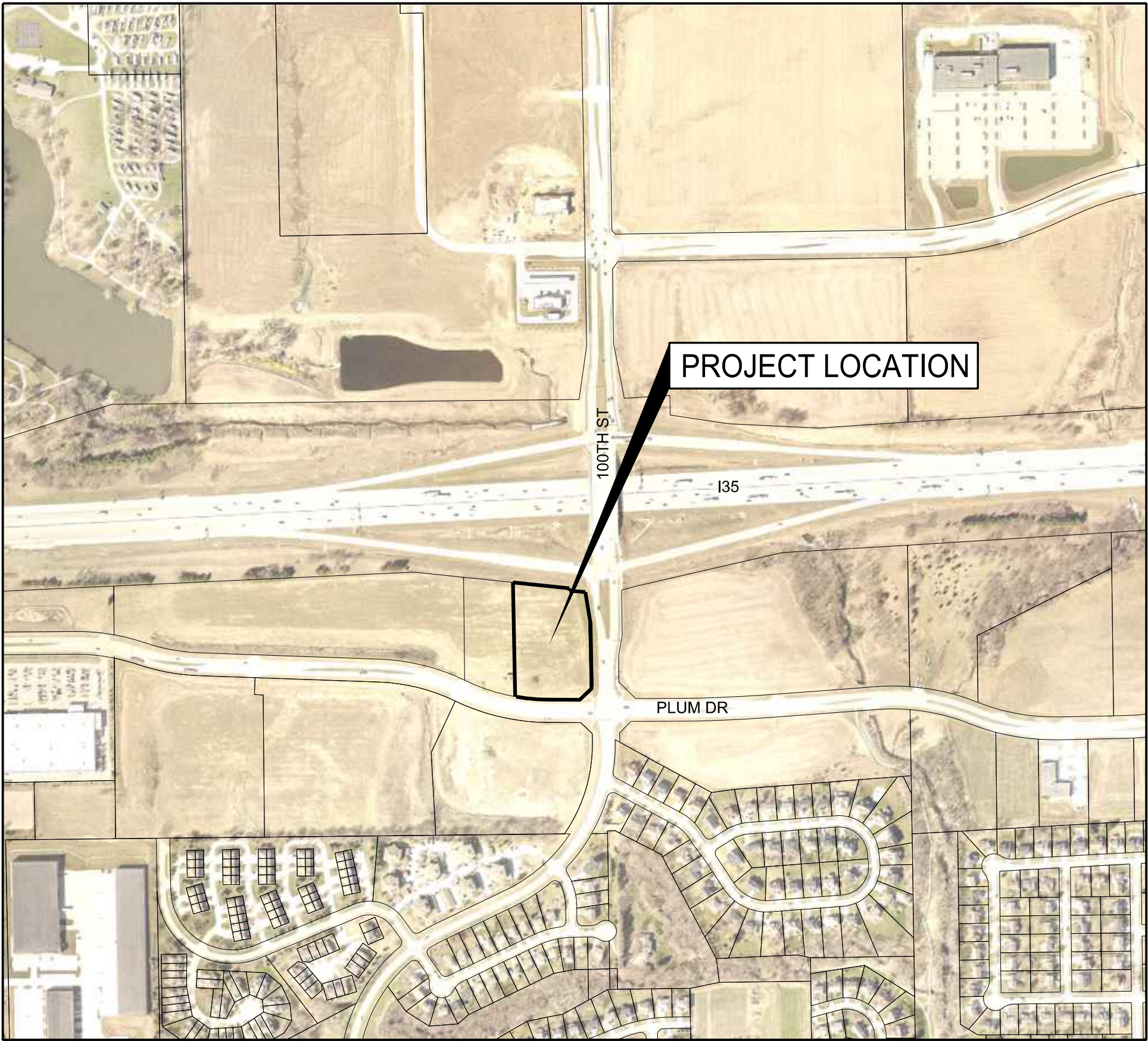


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SITE PLAN
FOR
URBANDALE MARKETPLACE PLAT 4 - LOT 2
CITY OF URBANDALE, POLK COUNTY, IOWA



