

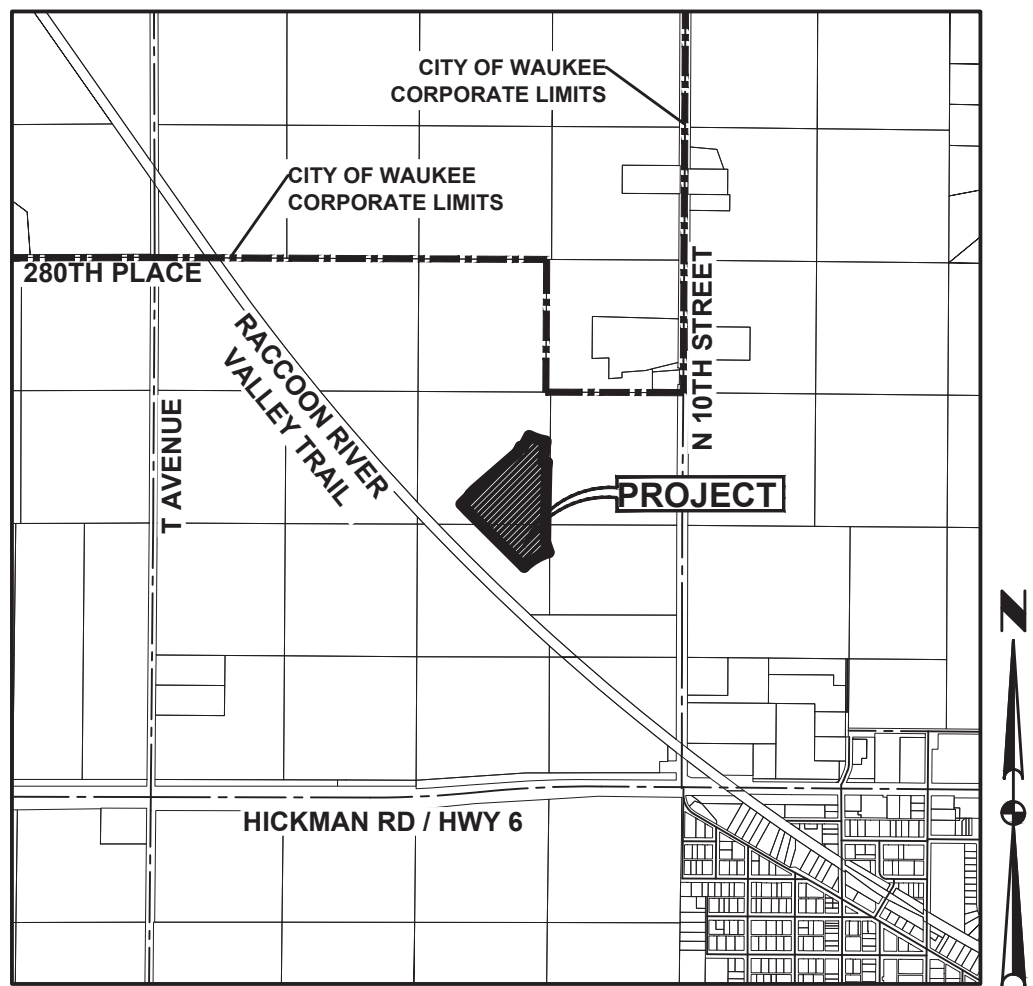
CONSTRUCTION PLANS FOR:

STRATFORD CROSSING PLAT 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

PROJECT MANAGER

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

OWNER / DEVELOPER

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

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

PD-1 - PLANNED UNIT DEVELOPMENT DISTRICT W/
UNDERLYING R-2 ONE AND TWO FAMILY
RESIDENTIAL DISTRICT ZONING

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 14.43 ACRES (628,403 SF)

R-2 RESIDENTIAL = 0.83 ACRES (35,963 SF)
-LOTS 1-3

PD-1 = 13.60 ACRES (592,440 SF)
-LOTS 4-49

SUBMITTALS

FIRST SUBMITTAL: 12/05/2017
SECOND SUBMITTAL: 01/16/2018
THIRD SUBMITTAL: 01/31/2018
FOURTH SUBMITTAL: 03/06/2018
FIFTH SUBMITTAL: 03/30/2018
FINAL SUBMITTAL: 04/24/2018
REVISED MAILBOX PADS: 03/13/2019
AS-BUILT SUBMITTAL: 11/25/2019

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=1032.83

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

BULK REGULATIONS:

R-2

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

PD-1

FRONT YARD: 30 FEET

SIDE YARD: A TOTAL OF 10 FEET; MINIMUM OF 5 FEET ON EACH SIDE

REAR YARD: 30 FEET

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING
CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE DEVELOPMENT
SERVICES DEPARTMENT.

2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING
CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING
BY THE DEVELOPMENT SERVICES DEPARTMENT.

3. 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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
6	HYDRANT COVERAGE PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENT CONTROL PLAN
9-18	STORM & SANITARY SEWER PLAN AND PROFILE
19-25	WATER MAIN PLAN AND PROFILE
26-28	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

BOOK 491, PAGE 79
EXCEPT BOOK 2007 PAGE 19461

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE
CITY OF WAUKEE, DALLAS COUNTY, IOWA.

GENERAL LEGEND

PROPOSED

SECTION LINE
CENTER LINE
RIGHT OF WAY
PERMANENT EASEMENT
TEMPORARY EASEMENT

TYPE SW-501 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP

STORM SEWER STRUCTURE NO.

STORM SEWER PIPE NO.

SANITARY SEWER STRUCTURE NO.

SANITARY SEWER PIPE NO.

SANITARY SEWER WITH SIZE

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

TOP OF PROPOSED GROUND

MINIMUM OPENING ELEVATION

MINIMUM GRADE AT STRUCTURE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL

STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB

ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN

TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ 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 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.

