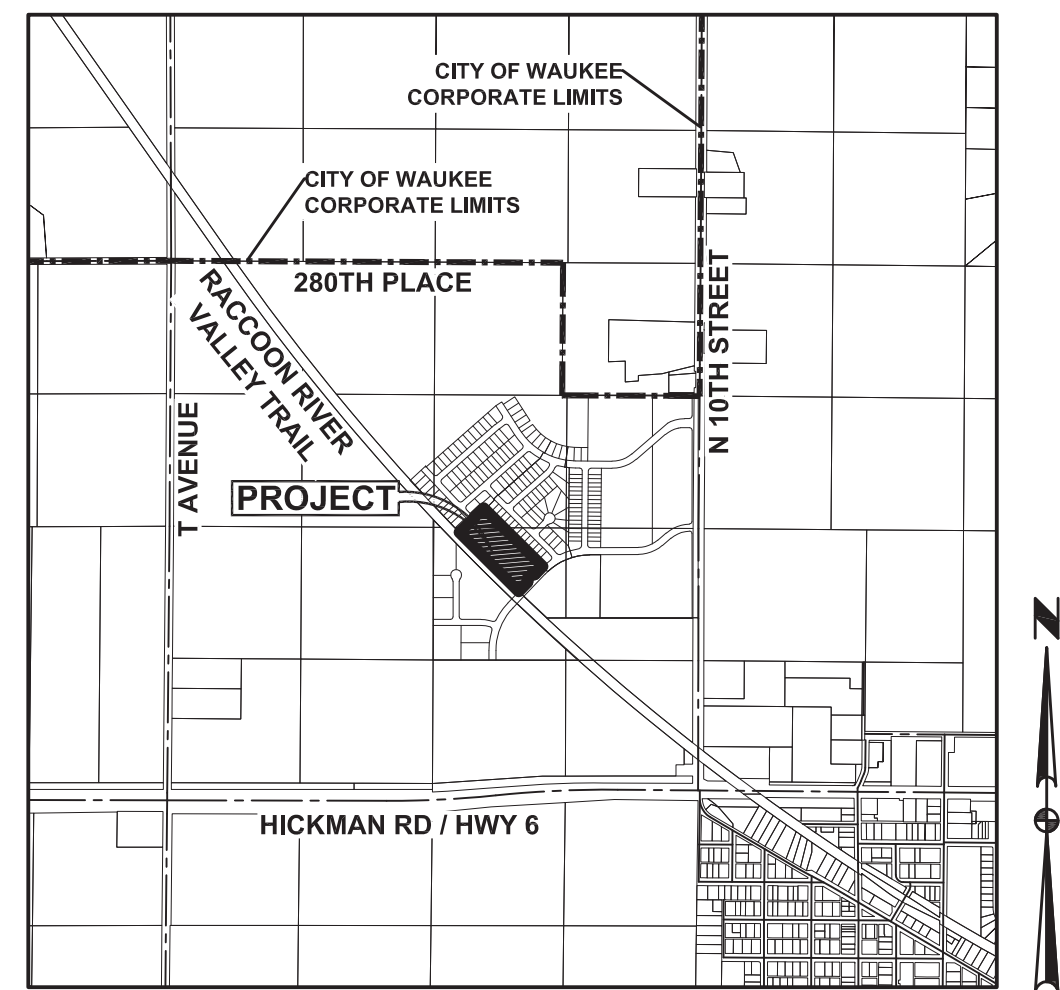


CONSTRUCTION PLANS FOR: STRATFORD CROSSING PLAT 5

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS AND DETAILS
3	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
4	HYDRANT COVERAGE AND LANDSCAPE PLAN
5	GRADING PLAN
6	EROSION AND SEDIMENT CONTROL PLAN
7-9	STORM & SANITARY SEWER PLAN AND PROFILE
10-11	WATER MAIN PLAN AND PROFILE

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
TOP OF PROPOSED GROUND	GAS MAIN
MINIMUM OPENING ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

AS-BUILT DRAWINGS

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

PROJECT MANAGER

LANDMARK DEVELOPMENT SERVICES
CONTACT: NICK HALFILL
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325
PH: (515) 986-5994

OWNER / DEVELOPER

STRATFORD CROSSING, LLC
CONTACT: BILL SPENCER
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325
PH: (515) 986-5994

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: ERIN OLLENDIKE

ZONING

PD: PLANNED DEVELOPMENT DISTRICT W/
UNDERLYING R-2 ONE AND TWO
FAMILY RESIDENTIAL DISTRICT ZONING

BENCHMARKS

USGS MONUMENT ALUMINUM ROD WITH CAP
STAMPED G121 AND NGS ACCESS COVER 3"
DEEP, EAST SIDE OF R AVE. (R16) 0.1
MILES SOUTH OF 300TH STREET.
ELEVATION=1022.24

SUBMITTALS

FIRST SUBMITTAL: 10/23/2018
SECOND SUBMITTAL: 11/06/2018
THIRD SUBMITTAL: 12/04/2018
FINAL SUBMITTAL: 12/17/2018

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 6.55 ACRES (285,188 SQUARE FEET)

BULK REGULATIONS

PD
FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 10 FEET; MINIMUM OF 5 FEET ON EACH
SIDE
REAR YARD: 30 FEET

DEVELOPMENT SCHEDULE

GRADING: FALL 2018
UTILITIES: APRIL 2019
PAVING: JUNE 2019

NOTES

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

UTILITY NOTE

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

LEGAL DESCRIPTION

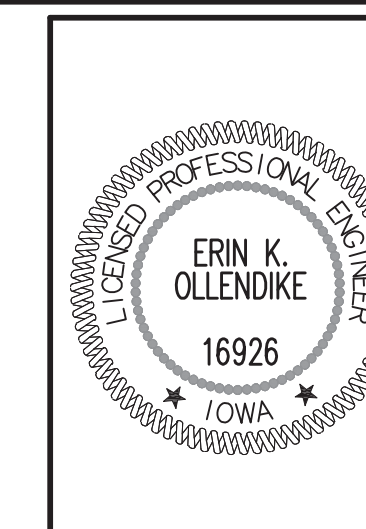
A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE NORTH 89°53'45" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 214.59 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 67.04 FEET AND WHOSE CHORD BEARS SOUTH 44°17'04" EAST, 67.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46°02'36" EAST, 209.29 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 6.14 FEET AND WHOSE CHORD BEARS NORTH 43°55'17" WEST, 6.14 FEET; THENCE NORTH 46°06'51" EAST, 135.00 FEET; THENCE SOUTH 44°12'28" EAST, 54.38 FEET; THENCE SOUTH 44°51'06" EAST, 54.38 FEET; THENCE SOUTH 45°25'36" EAST, 54.67 FEET; THENCE SOUTH 45°31'09" EAST, 663.37 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 37.04 FEET AND WHOSE CHORD BEARS SOUTH 44°59'60" WEST, 37.04 FEET; THENCE SOUTH 43°27'03" WEST, 72.53 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.72 FEET AND WHOSE CHORD BEARS SOUTH 88°57'57" WEST, 35.67 FEET; THENCE SOUTH 44°28'51" WEST, 60.00 FEET; THENCE SOUTH 45°31'09" EAST, 1.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 38.82 FEET AND WHOSE CHORD BEARS SOUTH 01°02'03" EAST, 35.04 FEET; THENCE SOUTH 43°27'03" WEST, 124.35 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 835.43 FEET AND WHOSE CHORD BEARS NORTH 45°24'54" WEST, 835.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.55 ACRES (285,188 SQUARE FEET).

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

CA
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1810.541

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



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
Erin K. Ollendike 06-12-2020
ERIN K. OLLENDIKE, P.E. DATE

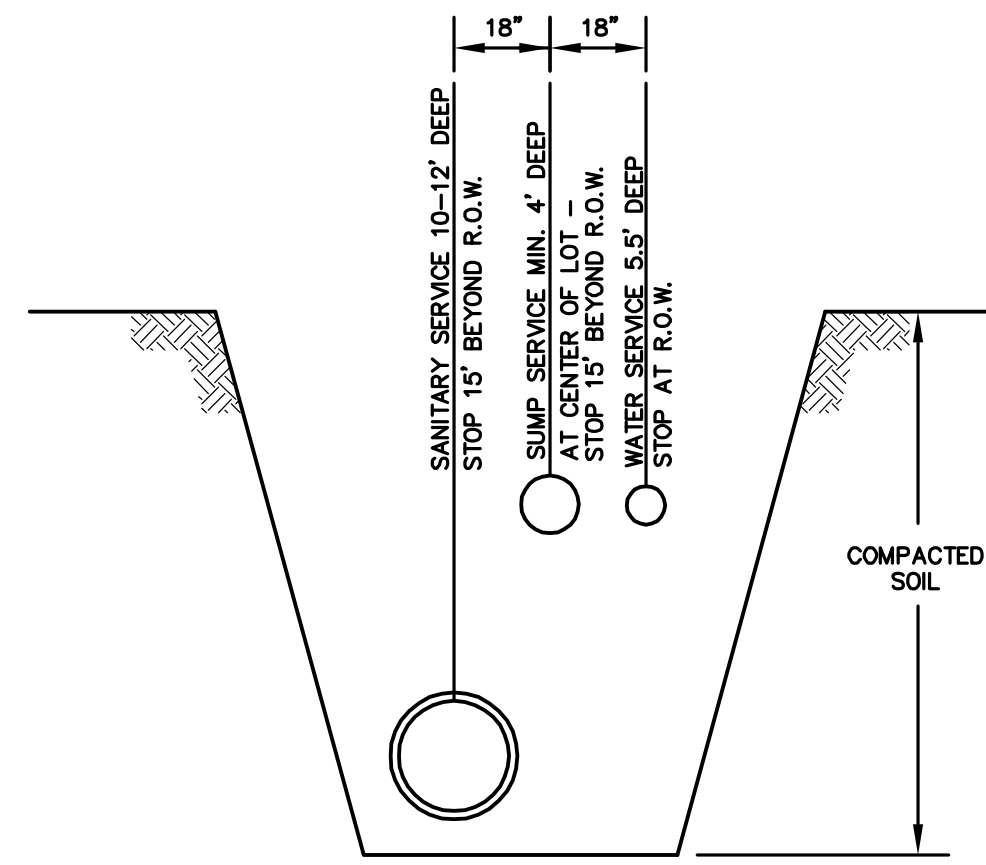
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
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1-11

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY THIELE GEOTECH, INC (PN 02.17120.0) DATED JANUARY 25, 2018.

