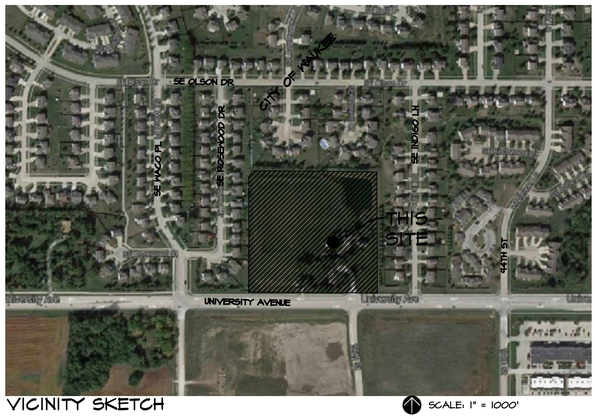
ASBUILT CONSTRUCTION DRAWINGS FOR

GRANT WOODS WAUKEE PLAT 1

WAUKEE, IOWA

GRANT WOODS, LLC., 6900 WESTOWN PARKWAY, WEST DES MOINES, IA 50266



VICINITY SKETCH

SCALE: 1" = 1000'

QUANTITIES

1. SANITARY SEWER

1,296 L.F.	8-INCH PVC TRUSS
8 EA.	TYPE 'SW-301' SANITARY MANHOLE
20 EA.	SANITARY SEWER SERVICE

2. WATER MAIN

1,210 L.F.	12-INCH WATER MAIN
4 EA.	HYDRANT, TEE & 6" VALVE
7 EA.	12-INCH 45° BEND
2 EA.	12-INCH 22 1/2° BEND
2 EA.	12-INCH 11 1/4° BEND
3 EA.	12-INCH VALVE
20 EA.	WATER SERVICE

3. STORM SEWER - PUBLIC

STORM SEWER STRUCTURES

** FES SHOWN ON PLANS ARE INCLUDED IN PIPE LENGTH**

4 EA.	TYPE 'SW-401' MANHOLE
1 EA.	TYPE 'SW-501' INTAKE
2 EA.	TYPE 'SW-502' INTAKE
1 EA.	TYPE 'SW-505' INTAKE
1 EA.	TYPE 'SW-506' INTAKE
2 EA.	TYPE 'SW-512' INTAKE
5 EA.	TYPE 'A-1' STORM CLEANOUT
1 EA.	24" F.E.S. (FLARED END SECTION)
2 EA.	18" F.E.S. (FLARED END SECTION)
20 EA.	STORM SEWER SERVICE

STORM SEWER PIPE

275 L.F.	6-INCH A2000 PERFORATED PVC
434 L.F.	8-INCH A2000 PERFORATED PVC
556 L.F.	15-INCH RCP CLASS III
409 L.F.	18-INCH RCP CLASS III
14 L.F.	24-INCH RCP CLASS III

4. PAVING

3349 S.Y.	7-INCH NON-REINFORCED PCC
3998 S.Y.	SUBGRADE PREP
94 S.Y.	SIDE WALK REMOVE AND REPLACE
26 S.Y.	DRIVEWAY REMOVE AND REPLACE
83 S.Y.	STREET REMOVE AND REPLACE
22 L.F.	6-INCH CURB & GUTTER
18 L.F.	6' WIDE TRAIL
30 L.F.	DEPRESSED 5'-SIDEWALK

5. STOCKPILE TOPSOIL VOLUME

4,300 CUBIC YARDS

6. SEEDING

7.3 ACRES - TYPE 4
0.25 ACRES - TYPE 1
29.5 SQUARES SOD

7. EROSION CONTROL

1552 L.F.	SILT FENCE
5 EA.	INLET FILTER SOCK
40 TN.	RIP RAP

PROPERTY OWNER:

GRANT WOODS, LLC.
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: JERRY BUSSANMAS

ZONING

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

BULK REGULATIONS:
1. LOT AREA: 10,000 SQUARE FEET FOR EACH DWELLING PLUS ITS ACCESSORY BUILDING. WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN TWENTY THOUSAND (20,000) SQUARE FEET.

2. MINIMUM FLOOR 1,050 SQUARE FEET FOR SINGLE STORY DWELLING; IF BUILDING AREA IS TWO OR MORE STORIES, MINIMUM SQUARE FOOTAGE SHALL BE 1,400 SQUARE FEET WITH A MINIMUM FIRST FLOOR SQUARE FOOTAGE OF 700 SQUARE FEET. IF A BUILDING IS A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM OF 400 SQUARE FEET. IF BUILDING IS A SPLIT FOYER, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 1,050 SQUARE FEET PER STORY.
JUNE 22, 2009 -ORDINANCE 2649

3. LOT WIDTH: 80 FEET; 100 FEET WHERE PUBLIC SEWER IS NOT AVAILABLE. CORNER LOTS SHALL BE 10 FEET WIDER.

4. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.

5. SIDE YARDS: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.

6. REAR YARDS: DWELLING - 30 FEET. ANY OTHER PRINCIPAL BUILDING 40 FEET.

7. MAXIMUM HEIGHT: PRINCIPAL BUILDING - 40 FEET, ACCESSORY BUILDING - 14 FEET, EXCEPT THAT RADIO COMMUNICATION TOWERS CONSTRUCTED IN COMPLIANCE WITH §221.1 OF THE WAUKEE MUNICIPAL CODE MAY NOT EXCEED 45 FEET IN HEIGHT.

8. MAXIMUM NUMBER PRINCIPAL BUILDING - 3 STORIES. ACCESSORY OF STORIES: BUILDING - 1 STORY.

BENCHMARK

CONCRETE MONUMENT WITH BRASS DISC LOCATED AT THE SOUTHWEST CORNER OF UNIVERSITY AVENUE AND WACO PLACE, 30 FEET WEST OF THE CENTERLINE OF WACO PLACE & 147 FEET SOUTH OF UNIVERSITY AVENUE CENTERLINE

NAVD88 ELEVATION = 1046.58

GENERAL NOTES

1. ANY CHANGES TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
4. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED ENGINEER OR LAND SURVEYOR.
5. IT IS THE ENGINEER'S RESPONSIBILITY TO PROVIDE A CERTIFIED AS-BUILT GRADING PLAN AND ASBUILTS OF THE PROPOSED UTILITIES TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT.
6. THE EXISTING HOUSE AND OUTBUILDINGS SHALL BE REMOVED, THE BARN SHALL REMAIN
7. THE INTENDED OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE EXISTING DETENTION POND.
8. INSTALLATION OF 5 FOOT SIDEWALKS TO BE DONE AT THE TIME OF INDIVIDUAL LOT CONSTRUCTION.
9. PAVEMENT THICKNESS FOR SE GRANT WOODS COURT AND SE INDIGO LANE SHALL BE 7-INCH NON-REINFORCED P.C.C. WITH 6-INCH CURBS. SE UNIVERSITY AVENUE SHALL BE 9-INCH NON-REINFORCED P.C.C. WITH 6-INCH CURB. ALL PAVEMENT REPLACEMENT SHALL COMPLY WITH PAVEMENT REPLACEMENT STANDARDS IN THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. ALL STORM SEWER JOINTS ARE TO BE FABRIC WRAPPED.
11. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO COORDINATE EXISTING PUBLIC UTILITY TIE-INS.
12. ALL UTILITIES TO BE TESTED TO CITY STANDARDS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TESTING.
13. ALL STORM AND SANITARY SEWERS ARE TO BE CLEANED AND TELEVISED. ALL CLEANING AND TELEVISING SHALL BE APPROVED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO PAVING. A COPY OF THE VIDEOS SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
14. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY LANE CLOSURE ON SE UNIVERSITY AVENUE AND SE INDIGO LANE.
15. ESTABLISHED LAWNS THAT ARE DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH SOD AND BE WATERED UNTIL ESTABLISHED.
16. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT, MUD, OR DEBRIS SPILLED INTO THE RIGHT-OF-WAY AT THE END OF WORK DAY AND PRIOR TO A RAIN EVENT.
17. THE CONTRACTOR SHALL PROVIDE SUBMITTALS OF ALL CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE LIST SHOULD ALSO BE PROVIDED TO THE ENGINEER IN ORDER TO COMPLETE AS-BUILTS FOR THE CITY.
18. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT, SIDEWALK, AND STORM OR SANITARY SEWER INFRASTRUCTURE NOT TO BE REMOVED THAT IS DAMAGED DURING THE COURSE OF CONSTRUCTION ACTIVITIES. REPLACEMENT SHALL COMPLY WITH CURRENT STANDARDS.
19. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
20. OPERATIONS SHALL BE CONDUCTED SO THAT SLURRY FROM CONCRETE CUTTING AND/OR GRADING ACTIVITES DOES NOT DISCHARGE TO STORM SEWER OR DRAINAGEWAYS.
21. ROTATE ECCENTRIC CONE SECTIONS ON ALL MANHOLES NEAR SIDEWALKS TO MAXIMUM DISTANCE BETWEEN MANHOLE COVER AND SIDEWALK.
22. STAGING AND TRAFFIC CONTROL SHALL BE COORDINATED WITH THE CITY OF WAUKEE EMERGENCY SERVICES.
23. ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH SUDAS & THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. CURRENT SPECIFICATIONS ARE AVAILABLE ONLINE AT:
www.waukee.org/documentcenter/view/2303 www.longsudas.org/index.cfm
24. THE CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
    a. CITY OF WAUKEE ENGINEERING DEPARTMENT 515-478-7920
    b. JERRY BUSSANMAS 515-278-5732
    c. CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884
    d. IOWA ONE-CALL 1-800-292-8989
25. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
26. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ALL TESTING AND INSPECTIONS.
27. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
28. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
29. THE CONTRACTOR SHALL RECONNECT AND RECORD THE LOCATION OF ALL FIELD TILE INTERCEPTED DURING UTILITY CONSTRUCTION.
30. IF DISCREPANCY EXISTS BETWEEN THE DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
31. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE ENGINEER AND ASKING FOR A COPY OF THE GEOTECHNICAL EXPLORATION REPORT. THE CONTRACTOR SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF TERRACON CONSULTANTS, INC., REPORT NUMBER 08145062-01, PREPARED JULY 17, 2014.

DRAWING INDEX

SHEET #	SHEET TITLE
1	COVER
2	DEMOLITION PLAN
3	SANITARY SEWER- OFFSITE ASBUILT
4	SANITARY - STA (0+00 - 6+00) ASBUILT
5	SANITARY - STA (6+00 - 9+00) ASBUILT
6	WATER MAIN EAST - OFFSITE ASBUILT
7	WATER MAIN - STA (0+00 - 6+00) ASBUILT
8	WATERMAIN - STA (6+00 - 9+00) ASBUILT
9	WATER MAIN - OFFSITE WEST ASBUILT
10	FIRE HYDRANT COVERAGE MAP ASBUILT
11	STORM SEWER - STA (0+00 - 2+00) ASBUILT
12	STORM SEWER - STA (0+00 - 6+00) ASBUILT
13	STORM SEWER - STA (6+00 - 9+00) ASBUILT
14	STORM SEWER ASBUILT
15	A1673 GRADING & SWPPP ASBUILT
16	A1673 GRADING & SWPPP
17	PAVING- STA (0+00 - 6+00) ASBUILT
18	PAVING- STA (5+00 - 9+00) ASBUILT
19	LANDSCAPE PLAN
20	RAMP DETAILS

GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- DRAIN BASIN OR SEDIMENT RISER
- DRAIN BASIN WITH SOLID GRATE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- SCOUR STOP MAT
- TURF REINFORCEMENT MAT
- STORM SEWER WITH SIZE
- 8" PERFORATED A2000 W/PERFORATED UP
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- ADDRESS
- RIPRAP
- CHANGE ORDER #1 - REVISIONS 3-23-15

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- CATV - UNDERGROUND TELEVISION
- UGE - UNDERGROUND ELECTRIC
- G - UNDERGROUND GAS
- UGFO - UNDERGROUND FIBER OPTIC
- UGT - UNDERGROUND TELEPHONE
- OHW - OVERHEAD ELECTRIC
- SAN 8" - SANITARY SEWER WITH SIZE
- ST 12" - STORM SEWER WITH SIZE
- W 8" - WATER MAIN WITH SIZE
- 926 - EXISTING CONTOUR
- TREELINE
- B.S.L. - BUILDING SETBACK LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- M.O.E. - MINIMUM OPENING ELEVATION

LEGAL DESCRIPTION

PARCEL 'B', AN OFFICIAL PARCEL RECORDED IN BOOK 802, PAGE 238 AT THE DALLAS COUNTY RECORDER'S OFFICE, OF THE SW1/4 SE1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS DESCRIBED IN SAID BOOK 802, PAGE 238 AS FOLLOWS:

A PARCEL OF LAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE N00°04'00"W, 60.00 FEET ALONG THE WEST LINE OF SAID SW 1/4 SE 1/4 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE N89°54'29"E, 315.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING; THENCE N00°04'00"W, 638.00 FEET TO A POINT; THENCE N89°54'29"E, 686.00 FEET TO A POINT; THENCE S00°04'00"E, 638.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S89°54'29"W, 686.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING AND CONTAINING 10.047 ACRES MORE OR LESS.

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

CONSTRUCTION SITE MANAGER: JERRY BUSSANMUS
PH: (515) 278-5732, EMAIL: jerry@jerrybus.com

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
MELISSA M. HILLS
16023
IOWA

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

MELISSA M. HILLS, IOWA REG. NO. 16023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-20

1. ALL STORM WATER MANAGEMENT FACILITIES ON SITE WERE CONSTRUCTED AS DESIGNED
2. ALL RAMPS MEET ADA AND PROWAG REQUIREMENTS

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com
CEC

REVISIONS		COMMENTS
1	04-03-14	C.O. #1 3-23-15
2	04-28-14	
3	10-17-2014	
4	10-31-2014	
5	11-13-14	
6	11-17-14	

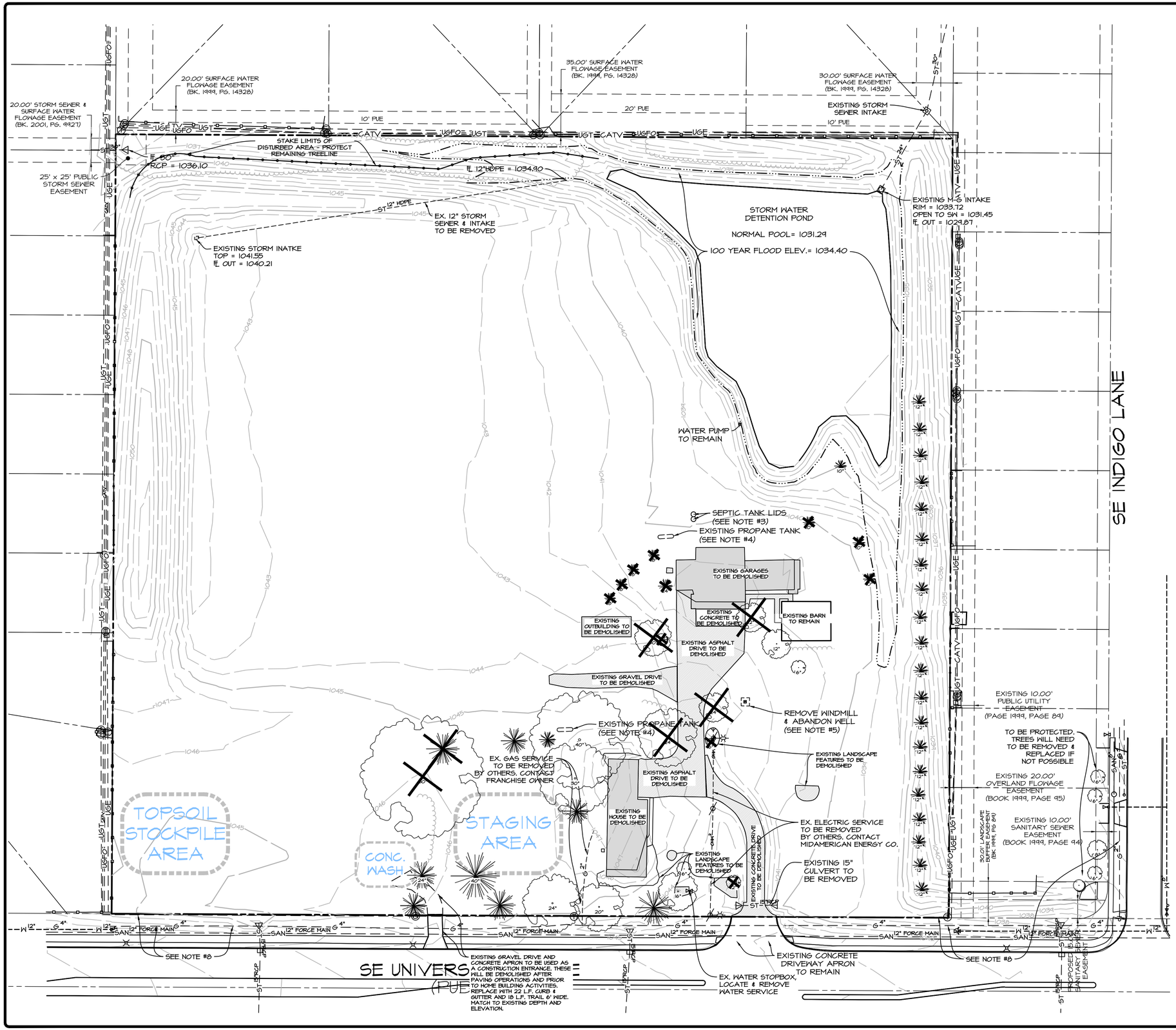
DATE:	JULY 17, 2014
ASBUILT	08-14-2015
DATE OF SURVEY:	JULY 02, 2014
DESIGNED BY:	BAT
DRAWN BY:	PLD

