



**LEGEND**

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)		
Fence (Chain Link)		
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication		
Overhead Communication		
Fiber Optic		
Underground Electric		
Overhead Electric		
Gas Main with Size		
High Pressure Gas Main with Size		
Water Main with Size		
Sanitary Sewer with Size		
Duct Bank		
Test Hole Location for SUE w/ID		
(x) Denotes the survey quality service level for utilities		
Sanitary Manhole		
Storm Sewer with Size		
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Soil Boring		

**UTILITY CONTACT INFORMATION**

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551604197.

G1-GAS	CITY OF WAUKEE
W1-WATER	TIM ROYER
S-SANITARY SEWER	515-978-7920
	troyer@waukee.org
E1-ELECTRIC	MIDAMERICAN ENERGY
OE1-OVERHEAD ELECTRIC	CRAIG RANFELD
	515-252-6632
	MECDSDesignLocates@midamerican.com
C1-COMMUNICATION	MEDIACOM COMMUNICATIONS
	PAUL MAY
	515-246-2252
	pmoy@mediacomcc.com
C2-COMMUNICATION	CENTURYLINK
	TOM STURMER
	720-578-8090
	thomas.sturmer@centurylink.com
CLEAR PER MAP	UNITE PRIVATE NETWORKS
	CLARK LUNDY
	515-321-3336
	clark.lundy@upnlc.com
CLEAR PER MAP	NORTHERN NATURAL GAS COMPANY
	KEITH GOOD
	515-202-5067
	keith.good@nngco.com
CLEAR PER MAP	XENIA RURAL WATER DISTRICT
	LAIRD VAN ZEE
	515-676-2117
	lvandee@xenewater.org
NO RESPONSE	CONSOLIDATED COMMUNICATIONS
	JONI MCCABE
	517-387-1770
	joni.mccabe@consolidated.com

**GENERAL NOTES**

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE AT LEAST ONE WEEK PRIOR TO ANY ANTICIPATED LANE CLOSURE.
- E. NOTIFY OWNER, ENGINEER AND CITY OF WAUKEE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL ALSO NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
- F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR REPAIRED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTACT THE CITY OF WAUKEE FOR APPROVAL OF ANY CHANGES AND THAT ANY CHANGES COMPLETED WITHOUT CITY APPROVAL ARE SUBJECT TO REMOVAL IN ORDER TO MEET CITY OF WAUKEE STANDARDS.
- J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- K. CONTRACTOR TO STRIP, SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
- L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A COSESCO PERMIT IS REQUIRED FOR THIS PROJECT.
- P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WAUKEE, AND THE OWNER PRIOR TO CONSTRUCTION.
- Q. IF STORM SEWER CROSSES ABOVE WATER MAIN OR CROSSES LESS THAN 18" BELOW A WATER MAIN THEN STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE WITH A FLEXIBLE O-RING GASKET RATED AT 13 PSIOR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE STORM SEWER IS AT LEAST TEN FEET.
- R. A PRECONSTRUCTION MEETING WILL BE REQUIRED A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING.
- S. ALL STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR INCLUDING PEDESTRIAN FACILITIES.
- T. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- U. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- V. ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVISING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- W. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED WITH A LINK SEAL.
- X. PLACE 3/4" EXPANSION JOINT BETWEEN ALL PCC PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND PCC PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
- Y. AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
- Z. ALL UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS. THE CITY SHALL WITNESS ALL TESTING.
- AA. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
- BB. CONTRACTOR IS RESPONSIBLE TO PROVIDE SUBMITTALS OF ALL CONSTRUCTION MATERIALS TO THE WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- CC. ALL NEW AND RELOCATED HYDRANTS ARE TO HAVE 4" STORZ FITTINGS.
- DD. CONTRACTOR TO INSTALL REAR YARD SUBDRAIN AS PART OF THE PLAT IMPROVEMENTS. SUBDRAIN TO BE MAINTAINED AND PROTECTED DURING THE HOMEBUILDING AND UTILITY INSTALLATION PROCESS. DEVELOPER AND CONTRACTOR TO COORDINATE LOCATION OF REAR YARD SUBDRAIN WITH UTILITY CONTRACTOR AND HOME BUILDERS PRIOR TO CONSTRUCTION OF FUTURE SINGLE-FAMILY HOMES.
- EE. THE INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF SUBDRAIN CONTAINED WITHIN THE INDIVIDUAL LOTS.

PLAT 6 WATER MAIN QUANTITIES	
8" PVC MAIN	1180 LF.
8" VALVE	2 EA.
HYDRANT ASSEMBLY	3 EA.
TEMPORARY BLOWOFF HYDRANT	1EA.
RELOCATED HYDRANT ASSEMBLY	1EA.
CONNECT TO EXISTING	1EA.
1" WATER SERVICE	42 EA.

PLAT 6 STORM SEWER QUANTITIES	
SW-501 INTAKE	2 EA.
SW-503 INTAKE	2 EA.
SW-505 INTAKE	1EA.
SW-506 INTAKE	1EA.
MANHOLES SW-401(48")	1EA.
4" PVC PERFORATED SUBDRAIN	1156 LF.
SUBDRAIN CLEANOUT TYPE A-1	1EA.
SUBDRAIN OUTLET STRUCTURE	6 EA.
8" PVC PERFORATED SUMPDRAIN	225 LF.
15" RCP	87 LF.
24" RCP	123 LF.
24" FES W FOOTING AND APRON GUARD	1EA.
30" RCP	676 LF.
36" RCP	330 LF.
36" FES W FOOTING AND APRON GUARD	1EA.
1.5" SUMP SERVICE	42 EA.

PLAT 6 SANITARY SEWER QUANTITIES	
8" TRUSS PIPE	1120 LF.
MANHOLES SW-301	3 EA.
CONNECT TO EXISTING	1EA.
4" SANITARY SEWER SERVICE	42 EA.

PLAT 6 PAVEMENT QUANTITIES	
7" PCC (LOCUST)	3756 SY.
12" SUBGRADE PREP (LOCUST)	4159 SY.
GRIND CURB FOR TURN AROUND	50 LF.
GRANULAR TURN AROUND	100 SY.
4" PCC SIDEWALK, MAIL BOX PAD	40 SY.
4'X4' MAILBOX PAD	3 EA.
TYPE 4, OM4-2 BARRICADE	5 EA.

**ZONING**

EXISTING: R-2/PD-1

**BULK REGULATIONS AND SETBACKS**

PUD  
 MINIMUM LOT WIDTH 55 FEET  
 FRONT YARD 30 FEET  
 SIDE YARD 5 FEET  
 REAR YARD 30 FEET  
 MINIMUM LOT 7,150SF SINGLE FAMILY

**UTILITY WARNING**

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

**UTILITY QUALITY SERVICE LEVELS**

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

**BENCHMARKS**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)  
 IARTN DERIVED - US SURVEY FEET

BM1 ELEV=1035.08  
 BURY BOLT ON HYDRANT ON SOUTH SIDE OF CEDAR STREET  
 SOUTH OF LIGHT POLE, SOUTHEAST OF SITE.

