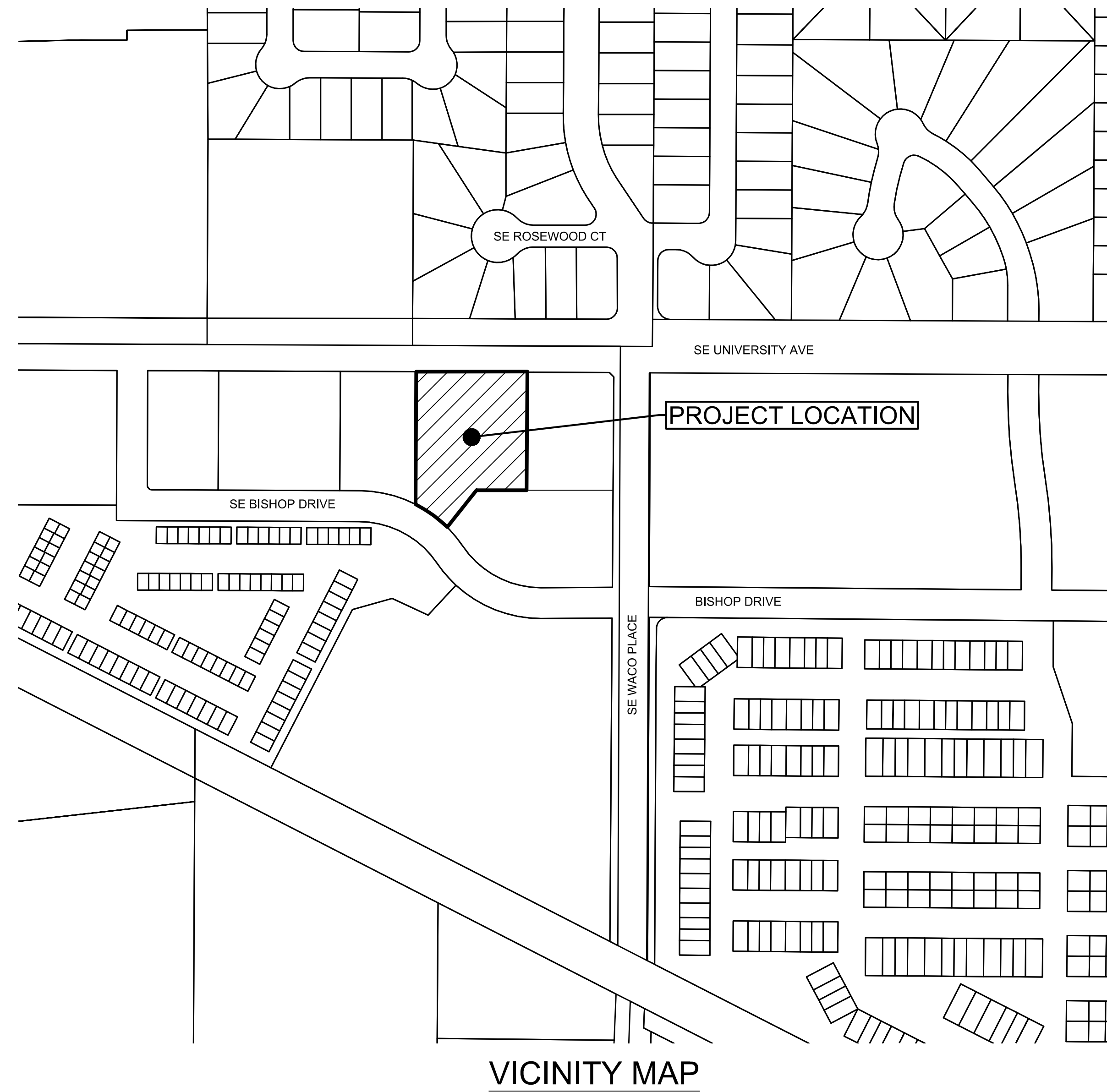


SITE PLANS FOR COVE AT KETTLESTONE PLAT 4, LOT 1

1450 SE UNIVERSITY AVE CITY OF WAUKEE, DALLAS COUNTY, IOWA



OWNER/DEVELOPER
 HAWTHORNE POINTE, LLC
 7500 UNIVERSITY AVE, SUITE 2112
 WEST DES MOINES, IA 50266
 CONTACT: JARED T. JOHNSON JR
 PHONE: (515) 556-0124

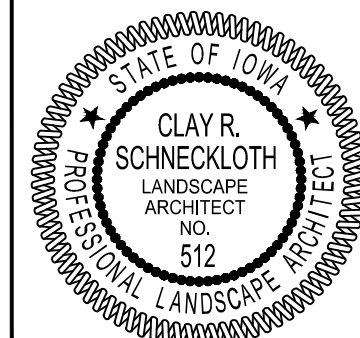
ENGINEER
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 (515) 964-2020
 KOREY MARSH, PE

SUBMITTAL DATES

1ST SUBMITTAL	11/09/2022
2ND SUBMITTAL	11/23/2022
3RD SUBMITTAL	12/07/2022
4TH SUBMITTAL	01/10/2023
5TH SUBMITTAL	01/31/2023
6TH SUBMITTAL	02/14/2023

Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C301	STORM SEWER PLAN
C400	EROSION & SEDIMENT CONTROL PLAN
C401	DETAILED GRADING PLAN
C500	PLANTING PLAN
C600	SITE DETAILS
C601	SITE DETAILS



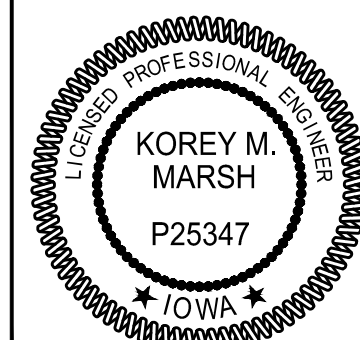
I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Clay R. Schneckloth, PLA Date

License Number 512

Pages or sheets covered by this seal:
C500

License Expires:
June 30, 2023



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.

Korey M. Marsh, P.E. Date

License Number P25347

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:
C100-C401, C600-C602

COVE AT KETTLESTONE PLAT 4, LOT 1

TITLE SHEET

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

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



SNYDER & ASSOCIATES

Project No: 121.1222.01A

Sheet C100

5	AS PER CITY COMMENTS	02-14-23	LJM
4	AS PER CITY COMMENTS	01-31-23	LJM
3	AS PER CITY COMMENTS	01-10-23	KS
2	AS PER CITY COMMENTS	12-13-22	LJM
MARK	REVISION	DATE	BY
Engineer: KS	Checked By: KMM	Scale: 1" = ##'	
Technician: LJM	Date: 11-07-22	T-R-S: TTN-RRW-SS	
Project No: 121.1222.01A			Sheet C100

V:\projects\2023\121.1222.01A\CADD\SP - 1211222A_TSH.dwg LOGAN MYERS, TITLE SHEET, 2/23/2023 2:28 PM, ANS FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES

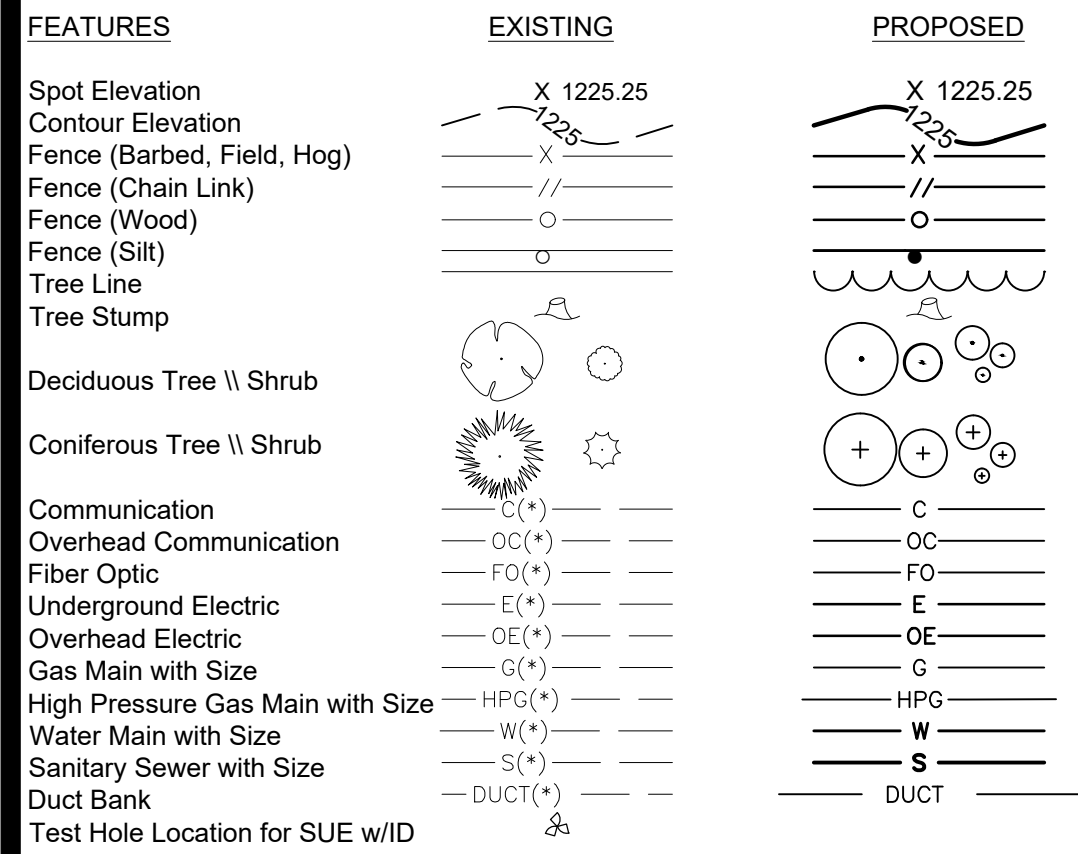
- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement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

