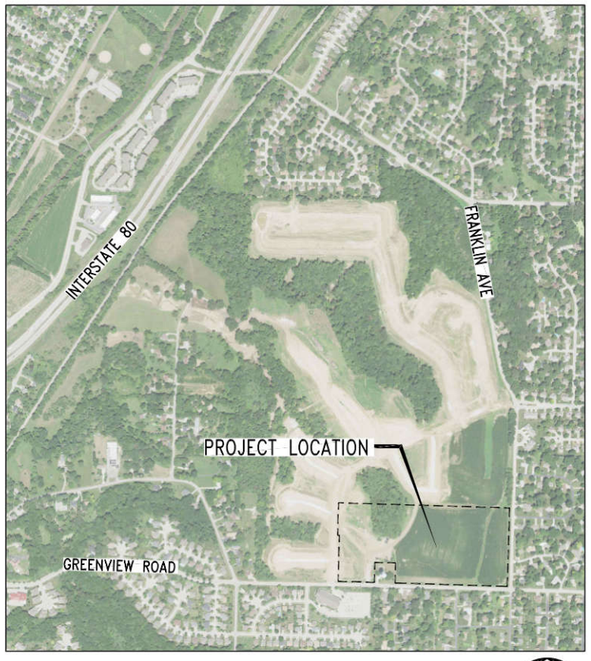
WHISPERING OAKS PHASE V
PRELIMINARY PLANS

COUNCIL BLUFFS, IA



1 LOCATION MAP
NO SCALE

NORTH

DRAWING INDEX:

GENERAL

0	COVER SHEET
1	PHASING PLAN

CIVIL

C001	TYPICAL SECTIONS
C101	PROPOSED LOT LAYOUT PLAN
C102	PROPOSED GRADING PLAN
C103	PROPOSED UTILITY PLAN
C104	SYCAMORE STREET PLAN & PROFILE
C105	FORCE MAIN PLAN & PROFILE
C201	LIFT STATION DETAILS
C202	LIFT STATION DETAILS
C203	LIFT STATION DETAILS

PROJECT INFORMATION:

OWNER:	TS DEVELOPMENT LLC
	11205 S. 150TH STREET, SUITE 100 OMAHA, NE 68138
ENGINEER:	THE SCHEMMER ASSOCIATES, INC.
	928 VALLEY VIEW DRIVE, SUITE 12 COUNCIL BLUFFS, IA 51503
ZONING:	ALL PROPERTY WITHIN THE SUBDIVISION BOUNDARY IS ZONED R-1/R-3.
FLOODWAY:	THE PROPOSED SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODWAY.

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

ISSUE DATE: 03/15/2022
REVISIONS:

No.:	DATE:	BY:	DESCRIPTION:

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WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

COVER SHEET

PROJECT NO.: 06519.204

0

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3/15/2022 7:51:28 AM Mikeca, dwfx

P:\06519204_CAD\Civil\06519204-PHASING.dwg
3/15/2022 7:02:57 AM Knock, Derik



PROJECT NO.: 06519.204

1

WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

PHASING PLAN

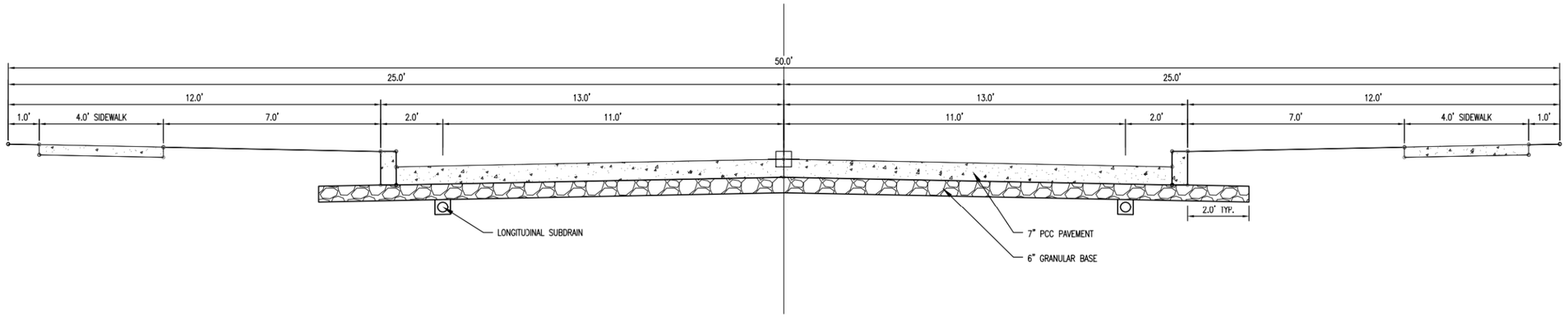
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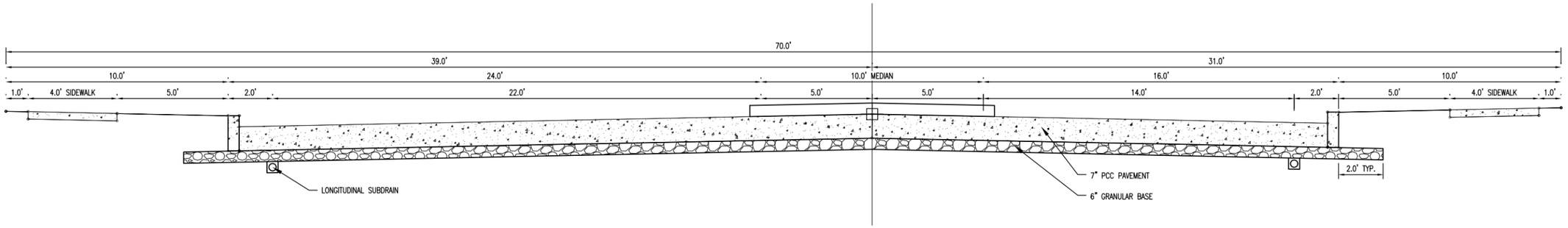
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REVISIONS:

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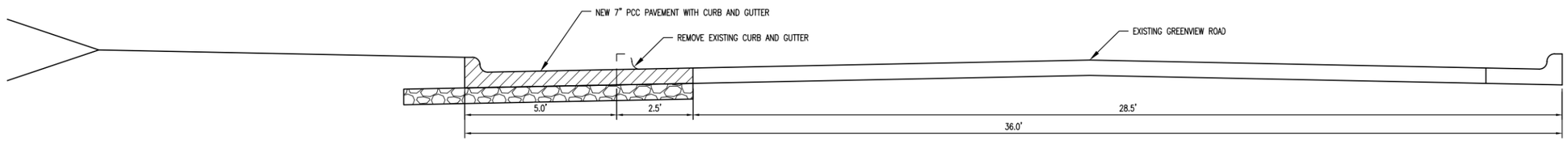
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1 TYPICAL CROSS SECTION – 50' ROW
NO SCALE



2 TYPICAL CROSS SECTION – 70' ROW
NO SCALE



3 TYPICAL CROSS SECTION – GREENVIEW ROAD WIDENING
NO SCALE

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

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WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

TYPICAL SECTIONS

PROJECT NO.: 06519.204

C001

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3/15/2022 7:50:10 AM kocsis, derek

SITE DEVELOPMENT REGULATIONS:

FRONT YARD SETBACK	20 FEET
STREET SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	5 FEET WITH ONE FOOT INDENTATION FOR EVERY STORY ABOVE THE FIRST FLOOR
REAR YARD SETBACK	20 FEET
MAXIMUM HEIGHT	60 FEET
LOT COVERAGE; ALL STRUCTURES	45% MAXIMUM

THE MAXIMUM HEIGHT AND MINIMUM YARD REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED SHALL APPLY EXCEPT WHERE EXEMPTED BY THE CITY COUNCIL THROUGH THE ADOPTION OF A DEVELOPMENT PLAN.

LOT INFORMATION:

LOT NUMBER	AREA (ACRES)	PROPOSED USE	PROPOSED ZONING
1	6.11	SENIOR LIVING	R-3 W/ P-R OVERLAY
2	12.41	MULTI FAMILY	R-3 W/ P-R OVERLAY
3	7.87	MIXED USE	R-3 W/ P-R OVERLAY
A	0.16	OUTLOT	R-3 W/ P-R OVERLAY
B	0.25	OUTLOT	R-3 W/ P-R OVERLAY
C	0.21	OUTLOT	R-3 W/ P-R OVERLAY
TOTAL	27.01		

NORTH

80 0 80

1 inch = 80 ft.

BOXELDER ST

BALSAM ST

SYCAMORE ST

BLACKTHORN ST

FOREST GLEN DR

FRANKLIN AVE

GREENVIEW RD

OUTLOT A

OUTLOT B

OUTLOT C

PUBLIC HIGHWAY EASEMENT

USWEST COMMUNICATIONS EASEMENT

WATER EASEMENT

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CHECKED: CDH

ISSUE DATE: 03/15/2022

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WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

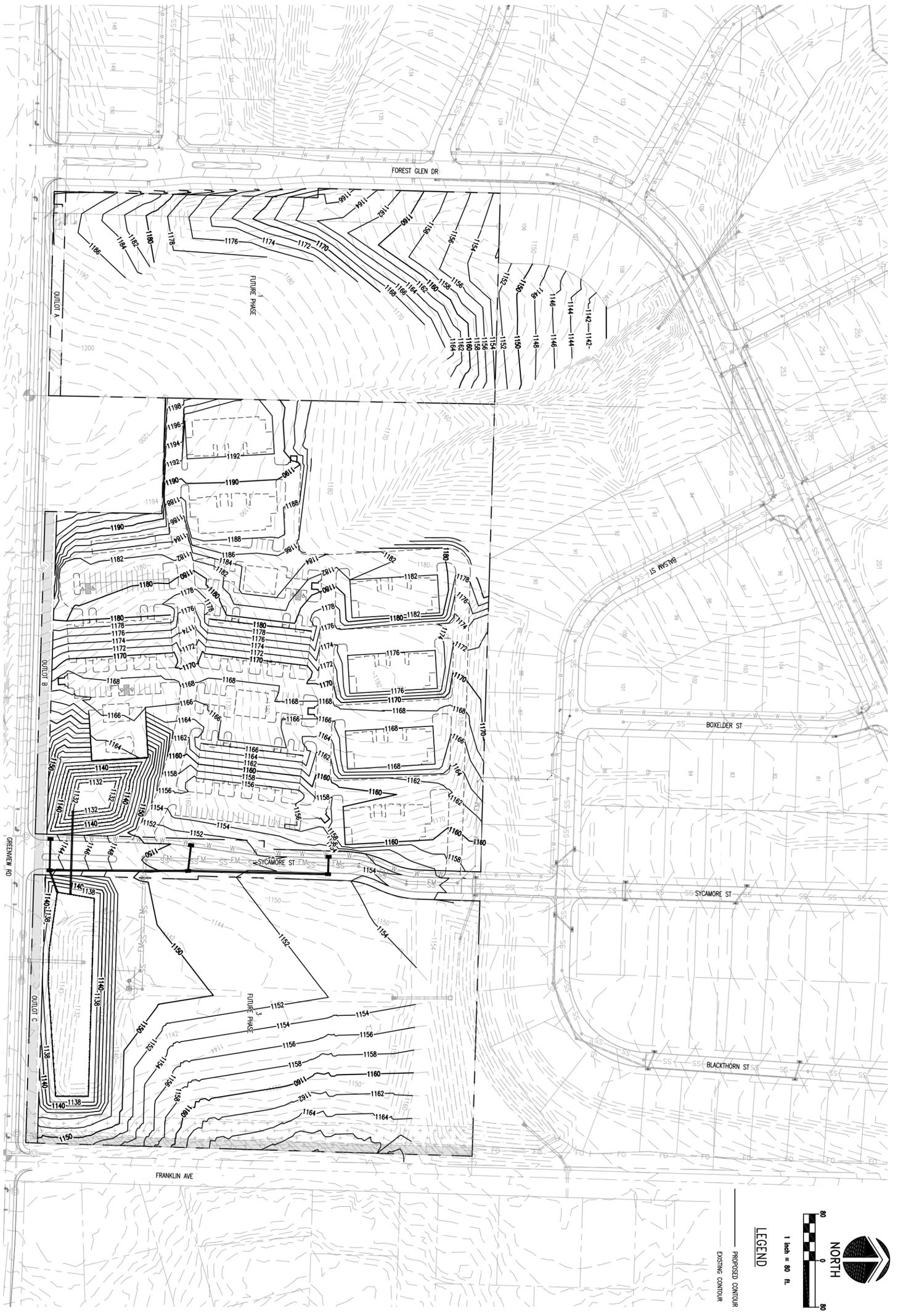
PROPOSED LOT LAYOUT PLAN

PROJECT NO.: 06519.204

C101

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3/15/2022 7:55:16 AM krosca, derek