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

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

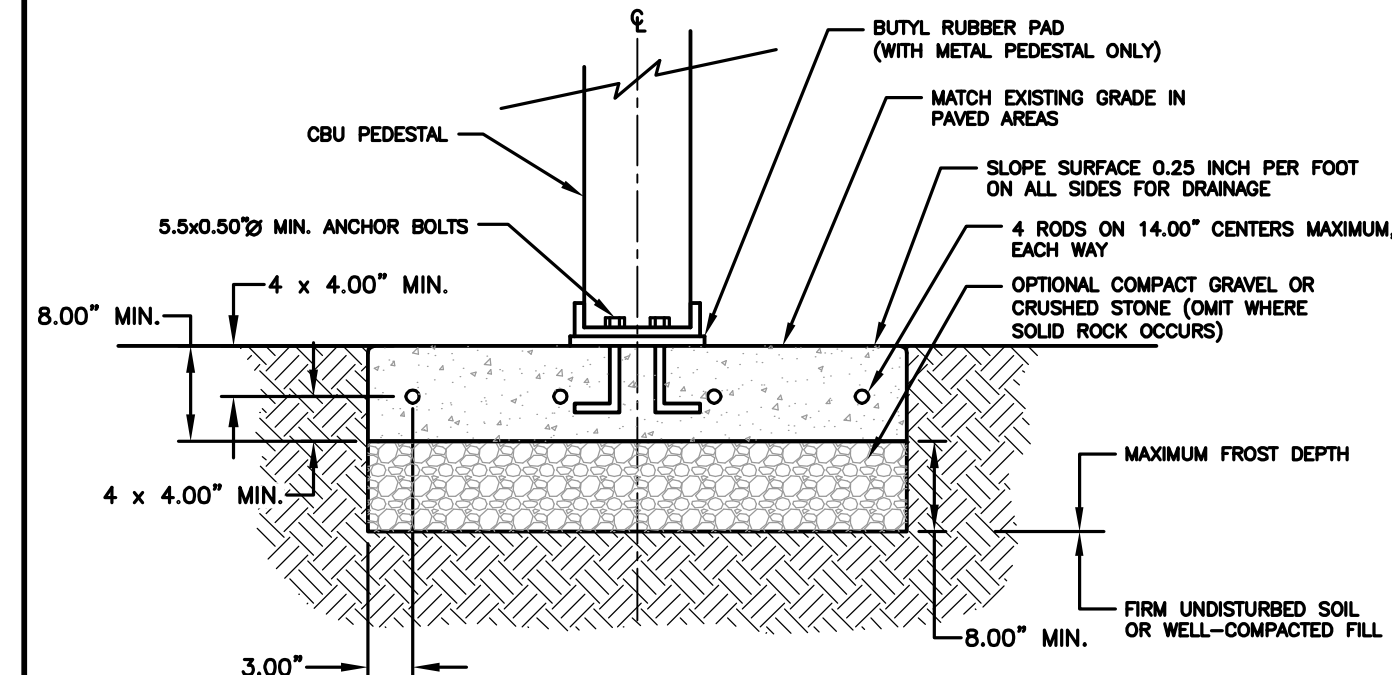
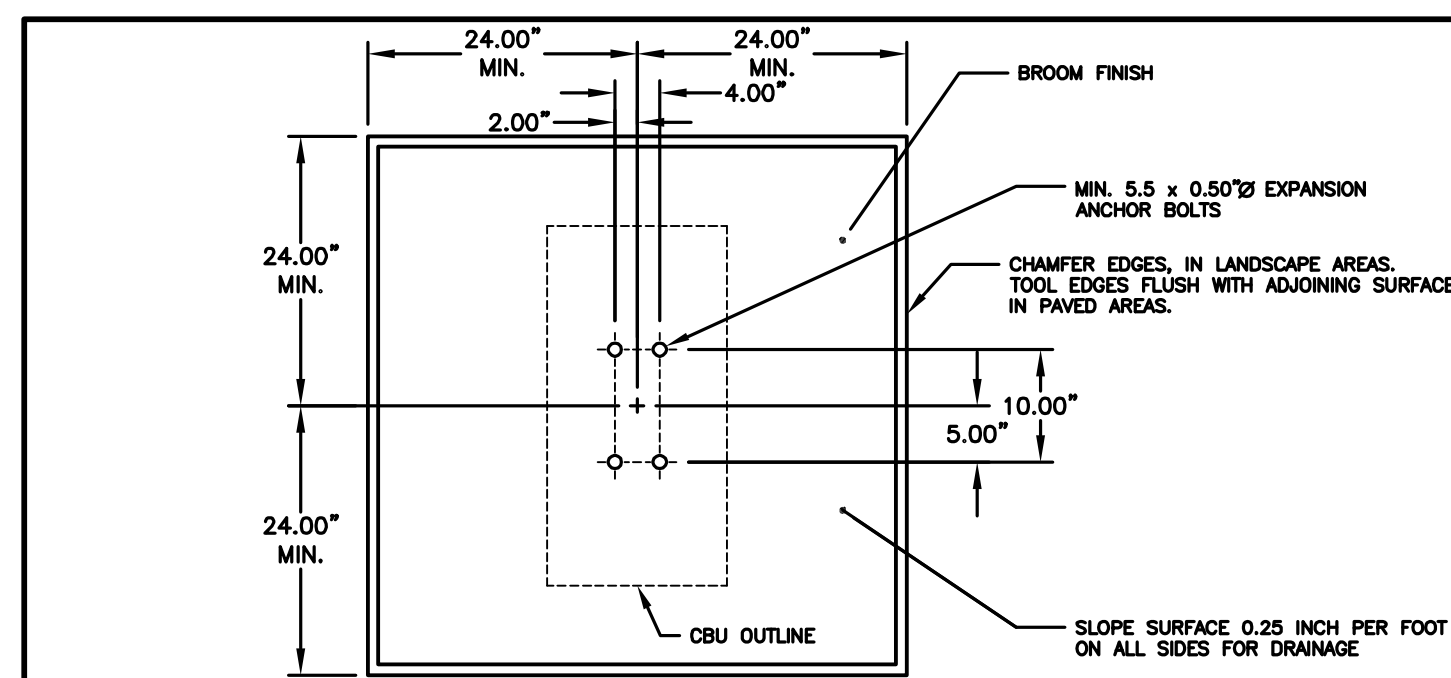
THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2018 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



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

SERVICE LOCATION DETAIL

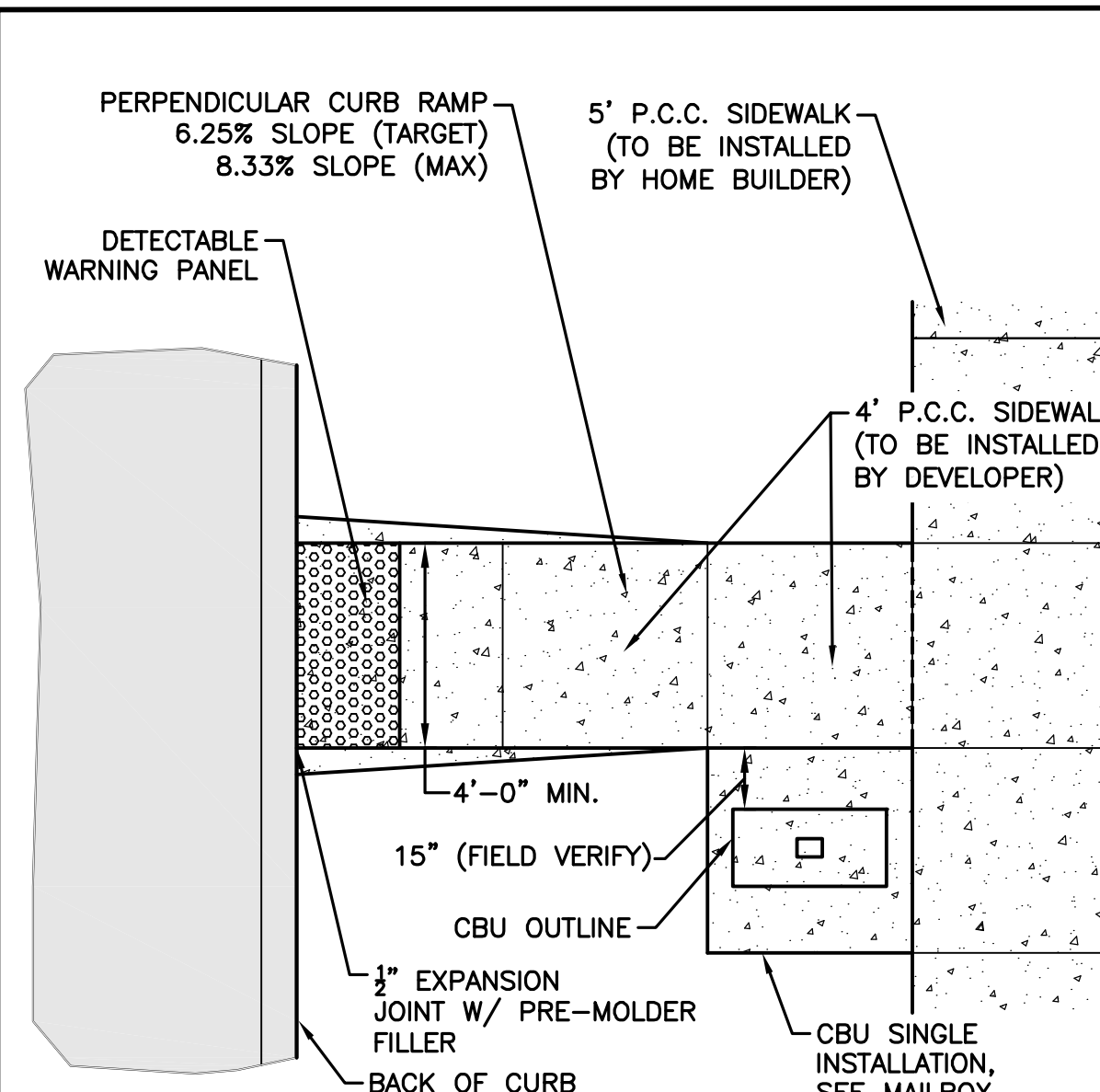
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- NOTES:**
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVISIONS:
 - A. HILTI KINK BOLT (WWW.HILTI.COM) 1-1/2" DIAMETER X 5-1/2" OVERALL LENGTH, GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-12706. ENSURE THAT MIN. EMBEDMENT IS AT LEAST 4-1/8".
 - C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL

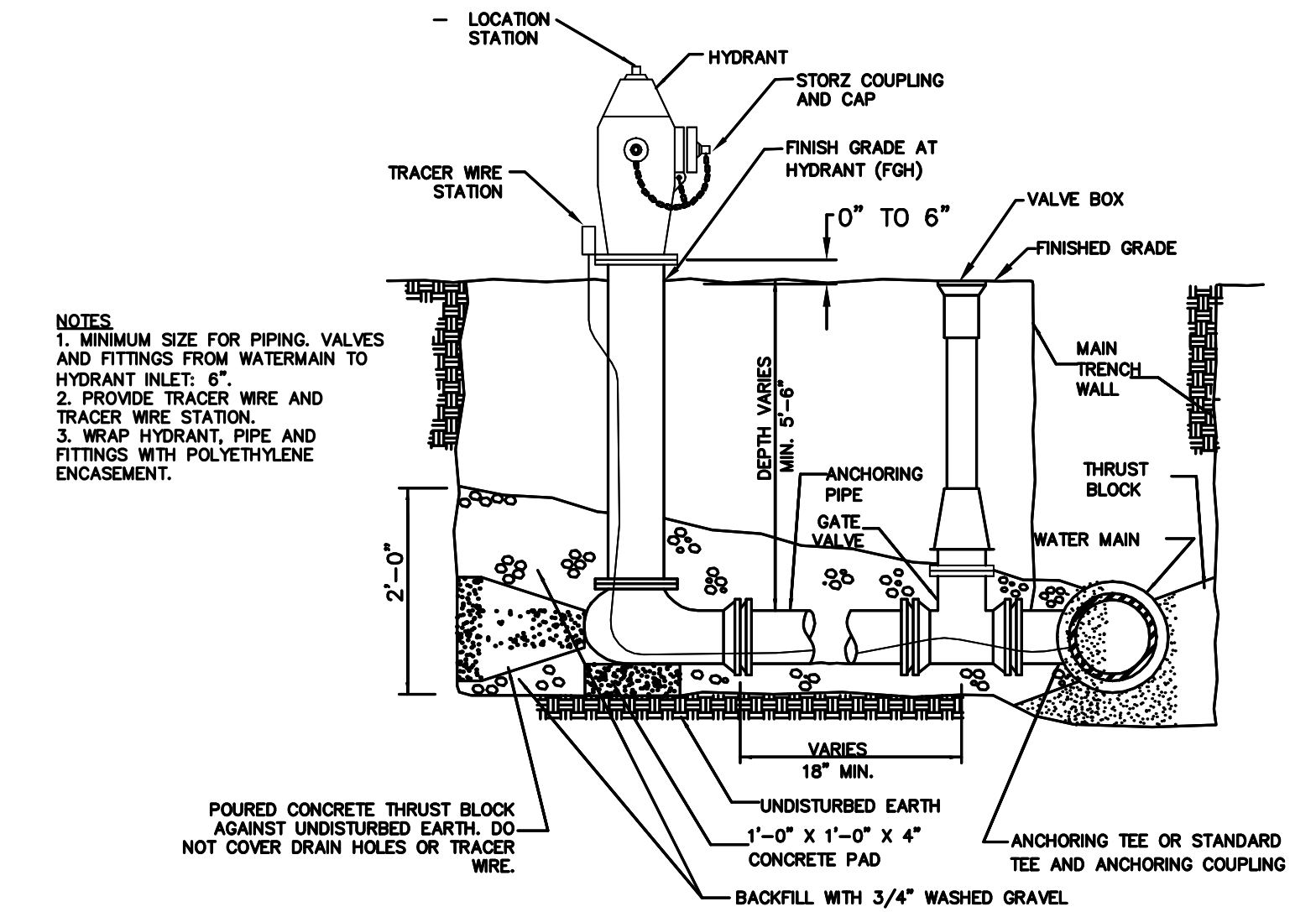
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- INSTALLATION NOTE:**
1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER WITH THE PLAT IMPROVEMENTS.
 2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
 3. DO NOT LOCATE AT INTERSECTION.
 4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
 5. DETERMINE SIDEWALK SIDE OF MAILBOX PAD ELEVATION ASSUMING CONSTANT 4% SLOPE FROM BACK OF CURB TO SIDEWALK SIDE OF MAILBOX PAD. RESULTING SLOPE FROM BACK OF CURB TO STREET SIDE OF MAILBOX PAD WILL BE GREATER THAN 4%. FOR EXAMPLE, FOR A 29' WIDE PAVEMENT WITH A 60' WIDE R.O.W. AND A 2% MAILBOX PAD CROSS SLOPE, THE RESULTING SLOPE FROM THE BACK OF CURB TO THE STREET SIDE OF MAILBOX PAD IS 6.2%.