FOUND

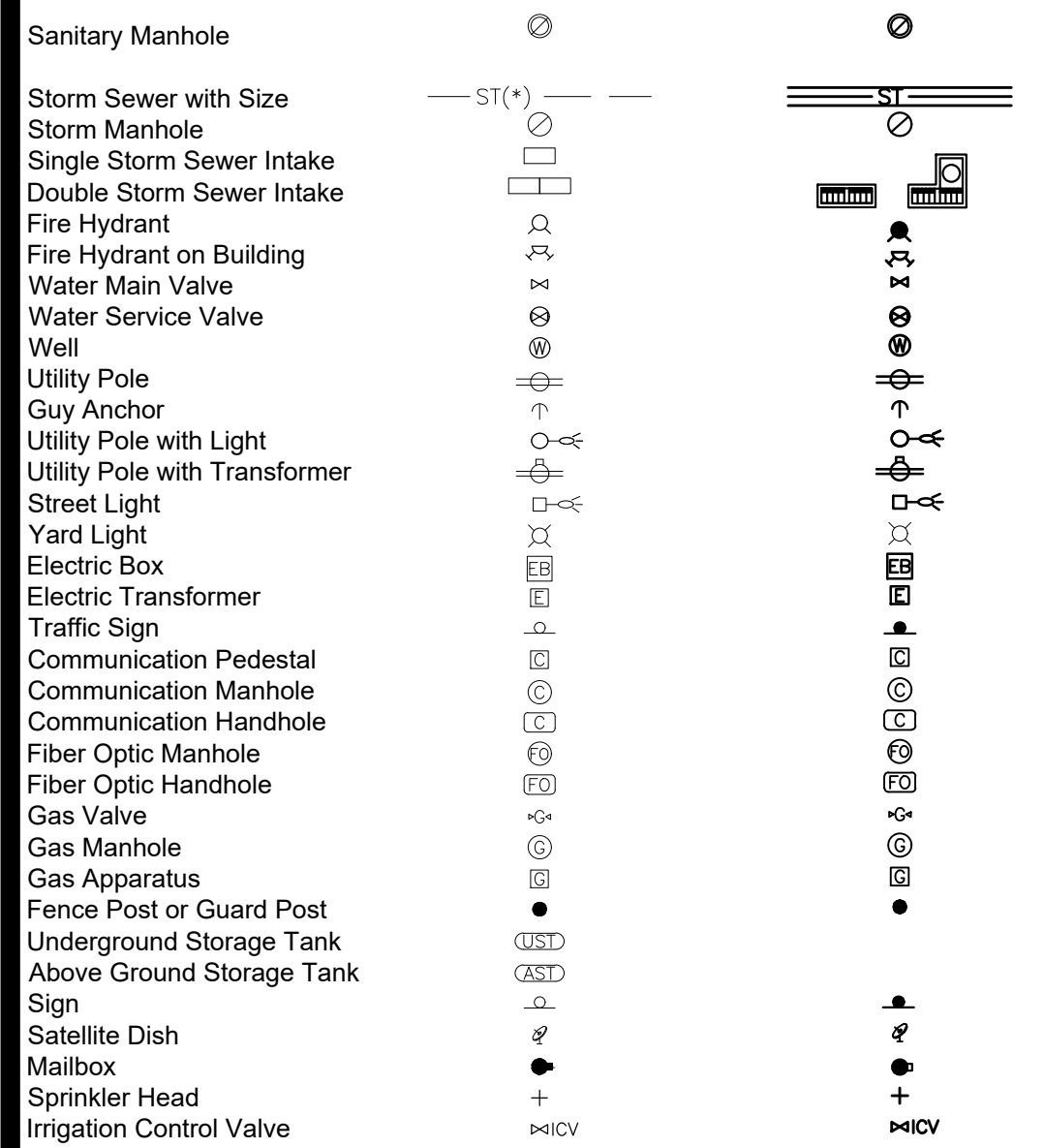
- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ \ Shrub
Coniferous Tree \ \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/D

SET

- 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



(*) Denotes the survey quality service level for utilities



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.

GENERAL USE

GENERAL COMMERCIAL/OFFICE

PROPERTY DESCRIPTION

LOT 1, COVE AT KETTLESTONE PLAT 4 BEING AN OFFICIAL PLAT DALLAS COUNTY, IOWA. (1.73 AC)

PROPERTY ADDRESS

1450 SE UNIVERSITY AVE WAUKEE, IA 50263

ZONING

PLANNED UNIT DEVELOPMENT/ C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT) RECORDED WITH BOOK 2016 PAGE 2362

OPEN SPACE

SITE AREA: 75,242 SF (1.73 AC) IMPERVIOUS AREA: 44,204 SF (58.75%) PERVIOUS AREA: 31,038 SF (41.25%)

BULK REGULATIONS

FRONT YARD= ZERO (0') MINIMUM, NO MAXIMUM LOT AREA = NONE SIDE YARD = NONE EXCEPT FOR 10 FEET ADJACENT TO RESIDENTIAL REAR YARD = NONE EXCEPT FOR 25 FEET ADJACENT TO RESIDENTIAL MINIMUM OPEN SPACE = 15%

PARKING REQUIREMENTS

8 SPACES PER 1000 SF OF FLEXIBLE SPACE: (9,970 SF / 1000 SF) x 8 SPACES = 80 SPACES REQUIRED 3 SPACES PER 1000 SF OF PROFESSIONAL/BUSINESS OFFICES RETAIL/ GENERAL COMMERCIAL: (1,920 SF / 1000 SF) x 3 SPACES = 6 SPACES REQUIRED 86 TOTAL SPACES REQUIRED 87 SPACES PROVIDED (INCLUDING 4 HANDICAP ACCESSIBLE SPACES)

BICYCLE PARKING: 3% OF REQUIRED STALLS 83 STALLS x 0.3 = 3 BICYCLE PARKING SPOTS

BUILDING DESCRIPTION

22' HEIGHT 11,550 SF COMMERCIAL/ OFFICE.

CONTROL POINTS

IOWA STATE PLANES SOUTH COORDINATE SYSTEM NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=582886.23 E=1545932.77 ELEV=1058.72 SET CUT "X" AT DOUBLE BACK OF CURB INTAKE, SOUTH SIDE OF SE BISHOP DRIVE, 40' WEST OF TOWNHOME ENTRANCE.
CP2 N=582898.81 E=1545491.01 ELEV=1060.50 SET CUT "X" AT SOUTH BACK OF CURB INTAKE OF SE BISHOP DRIVE, 8' NORTH OF STREET LIGHT, 50' WEST OF SOUTH ENTRANCE.
CP3 N=583247.92 E=1545528.02 ELEV=1058.62 SET CUT "X" AT SOUTH BACK OF CURB SE UNIVERSITY AVE, 5' NORTH OF STREET LIGHT, 150' EAST OF EMERALD DRIVE.
CP4 N=583246.40 E=1545986.91 ELEV=1059.54 SET CUT "X" AT SOUTH BACK OF CURB SE UNIVERSITY AVE, 20' NORTH OF POWER POLE, 75' SOUTH OF HYDRANT.

BENCHMARKS

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

- BM1 ELEV=1061.03 BURY BOLT ON HYDRANT, IN FRONT OF UNIT #1356, SOUTH SIDE SE BISHOP DRIVE.
BM2 ELEV=1062.50 BURY BOLT ON HYDRANT, IN FRONT OF UNIT #1296, SOUTH SIDE SE BISHOP DRIVE.

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, 2023 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 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 PUBLIC WORKS 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 FINISH GRADES TO MEET SUDAS SPECIFICATIONS 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 COSECO 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 DEPARTMENT 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 COMMUNITY DEVELOPMENT DEPARTMENT.
V. 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.
W. 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.
X. 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.
Y. ALL UTILITIES INCLUDING PRIVATE UTILITIES SHALL BE CONSTRUCTED TO THE 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS. THE CITY SHALL WITNESS ALL TESTING.
Z. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
AA. CONTRACTOR SHALL COORDINATE ALL TIE-IN TO UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TIE-INS.
BB. ALL FIRE HYDRANTS WILL BE REQUIRED TO HAVE 5-INCH STORZ FITTINGS.
CC. CONTRACTOR IS TO PROVIDE SHOP DRAWING SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
DD. PRIOR TO ANY LANE CLOSURE THE CONTRACTOR IS RESPONSIBLE FOR HAVING A DIGITAL MESSAGE BOARD NOTIFYING DRIVERS OF LANE CLOSURES AT LEAST ONE WEEK PRIOR TO ANY CLOSURE. CONTRACTOR IS TO COORDINATE ANY LANE/ROAD CLOSURES WITH THE CITY OF WAUKEE.
EE. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND THIS SECTION SHALL EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
FF. ALL SIGNAGE REQUIRES A SEPARATE PERMIT FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552003655.

Table with utility contact information including F01-FIBER OPTIC, F02-FIBER OPTIC, NO RESPONSE, F03-FIBER OPTIC, F04-FIBER OPTIC, CLEAR, and NO RESPONSE, listing service providers like AUREON NETWORK SERVICES, CENTURYLINK, and WINDSTREAM COMMUNICATIONS.

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.
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.
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".

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".

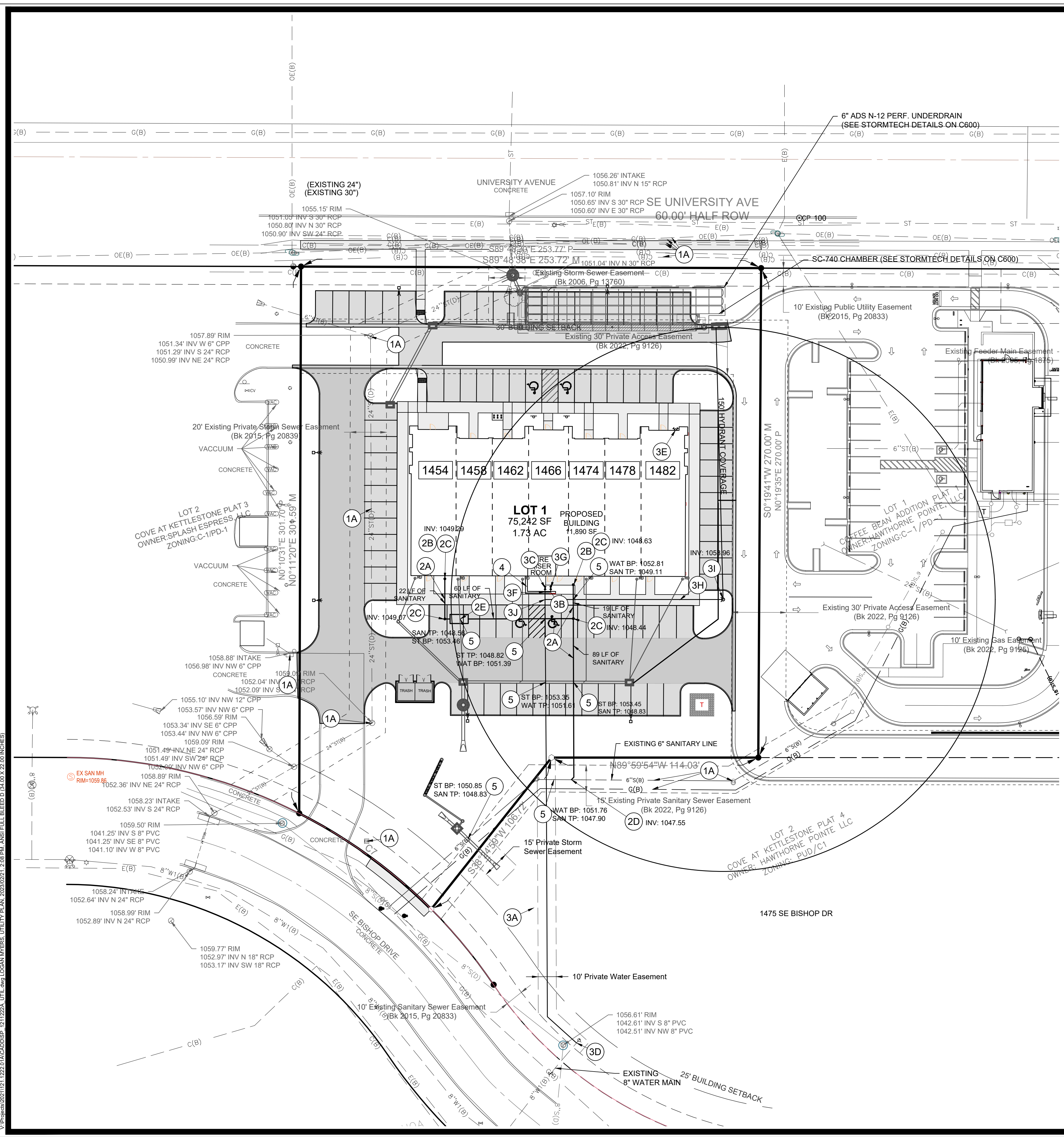
Table with project information including AS PER CITY COMMENTS, REVISION, MARK, ENGINEER, CHECKED BY, DATE, SCALE, and TR-R-S.