VICINITY MAP

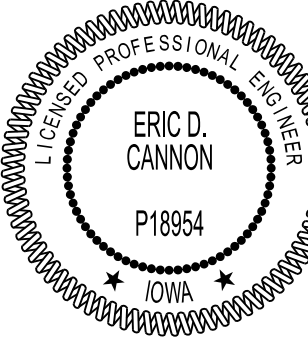
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OWNER/DEVELOPER

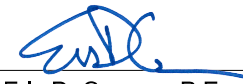
TEMPLE HOLDINGS LLC
2400 86TH ST, SUITE 24
URBANDALE, IA 50322
CONTACT: DEREK TEMPLE (515)276-3456

INDEX OF SHEETS

- C100. TITLE SHEET
- C200. PROJECT INFORMATION
- C300. OVERALL SITE LAYOUT
- C400. DIMENSION PLAN
- C500. UTILITY PLAN
- C600. GRADING AND EROSION CONTROL PLAN
- C601. RAMP DETAILS
- C700. PLANTING PLAN



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.

 8/23/2021
Eric D. Cannon, P.E. Date

License Number P18954
My License Renewal Date is December 31, 2021
Pages or sheets covered by this seal:

5	REVISED PER MIDAM COMMENTS	08/23/21	KMM
4	REVISED SANITARY SEWER AS PER OWNER	08/09/21	JWM
3	REVISED AS PER CITY COMMENTS	07/28/21	JWM
2	REVISED AS PER CITY COMMENTS	07/20/21	JWM
1	DATE	BY	
MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Date: 5/14/21	Scale: 1"=500'
Technician: JWM		Field Bk:	Pg:
Project No: 121.0246	Sheet C100		

URBANDALE MARKETPLACE PLAT 4 - LOT 2

TITLE SHEET

URBANDALE, IOWA

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

SNYDER & ASSOCIATES, INC.



SNYDER & ASSOCIATES

Project No: 121.0246

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LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	-x-x-	-x-x-
Fence (Chain Link)	-//--	-//--
Fence (Wood)	- _ -	- _ -
Fence (Silt)	- - -	- - -
Tree Line	-~~~	-~~~
Tree Stump	-x	-x
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	---C(x)---	---C---
Overhead Communication	---OC(x)---	---OC---
Fiber Optic	---FO(x)---	---FO---
Underground Electric	---E(x)---	---E---
Overhead Electric	---OE(x)---	---OE---
Gas Main with Size	---4" G(x)---	---4" G---
High Pressure Gas Main with Size	---4" HPG(x)---	---4" HPG---
Water Main with Size	---8" W(x)---	---8" W---
Sanitary Sewer with Size	---8" S(x)---	---8" S---
Duct Bank	---DUCT(x)---	---DUCT---
Test Hole Location for SUE w/D	3a1	
(x) 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		
Soil Boring		

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551908294.

CLEAR PER MAP	CENTURYLINK TOM STURMER 720-578-8090 Thomas.sturmer@centurylink.com	E2-ELECTRIC S-SANITARY SEWER	CITY OF URBANDALE SCOTT APLAND 515-278-3950 sapland@urbandale.org
E1-ELECTRIC HPG1-HIGH PRESSURE GAS	MIDAMER-ELEC CRAIG RANFELD 515-252-6632 MECDSMdesignLocates@midamerican.com	W1-WATER	URBANDALE WATER UTILITY DALE ACHESON 515-278-3940 dacheson@urbandalewater.org
CLEAR PER MAP	MIDAMER-FIBER TELECOM ON CALL 515-281-2313 telecomoncall@midamerican.com	NO RESPONSE	MEDIACOM COMMUNICATIONS CORP PAUL MAY 515-246-2252 pmay@mediacomcc.com
F01-FIBER OPTIC	VERIZON DEAN BOYERS 469-886-4238 dean.boyers@verizon.com		

UTILITY WARNING

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

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C1/ 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.

