PLANNING & ZONING

Lower Level Council Chambers
Monday, June 10, 2024
6:30 PM

AGENDA

ROLL CALL

AGENDA ITEMS

1. Approve Minutes of the May 13, 2024 Planning & Zoning Meeting.

2. Approve Plat of Survey of Parcel 2024-38 in Part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa. Parcel 2024-39 in Lot 12 in Block 1 of Sunset Heights No. 1 in the City of Dyersville, Delaware County, Iowa. Except Parcel G; and Part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville, Delaware County, Iowa. Plat submitted by Mark & Georgia Brown.

3. Approve Final Plat of Reittinger Farm Subdivision Plat 3, Dubuque County, Iowa. Lot 1 and Lot 2 of Reittinger Farm Subdivision Plat 2, Dubuque County, Iowa. Plat submitted by Daniel & Lori Reittinger.

4. Approve Final Plat of K & K Addition Plat 2, City of Dyersville, Iowa. Lot 2 of Westridge Estates 9th Addition, City of Dyersville, Delaware County, Iowa. Plat submitted by Jeanine Koch / K & K Building & Supply.

5. Approve Final Plat of K & K Addition Plat 3, City of Dyersville, Delaware County, Iowa. Lot 4 of Westridge Estates 9th Addition, City of Dyersville, Delaware County, Iowa. Plat submitted by Jeanine Koch / K & K Building & Supply.

6. Approve Final Plat Lake View Estates in the City of Dyersville, Delaware County, Iowa. Plat submitted by Bill Hermsen / Hermsen Construction.

ADJOURNMENT

City of Dyersville

PLANNING & ZONING

Lower Level Council Chambers
Monday, May 13, 2024
6:30 PM

MINUTES

ROLL CALL

PRESENT: Ryan Cahill, Chairperson Roger Gibbs, Vice-Chairperson Tim Nefzger, Joe Petsche, Bec Willenborg (arrived at 6:48 pm)
ABSENT: Matt Tauke

AGENDA ITEMS

1. Approve Minutes of the April 8, 2024, Meeting.

   There were no comments or questions.

   Motion to approve the Minutes of the April 8, 2024, Meeting made by Tim Nefzger, Seconded by Joe Petsche.
   Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche.
   Motion Carried.

2. Approve Final Plat of Bockenstedt Estates Plat 4, Dubuque County, Iowa. Lot 1 and Lot 2 of Bockenstedt Estates Plat 3, Dubuque County, Iowa.

   Dave Schneider with Schneider Land Surveying was present and stated this final plat is going to city because it is within the 2-mile jurisdiction. Schneider said he worked with Reckers to do lot line adjustments to divide the property for the father and son. Craig Recker has the cattle facility and needed that separated out.

   City Administrator Mick Michel stated he had no issues with the final plat.

   There were no further comments or questions.

   Motion to Approve Final Plat of Bockenstedt Estates Plat 4, Dubuque County, Iowa. Lot 1 and Lot 2 of Bockenstedt Estates Plat 3, Dubuque County, Iowa, made by Ryan Cahill, Seconded by Tim Nefzger.
   Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche.
   Voting Nay:
   Motion Carried.

3. Approve Plat of Survey This is Iowa Ballpark, City of Dyersville, Dubuque County, Iowa. Lot 2 of Hewitt Creek Subdivision and the Northeast Quarter of the Northeast Quarter of Section 27, Township 89 North, Range 2 West of the 5th P.M., all in the City of Dyersville, Dubuque County, Iowa.

   City Administrator Mick Michel spoke regarding the plat of survey. Michel stated the plat of survey is carving out 19.761 acres from Lot 1. Lot 2 is where the major league ballpark will be constructed. Both parties have agreed to the land separation. There are 2 access and utility easements into the ballpark field. The plat is laid out to the design specifics in the agreement. Michel stated the plat of survey just needs an affirmative motion.

Commission Member Nefzger had questions regarding the access easement to the south. Michel stated that easement leads to the entrance that is on the old Ameskamp property. Michel also stated the access and utility easements are 66' if they would ever need be made into streets.

Dennis Schmidt, 29426 Dyersville East Road, asked if the easements were just for utility work and if there were any zoning changes. Michel advised the easements were private entrances for the ballpark and there would be no zoning changes.

There were no further comments or questions.

Motion to Approve Plat of Survey This is Iowa Ballpark, City of Dyersville, Dubuque County, Iowa. Lot 2 of Hewitt Creek Subdivision and the Northeast Quarter of the Northeast Quarter of Section 27, Township 89 North, Range 2 West of the 5th P.M., all in the City of Dyersville, Dubuque County, Iowa, made by Tim Nefzger, Seconded by Ryan Cahill.
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche.
Motion Carried.

4. Approve Preliminary Plat Lake View Estates. As Comprised of Parcel 2016-02, a Part of the SW 1/4, of Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa.

Recording Secretary, Lori Panton, told the committee that a revised Preliminary Plat, Final Plat and a letter from Drake Law Firm had been submitted and were set out before them.

Tom Larson with Buesing and Associates was present and represented Bill Hermsen who could not attend the meeting. Larson stated Hermsen wants to do a subdivision next to Tegeler Pond. The plat includes 2 streets, water, and sewer infrastructure. The water will create a loop into the existing main.

Chairman Gibbs asked if anyone was present to speak regarding the Drake Law Firm letter with concerns from K & K Building. City Administrator Mick Michel said he read the letter and the concern addressed in the letter is regarding diverting the storm water and the drainage ditch. Larson stated the natural drainage in that area is not to the ditch but into the pond. The commission had questions regarding the diversion and where he was talking about. Larson approached the commission along with Michel. Larson provided details from the preliminary plat as to where water on certain areas of the plat were running too. Larson said there are two areas for the water to run; one is to the ditch and the other is the pond. Michel advised the developer will need to do pre and post testing regarding the water run-off. The reports will need to be provided to and evaluated by the city. If there are foreseen issues regarding water run-off, the developer may need to make changes or add features to prevent extra run-off. The aim is to have neutral run-off with the subdivision.

Chairman Gibbs asked if infrastructure and storm water concerns fell under the commission's duties. Michel stated that would fall under the city responsibility, but the commission needs to make sure the development and its components fall within the guidelines of the comp plan. Michel stated there is also the development agreement that needs to be followed. Gibbs said maybe before moving forward these issues should be resolved.

(At this time Bec Willenborg joined the meeting – 6:48 pm.)

Dave Buchheit, representing FarmTek/C&G Partnership, asked if the development would affect the underground tile lines that run in the FarmTek/C&G property. Larson said Hermsen knew

about the tile and was going to speak with Buchheit regarding this. Larson thought Hermsen was going to connect onto the 10" tile and run it between Lots 8 & 9. Buchheit said Hermsen had not talked to him about it. Michel stated the city does not get involved with tile lines.

Jeanine Koch, with K & K Building, stated her attorney (who could not attend) would like a copy of the Comp Plan that pertained to this area. Michel asked Koch to have her attorney reach out to him and he would get that to him. He also thought it was on our website. Koch stated she was not opposed to the subdivision; she is just concerned about the water and drainage.

Michel stated he is agreement with Chairman Gibbs about working through the issues before approving the Final Plat. Michel is OK with approving the preliminary plat because it satisfies the requirements set out in the city code. Michel said the lots and streets meet code standards. The street layout works with a previous concept that K & K Building supplied in the past. The city is aware of the open drainage ditch and is aware of the conveyance issues along 332nd Street. Michel said he did work with the developer to limit driveway access onto 332nd Street. Michel stated the water tie in will improve our existing system and the sewer conveyance is better than a lift station. Michel said he reviewed the possible K & K Building and FarmTek developments and this subdivision fits with those. Michel said he recommends approving the preliminary plat but tabling the final plat.

There were no further comments or questions.

Motion to Approve Preliminary Plat Lake View Estates. As Comprised of Parcel 2016-02, a Part of the SW 1/4, of Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa, made by Ryan Cahill, Seconded by Bec Willenborg.
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Bec Willenborg.
Motion Carried.

5. Approve Final Plat Lake View Estates in the City of Dyersville, Delaware County, Iowa.
There were no further comments or questions.

City Administrator Mick Michel requested the item be tabled until concerns regarding storm water can be addressed.

There were no further comments or questions.

Motion to Table Final Plat Lake View Estates in the City of Dyersville, Delaware County, Iowa, made by Joe Petsche, Seconded by Tim Nefzger.
Voting Yea: Ryan Cahill, Roger Gibbs, Tim Nefzger, Joe Petsche, Bec Willenborg.
Motion Carried.

ADJOURNMENT

Meeting adjourned at 7:00 pm on motion made by Ryan Cahill, Seconded by Tim Nefzger.

Lori A. Panton

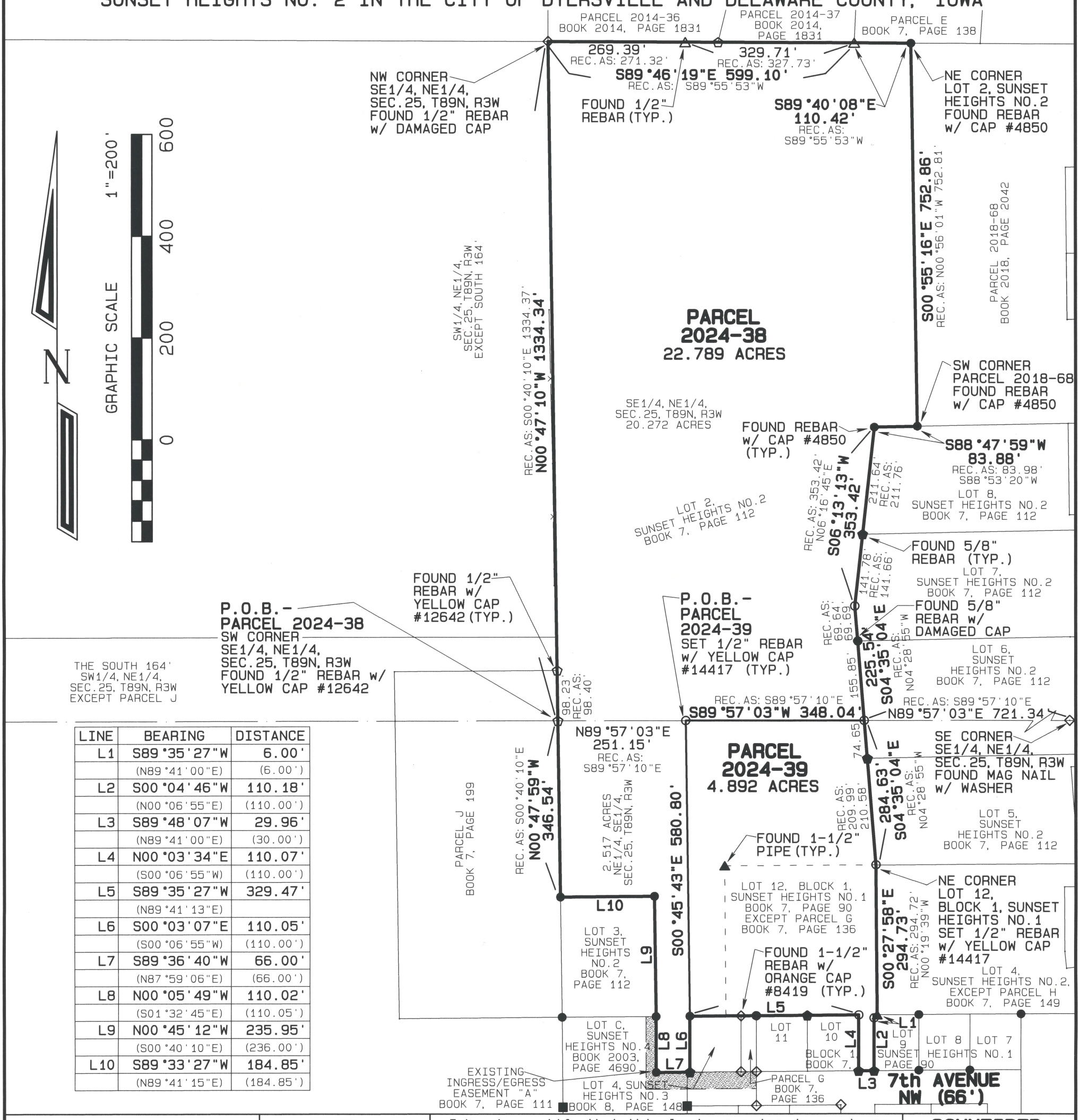
Lori A. Panton, Recording Secretary

RECORDER'S INDEX

LOCATION:	LOT 12 IN BLOCK 1 OF SUNSET HEIGHTS NO. 1 IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA; EXCEPT PARCEL G; AND LOT 2 IN SUNSET HEIGHTS NO. 2 IN THE CITY OF DYERSVILLE AND DELAWARE COUNTY, IOWA
REQUESTOR:	MARK J. BROWN AND GEORGIA J. BROWN
PROPRIETOR:	MARK J. BROWN AND GEORGIA J. BROWN
SURVEYOR:	DAVID P. SCHNEIDER
SURVEYOR COMPANY:	SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO:	DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA Ph#563-744-3631 daves@yousq.net

PLAT OF SURVEY

PARCEL 2024-38 IN PART OF LOT 2 IN SUNSET HEIGHTS NO. 2 IN THE CITY OF DYERSVILLE AND DELAWARE COUNTY, IOWA
PARCEL 2024-39 IN LOT 12 IN BLOCK 1 OF SUNSET HEIGHTS NO. 1 IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA, EXCEPT PARCEL G; AND PART OF LOT 2 IN SUNSET HEIGHTS NO. 2 IN THE CITY OF DYERSVILLE AND DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE
L1	S89°35'27"W	6.00'
	(N89°41'00"E)	(6.00')
L2	S00°04'46"W	110.18'
	(N00°06'55"E)	(110.00')
L3	S89°48'07"W	29.96'
	(N89°41'00"E)	(30.00')
L4	N00°03'34"E	110.07'
	(S00°06'55"W)	(110.00')
L5	S89°35'27"W	329.47'
	(N89°41'13"E)	
L6	S00°03'07"E	110.05'
	(S00°06'55"W)	(110.00')
L7	S89°36'40"W	66.00'
	(N87°59'06"E)	(66.00')
L8	N00°05'49"W	110.02'
	(S01°32'45"E)	(110.05')
L9	N00°45'12"W	235.95'
	(S00°40'10"E)	(236.00')
L10	S89°33'27"W	184.85'
	(N89°41'15"E)	(184.85')

TOTAL AREA
27.681 ACRES

SURVEY DESCRIPTION:
SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
P14417
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 5/22/2024
My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2864
Survey Date: 5/7/2024
Sheet: 1 of 3

Survey Description- Parcel 2024-38:

Part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa, more particularly described as follows: Beginning at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 25, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa; thence N00°47'10"W, 1334.34 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 25 and the northwest corner of Lot 2 in said Sunset Heights No. 2; thence S89°46'19"E, 599.10 feet along the north line of said Lot 2; thence S89°40'08"E, 110.42 feet to the northeast corner of said Lot 2; thence S00°55'16"E, 752.86 feet along the east line of said Lot 2 to the north line of Lot 8 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa; thence S88°47'59"W, 83.88 feet to the northwest corner of said Lot 8; thence S06°13'13"W, 353.42 feet along the east line of Lot 2 and the west line of Lots 8 and 7 in said Sunset Heights No. 2; thence S04°35'04"E, 225.54 feet along the east line of Lot 2 and the west line of Lots 7 and 6 in said Sunset Heights No. 2 to the south line of the Southeast Quarter of the Northeast Quarter of said Section 25; thence S89°57'03"W, 348.04 feet along said south line; thence S00°45'43"E, 580.80 feet to the northwest corner of Lot 4 in said Sunset Heights No. 3 in the City of Dyersville, Delaware County, Iowa,; thence S00°03'07"E, 110.05 feet to the southwest corner of said Lot 4; thence S89°36'40"W, 66.00 feet to the southwesterly corner of said Lot 2; thence N00°05'49"W, 110.02 feet to the southeast corner of Lot 3 in said Sunset Heights No. 2; thence N00°45'12"W, 235.95 feet to the northeast corner of said Lot 3; thence S89°33'27"W, 184.85 feet to the northwest corner of said Lot 3; thence N00°47'59"W, 346.54 feet along the west line of said Lot 2 to the point of beginning, containing 22.789 acres.

Survey Description- Parcel 2024-39:

Lot 12 in Block 1 of Sunset Heights No. 1 in the City of Dyersville, Delaware County, Iowa, except Parcel G as illustrated on a Plat of Survey filed May 19, 1995 in Book 7, Page 136 in the office of the Recorder of Delaware County, Iowa; and part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa, more particularly described as follows: Commencing at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 25, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa; thence N89°57'03"E, 251.15 feet along the south line of the Southeast Quarter of the Northeast Quarter of said Section 25 to the point of beginning; thence continuing N89°57'03"E, 348.04 feet to the west line of Lot 6 in Sunset Heights No. 2; thence S04°35'04"E, 284.63 feet to the northeast corner of Lot 12 in Block 1 of said Sunset Heights No. 1; thence S00°27'58"E, 294.73 feet to the southwest corner of Lot 4 in said Sunset Heights No. 2; thence S89°35'27"W, 6.00 feet to the northwest corner of Lot 9 in Block 1 of said Sunset Heights No. 1; thence S00°04'46"W, 110.18 feet to the southwest corner of Lot 9 in Block 1 of said Sunset Heights No. 1; thence S89°48'07"W, 29.96 feet to the southeast corner of Lot 10 in Block 1 of said Sunset Heights No. 1; thence N00°03'34"E, 110.07 feet to the northeast corner of Lot 10 in Block 1 of said Sunset Heights No. 1; thence S89°35'27"W, 329.47 feet to the northwest corner of Lot 4 in said Sunset Heights No. 3 in the City of Dyersville, Delaware County, Iowa; thence N00°45'43"W, 580.80 feet to the point of beginning, containing 4.892 acres.

I hereby certify that this land survey document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

5/22/2024

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: Surveyor's Certificate Only

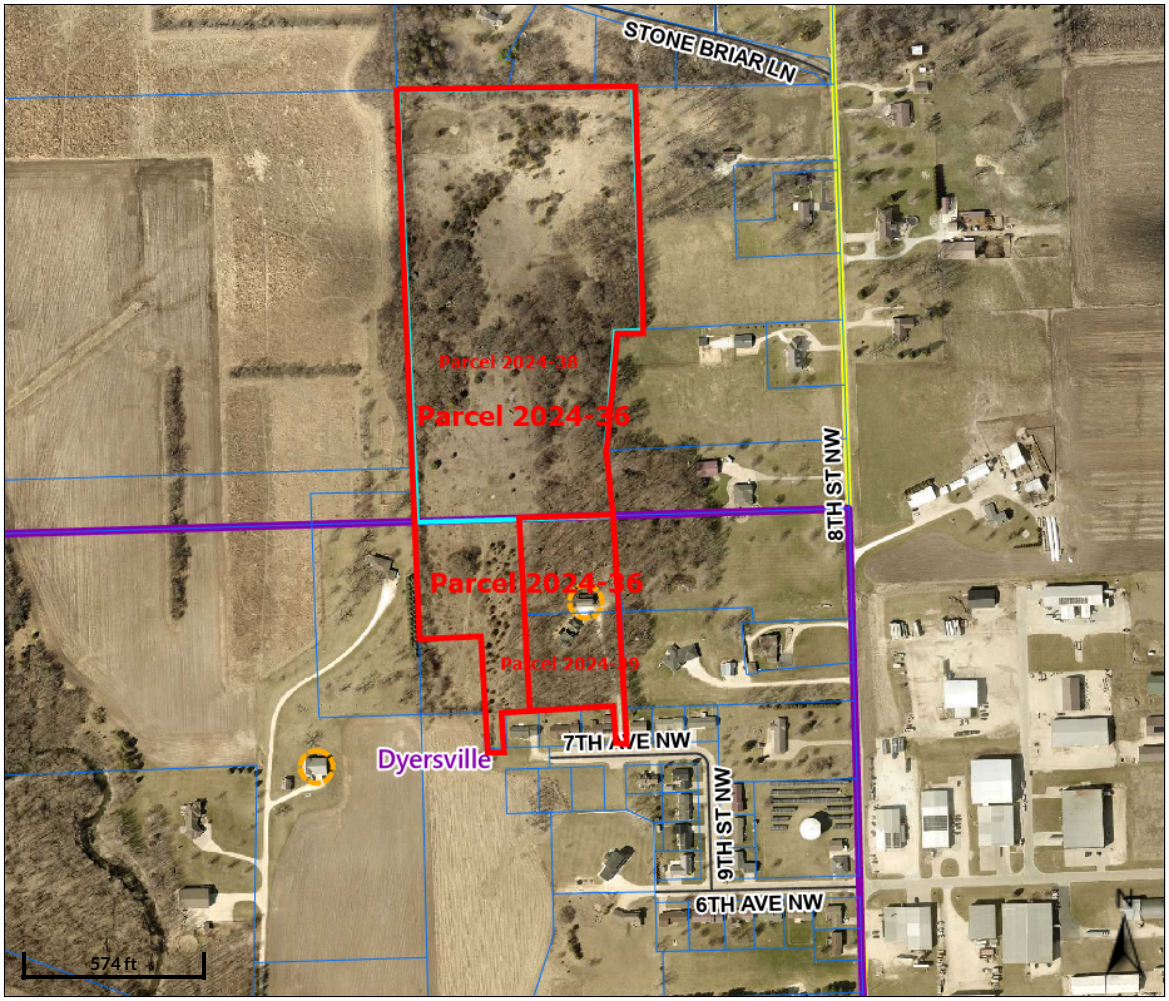
LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER 14417
IOWA

Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046
Phone: 563-744-3631
Email: daves@yousq.net

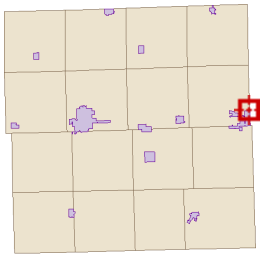
Job No. 2864

Date: 5/7/2024

Beacon™ Delaware County, IA



Overview



Legend

Corporate Limits
- Corporate Limits
- Unincorporated Area

Political Townships

Parcels
- BLL
- Parcel

Roads

Parcel ID	180250001500	**Alternate ID**	n/a	**Owner Address**	Brown, Mark J & Georgia J
Sec/Twp/Rng	25-89-3	**Class**	A		1004 7th Ave NW
Property Address	7TH AVE NW DYERSVILLE	**Acreage**	20.18		Dyersville, IA 52040-
District	BREMEN WESTERN DUBUQUE				
Brief Tax Description	PT LOT 2 SUNSET HTS. NO. 2 (Note: Not to be used on legal documents)				

Disclaimer: *All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526*

Date created: 5/29/2024
Last Data Uploaded: 5/29/2024 4:46:45 AM

Developed by Schneider GEOSPATIAL

DUBUQUE COUNTY – IOWA
APPLICATION FOR PLATTING

1225 SEIPPEL ROAD,
DUBUQUE, IA 52002

(Attach a Sketch Plat with application, showing existing structures, accesses and new lot lines)
Owner Name: Daniel + Lori Reitinger Phone: 563-590-4129

Legal Description:
Lot 1 and Lot 2 of Reitinger Farm Subdivision Plat 2, Dubuque County, Iowa

Parcel #(s): 0726300008 # Acres 2.96
0726300007 # Acres 66.8 acres
Acres

Zoning District: Total Acres:

Current Use of Property:

Existing Buildings & Structures:
House, garage + shed/cattle building

Reason for Survey & Proposed Use of Each Lot:
To sell approximately 100 acres of cultivated land + pasture to family.
Lot 2- to Retain ownership of house + shed/cattle shed
Lot 1- Cultivated land + pasture

Note the Access for Each Lot:
Lot 2 = access to Black Hills Road
Lot 1 = has easement across lot 2 to Black Hills Road

For Office Use Only

Is Ag Exemption Form Required? No_____ Yes_____
Is property within 2 miles of a City? No_____ Yes_____
Name of City

Is there access to each lot?_____

Acquisition Plat_____ Simple Plat_____Subdivision: Major_____Minor____

List current addresses:

RECORDER'S INDEX

LOCATION: LOT 1 AND LOT 2 OF REITTINGER FARM SUBDIVISION PLAT 2, DUBUQUE COUNTY, IOWA

REQUESTOR: DANIEL P. REITTINGER
PROPRIETOR: DANIEL P. REITTINGER & LORI JO REITTINGER

SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA 52046 Ph#563-744-3631 daves@yousq.net

FINAL PLAT
REITTINGER FARM SUBDIVISION PLAT 3, DUBUQUE COUNTY, IOWA

LOT 1 AND LOT 2 OF REITTINGER FARM SUBDIVISION PLAT 2, DUBUQUE COUNTY, IOWA

TOTAL AREA
70.58 ACRES TOTAL
-0.78 ACRES ROAD
69.80 ACRES NET

SURVEY DESCRIPTION- REITTINGER FARM SUBDIVISION PLAT 3, DUBUQUE COUNTY, IOWA:
LOT 1 AND LOT 2 OF REITTINGER FARM SUBDIVISION PLAT 2, DUBUQUE COUNTY, IOWA

LOT 1
64.83 ACRES TOTAL
-0.74 ACRES ROAD
64.09 ACRES NET

LOT 2
5.75 ACRES TOTAL
0.04 ACRES ROAD
5.71 ACRES NET

N00°01'10"E 1328.37'

NW CORNER SW1/4, SW1/4 SEC.26, T89N, R2W FOUND 1/2" REBAR w/ YELLOW CAP #14417

SW CORNER SEC.26, T89N, R2W FOUND STANDARD CONC. MONUMENT

N

GRAPHIC SCALE
0 200 400 600
1"=200'

NORTH LINE OF THE S1/2 OF THE SW1/4 OF SEC.26, T89N, R2W

S89°28'54"E 1813.32'

SOUTH LINE OF THE SW1/4 OF SEC.26, T89N, R2W

N89°23'56"W 2666.92'

SW1/4, SW1/4 SEC.26, T89N, R2W 40.73 ACRES

LOT 1, FARM SUBDIVISION PLAT 2, DUBUQUE COUNTY, IOWA

REITTINGER SUBDIVISION PLAT 2, DUBUQUE COUNTY, IOWA

FOUND 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

FOUND 1/2" REBAR w/ YELLOW CAP #12642 (TYP.)

SET 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)

N00°36'07"E 363.05'

EXISTING FENCE

S01°51'34"W 550.15'

139.62'

N89°29'04"W 859.41'

PART OF LOT 1 NE1/4, SW1/4 SEC.26, T89N, R2W

NORTH LINE OF THE SE1/4, SW1/4 SEC.26, T89N, R2W

LOT 1, SW1/4, SW1/4 SEC.26, T89N, R2W

SE1/4, SW1/4, SEC.26, T89N, R2W, EXCEPT LOT 1 24.10 ACRES TOTAL -0.74 ACRES ROAD 23.37 ACRES NET

489.66'

S89°29'04"E 874.66'

339.56'

330.00'

S89°23'56"E 646.79'

316.79'

HOUSE

GARAGE

LOT 2, FARM SUBDIVISION PLAT 2, REITTINGER SUBDIVISION DUBUQUE COUNTY, IOWA

S44°24'00"E 141.42'

S00°36'07"W 213.05'

36.94'

S89°23'56"E 114.29'

201.46'

S01°42'07"E

ACCESS AND UTILITY EASEMENT 30' WIDE

330.00'

861.37'

EXISTING 30' WIDE ACCESS AND UTILITY EASEMENT

N01°42'07"W 50.04'

35.91'

732.23'

R.O.W LINE

S00°10'36"W 530.86'

45.44'

S00°16'16"W 550.01'

S00°16'16"W 782.23'

BLACK HILLS ROAD (66')

30.15'

50.00'

S1/4 CORNER SEC.26, T89N, R2W, FOUND 1/2" REBAR w/ YELLOW CAP #12642

EAST LINE OF THE SE1/4, SW1/4 SEC.26, T89N, R2W

LOT 2, BLACK HILLS FARM SUBDIVISION

LOT 3, BLACK HILLS FARM SUBDIVISION

LOT 2, BLACK HILLS FARM SUBD. PLAT 2

LOT 1, BLACK HILLS FARM SUBDIVISION PLAT 2

NE CORNER SE1/4, SW1/4 SEC.26, T89N, R2W FOUND 1/2" REBAR w/ YELLOW CAP #12642

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
P14417
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

5/22/2024

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2377FP
Survey Date: 4/30/2024
Sheet: 1 of 6

ArcGIS Web Map

5/29/2024, 3:51:11 PM

Tax Parcels

1:4,000

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

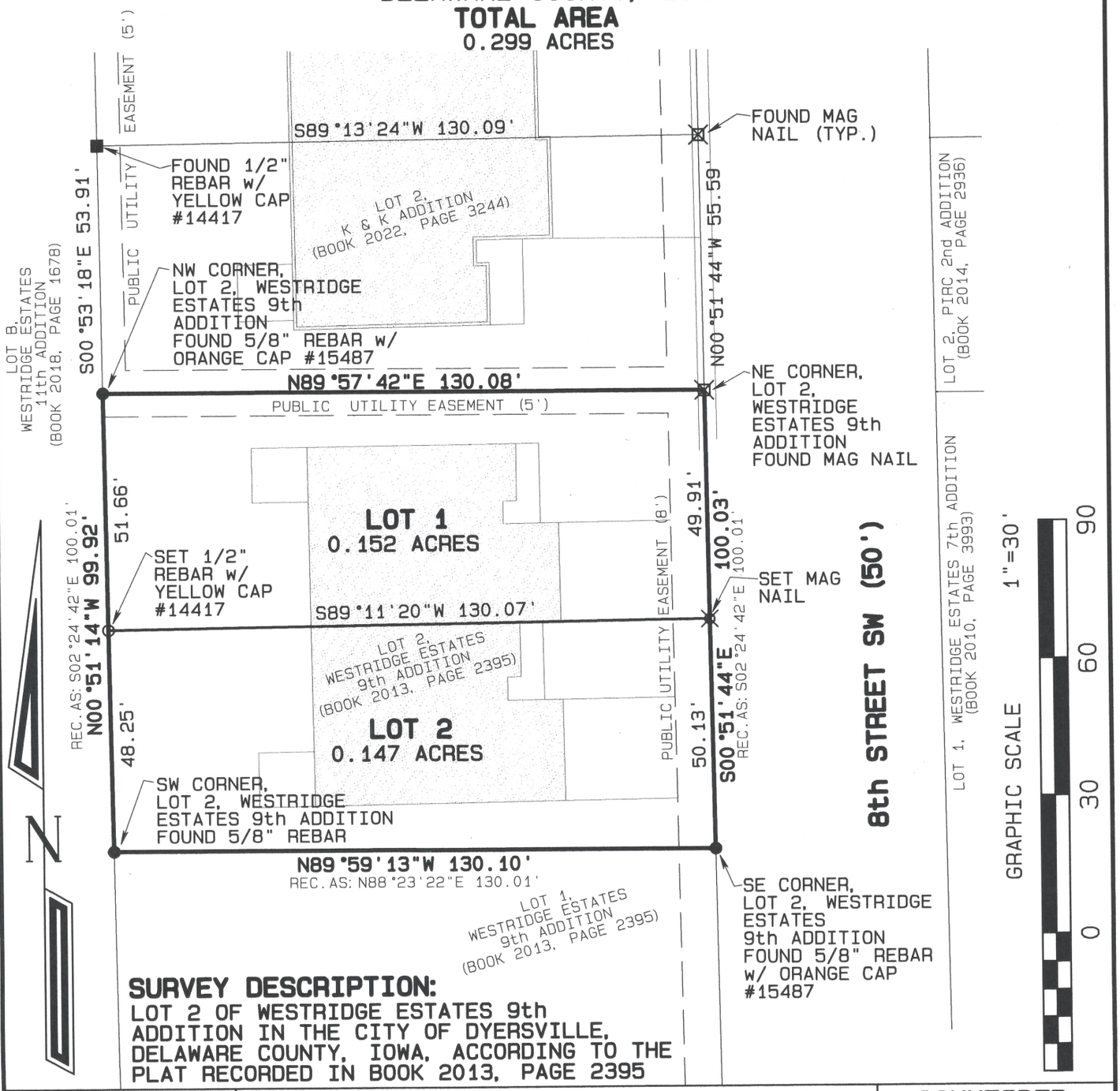
Esri., Inc., Dubuque County, Iowa

RECORDER'S INDEX

LOCATION: LOT 2 OF WESTRIDGE ESTATES 9th ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
REQUESTOR: JEANINE KOCH
PROPRIETORS: K & K BUILDING & SUPPLY, INC.
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O.BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FINAL PLAT
K & K ADDITION PLAT 2,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
LOT 2 OF WESTRIDGE ESTATES 9th ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

TOTAL AREA
0.299 ACRES



SURVEY DESCRIPTION:
LOT 2 OF WESTRIDGE ESTATES 9th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2013, PAGE 2395

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
P14417
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. P14417 Date: 5/22/2024
My license renewal date is December 31, 2025.

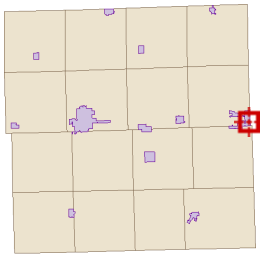
Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2734A
Survey Date: 5/7/2024
Sheet: 1 of 4

Beacon™ Delaware County, IA

Overview



Legend

Corporate Limits
- Corporate Limits
- Unincorporated Area

Political Townships

Parcels
- BLL
- Parcel

Roads

Parcel ID	180250001500	**Alternate ID**	n/a	**Owner Address**	Brown, Mark J & Georgia J
Sec/Twp/Rng	25-89-3	**Class**	A		1004 7th Ave NW
Property Address	7TH AVE NW DYERSVILLE	**Acreage**	20.18		Dyersville, IA 52040-
District	BREMEN WESTERN DUBUQUE				
Brief Tax Description	PT LOT 2 SUNSET HTS. NO. 2 (Note: Not to be used on legal documents)				

Disclaimer: *All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526*

Date created: 5/29/2024
Last Data Uploaded: 5/29/2024 4:46:45 AM

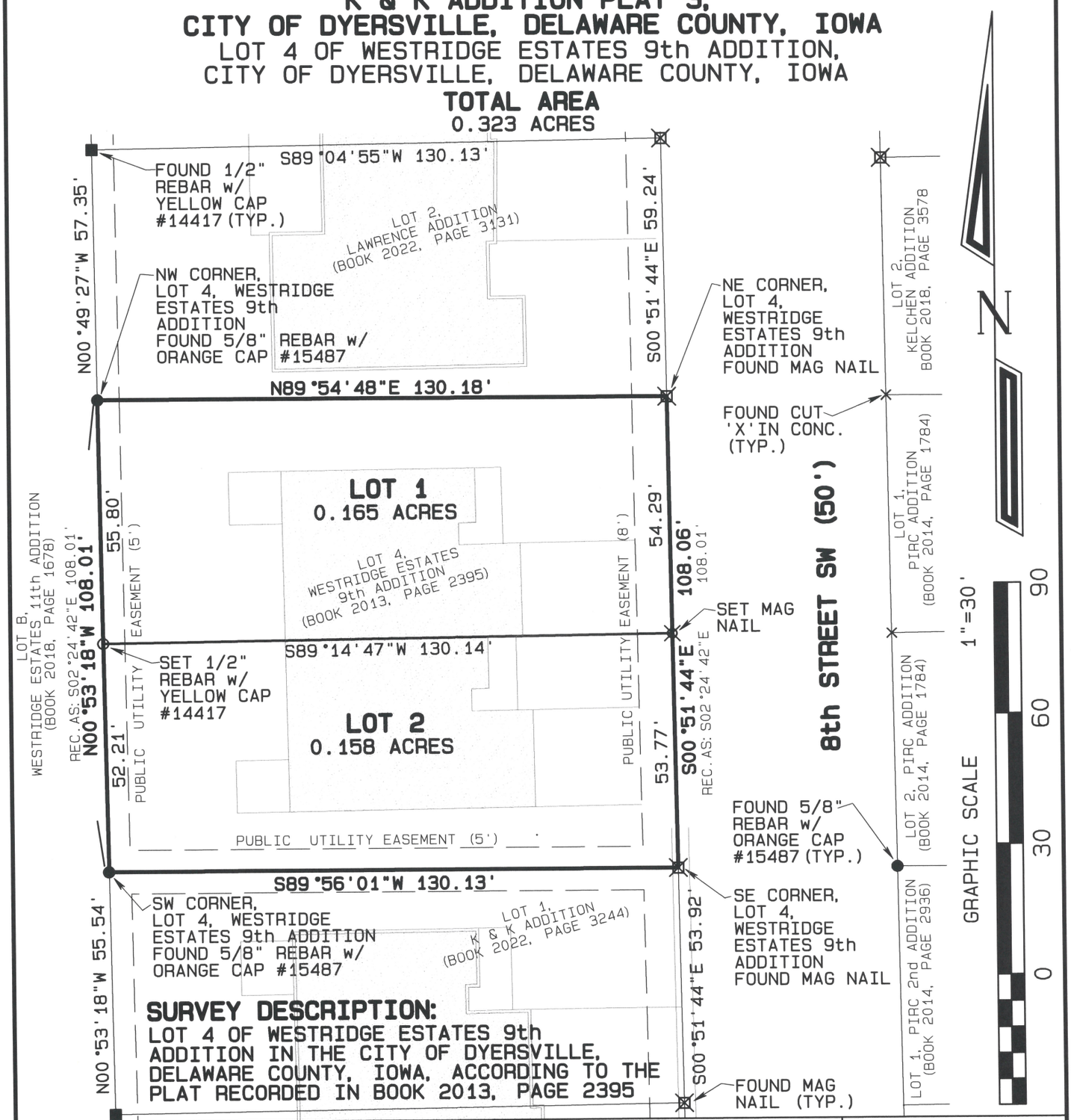
Developed by Schneider GEOSPATIAL

RECORDER'S INDEX

LOCATION: LOT 4 OF WESTRIDGE ESTATES 9th ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
REQUESTOR: JEANINE KOCH
PROPRIETORS: K & K BUILDING & SUPPLY, INC.
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O.BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FINAL PLAT
K & K ADDITION PLAT 3,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
LOT 4 OF WESTRIDGE ESTATES 9th ADDITION,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

TOTAL AREA
0.323 ACRES



SURVEY DESCRIPTION:
LOT 4 OF WESTRIDGE ESTATES 9th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2013, PAGE 2395

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
P14417
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

5/22/2024

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.

