

CONSTRUCTION PLANS FOR:

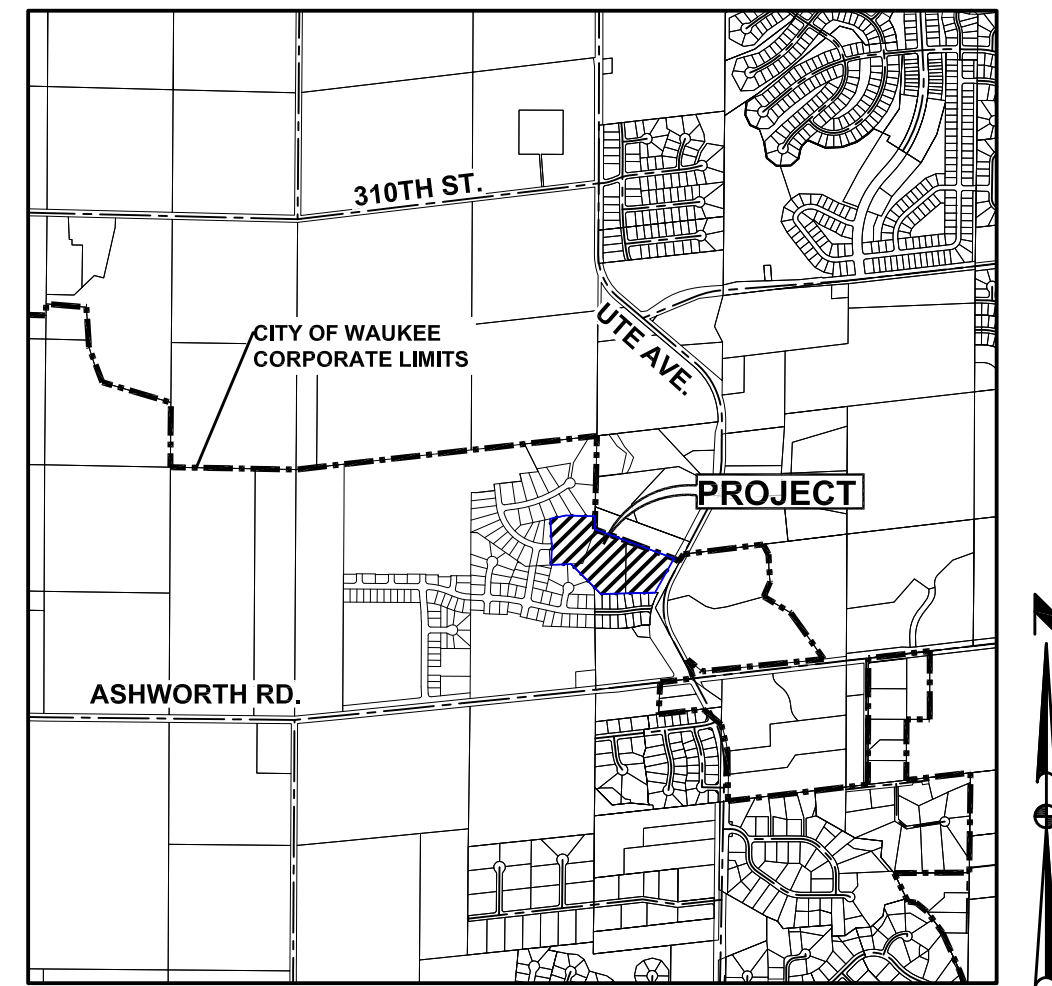
THE RESERVE AT DAYBREAK PLAT 3

WAUKEE, IOWA



VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

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LEGAL DESCRIPTION

ALL OF LOTS 2 AND 3, SUGAR GROVE HEIGHTS PLAT 1, AN OFFICIAL PLAT, ALL OF PARCELS '18-38', '18-39', AND '18-40', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018, PAGE 3873, AND ALL OF OUTLOT 'Y', THE RESERVE AT DAYBREAK PLAT 1, AN OFFICIAL PLAT, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL '18-38'; THENCE SOUTH 01°12'01" WEST ALONG THE EAST LINE OF SAID PARCEL '18-38', A DISTANCE OF, 136.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 69°40'11" EAST ALONG THE NORTH LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 947.71 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 27°38'20" WEST ALONG SAID EASTERLY LINE, 373.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°42'20" WEST ALONG THE SOUTH LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 652.11 FEET; THENCE NORTH 45°51'47" WEST CONTINUING ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 95.71 FEET; THENCE NORTH 45°17'08" WEST CONTINUING ALONG SAID SOUTH LINE, 342.68 FEET TO THE SOUTH LINE OF SAID PARCEL '18-39'; THENCE SOUTH 86°29'35" WEST ALONG SAID SOUTH LINE OF PARCEL '18-39' AND THE SOUTH LINE OF SAID OUTLOT 'Y', 214.59 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 03°30'25" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 164.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 86°29'35" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Y', 24.94 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y', ALSO BEING A POINT ON THE WEST LINE OF SAID PARCEL '18-39'; THENCE NORTH 01°42'23" EAST ALONG SAID WEST LINE, 60.25 FEET TO THE SOUTH LINE OF SAID PARCEL '18-40'; THENCE SOUTH 86°29'35" WEST ALONG SAID SOUTH LINE, 3.06 FEET TO THE WEST LINE OF SAID PARCEL '18-40'; THENCE NORTH 03°30'25" WEST ALONG SAID WEST LINE, 262.50 FEET TO THE NORTH LINE OF SAID PARCELS '18-38', '18-39', AND '18-40'; THENCE NORTH 77°40'06" EAST ALONG SAID NORTH LINE, 168.17 FEET; THENCE SOUTH 88°46'19" EAST CONTINUING ALONG SAID NORTH LINE, 304.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.58 ACRES (678,861 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	WATER VALVE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-505 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-506 STORM INTAKE	FLARED END SECTION
TYPE SW-513 STORM INTAKE	DECIDUOUS TREE
TYPE SW-401 STORM MANHOLE	CONIFEROUS TREE
TYPE SW-402 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-301 SANITARY MANHOLE	CONIFEROUS SHRUB
STORM/SANITARY CLEANOUT	ELECTRIC POWER POLE
WATER VALVE	GUY ANCHOR
FIRE HYDRANT ASSEMBLY	STREET LIGHT
SIGN	POWER POLE W/ TRANSFORMER
DETECTABLE WARNING PANEL	UTILITY POLE W/ LIGHT
WATER CURB STOP	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
TOP OF PROPOSED GROUND	GAS MAIN
MINIMUM OPENING ELEVATION	FIBER OPTIC
MINIMUM GRADE AT STRUCTURE	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER / DEVELOPER

ELEMENT 119
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325

DEVELOPMENT SUMMARY:

TOTAL PLAT AREA = 15.58 AC (678,861 SF)

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

BULK REGULATIONS:

R-1
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

ZONING

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

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.

BENCHMARKS

SET BENCHMARK:
BURY BOLT ON HYDRANT AT THE NORTHWEST CORNER OF DAYBREAK DRIVE AND CRESCENT DRIVE
ELEVATION=1023.95

BENCHMARK CONTROL POINT 70220 (SHOT#5064)
CAPPED REBAR ON THE EAST BOUNDARY LINE 35 FEET SOUTH OF DAYBREAK DRIVE
ELEVATION=1019.51

BENCHMARK CONTROL POINT 70214 (SHOT#5058)
CAPPED 1/2" REBAR ON EAST BOUNDARY LINE 500 FEET +/- NORTH OF DAYBREAK DRIVE
ELEVATION=1028.95

COUNTY BENCHMARK G121:
EAST SIDE OF R16 0.1 MILES SOUTH OF 300TH STREET
ELEVATION=1032.82

SUBMITTALS

FIRST SUBMITTAL: 04/09/2019
SECOND SUBMITTAL: 04/23/2019
THIRD SUBMITTAL: 05/06/2019
FINAL SUBMITTAL: 06/10/2019

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.

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT) (PN 1802024RDD) DATED MAY 4, 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 IS 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 CURRENT EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1903.129

IOWA ONE CALL

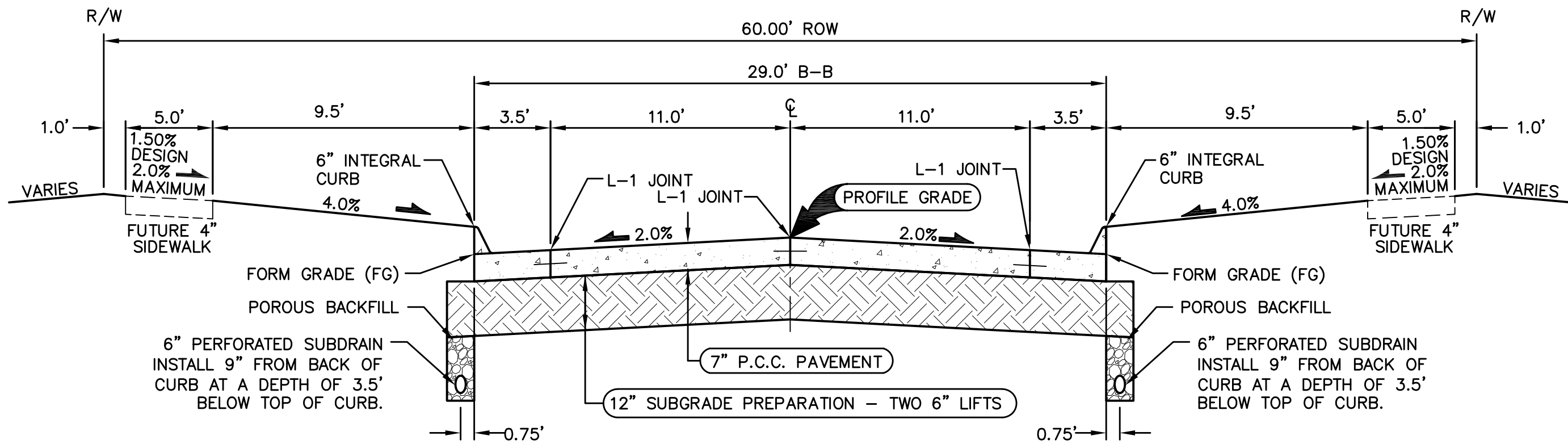
1-800-292-8989
www.iowaonecall.com

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.

Jared Murray
JARED M. MURRAY, P.E.

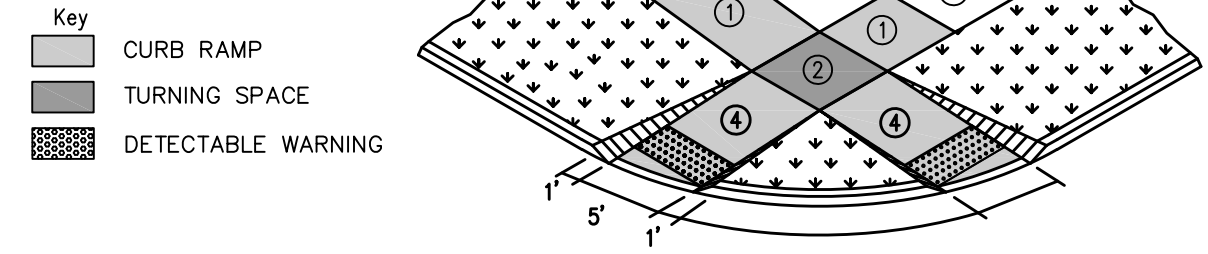
11/03/2020
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
1-17



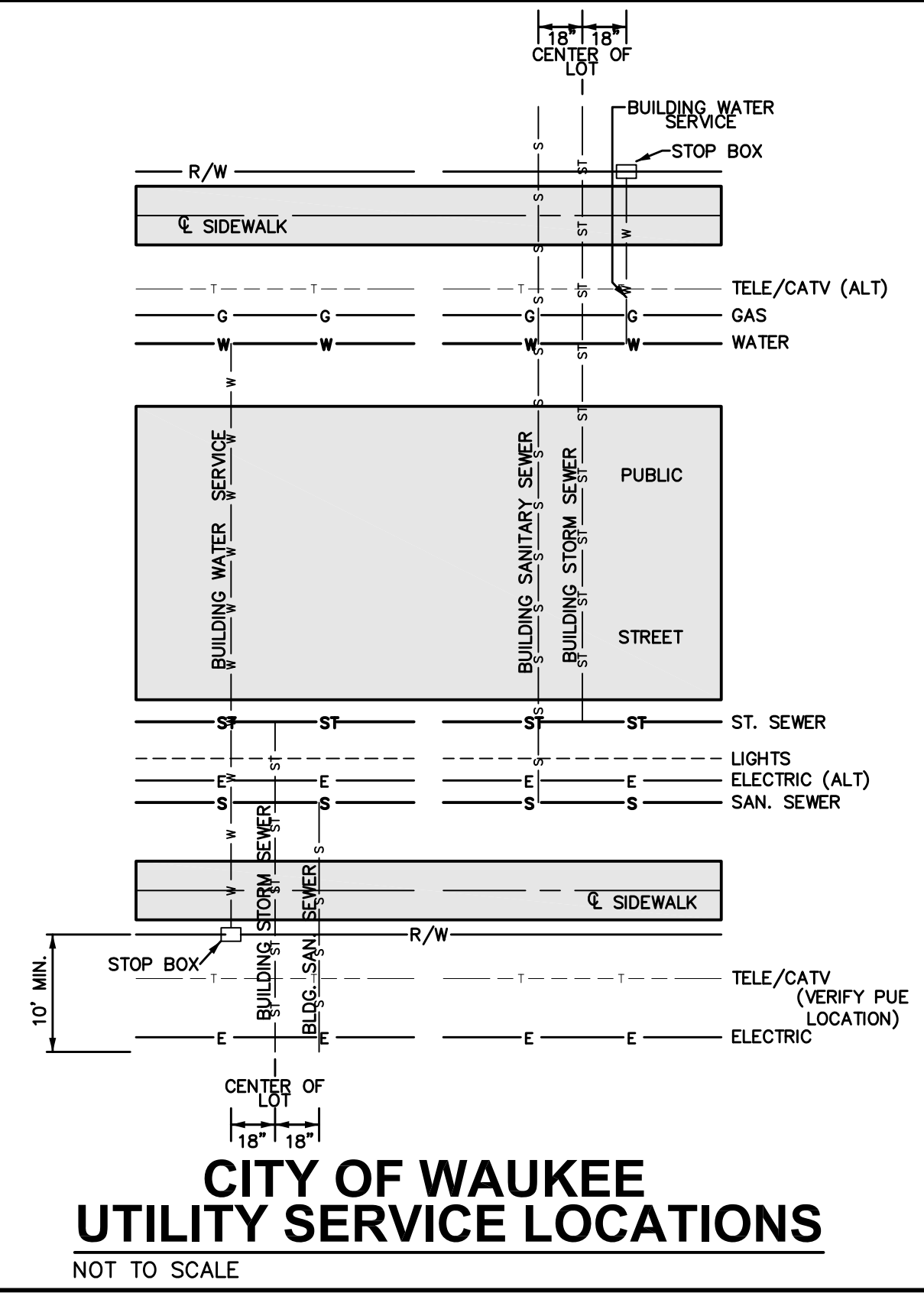
29' B/B P.C.C. ROADWAY WITH 60' R.O.W.
BELMONT BOULEVARD AND KNOTTINGHAM CIRCLE
NOT TO SCALE

- NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. MAXIMUM C JOINT SPACING IS 15'.

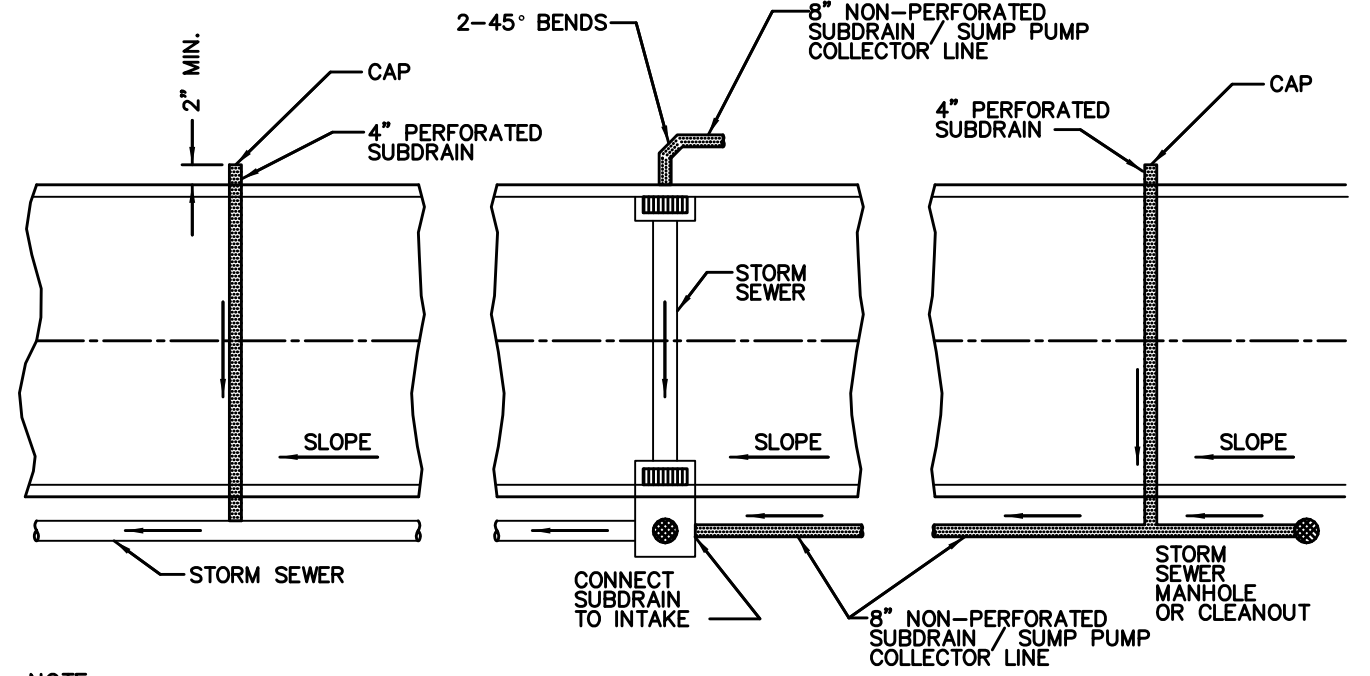


- ① Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
② Turning Space: Target slope of 1.5% with a maximum slope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

