

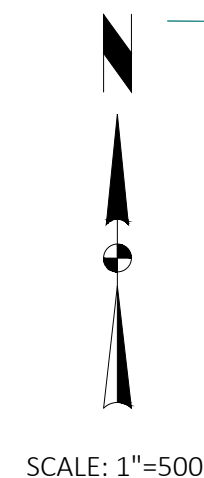
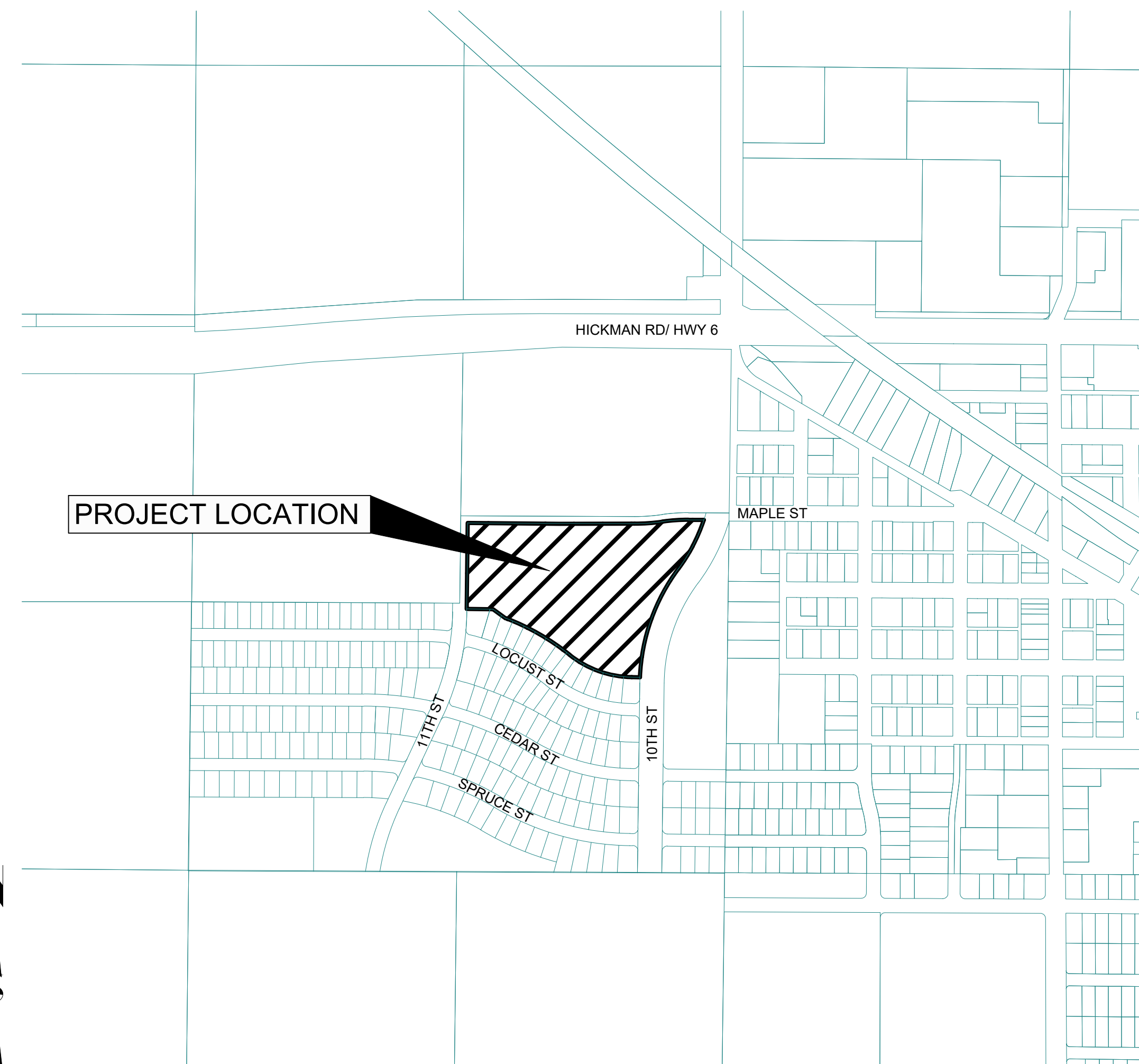
CONSTRUCTION DOCUMENTS

FOR

SPRINGCREST TOWNHOMES PLAT 2

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

CITY OF WAUKEE, DALLAS COUNTY, IOWA



SCALE: 1"=500'

VICINITY MAP

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

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

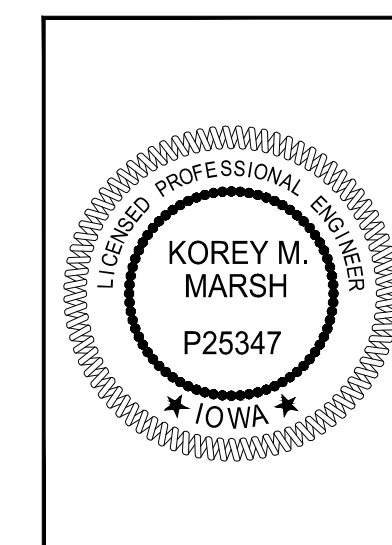
ENGINEER
 SNYDER & ASSOCIATES
 2727 SW SNYDER BLVD.
 ANKENY, IOWA 50023
 CONTACT: KOREY MARSH
 PHONE: (515) 964-2020

INDEX OF SHEETS

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	GRADING AND EROSION CONTROL PLAN
C300	HYDRANT COVERAGE PLAN
C400-401	WATER MAIN & SANITARY PLAN AND PROFILE
C500-503	PAVEMENT AND STORM SEWER PLAN AND PROFILE
C600-C601	INTERSECTION DETAILS

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.

Korey M. Marsh
 Korey M. Marsh, P.E. Date _____

License Number P25347
 My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:



Project No: 121.0553.01
 Sheet C100

SPRINGCREST TOWNHOMES PLAT 2

TITLE SHEET

SNYDER & ASSOCIATES, INC. |

WAUKEE, IOWA

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

11	REVISED PER OWNER COMMENTS	08-02-22	LJM
10	REVISED SUMP COLLECTOR/SUBDRAIN	06-23-22	ZTA
9	AS PER CITY COMMENTS	06-02-22	LJM
8	AS PER REVISED STORM	04-12-22	LJM
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Engineer: ZTA	Checked By: KMM	Scale: 1" = 500'	
Technician: LJM	Date: 08-03-2021	T-R-S: TTN-RRW-SS	
Project No: 121.0553.01			Sheet C100

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LEGEND

FEATURES

Table listing features such as Spot Elevation, Contour Elevation, Fence (Barbed, Field, Hog), etc., with corresponding symbols and line styles.

(*) Denotes the survey quality service level for utilities

Table listing utility features such as Sanitary Manhole, Storm Sewer with Size, Single Storm Sewer Intake, etc., with corresponding symbols and line styles.

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...

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=5866093.79 E=1533347.30 1/2" REBAR WITH YELLOW CAP AT NORTHWEST CORNER OF LOT 29 OF SOUTHVIEW ESTATES, SOUTHEAST CORNER OF SITE.

UTILITY CONTACT INFORMATION

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

Table listing utility contact information for various providers including G1-GAS, C1-COMMUNICATION, and others.

PROJECT TIMELINE

CONSTRUCTION START: FALL 2021
EARTHWORK: FALL 2021
UTILITIES: SPRING 2022
PAVING: SPRING 2022

GENERAL USE

TOWNHOMES - OUTLOT X

PROPERTY DESCRIPTION

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

ZONING

R-4 - ROW DWELLING AND TOWNHOME DISTRICT

GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION.
B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.

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.
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.

Table with columns for REVISION PER OWNER COMMENTS, REVISED PER CITY COMMENTS, AS PER REVISED STORM, etc.

