

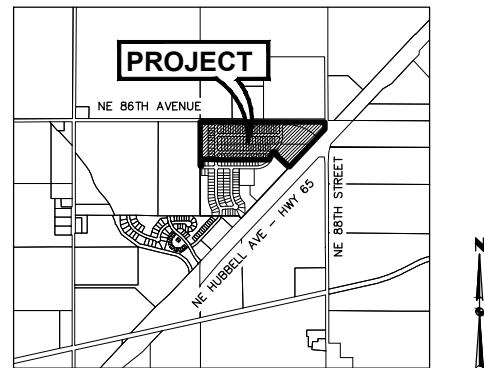
# CONSTRUCTION PLANS FOR:

# FEATHERSTONE PLAT 2

## BONDURANT, IOWA

### VICINITY MAP

NOT TO SCALE



**BONDURANT, IOWA**

### INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
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5	GENERAL NOTES, QUANTITIES & REFERENCE NOTES
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9-18	PLAN AND PROFILE
19-26	STORM SEWER PLAN AND PROFILE
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### GENERAL LEGEND

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

### OWNER/DEVELOPER

HRC BONDURANT LLC  
CONTACT: STEVE MOSELEY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266

### ZONING

EXISTING: R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

### ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE  
CONTACT: EMILY HARDING  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH. (515) 369-4400  
FX. (515) 369-4410

### DATE OF SURVEY

NOVEMBER 2021

### SUBMITTAL DATES

FIRST SUBMITTAL: 04/22/2022  
SECOND SUBMITTAL: 05/20/2022  
THIRD SUBMITTAL: 06/17/2022

### BENCHMARKS

- BURY BOLT ON HYDRANT AT SW CORNER OF TOP FARMS PROPERTY  
ELEVATION=945.14
- BURY BOLT ON HYDRANT AT SW CORNER OF MALLARD & 3RD STREET  
ELEVATION=963.51

### PARKLAND DEDICATION

OUTLOT X WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT. PAYMENT IN LIEU OF PARKLAND WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE. PUBLIC PARKLAND DEDICATION SHALL ADHERE TO SECTION 180.06 OF THE SUBDIVISION CODE.

### UTILITY NOTE

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDERS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL TO LOCATE THEIR UTILITIES IN THE FIELD.

### LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

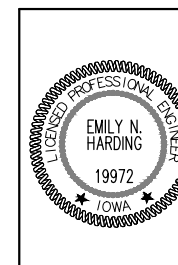


ALL CONSTRUCTION SHALL CONFORM TO THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), PN 212080TOP, DATED AUGUST 6, 2021.

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

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

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED. IF THERE IS A DISCREPANCY, THE DETAILED PLANS SHALL GOVERN.

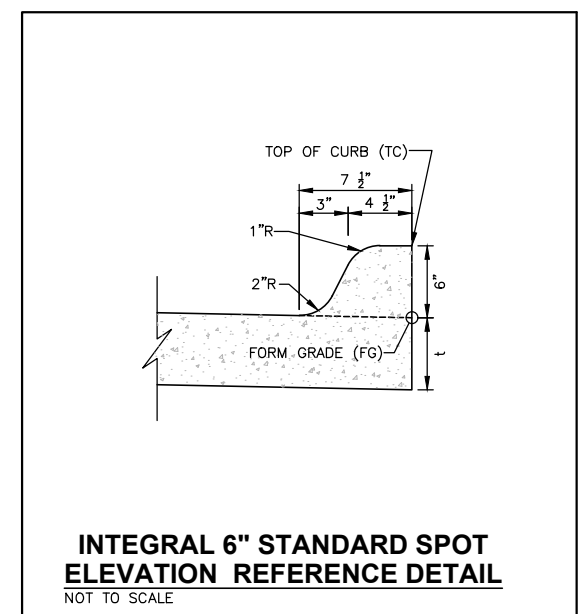
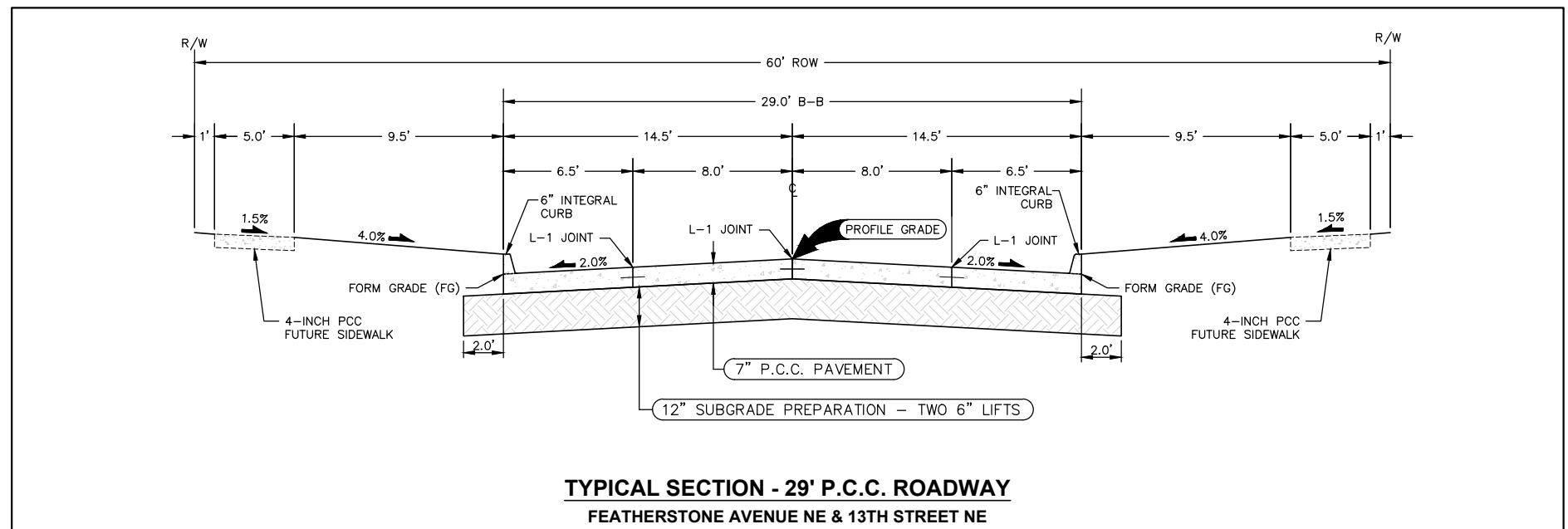
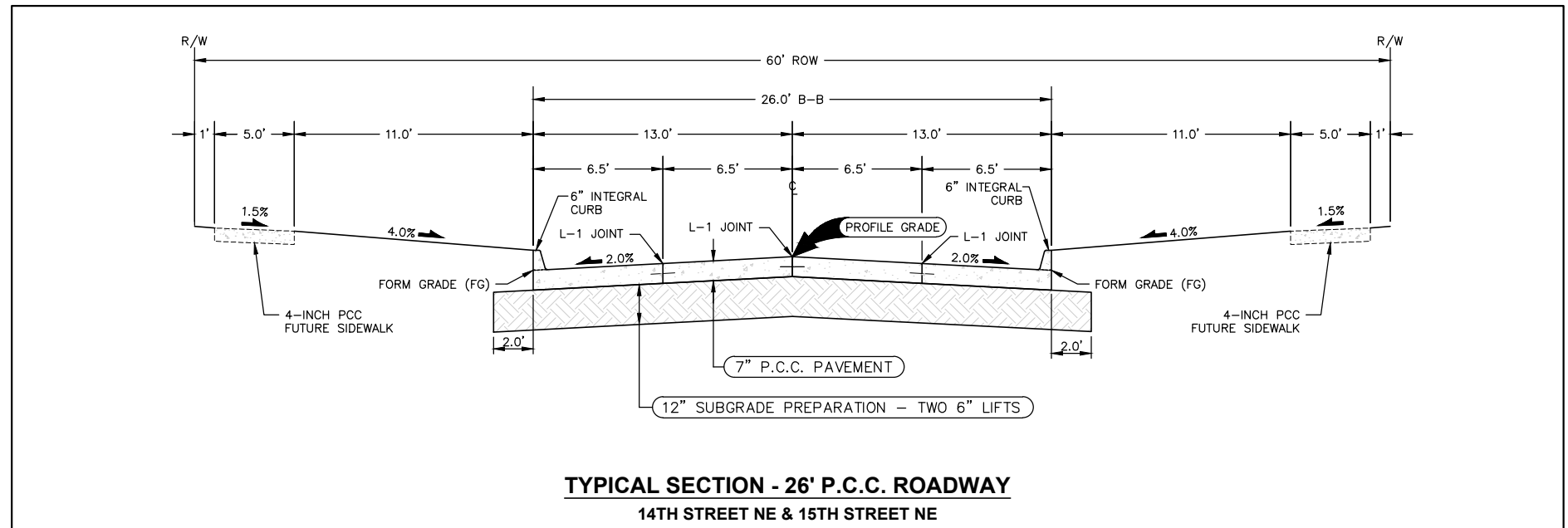
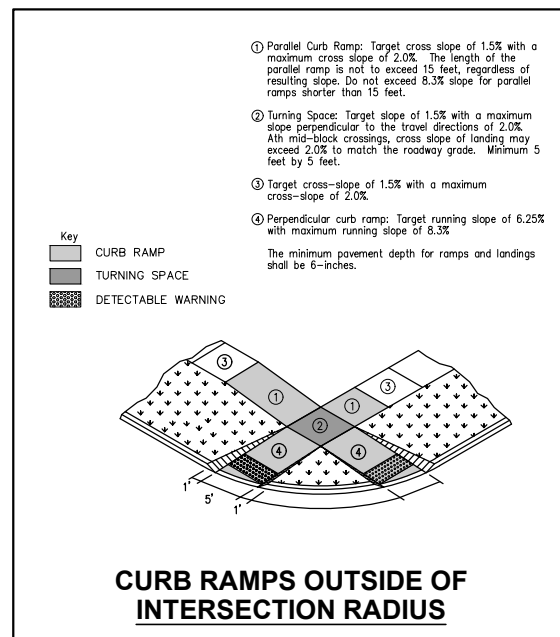
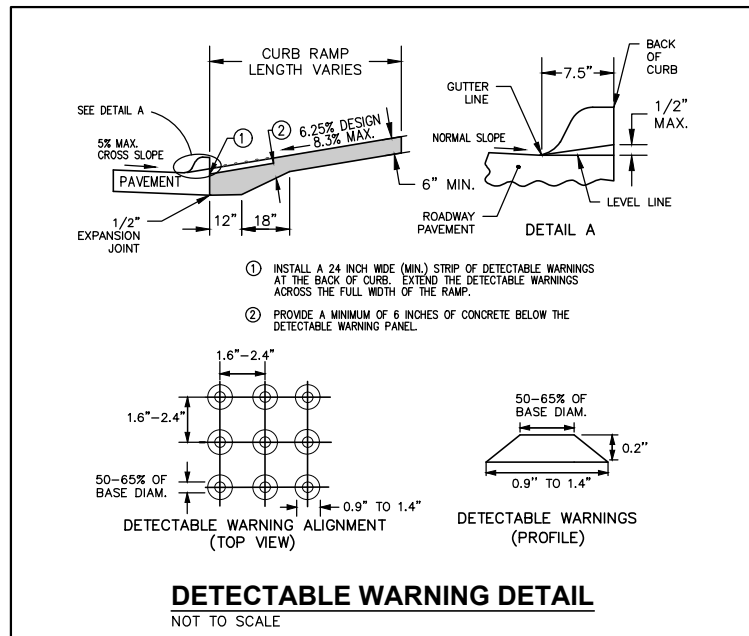


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

*Emily Harding* 7/15/2022  
EMILY N. HARDING, P.E. DATE

LICENSE NUMBER 19972  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS



FILE: H:\2023\2303162\WORK\PLAT\_2\2303162-CIV-DET-TAB.DWG  
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COMMENTS:  
ENGR: [UNRECOGNIZED]  
PLOTTED BY: EMILY HARRING  
TECH: [UNRECOGNIZED]

DATE	REVISIONS
06-17-2022	THIRD SUBMITTAL
05-20-2022	SECOND SUBMITTAL
04-22-2022	FIRST SUBMITTAL

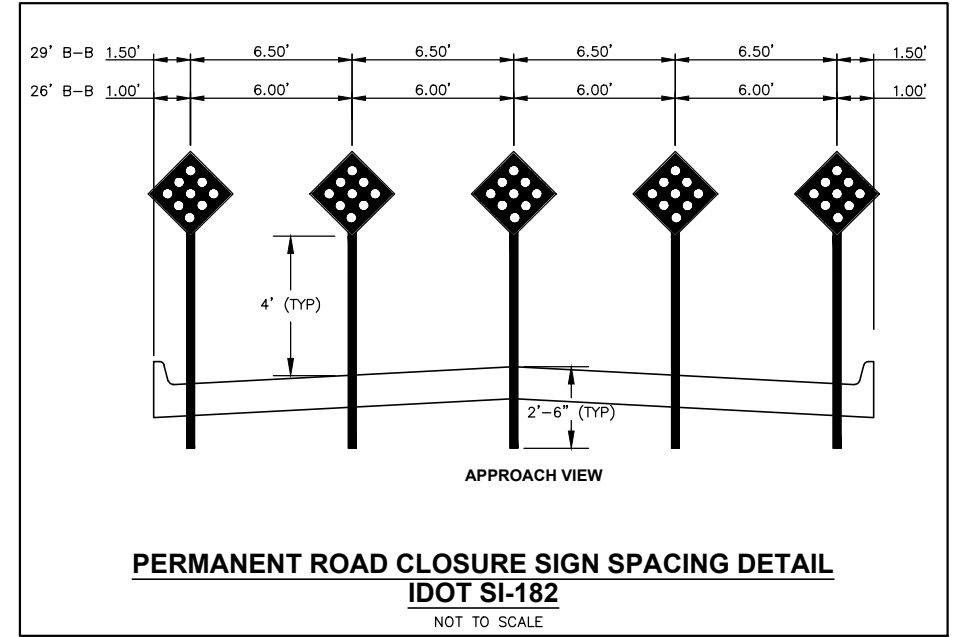
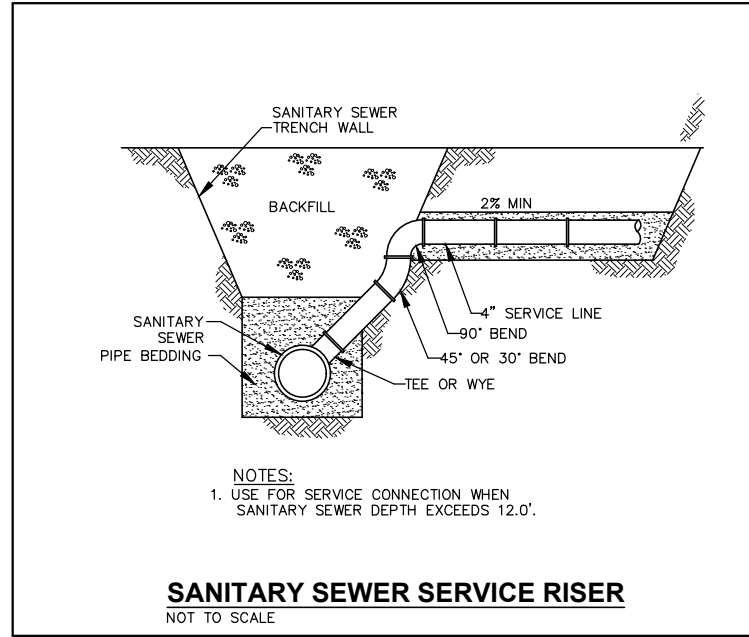
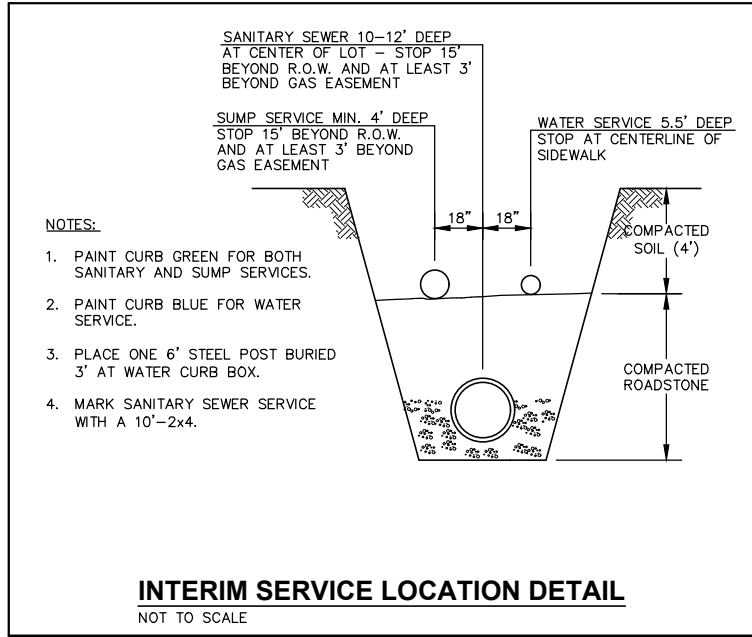
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

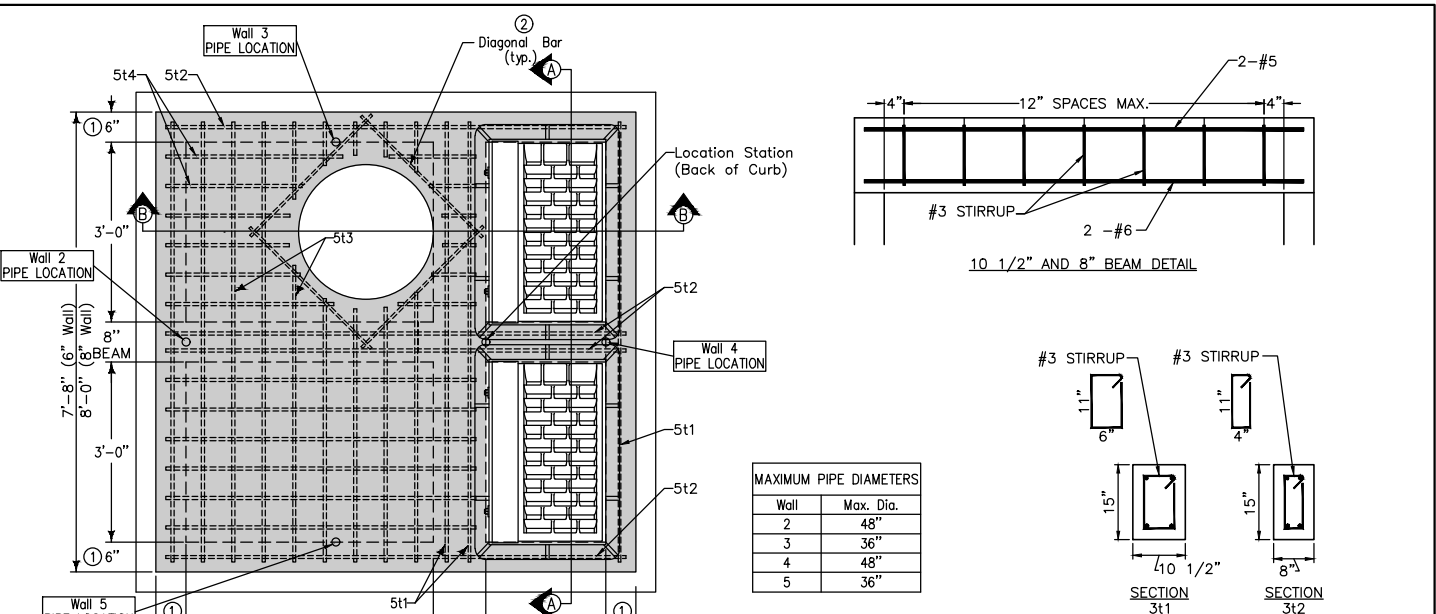
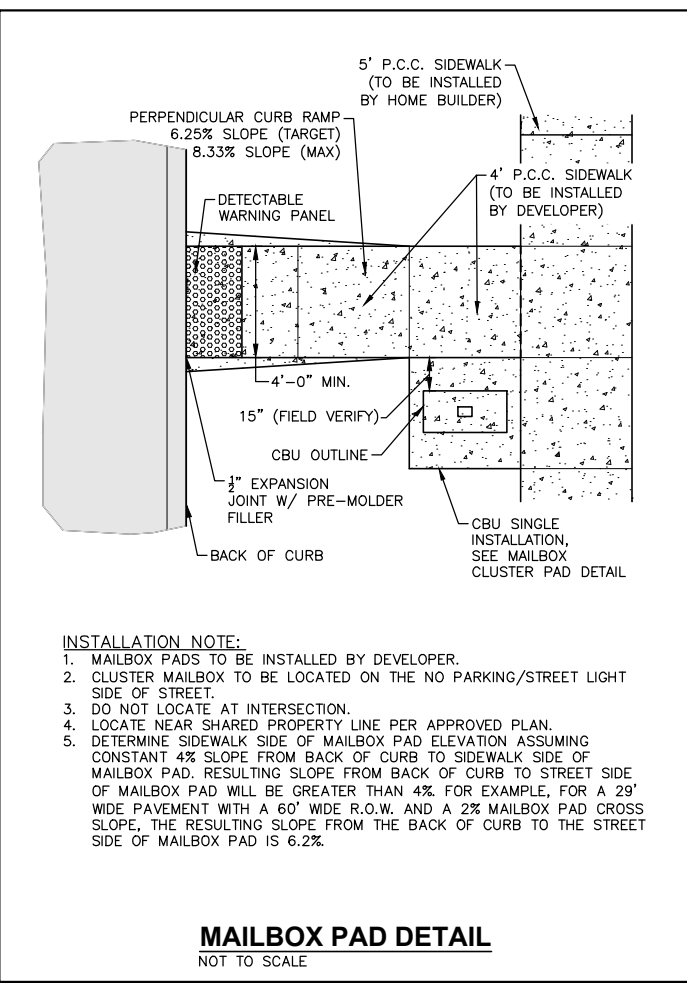
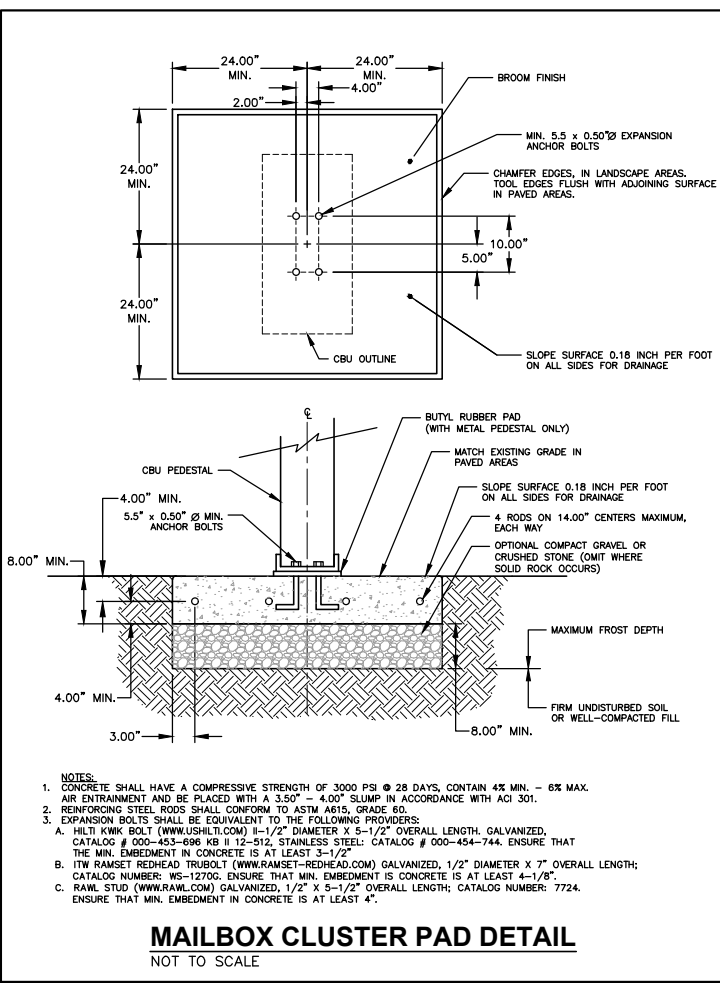
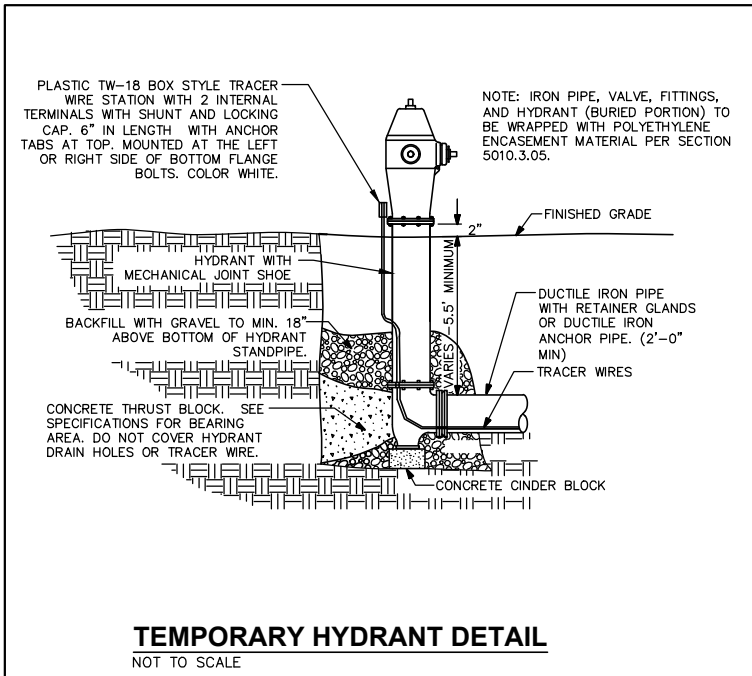
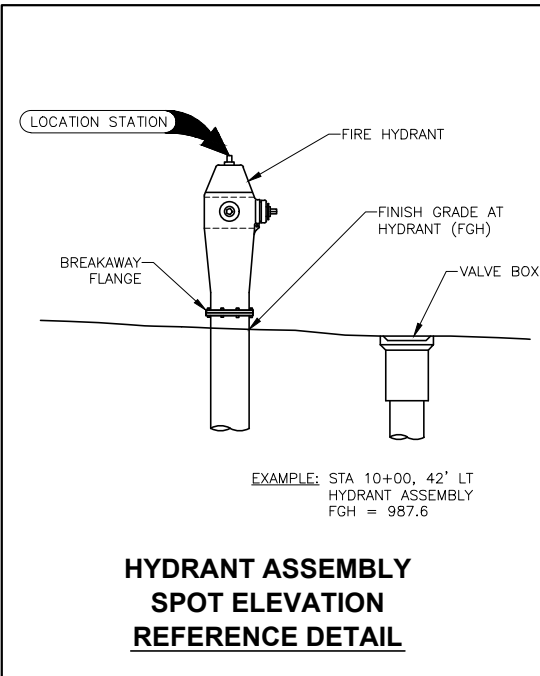
**ESA** CIVIL DESIGN ADVANTAGE  
BONDURANT, IOWA