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3/15/2022 7:03:23 AM Knock, Derik



PROJECT NO.: 06519.204

C102

WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

PROPOSED GRADING PLAN

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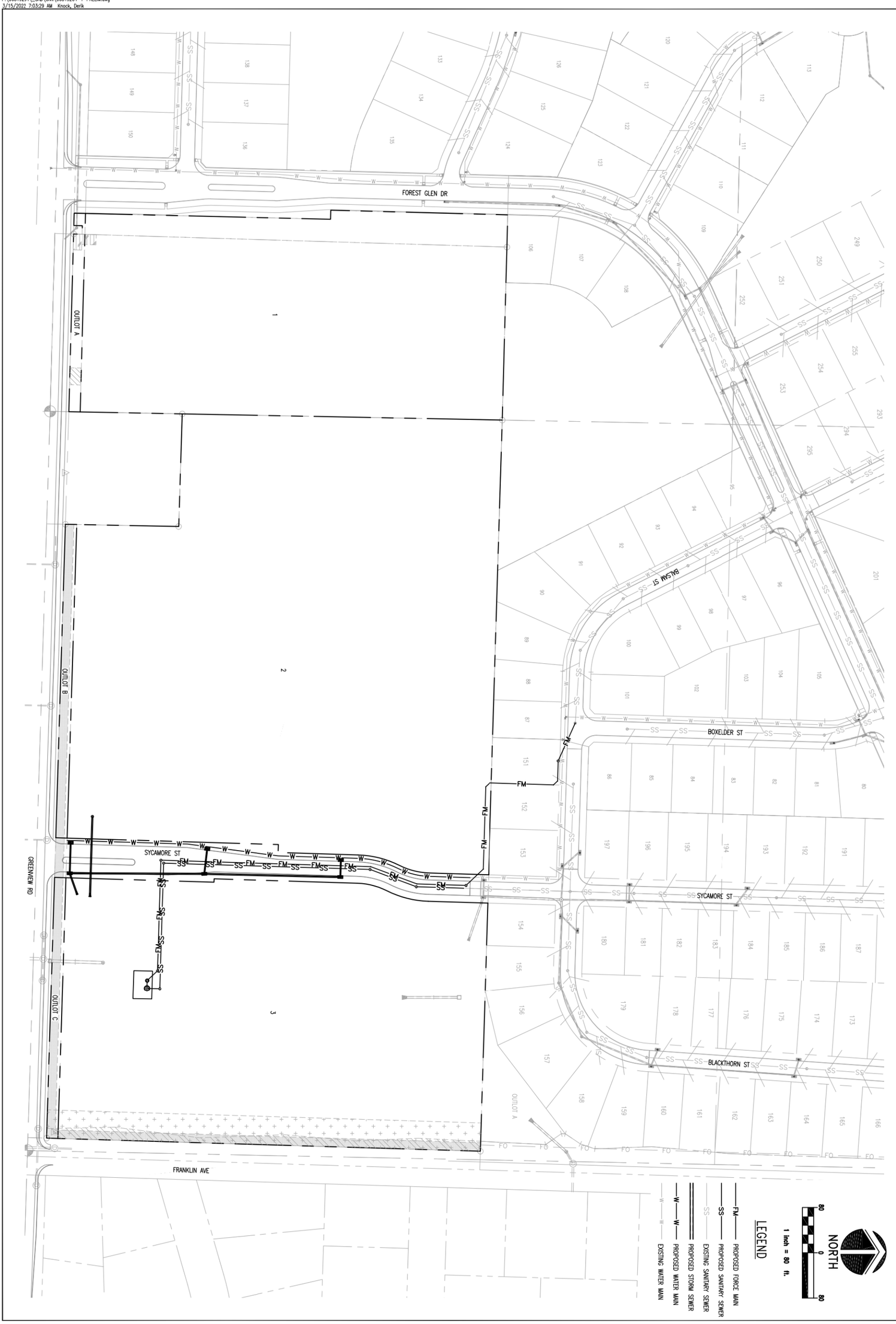
DESIGNED: RMD
DRAWN: DJK
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3/15/2022 7:03:29 AM Knock, Derik



WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

PROPOSED UTILITY PLAN

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PROJECT NO.: 06519.204

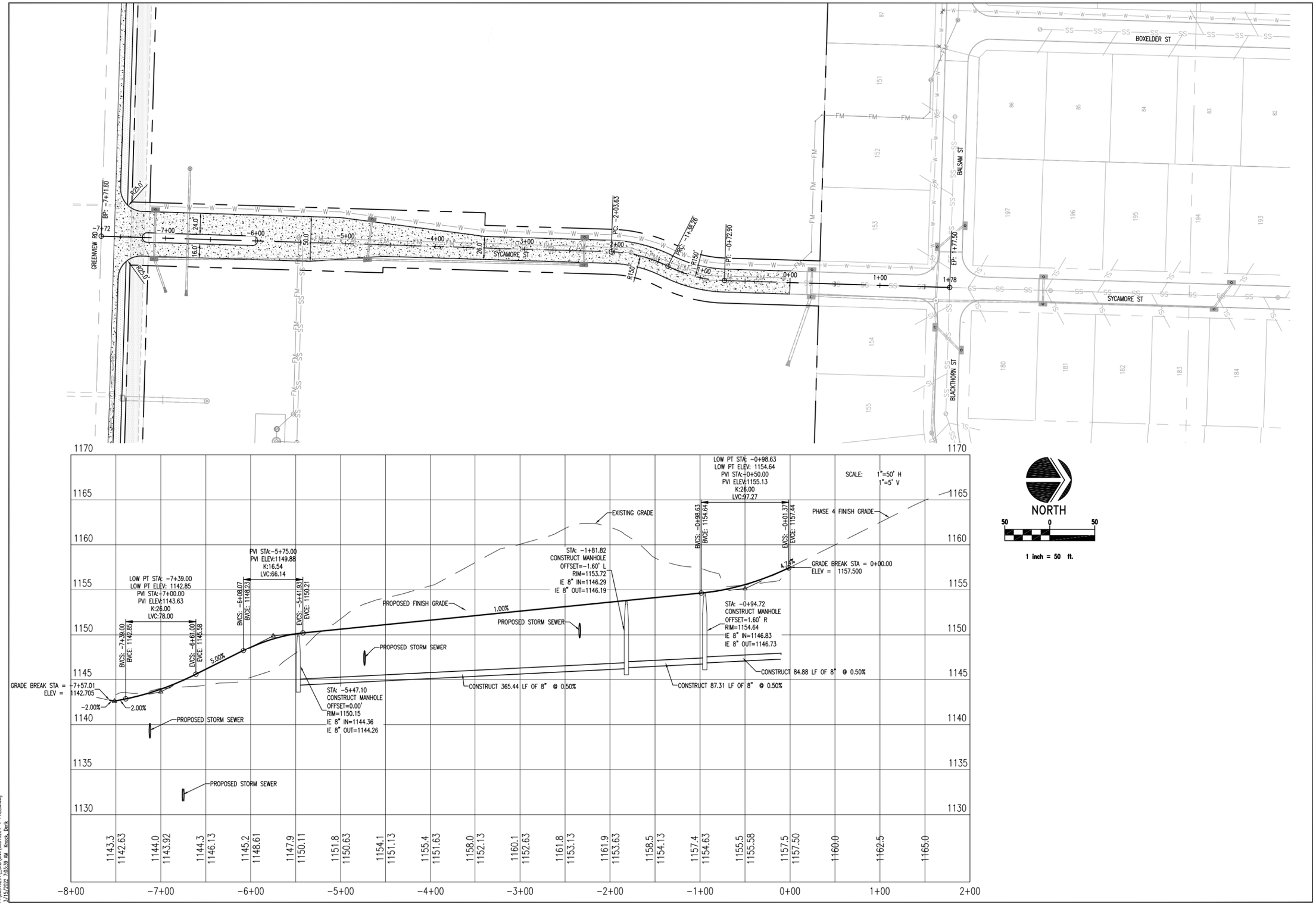
C103

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CHECKED: CDH

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NORTH

50 0 50

1 inch = 50 ft.

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

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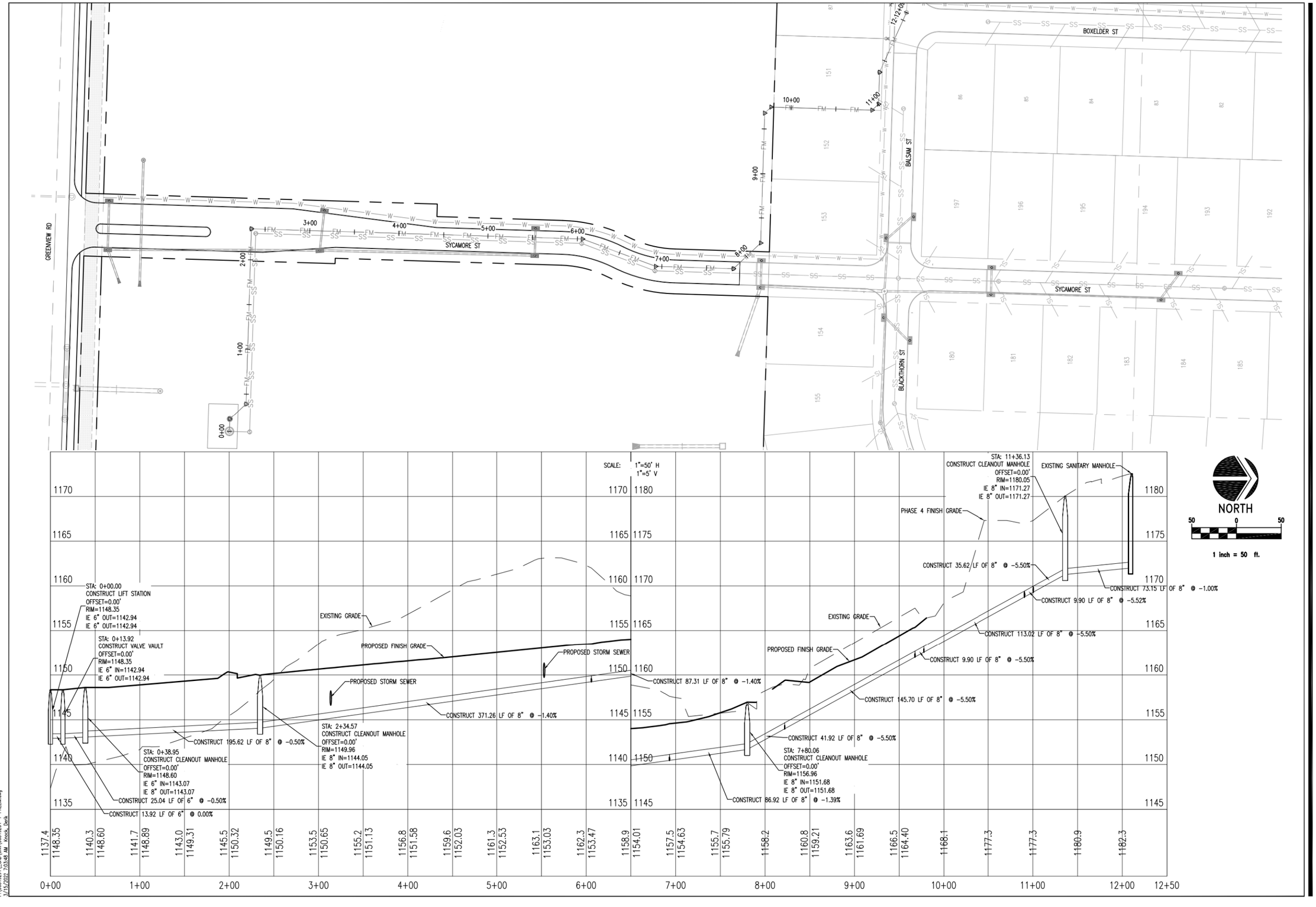
WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

SYCAMORE STREET
PLAN & PROFILE

PROJECT NO.: 06519.204

C104

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3/15/2022 7:03:59 AM Krocca, Derek



NORTH

50 0 50

1 inch = 50 ft.

