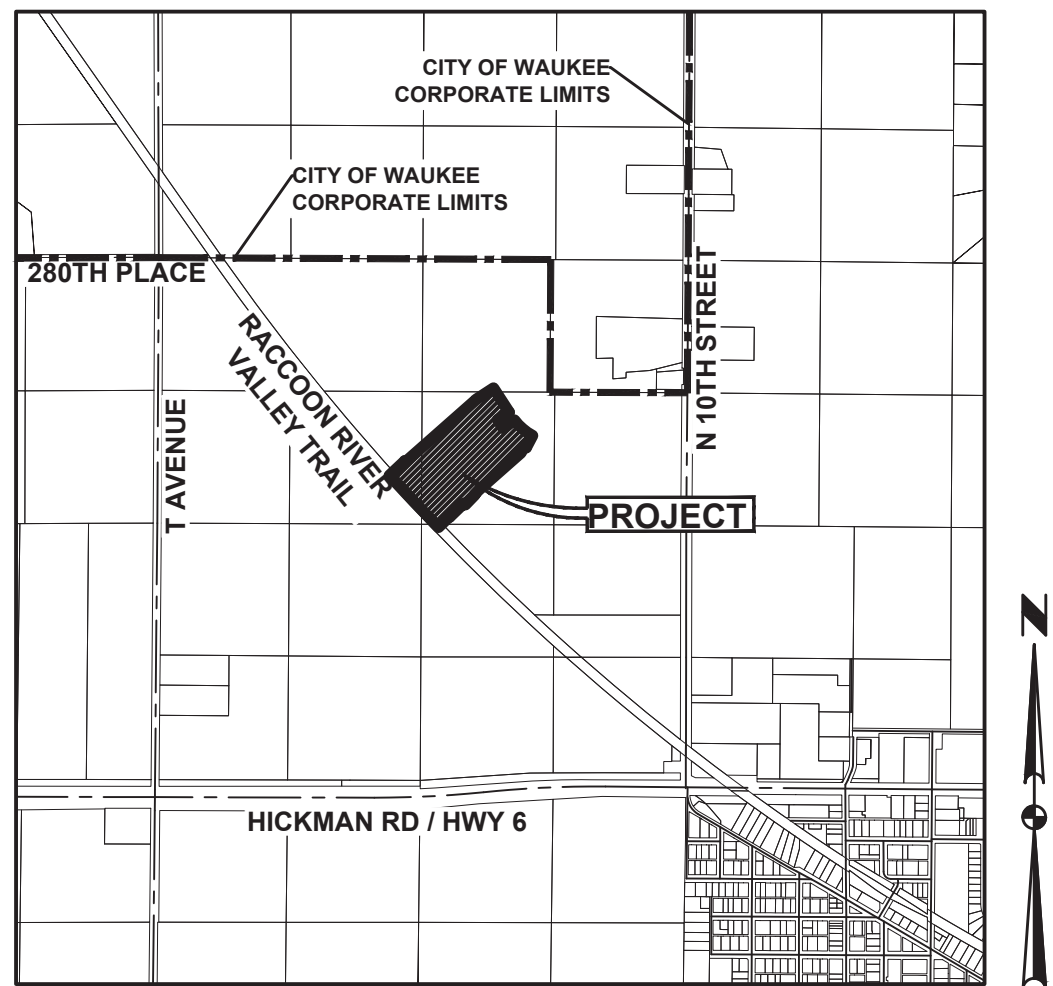


CONSTRUCTION PLANS FOR: STRATFORD CROSSING PLAT 3

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

SUBMITTALS

FIRST SUBMITTAL: 12/07/2017
SECOND SUBMITTAL: 01/31/2018
THIRD SUBMITTAL: 03/06/2018
FOURTH SUBMITTAL: 04/10/2018
FIFTH SUBMITTAL: 04/19/2018
FINAL SUBMITTAL: 05/30/2018
REVISED MAILBOX PADS: 03/13/2019
AS-BUILT SUBMITTAL: 11/25/2019

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 20.10 ACRES (875,686 SQUARE FEET)

R-2 RESIDENTIAL = 15.21 ACRES (662,444 SQUARE FEET)
-LOTS 1-8, 27-69, OUTLOT 'Z'

PD-1 = 4.89 ACRES (213,242 SQUARE FEET)
-LOTS 9-26

BENCHMARK

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: 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

PD-1: PLANNED UNIT DEVELOPMENT DISTRICT WITH UNDERLYING

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

FRONT YARD: 30 FEET

SIDE YARD: A TOTAL OF 10 FEET - MINIMUM OF 5 FEET EACH
SIDE

REAR YARD: 30 FEET

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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS AND DETAILS
3-4	DETAILS
5	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
6	HYDRANT COVERAGE PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENT CONTROL PLAN
9-22	STORM & SANITARY SEWER PLAN AND PROFILE
23-30	WATER MAIN PLAN AND PROFILE
31-33	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.

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.

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.

GENERAL LEGEND

PROPOSED

SECTION LINE	----
CENTER LINE	----
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- 1/2 ---
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	8"S
SANITARY SERVICE	S S S
STORM SEWER	ST ST
STORM SERVICE	ST ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W W
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
TOP OF PROPOSED GROUND	TG
MINIMUM OPENING ELEVATION	MOE

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	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W

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.

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, P.E. 11-25-19
DATE

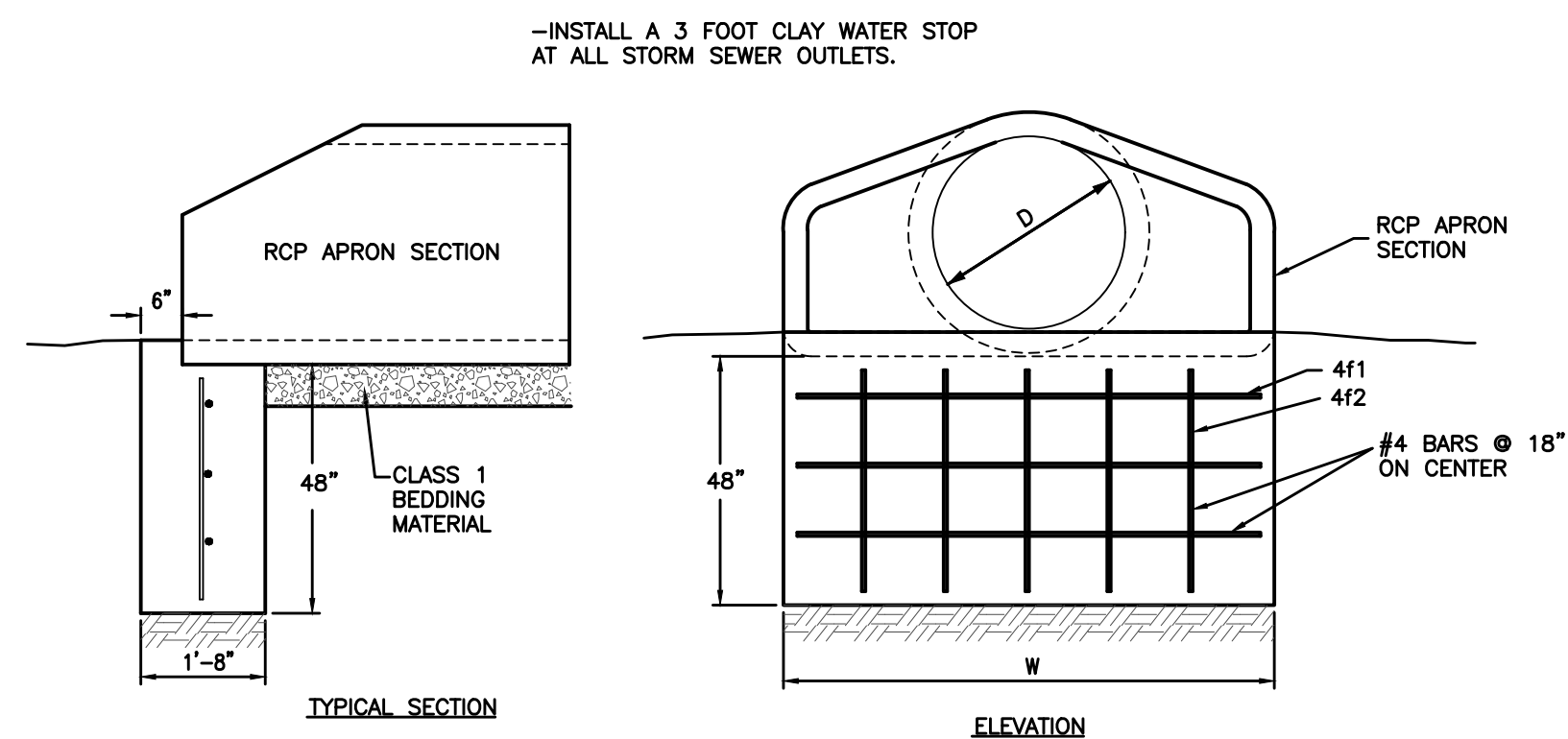
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-33

-
- A perspective diagram of a curb opening with a grate. The grate is divided into four rectangular sections labeled 1, 2, 3, and 4. Section 1 is at the front right, section 2 is at the back left, section 3 is at the back right, and section 4 is at the front left. Arrows point to the joints between these sections: 'B' JOINT (between 1 and 2), 'E' JOINT (between 2 and 3), 'C' OR 'E' JOINT (between 3 and 4), and 'C' JOINT (between 1 and 4). A dimension line at the top left indicates 'DRIVEWAY WIDTH AS SPECIFIED'. A dashed line at the top right indicates the 'PROPERTY LINE'. A dimension line at the bottom right indicates 'CURB OPENING' with a width of '1'-0" MIN'. The 'BACK OF CURB' is indicated at the bottom left.

Diagram illustrating the proposed road layout and cross-section. The road width is 10' between the centerlines of the two travel lanes. The road is flanked by 4:1 MAX slopes. The road surface has a 1.5% cross-slope. The road is supported by a 6" SUBGRADE PREPARATION layer. A 6" P.C.C. SHARED USE PATH is shown on the right side of the road.

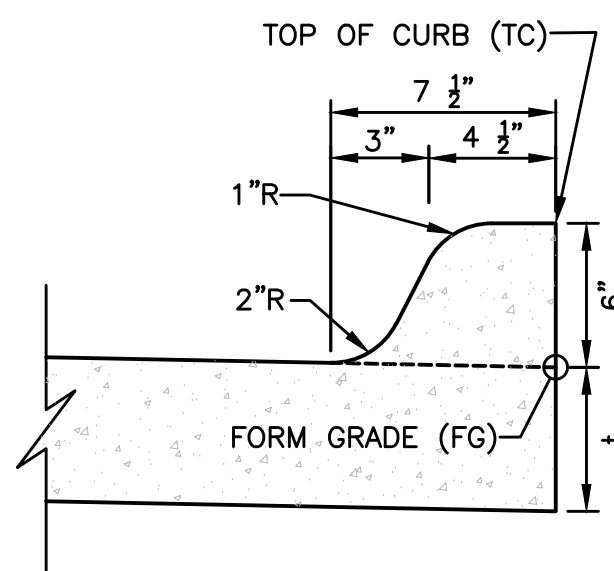
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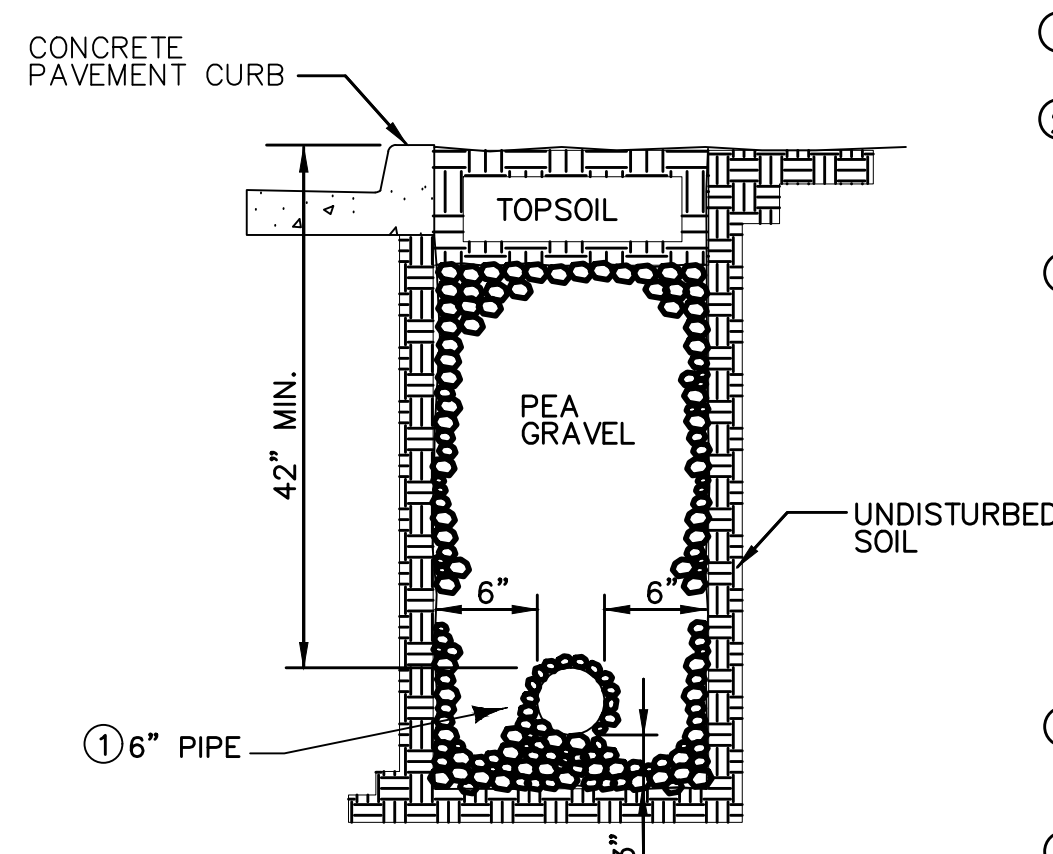
D	W	Mark	Size	Length	Count
12"	2'-4"	4f1 4f2	4	2'-0" 3'-8"	3 2
15"	2'-10"	4f1 4f2	4	2'-8" 3'-8"	3 2
18"	3'-5"	4f1 4f2	4	3'-1" 3'-8"	3 3
24"	4'-6"	4f1 4f2	4	4'-2" 3'-8"	3 3
30"	5'-7"	4f1 4f2	4	5'-3" 3'-8"	3 3
36"	6'-8"	4f1 4f2	4	6'-4" 3'-8"	3 5
42"	7'-3"	4f1 4f2	4	6'-11" 3'-8"	3 5

D	W	Mark	Size	Length	Count
48"	7'-10"	4f1 4f2	4	7'-6" 3'-8"	3 6
54"	8'-5"	4f1 4f2	4	8'-1" 3'-8"	3 6
60"	8'-11"	4f1 4f2	4	8'-7" 3'-8"	3 6
66"	8'-11"	4f1 4f2	4	8'-7" 3'-8"	3 6
72"	10'-0"	4f1 4f2	4	9'-8" 3'-8"	3 7
78"	10'-7"	4f1 4f2	4	10'-3" 3'-8"	3 7
84"	11'-1"	4f1 4f2	4	10'-9" 3'-8"	3 8

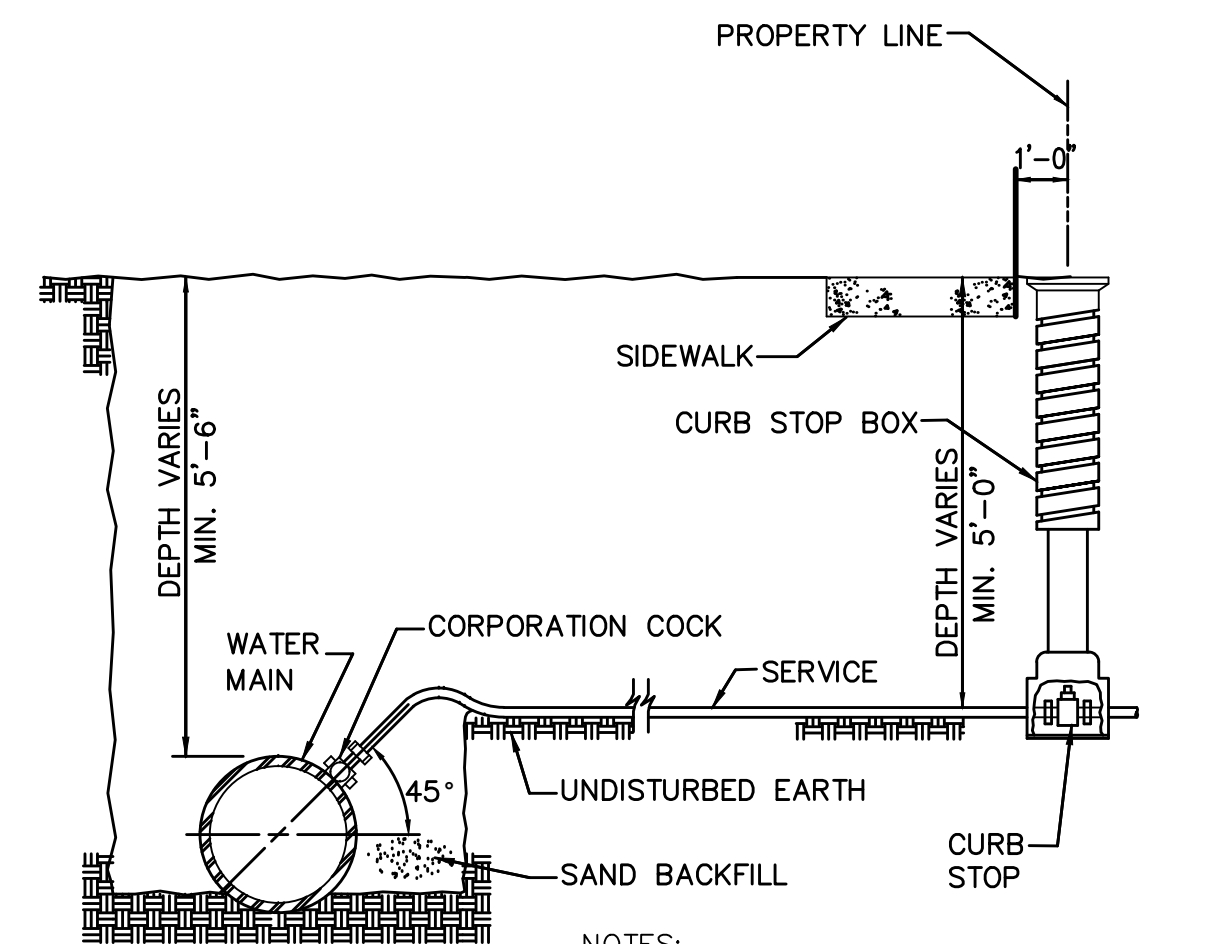
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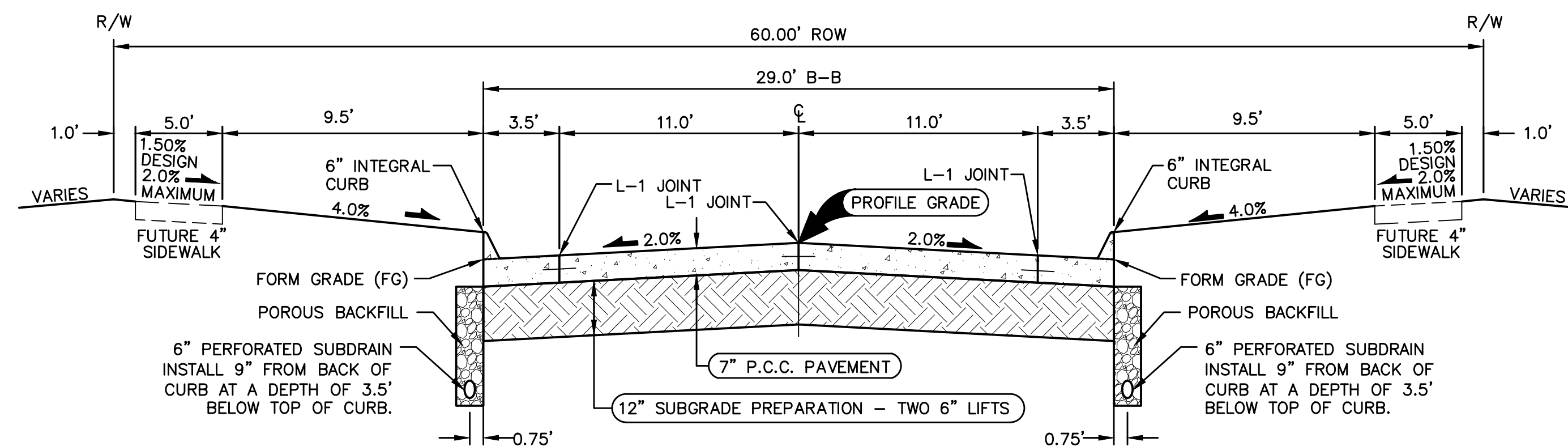
NOT TO SCALE



- NOT TO SCALE

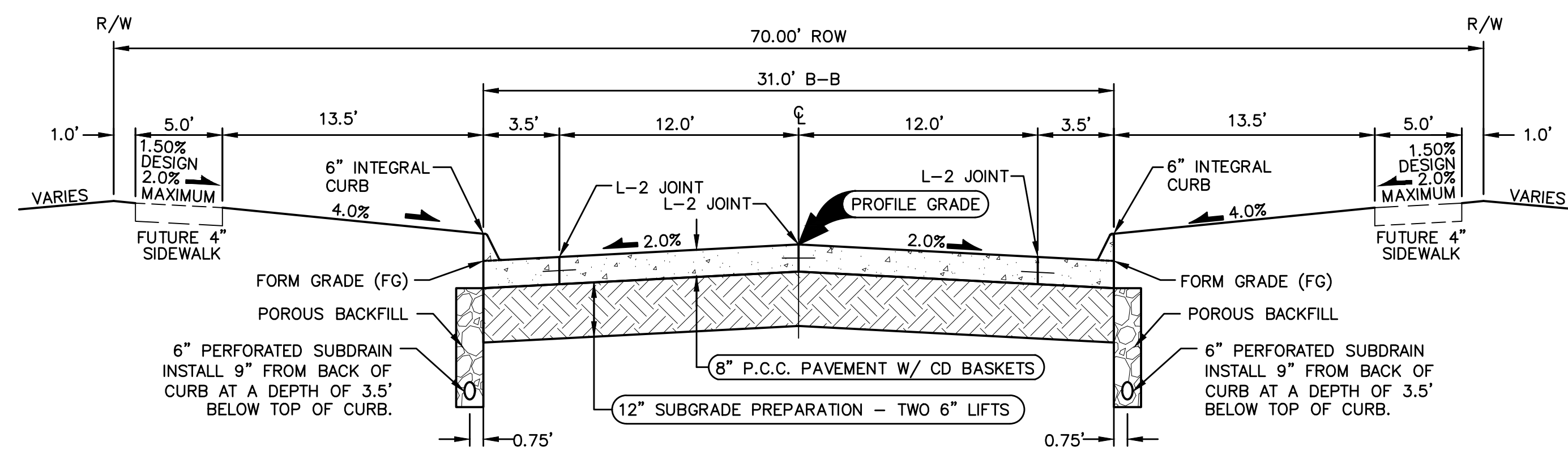


- NOT TO SCALE



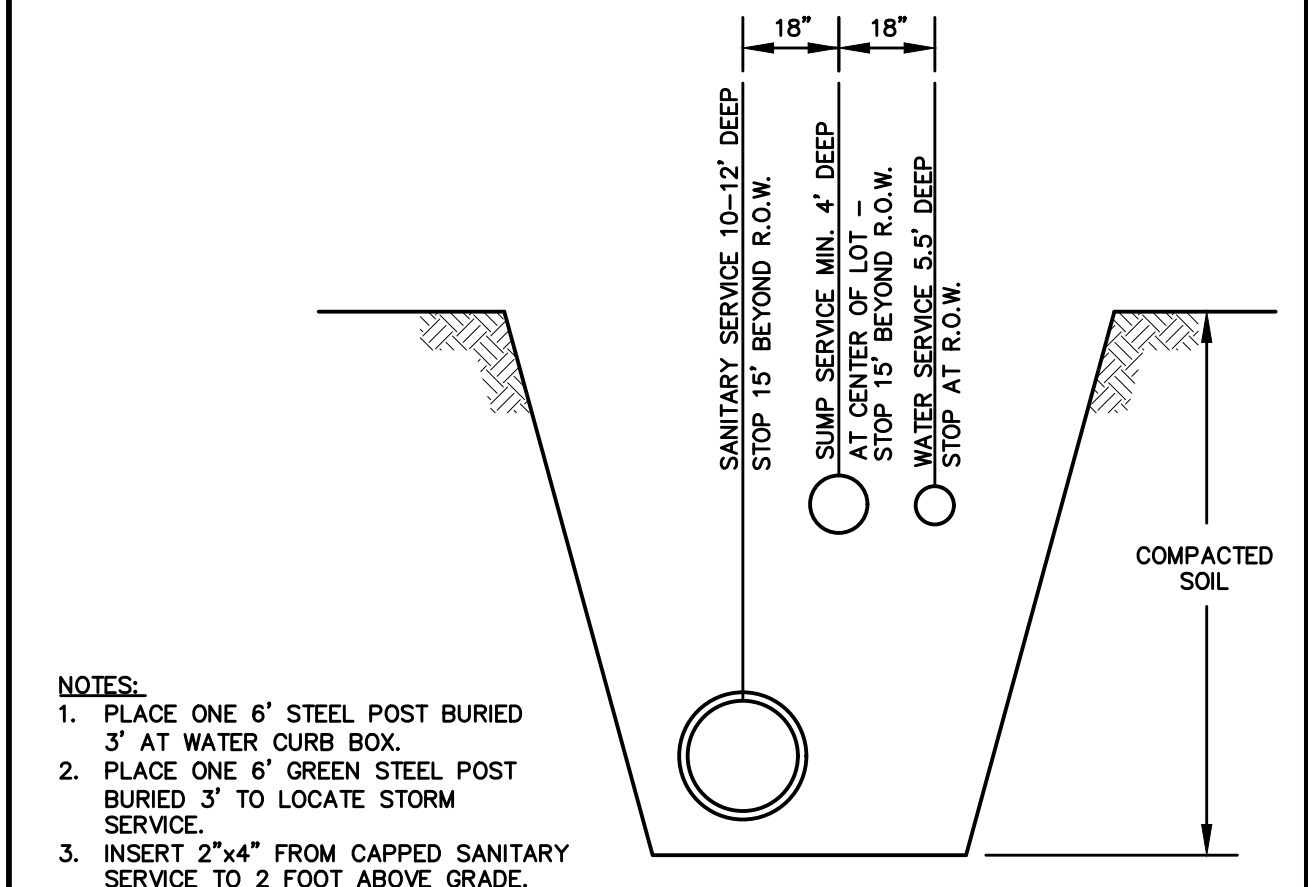
NOT TO SCALE NW GEORGETOWN DRIVE, NW JAMESTOWN LANE,
NW BUNKER HILL DRIVE AND NW LEXINGTON DRIVE

1. PREPARE SUBGRADE IN 2 - 6" LIFTS



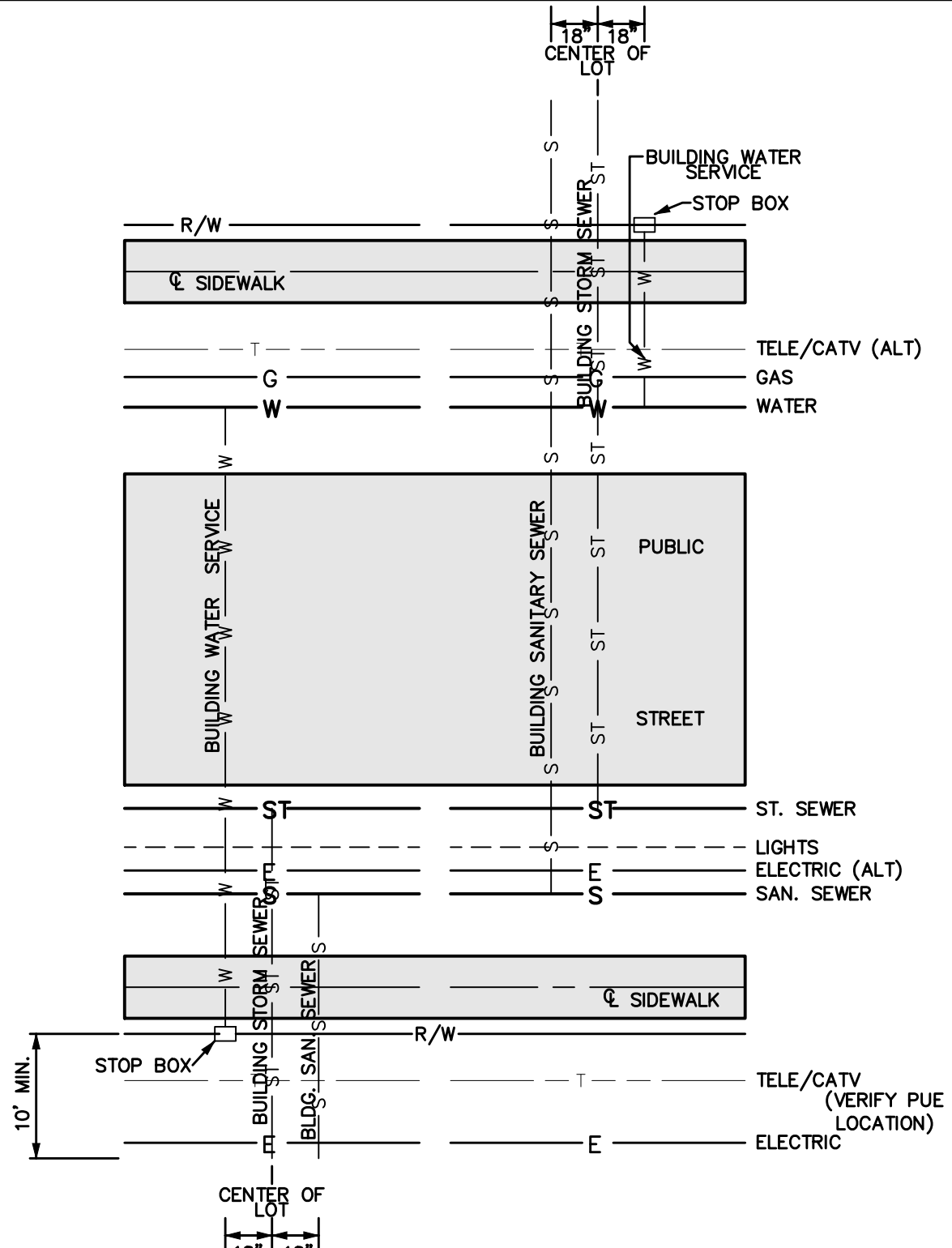
NOT TO SCALE NW STRATFORD DRIVE

1. PREPARE SUBGRADE IN 2 - 6" LIFTS

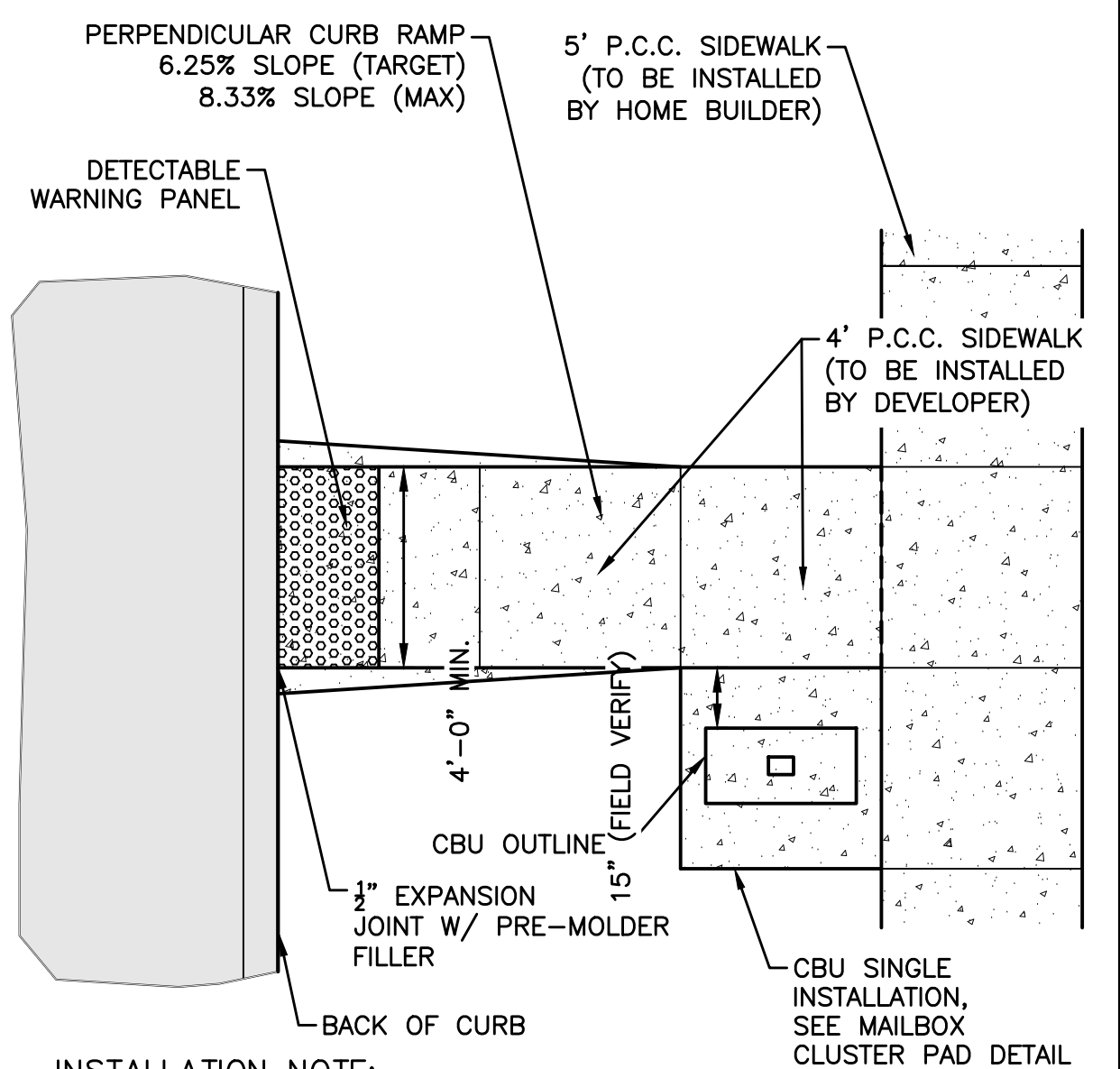


- NOTES:
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.
 2. PLACE ONE 6" GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
 3. INSERT 2"x4" FROM CAPPED SANITARY SERVICE TO 2 FOOT ABOVE GRADE.