ENGINEER: ENH  
TECH: [UNRECOGNIZED]

**FEATHERSTONE PLAT 2**  
**TYPICAL SECTIONS AND DETAILS**

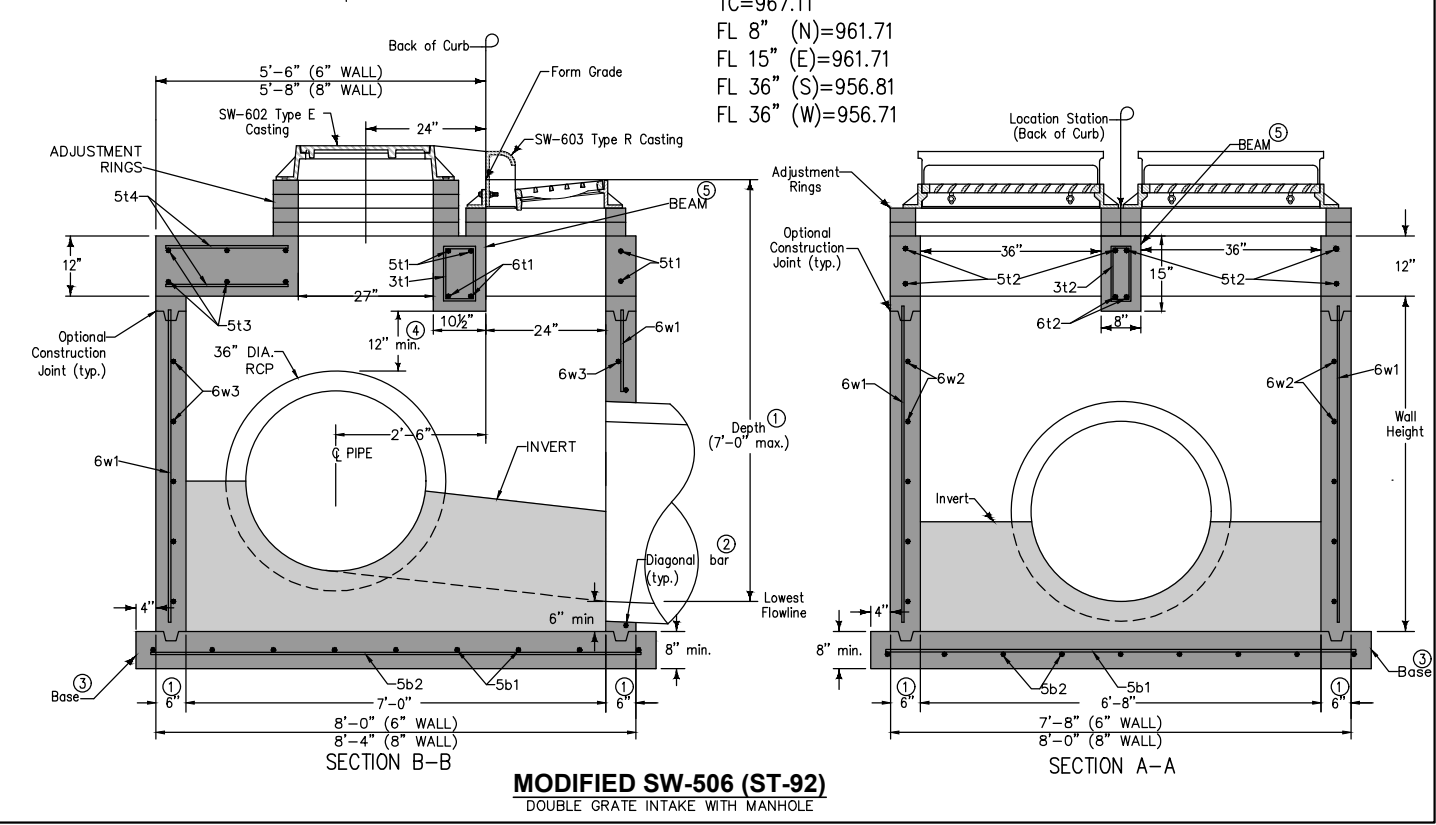
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**REINFORCING BAR LIST**

Mark	Size	Location	Shape	Count	Length				Spacing				
					6" Wall	8" Wall	6" Wall	8" Wall	6" Wall	8" Wall	6" Wall	8" Wall	
3t1	3	Top	□	7	7	3'-2"*	3'-2"*	12"	12"				
3t2	3	Top	□	8	8	2'-10"*	2'-10"*	10 3/4"	10 3/4"				
5b1	5	Base	□	9	9	7'-10"	8'-2"	12 3/4"	12 3/4"				
5b2	5	Base	□	9	9	8'-2"	8'-6"	11 3/4"	12 3/4"				
6w1	6	Walls	□	30	30	Wall Height minus 4"	12"	12"					
6w2	6	Walls	□	Varies	Varies	7'-8"	8'-0"	12"	12"				
6w3	6	Walls	□	Varies	Varies	7'-4"	7'-8"	12"	12"				
5t1	5	Top	□	4	4	7'-4"	7'-8"	See Detail	See Detail				
5t2	5	Top	□	6	6	7'-8"	8'-0"	See Detail	See Detail				
5t3	5	Top	□	18	18	7'-4"	7'-8"	6 3/4"	6 3/4"				
5t4	5	Top	□	24	24	5'-2"	5'-4"	5 3/4"	6"				
6t1	6	Top	□	2	2	7'-4"	7'-8"	See Detail	See Detail				
6t2	6	Top	□	2	2	7'-8"	8'-0"	See Detail	See Detail				



**FEATHERSTONE PLAT 2**  
GENERAL NOTES, QUANTITIES AND REFERENCE NOTES

BONDURANT, IOWA

**5**  
**29**  
2203.162

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

TECH: ENH  
ENGINEER: ENH

CIVIL DESIGN ADVANTAGE

REVISIONS

DATE	DESCRIPTION
04-22-2022	FIRST SUBMITTAL
05-20-2022	SECOND SUBMITTAL
06-17-2022	THIRD SUBMITTAL

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	26.8
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	12004
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	2571
6	SANITARY SEWER GRAVITY MAIN, 10" DIA	LF	655
7	SANITARY SEWER CLEANOUT	EA	1
8	SANITARY SERVICE STUB, 4" DIA	EA	92
9	STORM SEWER, TRENCHED, 8" HPDE	LF	599
10	STORM SEWER, TRENCHED, 12" HPDE	LF	401
11	STORM SEWER, TRENCHED, 15" HPDE	LF	633
12	STORM SEWER, TRENCHED, 18" HPDE	LF	390
13	STORM SEWER, TRENCHED, 24" HPDE	LF	157
14	STORM SEWER, TRENCHED, 15" RCP	LF	897
15	STORM SEWER, TRENCHED, 18" RCP	LF	1243
16	STORM SEWER, TRENCHED, 24" RCP	LF	1399
17	STORM SEWER, TRENCHED, 30" RCP	LF	520
18	STORM SEWER, TRENCHED, 36" RCP	LF	215
19	STORM SERVICE STUB, 2" DIA	EA	96
20	STORM SEWER, 18" RCP APRON	EA	5
21	STORM SEWER, 24" RCP APRON	EA	1
22	STORM SEWER, 36" RCP APRON	EA	1
23	FOOTING FOR CONCRETE PIPE APRON, RCP, 18" DIA	EA	5
24	FOOTING FOR CONCRETE PIPE APRON, RCP, 24" DIA	EA	1
25	FOOTING FOR CONCRETE PIPE APRON, RCP, 36" DIA	EA	1
26	PIPE APRON GUARD	EA	7
27	WATER MAIN, TRENCHED, 8" DIA	LF	3338
28	WATER MAIN, TRENCHED, 12" DIA	LF	595
29	WATER SERVICE STUB, 1" DIA	EA	96
30	VALVE, 8" DIA	EA	11
31	VALVE, 12" DIA	EA	3
32	FIRE HYDRANT ASSEMBLY	EA	6
33	TEMPORARY BLOWOFF HYDRANT	EA	1
34	RELOCATED TEMPORARY BLOWOFF HYDRANT	EA	3
35	MANHOLE, TYPE SW-301, 48"	EA	9
36	MANHOLE, TYPE SW-401, 48"	EA	4
37	MANHOLE, TYPE SW-401, 60"	EA	2
38	MANHOLE, TYPE SW-402, 5' x 5'	EA	1
39	INTAKE, TYPE SW-501	EA	8
40	INTAKE, TYPE SW-503	EA	12
41	INTAKE, TYPE SW-506 MODIFIED	EA	1
42	INTAKE, TYPE SW-512, 24" DIA	EA	16
43	INTAKE, TYPE SW-512, 30" DIA	EA	2
44	PAVEMENT, 7" P.C.C.	SY	10489
45	PAVEMENT, 4" P.C.C., SIDEWALK	SY	90
46	DETECTABLE WARNING PANELS	SF	130
47	CONVENTIONAL SEEDING, FERTILIZING AND MULCHING	AC	24.6
48	RELOCATE PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	2
49	REMOVE PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	1
50	EROSION CONTROL	LS	1
51	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TON	55
52	4' x 4' MAILBOX PAD	EA	4

ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
	THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS OTHERWISE NOTED. ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD THE TOP 6 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 6 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 2 FOR TYPICAL SECTION DETAILS FOR LOCATIONS AND THICKNESS.
5-22	REFER TO FIG. 3010.101 THRU 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTION TO EXISTING SEWER SHALL BE CONSIDERED INCIDENTAL. WRAP ALL STORM SEWER PIPE JOINTS WITH ENGINEERING FABRIC. STORM SEWER PIPE LENGTHS IN THE PLAN AND PROFILE SHEETS INCLUDE THE LENGTH OF THE APRON. CONNECTION TO EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL.
8,19,29	REFER TO SHEET 3 FOR TYPICAL SERVICE STUB DETAIL.
20-22	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS PER SECTION 4030 3.02C.
23-25	REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING DETAIL FOR FOOTING CONSTRUCTION DETAILS.
26	APRON GUARD REQUIRED ON ALL APRONS. REFER TO IOWA DOT STANDARD ROAD PLAN DR-213 - PIPE APRON GUARD FOR DETAILS.
27-34	REFER TO FIG. 3010.101 AND 3010.104 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. PROVIDE POLYETHYLENE ENCASUREMENT PER SECTION 5010 3.05. REFER TO FIG. 5010.102 FOR TRACER WIRE DETAILS. ALL FITTINGS, THRUST BLOCKS, POLYETHYLENE ENCASUREMENT AND TRACER SYSTEM SHALL BE CONSIDERED INCIDENTAL.
29	REFER TO FIG. 5010.901 - MINIMUM CLEARANCE BETWEEN WATER SERVICE AND STRUCTURE.
32-34	REFER TO FIG. 5020.201 - FIRE HYDRANT DETAIL FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, FIRE HYDRANT AND TRACER SYSTEMS.  REFER TO PLAN AND PROFILE SHEETS FOR HYDRANT LOCATIONS. REFER TO SHEET 4 FOR TEMPORARY HYDRANT DETAIL.
35	REFER TO FIG. 6010.301 FOR SW-301 SANITARY SEWER MANHOLE CONSTRUCTION DETAILS. INSTALL MANHOLE CONE SECTION AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/ RAMP)

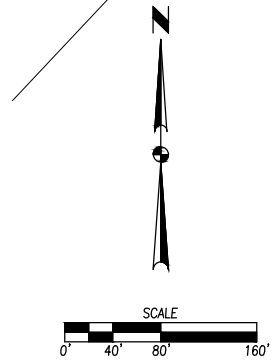
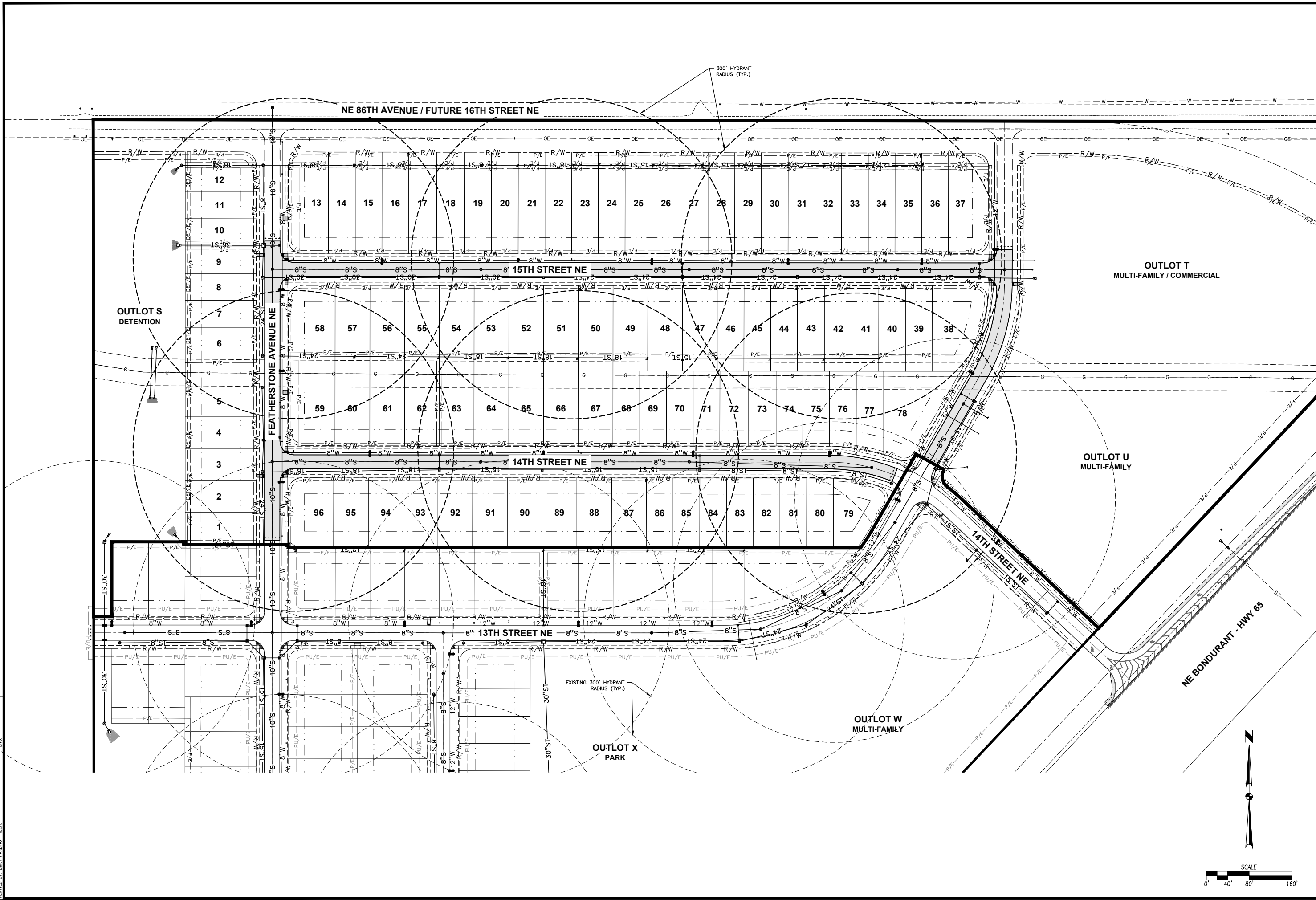
ESTIMATE REFERENCE INFORMATION	
Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.	
ITEM NO.	DESCRIPTION
36-37	REFER TO FIG. 6010.401 FOR SW-401 CIRCULAR STORM SEWER MANHOLE CONSTRUCTION DETAILS. INSTALL MANHOLE CONE SECTION AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS).
38	REFER TO FIG. 6010.402 FOR SW-402 RECTANGULAR STORM SEWER MANHOLE FOR CONSTRUCTION DETAILS.
39	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE FOR CONSTRUCTION DETAILS.
40	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
41	REFER TO SHEET 4 FOR MODIFIED SW-506 - DOUBLE GRATE INTAKE WITH MANHOLE FOR CONSTRUCTION DETAILS.
42-43	REFER TO FIG. 6010.512 - CIRCULAR AREA INTAKE FOR CONSTRUCTION DETAILS.
44	REFER TO FIG. 7010.101 - FOR JOINT DETAILS. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS OF ALL FUTURE SIDEWALKS. REFER TO INTERSECTION SHEETS FOR JOINTING. TYPICAL 'C' AND 'CD' JOINT SPACING IS 15 FEET.
45	ACCESSIBLE CURB RAMPS UP TO AND INCLUDING TURNING SPACE SHALL BE 6-INCHES THICK.
47	SUDAS TYPE 1 PERMANENT LAWN MIXTURE SEED SHALL BE USED WITHIN THE RIGHT-OF-WAY AND WITHIN THE DETENTION OUTLOTS AROUND THE PONDS. SUDAS TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE WILL BE USED IN ALL OTHER DISTURBED AREAS ONCE AT FINISHED GRADE.  <u>SEEDING QUANTITIES</u> -TYPE 1 PERMANENT LAWN MIXTURE = 1.6 AC -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 23.0 AC
48-49	REFER TO PERMANENT ROAD CLOSURE SIGN SPACING DETAIL ON SHEET 3 AND IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS.
50	REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR DETAILS.
51	REFER TO FIG. 9040.10 - ROCK APRON FOR PIPE OUTLET ONTO FLAT GROUND FOR CONSTRUCTION DETAILS. THICKNESS (T) EQUALS 18 INCHES. ENGINEERING FABRIC UNDER RIP-RAP SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
52	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.

**GENERAL NOTES**

- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.  
  
THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
  - CITY OF BONDURANT
  - APPROPRIATE UTILITY COMPANIES
  - OWNER
  - CIVIL DESIGN ADVANTAGE
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE BID ITEM PCC PAVEMENT.
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
- TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.
- PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- CIVIL DESIGN ADVANTAGE WILL PROVIDE ALL CONSTRUCTION STAKING ON THIS PROJECT. NOTIFY CHARLIE MCGLOTHLEN (369-4400) A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION STAKES ARE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS.
- PRIOR TO ANY WORK AT THIS SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- CONTRACTOR SHALL COMPLY WITH ALL ADAAG REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
- CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- AT CRITICAL CROSSINGS WHERE STORM SEWER IS ABOVE WATERMAIN THE STORM SEWER SHALL BE RCP WITH GASKETED JOINTS OR CONSTRUCTED WITH WATERMAIN MATERIAL WITHIN 10 FEET ON EITHER SIDE OF THE CROSSING.

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	FIRST SUBMITTAL
	04-22-2022

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

TECH: ENH  
 ENGINEER: ENH

**SA**  
 CIVIL DESIGN ADVANTAGE

**FEATHERSTONE PLAT 2**  
 HYDRANT COVERAGE PLAN

BONDURANT, IOWA

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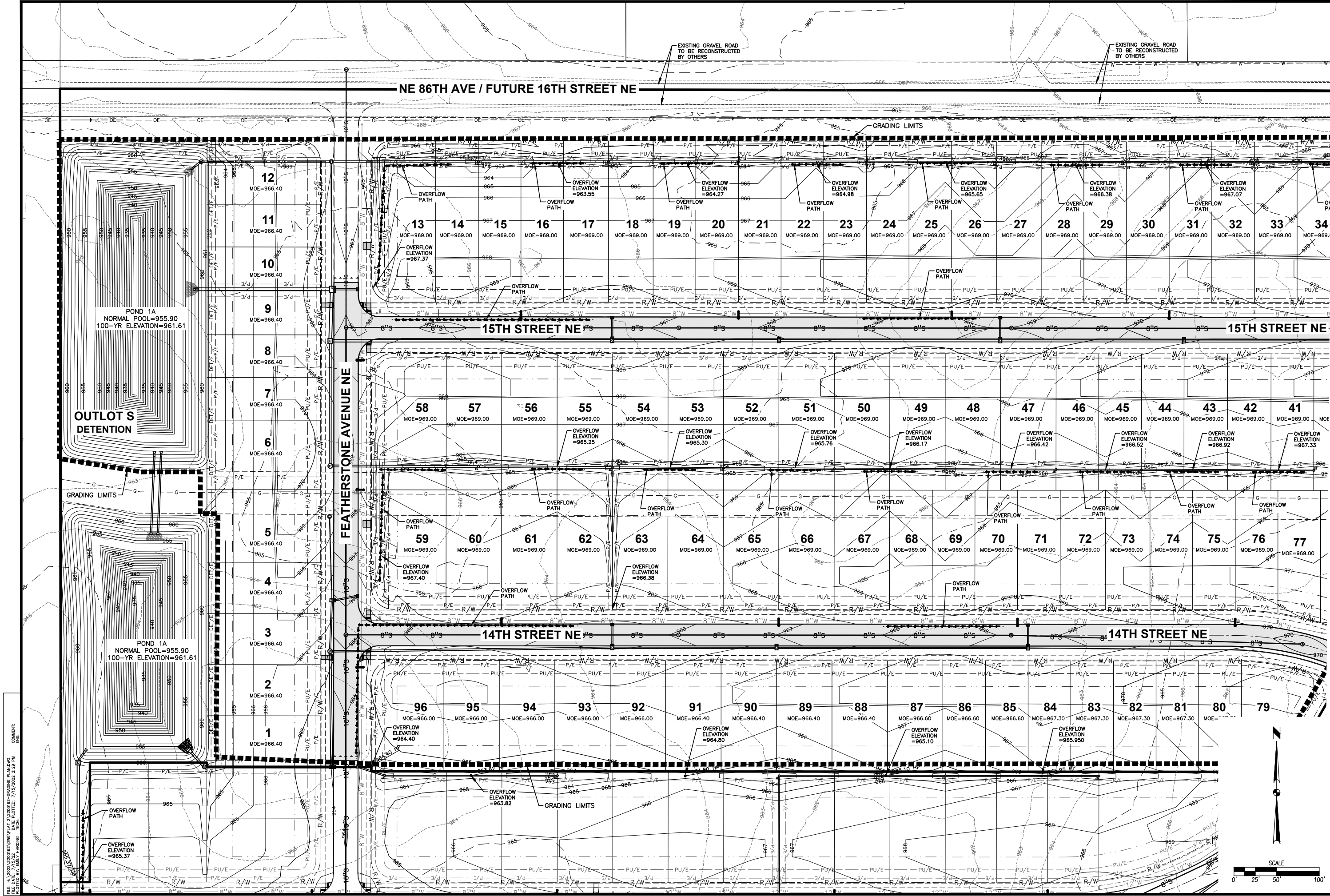
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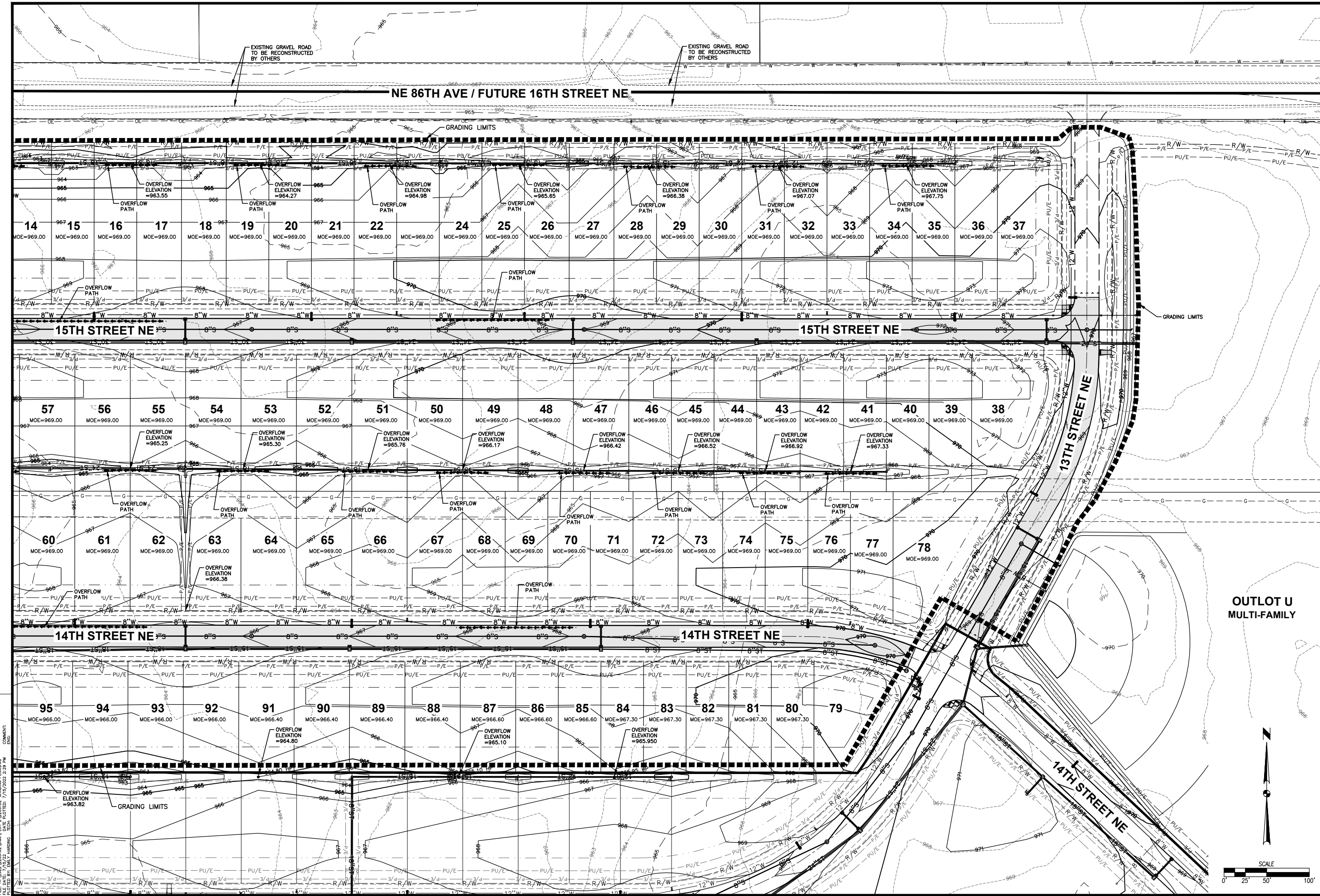
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**GRADING PLAN**

