

CONSTRUCTION PLANS FOR:

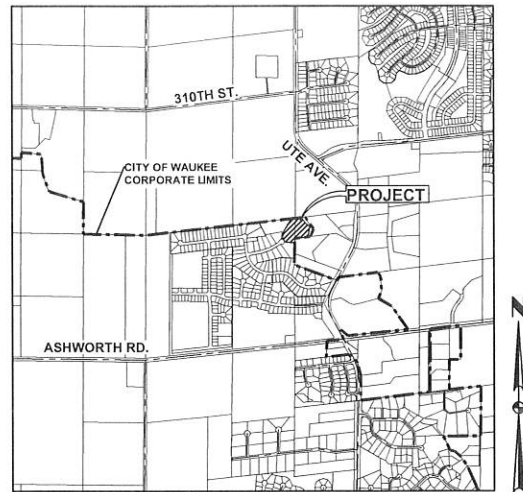
THE RESERVE AT DAYBREAK PLAT 4

WAUKEE, IOWA



VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
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4	SANITARY SEWER PLAN AND PROFILE
5	WATER MAIN PLAN AND PROFILE

GENERAL LEGEND

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

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

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

ZONING

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

BENCHMARKS

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

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

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

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

SUBMITTALS

FIRST SUBMITTAL: 08/15/2019
FINAL SUBMITTAL: 08/22/2019

DEVELOPMENT SUMMARY:

TOTAL PLAT AREA = 4.76 AC (207,434 SF)

PROJECT SITE ADDRESS:

675 CENTURY CIRCLE

BULK REGULATIONS:

R-1
FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED
TO NOT LESS THAN 7 FEET
REAR YARD: 30 FEET

UTILITY NOTE

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR
MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE
ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR
ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT
THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

NOTES

1. ANY CHANGES PROPOSED TO THE SITE PLAN 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

ALL OF LOT 7 AND OUTLOT 'X', THE RESERVE AT DAYBREAK
PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS
COUNTY, IOWA CONTAINING 5.44 ACRES (236,880 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD.

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.



CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1904.159

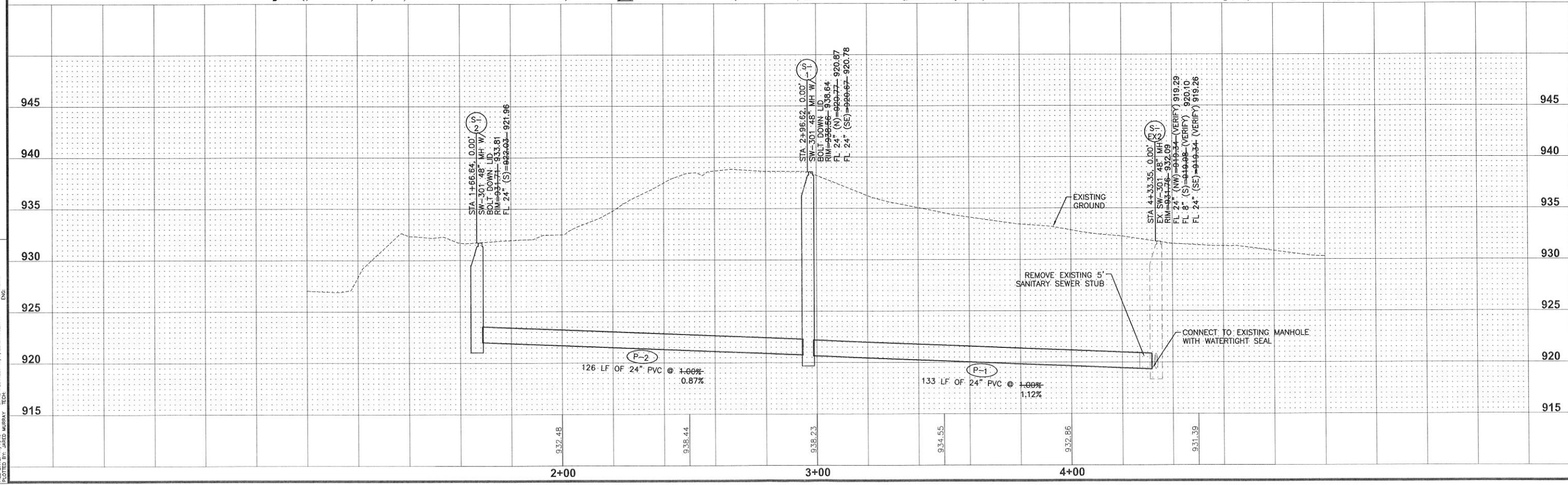
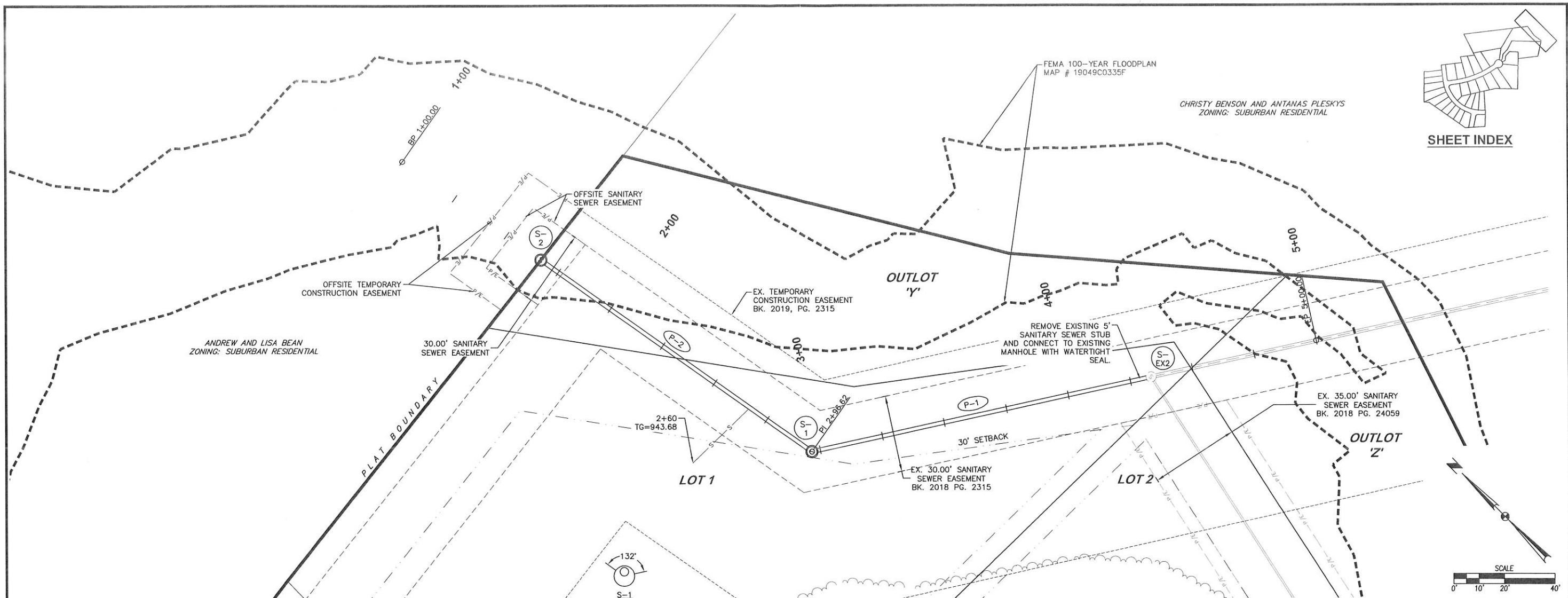
- ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT
PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT) (PN 1802024RDD) DATED MAY 4, 2018.
- THIS PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE
PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS
USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP
THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THIS DESIGN 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.

JARED M. MURRAY
23496
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.

JARED M. MURRAY, P.E. _____ DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
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FILE: H:\2019\19049C0335\19049C-PWP WATER AND SANITARY - AS-BUILDING
 DATE PLOTTED: 11/7/2019 4:02 PM
 COMMENT:
 PLOTTED BY: JARED MURRAY TECH. ENG.

REVISIONS
 DATE
 FINAL SUBMITTAL 09/22/19
 FIRST SUBMITTAL 08/15/19
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
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 ENGINEER: JMM EI:
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
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