

SITE PLAN FOR JAMES POINTE PLAT 1, LOT 27

1675 NW GETTYSBURG LANE
CITY OF WAUKEE, DALLAS COUNTY, IOWA

OWNER/APPLICANT

1031-22, LLC.
119 19TH STREET
WEST DES MOINES, IOWA 50265
CONTACT: CASEY SHELTON
PHONE: (515) 499-6194

ENGINEER

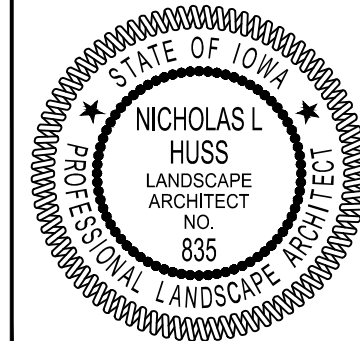
SNYDER & ASSOCIATES
2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
CONTACT: KOREY MARSH
PHONE: (515) 964-2020



VICINITY MAP

Sheet List Table

C100	TITLE SHEET
C200	PROJECT INFORMATION
C300	DIMENSION & UTILITY PLAN
C400	EROSION CONTROL PLAN
C401	DETAILED GRADING PLAN
C500	PLANTING PLAN
C600	SITE DETAILS

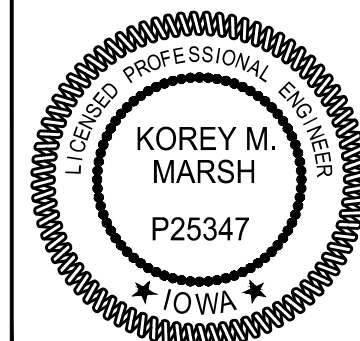


I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Nicholas L. Huss, PLA _____ Date _____

License Number 835

Pages or sheets covered by this seal:
C500



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, 2026

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

JAMES POINTE PLAT 1, LOT 27

TITLE SHEET

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.0518.01

Sheet C100

5	AS PER CITY COMMENTS	LMW	09-25-25
4	AS PER CITY COMMENTS	LJM	09-09-25
3	AS PER CITY COMMENTS	LJM	08-26-25
2	AS PER CITY COMMENTS	LJM	07-08-25
MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: KMM	Scale: 1" = 200'	
Technician: LJM	Date: 06-10-2025	T-R-S: TTN-RRW-SS	
Project No: 125.0518.01			Sheet C100

I:\Projects\2025\125.0518.01\CADD\SP - 1250518 - SNYDER & ASSOCIATES, TITLE SHEET - 20250623 - 10:00 AM - ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES

- Section Corner
1/2" Rebar, Cap # 11579
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

- Symbol for found features including rebar, cap, and various utility markers.

SET

- Symbol for set features including various utility markers.

FEATURES

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

EXISTING

- Existing features and symbols for various utilities and structures.

PROPOSED

- Proposed features and symbols for various utilities and structures.

(*) Denotes the survey quality service level for utilities

- Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

GENERAL USE

WAREHOUSE/OFFICE

PROPERTY DESCRIPTION

JAMES POINTE PLAT 1 LOT 27

PROPERTY ADDRESS

1675 NW GETTYSBURG LANE
WAUKEE, IA 50263

ZONING

M-1: LIGHT INDUSTRIAL

OPEN SPACE

SITE AREA: 64,316 SF (1.48 AC)
IMPERVIOUS AREA: 42,991 SF (66.8%)
PERVIOUS AREA: 21,325 SF (33.2%)

BULK REGULATIONS

LOT AREA = NONE
FRONT YARD= 30 FEET
SIDE YARD = NONE EXCEPT FOR WHEN ADJACENT TO AN "R" OR "C-1" DISTRICT OR STREET R.O.W LINE, THEN 25 FEET
REAR YARD = 30 FEET
MINIMUM OPEN SPACE = 15%

PARKING REQUIREMENTS

WAREHOUSE:
1 PER 1,000 SF OR 1 SPACE PER 2 EMPLOYEES
20,776 SF / 1,000 = 21 SPACES REQUIRED
8 EMPLOYEES = 4 SPACES REQUIRED

TOTAL SPACES REQUIRED = 21 SPACES
TOTAL SPACES PROVIDED = 24 SPACES
(INCLUDING 1 ACCESSIBLE STALL)

BUILDING DESCRIPTION

TOTAL WAREHOUSE BUILDINGS = 20,776 SF
OCCUPANCY (WAREHOUSE)
CONSTRUCTION TYPE TYPE II-B
BOTH BUILDINGS:
BUILDING HEIGHT = 30'-0" (1 STORY)

CONTROL POINTS

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

- CP100 N=590350.29 E=1530056.77 Z=1028.67
CP101 N=590360.90 E=1529779.23 Z=1031.24
CP102 N=590601.12 E=1529780.28 Z=1029.89

BENCHMARKS

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

- BM500 N=590365 E=1529929 Z=1031.08
BURY BOLT ON HYDRANT LOCATED NORTH SIDE OF NW GETTYSBURG LANE, AT CENTER SITE. (AS SHOWN ON SURVEY)

DATE OF SURVEY

APRIL 21, 2025



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 2025 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2025 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).
E. NOTIFY OWNER, ENGINEER, CITY OF WAUKEE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES.
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.
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.
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.
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.
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 TELEVISED PRIOR TO PAVING.
W. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORE DRILL WITH A LINK SEAL.
X. PLACE 3/4" EXPANSION JOINT BETWEEN ALL PCC PAVEMENT/SIDEWALKS AND BUILDINGS.
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.
Z. ALL UTILITIES INCLUDING PRIVATE UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS.
AA. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
BB. CONTRACTOR SHALL COORDINATE ALL TIE-IN TO UTILITIES WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AND CITY OF WAUKEE PUBLIC WORKS SHALL WITNESS ALL TIE-INS.
CC. APPROVED FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED AS SOON AS CONSTRUCTION OF THE BUILDINGS COMMENCES.
DD. ALL SIGNAGE IS TO BE REVIEWED UNDER SEPARATE SIGN PERMIT PROCESS.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 652003655.

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 company names and contact details.

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.
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.
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.
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.
C. POLLUTION PREVENTION PLAN
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE.
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.
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP.
h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

JAMES POINTE PLAT 1, LOT 27

PROJECT INFORMATION

SNYDER & ASSOCIATES, INC. I



Project No: 125.0518.01

Sheet C101

WAUKEE, IOWA

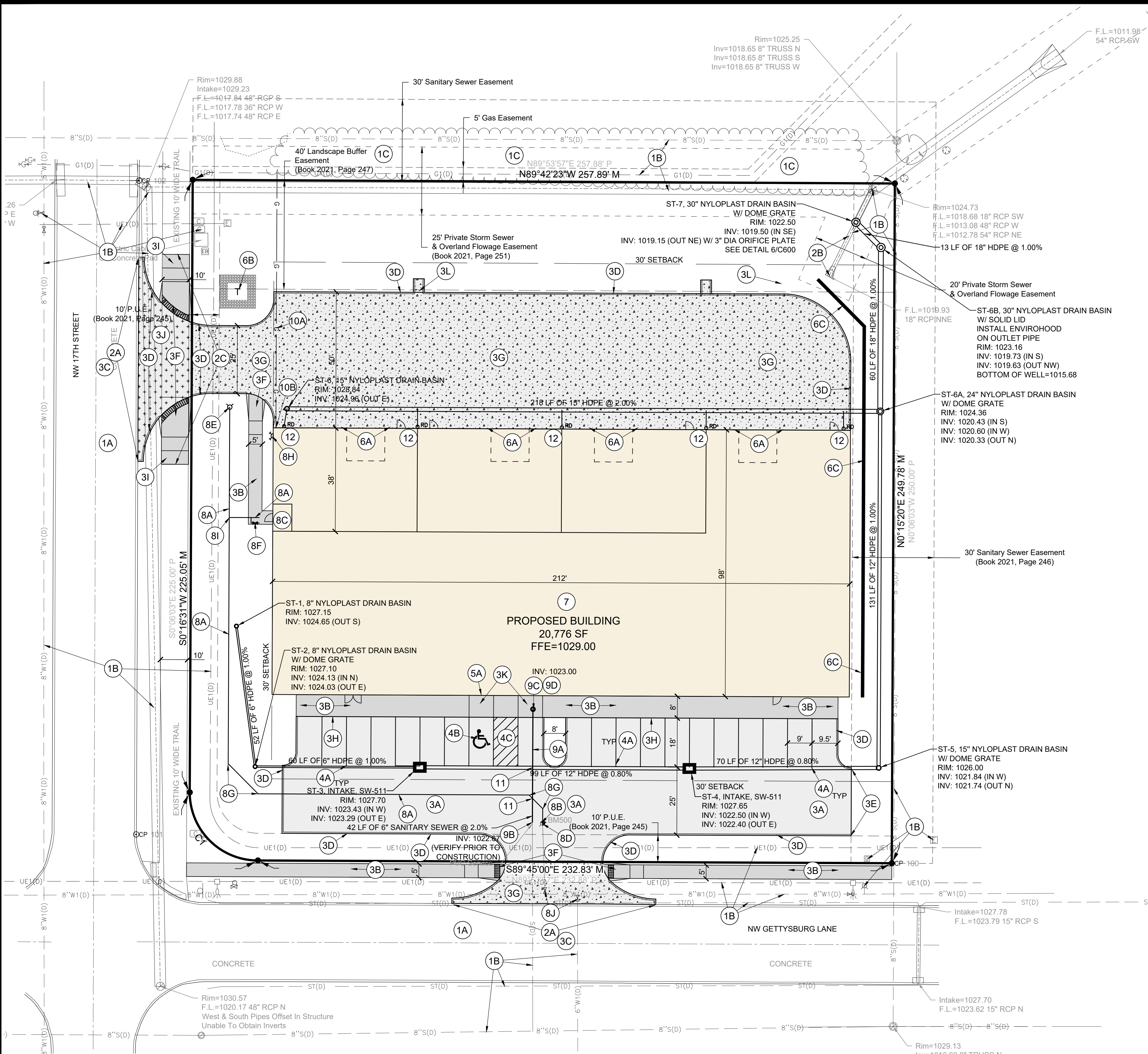
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 125.0518.01