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

TECH: ENH  
ENGINEER: ENH

BONDURANT, IOWA

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PHONE: (515) 369-4400

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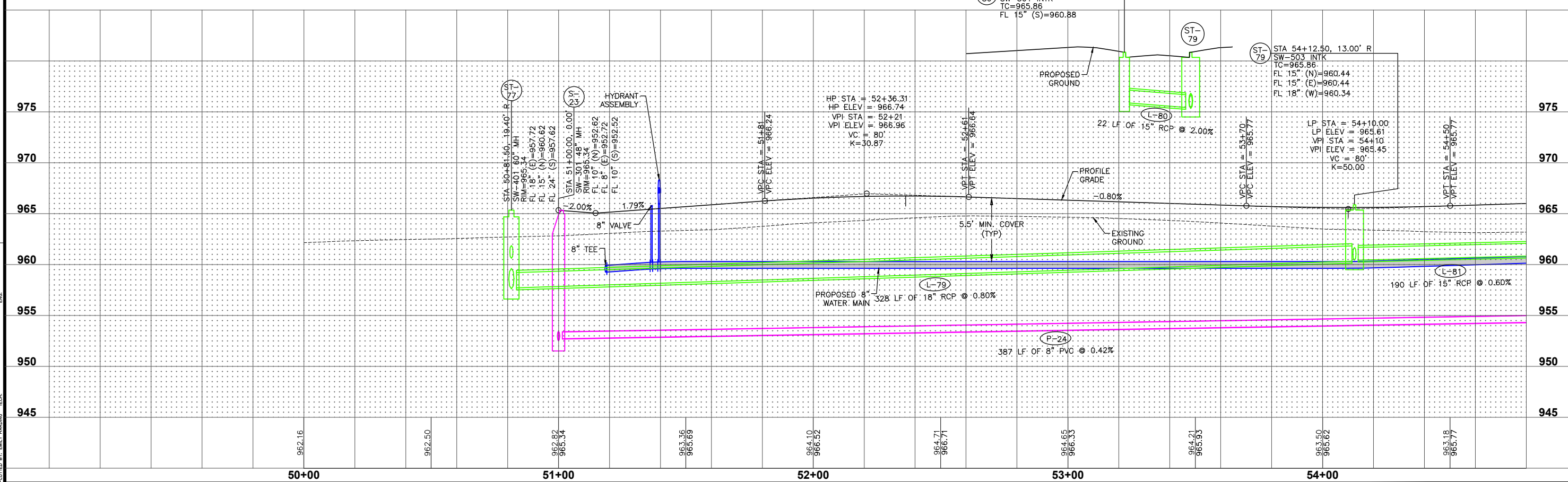
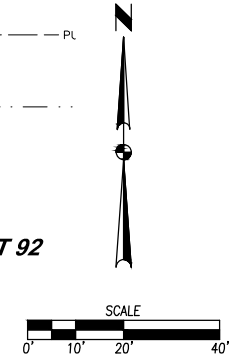
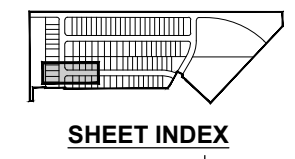
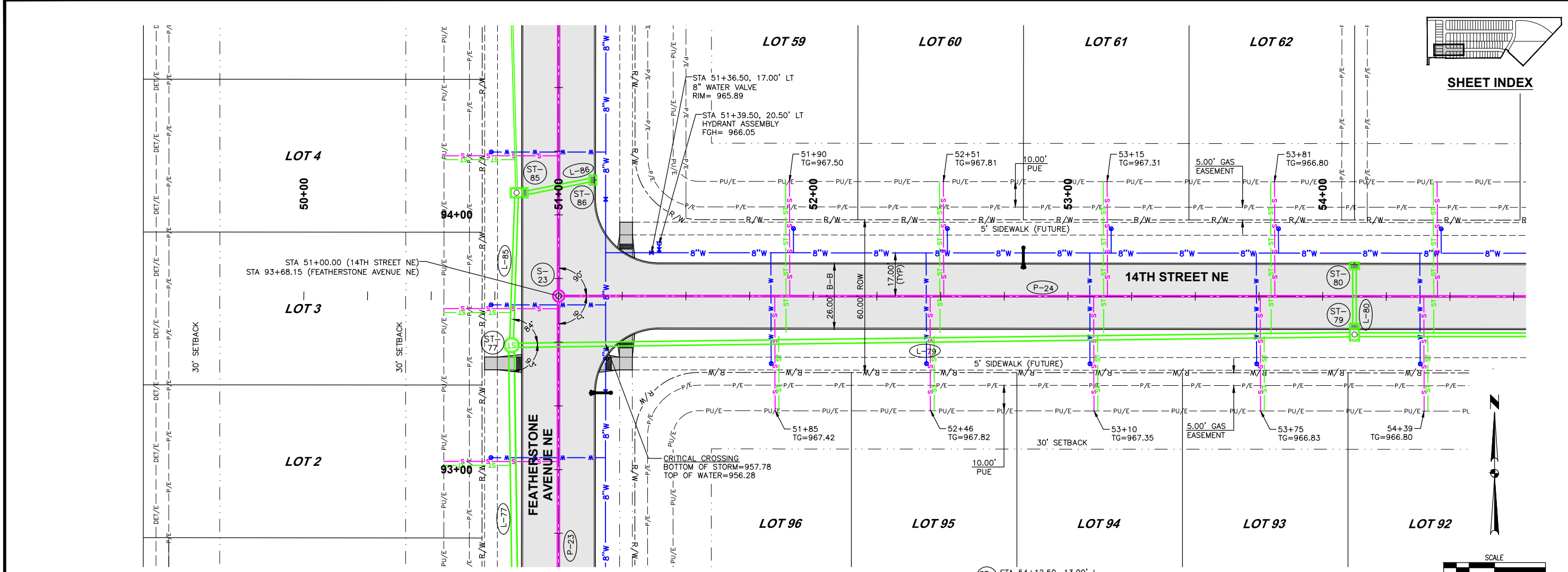
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**FEATHERSTONE PLAT 2**  
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 PHONE: (515) 369-4400

TECH: \_\_\_\_\_

ENGINEER: ENH

**CIVIL DESIGN ADVANTAGE**

BONDURANT, IOWA

FEATHERSTONE PLAT 2

PLAN AND PROFILE

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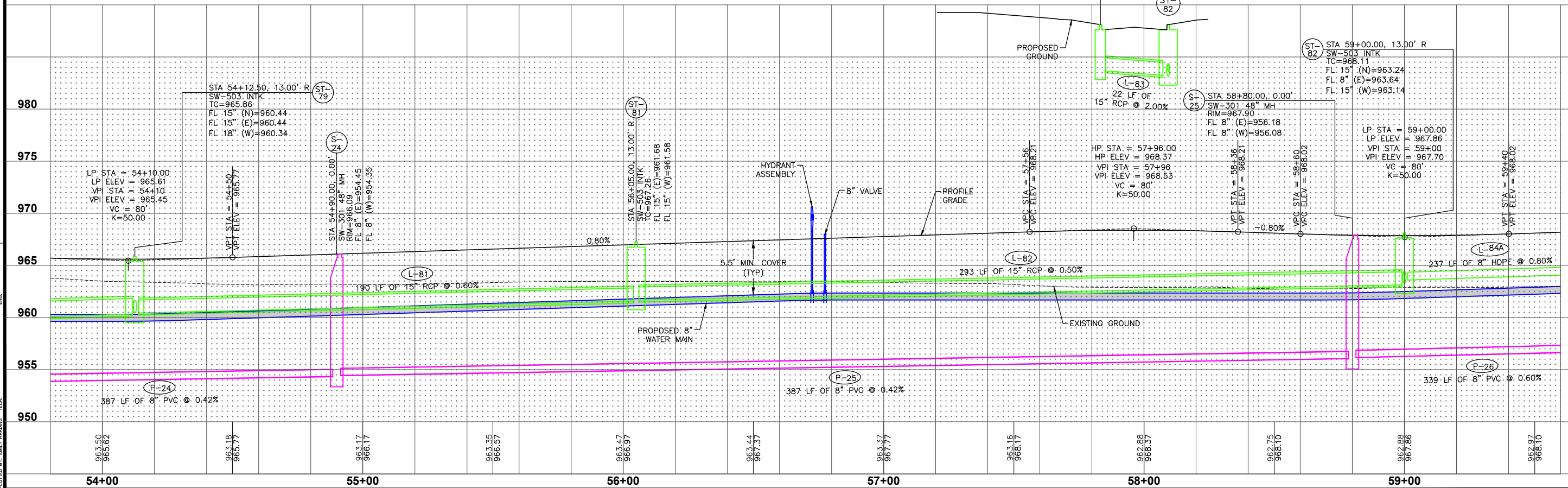
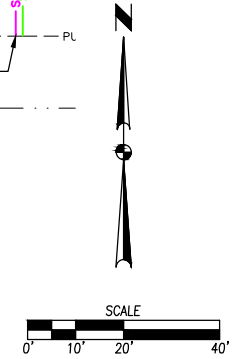
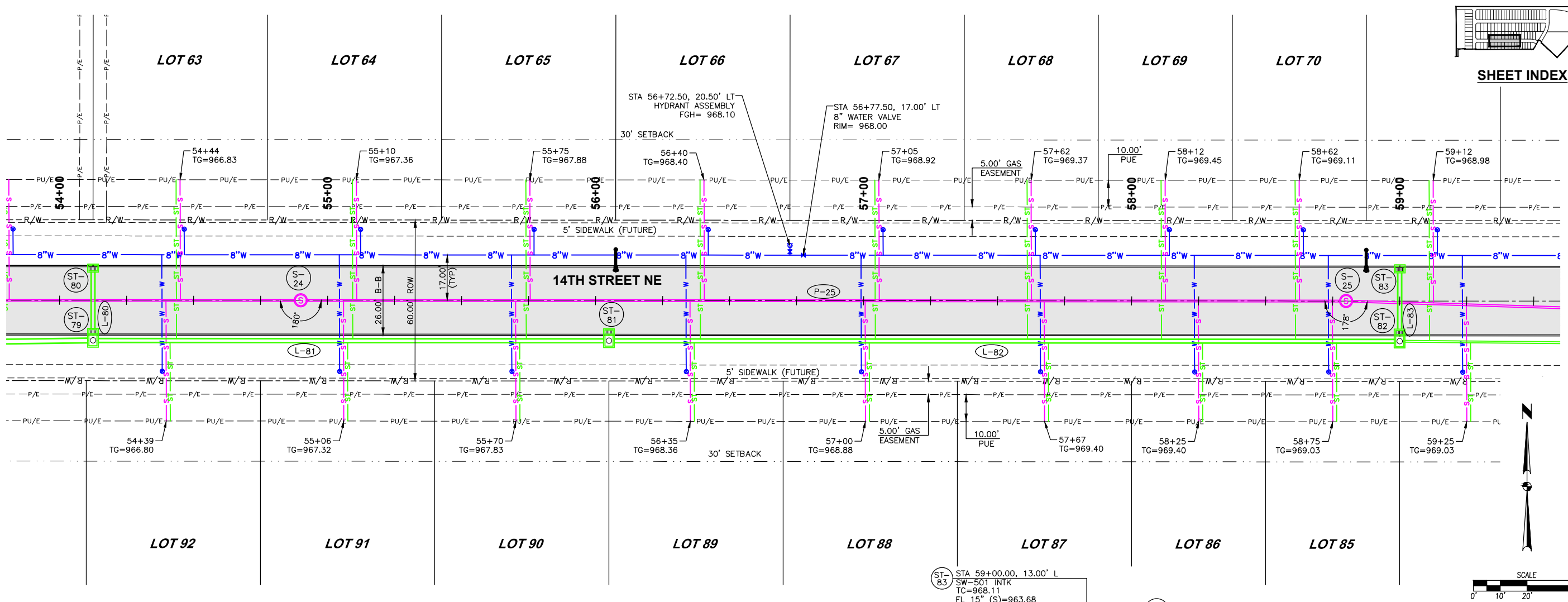
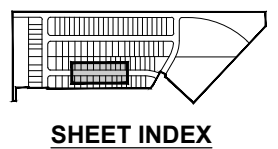
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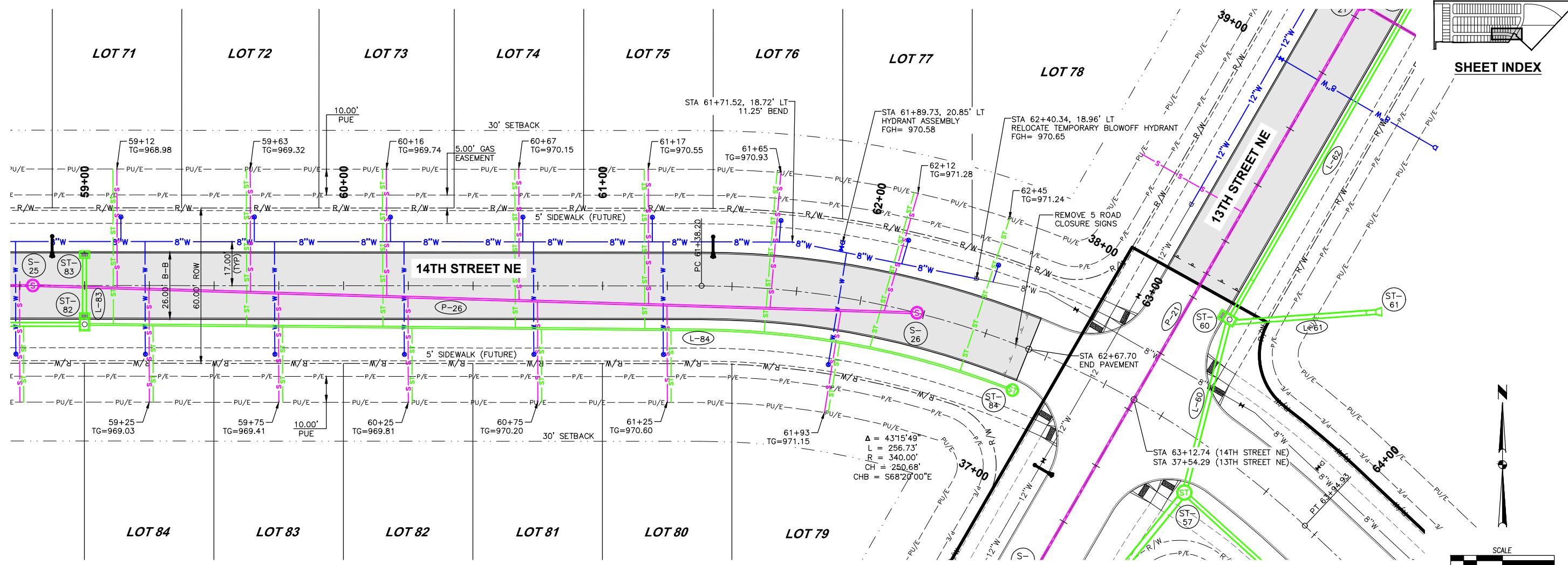
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# FEATHERSTONE PLAT 2

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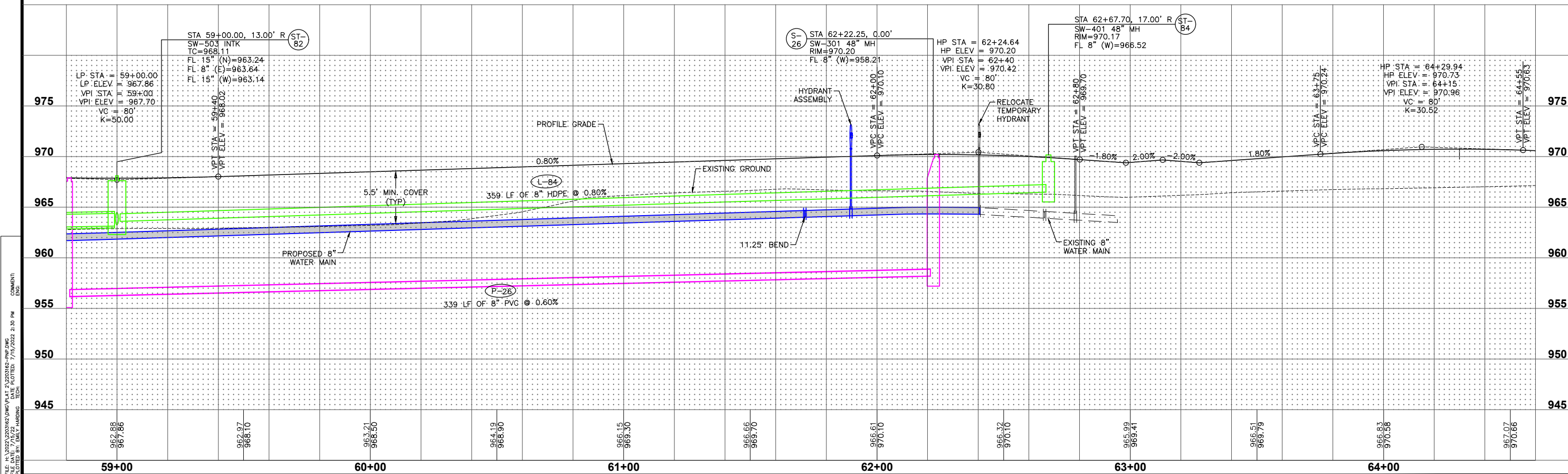
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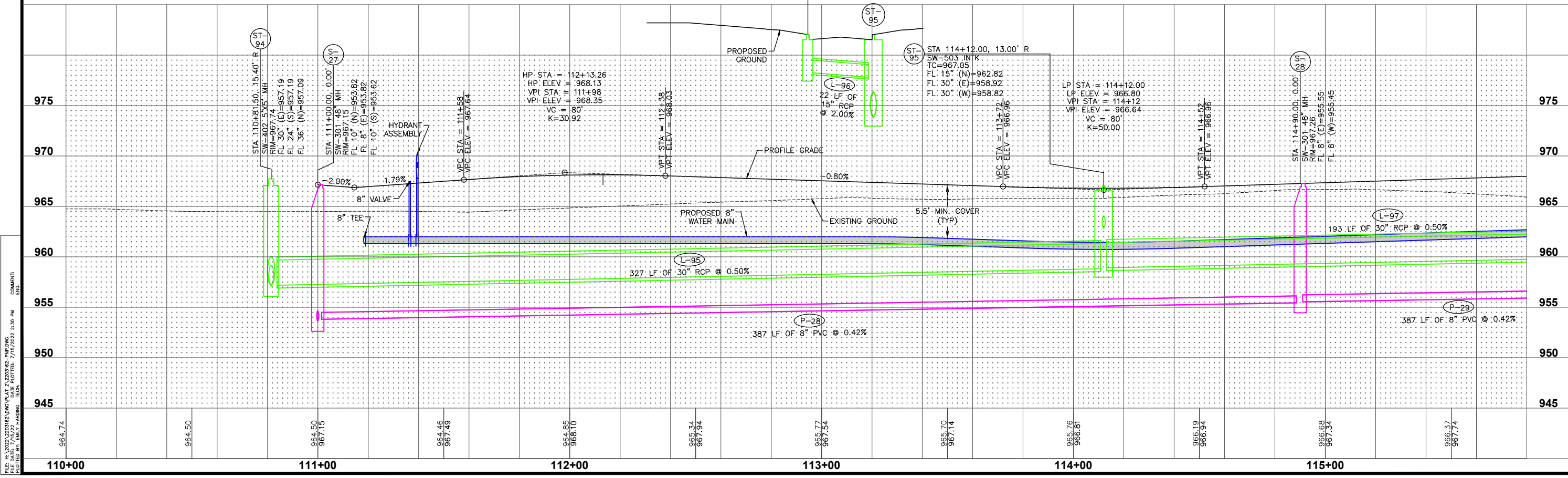
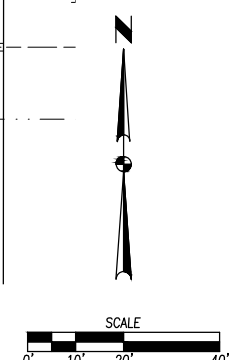
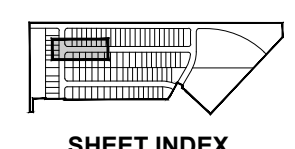
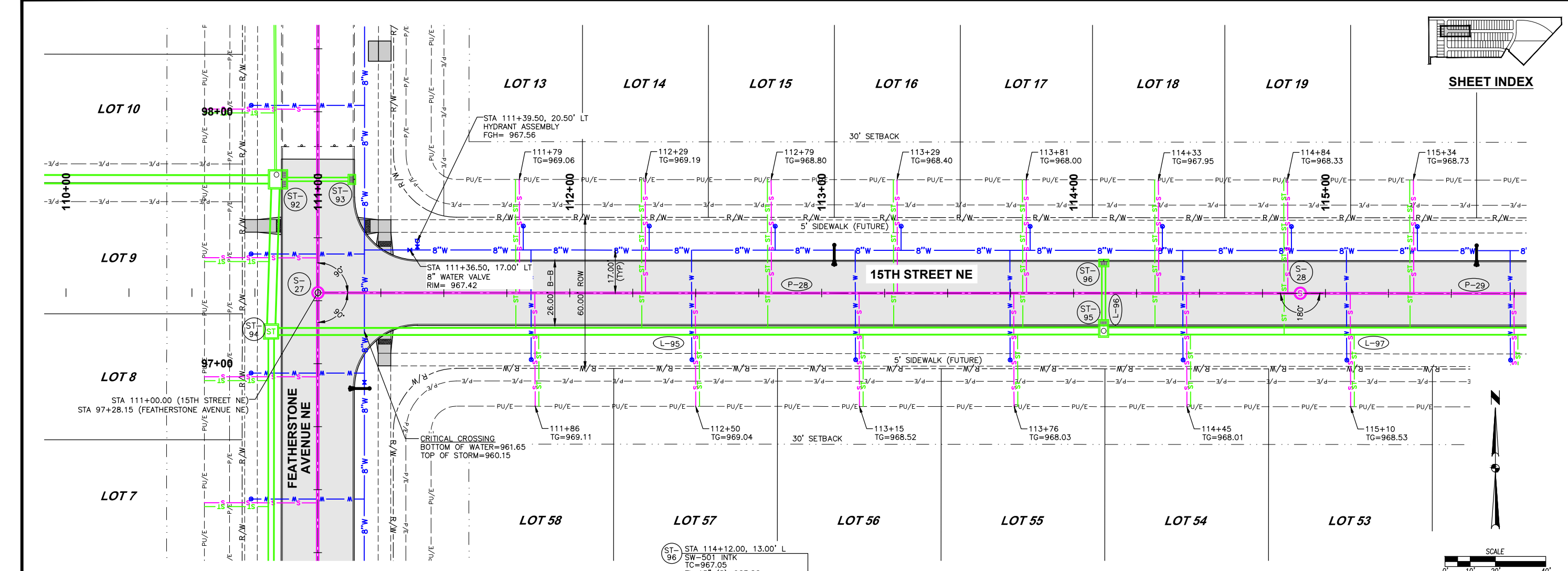


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**FEATHERSTONE PLAT 2**  
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**TECH:** ENH  
**ENGINEER:** ENH

