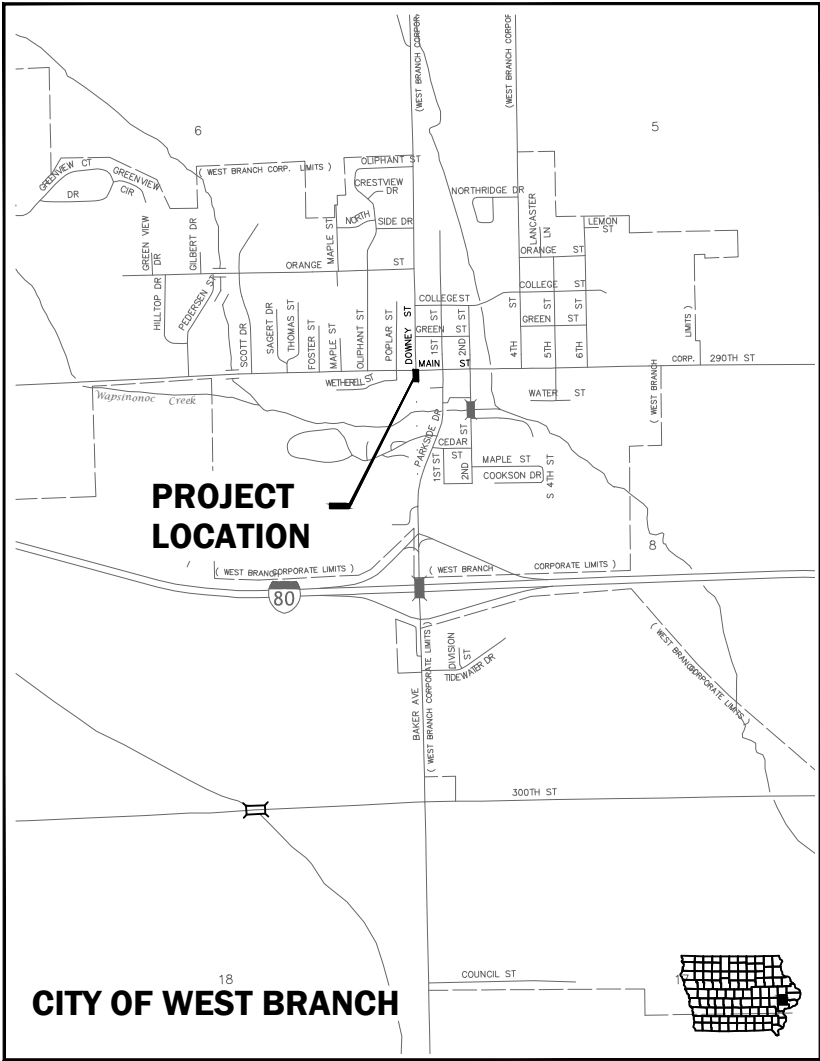


PLANS FOR HERITAGE SQUARE IMPROVEMENTS WEST BRANCH, IOWA



VICINITY MAP
NOT TO SCALE

GENERAL LEGEND

	SURVEY LINE & STATION INDICATOR		CULVERT; SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION
	ASPHALT SURFACE		RAILROAD
	CONCRETE W/ASPHALT OVERLAY		MAILBOX
	LOW GRADE ASPHALT SURFACE		FENCE (MISC.)
	GRANULAR SURFACE		SECURITY FENCE
	DIRT SURFACE		WOOD FENCE
	BRICK SURFACE		SILT FENCE
	SURFACING REMOVAL/REPLACEMENT		CHAIN LINK FENCE
	EARTH SECTION		PROPERTY LINE
	NEW SEWER/MANHOLE		PROPERTY PIN
	NEW SEWER/INTAKE		SECTION CORNER
	NEW WATER MAIN		PLAT BOUNDARY
	NEW FORCE MAIN		BUILDING
	NEW HYDRANT		ELEVATION MARKER
	NEW WATER VALVE		CENTERLINE
	EXISTING SANITARY SEWER AND SIZE		DIA.
	EXISTING STORM SEWER AND SIZE		ELEVATION
	EXISTING WATER MAIN AND SIZE		POLYVINYLCHLORIDE PIPE
	EXISTING FORCE MAIN AND SIZE		CAST IRON PIPE
	GAS MAIN AND SIZE		DUCTILE IRON PIPE
	UNDERGROUND POWER LINE		CORRUGATED METAL PIPE
	OVERHEAD POWER LINE		VITRIFIED CLAY PIPE
	UNDERGROUND TELEPHONE LINE		REINFORCED CONCRETE PIPE
	CABLE TELEVISION LINE		REINFORCED CONCRETE ARCH PIPE
	FIBER OPTICS		LINED REINFORCED CONCRETE PIPE
	TOP OF EMBANKMENT		LINED CONCRETE PRESSURE PIPE
	TOE OF EMBANKMENT		STATION
	DRAINAGE COURSE		LINE AHEAD
	SANITARY MANHOLE		LINE BACK
	STORM WATER MANHOLE		BENCH MARK AND NUMBER
	ELECTRIC MANHOLE		RIGHT-OF-WAY
	TELEPHONE MANHOLE		POINT OF INTERSECTION
	WATER MANHOLE		POINT ON TANGENT
	CURB INTAKE		LINEAR FEET
	AREA OR BEEHIVE INTAKE		TACKED HUB
	EXISTING HYDRANT		SOIL BORING AND NUMBER
	EXISTING WATER VALVE		POINT OF VERTICAL CURVATURE
	GAS VALVE		POINT OF VERTICAL TANGENCY
	UTILITY POLE		VERTICAL CURVE
	GUY ANCHOR		POINT OF CURVATURE
	STREET LIGHT		POINT OF TANGENCY
	SIGN		MIDDLE ORDINATE
	TELEPHONE CABLE JUNCTION BOX		DRAWING
	TRAFFIC SIGNALS		CONTROL POINT AND NUMBER
	PEDESTRIAN CONTROL LIGHT		TYPICAL
	RAILROAD CONTROL LIGHT		HIGH PRESSURE GAS
	RAILROAD SIGN		INTERMEDIATE PRESSURE GAS
	UTILITY ACCESS COVER		INVERT
	PARKING METER		EACH WAY, EACH FACE
	TREE		EACH WAY
	EVERGREEN		AT
	STUMP		DRAWING NUMBER
	BUSH, SHRUB OR HEDGE		

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

DRAWING INDEX

NO.	DRAWING TITLE
1	INDEX AND TITLE SHEET
2	DETAILS - SIDEWALK
3	DETAILS - HERITAGE SQUARE
4	QUANTITIES
5	DEMOLITION PLAN
6	SITE PLAN
7	SURVEY CONTROL POINTS
8	EARTHWORK TABLE
9	STORM PLAN
11	SITE PLAN - ELEVATIONS

GENERAL NOTES

- ALL ELEVATIONS ARE TO CITY OF WEST BRANCH DATUM.
- REMOVE AND REPLACE ALL STREET SIGNS AS DIRECTED BY ENGINEER. COST IS INCIDENTAL TO CONSTRUCTION.
- SHAPE ALL DITCHES TO DRAIN AFTER CONSTRUCTION.
- CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
- DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
- LOCATIONS OF CONSTRUCTION LIMIT LINES SHOWN ON PLANS ARE APPROXIMATE. ENGINEER WILL LOCATE CONSTRUCTION LIMITS IN FIELD. CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO CONSTRUCTION LIMITS.
- SET MANHOLE COVERS FLUSH WITH PROPOSED GRADES UNLESS OTHERWISE NOTED.
- STATIONING IS ALONG CENTER LINE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION.
- RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
- PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.