**CONTROL POINTS**

- IOWA STATE PLANE SOUTH COORDINATE SYSTEM  
 NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
- CP1 N=586093.79 E=1533347.30  
 1/2" REBAR WITH YELLOW CAP AT NORTHWEST CORNER OF LOT 29 OF SOUTHVIEW ESTATES, SOUTHEAST CORNER OF SITE.
  - CP2 N=586456.49 E=1533349.96  
 1/2" REBAR WITH ORANGE CAP AT WEST END OF CEDAR STREET PAVEMENT, SOUTHEAST CORNER OF SITE.
  - CP3 N=587886.78 E=1533378.54  
 MAG NAIL IN ASPHALT ON WEST SIDE OF 10TH STREET, NOR THEAST CORNER OF SITE.
  - CP4 N=588428.84 E=1530732.77  
 IOWA DOT ALUMINUM MONUMENT SOUTH OF HIGHWAY 6 IN LINE WITH NORTH 1/4 CORNER OF SECTION, NORTHWEST OF SITE.



**SPRING CREST PLAT 6**

**PROJECT INFORMATION**

**SNYDER & ASSOCIATES, INC.**



Project No: 118.0831

Sheet 2 of 10

REVISED AS	DATE	BY	REVISION	DATE	BY
4	06/30/20	JDP	REVISED AS ABSOLUTE INFORMATION		
3	02/05/19	JWM	REVISED AS PER CITY COMMENTS		
2	01/15/19	JWM	REVISED AS PER CITY COMMENTS		
1	12/18/18	JWM	REVISED AS PER CITY COMMENTS		

Engineer: KMM  
 Checked By: EDC  
 Scale: 1"=1'  
 Technician: JWM  
 Date: 10/05/18  
 Field Bk: Pg.  
 Project No: 118.0831  
 Sheet 2 of 10

**WAUKEE, IA**

2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com



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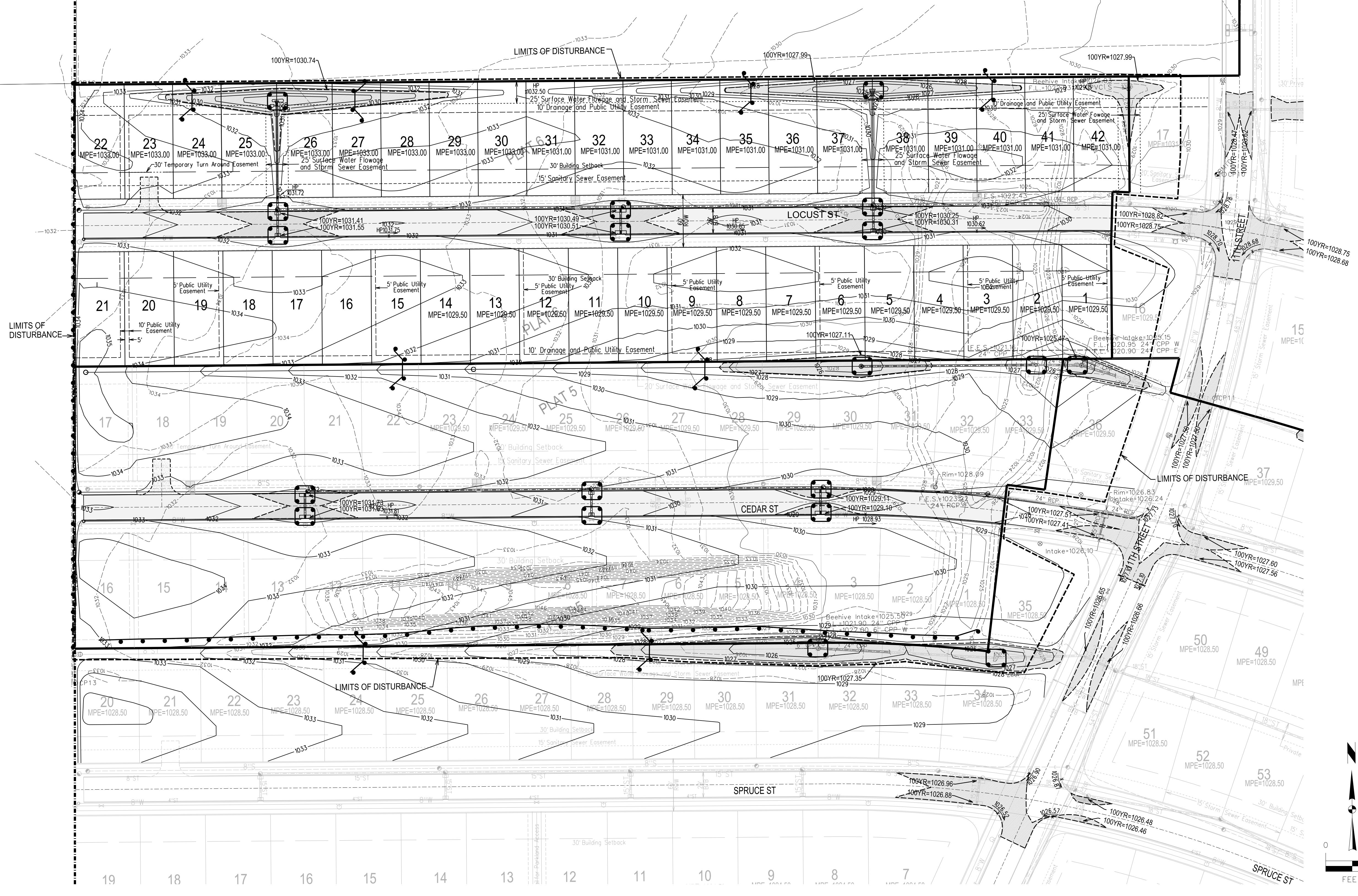
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CP4 N=588428.84 E=1530732.77  
IOWA DOT ALUMINUM MONUMENT SOUTH OF HIGHWAY 6 IN LINE  
WITH NORTH 1/4 CORNER OF SECTION, NORTHWEST OF SITE.

**DISTURBED AREA**  
TOTAL DISTURBED AREA = 9.1 AC (PLAT 6)

**NOTES**  
LOTS THAT DO NOT HAVE AN MPE WILL BE REQUIRED TO HAVE A  
DETAILED GRADING PLAN SUBMITTED WITH THE BUILDING PERMIT.