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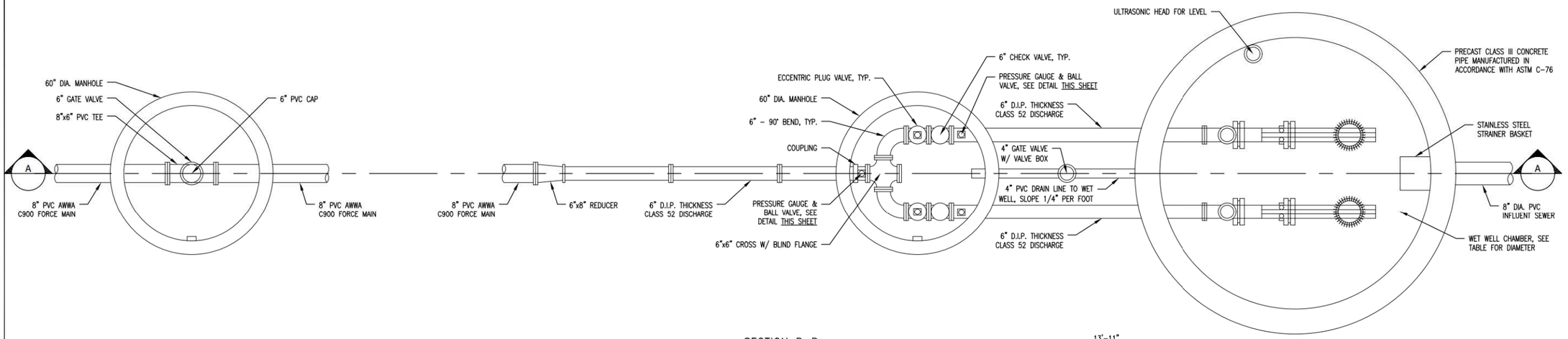
WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

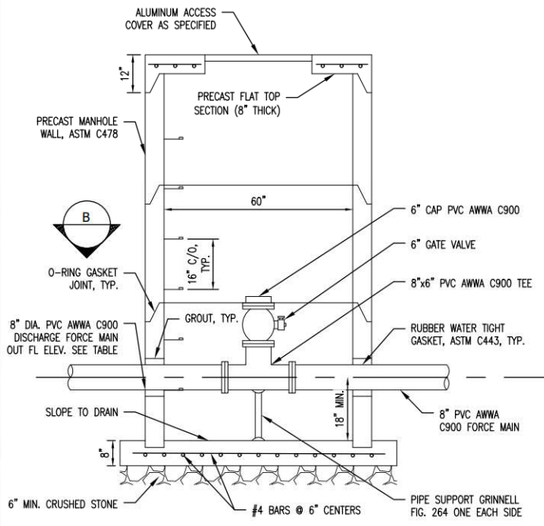
FORCE MAIN
PLAN & PROFILE

PROJECT NO.: 06519.204

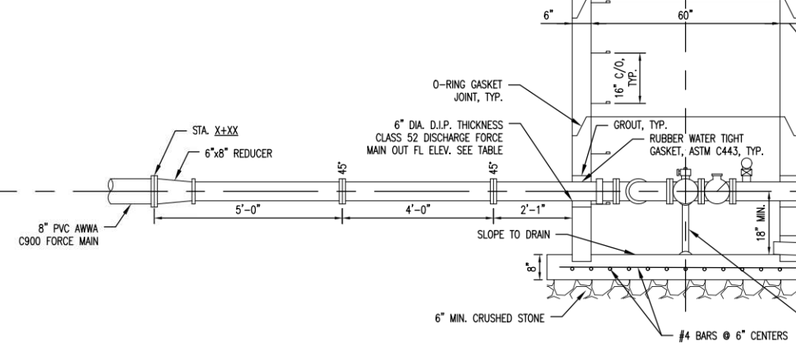
C105

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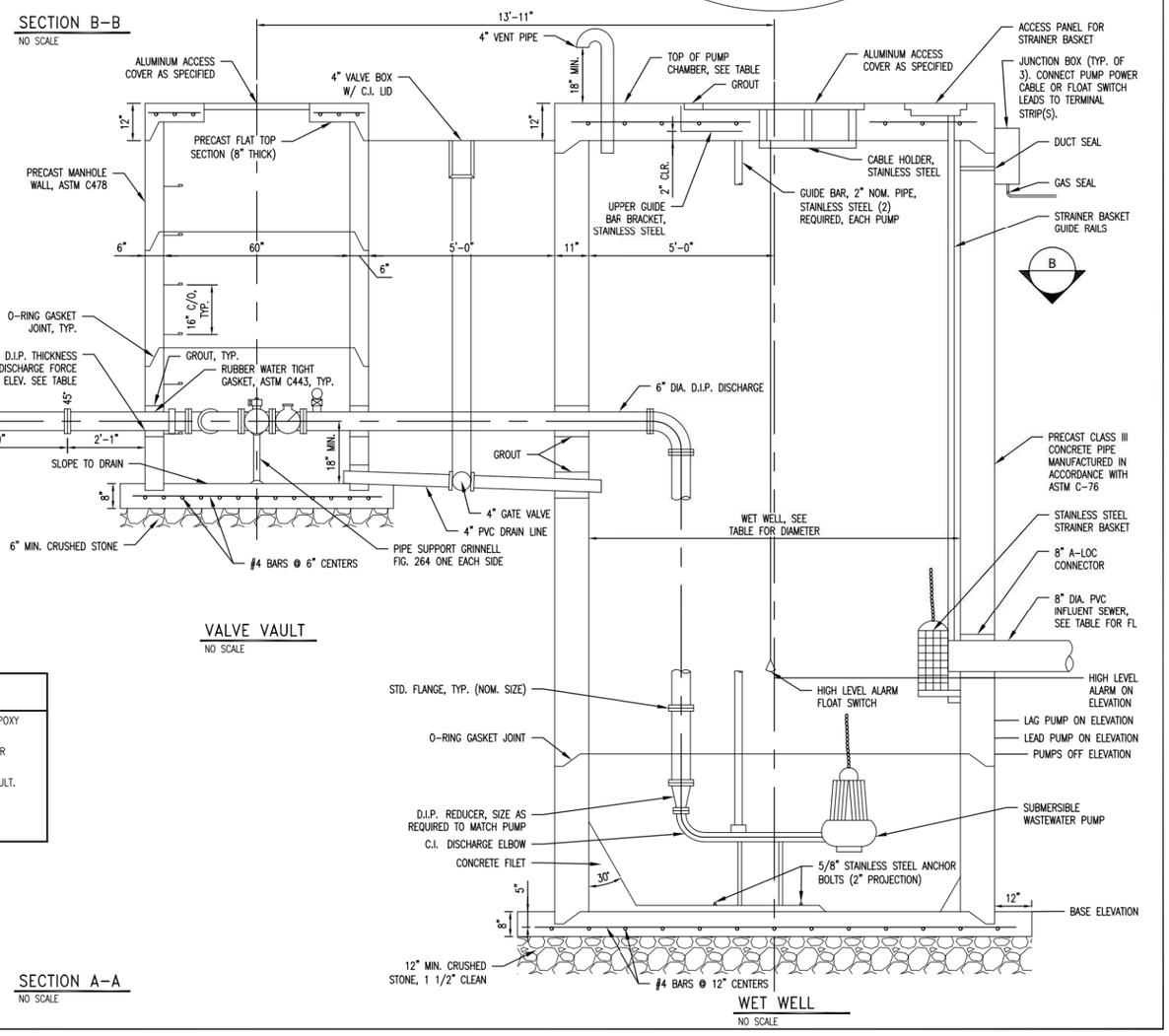