SERVICE LOCATION DETAIL
 NOT TO SCALE

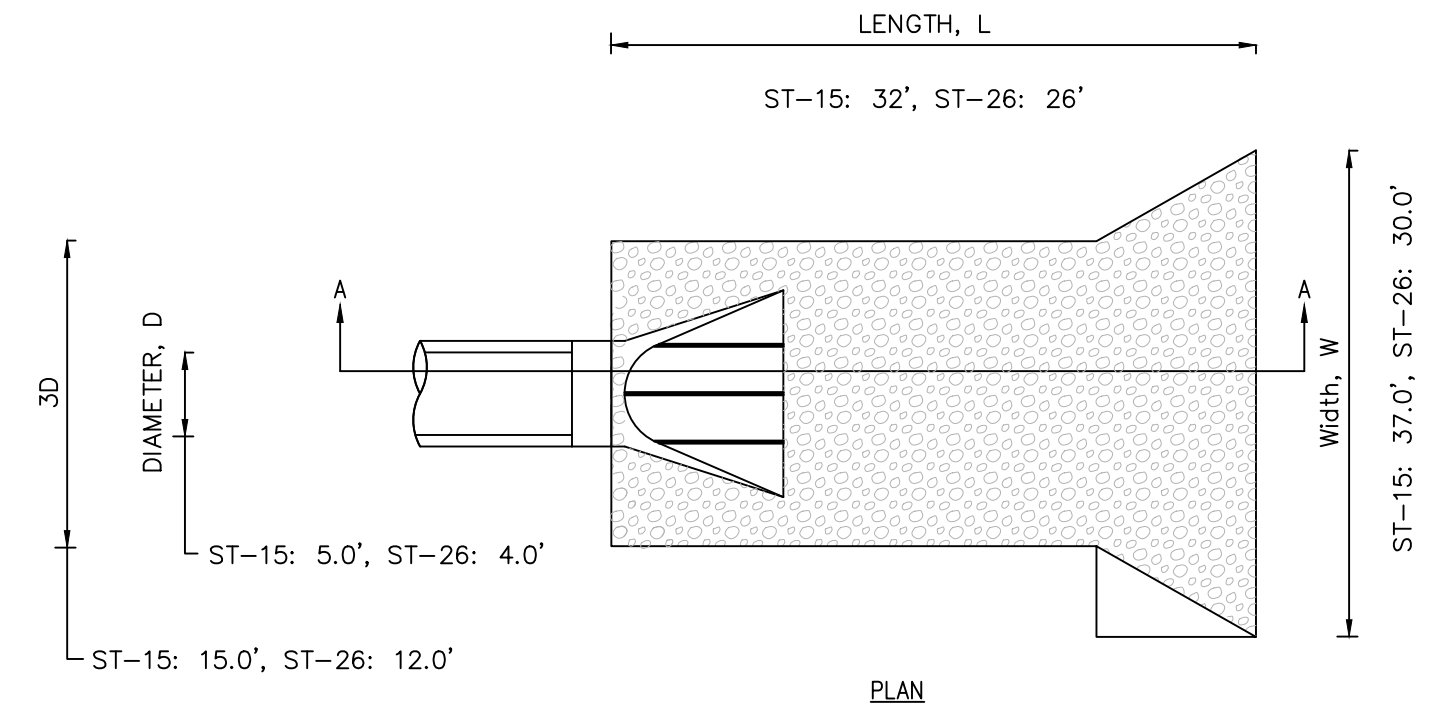


**CITY OF WAUKEE
 UTILITY SERVICE LOCATIONS**
 NOT TO SCALE



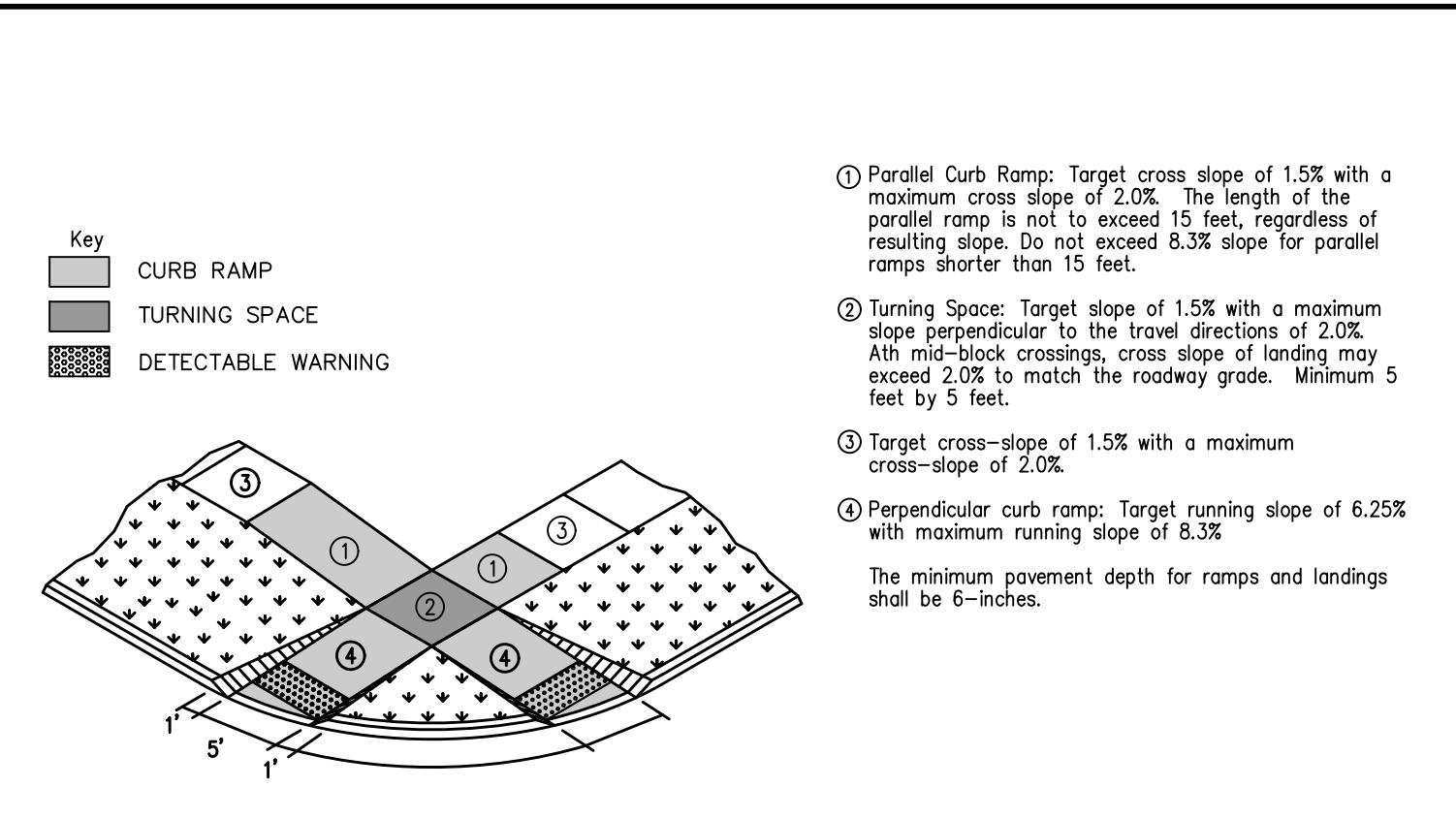
- INSTALLATION NOTE:
1. MAILBOX PADS TO BE INSTALLED BY DEVELOPER.
 2. CLUSTER MAILBOX TO BE LOCATED ON THE NO PARKING/STREET LIGHT SIDE OF STREET.
 3. DO NOT LOCATE AT INTERSECTION.
 4. LOCATE NEAR SHARED PROPERTY LINE PER APPROVED PLAN.
 5. DETERMINE SIDEWALK SIDE OF MAILBOX PAD ELEVATION ASSUMING 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



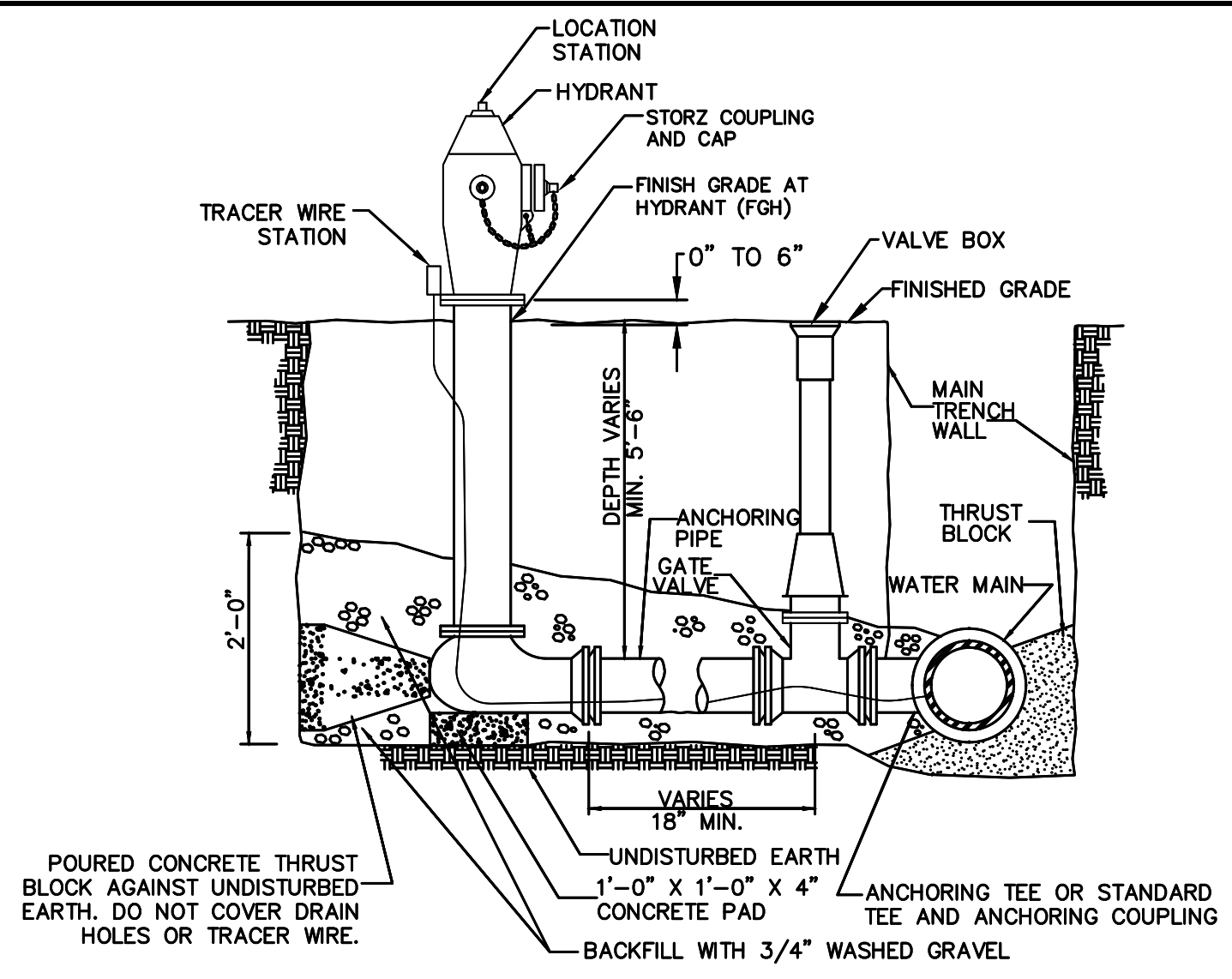
- NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
 2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
 NOT TO SCALE



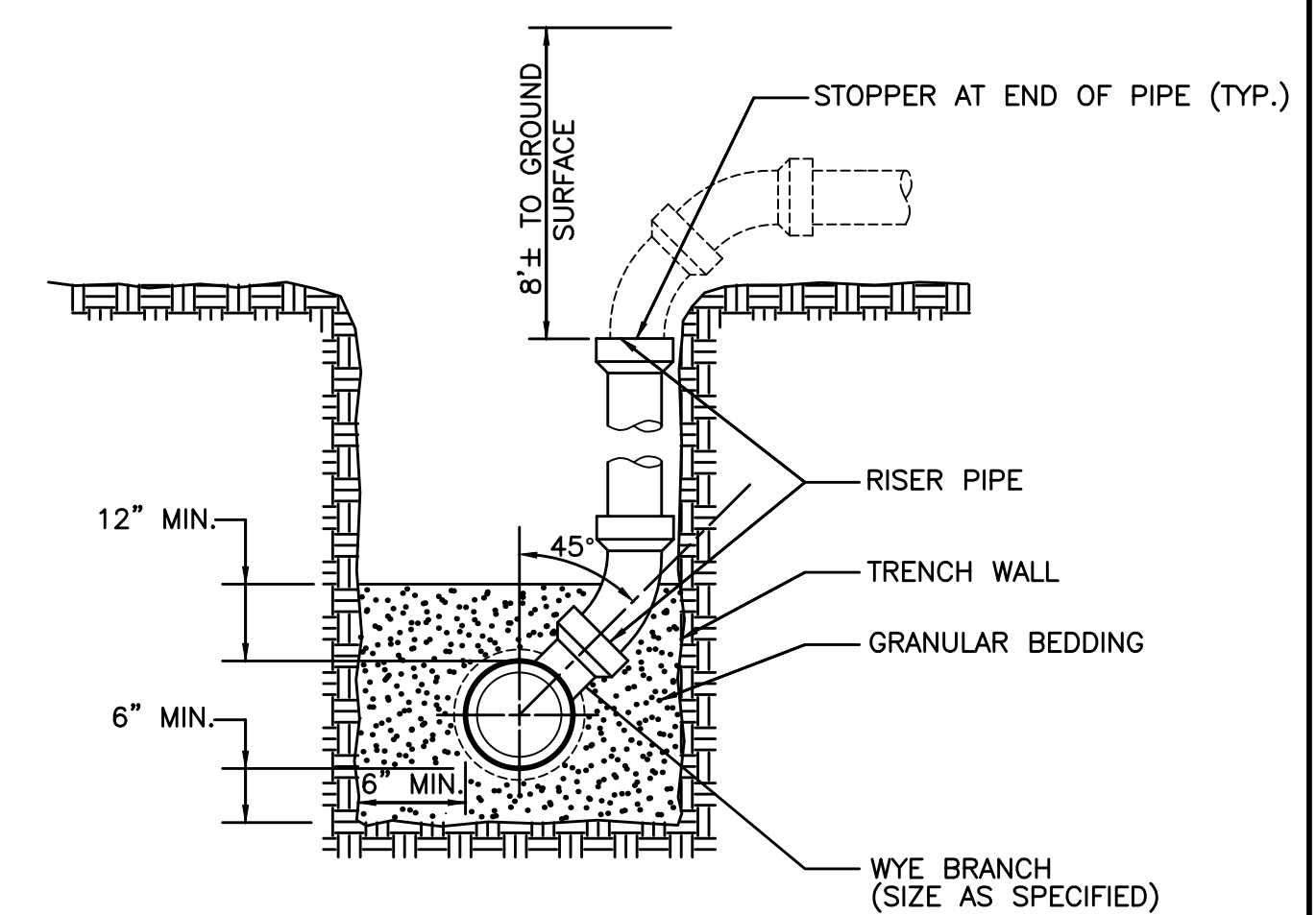
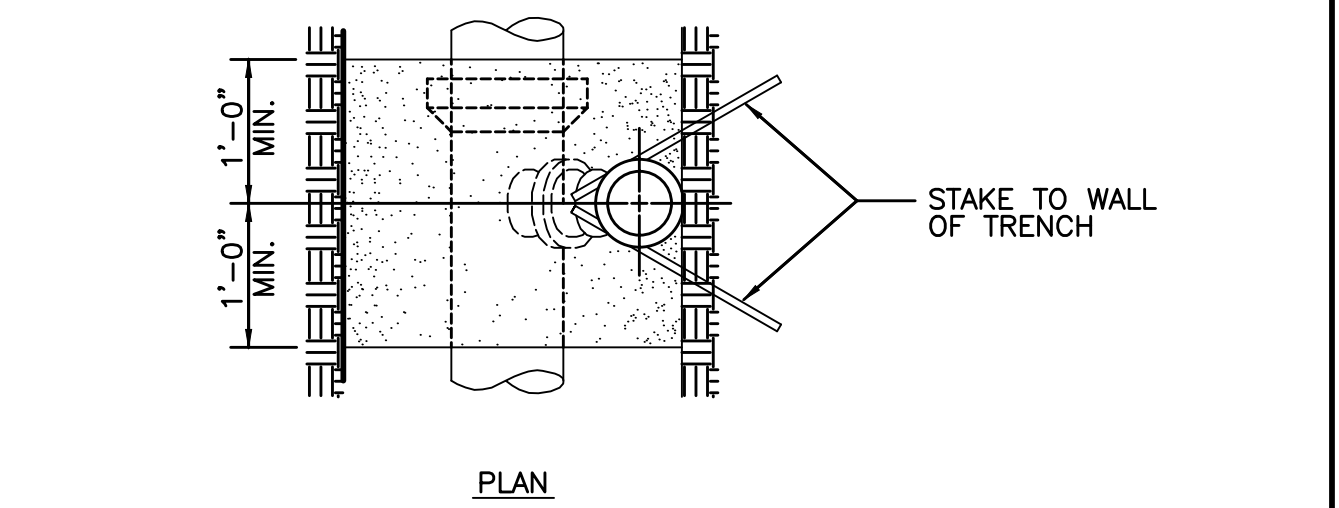
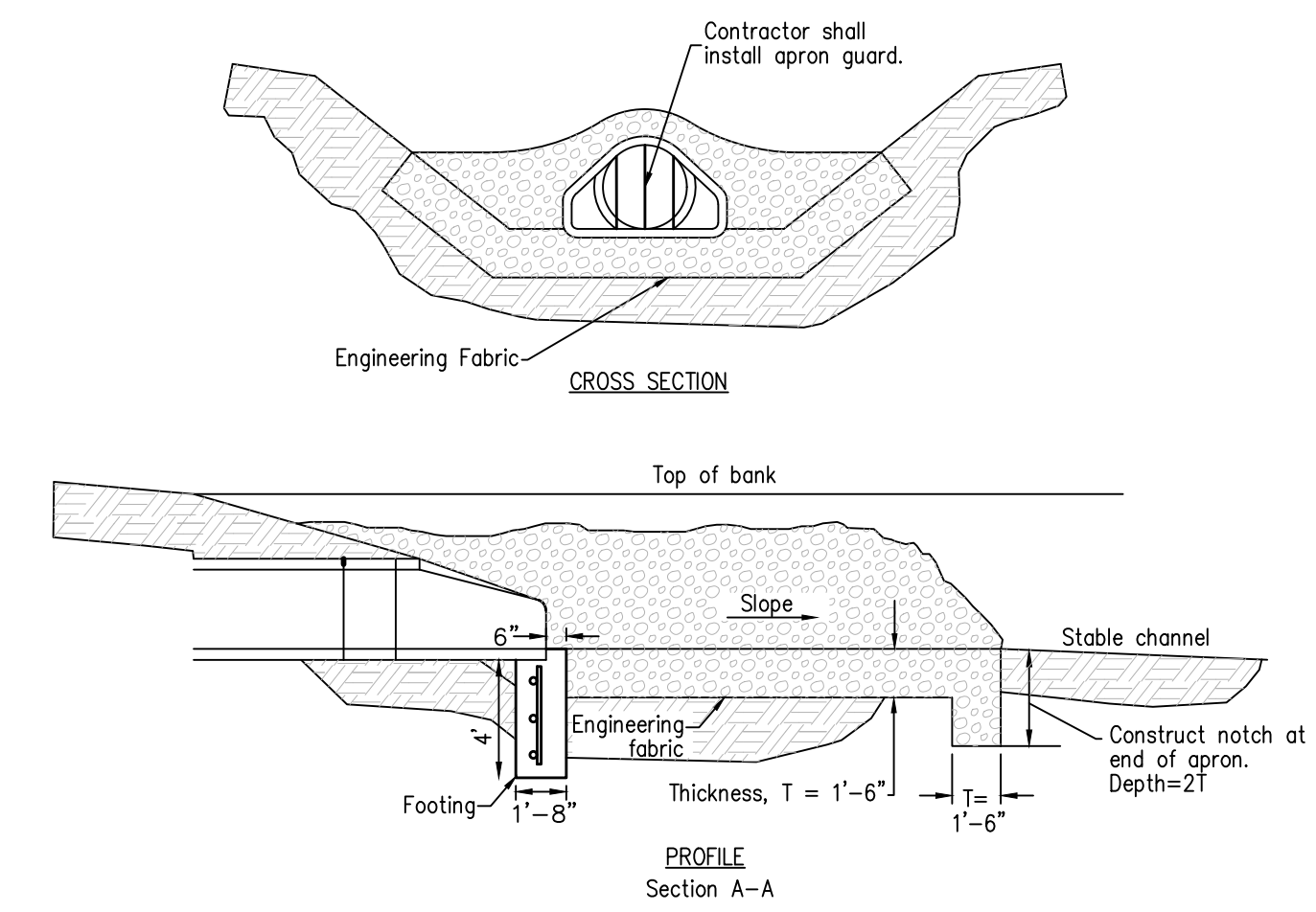
- ① Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- ② Turning Space: Target slope of 1.5% with a maximum slope 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**
 NOT TO SCALE



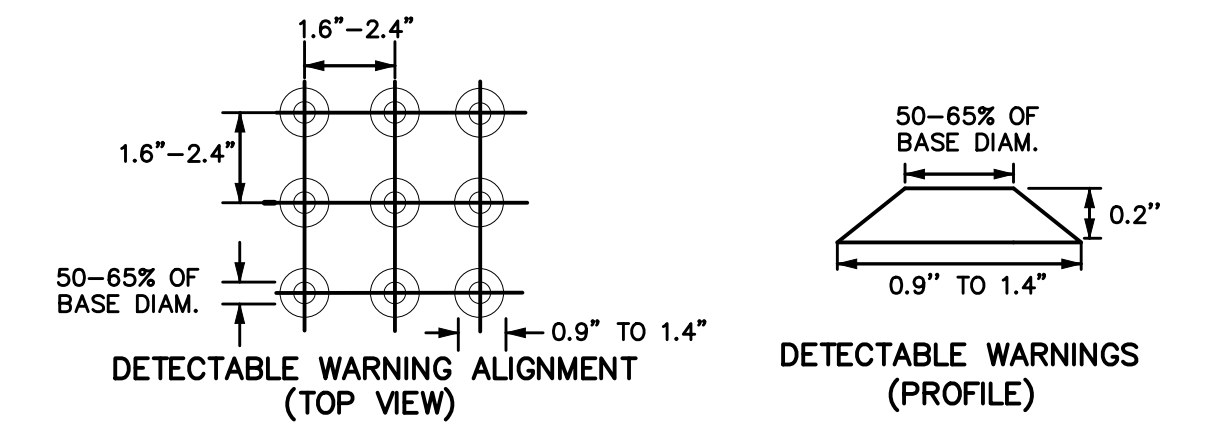
- NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6"
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

