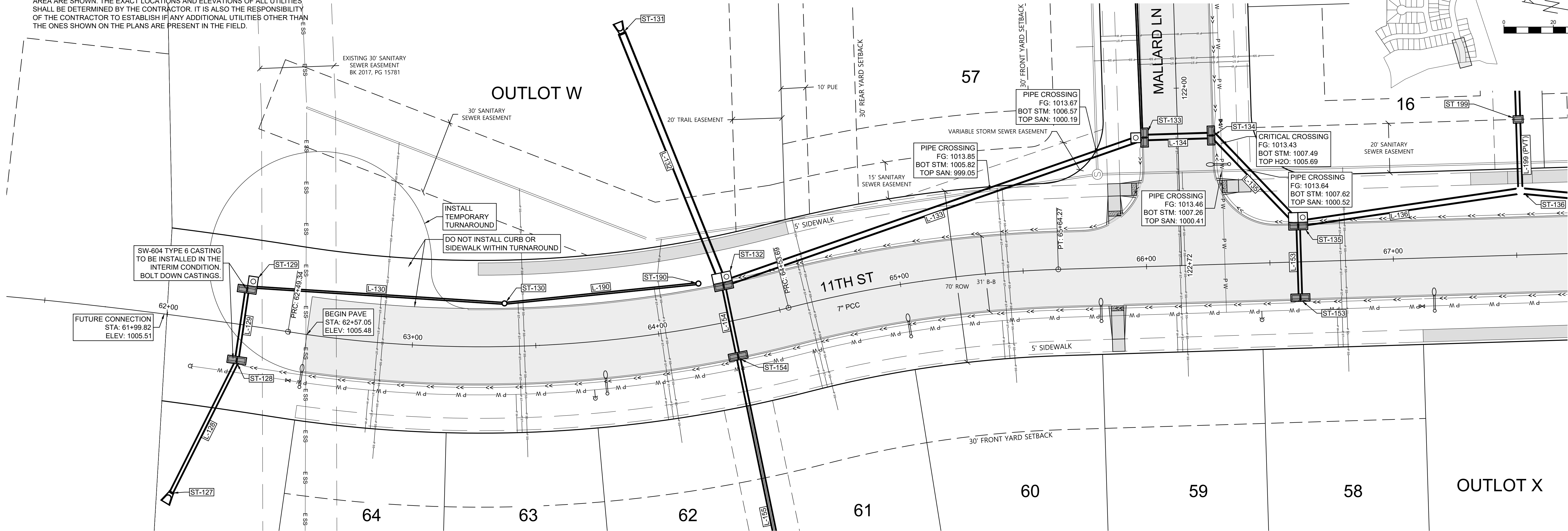
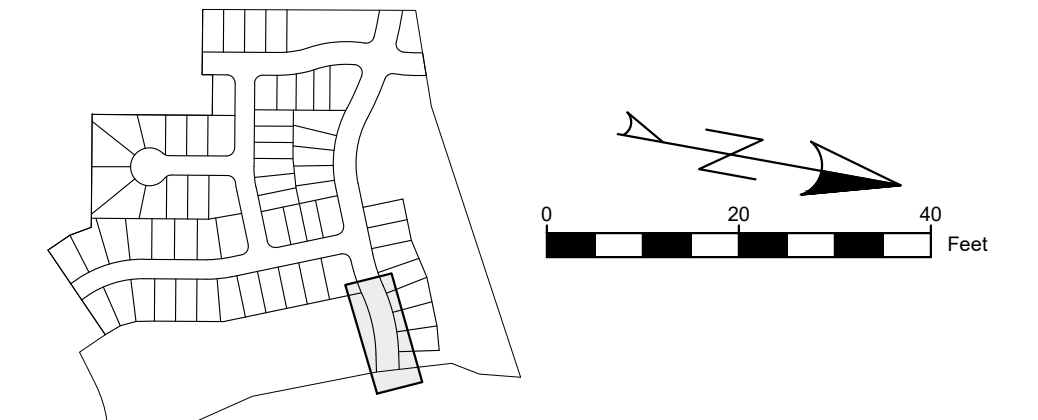
MONGOOSE LN
SANITARY AND WATER

DATE: 12/12/2024
DRAWN BY: DJS
ENGINEER: BWS
PROJECT NUMBER: 21-700
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AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 269-1133



11TH ST STORM AND
PAVEMENT

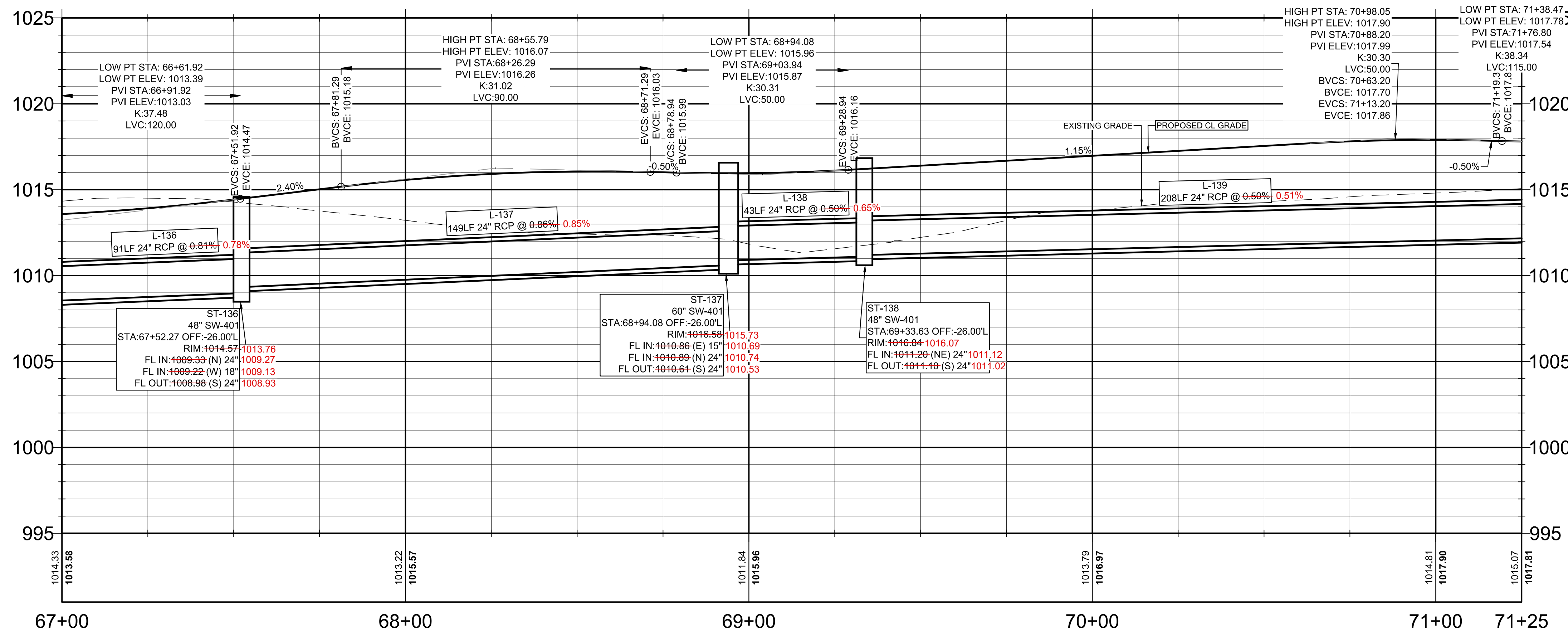
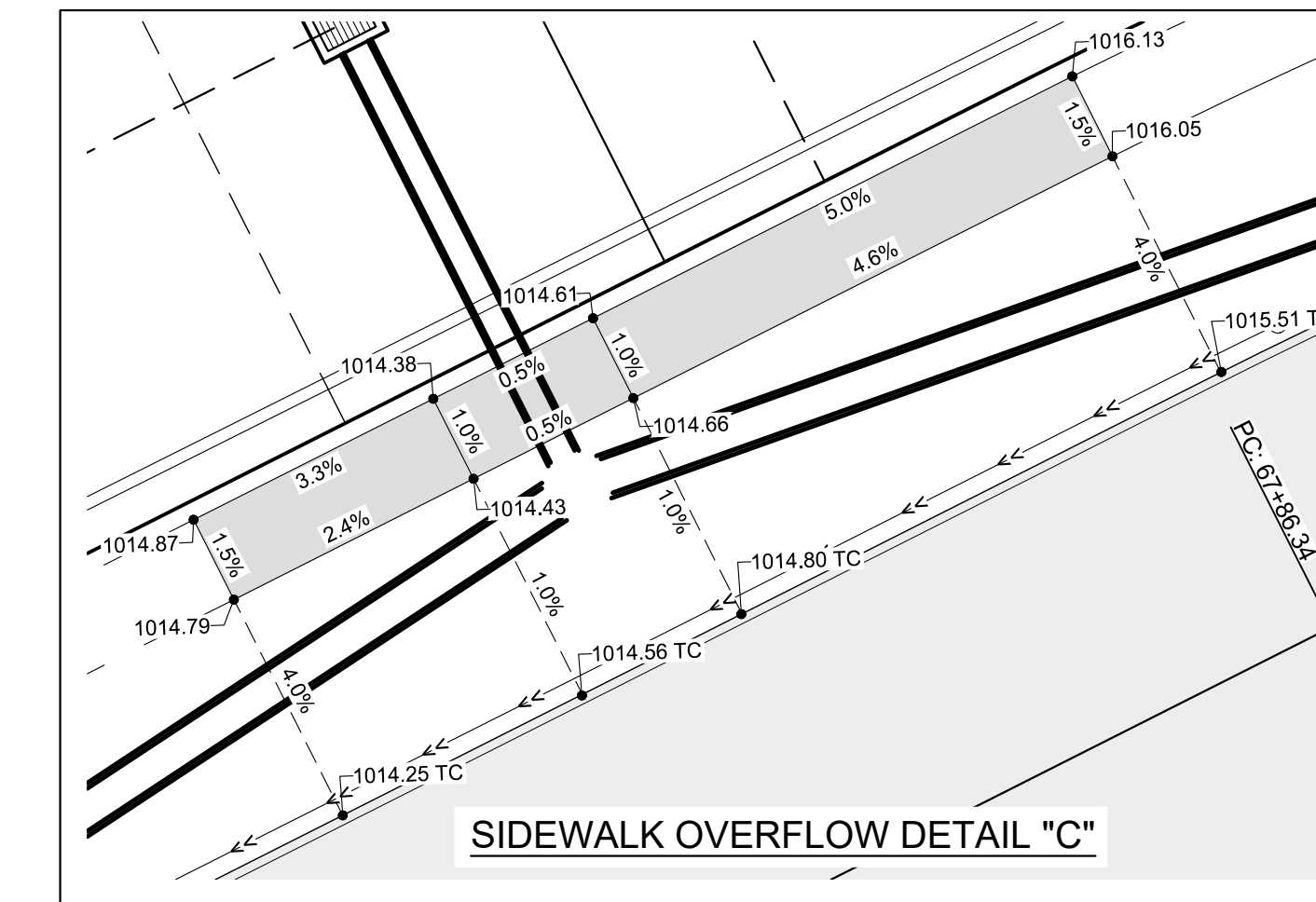
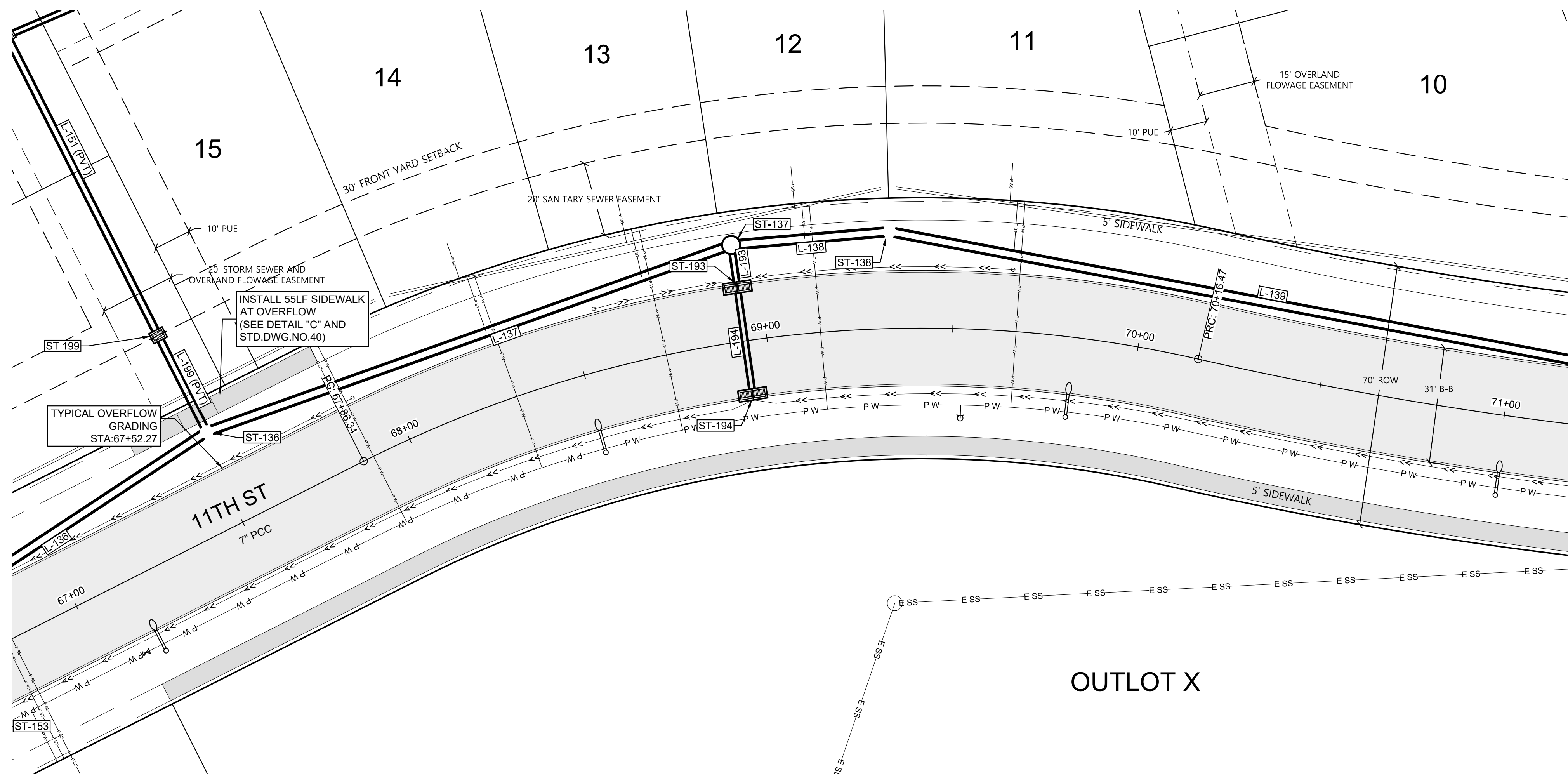
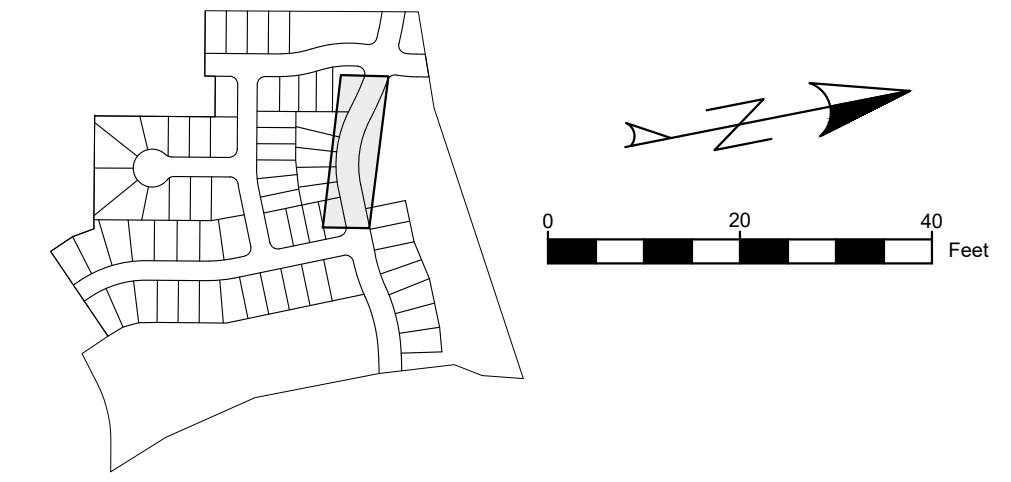
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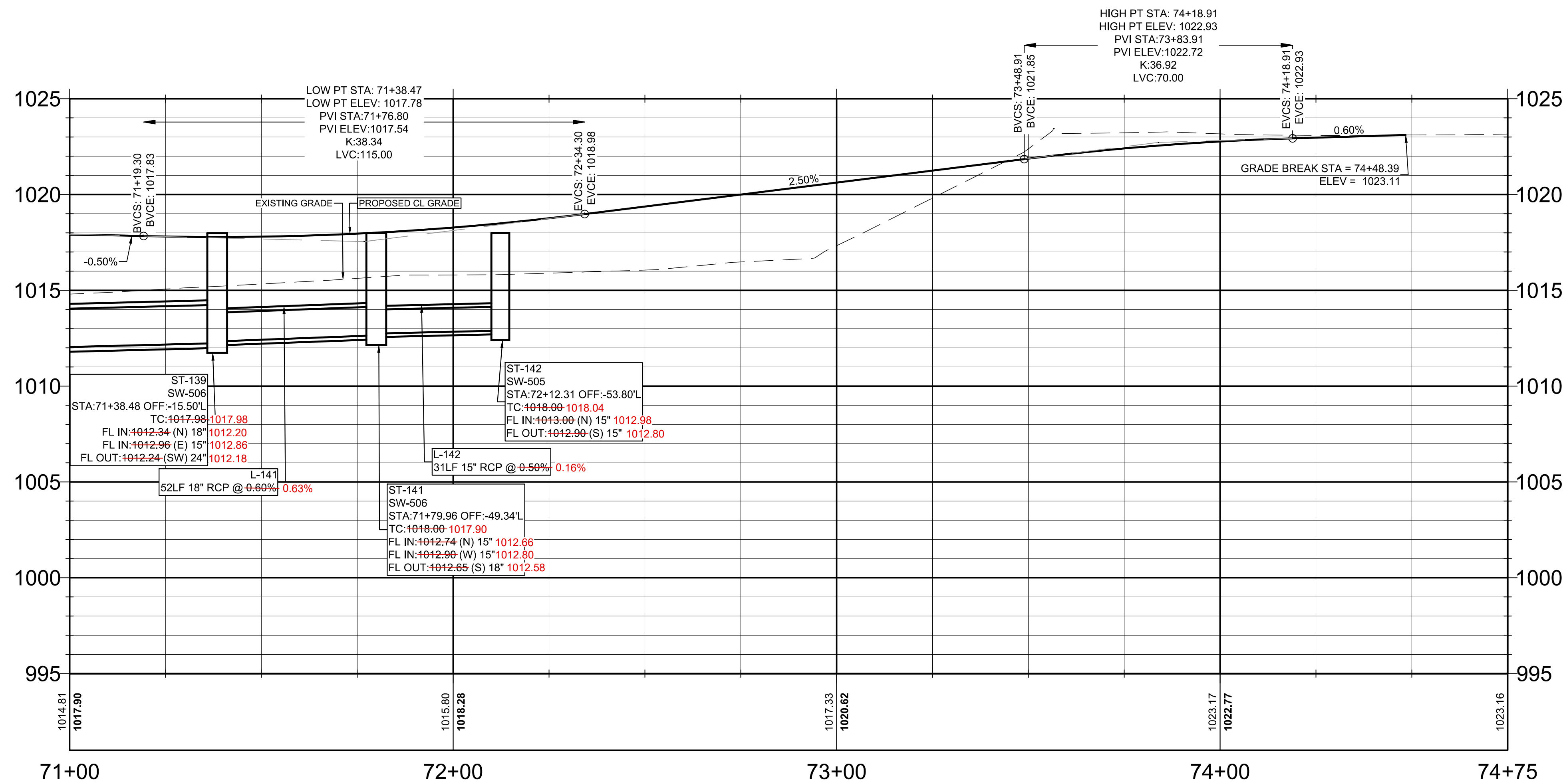
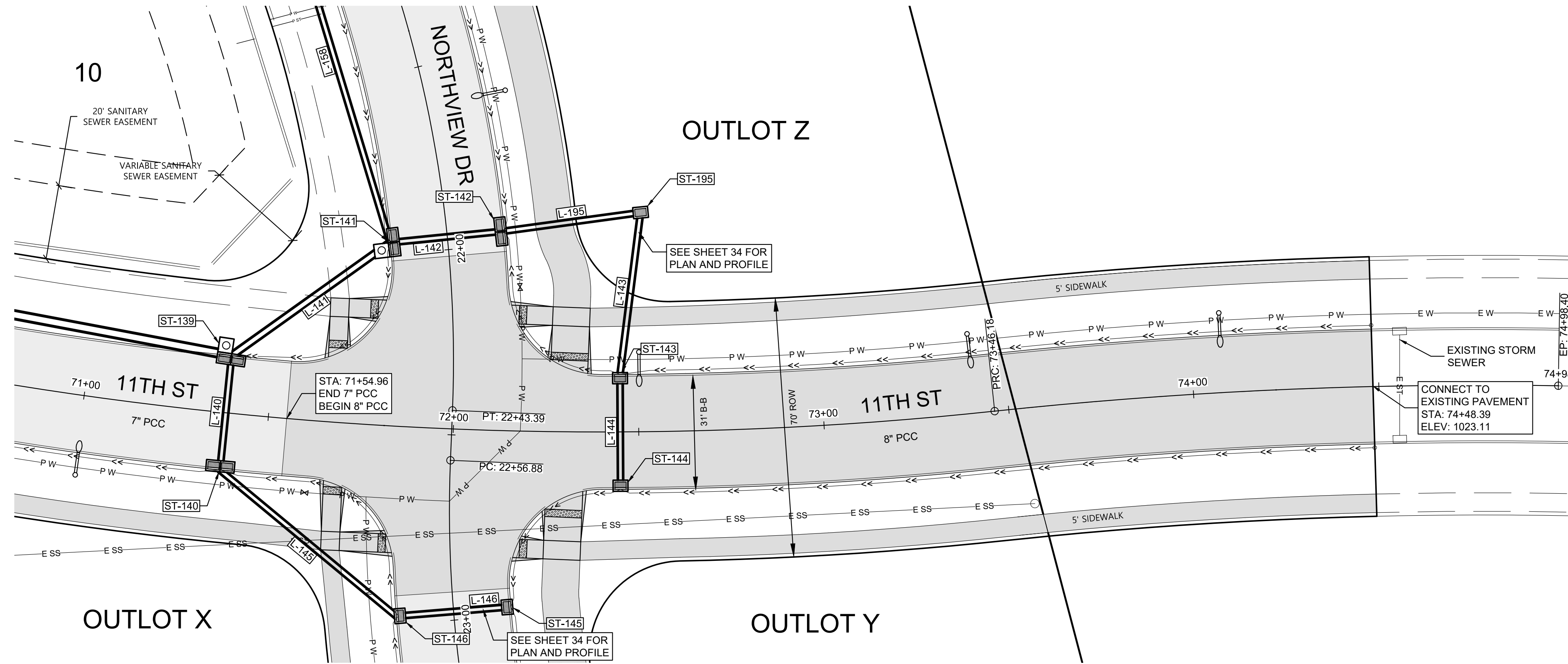
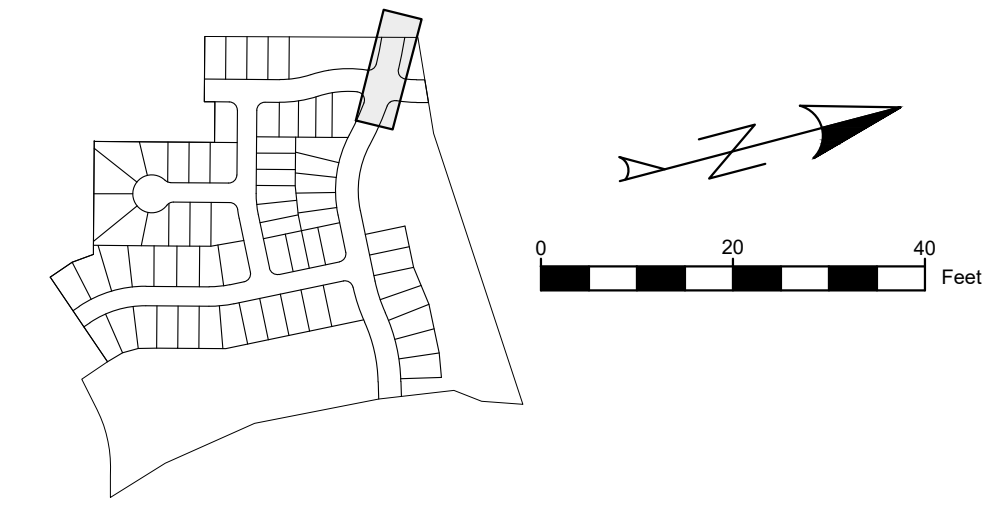
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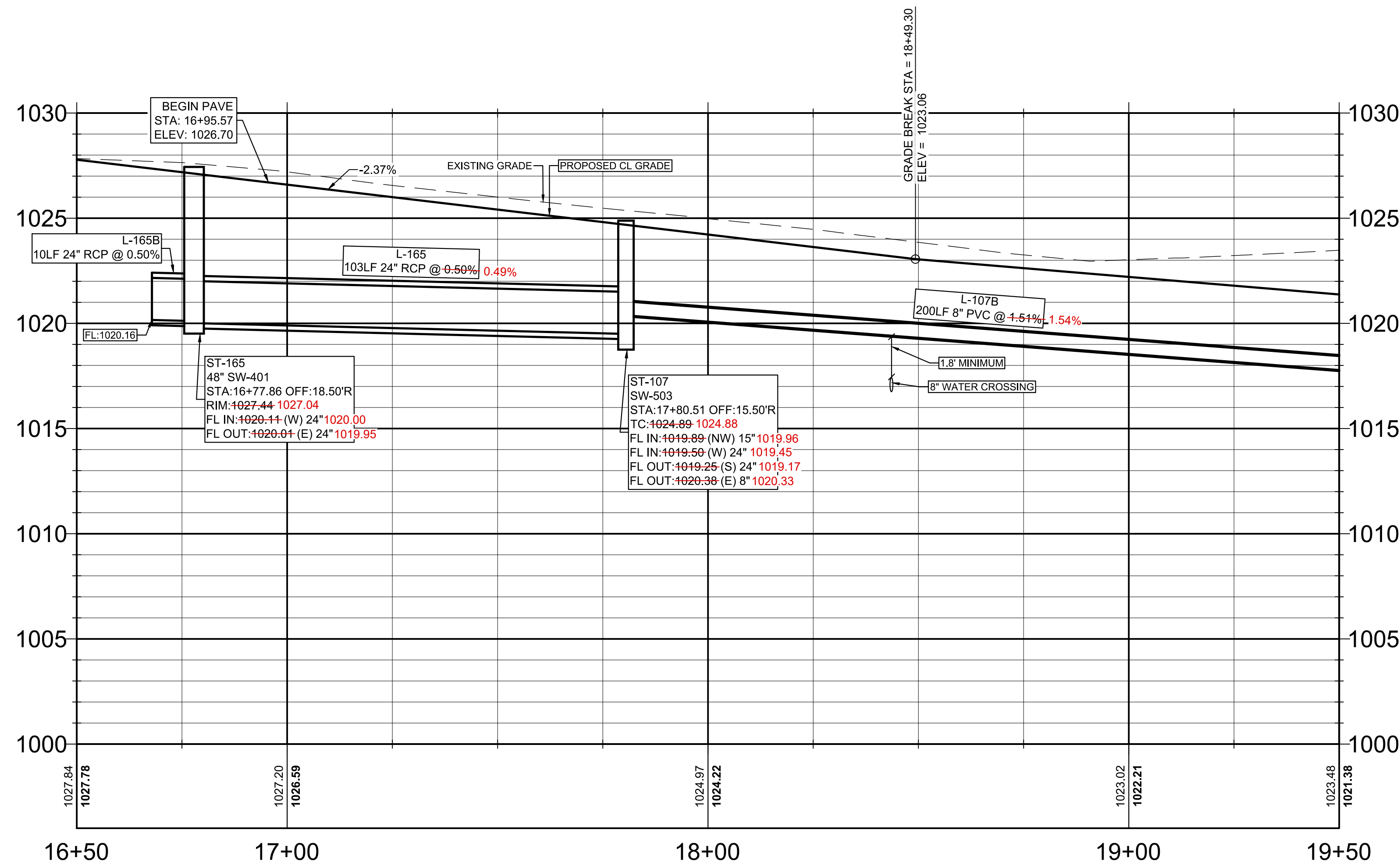
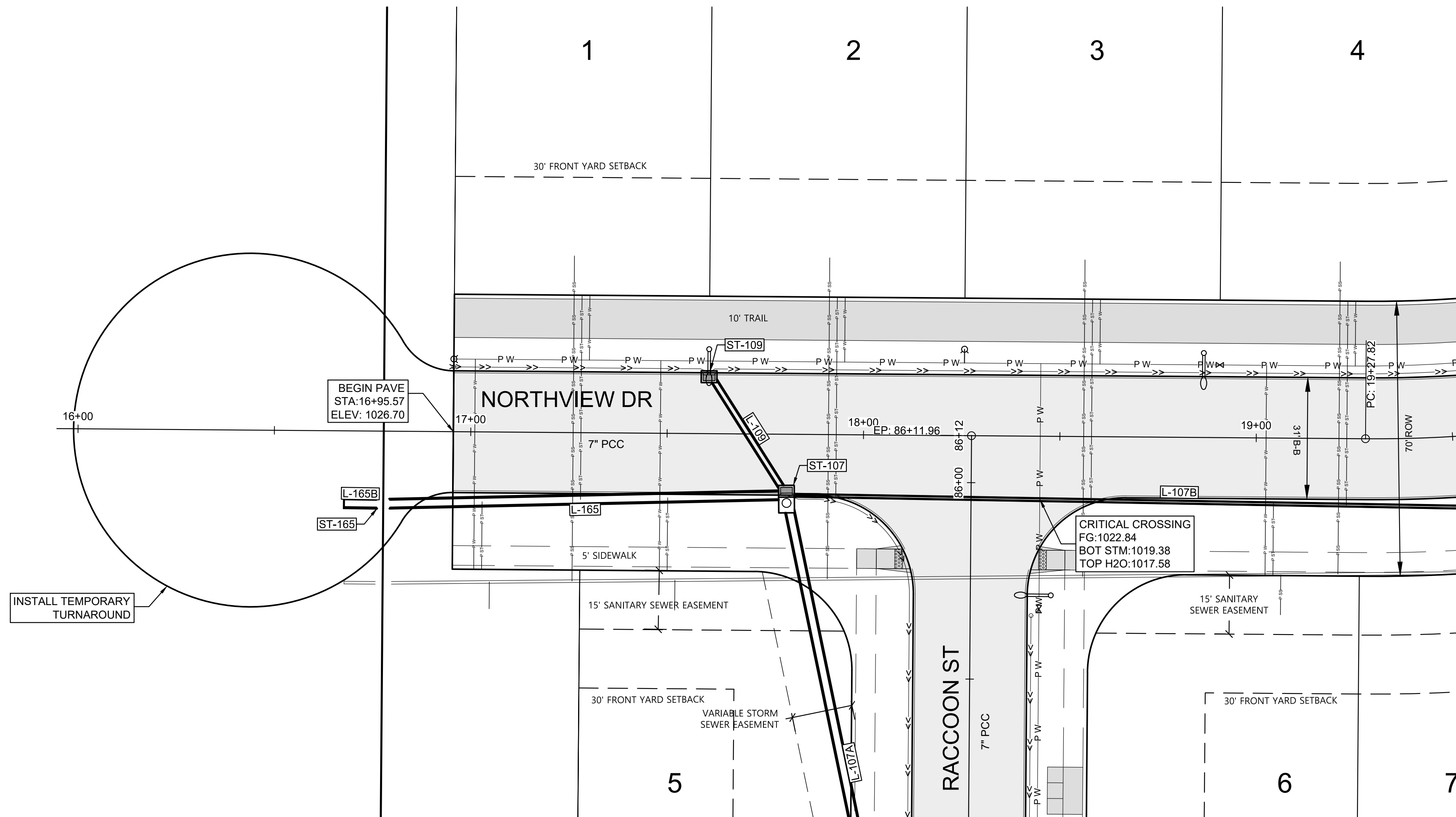
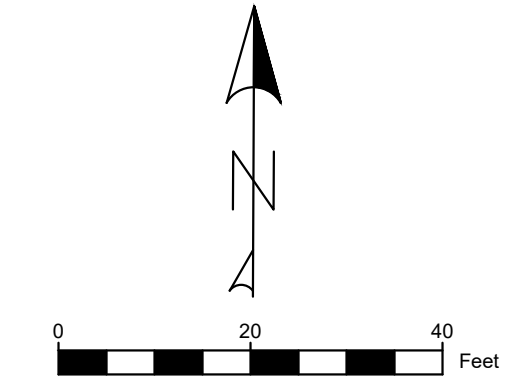
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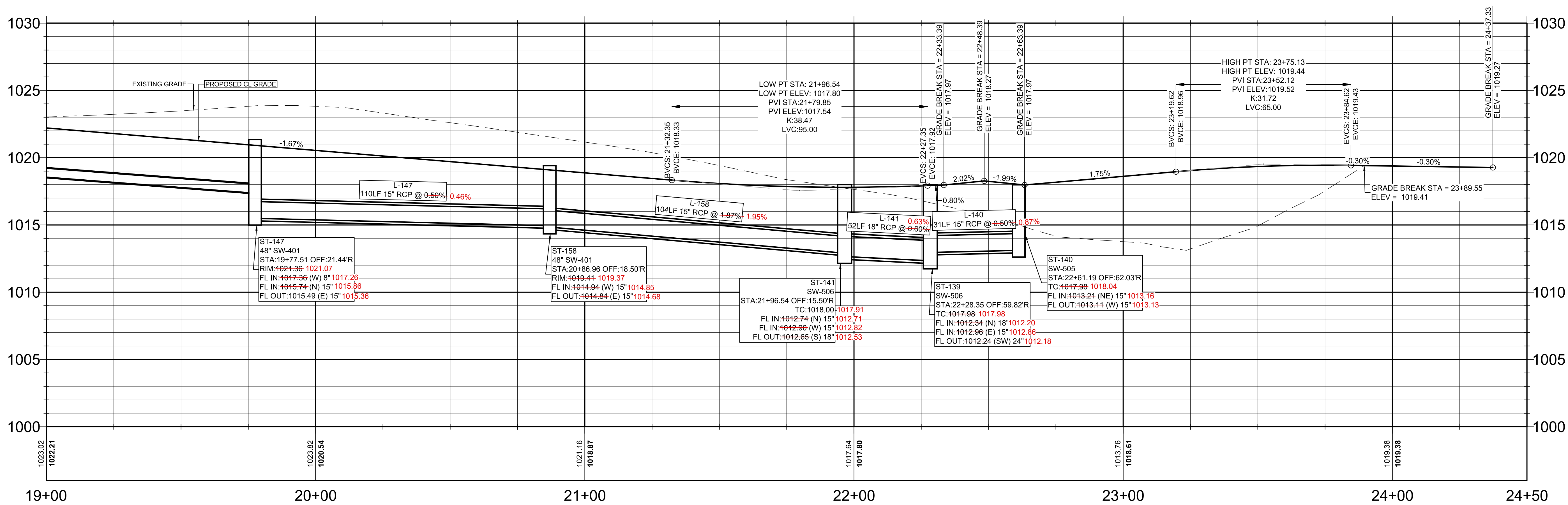
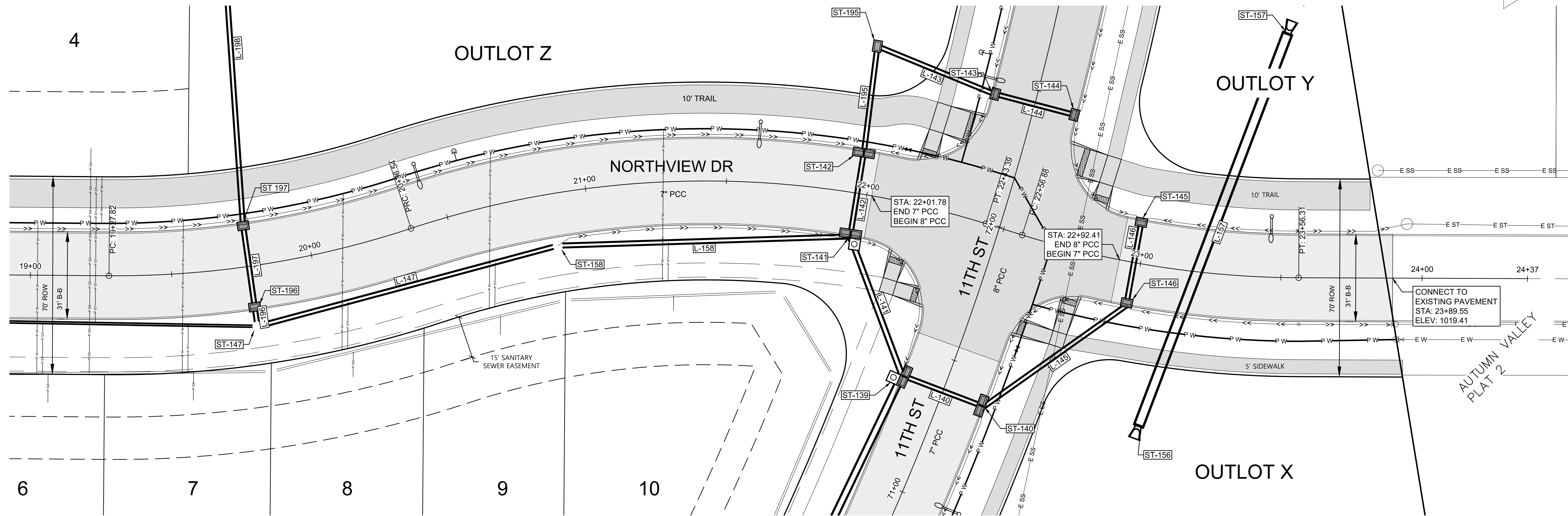
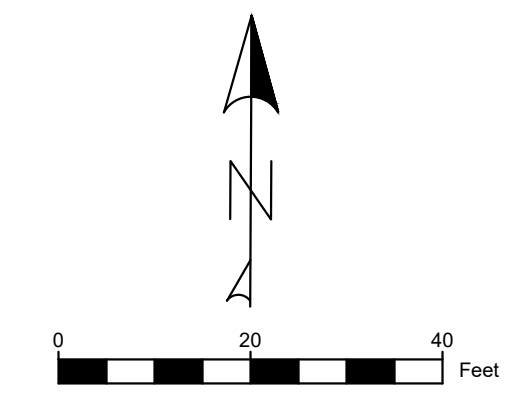
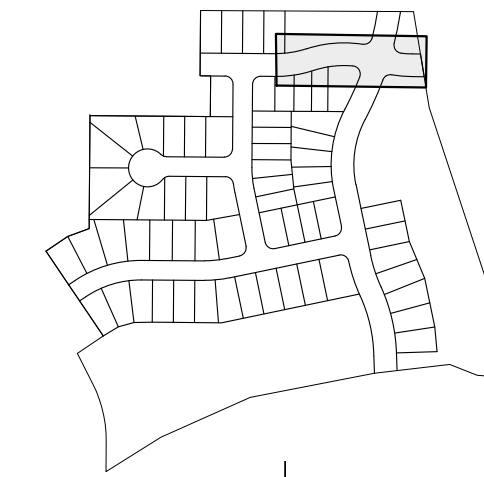
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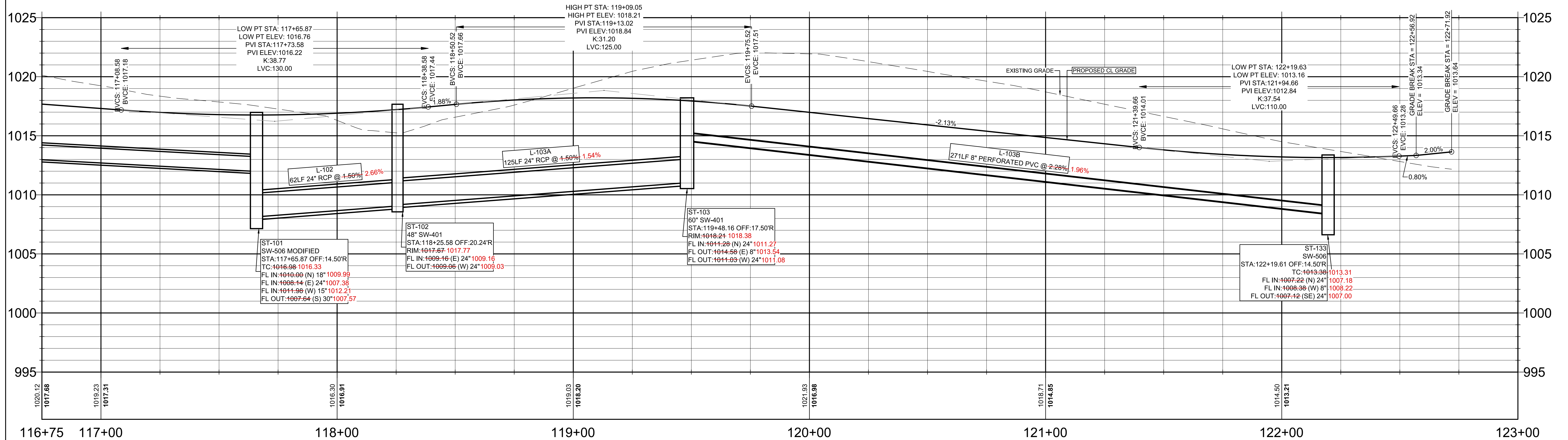
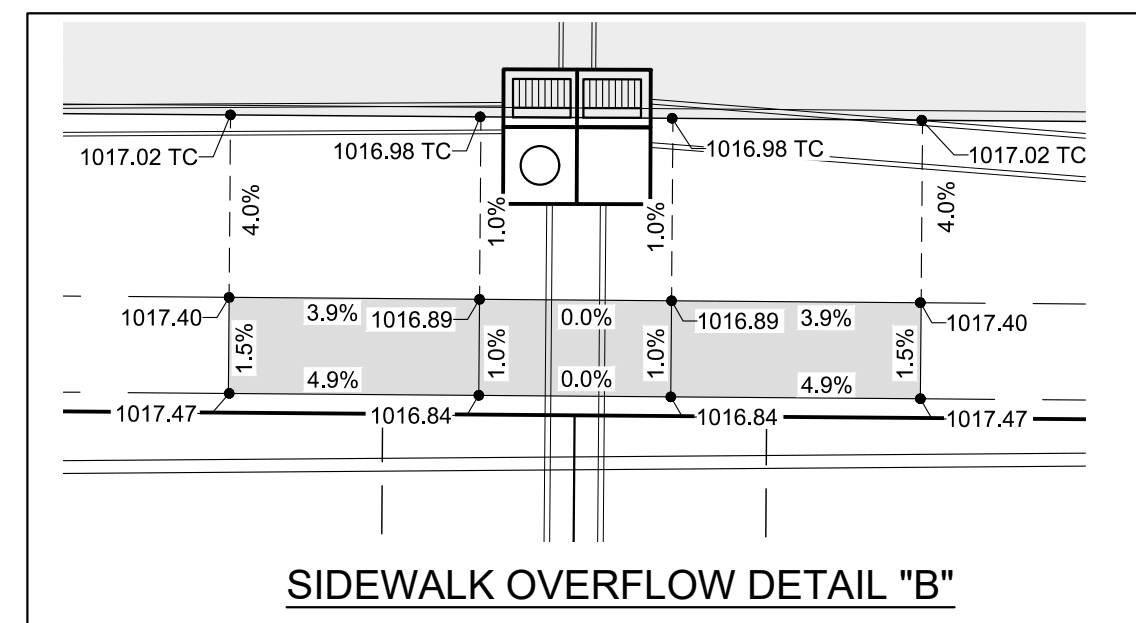
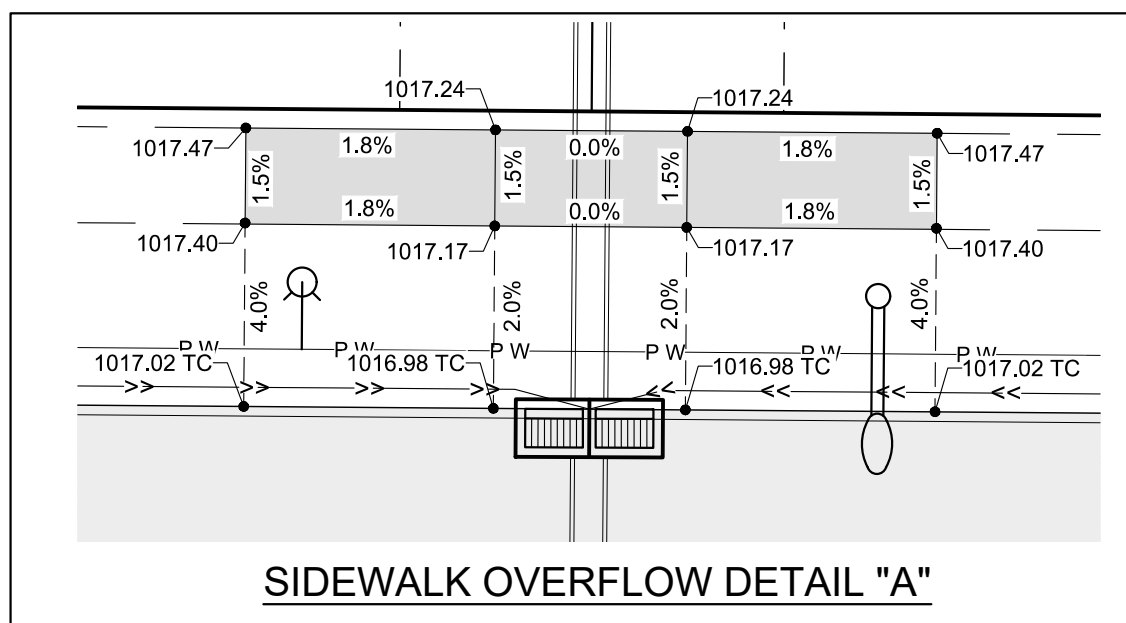
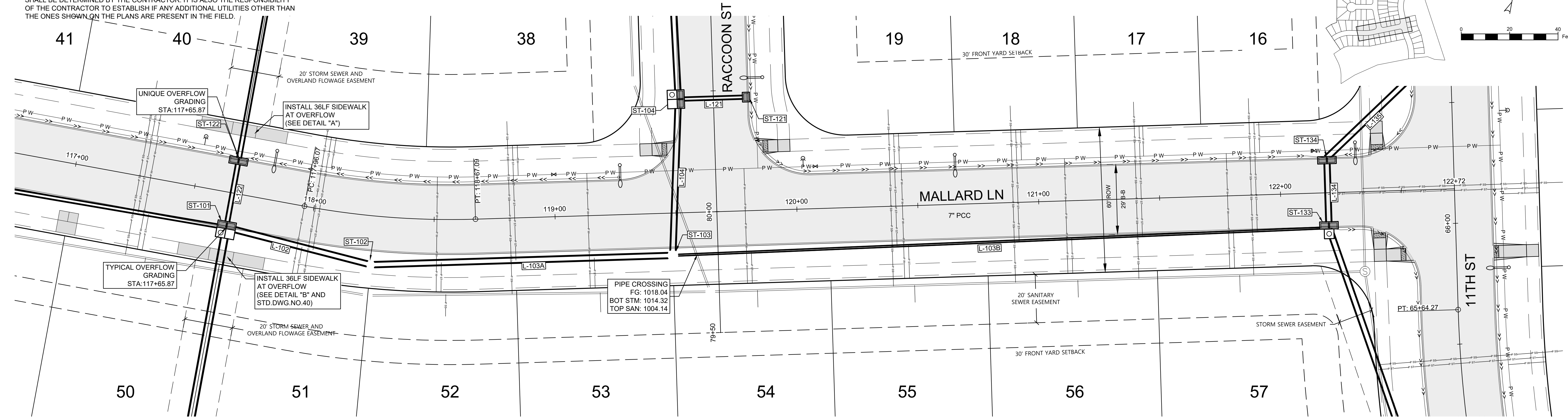
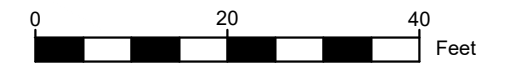
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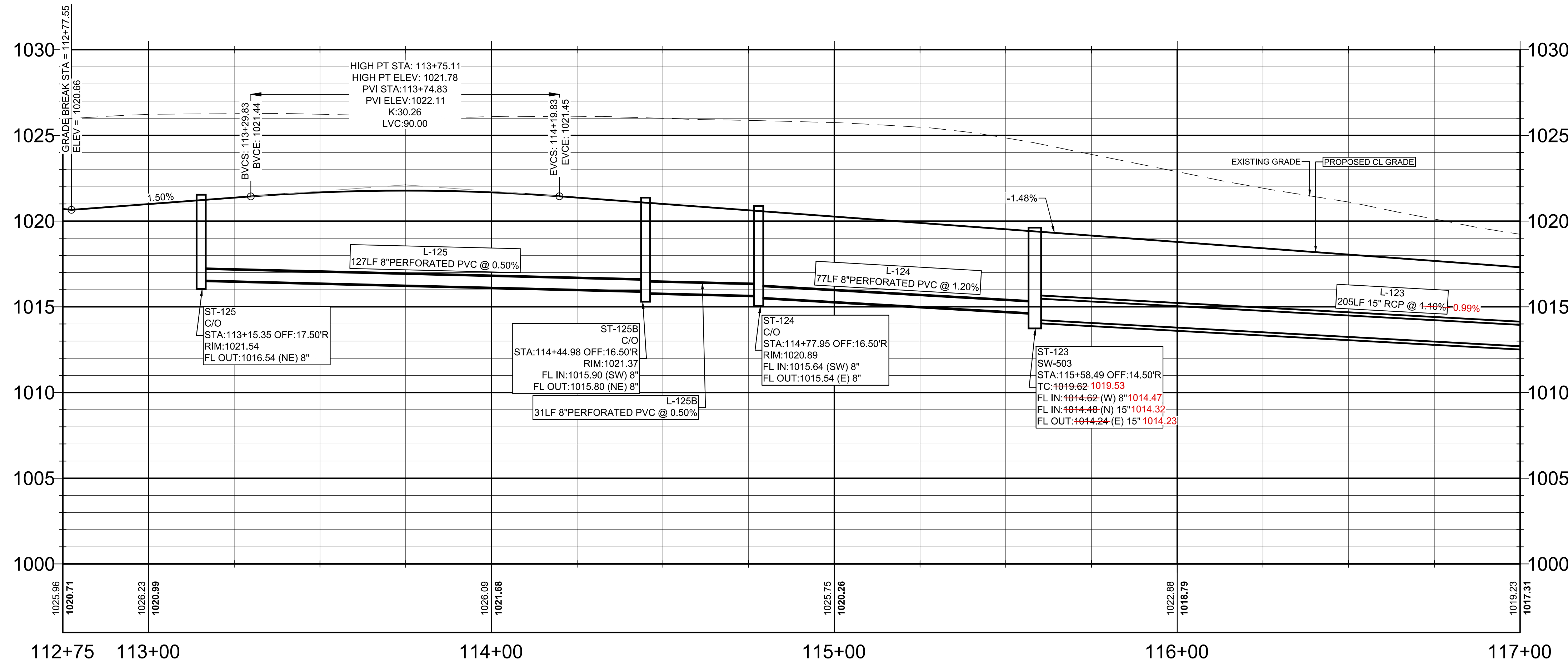
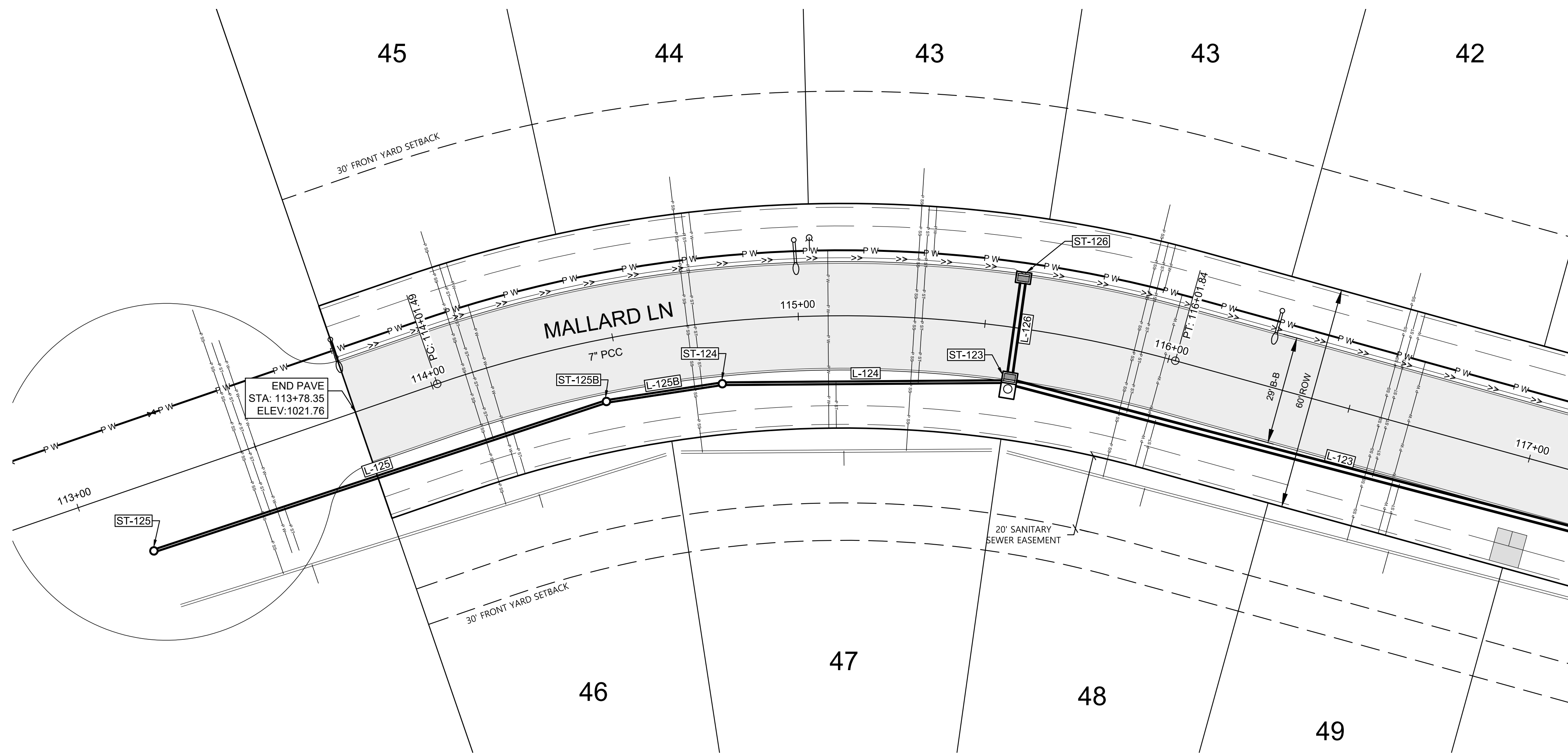
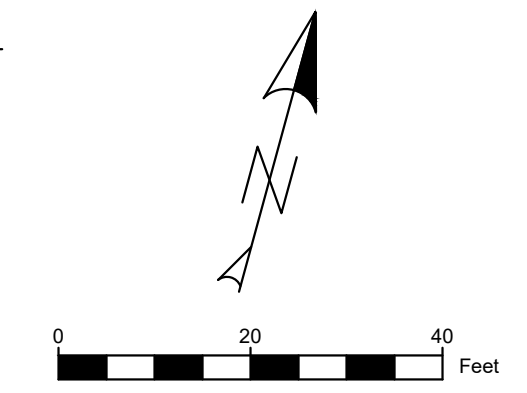
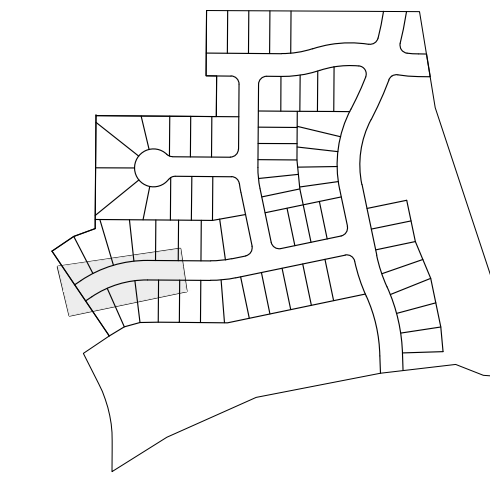
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SHEET MAP



