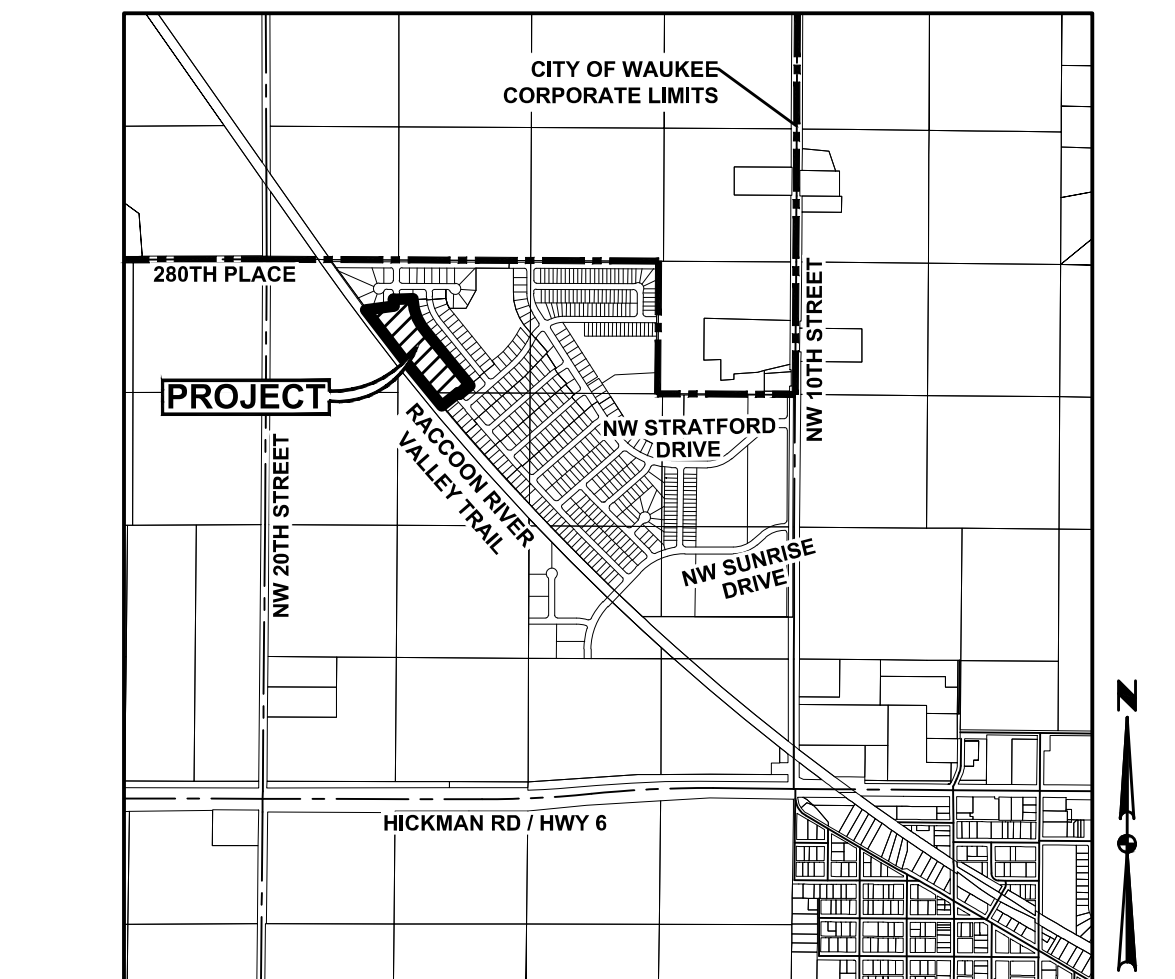


CONSTRUCTION PLANS FOR:
STRATFORD CROSSING PLAT 13

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
PH: (515) 986-5994

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
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: 01/23/2024
SECOND SUBMITTAL: 02/16/2024
FINAL SUBMITTAL: 03/04/2024
AS-BUILT SUBMITTAL: 08/22/2024

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, GENERAL NOTES, AND BID ITEM REFERENCE
5	HYDRANT COVERAGE PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8-11	STORM AND SANITARY SEWER PLAN AND PROFILE
12-14	WATERMAIN PLAN AND PROFILE

PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 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 SOUTHWEST CORNER OF STRATFORD CROSSING PLAT 10, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 82°17'29" EAST ALONG THE SOUTHERLY LINE OF SAID STRATFORD CROSSING PLAT 10, A DISTANCE OF 284.62 FEET; THENCE NORTHERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 66.67 FEET AND WHOSE CHORD BEARS NORTH 05°05'32" WEST, 66.65 FEET; THENCE NORTH 87°31'27" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 195.58 FEET; THENCE SOUTH 00°02'36" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 10.97 FEET TO THE NORTHWEST CORNER OF STRATFORD CROSSING PLAT 12, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 08°39'09" EAST ALONG THE WESTERLY LINE OF SAID STRATFORD CROSSING PLAT 12, A DISTANCE OF 93.31 FEET; THENCE SOUTH 18°39'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 93.31 FEET; THENCE SOUTH 28°39'53" EAST CONTINUING ALONG SAID WESTERLY LINE, 93.31 FEET; THENCE SOUTH 37°34'53" EAST CONTINUING ALONG SAID WESTERLY LINE, 85.39 FEET; THENCE SOUTH 39°20'19" EAST CONTINUING ALONG SAID WESTERLY LINE AND THE NORTHWESTERLY LINE OF STRATFORD CROSSING PLAT 11, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 683.16 FEET; THENCE SOUTH 50°39'41" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 134.96 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 4975.00 FEET, WHOSE ARC LENGTH IS 20.87 FEET AND WHOSE CHORD BEARS NORTH 39°27'32" WEST, 20.87 FEET; THENCE SOUTH 50°39'41" WEST CONTINUING ALONG SAID NORTHWESTERLY LINE, 209.76 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE FORMER RAILROAD LYING IN SAID NORTHWEST QUARTER OF SECTION 29; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 1227.12 FEET AND WHOSE CHORD BEARS NORTH 38°35'52" WEST, 1226.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.42 ACRES (410,343 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-506 STORM INTAKE		CONIFEROUS SHRUB	
TYPE SW-512 STORM INTAKE		ELECTRIC POWER POLE	
TYPE SW-513 STORM INTAKE		GUY ANCHOR	
TYPE SW-401 STORM MANHOLE		STREET LIGHT	
TYPE SW-402 STORM MANHOLE		POWER POLE W/ TRANSFORMER	
FLARED END SECTION		UTILITY POLE W/ LIGHT	
TYPE SW-301 SANITARY MANHOLE		ELECTRIC BOX	
STORM/SANITARY CLEANOUT		ELECTRIC TRANSFORMER	
WATER VALVE		ELECTRIC MANHOLE OR VAULT	
FIRE HYDRANT ASSEMBLY		TRAFFIC SIGN	
SIGN		TELEPHONE JUNCTION BOX	
DETECTABLE WARNING PANEL		TELEPHONE MANHOLE/VAULT	
WATER CURB STOP		TELEPHONE POLE	
STORM SEWER STRUCTURE NO.		GAS VALVE BOX	
STORM SEWER PIPE NO.		CABLE TV JUNCTION BOX	
SANITARY SEWER STRUCTURE NO.		CABLE TV MANHOLE/VAULT	
SANITARY SEWER PIPE NO.		MAIL BOX	
SANITARY SEWER		BENCHMARK	
SANITARY SERVICE		SOIL BORING	
STORM SEWER		UNDERGROUND TV CABLE	
STORM SERVICE		GAS MAIN	
WATERMAIN WITH SIZE		FIBER OPTIC	
WATER SERVICE		UNDERGROUND TELEPHONE	
SAWCUT (FULL DEPTH)		OVERHEAD ELECTRIC	
SILT FENCE		UNDERGROUND ELECTRIC	
USE AS CONSTRUCTED		FIELD TILE	
MINIMUM OPENING ELEVATION		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 AND COSESCO PERMIT. 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 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322

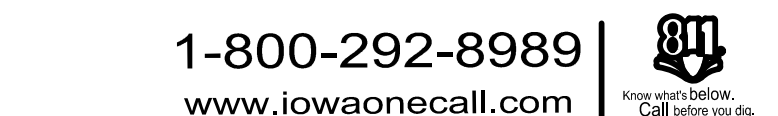
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2202.130