HYDRANT ASSEMBLY DETAIL
 NOT TO SCALE

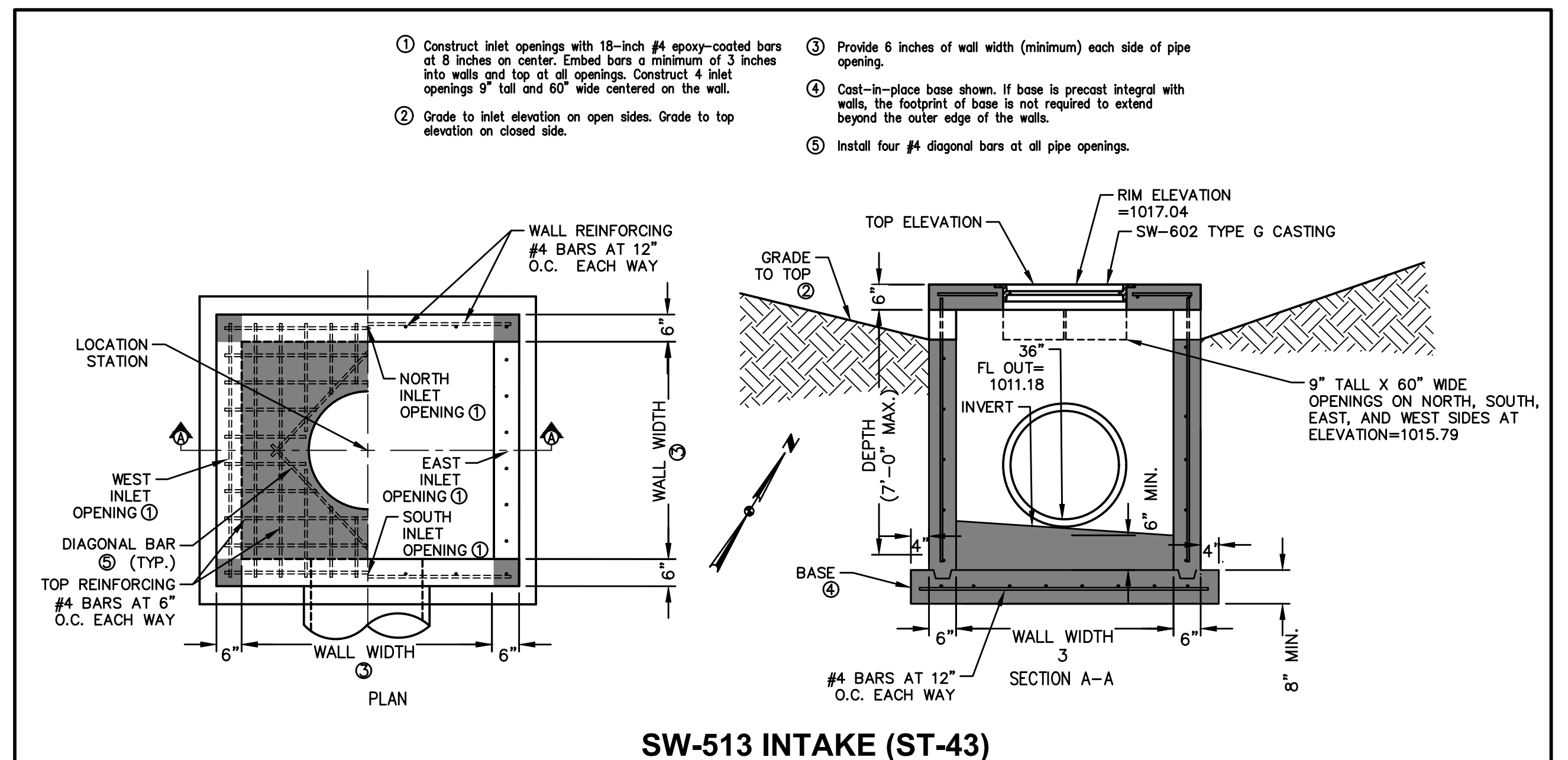
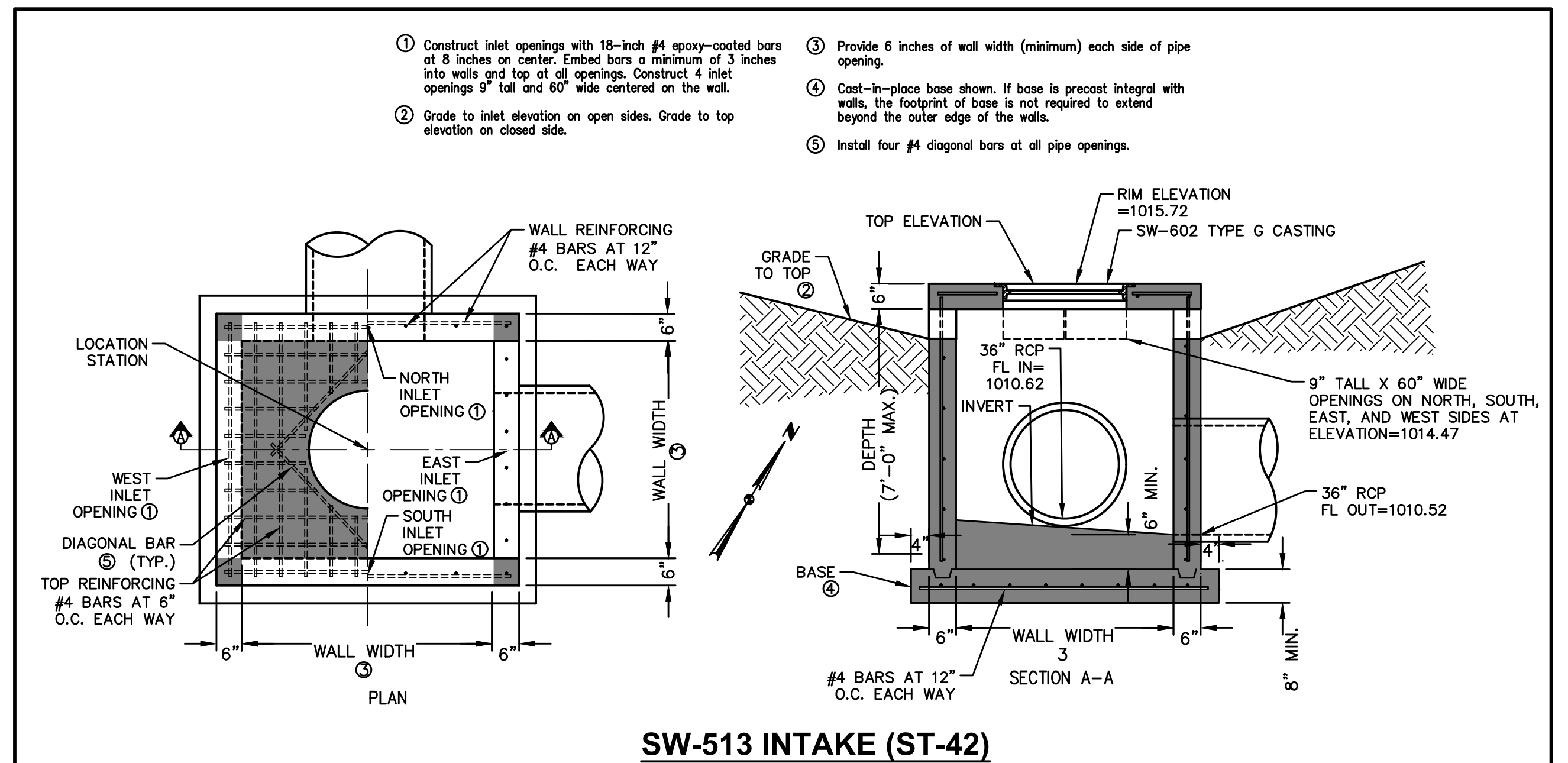
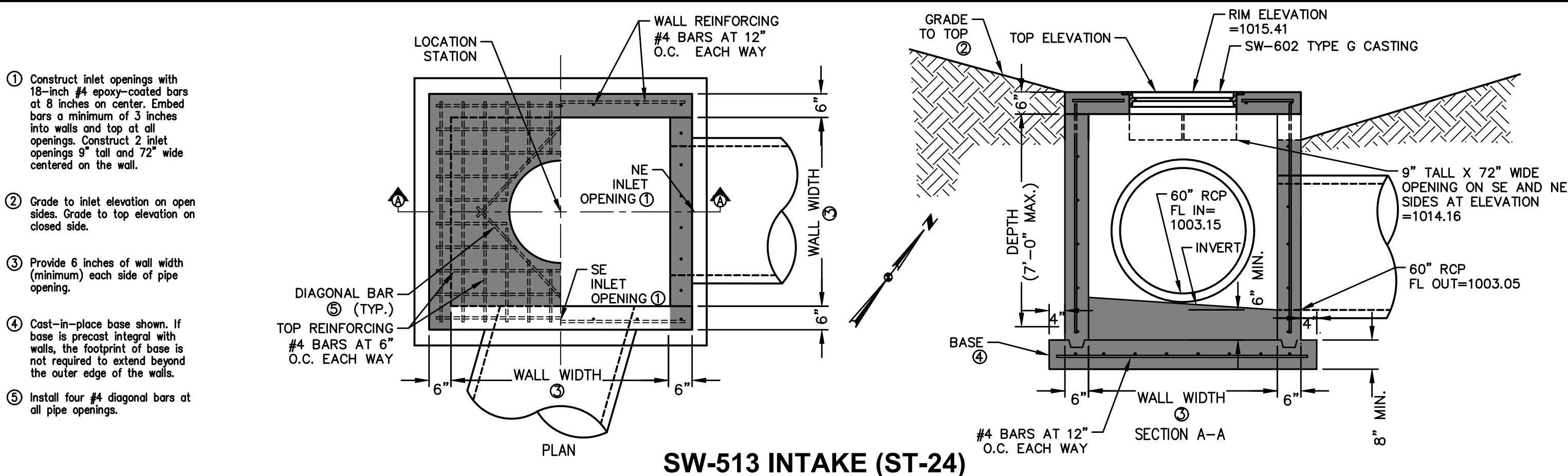
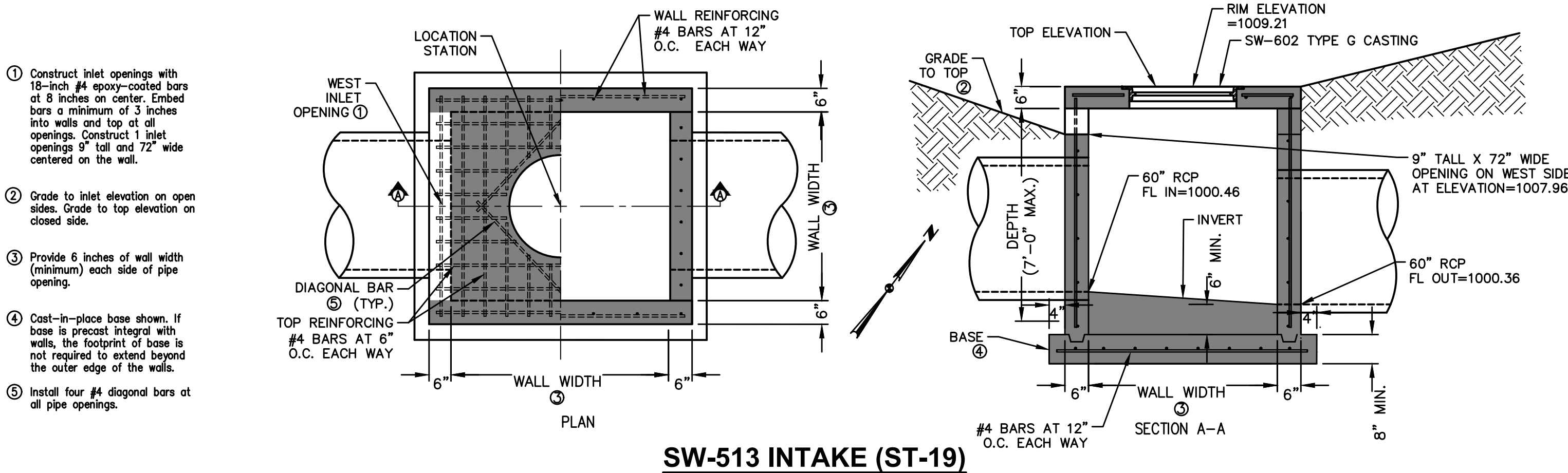
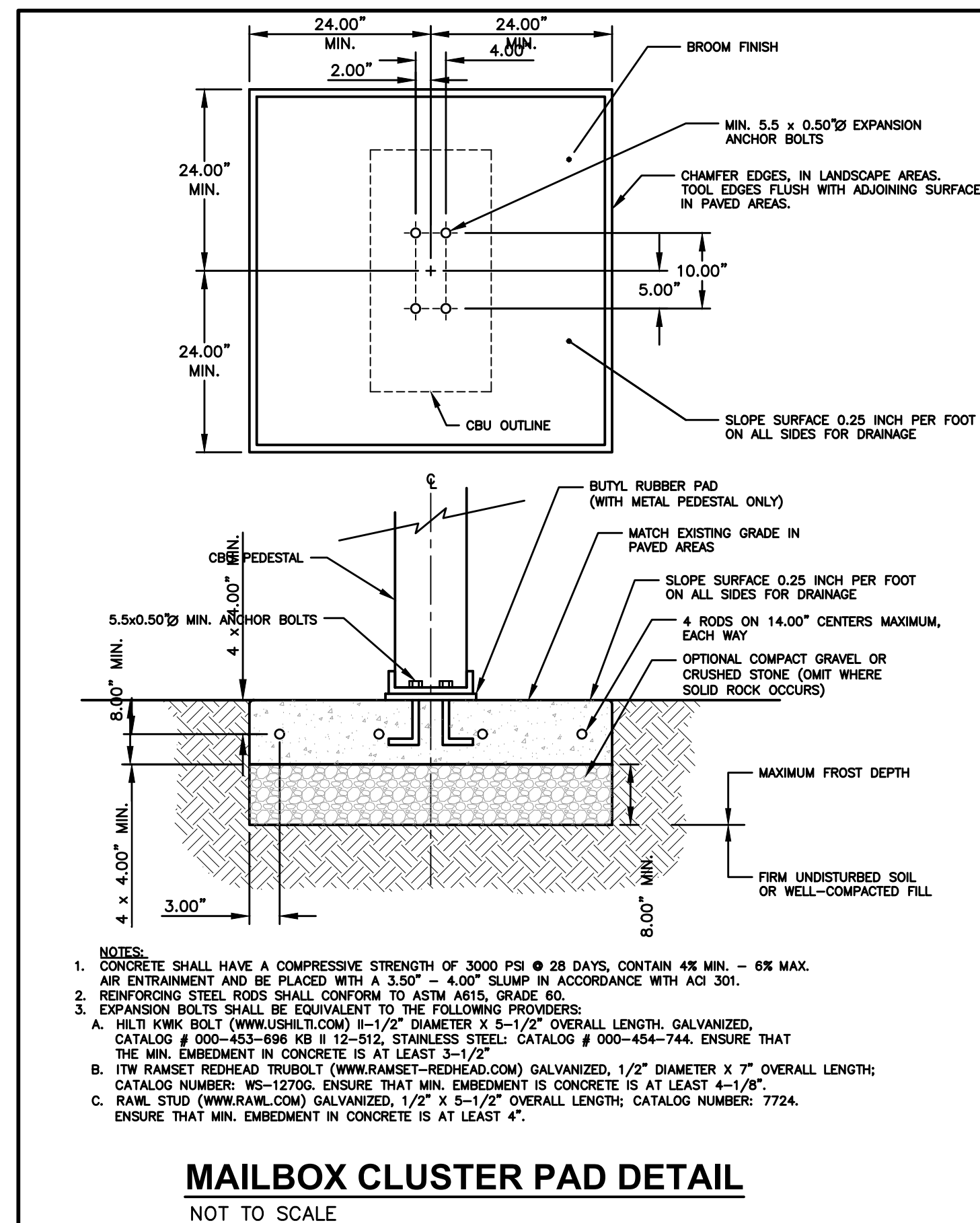


- NOTES
1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE.
 2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

SANITARY SEWER SERVICE RISER
 NOT TO SCALE

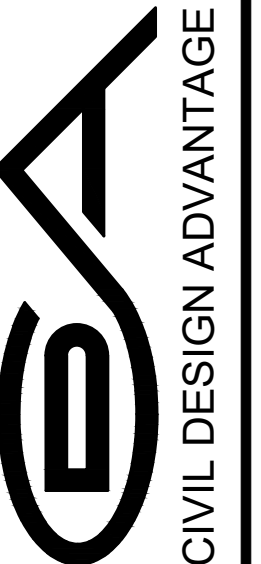


DETECTABLE WARNING DETAIL
 NOT TO SCALE



REVISIONS	DATE
AS-BUILT SUBMITTAL	10/01/19
REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	05/30/18
FIFTH SUBMITTAL	04/19/18
FOURTH SUBMITTAL	04/10/18
THIRD SUBMITTAL	03/06/18

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



WAUKEE, IOWA

FILE: H:\2017\709540\DWG\709540-COV-BET-TAB-AS-BUILD.DWG
DRAWN BY: J. KANON MONROE
PLOTTED BY: J. KANON MONROE
DATE: 11/25/2019 2:11 PM
COMMENTS: ENG.

ESTIMATED PROJECT QUANTITIES			
ITEM NO.	ITEM DESCRIPTION	UNIT QUANTITY	
1	COMBINED CLEARING AND GRUBBING	AC	21.7
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	12,537
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	1,767
6	SANITARY SEWER GRAVITY MAIN, 10" DIA	LF	172
7	SANITARY SEWER GRAVITY MAIN, 12" DIA	LF	1,470
8	SANITARY SEWER SERVICE STUB, 4" DIA	EA	68
9	SUBDRAIN, 6" PERFORATED PVC	LF	3,005
10	STORM SEWER, TRENCHED, 8" PERFORATED PVC	LF	909
11	STORM SEWER, TRENCHED, 15" RCP	LF	626
12	STORM SEWER, TRENCHED, 24" RCP	LF	433
13	STORM SEWER, TRENCHED, 30" RCP	LF	709
14	STORM SEWER, TRENCHED, 36" RCP	LF	1,388
15	STORM SEWER, TRENCHED, 42" RCP	LF	66
16	STORM SEWER, TRENCHED, 48" RCP	LF	238
17	STORM SEWER, TRENCHED, 60" RCP	LF	1,425
18	STORM SEWER SERVICE STUB, 4" DIA	EA	68
19	STORM SEWER, 15" RCP APRON W/ FOOTING & APRON GUARD	EA	4
20	STORM SEWER, 48" RCP APRON W/ FOOTING & APRON GUARD	EA	1
21	STORM SEWER, 60" RCP APRON W/ FOOTING & APRON GUARD	EA	1
22	WATER MAIN, 8" DIA	LF	3,523
23	WATER SERVICE STUB, 1" DIA	EA	70
24	VALVE, 8" DIA	EA	13
25	FIRE HYDRANT ASSEMBLY	EA	14
26	TEMPORARY FIRE HYDRANT ASSEMBLY	EA	1
27	TEMPORARY FIRE HYDRANT ASSEMBLY (RELOCATE)	EA	2
28	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	15
29	MANHOLE, SW-401, 48" (STORM SEWER)	EA	3
30	MANHOLE, SW-401, 60" (STORM SEWER)	EA	2
31	MANHOLE, SW-401, 72" (STORM SEWER)	EA	2
32	MANHOLE, SW-401, 84" (STORM SEWER)	EA	1
33	MANHOLE, SW-401, 96" (STORM SEWER)	EA	2
34	INTAKE, SW-501	EA	5
35	INTAKE, SW-503	EA	4
36	INTAKE, SW-505	EA	5
37	INTAKE, SW-506	EA	3
38	INTAKE, MODIFIED SW-506	EA	3
39	INTAKE, SW-512	EA	2
40	INTAKE, SW-513	EA	4
41	PAVEMENT, 7" P.C.C.	SY	8,524
42	PAVEMENT, 8" P.C.C.	SY	2,548
43	PAVEMENT, 4" P.C.C. SIDEWALK	SY	58
44	PAVEMENT, 6" P.C.C. SHARED USE PATH	SY	1,244
45	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	193
46	DETECTABLE WARNING PANELS	SF	240
47	SEEDING, FERTILIZING, AND MULCHING	AC	19.10
48	PERMANENT ROAD CLOSURE, URBAN, SI-182 (RELOCATE)	EA	10
49	PERMANENT ROAD CLOSURE, URBAN, SI-182 (INSTALL)	EA	5
50	TRAFFIC CONTROL	LS	1
51	EROSION CONTROL	LS	1
52	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TONS	100
53	STORM SEWER CLEANOUT	EA	8
54	MAILBOX PAD	EA	2

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE CONTRACTOR SHALL 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.

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. STRATFORD CROSSING PLAT 3 HAS BEEN MASS GRADED WITH PLAT 1 GRADING OPERATIONS.
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 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.
5-21	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.
8, 18, 23	REFER TO DETAIL ON SHEETS 2 AND 3 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED.
19-21	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.
22-23	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.
25	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.
25-27	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE STORZ FITTINGS.
28	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.

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
- 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
- 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.
- SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
- TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
- THE CONTRACTOR 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.
- PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- 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.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 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.
- 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.

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
29-33	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
34-38	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".
34	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
35	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
36	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
37	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
38	REFER TO SHEETS 9 AND 11 FOR LOCATIONS.
39	REFER TO FIG. 6010.512 - CIRCULAR AREA INTAKE (SW-512) FOR CONSTRUCTION DETAILS.
40	REFER TO SHEET 4 FOR CONSTRUCTION DETAILS.
41-42	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
43-44	REFER TO SHEET 6 FOR LOCATION OF SIDEWALKS.
45	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.
46	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
47	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. <u>SEEDING QUANTITIES</u> -TYPE 1 PERMANENT LAWN MIXTURE = 2.39 AC -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 16.71 AC
48-49	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.
50	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.
51	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. <u>EROSION CONTROL QUANTITIES</u> - 1 CONCRETE WASH PIT - 2,437 LF OF SILT FENCE - 19.10 ACRES OF SEEDING, FERTILIZING AND MULCHING. - 24 INLET PROTECTION DEVICES
52	INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEETS 19 AND 22 FOR LOCATION.
53	REFER TO FIG. 4040.232 - SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
54	REFER TO SHEET 3 AND 4 FOR CONSTRUCTION DETAILS. MAILBOX PADS ARE LOCATED BETWEEN LOTS 9/10 AND 41/42.

- REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- 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.
- 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
- THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- 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.
- 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.
- 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.
- ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 4-INCH STORZ FITTINGS.
- ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
- ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- 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.
- 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.
- 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.

DATE

10/01/19

AS-BUILT SUBMITTAL

03/13/19

REVISED MAILBOX PADS

05/30/18

FINAL SUBMITTAL

04/19/18

FIFTH SUBMITTAL

04/10/18

FOURTH SUBMITTAL

03/06/18

REVISIONS

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ENGINEER: EKO

EI: GH

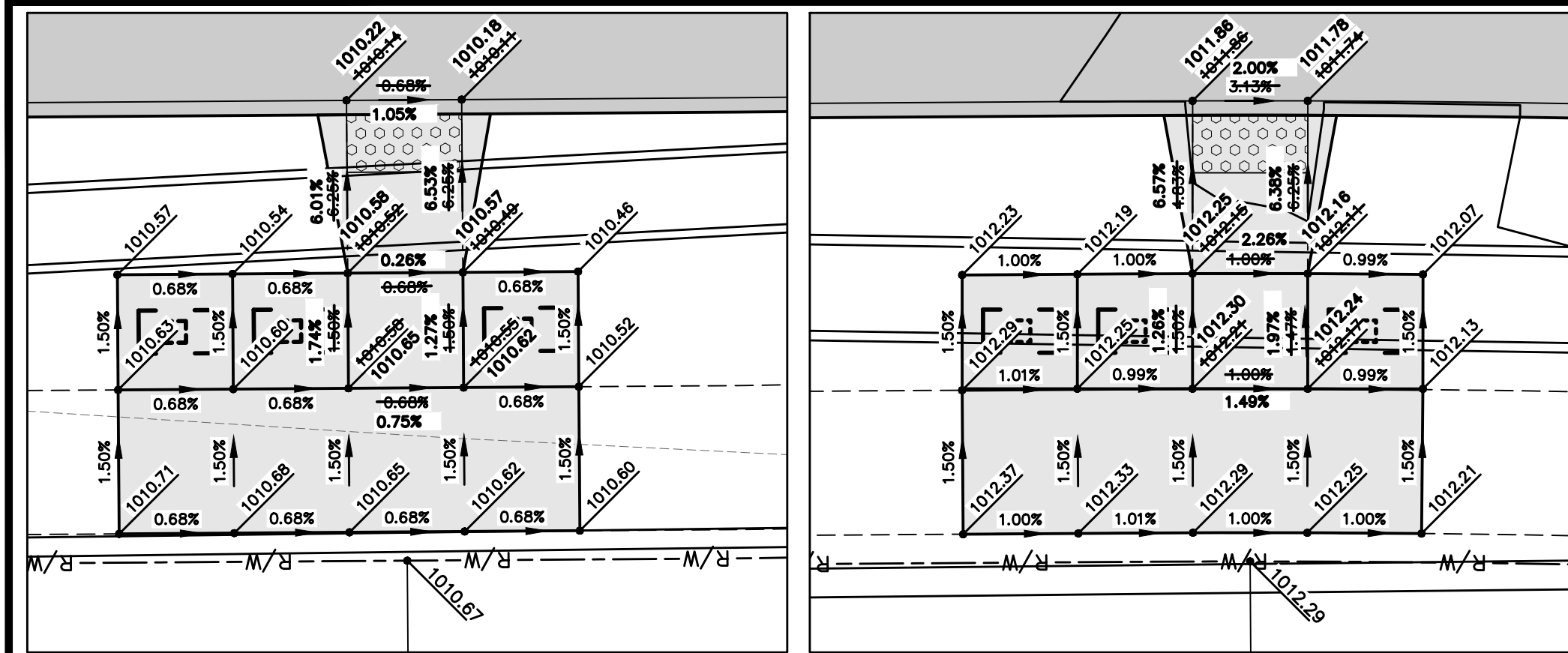
STRATFORD CROSSING PLAT 3

QUANTITIES, GENERAL NOTES AND
BID ITEM REFERENCE NOTES

5/34

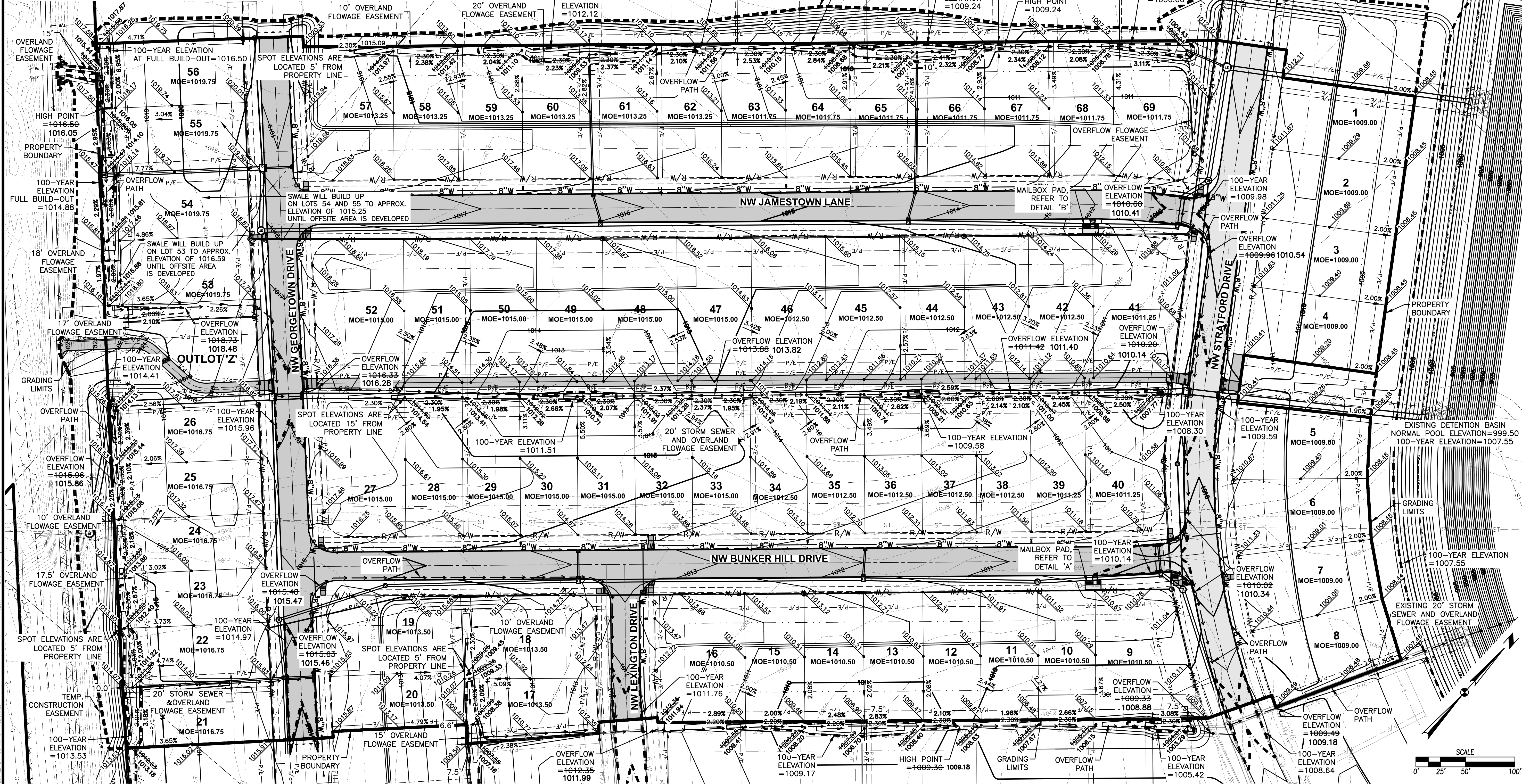
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WAUKEE, IOWA



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 = 21.7 AC

DATE	REVISIONS
11/25/19	AS-BUILT SUBMITTAL
03/13/19	REVISED MAILBOX PADS
05/07/18	FINAL SUBMITTAL
04/19/18	FIFTH SUBMITTAL
04/10/18	FOURTH SUBMITTAL
03/06/18	THIRD SUBMITTAL

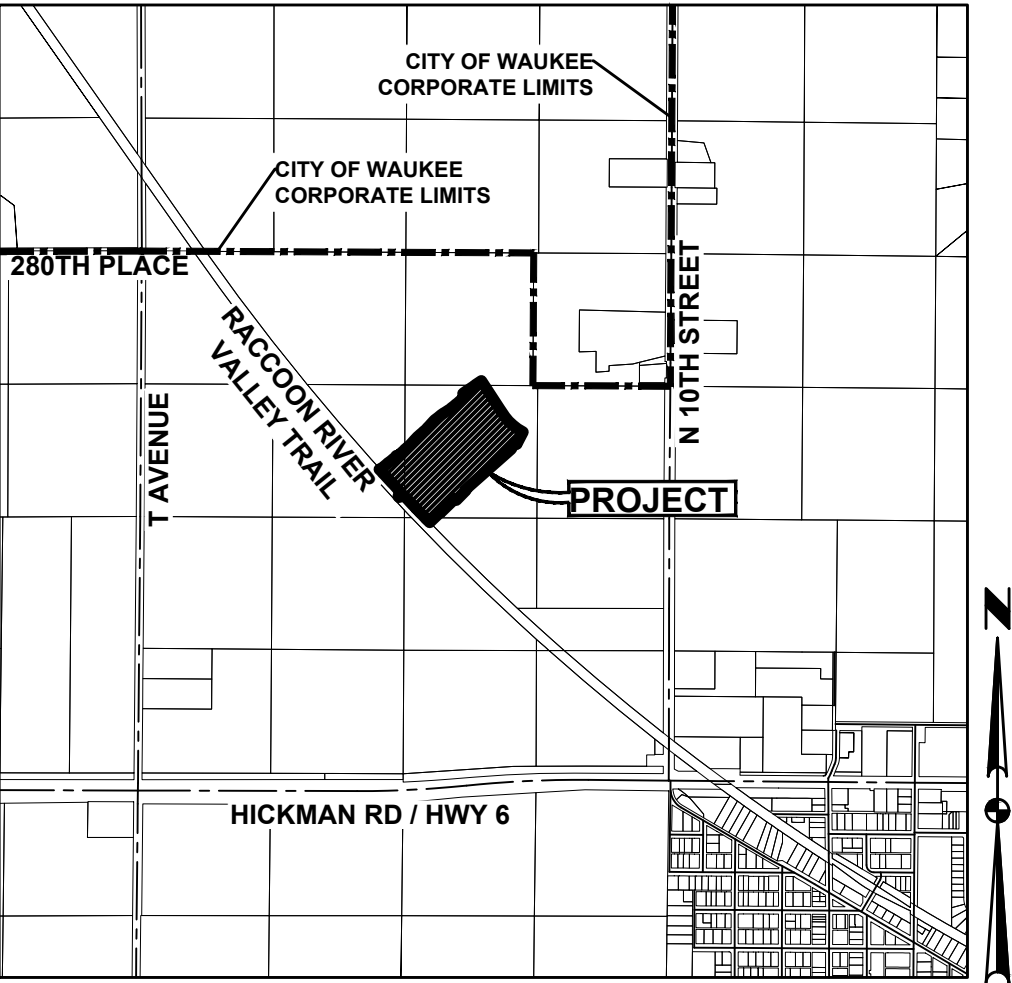
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EI: GH



