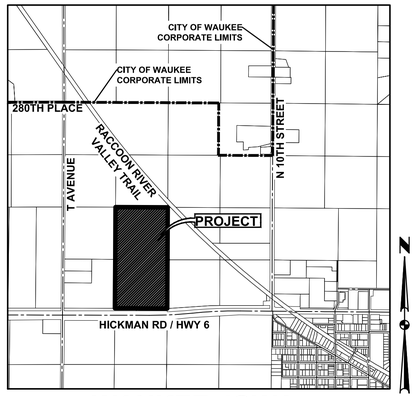
CONSTRUCTION PLANS FOR:

JAMES POINTE PLAT 1

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2–5	TYPICAL SECTIONS AND DETAILS
6	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
7	HYDRANT COVERAGE AND LANDSCAPE PLAN
8–10	GRADING PLAN
11–13	EROSION AND SEDIMENT CONTROL PLAN
14–37	STORM & SANITARY SEWER PLAN AND PROFILE
38–50	WATER MAIN PLAN AND PROFILE
51–58	INTERSECTION DETAILS

GENERAL LEGEND

PROPOSED

- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- TYPE SW–501 STORM INTAKE
- TYPE SW–503 STORM INTAKE
- TYPE SW–505 STORM INTAKE
- TYPE SW–506 STORM INTAKE
- TYPE SW–513 STORM INTAKE
- TYPE SW–401 STORM MANHOLE
- TYPE SW–402 STORM MANHOLE
- TYPE SW–301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- STORM SEWER STRUCTURE NO. (ST–10)
- STORM SEWER PIPE NO. (L–10)
- SANITARY SEWER STRUCTURE NO. (S–10)
- SANITARY SEWER PIPE NO. (P–10)
- SANITARY SEWER WITH SIZE (8"S)
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE (8"W)
- WATER SERVICE
- 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
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE (15" RCP)
- WATER MAIN W/ SIZE

PROJECT MANAGER

WAUKEE LAND INVESTMENT LLC
15006 MAPLE DRIVE
URBANDALE, IA 50323
PH: 515–499–6194
CONTACT: CASEY SHELTON

OWNER / DEVELOPER

INDEPENDENT SCHOOL DISTRICT NO. 5 OF DELAWARE COUNTY OKLAHOMA
ATTN: EMMETT THOMPSON, BOE PRESIDENT
PO BOX 160
OAKS, OK 74359

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515–369–4400
CONTACT: ERIN OLLENDIKE

ZONING

EXISTING: A–1: AGRICULTURAL DISTRICT

PROPOSED:
- C–1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL (LOTS 1–11)
- M–1: LIGHT INDUSTRIAL DISTRICT (LOTS 12–28)
- R–4: ROW DWELLING AND TOWNHOME DISTRICT (LOTS 29–30)

BENCHMARKS

USGS MONUMENT ALUMINUM ROD WITH CAP STAMPED G121 AND NGS ACCESS COVER 3" DEEP, EAST SIDE OF R AVE. (R16) 0.1 MILES SOUTH OF 300TH STREET.
ELEVATION=1022.24

SUBMITTALS

FIRST SUBMITTAL:	03/01/2019
SECOND SUBMITTAL:	04/02/2019
THIRD SUBMITTAL:	04/16/2019
FOURTH SUBMITTAL:	04/30/2019
FIFTH SUBMITTAL:	07/02/2019
SIXTH SUBMITTAL:	07/18/2019
FINAL SUBMITTAL:	07/25/2019
ASBUILT SUBMITTAL:	11/03/2020

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 78.08 ACRES
(3,358,683 SQUARE FEET)

C–1 COMMERCIAL	=	20.13 ACRES (882,525 SF) LOTS 1–11
M–1 INDUSTRIAL	=	36.92 ACRES (1,602,721 SF) LOTS 12–28
R–4 RESIDENTIAL	=	20.05 ACRES (873,436 SF) LOTS 29–30
STREET LOT 'A'	=	0.98 ACRES (42,834 SF) STREET LOT 'A'

BULK REGULATIONS:

C–1
FRONT YARD: 30 FEET
SIDE YARD: NO MINIMUM SHALL APPLY, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO AN "R" DISTRICT, IN WHICH CASE THE SIDE YARD SHALL BE AT LEAST 15 FEET
REAR YARD: DWELLING – 30 FEET

M–1
FRONT YARD: 30 FEET
SIDE YARD: NO MINIMUM SHALL APPLY, EXCEPT WHERE THE SIDE YARD IS ADJACENT TO AN "R" OR "C–1" DISTRICT OR STREET R.O.W. LINE, IN WHICH CASE THE SIDE YARD SHALL BE 25 FEET.
REAR YARD: 30 FEET

R–4
FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPLE BUILDING.
REAR YARD: 30 FEET

NOTES

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

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

3. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

LEGAL DESCRIPTION

THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4 IN SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, EXCEPT RAILROAD RIGHT OF WAY AND EXCEPT LAND DEEDED TO THE STATE OF IOWA BY QUIT CLAIM DEED RECORDED IN BOOK 1998, PAGE 5326. INCLUDING 1.59 ACRES FOR PERMANENT INTERIM RECREATIONAL TRAIL USE, RAIL TRANSPORTATION AND OTHER UTILITY PURPOSES AS RECORDED IN BOOK 1998 PAGE 5327.

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.

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
1804.195

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY TERRACON (PN 08195046–01) DATED MARCH 21, 2019.

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 CURRENT EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
It's the law! Dial before you dig. Call before you dig.

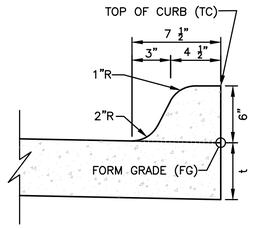
LICENSED PROFESSIONAL ENGINEER
ERIN K. OLLENDIKE
16926
IOWA

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
ERIN K. OLLENDIKE, P.E.

06-03-2021
DATE

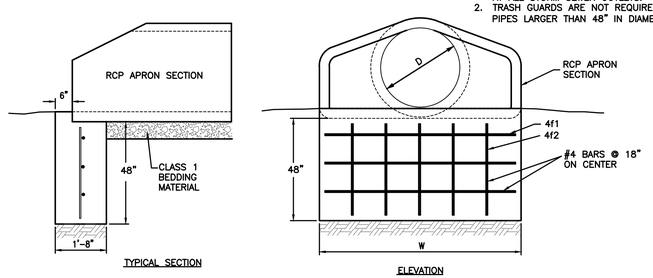
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
1–58



INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE

NOTES:
1. INSTALL A 3 FOOT CLAY WATER STOP AT ALL STORM SEWER OUTLETS.
2. TRASH GUARDS ARE NOT REQUIRED ON PIPES LARGER THAN 48" IN DIAMETER.

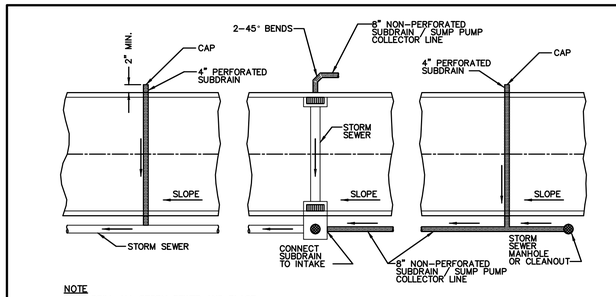


REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

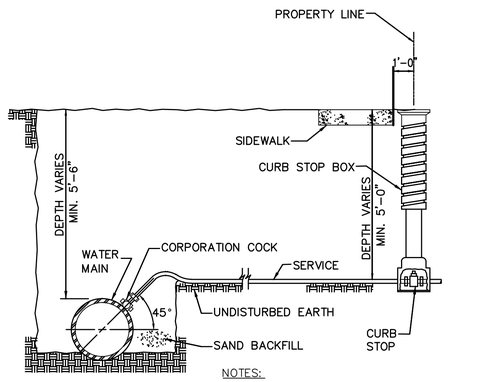
RCP APRON FOOTING DETAIL

NOT TO SCALE



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.

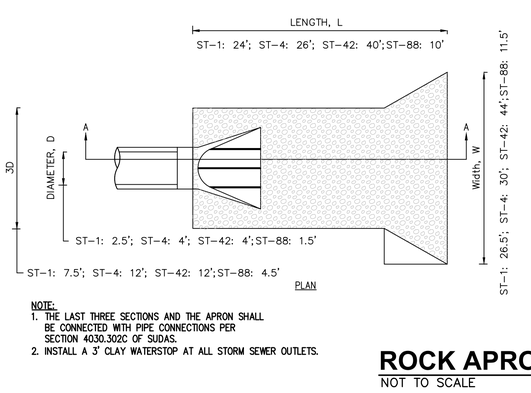
6" PERFORATED SUBDRAIN



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

WATER SERVICE CONNECTION

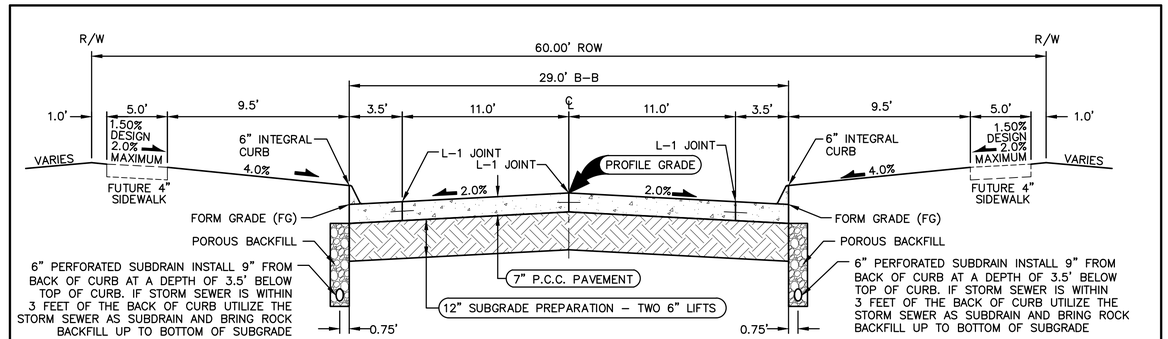
NOT TO SCALE



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



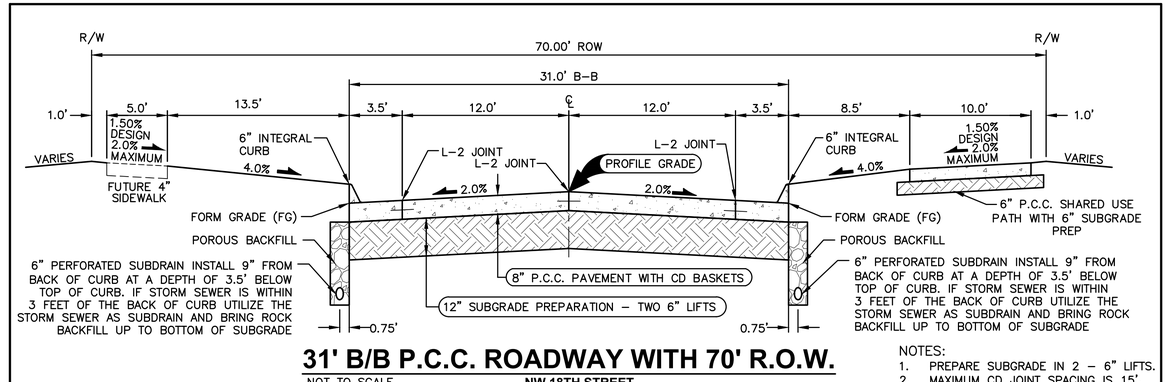
6" PERFORATED SUBDRAIN INSTALL 9" FROM BACK OF CURB AT A DEPTH OF 3.5' BELOW TOP OF CURB. IF STORM SEWER IS WITHIN 3 FEET OF THE BACK OF CURB UTILIZE THE STORM SEWER AS SUBDRAIN AND BRING ROCK BACKFILL UP TO BOTTOM OF SUBGRADE

6" PERFORATED SUBDRAIN INSTALL 9" FROM BACK OF CURB AT A DEPTH OF 3.5' BELOW TOP OF CURB. IF STORM SEWER IS WITHIN 3 FEET OF THE BACK OF CURB UTILIZE THE STORM SEWER AS SUBDRAIN AND BRING ROCK BACKFILL UP TO BOTTOM OF SUBGRADE

29' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE — NW GETTYSBURG LANE, NW VENTURE DRIVE, AND NW VICKSBURG COURT

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



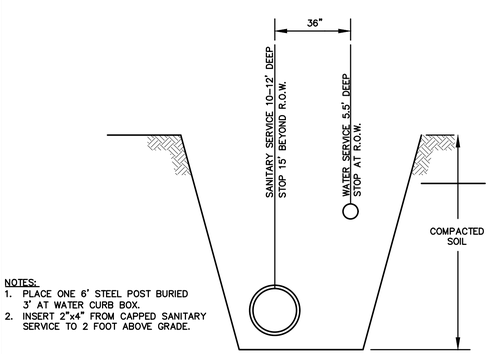
6" PERFORATED SUBDRAIN INSTALL 9" FROM BACK OF CURB AT A DEPTH OF 3.5' BELOW TOP OF CURB. IF STORM SEWER IS WITHIN 3 FEET OF THE BACK OF CURB UTILIZE THE STORM SEWER AS SUBDRAIN AND BRING ROCK BACKFILL UP TO BOTTOM OF SUBGRADE

6" PERFORATED SUBDRAIN INSTALL 9" FROM BACK OF CURB AT A DEPTH OF 3.5' BELOW TOP OF CURB. IF STORM SEWER IS WITHIN 3 FEET OF THE BACK OF CURB UTILIZE THE STORM SEWER AS SUBDRAIN AND BRING ROCK BACKFILL UP TO BOTTOM OF SUBGRADE

31' B/B P.C.C. ROADWAY WITH 70' R.O.W.

NOT TO SCALE — NW 18TH STREET

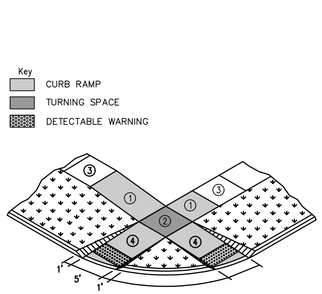
NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. MAXIMUM CD JOINT SPACING IS 15'.



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

SERVICE LOCATION DETAIL

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%. Ath 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 RAMP FOR CLASS B OR C SIDEWALKS

NOT TO SCALE

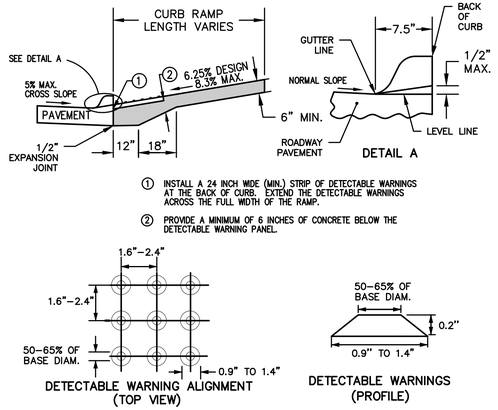
REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

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

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

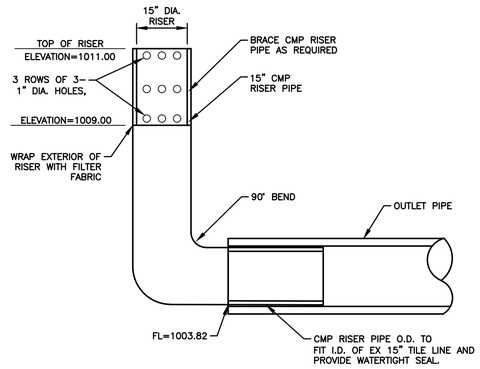
JAMES POINTE PLAT 1
TYPICAL SECTIONS AND DETAILS

FILE: H:\2018\1804195\DWG\1804195-CIV-DET-TAB-ASBUILT.DWG
LAST SAVED: 7/29/2021 3:06 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG.
TECH.



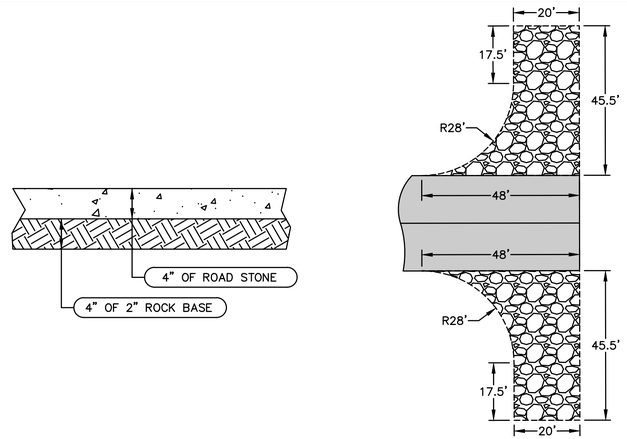
DETECTABLE WARNING DETAIL

NOT TO SCALE



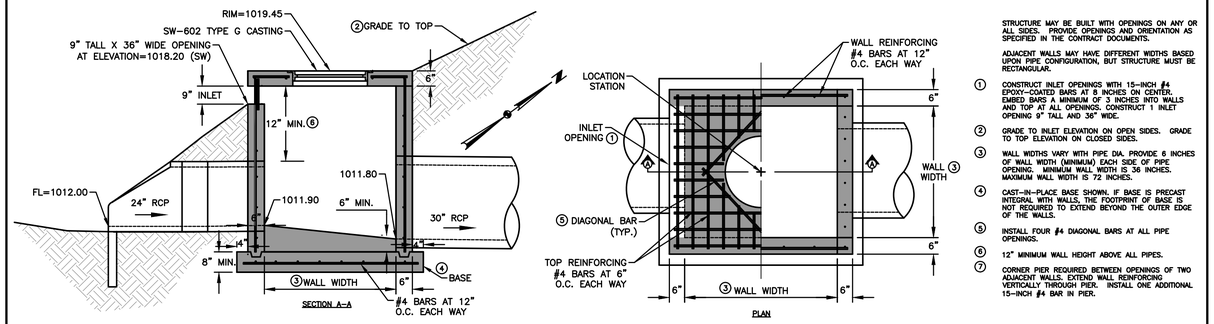
STAND PIPE DETAIL

NOT TO SCALE



TEMPORARY HAMMERHEAD TURNAROUND

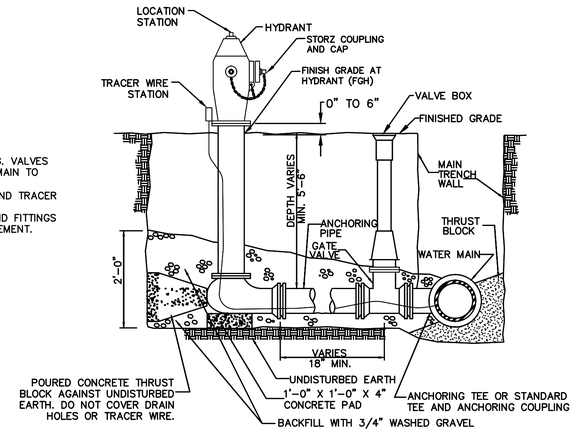
NOT TO SCALE



5' X 5' SW-513 INTAKE (ST-2)

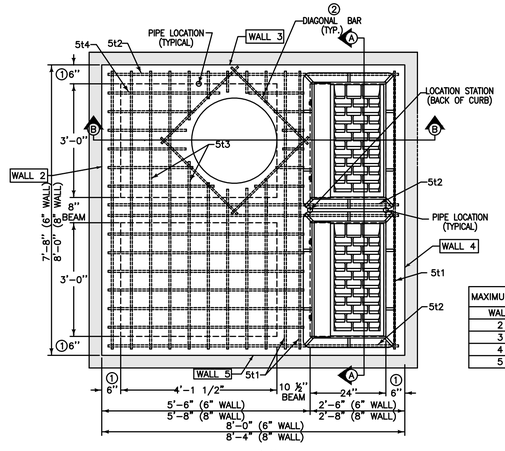
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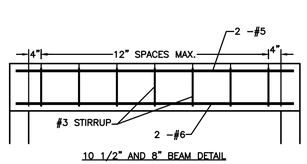
NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATERMAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

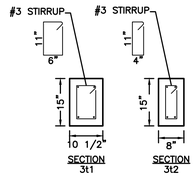


HYDRANT ASSEMBLY DETAIL

NOT TO SCALE







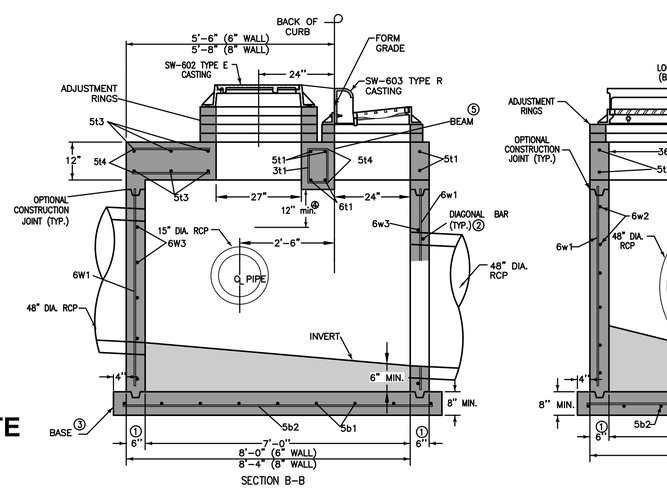
MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"

REINFORCING BAR LIST										
MARK	SIZE	LOCATION	SHAPE	COUNT		LENGTH		SPACING	
				6" WALL	8" WALL	6" WALL	8" WALL	6" WALL	8" WALL
3t1	3	TOP		7	7	3'-2" *	3'-2" *	12"	12"
3t2	3	TOP		8	8	2'-10" *	2'-10" *	10 ½"	10 ½"
5b1	5	BASE		9	9	7'-10"	8'-2"	12 ½"	12 ½"
5b2	5	BASE		9	9	8'-2"	8'-6"	11 ¾"	12 ½"
6w1	6	WALLS		30	30	WALL HEIGHT	MINUS 4"	12"	12"
6w2	6	WALLS		VARIES	VARIES	7'-8"	8'-0"	12"	12"
6w3	6	WALLS		VARIES	VARIES	7'-4"	7'-8"	12"	12"
5t1	5	TOP		4	4	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
5t2	5	TOP		6	6	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL
5t3	5	TOP		18	18	7'-4"	7'-8"	6 ½"	6 ½"
5t4	5	TOP		24	24	5'-2"	5'-4"	5 ⅜"	6"
6t1	6	TOP		2	2	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
6t2	6	TOP		2	2	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL

1 USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0" AND LESS THAN 10'-0".
2 INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.
3 CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
4 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.
5 CONSTRUCT 8"X15" AND 10 ½"X15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.

SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-7)

NOT TO SCALE



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

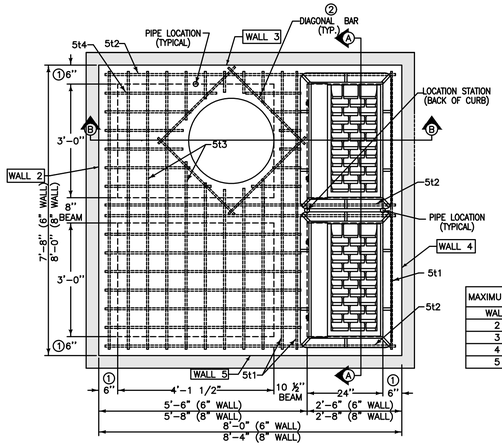
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FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
DETAILS

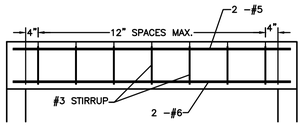
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PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

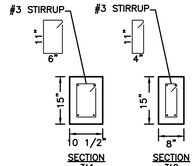


PLAN

MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"



10 1/2" AND 8" BEAM DETAIL



SECTION 3t1 SECTION 3t2

REINFORCING BAR LIST										
MARK	SIZE	LOCATION	SHAPE	COUNT		LENGTH		SPACING	
				6" WALL	8" WALL	6" WALL	8" WALL	6" WALL	8" WALL
3t1	3	TOP		7	7	3'-2" *	3'-2" *	12"	12"
3t2	3	TOP		8	8	2'-10" *	2'-10" *	10 ⅜"	10 ⅜"
5b1	5	BASE		9	9	7'-10"	8'-2"	12 ¼"	12 ¼"
5b2	5	BASE		9	9	8'-2"	8'-4"	11 ¾"	12 ¼"
6w1	6	WALLS		30	30	WALL HEIGHT MINUS 4"		12"	12"
6w2	6	WALLS		VARIES	VARIES	7'-8"	8'-0"	12"	12"
6w3	6	WALLS		VARIES	VARIES	7'-4"	7'-8"	12"	12"
5t1	5	TOP		4	4	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
5t2	5	TOP		6	6	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL
5t3	5	TOP		18	18	7'-4"	7'-8"	6 ⅜"	6 ⅜"
5t4	5	TOP		24	24	5'-2"	5'-4"	5 ⅞"	6"
6t1	6	TOP		2	2	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
6t2	6	TOP		2	2	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL

① USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0" AND LESS THAN 10'-0".

② INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.

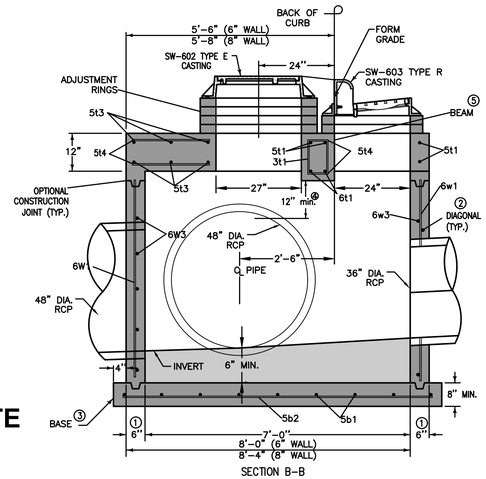
③ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

④ 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

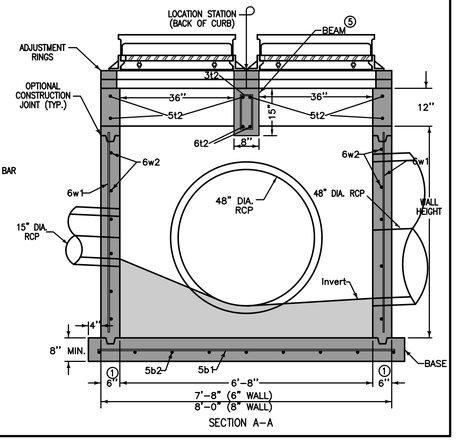
⑤ CONSTRUCT 8"X15" AND 10 ½"X15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.

SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-44)

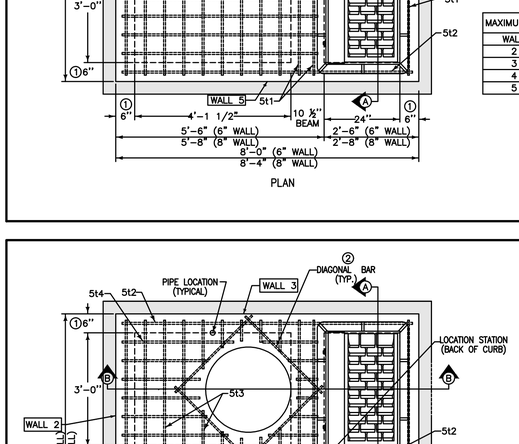
NOT TO SCALE



SECTION B-B

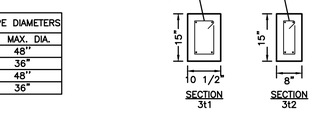


SECTION A-A

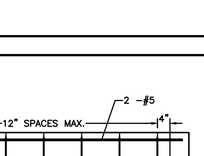


PLAN

MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"



10 1/2" AND 8" BEAM DETAIL



SECTION 3t1 SECTION 3t2

REINFORCING BAR LIST										
MARK	SIZE	LOCATION	SHAPE	COUNT		LENGTH		SPACING	
				6" WALL	8" WALL	6" WALL	8" WALL	6" WALL	8" WALL
3t1	3	TOP		7	7	3'-2" *	3'-2" *	12"	12"
3t2	3	TOP		8	8	2'-10" *	2'-10" *	10 ⅜"	10 ⅜"
5b1	5	BASE		9	9	7'-10"	8'-2"	12 ¼"	12 ¼"
5b2	5	BASE		9	9	8'-2"	8'-4"	11 ¾"	12 ¼"
6w1	6	WALLS		30	30	WALL HEIGHT MINUS 4"		12"	12"
6w2	6	WALLS		VARIES	VARIES	7'-8"	8'-0"	12"	12"
6w3	6	WALLS		VARIES	VARIES	7'-4"	7'-8"	12"	12"
5t1	5	TOP		4	4	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
5t2	5	TOP		6	6	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL
5t3	5	TOP		18	18	7'-4"	7'-8"	6 ⅜"	6 ⅜"
5t4	5	TOP		24	24	5'-2"	5'-4"	5 ⅞"	6"
6t1	6	TOP		2	2	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
6t2	6	TOP		2	2	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL

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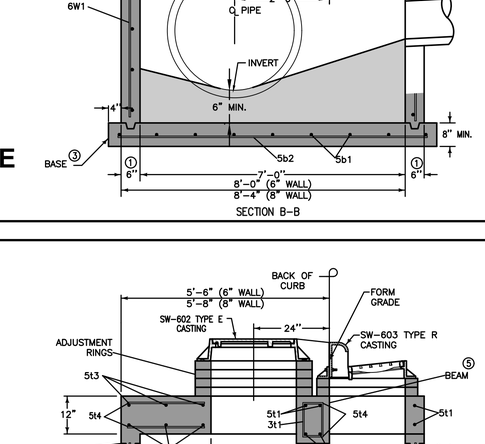
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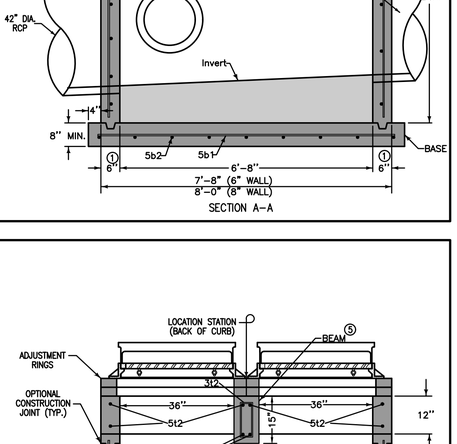
⑤ CONSTRUCT 8"X15" AND 10 ½"X15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.

SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-53)

NOT TO SCALE



SECTION B-B



SECTION A-A

PLAN

MAXIMUM PIPE DIAMETERS	
WALL	MAX. DIA.
2	48"
3	36"
4	48"
5	36"

10 1/2" AND 8" BEAM DETAIL

SECTION 3t1 SECTION 3t2

REINFORCING BAR LIST										
MARK	SIZE	LOCATION	SHAPE	COUNT		LENGTH		SPACING	
				6" WALL	8" WALL	6" WALL	8" WALL	6" WALL	8" WALL
3t1	3	TOP		7	7	3'-2" *	3'-2" *	12"	12"
3t2	3	TOP		8	8	2'-10" *	2'-10" *	10 ⅜"	10 ⅜"
5b1	5	BASE		9	9	7'-10"	8'-2"	12 ¼"	12 ¼"
5b2	5	BASE		9	9	8'-2"	8'-4"	11 ¾"	12 ¼"
6w1	6	WALLS		30	30	WALL HEIGHT MINUS 4"		12"	12"
6w2	6	WALLS		VARIES	VARIES	7'-8"	8'-0"	12"	12"
6w3	6	WALLS		VARIES	VARIES	7'-4"	7'-8"	12"	12"
5t1	5	TOP		4	4	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
5t2	5	TOP		6	6	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL
5t3	5	TOP		18	18	7'-4"	7'-8"	6 ⅜"	6 ⅜"
5t4	5	TOP		24	24	5'-2"	5'-4"	5 ⅞"	6"
6t1	6	TOP		2	2	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
6t2	6	TOP		2	2	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL

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SW-506 MODIFIED DOUBLE GRATE INTAKE WITH MANHOLE (ST-56)

NOT TO SCALE

SECTION B-B

SECTION A-A

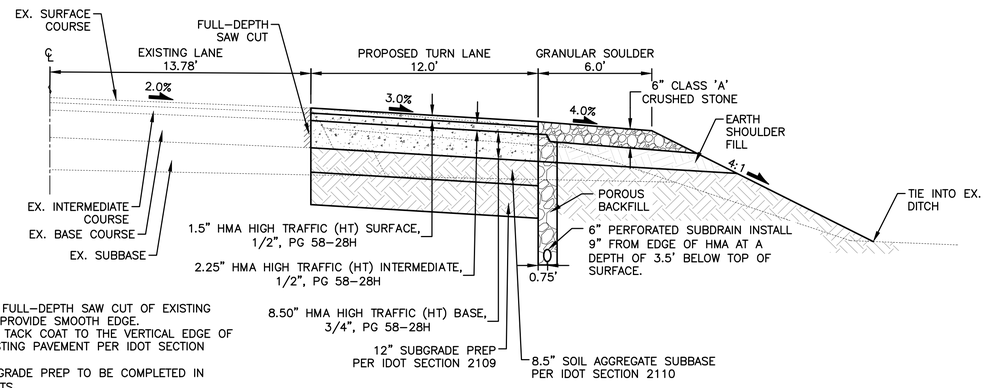
REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH/JWM
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

DETAILS

FILE: N:\2018\1804195\DWG\1804195-DTY-TAB-ASBUILT.DWG
PLOT SCALE: 1/2" = 1"
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

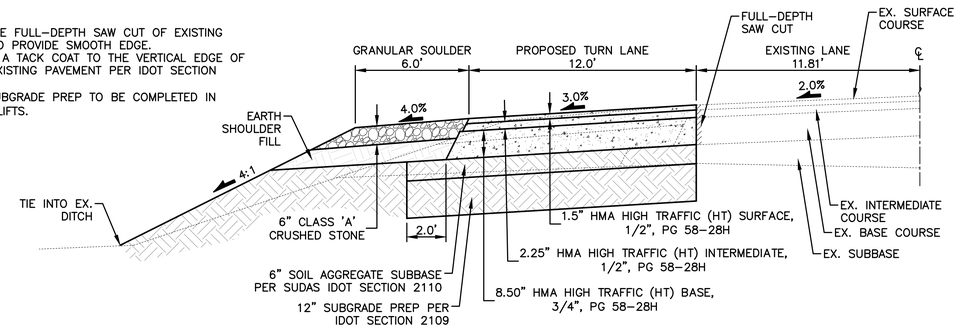


NOTES:
1. PROVIDE FULL-DEPTH SAW CUT OF EXISTING HMA TO PROVIDE SMOOTH EDGE.
2. APPLY A TACK COAT TO THE VERTICAL EDGE OF THE EXISTING PAVEMENT PER IDOT SECTION 2303
3. 12" SUBGRADE PREP TO BE COMPLETED IN 2-6" LIFTS.

TYPICAL SECTION - RIGHT TURN LANE

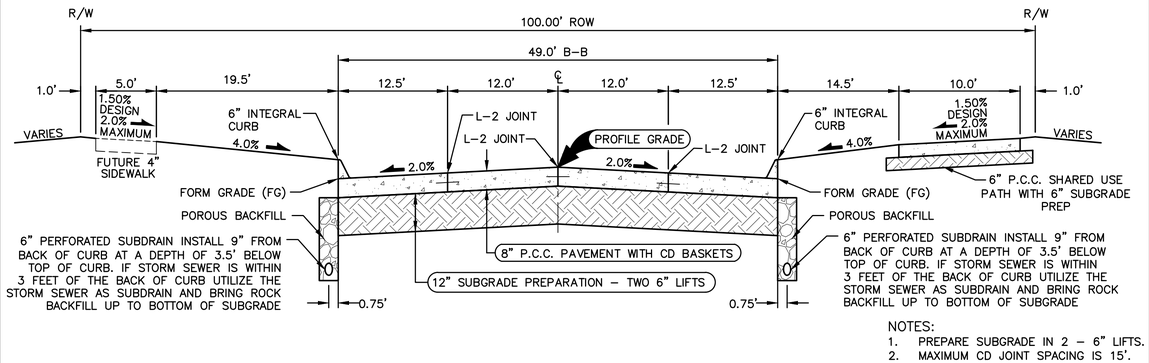
HICKMAN ROAD NOT TO SCALE

NOTES:
1. PROVIDE FULL-DEPTH SAW CUT OF EXISTING HMA TO PROVIDE SMOOTH EDGE.
2. APPLY A TACK COAT TO THE VERTICAL EDGE OF THE EXISTING PAVEMENT PER IDOT SECTION 2303.
3. 12" SUBGRADE PREP TO BE COMPLETED IN 2-6" LIFTS.



TYPICAL SECTION - LEFT TURN LANE

HICKMAN ROAD NOT TO SCALE



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

49' B/B P.C.C. ROADWAY WITH 100' R.O.W.

NOT TO SCALE **NW 18TH STREET**

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

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

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

DETAILS

FILE: H:\2018\1804195\DWG\1804195-COV-DET-TAB-ASBUILT.DWG
LAYOUT: 5 DETAILS
PLOTTED BY: GRAE HEROLD
PLOTTED: 7/29/2021 3:05 PM
COMMENT:
ENG:
TECH:

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	COMBINED CLEARING AND GRUBBING	AC	80.12
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	26,610
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	5,075
6	SANITARY SEWER SERVICE STUB, 6" DIA	LF	1,434
7	SUBDRAIN, 6" PERFORATED PVC	LF	9,830
8	STORM SEWER, TRENCHED, 10" TILE LINE	LF	290
9	STORM SEWER, TRENCHED, 15" RCP	LF	1,499
10	STORM SEWER, TRENCHED, 18" RCP	LF	743
11	STORM SEWER, TRENCHED, 24" RCP	LF	845
12	STORM SEWER, TRENCHED, 30" RCP	LF	1,019
13	STORM SEWER, TRENCHED, 36" RCP	LF	340
14	STORM SEWER, TRENCHED, 42" RCP	LF	1,403
15	STORM SEWER, TRENCHED, 48" RCP	LF	1,384
16	STORM SEWER, TRENCHED, 54" RCP	LF	74
17	STORM SEWER, 15" RCP APRON W/ APRON GUARD	EA	17
18	STORM SEWER, 18" RCP APRON W/ FOOTING & APRON GUARD	EA	2
19	STORM SEWER, 18" RCP APRON W/ APRON GUARD	EA	6
20	STORM SEWER, 24" RCP APRON W/ APRON GUARD	EA	4
21	STORM SEWER, 24" RCP APRON W/ FOOTING & APRON GUARD	EA	1
22	STORM SEWER, 30" RCP APRON W/ FOOTING & APRON GUARD	EA	1
23	STORM SEWER, 36" RCP APRON W/ APRON GUARD	EA	1
24	STORM SEWER, 42" RCP APRON W/ APRON GUARD	EA	1
25	STORM SEWER, 48" RCP APRON W/ FOOTING & APRON GUARD	EA	1
26	STORM SEWER, 54" RCP APRON W/ FOOTING & APRON GUARD	EA	1
27	WATER MAIN, 8" DIA	LF	6,116
28	WATER SERVICE STUB, 6" DIA	LF	1,513
29	VALVE, 6" DIA	EA	28
30	VALVE, 8" DIA	EA	25
31	TAPPING SLEEVE W/ VALVE, 8" DIA	EA	1
32	FIRE HYDRANT ASSEMBLY	EA	22
33	TEMPORARY FIRE HYDRANT ASSEMBLY	EA	33
34	TEMPORARY FIRE HYDRANT ASSEMBLY (RELOCATE)	EA	1
35	MANHOLE, SW-301, 48" (SANITARY SEWER)	EA	16
36	MANHOLE, SW-401, 48" (STORM SEWER)	EA	7
37	MANHOLE, SW-401, 60" (STORM SEWER)	EA	3
38	MANHOLE, SW-401, 72" (STORM SEWER)	EA	8
39	MANHOLE, SW-401, 84" (STORM SEWER)	EA	3
40	MANHOLE, SW-401, 96" (STORM SEWER)	EA	4
41	RECTANGULAR MANHOLE, SW-406, 5'x5' (STORM SEWER)	EA	1
42	INTAKE, SW-501	EA	5
43	INTAKE, SW-503	EA	5
44	INTAKE, SW-505	EA	10
45	INTAKE, SW-506	EA	3
46	INTAKE, SW-506 MODIFIED	EA	4
47	INTAKE, SW-513	EA	1
48	PAVEMENT, 7" P.C.C.	SY	10,357
49	PAVEMENT, 8" P.C.C.	SY	10,743
50	PAVEMENT, HMA	SY	2,216
51	PAVEMENT, 6" P.C.C. SIDEWALK RAMPS	SY	226
52	DETECTABLE WARNING PANELS	SF	334
53	PAVEMENT, 6" P.C.C. SHARED USE PATH	SY	2,314
54	SEEDING, FERTILIZING, AND MULCHING	AC	69.62
55	PERMANENT ROAD CLOSURE, URBAN, SI-182	EA	15
56	PERMANENT ROAD CLOSURE, URBAN, SI-182 (RELOCATE)	EA	5
57	TRAFFIC CONTROL	LS	1
58	EROSION CONTROL	LS	1
59	ROCK OUTLET PROTECTION, CLASS 'E' RIP RAP	TONS	300
60	SANITARY SEWER CLEANOUT	EA	28
61	STORM SEWER CLEANOUT	EA	26
62	PAVEMENT MARKINGS	LS	1
63	REMOVAL OF EXISTING 10" TILE LINE	LF	1,644
64	8-INCH GRANULAR TURNAROUND	TONS	300
65	6-INCH CLASS 'A' CRUSHED STONE SHOULDER	TONS	300
66	POT HOLING EXISTING UTILITIES	LS	1
67	PERMANENT STANDPIPE	EA	1

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 CURRENT EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES.
1	CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. AREA SHOWN FOR REFERENCE ONLY.
2	STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
3	EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED.
4	REFER TO SHEET 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.
5-16	REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVISE SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISING REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISING SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS JOINT RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER TO THE SEWER IS AT LEAST 10 FEET.
6, 28	REFER TO DETAIL ON SHEET 2 AND PLAN AND PROFILE SHEETS FOR LOCATION AND DEPTH.
8	REFER TO SHEET 30 FOR LOCATION
17-26	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.
27	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.
32	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.
32-34	REFER TO WATERMAIN PLAN AND PROFILE SHEETS FOR LOCATIONS OF HYDRANTS. ANY RELOCATED FIRE HYDRANTS ARE TO INCLUDE STORZ FITTINGS.
35	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.
36-40	REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL.
41	REFER TO FIG. 6010.406 - SHALLOW RECTANGULAR STORM SEWER MANHOLE (SW-406) FOR CONSTRUCTION DETAILS.