100 YEAR PONDING DEPTH



**SPRING CREST PLAT 6**

**OVERALL GRADING PLAN**



Project No: 118.0831  
Sheet 4 of 10

**WAUKEE, IA**

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MARK	REVISION	DATE	BY
4	REVISED AS ABSOLUTE INFORMATION	06/30/20	JDP
3	REVISED AS PER CITY COMMENTS	02/05/19	JWM
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1	REVISED AS PER CITY COMMENTS	12/18/18	JWM

Engineer: KMM  
Checked By: EDC  
Scale: 1"=60'  
Technician: JWM  
Date: 10/05/18  
Field Bk: Pg:  
Project No: 118.0831  
Sheet 4 of 10



**A. POLLUTION PREVENTION AND EROSION PROTECTION**

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES, THE IOWA DEPARTMENT OF TRANSPORTATION, AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT VEGETATION, SOIL, AND WATER FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT/HARNESS HARMLESS FROM ANY AND ALL CLAIMS OF ANOTHER PARTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OBTAIN A COURT ORDER TO PROMPTLY REMOVE EARTH, SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJACENT PUBLIC OR PRIVATE PROPERTY. THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND REDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

**B. STORM WATER DISCHARGE PERMIT**

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IOWA AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING BUT NOT LIMITED TO THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLAN INSPECTION REPORTS AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

**C. POLLUTION PREVENTION PLAN**

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMPs AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE, AND IMPLEMENT ADDITIONAL BMPs FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMPs UNLESS INFEASIBLE OR NOT APPLICABLE:
  - i. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND ALL INTAKE STRUCTURES, AND WATER TO VEGETATED AREAS. MAXIMIZE SEDIMENT REMOVAL AND MINIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
  - ii. MAINTAIN PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BEAMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
  - iii. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
  - iv. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. PLAN TO REPLACE OR CONTROL MEASURES THAT HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
  - v. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS DURING THE PERIODS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
  - vi. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJACENT PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRIVEWAYS OR UNDERGROUND SEWERS REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
  - vii. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
  - viii. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SED) ON ALL DISTURBED AREAS EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
  - ix. STABILIZE UNDEVELOPED DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX PERMANENT SEED MIX OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OF DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
  - x. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP UNLESS NOTED OTHERWISE. STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BEAMS, SILT BARRIERS, BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
  - xi. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

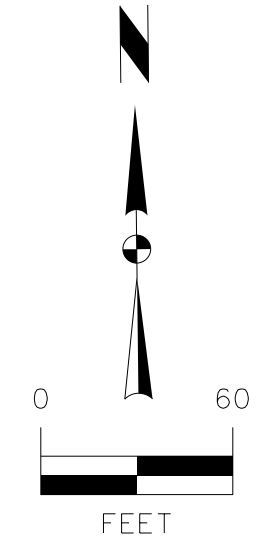
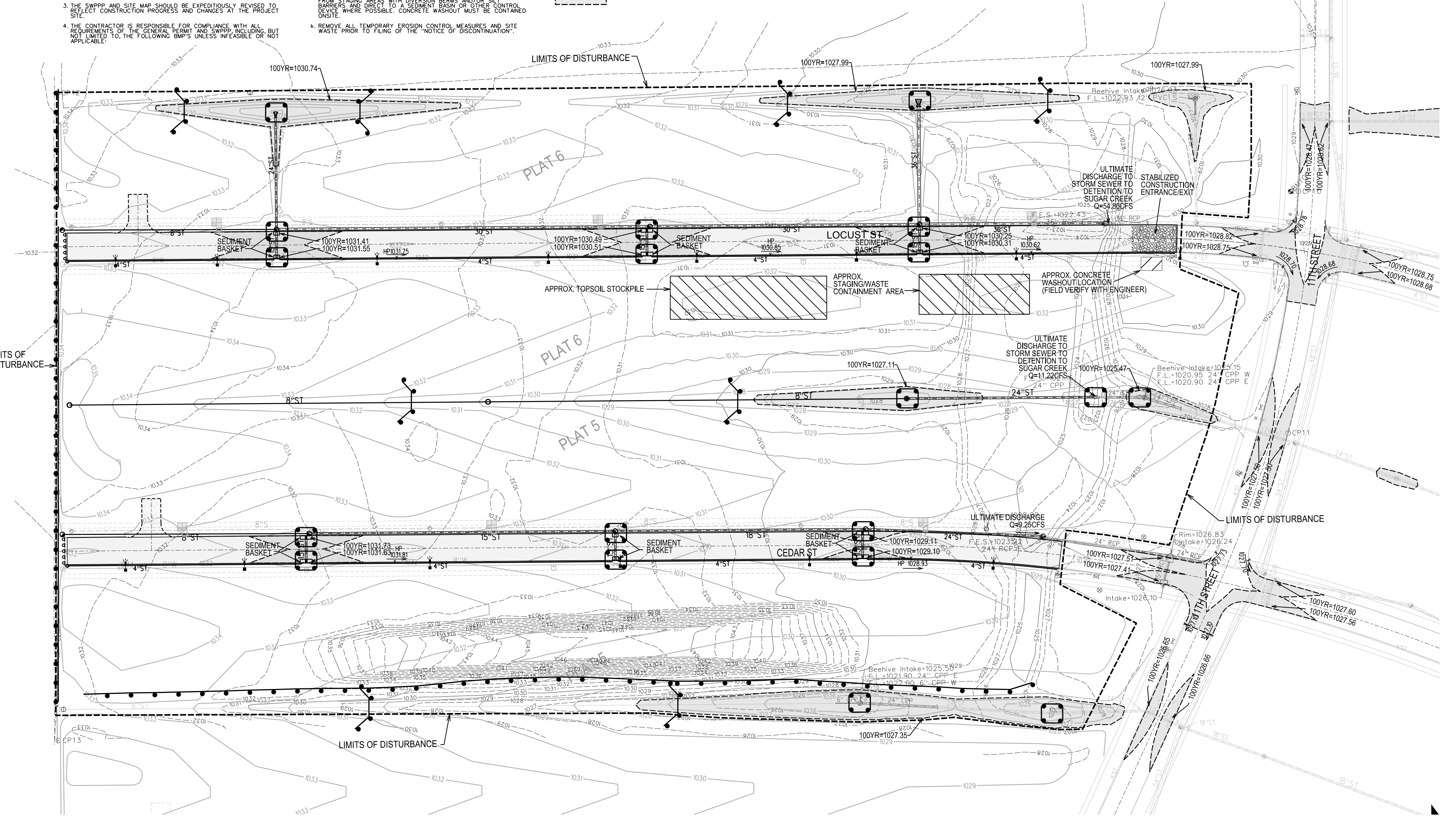
**STORMWATER MANAGEMENT QUANTITIES**

SILT FENCE	2350 LF
SEDIMENT BASKET	6 EA (Plot 6)
TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE (ENTIRE SITE)	18.0 AC

**GRADING PLAN GENERAL NOTES**

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
3. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/SODDING ARE COMPLETE. SEDIMENT BASKET SHALL BE PROVIDED ONCE PAVING IS COMPLETE.
5. STRIP SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF IUDAS STANDARD SPECIFICATIONS OR PROVIDE THE CITY WITH A TOPSOIL PRESERVATION PLAN. TOPSOIL TO BE RE-SPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
6. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO REMOVE ANY SEDIMENT FROM BASIN ACCUMULATED DURING CONSTRUCTION AND REGRADE BASIN TO FINISH DESIGN GRADES PRIOR TO SEEDING.
8. SEDIMENT BASIN IS PROVIDED AS PART OF SPRING CREST PLATS 1 & 2.
9. THE CONTRACTOR SHALL PROVIDE PROTECTION ON ALL STORM SEWERS AND DRAINAGEWAYS TO PREVENT CONCRETE SLURRY FROM BEING DISCHARGED OFFSITE AS REQUIRED BY THE GENERAL PERMIT NO. 2.