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

STRATFORD CROSSING PLAT 3 GRADING PLAN

VICINITY MAP
NOT TO SCALE



WAUKEE, IOWA

STRATFORD CROSSING PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

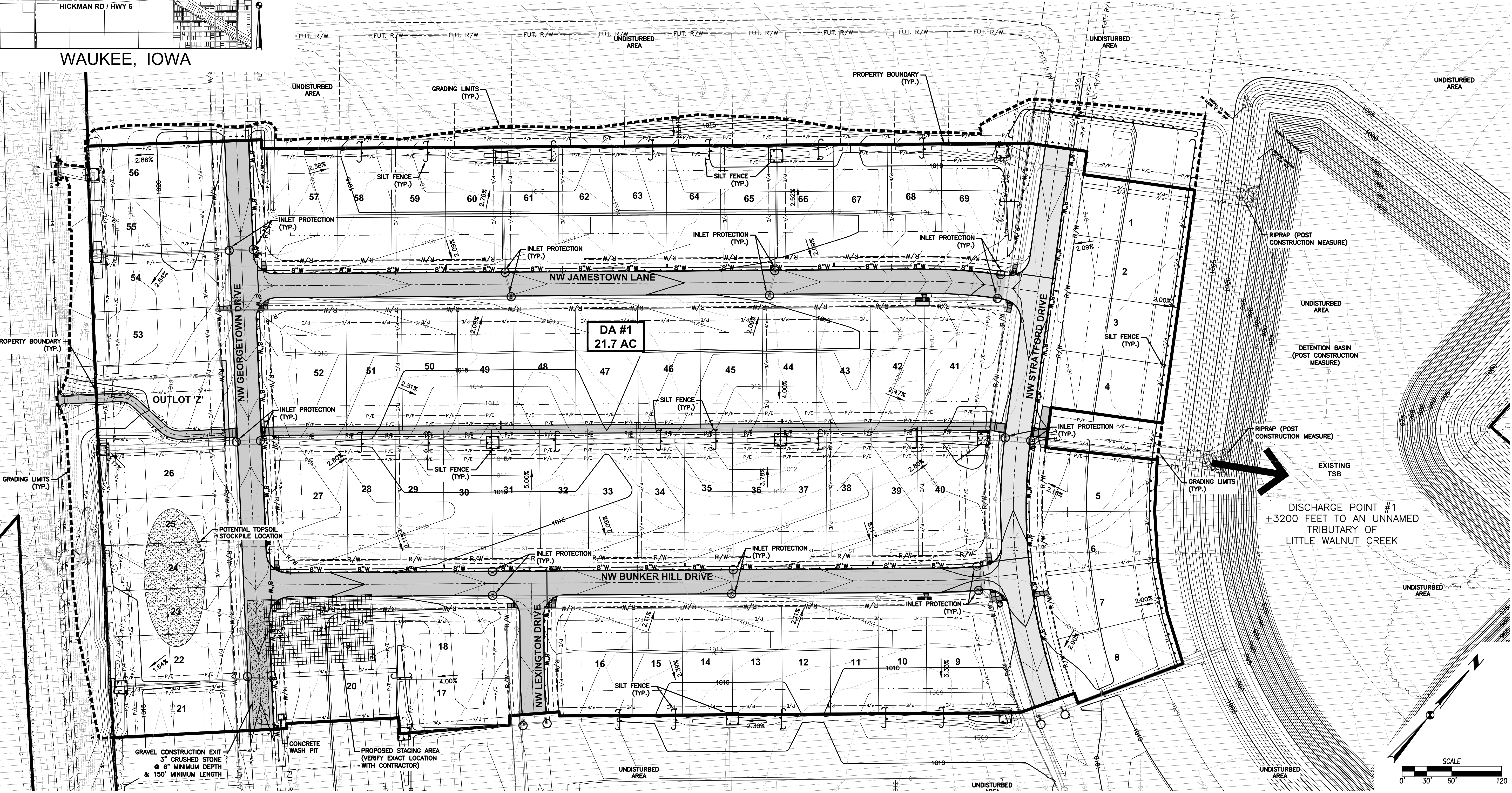
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,437
2	SEEDING, FERTILIZING, AND MULCHING	AC	19.10
3	INLET PROTECTION DEVICES	EA	24
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±3200 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 21.7 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 78,120 CU FT
VOLUME PROVIDED IN SILT FENCE (2,437 LF @ 4.5 CU FT/LF OF FENCE) 10,967 CU FT
VOLUME PROVIDED IN EXISTING TSB 521,967 CU FT
TOTAL VOLUME PROVIDED 532,934 CU FT

SWPPP LEGEND

DRAINAGE ARROW		UNDISTURBED AREA	
GRADING LIMITS		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT			



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STRATFORD CROSSING PLAT 3
EROSION AND SEDIMENT CONTROL PLAN

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WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

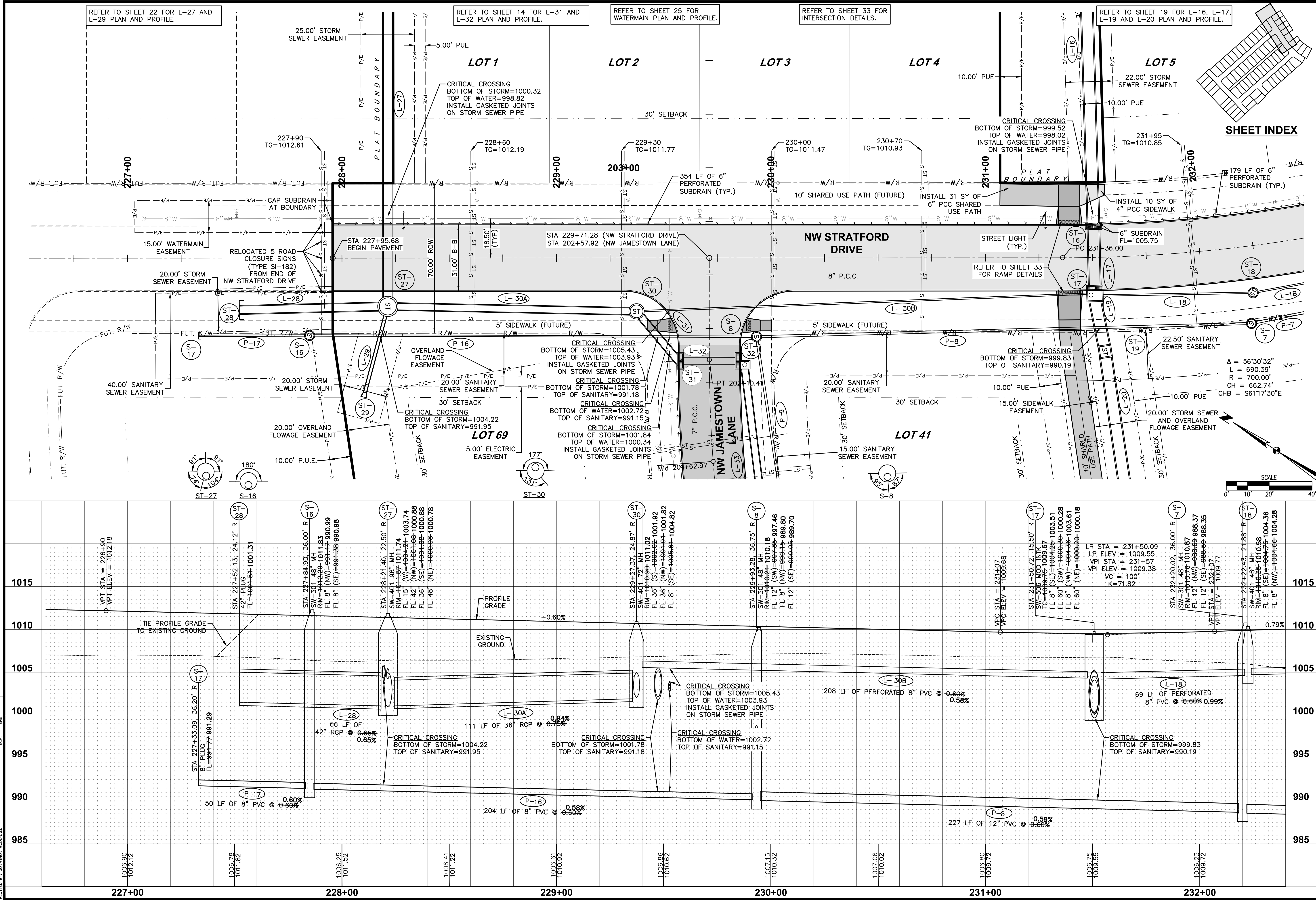
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REVISIONS
DATE
11/25/19
AS-BUILT SUBMITTAL
03/13/19
REVISED MAILBOX PADS
05/01/18
FINAL SUBMITTAL
04/19/18
FIFTH SUBMITTAL
04/10/18
FOURTH SUBMITTAL
03/06/18
THIRD SUBMITTAL

EA

CIVIL DESIGN ADVANTAGE

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REVISION: ENG



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STRATFORD CROSSING PLAT 3
STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

DATE: 11/25/19
AS-BUILT SUBMITTAL
REVISED MAILBOX PADS
FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL

REVISIONS

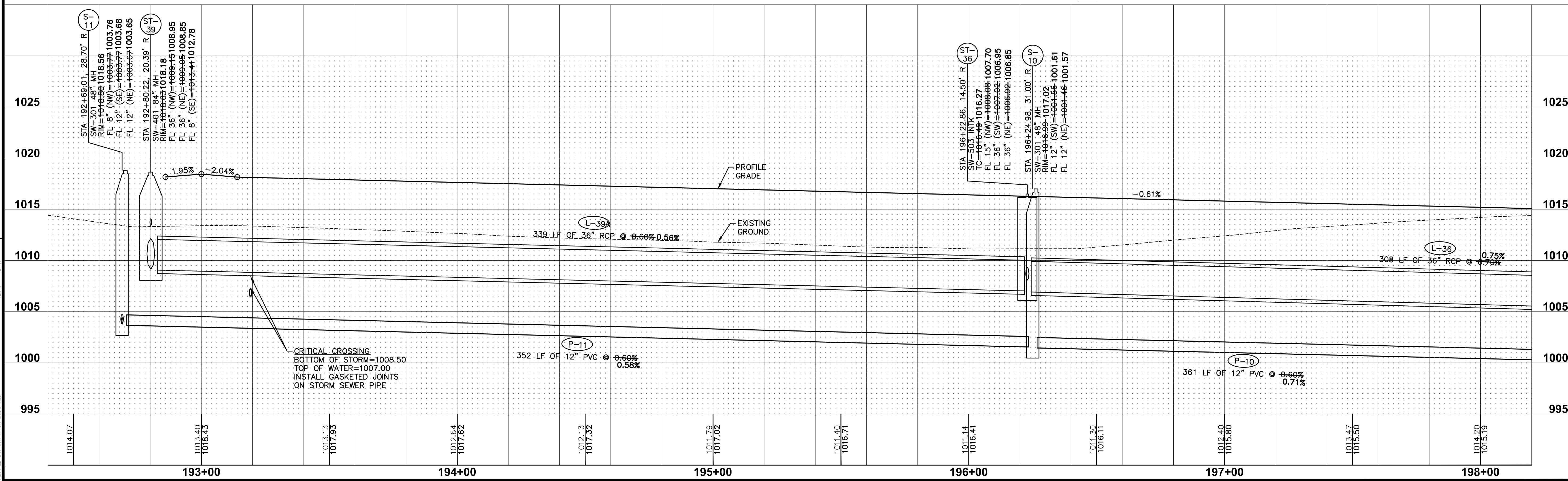
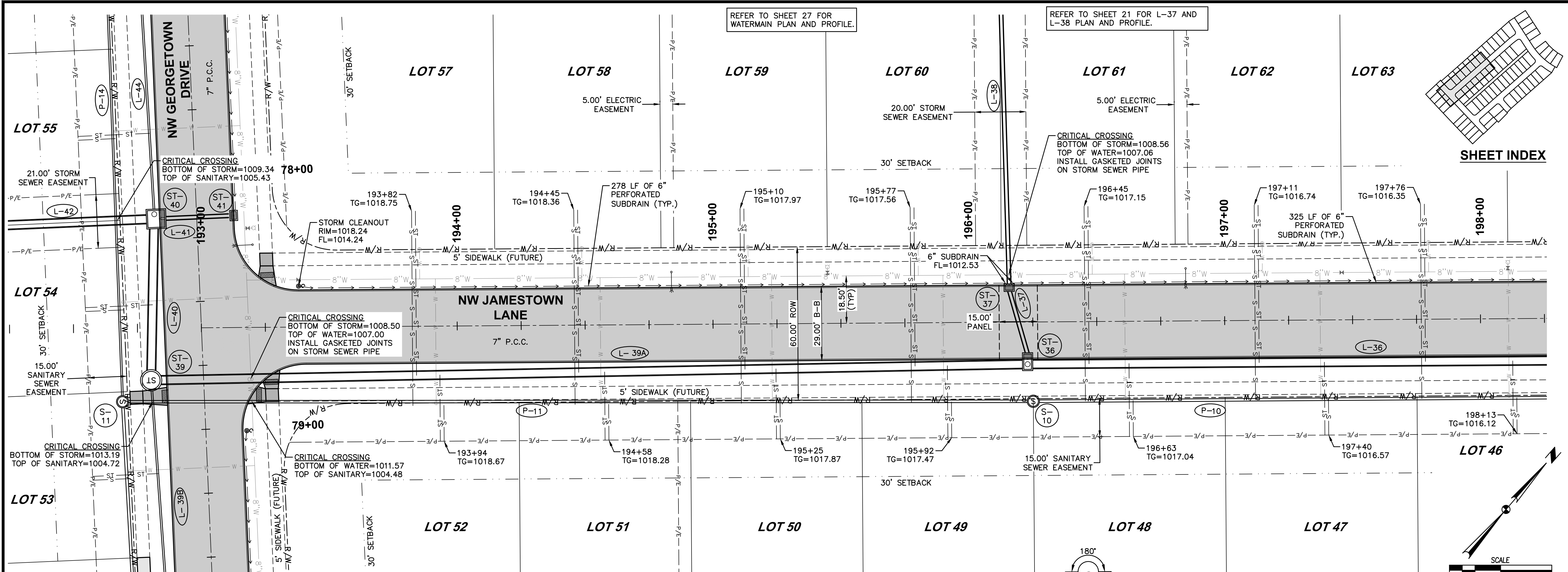
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

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PLOT BY: JAVONNA WIDNAD
REVISION: ENG



11/25/19
03/13/19
05/01/18
04/19/18
04/10/18
03/06/18

AS-BUILT SUBMITTAL
REVISED MAILBOX PADS
FINAL SUBMITTAL
FIFTH SUBMITTAL
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THIRD SUBMITTAL

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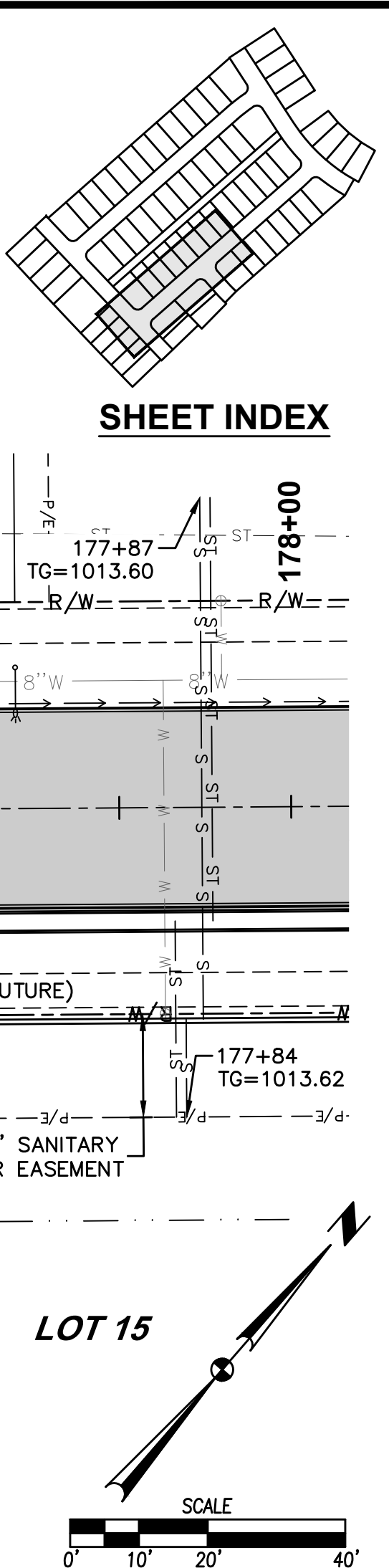
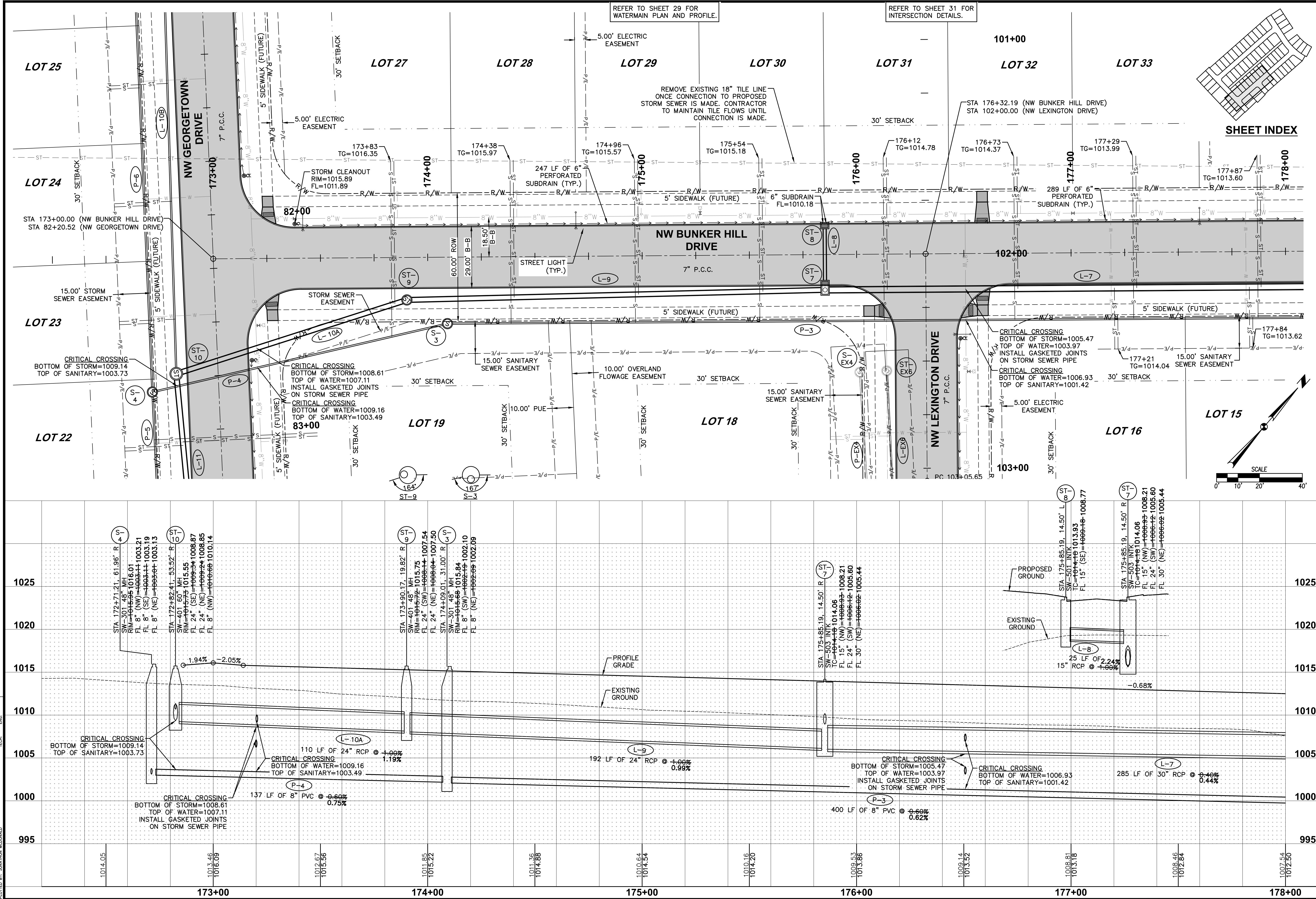
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WAUKEE, IOWA

STRATFORD CROSSING PLAT 3
STORM & SANITARY SEWER PLAN AND PROFILE

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TECHNICAL: ENG.



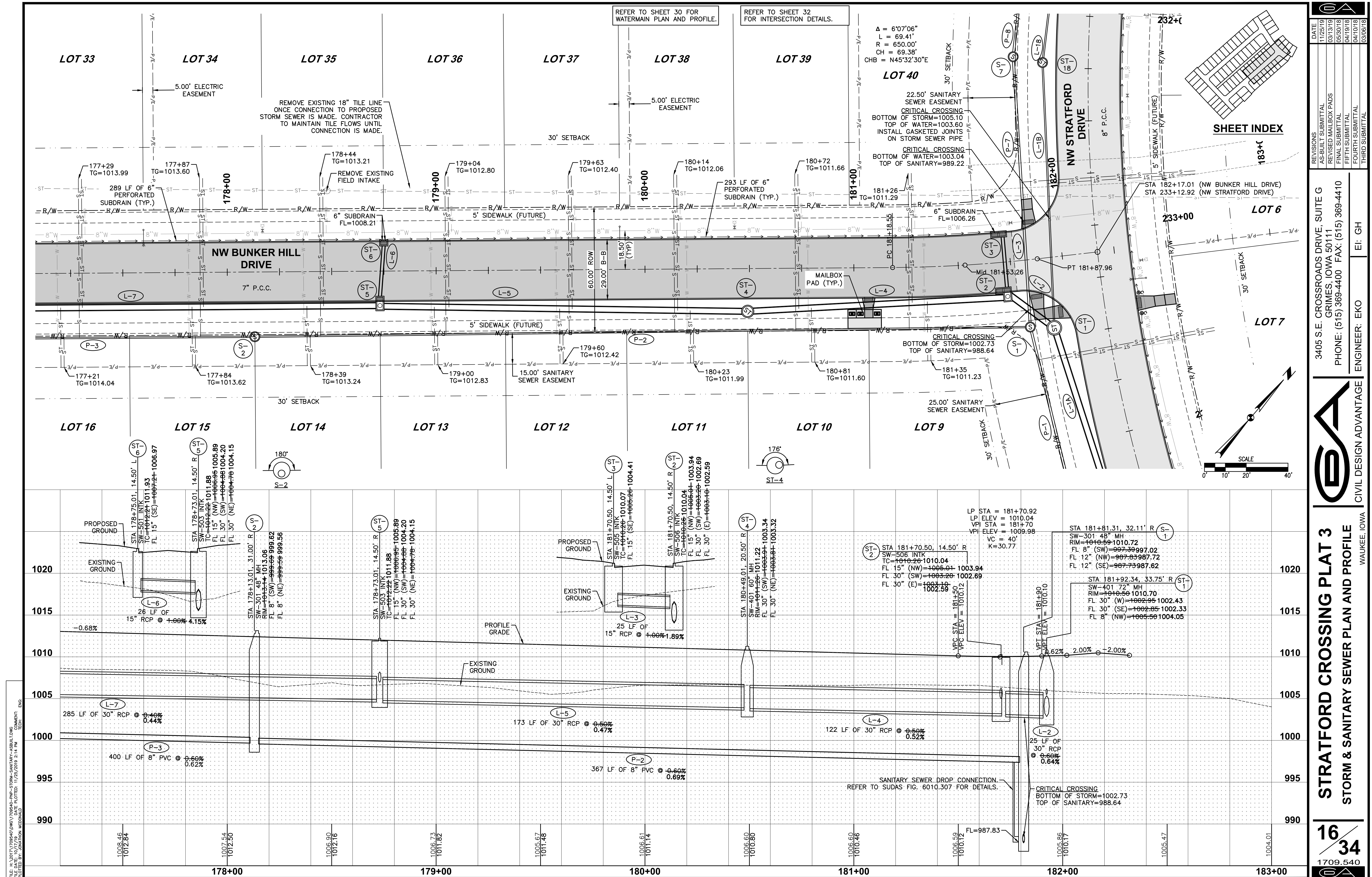
STRATFORD CROSSING PLAT 3
STORM & SANITARY SEWER PLAN AND PROFILE

15/34
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ENGINEER: EKO
E.I.: GH

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REVISIONS
DATE 11/25/19
AS-BUILT SUBMITTAL
REVISED MAILBOX PADS
DATE 03/13/19
FINAL SUBMITTAL
DATE 05/01/18
FIFTH SUBMITTAL
DATE 04/19/18
FOURTH SUBMITTAL
DATE 04/10/18
THIRD SUBMITTAL
DATE 03/06/18





STRATFORD CROSSING PLAT 3

STORM & SANITARY SEWER PLAN AND PROFILE



1709.540

WAUKEE, IOWA

ENGINEER: EKO

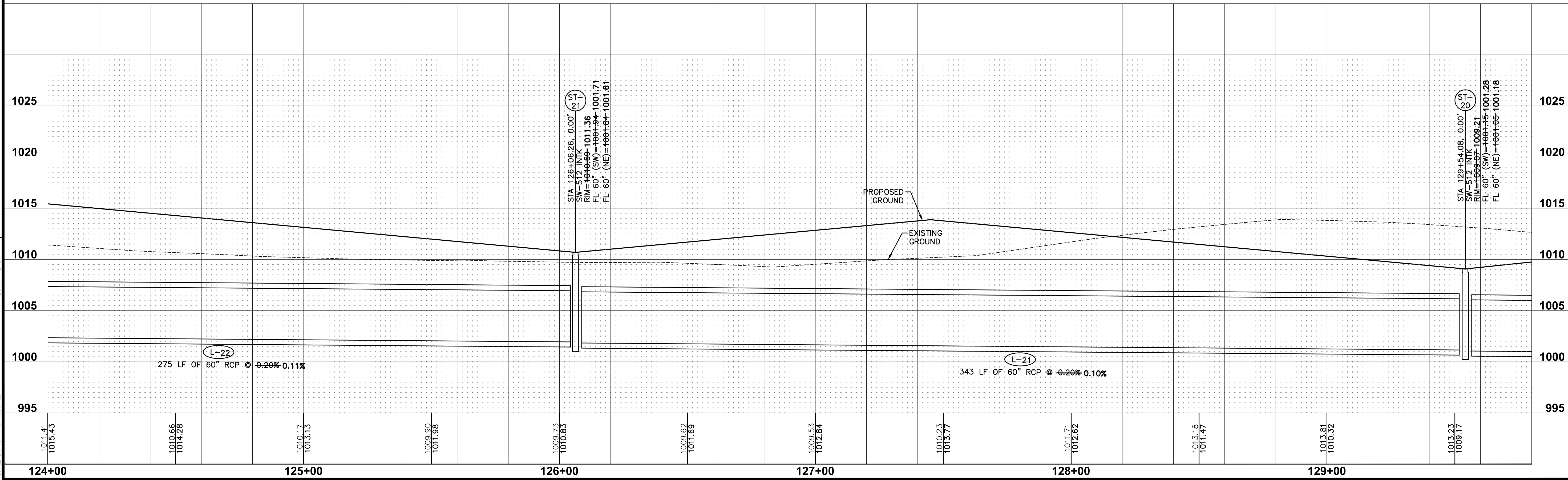
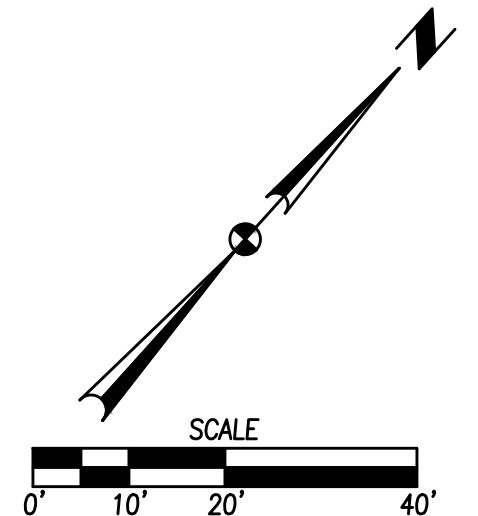
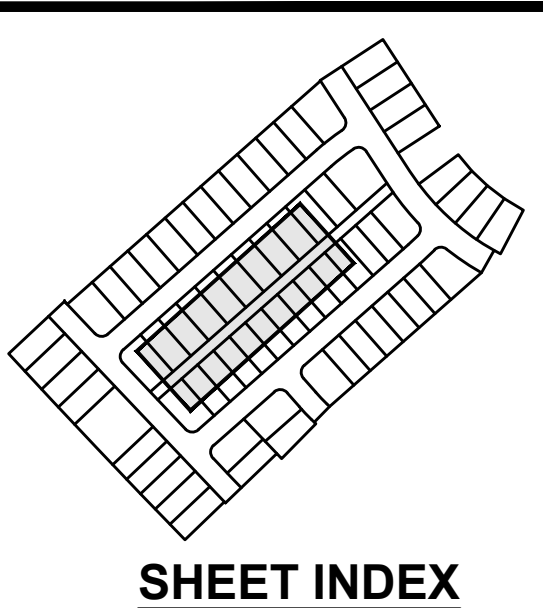
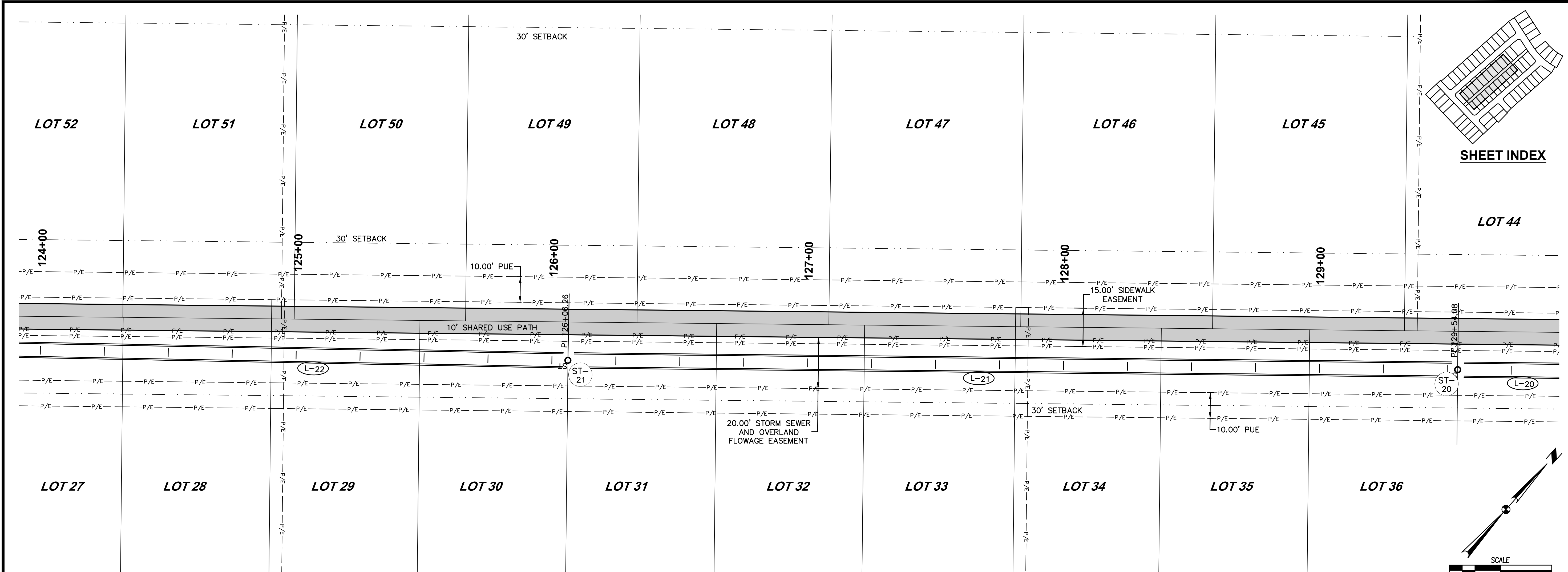
EI: GH

REVISIONS	DATE
AS-BUILT SUBMITTAL	11/25/19
REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	05/30/18
FIFTH SUBMITTAL	04/19/18
FOURTH SUBMITTAL	04/10/18
THIRD SUBMITTAL	03/08/18

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

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PLOT BY: J. HANSEN, M.D.
DESIGNED BY: J. HANSEN, M.D.
CHECKED BY: J. HANSEN, M.D.
ENGINEER: ENG.