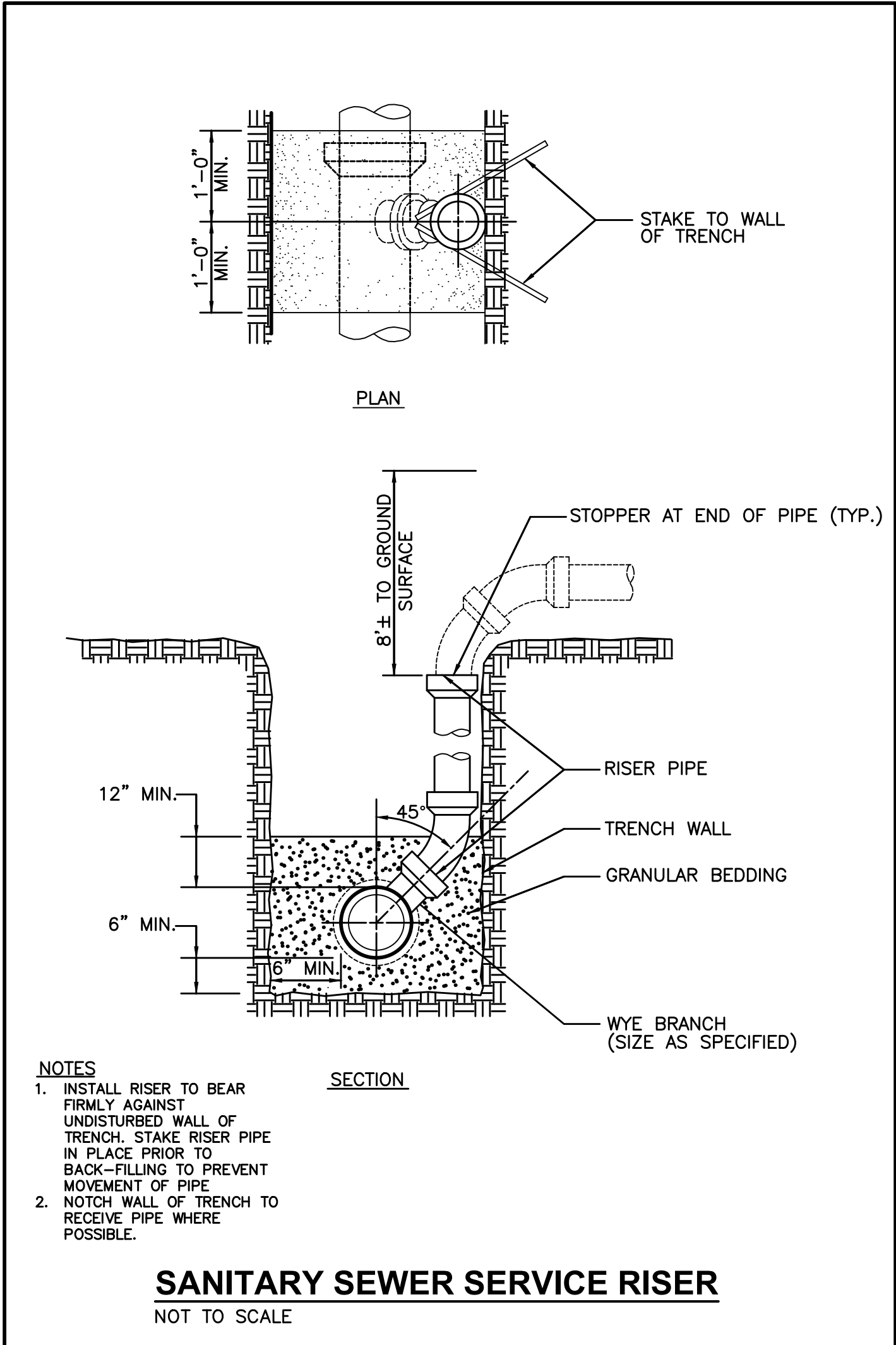
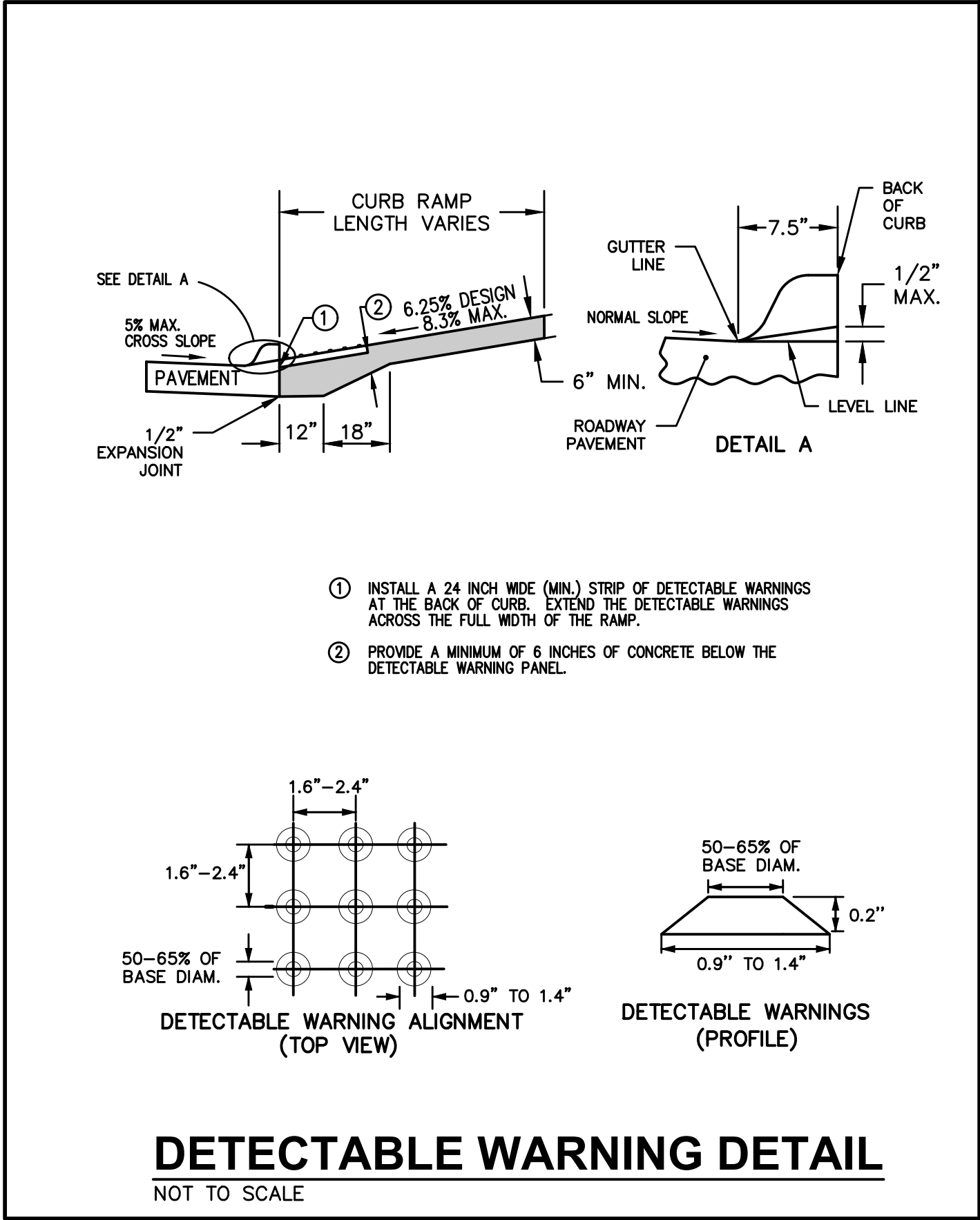
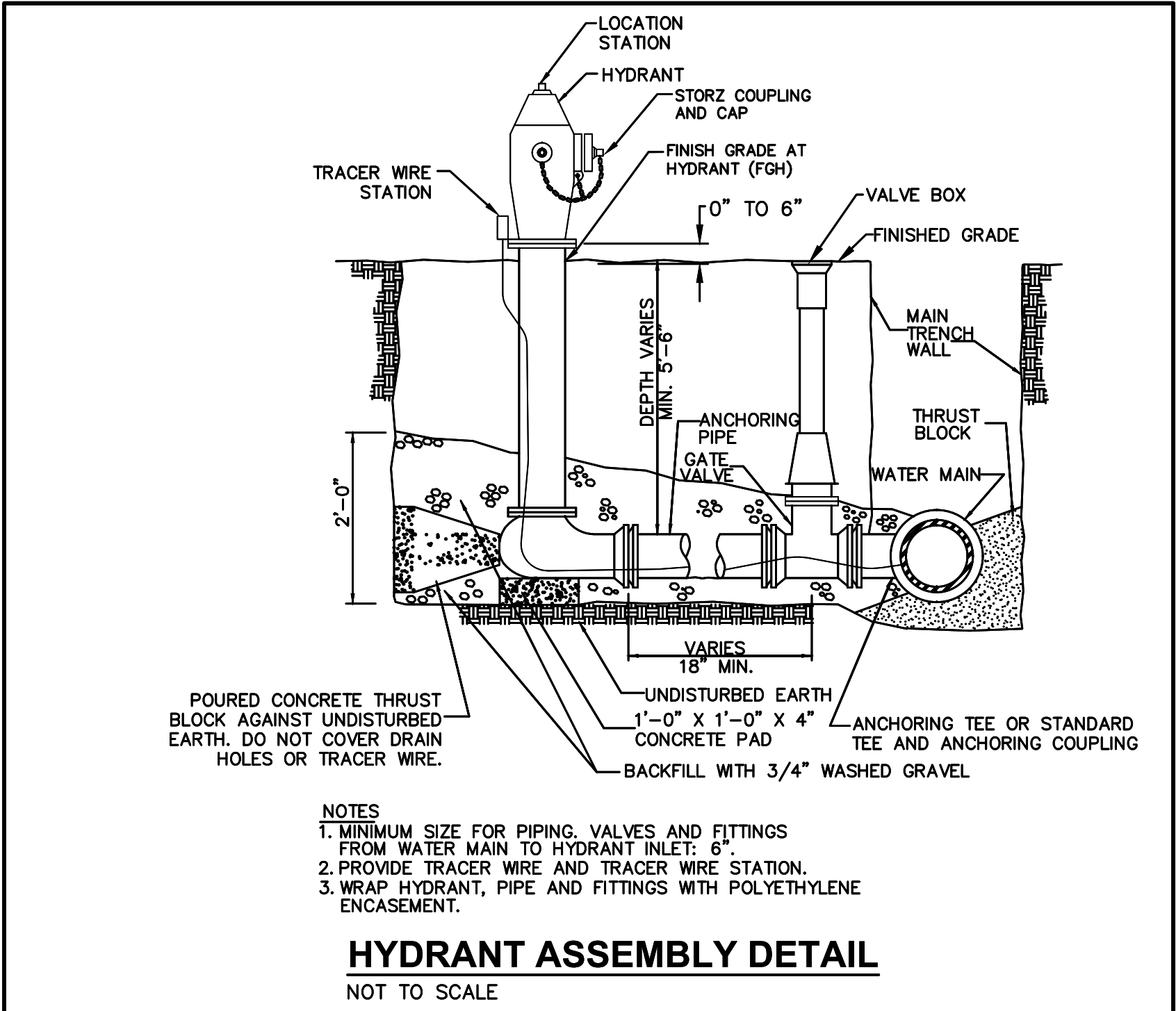
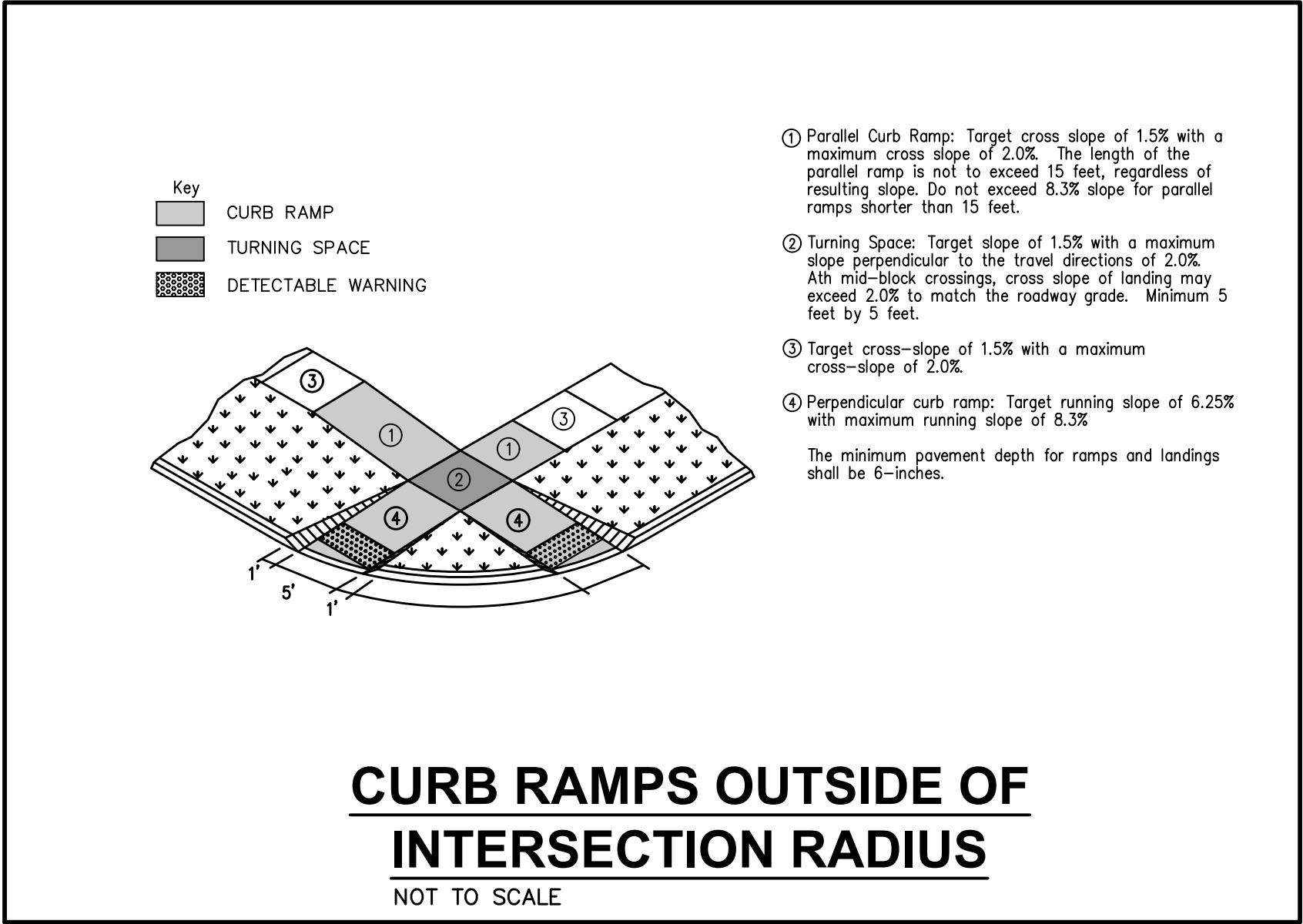
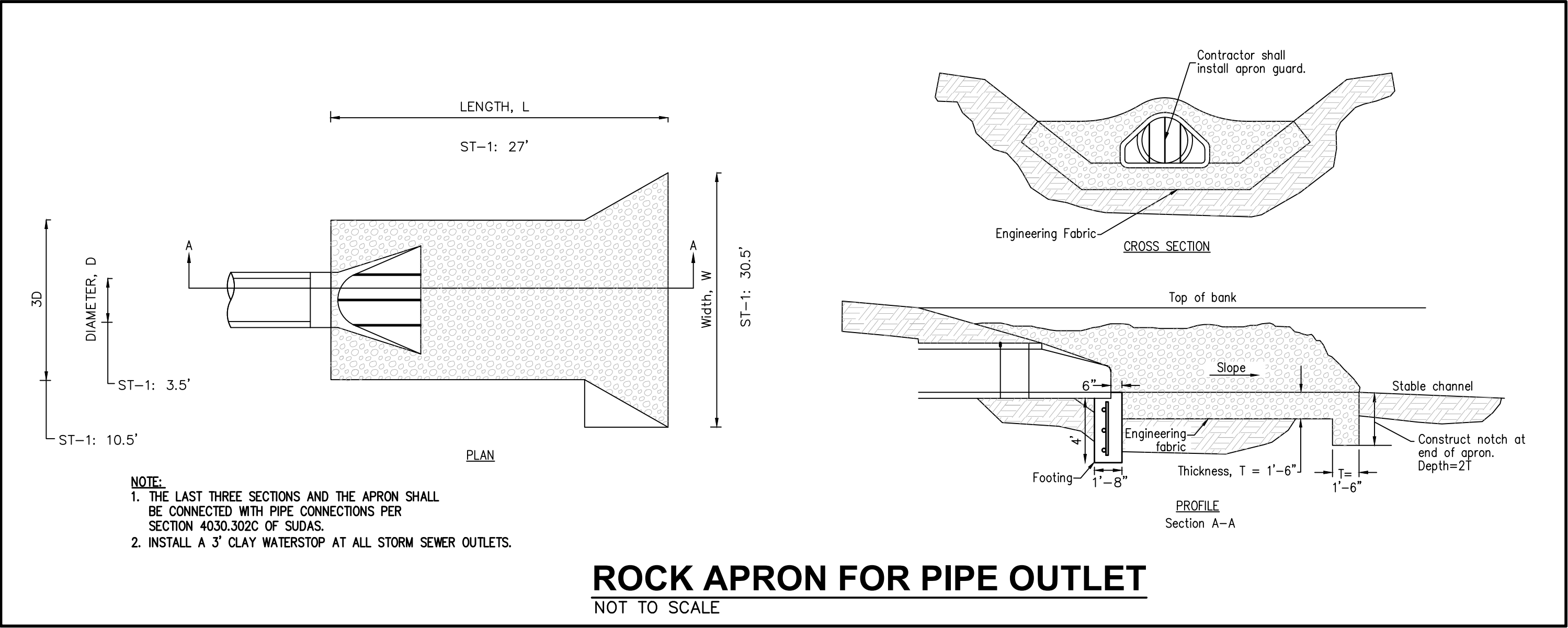
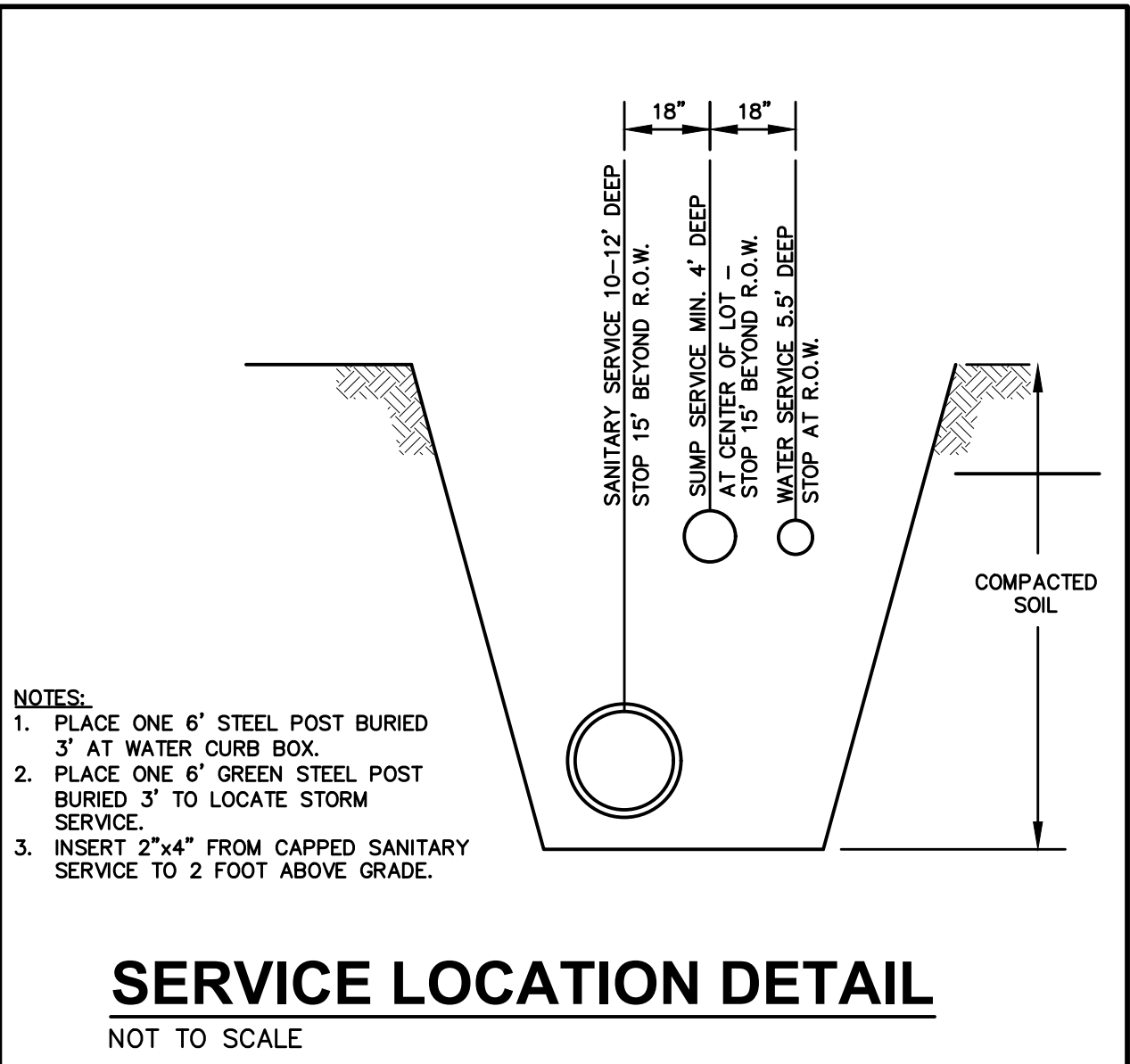
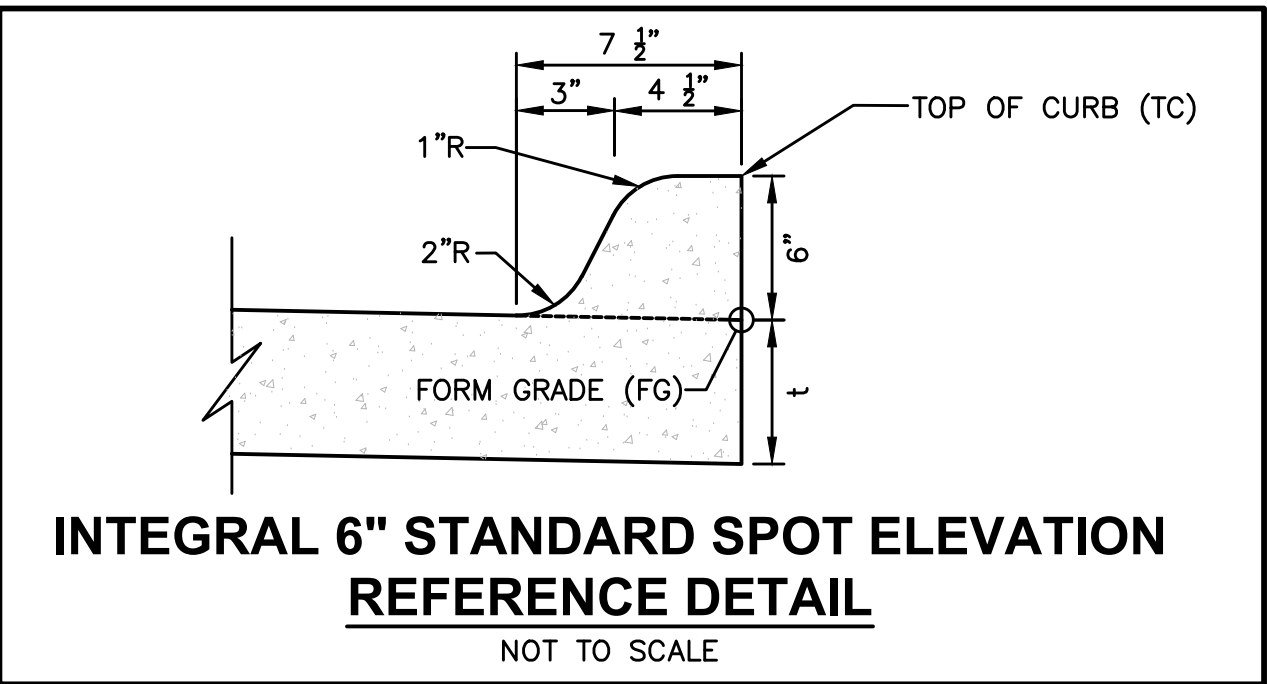
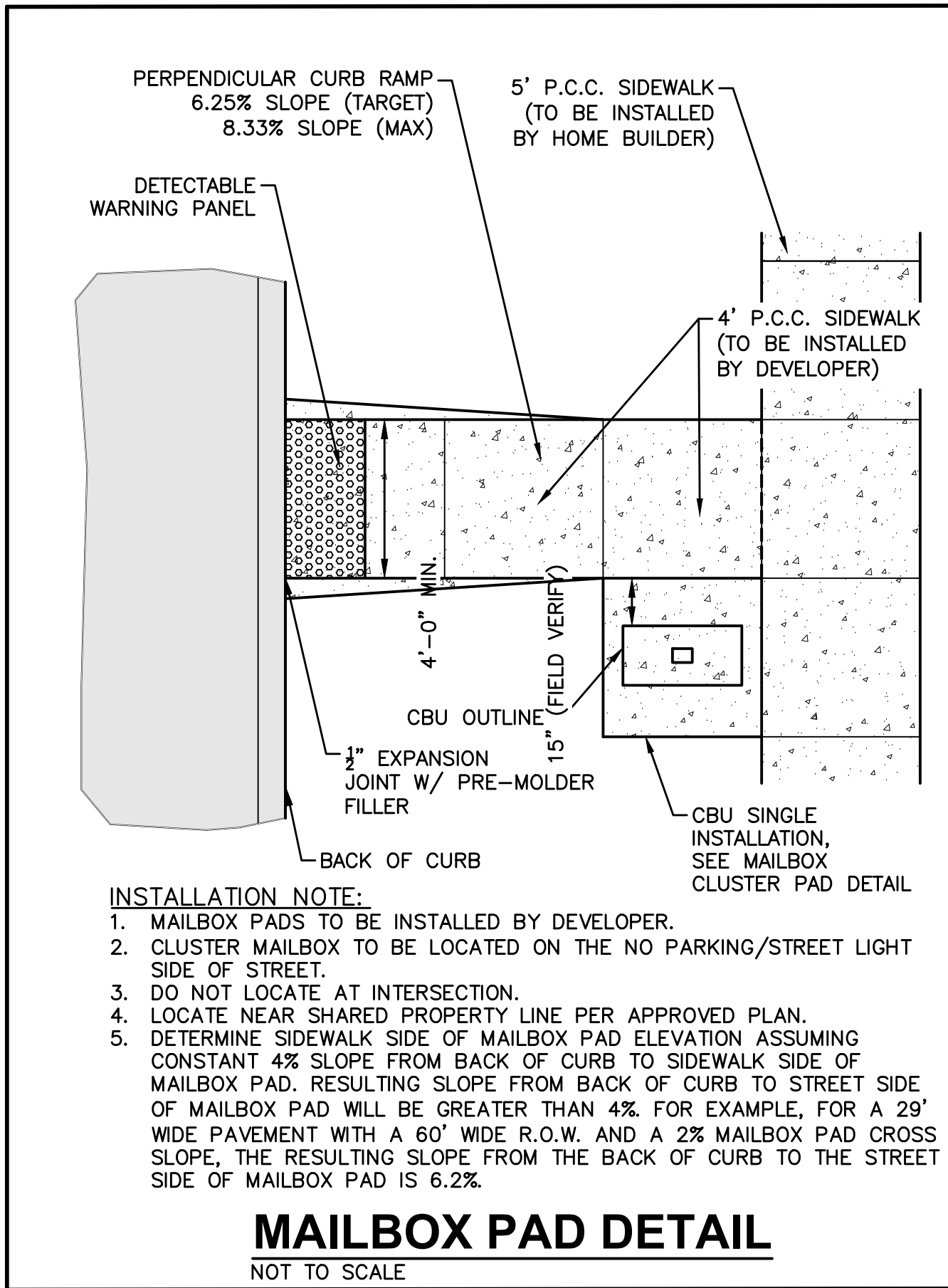
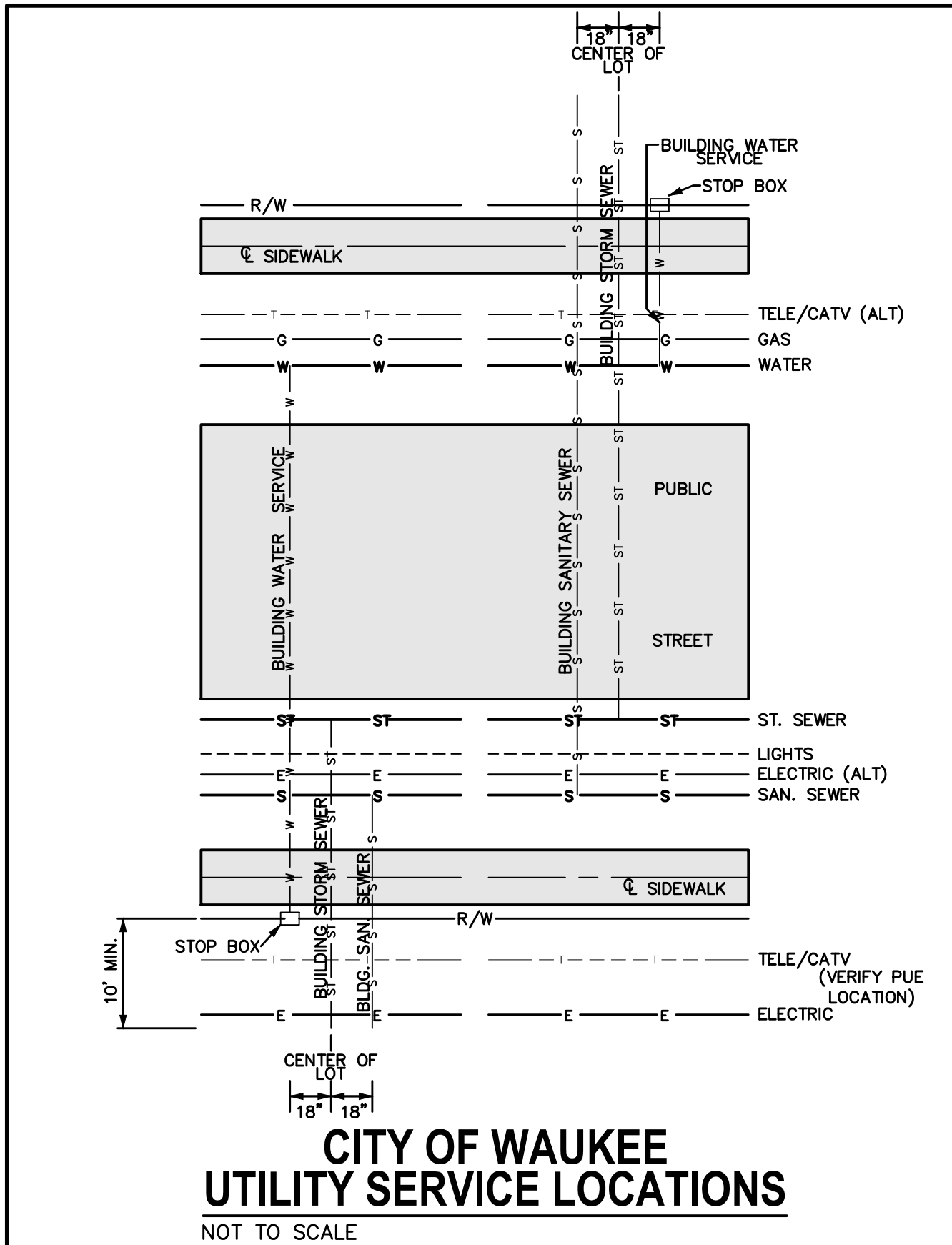
CD A
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1709.539

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

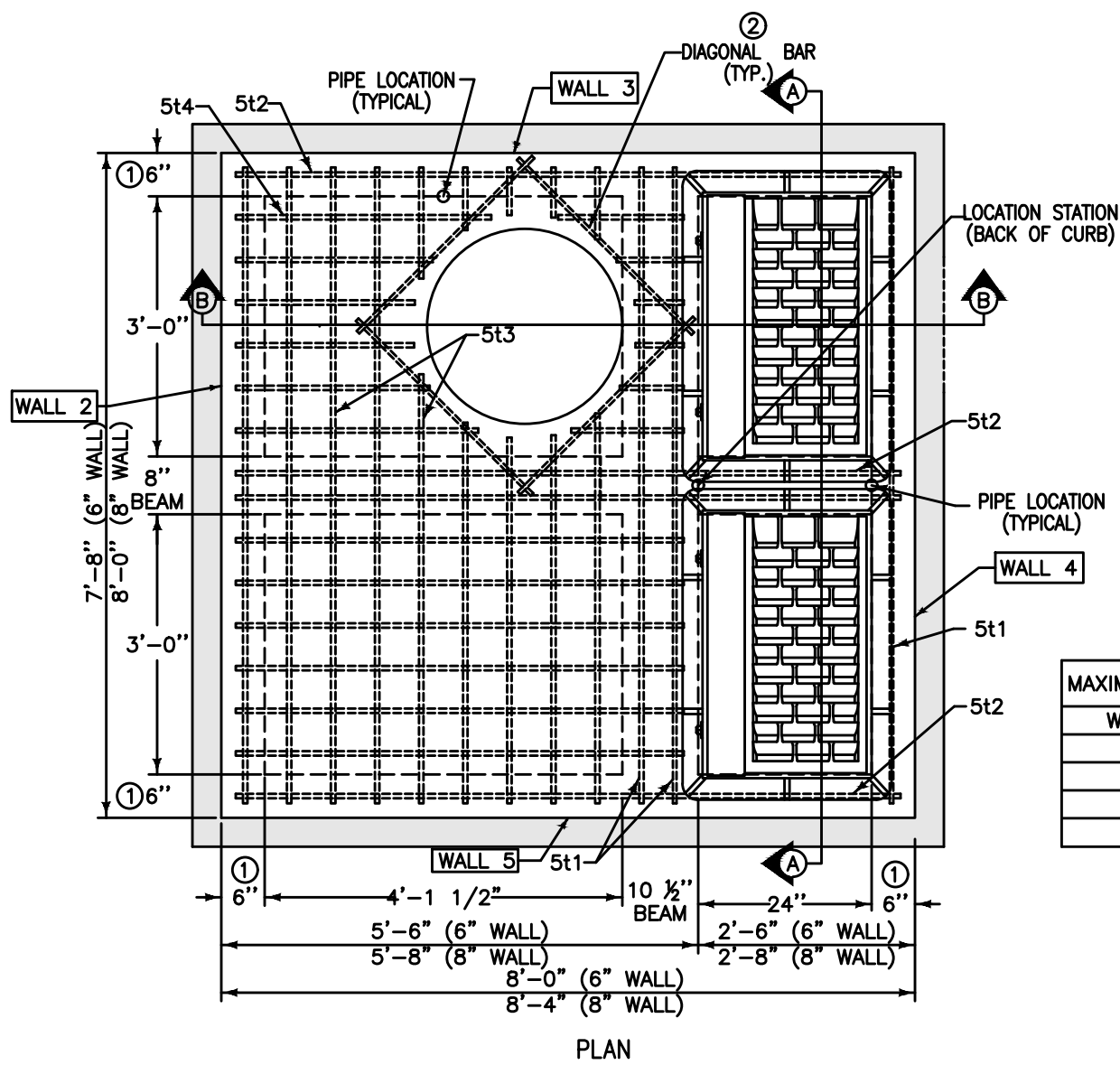
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.