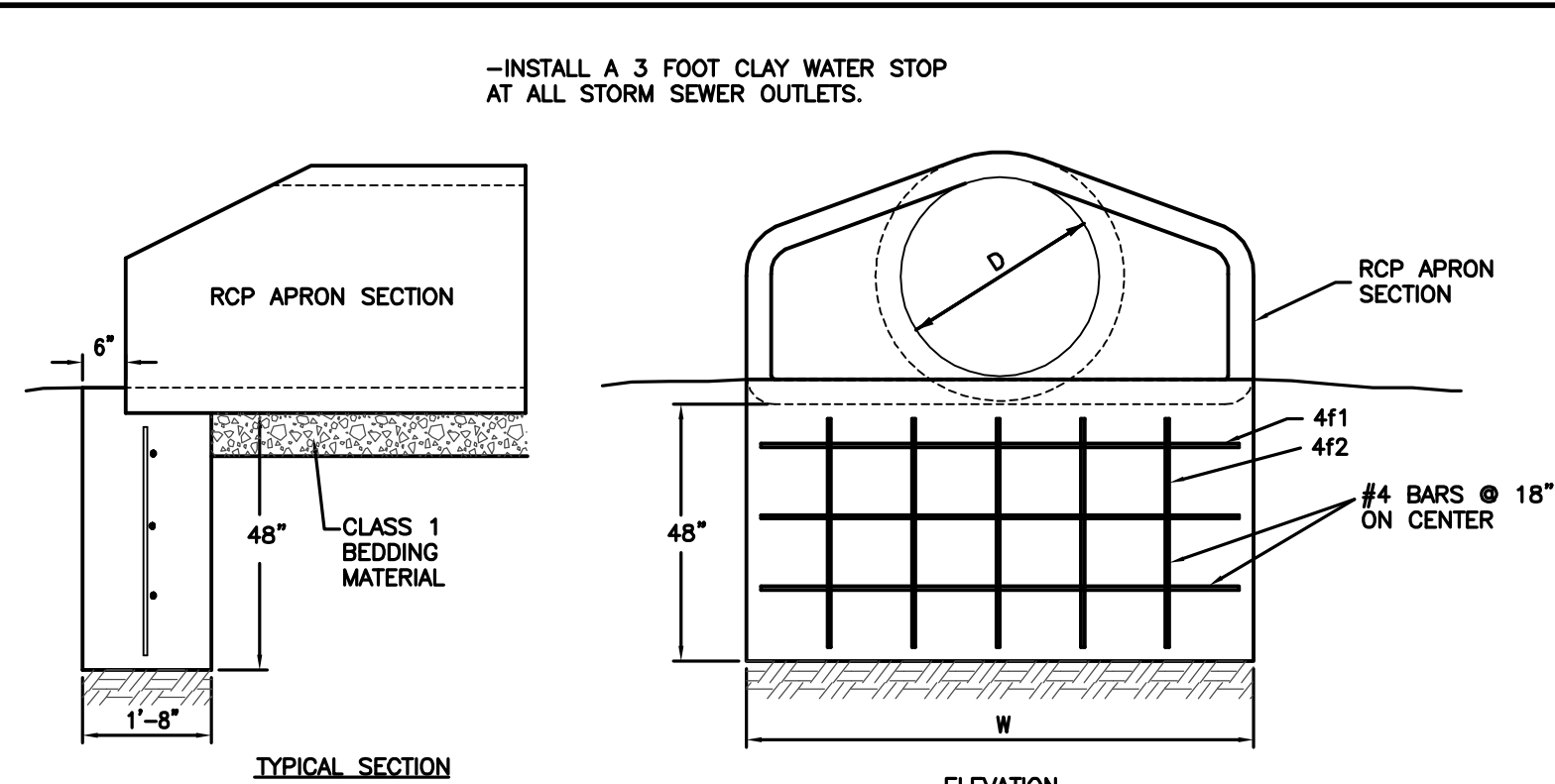
MAILBOX PAD DETAIL

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HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

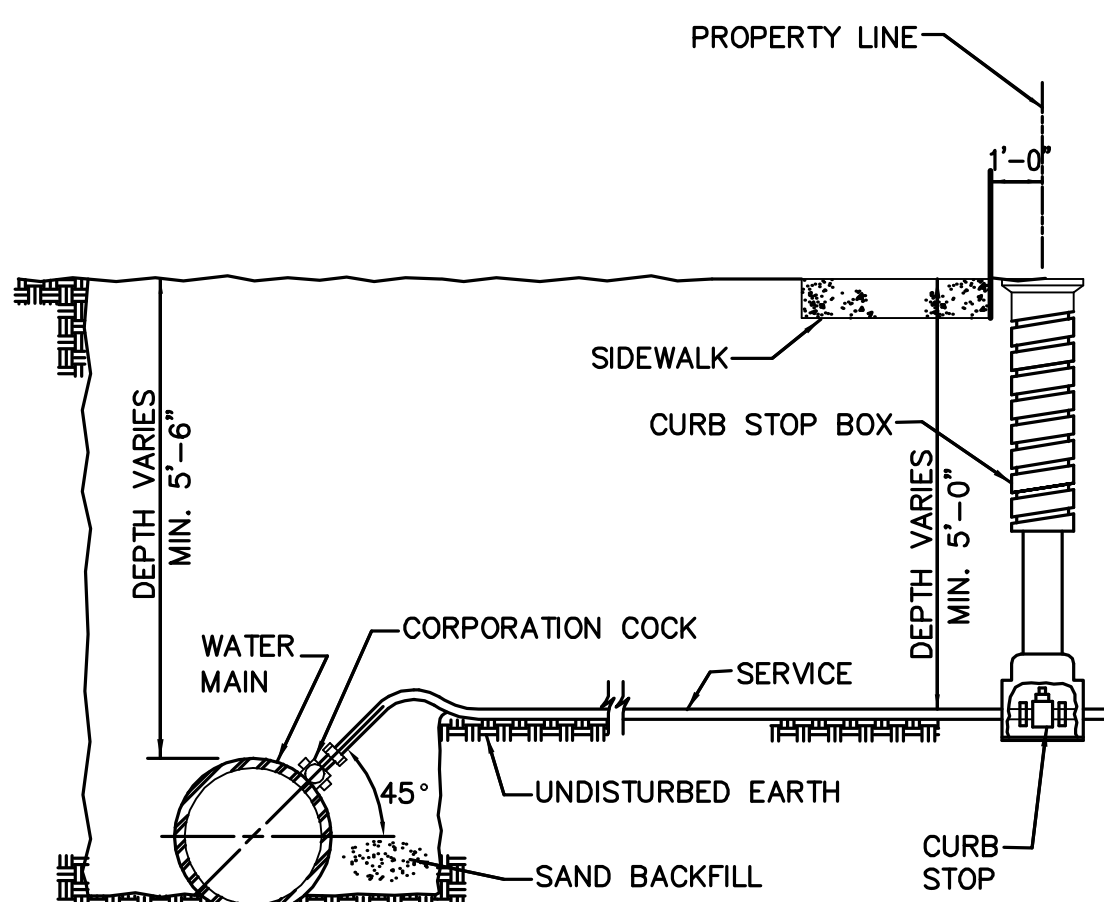


REINFORCING BAR LIST

D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f2	4	7'-6"	3
		4f2	4	3'-8"	2			4f1	4	3'-8"	6
15"	2'-10"	4f1	4	2'-6"	3	54"	8'-5"	4f2	4	8'-1"	3
		4f2	4	3'-8"	2			4f1	4	3'-8"	6
18"	3'-5"	4f1	4	3'-1"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8

RCP APRON FOOTING DETAIL

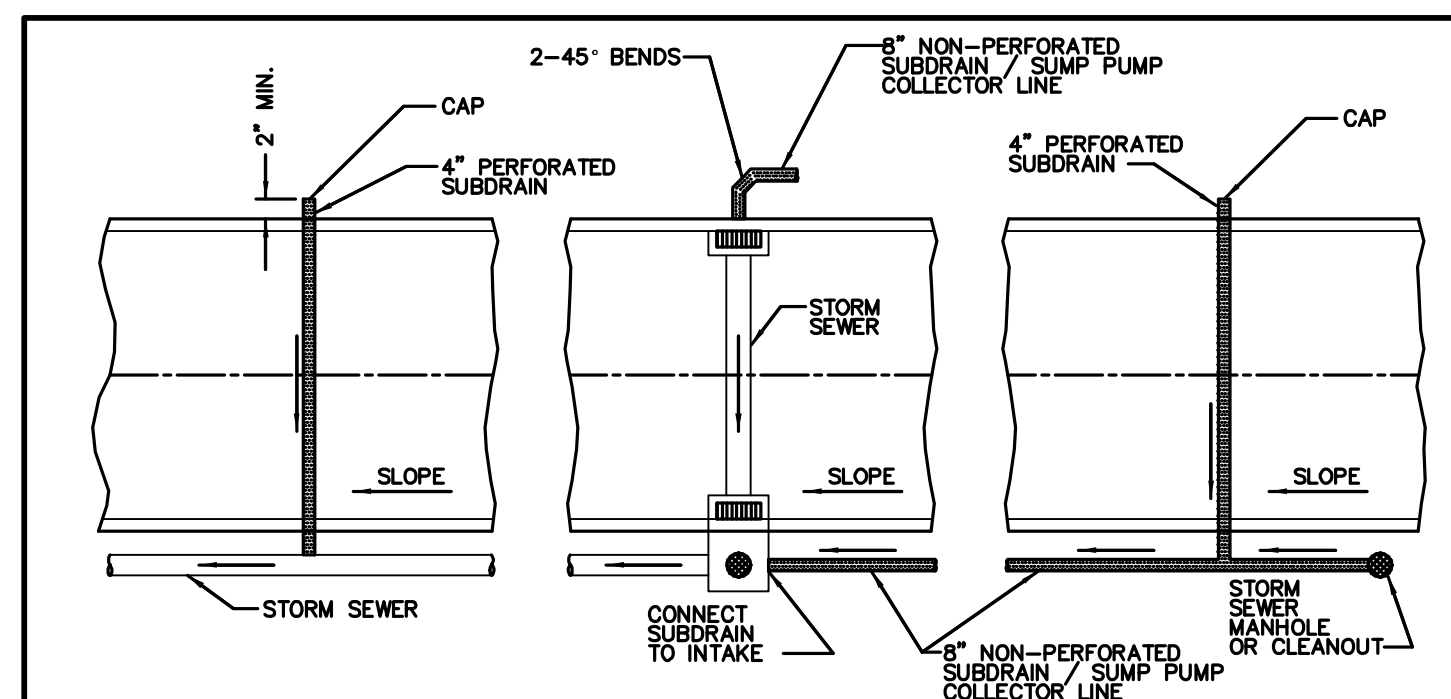
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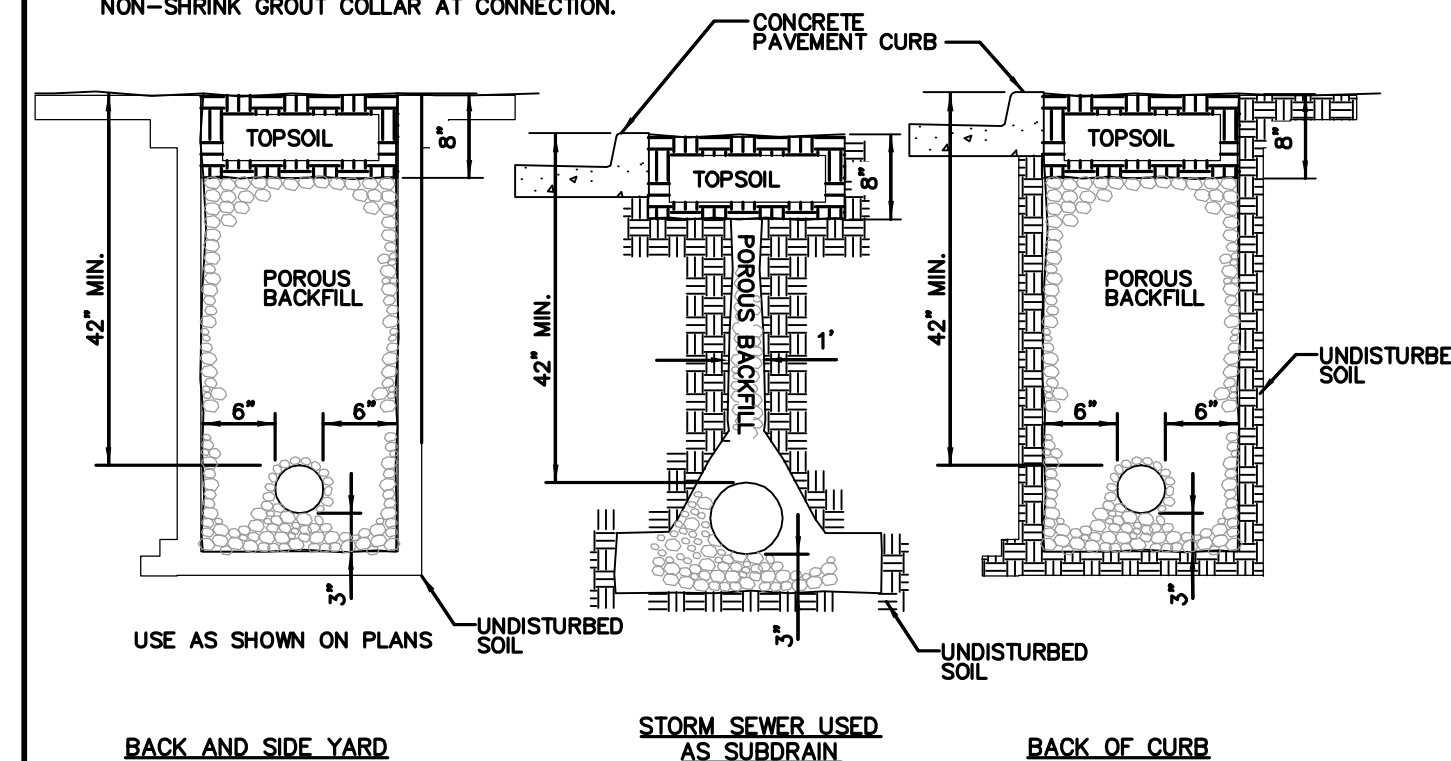
- NOTES:**
1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