NOTES

- 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.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2021 URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS), CITY OF URBANDALE SUPPLEMENTAL SPECIFICATIONS, URBANDALE WATER UTILITY SPECIFICATIONS, AND THE SOILS REPORTS PREPARED BY ALLENDER BUTZKE.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- 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.
- NOTIFY OWNER, ENGINEER, URBANDALE WATER UTILITY, AND URBANDALE PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- 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.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION 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 MAINTAINED BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE, AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF URBANDALE, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- ALL ROOFTOP AND GROUND MECHANICAL EQUIPMENT TO BE SCREENED.
- ALL ADDRESS NUMBERS TO BE DISPLAYED ON THE SOUTH SIDE OF THE BUILDING.



CONTROL POINTS

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

- | | |
|-------|---|
| CP1 | N=601022.64 E=1569724.26 ELEV=151.41
FOUND CUT "X" IN TOP OF CURB ON THE SOUTH SIDE OF PLUM DRIVE AT THE CENTER OF A DOUBLE INTAKE (119.0633). |
| CP2 | N=600883.86 E=1570269.38 ELEV=160.94
FOUND CUT "X" IN TOP OF CURB ON THE SOUTH SIDE OF PLUM DRIVE ±2' EAST OF AN INTAKE (119.0633). |
| CP3 | N=601440.80 E=1570288.26 ELEV=152.25
FOUND 1/2" REBAR WITH RED PLASTIC CAP ±10' SOUTH OF CHAIN-LINK FENCE, ±30' WEST OF JOG (119.0633). |
| CP100 | N=601098.57 E=1568988.91 ELEV=157.24
SET CUT "X" IN TOP OF CURB ON THE SOUTH SIDE OF PLUM DRIVE SOUTH OF THE MEDIAN ON THE WEST END AND ±40' EAST OF A PAVED ENTRANCE. |
| CP101 | N=601218.21 E=1568467.36 ELEV=164.15
SET CUT "X" IN TOP OF CURB ON THE NORTH SIDE OF PLUM DRIVE ±150' NORTHEAST OF THE E OF THE HOME DEPOT ENTRANCE AND ±10' SOUTH OF A STREET LIGHT. |
| CP102 | N=601170.10 E=1567936.94 ELEV=171.73
SET CUT "X" IN TOP OF CURB ON THE NORTH SIDE OF THE HOME DEPOT PARKING LOT. ±45' SOUTHEAST OF A STREET LIGHT AND ±60' SOUTHWEST OF A UTILITY VAULT. |

PLAT DESCRIPTION

A PART OF PARCEL "E" AS FILED IN BOOK 12073, PAGE 738 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING A PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF URBANDALE, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, URBANDALE MARKETPLACE PLAT 3, AN OFFICIAL PLAT; THENCE NORTH 25°59'28" EAST, 100.00 FEET TO THE NORTH RIGHT OF WAY LINE OF PLUM DRIVE AND TO THE POINT OF BEGINNING; THENCE NORTH 00°28'34" EAST, 449.10 FEET TO THE SOUTH RIGHT OF WAY LINE INTERSTATE 35/80; THENCE SOUTH 83°00'04" EAST ALONG SAID SOUTH LINE, 464.26 FEET; THENCE SOUTH 00°30'53" WEST CONTINUING ALONG SAID SOUTH LINE, 10.10 FEET; THENCE SOUTH 83°50'15" EAST CONTINUING ALONG SAID SOUTH LINE, 70.38 FEET TO THE WEST RIGHT OF WAY LINE OF NW 100TH ST.; THENCE SOUTH 08°11'03" EAST ALONG SAID WEST LINE, 136.67 FEET; THENCE SOUTH 00°10'58" EAST CONTINUING ALONG SAID WEST LINE, 283.66 FEET; THENCE SOUTH 47°27'47" WEST CONTINUING ALONG SAID WEST LINE, 71.75 FEET TO THE NORTH RIGHT OF WAY LINE OF PLUM DRIVE; THENCE NORTH 88°51'44" WEST ALONG SAID NORTH LINE, 138.12 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 850.00 FEET, WHOSE ARC LENGTH IS 377.84 FEET AND WHOSE CHORD BEARS NORTH 76°07'40" WEST, 374.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.08 ACRES (265,054 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS

FRONT YARD = 30 FEET
SIDE YARD = 30 FEET
REAR YARD = 30 FEET

PROPERTY ADDRESS

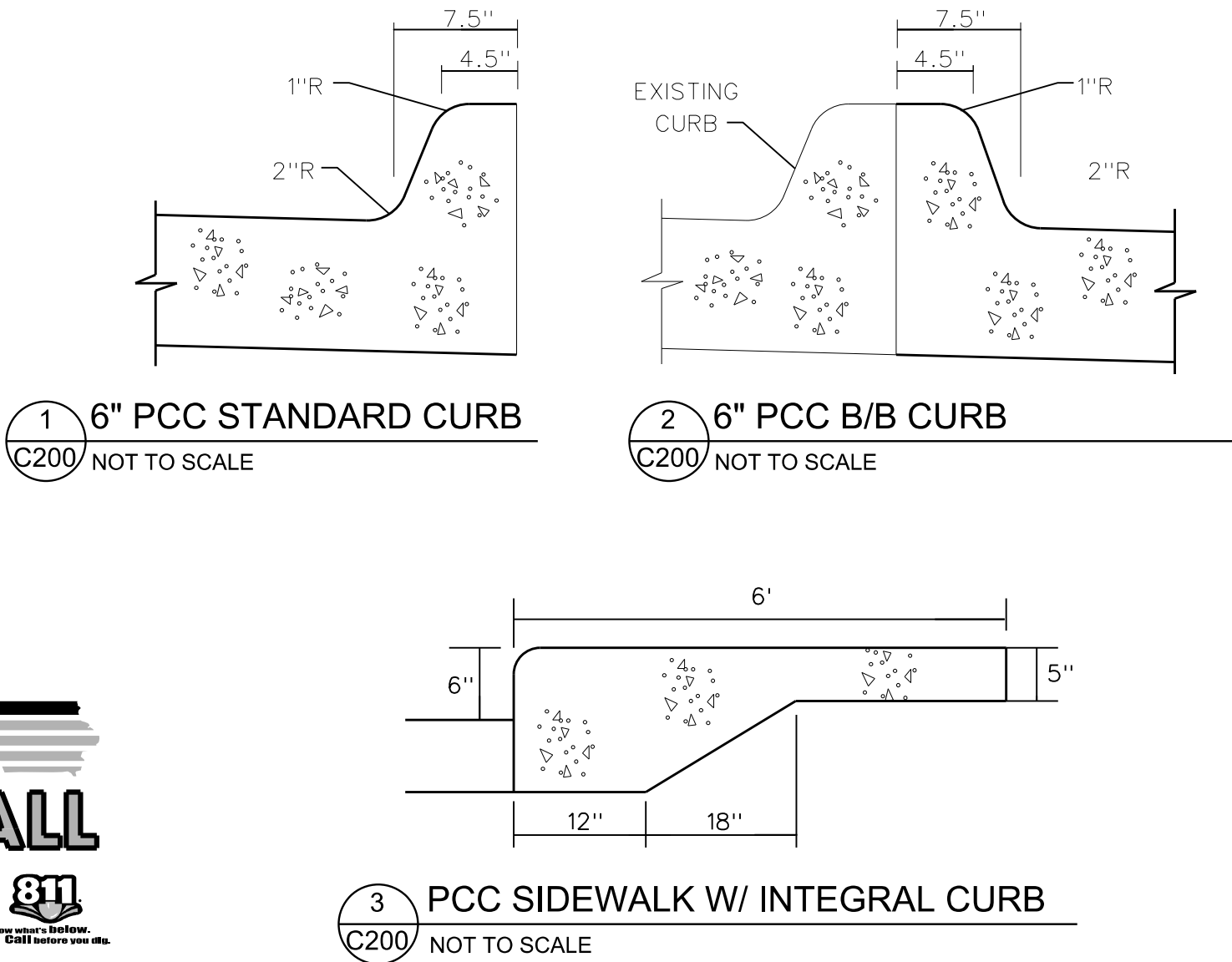
4820 100TH ST.
(WITH TENANT SUITE NUMBERS)

