

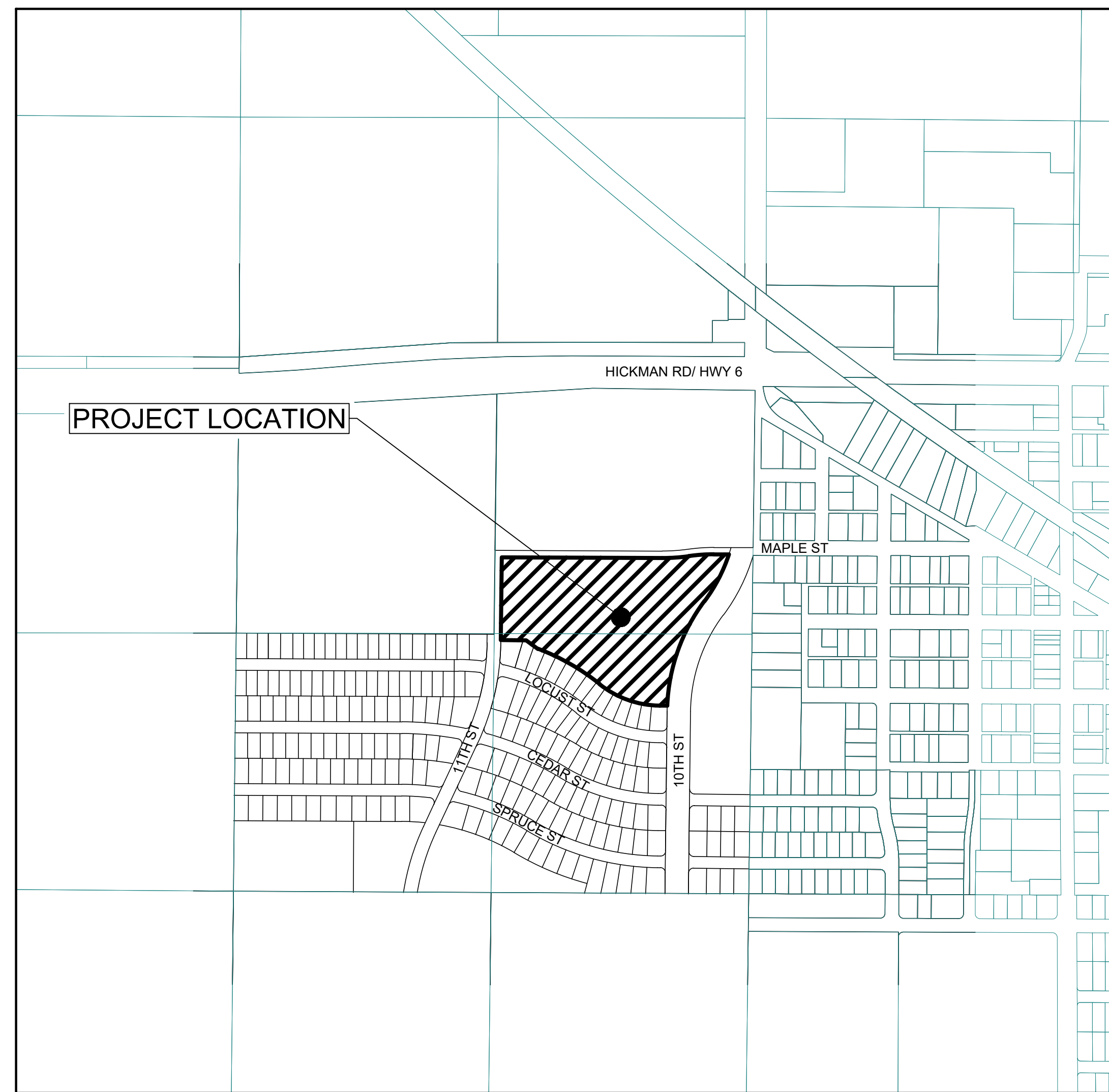
# SITE PLAN

## FOR

# SPRINGCREST TOWNHOMES PLAT 2

## MULTI-FAMILY RESIDENTIAL DEVELOPMENT

## CITY OF WAUKEE, DALLAS COUNTY, IOWA



NOT TO SCALE

VICINITY MAP

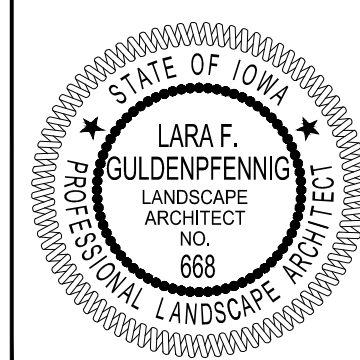
**DEVELOPER/APPLICANT**  
 SPRINGCREST TOWNHOMES WAUKEE 2, LLC  
 15006 MAPLE DRIVE  
 URBANDALE, IA 50323  
 CONTACT: CASEY SHELTON  
 PHONE: (515) 499-6194

**OWNER**  
 SPRINGCREST PARTNERS, LLC.  
 9550 HICKMAN RD, STE 100  
 CLIVE, IA 50325

**ENGINEER**  
 SNYDER & ASSOCIATES  
 2727 SW SNYDER BLVD.  
 ANKENY, IOWA 50023  
 CONTACT: KOREY MARSH  
 PHONE: (515) 964-2020

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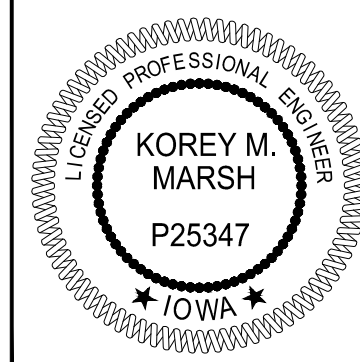
I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Lara F. Guldenpfennig, ASLA Date

License Number 668

Pages or sheets covered by this seal:  
C500-C501

License Expires:  
June 30, 2022



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.

Corey M. Marsh, P.E. Date

License Number P25347

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:  
C100-C408

**SPRING CREST TOWNHOMES PLAT 2**

**TITLE SHEET**

**SNYDER & ASSOCIATES, INC.**

**WAUKEE, IA**

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

Project No: 121.0553.01  
 Sheet C100

5	AS PER CITY COMMENTS	04-05-22	LJM
4	AS PER CITY COMMENTS	03-22-22	LJM
3	AS PER CITY COMMENTS	02-15-22	ZTA
2	AS PER CITY COMMENTS	02-01-22	ZTA
MARK	REVISION	DATE	BY
Engineer: ZTA	Checked By: KMM	Scale: 1"=1"	
Technician: LJM	Date: 11-23-2021	T-R-S: TTN-RRW-SS	

Sheet C100

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LEGEND

FEATURES

- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\ Shrub
Coniferous Tree \\ Shrub

SET

- OC(\*)
OC
FO(\*)
FO
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E
OE(\*)
OE
G(\*)
G
HPG(\*)
HPG
W(\*)
W
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S
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DUCT

FEATURES

- Spot Elevation
Contour Elevation
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

EXISTING

- OC(\*)
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PROPOSED

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DUCT(\*)
DUCT

(\* 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
Sprinkler Head
Irrigation Control Valve

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.

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.

PROPERTY DESCRIPTION

OUTLOT X & Y OF SPRING CREST PLAT 3 AS FILED IN THE DALLAS COUNTY RECORDER'S OFFICE ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PARKING REQUIREMENTS

TOWNHOMES:
PARKING REQUIRED:
2 STALL PER UNIT PLUS 1 STALL PER 5 UNITS
116 UNITS X 2 STALLS = 232 STALLS
116 UNITS / 5 = 23 STALLS
TOTAL STALL REQUIRED = 255 STALLS

PARKING PROVIDED:
GARAGE STALL = 116 STALLS (1 PER UNIT)
DRIVEWAY STALL = 116 STALLS (1 PER UNIT)
OPEN STALL = 24 STALLS
TOTAL STALLS PROVIDED = 256 STALLS
(INCLUDING 1 HANDICAP ACCESSIBLE STALL)

BULK REGULATIONS

DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
LOT WIDTH = 20 FEET PER UNIT, 75 FEET OVERALL
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
REAR YARD = 30 FEET
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.
MINIMUM OPEN SPACE = 20%

BUILDING DESCRIPTION

TOTAL HEIGHT = 26.25 FEET
3 BEDROOM END UNITS = 1,617 SF
2 BEDROOM INTERIOR UNITS = 1,419 SF

OPEN SPACE REQUIREMENTS

MINIMUM OF 20% OPEN SPACE REQUIRED
TOTAL AREA 600,337SF
MIN OPEN SPACE REQUIRED 120,068SF (20.0%)
OPEN SPACE PROVIDED 280,135SF (48.3%)

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, NORTHEAST 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

UTILITY CONTACT INFORMATION

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

Table with utility contact information including G1-GAS, W1-WATER, S-SANITARY SEWER, ST-STORM SEWER, E1-ELECTRIC, OE1-OVERHEAD ELECTRIC, C1-COMMUNICATION, C2-COMMUNICATION, CLEAR PER MAP, and NO RESPONSE.

GENERAL USE

TOWNHOMES - OUTLOT X

ZONING

R-4 - ROW DWELLING AND TOWNHOME DISTRICT

PROJECT TIMELINE

CONSTRUCTION START: SPRING 2022
EARTHWORK: SPRING 2022
UTILITIES: SPRING 2022
PAVING: SPRING/ SUMMER 2022
BUILDING CONSTRUCTION: FALL 2022

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 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2021 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, 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 CITY OF WAUKEE FOR APPROVAL OF ANY CHANGES AND THAT ANY CHANGES COMPLETED WITHOUT APPROVAL ARE SUBJECT TO REMOVAL IN ORDER TO MEET THE 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 AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MEET SUDAS SPECIFICATION SECTION 2010 FOR TOPSOIL.
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 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE STORM SEWER IS AT LEAST TEN FEET.
R. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE 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 DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
U. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE.
V. ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVISION. 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 DRILL 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 PUBLIC ACCESSIBLE RAMPS, DETENTION FACILITIES AND DETENTION OVERTFLOW GRADES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
Z. ALL UTILITIES INCLUDING PRIVATE 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. CONTRACTOR SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
BB. CONTRACTOR SHALL COORDINATE ALL TIE-IN TO UTILITIES WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AND CITY OF WAUKEE PUBLIC WORKS SHALL WITNESS ALL TIE-INS.
CC. ALL FIRE HYDRANTS TO HAVE 5 INCH STORZ FITTINGS.
DD. CONTRACTOR IS RESPONSIBLE TO OBTAIN WRITTEN APPROVAL FOR ANY PLAN CHANGES DURING CONSTRUCTION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
EE. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

POLLUTION PREVENTION NOTES

- 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 (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION 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 / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT 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 IDNR, 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 PLANS, 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 BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S 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 BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS 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.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. 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.
h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR 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.
j. 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 BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

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Table with columns: AS PER CITY COMMENTS, REVISION, DATE, BY, Scale: 1"=1', TTN-RRW-SS, Project No: 121.0553.01

Waukee, IA PROJECT INFORMATION SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES Project No: 121.0553.01 Sheet C101



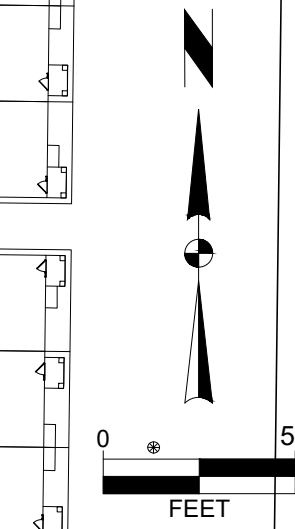
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 OPEN INLET NE=1031.57

F.L.=1027.98  
 18" RCP SW  
 F.L.=1027.34  
 18" RCP N

Storm Water Detention Basin Easement  
 Bk 2018, Pg 4059

20' TEMPORARY  
 CONSTRUCTION EASEMENT

20' Public  
 Storm Sewer  
 Easement  
 20' Public  
 Water Main  
 Easement  
 30' Public  
 Sanitary  
 Sewer  
 Easement  
 35'x10' Temporary  
 Construction Easement



MARK	REVISION	DATE	BY
5	AS PER CITY COMMENTS	04-05-22	LJM
4	AS PER CITY COMMENTS	03-22-22	LJM
3	AS PER CITY COMMENTS	02-15-22	ZTA
2	AS PER CITY COMMENTS	02-01-22	ZTA

Checked By: KMM  
 Engineer: ZTA  
 Technician: LJM  
 Scale: 1"=50'  
 Date: 11-23-2021  
 T-R-S: TTN-RRW-SS  
 Project No: 121.0553.01  
 Sheet C200

**SPRING CREST TOWNHOMES PLAT 2**

**OVERALL SITE LAYOUT**

**SNYDER & ASSOCIATES, INC.**

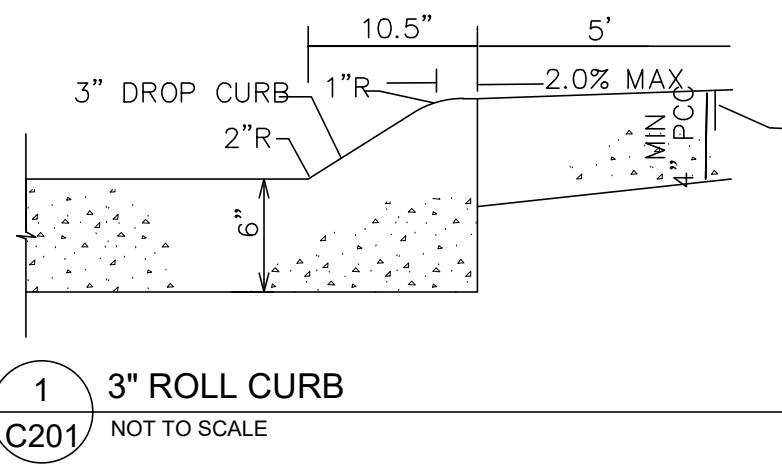
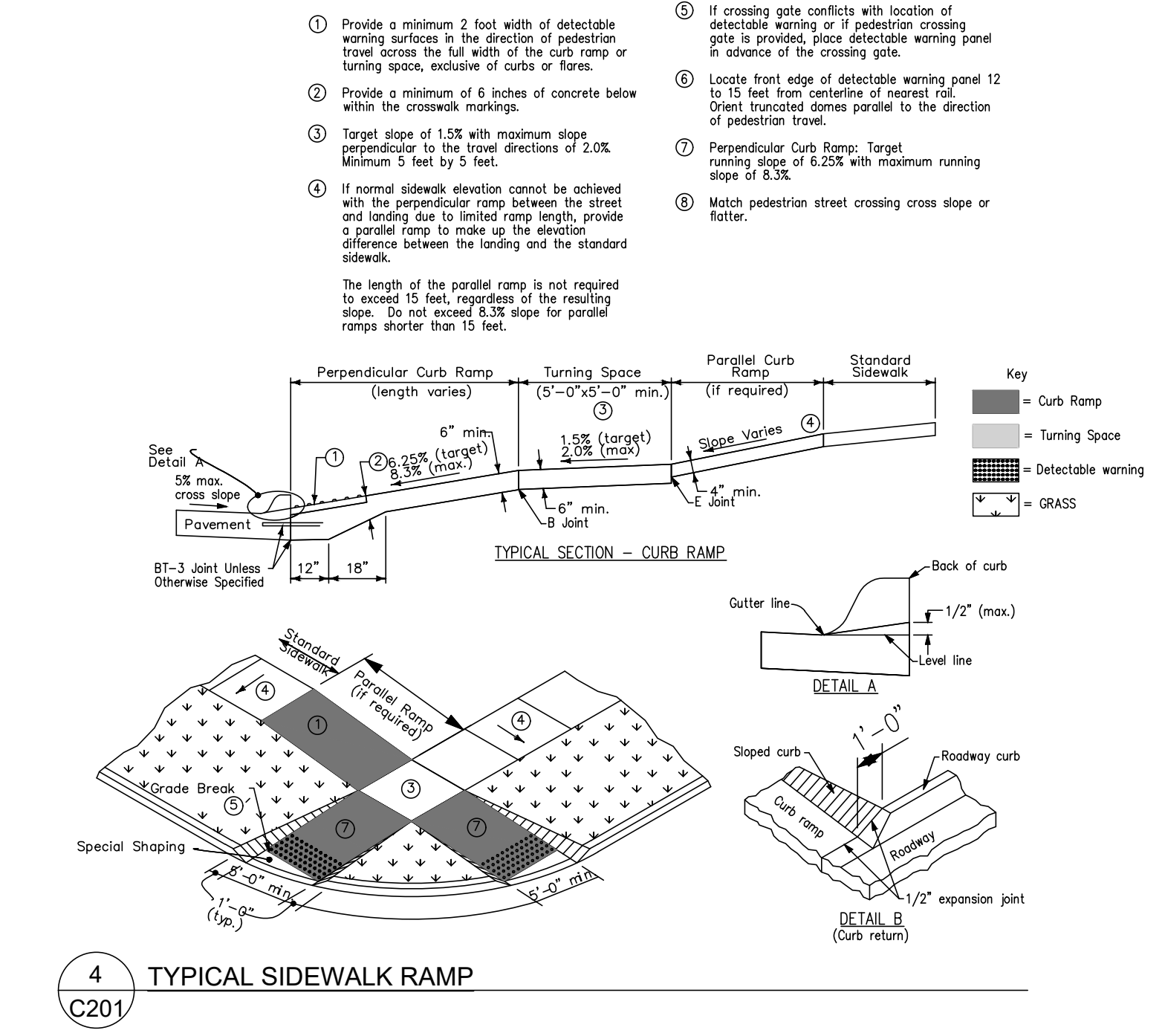
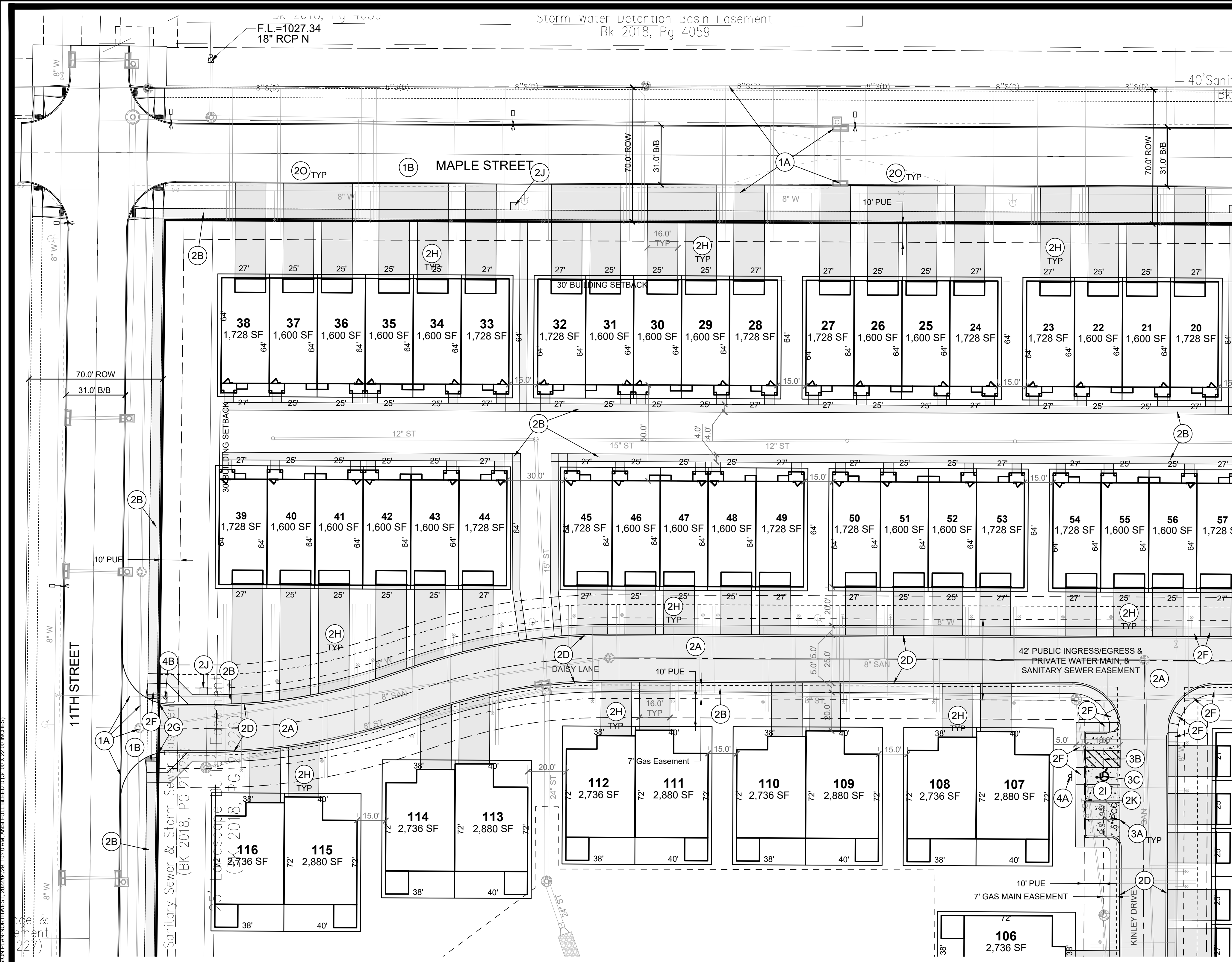


