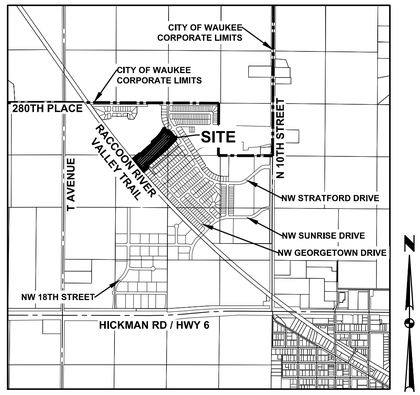
CONSTRUCTION PLANS FOR:

STRATFORD CROSSING PLAT 11

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER

STRATFORD CROSSING, LLC
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER

DEVELOPER

LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

R-2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT

DATE OF SURVEY

SEPTEMBER 15, 2017

SUBMITTAL DATES

FIRST SUBMITTAL:	11/23/2021
SECOND SUBMITTAL:	12/08/2021
THIRD SUBMITTAL:	12/29/2021
FINAL SUBMITTAL:	01/18/2022
AS-BUILT SUBMITTAL:	11/28/2022

BENCHMARKS

BENCHMARK #1
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=1032.83

BENCHMARK #2
PK NAIL 3' NORTH OF CENTERLINE EASTBOUND HIGHWAY 6 AT THE SE CORNER OF SW SE
ELEVATION=1040.27

BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET – ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

UTILITY WARNING

THE 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.

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE: MARCH 2022
ANTICIPATED FINISH DATE: JULY 2022

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
3. THE RESULTS OF THE GEOTECHNICAL REPORT, BY THIELE GEOTECH, INC. (PN 02.17120.0) DATED JANUARY 25, 2018, HAVE BEEN PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2–3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, GENERAL NOTES, AND BID ITEM REFERENCE NOTES
5	HYDRANT COVERAGE PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8–11	SANITARY AND STORM SEWER PLAN AND PROFILE
12–15	WATER MAIN PLAN AND PROFILE
16	INTERSECTION DETAILS

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.

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL 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:

BEGINNING AT THE NORTH CORNER OF STRATFORD CROSSING PLAT 9, AN OFFICIAL PLAT; THENCE SOUTH 43°15'56" WEST ALONG THE NORTHWESTERLY LINE OF SAID STRATFORD CROSSING PLAT 9, A DISTANCE OF 316.87 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 671.60 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID NORTHWESTERLY LINE, 43.00 FEET; THENCE SOUTH 48°36'04" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 151.55 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LYING IN SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 364.82 FEET AND WHOSE CHORD BEARS NORTH 40°35'32" WEST, 364.82 FEET; THENCE NORTH 50°39'41" EAST, 209.76 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 20.87 FEET AND WHOSE CHORD BEARS SOUTH 39°27'32" EAST, 20.87 FEET; THENCE NORTH 50°39'41" EAST, 134.96 FEET; THENCE NORTH 39°20'19" WEST, 8.16 FEET; THENCE NORTH 50°39'41" EAST, 135.00 FEET; THENCE NORTH 39°20'19" WEST, 5.76 FEET; THENCE NORTH 50°39'41" EAST, 195.00 FEET; THENCE NORTH 39°20'19" WEST, 41.91 FEET; THENCE NORTH 50°40'43" EAST, 71.84 FEET; THENCE NORTH 48°36'04" EAST, 72.00 FEET; THENCE NORTH 43°29'44" EAST, 72.29 FEET; THENCE NORTH 38°32'54" EAST, 73.12 FEET; THENCE NORTH 33°02'42" EAST, 74.74 FEET; THENCE NORTH 28°22'11" EAST, 76.73 FEET; THENCE SOUTH 41°23'56" EAST, 135.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 43.71 FEET AND WHOSE CHORD BEARS NORTH 31°20'52" EAST, 43.69 FEET TO THE WESTERLY LINE OF STRATFORD CROSSING PLAT 6, AN OFFICIAL PLAT; THENCE SOUTH 40°15'19" EAST ALONG SAID WESTERLY LINE, 62.55 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 303.00 FEET, WHOSE ARC LENGTH IS 3.72 FEET AND WHOSE CHORD BEARS NORTH 32°05'50" EAST, 3.72 FEET; THENCE SOUTH 41°23'56" EAST CONTINUING ALONG SAID WESTERLY LINE, 180.98 FEET; THENCE SOUTH 43°15'56" WEST CONTINUING ALONG SAID WESTERLY LINE, 18.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.42 ACRES (366,713 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
STORM SEWER STRUCTURE NO. (ST-10)	TELEPHONE POLE
STORM SEWER PIPE NO. (L-10)	GAS VALVE BOX
SANITARY SEWER STRUCTURE NO. (S-10)	CABLE TV JUNCTION BOX
SANITARY SEWER PIPE NO. (P-10)	CABLE TV MANHOLE/VAULT
SANITARY SEWER	MAIL BOX
SANITARY SERVICE	BENCHMARK
STORM SEWER	SOIL BORING
STORM SERVICE	UNDERGROUND TV CABLE
WATERMAIN WITH SIZE (8"W)	GAS MAIN
WATER SERVICE	FIBER OPTIC
SAWCUT (FULL DEPTH)	UNDERGROUND TELEPHONE
SILT FENCE	OVERHEAD ELECTRIC
USE AS CONSTRUCTED (UAC)	UNDERGROUND ELECTRIC
MINIMUM OPENING ELEVATION MOE	FIELD TILE
MINIMUM GRADE AT STRUCTURE MGS	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE

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 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2110.808

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

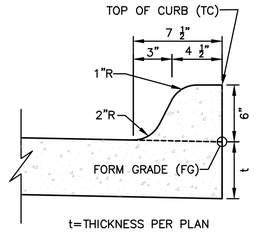
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ERIN K. OLLENDIKE, P.E. — DATE: 11-28-2022

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

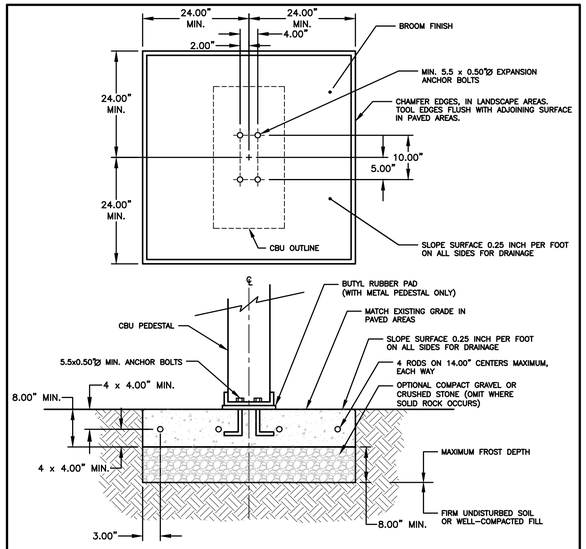
LICENSED PROFESSIONAL ENGINEER — ERIN K. OLLENDIKE — 16926 — IOWA

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COMMENT:
TITLE: ENG



INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL

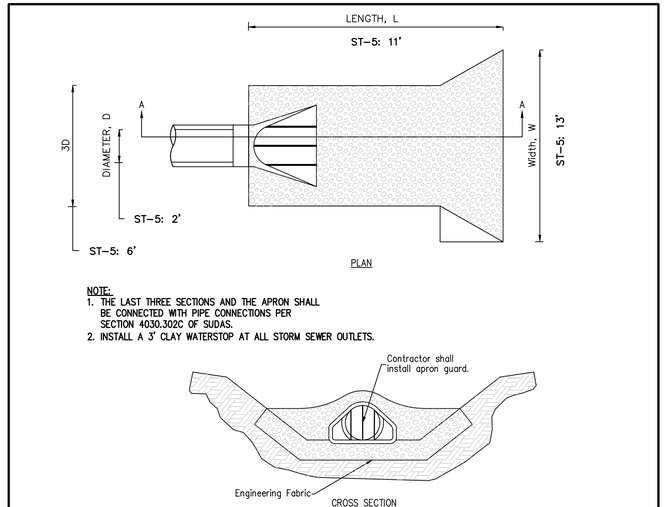
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NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. – 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" – 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   A. HILTI KWIK BOLT (WWW.USHILTI.COM) 8–1/2" 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–12700. ENSURE THAT MIN. EMBEDMENT IS CONCRETE 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

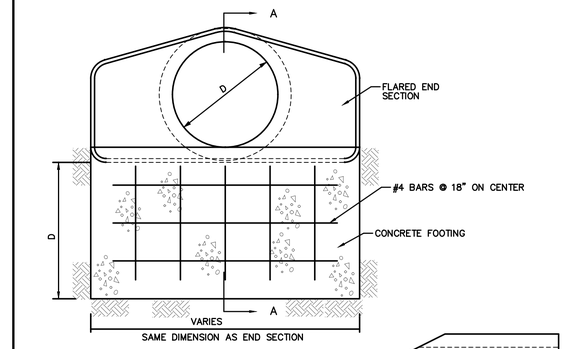
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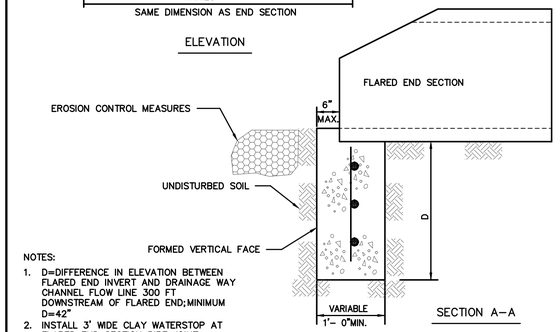
NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET

NOT TO SCALE



ELEVATION



SECTION A–A

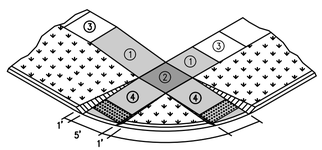
NOTES:
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
2. INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

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

RCP APRON FOOTING DETAIL

NOT TO SCALE



Key
- CURB RAMP
- TURNING SPACE
- DETECTABLE WARNING

① Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

② Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 5 feet by 5 feet.

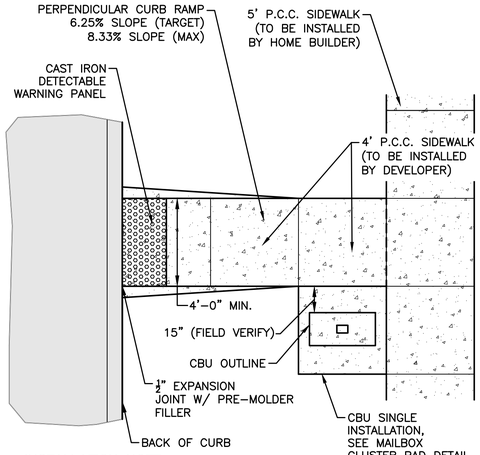
③ Target cross-slope of 1.5% with a maximum cross-slope of 2.0%.

④ Perpendicular curb ramp: Target running slope of 6.25% with maximum running slope of 8.3%

The minimum pavement depth for ramps and landings shall be 6–inches.

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

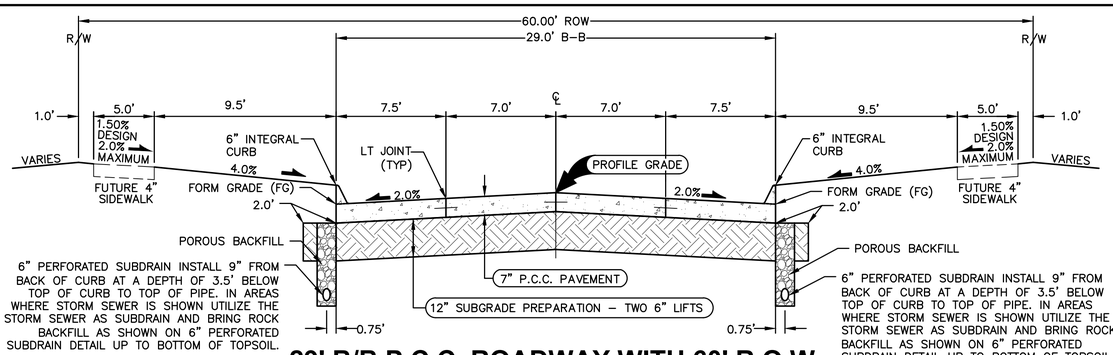
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INSTALLATION NOTE:
1. MAILBOX PADS TO BE INSTALLED WITH THE PLAT IMPROVEMENTS.
2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
3. DO NOT LOCATE AT INTERSECTION.
4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
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

NOT TO SCALE



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

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

NOT TO SCALE

NW GEORGETOWN DRIVE, NW YORKTOWN DRIVE, AND NW CONCORD LANE

REVISIONS	DATE
AS-BUILT SUBMITTAL	11/28/2022
FINAL SUBMITTAL	01/18/2022
THIRD SUBMITTAL	12/29/2021
SECOND SUBMITTAL	12/08/2021
FIRST SUBMITTAL	11/23/2021