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WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 269-1133



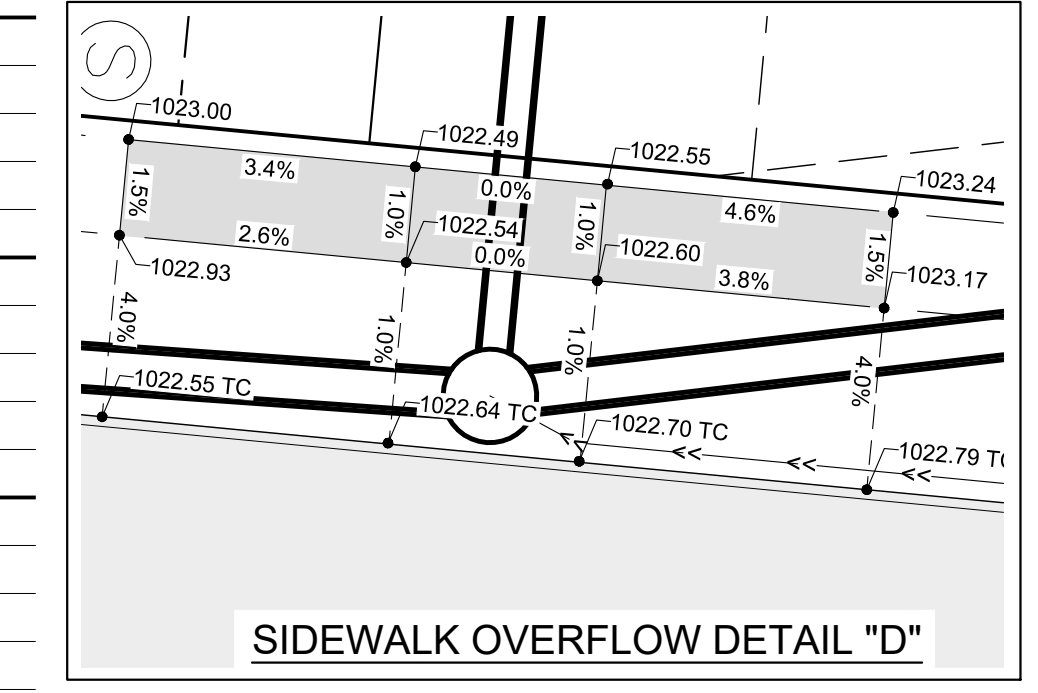
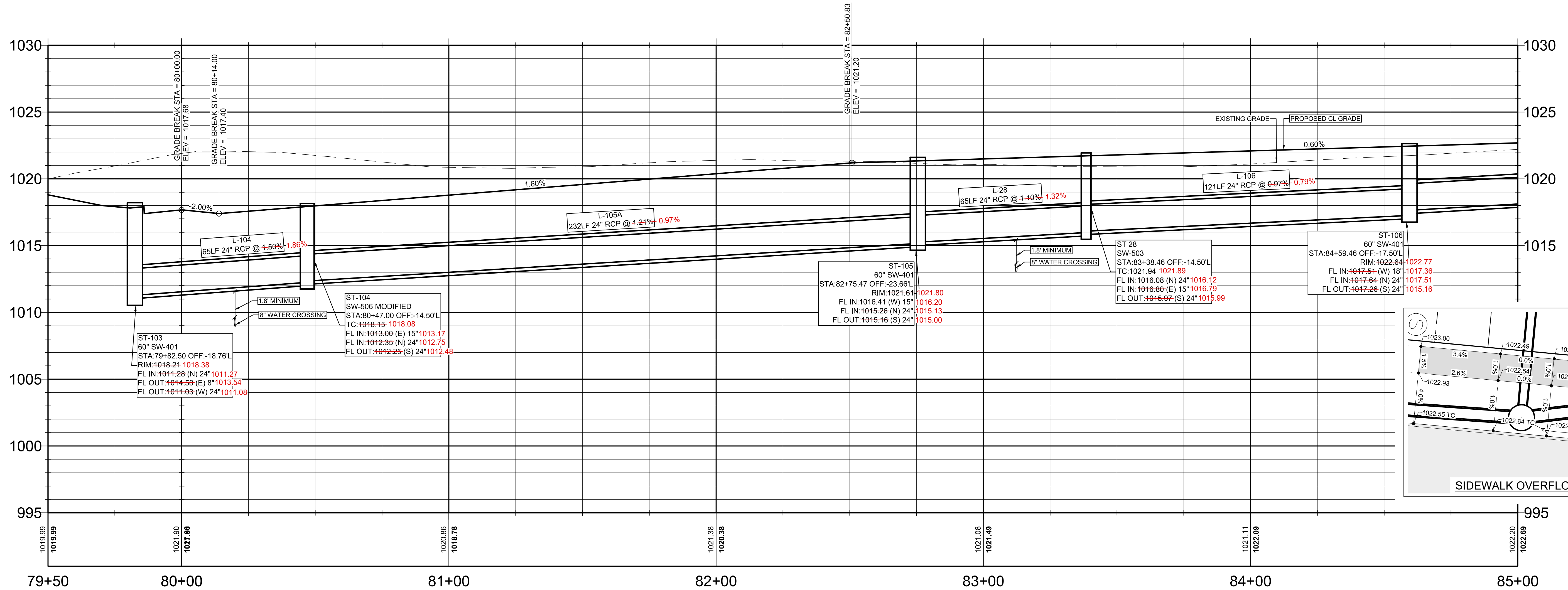
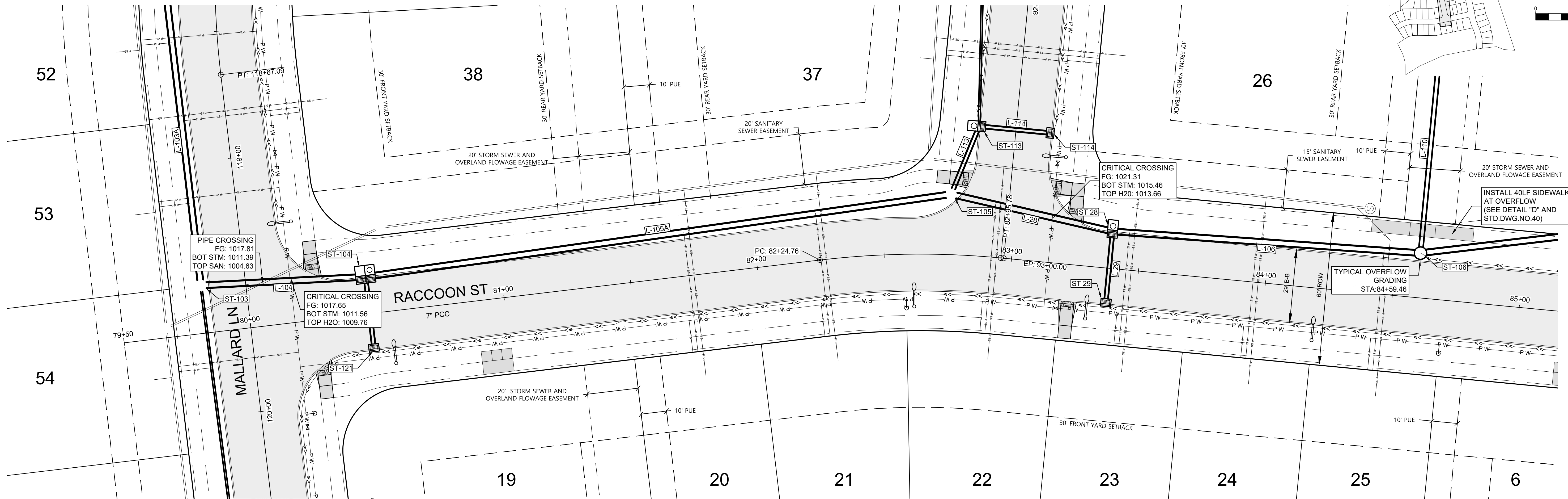
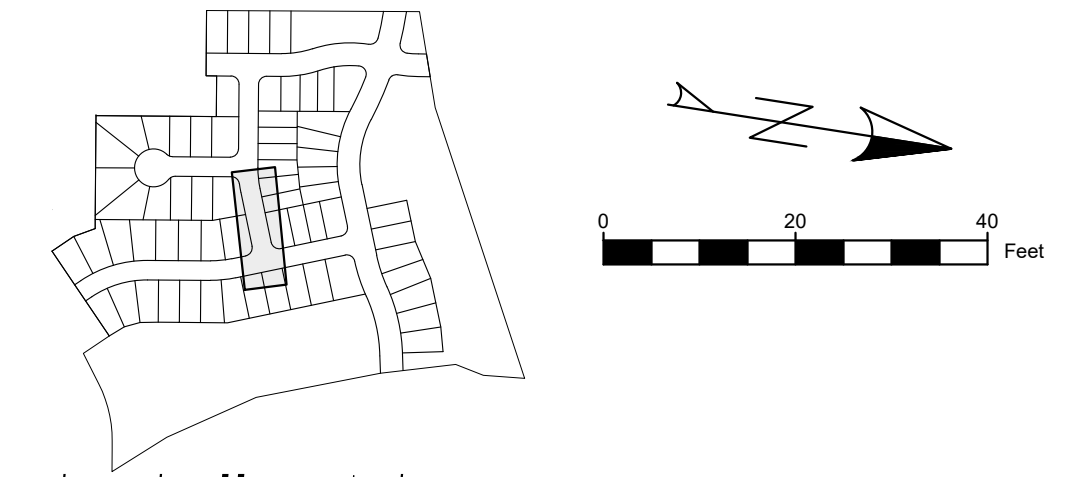
MALLARD LN STORM
AND PAVEMENT