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
42-46	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".
42	REFER TO FIG. 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS.
43	REFER TO FIG. 6010.503 - SINGLE GRATE INTAKE WITH MANHOLE (SW-503) FOR CONSTRUCTION DETAILS.
44	REFER TO FIG. 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS.
45	REFER TO FIG. 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS.
46	REFER TO SHEETS 3, 4, AND 5 FOR CONSTRUCTION DETAILS
47	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
48-49	REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM C AND CD JOINT SPACING IS 15 FEET.
51	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.
52	REFER TO SHEET 3 FOR CONSTRUCTION DETAILS.
54	THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR TYPE (1) PERMANENT LAWN MIXTURE AND TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. SEEDING QUANTITIES -TYPE 1 PERMANENT LAWN MIXTURE = 4.96 AC -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 64.24 AC
55-56	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.
57	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.
58	REFER TO SHEETS 11, 12, AND 13 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS. EROSION CONTROL QUANTITIES - 1 CONCRETE WASH PIT - 12,652 LF OF SILT FENCE - 69.62 ACRES OF SEEDING, FERTILIZING AND MULCHING. - 27 INLET PROTECTION DEVICES - 18" CMP OR HDPE TEMPORARY STANDPIPE - 100 TONS OF CLASS 'A' ROAD STONE (CONSTRUCTION ENTRANCE) - 160 LF OF FILTER SOCK
59	INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEET 19 FOR LOCATION.
60	REFER TO FIG. 4010.203 - SANITARY SEWER CLEANOUT FOR CONSTRUCTION DETAILS.
61	REFER TO FIG. 4040.232 - SUBDRAIN CLEANOUTS FOR CONSTRUCTION DETAILS.
62, 65	REFER TO SHEETS 7, 53, 54, 55 AND 56 FOR LOCATION AND DETAILS. PAVEMENT MARKINGS SHALL BE GROOVED AND MARKED WITH DURABLE PAINT THAT MEETS THE IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, SECTION 2527 REQUIREMENTS.
63	EXISTING TILE LINE IS BASED OFF OF MAP LOCATION.
64	REFER TO SHEET 18, 19, AND 26 FOR LOCATION.
66	REFER TO SHEET 14 FOR LOCATIONS
67	REFER TO SHEET 3 FOR DETAIL. REFER TO SHEET 31 FOR LOCATION.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND TO THE 2019 EDITION OF SUDAS STANDARD SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IF ANY DISCREPANCIES.
2. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
3. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK. PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
6. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF WAUKEE ENGINEERING DEPARTMENT
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE

   * 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
8. PRIOR TO CONSTRUCTION, THE PROJECT MANAGER SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.
9. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
10. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
11. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THE IS BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
12. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
13. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
14. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
15. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
16. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
17. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
18. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19. SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
20. PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
21. REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
22. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
23. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
24. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
25. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
26. ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
27. THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
28. A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION AND FOR PROOF ROLLING TO INSPECT SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE GEOTECHNICAL ENGINEER IS PRESENT. A COPY OF ALL REPORTS AND FINDING REQUIRING ALTERATION FROM THE APPROVED PLAN SET IS TO BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT FOR REVIEW AND DISCUSSION PRIOR TO COMMENCING WITH PAVING WITHIN THE PROJECT.
29. THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
30. ALL TESTING SHALL BE COMPLETED ACCORDING TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE WAUKEE ENGINEERING DEPARTMENT SHALL BE PRESENT TO WITNESS ALL TESTING.
31. AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
32. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISING ALL STORM AND SANITARY SEWERS. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS AND APPROVE ALL CLEANING AND TELEVISING PRIOR TO PAVING. A COPY OF THE VIDEOS AND A HARD COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED.
33. ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE 4-INCH STORZ FITTINGS.
34. ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
35. ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
36. ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED. ANY TREES OR BRUSH ALONG THE NORTH PROPERTY BOUNDARY IS ALSO TO BE REMOVED.
37. ALL EXISTING AND PROPOSED MANHOLES SHALL HAVE A MINIMUM OF 1 - 4" ADJUSTING RING TO ALLOW FOR FUTURE ADJUSTMENT SHOULD THE STRUCTURE END UP IN A DRIVEWAY.
38. THE RESULTS OF THE GEOTECHNICAL EXPLORATION ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

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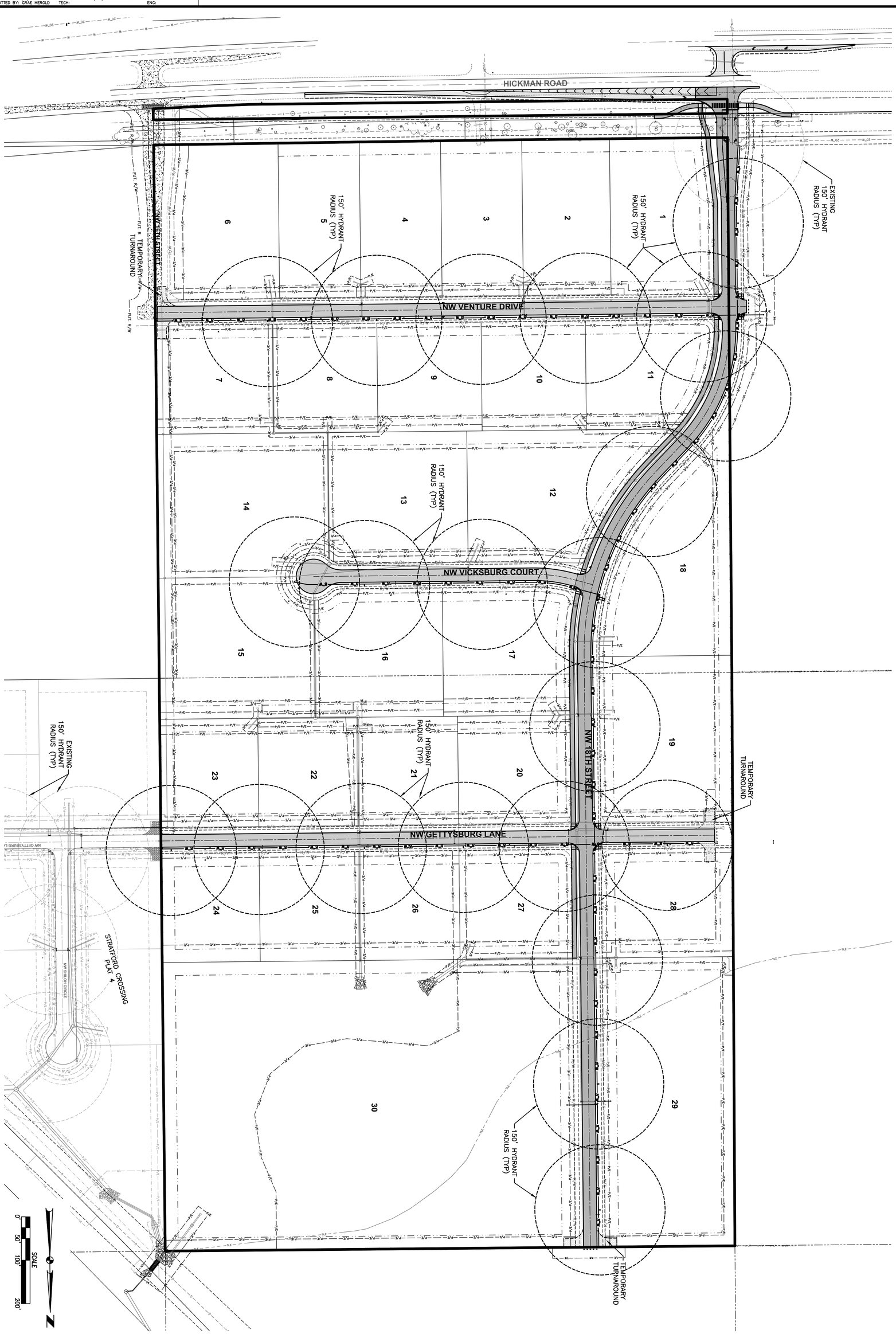
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH/JWM
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

JAMES POINTE PLAT 1

QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES

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JAMES POINTE PLAT 1

HYDRANT COVERAGE PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE
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ENGINEER: EKO
EI: GH/JWM

REVISIONS	DATE
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FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

GRADING NOTES:

1. A MINIMUM OF 2% FALL IN GRASSED AREAS SHALL BE PROVIDED WITHIN THE COMMERCIAL AND RESIDENTIAL LOTS ONCE A SITE PLAN IS DEVELOPED FOR THE PROPERTY. GRADES SHOWN ARE TEMPORARY.

1. AS-BUILT 100-YEAR ELEVATION=1023.03

NOTE:
PROPOSED POND REQUIRED 1,694,482 CF OF STORAGE AT A 100-YEAR ELEVATION = 1022.94 PER STORM WATER MANAGEMENT PLAN TITLED, "JAMES POINTE - OVERALL" DATED AUGUST 19, 2019

AS-BUILT POND 1A STORAGE

ELEVATION	AREA, SF	INCREMENTAL STORAGE, CF	TOTAL STORAGE, CF
1011.99	109,501	0	0
1012.00	109,712	1,097	1,097
1013.00	116,073	112,893	113,990
1014.00	122,496	119,285	233,274
1015.00	130,837	126,667	359,941
1016.00	139,296	135,067	495,007
1017.00	147,872	143,584	638,591
1018.00	156,565	152,219	790,810
1019.00	165,375	160,970	951,780
1020.00	174,399	169,887	1,121,667
1021.00	183,649	179,024	1,300,691
1022.00	193,035	188,342	1,489,033
1023.00	202,459	197,747	1,686,780
1023.24	205,263	48,925	1,735,704

NW 18TH STREET

EXISTING HIGH PRESSURE GAS LINE IN THIS AREA. LOCATE UTILITY AND COORDINATE CONSTRUCTION WITH UTILITY COMPANY

OVERFLOW ELEVATION =1023.00

EMERGENCY OVERFLOW SPILLWAY=~~1023.00~~ 1023.24

PROPERTY BOUNDARY

GRADING LIMITS

DETENTION EASEMENT

29
MOE=1031.75

30
MOE=1024.00

28
MOE=1031.75

27
MOE=1024.00

26
MOE=1024.00

25
MOE=1024.00

24
MOE=1024.00

SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE LOW POINT ON THE LOT. ONCE THE LOTS ARE DEVELOPED PERMANENT DRAINAGE FACILITY WILL BE INSTALLED.

100-YEAR ELEVATION =1027.40

DURING 100-YEAR STORM WATER OVERFLOWS INTO LOT 29. ELEVATION OF 1030.05 REPRESENTS OVERFLOW ELEVATION LIMITS.

OVERFLOW ELEVATION =1030.63

100-YEAR ELEVATION =1029.67

OVERFLOW ELEVATION =1030.50

OVERFLOW PATH

100-YEAR ELEVATION =1025.88

CENTERLINE SWALE ELEVATIONS ARE LOCATED 5' OFF OF THE LOT LINE

100-YEAR ELEVATION =1020.29

OVERFLOW ELEVATION =1024.20

OVERFLOW PATH

100-YEAR ELEVATION =1022.94

NORMAL POOL =~~1012.00~~ 1011.99

SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE LOW POINT ON THE LOT. ONCE THE LOTS ARE DEVELOPED PERMANENT DRAINAGE FACILITY WILL BE INSTALLED.

EMERGENCY OVERFLOW ELEVATION =1027.17

SCALE 0' 25' 50' 100'

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

JAMES POINTE PLAT 1

GRADING PLAN

8/58

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COMMENT: ENG
TECH:

FACILITY WILL BE INSTALLED..

EMERGENCY OVERFLOW ELEVATION =1027.17

OVERFLOW ELEVATION =1030.76

100-YEAR ELEVATION =1030.38

OVERFLOW ELEVATION =1027.17

100-YEAR ELEVATION =1026.36

NW GETTYSBURG LANE

THE TEMPORARY SWALE AT THE END OF NW GETTYSBURG LANE WILL NEED TO BE REMOVED TO EXTEND THE STREET. A STORM SEWER OUTLET WILL NEED TO BE PROVIDED TO LOT 28 TO ENSURE PONDING DOESN'T OCCUR ON THEIR LOT.

NW 18TH STREET

5.30'

6.86'

9.80'

12.16'

14.90'

17.33'

OVERFLOW PATH

20 MOE=1028.25

21 MOE=1028.25

22 MOE=1028.25

23 MOE=1028.25

19 MOE=1031.75

CENTERLINE SWALE ELEVATIONS ARE LOCATED 22.5' OFF OF THE LOT LINE

100-YEAR ELEVATION =1029.63

100-YEAR ELEVATION =1024.26

OVERFLOW ELEVATION =1027.20

100-YEAR ELEVATION =1022.02

OVERFLOW ELEVATION =1027.20

100-YEAR ELEVATION =1023.14

PROPERTY BOUNDARY

GRADING LIMITS

OVERFLOW ELEVATION =1030.63

100-YEAR ELEVATION =1028.84

100-YEAR ELEVATION =1029.66

100-YEAR ELEVATION =1024.72

OVERFLOW ELEVATION =1027.20

100-YEAR ELEVATION =1022.49

OVERFLOW PATH

OVERFLOW ELEVATION =1027.20

100-YEAR ELEVATION =1024.04

CENTERLINE SWALE ELEVATIONS ARE LOCATED 22.5' OFF OF THE LOT LINE

OVERFLOW ELEVATION =1031.28

17 MOE=1028.25

16 MOE=1028.25

15 MOE=1028.25

EMERGENCY OVERFLOW ELEVATION =1028.50

100-YEAR ELEVATION =1028.30

100-YEAR ELEVATION =1025.95

NW VICKSBURG COURT

OVERFLOW ELEVATION =1030.29

OVERFLOW PATH

OVERFLOW ELEVATION =1027.19

18 MOE=1032.50

OVERFLOW ELEVATION =1031.54

100-YEAR ELEVATION =1026.81

SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE LOW POINT ON THE LOT. ONCE THE LOTS ARE DEVELOPED PERMANENT DRAINAGE FACILITY WILL BE INSTALLED.

100-YEAR ELEVATION =1027.94

OVERFLOW ELEVATION =1027.88

SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE LOW POINT ON THE LOT. ONCE THE LOTS ARE DEVELOPED PERMANENT DRAINAGE FACILITY WILL BE INSTALLED.

100-YEAR ELEVATION =1026.46

14 MOE=1028.25

12 MOE=1031.50

13 MOE=1029.00

SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE LOW POINT ON THE LOT. ONCE THE LOTS ARE DEVELOPED PERMANENT DRAINAGE FACILITY WILL BE INSTALLED.

OVERFLOW PATH

100-YEAR ELEVATION =1026.90

OVERFLOW ELEVATION =1029.89

OVERFLOW ELEVATION =1029.89

OVERFLOW ELEVATION =1030.05

OVERFLOW ELEVATION =1030.05

OVERFLOW ELEVATION =1030.05

100-YEAR ELEVATION =1028.91

SCALE 0' 25' 50' 100'

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COMMENT:
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TECH:

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

GRADING PLAN

9 / 58

1804.195

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

JAMES POINTE PLAT 1

GRADING PLAN

10/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-GRADING-ASBUILTING.DWG
PLOT DATE: 7/29/2020 3:05 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

DURING 100-YEAR STORM WATER OVERFLOWS ONTO NW 18TH STREET. ELEVATION OF 1031.53 REPRESENTS OVERFLOW ELEVATION LIMITS.

NW 18TH STREET

NW VENTURE DRIVE

NW 16TH STREET

HICKMAN ROAD / HWY 6

GRADING LIMITS

PROPERTY BOUNDARY

OVERFLOW PATH

SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE LOW POINT ON THE LOT. ONCE THE LOTS ARE DEVELOPED PERMANENT DRAINAGE FACILITY WILL BE INSTALLED.

964 LF OF 6" PERFORATED SUBDRAIN (TYP.)

INSTALL RODENT GUARD ON END OF 6" SUBDRAIN FL=1037.00

STORM CLENAOUT RIM=1041.61 FL=1038.11

SCALE 0' 15' 30' 60'

SCALE 0' 25' 50' 100'

JAMES POINTE PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

SWPPP LEGEND

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

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. 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.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	12,652
2	FILTER SOCK	LF	160
3	SEEDING, FERTILIZING, AND MULCHING	AC	69.62
4	INLET PROTECTION DEVICES	EA	27
5	CONCRETE WASHOUT PIT	EA	1
6	18" PVC TEMPORARY STANDPIPE	EA	1
7	CONSTRUCTION ENTRANCE	TON	100

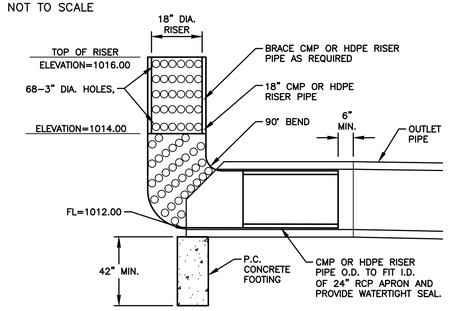
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±5,900 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	80.12	ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	288,432	CU FT
VOLUME PROVIDED IN FILTER SOCK (160 LF @ 2.0 CU FT/LF OF SOCK)	320	CU FT
VOLUME PROVIDED IN SILT FENCE (10,111 LF @ 4.5 CU FT/LF OF FENCE)	45,500	CU FT
VOLUME PROVIDED IN TSB	491,628	CU FT
TOTAL VOLUME PROVIDED	537,448	CU FT

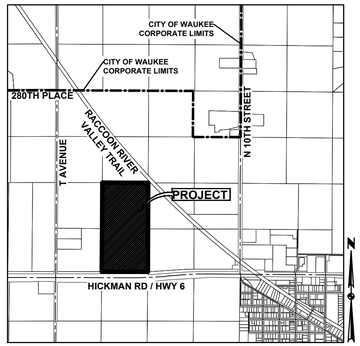
TEMPORARY STAND PIPE DETAIL #1

NOT TO SCALE

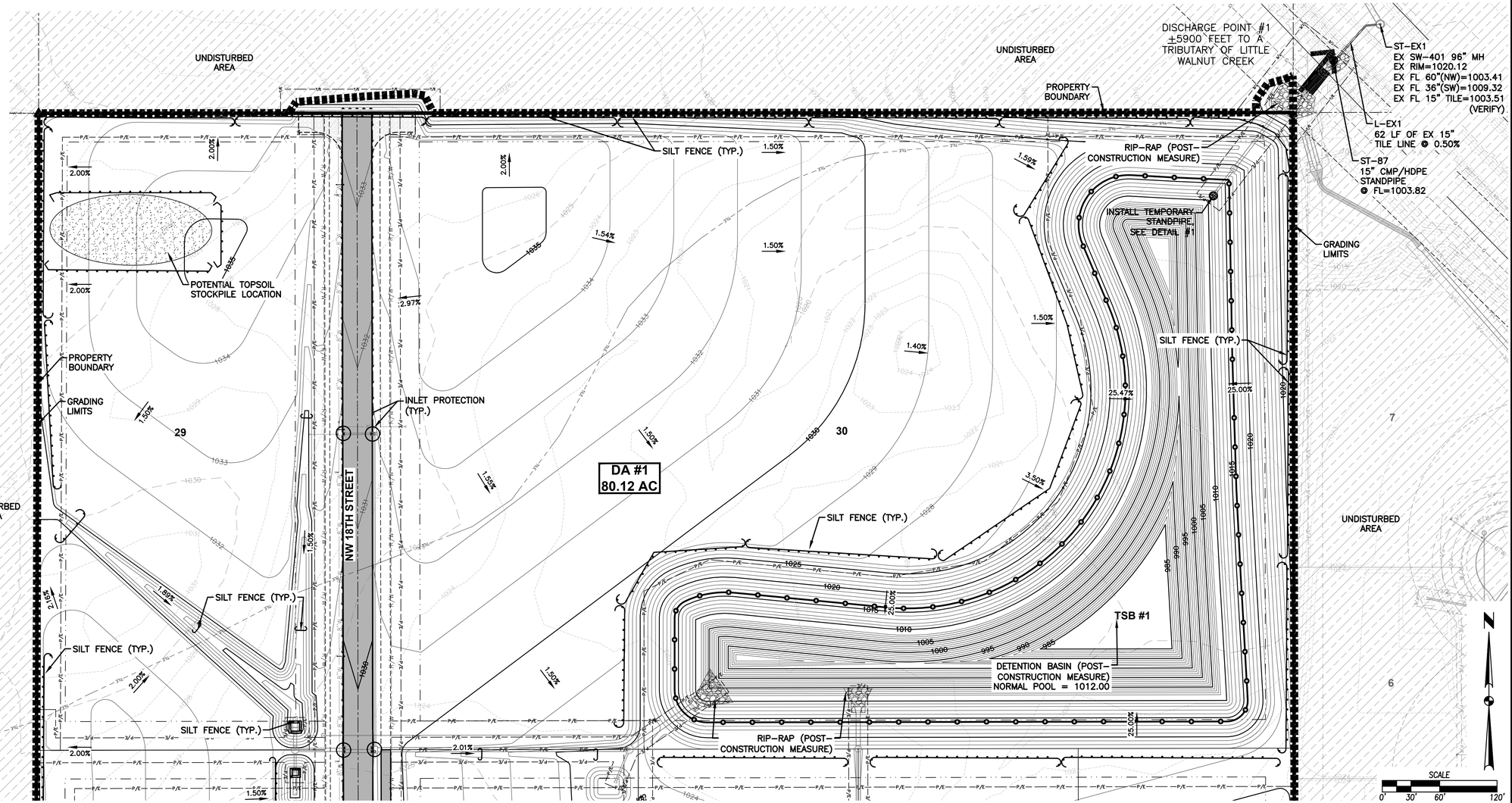


VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA



REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
EROSION AND SEDIMENT CONTROL PLAN

11/58
1804.195

FILE: N:\2018\1804195\DWG\1804195-SWPPP-ASBUILT.DWG
PLOT DATE: 11/3/2020 1:06 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG.
TECH:

SILT FENCE (TYP.)

RIP–RAP (POST–CONSTRUCTION MEASURE)

NW GETTYSBURG LANE

INLET PROTECTION (TYP.)

NW 18TH STREET

POTENTIAL TOPSOIL STOCKPILE LOCATION

SILT FENCE (TYP.)

DA #1
80.12 AC

NW VICKSBURG COURT

INLET PROTECTION (TYP.)

PROPERTY BOUNDARY

GRADING LIMITS

SILT FENCE (TYP.)

INLET PROTECTION (TYP.)

UNDISTURBED AREA

UNDISTURBED AREA

UNDISTURBED AREA

UNDISTURBED AREA

NW SHILO

SCALE
0' 30' 60' 120'

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
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JAMES POINTE PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

12/58

1804.195

FILE: R:\2018\1804195\DWG\1804195-SWPPP-ASBUILT.DWG
PLOT DATE: 7/24/2020 3:06 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

UNDISTURBED AREA

INLET PROTECTION (TYP.)

SILT FENCE (TYP.)

POTENTIAL TOPSOIL STOCKPILE LOCATION

DA #1
80.12 AC

NW VENTURE DRIVE

INLET PROTECTION (TYP.)

NW 18TH STREET

GRAVEL CONSTRUCTION EXIT
3" CRUSHED STONE
@ 6" MINIMUM DEPTH
& 150' MINIMUM LENGTH

CONCRETE WASH PIT

PROPOSED STAGING AREA
(VERIFY EXACT LOCATION
WITH CONTRACTOR)

FILTER SOCK (TYP.)

RIP-RAP (POST-CONSTRUCTION MEASURE)

HICKMAN ROAD

PROPERTY BOUNDARY

GRADING LIMITS

FUT. R/W

SCALE
0' 30' 60' 120'

REVISIONS	DATE
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

WAUKEE, IOWA

13/58

1804.195

FILE: J:\2018\1804195\DWG\1804195-SWPPP-ASBUILT.DWG
PLOTTED: 1/24/2020 3:06 PM
PLOTTED BY: GRAE HERGLD

COMMENT:
ENG.
TECH:

REFER TO SHEETS 55 AND 56 FOR DETAILS ON HICKMAN ROAD TURNING LANE.

REFER TO SHEETS 57 AND 58 FOR DETAILS ON HICKMAN ROAD DECELERATION LANE.

REFER TO SHEET 38 FOR WATERMAIN PLAN AND PROFILE.

REFER TO SHEET 51, 53 & 54 FOR INTERSECTION DETAILS

REFER TO SHEET 24 FOR NW VENTURE DRIVE PLAN AND PROFILE

WARNING:
EXISTING TELEPHONE, HIGH-PRESSURE GAS AND WATERMAIN IN THIS AREA, CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ANY ADJUSTMENTS OR RELOCATIONS SHALL BE COORDINATED WITH THE CITY AND/ OR UTILITY COMPANY. POT HOLING UTILITY LOCATIONS PRIOR TO CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

HICKMAN ROAD

10' SHARED USE PATH

EX. 20' WATER MAIN EASEMENT BK. 2018 PG. 386

EX. 10" UNDERGROUND ELECTRIC EASEMENT BK. 2018 PG. 20778

TEMPORARY CONSTRUCTION EASEMENT (WIDTH VARIES)

REMOVE TREES

STORM CLEANOUT RIM=1042.05 FL=1038.55

52+00 53+00 54+00 55+00 56+00 57+00

STREET LIGHT (TYP.)

10' PUE

5' SIDEWALK (FUTURE)

STA 52+02.81 BEGIN PAVEMENT

PLAT BOUNDARY

49' B-B 100' ROW

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

70' ROW 31' B-B

408 LF OF 6" PERFORATED SUBDRAIN (TYP.)

378 LF OF 6" PERFORATED SUBDRAIN (TYP.)

REMOVE EXISTING FIELD FENCE

6" SUBDRAIN FL=1029.66

388 LF OF 6" PERFORATED SUBDRAIN (TYP.)

PC 57+58.49

100' PUBLIC USE & FACILITIES EASEMENT

STORM CLEANOUT RIM=1042.94 FL=1039.44

10' SHARED USE PATH

STA 52+50.38 BEGIN TRAIL

EX. ROADWAY EASEMENT (WIDTH VARIES)

EX. TRAIL EASEMENT (WIDTH VARIES) BK. 1998 PG. 5327

LOT 1

30' SETBACK

20' STORM SEWER EASEMENT

STA 57+08.85 (NW 18TH STREET)
STA 91+40.45 (NW VENTURE DRIVE)

CRITICAL CROSSING
BOTTOM OF STORM=1026.43
TOP OF WATER=1024.93
INSTALL GASKETED JOINTS ON STORM SEWER

ST-79 L-79 ST-78 L-78 ST-77 L-77 ST-74 ST L-74

PRIVATE STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

ST-76 L-76 ST-75 L-75 ST-80 L-80

92+00

CRITICAL CROSSING
BOTTOM OF STORM=1025.24
TOP OF WATER=1023.74
INSTALL GASKETED JOINTS ON STORM SEWER

NW VENTURE DRIVE
7" P.C.C.

137' ST-74

SCALE 0' 10' 20' 40'

ST-80: STA 56+51.52, 67.79' R, 45 LF RCP APRON W/ APRON GRATE, FL=~~1028.74~~ 1026.72

ST-76: STA 56+94.45, 47.94' R, SW-506 INTK, TC=~~1031.82~~ 1031.82, FL 24" (E)=~~1026.00~~ 1025.92, FL 15" (SE)=~~1026.20~~ 1026.19, FL 24" (SW)=~~1026.00~~ 1026.00, FL 30" (N)=~~1025.90~~ 1025.88

EXISTING GROUND

PROPOSED GROUND

L-80: 45 LF OF 15" RCP @ ~~1.00%~~ 1.18% (LENGTH SHOWN INCLUDES APRON)

HP STA = 53+02.56
HP ELEV = 1043.037
VPI STA = 53+45
VPI ELEV = 1043.34
VC = 120'
K=29.27

VPC STA = 52+85
VPC ELEV = 1042.98

VPT STA = 54+05
VPT ELEV = 1041.24

PROFILE GRADE

EXISTING GROUND

-2.40% 1.50% 3.18% -3.50% -1.00%

VPC STA = 55+62
VPC ELEV = 1035.73

VPI STA = 56+50
VPI ELEV = 1032.67
VC = 175'
K=70.00

ST-77: STA 56+61.94, 15.50' R, SW-503 INTK, TC=~~1033.16~~ 1033.09, FL 24" (W)=~~1026.37~~ 1026.08, FL 24" (NE)=~~1026.27~~ 1026.07

ST-76: STA 56+94.45, 47.94' R, SW-506 INTK, TC=~~1031.82~~ 1031.82, FL 24" (E)=~~1026.00~~ 1025.92, FL 15" (SE)=~~1026.20~~ 1026.19, FL 24" (SW)=~~1026.00~~ 1026.00, FL 30" (N)=~~1025.90~~ 1025.88

ST-75: STA 57+23.45, 47.88' R, SW-505 INTK, TC=~~1031.82~~ 1031.75, FL 30" (S)=~~1025.70~~ 1025.70, FL 30" (NW)=~~1025.60~~ 1025.65

VPT STA = 57+38
VPT ELEV = 1031.79

L-77: 42 LF OF 24" RCP @ ~~0.65%~~ 0.17%

L-76: 25 LF OF 0.72% 30" RCP @ ~~0.80%~~

L-75: 48 LF OF 30" RCP @ ~~0.80%~~ 0.46%

CRITICIAL CROSSING
BOTTOM OF STORM=1025.24
TOP OF WATER=1023.74
INSTALL GASKETED JOINTS ON STORM SEWER

1045 1040 1035 1030 1025 1020 1015

1042.30 1038.71 1041.88 1038.66 1043.04 1038.25 1042.65 1037.22 1041.42 1036.23 1039.67 1036.08 1037.92 1035.94 1036.17 1036.07 1034.52 1036.01 1033.22 1036.29 1032.27 1036.45 1031.67

52+00 53+00 54+00 55+00 56+00 57+00

SHEET INDEX

DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
07/25/19	FINAL SUBMITTAL
07/18/19	SIXTH SUBMITTAL
07/02/19	FIFTH SUBMITTAL
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04/16/19	THIRD SUBMITTAL

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILT.DWG
PLOT DATE: 7/29/2020 3:09 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 32 FOR L-67 THROUGH L-71 PLAN AND PROFILE.

REFER TO SHEET 39 FOR WATERMAIN PLAN AND PROFILE.

SHEET INDEX

40' LANDSCAPE BUFFER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1024.33
TOP OF WATER=1022.83
INSTALL GASKETED JOINTS ON STORM SEWER

PLAT BOUNDARY

TEMPORARY GRADING & CONSTRUCTION EASEMENT

REMOVE EXISTING FIELD FENCE

STREET LIGHT (TYP.)

10' PUE

5' SIDEWALK (FUTURE)

70' ROW

31' B-B

19.5' (TYP.)

388 LF OF 6" PERFORATED SUBDRAIN (TYP.)

15' WATER MAIN EASEMENT

10' SHARED USE PATH

130 LF OF 6" PERFORATED SUBDRAIN (TYP.)

6" SUBDRAIN FL=1028.46

6" SUBDRAIN FL=1027.01

127 LF OF 6" PERFORATED SUBDRAIN (TYP.)

6" SUBDRAIN FL=1025.73

324 LF OF 6" PERFORATED SUBDRAIN (TYP.)

6" SUBDRAIN FL=1025.73

6" SUBDRAIN FL=1027.27

225 LF OF 6" PERFORATED SUBDRAIN (TYP.)

20' PRIVATE STORM SEWER EASEMENT

PRIVATE STORM SEWER

10' PUE

30' SETBACK

20' OVERLAND FLOWAGE EASEMENT

NW VENTURE DRIVE

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

LOT 18

LOT 12

LOT 11

PC 57+58.49

PT 60+47.02

PC 61+40.61

Mid St 59+02.75

Δ = 44°05'01"
L = 288.53'
R = 375.00'
CH = 281.46'
CHB = N22°04'20"E

ST-73 158°

ST-66A 101° 91° 109° 59°

ST-65 171°

SCALE 0' 10' 20' 40'

REVISIONS	DATE
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JAMES POINTE PLAT 1

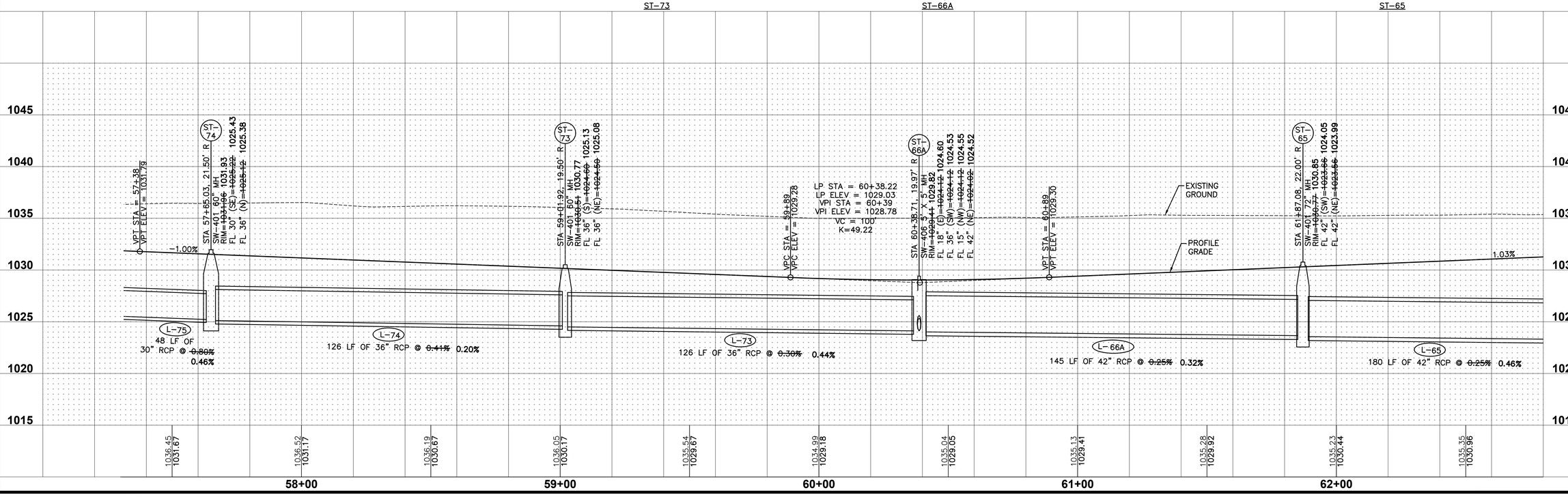
STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

15/58

1804.195



FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILT.DWG
RELEASED: 11/03/2020 9:08:47 AM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 32 FOR L-57 THROUGH L-59 PLAN AND PROFILE.

REFER TO SHEET 40 FOR WATERMAIN PLAN AND PROFILE.

REFER TO SHEET 51 FOR INTERSECTION DETAILS

REFER TO SHEET 22 FOR NW VICKSBURG COURT PLAN AND PROFILE

SHEET INDEX

Δ = 44°12'52"
L = 463.01'
R = 600.00'
CH = 451.61'
CHB = N22°00'20"E

LOT 18 | LOT 19 | LOT 12 | LOT 17 | LOT 20

5' SIDEWALK (FUTURE)
30' SETBACK
10' PUE
10' SHARED USE PATH
10' STORM SEWER EASEMENT
15' SANITARY SEWER EASEMENT
20' PRIVATE STORM SEWER EASEMENT
30' OVERLAND FLOWAGE EASEMENT

225 LF OF 6" PERFORATED SUBDRAIN (TYP.)
324 LF OF 6" PERFORATED SUBDRAIN (TYP.)
98 LF OF 6" SANITARY SERVICE @ 1.00%
364 LF OF 6" PERFORATED SUBDRAIN (TYP.)
239 LF OF 6" PERFORATED SUBDRAIN (TYP.)

STA 63+92.84, 50.00' LT
SANITARY CLEANOUT
RIM=1031.03
FL=1022.54

6" WATER SERVICE

CRITICAL CROSSING
BOTTOM OF WATER=1025.72
TOP OF SANITARY=1022.73

STORM CLEANOUT
RIM=1032.09
FL=1028.59

STA 64+42.63 (NW 18TH STREET)
STA 6+50.00 (NW VICKSBURG COURT)

CRITICAL CROSSING
BOTTOM OF STORM=1024.18
TOP OF WATER=1022.68
INSTALL GASKETED JOINTS
ON STORM SEWER

STORM CLEANOUT
RIM=1031.80
FL=1028.30

CRITICAL CROSSING
BOTTOM OF STORM=1022.55
TOP OF SANITARY=1022.25

CRITICAL CROSSING
BOTTOM OF STORM=1022.38
TOP OF WATER=1020.88
INSTALL GASKETED JOINTS
ON STORM SEWER

PRIVATE STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1023.43
TOP OF WATER=1023.43
INSTALL GASKETED JOINTS
ON STORM SEWER

6" SUBDRAIN
FL=1026.47

STREET LIGHT (TYP.)

NW 18TH STREET
8" P.C.C. W/ CD BASKETS
70' ROW
31' B-B
19.5' (TYP.)