Project No: 121.0553.01  
 Sheet C200

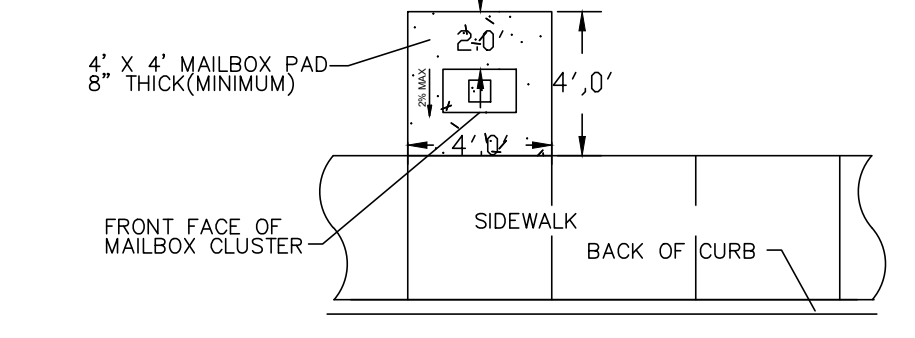
**WAUKEE, IA**  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

**DIMENSION PLAN CONSTRUCTION NOTES**

- PROTECT THE FOLLOWING SITE FEATURES:
  - EXISTING UTILITY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
  - EXISTING PAVEMENT.
- PAVEMENTS, PROVIDE THE FOLLOWING:
  - 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - 4" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - 6" PCC STANDARD CURB.
  - 3" PCC ROLL CURB.
  - 6" DEPTH PCC TRAIL.
  - PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING PANELS WHERE SHOWN.
  - CONNECT TO EXISTING PCC PAVEMENT. DOWEL WITH #5 BARS EVERY 30". SAW CUT FULL DEPTH. MATCH EXISTING ELEVATIONS. COORDINATE WITH NW 10TH STREET CONTRACTOR TO ENSURE A CURB DROP IS LEFT FOR A SUDAS TYPE A CONNECTION.
  - 5" PCC DRIVEWAY
  - 5" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - 8" PCC, 4'X4' CLUSTER MAIL BOX PAD. SEE DETAIL ON THIS SHEET.
  - INTEGRAL CURB AND 4" PCC SIDEWALK.
  - 8" DEPTH PCC ENTRANCE APPROACH ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - SUDAS TYPE A CONNECTION TO BE CONSTRUCTED AS PER STANDARD SPECIFICATIONS.
  - REMOVE AND DISPOSE EXISTING LANDING AREA. CONSTRUCT NEW 6" DEPTH PCC PEDESTRIAN LANDING AREA WITH 2% MINIMUM CROSS SLOPE. PROVIDE RADIUS DETECTABLE WARNING PANELS WHERE SHOWN.
  - GRIND CURB AS NECESSARY FOR DRIVEWAY INSTALLATION.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
  - PAINTED PARKING STALL LINE, 4" WIDE, PAINTED YELLOW.
  - PAINTED 45° STRIPING AT 3' O.C.
  - PAINTED STATE OF IOWA APPROVED DISABLED SYMBOL. AS PER ADAAG REQUIREMENTS.
- SIGNAGE PROVIDE THE FOLLOWING:
  - BLUE SIGN WITH DISABLED SYMBOL READING "PARKING ONLY" AND "\$200 FINE FOR IMPROPER USE" AS PER ADAAG STANDARDS. SECURE SIGN TO 2" SQUARE STEEL CHANNEL POST WITH ENAMEL FINISH IN 12" DIAMETER CONCRETE FOOTING. ALSO ADD SIGN READING "VAN ACCESSIBLE".
  - STOP SIGN. CONTRACTOR TO INSTALL.

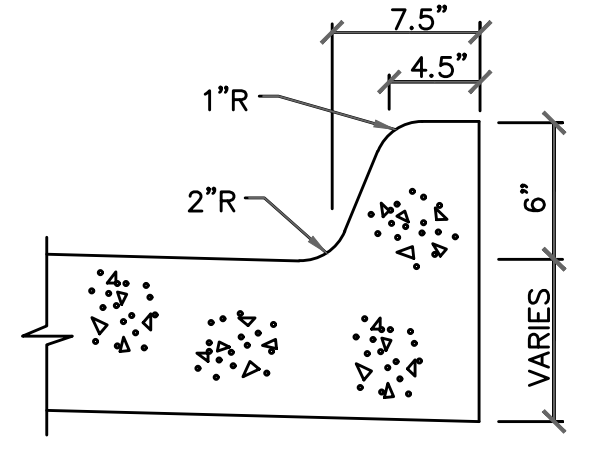


**1 3" ROLL CURB**  
C201 NOT TO SCALE

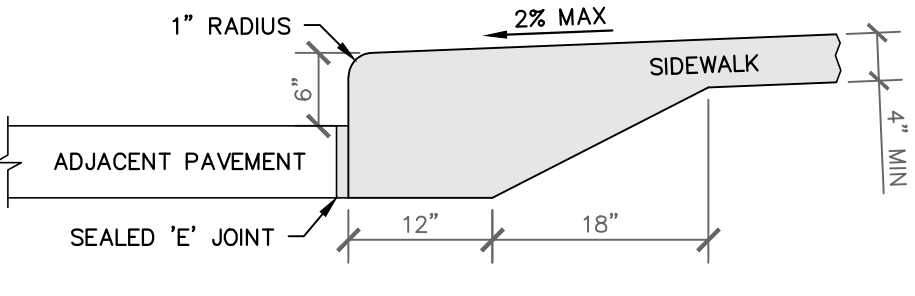


**2 CLUSTER MAILBOX PAD DETAIL**  
C201 NOT TO SCALE

- NOTES:**
- Cluster Mailbox to be located on the no parking/street light side of street.
  - Do not locate at intersection.
  - Locate near shared property line per approved plan.



**3 PCC STANDARD CURB**  
C201 NOT TO SCALE



**5 INTEGRAL SIDEWALK & CURB DETAIL**  
C201 NOT TO SCALE

**SPRING CREST TOWNHOMES PLAT 2**

**DIMENSION PLAN-NORTHWEST**

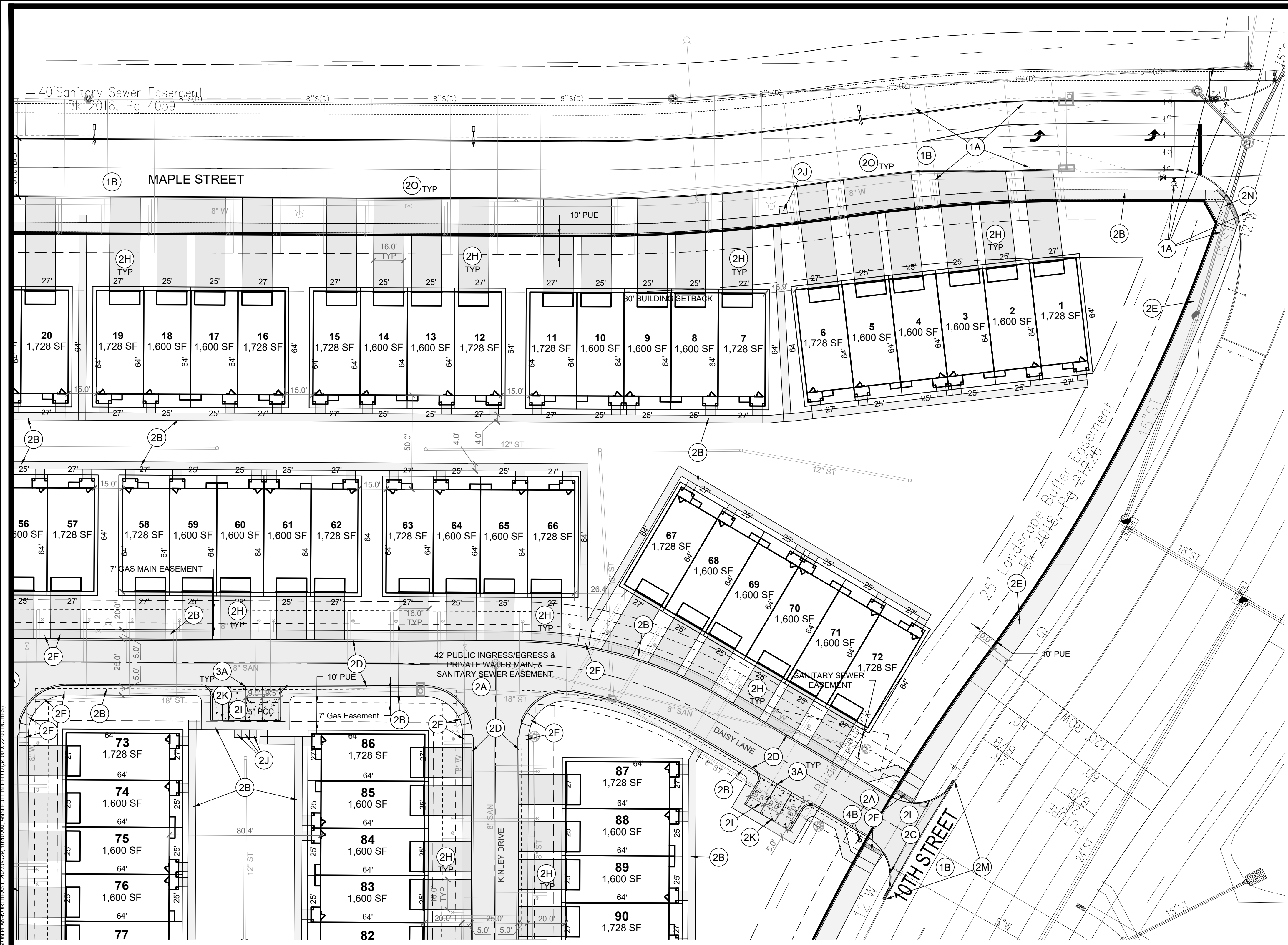
**SNYDER & ASSOCIATES, INC.**



MARK	REVISION	DATE	BY
5	AS PER CITY COMMENTS	04-05-22	LJM
4	AS PER CITY COMMENTS	03-22-22	LJM
3	AS PER CITY COMMENTS	02-15-22	ZTA
2	AS PER CITY COMMENTS	02-01-22	ZTA

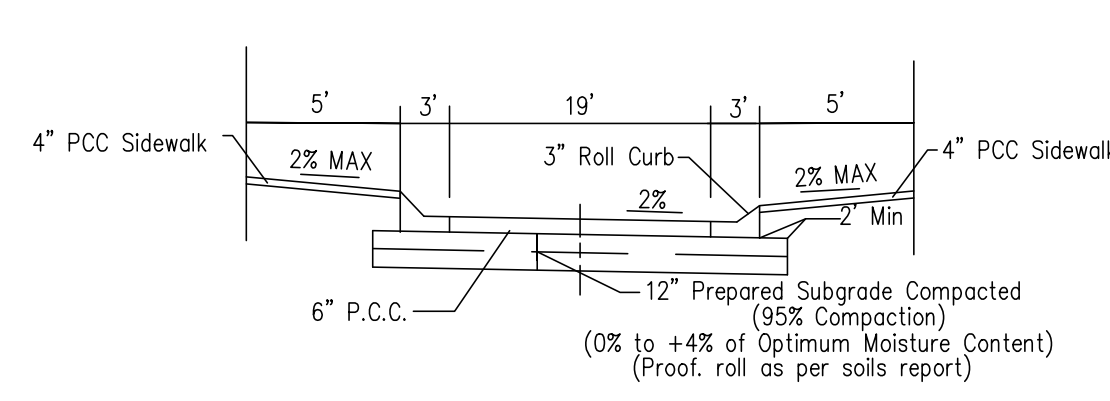
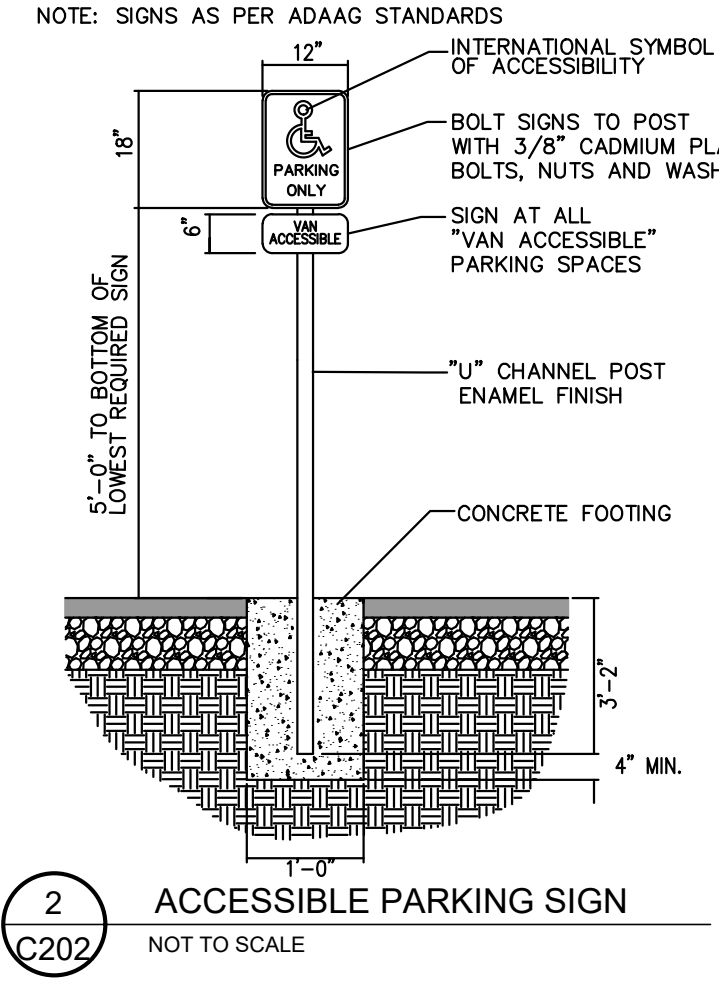
Checked By: KMM  
Engineer: ZTA  
Technician: LJM  
Scale: 1" = 30'  
Date: 11-23-2021  
T-R-S: TTN-RRW-SS  
Project No: 121.0553.01  
Sheet C201

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**DIMENSION PLAN CONSTRUCTION NOTES**

- PROTECT THE FOLLOWING SITE FEATURES:
  - EXISTING UTILITY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
  - EXISTING PAVEMENT.
- PAVEMENTS, PROVIDE THE FOLLOWING:
  - 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - 4" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - 6" PCC STANDARD CURB.
  - 3" PCC ROLL CURB.
  - 6" DEPTH PCC TRAIL.
  - PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING PANELS WHERE SHOWN.
  - CONNECT TO EXISTING PCC PAVEMENT. DOWEL WITH #5 BARS EVERY 30". SAW CUT FULL DEPTH. MATCH EXISTING ELEVATIONS. COORDINATE WITH NW 10TH STREET CONTRACTOR TO ENSURE A CURB DROP IS LEFT FOR A SUDAS TYPE A CONNECTION.
  - 5" PCC DRIVEWAY.
  - 5" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - 8" PCC, 4'x4' CLUSTER MAIL BOX PAD. SEE DETAIL ON THIS SHEET.
  - INTEGRAL CURB AND 4" PCC SIDEWALK.
  - 8" DEPTH PCC ENTRANCE APPROACH ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - SUDAS TYPE A CONNECTION TO BE CONSTRUCTED AS PER STANDARD SPECIFICATIONS.
  - REMOVE AND DISPOSE EXISTING LANDING AREA. CONSTRUCT NEW 6" DEPTH PCC PEDESTRIAN LANDING AREA WITH 2% MINIMUM CROSS SLOPE. PROVIDE RADIUS DETECTABLE WARNING PANELS WHERE SHOWN.
  - GRIND CURB AS NECESSARY FOR DRIVEWAY INSTALLATION.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
  - PAINTED PARKING STALL LINE, 4" WIDE, PAINTED YELLOW.
  - PAINTED 45° STRIPING AT 3' O.C.
  - PAINTED STATE OF IOWA APPROVED DISABLED SYMBOL. AS PER ADAAG REQUIREMENTS.
- SIGNAGE PROVIDE THE FOLLOWING:
  - BLUE SIGN WITH DISABLED SYMBOL READING "PARKING ONLY" AND "\$200 FINE FOR IMPROPER USE" AS PER ADAAG STANDARDS. SECURE SIGN TO 2" SQUARE STEEL CHANNEL POST WITH ENAMEL FINISH IN A 12" DIAMETER CONCRETE FOOTING. ALSO ADD SIGN READING "VAN ACCESSIBLE".
  - STOP SIGN. CONTRACTOR TO INSTALL.



- NOTES
- SUBGRADE SHALL CONSIST OF A FIRM UNWEAVING CLAY (C OR CH) OR CLASS "A" ROADSTONE BASE.
  - CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
  - FINISH SHALL CONFORM TO STANDARD SPECIFICATIONS FOR SIDEWALKS, AND PROVIDE FINAL BROWN FINISH.
  - CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN THE STANDARD SPECIFICATIONS.
  - REBAR SHALL BE NON-EPOXY COATED STEEL AS PER THE STANDARD SPECIFICATIONS.

**SPRING CREST TOWNHOMES PLAT 2**

**DIMENSION PLAN-NORTHEAST**

**SNYDER & ASSOCIATES, INC.**

WAUKEE, IA

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Project No: 121.0553.01

Sheet C202

Project No: 121.0553.01

Sheet C202



**DIMENSION PLAN CONSTRUCTION NOTES**

1. PROTECT THE FOLLOWING SITE FEATURES:
  - A. EXISTING UTILITY. ADJUST AS NECESSARY TO ALLOW FOR CONSTRUCTION. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
  - B. EXISTING PAVEMENT.
2. PAVEMENTS, PROVIDE THE FOLLOWING:
  - A. 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - B. 4" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - C. 6" PCC STANDARD CURB.
  - D. 3" PCC ROLL CURB.
  - E. 6" DEPTH PCC TRAIL.
  - F. PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING PANELS WHERE SHOWN.
  - G. CONNECT TO EXISTING PCC PAVEMENT, DOWEL WITH #5 BARS EVERY 30". SAW CUT FULL DEPTH. MATCH EXISTING ELEVATIONS. COORDINATE WITH NW 10TH STREET CONTRACTOR TO ENSURE A CURB DROP IS LEFT FOR A SUDAS TYPE A CONNECTION.
  - H. 5" PCC DRIVEWAY
  - I. 5" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - J. 8" PCC, 4'X4' CLUSTER MAIL BOX PAD. SEE DETAIL ON THIS SHEET.
  - K. INTEGRAL CURB AND 4" PCC SIDEWALK.
  - L. 8" DEPTH PCC ENTRANCE APPROACH ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - M. SUDAS TYPE A CONNECTION TO BE CONSTRUCTED AS PER STANDARD SPECIFICATIONS.
  - N. REMOVE AND DISPOSE EXISTING LANDING AREA. CONSTRUCT NEW 6" DEPTH PCC PEDESTRIAN LANDING AREA WITH 2% MINIMUM CROSS SLOPE. PROVIDE RADIUS DETECTABLE WARNING PANELS WHERE SHOWN.
  - O. GRIND CURB AS NECESSARY FOR DRIVEWAY INSTALLATION.
3. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
  - A. PAINTED PARKING STALL LINE, 4" WIDE, PAINTED YELLOW.
  - B. PAINTED 45° STRIPING AT 3' O.C.
  - C. PAINTED STATE OF IOWA APPROVED DISABLED SYMBOL. AS PER ADAAG REQUIREMENTS.
4. SIGNAGE PROVIDE THE FOLLOWING:
  - A. BLUE SIGN WITH DISABLED SYMBOL READING "PARKING ONLY" AND "\$200 FINE FOR IMPROPER USE" AS PER ADAAG STANDARDS. SECURE SIGN TO 2" SQUARE STEEL CHANNEL POST WITH ENAMEL FINISH IN A 12" DIAMETER CONCRETE FOOTING. ALSO ADD SIGN READING "VAN ACCESSIBLE".
  - B. STOP SIGN. CONTRACTOR TO INSTALL.

