

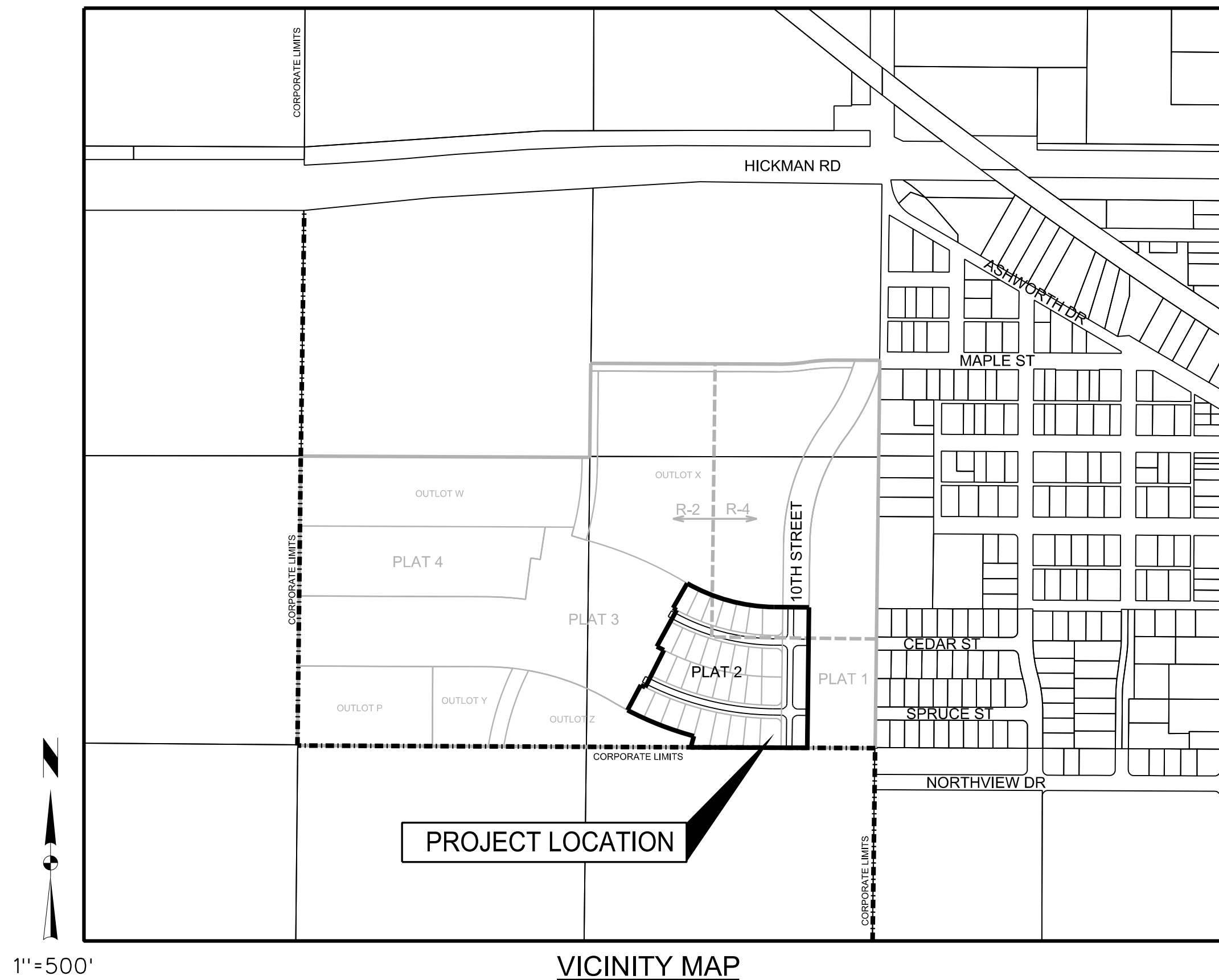
CONSTRUCTION DOCUMENTS

FOR

SPRING CREST PLAT 2

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

CITY OF WAUKEE, DALLAS COUNTY, IOWA



VICINITY MAP

OWNER/DEVELOPER

SPRING CREST PARTNERS LLC
9550 HICKMAN RD, SUITE 100
CLIVE, IA 50325
CONTACT: NICK HALFILL
PHONE: 515-986-5994

ENGINEER/PROJECT MANAGER

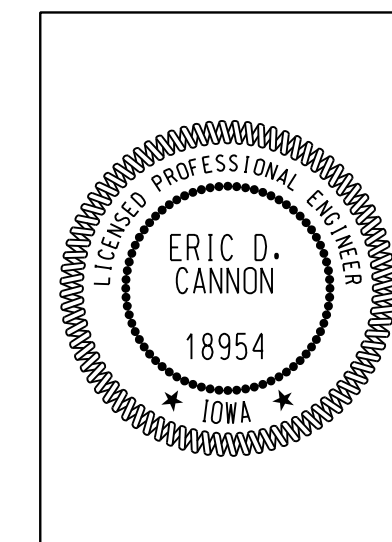
SNYDER & ASSOCIATES INC
2727 SNYDER BLVD
ANKENY, IA 50023
CONTACT: ERIC CANNON
PHONE: 515-964-2020

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. HYDRANT COVERAGE PLAN
4. OVERALL SITE GRADING PLAN
5. DETAILED GRADING PLAN
6. EROSION AND SEDIMENT CONTROL PLAN
- 7-8. SANITARY SEWER PLAN AND PROFILE
9. SANITARY SEWER AND WATER MAIN PLAN AND PROFILE
- 10-12. WATER MAIN PLAN AND PROFILE
13. PAVEMENT AND STORM SEWER PLAN AND PROFILE
14. INTERSECTION DETAILS
15. MISCELLANEOUS DETAILS
16. LANDSCAPE PLAN

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.



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.

Eric D. Cannon, P.E. Date _____
License Number 18954
My License Renewal Date is December 31, 2017
Pages or sheets covered by this seal:
Sheets 1-15

SPRING CREST 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: 117.0667

Sheet 1 of 16

4	REVISED PER AS-BUILT SURVEY	EDC	07/12/07	117.0667	1 of 16
3	REVISED AS PER CITY COMMENTS	JWM	08/21/17		
2	REVISED AS PER CITY COMMENTS	JWM	08/15/17		
1	REVISED AS PER CITY COMMENTS	JWM	07/31/17		
MARK		REVISION	DATE	BY	
Engineer:	KMM	Checked By:	EDC	Scale:	1"=500'
Technician:	JWM	Date:	07/12/07	Field Bk:	
Project No:	117.0667				Sheet 1 of 16

Y:\open\date.tbl
C:\sae\cadd\p1\prints\drivers\Black_Gray_V8\blw\un\wshp\p1.ctb

Snyder
1:500

1/8/2019
2:19:06 PM

TJANSEN
V:\P10\p10.ctb, 2017, 117.0667, 01\CADD\as_cadd_1170667_TSh.dgn

Y:\open\date.tbl
C:\ase_cadd\cadd\print\drivers\Black_Gray_Visibles\unifshp\PDF.plt
11/8/2019 2:19:07 PM
11/8/2019 2:19:07 PM
TJANSEN
V:\Proj\117.0667.DWG\CD02-1170667_A15.dgn

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	12" ST	12" ST
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 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 C/ 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.

UTILITY CONTACT INFORMATION

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

G1-GAS W1-WATER S-SANITARY SEWER	CITY OF WAUKEE TIM ROYER 515-978-7920 troyer@waukee.org
E1-ELECTRIC OE1-OVERHEAD ELECTRIC	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECDSDesignLocates@midamerican.com
C1-COMMUNICATION	MEDIACOM COMMUNICATIONS PAUL MAY 515-246-2252 pmay@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@xeniarwater.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 AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

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 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. AN APPROVED SITE PLAN THE THE TOWNHOME DEVELOPMENT MUST BE SUBMITTED PRIOR TO ANY CONSTRUCTION ON SITE.

CC. CONTRACTOR IS RESPONSIBLE TO PROVIDE SUBMITTALS OF ALL CONSTRUCTION MATERIALS TO THE WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

DD. ALL NEW AND RELOCATED HYDRANTS ARE TO HAVE STORZ FITTINGS.

EE. DEVELOPER AND CONTRACTOR TO COORDINATE LOCATION OF REAR YARD SUBDRAIN WITH UTILITY CONTRACTOR AND HOME BUILDERS PRIOR TO CONSTRUCTION OF FUTURE SINGLE-FAMILY HOMES.

FF. THE INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF SUBDRAIN CONTAINED WITHIN THE INDIVIDUAL LOTS.

PROPERTY DESCRIPTION

THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PARCEL 17-140 AS FILED IN BOOK 2016, PAGE 24530 OF THE DALLAS COUNTY RECORDER'S OFFICE AND EXCEPT AN ACQUISITION PLAT FILED IN BOOK 1998, PAGE 60 OF SAID DALLAS COUNTY RECORDER'S OFFICE AND EXCEPT A CONDEMNATION PLAT RECORDED IN BOOK 10, PAGE 260 OF SAID DALLAS COUNTY RECORDER'S OFFICE AND CONTAINING 93.56 ACRES (4,075,350 S.F.).

WATER MAIN QUANTITIES	
8" PVC MAIN	1280 LF.
8" VALVE	4 EA.
12" PVC MAIN	655 LF.
12" VALVE	2 EA.
HYDRANT ASSEMBLY	4 EA.
TEMPORARY BLOWOFF HYDRANT	4 EA.
RELOCATED HYDRANT ASSEMBLY	2 EA.
CONNECT TO EXISTING	2 EA.

STORM SEWER QUANTITIES	
SW-505 INTAKE.	4 EA.
SW-506 INTAKE	2 EA.
SW-503 INTAKE	1 EA.
SW-501 INTAKE	1 EA.
MANHOLES SW-401(48")	4 EA.
4" PVC PERFORATED SUBDRAIN	2018 LF.
8" PVC PERFORATED SUBDRAIN	1248 LF.
SUBDRAIN CLEANOUT TYPE A-1	7 EA.
SUBDRAIN OUTLET STRUCTURE	9 EA.
8" PVC PERFORATED SUMPDRAIN	408 LF.
15" RCP	826 LF.
15" FES W FOOTING AND APRON GUARD	1 EA.
18" RCP	377 LF.
18" FES W FOOTING AND APRON GUARD	1 EA.
RIP RAP	20 TONS

SANITARY SEWER QUANTITIES	
8" TRUSS PIPE	2148 LF.
12" TRUSS PIPE	937 LF.
MANHOLES SW-301	14 EA.
CONNECT TO EXISTING	1 EA.

PAVEMENT QUANTITIES	
7" PCC (CEDAR ST, SPRUCE ST)	4509 SY.
9" PCC (10TH ST)	1865 SY.
12" SUBGRADE PREP	7031 SY.
4" PCC SIDEWALK AND RAMPS	165 SY.
6" PCC TRAIL AND RAMPS	65 SY.
DETECTABLE WARNINGS	160 SF.

ZONING

EXISTING: R-4, R-2

BULK REGULATIONS AND SETBACKS

R-2
MINIMUM LOT WIDTH 65 FEET
FRONT YARD 30 FEET
SIDE YARD 7 FEET
REAR YARD 30 FEET
MINIMUM LOT 10,000SF 2 FAMILY
MINIMUM LOT 8,000SF SINGLE FAMILY

R-4
MINIMUM LOT AREA 3500 SF
MINIMUM LOT WIDTH 20 FEET PER UNIT 75' OVERALL
FRONT YARD 30 FEET
SIDE YARD 7 FEET MINIMUM ONE SIDE 15 FEET TOTAL
REAR YARD 30 FEET

SPRING CREST PLAT 2

PROJECT INFORMATION

WAUKEE, IA

SNYDER & ASSOCIATES, INC.

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

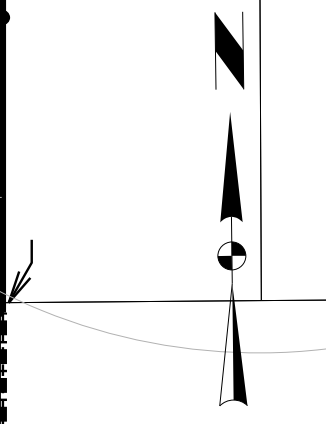
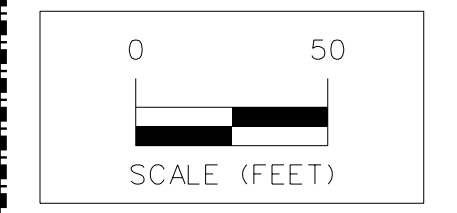
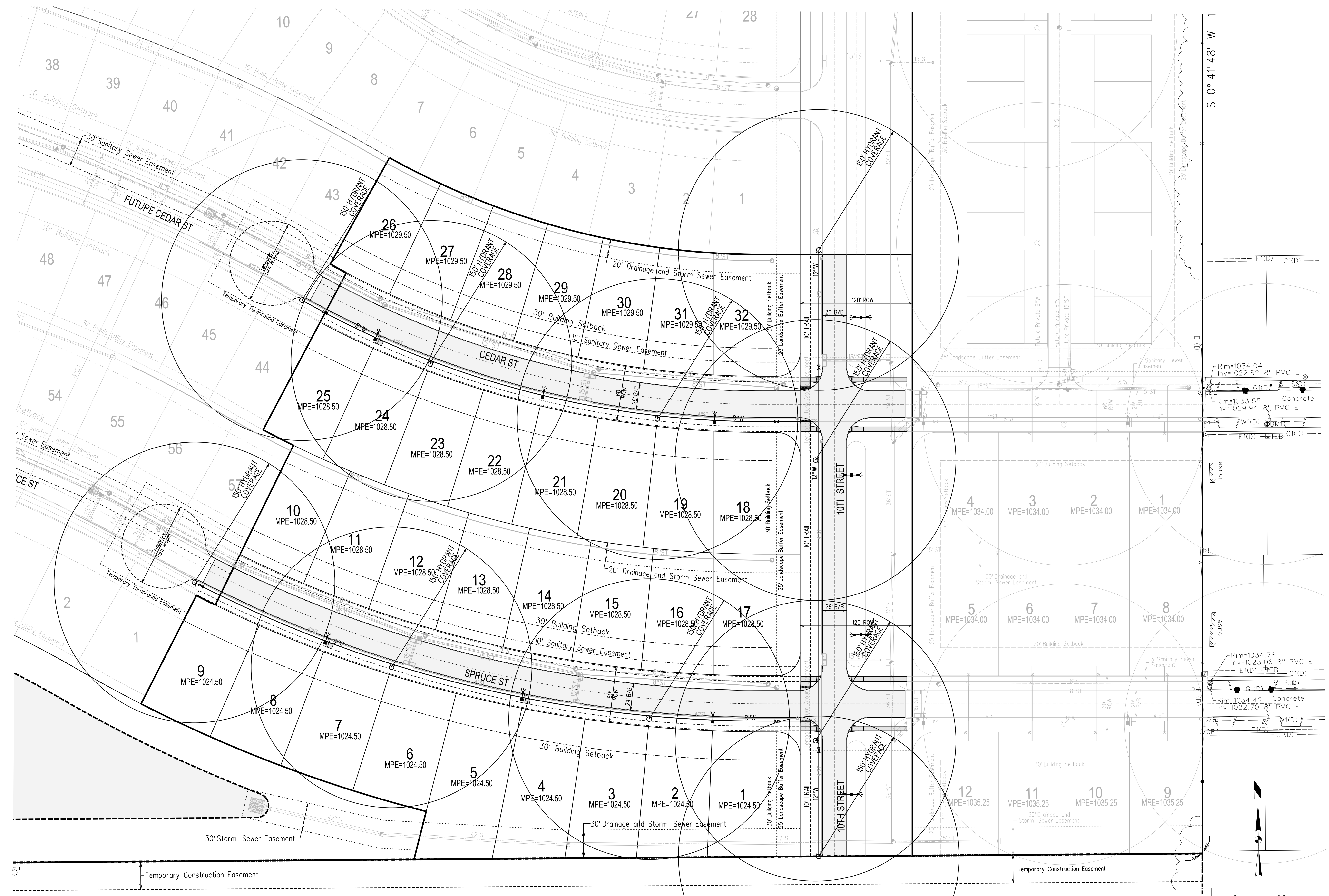
REVISED PER	AS-BUILT SURVEY	DATE	BY
4	REVISED PER AS-BUILT SURVEY	02/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM

MARK	REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JMM	Date:	07/12/07
Scale:	1"= 1'	Field Bk:	
Project No:	117.0667	Sheet	2 of 16

Project No: 117.0667

Sheet 2 of 16

T.JANSEN 1/8/2019 2:59:09 PM Snyder 150 C:\swe_cadd\8\prints_drivers\Black_Gray\815815\DWG\SPRINGCREST\SPRINGCREST.PLT
 1/8/2019 2:59:09 PM Snyder 150 C:\swe_cadd\8\prints_drivers\Black_Gray\815815\DWG\SPRINGCREST\SPRINGCREST.PLT



SPRING CREST PLAT 2
HYDRANT COVERAGE PLAN



Project No: 117.0667
Sheet 3 of 16

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

MARK	REVISION	DATE	BY
4	REVISED PER AS-BUILT SURVEY	12/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM

Engineer:	KMM	Checked By:	EDC	Scale:	1"=50'
Technician:	JMM	Date:	07/12/07	Field Bk.:	
Project No.:	117.0667	Sheet:	3 of 16		

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.