PROTECTION OF VEGETATION

TREES AND OTHER VEGETATION WHICH MAY BE REMOVED ARE MARKED WITH AN "X" OVER THE APPROPRIATE SYMBOL. FOR EXAMPLE, 12" INDICATES THE REMOVAL OF A 12" TREE. REPLACEMENT, BY CONTRACTOR, OF THESE ITEMS IS NOT REQUIRED. TUNNEL, INSTALL TIGHT SHEETING, HAND EXCAVATE OR EMPLOY OTHER MEANS APPROVED BY ENGINEER TO PROTECT EXPOSED PORTIONS AND ROOT SYSTEMS OF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL. IF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL ARE DAMAGED DURING CONSTRUCTION, REPLACE IN KIND AND SIZE AT NO COST TO CITY OR PROPERTY OWNER.

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.

Signed _____ Date 11-09-2015

David R. Schechinger, P.E.
Iowa License No. 16538
My license renewal date is December 31, 2016

Drawings covered by this seal:

ALL _____



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EDG
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		APPROVED	DRS
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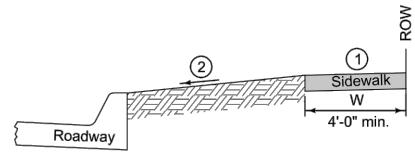
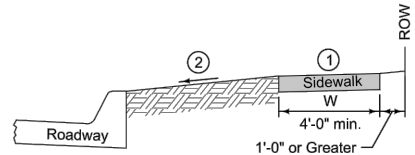
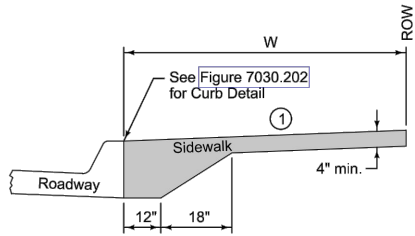
INDEX AND TITLE SHEET

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1
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FIGURE 7030.201
SHEET 1 OF 1



- Target cross slope of 1.5% with a maximum cross slope of 2.0% (including sidewalk through driveway).
 - Parking Slopes:
If parking width is less than 10 feet wide, slope at 1/4 inch per foot.
If parking width is 10 feet wide and greater, slope at 1/2 inch per foot.
- Special grade may be specified in the contract documents.

W = Sidewalk width as specified in the contract documents.

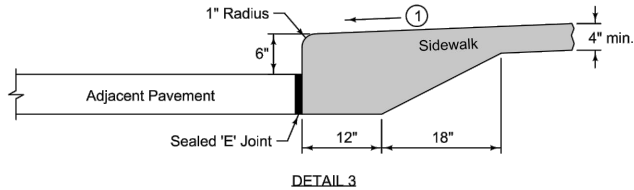
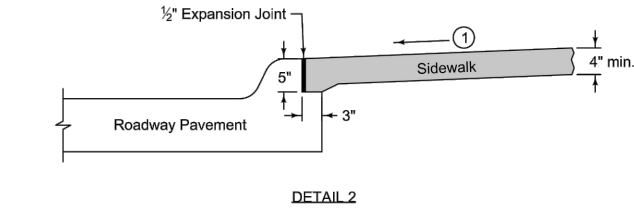
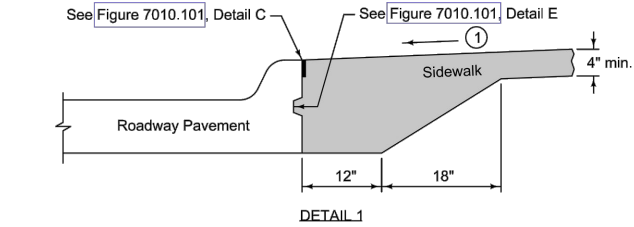
**SUDAS**

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2 10-20-15
7030.201
SHEET 1 of 1


SUDAS Standard Specifications

CLASSES OF SIDEWALKS

FIGURE 7030.202
SHEET 1 OF 1



- For new sidewalk with new curb and gutter, comply with Detail 1 or Detail 2. Comply with Detail 3 for new sidewalk adjacent to existing pavement or when specified in the contract documents.
- Target cross slope of 1.5% with a maximum cross slope of 2.0%.

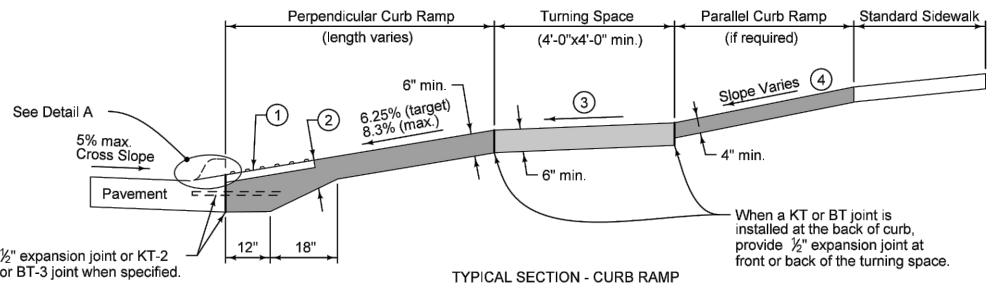
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3 10-20-15
7030.202
SHEET 1 of 1

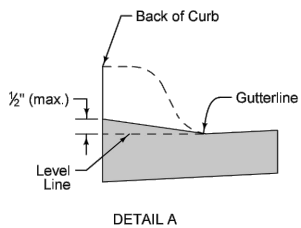
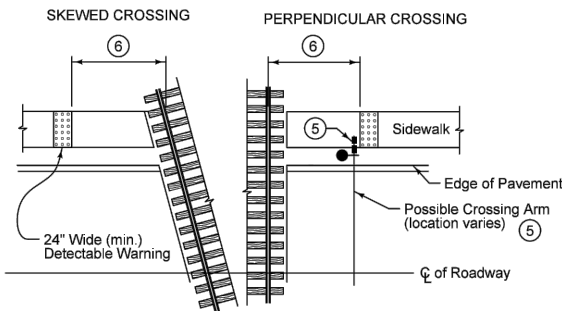
SUDAS Standard Specifications

CURB DETAILS FOR CLASS A SIDEWALK


FIGURE 7030.205
SHEET 1 OF 1



- Key
- Curb Ramp
 - Turning Space
 - Detectable warning



- Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
 - Provide a minimum of 6 inches of concrete below the detectable warning panel.
 - Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
 - If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
 - Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.