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

CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 11

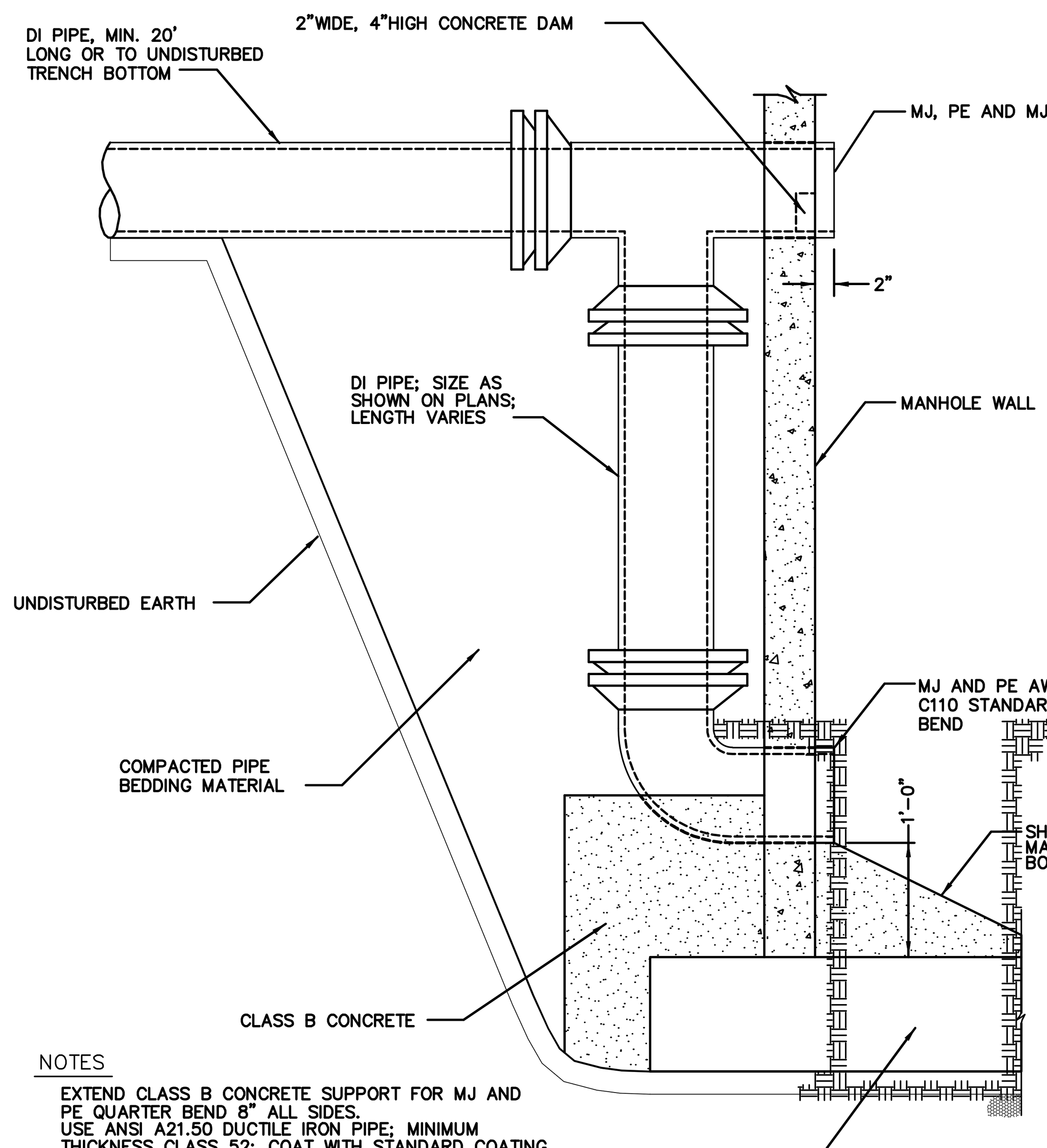
TYPICAL SECTIONS AND DETAILS

WAUKEE, IOWA

2 / 16

2110.808

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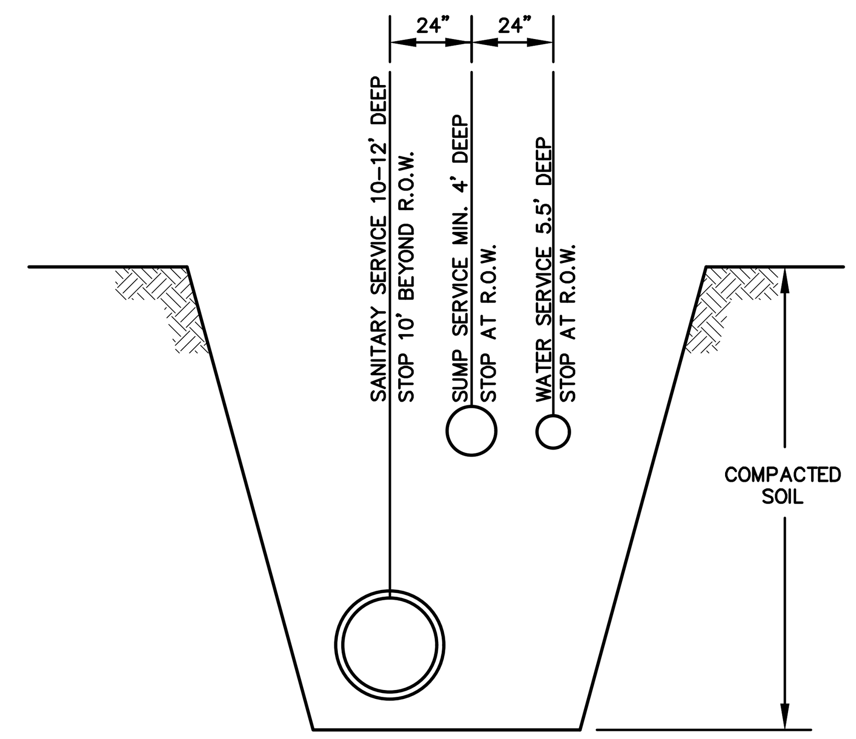


NOTES

EXTEND CLASS B CONCRETE SUPPORT FOR MJ AND PE QUARTER BEND 8" ALL SIDES.
USE ANSI A21.50 DUCTILE IRON PIPE; MINIMUM THICKNESS CLASS 52; COAT WITH STANDARD COATING INSIDE AND OUT.
USE ANSI A21.10 MECHANICAL JOINT FITTINGS; 150 PSI PRESSURE RATING. COAT WITH STANDARD COATING INSIDE AND OUT.
GROUT PIPE IN BLOCKOUT WITH NON-SHRINK GROUT IF PRECAST MANHOLE SECTION IS USED.
DROP CONNECTIONS NOT PERMITTED ON 18" OR LARGER SEWER PIPE.

CITY OF WAUKEE OUTSIDE DROP CONNECTION

NOT TO SCALE

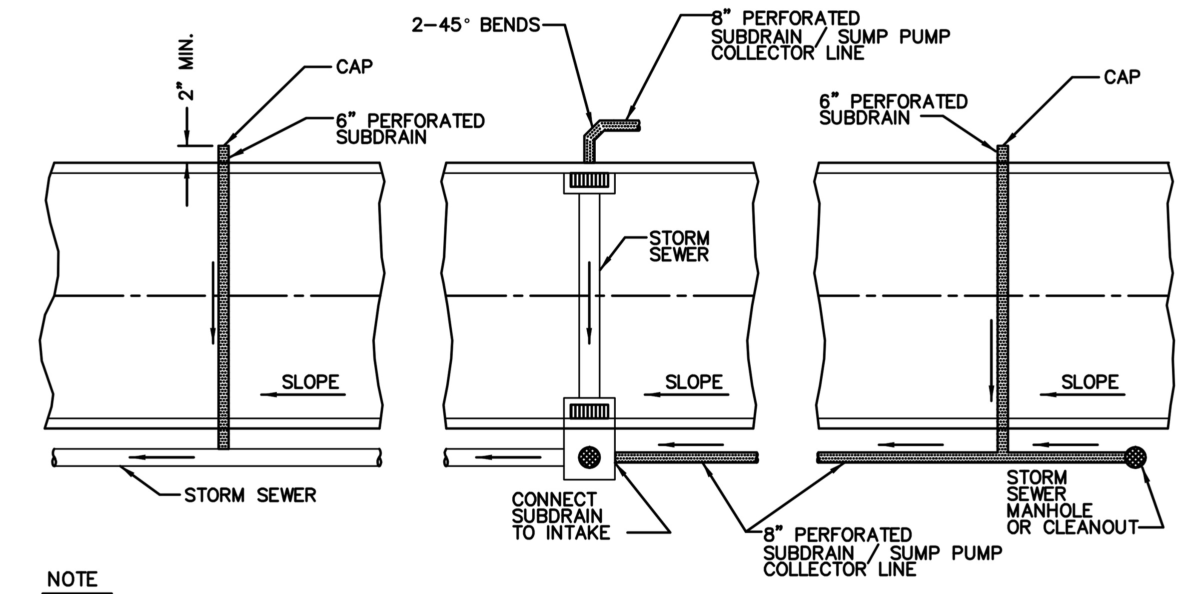


NOTES:

1. PLACE ONE 6' STEEL POST BURIED 3' AT WATER CURB BOX. STEEL POST SHALL BE PAINTED BLUE.
2. BRING SUMP SERVICE STUB TO A MINIMUM OF 1-FOOT ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A GREEN PAINTED STEEL POST NEXT TO THE STUB.
3. BRING SANITARY SERVICE STUB TO A MINIMUM OF 1-FOOT ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A RED PAINTED STEEL POST NEXT TO THE STUB.

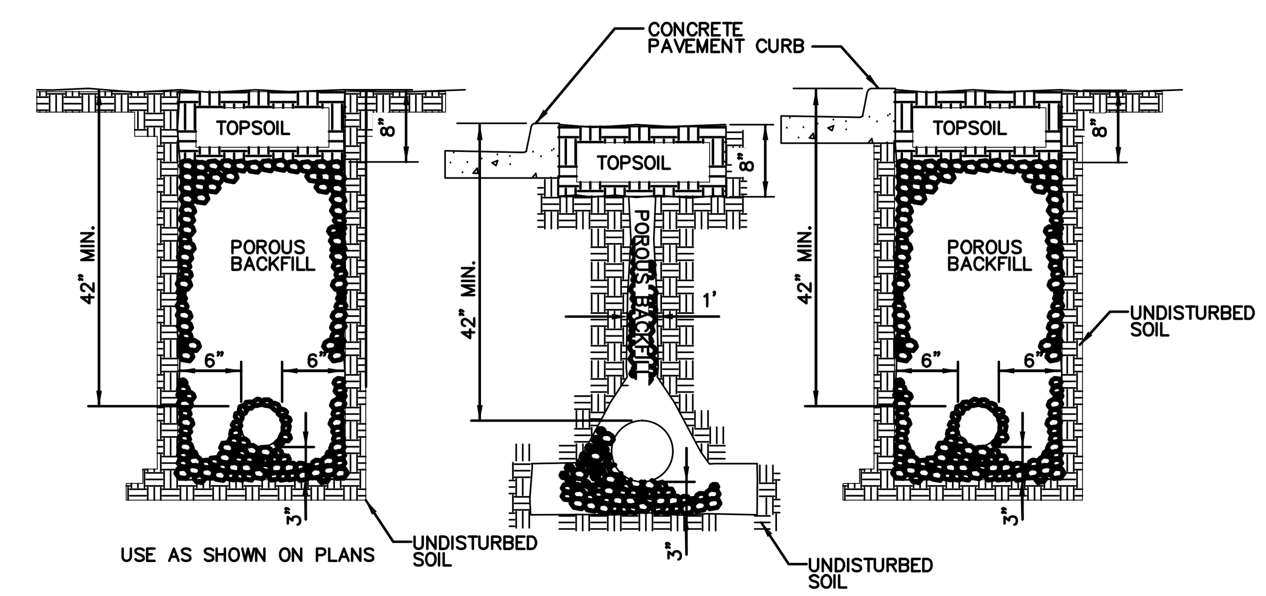
SERVICE LOCATION DETAIL

NOT TO SCALE



NOTE

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



BACK AND SIDE YARD

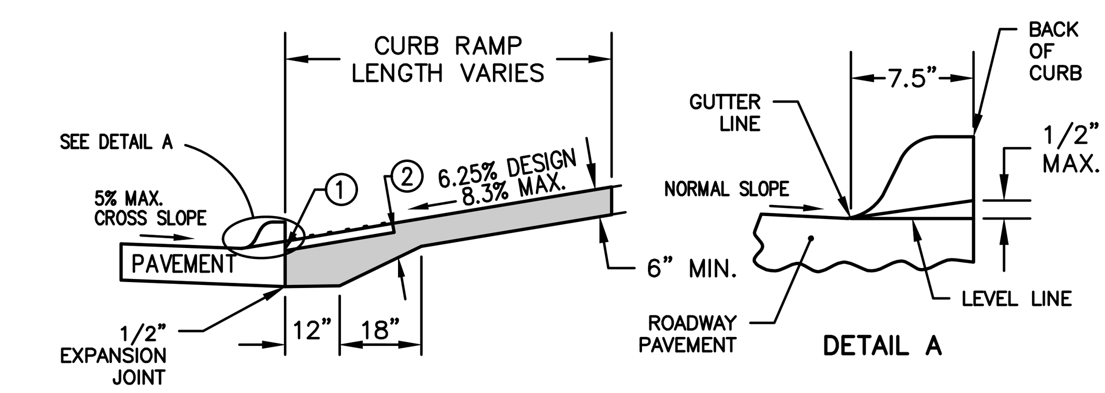
STORM SEWER USED AS SUBDRAIN

BACK OF CURB

NOTES

1. SLOPE SUBDRAINS TO DRAIN.
2. 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS;USE PEA GRAVEL FOR POROUS BACKFILL.
3. DIRECT PERFORATIONS DOWN FOR SUBDRAINS AND UP FOR SUMP PUMP COLLECTOR LINES.

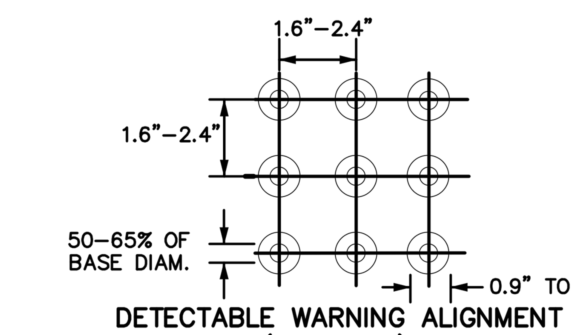
6" PERFORATED SUBDRAIN



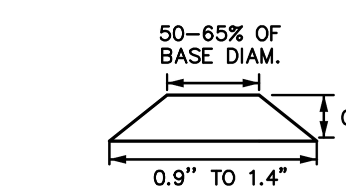
① INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.

② PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

NOTE:
ALL TRUNCATED DOMES SHALL BE CAST IRON.