Sheet C101

Vertical text on the left margin: I:\Projects\2025\125.0518.01\CD\DDSP_1250518_1251801.dwg LOCAL MYERS PROJECT INFORMATION: 2025-09-23 10:09 AM ANSI FULL BLEED 0.34x0.32x0 INCHES

I:\Projects\2025\1250518.DWG\DIMENSION & UTILITY PLAN_20250923_10:01 AM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



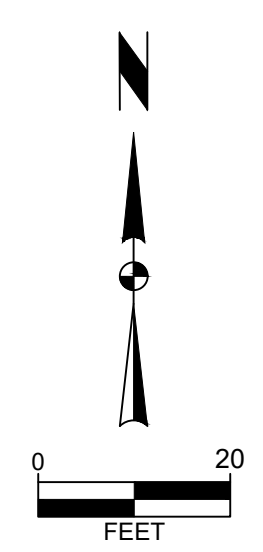
DIMENSION PLAN CONSTRUCTION NOTES

- PROTECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR MODIFICATION. ANY DAMAGES TO ITEMS NOT SHOWN FOR REMOVAL SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
 - EXISTING PAVEMENTS TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH THE OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADE IS CONSIDERED INCIDENTAL TO THE PROJECT.
 - EXISTING TREES.
 - EXISTING FENCE.
- DEMOLITION. REMOVE AND DISPOSE OF THE FOLLOWING EXISTING ITEMS:
 - GRIND CURB AT DRIVEWAY CONNECTION LOCATIONS.
 - REMOVE STORM SEWER AND FES TO LIMITS SHOWN.
 - REMOVE AND DISPOSE OF EXISTING CONCRETE.
- PAVEMENTS. PROVIDE THE FOLLOWING:
 - 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. (C4 PCC MIX).
 - 4" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - CONNECT TO EXISTING PAVEMENTS WITH SUDAS TYPE "A" CONNECTION.
 - 6" STANDARD CURB.
 - NO CURB
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING SYSTEM AT RAMPS WHERE PEDESTRIAN TRAFFIC MEETS VEHICULAR TRAFFIC. DETECTABLE WARNING PANELS TO BE CAST IRON WITH NATURAL FINISH.
 - 7" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. (C4 PCC MIX).
 - 6" INTEGRAL CURB AND SIDEWALK.
 - 6" DEPTH PCC TRAIL. CONNECT TO EXISTING AT NEAREST JOINT.
 - 8" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. (C4 PCC MIX)
 - ADA ACCESSIBLE RAMP AT 8.33% MAXIMUM SLOPE. TAPER FROM 6" INTEGRAL CURB TO NO CURB.
 - 4" WIDE PCC CUNETTE.
- PAVEMENT MARKINGS PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES, COLOR AS PER OWNER.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE SYMBOL.
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- ACCESSIBLE PARKING SIGNAGE:
 - PROVIDE BUILDING MOUNTED SIGN WITH VAN ACCESSIBLE SYMBOL AS PER "ADAAG" STANDARDS.
- SITE AMENITIES. PROVIDE THE FOLLOWING:
 - BOLLARD. SEE DETAIL.
 - TRANSFORMER LOCATION.
 - MODULAR BLOCK WALL. SEE ELEVATIONS ON GRADING PLAN.
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- WATER SERVICES. PROVIDE THE FOLLOWING:
 - 6" WATER SERVICE LINE.
 - REMOVE AND RELOCATE EXISTING HYDRANT ASSEMBLY.
 - BUILDING WATER FIRE SERVICE CONNECTION. VERIFY LOCATION AND DEPTH WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - CONNECT TO EXISTING WATER SERVICE. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
 - RELOCATED HYDRANT ASSEMBLY.
 - 2" DOMESTIC LINE WITH VALVE.
 - 45" WATER BEND.
 - FIRE DEPARTMENT CONNECTION.
 - 6" X 6" TEE.
 - ADJUST EXISTING VALVE TO PROPOSED GRADE.
- SANITARY SERVICES. PROVIDE THE FOLLOWING:
 - 6" SANITARY SEWER SERVICE LINE AT MINIMUM 1.0% SLOPE.
 - CONNECT TO EXISTING 8" SANITARY SERVICE. RELOCATE EXISTING CLEANOUT. VERIFY INVERT ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
 - RELOCATED SANITARY CLEANOUT.
 - CONNECT SANITARY SERVICE TO BUILDING
 - CONNECT TO EXISTING 8" SANITARY SEWER. VERIFY INVERT ELEVATION AND LOCATION PRIOR TO CONSTRUCTION.
- COORDINATE 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.
 - GAS SERVICE LINE.
 - GAS METER LOCATION.
- CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.
- ROOF DRAIN LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS.

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 TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVISION. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	90°08'48"	25.00'	39.33'	25.06'	S44°59'19"E 35.40'
C1 P	90°00'00"	25.00'	39.27'	-	S45°06'03"E 35.36'



AS PER CITY COMMENTS 09-25-25 LMW	AS PER CITY COMMENTS 09-09-25 LJM	AS PER CITY COMMENTS 08-26-25 LJM	AS PER CITY COMMENTS 07-09-25 LJM	REVISION DATE BY	Checked By: KMM Date: 06-10-2025 T-R-S: TTN-RRW-SS
Scale: 1" = 20' Engineer: LMW Technician: LJM					Project No: 125.0518.01 Sheet C300

JAMES POINTE PLAT 1, LOT 27

DIMENSION & UTILITY PLAN

WAUKEE, IOWA

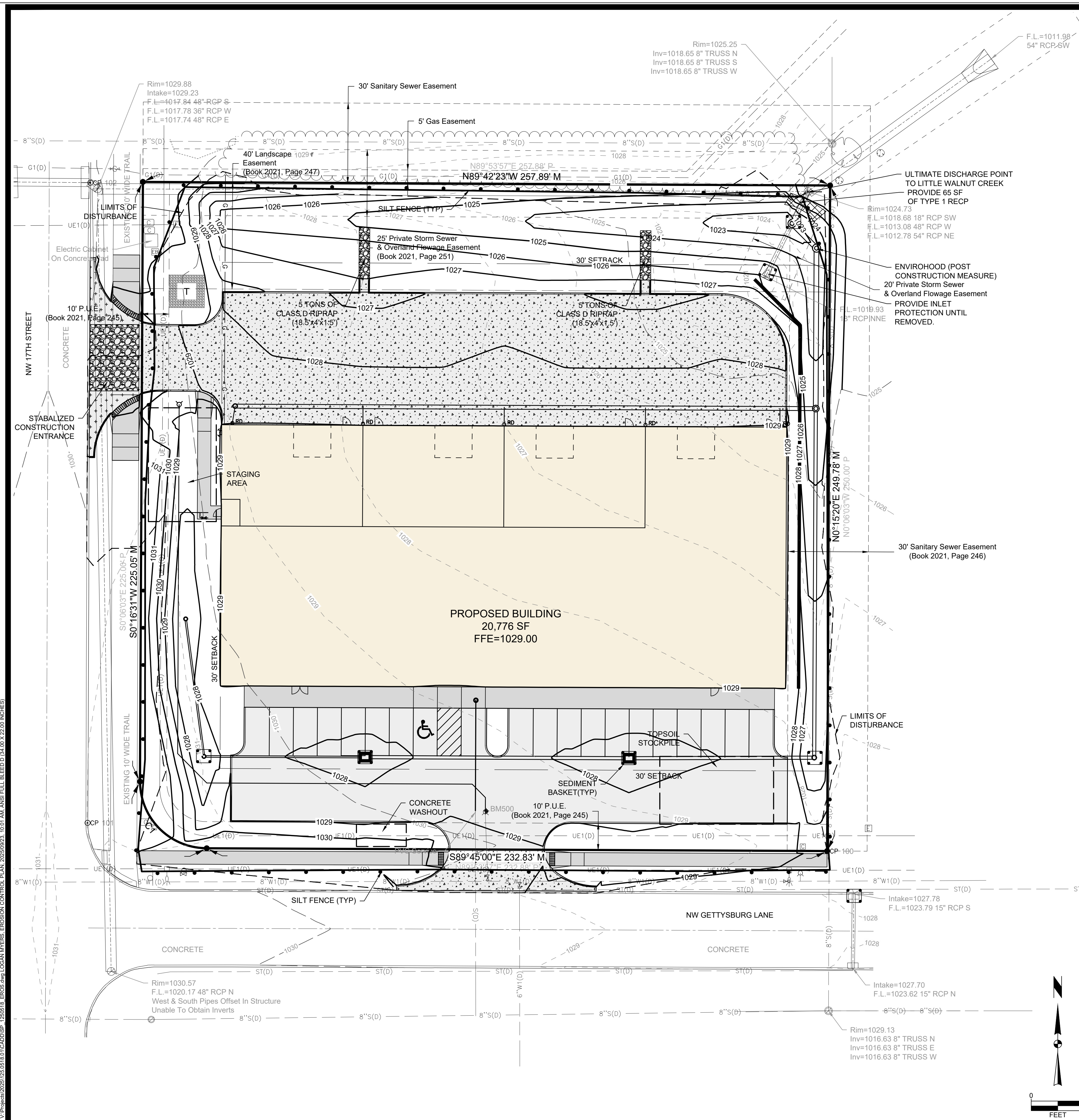
SNYDER & ASSOCIATES, INC. I

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

SNYDER & ASSOCIATES

Project No: 125.0518.01
Sheet C300

I:\Projects\2021\125.0518.01\CADD\SP - 125.0518.01\EROSION CONTROL PLAN_20210923_10:01 AM_ANSI FULL BLEED.DWG (24.00 X 22.00 INCHES)