POTENTIAL STORM WATER MANAGEMENT FACILITY LOCATIONS



**SPRING CREST PLAT 6**

**EROSION AND SEDIMENT CONTROL PLAN**

**SNYDER & ASSOCIATES, INC.**

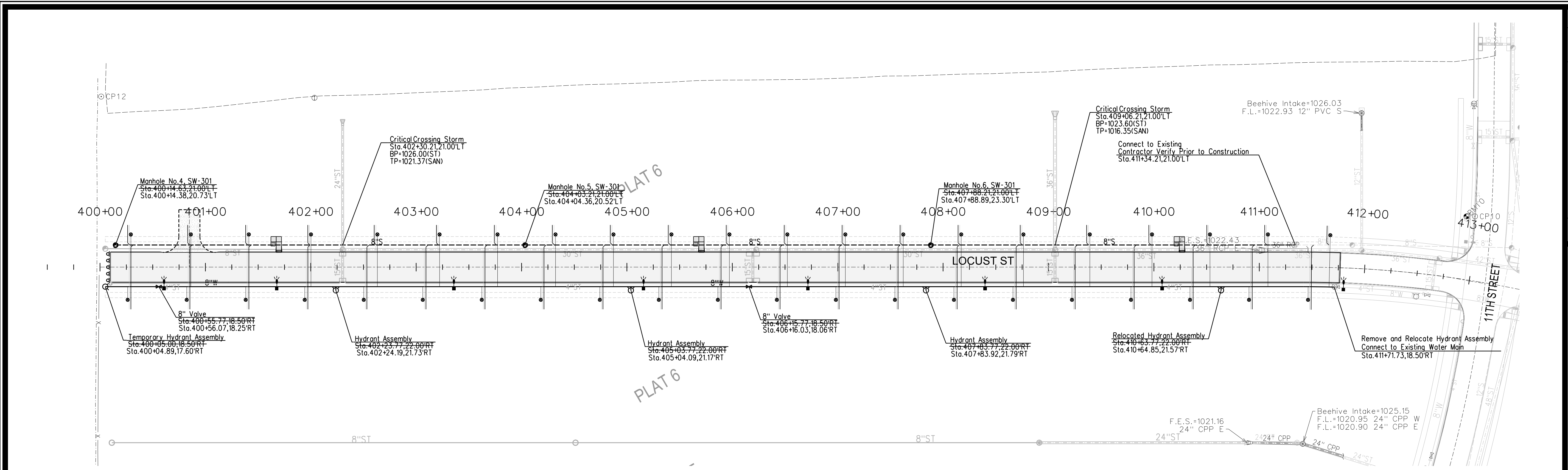


Project No: 118.0831

Sheet 6 of 10

WAUKEE, IA  
2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
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4	REVISED AS ASSULT INFORMATION	06/30/20 JDP	DATE	BY
3	REVISED AS PER CITY COMMENTS	02/05/19 JWM	DATE	BY
2	REVISED AS PER CITY COMMENTS	01/15/19 JWM	DATE	BY
1	REVISED AS PER CITY COMMENTS	12/18/18 JWM	DATE	BY
MARK		REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC	Scale:
Technician:	JWM	Date:	10/05/18	Field Bk:
Project No:	118.0831	Sheet:	6 of 10	



**BENCHMARKS**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)  
IARTN DERIVED - US SURVEY FEET  
ELEV=1035.08  
BURY BOLT ON HYDRANT ON SOUTH SIDE OF CEDAR STREET  
SOUTH OF LIGHT POLE, SOUTHEAST OF SITE.

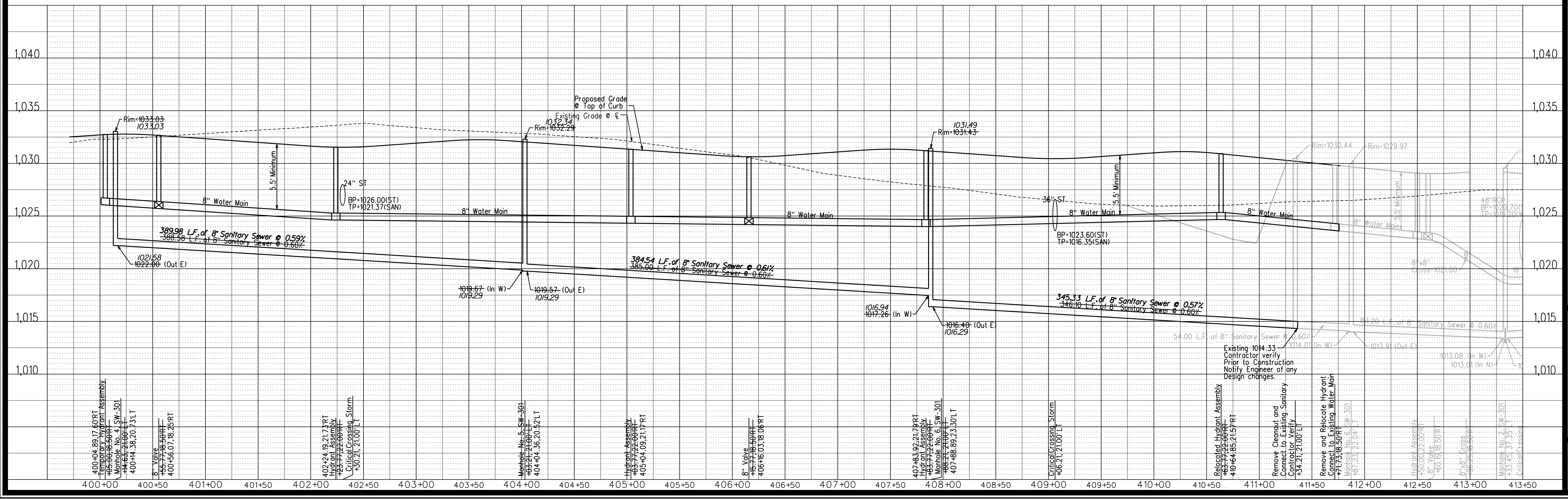
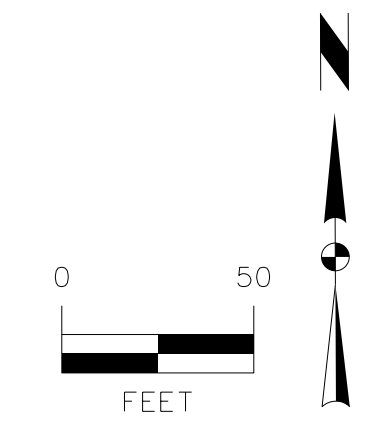
**NOTES**

- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- ALL SERVICES ARE TO BE 18" APART AND LOCATED NEAR THE CENTER OF THE LOTS. ALL SERVICE STUBS SHALL BE STUBBED INTO THE LOT AS SHOWN PLACE 6" STEEL POST BURIED 3 FEET AT END OF ALL SERVICES.
- ALL BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AND SHALL BE WITHIN A RANGE OF 0% TO 4% OF THE MATERIALS OPTIMUM MOISTURE CONTENT.
- RIM ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO ADJUST RIM AS NECESSARY TO MEET SPECIFIC CONSTRUCTION REQUIREMENTS.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS AND DETAIL OF ANY CONNECTION MADE SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILT DRAWINGS.
- CONTRACTOR TO INSTALL A STEEL POST AT THE END OF THE SERVICES. EXTEND TOP OF POST 3" MINIMUM ABOVE GROUND. PAINT POST RED FOR SANITARY SEWER SERVICES.
- A SPECIAL STRUCTURAL SUPPORT IS REQUIRED FOR ALL CROSSINGS BETWEEN 6" AND 18".
- CONTRACTOR TO VACUUM TEST ALL SANITARY SEWER MANHOLES.

**CAUTION:**  
UTILITY WARNING  
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**RECORD DRAWINGS**

THESE PLANS HAVE BEEN REVISED AFTER CONSTRUCTION TO CONFORM WITH INFORMATION FURNISHED BY THE CONTRACTOR AND CONSTRUCTION REVIEWER AND TO REFLECT MEASUREMENTS MADE FOR THE PREPARATION OF FINAL ESTIMATES OF QUANTITIES.



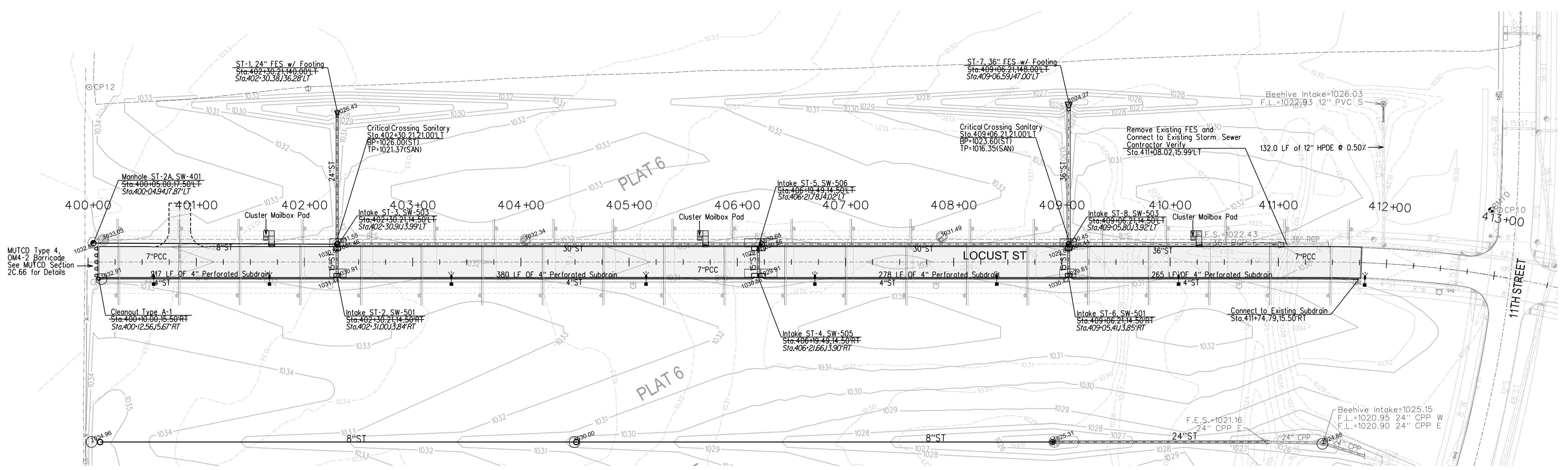
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3	REVISED AS PER CITY COMMENTS	02/05/19	JWM
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1	REVISED AS PER CITY COMMENTS	12/18/18	JWM

Engineer	Checked By	EDC	Scale	Field Bk.
KMM	JWM	10/05/18	1"=50'	118.0631

Project No: 118.0631  
Sheet 7 of 10

**SPRING CREST PLAT 6**  
**SANITARY SEWER AND WATER MAIN PLAN AND PROFILE**  
**SNYDER & ASSOCIATES, INC.**

**SNYDER & ASSOCIATES**  
2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com



### BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)  
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SOUTH OF LIGHT POLE, SOUTHEAST OF SITE.

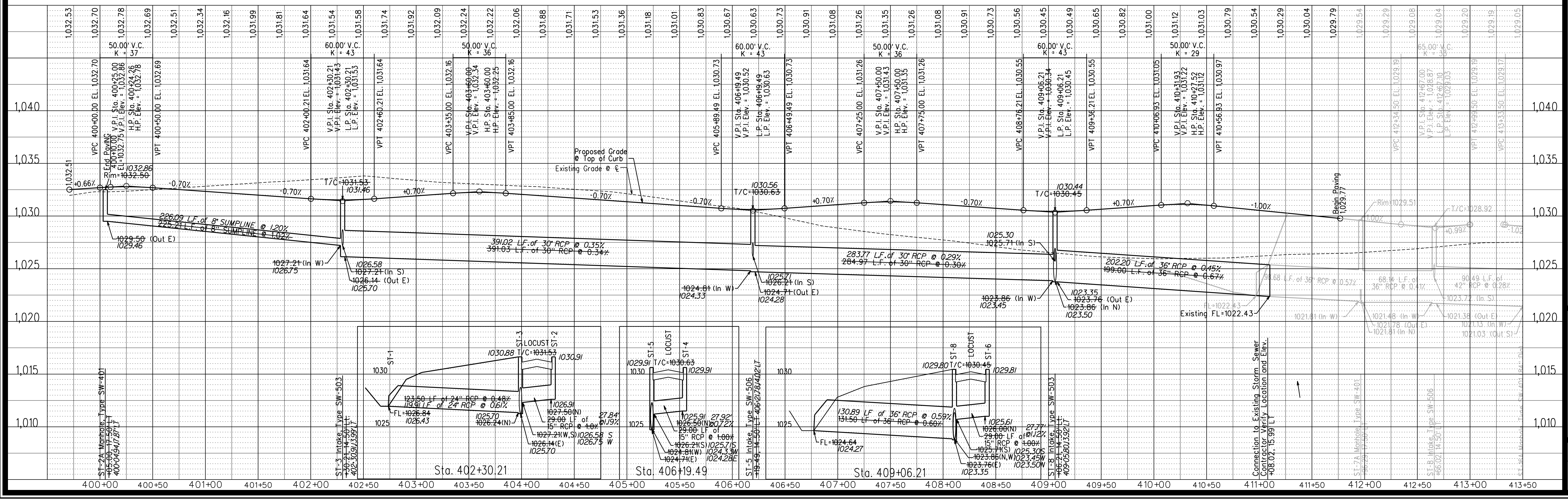
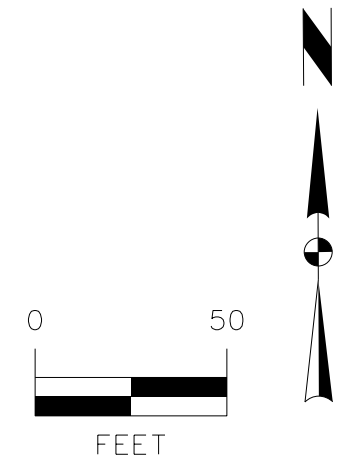
### NOTES