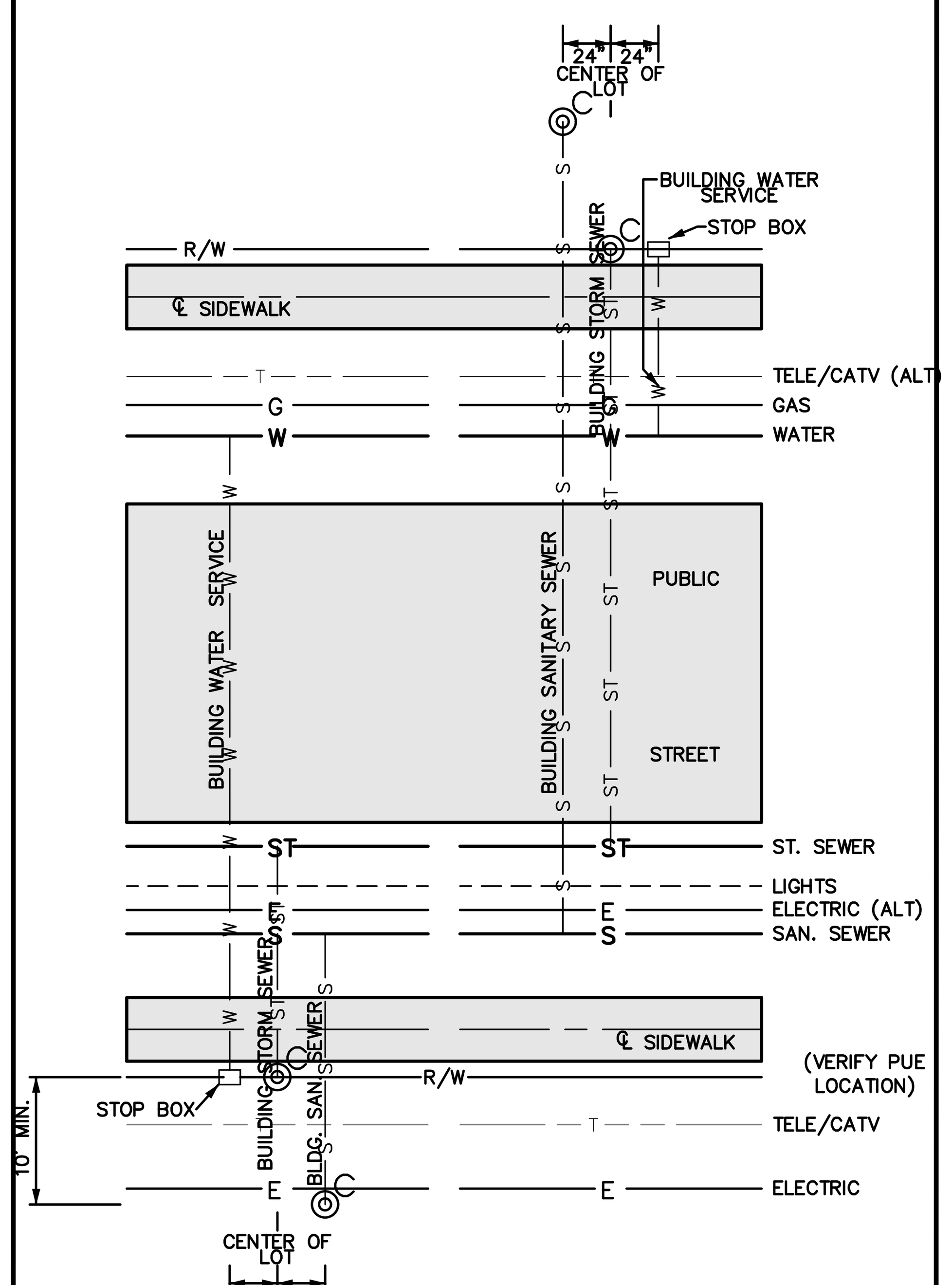
DETECTABLE WARNING ALIGNMENT (TOP VIEW)



DETECTABLE WARNINGS (PROFILE)

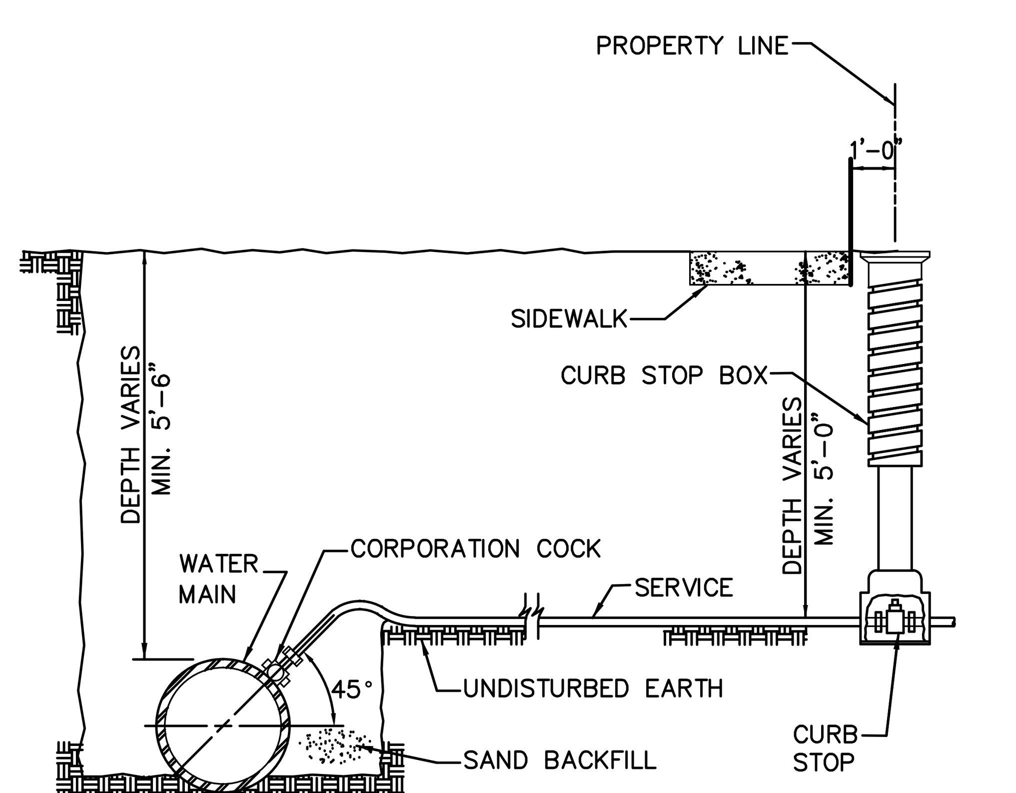
DETECTABLE WARNING DETAIL

NOT TO SCALE



CITY OF WAUKEE UTILITY SERVICE LOCATIONS

NOT TO SCALE

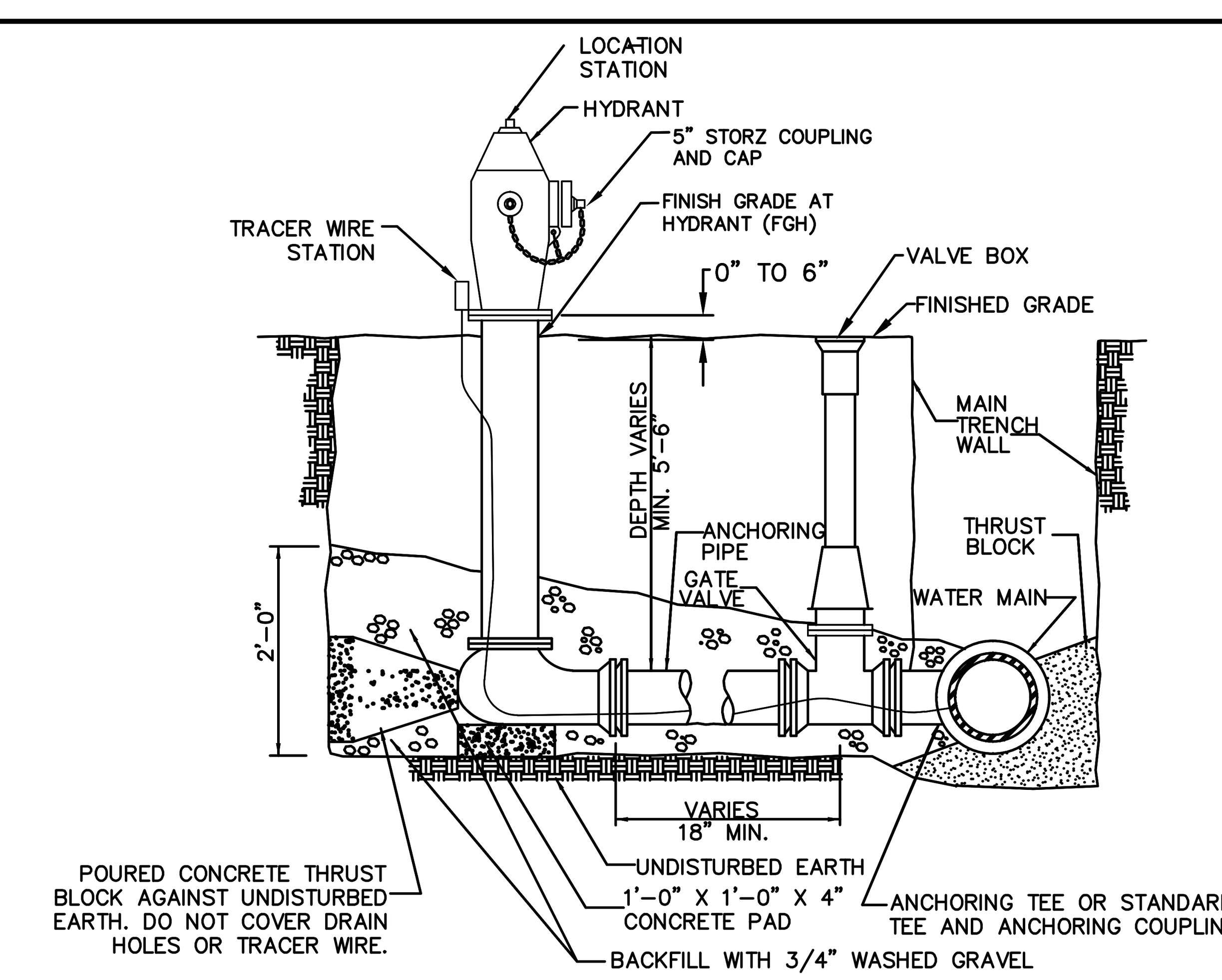


NOTES:

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

WATER SERVICE CONNECTION

NOT TO SCALE

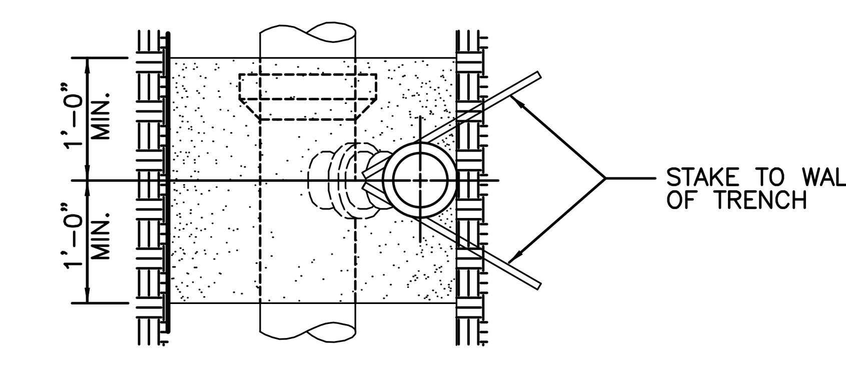


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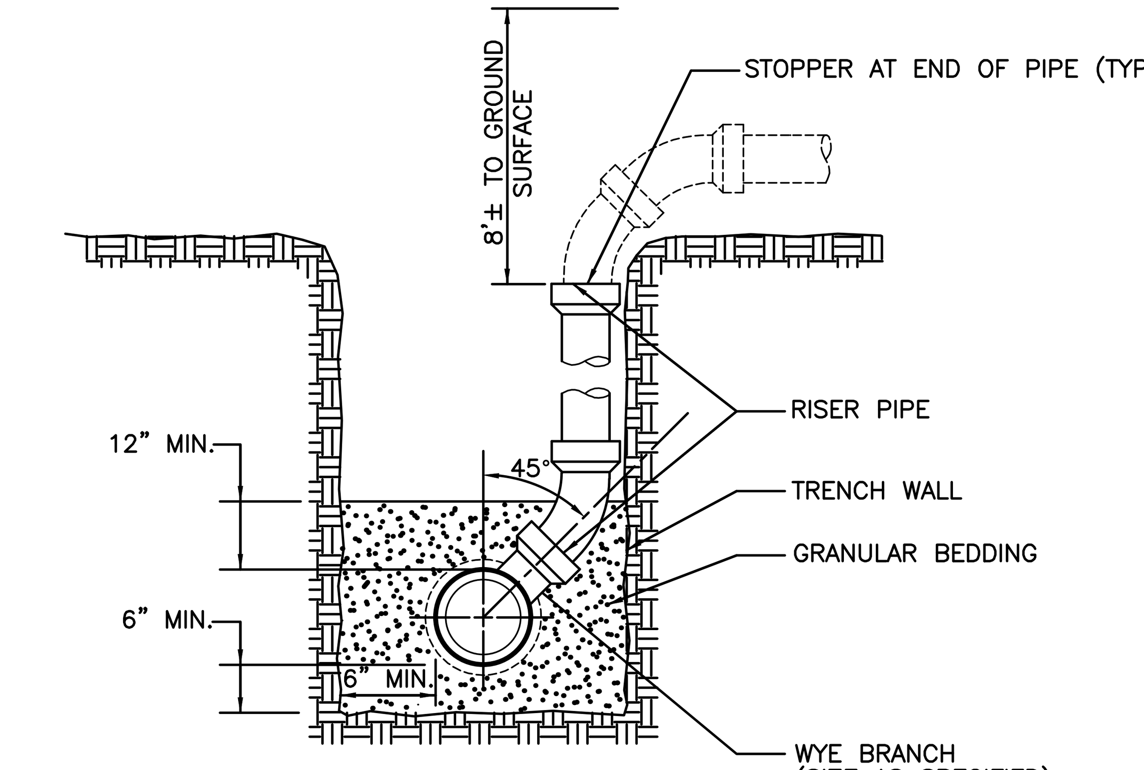
1. MINIMUM SIZE FOR PIPING. VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