Waukee, Iowa
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-864-2020 | www.snyder-associates.com

COVE AT KETTLESTONE PLAT 4, LOT 1
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC.

Snyder & Associates logo and contact information including Project No: 121.1222.01A and Sheet C101.

Vertical text on the left margin: U:\projects\2024\121.1222.01A\CADD\SP - 1211222A - TSH.dwg LOCAN MYRER, PROJECT INFORMATION, 2024/02/21, 2:06 PM, ANSI FULL BLEED (8.500 X 11.000 INCHES)

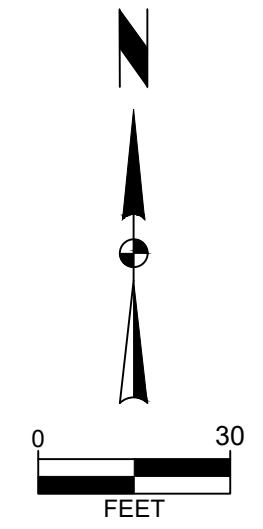


UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES. ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTORS EXPENSE WITH WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
 - SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING:
 - 6" SANITARY SEWER SERVICE LINE @ MINIMUM 1.0%
 - CONNECT TO BUILDING SANITARY SERVICE. VERIFY LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - SANITARY SEWER CLEANOUT.
 - CONNECT TO EXISTING 8" SANITARY SEWER. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. USE 1:1 RISER AS NECESSARY.
 - WRA APPROVED GREASE INTERCEPTOR. SEE MECHANICAL PLANS FOR DETAILED DRAWINGS OF GREASE INTERCEPTOR. COORDINATE EXACT SIZE/ELEVATIONS WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
- WATER SERVICES, PROVIDE THE FOLLOWING:
 - 8" WATER SERVICE LINE.
 - 4" DOMESTIC WATER SERVICE
 - BUILDING WATER SERVICE CONNECTION. VERIFY LOCATION AND DEPTH WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - CONNECT TO EXISTING WATER MAIN WITH 8" X 8" TAPPING SLEEVE AND VALVE. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
 - REMOVE FIRE DEPARTMENT CONNECTION. COORDINATE WITH MECHANICAL PLANS.
 - 6" VALVE
 - 4" VALVE
 - 6" FIRE SERVICE LINE
 - HYDRANT ASSEMBLY.
 - 8" X 8" TEE WITH REDUCER
- 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.
- CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.

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 WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.



MARK	REVISION	DATE	BY
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3	AS PER CITY COMMENTS	01-10-23	KS
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WAUKEE, IOWA

UTILITY PLAN

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

COVE AT KETTLESTONE PLAT 4, LOT 1

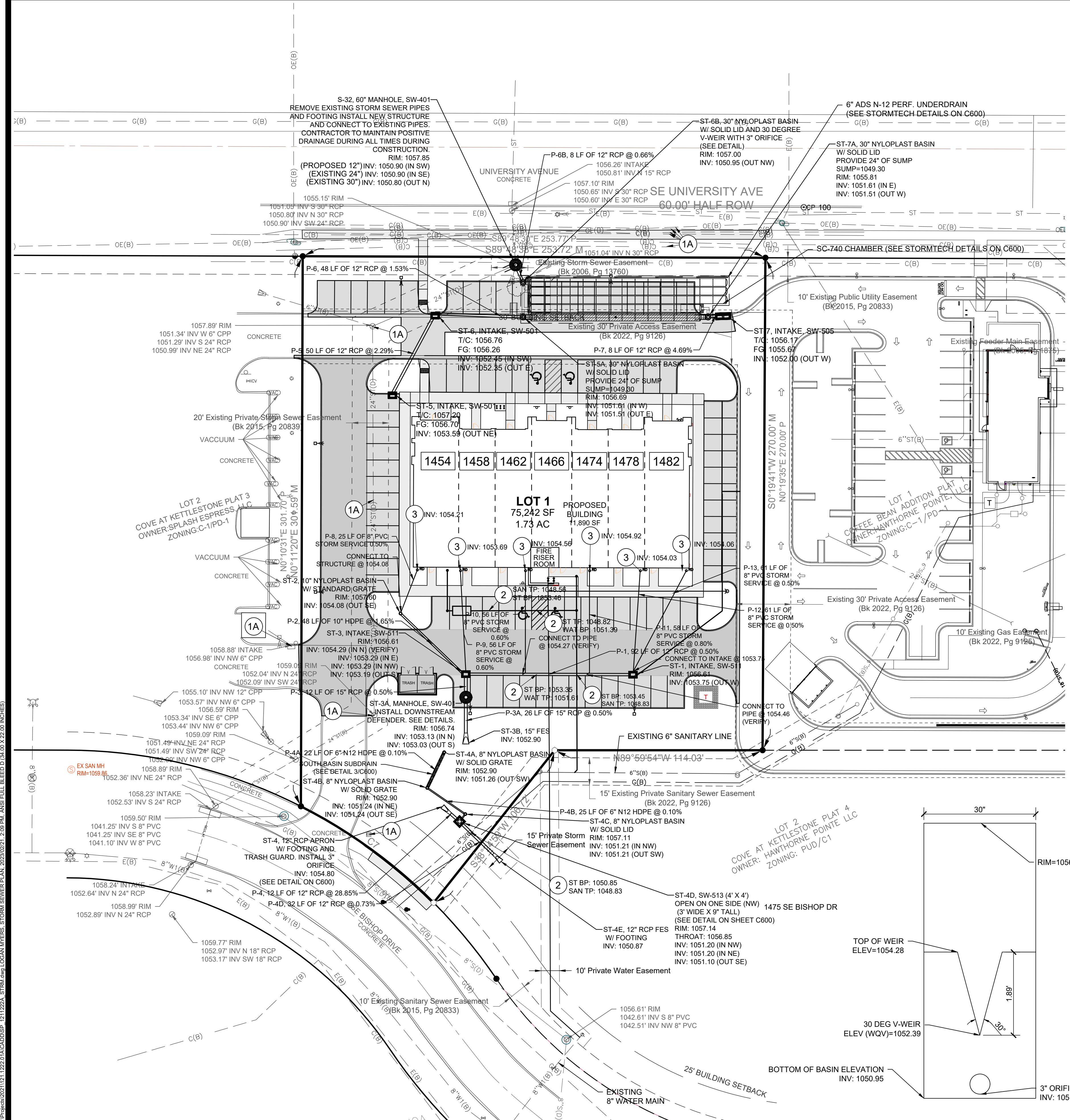
SNYDER & ASSOCIATES, INC.