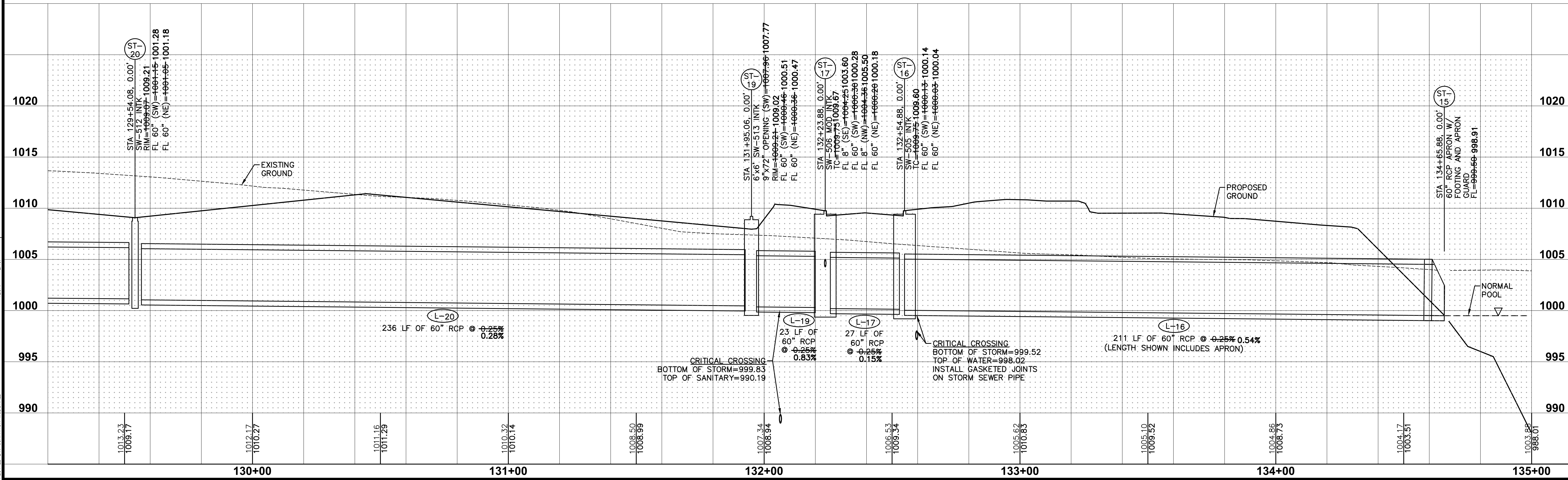
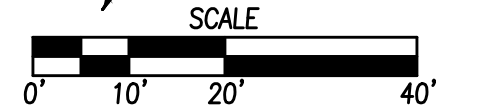
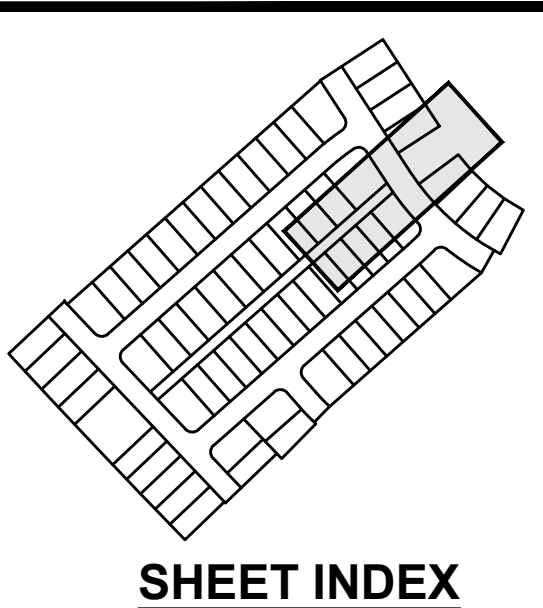
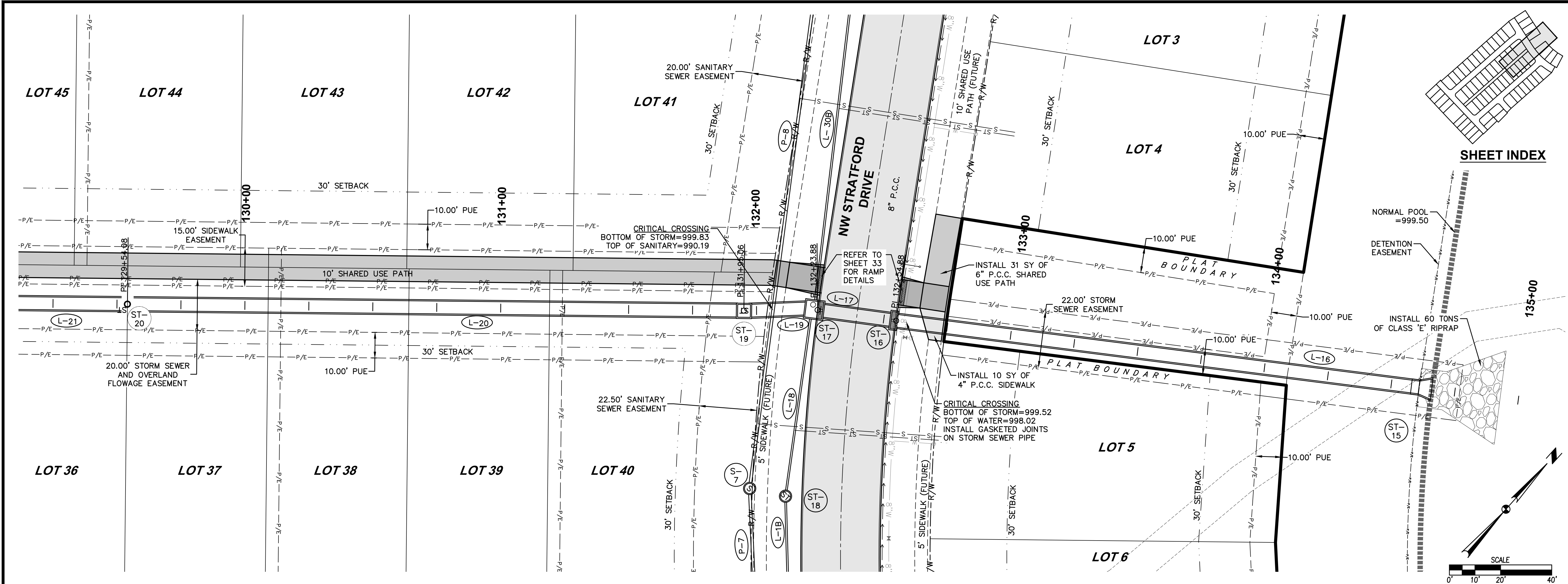
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DATE	DESCRIPTION
11/25/19	AS-BUILT SUBMITTAL
03/13/19	REVISED MAILBOX PADS
05/01/18	FINAL SUBMITTAL
04/19/18	FIFTH SUBMITTAL
04/10/18	FOURTH SUBMITTAL
03/06/18	THIRD SUBMITTAL

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

STRATFORD CROSSING PLAT 3
STORM & SANITARY SEWER PLAN AND PROFILE
WAUKEE, IOWA

18/34
1709.540

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DRAWN BY: JAVIER MORALES
CHECKED BY: JAVIER MORALES
ENGINEER: ENG.



DATE

11/25/19

AS-BUILT SUBMITTAL

03/13/19

REVISED MAILBOX PADS

05/07/18

FINAL SUBMITTAL

04/19/18

FIFTH SUBMITTAL

04/10/18

THIRD SUBMITTAL

03/06/18

REVISIONS

AS-BUILT SUBMITTAL

REVISED MAILBOX PADS

FINAL SUBMITTAL

FIFTH SUBMITTAL

THIRD SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

EI: GH

19

34

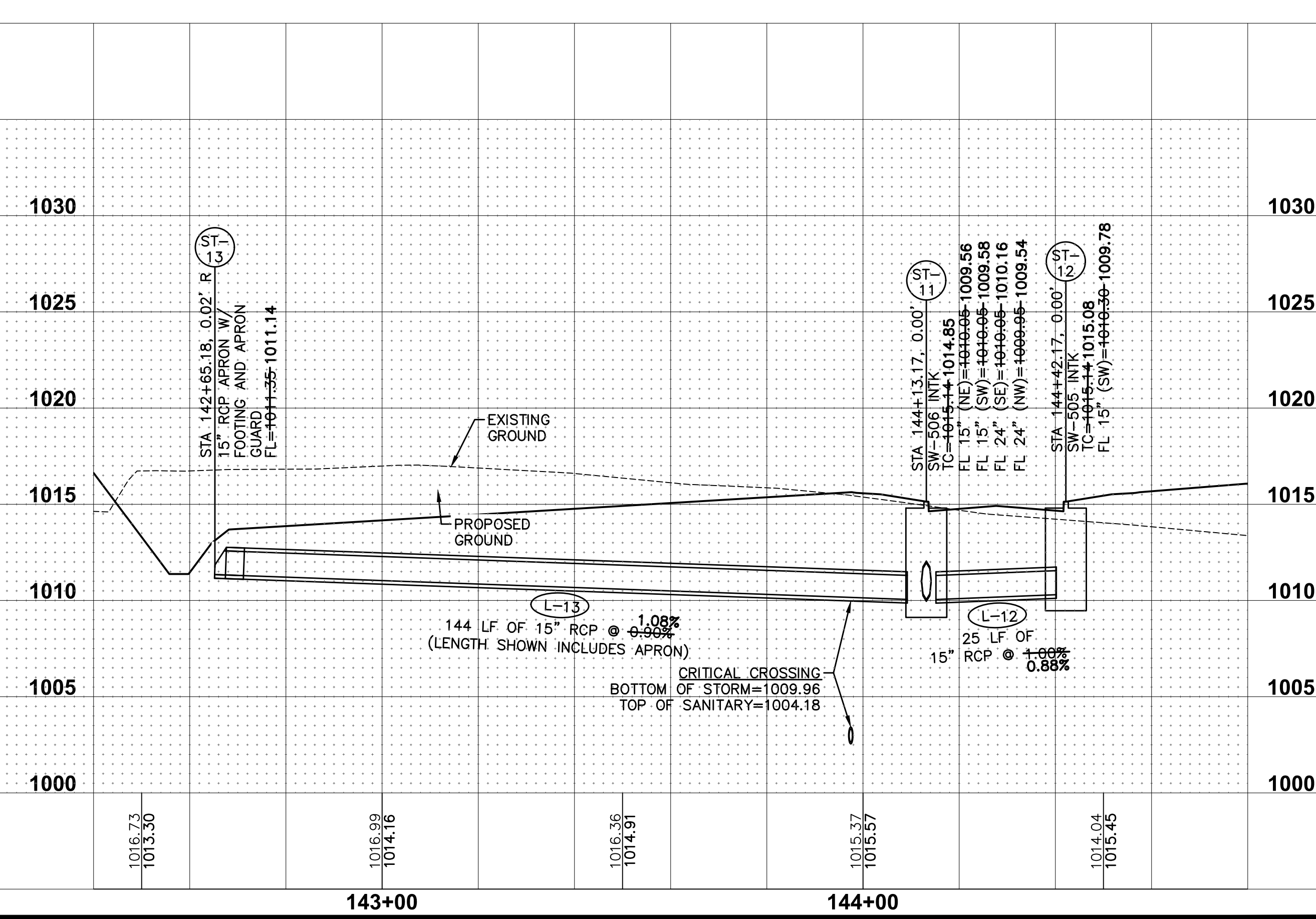
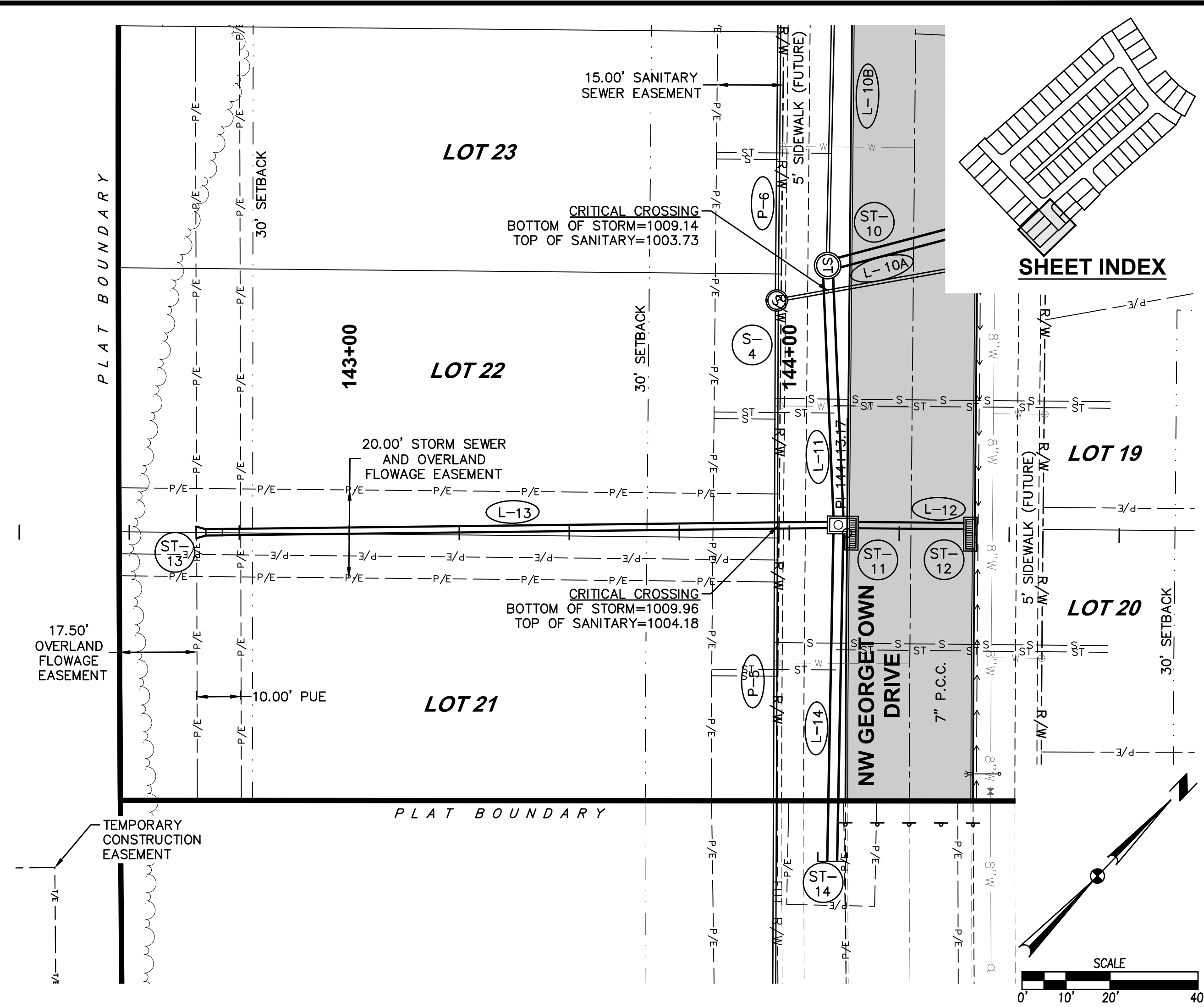
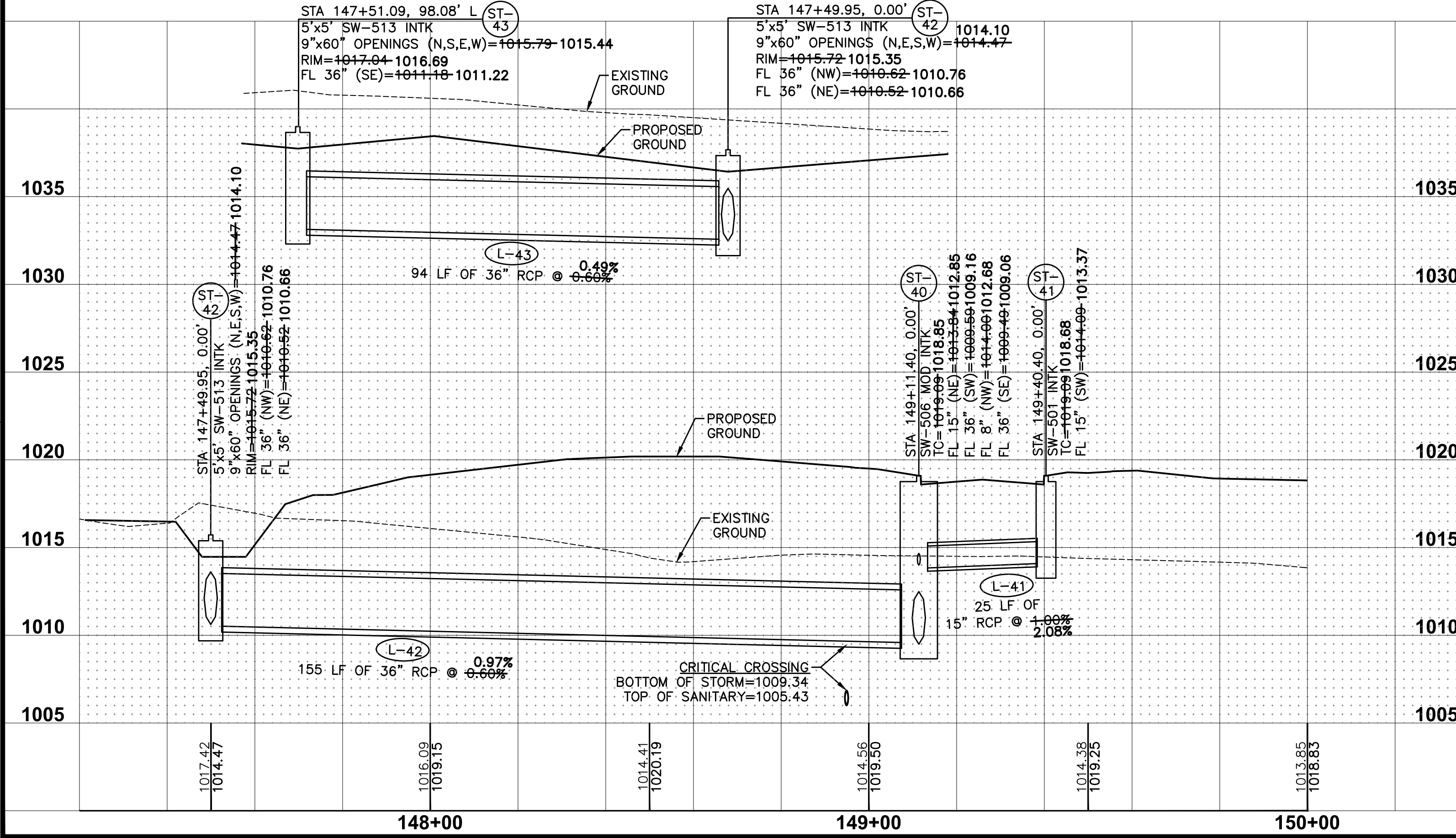
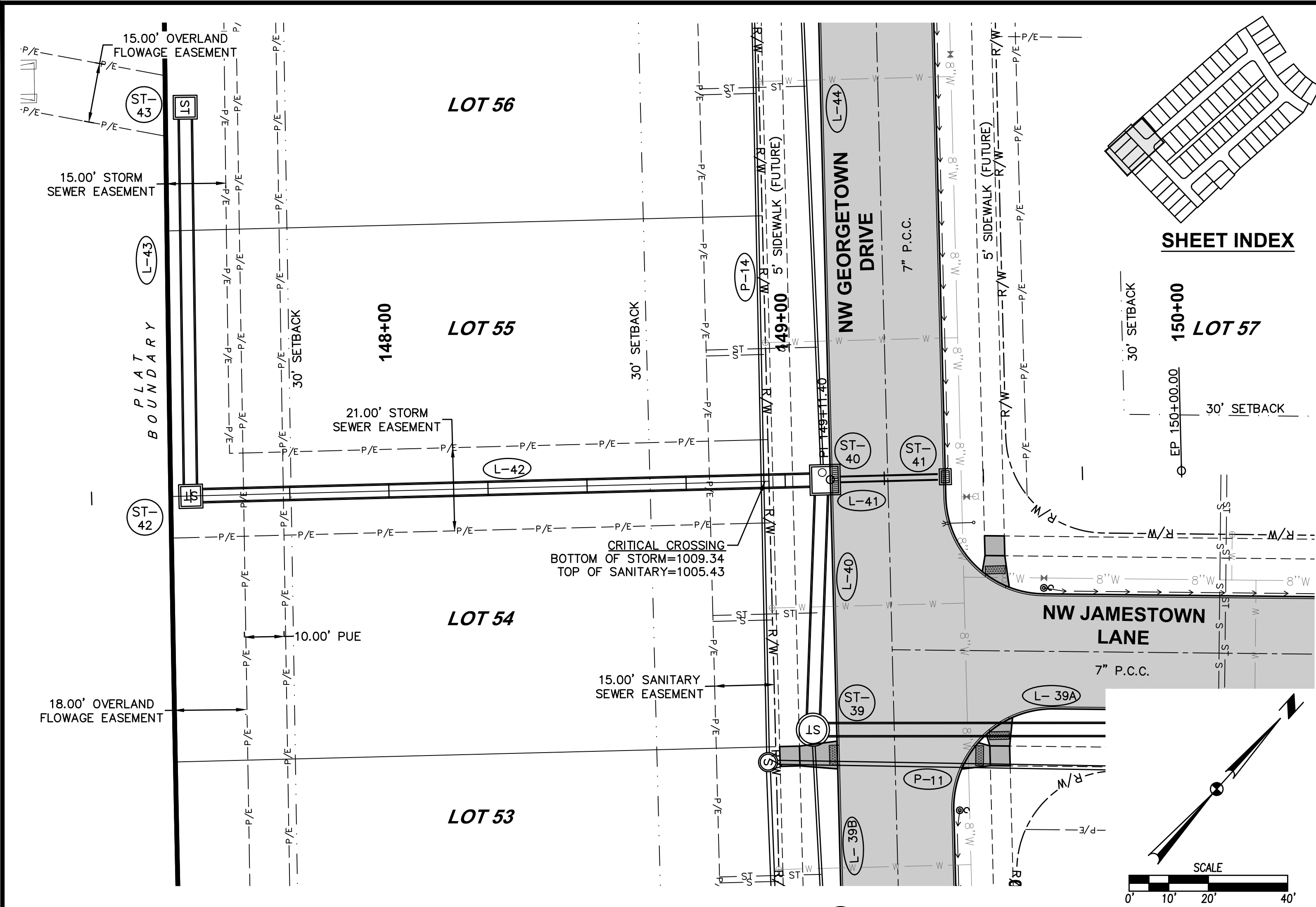
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STRATFORD CROSSING PLAT 3

STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

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CHECKED BY: J. H. HARRIS
PLOTTED BY: J. H. HARRIS
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STRATFORD CROSSING PLAT 3
STORM & SANITARY SEWER PLAN AND PROFILE

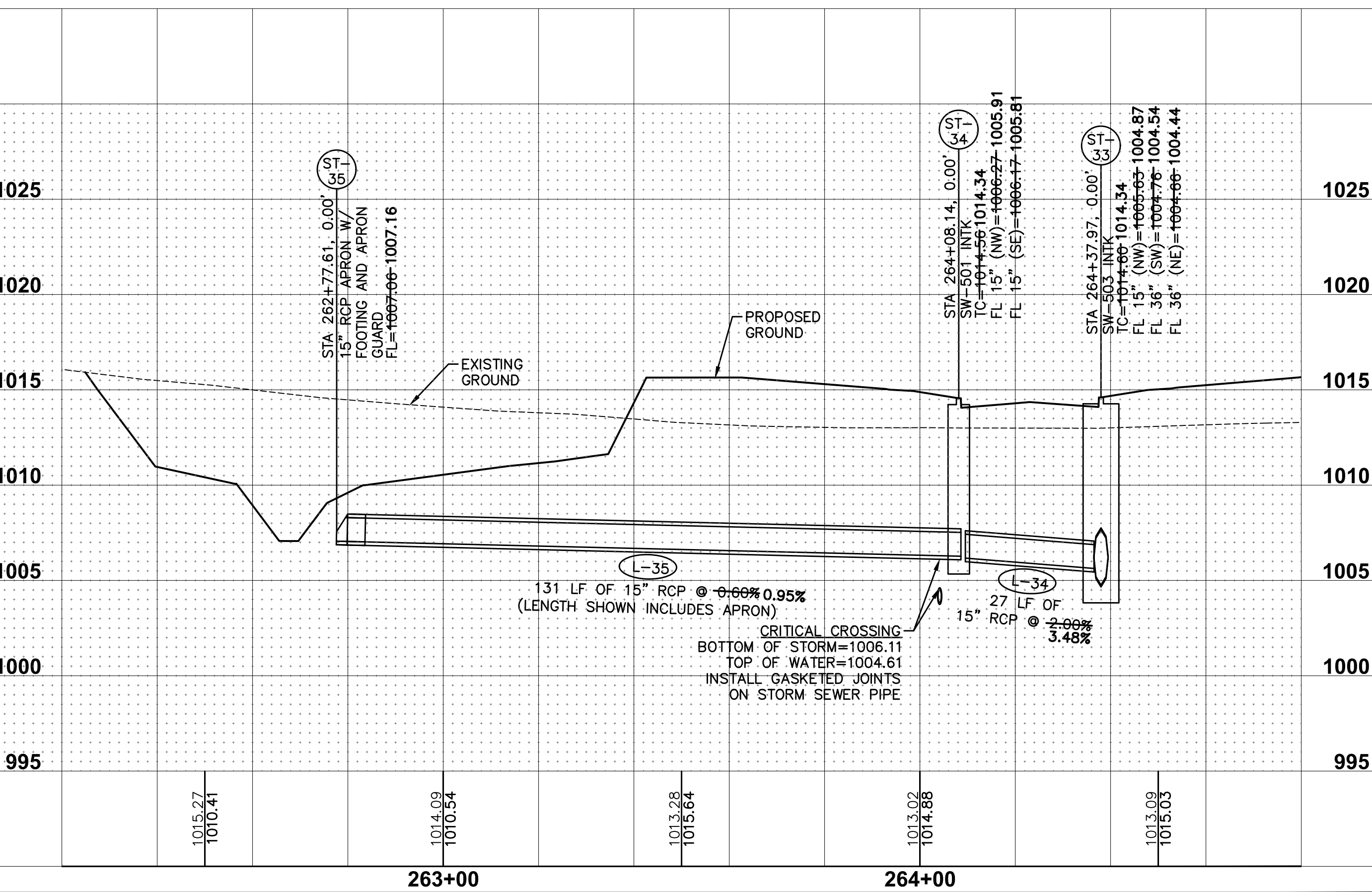
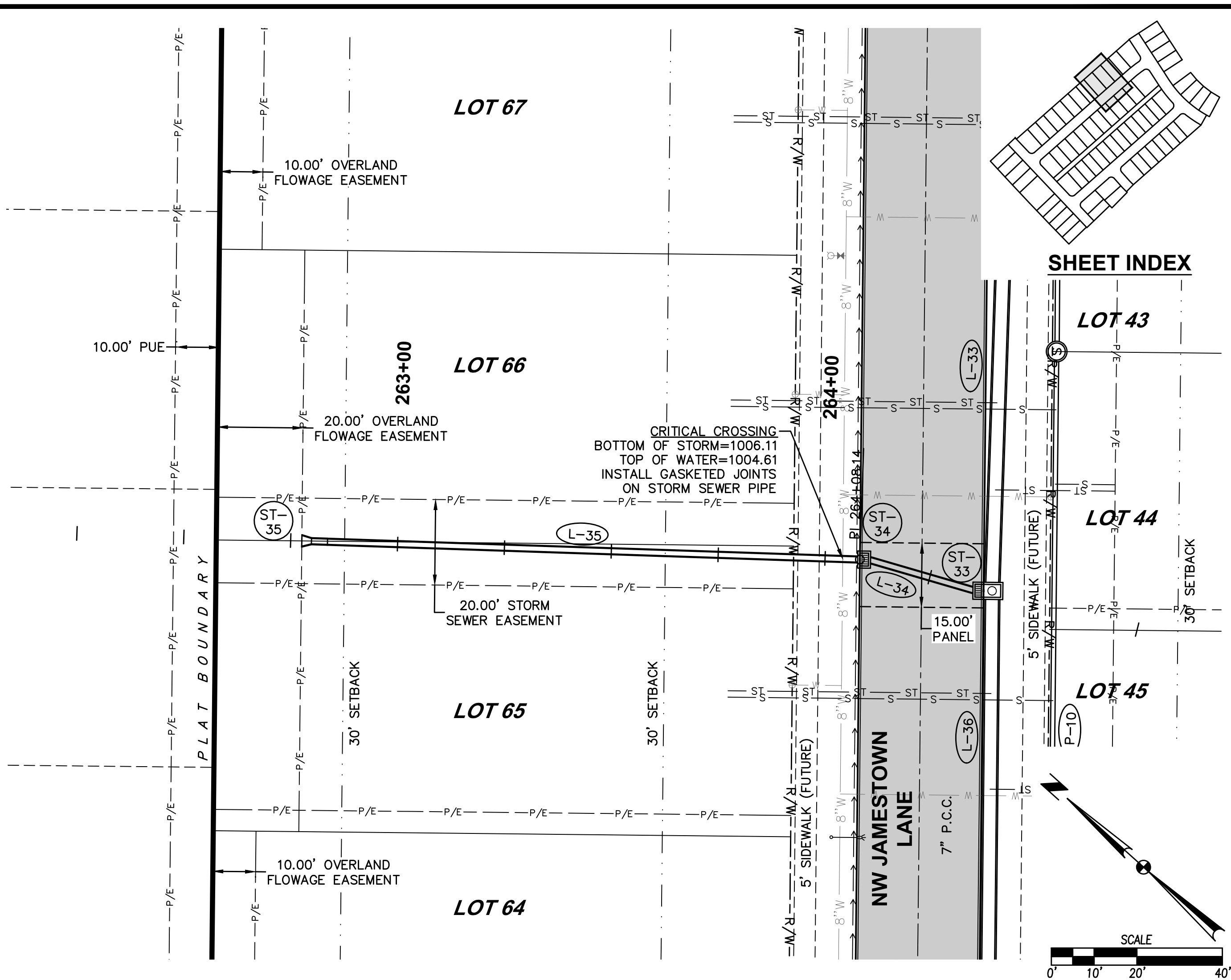
20/34
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