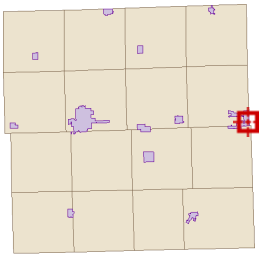
Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2734A
Survey Date: 5/7/2024
Sheet: 1 of 4

Beacon™ Delaware County, IA

Overview



Legend

Corporate Limits
- Corporate Limits
- Unincorporated Area

Political Townships

Parcels
- BLL
- Parcel

Roads

Parcel ID	180250001500	**Alternate ID**	n/a	**Owner Address**	Brown, Mark J & Georgia J
Sec/Twp/Rng	25-89-3	**Class**	A		1004 7th Ave NW
Property Address	7TH AVE NW DYERSVILLE	**Acreage**	20.18		Dyersville, IA 52040-
District	BREMEN WESTERN DUBUQUE				
Brief Tax Description	PT LOT 2 SUNSET HTS. NO. 2 (Note: Not to be used on legal documents)				

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Date created: 5/29/2024
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Developed by Schneider GEOSPATIAL

INDEX LEGEND

Location: Parcel 2016-02 (Book 2016, Page 450) SW1/4 NE1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa
Requestor: William J. Hermsen
Proprietor: Lake View Estates, LLC
2104 332nd Ave., Dyersville, IA 52040
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

SURVEYED PERIMETER

TOTAL AREA = 32.441ac

LEGEND

●	1/2" REROD (FOUND) (CAPPED AS NOTED)
12642	YELLOW CAP STAMPED "12642"
14417	YELLOW CAP STAMPED "14417"
■	5/8" REROD (FOUND) (CAPPED AS NOTED)
15487	ORANGE CAP STAMPED "15487"
12631	RED CAP STAMPED "12631"
———	PROPERTY LINE
———	SURVEYED PROPERTY LINE
— - — - —	CENTERLINE
— — — — —	RIGHT OF WAY (ROW)
- - - - -	EASEMENT LINE
( )	RECORD DIMENSION
○	5/8" REROD (PLACED) ORANGE CAP STAMPED "15487"
ROW	RIGHT OF WAY
TYP	TYPICAL
XTG	EXISTING
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
STDE	STORM DRAINAGE EASEMENT

SCALE 1" = 150'
0' 75' 150' 225' 300'

Final Plat of:
LAKE VIEW ESTATES
in the City of Dyersville, Iowa.

LOT 4 TEGELER LAKE ADD. (PAGE 2002, PAGE 609)
LOT 4 TEGELER LAKE ADD. #2 (BOOK 2016, PAGE 82)
LOT 5 TEGELER LAKE ADD. #2 (BOOK 2016, PAGE 82)

FOUND 5/8" REROD RED CAP "12631" AT NW CORNER SW1/4 NE1/4 SEC.36, T89N, R3W

N88°32'51"E 1053.06' (1053.24')
676.46'
720.48'
POINT NOT SET LANDS IN POND
S 2°25'34"E 944.11'
S 2°25'34"E 1334.14' (1334.27')
PARCEL 2016-01 (BOOK 2016, PAGE 449)

LOT 22
205,360sf [4.714ac]

LOT B
672,287sf [15.434ac]

PARCEL 1 332ND AVENUE ROAD PROJECT (BOOK 2020, PAGE 138)
PARCEL 2 332ND AVENUE ROAD PROJECT (BOOK 2020, PAGE 138)
N 1°59'55"W 827.30'
N 1°59'55"W 1337.30' (1337.38')
1174.17' (1174.25')
172.65' (172.08')
265.00' (265.00')
27.20' (27.00')
27.04' (27.00')
737.40' (737.30')
332ND AVE. (ROW VARIES)

POINTS NOT SET LAND IN POND
S88°22'13"W 143.28'
S77°47'17"E 172.25'
S50°06'16"E 172.25'
S26°03'14"W 160.00'
S57°44'15"W 160.00'
S21°20'11"E 185.45'

LOT 1 22,843sf
LOT 2 20,442sf
LOT 3 20,442sf
LOT 4 20,763sf
LOT 5 22,450sf
LOT 6 23,874sf
LOT 7 26,980sf
LOT 8 26,980sf
LOT 9 27,393sf
LOT 10 18,000sf
LOT 11 18,000sf
LOT 12 18,000sf
LOT 13 18,000sf
LOT 14 18,000sf
LOT 15 18,000sf
LOT 16 18,000sf
LOT 17 17,928sf
LOT 18 21,822sf
LOT 19 21,700sf
LOT 20 19,171sf
LOT 21 19,717sf
LOT D 28,449sf

LAKE SHORE DR.
S88°22'13"W 142.25'
S88°22'13"W 141.93'
S88°22'13"W 130.97'
S88°22'13"W 145.97'
S88°22'13"W 145.00'
S88°22'13"W 160.00'
S88°22'13"W 161.01'
S88°22'13"W 163.30'
S88°22'13"W 426.86'
S88°22'13"W 1061.50'
S88°22'13"W 1061.87'
S88°22'13"W 1062.99' (1062.91')
6TH AVE SW
LOT C 53,084sf
50' ROW
30' ROW

N71°06'17"E 134.77'
N43°22'13"E 14.14'
S46°37'47"E 14.14'

XTG POND EDGE

FOUND 5/8" REROD RED CAP "12631" AT CENTER SEC.36, T89N, R3W

LOT 2 SOUTHWEST COMMERCIAL PARK 2ND ADD. (BOOK 2009, PAGE 3594)

PARCEL T (BOOK 2010, PAGE 387)

LOT B WESTRIDGE ESTATES 11TH ADD. (BOOK 2018, PAGE 1678)

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. ALL MONUMENTS ARE PLACED OR SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED.

TERRY L. KOELKER (DATE)
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : SHEETS 1 THRU 4

LAND SURVEYOR LICENSED TERRY L. KOELKER 15487 IOWA

DATE	REVISIONS	DRAWN BY:
3/22/24	4/17/24 ST.NAMES & LOT 10	TPL
SCALE:	5/7/24 ADDED PUE S&W	CHECKED BY
SEE BAR SCALE		TLK

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

SHEET TITLE
FINAL PLAT
LAKE VIEW ESTATES
DYERSVILLE, IOWA

PROJECT NO. 23225

PREPARED FOR:
BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET 1 OF 4

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

LOT 4
TEGELER LAKE ADD.
(PAGE 2002, PAGE 609)

LOT 4
TEGELER LAKE ADD. #2
(BOOK 2016, PAGE 82)

LOT 5
TEGELER LAKE ADD. #2
(BOOK 2016, PAGE 82)

12642 12631 14417 14417 14417 12642

79.37' (79.44') 40.44' (40.56') 182.56' (182.44') 332.58' (150.01') 128.56' (128.93') 21.45' 65.48' (65.19') 44.03' 676.46' 720.48' 25.29' (25.29') 49.87' (49.95')

FOUND 5/8" REROD
RED CAP "12631"
AT NW CORNER
SW1/4 NE1/4
SEC.36, T89N, R3W

N88°32'51"E 1053.06' (1053.24')

POINT NOT SET
LANDS IN POND

XTG POND EDGE

172.65' (172.08')

12642 12642 12642

27.20' (27.00')

263.05' (263.00')

27.04' (27.00')

12642 12642

N 1°59'55"W 627.30'

SCALE 1" = 100'

0' 50' 100' 150' 200'

LOT 22
205,360sf [4.714ac]

LOT B
672,287sf [15.434ac]

S 2°25'34"E 944.11'

S 2°25'34"E 1334.14' (1334.27')

PARCEL 2016-01
(BOOK 2016, PAGE 449)

PARCEL 1
332ND AVENUE ROAD PROJECT
(BOOK 2020, PAGE 138)

PARCEL 2
332ND AVENUE ROAD PROJECT
(BOOK 2020, PAGE 138)

1174.7' (1174.25')

N 1°59'55"W 1337.30' (1337.38')

737.40' (737.30')

(ROW VARIES)
332ND AVE.

XTG POND EDGE

POINTS NOT SET
LAND IN POND

S88°22'13"W 143.28'

S77°47'17"E 172.25'

S 1°37'47"E 160.00'

N 1°59'55"W 160.00'

S26°03'14"W 160.06'

S50°06'16"E 172.25'

LOT 1
22,843sf

LOT 2
20,442sf

LOT 3
20,442sf

S88°22'13"W 142.25'

C1A

LAKE SHORE DR.

50.00'

S88°22'13"W 141.93'

131.93'

10.00'

C1B

C1

C1C

C2

20' PUE & SSL

10' PUE & WE

S53°44'15"W 160.00'

S21°20'11"E 185.45'

LOT 4
20,763sf

LOT 21

14417

N 1°59'55"W

S 1°37'47"E

N88°32'51"E 436.86'

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

DATE	REVISIONS	DRAWN BY:
2/6/24	4/17/24 ST.NAMES & LOT 10	TPL
SCALE:	5/7/24 ADDED PUE S&W	CHECKED BY:
SEE BAR SCALE		TLK

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225

PREPARED FOR:
BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
FINAL PLAT
LAKE VIEW ESTATES
DYERSVILLE, IOWA

SHEET 2 OF

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

LOT 22
205,360sf [4.714ac]

LOT B
672,287sf [15.434ac]

PARCEL 1
332ND AVENUE ROAD PROJECT
(BOOK 2020, PAGE 138)

PARCEL 2
332ND AVENUE ROAD PROJECT
(BOOK 2020, PAGE 138)

27.04' (27.00')
12642
12642

N 1°59'55"W 1337.30' (1337.38')
1174.17' (1174.25')
737.40' (737.30')

332ND AVE.
(ROW VARIES)

S 2°25'34"E 944.11'
PARCEL 2016-01
(BOOK 2016, PAGE 449)
S 2°25'34"E 1334.14' (1334.27')

XTG POND EDGE
XTG POND EDGE

POINTS NOT SET
LAND IN POND

S88°22'13"W 143.28'
S77°47'17"E 172.25'
S50°06'16"E 172.25'
S26°03'14"W 160.00'
S 1°37'47"E 160.00'
N 1°59'55"W 160.00'

LOT 1
22,843sf

LOT 2
20,442sf

LOT 3
20,442sf

LOT 4
20,763sf

S88°22'13"W 142.25'
C1A
C1B
C1
C1C
C1D
C2
S53°44'15"W 160.00'
S21°20'11"E 185.45'
20' PUE & SSE
10' PUE & WE
50.00'
S88°22'13"W 141.93'
131.93'
10.00'
LAKE SHORE DR.
14417
N 1°59'55"W 150.00'
S 1°37'47"E 150.00'

LOT 21
19,717sf

LOT 20
19,171sf

10' PUE
S88°22'13"W 130.97'
S88°22'13"W 160.00'
S88°22'13"W 145.97'
S88°22'13"W 145.00'
S88°22'13"W 161.01'
S88°22'13"W 163.30'
50' ROW
150.00'
30'
13.30'
N71°06'17"E 134.77'

LOT 18
21,822sf

LOT 19
21,700sf

LOT D
28,449sf

LOT 5
22,450sf

LOT 6
23,874sf

LOT 7
26,980sf

LOT 8
26,980sf

LOT 9
27,393sf

S 1°37'47"E 140.00'
S 1°37'47"E 150.00'
S 1°37'47"E 190.00'
16' DTE
8'
10' PUE & WE
20' PUE WE & SSE
S 2°25'34"E 190.02'
142.00'
142.86'
XTG POND EDGE

N43°22'13"E 14.14'
S46°37'47"E 14.14'
70.00'
145.00'
135.00'
140.00'
145.50'

LOT C
53,084sf
50' ROW
6TH AVE SW
S88°22'13"W 1061.50'
S88°22'13"W 1061.87'
S88°22'13"W 426.86'

84.55' (84.44')
12642
163.30' (163.33')
50.00'

LOT 17
17,928sf

LOT 16
18,000sf

LOT 15
18,000sf

LOT 14
18,000sf

LOT 13
18,000sf

LOT 12
18,000sf

LOT 11
18,000sf

LOT 10
18,000sf

120.00'
S 1°37'47"E 150.00'
N 1°59'55"W 150.00'
20' PUE & SSE
10' PUE
30' SSE
30' STDE
16' DTE
STE & WE
20' WE
130.00'
221.87'
48.40'
43.47'
44.08'
S 2°25'34"E 105.93'
100.16'
223.95'
93.95'
105.01'
14417
12631
16487
119.04'
80.15'
39.85'
503.80' (503.77')
559.19' (559.20')
S88°22'13"W 1062.99' (1062.91')
35.02' (34.90')

FOUND 5/8" REROD
RED CAP "12631"
AT CENTER
SEC.36, T89N, R3W

LOT 2
SOUTHWEST COMMERCIAL PARK
2ND ADD.
(BOOK 2009, PAGE 3594)

PARCEL T
(BOOK 2010,
PAGE 387)

LOT B
WESTRIDGE ESTATES
11TH ADD.
(BOOK 2018,
PAGE 1678)

SCALE 1" = 100'
0' 50' 100' 150' 200'

CURVE DATA

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA
C1	S46°37'47"E	282.84'	200.00'	314.16'	90°00'00"
C1A	S77°47'17"E	95.70'	200.00'	96.63'	27°41'01"
C1B	S50°06'16"E	95.70'	200.00'	96.63'	27°41'01"
C1C	S23°15'35"E	90.00'	200.00'	90.78'	26°00'21"
C1D	S 5°56'36"E	30.09'	200.00'	30.12'	8°37'37"
C2	S46°37'47"W	212.13'	150.00'	235.62'	90°00'00"

DATE	REVISIONS	DRAWN BY:
2/6/24	4/17/24 ST.NAMES & LOT 10	TPL
SCALE:	5/7/24 ADDED PUE S&W	CHECKED BY:
SEE BAR SCALE		TLK

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225

PREPARED FOR:
BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
FINAL PLAT
LAKE VIEW ESTATES
DYERSVILLE, IOWA

SHEET 3 OF

Surveyor's Certificate

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5th P.M., City of Dyersville, Delaware County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **LAKE VIEW ESTATES** in the City of Dyersville, Iowa. The Total area of **LAKE VIEW ESTATES** is 32.441 acres. All Lot areas are more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments are placed, or shall be placed, within one year from the date this plat is recorded.

I hereby certify that this land surveying document was prepared, and the related survey work was performed, by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

BY:_____ _____

Terry L. Koelker
Licensed Land Surveyor
License No. 15487

Date

License Renewal Date: 12/31/25

Owner's Consent

Dyersville, Iowa _____, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. We hereby dedicate Lot A, Lot C (_____), and Lot D (_____), for street and utility purposes, and all easements shown, to the public.

Lake View Estates, LLC

_____
William J. Hermsen

State of Iowa)
)
County of Delaware) ss:

On this _____ day of _____ , AD 2024, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared William J. Hermsen, to me personally known, who, being duly sworn, did say that said William J. Hermsen, is an Agent for C & JK Properties, LLC, that no seal has been procured by said LLC, that said instrument was signed on behalf of said LLC, by said Agent, and that said Agent acknowledge the execution of said instrument to be the voluntary act and deed of said LLC, by it, voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

_____
Notary Public in and for the State of Iowa

MORTGAGE CONSENT

Dyersville, Iowa _____, 2024

._____, as mortgage holders, do hereby consent to the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa.

Bank:_____

_____

Name: _____

State of Iowa)
)
County of Delaware) ss:

On this _____day of _____, 2024, before me the undersigned, a Notary Public in and for the State of IA, personally appeared _____, to me personally known, who being by me duly sworn, did say that he is _____ of the corporation executing the within and foregoing instrument to which is attached, that the seal affixed thereto is the seal on behalf of the corporation by authority of its signed and sealed on behalf of the corporation; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that such officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and them voluntarily executed.

_____
Notary Public in and for the State of IA

Attorney's Certificate

Dyersville, Iowa _____, 2024

TO WHOM IT MAY CONCERN:
This will certify that I have examined the abstract of title covering Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5th P.M., City of Dyersville, Delaware County, Iowa, covering the period from government entry to _____ certified on that date by _____ and find that said abstract shows good and merchantable title to said real estate in _____ free and clear of all liens and encumbrances and shows taxes paid including taxes for the year _____.

_____
Attorney-at-Law

County Treasurer's Certificate

Delaware, Iowa _____, 2024

I, the undersigned, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5th P.M., City of Dyersville, Delaware County, Iowa, have been paid and said real estate is free from taxes as of this date.

_____
Treasurer of Delaware County, Iowa

City Planning and Zoning Commission

Dyersville, Iowa _____, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, is hereby approved by the City of Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa, is hereby recommended.

_____
Chairperson, City of Dyersville Planning and Zoning Commission

City of Dyersville, Iowa

Dyersville, Iowa _____, 2024

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, and the dedication of Lot A, Lot C (_____), and Lot D (_____), for street and utility purposes, and all easements shown, to the public, as appears heretofore, has been filed on _____ day of _____, 2024 as resolution # _____ in the office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

_____
Mayor of the City of Dyersville, IA

_____
Clerk of the City of Dyersville, IA

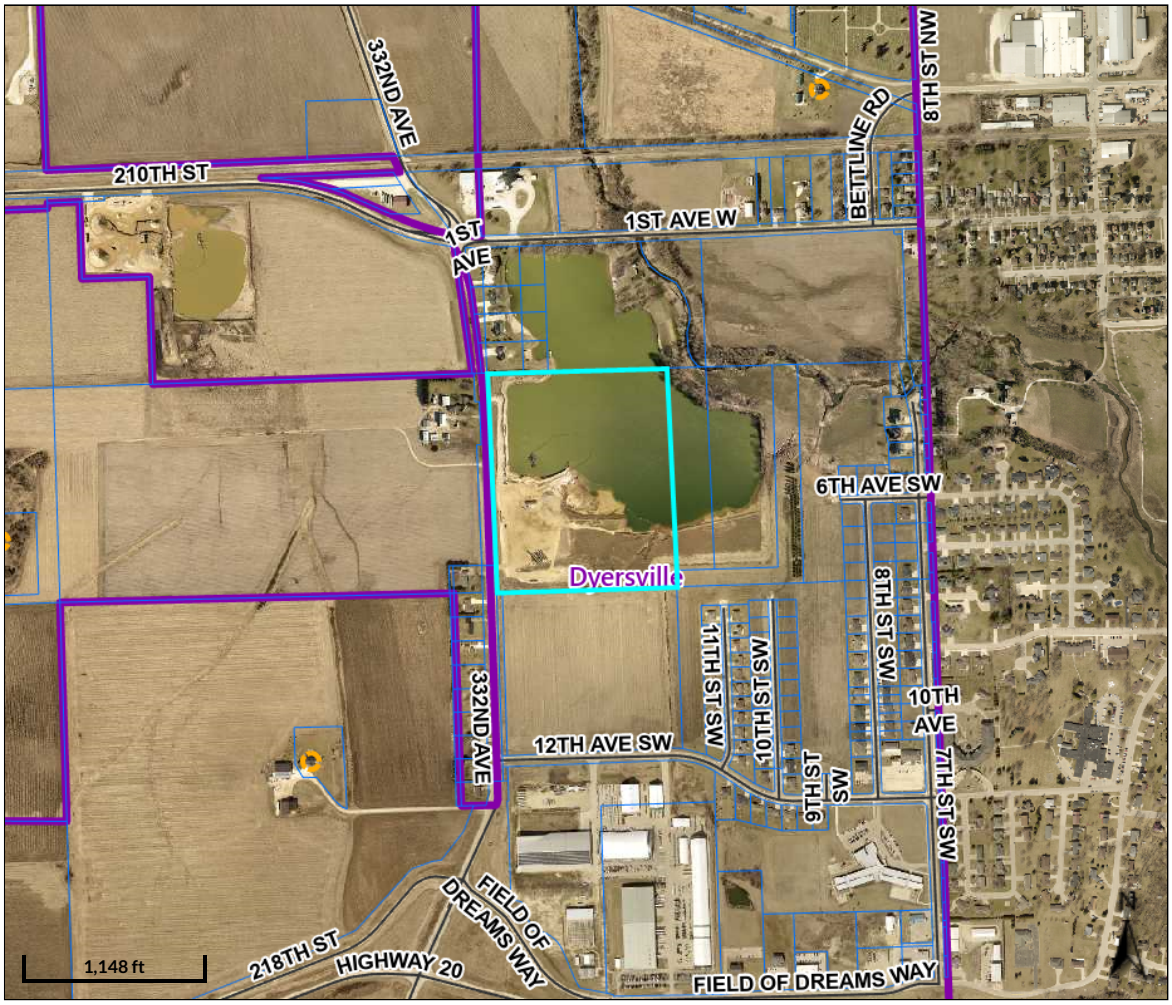
County Auditor's Certificate

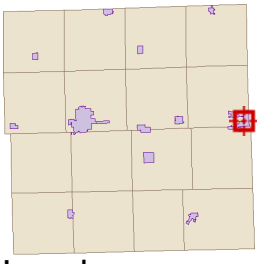
Delaware, Iowa _____, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, was entered of record in the office of the Delaware County Auditor this _____ day of _____, 2024.

_____
Delaware County Auditor

Beacon™ Delaware County, IA





Legend

Corporate Limits
- Corporate Limits
- Unincorporated Area

Political Townships

Parcels
- BLL
- Parcel

Roads

Parcel ID	530000100500	**Alternate ID**	n/a	**Owner Address**	Lake View Estates LLC
Sec/Twp/Rng	36-89-3	**Class**	C		2104 332nd Ave
Property Address	2124 332ND AVE UNIT 2126 DYERSVILLE	**Acreage**	33.6		Dyersville, IA 52040
District	DYERSVILLE COPR . TIF 2				
Brief Tax Description	PARCEL 2016-02 PT SW NE (Note: Not to be used on legal documents)				

Disclaimer: *All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526*

Date created: 3/20/2024
Last Data Uploaded: 3/20/2024 4:47:39 AM

Developed by Schneider GEOSPATIAL

Revised Plat - Handed out at the meeting.

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

INDEX LEGEND

Location: Parcel 2016-02 (Book 2016, Page 450) SW1/4 NE1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa
Requestor: William J. Hermsen
Proprietor: Lake View Estates, LLC 2104 332nd Ave., Dyersville, IA 52040
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc. 1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

SURVEYED PERIMETER

TOTAL AREA = 32.441ac

LEGEND

- 1/2" REROD (FOUND) (CAPPED AS NOTED)
- 12642 YELLOW CAP STAMPED "12642"
- 14417 YELLOW CAP STAMPED "14417"
- 5/8" REROD (FOUND) (CAPPED AS NOTED)
- 15487 ORANGE CAP STAMPED "15487"
- 12631 RED CAP STAMPED "12631"
- PROPERTY LINE
- SURVEYED PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY (ROW)
- EASEMENT LINE
- ( ) RECORD DIMENSION
- 5/8" REROD (PLACED) ORANGE CAP STAMPED "15487"
- ROW RIGHT OF WAY
- TYP TYPICAL
- XTG EXISTING
- PUE PUBLIC UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- STE STORM SEWER EASEMENT

SCALE 1" = 150'

0' 75' 150' 225' 300'

Final Plat of: LAKE VIEW ESTATES in the City of Dyersville, Iowa.

PARCEL 1 332ND AVENUE ROAD PROJECT (BOOK 2020, PAGE 138)
PARCEL 2 332ND AVENUE ROAD PROJECT (BOOK 2020, PAGE 138)
332ND AVE. (ROW VARIES)
LAKE SHORE DR
6TH AVE SW
FOUND 5/8" REROD RED CAP "12631" AT NW CORNER SW1/4 NE1/4 SEC.36, T89N, R3W
FOUND 5/8" REROD RED CAP "12631" AT CENTER SEC.36, T89N, R3W
LOT 4 TEGELER LAKE ADD. (PAGE 2002, PAGE 609)
LOT 4 TEGELER LAKE ADD. #2 (BOOK 2016, PAGE 82)
LOT 5 TEGELER LAKE ADD. #2 (BOOK 2016, PAGE 82)
LOT 2 SOUTHWEST COMMERCIAL PARK 2ND ADD. (BOOK 2009, PAGE 3594)
LOT B WESTRIDGE ESTATES 11TH ADD. (BOOK 2018, PAGE 1678)
PARCEL T (BOOK 2010, PAGE 387)
PARCEL 2016-01 (BOOK 2016, PAGE 449)
POINTS NOT SET LAND IN POND
XTG POND EDGE

LOT 1 22,843sf
LOT 2 20,442sf
LOT 3 20,442sf
LOT 4 20,763sf
LOT 5 22,450sf
LOT 6 23,874sf
LOT 7 26,980sf
LOT 8 26,980sf
LOT 9 27,393sf
LOT 10 33,437sf
LOT 11 18,000sf
LOT 12 18,000sf
LOT 13 18,000sf
LOT 14 18,000sf
LOT 15 18,000sf
LOT 16 18,000sf
LOT 17 17,928sf
LOT 18 21,822sf
LOT 19 21,700sf
LOT 20 19,171sf
LOT 21 19,717sf
LOT 22 205,360sf [4.714ac]
LOT A 672,287sf [15.434ac]
LOT B 53,084sf
LOT C 28,449sf

N88°32'51"E 1053.06' (1053.24')
S88°22'13"W 1062.99' (1062.91')
S 2°25'34"E 1334.14' (1334.27')
S 2°25'34"E 944.11'
N 1°59'55"W 1337.30' (1337.38')

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. ALL MONUMENTS ARE PLACED OR SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED.

LICENSED LAND SURVEYOR TERRY L. KOELKER 15487 IOWA

TERRY L. KOELKER (DATE)
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : SHEETS 1 THRU 4

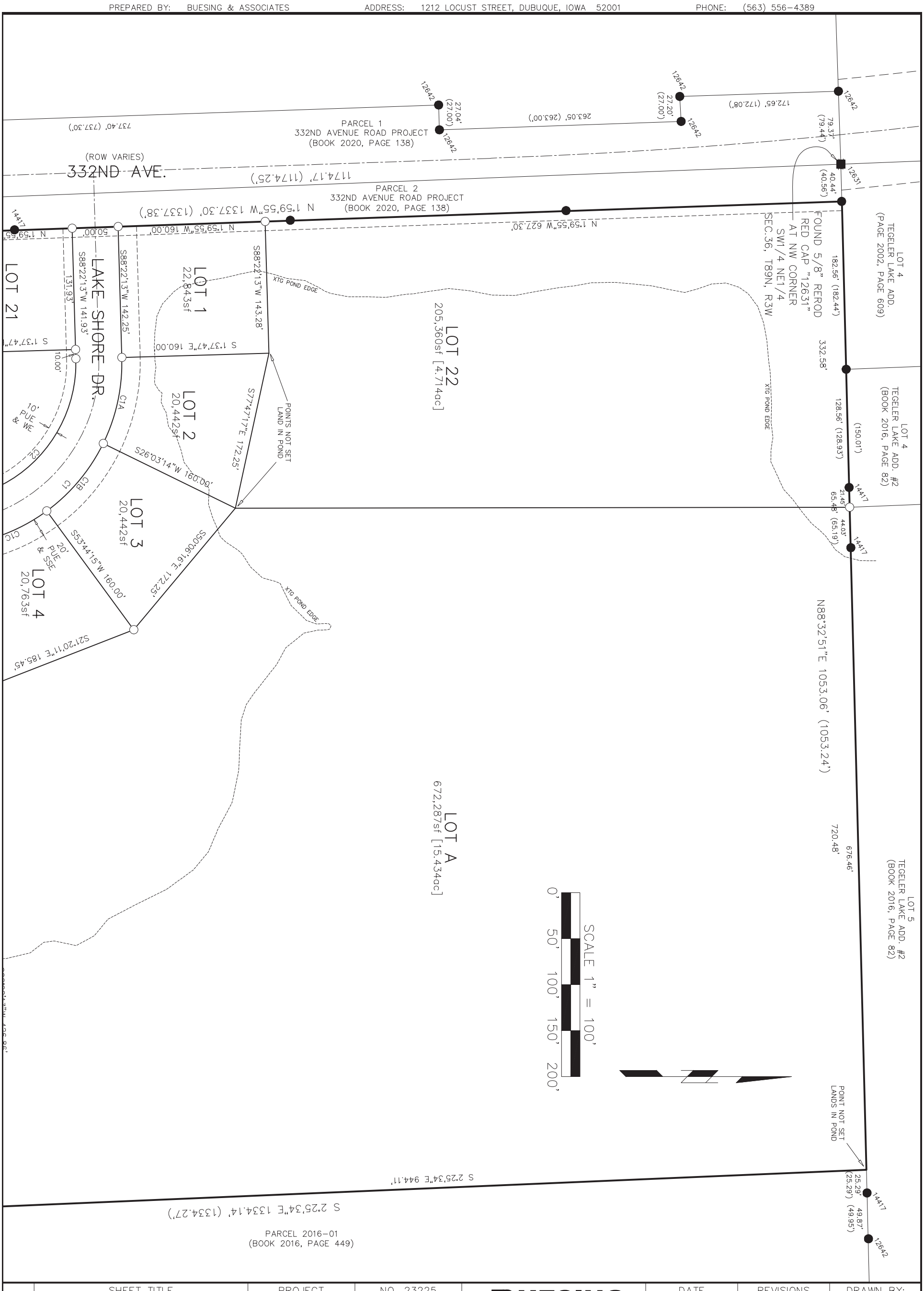
SHEET 1 OF 6

SHEET TITLE	PROJECT	NO. 23225
FINAL PLAT LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040	

BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389

DATE	REVISIONS	DRAWN BY:
3/22/24	4/17/24 ST.NAMES & LOT 10	TPL
SCALE:	5/7/24 ADDED PUE S&W	CHECKED BY:
SEE BAR SCALE	5/23/24 ADD./MOD. STE	TLK

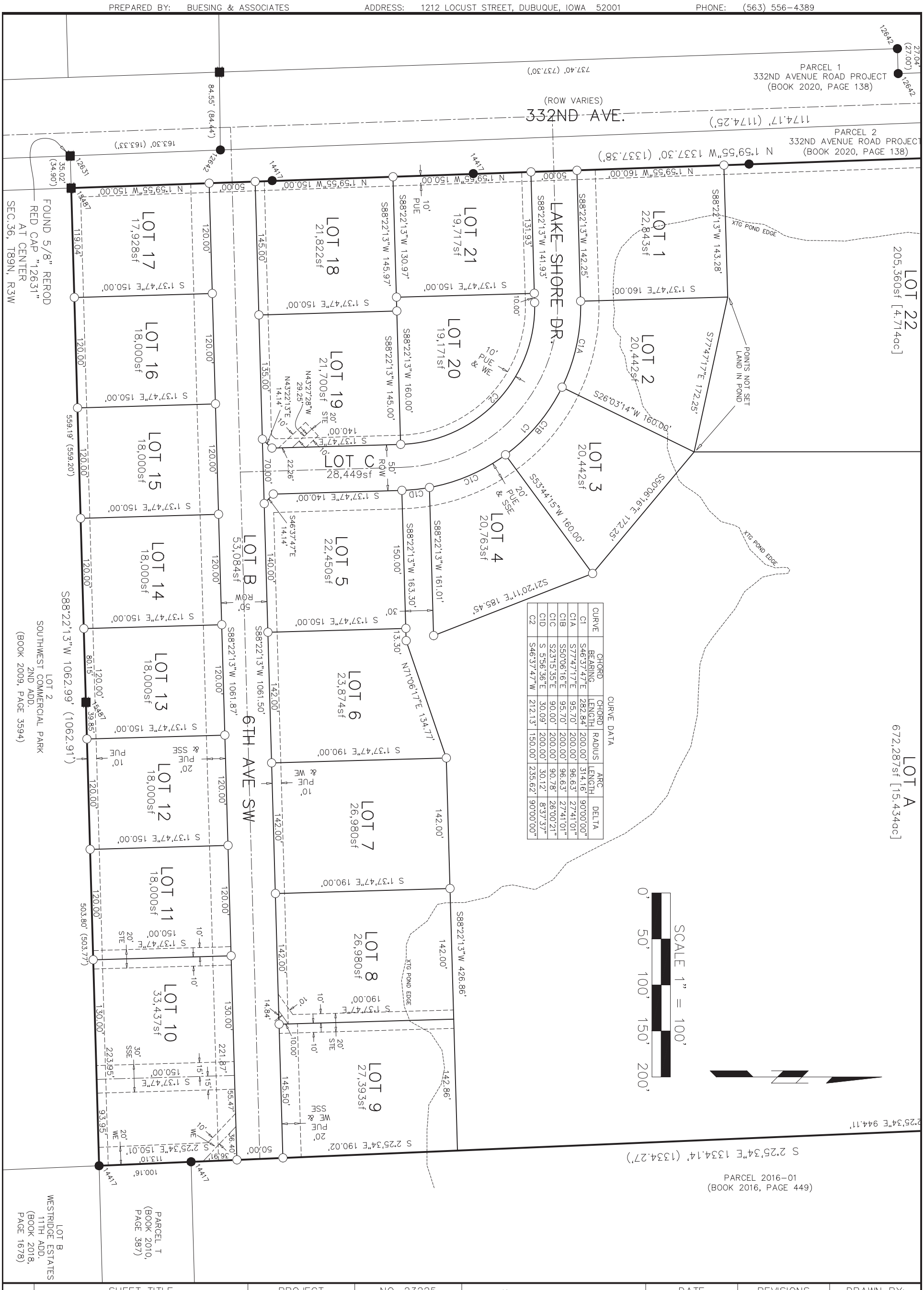
PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389



SHEET TITLE	PROJECT	NO. 23225	BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
FINAL PLAT LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040			2/6/24	4/17/24 ST.NAMES & LOT 10	TPL
				SCALE:	5/7/24 ADDED PUE S&W	CHECKED BY:
				SEE BAR SCALE	5/23/24 ADD./MOD. STE	TLK

SHEET 2 OF 6

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389



CURVE DATA

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA
C1	S46°37'47"E	282.84'	200.00'	314.16'	90°00'00"
C1A	S77°47'17"E	95.70'	200.00'	96.63'	27°41'01"
C1B	S50°06'16"E	95.70'	200.00'	96.63'	27°41'01"
C1C	S23°15'35"E	90.00'	200.00'	90.78'	26°00'21"
C1D	S 5°56'36"E	30.09'	200.00'	30.12'	8°37'37"
C2	S46°37'47"W	212.13'	150.00'	235.62'	90°00'00"

SHEET TITLE	PROJECT	NO. 23225
FINAL PLAT LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040	

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DATE	REVISIONS	DRAWN BY:
2/6/24	4/17/24 ST.NAMES & LOT 10	TPL
SCALE:	5/7/24 ADDED PUE S&W	CHECKED BY:
SEE BAR SCALE	5/23/24 ADD./MOD. STE	TLK

SHEET 3 OF 6

Surveyor's Certificate

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5th P.M., City of Dyersville, Delaware County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **LAKE VIEW ESTATES** in the City of Dyersville, Iowa. The Total area of **LAKE VIEW ESTATES** is 32.441 acres. All Lot areas are more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments are placed, or shall be placed, within one year from the date this plat is recorded.