Project No: 121.1222.01A
Sheet C300

Sheet C300

Project No: 121.1222.01A

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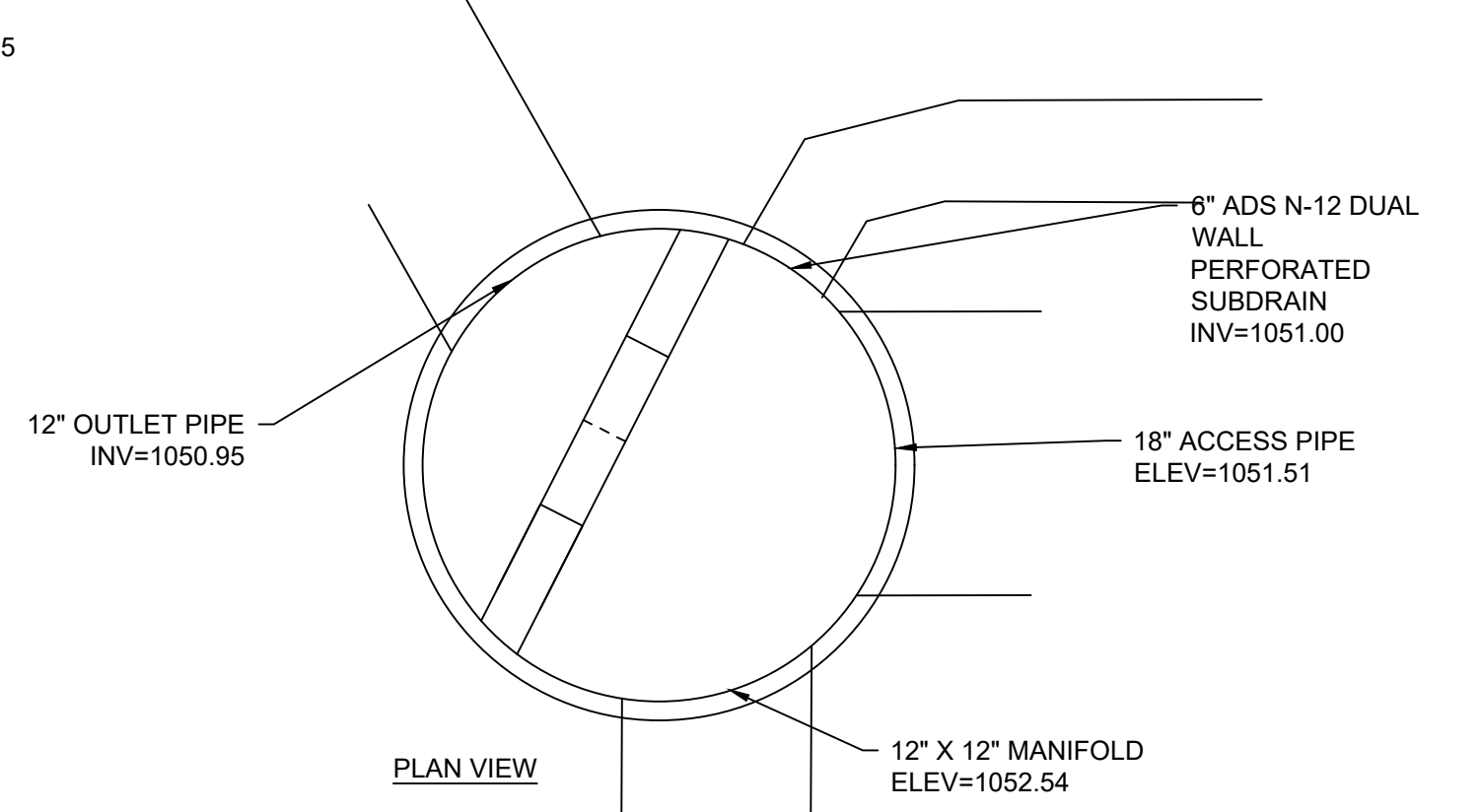
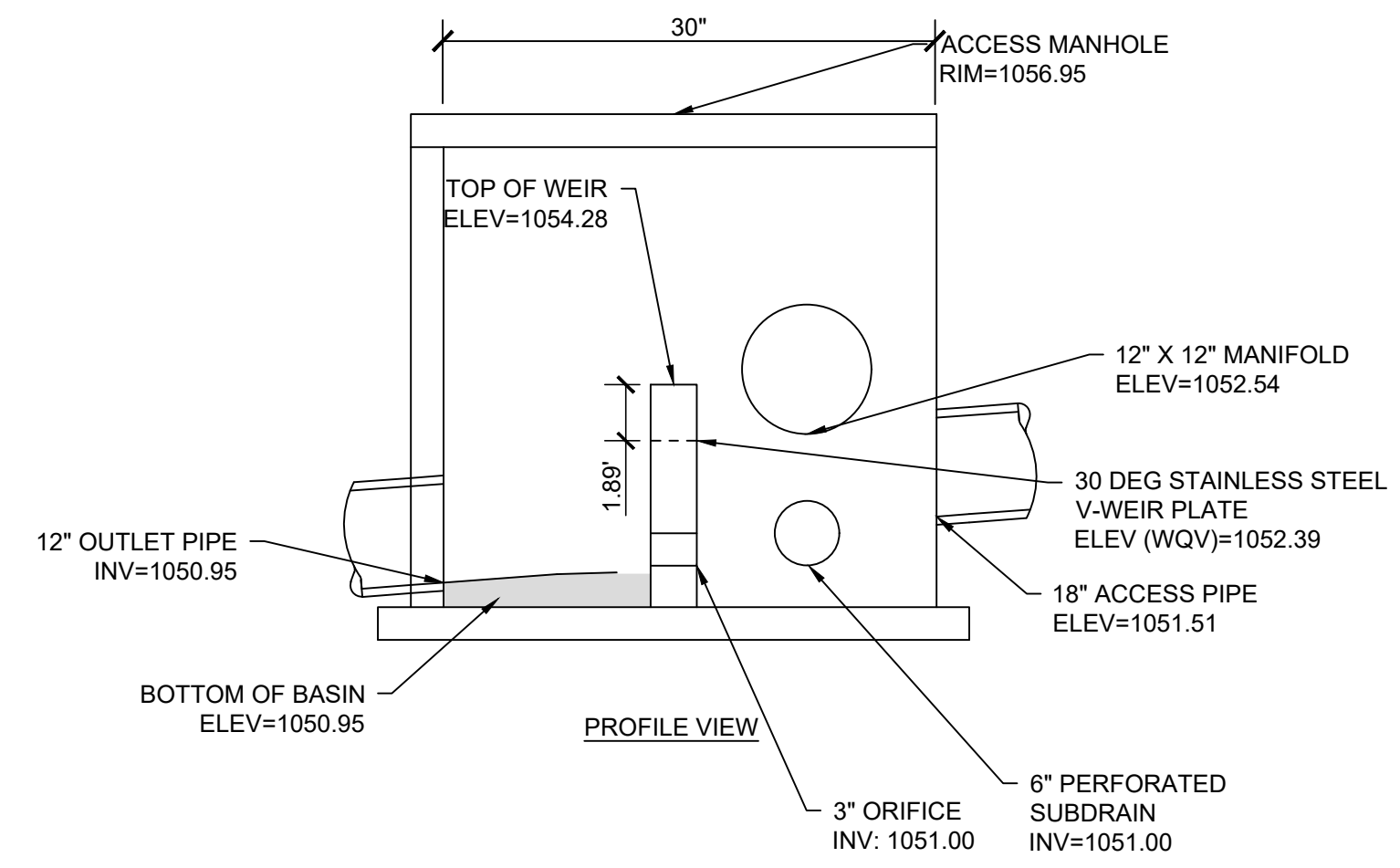


UTILITY PLAN CONSTRUCTION NOTES

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- CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.
- ROOF DRAINS. COORDINATE EXACT SIZE, LOCATION, AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

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ST-6B DETAIL
NO SCALE

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Engineer	Checked By	Date	Scale	Project No.	Sheet
LJM	KMM	11-07-22	1" = 30'	121,1222.01A	C301

WAUKEE, IOWA

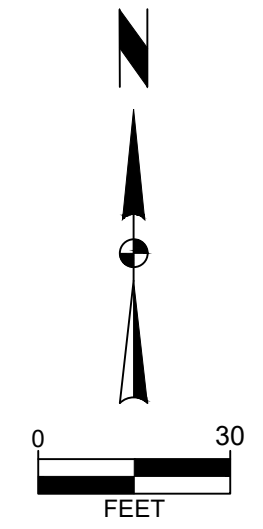
STORM SEWER PLAN

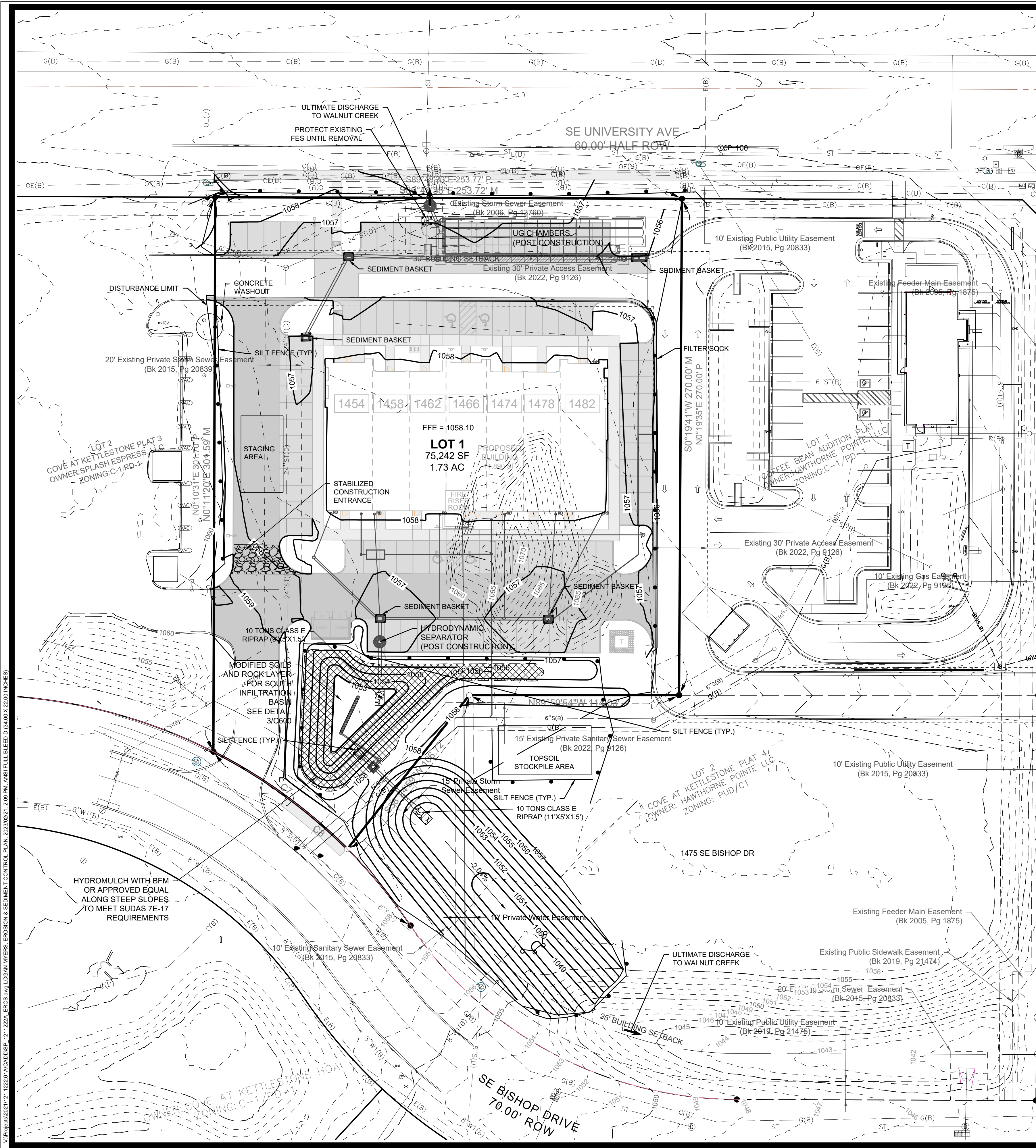
COVE AT KETTLESTONE PLAT 4, LOT 1

SNYDER & ASSOCIATES, INC.