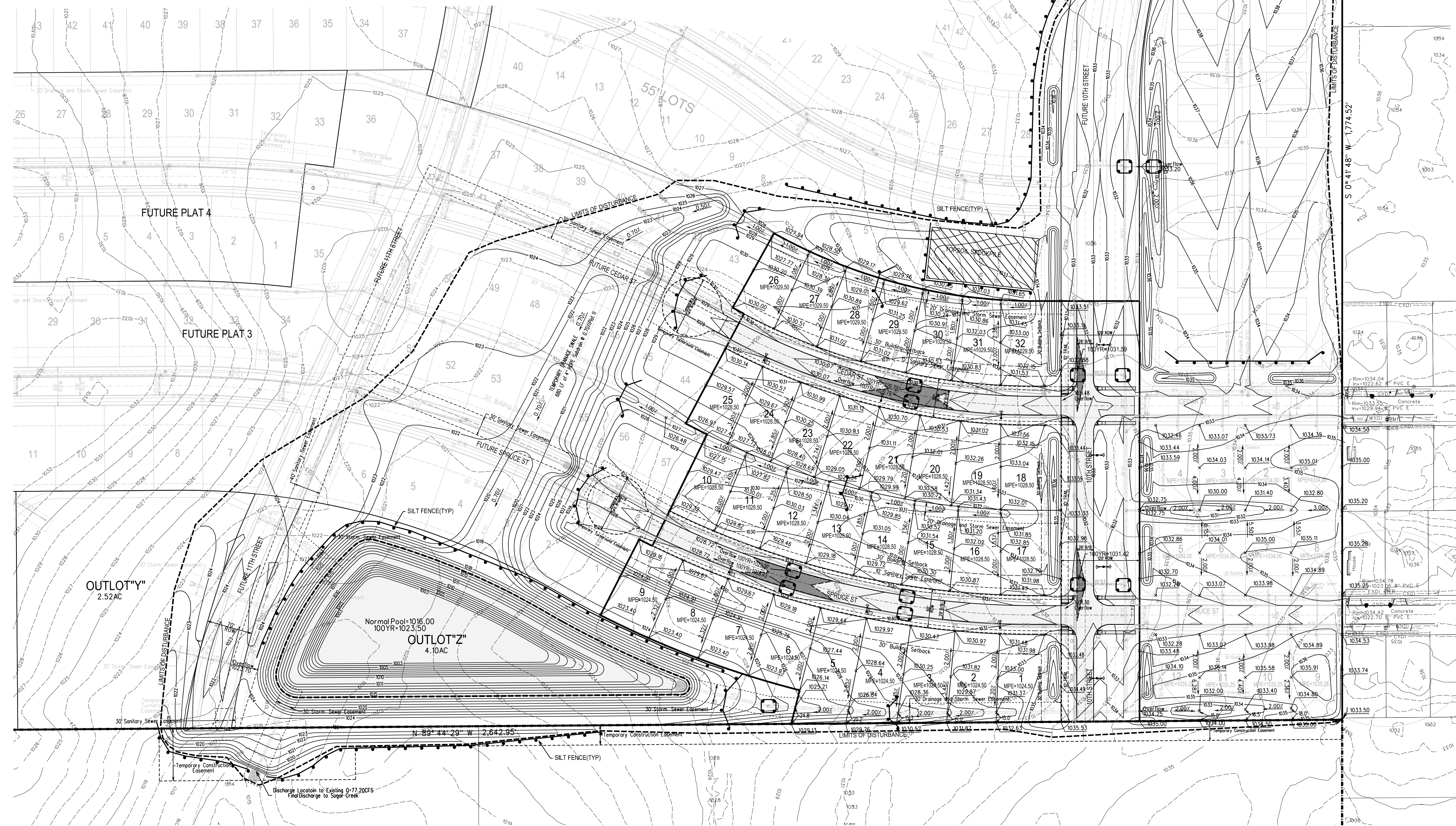
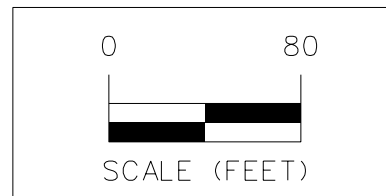
CONTROL POINTS

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=587866.78 E=1533378.54
MAC 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.

DISTURBED AREA

TOTAL DISTURBED AREA = 34.2AC



SPRING CREST PLAT 2

OVERALL SITE GRADE PLAN

SNYDER & ASSOCIATES, INC.



Project No: 117.0667

Sheet 4 of 16

WAUKEE, IA

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

4	REVISED PER AS-BUILT SURVEY	02/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM
MARK REVISION		DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JMM	Date:	07/12/17
Field Bk:		Scale:	1"=80'
Project No:		117.0667	
Sheet		4 of 16	

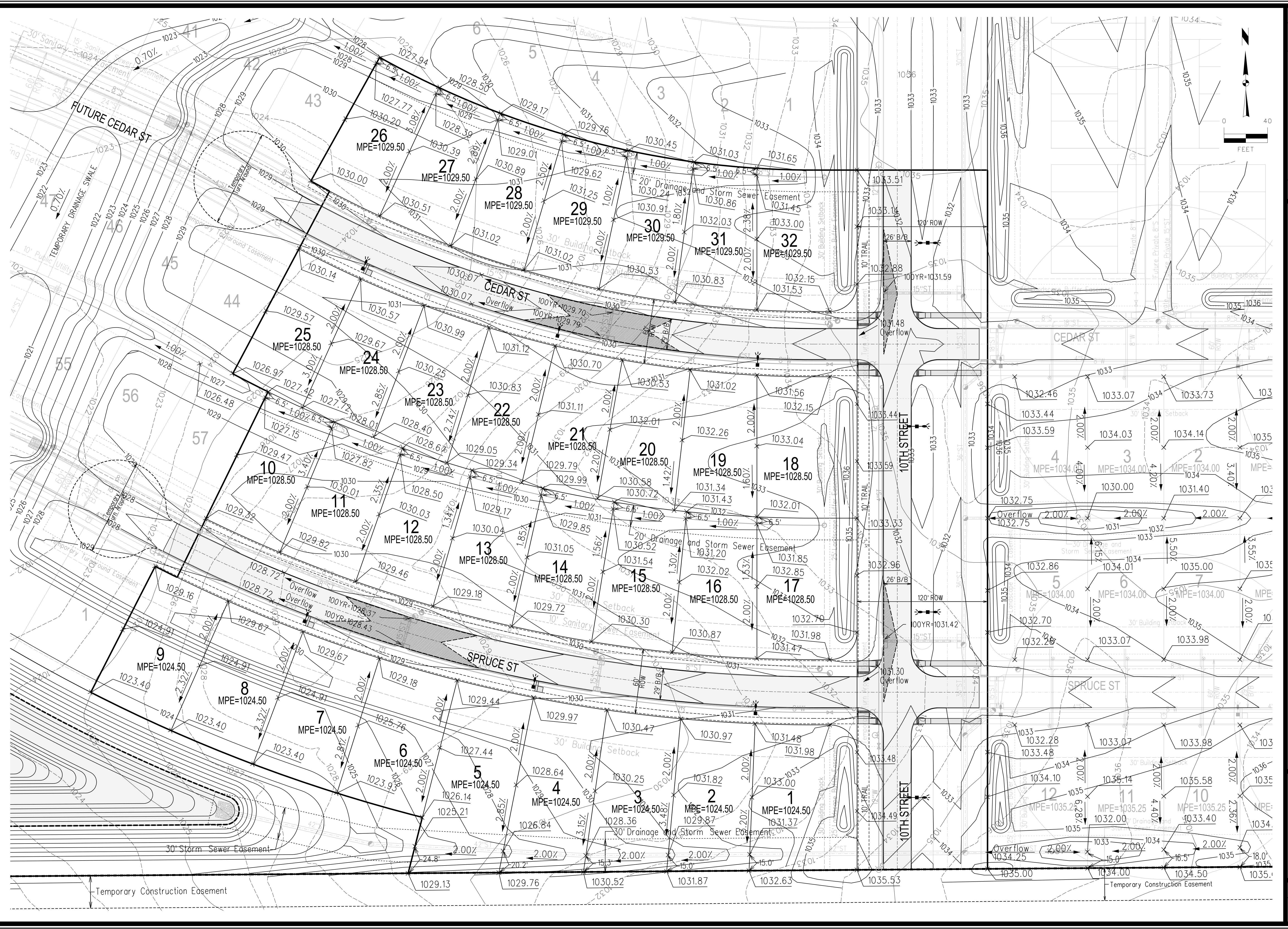
C:\pws\cadd\18\print\drivers\Black_Gray_VisStyle\unlshp\PDF.plt

Snyder
180

1/8/2019
2:19:10 PM

T.JANSEN
V:\Proj\117.0667\117.0667-DWG\CD04-1170667.dwg

1/8/2019 2:19:11 PM
TANSEN
V:\Projects\117.0667\117.0667_01\CADD\CDD-1170667_GRA.dwg
Snyder
1:0
C:\snyder\cad\std\stdprint.dwg drivers\Black_Gray_VisStyle.dwg
Y:\snyder\date.tbl



MARK	REVISION	DATE	BY
4	REVISED PER AS-BUILT SURVEY	02/19/17	ADD
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM

Engineer: KMM
Checked By: EDC
Scale: 1"=40'
Technician: JMM
Date: 07/12/07
Field Bk: Pg.
Project No: 117.0667
Sheet 5 of 16

SPRING CREST PLAT 2
DETAILED GRADING PLAN

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

WAUKEE, IA

Project No: 117.0667
Sheet 5 of 16



1/8/2019 2:19:15 PM Snyder 1800 C:\snp\cadd\2017\117\0667\01\cadd\006-1170667_ERD.dwg

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND 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/HARLESS 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 PERMIT NO. 2 INCLUDING CREATING OR MAINTAINING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND POSSIBLY OBTAINING THE GENERAL PERMIT COVERAGE FROM THE IDNR.
 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 MATTERS, 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 4 INCHES OF TOPSOIL INCLUDING TOPSOIL FOUND IN SOIL 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, OR SOIL AS SOON AS PRACTICAL UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES NO LATER THAN 14 CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY HAS FINISHED OR IS PLANNED TO BE DELAYED MORE THAN 21 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 ON-SITE.
 - k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

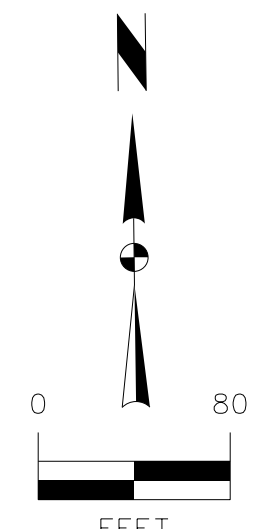
STORMWATER MANAGEMENT QUANTITIES

SILT FENCE	480 LF
SEDIMENT BASKETS	8 EA
TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE(ENTIRE SITE)	34.2 AC

POTENTIAL STORM WATER MANAGEMENT FACILITY LOCATIONS

GRADING PLAN GENERAL NOTES

- A. 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.
- B. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- C. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- D. 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 BASKETS SHALL BE PROVIDED ONCE PAVING IS COMPLETE.
- E. STRIP SALVAGE AND RE-SPREAD TOPSOIL PER SECTION 2010 OF SUPAS 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.
- F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- G. CONTRACTOR TO REMOVE ANY SEDIMENT FROM BASIN ACCUMULATED DURING CONSTRUCTION AND REGRADE BASIN TO FINISH DESIGN GRADES PRIOR TO SEEDING.