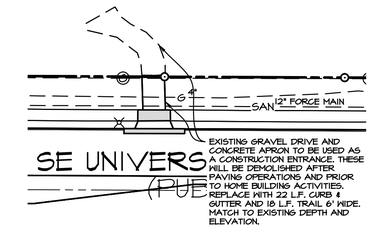
GRANT WOODS WAUKEE PLAT 1
WAUKEE, IOWA
COVER

SHEET 1 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\A1673 COVER ASBUILT.dwg, 8/14/2015 6:07:18 PM, cmccann





DEMOLITION NOTES

1. ALL DEMOLITION SHALL ADHERE TO THE CURRENT SUDAS SPECIFICATIONS FOR DEMOLITION FOUND IN SECTION 1110. PLEASE REFER TO SECTION 1110, 3.03 SPECIFICALLY FOR REMOVAL OF ANY FUEL STORAGE TANKS.
2. UNLESS DIRECTED OTHERWISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL:
   - A. REMOVE AND PROPERLY DISPOSE OF ALL STRUCTURES, TRASH, RUBBISH, BASEMENT WALLS, FLOORS, FOUNDATIONS, SIDEWALKS, STEPS AND DRIVEWAYS FROM THE SPECIFIED PARCEL.
   - B. REMOVE ANY FUEL TANKS, OUTDOOR TOILETS AND SEPTIC TANKS, CISTERNS, METER PITS, AND PLUG OR ABANDON WELLS.
   - C. REMOVE THE MATERIALS FROM THE DEMOLITION SITE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
   - D. REMOVE AND DISPOSE OF APPLIANCES AND OTHER ITEMS THAT MAY CONTAIN REFRIGERANTS IN ACCORDANCE WITH 40 CFR, PART 82. APPLIANCES AND OTHER ITEMS THAT MAY CONTAIN REFRIGERANTS INCLUDE, BUT ARE NOT LIMITED TO, REFRIGERATORS, FREEZERS, DEHUMIDIFIERS AND PORTABLE OR CENTRAL AIR CONDITIONERS.
   - E. REMOVE AND LEGALLY DISPOSE OF MERCURY-CONTAINING MATERIALS INCLUDING FLUORESCENT, HIGH-PRESSURE SODIUM, MERCURY VAPOR, METAL HALIDE LIGHT BULBS, AND THERMOSTATS CONTAINING A LIQUID FILLED CAPSULE. PCB-CONTAINING MATERIALS INCLUDE CAPACITORS, BALLASTS, AND TRANSFORMERS WHERE THE COMPONENT IS CONTAINED WITHIN A METAL JACKET AND DOES NOT HAVE A SPECIFIC, LEGIBLE LABEL STATING NO PCBS ARE PRESENT.
   - F. DISCONNECT ALL UTILITY SERVICES BEFORE DEMOLITION.
   - G. PERFORM SITE CLEARANCE, GRADING AND RESTORATION.
   - H. COMPLETE THE DEMOLITION WORK IN ACCORDANCE WITH THE PLANS AND THESE TECHNICAL SPECIFICATIONS AND ANY SPECIAL PROVISIONS INCLUDED IN THE CONTRACT DOCUMENTS
3. THE REMOVAL OF THE SEPTIC SYSTEM SHALL COMPLY WITH DALLAS COUNTY AND STATE OF IOWA REQUIREMENTS.
4. FUEL TANKS, ABOVE OR BELOW GROUND, SHALL BE CAREFULLY REMOVED AND DISPOSED OF IN A SAFE MANNER IN ACCORDANCE WITH THE STATE FIRE MARSHAL'S REGULATIONS AND THOSE OF THE IOWA DEPARTMENT OF NATURAL RESOURCES.
5. ALL WELLS SHALL BE PLUGGED AND ABANDONED IN ACCORDANCE WITH THE IOWA ADMINISTRATIVE CODE. AN IOWA DEPARTMENT OF NATURAL RESOURCES, ABANDONED WATER WELL PLUGGING RECORD SHALL BE FILED UPON COMPLETION OF THE WELL ABANDONMENT
6. ALL WATER SERVICES AND STUBS FOR THE BUILDINGS OR PROPERTIES WITHIN THE DEMOLITION WORK SHALL BE DISCONNECTED IN CONFORMANCE WITH LOCAL REGULATIONS BY A LICENSED PLUMBER AND INSPECTED AND APPROVED BY THE ENGINEER.
7. AT THE END OF EACH WORKDAY, THE CONTRACTOR SHALL CLEAN SIDEWALKS, STREETS, AND PRIVATE PROPERTY OF ANY DEBRIS CAUSED BY THE DEMOLITION OPERATION.
8. LOCATE ALL UTILITIES ALONG SE UNIVERSITY AVE. PRIOR TO CONSTRUCTION. EXISTING UTILITIES MAY NEED TO BE REMOVED/RELOCATED FOR INSTALLATION OF PUBLIC SANITARY SEWER & WATERMAIN. CONTACT FRANCHISE OWNERS PRIOR TO DIGGING.
9. CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING GAS AND WATER SERVICES WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
10. A DEMOLITION PERMIT SHALL BE RECEIVED FROM THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO BEGINNING DEMOLITION OF ANY STRUCTURE ON PROPERTY.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SAN 8" — SANITARY SEWER & SIZE
- ST 18" — STORM SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- B.S.L. — BUILDING SETBACK LINE
- H.S.L. — HOUSE SETBACK LINE
- G.S.L. — GARAGE SETBACK LINE
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- TREES TO BE REMOVED

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

NORTH

SCALE: 1"=40'

0' 10' 20' 30' 40' 80'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE	REVISIONS	COMMENTS
JULY 17, 2014	1	04-03-14
ASBUILT 08-14-2015	2	04-28-14
	3	10-17-2014
DATE OF SURVEY: JULY 02, 2014	4	10-31-2014
DESIGNED BY: BAT	5	11-13-14
DRAWN BY: PLD	6	11-17-14

GRANT WOODS WAUKEE PLAT 1

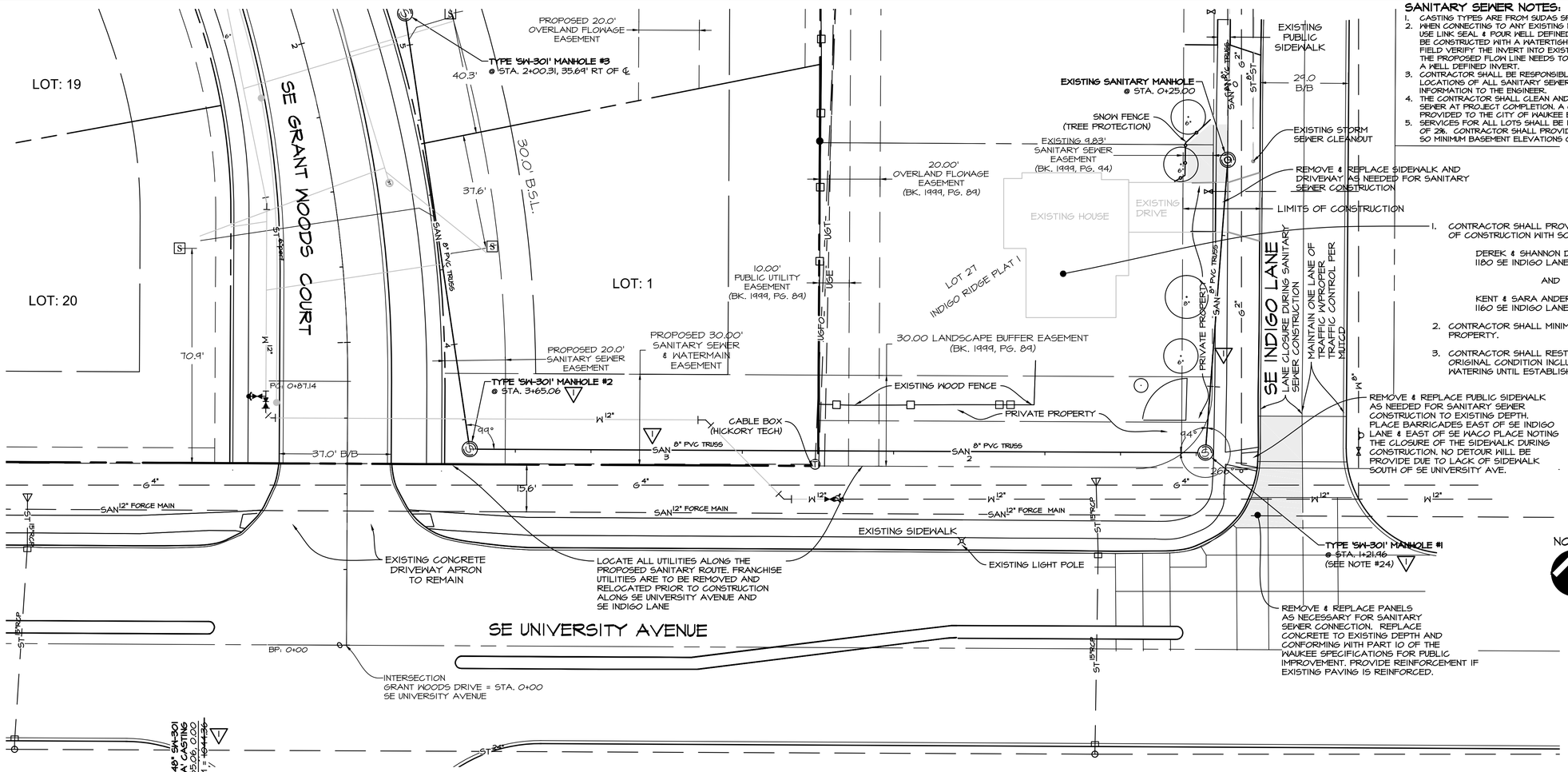
WAUKEE, IOWA

DEMOLITION PLAN

SHEET 2 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\A1673 DEMOLITION ASBUILT.dwg, 8/14/2015 6:07:47 PM, cmccann



SANITARY SEWER NOTES:

1. CASTING TYPES ARE FROM SUDAS SPECS.
2. WHEN CONNECTING TO ANY EXISTING MANHOLE, CORE DRILL MANHOLE, USE LINK SEAL & POUR WELL DEFINED INVERT. CONNECTION SHALL BE CONSTRUCTED WITH A WATERTIGHT SEAL. CONTRACTOR SHALL FIELD VERIFY THE INVERT INTO EXISTING MANHOLE TO DETERMINE IF THE PROPOSED FLOW LINE NEEDS TO BE RAISED IN ORDER TO POUR A WELL DEFINED INVERT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
4. THE CONTRACTOR SHALL CLEAN AND VIDEO TAPE THE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
5. SERVICES FOR ALL LOTS SHALL BE INSTALLED AT A MINIMUM GRADE OF 2%. CONTRACTOR SHALL PROVIDE ENGINEER WITH ASBUILT DEPTH SO MINIMUM BASEMENT ELEVATIONS CAN BE DETERMINED.

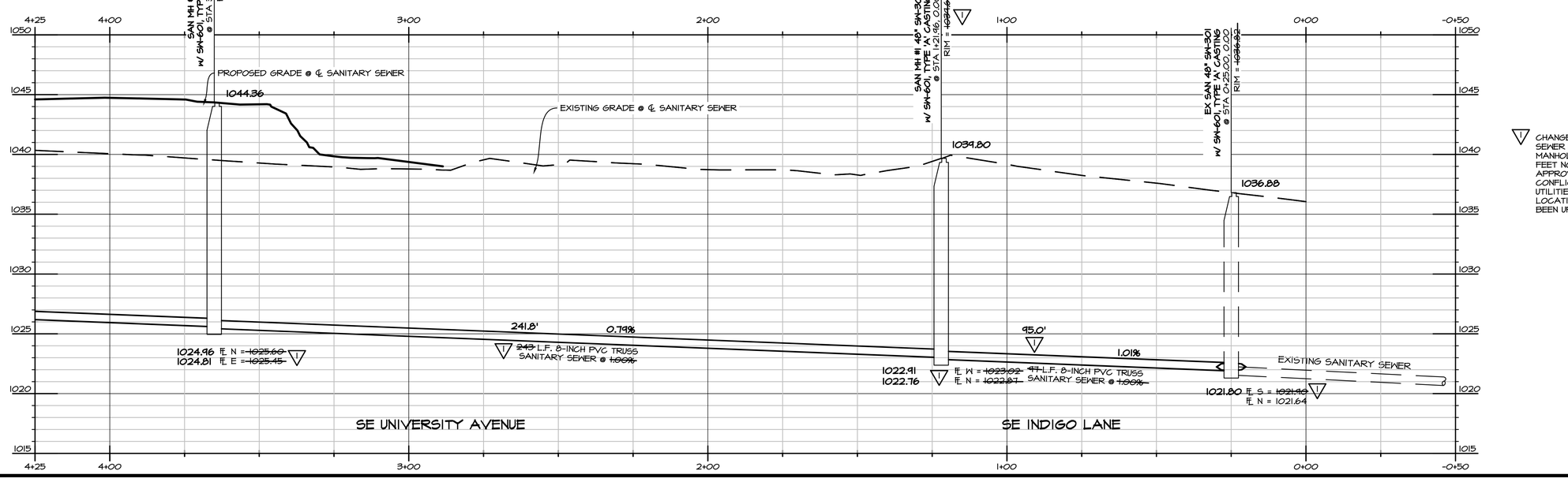
1. CONTRACTOR SHALL PROVIDE ONE WEEK NOTIFICATION OF CONSTRUCTION WITH SCHEDULE VIA U.S. MAIL TO:

   DEREK & SHANNON DENUCCE
   1180 SE INDIGO LANE, WAUKEE, IA 50263

   AND

   KENT & SARA ANDERSON
   1160 SE INDIGO LANE, WAUKEE, IA 50263

2. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO PRIVATE PROPERTY.
3. CONTRACTOR SHALL RESTORE PRIVATE PROPERTY TO ORIGINAL CONDITION INCLUDING INSTALLING SOD AND WATERING UNTIL ESTABLISHED.



CHANGE ORDER #1 - THE SANITARY SEWER FROM MANHOLE #2 TO MANHOLE #1 HAS BEEN RELOCATED 5 FEET NORTH OF THE PREVIOUSLY APPROVED LOCATION DUE TO CONFLICTS WITH EXISTING FRANCHISE UTILITIES. THE FLOWLINES, RIMS, AND LOCATION OF THESE MANHOLES HAS BEEN UPDATED ACCORDINGLY.