10' SHARED PATH USE

NW VICKSBURG COURT
7" P.C.C.
PC 7+01.24

PT 66+03.62

ST-64 | ST-63 | ST-62 | ST-58 | ST-57 | ST-56 | ST-59 | ST-61 | ST-60 | S-11 | P-11

L-65 | L-64 | L-63 | L-62 | L-58 | L-57 | L-59 | L-56 | L-61 | L-60

154° | 81° | 89°

ST-64 | ST-62

SCALE
0' 10' 20' 40'

STA 63+71.53, 66.20' L
15" RCP APRON W/
APRON GUARD
FL=1025.69 1024.69

STA 65+75.95, 22.00' R
SW-401.72" MH
RIM=1031.03 1031.03
FL 42" (S)=1022.46 1022.40
FL 15" (W)=1022.86 1024.08
FL 42" (N)=1022.36 1022.33

EXISTING GROUND
PROPOSED GROUND

HP STA = 63+59.92
HP ELEV = 1031.846
VPI STA = 63+50
VPI ELEV = 1031.99
VC = 75'
K=45.96

VPC STA = 63+12
VPC ELEV = 1031.60

STA 63+62.77, 36.00' R
SW-401.72" MH
RIM=1032.69 1032.62
FL 42" (SW)=1023.11 1023.42
FL 42" (N)=1023.01 1023.32

VPT STA = 63+88
VPT ELEV = 1031.76

CRITICAL CROSSING
BOTTOM OF STORM=1024.18
TOP OF WATER=1022.68
INSTALL GASKETED JOINTS
ON STORM SEWER

L-63
86 LF OF 15" RCP @ ~~1.30%~~ 0.71%
(LENGTH SHOWN INCLUDES APRON)

STA 65+75.95, 22.00' R
SW-401.72" MH
RIM=1031.03 1031.03
FL 42" (S)=1022.46 1022.40
FL 15" (W)=1022.86 1024.08
FL 42" (N)=1022.36 1022.33

VPC STA = 66+94
VPC ELEV = 1029.92

LP STA = 67+44.00
LP ELEV = 1029.77
VPI STA = 67+44
VPI ELEV = 1029.62
VC = 100'
K=83.33

STA 67+44.12, 15.50' R
SW-506 MOD INTK
CONSTRUCT WITH 8" WALLS
TC=~~1029.97~~ 1029.92 1024.79
FL 18" (W)=~~1024.79~~ 1024.79
FL 42" (S)=~~1021.67~~ 1021.72
FL 18" (E)=~~1021.54~~ 1021.31
FL 48" (N)=~~1021.54~~ 1021.27

VPT STA = 67+94
VPT ELEV = 1029.92

EXISTING GROUND
PROFILE GRADE

1.03% | -0.60% | 0.60%

PROVIDE ADDITIONAL PIPE SUPPORT
PER SUDAS SECTION 3010.901

L-65
180 LF OF 42" RCP @ ~~0.25%~~ 0.49%

CRITICAL CROSSING
BOTTOM OF STORM=1022.55
TOP OF SANITARY=1022.25

L-64
219 LF OF 42" RCP @ ~~0.25%~~ 0.42%

CRITICAL CROSSING
BOTTOM OF STORM=1022.38
TOP OF WATER=1020.88
INSTALL GASKETED JOINTS
ON STORM SEWER

L-62
164 LF OF 42" RCP @ ~~0.30%~~ 0.37%

L-56
257 LF OF 48" RCP @ ~~0.30%~~ 0.30%

1045 | 1040 | 1035 | 1030 | 1025 | 1020 | 1015

1035.35 1030.96 | 1035.35 1031.47 | 1035.36 1031.84 | 1035.40 1031.69 | 1035.47 1031.39 | 1035.38 1031.09 | 1034.68 1030.79 | 1034.34 1030.49 | 1033.68 1030.19 | 1032.84 1029.89 | 1032.00 1029.78 | 1031.48 1029.96

63+00 | 64+00 | 65+00 | 66+00 | 67+00 | 68+00

FILE: H:\2018\1804195\DWG\1804195-PRP-STM AND SAN-ASBUILT.DWG
PLOTTED: 7/29/2020 3:10 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

16/58

1804.195

REFER TO SHEET 30 FOR L-44 THROUGH L-47 PLAN AND PROFILE.

REFER TO SHEET 41 FOR WATERMAIN PLAN AND PROFILE.

REFER TO SHEET 52 FOR INTERSECTION DETAILS

REFER TO SHEET 19 FOR NW GETTYSBURG LANE PLAN AND PROFILE

SHEET INDEX

LOT 19 | LOT 28 | LOT 29 | LOT 30 | LOT 20 | LOT 27

NW GETTYSBURG LANE
7" P.C.C.

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

10' PUE
30' SETBACK
15' SANITARY SEWER EASEMENT
5' SIDEWALK (FUTURE)
40' LANDSCAPE BUFFER EASEMENT
26' PRIVATE STORM SEWER EASEMENT
20' PRIVATE STORM SEWER EASEMENT
30' SANITARY SEWER EASEMENT
PRIVATE STORM SEWER
STREET LIGHT (TYP.)
19.5' (TYP.)
70' ROW 31' B-B

CRITICAL CROSSING
BOTTOM OF STORM=1022.78
TOP OF WATER=1021.28
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1024.67
TOP OF SANITARY=1019.38

STORM CLEANOUT
RIM=1031.17
FL=1027.67

239 LF OF 6" PERFORATED SUBDRAIN (TYP.)

STORM CLEANOUT
RIM=1031.19
FL=1027.69

CRITICAL CROSSING
BOTTOM OF STORM=1020.41
TOP OF SANITARY=1019.20

CRITICAL CROSSING
BOTTOM OF WATER=1023.88
TOP OF STORM=1022.02

6" SUBDRAIN
FL=1026.47

239 LF OF 6" PERFORATED SUBDRAIN (TYP.)

328 LF OF 6" PERFORATED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1023.90
TOP OF SANITARY=1021.03

CRITICAL CROSSING
BOTTOM OF STORM=1024.86
TOP OF SANITARY=1020.84

STA 73+04.12
END TRAIL

CRITICAL CROSSING
BOTTOM OF STORM=1019.99
TOP OF WATER=1018.49
INSTALL GASKETED JOINTS ON STORM SEWER

STA 70+24.12 (NW 18TH STREET)
STA 26+46.30 (NW GETTYSBURG LANE)

10' SHARED USE PATH
10' SHARED USE PATH (FUTURE)

ST-52 89° 89°

SCALE 0' 10' 20' 40'

69+00 70+00 71+00 72+00 73+00 74+00

VPC STA = 69+74
VPC ELEV = 1031.00

STA 70+07.62, 20.99° R
SW-401, 96" MH
RIM=1030.64 1030.65
FL 42" (W)=1022.02 1022.90
FL 48" (S)=1020.78 1020.50
FL 48" (N)=1020.69 1020.40
FL 48"

HP STA = 70+24.00
HP ELEV = 1031.154
VPI STA = 70+24
VPI ELEV = 1031.30
VC = 100'
K=83.33

VPT STA = 70+74
VPT ELEV = 1031.00

PROFILE GRADE

EXISTING GROUND

0.60%

VPC STA = 72+54
VPC ELEV = 1029.92

LP STA = 73+04.31
LP ELEV = 1029.77
VPI STA = 73+04
VPI ELEV = 1029.62
VC = 100'
K=83.65

STA 73+04.12, 15.50° R
SW-506 (MOD) INT'L
TOP=1030.07 1029.75
FL 36" (W)=1018.10 1018.00
FL 15" (N)=1022.08 1017.71
FL 48" (S)=1018.10 1017.83
FL 48" (E)=1018.00 1017.63
WALLS

VPT STA = 73+54
VPT ELEV = 1029.92

L-56 257 LF OF 48" RCP @ ~~0.30%~~ 0.30%

CRITICAL CROSSING
BOTTOM OF STORM=1020.41
TOP OF SANITARY=1019.20

CRITICAL CROSSING
BOTTOM OF STORM=1019.99
TOP OF WATER=1018.49
INSTALL GASKETED JOINTS ON STORM SEWER

L-52 290 LF OF 48" RCP @ ~~0.90%~~ 0.87%

L-50 326 LF OF 15" RCP @ ~~0.60%~~ 2.68%

CRITICAL CROSSING
BOTTOM OF STORM=1024.86
TOP OF SANITARY=1020.84

1030.93 1030.26 | 1030.32 1030.56 | 1029.70 1030.86 | 1029.15 1031.12 | 1028.58 1031.11 | 1027.86 1030.85 | 1026.98 1030.55 | 1026.28 1030.25 | 1025.48 1029.95 | 1024.61 1029.77 | 1024.23 1029.90 | 1024.61 1030.19

DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
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04/16/19	THIRD SUBMITTAL

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CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

17/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PHP-STM AND SAN-ASBUILDING.DWG
PLOTTED: 7/29/2020 3:57 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 42 FOR WATERMAIN PLAN AND PROFILE.

LOT 29

REMOVE EXISTING 10" TILE LINE AFTER LINE HAS BEEN CONNECTED INTO STORM SEWER

30' SETBACK

8" WATER SERVICE

10' PUE

25' LANDSCAPE BUFFER EASEMENT

TEMPORARY TURNAROUND EASEMENT

STREET LIGHT (TYP.)

5' SIDEWALK (FUTURE)

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

6" SUBDRAIN FL=1028.31

328 LF OF 6" PERFORATED SUBDRAIN (TYP.)

ST-51

ST-50

L-51

L-50

NW 18TH STREET

8" P.C.C. W/ CD BASKETS

335 LF OF 6" PERFORATED SUBDRAIN (TYP.)

335 LF OF 6" PERFORATED SUBDRAIN (TYP.)

70' ROW

31' B-B

19.5' (TYP.)

STORM CLEANOUT RIM=1033.00 FL=1029.50

REMOVE EXISTING FIELD FENCE

INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI-182)

STA 79+69.60 END PAVEMENT

48' TYP.

STORM CLEANOUT RIM=1033.00 FL=1029.50

6" SUBDRAIN FL=1028.31

10' SHARED USE PATH (FUTURE)

R28' TYP.

TEMPORARY TURNAROUND EASEMENT

45.5' TYP.

10' PUE

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

17.5' TYP.

PLAT BOUNDARY

8" WATER SERVICE

30' SETBACK

20' TYP.

74+00 75+00 76+00 77+00 78+00 79+00

SCALE 0' 10' 20' 40'

SHEET INDEX

LOT 30

ST-50 STA 76+34.38, 15.50' R
SW-503 INTK
TC=~~1031.79~~ 1031.72
FL 15" (W)=~~1027.04~~ 1026.53
FL 15" (S)=~~1026.94~~ 1026.45

ST-51 STA 76+34.38, 15.50' L
SW-501 INTK
TC=~~1031.79~~ 1031.58
FL 15" (E)=~~1027.31~~ 1026.84

PROPOSED GROUND

EXISTING GROUND

L-51 27 LF OF 15" RCP @ ~~1.00%~~ 1.15%

PROFILE GRADE

0.60%

EXISTING GROUND

L-50 326 LF OF 15" RCP @ ~~0.60%~~ 2.68%

1040 1035 1030 1025 1020 1015 1010

1024.61 1030.19 | 1024.93 1030.49 | 1025.40 1030.79 | 1026.24 1031.09 | 1026.87 1031.39 | 1027.05 1031.68 | 1026.86 1031.98 | 1026.25 1032.28 | 1026.03 1032.58 | 1026.79 1032.87 | 1027.37 1033.17 | 1028.14 1033.47

74+00 75+00 76+00 77+00 78+00 79+00

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CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

18/58

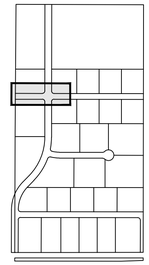
1804.195

FILE: H:\2018\1804195\DWG\180195-PHP-STM AND SAN-ASBUILTING
PLOTTED: 7/29/2020 1:17 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 43 FOR WATERMAIN PLAN AND PROFILE.

REFER TO SHEET 52 FOR INTERSECTION DETAILS

SHEET INDEX



PLAT BOUNDARY

40' LANDSCAPE BUFFER EASEMENT

REMOVE EXISTING FIELD FENCE

LOT 28

30' SETBACK

5' SIDEWALK (FUTURE)

NW 18TH STREET
8" P.C.C.

10' SHARED USE PATH

LOT 27

TEMPORARY TURNAROUND EASEMENT

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

20' TYP.

17.5' TYP.

45.5' TYP.

R28' TYP.

10' PUE

23+00

24+00

25+00

26+00

27+00

28+00

71+00

70+00

STA 24+48.12, 45.00' LT
SANITARY CLEANOUT
RIM=1032.38
FL=1020.37

77 LF OF 6" SANITARY SERVICE @ 1.00%

6" WATER SERVICE

STREET LIGHT (TYP.)

STA 26+46.30 (NW GETTYSBURG LANE)
STA 70+24.12 (NW 18TH STREET)

CRITICAL CROSSING
BOTTOM OF STORM=1019.99
TOP OF WATER=1018.49
INSTALL GASKETED JOINTS ON STORM SEWER

STA 28+06.24, 45.00' LT
SANITARY CLEANOUT
RIM=1029.78
FL=1018.50

STORM CLEANOUT
RIM=1032.25
FL=1028.75

6" SUBDRAIN
FL=1027.30

STORM CLEANOUT
RIM=1030.78
FL=1027.28

RELOCATED 5 ROAD CLOSURE SIGNS (TYPE SI-182)

48' TYP.

CRITICAL CROSSING
BOTTOM OF WATER=1025.57
TOP OF SANITARY=1021.30

NW GETTYSBURG LANE
7" P.C.C.

18.5' (TYP.)

60' ROW

29' B-B

233 LF OF 6" PERFORATED SUBDRAIN (TYP.)

262 LF OF 6" PERFORATED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1023.65
TOP OF SANITARY=1019.43

STA 23+50.24
BEGIN PAVEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1023.76
TOP OF SANITARY=1020.94

CRITICAL CROSSING
BOTTOM OF STORM=1023.63
TOP OF WATER=1022.13
INSTALL GASKETED JOINTS ON STORM SEWER

261 LF OF 6" PERFORATED SUBDRAIN (TYP.)

77 LF OF 6" SANITARY SERVICE @ 1.00%

ST-55

ST-54

ST-53

ST-52

L-52

L-53

L-54

L-55

L-56

S-6

S-5

P-6

P-5

STORM CLEANOUT
RIM=1030.79
FL=1027.29

15' SANITARY SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF WATER=1025.82
TOP OF SANITARY=1020.17

28 LF OF 6" SANITARY SERVICE @ 1.00%

CRITICAL CROSSING
BOTTOM OF STORM=1022.78
TOP OF WATER=1021.28
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1024.67
TOP OF SANITARY=1019.38

CRITICAL CROSSING
BOTTOM OF WATER=1023.92
TOP OF SANITARY=1018.36

CRITICAL CROSSING
BOTTOM OF STORM=1020.41
TOP OF SANITARY=1019.20

STA 28+27.74, 60.00' RT
SANITARY CLEANOUT
RIM=1030.49
FL=1017.91

LOT 19

LOT 20

6" WATER SERVICE

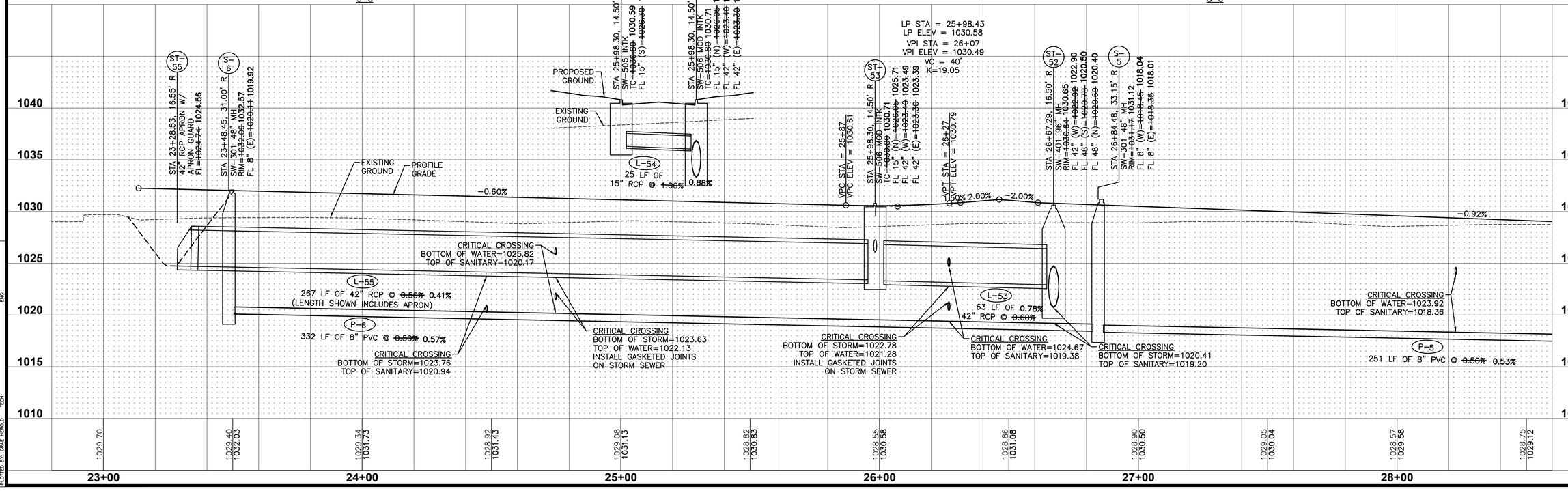
STA 24+79.80, 60.00' RT
SANITARY CLEANOUT
RIM=1030.86
FL=1019.73

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

TEMPORARY TURNAROUND EASEMENT

179°

SCALE
0' 10' 20' 40'



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GRIMES, IOWA 50111
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

19/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILT.DWG
PLOTTED: 7/25/2023 3:12 PM
PLOTTED BY: DAVE HEROLD
COMMENT: ENG
TECH:

REFER TO SHEET 37 FOR L-6, L-7, AND L-10 PLAN AND PROFILE.

REFER TO SHEET 29 FOR P-3 PLAN AND PROFILE.

REFER TO SHEET 44 FOR WATERMAIN PLAN AND PROFILE.

LOT 27 **LOT 26** **LOT 25**

30' SANITARY SEWER EASEMENT

20' PRIVATE STORM SEWER EASEMENT

PRIVATE STORM SEWER

30' SETBACK

STA 28+06.24, 45.00' LT
SANITARY CLEANOUT
RIM=1029.78
FL=1018.50

6" WATER SERVICE

CRITICAL CROSSING
BOTTOM OF WATER=1023.65
TOP OF SANITARY=1019.43

10' PUE

CRITICAL CROSSING
BOTTOM OF WATER=1022.43
TOP OF SANITARY=1018.73

STA 30+40.68, 45.00' LT
SANITARY CLEANOUT
RIM=1029.66
FL=1017.24

6" WATER SERVICE

CRITICAL CROSSING
BOTTOM OF WATER=1016.56
TOP OF WATER=1015.06
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 32+70.68, 45.00' LT
SANITARY CLEANOUT
RIM=1027.37
FL=1016.09

6" WATER SERVICE

CRITICAL CROSSING
BOTTOM OF WATER=1021.07
TOP OF SANITARY=1016.33

SHEET INDEX
33

5' SIDEWALK (FUTURE)

STREET LIGHT (TYP.)

6" SUBDRAIN
FL=1024.93

6" SUBDRAIN
FL=1023.18

NW GETTYSBURG LANE
7" P.C.C.

262 LF OF 6" PERFORMED SUBDRAIN (TYP.)

77 LF OF 6" SANITARY SERVICE @ 1.00%

218 LF OF 6" PERFORMED SUBDRAIN (TYP.)

76 LF OF 6" SANITARY SERVICE @ 1.00%

CRITICAL CROSSING
BOTTOM OF STORM=1022.72
TOP OF WATER=1021.22
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1022.81
TOP OF SANITARY=1017.13

60' ROW

29' B-B

18.5' (TYP.)

451 LF OF 6" PERFORMED SUBDRAIN (TYP.)

450 LF OF 6" PERFORMED SUBDRAIN (TYP.)

76 LF OF 6" SANITARY SERVICE @ 1.00%

261 LF OF 6" PERFORMED SUBDRAIN (TYP.)

6" SUBDRAIN
FL=1024.93

6" SUBDRAIN
FL=1023.18

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF WATER=1023.92
TOP OF SANITARY=1018.36

CRITICAL CROSSING
BOTTOM OF WATER=1020.52
TOP OF SANITARY=1017.12

CRITICAL CROSSING
BOTTOM OF STORM=1017.06
TOP OF SANITARY=1016.56

CRITICAL CROSSING
BOTTOM OF WATER=1021.55
TOP OF SANITARY=1015.97

10' PUE

15' SANITARY SEWER EASEMENT

30' SETBACK

6" WATER SERVICE

28 LF OF 6" SANITARY SERVICE @ 1.00%

STA 28+27.74, 60.00' RT
SANITARY CLEANOUT
RIM=1030.49
FL=1017.91

6" WATER SERVICE

29 LF OF 6" SANITARY SERVICE @ 1.00%

STA 30+59.18, 60.00' RT
SANITARY CLEANOUT
RIM=1028.33
FL=1016.68

PRIVATE STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

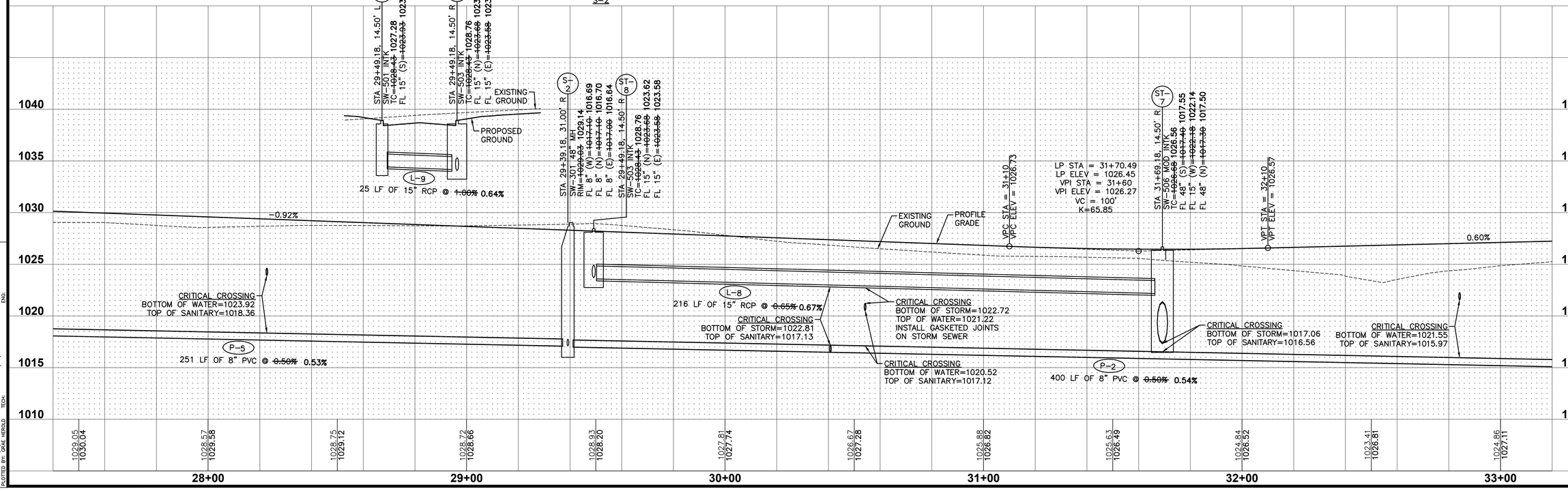
OVERLAND FLOWAGE EASEMENT (WIDTH VARIES)

LOT 20 **LOT 21** **LOT 22**

SCALE 0' 10' 20' 40'

90° 90°

S-2



REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
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THIRD SUBMITTAL	04/16/19

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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE

20/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILT.DWG
PLOTTED BY: GRAE HEROLD PLOTTED: 7/29/2020 3:51 PM
COMMENT:
ENG:
TECH:

REFER TO SHEET 29 FOR P-7 PLAN AND PROFILE.

REFER TO SHEET 45 FOR WATERMAIN PLAN AND PROFILE.

LOT 25

LOT 24

LOT 22

LOT 23

PLAT BOUNDARY

STRATFORD CROSSING PLAT 4

30' SETBACK

32+00 33+00 34+00 35+00 36+00 37+00

STA 32+70.68, 45.00' LT
SANITARY CLEANOUT
RIM=1027.37
FL=1016.09

6" WATER SERVICE

10' PUE

STREET LIGHT (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1021.07
TOP OF SANITARY=1016.33

5' SIDEWALK (FUTURE)

451 LF OF 6" PERFORATED SUBDRAIN (TYP.)

18.5' (TYP.)

60' ROW

29' B-B

NW GETTYSBURG LANE

7" P.C.C.

76 LF OF 6" SANITARY SERVICE @ 1.00%

450 LF OF 6" PERFORATED SUBDRAIN (TYP.)

STA 35+18.59, 45.00' LT
SANITARY CLEANOUT
RIM=1028.80
FL=1014.77

CRITICAL CROSSING
BOTTOM OF WATER=1022.55
TOP OF SANITARY=1015.01

76 LF OF 6" SANITARY SERVICE @ 1.00%

REMOVE EXISTING FIELD FENCE

STORM CLEANOUT
RIM=1028.44
FL=1024.94

STA 36+25.00
END PAVEMENT

STORM CLEANOUT
RIM=1028.74
FL=1025.24

REMOVE AND RELOCATE 5 ROAD CLOSURE SIGNS TO THE END OF NW GETTYSBURG LANE (TYPE SI-182)

REMOVE EXISTING TEMPORARY TURNAROUND

S-1

S-EX2

P-2

P-1

P-EX1

P-7

CRITICAL CROSSING
BOTTOM OF WATER=1021.55
TOP OF SANITARY=1015.97

29 LF OF 6" SANITARY SERVICE @ 1.00%

15' SANITARY SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF WATER=1022.92
TOP OF SANITARY=1014.75

29 LF OF 6" SANITARY SERVICE @ 1.00%

33' SANITARY SEWER EASEMENT

30' SETBACK

6" WATER SERVICE

STA 32+89.18, 60.00' RT
SANITARY CLEANOUT
RIM=1028.15
FL=1015.53

6" WATER SERVICE

STA 35+17.09, 60.00' RT
SANITARY CLEANOUT
RIM=1029.58
FL=1014.31

180°

S-1

SCALE
0' 10' 20' 40'

SHEET INDEX

21 PLAN AND PROFILE
22 P-7 PLAN AND PROFILE
23 P-EX PLAN AND PROFILE
24 WATERMAIN PLAN AND PROFILE
25 WATERMAIN PLAN AND PROFILE
26 WATERMAIN PLAN AND PROFILE
27 WATERMAIN PLAN AND PROFILE
28 WATERMAIN PLAN AND PROFILE
29 P-7 PLAN AND PROFILE
30 P-7 PLAN AND PROFILE
31 P-7 PLAN AND PROFILE
32 P-7 PLAN AND PROFILE
33 P-7 PLAN AND PROFILE
34 P-7 PLAN AND PROFILE
35 P-7 PLAN AND PROFILE
36 P-7 PLAN AND PROFILE
37 P-7 PLAN AND PROFILE
38 P-7 PLAN AND PROFILE
39 P-7 PLAN AND PROFILE
40 P-7 PLAN AND PROFILE
41 P-7 PLAN AND PROFILE
42 P-7 PLAN AND PROFILE
43 P-7 PLAN AND PROFILE
44 P-7 PLAN AND PROFILE
45 P-7 PLAN AND PROFILE
46 P-7 PLAN AND PROFILE
47 P-7 PLAN AND PROFILE
48 P-7 PLAN AND PROFILE
49 P-7 PLAN AND PROFILE
50 P-7 PLAN AND PROFILE
51 P-7 PLAN AND PROFILE
52 P-7 PLAN AND PROFILE
53 P-7 PLAN AND PROFILE
54 P-7 PLAN AND PROFILE
55 P-7 PLAN AND PROFILE
56 P-7 PLAN AND PROFILE
57 P-7 PLAN AND PROFILE
58 P-7 PLAN AND PROFILE

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CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

21/58

1804.195

1040 1035 1030 1025 1020 1015 1010

VPT STA = 32+10
VPT ELEV = 1026.57

STA 33+43.18, 31.00' R
SW-301 48" MH
RIM=~~1028.10~~ 1028.23
FL 8" (W)=~~1015.00~~ 1014.47
FL 8" (E)=~~1014.00~~ 1014.42

PROFILE GRADE

EXISTING GROUND

0.60%

VPC STA = 35+38
VPC ELEV = 1028.54

HP STA = 35+73.50
HP ELEV = 1028.646
VPI STA = 35+75
VPI ELEV = 1028.76
VC = 75'
K=60.00

STA 36+10.03, 31.00' R
EX SW-301 48" MH
RIM=~~1028.31~~ 1029.07
FL 8" (W)=~~1013.56~~ 1013.02
FL 8" (S)=~~1013.56~~ 1013.02
FL 8" (E)=~~1013.46~~ 1013.02

VPT STA = 36+12
VPT ELEV = 1028.52

-0.65%

CRITICAL CROSSING
BOTTOM OF WATER=1021.55
TOP OF SANITARY=1015.97

P-2
400 LF OF 8" PVC @ ~~0.50%~~ 0.54%

CRITICAL CROSSING
BOTTOM OF WATER=1022.92
TOP OF SANITARY=1014.75

P-1
263 LF OF 8" PVC @ ~~0.50%~~ 0.53%

CORE DRILL AND CONNECT TO EXISTING SANITARY MANHOLE (PROVIDE WATER TIGHT SEAL)

P-EX
210 LF OF EX 8" PVC @ ~~0.60%~~ 0.38%

1024.84 / 1026.52	1023.41 / 1026.81	1024.86 / 1027.11	1025.79 / 1027.41	1026.31 / 1027.71	1026.98 / 1028.01	1027.48 / 1028.31	1027.76 / 1028.60	1028.13 / 1028.59	1028.28 / 1028.28	1027.95 / 1027.95	1027.63 / 1027.63

32+00 33+00 34+00 35+00 36+00 37+00

FILE: R:\2018\1804195\DWG\1804195-PHP-STM AND SAN-ASBUILT.DWG
PLOT DATE: 1/29/2021 3:13 PM
PLOTTED BY: GRAE HEROLD
COMMENT: ENG.
TECH:

REFER TO SHEET 46 FOR WATERMAIN PLAN AND PROFILE.

REFER TO SHEET 51 FOR INTERSECTION DETAILS

REFER TO SHEET 16 FOR NW 18TH STREET PLAN AND PROFILE

Δ = 15°22'25"
L = 89.35'
R = 333.00'
CH = 89.08'
CHB = S82°24'50"E

LOT 18 | LOT 17 | LOT 16 | LOT 12 | LOT 13

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

NW VICKSBURG COURT
7" P.C.C.

30' SETBACK | 5' SIDEWALK (FUTURE) | 10' SHARED USE PATH | 10' PUE | 60' ROW | 29' B-B | 18.5' (TYP.)

STA 6+50.00 (NW VICKSBURG COURT)
STA 64+42.63 (NW 18TH STREET)

CRITICAL CROSSING
BOTTOM OF STORM=1022.38
TOP OF WATER=1020.88
INSTALL GASKETED JOINTS
ON STORM SEWER

STORM CLEANOUT
RIM=1031.15
FL=1027.65

STORM CLEANOUT
RIM=1031.12
FL=1027.62

PC 7+01.24
PT 7+90.59
Mid 7+45.92

STA 8+47.67, 45.00' LT
SANITARY CLEANOUT
RIM=1030.51
FL=1021.37

CRITICAL CROSSING
BOTTOM OF WATER=1024.17
TOP OF SANITARY=1021.60

STREET LIGHT (TYP.)

6" SUBDRAIN
FL=1026.21

246 LF OF 6" PERFORATED SUBDRAIN (TYP.)

253 LF OF 6" PERFORATED SUBDRAIN (TYP.)

74 LF OF 6" SANITARY SERVICE @ 1.00%

361 LF OF 6" PERFORATED SUBDRAIN (TYP.)

STA 11+12.94, 45.00' LT
SANITARY CLEANOUT
RIM=1029.09
FL=1019.86

64 LF OF 6" SANITARY SERVICE @ 1.00%

CRITICAL CROSSING
BOTTOM OF WATER=1022.57
TOP OF SANITARY=1020.32

321 LF OF 6" PERFORATED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1025.72
TOP OF SANITARY=1022.73

CRITICAL CROSSING
BOTTOM OF STORM=1022.55
TOP OF SANITARY=1022.25

Mid 6+72.11

CRITICAL CROSSING
BOTTOM OF WATER=1024.68
TOP OF SANITARY=1021.55

6" SUBDRAIN
FL=1026.21

33 LF OF 6" SANITARY SERVICE @ 1.00%

15' SANITARY SEWER EASEMENT

STA 8+12.78, 60.00' RT
SANITARY CLEANOUT
RIM=1031.00
FL=1021.13

CRITICAL CROSSING
BOTTOM OF STORM=1023.97
TOP OF SANITARY=1020.92

CRITICAL CROSSING
BOTTOM OF STORM=1023.02
TOP OF WATER=1021.52
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1022.84
TOP OF SANITARY=1020.17

37 LF OF 6" SANITARY SERVICE @ 1.00%

CRITICAL CROSSING
BOTTOM OF WATER=1020.88
TOP OF SANITARY=1020.38

6" WATER SERVICE

STA 10+58.37, 60.00' RT
SANITARY CLEANOUT
RIM=1028.36
FL=1019.95

PRIVATE STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

174°

EXISTING GROUND

PROPOSED GROUND

STA 9+39.24, 14.50' L
SW-501 INTK
TC=1029.63
FL 15" (S)=~~1024.87~~ 1025.03

STA 9+39.24, 14.50' R
SW-503 INTK
TC=~~1029.71~~ 1029.56
FL 15" (N)=~~1024.37~~ 1024.21
FL 15" (SW)=~~1024.12~~ 1023.98
FL 18" (E)=~~1024.02~~ 1023.95

STA 9+14.72, 71.20' R
18" RCP APRON (W)
APRON GUARD
FL=~~1024.56~~ 1024.39

25 LF OF 15" RCP @ ~~2.00%~~ 3.28%

59 LF OF 18" RCP @ ~~0.40%~~ 0.69%
(LENGTH SHOWN INCLUDES APRON)

CRITICAL CROSSING
BOTTOM OF STORM=1023.97
TOP OF SANITARY=1020.92

STA 6+85.48, 42.39' R
SW-301 48" MH
RIM=~~1032.09~~ 1032.32
FL 8" (E)=~~1021.67~~ 1021.44

STA 9+39.24, 14.50' R
SW-503 INTK
TC=~~1029.71~~ 1029.56
FL 15" (N)=~~1024.37~~ 1024.21
FL 15" (SW)=~~1024.12~~ 1023.98
FL 18" (E)=~~1024.02~~ 1023.95

STA 9+59.24, 31.00' R
SW-504 48" MH
RIM=~~1030.68~~ 1030.11
FL 8" (W)=~~1020.17~~ 1019.59
FL 8" (E)=~~1020.07~~ 1019.49

2.00% | -2.00% | -0.60% | PROFILE GRADE | EXISTING GROUND

FL=1022.54

SANITARY SERVICE
98 LF OF 6" PVC @ 1.00%

FL=1021.55

279 LF OF 8" PVC @ ~~0.50%~~ 0.66%

316 LF OF 18" RCP @ ~~0.70%~~ 0.70%

390 LF OF 8" PVC @ ~~0.50%~~ 0.47%

PROVIDE ADDITIONAL PIPE SUPPORT
PER SUDAS SECTION 3010.901

VPC STA = 11+35
VPC ELEV = 1028.31

1035.33 | 1035.42 1031.43 | 1034.60 1030.92 | 1034.04 1030.62 | 1033.68 1030.32 | 1033.44 1030.02 | 1033.54 1029.72 | 1033.86 1029.42 | 1033.96 1029.12 | 1034.00 1028.82 | 1033.49 1028.52 | 1031.95 1028.22

6+00 | 7+00 | 8+00 | 9+00 | 10+00 | 11+00

1040 | 1035 | 1030 | 1025 | 1020 | 1015 | 1010

SCALE 0' 10' 20' 40'

SHEET INDEX

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE

22/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PHP-STM AND SAN-ASBUILT.DWG
PLOTTED BY: GRAE HEROLD | PLOTTED: 7/29/2020 3:14 PM
COMMENT:
ENG:
TECH:

REFER TO SHEET 35 FOR L-19, L-20, AND L-25 PLAN AND PROFILE.

REFER TO SHEET 47 FOR WATERMAIN PLAN AND PROFILE.

REFER TO SHEET 52 FOR INTERSECTION DETAILS

LOT 16

LOT 15

LOT 14

LOT 13

20' PRIVATE STORM SEWER EASEMENT

PRIVATE STORM SEWER

STA 11+12.94, 45.00' LT
SANITARY CLEANOUT
RIM=1029.09
FL=1019.86

30' SETBACK

64 LF OF 6" SANITARY SERVICE @ 1.0%

6" WATER SERVICE

10' PUE

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF STORM=1020.76
TOP OF WATER=1019.26
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1021.12
TOP OF SANITARY=1019.15

6" SUBDRAIN
FL=1022.66

10' SNOW STORAGE EASEMENT

95 LF OF 6" PERFORMED SUBDRAIN (TYP.)

361 LF OF 6" PERFORMED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1022.57
TOP OF SANITARY=1020.32

18.5' (TYP.)

60' ROW

29' B-B

NW VICKSBURG COURT
7" P.C.C.

321 LF OF 6" PERFORMED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1020.47
TOP OF SANITARY=1018.97

STORM CLEANOUT
RIM=1026.97
FL=1023.47

6" SUBDRAIN
FL=1024.16

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF STORM=1022.84
TOP OF SANITARY=1020.17

STORM SEWER EASEMENT

15' SANITARY SEWER EASEMENT

20' PRIVATE STORM SEWER EASEMENT

10' PUE

30' SETBACK

PRIVATE STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1022.25
TOP OF WATER=1020.75
INSTALL GASKETED JOINTS ON STORM SEWER

10' PUE

6" WATER SERVICE

STA 14+00.78, 20.00' LT
SANITARY CLEANOUT
RIM=1028.18
FL=1019.98

22 LF OF 6" SANITARY SERVICE @ 1.0%

20' PRIVATE STORM SEWER EASEMENT

22 LF OF 6" SANITARY SERVICE @ 1.0%

STA 14+50.78, 20.00' RT
SANITARY CLEANOUT
RIM=1027.33
FL=1017.73

30' SANITARY SEWER EASEMENT

33' SANITARY SEWER EASEMENT

40' LANDSCAPE BUFFER EASEMENT

30' SETBACK

REMOVE EXISTING FIELD FENCE

PLAT BOUNDARY

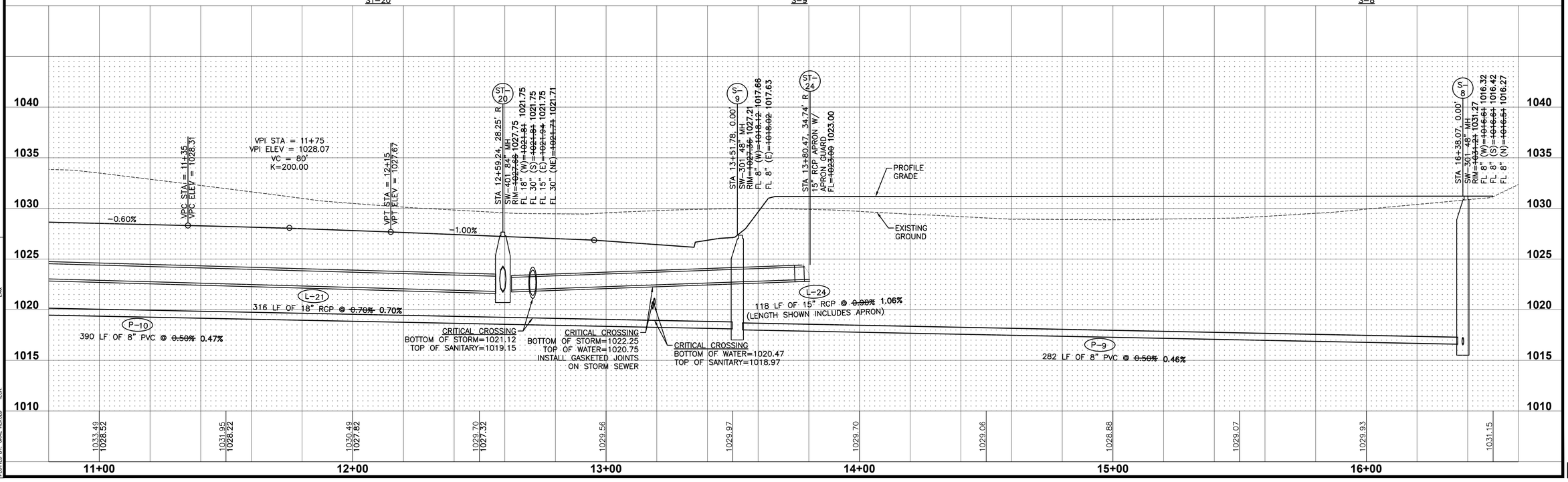
11+00 12+00 13+00 14+00 15+00 16+00

ST-19 ST-20 ST-24 ST-25 ST-26 S-9 S-8 L-19 L-20 L-21 L-24 L-25 L-26 L-27 P-8 P-9 P-10 P-12

ST-20 S-9 S-8

SCALE 0' 10' 20' 40'

SHEET INDEX



DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
07/25/19	FINAL SUBMITTAL
07/18/19	SIXTH SUBMITTAL
07/02/19	FIFTH SUBMITTAL
04/30/19	FOURTH SUBMITTAL
04/16/19	THIRD SUBMITTAL

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

1804.195

FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILTDWG
PLOT DATE: 11/3/2020 3:14 PM
PLOTTED BY: GAE HEROLD
COMMENT: ENG
TECH:

REFER TO SHEET 48 FOR WATERMAIN PLAN AND PROFILE.

REFER TO SHEET 51 FOR INTERSECTION DETAILS

REFER TO SHEET 14 FOR NW 18TH STREET PLAN AND PROFILE

SHEET INDEX

TEMPORARY CONSTRUCTION EASEMENT

58+00

10' PUE

5' SIDEWALK (FUTURE)

PLAT BOUNDARY

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

10' SHARED USE PATH

30' SETBACK

LOT 11

LOT 10

STA 91+40.45 (NW VENTURE DRIVE)
STA 57+08.85 (NW 18TH STREET)
PC 57+58.49

91+00

92+00

93+00

94+00

95+00

96+00

15' WATER MAIN EASEMENT

INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI-182)

STA 90+99.86
BEGIN PAVEMENT

REMOVE EXISTING FIELD FENCE

57+00

NW VENTURE DRIVE
7" P.C.C.

20' STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1026.43
TOP OF WATER=1024.93
INSTALL GASKETED JOINTS ON STORM SEWER

6" SUBDRAIN
FL=1029.66

TEMPORARY CONSTRUCTION EASEMENT

10' PUE

223 LF OF 6" PERFORATED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF STORM=1025.24
TOP OF WATER=1023.74
INSTALL GASKETED JOINTS ON STORM SEWER

6" SUBDRAIN
FL=1028.33

5' SIDEWALK (FUTURE)

PRIVATE STORM SEWER

10' PUE

20' PRIVATE STORM SEWER EASEMENT

30' SETBACK

LOT 1

STA 94+03.82, 45.00' LT
SANITARY CLEANOUT
RIM=1033.24
FL=1026.08

76 LF OF 6" SANITARY SERVICE @ 1.0%

6" WATER SERVICE

CRITICAL CROSSING
BOTTOM OF SANITARY=1025.83
TOP OF WATER=1024.33

STORM CLEANOUT
RIM=1033.04
FL=1029.54

CRITICAL CROSSING
BOTTOM OF STORM=1026.41
TOP OF SANITARY=1025.95

CRITICAL CROSSING
BOTTOM OF STORM=1026.35
TOP OF WATER=1024.85
INSTALL GASKETED JOINTS ON STORM SEWER

6" WATER SERVICE

STA 93+91.37, 60.00' RT
SANITARY CLEANOUT
RIM=1032.87
FL=1025.66

35 LF OF 6" SANITARY SERVICE @ 1.0%

179'

S-16

ST-81

197 LF OF 6" PERFORATED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1026.83
TOP OF WATER=1025.33

CRITICAL CROSSING
BOTTOM OF WATER=1026.93
TOP OF SANITARY=1025.43

15' SANITARY SEWER EASEMENT

10' PUE

29 LF OF 6" SANITARY SERVICE @ 1.0%

6" WATER SERVICE

STA 95+19.82, 60.00' RT
SANITARY CLEANOUT
RIM=1031.41
FL=1025.03

LOT 2

STA 95+91.28, 45.00' LT
SANITARY CLEANOUT
RIM=1032.38
FL=1025.14

6" WATER SERVICE

76 LF OF 6" SANITARY SERVICE @ 1.0%

CRITICAL CROSSING
BOTTOM OF SANITARY=1024.88
TOP OF WATER=1023.38

STREET LIGHT (TYP.)

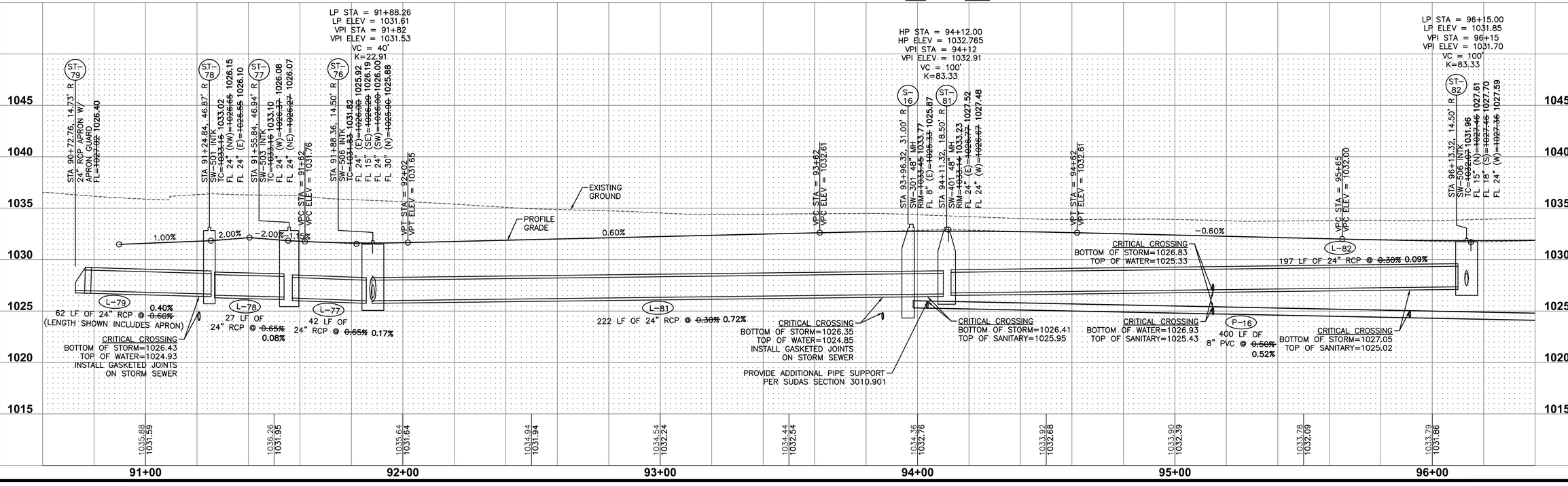
CRITICAL CROSSING
BOTTOM OF STORM=1027.05
TOP OF SANITARY=1025.02

PRIVATE STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

P-16

SCALE 0' 10' 20' 40'



DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
07/25/19	FINAL SUBMITTAL
07/18/19	SIXTH SUBMITTAL
07/02/19	FIFTH SUBMITTAL
04/30/19	FOURTH SUBMITTAL
04/16/19	THIRD SUBMITTAL

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

EI: GH/JWM

ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

FILE: H:\2018\1804195\DWG\1804195-PHP-STM AND SAN-ASBUILT.DWG
PLOT DATE: 7/29/2021 3:47 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 49 FOR WATERMAIN PLAN AND PROFILE.

LOT 10 | LOT 9 | LOT 8

30' SETBACK

STA 95+91.28, 45.00' LT
SANITARY CLEANOUT
RIM=1032.38
FL=1025.14

6" WATER SERVICE

STA 98+31.28, 45.00' LT
SANITARY CLEANOUT
RIM=1033.04
FL=1023.85

6" WATER SERVICE

STA 100+71.28, 45.00' LT
SANITARY CLEANOUT
RIM=1032.68
FL=1022.65

6" WATER SERVICE

10' PUE

96+00 | 97+00 | 98+00 | 99+00 | 100+00 | 101+00

76 LF OF 6" SANITARY SERVICE @ 1.0%

STREET LIGHT (TYP.)

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF SANITARY=1024.88
TOP OF WATER=1023.38

6" SUBDRAIN
FL=1028.57

197 LF OF 6" PERFORATED SUBDRAIN (TYP.)

NW VENTURE DRIVE

182 LF OF 6" PERFORATED SUBDRAIN (TYP.)

STORM CLEANOUT
RIM=1032.94
FL=1029.44

CRITICAL CROSSING
BOTTOM OF WATER=1026.77
TOP OF SANITARY=1024.10

187 LF OF 6" PERFORATED SUBDRAIN (TYP.)

6" SUBDRAIN
FL=1028.55

76 LF OF 6" SANITARY SERVICE @ 1.0%

202 LF OF 6" PERFORATED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1026.36
TOP OF SANITARY=1022.90

CRITICAL CROSSING
BOTTOM OF STORM=1027.05
TOP OF SANITARY=1025.02

7" P.C.C.

CRITICAL CROSSING
BOTTOM OF WATER=1026.75
TOP OF SANITARY=1024.50

184 LF OF 6" PERFORATED SUBDRAIN (TYP.)

STORM CLEANOUT
RIM=1032.94
FL=1029.44

185 LF OF 6" PERFORATED SUBDRAIN (TYP.)

60' ROW

29' B-B

19.5' (TYP.)

CRITICAL CROSSING
BOTTOM OF STORM=1026.31
TOP OF SANITARY=1022.54

CRITICAL CROSSING
BOTTOM OF STORM=1026.28
TOP OF WATER=1024.78
INSTALL GASKETED JOINTS
ON STORM SEWER

6" SUBDRAIN
FL=1028.57

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF WATER=1026.80
TOP OF SANITARY=1023.48

6" SUBDRAIN
FL=1028.55

CRITICAL CROSSING
BOTTOM OF STORM=1027.38
TOP OF SANITARY=1024.96

29 LF OF 6" SANITARY SERVICE @ 1.0%

29 LF OF 6" SANITARY SERVICE @ 1.0%

CRITICAL CROSSING
BOTTOM OF STORM=1026.96
TOP OF SANITARY=1023.01

20' PRIVATE STORM SEWER EASEMENT

PRIVATE STORM SEWER

15' SANITARY SEWER EASEMENT

10' PUE

30' SETBACK

6" WATER SERVICE

STA 97+06.82, 60.00' RT
SANITARY CLEANOUT
RIM=1031.63
FL=1024.09

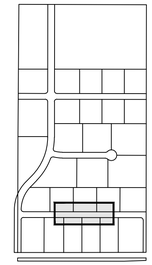
6" WATER SERVICE

STA 98+93.82, 60.00' RT
SANITARY CLEANOUT
RIM=1031.63
FL=1023.07

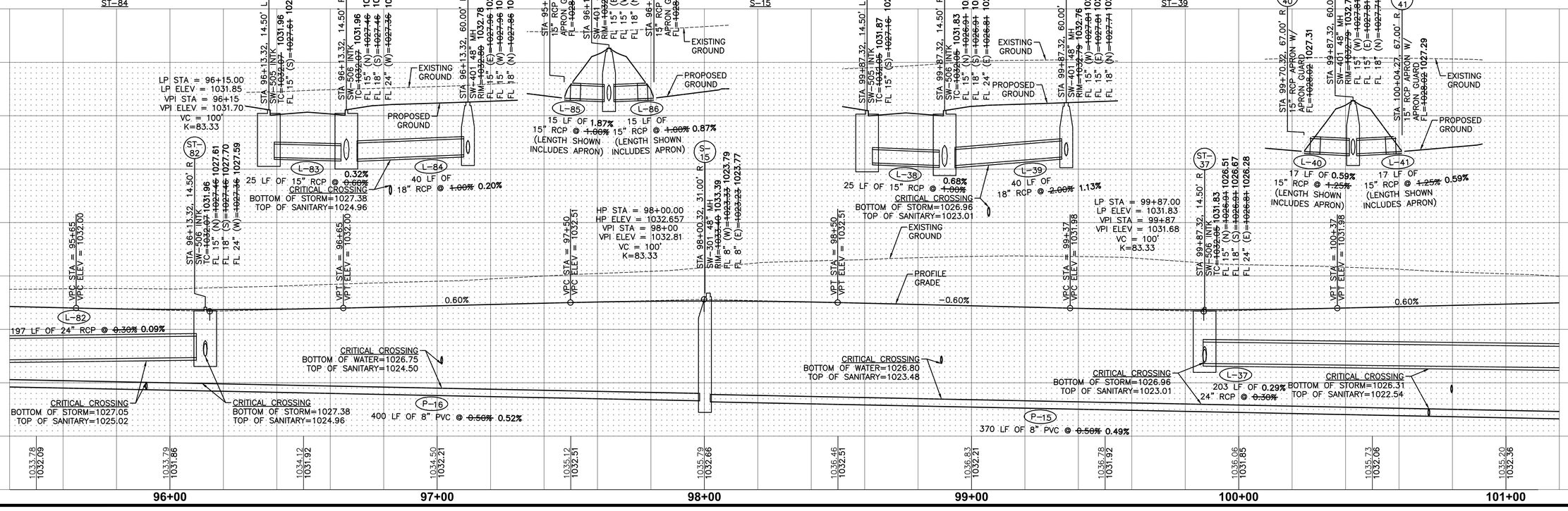
LOT 2 | LOT 3 | LOT 4 | LOT 5

110° 115° 135° ST-84 | 180° S-15 | 110° 115° 135° ST-39

SHEET INDEX



SCALE 0' 10' 20' 40'



REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

EI: GH/JWM

ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

25/58

1804.195

FILE: H:\2018\1804195\DWG\804195-PNP-STM AND SAN-ASBUILT.DWG
PLOTTED: 7/29/2020 3:16 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 33 FOR L-34 THROUGH L-36 PLAN AND PROFILE.

REFER TO SHEET 50 FOR WATERMAIN PLAN AND PROFILE.

SHEET INDEX

LOT 8

LOT 7

LOT 5

LOT 6

NW VENTURE DRIVE

7" P.C.C.

60' ROW

29' B-B

19.5' B-B

PLAT BOUNDARY

20' PRIVATE STORM SEWER EASEMENT

PRIVATE STORM SEWER

30' LANDSCAPE BUFFER EASEMENT

33' SANITARY SEWER EASEMENT

30' SETBACK

10' PUE

15' SANITARY SEWER EASEMENT

STA 100+71.28, 45.00' LT
SANITARY CLEANOUT
RIM=1032.68
FL=1022.65

6" WATER SERVICE

76 LF OF 6" SANITARY SERVICE @ 1.0%

STREET LIGHT (TYP.)

CRITICAL CROSSING
BOTTOM OF STORM=1025.50
TOP OF WATER=1024.00
INSTALL GASKETED JOINTS ON STORM SEWER

6" SUBDRAIN
FL=1029.63

202 LF OF 6" PERFORATED SUBDRAIN (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1026.36
TOP OF SANITARY=1022.90

CRITICAL CROSSING
BOTTOM OF STORM=1026.31
TOP OF SANITARY=1022.54

CRITICAL CROSSING
BOTTOM OF STORM=1026.28
TOP OF WATER=1024.78
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1026.20
TOP OF SANITARY=1021.90

CRITICAL CROSSING
BOTTOM OF WATER=1024.08
TOP OF SANITARY=1022.53

STA 100+84.80, 60.00' RT
SANITARY CLEANOUT
RIM=1031.71
FL=1022.12

29 LF OF 6" SANITARY SERVICE @ 1.0%

STA 103+10.99, 45.00' LT
SANITARY CLEANOUT
RIM=1034.11
FL=1021.37

72 LF OF 6" SANITARY SERVICE @ 1.0%

CRITICAL CROSSING
BOTTOM OF STORM=1027.80
TOP OF SANITARY=1021.61

CRITICAL CROSSING
BOTTOM OF WATER=1028.00
TOP OF SANITARY=1021.41

33 LF OF 6" SANITARY SERVICE @ 1.0%

STA 102+92.52, 60.00' RT
SANITARY CLEANOUT
RIM=1032.30
FL=1021.00

CRITICAL CROSSING
BOTTOM OF WATER=1028.24
TOP OF SANITARY=1020.36

TEMPORARY TURNAROUND EASEMENT

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

REMOVE EXISTING FIELD FENCE

5' SIDEWALK (FUTURE)

267 LF OF 6" PERFORATED SUBDRAIN (TYP.)

266 LF OF 6" PERFORATED SUBDRAIN (TYP.)

INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI-182)

STORM CLEANOUT
RIM=1035.34
FL=1031.84

STA 104+55.71
END PAVEMENT

48' TYP.

R28' TYP.

45.5' TYP.

17.5' TYP.

20' TYP.

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

31' B-B (FUTURE)

70' ROW (FUTURE)

92'

180'

S-14

S-13

SCALE 0' 10' 20' 40'

100+00 101+00 102+00 103+00 104+00 105+00

1045 1040 1035 1030 1025 1020 1015

VPT STA = 100+37
VPT ELEV = 1031.98

0.60%

STA 101+74.32, 31.00' R
SW-301 48" MH
RIM=1033.63
FL 8" (W)=1021.97
FL 8" (E)=1021.93

STA 101+91.28, 14.50' R
SW-503 INTK
TC=1033.15
FL 24" (W)=1025.70
FL 24" (N)=1025.68
FL 15" (S)=1025.70

EXISTING GROUND

PROFILE GRADE

VPC STA = 104+00
VPC ELEV = 1034.16

STA 104+45.71, 22.77' R
SW-301 48" MH
RIM=1034.11
FL 8" (W)=1019.66
FL 8" (N)=1019.61

HP STA = 104+50.00
HP ELEV = 1034.313
VPI STA = 104+50
VPI ELEV = 1034.46
VC = 100'
K=83.33

VPT STA = 105+00
VPT ELEV = 1034.16

0.60%

PROPOSED GROUND

FUTURE PROFILE GRADE

L-37
203 LF OF 24" RCP @ ~~0.30%~~ 0.29%

P-15
370 LF OF 8" PVC @ ~~0.50%~~ 0.49%

P-14
268 LF OF 8" PVC @ ~~0.50%~~ 0.85%

1036.06 1031.85 | 1035.73 1032.06 | 1035.20 1032.36 | 1034.72 1032.66 | 1034.73 1032.96 | 1035.12 1033.26 | 1035.48 1033.56 | 1035.65 1033.86 | 1036.21 1034.16 | 1036.79 1034.31 | 1035.96 1034.16 | 1034.90

100+00 101+00 102+00 103+00 104+00 105+00

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
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THIRD SUBMITTAL	04/16/19

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

ENGINEER: EKO | EI: GH/JWM

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

FILE: H:\2018\1804195\DWG\1804195-PHP-STM AND SAN-ASBUILTING.DWG
LAST SAVED: 7/29/2020 3:17 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

LOT 6

NW VENTURE DRIVE
7" P.C.C.

30' SETBACK

10' PUE

15' SANITARY SEWER EASEMENT

P-14

5' SIDEWALK (FUTURE)

LOT 7

LOT 14

20' OVERLAND FLOWAGE EASEMENT

40' LANDSCAPE BUFFER EASEMENT

199+00 200+00 201+00 202+00 203+00 204+00

CRITICAL CROSSING
BOTTOM OF WATER=1028.24
TOP OF SANITARY=1020.36

33' SANITARY SEWER EASEMENT

30' LANDSCAPE BUFFER EASEMENT

S-13 S-12

P-13 P-12

TEMPORARY TURNAROUND
REFER TO DETAIL ON SHEET 3

TEMPORARY TURNAROUND EASEMENT

REMOVE EXISTING FIELD FENCE

PLAT BOUNDARY

FUT. R/W

SHEET INDEX

SCALE 0' 10' 20' 40'

179°
S-12

STA 199+49.41, 0.00'
SW=1037.48, MH
RIM=1044.16
FL 8" (W)=~~1019.34~~ 1019.66
FL 8" (N)=~~1019.84~~ 1019.61

STA 201+52.17, 0.00'
SW=1037.48, MH
RIM=~~1037.00~~ 1032.93
FL 8" (S)=~~1018.75~~ 1017.91
FL 8" (N)=~~1018.25~~ 1017.88

EXISTING GROUND

PROPOSED GROUND

CRITICAL CROSSING
BOTTOM OF WATER=1028.24
TOP OF SANITARY=1020.36

P-13
299 LF OF 8" PVC @ ~~0.50%~~ 0.57%

P-12
327 LF OF 8" PVC @ ~~0.50%~~ 0.49%

1040 1035 1030 1025 1020 1015 1010

1036.66 1034.09 | 1036.76 1035.16 | 1036.80 1035.33 | 1037.11 1033.87 | 1037.57 1033.07 | 1037.33 1032.42 | 1036.27 1032.58 | 1035.16 1033.36 | 1034.28 1032.67 | 1033.58 1032.01 | 1032.87 1031.79 | 1032.74 1031.73

199+00 200+00 201+00 202+00 203+00 204+00

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PLOTTED BY: DRAE HEROLD
COMMENT:
ENG:
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

REFER TO SHEET 23 FOR P-9 PLAN AND PROFILE.

LOT 14 | LOT 15 | LOT 24

204+00 | 205+00 | 206+00 | 207+00 | 208+00 | 209+00

30' SANITARY SEWER EASEMENT

33' SANITARY SEWER EASEMENT

40' LANDSCAPE BUFFER EASEMENT

25' OVERLAND FLOWAGE EASEMENT

20' OVERLAND FLOWAGE EASEMENT

30' SETBACK

30' SETBACK

30' SETBACK

P-9

P-12

P-8

P-7

S-8

S-7

PI 204+83.38

PI 208+08.46

REMOVE EXISTING FIELD FENCE

PLAT BOUNDARY

STRATFORD CROSSING PLAT 4

179'

S-7

SCALE 0' 10' 20' 40'

STA 204+83.38, 0.00'
SW-301 48" MH
RIM=~~1031.21~~ 1031.27
FL 8" (W)=~~1016.61~~ 1016.32
FL 8" (S)=~~1016.61~~ 1016.42
FL 8" (N)=~~1016.51~~ 1016.27

STA 208+08.46, 0.00'
SW-301 48" MH
RIM=~~1028.99~~ 1028.19
FL 8" (S)=~~1014.31~~ 1014.44
FL 8" (N)=~~1014.81~~ 1014.39

EXISTING GROUND

PROPOSED GROUND

P-12
327 LF OF 8" PVC @ ~~0.50%~~ 0.45%

P-8
321 LF OF 8" PVC @ ~~0.50%~~ 0.57%

P-7
245 LF OF 8" PVC @ ~~0.50%~~ 0.56%

1035 | 1030 | 1025 | 1020 | 1015 | 1010 | 1005

1032.87	1032.24	1031.29	1030.60	1030.06	1029.80	1028.86	1029.37	1028.37	1027.69	1027.64	1027.88
1031.79	1031.73	1030.82	1028.89	1028.14	1027.68	1026.64	1025.92	1026.30	1027.69	1025.87	1029.43

204+00 | 205+00 | 206+00 | 207+00 | 208+00 | 209+00

SHEET INDEX

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CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

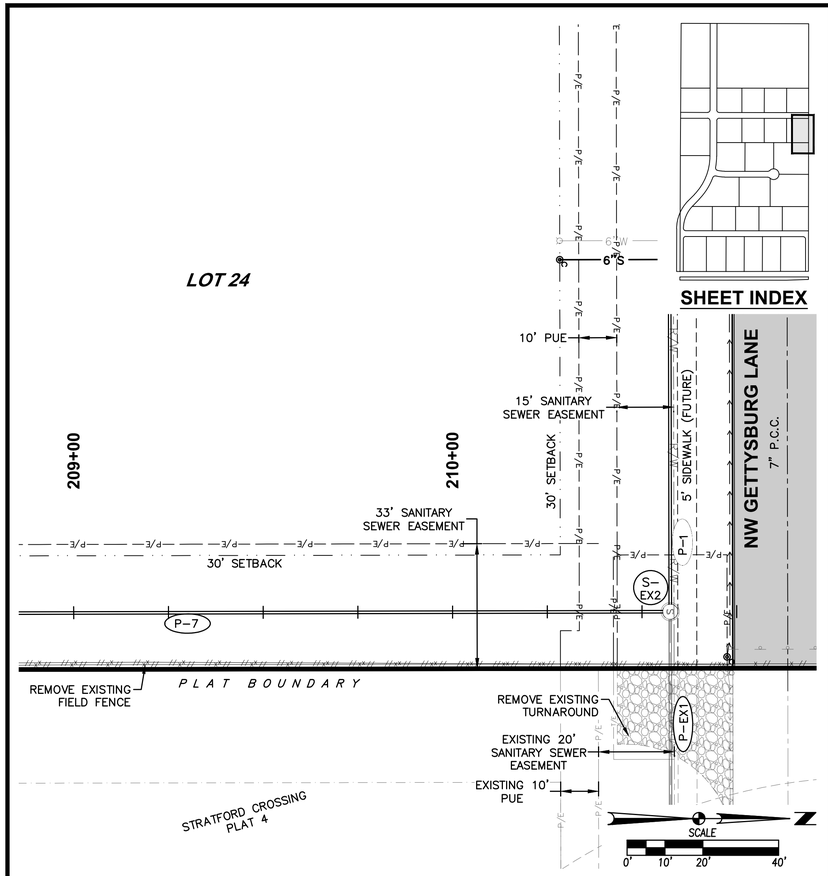
STORM AND SANITARY SEWER PLAN AND PROFILE

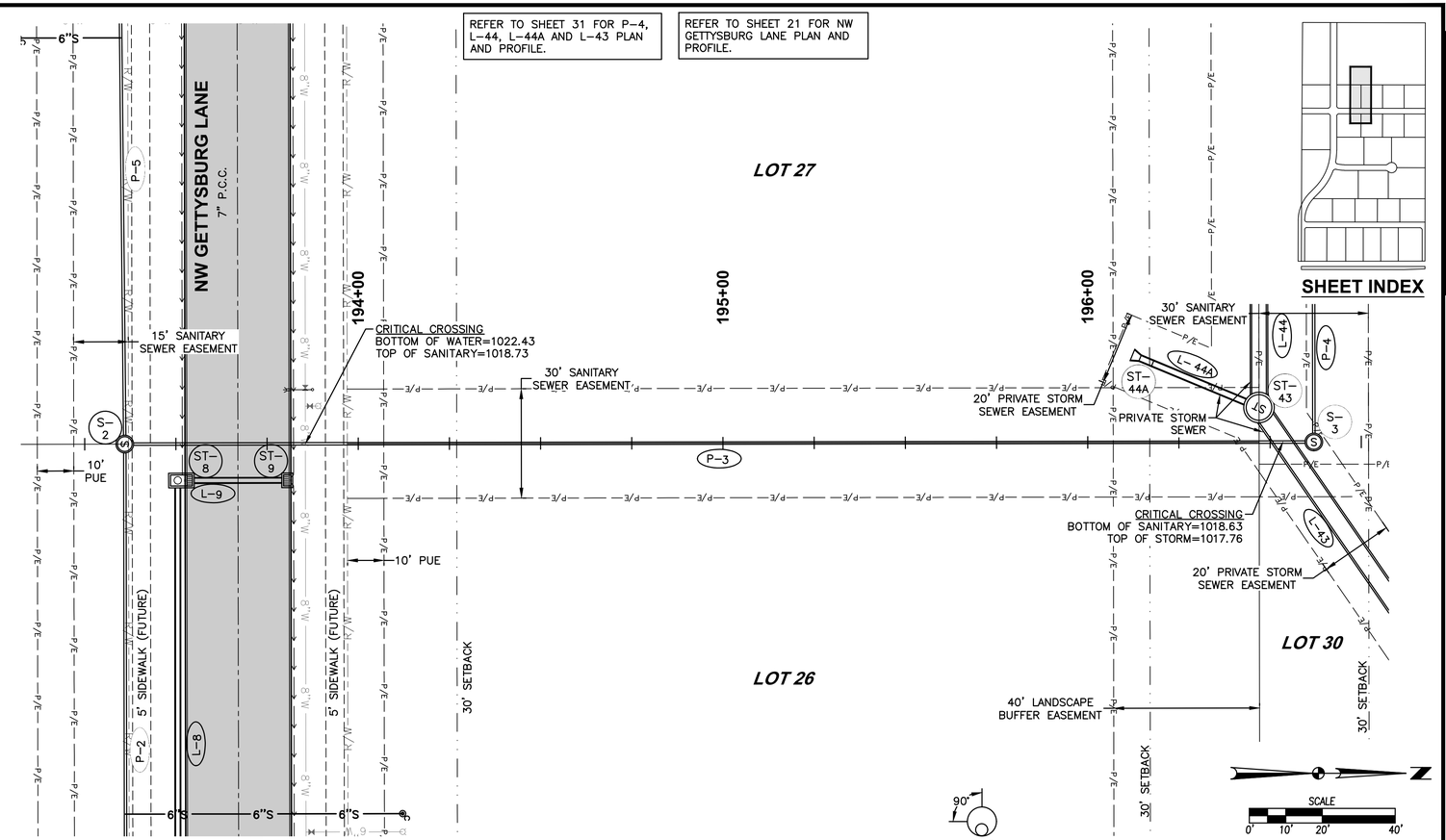
WAUKEE, IOWA

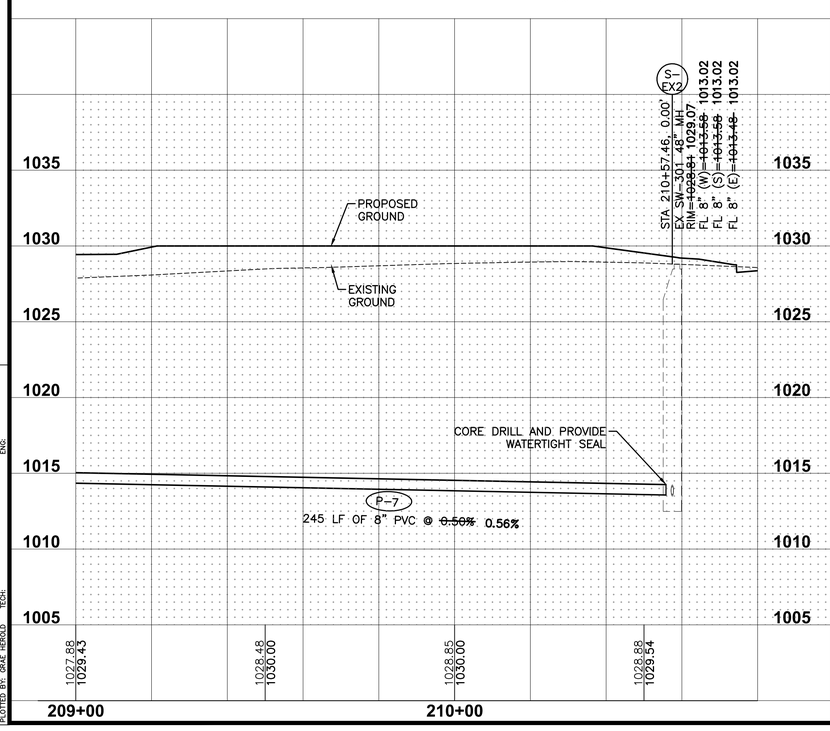
28/58

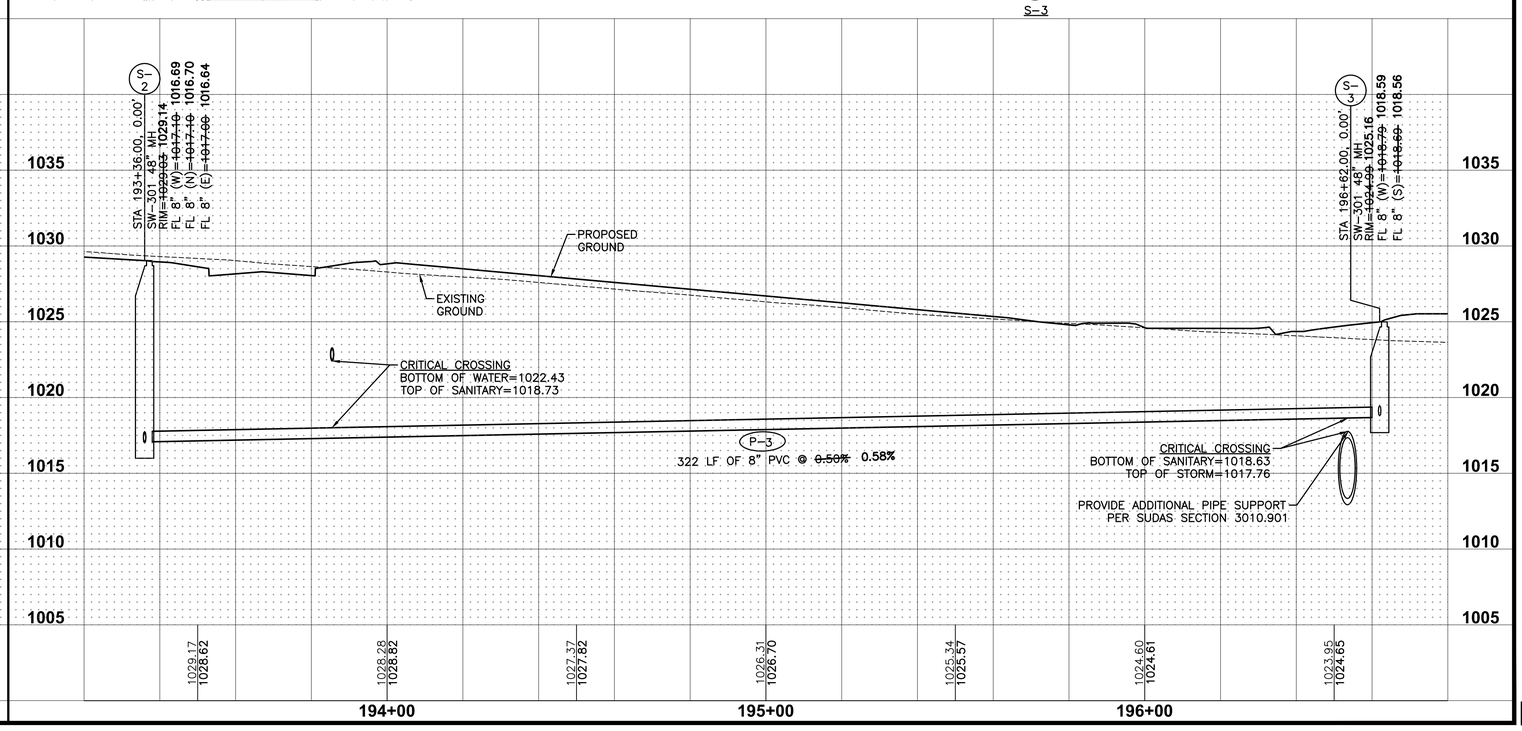
1804.195

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TECH:
COMMENT:
ENG:









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JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

29/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILT.DWG
PLOTTED: 7/29/2020 3:34 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 17 FOR NW 18TH STREET PLAN AND PROFILE

SHEET INDEX

25' LANDSCAPE BUFFER EASEMENT

REMOVE EXISTING 10" TILE LINE AFTER LINE HAS BEEN CONNECTED INTO STORM SEWER. VERIFY LOCATION

LOT 29

LOT 30

LOT 28

LOT 27

30' SETBACK

10' PUE

5' SIDEWALK (FUTURE)

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

10' SHARED USE PATH (FUTURE)

PLAT BOUNDARY

BP 138+00.00

PI 138+39.01

TERMINATE EXISTING 10" TILE AND CONNECT TO 10" STORM SEWER. TILE LINE IS SHOWN FROM A MAP LOCATION. VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION

PI 138+64.02

PI 138+71.08

20' PRIVATE STORM SEWER EASEMENT

26' PRIVATE STORM SEWER EASEMENT

30' SANITARY SEWER EASEMENT

PRIVATE STORM SEWER

40' LANDSCAPE BUFFER EASEMENT

REMOVE EXISTING FIELD FENCE

CRITICAL CROSSING
BOTTOM OF WATER=1023.90
TOP OF SANITARY=1021.03

CRITICAL CROSSING
BOTTOM OF STORM=1024.86
TOP OF SANITARY=1020.84

CRITICAL CROSSING
BOTTOM OF WATER=1023.88
TOP OF STORM=1022.02

CRITICAL CROSSING
BOTTOM OF WATER=1023.90
TOP OF SANITARY=1021.03

ST-48 STA 138+33.86, 0.00' L
CONNECT TO EXISTING 10" TILE LINE
FL=1021.05

ST-47 STA 141+26.56, 23.94' L
36" RCP APRON W/ APRON GUARD
FL=~~1022.90~~ 1022.59

ST-46 STA 141+26.52, 0.00'
SW-401 84" MH
RIM=~~1030.84~~ 1030.85
FL 24" (S)=~~1023.56~~ 1023.04
FL 36" (N)=~~1022.53~~ 1022.25
FL 10" (W)=~~1019.45~~ 1019.24
FL 36" (E)=~~1019.35~~ 1018.99

ST-49 STA 141+26.47, 24.24' R
24" RCP APRON W/ APRON GUARD
FL=~~1023.60~~ 1023.52

ST-46 STA 141+56.31, 15.00' L
SW-301 48" MH
RIM=~~1030.56~~ 1030.94
FL 8" (E)=~~1020.41~~ 1020.35

ST-45 STA 141+76.81, 0.00'
SW-505 MOD INTK
CONSTRUCT WITH 8" WALLS
TC=~~1029.97~~ 1029.77
FL 36" (W)=~~1018.63~~ 1018.43
FL 36" (E)=~~1018.53~~ 1018.38

ST-44 STA 142+07.81, 0.00'
SW-506 MOD INTK
CONSTRUCT WITH 8" WALLS
TC=~~1029.37~~ 1029.75
FL 36" (W)=~~1018.10~~ 1018.00
FL 15" (N)=~~1024.06~~ 1017.71
FL 48" (S)=~~1018.10~~ 1017.83
FL 48" (E)=~~1018.00~~ 1017.83

L-48 290 LF OF 10" HDPE @ ~~0.55%~~ 0.62%

L-47 21 LF OF 1.62% 36" RCP @ ~~1.50%~~ (LENGTH SHOWN INCLUDES APRON)

L-49 21 LF OF 2.29% 24" RCP @ ~~0.60%~~ (LENGTH SHOWN INCLUDES APRON)

L-46 48 LF OF 36" RCP @ 1.17% ~~1.50%~~

L-45 27 LF OF 36" RCP @ ~~1.60%~~ 1.41%

L-44 260 LF OF 48" RCP @ ~~1.70%~~ 1.57%

P-4 325 LF OF 8" PVC @ ~~0.50%~~ 0.54%

EXISTING GROUND

PROPOSED GROUND

1040 1035 1030 1025 1020 1015 1010

1029.87 | 1029.70 1032.06 | 1028.84 1032.74 | 1028.23 1033.00 | 1027.27 1032.54 | 1026.17 1031.78 | 1025.38 1031.05 | 1024.41 1030.68 | 1024.53 1029.62 | 1024.73 1028.99 | 1024.84 1027.99 | 1024.43 1026.99

138+00 139+00 140+00 141+00 142+00 143+00

SCALE 0' 10' 20' 40'

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GRIMES, IOWA 50111
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

30/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILT.DWG
PLOTTED BY: GRAE HEROLD PLOT DATE: 7/29/2020 3:23 PM
COMMENT:
ENG:
TECH:

REFER TO SHEET 29 FOR P-3 PLAN AND PROFILE.

SHEET INDEX

LOT 30

DETENTION EASEMENT

INSTALL 85 TONS OF CLASS 'E' RIP RAP

ST-42

PRIVATE STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

30' SANITARY SEWER EASEMENT

144+00

145+00

30' SETBACK

P-4

12.2'

S-3

PI 144+75.71

ST-43

L-43

L-44

CRITICAL CROSSING
BOTTOM OF SANITARY=1018.63
TOP OF STORM=1017.76

26' PRIVATE STORM SEWER EASEMENT

40' LANDSCAPE BUFFER EASEMENT

PRIVATE STORM SEWER

L-44A

P-3

ST-44A

20' PRIVATE STORM SEWER EASEMENT

30' SETBACK

30' SANITARY SEWER EASEMENT

LOT 27

LOT 26

145'

67'

147'

ST-43

SCALE 0' 10' 20' 40'

PLAT BOUNDARY

25' LANDSCAPE BUFFER EASEMENT

30' SETBACK

REMOVE EXISTING FIELD FENCE

REMOVE EXISTING 10" TILE LINE AFTER LINE HAS BEEN CONNECTED INTO STORM SEWER

EXISTING HIGH PRESSURE GAS LINE IN THIS AREA. COORDINATE CONSTRUCTION WITH UTILITY COMPANY.