SPRING CREST PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

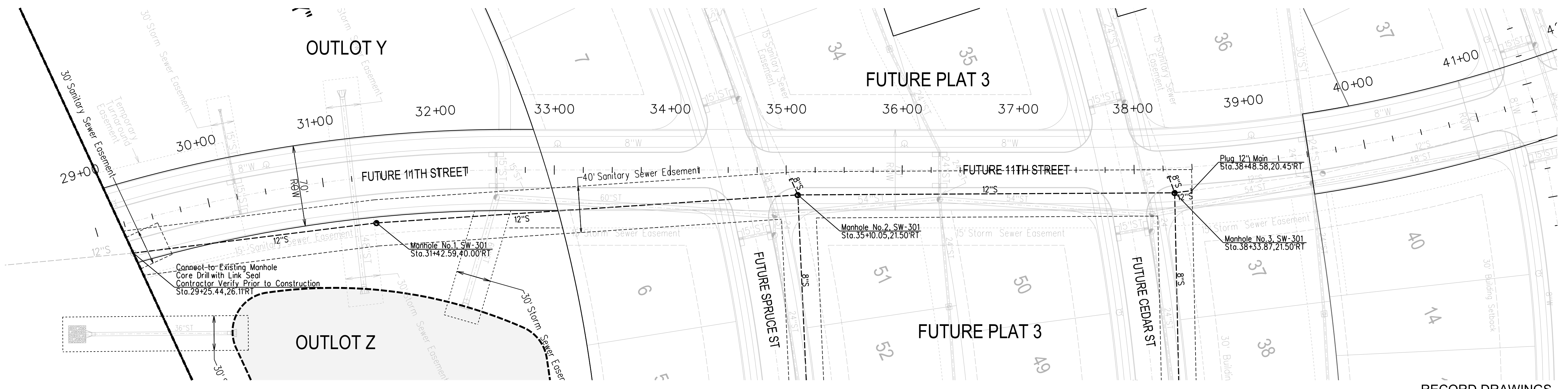
WAUKEE, IA

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

4	REVISED PER AS-BUILT SURVEY	02/19/17	JMM	Scale: 1"=80'
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM	Field Bk: Pg.
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM	Project No: 117.0667
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM	Sheet 6 of 16



1/8/2019 2:19:14 PM
 C:\p\proj\117.0667.01\CADD\As-Built.dwg
 T:\ANSEN_V\Proj\117.0667.01\CADD\As-Built.dwg
 Snyder 150
 Y:\p\proj\117.0667.01\CADD\As-Built.dwg



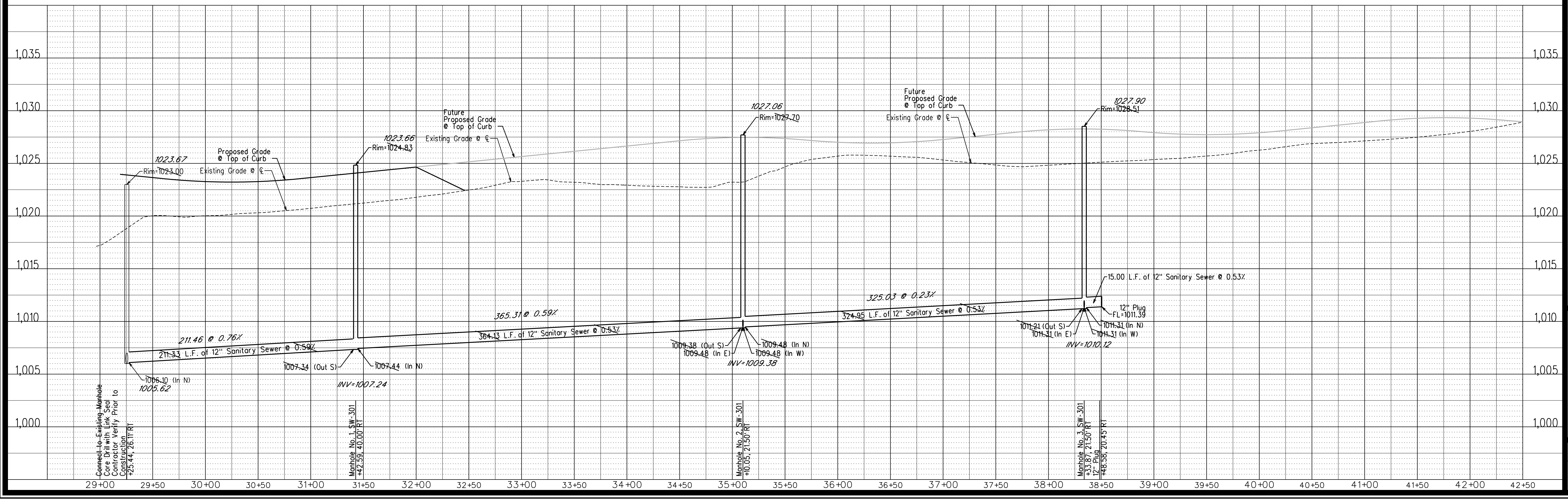
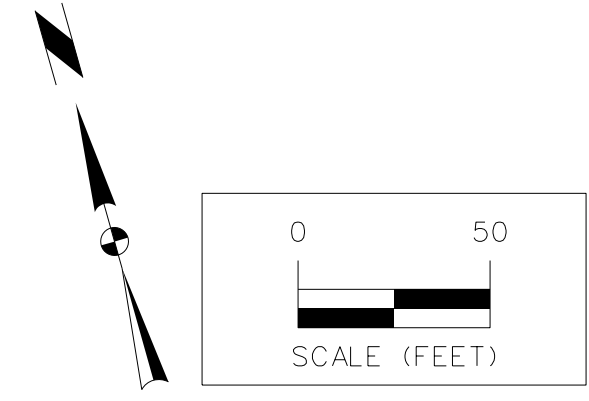
CAUTION:
 UTILITY WARNING
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

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.

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.



SPRING CREST PLAT 2

SANITARY SEWER PLAN AND PROFILE

SNYDER & ASSOCIATES, INC.



Project No: 117.0667

Sheet 7 of 16

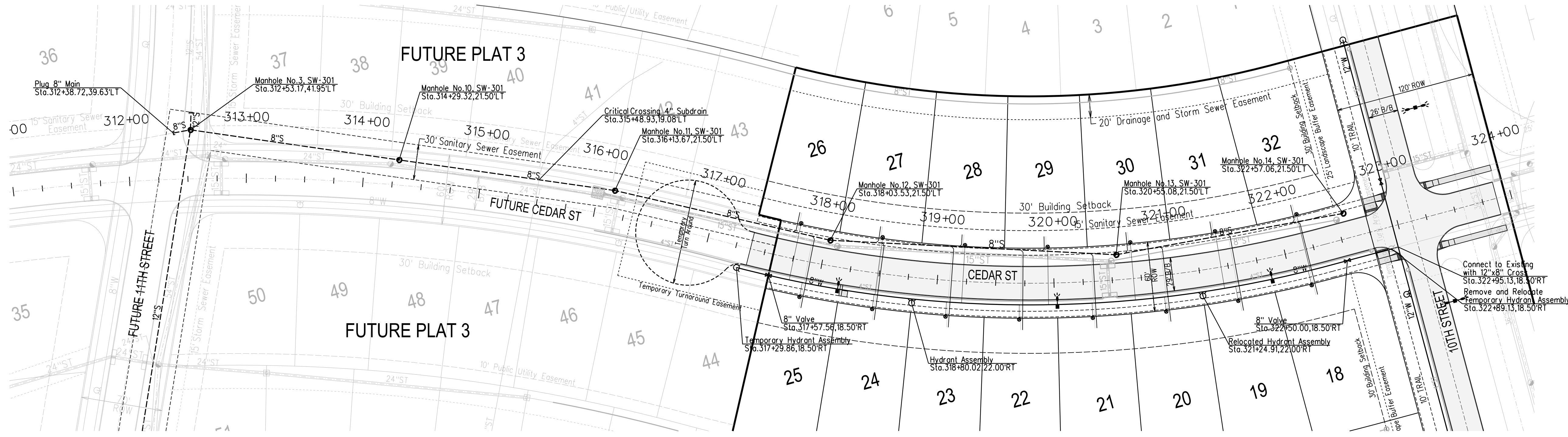
4	REVISED PER AS-BUILT SURVEY	12/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM
MARK	REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JMM	Date:	07/12/07
Scale:	1"=50'	Field Bk:	
Project No:	117.0667	Sheet	7 of 16

WAUKEE, IA

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

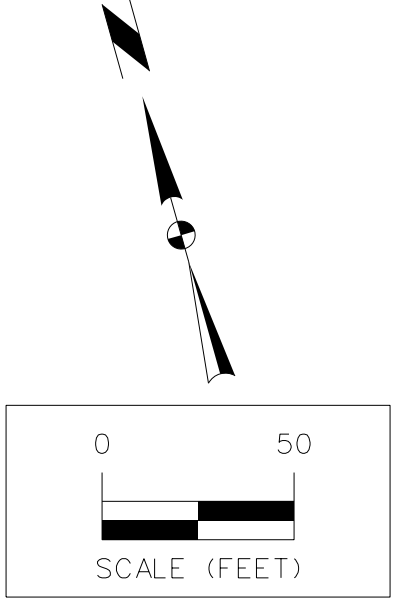
1/8/2019 2:15:15 PM
 C:\p\proj\117.0667.dwg
 117.0667 - SAN.dgn
 SNYDER & ASSOCIATES
 1/8/2019 2:15:15 PM
 C:\p\proj\117.0667.dwg
 117.0667 - SAN.dgn
 SNYDER & ASSOCIATES

CAUTION:
 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 SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

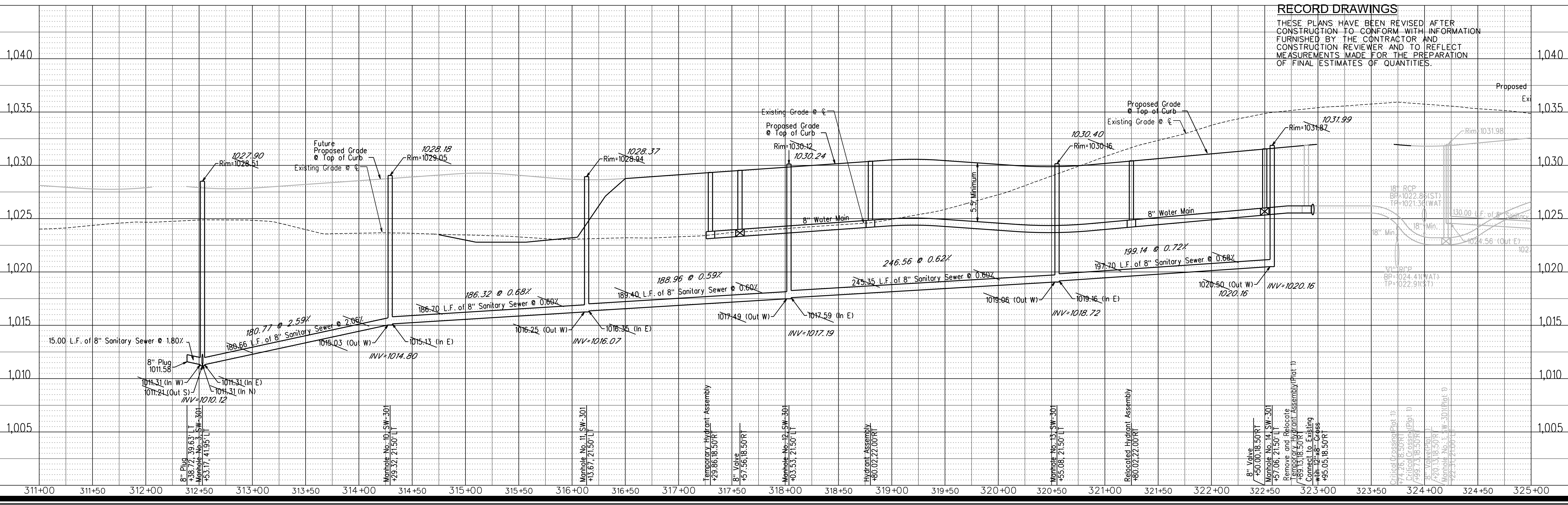


BENCHMARKS
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET
 ELEV=1035.08
 BURY BOLT ON HYDRANT ON SOUTH SIDE OF CEDAR STREET
 SOUTH OF LIGHT POLE, SOUTHEAST OF SITE.

- 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.
 - ALL NEW AND RELOCATED HYDRANTS ARE TO HAVE STORZ FITTINGS.



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.

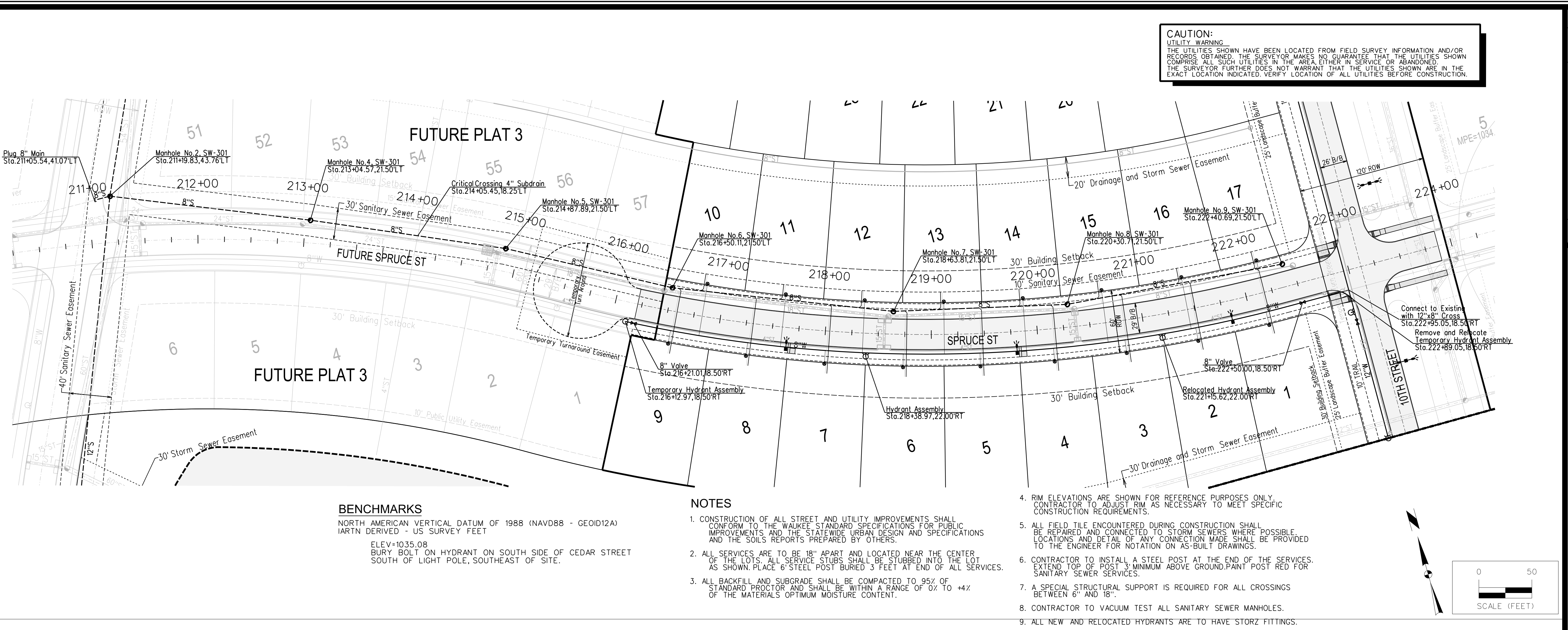


4	REVISED PER AS-BUILT SURVEY	12/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM
MARK	REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JMM	Date:	07/12/17
Scale:	1"=50'	Field Bk:	117.0667
Project No.:	117.0667	Sheet	8 of 16

SPRING CREST PLAT 2
SANITARY SEWER AND WATER MAIN PLAN AND PROFILE
WAUKEE, IA
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com
 SNYDER & ASSOCIATES, INC.
 Project No: 117.0667
 Sheet 8 of 16



1/8/2019 2:19:16 PM
 T.JANSEN
 V:\Projects\157117\0667\01\CADD\45_CD09_1170667_SAN.dgn
 Snyder 150
 C:\snp\cadd\8\prints\drivers\Black_Gray_V8\SWmain.dwg



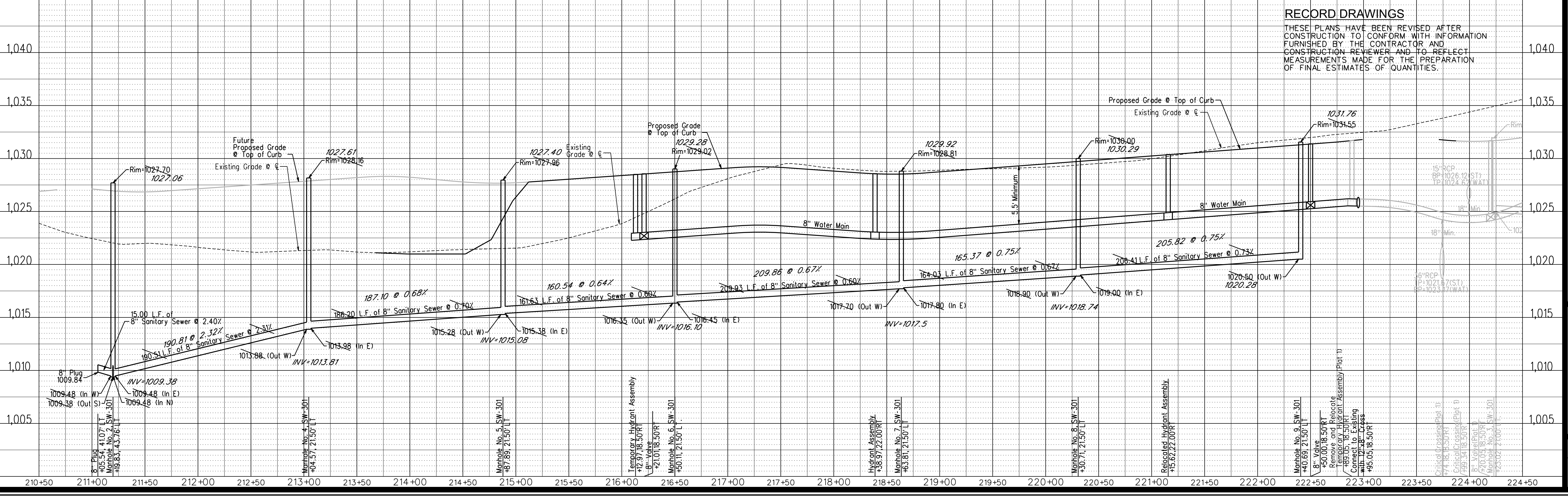
CAUTION:
 UTILITY WARNING
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

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.
- ALL NEW AND RELOCATED HYDRANTS ARE TO HAVE STORZ FITTINGS.