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. 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 ANY UTILITY RELOCATIONS WITH UTILITY PROVIDER.
- 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

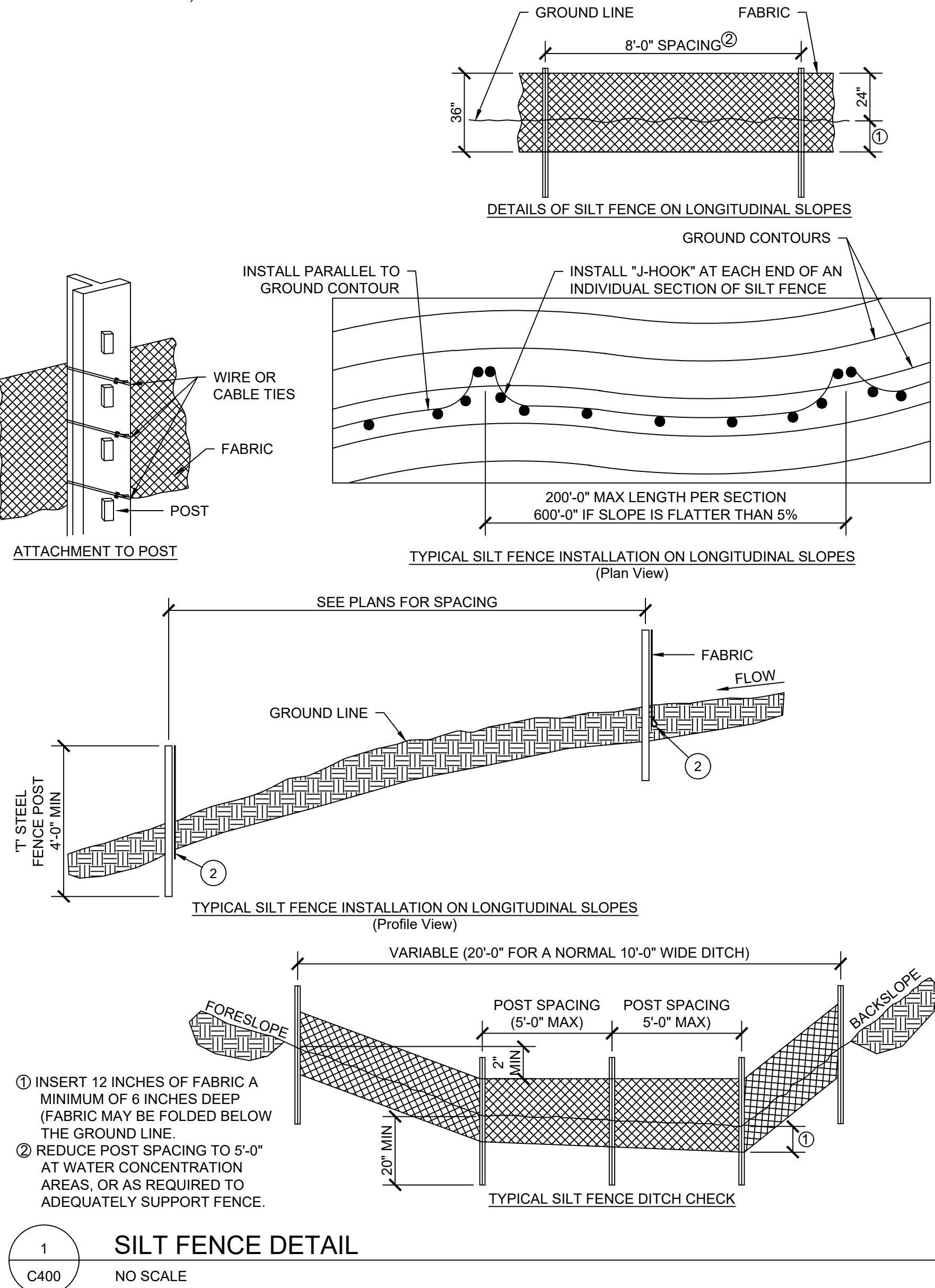
QUANTITIES

SUDAS TYPE 4 SEEDING, FERTILIZING & MULCHING	1.51 AC.
SILT FENCE	1,100 LF
SEDIMENT BASKETS	7 EA
DISTURBED AREA	1.51 AC.
SOD	0.55 AC.
TYPE 1 RECP	65 SF

BENCHMARKS

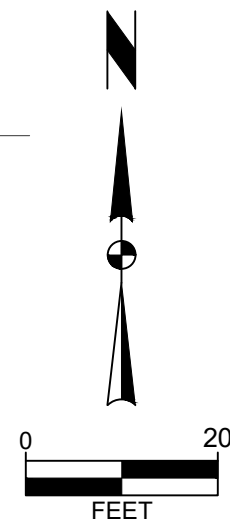
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500 N=580365- E=1529929- Z=1031.08
BURY BOLT ON HYDRANT LOCATED NORTH SIDE OF NW GETTYSBURG LANE, AT CENTER SITE. (AS SHOWN ON SURVEY)



1 SILT FENCE DETAIL

C400 NO SCALE



JAMES POINTE PLAT 1, LOT 27

EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC. I



SNYDER & ASSOCIATES

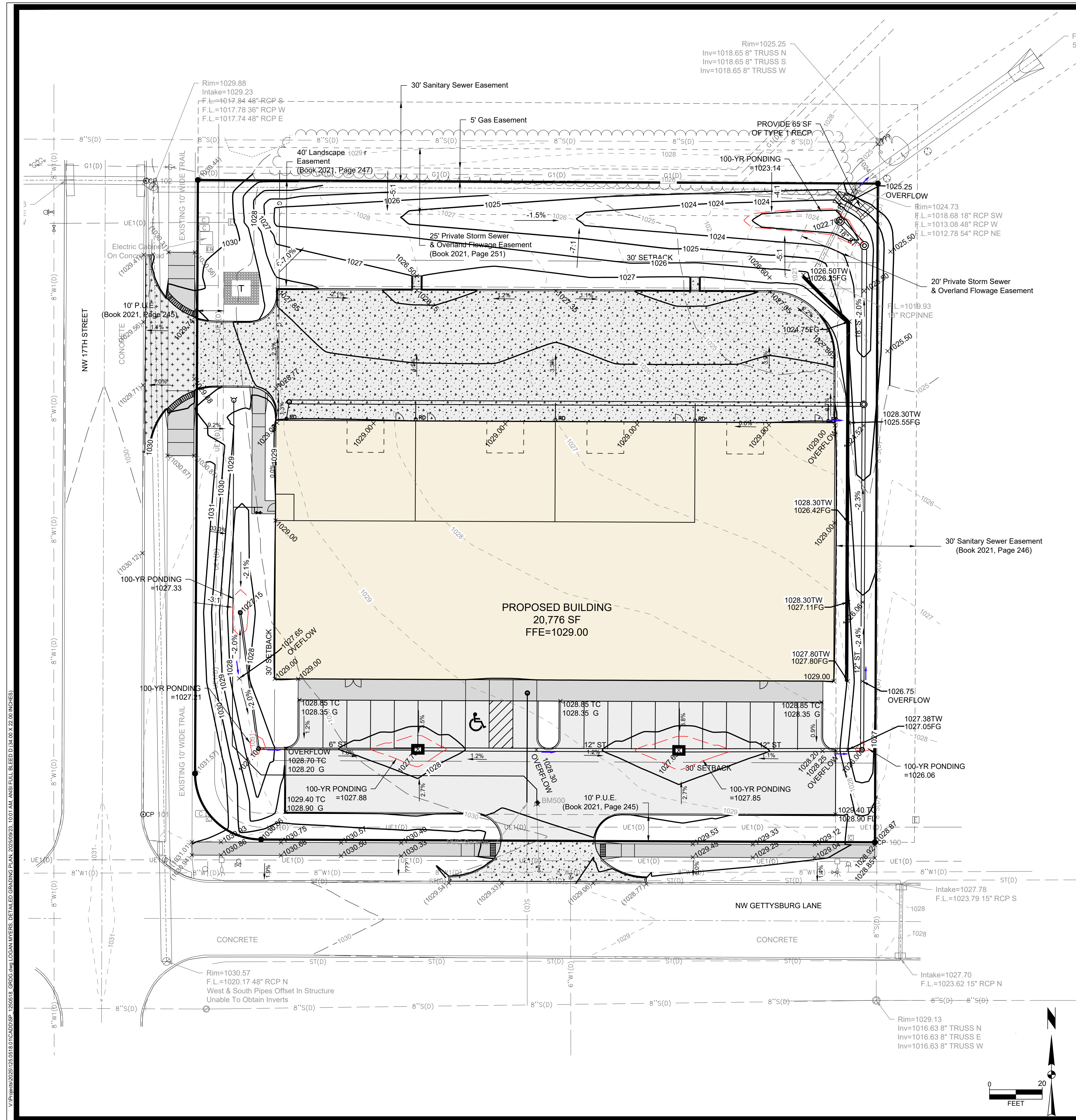
Project No: 125.0518.01

Sheet C400

5	AS PER CITY COMMENTS	09-25-25	LMM	DATE	BY
4	AS PER CITY COMMENTS	09-09-25	LJM	DATE	BY
3	AS PER CITY COMMENTS	08-26-25	LJM	DATE	BY
2	AS PER CITY COMMENTS	07-09-25	LJM	DATE	BY
MARK					
Engineer: LMM					
Checked By: KMM					
Date: 06-10-2025					
T-R-S: TTN-RRW-SS					
Scale: 1" = 20'					
Project No: 125.0518.01					
Sheet C400					