1-800-292-8989 |

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



 08/28/2024
 ERIN K. OLLENDIKE, P.E. DATE

ERIN K. OLLENDIKE
08/28/2024

ERIN K. OLLENDIKE, P.E. _____ DATE _____

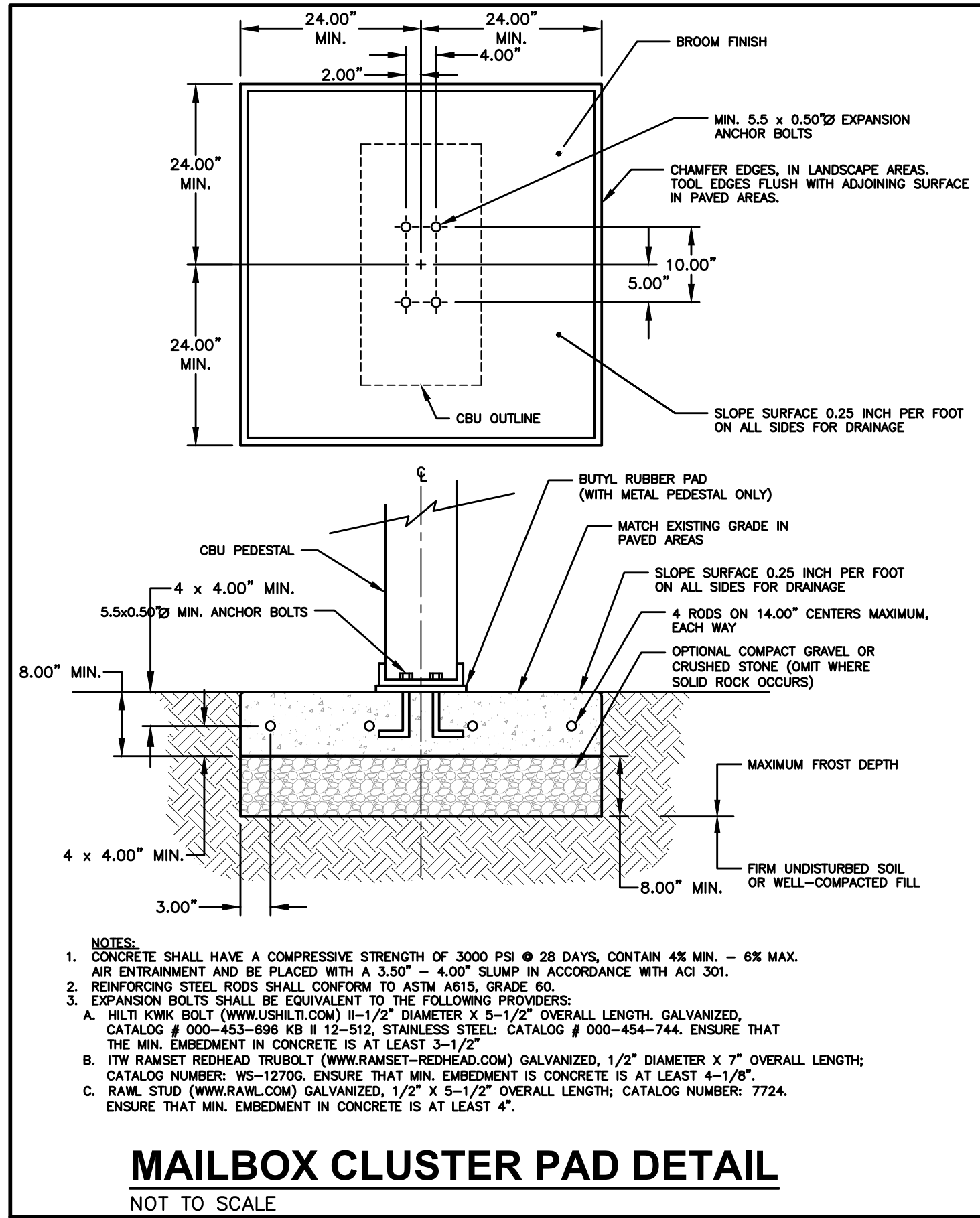
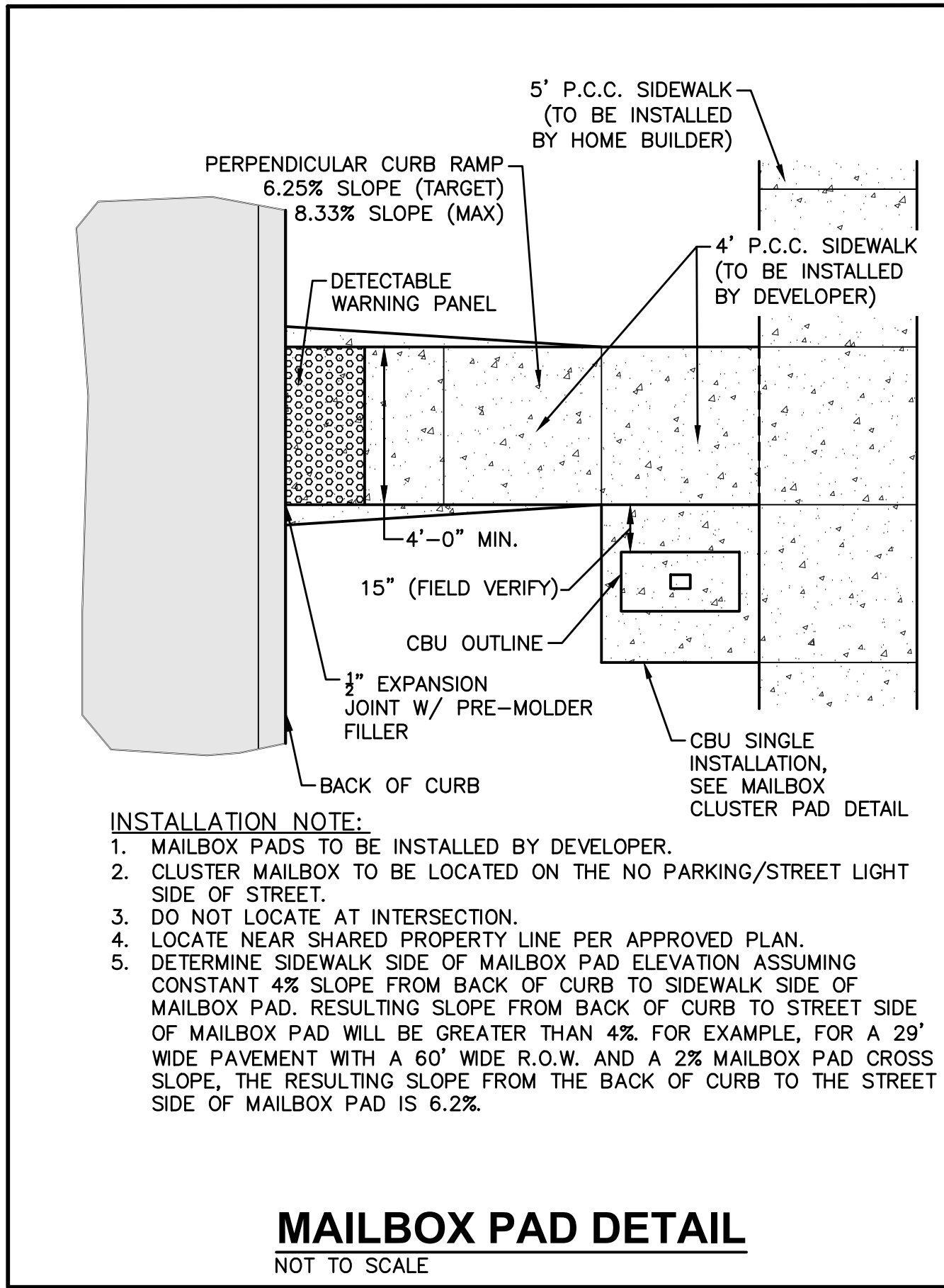
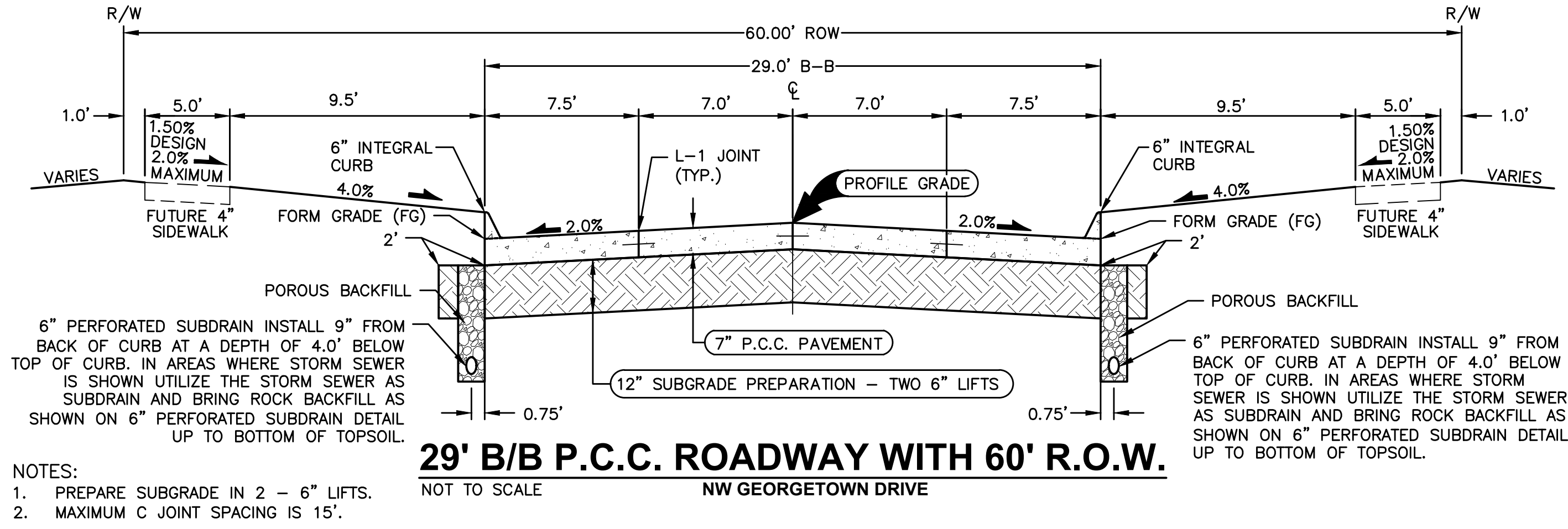
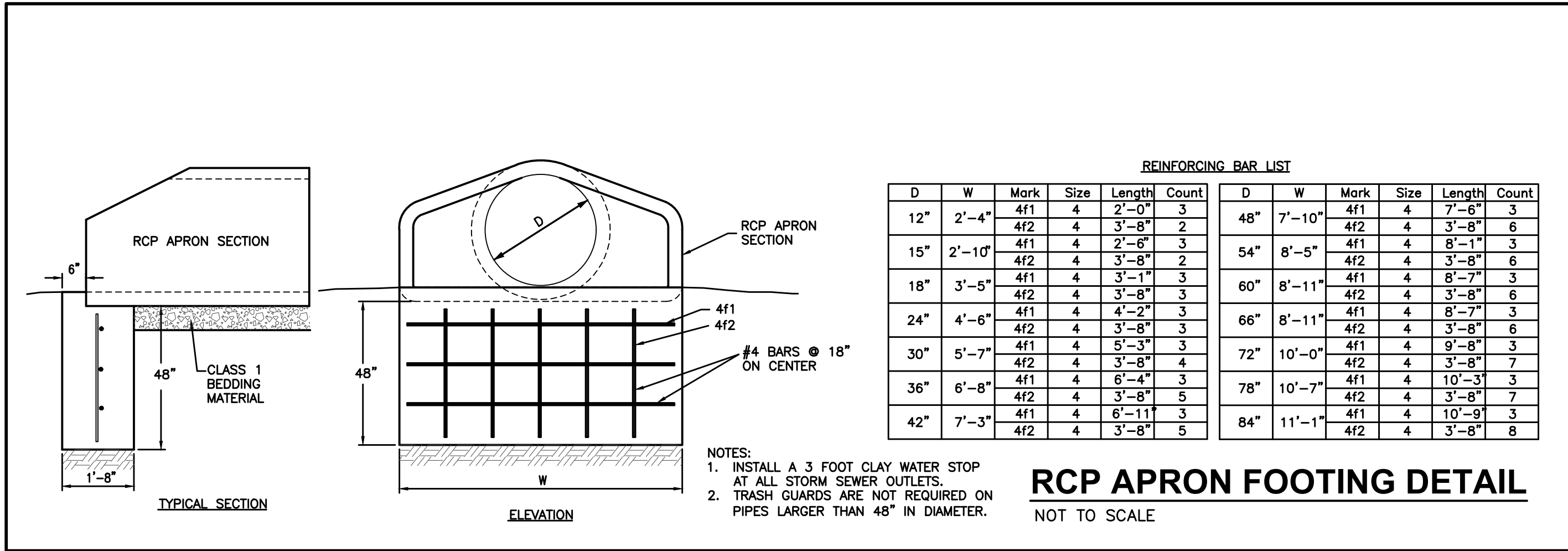
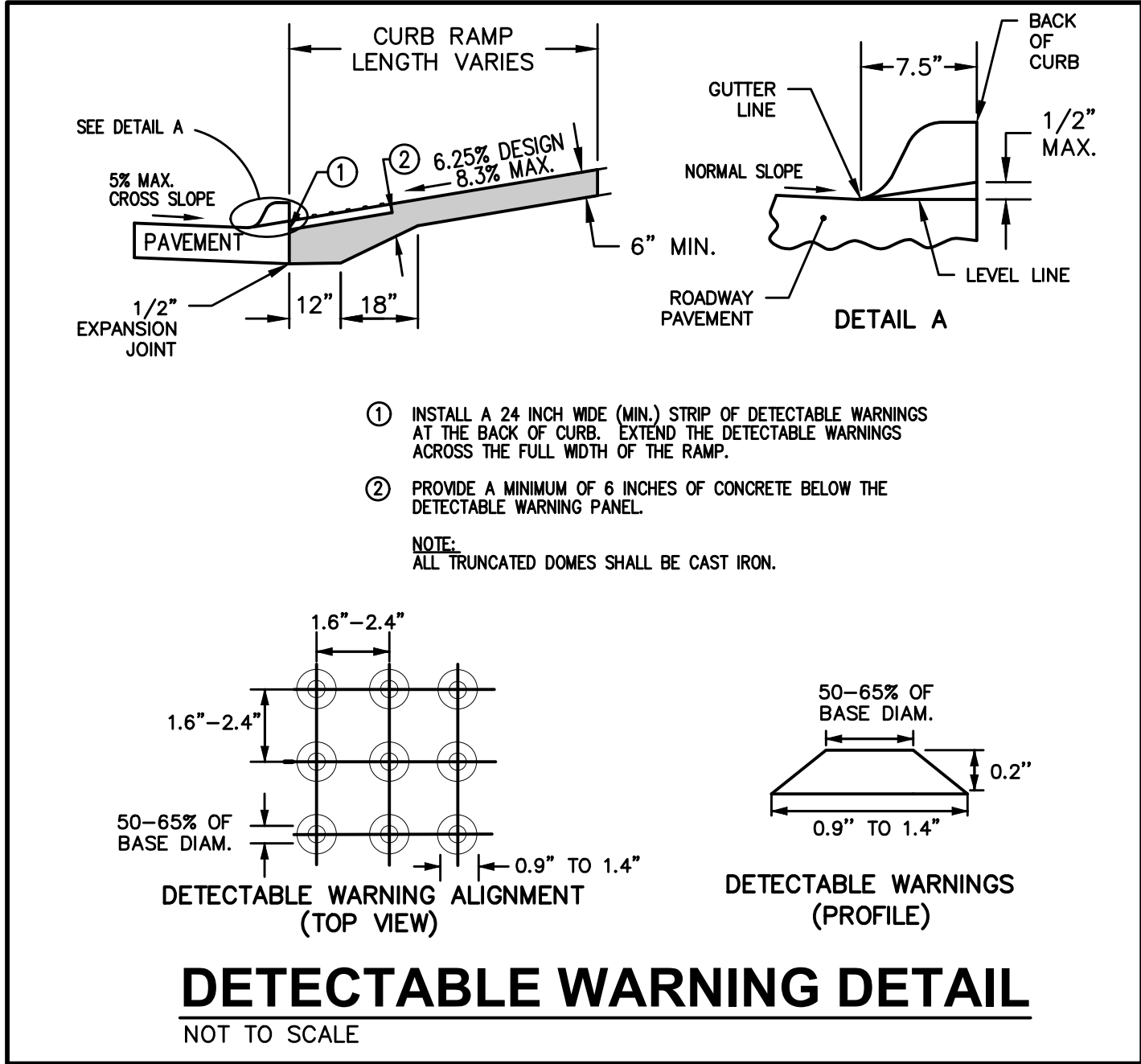
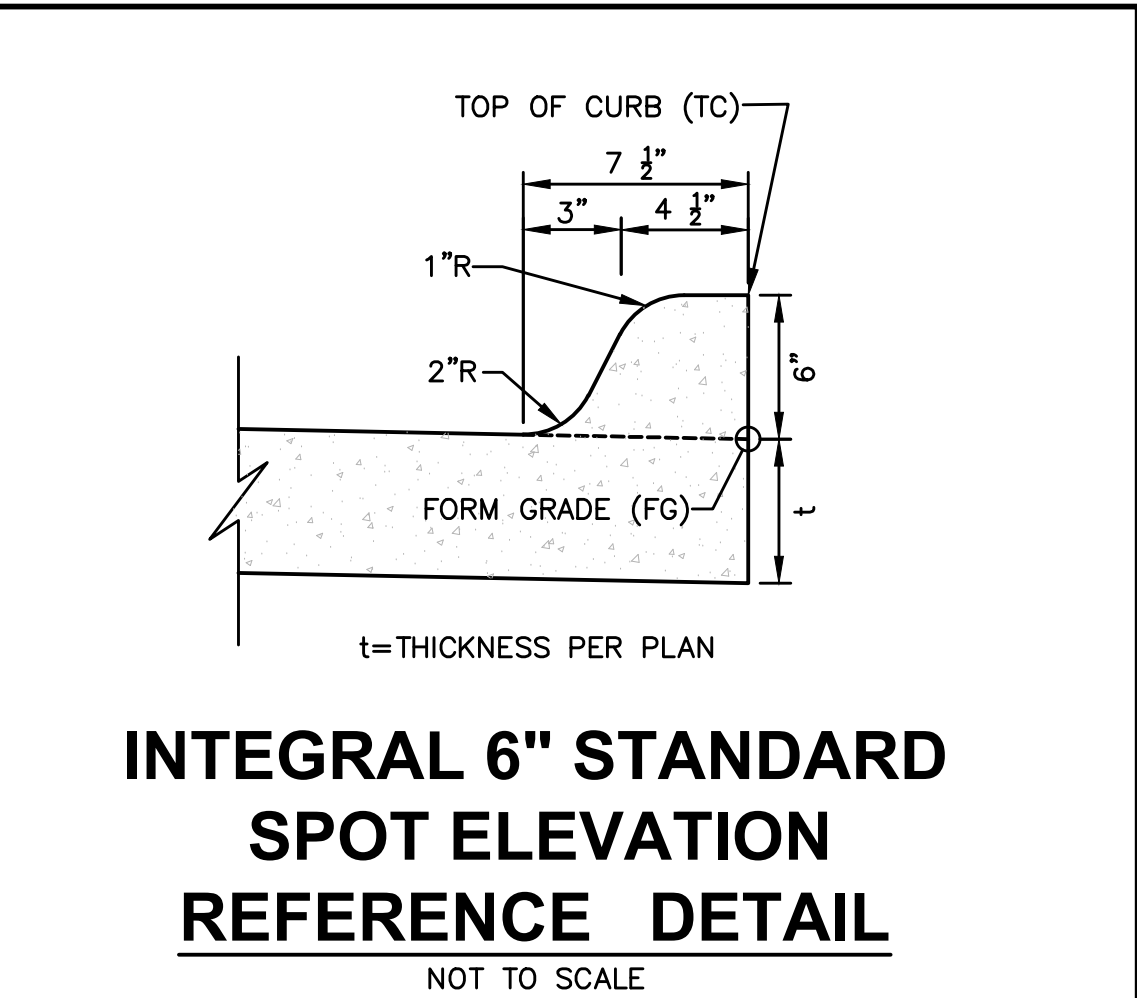
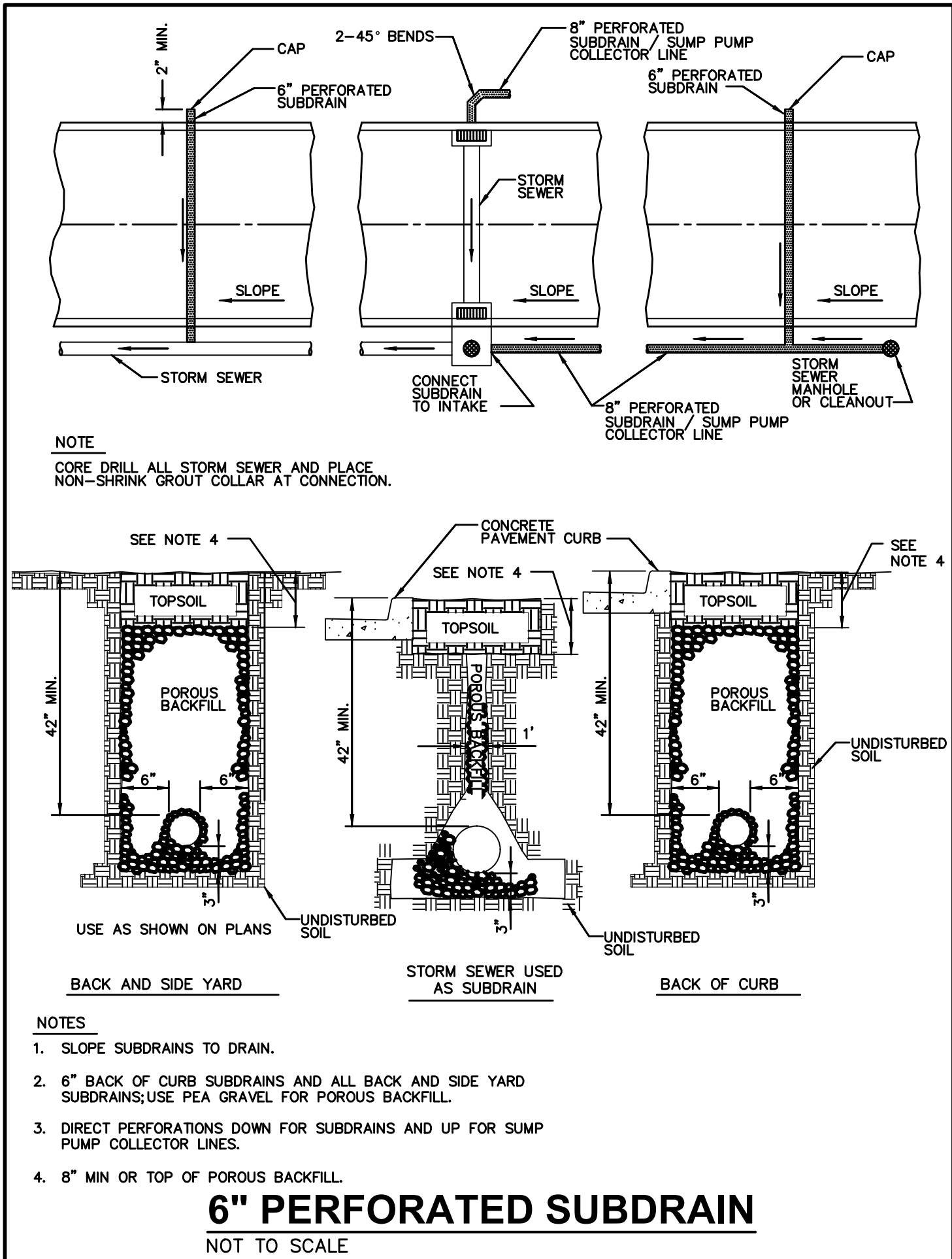