WATER SERVICE CONNECTION

NOT TO SCALE

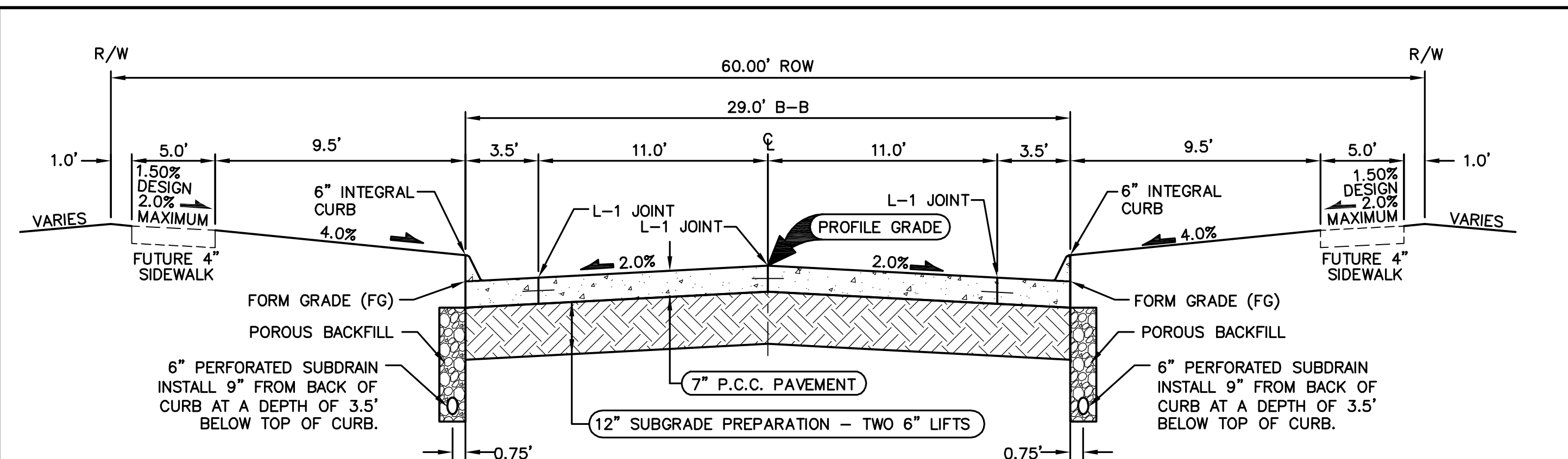


NOTE:
CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION.



- NOTES:**
1. SLOPE SUBDRAINS TO DRAIN.
 2. 4" AND 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS, USE PEA GRAVEL FOR POROUS BACKFILL.

6" PERFORATED SUBDRAIN



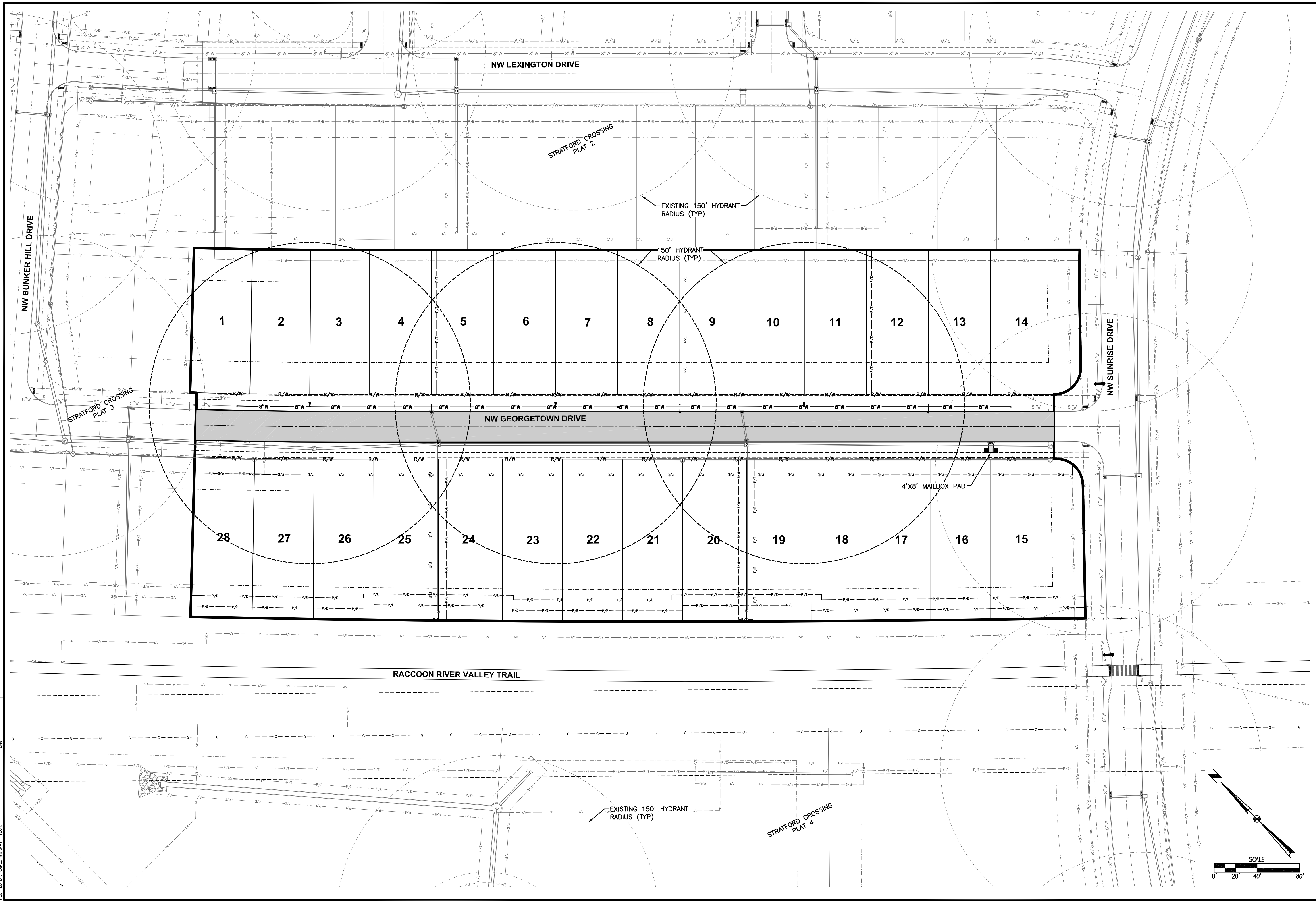
29' B/B P.C.C. ROADWAY WITH 60' R.O.W.

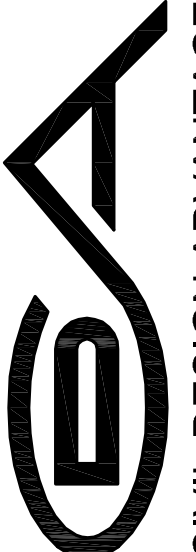
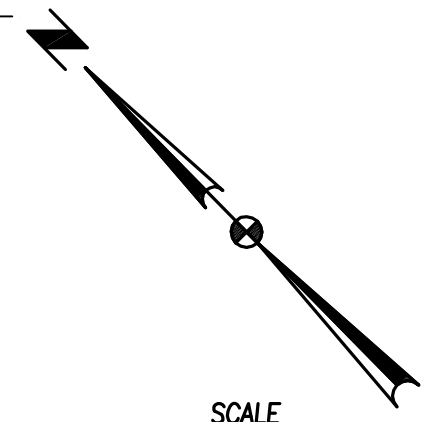
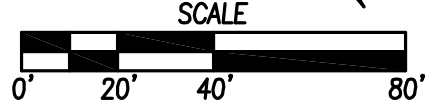
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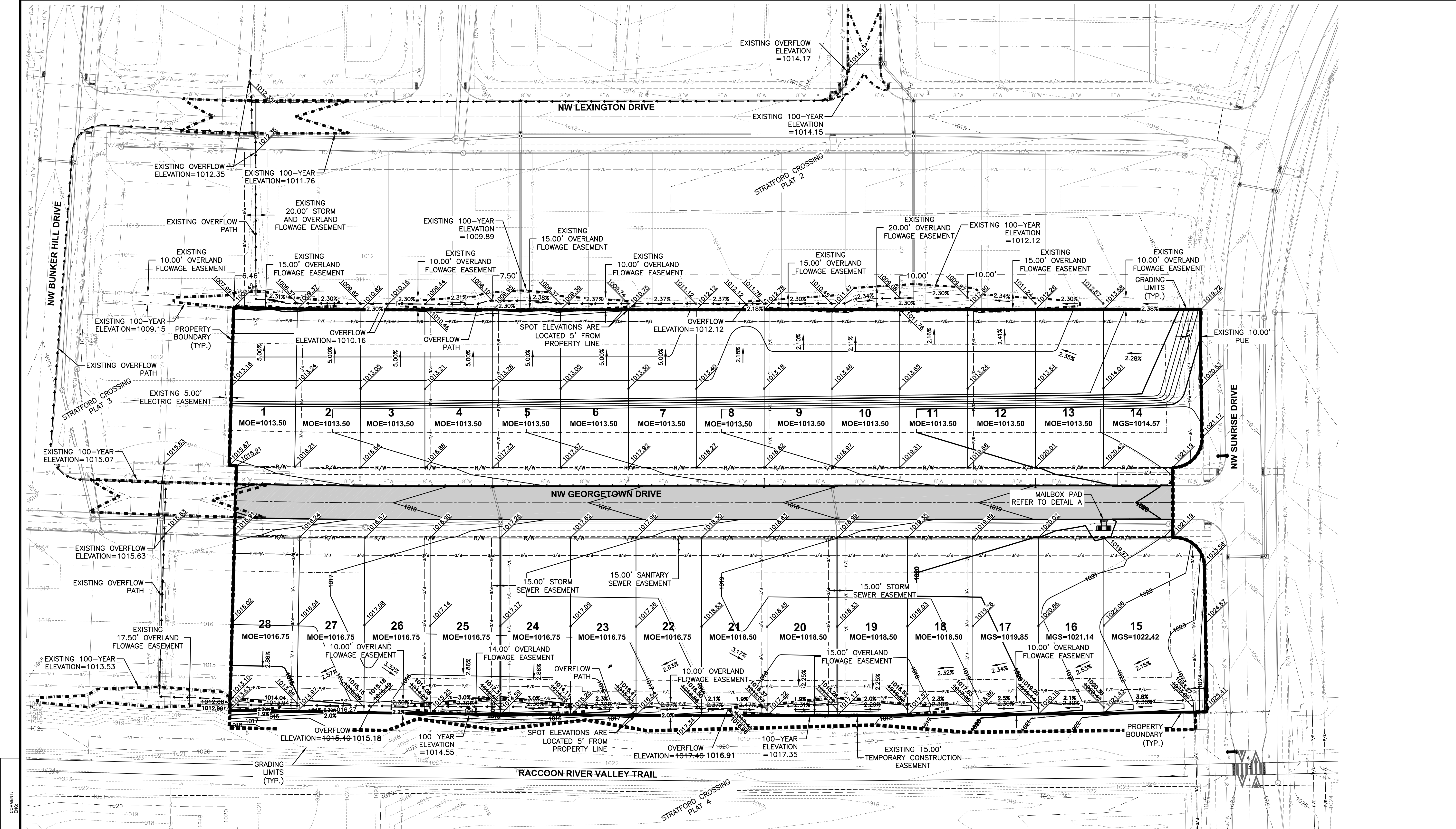
NW GEORGETOWN DRIVE

- NOTES:**
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
 2. MAXIMUM C JOINT SPACING IS 15'.

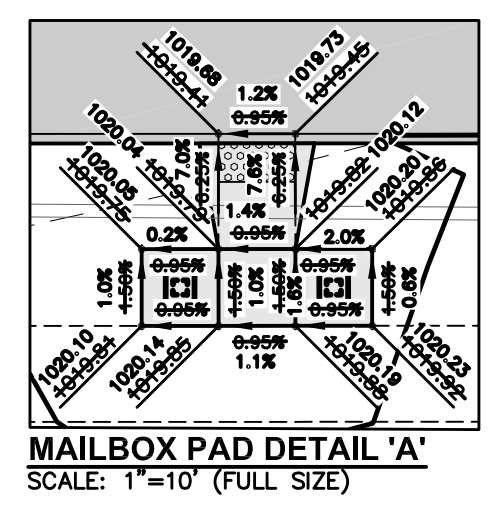
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 DATE: 3/12/2019 4:51 PM



 4 STRATFORD CROSSING PLAT 5 HYDRANT COVERAGE PLAN WAUKEE, IOWA	REVISIONS DATE 12/17/18 FINAL SUBMITTAL 12/04/18 THIRD SUBMITTAL 11/06/18 SECOND SUBMITTAL 10/23/18 FIRST SUBMITTAL	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: EKO EI: JWM
	CIVIL DESIGN ADVANTAGE	
	11 1810.541	
	 	



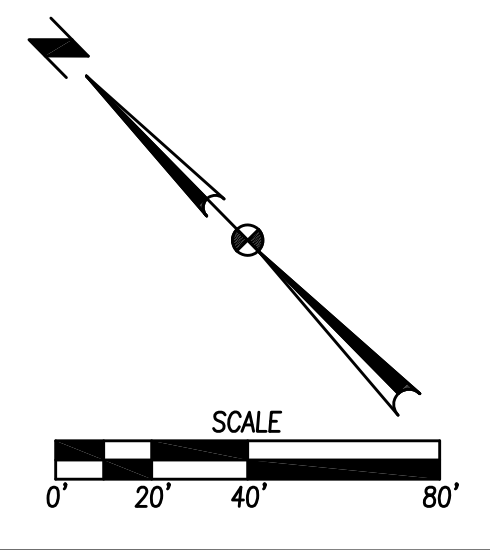
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 DATE: 6/11/2020 2:16 PM



GRADING NOTES

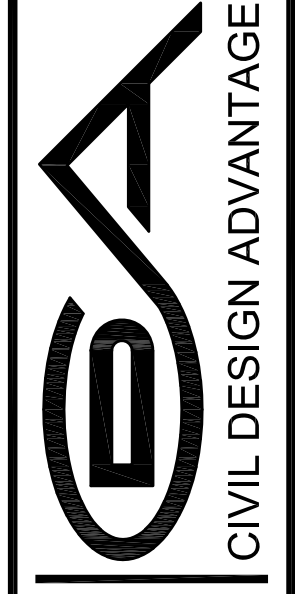
- IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
- REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.
- THIS PROJECT WAS MASS GRADED WITH STRATFORD CROSSING PLAT 1. CONTRACTOR SHALL MAKE SURE GRADES SHOWN ON THIS PLAN MATCH WHAT WAS PREVIOUSLY CONSTRUCTED.