**BONDURANT, IOWA**

**FEATHERSTONE PLAT 2**  
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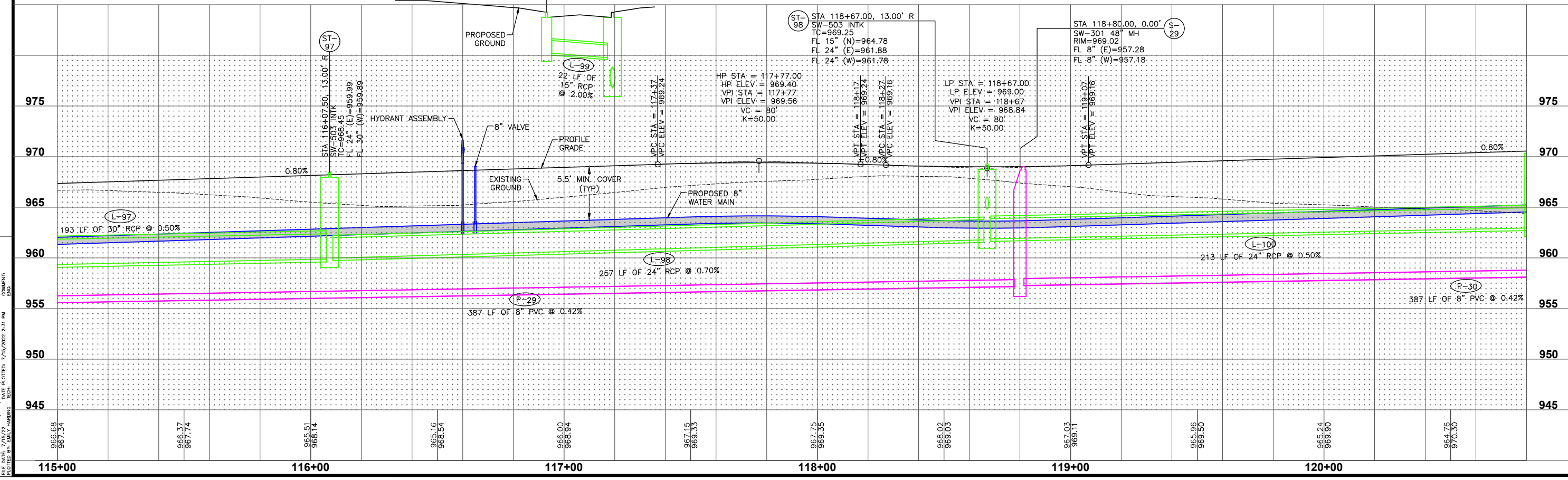
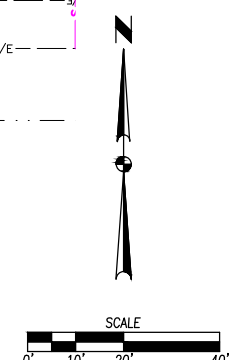
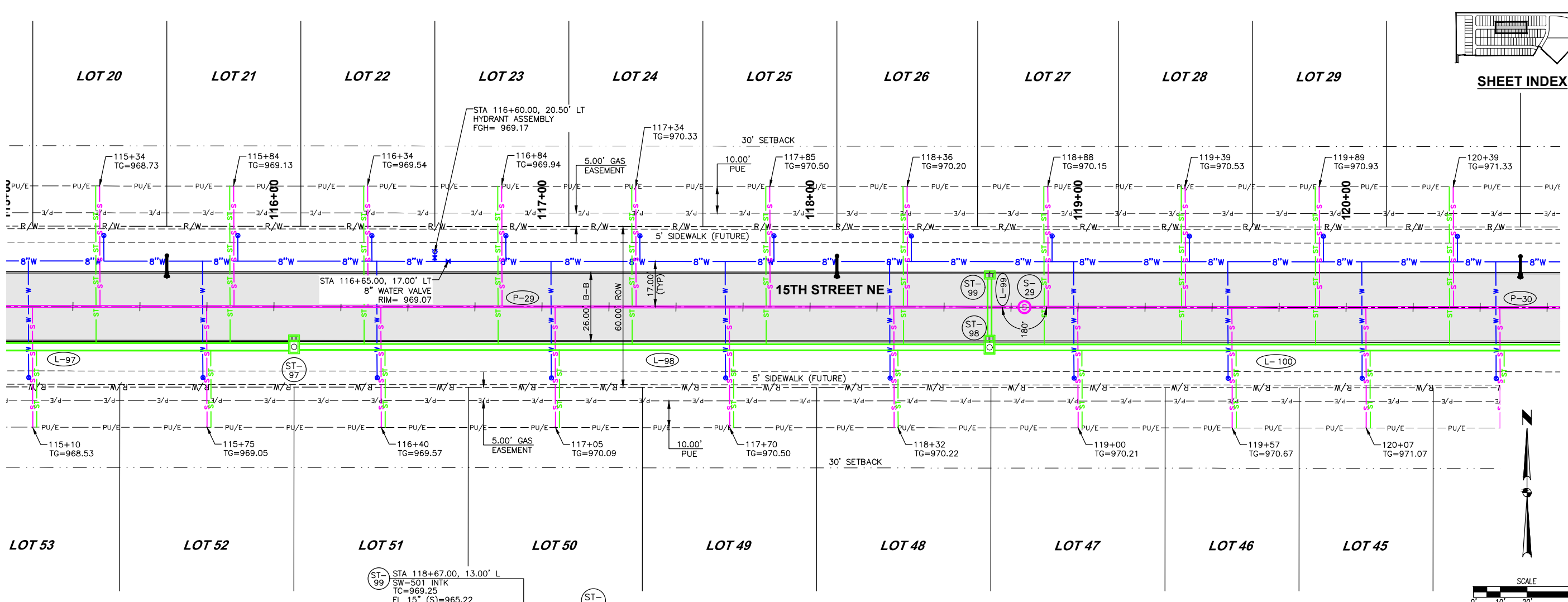
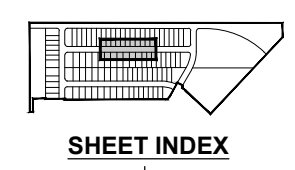
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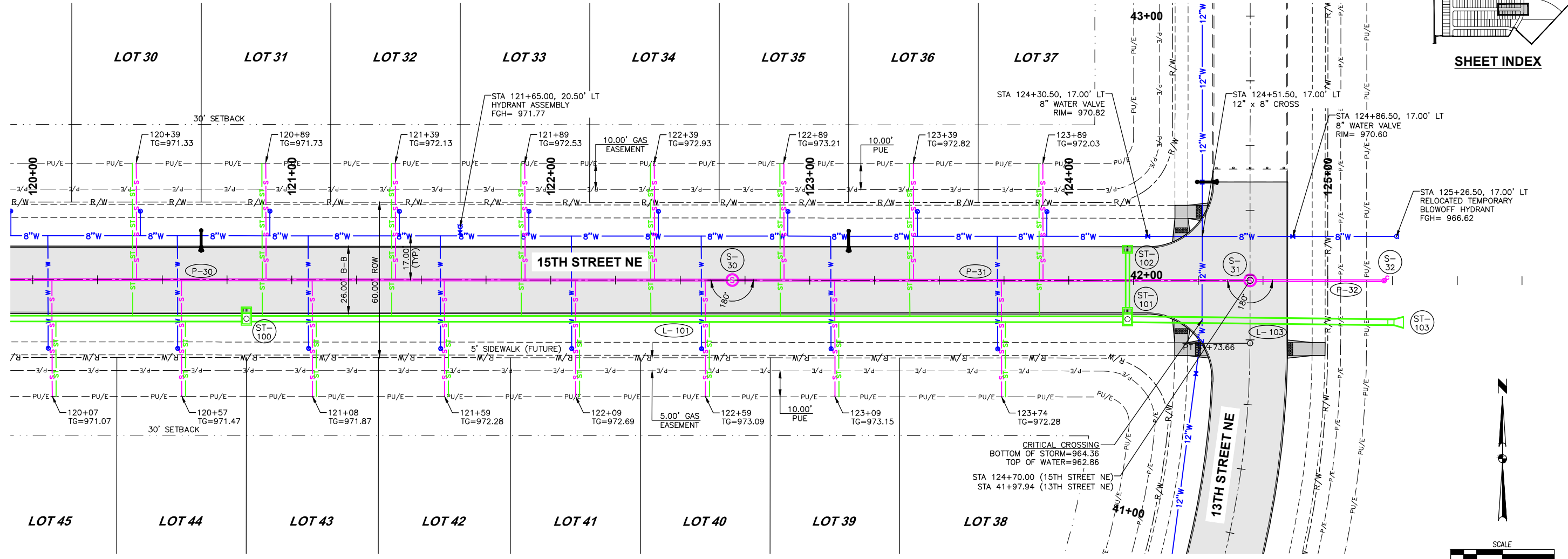
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# FEATHERSTONE PLAT 2

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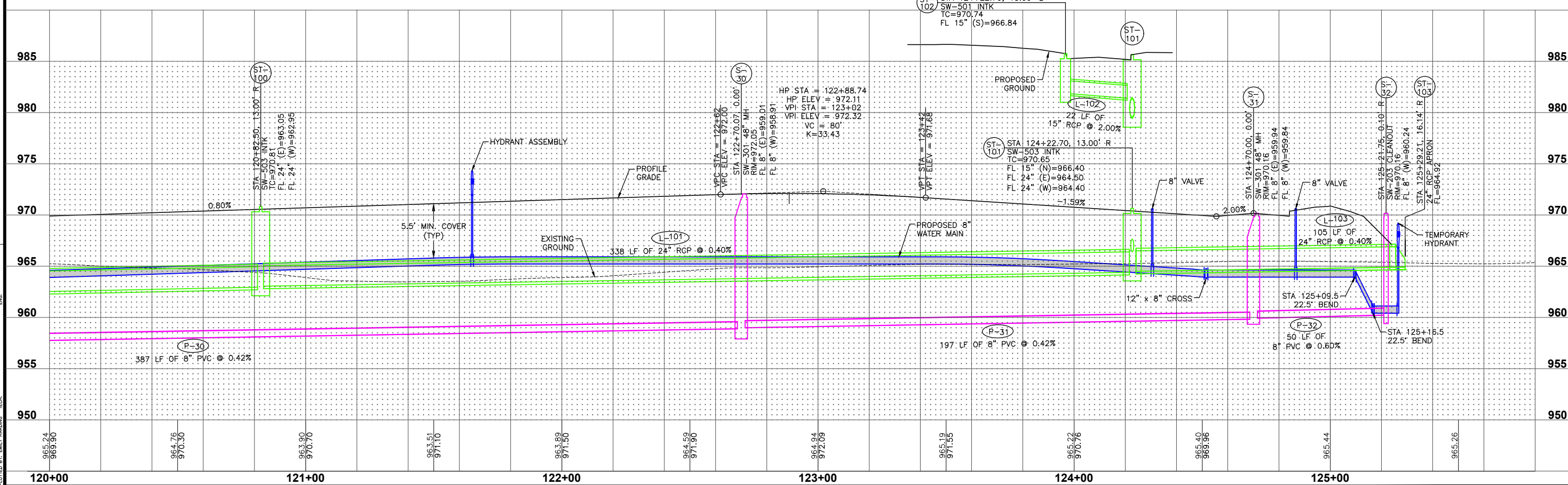
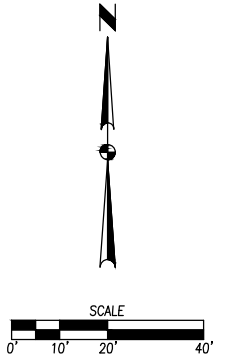


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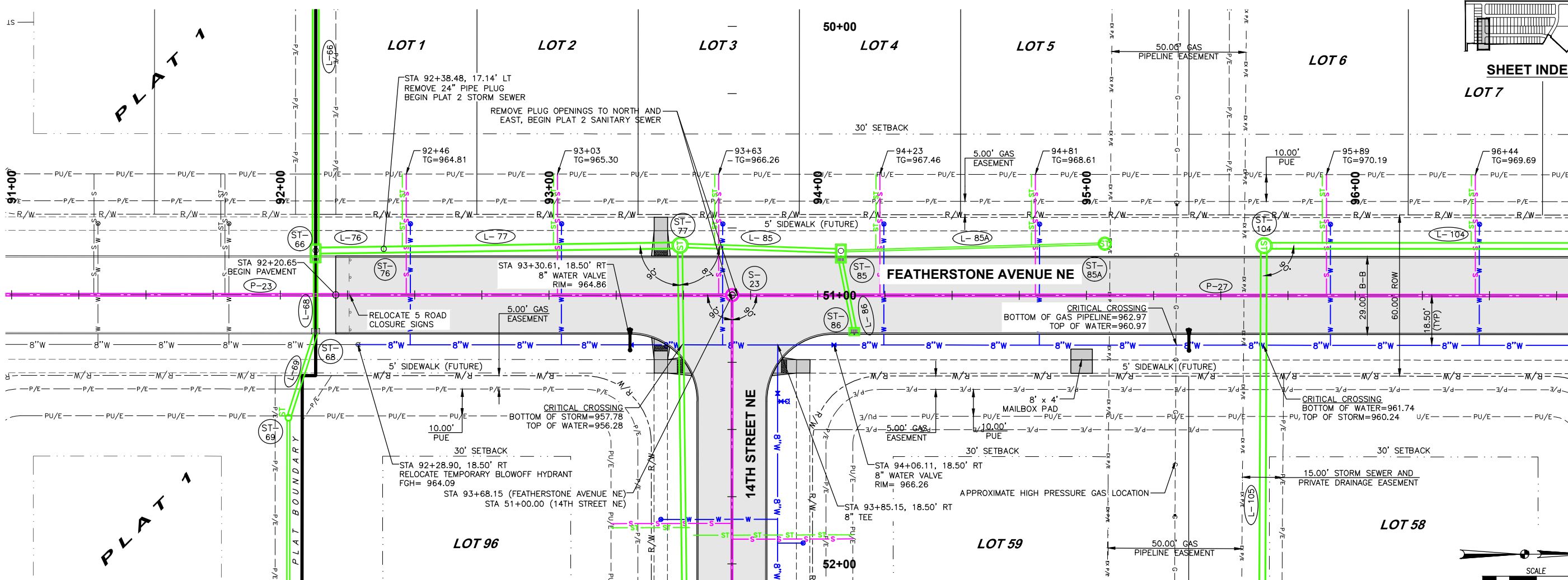
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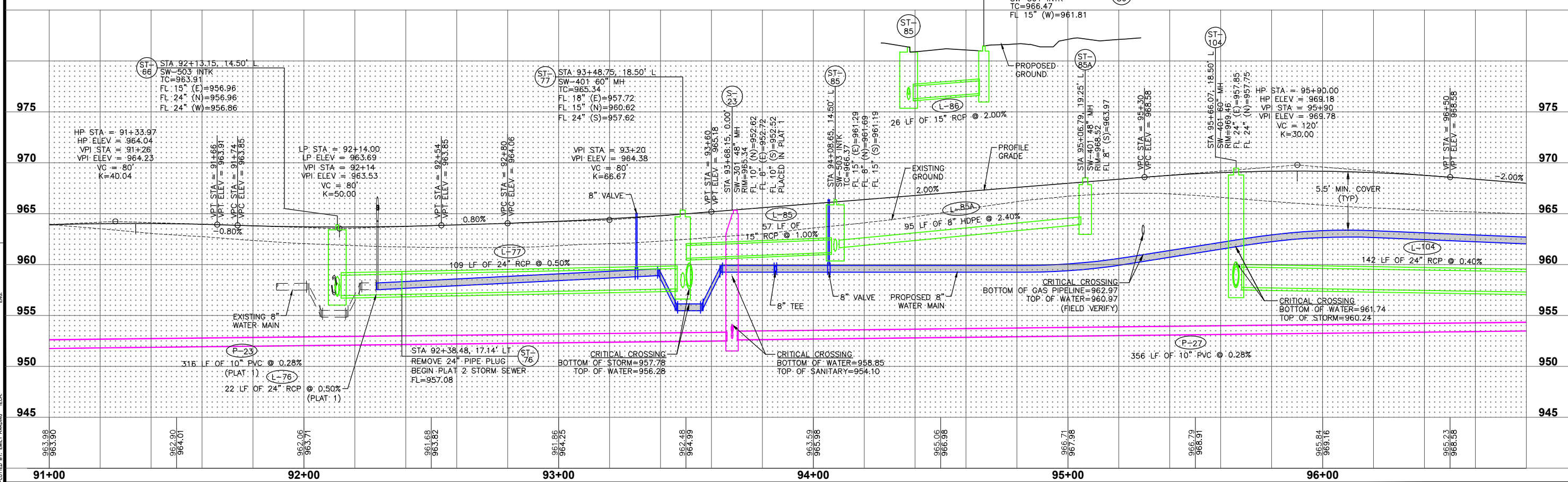
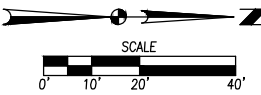
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**FEATHERSTONE PLAT 2**  
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 TECH: ENH

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THIRD SUBMITTAL	05-20-2023
SECOND SUBMITTAL	04-22-2023
FIRST SUBMITTAL	

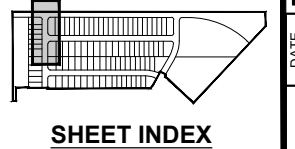
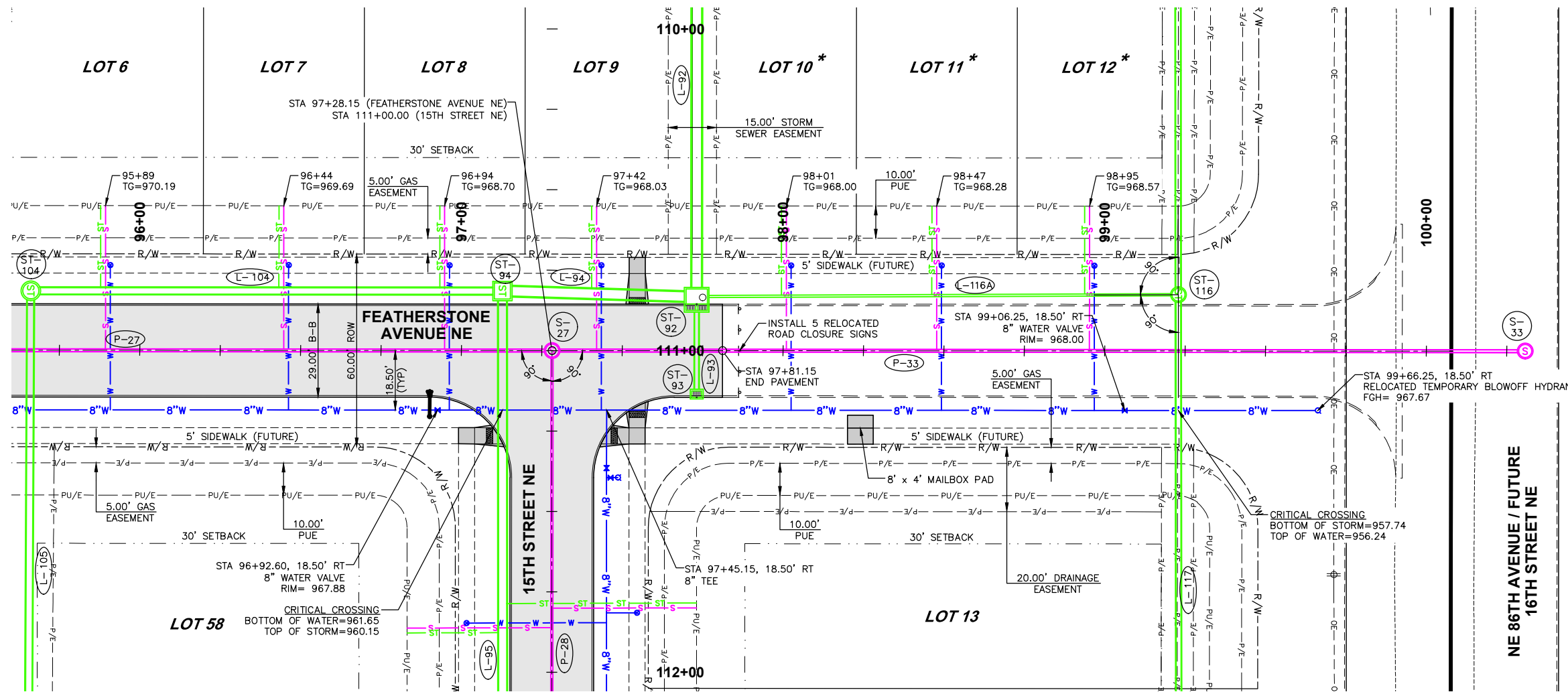
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

TECH: ENH  
 ENGINEER: ENH

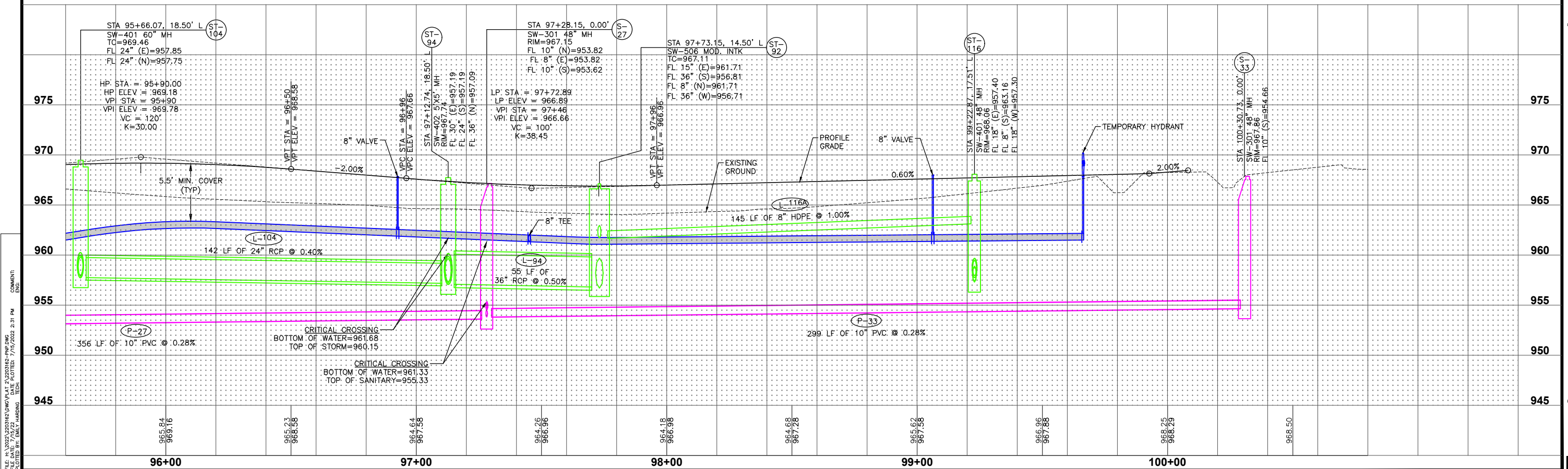
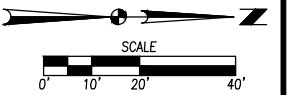
**BONDURANT, IOWA**

**FEATHERSTONE PLAT 2**  
**PLAN AND PROFILE**

15/29  
 2203.162



\* BUILDING PERMITS FOR LOTS 10-12 WILL NOT BE ISSUED UNTIL NE 86TH AVE/16TH STREET NE IS RECONSTRUCTED AND THE TIE-IN TO FEATHERSTONE AVENUE NE IS COMPLETE



FILE: H:\2023\2203162\WORK\PLAT\_2\2203162\_PNG.DWG  
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 PLOTTED BY: ENR  
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DATE	REVISIONS
06-17-2022	THIRD SUBMITTAL
05-20-2022	SECOND SUBMITTAL
04-22-2022	FIRST SUBMITTAL

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

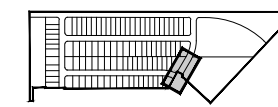
TECH: ENH  
 ENGINEER: ENH

BONDURANT, IOWA

# FEATHERSTONE PLAT 2

## PLAN AND PROFILE





SHEET INDEX

DATE	REVISIONS
06-17-2022	THIRD SUBMITTAL
05-20-2022	SECOND SUBMITTAL
04-22-2022	FIRST SUBMITTAL

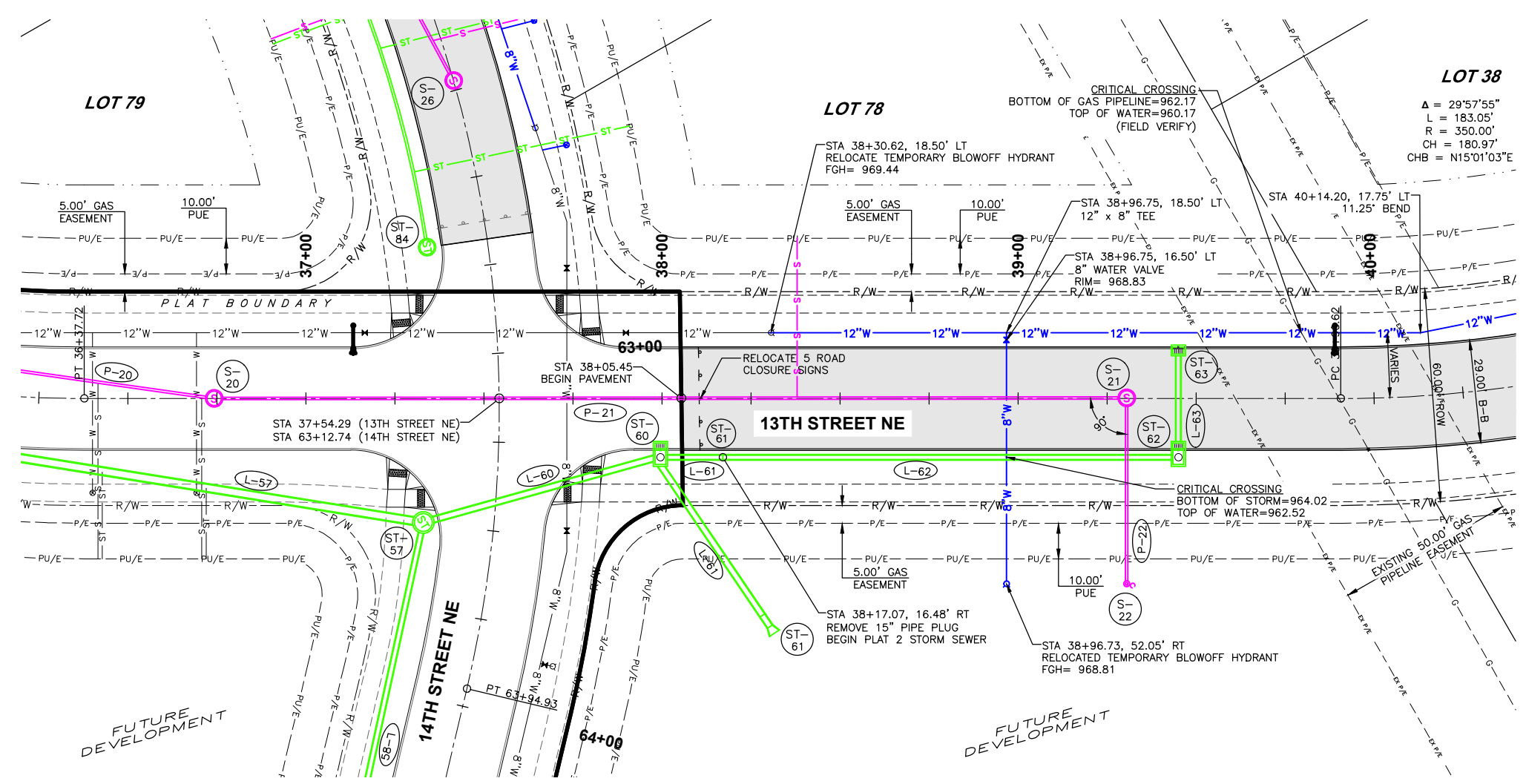
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



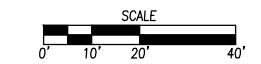
CIVIL DESIGN ADVANTAGE  
 BONDURANT, IOWA