PARKING REQUIREMENTS

RESTAURANT (WITH DRIVE THROUGH)
15 SPACES PER 1000SF
1600SF/1000 = 24 SPACES REQUIRED

COMMERCIAL
5 SPACES PER 1000SF x 20% REDUCTION
8900SF/1000 = 44.5 SPACES x 20% REDUCTION = 36 SPACES REQUIRED

TOTAL SPACES REQUIRED = 60
TOTAL SPACES PROVIDED = 60 (4 ADA SPACES)



BENCHMARKS

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

- | | |
|-----|---|
| BM1 | N=601108 E=1569707 ELEV=153.65
BURY BOLT ON HYDRANT ±7' NORTH OF THE CURB ON THE NORTH SIDE OF PLUM DRIVE AND ±30' EAST OF A STREET LIGHT (119.0633). |
| BM2 | N=600961 E=1570172 ELEV=160.72
BURY BOLT ON HYDRANT ±7' NORTH OF THE CURB ON THE NORTH SIDE OF PLUM DRIVE (119.0633). |
| BM3 | N=600334 E=1569198 ELEV=178.65
NORTHWEST UPPER FLANGE BOLT ON HYDRANT AT THE NORTH END OF 105TH COURT. |
| BM4 | N=601286 E=1568189 ELEV=170.21
ARROW ON HYDRANT ON THE NORTH SIDE OF PLUM DRIVE ±100' NORTHWEST OF THE NORTHEAST ENTRANCE TO HOME DEPOT AND ±100' SOUTHWEST OF LARGE HOME DEPOT/SUPER TARGET SIGN. |

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER, FURTHER IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCY UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL MAINTAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENT TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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:

5. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATER, ADJUST STORM WATER TO VEGATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.

6. 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.

7. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.

8. 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.

9. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE RESULTS 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.

10. 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.

11. 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.

12. 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.

13. 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 ACTIVITIES ARE FINISHED. TEMPORARY OR PERMANENT STABILIZATION ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

14. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP UNLESS NOTED OTHERWISE. STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON-SITE.

15. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

URBANDALE MARKETPLACE PLAT 4 - LOT 2

PROJECT INFORMATION

SNYDER & ASSOCIATES

REVISION PER MIDAM COMMENTS

5 REVISED SANITARY SEWER AS PER OWNER

08/23/21 JWM

08/09/21 JWM

07/28/21 JWM

07/20/21 JWM

DATE

BY

REVISION

EDC

EDC

Checked By:

Engineer:

Scale:

1"= 30'

Field Bk:

5/14/21

Date:

JWM

Technician:

121.0246

Project No:

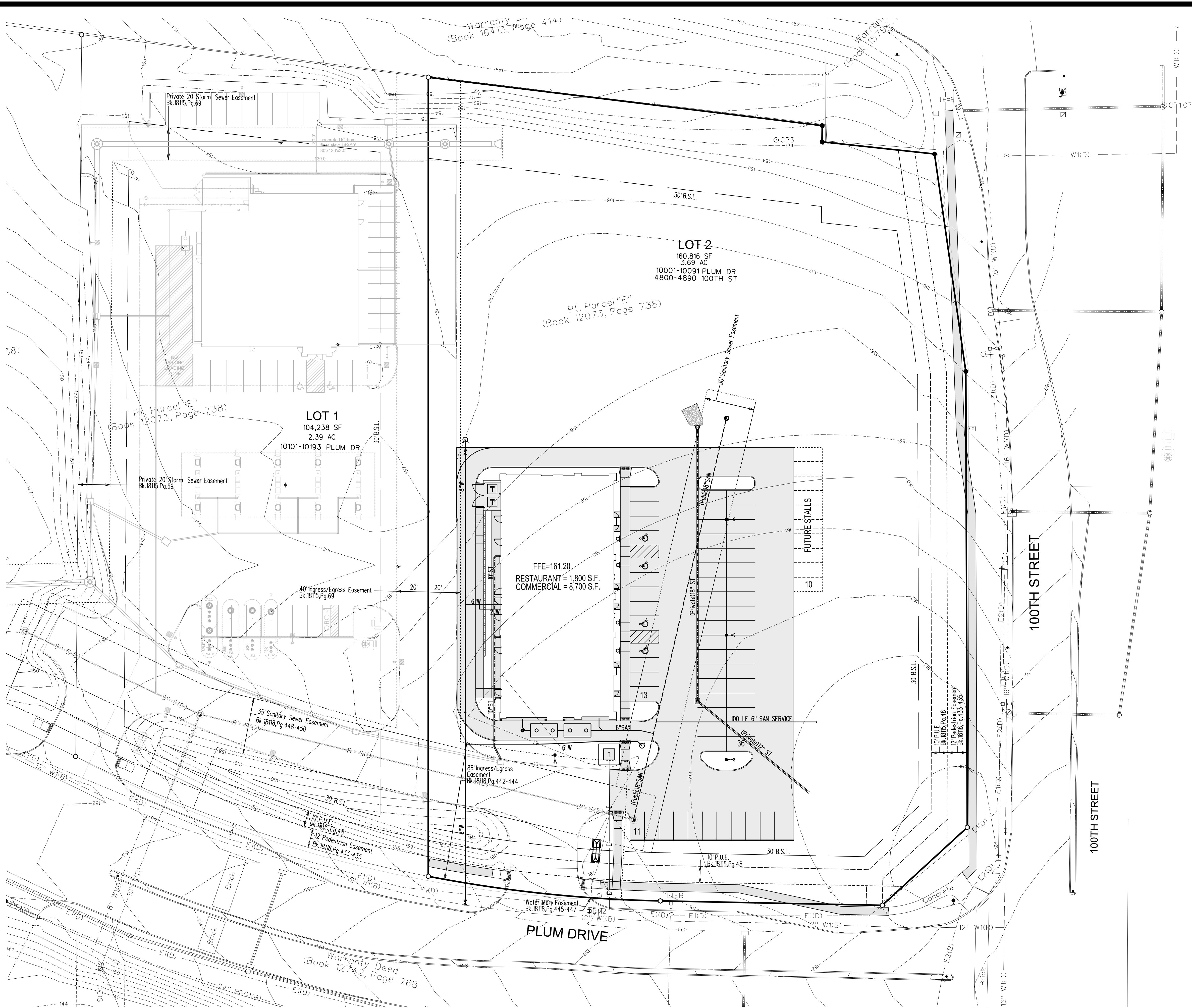
Sheet

C200

URBANDALE, IOWA

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

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URBANDALE MARKETPLACE PLAT 4 - LOT 2