PLAN



SECTION

NOTES

1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE
2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

SANITARY SEWER SERVICE RISER

NOT TO SCALE

DATE	REVISIONS
11/28/2022	AS-BUILT SUBMITTAL
01/18/2022	FINAL SUBMITTAL
12/29/2021	THIRD SUBMITTAL
12/08/2021	SECOND SUBMITTAL
11/23/2021	FIRST SUBMITTAL

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ENGINEER: EKO
CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 11

WAUKEE, IOWA

DETAILS

2110.808

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FILE DATE: 11/28/22 DATE PLOTTED: 11/28/2022 3:06 PM
PLOTTED BY: MATTHEW THOMPSON
COMMENT: ENG:
TECH:

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	8.81
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	5,141
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	613
6	SANITARY SEWER SERVICE STUB, 4" DIA	EA	10
7	SUBDRAIN, 6" PERFORATED PVC	LF	1,376
8	STORM SEWER, TRENCHED, 8" HDPE	LF	487
9	STORM SEWER, TRENCHED, 15" RCP	LF	592
10	STORM SEWER, TRENCHED, 18" RCP	LF	145
11	STORM SEWER, TRENCHED, 24" RCP	LF	379
12	STORM SEWER SERVICE STUB, 4" DIA	EA	26
13	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	1
14	STORM SEWER, 24" RCP APRON W/ APRON GUARD	EA	1
15	WATER MAIN, 8" DIA	LF	1,383
16	WATER SERVICE STUB, 1" DIA	EA	26
17	VALVE, 8" DIA	EA	4
18	FIRE HYDRANT ASSEMBLY	EA	4
19	TEMPORARY FIRE HYDRANT ASSEMBLY (RELOCATE)	EA	2
20	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	2
21	MANHOLE, SW-401, 48" (STORM SEWER)	EA	5
22	INTAKE, SW-501	EA	2
23	INTAKE, SW-503	EA	3
24	INTAKE, SW-505	EA	1
25	PAVEMENT, 7" P.C.C.	SY	4,520
26	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	31
27	DETECTABLE WARNING PANELS	SF	48
28	SEEDING, FERTILIZING, AND MULCHING	AC	7.87
29	PERMANENT ROAD CLOSURE, URBAN, SI-182 (RELOCATE)	EA	10
30	TRAFFIC CONTROL	LS	1
31	EROSION CONTROL	LS	1
32	RIPRAP	TONS	10
33	FIELD TILE REMOVAL	LF	430
34	MAILBOX PAD	EA	3
35	TYPE 1 TURF REINFORCEMENT MATTING	SF	580
36	STORM SEWER CLEANOUT	EA	2
37	REMOVAL OF EXISTING SANITARY SEWER SERVICE	EA	1

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 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
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. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. AREA SHOWN FOR REFERENCE ONLY.
2	STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. 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 LOCATIONS AND THICKNESS.
5	SANITARY SEWER SHALL BE PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. EXISTING SANITARY SEWER WILL NEED TO BE RETESTED AFTER SADDLE WYE INSTALLATION.
5–12	REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVISE SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS JOINT RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST 10 FEET. THE ROCK CHIMNEY IS INCIDENTAL TO STORM SEWER CONSTRUCTION WHEN THE STORM SEWER HAS DUAL PURPOSE OF STORM SEWER AND SUBDRAIN. REFER TO SHEET 3 FOR THE CITY STANDARD SUBDRAIN DETAIL.
6,12,16	REFER TO DETAILS ON SHEETS 2, 3 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED. BRINGING STORM AND SANITARY SERVICES TO GROUND LEVEL, PLACING A WATERTIGHT CAP AND INSTALLING A POST SHALL BE CONSIDERED INCIDENTAL TO THIS BID ITEM.
13–14	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4030.221 – RCP APRON SECTION FOOTING FOR FOOTING CONSTRUCTION DETAILS. APRON GUARD REQUIRED ON ALL APRONS. RCP APRON FOOTING, PIPE APRON GUARD AND PIPE CONNECTORS TO BE CONSIDERED INCIDENTAL. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG.
15–19	REFER TO FIG. 3010.101 AND FIG. 3010.104 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER SYSTEM DETAILS. ALL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL.
18	REFER TO FIG. 5020.201 – FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, 5" STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
18–19	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE 5-INCH STORZ FITTINGS.
20	REFER TO FIG.6010.301 – CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE A MANHOLE CASTING WITH PRO RINGS PER THE 2020 WAUKEE STANDARD SPECIFICATIONS. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS). ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.

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
21	REFER TO FIG. 6010.401 – CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
22–24	REFER TO FIG. 6010.514 – BOXOUTS FOR GRATE INTAKES. REFER TO FIG. 6010.603 – CASTINGS FOR GRATE INTAKES FOR TYPE R GRATE DETAILS AND FIG. 6010.602 – CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR INTAKE CASTINGS IS 6". THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12".
22	REFER TO FIG. 6010.501 – SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
23	REFER TO FIG. 6010.503 – SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
24	REFER TO FIG. 6010.505 – DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS
25	REFER TO FIG. 7010.101 – JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C JOINT SPACING IS 15 FEET.
26	REFER TO FIG. 7030.204 – GENERAL SIDEWALK AND ACCESSIBLE RAMP DETAILS AND FIG. 7030.208 – CURB RAMPS WITHIN INTERSECTION RADIUS FOR CLASS B OR C SIDEWALK FOR CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS TO BE CAST IRON WITH A NATURAL FINISH. ACCESSIBLE CURB RAMPS INCLUDING TURNING SPACES SHALL BE 6" THICK P.C.C.
27	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS. ALL TRUNCATED DOMES SHALL BE CAST IRON.
28	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. SEEDING QUANTITIES –TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 7.87 AC
29	REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS. EACH LOCATION CONSISTS OF FIVE SIGNS WITH POSTS PER SI-182.
30	ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED. THE MESSAGE BOARD WILL BE REQUIRED AT LEAST 1 WEEK IN ADVANCE OF ANY LANE CLOSURES.
31	REFER TO SHEET 7 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
34	MAILBOX PADS ARE LOCATED BETWEEN LOTS 10 AND 11.
37	REFER TO SHEET 8 FOR LOCATION.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2021 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
2. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
3. 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.
4. 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. PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
6. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF WAUKEE ENGINEERING DEPARTMENT
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE

   * 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
8. PRIOR TO CONSTRUCTION, THE PROJECT MANAGER SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.
9. 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.
10. 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.
11. 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 SHALL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
12. 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.
13. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
14. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
15. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
16. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
17. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
18. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19. SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
20. PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
21. REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
22. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
23. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
24. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
25. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
26. ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
27. THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
28. A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION AND FOR PROOF ROLLING TO INSPECT SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE GEOTECHNICAL ENGINEER IS PRESENT. A COPY OF ALL REPORTS AND FINDINGS REQUIRING ALTERATION FROM THE APPROVED PLAN SET IS TO BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
29. THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
30. ALL TESTING SHALL BE COMPLETED ACCORDING TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE WAUKEE ENGINEERING DEPARTMENT SHALL BE PRESENT TO WITNESS ALL TESTING.
31. AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
32. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISING PRIOR TO PAVING. A COPY OF THE VIDEOS AND A HARD COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
33. ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
34. ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
35. ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
36. ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED.
37. ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM OF 1 – 4" ADJUSTING RING TO ALLOW FOR FUTURE ADJUSTMENT SHOULD THE STRUCTURE END UP IN A DRIVEWAY.
38. THE RESULTS OF THE GEOTECHNICAL EXPLORATION ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
39. THIS SITE WILL HAVE SAWCUTTING AND CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS FROM SLURRY WILL NEED TO OCCUR FOR ALL OFFSITE DISCHARGE.

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REVISIONS	DATE
AS-BUILT SUBMITTAL	11/28/2022
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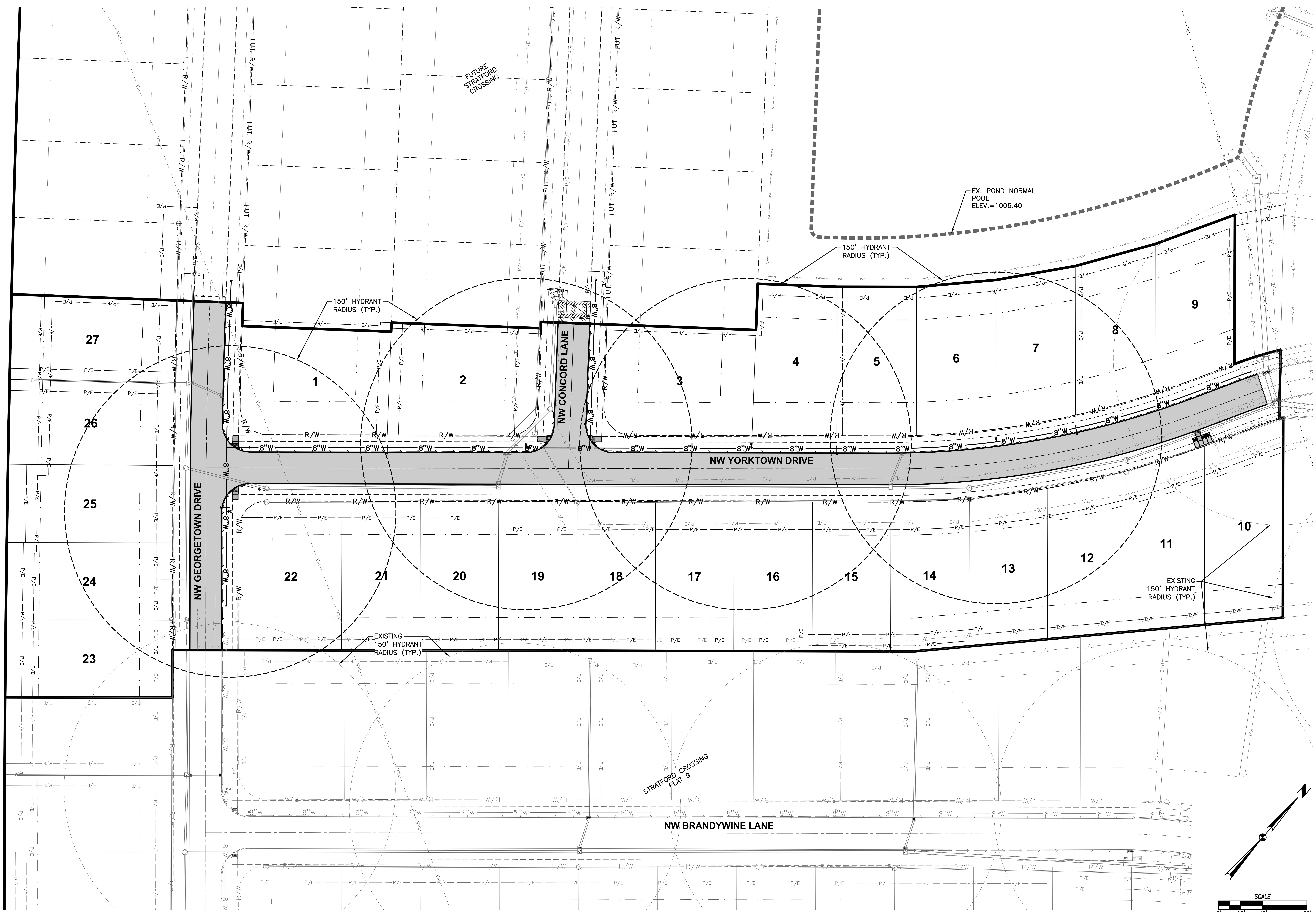
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

STRATFORD CROSSING PLAT 11

QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES

2110.808

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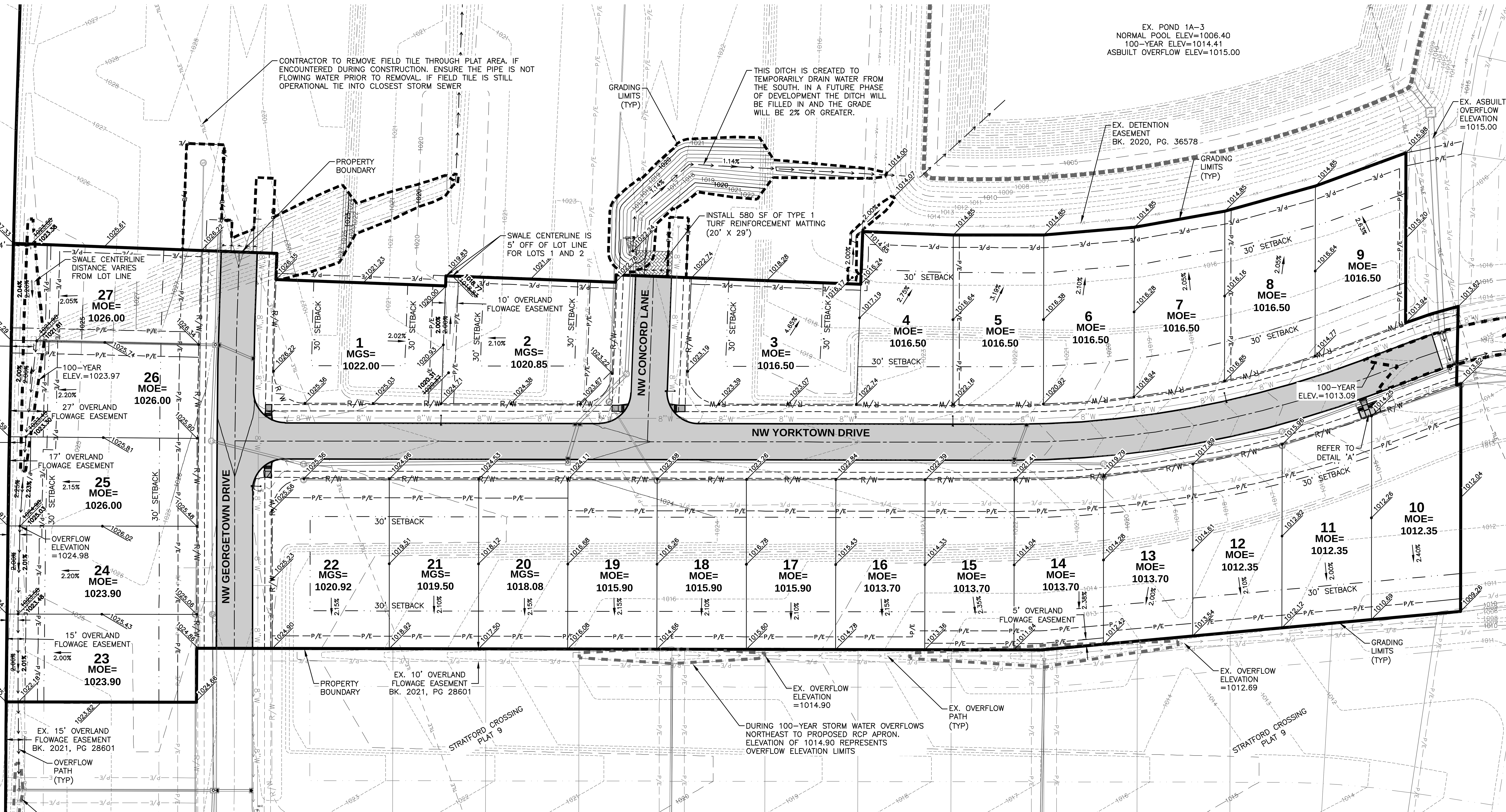
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AS-BUILT SUBMITTAL	11/28/2022
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
EI: JWM TECH: MST
ENGINEER: EKO
CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 11