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

REVISIONS
DATE
11/25/19 AS-BUILT SUBMITTAL
03/13/19 REVISED MAILBOX PADS
05/01/18 FINAL SUBMITTAL
04/19/18 FIFTH SUBMITTAL
04/10/18 FOURTH SUBMITTAL
03/06/18 THIRD SUBMITTAL



STRATFORD CROSSING PLAT 3

STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

21/34

1709.540

CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE,, SUITE G
GRIMES, IOWA 50111

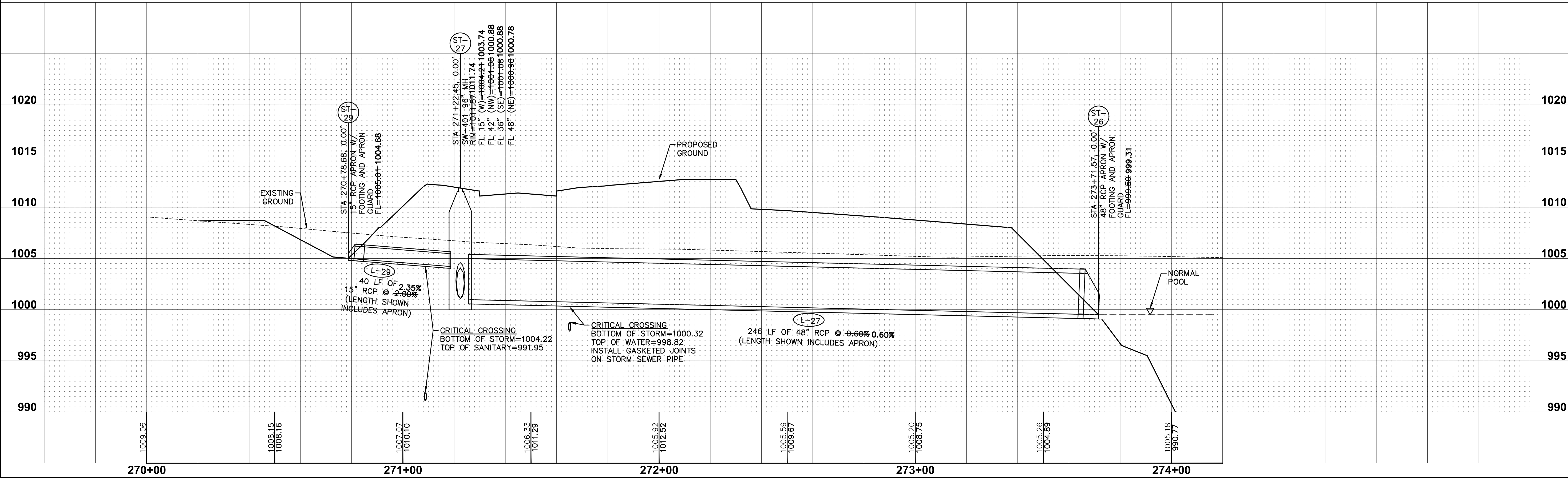
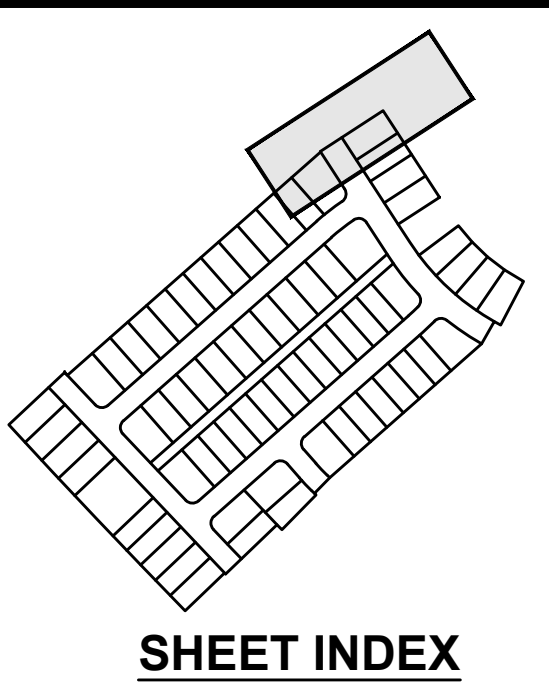
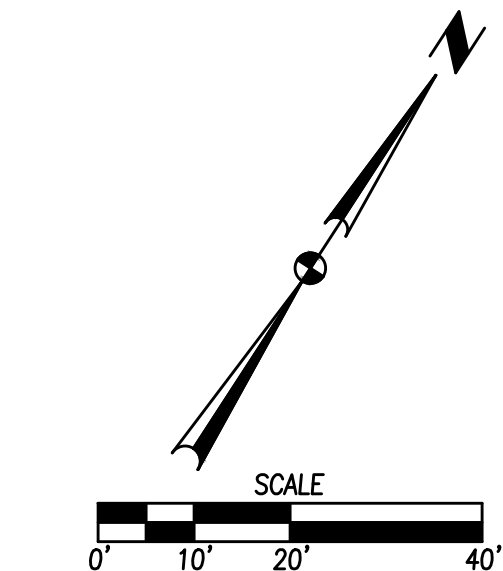
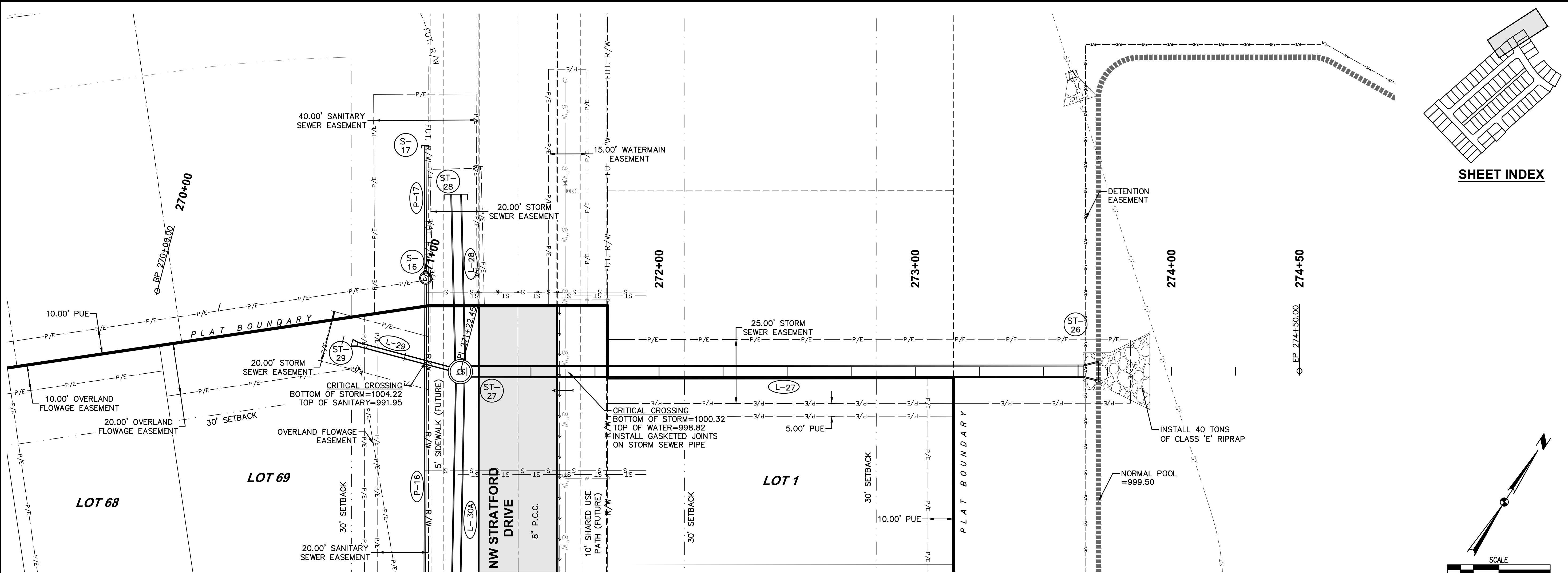
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

EI: GH

REVISIONS	DATE
AS-BUILT SUBMITTAL	11/25/19
REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	05/30/18
FIFTH SUBMITTAL	04/19/18
FOURTH SUBMITTAL	04/10/18
THIRD SUBMITTAL	03/06/18

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1709.540

STRATFORD CROSSING PLAT 3
STORM & SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

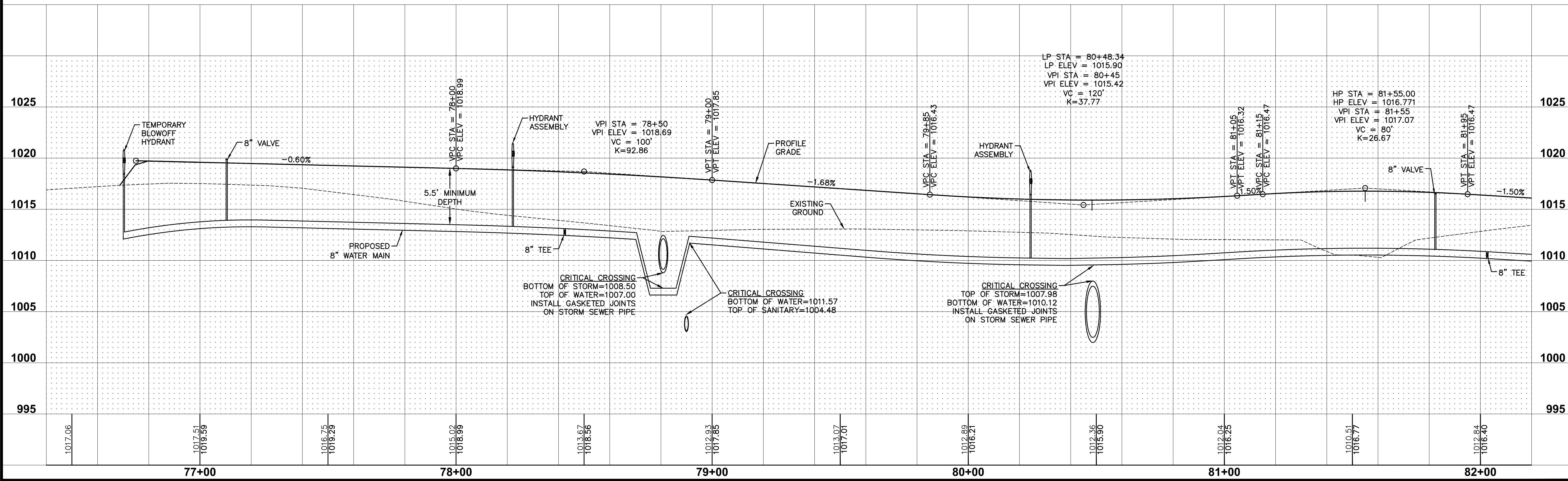
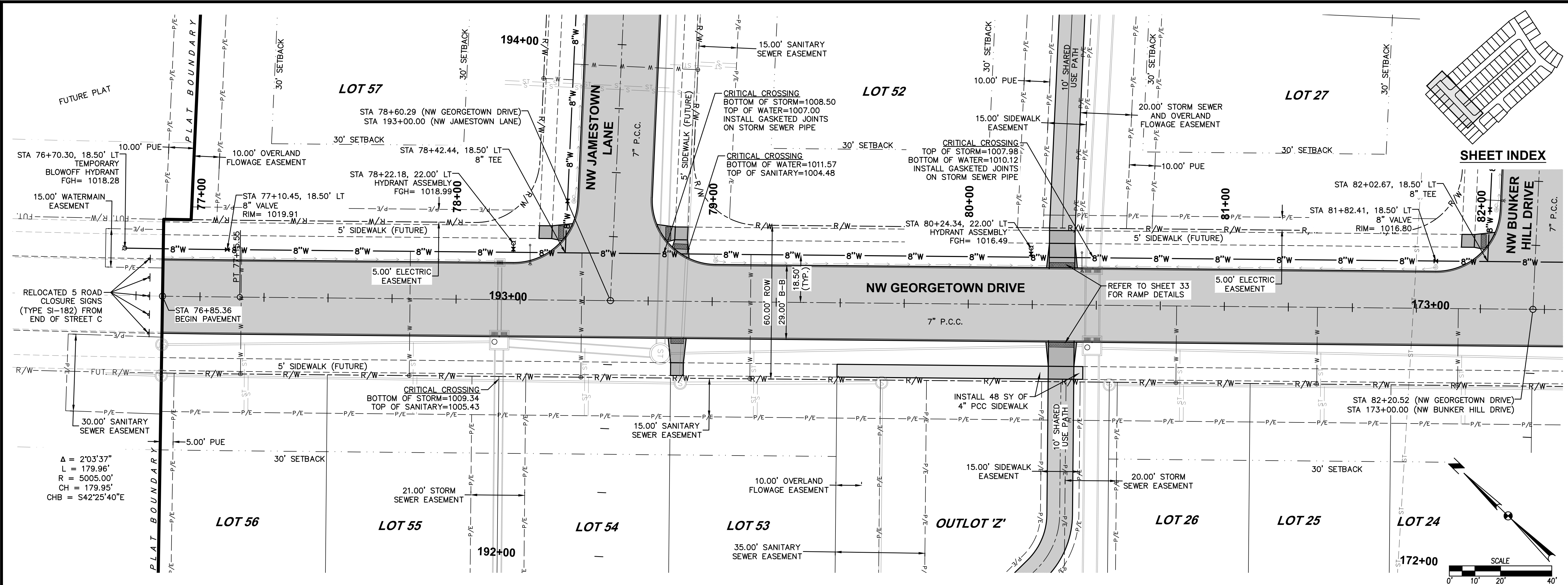
ENGINEER: EKO

EI: GH

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

REVISIONS
DATE
11/25/19
AS-BUILT SUBMITTAL
03/13/19
REVISED MAILBOX PADS
05/07/18
FINAL SUBMITTAL
04/19/18
FIFTH SUBMITTAL
04/10/18
THIRD SUBMITTAL
03/06/18

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DATE
11/25/19
11/25/19
03/13/19
05/01/19
04/19/19
04/10/18
03/06/18

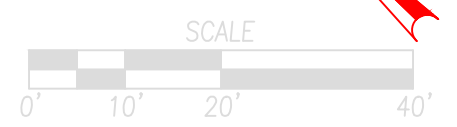
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FINAL SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL

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

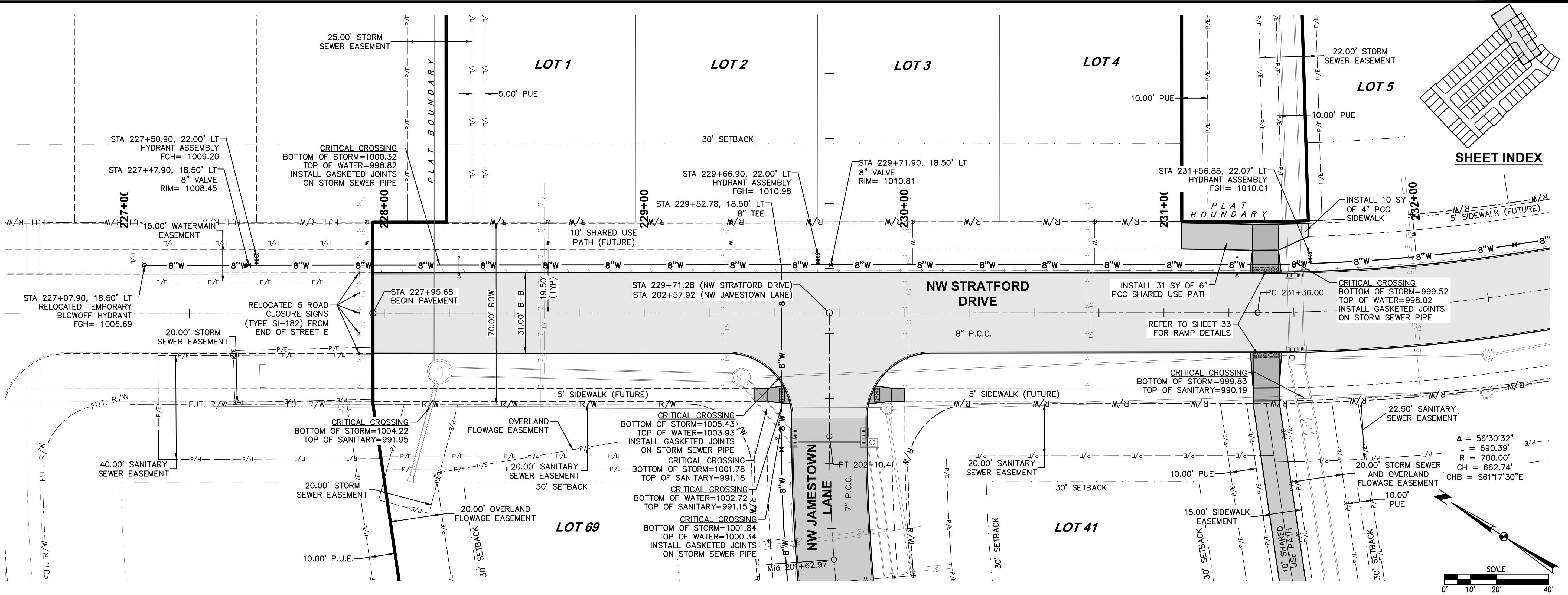
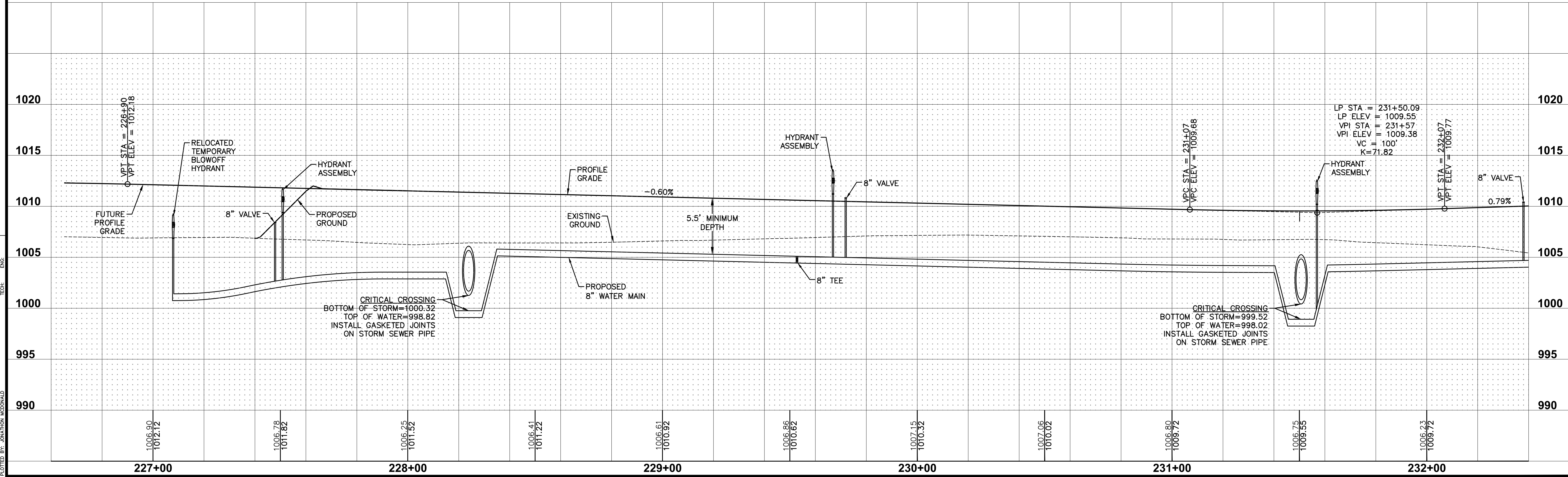
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34

1709.540

STRATFORD CROSSING PLAT 3
WATERMAIN PLAN AND PROFILE
WAAKEE, IOWA



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DESIGNED BY: J. VAN HORN
PLOTTED BY: J. VAN HORN
DATE: 11/25/2019 2:16 PM



STRATFORD CROSSING PLAT 3

WATERMAIN PLAN AND PROFILE

25/34

1709.540

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

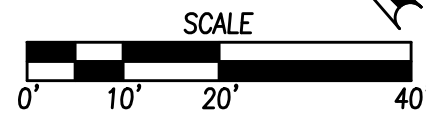
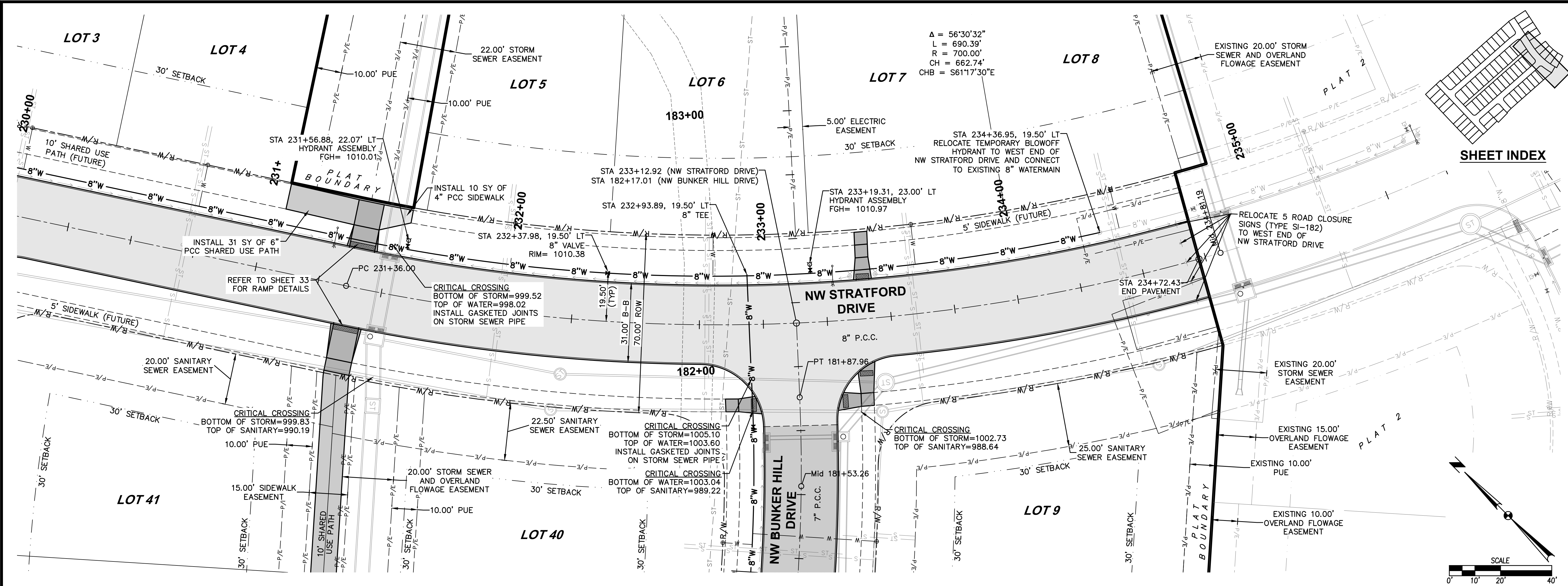
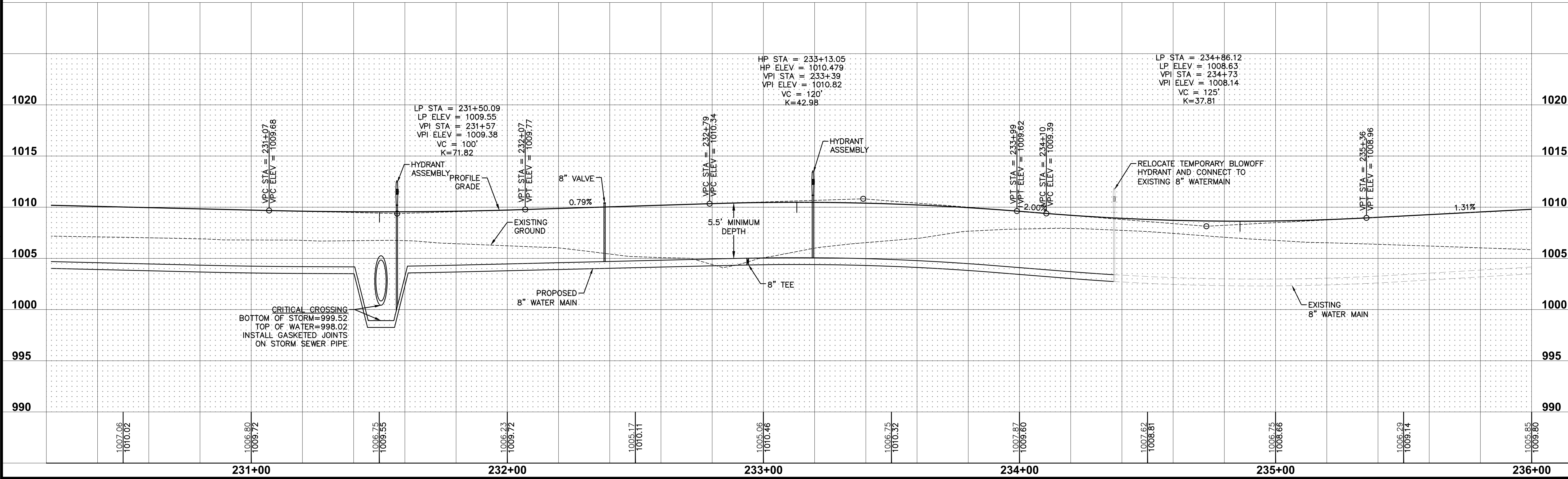
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

EI: GH

DATE	REVISIONS
11/25/19	AS-BUILT SUBMITTAL
03/13/19	REVISED MAILBOX PADS
05/01/18	FINAL SUBMITTAL
04/19/18	FIFTH SUBMITTAL
04/10/18	FOURTH SUBMITTAL
03/06/18	THIRD SUBMITTAL

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SHEET INDEX

STRATFORD CROSSING PLAT 3
WATERMAIN PLAN AND PROFILE

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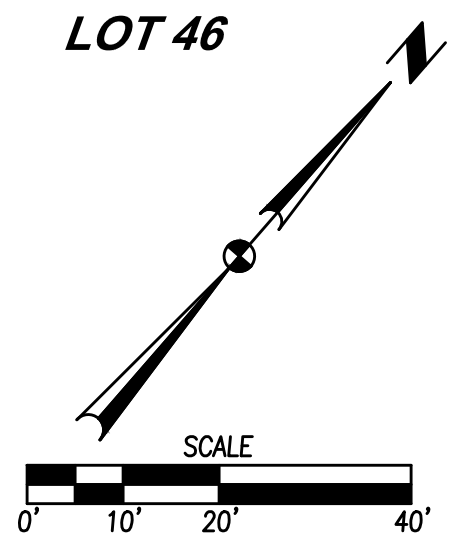
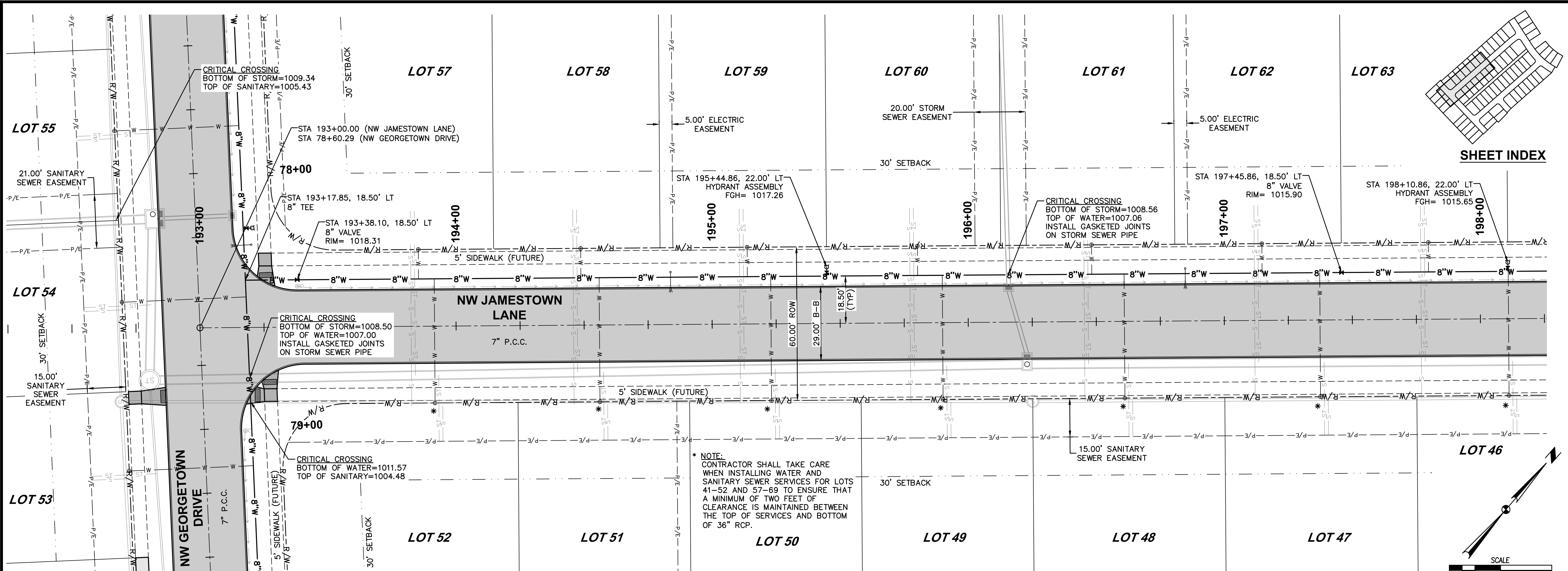
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REVISED MAILBOX PADS: 05/07/18
FINAL SUBMITTAL: 04/17/18
FIFTH SUBMITTAL: 04/17/18
THIRD SUBMITTAL: 03/06/18

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

ENGINEER: EKO
EI: GH

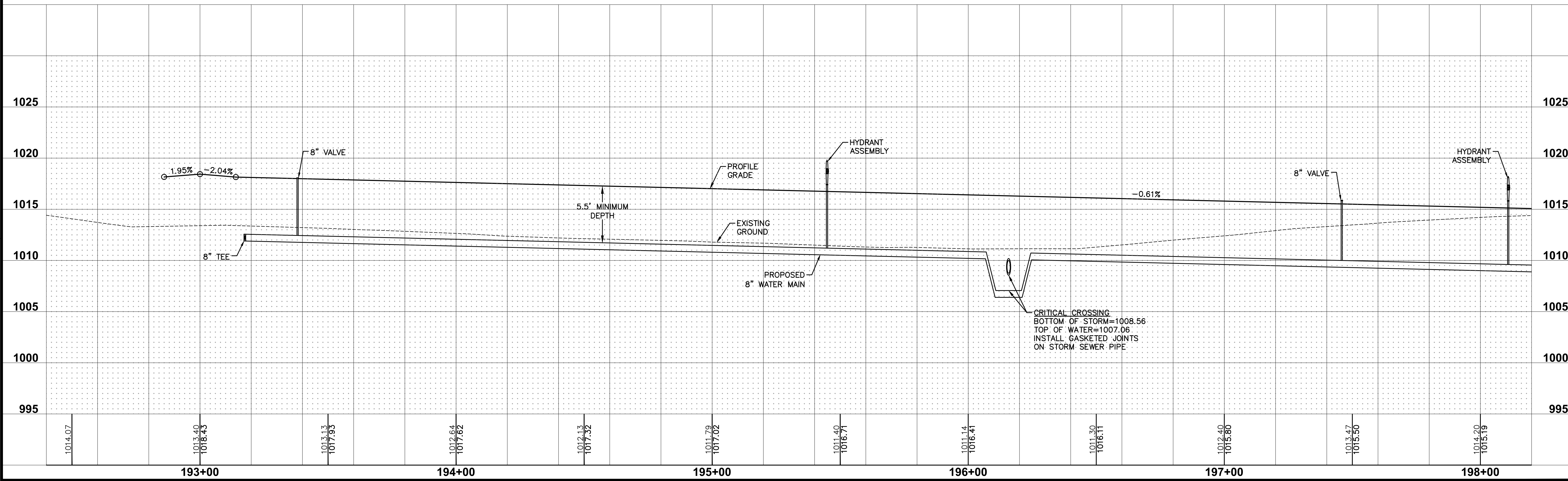
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

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PLOT DATE: 11/25/2019 2:16 PM
PLOT BY: JAVON H. WOODARD



SHEET INDEX

* NOTE:
CONTRACTOR SHALL TAKE CARE
WHEN INSTALLING WATER AND
SANITARY SEWER SERVICES FOR LOTS
41-52 AND 57-69 TO ENSURE THAT
A MINIMUM OF TWO FEET OF
CLEARANCE IS MAINTAINED BETWEEN
THE TOP OF SERVICES AND BOTTOM
OF 36" RCP.