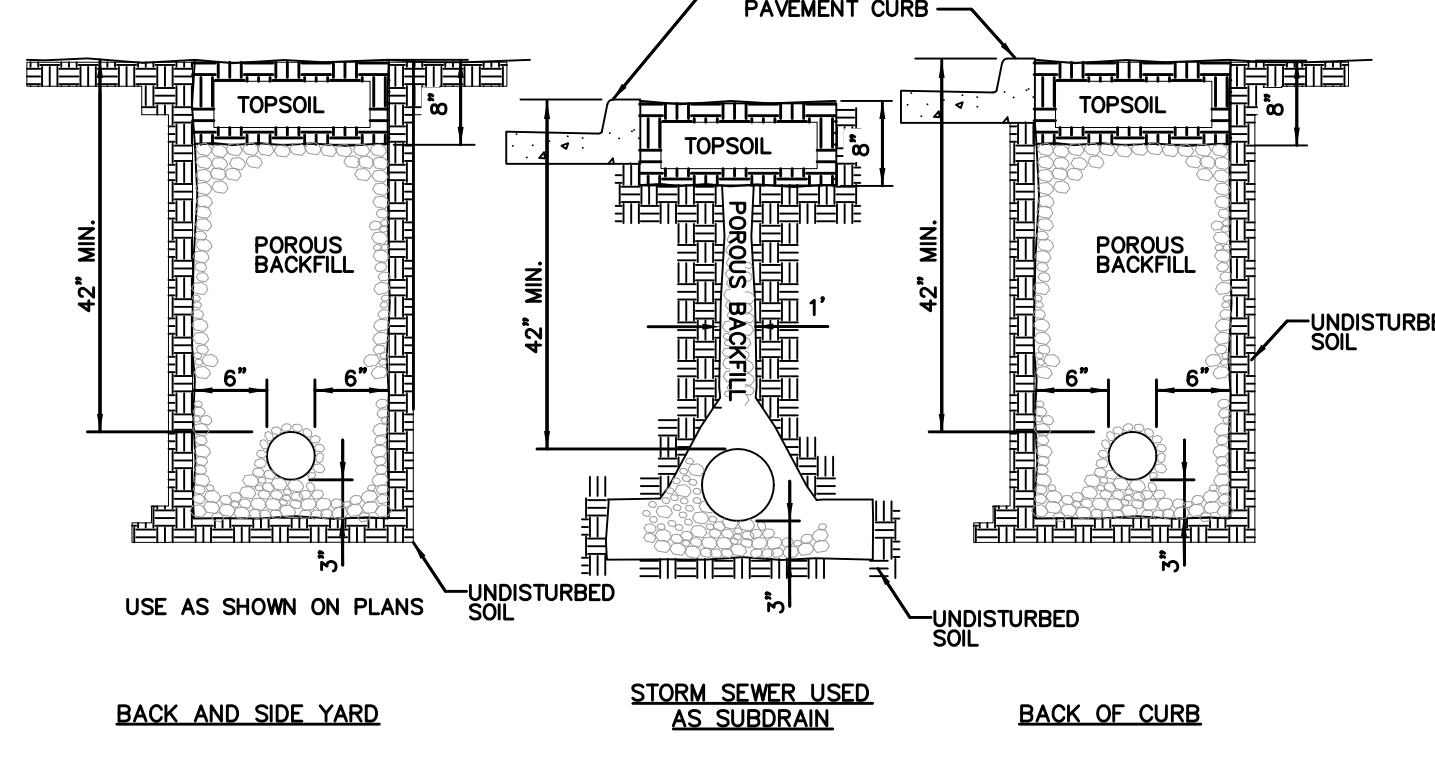
CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
NOT TO SCALE



CITY OF WAUKEE UTILITY SERVICE LOCATIONS
NOT TO SCALE

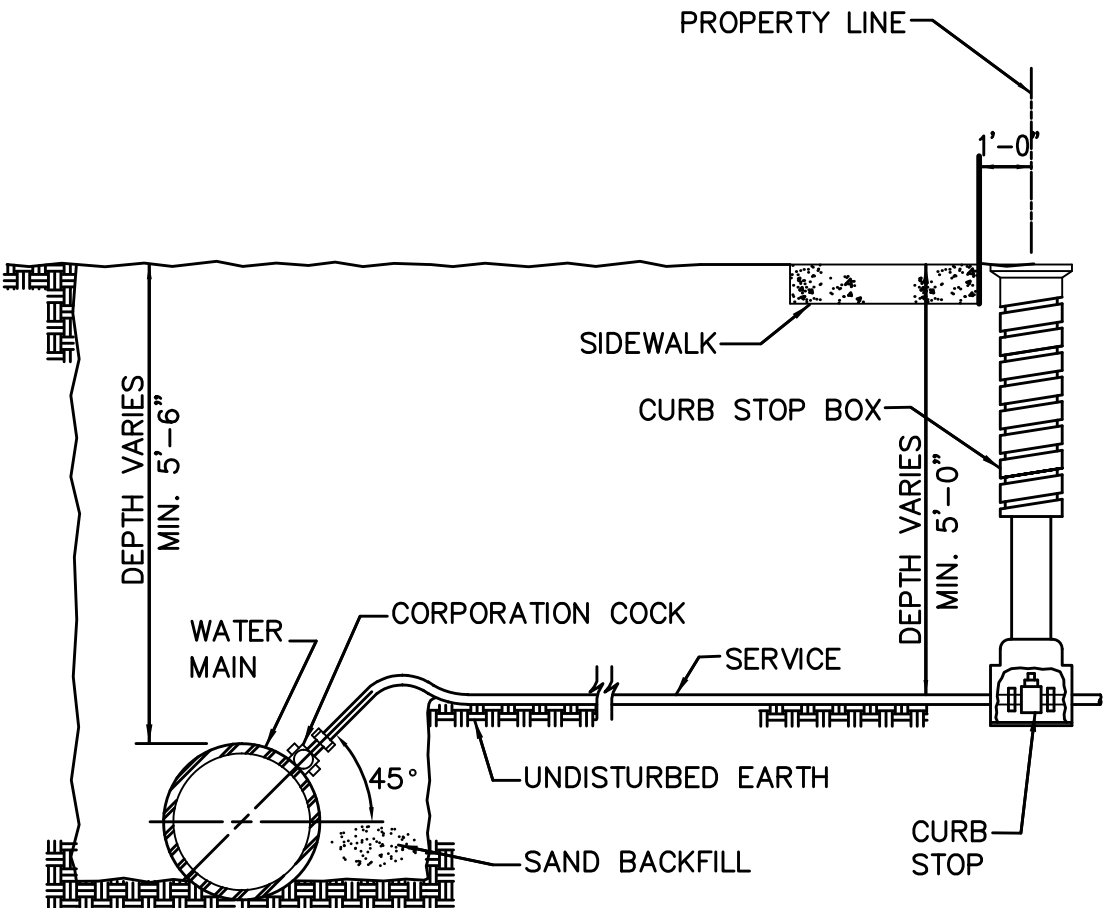


NOTE
CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION.



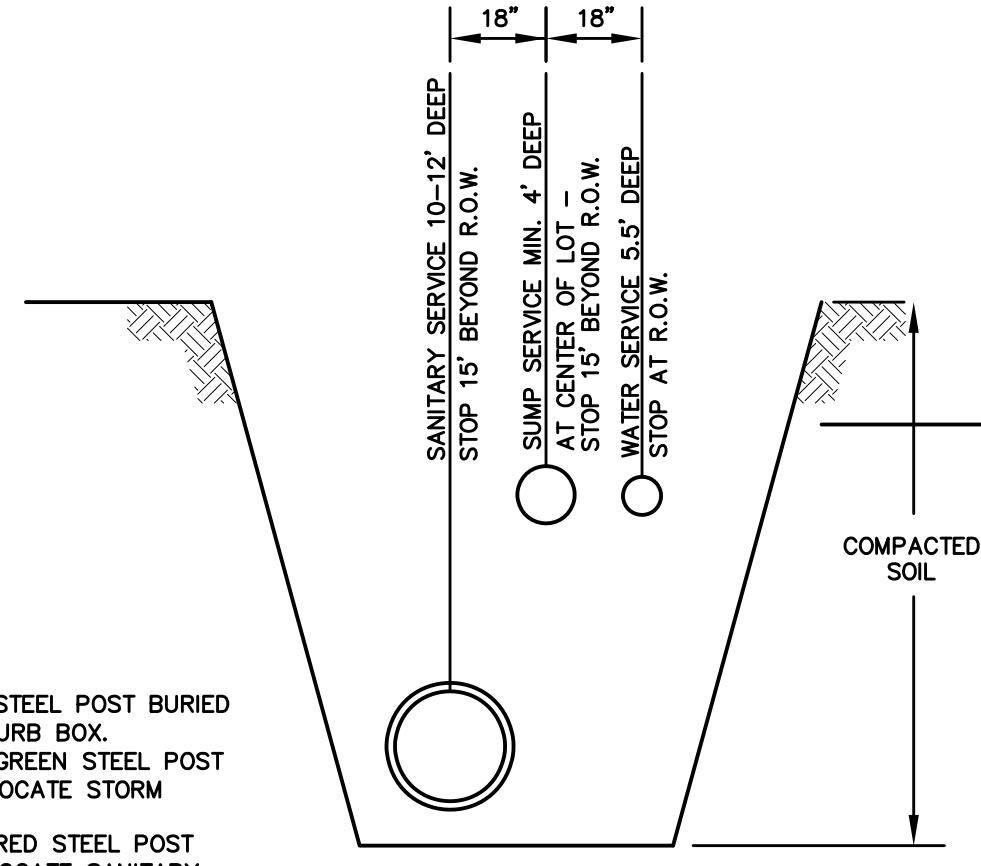
- NOTES:
1. SLOPE SUBDRAINS TO DRAIN.
2. 4" AND 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS USE PEA GRAVEL FOR POROUS BACKFILL.

6" PERFORATED SUBDRAIN



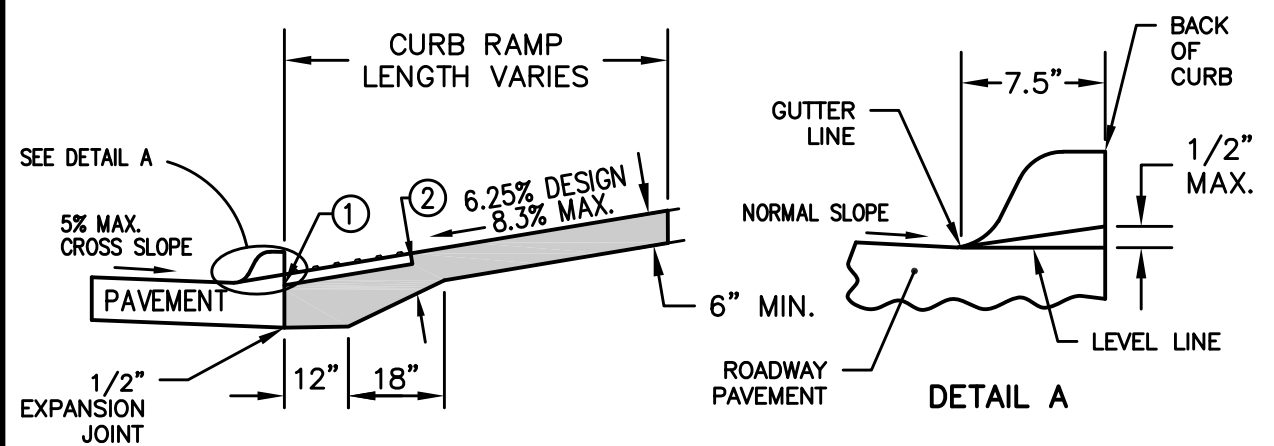
- NOTES:
1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

WATER SERVICE CONNECTION
NOT TO SCALE

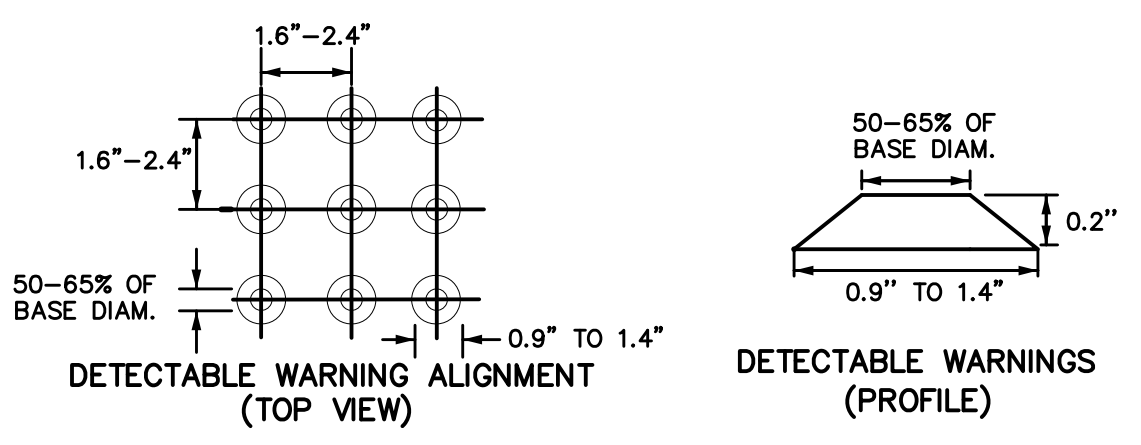


- NOTES:
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.
2. PLACE ONE 6" GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
3. PLACE ONE 6" RED STEEL POST BURIED 3' TO LOCATE SANITARY SERVICE.

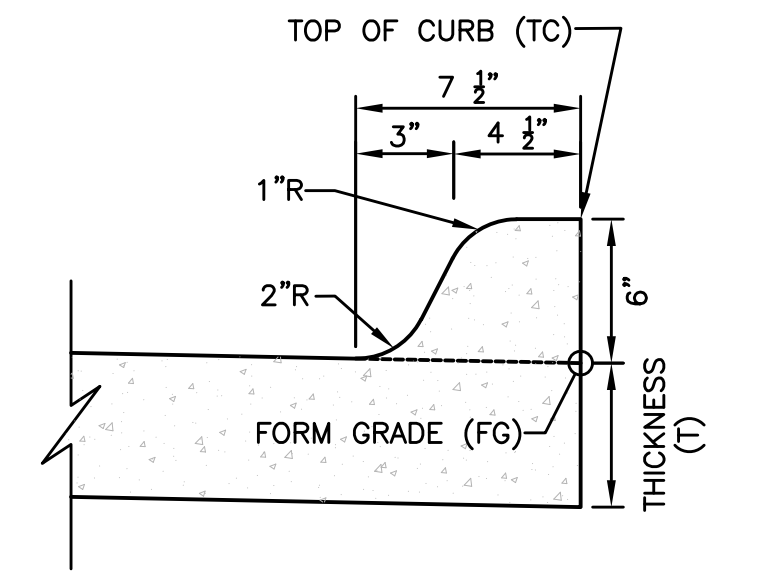
SERVICE LOCATION DETAIL
NOT TO SCALE



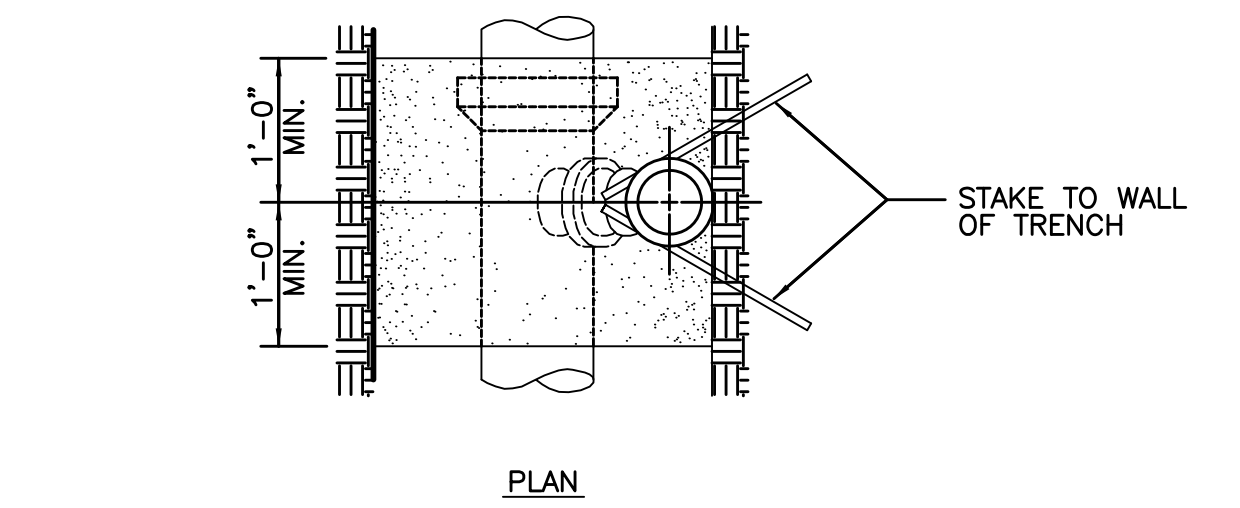
- ① INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
② PROVIDE A MINIMUM OF 8 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.



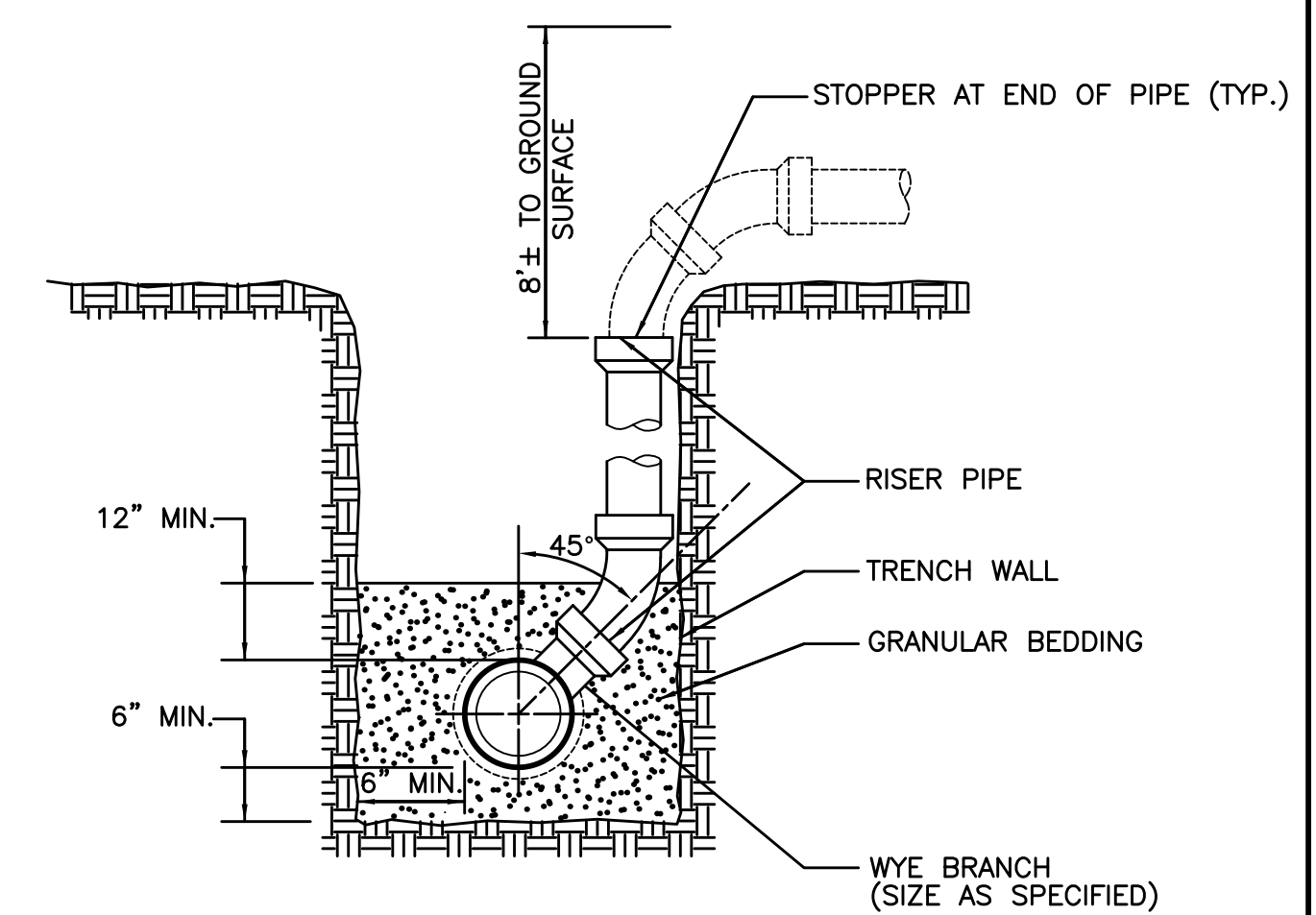
DETECTABLE WARNING DETAIL
NOT TO SCALE



INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL
NOT TO SCALE



PLAN



SECTION

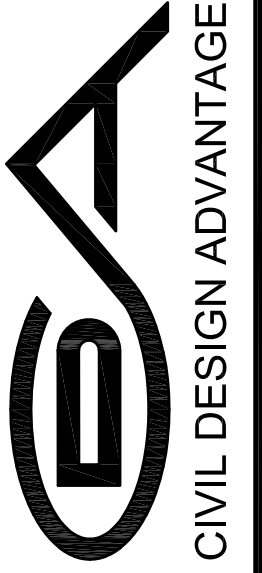
- NOTES:
1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE.
2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