Waukee, Iowa
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023

SNYDER & ASSOCIATES, INC.
515-964-2020 | www.snyder-associates.com

PROJECT INFORMATION
Waukee, Iowa

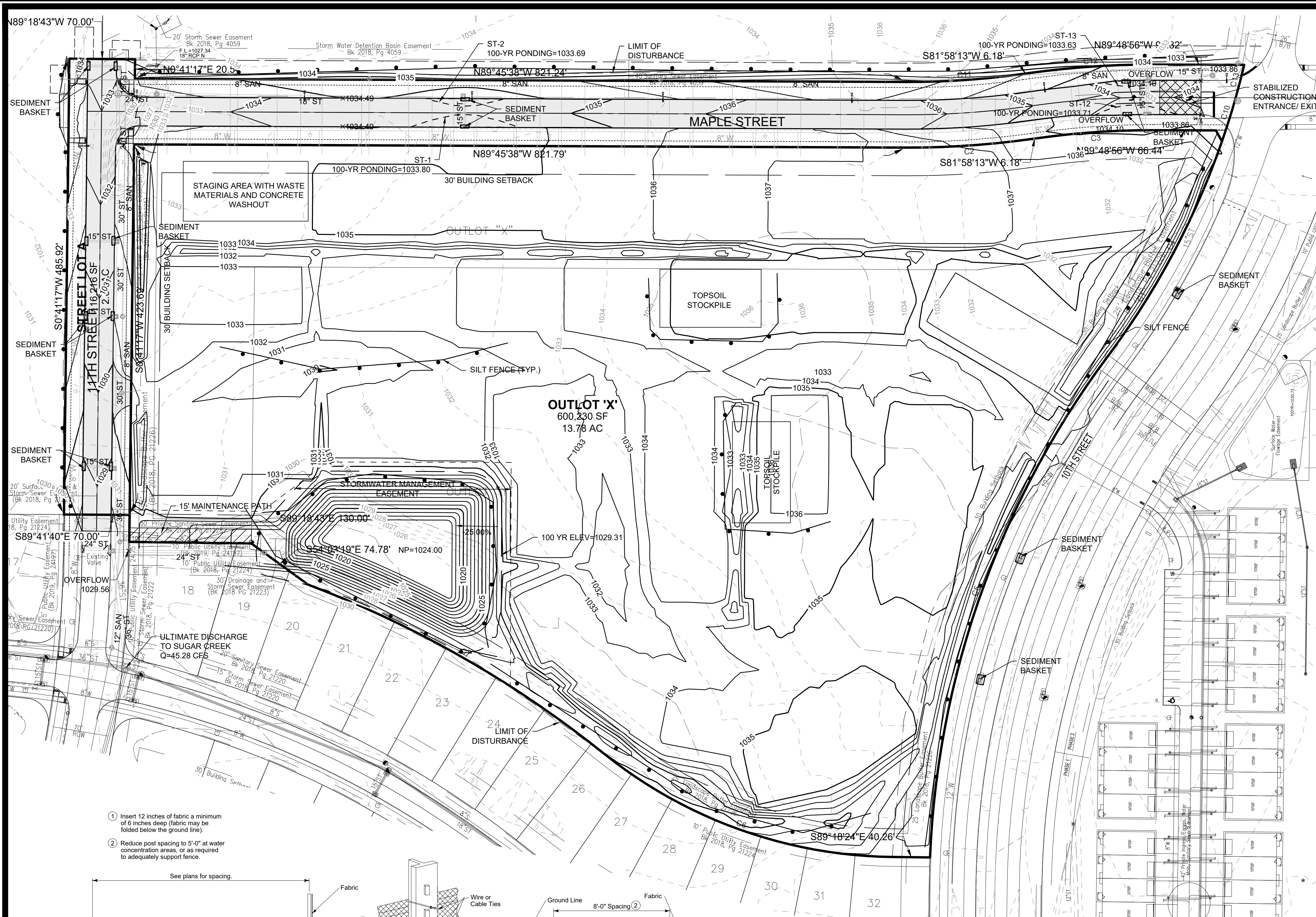
SPRINGCREST TOWNHOMES PLAT 2

Sheet C101

Project No: 121.0553.01



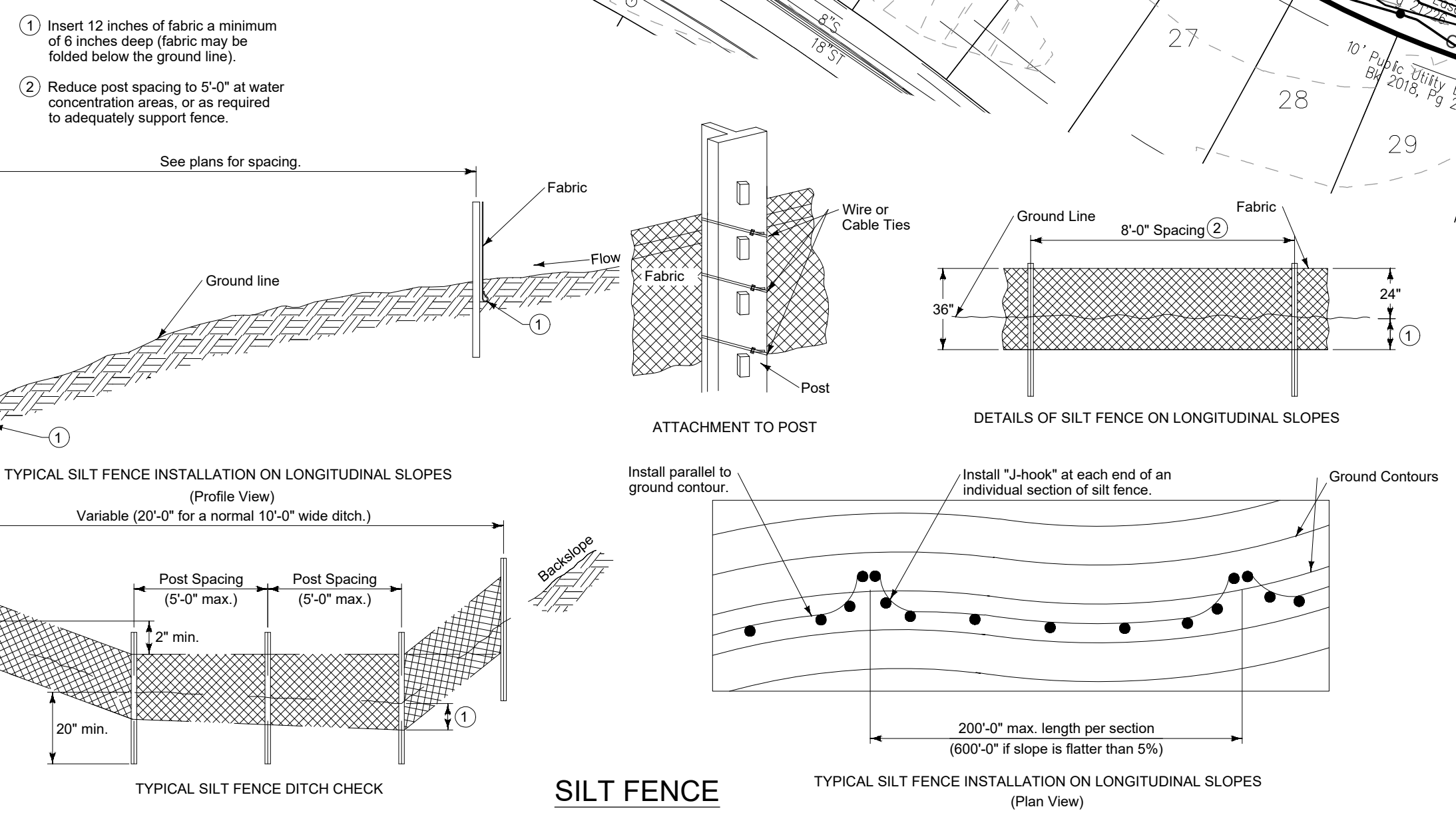
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 SOUTH OF LIGHT POLE, SOUTHEAST OF SITE.

QUANTITIES

SEEDING AND MULCHING, OUTLOT 'X' (TYPE 4)	13.78 AC
SEEDING AND MULCHING, ROW (TYPE 1)	2.67 AC
SILT FENCE	4530 LF
INLET PROTECTION	15 EA



GRADING 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 OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.

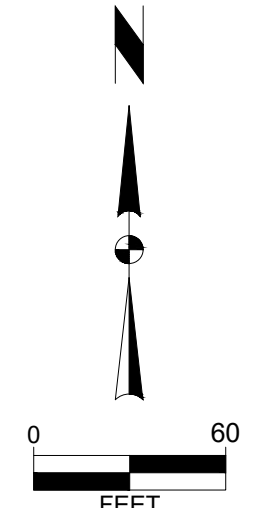
C. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.

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. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.

F. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.

G. CONTRACTOR TO OVER DIG DETENTION POND TO PROVIDE SEDIMENT BASIN. CONTRACTOR TO REMOVE ANY SEDIMENT FROM BASIN ACCUMULATED DURING CONSTRUCTION AND REGRADE BASIN TO FINISH DESIGN GRADES PRIOR TO SEEDING.



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Engineer: ZTA	Checked By: KMM	Scale: 1"=50'	
Technician: LJM	Date: 08-03-2021	T-R-S: TTN-RRW-SS	

Project No: 121.0553.01

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SPRINGCREST TOWNHOMES PLAT 2

GRADING & EROSION CONTROL PLAN

WAUKEE, IOWA

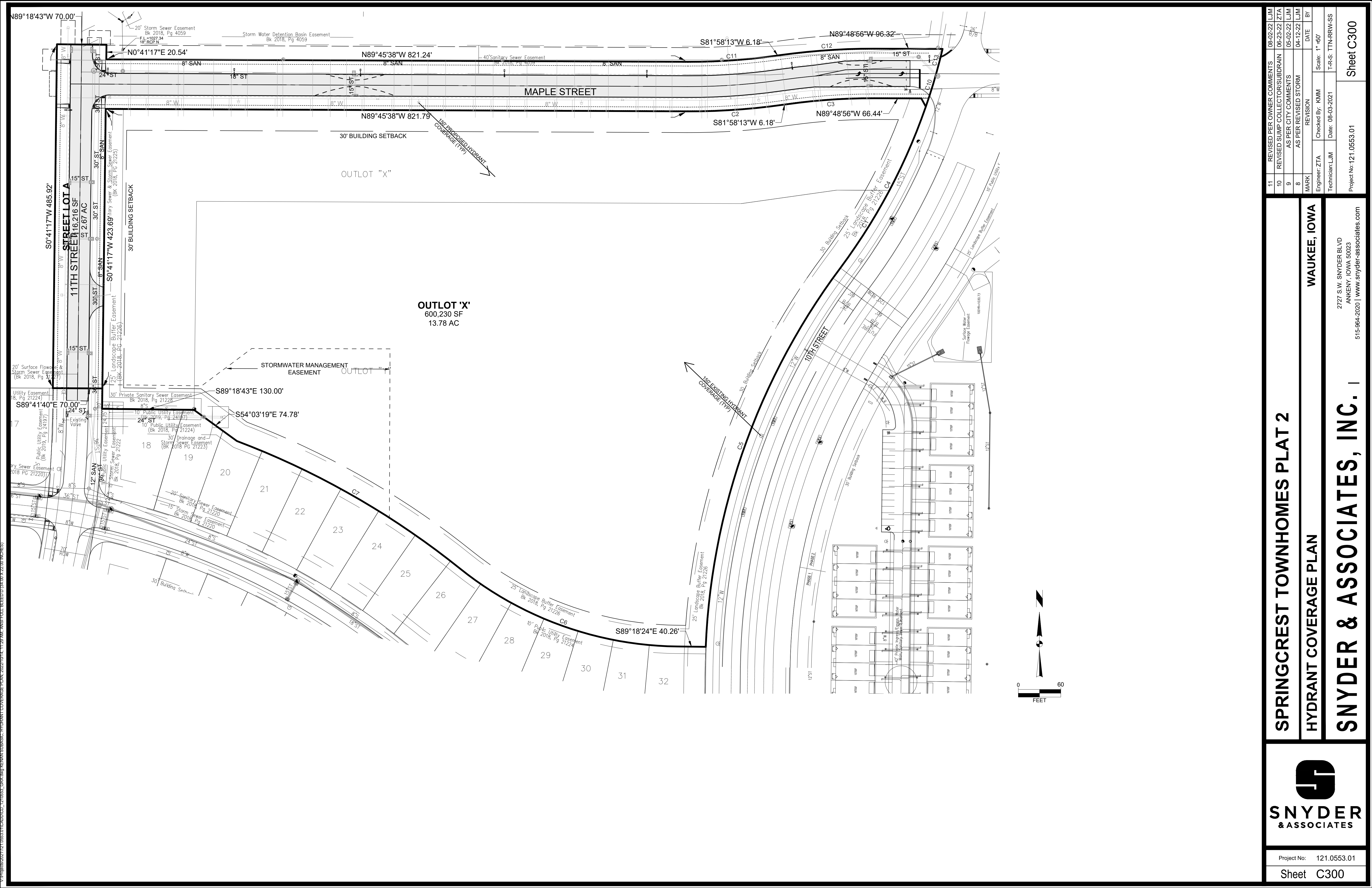
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SNYDER & ASSOCIATES

Project No: 121.0553.01

Sheet C200



SPRINGCREST TOWNHOMES PLAT 2

HYDRANT COVERAGE PLAN

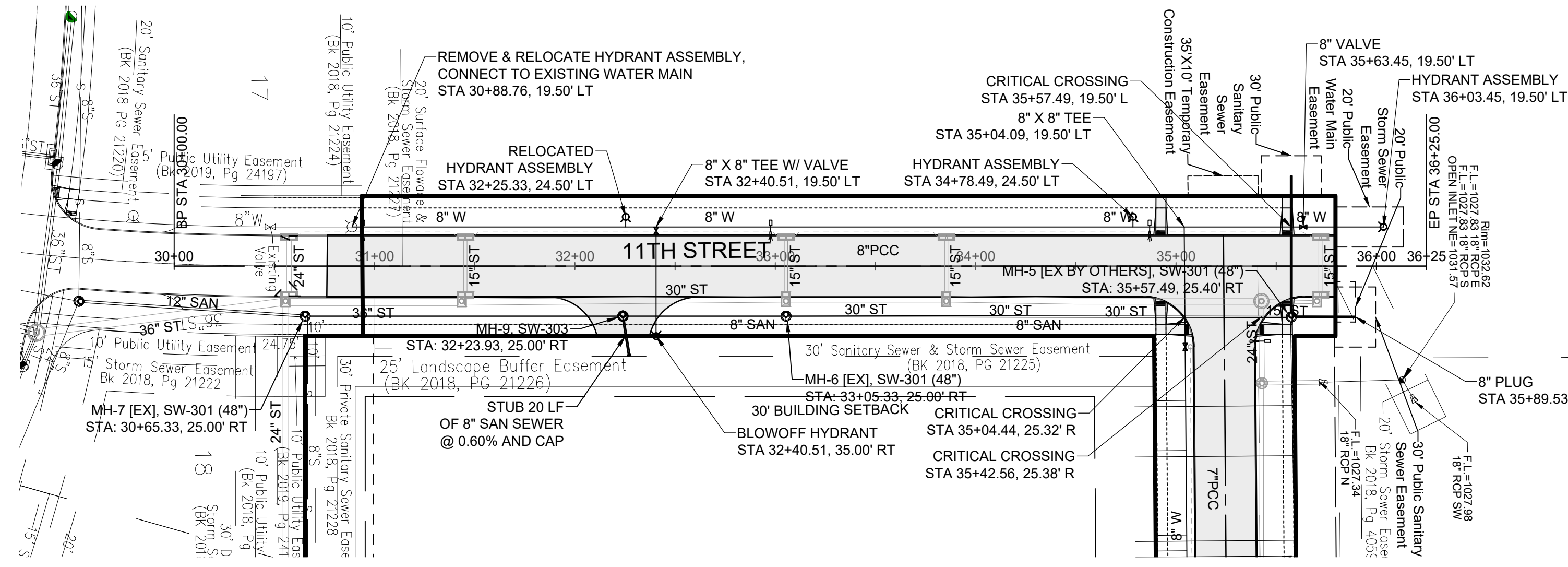
WAUKEE, IOWA

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Project No: 121.0553.01			Sheet C300