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- ALL BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AND SHALL BE WITHIN A RANGE OF 0% TO 4% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT.
- RIM ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO ADJUST RIM AS NECESSARY TO MEET SPECIFIC CONSTRUCTION REQUIREMENTS.
- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS AND DETAIL OF ANY CONNECTION MADE SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILT DRAWINGS.
- A SPECIAL STRUCTURAL SUPPORT IS REQUIRED FOR ALL CROSSINGS BETWEEN 6" AND 18".
- GASKETED STORM SEWER TO WITHIN 10' OF ALL WATER MAIN CROSSINGS.

**CAUTION:**  
UTILITY WARNING  
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### RECORD DRAWINGS

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4	REVISED AS ASBUILT INFORMATION	06/30/20 JDP	
3	REVISED AS PER CITY COMMENTS	02/05/19 JWM	
2	REVISED AS PER CITY COMMENTS	01/15/19 JWM	
1	REVISED AS PER CITY COMMENTS	12/18/18 JWM	
MARK	REVISION	DATE BY	
Engineer:	KMM	Checked By: EDC	
Technician:	JWM	Date: 10/05/18	
Scale:	1"=50'	Field Bk:	
Project No:	118.08.31	Sheet	8 of 10

**WAUKEE, IA**

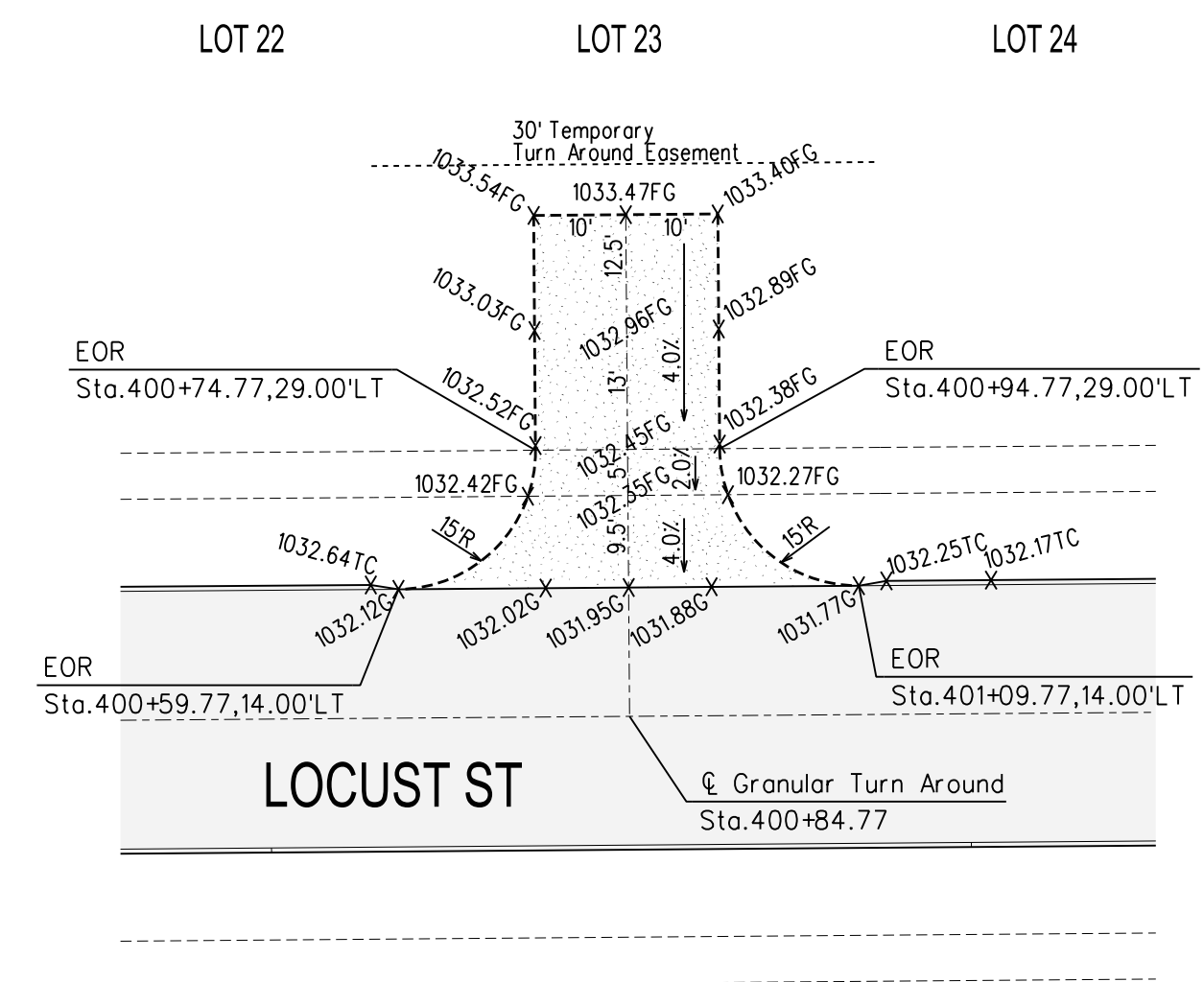
**SPRING CREST PLAT 6**

**PAVEMENT AND STORM SEWER PLAN AND PROFILE**

**SNYDER & ASSOCIATES, INC.**

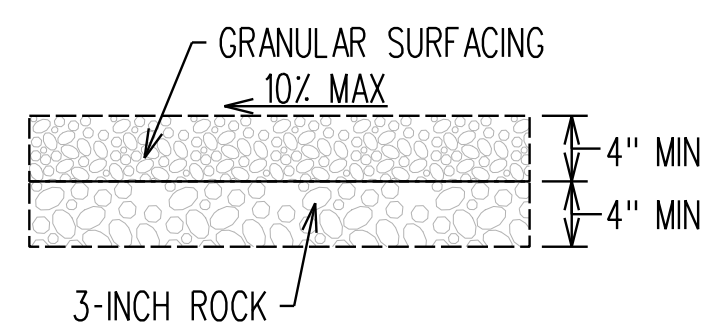
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Project No: 118.08.31  
Sheet 8 of 10