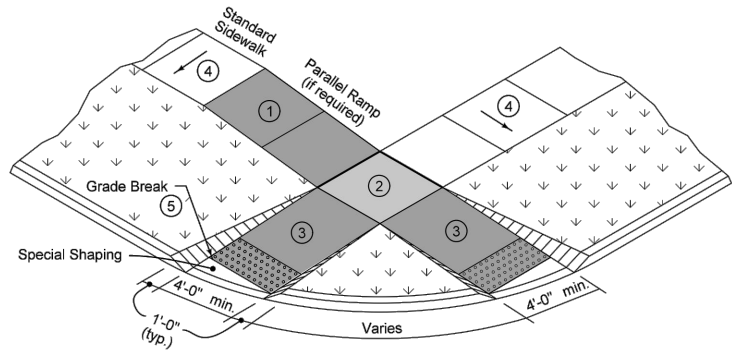
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1 10-20-15
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SHEET 1 of 1

SUDAS Standard Specifications


GENERAL SIDEWALK AND CURB RAMP DETAILS

FIGURE 7030.207
SHEET 1 OF 1



- Key
- Curb Ramp
 - Turning Space
 - Detectable warning
 - Grass

- Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.
 - Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
 - Target cross slope of 1.5% with a maximum cross slope of 2.0%.
 - Match pedestrian street crossing cross slope or flatter.

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SHEET 1 of 1

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CURB RAMP FOR CLASS B OR C SIDEWALK

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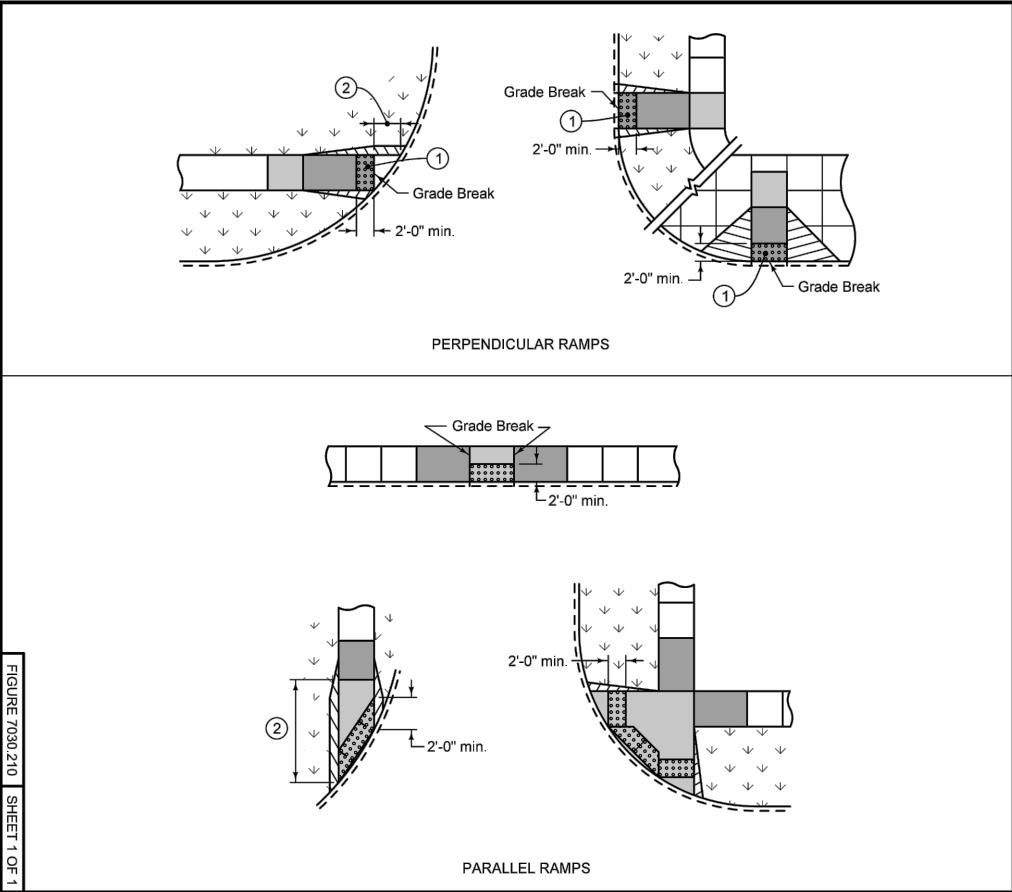


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DETAILS - SIDEWALK

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Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.

① When detectable warning is located on curb ramp surface, orient domes in the direction of pedestrian travel.

② When the distance between the grade break and the back of curb is less than 5 feet, place detectable warning surface at the bottom of the curb ramp.


Where one corner of the curb ramp is more than 5 feet from the back of curb, construct curb ramp as a parallel curb ramp. Move grade break back as required to place detectable warning on turning space at the back of curb.

Key

Curb Ramp

Turning Space

Detectable Warning

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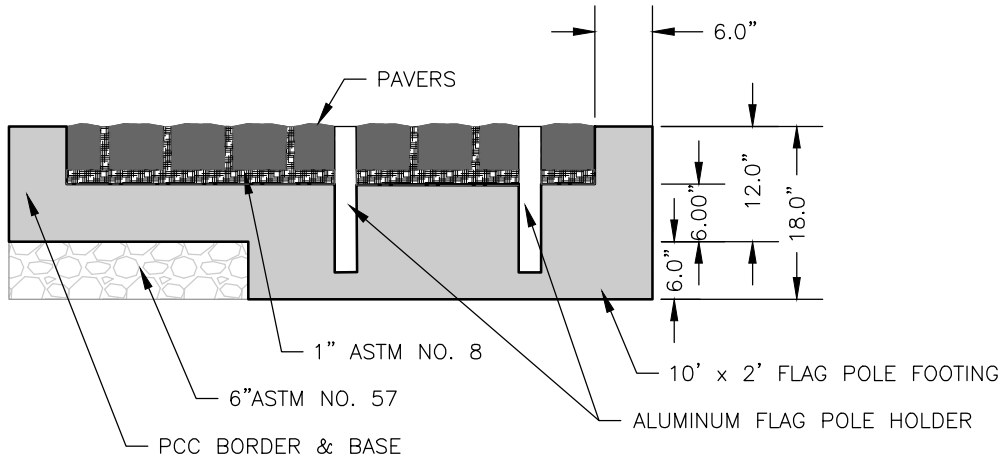
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SUDAS Standard Specifications