DATE: 12/12/2024
DRAWN BY: DJS
ENGINEER: BWS
PROJECT NUMBER: 21-700
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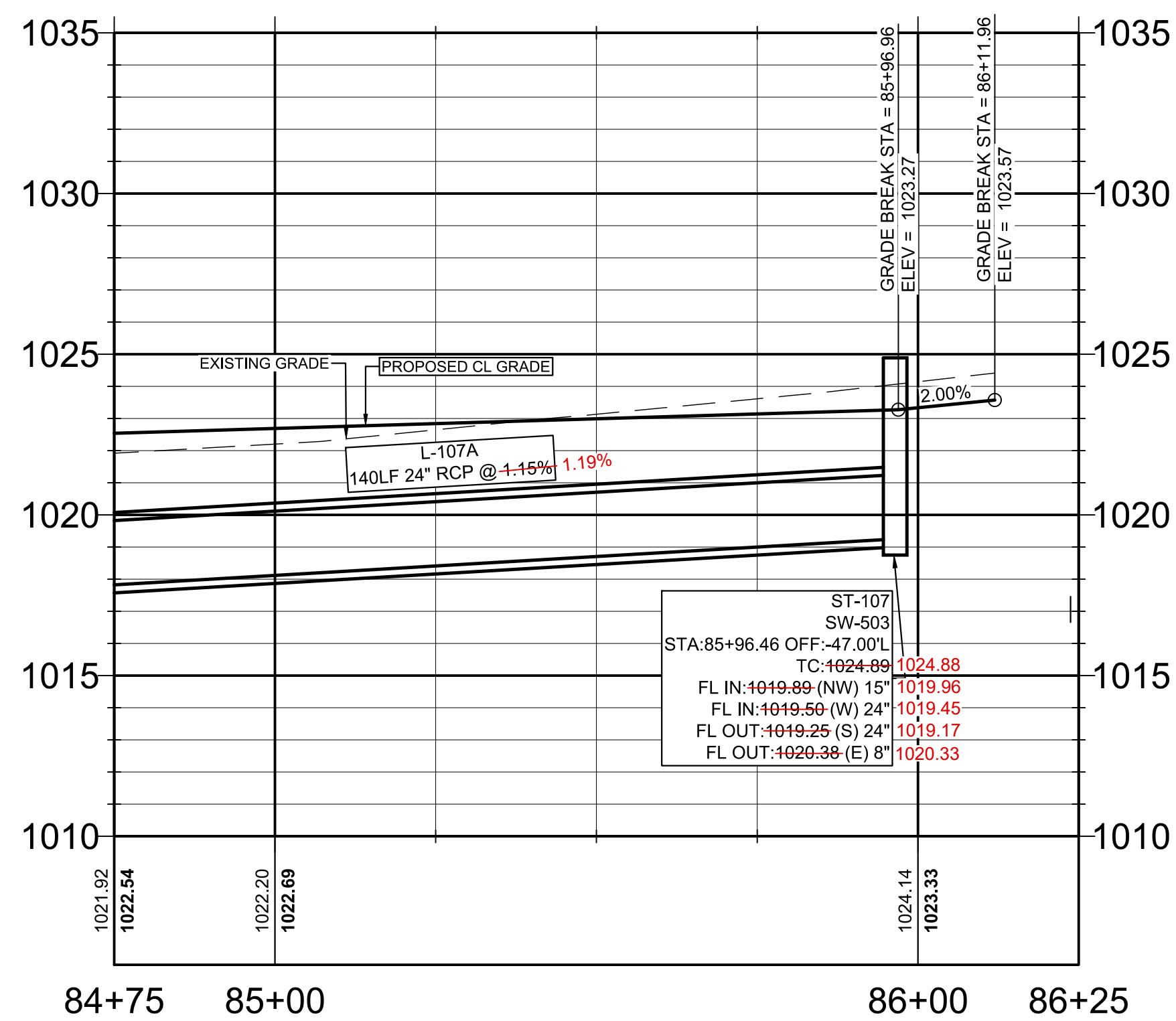
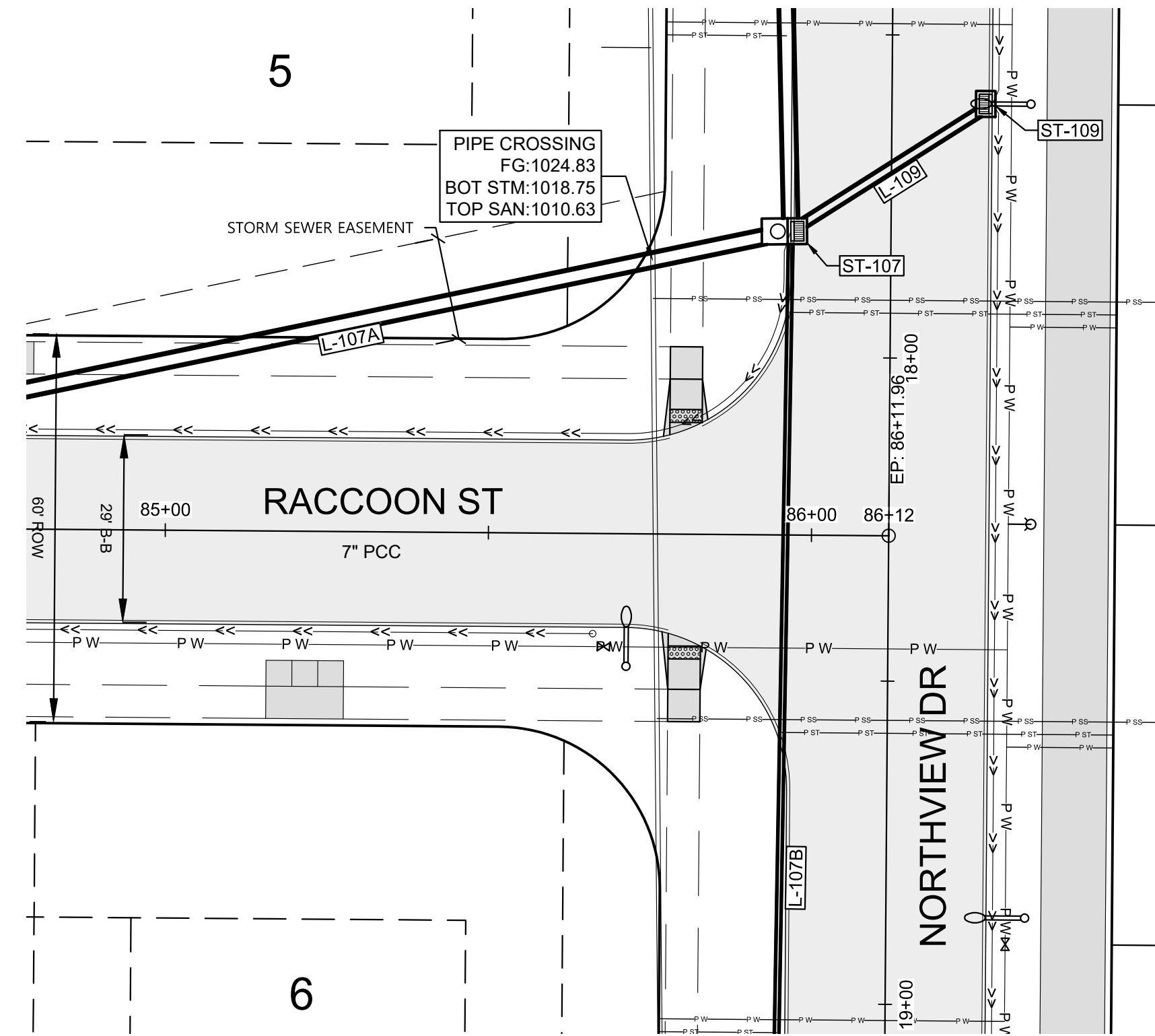
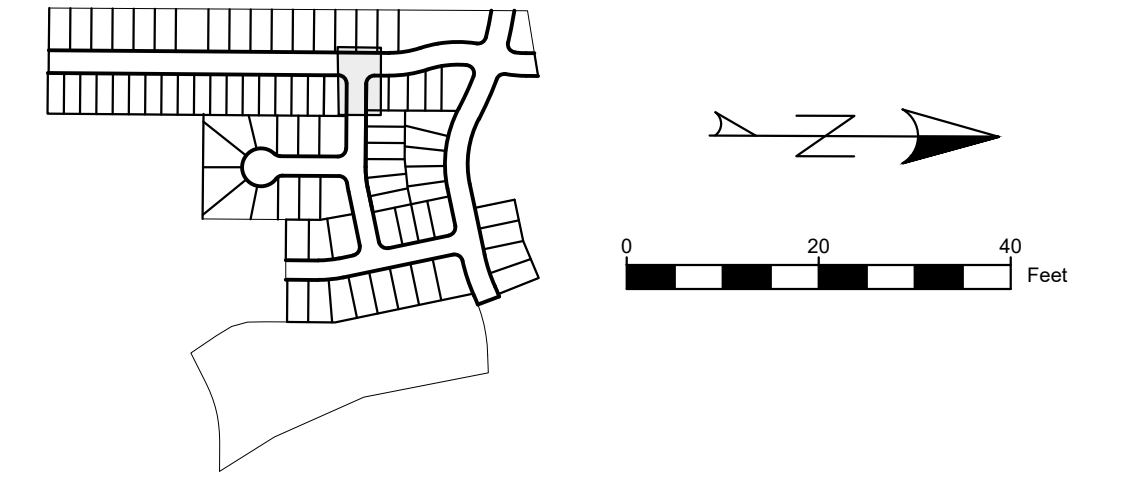
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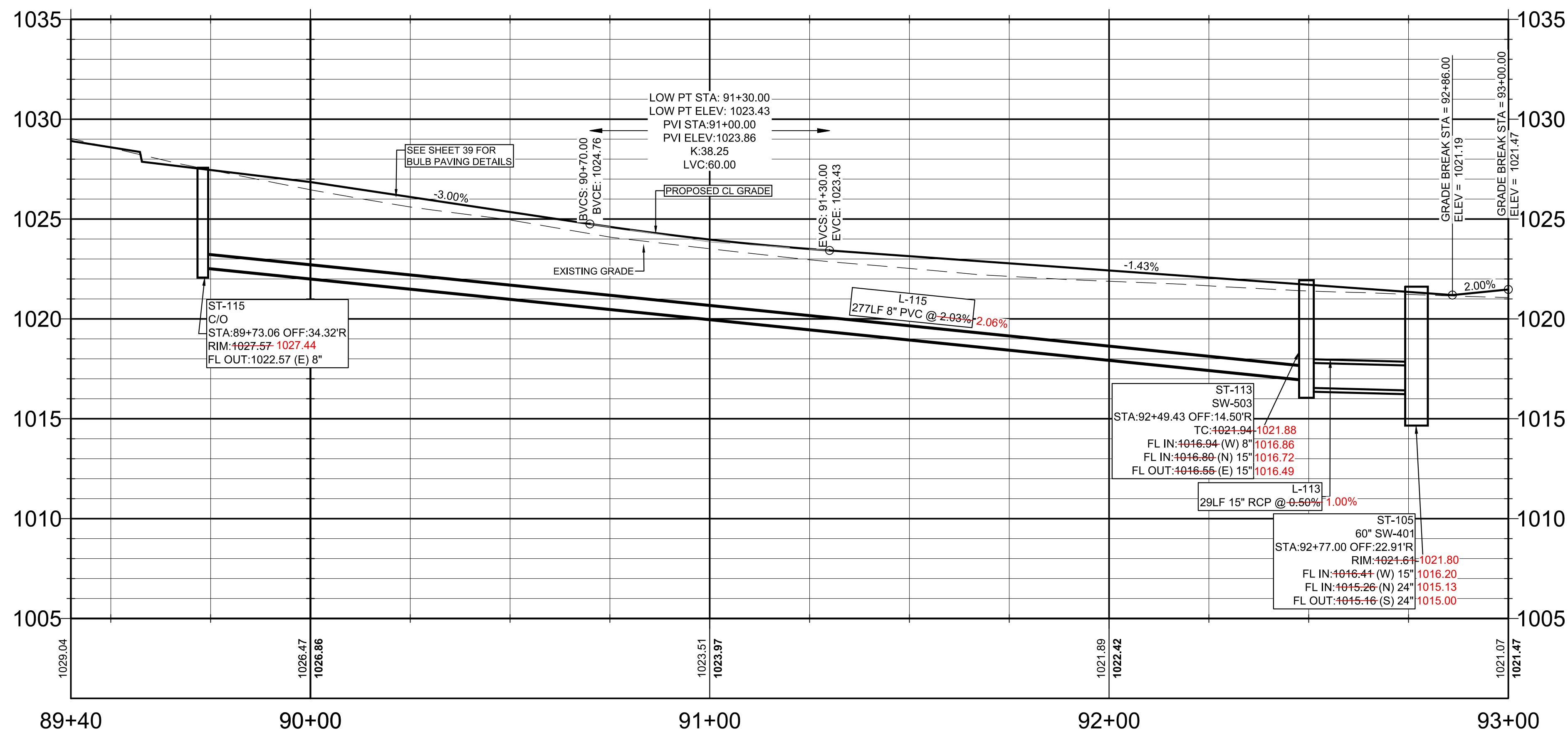
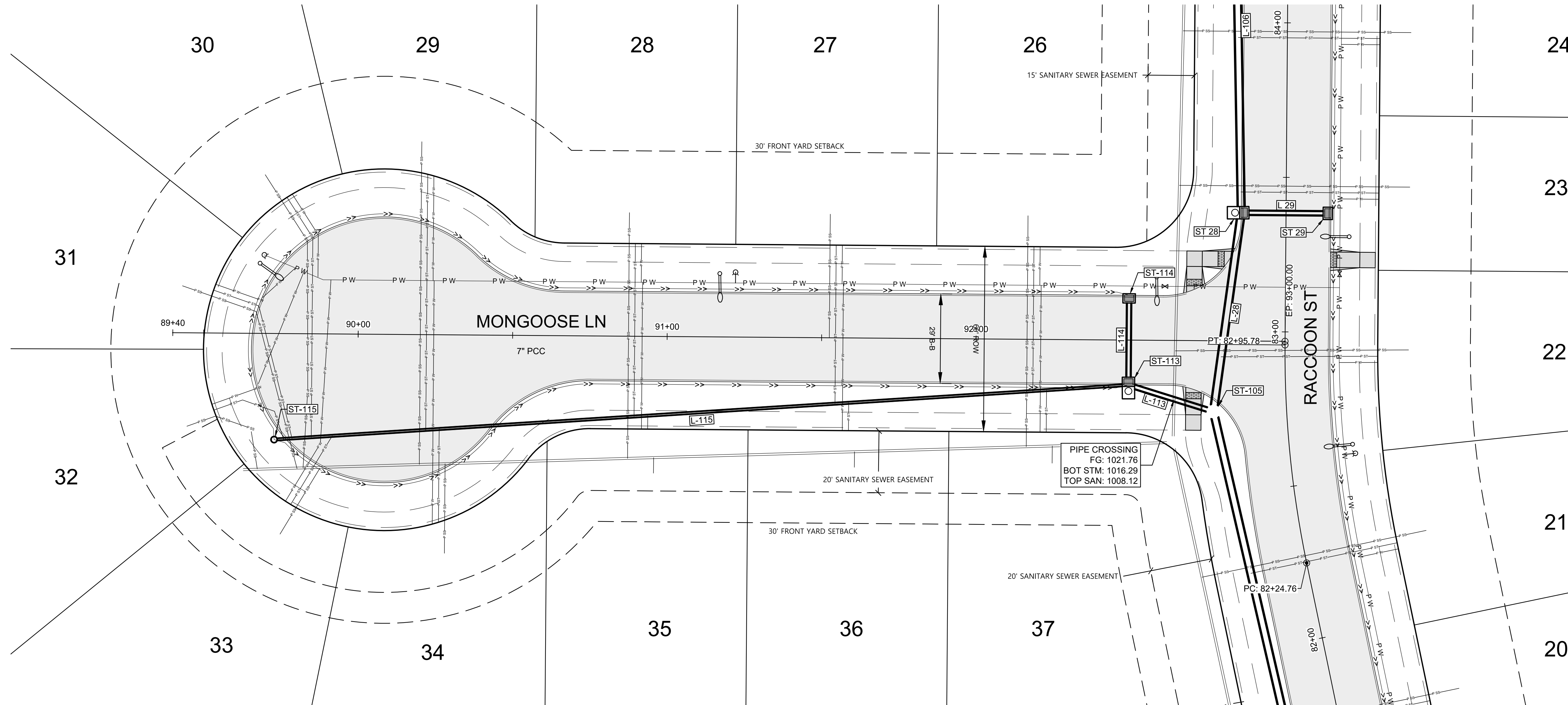
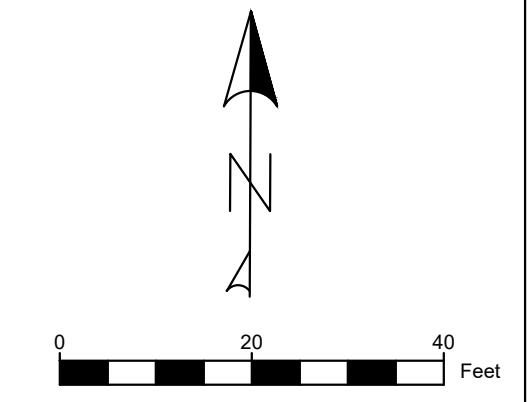
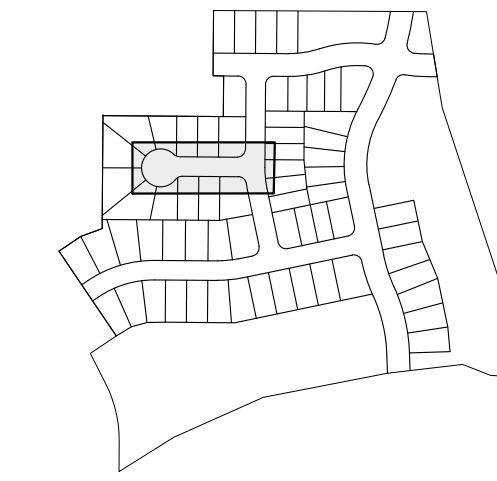
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SHEET MAP



AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 269-1133



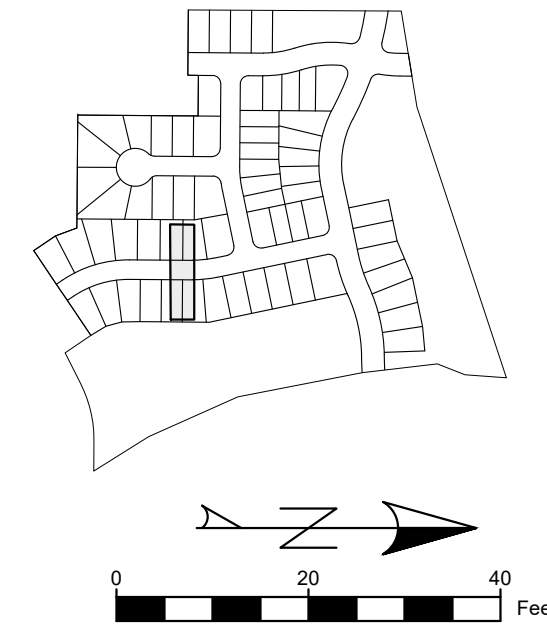
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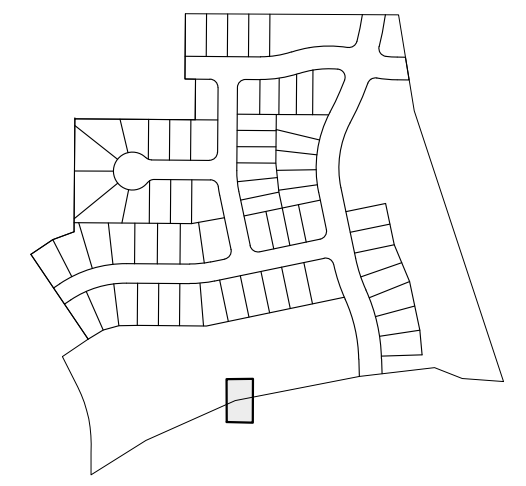
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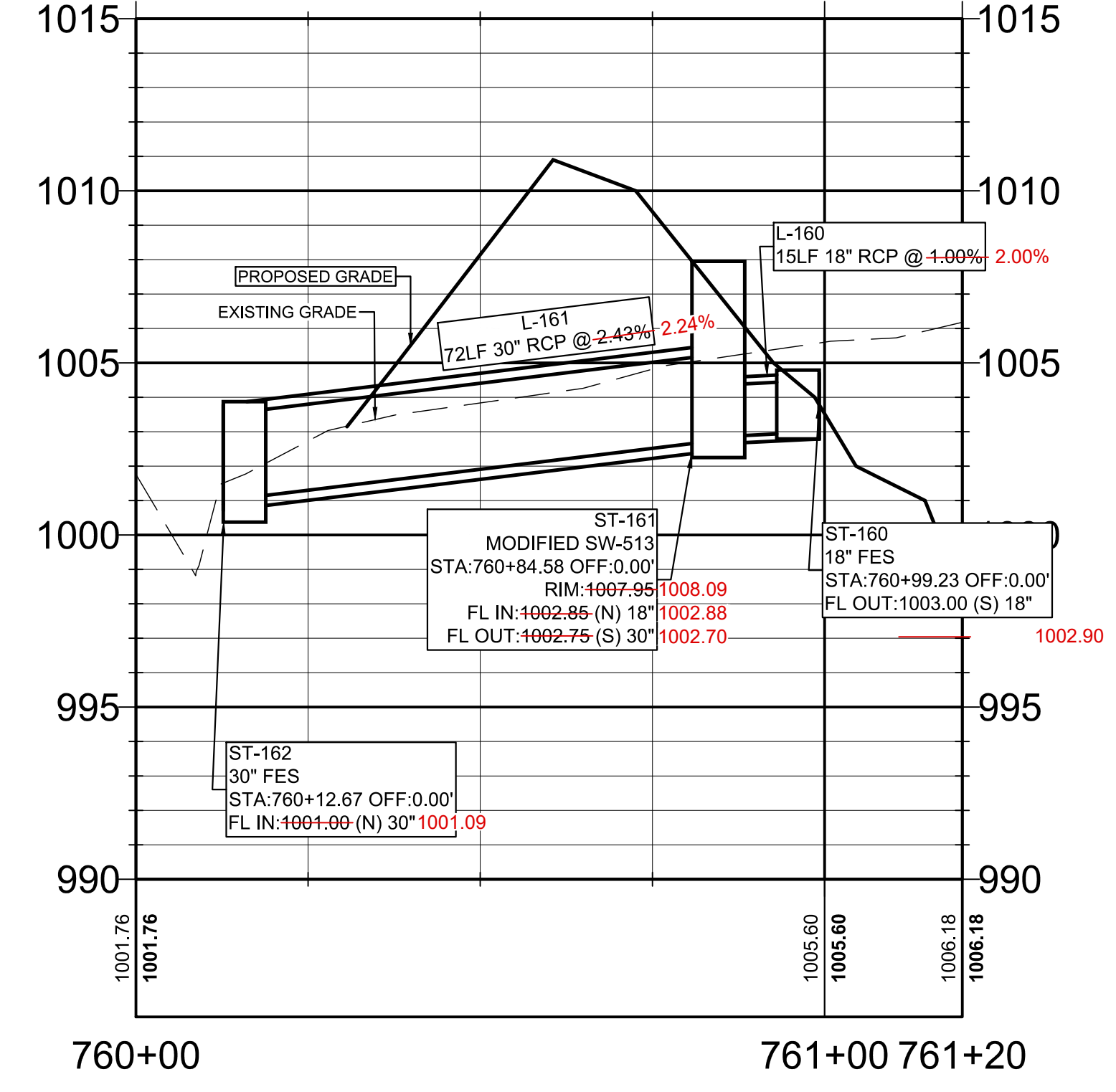
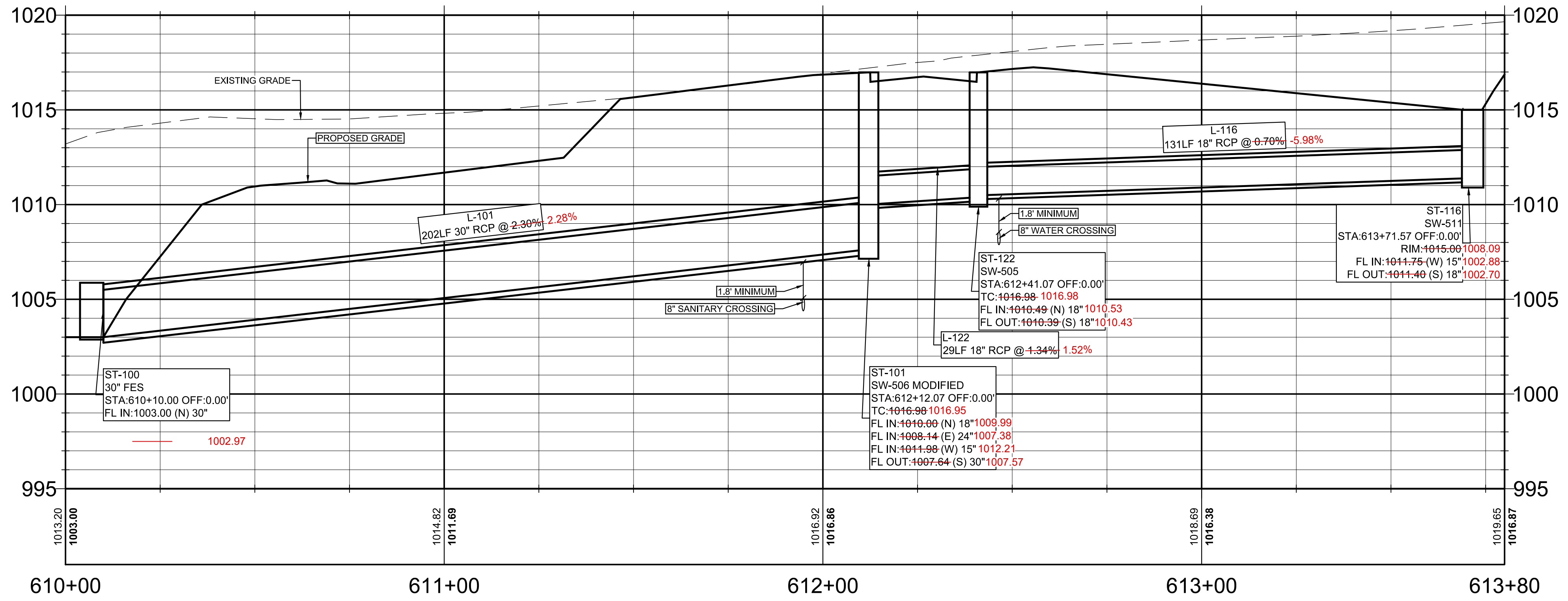
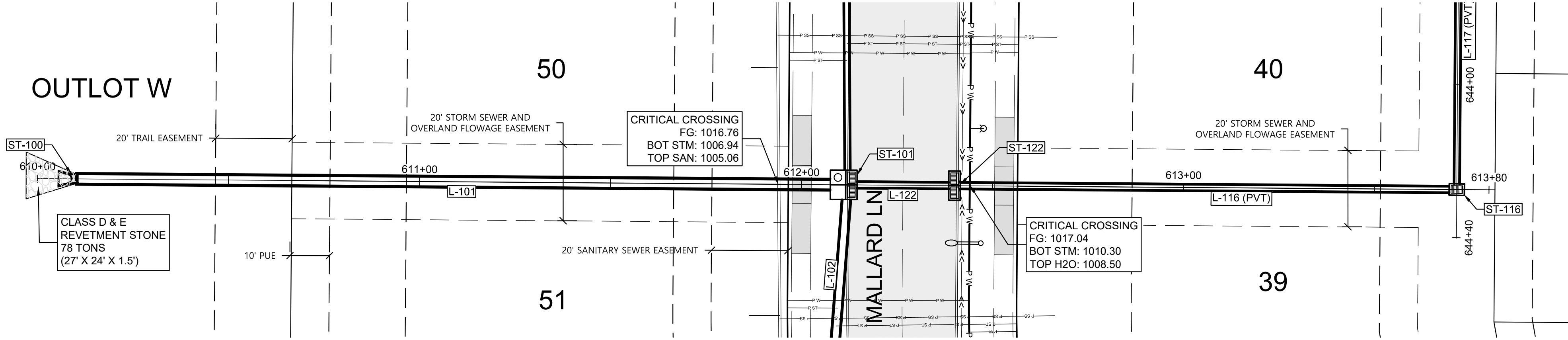
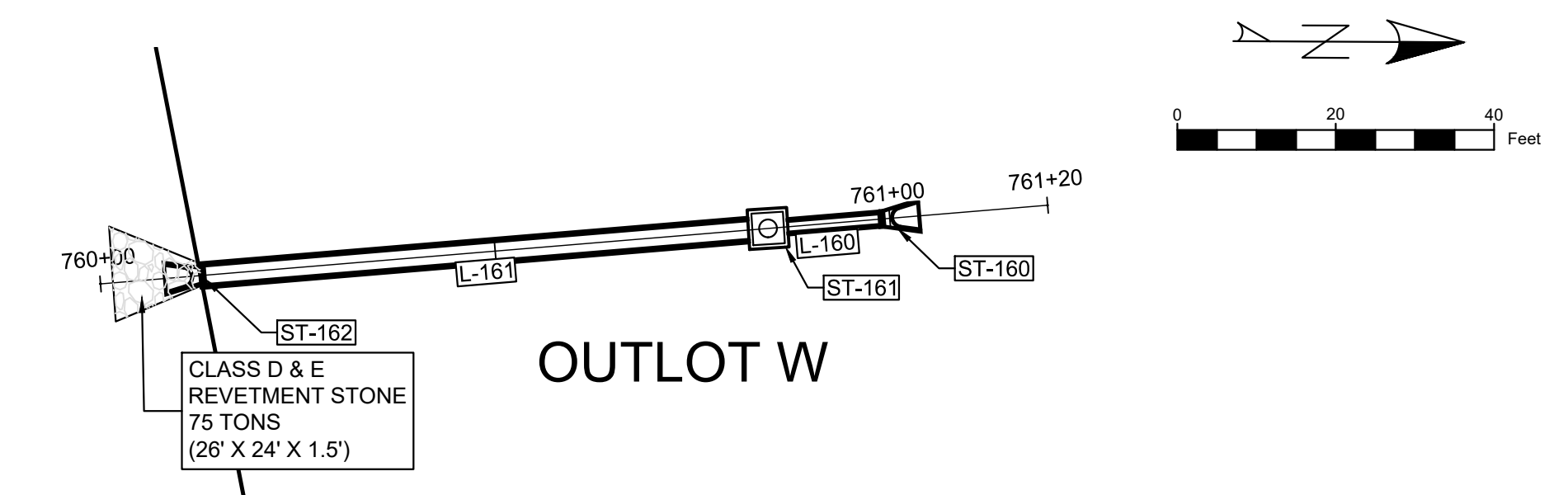
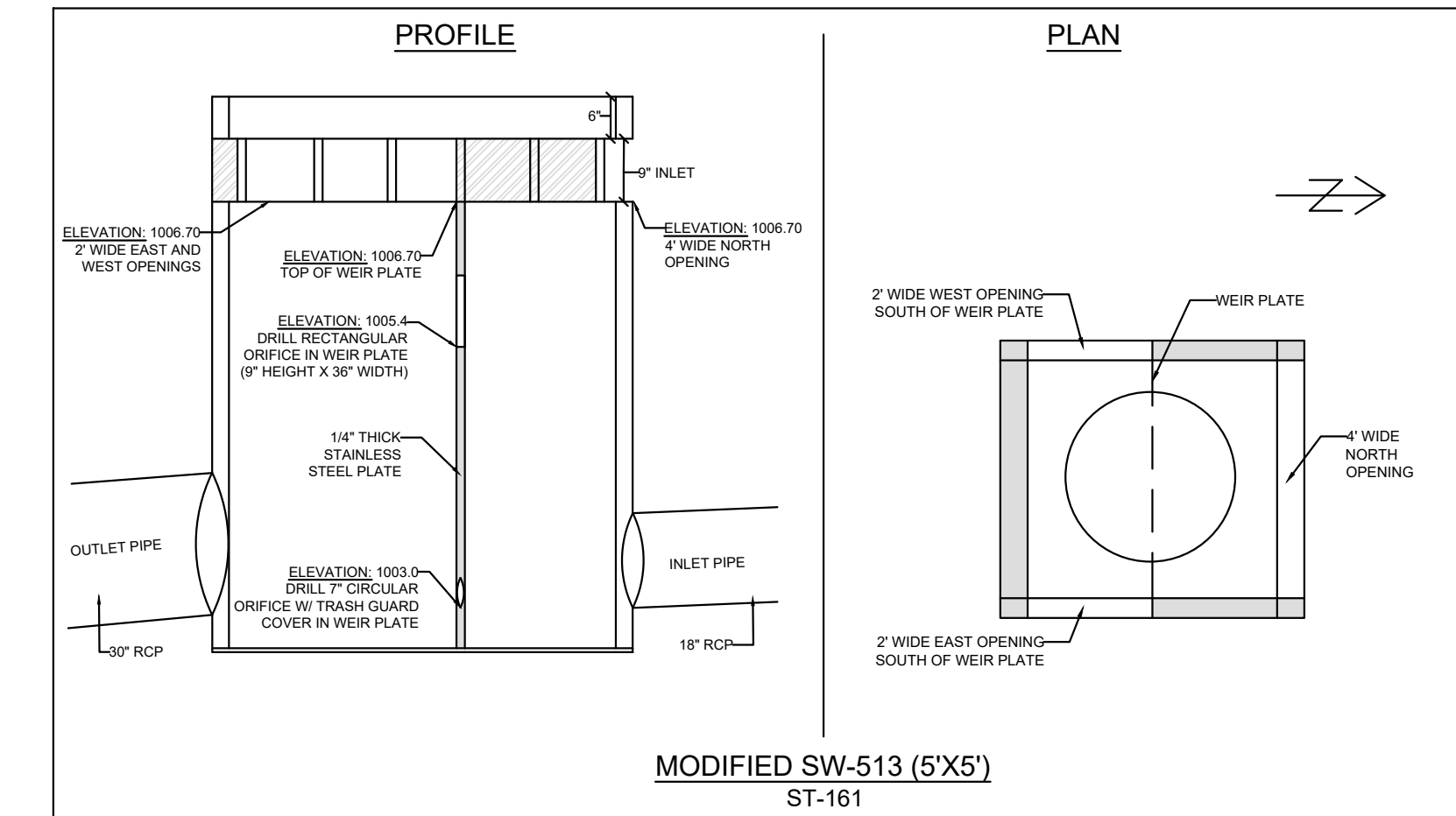
SHEET MAP



SHEET MAP



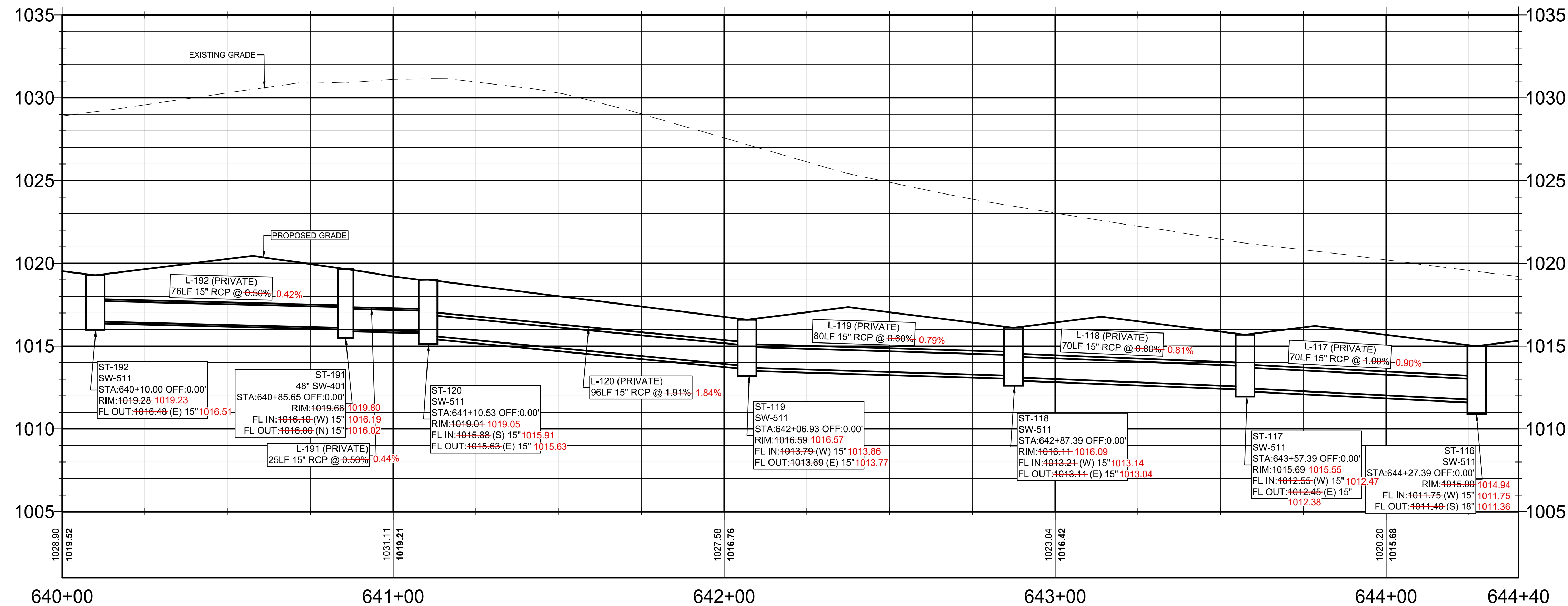
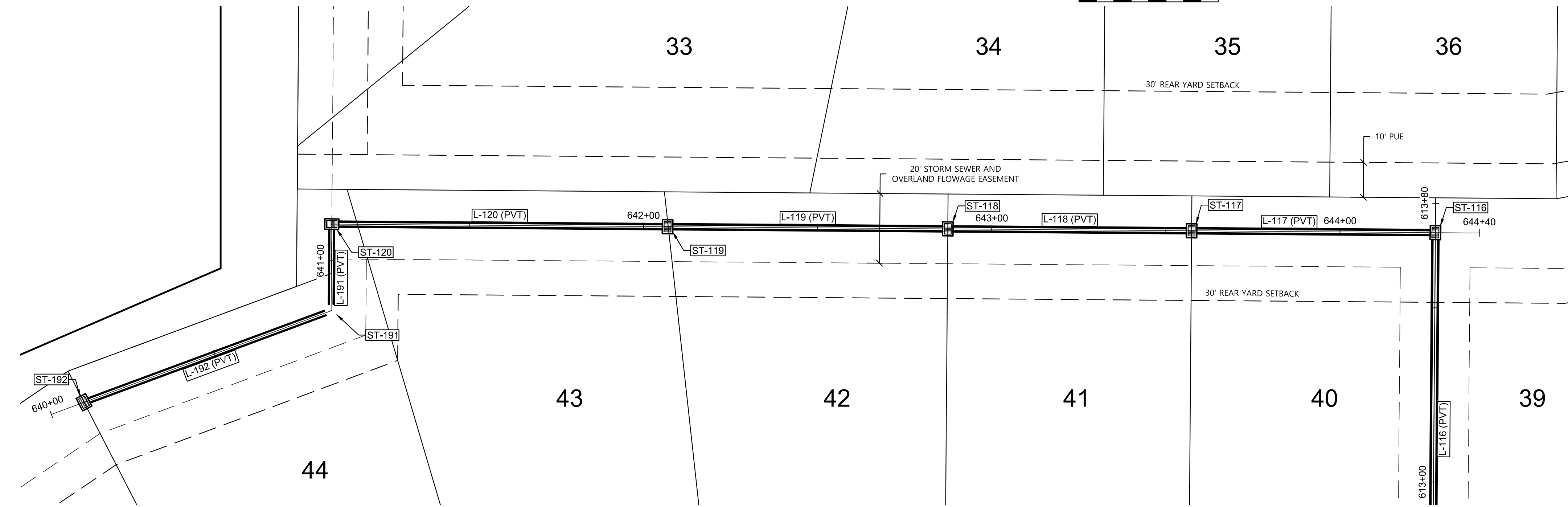
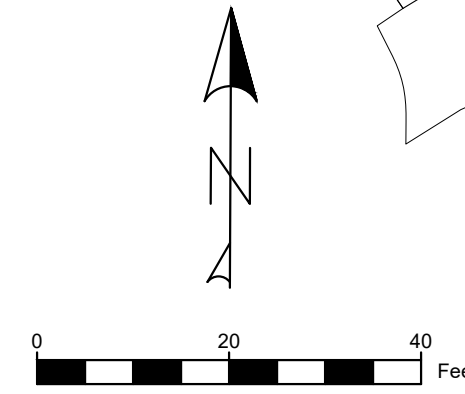
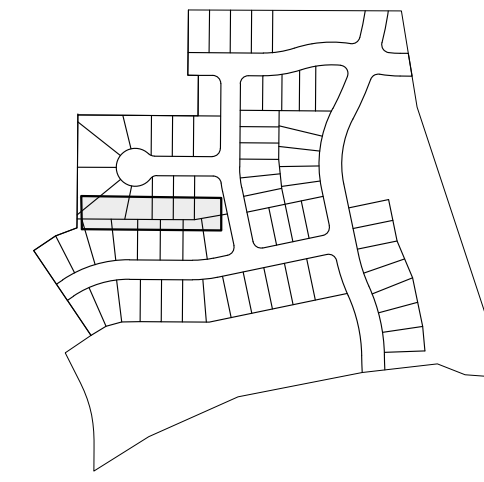
NOTE:
FOLLOW ISWMM CHAPTER 9.11 FOR MAINTENANCE PLAN OF BASIN OUTLET FACILITIES.