HYDRANT COVERAGE PLAN

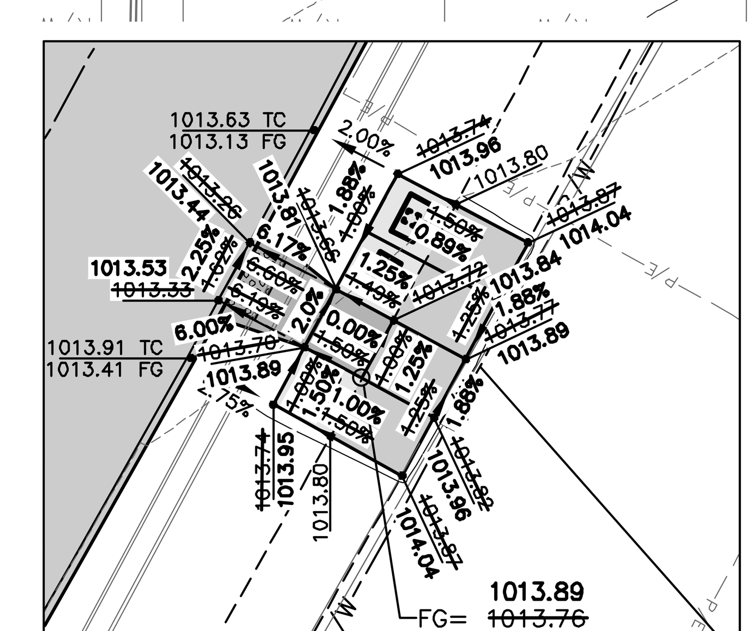
WAUKEE, IOWA



GRADING NOTES

1. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
2. REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.
3. EXISTING TOPOGRAPHIC SURVEY SHOWN AT BOUNDARY OF EXISTING PLATS IS SHOWN AS THE DESIGN GRADES FROM STRATFORD CROSSING PLATS 6-10. ACTUAL CONDITIONS MAY DIFFER FROM WHAT IS SHOWN.

AREA OF DISTURBANCE = 8.81



DETAIL 'A' (1"=10' FULL-SIZE)

SCALE 0' 20' 40' 80'

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PLOTTED BY: ERIN OLLENDIKE TECH: ENG:

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EI: JWM TECH: MST

STRATFORD CROSSING PLAT 11
GRADING PLAN

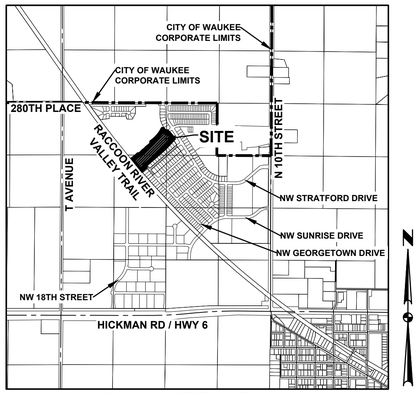
WAUKEE, IOWA

STRATFORD CROSSING PLAT 11

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,777
2	DITCH CHECK	LF	358
3	FILTER SOCK	LF	62
4	SEEDING, FERTILIZING, AND MULCHING	AC	7.87
5	INLET PROTECTION DEVICES	EA	6
6	CONCRETE WASHOUT PIT	EA	1
7	CLASS E RIP-RAP	TON	10
8	TYPE 1 TURF REINFORCEMENT MATTING	SF	580

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. 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.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

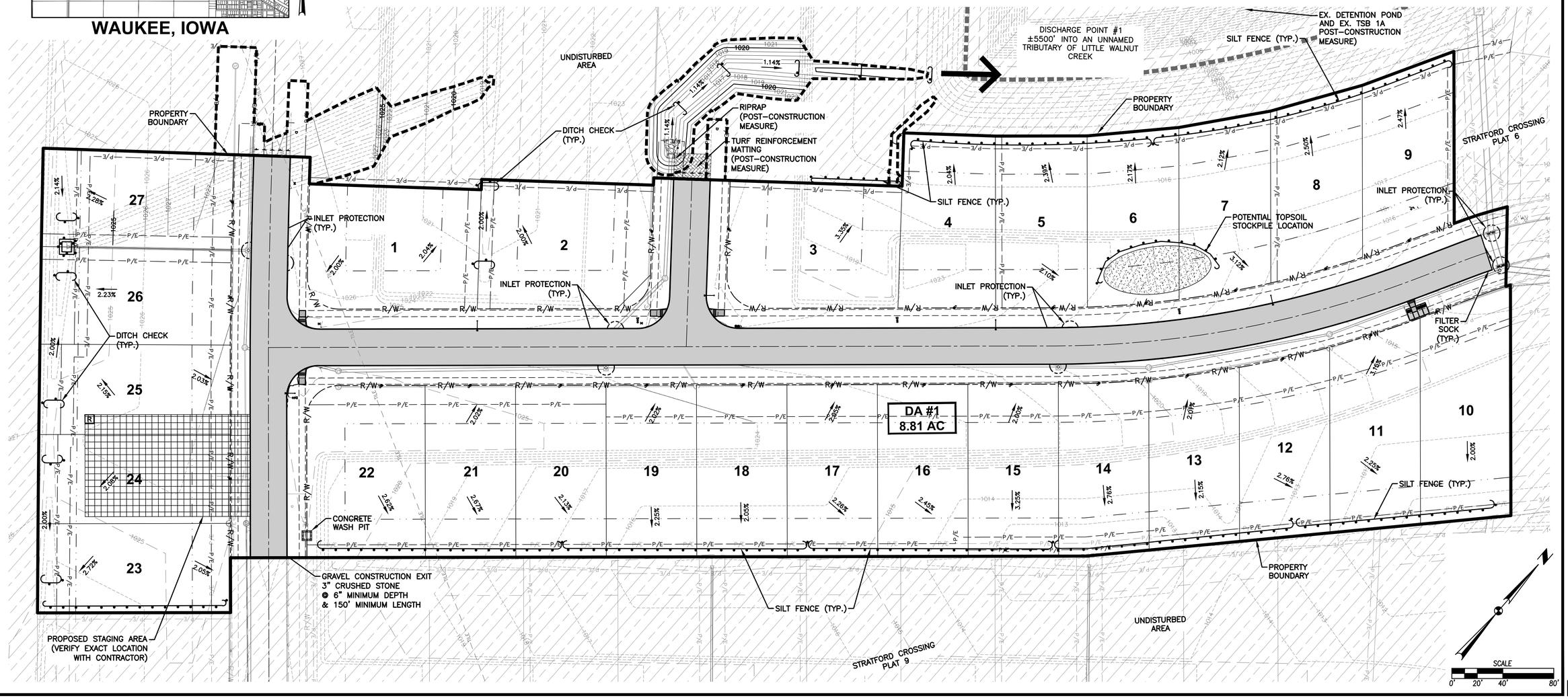
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE WALNUT CREEK ±5500 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	8.81 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	31,716 CU FT
VOLUME PROVIDED IN FILTER SOCK (62 LF @ 2.0 CU FT/LF OF SOCK)	124 CU FT
VOLUME PROVIDED IN SILT FENCE (1,777 LF @ 10.0 CU FT/LF OF FENCE)	17,770 CU FT
VOLUME PROVIDED IN DITCH CHECK (358 LF @ 15.0 CU FT/LF)	5,370 CU FT
VOLUME PROVIDED IN EXISTING TSB #1A	130,879 CU FT
TOTAL VOLUME PROVIDED	154,143 CU FT

SWPPP LEGEND

DRAINAGE ARROW X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM (R)
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
CONCRETE WASHOUT PIT