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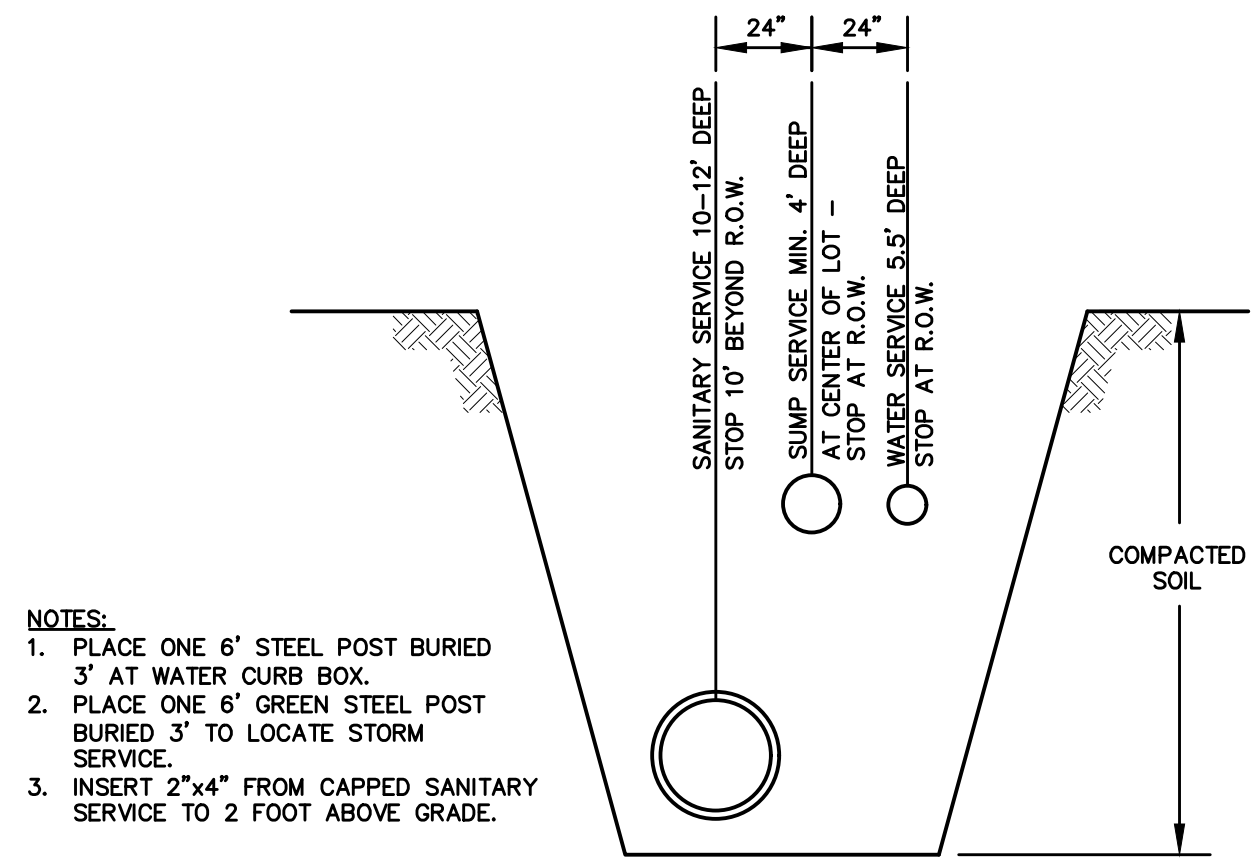
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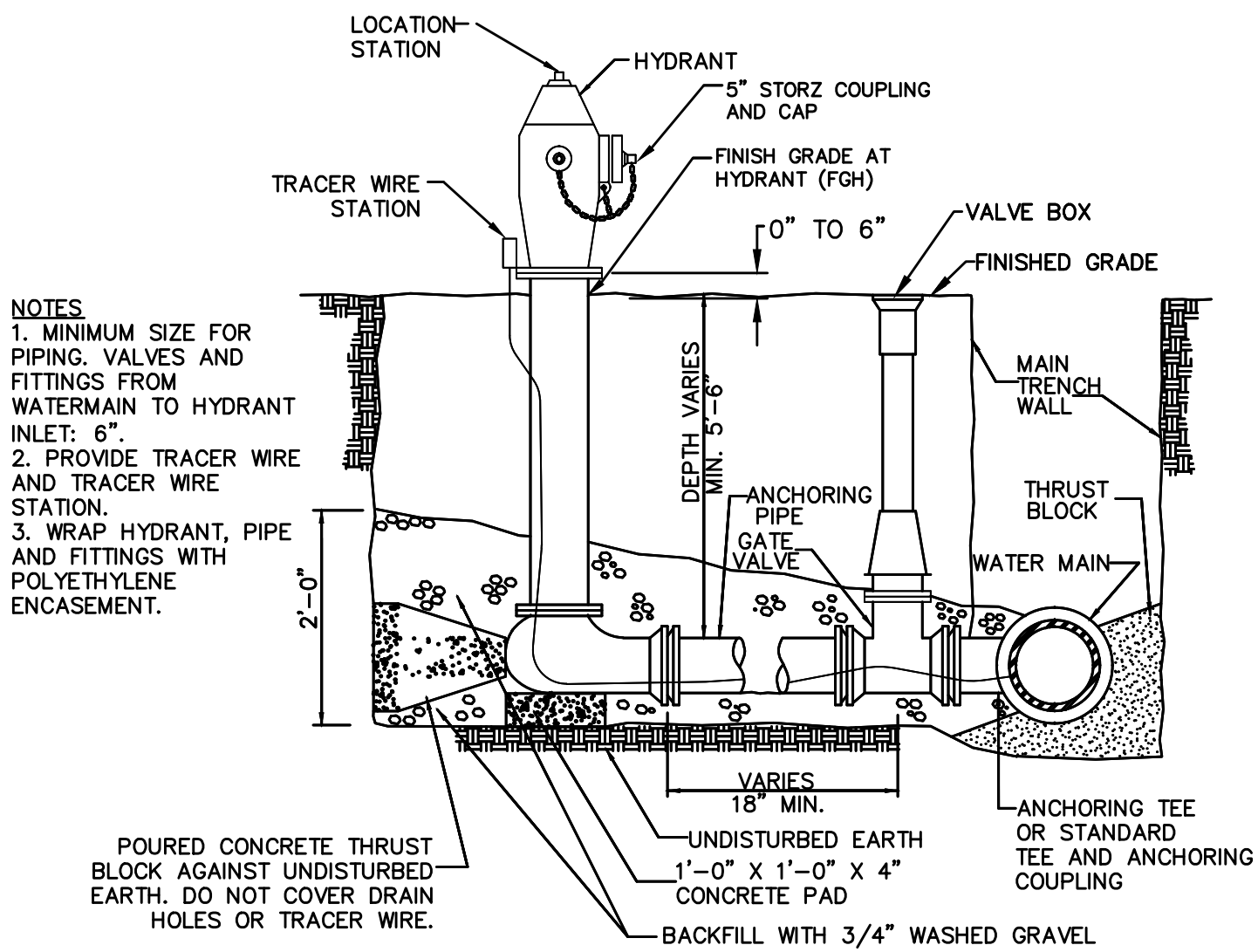
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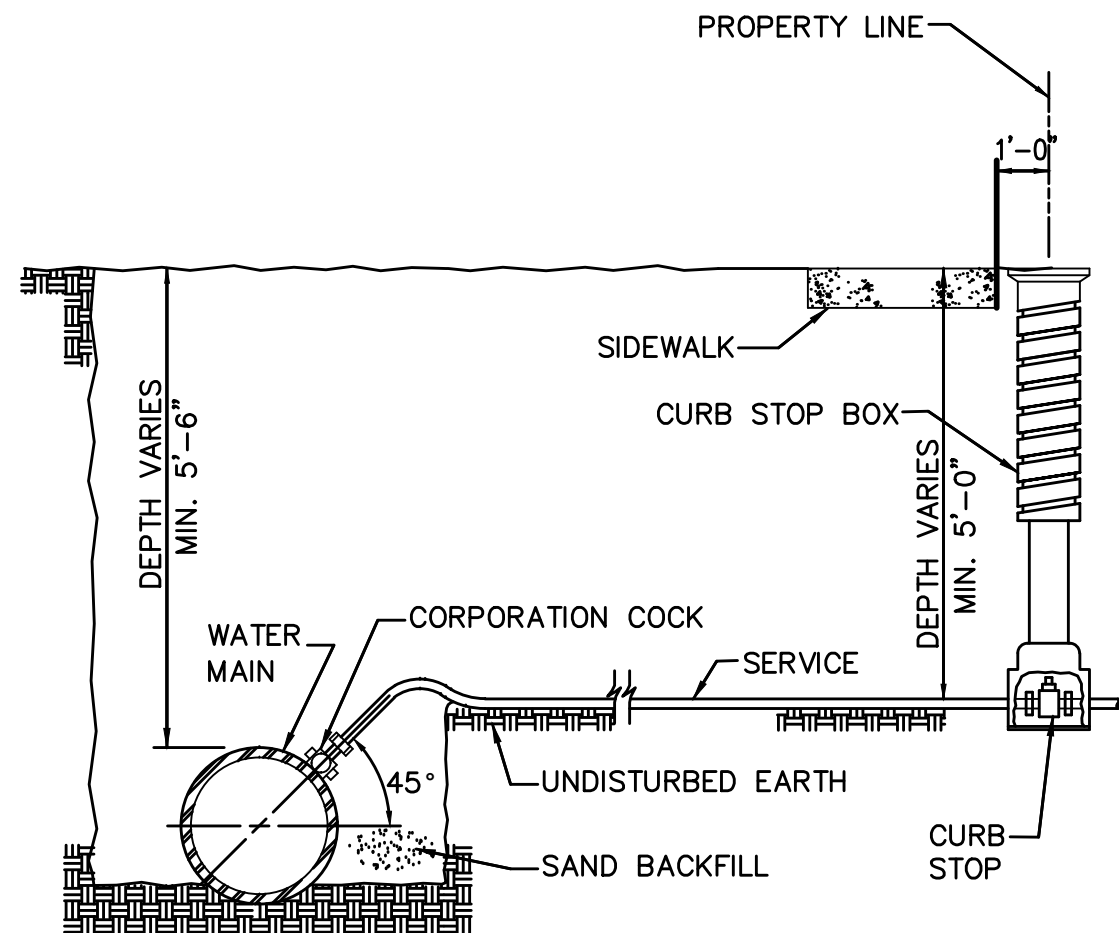
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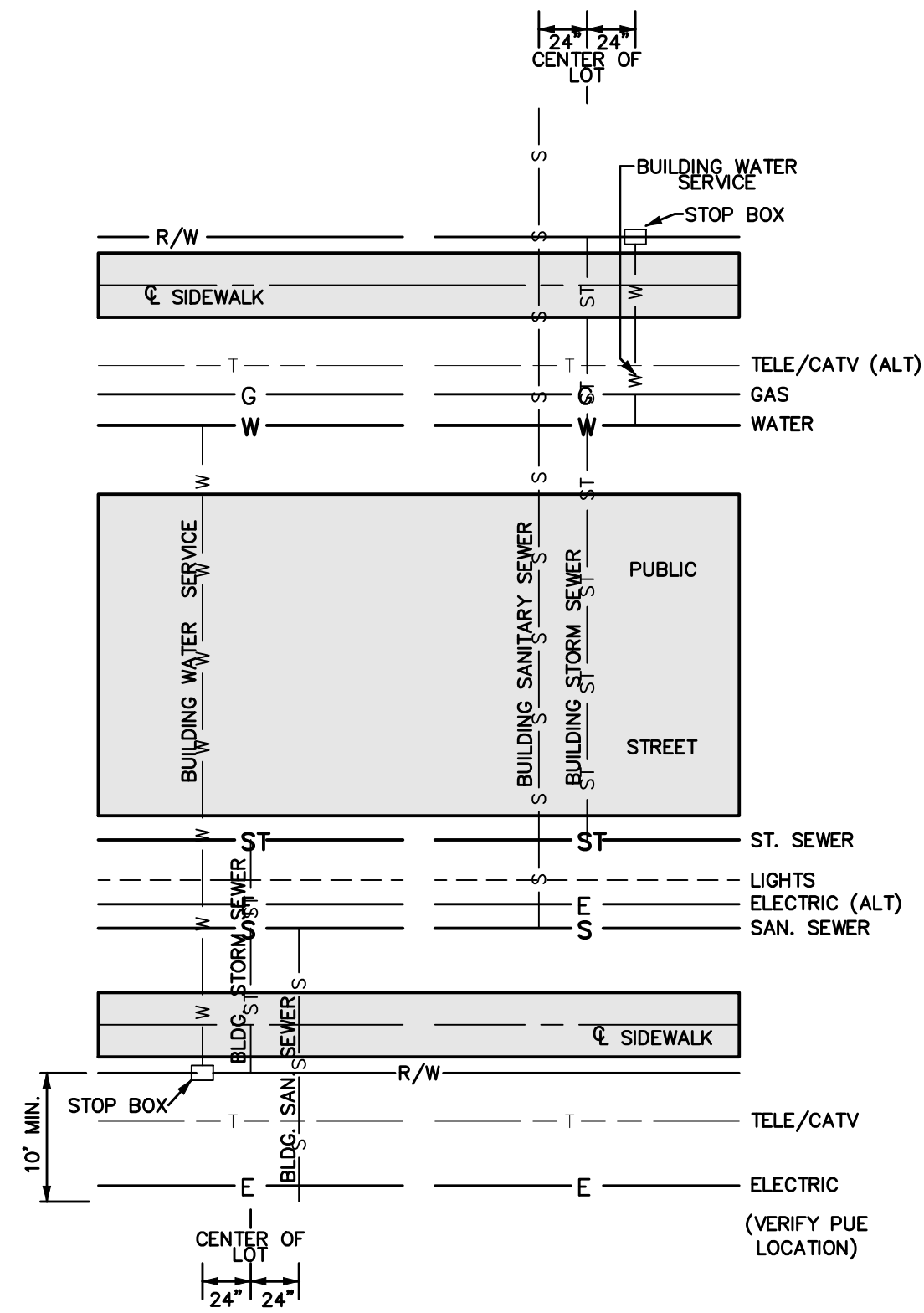
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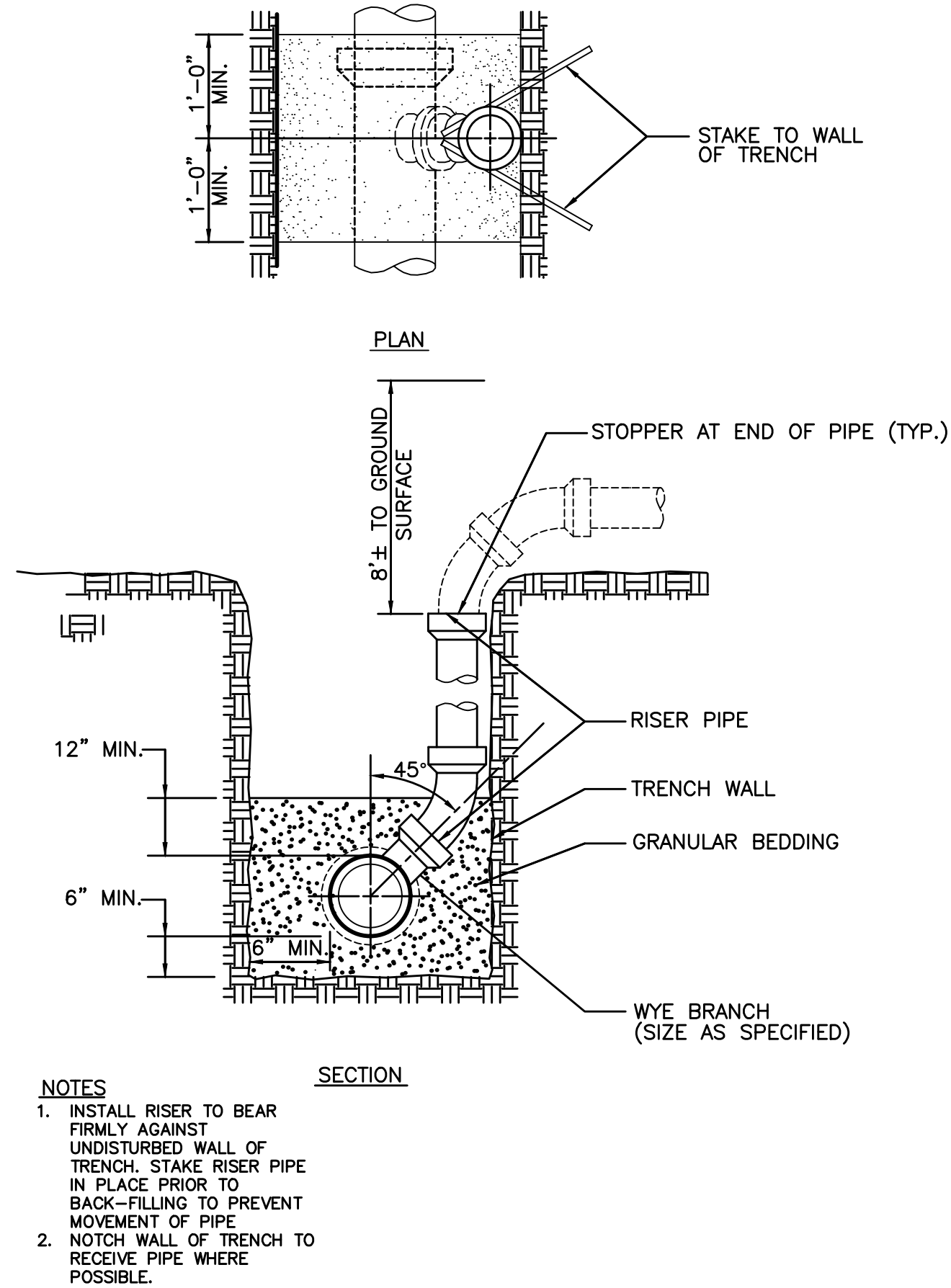
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CITY OF WAUKEE UTILITY SERVICE LOCATIONS