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

Project No: 121,1222.01A
Sheet C301



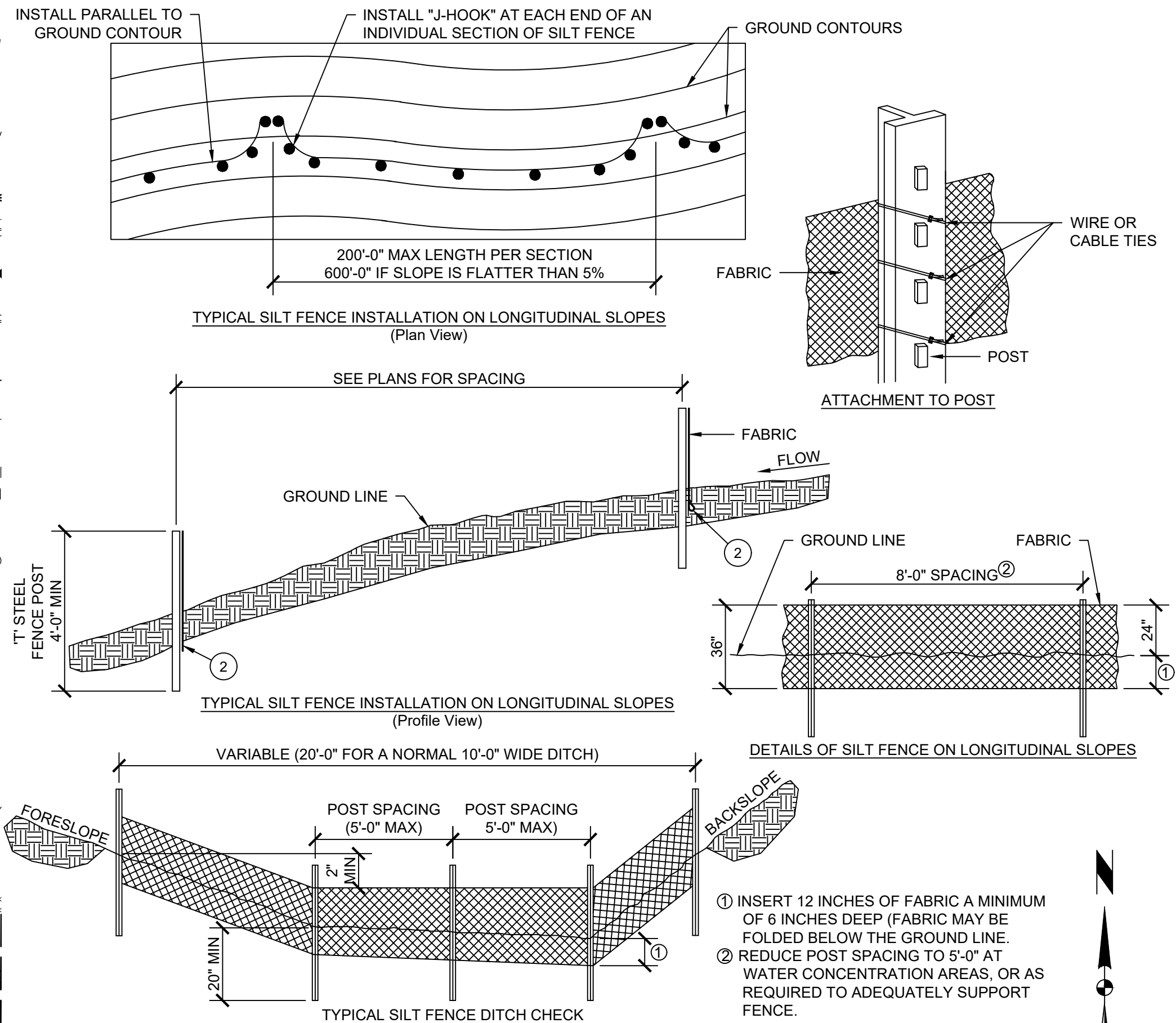


GRADING NOTES

- 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.
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- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY AND PRIOR TO A RAIN EVENT.
- SLOPES OF ALL UNPAVED AREAS TO BE 2.0% MINIMUM.
- CONTRACTOR TO CONTAIN SAWCUTTING/GRINDING SLURRY ON SITE AND DISPOSE OF ACCORDING TO IOWA DNR GENERAL PERMIT NO. 2

QUANTITIES

SUDAS TYPE 4 SEEDING, FERTILIZING & MULCHING	1.88 AC.
DETENTION BASIN SEEDING	0.13 AC.
SOD	0.58 AC.
SILT FENCE	962 LF
FILTER SOCK	195 LF
SEDIMENT BASKETS	4 EA.
CLASS E RIP-RAP	20 TONS
DISTURBED AREA	1.88 AC.
BFM HYDROMULCH	0.09 AC.



SILT FENCE DETAIL
NO SCALE

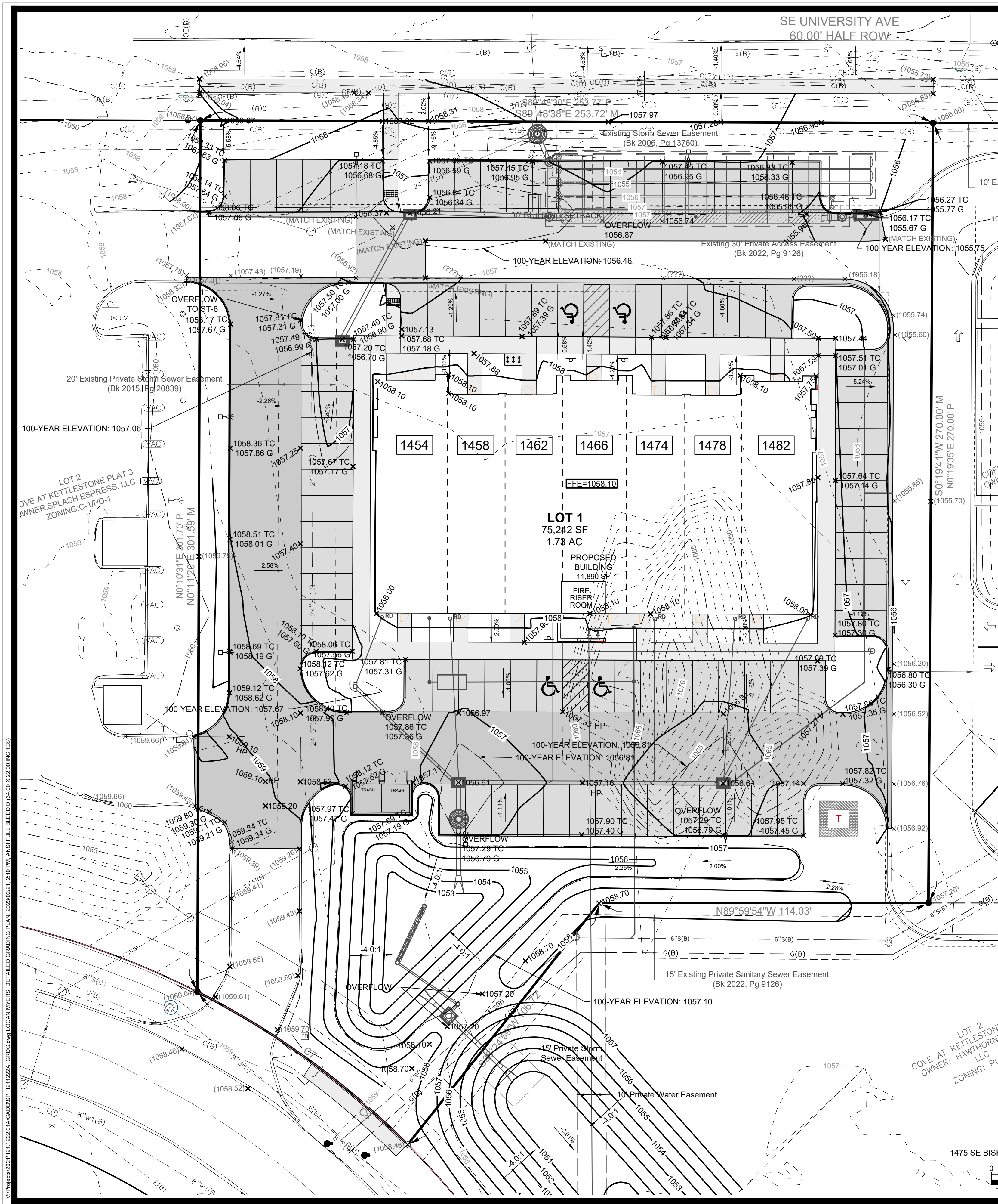
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MARK	REVISION	DATE
Engineer: KS	Checked By: KMM	Scale: 1" = 30'
Technician: LJM	Date: 11-07-22	T-R-S: TTN-RRW-SS

COVE AT KETTLESTONE PLAT 4, LOT 1
EROSION & SEDIMENT CONTROL PLAN
WAUKEE, IOWA
SNYDER & ASSOCIATES, INC.