DETECTABLE WARNING PLACEMENT

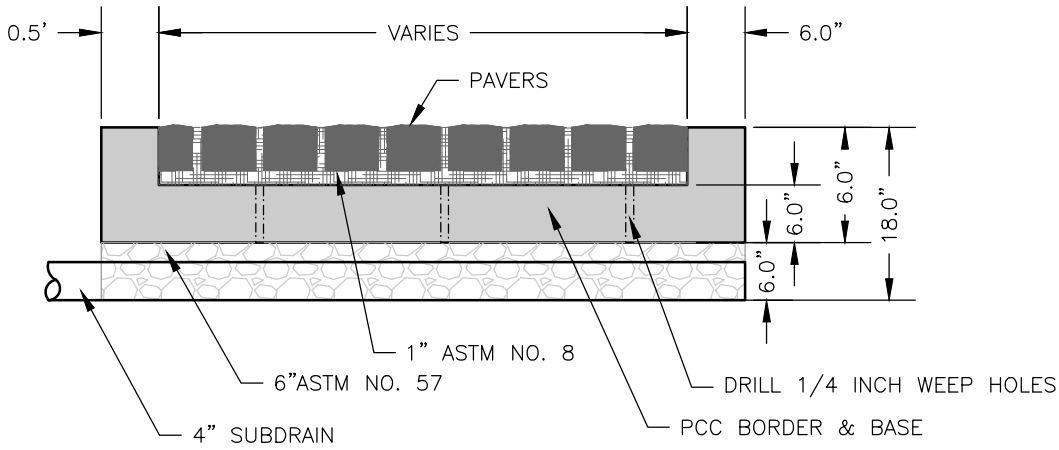
FIGURE 7030.210

SHEET 1 OF 1



FLAG POLE FOOTING PROFILE

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PCC BORDER & BASE PROFILE

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DETAILS - HERITAGE SQUARE

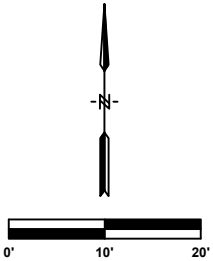
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ESTIMATE REFERENCE INFORMATION		
ITEM NO.	ITEM CODE	DESCRIPTION
1	REMOVE PAVEMENT	SEE DEMOLITION SHEET 5
2	REMOVE PCC CURB	SEE DEMOLITION SHEET 5
3	PCC/BRICK WALL	SEE SITE PLAN SHEET 6
4	INDIANA LIMESTONE CAP 2X30X30R	SEE SITE PLAN SHEET 6
5	INDIANA LIMESTONE CAP 2X48X30	SEE SITE PLAN SHEET 6
6	INDIANA LIMESTONE 96"X24"X3.5" SAND BLASTED	SEE SITE PLAN SHEET 6
7	HOLLAND PREMIER HERITAGE BROWN	SEE SITE PLAN SHEET 6
8	HOLLAND PREMIER GRANITE	SEE SITE PLAN SHEET 6
9	STANDARD BRICK RED	SEE SITE PLAN SHEET 6
10	PCC BORDER AND BASE	SEE SITE PLAN SHEET 6
11	ASTM No. 8	SEE DETAIL - HERITAGE SQUARE SHEET 3
12	ASTM No. 57	SEE DETAIL - HERITAGE SQUARE SHEET 3
13	PCC SIDEWALK	SEE DETAIL - SIDEWALK SHEET 2
14	PCC CURB	SEE SITE PLAN SHEET 6
15	DETECTABLE WARNING	SEE SITE PLAN SHEET 6
16	ELECTRICAL ALLOWANCE	ELECTRICAL MODIFICATION IF NEEDED
17	ALUMINUM FLAG POLES/ AND FOOTING	SEE SITE PLAN SHEET 6 FOR LOCATION. REFER TO SEE DETAIL SHEET 3
18	4" SUBDRAIN	SEE STORM PLAN SHEET 9
19	CONNECTION TO INTAKE	SEE STORM PLAN SHEET 9
20	SOD	SEE SITE PLAN SHEET 6
21	MANHOLE ALLOWANCE	MANHOLE MODIFICATION IF NEEDED
22	EXCAVATION	SEE EARTHWORK TABLE SHEET 8
23	MOBILIZATION	LUMP SUM
24	SURVEY	LUMP SUM
25	HMA	SEE SITE PLAN SHEET 6

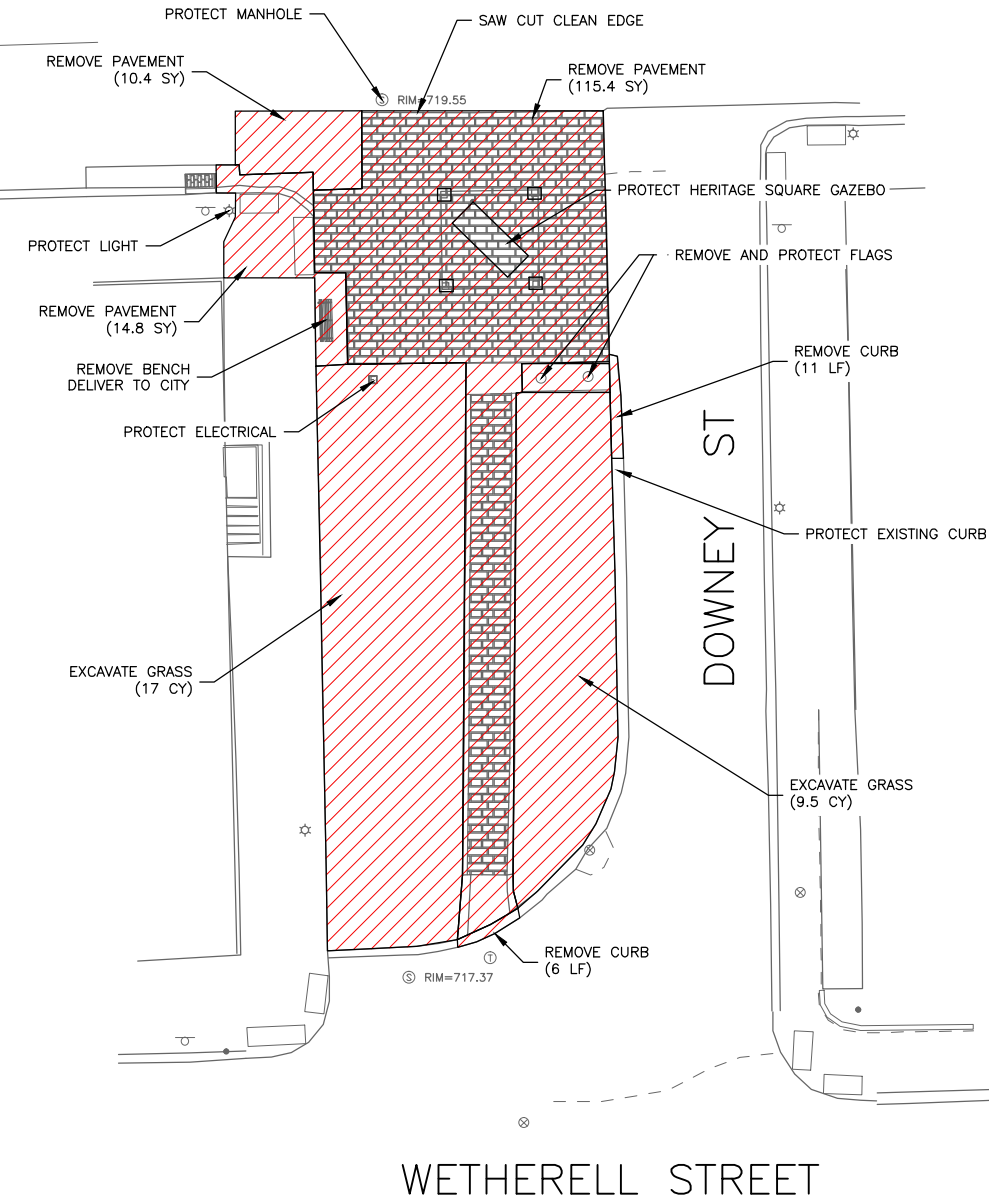
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MAIN STREET