SANITARY SEWER SERVICE RISER
NOT TO SCALE

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COMMENT: ENCL
DATE: 9/26/2020 1:48 PM
PLOTTER: HP
PLOTTER BY: GUY OTTO

DATE	REVISIONS
04/23/20	REVISED FINAL SUBMITTAL
06/10/19	FINAL SUBMITTAL
05/06/19	THIRD SUBMITTAL
04/23/19	SECOND SUBMITTAL
04/09/19	FIRST SUBMITTAL

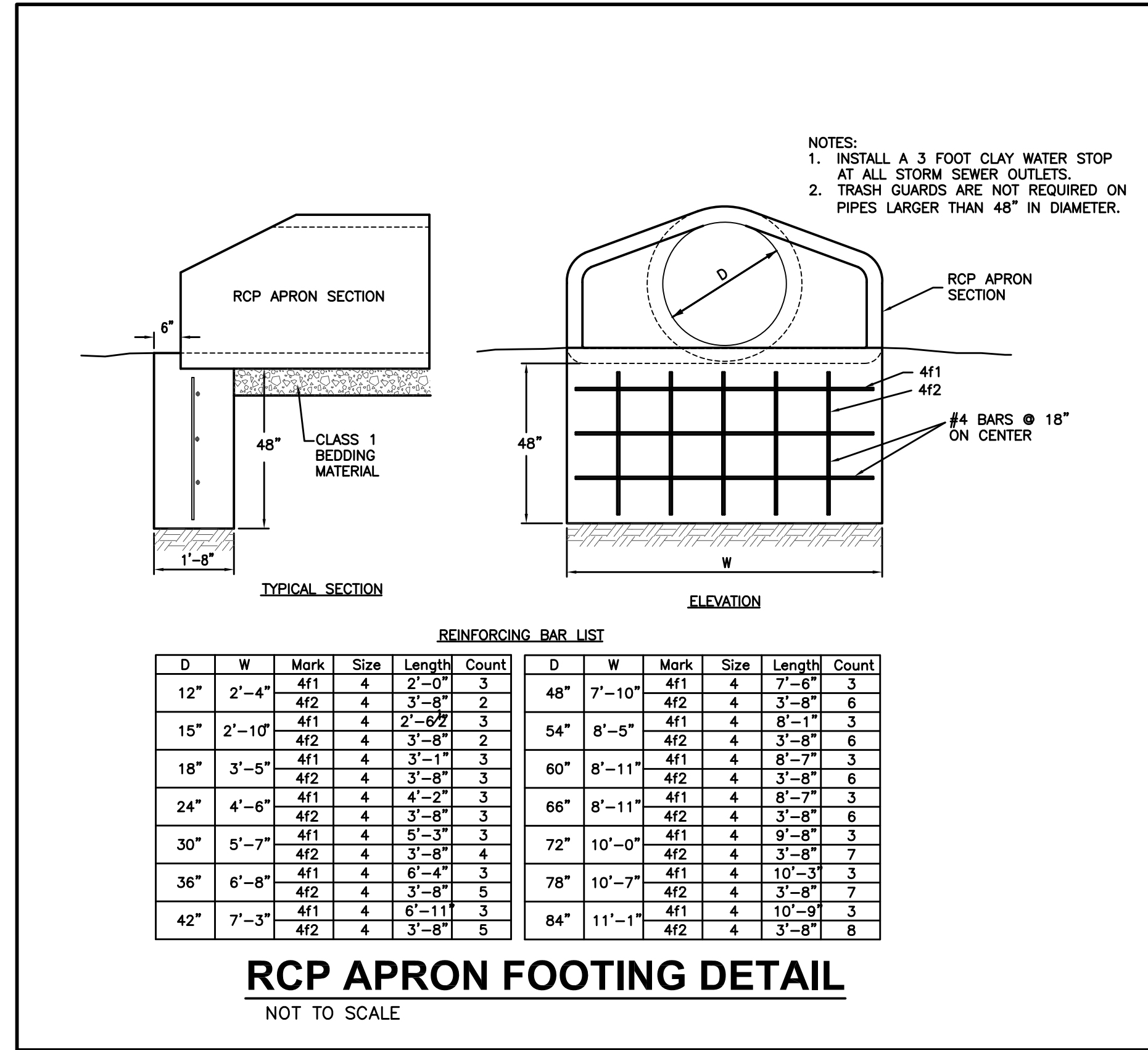
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM
EI: CWO



WAUKEE, IOWA

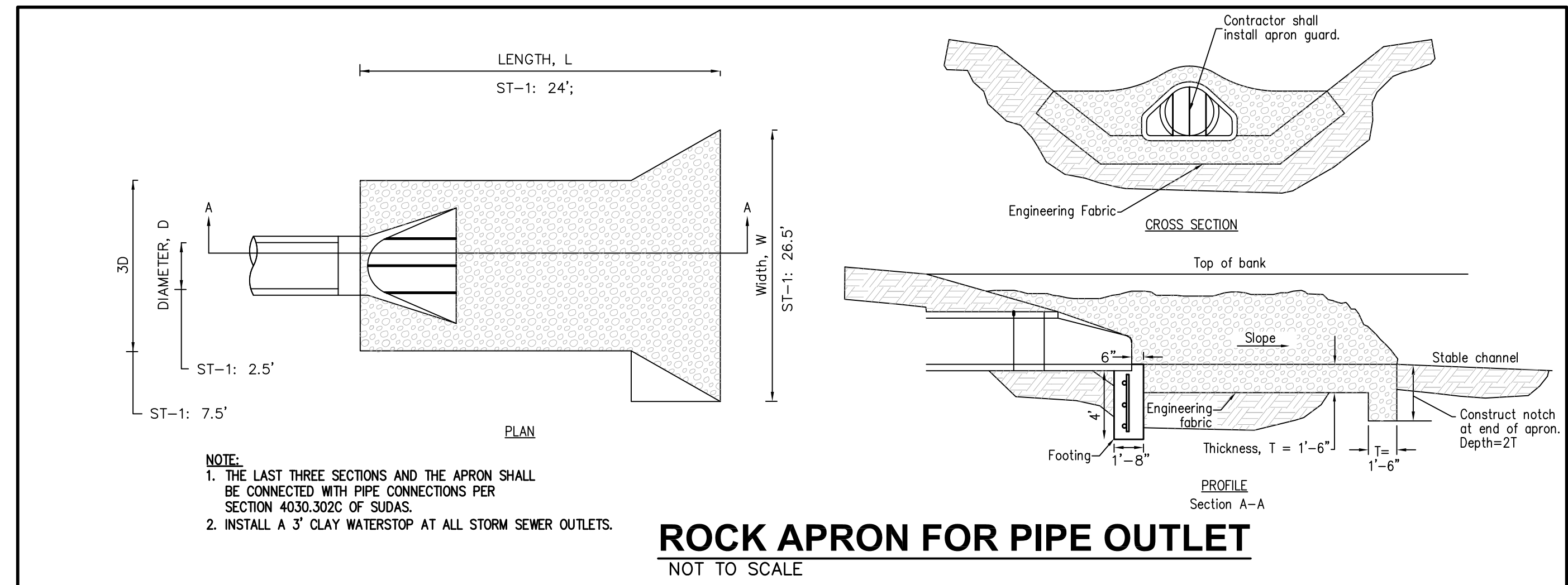
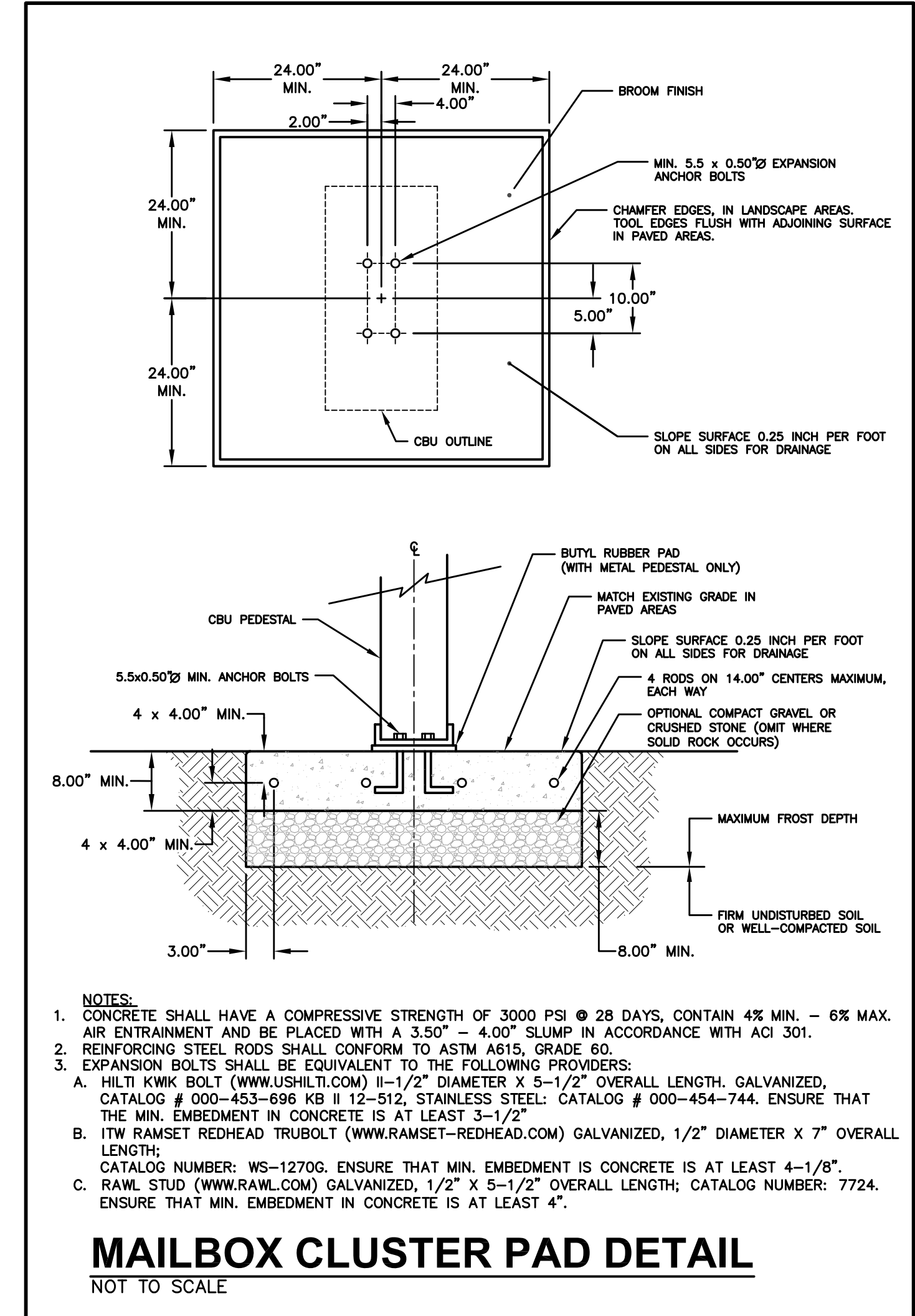
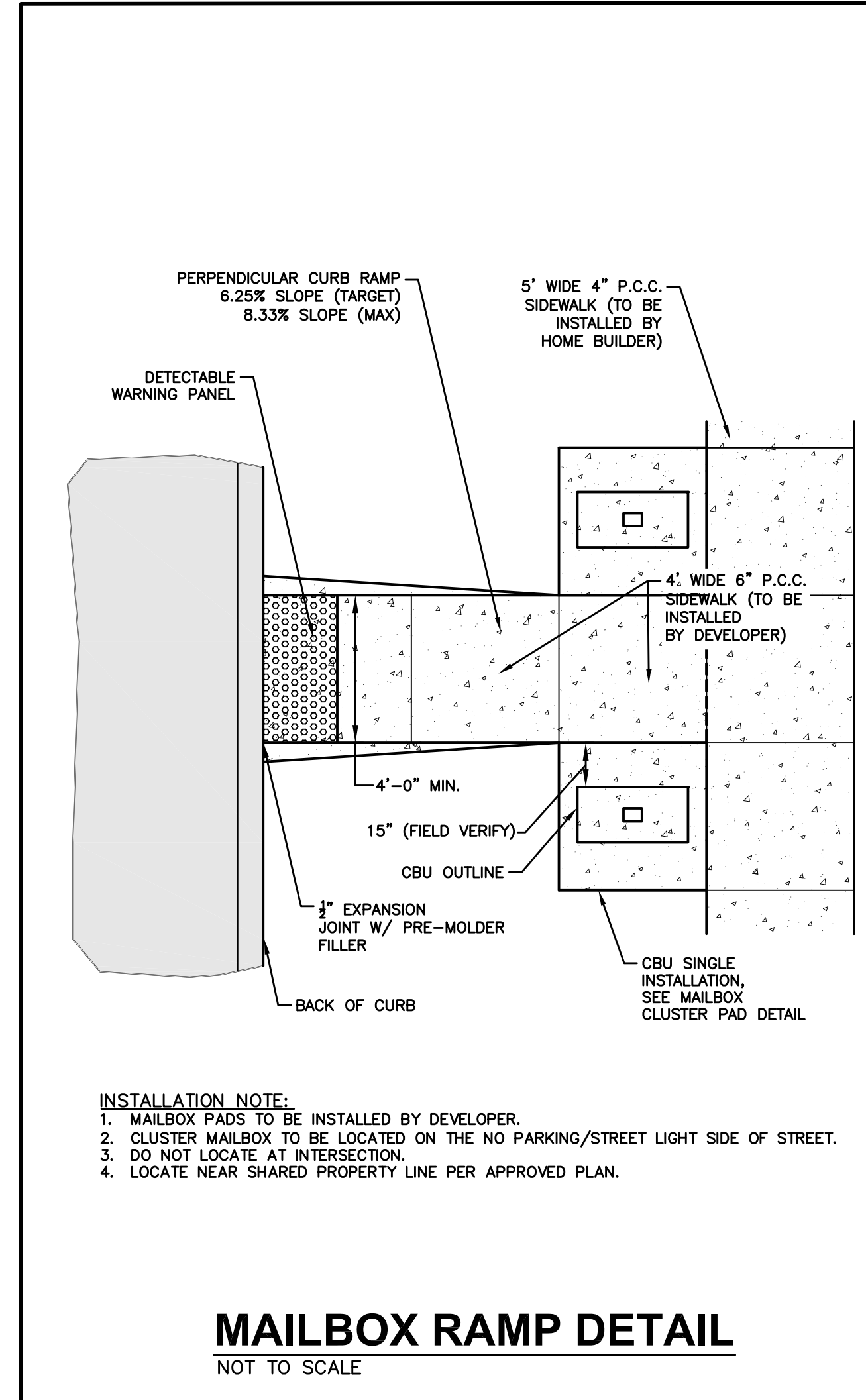
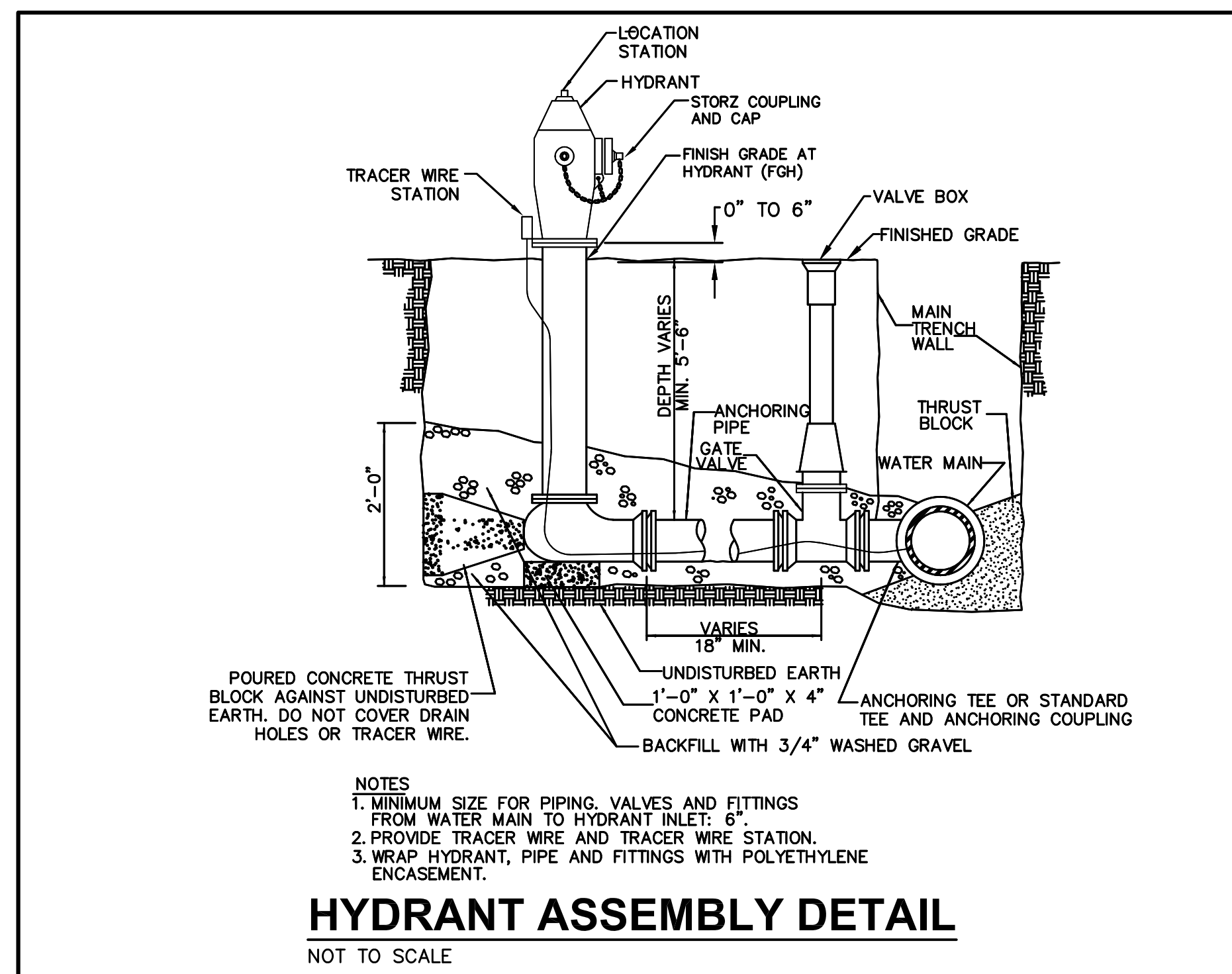
THE RESERVE AT DAYBREAK PLAT 3
TYPICAL SECTIONS AND DETAILS