Erin K. Ollendike 11-25-19
ERIN K. OLLENDIKE, P.E. DATE

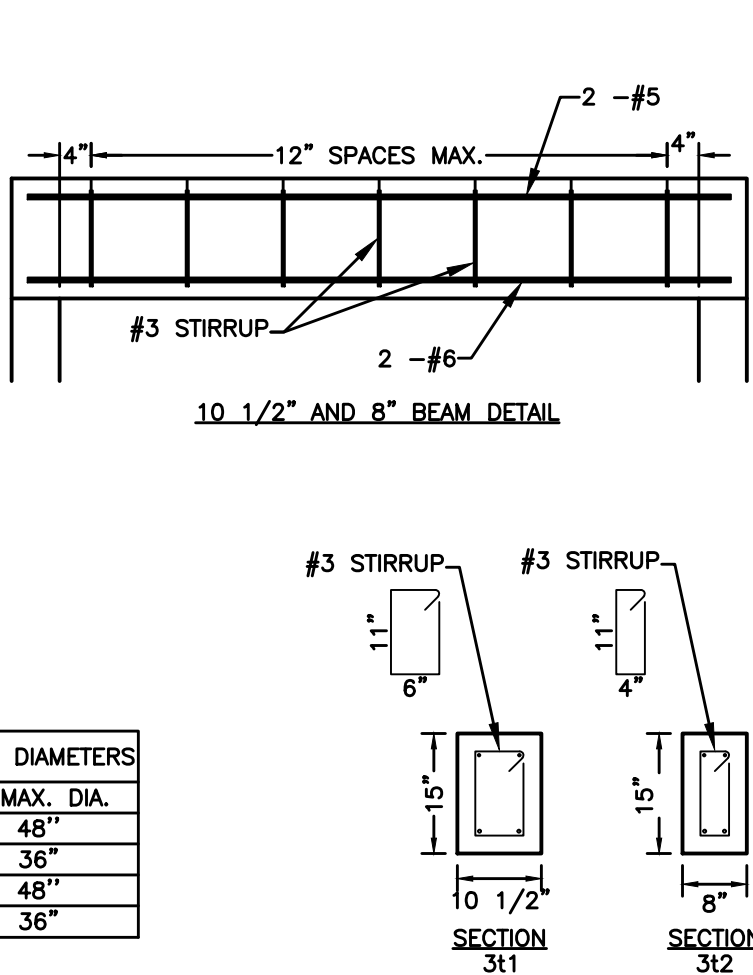
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
1-28



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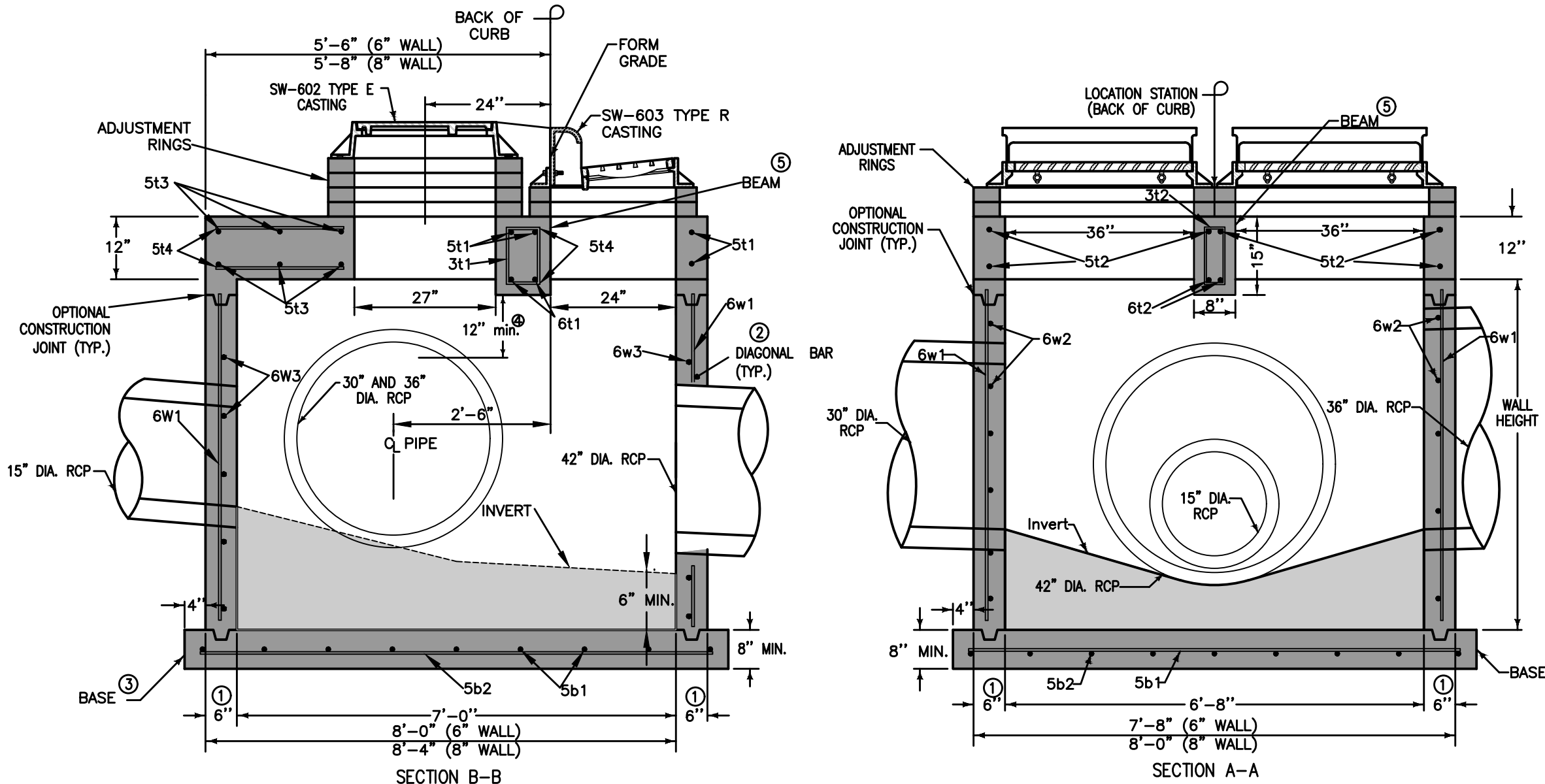


WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"



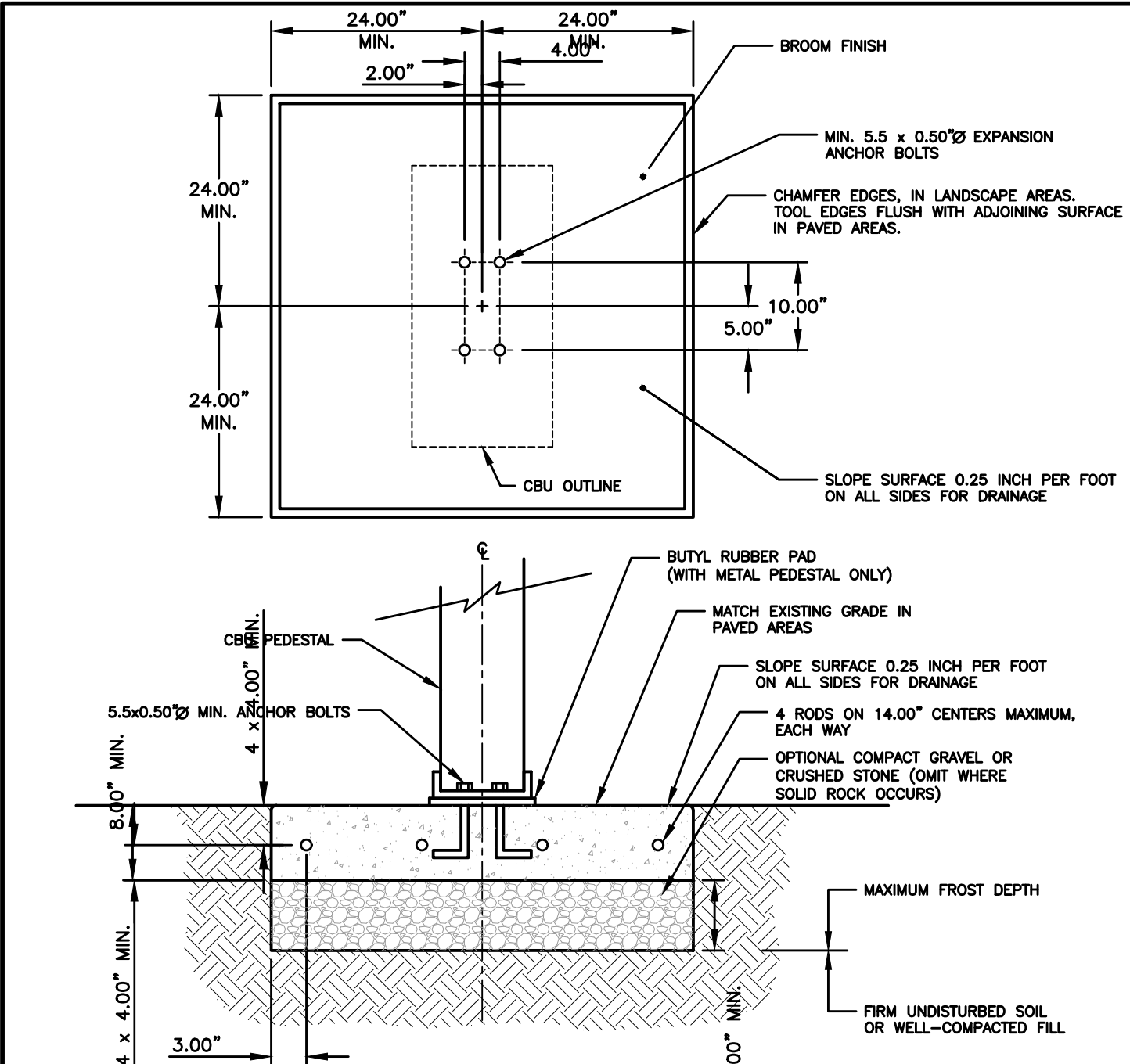
REINFORCING BAR LIST						
MARK	SIZE	LOCATION	SHAPE	COUNT	LENGTH	SPACING
3t1	3	TOP	6"	7	3'-2"*	12"
3t2	3	TOP	6"	8	2'-10"*	12"
5b1	5	BASE	9	9	7'-10"	12 3/4"
5b2	5	BASE	9	9	8'-2"	12 3/4"
6w1	6	WALLS	30	30	WALL HEIGHT MINUS 4"	12"
6w2	6	WALLS	VARIES	VARIES	7'-4"	12"
6w3	6	WALLS	VARIES	VARIES	7'-4"	12"
5t1	5	TOP	4	4	7'-4"	SEE DETAIL
5t2	5	TOP	6	6	7'-8"	SEE DETAIL
5t3	5	TOP	18	18	7'-4"	6 3/4"
5t4	5	TOP	24	24	5'-2"	5 3/4"
6t1	6	TOP	2	2	7'-4"	SEE DETAIL
6t2	6	TOP	2	2	7'-8"	SEE DETAIL

- USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0" AND LESS THAN 10'-0".
- INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.
- CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
- 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.
- CONSTRUCT 8"x15" AND 10 1/2"x15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.



SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-3)

NOT TO SCALE



- NOTES:
- 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.
 - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 - EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - HLTI KWK BOLT (WWW.HLTI.COM) 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".
 - ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
 - 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

NOT TO SCALE

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

ENGINEER: EKO

EI: GH

STRATFORD CROSSING PLAT 2
TYPICAL SECTIONS AND DETAILS
WAUKEE, IOWA

4
28
1709.539

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COMMENTS: ENG.
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PLOT BY: J. WATSON, MCDONALD

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT QUANTITY	
1	COMBINED CLEARING AND GRUBBING	AC	14.43
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	9,024
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	2,237
6	SANITARY SEWER GRAVITY MAIN, 12" DIA	LF	197
7	SANITARY SEWER SERVICE STUB, 4" DIA	EA	50
8	SUBDRAIN, 6" PERFORATED PVC	LF	2,140
9	STORM SEWER, TRENCHED, 8" PERFORATED PVC	LF	515
10	STORM SEWER, TRENCHED, 15" RCP	LF	1,398
11	STORM SEWER, TRENCHED, 18" RCP	LF	167
12	STORM SEWER, TRENCHED, 24" RCP	LF	384
13	STORM SEWER, TRENCHED, 30" RCP	LF	282
14	STORM SEWER, TRENCHED, 36" RCP	LF	537
15	STORM SEWER, TRENCHED, 42" RCP	LF	229
16	STORM SEWER SERVICE STUB, 4" DIA	EA	50
17	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	8
18	STORM SEWER, 42" RCP APRON W/ FOOTING & APRON GUARD	EA	1
19	WATER MAIN, 8" DIA	LF	2,299
20	WATER SERVICE STUB, 1" DIA	EA	48
21	VALVE, 8" DIA	EA	8
22	FIRE HYDRANT ASSEMBLY	EA	10
23	TEMPORARY FIRE HYDRANT ASSEMBLY	EA	1
24	TEMPORARY FIRE HYDRANT ASSEMBLY (RELOCATE)	EA	2
25	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	10
26	MANHOLE, SW-401, 48" (STORM SEWER)	EA	6
27	MANHOLE, SW-401, 60" (STORM SEWER)	EA	1
28	MANHOLE, SW-401, 72" (STORM SEWER)	EA	1
29	MANHOLE, SW-401, 84" (STORM SEWER)	EA	1
30	INTAKE, SW-501	EA	5
31	INTAKE, SW-503	EA	5
32	INTAKE, SW-505	EA	4
33	INTAKE, SW-506	EA	3
34	INTAKE, SW-506 MODIFIED	EA	1
35	PAVEMENT, 7" P.C.C.	SY	5,875
36	PAVEMENT, 8" P.C.C.	SY	2,118
37	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	90
38	DETECTABLE WARNING PANELS	SF	120
39	SEEDING, FERTILIZING, AND MULCHING	AC	12.78
40	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	5
41	PERMANENT ROAD CLOSURE, URBAN, SI-182 (RELOCATE)	EA	10
42	TRAFFIC CONTROL	LS	1
43	EROSION CONTROL	LS	1
44	ROCK OUTLET PROTECTION, CLASS 'e' RIP RAP	TONS	40
45	STORM SEWER CLEANOUT	EA	6
46	MAILBOX PAD	EA	2

GENERAL NOTES

1.

ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2018 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.

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 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.
	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 3 FOR TYPICAL LOCATIONS AND THICKNESS.
5	SANITARY SEWER FOR 8" 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.
5-16	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. GASKET JOINTS SHALL MEET ASTM C443.
7, 16, 20	REFER TO DETAIL ON SHEET 2 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED.
17-18	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.
19-21	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.
22	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, STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT.
22-24	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE STORZ FITTINGS.
25	REFER TO FIG.6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER. 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.

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. THE IS 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.

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
26-29	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
30-34	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".
30	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
31	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
32	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
33	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
34	REFER TO SHEET 4 FOR CONSTRUCTION DETAILS.
35-36	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
37	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 ARMOR TILE, ADA SOLUTIONS OR APPROVED EQUAL, BRICK RED IN COLOR. ACCESSIBLE CURB RAMPS INCLUDING TURNING SPACES SHALL BE 6" THICK P.C.C.
38	REFER TO SHEET 2 FOR CONSTRUCTION DETAILS.
39	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 1 PERMANENT LAWN MIXTURE = 1.68 AC - TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 11.10 AC
40-41	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.
42	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.
43	REFER TO SHEET 8 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS. EROSION CONTROL QUANTITIES - 1 CONCRETE WASH PIT - 1,917 LF OF SILT FENCE - 12.78 ACRES OF SEEDING, FERTILIZING AND MULCHING. - 22 INLET PROTECTION DEVICES
44	INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEET 16 FOR LOCATION.
45	REFER TO FIG. 4040.232 - SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
46	REFER TO SHEET 2 AND 4 FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 6/7 AND THE LOT 23 SIDEYARD.

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 FINDING 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 4-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. ANY TREES OR BRUSH ALONG THE NORTH PROPERTY BOUNDARY IS ALSO 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.

STRATFORD CROSSING PLAT 2

QUANTITIES, GENERAL NOTES AND
BID ITEM REFERENCE NOTES

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DATE

11/25/19

AS-BUILT SUBMITTAL

03/13/19

REVISED MAILBOX PADS

04/24/18

FINAL SUBMITTAL

03/30/19

FIFTH SUBMITTAL

03/06/18

FOURTH SUBMITTAL

01/31/18

REVISIONS

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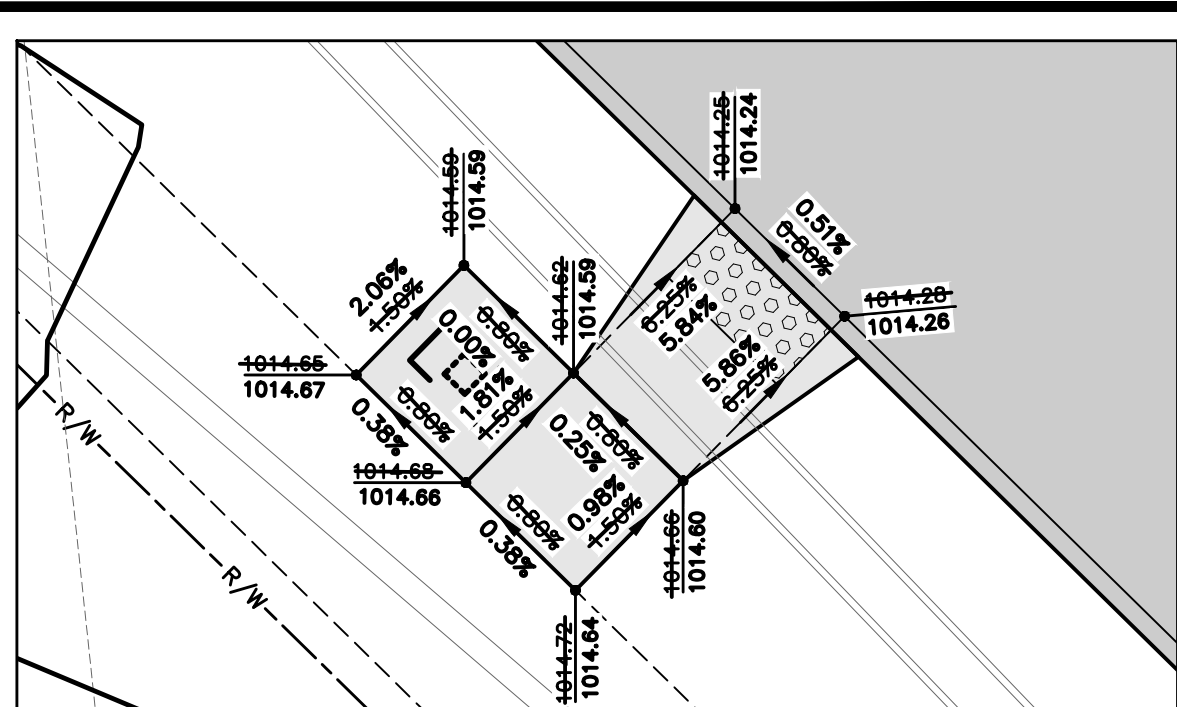
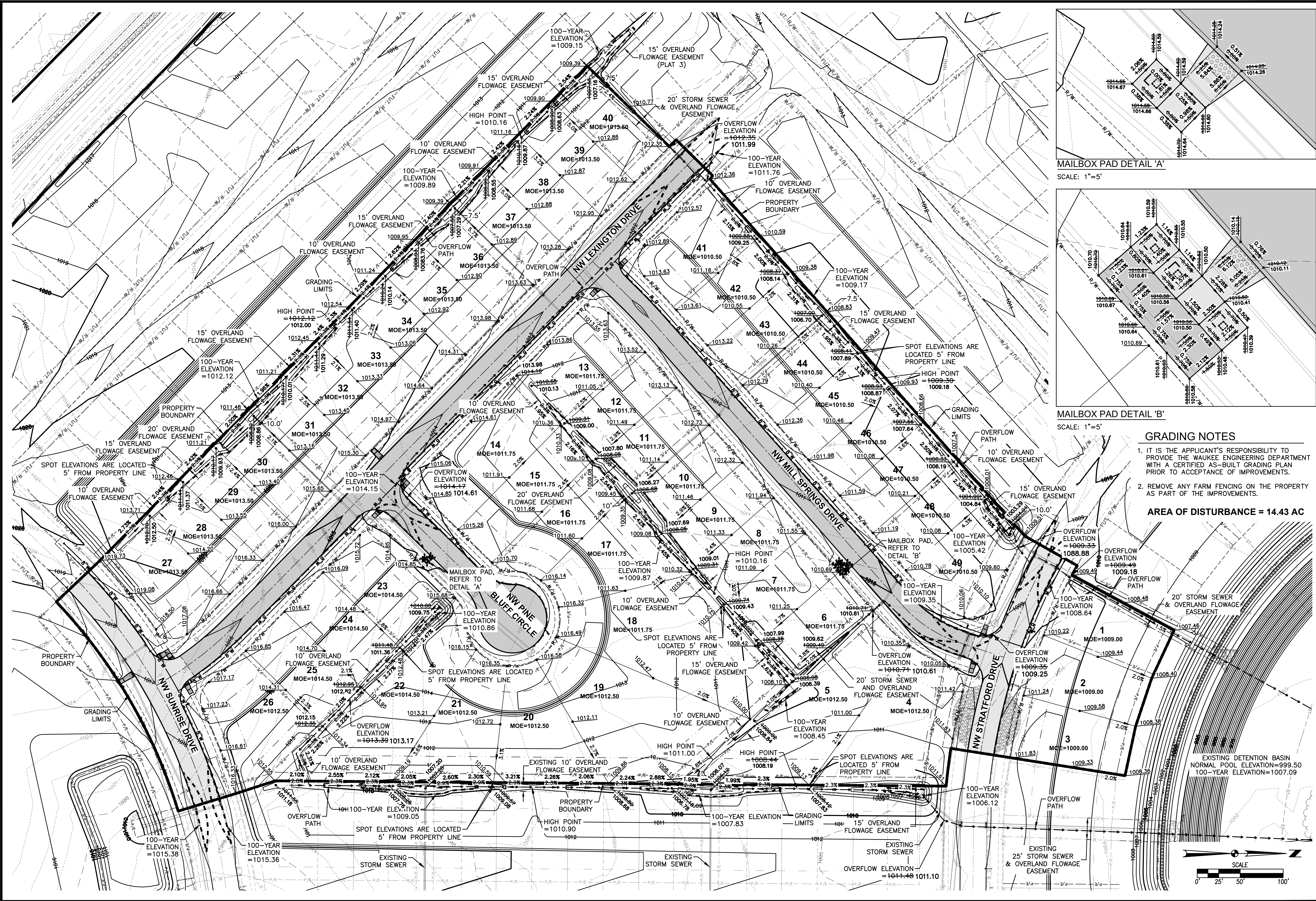
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ENGINEER: EKO