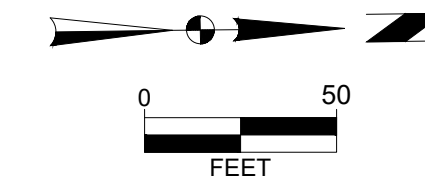


QUANTITIES

WATER MAIN		
8" MAIN, C900 PVC	1787 LF	
CONNECT TO EXISTING 8" MAIN	2 EA	
8" VALVE	7 EA	
HYDRANT ASSEMBLY	8 EA	
RELOCATE HYDRANT	1 EA	
1" PRIVATE SERVICE WITH VALVE	38 EA	
SANITARY SEWER		
MANHOLE, TYPE SW-303	1 EA	
4" SANITARY SEWER SERVICE	33 EA	
6" SANITARY SEWER SERVICE	5 EA	
8" PVC TRUSS SANITARY SEWER	122 LF	
ADJUST MANHOLE TO GRADE	8 EA	

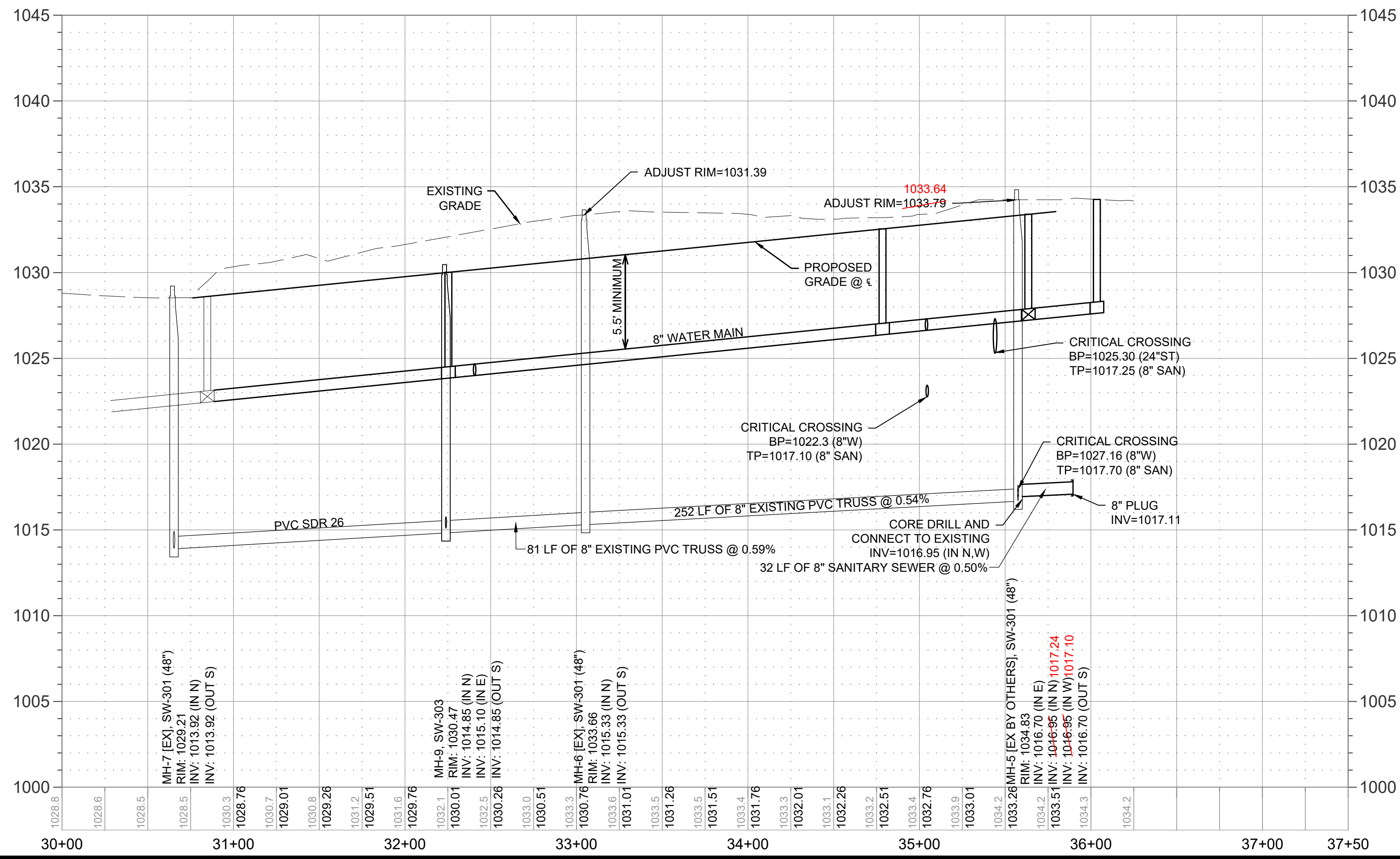
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- NOTES**
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2021 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND THE SOILS REPORTS PREPARED BY OTHERS.
 - ALL SERVICES ARE TO BE 24" 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. BRING SANITARY SEWER A MINIMUM OF 1 FOOT ABOVE FINISHED GRADE WITH TWO 45° ELBOWS, INSTALL WATER TIGHT PLUG.
 - A SPECIAL STRUCTURAL SUPPORT IS REQUIRED FOR ALL CROSSINGS BETWEEN 6" AND 18".
 - CONTRACTOR TO VACUUM TEST ALL SANITARY SEWER MANHOLES.
 - 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.

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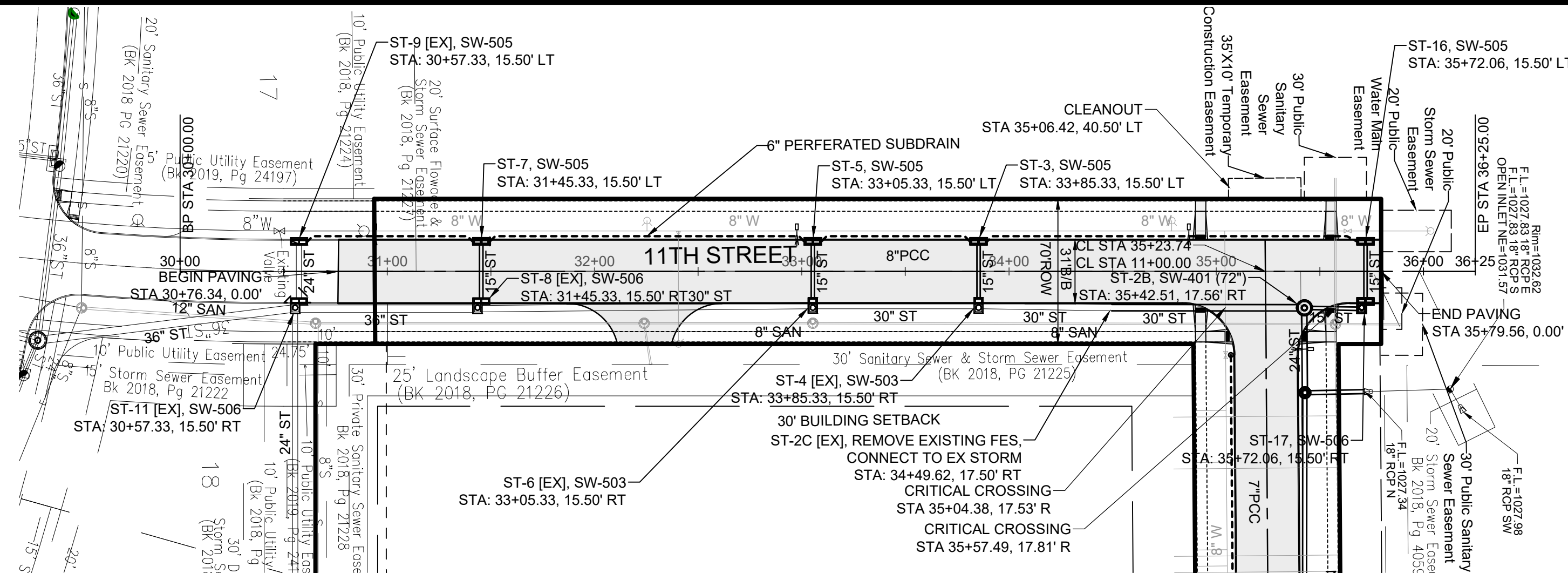
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 Engineer: ZTA
 Technician: LJM
 Project No: 121.0553.01
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SPRINGCREST TOWNHOMES PLAT 2
WATER MAIN AND SANITARY SEWER PLAN AND PROFILE
WAUKEE, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



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QUANTITIES

STORM SEWER

SW-401 (48")	1 EA
SW-401 (72")	1 EA
SW-505	6 EA
SW-506	3 EA
15" RCP	298 LF
18" RCP	354 LF
24" RCP	71 LF
30" RCP	93 LF
6" SUBDRAIN CLEANOUT	2331 LF
1 EA	

PAVEMENT

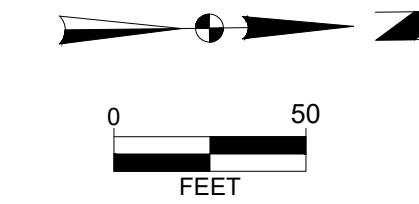
7" PCC	3975 SY
8" PCC W/ CD BASKETS	1933 SY
6" MODIFIED SUBBASE	6678 SY
12" SUBGRADE PREP	6678 SY
6" PCC SIDEWALK RAMP/LANDING	556 SF
DETECTABLE WARNINGS	60 SF

NOTES

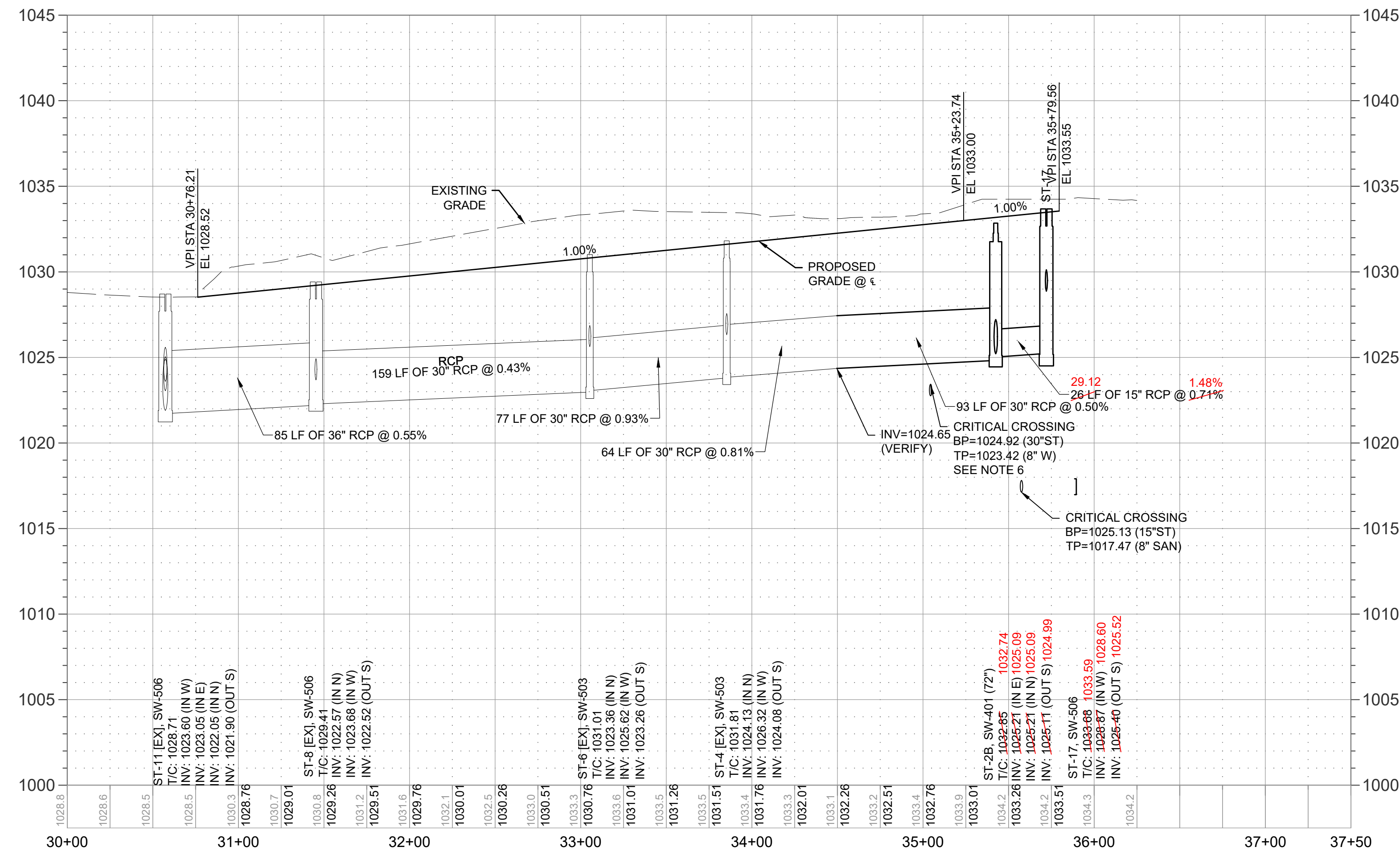
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BENCHMARKS