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STRATFORD CROSSING PLAT 11

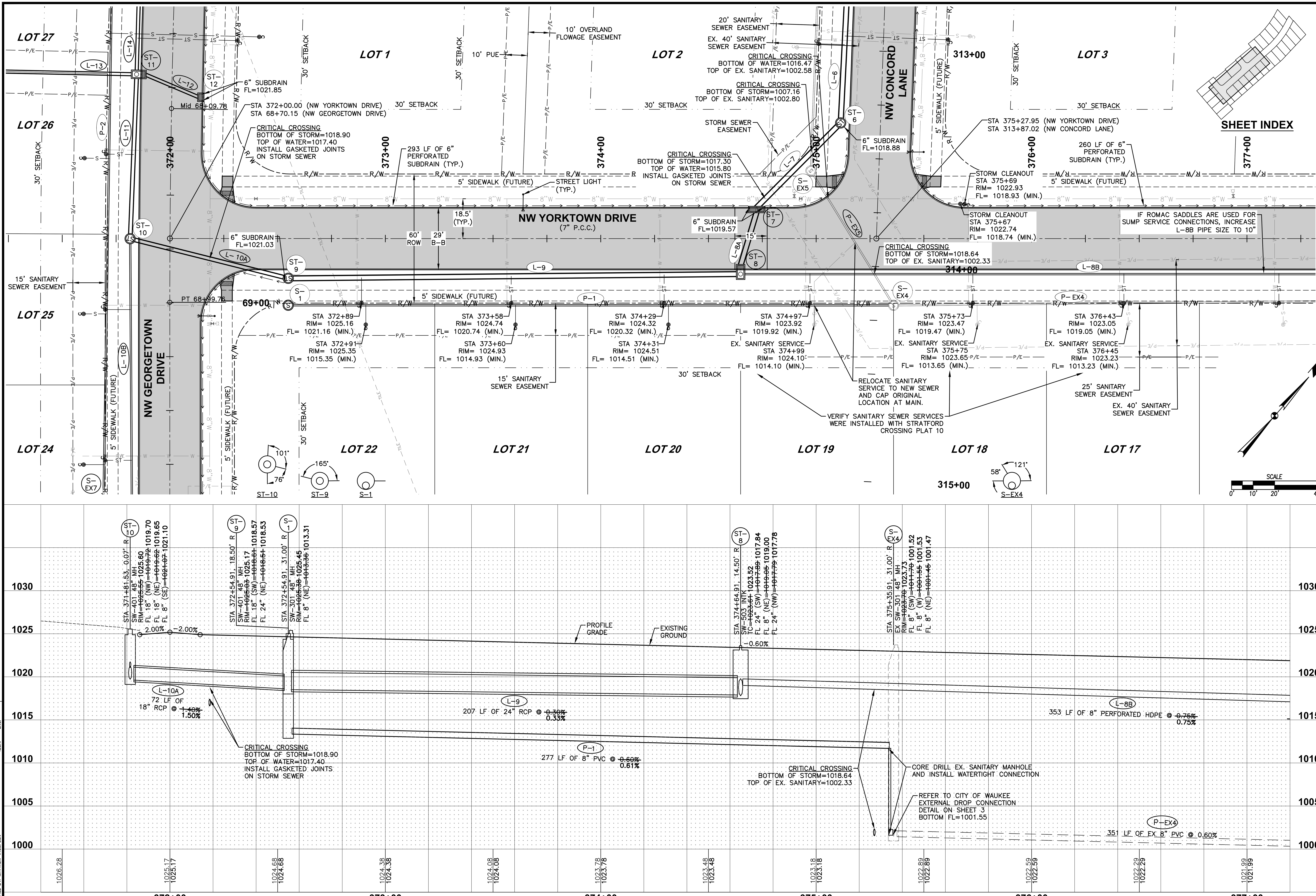
EROSION AND SEDIMENT CONTROL PLAN

WAUKEE, IOWA

7/16

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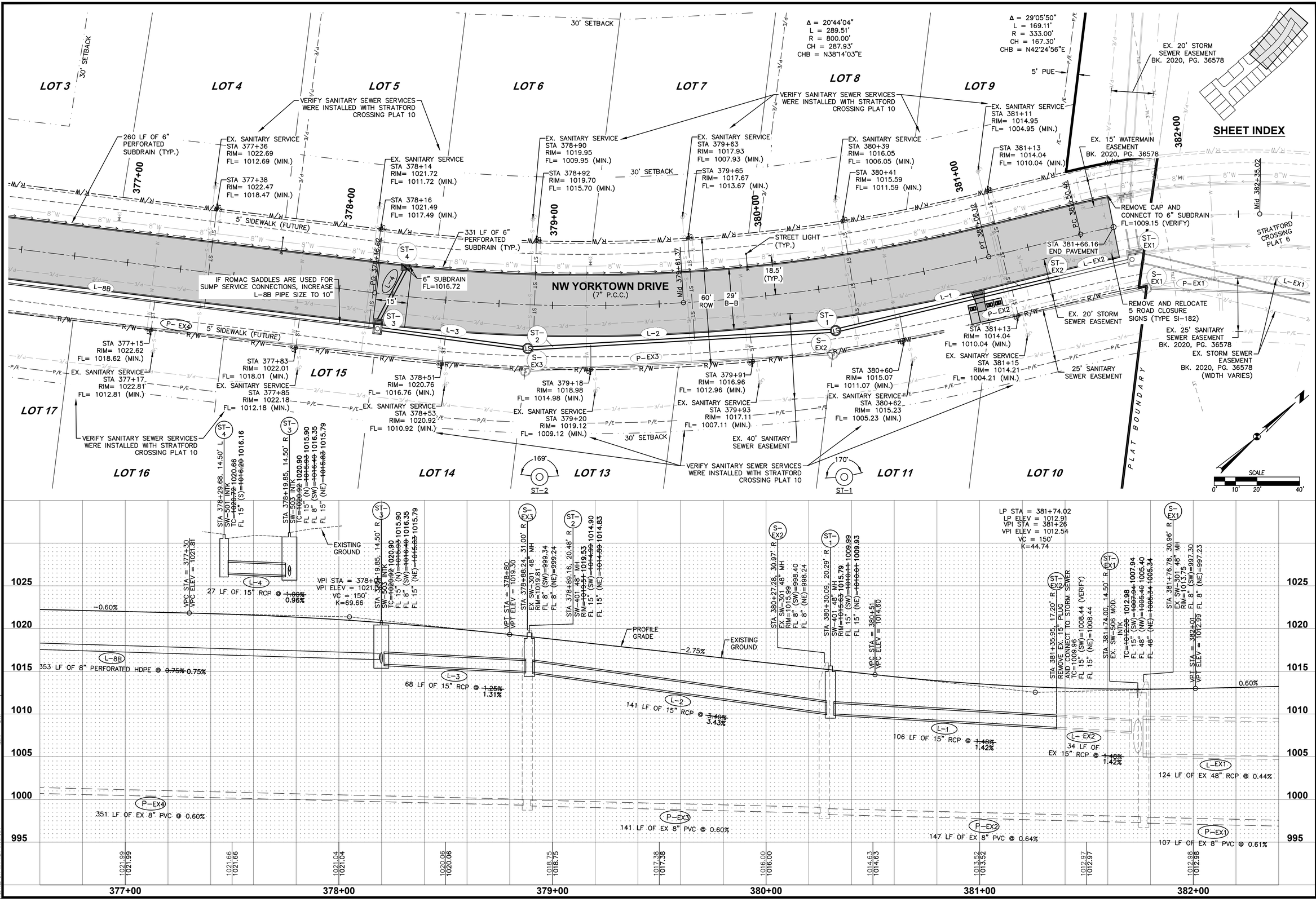
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STRATFORD CROSSING PLAT 11

STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

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SHEET INDEX

9 STRATFORD CROSSING PLAT 11 — STORM & SANITARY SEWER PLAN AND PROFILE

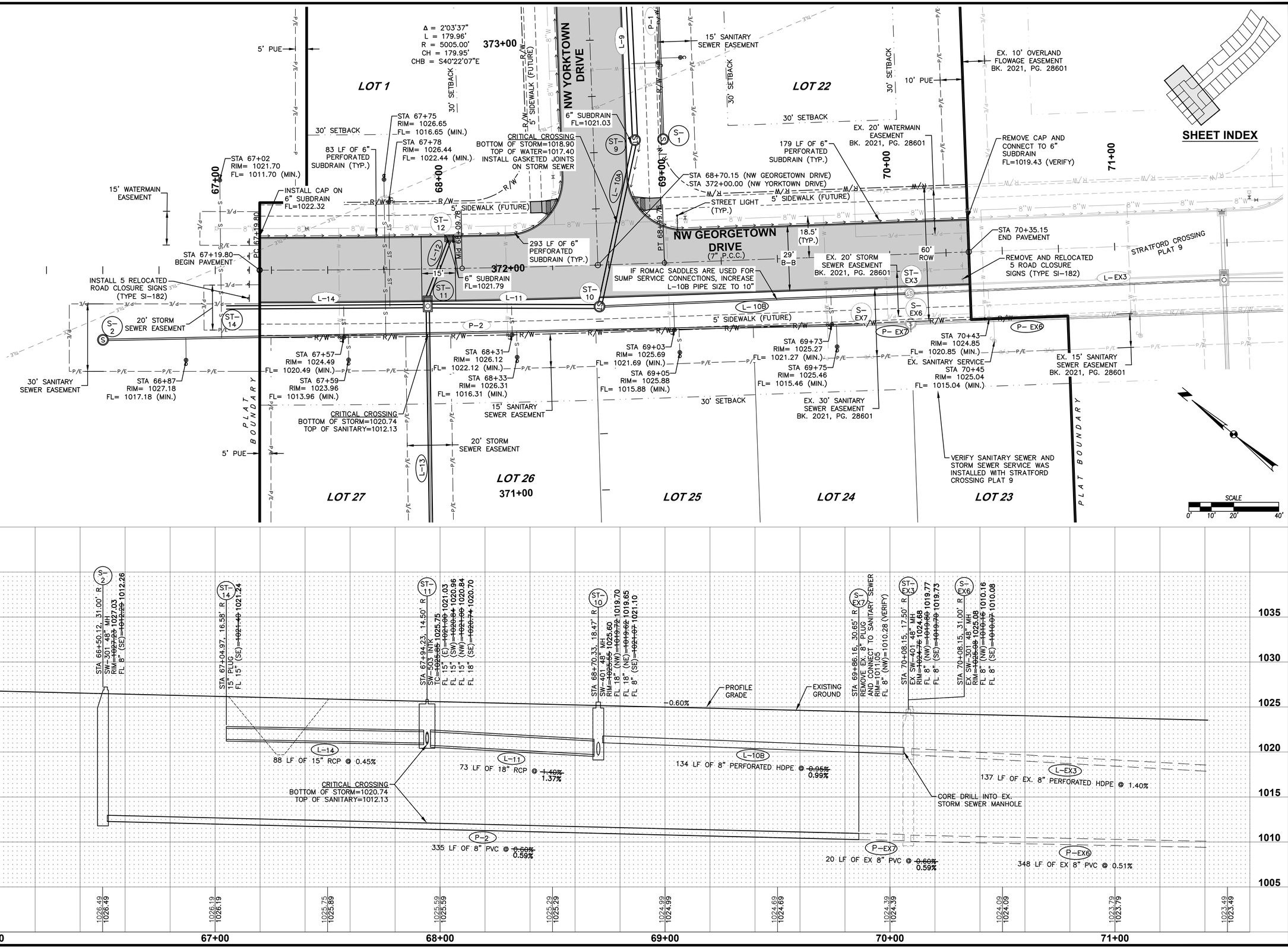
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

9/16

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STRATFORD CROSSING PLAT 11

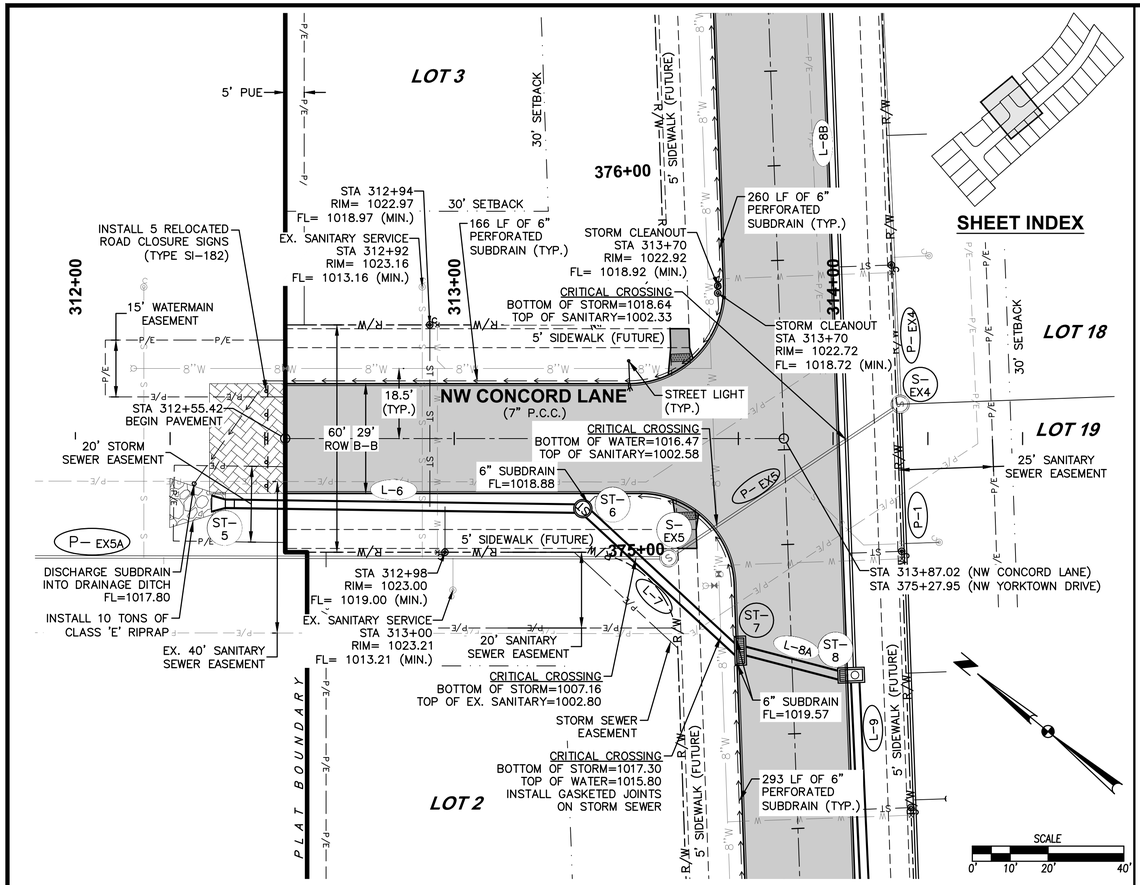
STORM & SANITARY SEWER PLAN AND PROFILE

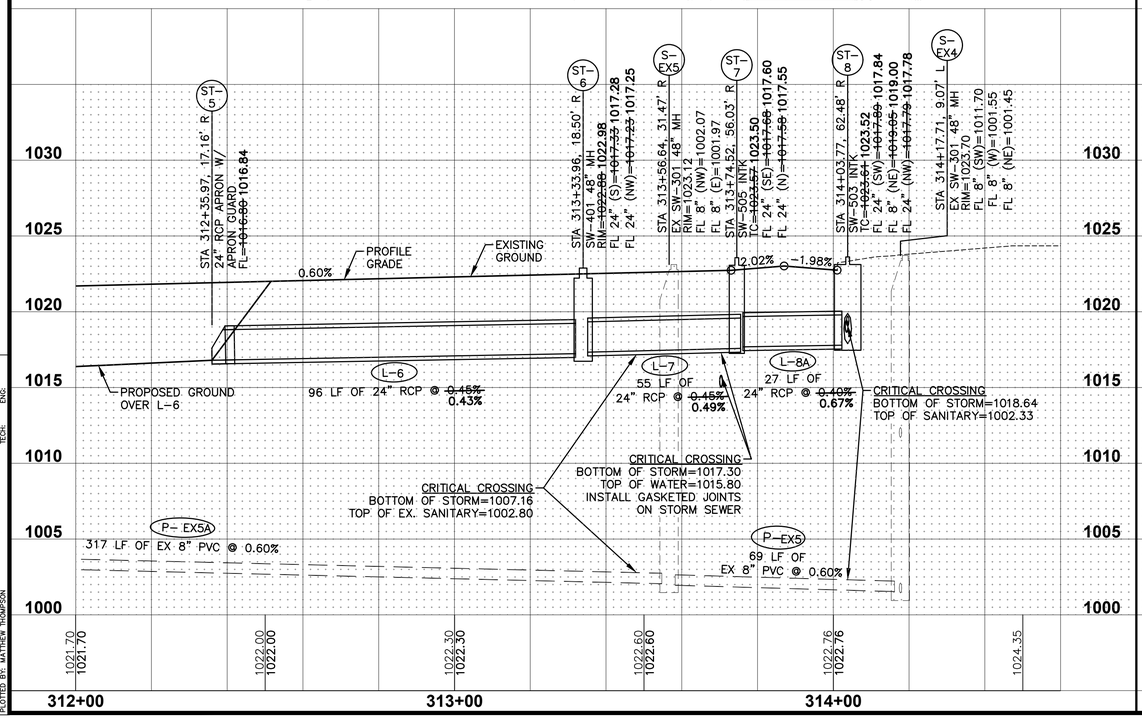
WAUKEE, IOWA

10/16

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STRATFORD CROSSING PLAT 11

STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

11/16

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COMMENT:
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LOT 27
LOT 26
LOT 25
LOT 24
LOT 1
LOT 2
LOT 3
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
68+00
Mid 68+69.78
PT 68+39.76
69+00
372+00
373+00
374+00
375+00
313+00
376+00
314+00
377+00
315+00
30' SETBACK
10' PUE
10' OVERLAND FLOWAGE EASEMENT
20' SANITARY SEWER EASEMENT
EX. 40' SANITARY SEWER EASEMENT
15' SANITARY SEWER EASEMENT
25' SANITARY SEWER EASEMENT
5' SIDEWALK (FUTURE)
NW YORKTOWN DRIVE
(7" P.C.C.)
NW GEORGETOWN DRIVE
NW CONCORD LANE
60' ROW
29' B-B
18.5' (TYP.)
STA 372+00.00 (NW YORKTOWN DRIVE)
STA 68+70.15 (NW GEORGETOWN DRIVE)
STA 372+18.64, 18.50' LT
8" TEE
CRITICAL CROSSING
BOTTOM OF STORM=1018.90
TOP OF WATER=1017.40
INSTALL GASKETED JOINTS
ON STORM SEWER
STA 372+39.89, 18.50' LT
8" WATER VALVE
RIM= 1024.83
STA 374+92.85, 18.50' LT
8" WATER VALVE
RIM= 1023.29
STA 374+89.85, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1023.43
CRITICAL CROSSING
BOTTOM OF STORM=1017.30
TOP OF WATER=1015.80
INSTALL GASKETED JOINTS
ON STORM SEWER
CRITICAL CROSSING
BOTTOM OF WATER=1016.47
TOP OF EX. SANITARY=1002.58
STA 375+27.95 (NW YORKTOWN DRIVE)
STA 313+87.02 (NW CONCORD LANE)
STA 375+47.13, 18.50' LT
8" TEE
STA 376+93.50, 21.99' LT
HYDRANT ASSEMBLY
FGH= 1022.55
372+86 TG=1025.17
373+56 TG=1024.76
374+27 TG=1024.33
374+95 TG=1023.93
375+70 TG=1023.48
376+40 TG=1023.06
377+12 TG=1022.63
SCALE
0' 10' 20' 40'