I hereby certify that this land surveying document was prepared, and the related survey work was performed, by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

BY:_____ _____

Terry L. Koelker
Licensed Land Surveyor
License No. 15487

Date

License Renewal Date: 12/31/25

Owner's Consent

Dyersville, Iowa _____, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. We hereby dedicate Lot B (6th Ave. SW), and Lot C (Lake Shore Dr.), for street and utility purposes, and all easements shown, to the public.

Lake View Estates, LLC

_____
William J. Hermsen

State of Iowa)
)
County of Delaware) ss:

On this _____ day of _____ , AD 2024, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared William J. Hermsen, to me personally known, who, being duly sworn, did say that said William J. Hermsen, is an Agent for C & JK Properties, LLC, that no seal has been procured by said LLC, that said instrument was signed on behalf of said LLC, by said Agent, and that said Agent acknowledge the execution of said instrument to be the voluntary act and deed of said LLC, by it, voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

_____
Notary Public in and for the State of Iowa

MORTGAGE CONSENT

Dyersville, Iowa _____, 2024

._____, as mortgage holders, do hereby consent to the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa.

Bank:_____

_____

Name: _____

State of Iowa)
)
County of Delaware) ss:

On this _____day of _____, 2024, before me the undersigned, a Notary Public in and for the State of IA, personally appeared _____, to me personally known, who being by me duly sworn, did say that he is _____ of the corporation executing the within and foregoing instrument to which is attached, that the seal affixed thereto is the seal on behalf of the corporation by authority of its signed and sealed on behalf of the corporation; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that such officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and them voluntarily executed.

_____
Notary Public in and for the State of IA

Attorney's Certificate

Dyersville, Iowa _____, 2024

TO WHOM IT MAY CONCERN:
This will certify that I have examined the abstract of title covering Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5th P.M., City of Dyersville, Delaware County, Iowa, covering the period from government entry to _____ certified on that date by _____ and find that said abstract shows good and merchantable title to said real estate in _____ free and clear of all liens and encumbrances and shows taxes paid including taxes for the year _____.

_____
Attorney-at-Law

County Treasurer's Certificate

Delaware, Iowa _____, 2024

I, the undersigned, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5th P.M., City of Dyersville, Delaware County, Iowa, have been paid and said real estate is free from taxes as of this date.

_____
Treasurer of Delaware County, Iowa

City Planning and Zoning Commission

Dyersville, Iowa _____, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, is hereby approved by the City of Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa, is hereby recommended.

_____
Chairperson, City of Dyersville Planning and Zoning Commission

City of Dyersville, Iowa

Dyersville, Iowa _____, 2024

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, and the dedication of Lot B (6th Ave. SW), and Lot C (Lake Shore Dr.), for street and utility purposes, and all easements shown, to the public, as appears heretofore, has been filed on _____ day of _____, 2024 as resolution # _____ in the office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

_____
Mayor of the City of Dyersville, IA

_____
Clerk of the City of Dyersville, IA

County Auditor's Certificate

Delaware, Iowa _____, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, was entered of record in the office of the Delaware County Auditor this _____ day of _____, 2024.

_____
Delaware County Auditor

From: Tom Larsen
To: Lori Panton
Cc: Mick Michel
Subject: RE: Lake View Estates
Date: Monday, June 3, 2024 9:29:40 AM
Attachments: image002.png

**** This Message originated from outside [External Email] Be Very Aware Links and Attachments.****

Hi Lori,

The original changes were:
- The revision of the 16' drain tile easement between Lots 8 & 9 and 10 & 11 to a 20' storm sewer easement.
- The removal of the storm drainage easement at the back of Lots 10 & 11.
- The removal of the storm sewer easement in the northeast corner of Lot 10.
- The addition of the storm sewer easement at the southeast corner of Lot 19.

In making those changes though, I realized that although the original "Lot A" at the southeast, near Lot 10, had been combined with Lot 10, the Lot 10 area was incorrect, so I corrected it.

I then realized that I didn't renumber the "lettered lots" when Lot A was combined with Lot 10, so I renumbered them. Lot B (the remainder lot) is now Lot A, Lot C (6th Ave. SW) is now Lot B, and Lot D (Lake Shore Dr.) is now Lot C.

Please let me know if you have any questions.

Thanks
Tom

Thomas P. Larsen
Senior Project Manager
Buesing & Associates, Inc.
(563) 556-4389

From: Lori Panton <lpanton@cityofdyersville.com>
Sent: Monday, June 3, 2024 8:53 AM
To: Tom Larsen <tplarsen@buesing.com>
Cc: Mick Michel <mmichel@cityofdyersville.com>
Subject: RE: Lake View Estates

Hi Tom,
What has changed on the final plat? I already sent out the agenda packets before receiving this.

Thanks.

Lori Panton
Deputy Clerk
City of Dyersville
563-875-7724
City of Dyersville

From: Tom Larsen <tplarsen@buesing.com>
Sent: Thursday, May 30, 2024 8:29 AM
To: Mick Michel <mmichel@cityofdyersville.com>; John Wandsnider <jwandsnider@cityofdyersville.com>
Cc: Bill Hermsen (bjhermsenbj@hotmail.com) <bjhermsenbj@hotmail.com>; Todd Horsfield (thorsfield@tgexcavating.com) <thorsfield@tgexcavating.com>; Ben Kramer (bkramer@tgexcavating.com) <bkramer@tgexcavating.com>; Lori Panton <lpanton@cityofdyersville.com>
Subject: FW: Lake View Estates

Good Morning Mick and John,

Please see the email below and the attached.

Please let me know what you think.

Thanks
Tom

Thomas P. Larsen
Senior Project Manager
Buesing & Associates, Inc.
(563) 556-4389

From: Tom Larsen
Sent: Friday, May 24, 2024 5:03 PM
To: Bill Hermsen (bjhermsenbj@hotmail.com) <bjhermsenbj@hotmail.com>
Cc: Todd Horsfield (thorsfield@tgexcavating.com) <thorsfield@tgexcavating.com>
Subject: Lake View Estates

Hey Bill,

Sorry this has taken so long, I've been really busy lately.

I've attached a revised Final Plat, a revised set of Improvement Plans, a revised set of Storm Calc's, and a set of Runoff Calc's (Mick's Pre and Post), for your review and approval.

Please see specifically sheet D.02, D.03, & D.06, where the storm sewer has changed. Originally it went from CB#3 to CB#1 and out to the "big ditch". Now there is a new CB#13 that will combine the storm sewer from CB#3, CB#1, and the FES to the south that collects the FarmTek field (along with the back half of the homes and yards on the south side). The calculations for the 100 year storm event show a 30" is needed to collect the FarmTek field (along with the back half of the homes and yards on the south side), a 36" is needed under the road and a 42" is needed to outlet to the pond (because it flattens out to try and reduce the velocity). I started with a manhole on the south side of the road but changed to a CB because of the different pipe angles and slopes coming in, there was too much interference.

Todd, Please note that I've added a note to A.01 for the catch basins to have a 2.5' short wall, to make them like the City of Dubuque's 101-B, so they will accept 24" pipes on the short wall side. Are you going to use pre-cast or cast in place CB's? Do you think that 36" will work with that double wide CB at that angle?

Please let me know what you think, and if you are OK with everything, can you forward to Mick? Or just let me know, and I can send it to him.

Thanks
Tom

Thomas P. Larsen
Senior Project Manager
1212 Locust Street | Dubuque, IA 52001
Phone: 563.556.4389
tplarsen@buesing.com
www.buesing.com

BUESING & Associates, Inc.
ENGINEERS & SURVEYORS

CONSTRUCTION NOTES

1. ALL CONSTRUCTION IS TO BE PER CITY OF DYERSVILLE STANDARDS AND SPECIFICATIONS, AND SUDAS STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE.

2. THE LOCATION OF ALL PUBLIC UTILITIES INDICATED ON THIS PLAN ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THIS PLAN MAY BE PRESENT.

3. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES AS REQUIRED TO INSTALL UTILITY SERVICES.

4. MAINTAIN A MINIMUM OF 5.5' OF COVER ON TOP OF THE WATERMAIN.

5. FLARED END SECTIONS ARE INCLUDED IN THE LENGTH OF PIPE AND MUST BE SUBTRACTED TO GET THE ACTUAL LENGTH OF PIPE.

6. ALL MANHOLES, BOTH SANITARY AND STORM, ARE TO BE STANDARD WITH A DIAMETER OF 4 FEET, UNLESS NOTED OTHERWISE.

7. ALL FIRE HYDRANTS SHOWN ON THIS PLAN INCLUDE THE 6" TEE, THE 6" PIPE, THE VALVE, AND THE HYDRANT. THE HYDRANT SHALL BE MANUFACTURED BY MUELLER OR KENNEDY

8. ALL WYES INCLUDE 22.5° BEND, UNLESS NOTED OTHERWISE. LATERALS SHALL BE INSTALLED MINIMUM OF 10 FOOT INTO THE LOTS MEASURED FROM THE PROPERTY LINE.

9. SANITARY SEWER LATERAL SLOPE SHALL NOT BE LESS THAN 1/4" PER FOOT. LATERALS SHALL BE INSTALLED MIN. 10 FEET INTO THE LOTS MEASURED FROM THE PROPERTY LINE. ALL WYE LOCATIONS ON THE PLAN ARE MEASURED FROM THE CENTER OF THE DOWNSTREAM MANHOLE.

10. ALL SEWER LATERALS AND WATER SERVICES SHALL BE MARKED WITH A 2 X 4 STAKE EXTENDING FROM THE END OF THE LATERAL OR SERVICE TO ABOVE THE GROUND SURFACE. AS BUILT MEASUREMENT SHALL BE RECORDED

11. THE CONTRACTOR IS TO KEEP A RECORD OF ALL SANITARY SEWER AND WATER LATERAL LOCATIONS & PROVIDE A COPY TO THE OWNER AND A COPY TO THE CITY OF DYERSVILLE AT THE COMPLETION OF THE PROJECT.

12. SANITARY SEWER AND WATER MAIN SHALL USE CLASS F-3 BEDDING FOR TRENCHES AND STORM SEWER SHALL USE CLASS F-1 BEDDING FOR TRENCHES PER SUDAS STANDARD SW -103

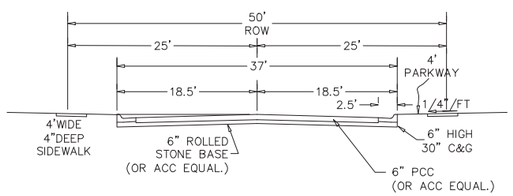
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE COMPACTION TESTING AS REQUIRED FOR TRENCHES AND ROAD GRADES.

14. RIP-RAP IS TO BE PLACED AT END OF EACH STORM SEWER RUN PER IOWA DEPARTMENT OF TRANSPORTATION. (MINIMUM DEPTH 18", W = 2+4D, L = 8+2D, UNLESS NOTED OTHERWISE. FILTER BLANKET, 12" OF 1" CLEAN STONE.) PIPE CONNECTORS ARE REQUIRED ON THE LAST THREE JOINTS OF STORM SEWER PIPE.

15. MATERIALS, EQUIPMENT, OR LABOR ESSENTIAL FOR THE PROPER COMPLETION OF THE WORK THAT ARE NOT SPECIFIED AS BID ITEMS IN THE CONTRACT DOCUMENTS ARE INCIDENTAL AND THE COST OF WHICH SHALL BE INCLUDED IN OTHER BID ITEMS.

16. ALL CATCH BASINS SHALL HAVE A 2.5' SHORT WALL AND CASTING TO MATCH.

37' BOC TO BOC
6" CROWN



TYPICAL SECTION

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.

LICENSED PROFESSIONAL ENGINEER
PATRICK J. NORTON
17144
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.

PATRICK J. NORTON (DATE)
LICENSE NUMBER: 17144
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS AS SHOWN IN THE SHEET INDEX

IMPROVEMENT PLANS
LAKE VIEW ESTATES
CITY OF DYERSVILLE, IOWA

SHEET INDEX
A.01 – A.02 COVER SHEET (MISC.INFO....)
D.01 – D.18 STREET PLAN AND PROFILES
G.01 – G.05 GRADING PLAN & SWPPP

WATER MAIN NOTES:

1. ALL WATER MAIN PIPE SHALL BE PVC AWWA C-900 DR-18. ALL COUPLERS, TEES, AND ELBOWS ARE COMPRESSION MECHANICAL JOINT.
2. TRACER WIRE SHALL BE 12-GAUGE COATED SOLID WIRE BURIED ON TOP AND CENTERED OVER THE WATER MAIN.
3. FIRE HYDRANTS SHALL BE MUELLER OR KENNEDY MODELS TO CONFORM TO CITY STANDARDS.
4. WATER SERVICE LINES SHALL BE TAPPED TO THE MAIN WITH AN 8" or 12" X 1" SMITH BLAIR STAINLESS STEEL SADDLE STRAP.
5. THE CORPORATION STOP SHALL BE A MUELLER H-15002.
6. WATER SERVICE LINES SHALL BE 1" K-COPPER.
7. MUELLER ORISEAL CURB STOP VALVES H-15151 SHALL BE USED FOR THE WATER SERVICE SHUT-OFFS.
8. TELESCOPE RISERS ON THE CURB VALVES CONSISTING OF A 2" TO 1-1/2" GALVANIZED PIPE SCREWED INTO THE 2" TO 1-1/2" COUPLER/REDUCER, A FOUR FOOT 2" GALVANIZED PIPE SLIP ONTO THE 1-1/2", AND CAPPED WITH A 2" TAPED A.Y. MCDONALD CURB BOX LID 5624L.

SANITARY SEWER NOTES:

1. VIDEO INSPECTIONS AS DEFINED IN THE SUDAS STANDARDS SPECIFICATION SHALL NOT BE REQUIRED ON THIS PROJECT.
2. ALL SANITARY SEWER PIPE SHALL BE PVC, SDR-26 SLIP JOINT AND GASKETED.
3. ALL SANITARY MANHOLES SHALL BE CIRCULAR SUDAS STANDARD SW-301 WITH A-LOKS
4. 1" BY 1" MASTIC WILL BE USED IN ALL BARREL SECTIONS
5. CHIMNEY SEALS ARE REQUIRED ON ALL MANHOLES
6. SANITARY SEWER LATERALS SHALL BE 4" SCHEDULE 40-PVC WYES.
7. 4" SDR-26 TO 4" SCHEDULE 40 ADAPTERS SHALL BE REQUIRED AT THE LATERAL CONNECTION TO THE MAIN.
8. MANHOLE LID AND FRAMES SHALL BE NEENAH MODEL 1642 7" IN HEIGHT WITH SELF SEALING LID.
9. FRAMES AND COVERS FOR ALL SANITARY SEWER MANHOLES IN NON-PAVED AREAS SHALL BE BOLT-DOWN STYLE, WITH WATERTIGHT GASKETED LIDS. FRAMES MUST BE BOLTED TO PRECAST CONCRETE MANHOLE CONE SECTIONS. ALL FASTENERS MUST BE STAINLESS STEEL. ADJUSTMENT RINGS WILL NOT BE ALLOWED FOR MANHOLES INSTALLED IN NON-PAVED AREAS.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING PERIMETER
	EXISTING EASEMENT LINE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	PRO. BUILDING SETBACK
	CENTERLINE
	XTG. STREET
SAN	XTG. SANITARY SEWER
STS	XTG. STORM SEWER
W	XTG. WATER
OHU	XTG. OVERHEAD UTILITIES
G	XTG. GAS
FO	XTG. FIBER OPTIC
X	XTG. FENCE
	PRO. STREET (C-G)
SAN	PRO. SANITARY SEWER
SS-FM	PRO. SS-FM
STS	PRO. STORM SEWER
W	PRO. WATER
830	XTG. CONTOUR
800	PRO. CONTOUR
SF	PRO. SILT FENCE OR FILTER SOCK

CL	CENTERLINE
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT (ELEC., PHONE, CABLE TV, GAS...)
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
CL	CENTERLINE
BOC	BACK OF CURB
B-B	BOC TO BOC
XTG	EXISTING
PRO	PROPOSED
SL	STREET LIGHT
PP	POWER POLE
GUY	GUY WIRE
UP	UTILITY PEDESTAL
WM	WATER MAIN
FH	FIRE HYDRANT
WV	WATER VALVE
SS	SANITARY SEWER
SS-FM	SS FORCE MAIN
LS	LIFT STATION
MH	MANHOLE
FL	FLOW LINE
STS	STORM SEWER
CB	CATCH BASIN
FES	FLARED END SECTION
PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
R	RADIUS
C-G	CURB & GUTTER

0' 75' 150'
1" = 150' (11"X17")
1" = 75' (22"X34")

LOT 4 TEGELER LAKE ADD.
LOT 4 TEGELER LAKE ADD. #2
LOT 5 TEGELER LAKE ADD. #2
LOT 22
LOT B
TEGELER POND
LOT 1
LOT 2
LOT 3
LOT 4
LAKE SHORE DR.
LOT 21
LOT 20
LOT 18
LOT 19
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
332ND AVE.
6TH AVE SW
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
PARCEL 2016-01
PARCEL T
LOT 2 SOUTHWEST COMMERCIAL PARK 2ND ADD.
LOT B WESTRIDGE ESTATES 11TH ADD.
11TH ST. SW

DRAWN BY:	TPL
CHECKED BY:	PJN

REVISIONS	DATE
ADDED XTG UTIL.	4/29/24
ADJUST. 332ND UTIL.	5/7/24
STS	5/23/24

SCALE: SEE BAR SCALE

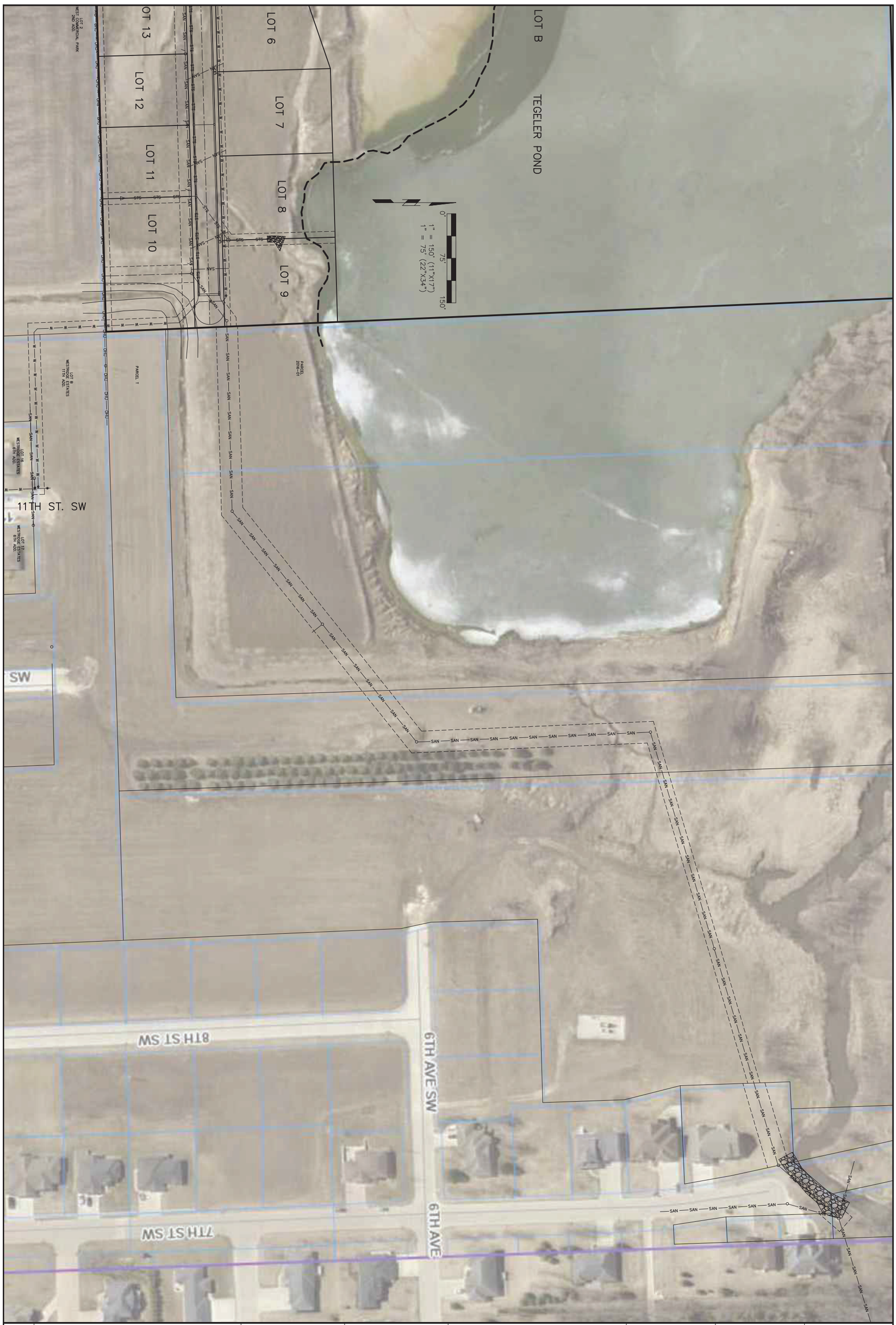
BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

NO. 23225

PROJECT
PREPARED FOR:
LAKEVEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

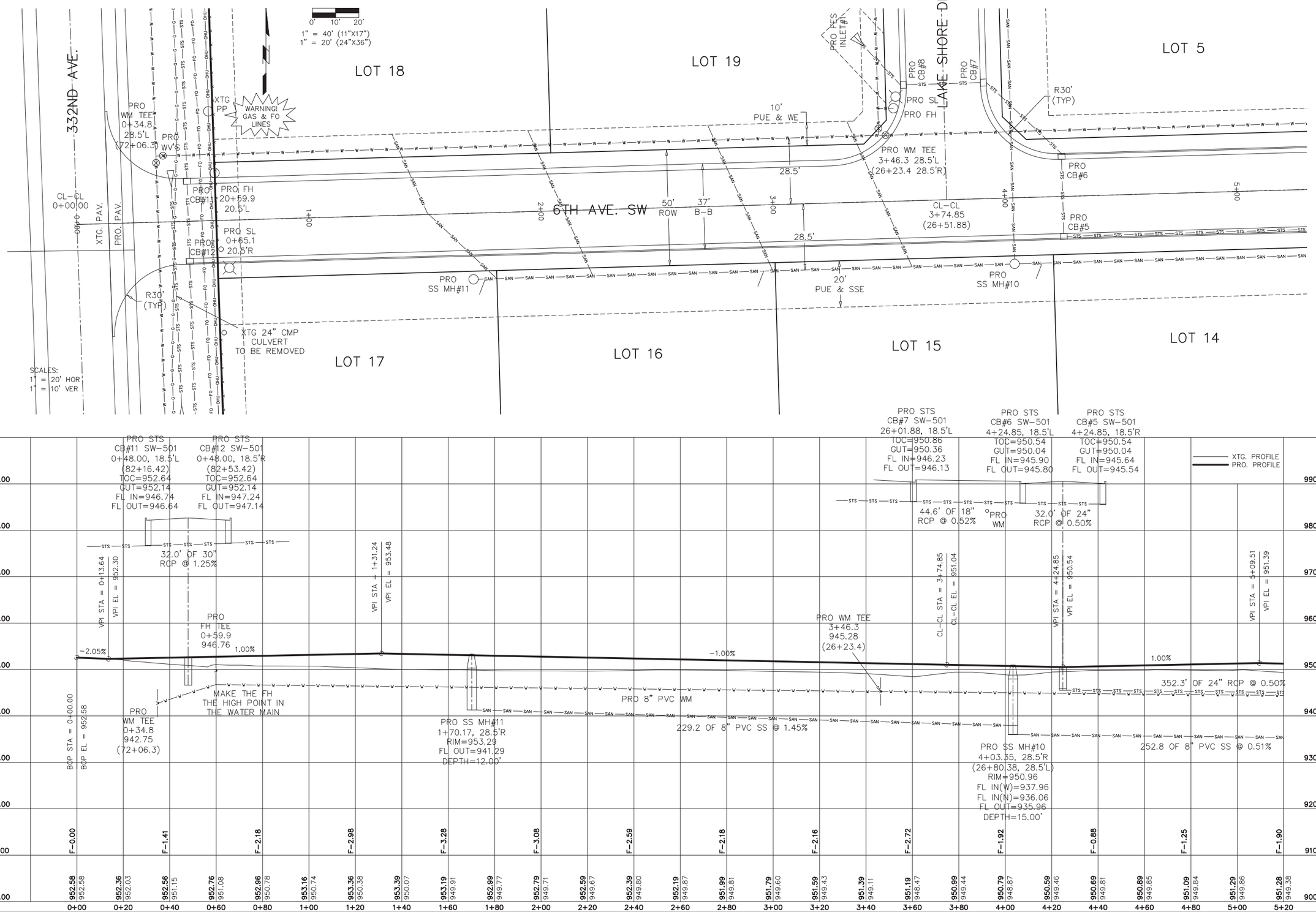
SHEET TITLE
IMPROVEMENT PLANS
LAKE VIEW ESTATES
DYERSVILLE, IOWA

A.01



SHEET TITLE	PROJECT	NO. 23225		DATE	REVISIONS	DRAWN BY:
IMPROVEMENT PLANS LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: LAKEVIEW ESTATES LLC C/O BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040		BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	5/23/24		TPL
				SCALE:		CHECKED BY
				SEE BAR SCALE		PJN

A.02



DATE	REVISIONS	DRAWN BY:
3/18/24	4/10/24, 4/29/24	TPL
SCALE:	5/7/24 ADJUST. 332ND UTIL	CHECKED BY
SEE BAR SCALE	5/23/24 MOD. STS	PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

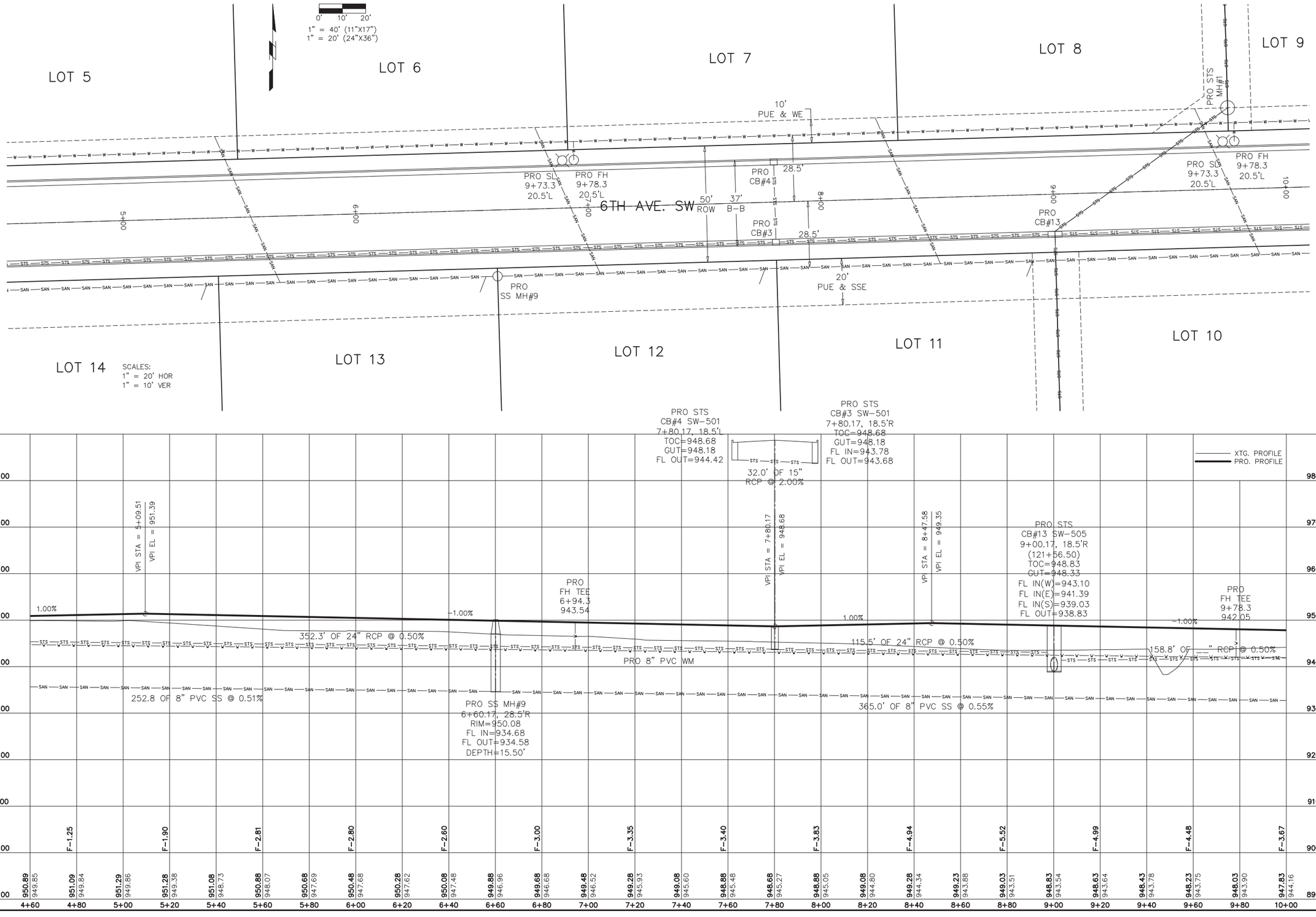
PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES, LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE STREET A
DYERSVILLE, IOWA

D.01



DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24	TPL
SCALE:	5/23/24 MOD. STS	CHECKED BY
SEE BAR SCALE		PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

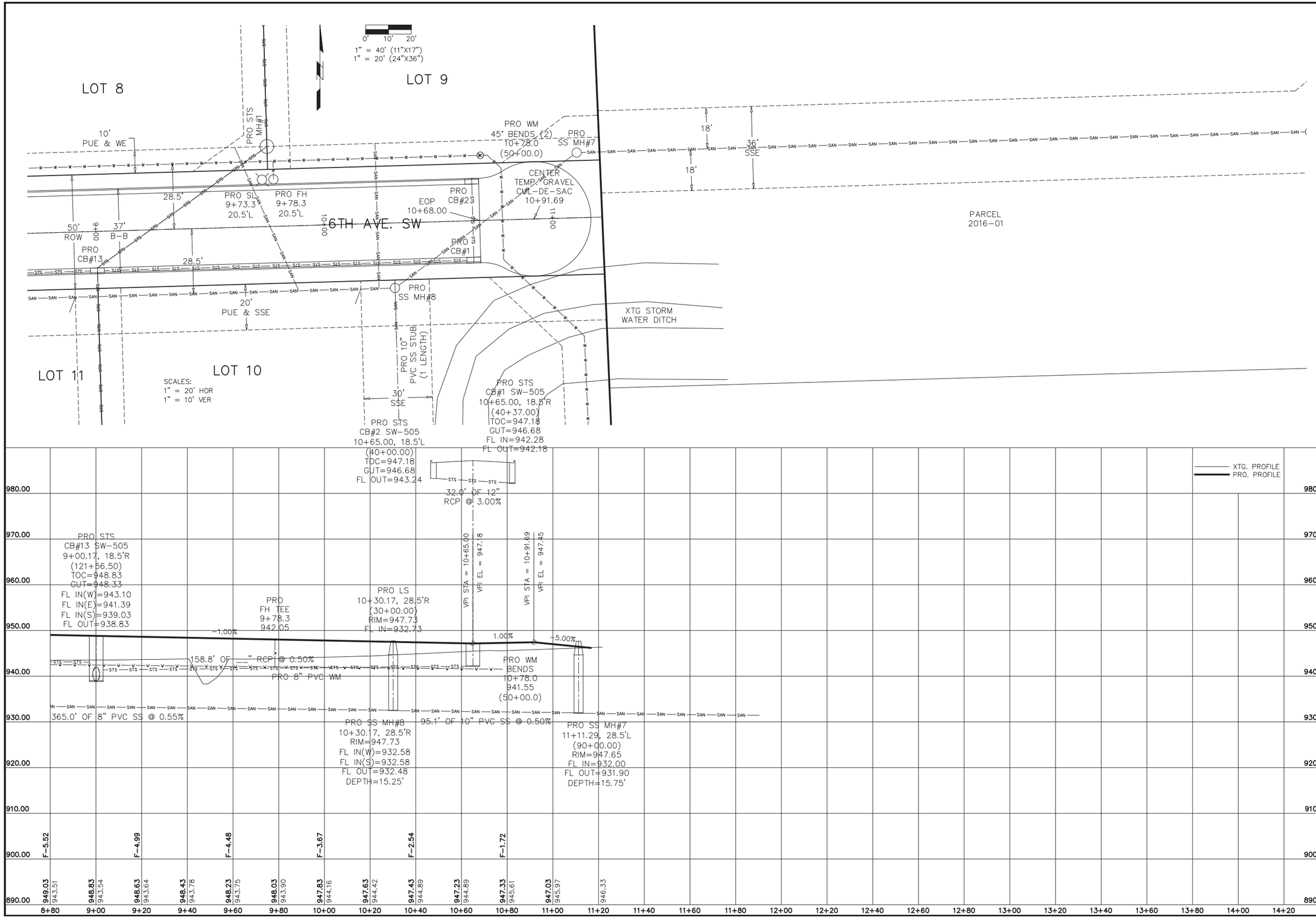
PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE STREET A
DYERSVILLE, IOWA