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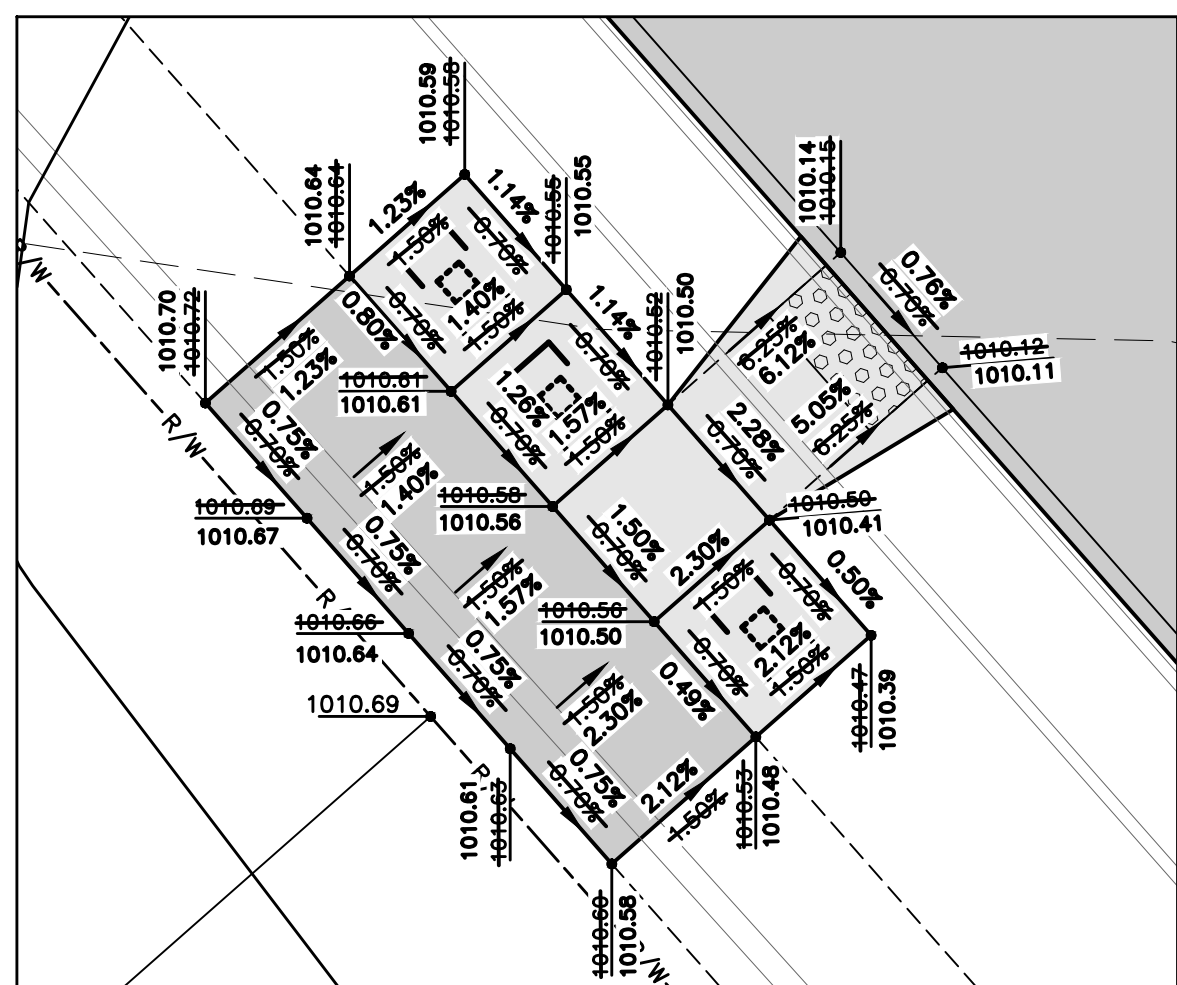
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MAILBOX PAD DETAIL 'A'

SCALE: 1"=5'



MAILBOX PAD DETAIL 'B'

SCALE: 1"=5'

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.

AREA OF DISTURBANCE = 14.43 AC

DATE
11/25/19
AS-BUILT SUBMITTAL
03/13/19
REVISED MAILBOX PADS
04/23/19
FINAL SUBMITTAL
03/07/19
FIFTH SUBMITTAL
03/07/19
FOURTH SUBMITTAL
03/07/19
THIRD SUBMITTAL
01/13/18

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EI: GH

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING PLAT 2
GRADING PLAN

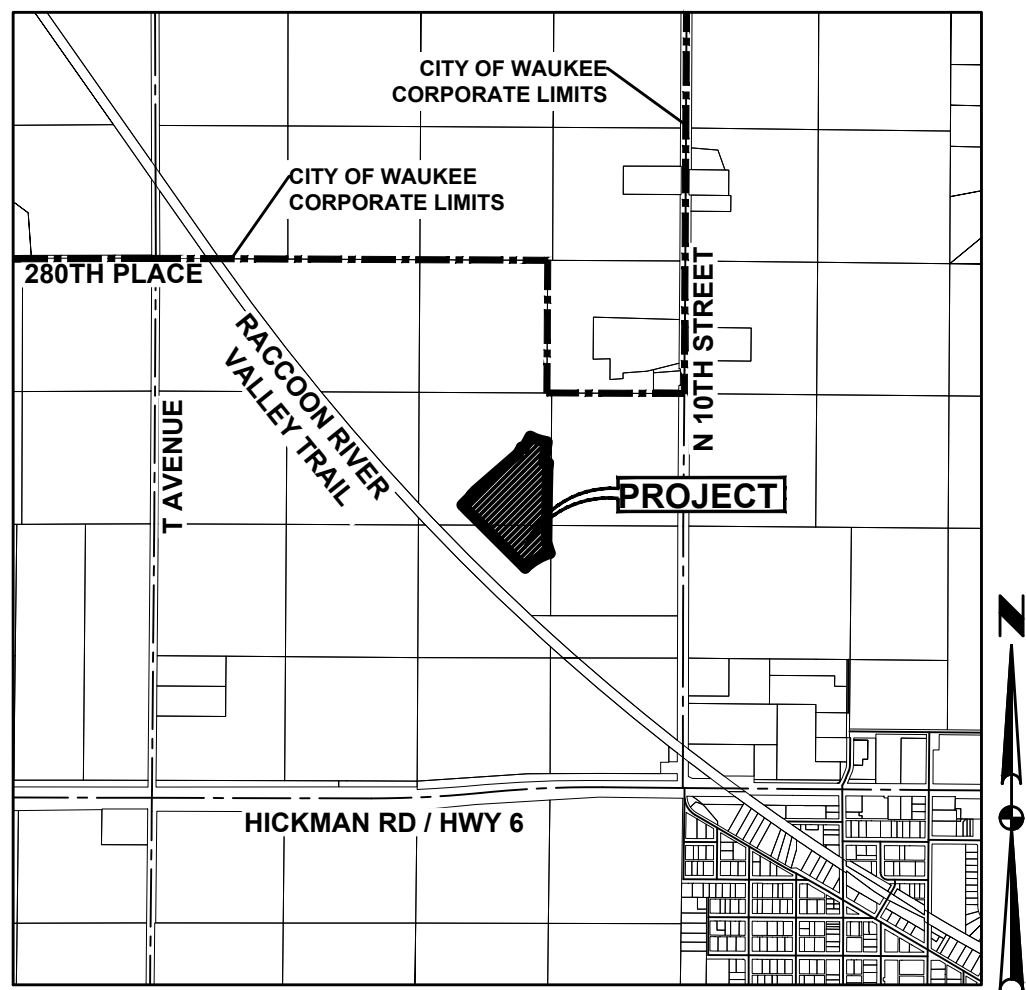
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STRATFORD CROSSING PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,917
2	SEEDING, FERTILIZING, AND MULCHING	AC	12.78
3	INLET PROTECTION DEVICES	EA	22
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

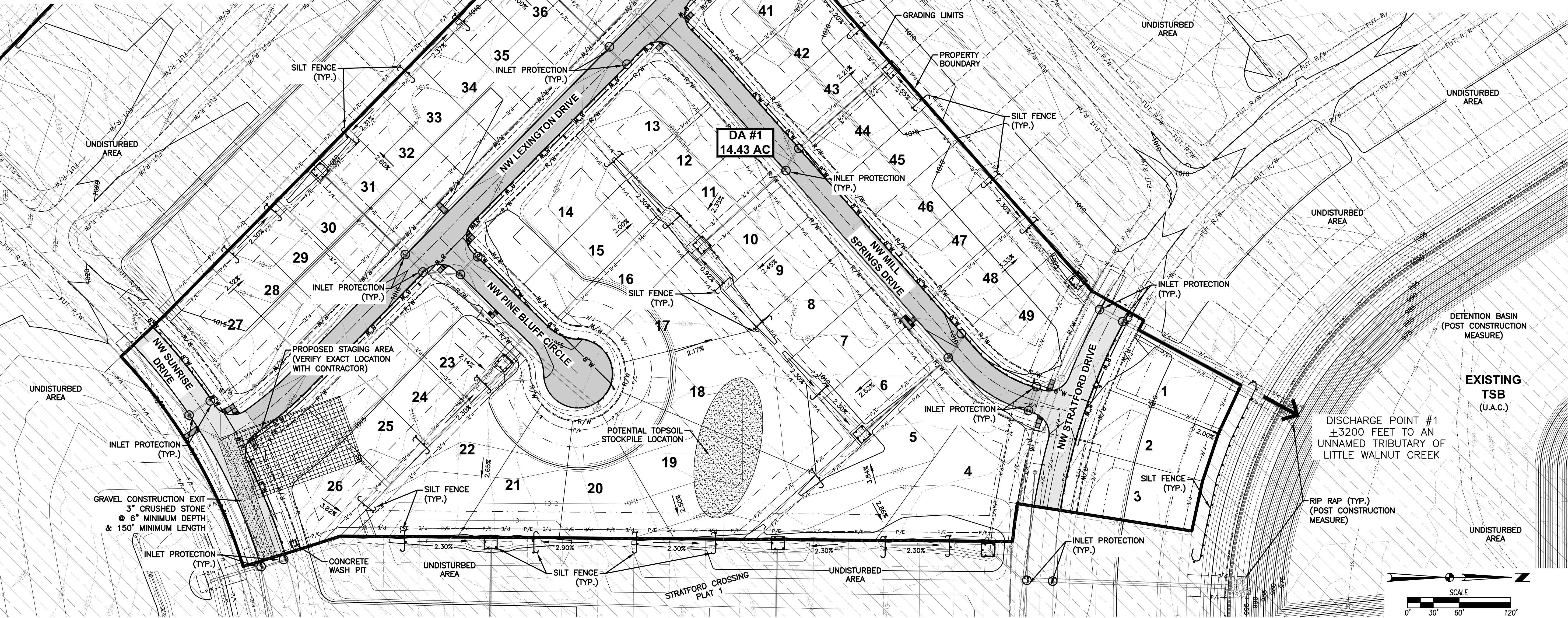
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±3200 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 14.43 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 51,948 CU FT
VOLUME PROVIDED IN SILT FENCE (1917 LF @ 4.5 CU FT/LF OF FENCE) 8,627 CU FT
VOLUME PROVIDED IN EXISTING TSB 521,967 CU FT
TOTAL VOLUME PROVIDED 530,594 CU FT

NOTE:

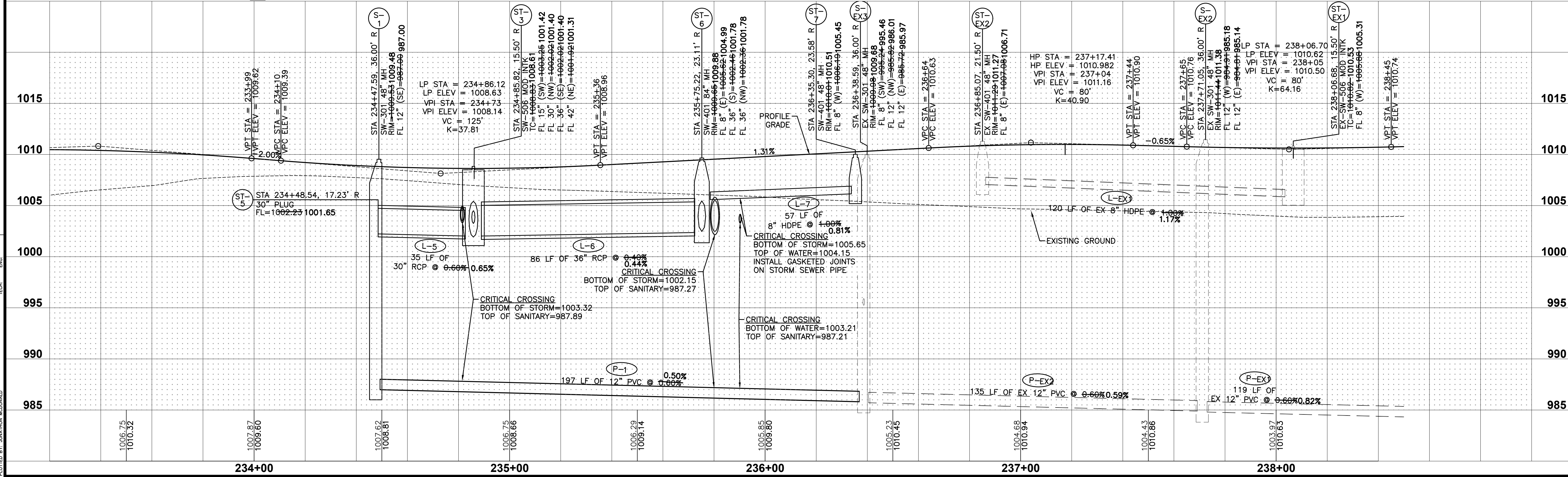
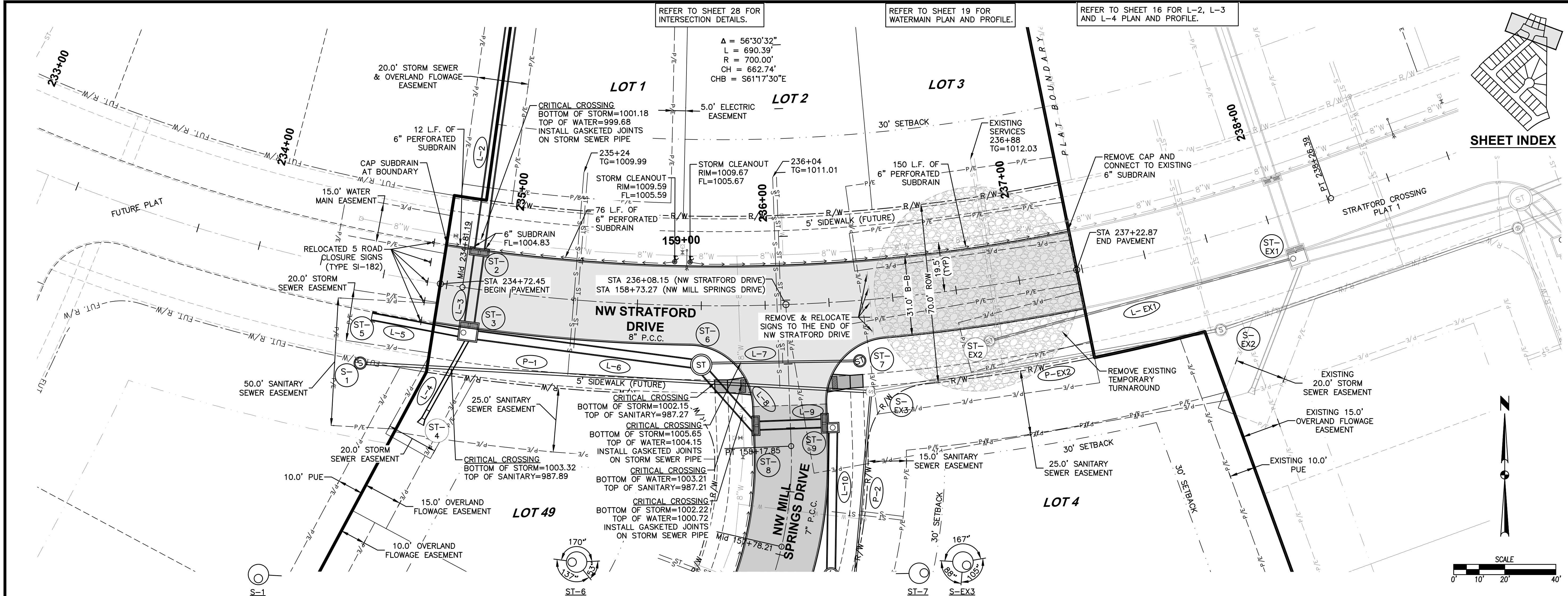
1. STRATFORD CROSSING PLATS 1-3 ARE BEING MASS GRADED AT THE SAME TIME. REFER TO STRATFORD CROSSING PLAT 1 EROSION AND SEDIMENT CONTROL PLAN FOR TEMPORARY SEDIMENT BASIN LOCATIONS.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
SILT FENCE	---
INLET PROTECTION	○
PORTABLE RESTROOM	R
TEMPORARY STANDPIPE	●
CONCRETE WASHOUT PIT	□
UNDISTURBED AREA	---
RIP-RAP	---
GRAVEL ENTRANCE	---
STAGING AREA	---
TEMPORARY SEDIMENT BASIN	TSB #



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PLOT BY: J. GAVANON, M.D., P.E.
REVISION: ENG.



SHEET INDEX

DATE
11/25/19
AS-BUILT SUBMITTAL
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REVISED MAILBOX PADS
FINAL SUBMITTAL
04/24/18
FIFTH SUBMITTAL
03/30/19
FOURTH SUBMITTAL
03/06/18
THIRD SUBMITTAL
01/31/18

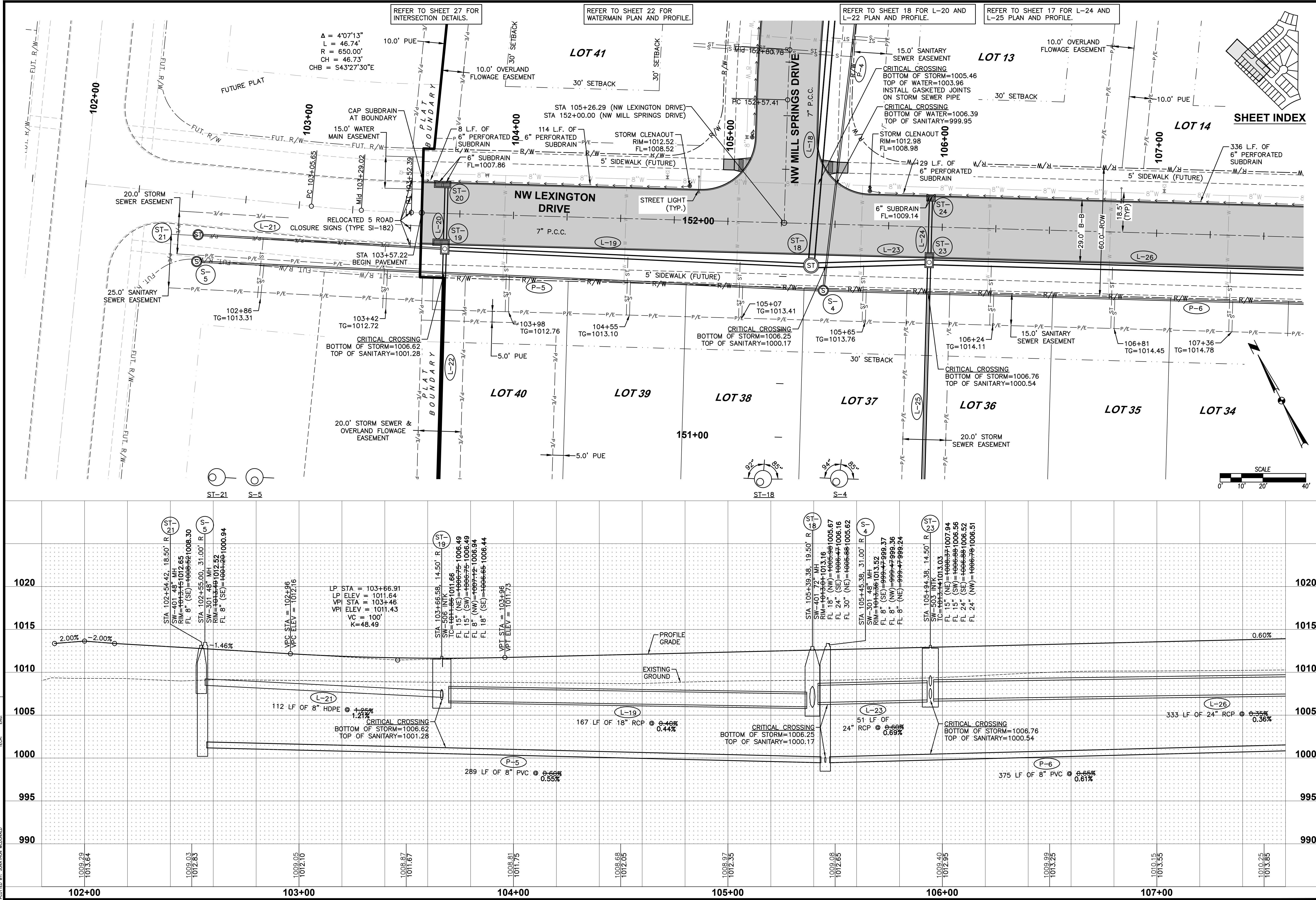
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E.I.: GH

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

STRATFORD CROSSING PLAT 2
SANITARY & STORM SEWER PLAN AND PROFILE

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PLOT: 1709539-PLAT 2 SANITARY AND PROFILE
DRAWN BY: J. GAVANON, M.D., A.S.C.E.