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 ENGINEER: ENH

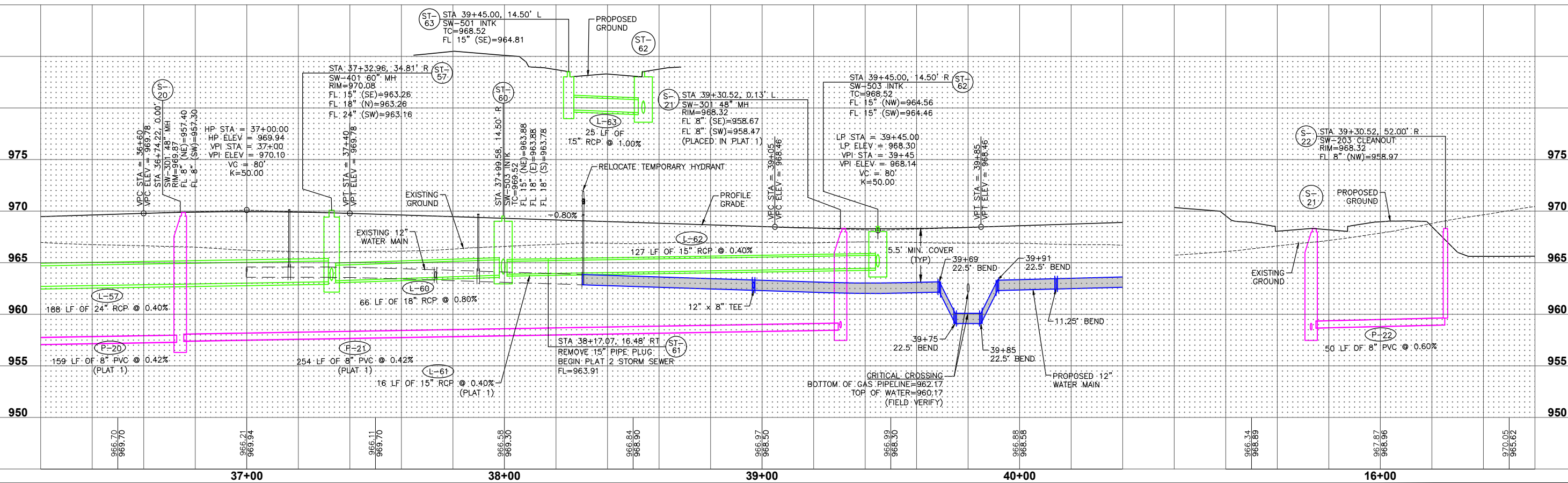
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 29  
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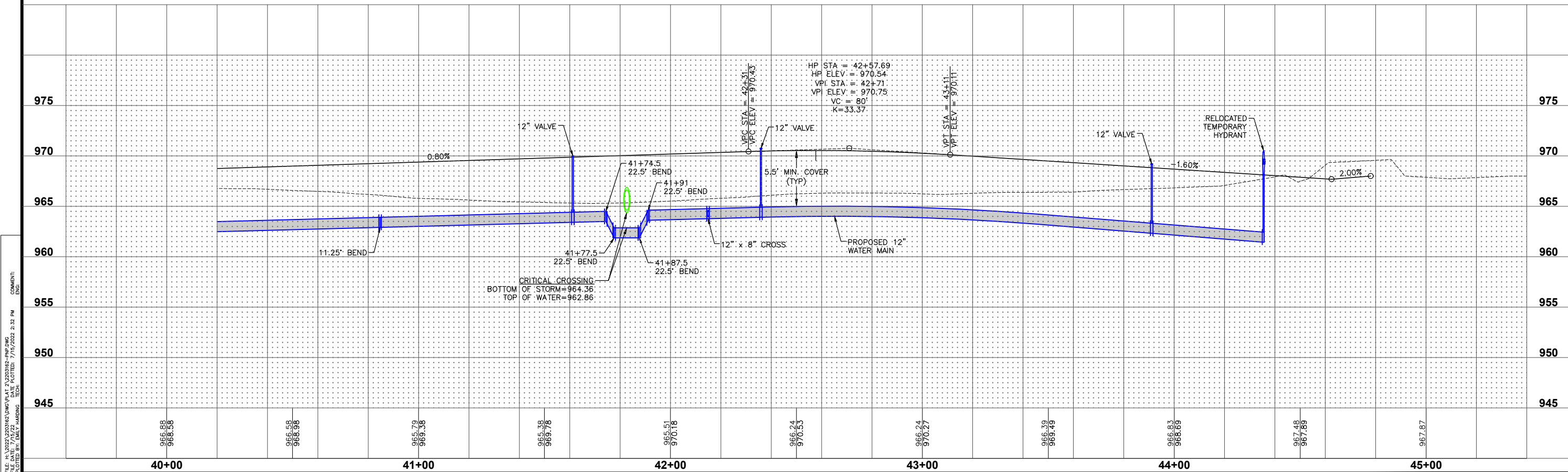
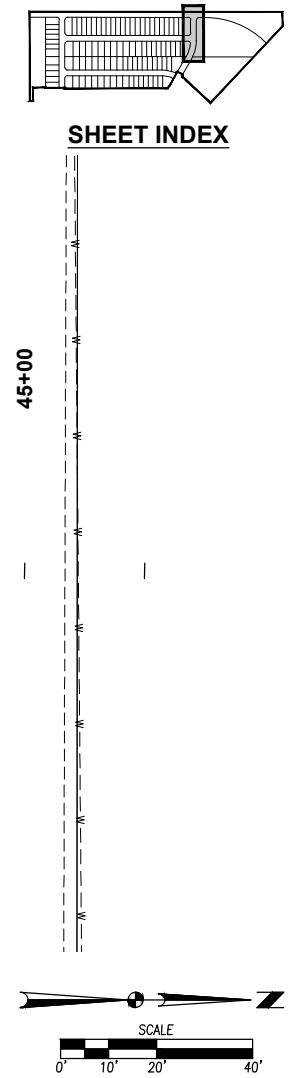
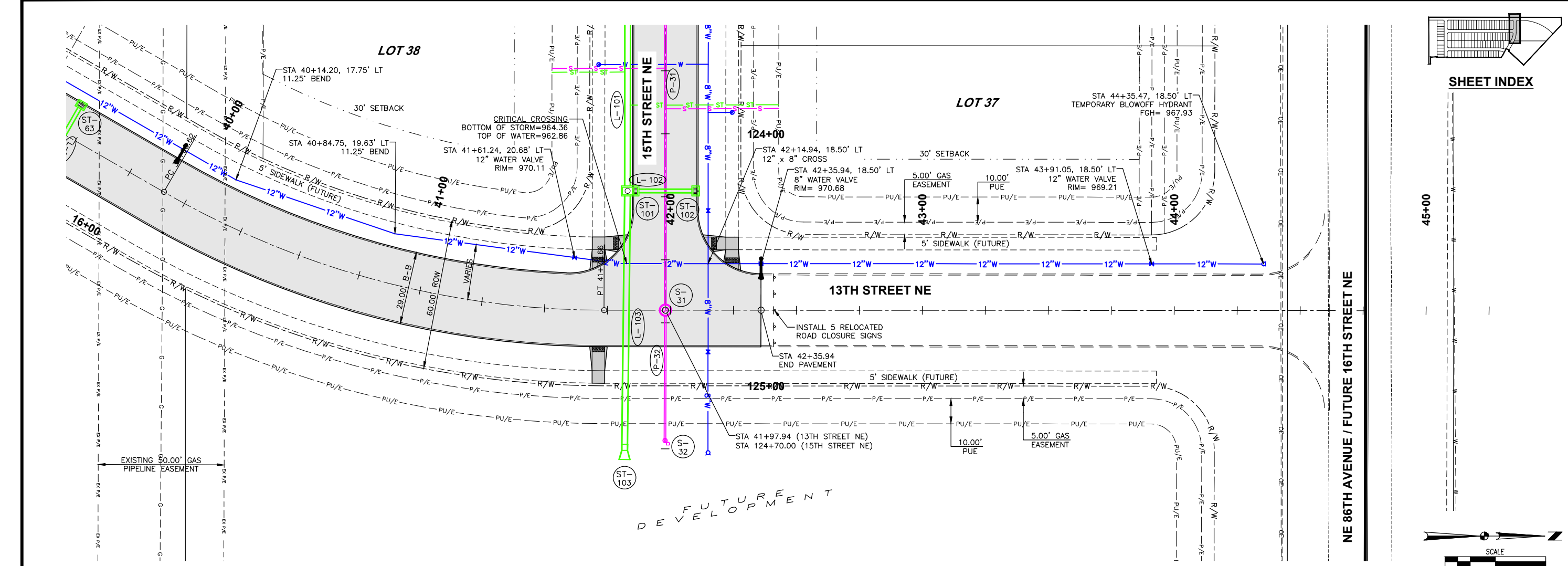


LOT 38  
 $\Delta = 29^{\circ}57'55''$   
 $L = 183.05'$   
 $R = 350.00'$   
 $CH = 180.97'$   
 $CHB = N15^{\circ}01'03''E$



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 PLOTTED BY: ENH  
 DATE: 7/15/2022 2:31 PM





FILE: H:\2022\2203162\WORK\PLAT 2\2203162-PMG.DWG  
 COMMENT: FEATHERSTONE PLAT 2  
 PLOTTED BY: DAILY HARDING  
 DATE: 7/15/2022 2:32 PM

**FEATHERSTONE PLAT 2**  
**PLAN AND PROFILE**

BONDURANT, IOWA

18  
29

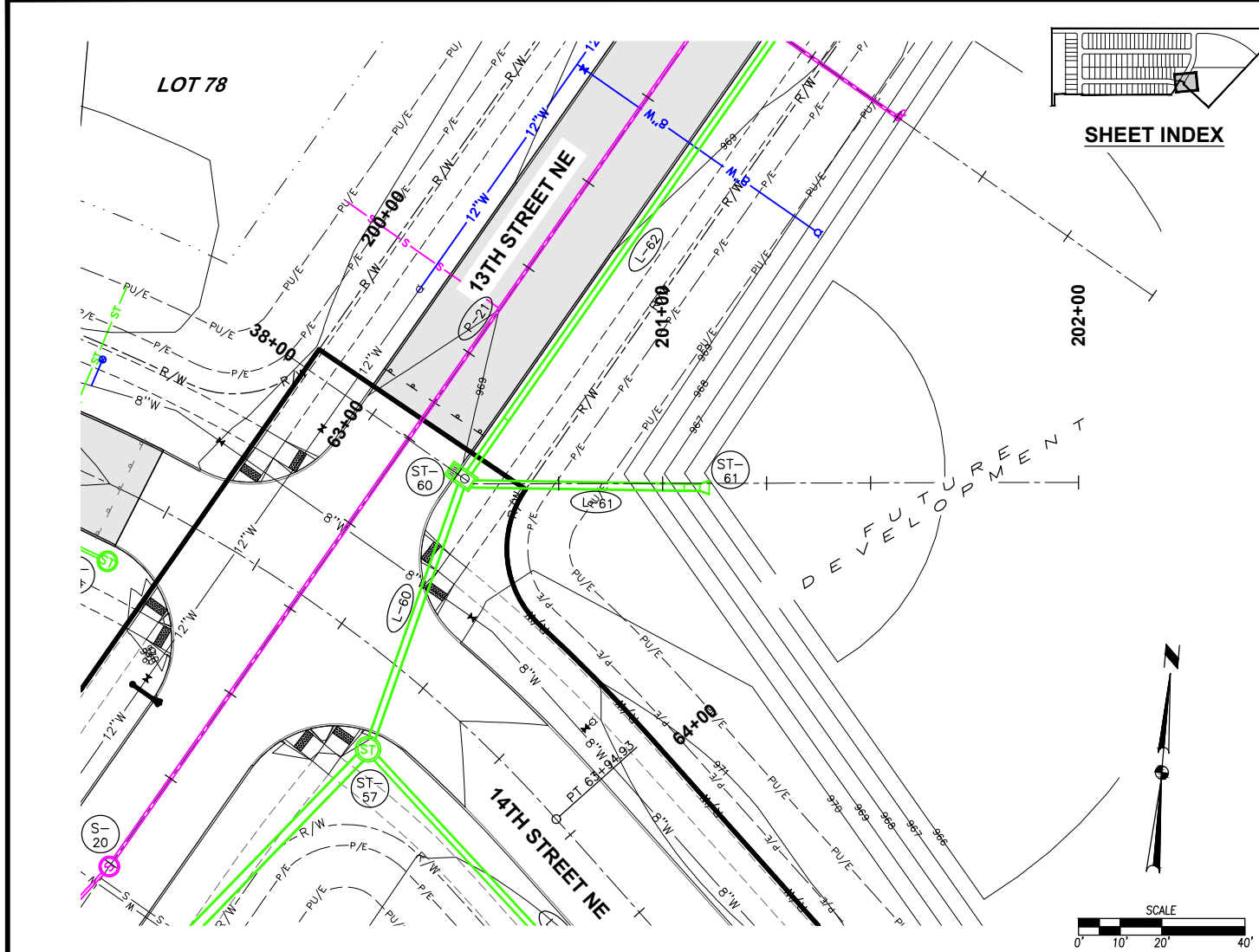
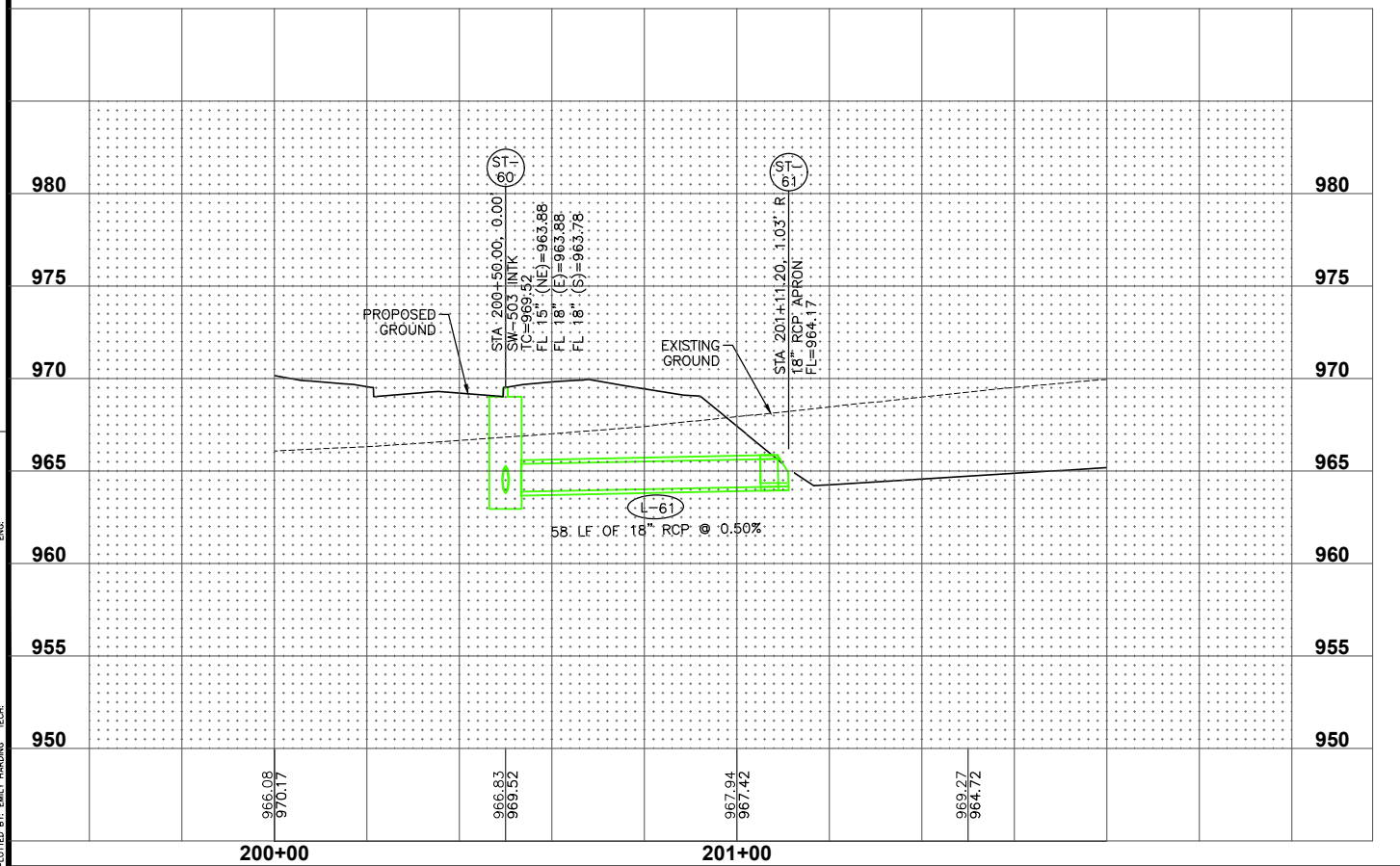
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4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

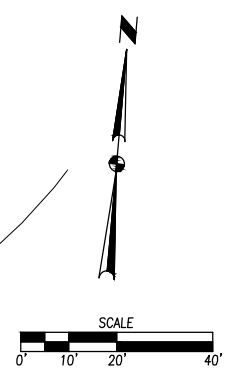
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REVISIONS

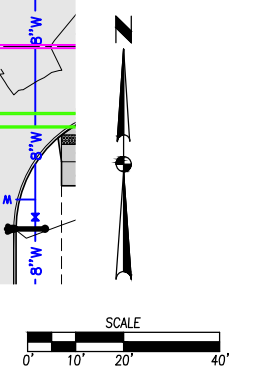
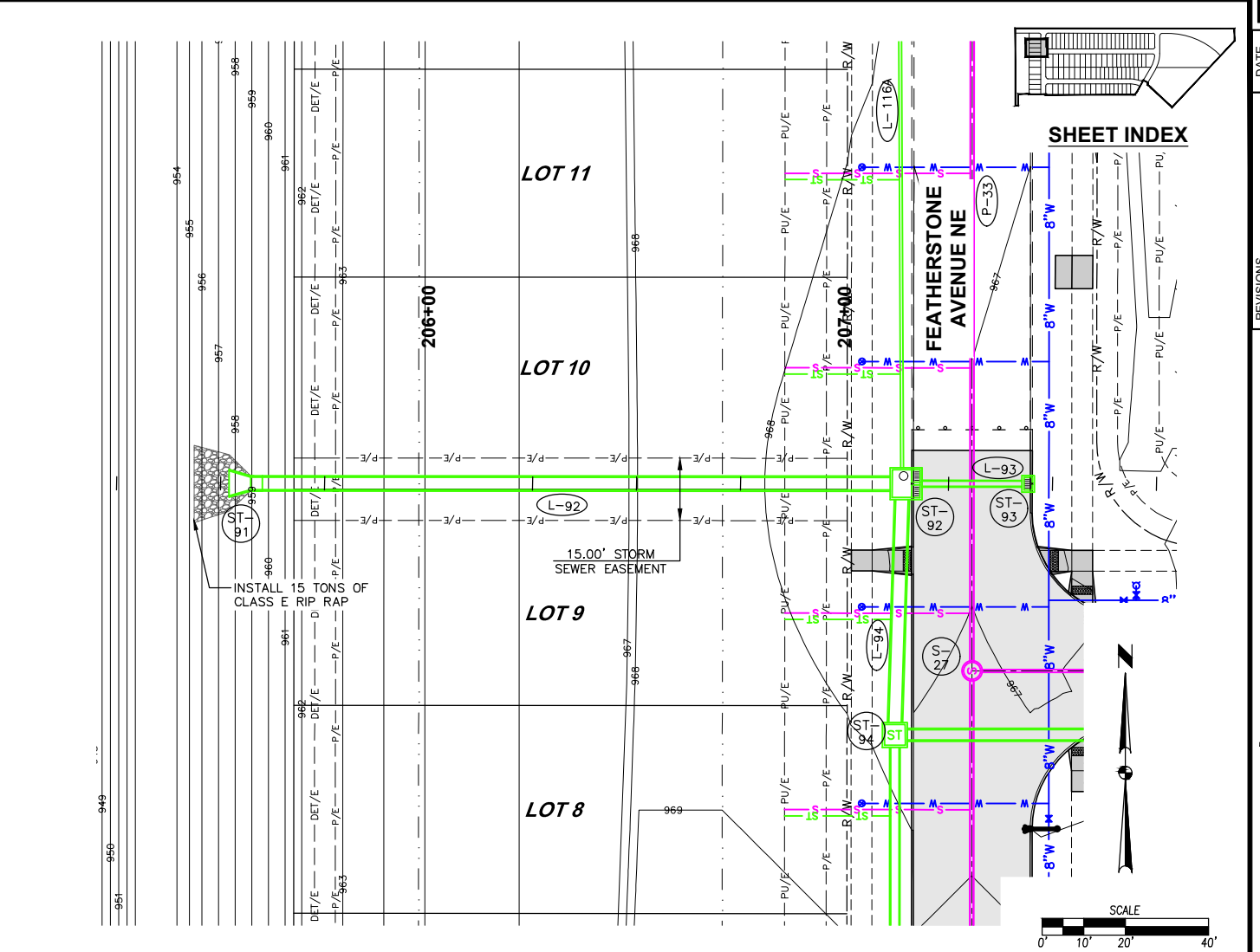
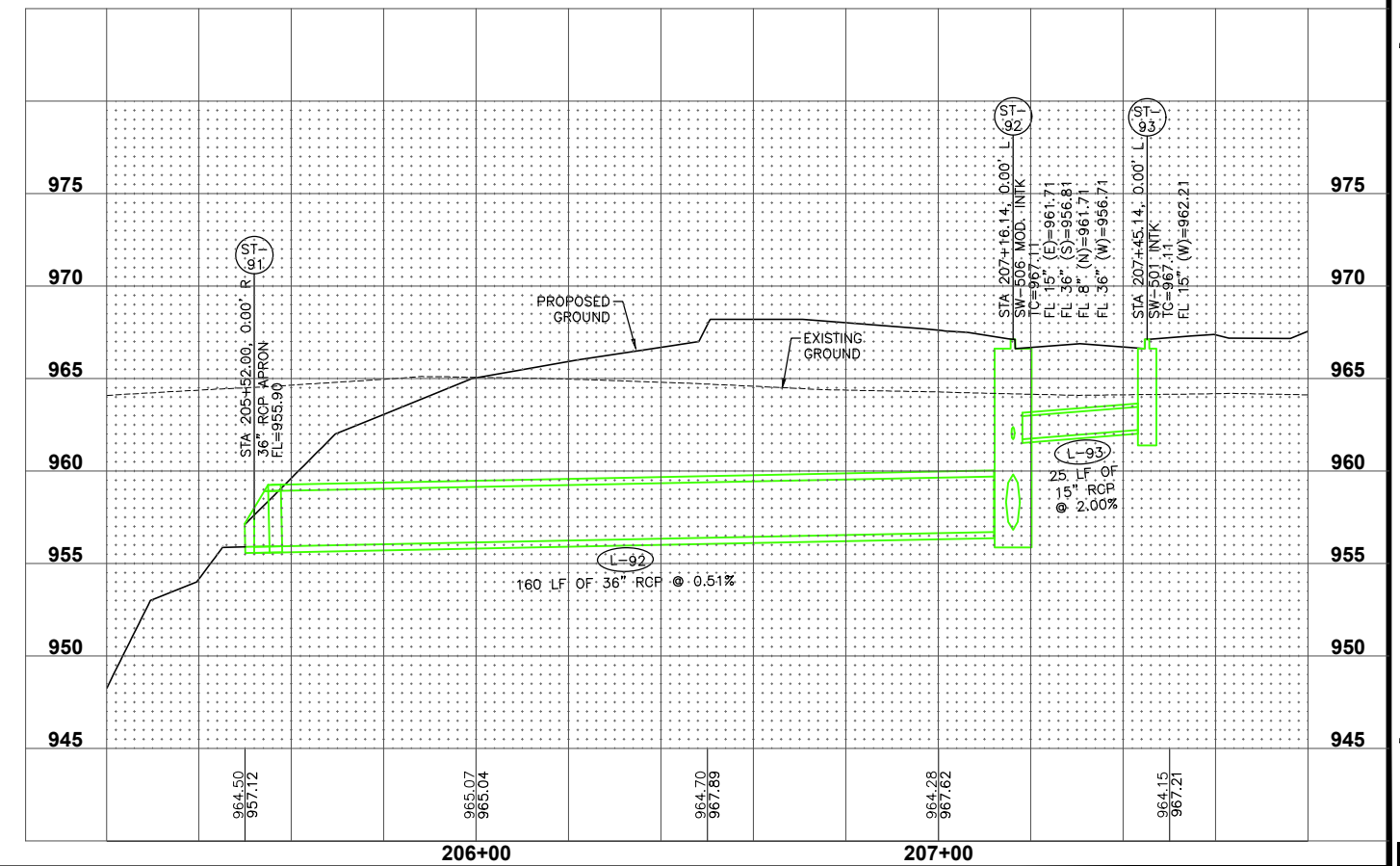
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05-20-2022	SECOND SUBMITTAL
04-22-2022	FIRST SUBMITTAL



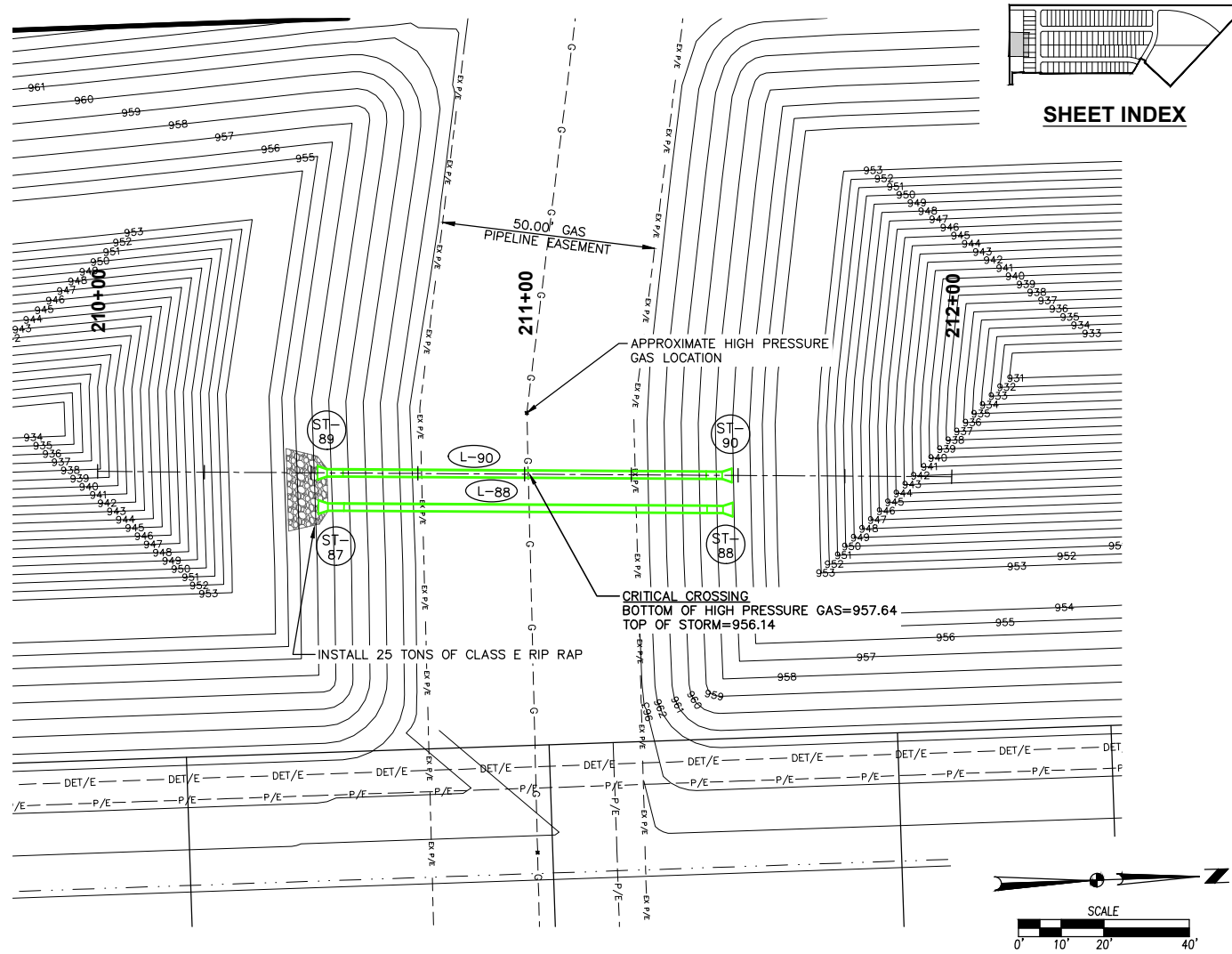
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 ENGR:  
 PLOTTED BY: EMILY HARRIS  
 TECH:



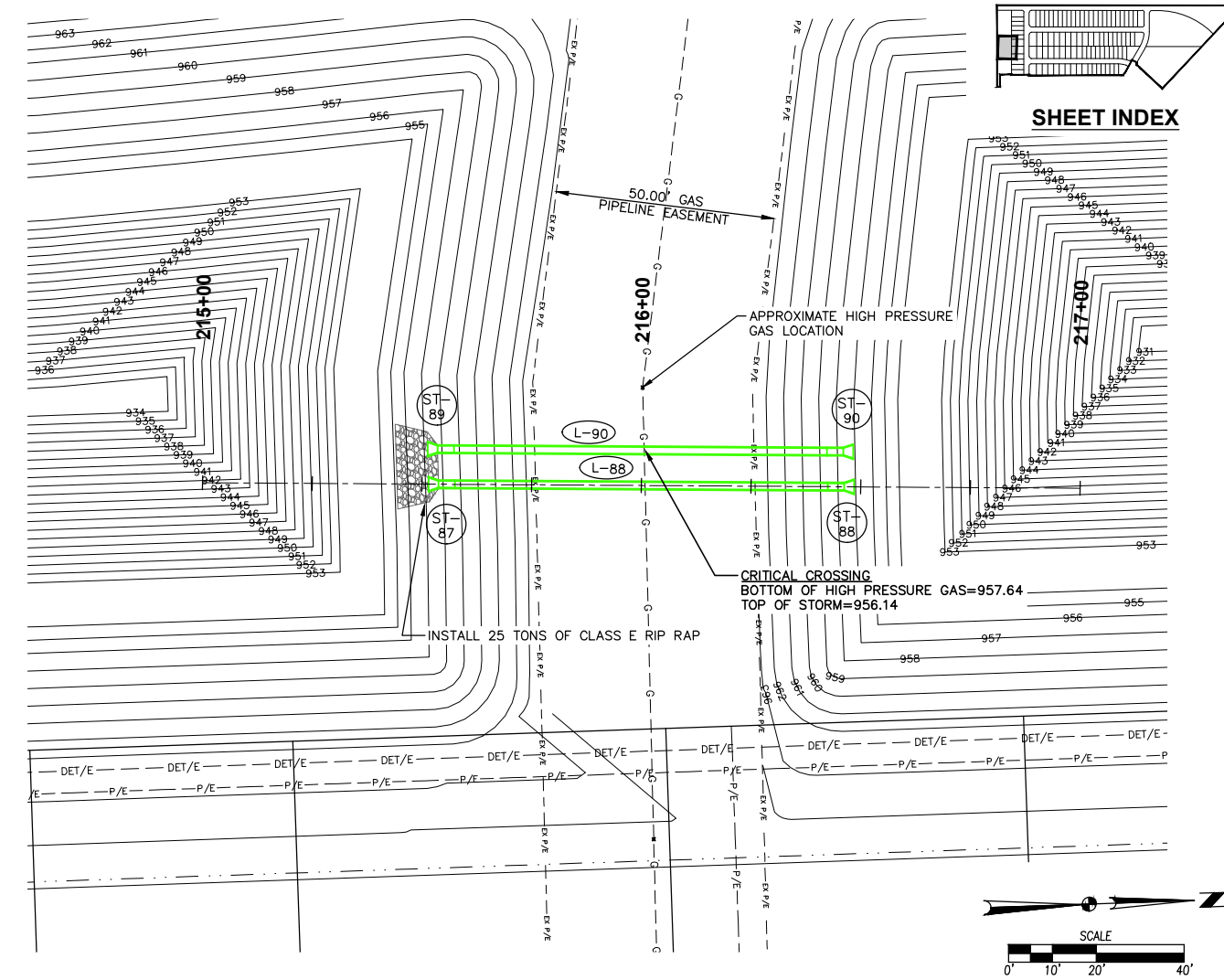
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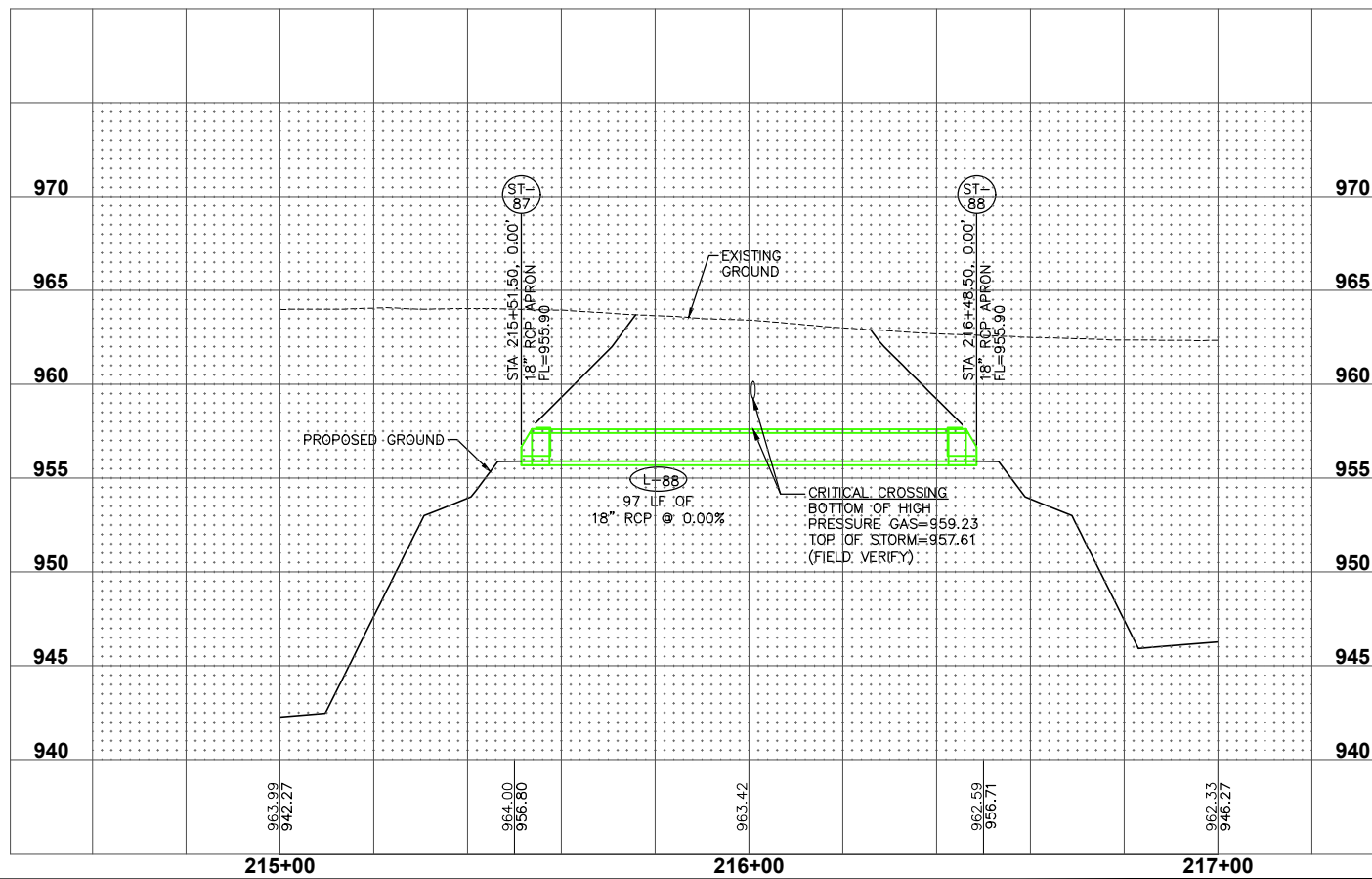
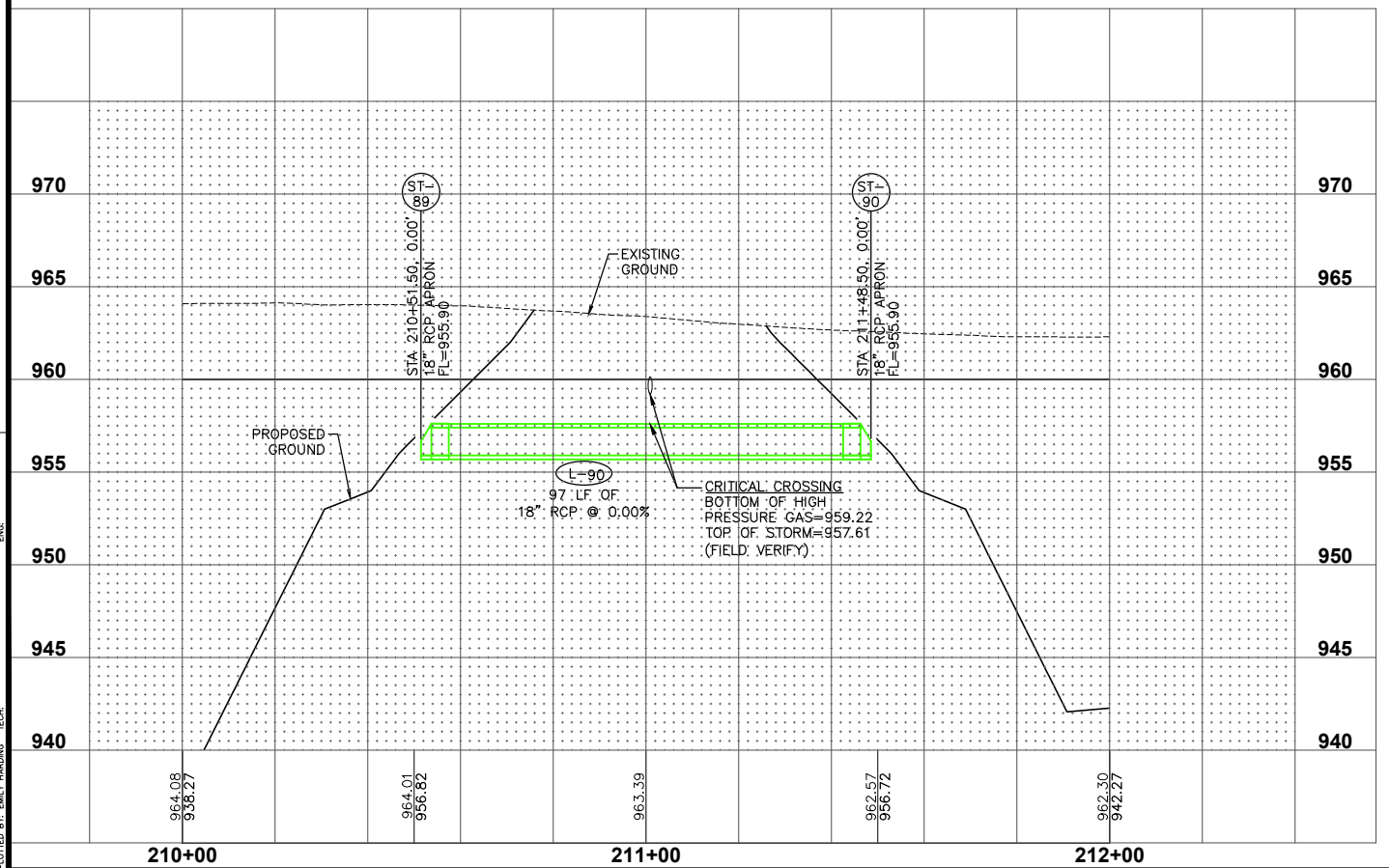
SHEET INDEX



SHEET INDEX



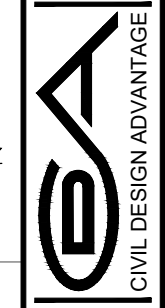
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 SCALE: 1"=40'

DATE	REVISIONS
06-17-2022	THIRD SUBMITTAL
05-20-2022	SECOND SUBMITTAL
04-22-2022	FIRST SUBMITTAL

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

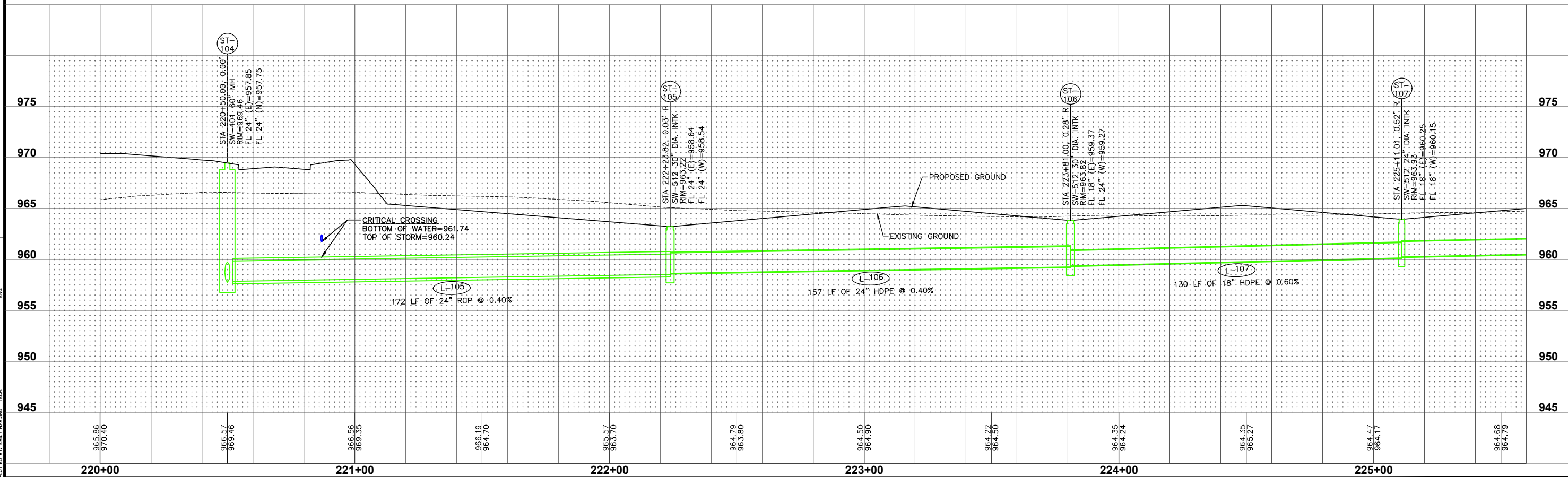
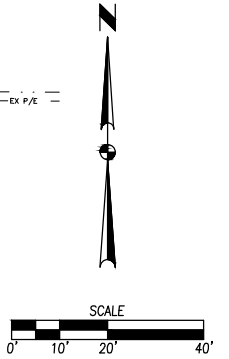
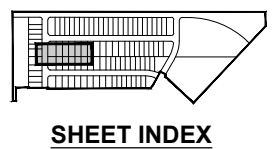
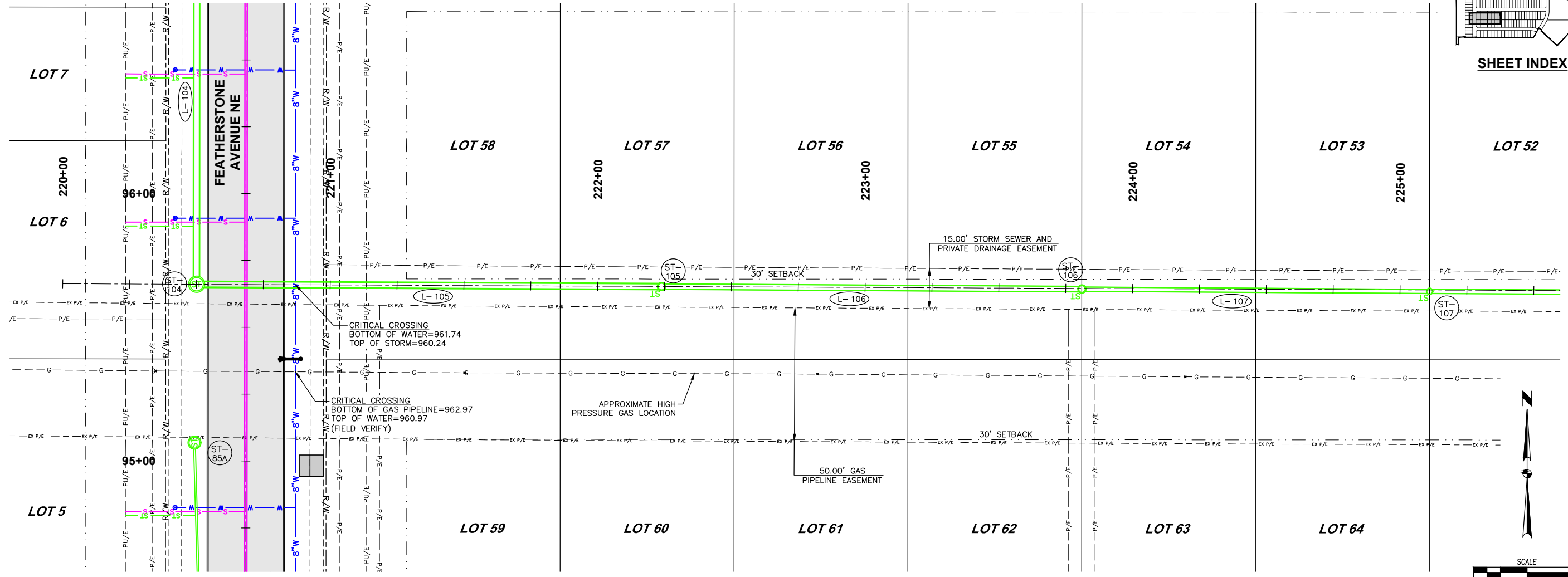


CIVIL DESIGN ADVANTAGE  
 BONDURANT, IOWA

**FEATHERSTONE PLAT 2**  
**STORM SEWER PLAN AND PROFILE**

TECH: ENH  
ENGINEER: ENH

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 PLOTTED BY: ENH/PLANNING  
 DATE: 7/15/2022 2:32 PM



**FEATHERSTONE PLAT 2**  
**STORM SEWER PLAN AND PROFILE**

21  
 29

2203.162

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

TECH: ENH  
 ENGINEER: ENH

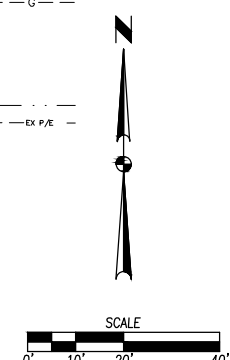
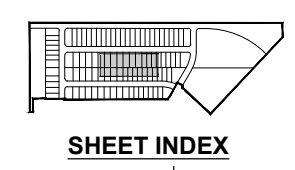
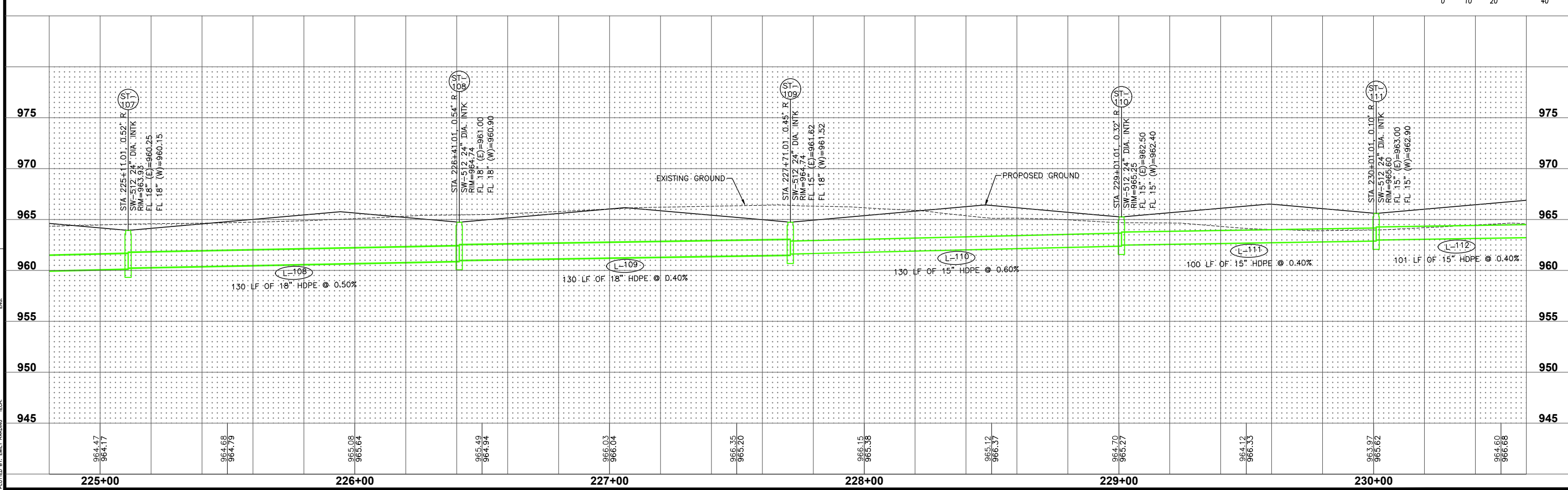
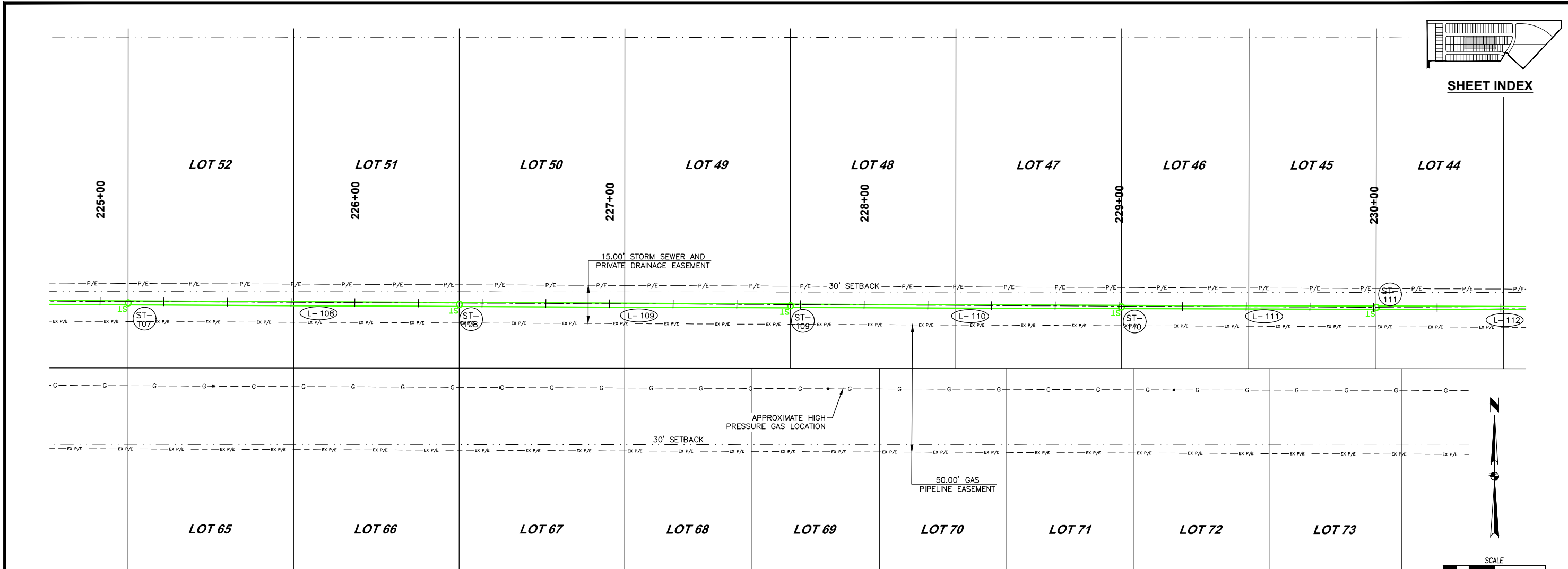
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DATE	04-22-2022
THIRD SUBMITTAL	06-17-2022
SECOND SUBMITTAL	05-20-2022
FIRST SUBMITTAL	04-22-2022

BONDURANT, IOWA

CIVIL DESIGN ADVANTAGE

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 PLOTTED BY: DAILY HARDING  
 COMMENT:  
 ENG:



DATE	06-17-2022
REVISIONS	THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL
DATE	06-20-2022 04-22-2022