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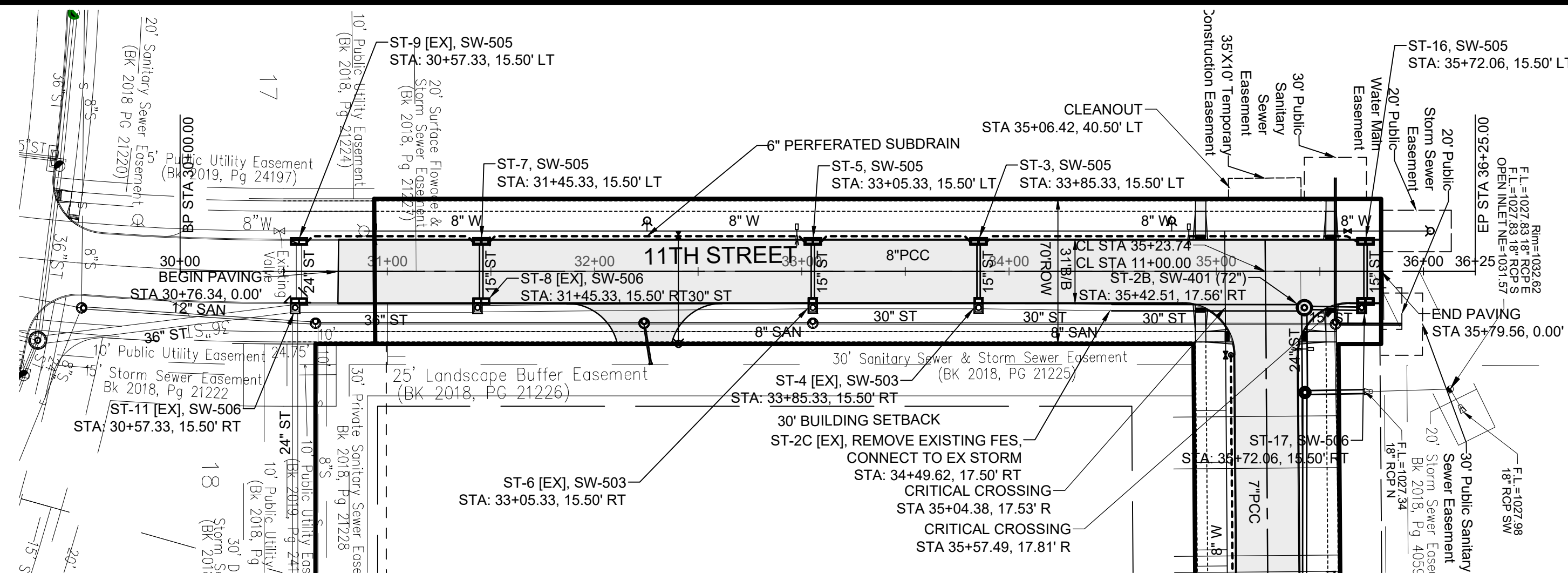


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							Sheet C500
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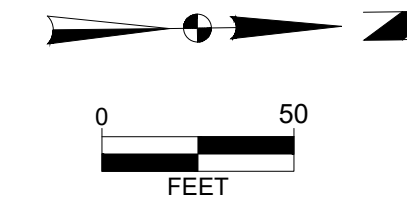