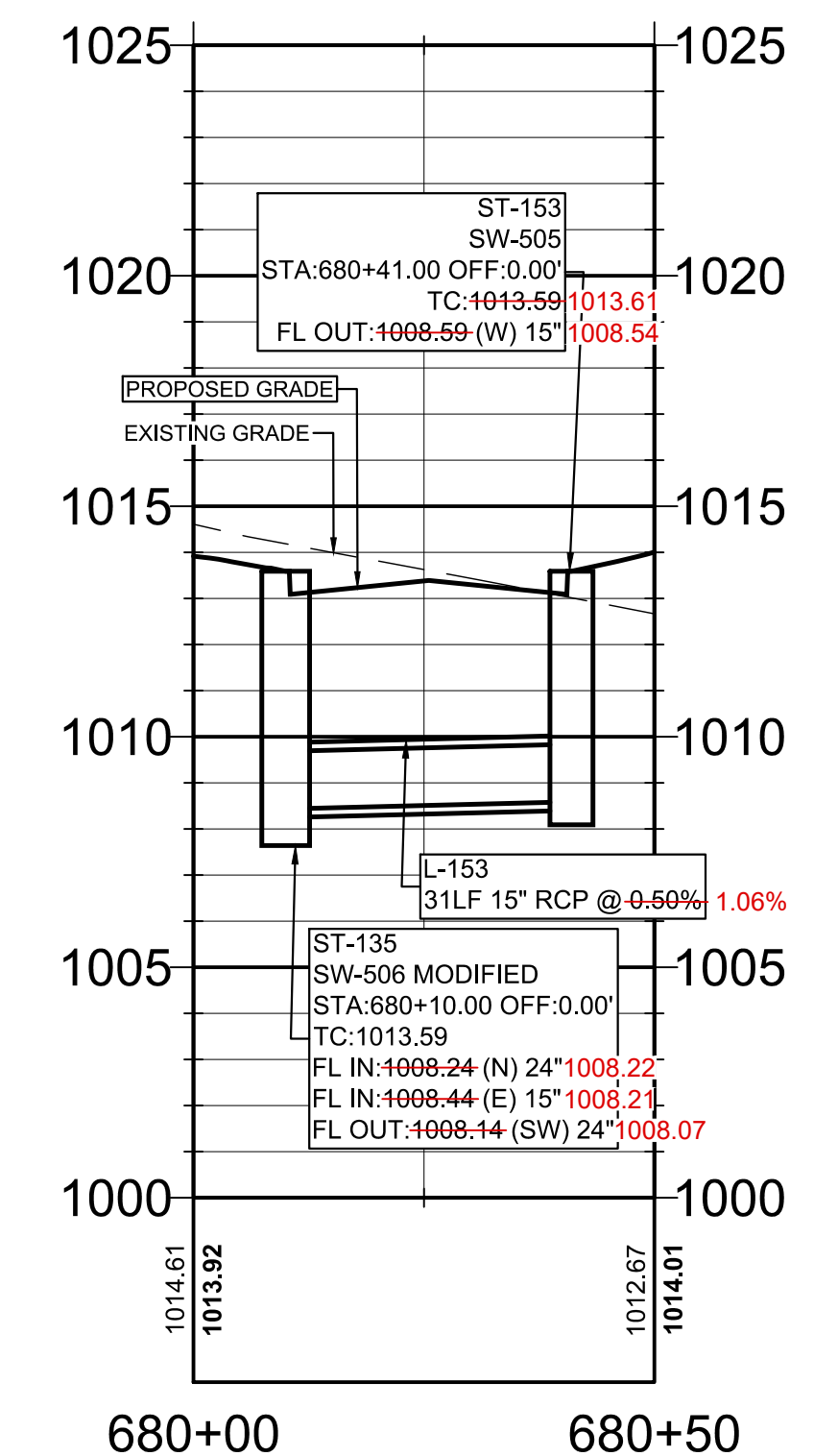
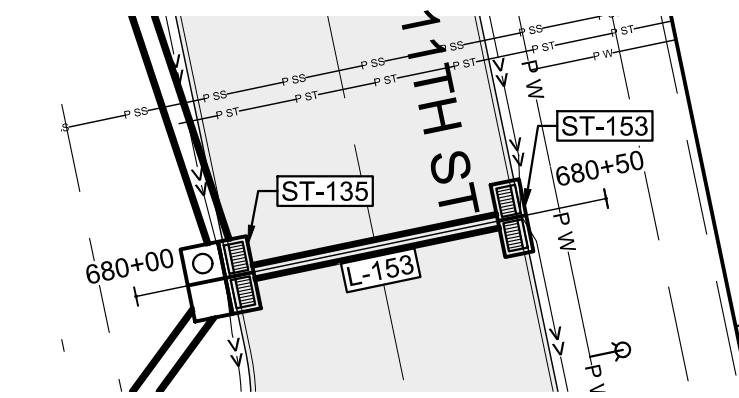
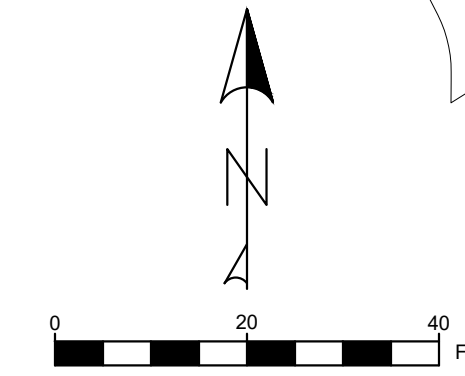
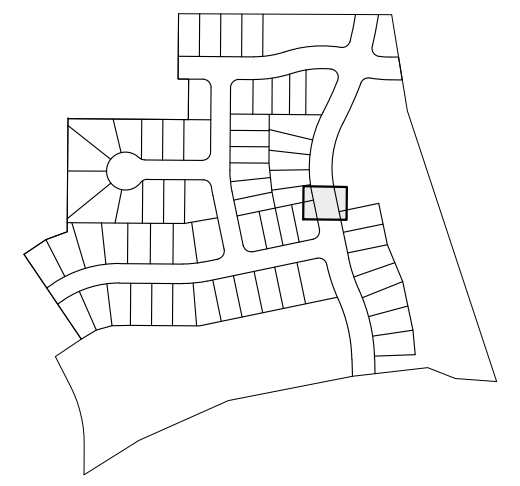
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SHEET MAP



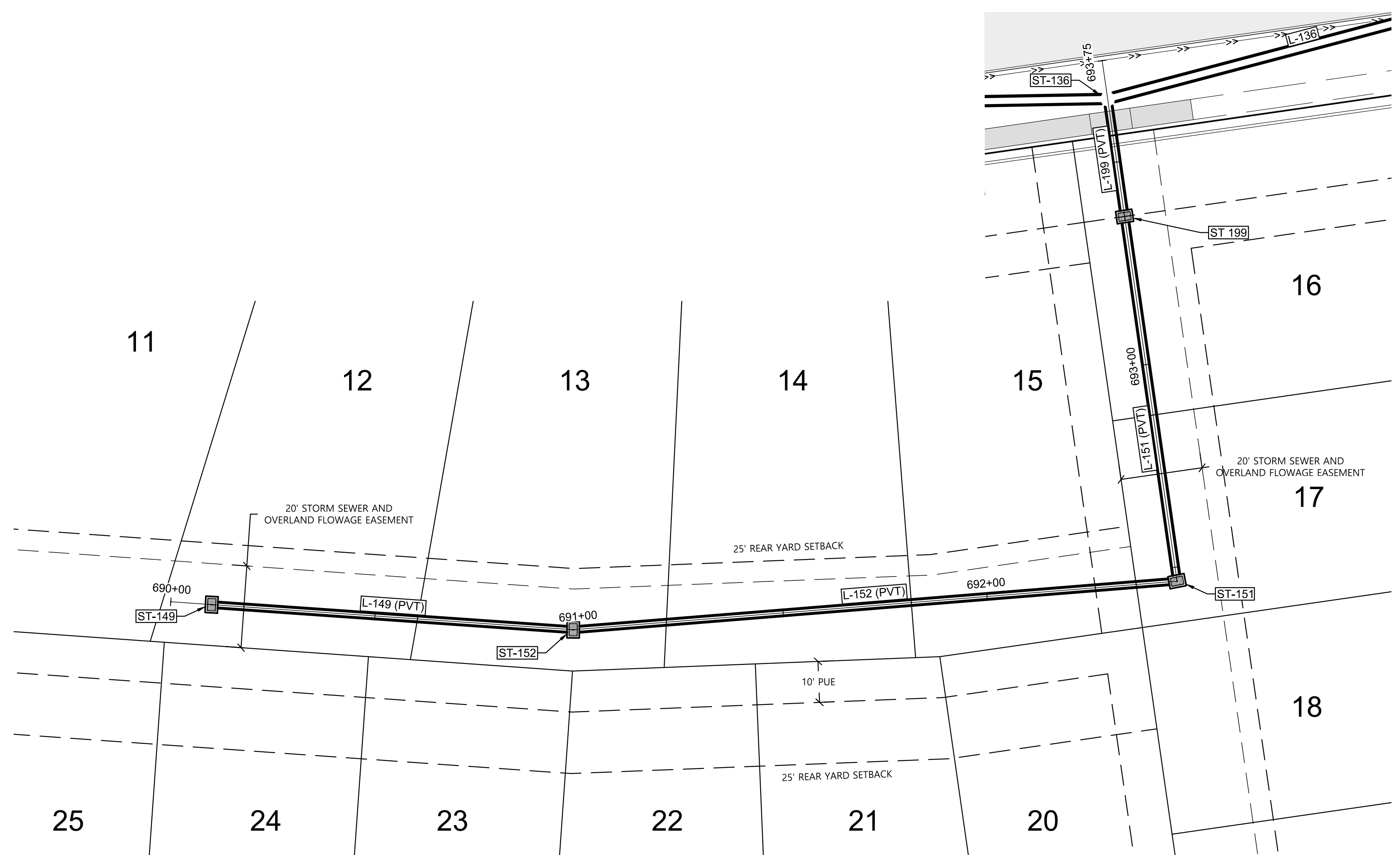
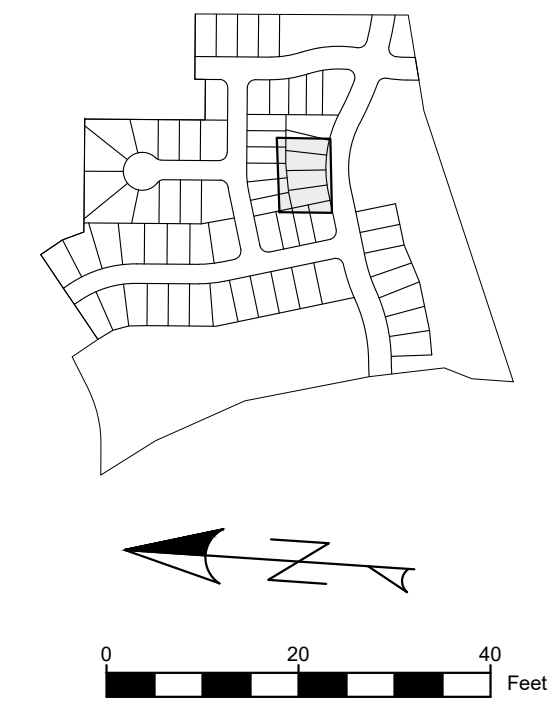
SHEET MAP



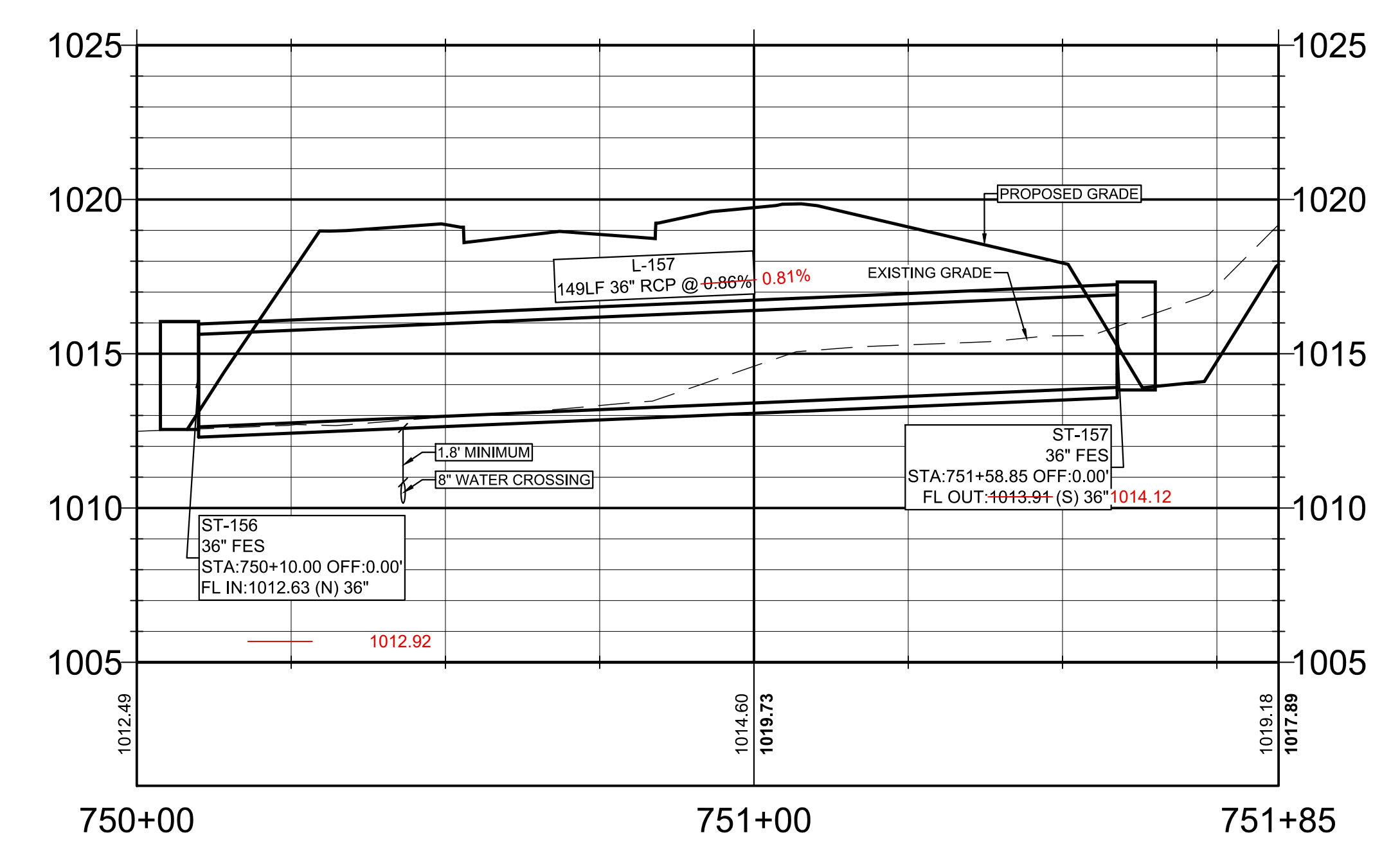
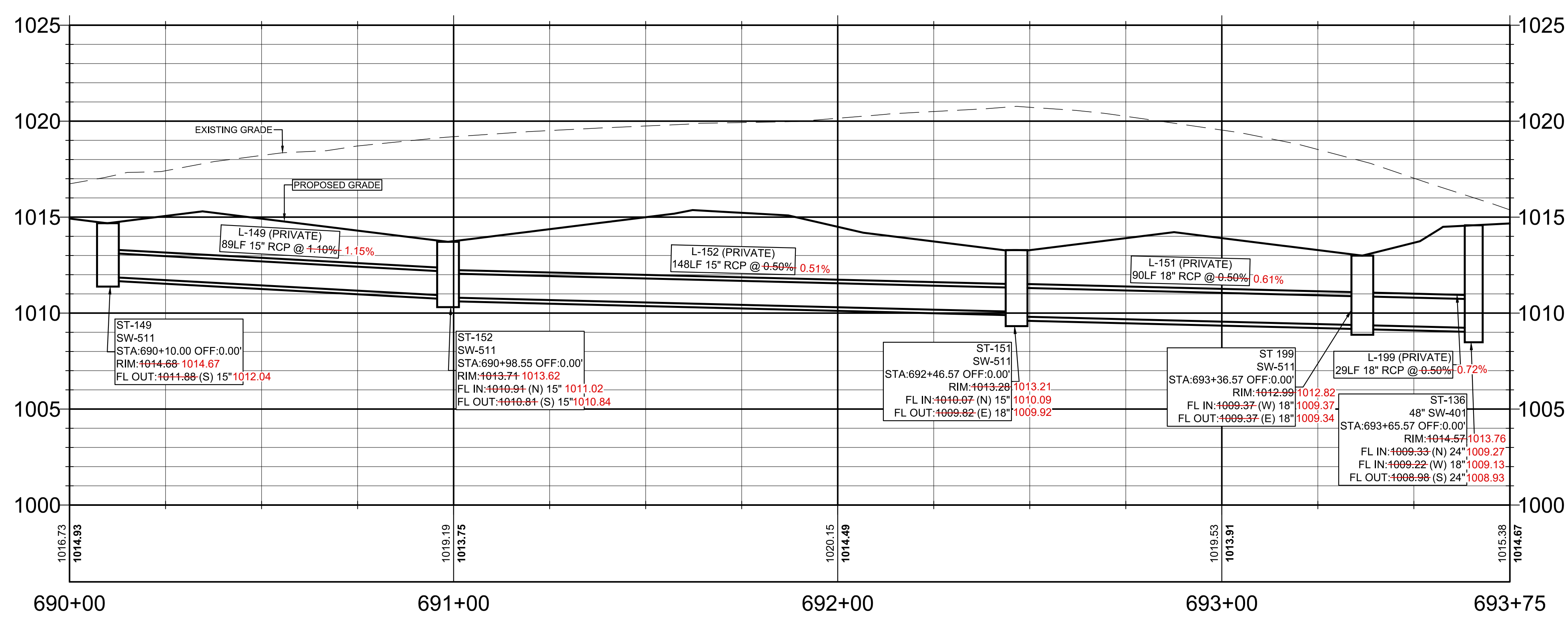
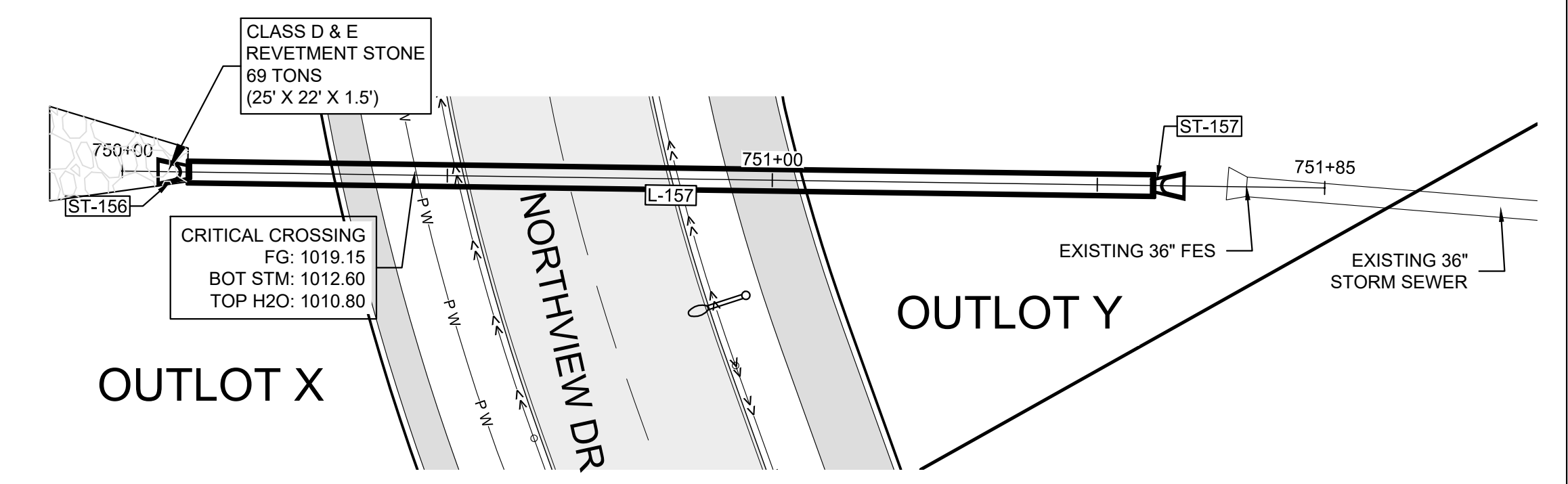
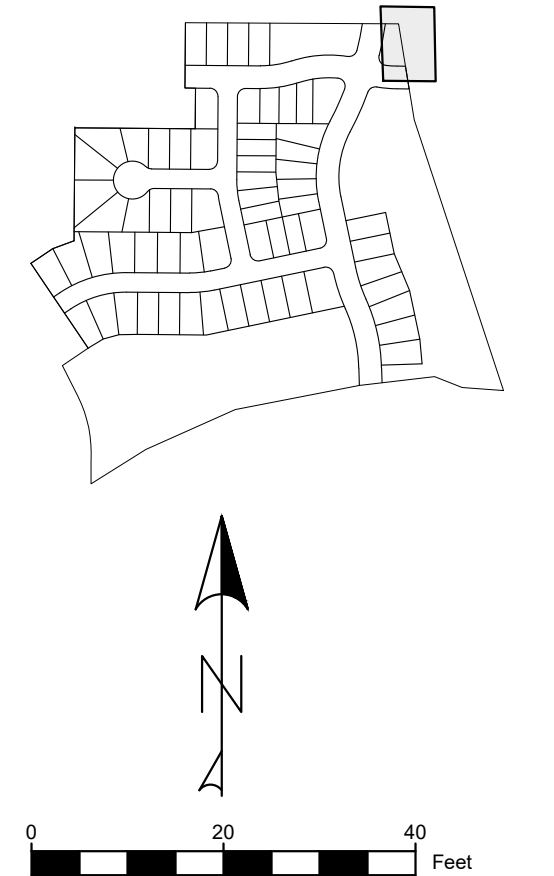
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SHEET MAP



SHEET MAP



AUTUMN VALLEY WEST PLAT 1
WAUKEE, IA

STUBBS ENGINEERING
1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
(515) 269-1133



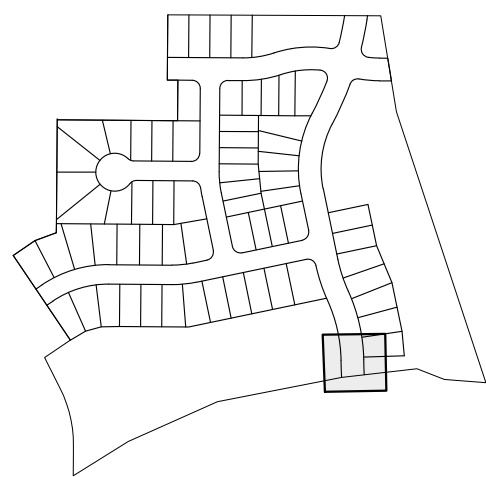
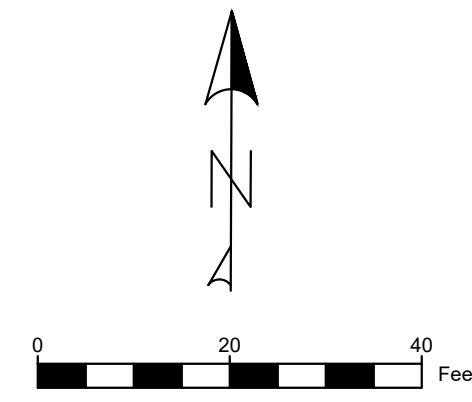
STORM PLAN AND PROFILE

DATE: 12/12/2024
DRAWN BY: DJS
ENGINEER: BWS
PROJECT NUMBER: 21-700
PAGE NUMBER:

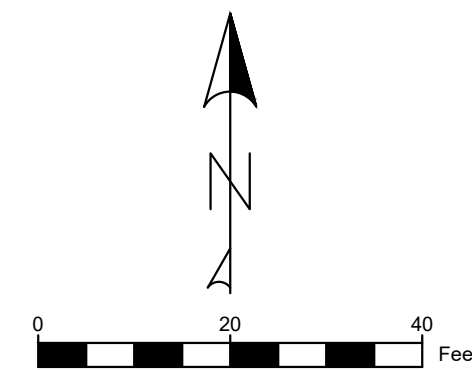
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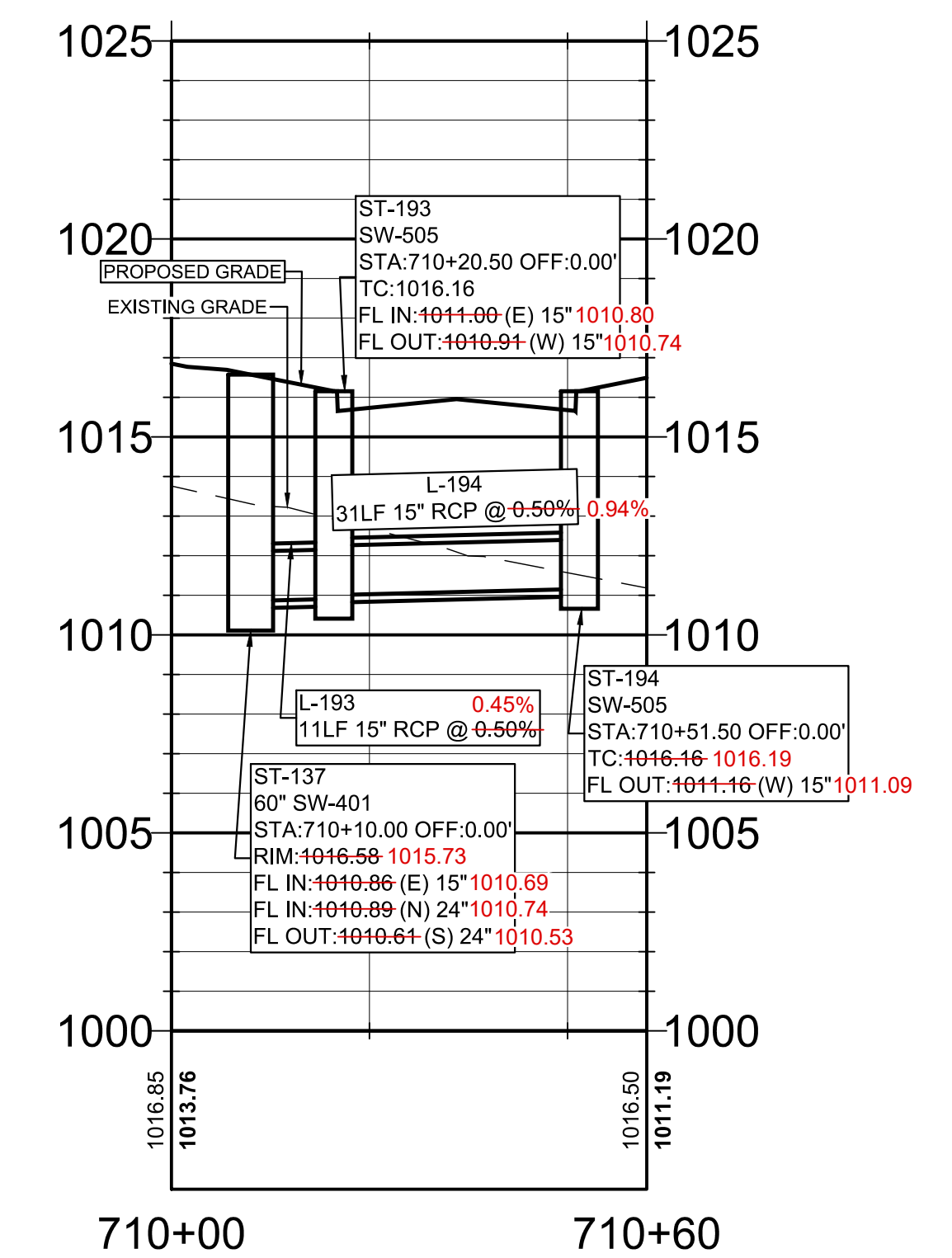
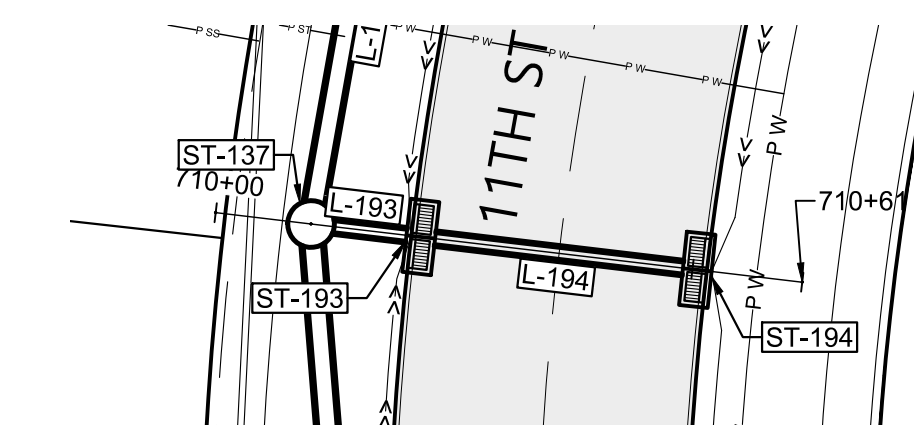
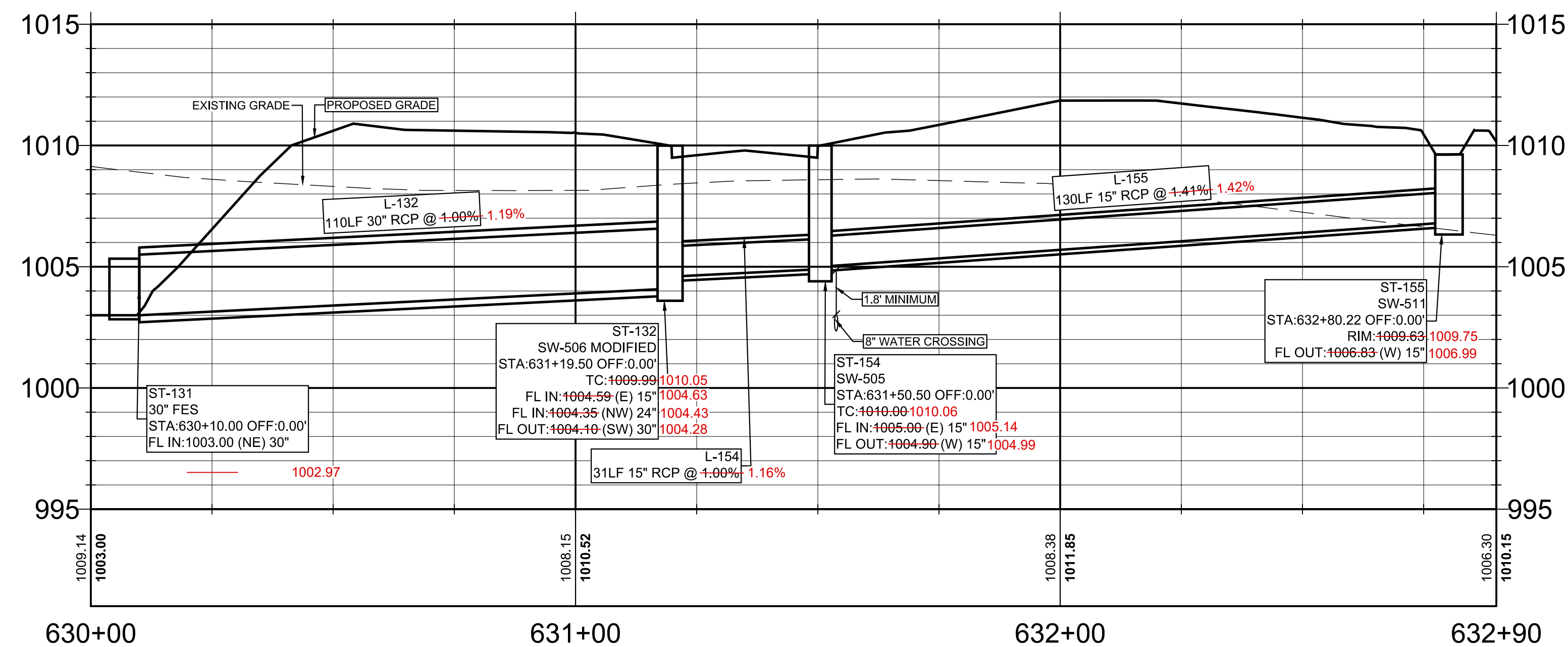
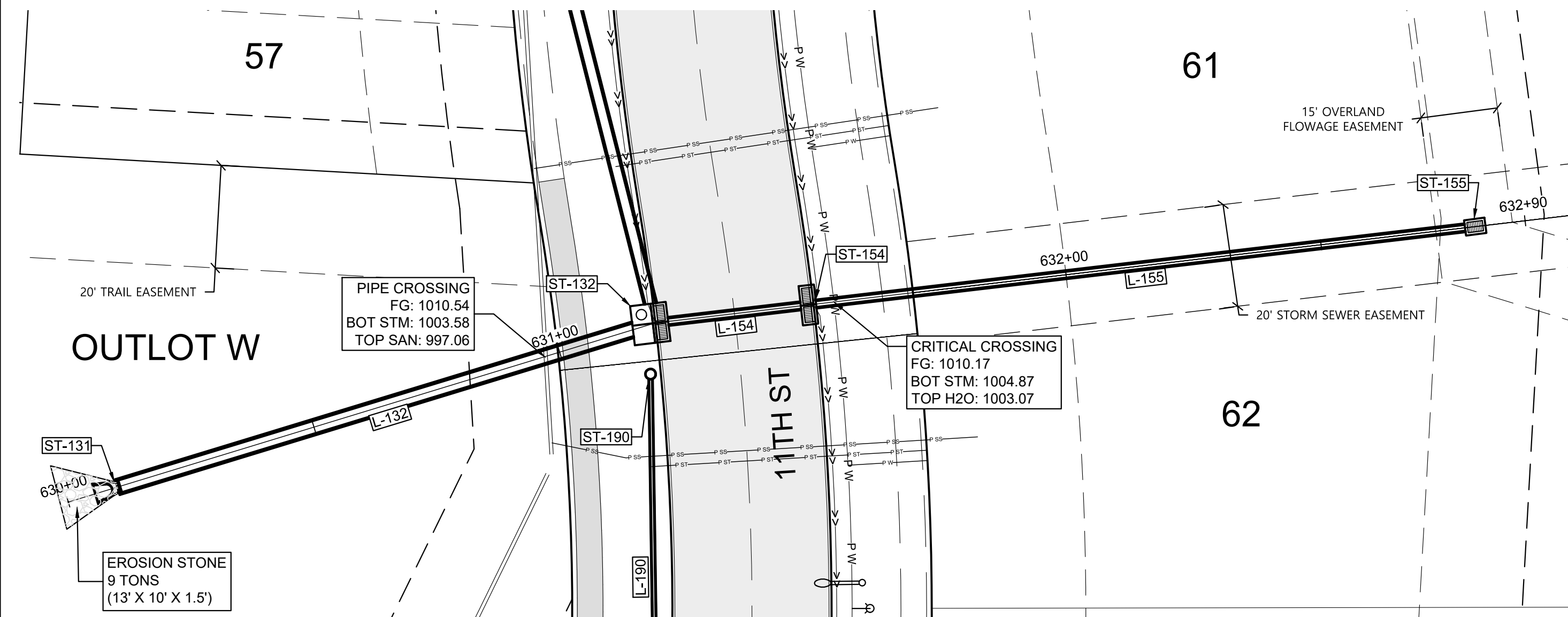
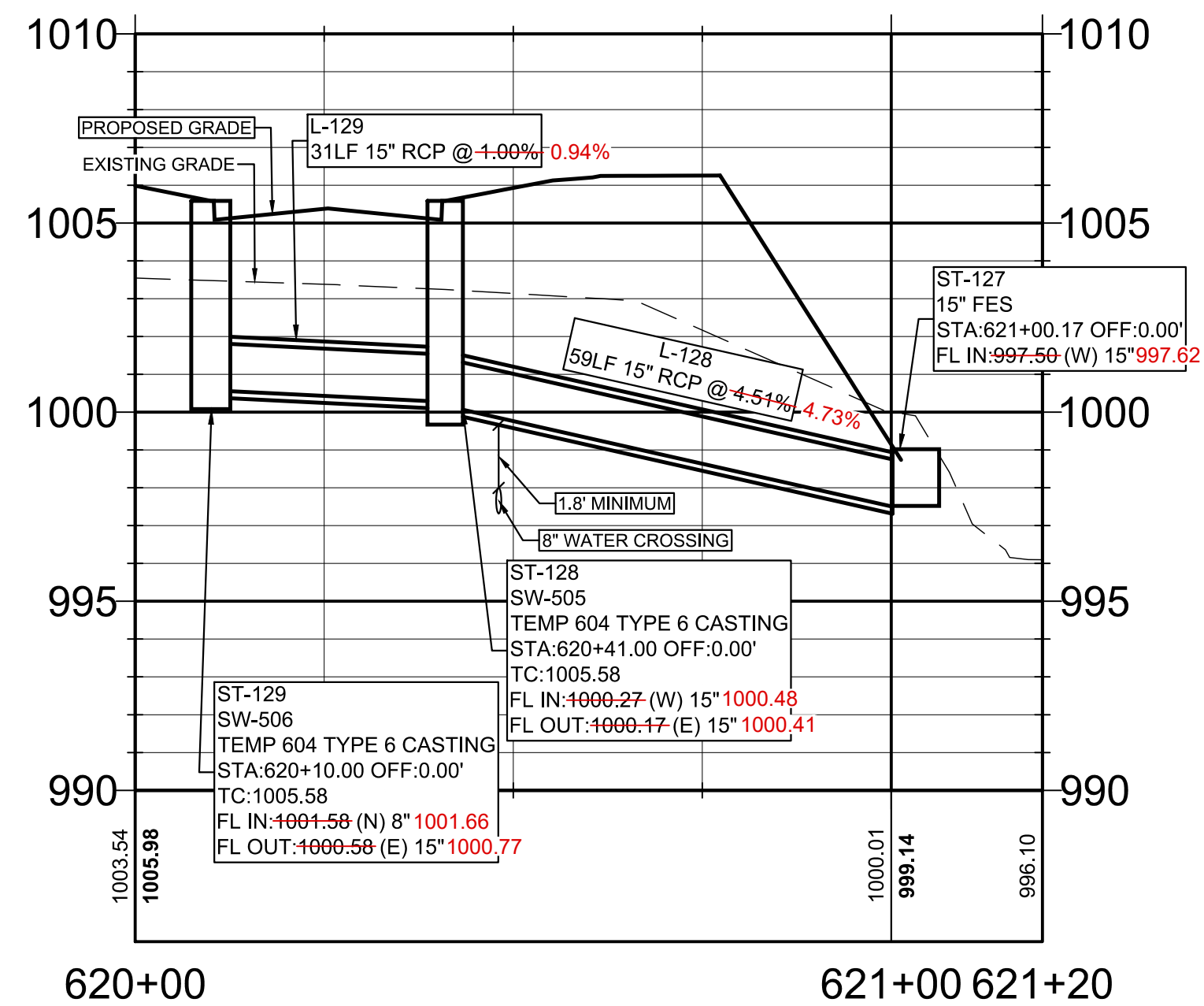
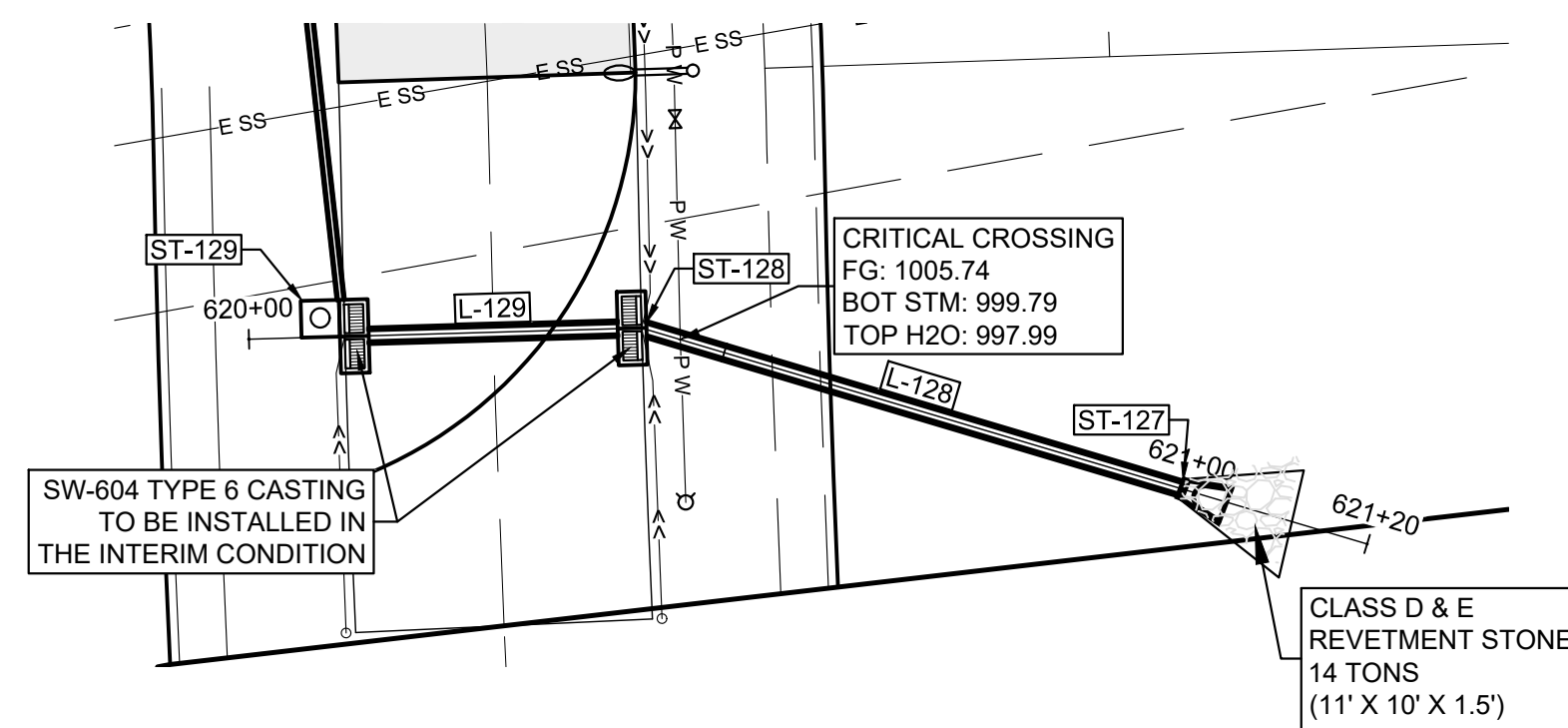
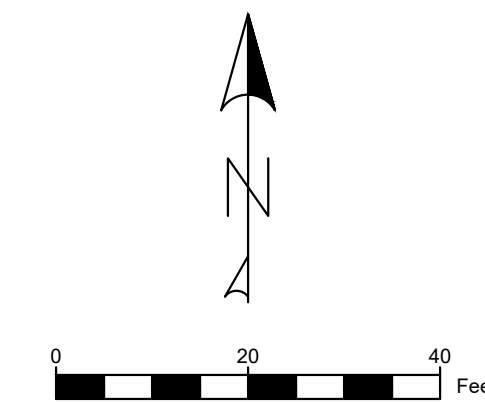
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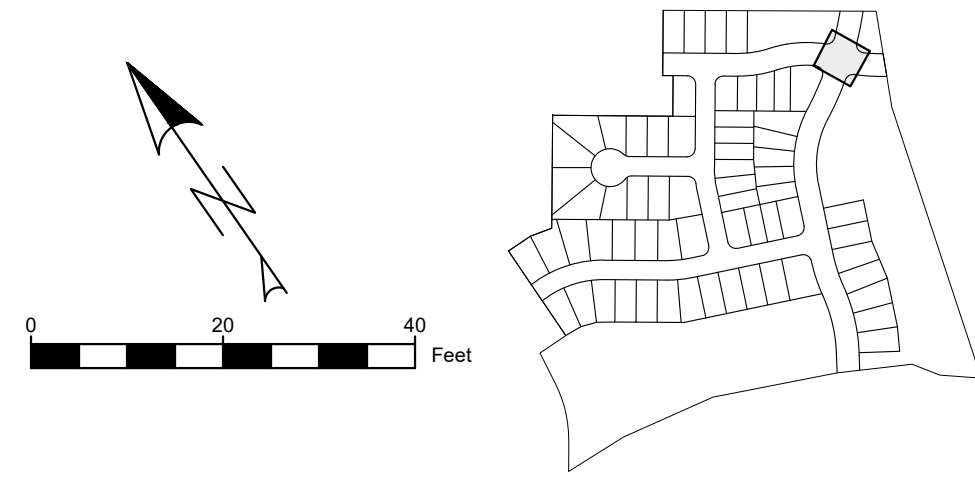
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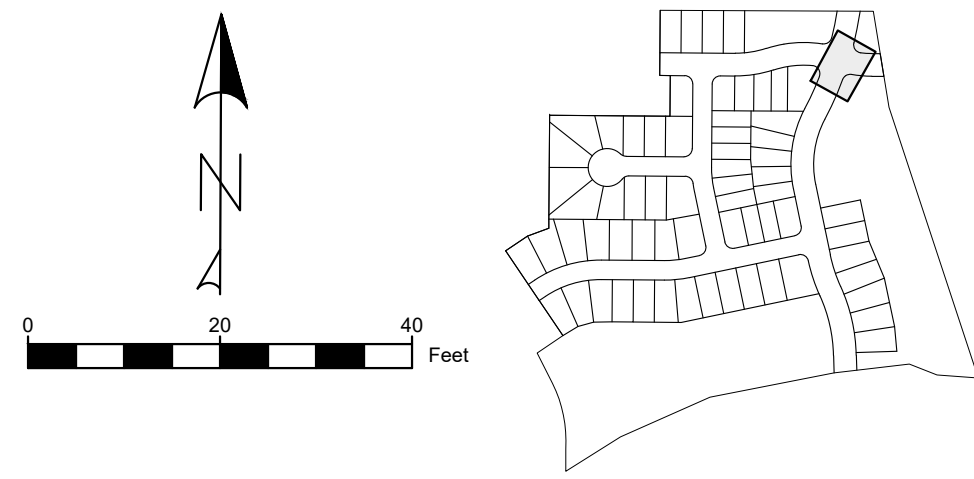
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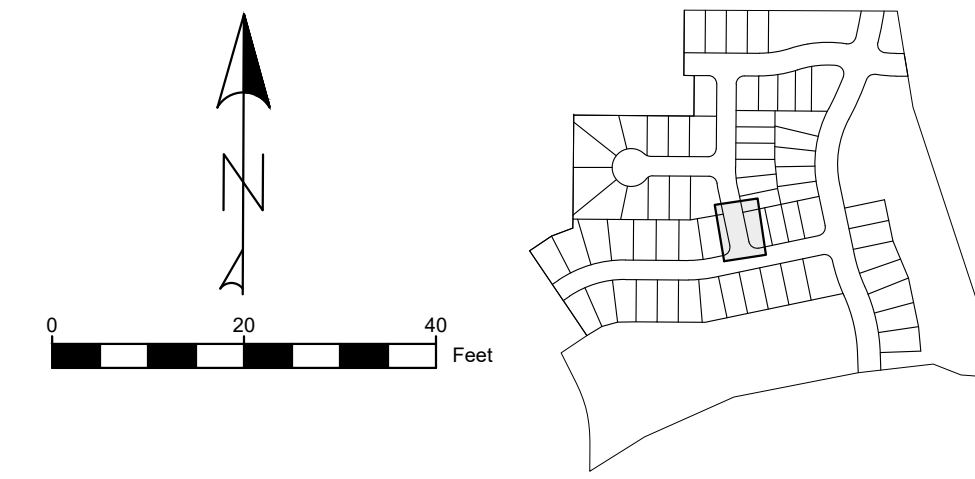
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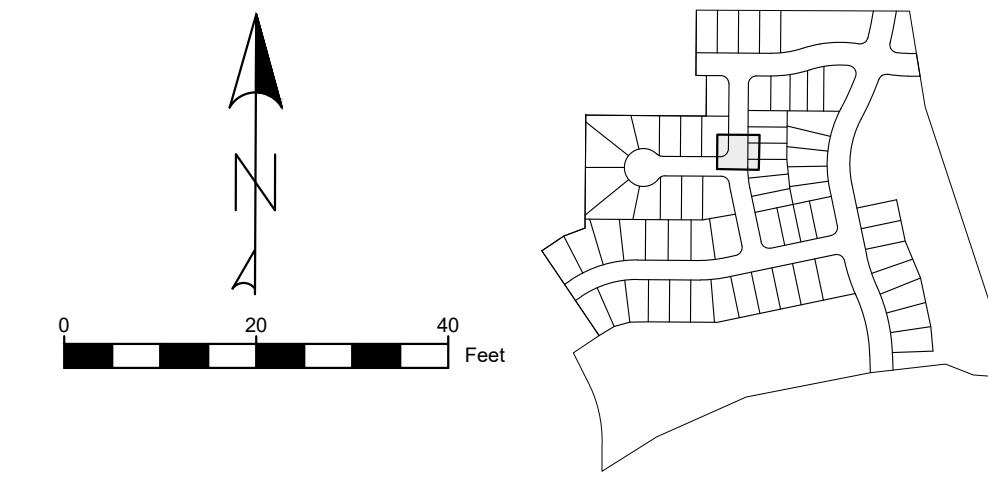
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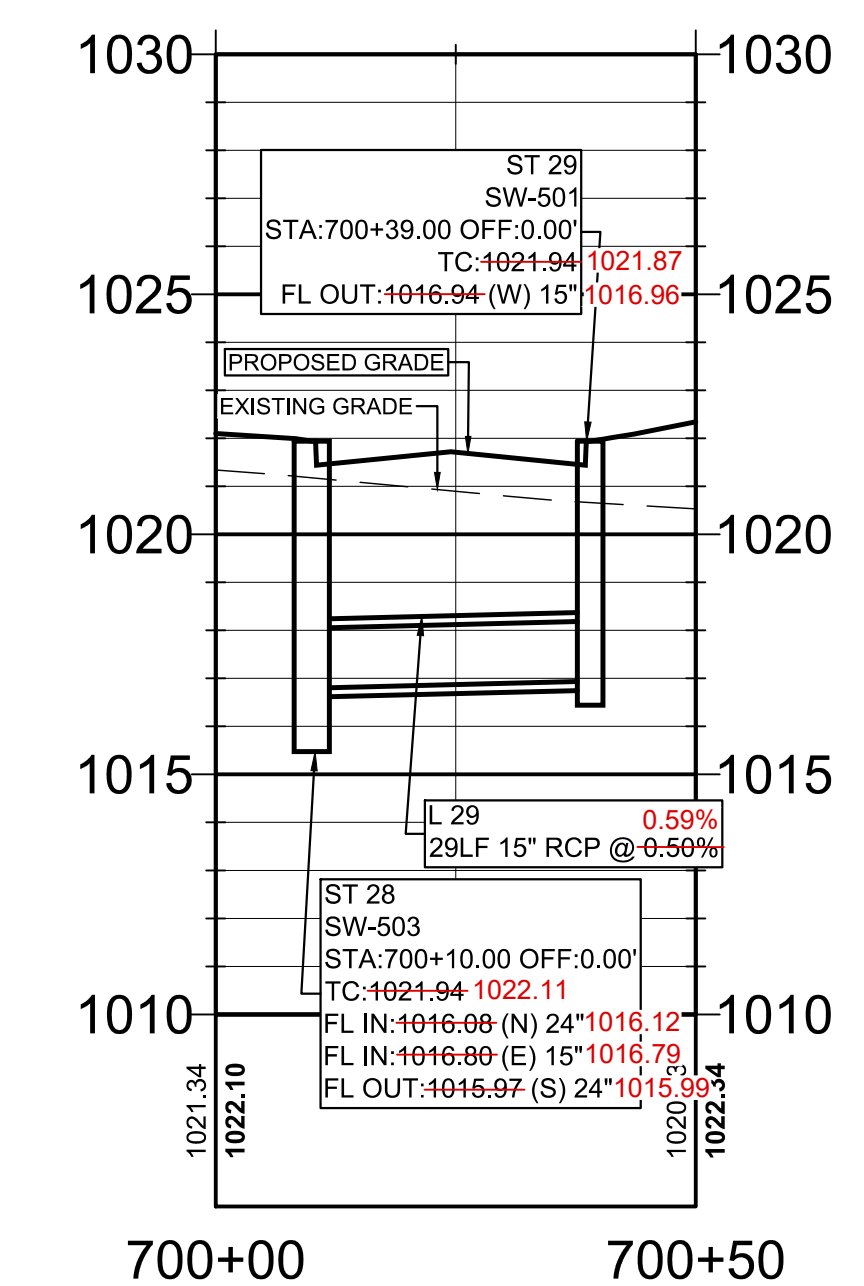
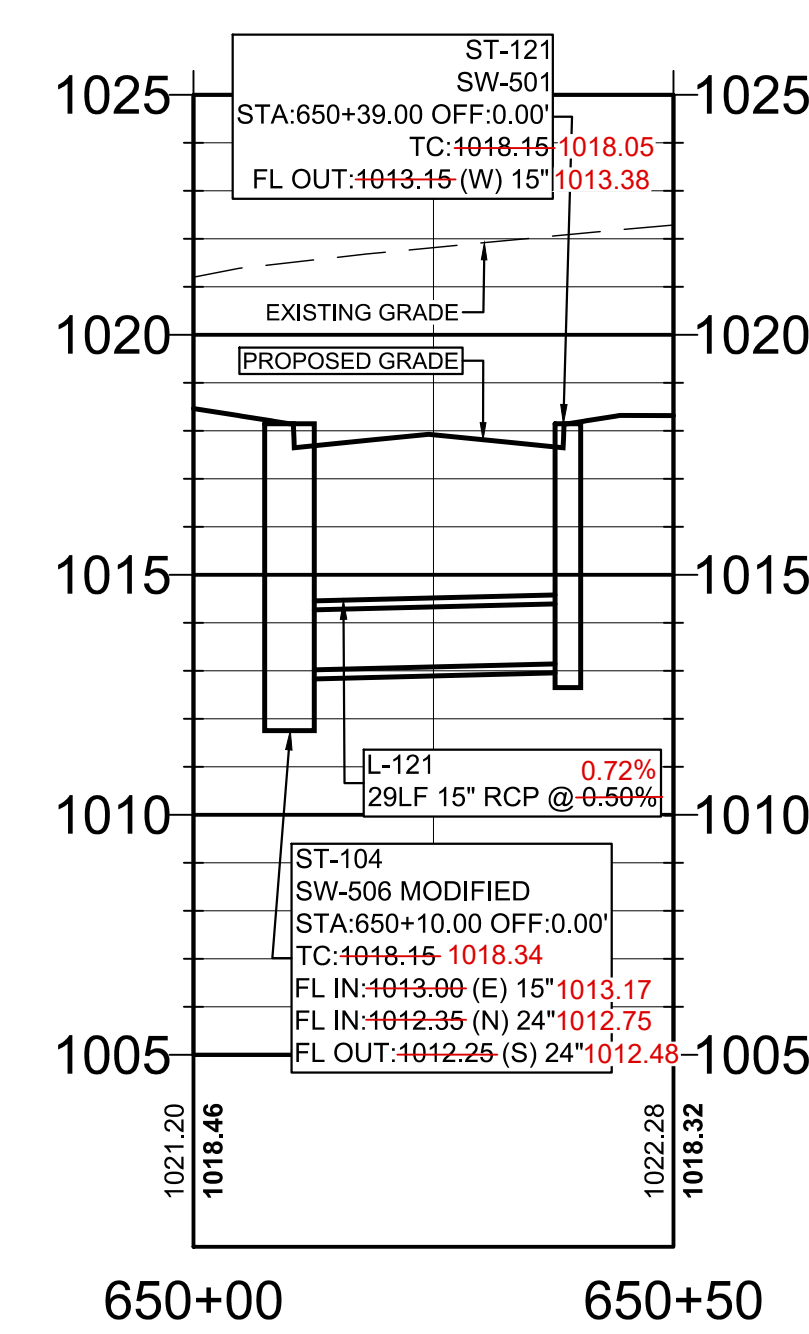
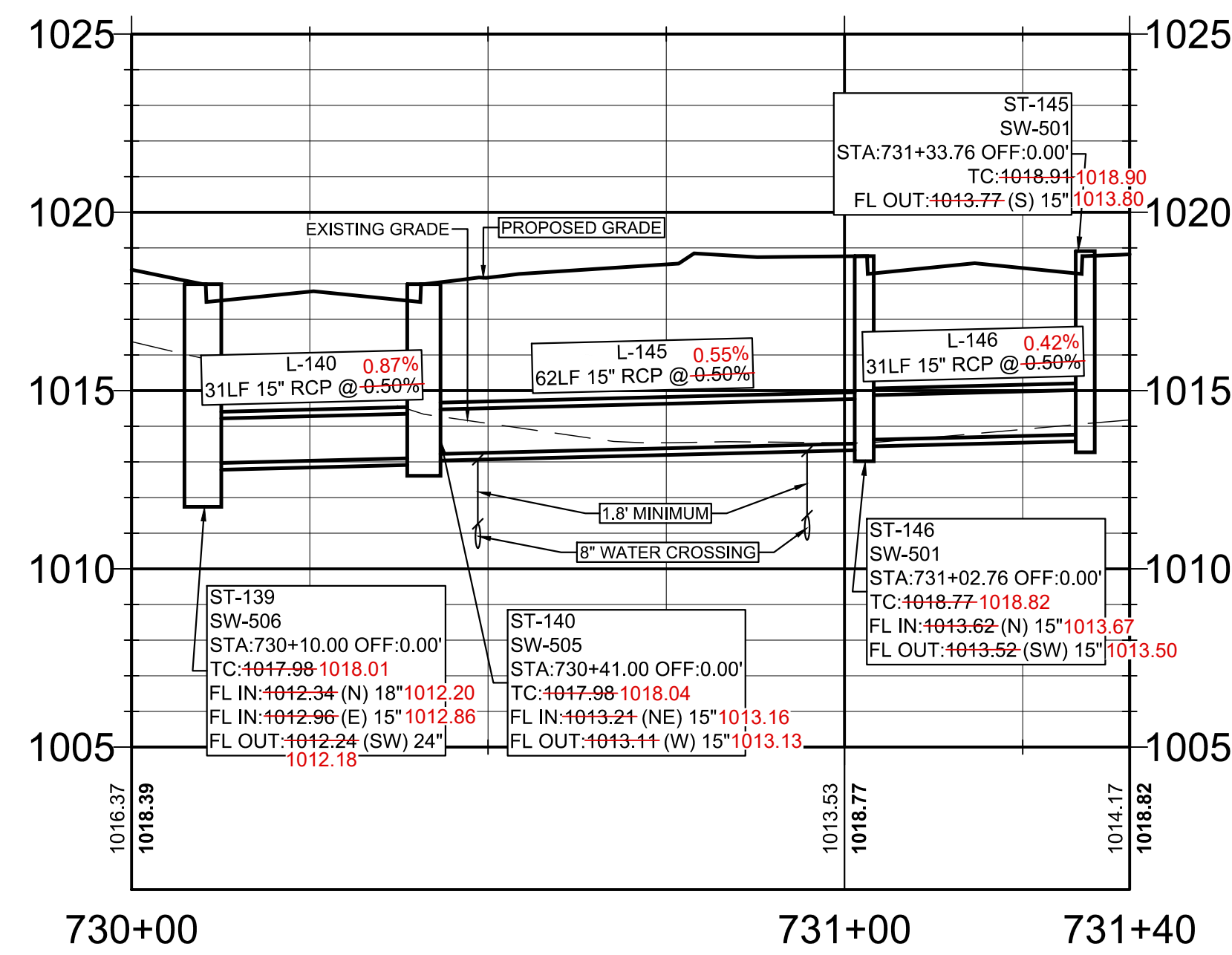
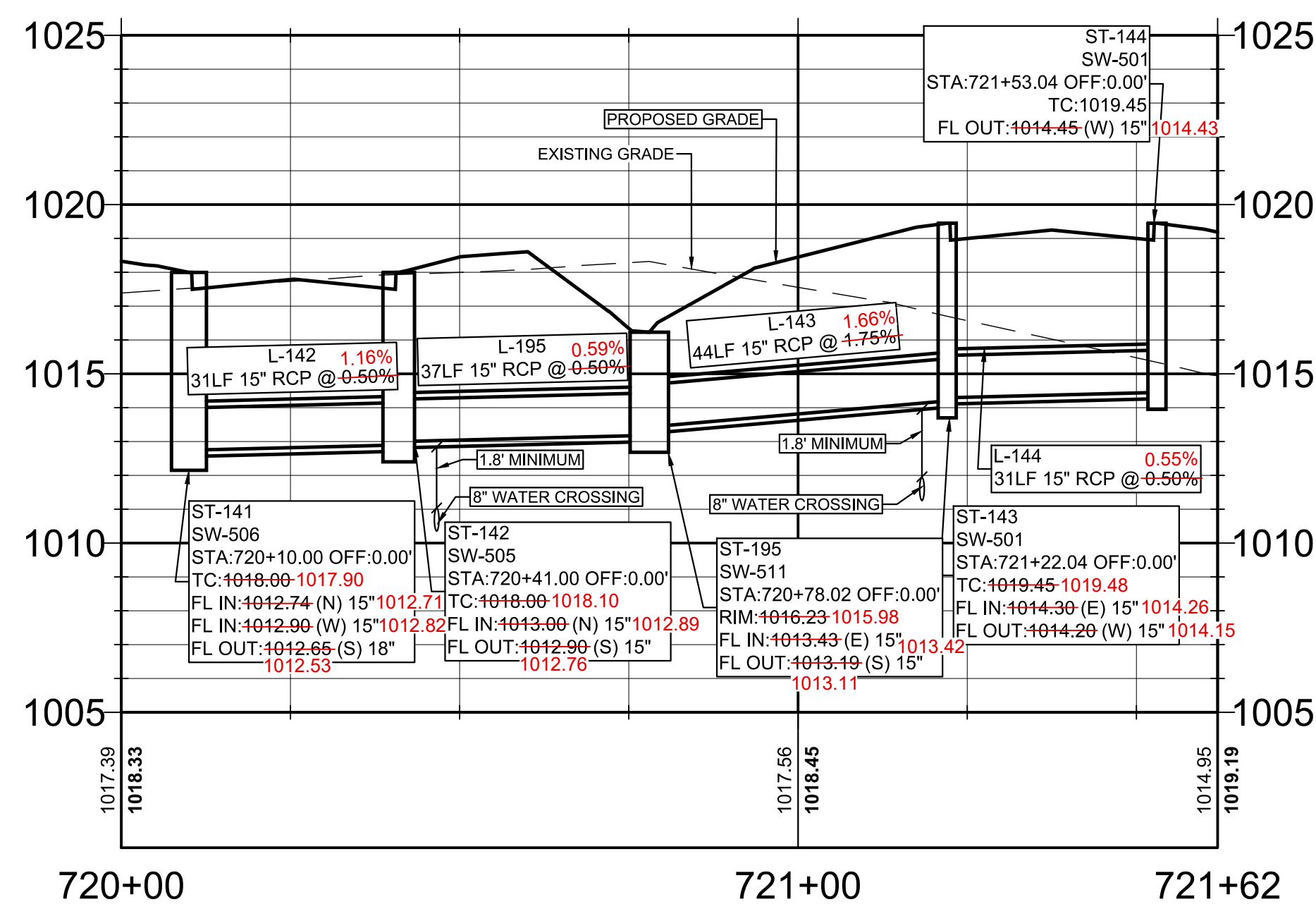
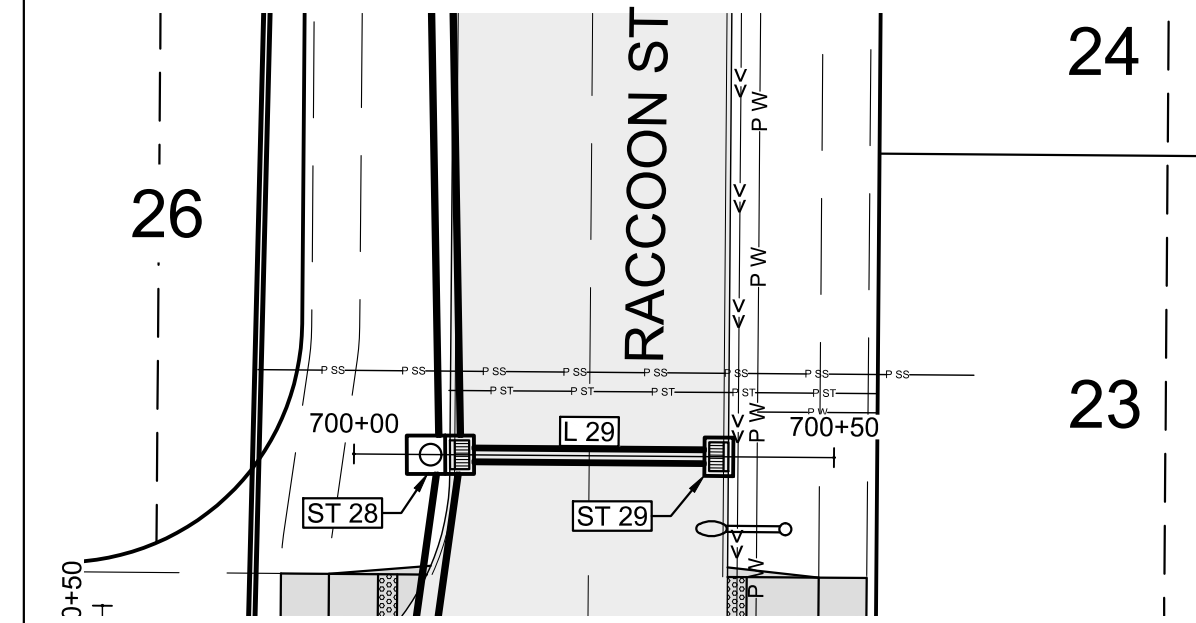
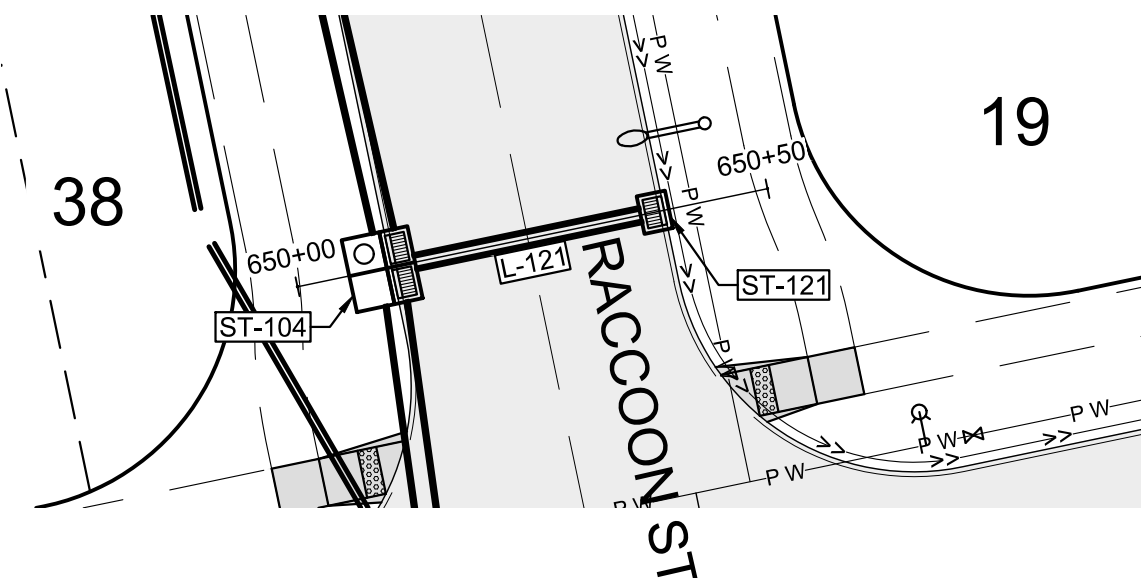
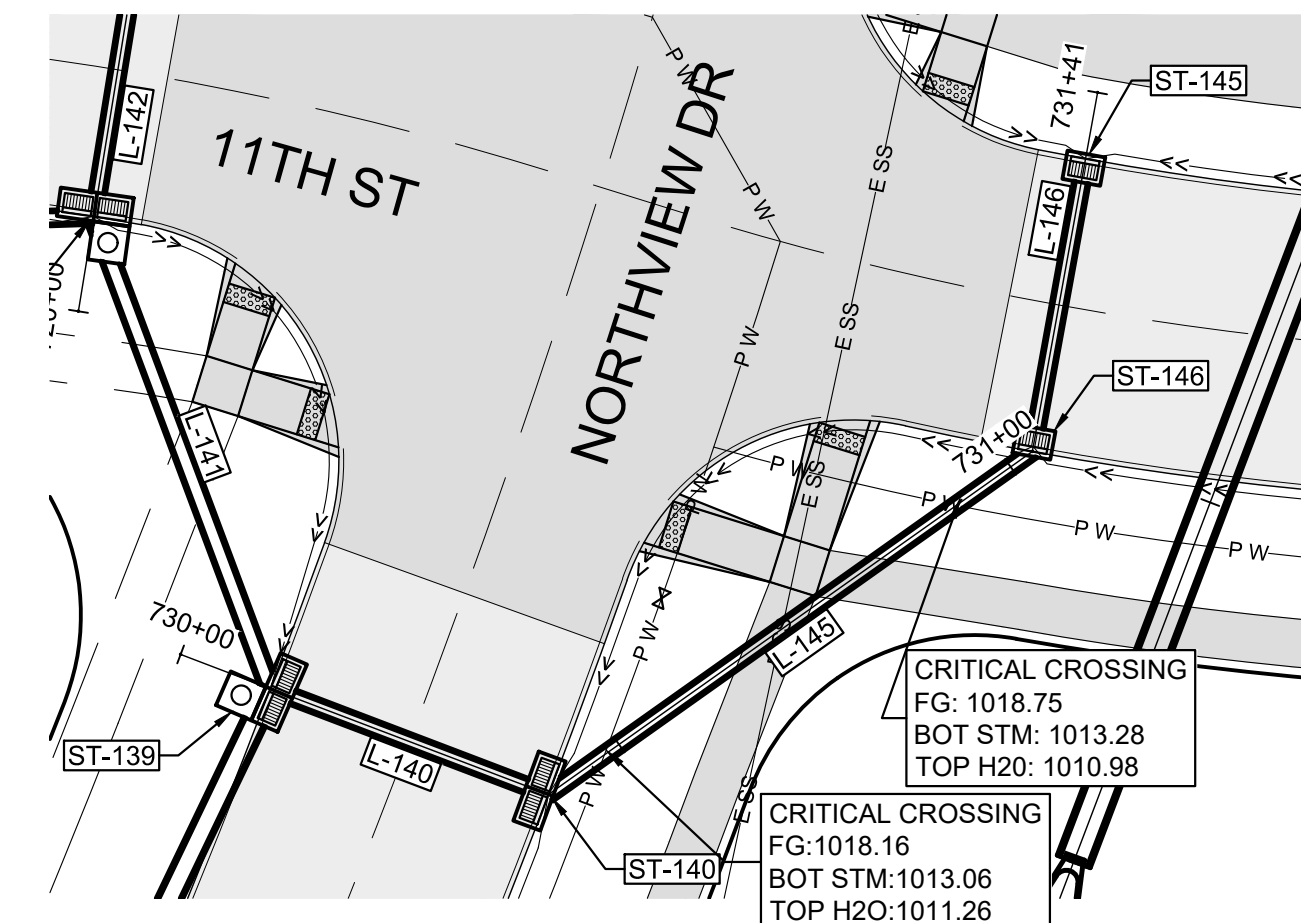
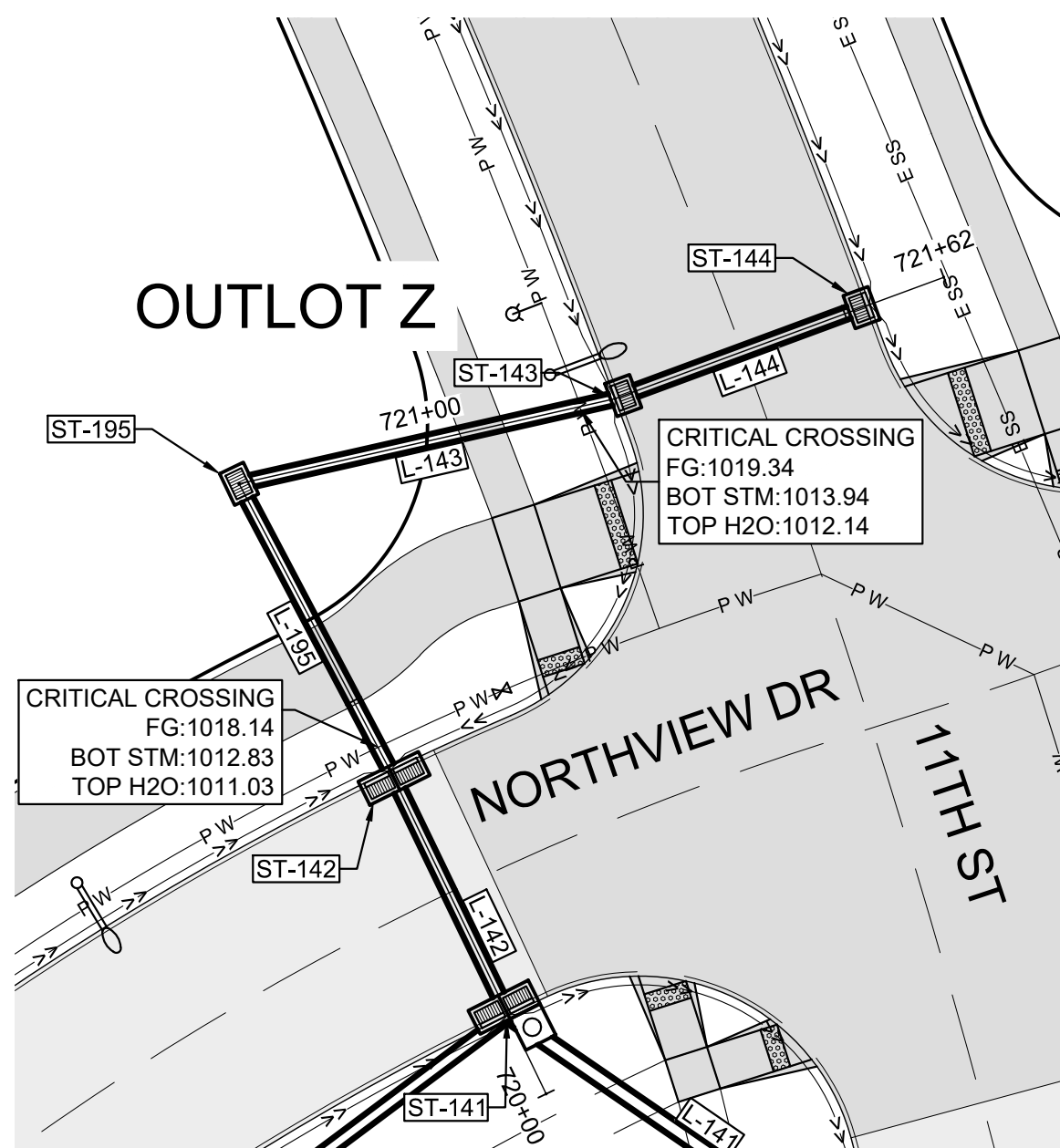
SHEET MAP