AREA OF DISTURBANCE = 6.78 AC



REVISIONS	DATE
AS BUILT #1:	06/10/20
FINAL SUBMITTAL	12/17/18
THIRD SUBMITTAL	12/04/18
SECOND SUBMITTAL	11/06/18
FIRST SUBMITTAL	10/23/18

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 EI: JWM



WAUKEE, IOWA

**STRATFORD CROSSING PLAT 5
 GRADING PLAN**

STRATFORD CROSSING PLAT 5

EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,125
2	SEEDING, FERTILIZING, AND MULCHING	AC	6.36
3	INLET PROTECTION DEVICES	EA	6
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

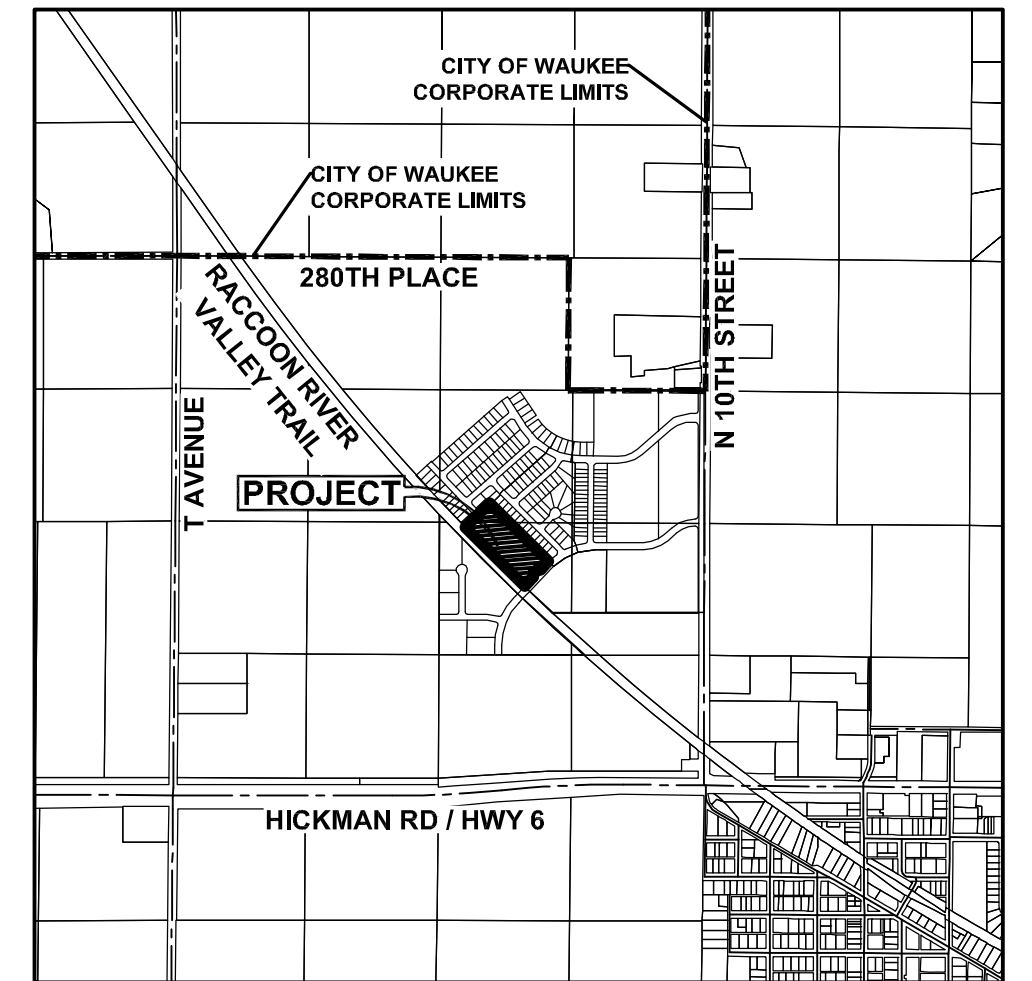
DISCHARGE POINT #1 TO LITTLE WALNUT CREEK ±4800 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	6.78 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	24,408 CU FT
VOLUME PROVIDED IN FILTER SOCK (29 LF @ 2.0 CU FT/LF OF SOCK)	58 CU FT
VOLUME PROVIDED IN SILT FENCE (1,125 LF @ 4.5 CU FT/LF OF FENCE)	5,063 CU FT
VOLUME PROVIDED IN EXISTING TSB	521,967 CU FT
TOTAL VOLUME PROVIDED	527,088 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- EXISTING TEMPORARY SEDIMENT BASIN IS LOCATED OFFSITE WITHIN STRATFORD CROSSING PLAT 1

VICINITY MAP

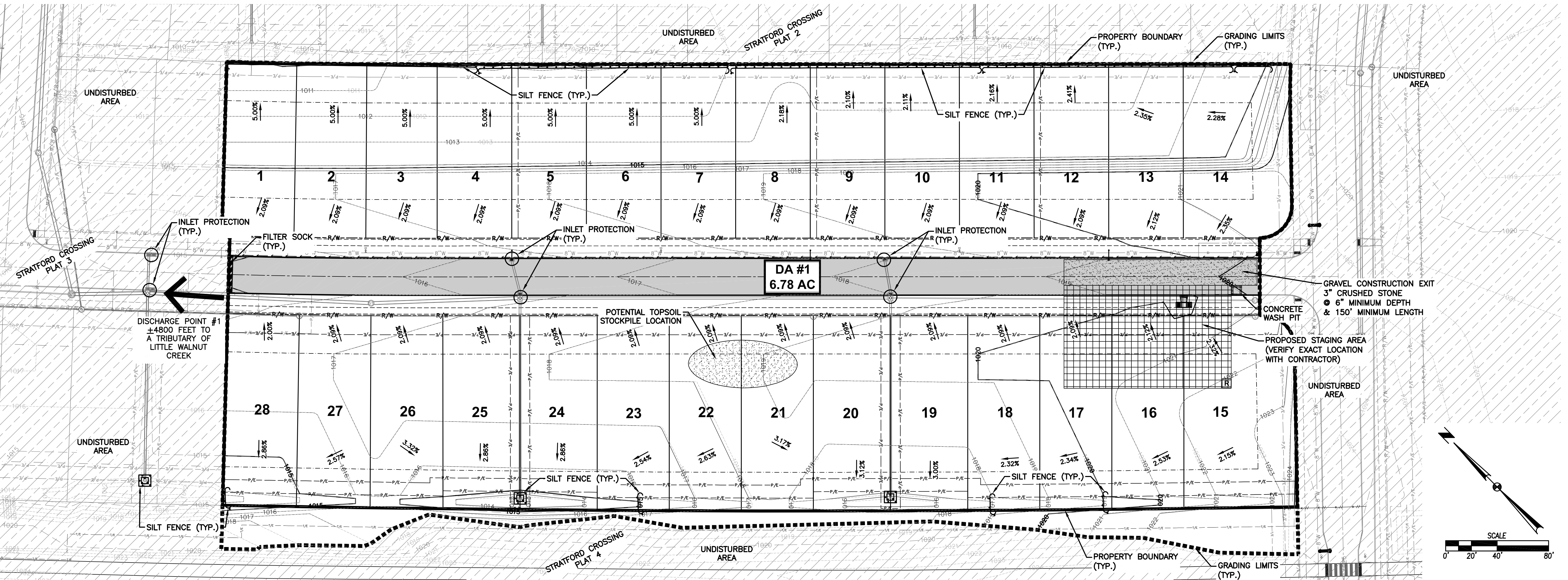
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WAUKEE, IOWA

SWPPP LEGEND

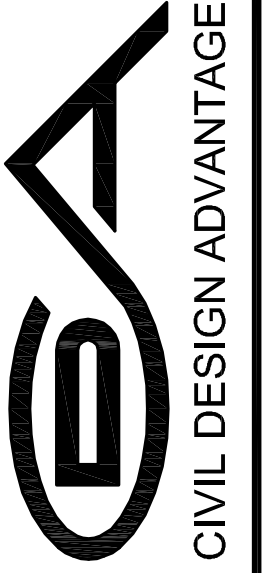
DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		UNDISTURBED AREA	
FILTER SOCK		GRAVEL ENTRANCE	
SILT FENCE		STAGING AREA	
INLET PROTECTION			
PORTABLE RESTROOM			
CONCRETE WASHOUT PIT			



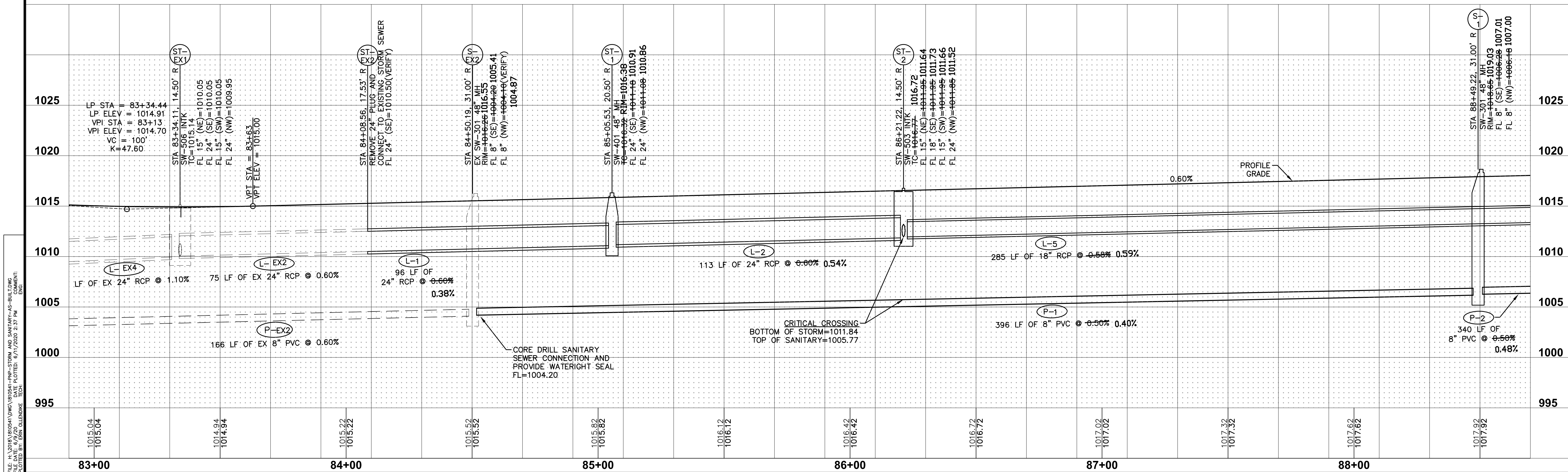
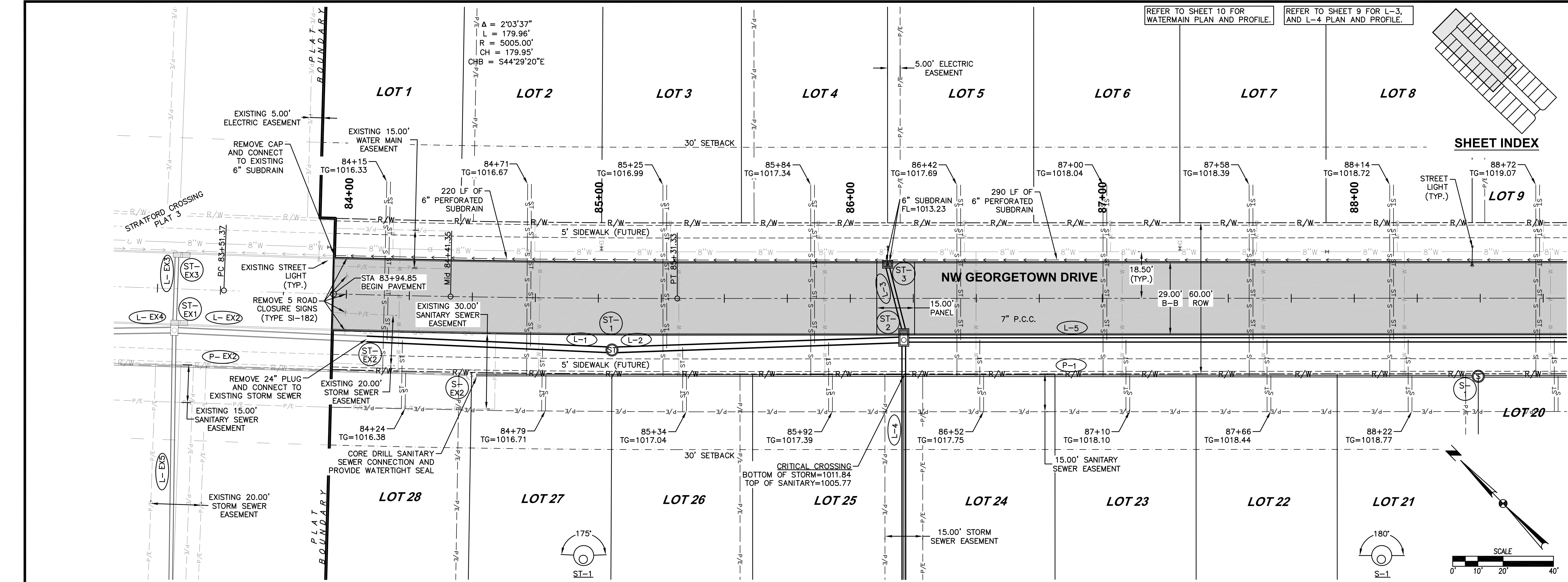
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 PLOTTED BY: JARED MURRAY
 DATE: 3/12/2019 4:31 PM