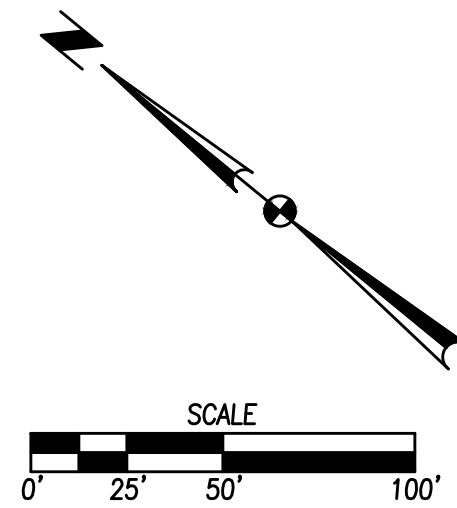
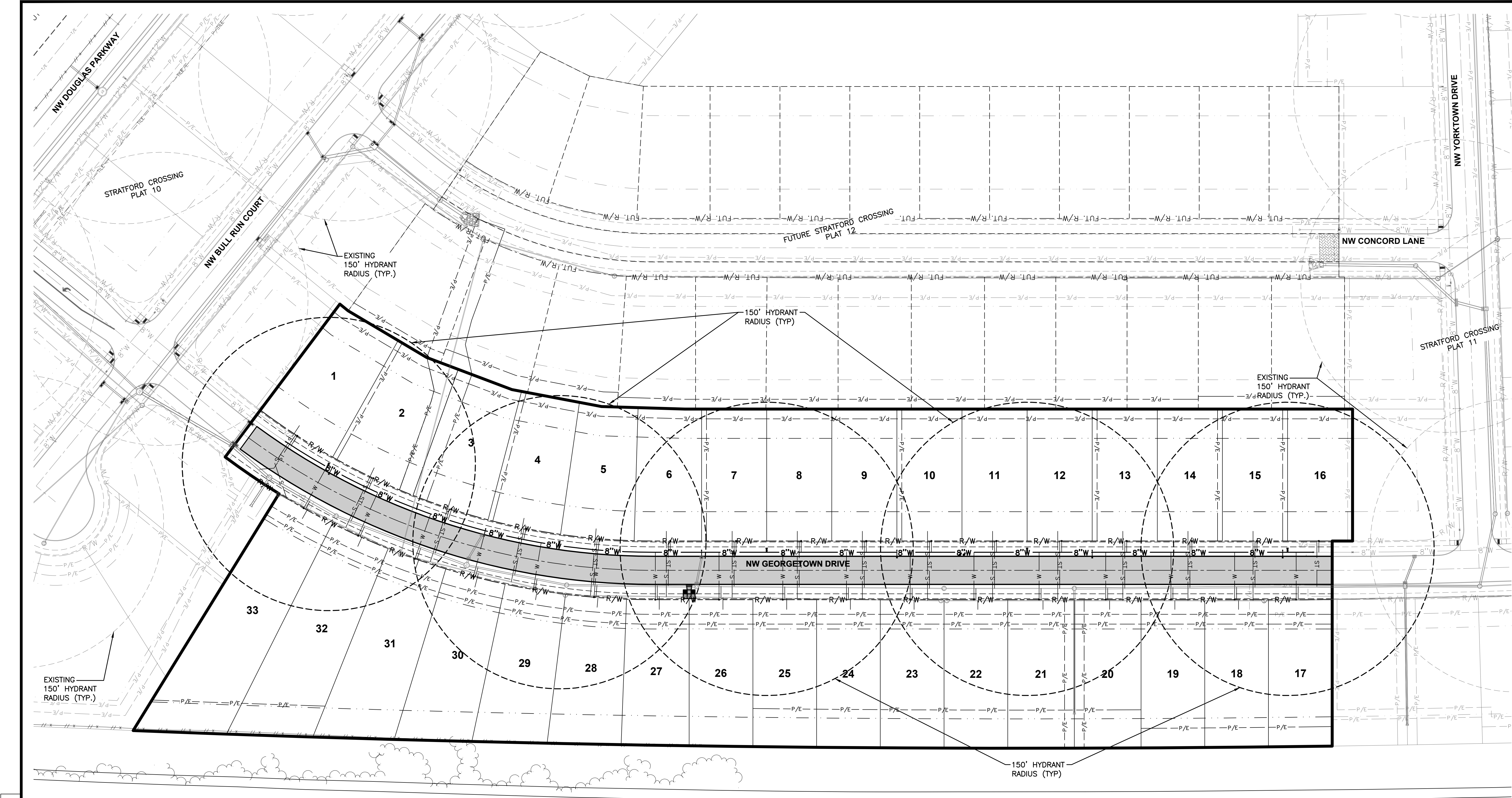
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SANITARY SEWER SERVICE RISER