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

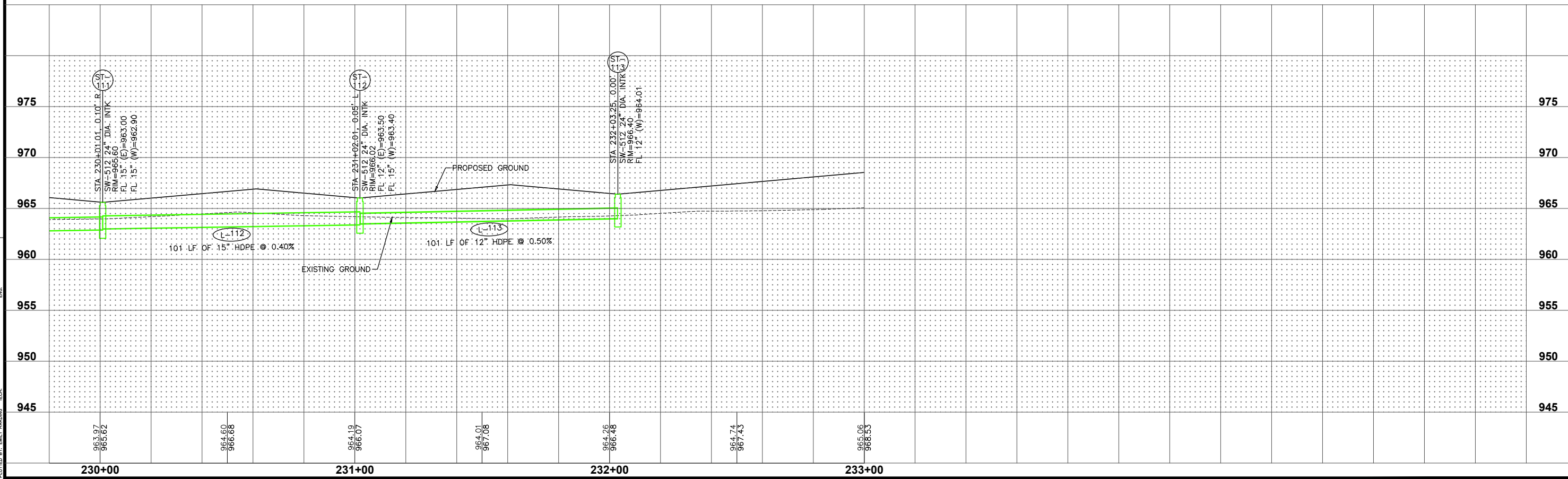
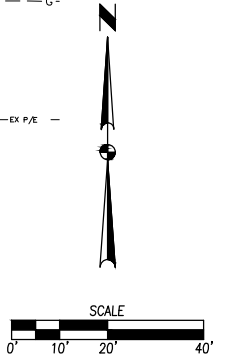
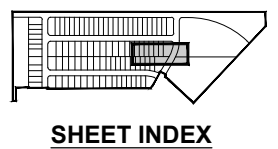
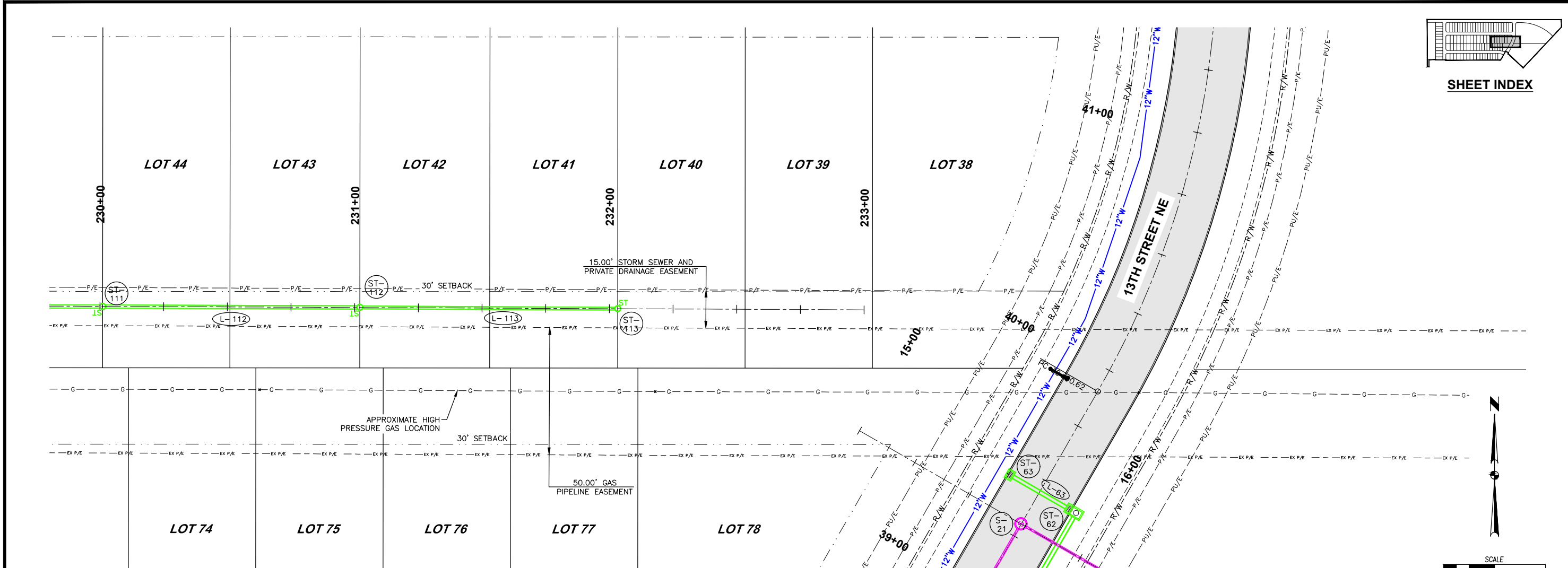
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**FEATHERSTONE PLAT 2**  
**STORM SEWER PLAN AND PROFILE**

BONDURANT, IOWA

22/29  
 2203.162

FILE: H:\2022\2203162\WORK\PLAT\_2\2203162-PING.DWG  
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DATE	06-17-2022
THIRD SUBMITTAL	06-20-2022
SECOND SUBMITTAL	06-20-2022
FIRST SUBMITTAL	04-22-2022

REVISIONS

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

TECH: ENH  
 ENGINEER: ENH

**EA**  
 CIVIL DESIGN ADVANTAGE

**FEATHERSTONE PLAT 2**  
**STORM SEWER PLAN AND PROFILE**

BONDURANT, IOWA

23 / 29  
 2203.162

DATE	06-17-2022
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SECOND SUBMITTAL	04-22-2022
FIRST SUBMITTAL	

REVISIONS

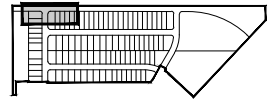
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

TECH: ENH  
 ENGINEER: ENH

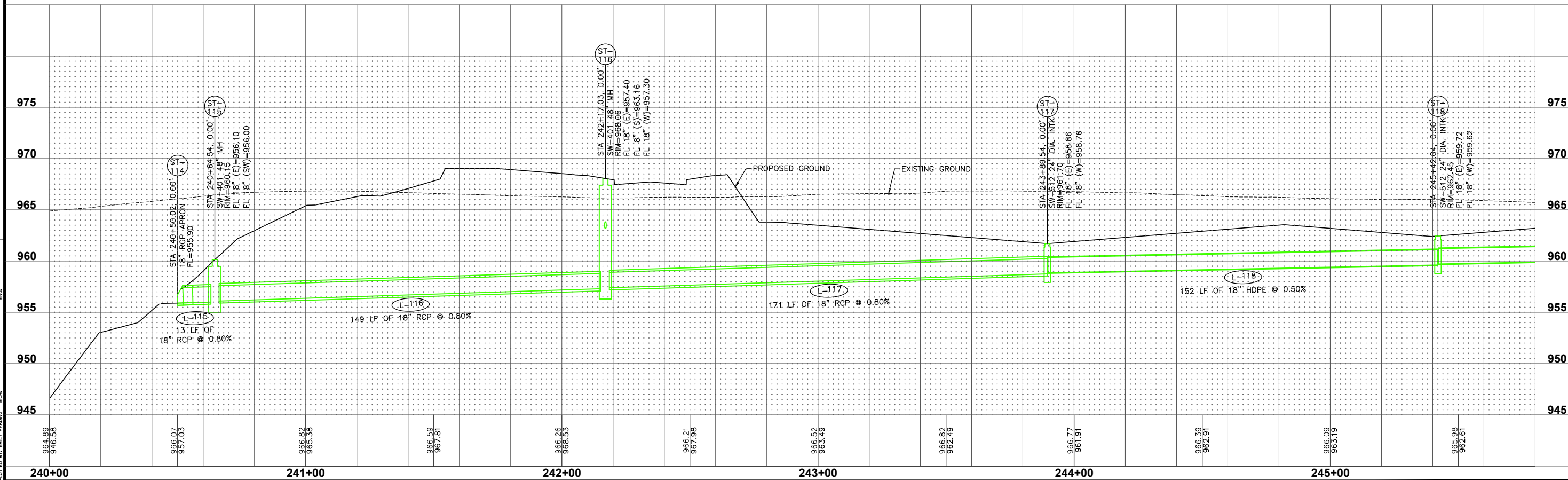
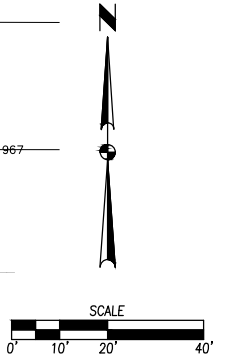
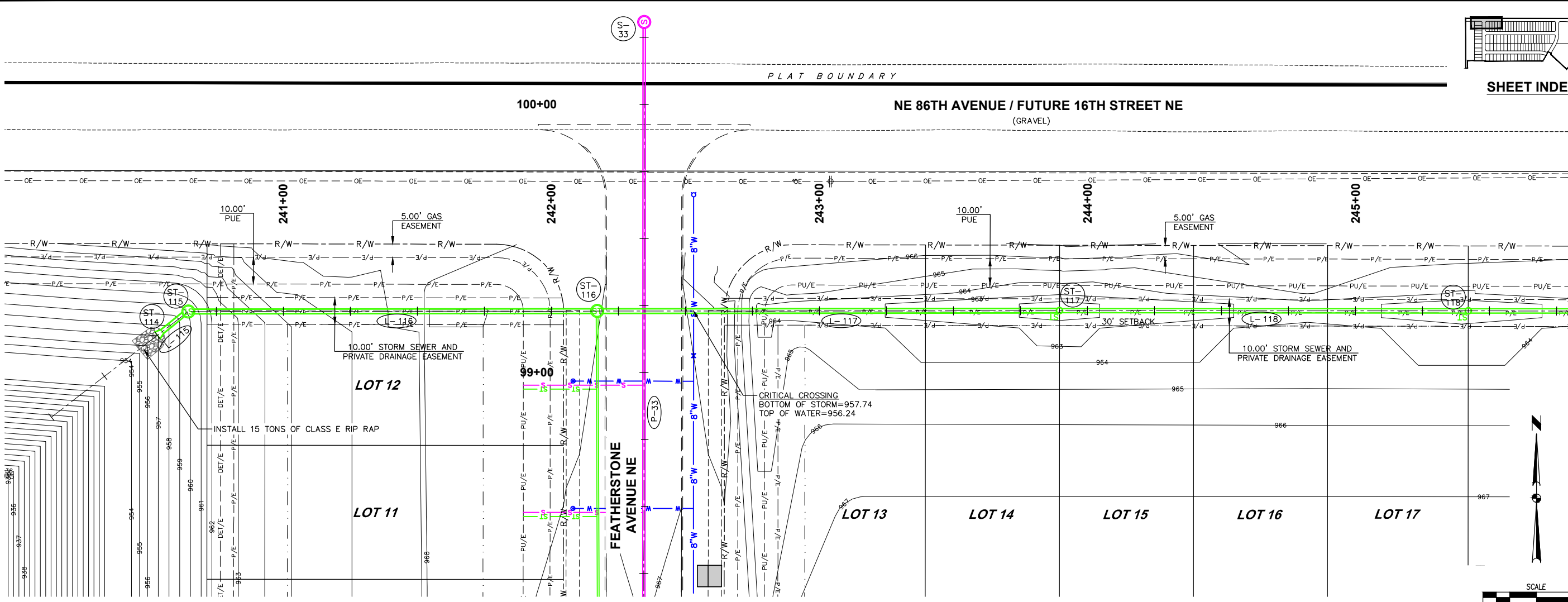
BONDURANT, IOWA

**FEATHERSTONE PLAT 2**  
**STORM SEWER PLAN AND PROFILE**

24  
 29  
 2203.162

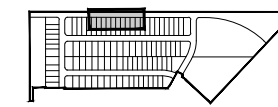


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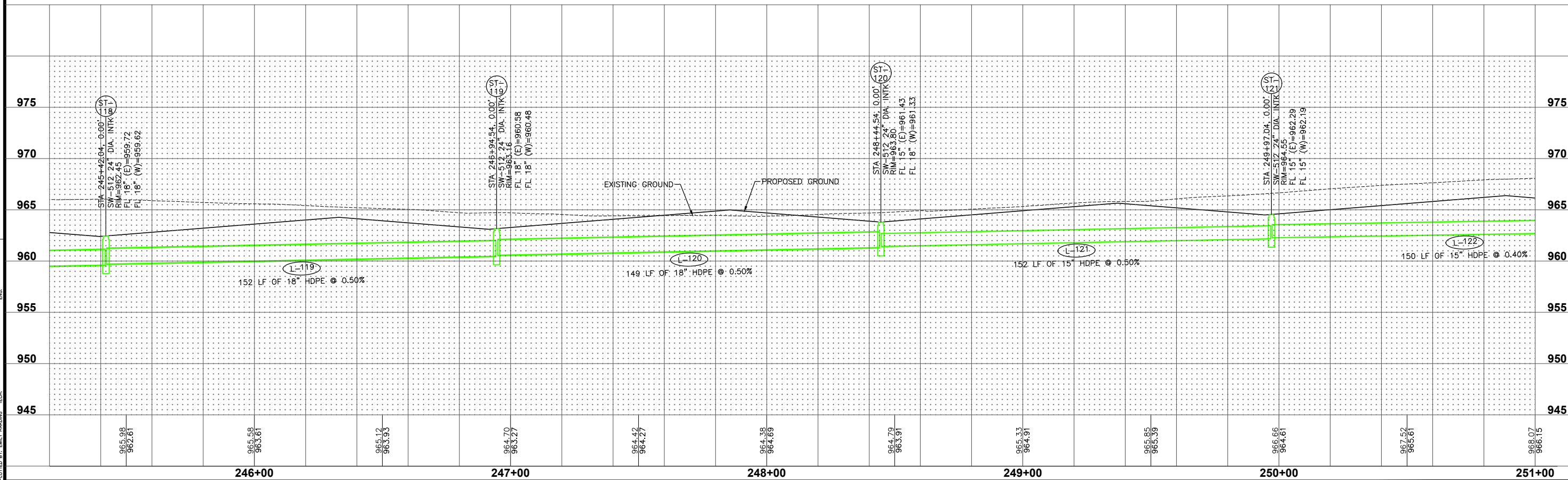
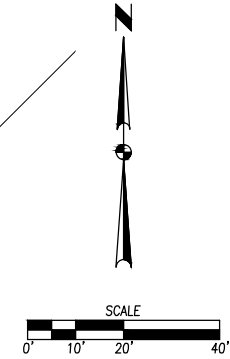
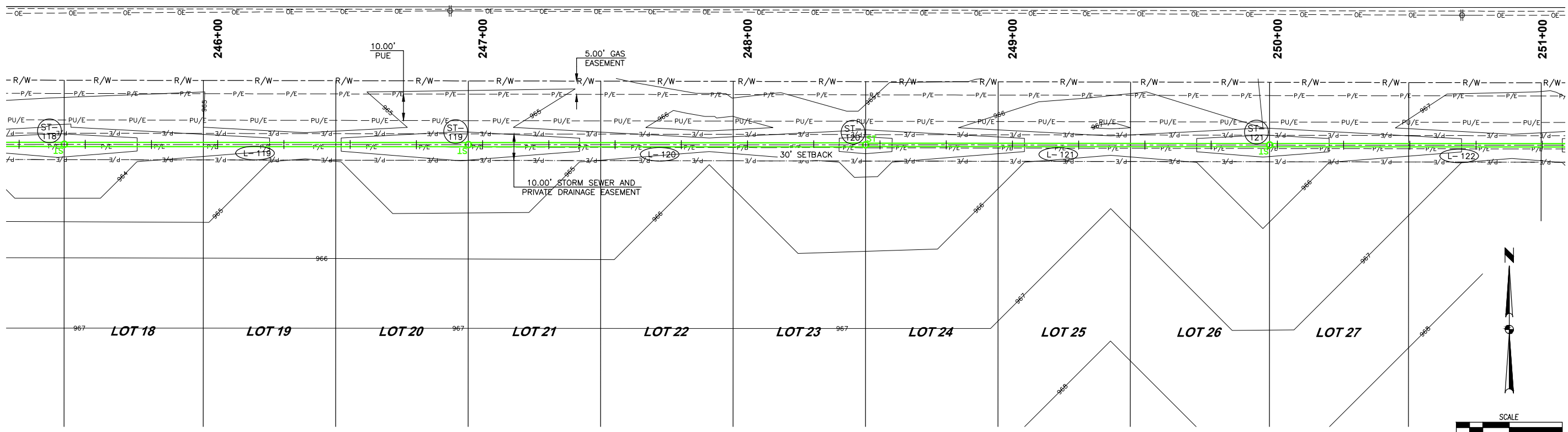
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 PLOTTED BY: ENH  
 DATE: 7/15/2022 2:33 PM





SHEET INDEX

NE 86TH AVENUE / FUTURE 16TH STREET NE  
(GRAVEL)



FILE: H:\2203\2203\FEATHERSTONE PLAT 2\2203182-PING.DWG  
 COMMENT: PLOTTED BY: TMLY, HARDING  
 DATE: 7/15/2022 2:33 PM

REVISIONS	DATE
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SECOND SUBMITTAL	05-20-2022
FIRST SUBMITTAL	04-22-2022

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



BONDURANT, IOWA

FEATHERSTONE PLAT 2  
 STORM SEWER PLAN AND PROFILE

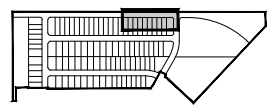
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REVISIONS	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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



BONDURANT, IOWA

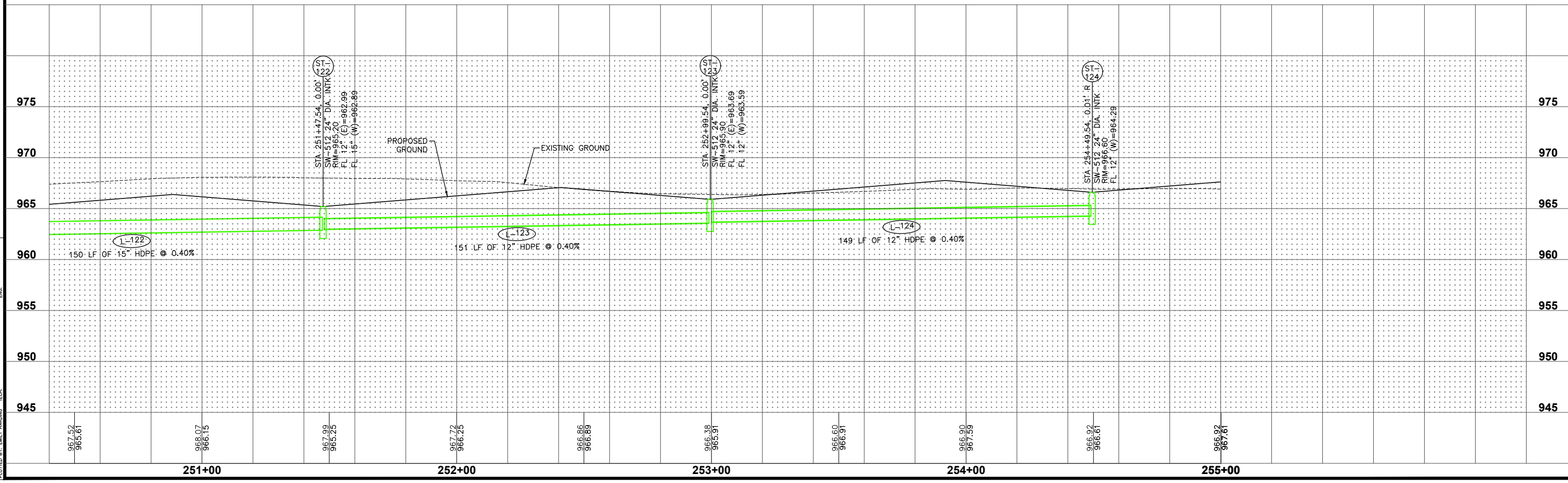
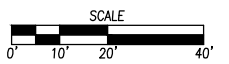
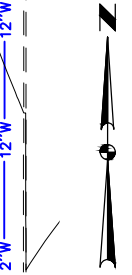
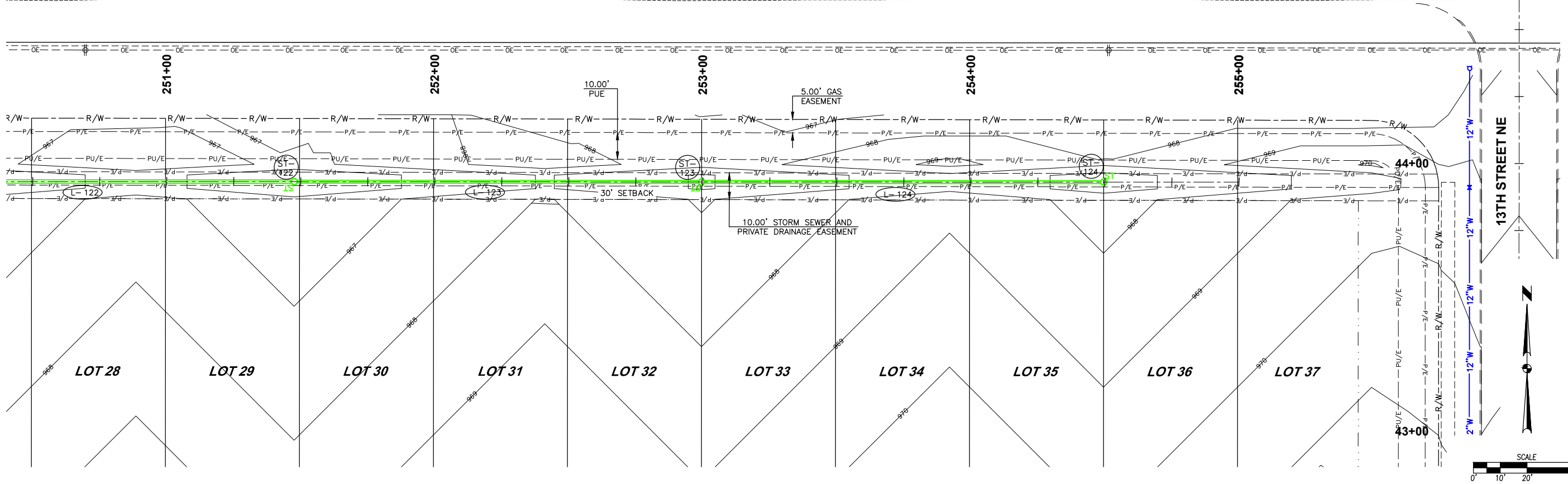
**FEATHERSTONE PLAT 2**  
**STORM SEWER PLAN AND PROFILE**