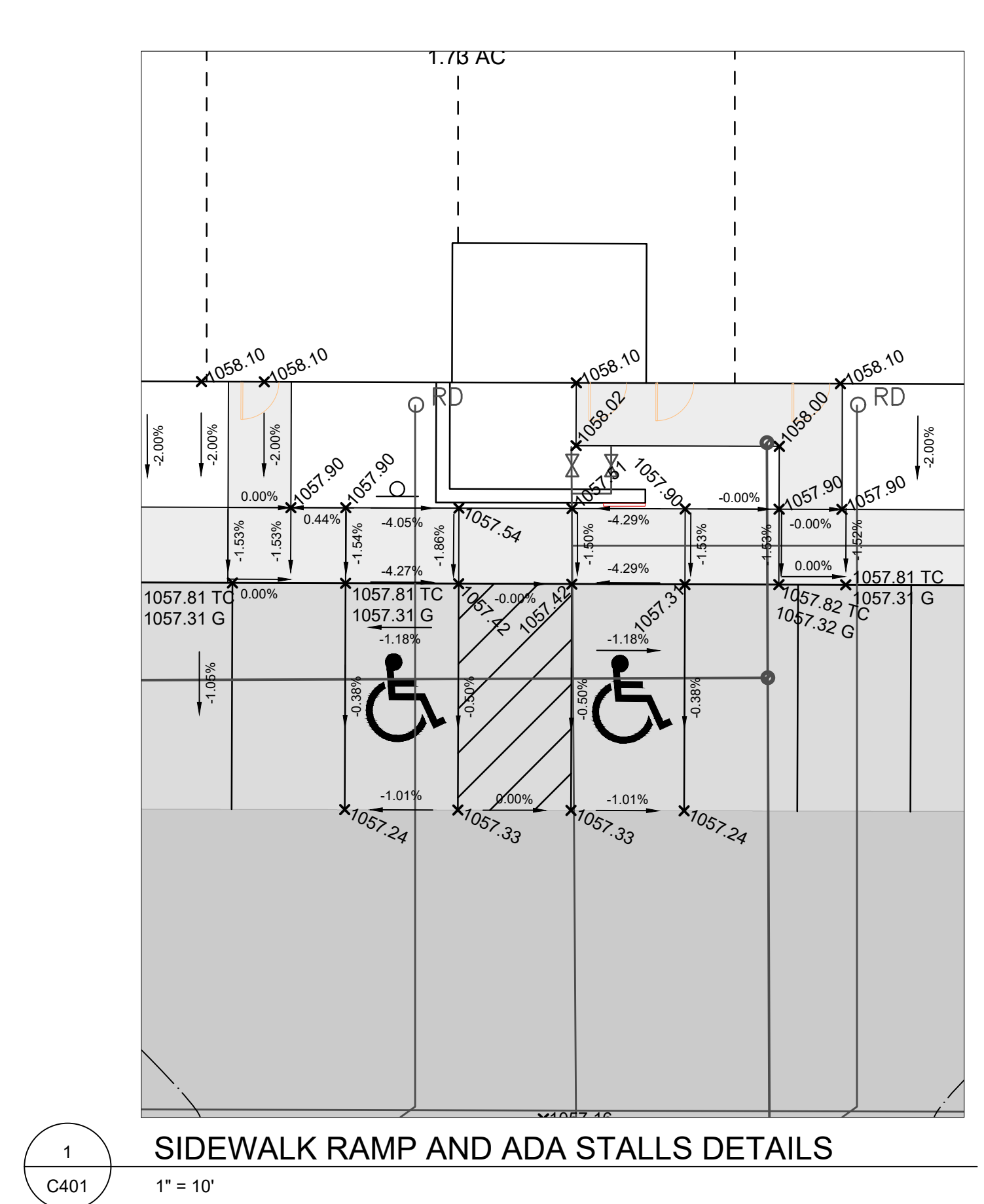
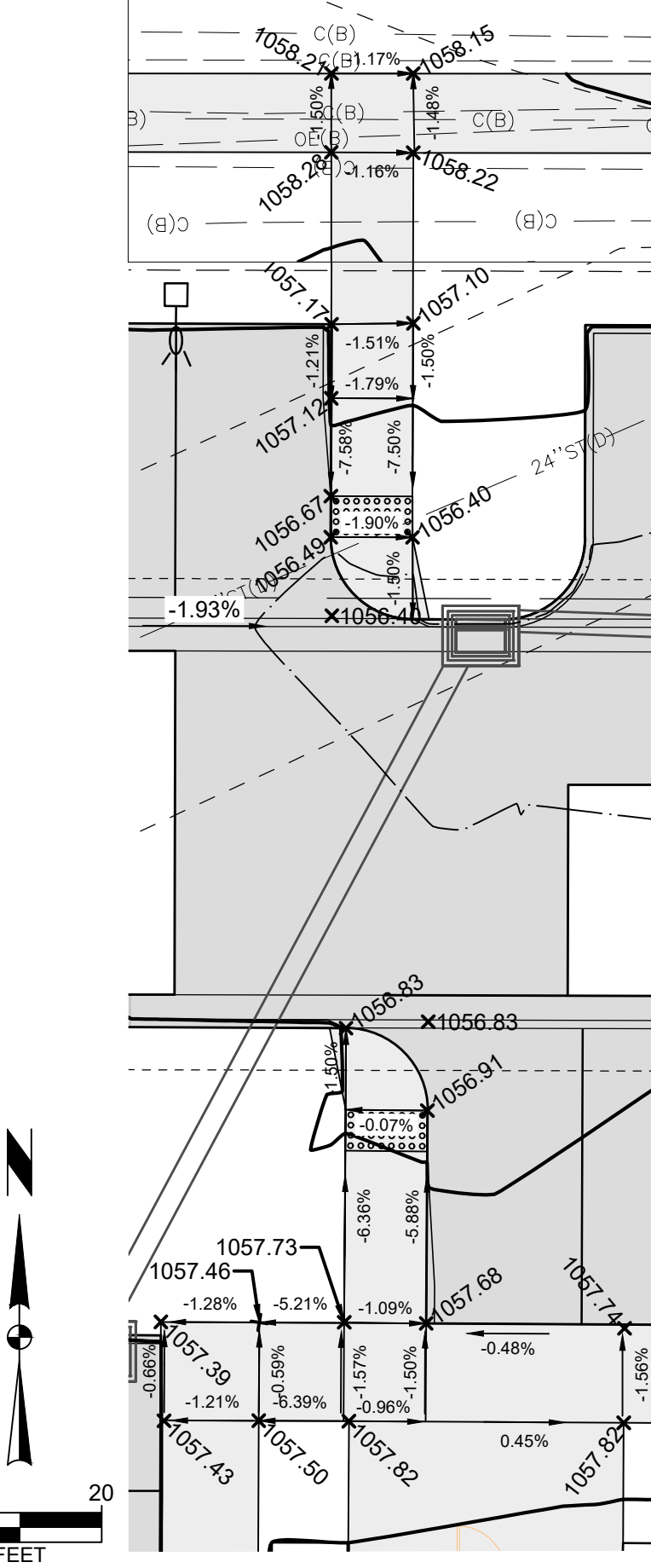
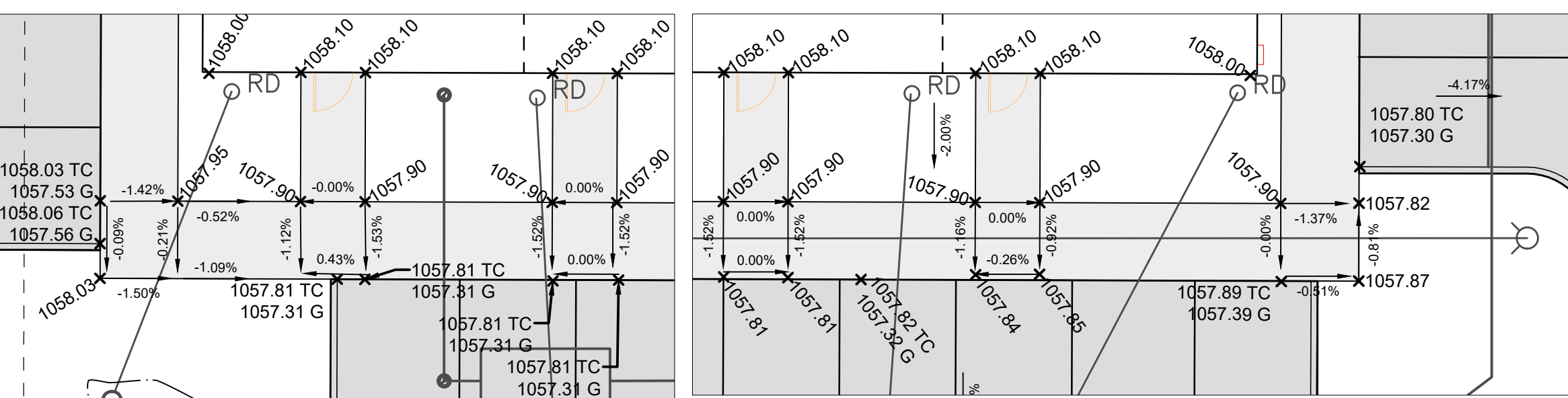
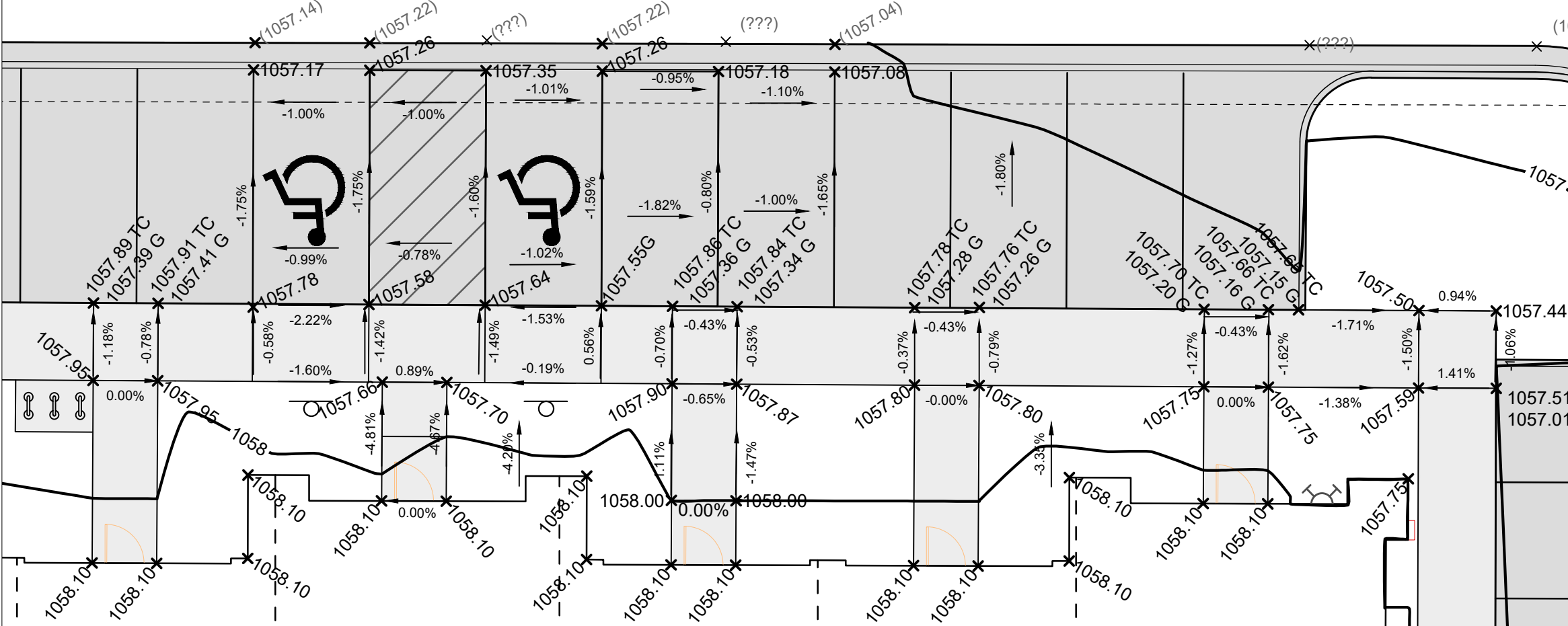
Project No: 121.1222.01A
 Sheet C400

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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.
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- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY AND PRIOR TO A RAIN EVENT.
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WAUKEE, IOWA

Checked By: KMM
 Engineer: KS
 Date: 11-07-22
 Technician: LJM
 Scale: 1" = 20'
 T-R-S: TTN-RRW-SS