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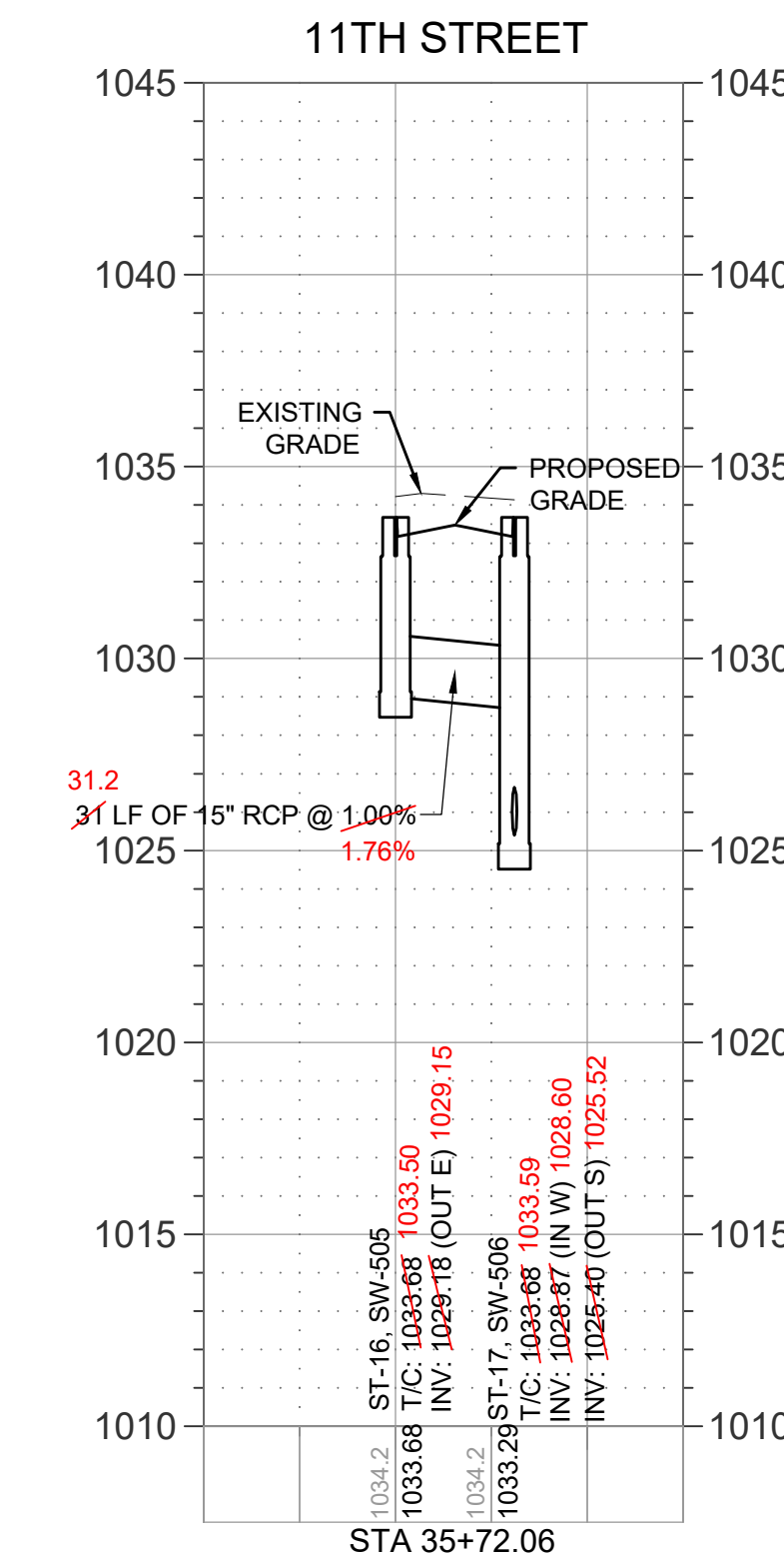
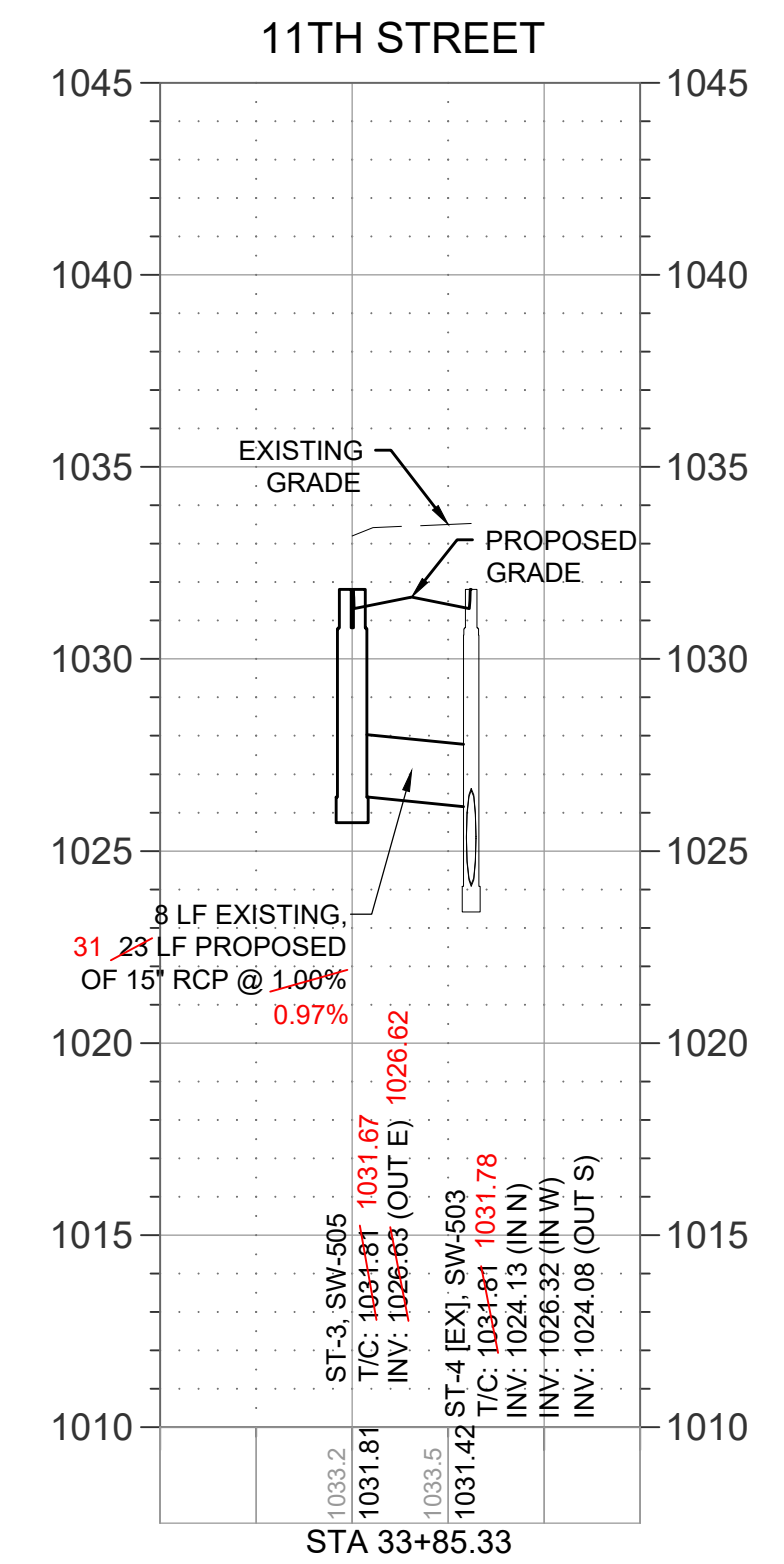
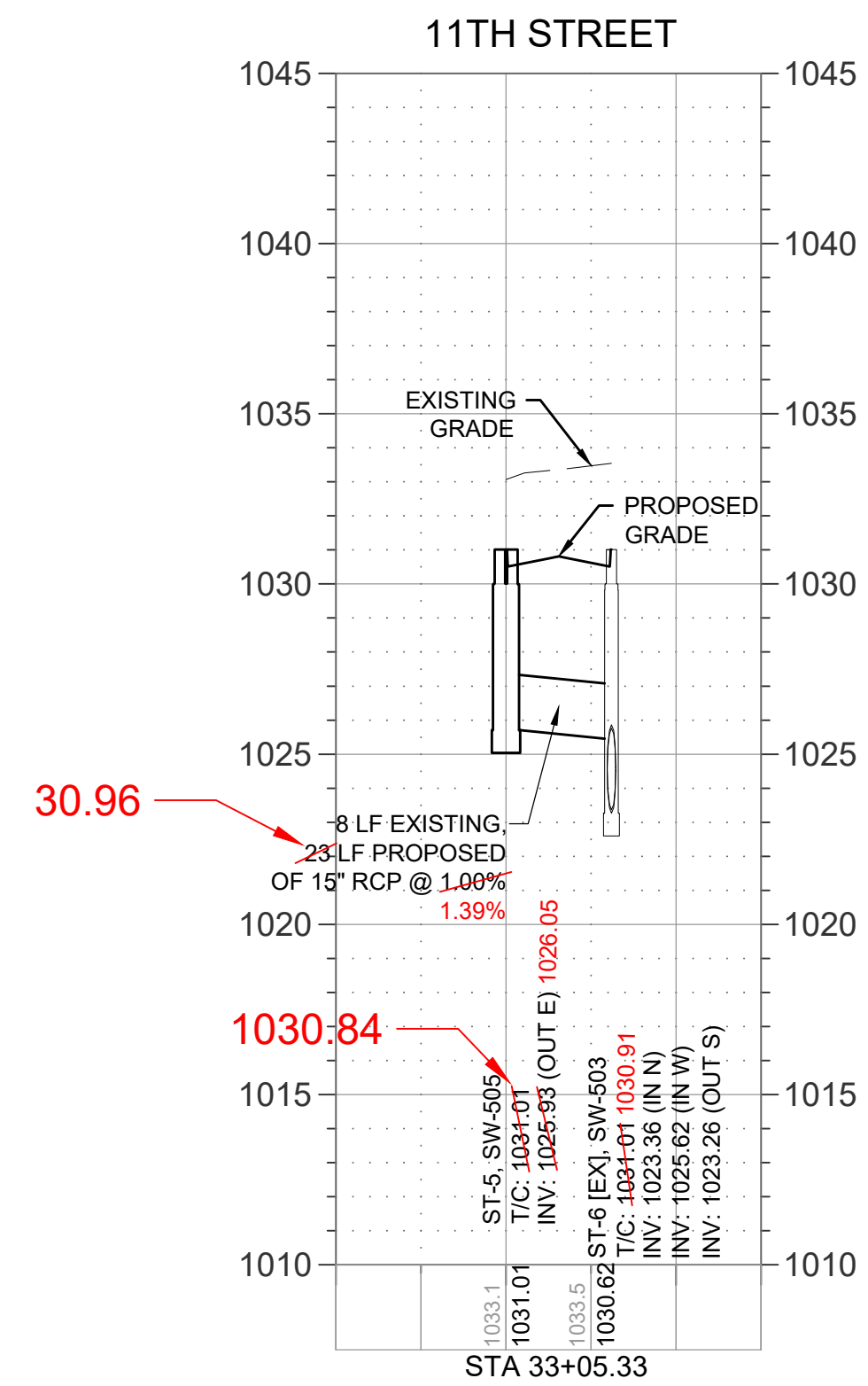
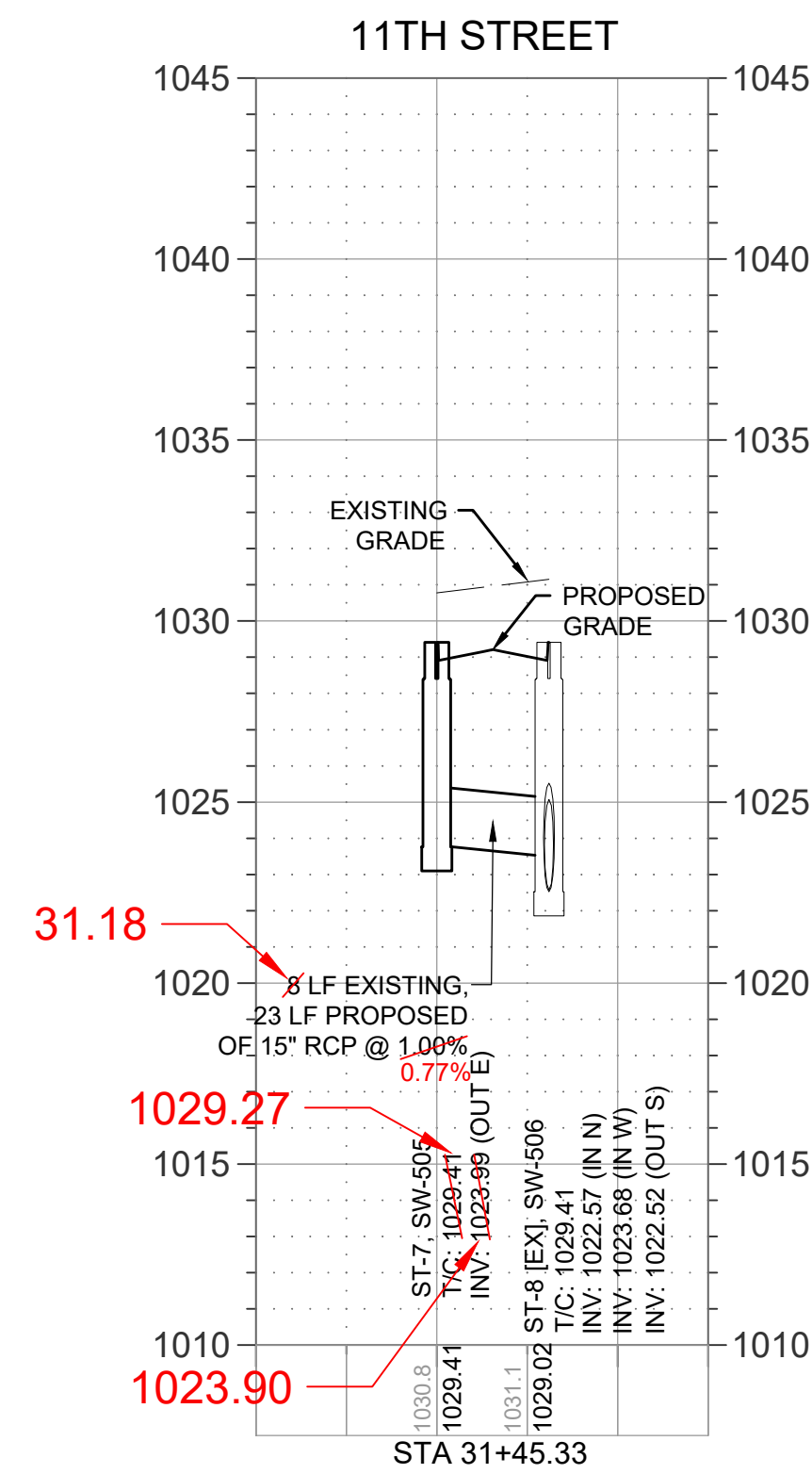
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SPRINGCREST TOWNHOMES PLAT 2

PAVEMENT AND STORM SEWER PLAN AND PROFILE

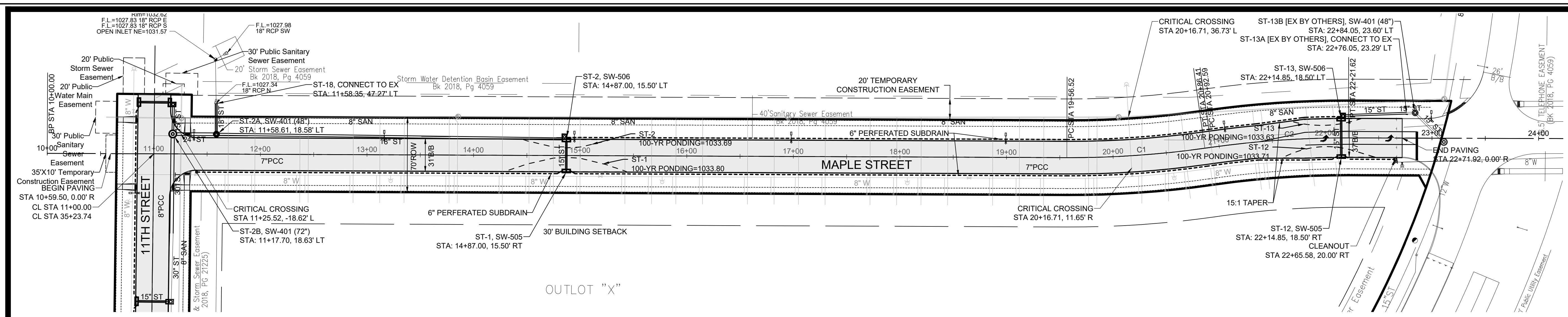
SNYDER & ASSOCIATES, INC.



MARK	REVISION	DATE	BY
11	REVISED PER OWNER COMMENTS	08-02-22	LJM
10	REVISED SUMP COLLECTOR/SUBDRAIN	06-23-22	ZTA
9	AS PER CITY COMMENTS	06-02-22	LJM
8	AS PER REVISED STORM	04-12-22	LJM

Engineer: ZTA
 Technician: LJM
 Checked By: KMM
 Date: 08-03-2021
 Scale: 1" = 50'
 T-R-S: TTN+RRW-SS
 Project No: 121.0553.01

P:\Projects\2021\121.0553.01\CD\CD\121.0553.01\SSB_STREETS.dwg KENNAN SUBSIC, PAVEMENT AND STORM SEWER PLAN AND PROFILE, 20221014, 11:39 AM, ANSI FULL BLEED, D (34.00 X 22.00 INCHES)



- 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.
 - 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".
 - IF STORM SEWER CROSSES ABOVE A 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.
 - DIAPER JOINT ALL STORM SEWER LONGITUDINAL TO PUBLIC STREETS.