WAUKEE, IOWA

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



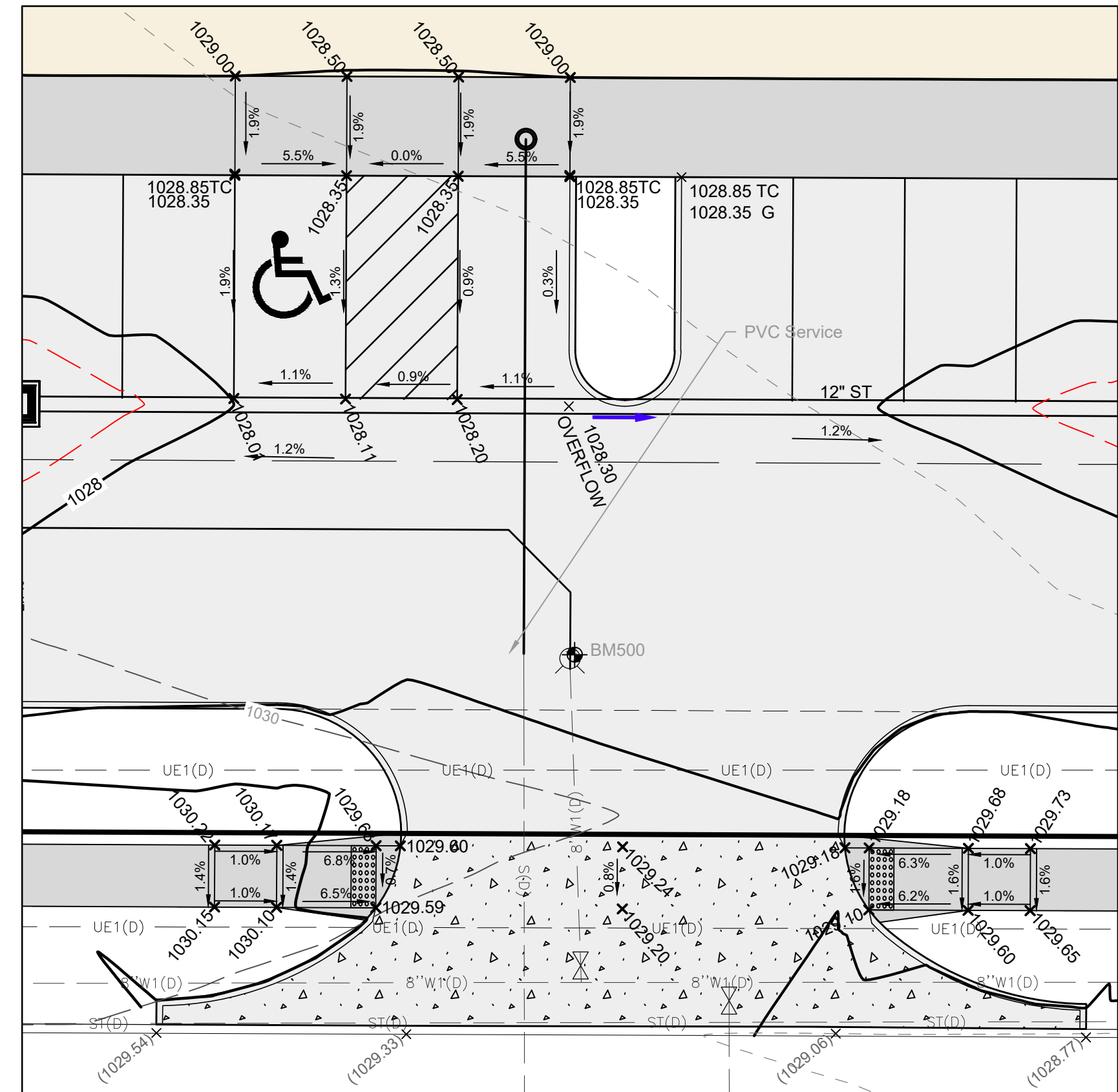
GRADING NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. 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 ANY UTILITY RELOCATIONS WITH UTILITY PROVIDER.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
3. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
4. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
5. 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.
6. SLOPES OF ALL UNPAVED AREAS TO BE 2.0% MINIMUM.
7. CONTRACTOR TO CONTAIN SAWCUTTING/GRINDING SLURRY ON SITE AND DISPOSE OF ACCORDING TO IOWA DNR GENERAL PERMIT NO. 2

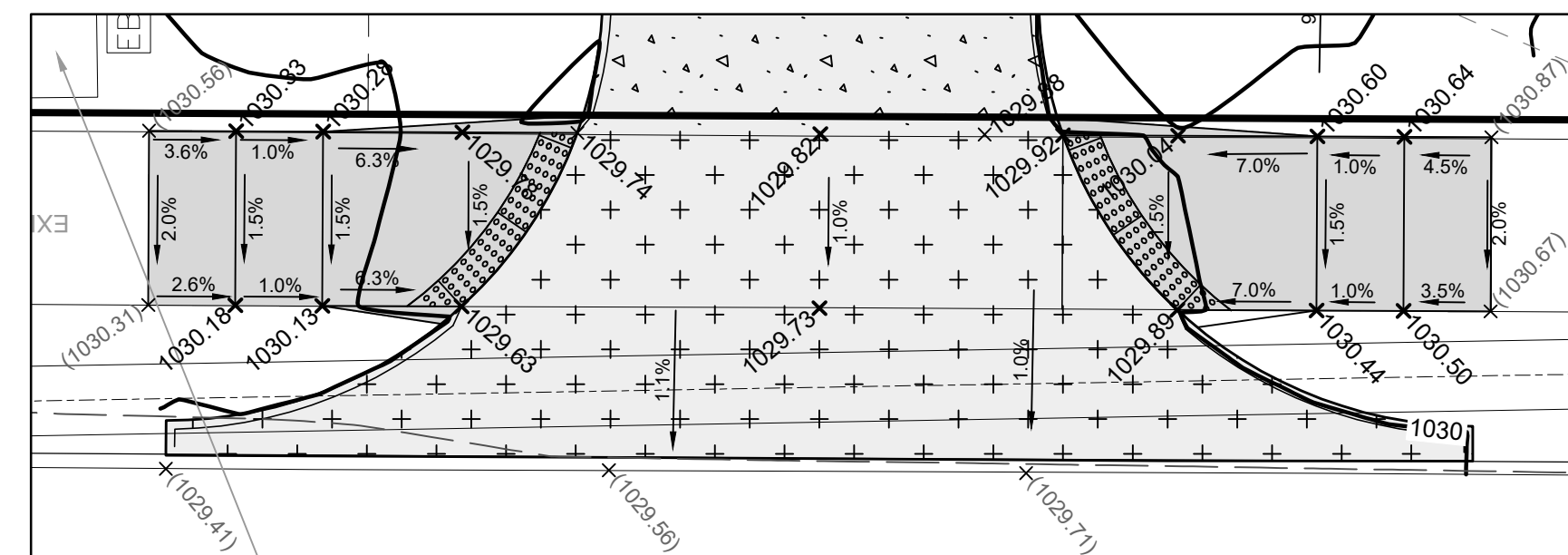
BENCHMARKS

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

BM500 N=590365-E=1529929-Z=1031.08
 BURY BOLT ON HYDRANT LOCATED NORTH SIDE OF NW GETTYSBURG LANE, AT CENTER SITE. (AS SHOWN ON SURVEY)



SIDEWALK RAMP DETAIL
1"=10'



TRAIL RAMP DETAIL
1"=10'

JAMES POINTE PLAT 1, LOT 27

DETAILED GRADING PLAN

SNYDER & ASSOCIATES, INC. I



SNYDER & ASSOCIATES

Project No: 125.0518.01

Sheet C401

WAUKEE, IOWA

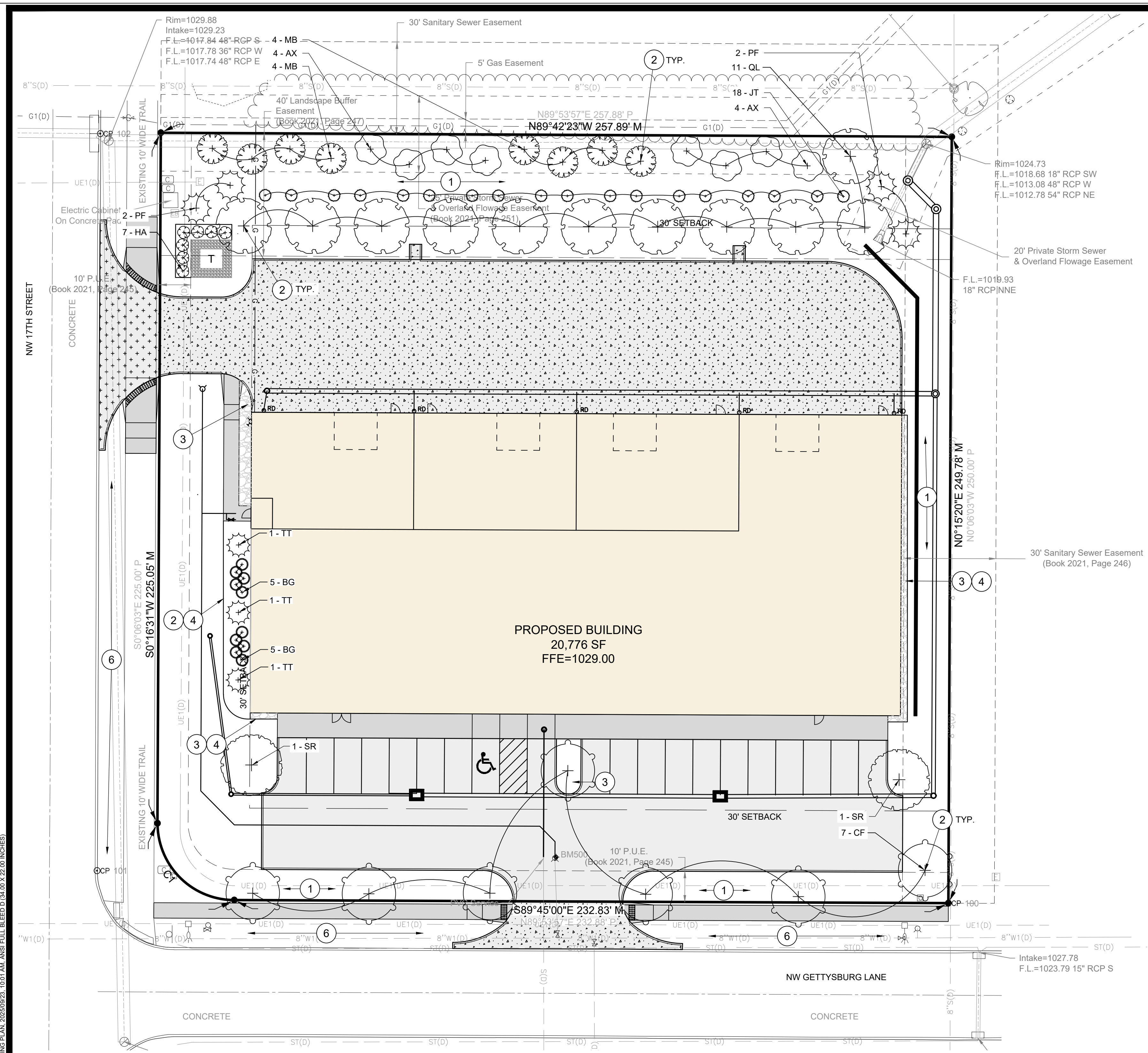
2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