SHEET MAP



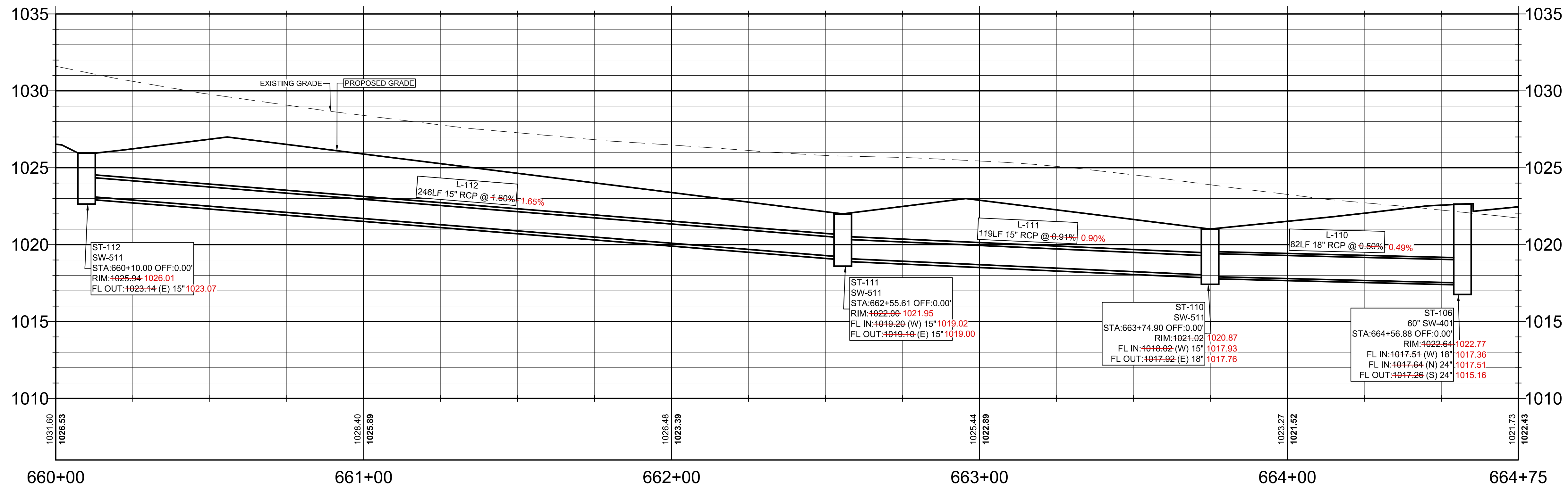
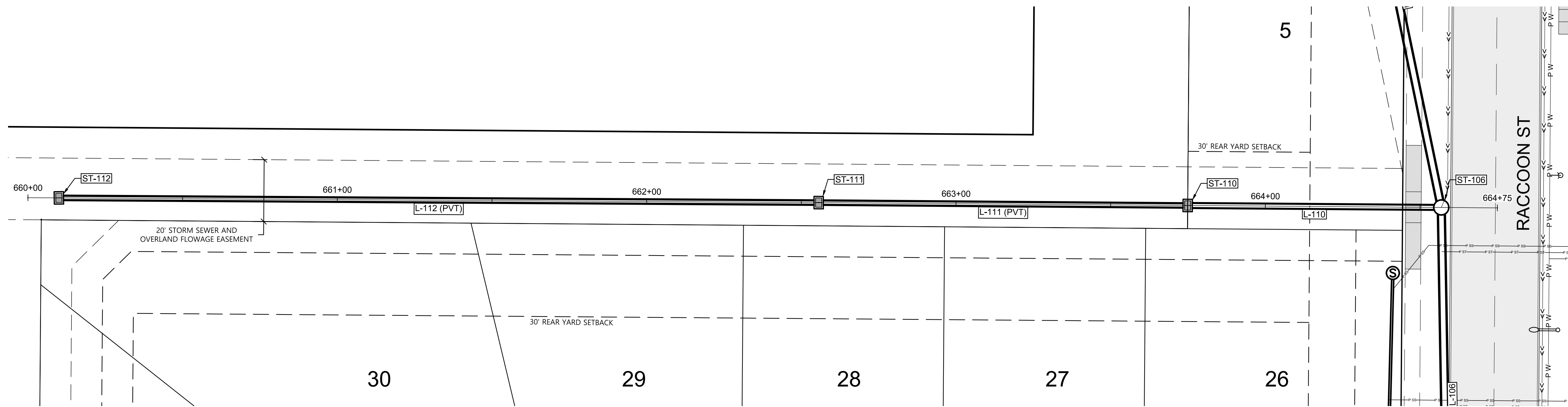
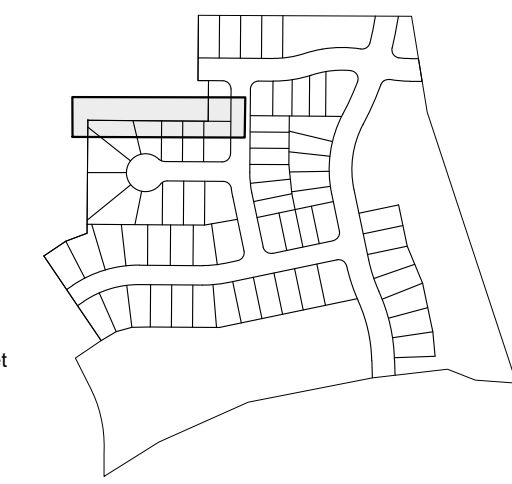
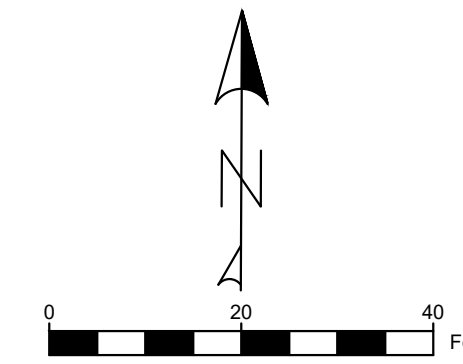
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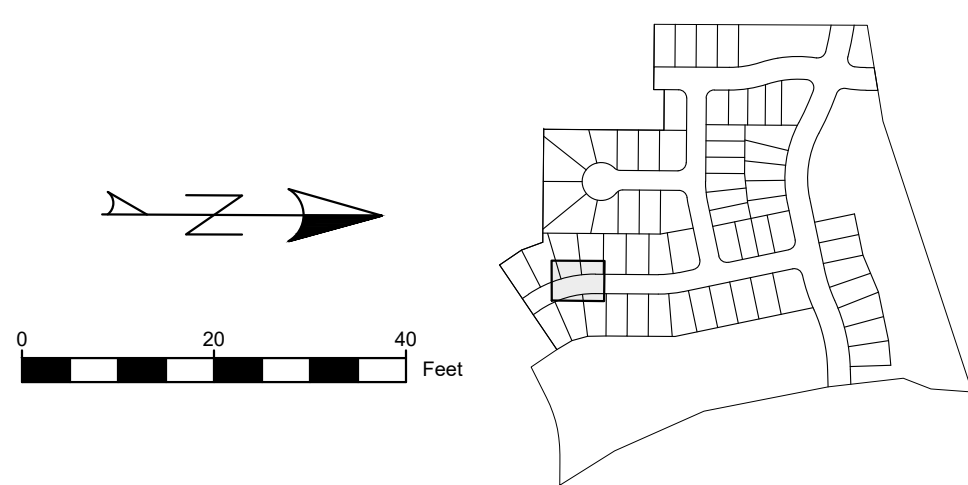
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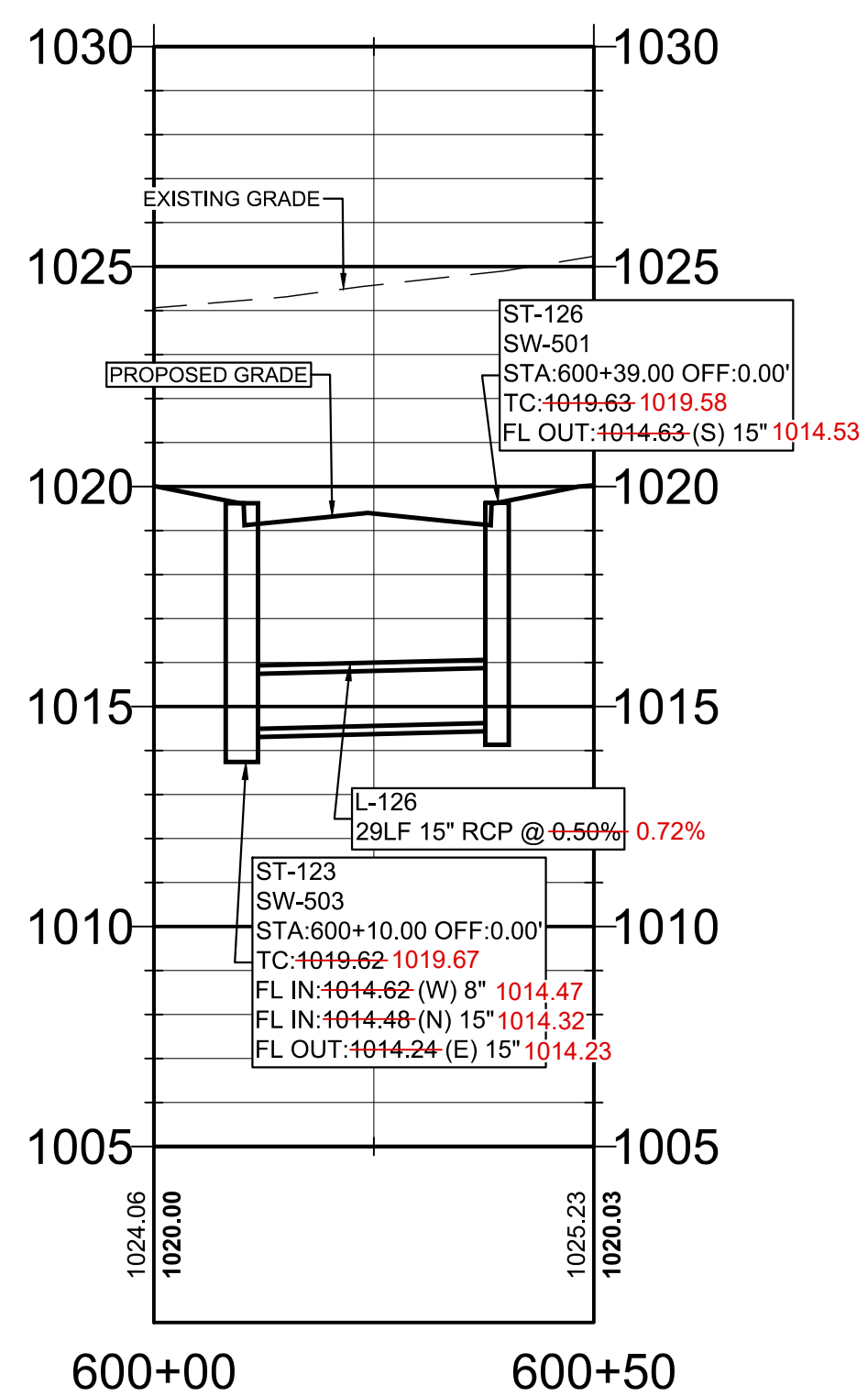
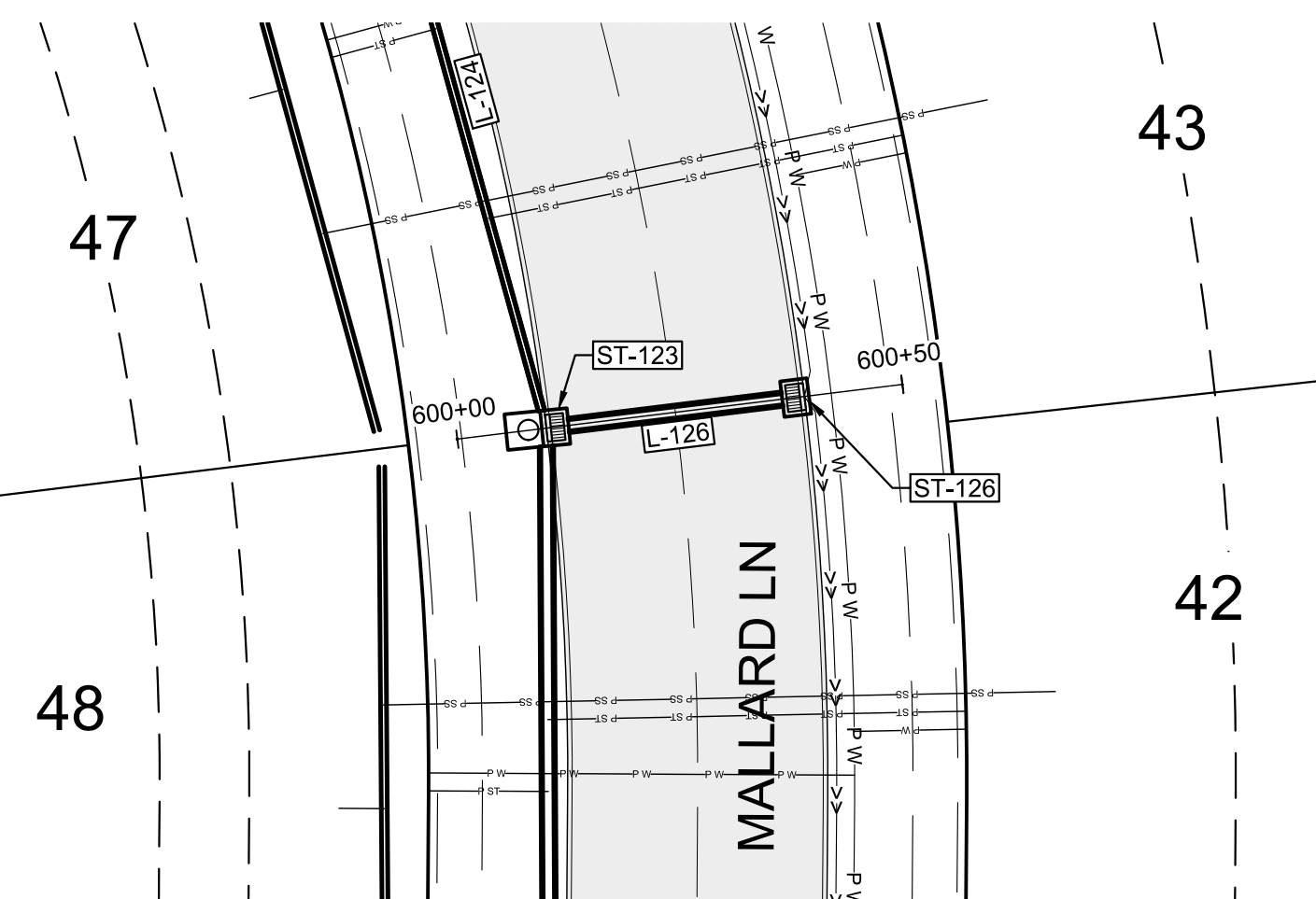


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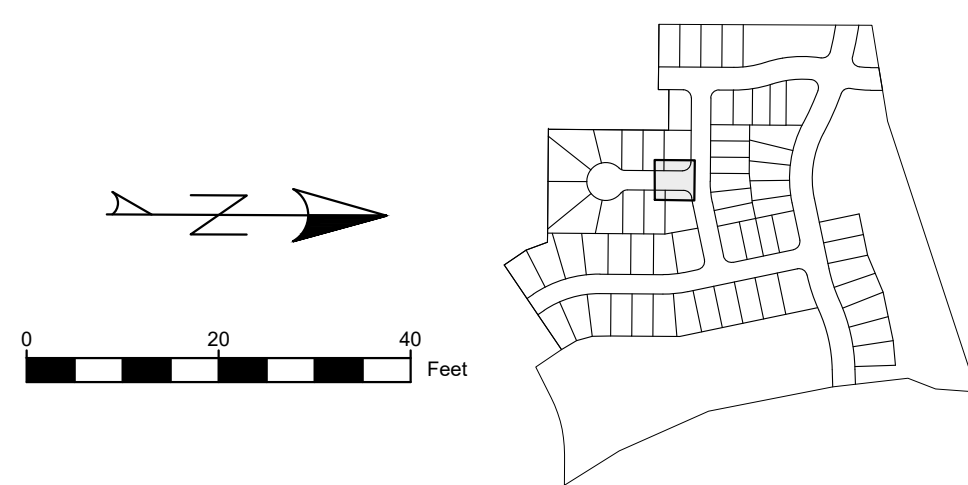