WETHERELL STREET

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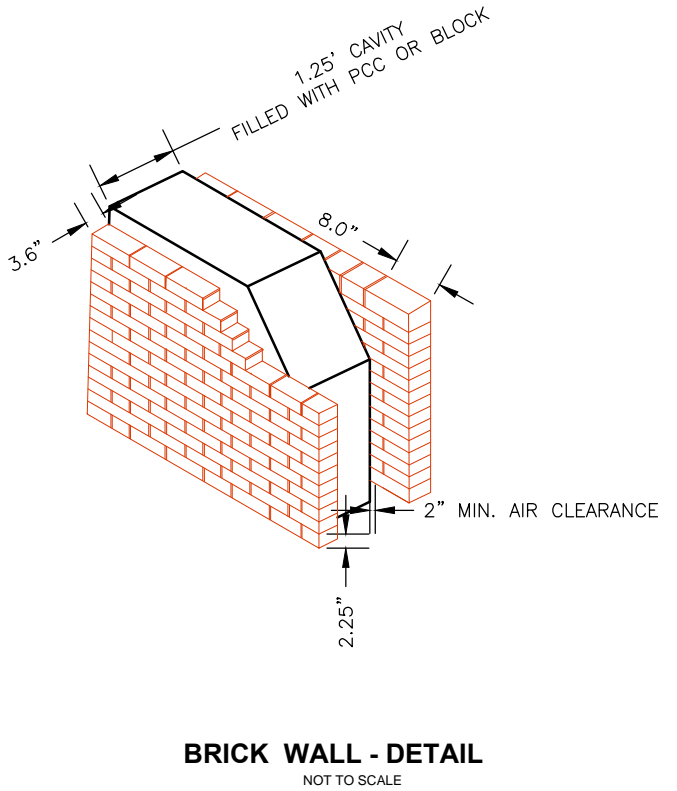
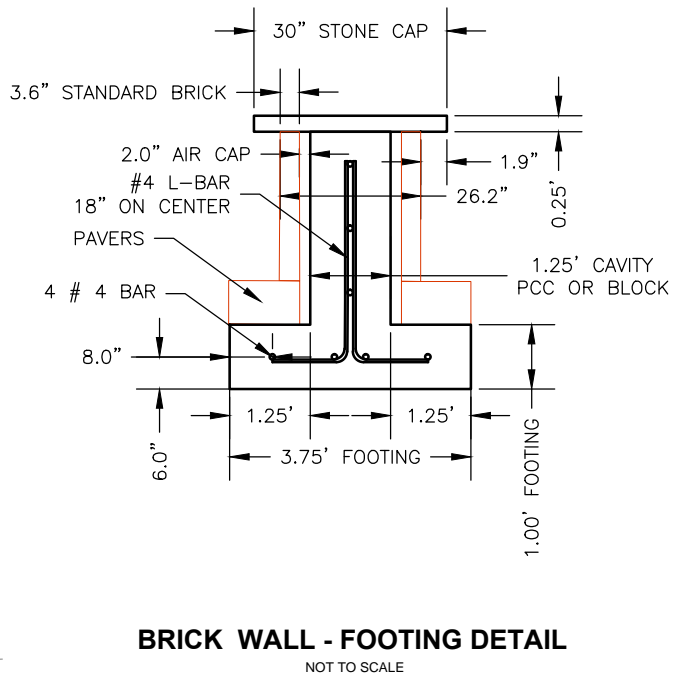