DATE	REVISIONS
12/17/18	FINAL SUBMITTAL
12/04/18	THIRD SUBMITTAL
11/06/18	SECOND SUBMITTAL
10/23/18	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 EI: JWM

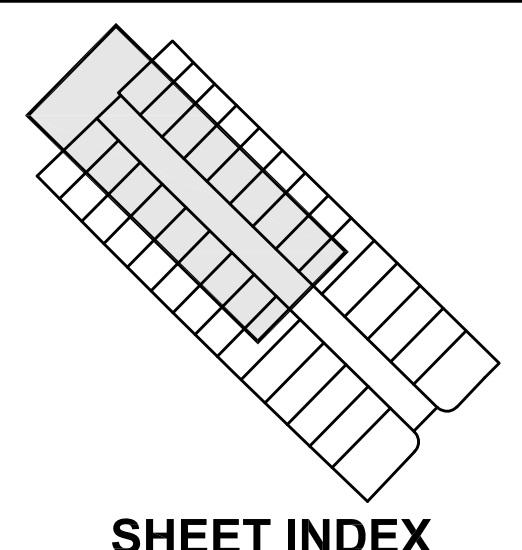


STRATFORD CROSSING PLAT 5
 EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA



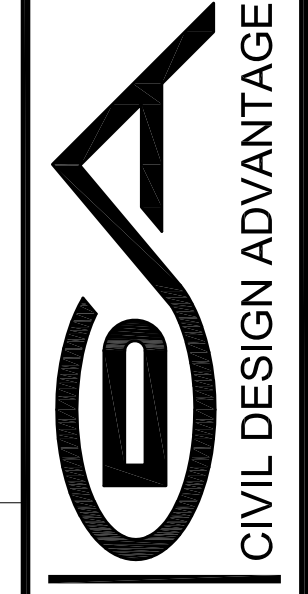
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REFER TO SHEET 10 FOR WATERMAIN PLAN AND PROFILE.
 REFER TO SHEET 9 FOR L-3, AND L-4 PLAN AND PROFILE.

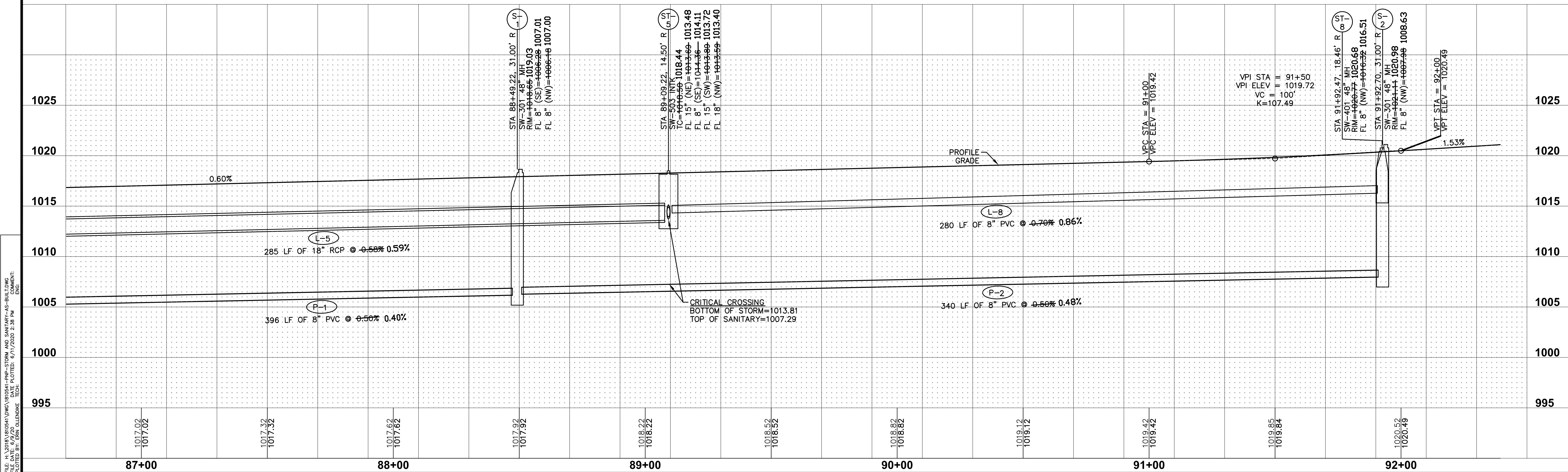
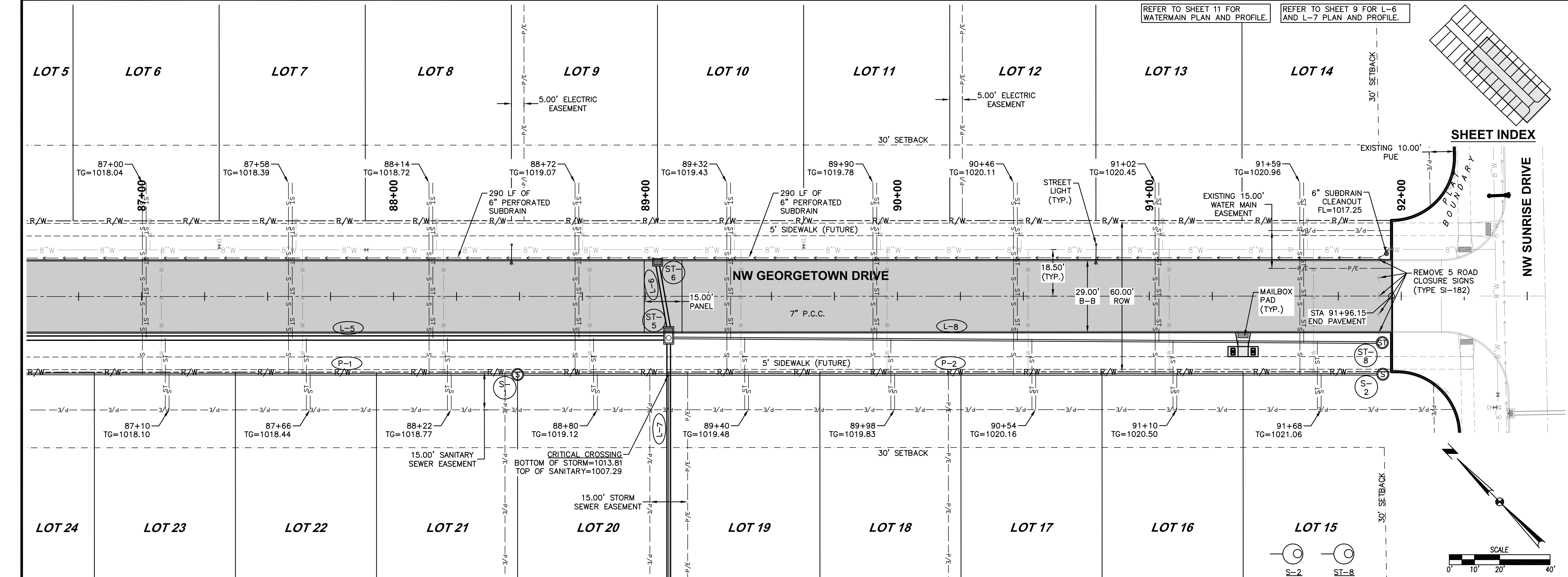


REVISIONS	DATE
AS BUILT #1:	06/10/20
FINAL SUBMITTAL	12/17/18
THIRD SUBMITTAL	12/04/18
SECOND SUBMITTAL	11/06/18
FIRST SUBMITTAL	11/02/18

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 E.I.: JWM

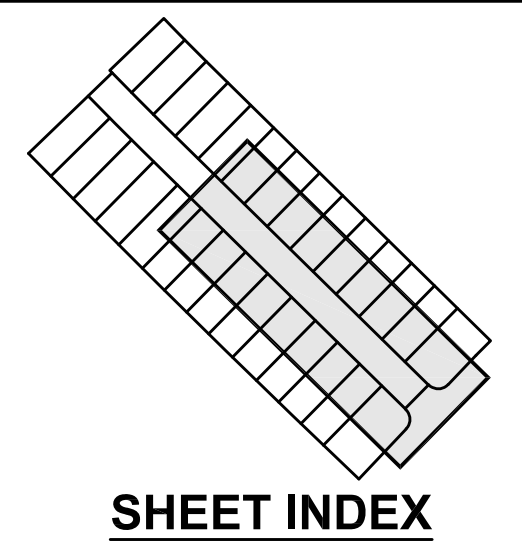


STRATFORD CROSSING PLAT 5
 STORM AND SANITARY SEWER PLAN AND PROFILE
 WAUKEE, IOWA
 1810.541



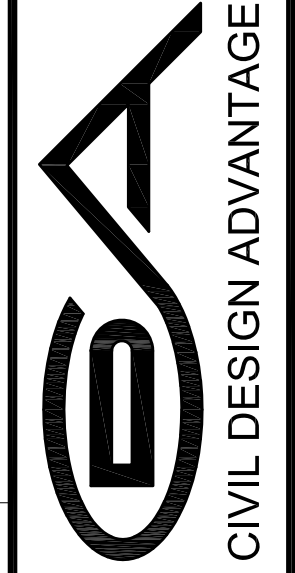
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 PLOTTED BY: FEAR OLENNIK TECH. ENVIRONMENTAL
 DATE: 6/11/2020 2:38 PM

REFER TO SHEET 11 FOR WATERMAIN PLAN AND PROFILE.
 REFER TO SHEET 9 FOR L-6 AND L-7 PLAN AND PROFILE.