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2.00% -2.00% -0.60%
8" VALVE
8" TEE
5.5' MIN. COVER
PROFILE GRADE
EXISTING GROUND
PROPOSED 8" WATER MAIN
HYDRANT ASSEMBLY
CRITICAL CROSSING
BOTTOM OF STORM=1017.30
TOP OF WATER=1015.80
INSTALL GASKETED JOINTS
ON STORM SEWER
CRITICAL CROSSING
BOTTOM OF WATER=1016.47
TOP OF EX. SANITARY=1002.58
1030
1025
1020
1015
1010
1005
1000
1026.28 1026.28
1025.17 1025.17
1024.68 1024.68
1024.38 1024.38
1024.08 1024.08
1023.78 1023.78
1023.48 1023.48
1023.18 1023.18
1022.89 1022.89
1022.59 1022.59
1022.29 1022.29
1021.99 1021.99
372+00
373+00
374+00
375+00
376+00
377+00

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CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 11

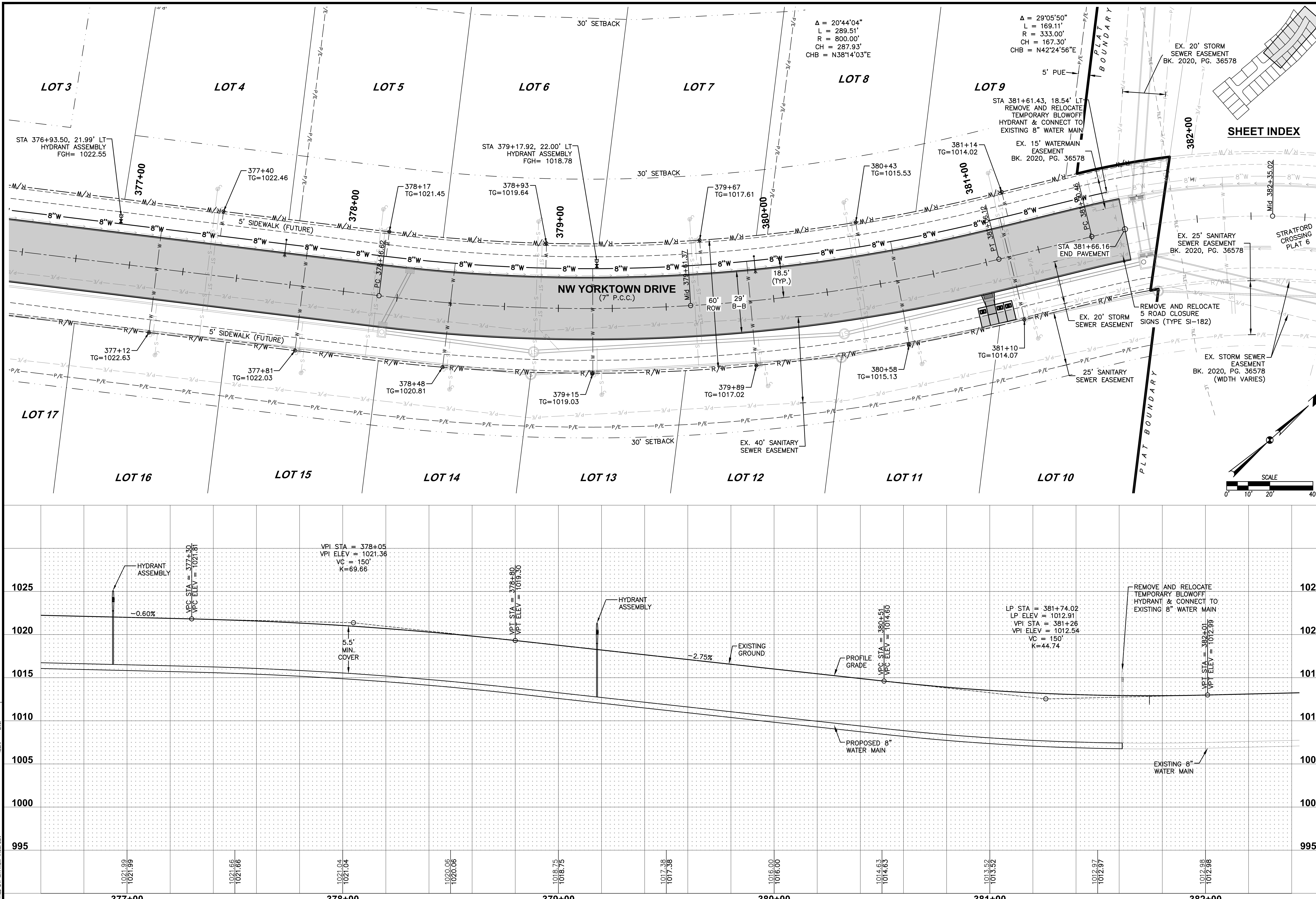
WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA

12/16

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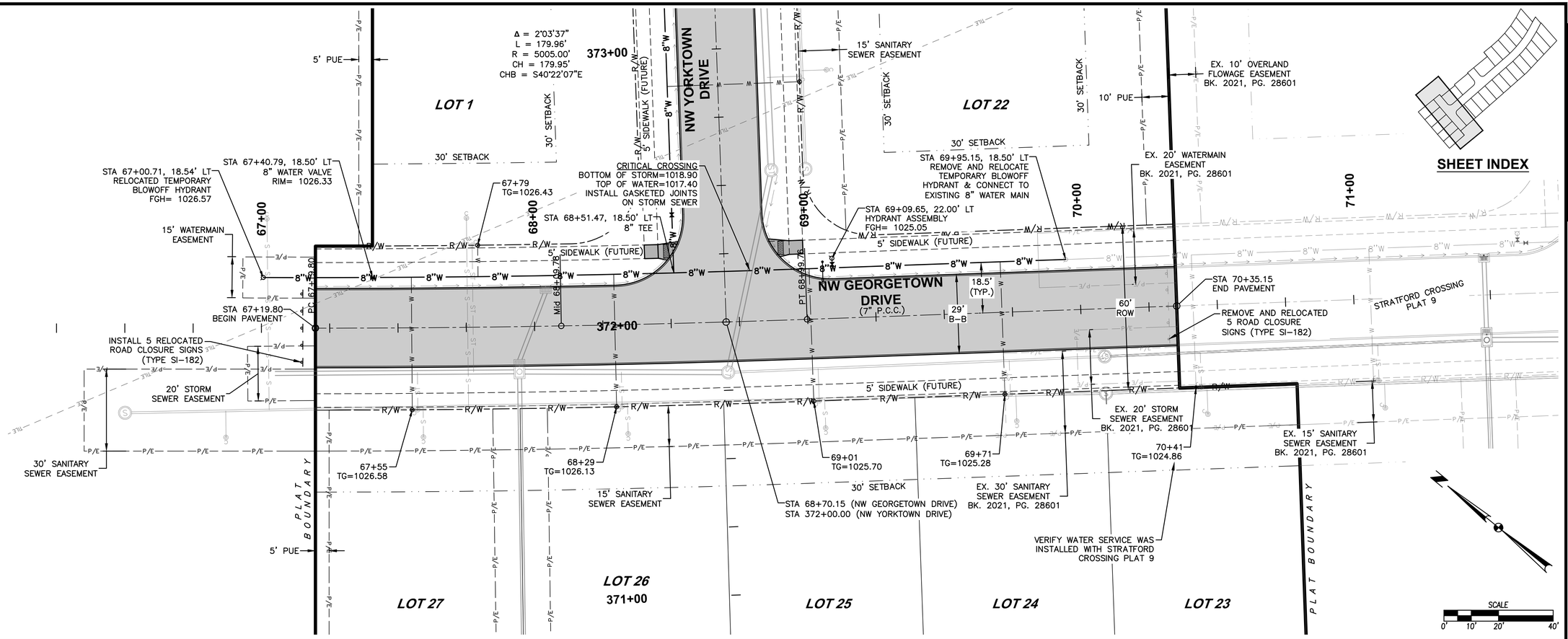
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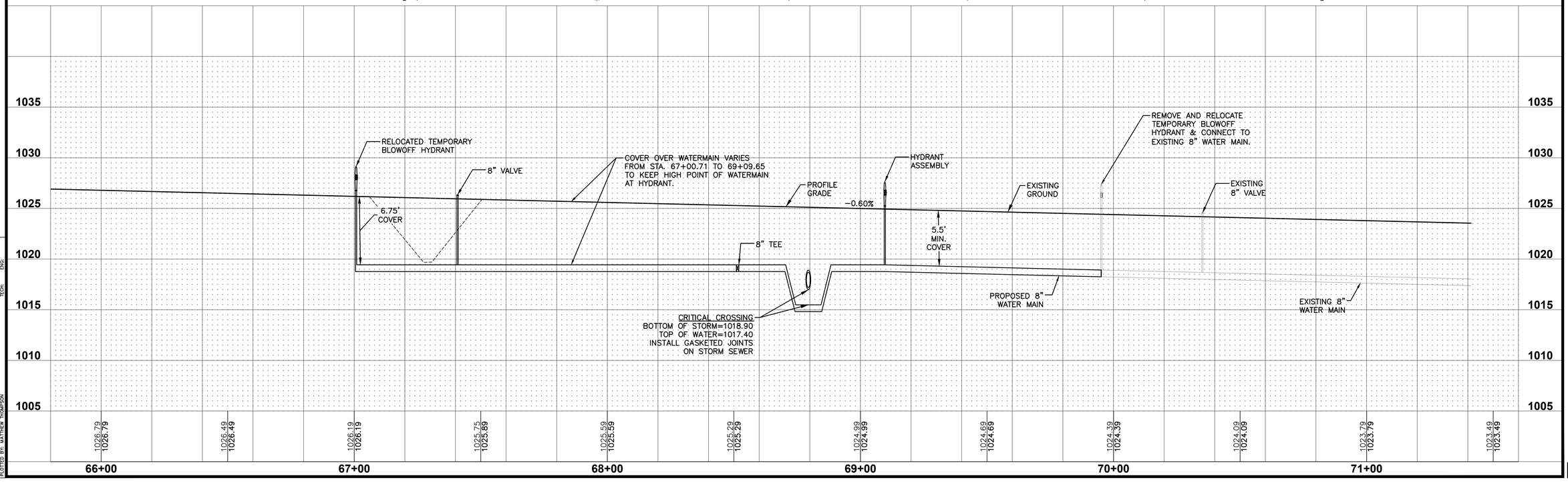
STRATFORD CROSSING PLAT 11

WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA

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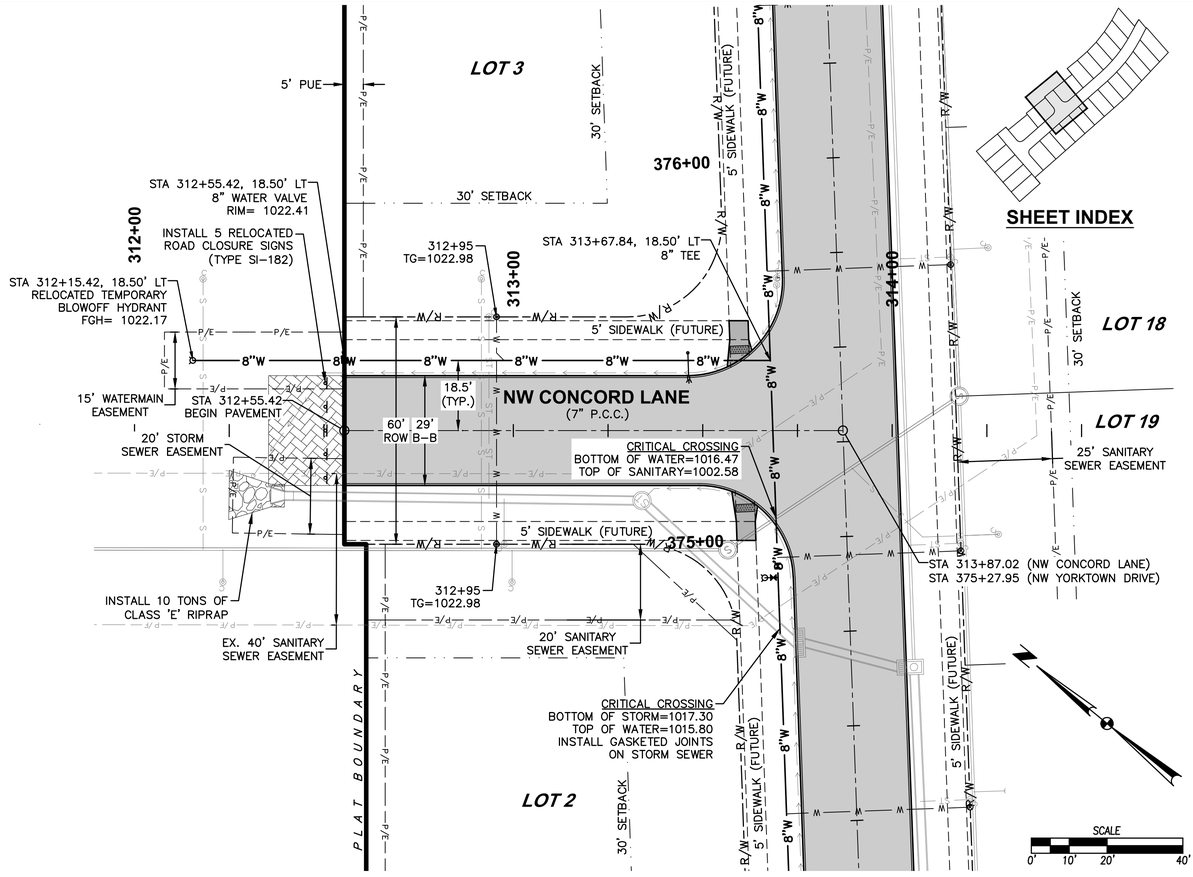
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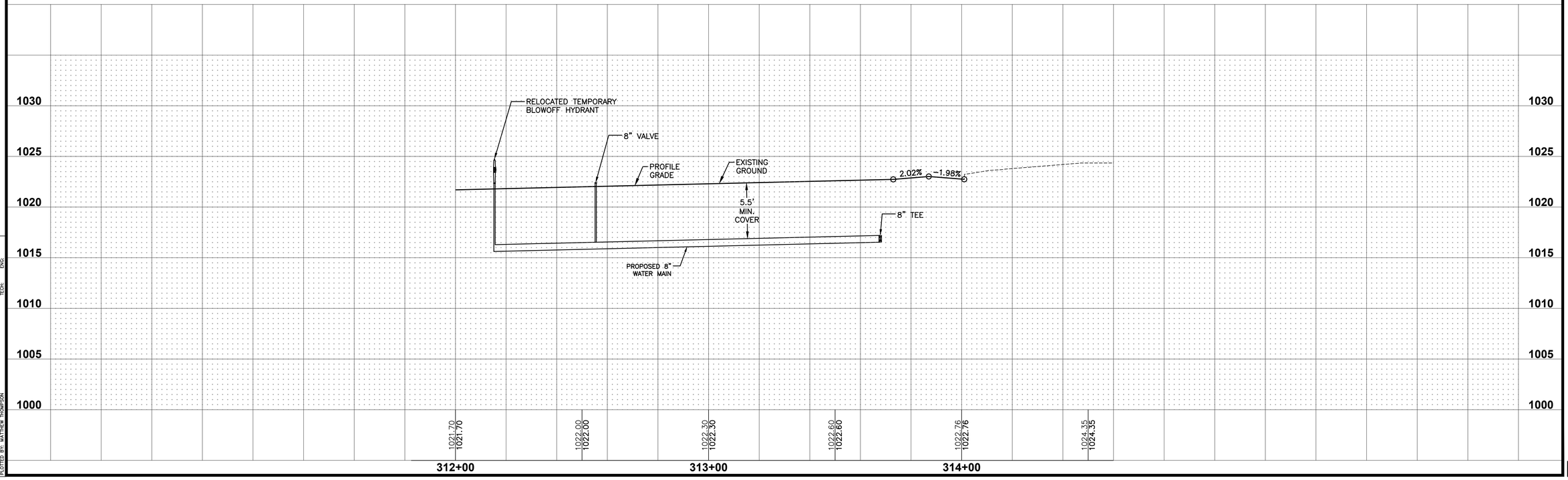
STRATFORD CROSSING PLAT 11