5	AS PER CITY COMMENTS	04-05-22	LJM
4	AS PER CITY COMMENTS	03-22-22	LJM
3	AS PER CITY COMMENTS	02-15-22	ZTA
2	AS PER CITY COMMENTS	02-01-22	ZTA
	REVISION	DATE	BY
	MARK		
	Engineer: ZTA	Checked By: KMM	Scale: 1"=30'
	Technician: LJM	Date: 11-23-2021	T-R-S: TTN-RRW-SS
Project No: 121.0553.01			
Sheet C203			

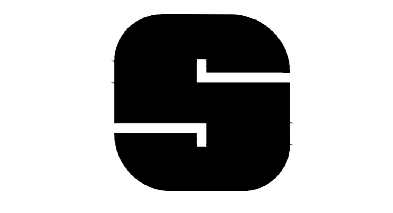
**SPRING CREST TOWNHOMES PLAT 2**

**DIMENSION PLAN-SOUTH**

**SNYDER & ASSOCIATES, INC.**

WAUKEE, IA

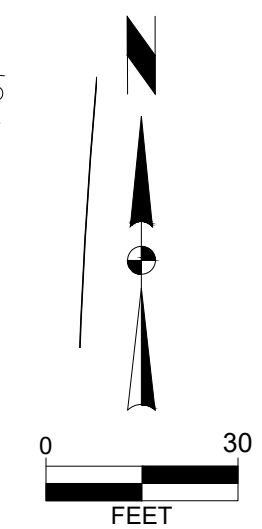
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ANKENY, IOWA 50023  
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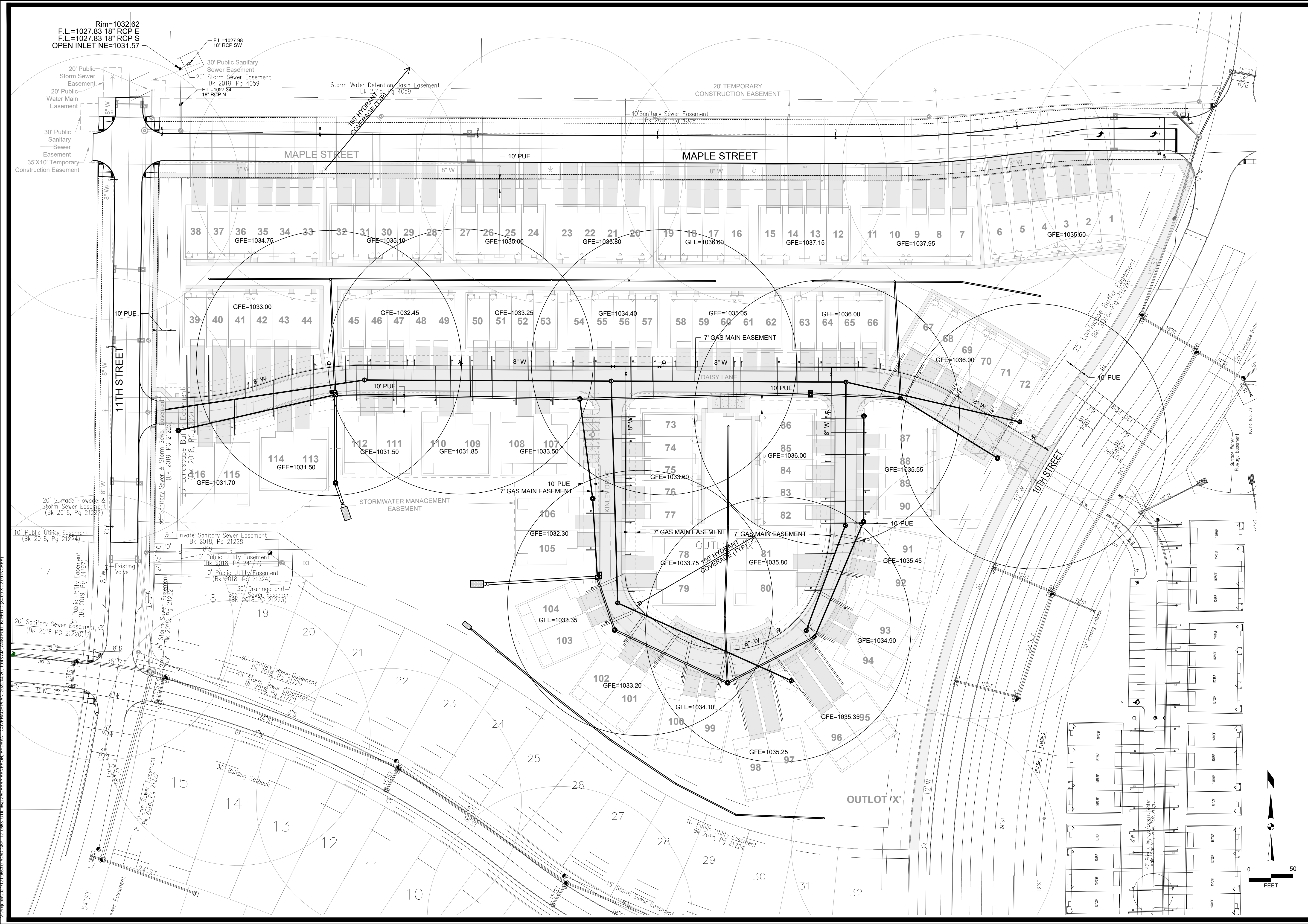
**SNYDER & ASSOCIATES**

Project No: 121.0553.01

Sheet C203



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 F.L.=1027.83 18" RCP S  
 OPEN INLET NE=1031.57

F.L.=1027.98  
 18" RCP SW

F.L.=1027.34  
 18" RCP N

MARK	REVISION	DATE	BY
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4	AS PER CITY COMMENTS	03-22-22	LJM
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2	AS PER CITY COMMENTS	02-01-22	ZTA

Engineer: ZTA  
 Checked By: KMM  
 Technician: LJM  
 Scale: 1"=50'  
 Date: 11-23-2021  
 T-R-S: TTN-RRW-SS  
 Project No: 121.0553.01  
 Sheet C300

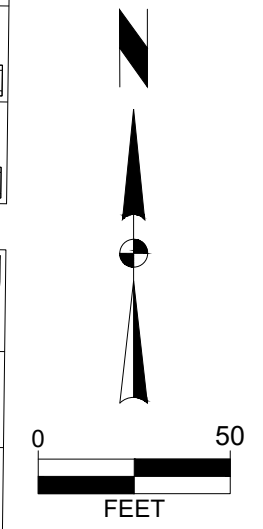
**SPRING CREST TOWNHOMES PLAT 2**

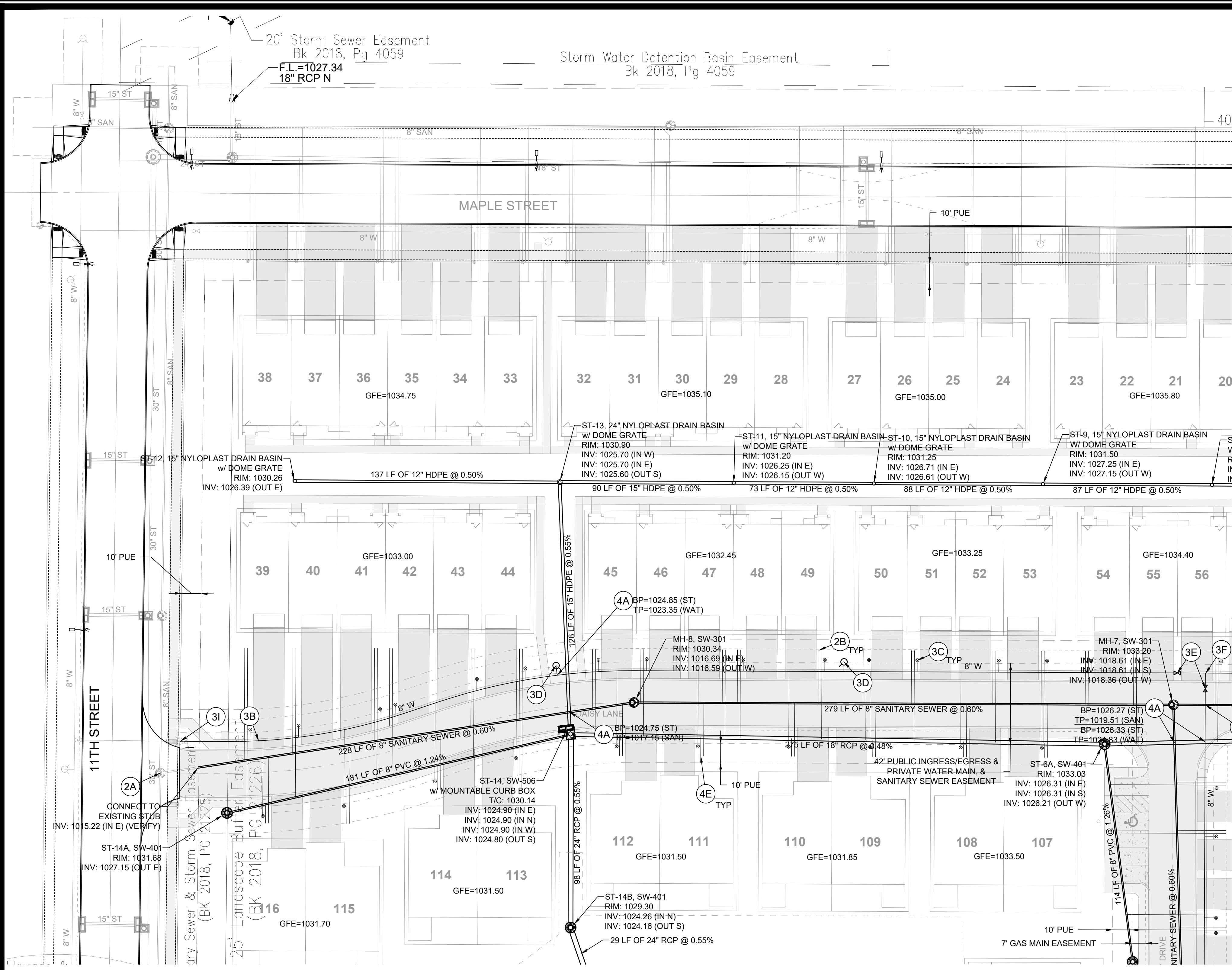
**HYDRANT COVERAGE PLAN**

**WAUKEE, IA**

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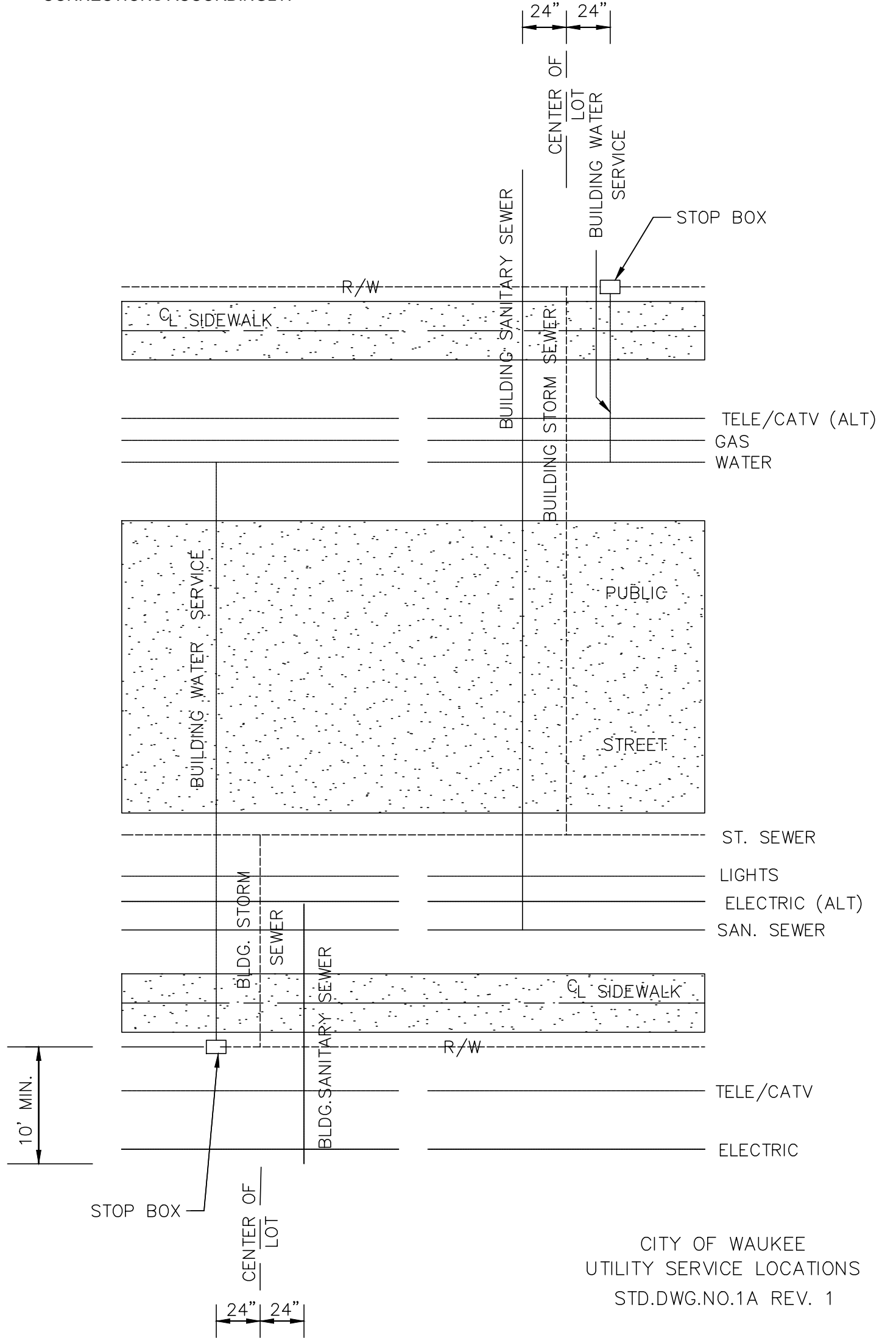
**SNYDER & ASSOCIATES, INC.**





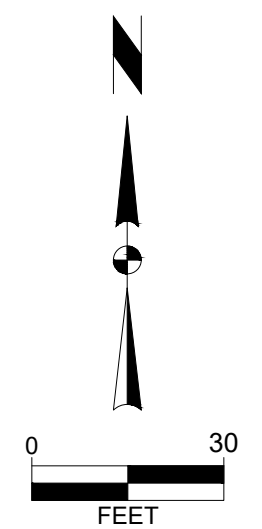
**UTILITY PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES. PROTECT THE FOLLOWING:
  - EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
- PRIVATE SANITARY SEWER SERVICE.
  - SANITARY SEWER TO BE CONSTRUCTED IN PLAT 2 PUBLIC IMPROVEMENTS. CONNECT TO EXISTING STUB.
  - 4" SANITARY SEWER SERVICE LINE (PVC SDR 23.50) AT MINIMUM 2.0%.
  - INSTALL SANITARY SEWER MAIN PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. MAIN SHALL BE PVC, TRUSS PIPE.
- PRIVATE WATER SERVICE. PROVIDE THE FOLLOWING AS PER CITY OF WAUKEE STANDARDS.
  - CONNECTION TO EXISTING 12" WATER MAIN WITH TAPPING VALVE AND SLEEVE. VERIFY LOCATION AND ELEVATION.
  - 8" WATER LINE WITH FITTINGS AND BENDS AS NECESSARY. MINIMUM 5.5' DEEP.
  - 1" WATER SERVICE WITH CURB STOP. INSTALL WATER SERVICE AS PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. SERVICE SHALL BE TYPE "K" SEAMLESS, SOFT ANNEALED COPPER WATER TUBE.
  - HYDRANT ASSEMBLY WITH 5-INCH STORZ FITTINGS.
  - 8" VALVE.
  - 8" TEE.
  - 8" x 8" CROSS.
  - IRRIGATION METER PIT. METER PIT SHALL BE LOCATED WITHIN A MANHOLE.
  - REMOVE AND RELOCATE TEMPORARY HYDRANT. CONNECT TO EXISTING WATER MAIN.
- PROVIDE PRIVATE STORM SEWER IMPROVEMENTS AS SHOWN ON THE PLANS AS PER CITY OF WAUKEE STANDARDS.
  - CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION. PROVIDE GASKETED STORM SEWER WITHIN 10' OF WATER MAIN.
  - ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
  - ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES.
  - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
  - 4" STORM SEWER SERVICE LINE. INSTALL STORM SEWER SERVICE AS PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- COORDINATE NATURAL GAS AND ELECTRICAL SERVICES AND METER LOCATION WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INTERIOR UTILITY ROUTING, METERS, DESIGN INFORMATION AND COORDINATE UTILITY CONNECTIONS ACCORDINGLY.



**GENERAL CONSTRUCTION NOTES**

- NOTIFY THE CITY OF WAUKEE AT LEAST 48 HRS PRIOR TO CONNECTING TO ANY PUBLIC UTILITY.
- ALL UTILITIES SHALL BE TESTED TO THE CITY OF WAUKEE STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENTS AND ANY TESTING OR TIE-INS SHALL BE WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVIEWING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- ALL SANITARY MANHOLES TO BE VACUUM TESTED.
- ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.
- ALL UTILITIES ARE PRIVATE OTHER THAN UTILITIES THAT ARE LABELED "PUBLIC".