D.02



DRAWN BY: TPL
CHECKED BY: PJN

REVISIONS
4/29/24
5/23/24 MOD. STS

DATE: 3/18/24
SCALE: SEE BAR SCALE

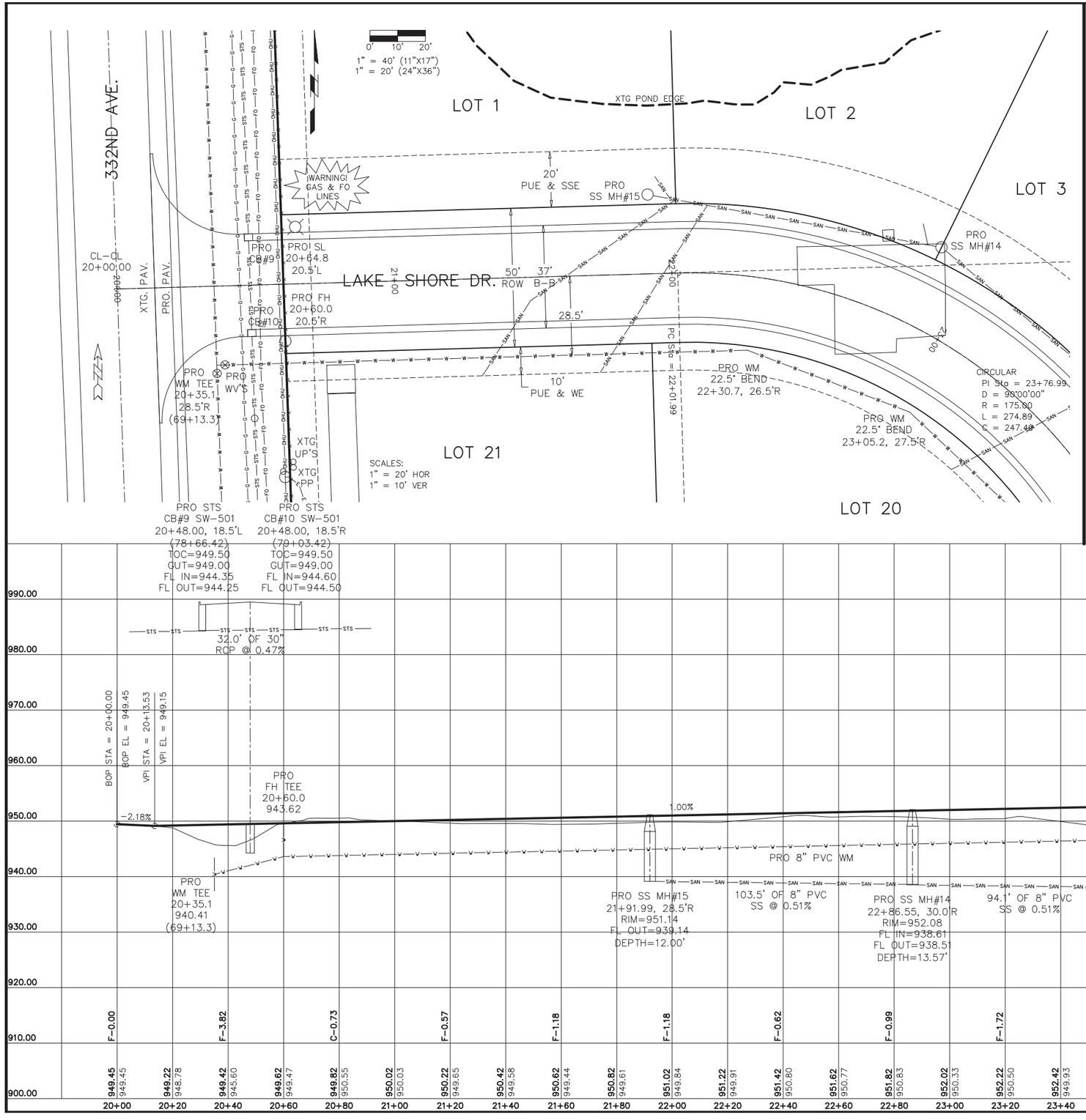
BUESING & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES, LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PLAN AND PROFILE STREET A
DYERSVILLE, IOWA

D.07



DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24 ADDED XTG UTIL.	TPL
SCALE:	5/7/24 ADJUST. 332ND UTIL.	CHECKED BY
SEE BAR SCALE		PJN

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

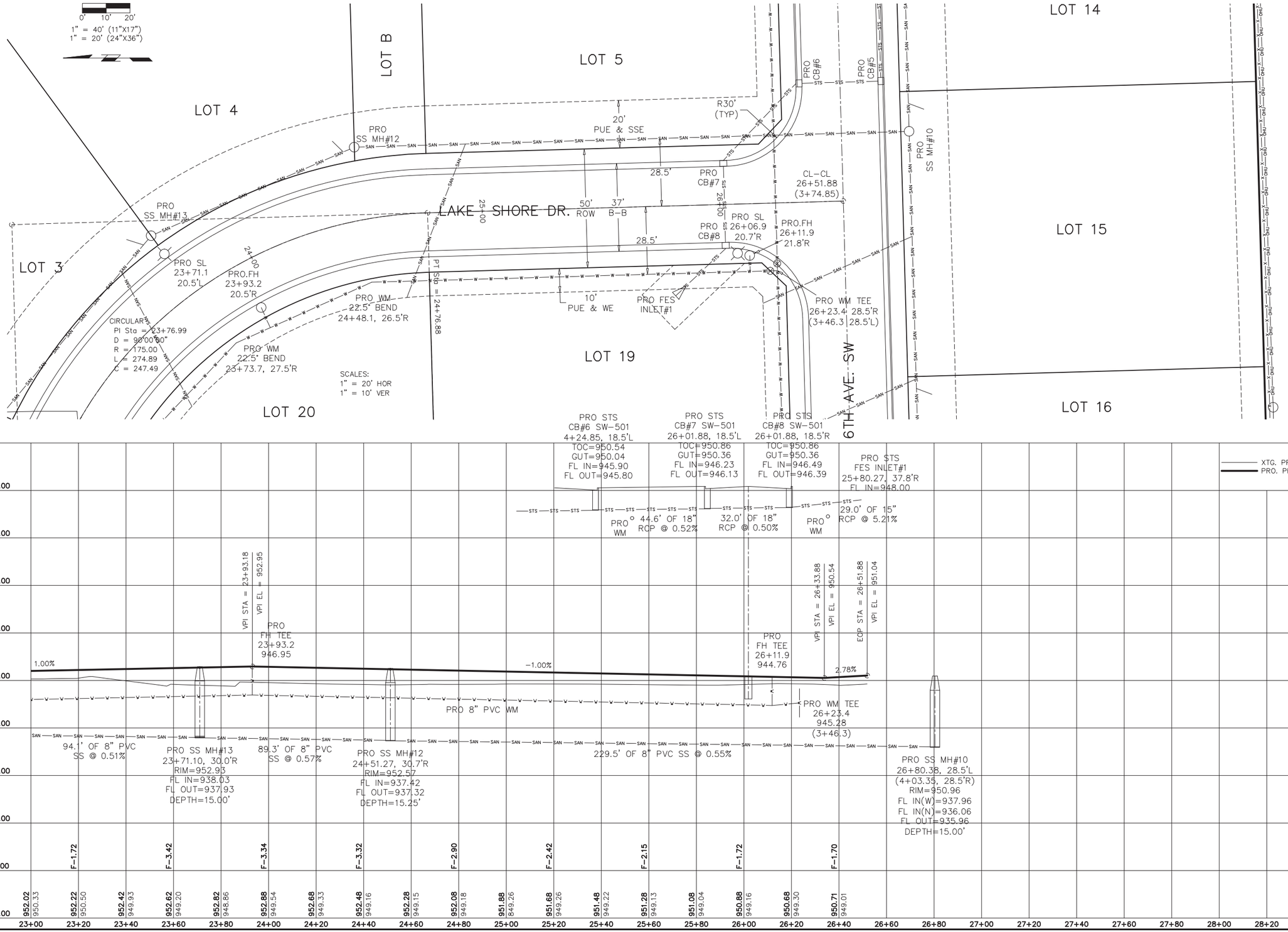
PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE STREET B
DYERSVILLE, IOWA

D.04



DATE	REVISIONS	DRAWN BY:
3/18/24	4/10/24	TPL
SCALE:	4/29/24	CHECKED BY:
SEE BAR SCALE	5/23/24 MOD. STS	PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

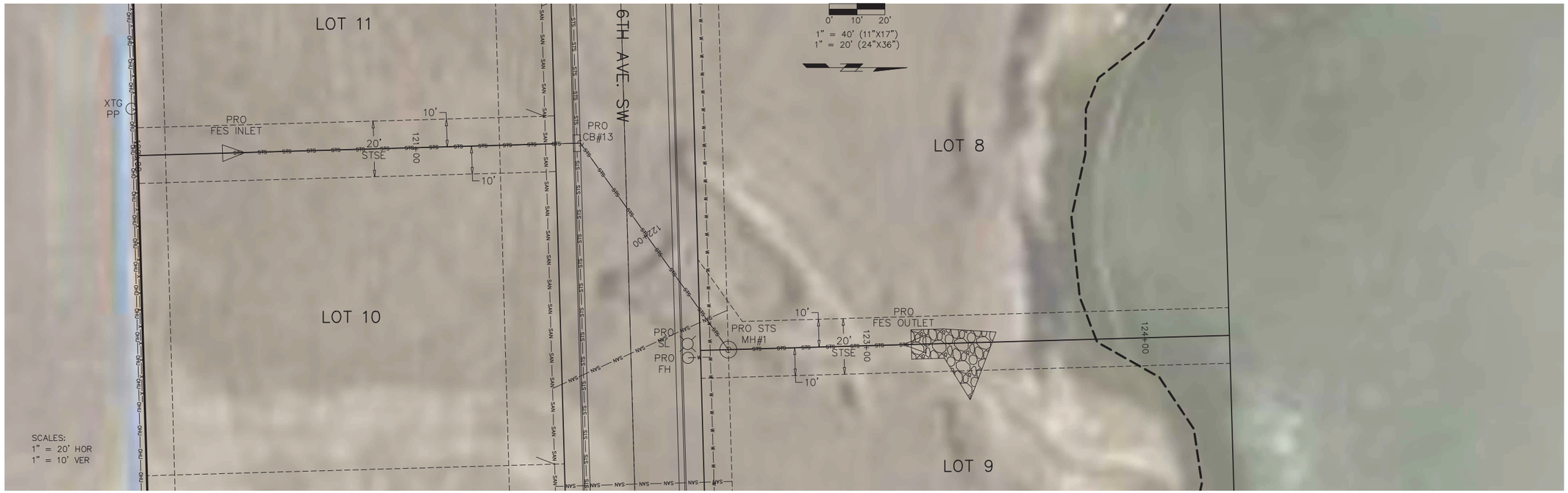
PROJECT NO. 23225

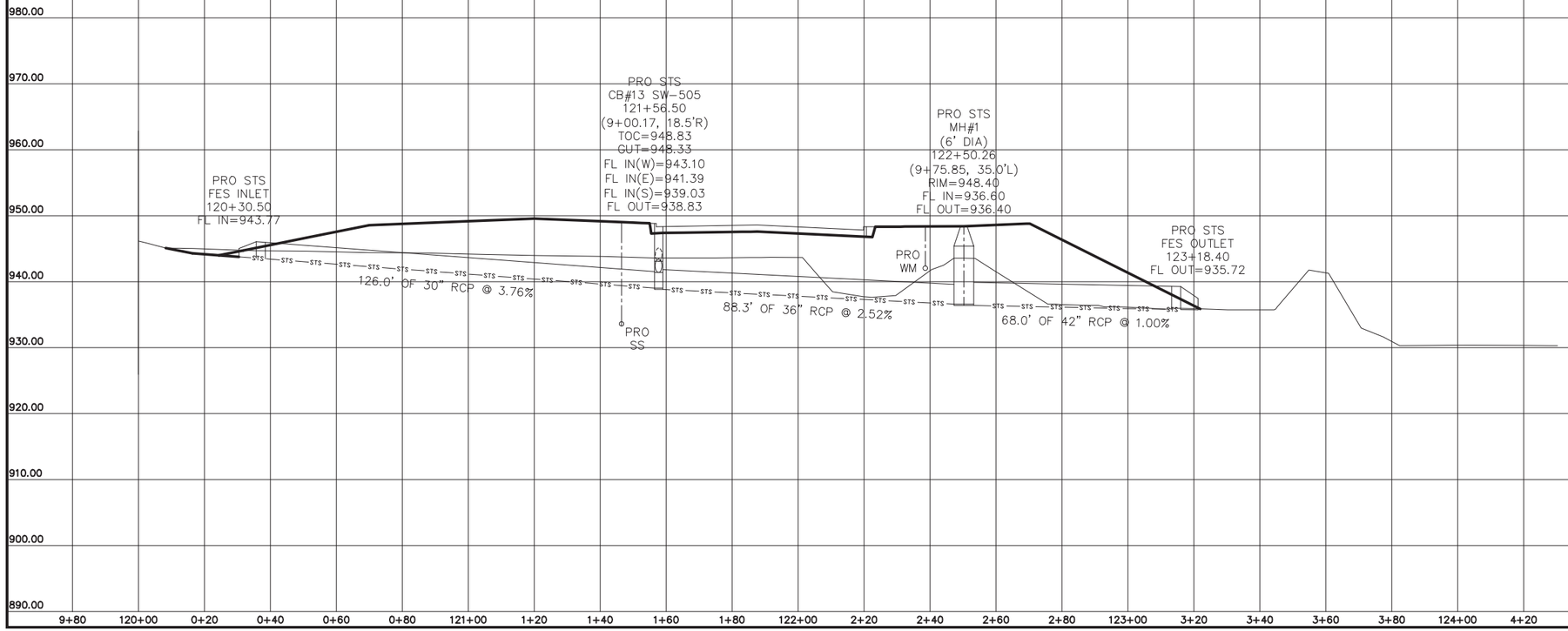
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE STREET B
DYERSVILLE, IOWA

D.05





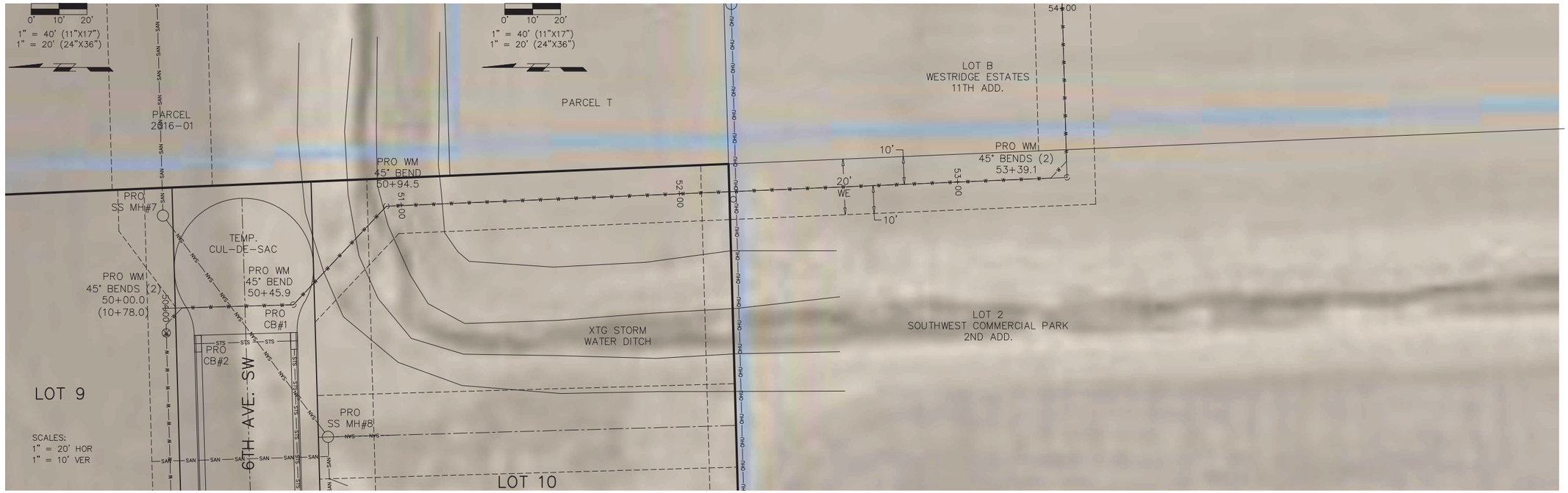
DRAWN BY: TPL
CHECKED BY: PJN
REVISIONS
DATE: 5/23/24
SCALE: SEE BAR SCALE

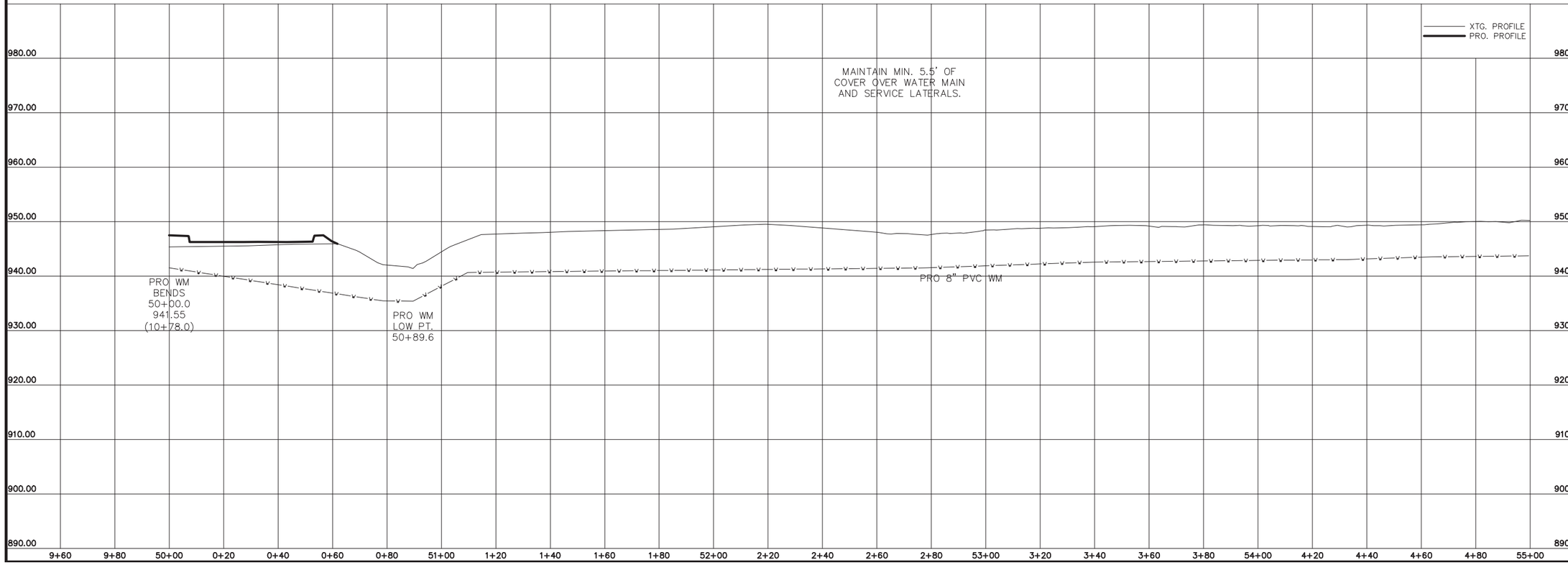
BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PLAN AND PROFILE STS (MID)
DYERSVILLE, IOWA

D.06





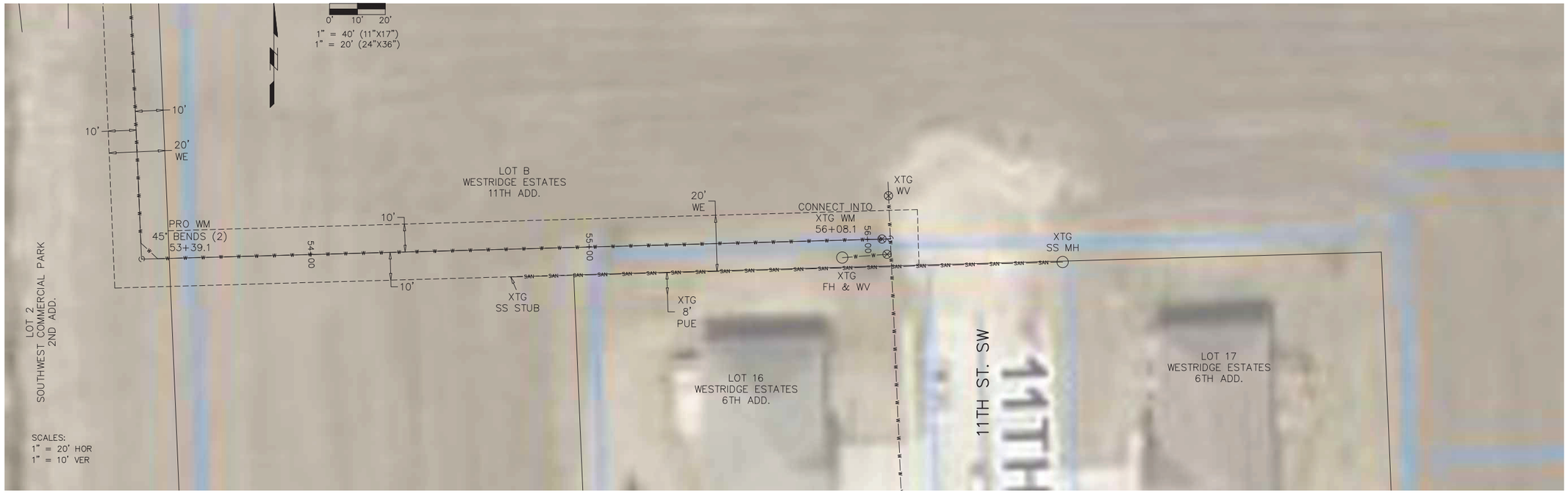
DATE 3/18/24
REVISIONS 4/29/24; 5/23/24 MOD. STS
DRAWN BY: TPL
CHECKED BY: PJN
SCALE: SEE BAR SCALE

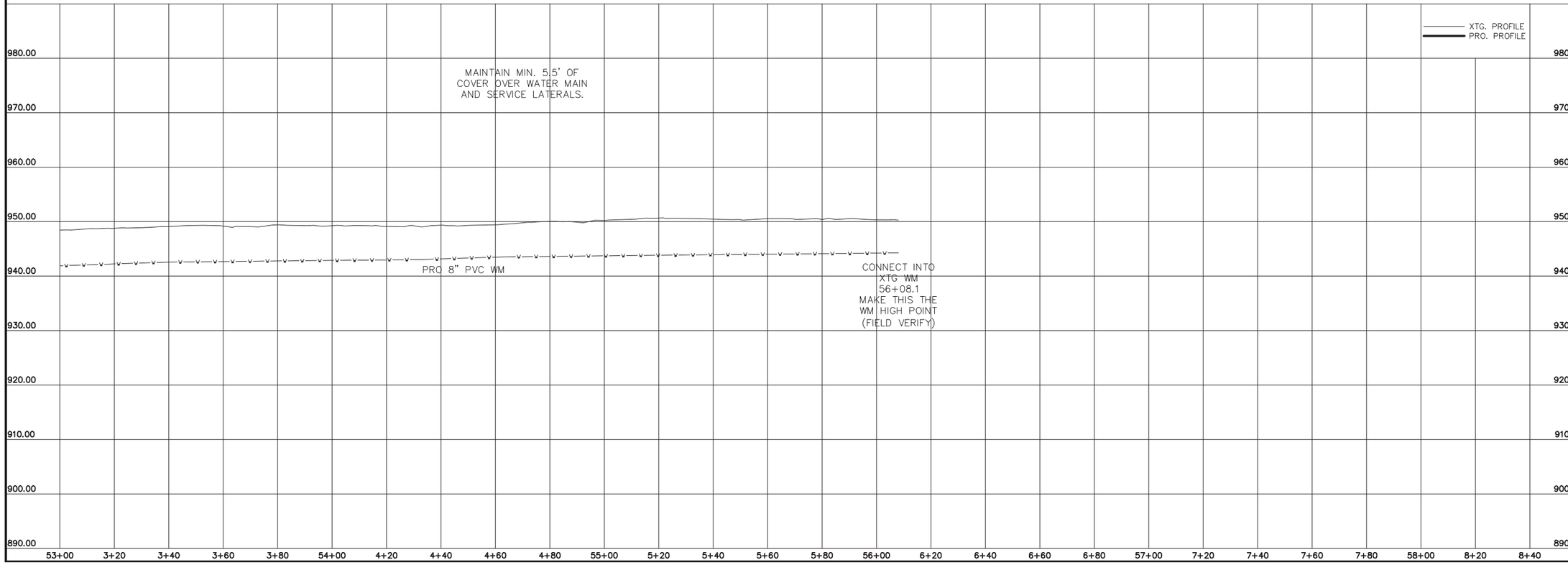
BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PLAN AND PROFILE WATER (EAST)
DYERSVILLE, IOWA

D.07





DRAWN BY: TPL
CHECKED BY: PJN

DATE	REVISIONS
3/18/24	4/29/24

SCALE: SEE BAR SCALE

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PLAN AND PROFILE WATER (EAST)
DYERSVILLE, IOWA

D.08

0' 10' 20'
1" = 40' (11"X17")
1" = 20' (24"X36")

WARNING! GAS & FO LINES

XTG PP

XTG UP

XTG FH & WV

CONNECT INTO XTG WM (FIELD VERIFY)

XTG 36" CULVERT

XTG ENTRANCE TO BE REMOVED

XTG 36" CMP CULVERT TO BE REMOVED

XTG PP

XTG PP

25'

15.3'

FL 942.04

332ND AVE.

XTG 27"X44" RCP CULVERT

FL 942.12

SCALES:
1" = 20' HOR
1" = 10' VER

MAINTAIN MIN. 5.5' OF COVER OVER WATER MAIN AND SERVICE LATERALS.

CONNECT INTO XTG WM 60+73 (FIELD VERIFY)

PRO 12" PVC WM

980.00 970.00 960.00 950.00 940.00 930.00 920.00 910.00 900.00 890.00

60+00 0+20 0+40 0+60 0+80 61+00 1+20 1+40 1+60 1+80 62+00 2+20 2+40 2+60 2+80 63+00 3+20 3+40 3+60 3+80 64+00 4+20 4+40 4+60 4+80 65+00 5+20 5+40

DRAWN BY: TPL
CHECKED BY: PJN

REVISIONS
4/29/24 ADDED XTG UTIL.
5/7/24 ADJUST. 332ND UTIL

DATE 3/18/24
SCALE: SEE BAR SCALE

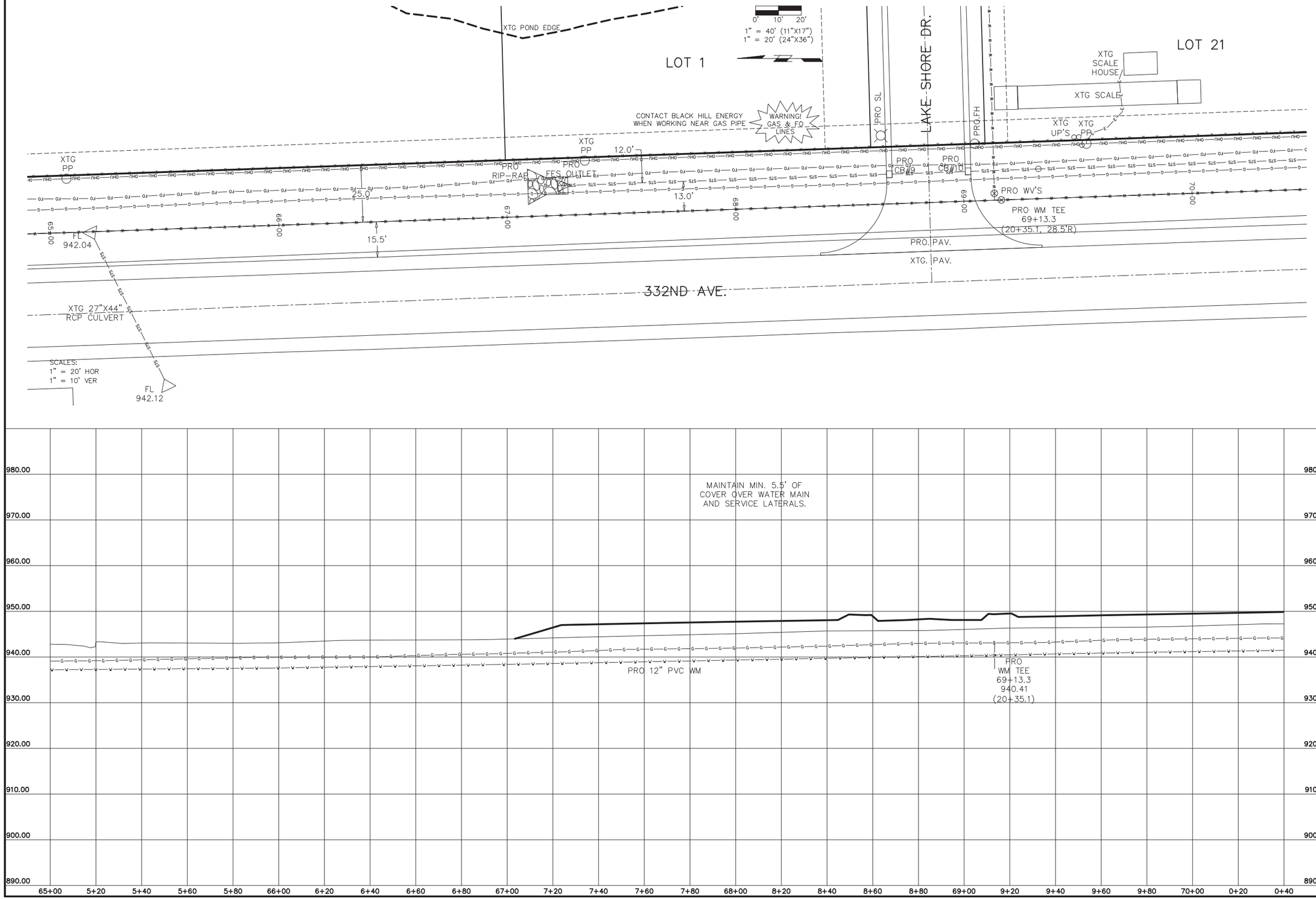
BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PLAN AND PROFILE WATER (WEST)
DYERSVILLE, IOWA

D.09



DRAWN BY: TPL
CHECKED BY: PJN

REVISIONS	DATE
ADDED XTG UTIL.	4/29/24
ADJUST. 332ND UTIL	5/7/24

DATE: 3/18/24
SCALE: SEE BAR SCALE

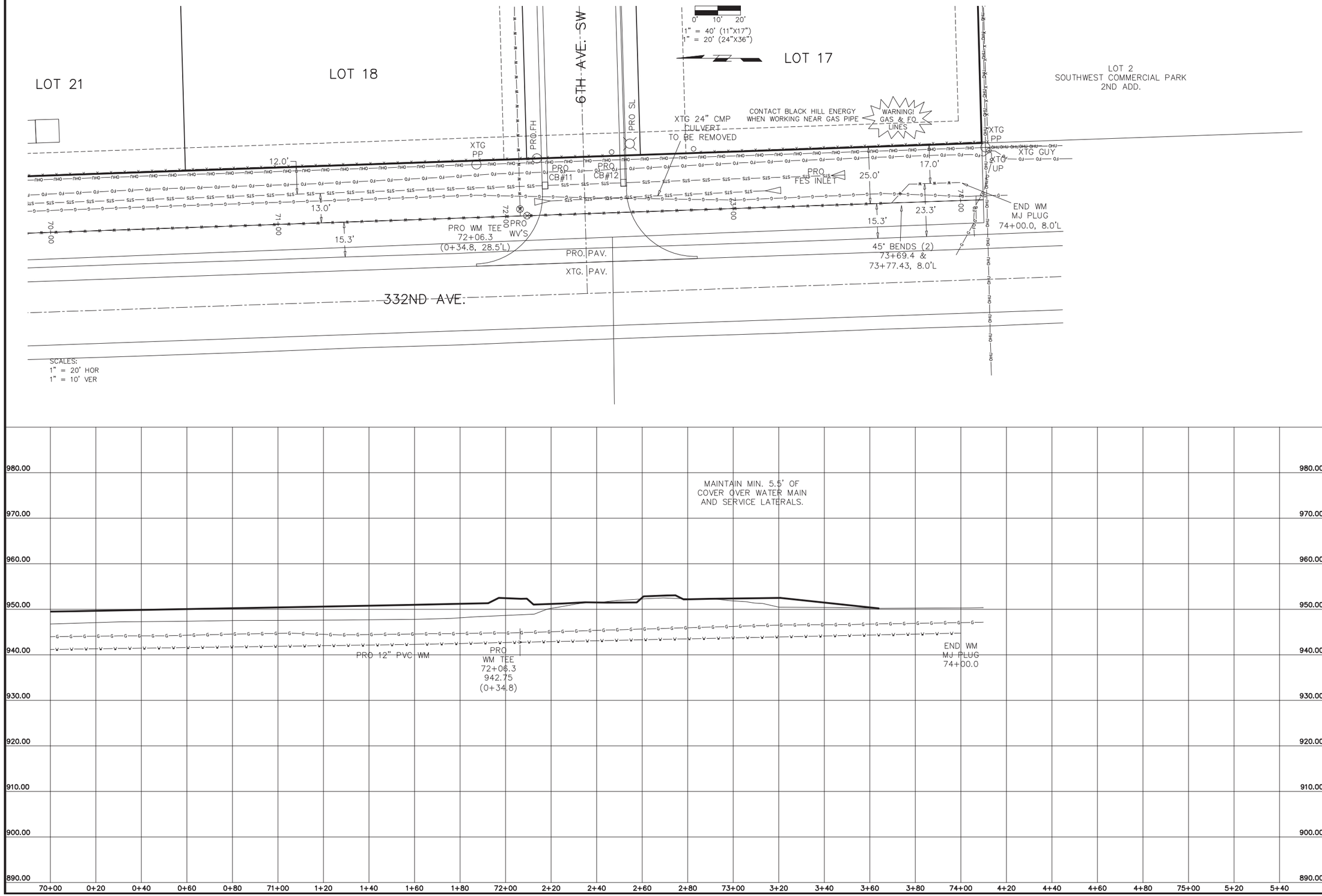
BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PLAN AND PROFILE WATER (WEST)
DYERSVILLE, IOWA

D.10



DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24 ADDED XTG UTIL.	TPL
SCALE:	5/7/24 ADJUST. 332ND UTIL	CHECKED BY
SEE BAR SCALE		PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

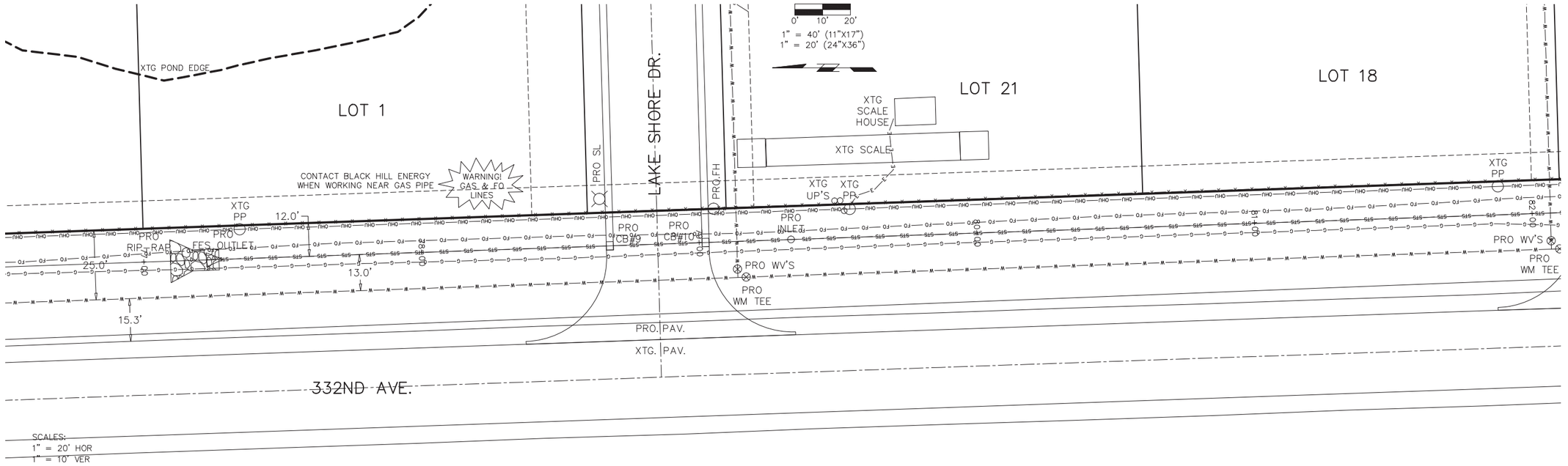
PROJECT NO. 23225

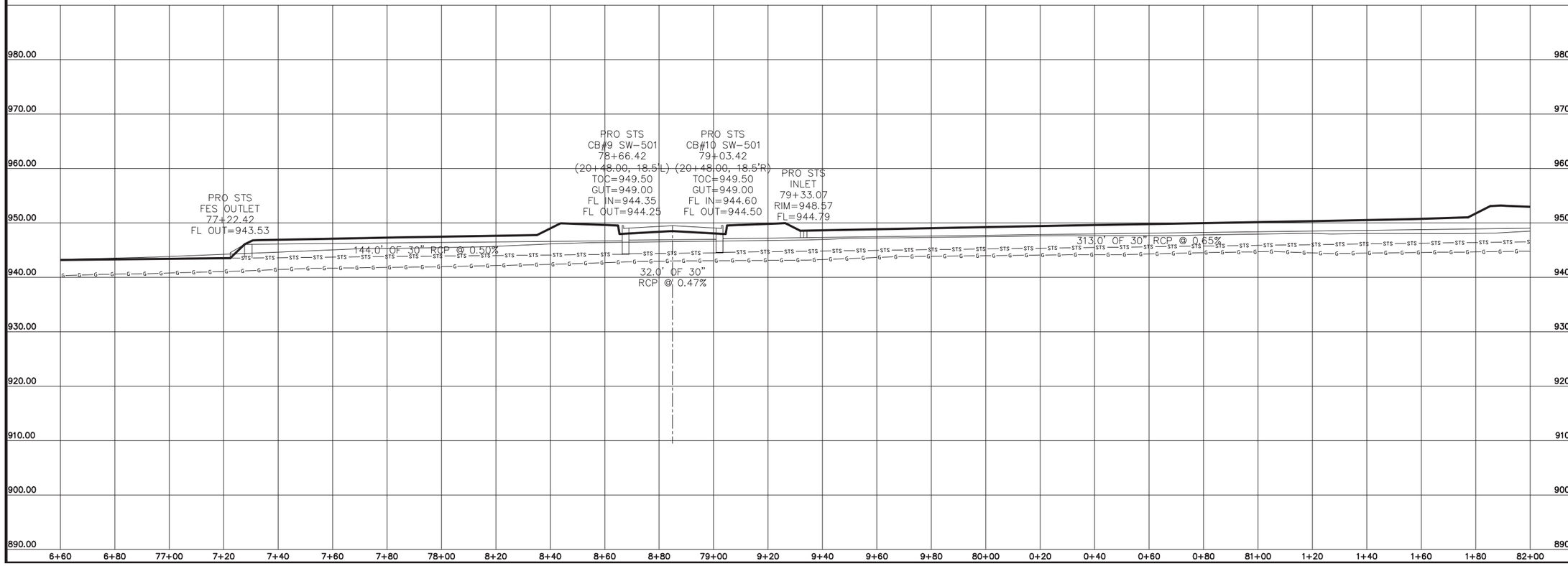
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE WATER (WEST)
DYERSVILLE, IOWA