4	REVISED PER AS-BUILT SURVEY	12/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM
MARK	REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JMM	Date:	07/12/17
Scale:	1"=50'	Field Bk:	117.0667
Project No:	117.0667	Sheet	9 of 16

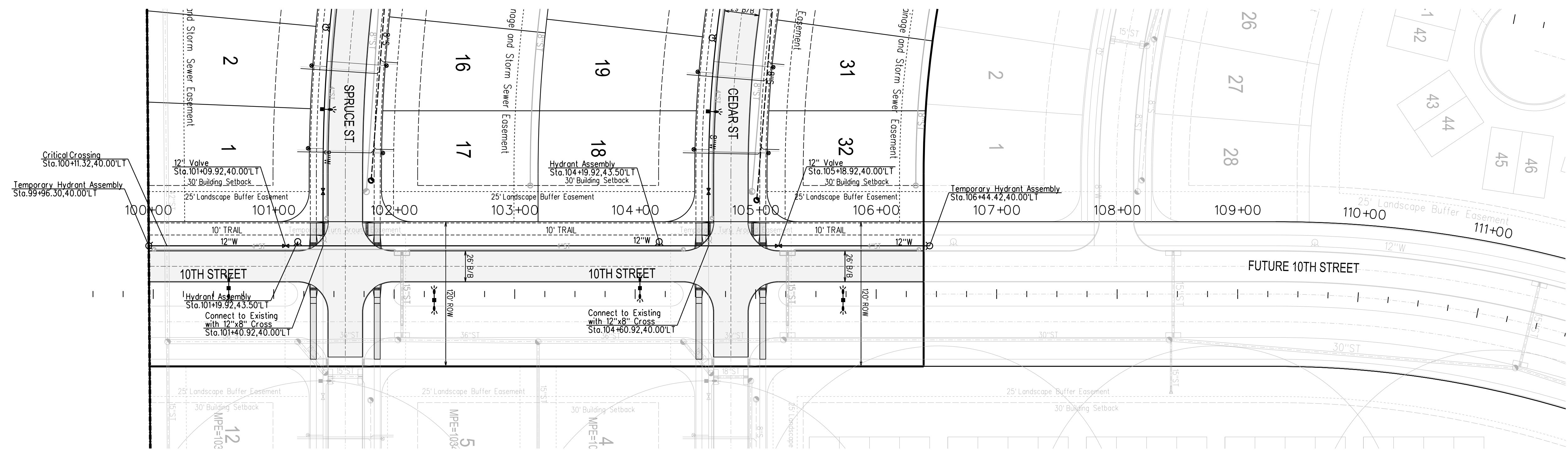
WAUKEE, IA
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com
 BM1

SPRING CREST PLAT 2
SANITARY SEWER AND WATER MAIN PLAN AND PROFILE
SNYDER & ASSOCIATES, INC.

Project No: 117.0667
 Sheet 9 of 16

1/8/2019 2:19:17 PM
 T:\ANSEN V:\Projects\2017\117.0667\DWG\CADD\CDD-1170667_WAT.dwg
 Snyder 150
 C:\sncadd\8\prints\drivers\Black_Gray_V8\DWG\util\main\DWG.plt
 Y:\sncadd\8\prints\drivers\Black_Gray_V8\DWG\util\main\DWG.plt

CAUTION:
 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 SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

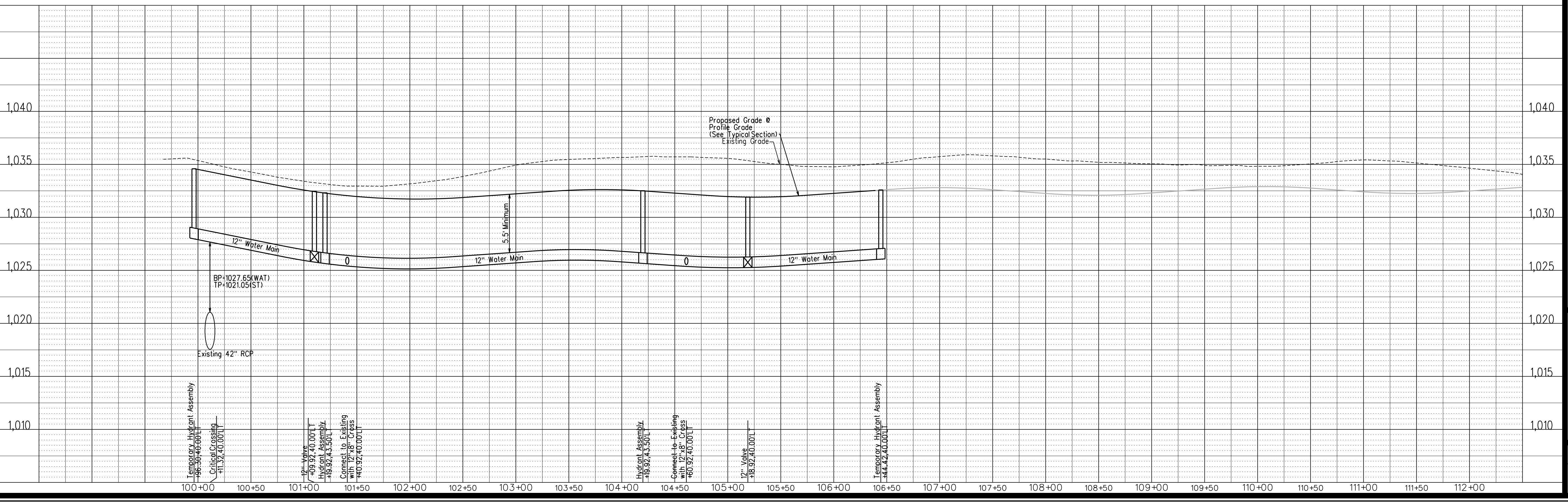
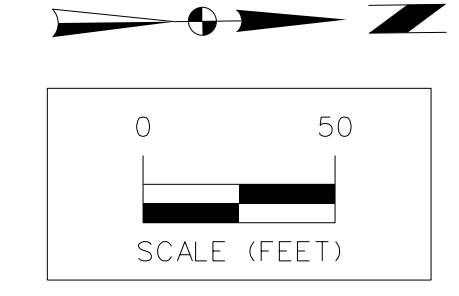


BENCHMARKS

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.
- ALL NEW AND RELOCATED HYDRANTS ARE TO HAVE STORZ FITTINGS.



SPRING CREST PLAT 2
WATER MAIN PLAN AND PROFILE



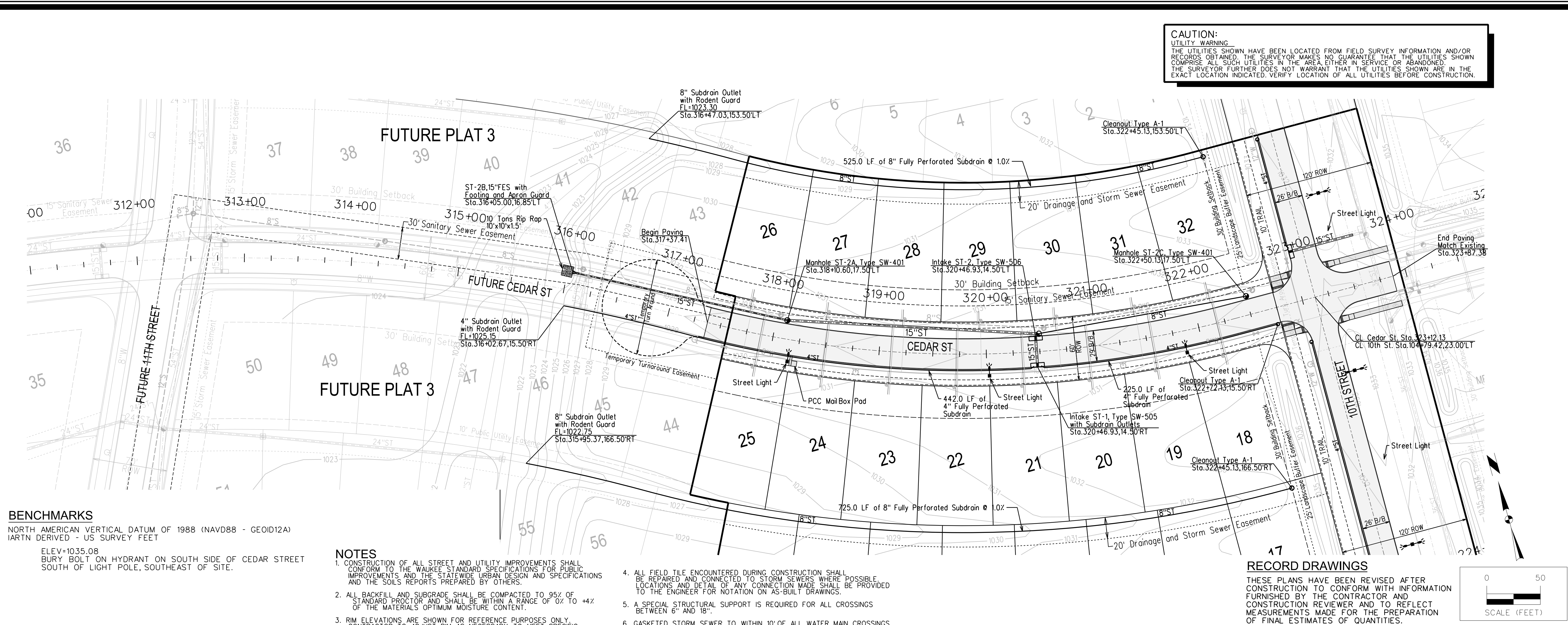
Project No: 117.0667
 Sheet 10 of 16

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

MARK	REVISION	DATE	BY
4	REVISED PER AS-BUILT SURVEY	12/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM

Engineer:	KMM	Checked By:	EDC	Scale:	1"=50'
Technician:	JMM	Date:	07/12/17	Field Bk:	
Project No:	117.0667	Page:			

1/8/2019 2:19:16 PM
 T:\Projects\2017\117.0667\DWG\DWG\117.0667_PAV.dwg
 Snyder 150
 C:\snyder\cad\drivers\black-gray\style\unifont\font.plt



CAUTION:
 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 SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

BENCHMARKS

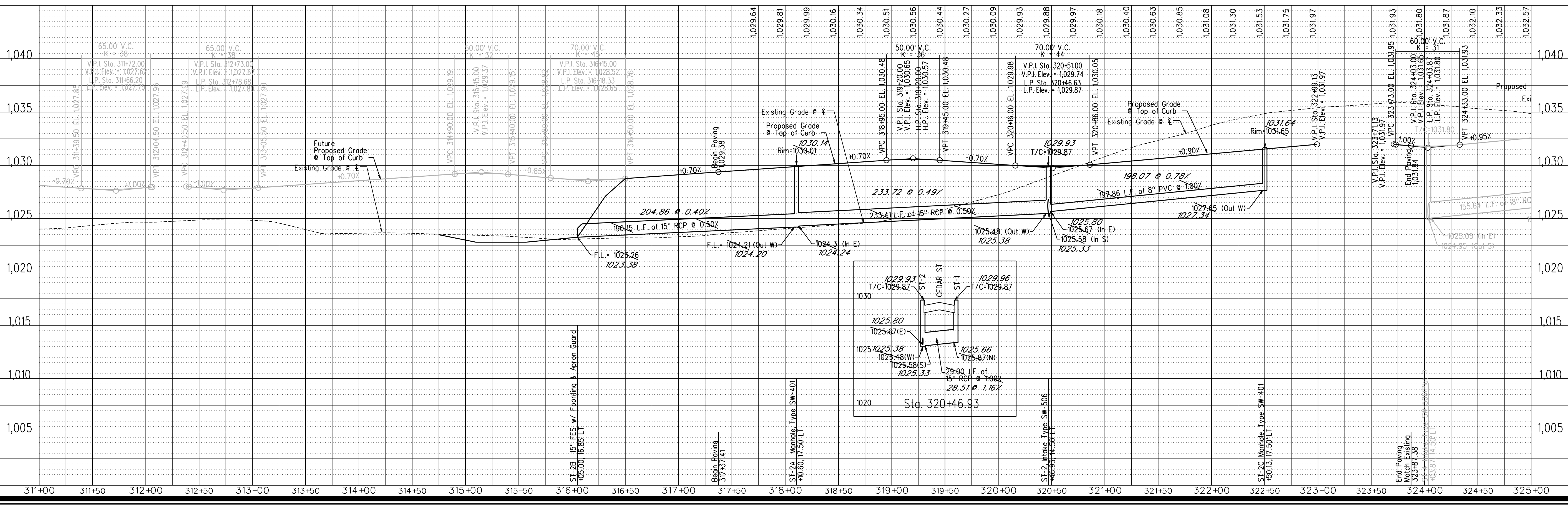
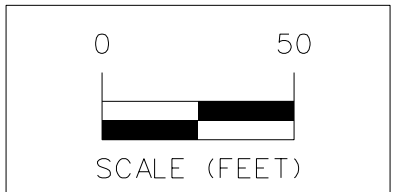
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET
 ELEV=1035.08
 BURY BOLT ON HYDRANT ON SOUTH SIDE OF CEDAR STREET
 SOUTH OF LIGHT POLE, SOUTHEAST OF SITE.

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 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.
- RM ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO ADJUST RM 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.

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.



