



PROJECT MEMO

Project No: 18-007
Project Name: Woods Estates

Date: August 8, 2018
By: Bryce Johnson

Attn: Tim Long, City Administrator, Riverdale, Iowa

Below is an update of current work and the future schedule for Woods Estates Subdivision.

Current Activities:

Site Grading: Contractor is on site performing mass grading at the top of the hill. Detention basins have begun to take shape and they are currently waiting on the pipe connecting the basins to be delivered. Once those are installed, the Contractor will finish up grading in that area and then begin the work of cutting in the new street up the hill. This last phase of early grading is anticipated to begin in the next 3-4 weeks.

Traffic Signals: Shive-Hattery is currently working on the traffic signal design.

Phase 1 and Intersection Design: J+M Civil Design is finalizing construction plans for these items.

Planned Schedule:

08-20-2018	Submit Phase I Plans to City of Riverdale for review
08-20-2018	Submit Preliminary Intersection Plans with signals to City of Riverdale for review prior to DOT Submittal
08-31-2018	Submit Preliminary Intersection Plans to Iowa DOT
08-27-2018	Planning and Zoning Meeting for Final Plat approval during week of August 27
09-__-2018	Submit Final Intersection Plans to City and Iowa DOT for approval (approx. two weeks after receipt of DOT preliminary plan comments)
09-11-2018	City Council Meeting for Final Plat approval

This schedule will allow Mr. Woods the construction time necessary to install streets and utilities necessary for home construction over the winter season.