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STRATFORD CROSSING PLAT 13

HYDRANT COVERAGE PLAN

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

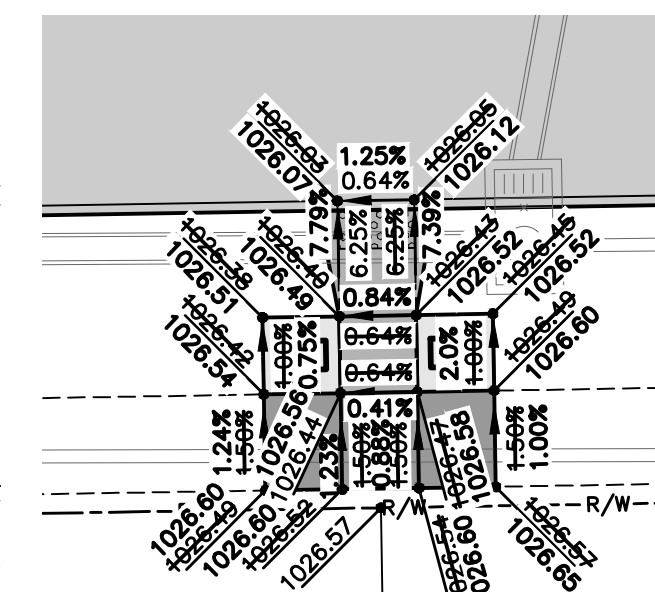
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DATE	
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03/04/2024	FINAL SUBMITTAL
02/16/2024	SECOND SUBMITTAL
01/23/2024	FIRST SUBMITTAL

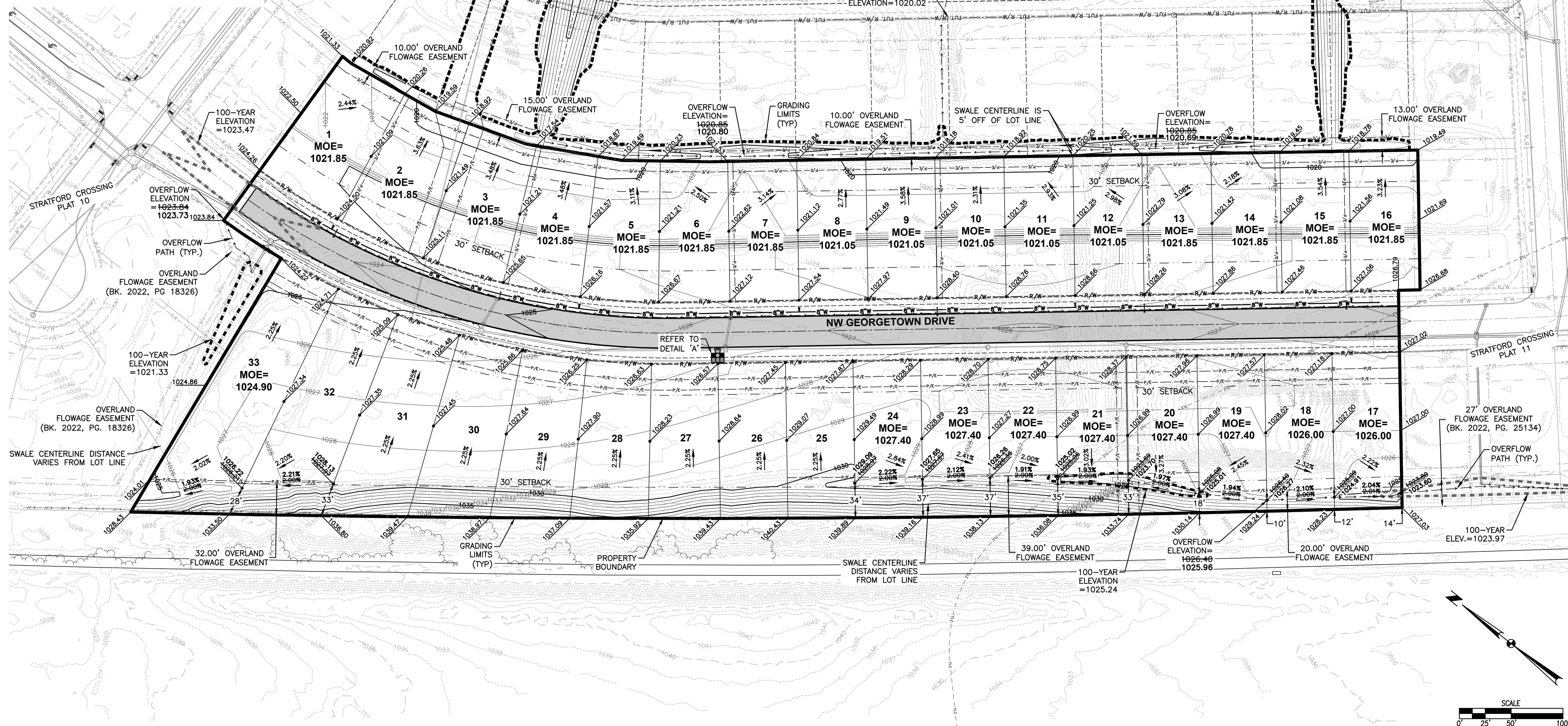
1. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
2. REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.
3. LOTS 25-32 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

A plan view diagram of a two-lane residential street. A central driveway runs vertically through the middle. On either side of the driveway is a lane. Each lane contains a rectangular area labeled 'HOUSE'. Above each house is a 'HIGH POINT' marked with a circle and a vertical line. Arrows indicate water flow: down the center of each lane, across the top, and then down the outer edges into 'SIDE YARD SWALE' areas. A 'SIDE YARD SWALE' is also indicated on the left and right sides of the entire street area.