EXISTING GAS EASEMENT BK. 471 PG. 365

211+00

212+00

213+00

214+00

BP 211+00.00

EP 214+00.00

PRIVATE STORM SEWER

ST-3

ST-2

ST-1

L-3

L-2

INSTALL 175 TONS OF CLASS 'E' RIP RAP

30' PRIVATE STORM SEWER EASEMENT

L-87

ST-87

EXISTING 36" FES

ST-EX1

EXISTING 15' OVERLAND FLOWAGE EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

EXISTING 30' STORM SEWER EASEMENT

SCALE 0' 10' 20' 40'

STA 144+75.71, 0.00'
SW-401 96" MH
RIM=~~1024.79~~ 1024.64
FL 48" (W)=~~1013.58~~ 1013.54
FL 18" (SW)=~~1010.22~~ 1019.14
FL 54" (NE)=~~1012.00~~ 1013.19

STA 144+61.21, 34.70' R
18" RCP APRON W/
APRON GUARD
FL=~~1022.00~~ 1019.92

PROPOSED GROUND

EXISTING GROUND

L-44A
34 LF OF 18" RCP @ ~~2.30%~~ 2.29%
(LENGTH SHOWN INCLUDES APRON)

P-4
325 LF OF 8" PVC @ ~~0.50%~~ 0.54%

L-44
260 LF OF 48" RCP @ ~~1.70%~~ 1.57%

STA 144+92.02, 6.99' L
SW-301 48" MH
RIM=~~1024.79~~ 1025.16
FL 8" (W)=~~1018.79~~ 1018.59
FL 8" (S)=~~1018.60~~ 1018.56

PROVIDE ADDITIONAL PIPE SUPPORT PER SUDAS SECTION 3010.901

CRITICAL CROSSING
BOTTOM OF SANITARY=1018.63
TOP OF STORM=1017.76

L-43
82 LF OF 54" RCP @ ~~1.10%~~ 0.37%
(LENGTH SHOWN INCLUDES APRON)

NORMAL POOL

STA 145+60.36, 0.00'
54" RCP APRON W/
FOOTING & APRON GUARD
FL=~~1012.00~~ 1012.89

1024.43
1026.99

1024.25
1025.98

1024.13
1024.98

1023.79
1023.09

1022.96
1014.64

144+00

145+00

STA 211+42.66, 0.00'
24" RCP APRON W/
FOOTING & APRON GUARD
FL=~~1012.00~~ 1011.99

STA 211+76.86, 0.00'
SW-513 INTK
9' TALL X 36" WIDE OPENING
AT ELEV=~~1018.20~~ (SW) 1018.15
RIM=~~1018.45~~ 1019.43
FL 24" (SW)=~~1011.00~~ 1011.67
FL 30" (NE)=~~1011.80~~ 1011.65

L-3
32 LF OF 24" RCP @ ~~0.30%~~ 1.00%
(LENGTH SHOWN INCLUDES APRON)

L-2
78 LF OF 30" RCP @ ~~0.30%~~ 0.08%
(LENGTH SHOWN INCLUDES APRON)

STA 212+57.34, 0.00'
30" RCP APRON W/
FOOTING & APRON GUARD
FL=~~1011.67~~ 1011.59

PROPOSED GROUND

EXISTING GROUND

1016.68
1001.70

1016.52
1013.50

1016.43
1023.01

1013.12
1013.32

211+00

212+00

STA 213+28.67, 14.46' R
PERMANENT STANDPIPE
FL=1003.82 (VERIFY)

STA 213+89.70, 29.47' R
EX SW-401 96" MH
RIM=1020.12
FL 15" (W)=1003.51

EXISTING GROUND

PROPOSED GROUND

L-87
62 LF OF EX 15" RCP @ 0.50%

1013.92

1020.26

1020.00

213+00

214+00

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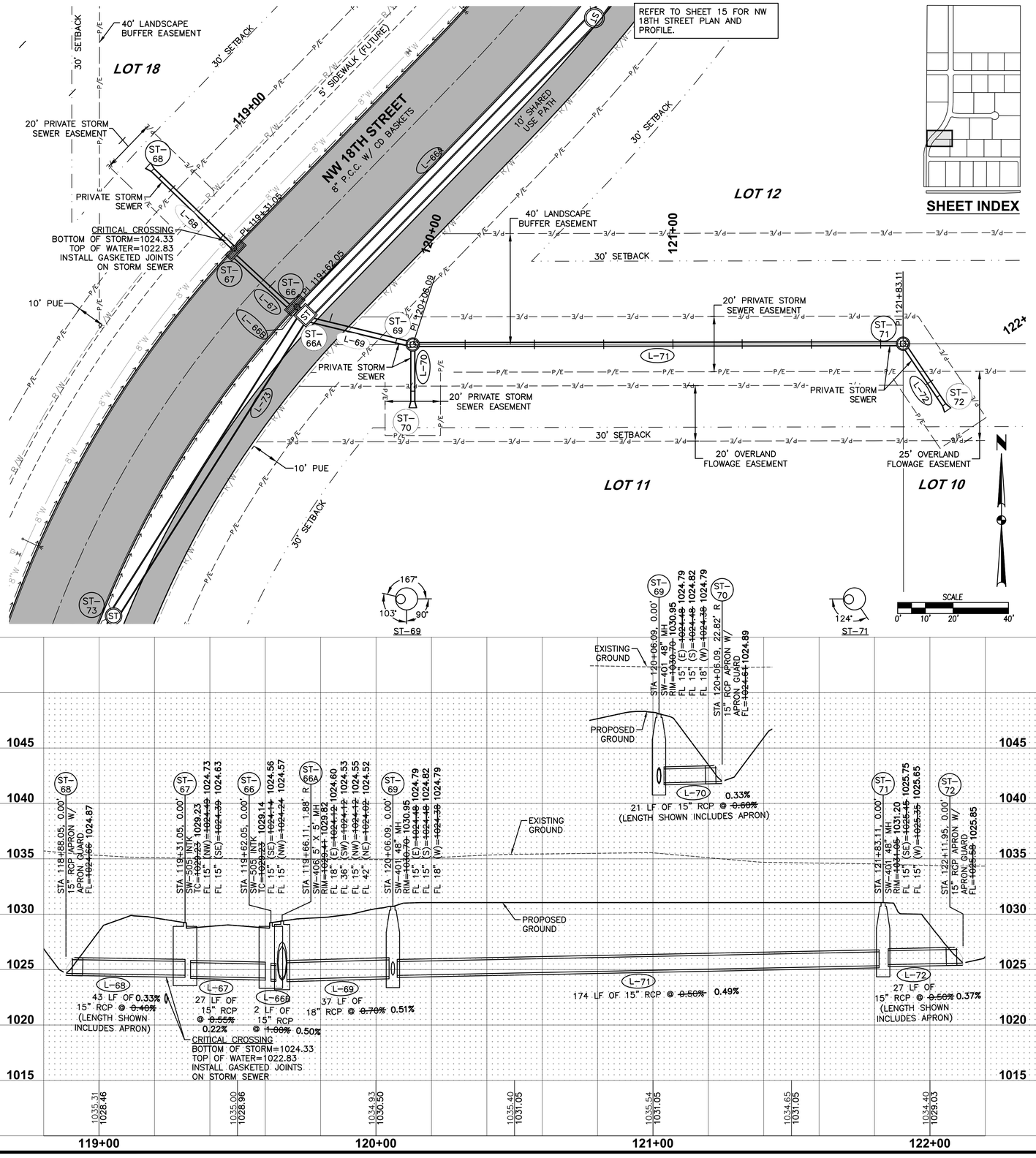
CIVIL DESIGN ADVANTAGE

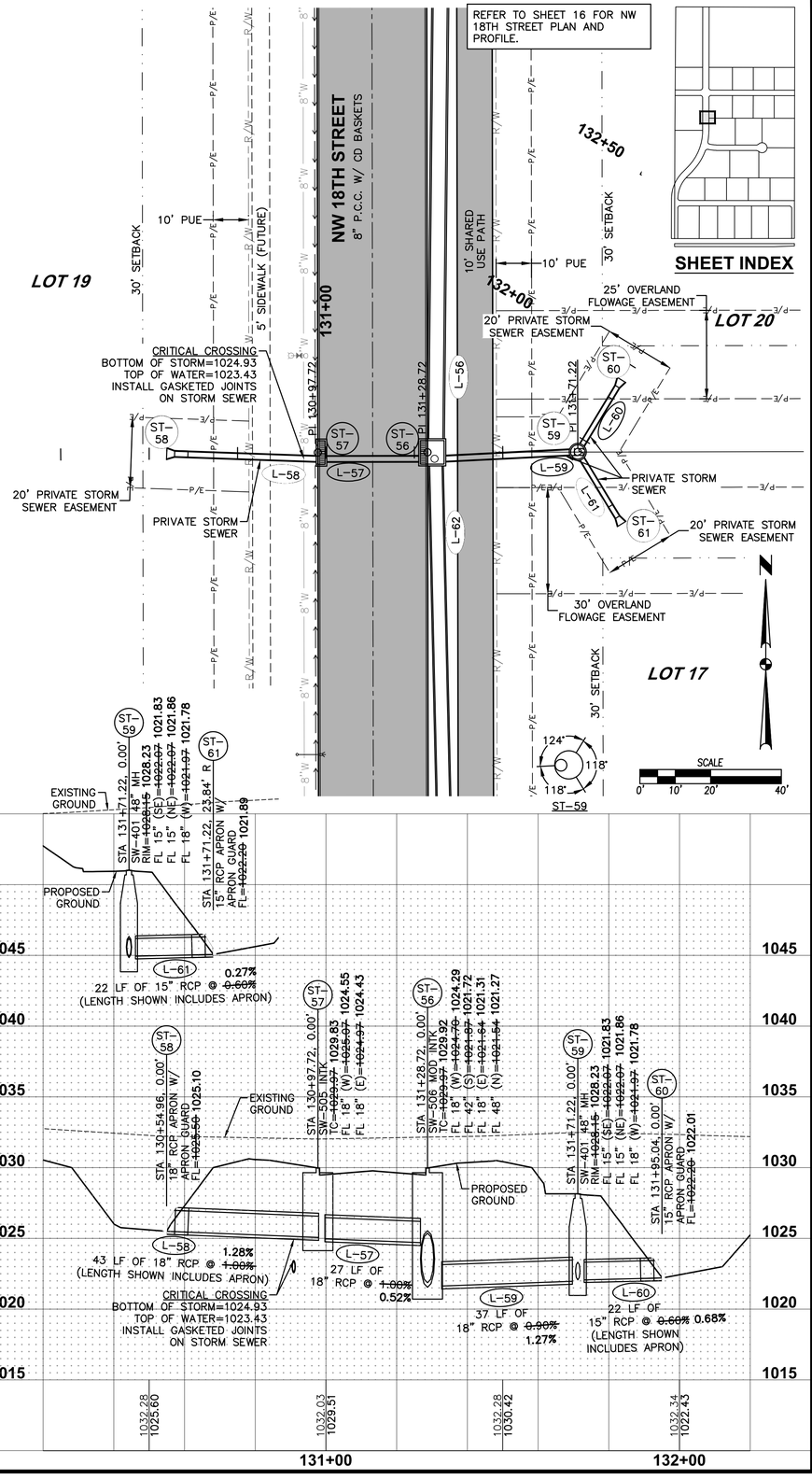
JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

FILE: I:\2018\1804\195\dwg\1804195-PNP-STM AND SAN-ASBUILT.DWG
PLOT DATE: 7/25/2019 1:21 PM
PLOTTED BY: GRAE HEROLD
COMMENT: ENG
TECH: EKO





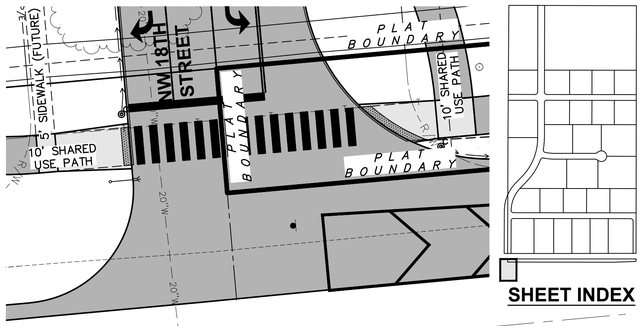
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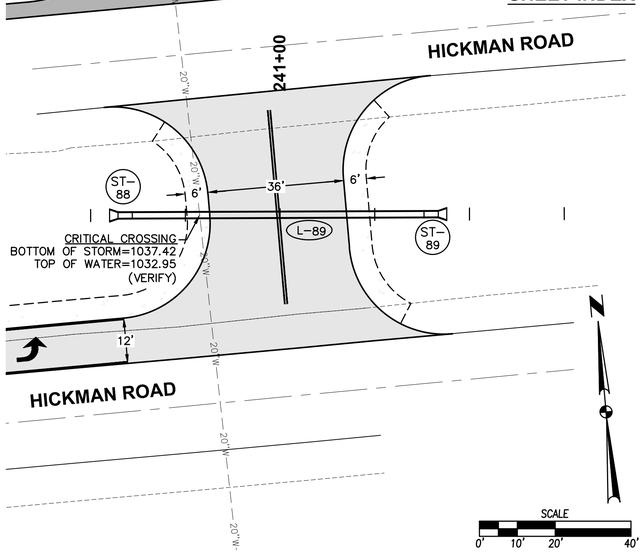
JAMES POINTE PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE

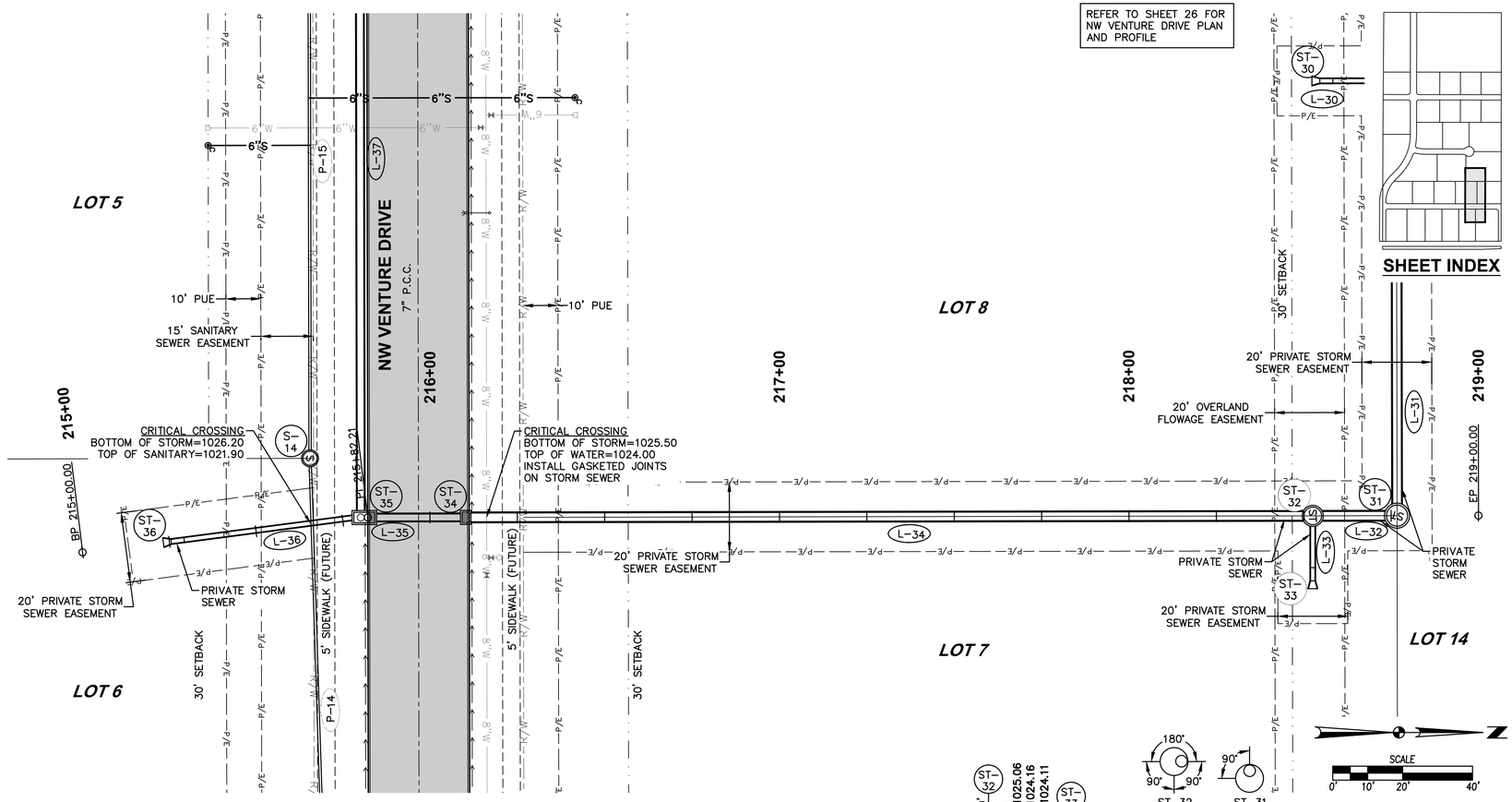
32/58
1804.195

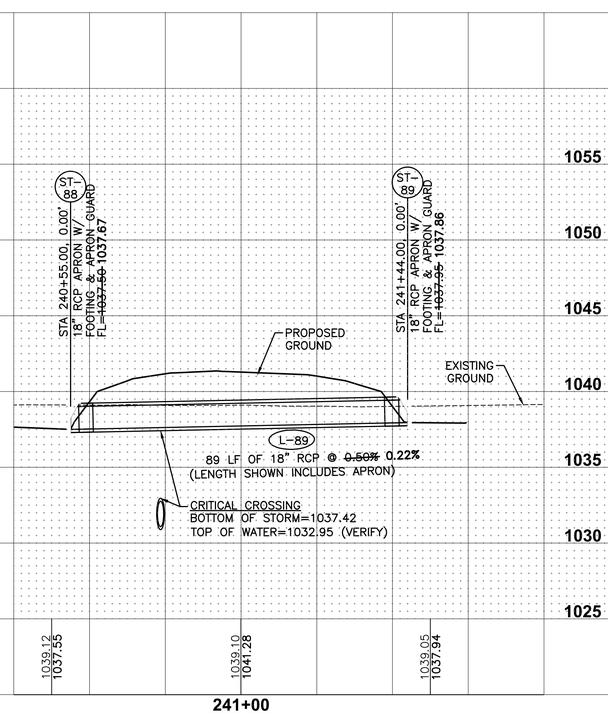
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PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

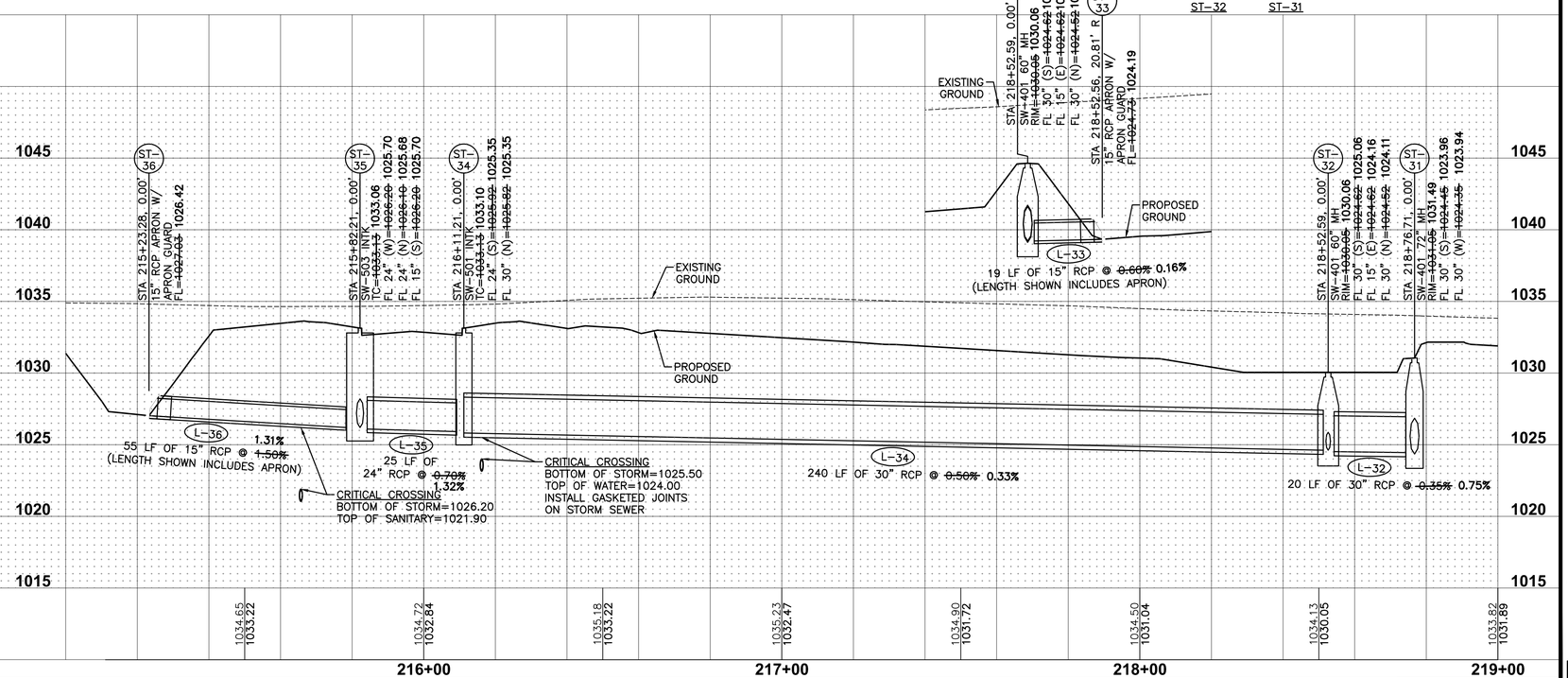


SHEET INDEX









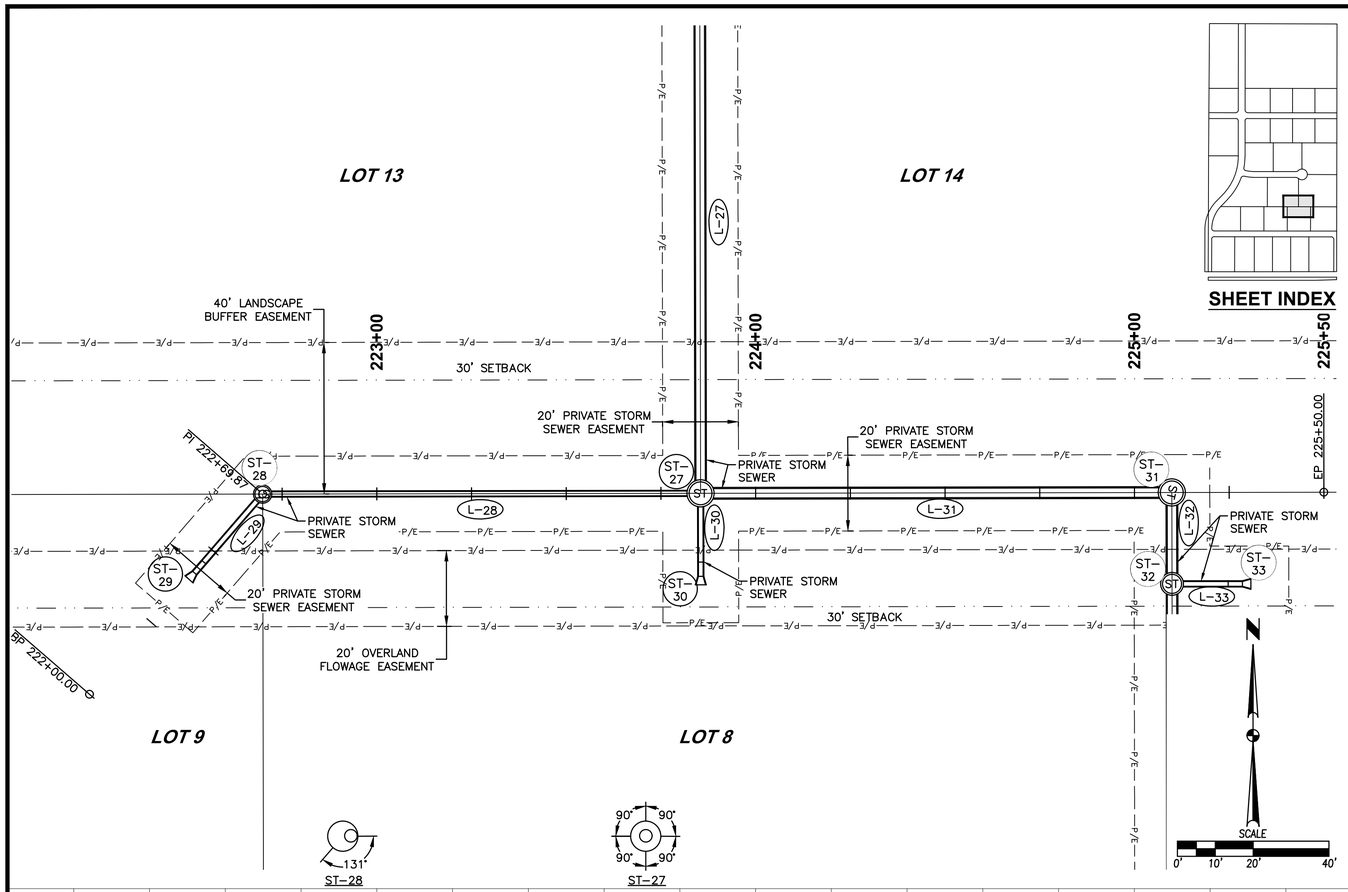
REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

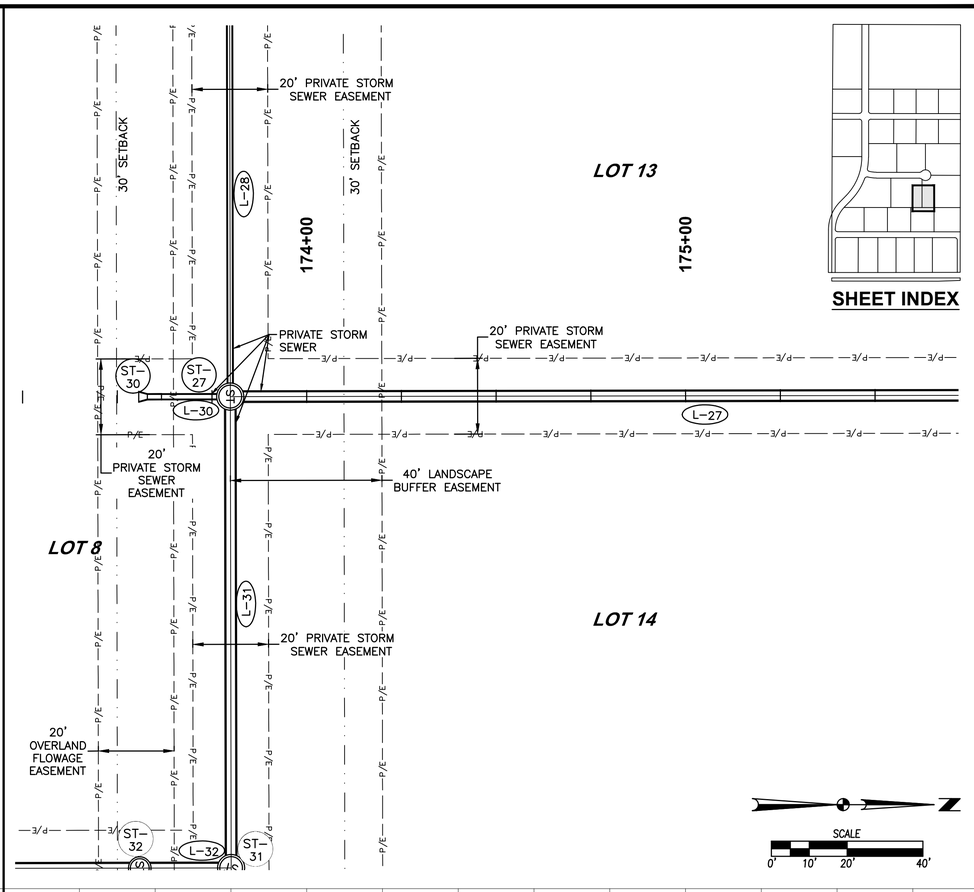
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH/JWM
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

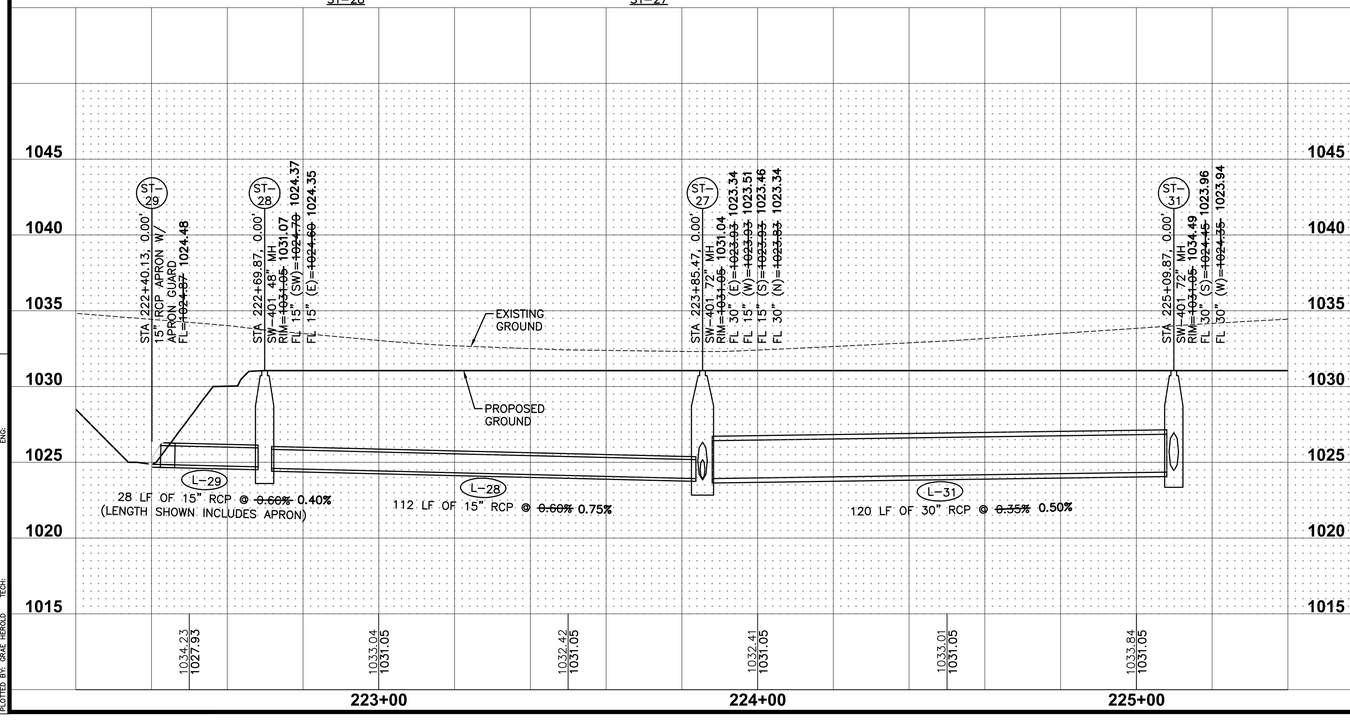
JAMES POINTE PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE

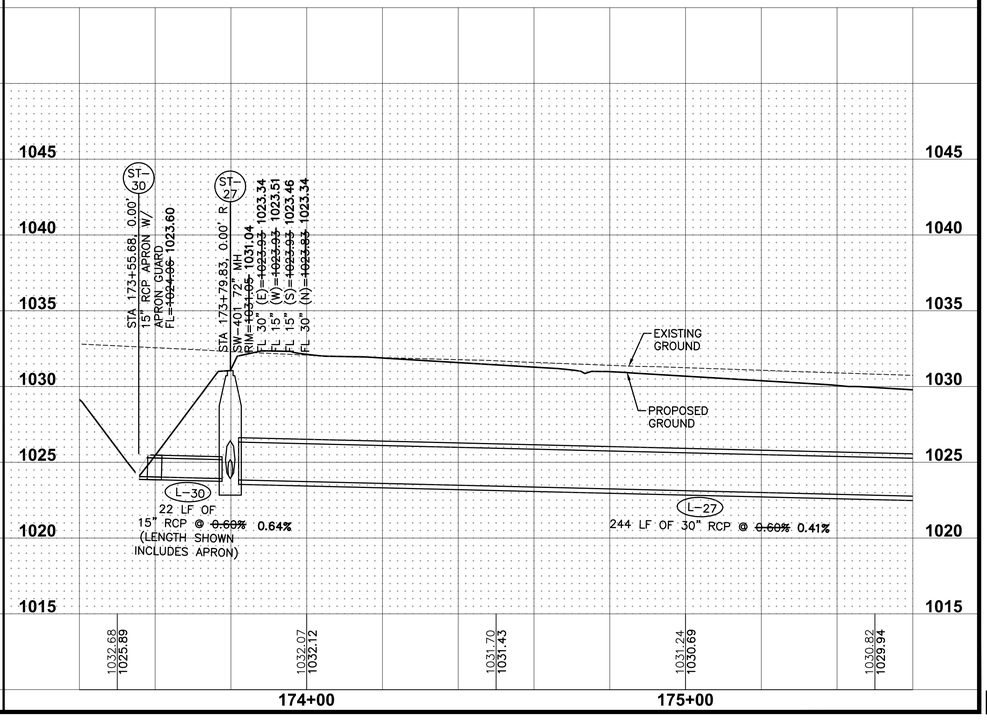
33/58
1804.195

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PLOT DATE/TIME: LAST PLOTTED: 5/10/2020 5:54 PM
PLOTTED BY: ERIN OLLENDIKE TECH:
COMMENT:
ENG:









REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
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THIRD SUBMITTAL	04/16/19

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

CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

34/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PHP-STM AND SAN +ASBUILTING
PLOTTED: 7/29/2020 1:24 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:

REFER TO SHEET 52 FOR INTERSECTION DETAILS

REFER TO SHEET 23 FOR NW VICKSBURG COURT PLAN AND PROFILE

LOT 13

LOT 14

LOT 15

LOT 16

LOT 21

LOT 22

176+00

177+00

178+00

179+00

180+00

181+00

NW VICKSBURG COURT
7" P.C.C.

10' PUE

15' SANITARY SEWER EASEMENT

STORM SEWER EASEMENT

20' PRIVATE STORM SEWER EASEMENT

5' SIDEWALK (FUTURE)

30' SETBACK

CRITICAL CROSSING
BOTTOM OF STORM=1021.12
TOP OF SANITARY=1019.15

CRITICAL CROSSING
BOTTOM OF STORM=1020.76
TOP OF WATER=1019.26
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1020.47
TOP OF SANITARY=1018.97

CRITICAL CROSSING
BOTTOM OF STORM=1022.25
TOP OF WATER=1020.75
INSTALL GASKETED JOINTS
ON STORM SEWER

PRIVATE STORM SEWER

10' SNOW STORAGE EASEMENT

30' SANITARY SEWER EASEMENT

25' OVERLAND FLOWAGE EASEMENT

15' OVERLAND FLOWAGE EASEMENT

OVERLAND FLOWAGE EASEMENT

EP 181+00.00

ST-10 ST-11 ST-12 ST-13 ST-14 ST-15 ST-19 ST-20 ST-24 ST-25 ST-26

S-9

L-10 L-11 L-12 L-13 L-14 L-15 L-16 L-19 L-20 L-21 L-24 L-25 L-26 L-27

P-9 P-10

SHEET INDEX

35	58

ST-25

ST-15

SCALE
0' 10' 20' 40'

STA 176+28.15, 22.86' L
15" RCP APRON W/
APRON GUARD
FL=~~1022.49~~ 1022.37

STA 176+28.22, 0.00' R
SW-401 72" MH
RIM=~~1030.76~~ 1028.94
FL 30" (S)=~~1022.37~~ 1022.35
FL 15" (W)=~~1022.37~~ 1022.16
FL 30" (N)=~~1022.27~~ 1022.12

EXISTING GROUND

PROPOSED GROUND

L-26
20 LF OF 15" RCP @ ~~0.66%~~ 1.05%
(LENGTH SHOWN INCLUDES APRON)

STA 176+82.80, 0.00'
SW-401 84" MH
RIM=~~1027.66~~ 1027.75
FL 18" (W)=~~1021.81~~ 1021.75
FL 30" (S)=~~1021.81~~ 1021.75
FL 15" (E)=~~1021.94~~ 1021.75
FL 30" (NE)=~~1021.71~~ 1021.71

STA 177+59.54, 0.00'
SW-505 INTK
TC=~~1026.15~~ 1026.05
FL 30" (SW)=~~1020.11~~ 1020.82
FL 42" (N)=~~1020.01~~ 1020.72

L-27
244 LF OF 30" RCP @ ~~0.66%~~ 0.41%

L-25
50 LF OF
30" RCP @ ~~0.90%~~ 0.74%

L-20
73 LF OF
30" RCP
@ ~~1.37%~~
1.22%

CRITICAL CROSSING
BOTTOM OF STORM=1020.76
TOP OF WATER=1019.26
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1021.12
TOP OF SANITARY=1019.15

EXISTING GROUND

PROPOSED GROUND

L-19
282 LF OF 42" RCP @ ~~0.25%~~ 0.23%

STA 180+44.63, 0.00'
SW-401 96" MH
RIM=~~1028.16~~ 1028.29
FL 30" (E)=~~1010.00~~ 1020.06
FL 42" (S)=~~1010.00~~ 1020.13
FL 42" (W)=~~1010.00~~ 1019.96

1040 1035 1030 1025 1020 1015 1010

1030.82 1029.94
1030.24 1029.19
1029.81 1028.25
1029.56 1026.99
1029.40 1028.00
1029.83 1027.45
1030.18 1028.48
1029.82 1027.55
1029.62 1027.20
1028.31 1027.20
1028.01 1027.21

176+00 177+00 178+00 179+00 180+00

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
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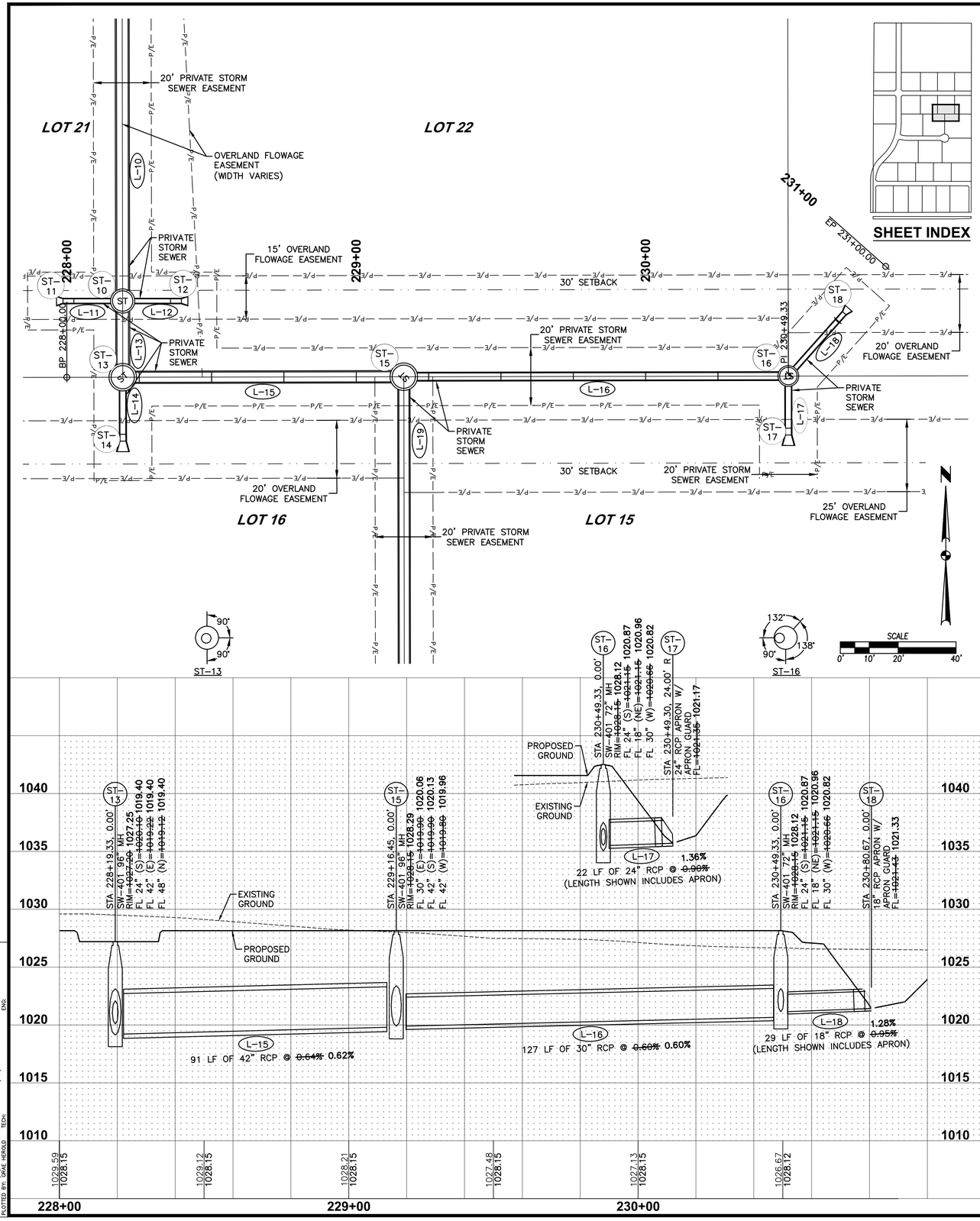
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH/JWM
CIVIL DESIGN ADVANTAGE

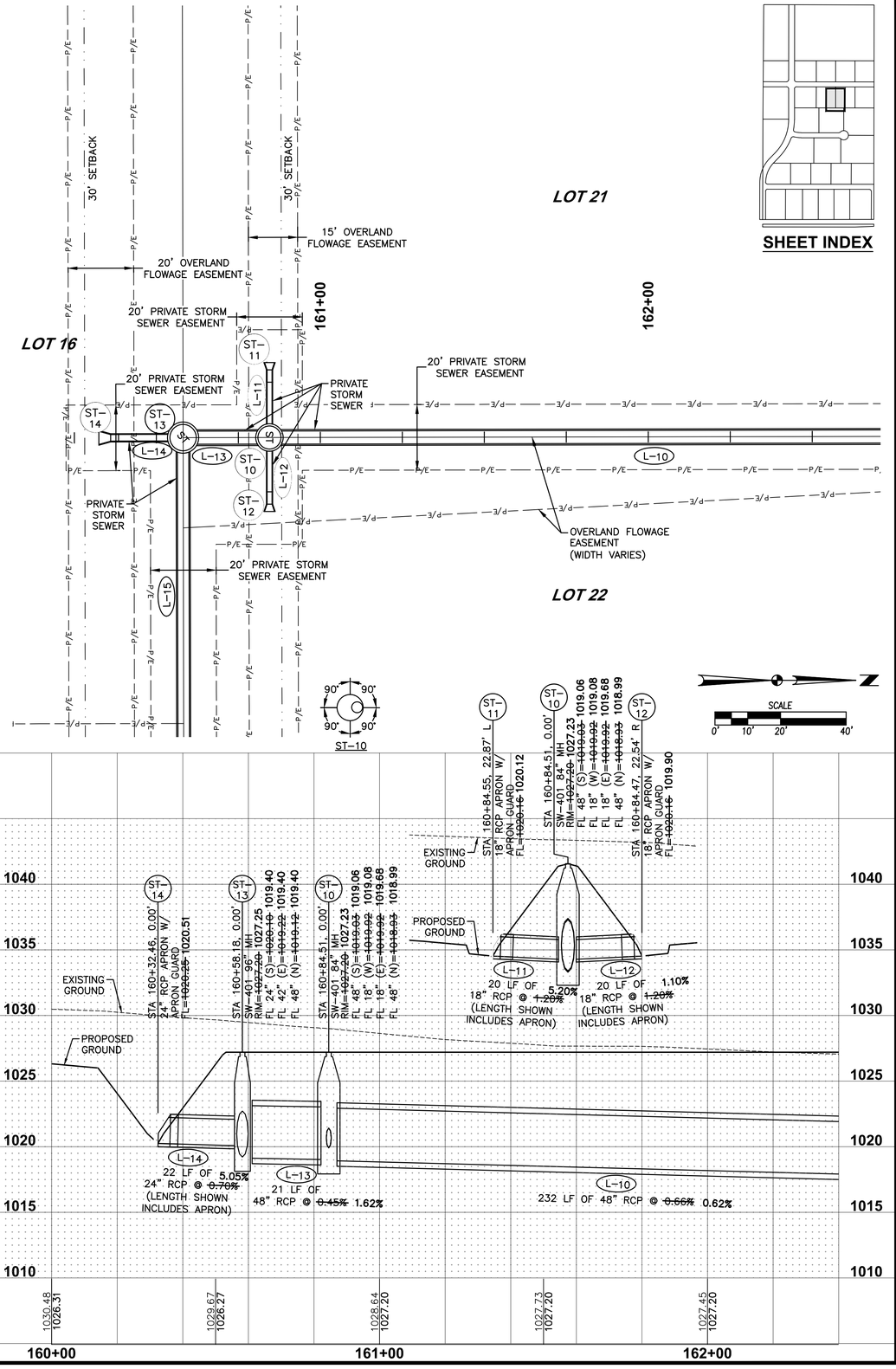
JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

FILE: H:\2018\1804195\DWG\1804195-PNP-STM AND SAN-ASBUILT.DWG
PLOTTED: 7/29/2020 3:23 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:





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

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
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THIRD SUBMITTAL	04/16/19

JAMES POINTE PLAT 1

STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

1804.195

FILE: H:\2018\1804195\DWG\1804195-PHP-STM AND SAN-ASBUILT.DWG
LAST PLOTTED: 7/29/2020 1:39 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 20 FOR NW GETTYSBURG LANE PLAN AND PROFILE

NW GETTYSBURG LANE
7" P.C.C.