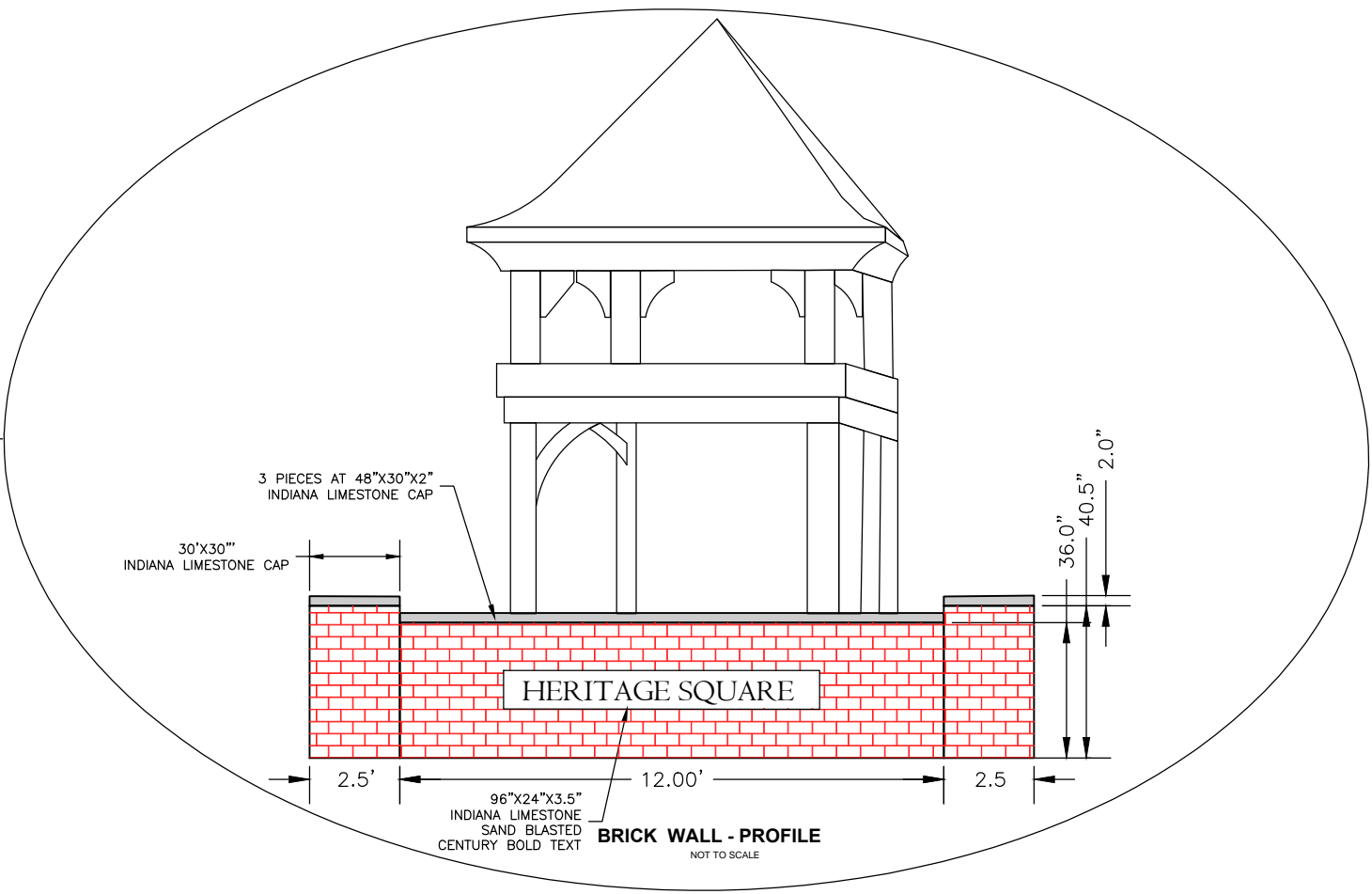
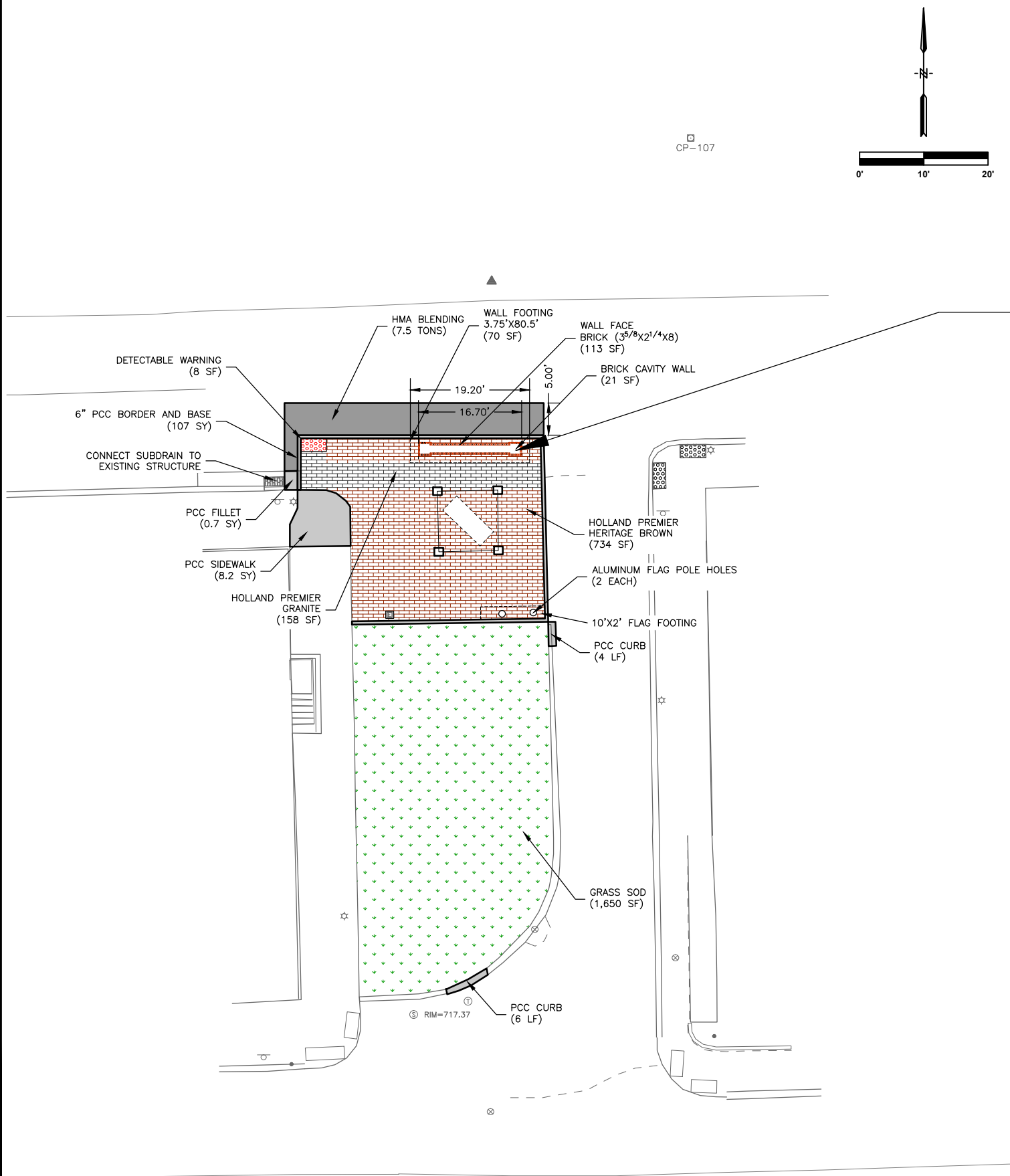
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DEMOLITION PLAN