TYPICAL BACK TO FRONT GRADING
NOT TO SCALE



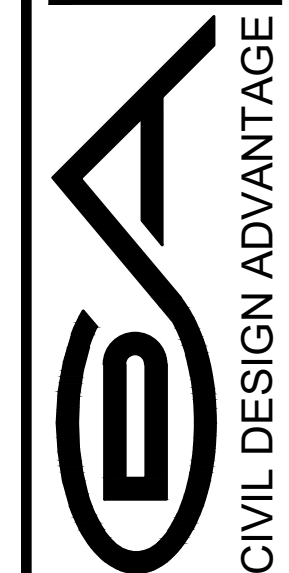
DETAIL 'A' (1"=10' FULL-SIZE



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	FINAL SUBMITTAL	03/04/2024
	SECOND SUBMITTAL	02/16/2024
	FIRST SUBMITTAL	01/23/2024

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO ENGINEER: JWM/GH EI: MAA



WAUKEE. IOWA

STRATFORD CROSSING PLAT 13

GRADING PLAN

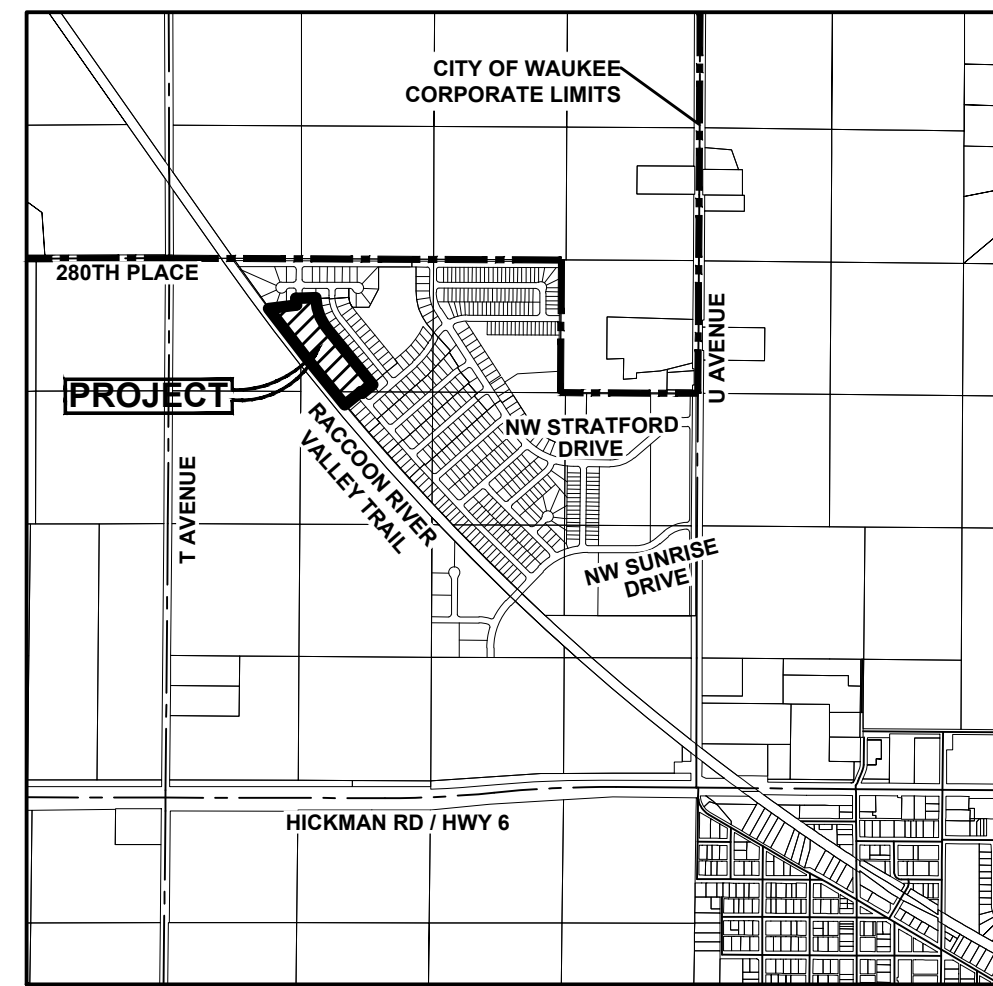
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STRATFORD CROSSING PLAT 13

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,269
2	SEEDING, FERTILIZING, AND MULCHING	AC	9.36
3	INLET PROTECTION DEVICES	EA	6
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

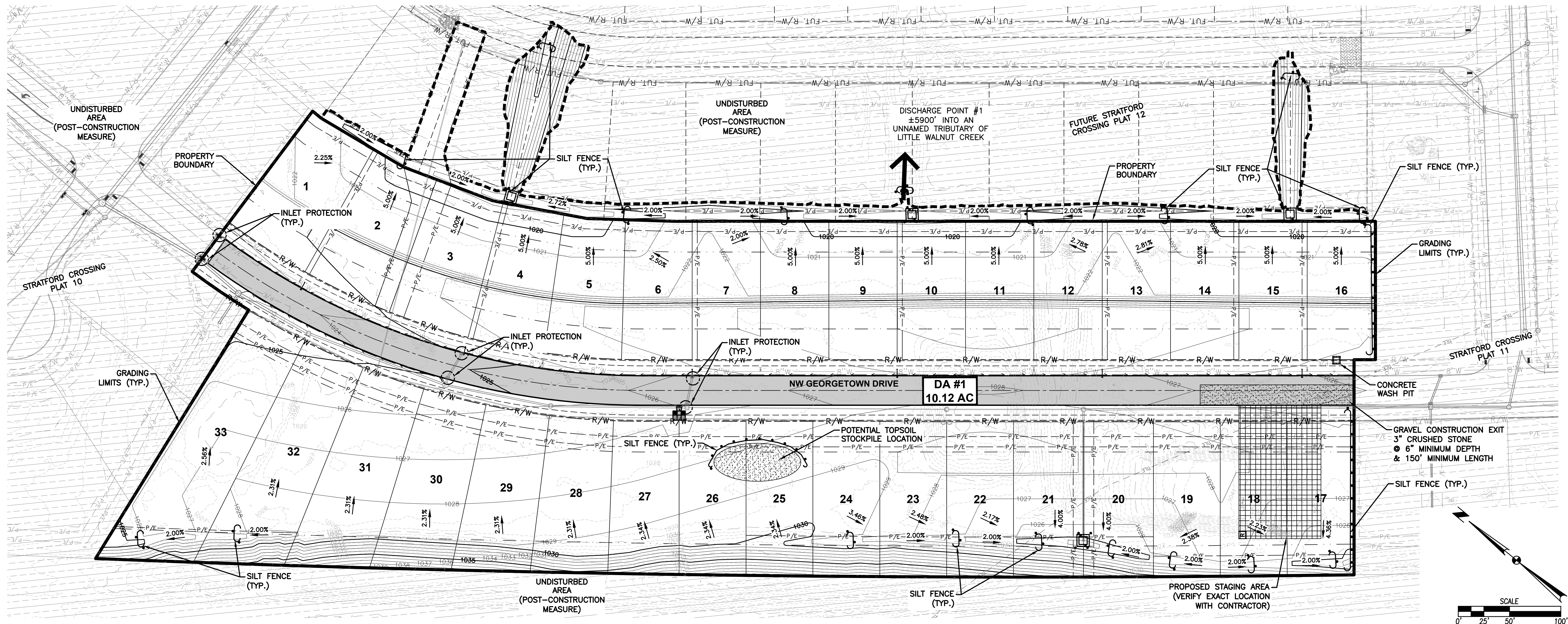
DISCHARGE POINT #1 TO LITTLE WALNUT CREEK ±5900 FT	10.12 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	36,432 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,269 LF @ 4.5 CU FT/LF OF FENCE)	5,710 CU FT
VOLUME PROVIDED IN EXISTING TSB #1A	761,652 CU FT
TOTAL VOLUME PROVIDED	767,362 CU FT

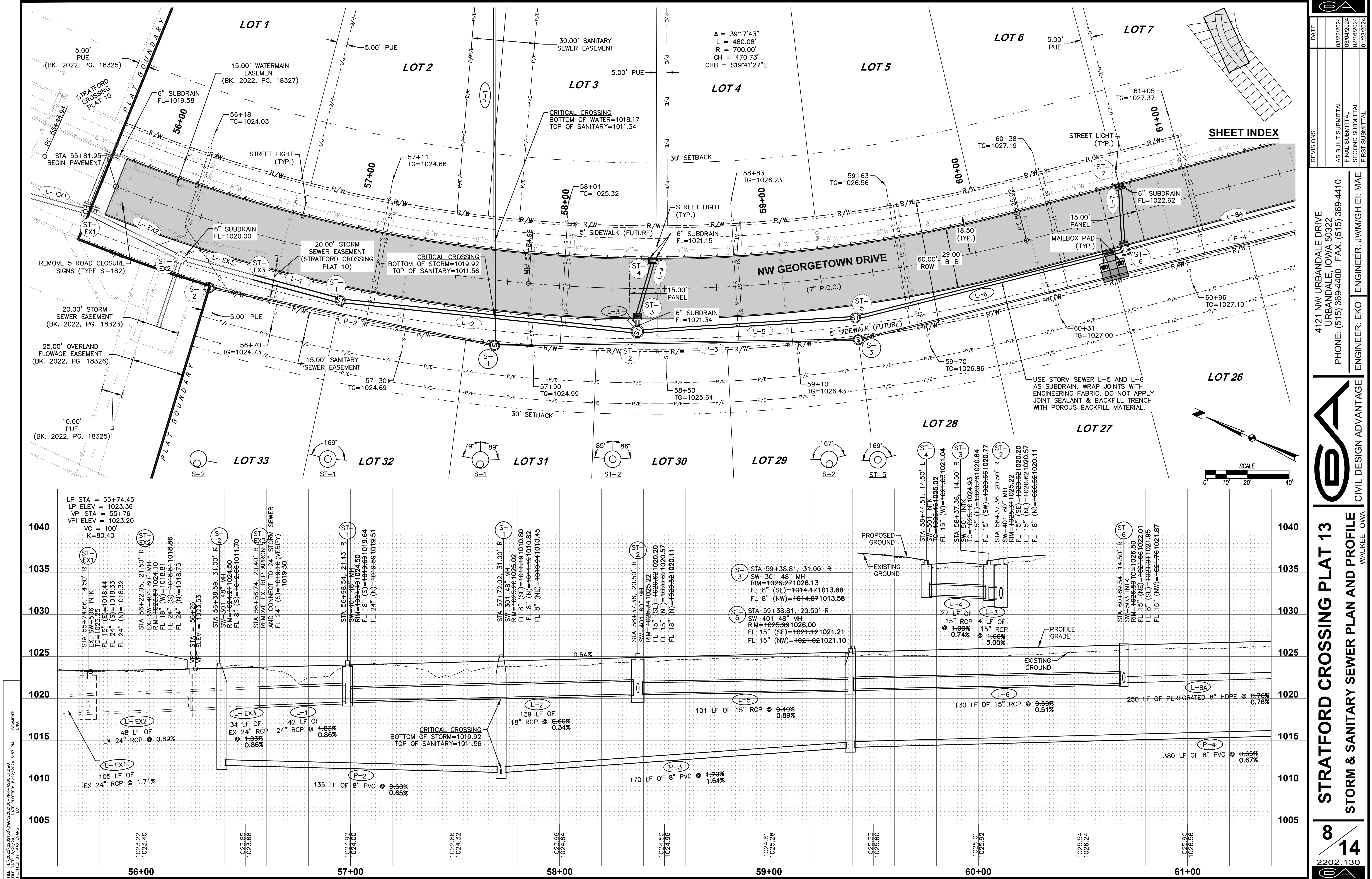
NOTES:

- 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.