LOT 21 | LOT 26 | LOT 22 | LOT 25 | LOT 30

30' SETBACK | 5' SIDEWALK (FUTURE) | R/W | 6"S | 6"W

162+00 | 163+00 | 164+00 | 165+00 | 166+00 | 167+00

PRIVATE STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1017.06
TOP OF SANITARY=1016.56

CRITICAL CROSSING
BOTTOM OF STORM=1016.56
TOP OF WATER=1015.06
INSTALL GASKETED JOINTS
ON STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

ST-7 | ST-6 | ST-5 | ST-4 | P-2 | L-8 | L-7 | L-6 | L-5 | L-10

OVERLAND FLOWAGE EASEMENT (WIDTH VARIES)

15' SANITARY SEWER EASEMENT

10' PUE | 10' PUE

40' LANDSCAPE BUFFER EASEMENT

PRIVATE STORM SEWER

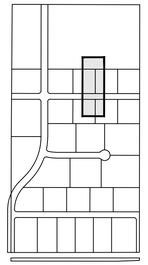
INSTALL 40 TONS OF CLASS 'E' RIP RAP

EP 167+00.00

180°
ST-5

SCALE
0' 10' 20' 40'

SHEET INDEX



1	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410
2	ENGINEER: EKO
3	EI: GH/JWM

REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

1035 | 1030 | 1025 | 1020 | 1015 | 1010 | 1005

STA 163+23.68, 0.00'
SW-506 MOD INTK
CONSTRUCT WITH 8" WALLS
TC=~~1026.68~~ 1026.56
FL 48" (S)=~~1017.40~~ 1017.55
FL 15" (W)=~~1022.18~~ 1022.14
FL 48" (N)=~~1017.30~~ 1017.50

STA 163+52.68, 0.00'
SW-505 INTK
CONSTRUCT WITH 8" WALLS
TC=~~1026.68~~ 1026.50
FL 48" (S)=~~1017.10~~ 1017.10
FL 48" (N)=~~1017.00~~ 1017.05

STA 166+18.18, 0.00'
SW-401-72" MH
RIM=~~1022.17~~ 1022.58
FL 48" (S)=~~1014.92~~ 1014.82
FL 48" (N)=~~1012.30~~ 1012.92

STA 166+62.18, 0.00'
48" RCP APRON W/
FOOTING & APRON GUARD
FL=~~1012.00~~ 1012.13

PROVIDE ADDITIONAL PIPE SUPPORT PER SUDAS SECTION 3010.901

PROPOSED GROUND

EXISTING GROUND

L-10
232 LF OF 48" RCP @ ~~0.66%~~ 0.62%

CRITICAL CROSSING
BOTTOM OF STORM=1017.06
TOP OF SANITARY=1016.56

L-7
25 LF OF 48" RCP @ ~~0.80%~~ 1.60%

CRITICAL CROSSING
BOTTOM OF STORM=1016.56
TOP OF WATER=1015.06
INSTALL GASKETED JOINTS
ON STORM SEWER

L-6
264 LF OF 48" RCP @ ~~0.80%~~ 0.84%

L-5
43 LF OF 48" RCP @ ~~0.76%~~ 1.83%
(LENGTH SHOWN INCLUDES APRON)

NORMAL POOL

1027.73 1027.20 | 1027.45 1027.20 | 1026.97 1027.20 | 1026.18 1027.20 | 1025.17 1026.22 | 1024.22 1026.53 | 1023.76 1025.53 | 1023.52 1024.53 | 1023.54 1023.53 | 1023.53 1022.53 | 1022.89 1015.04 | 1022.12 996.09

162+00 | 163+00 | 164+00 | 165+00 | 166+00 | 167+00

JAMES POINTE PLAT 1
STORM AND SANITARY SEWER PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

37/58

1804.195

FILE: H:\2018\18041\95\DWG\18041895-PNP-STM AND SAN-ASBUILDING.DWG
LAST SAVED: 7/25/2020 3:36 PM
PLOTTED BY: DALE HEROLD
PLOT DATE: 7/25/2020 3:36 PM
COMMENT:
ENG:
TECH:

REFER TO SHEETS 55 AND 56 FOR DETAILS ON HICKMAN ROAD TURNING LANE.

REFER TO SHEETS 57 AND 58 FOR DETAILS ON HICKMAN ROAD DECELERATION LANE.

REFER TO SHEET 51, 53 & 54 FOR INTERSECTION DETAILS

WARNING:
EXISTING TELEPHONE, HIGH-PRESSURE GAS AND WATERMAIN IN THIS AREA, CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ANY ADJUSTMENTS OR RELOCATIONS SHALL BE COORDINATED WITH THE CITY AND/ OR UTILITY COMPANY. POT HOLING UTILITY LOCATIONS PRIOR TO CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

TEMPORARY CONSTRUCTION EASEMENT

20' STORM SEWER EASEMENT

EX. 20' WATER MAIN EASEMENT BK. 2018 PG. 386

10' PUE

REMOVE TREES

STA 53+38.15, 28.33' LT
CONNECT TO EXISTING 20" WATER MAIN WITH 20" X 8" TAPPING SLEEVE AND VALVE

STA 55+16.83, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1037.83

STA 57+08.85 (NW 18TH STREET)
STA 91+40.45 (NW VENTURE DRIVE)

CRITICAL CROSSING
BOTTOM OF STORM=1026.43
TOP OF WATER=1025.93
INSTALL GASKETED JOINTS ON STORM SEWER

STREET LIGHT (TYP.)

5' SIDEWALK (FUTURE)

10' SHARED USE PATH

HICKMAN ROAD

PLAT BOUNDARY

STA 52+02.81
BEGIN PAVEMENT

100' ROW

100' PUBLIC USE & FACILITIES EASEMENT

49' B-B

70' ROW

31' B-B

19.5' (TYP.)

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

PC 57+58.49

REMOVE EXISTING FIELD FENCE

STA 57+28.30, 19.50' LT
8" CROSS

STA 57+48.30, 19.50' LT
8" VALVE
RIM= 1031.95

REMOVE TREES

10' PUE

20' PRIVATE STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1025.24
TOP OF WATER=1023.74
INSTALL GASKETED JOINTS ON STORM SEWER

30' SETBACK

STA 52+50.38
BEGIN TRAIL

REMOVE EXISTING FIELD FENCE

EX. 10' UNDERGROUND ELECTRIC EASEMENT BK. 2018 PG. 20778

LOT 1

NW VENTURE DRIVE
7" P.C.C.

SCALE
0' 10' 20' 40'

SHEET INDEX

52+00 53+00 54+00 55+00 56+00 57+00 92+00

HP STA = 53+02.56
HP ELEV = 1043.037
VPI STA = 53+45
VPI ELEV = 1043.34
VC = 120'
K=29.27

VPC STA = 52+85
VPC ELEV = 1042.98

VPT STA = 54+05
VPT ELEV = 1041.24

VPC STA = 55+62
VPC ELEV = 1035.73

VPI STA = 56+50
VPI ELEV = 1032.67
VC = 175'
K=70.00

VPT STA = 57+38
VPT ELEV = 1031.79

-2.40% 1.50% 3.18% -3.50% 1.00%

8" VALVE

5.5' MINIMUM DEPTH

PROFILE GRADE

EXISTING GROUND

HYDRANT ASSEMBLY

PROPOSED 8" WATERMAIN

8" CROSS

CRITICIAL CROSSING
BOTTOM OF STORM=1026.43
TOP OF WATER=1024.93
INSTALL GASKETED JOINTS ON STORM SEWER

1045 1040 1035 1030 1025 1020 1015

1042.30
1038.71 1041.88
1038.66 1043.04
1038.25 1042.65
1037.22 1041.42
1036.23 1039.67
1036.08 1037.92
1035.94 1036.17
1036.07 1034.52
1036.01 1033.22
1036.29 1032.27
1036.45 1031.67

52+00 53+00 54+00 55+00 56+00 57+00

FILE: I:\2018\1804195\DWG\1804195-PHP-WATERMAIN-ASBUILT.DWG
PLOT DATE: 11/3/2020 7:23:16 AM
PLOTTED BY: GRAE HEROLD

COMMENT:
ENG:
TECH:

DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
07/25/19	FINAL SUBMITTAL
07/18/19	SIXTH SUBMITTAL
07/02/19	FIFTH SUBMITTAL
04/30/19	FOURTH SUBMITTAL
04/16/19	THIRD SUBMITTAL

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

ENGINEER: EKO | EI: GH/JWM

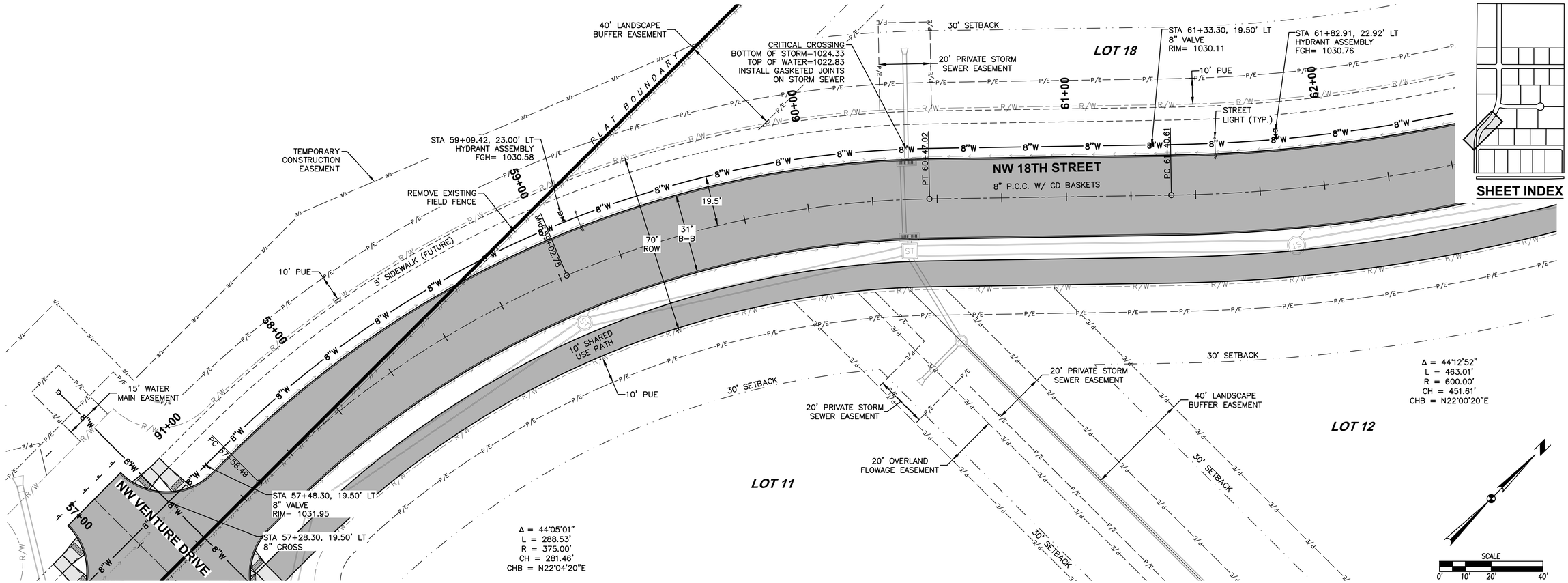
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

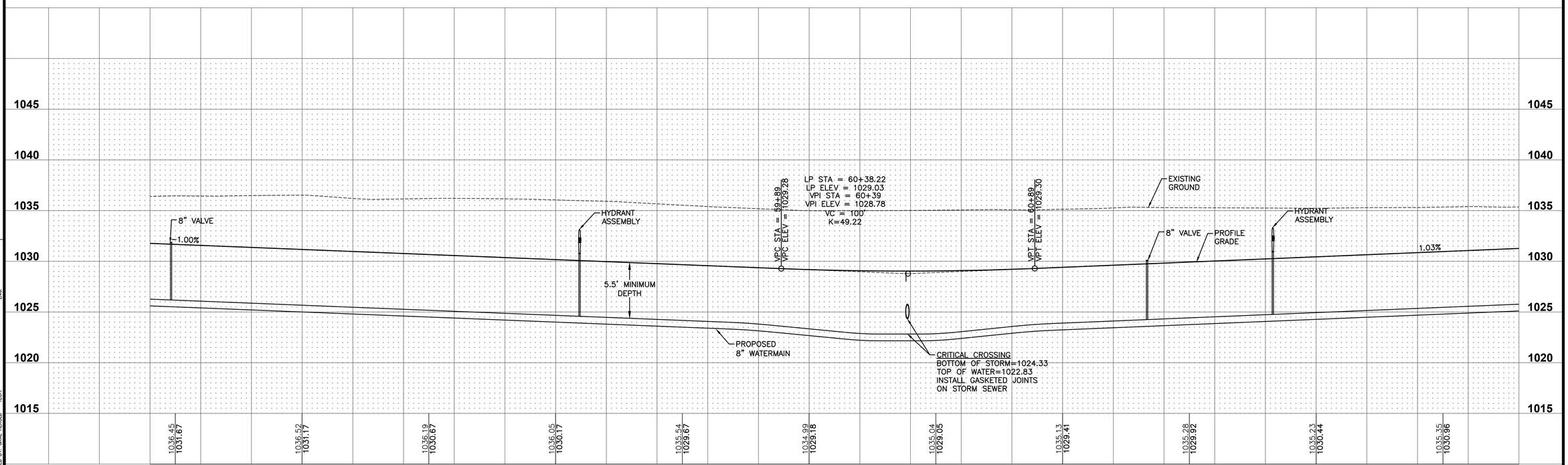
JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

38/58

1804.195





REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
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3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

39/58

1804.195

FILE: N:\2018\1804195\DWG\1804195-PNP-WATERMAIN-ASBUILT.DWG
PLOT DATE: 11/3/2020 7:38 AM
PLOTTED BY: DALE HEROLD
COMMENT: ENG
TECH:

REFER TO SHEET 51 FOR INTERSECTION DETAILS

Δ = 44°12'52"
L = 463.01'
R = 600.00'
CH = 451.61'
CHB = N22°00'20"E

5+00

LOT 18

LOT 19

SHEET INDEX

5' SIDEWALK (FUTURE)

10' PUE

30' SETBACK

63+00

64+00

65+00

66+00

67+00

68+00

STA 63+98.29, 50.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1030.96

CRITICAL CROSSING
BOTTOM OF WATER=1025.72
TOP OF SANITARY=1022.73

STA 63+98.01, 19.50' LT
8"x6" TEE

STA 64+16.10, 19.50' LT
8" VALVE
RIM= 1031.95

STA 64+61.75, 19.50' LT
8" TEE

STA 65+55.12, 19.50' LT
8" VALVE
RIM= 1031.12

STA 64+80.94, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1031.70

Mid Sta 12+11

20' PRIVATE STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1024.18
TOP OF WATER=1022.68
INSTALL GASKETED JOINTS
ON STORM SEWER

20' PRIVATE STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1024.93
TOP OF WATER=1023.43
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 67+71.54, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1030.32

STREET LIGHT (TYP.)

19.5' (TYP.)

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

70' ROW

31' B-B

PT 66+05.62

10' SHARED USE PATH

10' STORM SEWER EASEMENT

10' PUE

10' SHARED USE PATH

CRITICAL CROSSING
BOTTOM OF STORM=1022.55
TOP OF SANITARY=1022.25

STA 64+42.63 (NW 18TH STREET)
STA 6+50.00 (NW VICKSBURG COURT)

LOT 12

15' SANITARY SEWER EASEMENT

NW VICKSBURG COURT

7" P.C.C.

PC 7+01.24

7+00

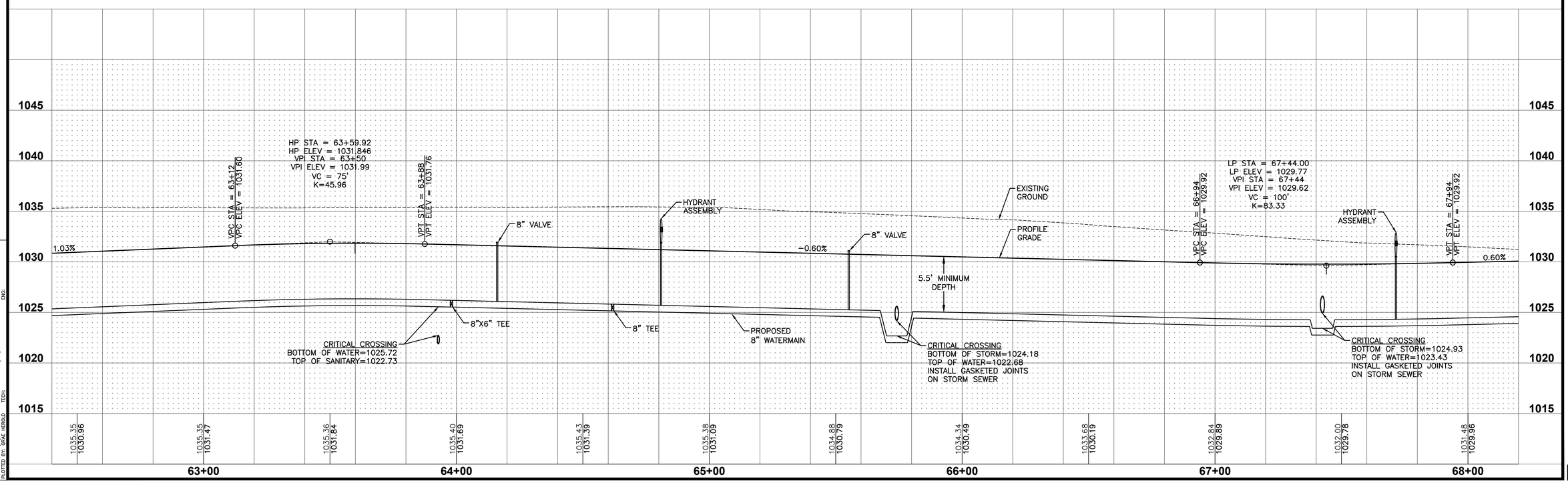
CRITICAL CROSSING
BOTTOM OF STORM=1022.38
TOP OF WATER=1020.88
INSTALL GASKETED JOINTS
ON STORM SEWER

LOT 17

LOT 20

30' OVERLAND FLOWAGE EASEMENT

SCALE
0' 10' 20' 40'



REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
SIXTH SUBMITTAL	07/18/19
FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
WATERMAIN PLAN AND PROFILE

40/58
1804.195

FILE: H:\2018\1804195\DWG\1804195-PWP-WATERMAIN-ASBUILT.DWG
PLOT DATE: 7/29/2020 3:28 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 52 FOR INTERSECTION DETAILS

LOT 19

LOT 28

LOT 29

LOT 20

LOT 27

LOT 30

NW GETTYSBURG LANE
7" P.C.C.

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

10' PUE
30' SETBACK
15' SANITARY SEWER EASEMENT
5' SIDEWALK (FUTURE)
10' SHARED USE PATH
40' LANDSCAPE BUFFER EASEMENT
26' PRIVATE STORM SEWER EASEMENT
20' PRIVATE STORM SEWER EASEMENT
30' SANITARY SEWER EASEMENT
STREET LIGHT (TYP.)
70' ROW
31' B-B
19.5' (TYP.)

CRITICAL CROSSING
BOTTOM OF WATER=1024.67
TOP OF SANITARY=1019.38

STA 69+56.74, 19.50' LT
8" VALVE
RIM= 1031.26

STA 70+42.62, 19.50' LT
8" CROSS

STA 70+82.62, 19.50' LT
8" VALVE
RIM= 1031.31

CRITICAL CROSSING
BOTTOM OF STORM=1020.41
TOP OF SANITARY=1019.20

CRITICAL CROSSING
BOTTOM OF STORM=1019.99
TOP OF WATER=1018.49
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 70+24.12 (NW 18TH STREET)
STA 26+46.30 (NW GETTYSBURG LANE)

CRITICAL CROSSING
BOTTOM OF WATER=1024.67
TOP OF SANITARY=1019.38

CRITICAL CROSSING
BOTTOM OF WATER=1023.88
TOP OF STORM=1022.02

STA 72+91.96, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1030.28

STA 72+86.96, 19.50' LT
8" VALVE
RIM= 1030.15

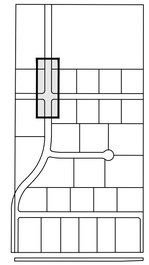
CRITICAL CROSSING
BOTTOM OF WATER=1023.90
TOP OF SANITARY=1021.03

STA 73+04.12
END TRAIL

CRITICAL CROSSING
BOTTOM OF STORM=1024.86
TOP OF SANITARY=1020.84

SCALE
0' 10' 20' 40'

SHEET INDEX



REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
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FIFTH SUBMITTAL	07/02/19
FOURTH SUBMITTAL	04/30/19
THIRD SUBMITTAL	04/16/19

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GRIMES, IOWA 50111
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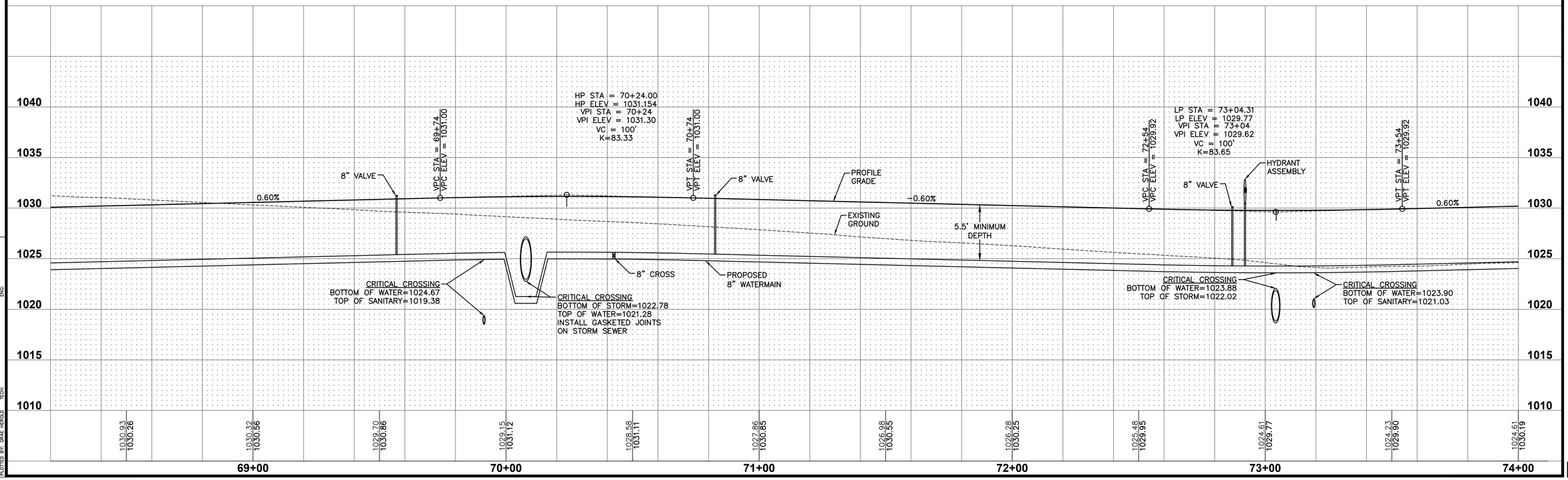
ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA



FILE: H:\2018\1804195\DWG\1804195-PNP-WATERMAIN-ASBUILT.DWG
PLOT DATE: 7/25/2021 2:28 PM
PLOTTED BY: DALE HEROLD
COMMENT:
DISC:
TECH:

LOT 29

REMOVE EXISTING 10" TILE LINE AFTER LINE HAS BEEN CONNECTED INTO STORM SEWER

STA 76+33.95, 50.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1030.33

STA 76+33.95, 19.50' LT
8" TEE

STA 76+41.83, 19.50' LT
8" TEE

STA 76+46.83, 19.50' LT
8" VALVE
RIM= 1032.02

STA 75+94.12, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1031.85

30' SETBACK

10' PUE

5' SIDEWALK (FUTURE)

STA 78+84.13, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1033.58

STREET LIGHT (TYP.)

TEMPORARY TURNAROUND EASEMENT

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

STA 79+69.64, 19.50' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1033.13

74+00 | 75+00 | 76+00 | 77+00 | 78+00 | 79+00

STREET LIGHT (TYP.)

8"W

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

70' ROW | 31' B-B | 19.5' (TYP.)

INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI-182)

STA 79+69.60
END PAVEMENT

48' TYP.

10' SHARED USE PATH (FUTURE)

R28' TYP.

PLAT BOUNDARY

45.5' TYP.

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

REMOVE EXISTING FIELD FENCE

17.5' TYP.

10' PUE

TEMPORARY TURNAROUND EASEMENT

20' TYP.

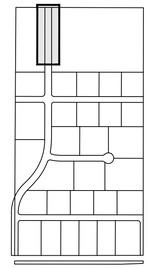
STA 76+41.83, 50.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1032.73

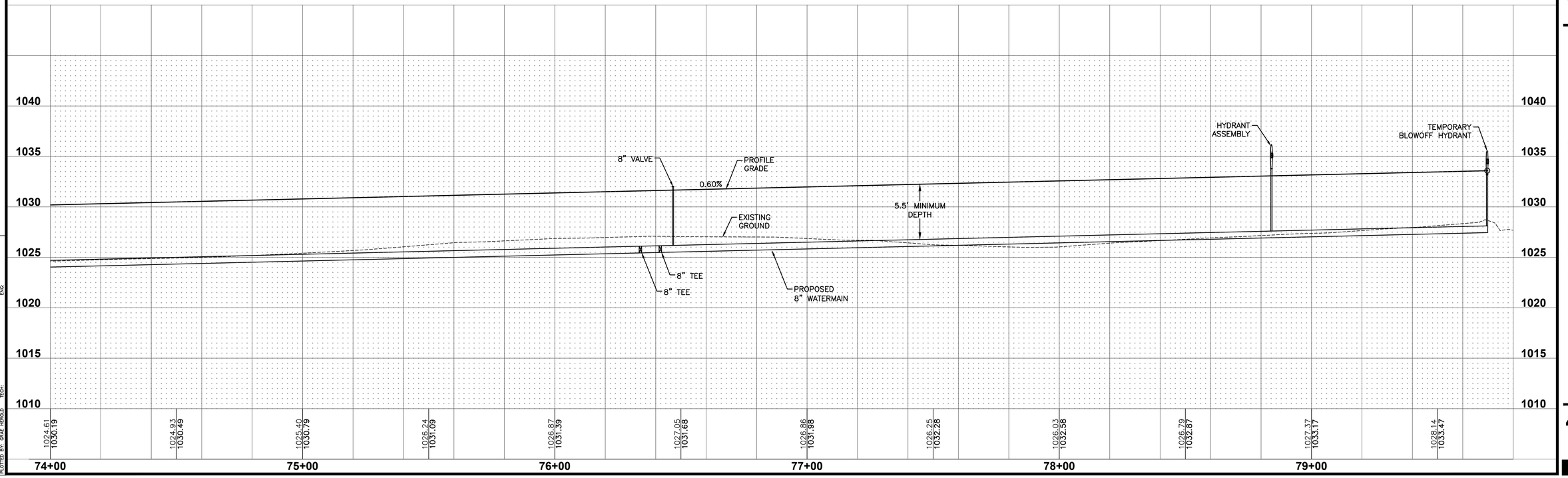
30' SETBACK

LOT 30

SCALE
0' 10' 20' 40'

SHEET INDEX





REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
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ENGINEER: EKO | EI: GH/JWM

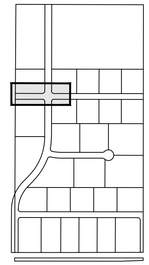
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
WATERMAIN PLAN AND PROFILE

FILE: H:\2018\1804195\DWG\1804195-PHP-WATERMAIN-ASBUILT.DWG
PLOTTED: 7/29/2020 3:58 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

REFER TO SHEET 52 FOR INTERSECTION DETAILS

SHEET INDEX



PLAT BOUNDARY

REMOVE EXISTING FIELD FENCE

LOT 28

LOT 27

LOT 19

LOT 20

TEMPORARY TURNAROUND EASEMENT

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

20' TYP.

17.5' TYP.

45.5' TYP.

R28' TYP.

23+00

STA 23+44.88, 18.50' LT
RELOCATED TEMPORARY BLOWOFF HYDRANT
FGH= 1032.52

RELOCATED 5 ROAD CLOSURE SIGNS (TYPE SI-182)

48' TYP.

STA 23+50.24
BEGIN PAVEMENT

STA 24+53.12, 18.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1025.57
TOP OF SANITARY=1021.30

STA 24+53.12, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1032.35

STA 24+59.70, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1031.89

STREET LIGHT (TYP.)

24+00

STA 24+00.26, 18.50' LT
8" VALVE
RIM= 1032.06

STA 24+74.80, 18.50' LT
8"x6" TEE

25+00

STA 26+00.00, 18.54' LT
8" VALVE
RIM= 1030.96

STA 26+26.80, 18.50' LT
8" CROSS

STA 26+46.30 (NW GETTYSBURG LANE)
STA 70+24.12 (NW 18TH STREET)

26+00

71+00

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

NW GETTYSBURG LANE
7" P.C.C.

60' ROW

29' B-B

18.5' (TYP.)

70+00

30' SETBACK

10' PUE

5' SIDEWALK (FUTURE)

10' SHARED USE PATH

CRITICAL CROSSING
BOTTOM OF STORM=1019.99
TOP OF WATER=1018.49
INSTALL GASKETED JOINTS ON STORM SEWER

STA 26+86.80, 18.50' LT
8" VALVE
RIM= 1030.85

27+00

STA 26+96.80, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1031.05

STA 28+11.24, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1029.85

28+00

STA 28+11.24, 18.50' LT
8"x6" TEE

STA 28+22.74, 18.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1023.65
TOP OF SANITARY=1019.43

CRITICAL CROSSING
BOTTOM OF STORM=1023.76
TOP OF SANITARY=1020.94

CRITICAL CROSSING
BOTTOM OF STORM=1023.63
TOP OF WATER=1022.13
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1025.82
TOP OF SANITARY=1020.17

STA 24+74.80, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1030.94

CRITICAL CROSSING
BOTTOM OF STORM=1022.78
TOP OF WATER=1021.28
INSTALL GASKETED JOINTS ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1024.67
TOP OF SANITARY=1019.38

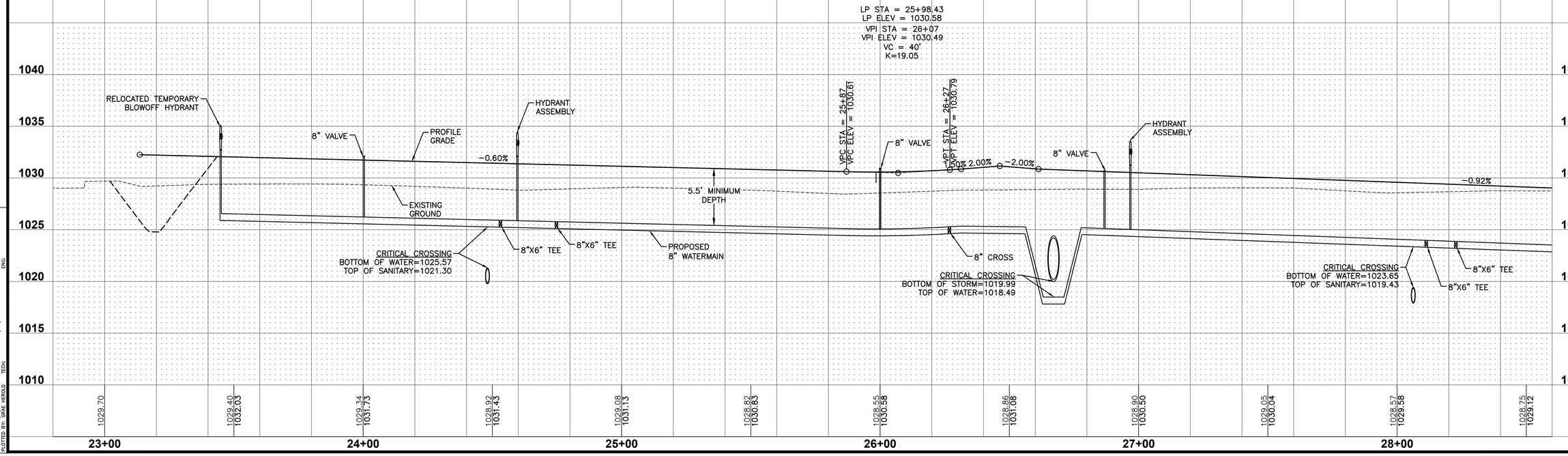
CRITICAL CROSSING
BOTTOM OF STORM=1020.41
TOP OF SANITARY=1019.20

CRITICAL CROSSING
BOTTOM OF WATER=1023.92
TOP OF SANITARY=1018.36

15' SANITARY SEWER EASEMENT

STA 28+22.74, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1030.53

SCALE
0' 10' 20' 40'



REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
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3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

43/58

1804.195

FILE: H:\2018\1804195\DWG\1804195-PHP-WATERMAIN-ASBUILT.DWG
PLOTTED: 7/29/2021 3:04 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:

LOT 27

LOT 26

LOT 25

30' SETBACK

30' SANITARY SEWER EASEMENT

20' PRIVATE STORM SEWER EASEMENT

STA 28+11.24, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1029.85

CRITICAL CROSSING
BOTTOM OF WATER=1023.65
TOP OF SANITARY=1019.43

STA 28+11.24, 18.50' LT
8"x6" TEE

STA 28+22.74, 18.50' LT
8"x6" TEE

STA 29+28.85, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1028.92

STA 29+23.85, 18.50' LT
8" VALVE
RIM= 1028.82

10' PUE

STA 30+45.68, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1027.72

STA 30+45.68, 18.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1021.50
TOP OF SANITARY=1017.48

STA 30+54.18, 18.50' LT
8"x6" TEE

STA 31+56.67, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1026.99

STA 31+51.67, 18.50' LT
8" VALVE
RIM= 1026.86

CRITICAL CROSSING
BOTTOM OF STORM=1016.56
TOP OF WATER=1015.06
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 32+75.68, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1027.40

STA 32+75.68, 18.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1021.07
TOP OF SANITARY=1016.33

STA 32+84.18, 18.50' LT
8"x6" TEE

28+00 | 29+00 | 30+00 | 31+00 | 32+00 | 33

5' SIDEWALK (FUTURE)

8"W

CRITICAL CROSSING
BOTTOM OF WATER=1022.43
TOP OF SANITARY=1018.73

NW GETTYSBURG LANE
7" P.C.C.

STREET LIGHT (TYP.)

18.5' (TYP.)

60' ROW

29' B-B

CRITICAL CROSSING
BOTTOM OF WATER=1023.92
TOP OF SANITARY=1018.36

15' SANITARY SEWER EASEMENT

10' PUE

30' SETBACK

STA 28+22.74, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1030.53

CRITICAL CROSSING
BOTTOM OF STORM=1022.81
TOP OF SANITARY=1017.13

CRITICAL CROSSING
BOTTOM OF WATER=1020.52
TOP OF SANITARY=1017.12

CRITICAL CROSSING
BOTTOM OF STORM=1022.72
TOP OF WATER=1021.22
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 30+54.18, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1028.37

CRITICAL CROSSING
BOTTOM OF STORM=1017.06
TOP OF SANITARY=1016.56

CRITICAL CROSSING
BOTTOM OF WATER=1021.55
TOP OF SANITARY=1015.97

STA 32+84.18, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1028.12

20' PRIVATE STORM SEWER EASEMENT

OVERLAND FLOWAGE EASEMENT (WIDTH VARIES)

LOT 20

LOT 21

LOT 22

SCALE 0' 10' 20' 40'

SHEET INDEX

33

DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
07/25/19	FINAL SUBMITTAL
07/18/19	SIXTH SUBMITTAL
07/02/19	FIFTH SUBMITTAL
04/30/19	FOURTH SUBMITTAL
04/16/19	THIRD SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

1040
1035
1030
1025
1020
1015
1010

0.92%

0.60%

HYDRANT ASSEMBLY

8" VALVE

5.5' MINIMUM DEPTH

EXISTING GROUND

PROFILE GRADE

VPC STA = 31+10
VPC ELEV = 1026.73

LP STA = 31+70.49
LP ELEV = 1026.45
VPI STA = 31+60
VPI ELEV = 1026.27
VC = 100'
K=65.85

VPT STA = 32+10
VPT ELEV = 1026.57

8"X6" TEE

PROPOSED 8" WATERMAIN

CRITICAL CROSSING
BOTTOM OF WATER=1023.65
TOP OF SANITARY=1019.43

CRITICAL CROSSING
BOTTOM OF STORM=1022.43
TOP OF SANITARY=1018.73

CRITICAL CROSSING
BOTTOM OF WATER=1021.50
TOP OF SANITARY=1017.48

CRITICAL CROSSING
BOTTOM OF STORM=1016.56
TOP OF WATER=1015.06
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1021.07
TOP OF SANITARY=1016.33

1029.05 1030.04 | 1028.57 1029.58 | 1028.75 1029.12 | 1028.72 1028.66 | 1028.93 1028.20 | 1027.81 1027.74 | 1026.67 1027.28 | 1025.88 1026.82 | 1025.63 1026.49 | 1024.84 1026.52 | 1023.41 1026.81 | 1024.86 1027.11

28+00 | 29+00 | 30+00 | 31+00 | 32+00 | 33+00

1804.195

FILE: N:\2018\1804195\DWG\1804195-PHP-WATERMAIN-ASBUILT.DWG
PLOT DATE/TIME: 7/24/2020 3:28 PM
PLOTTED BY: DAVE HEROLD
COMMENT:
ENG:
TECH:

LOT 25

LOT 24

PLAT BOUNDARY

STRATFORD CROSSING PLAT 4

30' SETBACK

STA 32+75.68, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1027.40

STA 32+75.68, 18.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1021.07
TOP OF SANITARY=1016.33

STA 32+84.18, 18.50' LT
8"x6" TEE

STA 33+99.18, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1028.23

STA 33+94.18, 18.50' LT
8" VALVE
RIM= 1028.06

STREET LIGHT (TYP.)