5	AS PER CITY COMMENTS	04-05-22	LJM
4	AS PER CITY COMMENTS	03-22-22	LJM
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MARK		REVISION	DATE
Engineer: ZTA	Checked By: KMM	Scale: 1"=30'	
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**WAUKEE, IA**

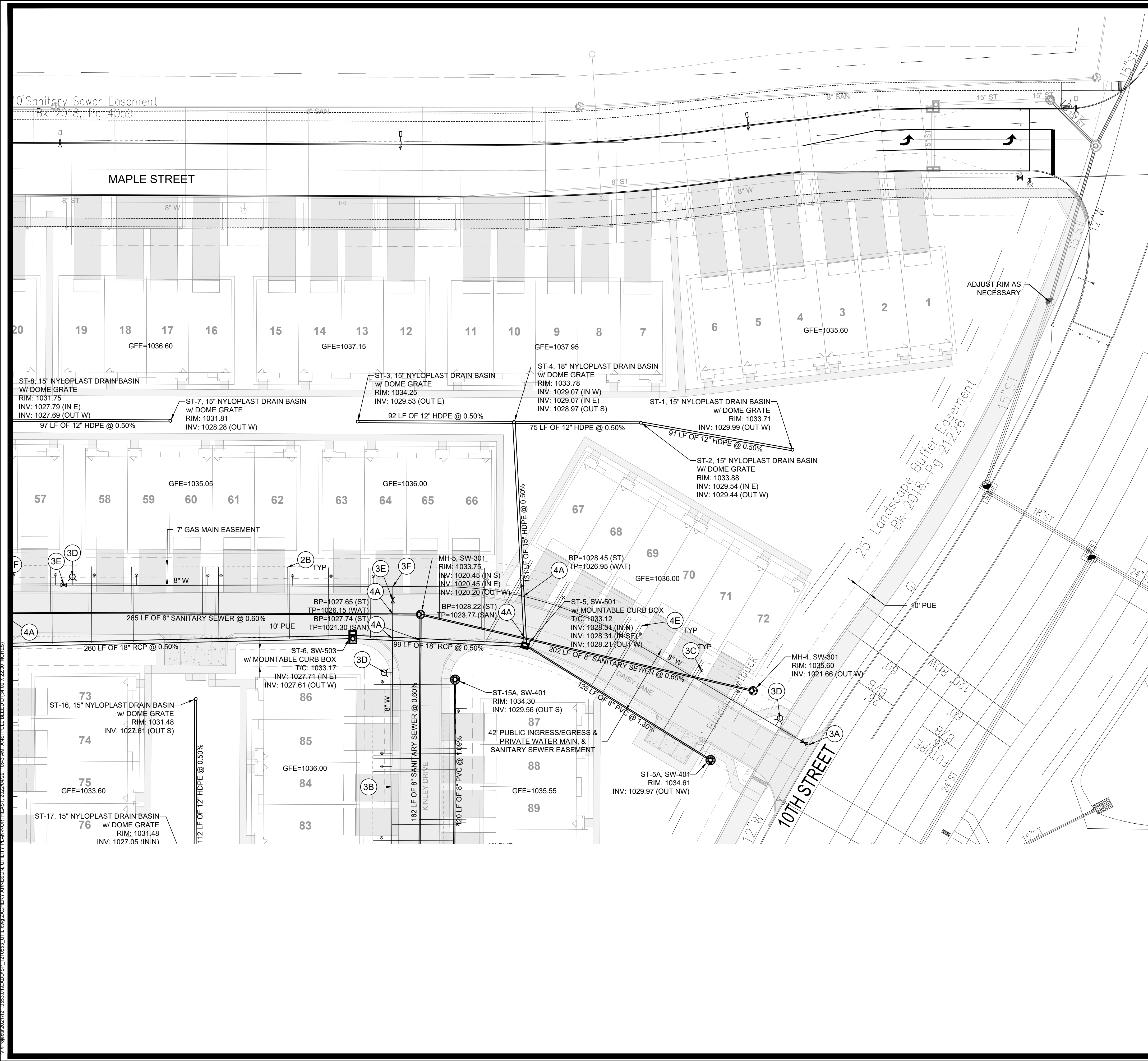
**UTILITY PLAN-NORTHWEST**

**SPRING CREST TOWNHOMES PLAT 2**

**SNYDER & ASSOCIATES, INC.**

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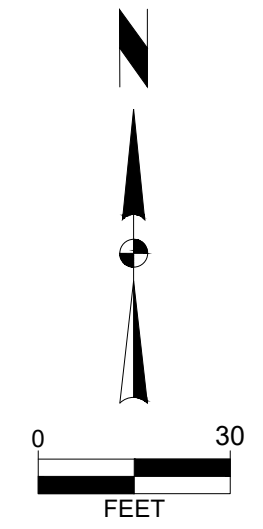


**UTILITY PLAN CONSTRUCTION NOTES**

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  - 8" WATER LINE WITH FITTINGS AND BENDS AS NECESSARY. MINIMUM 5.5' DEEP.
  - 1" WATER SERVICE WITH CURB STOP. INSTALL WATER SERVICE AS PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. SERVICE SHALL BE TYPE "K" SEAMLESS, SOFT ANNEALED COPPER WATER TUBE.
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  - 8" VALVE.
  - 8" TEE.
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  - IRRIGATION METER PIT. METER PIT SHALL BE LOCATED WITHIN A MANHOLE.
  - REMOVE AND RELOCATE TEMPORARY HYDRANT. CONNECT TO EXISTING WATER MAIN.
- PROVIDE PRIVATE STORM SEWER IMPROVEMENTS AS SHOWN ON THE PLANS AS PER CITY OF WAUKEE STANDARDS.
  - CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION. PROVIDE GASKETED STORM SEWER WITHIN 10' OF WATER MAIN.
  - ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
  - ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES..
  - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
  - 4" STORM SEWER SERVICE LINE. INSTALL STORM SEWER SERVICE AS PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- COORDINATE NATURAL GAS AND ELECTRICAL SERVICES AND METER LOCATION WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INTERIOR UTILITY ROUTING, METERS, DESIGN INFORMATION AND COORDINATE UTILITY CONNECTIONS ACCORDINGLY.

**GENERAL CONSTRUCTION NOTES**

- NOTIFY THE CITY OF WAUKEE AT LEAST 48 HRS PRIOR TO CONNECTING TO ANY PUBLIC UTILITY.
- ALL UTILITIES SHALL BE TESTED TO THE CITY OF WAUKEE STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENTS AND ANY TESTING OR TIE-INS SHALL BE WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVIEWING. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- ALL SANITARY MANHOLES TO BE VACUUM TESTED.
- ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.
- ALL UTILITIES ARE PRIVATE OTHER THAN UTILITIES THAT ARE LABELED "PUBLIC".



AS PER CITY COMMENTS	DATE	BY
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4	03-22-22	LJM
3	02-15-22	ZTA
2	02-01-22	ZTA

MARK	REVISION	DATE	BY
Engineer: ZTA	Checked By: KMM	Scale: 1" = 30'	
Technician: LJM	Date: 11-23-2021	T-R-S: TTN-RRW-SS	

**SPRING CREST TOWNHOMES PLAT 2**

**UTILITY PLAN-NORTHEAST**

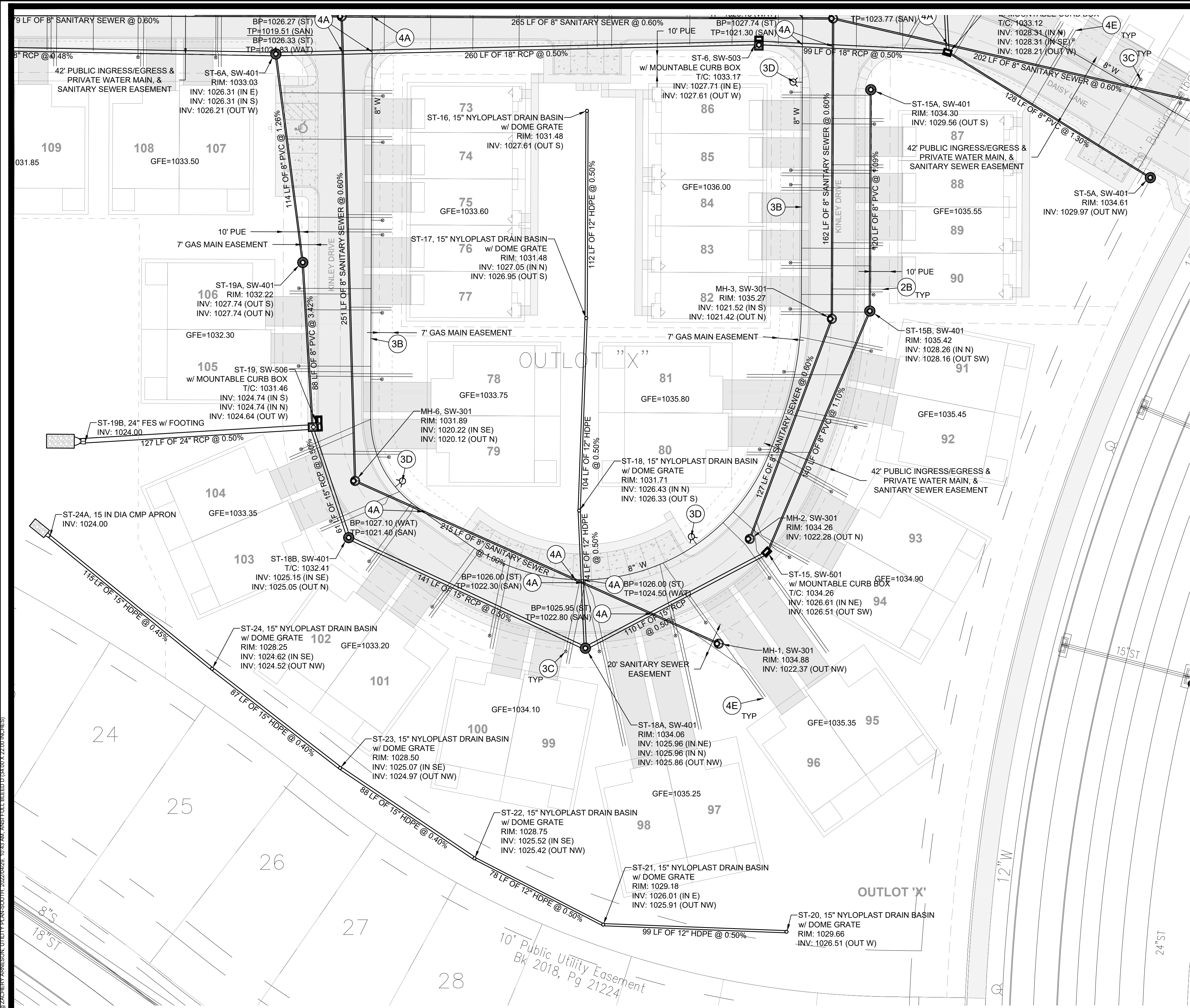
**WAUKEE, IA**

**SNYDER & ASSOCIATES, INC.**

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ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 121.0553.01

Sheet C302



**UTILITY PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES, PROTECT THE FOLLOWING:
  - EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
- PRIVATE SANITARY SEWER SERVICE.
  - SANITARY SEWER TO BE CONSTRUCTED IN PLAT 2 PUBLIC IMPROVEMENTS. CONNECT TO EXISTING STUB.
  - 4" SANITARY SEWER SERVICE LINE (PVC SDR 23.50) AT MINIMUM 2.0%.
  - INSTALL SANITARY SEWER MAIN PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. MAIN SHALL BE PVC, TRUSS PIPE.
- PRIVATE WATER SERVICE. PROVIDE THE FOLLOWING AS PER CITY OF WAUKEE STANDARDS.
  - CONNECTION TO EXISTING 12" WATER MAIN WITH TAPPING VALVE AND SLEEVE. VERIFY LOCATION AND ELEVATION.
  - 8" WATER LINE WITH FITTINGS AND BENDS AS NECESSARY. MINIMUM 5.5' DEEP.
  - 1" WATER SERVICE WITH CURB STOP. INSTALL WATER SERVICE AS PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. SERVICE SHALL BE TYPE "K" SEAMLESS, SOFT ANNEALED COPPER WATER TUBE.
  - HYDRANT ASSEMBLY WITH 5-INCH STORZ FITTINGS.
  - 8" VALVE.
  - F. 8" TEE.
  - G. 8" x 8" CROSS.
  - IRRIGATION METER PIT. METER PIT SHALL BE LOCATED WITHIN A MANHOLE.
  - REMOVE AND RELOCATE TEMPORARY HYDRANT. CONNECT TO EXISTING WATER MAIN.
- PROVIDE PRIVATE STORM SEWER IMPROVEMENTS AS SHOWN ON THE PLANS AS PER CITY OF WAUKEE STANDARDS.
  - CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION. PROVIDE GASKETED STORM SEWER WITHIN 10' OF WATER MAIN.
  - ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
  - ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES..
  - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
  - 4" STORM SEWER SERVICE LINE. INSTALL STORM SEWER SERVICE AS PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- COORDINATE NATURAL GAS AND ELECTRICAL SERVICES AND METER LOCATION WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INTERIOR UTILITY ROUTING, METERS, DESIGN INFORMATION AND COORDINATE UTILITY CONNECTIONS ACCORDINGLY.

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	MARK	REVISION	DATE
	Engineer: ZTA	Checked By: KMM	Scale: 1"=30'
	Technician: LJM	Date: 11-23-2021	T-R-S: TTN-RRW-SS
Project No: 121.0553.01			
Sheet C303			

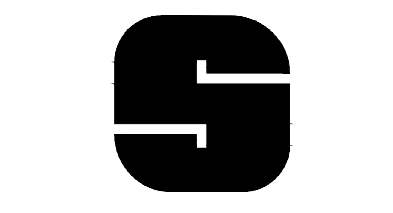
**SPRING CREST TOWNHOMES PLAT 2**

UTILITY PLAN-SOUTH

**SNYDER & ASSOCIATES, INC.**

WAUKEE, IA

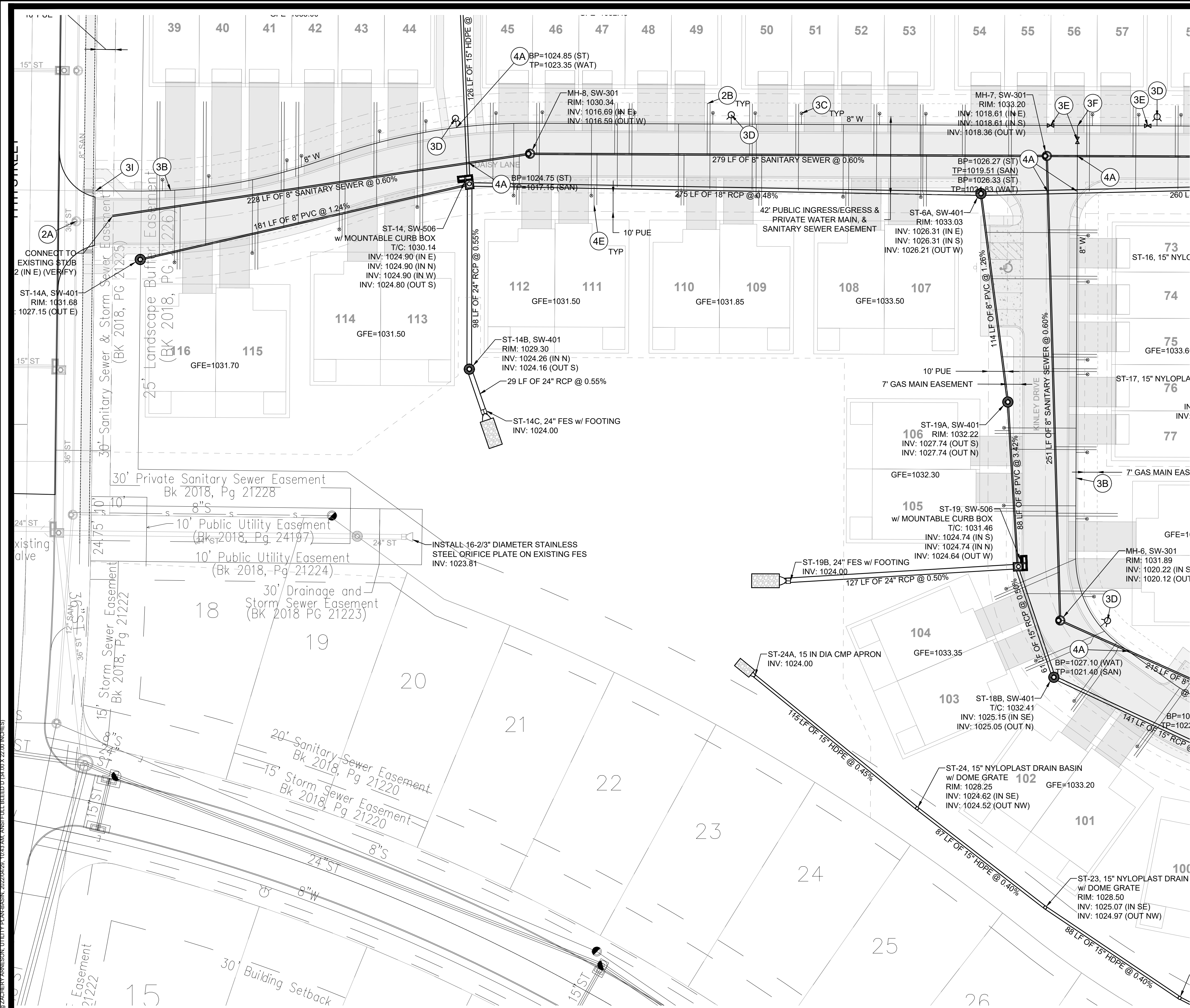
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ANKENY, IOWA 50023  
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**SNYDER & ASSOCIATES**

Project No: 121.0553.01

Sheet C303

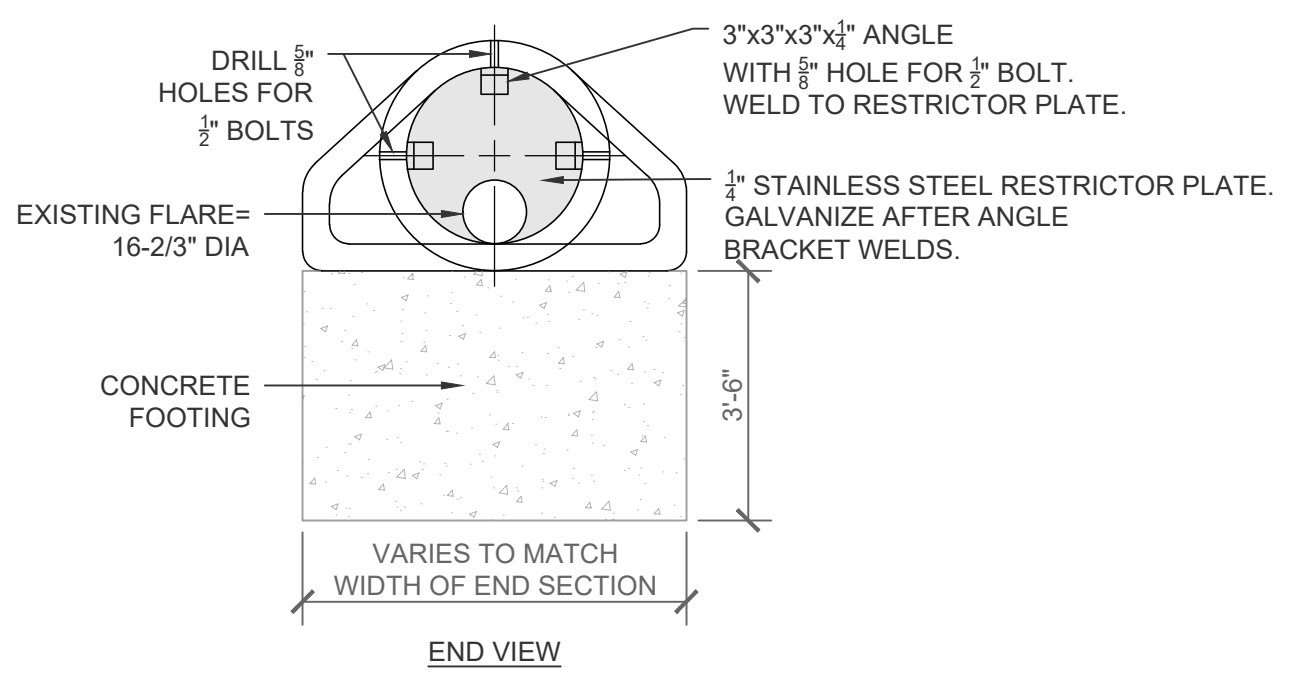
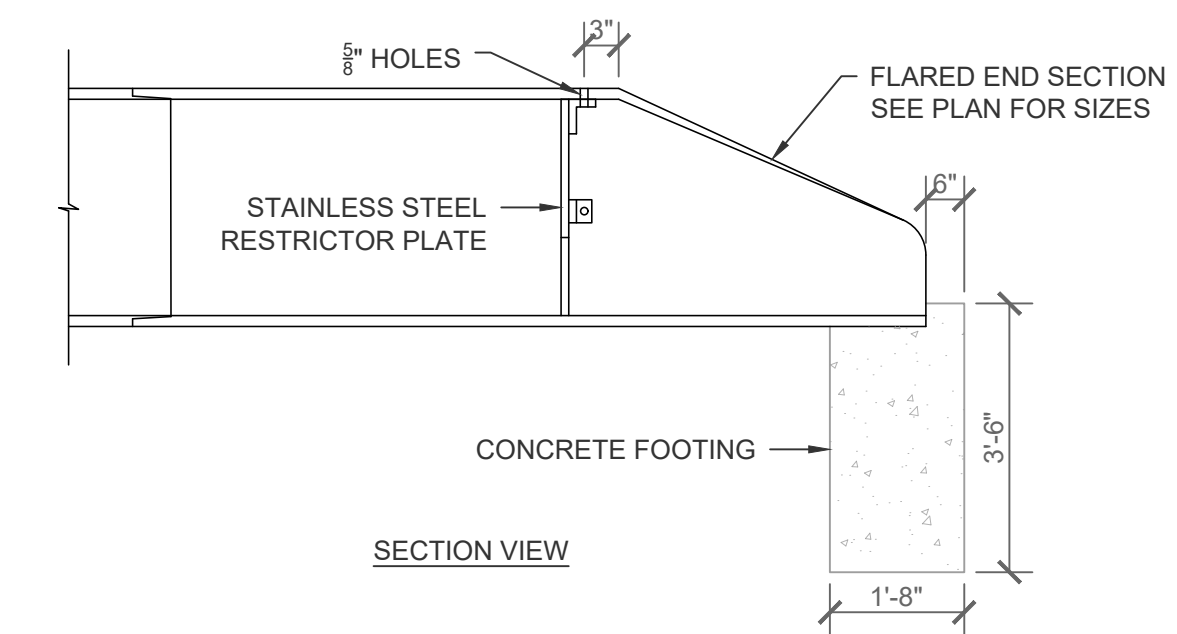