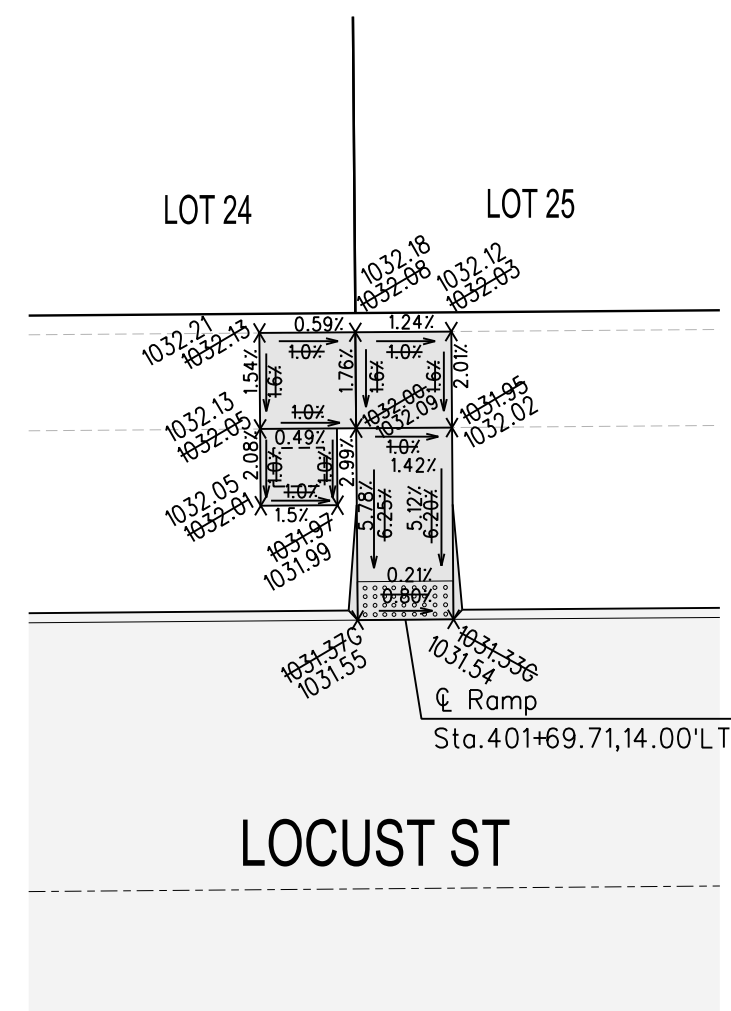


LOT 21      LOT 20      LOT 19

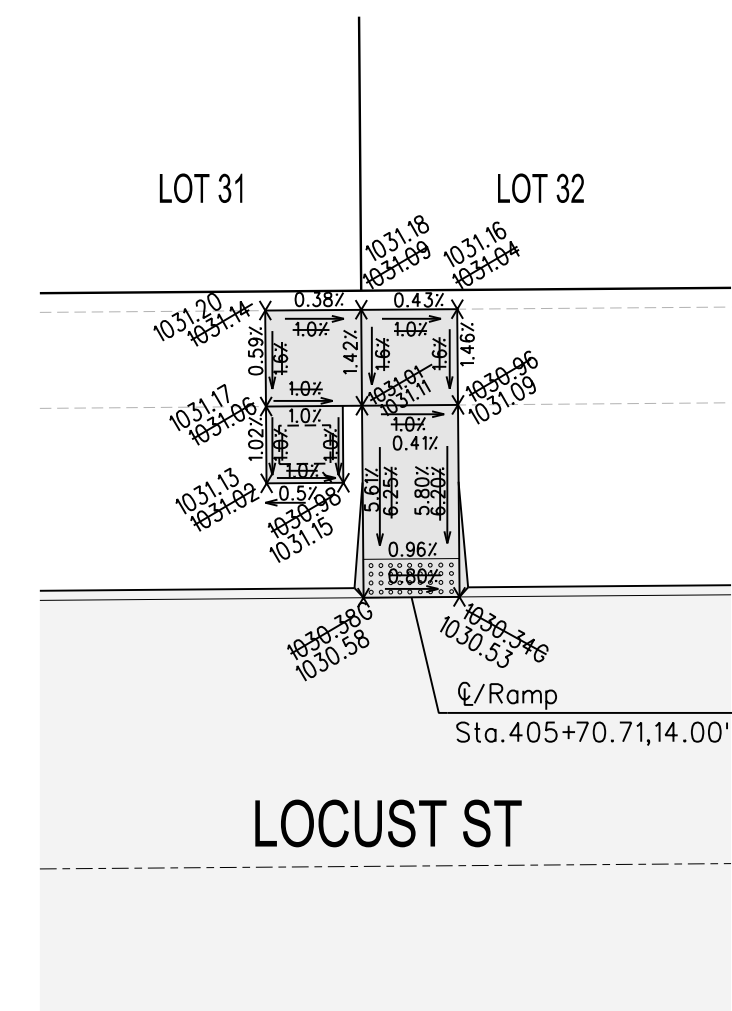
PLAT 6, LOCUST ST  
TURN AROUND DETAIL



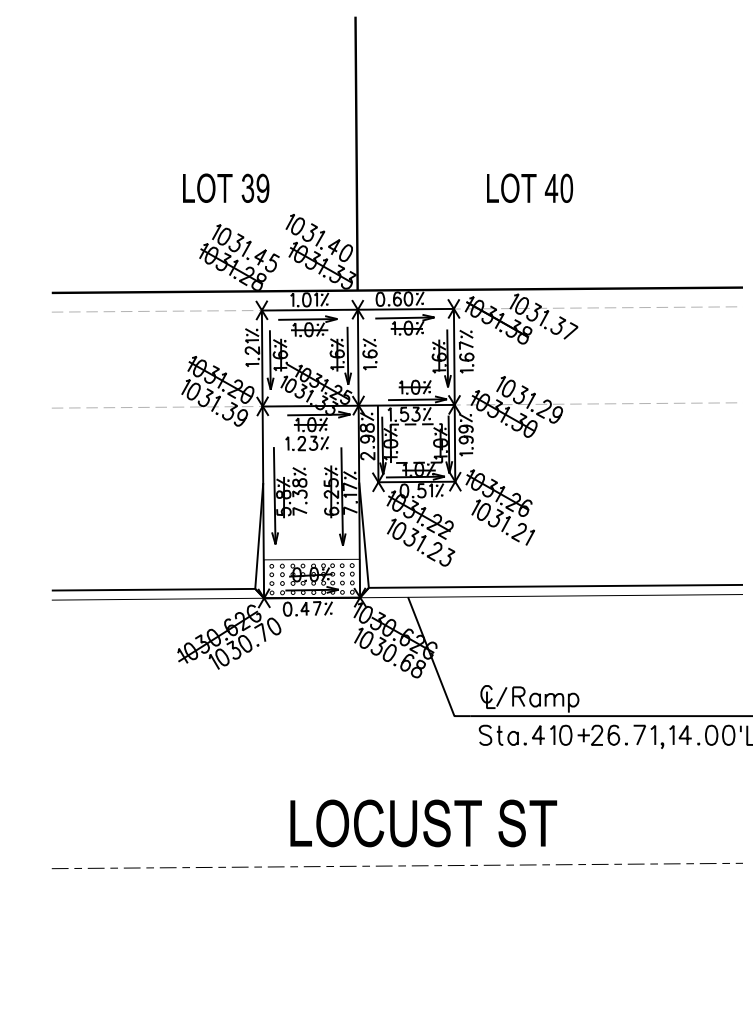
PLAT 6, LOCUST ST  
GRANULAR TURN AROUND SURFACE DETAIL



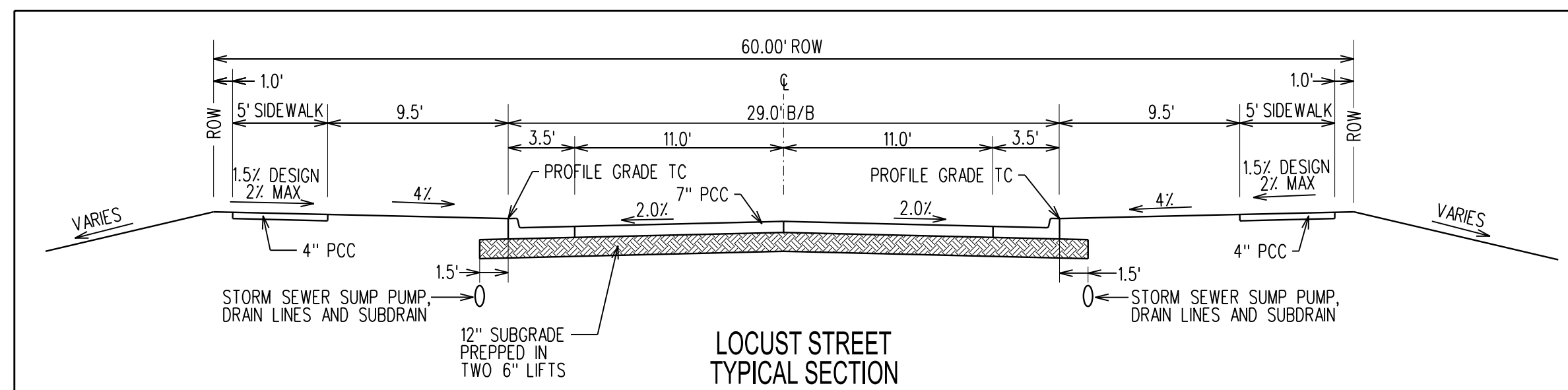
MAIL BOX PAD AND ACCESSIBLE RAMP  
1"=10'



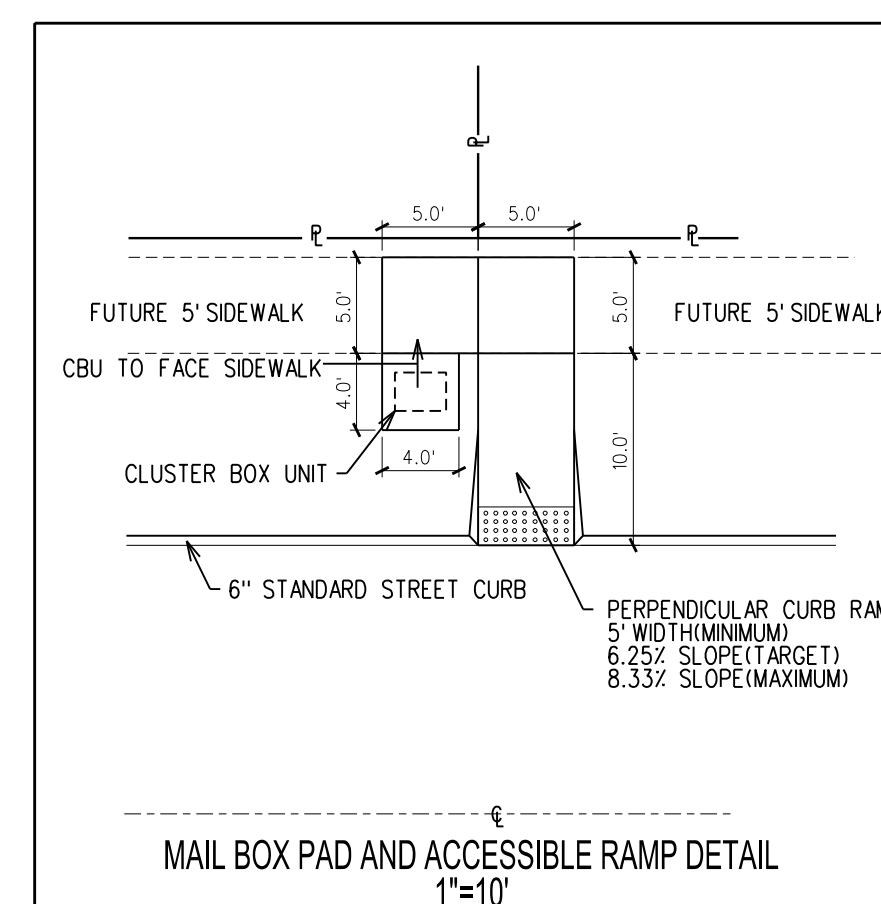
MAIL BOX PAD AND ACCESSIBLE RAMP  
1"=10'



MAIL BOX PAD AND ACCESSIBLE RAMP  
1"=10'



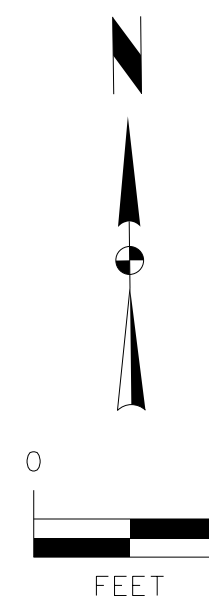
LOCUST STREET  
TYPICAL SECTION



MAIL BOX PAD AND ACCESSIBLE RAMP DETAIL  
1"=10'

RECORD DRAWINGS

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SPRING CREST PLAT 6

TURN AROUND DETAIL

SNYDER & ASSOCIATES, INC.



MARK	REVISION	DATE	BY
4	REVISED AS PER CITY COMMENTS	06/30/20	JDP
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1	REVISED AS PER CITY COMMENTS	12/18/18	JWM

Engineer	Checked By	EDC	DATE	Scale
KMM	JMM	10/05/18	1"=20'	

Technician	Date	Field Bk.
JMM	10/05/18	