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com
CEC

REVISIONS		COMMENTS
1	04-03-14	C.O. #1 3-23-15
2	04-28-14	
3	10-17-2014	
4	10-31-2014	
5	11-13-14	
6	11-17-14	

DATE: JULY 17, 2014
ASBUILT 08-14-2015
DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

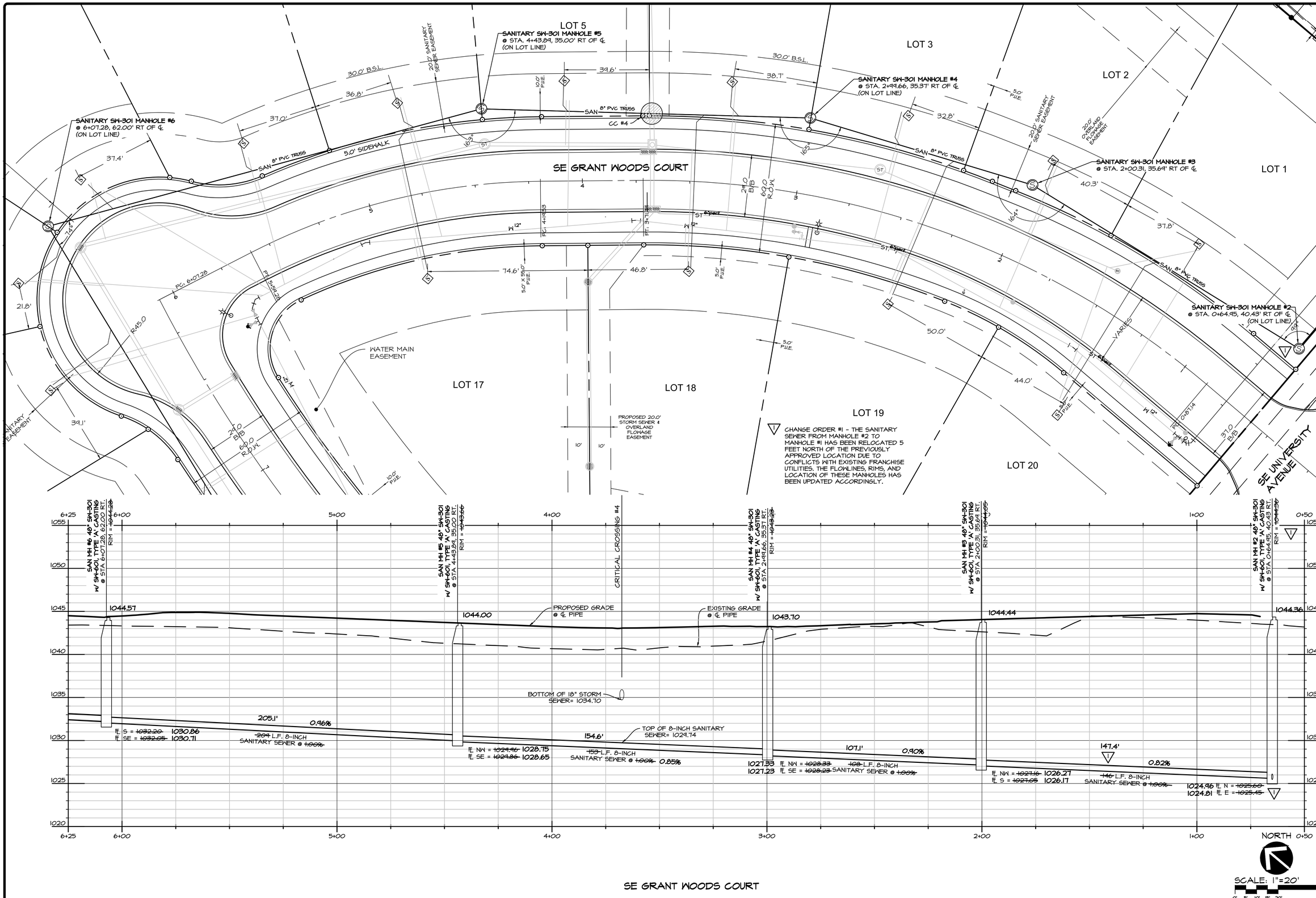
WAUKEE, IOWA

SANITARY SEWER- OFFSITE ASBUILT

SHEET 3 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\SANITARY - OFFSITE ASBUILT.dwg, 8/14/2015 6:08:40 PM, cmccann



Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

REVISIONS		COMMENTS
1	04-05-14	C.O. #1 3-23-15
2	04-28-14	
3	10-17-2014	
4	10-31-2014	
5	11-13-14	
6	11-17-14	

DATE:	
JULY 17, 2014	DATE OF SURVEY: JULY 02, 2014
08-14-2015	DESIGNED BY: BAT
ASBUILT	DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

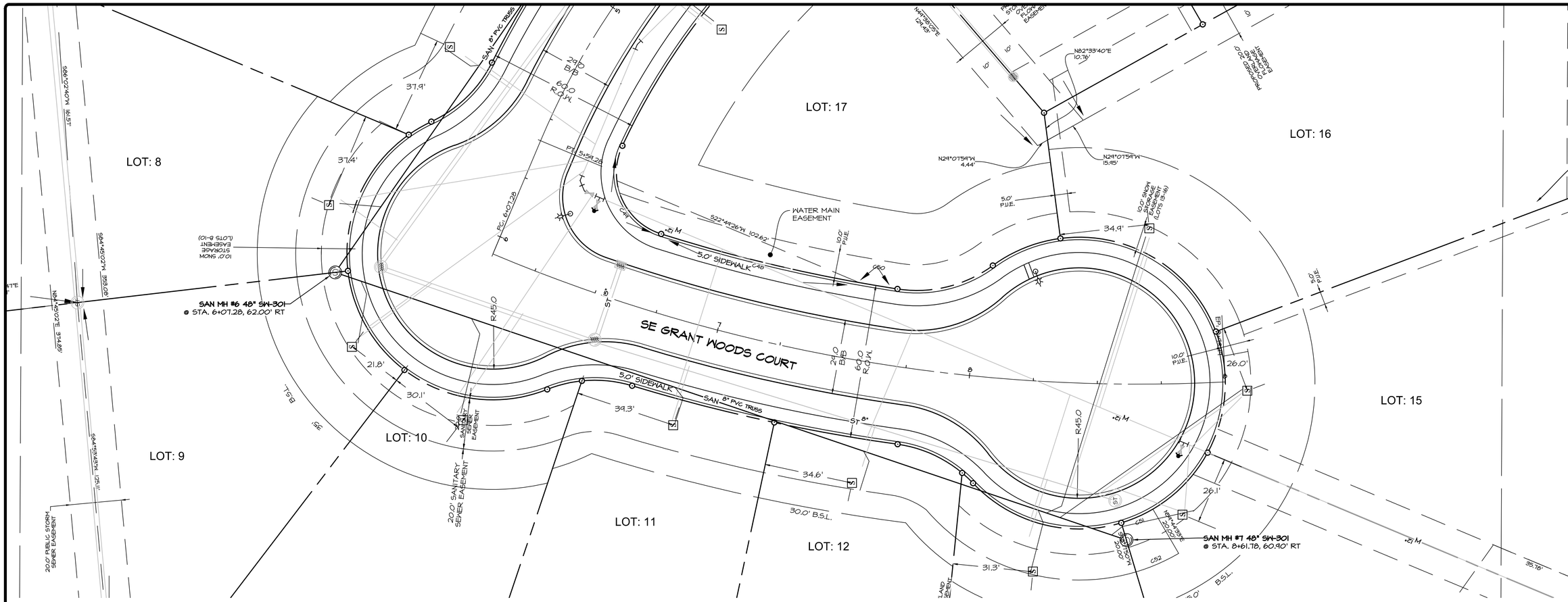
WAUKEE, IOWA

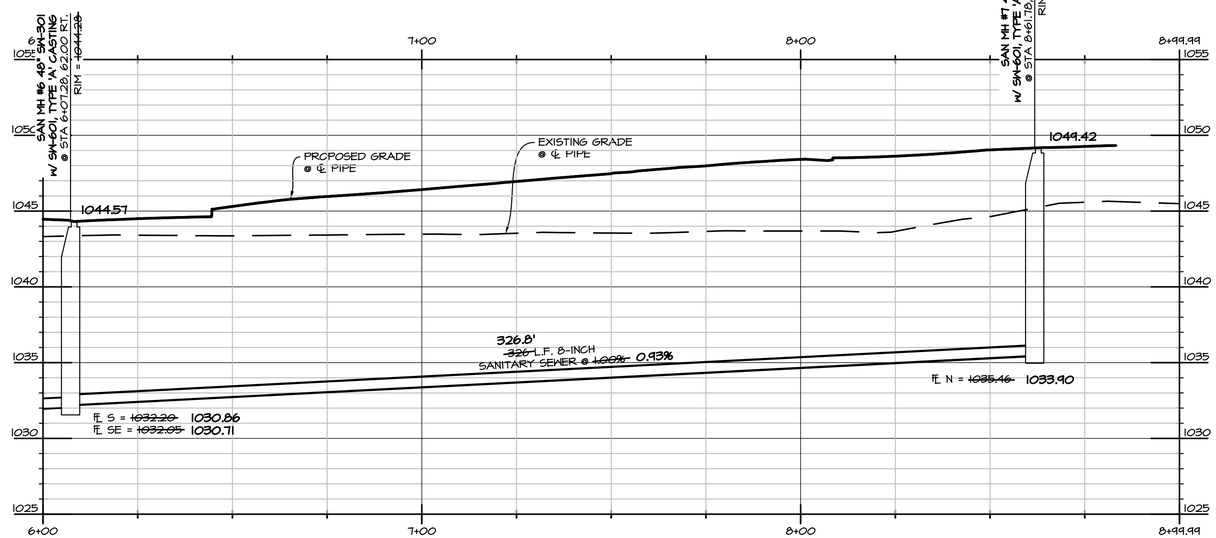
SANITARY - STA (0+00 - 6+00) ASBUILT

SHEET 4 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\SANITARY - STA (0+00 - 6+00) ASBUILT.dwg, 8/14/2015 6:09:28 PM, cmccann





SE GRANT WOODS COURT

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE		REVISIONS	COMMENTS
ASBUILT	1	04-05-14	
	2	04-26-14	
	3	10-17-2014	
	4	10-31-2014	
	5	11-13-14	
	6	11-17-14	

DATE OF SURVEY: JULY 02, 2014 — JULY 17, 2014
DESIGNED BY: BAT — 08-14-2015
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

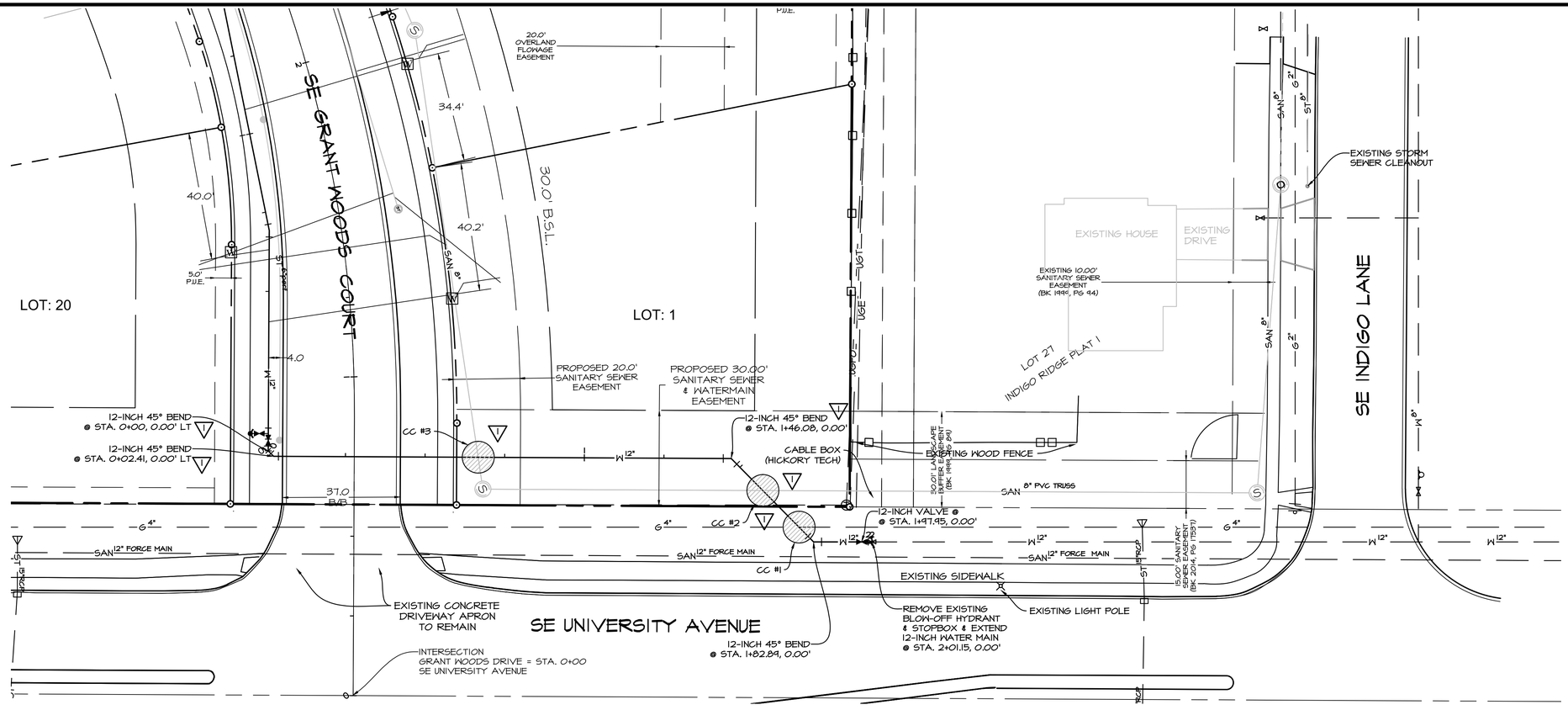
WAUKEE, IOWA

SANITARY - STA (6+00 - 9+00) ASBUILT

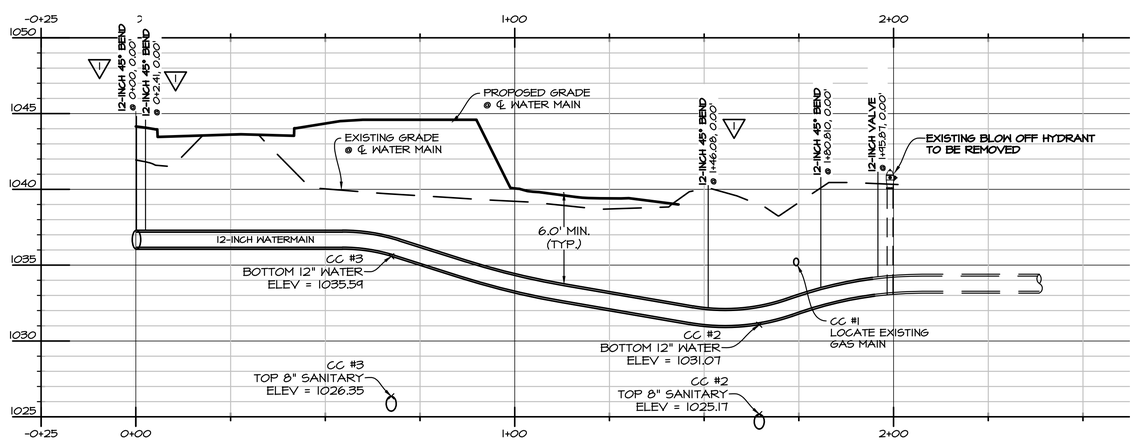
SHEET 5 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\SANITARY - STA (6+00 - 9+00) ASBUILT.dwg, 8/14/2015 6:10:14 PM, cmccann



NOTES
1. ALL FIRE HYDRANTS SHALL HAVE STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.



SE UNIVERSITY AVENUE

CHANGE ORDER #1 - THE SANITARY SEWER ALONG UNIVERSITY AVENUE WAS RELOCATED 5 FEET NORTH. THE WATER MAIN IN THIS LOCATION IS BEING SHIFTED AS WELL TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION BETWEEN PIPES.

WATER NOTES

1. PIPE MATERIALS: DUCTILE IRON IN ACCORDANCE WITH STANDARD SPECIFICATIONS OR AWWA C900 DR - 12 PVC INSTALL NO. 10 THIN STANDARD COPPER TRACER WIRE TO SURFACE AT FIRE HYDRANTS. CONNECT NEW TRACER TO EXISTING.
2. THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LAYERS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, ± 0% TO +4% OPTIMUM MOISTURE CONTENT.
3. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
4. SERVICES TO BE 1-INCH COPPER, STOP BOXES TO BE AY MCDONALD 5601 OR EQUAL AND PROVIDE LID AND STAINLESS STEEL STATIONARY ROD TO MEET CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO THE ENGINEER.
6. HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM MAIN.
7. AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
8. CONTRACTOR SHALL USE A 4" LOCKING STORZ CONNECTION IN PLACE OF THE NST STEAMER ON ALL NEW HYDRANTS.
9. MINIMUM BURY DEPTH OF WATER MAIN SHALL BE SIX FEET.
10. ALL FIRE HYDRANTS SHALL HAVE STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.

SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	REVISIONS		COMMENTS
JULY 17, 2014	1	09-05-14	C.O. #1 9-23-15
08-14-2015	2	09-26-14	
	3	10-17-2014	
	4	10-31-2014	
	5	11-13-14	
	6	11-17-14	

ASBUILT
DATE OF SURVEY: JULY 02, 2014
DESIGNED BY:
DRAWN BY: BAT
PLD

GRANT WOODS WAUKEE PLAT 1

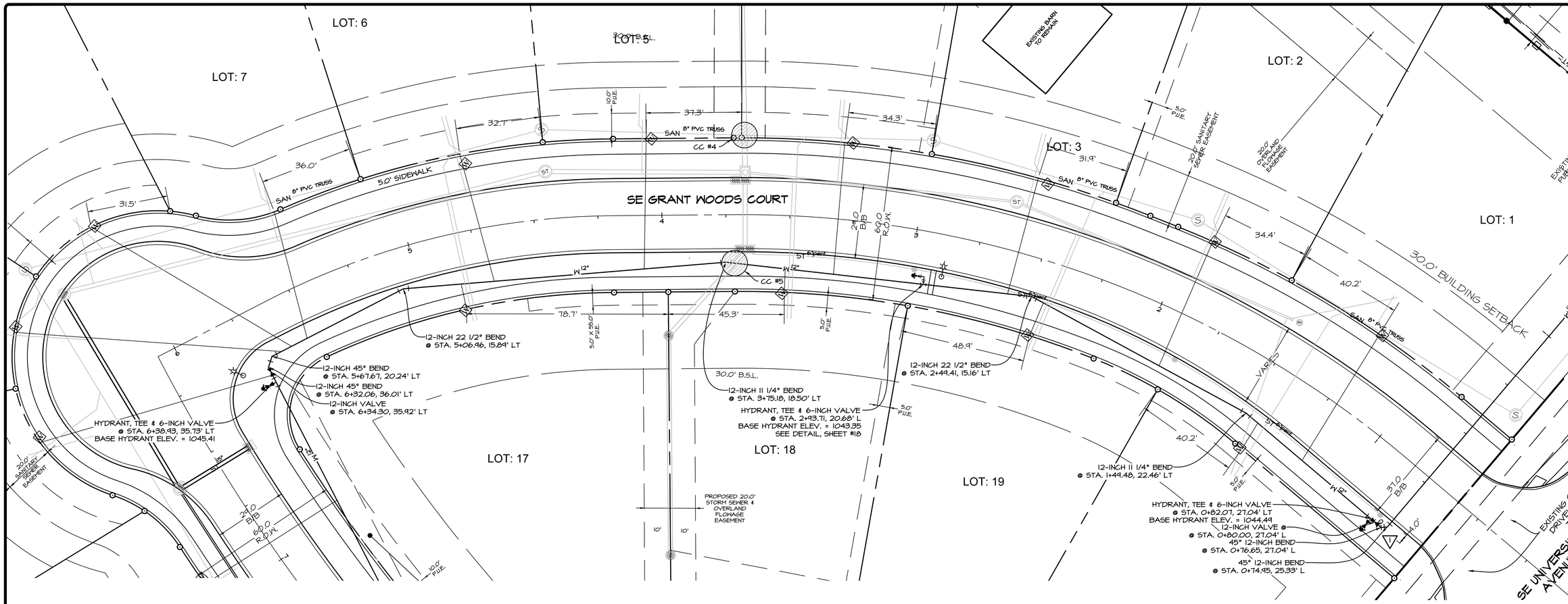
WAUKEE, IOWA

WATER MAIN EAST - OFFSITE ASBUILT

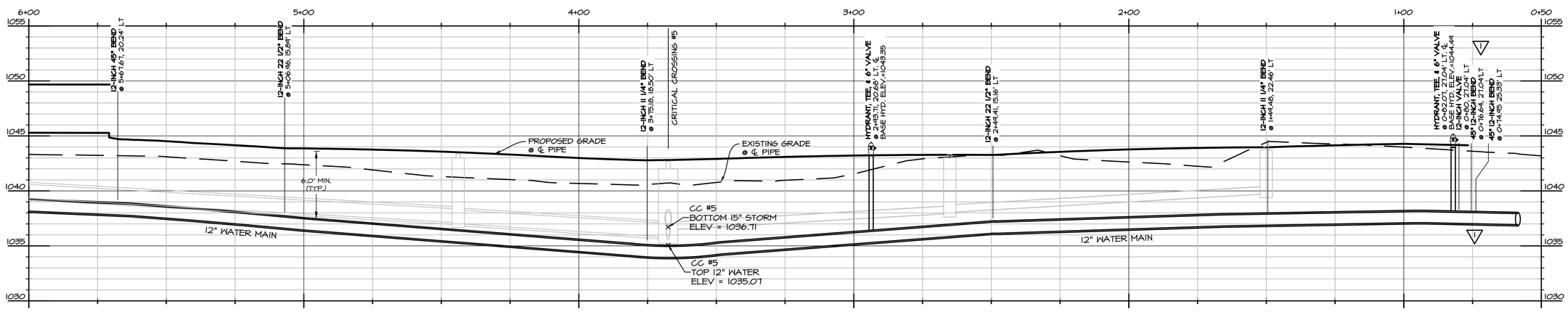
SHEET 6 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\WATER MAIN - OFFSITE ASBUILT.dwg, 8/14/2015 6:11:01 PM, cmccann



CHANGE ORDER #1 - THE VALVE AND BENDS HAVE BEEN RELOCATED TO ACCOMODATE THE SANITARY REALIGNMENT ALONG UNIVERSITY AVENUE.



SE GRANT WOODS COURT

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com
CEC

DATE:		REVISIONS	COMMENTS
JULY 17, 2014	1	04-05-14	C.O. #1 3-23-15
ASBUILT 08-14-2015	2	04-28-14	
	3	10-17-2014	
	4	10-31-2014	
	5	11-13-14	
	6	11-17-14	

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

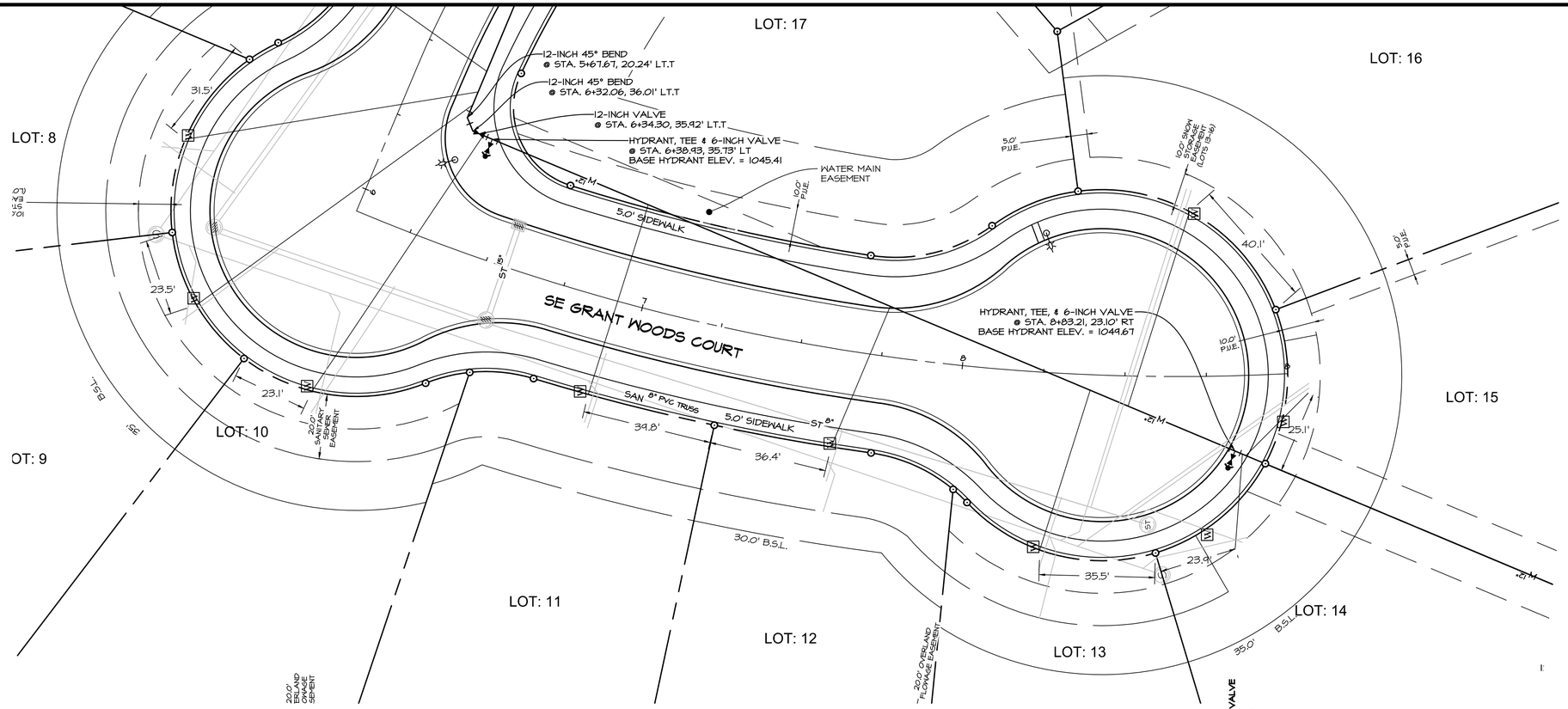
WAUKEE, IOWA

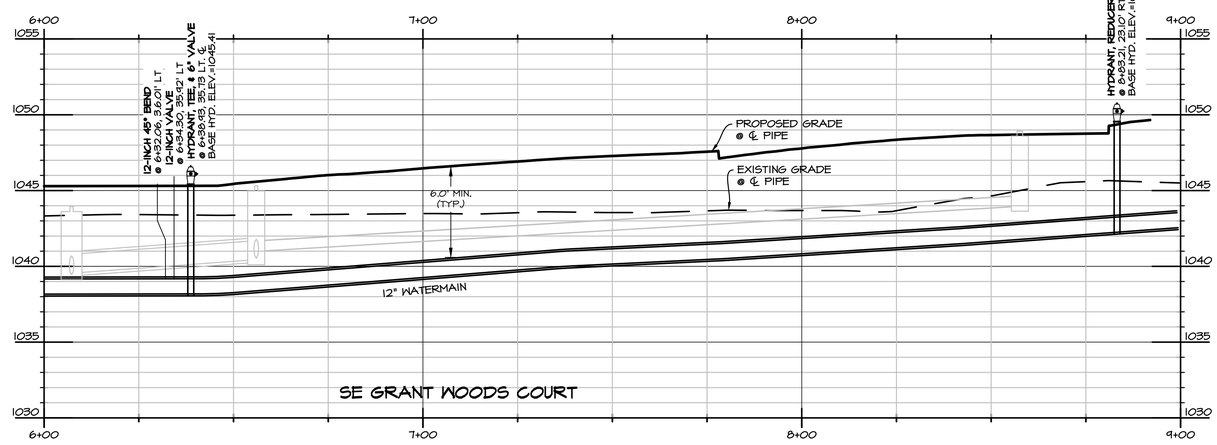
WATER MAIN - STA (0+00 - 6+00) ASBUILT

SHEET 7 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CDWATER MAIN - STA (0+00 - 6+00) ASBUILT.dwg, 8/14/2015 6:11:49 PM, cmccann





NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	REVISIONS	COMMENTS
JULY 17, 2014	1	04-05-14
ASBUILT 08-14-2015	2	04-26-14
	3	10-17-2014
	4	10-31-2014
	5	11-13-14
	6	11-17-14

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

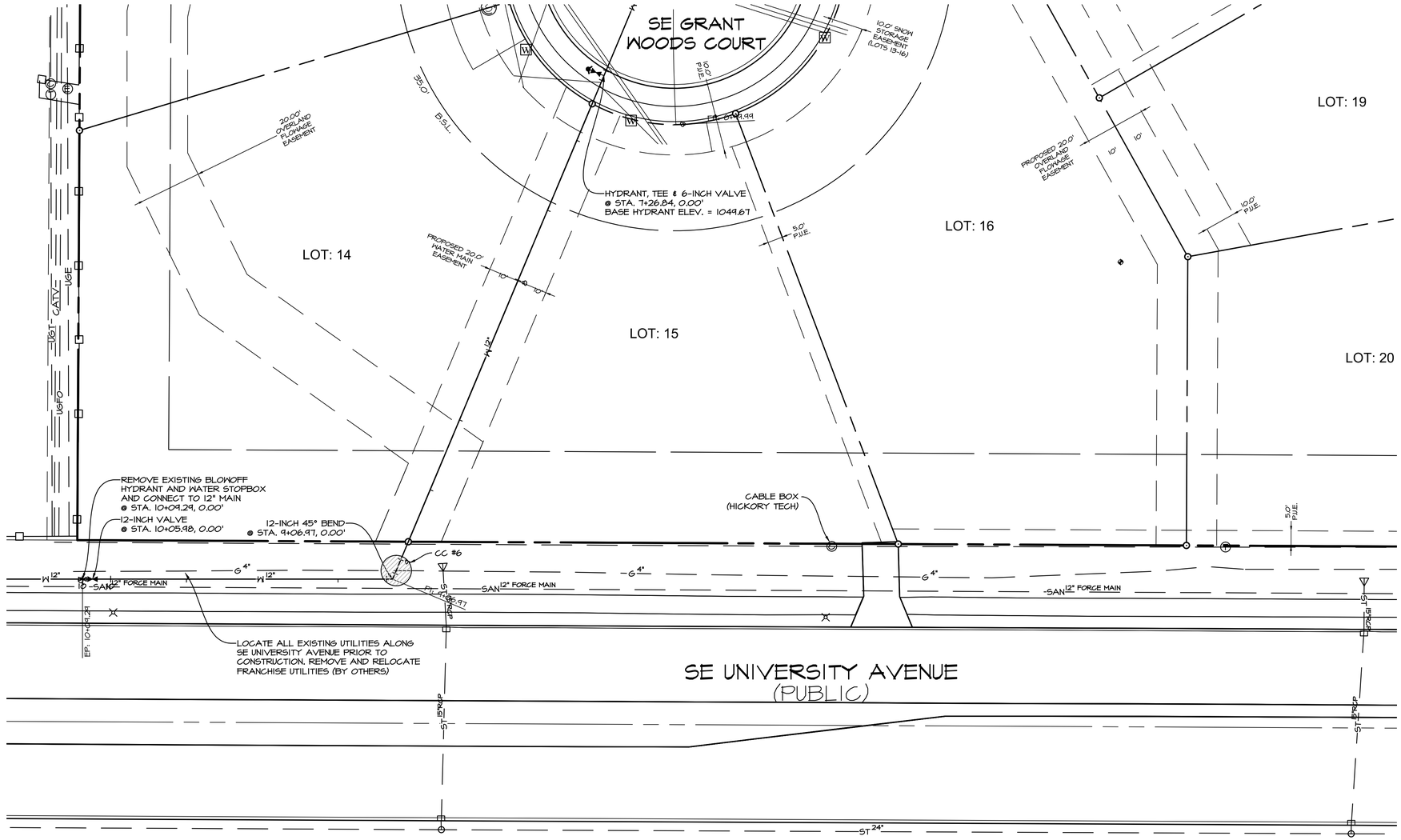
WAUKEE, IOWA

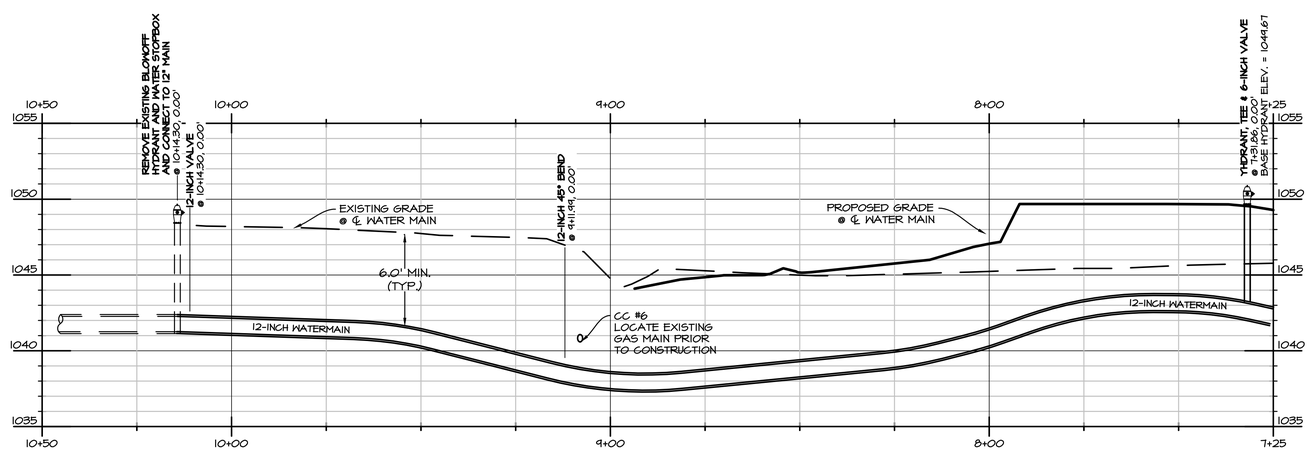
WATERMAIN - STA (6+00 - 9+00) ASBUILT

SHEET 8 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\WATERMAIN - STA (6+00 - 9+00) ASBUILT.dwg, 8/14/2015 6:12:33 PM, cmccann