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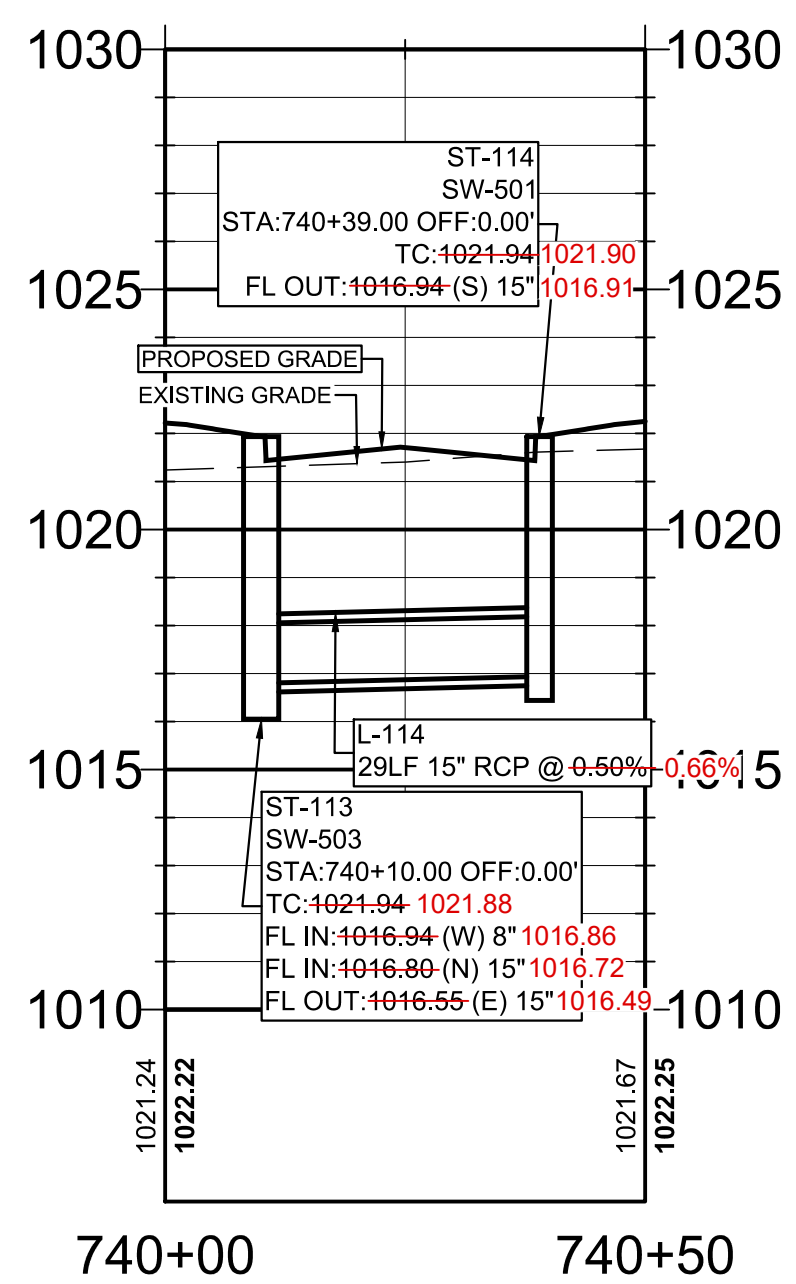
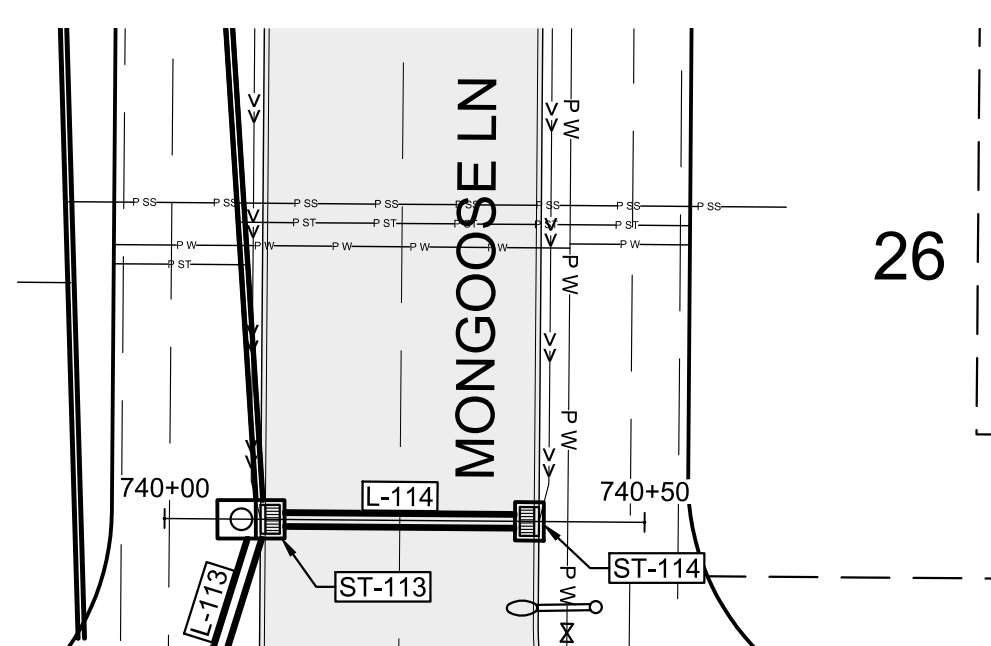
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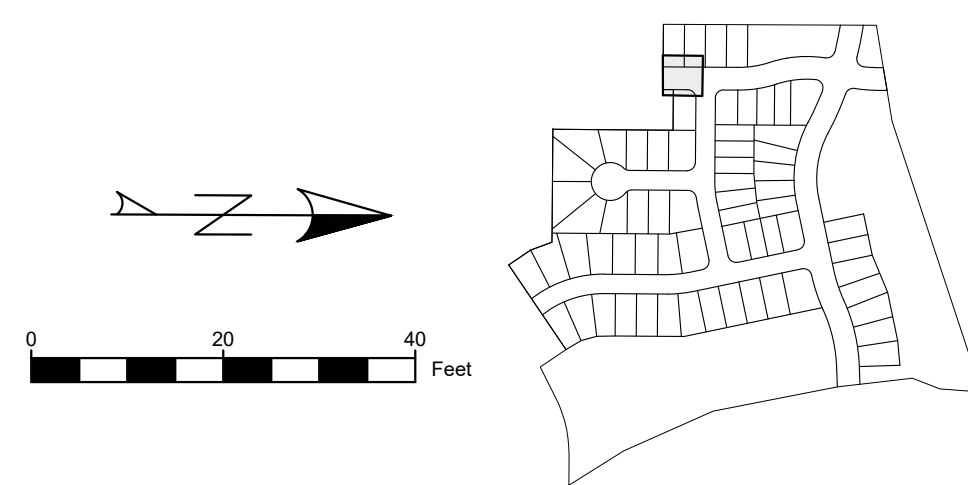
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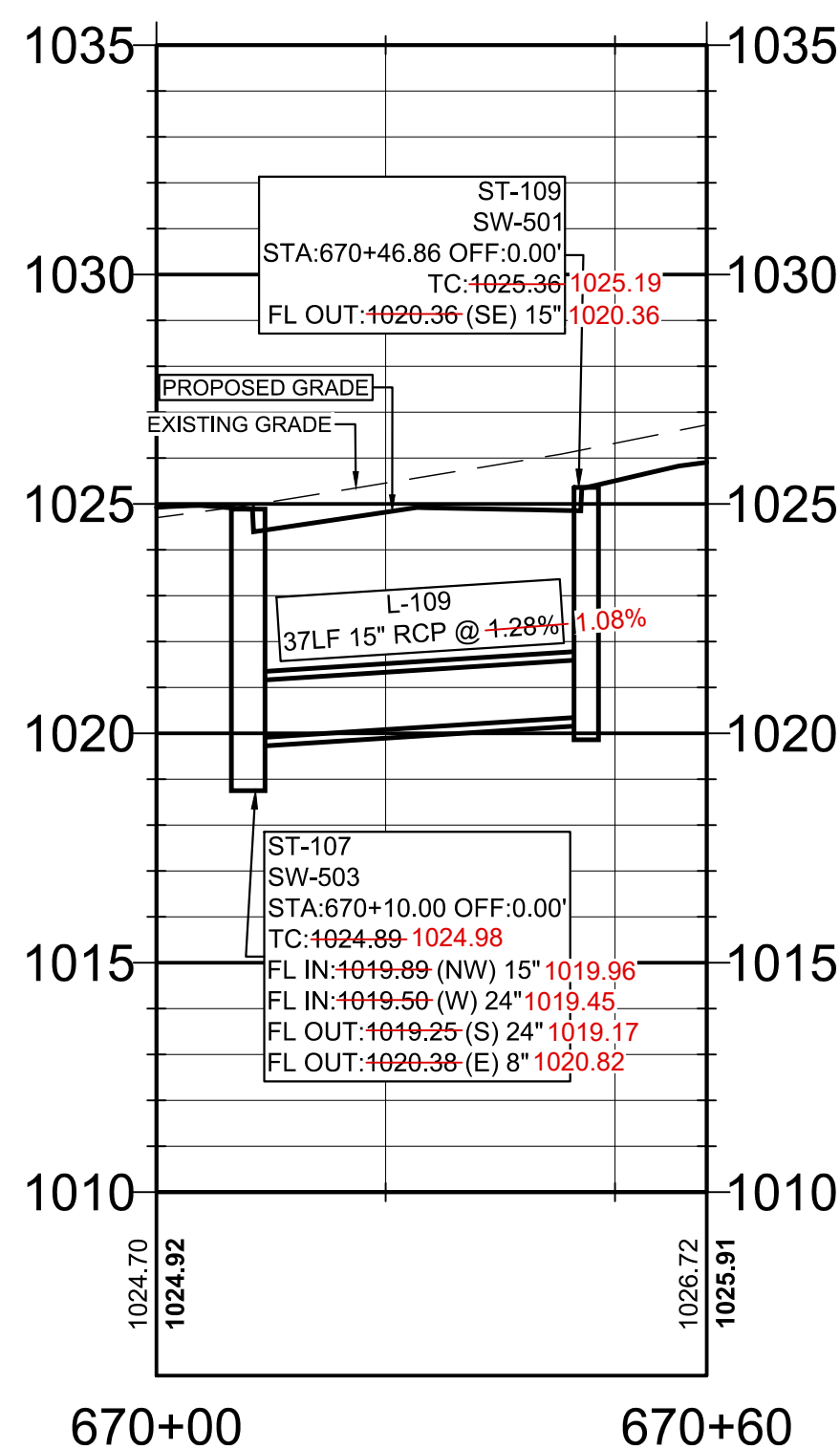
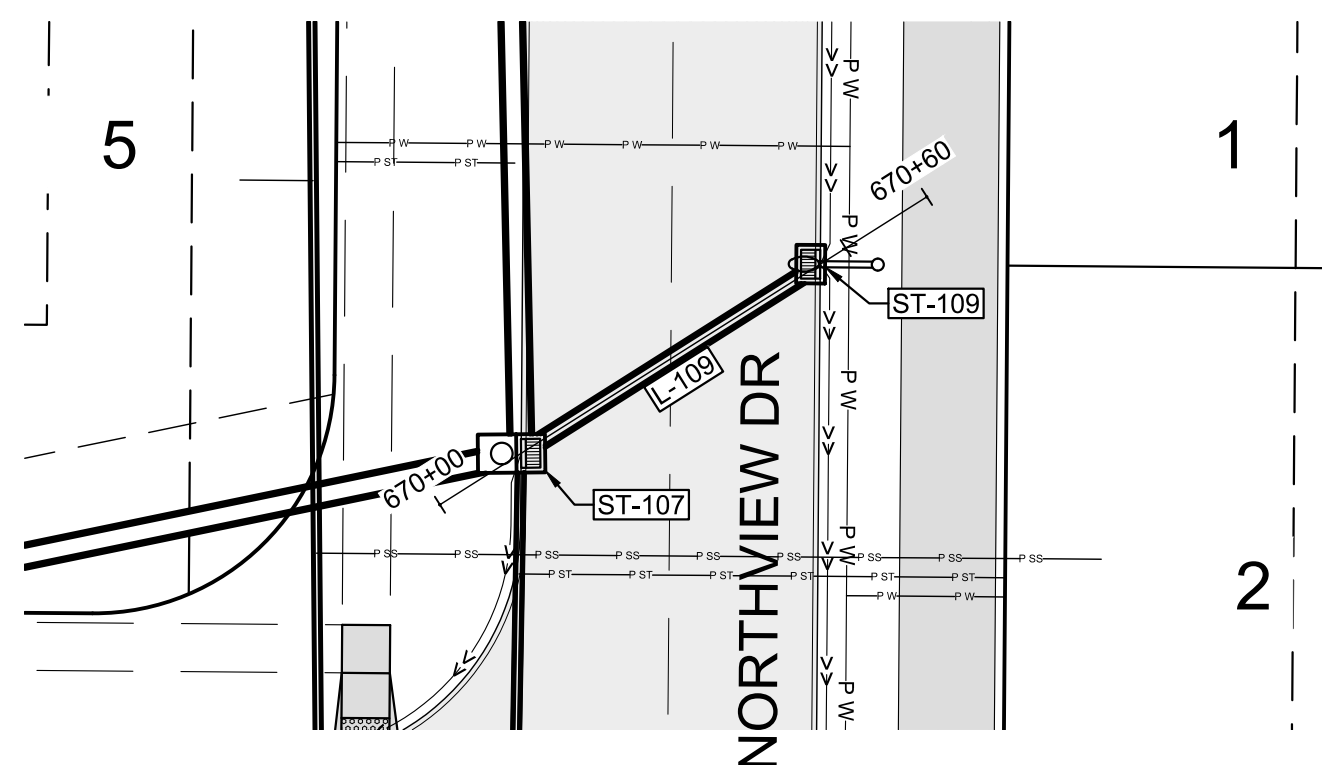
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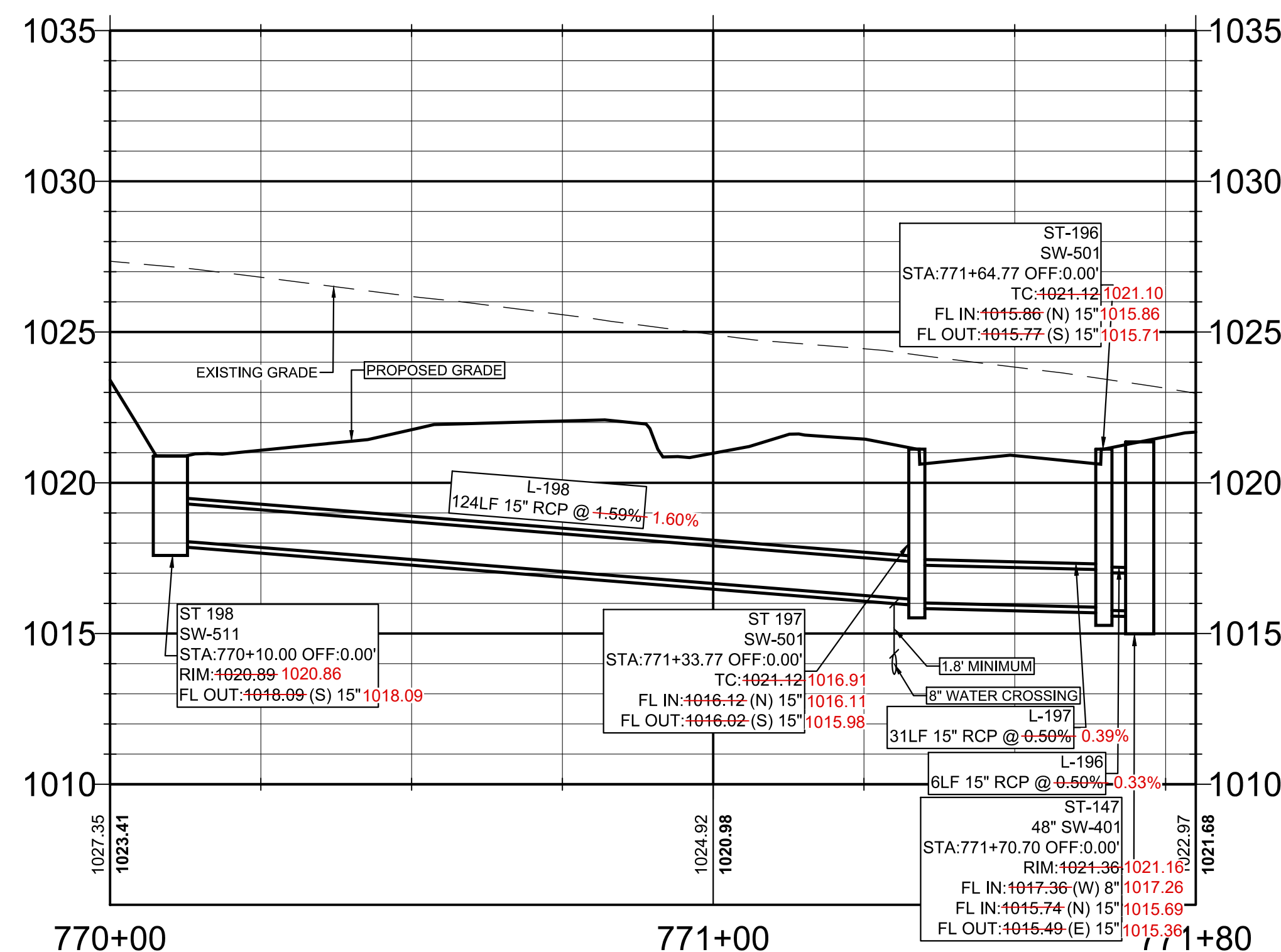
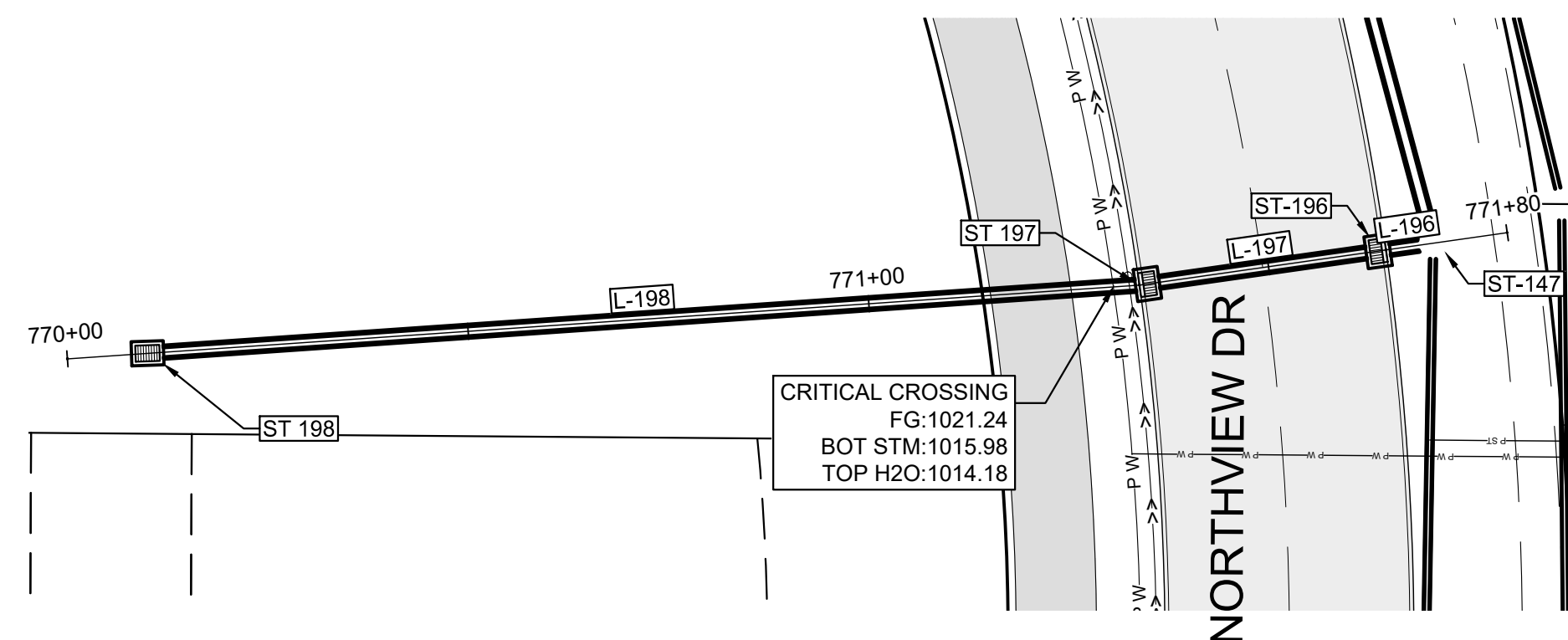
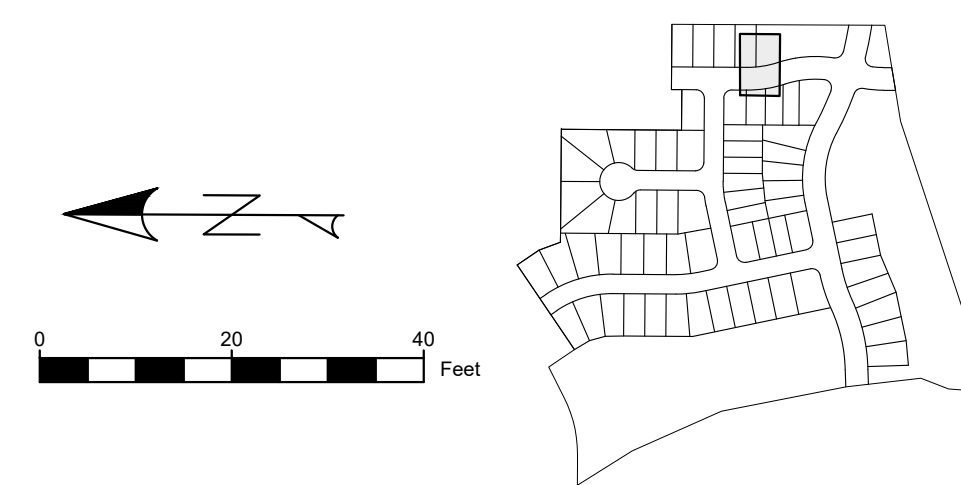
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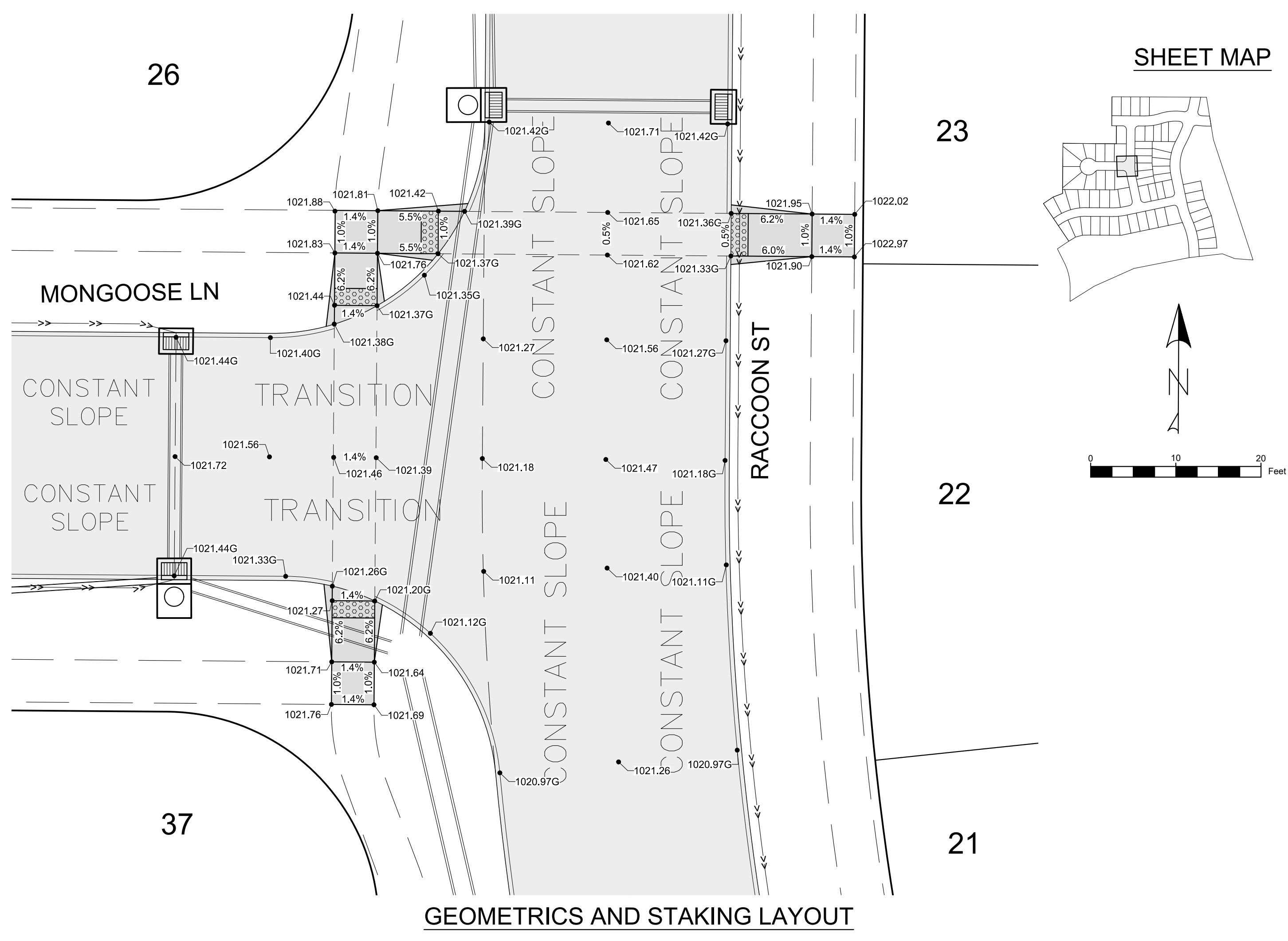


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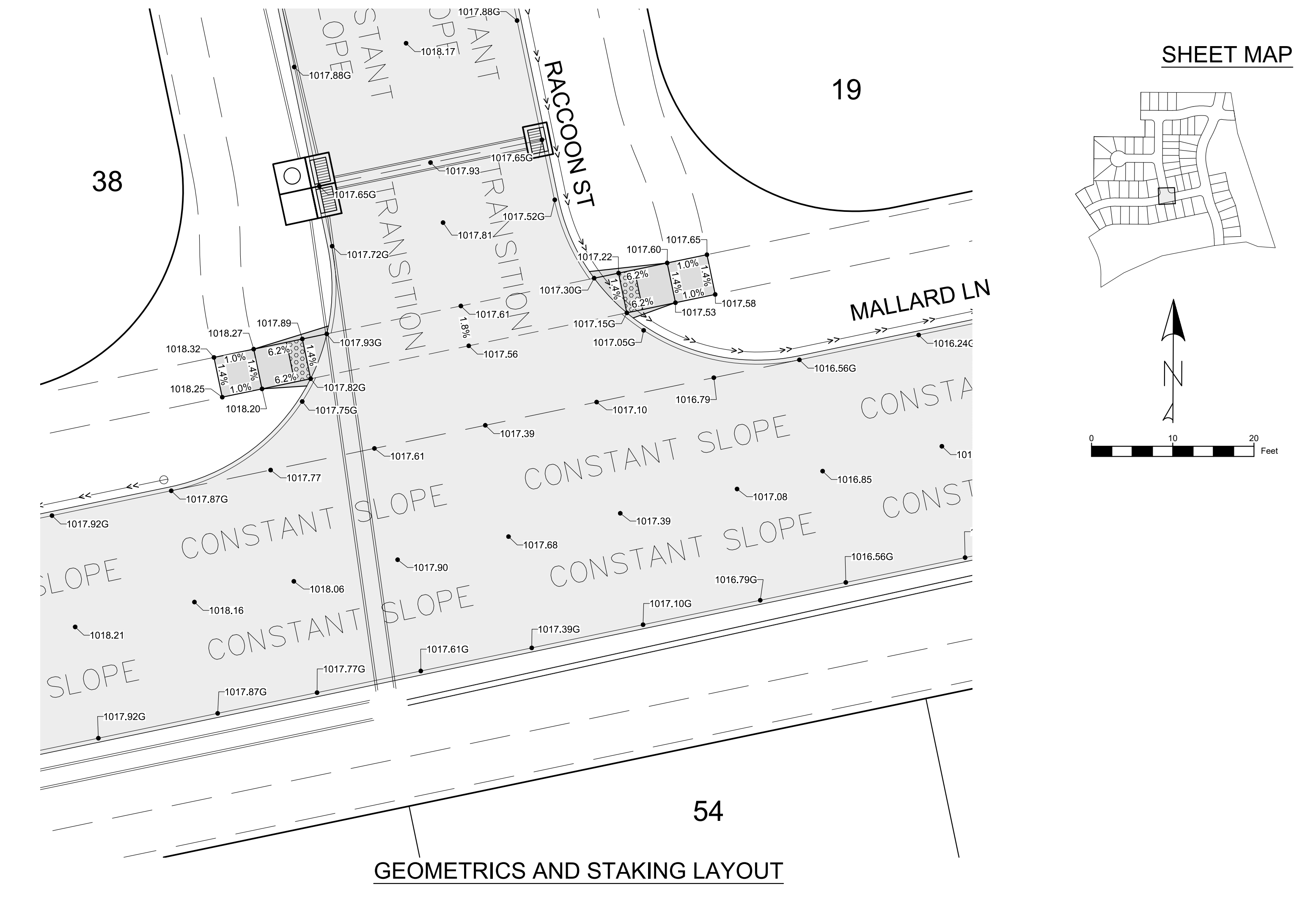


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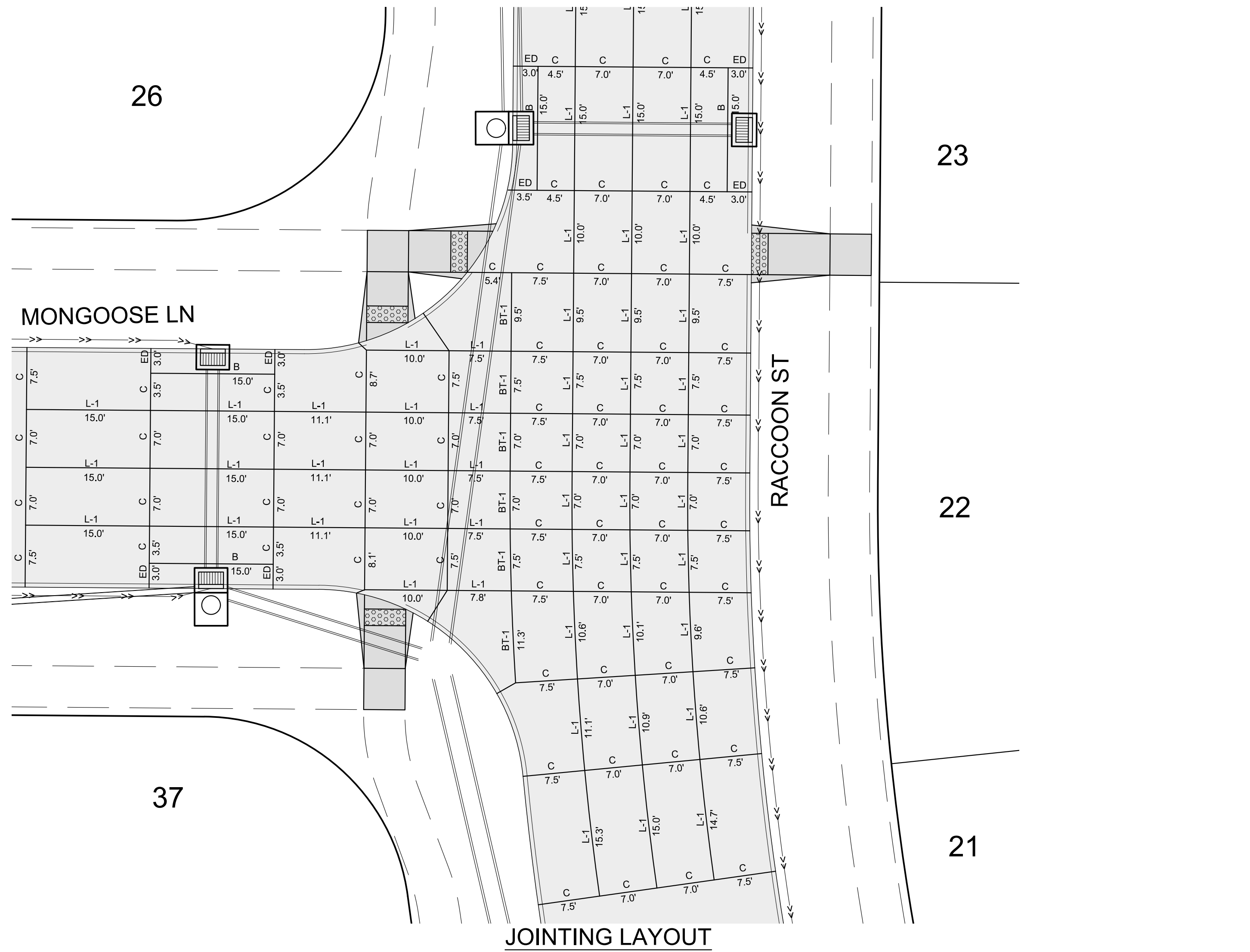




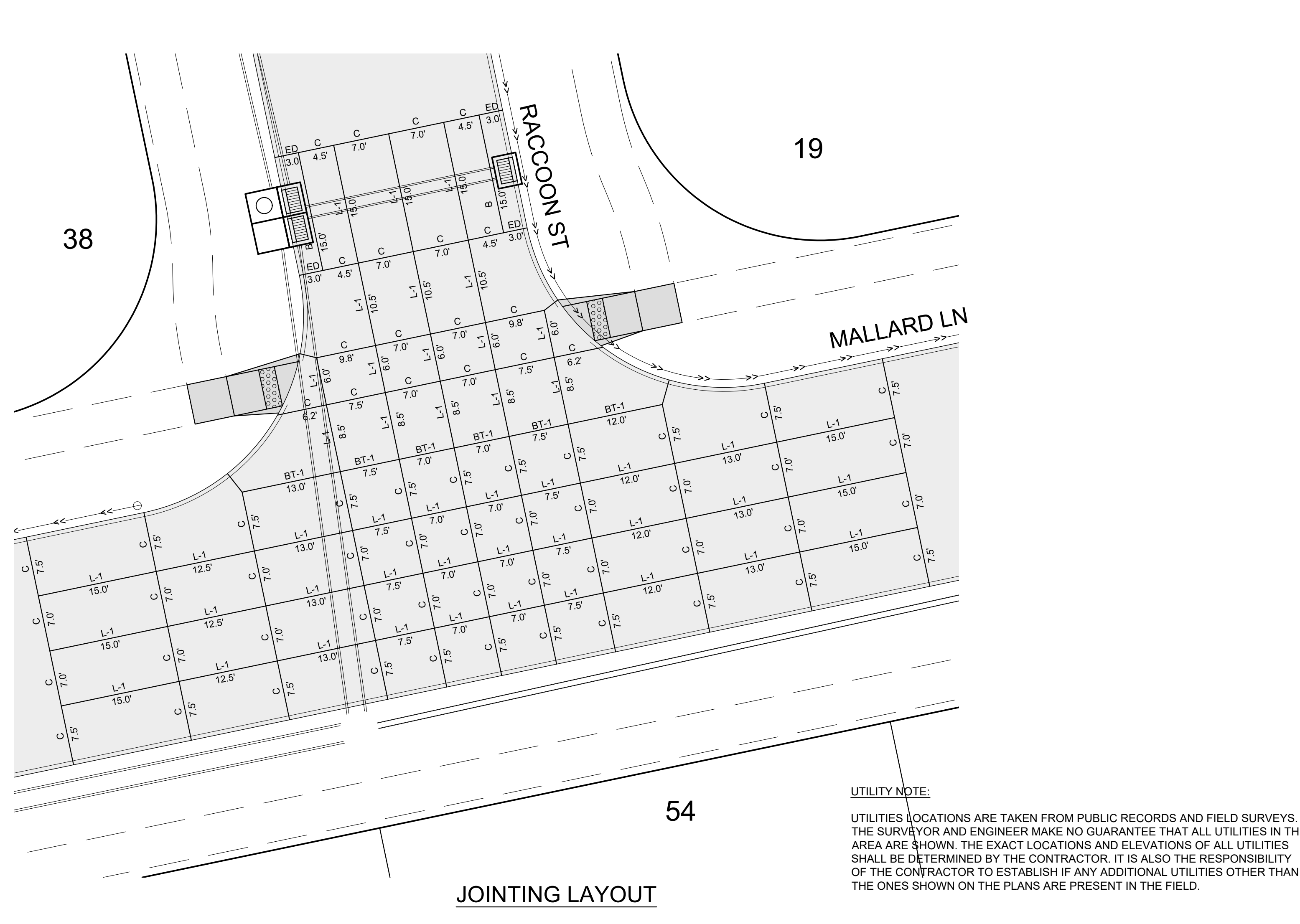
GEOMETRICS AND STAKING LAYOUT



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



JOINTING LAYOUT

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GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