**UTILITY PLAN CONSTRUCTION NOTES**

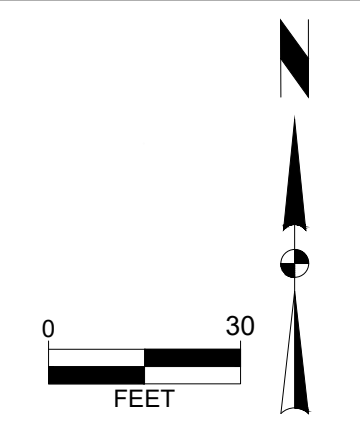
- EXISTING FEATURES, PROTECT THE FOLLOWING:
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  - SANITARY SEWER TO BE CONSTRUCTED IN PLAT 2 PUBLIC IMPROVEMENTS. CONNECT TO EXISTING STUB.
  - 4" SANITARY SEWER SERVICE LINE (PVC SDR 23.50) AT MINIMUM 2.0%.
  - INSTALL SANITARY SEWER MAIN PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. MAIN SHALL BE PVC, TRUSS PIPE.
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  - 8" TEE.
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  - 4" STORM SEWER SERVICE LINE. INSTALL STORM SEWER SERVICE AS PER CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
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1 FLARED END SECTION CIRCULAR RESTRICTOR PLATE  
C304 NO SCALE



AS PER CITY COMMENTS	04-05-22	LJM	Scale: 1"=30'
AS PER CITY COMMENTS	03-22-22	LJM	Tr-S: TTN-RRW-SS
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AS PER CITY COMMENTS	02-01-22	ZTA	Date: 11-23-2021
MARK	REVISION	DATE	BY
			Engineer: ZTA
			Technician: LJM

**WUKEE, IA**

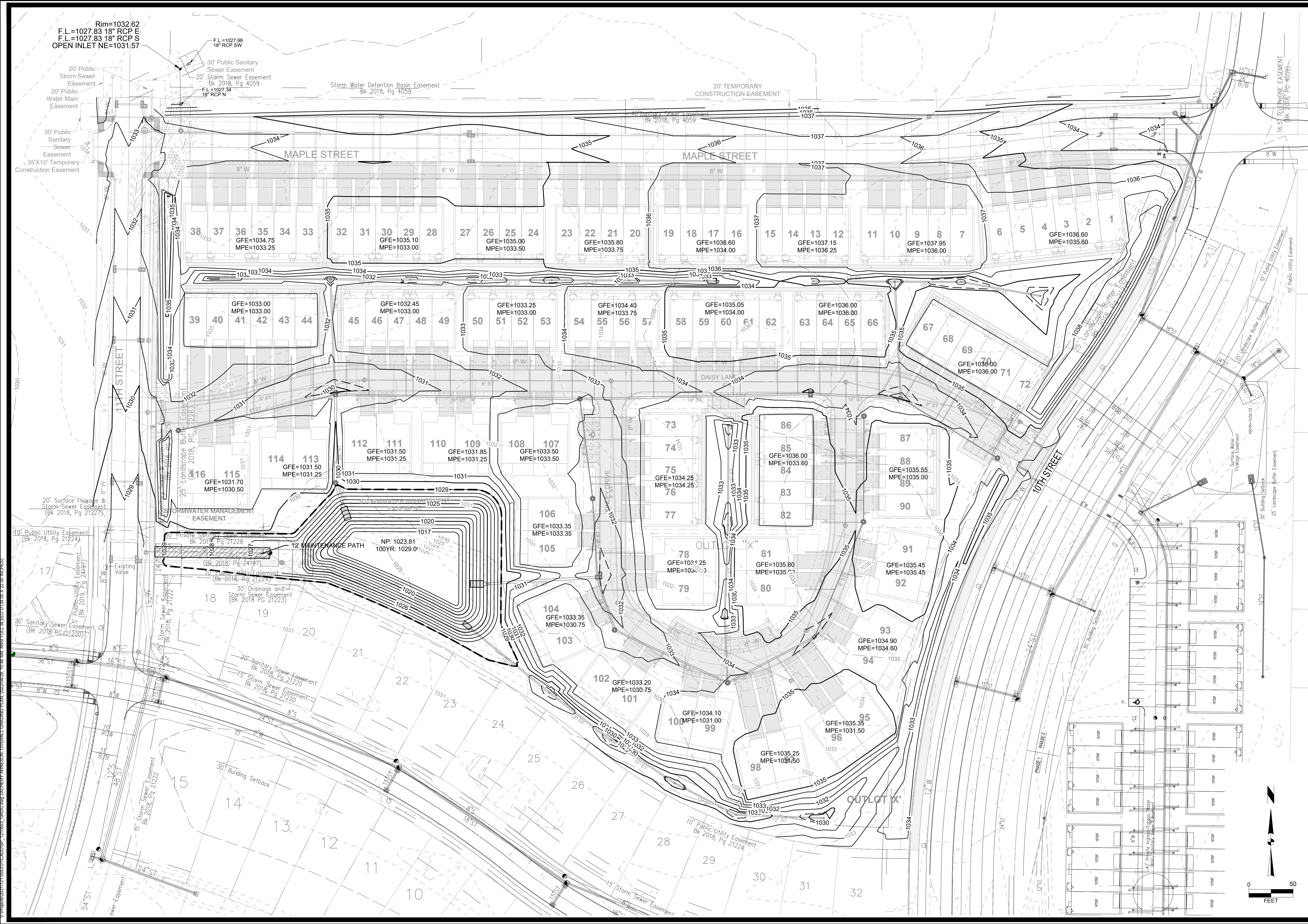
**UTILITY PLAN-BASIN**

**SPRING CREST TOWNHOMES PLAT 2**

**SNYDER & ASSOCIATES, INC.**

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ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 121.0553.01  
Sheet C304

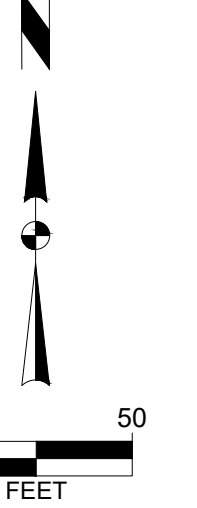


Rim=1032.62  
 F.L.=1027.83 18" RCP E  
 F.L.=1027.83 18" RCP S  
 OPEN INLET NE=1031.57

FL=1027.98  
 18" RCP SW

Storm Water Detention Basin Easement  
 Bk 2018, Pg 4059

20' TEMPORARY  
 CONSTRUCTION EASEMENT



**SPRING CREST TOWNHOMES PLAT 2**

**OVERALL GRADING PLAN**

**SNYDER & ASSOCIATES, INC.**



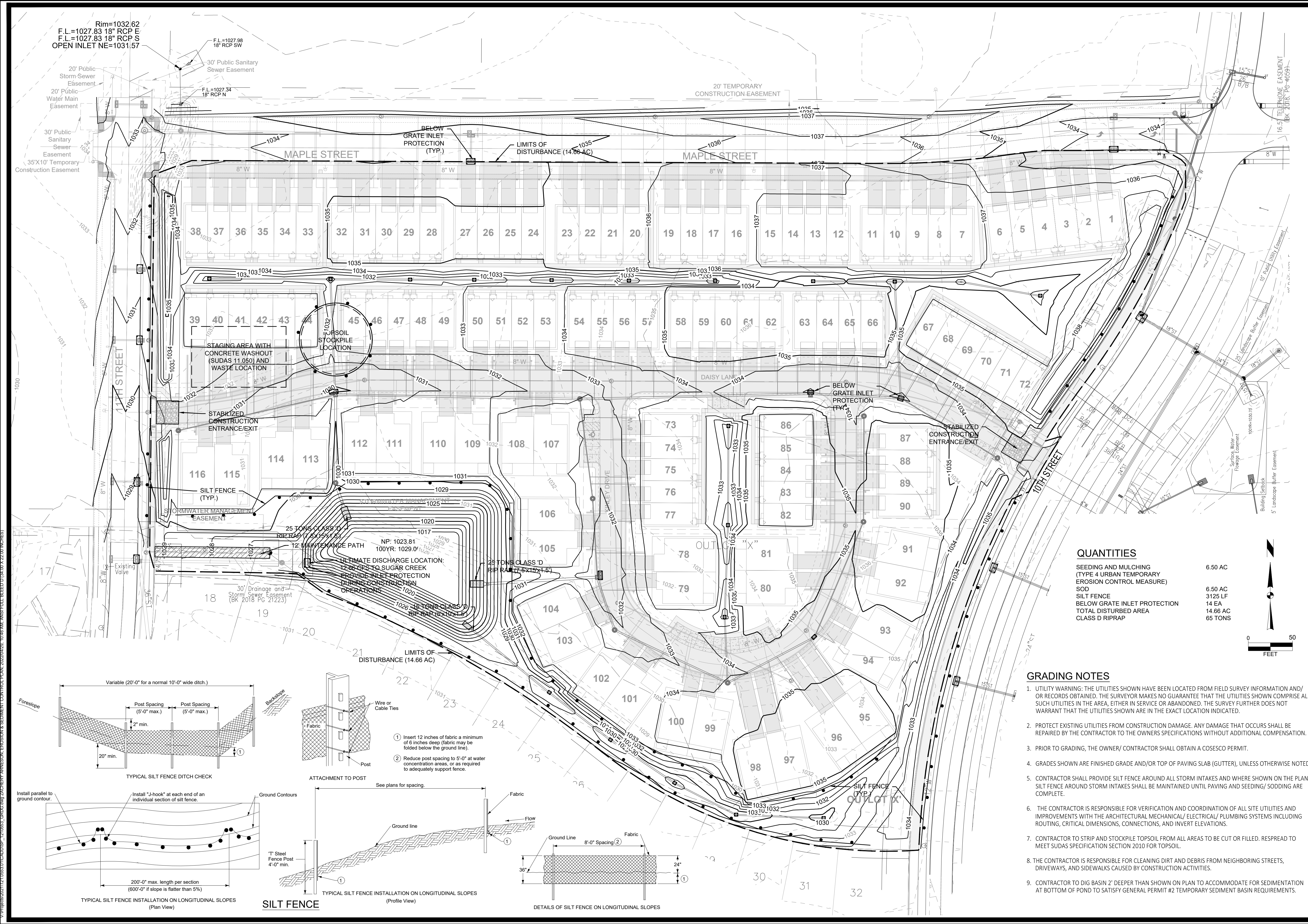
Project No: 121.0553.01  
 Sheet C400

WAUKEE, IA

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

MARK	REVISION	DATE	BY
5	AS PER CITY COMMENTS	04-05-22	LJM
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Checked By: KMM  
 Engineer: ZTA  
 Technician: LJM  
 Scale: 1"=50'  
 Date: 11-23-2021  
 T-R-S: TTN-RRW-SS  
 Project No: 121.0553.01  
**Sheet C400**



Rim=1032.62  
 F.L.=1027.83 18" RCP E  
 F.L.=1027.83 18" RCP S  
 OPEN INLET NE=1031.57

F.L.=1027.98  
 18" RCP SW

F.L.=1027.34  
 18" RCP N

16.5" TELEPHONE EASEMENT  
 (BK 1013; PG 4659)

20' TEMPORARY  
 CONSTRUCTION EASEMENT

BELOW  
 GRATE INLET  
 PROTECTION  
 (TYP.)

LIMITS OF  
 DISTURBANCE (14.66 AC)

BELOW  
 GRATE INLET  
 PROTECTION  
 (TYP.)

STABILIZED  
 CONSTRUCTION  
 ENTRANCE/EXIT

STAGING AREA WITH  
 CONCRETE WASHOUT  
 (SUDAS 11.050) AND  
 WASTE LOCATION

STOCKPILE  
 LOCATION

STABILIZED  
 CONSTRUCTION  
 ENTRANCE/EXIT

SILT FENCE  
 (TYP.)

25 TONS CLASS 'D'  
 RIP RAP (12'x15'x18')

NP: 1023.81  
 100YR: 1029.0'

ULTIMATE DISCHARGE LOCATION:  
 12.56 FEET TO SUGAR CREEK  
 PROVIDE INLET PROTECTION  
 DURING CONSTRUCTION  
 OPERATIONS

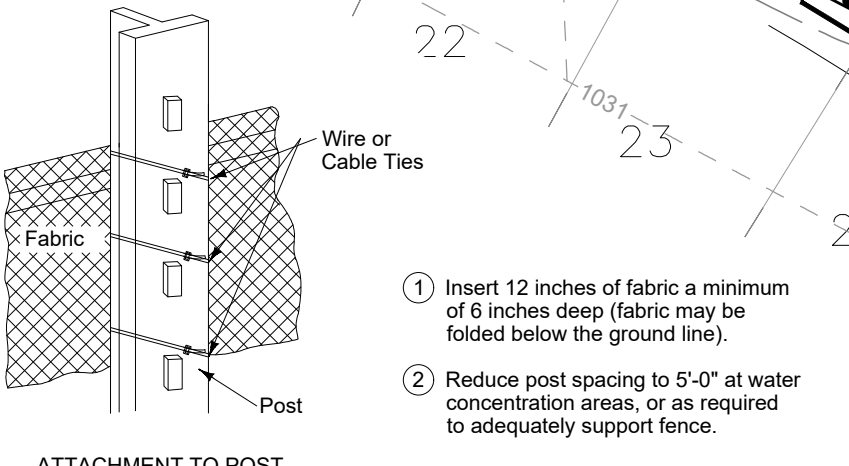
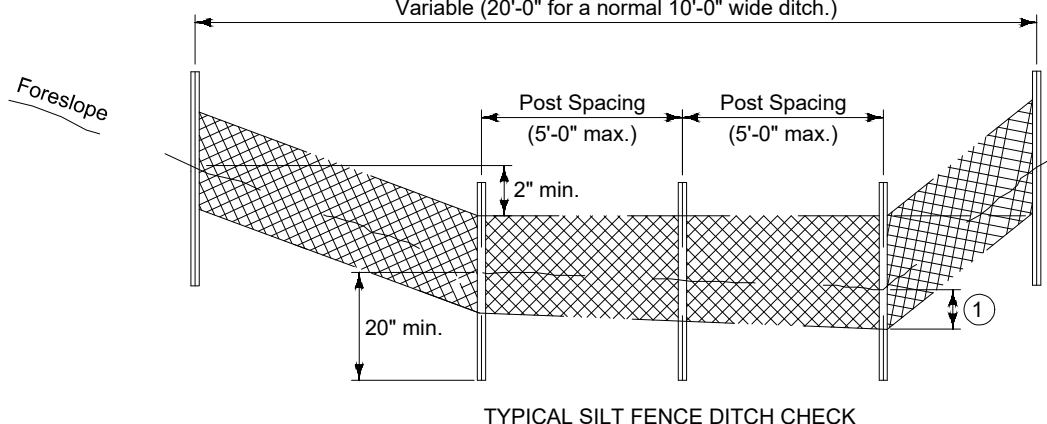
25 TONS CLASS 'D'  
 RIP RAP (12'x15'x18')

**QUANTITIES**

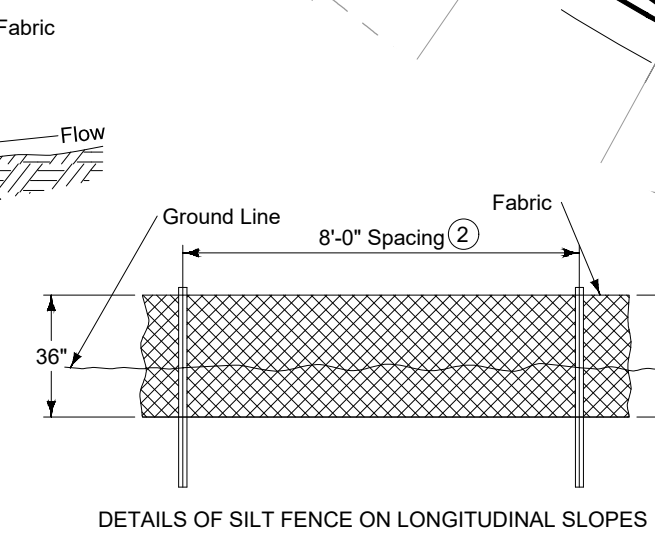
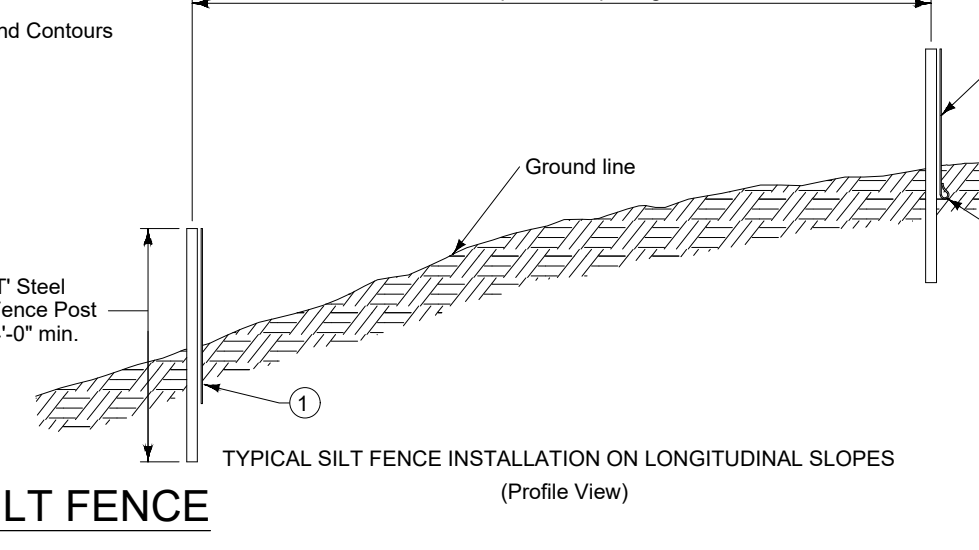
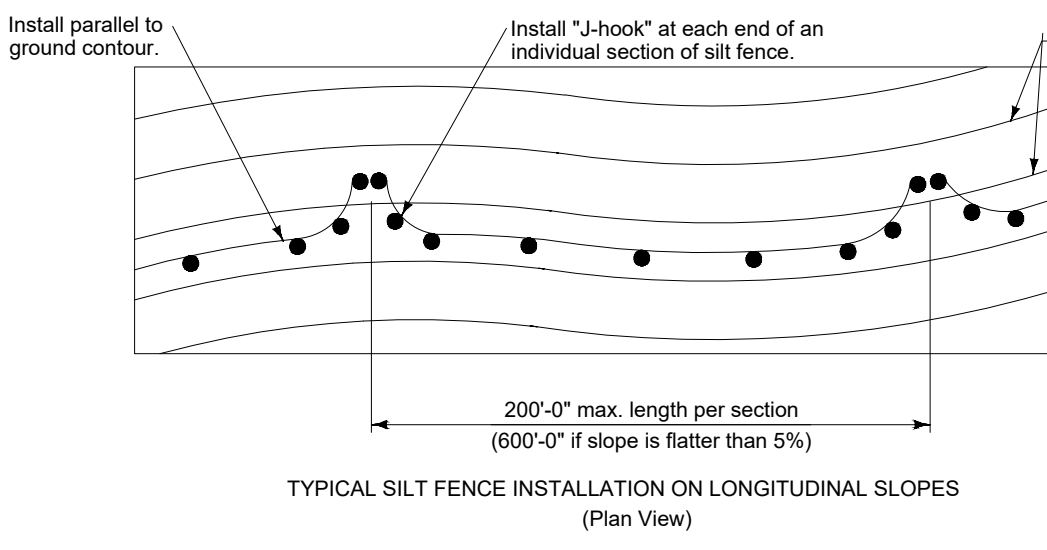
SEEDING AND MULCHING (TYPE 4 URBAN TEMPORARY EROSION CONTROL MEASURE)	6.50 AC
SOD	6.50 AC
SILT FENCE	3125 LF
BELOW GRATE INLET PROTECTION	14 EA
TOTAL DISTURBED AREA	14.66 AC
CLASS D RIPRAP	65 TONS

**GRADING NOTES**

- 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.
- PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A COSESCO PERMIT.
- GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MEET SUDAS SPECIFICATION SECTION 2010 FOR TOPSOIL.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO DIG BASIN 2' DEEPER THAN SHOWN ON PLAN TO ACCOMMODATE FOR SEDIMENTATION AT BOTTOM OF POND TO SATISFY GENERAL PERMIT #2 TEMPORARY SEDIMENT BASIN REQUIREMENTS.



- Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
- Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.

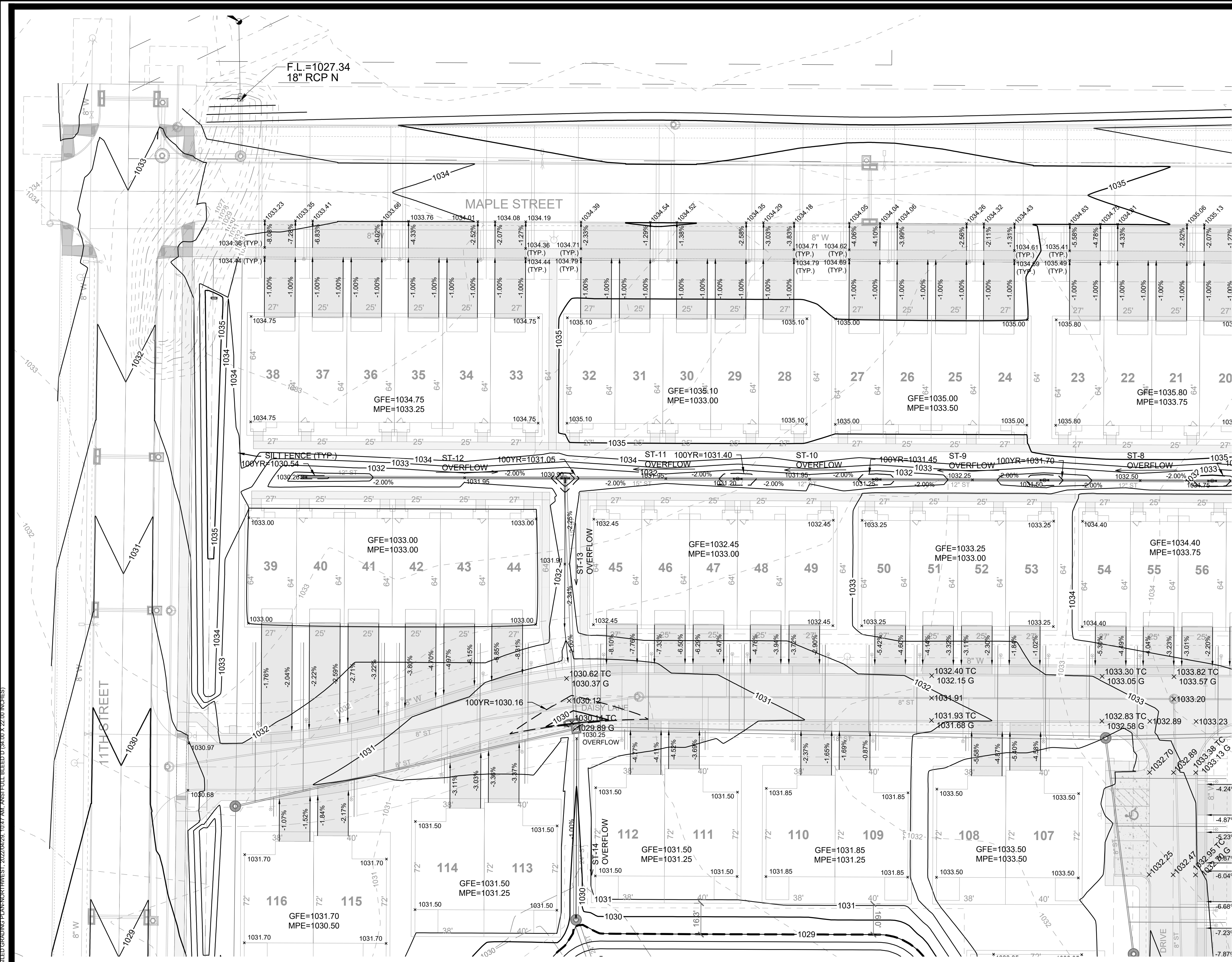


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Engineer: ZTA	Checked By: KMM	Scale: 1"=50'	
Technician: LJM	Date: 11-23-2021	T-R-S: TTN-RRW-SS	

Project No: 121.0553.01  
 Sheet C401

**SPRING CREST TOWNHOMES PLAT 2**  
**EROSION & SEDIMENT CONTROL PLAN**  
**SNYDER & ASSOCIATES, INC.**  
 WAUKEE, IA  
 2727 S.W. SNYDER BLVD  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES**  
 Project No: 121.0553.01  
 Sheet C401



**GRADING NOTES**

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- CONTRACTOR TO DIG BASIN 2' DEEPER THAN SHOWN ON PLAN TO ACCOMMODATE FOR SEDIMENTATION AT BOTTOM OF POND TO SATISFY GENERAL PERMIT #2 TEMPORARY SEDIMENT BASIN REQUIREMENTS.

**SPRING CREST TOWNHOMES PLAT 2**

**DETAILED GRADING-NORTHWEST**

**SNYDER & ASSOCIATES, INC.**

WAUKEE, IA

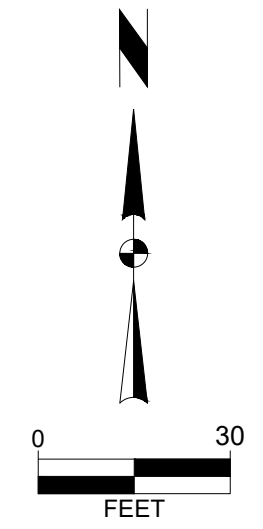
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515-964-2020 | www.snyder-associates.com



Project No: 121.0553.01

Sheet C402

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7. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MEET SUDAS SPECIFICATION SECTION 2010 FOR TOPSOIL.
8. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
9. CONTRACTOR TO DIG BASIN 2' DEEPER THAN SHOWN ON PLAN TO ACCOMMODATE FOR SEDIMENTATION AT BOTTOM OF POND TO SATISFY GENERAL PERMIT #2 TEMPORARY SEDIMENT BASIN REQUIREMENTS.

**SPRING CREST TOWNHOMES PLAT 2**

**DETAILED GRADING-NORTHEAST**

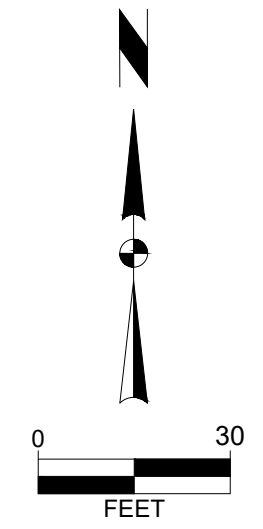
**SNYDER & ASSOCIATES, INC.**



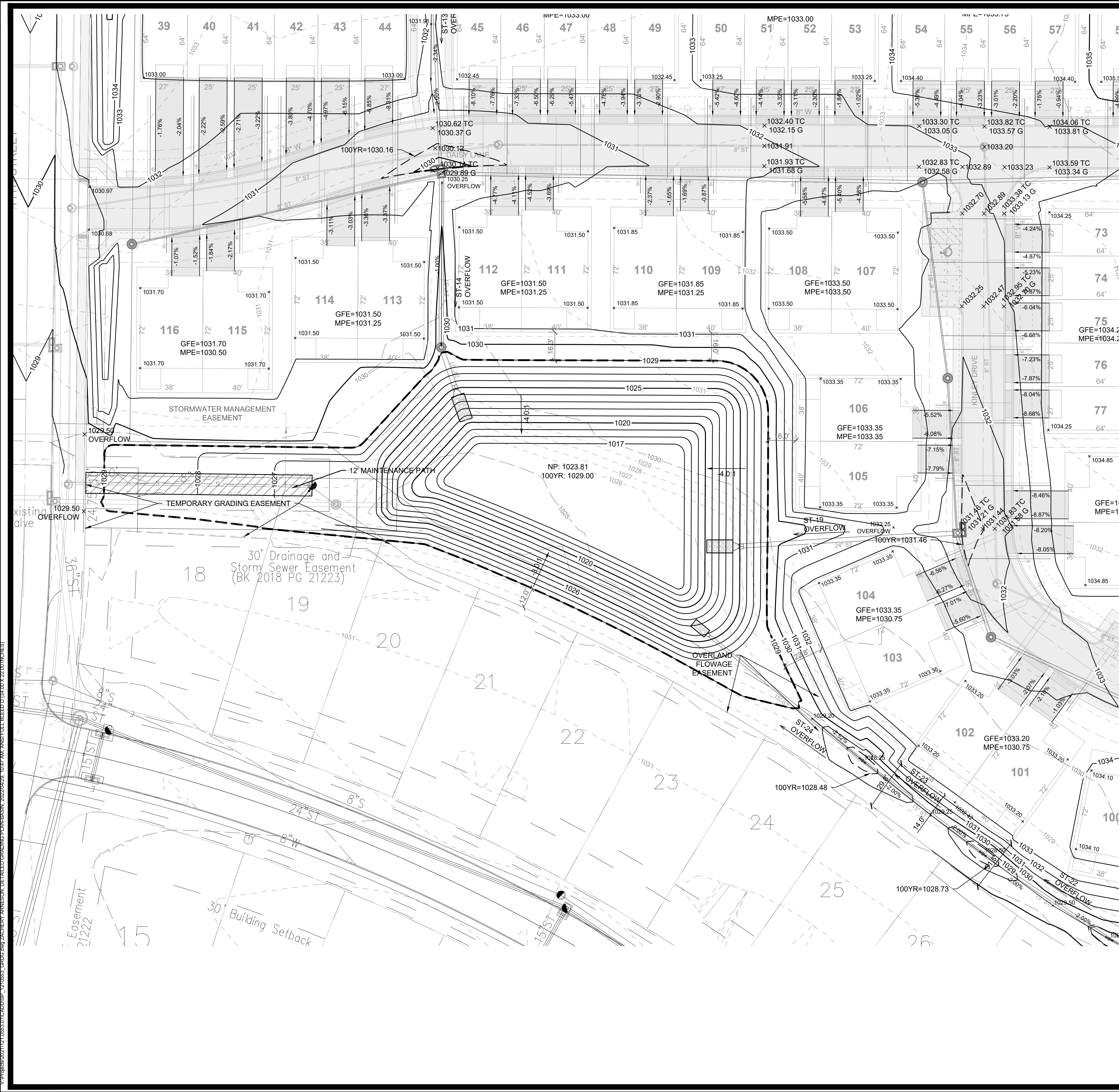
Project No: 121.0553.01  
Sheet C403

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5	AS PER CITY COMMENTS	04-05-22	LJM
4	AS PER CITY COMMENTS	03-22-22	LJM
3	AS PER CITY COMMENTS	02-15-22	ZTA
2	AS PER CITY COMMENTS	02-01-22	ZTA
MARK REVISION		DATE	BY
Engineer: ZTA	Checked By: KMM	Scale: 1" = 30'	
Technician: LJM	Date: 11-23-2021	Tr-R-S: TTN-RRW-SS	
Project No: 121.0553.01			Sheet C403

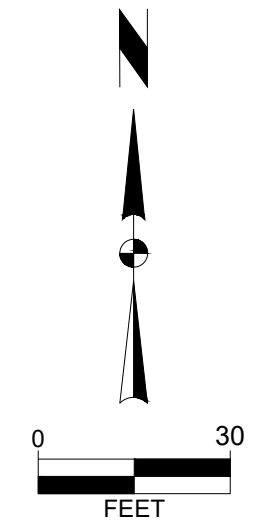






**GRADING NOTES**

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. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A COSESCO PERMIT.
4. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
5. 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.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
7. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MEET SUDAS SPECIFICATION SECTION 2010 FOR TOPSOIL.
8. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
9. CONTRACTOR TO DIG BASIN 2' DEEPER THAN SHOWN ON PLAN TO ACCOMMODATE FOR SEDIMENTATION AT BOTTOM OF POND TO SATISFY GENERAL PERMIT #2 TEMPORARY SEDIMENT BASIN REQUIREMENTS.



**SPRING CREST TOWNHOMES PLAT 2**

**DETAILED GRADING-BASIN**

**SNYDER & ASSOCIATES, INC.**



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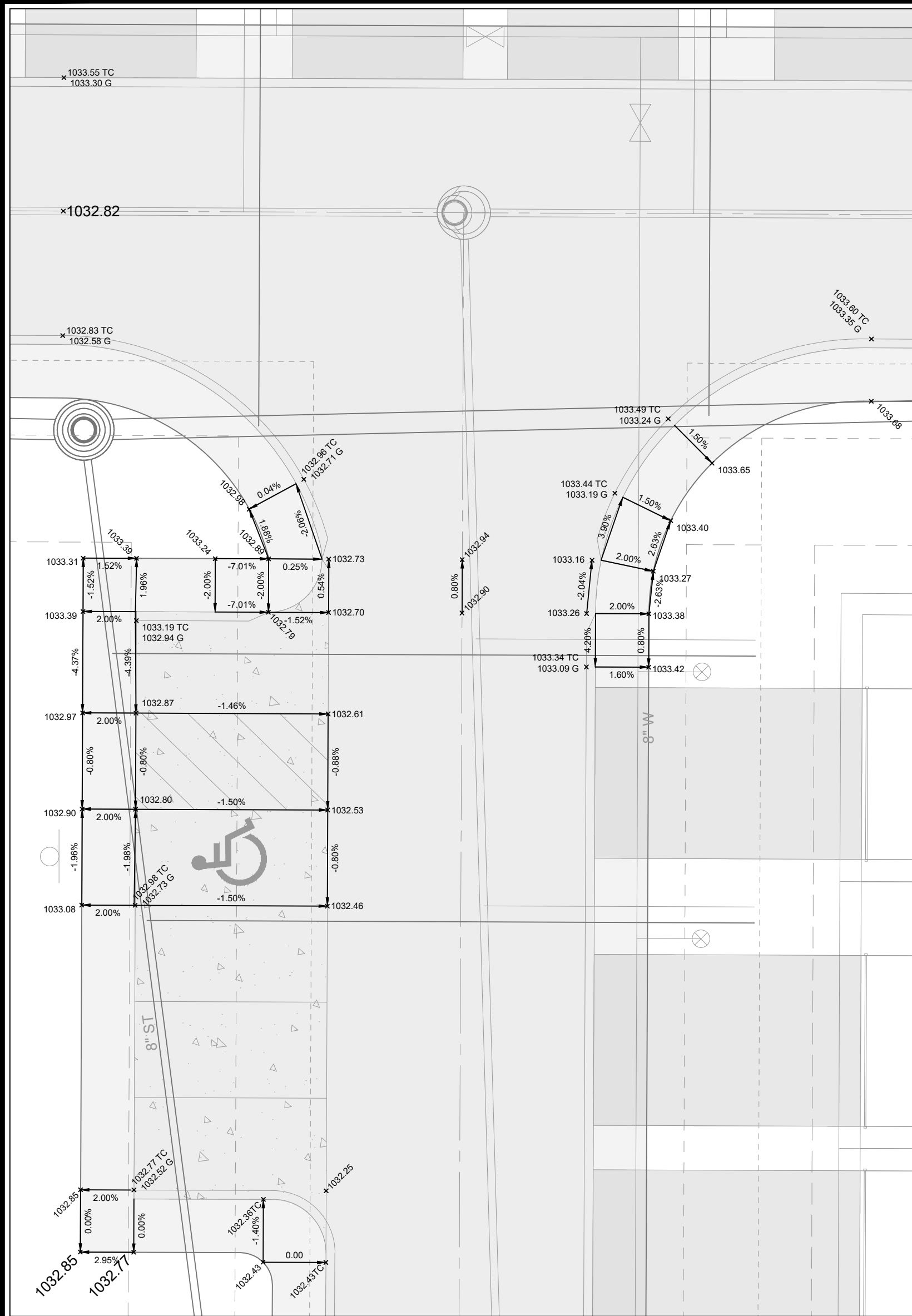
**WAUKEE, IA**

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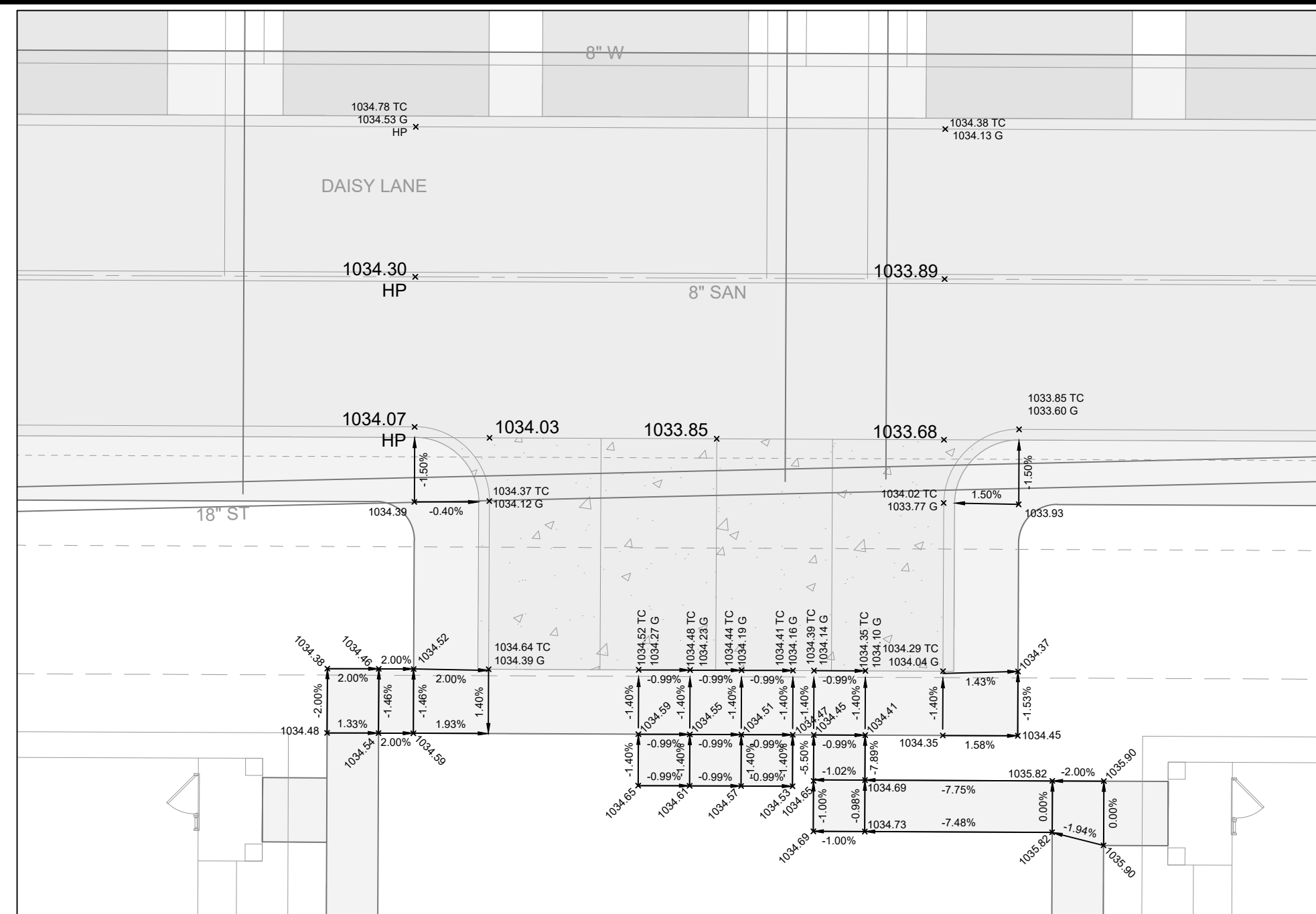
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4	AS PER CITY COMMENTS	03-22-22	LJM	Checked By: KMM	Sheet C405
3	AS PER CITY COMMENTS	02-15-22	ZTA	Date: 11-23-2021	
2	AS PER CITY COMMENTS	02-01-22	ZTA	Tr-R-S: TTN-RRW-SS	
	MARK	REVISION	DATE	BY	