5	AS PER CITY COMMENTS	09-25-25	LJM	DATE	BY
4	AS PER CITY COMMENTS	09-09-25	LJM	DATE	BY
3	AS PER CITY COMMENTS	08-26-25	LJM	DATE	BY
2	AS PER CITY COMMENTS	07-09-25	LJM	DATE	BY

Scale: 1" = 20'
 Checked By: KMM
 Date: 06-10-2025
 T-R-S: TTR-RRW-SS

Project No: 125.0518.01
 Sheet C401

I:\Projects\2025\125.0518.01\CD\DDP - DETAILED GRADING PLAN 20250923.1001.AN1.ANS FULL BLEED.DWG (34.00 x 22.00 INCHES)



PLANTING 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. 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.

PLANTING PLAN CONSTRUCTION NOTES

- 1. SOD ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
- 2. PROVIDE A 3-IN DEPTH SHREDDED HARDWOOD MULCH IN A 3-FOOT PERIMETER RING AROUND ALL TREES AND IN AREAS SHOWN ON PLAN. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- 3. PROVIDE 1-2" RIVER ROCK TO A DEPTH OF 4-INCHES. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE EXPOSING 1-INCH HEIGHT OF EDGE.
- 4. PROVIDE 3/16" BLACK STEEL EDGER WITH STAKES.
- 5. PLANTING SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- 6. ALL AREAS IN THE RIGHT-OF-WAY WILL BE REQUIRED TO BE SODDED. (ALONG BOTH NW 17TH STREET AND NW GETTYSBURG LANE).

PLANTING PLAN REQUIREMENTS

(LANDSCAPE CALCULATIONS BASED UPON CITY OF WAUKEE ZONING CODE REQUIREMENTS)

OPEN SPACE:
15% OPEN SPACE REQUIRED
64,316 SF (TOTAL LOT) x 15% = 9,648 SF REQUIRED (21,297.67 SF OR 33.11% PROVIDED)

1 TREE AND 1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE.

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

MINIMUM OF 25% OF TOTAL REQUIRED TREES SHALL BE EVERGREEN TREES.

9,648/1,000 = 9.6 PLANT UNITS (PU'S)
1 TREE x 9.6 PU'S = 9.6 TREES PROVIDED (10 TREES PROVIDED)
10 X 50% = 5 OVERSTORY TREES PROVIDED (7 OVERSTORY TREES PROVIDED)
10 X 25% = 3 EVERGREEN TREES PROVIDED (3 EVERGREEN TREES PROVIDED)
2 ORNAMENTAL TREES PROVIDED
1 SHRUB x 9.6 PU'S = 9.6 SHRUBS PROVIDED (17 SHRUBS PROVIDED)

OFF-STREET PARKING AREAS:
ONE TREE FOR EVERY 40 FEET OF STREET FRONTAGE, NOT COUNTING DRIVEWAY
197.15 FEET / 40 FEET = 4.92 TREES REQUIRED (6 TREES PROVIDED)

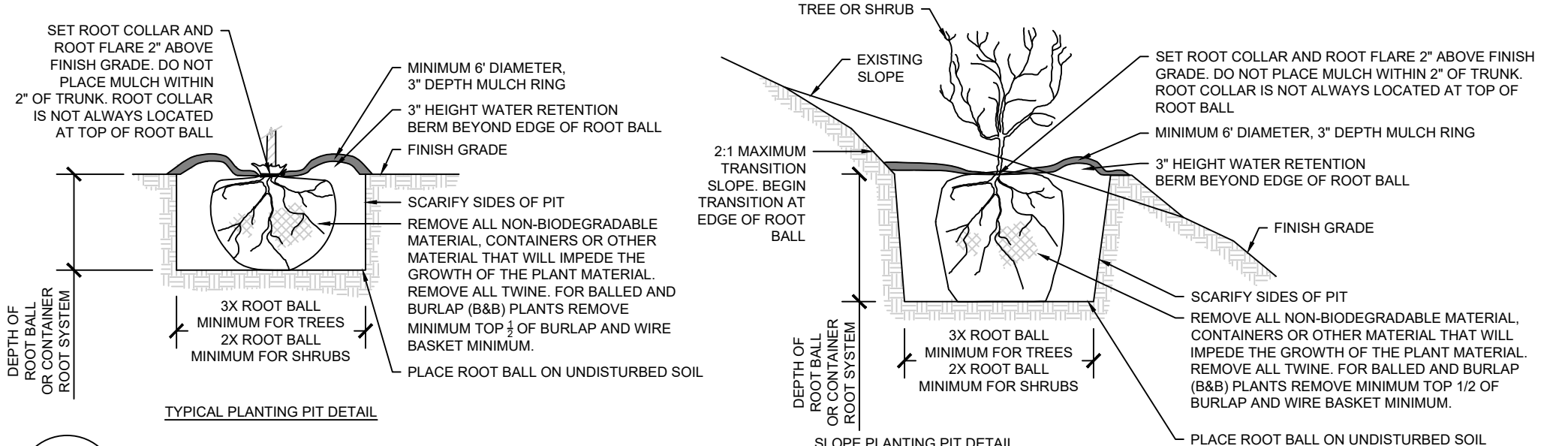
BUFFER REQUIREMENT:
40 FEET BUFFER REQUIRED.
2 OVERSTORY TREES, 4 EVERGREEN TREES, AND 3 ORNAMENTAL TREES ARE REQUIRED PER 50LF OF BUFFER.
257.89 LF OF BUFFER / 50 = 5.16 PLANT UNITS (PU'S)
2 OVERSTORY TREES x 5.16 = 10.32 OVERSTORY TREES PROVIDED (11 PROVIDED)
4 EVERGREEN TREES x 5.16 = 20.64 EVERGREEN TREES PROVIDED (22 PROVIDED)
3 ORNAMENTAL TREES x 5.16 = 15.48 ORNAMENTAL TREES PROVIDED (16 PROVIDED)

PARKING LOT ISLAND REQUIREMENT:
1 TREE FOR EVERY PARKING LOT ISLAND
3 PARKING LOT ISLANDS
3 TREES REQUIRED (3 TREES PROVIDED)

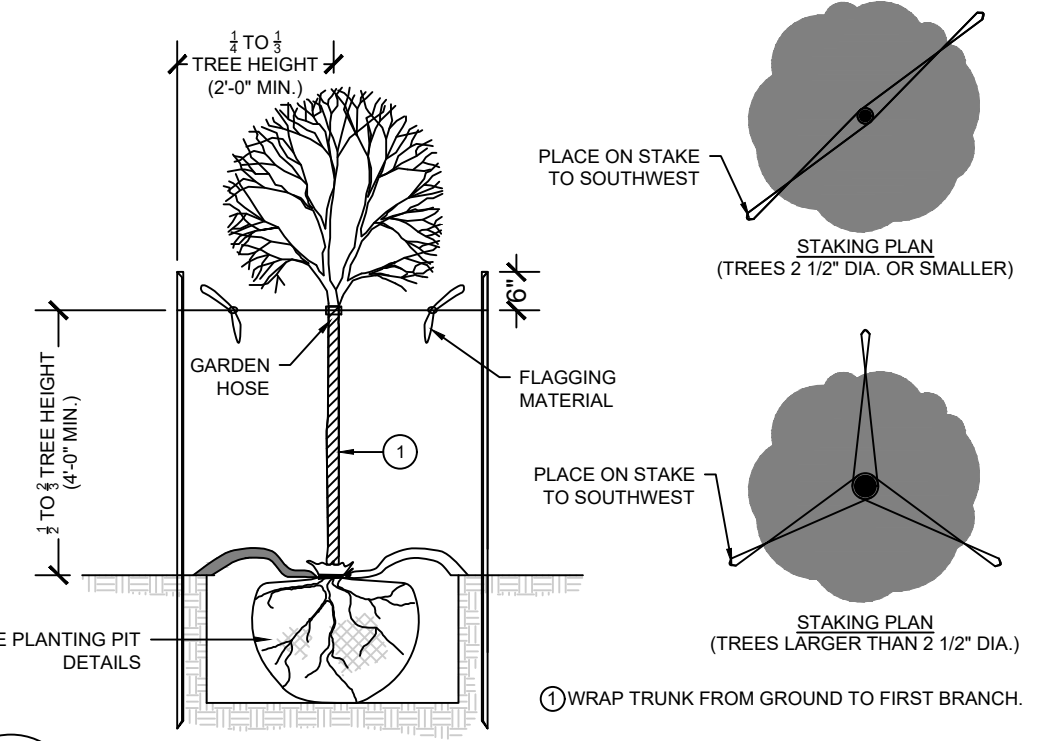
TREE HEIGHT MINIMUM REQUIREMENTS
OVERSTORY TREES MUST BE 8 FEET TALL MINIMUM.
EVERGREEN TREES MUST BE 6 FEET TALL MINIMUM.
ORNAMENTAL TREES MUST BE 6 FEET TALL MINIMUM.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
CF	7	<i>Carpinus betulus</i> 'Fastigiata'	Upright European Hornbeam	1.5" Cal.	B&B
QL	11	<i>Quercus robur</i> x <i>bicolor</i> 'Long'	Regal Prince® Oak	1.5" Cal.	B&B
EVERGREEN TREES					
JT	18	<i>Juniperus virginiana</i> 'Taylor'	Taylor Eastern Redcedar	6" Ht.	B&B
PF	4	<i>Pinus strobus</i> 'Fastigiata'	Pyramidal White Pine	6" Ht.	B&B
TT	3	<i>Thuja occidentalis</i> 'Techny'	Techny Arborvitae	6" Ht.	B&B
ORNAMENTAL TREES					
AX	8	<i>Amelanchier</i> x <i>grandiflora</i>	Apple Serviceberry	1.5" Cal.	B&B
MB	8	<i>Malus</i> x 'Red Barron'	Red Barron Crabapple	1.5" Cal.	B&B
SR	2	<i>Syringa reticulata</i>	Japanese Tree Lilac	1.5" Cal.	B&B
SHRUBS					
BC	10	<i>Buxus</i> x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
HA	7	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gal.	Pot