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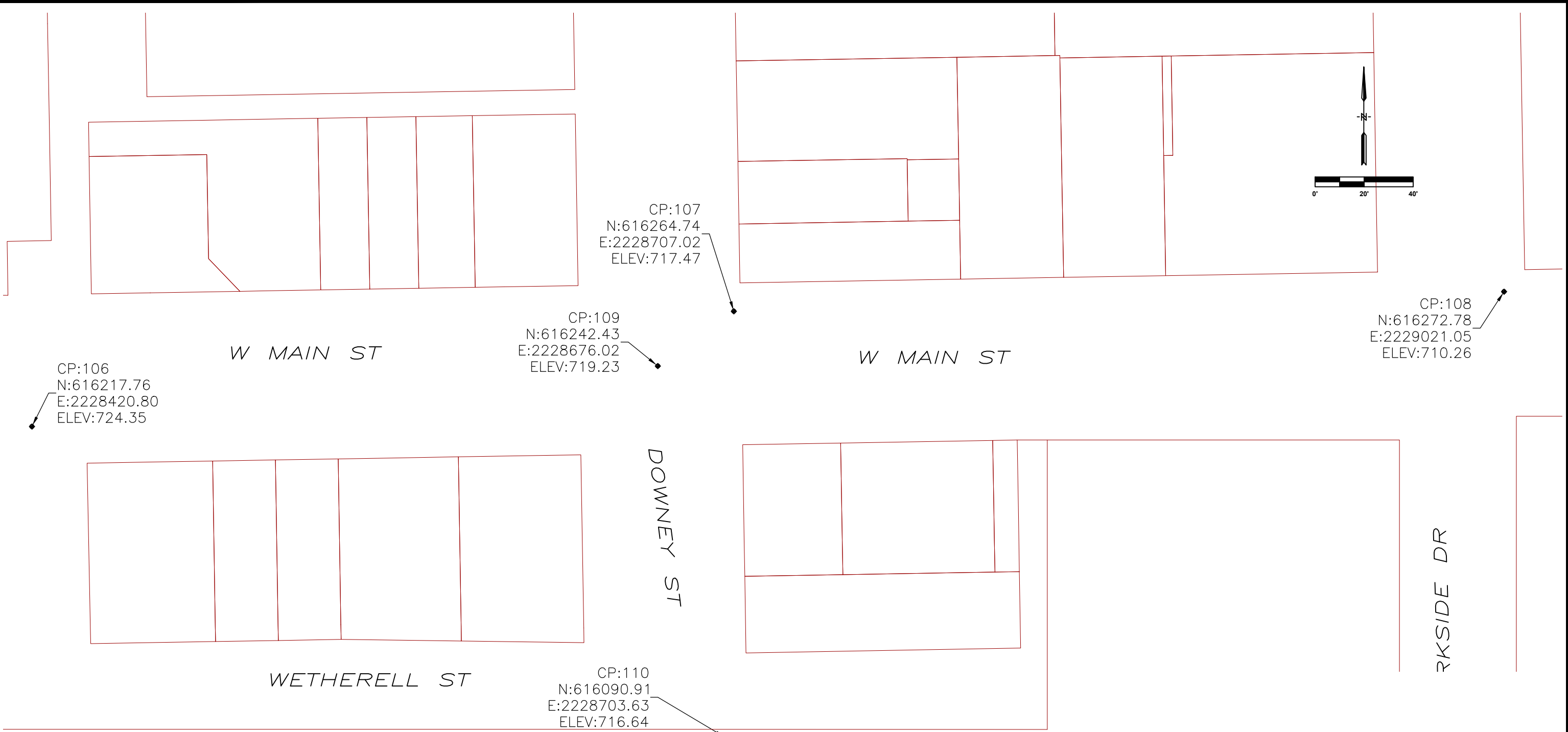
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SITE PLAN

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PLOTTED: Wednesday, November 11, 2015 9:45:01 AM

X-REFS:
FILE PATH: Z:\WEST BRANCH 368179 HERITAGE SQUARE IMPROVEMENTS\DRAWINGS\PRODUCTION DRAWINGS\CONTROL



NUMB	NORTHING	EASTING	ELEV	DESC
106	616217.762	2228420.804	724.351	cp mag nail
107	616264.7366	2228707.024	717.4698	cp mag nail
108	616272.775	2229021.053	710.255	cp mag nail
109	616242.434	2228676.022	719.232	sc alum disc
110	616090.9089	2228703.63	716.6434	cp mag nail

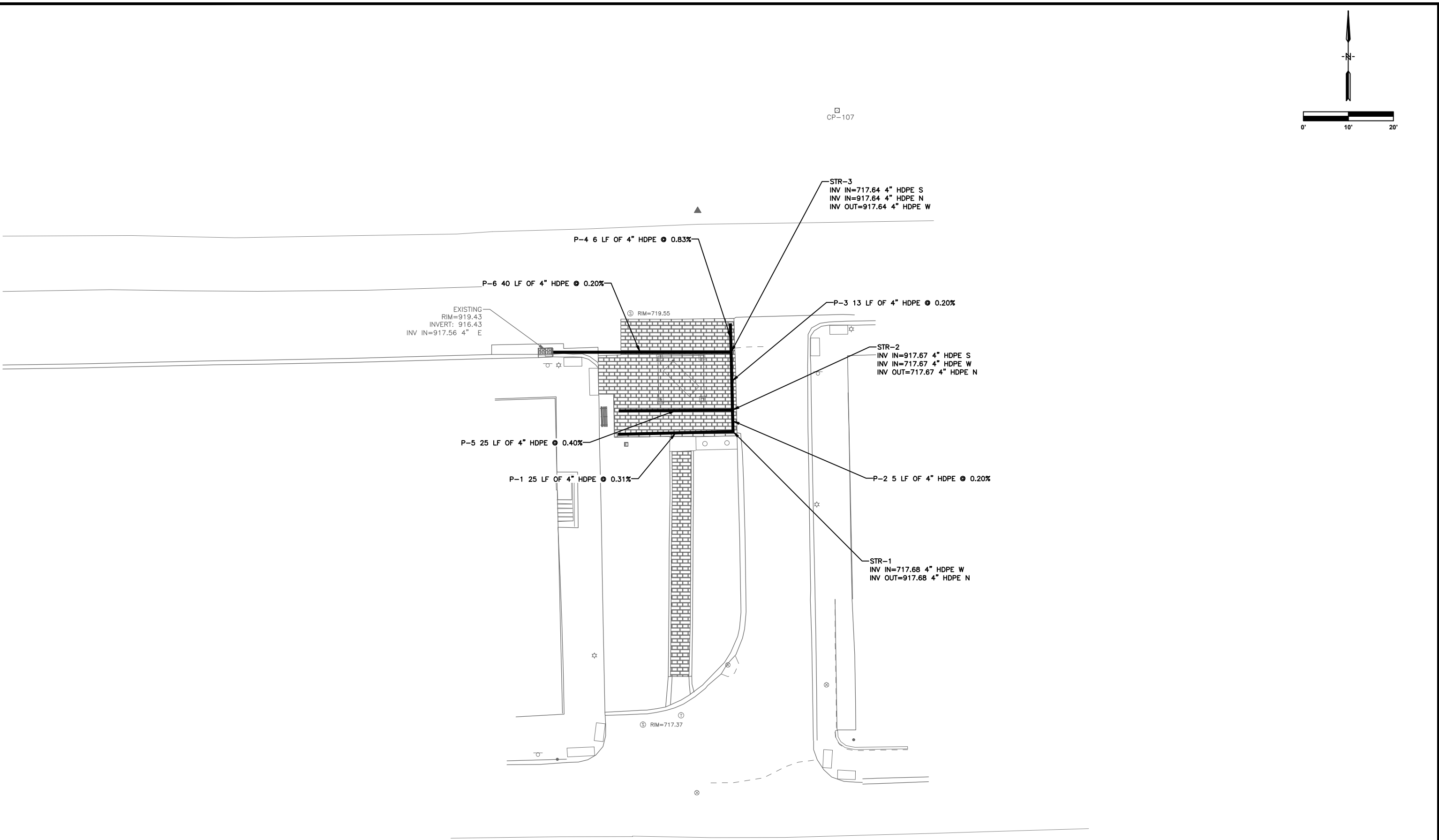
Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
EG-Datum	full	1.00	1.00	1039.93	56.87	0.00	56.87<Cut>