D.11





DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24 ADDED XTG UTIL.	TPL
SCALE: SEE BAR SCALE	5/7/24 ADJUST. 332ND UTIL.	CHECKED BY: PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

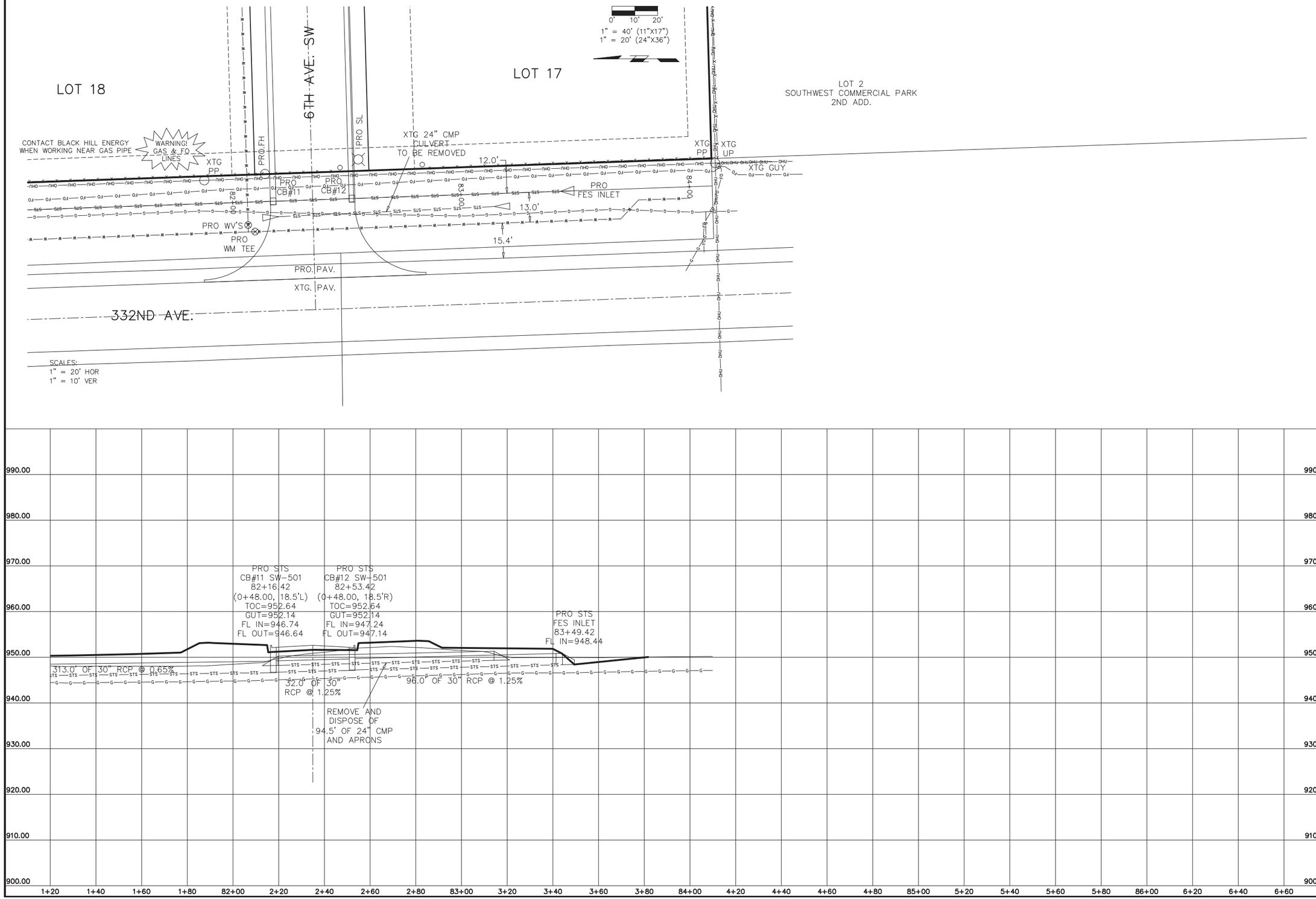
PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE STS (WEST)
DYERSVILLE, IOWA

D.12



DRAWN BY: TPL
CHECKED BY: PJN

REVISIONS	DATE
ADDED XTG UTIL.	4/29/24
ADJUST. 332ND UTIL	5/7/24

DATE: 3/18/24
SCALE: SEE BAR SCALE

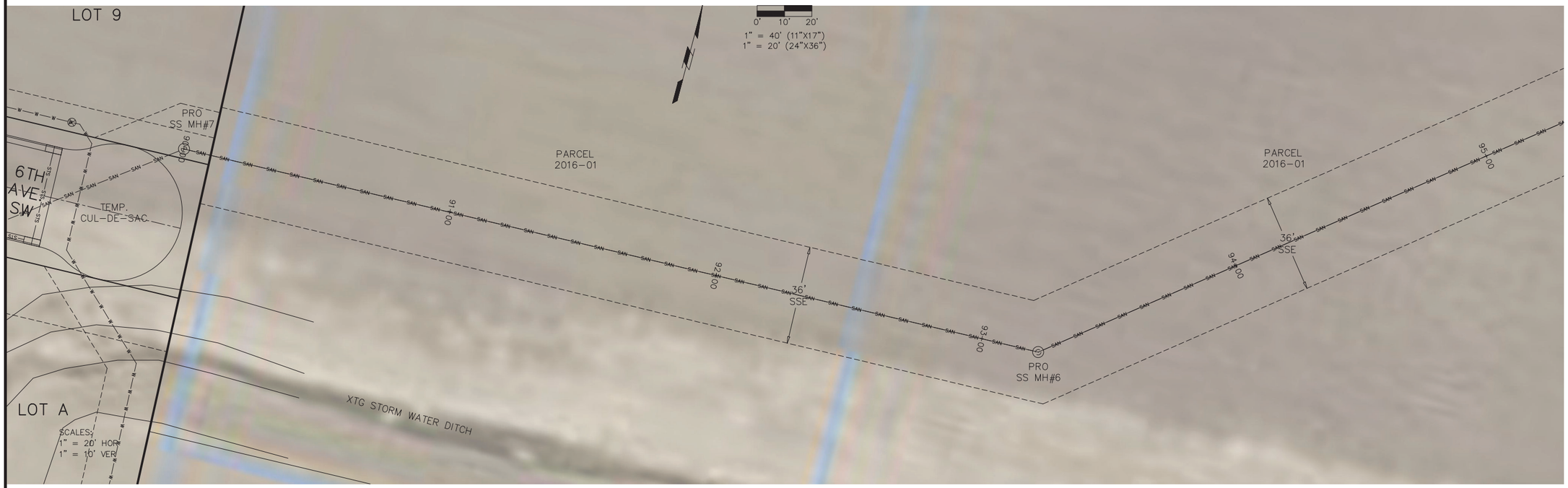
BUESING & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

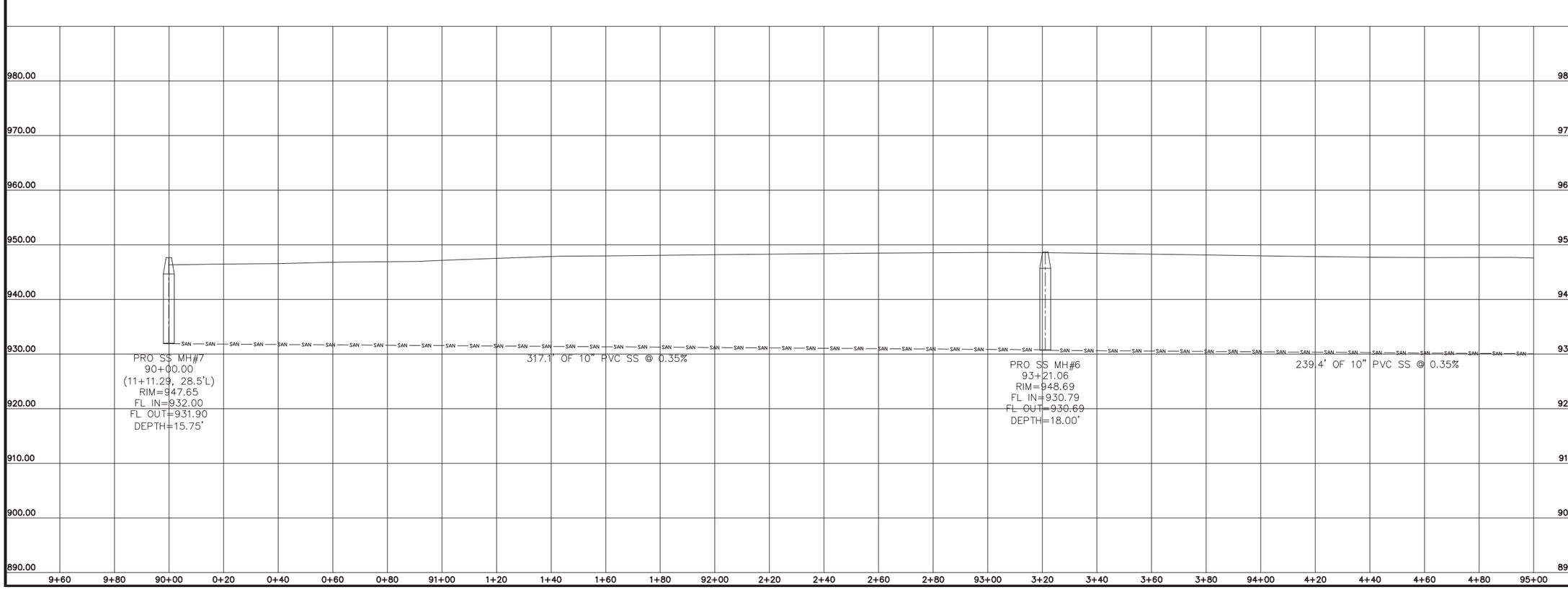
PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
LAKE VIEW ESTATES
PLAN AND PROFILE STS (WEST)
DYERSVILLE, IOWA

D.13





DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24	TPL
SCALE:	5/23/24 MOD. STS	CHECKED BY:
SEE BAR SCALE		PJN

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

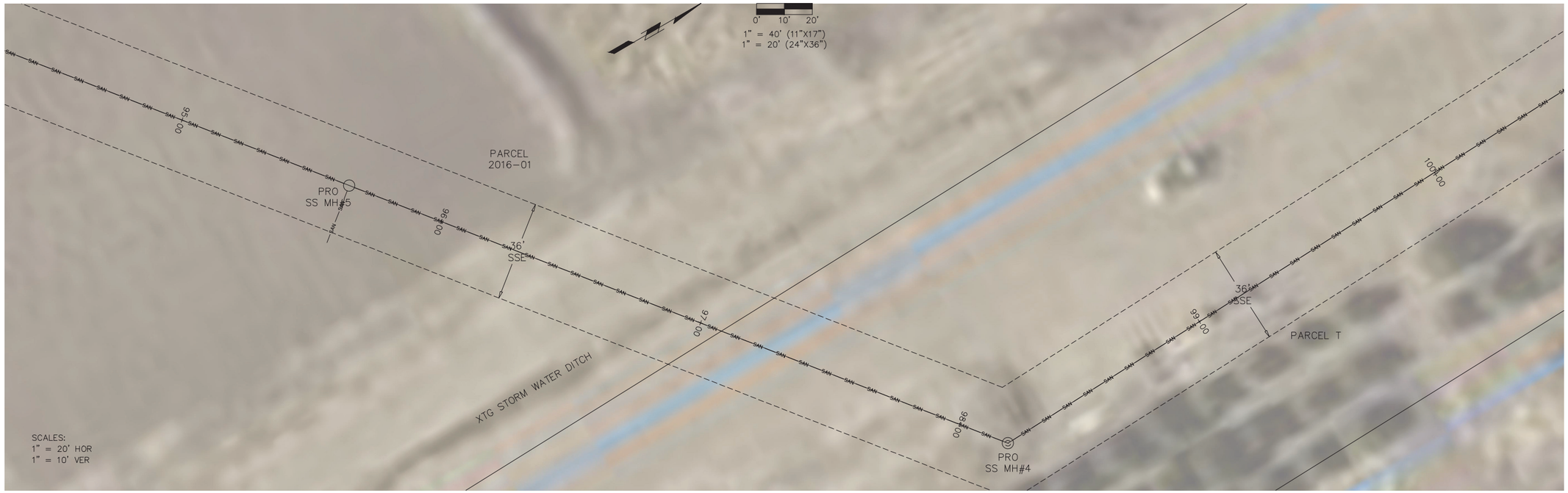
PROJECT NO. 23225

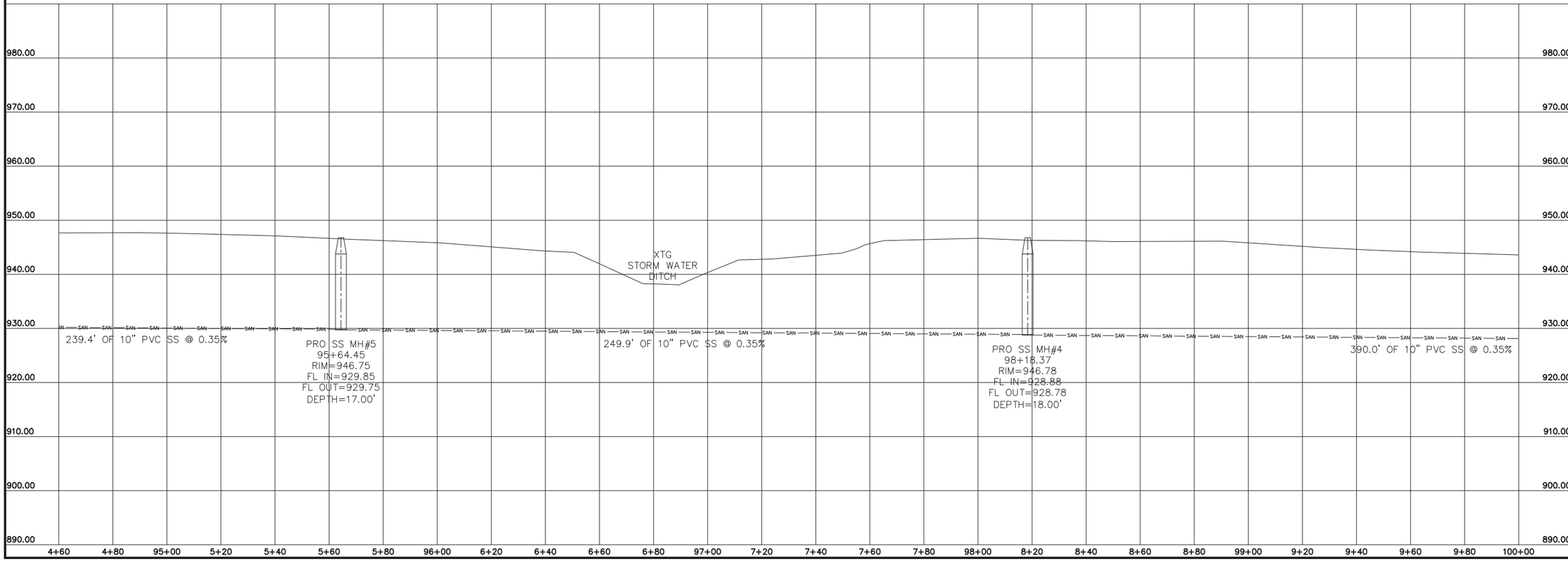
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE SS
DYERSVILLE, IOWA

D.14





DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24	TPL
SCALE:		CHECKED BY:
SEE BAR SCALE		PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

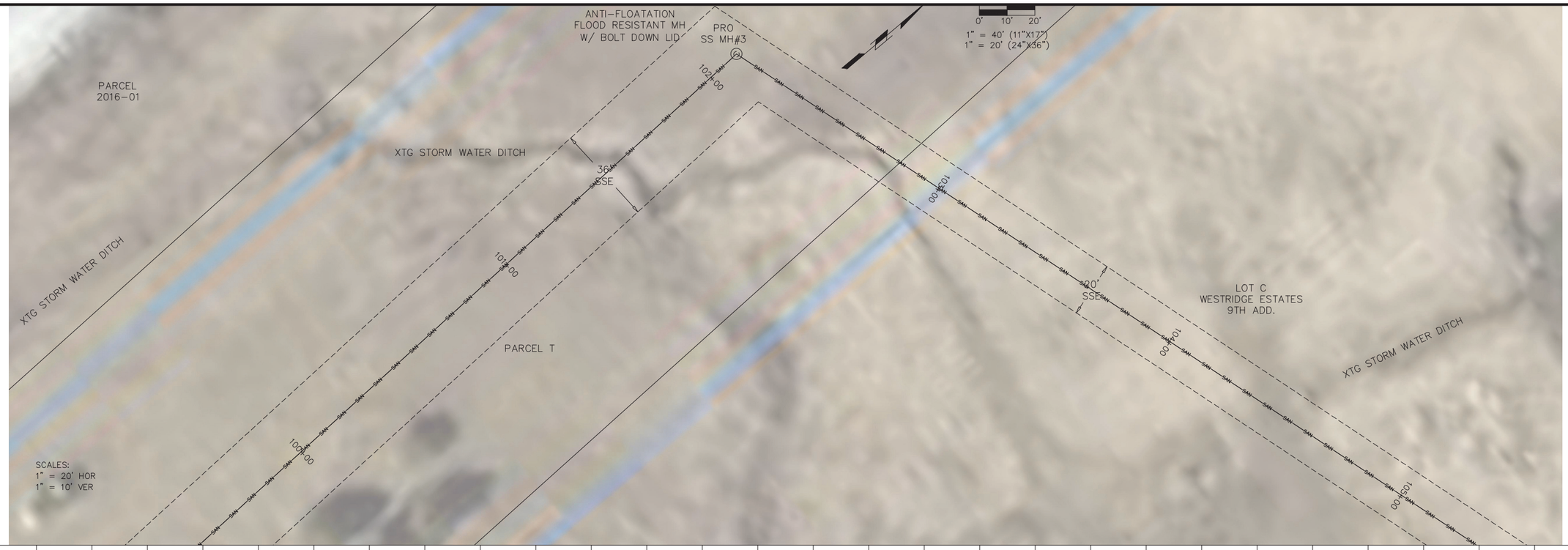
PROJECT NO. 23225

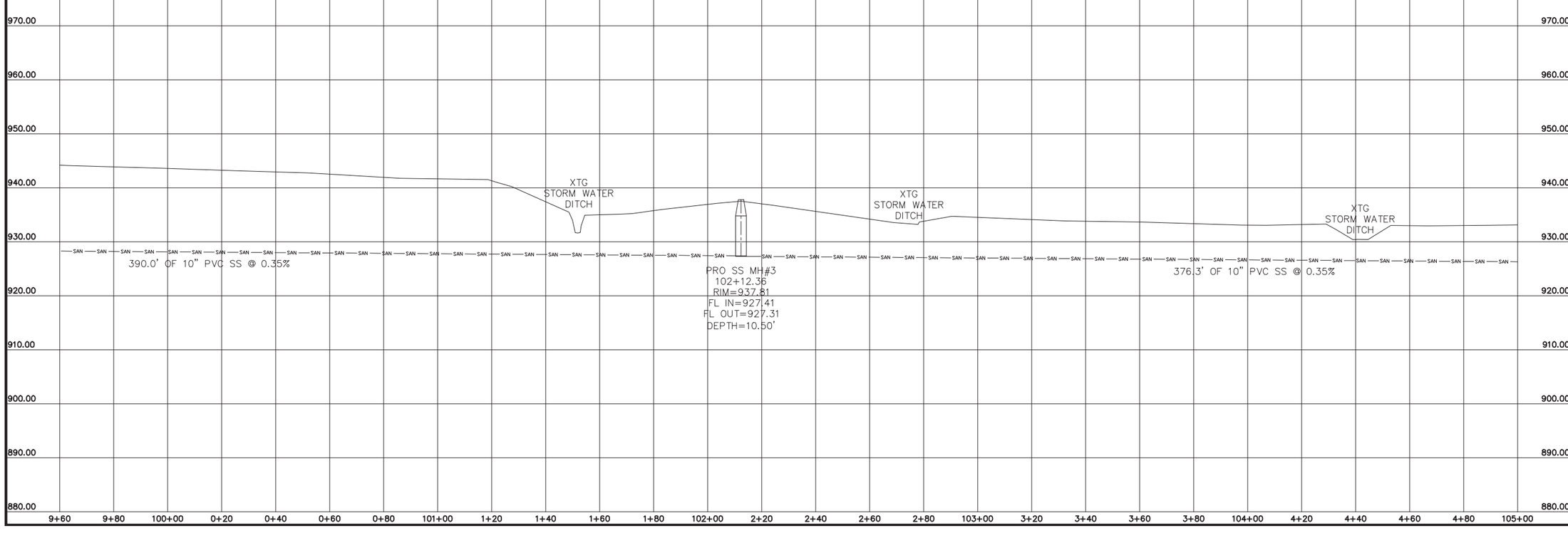
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE SS
DYERSVILLE, IOWA

D.15





DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24	TPL
SCALE:		CHECKED BY:
SEE BAR SCALE		PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

NO. 23225

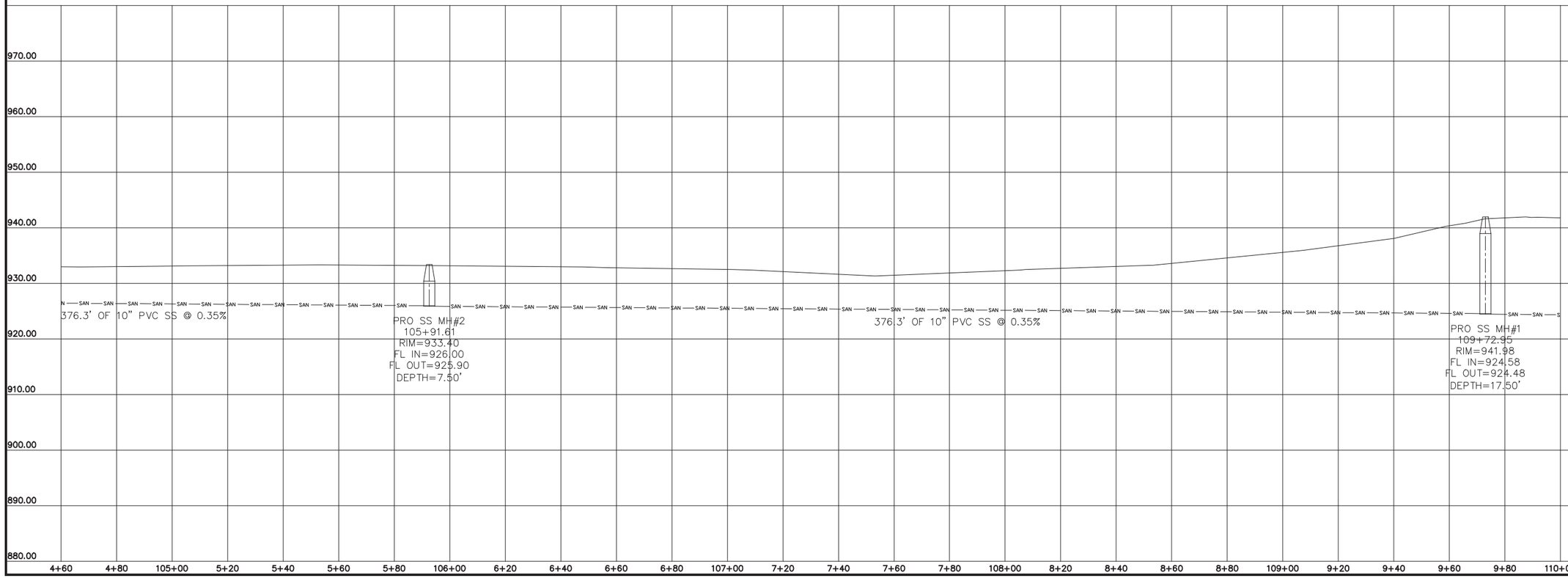
PROJECT

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE SS
DYERSVILLE, IOWA

D.16



DRAWN BY:	REVISIONS	DATE	SCALE:
TPL	4/29/24	3/18/24	SEE BAR SCALE
CHECKED BY:			
PJN			

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

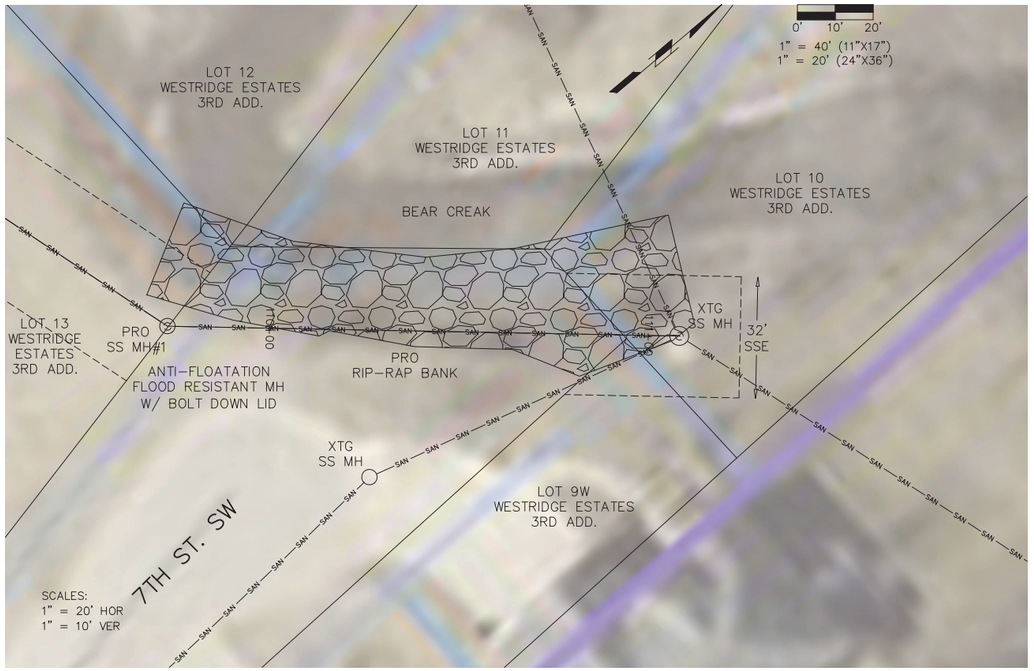
PROJECT NO. 23225

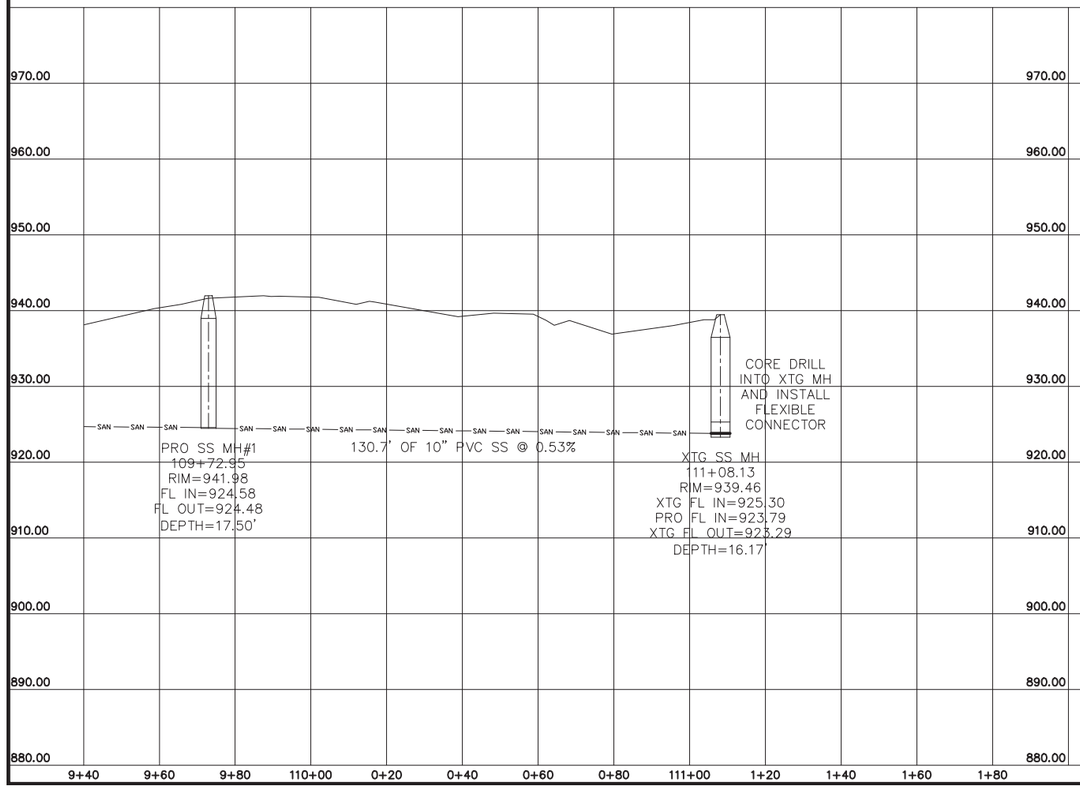
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE SS
DYERSVILLE, IOWA

D.17





DATE	REVISIONS	DRAWN BY:
3/18/24	4/29/24	TPL
SCALE:		CHECKED BY:
SEE BAR SCALE		PJN

BUESING ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

LAKE VIEW ESTATES
PLAN AND PROFILE SS
DYERSVILLE, IOWA

D.18

GRADING PLAN & INITIAL STORM WATER POLLUTION PREVENTION PLAN LAKE VIEW ESTATES
DYERSVILLE, IOWA

CONSTRUCTION NOTES

1. ALL CONSTRUCTION IS TO BE PER CITY OF DYERSVILLE STANDARDS AND SPECIFICATIONS AND SUDAS STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE.

2. THE LOCATION OF ALL PUBLIC UTILITIES INDICATED ON THIS PLAN ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THIS PLAN MAY BE PRESENT.

3. ALL DISTURBED AREAS NOT BEING RE-DISTURBED FOR 21 DAYS MUST BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 DAYS.

4. GRADING CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION PREVENTION PRACTICES, SUCH AS INTERCEPTOR DIKES AND SWALES, AND TEMPORARY SEDIMENT BASINS. SUCH PRACTICES SHALL BE INCIDENTAL TO THE SITE GRADING COSTS.

5. TOPSOIL SHALL BE STOCKPILED FOR USE IN FINAL GRADING, WITH A MINIMUM REPLACEMENT AMOUNT OF 4". TOPSOIL SHALL BE PRESERVED IN ALL AREAS NOT COVERED BY CONCRETE, ASPHALT, GRAVEL OR OTHER SUCH MATERIAL.

6. LOCATION OF TOPSOIL PILE SHALL BE PER OWNERS DIRECTION.

7. VEGETATION IS TO BE PRESERVED IN ALL AREAS OUTSIDE OF THE GRADING LIMITS.

8. SEE SUDAS FIGURE 9040.102 FOR FILTER BERM AND FILTER SOCK DETAIL, FIGURE 9040.107 FOR ROCK CHECK DAM DETAIL, FIGURE 9040.119 FOR SILT FENCE DETAIL, AND FIGURE 9040.120 FOR STABILIZED CONSTRUCTION ENTRANCE DETAIL.

9. THE GRADING CONTRACTOR IS TO USE THIS SWPPP AS AN INITIAL GUIDE AND SHALL MODIFY, ADD, AND/OR MOVE CONTROLS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

10. THE PROPOSED STORM SEWER SYSTEM SHOWN SHALL BE PLACED AS A PART OF THE IMPROVEMENT CONTRACT, AND NOT BE A PART OF THE SITE GRADING CONTRACT.

11. SEDIMENT CONTROL DEVICES SUCH AS FILTER SOCKS SHALL BE USED ON OR AROUND ALL CATCH BASINS WITHIN EACH PHASE OF THE DEVELOPMENT.

CONCRETE WASHOUT AREA

1. THE CONCRETE WASHOUT AREA IS TO BE A BELOW GRADE 7' X 7' PIT, WITH A MAXIMUM DEPTH OF 3', AND LINED WITH 10 MIL. PLASTIC SHEETING (FREE FROM HOLES, TEARS, AND SEAMS). THE PLASTIC LINER IS TO BE SECURED USING STAKES, STAPLES OR SANDBAGS. THE PLASTIC LINER SHOULD EXTEND BEYOND THE PIT FOR A MINIMUM OF 2'.

2. A SIGN READING "CONCRETE WASHOUT AREA" SHOULD BE PLACED ADJACENT TO THE PIT.

3. WASHOUT AREA IS TO BE INSPECTED FREQUENTLY TO ENSURE THE LINER IS INTACT.

4. ONCE 75% OF THE ORIGINAL VOLUME OF THE WASHOUT PIT IS FILLED OR IF THE LINER IS TORN, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF WHEN THE CONCRETE HAS COMPLETELY HARDENED. ONCE THE HARDENED CONCRETE IS REMOVED, THE LINER MUST BE REPLACED IF TORN.

5. WHEN THE WASHOUT PIT IS NO LONGER NEEDED, THE MATERIAL MUST BE REMOVED AND PROPERLY DISPOSED OF WHEN THE CONCRETE HAS COMPLETELY HARDENED. THE PIT SHOULD THEN BE BACKFILLED.

SEQUENCE OF GRADING EVENTS
1. INSTALL EROSION CONTROL DEVICES
2. GRADE SITE ACCORDING TO PLAN
3. ADD TEMPORARY CONTROLS AS NEEDED
4. SEED AND STABILIZE SITE
5. REMOVE TEMPORARY CONTROLS ONLY IF SITE IS STABLIZED.