4	REVISED PER AS-BUILT SURVEY	12/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM
MARK	REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JMM	Date:	07/12/17
Field Bk:	117.0667	Scale:	1"=50'
Project No:	117.0667	Sheet:	11 of 16

WAUKEE, IA

SPRING CREST PLAT 2

PAVEMENT AND STORM SEWER PLAN AND PROFILE

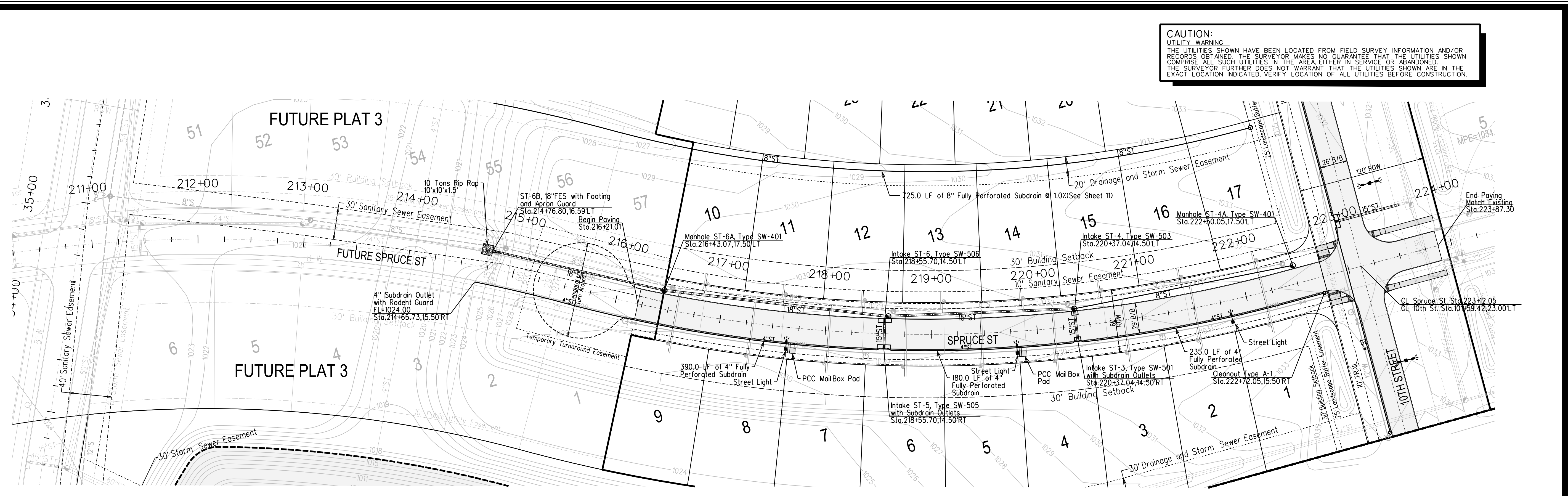
SNYDER & ASSOCIATES, INC.

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

Project No: 117.0667
 Sheet 11 of 16



1/8/2019 2:19:19 PM
 T:\ANSEN_V:\P\01615_2017\117_0667_01\CADD\46_CD12_1170667_PAV.dgn
 Snyder 150
 C:\snp_cadd\8\p\print_drivers\Black_Gray_V816\wpl\wplshp.plt



CAUTION:
 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 SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.

4	REVISED PER AS-BUILT SURVEY	02/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM
MARK	REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JMM	Date:	07/12/17
Scale:	1"=50'	Field Bk:	117.0667
Project No:	117.0667	Sheet:	12 of 16

WAUKEE, IA
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com
 BM1

SPRING CREST PLAT 2
PAVEMENT AND STORM SEWER PLAN AND PROFILE
SNYDER & ASSOCIATES, INC.

 Project No: 117.0667
 Sheet 12 of 16

RECORD DRAWINGS

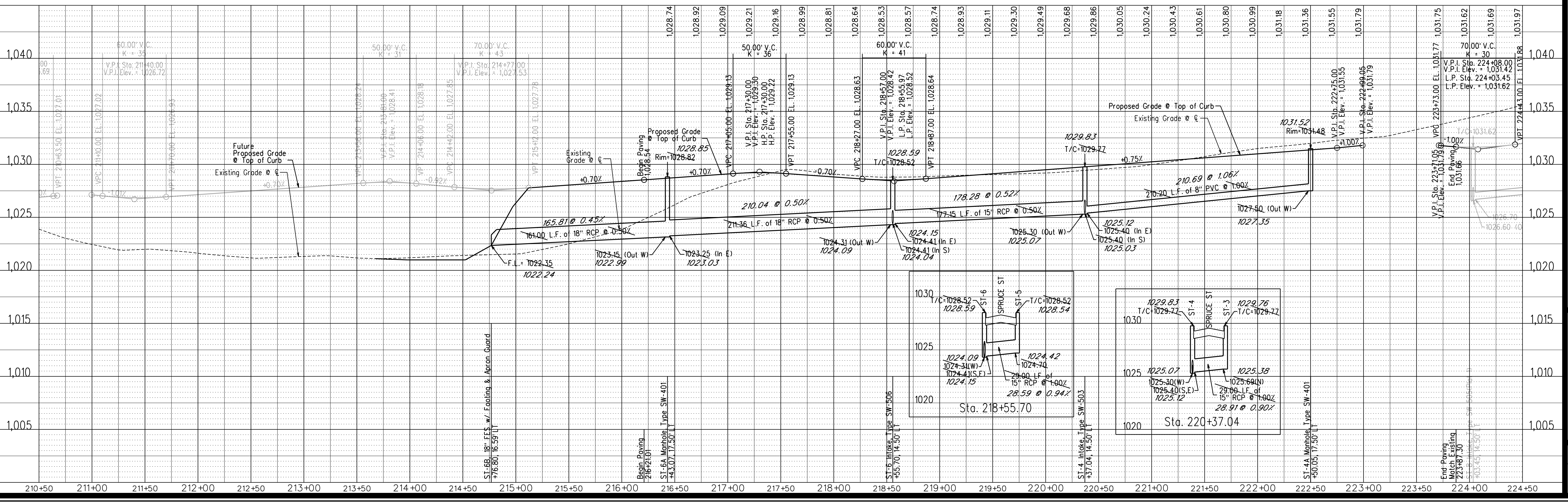
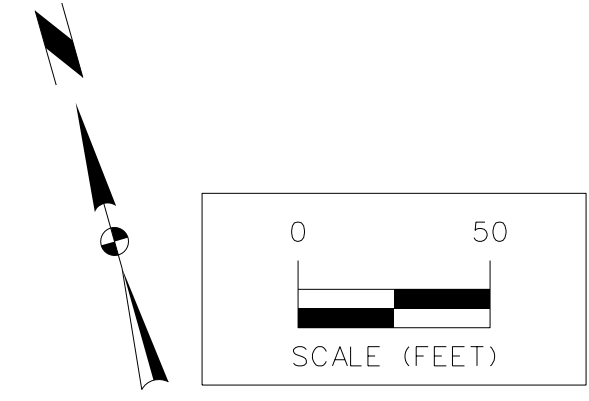
THESE PLANS HAVE BEEN REVISED AFTER CONSTRUCTION TO CONFORM WITH INFORMATION FURNISHED BY THE CONTRACTOR AND CONSTRUCTION REVIEWER AND TO REFLECT MEASUREMENTS MADE FOR THE PREPARATION OF FINAL ESTIMATES OF QUANTITIES.

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.

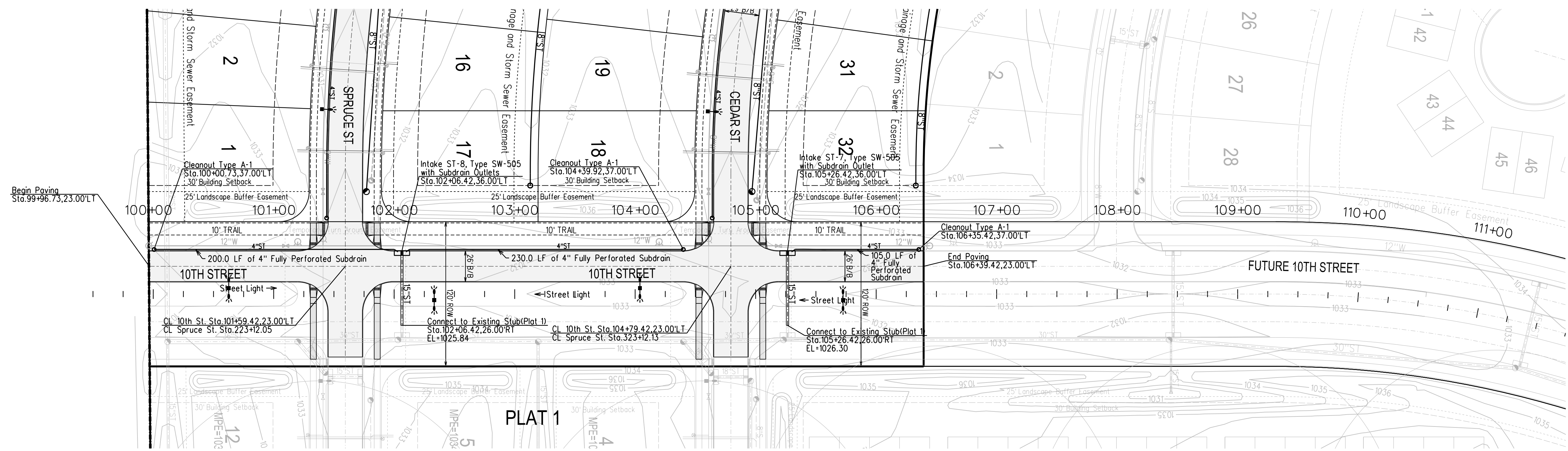
NOTES

- 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 BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AND SHALL BE WITHIN A RANGE OF 0% TO +4% OF THE MATERIALS OF MINIMUM 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.



1/8/2019 2:19:20 PM
 T:\ANSEN V:\Projects\117.0667\DWG\117.0667_PAV.dwg
 1/8/2019 2:19:20 PM
 Snyder 1500
 C:\snp\cad\cadd\drivers\Black_Gray_V8iSW.plt
 Y:\snp\date.tbl
 Y:\snp\date.tbl
 Y:\snp\date.tbl

CAUTION:
 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 SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.



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.

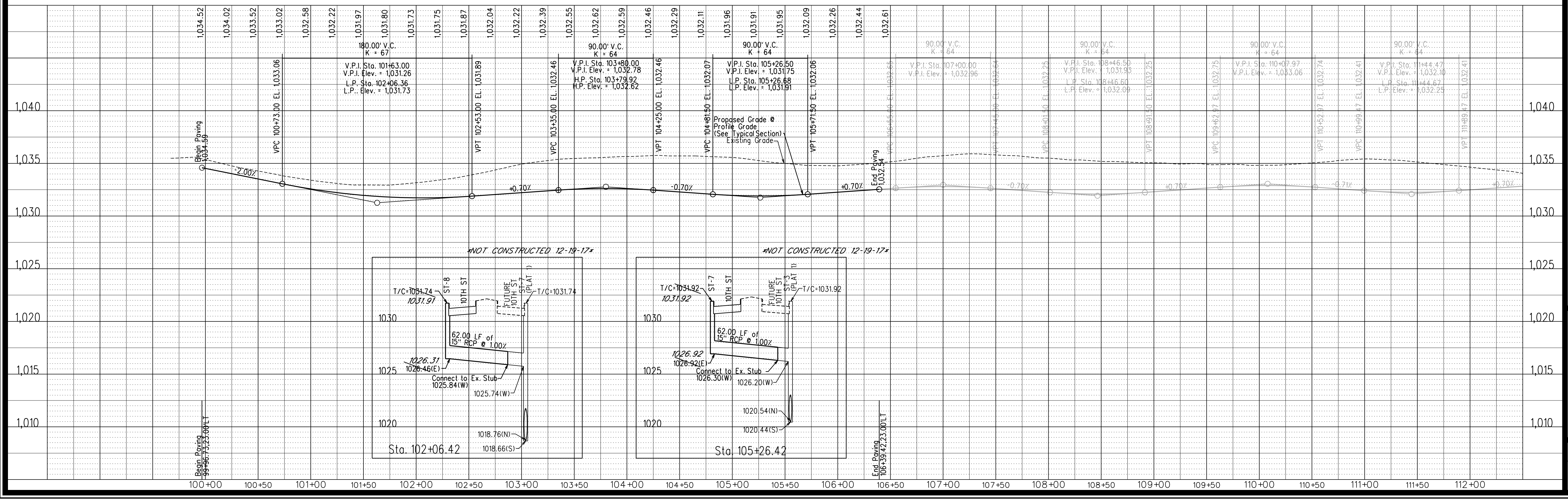
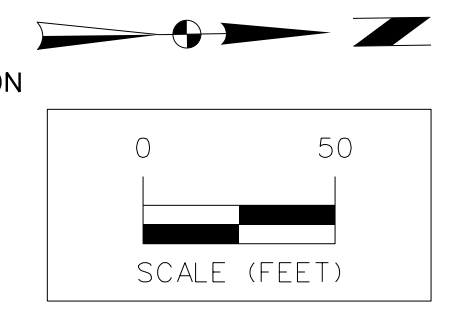
NOTES

- 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 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.
- RIE 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.

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.



4	REVISED PER AS-BUILT SURVEY	12/19/17	JMM
3	REVISED AS PER CITY COMMENTS	08/21/17	JMM
2	REVISED AS PER CITY COMMENTS	08/15/17	JMM
1	REVISED AS PER CITY COMMENTS	07/31/17	JMM