COVE AT KETTLESTONE PLAT 4, LOT 1

DETAILED GRADING PLAN

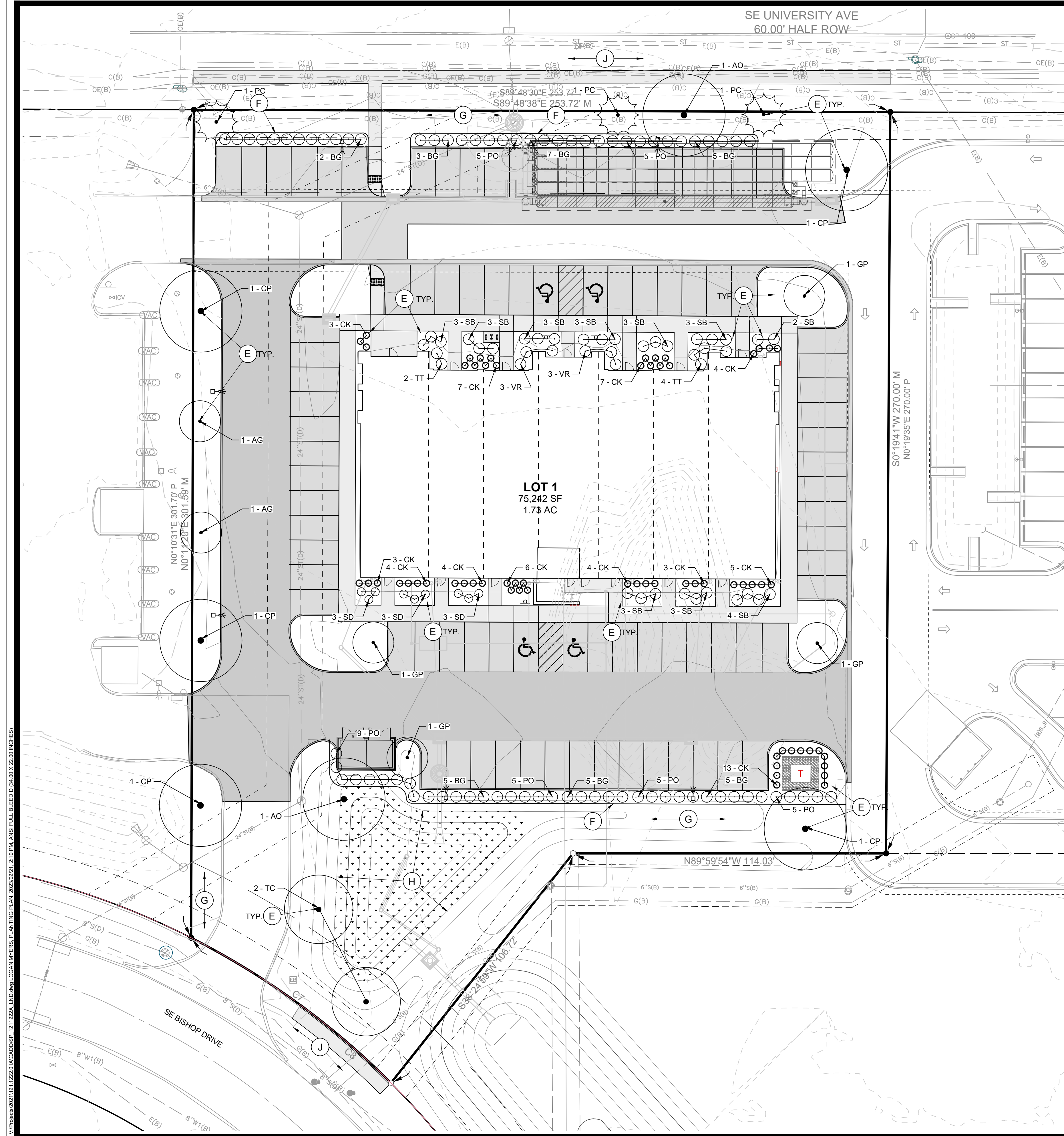
SNYDER & ASSOCIATES, INC.

Project No: 121.1222.01A
 Sheet C401

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Sheet C401

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



PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:**
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- B. 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.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).**
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.**
- E. PROVIDE 1" CLEAN RIVER ROCK MULCH TO 3-INCH DEPTH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS INDICATED ON PLAN.**
- F. CONTRACTOR TO INSTALL BLACK METAL EDGING AROUND ALL INDIVIDUAL TREE PLANTINGS AND AT PERIMETER OF ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.**
- G. SOD ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.**
- H. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM. 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.**
- I. PLANTING SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE COMMUNITY DEVELOPMENT DEPARTMENT.**
- J. ALL AREAS IN THE RIGHT-OF-WAY WILL BE REQUIRED TO BE SODDED. (ALONG BOTH SE UNIVERSITY AVE. AND SE BISHOP DRIVE).**

PLANTING PLAN REQUIREMENTS

(LANDSCAPE CALCULATIONS BASED UPON CITY OF WAUKEE ZONING CODE REQUIREMENTS AND THE KETTLESTONE DESIGN GUIDELINES PUD)

15% OPEN SPACE REQUIRED
75,242 SF (TOTAL LOT) x 15% = 11,286.3 SF REQUIRED (31,038 SF OR 41.25% PROVIDED)

1 OVERSTORY TREES, 0.5 UNDERSTORY TREES, AND 2 SHRUBS PER 1,000 SF OF REQUIRED OPEN SPACE.

MINIMUM OF 50% OF TOTAL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.

11,286.3/1,000 = 11.286 PLANT UNITS (PU'S)
1 OVERSTORY TREES x 11.286 PU'S = 11.29 OVERSTORY TREES REQUIRED (12 TREES PROVIDED; 9 DECIDUOUS, 3 EVERGREEN)
0.5 UNDERSTORY TREES x 11.286 PU'S = 5.64 UNDERSTORY TREES REQUIRED (6 UNDERSTORY TREES PROVIDED)
2 SHRUBS x 11.286 PU'S = 22.57 SHRUBS REQUIRED (40 OPEN SPACE SHRUBS PROVIDED)

FOUNDATION PLANTINGS:
FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS

OFF-STREET PARKING AREAS:
PARKING LOT ISLANDS SHALL HAVE A MINIMUM OF 1 OVERSTORY TREE (6 TREES PROVIDED)

BUFFER REQUIREMENT:
THERE ARE NO BUFFER REQUIREMENTS.

MINIMUM HEIGHT REQUIREMENTS:
DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF 8' IN HEIGHT.
EVERGREEN OVERSTORY TREES SHALL BE A MINIMUM OF 6' IN HEIGHT.
DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF 6' IN HEIGHT.

MINIMUM QUANTITIES:
A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
A MINIMUM OF TWENTY-FIVE (25%) OF ALL REQUIRED TREES SHALL BE EVERGREENS.
A MINIMUM OF 1.0 OVERSTORY TREES, 0.5 UNDERSTORY TREES AND TWO (2) SHRUBS FOR EVERY 1,000 SF OF REQUIRED OPEN SPACE SHALL BE INSTALLED.
FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS. FOUNDATION PLANTINGS MAY INCLUDE SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, AND GROUND COVERS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AO	2	Acer rubrum 'October Glory'	October Glory Red Maple	1.5" Cal.	B&B
CP	5	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	1.5" Cal.	B&B
TC	2	Tilia cordata	Littleleaf Linden	1.5" Cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PC	3	Pinus cembra	Swiss Stone Pine	6' Ht.	B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AG	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	#7	Pot
GP	4	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	1.5" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
BG	42	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
PO	34	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
SB	30	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	3 gal.	Pot
SD	9	Spiraea x 'NCSX2' TM	Double Play Doozie Spirea	3 gal.	Pot
TT	6	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew	3 gal.	Pot
VR	6	Viburnum dentatum 'Rastzam'	Raspberry Tart Arrowwood Viburnum	3 gal.	Pot
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CK	63	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

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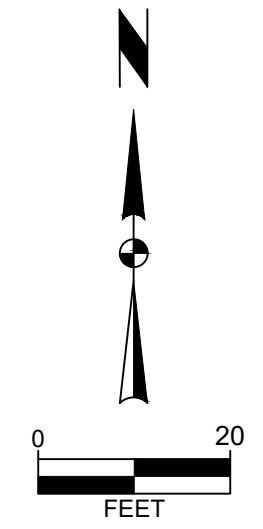
COVE AT KETTLESTONE PLAT 4, LOT 1

PLANTING PLAN

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Project No: 121.1222.01A
Sheet C500



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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 1" (25.4 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, 35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2.4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER CROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 357, 4, 467, 5, 56, 57	FLAT COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-740 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN ID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MINORS ON INLET/OUTLET CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JET/VAC PROCESS

- A FOXER QUIKJET CLEANING NOZZLE WITH REAR FACING BRISAD OF 40" (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JET/VAC UNTIL BACKFLOW WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

UNDERDRAIN DETAIL

SC-740 TECHNICAL SPECIFICATION

NORMAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE*	WEIGHT
51.0" X 30.0" X 85.4"	49.9 CUBIC FEET (1.30 m ³)	74.9 CUBIC FEET (2.12 m ³)	78.0 lbs.
(1295 mm X 762 mm X 2169 mm)			

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS.

PART #	STUB	A	B	C
SC740EPENT / SC740EP00TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740EP08T / SC740EP08BPC	8" (200 mm)	12.2" (310 mm)	16.9" (419 mm)	0.6" (15 mm)
SC740EP08B / SC740EP08BPC	8" (200 mm)	12.2" (310 mm)	14.9" (368 mm)	0.6" (15 mm)
SC740EP10B / SC740EP10BPC	10" (250 mm)	13.4" (340 mm)	14.7" (373 mm)	0.7" (18 mm)
SC740EP12B / SC740EP12BPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EP14B / SC740EP14BPC	14" (350 mm)	14.7" (373 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EP16B / SC740EP16BPC	16" (400 mm)	19.7" (500 mm)	5.0" (127 mm)	1.6" (41 mm)
SC740EP18B / SC740EP18BPC	18" (450 mm)	18.5" (470 mm)	---	---
SC740ECP	24" (600 mm)	---	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740ECP ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-992-2694.