LEGEND
- 830 XTG. CONTOUR
- 800 PRO. CONTOUR
- SF SF SF SF PRO. SILT FENCE OR FILTER SOCK

EARTHWORK VOLUMES

TOP-SOIL CUT =	6064 CY		
SUB-SOIL CUT =	1065 CY	SUBGRADE FILL =	33,608 CY
TOTAL CUT =	7129 CY	+COMPACTION (1.25%) =	42,010 CY

DRAWN BY:	TPL
CHECKED BY:	PJN
REVISIONS	4/29/24 ADDED XTG UTIL. 5/7/24 ADJUST. 332ND UTIL 5/23/24 MOD. STS
DATE	3/18/24
SCALE:	SEE BAR SCALE

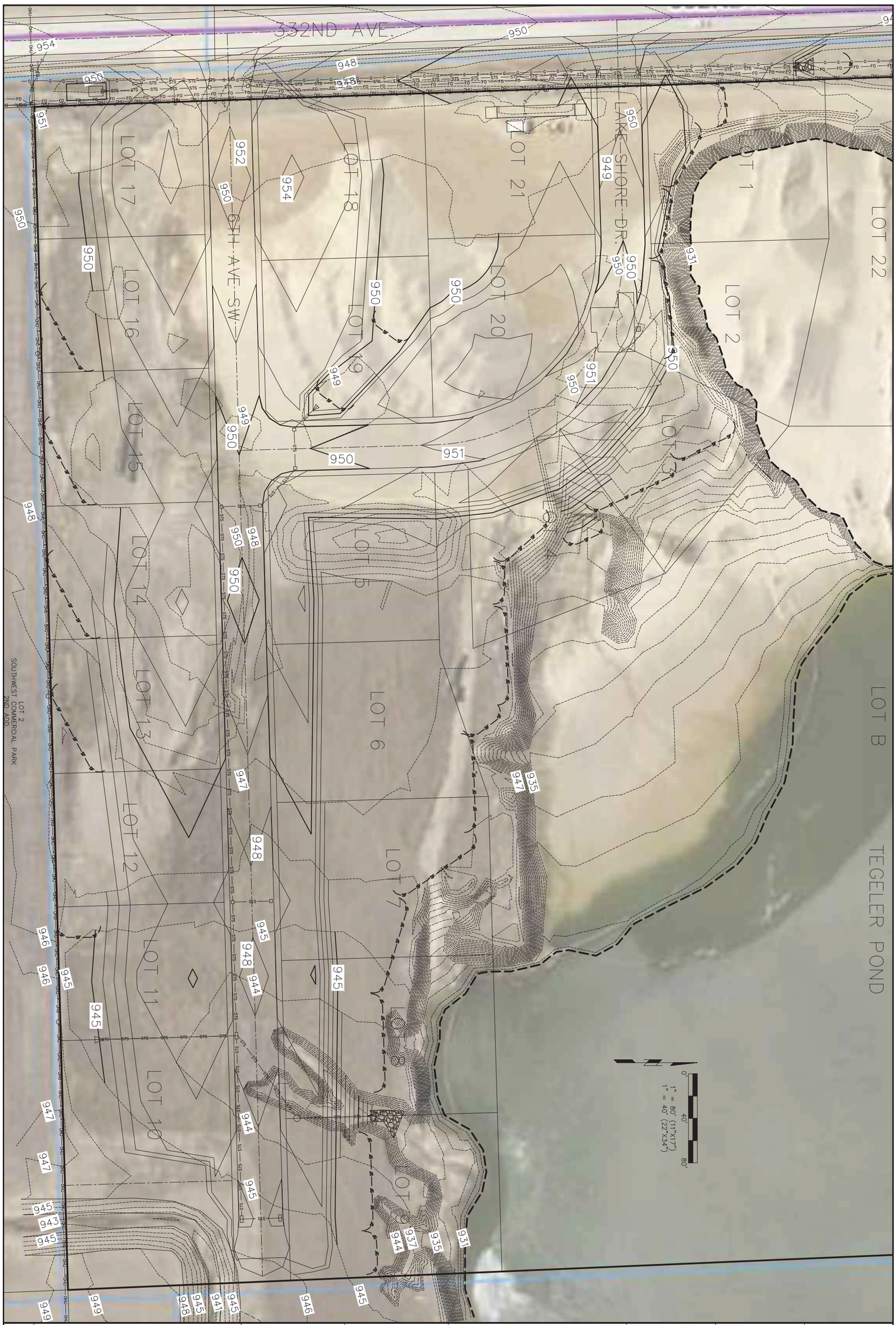
BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

NO. 23225

PROJECT
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

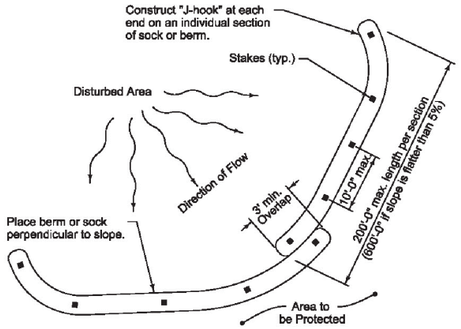
SHEET TITLE
GRADING PLAN / SWPPP
LAKE VIEW ESTATES
DYERSVILLE, IOWA

G.01

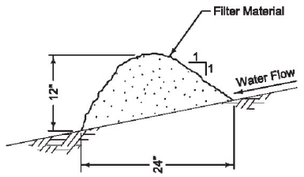


SHEET TITLE	PROJECT	NO. 23225	BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
GRADING PLAN / SWPPP LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: LAKEVIEW ESTATES LLC C/O BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040			3/18/24	4/29/24 ADDED XTG UTIL.	TPL
				SCALE:	5/7/24 ADJUST. 332ND UTIL	CHECKED BY
				SEE BAR SCALE	5/23/24 MOD. STS	PJN

G.02



PLAN VIEW OF SLOPE
(for sediment and slope control)

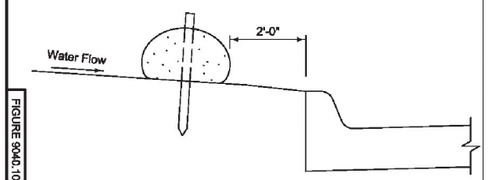


FILTER BERM

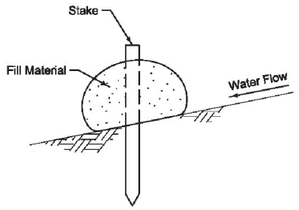
Berm shown is typical for slopes flatter than 3:1. For steeper slopes, increase berm size as directed by the Engineer.

Place berm in uncompacted windrow perpendicular to the slope at locations specified in the contract documents.

Filter sock diameter as specified in the contract documents.



SECTION VIEW AT STREET
(for perimeter control along street)



FILTER SOCK

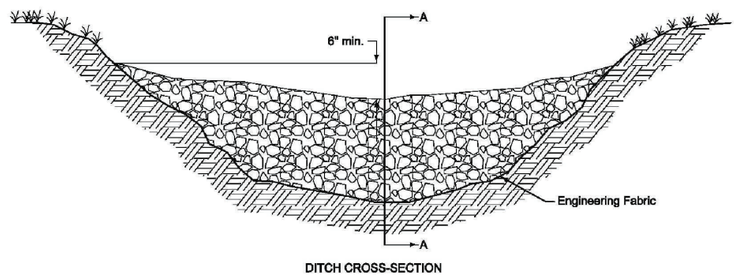
TYPICAL PLACEMENT OF BERM OR SOCK

FIGURE 9040.102 | SHEET 1 OF 1

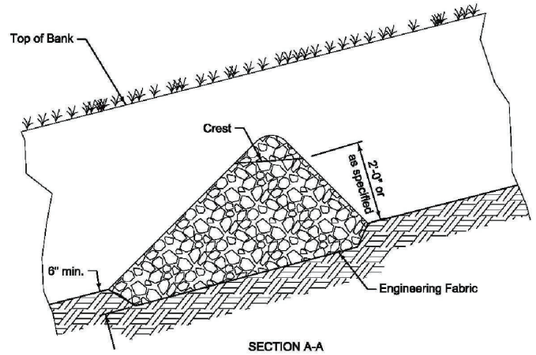
SUDAS | REVISION 4 10-17-17 | 9040.102 | SHEET 1 of 1

SUDAS Standard Specifications

FILTER BERM AND FILTER SOCK



DITCH CROSS-SECTION



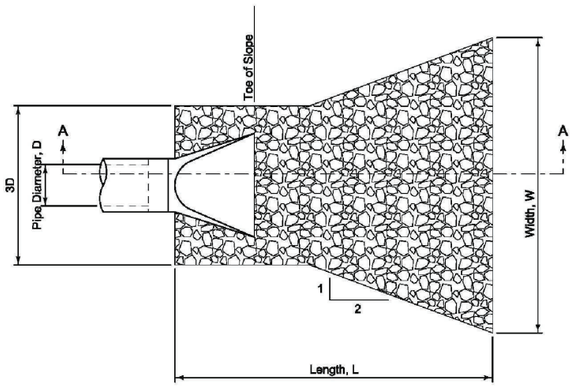
SECTION A-A

FIGURE 9040.107 | SHEET 1 OF 1

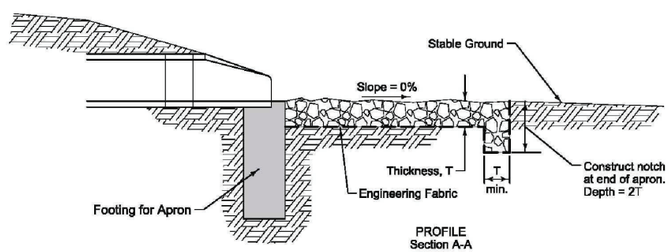
SUDAS | REVISION 2 10-21-14 | 9040.107 | SHEET 1 of 1

SUDAS Standard Specifications

ROCK CHECK DAM



PLAN



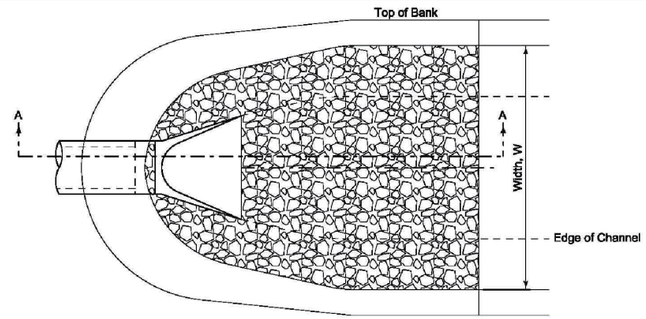
PROFILE
Section A-A

FIGURE 9040.110 | SHEET 1 OF 1

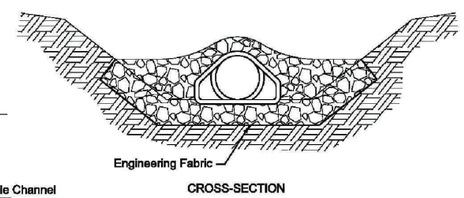
SUDAS | REVISION 3 10-21-14 | 9040.110 | SHEET 1 of 1

SUDAS Standard Specifications

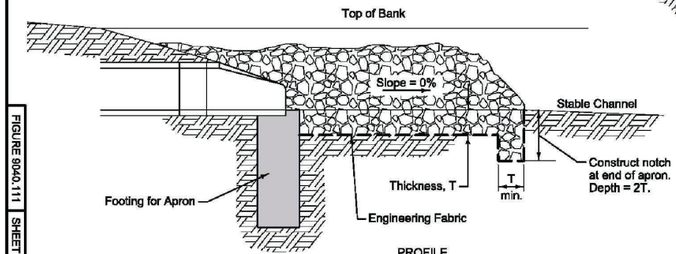
RIP RAP FOR PIPE OUTLET ONTO FLAT GROUND



PLAN



CROSS-SECTION



PROFILE
Section A-A

FIGURE 9040.111 | SHEET 1 OF 1

SUDAS | REVISION 3 10-21-14 | 9040.111 | SHEET 1 of 1

SUDAS Standard Specifications

RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL

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(563) 556-4389

PROJECT NO. 23225
PREPARED FOR:
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C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
GRADING PLAN & SWPPP DETAILS
LAKE VIEW ESTATES
DYERSVILLE, IOWA

G.07

(1) Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

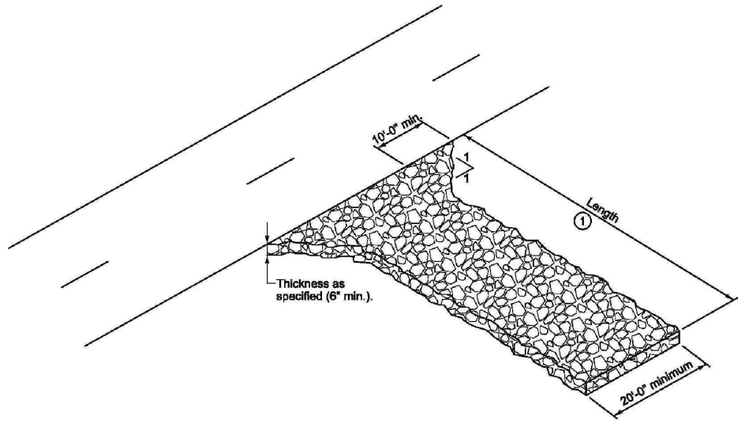
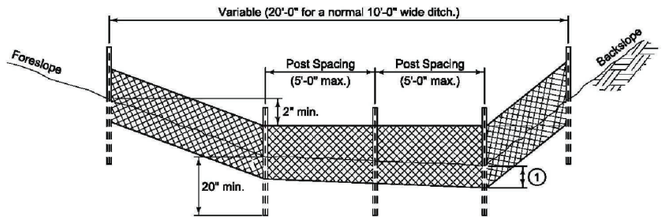


FIGURE 9040.120 | SHEET 1 OF 1

SUDAS | REVISION 2 10-21-14 | 9040.120 | SHEET 1 of 1

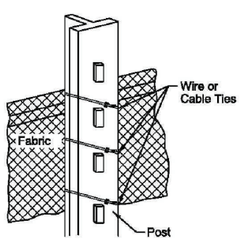
SUDAS Standard Specifications

STABILIZED CONSTRUCTION ENTRANCE



TYPICAL SILT FENCE DITCH CHECK

(1) Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).



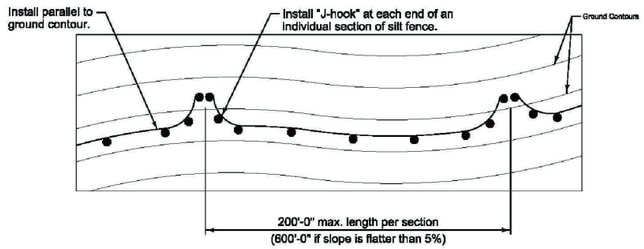
ATTACHMENT TO POST

FIGURE 9040.119 | SHEET 1 OF 2

SUDAS | REVISION 2 10-21-14 | 9040.119 | SHEET 1 of 2

SUDAS Standard Specifications

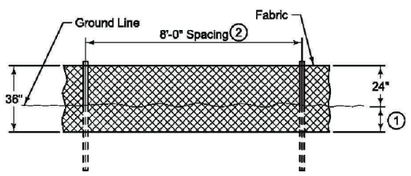
SILT FENCE



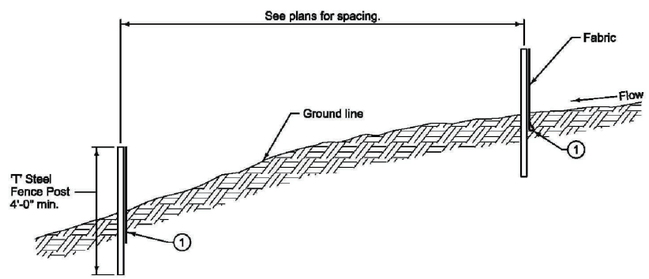
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)

(1) Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

(2) Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

FIGURE 9040.119 | SHEET 2 OF 2

SUDAS | REVISION 2 10-21-14 | 9040.119 | SHEET 2 of 2

SUDAS Standard Specifications

SILT FENCE

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REVISIONS
DATE 1/25/24
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ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
GRADING PLAN & SWPPP DETAILS
LAKE VIEW ESTATES
DYERSVILLE, IOWA

G.04

STORM WATER POLLUTION PREVENTION PLAN
LAKE VIEW ESTATES
CITY OF DUBUQUE, IOWA.

POLLUTION PREVENTION PLAN

All contractors/subcontractors shall conduct their operations in a manner that minimizes erosion and prevents sediments from leaving the construction limits. The prime contractor shall be responsible for compliance with soil erosion requirements of the Iowa Code, The Iowa Department of Natural Resources NPDES General Permit No.2 and local ordinances. The prime contractor shall also be responsible for compliance and implementation of the Pollution Prevention Plan (PPP) for their entire contract. These responsibilities shall be further shared with subcontractors whose work is a source of potential pollution as defined in this PPP.

1. STORM WATER DISCHARGE PERMIT

This project requires the obtaining of a NPDES General Permit No.2 for storm water discharge associated with industrial activity for construction activities from The Iowa Department of Natural Resources (IDNR), as required by The Environmental Protection Agency (EPA). The Permit is already in place. The prime contractor and all subcontractors shall be responsible for compliance and fulfilling all requirements of the NPDES General Permit No.2 including The Storm Water Pollution Prevention Plan.

IA DNR AUTHORIZATION NUMBER: _____

2. SITE DESCRIPTION

This Pollution Prevention Plan (PPP) is for the construction of a proposed Residential Subdivision.

This PPP covers approximately 30 acres with an estimated 12 acres being disturbed.

The PPP is located in an area of urban activities land use.

The PPP is located in an area with a majority of soils classified as Saude loam, Hydrologic Soil Group "B". The estimated runoff coefficient for the site after construction is 0.60.

Refer to the project plans for locations of typical slopes, ditch grades, and major structural and non-structural controls. A copy of this plan will be on file at the owner's office. Runoff from this work will flow into a storm sewer system to an unnamed tributary to Bear Creek.

POTENTIAL SOURCES OF POLLUTION

Site sources of pollution generated as a result of this work relate to silts and sediment which may be transported as a result of a storm event. However, this PPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this PPP. Potentially this runoff can contain various pollutants related to site-specific land uses, Examples are:

Rural Agricultural Activities:
Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, fungicides and fertilizers.

3. CONTROLS

Prior to beginning grading, excavation or clearing and grubbing operation, silt fence shall be placed along the perimeter of the areas to be disturbed at locations where runoff can move off site. Vegetation in areas not needed for construction shall be preserved. As areas reach their final grade, additional silt fences, silt basins, intercepting ditches, sod flumes, earth dikes, filter berms and inlet filters etc., shall be installed as specified in the plans and/or as required for the project. This will include using silt fence as ditch checks and to protect intakes. Temporary stabilizing seeding shall be completed as the disturbed areas are constructed. If construction activity is not planned to occur in a disturbed area during the current construction season, the area shall be stabilized by temporary seeding or mulching. Other stabilizing methods shall be used outside the seeding time period.

As the work progresses, additional erosion control devices such as silt fences, filter berms and inlet fi("i lters may be required as determined for the project after field investigation. These erosion control devices and other appropriate measures shall be installed by the contractor or erosion control subcontractor as directed. The construction will be completed with the establishment of permanent vegetation of all pervious disturbed areas by the contractor or surface restoration subcontractor.

4. OTHER CONTROLS

Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive laws, rules or regulations shall apply.

Contractor shall remove any excess soil from vehicles prior to leaving the site to prevent off site tracking of soil onto adjacent streets. Excess soil tracked onto the streets shall be cleaned up and returned to the site.

APPROVED STATE OR LOCAL PLANS:

During the course of this construction, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.

5. MAINTENANCE

The contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of silt control devices shall begin when the features have lost 50% of their capacity.

Additional erosion control measures shall be placed to lessen the load on current measures which exhibit a pattern of becoming overloaded with sediment.

6. INSPECTIONS

Inspections shall be made jointly by the contractor and the contracting authority every seven calendar days. The contractor shall immediately begin corrective action on all deficiencies found. The findings of this inspection shall be recorded in the project diary. This PPP may be revised based on the findings of the inspection. The contractor shall implement all revisions. All corrective actions shall be completed within 3 calendar days of the inspection.

7. NON-STORM DISCHARGES

This includes subsurface drains (i.e. longitudinal and standard subdrains), slope drains and bridge end drains. The velocity of the discharge from these features may be controlled by the use of patio blocks, Class A stone or erosion stone.

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site as part of this certification. Further, by my signature, I understand that I am becoming a co-permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for "Storm Water Discharge Associated with Industrial Activity for Construction Activities" at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the storm water pollution prevention plan developed under this NPDES permit and the terms of this NPDES permit.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is , to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

This certification must include the name and title of the person providing the signature; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

OWNER: _____

SIGNATURE: _____DATE: _____

TITLE: _____

ADDRESS OF SITE: _____

CONTRACTOR: _____

SIGNATURE: _____DATE: _____

ADDRESS: _____

TELEPHONE: _____

SUBCONTRACTORS

NAME	SIGNATURE	DATE

G.05	SHEET TITLE: STORM WATER POLLUTION PREVENTION PLAN LAKE VIEW ESTATES	PROJECT NO. 23225	BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE: 1/25/24 SCALE:	REVISIONS	DRAWN BY: TPL CHECKED BY:

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SITE RUNOFF CALCULATIONS

LAKE VIEW ESTATES
DYERSVILLE, IOWA

ENGINEER

BUESING & ASSOCIATES, INC.
Engineers and Surveyors
1212 LOCUST STREET
DUBUQUE, IA 52001
(563) 556-4389

Table of Contents

Buesing & Associates Inc.

Engineers & Surveyors

1212 Locust St.
Dubuque, IA 52001
(563) 556-4389

May 23, 2024

SITE RUNOFF CALCULATIONS
LAKE VIEW ESTATES

Lake View Estates is a proposed residential development in the City of Dyersville, Iowa, consisting of 21 residential lots around 1/2 acre in size, on what was historically farmed with row crops. (Please see the Improvement Plans and Final Plat of Lake View Estates)

First the pre-developed site was analyzed. Please see the attached Pre-Developed Site Runoff Drainage Areas drawing. Curve Numbers (CNs) were assumed based on the types of ground cover, and flow paths were determined for use in the time of concentration calculations. The pre-developed rate of runoff was then calculated using HydroCAD software. Please see the attached HydroCAD reports.

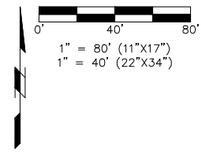
The post-developed site was analyzed. Please see the attached Post-Developed Site Runoff Drainage Areas drawing. Curve Numbers (CNs) were assumed based on the types of ground cover, and flow paths were determined for use in the time of concentration calculations. The post-developed rate of runoff was then calculated using HydroCAD software. Please see the attached HydroCAD reports.

The results of these calculations, as shown on the Summary page, show a reduction in the rate of storm water runoff for post-development, to a rate less than that of the pre-developed rate.

SUMMARY
LAKE VIEW ESTATES

STORM EVENT	PRE-DEVELOPED RUNOFF	POST-DEVELOPED RUNOFF
2 yr	11.30 cfs	7.45 cfs
10 yr	23.55 cfs	19.41 cfs
100 yr	43.27 cfs	40.32 cfs

PRE-DEVELOPED SITE RUNOFF DRAINAGE AREAS LAKEVIEW ESTATES
DYERSVILLE, IOWA



332ND AVE

12.3 AC
ROW CROPS, STRAIGHT ROW
W/ GOOD CROP RESIDUE
HSG-B, CN-78

DRAWN BY:	TPL
REVISIONS	
DATE	5/23/24
SCALE:	
CHECKED BY:	PJN
SEE BAR SCALE	

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

NO. 23225

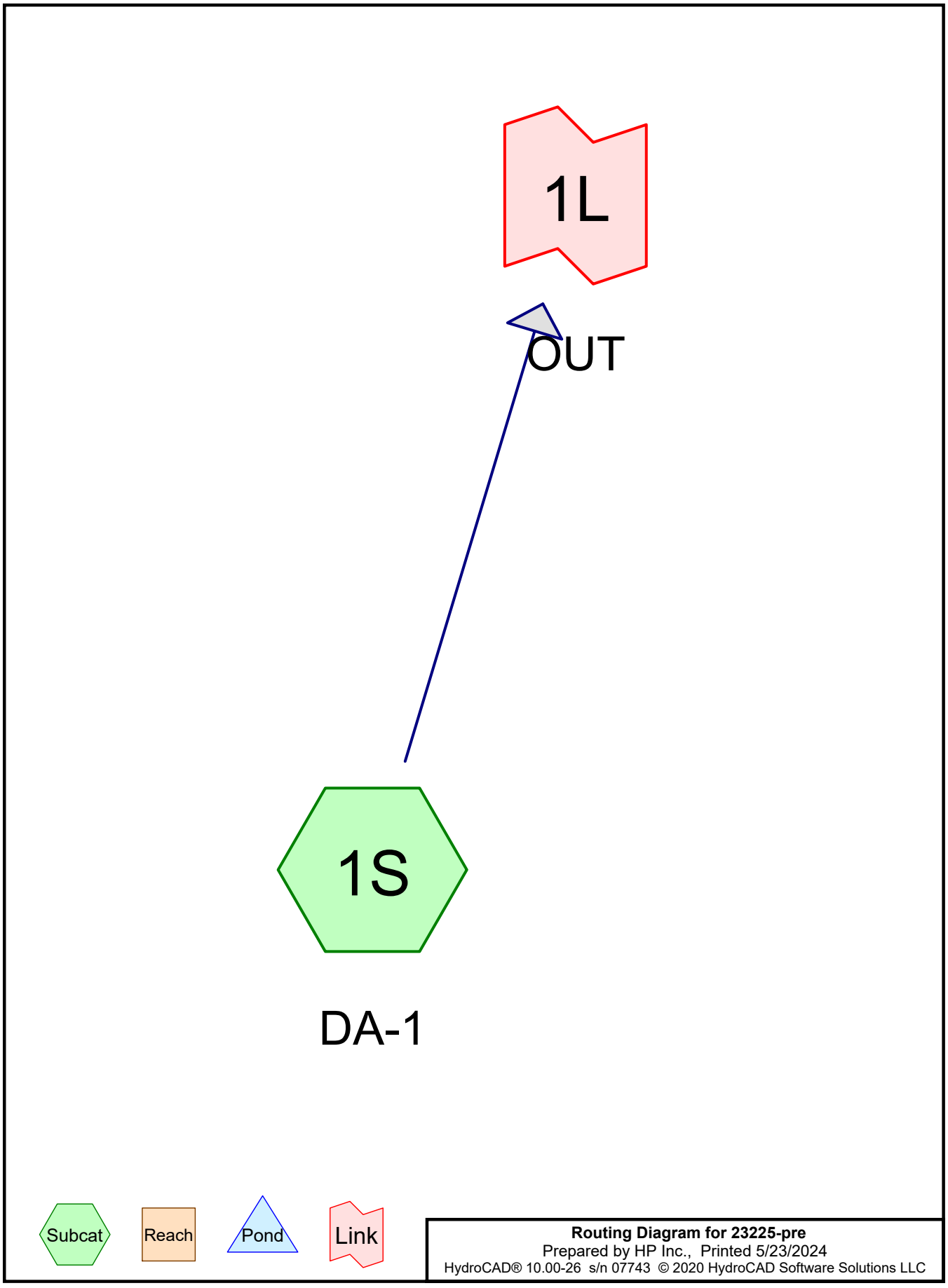
PROJECT

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

PRE-DEVELOPED
DRAINAGE AREAS
LAKEVIEW ESTATES

1/2



Routing Diagram for 23225-pre
Prepared by HP Inc., Printed 5/23/2024
HydroCAD® 10.00-26 s/n 07743 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: DA-1

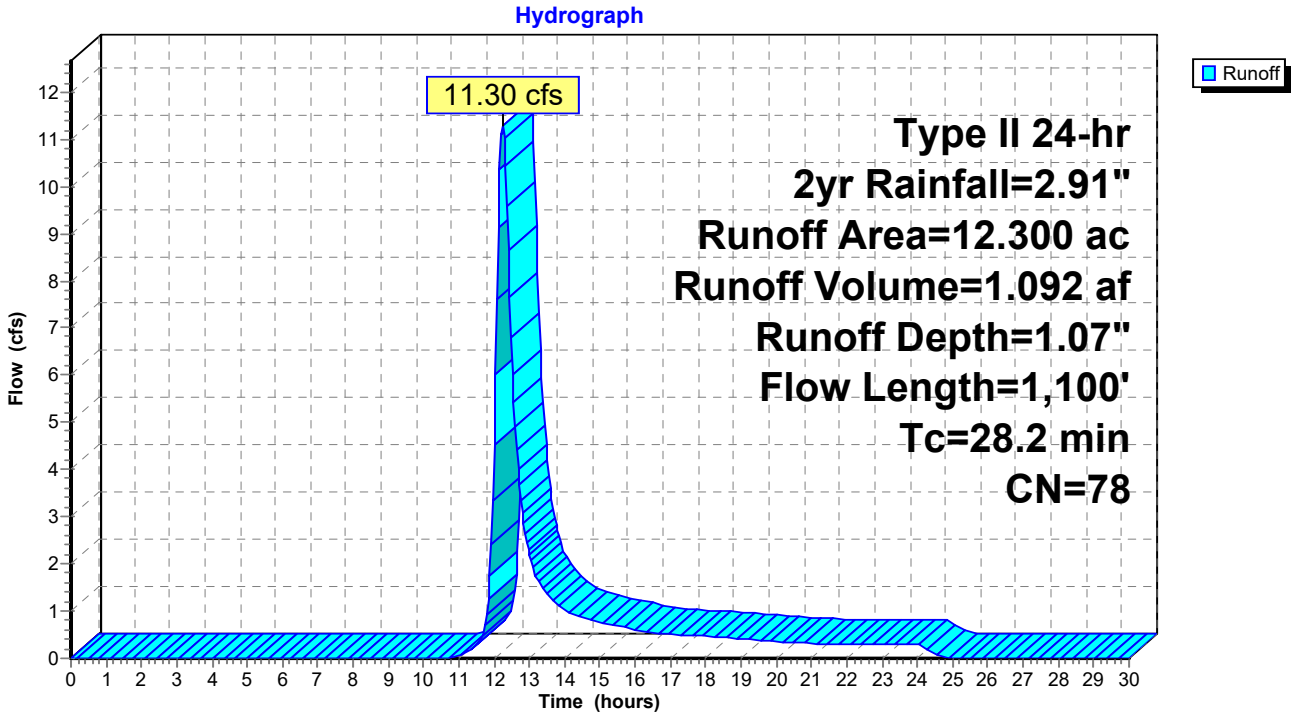
Runoff = 11.30 cfs @ 12.24 hrs, Volume= 1.092 af, Depth= 1.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type II 24-hr 2yr Rainfall=2.91"

Area (ac)	CN	Description
12.300	78	Row crops, straight row, Good, HSG B
12.300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	100	0.0300	0.17		**Sheet Flow, Crops** Cultivated: Residue>20% n= 0.170 P2= 2.91"
18.5	1,000	0.0100	0.90		**Shallow Concentrated Flow, Crops** Cultivated Straight Rows Kv= 9.0 fps
28.2	1,100	Total			

Subcatchment 1S: DA-1

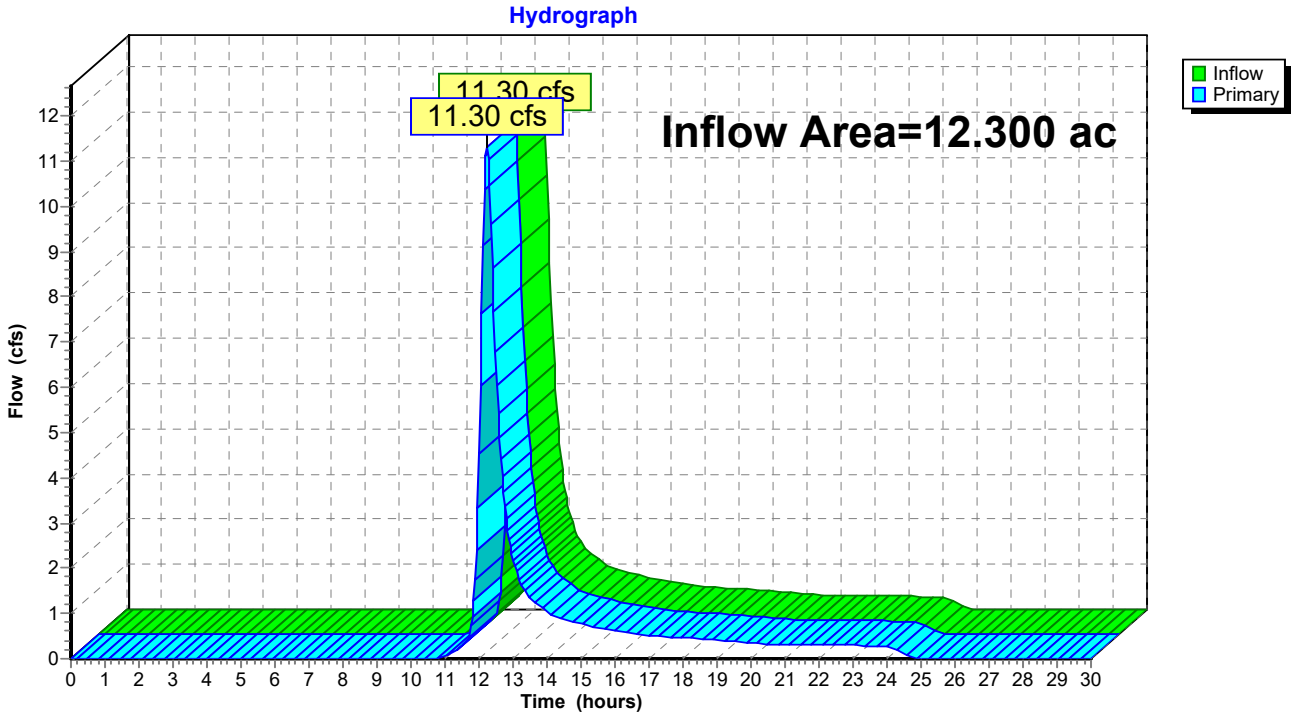


Summary for Link 1L: OUT

Inflow Area = 12.300 ac, 0.00% Impervious, Inflow Depth = 1.07" for 2yr event
Inflow = 11.30 cfs @ 12.24 hrs, Volume= 1.092 af
Primary = 11.30 cfs @ 12.24 hrs, Volume= 1.092 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1L: OUT



Summary for Subcatchment 1S: DA-1

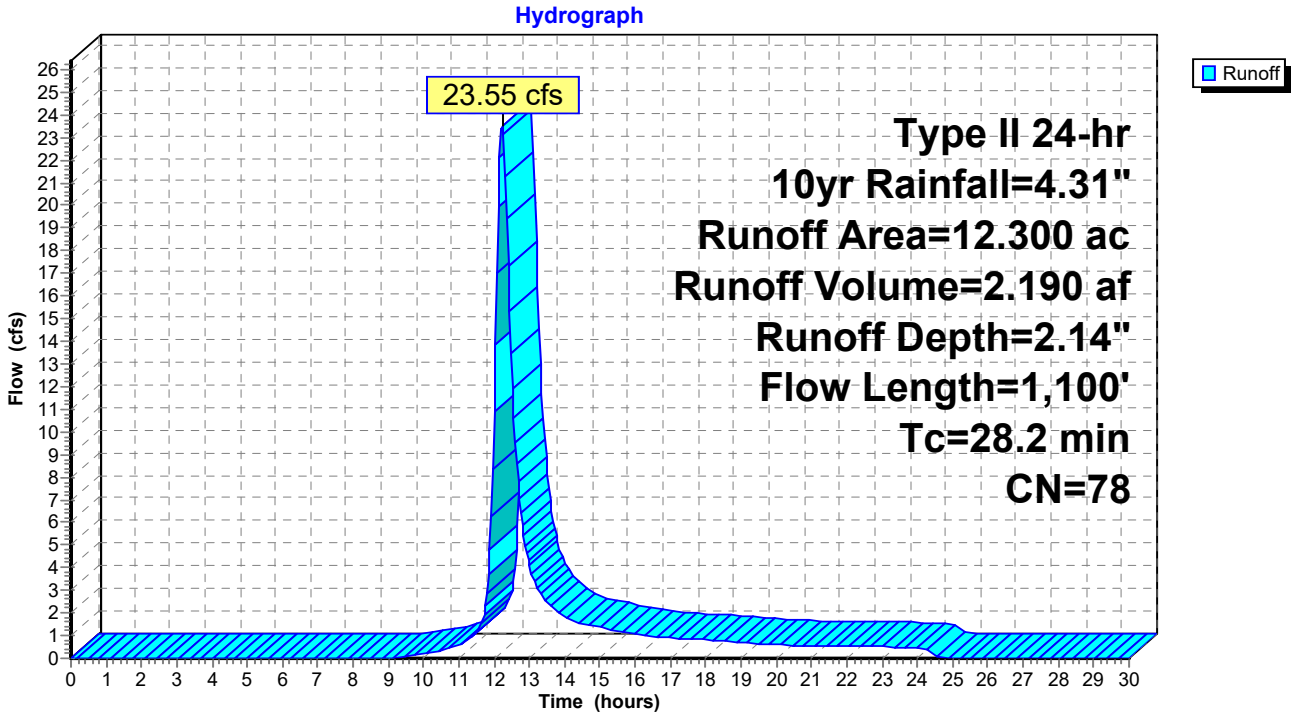
Runoff = 23.55 cfs @ 12.23 hrs, Volume= 2.190 af, Depth= 2.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type II 24-hr 10yr Rainfall=4.31"