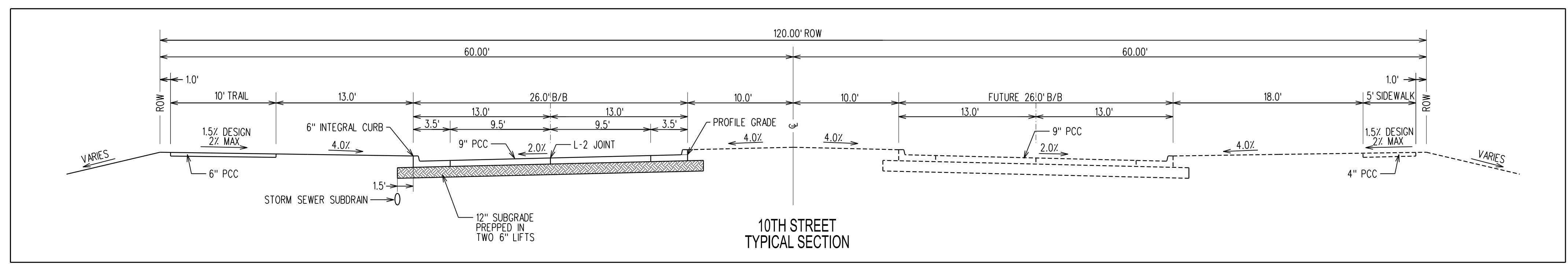
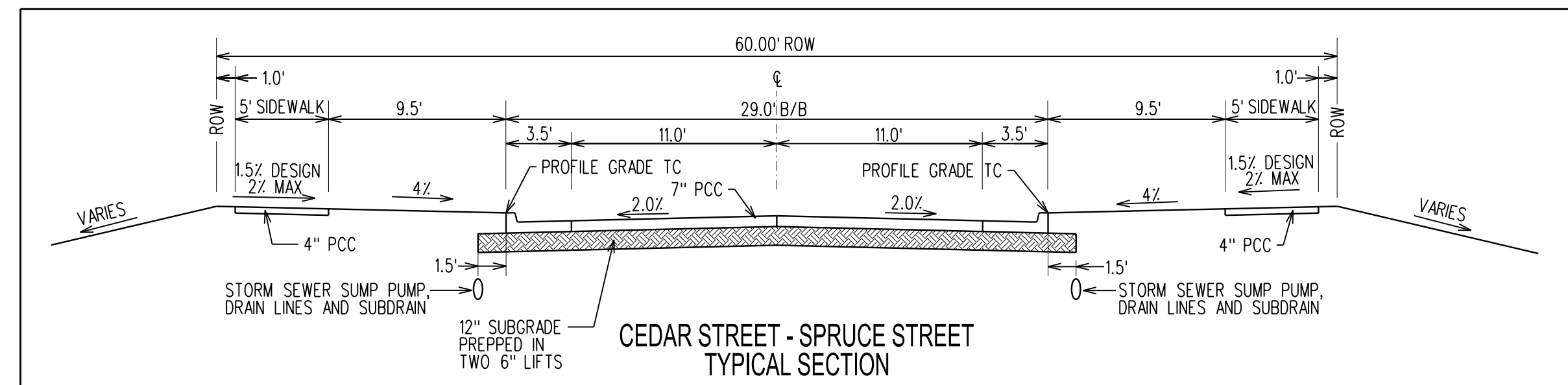
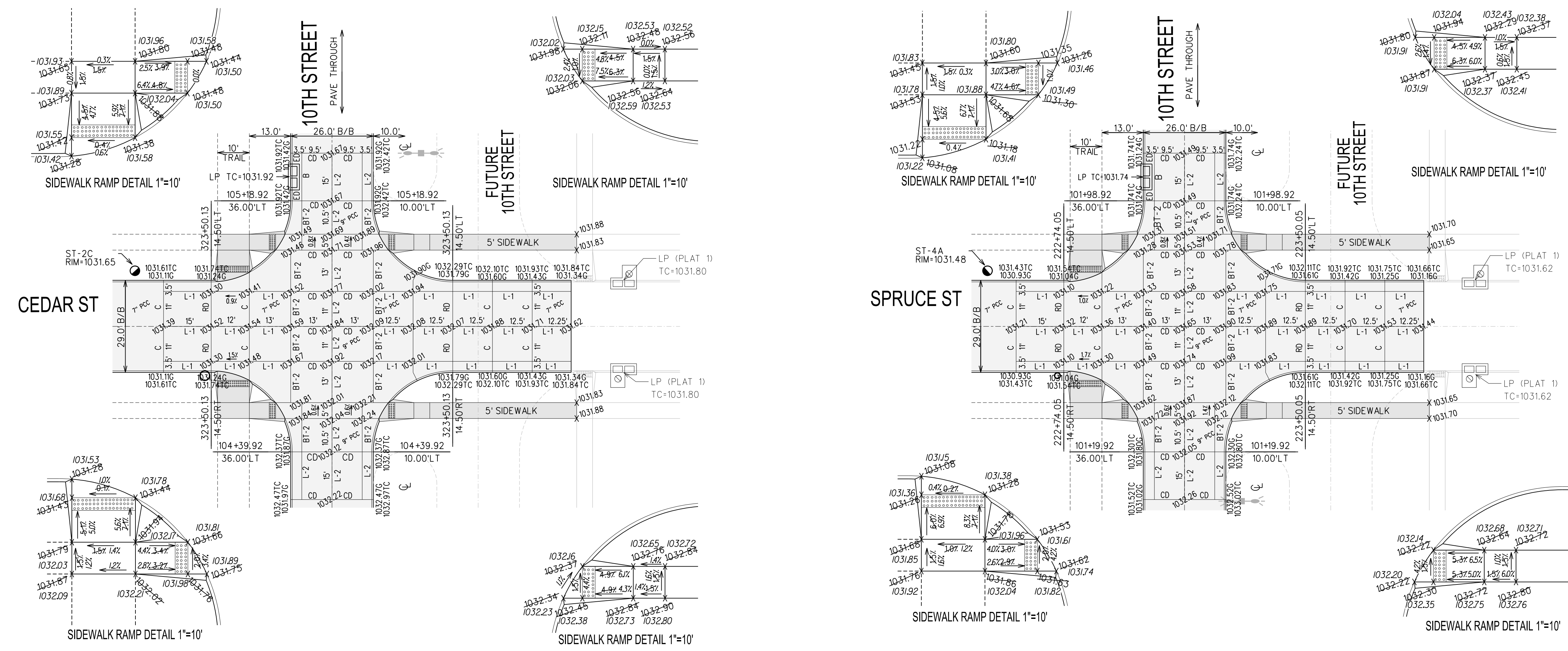
MARK REVISION DATE BY
 Engineer: KMM Checked By: EDC
 Technician: JMM Date: 07/12/17
 Scale: 1"=50'
 Field Bk: Pg.
 Project No: 117.0667
 Sheet 13 of 16

SPRING CREST PLAT 2
PAVEMENT AND STORM SEWER PLAN AND PROFILE
WAUKEE, IA
SNYDER & ASSOCIATES, INC.

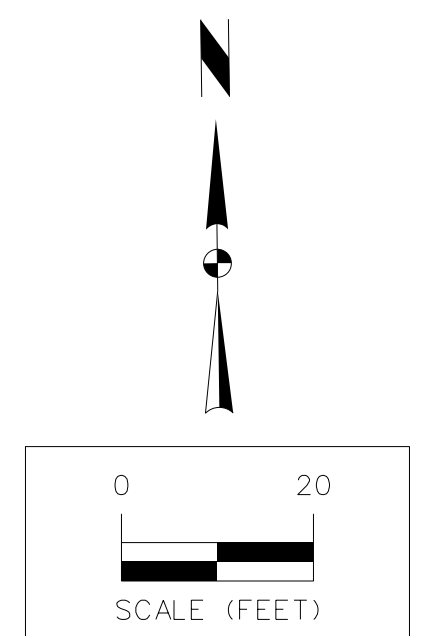
2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 117.0667
 Sheet 13 of 16

1/8/2019 2:19:21 PM
 T:\ANSEN V:\Projects\2017\117.0667\DWG\CD\44-1170667_DET.dwg
 Snyder 1:20
 C:\snp\cad\cadd\print\drivers\Black_Gray_VisStyle.dwg
 Y:\snp\date.tbl
 Y:\snp\user\jw\jw.dwt



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

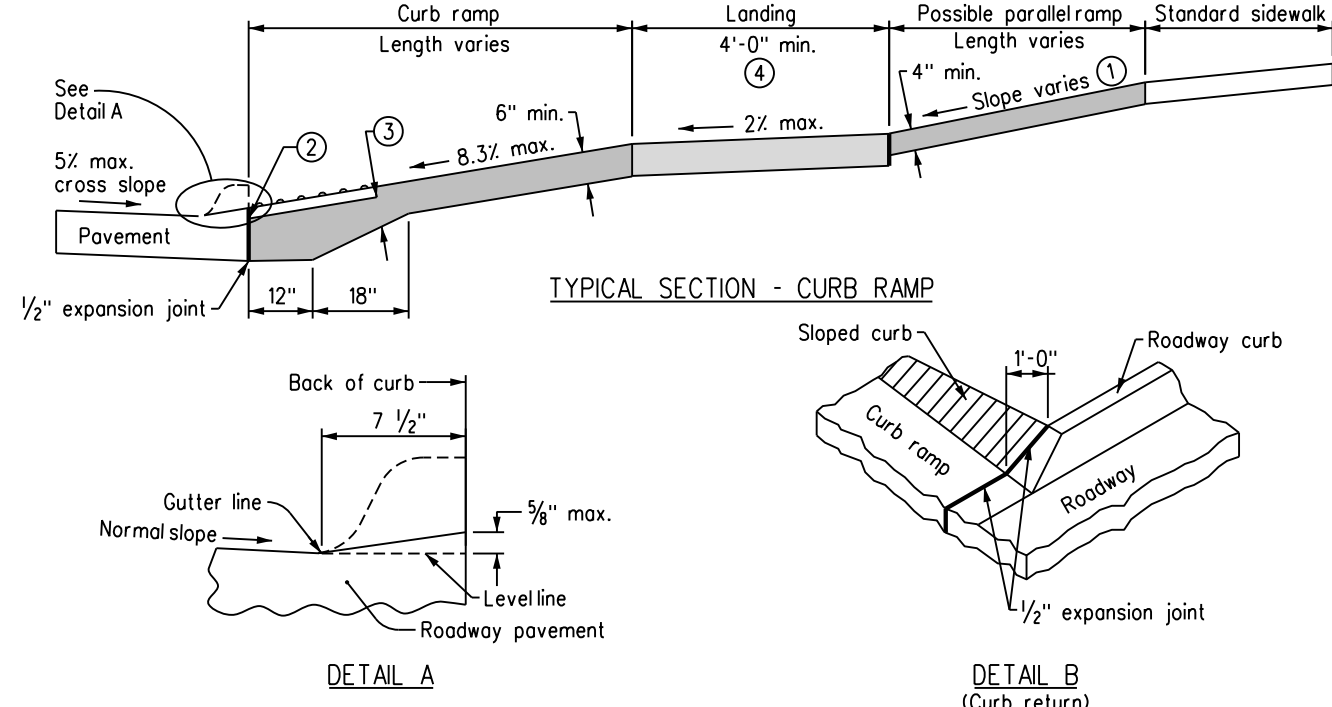


4	REVISED PER AS-BUILT SURVEY	AD	12/19/17
3	REVISED AS PER CITY COMMENTS	JWM	08/21/17
2	REVISED AS PER CITY COMMENTS	JWM	08/15/17
1	REVISED AS PER CITY COMMENTS	JWM	07/31/17
MARK	REVISION	DATE	BY
Engineer:	KMM	Checked By:	EDC
Technician:	JWM	Date:	07/12/17
Project No:	117.0667	Field No.:	117.0667
Scale:	1"=20'	Sheet:	14 of 16

SPRING CREST PLAT 2
INTERSECTION DETAILS
WAUKEE, IA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 117.0667
 Sheet 14 of 16

Y:\open\date.tbl
C:\swe\cad\cadd\print\drivers\Black-Gray\158161\158161.dwg
Snyder
1:20
1/8/2019
2:19:22 PM
T:\ANSEN
V:\PROJETS\2017\117.0667.DWG\CD15-1170667.DTL.dgn



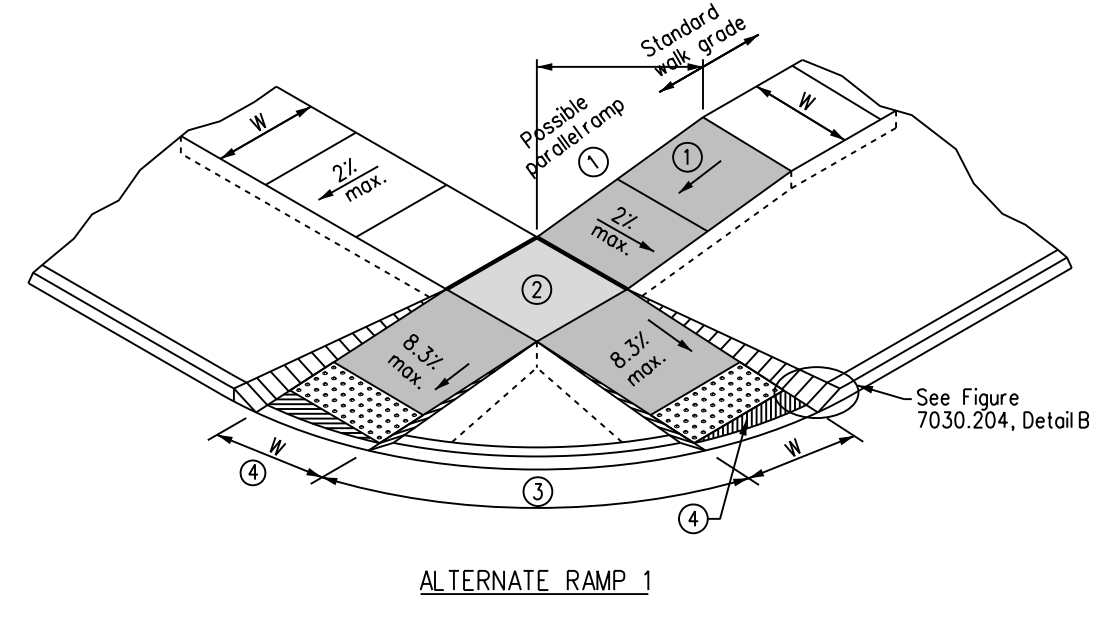
1 GENERAL SIDEWALK DETAILS

If crosswalks are marked, locate ramps, exclusive of flares, within the crosswalk markings.

- Parallel ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- Install a 24 inch wide (min.) strip of detectable warnings at the back of curb. Extend the detectable warnings across the full width of the ramp.
- Provide a minimum of 6 inches of concrete below the detectable warning panel.
- Landing: Maximum slope of 2% in any direction.