REVISIONS	
DATE	DESCRIPTION
11/25/19	AS-BUILT SUBMITTAL
03/13/19	REVISED MAILBOX PADS
05/30/18	FINAL SUBMITTAL
04/19/18	FIFTH SUBMITTAL
04/10/18	FOURTH SUBMITTAL
03/06/18	THIRD SUBMITTAL

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

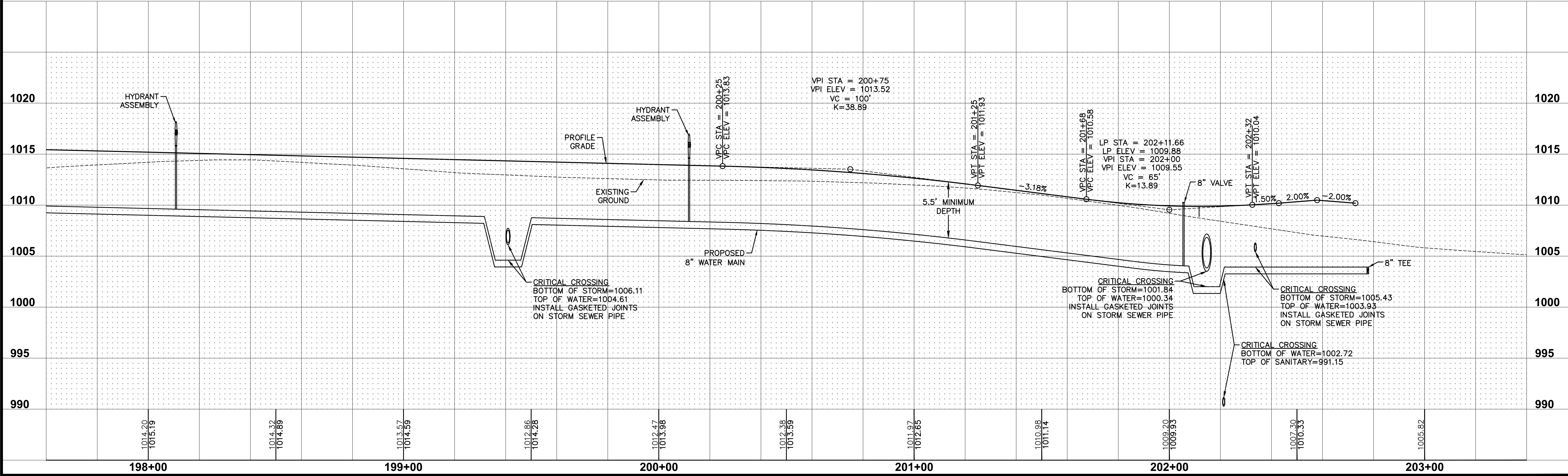
CIVIL DESIGN ADVANTAGE
ENGINEER: EKO
EI: GH

WAUKEE, IOWA

STRATFORD CROSSING PLAT 3

WATERMAIN PLAN AND PROFILE

27/34
1709.540



LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

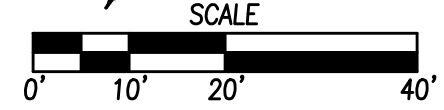
LOT 42

LOT 41

LOT 2

LOT 3

SHEET INDEX



STRATFORD CROSSING PLAT 3
WATERMAIN PLAN AND PROFILE

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1709.540

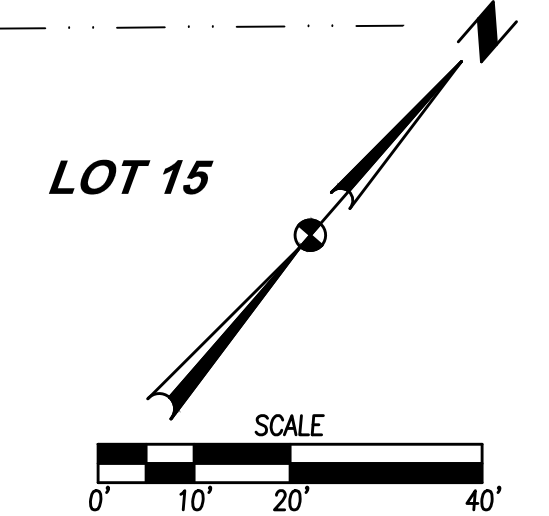
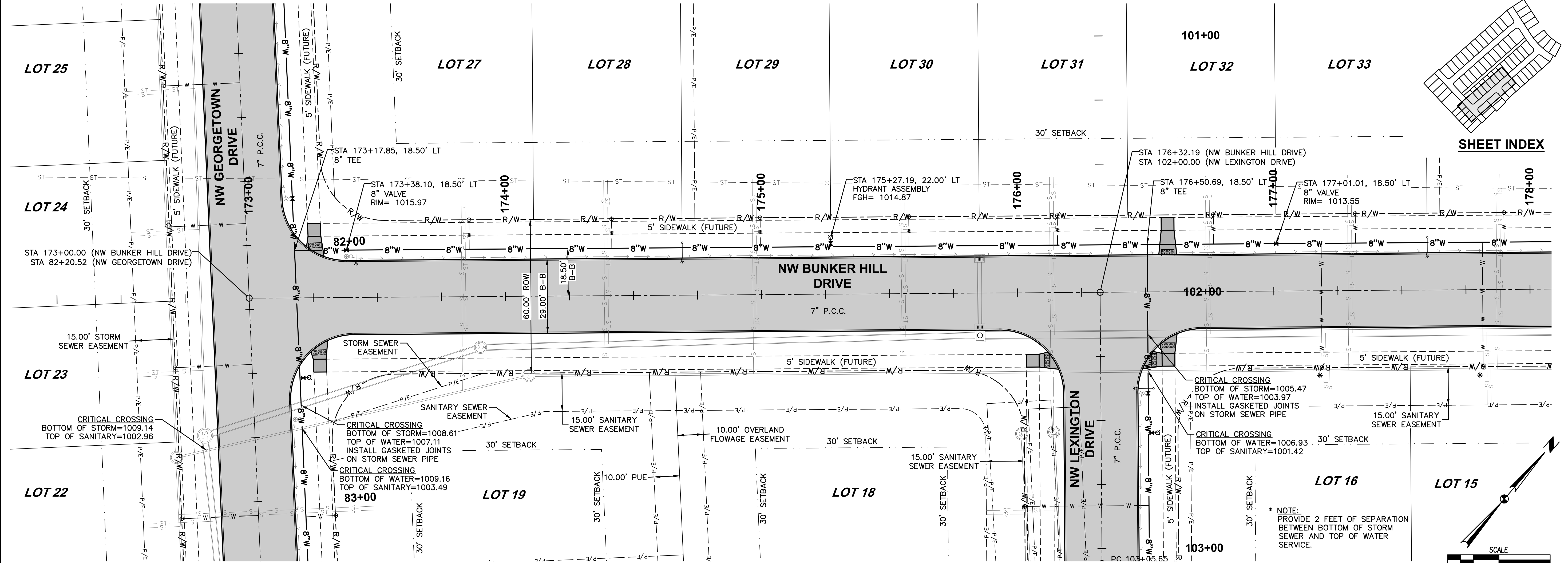
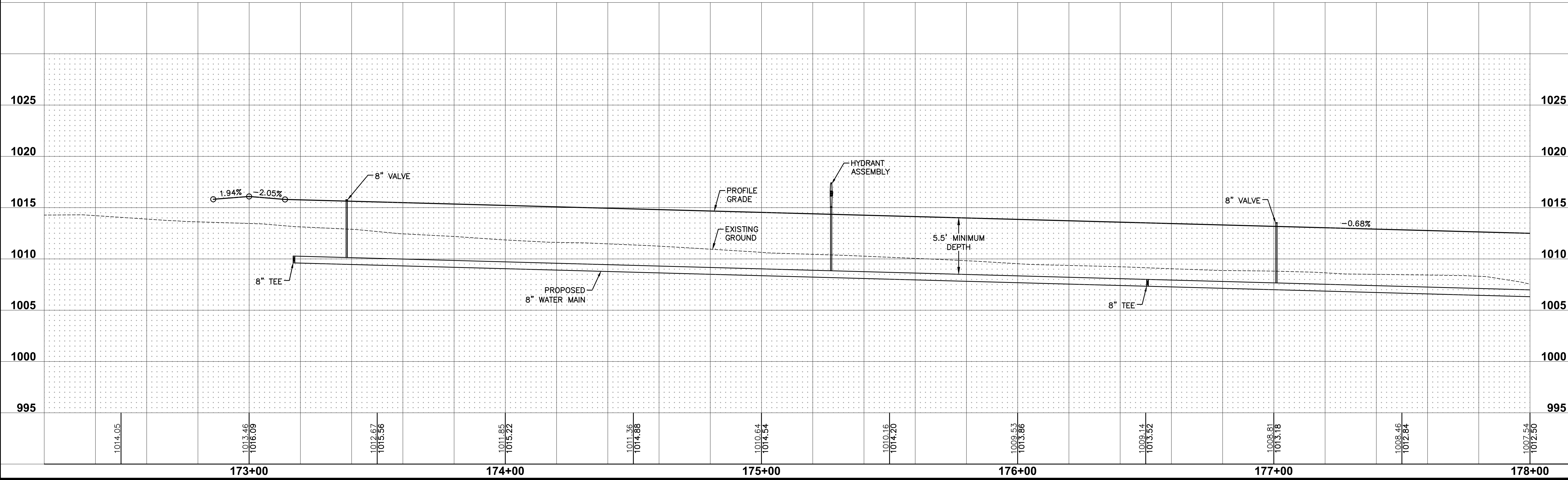
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO
EI: GH

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REVISIONS	DATE
AS-BUILT SUBMITTAL	11/25/19
REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	05/01/18
FIFTH SUBMITTAL	04/19/18
FOURTH SUBMITTAL	04/10/18
THIRD SUBMITTAL	03/06/18

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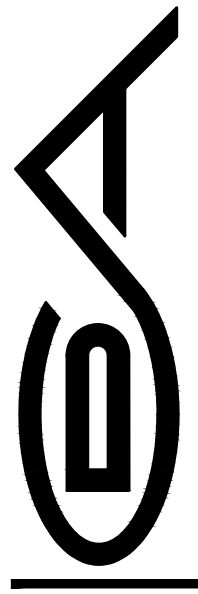
SHEET INDEX

STRATFORD CROSSING PLAT 3

WATERMAIN PLAN AND PROFILE

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1709.540

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



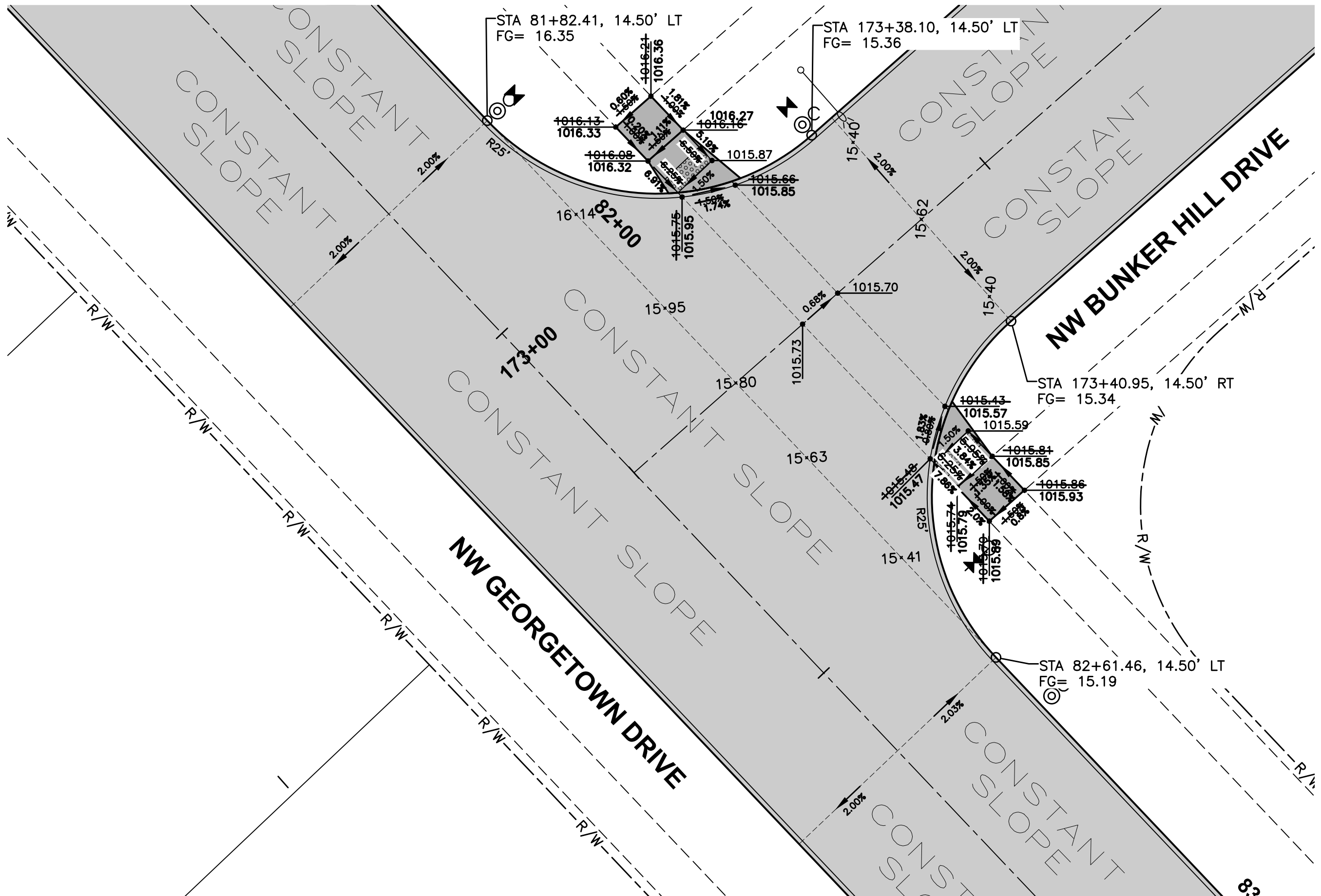
WAUKEE, IOWA

ENGINEER: EKO

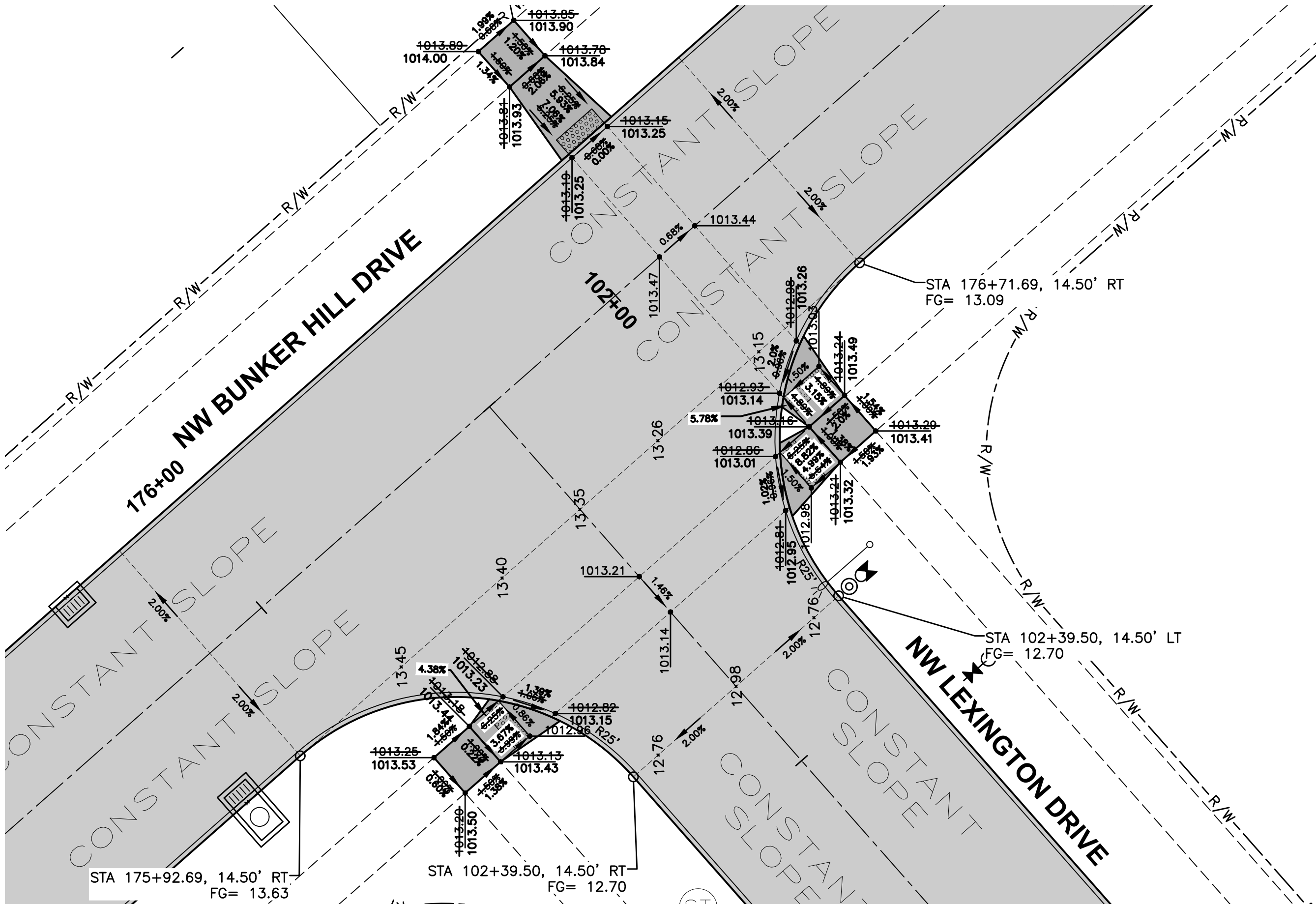
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REVISIONS	DATE
AS-BUILT SUBMITTAL	11/25/19
REVISED MAILBOX PADS	03/13/19
FINAL SUBMITTAL	05/30/18
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FOURTH SUBMITTAL	04/10/18
THIRD SUBMITTAL	03/06/18

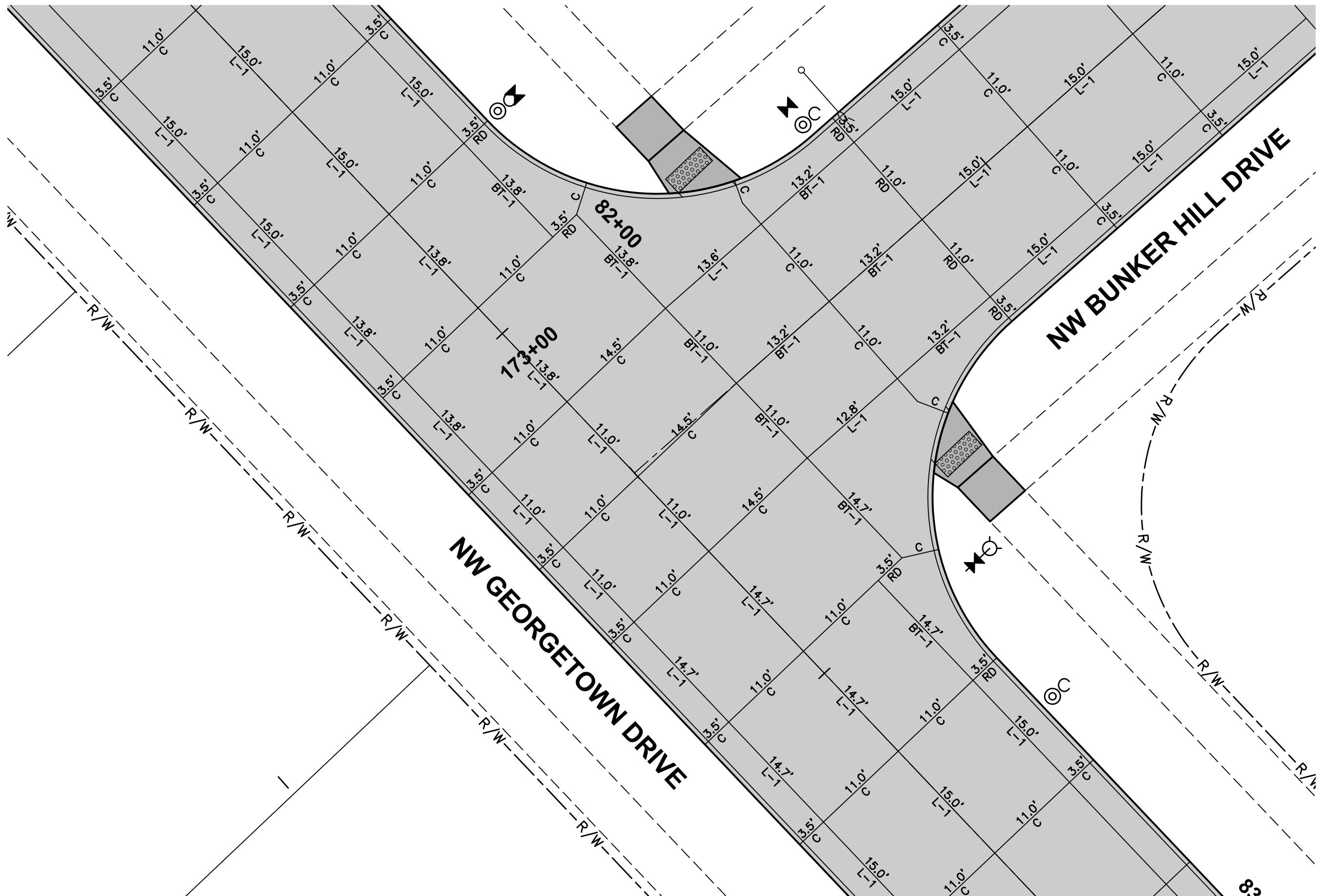
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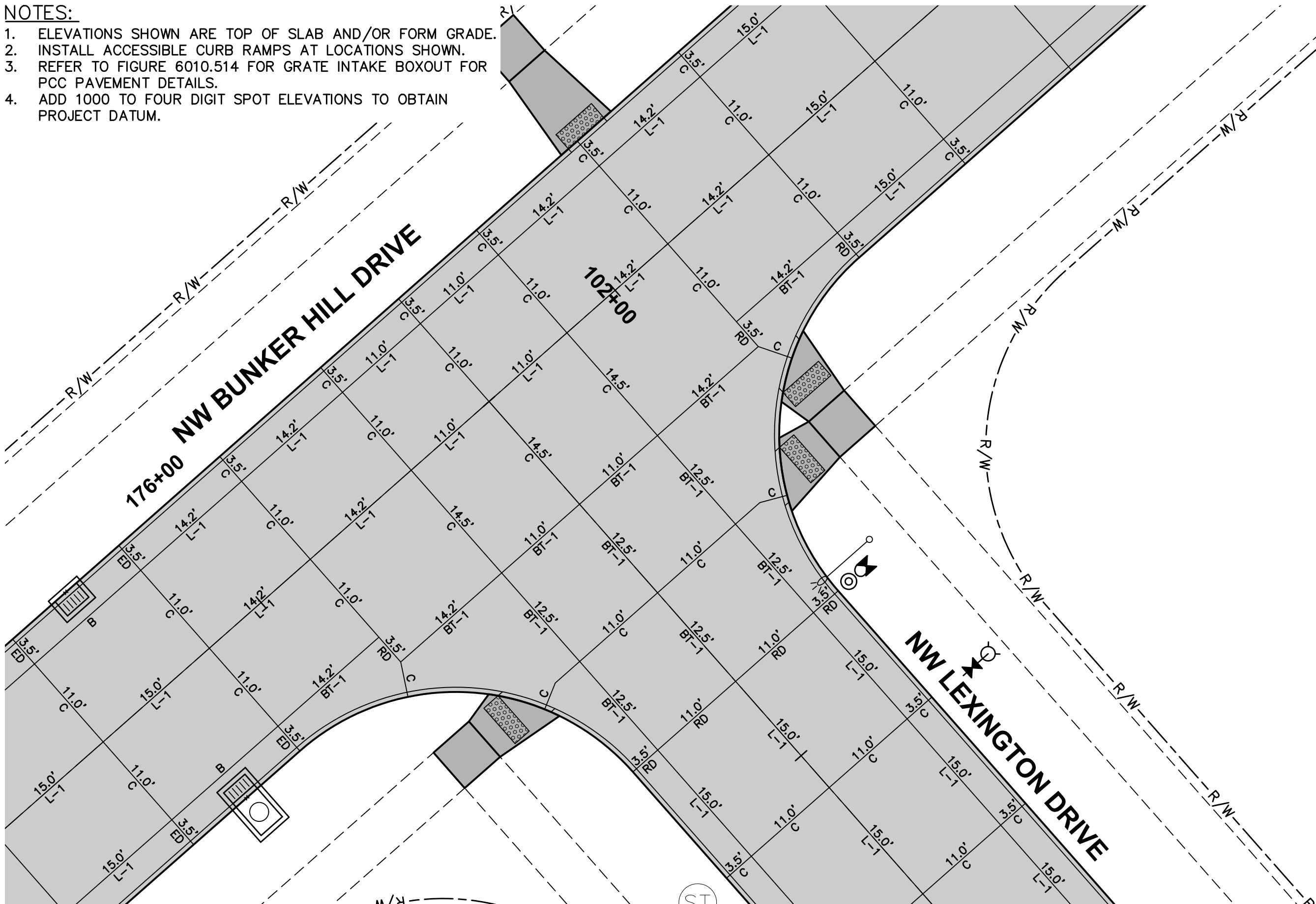
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GEOMETRICS AND STAKING LAYOUT