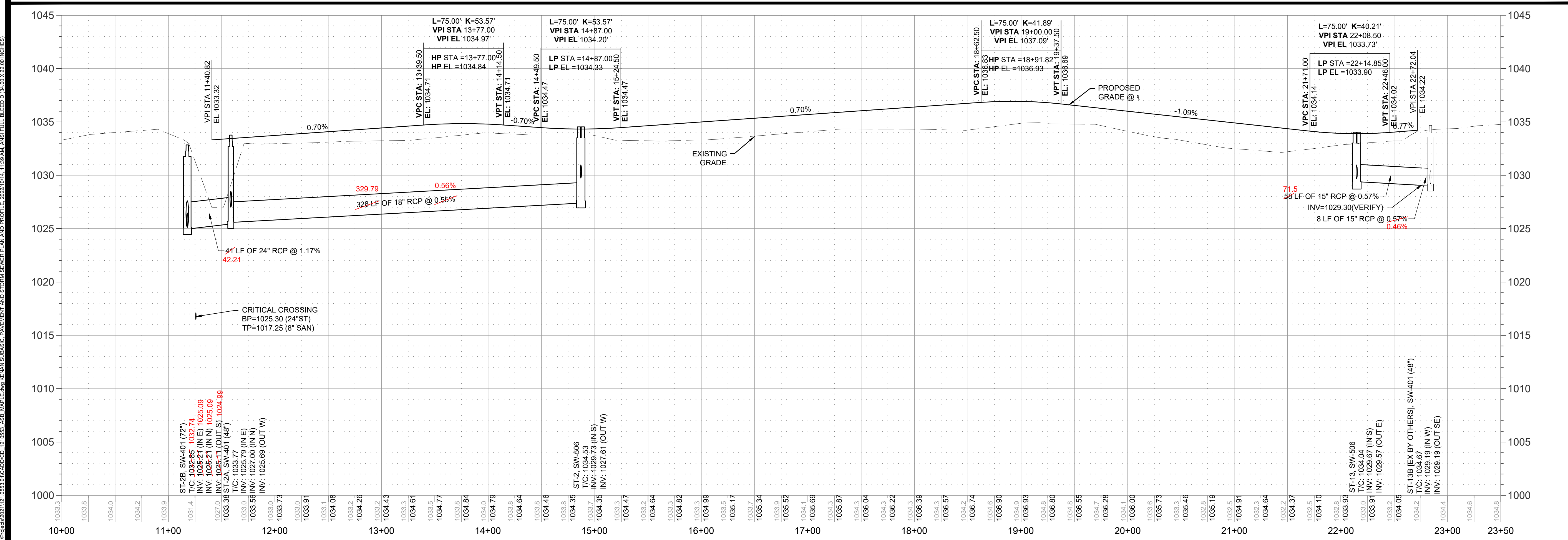
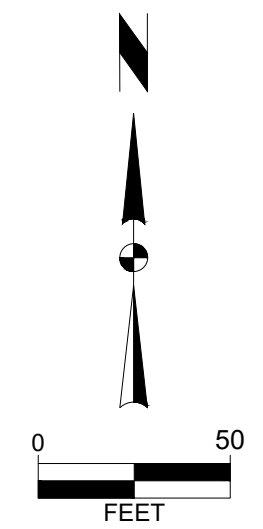
BENCHMARKS
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET

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

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	8°37'43"	903.57'	136.07'	68.17'	S85°55'02"E 135.94'
C2	8°12'52"	900.00'	129.03'	64.63'	S86°04'39"E 128.92'

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.



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SPRINGCREST TOWNHOMES PLAT 2

PAVEMENT AND STORM SEWER PLAN AND PROFILE

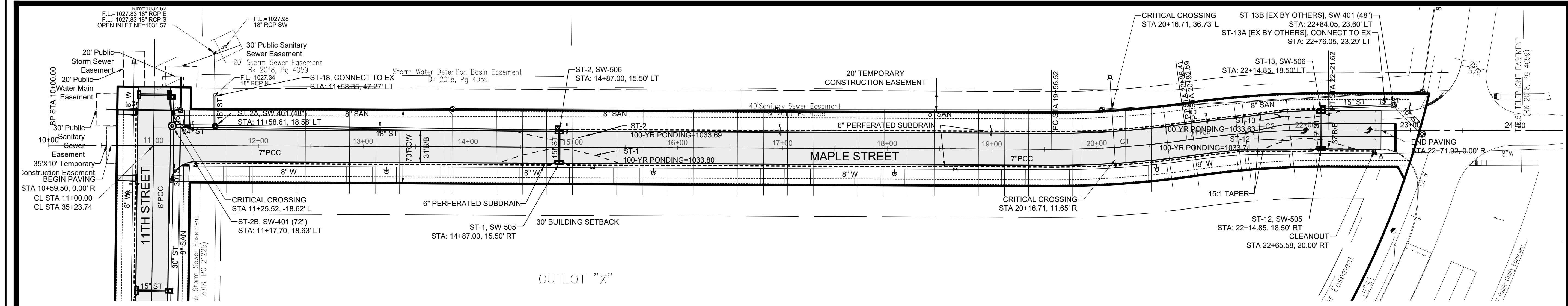
SNYDER & ASSOCIATES, INC.

Waukeee, Iowa

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

SNYDER & ASSOCIATES

Project No: 121.0553.01
 Sheet C502



NOTES

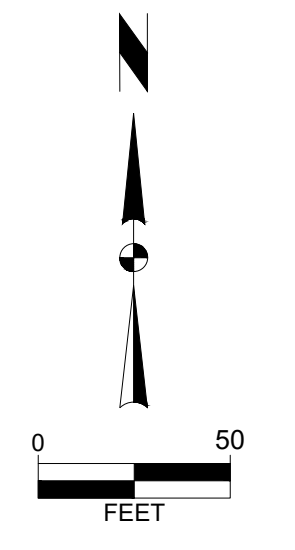
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SPRINGCREST TOWNHOMES PLAT 2

PAVEMENT AND STORM SEWER PLAN AND PROFILE

SNYDER & ASSOCIATES, INC.



Project No: 121.0553.01

Sheet C504

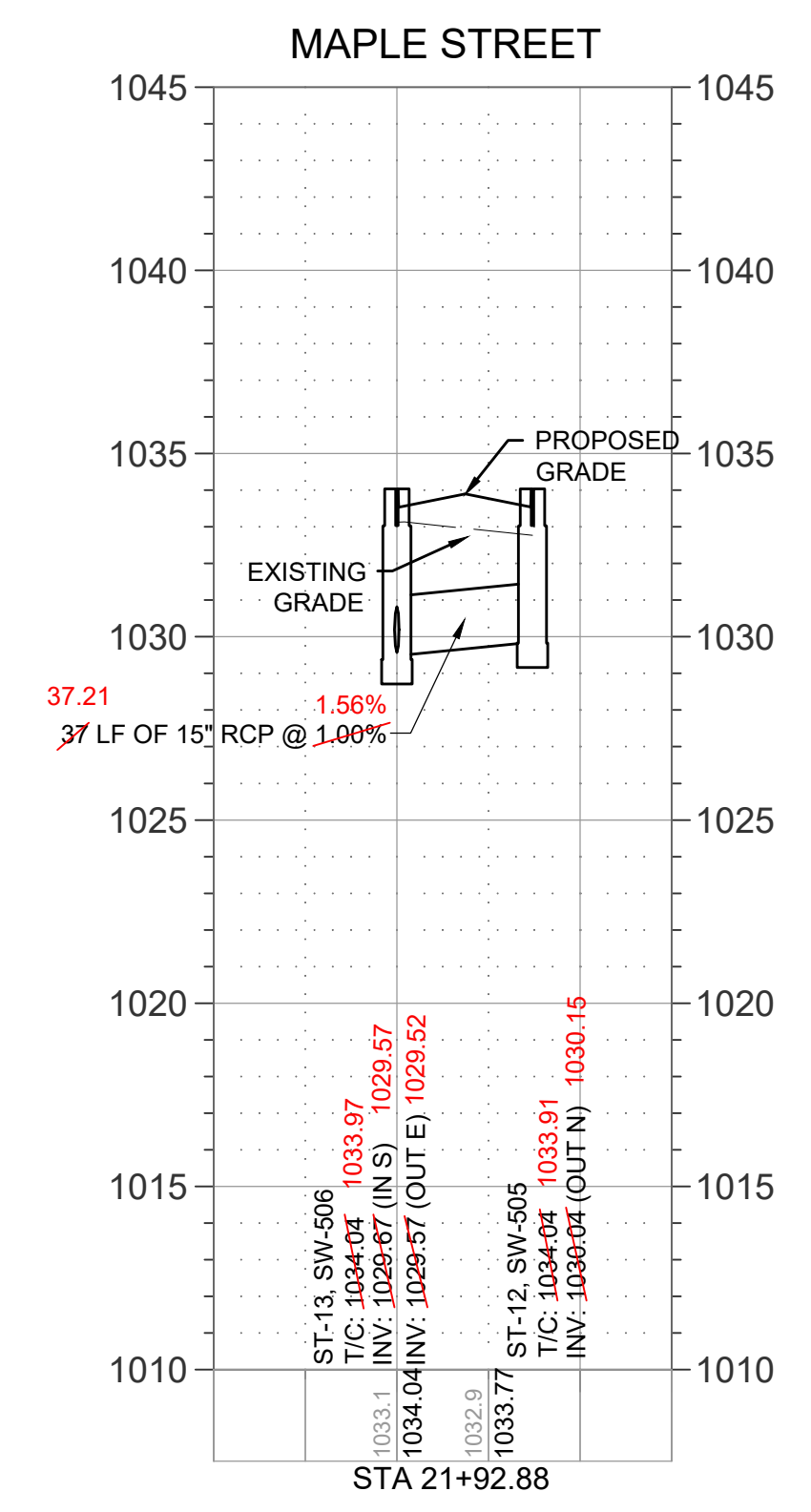
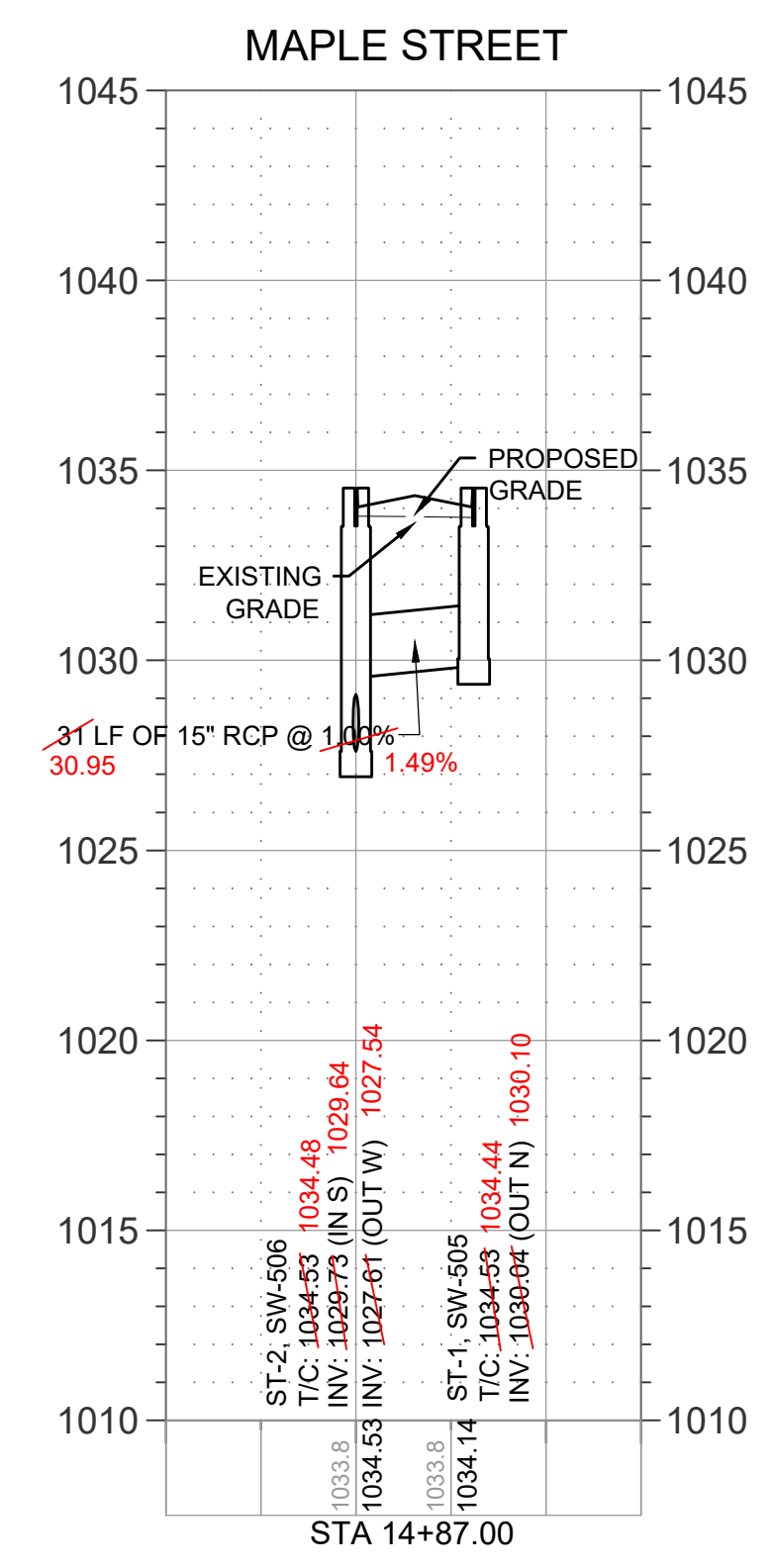
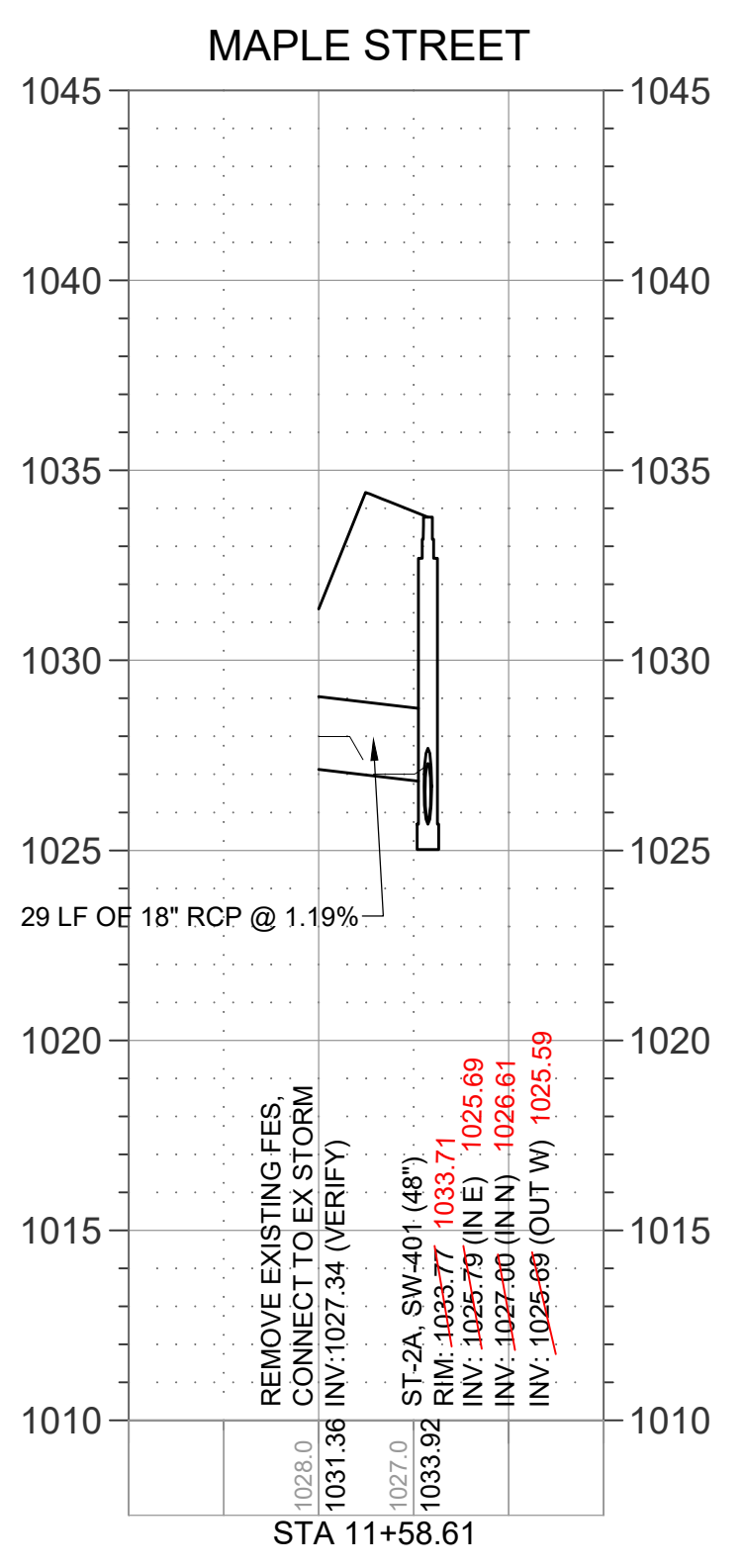
WAUKEE, IOWA