Area (ac)	CN	Description
12.300	78	Row crops, straight row, Good, HSG B
12.300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	100	0.0300	0.17		**Sheet Flow, Crops** Cultivated: Residue>20% n= 0.170 P2= 2.91"
18.5	1,000	0.0100	0.90		**Shallow Concentrated Flow, Crops** Cultivated Straight Rows Kv= 9.0 fps
28.2	1,100	Total			

Subcatchment 1S: DA-1

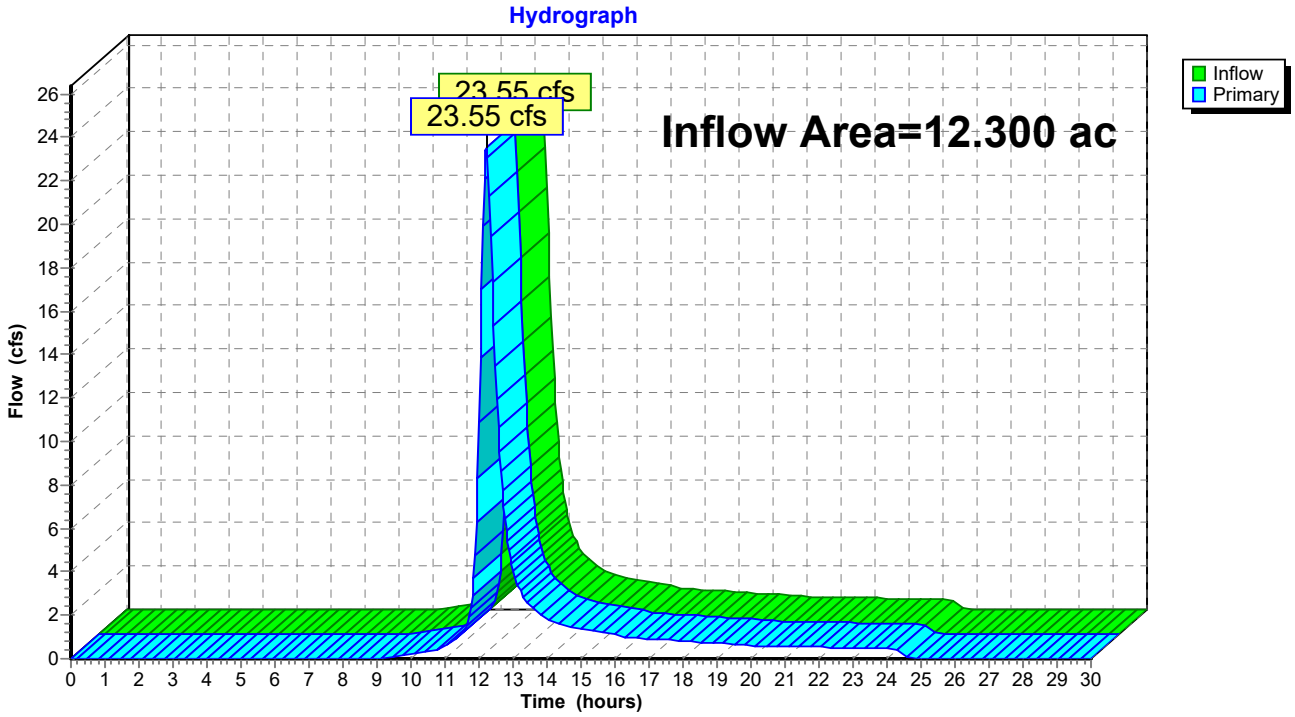


Summary for Link 1L: OUT

Inflow Area = 12.300 ac, 0.00% Impervious, Inflow Depth = 2.14" for 10yr event
Inflow = 23.55 cfs @ 12.23 hrs, Volume= 2.190 af
Primary = 23.55 cfs @ 12.23 hrs, Volume= 2.190 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1L: OUT



Summary for Subcatchment 1S: DA-1

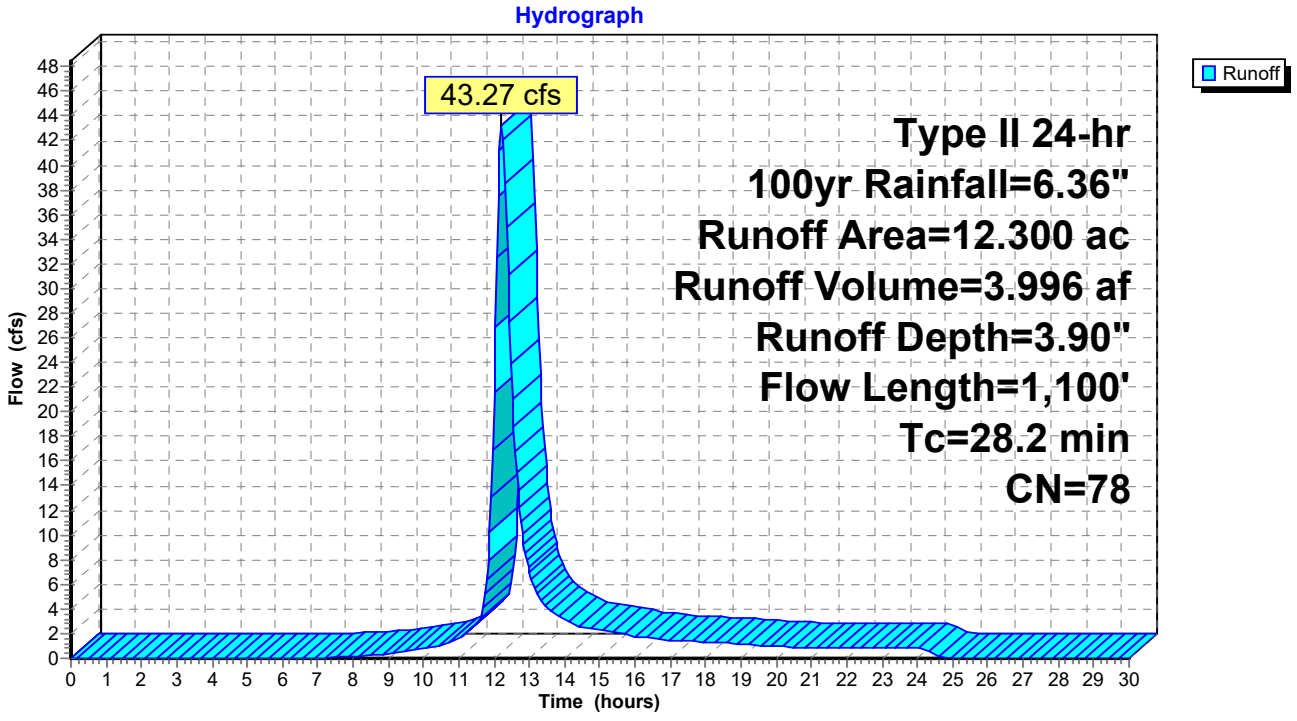
Runoff = 43.27 cfs @ 12.22 hrs, Volume= 3.996 af, Depth= 3.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type II 24-hr 100yr Rainfall=6.36"

Area (ac)	CN	Description
12.300	78	Row crops, straight row, Good, HSG B
12.300		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	100	0.0300	0.17		**Sheet Flow, Crops** Cultivated: Residue>20% n= 0.170 P2= 2.91"
18.5	1,000	0.0100	0.90		**Shallow Concentrated Flow, Crops** Cultivated Straight Rows Kv= 9.0 fps
28.2	1,100	Total			

Subcatchment 1S: DA-1

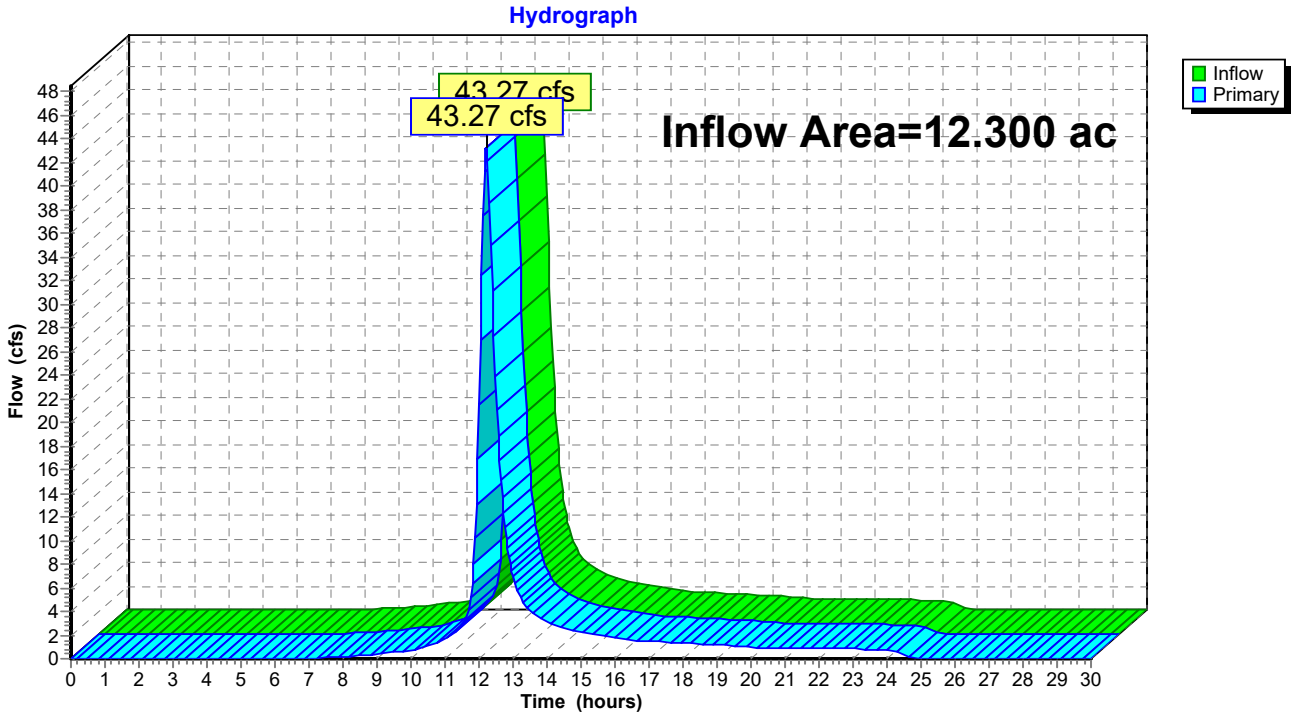


Summary for Link 1L: OUT

Inflow Area = 12.300 ac, 0.00% Impervious, Inflow Depth = 3.90" for 100yr event
Inflow = 43.27 cfs @ 12.22 hrs, Volume= 3.996 af
Primary = 43.27 cfs @ 12.22 hrs, Volume= 3.996 af, Atten= 0%, Lag= 0.0 min

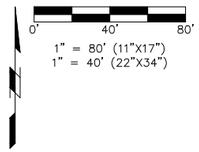
Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1L: OUT



POST–DEVELOPED SITE RUNOFF DRAINAGE AREAS LAKEVIEW ESTATES

DYERSVILLE, IOWA



DRAWN BY:	CHECKED BY:
TPL	PJN

REVISIONS	DATE	SCALE:
	5/23/24	SEE BAR SCALE

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556–4389

NO. 23225

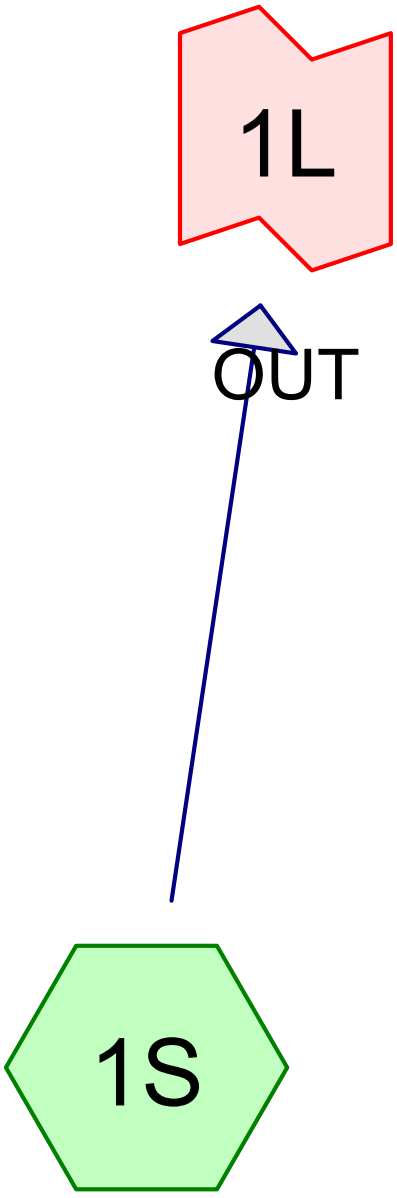
PROJECT

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE

POST–DEVELOPED
DRAINAGE AREAS
LAKEVIEW ESTATES

1/1



Subcat Reach Pond Link

Routing Diagram for 23225-post
Prepared by HP Inc., Printed 5/23/2024
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Summary for Subcatchment 1S: DA-1

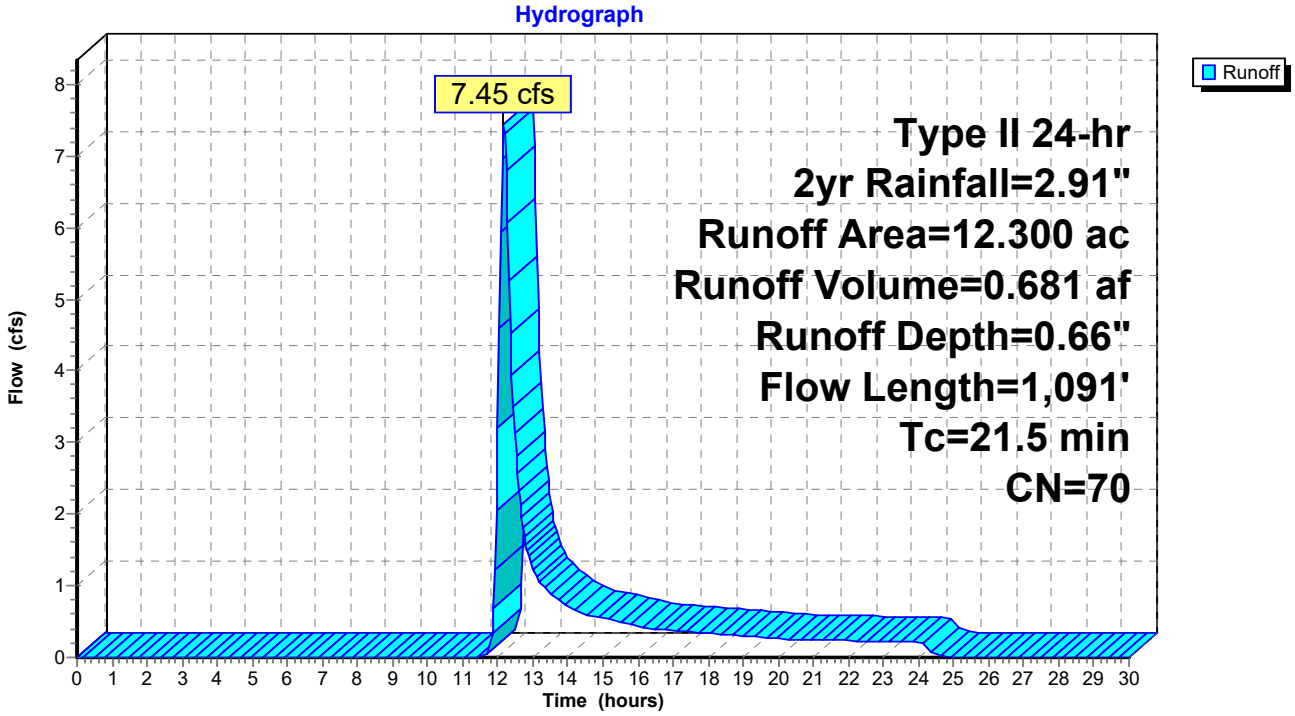
Runoff = 7.45 cfs @ 12.17 hrs, Volume= 0.681 af, Depth= 0.66"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type II 24-hr 2yr Rainfall=2.91"

Area (ac)	CN	Description
12.300	70	1/2 acre lots, 25% imp, HSG B
9.225		75.00% Pervious Area
3.075		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	100	0.0100	0.12		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
4.9	207	0.0100	0.70		**Shallow Concentrated Flow, Lawn** Short Grass Pasture Kv= 7.0 fps
3.0	784	0.0050	4.41	13.86	**Pipe Channel, pipe** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.015 Concrete sewer w/manholes & inlets
21.5	1,091	Total			

Subcatchment 1S: DA-1

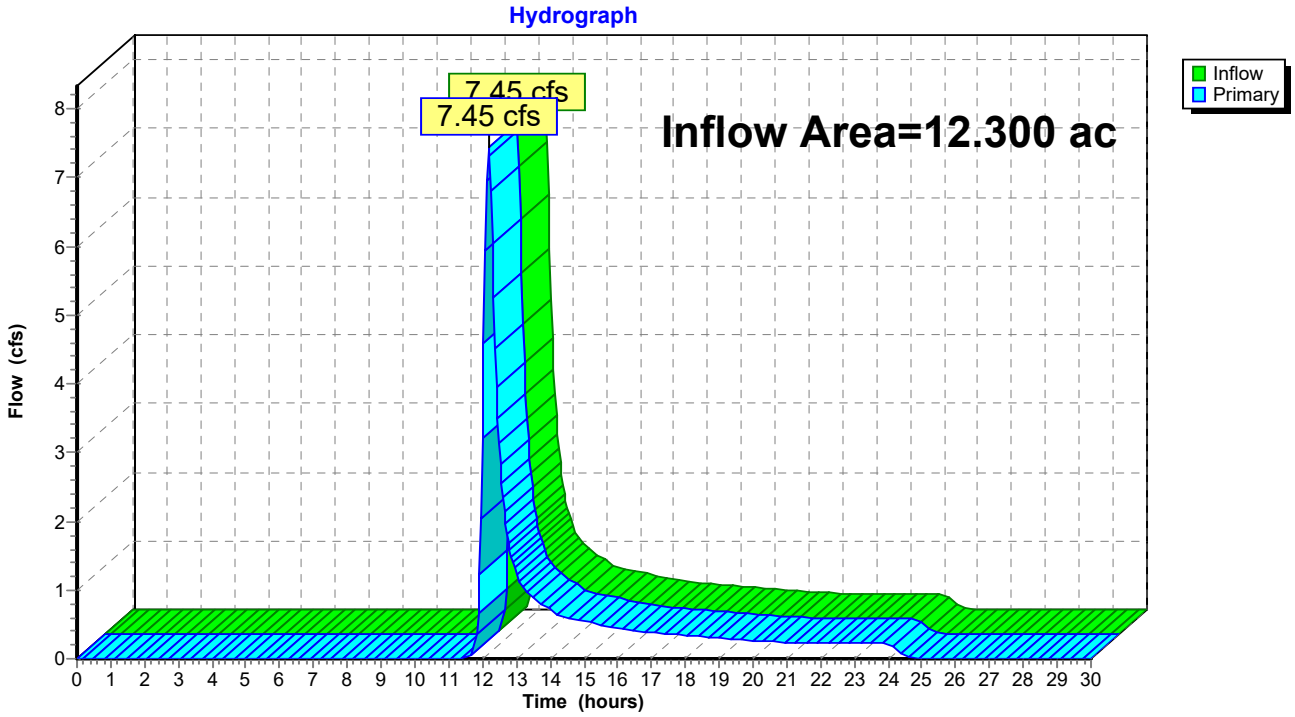


Summary for Link 1L: OUT

Inflow Area = 12.300 ac, 25.00% Impervious, Inflow Depth = 0.66" for 2yr event
Inflow = 7.45 cfs @ 12.17 hrs, Volume= 0.681 af
Primary = 7.45 cfs @ 12.17 hrs, Volume= 0.681 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1L: OUT



Summary for Subcatchment 1S: DA-1

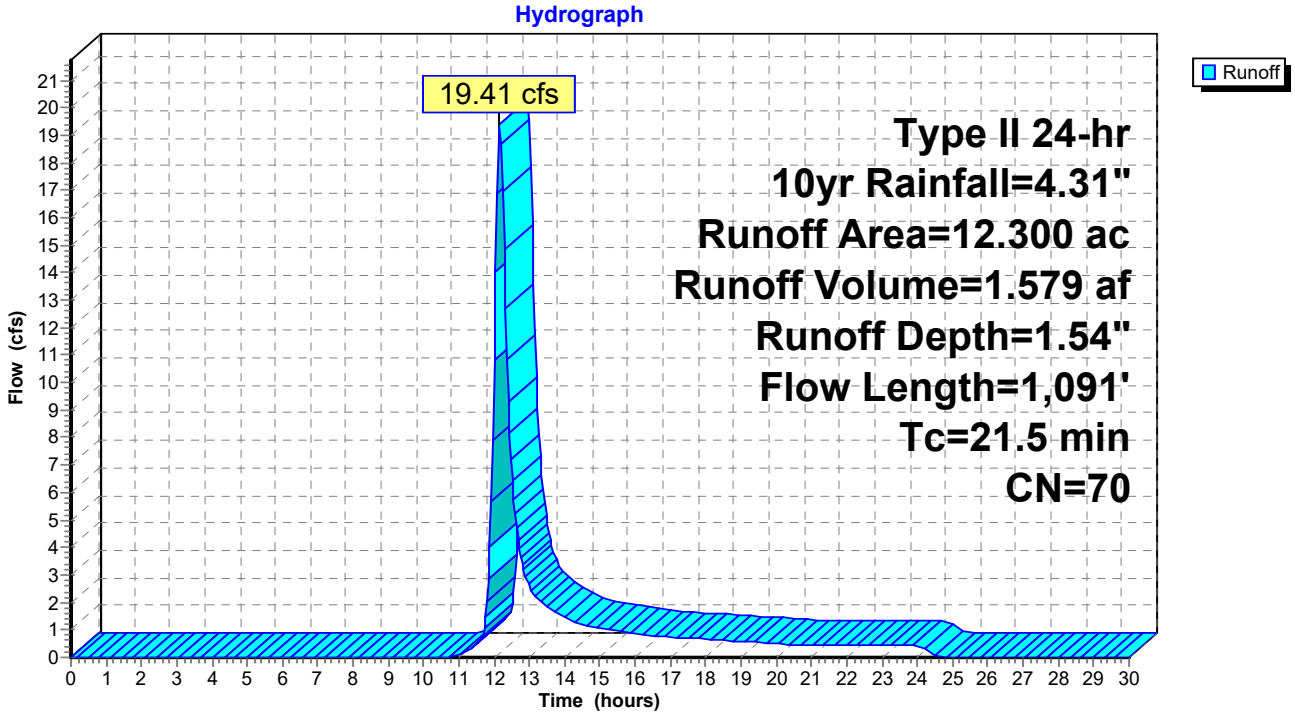
Runoff = 19.41 cfs @ 12.16 hrs, Volume= 1.579 af, Depth= 1.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type II 24-hr 10yr Rainfall=4.31"

Area (ac)	CN	Description
12.300	70	1/2 acre lots, 25% imp, HSG B
9.225		75.00% Pervious Area
3.075		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	100	0.0100	0.12		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
4.9	207	0.0100	0.70		**Shallow Concentrated Flow, Lawn** Short Grass Pasture Kv= 7.0 fps
3.0	784	0.0050	4.41	13.86	**Pipe Channel, pipe** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.015 Concrete sewer w/manholes & inlets
21.5	1,091	Total			

Subcatchment 1S: DA-1

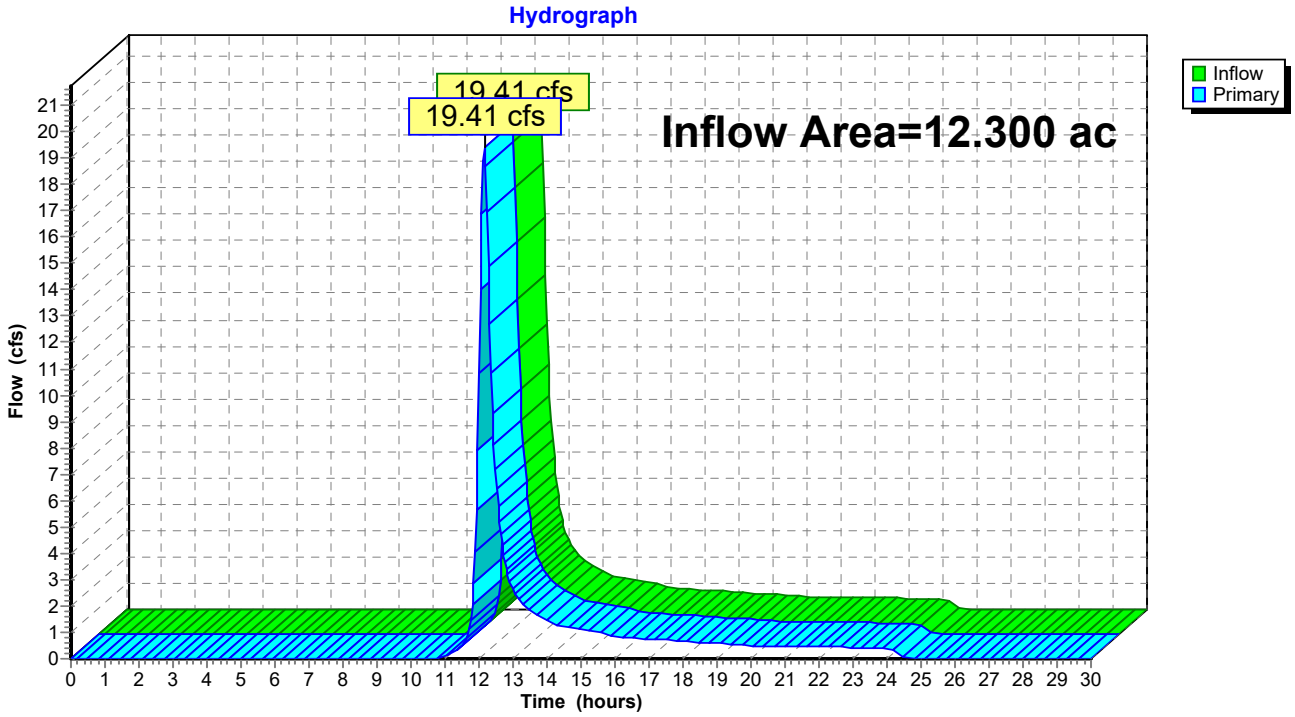


Summary for Link 1L: OUT

Inflow Area = 12.300 ac, 25.00% Impervious, Inflow Depth = 1.54" for 10yr event
Inflow = 19.41 cfs @ 12.16 hrs, Volume= 1.579 af
Primary = 19.41 cfs @ 12.16 hrs, Volume= 1.579 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1L: OUT



Summary for Subcatchment 1S: DA-1

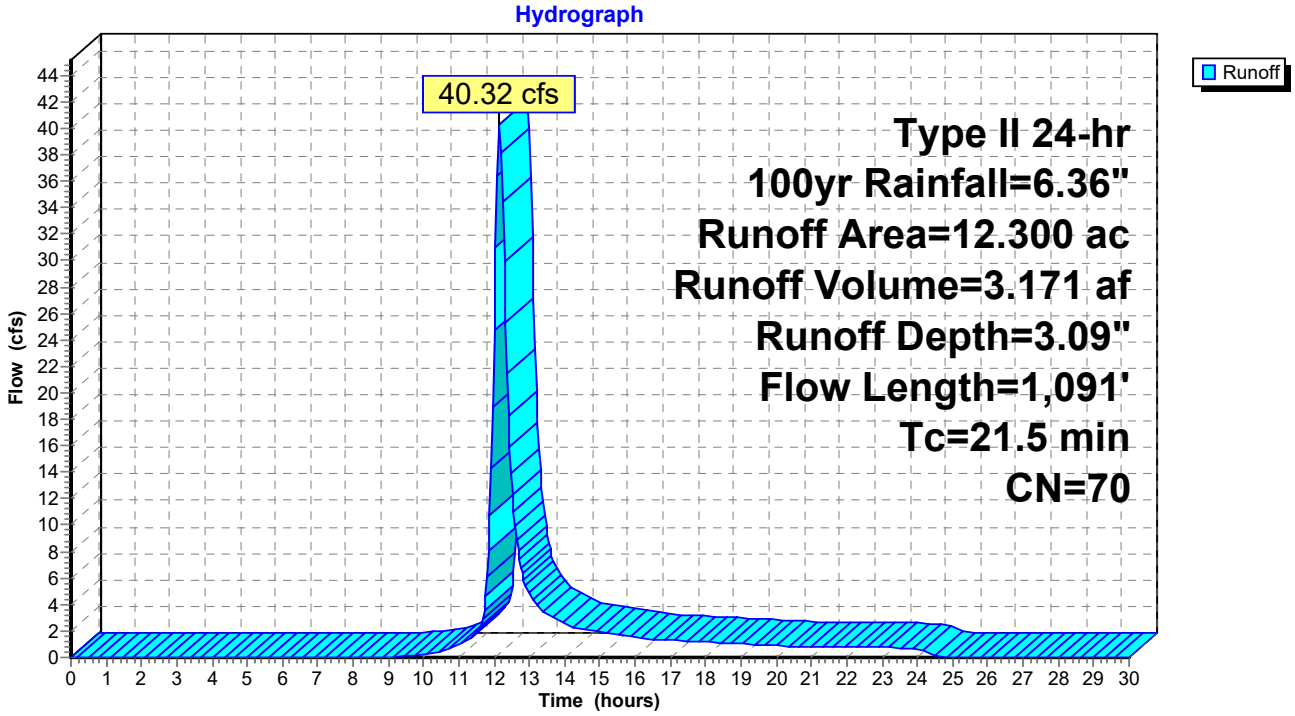
Runoff = 40.32 cfs @ 12.15 hrs, Volume= 3.171 af, Depth= 3.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type II 24-hr 100yr Rainfall=6.36"

Area (ac)	CN	Description
12.300	70	1/2 acre lots, 25% imp, HSG B
9.225		75.00% Pervious Area
3.075		25.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	100	0.0100	0.12		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
4.9	207	0.0100	0.70		**Shallow Concentrated Flow, Lawn** Short Grass Pasture Kv= 7.0 fps
3.0	784	0.0050	4.41	13.86	**Pipe Channel, pipe** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.015 Concrete sewer w/manholes & inlets
21.5	1,091	Total			

Subcatchment 1S: DA-1

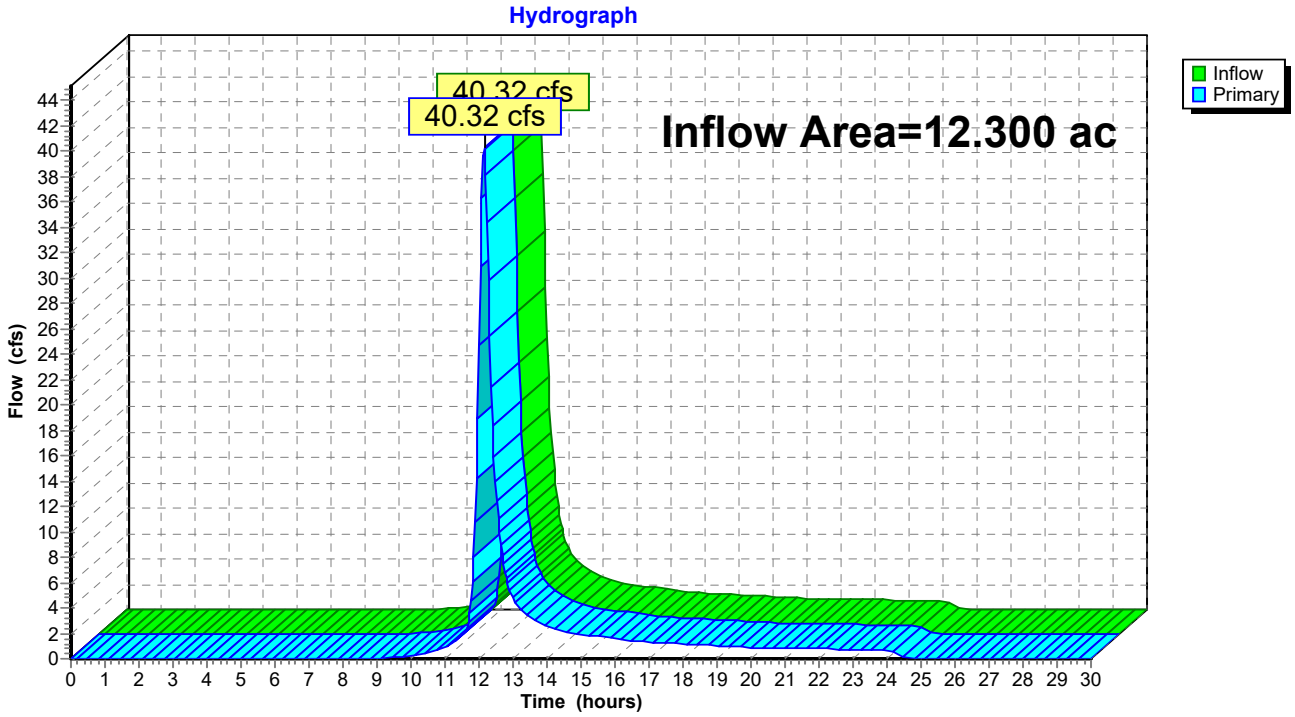


Summary for Link 1L: OUT

Inflow Area = 12.300 ac, 25.00% Impervious, Inflow Depth = 3.09" for 100yr event
Inflow = 40.32 cfs @ 12.15 hrs, Volume= 3.171 af
Primary = 40.32 cfs @ 12.15 hrs, Volume= 3.171 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1L: OUT



STORM SEWER CALCULATIONS

LAKE VIEW ESTATES
DYERSVILLE, IOWA

ENGINEER

BUESING & ASSOCIATES, INC.
Engineers & Surveyors
1212 LOCUST STREET
DUBUQUE, IA 52001
(563) 556-4389

Table of Contents

Buesing & Associates Inc.
Engineers & Surveyors
1212 Locust St.
Dubuque, IA 52001
(563) 556-4389

May 23, 2024

STORM SEWER CALCULATIONS
LAKE VIEW ESTATES

Lake View Estates is a proposed residential development in the City of Dyersville, Iowa, consisting of 21 residential lots. (Please see the Improvement Plans and Final Plat of Lake View Estates). These proposed residential lots are around 1/2 acre in size.

Haestad Methods, StormCad, and Flow Master, are the software that was used for these calculations. HydroCAD software was used in calculating the Time of Concentration. The subdivision was broken into 2 sub projects as shown in these calculations. The first sub project is the main part of the proposed subdivision, and the second sub project, is the ditch along 332nd Ave.

For the first sub project, there are several catch basins in sump conditions and therefore the 100 year storm event was used to size the pipes. Both the 10 year and 100 year storm events have been included. For FES-IN-2, the storm water that would overtop the 332nd Ave. ditch has been added as “Additional Carryover”. For the 10 year storm event the additional carryover is 1.16 cfs, and for the 100 year storm event it is 12.76 cfs. Please note that where 12” pipes are being used, both 12” and 15” pipes were modeled, at various slopes, but cleaning velocities could not be achieved with a 15” pipe. Ultimately, 12” pipes were chosen, with the slope set at the maximum cleaning velocity. The results can be seen in this report.

For the second sub project both the 10 and 100 year storm events were analyzed, but only the 10 year storm event has been included, as that is what was used to size the pipes, as the capacity of the ditch upstream from these pipes (south of this development), could not carry the 10 year storm event before it overtopped and ran to the east into the FarmTek property. Please note that the calculations show that there is 24.4 cfs coming to FES-IN (FES INLET) during a 10 year storm event, and 36.0 cfs coming to FES-IN during a 100 year storm event, but the calculations for the ditch capacity show that it can only handle 23.24 cfs, before it overtops and runs to the east into the FarmTek property, prior to getting to FES-IN. The results can be seen in this report.