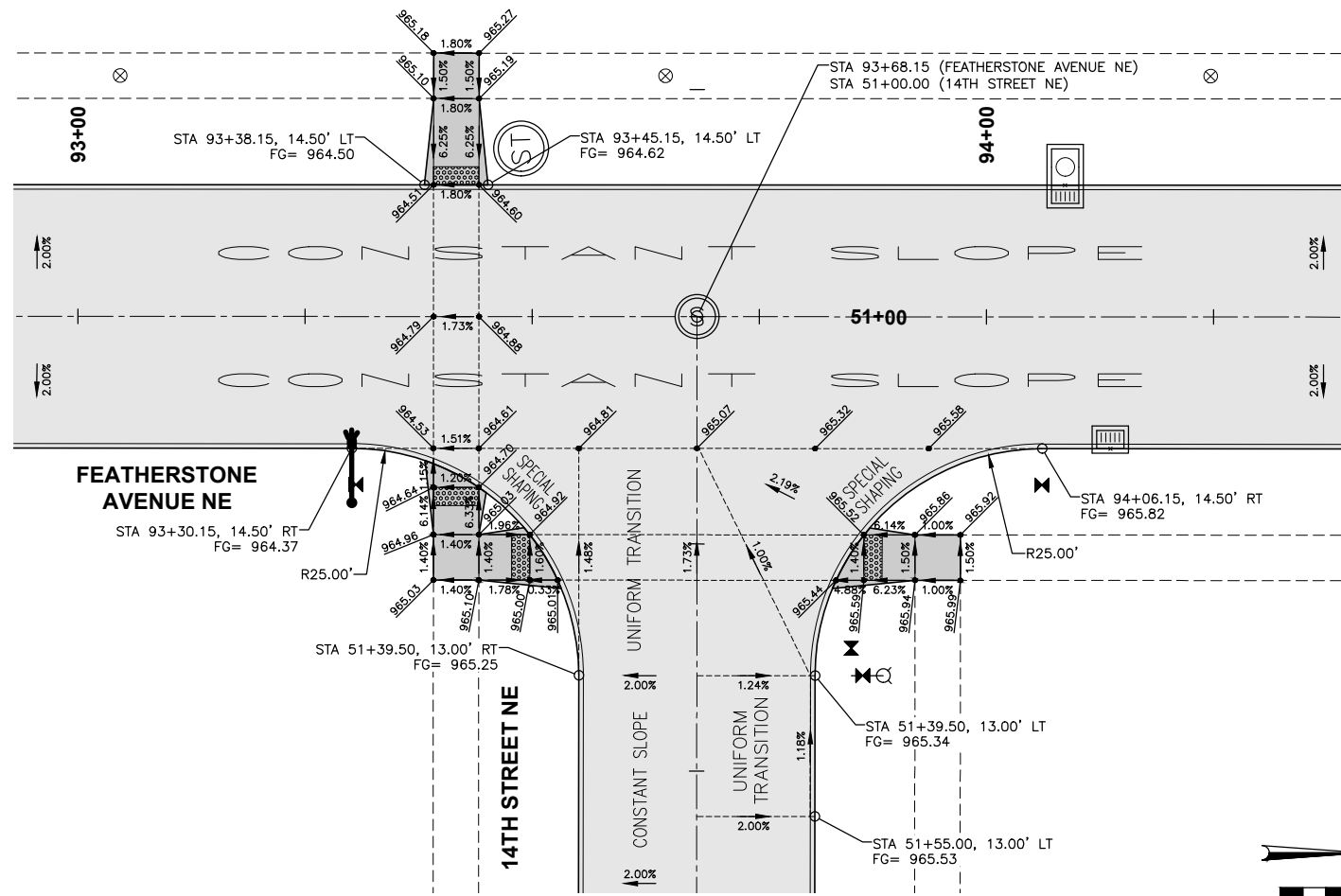
SHEET INDEX

PLAT BOUNDARY

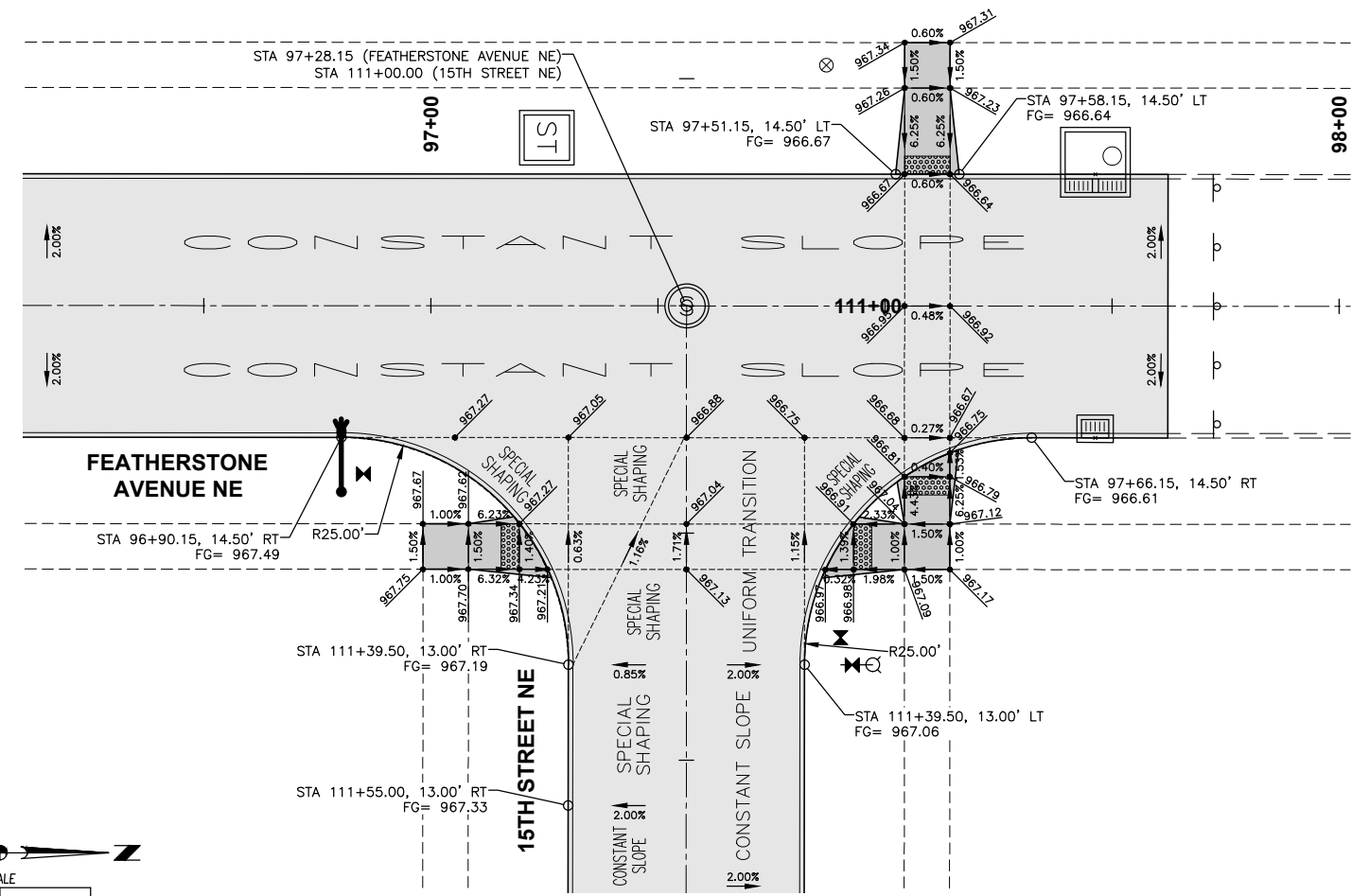
**NE 86TH AVENUE / FUTURE 16TH STREET NE**  
 (GRAVEL)



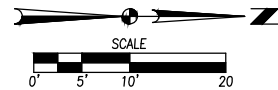
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 DATE: 7/15/2022 2:33 PM



**GEOMETRICS AND STAKING LAYOUT**

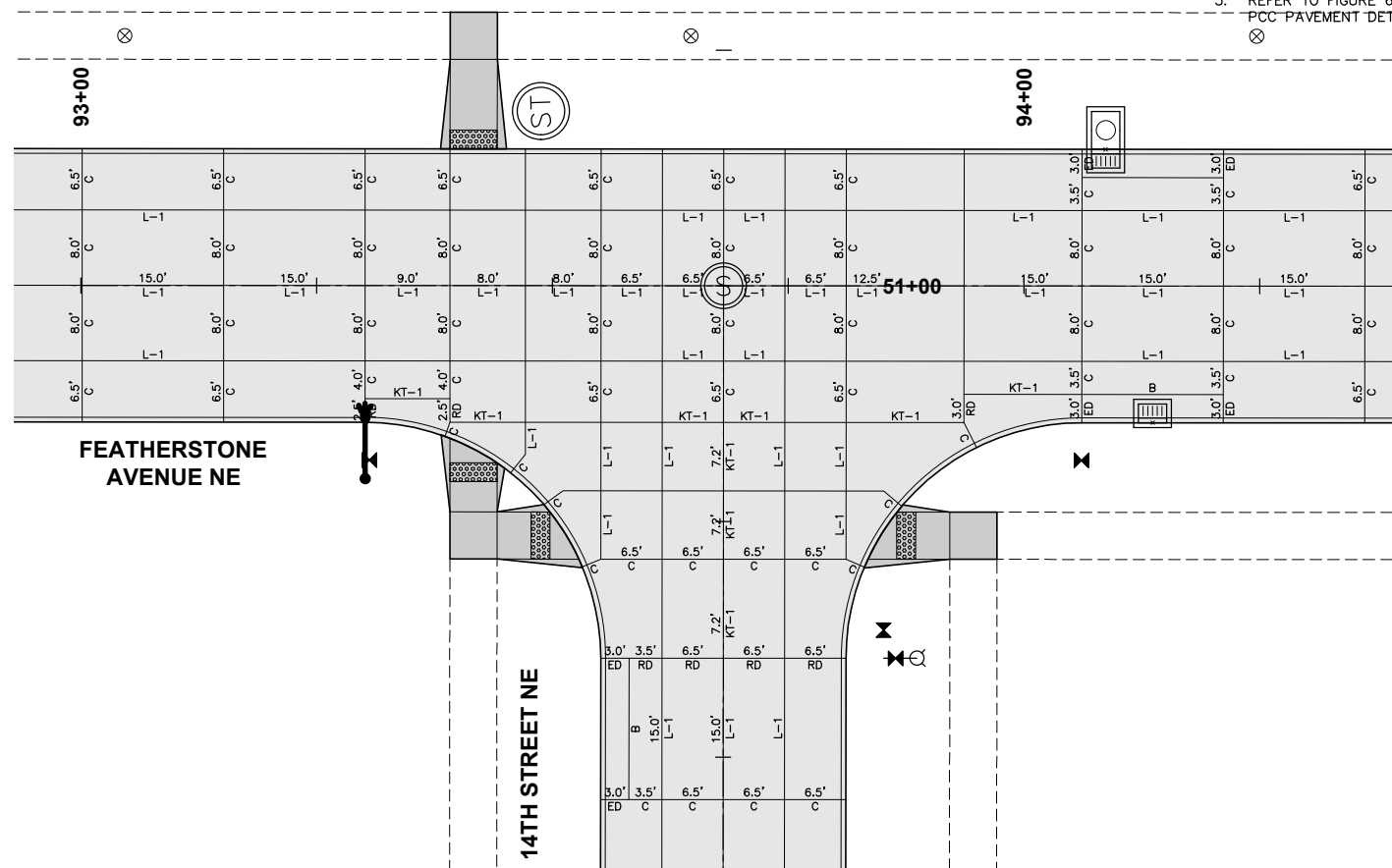


**GEOMETRICS AND STAKING LAYOUT**

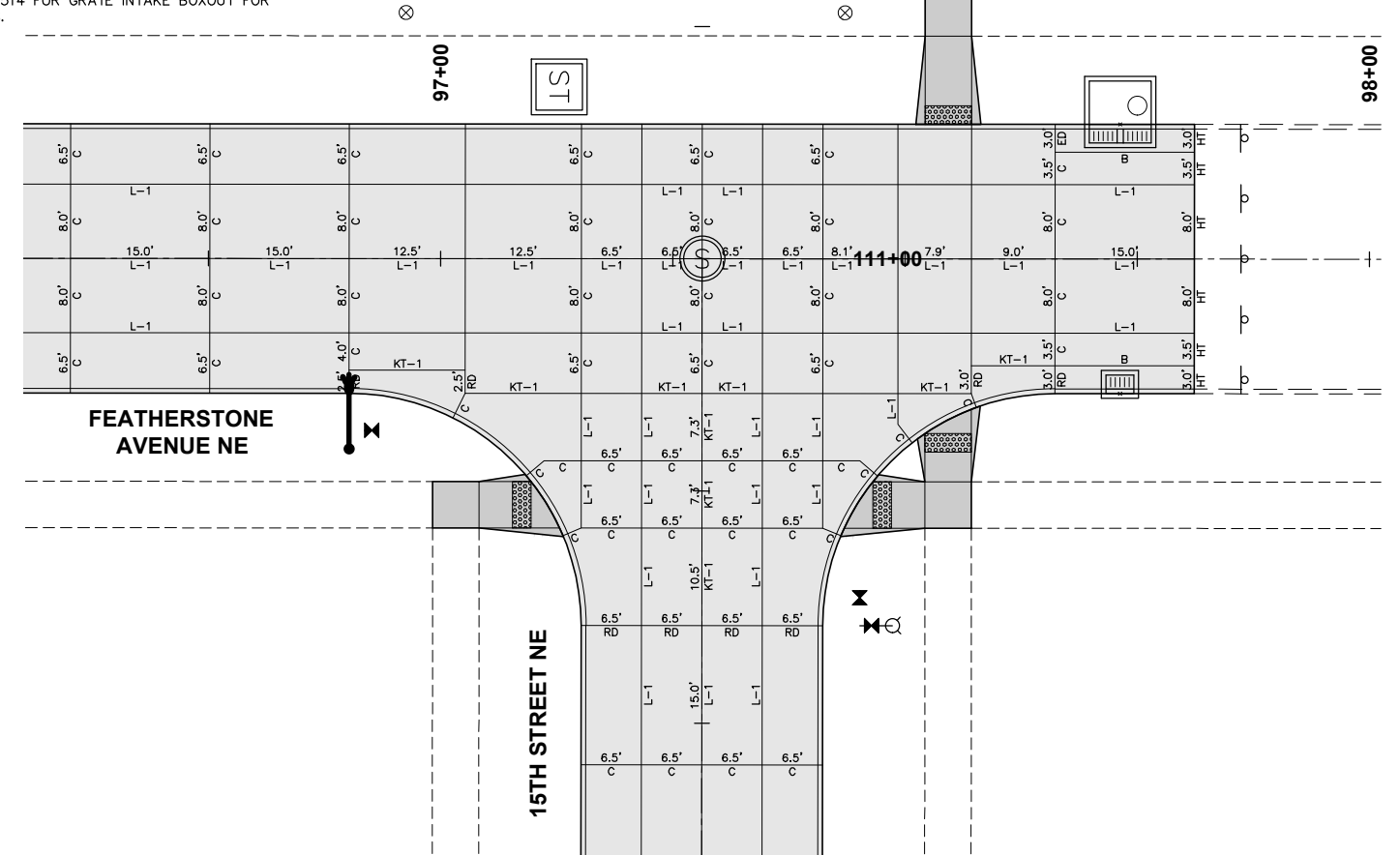


**NOTES:**

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMP AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



**JOINTING LAYOUT**



**JOINTING LAYOUT**

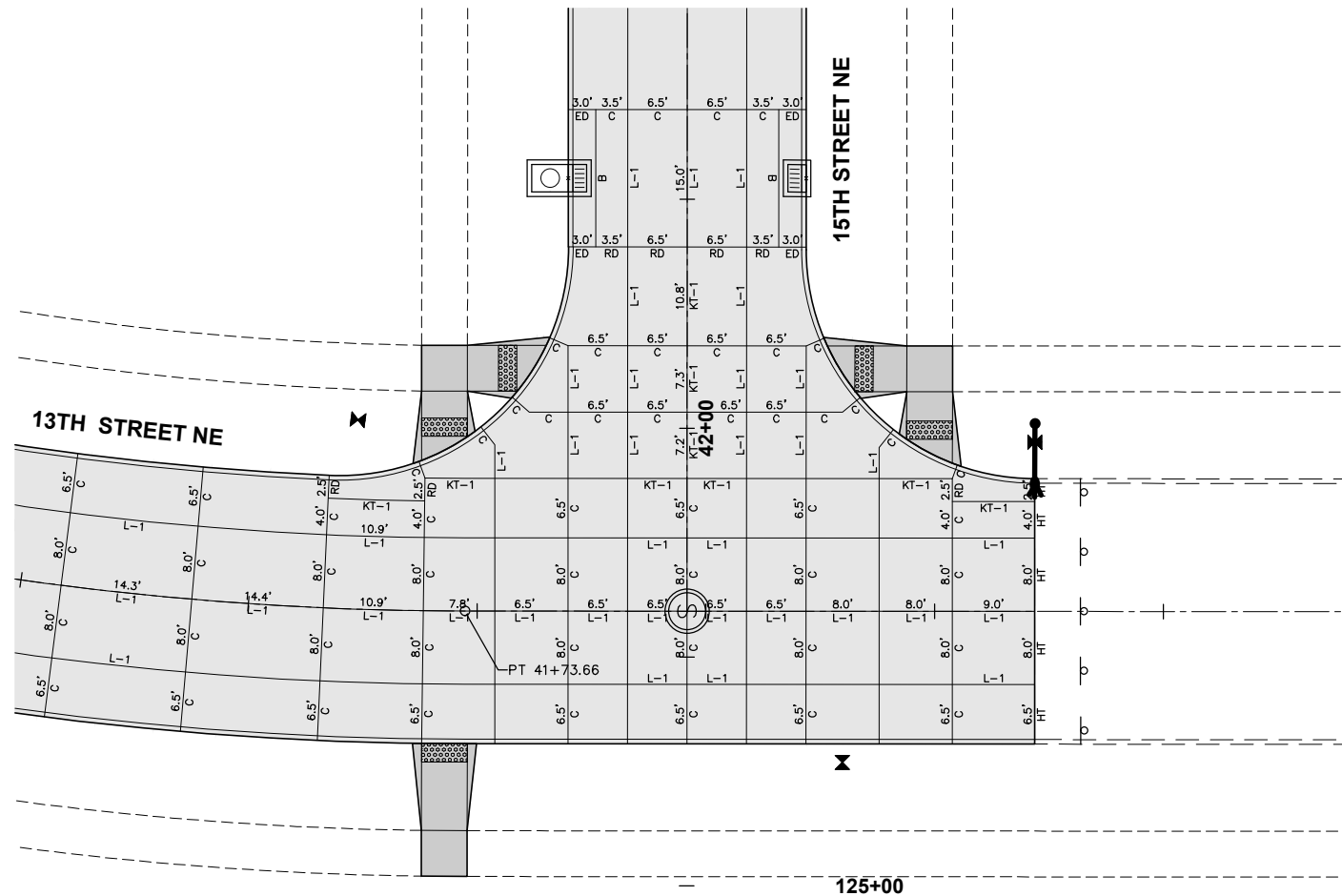
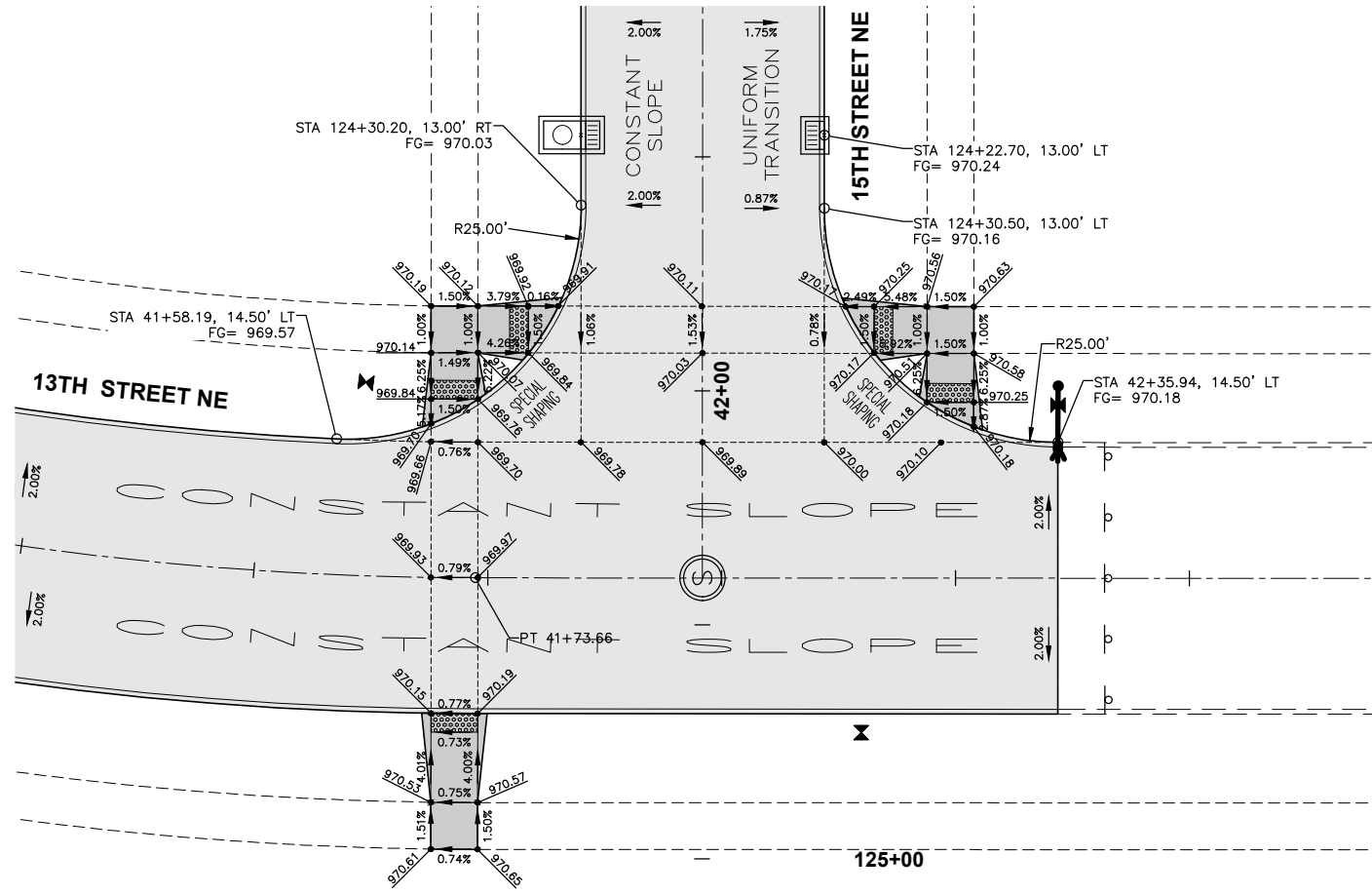
DATE	REVISIONS
06-17-2022	THIRD SUBMITTAL
05-20-2022	SECOND SUBMITTAL
04-22-2022	FIRST SUBMITTAL

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



ENGINEER: ENH  
 BONDURANT, IOWA

**FEATHERSTONE PLAT 2**  
**INTERSECTION DETAILS**



**NOTES:**

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

REVISIONS	DATE
THIRD SUBMITTAL	06-17-2022
SECOND SUBMITTAL	05-20-2022
FIRST SUBMITTAL	04-22-2022

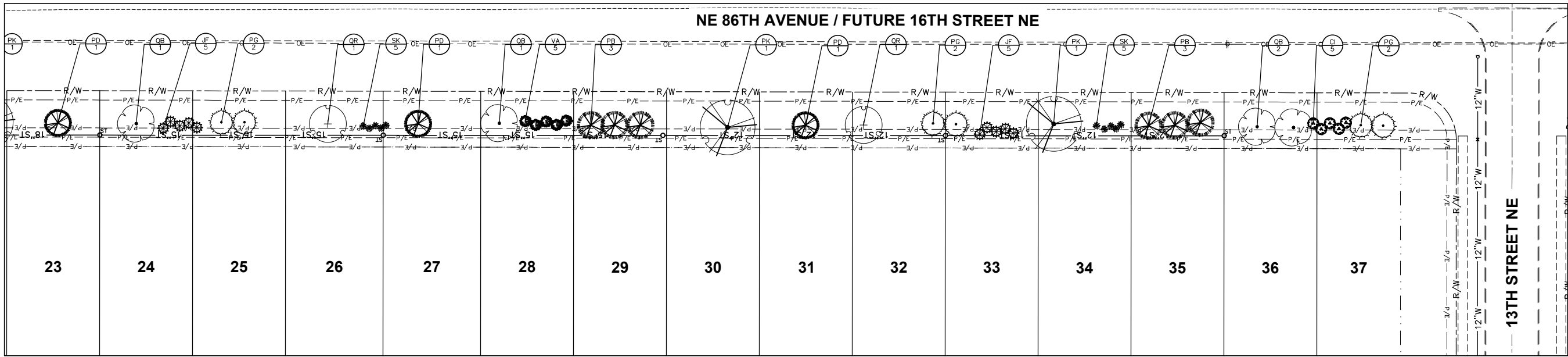
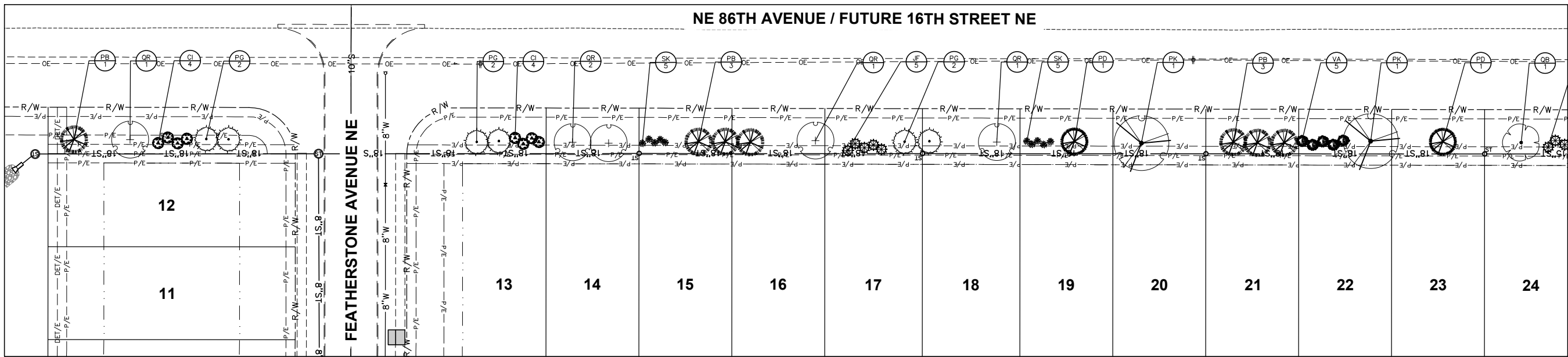
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

ENGINEER: ENH  
 TECH:



BONDURANT, IOWA

**FEATHERSTONE PLAT 2**  
**INTERSECTION DETAILS**



**LANDSCAPE NOTES**

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3". ALL EDGING SHALL STEEL.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

**BUFFER REQUIREMENTS**

1 OVERSTORY TREE, 2 EVERGREEN TREES AND 4 SHRUBS TREES PER 100 LF.

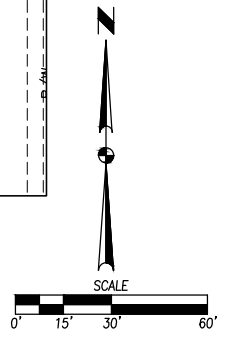
**NE 86TH AVE BUFFER**

BUFFER LENGTH: 1,444 LF TOTAL

TREES REQUIRED: TREES PROVIDED:

OVERSTORY:	15	17
EVERGREEN:	29	33
SHRUBS:	58	34

PLANT SCHEDULE NE 86TH AVE BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PB	13	Black Hills Spruce	<i>Picea glauca densata</i>	B&B, 5' HEIGHT
PD	4	Douglas Fir	<i>Pseudotsuga menziesii</i>	B&B, 6" HEIGHT
PG	12	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	B&B, 6" HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PK	4	Northern Advance American Sycamore	<i>Platanus occidentalis 'Bismarck' TM</i>	B&B, 1.5" CALIPER
QB	4	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 2" CALIPER
QR	7	Red Oak	<i>Quercus rubra</i>	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CI	13	Isanti Redosier Dogwood	<i>Cornus sericea 'Isanti'</i>	5 GAL
JF	15	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	5 GAL
SK	20	Miss Kim Korean Lilac	<i>Syringa pubescens 'Miss Kim'</i>	5 GAL
VA	10	American Cranberrybush	<i>Viburnum trilobum</i>	36" HEIGHT



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 PLOTTED BY: EMILY HARDING TECH

DATE		REVISIONS		THIRD SUBMITTAL	06-17-2022	SECOND SUBMITTAL	05-20-2022	FIRST SUBMITTAL	04-22-2022
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4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

E&A

CIVIL DESIGN ADVANTAGE  
 ENGINEER: ENH  
 BONDURANT, IOWA

FEATHERSTONE PLAT 2  
 LANDSCAPE PLAN

29

29

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