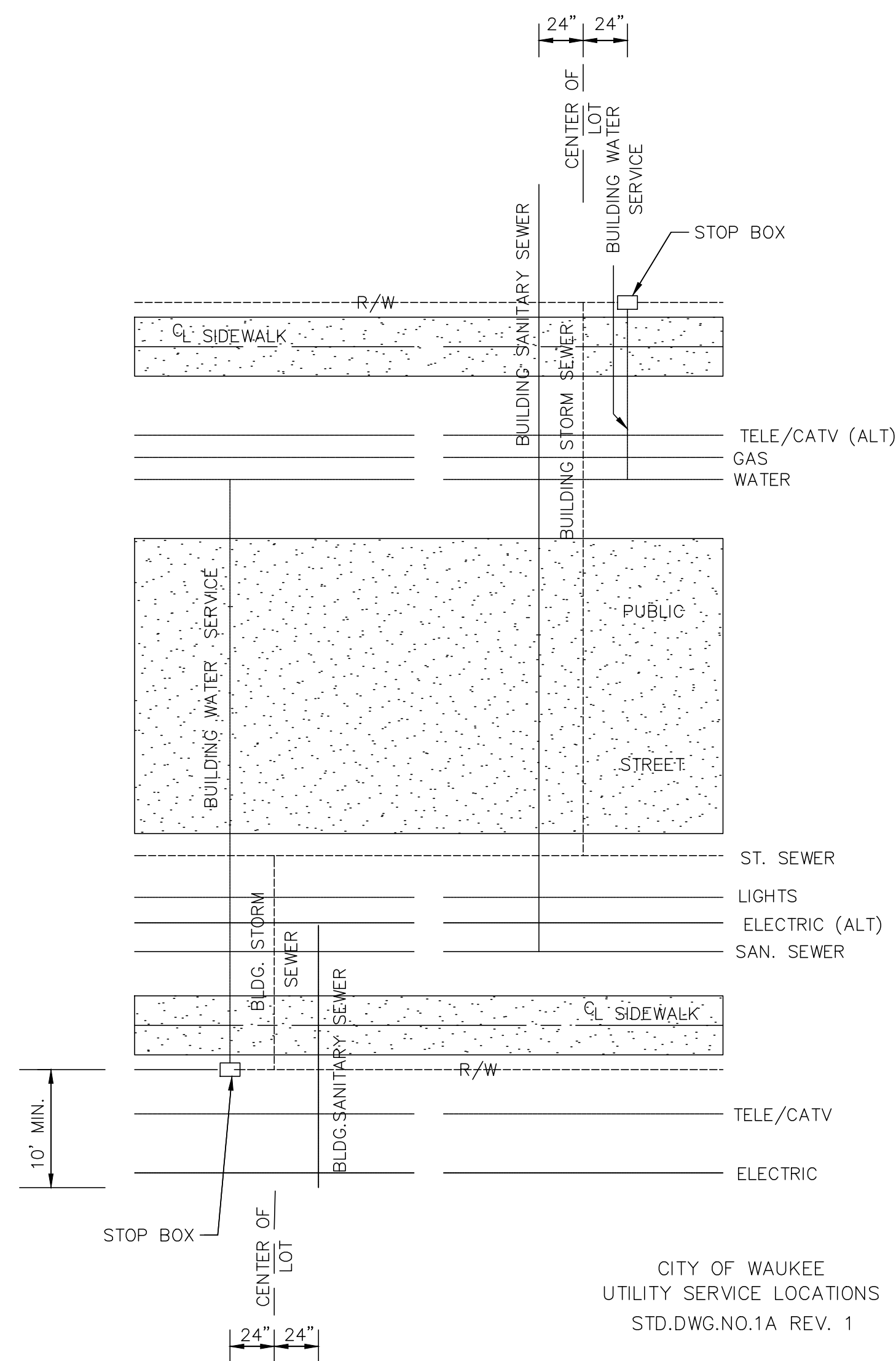
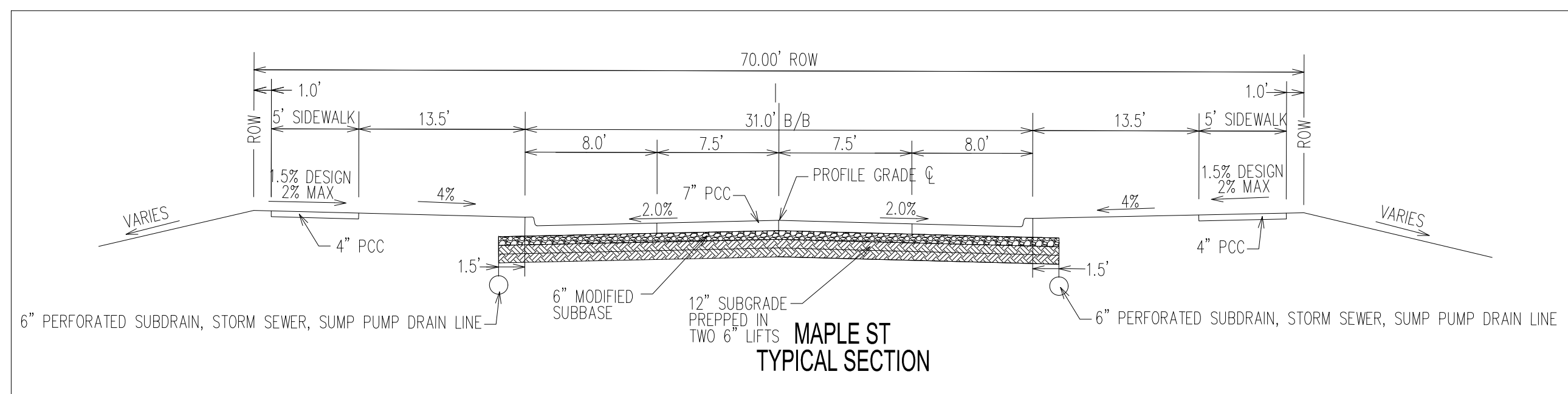
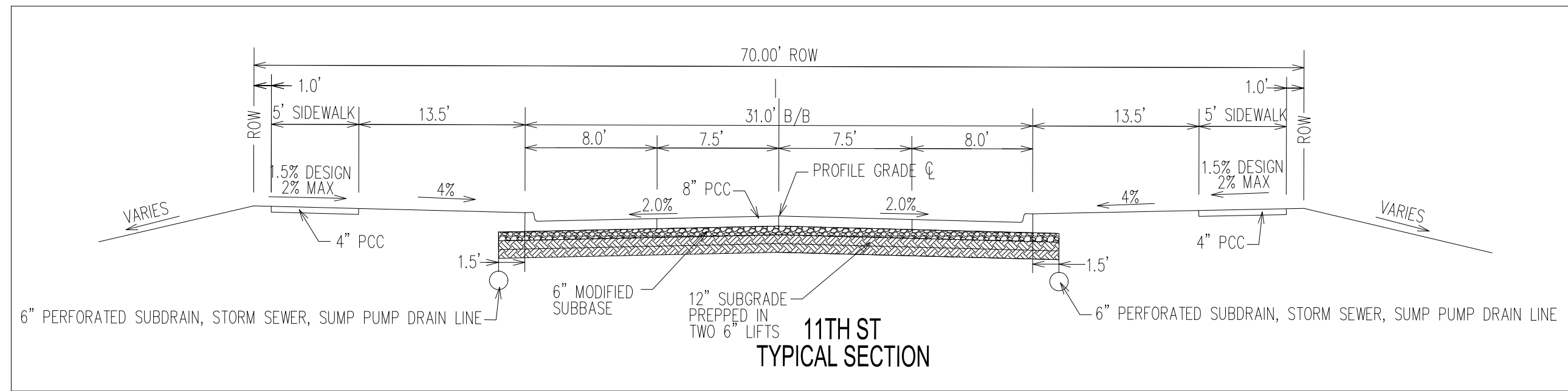
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Sheet C504