AREA LAND USE

CB–1
0.22 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.12 AC., LAWNS, GOOD CONDITION, C=0.25
CB–2
0.26 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
1.14 AC., LAWNS, GOOD CONDITION, C=0.25
CB–3
0.33 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.21 AC., LAWNS, GOOD CONDITION, C=0.25
CB–4
0.30 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.22 AC., LAWNS, GOOD CONDITION, C=0.25
CB–5
0.43 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.21 AC., LAWNS, GOOD CONDITION, C=0.25
CB–6
0.17 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.05 AC., LAWNS, GOOD CONDITION, C=0.25
CB–7
0.17 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.16 AC., LAWNS, GOOD CONDITION, C=0.25
CB–8
0.30 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.24 AC., LAWNS, GOOD CONDITION, C=0.25
FES–IN–1
0.37 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.68 AC., LAWNS, GOOD CONDITION, C=0.25
CB–9
0.38 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.23 AC., LAWNS, GOOD CONDITION, C=0.25
CB–10
0.29 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.19 AC., LAWNS, GOOD CONDITION, C=0.25
CB–11
0.07 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.05 AC., LAWNS, GOOD CONDITION, C=0.25
CB–12
0.07 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
0.05 AC., LAWNS, GOOD CONDITION, C=0.25

STORM SEWER DRAINAGE AREAS LAKEVIEW ESTATES
DYERSVILLE, IOWA

0' 40' 80'
1" = 80' (11"X17")
1" = 40' (22"X34")

FES–OUT
CB #9
CB #10
332ND AVE
FES–IN–1
CB #8
CB #7
CB #6
CB #5
CB #4
CB #3
CB #2
CB #1
CB #11
CB #12
FES–IN
FES–IN–2
FES OUTLET#1

DATE	REVISIONS	DRAWN BY:
2/1/24	4/30/24	TPL
SCALE:	5/23/24	CHECKED BY
SEE BAR SCALE		PJN

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556–4389

PROJECT NO. 23225

PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE.
DYERSVILLE, IA 52040

SHEET TITLE
STORM SEWER DRAINAGE AREAS
LAKEVIEW ESTATES
DYERSVILLE, IOWA

1/3

STORM SEWER DRAINAGE AREAS LAKEVIEW ESTATES
DYERSVILLE, IOWA

0' 75' 150'
1" = 150' (11"X17")
1" = 75' (22"X34")

AREA LAND USE
FES-IN-2
0.37 AC., STREET, WALK, HOUSE, & DRIVE, C=0.90
1.89 AC., LAWNS, GOOD CONDITION, C=0.25
22.04 AC., STRAIGHT ROW CROPS, GOOD CONDITION, C=0.50

DRAWN BY: TPL
REVISIONS
DATE 5/23/24
SCALE: SEE BAR SCALE
CHECKED BY: PJN

BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

PROJECT NO. 23225
PREPARED FOR:
LAKEVIEW ESTATES LLC
C/O BILL HERMSEN
2104 332ND AVE
DYERSVILLE, IA 52040

SHEET TITLE
STORM SEWER DRAINAGE AREAS
LAKEVIEW ESTATES
DYERSVILLE, IOWA

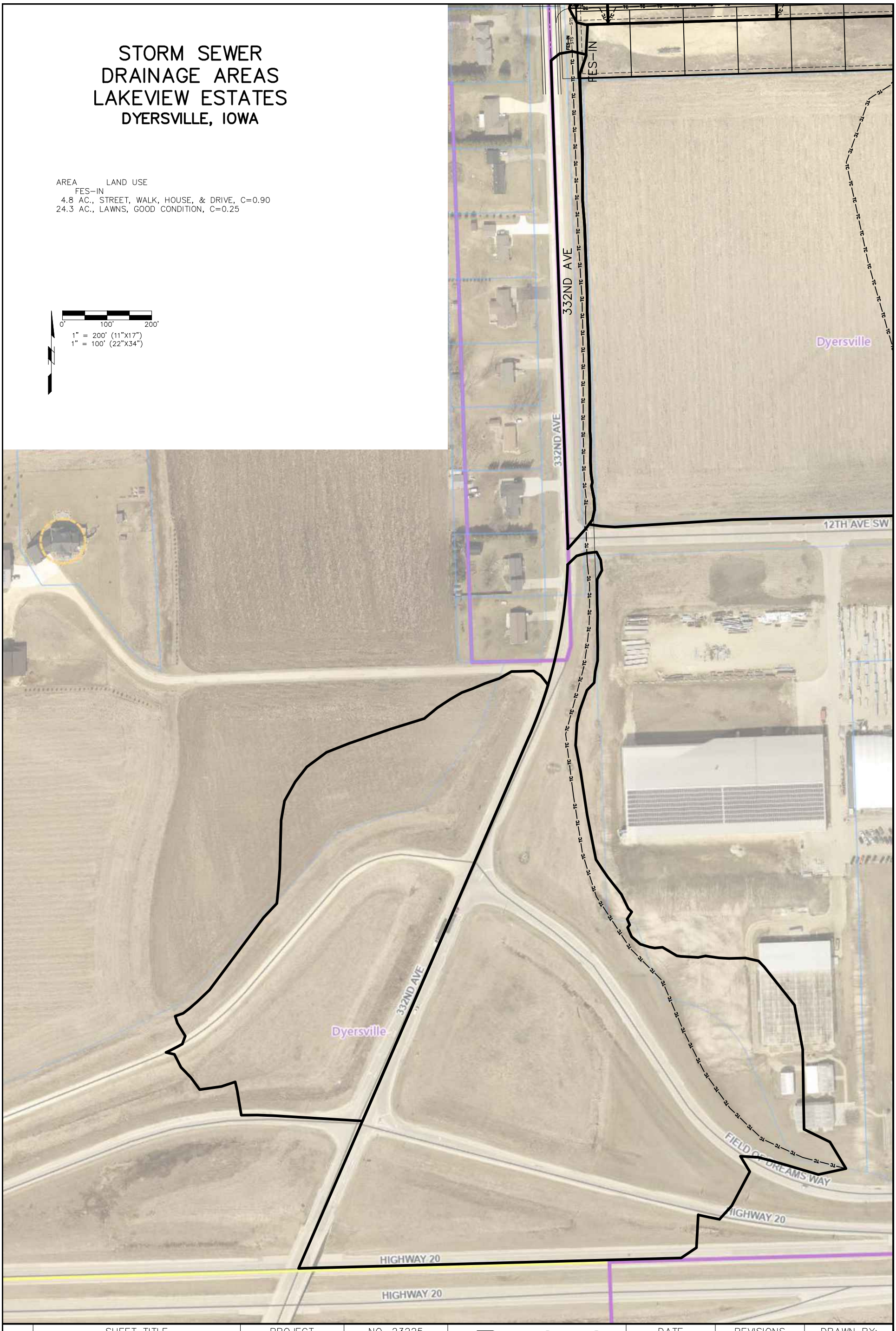
2/3

STORM SEWER
DRAINAGE AREAS
LAKEVIEW ESTATES
DYERSVILLE, IOWA

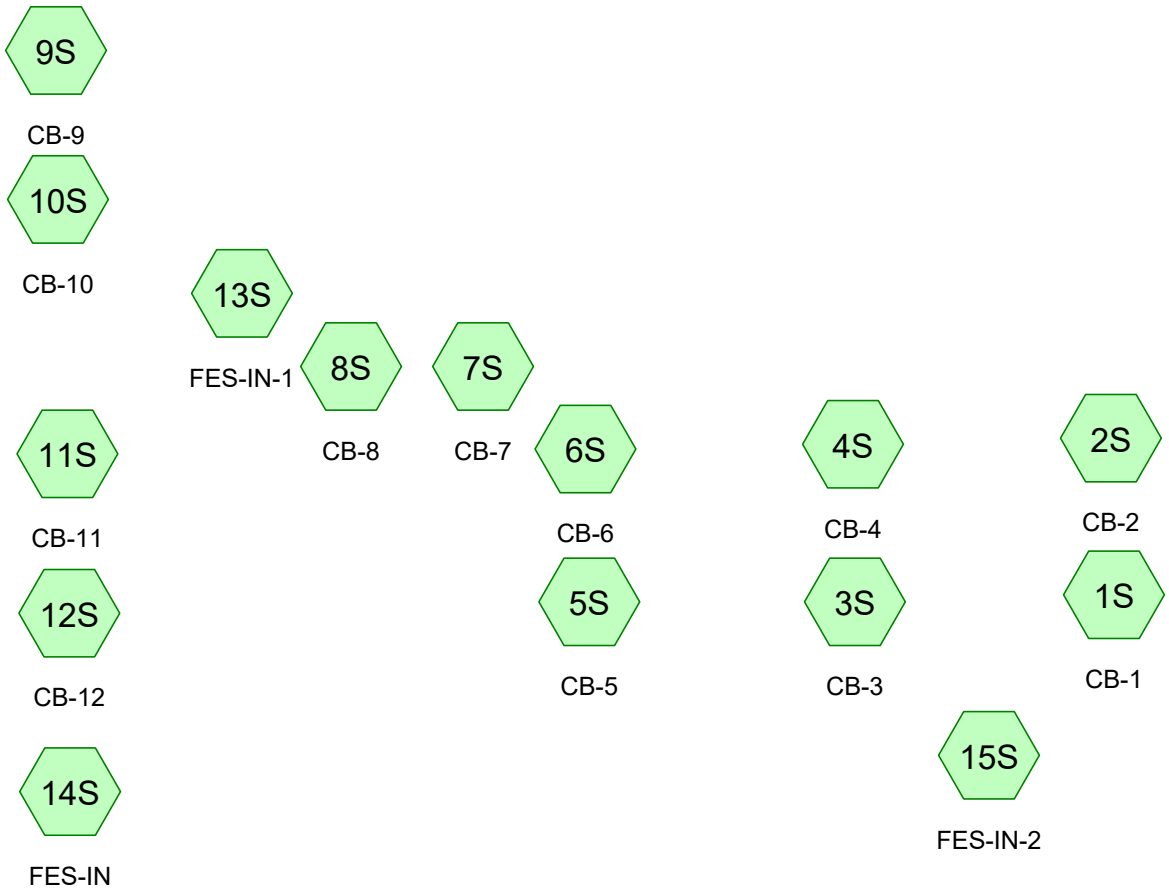
AREA	LAND USE
	FES-IN
4.8 AC.,	STREET, WALK, HOUSE, & DRIVE, C=0.90
24.3 AC.,	LAWNS, GOOD CONDITION, C=0.25

0' 100' 200'

1" = 200' (11"X17")
1" = 100' (22"X34")



3/3	SHEET TITLE	PROJECT	NO. 23225	BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
	STORM SEWER DRAINAGE AREAS LAKEVIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: LAKEVIEW ESTATES LLC C/O BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040			4/30/24	5/23/24	TPL
					SCALE:		CHECKED BY:
					SEE BAR SCALE		PJN



Subcat Reach Pond Link

Routing Diagram for TCs
Prepared by HP Inc., Printed 5/23/2024
HydroCAD® 10.00-26 s/n 07743 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: CB-1

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
1.6	196	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
6.6	237	Total			

Summary for Subcatchment 2S: CB-2

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
1.6	196	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
6.6	237	Total			

Summary for Subcatchment 3S: CB-3

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
2.1	251	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
7.1	292	Total			

Summary for Subcatchment 4S: CB-4

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
2.1	251	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
7.1	292	Total			

Summary for Subcatchment 5S: CB-5

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
2.2	274	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
7.2	315	Total			

Summary for Subcatchment 6S: CB-6

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
0.5	65	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
5.5	106	Total			

Summary for Subcatchment 7S: CB-7

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.7	38	0.0200	0.13		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
1.7	206	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
6.4	244	Total			

Summary for Subcatchment 8S: CB-8

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.5	46	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
1.4	167	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
6.9	213	Total			

Summary for Subcatchment 9S: CB-9

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.8	39	0.0200	0.13		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
2.9	354	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
7.7	393	Total			

Summary for Subcatchment 10S: CB-10

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.2	43	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
2.5	299	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
7.7	342	Total			

Summary for Subcatchment 11S: CB-11

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
0.5	65	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
5.5	106	Total			

Summary for Subcatchment 12S: CB-12

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	41	0.0200	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
0.5	65	0.0100	2.03		**Shallow Concentrated Flow, Street** Paved Kv= 20.3 fps
5.5	106	Total			

Summary for Subcatchment 13S: FES-IN-1

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.6	100	0.0100	0.12		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
4.8	201	0.0100	0.70		**Shallow Concentrated Flow, Lawn** Short Grass Pasture Kv= 7.0 fps
18.4	301	Total			

Summary for Subcatchment 14S: FES-IN

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.6	100	0.0070	0.11		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.91"
28.5	1,000	0.0070	0.59		**Shallow Concentrated Flow, Lawn** Short Grass Pasture Kv= 7.0 fps
2.6	531	0.0170	3.47	26.37	**Channel Flow, Ditch** Area= 7.6 sf Perim= 19.3' r= 0.39' n= 0.030 Earth, grassed & winding
0.1	110	0.0130	12.77	90.70	**Channel Flow, pipe** Area= 7.1 sf Perim= 9.4' r= 0.76' n= 0.011 Concrete pipe, straight & clean
5.4	985	0.0130	3.03	23.06	**Channel Flow, ditch** Area= 7.6 sf Perim= 19.3' r= 0.39' n= 0.030 Earth, grassed & winding
52.2	2,726	Total			

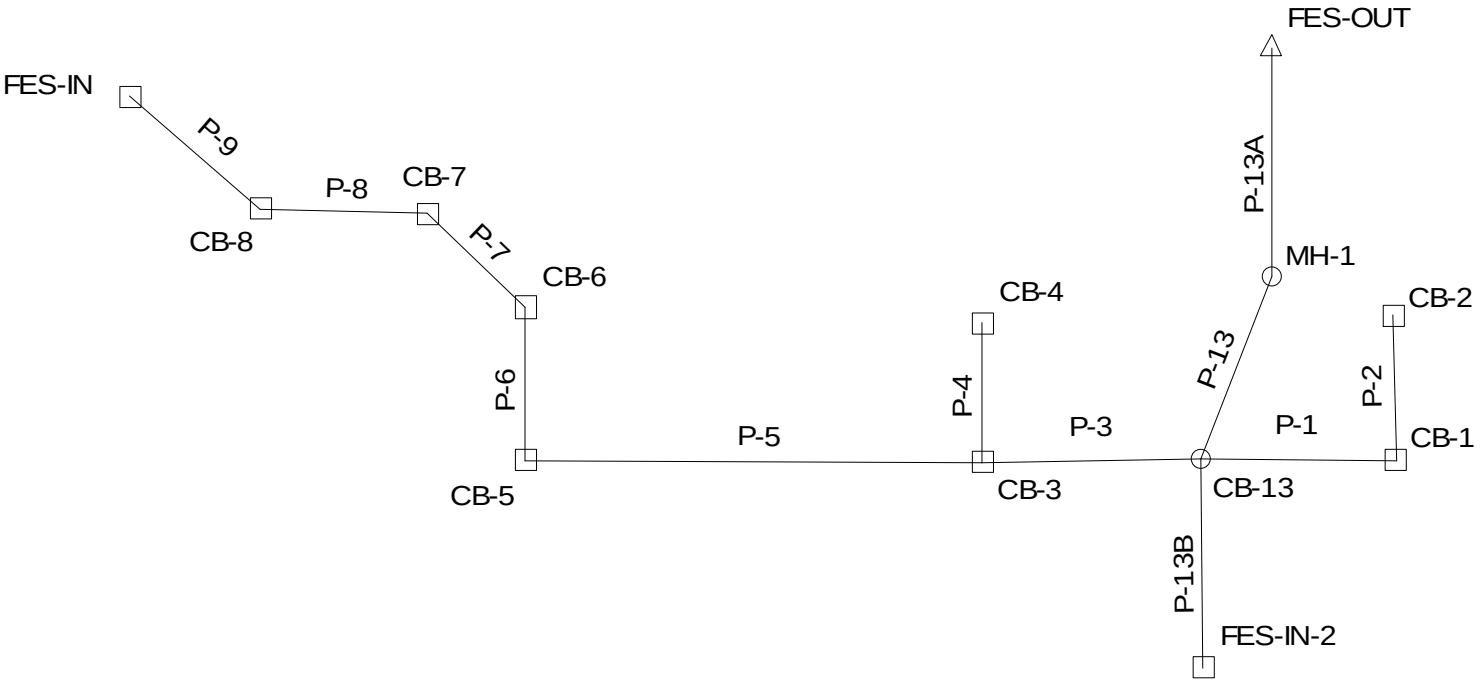
Summary for Subcatchment 15S: FES-IN-2

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10yr Rainfall=4.31"

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	100	0.0100	0.11		**Sheet Flow, Row-Crops**
					Cultivated: Residue>20% n= 0.170 P2= 2.91"
19.4	1,050	0.0100	0.90		**Shallow Concentrated Flow, Row-Crops**
					Cultivated Straight Rows Kv= 9.0 fps
34.4	1,150	Total			

Scenario: Base



Scenario: Base

Node-Report-10yr

Label	Inlet	Structure Type	Structure Diameter (ft)	Rim Elevation (ft)	Sump Elevation (ft)	Inlet Location	Longitudinal Slope (ft/ft)	Time of Concentration (min)	Inlet Area (acres)	Inlet C	Inlet CA (acres)	Headloss Method	Headloss Coefficient	Hydraulic Grade Line In (ft)	Hydraulic Grade Line Out (ft)	Gutter Ditch Depth (ft)	Gutter Ditch Spread (ft)	Total Flow To Inlet (cfs)	Total Intercepted Flow (cfs)	Capture Efficiency (%)	Total Bypassed Flow (cfs)	Bypass Target	Additional Carryover (cfs)	Additional Flow (cfs)	Total System Flow (cfs)
FES-IN	Generic Default 100	Inlet		953.00	948.00	In Sag		18.10	1.05	0.48	0.50	Standard	0.50	948.71	948.59	0.00	0.00	2.20	2.20	100.0	0.00		0.00	0.00	2.20
CB-8	Combination 101-B	Inlet		950.36	946.39	In Sag		6.80	0.54	0.61	0.33	Standard	0.60	947.32	947.18	0.19	5.66	1.98	1.98	100.0	0.00		0.00	0.00	3.63
CB-7	Combination 101-B	Inlet		950.36	946.13	In Sag		6.30	0.33	0.58	0.19	Standard	0.60	947.15	946.97	0.14	4.09	1.17	1.17	100.0	0.00		0.00	0.00	4.46
CB-6	Combination 101-B	Inlet		950.04	945.80	In Sag		5.40	0.22	0.75	0.17	Standard	0.60	946.88	946.77	0.13	3.77	1.03	1.03	100.0	0.00		0.00	0.00	5.15
CB-5	Combination 101-B	Inlet		950.04	945.54	In Sag		7.10	0.64	0.69	0.44	Standard	0.80	946.77	946.48	0.22	6.71	2.62	2.62	100.0	0.00		0.00	0.00	7.03
CB-4	Combination 101-B	Inlet		948.18	944.42	In Sag		7.00	0.52	0.63	0.33	Standard	0.50	945.14	945.01	0.19	5.65	1.94	1.94	100.0	0.00		0.00	0.00	1.94
CB-2	Combination 104-B	Inlet		946.68	943.24	In Sag		6.50	0.40	0.67	0.27	Standard	0.50	943.89	943.78	0.17	5.02	1.63	1.63	100.0	0.00		0.00	0.00	1.63
CB-3	Combination 101-B	Inlet		948.18	943.68	In Sag		7.00	0.54	0.65	0.35	Standard	0.60	945.06	944.80	0.19	5.85	2.09	2.09	100.0	0.00		0.00	0.00	9.61
FES-IN-2	Generic Default 100	Inlet		948.77	943.77	In Sag		34.40	24.30	0.49	11.83	Standard	0.50	946.40	945.83	0.00	0.00	37.06	37.06	100.0	0.00		1.16	0.00	37.06
CB-1	Combination 104-B	Inlet		946.68	942.18	In Sag		6.50	0.34	0.67	0.23	Standard	0.60	943.07	942.92	0.15	4.53	1.38	1.38	100.0	0.00		0.00	0.00	3.00
CB-13		Junction	6.00	948.33	938.83							Standard	1.00	942.07	941.03										45.41
MH-1		Junction	6.00	948.40	936.40							Standard	0.60	939.03	938.50										45.31
FES-OUT		Outlet		940.72	935.72									937.44	937.44										45.23

Scenario: Base

Pipe-Report-10yr

Label	Section Size	Section Shape	Material	Mannings n	Upstream Node	Upstream Invert Elevation (ft)	Length (ft)	Constructed Slope (ft/ft)	Downstream Node	Downstream Invert Elevation (ft)	Bend Angle (degrees)	Hydraulic Grade Line In (ft)	Hydraulic Grade Line Out (ft)	Energy Grade Line In (ft)	Energy Grade Line Out (ft)	Full Capacity (cfs)	Total System Flow (cfs)	Average Velocity (ft/s)
P-9	15 inch	Circular	Concrete	0.013	FES-IN	948.00	29.00	0.052069	CB-8	946.49	45.00	948.59	947.32	948.82	947.42	14.74	2.20	3.20
P-8	18 inch	Circular	Concrete	0.013	CB-8	946.39	32.00	0.005000	CB-7	946.23	45.00	947.18	947.15	947.41	947.31	7.43	3.63	3.54
P-7	18 inch	Circular	Concrete	0.013	CB-7	946.13	44.60	0.005157	CB-6	945.90	45.00	946.97	946.88	947.27	947.09	7.54	4.46	4.02
P-6	24 inch	Circular	Concrete	0.013	CB-6	945.80	32.00	0.005000	CB-5	945.64	90.00	946.77	946.77	946.95	946.89	16.00	5.15	3.11
P-5	24 inch	Circular	Concrete	0.013	CB-5	945.54	352.30	0.004996	CB-3	943.78	0.00	946.48	945.06	946.84	945.23	15.99	7.03	4.07
P-4	12 inch	Circular	Concrete	0.013	CB-4	944.42	32.00	0.020000	CB-3	943.78	90.00	945.01	945.06	945.26	945.16	5.04	1.94	3.23
P-2	12 inch	Circular	Concrete	0.013	CB-2	943.24	32.00	0.030000	CB-1	942.28	45.00	943.78	943.07	944.00	943.16	6.17	1.63	3.10
P-3	24 inch	Circular	Concrete	0.013	CB-3	943.68	115.50	0.005022	CB-13	943.10	34.00	944.80	944.21	945.24	944.66	16.03	9.61	5.35
P-13B	30 inch	Circular	Concrete	0.013	FES-IN-2	943.77	126.00	0.037619	CB-13	939.03	56.00	945.83	942.07	946.97	942.95	79.55	37.06	8.05
P-1	15 inch	Circular	Concrete	0.013	CB-1	942.18	158.80	0.004975	CB-13	941.39	146.00	942.92	942.09	943.16	942.37	4.56	3.00	4.11
P-13	36 inch	Circular	Concrete	0.013	CB-13	938.83	88.30	0.025255	MH-1	936.60	56.00	941.03	939.03	942.07	939.88	105.99	45.41	7.80
P-13A	42 inch	Circular	Concrete	0.013	MH-1	936.40	68.00	0.010000	FES-OUT	935.72	0.00	938.50	937.44	939.38	938.88	100.60	45.31	8.57

Scenario: Base

Node-Report-100yr

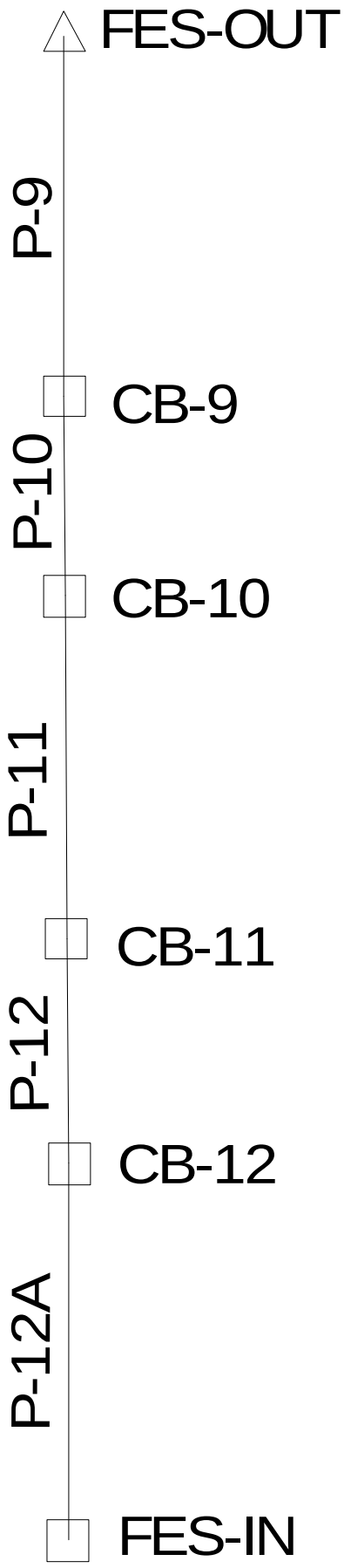
Label	Inlet	Structure Type	Structure Diameter (ft)	Rim Elevation (ft)	Sump Elevation (ft)	Inlet Location	Longitudinal Slope (ft/ft)	Time of Concentration (min)	Inlet Area (acres)	Inlet C	Inlet CA (acres)	Headloss Method	Headloss Coefficient	Hydraulic Grade Line In (ft)	Hydraulic Grade Line Out (ft)	Gutter Ditch Depth (ft)	Gutter Ditch Spread (ft)	Total Flow To Inlet (cfs)	Total Intercepted Flow (cfs)	Capture Efficiency (%)	Total Bypassed Flow (cfs)	Bypass Target	Additional Carryover (cfs)	Additional Flow (cfs)	Total System Flow (cfs)
FES-IN	Generic Default 100	Inlet		953.00	948.00	In Sag		18.10	1.05	0.48	0.50	Standard	0.50	948.88	948.73	0.00	0.00	3.26	3.26	100.0	0.00		0.00	0.00	3.26
CB-8	Combination 101-B	Inlet		950.36	946.39	In Sag		6.80	0.54	0.61	0.33	Standard	0.60	947.70	947.57	0.24	7.14	2.90	2.90	100.0	0.00		0.00	0.00	5.38
CB-7	Combination 101-B	Inlet		950.36	946.13	In Sag		6.30	0.33	0.58	0.19	Standard	0.60	947.52	947.35	0.17	5.20	1.72	1.72	100.0	0.00		0.00	0.00	6.61
CB-6	Combination 101-B	Inlet		950.04	945.80	In Sag		5.40	0.22	0.75	0.17	Standard	0.60	947.21	947.10	0.16	4.78	1.51	1.51	100.0	0.00		0.00	0.00	7.64
CB-5	Combination 101-B	Inlet		950.04	945.54	In Sag		7.10	0.64	0.69	0.44	Standard	0.80	947.08	946.72	0.28	8.44	3.84	3.84	100.0	0.00		0.00	0.00	10.42
CB-4	Combination 101-B	Inlet		948.18	944.42	In Sag		7.00	0.52	0.63	0.33	Standard	0.50	945.77	945.67	0.24	7.13	2.85	2.85	100.0	0.00		0.00	0.00	2.85
CB-2	Combination 104-B	Inlet		946.68	943.24	In Sag		6.50	0.40	0.67	0.27	Standard	0.50	944.71	944.64	0.21	6.35	2.39	2.39	100.0	0.00		0.00	0.00	2.39
CB-3	Combination 101-B	Inlet		948.18	943.68	In Sag		7.00	0.54	0.65	0.35	Standard	0.60	945.46	945.15	0.25	7.38	3.06	3.06	100.0	0.00		0.00	0.00	14.29
FES-IN-2	Generic Default 100	Inlet		948.77	943.77	In Sag		34.40	24.30	0.49	11.83	Standard	0.50	948.28	946.89	0.00	0.00	65.79	65.79	100.0	0.00		12.76	0.00	65.79
CB-1	Combination 104-B	Inlet		946.68	942.18	In Sag		6.50	0.34	0.67	0.23	Standard	0.60	944.50	944.38	0.19	5.73	2.02	2.02	100.0	0.00		0.00	0.00	4.39
CB-13		Junction	6.00	948.33	938.83							Standard	1.00	943.64	941.58										78.23
MH-1		Junction	6.00	948.40	936.40							Standard	0.60	940.02	939.16										78.12
FES-OUT		Outlet		940.72	935.72									938.13	938.13										78.03

Scenario: Base

Pipe-Report-100yr

Label	Section Size	Section Shape	Material	Mannings n	Upstream Node	Upstream Invert Elevation (ft)	Length (ft)	Constructed Slope (ft/ft)	Downstream Node	Downstream Invert Elevation (ft)	Bend Angle (degrees)	Hydraulic Grade Line In (ft)	Hydraulic Grade Line Out (ft)	Energy Grade Line In (ft)	Energy Grade Line Out (ft)	Full Capacity (cfs)	Total System Flow (cfs)	Average Velocity (ft/s)
P-9	15 inch	Circular	Concrete	0.013	FES-IN	948.00	29.00	0.052069	CB-8	946.49	45.00	948.73	947.70	949.03	947.81	14.74	3.26	3.54
P-8	18 inch	Circular	Concrete	0.013	CB-8	946.39	32.00	0.005000	CB-7	946.23	45.00	947.57	947.52	947.78	947.69	7.43	5.38	3.46
P-7	18 inch	Circular	Concrete	0.013	CB-7	946.13	44.60	0.005157	CB-6	945.90	45.00	947.35	947.21	947.63	947.47	7.54	6.61	4.16
P-6	24 inch	Circular	Concrete	0.013	CB-6	945.80	32.00	0.005000	CB-5	945.64	90.00	947.10	947.08	947.29	947.24	16.00	7.64	3.35
P-5	24 inch	Circular	Concrete	0.013	CB-5	945.54	352.30	0.004996	CB-3	943.78	0.00	946.72	945.46	947.17	945.67	15.99	10.42	4.56
P-4	12 inch	Circular	Concrete	0.013	CB-4	944.42	32.00	0.020000	CB-3	943.78	90.00	945.67	945.46	945.87	945.67	5.04	2.85	3.62
P-2	12 inch	Circular	Concrete	0.013	CB-2	943.24	32.00	0.030000	CB-1	942.28	45.00	944.64	944.50	944.78	944.64	6.17	2.39	3.04
P-3	24 inch	Circular	Concrete	0.013	CB-3	943.68	115.50	0.005022	CB-13	943.10	34.00	945.15	944.46	945.67	945.07	16.03	14.29	6.02
P-13B	30 inch	Circular	Concrete	0.013	FES-IN-2	943.77	126.00	0.037619	CB-13	939.03	56.00	946.89	943.64	949.68	946.44	79.55	65.79	13.40
P-1	15 inch	Circular	Concrete	0.013	CB-1	942.18	158.80	0.004975	CB-13	941.39	146.00	944.38	943.64	944.58	943.84	4.56	4.39	3.58
P-13	36 inch	Circular	Concrete	0.013	CB-13	938.83	88.30	0.025255	MH-1	936.60	56.00	941.58	940.02	943.64	941.92	105.99	78.23	11.29
P-13A	42 inch	Circular	Concrete	0.013	MH-1	936.40	68.00	0.010000	FES-OUT	935.72	0.00	939.16	938.13	940.59	940.03	100.60	78.12	10.33

Scenario: Base



Scenario: Base

Node-Report-10yr

Label	Inlet	Structure Type	Structure Diameter (ft)	Rim Elevation (ft)	Sump Elevation (ft)	Inlet Location	Longitudinal Slope (ft/ft)	Time of Concentration (min)	Inlet Area (acres)	Inlet C	Inlet CA (acres)	Headloss Method	Headloss Coefficient	Hydraulic Grade Line In (ft)	Hydraulic Grade Line Out (ft)	Gutter Ditch Depth (ft)	Gutter Ditch Spread (ft)	Total Flow To Inlet (cfs)	Total Intercepted Flow (cfs)	Capture Efficiency (%)	Total Bypassed Flow (cfs)	Bypass Target	Additional Carryover (cfs)	Additional Flow (cfs)	Total System Flow (cfs)
FES-IN	Generic Default 100	Inlet		953.44	948.44	In Sag		52.20	29.10	0.36	10.40	Standard	0.50	950.50	950.12	0.00	0.00	24.40	24.40	100.0	0.00		0.00	0.00	24.40
CB-12	Combination 101-B	Inlet		952.14	947.14	On Grade	0.010000	5.50	0.12	0.63	0.08	Standard	0.50	949.20	948.83	0.12	3.54	0.47	0.44	93.4	0.03	FES-OUT	0.00	0.00	24.47
CB-11	Combination 101-B	Inlet		952.14	946.64	On Grade	0.010000	5.50	0.12	0.16	0.02	Standard	0.50	948.70	948.33	0.07	2.10	0.12	0.12	100.0	1.63e-5	FES-OUT	0.00	0.00	24.48
CB-10	Combination 101-B	Inlet		949.00	944.50	On Grade	0.010000	7.70	0.48	0.64	0.31	Standard	0.50	946.76	946.49	0.20	5.87	1.81	1.37	75.7	0.44	FES-OUT	0.00	0.00	24.68
CB-9	Combination 101-B	Inlet		949.00	944.25	On Grade	0.010000	7.70	0.61	0.65	0.40	Standard	0.50	946.40	946.06	0.22	6.47	2.34	1.68	71.6	0.66	FES-OUT	0.00	0.00	25.29
FES-OUT		Outlet		948.53	943.53									945.24	945.24										25.15

Scenario: Base

Pipe-Report-10yr

Label	Section Size	Section Shape	Material	Mannings n	Upstream Node	Upstream Invert Elevation (ft)	Length (ft)	Constructed Slope (ft/ft)	Downstream Node	Downstream Invert Elevation (ft)	Bend Angle (degrees)	Hydraulic Grade Line In (ft)	Hydraulic Grade Line Out (ft)	Energy Grade Line In (ft)	Energy Grade Line Out (ft)	Full Capacity (cfs)	Total System Flow (cfs)	Average Velocity (ft/s)
P-12A	30 inch	Circular	Concrete	0.013	FES-IN	948.44	96.00	0.012500	CB-12	947.24	0.00	950.12	949.20	950.87	949.74	45.86	24.40	6.43
P-12	30 inch	Circular	Concrete	0.013	CB-12	947.14	32.00	0.012500	CB-11	946.74	0.00	948.83	948.70	949.58	949.25	45.86	24.47	6.44
P-11	30 inch	Circular	Concrete	0.013	CB-11	946.64	313.00	0.006518	CB-10	944.60	0.00	948.33	946.76	949.08	947.22	33.11	24.48	6.19
P-10	30 inch	Circular	Concrete	0.013	CB-10	944.50	32.00	0.004687	CB-9	944.35	0.00	946.49	946.40	947.03	946.91	28.08	24.68	5.81
P-9	30 inch	Circular	Concrete	0.013	CB-9	944.25	144.00	0.005000	FES-OUT	943.53	0.00	946.06	945.24	946.75	946.02	29.00	25.29	6.85

332nd Ditch
Worksheet for Irregular Channel

Project Description	
Worksheet	Irregular Channel
Flow Element	Irregular Channel
Method	Manning's Formul
Solve For	Discharge

Input Data		
Slope	013000	ft/ft
Water Surface Elev	951.05	ft

Options	
Current Roughness Metho	ved Lotter's Method
Open Channel Weighting	ved Lotter's Method
Closed Channel Weightin	Horton's Method

Results		
Mannings Coeffic	0.030	
Elevation Range	.51 to 951.05	
Discharge	23.24	cfs
Flow Area	7.6	ft²
Wetted Perimeter	19.29	ft
Top Width	19.20	ft
Actual Depth	0.54	ft
Critical Elevation	951.00	ft
Critical Slope	0.018439	ft/ft
Velocity	3.04	ft/s
Velocity Head	0.14	ft
Specific Energy	951.19	ft
Froude Number	0.85	
Flow Type	Subcritical	

Roughness Segments

Start Station	End Station	Mannings Coefficient
0+21	0+40	0.030

Natural Channel Points

Station (ft)	Elevation (ft)
0+21	951.05
0+23	950.53
0+28	950.58
0+33	950.51
0+36	950.70
0+40	951.05