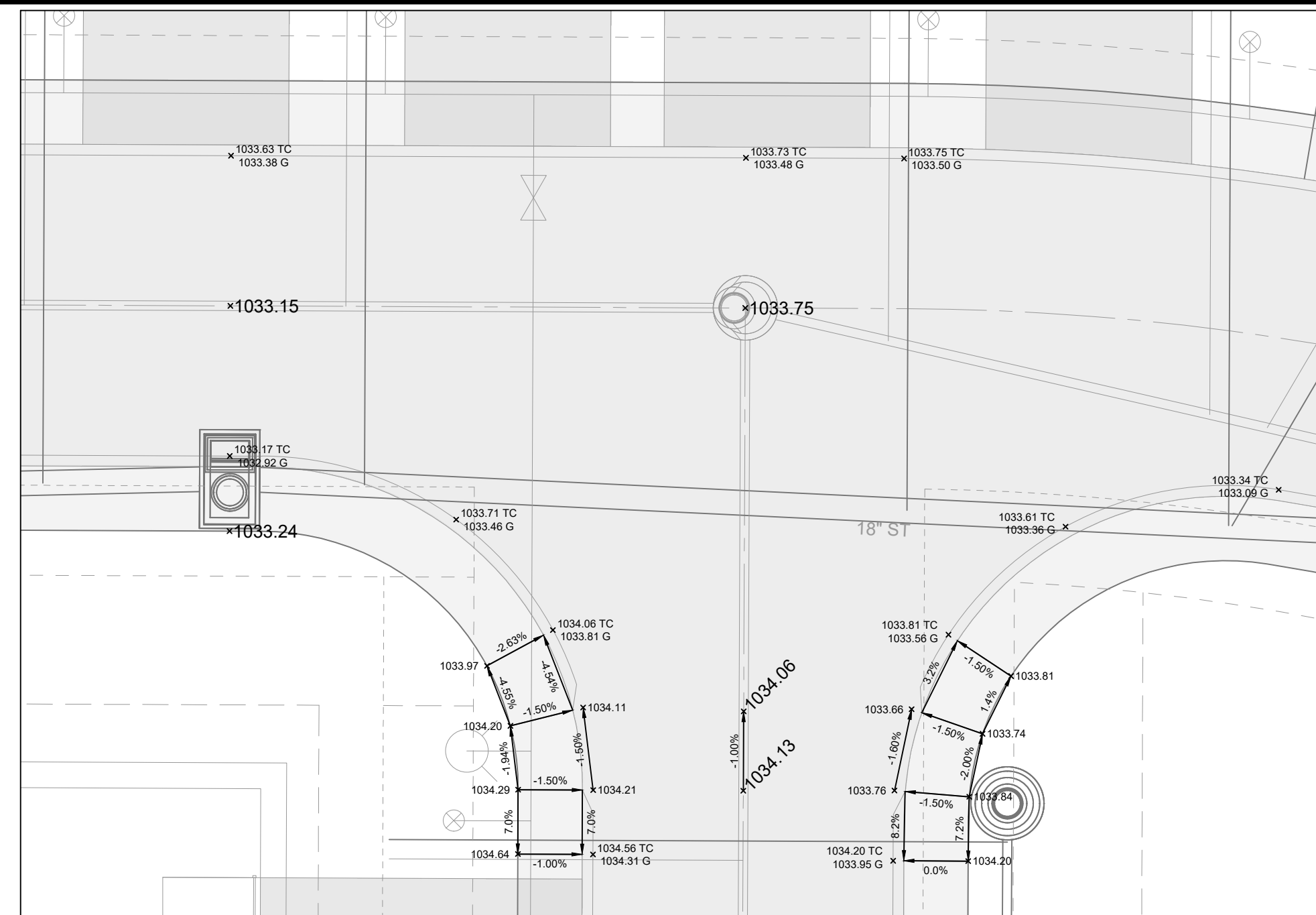
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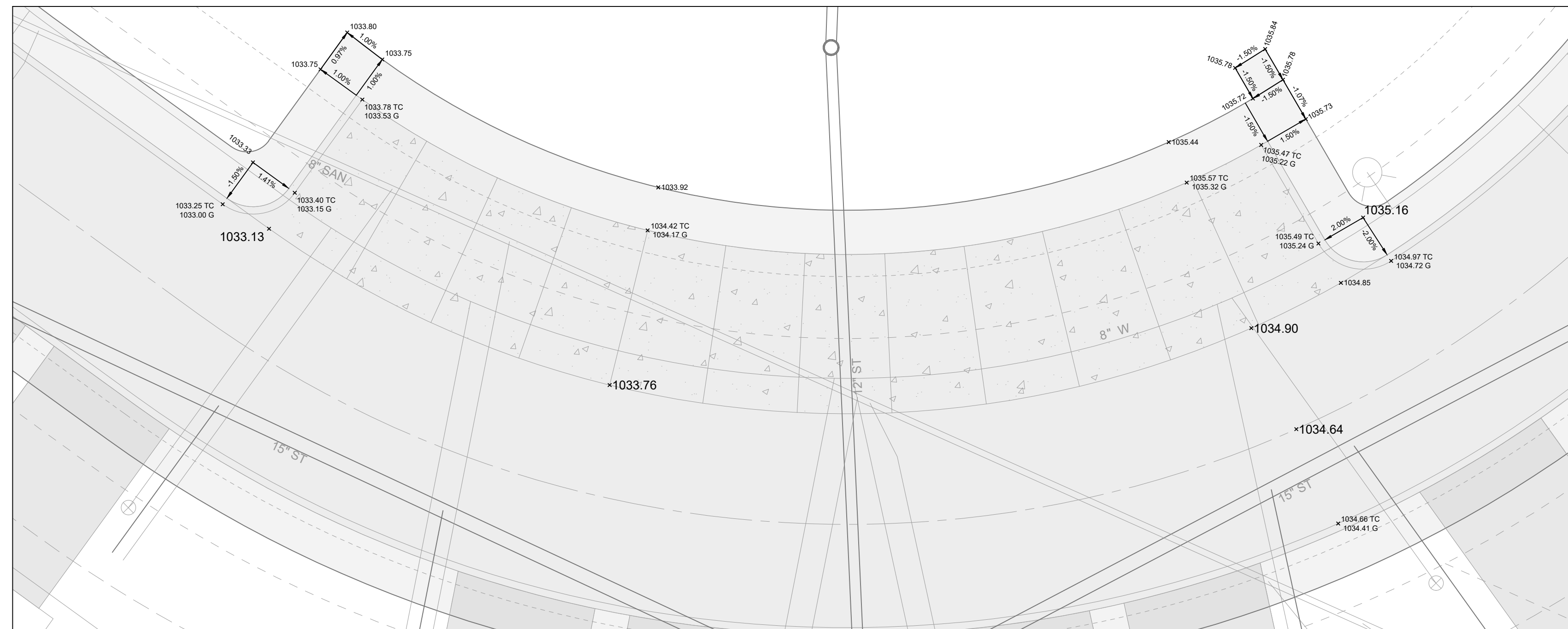
DETAIL G: PARKING & INTERSECTION DETAIL  
1" = 10'



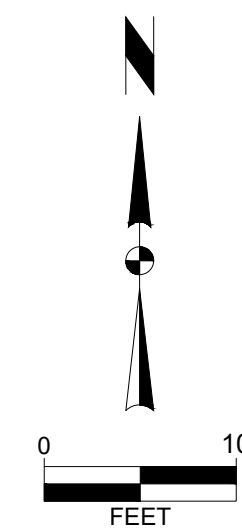
DETAIL H: PARKING DETAIL  
1" = 10'



DETAIL I: INTERSECTION DETAIL  
1" = 10'



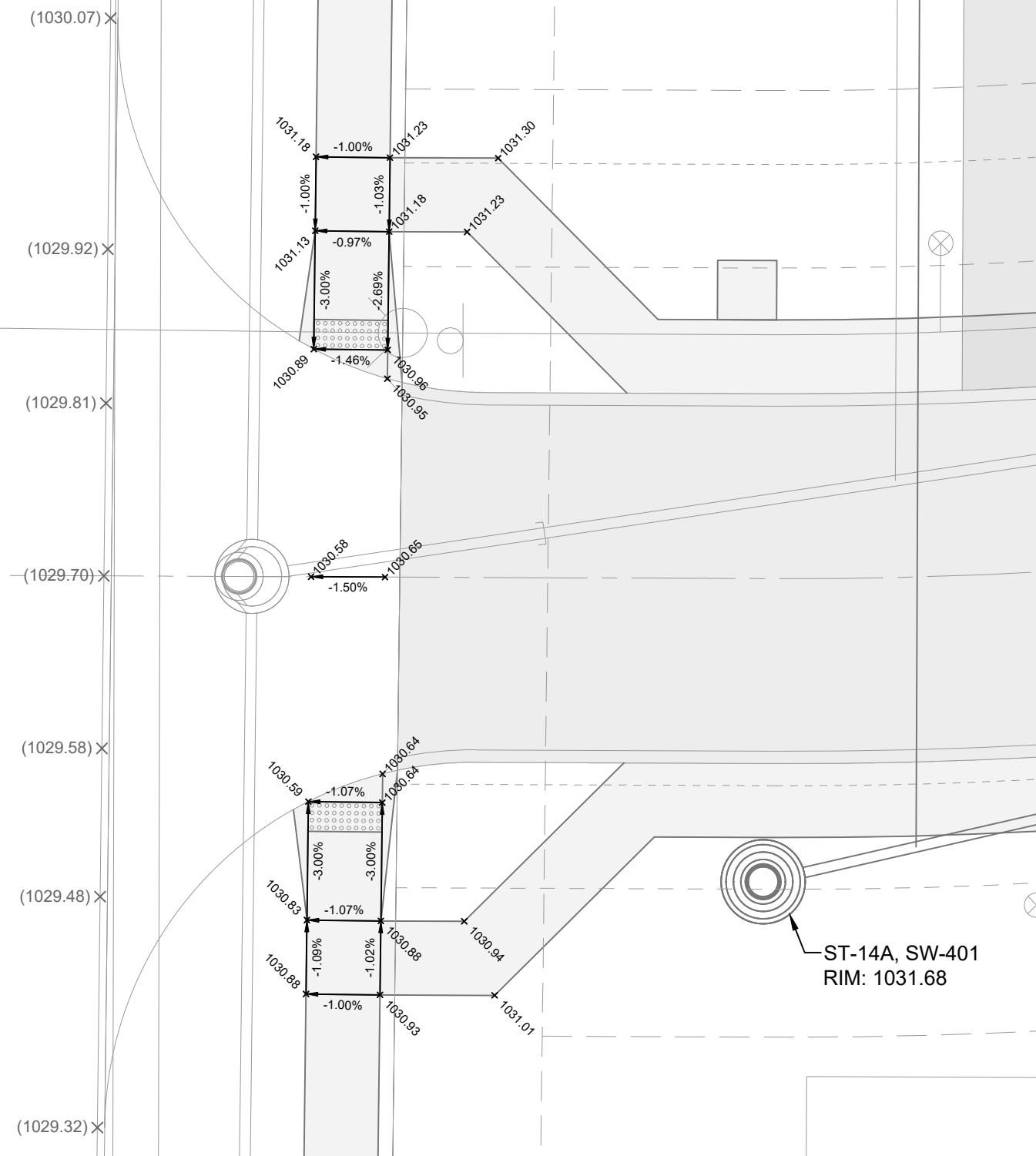
DETAIL J: PARKING DETAIL  
1" = 10'



5	AS PER CITY COMMENTS	04-05-22	LJM
4	AS PER CITY COMMENTS	03-22-22	LJM
3	AS PER CITY COMMENTS	02-15-22	ZTA
2	AS PER CITY COMMENTS	02-01-22	ZTA
MARK	REVISION	DATE	BY
Engineer: ZTA	Checked By: KMM	Scale: 1" = 10'	
Technician: LJM	Date: 11-23-2021	T-R-S: TTN-RRW-SS	
Project No: 121.0553.01			Sheet C407

**SPRING CREST TOWNHOMES PLAT 2**  
**GRADING SPOTS DETAILS**  
**SNYDER & ASSOCIATES, INC.**  
 WAUKEE, IA  
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 ANKENY, IOWA 50023  
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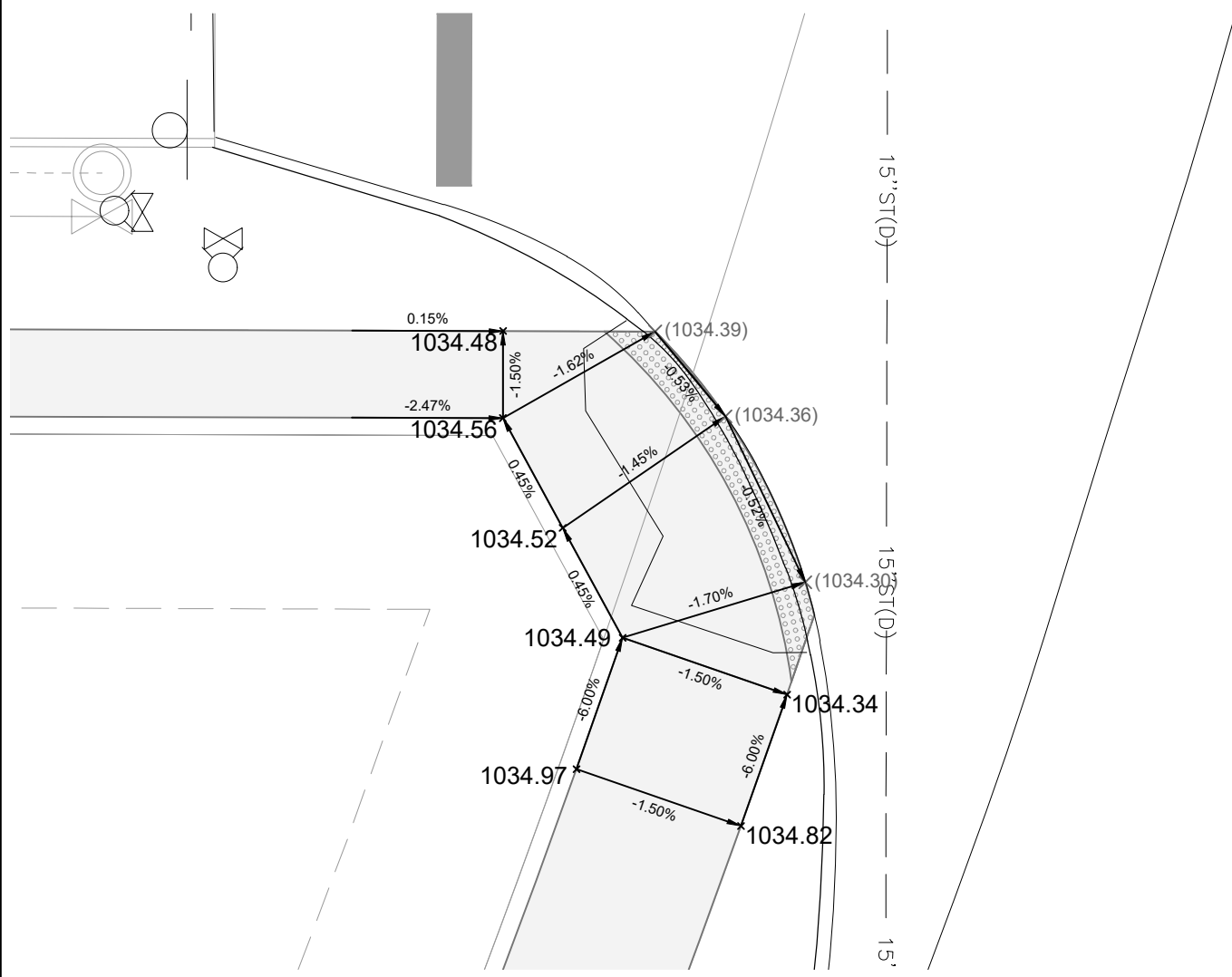




**DETAIL K: INTERSECTION DETAIL (11TH ST AND DAISY LANE)**  
1" = 10'



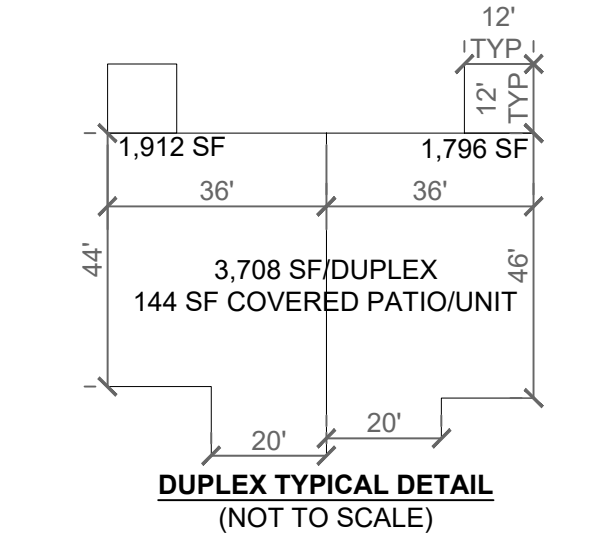
**DETAIL L: INTERSECTION DETAIL (TENTH ST & DAISY LANE)**  
1" = 10'



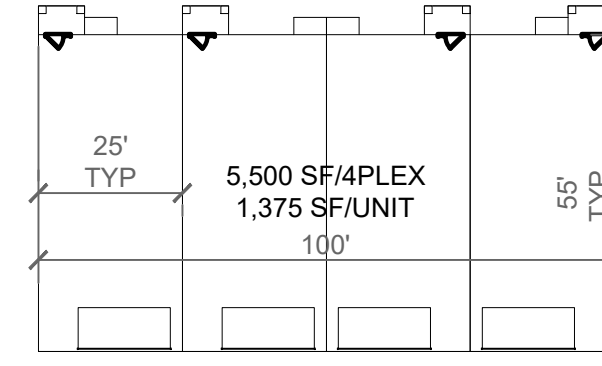
**DETAIL M: RAMP DETAIL (TENTH ST AND MAPLE ST)**  
1" = 10'



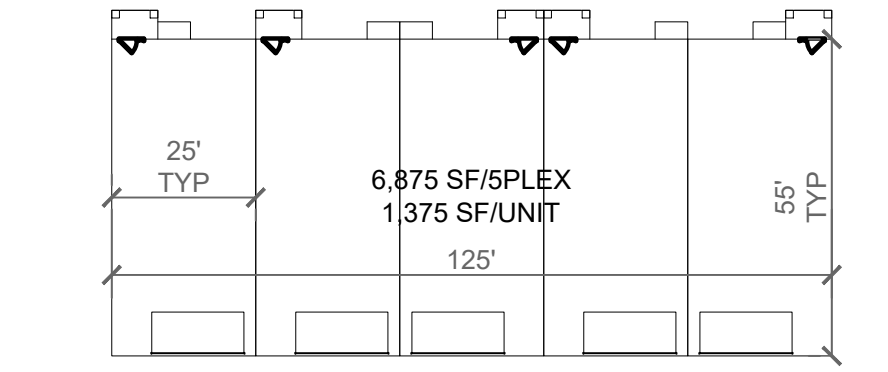
**DETAIL N: PARKING DETAIL**  
1" = 10'