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 PLOTTED BY: GUY OTTO
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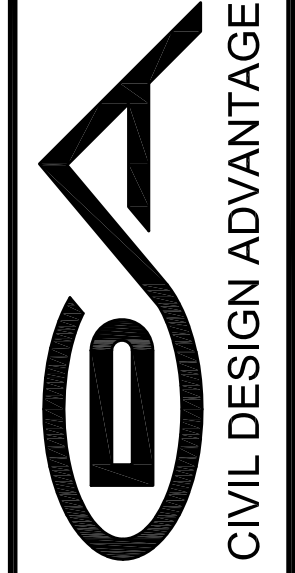
RCP APRON FOOTING DETAIL

NOT TO SCALE



REVISIONS	DATE
REVISED FINAL SUBMITTAL	04/23/20
FINAL SUBMITTAL	06/10/19
THIRD SUBMITTAL	05/06/19
SECOND SUBMITTAL	04/23/19
FIRST SUBMITTAL	04/09/19

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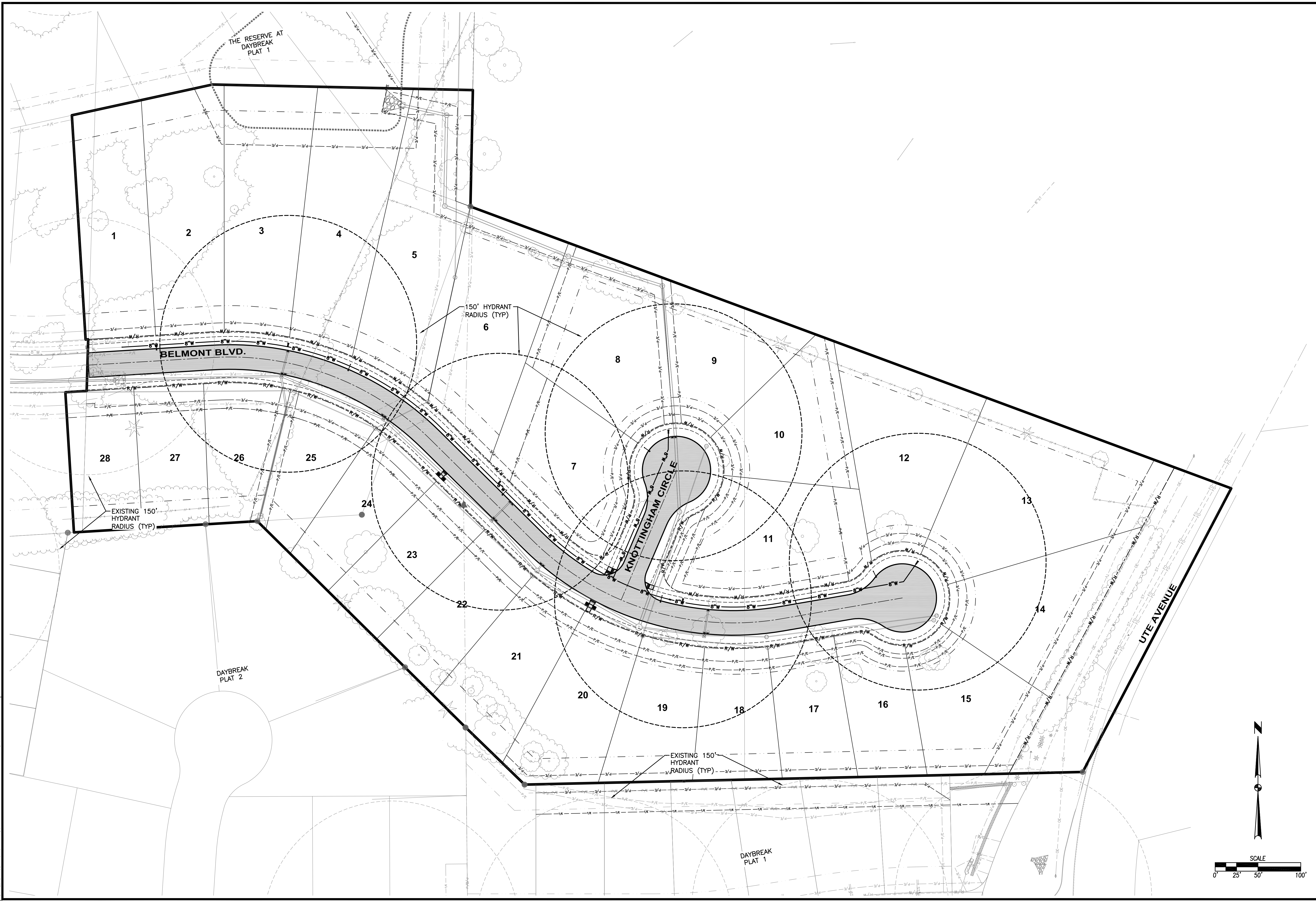


THE RESERVE AT DAYBREAK PLAT 3
 TYPICAL SECTIONS AND DETAILS
 WAUKEE, IOWA

ENGINEER: JMM
 EI: CWO

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 DATE: 5/17/2019 1:48 PM



REVISIONS	DATE
REVISED FINAL SUBMITTAL	04/23/20
FINAL SUBMITTAL	06/10/19
THIRD SUBMITTAL	05/06/19
SECOND SUBMITTAL	04/23/19
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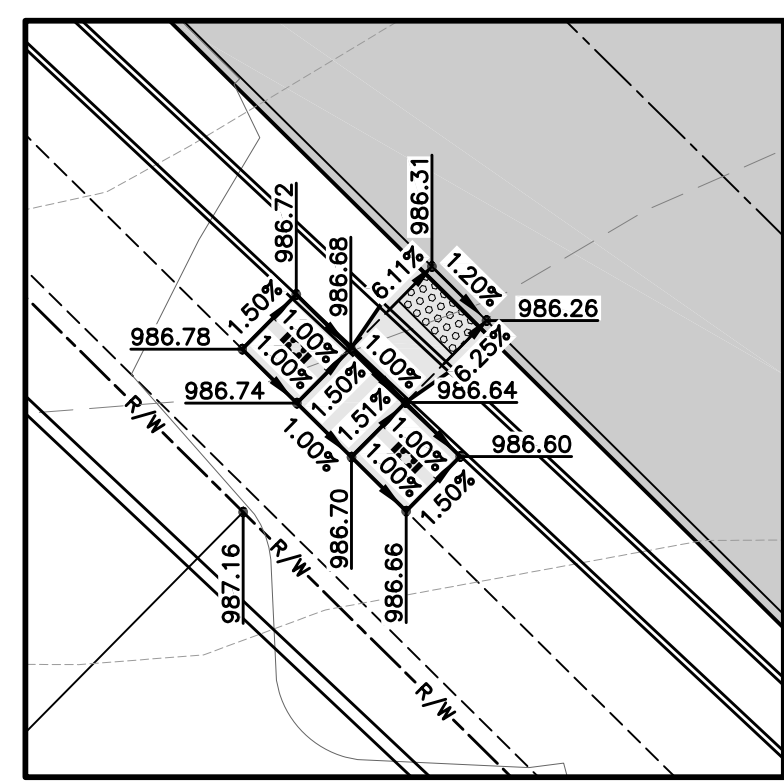
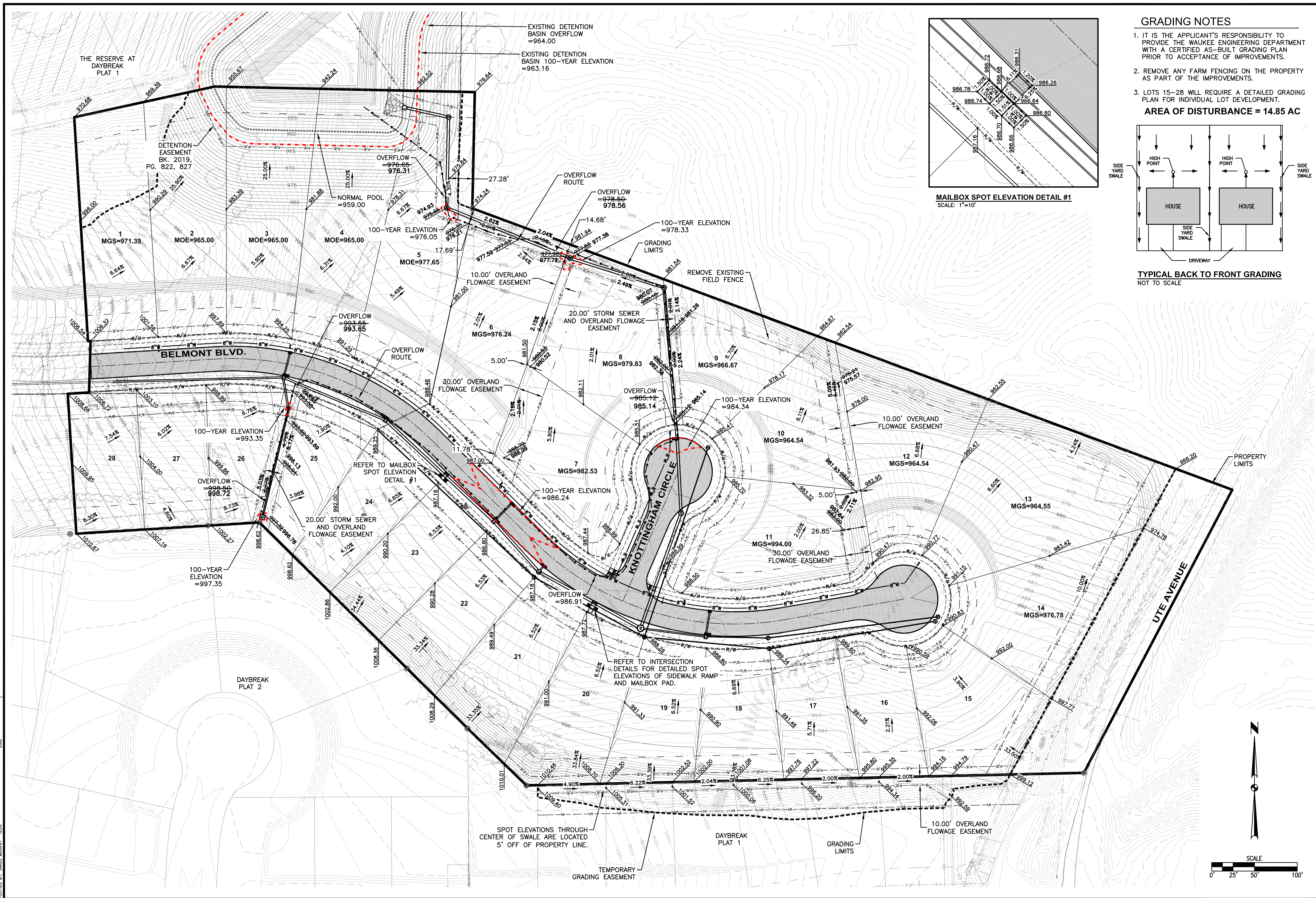
ESA
 CIVIL DESIGN ADVANTAGE

THE RESERVE AT DAYBREAK PLAT 3
HYDRANT COVERAGE PLAN

WAUKEE, IOWA

5/17
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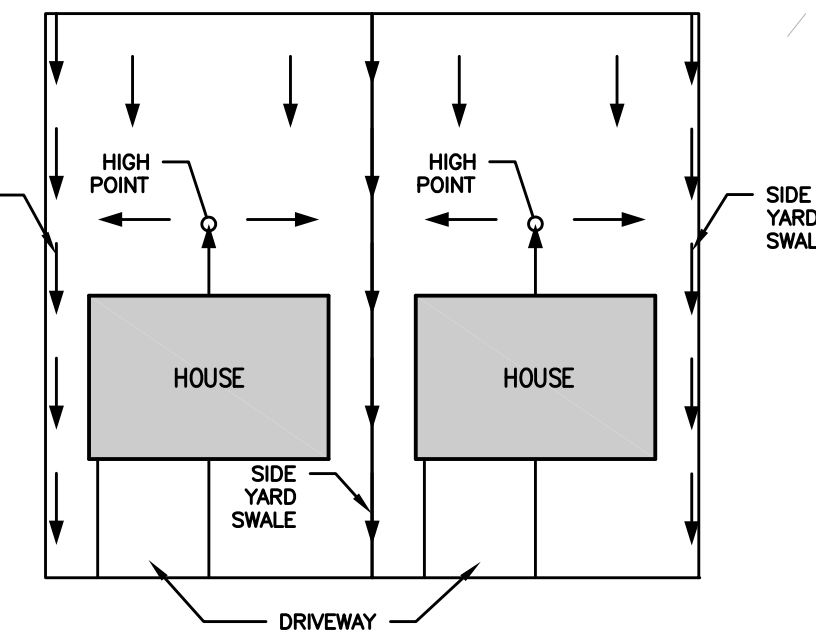


MAILBOX SPOT ELEVATION DETAIL #1
 SCALE: 1"=10'

GRADING NOTES

- IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
- REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.
- LOTS 15-28 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

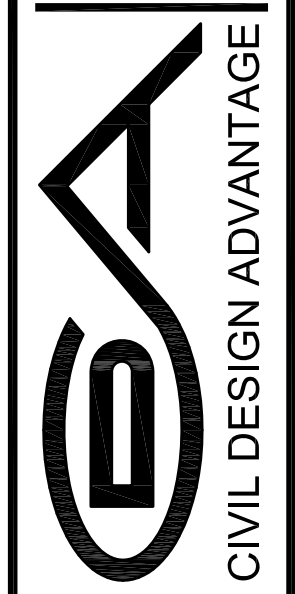
AREA OF DISTURBANCE = 14.85 AC



TYPICAL BACK TO FRONT GRADING
 NOT TO SCALE

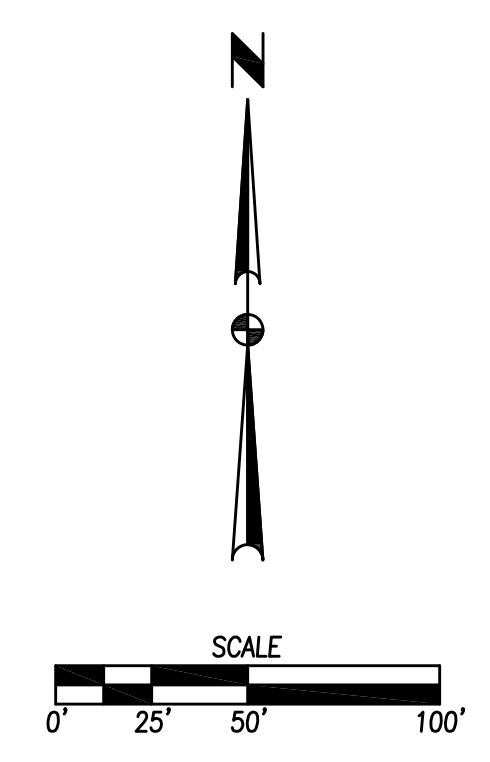
REVISIONS	DATE
REVISED FINAL SUBMITTAL	04/23/20
FINAL SUBMITTAL	08/10/19
THIRD SUBMITTAL	05/06/19
SECOND SUBMITTAL	04/23/19
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WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