12/28

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STRATFORD CROSSING PLAT 2
SANITARY & STORM SEWER PLAN AND PROFILE

CIVIL DESIGN ADVANTAGE

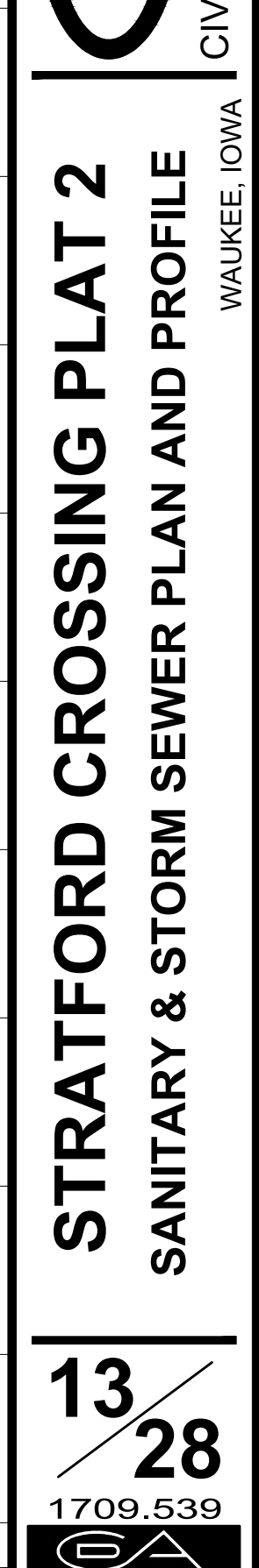
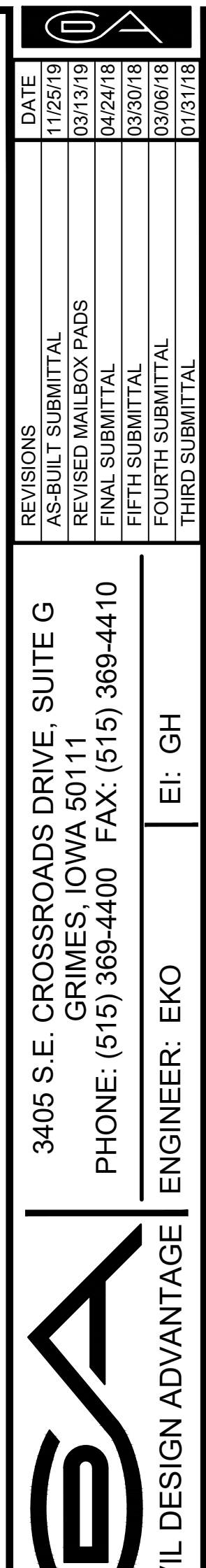
WAUKEE, IOWA

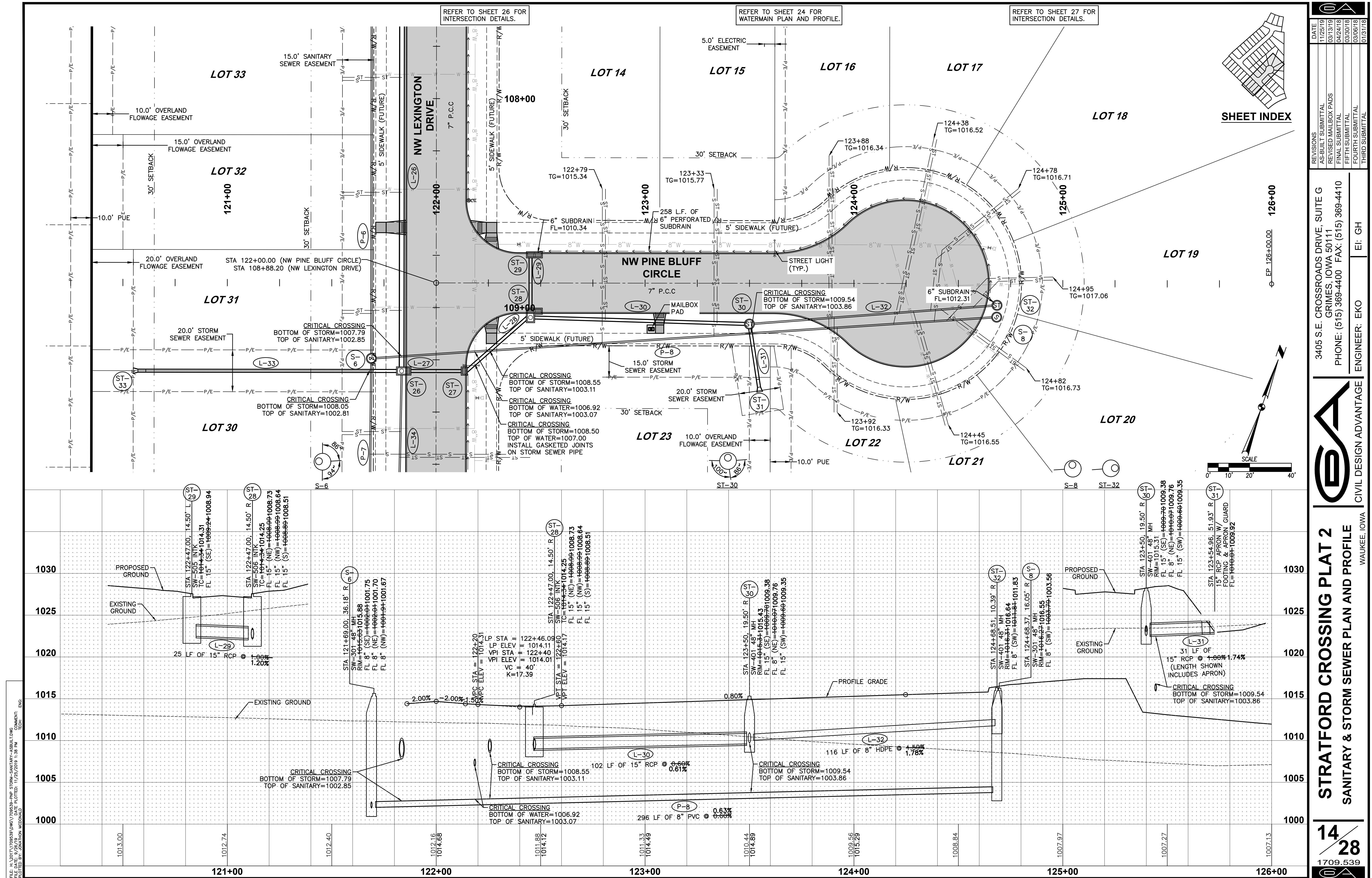
ENGINEER: EKO

EI: GH

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03/30/19
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01/31/18
THIRD SUBMITTAL





STRATFORD CROSSING PLAT 2

SANITARY & STORM SEWER PLAN AND PROFILE

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WAUKEE, IOWA



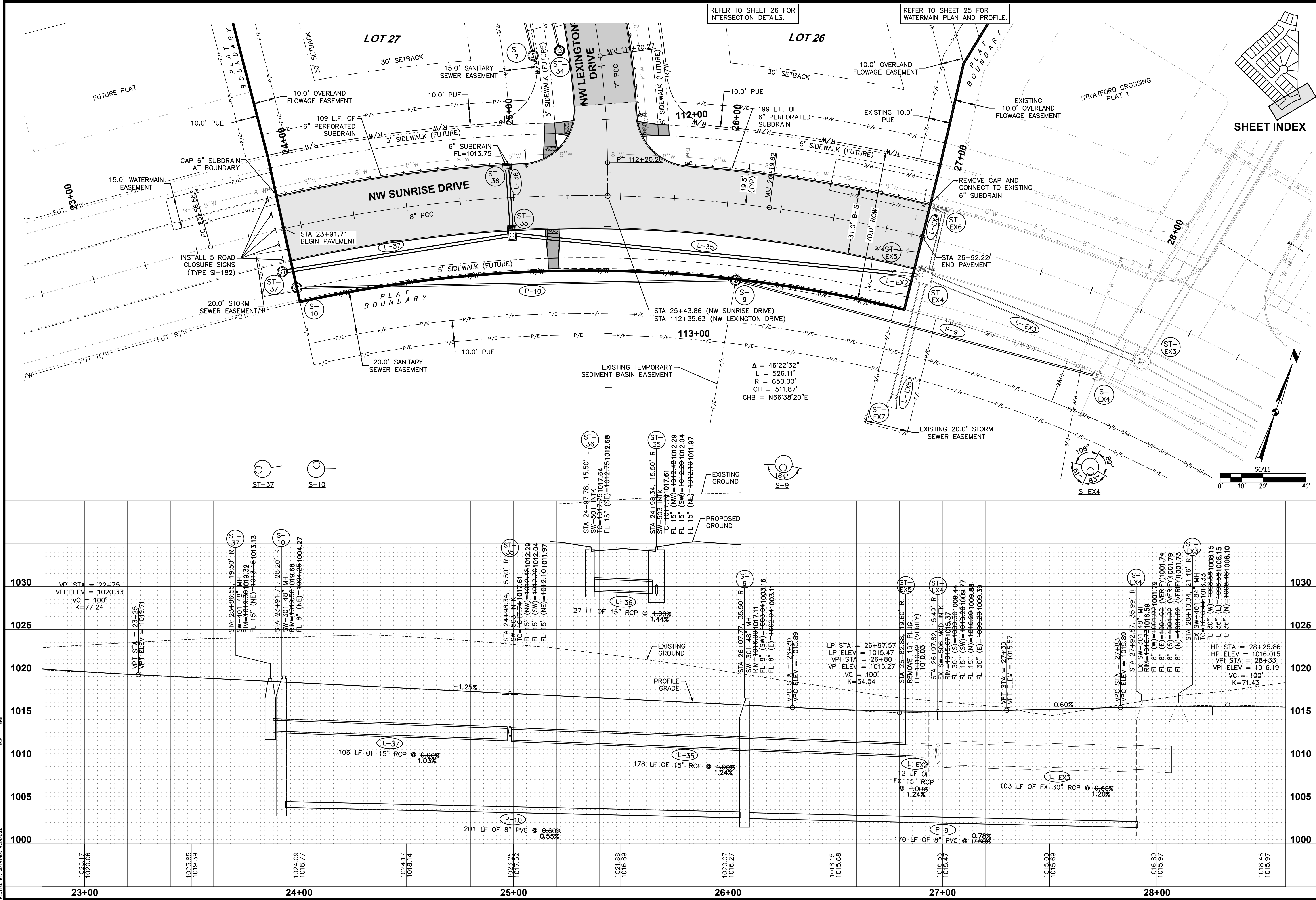
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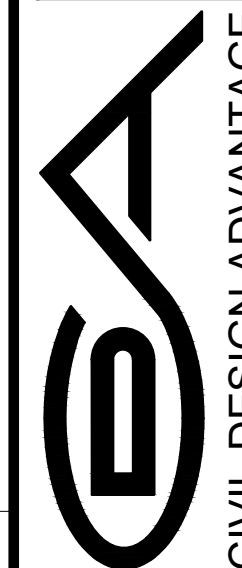
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REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	04/24/18
FIFTH SUBMITTAL	03/30/18
FOURTH SUBMITTAL	03/08/18
THIRD SUBMITTAL	01/31/18

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PLOTED BY: JAVIER MORALES



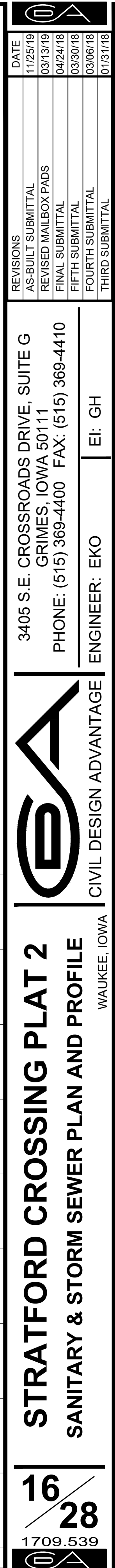
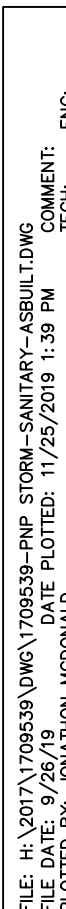
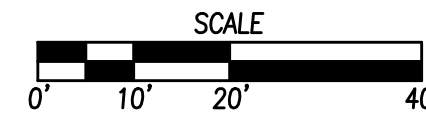
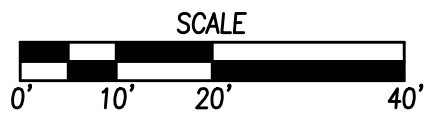
STRATFORD CROSSING PLAT 2
SANITARY & STORM SEWER PLAN AND PROFILE

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

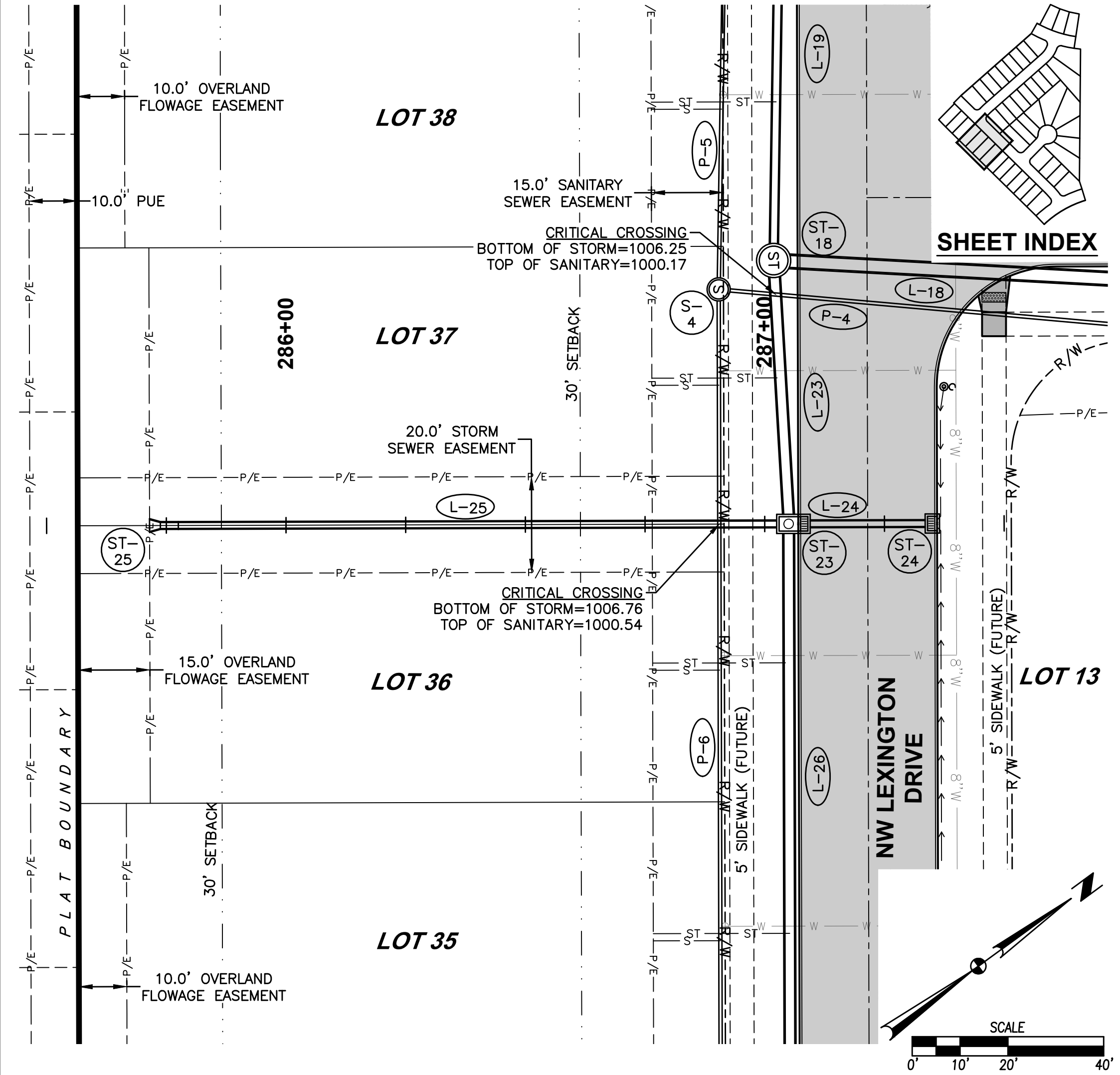
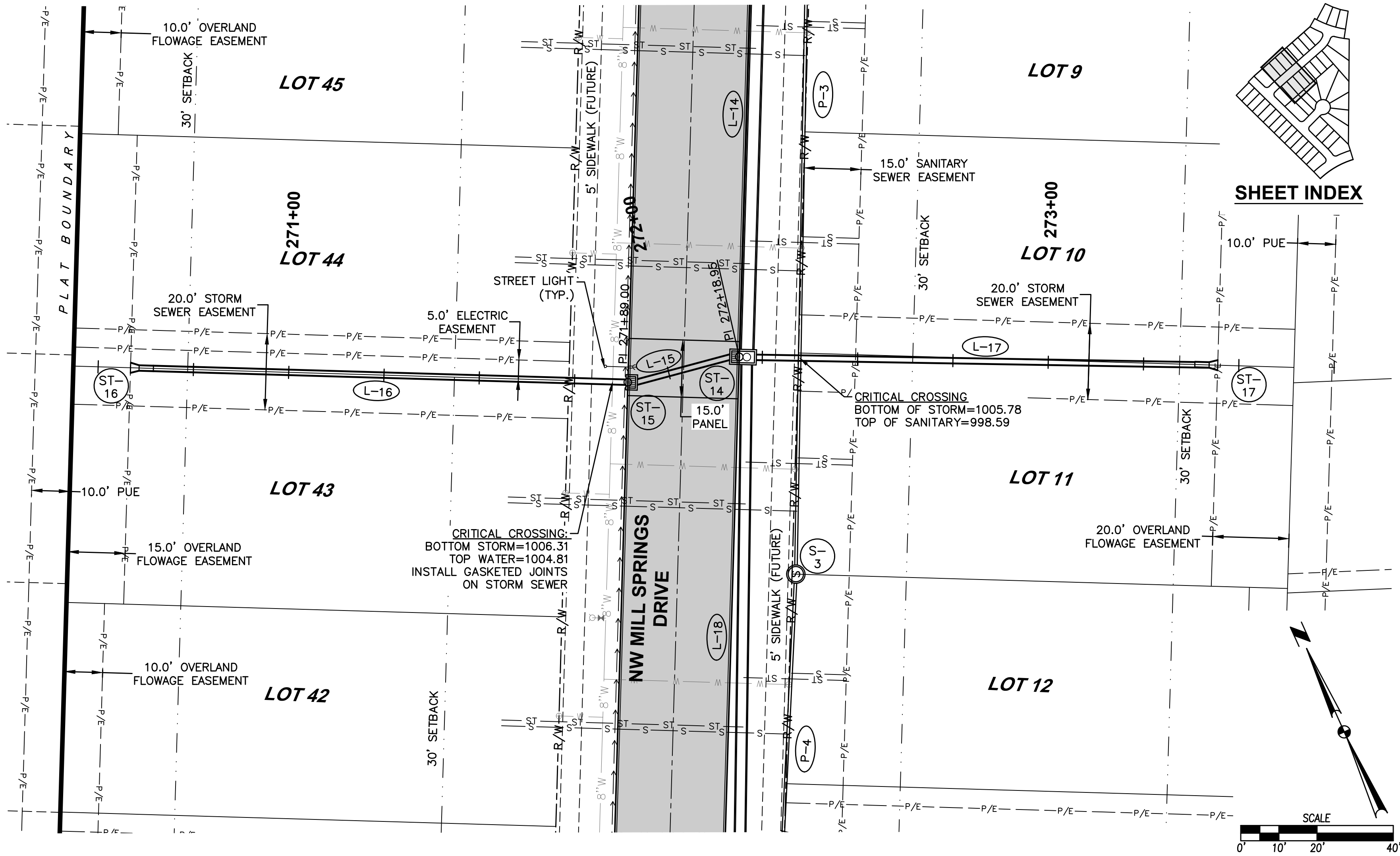
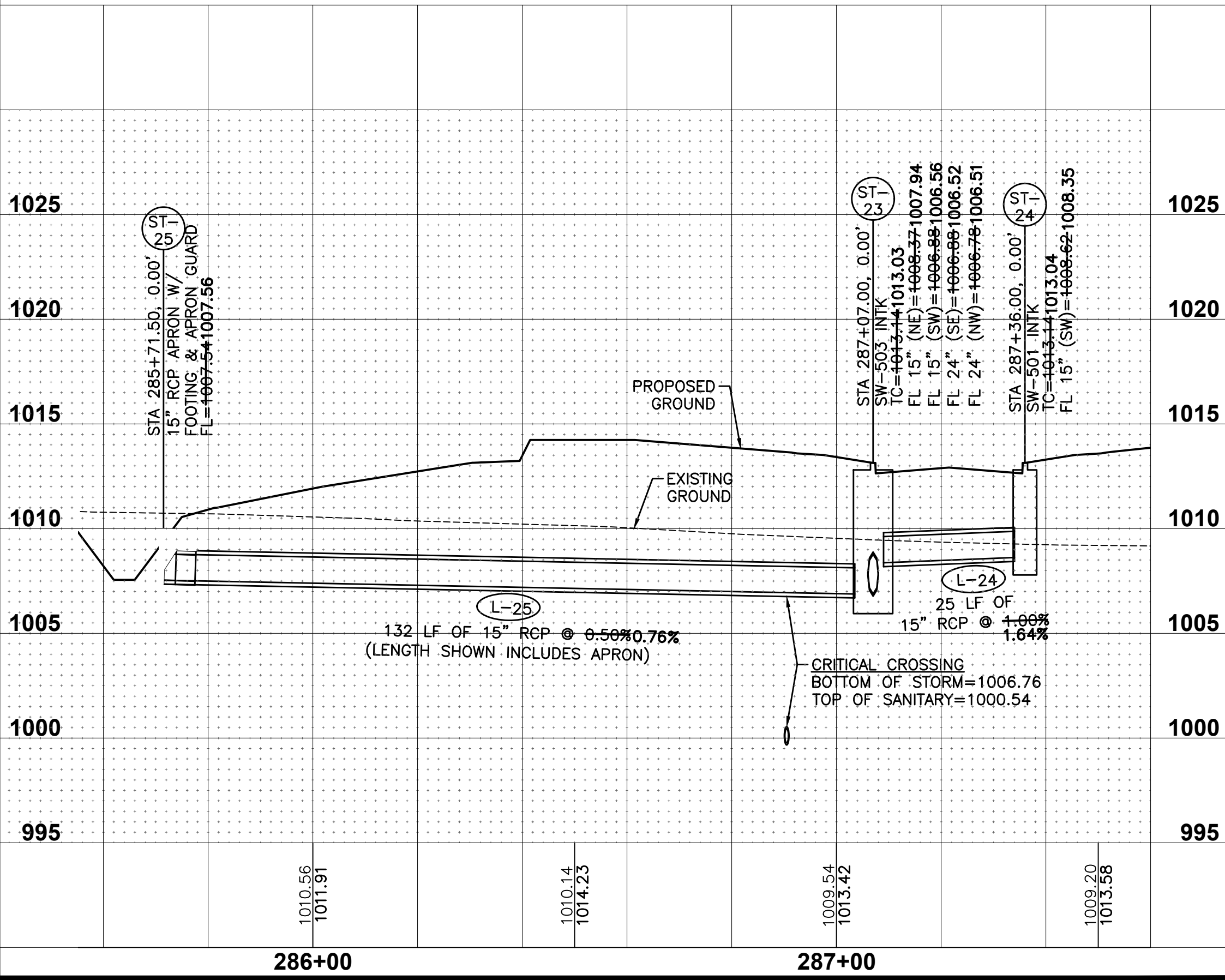
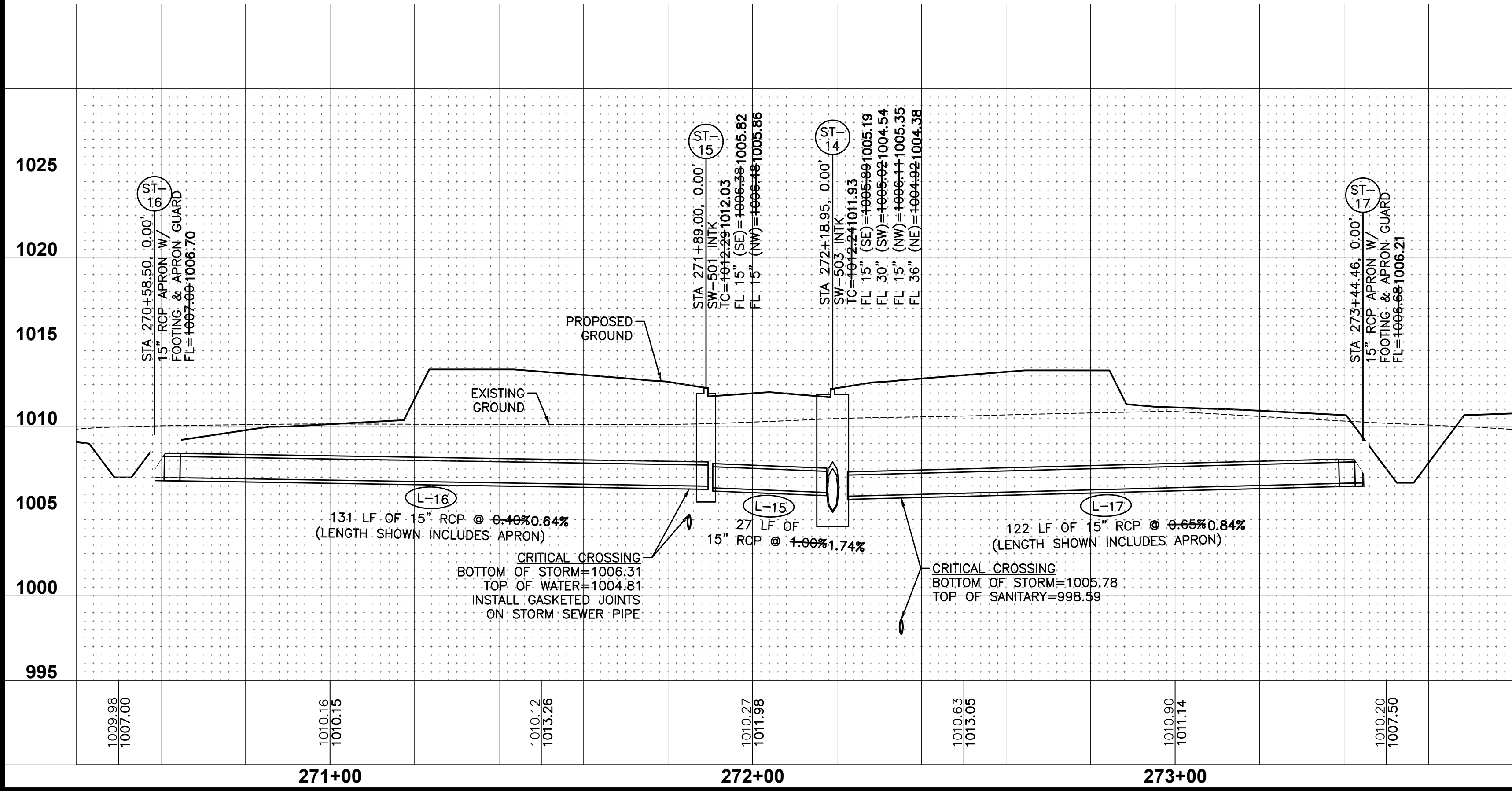