WATERMAIN PLAN AND PROFILE

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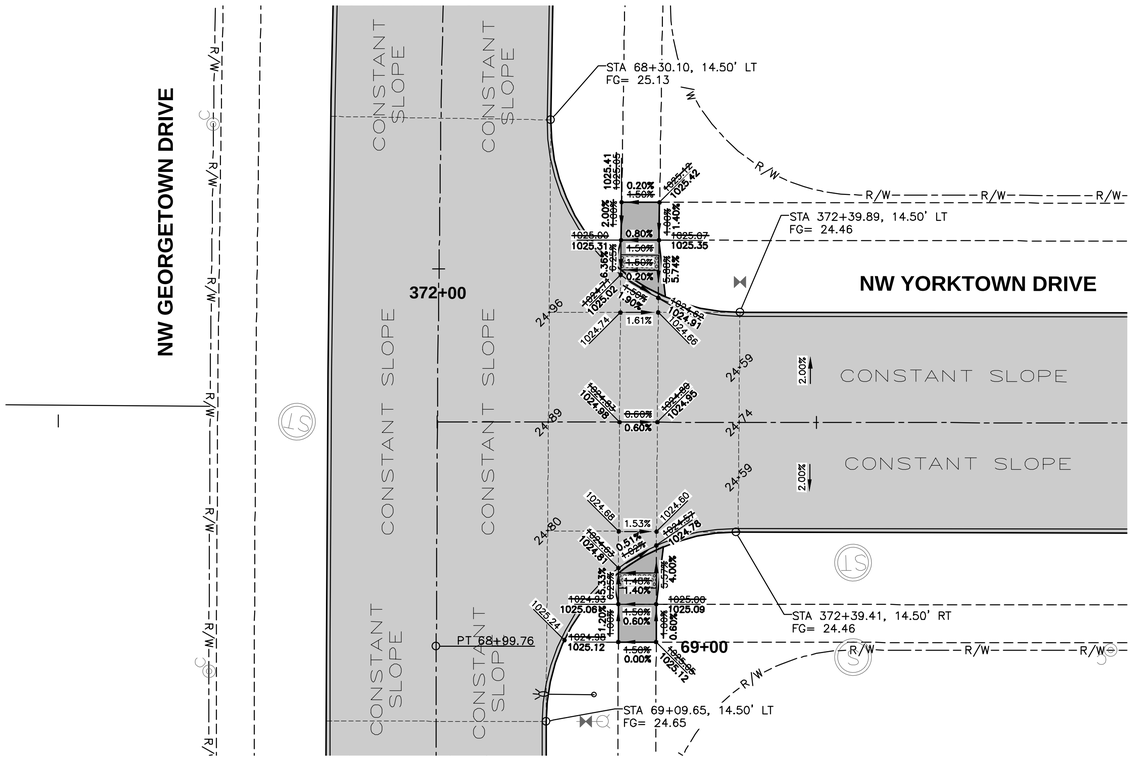
WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA

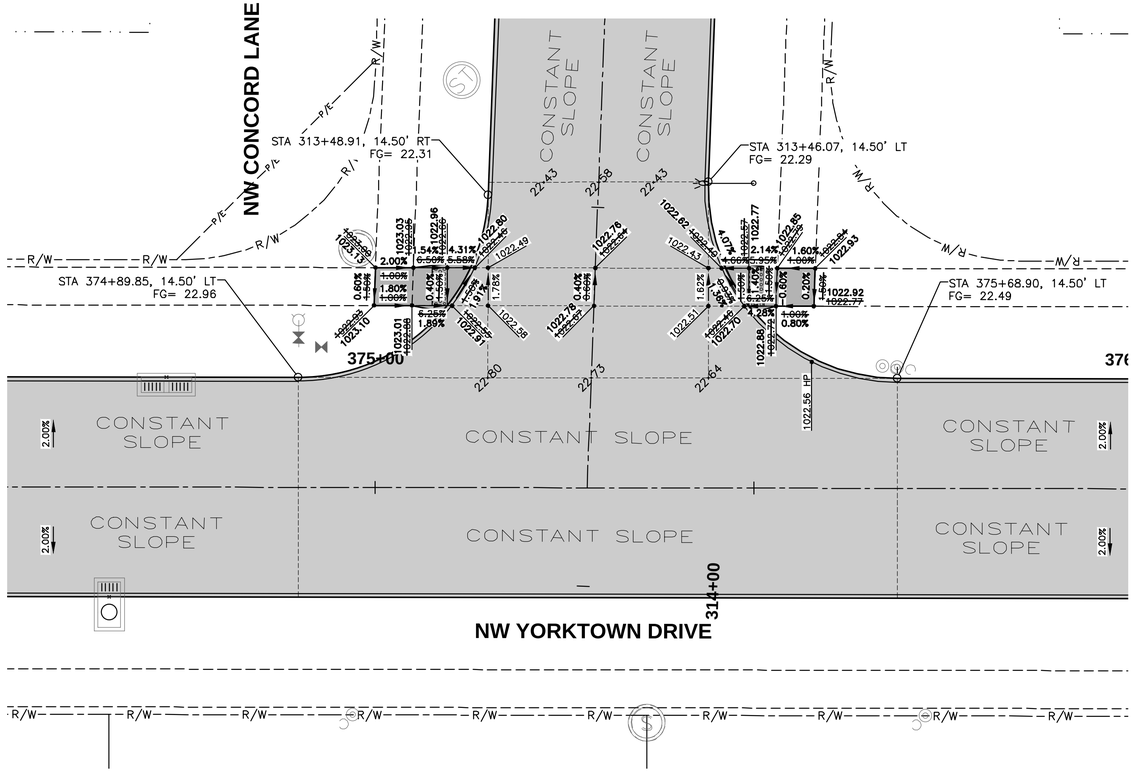
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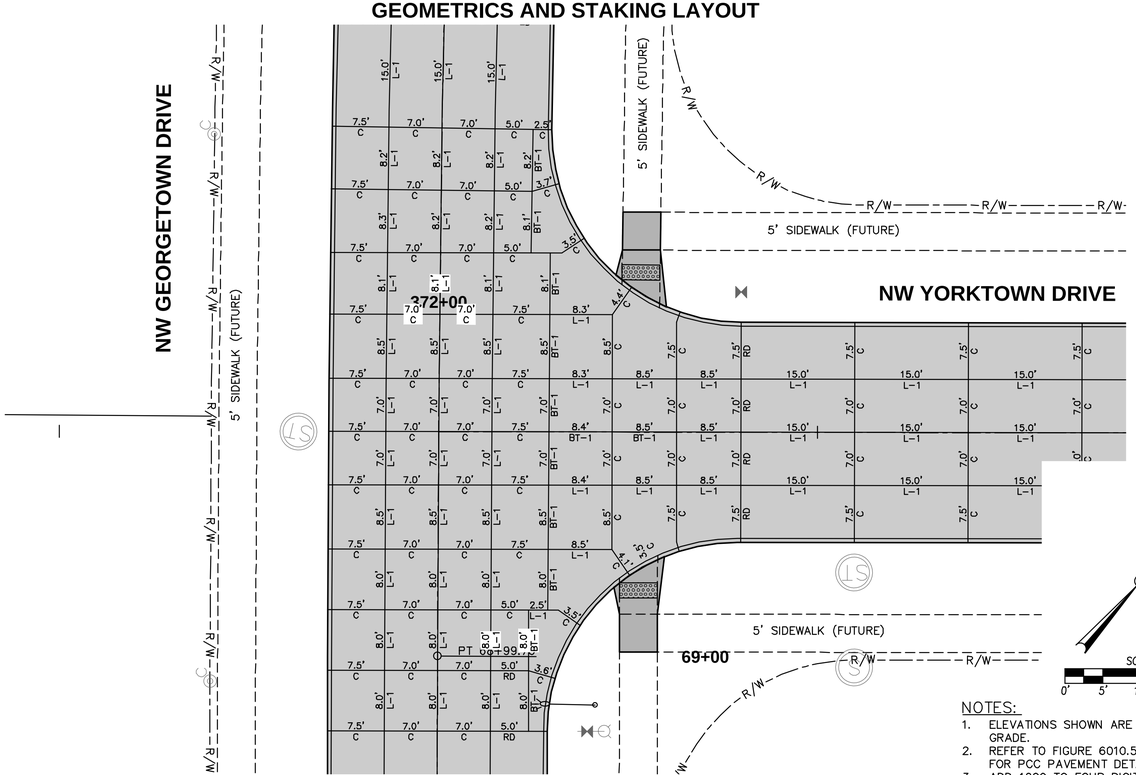
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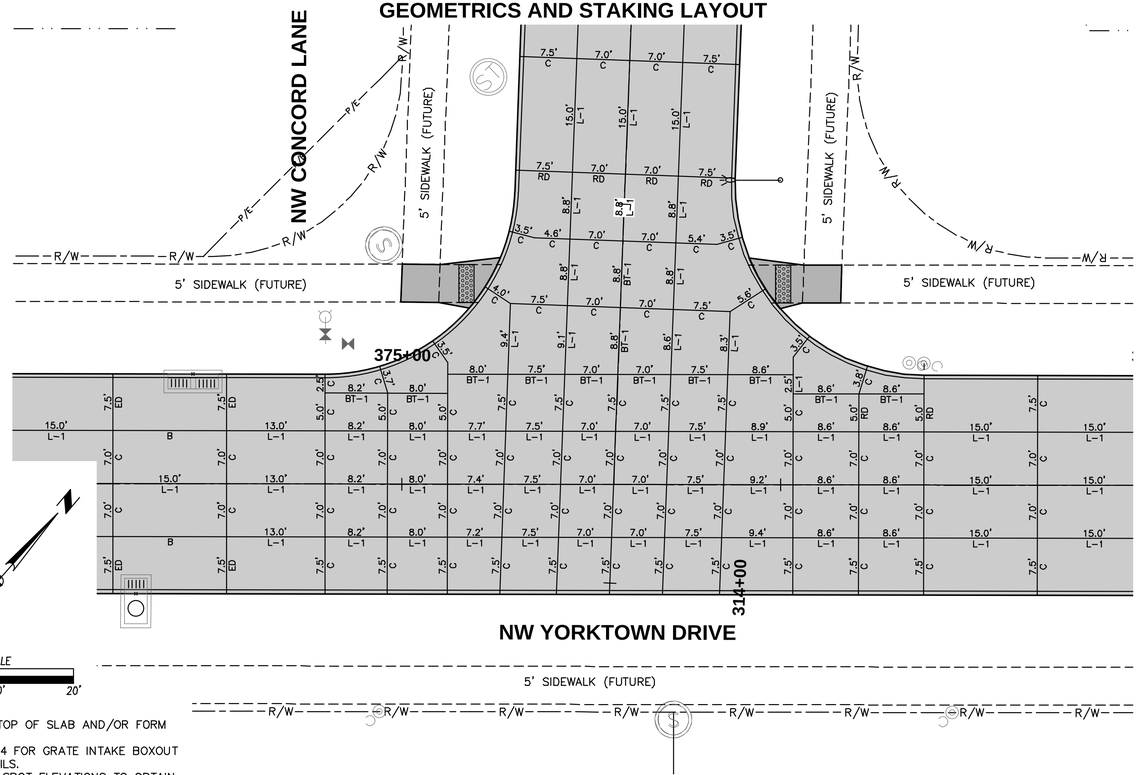
GEOMETRICS AND STAKING LAYOUT



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



JOINTING LAYOUT

SCALE
0' 5' 10' 20'

NOTES:
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
3. ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING PLAT 11

INTERSECTION DETAILS

16/16

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