SE UNIVERSITY AVENUE

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	REVISIONS	COMMENTS
	1	04-05-14
	2	04-28-14
	3	10-17-2014
	4	10-31-2014
	5	11-13-14
	6	11-17-14

ASBUILT	JULY 17, 2014
	08-14-2015
DATE OF SURVEY:	JULY 02, 2014
DESIGNED BY:	BAT
DRAWN BY:	PLD

GRANT WOODS WAUKEE PLAT 1

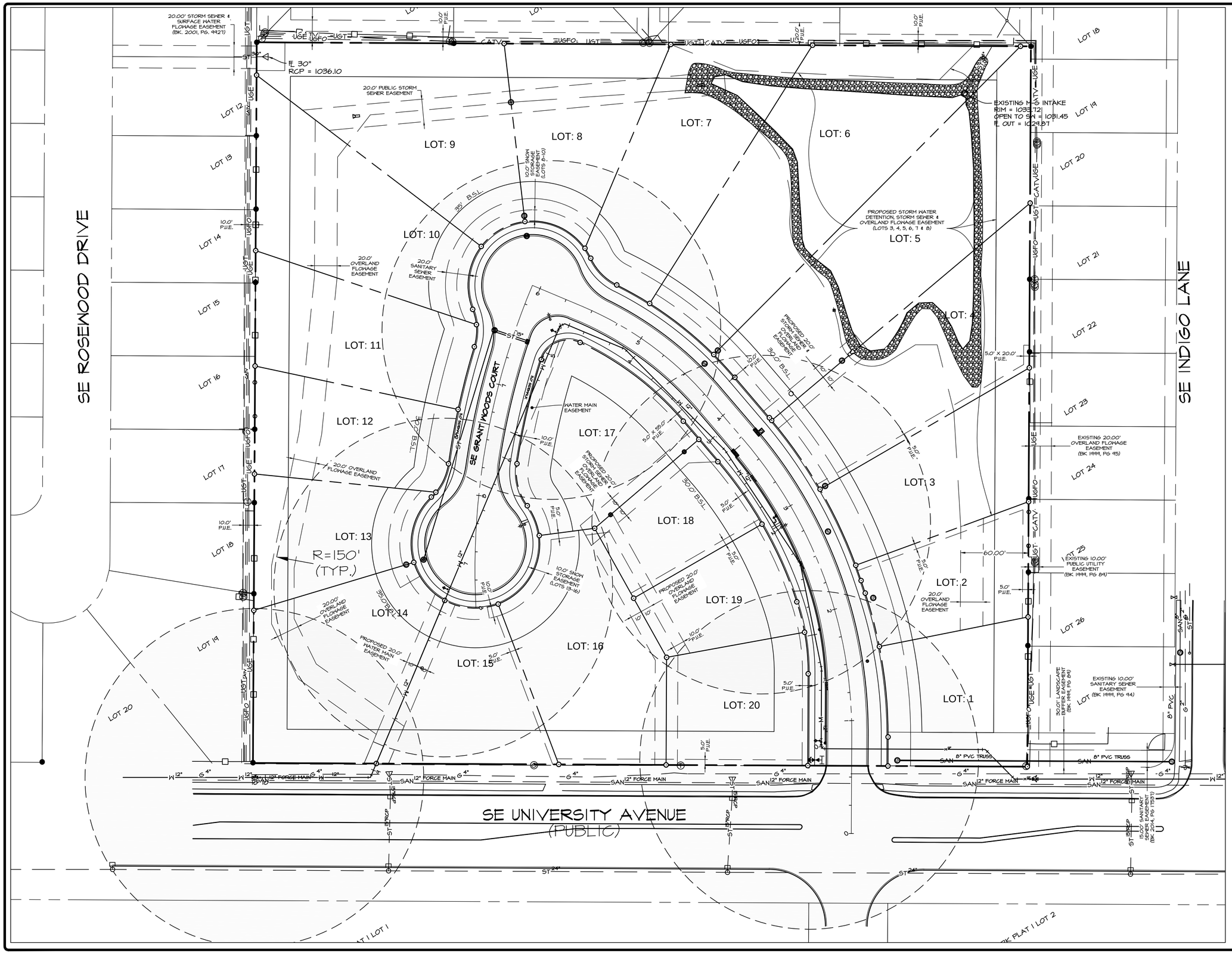
WAUKEE, IOWA

WATER MAIN - OFFSITE WEST ASBUILT

SHEET 9 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CDWATER MAIN - OFFSITE WEST ASBUILT.dwg, 8/14/2015 6:13:15 PM, cmccann



CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

REVISIONS		COMMENTS
1	04-03-14	
2	04-28-14	
3	10-17-2014	
4	10-31-2014	
5	11-13-14	
6	11-17-14	

DATE	JULY 17, 2014
ASBUILT	08-14-2015
DATE OF SURVEY:	JULY 02, 2014
DESIGNED BY:	BAT
DRAWN BY:	PLD

GRANT WOODS WAUKEE PLAT 1

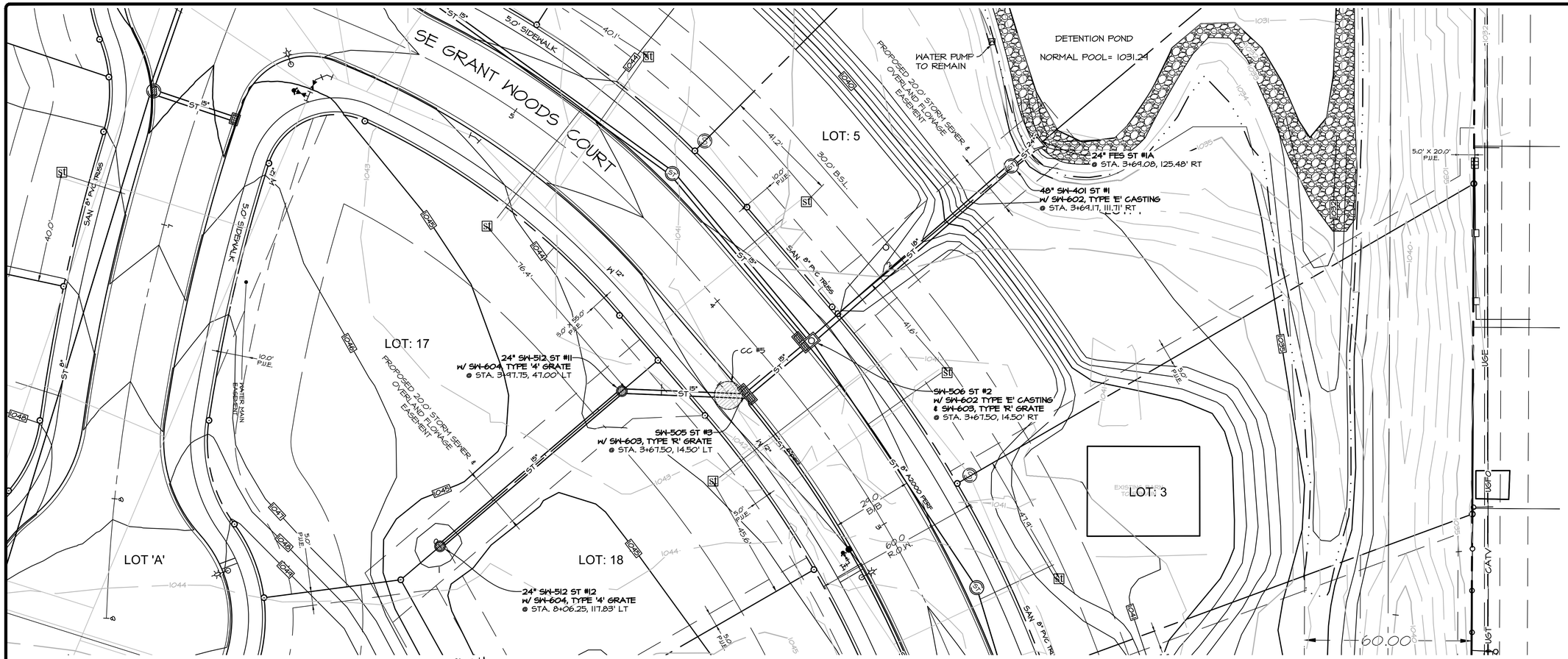
WAUKEE, IOWA

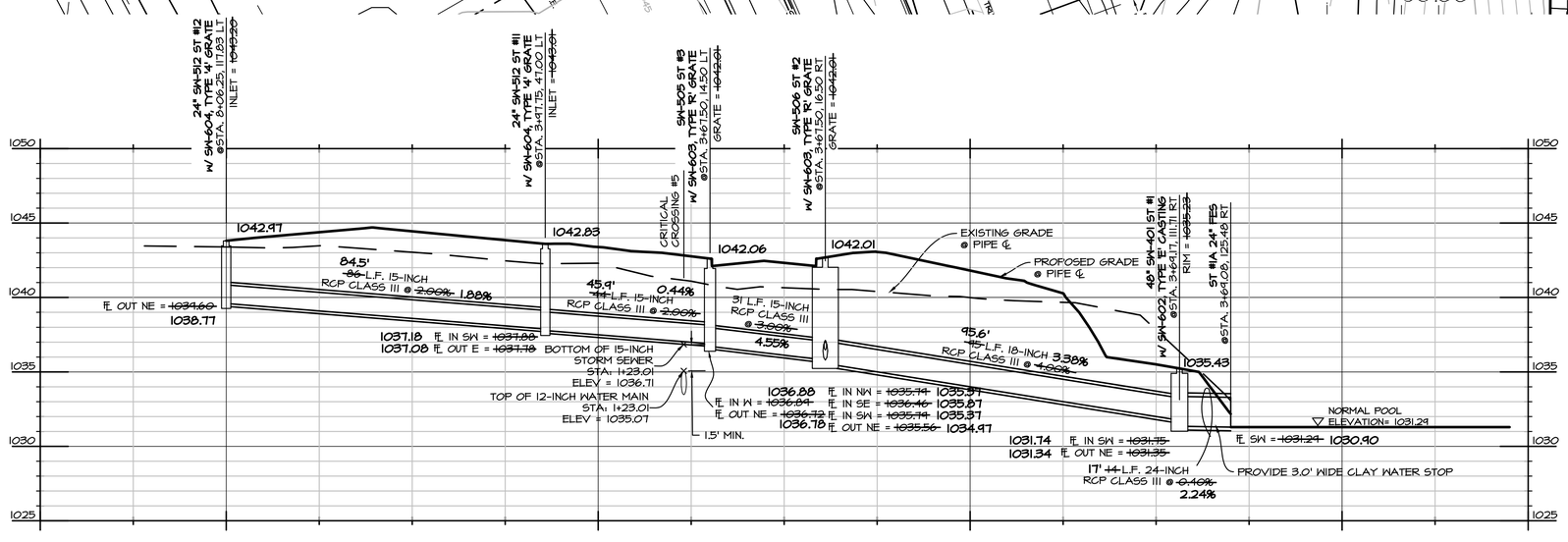
FIRE HYDRANT COVERAGE MAP ASBUILT

SHEET 10 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\FIRE HYDRANT COVERAGE MAP ASBUILT.dwg, 8/14/2015 6:13:55 PM, cmccann





SE GRANT WOODS COURT

STORM SEWER NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES AND PROVIDE THIS INFORMATION TO THE ENGINEER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
3. A GEOTECHNICAL REPORT FOR THIS PROJECT CAN BE OBTAINED BY CONTACTING THE OWNER.
4. INTAKE & CASTING TYPES LISTED ARE PER THE CURRENT EDITION OF THE IOWA S.U.D.A.S. SPECS.
5. PROVIDE APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
6. ALL STORM SEWER TO BE CLEANED AND VIDEO TAPED UPON COMPLETION.
7. CONTRACTOR SHALL INSTALL TRACER WIRE FOR ALL STORM SEWER INSTALLATIONS.
8. GEOTECHNICAL ENGINEER TO BE ONSITE DURING CONSTRUCTION TO DETERMINE IF SUBDRAIN IS NECESSARY.
4. RODENT GUARDS TO BE INSTALLED FOR SUBDRAIN LOCATIONS ENTERING STORM STRUCTURES

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE	REVISIONS	COMMENTS
JULY 17, 2014	1	04-03-14
08-14-2015	2	04-28-14
	3	10-17-2014
	4	10-31-2014
	5	11-13-14
	6	11-17-14

ASBUILT

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

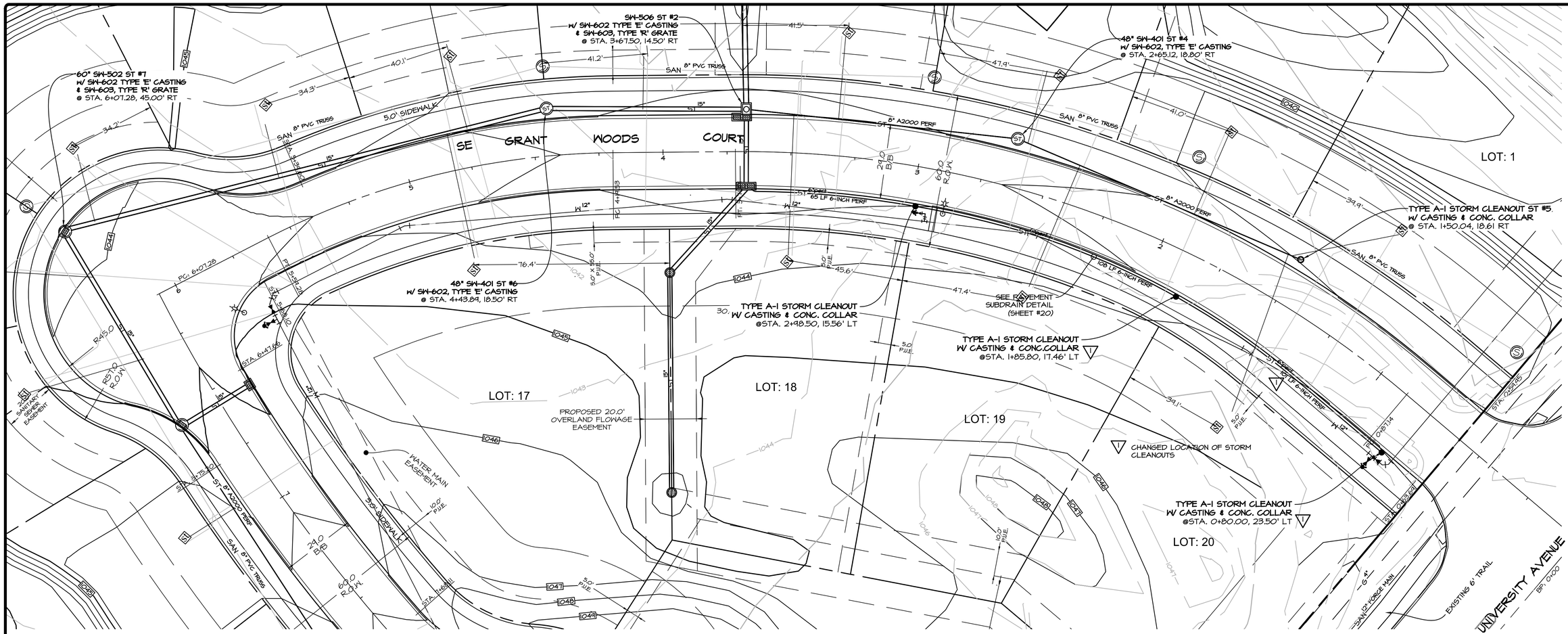
WAUKEE, IOWA

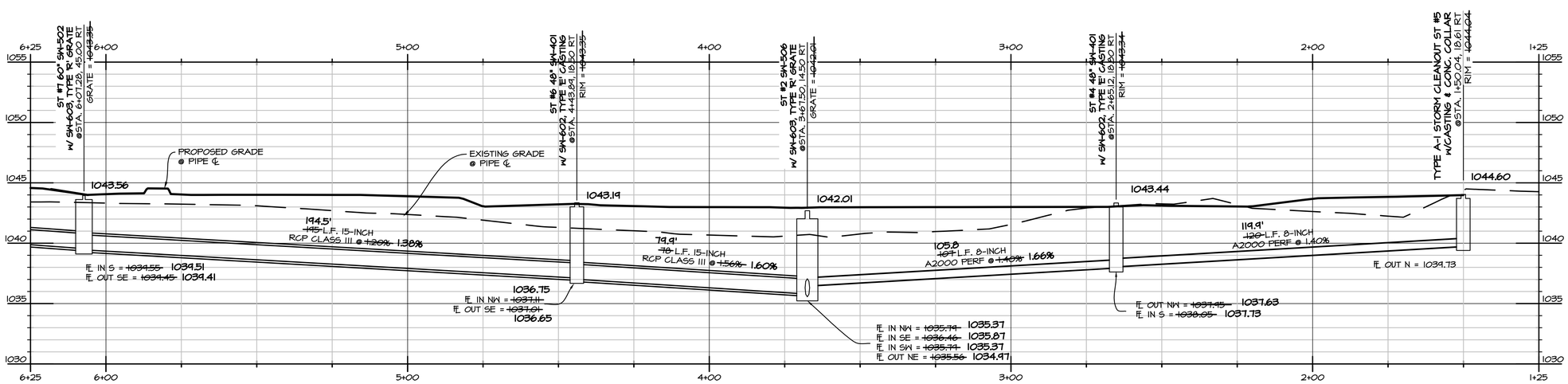
STORM SEWER - STA (0+00 - 2+00) ASBUILT

SHEET — OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\Construction Documents_SHEETSET MANAGER\STORM SEWER - STA (0+00 - 2+00) ASBUILT.dwg, 8/14/2015 6:14:44 PM, cmccann