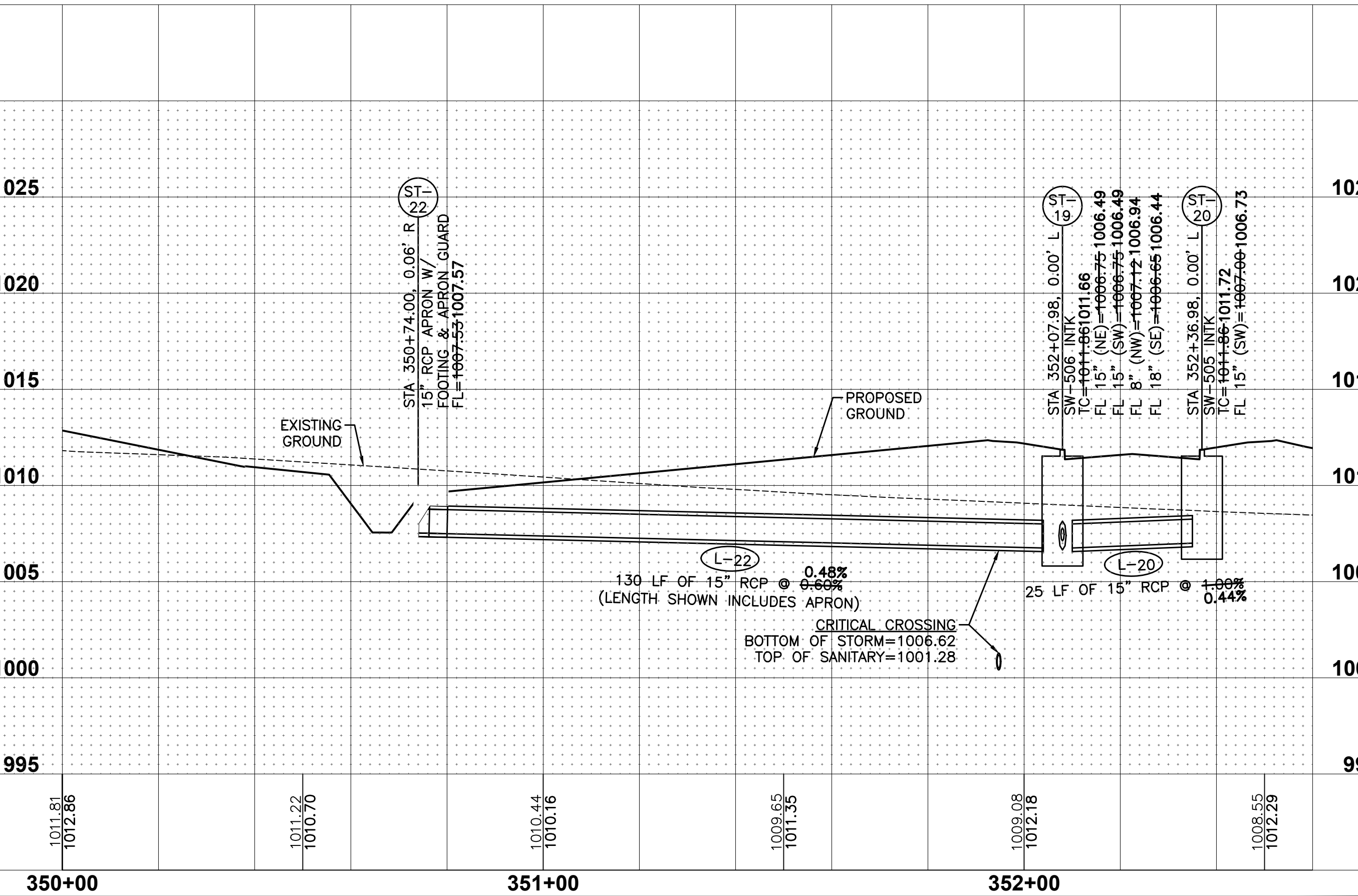
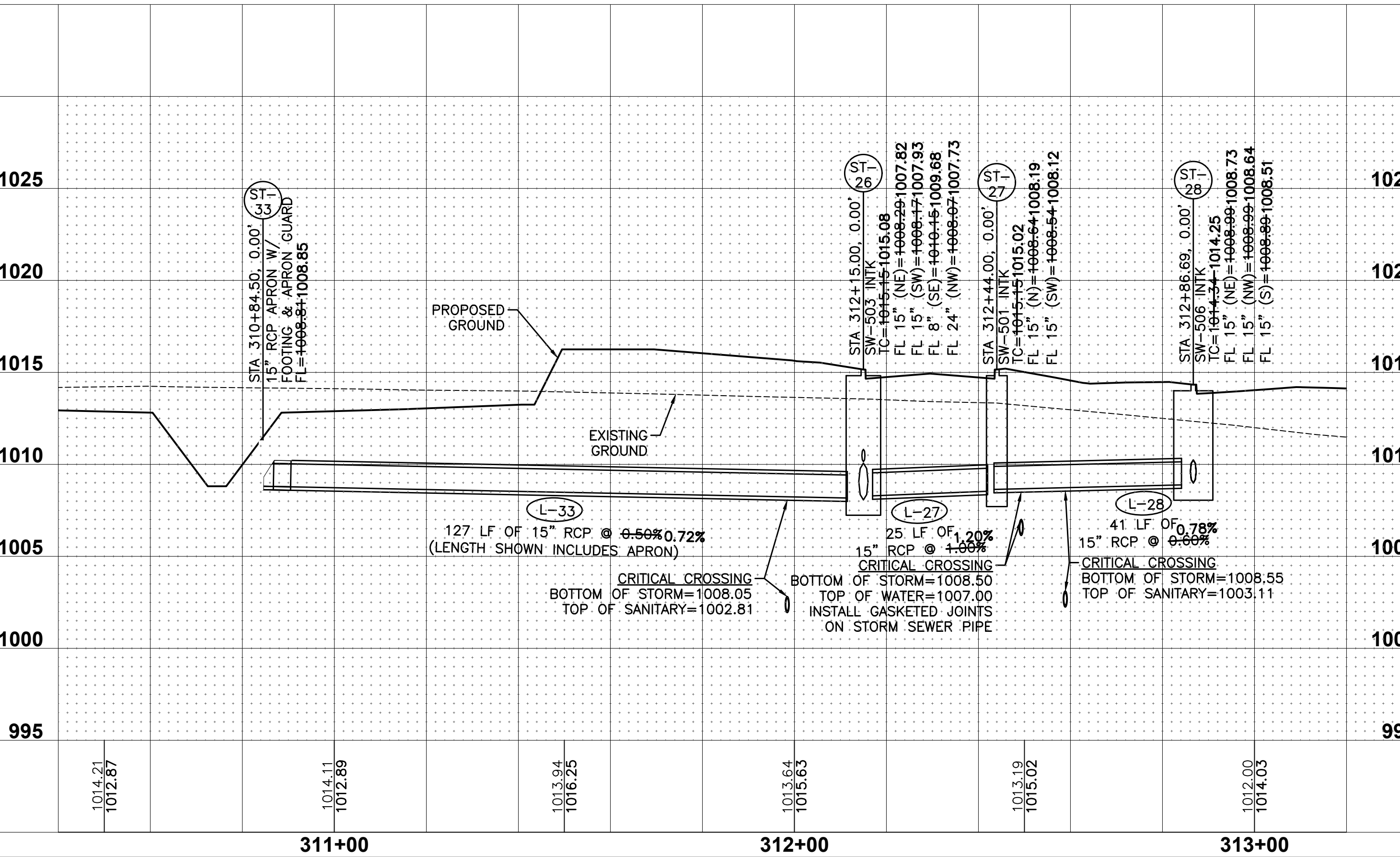
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ENGINEER: EKO EII: GH

REVISIONS	DATE
AS-BUILT SUBMITTAL	11/25/19
REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	04/24/18
FIFTH SUBMITTAL	03/30/19
FOURTH SUBMITTAL	03/06/18
THIRD SUBMITTAL	01/31/18



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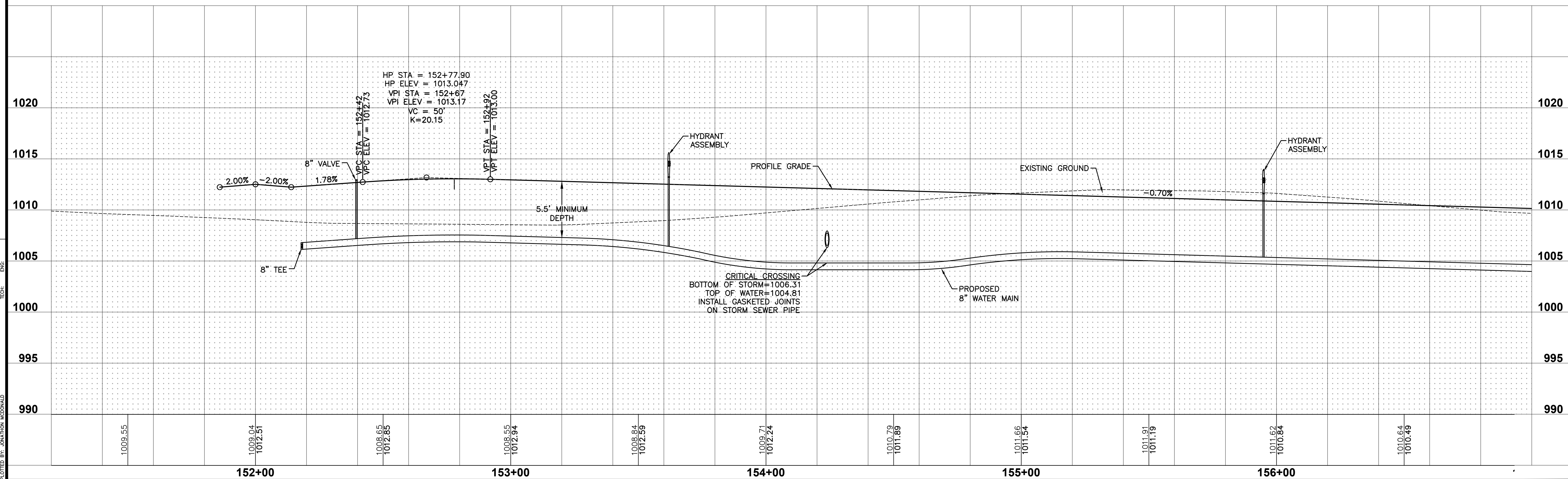
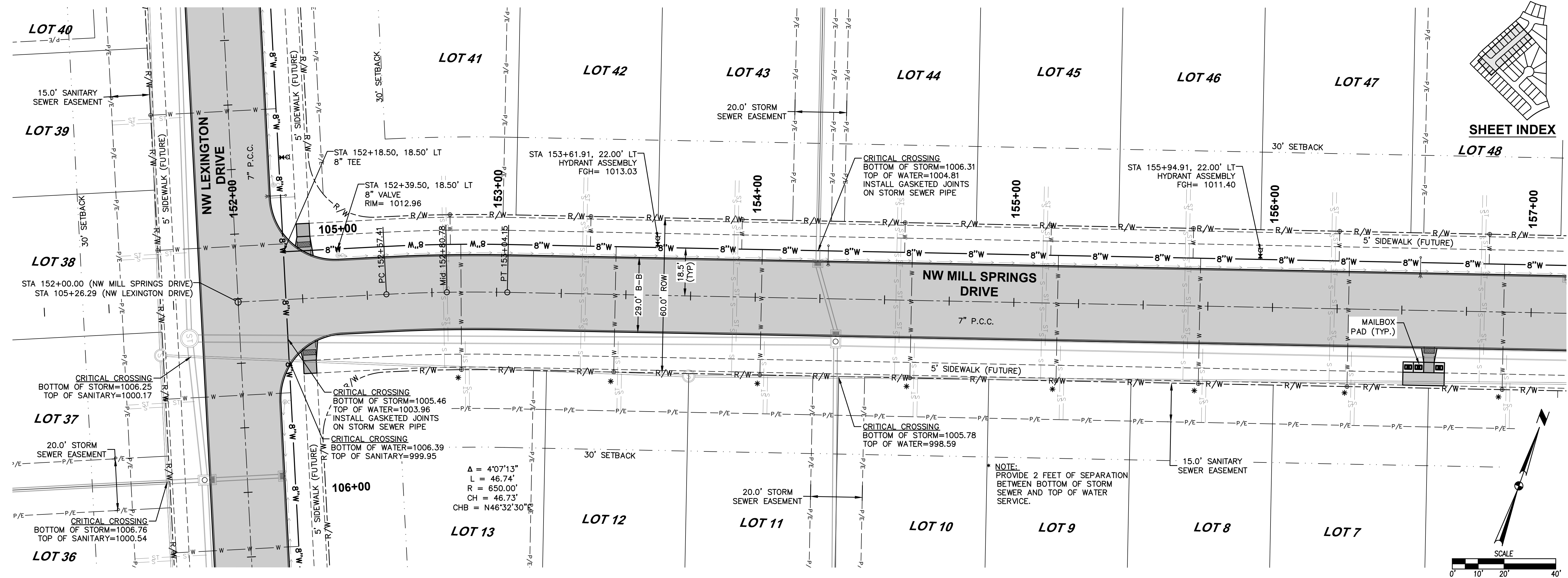
STRATFORD CROSSING PLAT 2
SANITARY & STORM SEWER PLAN AND PROFILE
 WAUKEE, IOWA