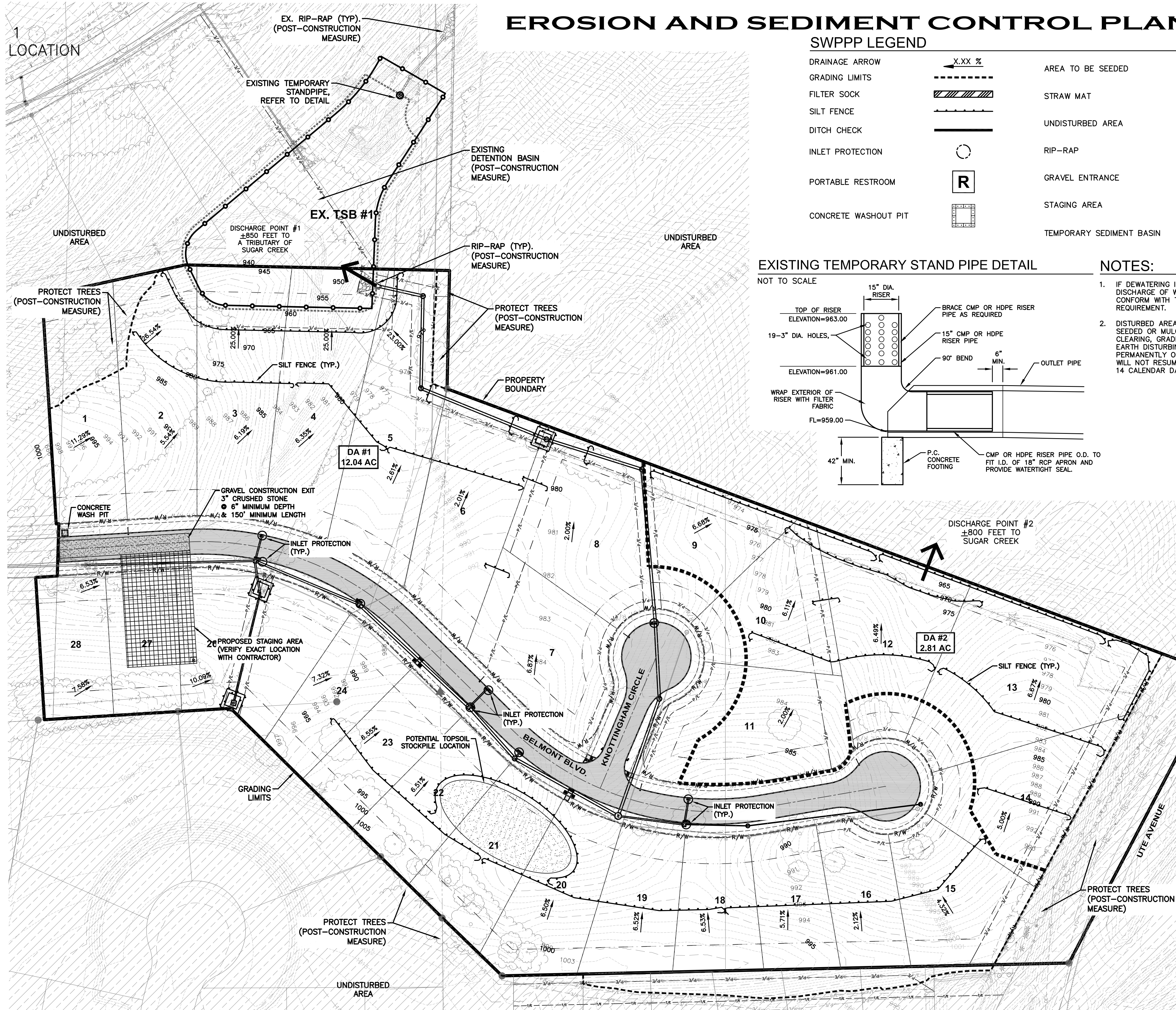
**THE RESERVE AT DAYBREAK PLAT 3
 GRADING PLAN**



THE RESERVE AT DAYBREAK PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

1 LOCATION

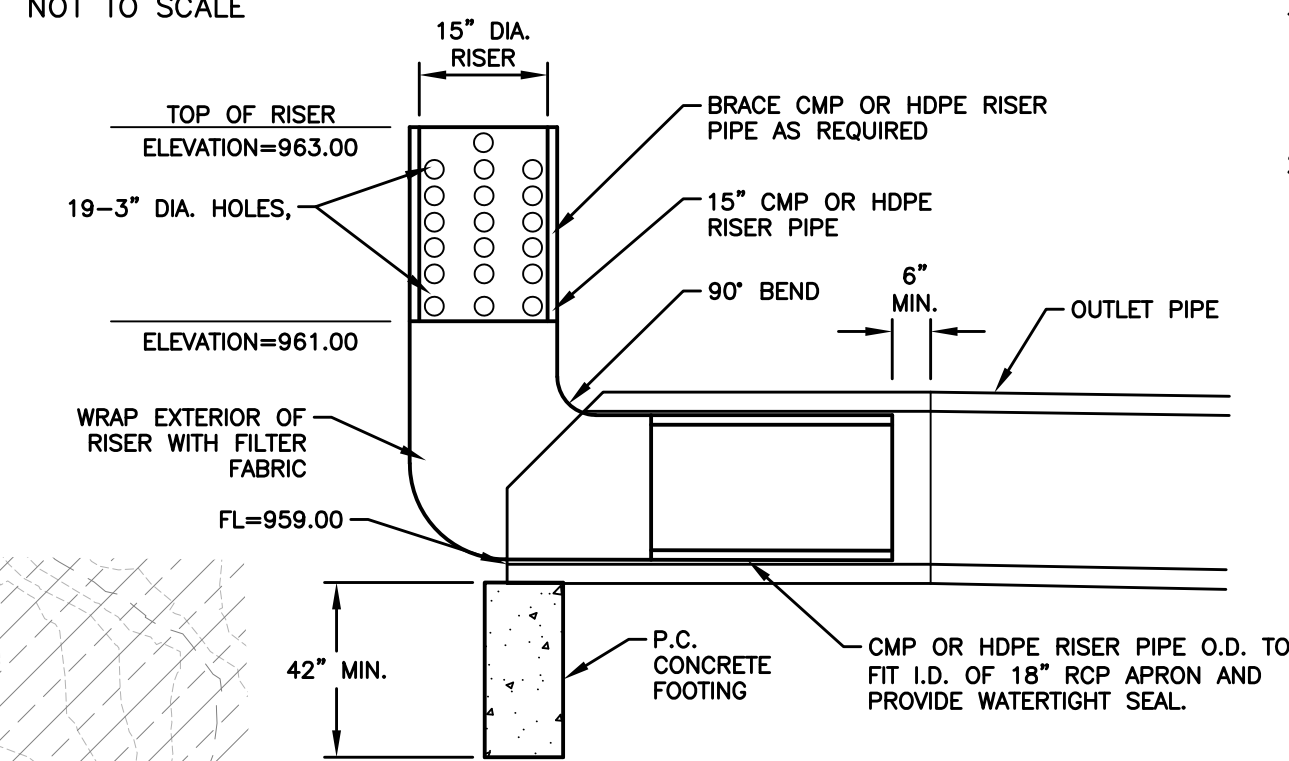


SWPPP LEGEND

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

EXISTING TEMPORARY STAND PIPE DETAIL

NOT TO SCALE

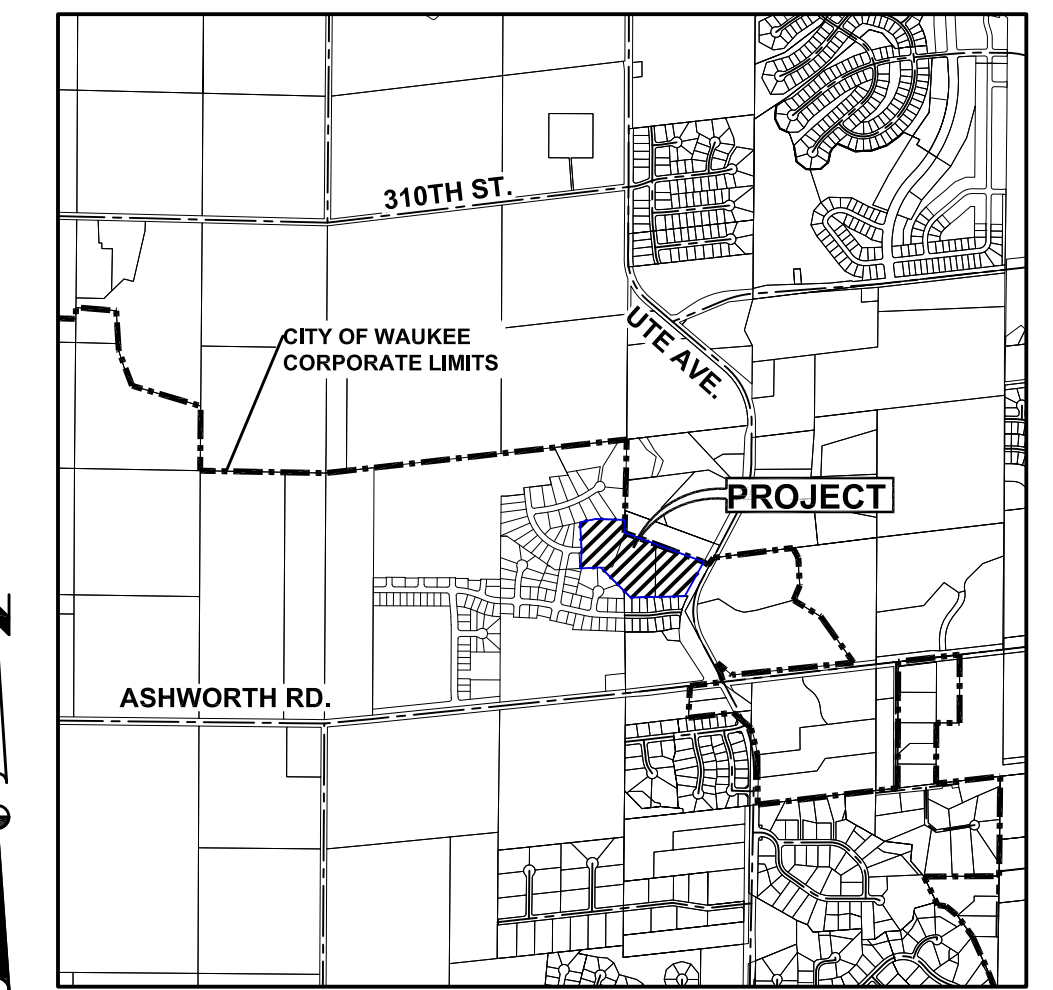


NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

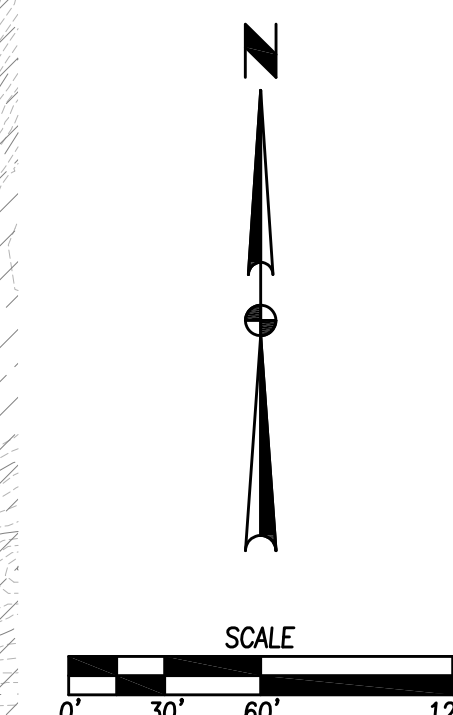
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,102
2	SEEDING, FERTILIZING, AND MULCHING	AC	13.85
3	INLET PROTECTION DEVICES	EA	9
4	CONCRETE WASHOUT PIT	EA	1
5	CONSTRUCTION EXIT	TON	110

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF SUGAR CREEK ±3000 FT		
TOTAL AREA DISTURBED TO DISCHARGE POINT	12.04 ACRES	
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	43,344 CU FT	
VOLUME PROVIDED IN SILT FENCE (2,300 LF @ 4.5 CU FT/LF OF FENCE)	10,350 CU FT	
VOLUME PROVIDED IN EX. TSB #1	123,845 CU FT	
TOTAL VOLUME PROVIDED	140,195 CU FT	

DISCHARGE POINT SUMMARY

DISCHARGE POINT #2 TO SUGAR CREEK ±800 FT		
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.81 ACRES	
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	10,116 CU FT	
VOLUME PROVIDED IN SILT FENCE (3:1 SLOPE)(1,010 LF @ 4.5 CU FT/LF OF FENCE)	4,545 CU FT	
VOLUME PROVIDED IN SILT FENCE (6:1 SLOPE)(611 LF @ 10 CU FT/LF OF FENCE)	6,110 CU FT	
TOTAL VOLUME PROVIDED	10,655 CU FT	



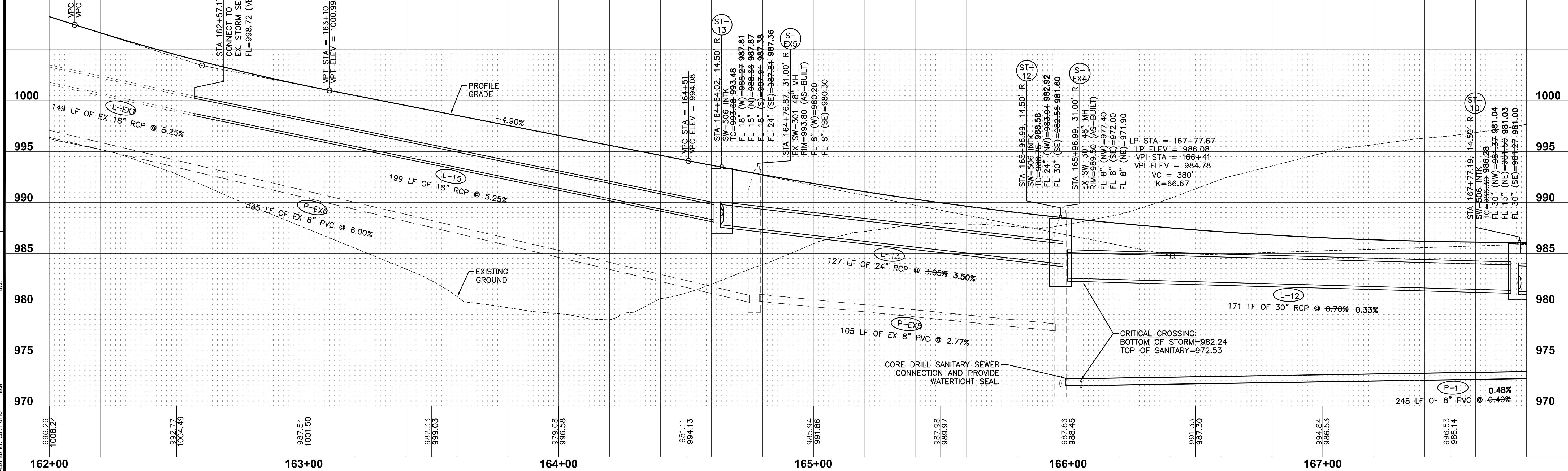
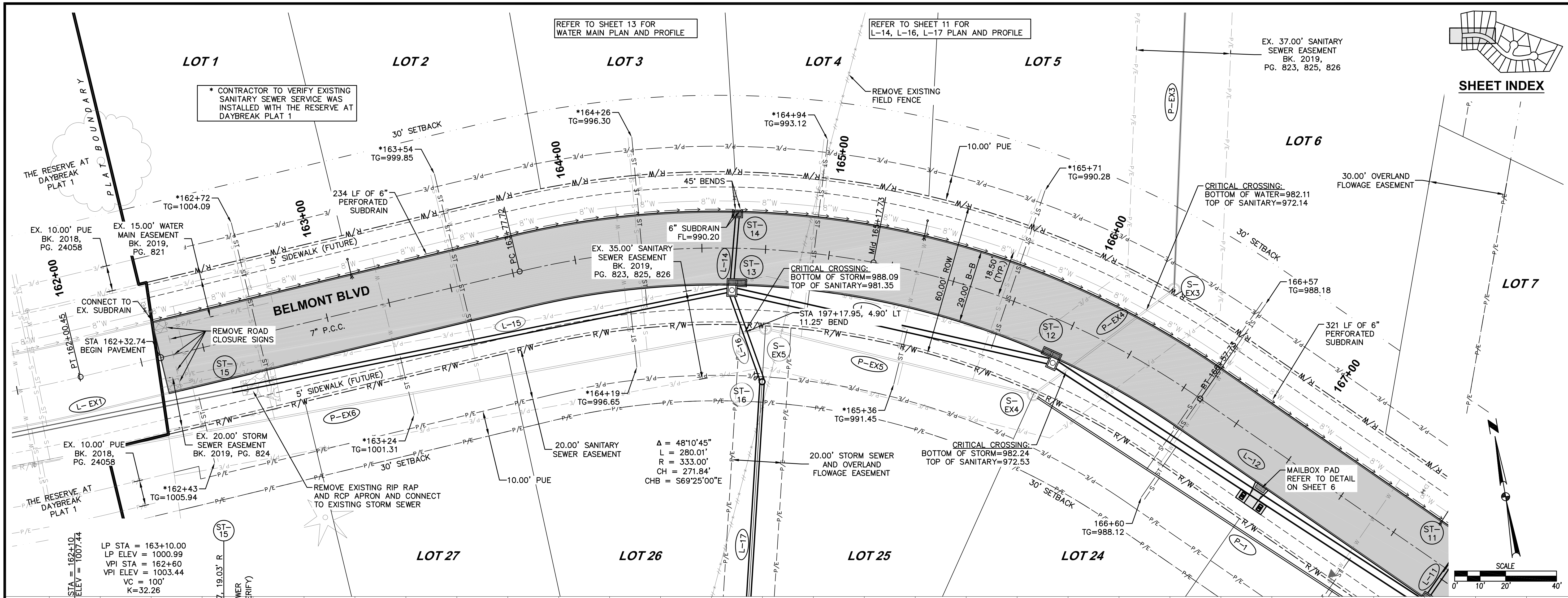
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REVISIONS	DATE
REVISED FINAL SUBMITTAL	04/23/20
FINAL SUBMITTAL	08/10/19
THIRD SUBMITTAL	05/06/19
SECOND SUBMITTAL	04/23/19
FIRST SUBMITTAL	04/09/19

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



THE RESERVE AT DAYBREAK PLAT 3
 EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA



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THE RESERVE AT DAYBREAK PLAT 3
STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