SE GRANT WOODS COURT

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

CEC

REVISIONS			COMMENTS
1	04-05-14		C.O. #1 3-23-15
2	04-28-14		
3	10-17-2014		
4	10-31-2014		
5	11-13-14		
6	11-17-14		

DATE:	JULY 17, 2014	
ASBUILT	08-14-2015	
DATE OF SURVEY:	JULY 02, 2014	
DESIGNED BY:		BAT
DRAWN BY:		PLD

GRANT WOODS WAUKEE PLAT 1

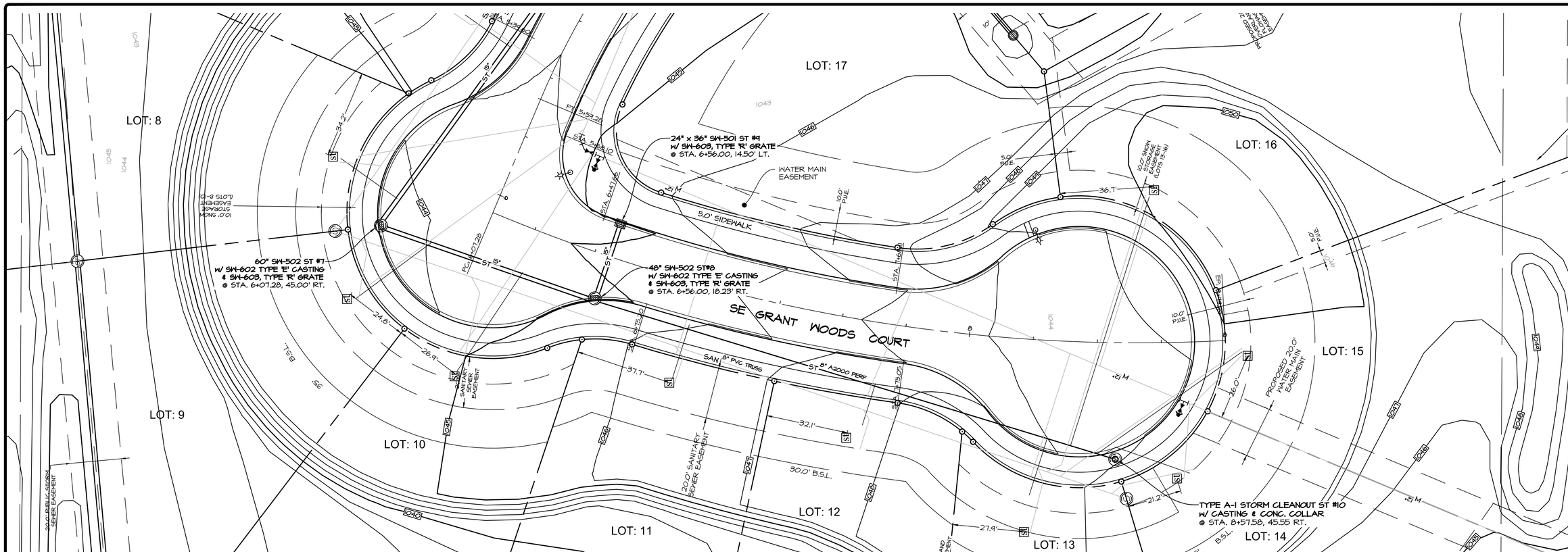
WAUKEE, IOWA

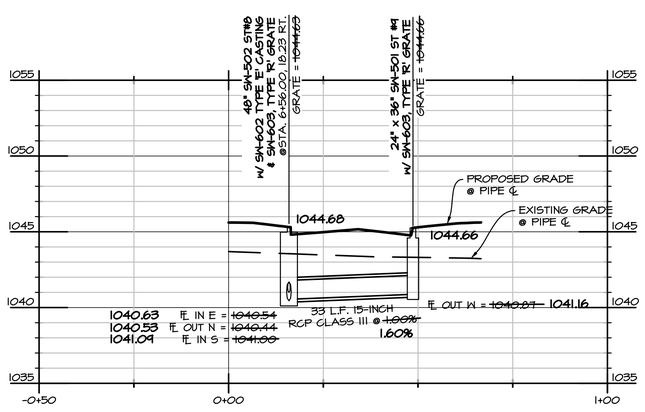
STORM SEWER - STA (0+00 - 6+00) ASBUILT

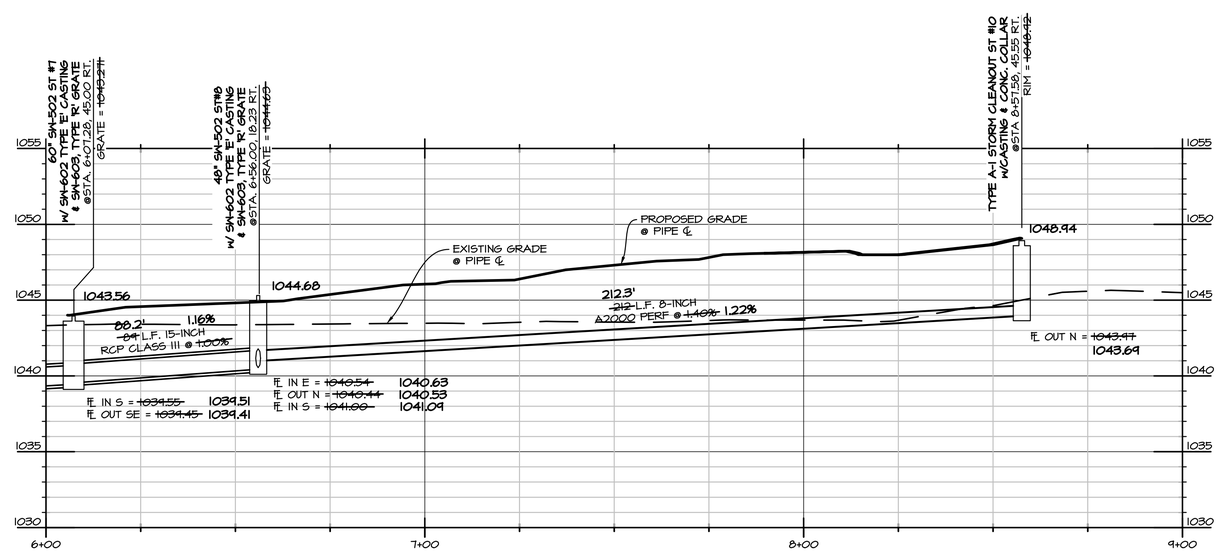
SHEET 12 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\STORM SEWER - STA (0+00 - 6+00) ASBUILT.dwg, 8/14/2015 6:15:35 PM, cmccann







SE GRANT WOODS COURT

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	REVISIONS	COMMENTS
JULY 17, 2014	1	04-03-14
ASBUILT 08-14-2015	2	04-28-14
	3	10-17-2014
	4	10-31-2014
	5	11-13-14
	6	11-17-14

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

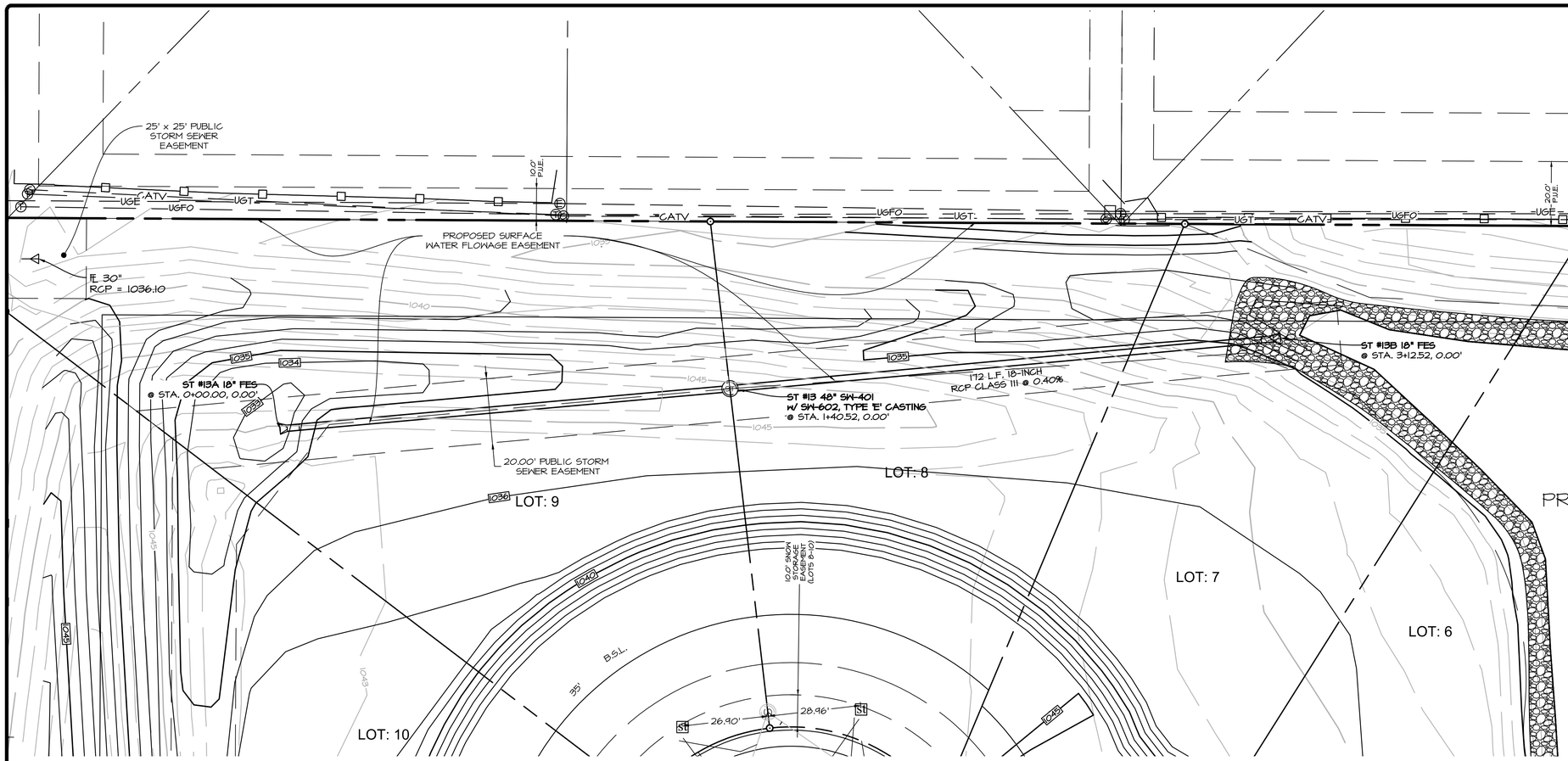
WAUKEE, IOWA

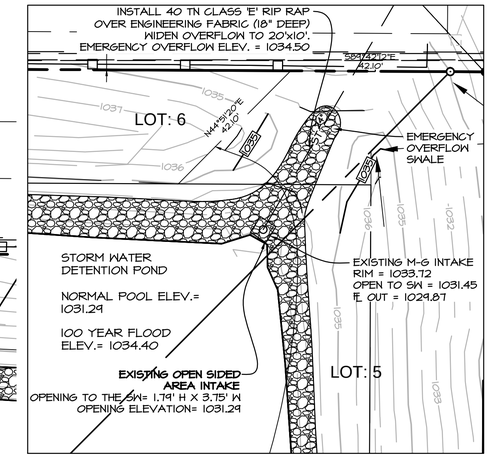
STORM SEWER - STA (6+00 - 9+00) ASBUILT

SHEET 13 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\STORM SEWER - STA (6+00 - 9+00) ASBUILT.dwg, 8/14/2015 6:16:25 PM, cmccann

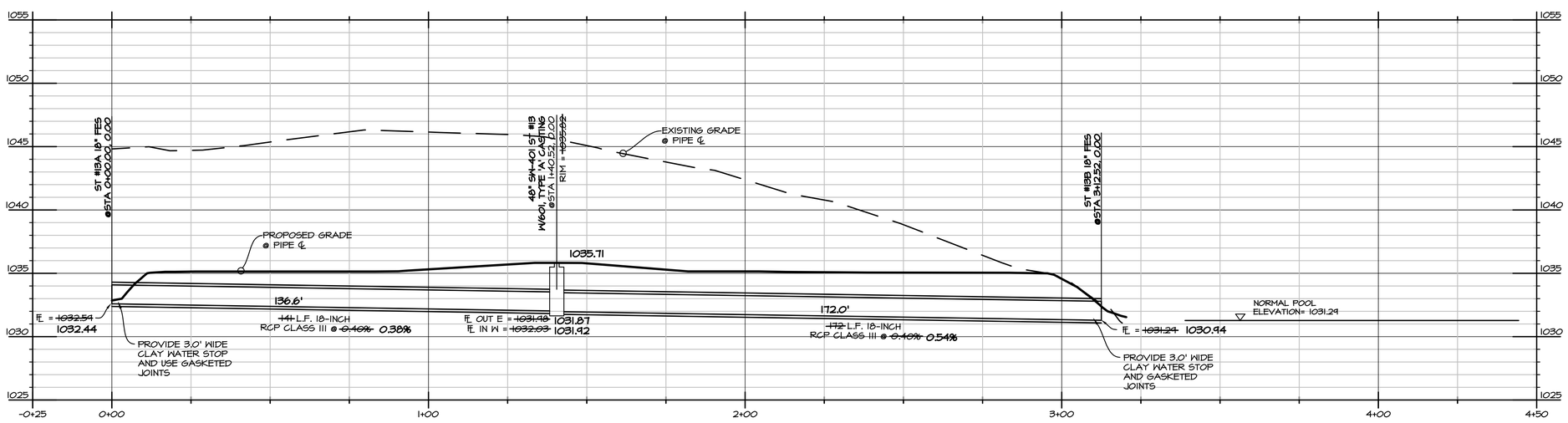




DETENTION POND OUTLET

SCALE: 1"=20'

NORTH



NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com
CEC

DATE:		REVISIONS	COMMENTS
JULY 17, 2014	1	04-05-14	
ASBUILT 8-14-2015	2	04-26-14	
	3	10-17-2014	
	4	10-31-2014	
	5	11-13-14	
	6	11-17-14	