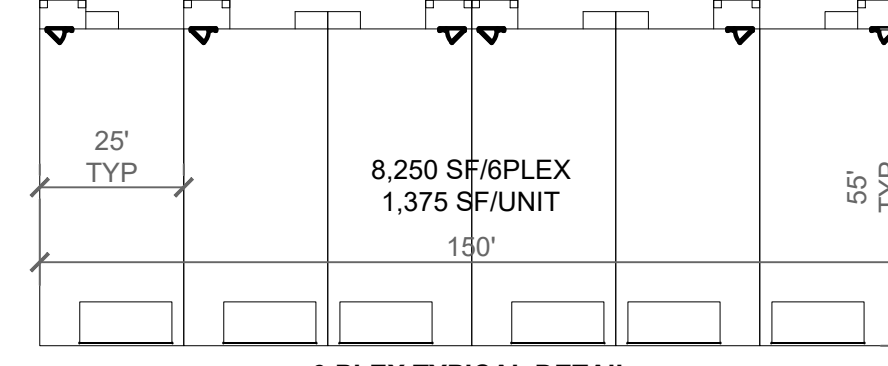
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(NOT TO SCALE)



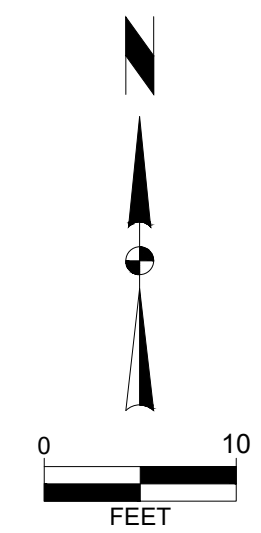
**4-PLEX TYPICAL DETAIL**  
(NOT TO SCALE)



**5-PLEX TYPICAL DETAIL**  
(NOT TO SCALE)



**6-PLEX TYPICAL DETAIL**  
(NOT TO SCALE)



**SPRING CREST TOWNHOMES PLAT 2**

**GRADING SPOT DETAILS**

**WAUKEE, IA**

**SNYDER & ASSOCIATES, INC.**



Project No: 121.0553.01  
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MARK	REVISION	DATE	BY
5	AS PER CITY COMMENTS	04-05-22	LJM
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3	AS PER CITY COMMENTS	02-15-22	ZTA
2	AS PER CITY COMMENTS	02-01-22	ZTA

Engineer: ZTA  
Checked By: KMM  
Technician: LJM

Scale: 1" = 10'  
Date: 11-23-2021  
T-R-S: TTN-RRW-SS

Project No: 121.0553.01

Sheet C408

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**OPEN SPACE PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>CANOPY TREES</b>					
14	AB	Acer rubrum 'Brandywine'	BRANDYWINE MAPLE	8' HT.	B&B
14	AS	Acer rubrum 'Sun Valley'	SUN VALLEY RED MAPLE	8' HT.	B&B
14	BN	Betula nigra	RIVER BIRCH	8' HT.	B&B
14	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	8' HT.	B&B MALE ONLY
14	GT	Gleditsia triacanthos f. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	8' HT.	B&B
16	PA	Platanus acerifolia 'Morton Circle'	EXCLAMATION LONDON PLANETREE	8' HT.	B&B
13	QB	Quercus bicolor	SWAMP WHITE OAK	8' HT.	B&B
13	QP	Quercus macrocarpa 'JFS-KW3' PP22815	URBAN PINNACLE OAK	8' HT.	B&B
14	TA	Tilia americana 'Baillyard'	FRONTYARD LINDEN	8' HT.	B&B
15	UC	Ulmus carpinifolia x parvifolia 'Frontier'	FRONTIER ELM	8' HT.	B&B

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>EVERGREEN TREES</b>					
7	AC	Abies concolor	WHITE FIR	6' HT.	B&B
8	PG	Picea glauca 'Densata'	BLACK HILLS WHITE SPRUCE	6' HT.	B&B
9	PS	Pinus strobus	EASTERN WHITE PINE	6' HT.	B&B

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>ORNAMENTAL TREES</b>					
15	AM	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B, MULTI-STEM
11	CR	Crataegus crus-galli var. inermis	THORNLESS COCKSPUR HAWTHORN	6' HT.	B&B
9	MJ	Malus 'Jarmir'	MARILEE CRABAPPLE	6' HT.	B&B
12	MP	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	6' HT.	B&B
11	PC	Pyrus calleryana	CHANTICLEER PEAR	6' HT.	B&B
9	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6' HT.	B&B

**SOUTH BUFFER PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>CANOPY TREES</b>					
6	AS	Acer rubrum 'Sun Valley'	SUN VALLEY RED MAPLE	8' HT.	B&B, 1.5" CAL.
6	GT	Gleditsia triacanthos f. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	8' HT.	B&B, 1.5" CAL.
7	QB	Quercus bicolor	SWAMP WHITE OAK	8' HT.	B&B, 1.5" CAL.

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>EVERGREEN TREES</b>					
14	AC	Abies concolor	WHITE FIR	6' HT.	B&B
12	PG	Picea glauca 'Densata'	BLACK HILLS WHITE SPRUCE	6' HT.	B&B
12	PS	Pinus strobus	EASTERN WHITE PINE	6' HT.	B&B

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>ORNAMENTAL TREES</b>					
12	AM	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B, MULTI-STEM
12	MP	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	6' HT.	B&B
14	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6' HT.	B&B

**EAST BUFFER PLANT SCHEDULE**

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>CANOPY TREES</b>					
5	AS	Acer rubrum 'Sun Valley'	SUN VALLEY RED MAPLE	8' HT.	B&B
5	GT	Gleditsia triacanthos f. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	8' HT.	B&B
5	QB	Quercus bicolor	SWAMP WHITE OAK	8' HT.	B&B

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>EVERGREEN TREES</b>					
8	AC	Abies concolor	WHITE FIR	6' HT.	B&B
10	PG	Picea glauca 'Densata'	BLACK HILLS WHITE SPRUCE	6' HT.	B&B
10	PS	Pinus strobus	EASTERN WHITE PINE	6' HT.	B&B

QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>ORNAMENTAL TREES</b>					
10	AM	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B, MULTI-STEM
10	MP	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	6' HT.	B&B
8	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6' HT.	B&B

**PLANTING PLAN CONSTRUCTION NOTES**

- 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.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT ACCEPTANCE.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH ON ALL TREE PLANTINGS IN LAWN AREAS AND LAWN AREA PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL PLANTING BEDS TO RECEIVE 4 INCH DEPTH VERTICAL CUT EDGE, UNLESS OTHERWISE DIRECTED BY OWNER.
- SOD ALL AREAS DISTURBED BY CONSTRUCTION.
- ALL SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
- OVERSTORY TREES SHALL BE A MINIMUM OF 8 FEET IN HEIGHT, EVERGREEN TREES SHALL BE MINIMUM OF 6 FEET IN HEIGHT, AND ORNAMENTAL TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT.

**PLANTING PLAN REQUIREMENTS**

(LANDSCAPE CALCULATIONS BASED ON CITY OF WAUKEE ZONING CODE REQUIREMENTS, PER CHAPTER 161).

MINIMUM OF 20% OPEN SPACE REQUIRED	TOTAL AREA	600,337 SF
	MIN OPEN SPACE REQUIRED	120,068 SF (20.0%)
	OPEN SPACE PROVIDED	290,135 SF (48.3%)

**PLANTING REQUIREMENTS:**

ZONED R-4 = 2 TREES PER DWELLING UNIT  
116 TOTAL DWELLING UNITS X 2 = 232 TREES REQUIRED (232 TREES PROVIDED)

- 147 OVERSTORY TREES PROVIDED
- 25 EVERGREEN TREES PROVIDED
- 60 ORNAMENTAL TREES PROVIDED

**BUFFER AND SCREENING REQUIREMENTS:**

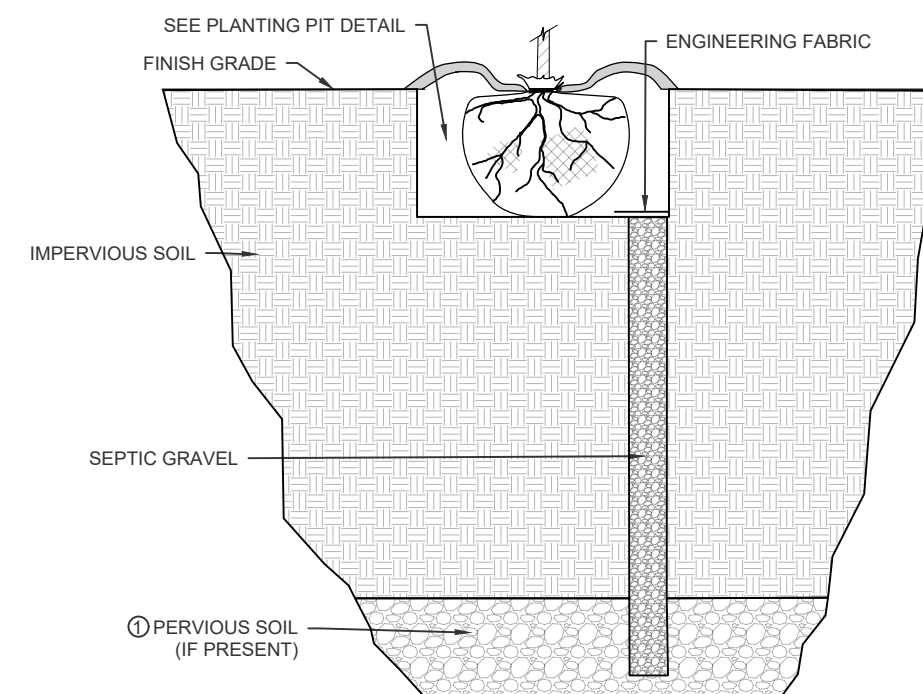
BUFFER SCREEN PROVIDED FOR R-4 TO EXISTING R-2 ON SOUTH BOUNDARIES. 25 FOOT BUFFER REQUIRES, PER 50 LINEAR FEET= ONE OVERSTORY TREE, TWO EVERGREEN TREES, AND TWO ORNAMENTAL TREES.

**SOUTH BUFFER= 940 LF**

- 940 / 50 = 19 PLANT UNITS
- 19 P.U. x 1 OVERSTORY TREE = 19 OVERSTORY TREES REQUIRED, 19 OVERSTORY TREES PROVIDED
- 19 P.U. x 2 EVERGREEN TREES = 38 EVERGREEN TREES REQUIRED, 38 EVERGREEN TREES PROVIDED
- 19 P.U. x 2 ORNAMENTAL TREES = 38 ORNAMENTAL TREES REQUIRED, 38 ORNAMENTAL TREES PROVIDED

**EAST BUFFER= 707 LF**

- 707 / 50 = 14.14 PLANT UNITS
- 14.14 P.U. x 1 OVERSTORY TREE = 14.14 OVERSTORY TREES REQUIRED, 15 PROVIDED
- 14.14 P.U. x 2 EVERGREEN TREES = 28.28 EVERGREEN TREES REQUIRED, 29 PROVIDED
- 14.14 P.U. x 2 ORNAMENTAL TREES = 28.28 ORNAMENTAL TREES REQUIRED, 29 ORNAMENTAL TREES PROVIDED

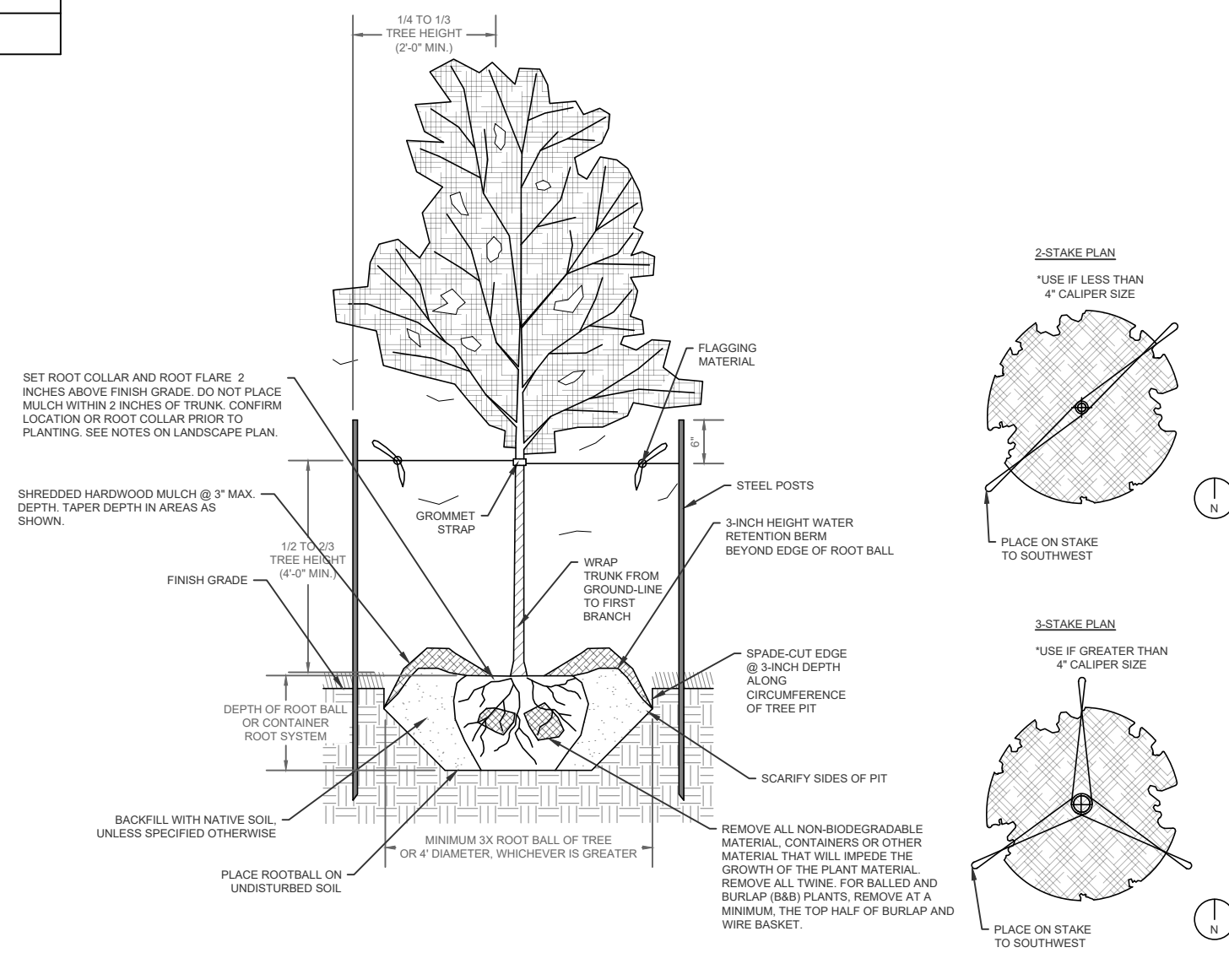


① IF PERVIOUS SOIL IS ENCOUNTERED AT A DEPTH LESS THAN 6 FEET, THE DRAINAGE WELL MAY BE TERMINATED WHERE THE WELL EXTENDS A MINIMUM OF 12 INCHES INTO THE PERVIOUS SOIL LAYER.

NOTE: TREE DRAINAGE WELL ONLY REQUIRED IF IMPERVIOUS SOILS ARE FOUND DURING INSTALLATION AS PER SPECIFICATIONS AND AS APPROVED BY ENGINEER.

4 TYPICAL PLANTING PIT FOR SLOPES (>= 4:1)

C501 NO SCALE

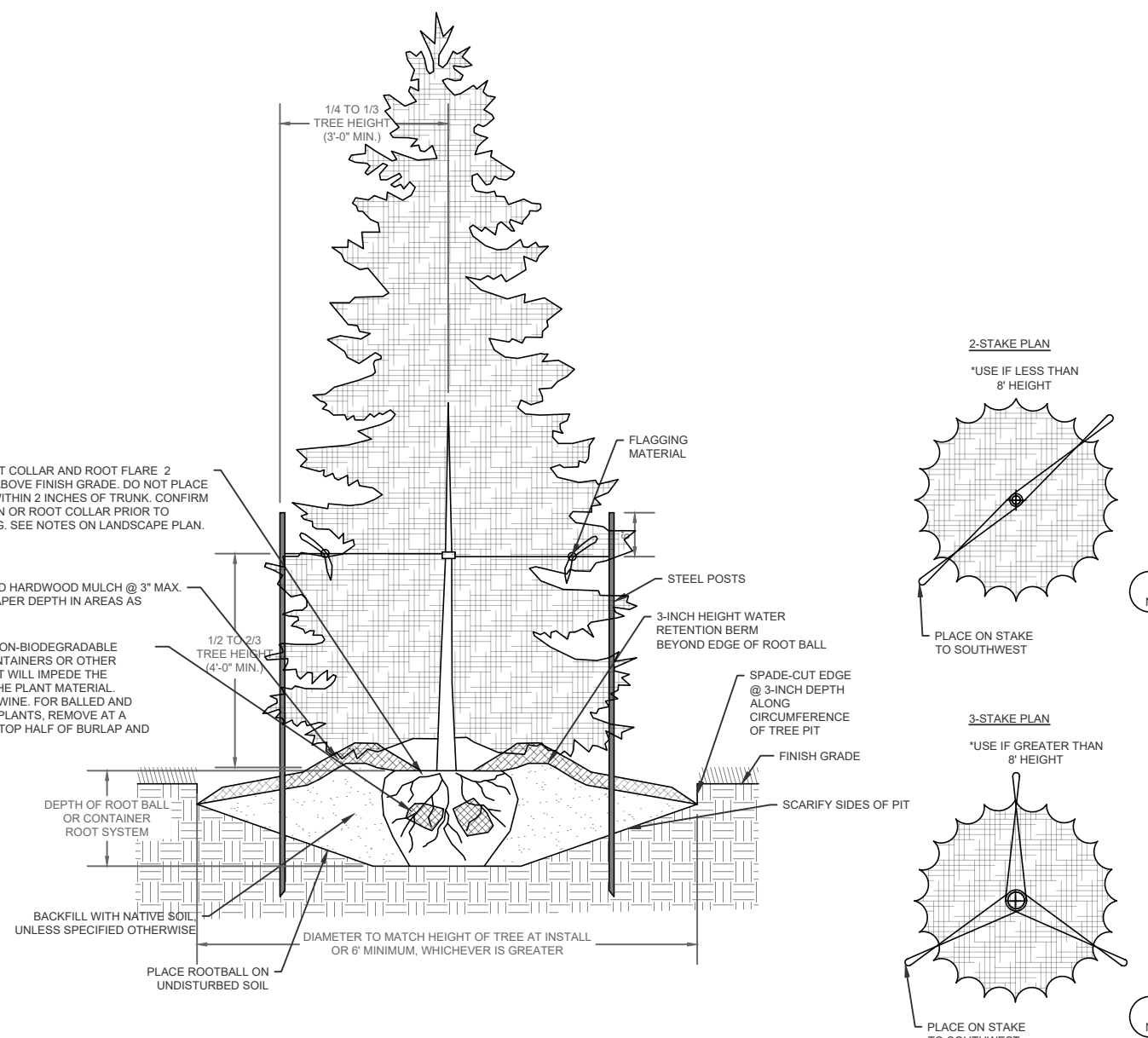


2 DECIDUOUS TREE SINGLE-TRUNK PLANTING DETAIL

C501 NO SCALE

5 TREE DRAINAGE WELL DETAIL

C501 NO SCALE



3 CONIFEROUS TREE PLANTING DETAIL

C501 NO SCALE

1 DECIDUOUS TREE MULTI-TRUNK PLANTING DETAIL

C501 NO SCALE

**SPRING CREST TOWNHOMES PLAT 2**

**PLANTING PLAN NOTES**

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Sheet C501

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Project No: 121.0553.01

5	AS PER CITY COMMENTS	04-05-22	LJM	REVISION	DATE	BY
4	AS PER CITY COMMENTS	03-22-22	LJM	REVISION	DATE	BY
3	AS PER CITY COMMENTS	02-15-22	ZTA	REVISION	DATE	BY
2	AS PER CITY COMMENTS	02-01-22	ZTA	REVISION	DATE	BY

Checked By: KMM  
Date: 11-23-2021  
Scale: 1" = 4'-0"  
T-R-S: TTN-RRW-SS