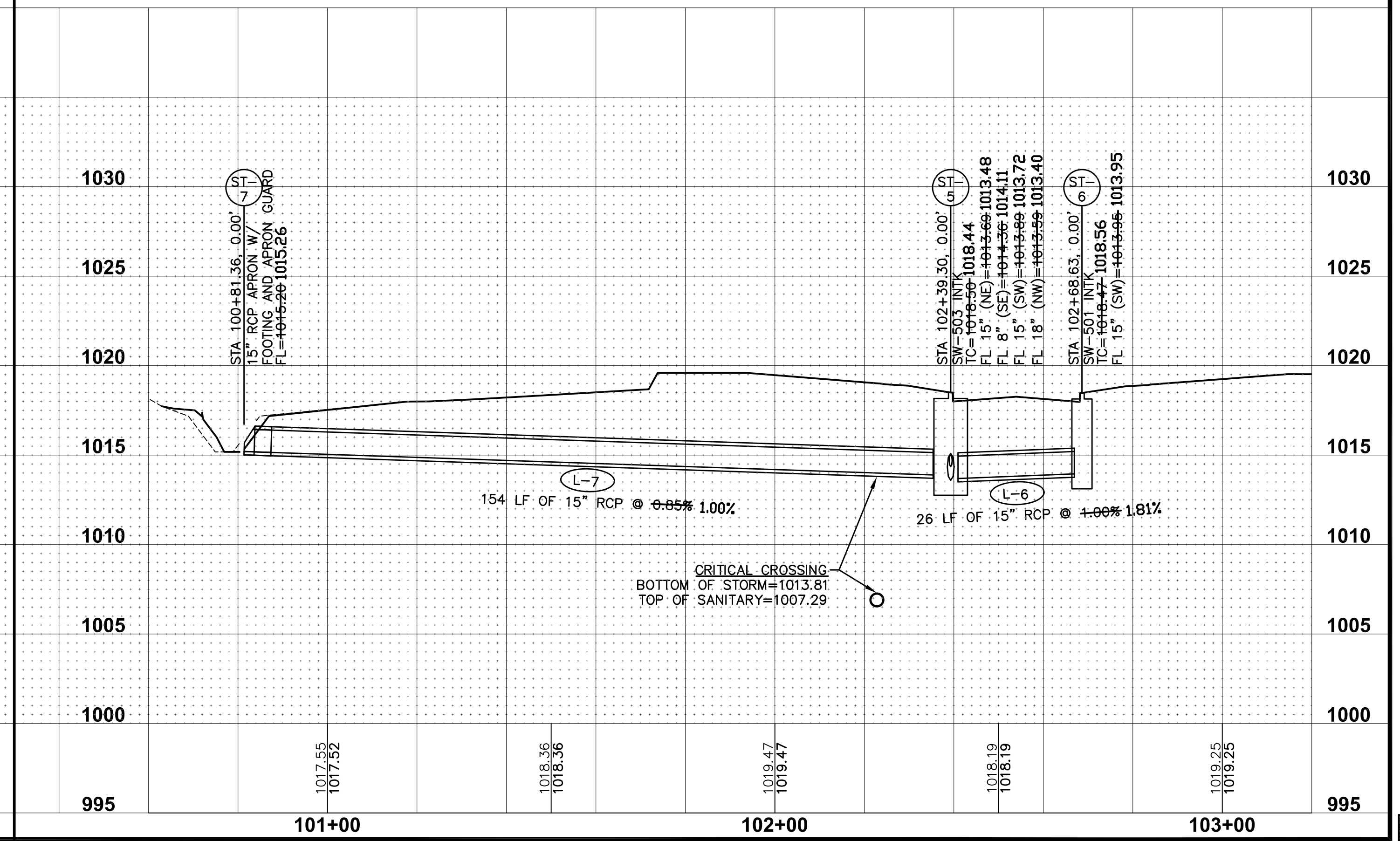
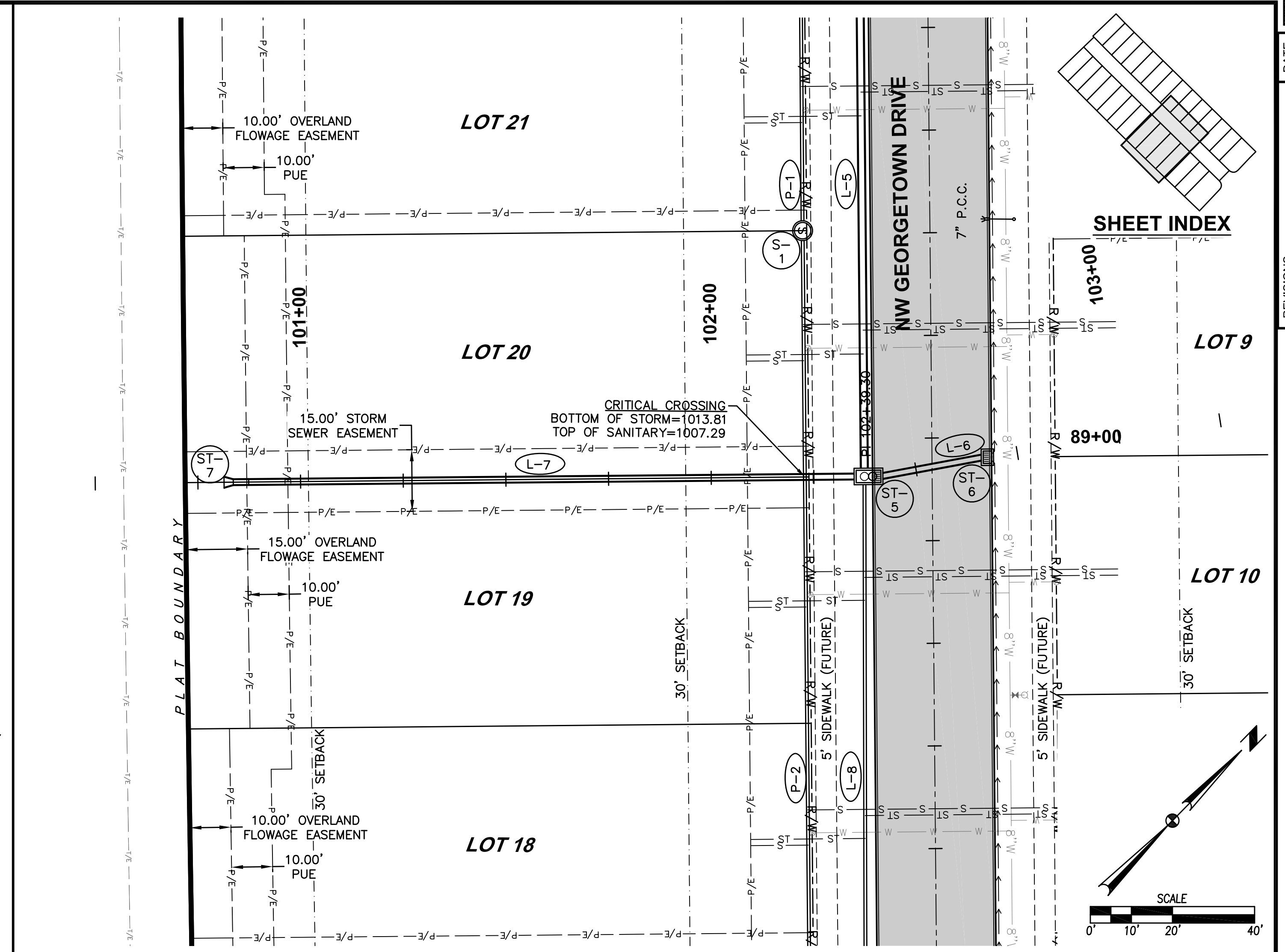
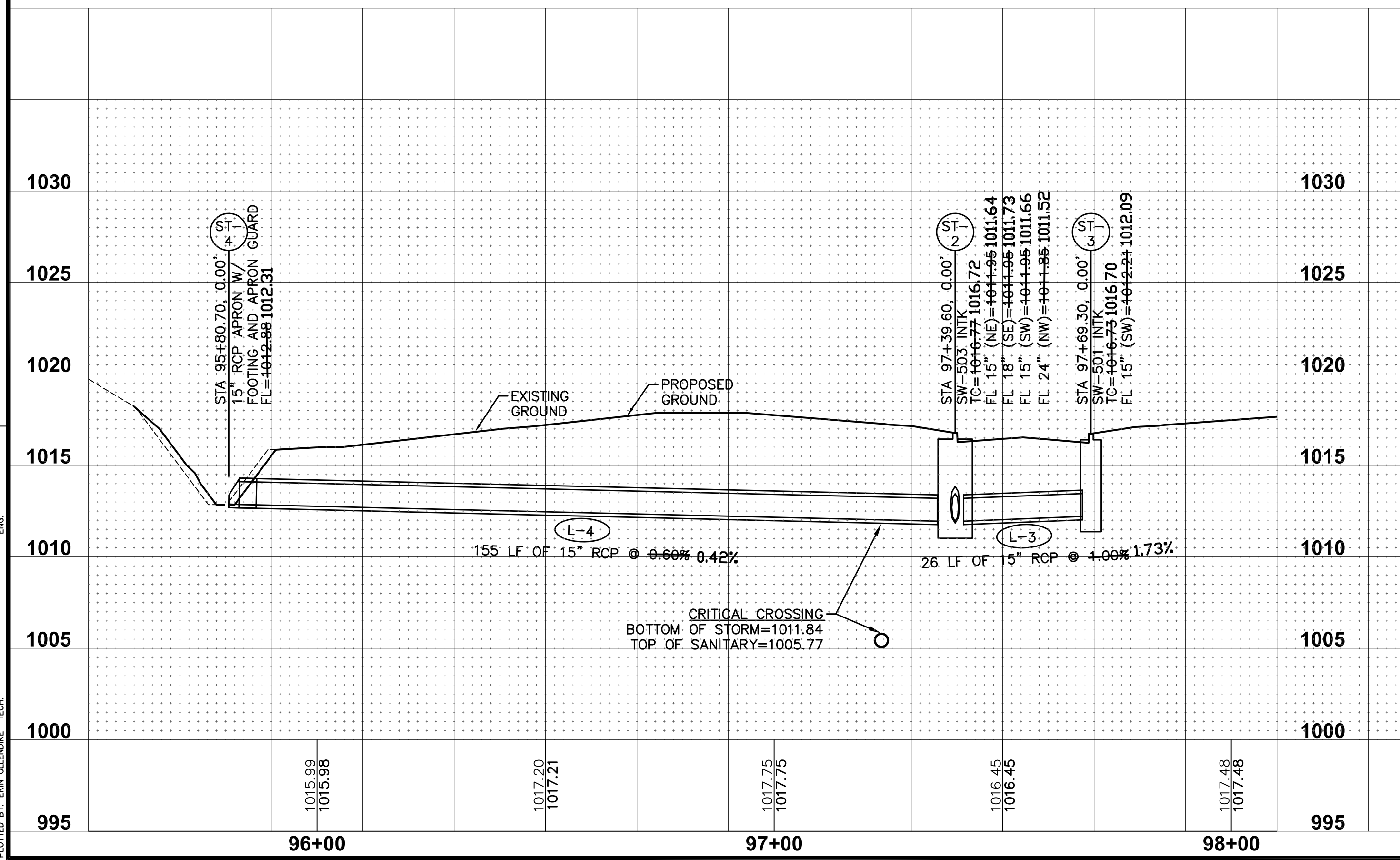
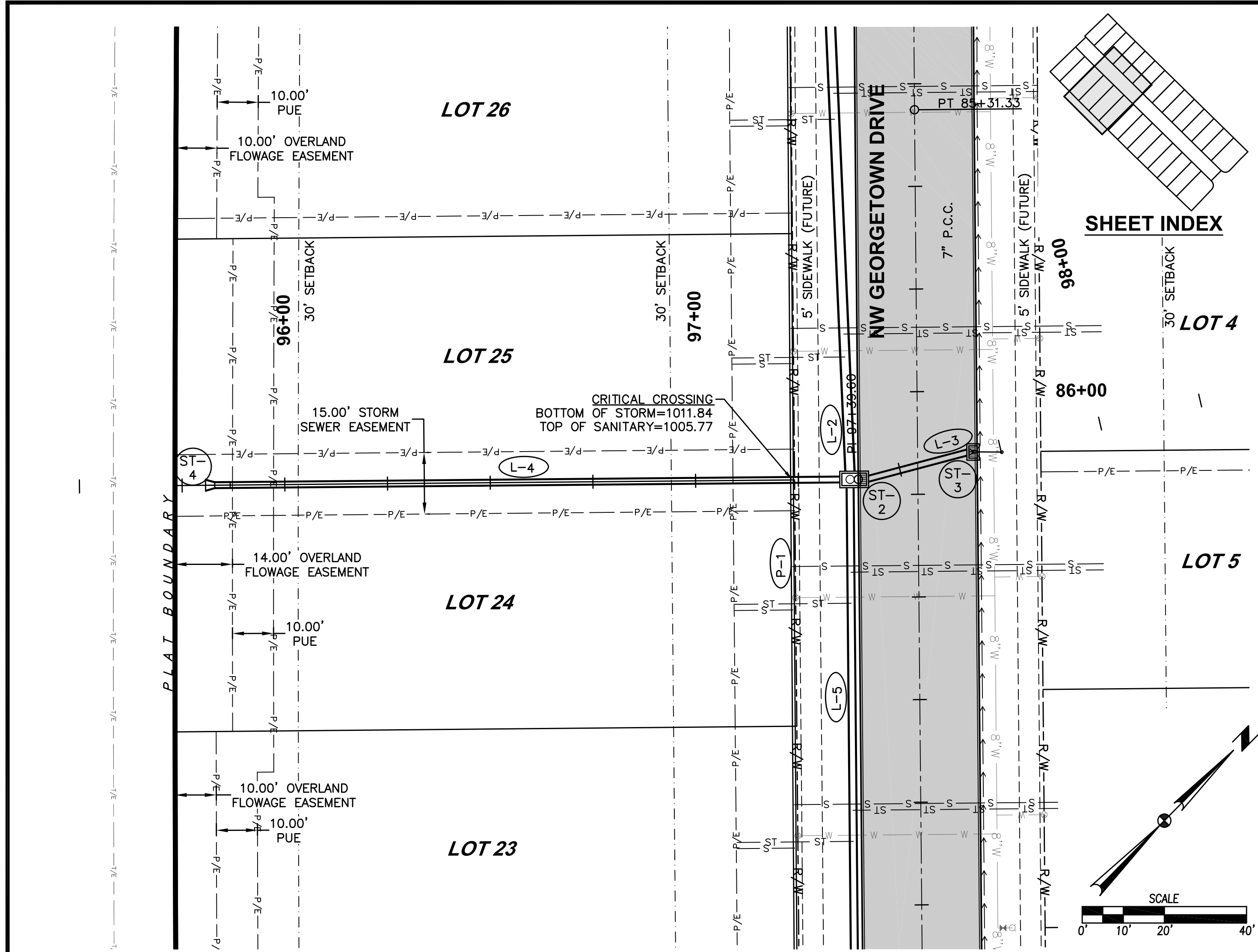
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AS BUILT #1	06/10/20
FINAL SUBMITTAL	12/17/18
THIRD SUBMITTAL	12/04/18
SECOND SUBMITTAL	11/06/18
FIRST SUBMITTAL	10/23/18