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

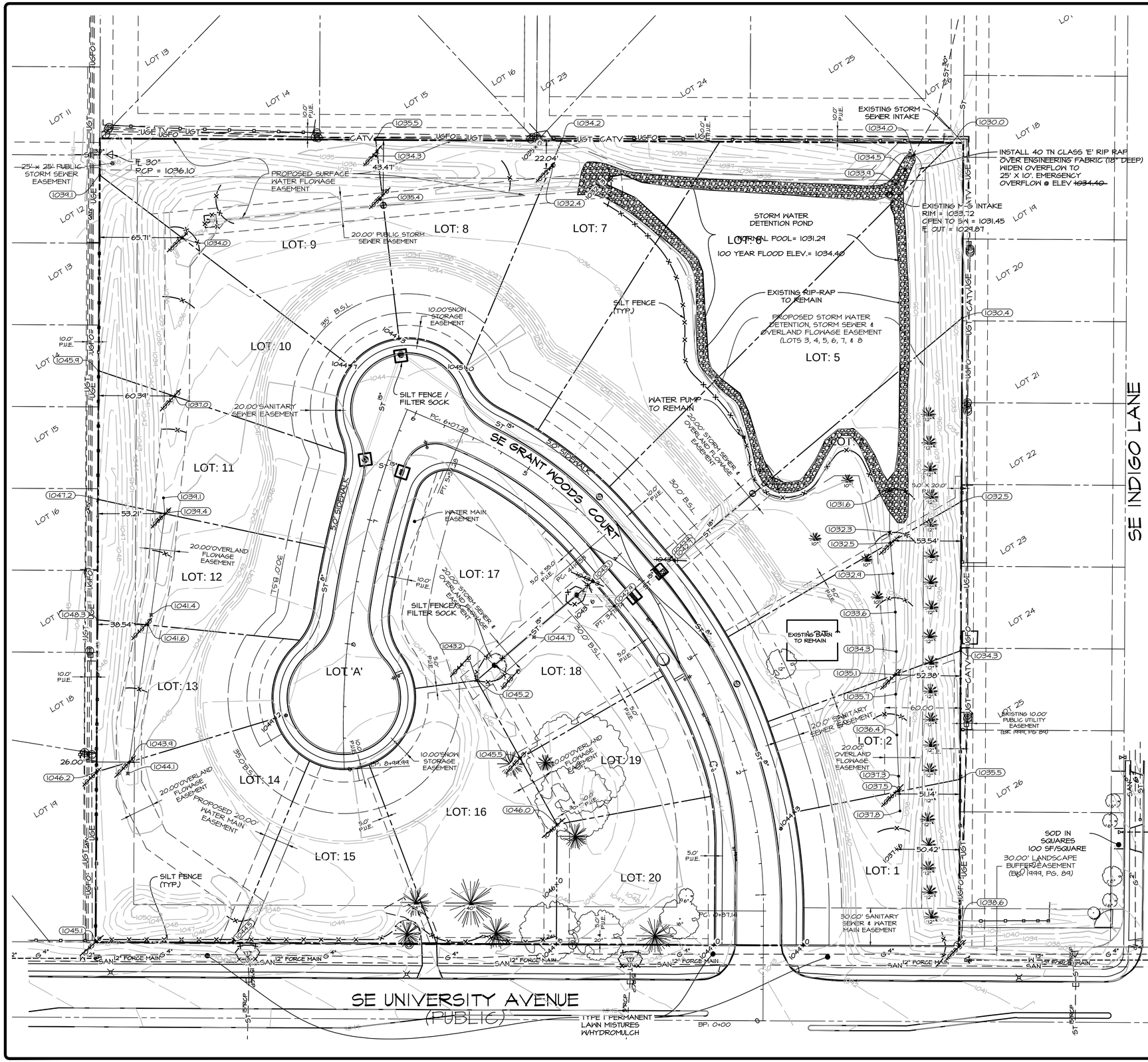
WAUKEE, IOWA

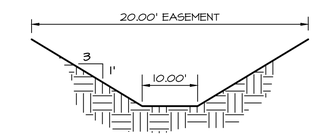
STORM SEWER ASBUILT

SHEET 4 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\STORM SEWER ASBUILT.dwg, 8/14/2015 6:17:15 PM, cmccann





TYPICAL 20' SWALE

NO SCALE

EXISTING/PROPOSED	
	PLAT BOUNDARY
SAN 8"	SANITARY SEWER & SIZE
ST 18"	STORM SEWER & SIZE
W 8"	WATER MAIN & SIZE
	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
B.S.L.	BUILDING SETBACK LINE
H.S.L.	HOUSE SETBACK LINE
G.S.L.	GARAGE SETBACK LINE

REVISION 7-23-2015
INSTALL ADDITIONAL SILT FENCING AS SHOWN. SILT FENCING SHOULD REMAIN & BE MAINTAINED UNTIL STABILIZATION OF HOME SITES IS COMPLETE.

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

TEMPORARY SEDIMENT BASIN

SEDIMENT TRAP

M.P.E. MINIMAL PROTECTION ELEVATION

TYPE 1 PERMANENT LAWN MIXTURES

SOD IN SQUARES

SCALE: 1"=40'

0' 10' 20' 30' 40' 80'

NORTH

DATE:	REVISIONS	COMMENTS
ASBUILT	1 04-03-14	
8-14-2015	2 04-28-14	
	3 10-17-2014	
	4 10-31-2014	
	5 11-13-14	
	6 11-17-14	

JULY 17, 2014

DATE OF SURVEY: JULY 02, 2014

DESIGNED BY: BAT

DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

WAUKEE, IOWA

A1673 GRADING & SWPPP ASBUILT

SHEET 5 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\A1673 GRADING ASBUILT.dwg, 8/14/2015 6:18:06 PM, cmccann

STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

- OWNER: GRANT WOODS, LLC., 6900 WESTOWN PARKWAY, WEST DES MOINES, IA 50266
- LOCATION: SE ¼ SECTION 35-T44-26, DALLAS COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING FOR AND CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL LOTS.
- AREAS: TOTAL SITE AREA = 10 ACRES
  SITE AREA AFFECTED = 8.3 ACRES
- RUNOFF CURVE NUMBER = 80 (RESIDENTIAL ½ AC. LOTS)
- APPROXIMATE SLOPES ANTICIPATED: 3:1.
- RUNOFF FROM THIS PROJECT WILL FLOW INTO UNNAMED DITCHES AND STREAMS, OUTLETTING INTO WALNUT CREEK.
- SOILS: LOAMS AND CLAY LOAMS.
- ESTIMATED DATE WORK IS TO COMMENCE: OCTOBER 20, 2014
- ESTIMATED DATE WORK IS TO BE COMPLETED: JUNE 30, 2015

2. CONTROLS

EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.

STRUCTURAL PRACTICES
- SILT FENCES
- BELOW GRADE INLET FILTERS & FILTER SOCKS
- DRAINAGE SWALES

STORM WATER MANAGEMENT
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE

WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. CONTRACTORS

THE GRADING CONTRACTOR SHALL HAVE THE PRIMARY RESPONSIBILITY OF IMPLEMENTING THE MEASURES CONTAINED IN THIS PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT THE SITE RELATING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT. SEE CERTIFICATION THIS SHEET.

- PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

NAME: _____
ADDRESS: _____
_____
PHONE: _____

4. IMPLEMENTATION / MAINTENANCE

MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN.
- PRIOR TO INITIAL GRADING, INSTALL SILT FENCE TO PROTECT UNDISTURBED AREAS.
- PRIOR TO MASS GRADING, CONSTRUCT DIVERSION DRAINAGE SWALES ON THE UPHILL SIDES OF THE DISTURBED AREA TO DIVERT UPHILL RUNOFF FROM EXPOSED SOILS.
- DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE THE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR WITHIN AT THE END OF THE WORK DAY AND PRIOR TO RAIN EVENT. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN THE LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING THE SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 7.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEEDED. - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SWALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED AS SOON AS POSSIBLE BUT NOT LONGER THAN SEVEN (7) DAYS AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE AT LEAST 70% COVERAGE OF THE SOIL SURFACE BY THE INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY THE COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING THE SITE OVER ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN THE GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS A CERTAINTY.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF THE VEGETATION BECOMES A NUISANCE.
- BELOW GRADE INLET PROTECTION IS REQUIRED ONCE PAVING IS COMPLETE.

5. INSPECTIONS
QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR THE POTENTIAL OF, POLLUTANTS ENTERING THE DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- ANY MODIFICATIONS TO THE PLAN AS A RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF THE INSPECTION.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF THE PREVENTION PLAN UNTIL PROJECT TERMINATION, THIS REPORT WILL CONTAIN THE FOLLOWING:
  - A SUMMARY OF THE SCOPE OF THE INSPECTION.
  - QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE PREVENTION PLAN.
  - ANY ACTIONS TAKEN
  - SIGNATURE
- THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE OWNER.
- THE CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION.

6. NON-STORM WATER DISCHARGES
- PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
- CONCRETE WASHOUT AREAS SHALL BE CONTAINED TO A 50' BY 50' AREA SURROUNDED BY SILT FENCE & IS REQUIRED TO BE LINED.
- PORTABLE TOILETS SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. THE HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.

7. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.

8. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

9. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL AND RESPREAD ON DISTURBED AREAS UPON COMPLETION OF GRADING.

10. AREAS TO RECEIVE FILL TO BE BENCHED.

11. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.

12. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.

13. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.

14. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

15. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.

16. BACKFILL TO TOP OF ALL ROCK OR PAVED SURFACES.

LEGAL DESCRIPTION

PARCEL 'B', AN OFFICIAL PARCEL RECORDED IN BOOK 802, PAGE 238 AT THE DALLAS COUNTY RECORDER'S OFFICE, OF THE SW1/4 SE1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS DESCRIBED IN SAID BOOK 802, PAGE 238 AS FOLLOWS:

A PARCEL OF LAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE N00°04'00"W, 60.00 FEET ALONG THE WEST LINE OF SAID SW 1/4 SE 1/4 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE N84°54'24"E, 315.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING; THENCE N00°04'00"W, 638.00 FEET TO A POINT; THENCE N84°54'24"E, 686.00 FEET TO A POINT; THENCE S00°04'00"E, 638.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S84°54'24"W, 686.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING AND CONTAINING 10.047 ACRES MORE OR LESS.

BENCHMARK

CONCRETE MONUMENT WITH BRASS DISC LOCATED AT THE SOUTHWEST CORNER OF UNIVERSITY AVENUE AND WACO PLACE, 30 FEET WEST OF THE CENTERLINE OF WACO PLACE & 147 FEET SOUTH OF UNIVERSITY AVENUE CENTERLINE

NAVD88 ELEVATION = 1046.58

VICINITY SKETCH

SCALE: 1" = 1000'

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR
NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR
NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

OTHER
NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SCALE: 1"=20'
0' 5' 10' 15' 20' 40'

NORTH

DATE:		REVISIONS	COMMENTS
JULY 17, 2014	1	04-03-14	
ASBUILT 8-14-2015	2	04-26-14	
	3	10-17-2014	
DATE OF SURVEY: JULY 02, 2014	4	10-31-2014	
DESIGNED BY: BAT	5	11-13-14	
DRAWN BY: PLD	6	11-17-14	

GRANT WOODS WAUKEE PLAT 1

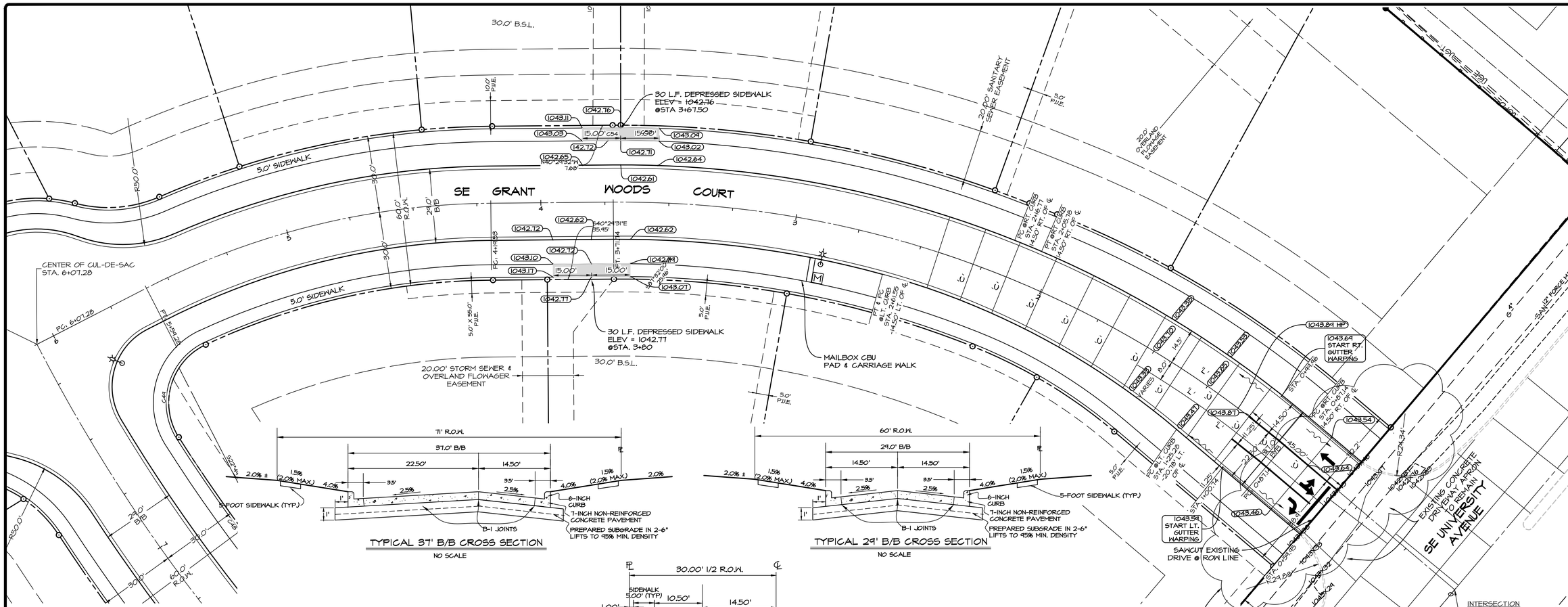
WAUKEE, IOWA

SNPPP NOTES

SHEET 16 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\A1673 GRADING ASBUILT.dwg, 8/14/2015 6:18:14 PM, cmccann

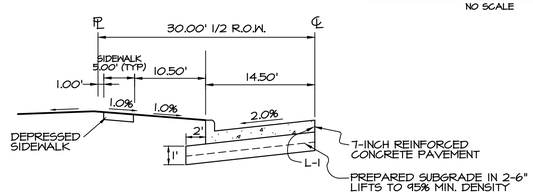


TYPICAL 37' B/B CROSS SECTION

NO SCALE

TYPICAL 29' B/B CROSS SECTION

NO SCALE

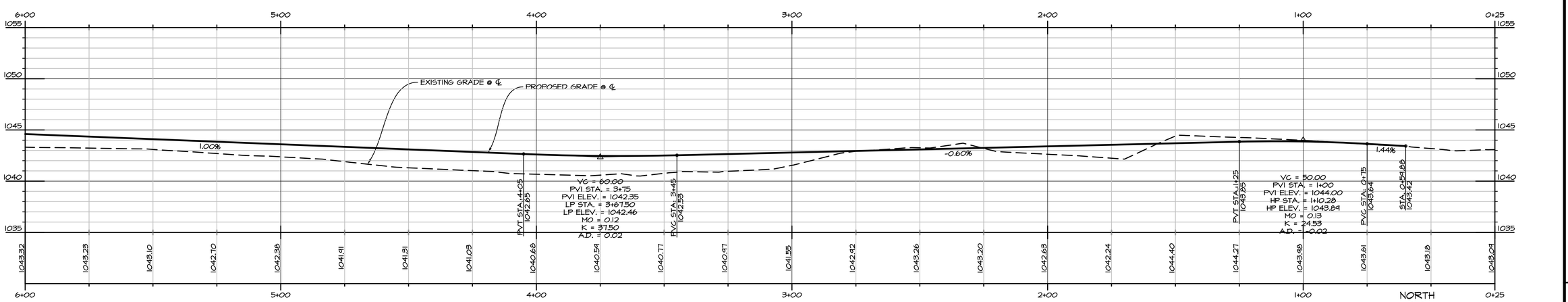


DEPRESSED SIDEWALK CROSS SECTION

NO SCALE

NOTES

1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT TOP OF SLAB UNLESS OTHERWISE NOTED.
2. ALL STREETS SHALL HAVE 6-INCH CURBS.
3. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
4. ALL TRUNCATED DOMES, WARNING PANELS & MAILBOX PADS ARE TO BE INSTALLED AS PART OF THE PUBLIC IMPROVEMENT FOR THIS PLAT.
5. THE CONTRACTOR SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT, DATED JULY 17, 2014 WITH REGARDS TO STREET SUBGRADE PREPARATION.
6. PAVEMENT, CURB, AND GUTTER ON SE UNIVERSITY AVE OR SE INDIGO LANE SHALL BE REPLACED TO MATCH EXISTING THICKNESS.
7. DEPRESSED SIDEWALK LOCATIONS SHALL BE INSTALLED AS PART OF THE PUBLIC IMPROVEMENTS.