Totals							
				2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total				1039.93	56.87	0.00	56.87<Cut>

* Value adjusted by cut or fill factor other than 1.0

PLOTTED: Wednesday, November 11, 2015 9:45:23 AM

X-REFS: 368179 Topo
FILE PATH: Z:\WEST BRANCH 368179 HERITAGE SQUARE IMPROVEMENTS\DRAWINGS\PRODUCTION DRAWINGS\STORM PLAN



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EDG
		CHECKED	DRS
		APPROVED	DRS
		DATE	11-09-15
		ISSUED FOR	REVIEW/CONST

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



HERITAGE SQUARE IMPROVEMENTS
CITY OF WEST BRANCH

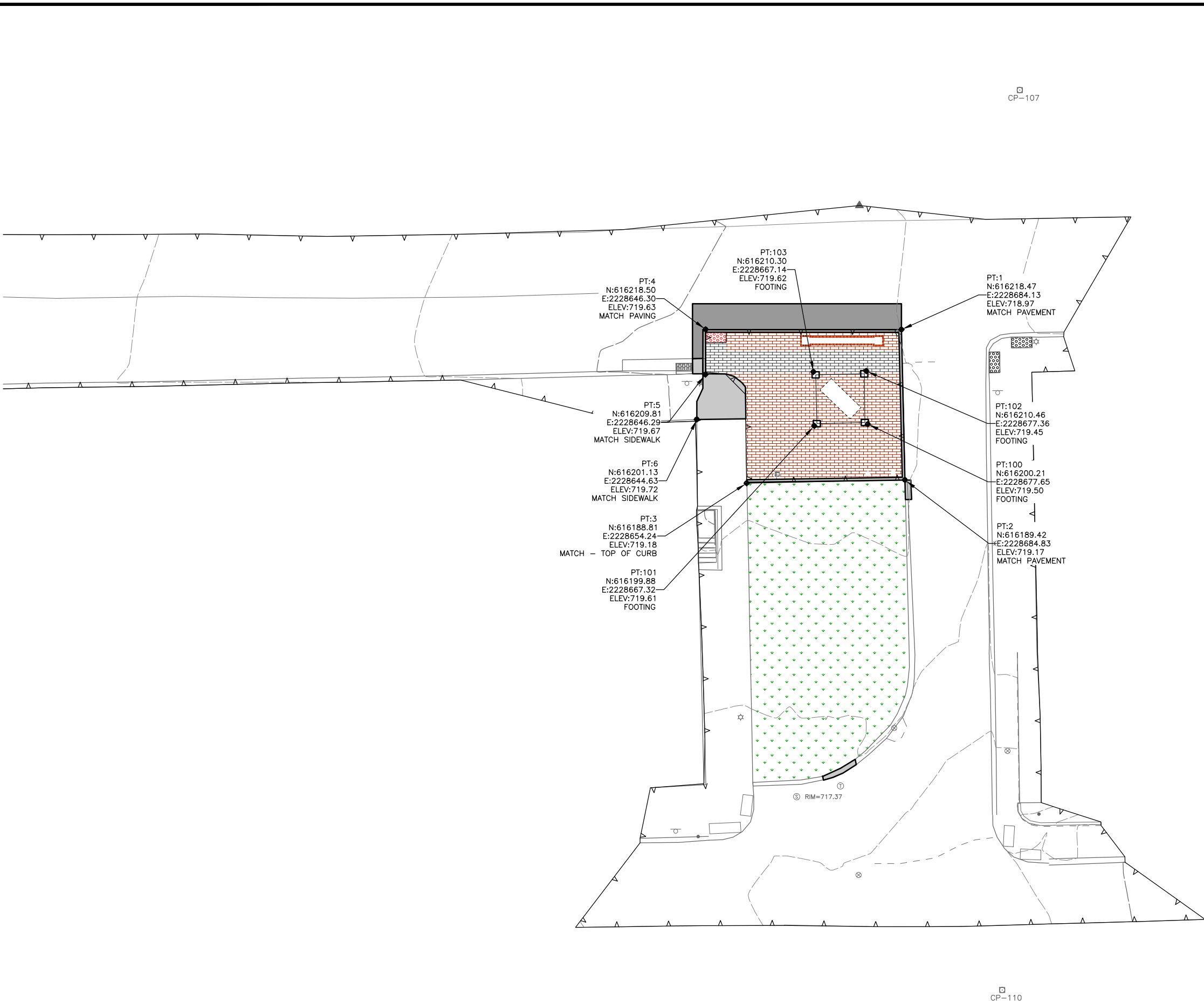
360 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1563
319-466-1000 • 319-466-1008 (FAX) • 888-241-8001 (WATS)

STORM PLAN

DWG. NO.
9
PROJECT 368179

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X-REFS: Plan & 368179 Topo_ FILE PATH: Z:\WEST BRANCH 368179 HERITAGE SQUARE IMPROVEMENTS\DRAWINGS\PRODUCTION DRAWINGS\SITE PLAN - ELEVATIONS



PT	NORTHING	EASTING	ELEV.	DESC.
1	616218.4715	2228684.134	718.97	MATCH PAVEMENT
2	616189.4179	2228684.83	719.17	MATCH PAVEMENT
3	616188.8068	2228654.244	719.18	MATCH - TOP OF CURB
4	616218.5019	2228646.3	719.63	MATCH PAVING
5	616209.8147	2228646.291	719.67	MATCH SIDEWALK
6	616201.1285	2228644.628	719.72	MATCH SIDEWALK
100	616200.2147	2228677.652	719.5027	FOOTING
101	616199.8812	2228667.32	719.6091	FOOTING
102	616210.4561	2228677.36	719.4519	FOOTING
103	616210.3016	2228667.135	719.6165	FOOTING

NOTES:

PAVERS AT GAZEBO FOOTINGS TO BE 1/2" BELOW TOP OF PCC FOOTING. DRAINAGE TO BE DIRECTED AWAY FROM FOOTINGS.

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	 VEENSTRA & KIMM, INC.	HERITAGE SQUARE IMPROVEMENTS CITY OF WEST BRANCH	360 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565 319-466-1000 • 319-466-1008 (FAX) • 888-241-8001 (VAT3)	SITE PLAN - ELEVATIONS	DWG. NO.
		DRAWN	EDG	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.					10
		CHECKED	DRS						PROJECT
		APPROVED	DRS						368179
		DATE	11-09-15						
		ISSUED FOR	REVIEW/CONST						