3405 S.E. CROSSROADS DRIVE, SUITE G
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 ENGINEER: EKO
 EI: JWM



STRATFORD CROSSING PLAT 5
STORM AND SANITARY SEWER PLAN AND PROFILE

FILE: H:\2018\18054\DWG\18054-PNP-STORM AND SANITARY-AS-BUILDING
 PLOTTED BY: ERIC OLSEN DATE: 6/11/2020 2:38 PM
 EXTERNAL TECH: EKO



DATE	06/10/20
AS BUILT #1:	12/17/18
FINAL SUBMITTAL	12/04/18
THIRD SUBMITTAL	11/06/18
SECOND SUBMITTAL	10/23/18
FIRST SUBMITTAL	

REVISIONS

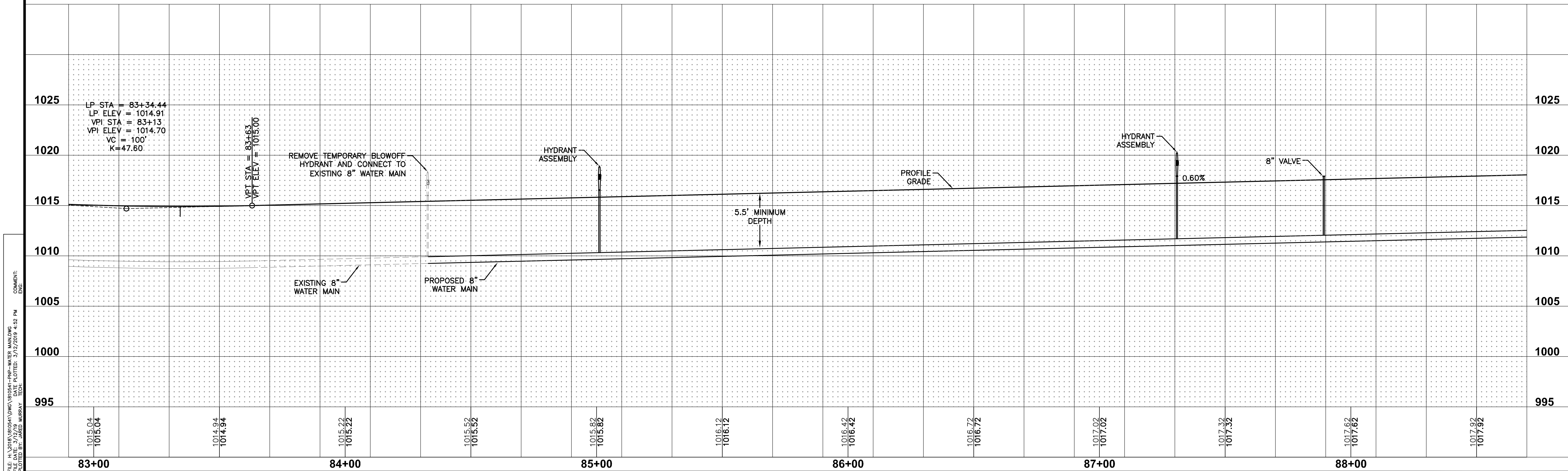
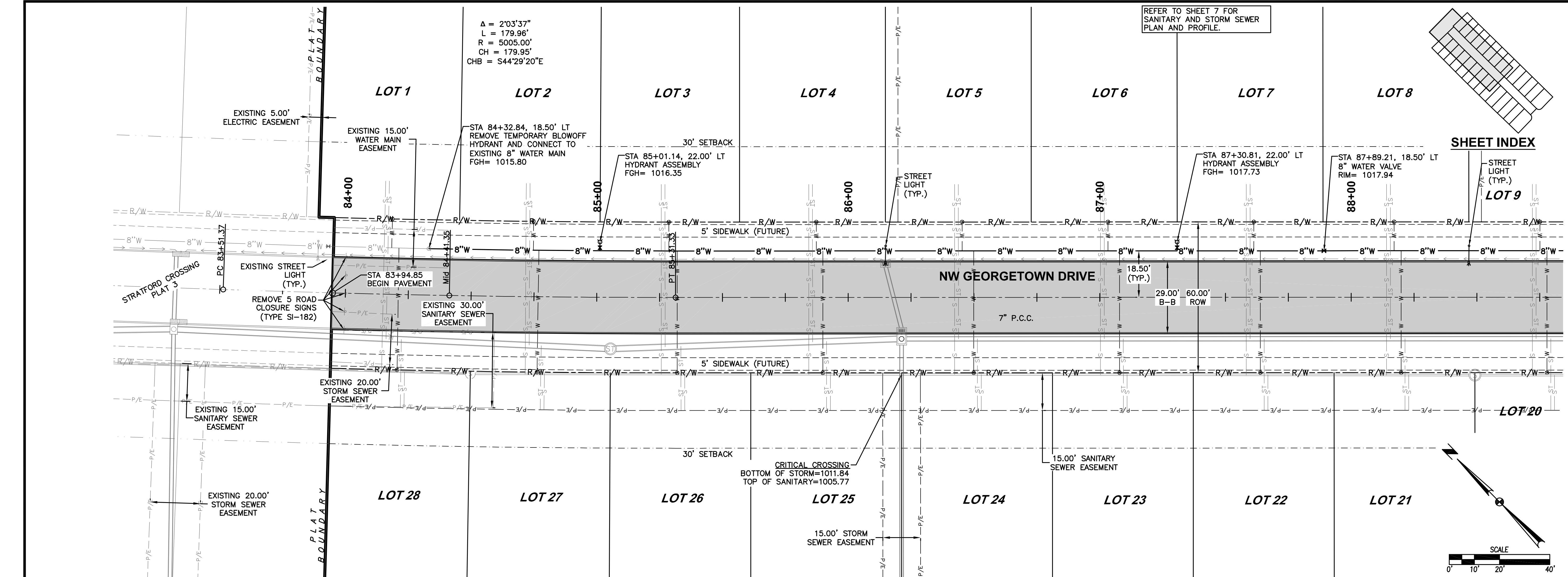
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO
 EI: JWM

ES CIVIL DESIGN ADVANTAGE

9 STRATFORD CROSSING PLAT 5
 STORM AND SANITARY SEWER PLAN AND PROFILE
 WAUKEE, IOWA

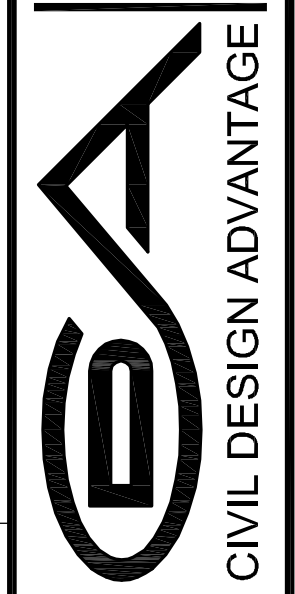
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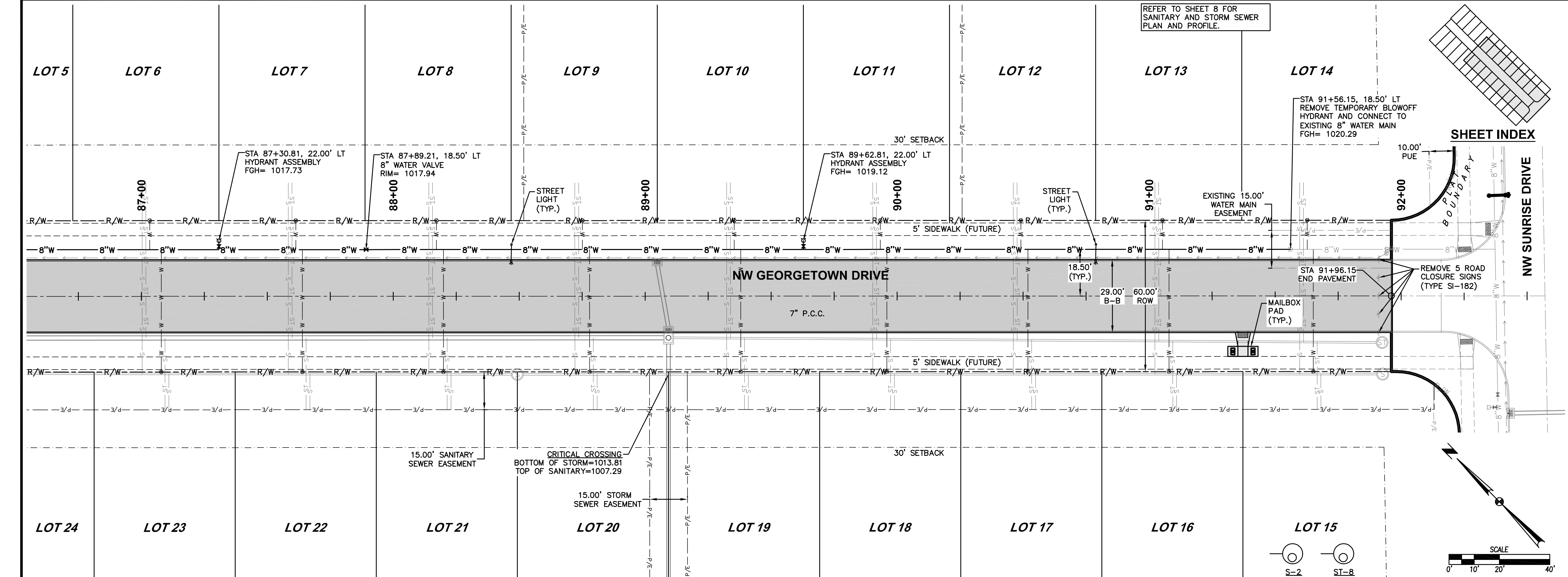


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REVISIONS	DATE
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THIRD SUBMITTAL	12/04/18
SECOND SUBMITTAL	11/06/18
FIRST SUBMITTAL	10/23/18

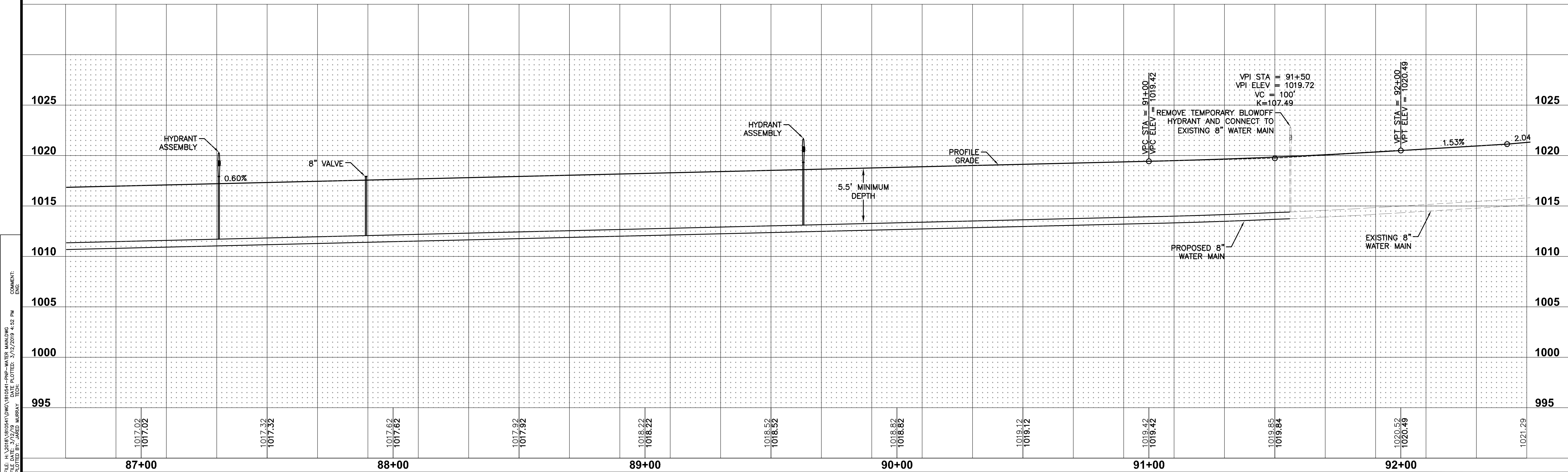
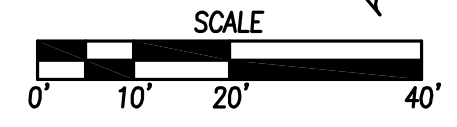
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 EI: JWM





REFER TO SHEET 8 FOR SANITARY AND STORM SEWER PLAN AND PROFILE.

SHEET INDEX



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DATE	12/17/18
REVISIONS	
FINAL SUBMITTAL	12/04/18
THIRD SUBMITTAL	11/06/18
SECOND SUBMITTAL	10/23/18
FIRST SUBMITTAL	

3405 S.E. CROSSROADS DRIVE, SUITE G
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 PHONE: (515) 369-4400 FAX: (515) 369-4410

EA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

STRATFORD CROSSING PLAT 5
 WATER MAIN PLAN AND PROFILE

11/11
 1810.541

EI: JWM
 ENGINEER: EKO