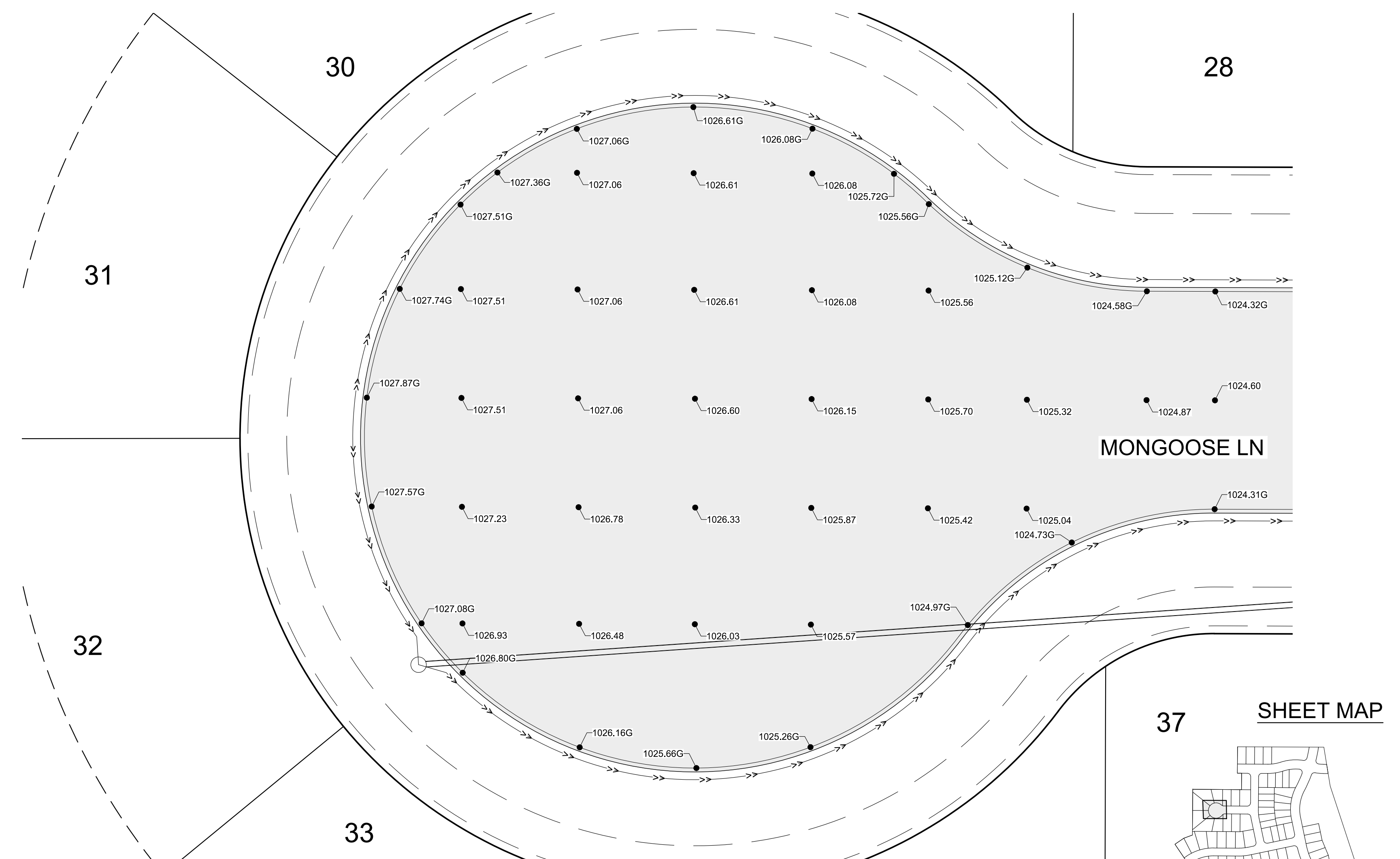


GEOMETRICS AND STAKING LAYOUT

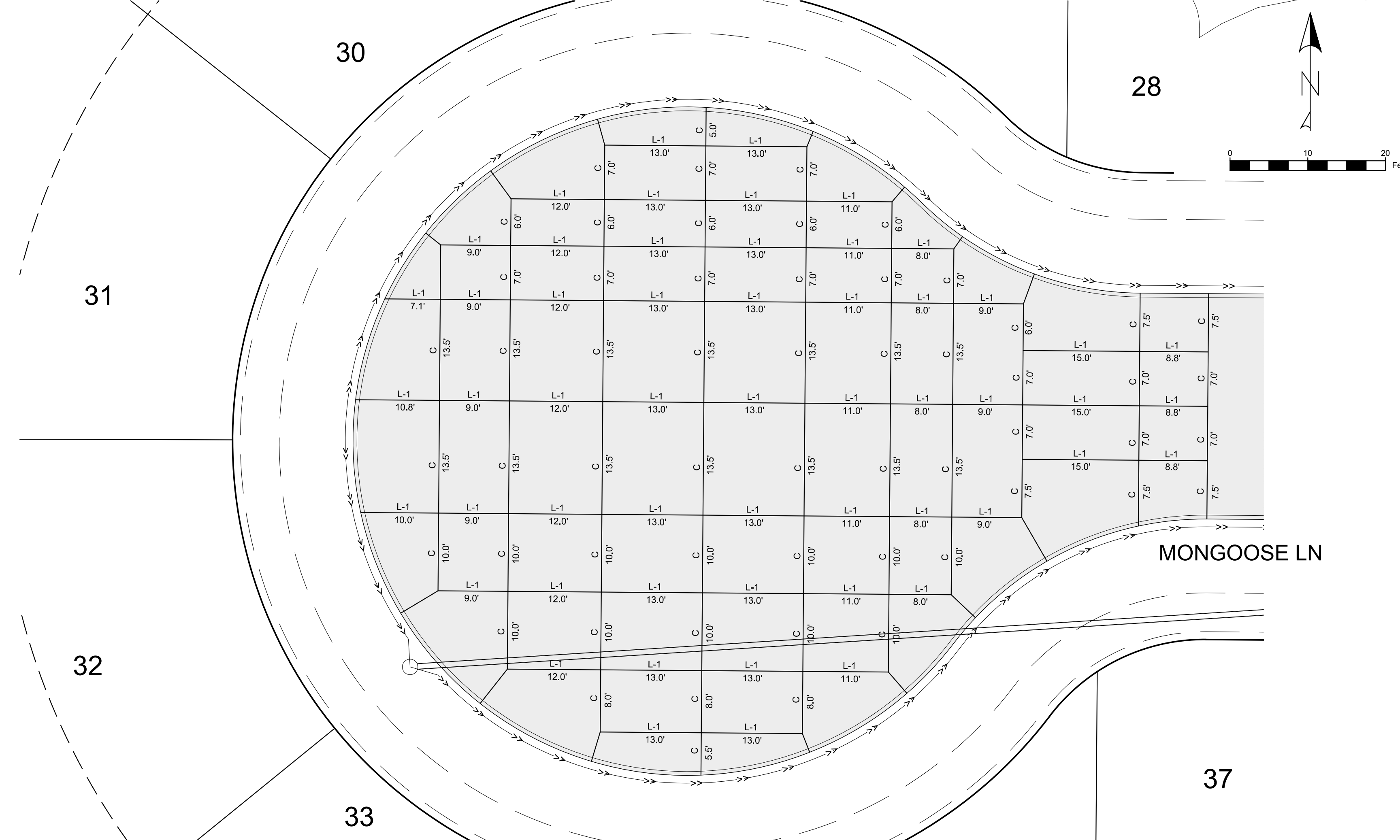


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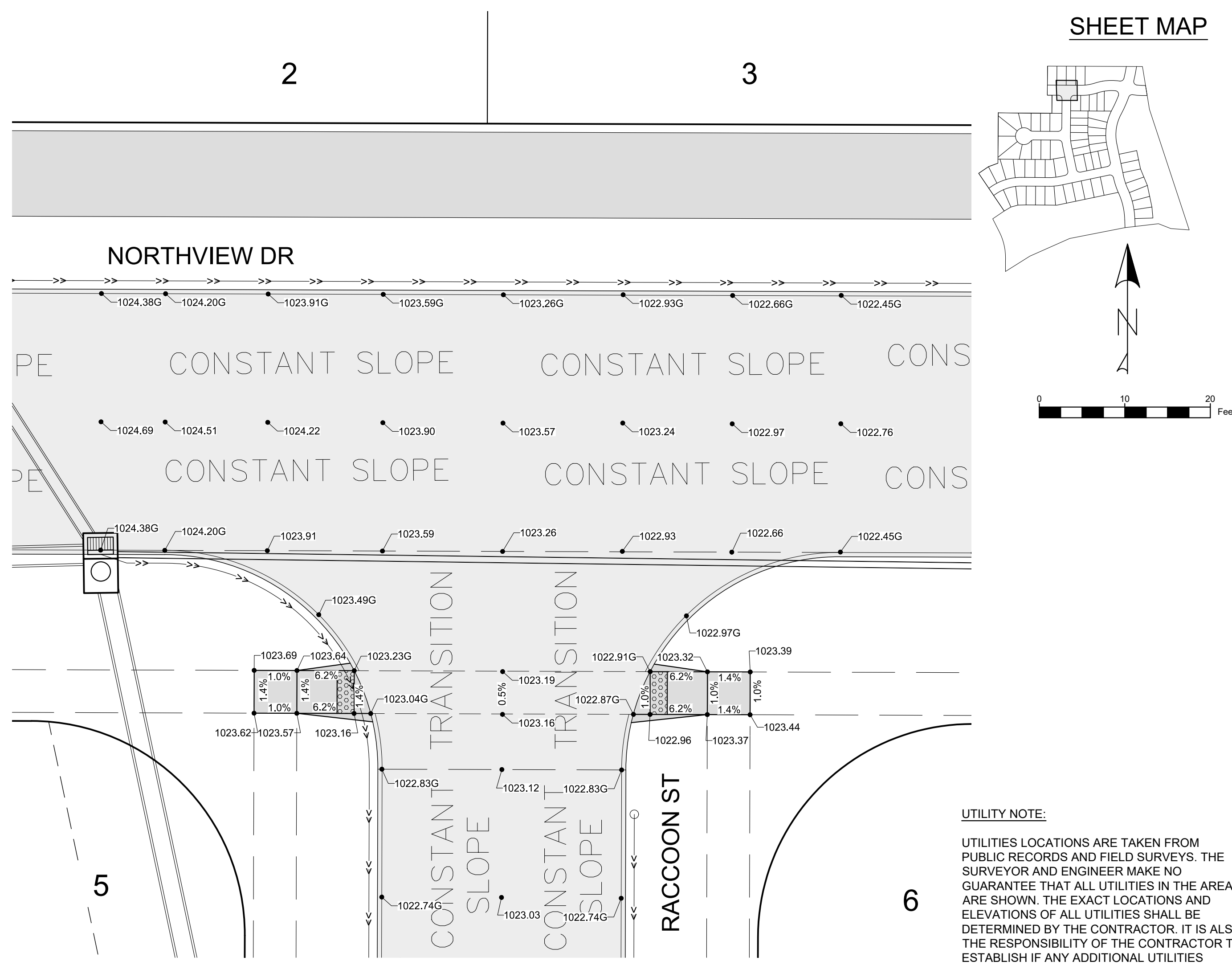
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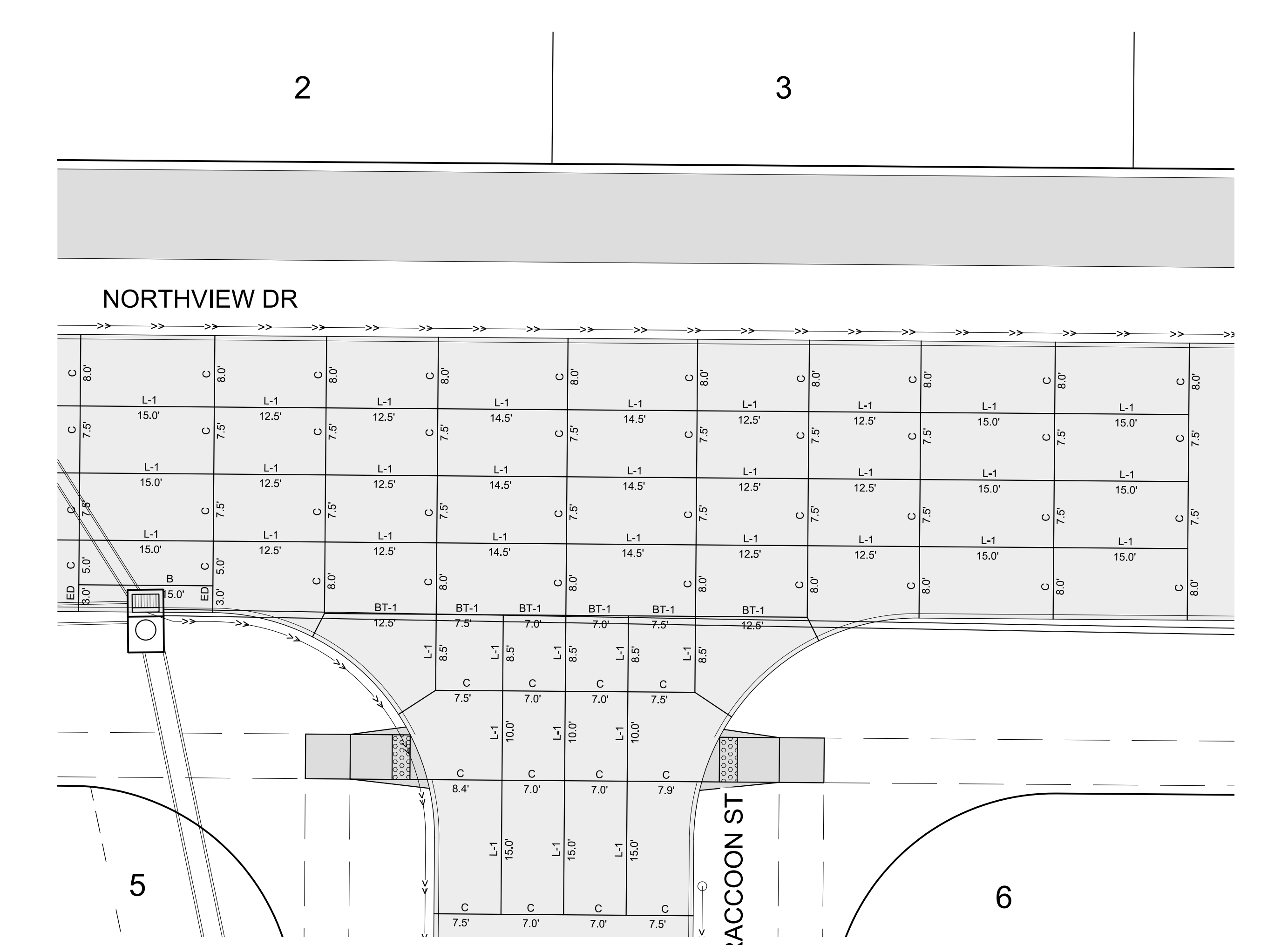
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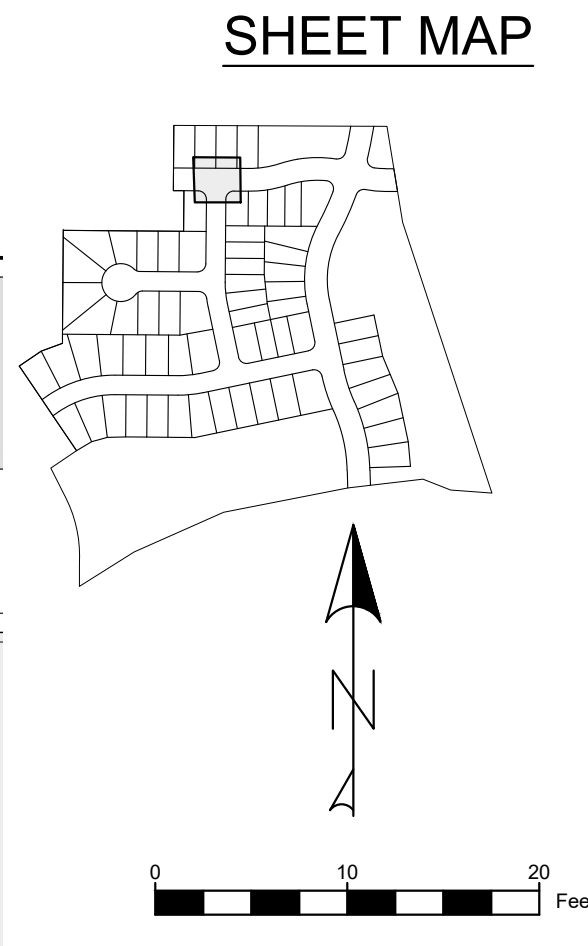


GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

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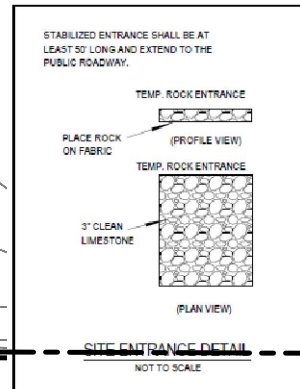
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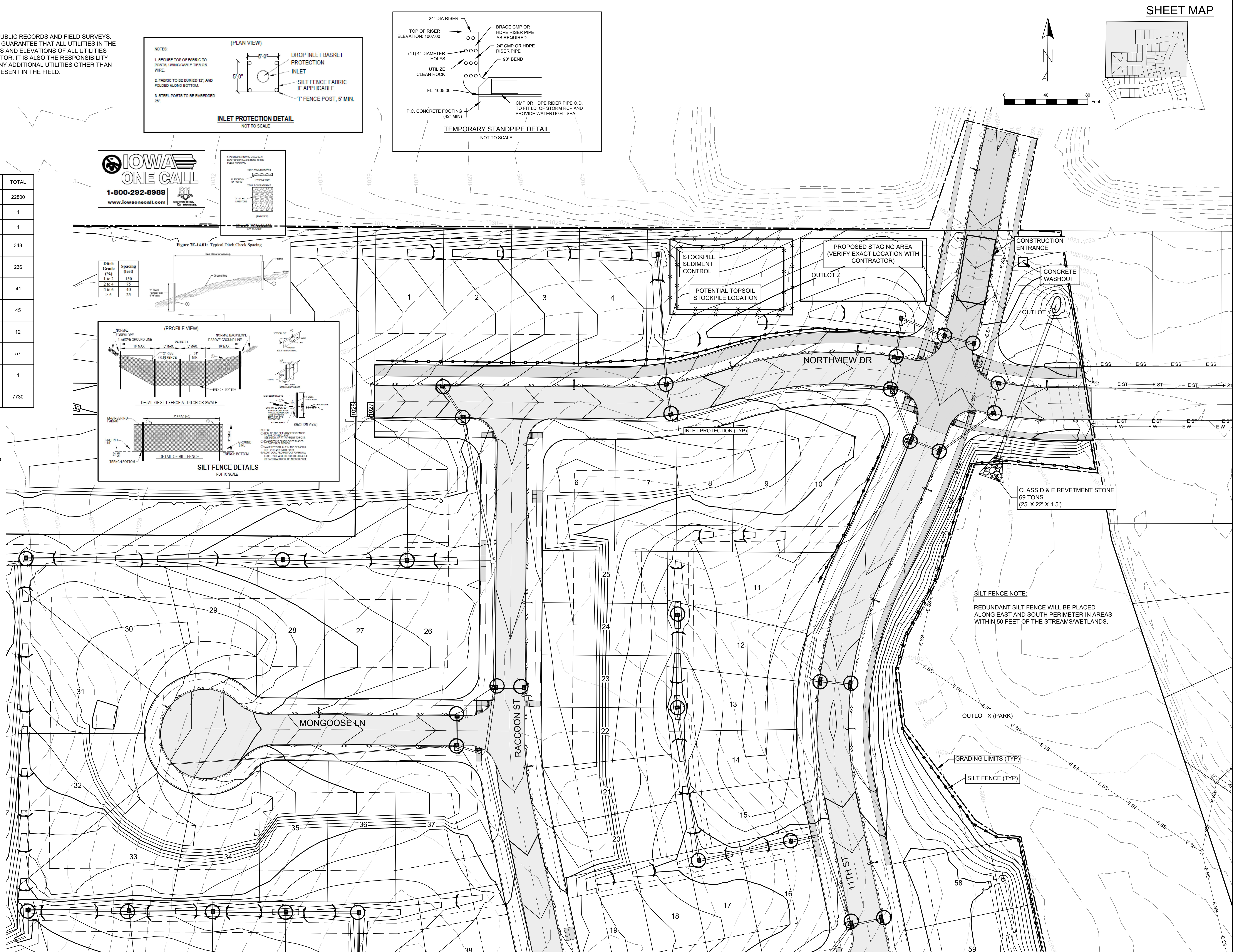
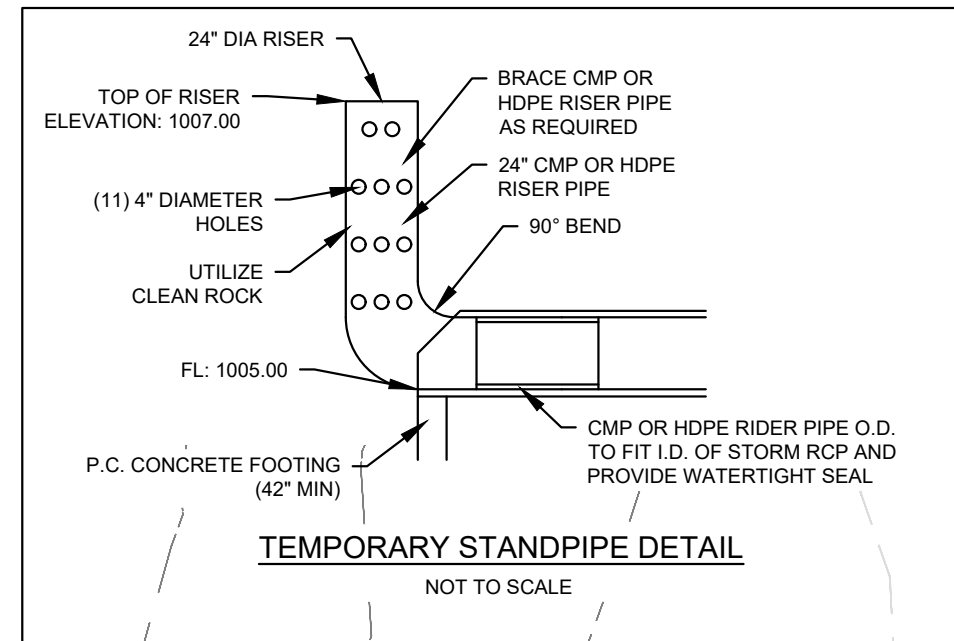
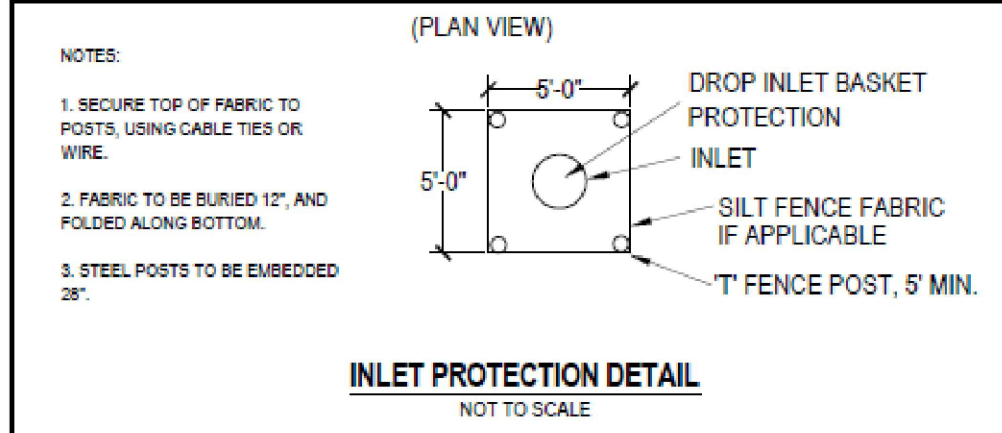
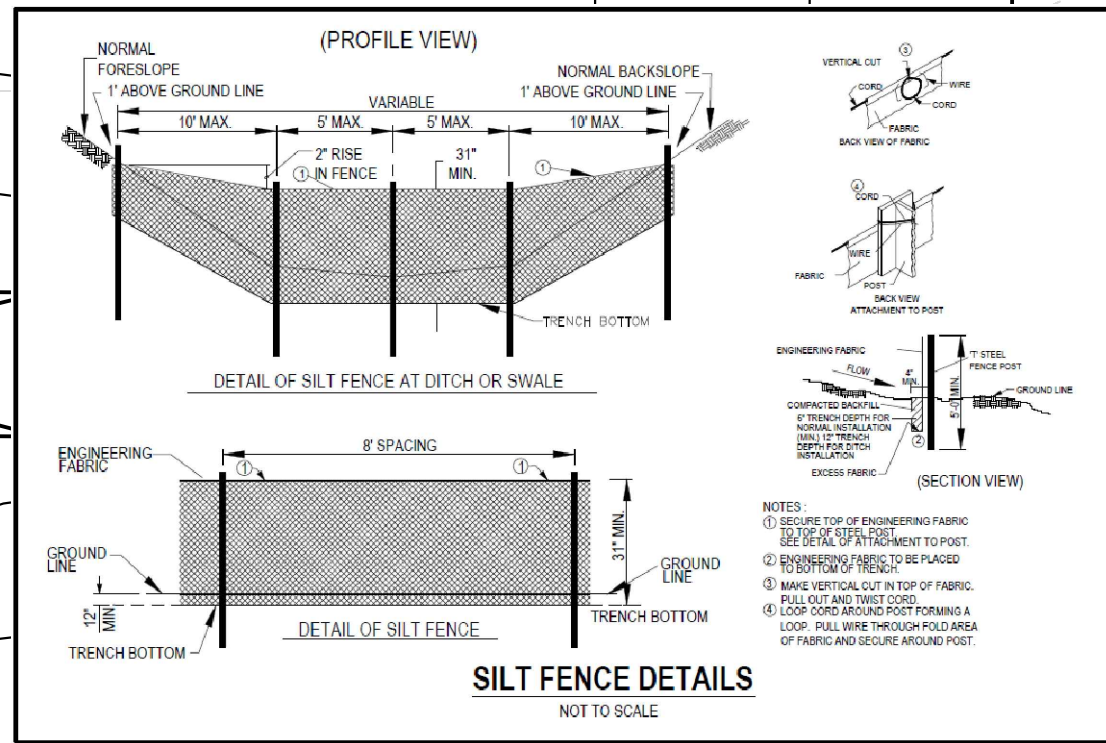
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	22800
2	CONSTRUCTION ENTRANCE	EA	1
3	CONCRETE WASHOUT	EA	1
4	RIP-RAP (EROSION STONE)	TONS	348
5	RIP-RAP (CLASS D & E REVETMENT STONE)	TONS	236
6	INLET PROTECTION	EA	41
7	SOD	AC	45
8	TYPE I SEED MIX	AC	12
9	TEMPORARY STABILIZATION (TYPE 4 MIX)	AC	57
10	TEMPORARY STAND PIPE	EA	1
11	TURF REINFORCEMENT MAT (TRM)	SF	7730

DISTURBED AREA
 12 AC TYPE 1 SEED MIX
 57 AC TEMPORARY STABILIZATION MIX
 69 AC DISTURBED AREA - TO BE SEEDED

NOTE:
 OUTLOT X, W, Y, AND Z AND ADJACENT ROWS SHALL BE SEEDED WITH TYPE I MIX.

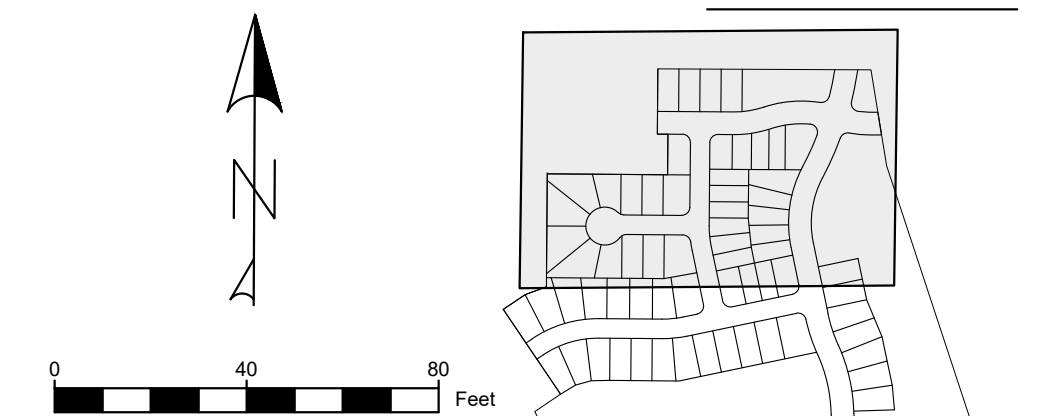


Ditch Grade (%)	Spacing (feet)
1 to 2	150
2 to 4	75
4 to 6	40
> 6	25



SILT FENCE NOTE:
 REDUNDANT SILT FENCE WILL BE PLACED ALONG EAST AND SOUTH PERIMETER IN AREAS WITHIN 50 FEET OF THE STREAMS/WETLANDS.

SHEET MAP



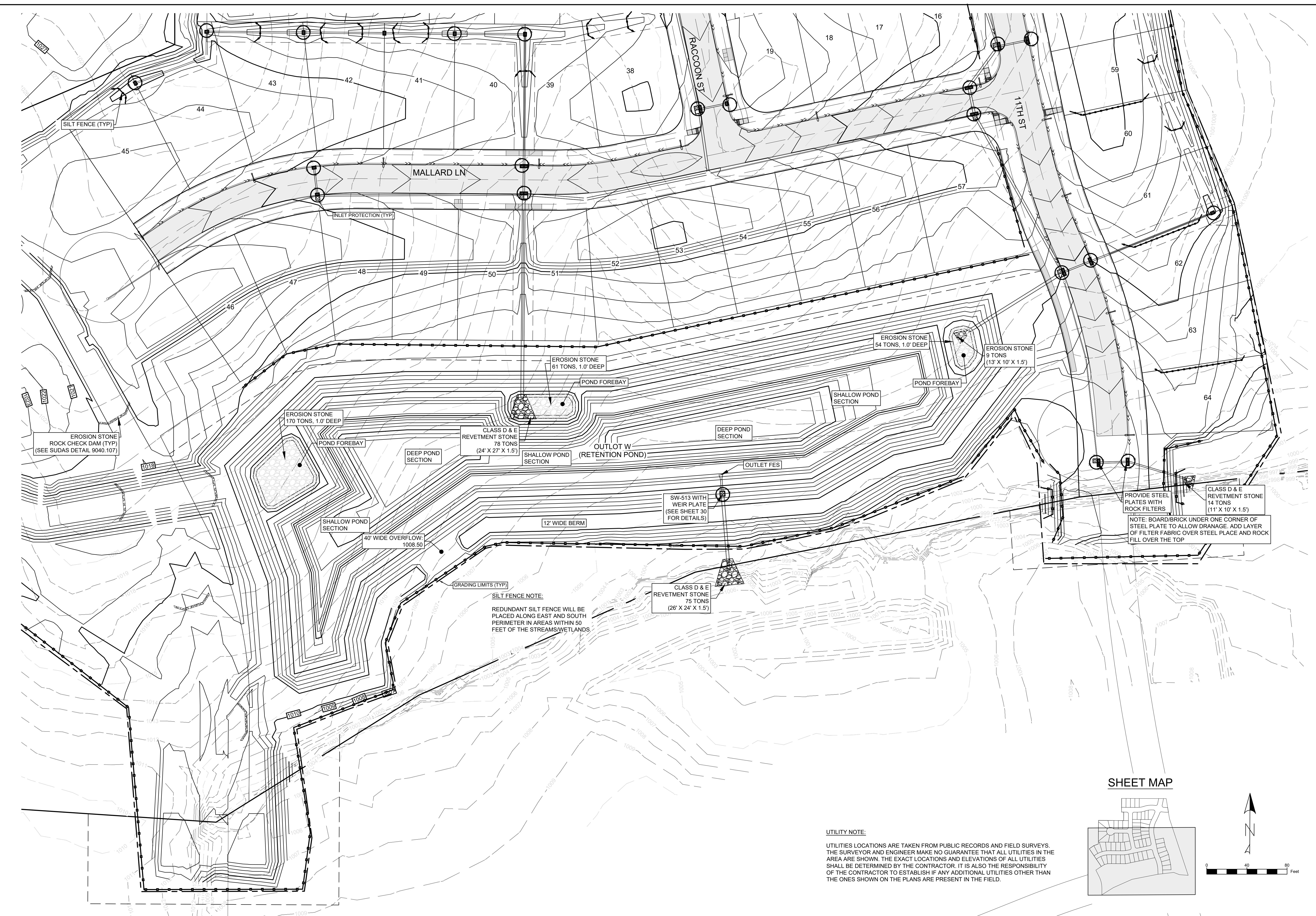
AUTUMN VALLEY WEST PLAT 1
 WAUKEE, IA

STUBBS ENGINEERING
 1609 N ANKENY BLVD STE 230, ANKENY, IA 50023
 (515) 269-1133



EROSION CONTROL PLAN

DATE: 12/12/2024
 DRAWN BY: DJS
 ENGINEER: BWS
 PROJECT NUMBER: 21-700
 PAGE NUMBER:



SILT FENCE (TYP)

MALLARD LN

RACCOON ST

11TH ST

INLET PROTECTION (TYP)

EROSION STONE
61 TONS, 1.0' DEEP

EROSION STONE
54 TONS, 1.0' DEEP

EROSION STONE
9 TONS
(13' X 10' X 1.5')

EROSION STONE
170 TONS, 1.0' DEEP

CLASS D & E
REVETMENT STONE
78 TONS
(24' X 27' X 1.5')

OUTLOT W
(RETENTION POND)

CLASS D & E
REVETMENT STONE
75 TONS
(26' X 24' X 1.5')

PROVIDE STEEL
PLATES WITH
ROCK FILTERS

CLASS D & E
REVETMENT STONE
14 TONS
(11' X 10' X 1.5')

NOTE: BOARD/BRICK UNDER ONE CORNER OF
STEEL PLATE TO ALLOW DRAINAGE. ADD LAYER
OF FILTER FABRIC OVER STEEL PLATE AND ROCK
FILL OVER THE TOP

EROSION STONE
ROCK CHECK DAM (TYP)
(SEE SUDAS DETAIL 9040.107)

POND FOREBAY

DEEP POND SECTION

SHALLOW POND SECTION

OUTLET W
(RETENTION POND)

DEEP POND SECTION

OUTLET FES

POND FOREBAY

SHALLOW POND SECTION

SHALLOW POND SECTION

40' WIDE OVERFLOW
1008.50

12' WIDE BERM

GRADING LIMITS (TYP)

SILT FENCE NOTE:
REDUNDANT SILT FENCE WILL BE
PLACED ALONG EAST AND SOUTH
PERIMETER IN AREAS WITHIN 50
FEET OF THE STREAMS/WETLANDS

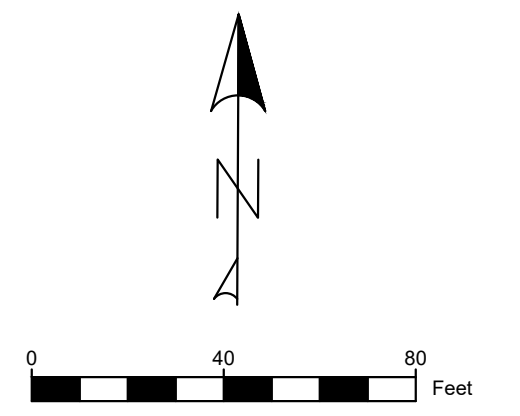
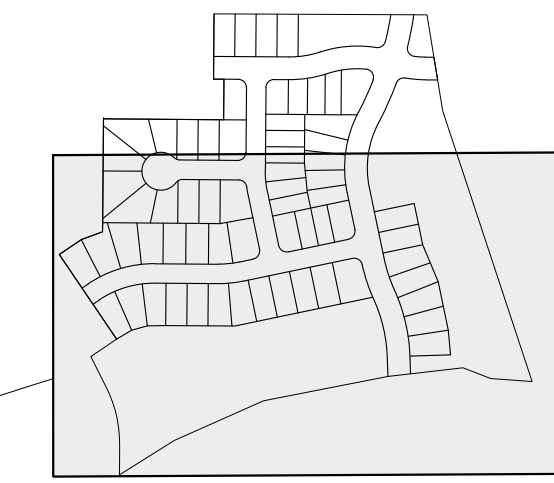
CLASS D & E
REVETMENT STONE
75 TONS
(26' X 24' X 1.5')

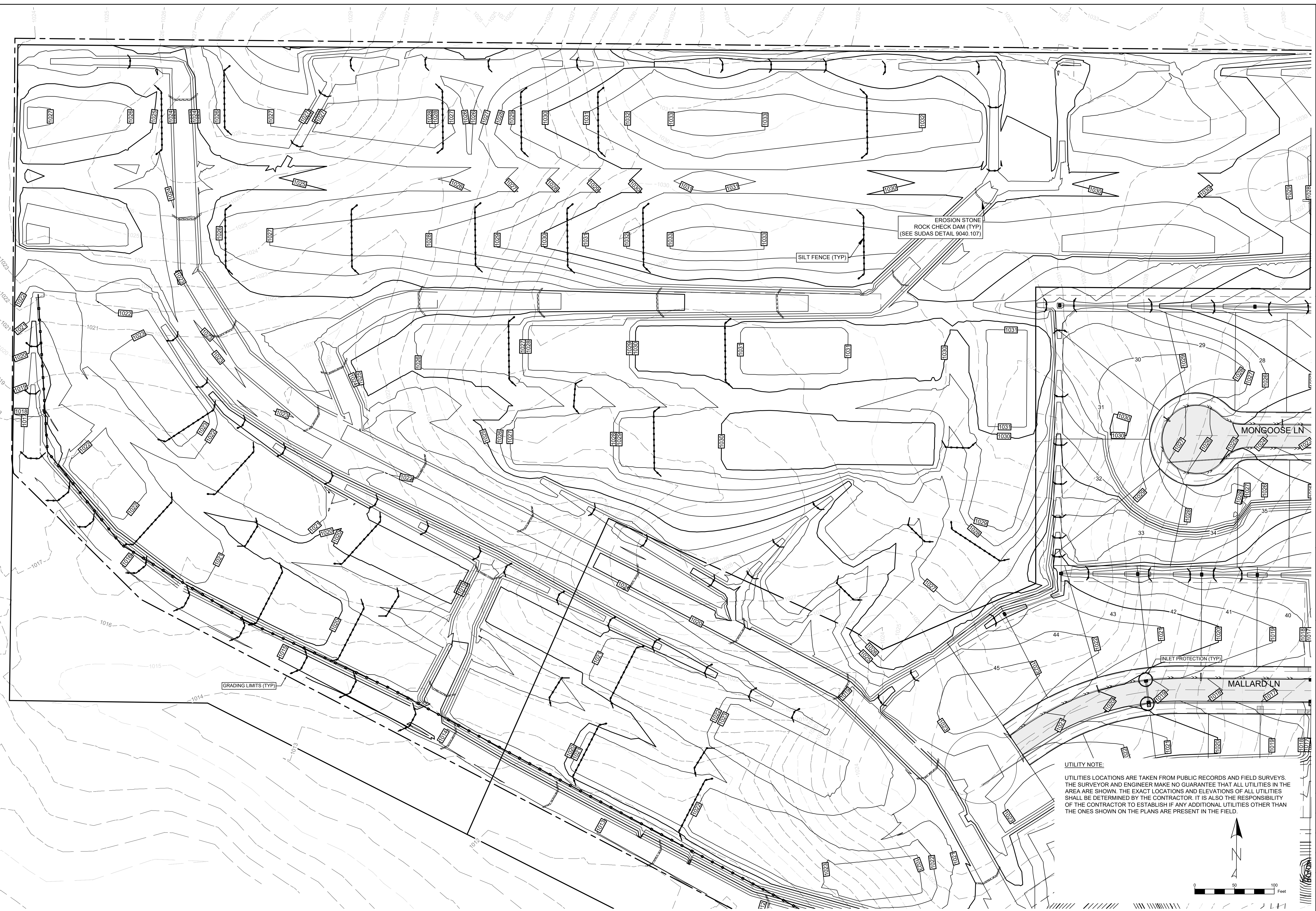
SW-513 WITH
WEIR PLATE
(SEE SHEET 30
FOR DETAILS)

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DATE:	12/12/2024
DRAWN BY:	DJS
ENGINEER:	BWS
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