1 PLANTING PIT DETAILS
NO SCALE



2 DECIDUOUS TREES STAKING DETAIL
NO SCALE

JAMES POINTE PLAT 1, LOT 27

PLANTING PLAN

SNYDER & ASSOCIATES, INC. I



Project No: 125.0518.01

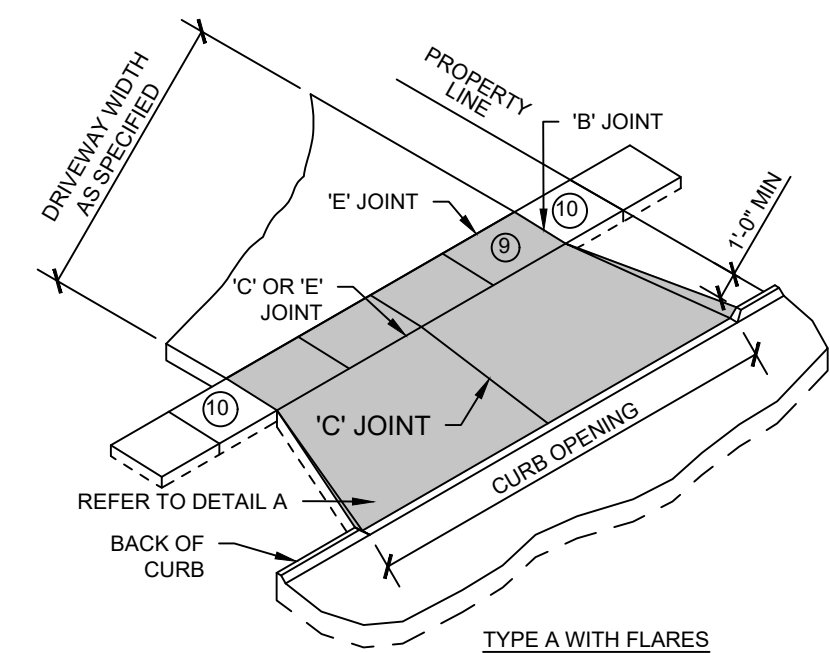
Sheet C500

MARK	REVISION	DATE	BY
5	AS PER CITY COMMENTS	09-25-25	LJM
4	AS PER CITY COMMENTS	09-09-25	LJM
3	AS PER CITY COMMENTS	08-26-25	LJM
2	AS PER CITY COMMENTS	07-06-25	LJM

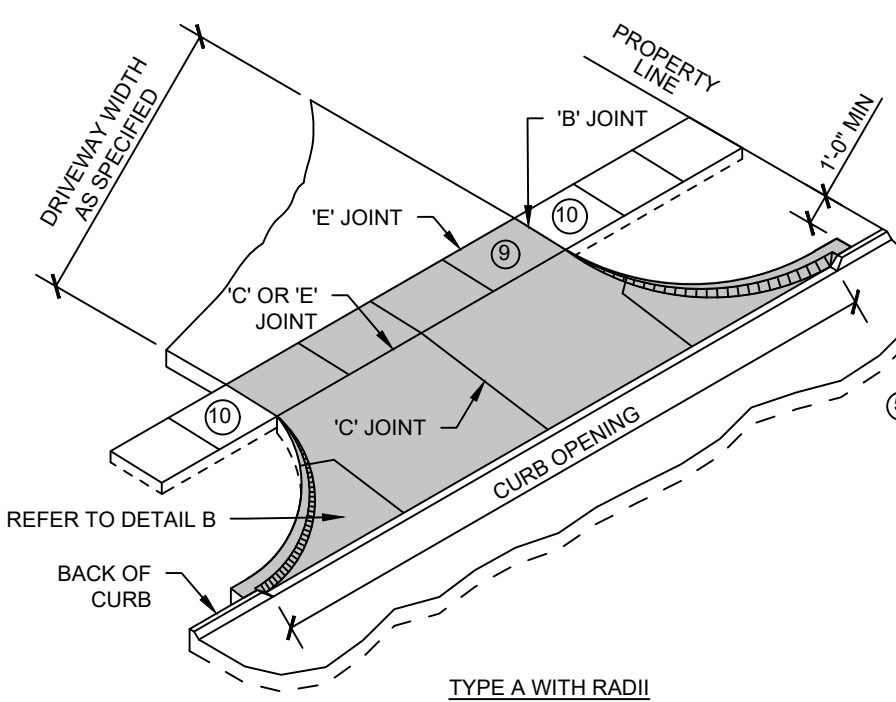
Checked By: KMM
Engineer: LJM
Technician: LJM
Scale: 1" = 20'
Date: 06-10-2025
T-R-S: TTN-RRW-SS

Project No: 125.0518.01

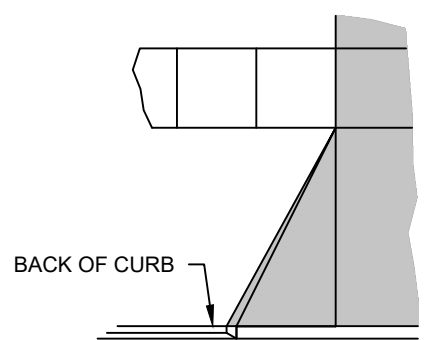
Sheet C500



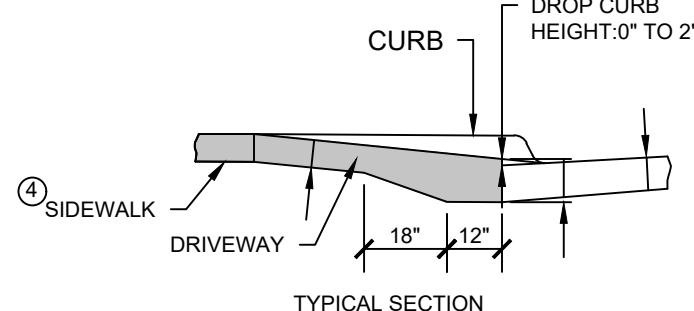
TYPE A WITH FLARES



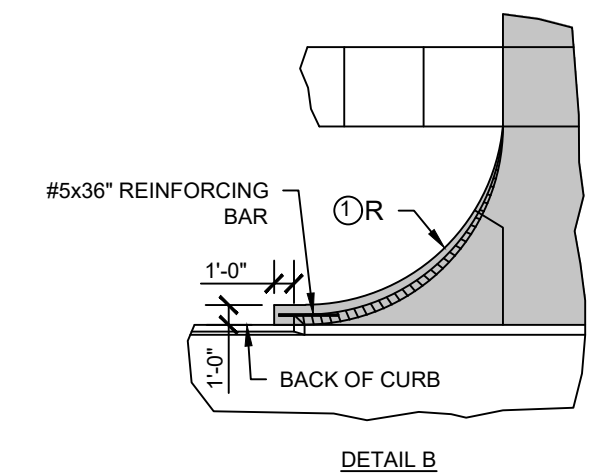
TYPE A WITH RADI



DETAIL A
(Residential/Agricultural Only)