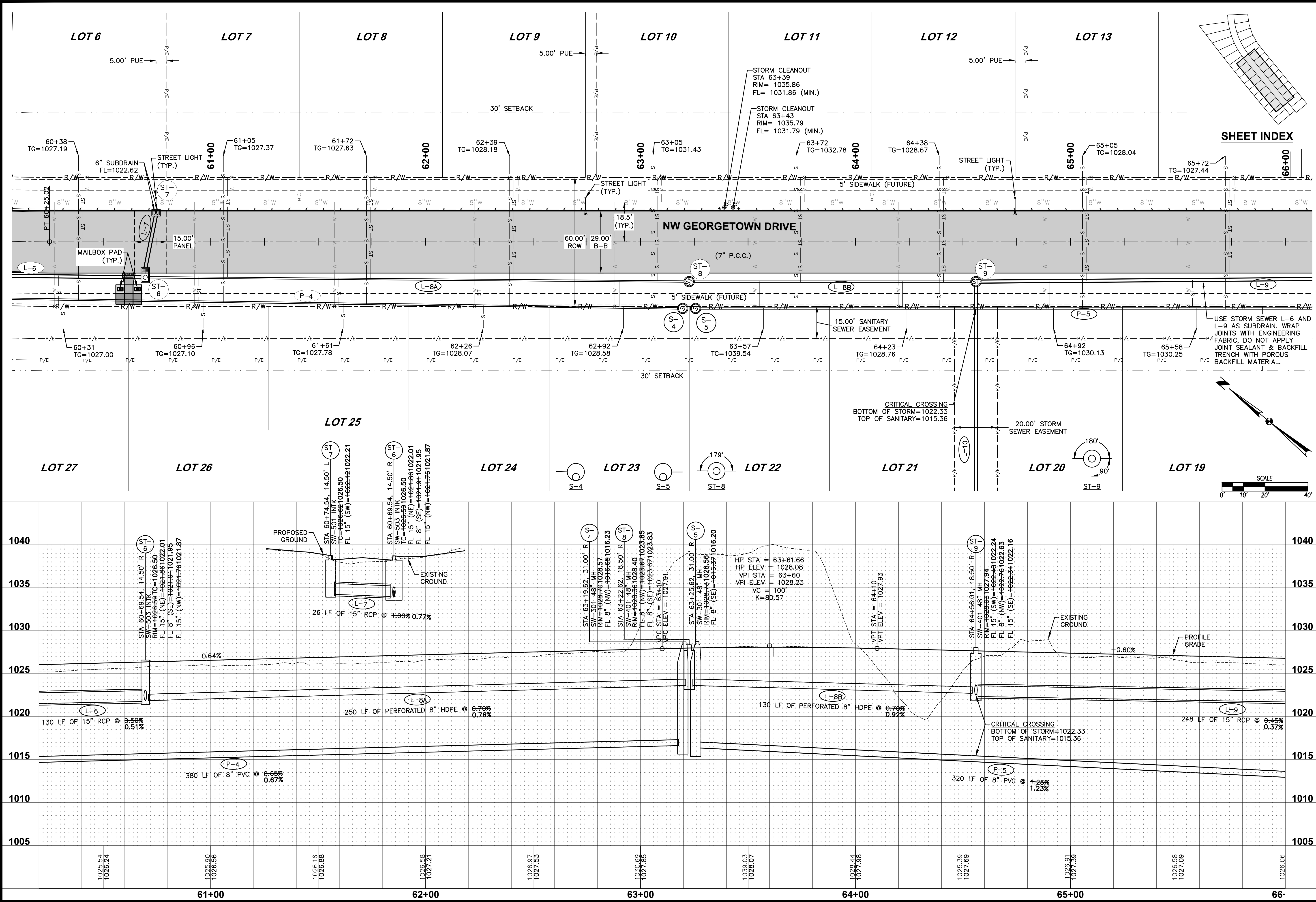
SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED
GRADING LIMITS		
FILTER SOCK		STRAW MAT
SILT FENCE		UNDISTURBED AREA
DITCH CHECK		
INLET PROTECTION		RIP-RAP
PORTABLE RESTROOM	R	GRAVEL ENTRANCE
CONCRETE WASHOUT PIT		STAGING AREA





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REVISIONS
AS-BUILT SUBMITTAL
FINAL SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

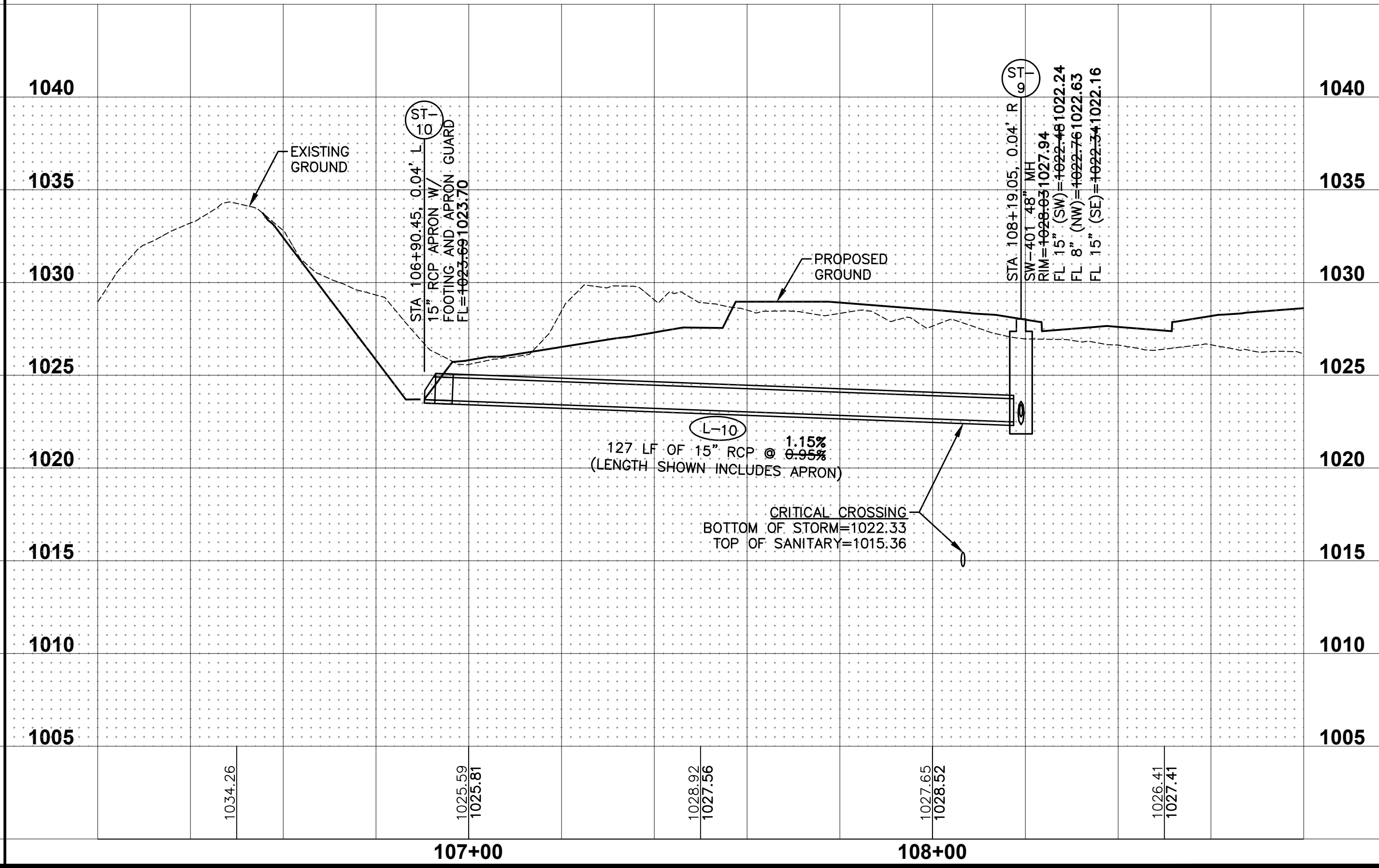
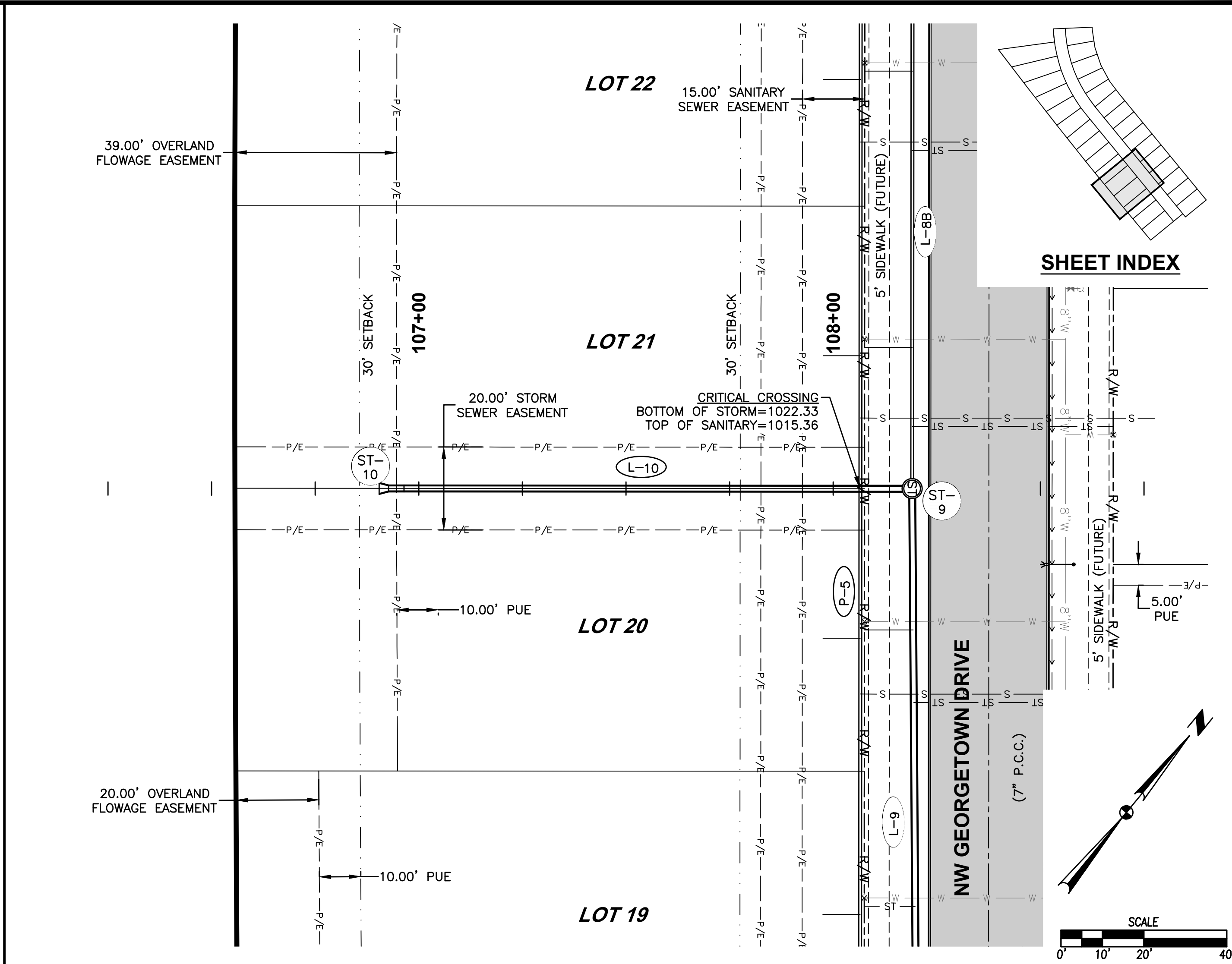
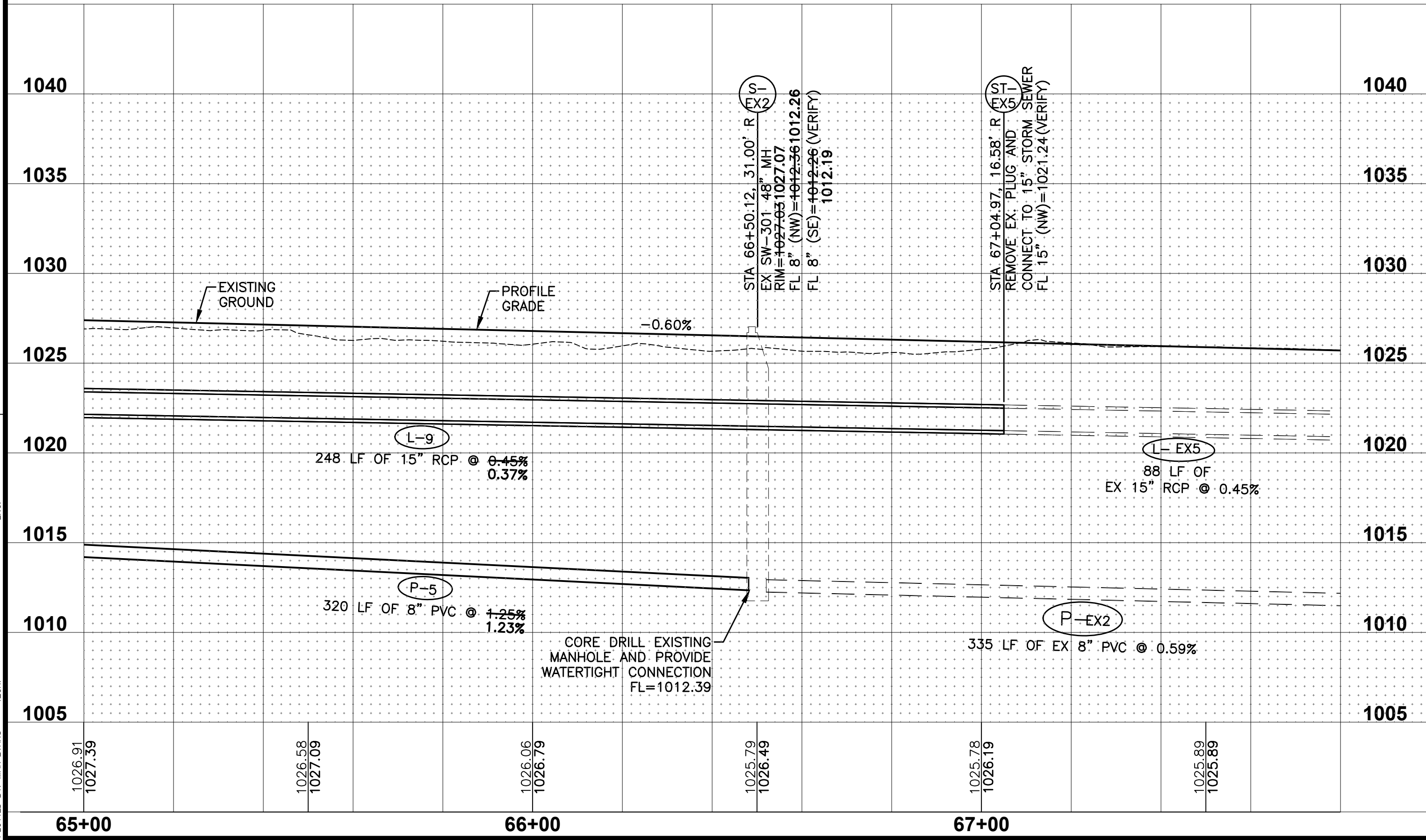
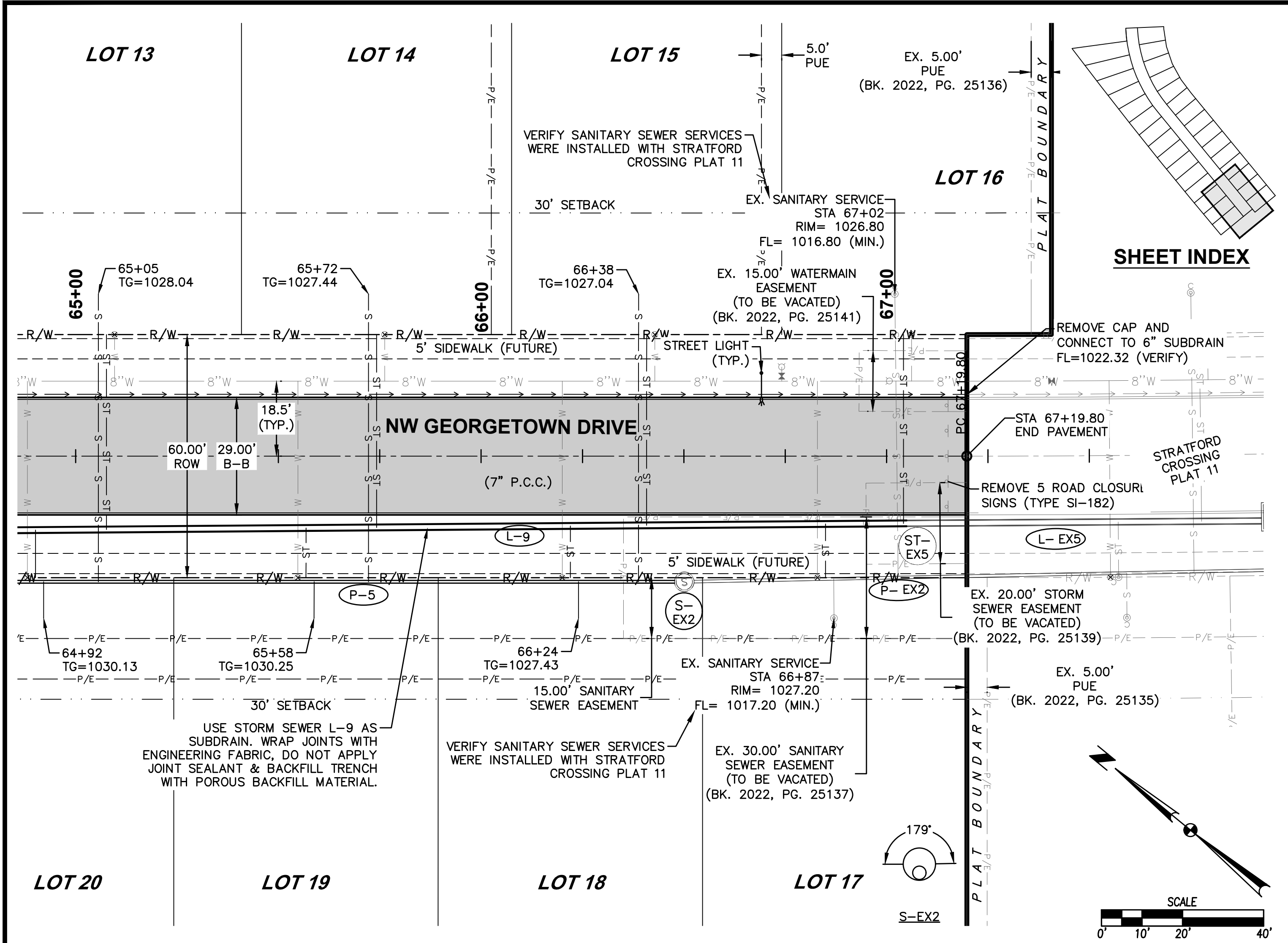
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO ENGINEER: JWM/GH EI: MAE