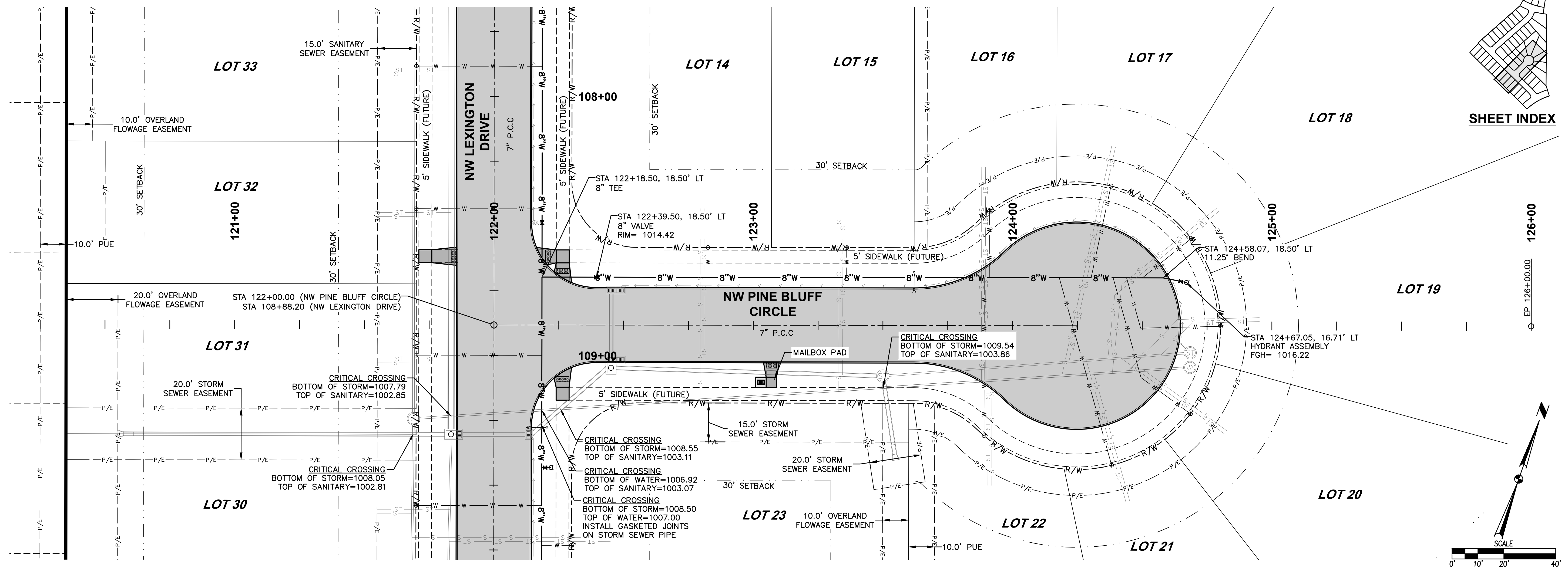
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 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

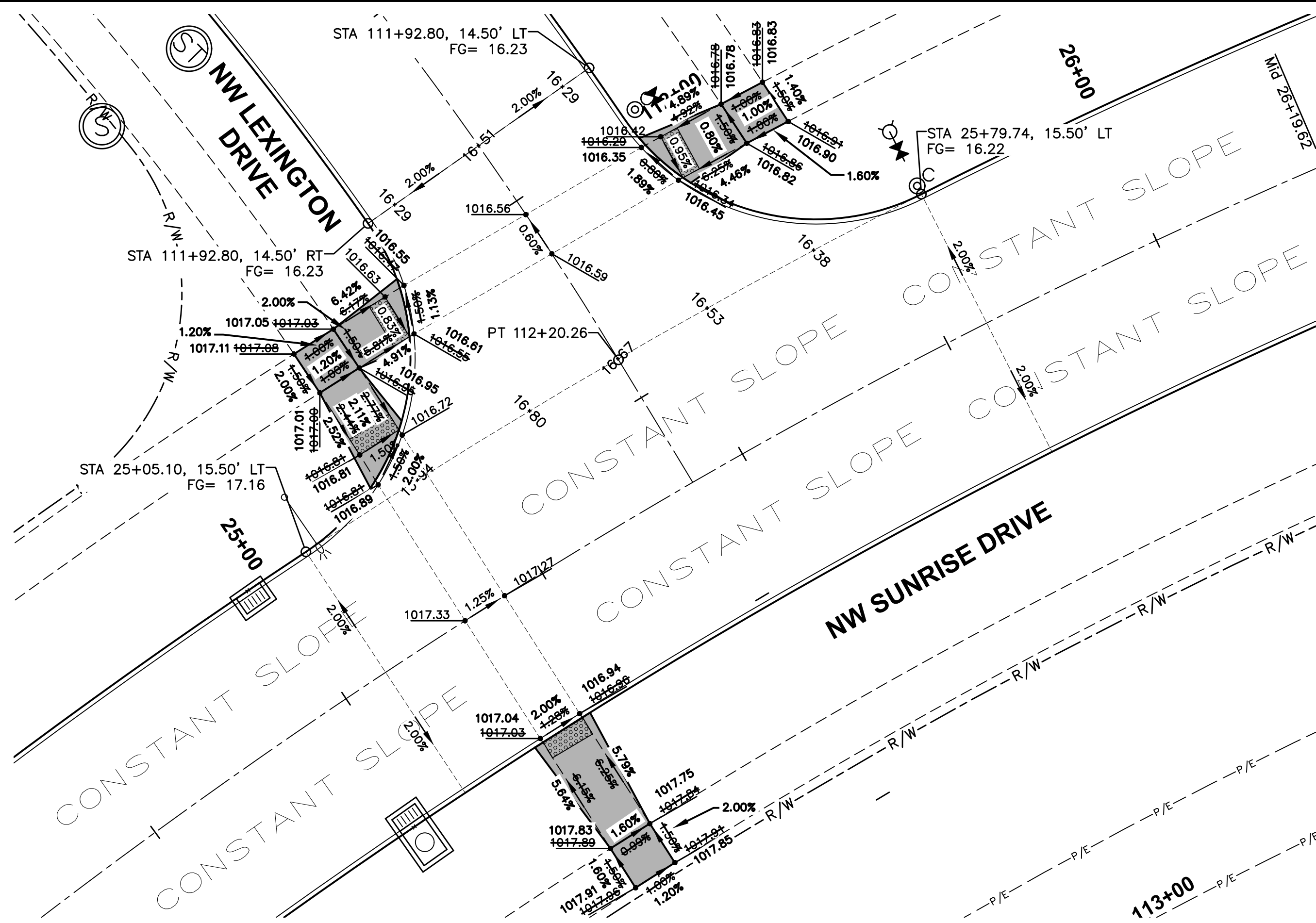
ENGINEER: EKO
 EI: GH

REVISONS	DATE
AS-BUILT SUBMITTAL	11/25/19
REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	04/24/18
FIFTH SUBMITTAL	03/30/18
FOURTH SUBMITTAL	03/06/18
THIRD SUBMITTAL	01/31/18

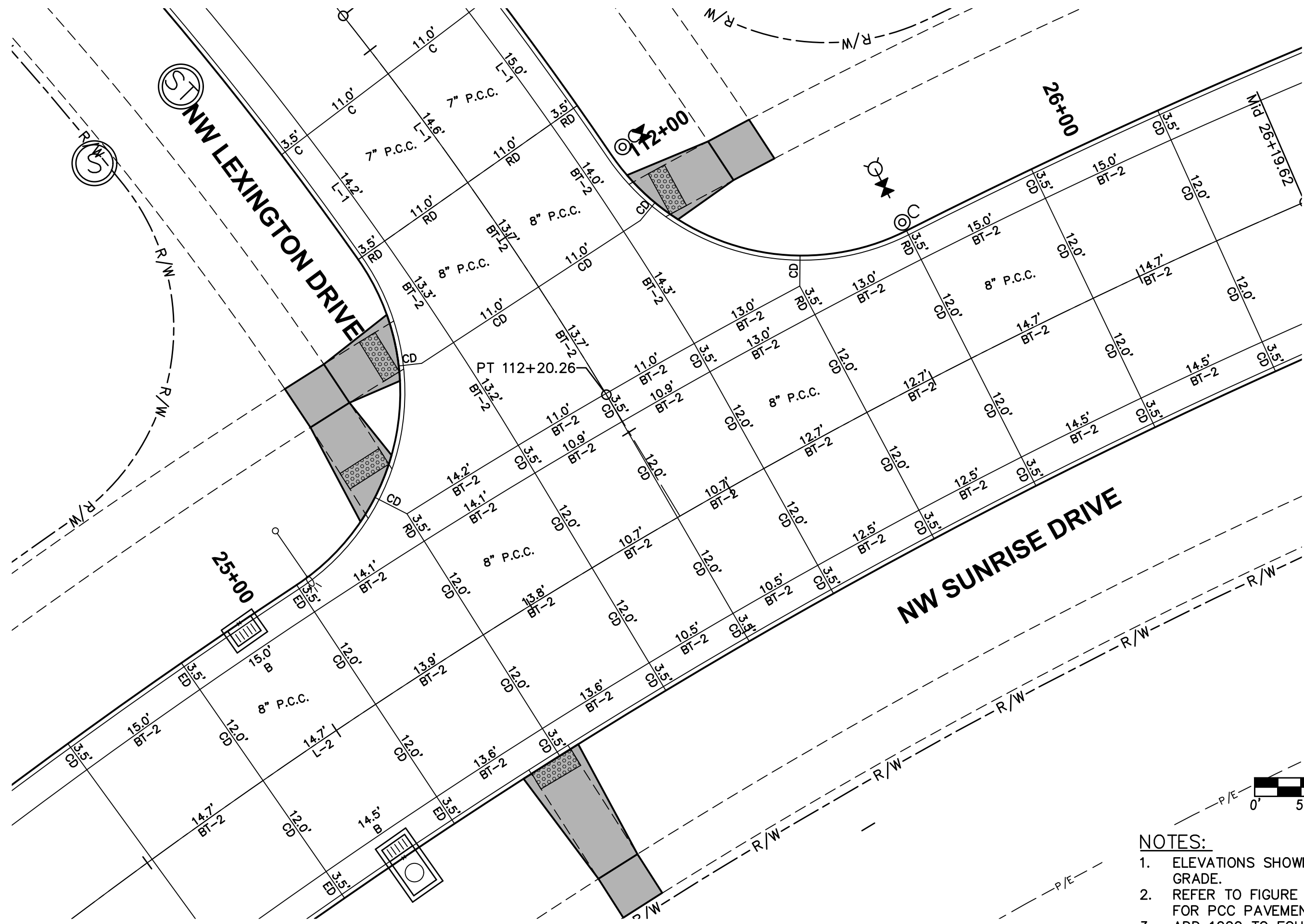




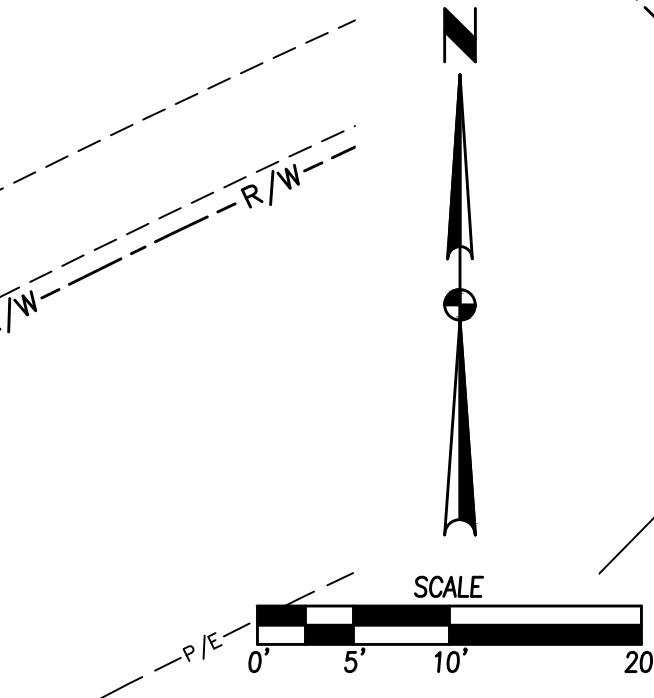
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PLOTED BY: JAVONNA MCDONALD
COMMENT: ENG.



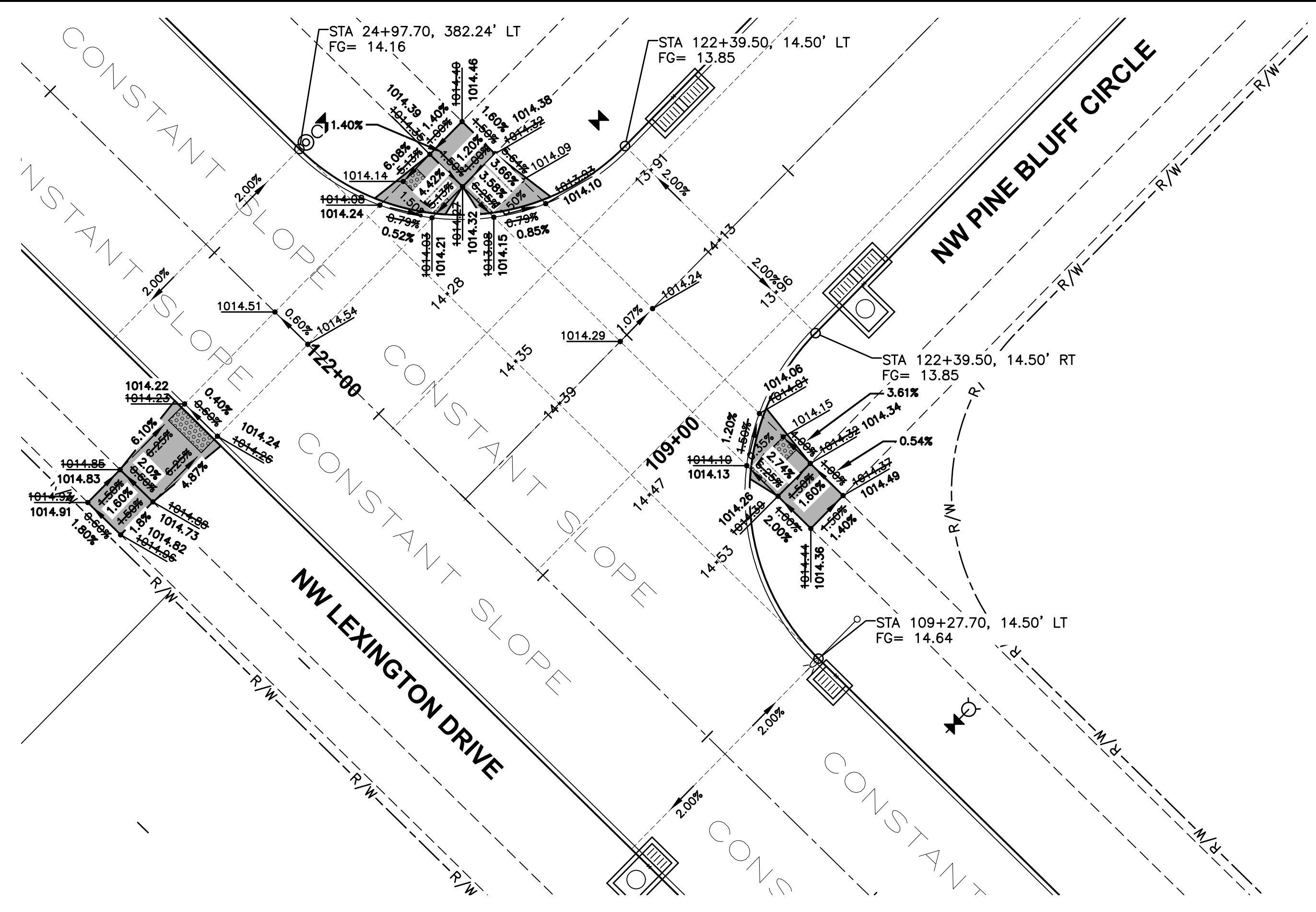
GEOMETRICS AND STAKING LAYOUT



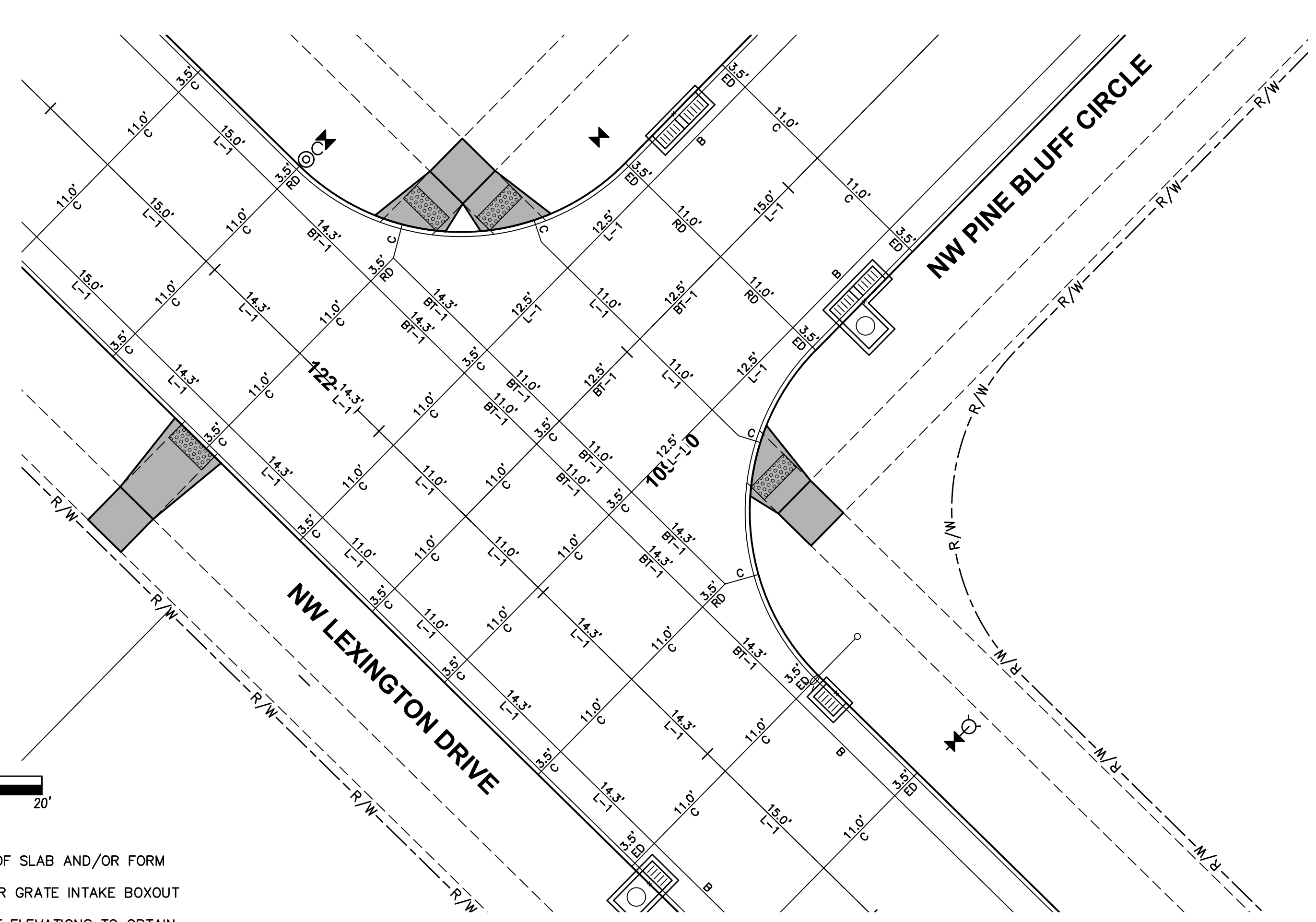
JOINTING LAYOUT



- 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.