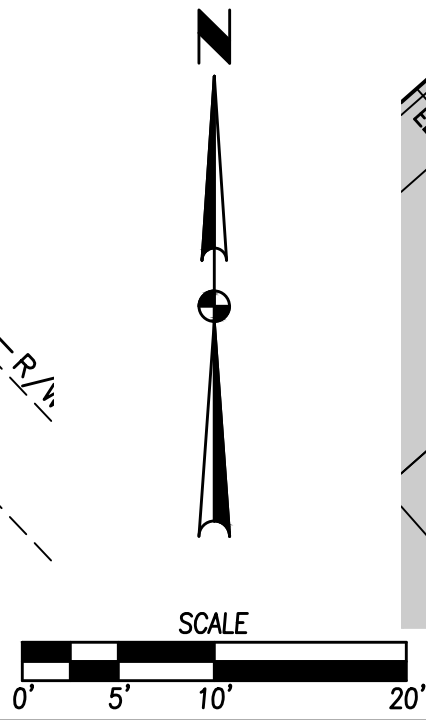


JOINTING LAYOUT



JOINTING LAYOUT

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



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34
1709.540

STRATFORD CROSSING PLAT 3
INTERSECTION DETAILS

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

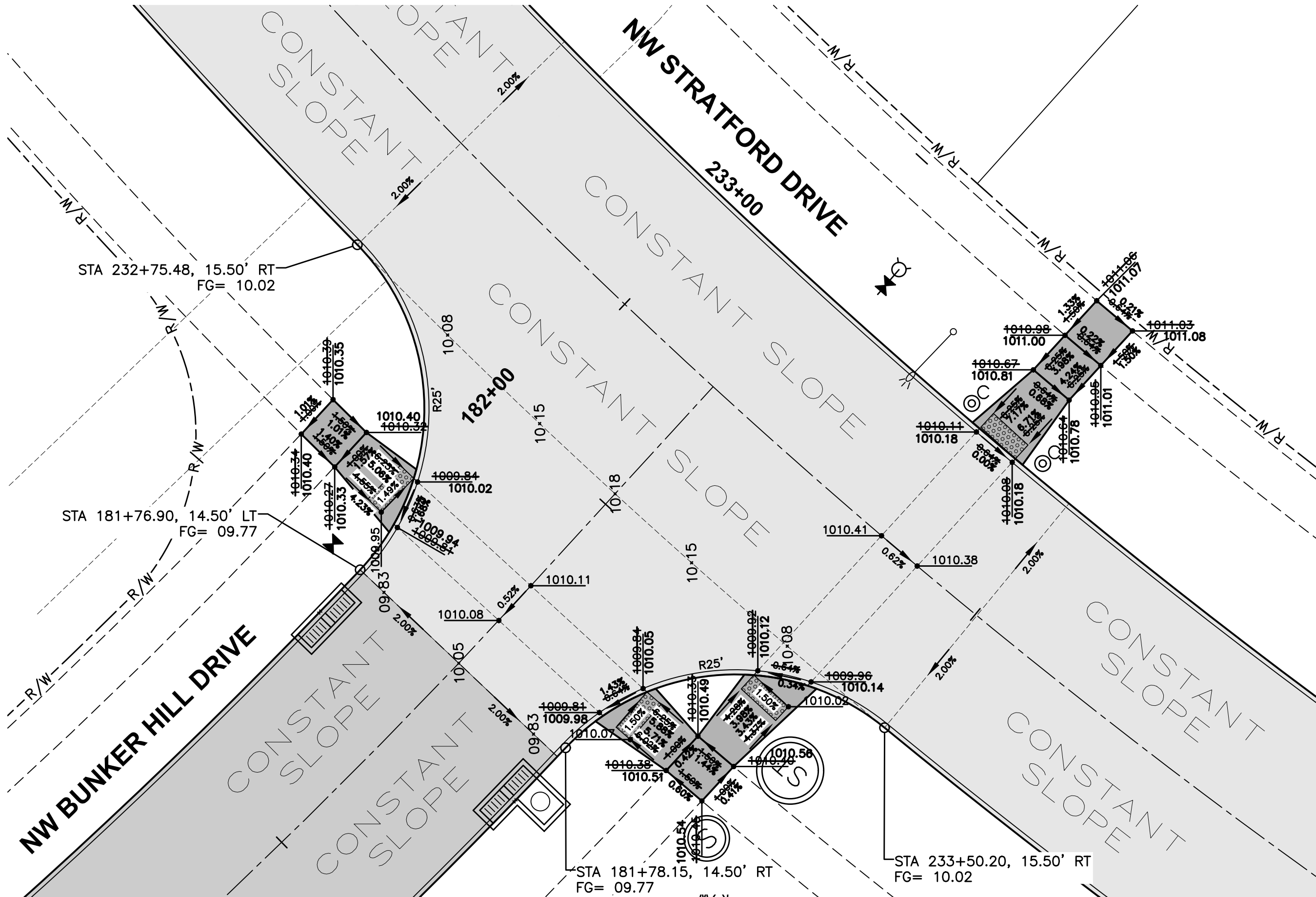
ENGINEER: EKO

EI: GH

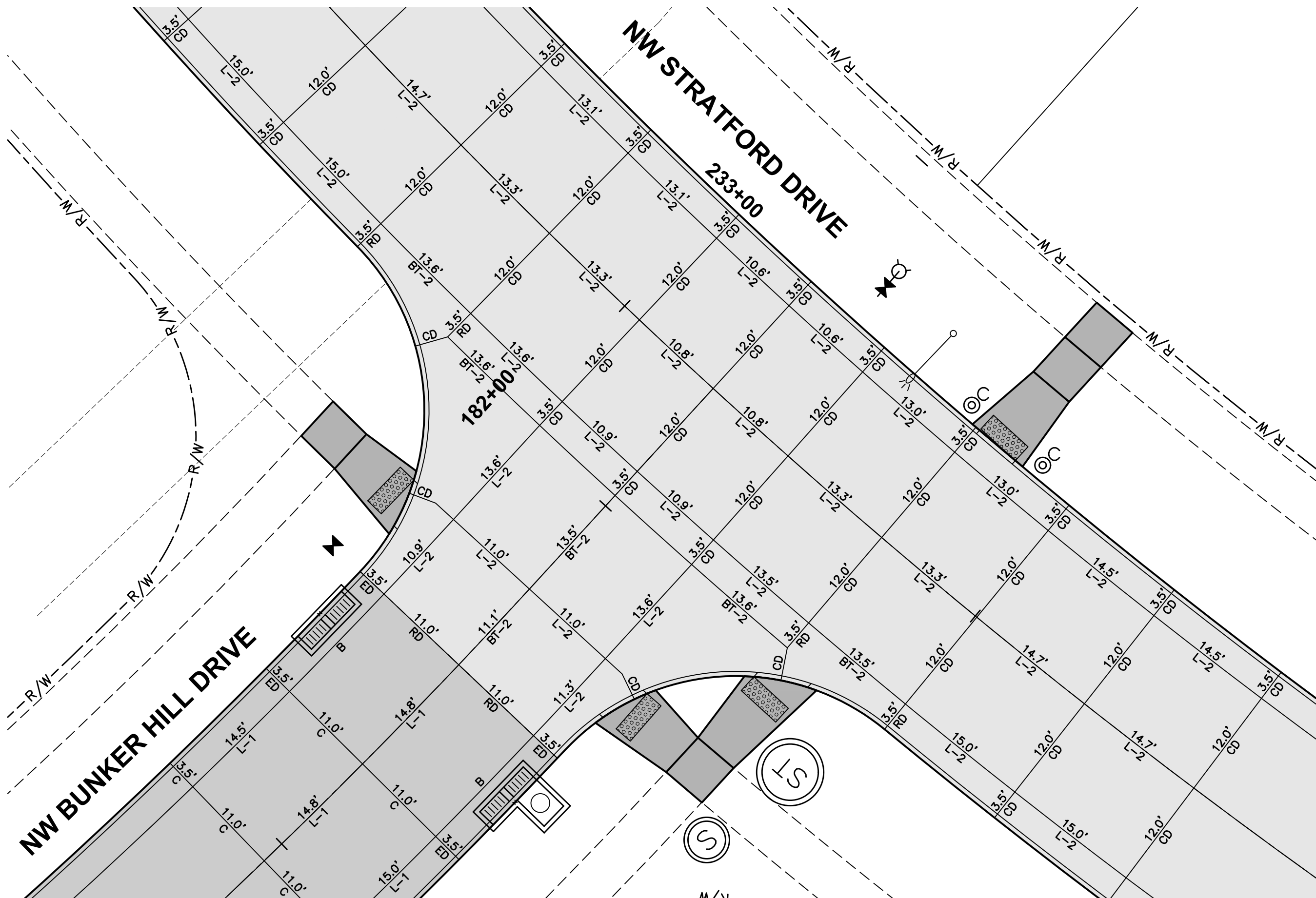
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS
DATE
11/25/19
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04/19/18
FIFTH SUBMITTAL
04/10/18
FOURTH SUBMITTAL
03/06/18
THIRD SUBMITTAL

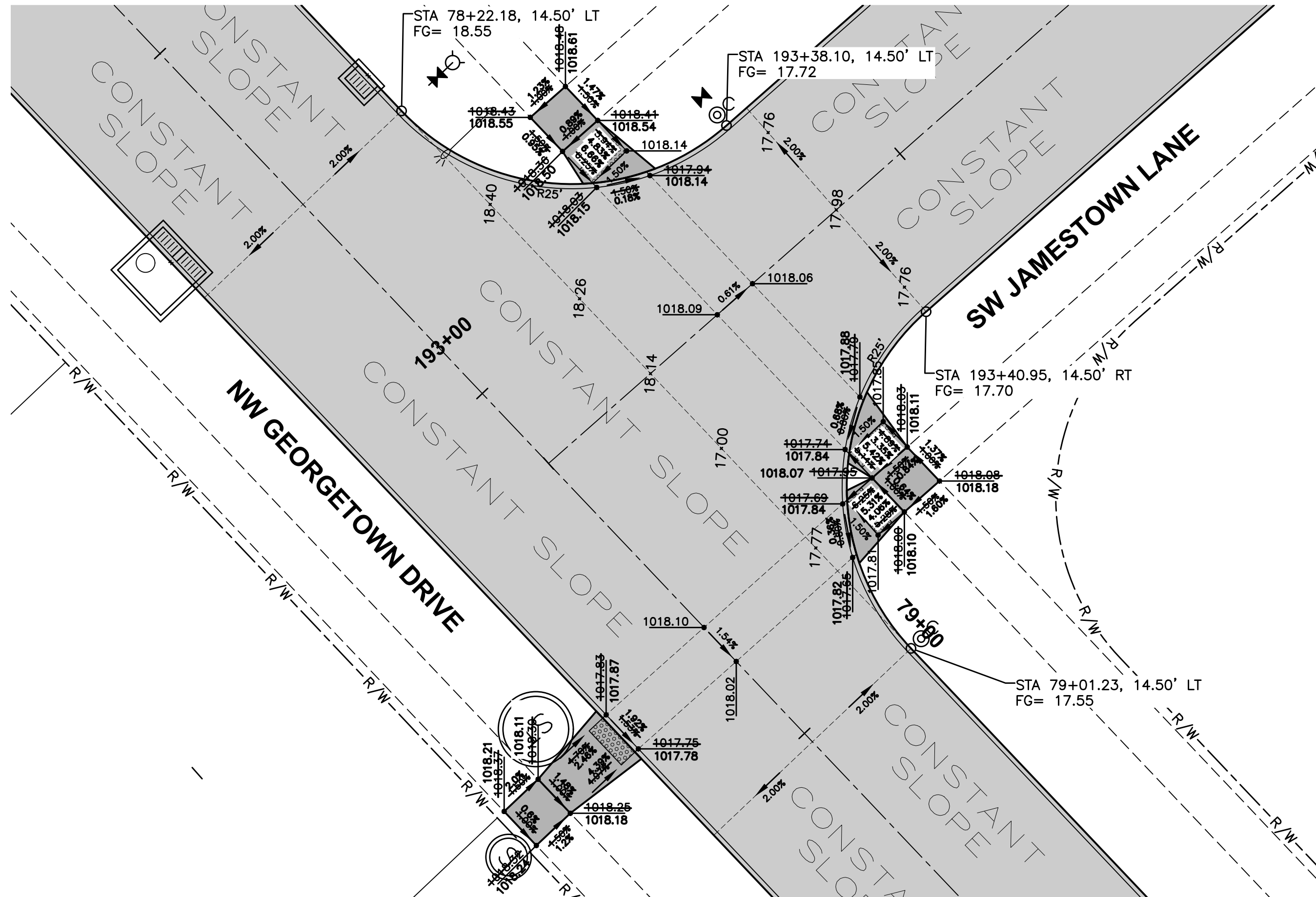
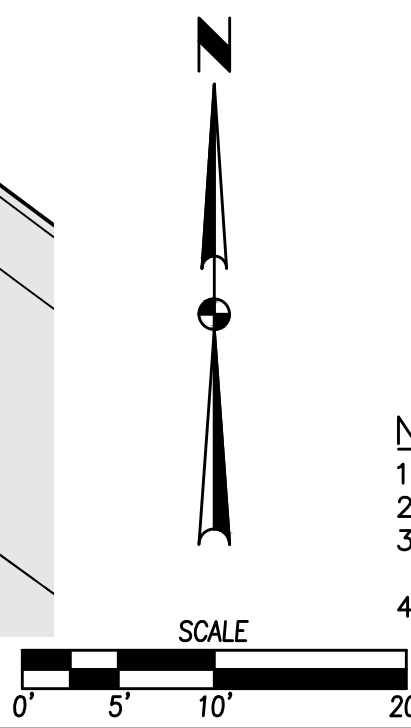
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COMMENTS: TECHNICAL ENG.



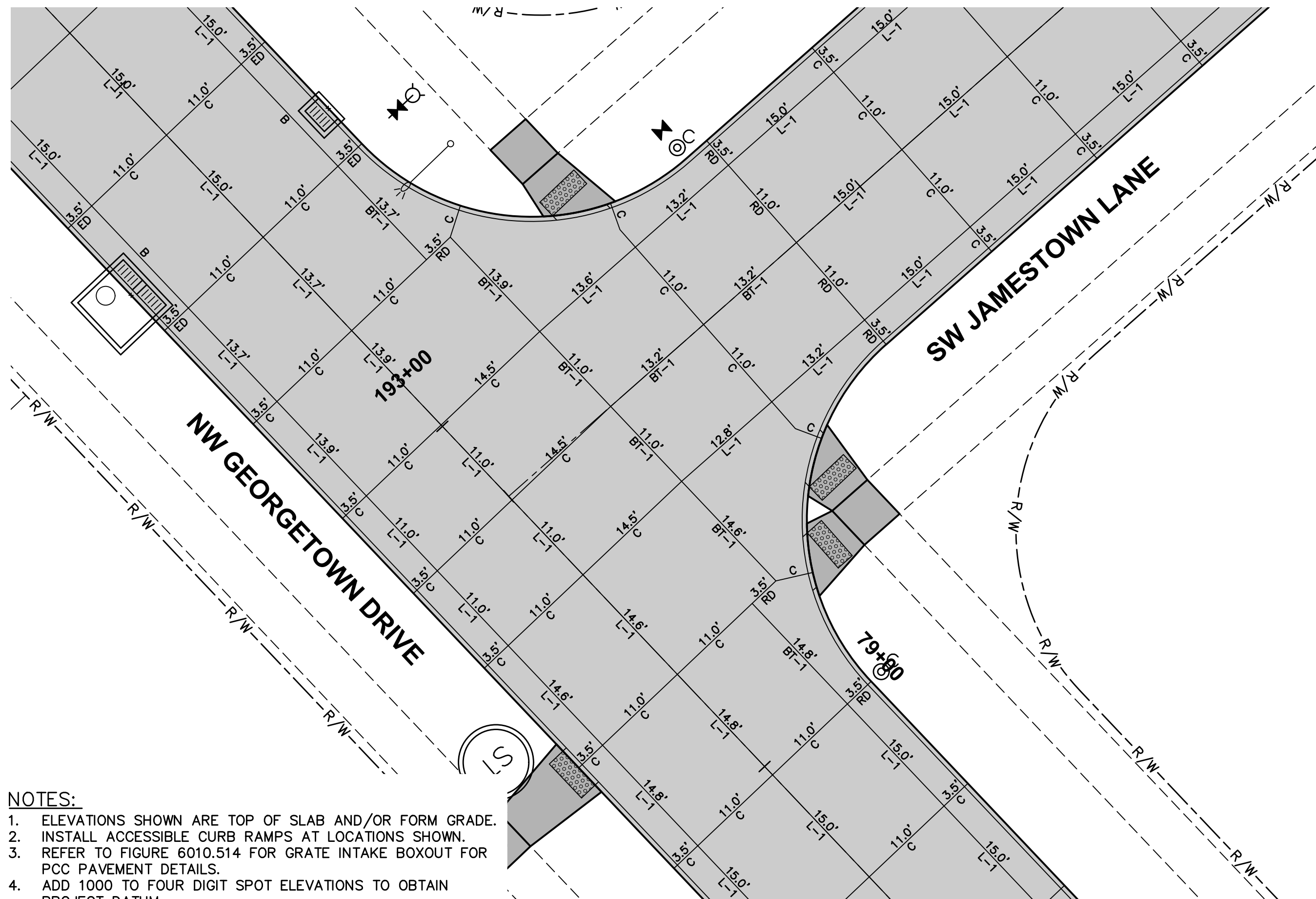
GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

- NOTES:
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
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 4. ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

STRATFORD CROSSING PLAT 3
INTERSECTION DETAILS

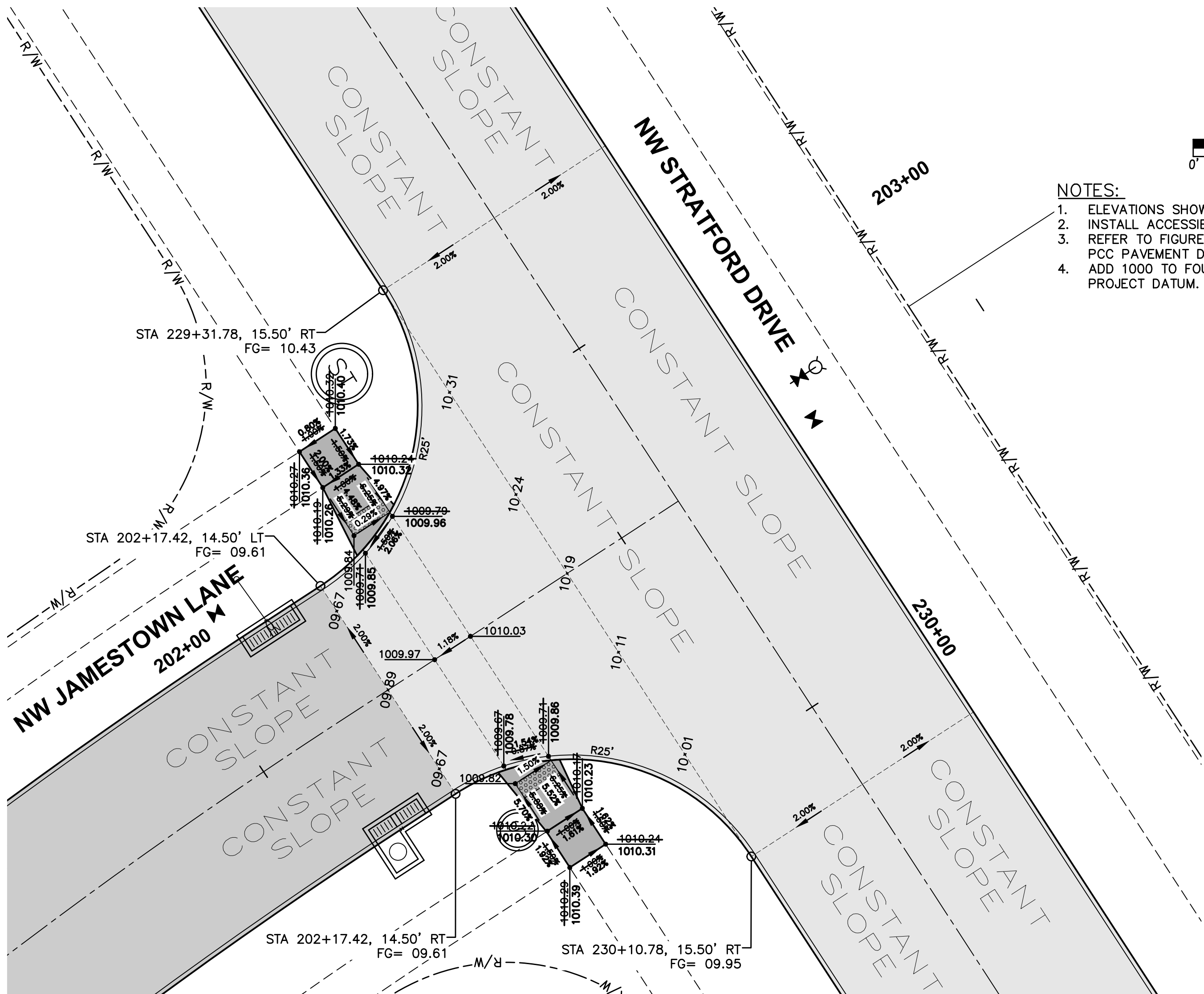
32
34
1709.540

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

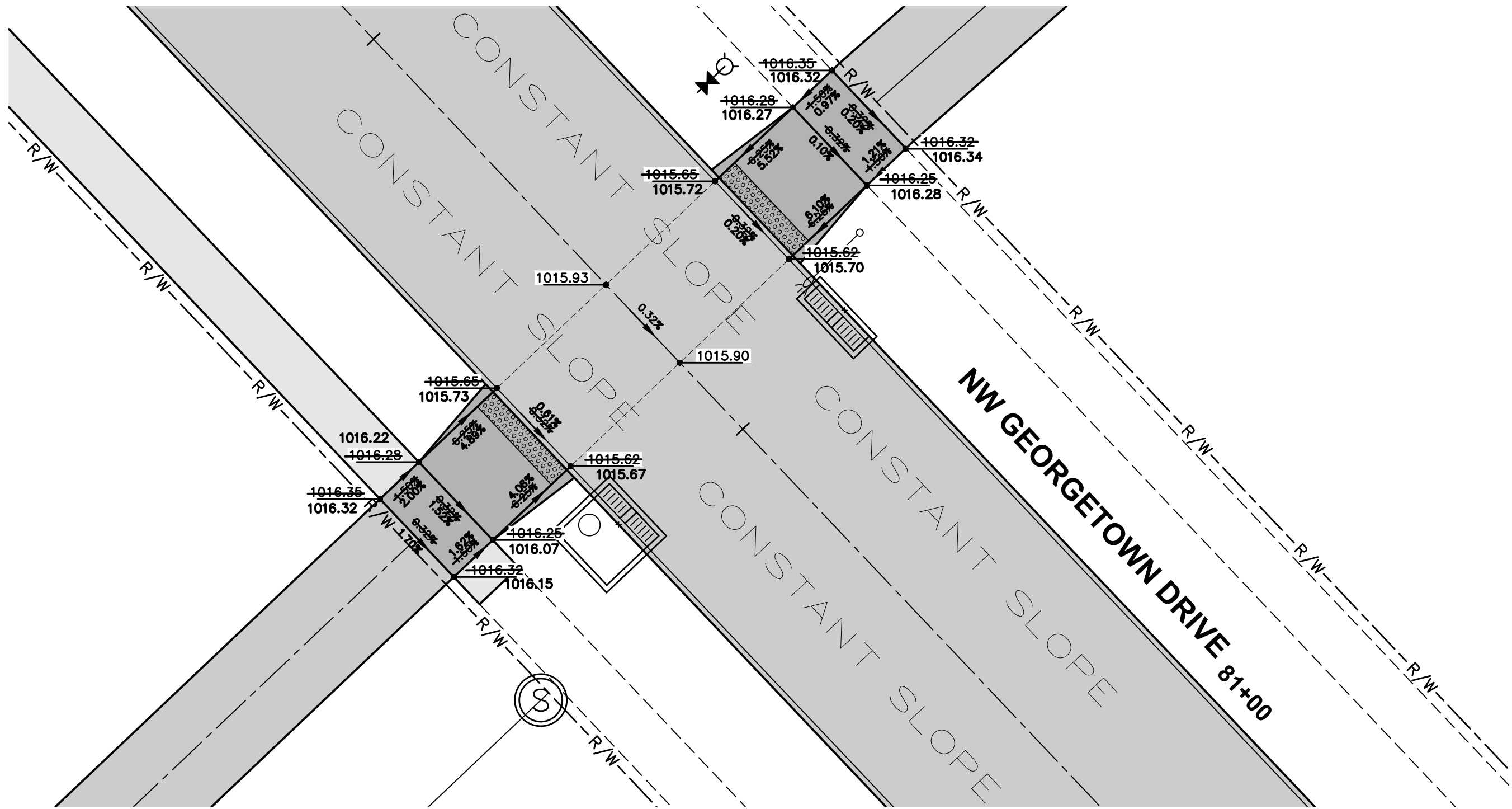
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO EI: GH

REVISIONS
DATE
11/25/19
AS-BUILT SUBMITTAL
03/13/19
REVISED MAILBOX PADS
05/07/18
FINAL SUBMITTAL
04/19/18
FIFTH SUBMITTAL
04/10/18
FOURTH SUBMITTAL
03/06/18
THIRD SUBMITTAL

FILE: H:\2017\7095-00\DWG\7095-00-INTERSECTIONS-ASBUILTDWG
PLOT DATE: 11/25/2019 2:17 PM
PLOT BY: ANTHON MCDONALD
COMMENT: ENG.

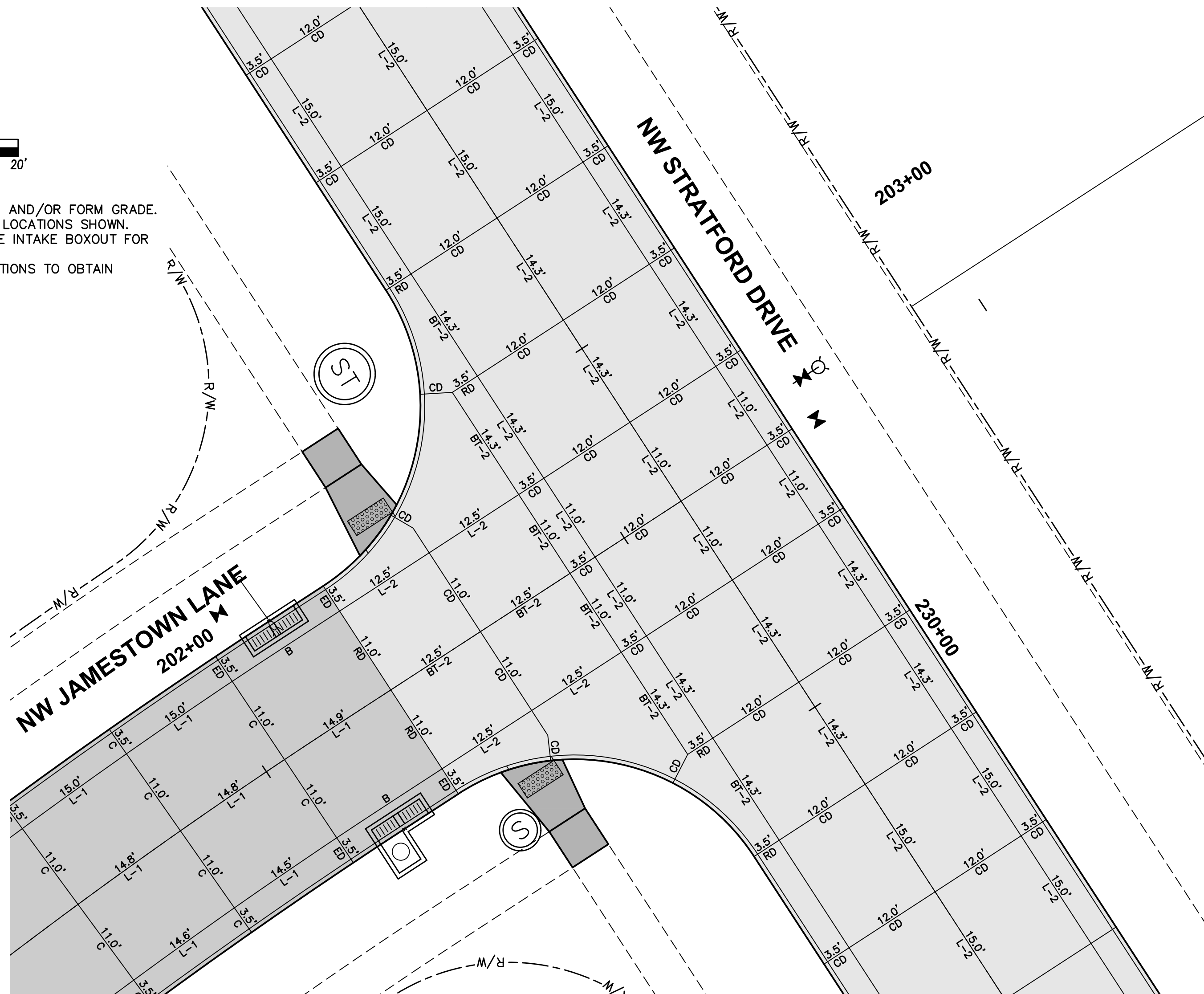
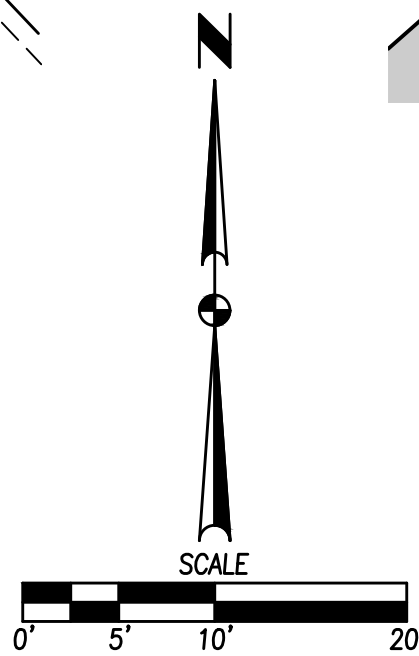


GEOMETRICS AND STAKING LAYOUT

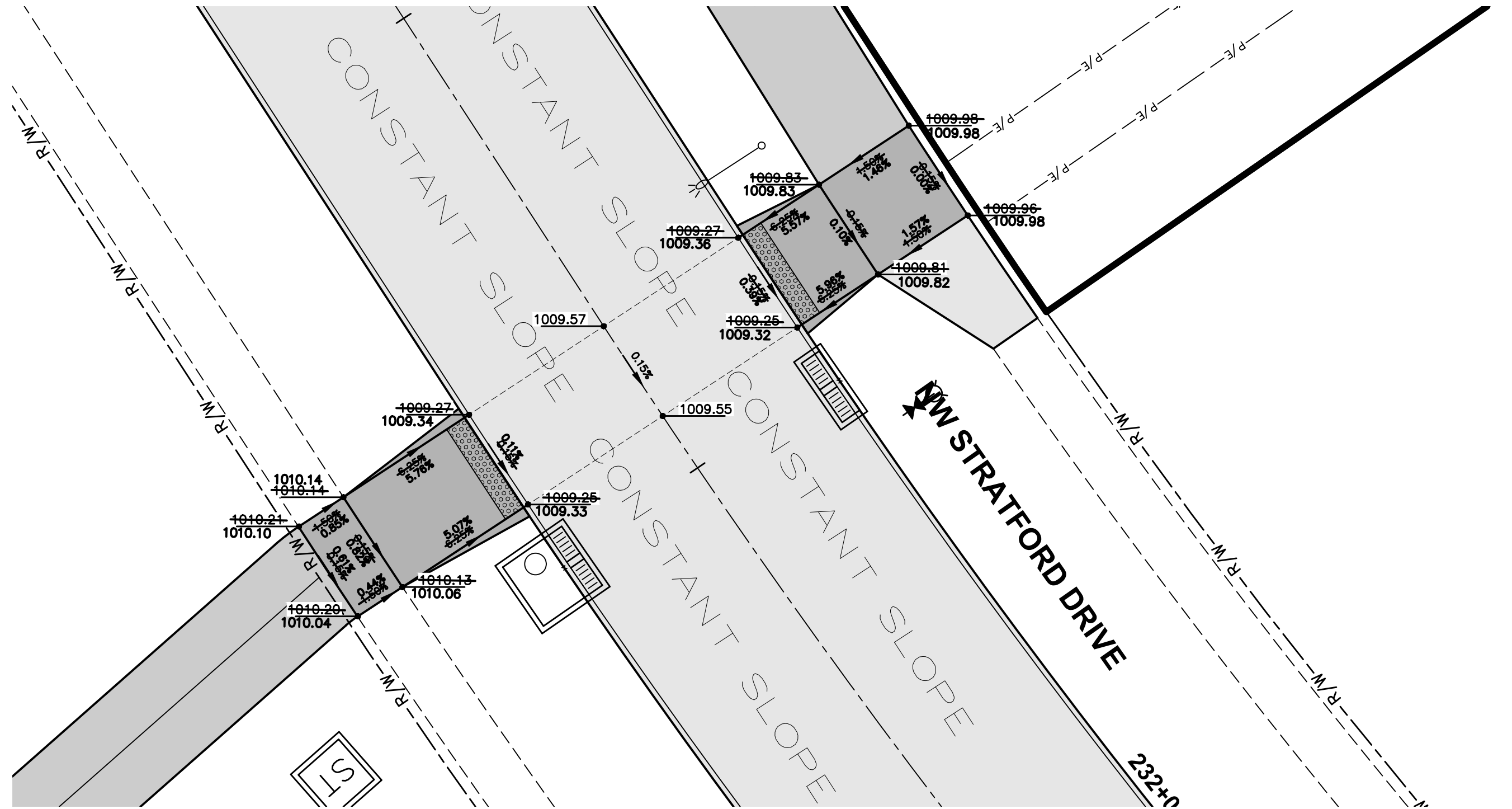


GEOMETRICS AND STAKING LAYOUT

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



JOINTING LAYOUT



GEOMETRICS AND STAKING LAYOUT