CLEANOUT MANHOLE
NO SCALE



VALVE VAULT
NO SCALE

SECTION B-B
NO SCALE



WET WELL
NO SCALE

LIFT STATION DATA & DIMENSION TABLE

VARIABLE	LIFT STATION NO. 1
RIM ELEVATION OF VALVE VAULT	1148.35
WET WELL DIAMETER	8'-0"
RIM ELEVATION OF PUMP CHAMBER	1148.35
FORCE MAIN DIAMETER	8"
FORCE MAIN OUT FLOW LINE ELEVATION	1142.94
BASE ELEVATION	1134.61
PUMP(S) OFF ELEVATION	1138.21
LEAD PUMP ON ELEVATION	1139.73
LAG (2ND) PUMP ON ELEVATION	1141.69
ALARM ON ELEVATION	1142.69
INFLUENT SEWER FLOW LINE ELEVATION	1142.94
OPERATING POINT FLOW, GPM	230
OPERATING POINT HEAD, TDH	88'
PUMP(S) SELECTED (2 REQUIRED)	HOMA AMS434-248/15P/C FM (15 HP, 460 VOLTS, 3 PHASE. 1750 RPM) OR APPROVED EQUAL

LIFT STATION GENERAL NOTES:

A. COAT INTERIOR WALLS OF STRUCTURES WITH TNEMEC "46-465HB TNEMECOL" COAL TAR EPOXY COATING OR APPROVED EQUAL.

B. COAT EXTERIOR WALLS OF STRUCTURES WITH TNEMEC "457 TNEMECOL" COAL TAR PAINT OR APPROVED EQUAL.

C. INSTALL COPOLYMER PLASTIC COATED STEPS AT 16" C-C TO THE BASE OF THE VALVE VAULT. STEPS SHALL BE M.A. INDUSTRIES INC. MODEL PSI-PF OR APPROVED EQUAL.

D. BACKFILL SIMULTANEOUSLY ON ALL SIDES OF STRUCTURES.

E. PUMPS AND ALL EQIUPMENT SHALL BE EXPLOSION PROOF.

SECTION A-A
NO SCALE

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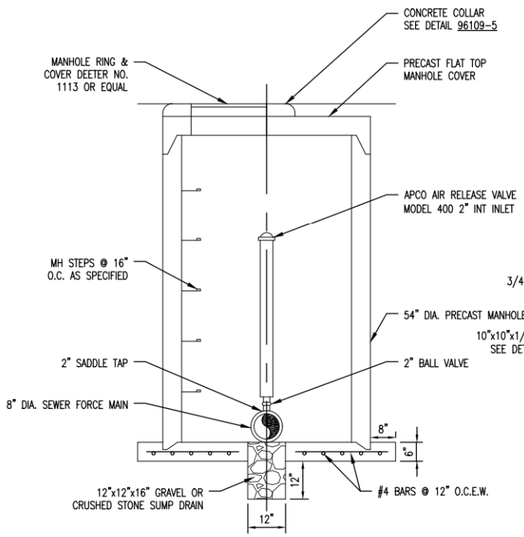
WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

LIFT STATION DETAILS

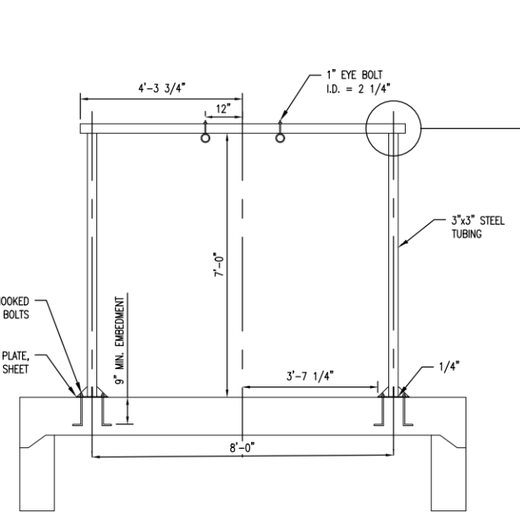
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C201

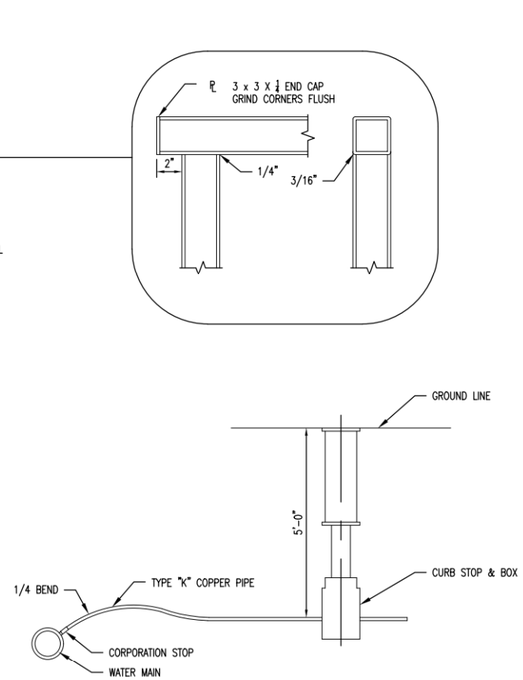
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3/15/2022 7:55:55 AM Rhoda, Kayla