10' PUE

5' SIDEWALK (FUTURE)

18.5' (TYP.)

60' ROW

29' B-B

NW GETTYSBURG LANE

7" P.C.C.

STA 35+23.59, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1028.83

CRITICAL CROSSING
BOTTOM OF WATER=1022.55
TOP OF SANITARY=1015.01

STA 35+12.09, 18.50' LT
8"x6" TEE

STA 35+23.59, 18.50' LT
8"x6" TEE

STA 36+01.44, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1029.10

REMOVE EXISTING FIELD FENCE

STA 36+31.00
END PAVEMENT

REMOVE EXISTING TEMPORARY TURNAROUND

STA 36+25.00, 18.50' LT
RELOCATE TEMPORARY BLOWOFF HYDRANT AND CONNECT TO EXISTING 8" WATERMAIN

EXISTING 10' PUE

REMOVE AND RELOCATE 5 ROAD CLOSURE SIGNS TO THE END OF NW GETTYSBURG LANE (TYPE SI-182)

CRITICAL CROSSING
BOTTOM OF WATER=1021.55
TOP OF SANITARY=1015.97

15' SANITARY SEWER EASEMENT

10' PUE

STA 32+84.18, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1028.12

LOT 22

30' SETBACK

CRITICAL CROSSING
BOTTOM OF WATER=1022.92
TOP OF SANITARY=1014.75

STA 35+12.09, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1029.55

LOT 23

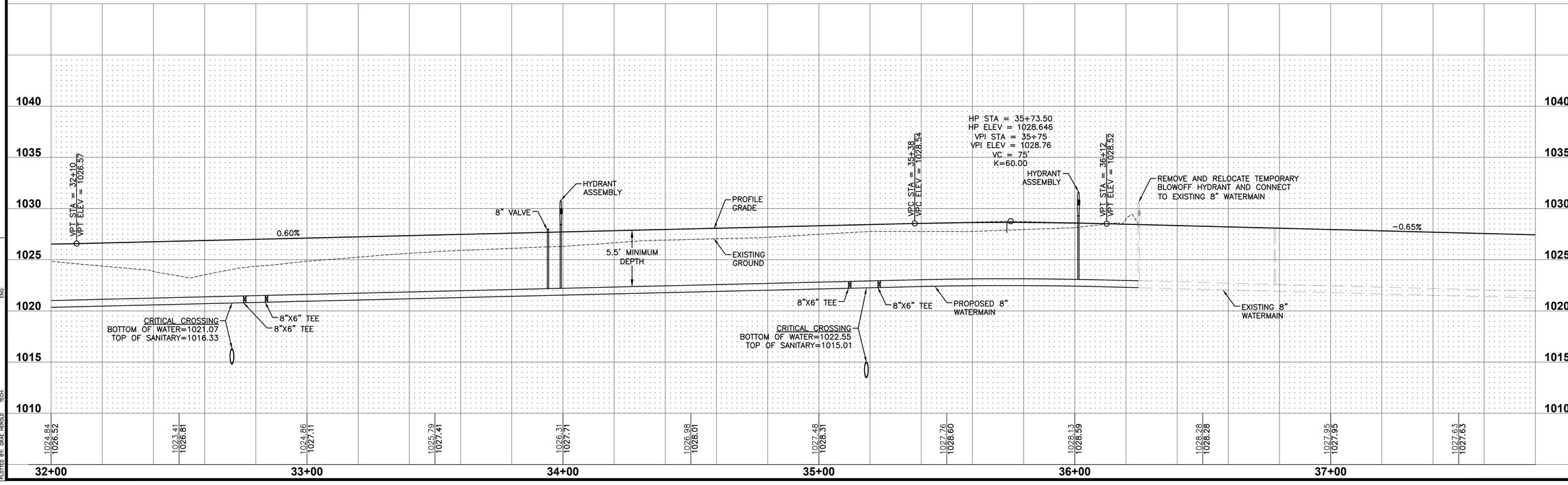
33' SANITARY SEWER EASEMENT

EXISTING 20' SANITARY SEWER EASEMENT

EXISTING 10' PUE

REMOVE EXISTING TEMPORARY TURNAROUND

SCALE
0' 10' 20' 40'



SHEET INDEX

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

FILE: H:\2018\1804195\DWG\1804195-PHP-WATERMAIN-ASBUILT.DWG
PLOT DATE: 1/29/2020 3:29 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENC:
TECH:

REFER TO SHEET 51 FOR INTERSECTION DETAILS

LOT 18

LOT 17

LOT 16

LOT 12

LOT 13

NW 18TH STREET
8" P.C.C. W/ CD BASKETS

NW VICKSBURG COURT
7" P.C.C.

30' SETBACK

5' SIDEWALK (FUTURE)

10' SHARED USE PATH

10' PUE

15' SANITARY SEWER EASEMENT

20' PRIVATE STORM SEWER EASEMENT

Δ = 15°22'25"
L = 89.35'
R = 333.00'
CH = 89.08'
CHB = S82°24'50"E

PC 7+40.24

Mid 7+85.92

PT 7+30.59

Mid 6+72.11

60' ROW

29' B-B

18.5' (TYP.)

STREET LIGHT (TYP.)

STA 6+50.00 (NW VICKSBURG COURT)
STA 64+42.63 (NW 18TH STREET)

STA 6+30.21, 18.50' LT
8" TEE

STA 6+90.21, 18.50' LT
8" VALVE
RIM= 1031.29

CRITICAL CROSSING
BOTTOM OF STORM=1022.38
TOP OF WATER=1020.88
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF WATER=1025.72
TOP OF SANITARY=1022.73

CRITICAL CROSSING
BOTTOM OF STORM=1022.55
TOP OF SANITARY=1022.25

CRITICAL CROSSING
BOTTOM OF WATER=1024.17
TOP OF SANITARY=1021.60

STA 8+07.78, 18.50' LT
8"x6" TEE

STA 8+52.67, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1030.48

STA 8+52.67, 18.50' LT
8"x6" TEE

STA 9+07.40, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1030.20

STA 9+99.37, 18.50' LT
8" VALVE
RIM= 1029.51

STA 10+53.37, 18.50' LT
8"x6" TEE

STA 11+17.94, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1029.06

STA 11+17.94, 18.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1022.57
TOP OF SANITARY=1020.32

CRITICAL CROSSING
BOTTOM OF WATER=1024.68
TOP OF SANITARY=1021.55

CRITICAL CROSSING
BOTTOM OF WATER=1023.97
TOP OF SANITARY=1020.92

CRITICAL CROSSING
BOTTOM OF STORM=1023.02
TOP OF WATER=1021.52
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1022.84
TOP OF SANITARY=1020.17

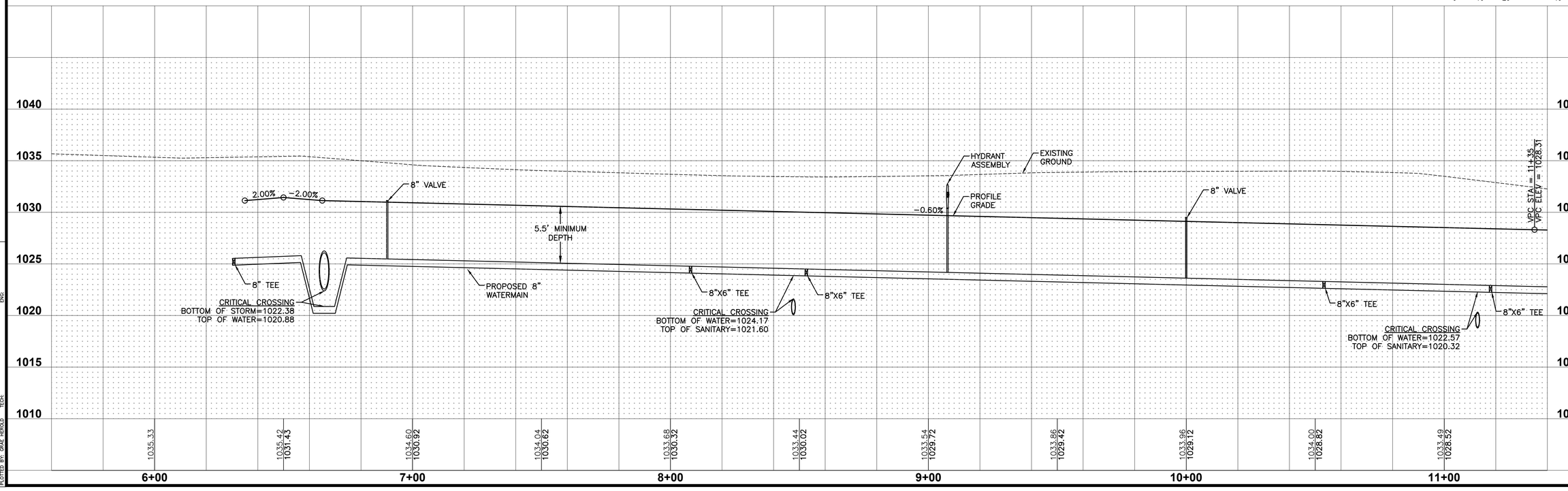
CRITICAL CROSSING
BOTTOM OF WATER=1020.88
TOP OF SANITARY=1020.38

STA 8+07.78, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1029.32

STA 10+53.37, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1028.44

SHEET INDEX

SCALE
0' 10' 20' 40'



DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
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07/18/19	SIXTH SUBMITTAL
07/02/19	FIFTH SUBMITTAL
04/30/19	FOURTH SUBMITTAL
04/16/19	THIRD SUBMITTAL

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

ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
WATERMAIN PLAN AND PROFILE

FILE: H:\2018\1804\195\DWG\1804195-PWP-WATERMAIN-ASBUILT.DWG
LAYOUT: 1 PLOTTED: 7/25/2020 3:37 PM
PLOTTED BY: GRAE HEROLD
TECH:
COMMENT:
ENG:

REFER TO SHEET 52 FOR INTERSECTION DETAILS

LOT 16

LOT 15

LOT 14

LOT 13

30' SETBACK

STA 11+17.94, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1029.06

STA 11+78.40, 22.00' LT
HYDRANT ASSEMBLY
FGH= 1028.52

CRITICAL CROSSING
BOTTOM OF STORM=1020.76
TOP OF WATER=1019.26
INSTALL GASKETED JOINTS
ON STORM SEWER

10' PUE

STREET LIGHT (TYP.)

STA 11+17.94, 18.50' LT
8"x6" TEE

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF WATER=1022.57
TOP OF SANITARY=1020.32

18.5' (TYP.)

60' ROW

29' B-B

NW VICKSBURG COURT
7" P.C.C.

5' SIDEWALK (FUTURE)

STORM SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1021.12
TOP OF SANITARY=1019.15

15' SANITARY SEWER EASEMENT

10' PUE

30' SETBACK

20' PRIVATE STORM SEWER EASEMENT

10' PUE

20' PRIVATE STORM SEWER EASEMENT

STA 13+08.79, 18.50' LT
11.25° BEND

STA 13+30.39, 26.24' LT
6" VALVE
RIM= 1026.62

STA 13+53.00, 56.12' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1027.49

STA 13+24.99, 15.20' LT
8"x6" TEE

10' SNOW STORAGE EASEMENT

STA 13+23.39, 15.53' LT
8"x6" TEE

STA 13+39.62, 12.23' LT
HYDRANT ASSEMBLY
FGH= 1026.83

30' SANITARY SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF WATER=1020.47
TOP OF SANITARY=1018.97

20' PRIVATE STORM SEWER EASEMENT

STA 13+19.19, 36.47' RT
6" VALVE
RIM= 1027.13

CRITICAL CROSSING
BOTTOM OF STORM=1022.25
TOP OF WATER=1020.75
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 13+25.26, 74.71' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1026.30

40' LANDSCAPE BUFFER EASEMENT

33' SANITARY SEWER EASEMENT

REMOVE EXISTING FIELD FENCE

PLAT BOUNDARY

11+00 12+00 13+00 14+00 15+00 16+00

8"W

W.G.

ST

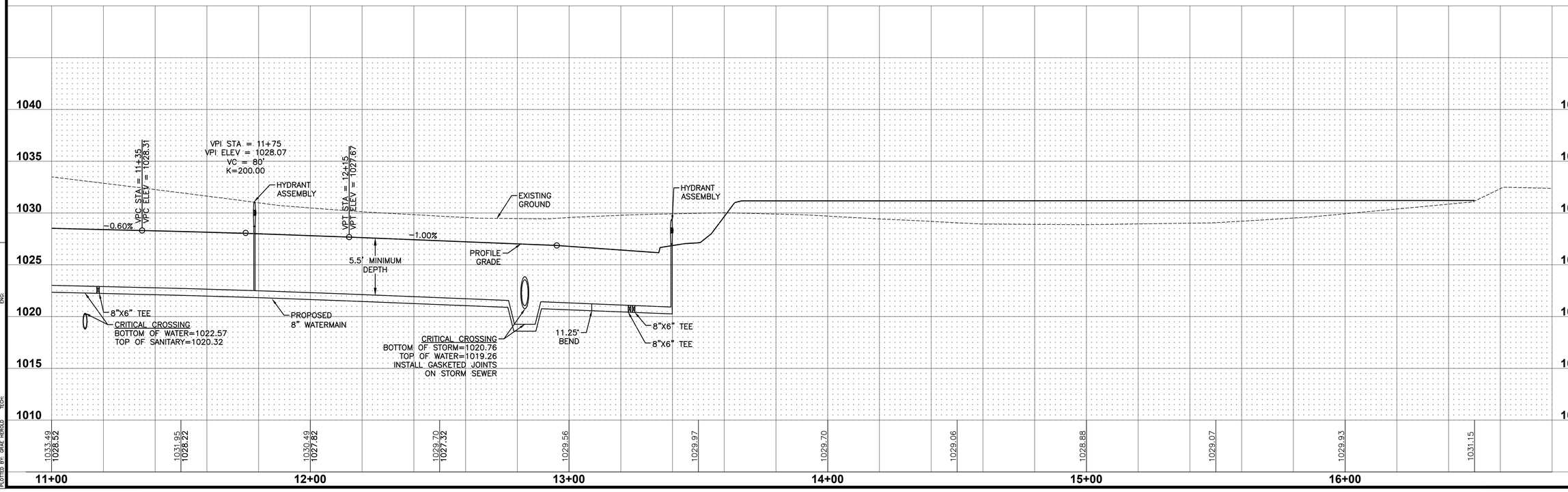
P/E

R/W

3/d

SHEET INDEX

SCALE
0' 10' 20' 40'



REVISIONS	DATE
ASBUILT SUBMITTAL	11/03/20
FINAL SUBMITTAL	07/25/19
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3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE

JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA

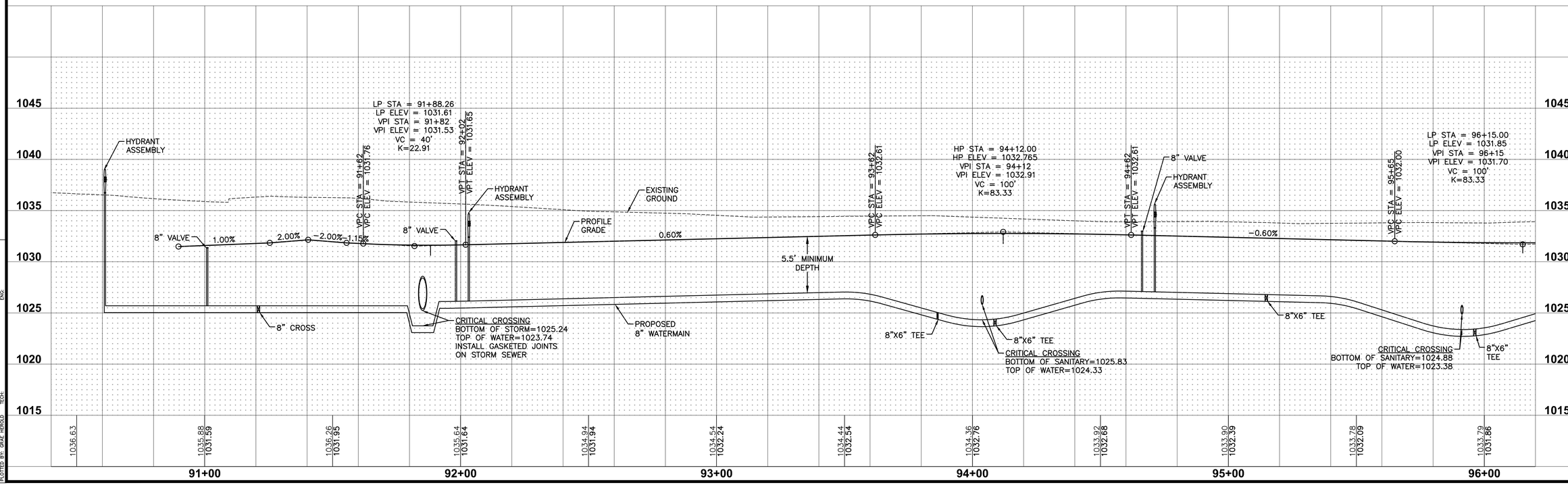
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LAYOUT: 1804195-PNP-WATERMAIN-ASBUILT
PLOTTED BY: DALE HEROLD
PLOT DATE: 7/25/2021 2:35 PM
COMMENT:
ENG.
TECH.

REFER TO SHEET 51 FOR INTERSECTION DETAILS

SHEET INDEX

LOT 11 | LOT 10 | LOT 1 | LOT 2

10' PUE
TEMPORARY CONSTRUCTION EASEMENT
58+00
STA ???, ???' ???T TEMPORARY BLOWOFF HYDRANT FGH= ???
PLAT BOUNDARY
30' SETBACK
10' SHARED USE PATH
5' SIDEWALK (FUTURE)
PC 57+58.49
STA 91+01.00, 19.50' LT 8" VALVE RIM= 1031.39
STA 91+20.99, 19.50' LT 8" CROSS
15' WATER MAIN EASEMENT
INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI-182)
STA 90+99.86 BEGIN PAVEMENT
20' STORM SEWER EASEMENT
91+00
92+00
93+00
94+00
95+00
96+00
57+00
NW 18TH STREET
8" P.C.C. W/ CD BASKETS
STA 91+40.45 (NW VENTURE DRIVE)
STA 57+08.85 (NW 18TH STREET)
NW VENTURE DRIVE
7" P.C.C.
CRITICAL CROSSING
BOTTOM OF STORM=1026.43
TOP OF WATER=1025.93
INSTALL GASKETED JOINTS ON STORM SEWER
REMOVE EXISTING FIELD FENCE
CRITICAL CROSSING
BOTTOM OF STORM=1025.24
TOP OF WATER=1023.74
INSTALL GASKETED JOINTS ON STORM SEWER
STA 91+98.19, 19.50' LT 8" VALVE RIM= 1032.06
STA 92+03.19, 23.00' LT HYDRANT ASSEMBLY FGH= 1032.22
20' PRIVATE STORM SEWER EASEMENT
STREET LIGHT (TYP.)
STA 94+08.82, 45.00' LT TEMPORARY BLOWOFF HYDRANT FGH= 1033.24
STA 94+71.28, 23.00' LT HYDRANT ASSEMBLY FGH= 1033.12
STA 94+66.28, 19.50' LT 8" VALVE RIM= 1033.01
STA 93+86.37, 19.50' LT 8"x6" TEE
STA 94+08.82, 19.50' LT 8"x6" TEE
CRITICAL CROSSING
BOTTOM OF SANITARY=1025.83
TOP OF WATER=1024.33
CRITICAL CROSSING
BOTTOM OF STORM=1026.35
TOP OF WATER=1024.85
INSTALL GASKETED JOINTS ON STORM SEWER
STA 93+86.37, 60.00' RT TEMPORARY BLOWOFF HYDRANT FGH= 1032.74
CRITICAL CROSSING
BOTTOM OF STORM=1026.41
TOP OF SANITARY=1025.95
15' SANITARY SEWER EASEMENT
STA 95+96.28, 30.00' LT TEMPORARY BLOWOFF HYDRANT FGH= 1032.58
STA 95+96.28, 19.50' LT 8"x6" TEE
STA 95+14.83, 19.50' LT 8"x6" TEE
CRITICAL CROSSING
BOTTOM OF SANITARY=1024.88
TOP OF WATER=1023.38
CRITICAL CROSSING
BOTTOM OF STORM=1026.83
TOP OF WATER=1025.33
CRITICAL CROSSING
BOTTOM OF STORM=1027.05
TOP OF SANITARY=1025.02
CRITICAL CROSSING
BOTTOM OF WATER=1026.93
TOP OF SANITARY=1025.43
STA 95+14.83, 60.00' RT TEMPORARY BLOWOFF HYDRANT FGH= 1031.48
SCALE 0' 10' 20' 40'



REVISIONS	DATE
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PHONE: (515) 369-4400 FAX: (515) 369-4410
EI: GH/JWM
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
WATERMAIN PLAN AND PROFILE

48/58
1804.195

FILE: H:\2018\1804195\DWG\1804195-PWP-WATERMAIN-ASBUILT.DWG
PLOTTED BY: GRAE HEROLD
PLOT DATE: 7/29/2020 3:29 PM
COMMENT:
ENG:
TECH:

LOT 10

LOT 9

LOT 8

30' SETBACK

STA 95+96.28, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1032.37

96+00

CRITICAL CROSSING
BOTTOM OF SANITARY=1024.88
TOP OF WATER=1023.38

STA 95+96.28, 19.50' LT
8"x6" TEE

STA 97+06.28, 19.50' LT
8" VALVE
RIM= 1032.66

97+00

STA 97+01.83, 19.50' LT
8"x6" TEE

STA 97+11.28, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1032.83

5' SIDEWALK (FUTURE)

STA 98+36.28, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1033.00

STA 98+36.28, 19.50' LT
8"x6" TEE

98+00

CRITICAL CROSSING
BOTTOM OF WATER=1026.77
TOP OF SANITARY=1024.10

STA 98+88.83, 19.50' LT
8"x6" TEE

10' PUE

99+00

STREET
LIGHT (TYP.)

STA 99+46.28, 19.50' LT
8" VALVE
RIM= 1032.35

STA 99+51.28, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1032.47

100+00

STA 100+76.28, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1032.71

STA 100+76.28, 19.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1026.36
TOP OF SANITARY=1022.90

101+00

STA 100+79.80, 19.50' LT
8"x6" TEE

NW VENTURE DRIVE

7" P.C.C.

60' ROW
29' B-B
19.5' (TYP.)

CRITICAL CROSSING
BOTTOM OF STORM=1026.28
TOP OF WATER=1024.78
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1026.31
TOP OF SANITARY=1022.54

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF STORM=1027.05
TOP OF SANITARY=1025.02

CRITICAL CROSSING
BOTTOM OF STORM=1027.38
TOP OF SANITARY=1024.96

20' PRIVATE STORM
SEWER EASEMENT

30' SETBACK

20' PRIVATE STORM
SEWER EASEMENT

20' PRIVATE STORM
SEWER EASEMENT

STA 97+01.83, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1031.56

CRITICAL CROSSING
BOTTOM OF WATER=1026.75
TOP OF SANITARY=1024.50

15' SANITARY
SEWER EASEMENT

10' PUE

STA 98+88.83, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1031.71

CRITICAL CROSSING
BOTTOM OF WATER=1026.80
TOP OF SANITARY=1023.48

20' PRIVATE STORM
SEWER EASEMENT

20' PRIVATE STORM
SEWER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=1026.96
TOP OF SANITARY=1023.01

20' PRIVATE STORM
SEWER EASEMENT

LOT 2

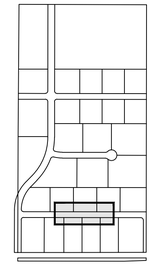
LOT 3

LOT 4

LOT 5

SCALE
0' 10' 20' 40'

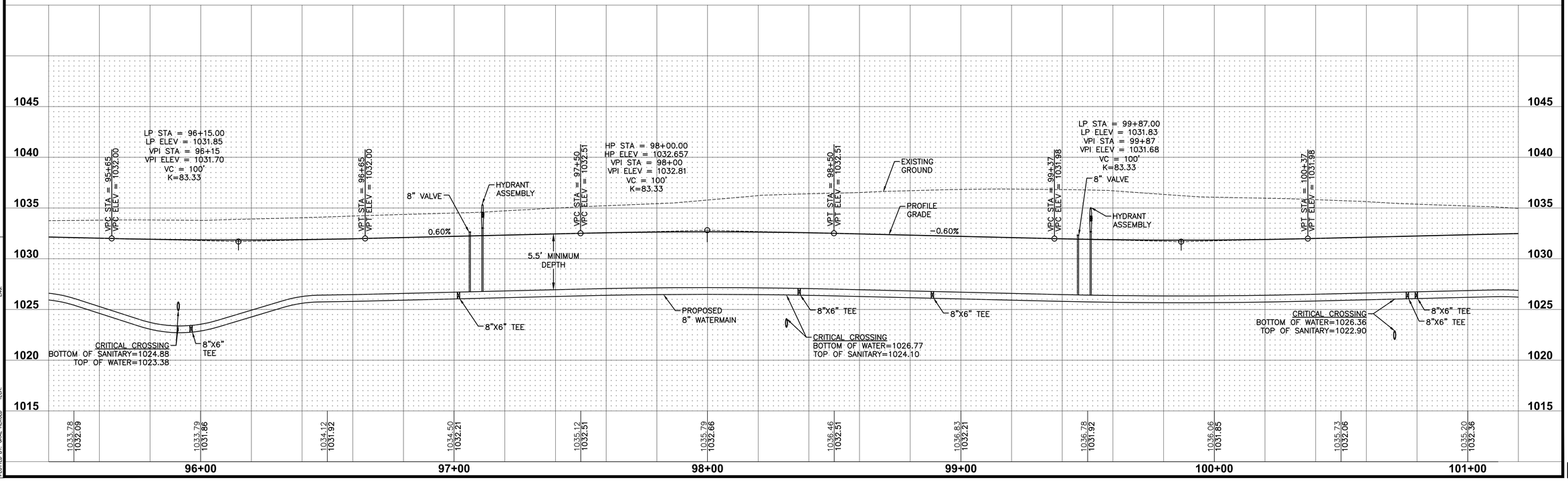
SHEET INDEX



DATE	REVISIONS
11/03/20	ASBUILT SUBMITTAL
07/25/19	FINAL SUBMITTAL
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3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO | EI: GH/JWM



JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

1804.195

FILE: H:\2018\1804195\DWG\1804195-PWP-WATERMAIN-ASBUILT.DWG
PLOTTED: 7/29/2020 3:29 PM
PLOTTED BY: DRAE HEROLD
COMMENT:
ENG:
TECH:

LOT 8

LOT 7

LOT 5

LOT 6

20' PRIVATE STORM SEWER EASEMENT

30' LANDSCAPE BUFFER EASEMENT

33' SANITARY SEWER EASEMENT

30' SETBACK

PLAT BOUNDARY

TEMPORARY TURNAROUND EASEMENT

TEMPORARY TURNAROUND REFER TO DETAIL ON SHEET 3

REMOVE EXISTING FIELD FENCE

10' PUE

STA 100+76.28, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1032.71

STA 100+76.28, 19.50' LT
8"x6" TEE

CRITICAL CROSSING
BOTTOM OF WATER=1026.36
TOP OF SANITARY=1022.90

STA 100+79.80, 19.50' LT
8"x6" TEE

STREET LIGHT (TYP.)

CRITICAL CROSSING
BOTTOM OF STORM=1025.50
TOP OF WATER=1024.00
INSTALL GASKETED JOINTS
ON STORM SEWER

STA 102+02.82, 23.00' LT
HYDRANT ASSEMBLY
FGH= 1033.54

STA 102+07.82, 19.50' LT
8" VALVE
RIM= 1033.43

CRITICAL CROSSING
BOTTOM OF WATER=1027.80
TOP OF SANITARY=1021.61

STA 102+87.52, 19.50' LT
8"x6" TEE

STA 103+15.99, 45.00' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1034.15

STA 103+15.99, 19.50' LT
8"x6" TEE

5' SIDEWALK (FUTURE)

STA 104+20.71, 19.50' LT
8" VALVE
RIM= 1034.32

CRITICAL CROSSING
BOTTOM OF WATER=1028.24
TOP OF SANITARY=1020.36

STA 104+60.71, 19.50' LT
TEMPORARY BLOWOFF HYDRANT
FGH= 1036.92

STA 104+55.71
END PAVEMENT

INSTALL 5 ROAD CLOSURE SIGNS (TYPE SI-182)

NW VENTURE DRIVE
7" P.C.C.

60' ROW

29' B-B

19.5' B-B

48' TYP.

45.5' TYP.

17.5' TYP.

20' TYP.

R28' TYP.

5' SIDEWALK (FUTURE)

CRITICAL CROSSING
BOTTOM OF STORM=1026.31
TOP OF SANITARY=1022.54

CRITICAL CROSSING
BOTTOM OF WATER=1024.08
TOP OF SANITARY=1022.53

CRITICAL CROSSING
BOTTOM OF STORM=1026.28
TOP OF WATER=1024.78
INSTALL GASKETED JOINTS
ON STORM SEWER

CRITICAL CROSSING
BOTTOM OF STORM=1026.20
TOP OF SANITARY=1021.90

CRITICAL CROSSING
BOTTOM OF WATER=1028.00
TOP OF SANITARY=1021.41

15' SANITARY SEWER EASEMENT

10' PUE

STA 100+79.80, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1031.69

STA 102+87.52, 60.00' RT
TEMPORARY BLOWOFF HYDRANT
FGH= 1032.30

30' SETBACK

20' PRIVATE STORM SEWER EASEMENT

20' PRIVATE STORM SEWER EASEMENT

30' SETBACK

10' PUE

31' B-B (FUTURE)

70' ROW (FUTURE)

30' LANDSCAPE BUFFER EASEMENT

FUT. R/W

SHEET INDEX

SCALE 0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1

WATERMAIN PLAN AND PROFILE

1045
1040
1035
1030
1025
1020
1015

VPT STA = 100+37
VPT ELEV = 1031.98

HYDRANT ASSEMBLY

8" VALVE

0.60%

EXISTING GROUND

PROFILE GRADE

5.5' MINIMUM DEPTH

PROPOSED 8" WATERMAIN

VPC STA = 104+00
VPC ELEV = 1034.16

HP STA = 104+50.00
HP ELEV = 1034.313
VPI STA = 104+50
VPI ELEV = 1034.46
VC = 100'
K=83.33

8" VALVE

TEMPORARY BLOWOFF HYDRANT

VPT STA = 105+00
VPT ELEV = 1034.16

0.60%

PROPOSED GROUND

FUTURE PROFILE GRADE

CRITICAL CROSSING
BOTTOM OF WATER=1026.36
TOP OF SANITARY=1022.90

8"X6" TEE

8"X6" TEE

CRITICAL CROSSING
BOTTOM OF STORM=1025.50
TOP OF WATER=1024.00
INSTALL GASKETED JOINTS
ON STORM SEWER

8"X6" TEE

8"X6" TEE

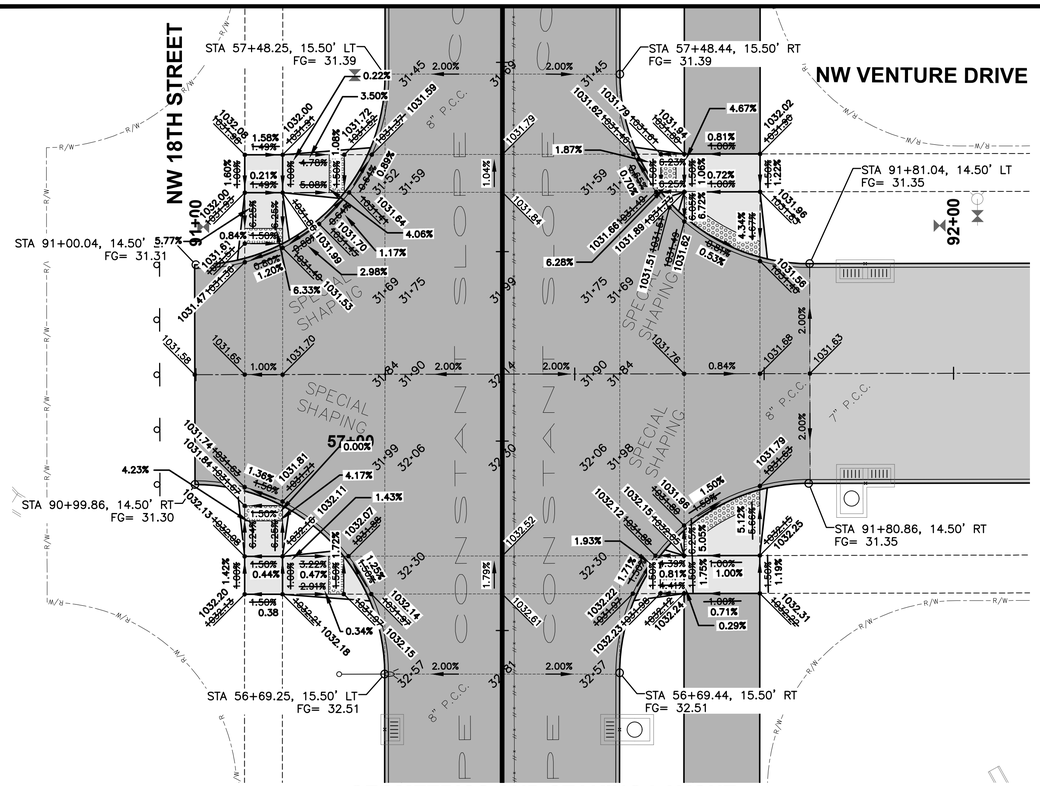
CRITICAL CROSSING
BOTTOM OF WATER=1027.80
TOP OF SANITARY=1021.61

CRITICAL CROSSING
BOTTOM OF WATER=1028.24
TOP OF SANITARY=1020.36

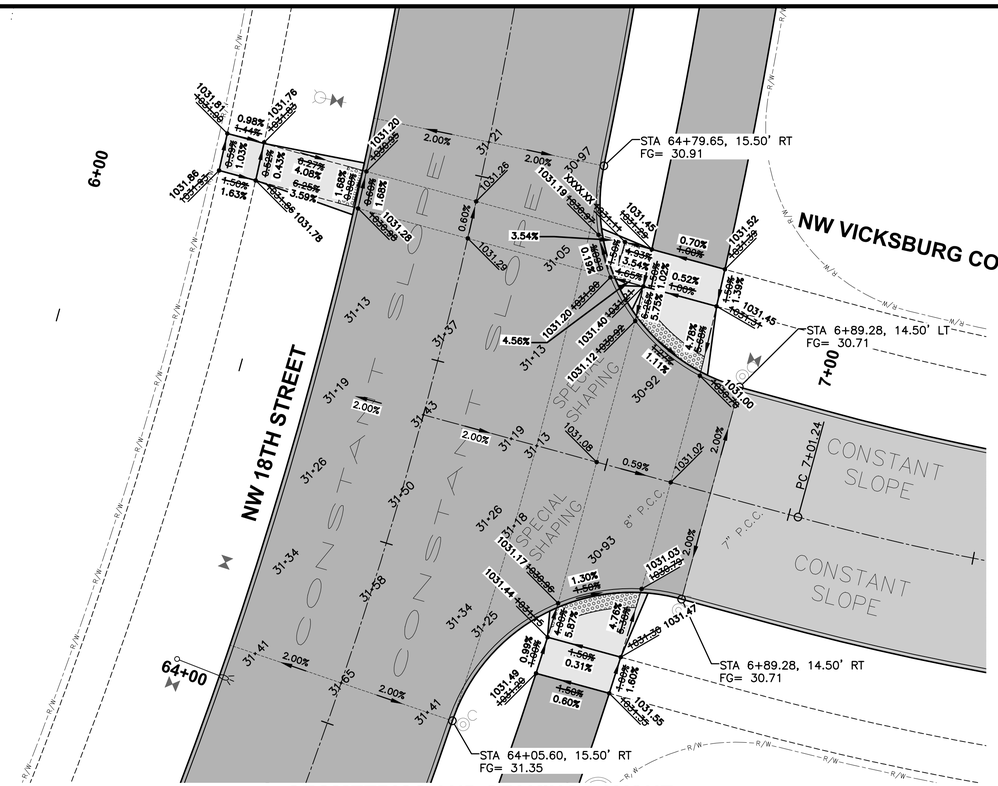
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100+00 101+00 102+00 103+00 104+00 105+00

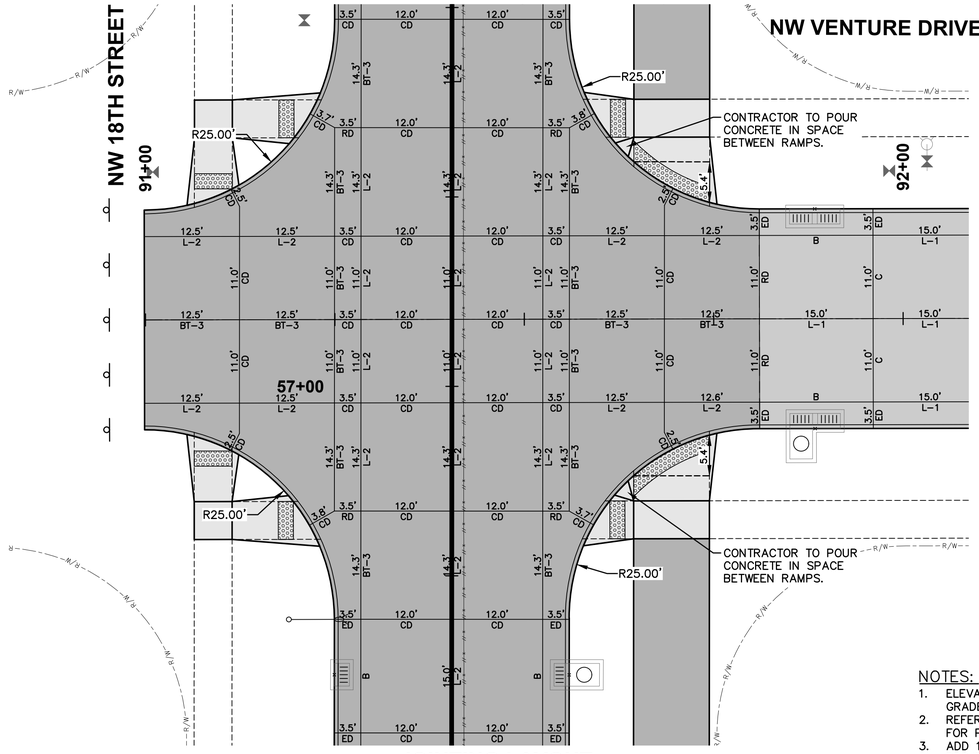
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PLOT DATE: 7/24/2020 3:29 PM
PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:



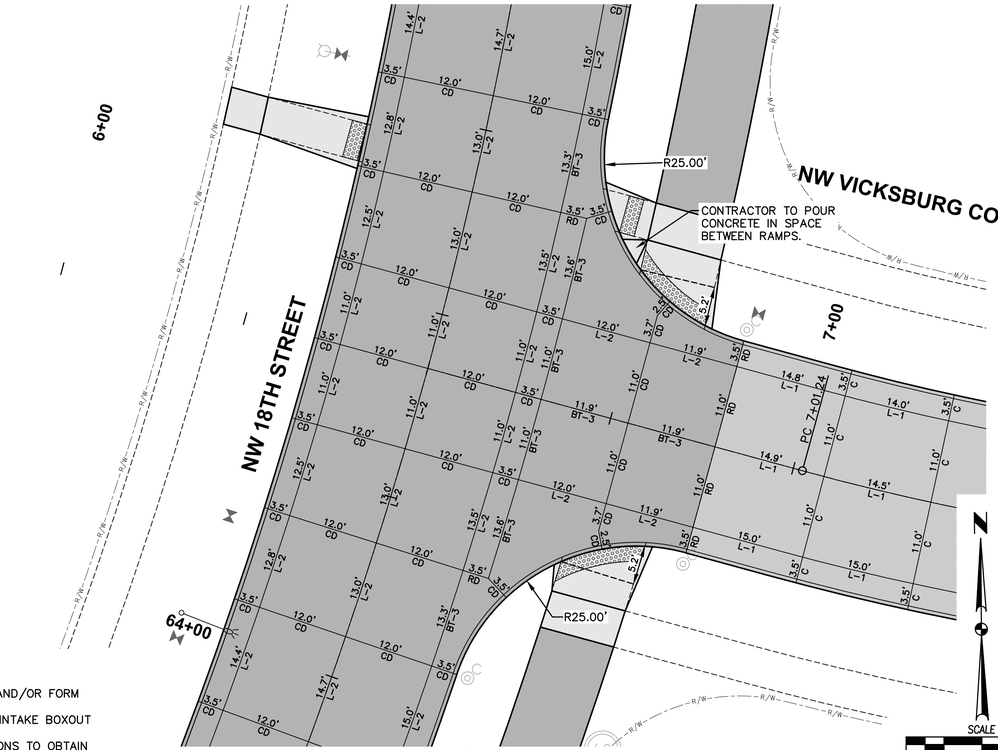
GEOMETRICS AND STAKING LAYOUT



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



JOINTING LAYOUT

NOTES:

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
3. ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

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FOURTH SUBMITTAL	04/30/19
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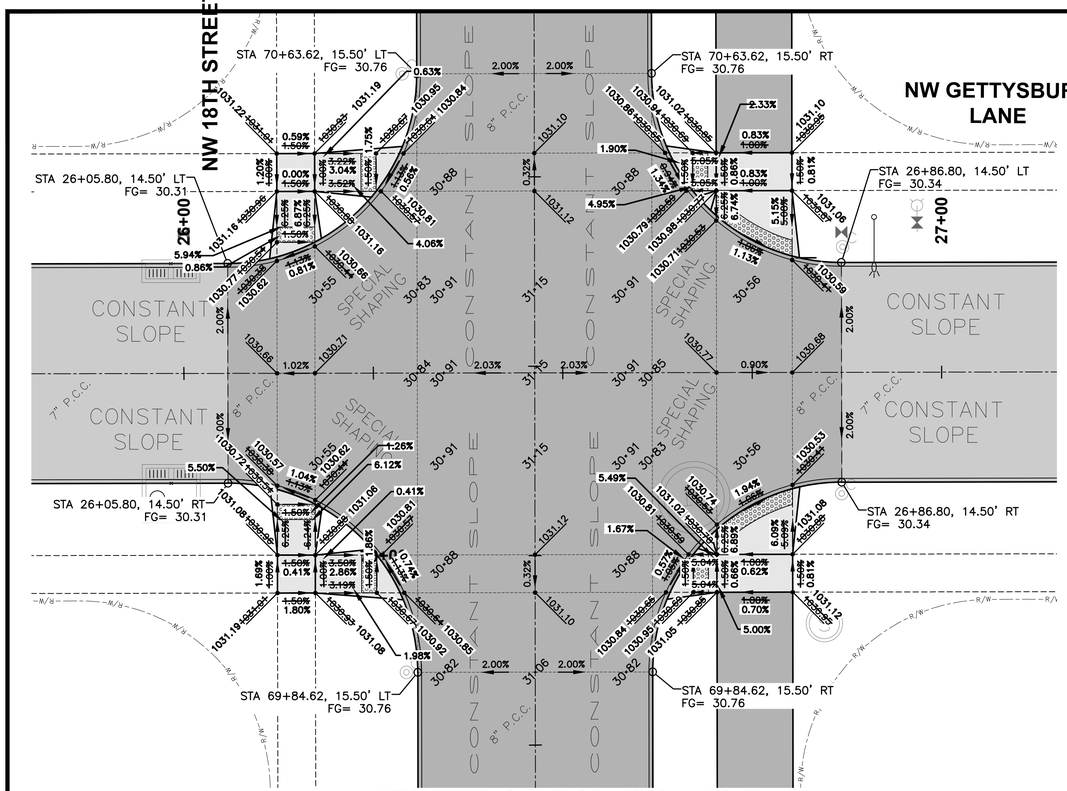
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

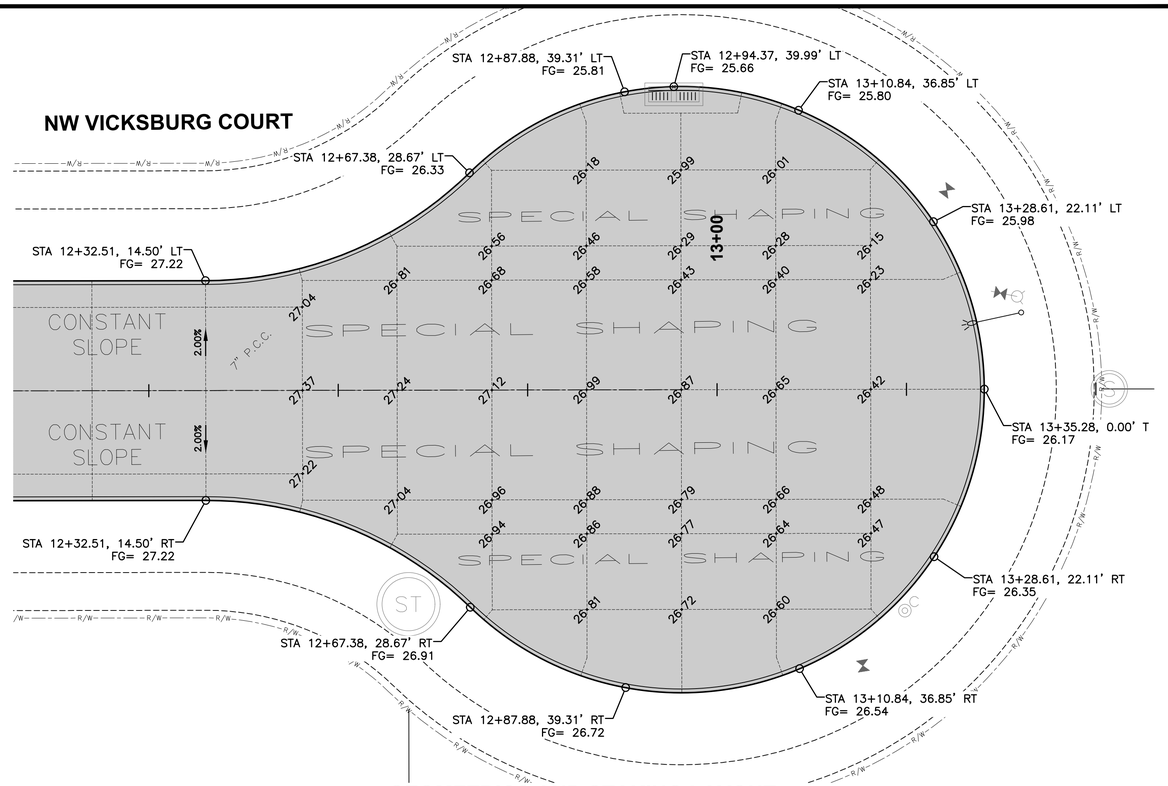
JAMES POINTE PLAT 1
INTERSECTION DETAILS

51/58
1804.195

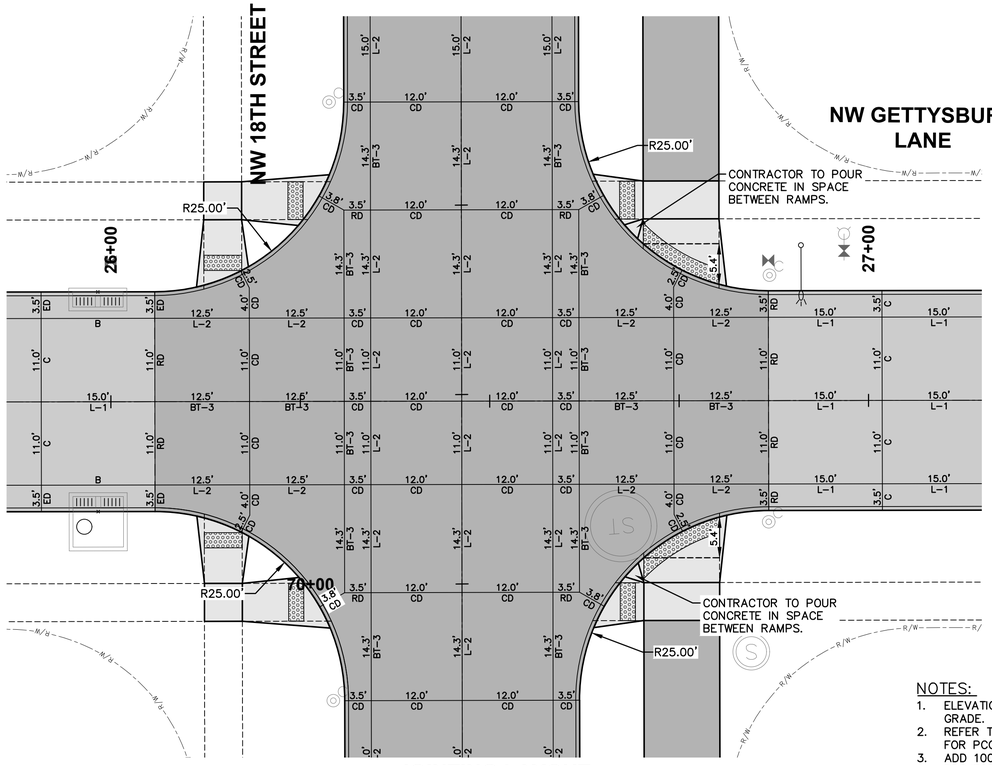
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COMMENT:
ENG:



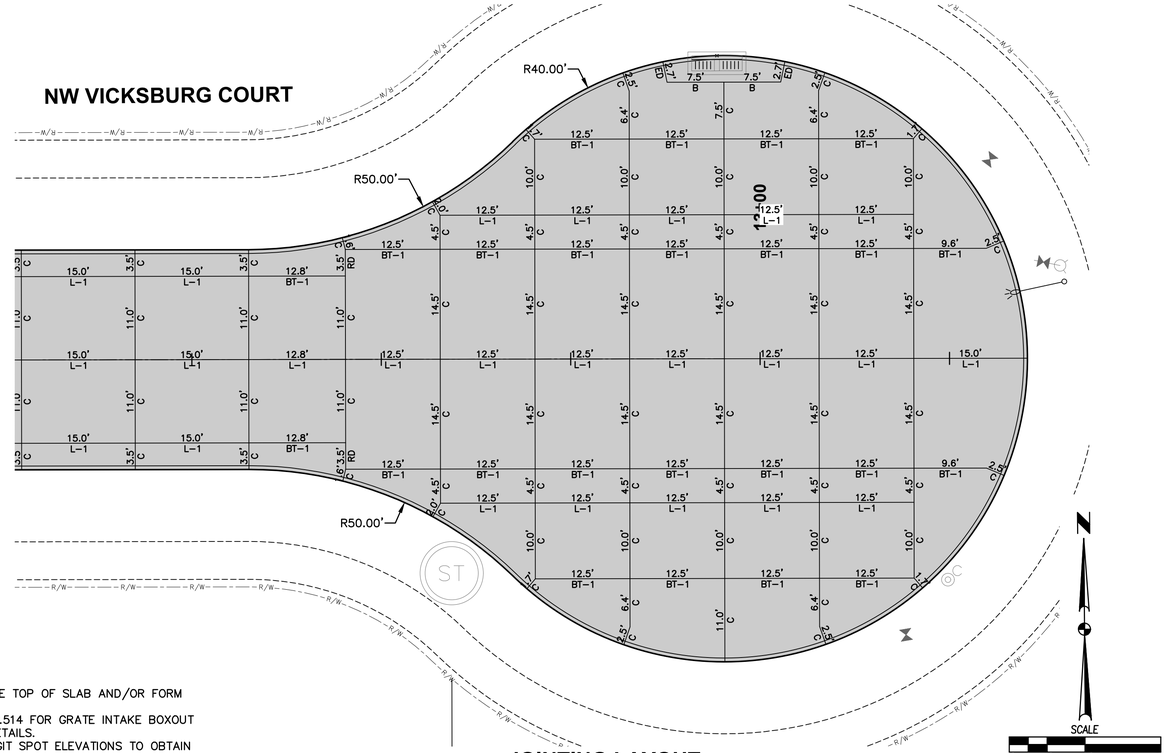
GEOMETRICS AND STAKING LAYOUT



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



JOINTING LAYOUT

NOTES:

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2. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
3. ADD 1000 TO FOUR DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.

SCALE 0' 5' 10' 20'

REVISIONS	DATE
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FIFTH SUBMITTAL	07/02/19
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THIRD SUBMITTAL	04/16/19

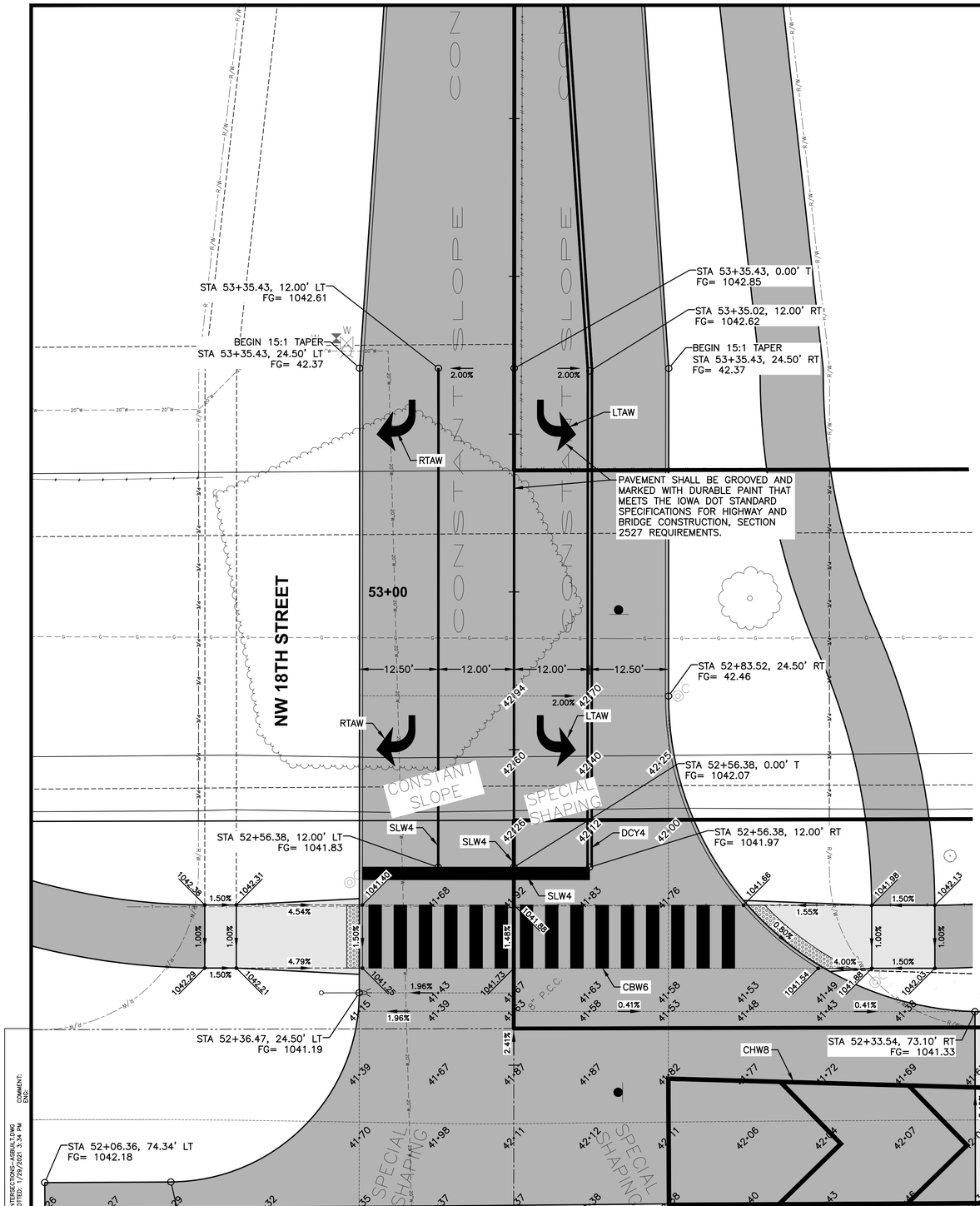
3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
INTERSECTION DETAILS

52/58
1804.195

FILE: H:\2018\1804195\DWG\180195-INTERSECTIONS-ASBUILT.DWG
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PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:



HICKMAN ROAD
GEOMETRICS AND STAKING LAYOUT

JOINTING LAYOUT

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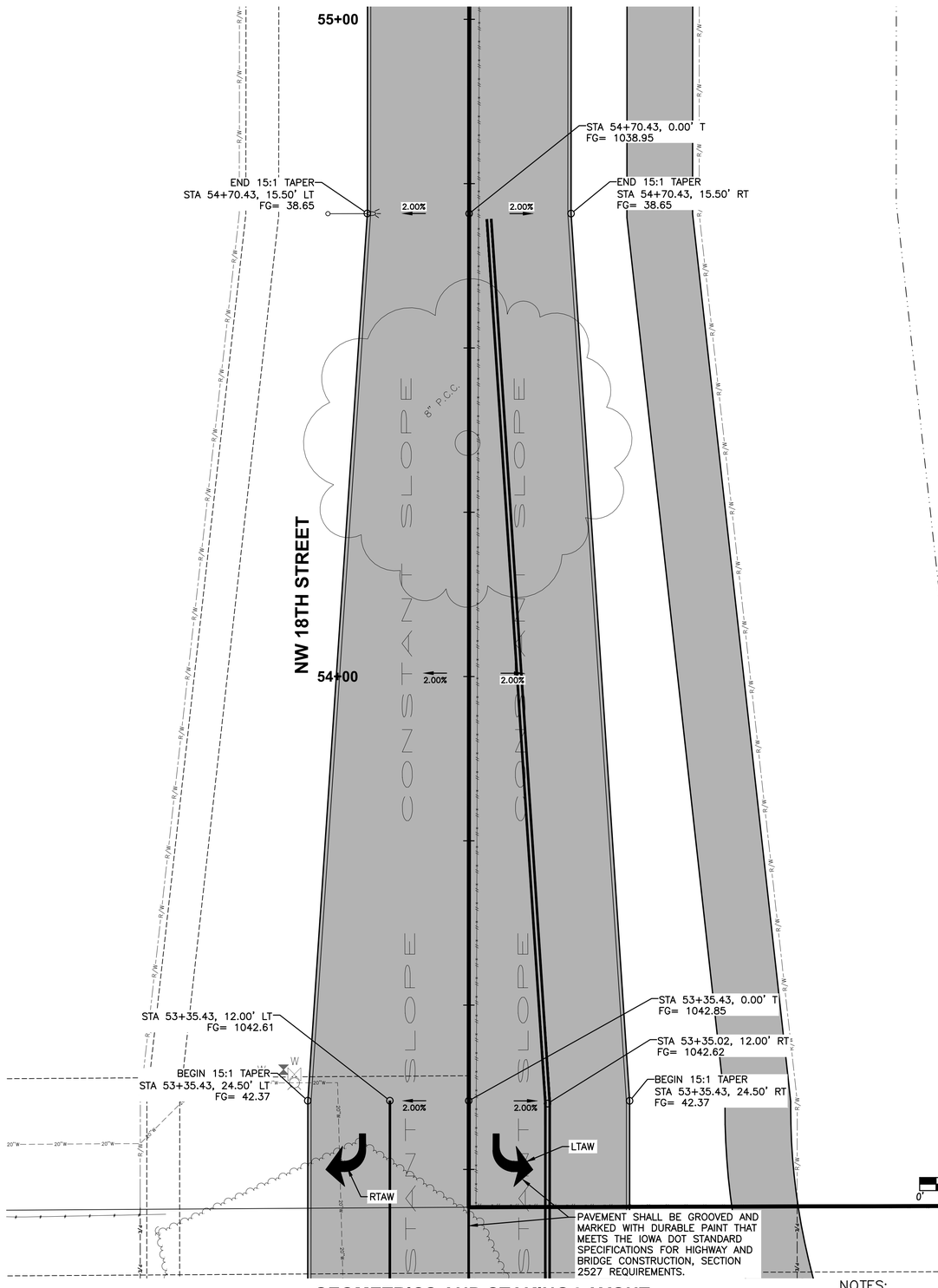
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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ENGINEER: EKO | EI: GH/JWM

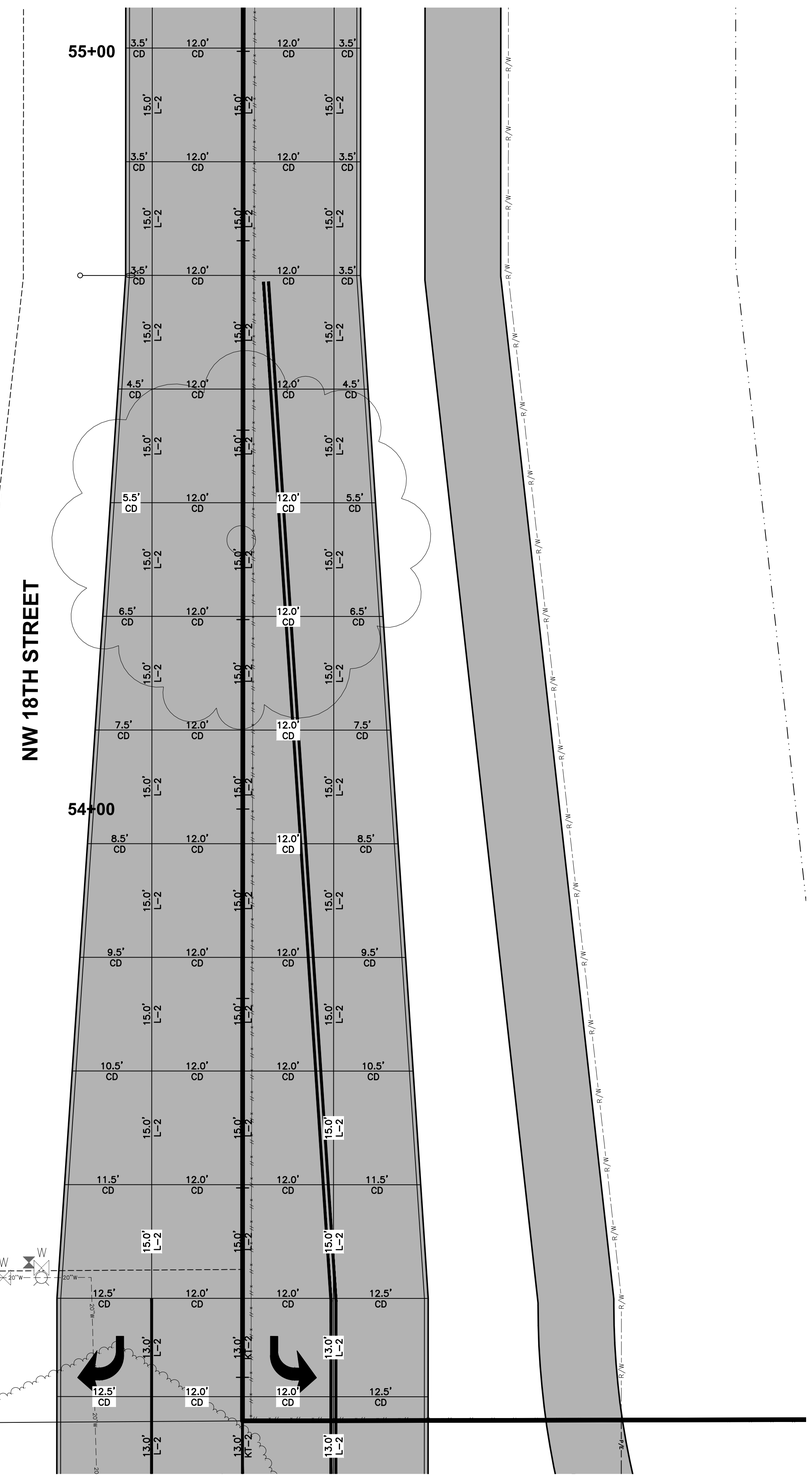
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
INTERSECTION DETAILS

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PLOT SCALE: 1:100
PLOTTED BY: GRAE HERKOLD
COMMENT: ENG.
TECH:



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

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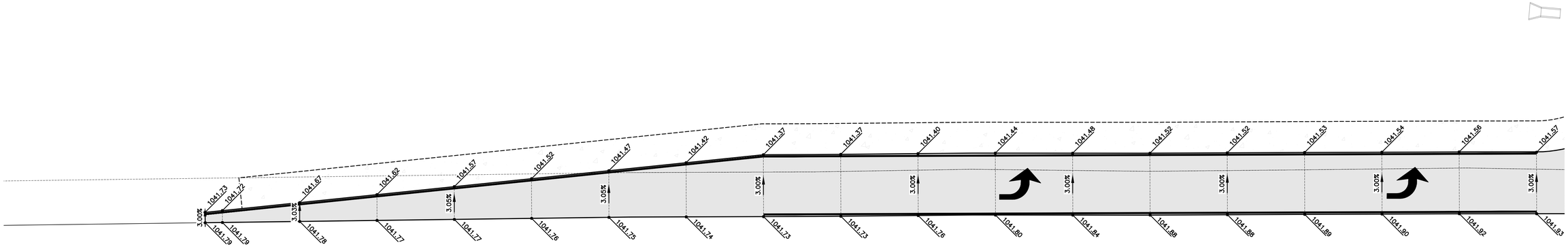
ENGINEER: EKO | EI: GH/JWM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
INTERSECTION DETAILS

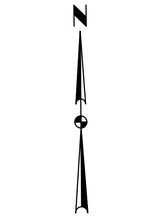
54/58
1804.195

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COMMENT:
ENG:
TECH:



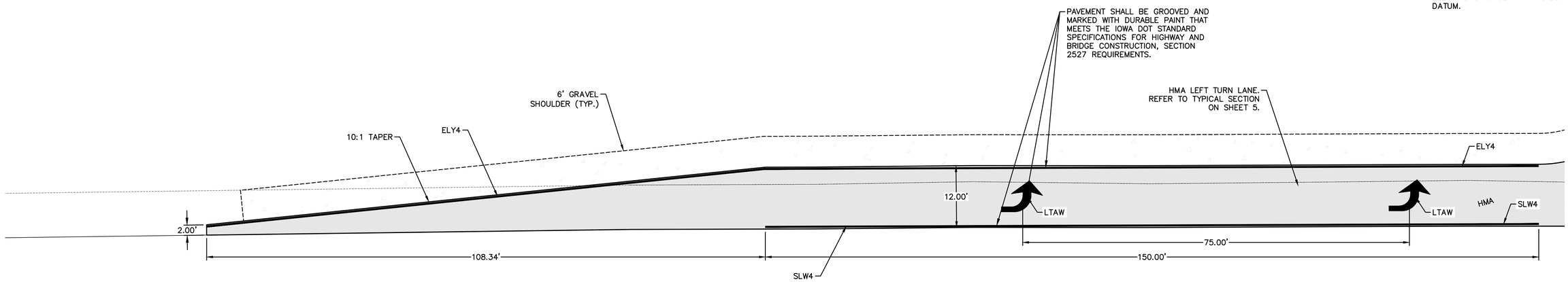
HWY 6 / HICKMAN ROAD

GEOMETRICS AND STAKING LAYOUT



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HWY 6 / HICKMAN ROAD

JOINTING LAYOUT

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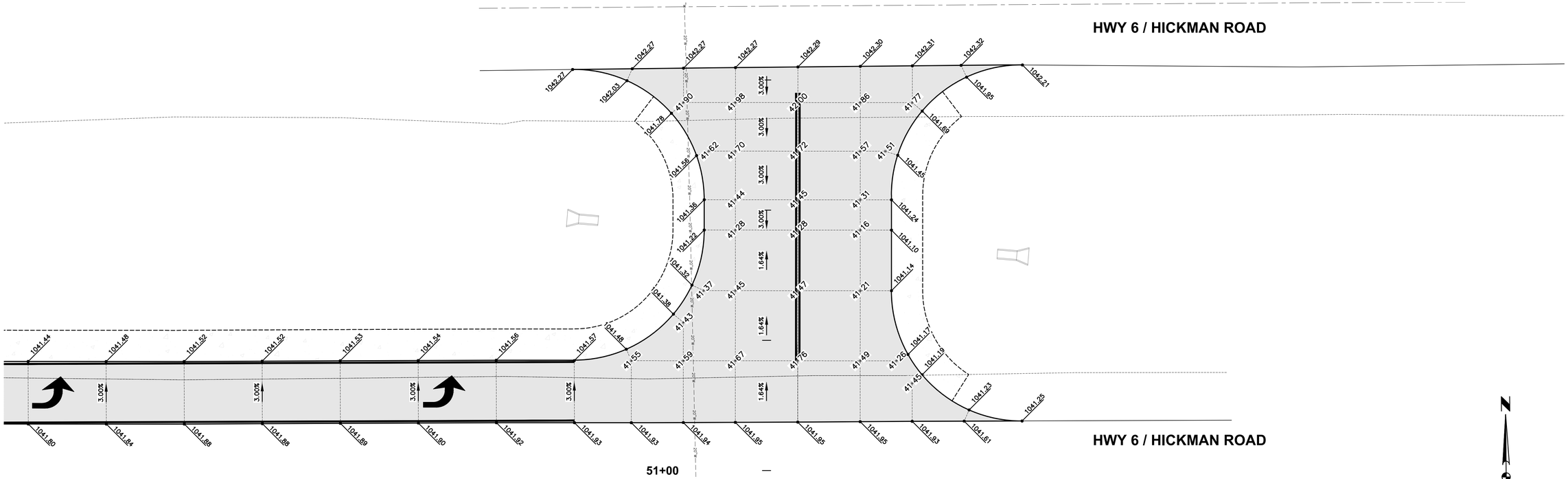
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

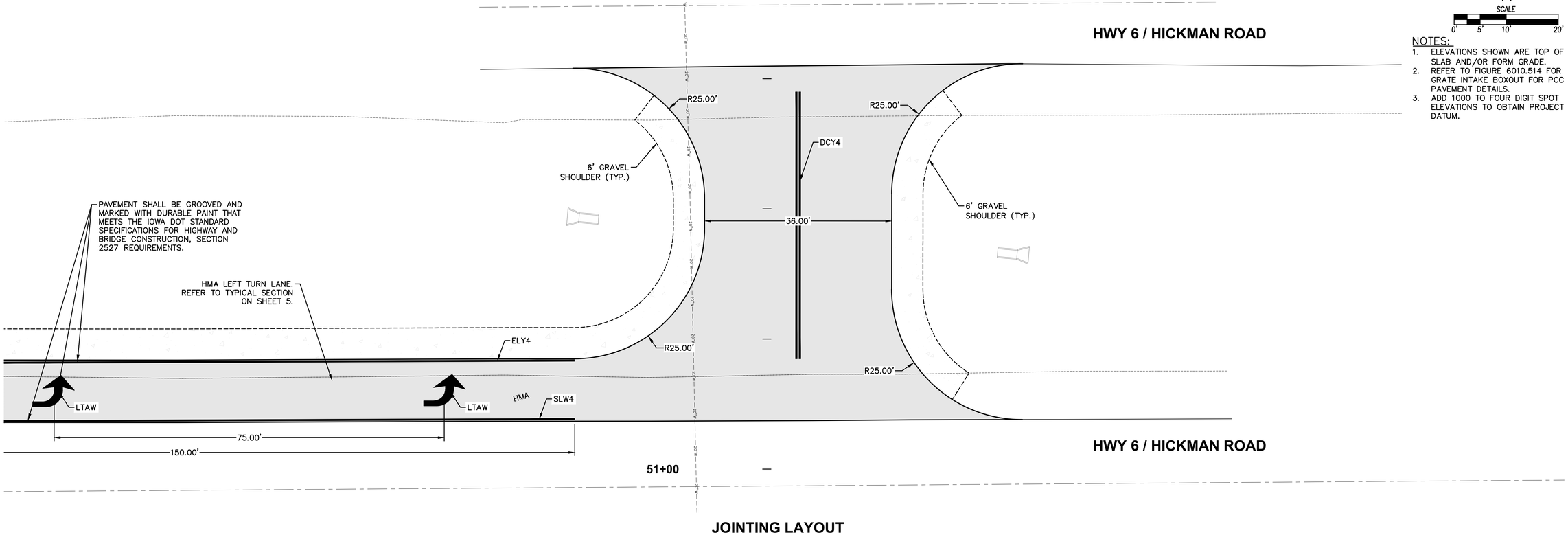
JAMES POINTE PLAT 1

INTERSECTION DETAILS

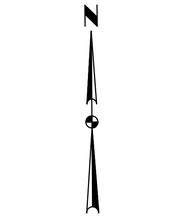
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PLOTTED BY: GRAE HEROLD
COMMENT:
ENG:
TECH:



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT



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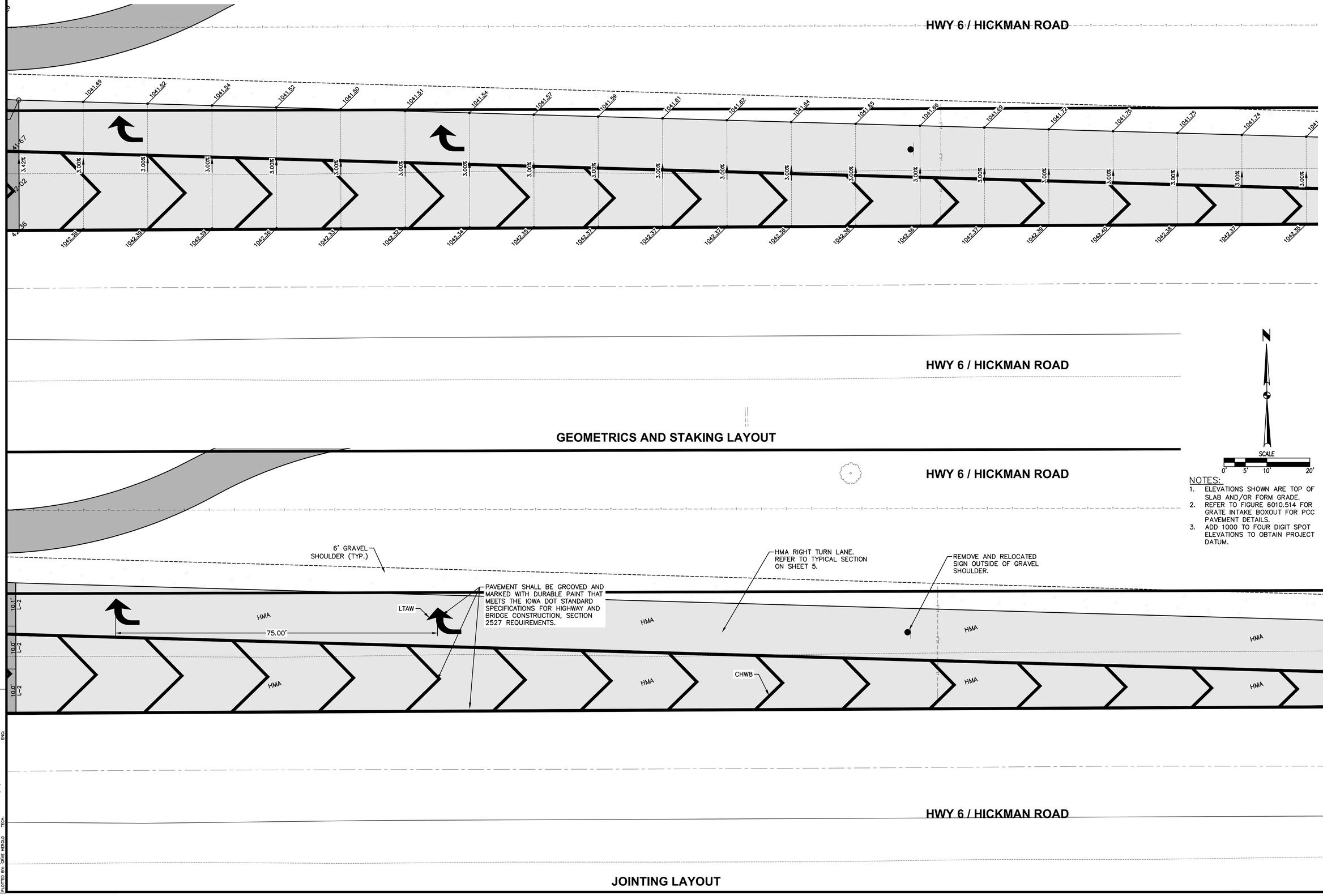
3405 S.E. CROSSROADS DRIVE, SUITE G
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

JAMES POINTE PLAT 1
INTERSECTION DETAILS

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PLOTTED BY: GRAE HEROLD
COMMENT: ENG



NOTES:

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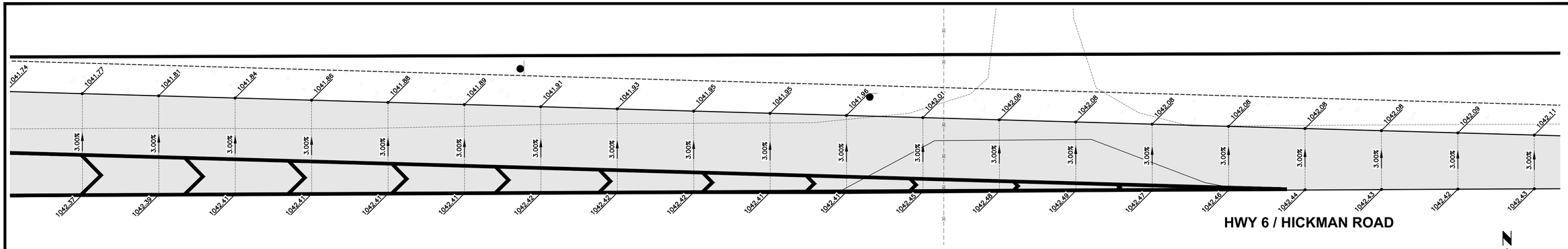
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

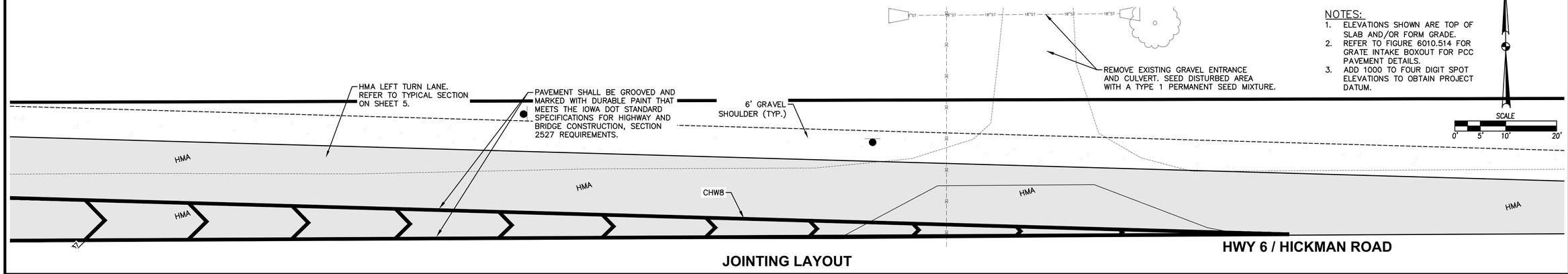
JAMES POINTE PLAT 1

INTERSECTION DETAILS

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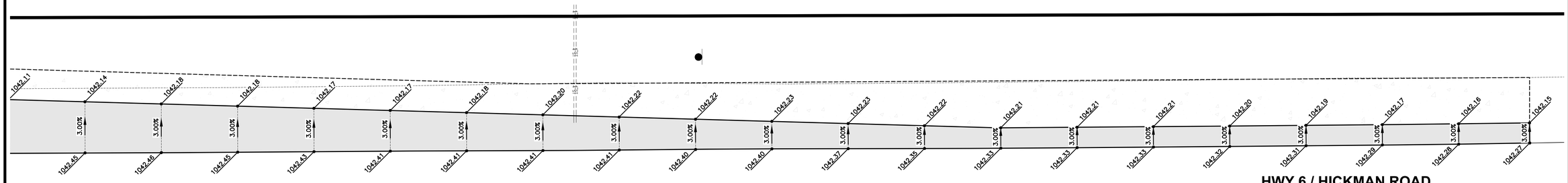
GEOMETRICS AND STAKING LAYOUT



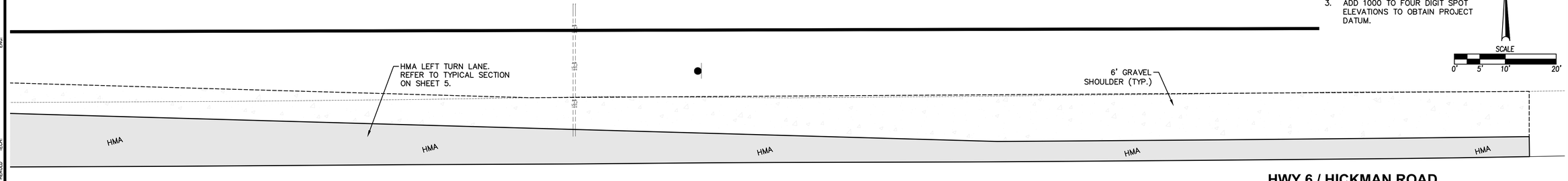
JOINTING LAYOUT

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SCALE 0' 5' 10' 20'



GEOMETRICS AND STAKING LAYOUT



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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

JAMES POINTE PLAT 1
INTERSECTION DETAILS

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