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

DATE	
11/25/19	AS-BUILT SUBMITTAL
03/13/19	REVISED MAILBOX PADS
04/24/18	FINAL SUBMITTAL
03/30/19	FIFTH SUBMITTAL
03/06/18	FOURTH SUBMITTAL
01/31/18	THIRD SUBMITTAL

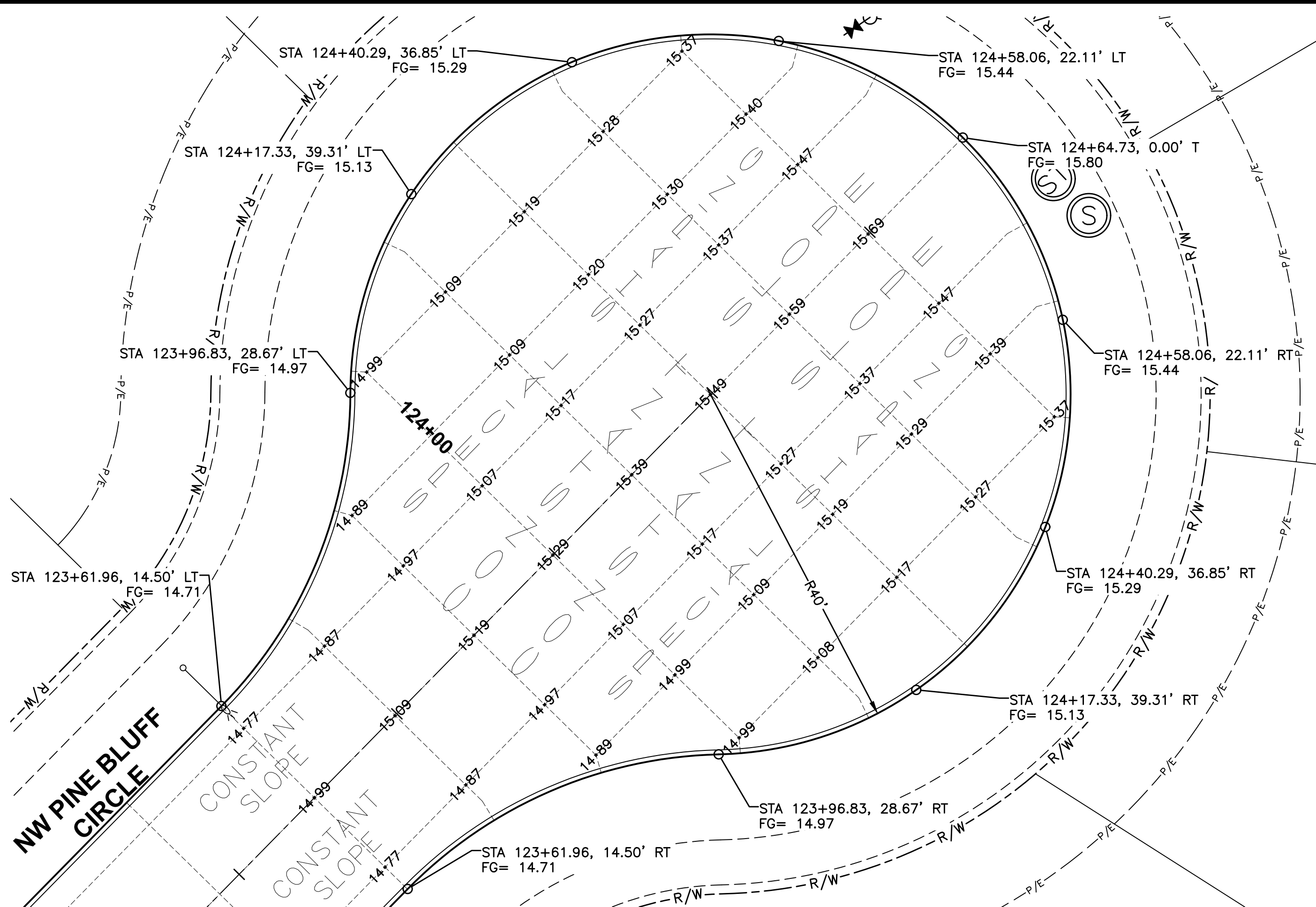
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	EI: GH
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ENGINEER: EKO	CIVIL DESIGN ADVANTAGE
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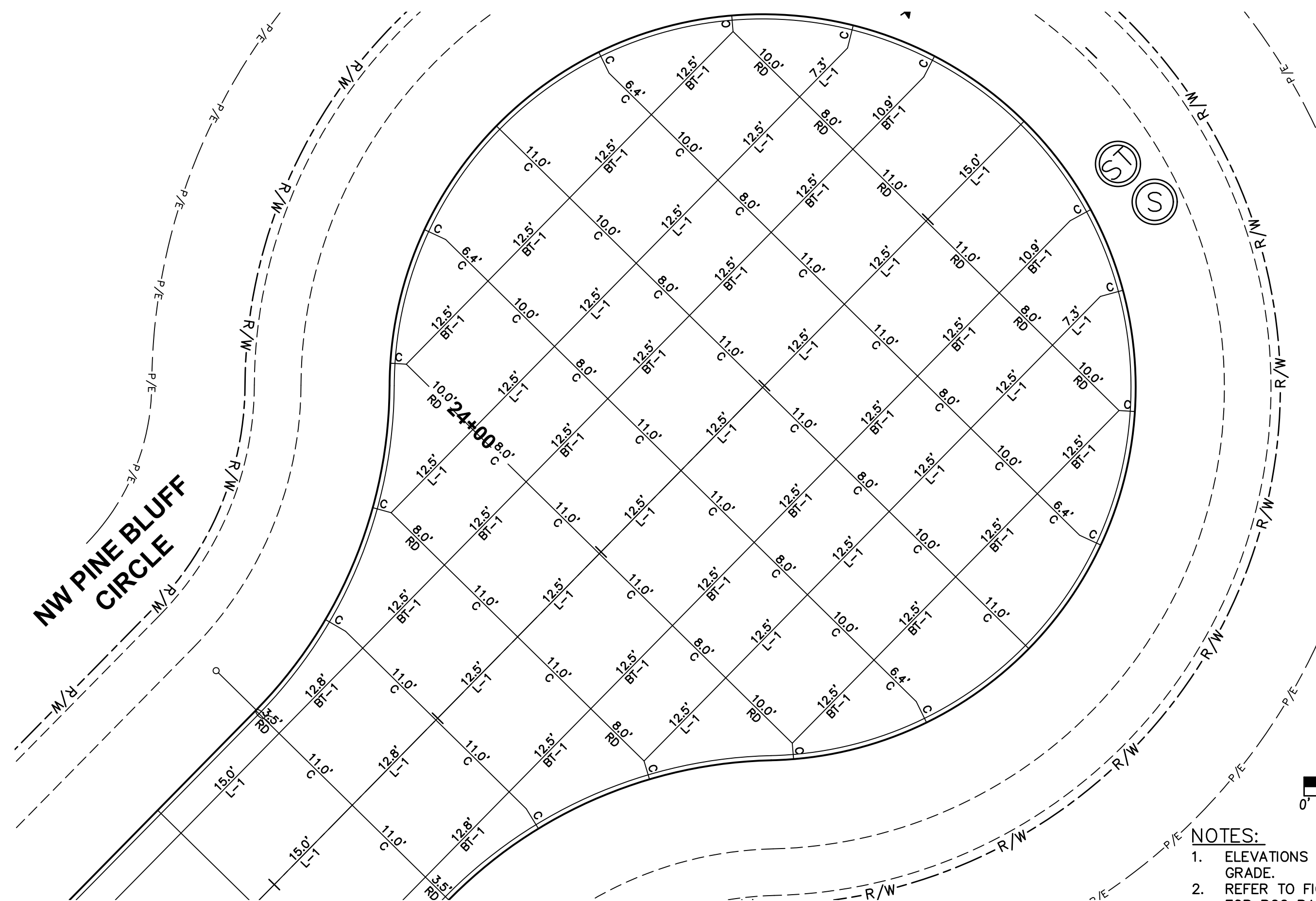
WAUKEE, IOWA	26 28 1709.539
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STRATFORD CROSSING PLAT 2
INTERSECTION DETAILS

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COMMENT: ENG.



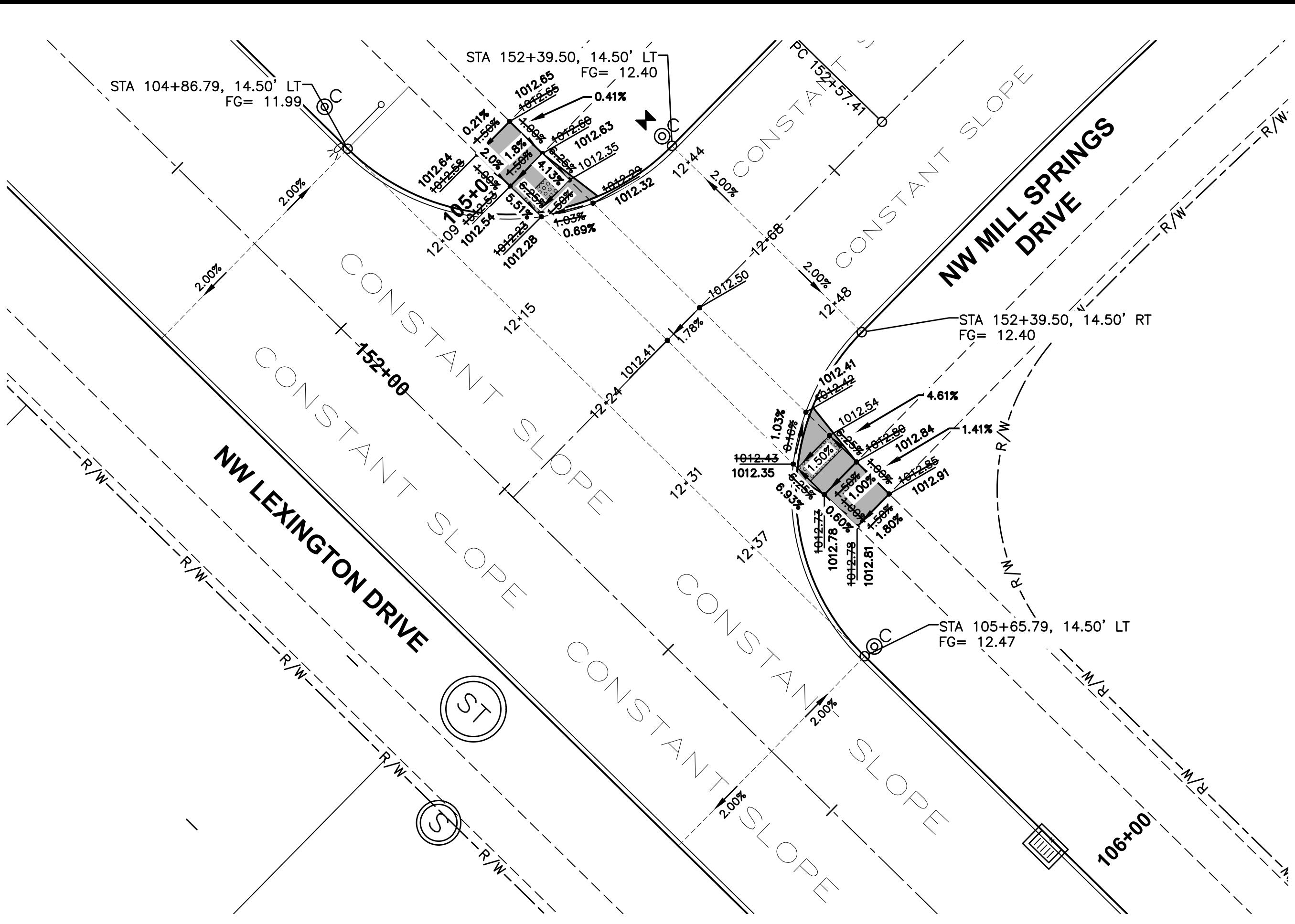
GEOMETRICS AND STAKING LAYOUT



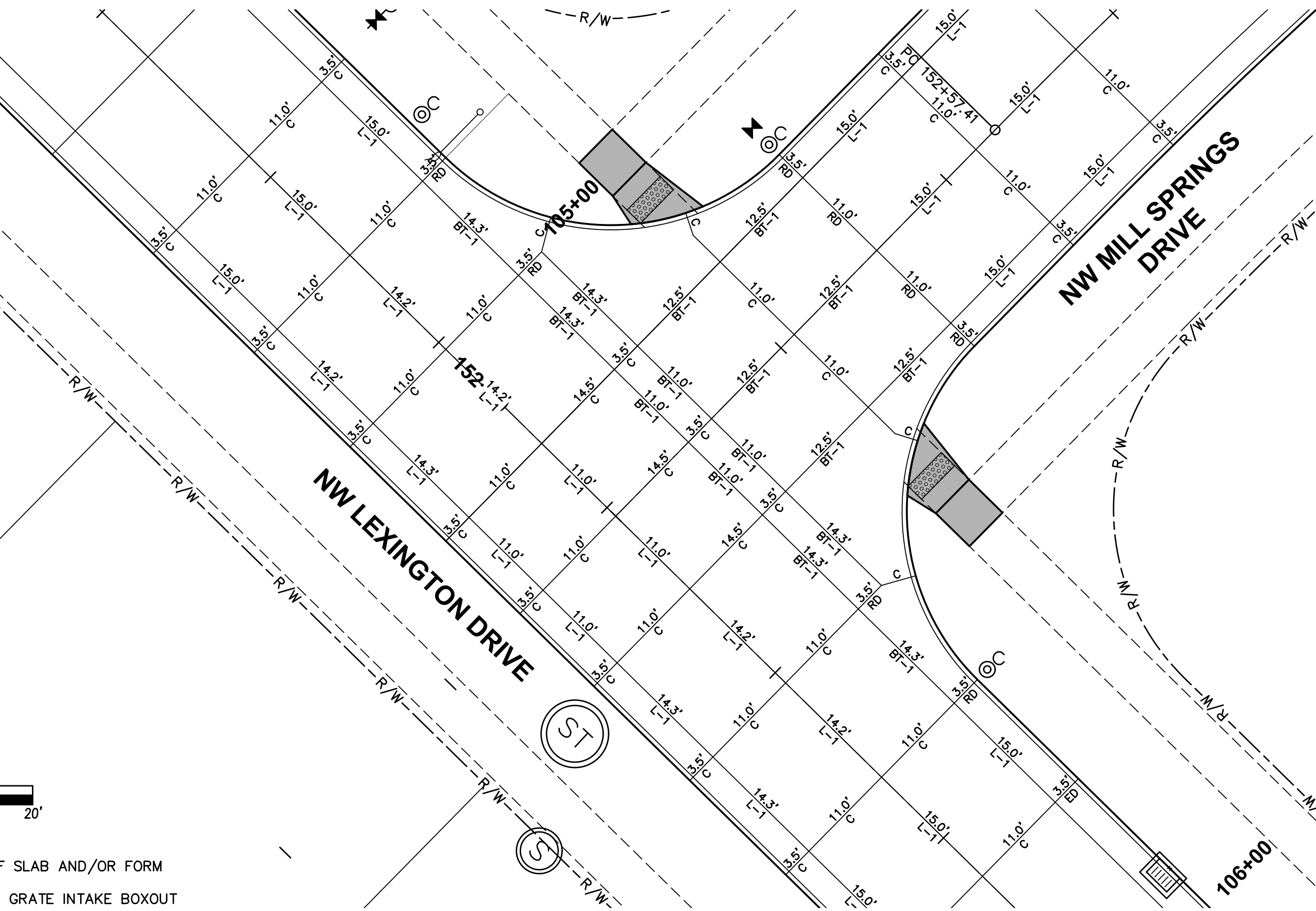
JOINTING LAYOUT

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.



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

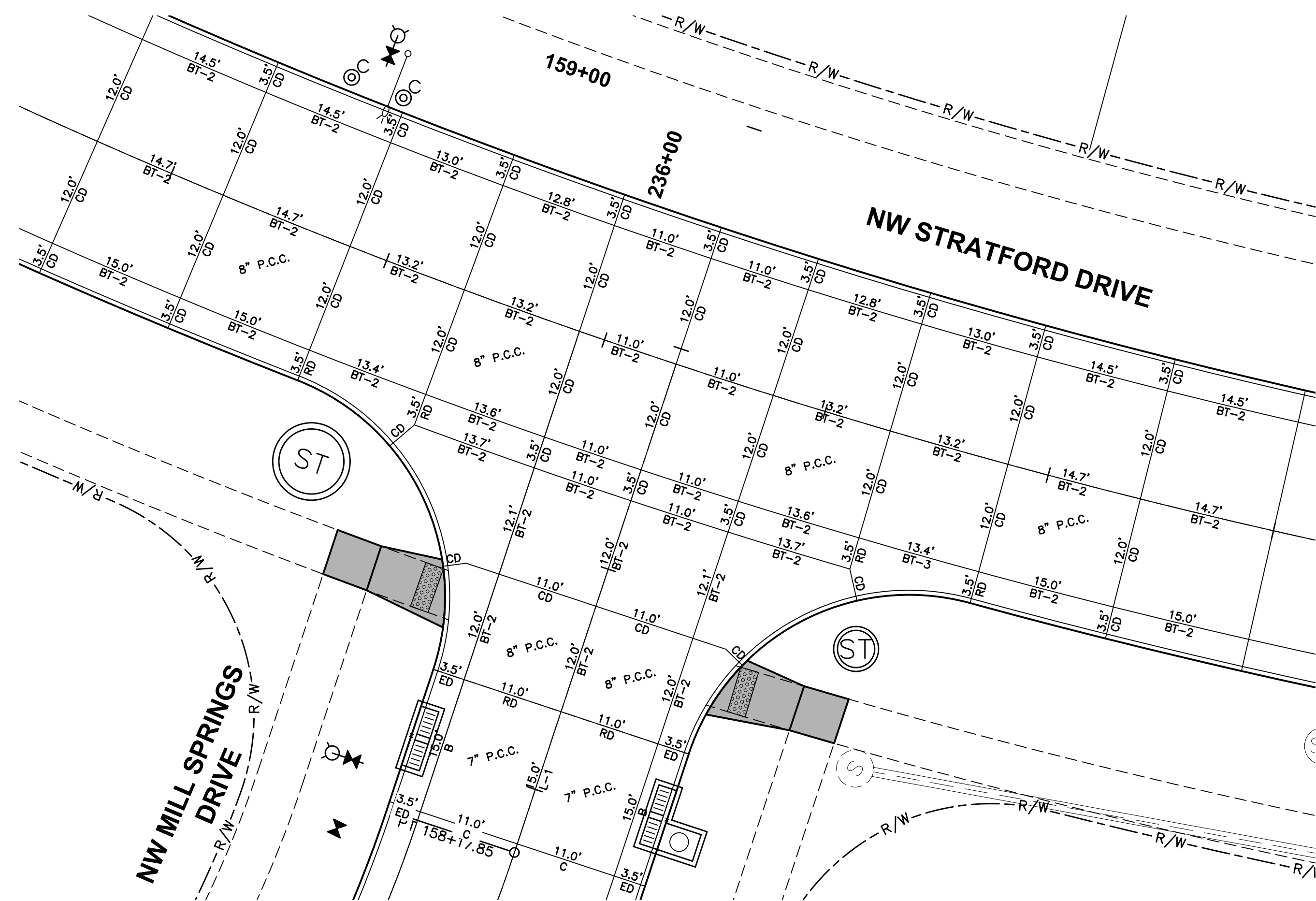
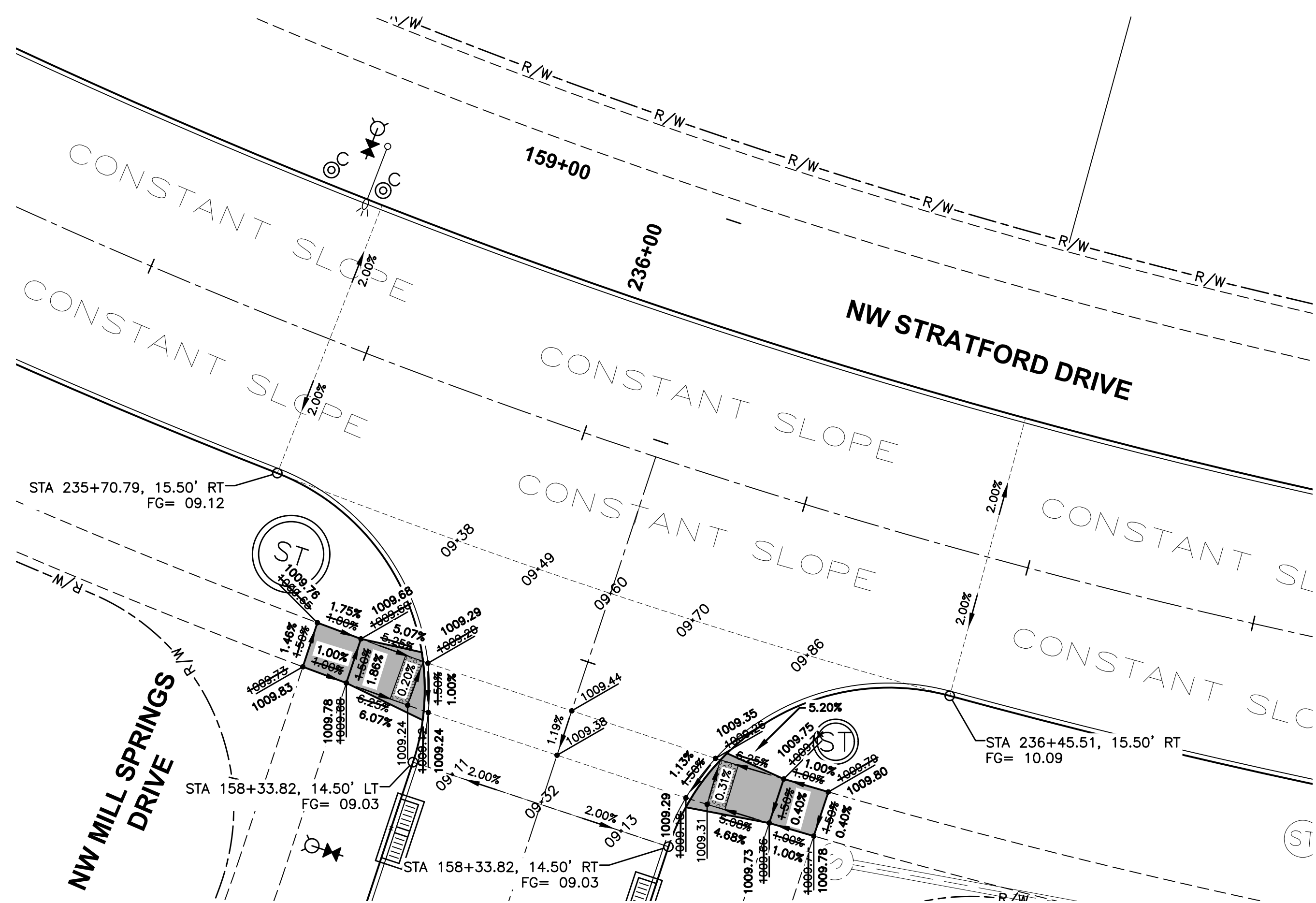
DATE	
11/25/19	AS-BUILT SUBMITTAL
03/13/19	REVISED MAILBOX PADS
04/24/18	FINAL SUBMITTAL
03/30/19	FIFTH SUBMITTAL
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3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
ENGINEER: EKO	EI: GH

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

STRATFORD CROSSING PLAT 2
INTERSECTION DETAILS

27
28
1709.539



NOTES:

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