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

ENGINEER: JMM
 EI: CWO

CIVIL DESIGN ADVANTAGE

SA

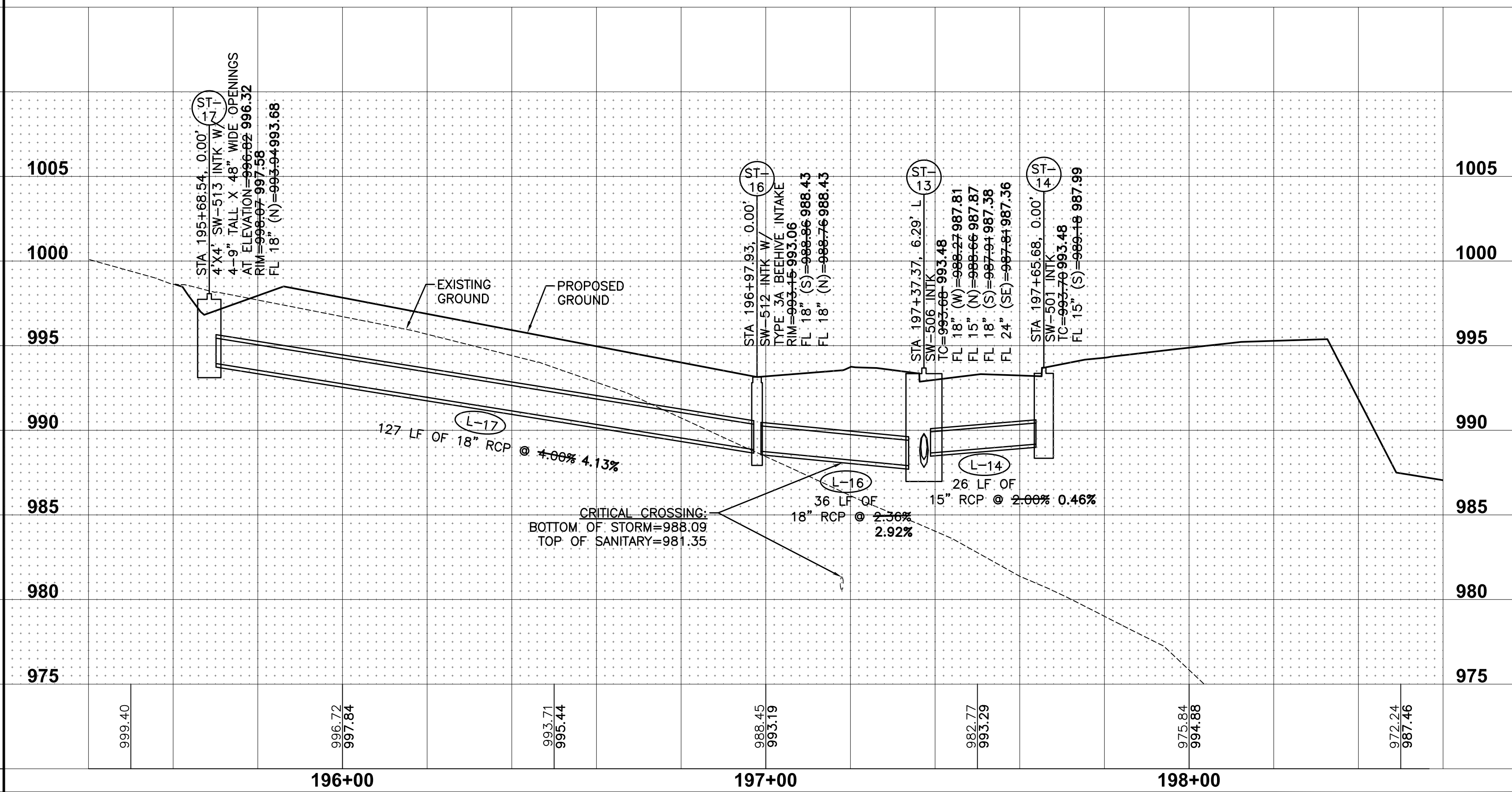
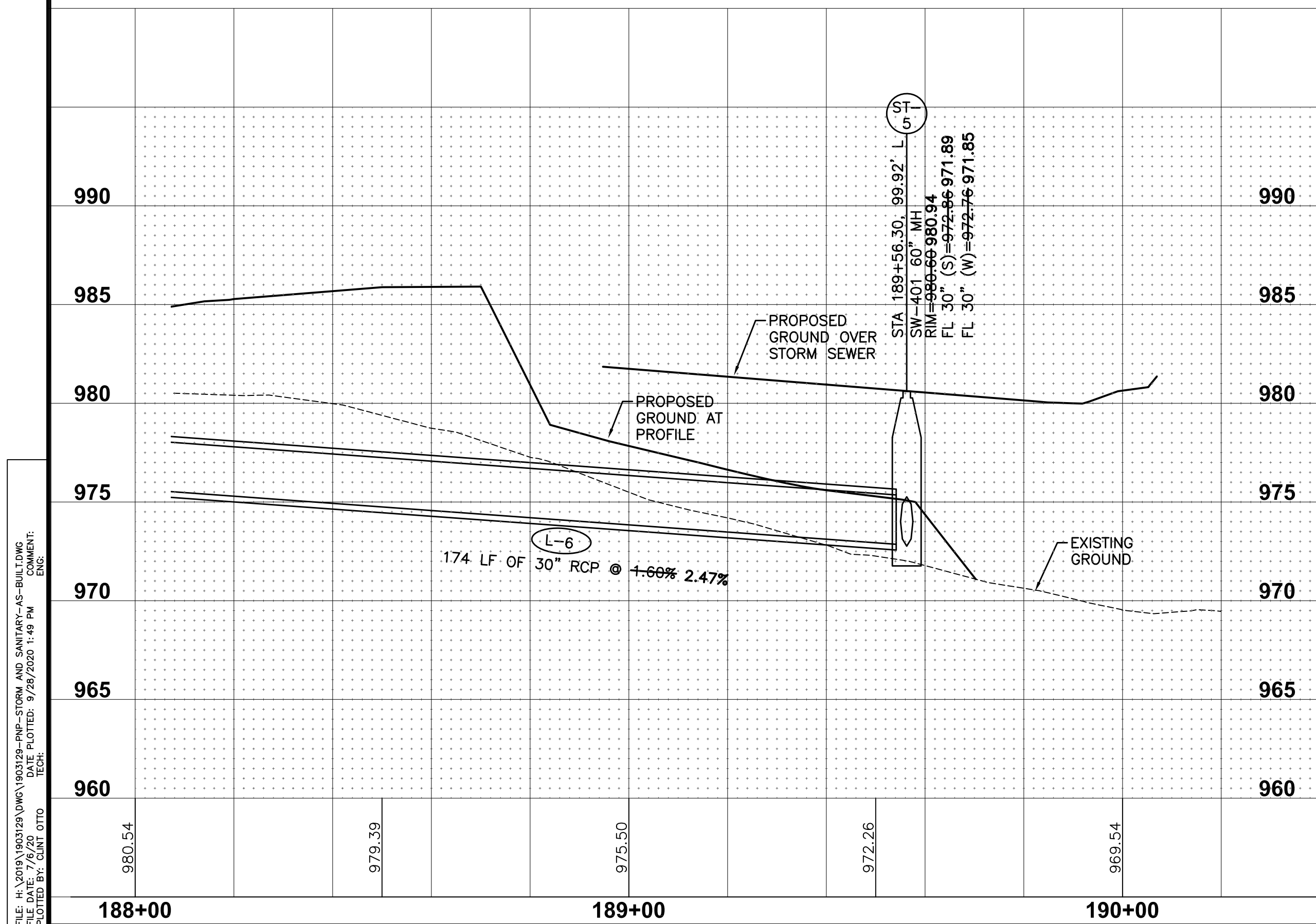
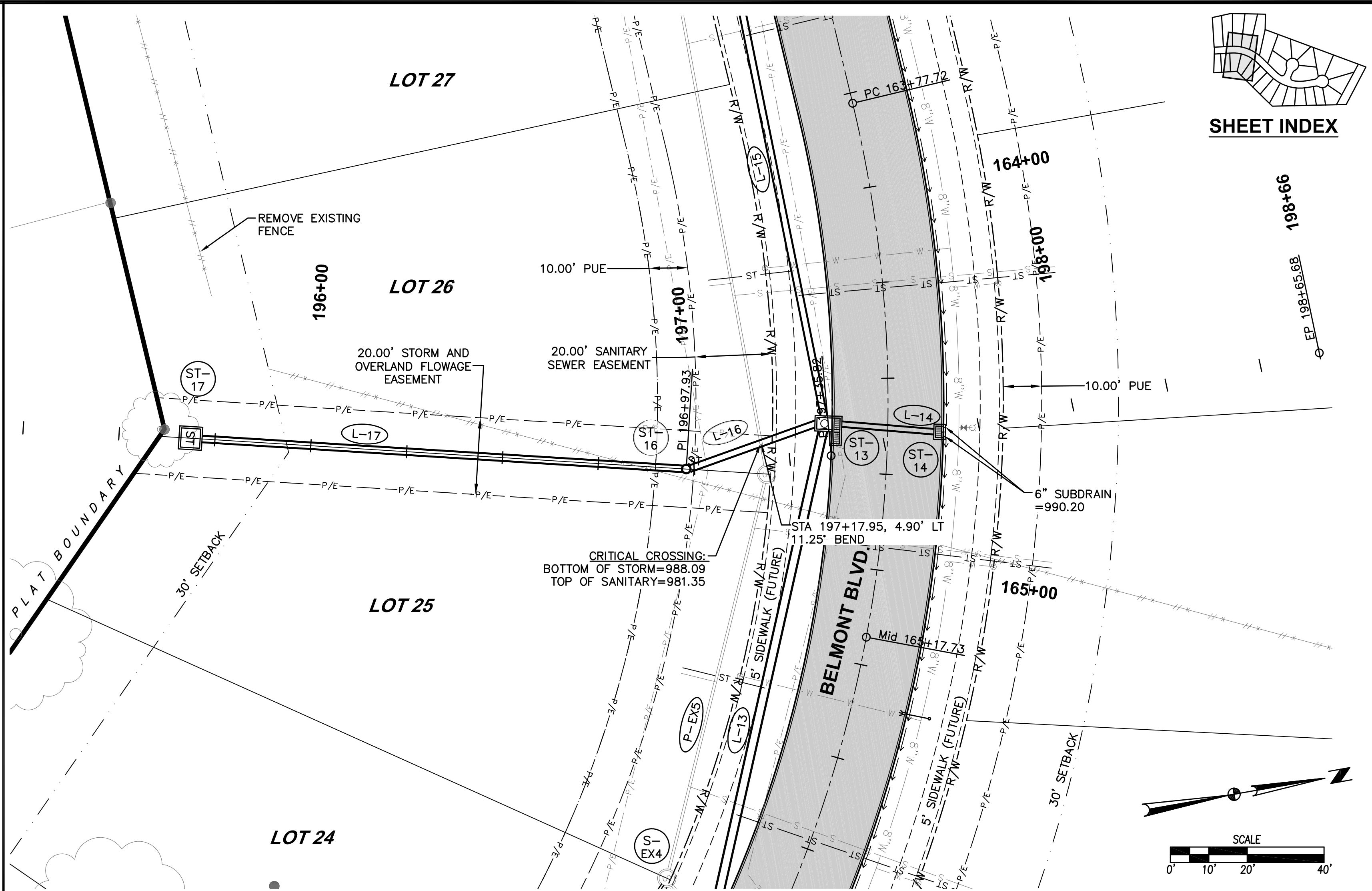
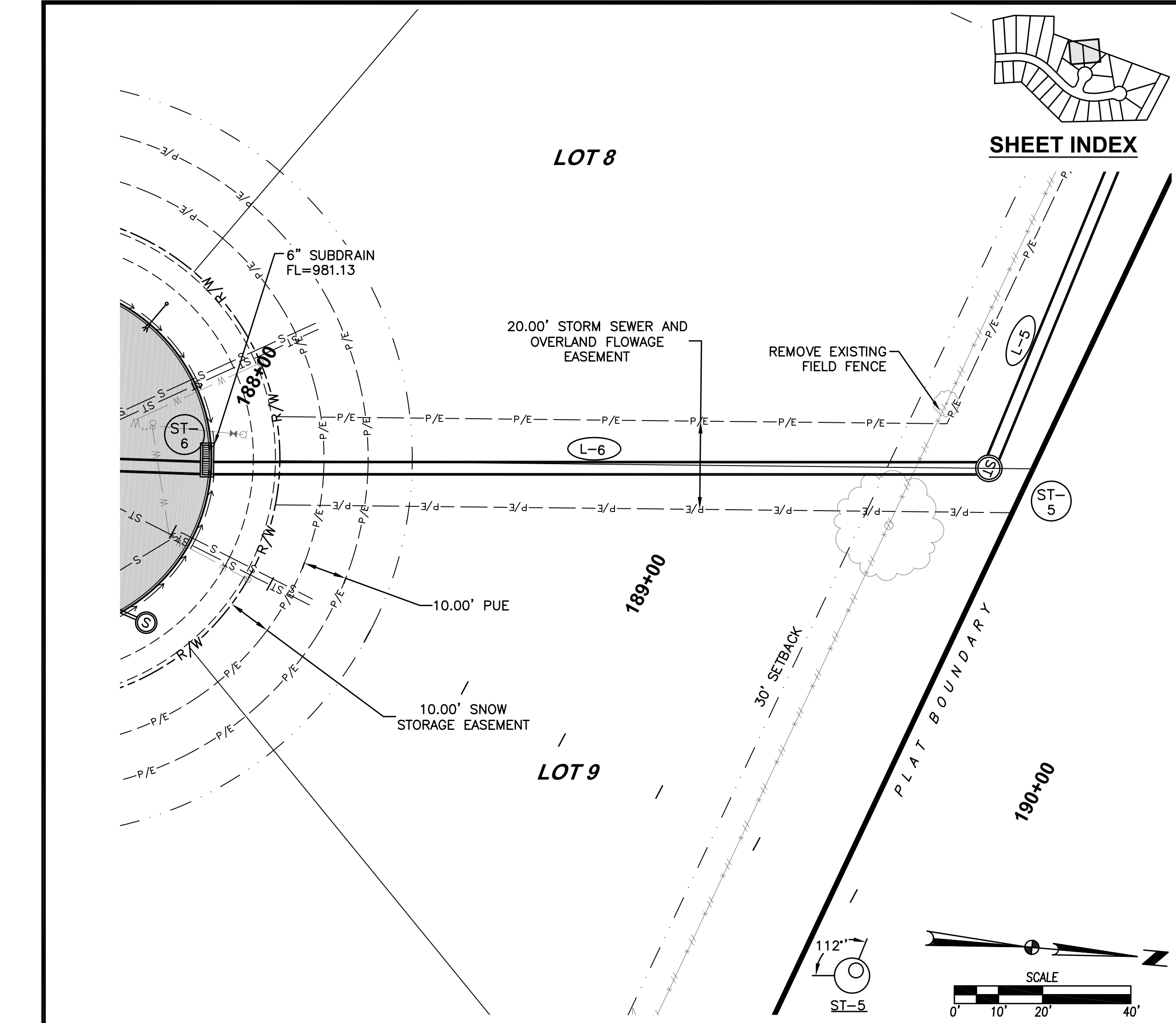
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 05/06/19
 04/23/19
 04/09/19

REVISIONS:
 REVISED FINAL SUBMITTAL
 FINAL SUBMITTAL
 THIRD SUBMITTAL
 FIRST SUBMITTAL

SHEET INDEX

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7

LOT 27 LOT 26 LOT 25 LOT 24



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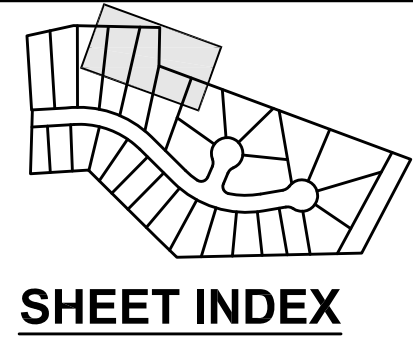
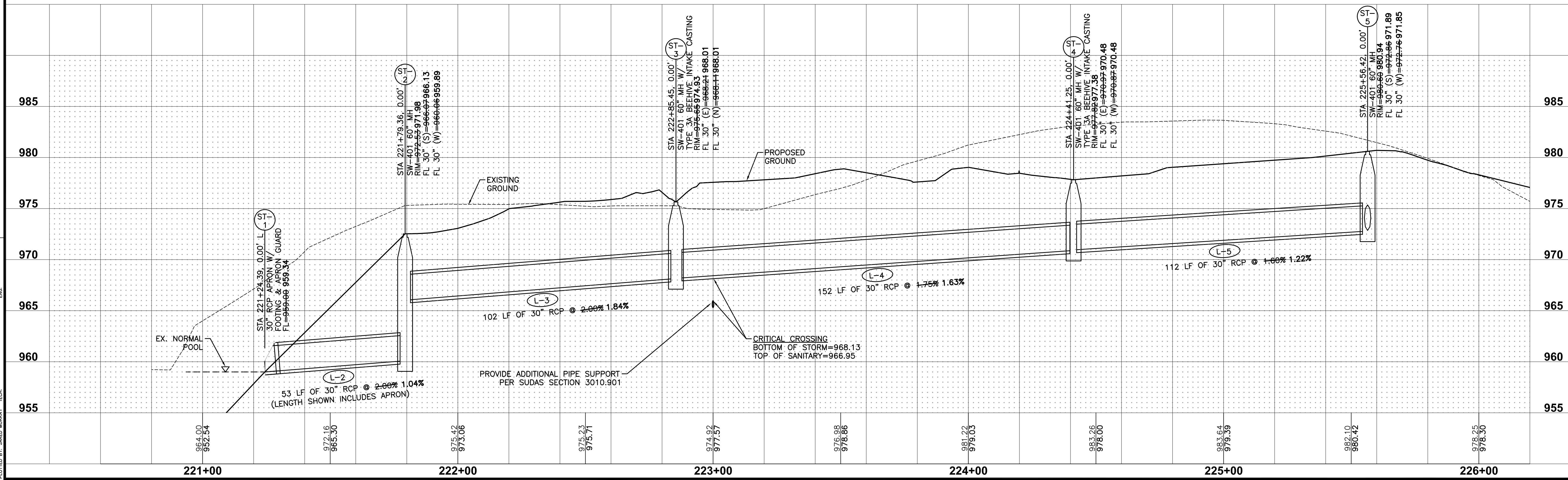
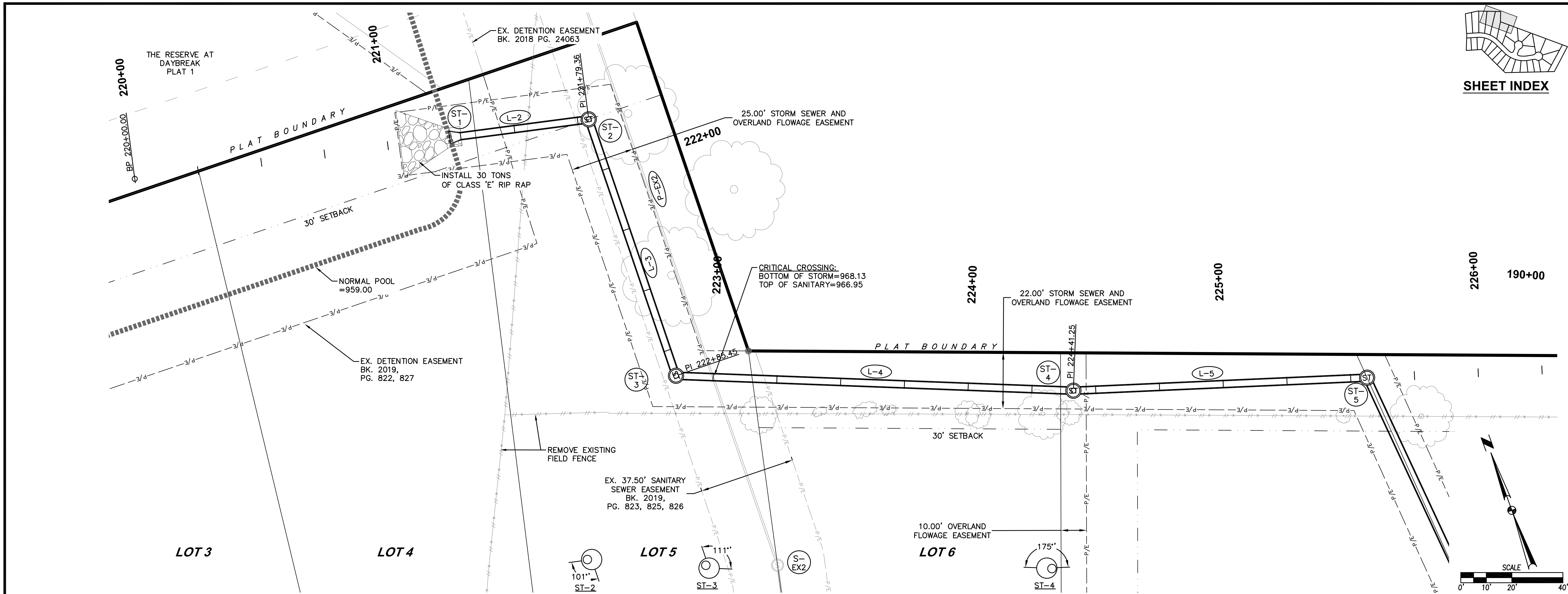
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FINAL SUBMITTAL	06/10/19
THIRD SUBMITTAL	05/06/19
SECOND SUBMITTAL	04/23/19
FIRST SUBMITTAL	04/09/19