*FOR THE SC740ECP THE 24" (600 mm) STUBS BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE 12" STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

NYLOPLAST DRAIN BASIN

NOTES

- 6.37" (163 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 13.37" (340 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOCK DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 888-841-4719

A	PART #	GRATE/SOLID COVER OPTIONS
6"	280AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12"	2810AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12"	2812AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
15"	2815AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
18"	2818AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
24"	2824AG	PEDESTRIAN AASHTO H-10 STANDARD AASHTO H-20 SOLID AASHTO H-20
30"	2830AG	PEDESTRIAN AASHTO H-20 STANDARD AASHTO H-20 SOLID AASHTO H-20

V:\projects\2021\1221.1222.01A\CADD\SP - 1211222A_TSH.dwg LÓGAN MYERS, SITE DETAILS, 2023/02/21, 2:10 PM, ANSI FULL BLEED D (8.40 X 22.00 INCHES)

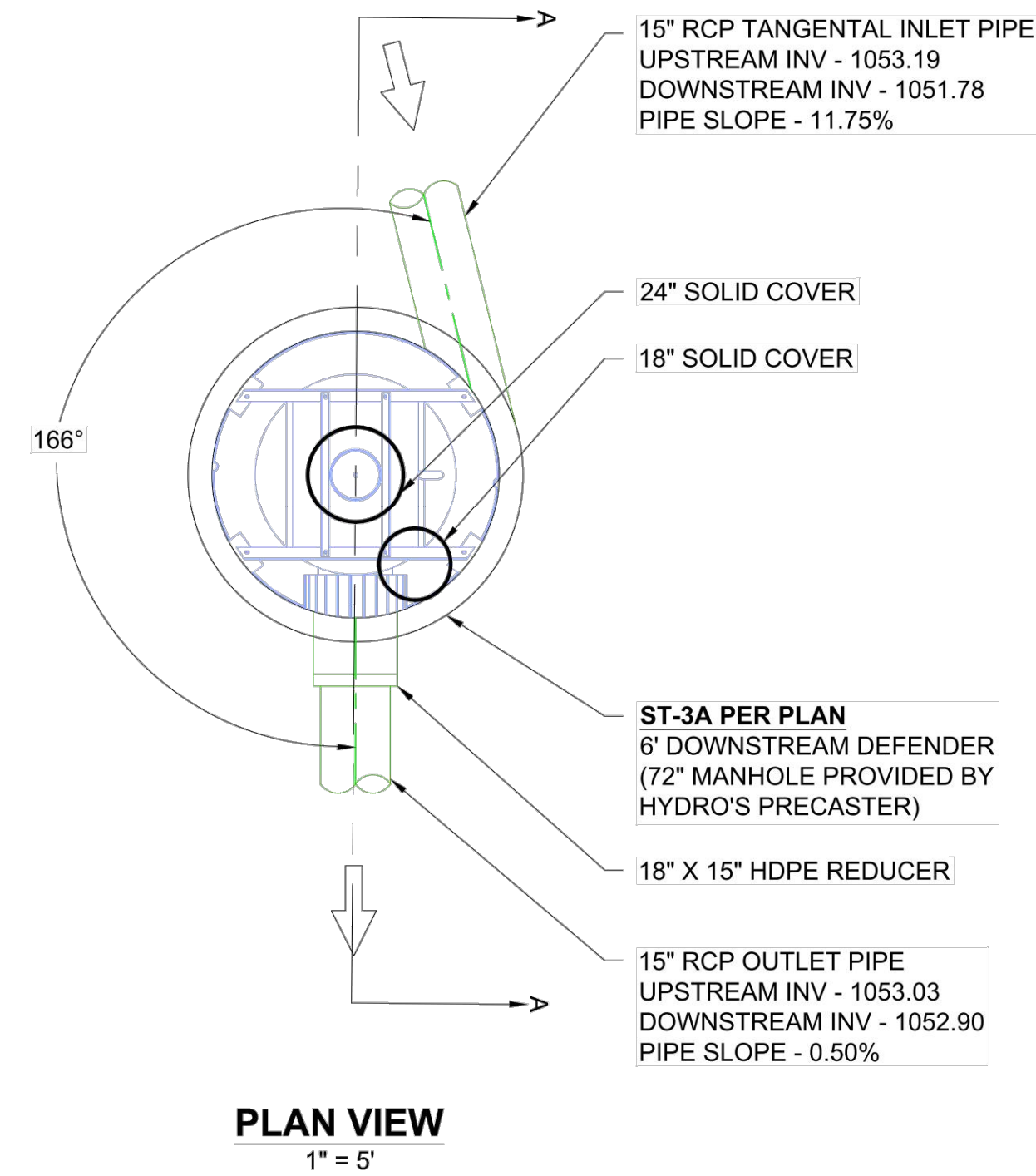
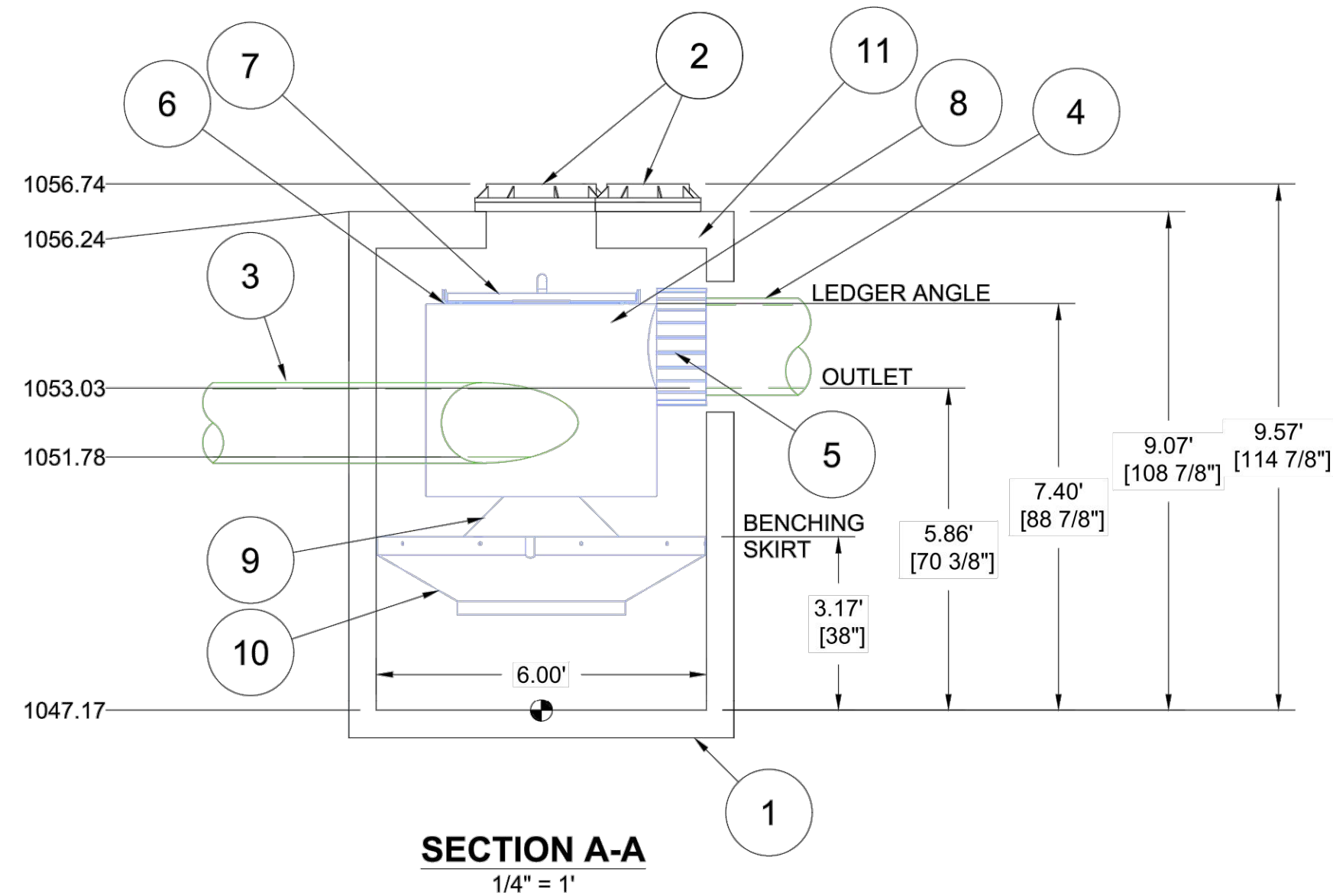
PARTS LIST: 6' DOWNSTREAM DEFENDER

ITEM	SIZE (IN)	MATERIAL	DESCRIPTION
1	72	CONCRETE	I.D. PRECAST MANHOLE
2	18 & 24	-	FRAME & COVER
3	15	RCP	INLET PIPE (BY OTHERS)
4	15	RCP	OUTLET PIPE (BY OTHERS)
5	18 X 15	HDPE	PIPE COUPLING (BY OTHERS)
6	-	-	LEDGER ANGLE
7	-	-	SUPPORT FRAME
8	-	-	DIP PLATE
9	-	-	CENTER SHAFT & CONE
10	-	-	BENCHING SKIRT
11	-	-	MATERIALS & LABOR TO ACHIEVE FINAL GRADE (BY OTHERS)

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIALS AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- ACTUAL DEPTH OF STRUCTURE MAY VARY DEPENDING ON AVAILABLE PRECAST FORMS. CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

FOR INSPECTIONS, REPAIRS, AND MAINTENANCE, CONTACT HYDRO INTERNATIONAL AT 1-800-848-2706 TO SCHEDULE AN APPOINTMENT OR VISIT HYDRO-INT.COM/SERVICE FOR MORE INFORMATION.



COVE AT KETTLESTONE - SNYDER WAUKEE, IA		DATE: 01/05/23 DRAWN: PME	PROJECT #: S327453 CHECKED: MRJ
<p>STORMWATER SOLUTIONS 84 HUTCHINS DR HILLIARD, OH 43026 (207) 756-6200 WWW.HYDRO-INT.COM</p> <p>Hydro International</p> <p><small>THE DOWNSTREAM DEFENDER® AND FIRST DEFENSE® ARE DESIGNED, MANUFACTURED AND TESTED BY HYDRO INTERNATIONAL, LLC. TRADEMARKS ARE THE PROPERTY OF HYDRO INTERNATIONAL, LLC.</small></p>	<p>4640 TRUEMAN BLVD HILLIARD, OH 43026</p> <p>ADS</p> <p style="text-align: center; font-weight: bold;">AS NOTED</p>	<p>DATE: 01/05/23</p> <p>DATE: 01/05/23</p> <p>DATE: 01/05/23</p> <p>DATE: 01/05/23</p>	<p>DESCRIPTION</p> <p>REVISE AS F DD PER UPDATED PLAN</p> <p>DATE: 01/05/23</p> <p>DATE: 01/05/23</p> <p>DATE: 01/05/23</p> <p>DATE: 01/05/23</p>
<p>THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.</p>			
<p>2 SHEET OF 2</p>			

COVE AT KETTLESTONE PLAT 4, LOT 1

SITE DETAILS

SNYDER & ASSOCIATES, INC.



<p>5 AS PER CITY COMMENTS 02-14-23 LJM</p> <p>4 AS PER CITY COMMENTS 01-31-23 LJM</p> <p>3 AS PER CITY COMMENTS 01-10-23 KS</p> <p>2 AS PER CITY COMMENTS 12-13-22 LJM</p>	<p>MARK REVISION</p> <p>Engineer: KS Checked By: KMM Scale: 1" = ##'</p> <p>Technician: LJM Date: 11-07-22 T-R-S: TTN-RRW-SS</p>
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