Key

- Ramp
- Landing
- Detectable warning

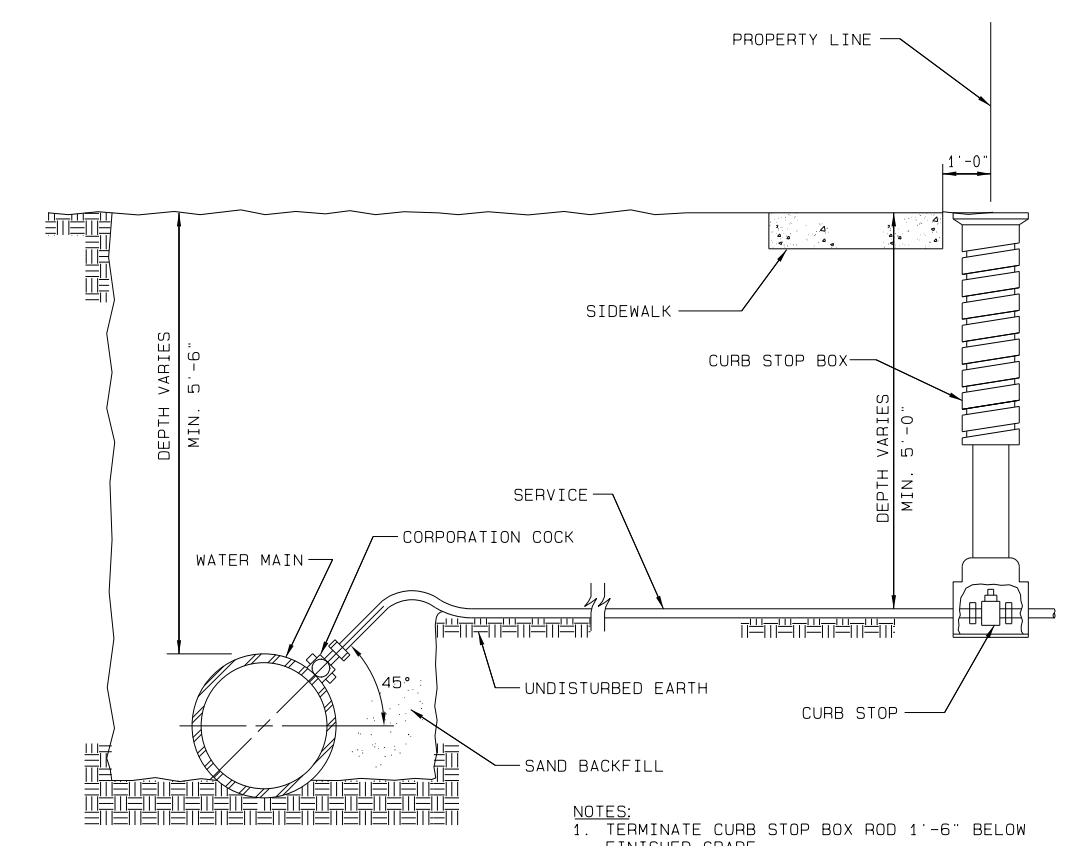


2 CURB RAMPS WITHIN INTERSECTION RADIUS FOR CLASS B OR C SIDEWALK

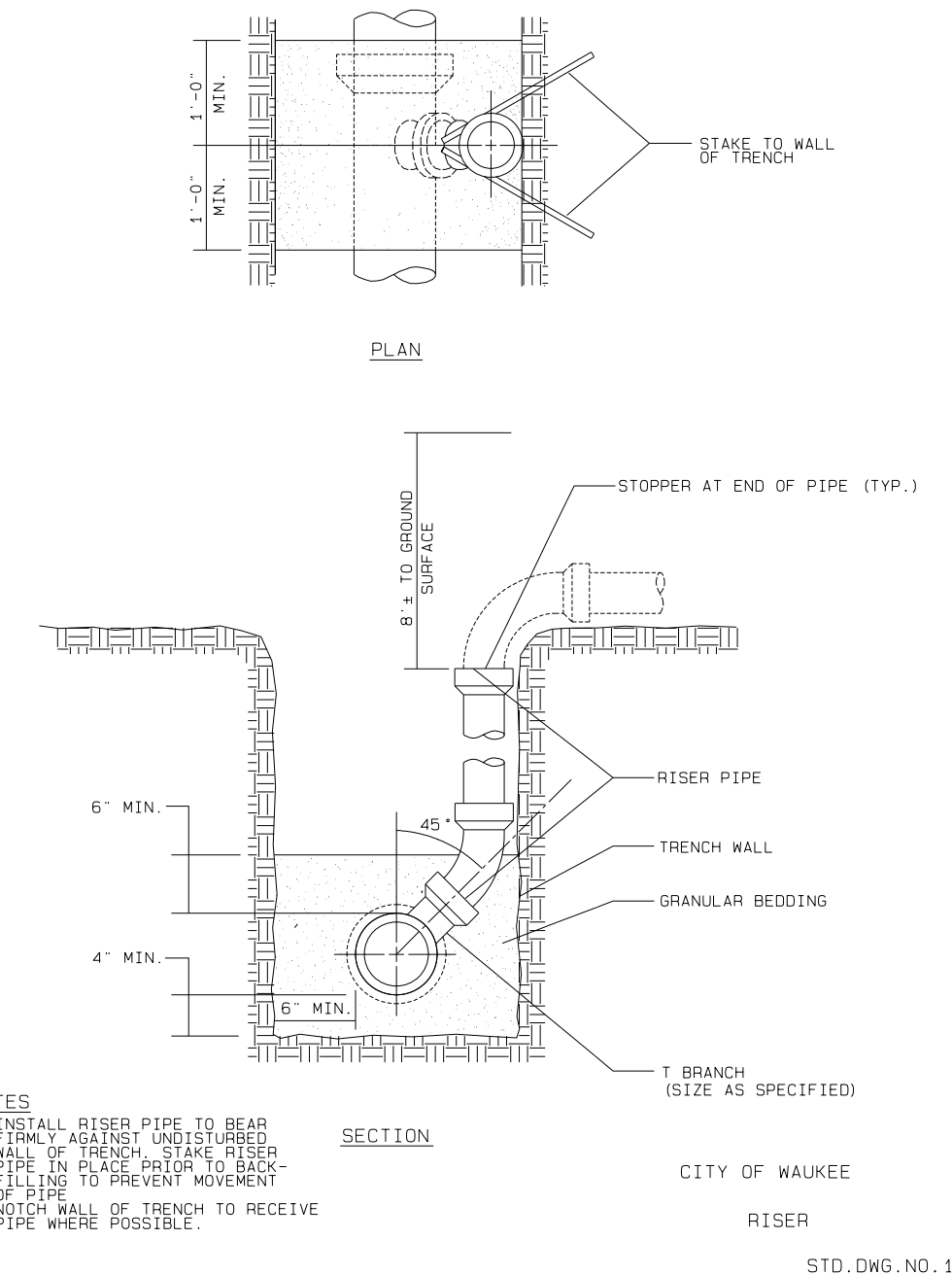
- Parallel ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- Landing: Maximum slope of 2% in any direction.
- Island width: 5 foot minimum. If island is less than 5 feet, eliminate island and provide alternate 2.
- Unless curb ramp is aligned perpendicular to the street radius, provide an area of special shaping at the bottom of the ramp to provide a smooth transition to the gutterline. 2% maximum slope in any direction.

Key

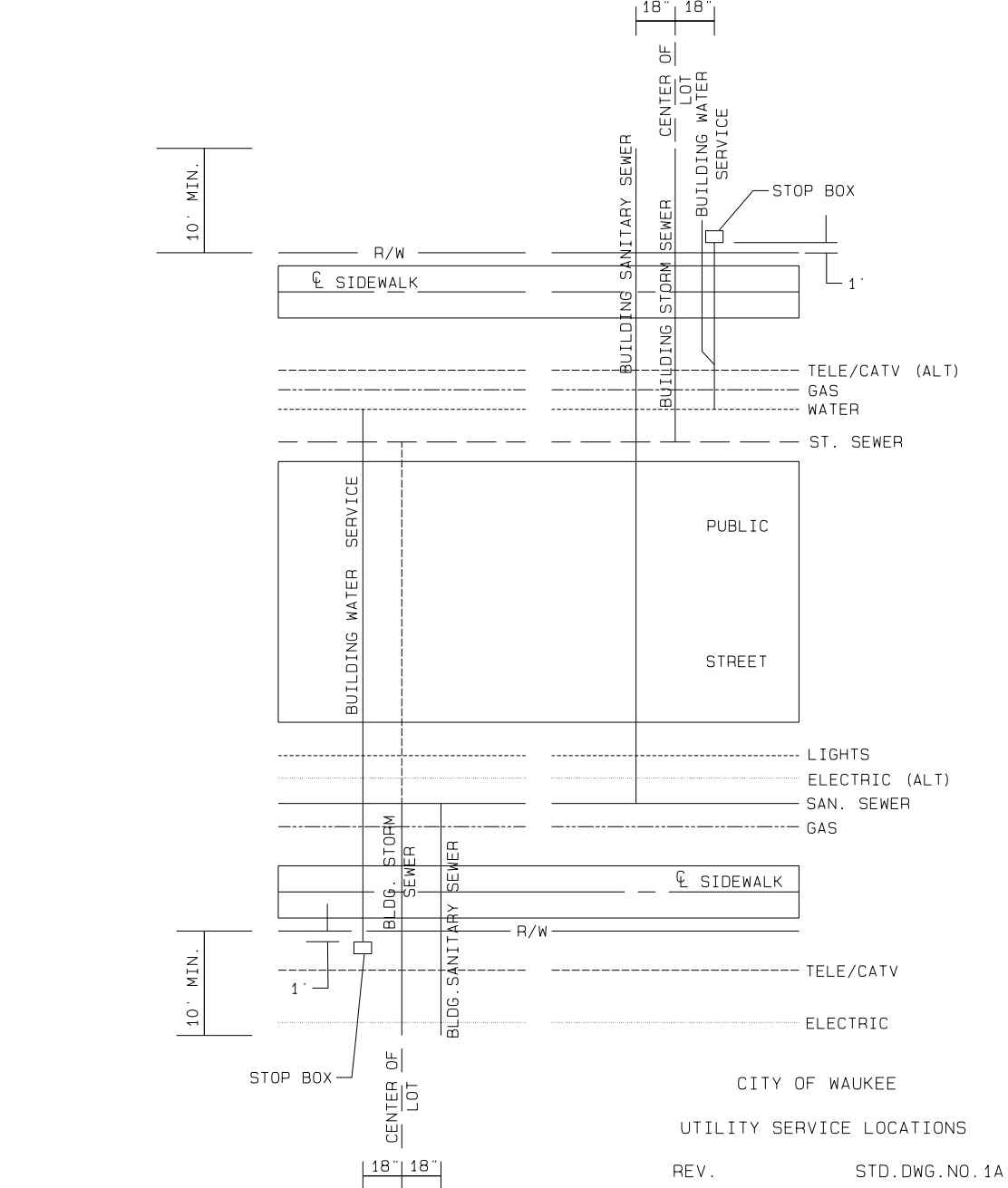
- Sidewalk width as specified in the contract documents.
- Ramp
- Landing
- Detectable warning