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 ENGINEER: JMM
 EI: CWO

THE RESERVE AT DAYBREAK PLAT 3
STORM AND SANITARY SEWER PLAN AND PROFILE
 WAUKEE, IOWA

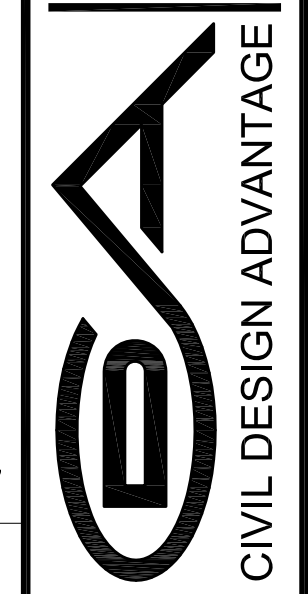
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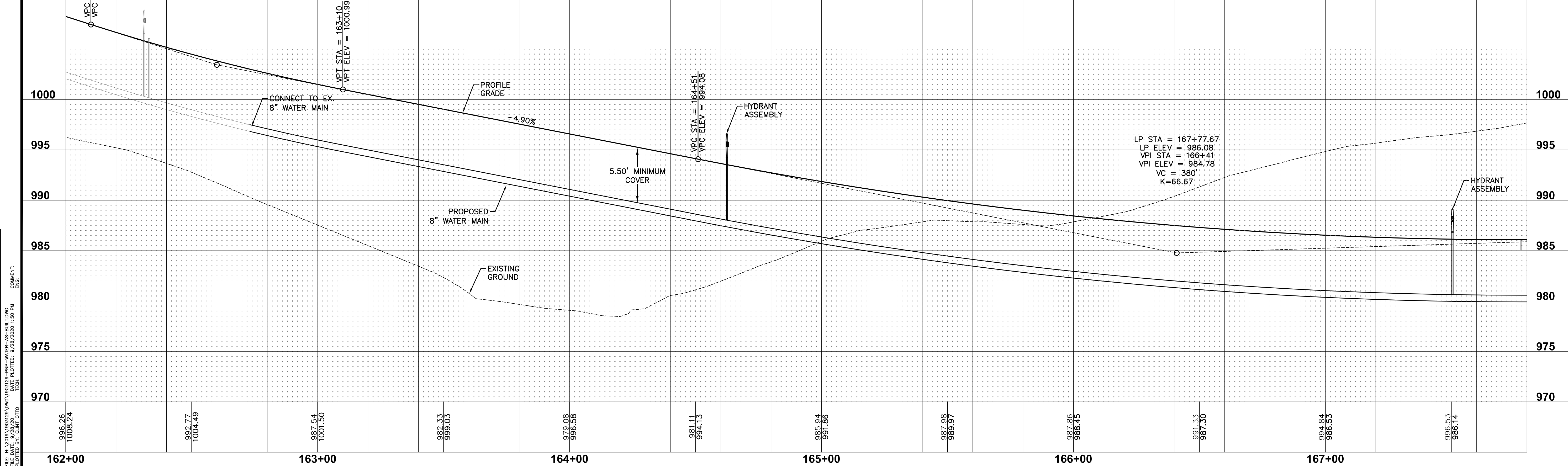
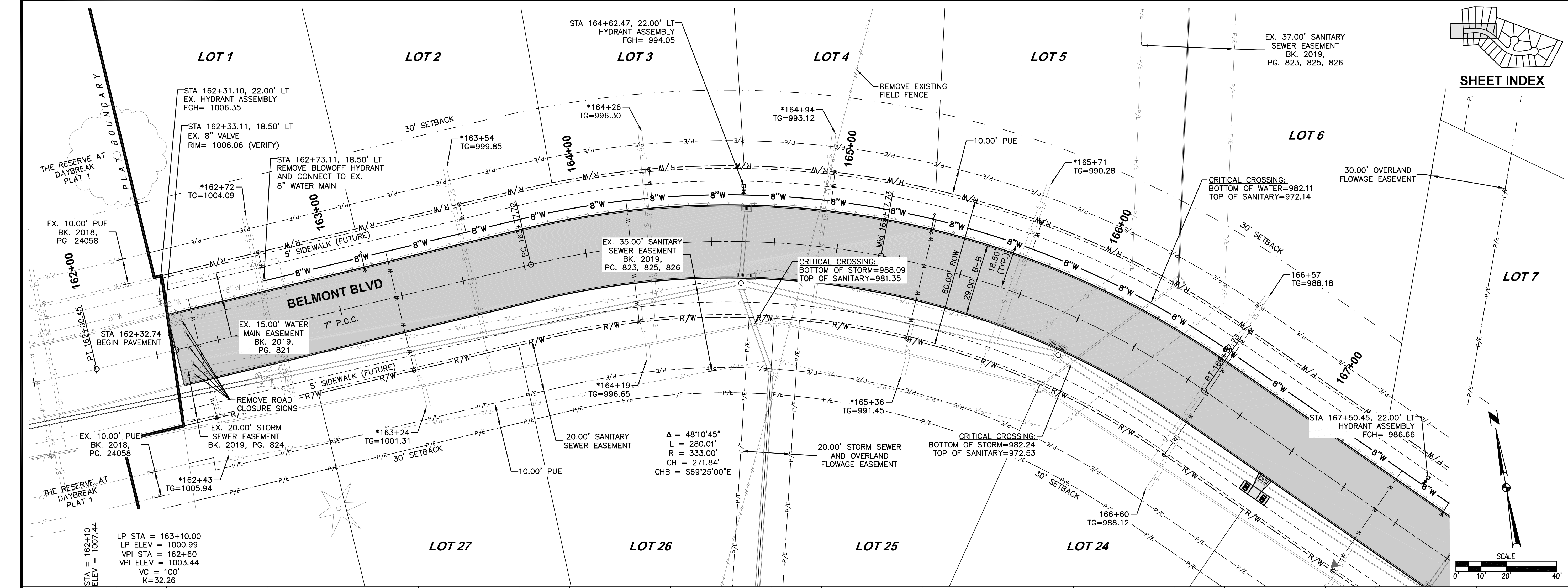


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FINAL SUBMITTAL	06/10/19
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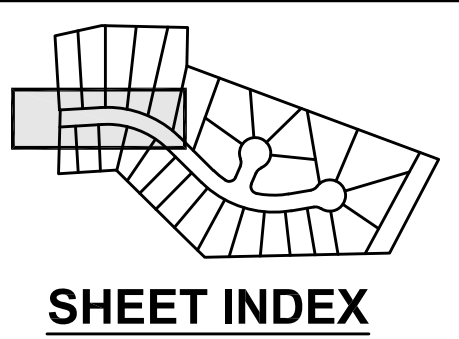
3405 S.E. CROSSROADS DRIVE, SUITE G
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 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM EI: CWO



THE RESERVE AT DAYBREAK PLAT 3
STORM AND SANITARY SEWER PLAN AND PROFILE
 WAUKEE, IOWA

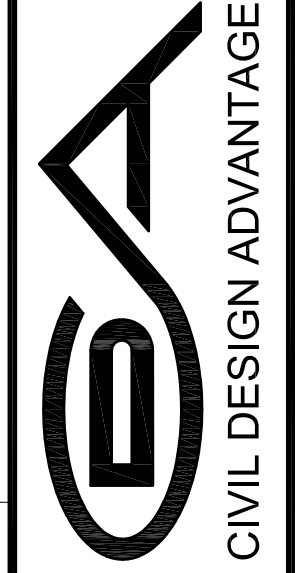


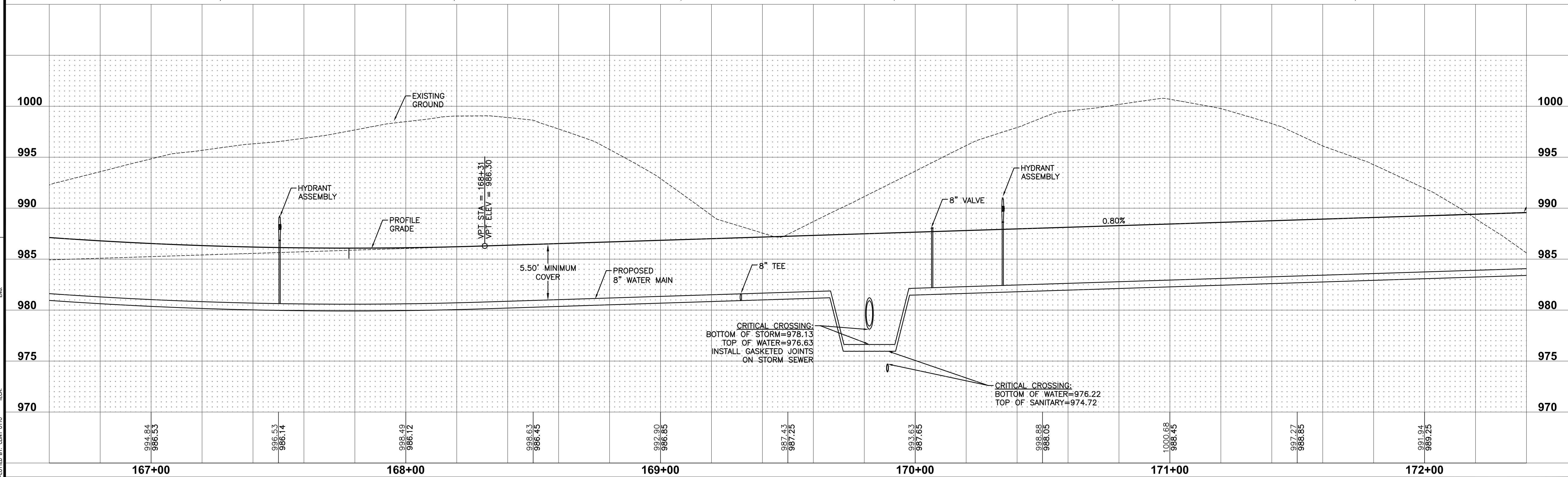
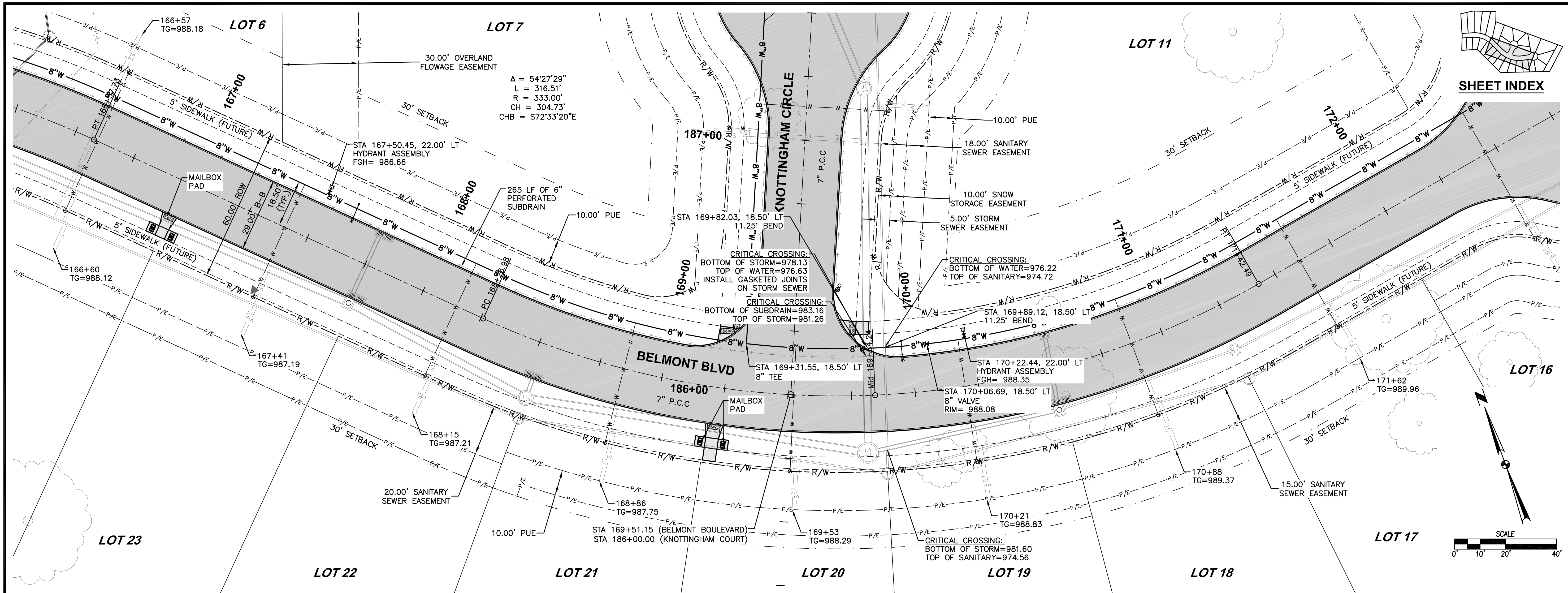
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06/10/19	FINAL SUBMITTAL
05/06/19	THIRD SUBMITTAL
04/23/19	FIRST SUBMITTAL

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 ENGINEER: JMM EI: CWO





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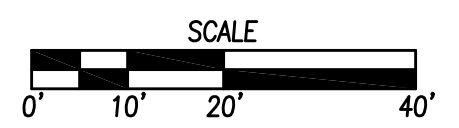
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FIRST SUBMITTAL	04/09/19