TYPICAL SECTION

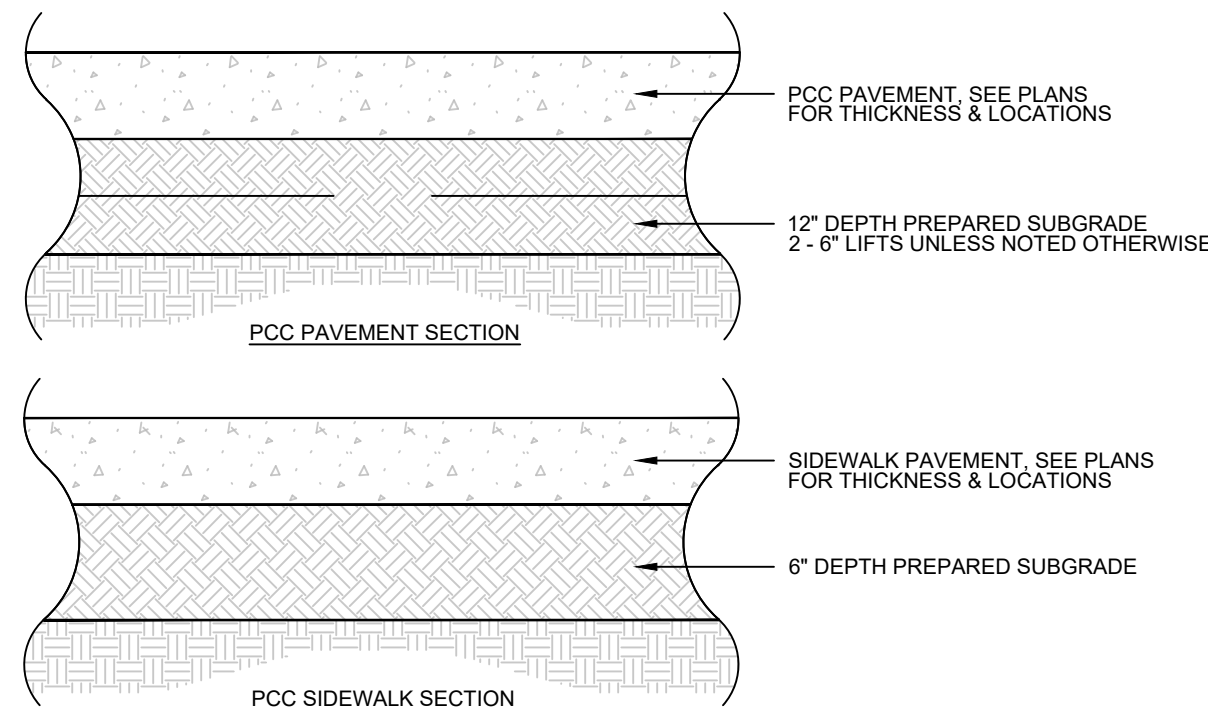


DETAIL B

- DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- MATCH THICKNESS OF ADJACENT ROADWAY. 8 INCHES MINIMUM.
- PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205. VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

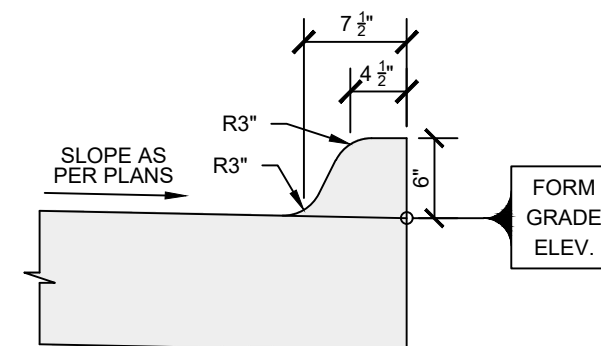
1 CONCRETE DRIVEWAY, TYPE A

C600 NO SCALE



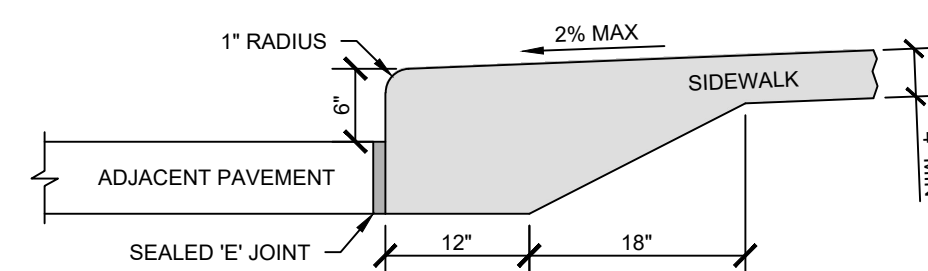
2 TYPICAL PAVEMENT CROSS SECTIONS

C600 NO SCALE



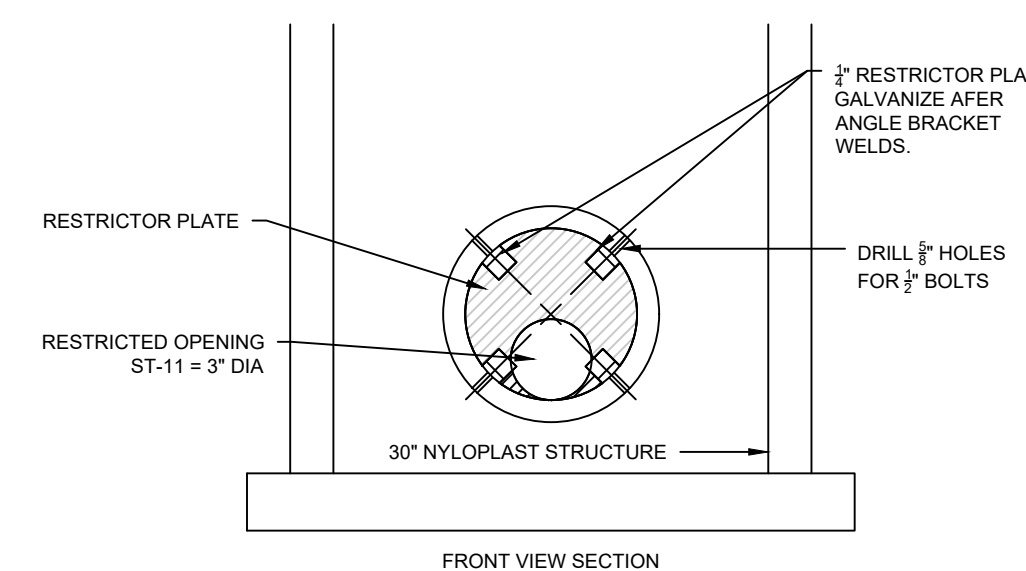
3 6-INCH STANDARD CURB

C600 NO SCALE

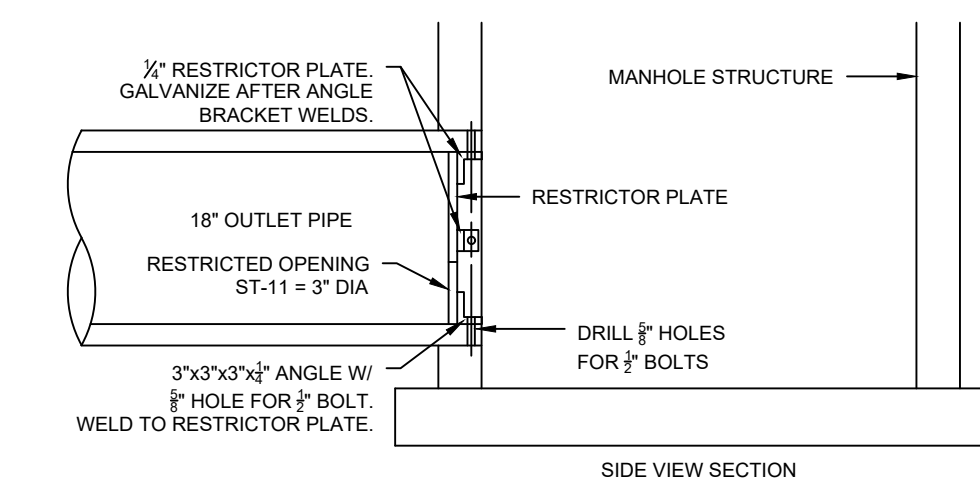


4 INTEGRAL SIDEWALK AND CURB DETAIL

C600 NO SCALE



FRONT VIEW SECTION

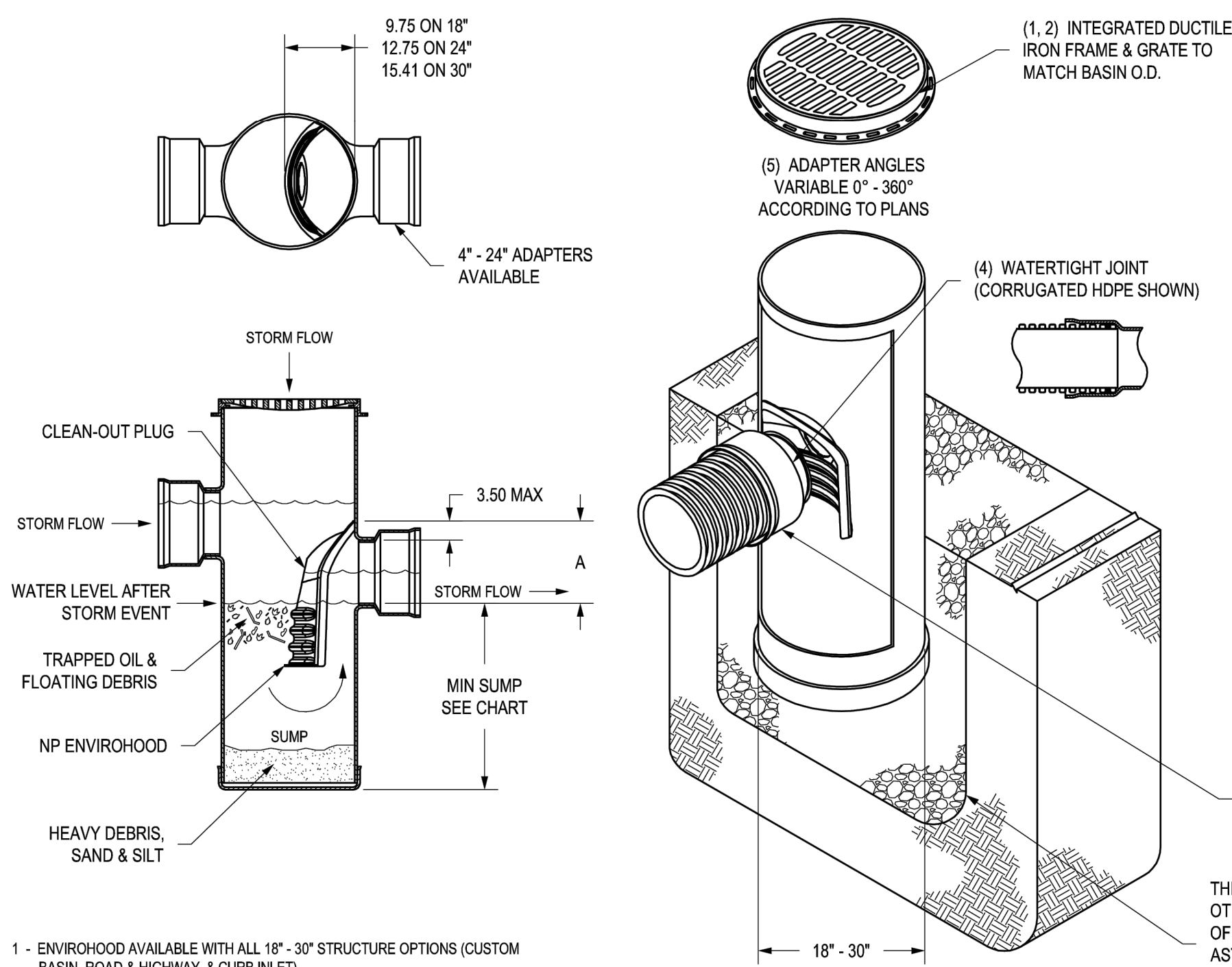


SIDE VIEW SECTION

6 OUTLET CONTROL STRUCTURE (ST-11)

C600 NO SCALE

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD (FOR ST-10)