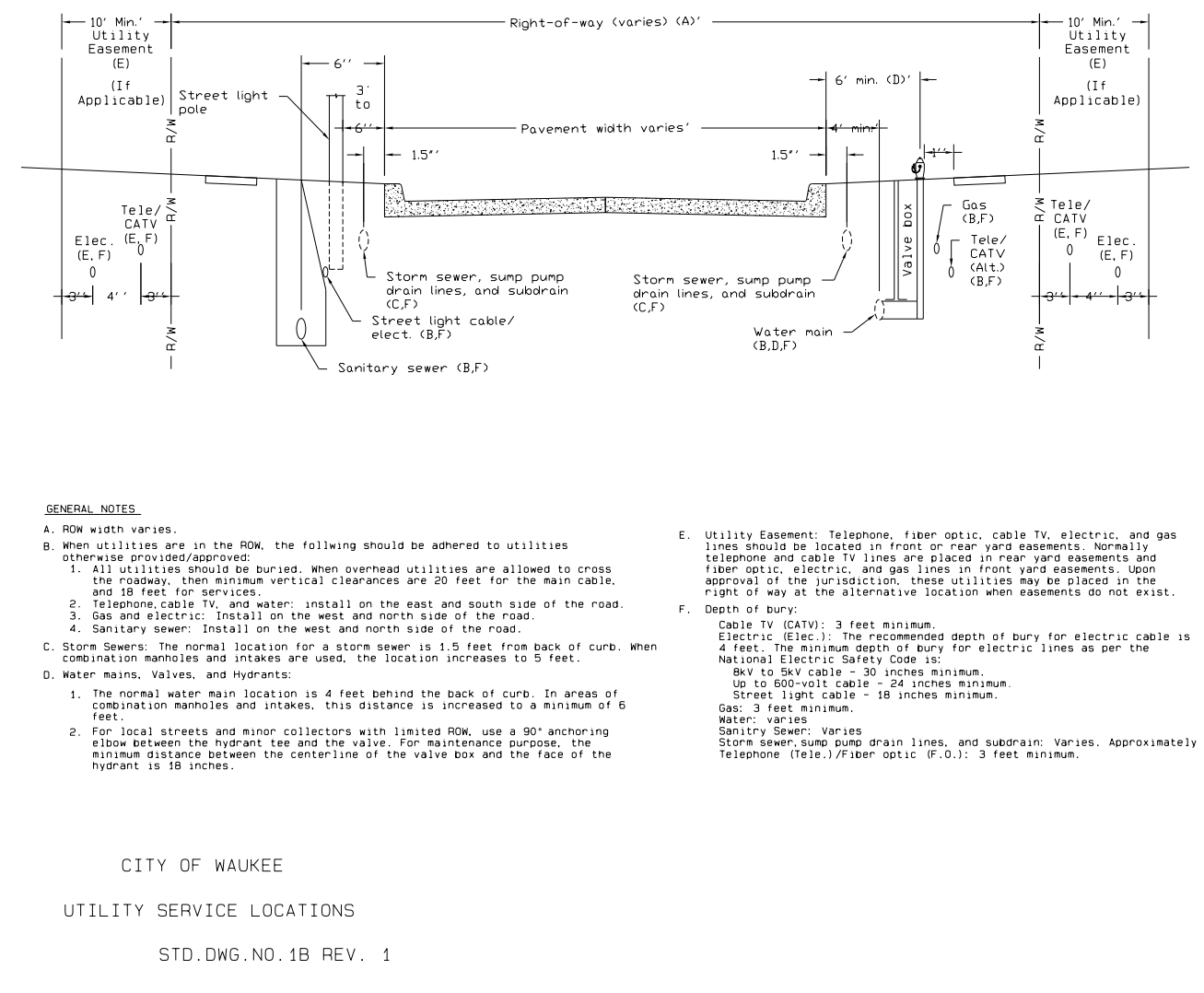
3 CITY OF WAUKEE WATER SERVICE CONNECTION



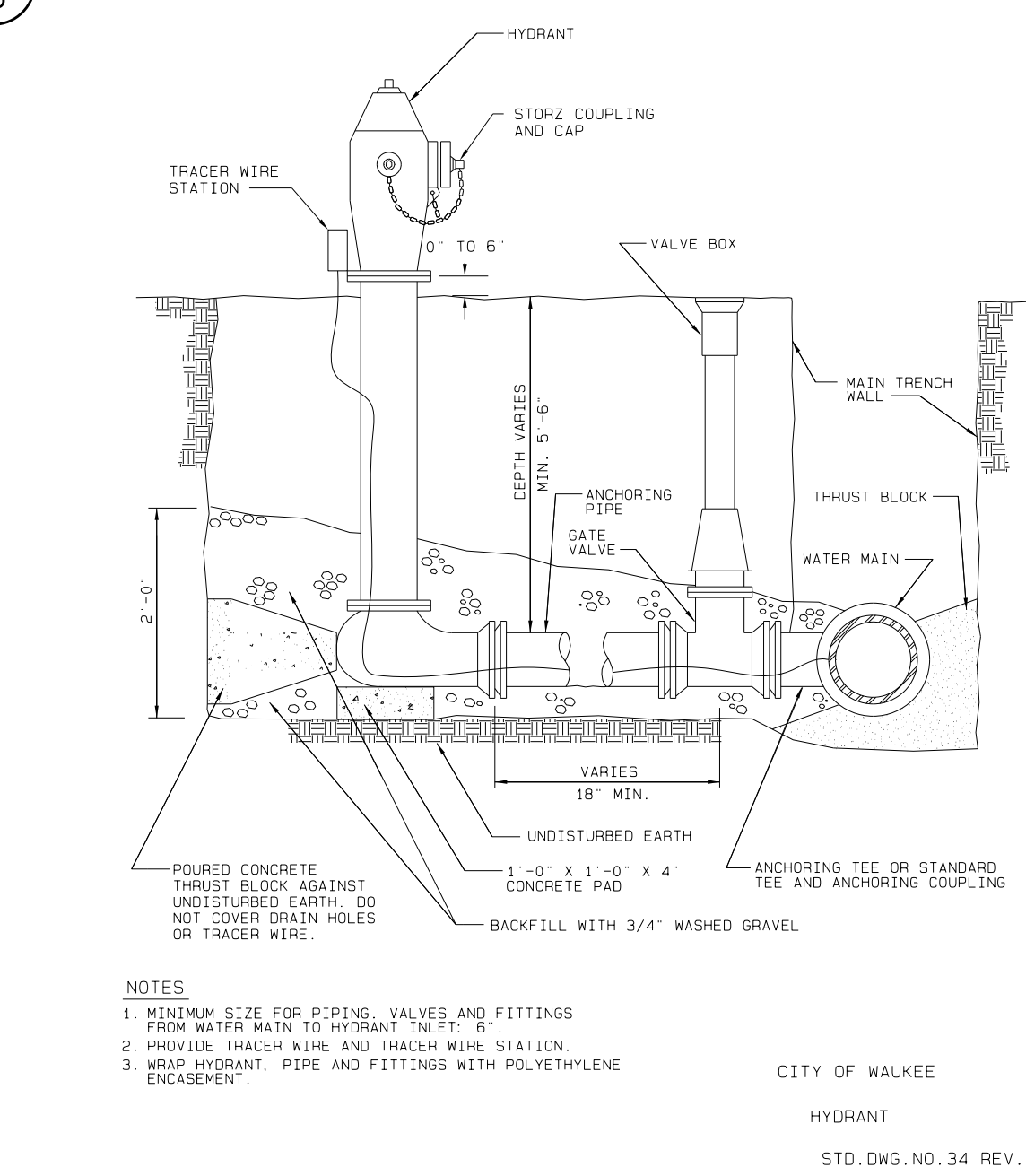
4 CITY OF WAUKEE RISER



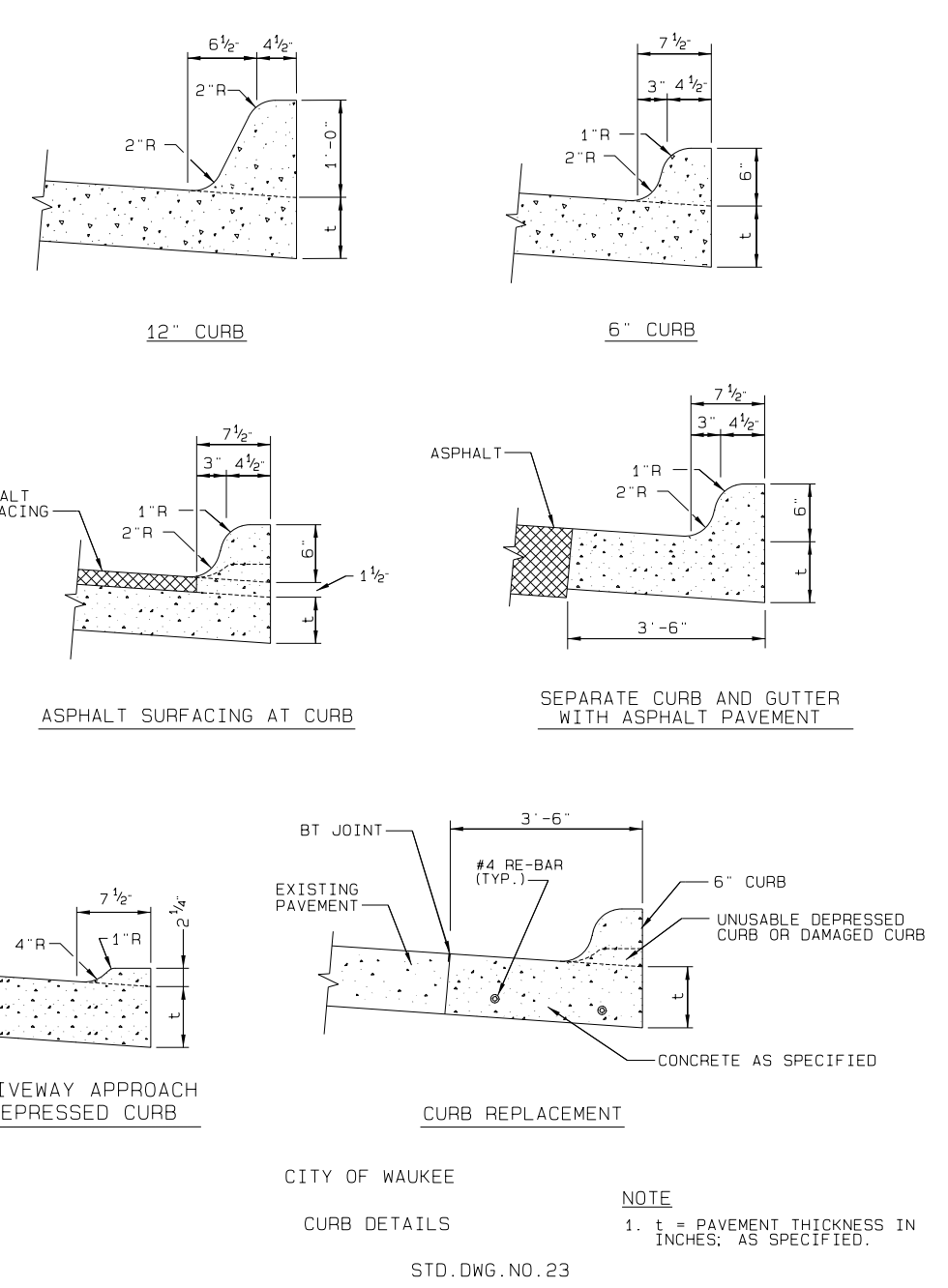
5 CITY OF WAUKEE UTILITY SERVICE LOCATIONS



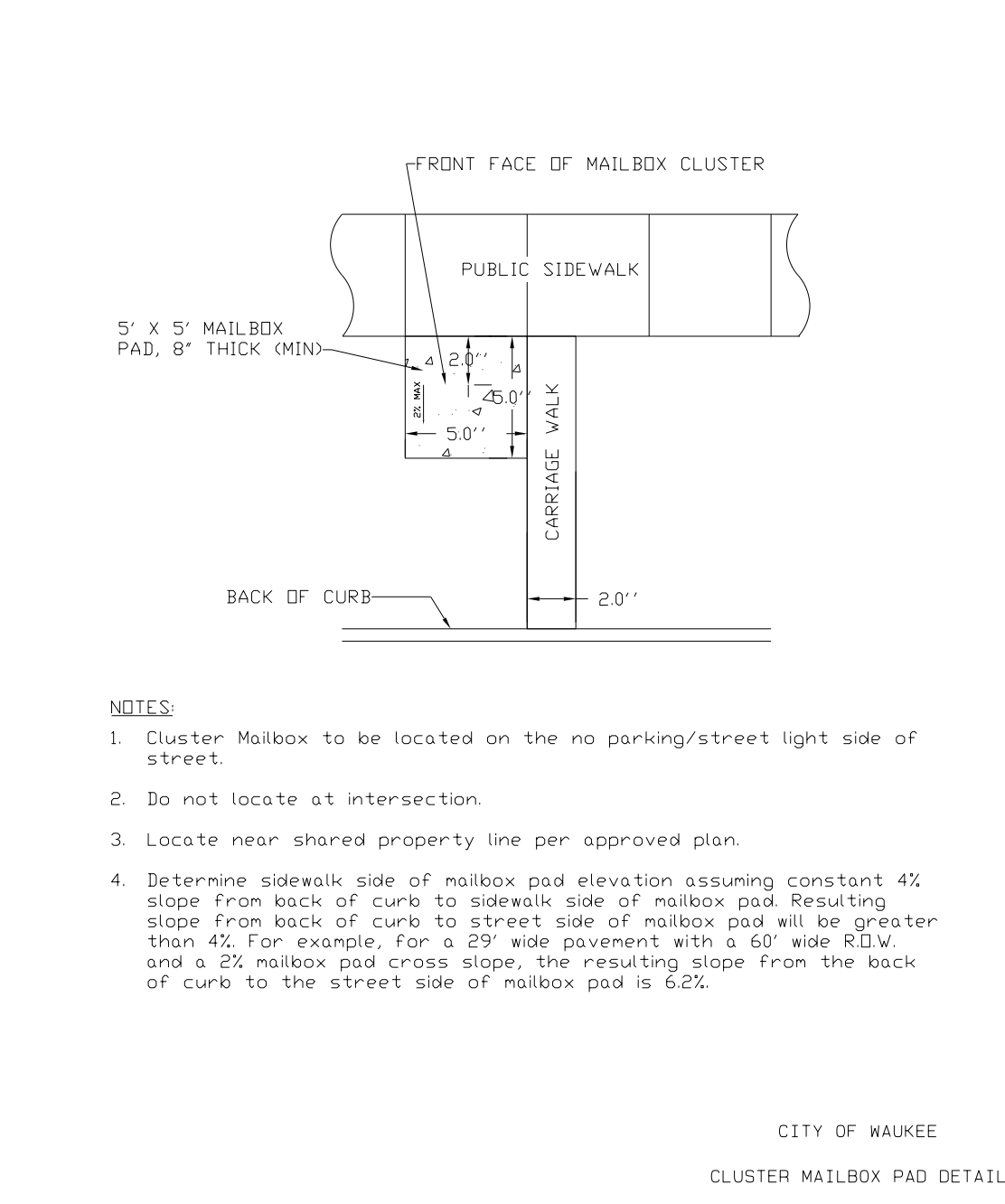
6 CITY OF WAUKEE UTILITY SERVICE LOCATIONS



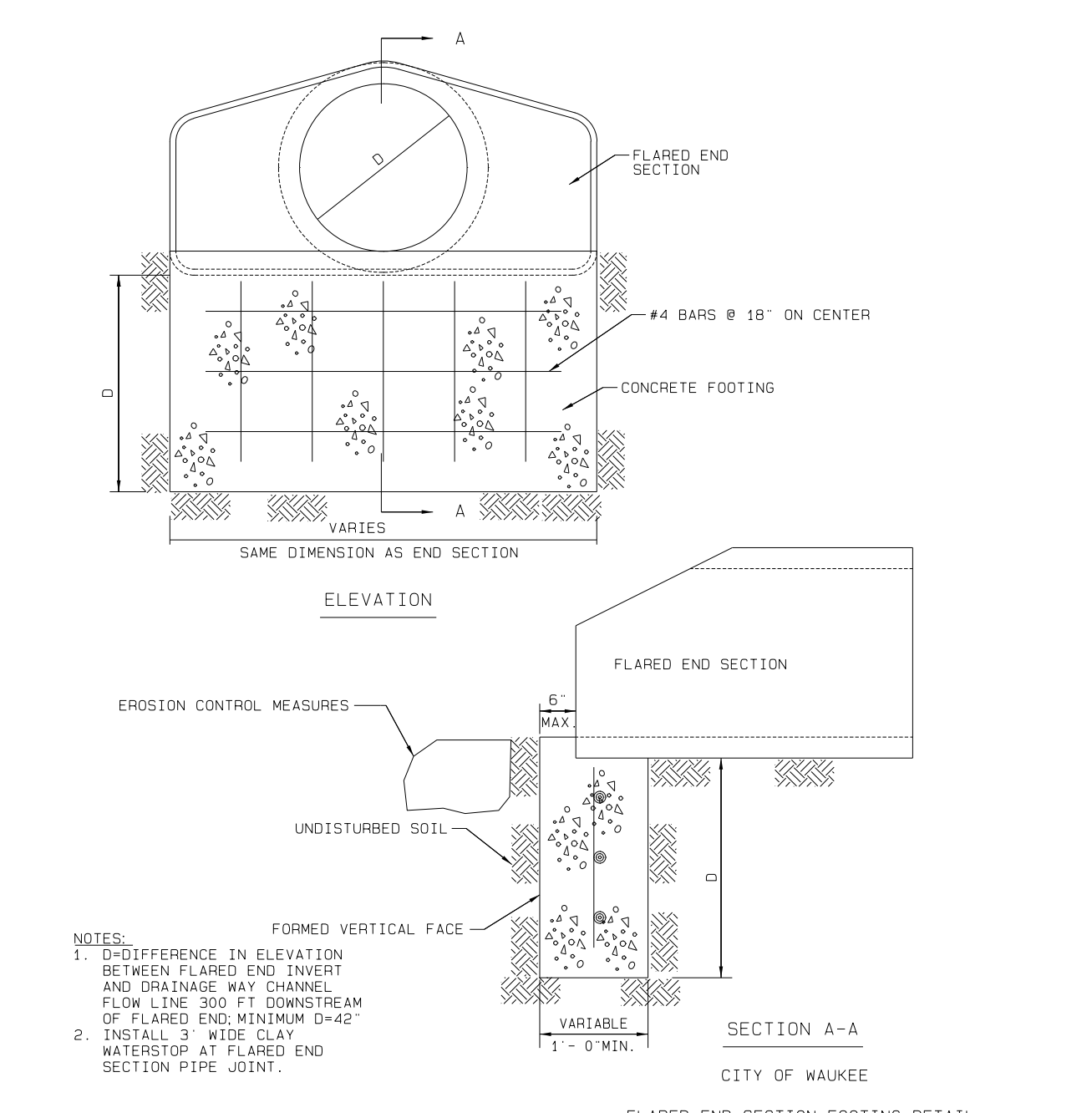
7 CITY OF WAUKEE HYDRANT



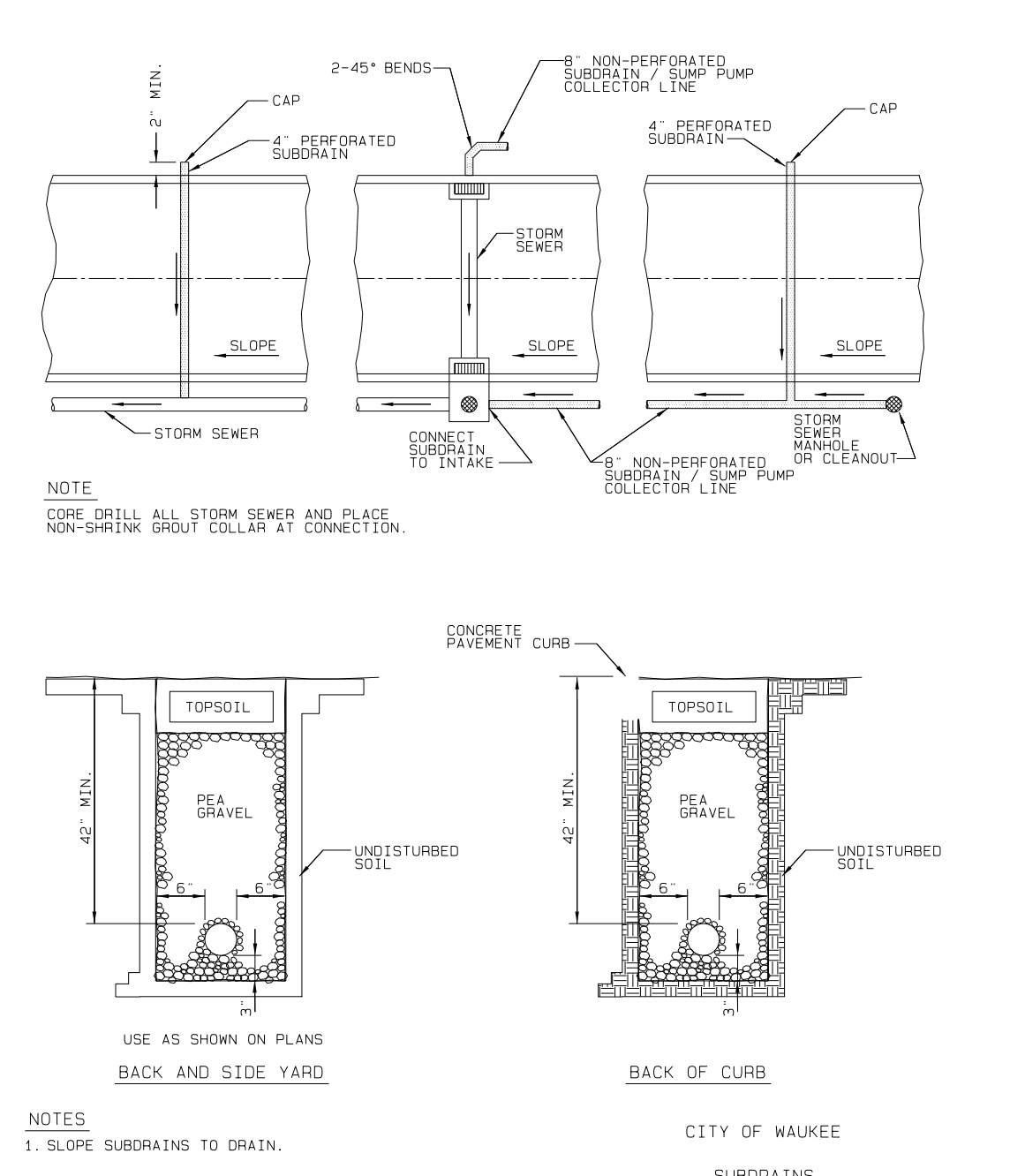
8 CITY OF WAUKEE CURB DETAILS



9 CITY OF WAUKEE CLUSTER MAILBOX PAD



10 CITY OF WAUKEE FLARED END SECTION



11 CITY OF WAUKEE SUBDRAINS

4	REVISED PER AS-BUILT SURVEY	02/19/17	JWM	ADD
3	REVISED AS PER CITY COMMENTS	08/21/17	JWM	REV
2	REVISED AS PER CITY COMMENTS	08/15/17	JWM	REV
1	REVISED AS PER CITY COMMENTS	07/31/17	JWM	REV
MARK	REVISION	DATE	BY	
Engineer:	KMM	Checked By:	EDC	Scale: 1"=20'
Technician:	JWM	Date:	07/12/07	Field Bk: Pg:
Project No:	117.0667			Sheet 15 of 16

SPRING CREST PLAT 2

MISCELLANEOUS DETAILS

SNYDER & ASSOCIATES, INC.

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

Project No: 117.0667
Sheet 15 of 16

SNYDER & ASSOCIATES