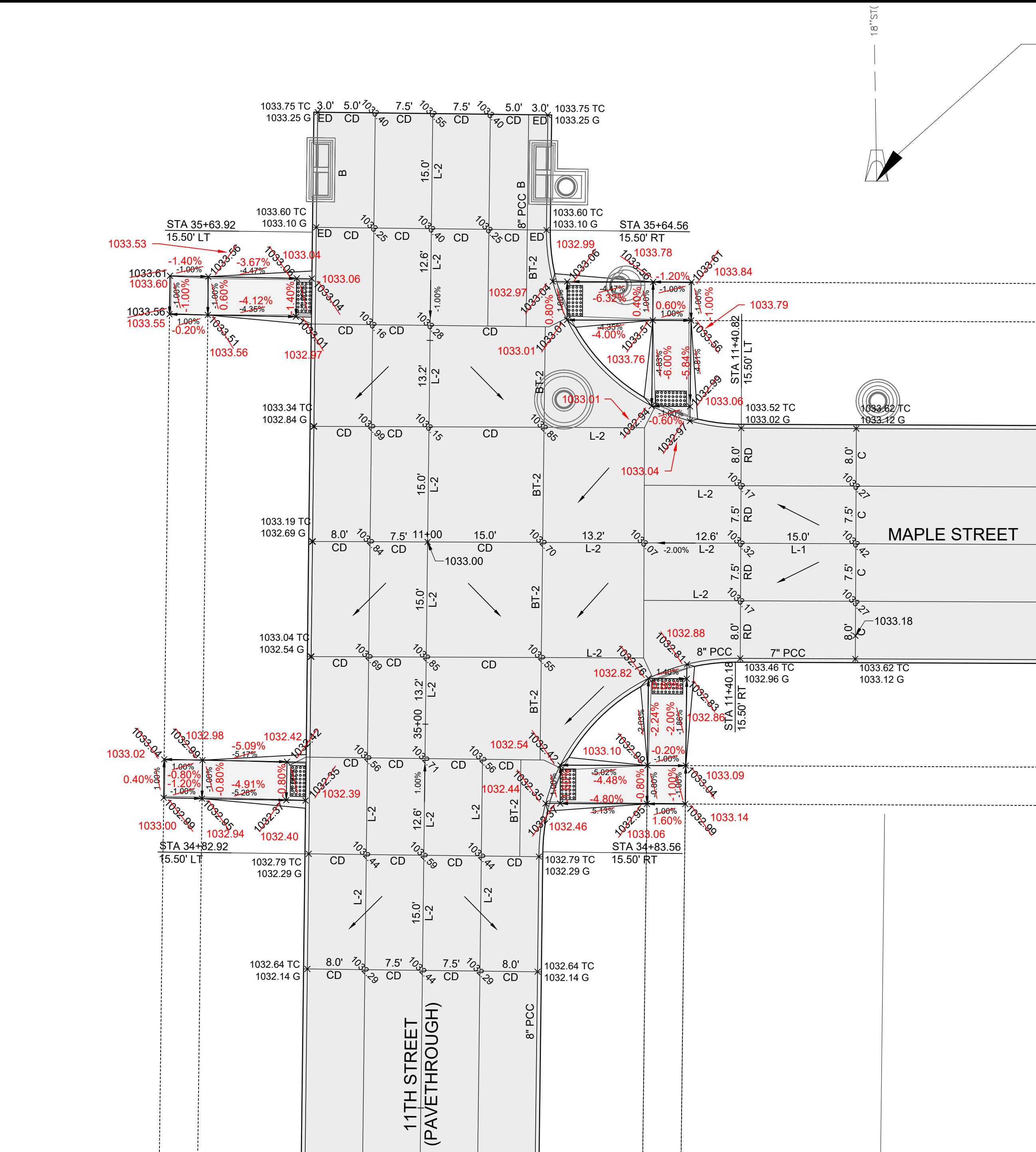
Project No: 121.0553.01

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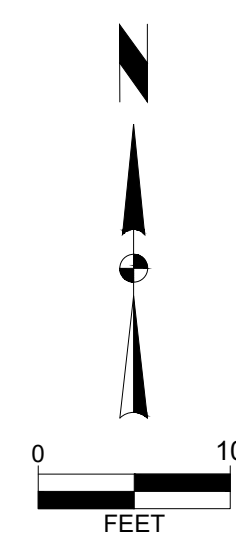




CITY OF WAUKEE UTILITY SERVICE LOCATIONS
STD.DWG.NO.1A REV. 1



DETAIL A: 11TH AND MAPLE INTERSECTION
1" = 10'



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	Technician: LJM	Date: 08-03-2021	T-R-S: TTN-RRW-SS

SPRINGCREST TOWNHOMES PLAT 2

INTERSECTION DETAILS

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

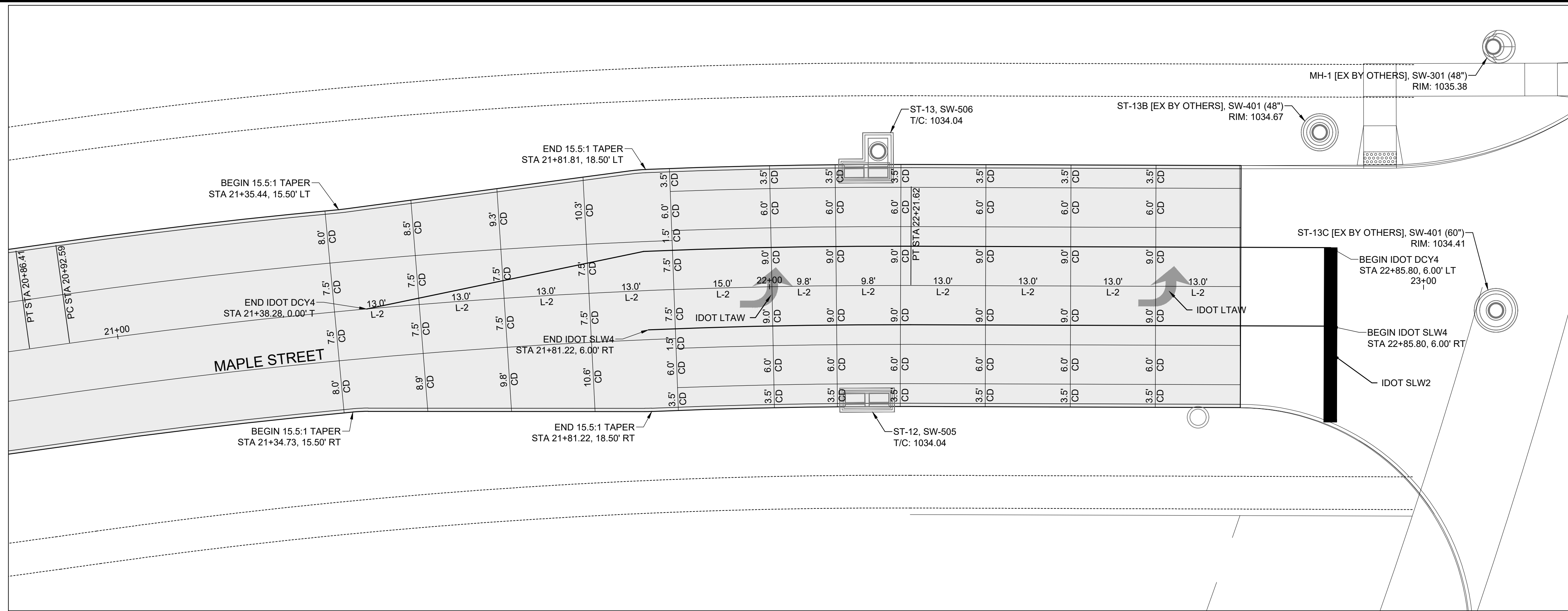
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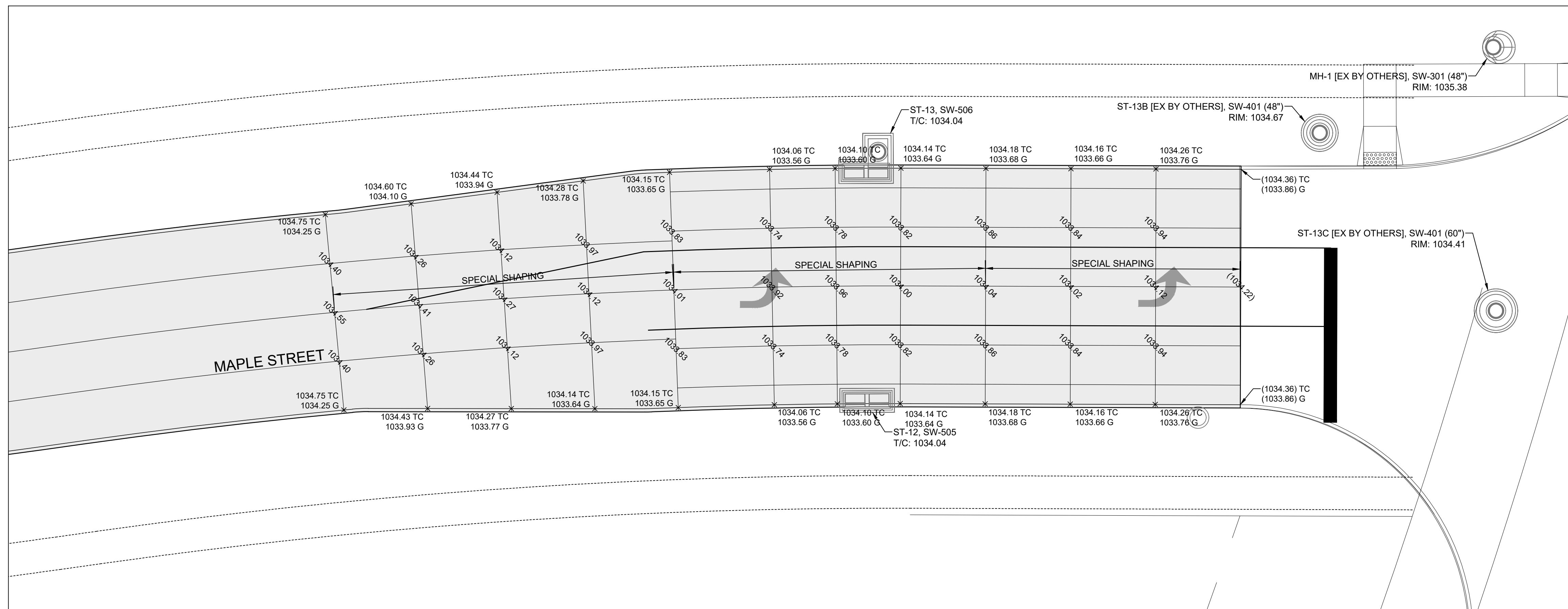
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Project No: 121.0553.01

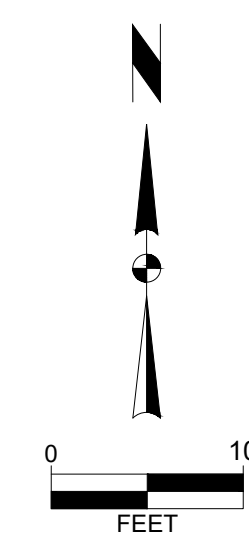
Sheet C600



DETAIL A: MAPLE STREET JOINTING
1" = 10'



DETAIL B: MAPLE STREET SPOTS
1" = 10'



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