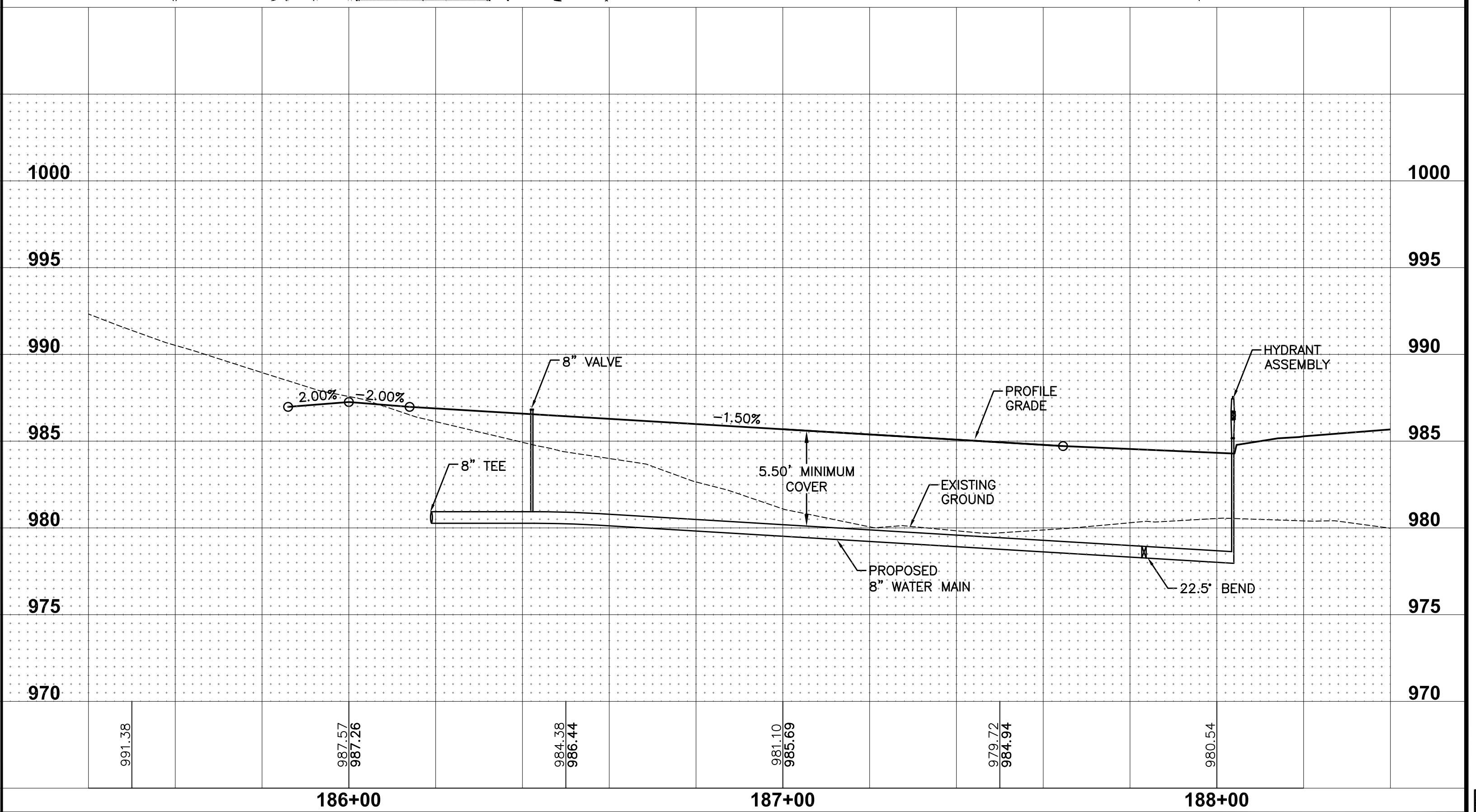
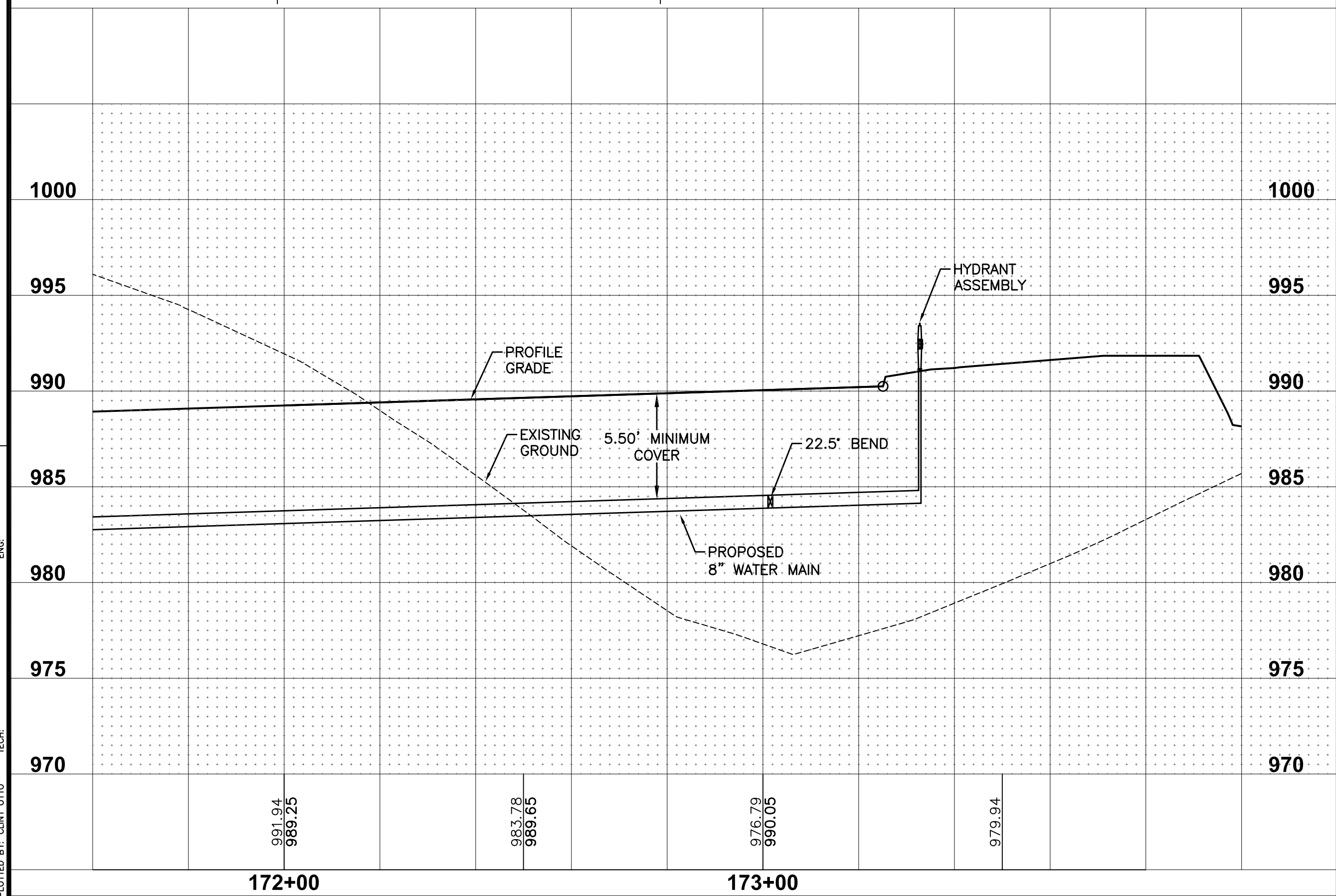
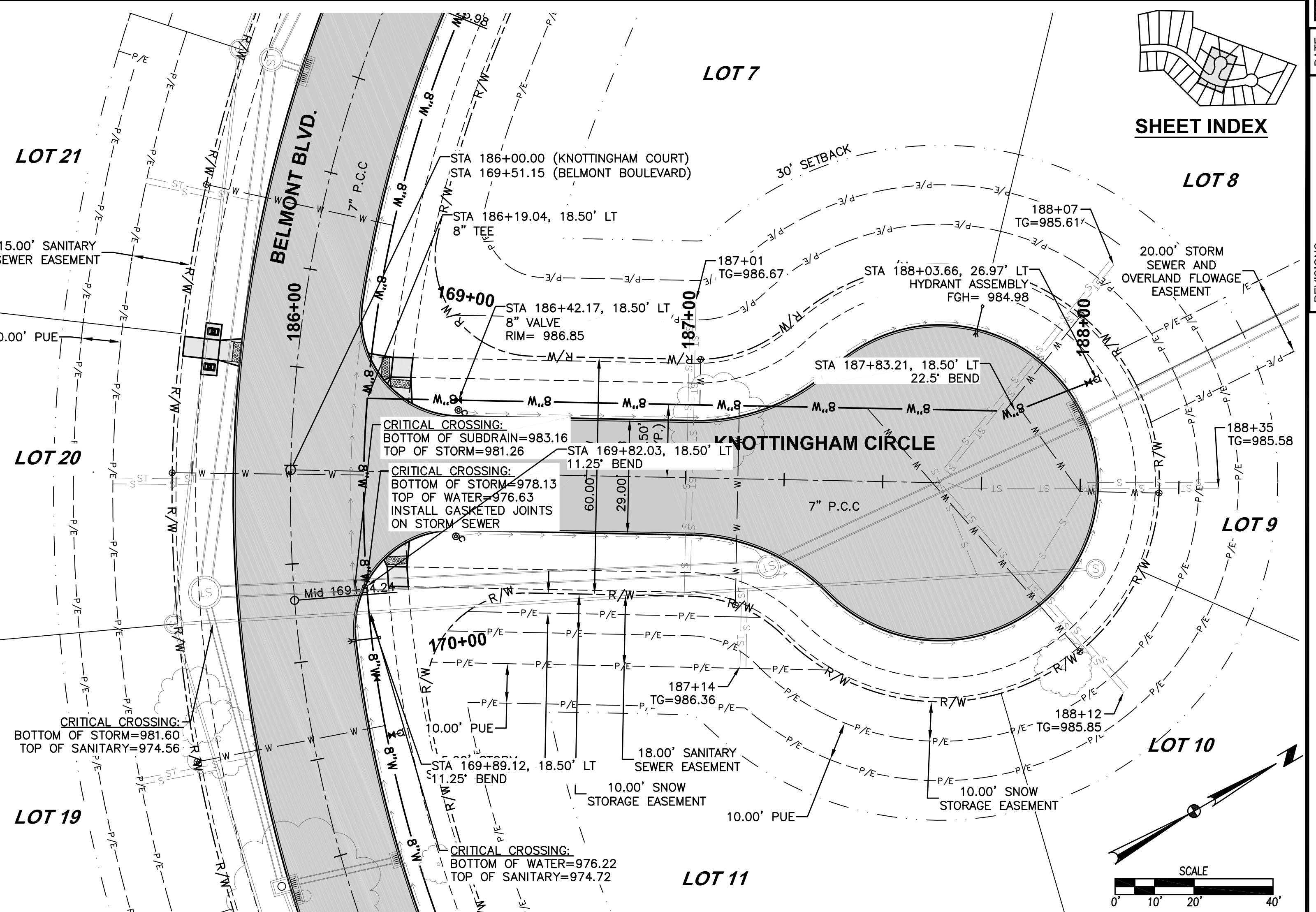
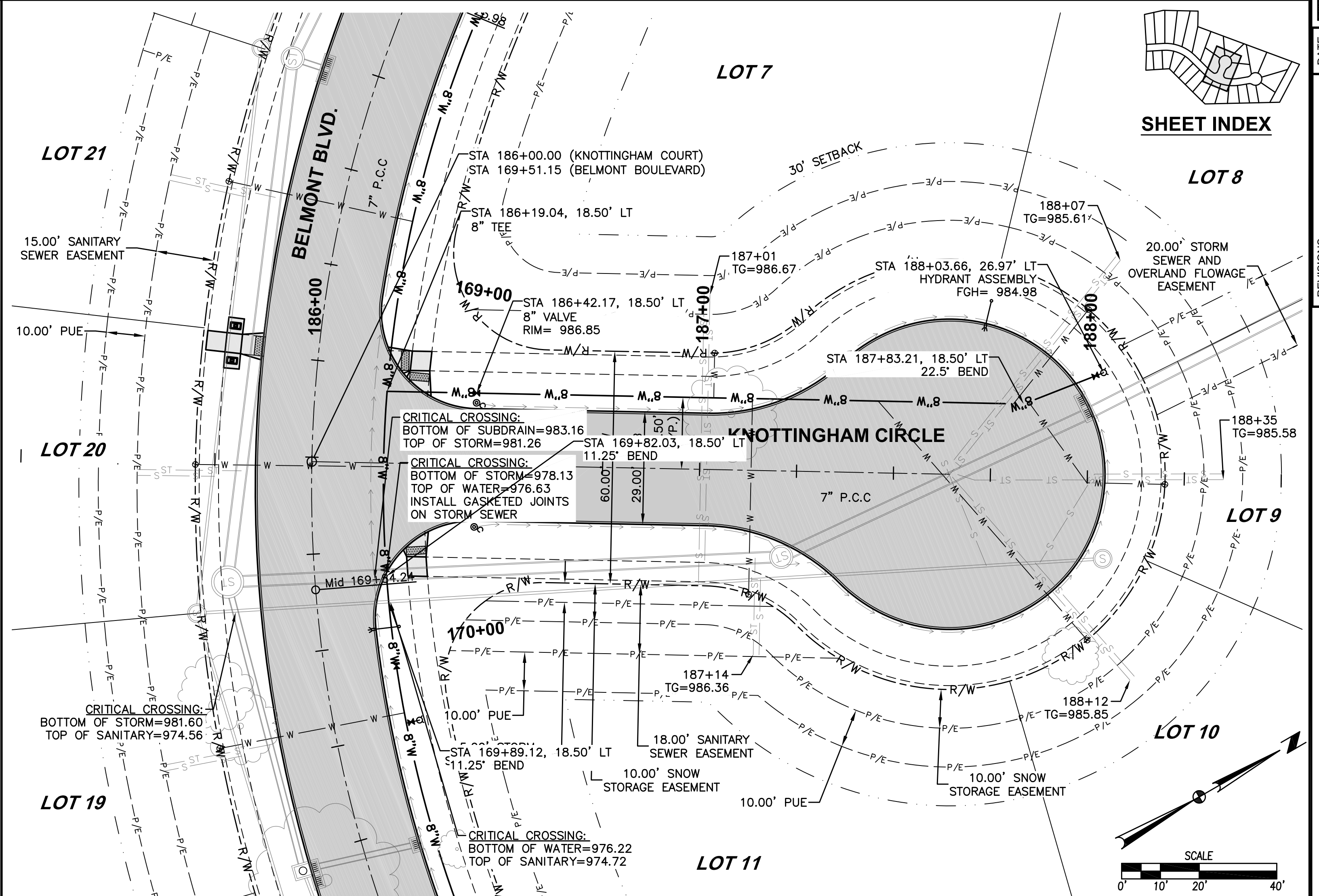
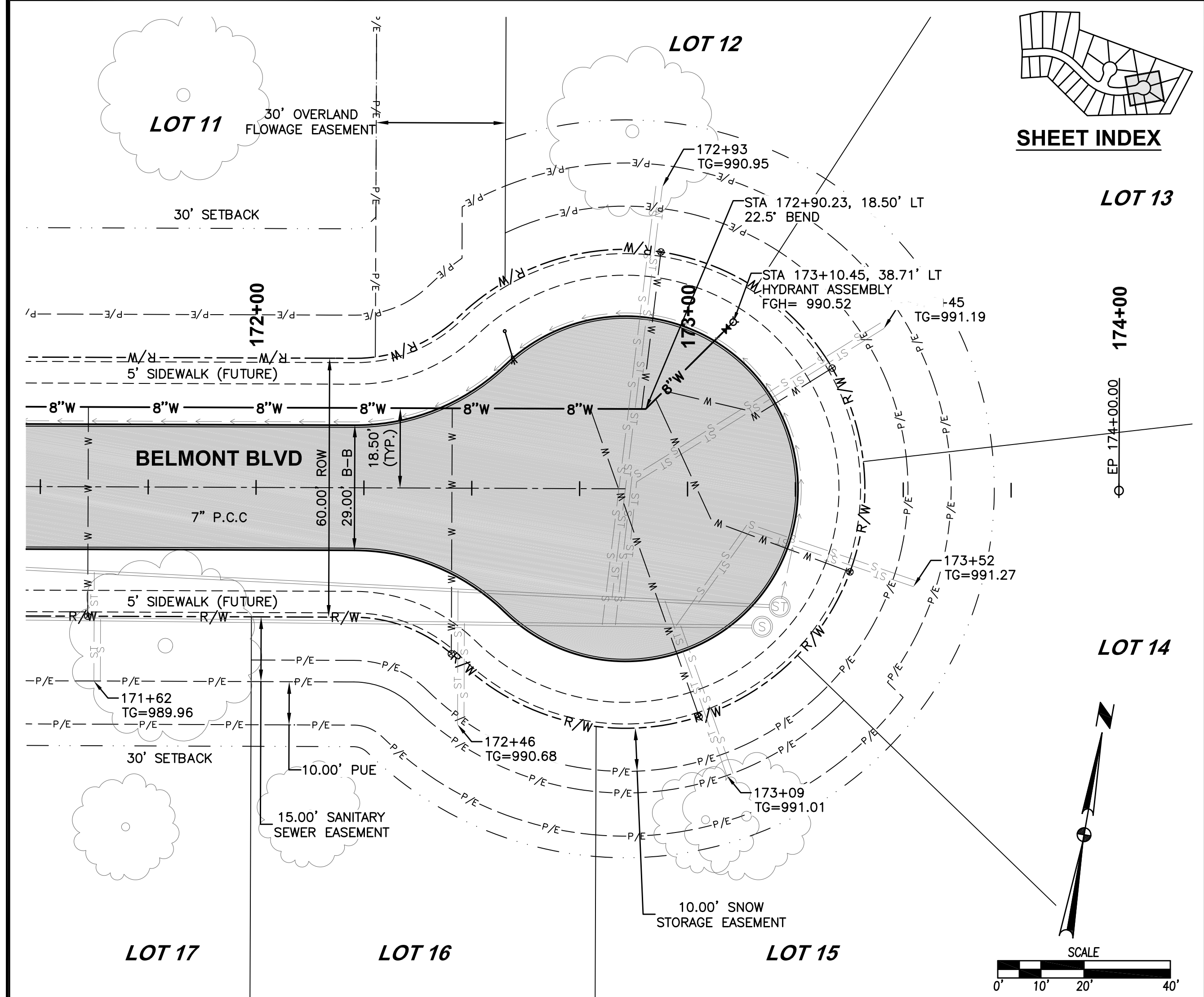
REVISIONS
 3405 S.E. CROSSROADS DRIVE, SUITE G
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 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 EI: CWO

THE RESERVE AT DAYBREAK PLAT 3
 WATER MAIN PLAN AND PROFILE
 WAUKEE, IOWA

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DATE	REVISIONS
04/23/20	REVISED FINAL SUBMITTAL
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05/06/19	THIRD SUBMITTAL
04/23/19	SECOND SUBMITTAL
04/09/19	FIRST SUBMITTAL

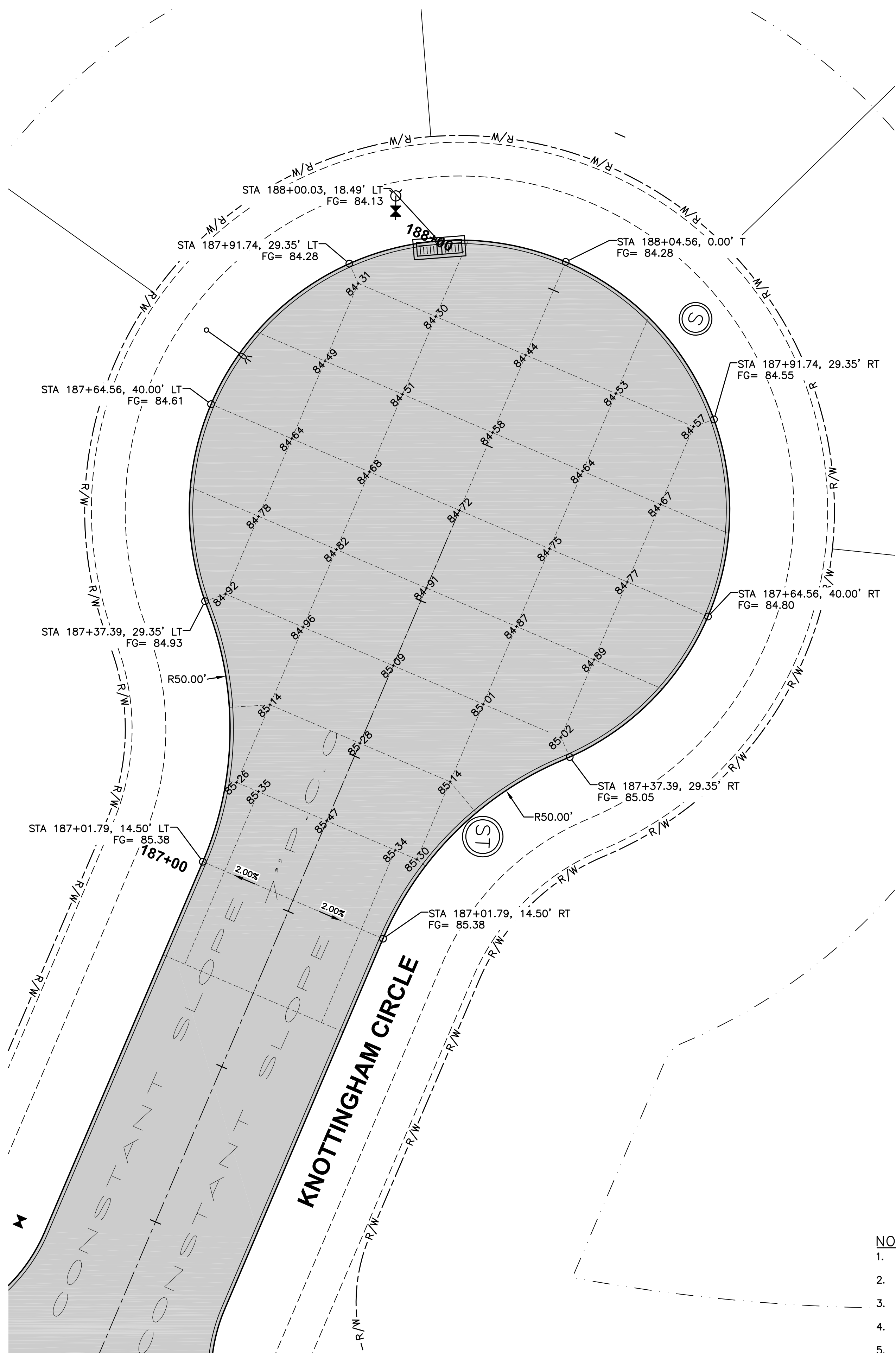
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THE RESERVE AT DAYBREAK PLAT 3
 WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE
WATER MAIN PLAN AND PROFILE

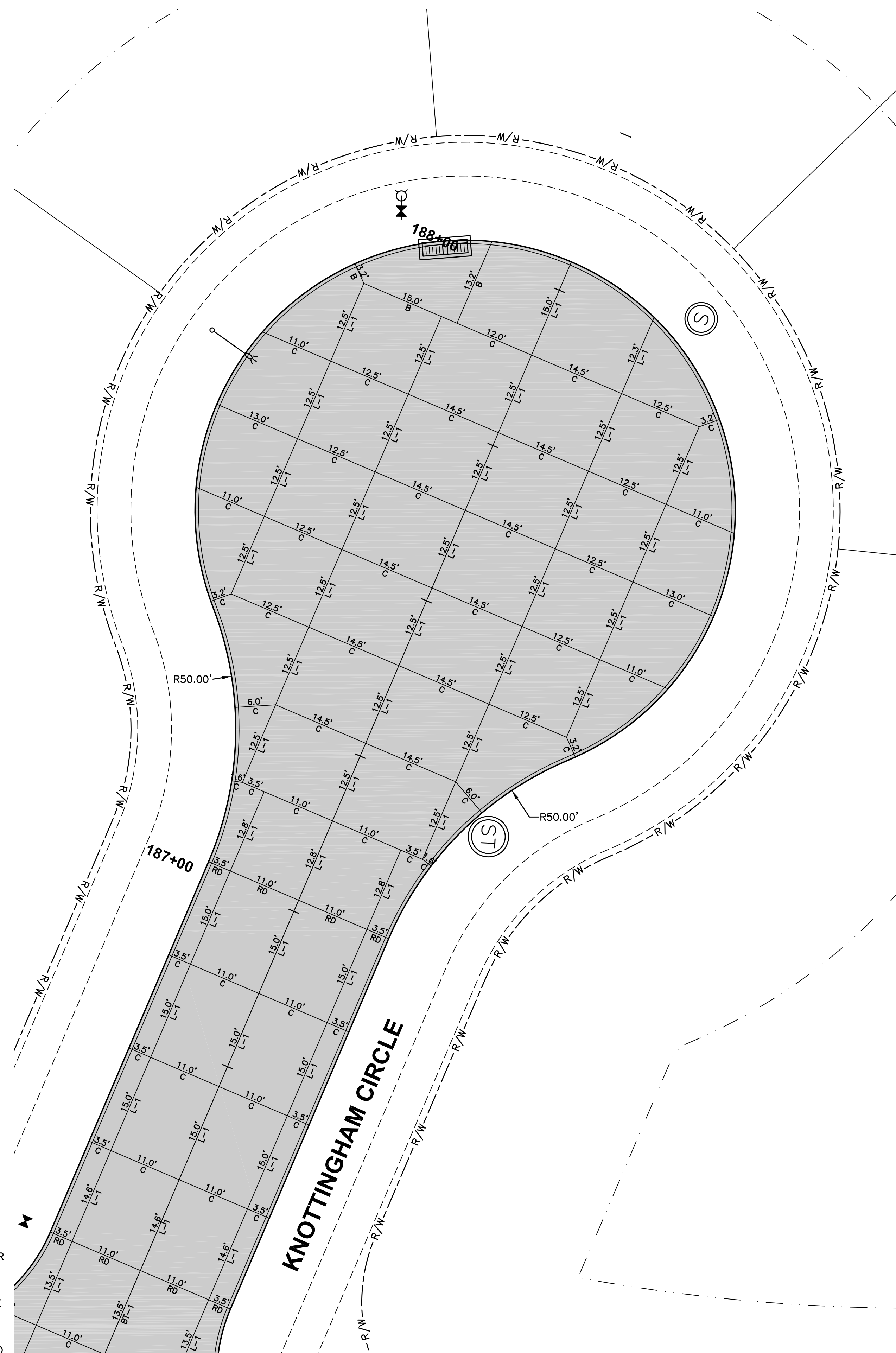
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 DATE: 09/28/2024



GEOMETRICS AND STAKING LAYOUT

NOTES:

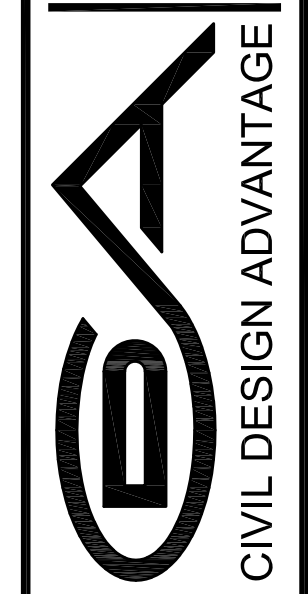
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. ORIENT MANHOLE CONE SECTIONS TO KEEP CASTINGS OUT OF SIDEWALK RAMPS.
5. ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.



JOINTING LAYOUT

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THE RESERVE AT DAYBREAK PLAT 3
 INTERSECTION DETAILS
 WAUKEE, IOWA