- ENVIROHOOD AVAILABLE WITH ALL 18" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET).
- FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-90-60.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- DRAIN CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER 4" - 18").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7004-110-111.

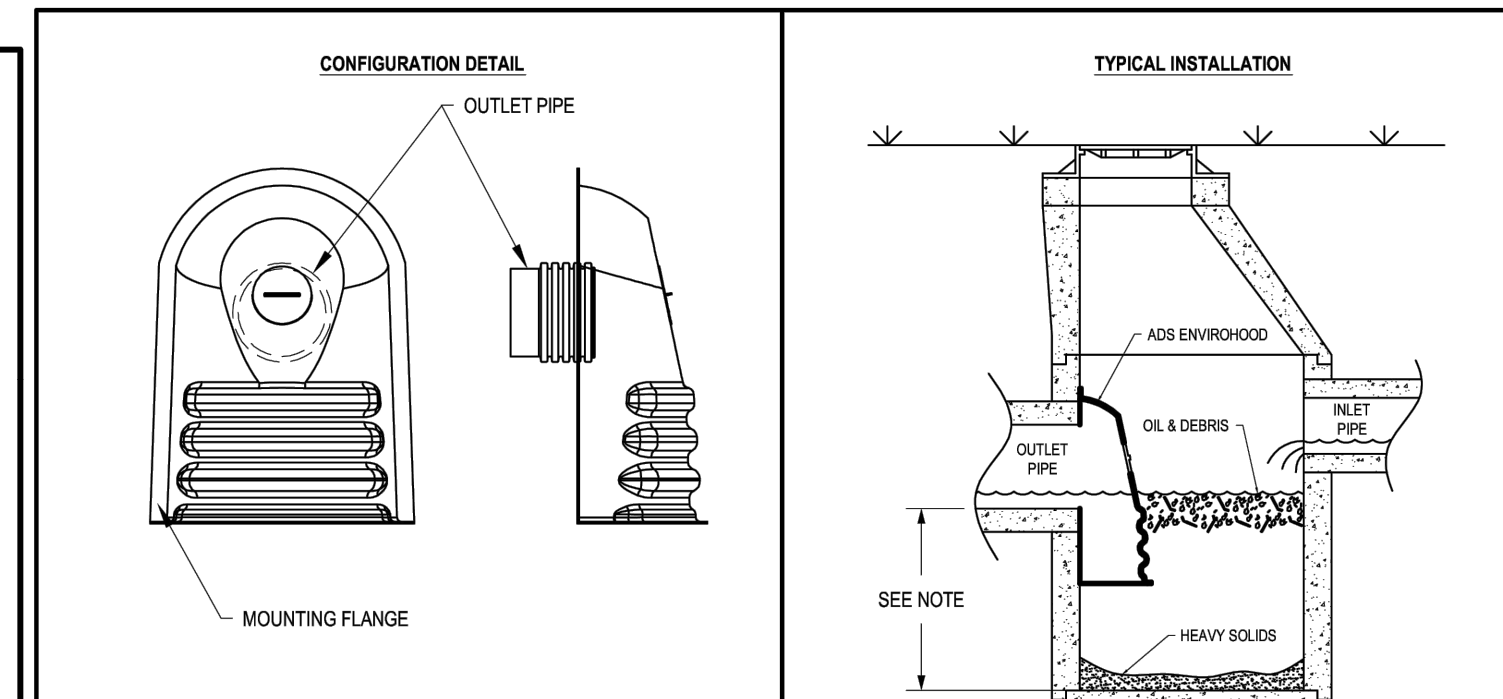
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY JJC DATE 11-11-13
 APPD BY JJC DATE 11-11-13
 REV BY NMH DATE 03-15-16
 APPD BY NMH DATE 03-15-16
 DWG SIZE A SCALE 1:30 SHEET 1 OF 1

3130 VERONA AVE
 BUFORD, GA 30518
 PHN (770) 932-2443
 FAX (770) 932-2490
 www.nyloplast.com

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

ENVIROHOOD SPECIFICATIONS FOR CONCRETE STRUCTURES
 DRAWING NUMBER 7004-110-112



- NOTES:
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: ADVANCED DRAINAGE SYSTEMS, INC., 4640 TRUENAN BLVD., HILLIARD, OH 43026, TOLL FREE: (800) 733-7473, WEB: HTTP://WWW.ADS-PIPE.COM OR PRE-APPROVED EQUAL.
 - ALL HOODS SHALL BE CONSTRUCTED OF POLYETHYLENE.
 - THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY THE OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (HOOD SIZE SHOULD ALWAYS BE LARGER THAN PIPE SIZE).
 - THE BOTTOM OF THE HOOD SHALL EXTEND A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" ID.
 - THE SURFACE OF THE STRUCTURE WHERE THE HOOD MOUNTS SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
 - THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL USING THE HARDWARE PROVIDED BY THE MANUFACTURER.
 - INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
 - INSTALLATION INSTRUCTIONS
 - REMOVABLE CLEAN OUT PLUG
 - 1/4" BLUE COATED MASONRY SCREWS
 - 1/4" NEOPRENE BONDED SEALING WASHERS
 - MASONRY DRILL BIT FOR 1/4" SCREWS

ADS® Nyloplast® EnviroHood® Maintenance Guide

The Nyloplast EnviroHood is an innovative stormwater quality device attached to the inside of a catch basin or manhole designed to prevent the outflow of floating debris and oil. It's a great device for coarse particle separation and ideal for a rough pretreatment device. The need for cleaner stormwater has caused municipal leaders to demand forward-thinking solutions to improve their overall water quality. The EnviroHood offers lower installed costs and less intrusive installations than competitive devices. These units come preinstalled in Nyloplast basins for fast, easy, hassle free, job site installation.

Installation shall be in accordance with Nyloplast installation procedures and those issues by local building/construction regulations. The required minimum sump located in the typical installation is to allow for sediment to accumulate in the sump and allow the EnviroHood to properly function. Any sump larger than the recommended depth will allow more sediment to settle and require less maintenance due to the higher capacity below the EnviroHood structure.

Maintenance Recommendations

- Over the span of the first year of a new installation, monthly monitoring is recommended once the site has stabilized.
- Measurements should be taken using some sort of probe or other device as it may be difficult to determine how much sediment has accumulated.
- During the monitoring and removal process, check for evidence of restricted flow such as a high water level or clogging debris.
- After the monitoring period, it is best to continually schedule maintenance based on the amount of sediment accumulating in the sump of the structure and how much oil and debris is visible on the surface of the water over time.
- In case of a spill or other occasions where an abnormal amount of pollutants may accumulate in the structure, it is best to clean out the structure as quickly as possible.
- If another device that assists in the removal of pollutants and coarse debris is used, such as a Flexstorm product, it is best to follow the maintenance considerations for that product as their maintenance requirements may be stricter.
- A vacuum truck is best for the removal of debris and pollutants when necessary. After the collection of the waste, it shall be disposed of according to the local environment requirements.
- Once the waste has been removed, check seals and mounting hardware to ensure the EnviroHood can function properly.

ADS 4640 TRUENAN BLVD HILLIARD, OH 43026
 1-800-821-6710

JAMES POINTE PLAT 1, LOT 27
 SITE DETAILS
 SNYDER & ASSOCIATES, INC. I



Project No: 125.0518.01

Sheet C600

5	AS PER CITY COMMENTS	LJM	09-25-25	LJM	09-09-25	LJM	08-26-25	LJM	07-09-25	LJM	06-10-2025	T-R-S: TTN-RRW-SS
4	AS PER CITY COMMENTS	LJM	09-09-25	LJM	08-26-25	LJM	07-09-25	LJM	06-10-2025	T-R-S: TTN-RRW-SS	Scale: 1" =	Sheet C600
3	AS PER CITY COMMENTS	LJM	09-09-25	LJM	08-26-25	LJM	07-09-25	LJM	06-10-2025	T-R-S: TTN-RRW-SS	Checked By: KMM	Project No: 125.0518.01
2	AS PER CITY COMMENTS	LJM	09-09-25	LJM	08-26-25	LJM	07-09-25	LJM	06-10-2025	T-R-S: TTN-RRW-SS	Engineer: LJM	515-964-2020 www.snyder-associates.com
1	AS PER CITY COMMENTS	LJM	09-09-25	LJM	08-26-25	LJM	07-09-25	LJM	06-10-2025	T-R-S: TTN-RRW-SS	Technician: LJM	