SE GRANT WOODS COURT

NORTH

SCALE: 1"=20'

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	REVISIONS	COMMENTS
AS-BUILT	1 04-03-14	
	2 04-28-14	
	3 10-17-2014	
	4 10-31-2014	
	5 11-13-14	
	6 11-17-14	

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

JULY 17, 2014
8-14-2015

GRANT WOODS WAUKEE PLAT 1

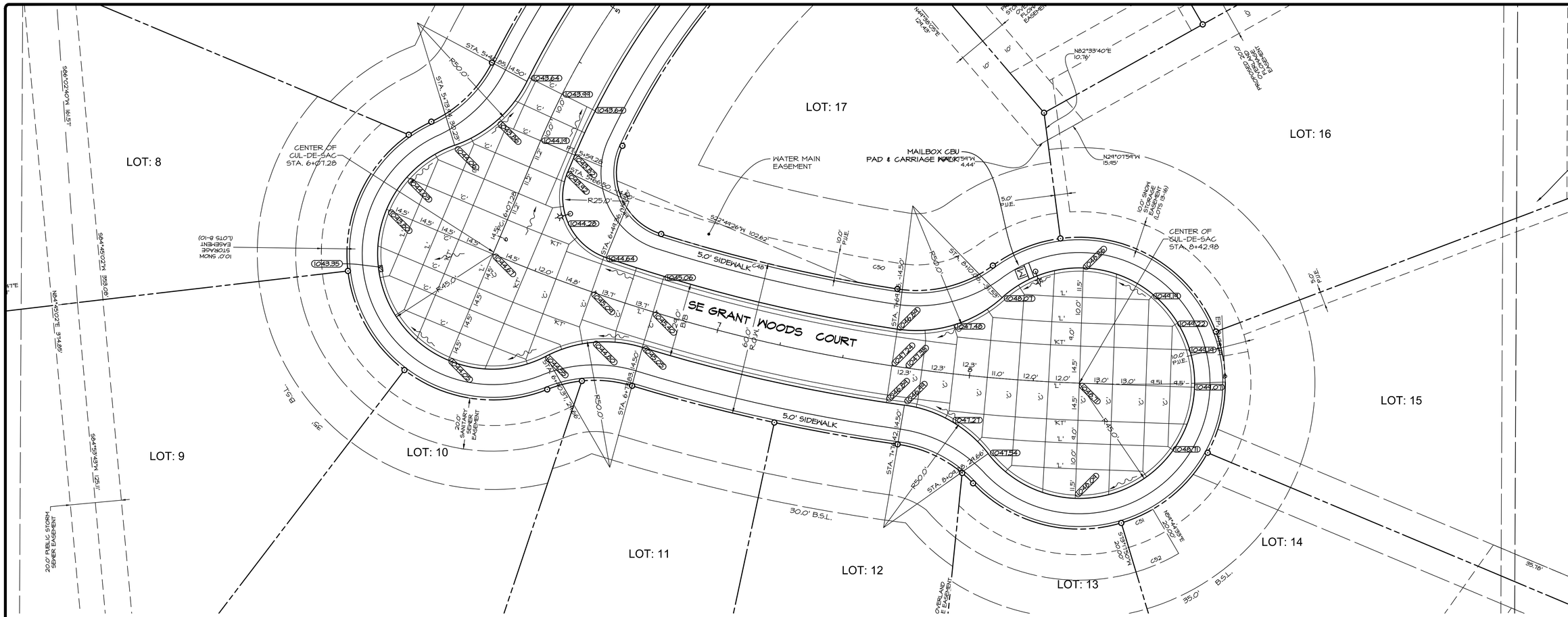
WAUKEE, IOWA

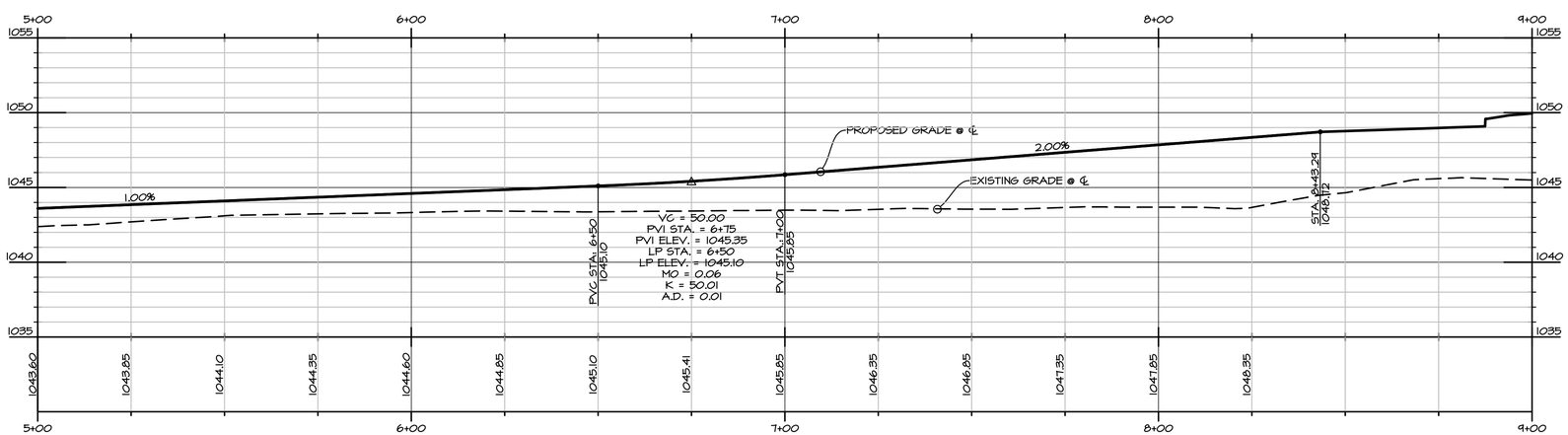
PAVING- STA (0+00 - 6+00) ASBUILT

SHEET 17 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\A1673 PAVING-01 ASBUILT.dwg, 8/14/2015 6:18:17 PM, cmccann





SE GRANT WOODS COURT

NORTH

SCALE: 1"=20'

0' 5' 10' 15' 20' 40'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:		REVISIONS	COMMENTS
JULY 17, 2014		1	04-05-14
8-14-2015		2	04-28-14
		3	10-17-2014
		4	10-31-2014
		5	11-13-14
		6	11-17-14

AS-BUILT

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: BAT
DRAWN BY: PLD

GRANT WOODS WAUKEE PLAT 1

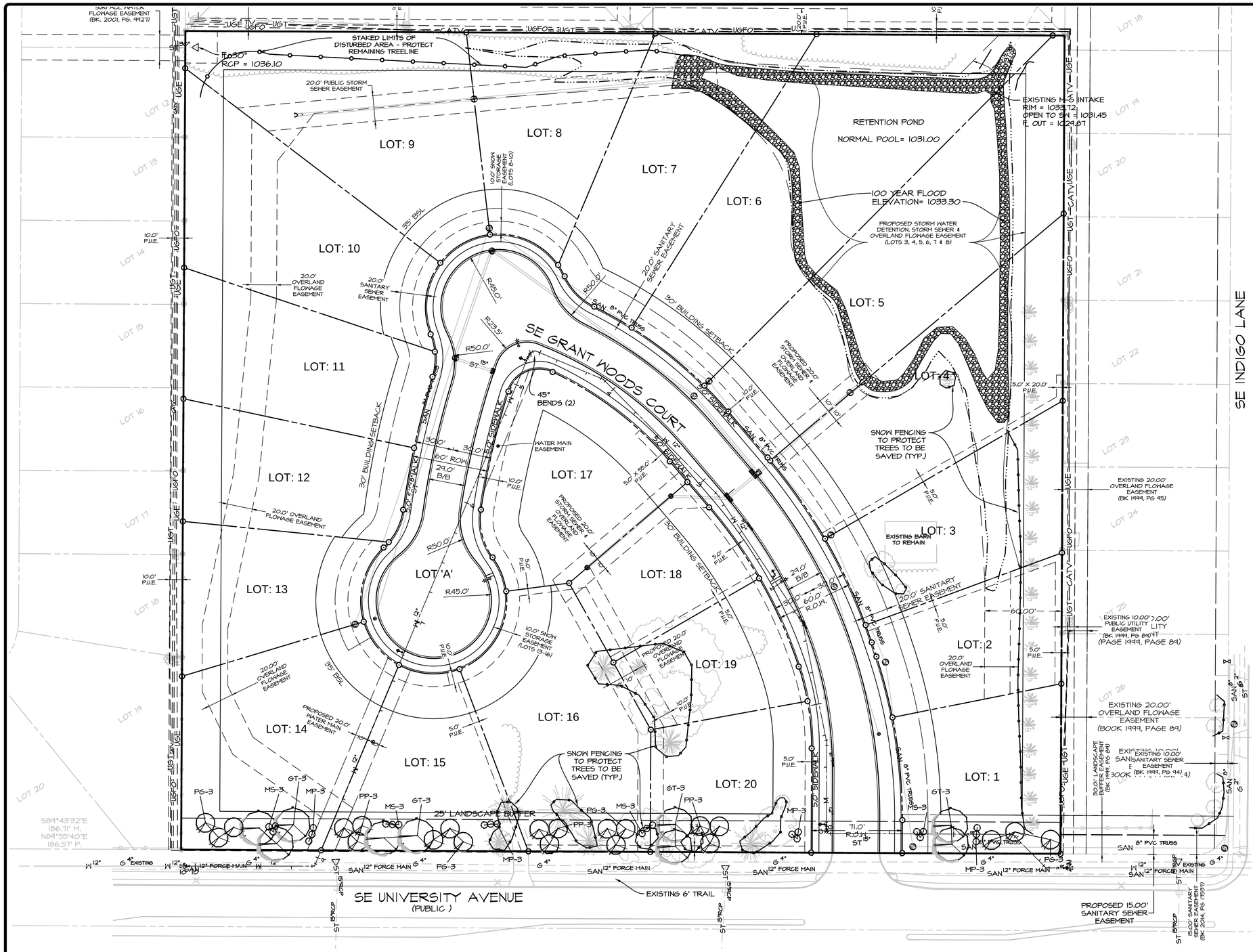
WAUKEE, IOWA

PAVING- STA (5+00 - 9+00) ASBUILT

SHEET 18 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CDA1673 PAVING-02 ASBUILT.dwg, 8/14/2015 6:18:50 PM, cmccann



LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1986.)
3. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT OR THE CITY OF WAUKEE.
4. ALL DECIDUOUS TREES WITH CALIPER OF 2 TO 3 INCHES SHALL BE GUYED; EVERGREEN TREES GREATER THAN 8 FEET IN HEIGHT SHALL BE GUYED; STAKING HEIGHTS LESS THAN 8 FEET IS NOT NECESSARY. REFER TO PLAN AND DETAILS FOR SPECIFIC PLANTING INSTRUCTIONS.
5. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
6. PLANT QUANTITIES ARE FOR CONTRACTOR'S CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE CONFLICT OCCURS.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
8. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884.
9. THE CONTRACTOR SHALL STAKE LOCATIONS OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.

KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	CONDITION	REMARKS
GT	9	Gleditsia tricanthos 'Skyline' SKYLINE HONEYLOCUST	3" Cal	TS/B&B	45T,35WPYR.
MP	12	Malus 'Prairifire' PRAIRIFIRE CRAB	1 1/2" Cal.	TS/B&B	SEE PLAN
MS	12	Malus 'Spring Snow' SPRING SNOW CRAB	1 1/2" Cal.	TS/B&B	WHITE FLWRS., NO FRUIT
PG	12	Picea glauca densata BLACK HILLS SPRUCE	6'-7' Ht.	TS/B&B	SEE PLAN
PP	12	Picea pungens COLORADO BLUE SPRUCE	6'-7' Ht.	TS/B&B	SEE PLAN

BUFFER LANDSCAPE REQUIREMENT

(PER 50 L.F. OF BUFFER)

(1) OVERSTORY DECIDUOUS TREE
(2) CONIFEROUS TREE
(2) ORNAMENTAL TREE

616 TOTAL L.F. ÷ 50 L.F.= 12.3

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- FOUND SECTION CORNER
- SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- REMOVE TREE
- REZONING BOUNDARY
- LIGHT POLE
- PROPOSED TREE PROTECTION FENCING

NORTH

SCALE: 1"=40'

0' 10' 20' 30' 40' 80'

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	July 16, 2014
AS-BUILT	8-14-2015
DATE OF SURVEY:	APR. 25, 2014
DESIGNED BY:	BAT
DRAWN BY:	PLD

REVISIONS		COMMENTS
1	04-09-14	
2	04-28-14	
3	10-17-2014	
4	10-31-2014	
5	11-13-14	
6	11-17-14	

GRANT WOODS WAUKEE PLAT 1

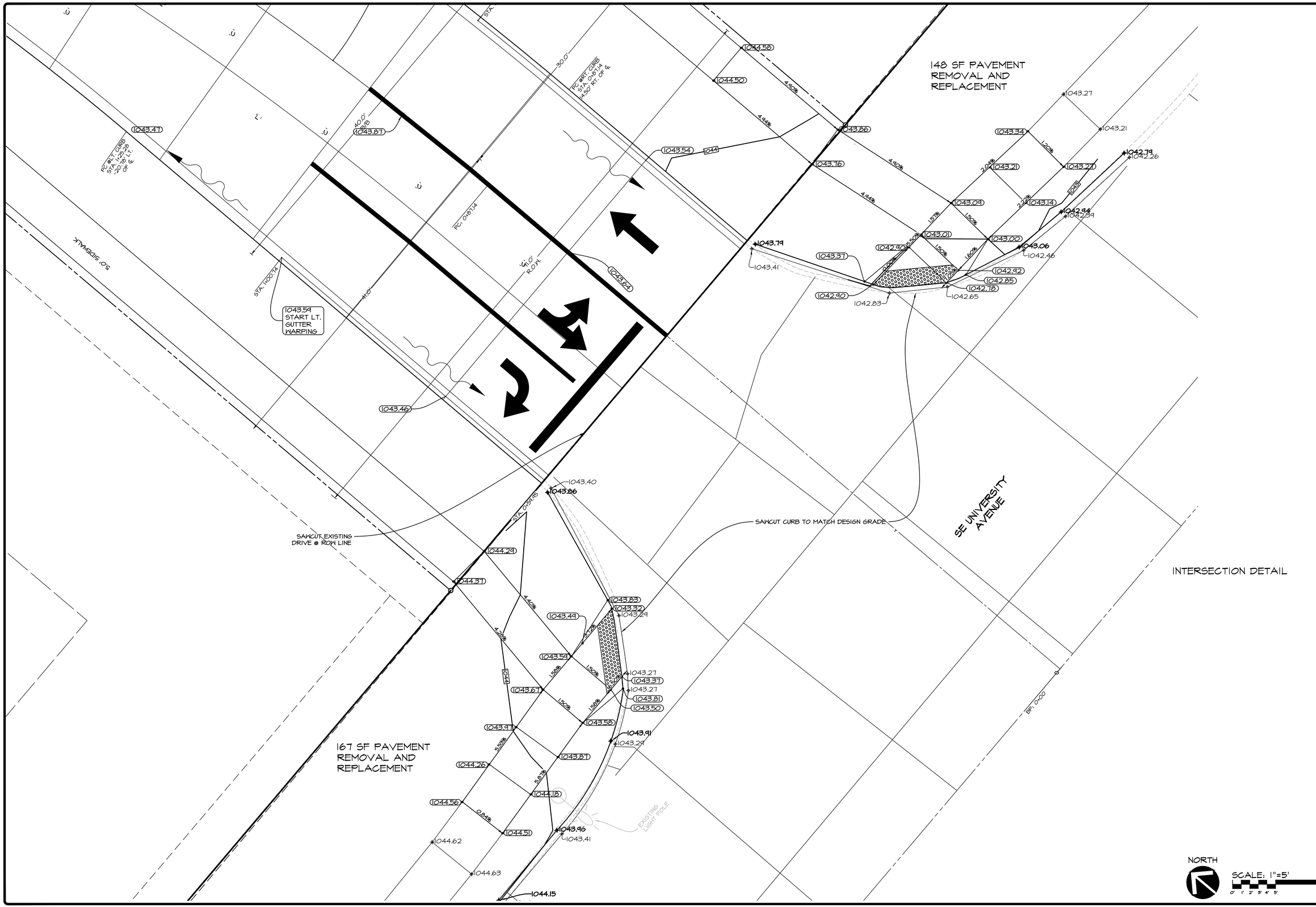
WAUKEE, IOWA

LANDSCAPE PLAN

SHEET 19 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\A1673 LANDSCAPE ASBUILT.dwg, 8/14/2015 6:19:33 PM, cmccann



Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	REVISIONS	COMMENTS
7-22-15	1	
8-14-2015	2	
	3	
	4	
	5	
	6	

AS-BUILT

DATE OF SURVEY: JULY 02, 2014
DESIGNED BY: MMH
DRAWN BY: MMH

GRANT WOODS WAUKEE PLAT 1

WAUKEE, IOWA

RAMP DETAILS

SHEET 20 OF 20

A-1673

Q:\A-FILES\A-1600\A1673_C3D Drawings\As-Built\ASBUILT CD\A1673 SIDEWALK AT UNIVERSITY.dwg, 8/14/2015 6:20:08 PM, cmccann