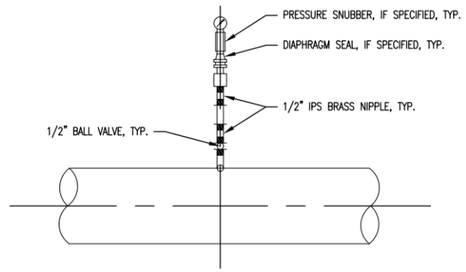
COMBINATION AIR VALVE MANHOLE
NO SCALE



PUMP HOIST FRAME
NO SCALE

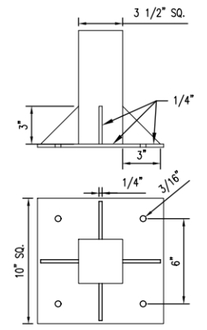


SERVICE CONNECTION TO WATER MAIN
NO SCALE

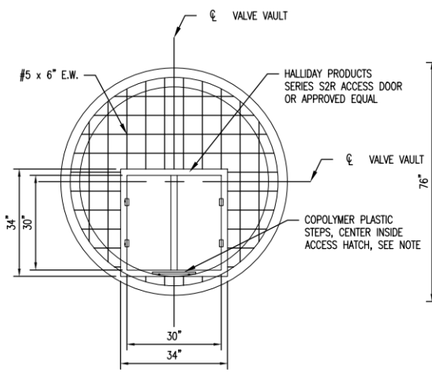


NOTE: ANSI B16.15, CLASS 125 BRONZE THREADED FILLING.

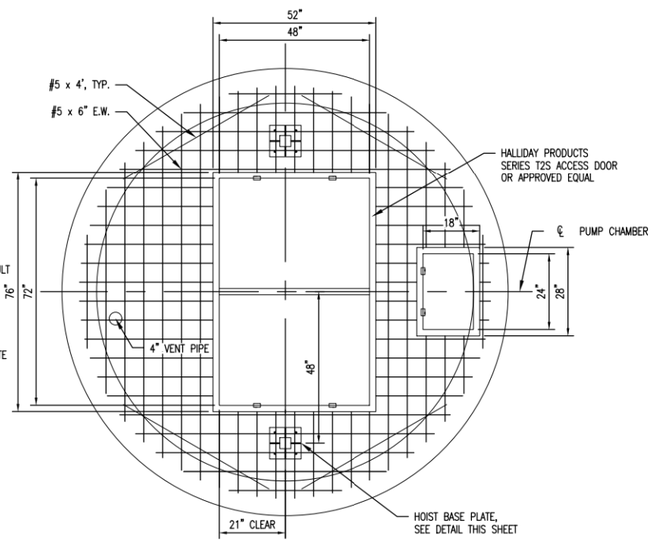
PRESSURE GAUGE DETAIL
NO SCALE



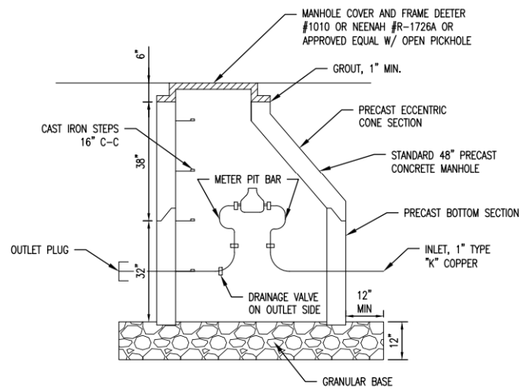
BASE PLATE
NO SCALE



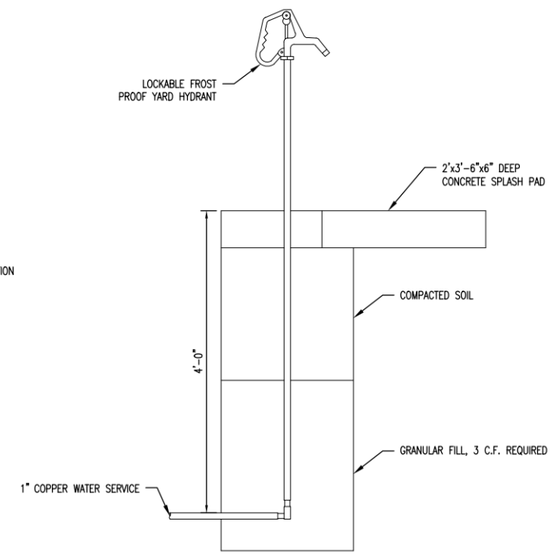
TOP VIEW VALVE VAULT
NO SCALE



TOP VIEW PUMP CHAMBER – LIFT STATION
NO SCALE



WATER METER PIT
NO SCALE



FROST PROOF YARD HYDRANT
NO SCALE

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3/15/2022 7:54:13 AM Alissa, Derek

DESIGNED: RMD
DRAWN: DJK
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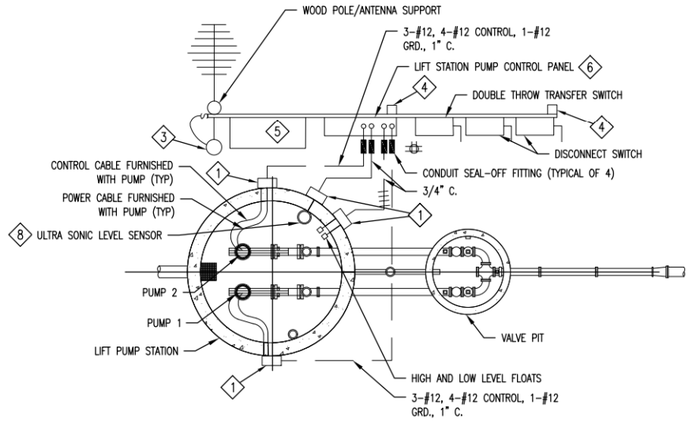
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WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