STRATFORD CROSSING
CIVIL DESIGN ADVANTAGE

9
14
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STRATFORD CROSSING PLAT 13
STORM & SANITARY SEWER PLAN AND PROFILE
WAUKEE, IOWA

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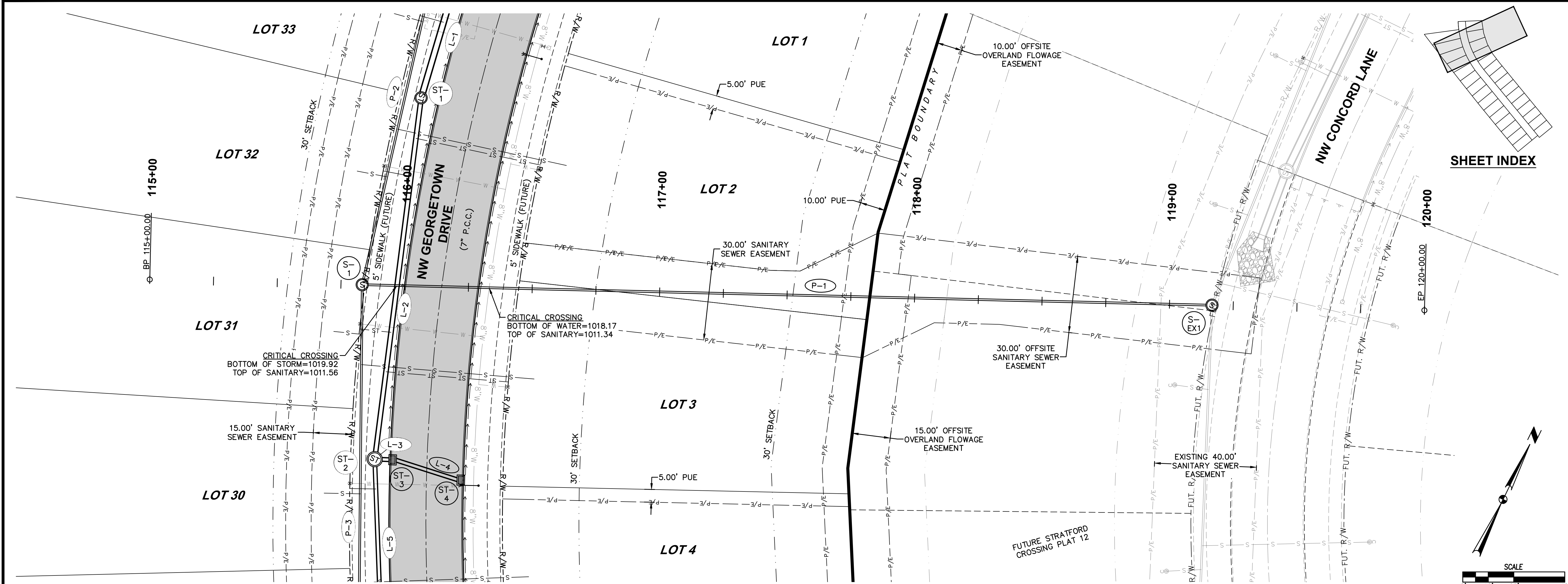
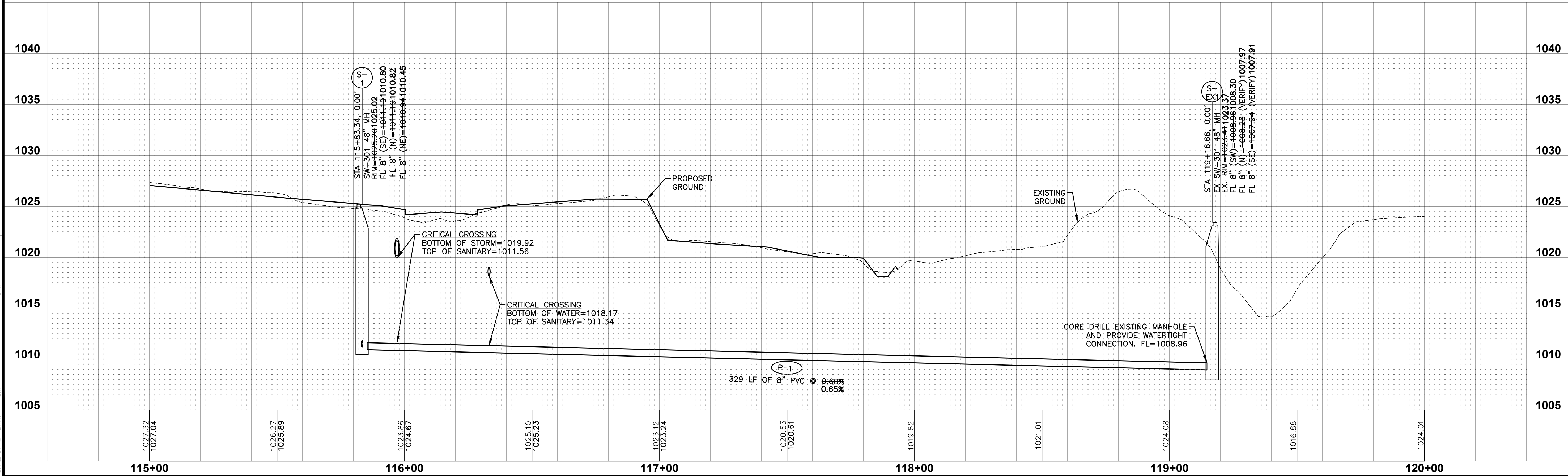
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STRATFORD CROSSING PLAT 13
STORM & SANITARY SEWER PLAN AND PROFILE
WAUKEE, IOWA

10/14
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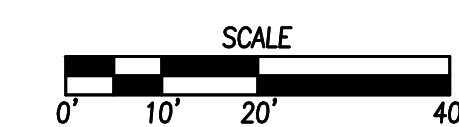
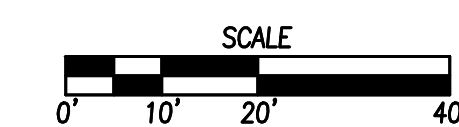


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STRATFORD CROSSING PLAT 13
STORM & SANITARY SEWER PLAN AND PROFILE
WAUKEE, IOWA

11/14
2202.130



4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO ENGINEER: JWM/GH EI: MAE

AT 13

12/14
2202.130
GA