LIFT STATION DETAILS

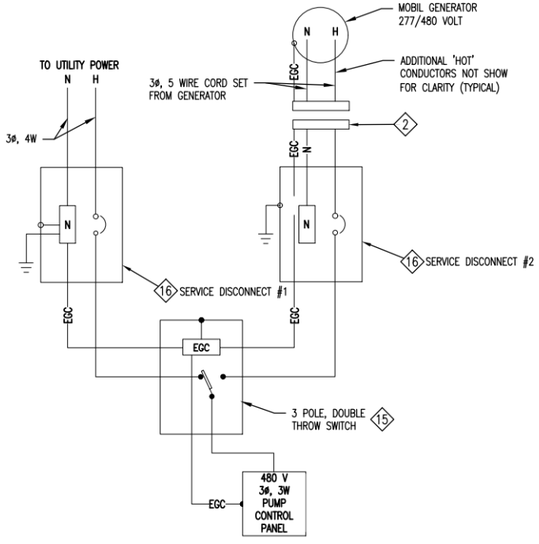
PROJECT NO.: 06519.204

C202



PUMP STATION PLAN DETAIL

NO SCALE

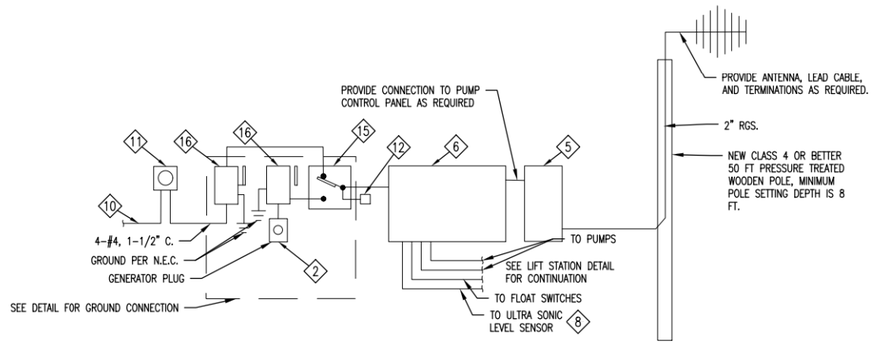


GENERATOR GROUNDING DETAIL

NO SCALE

PUMP STATION ELEVATION DETAIL

NO SCALE



POWER RISER DIAGRAM

NO SCALE

ELECTRICAL CONSTRUCTION NOTES(X):

1. NEMA 4X JUNCTION BOXES FOR CONNECTIONS TO PUMP CABLES AND CONTROL CABLES. PROVIDE CONDUIT THROUGH WALL OF PUMP STATION, TERMINATE WITH APPLETON SERIES CG OR EQUAL 90° LIQUID TIGHT STRAIN RELIEF CORD CONNECTOR COMPLETE WITH WIRE MESH STRAIN RELIEF CORD GRIP FOR CONNECTION TO CONDUIT STUBBED INTO WET WELL. TYPICAL FOR ALL CORD CONNECTED DEVISES LOCATED IN WET WELL.
2. PROVIDE PASS & SEYMOUR INLET, CATALOG #PS560B7S COMPLETE WITH METALLIC BACK BOX. FOR CONNECTION TO OWNERS 230/460 VOLT 3ø
3. YARD LIGHT – GE CATALOG #SAM07S1N5S2SV5ASC OR EQUAL WITH 70W. HPS LAMP AND PHOTO CONTROL. MOUNT ON WOOD POLE 15'-0" A.F.G. PROVIDE WITH LIGHT SWITCH IN NEMA 4 ENCLOSURE MOUNTED ON POLE. POWER SOURCE SHALL BE 120 VOLT CIRCUIT ORIGINATING IN PUMP CONTROL PANEL.
4. 6"X6" TREATED WOOD POLE IN CONCRETE BASE AND TREATED (NOMINAL 2 X 8) MOUNTING BOARDS AS REQUIRED TO SUPPORT ALL DEVICES SHOWN. FIELD LOCATE TO PROVIDE NEC CLEARANCE REQUIREMENTS.
5. RADIO TELEMETRY CONTROL PANEL, SEE SPECIFICATIONS SECTION 16999 FOR REQUIREMENTS.
6. PUMP CONTROL PANEL, SEE SPECIFICATIONS FOR REQUIREMENTS.
7. THE LIFT STATION WET WELL AND DRY WELL ARE CLASS 1, DIVISION 2, GROUP D, HAZARDOUS AREAS. ALL WIRING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH N.E.C. REQUIREMENTS.
8. PROVIDE CONTROL CABLE PER MANUFACTURERS REQUIREMENTS. ROUTE CABLE IN RGS CONDUIT A MINIMUM OF 12" FROM ALL OTHER CONDUITS. MOUNT SENSOR IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
9. HIGH/LOW LEVEL FLOATS SHALL OVERRIDE CONTROL SYSTEM AND START/STOP PUMPS AT HIGH/LOW LEVELS.
10. 230/460 VOLT, 3 PHASE, 4 WIRE UNDERGROUND SERVICE. COORDINATE REQUIREMENTS WITH POWER COMPANY.
11. METER SOCKET AND PEDESTAL PER POWER CO. REQUIREMENTS.
12. SURGE SUPPRESSOR INNOVATIVE TECHNOLOGIES #PTX048-3Y201. MOUNT SURGE SUPPRESSOR WITHIN 2 INCHES OF DOUBLE THROW SWITCH.
13. PROVIDE 5-#10, 1"C.
14. WEATHERPROOF GFCI RECEPTACLE. POWER SOURCE SHALL BE 120 VOLT CIRCUIT ORIGINATING IN PUMP CONTROL PANEL.
15. 60 AMP, 3 POLE DOUBLE THROW NON-FUSED SAFETY SWITCH IN NEMA 3R ENCLOSURE.
16. 60 AMP, 3 POLE, SOLID NEUTRAL, 14,000 AIC, SERVICE RATED ENCLOSED CIRCUIT BREAKER. (480 VOLT) IN NEMA 3R ENCLOSURE.

ISSUE DATE: 03/15/2022

REVISIONS:	No.:	DATE:	BY:	DESCRIPTION:

DESIGNED: RMD
DRAWN: DJK
CHECKED: CDH

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WHISPERING OAKS
PHASE V
PRELIMINARY PLANS
COUNCIL BLUFFS, IA

LIFT STATION DETAILS

PROJECT NO.: 06519.204

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