OVERALL SITE LAYOUT

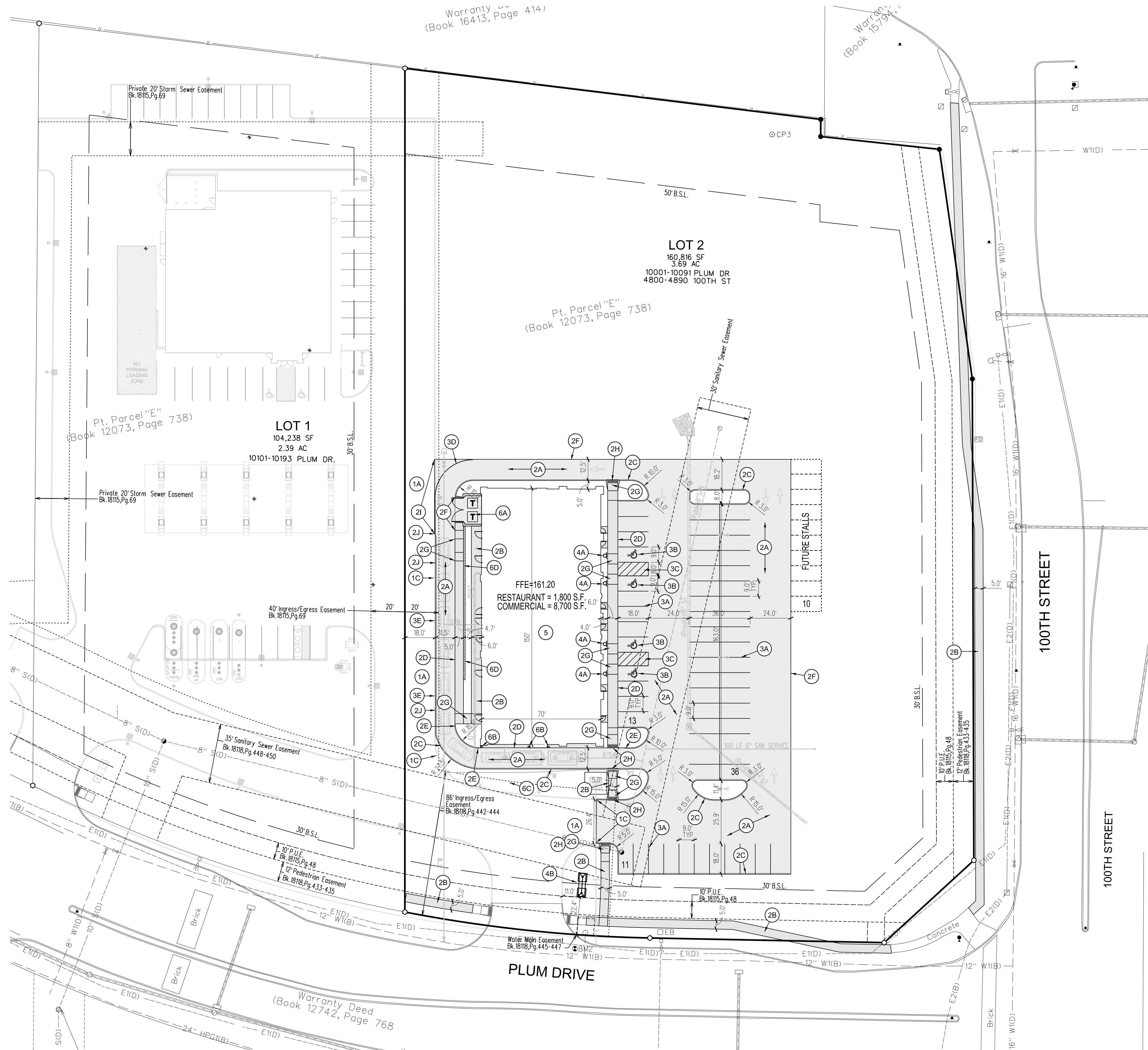
URBANDALE, IOWA

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



Project No: 121.0246
Sheet C300

REVISION	DATE	BY	MARK
5	08/23/21	KMI	
4	08/09/21	JWM	
3	07/28/21	JWM	
2	07/20/21	JWM	
1	07/20/21	JWM	
Engineer: EDC Checked By: EDC Scale: 1"= 30'			
Technician: JWM Date: 5/14/21 Field Bk: Pg:			
Project No: 121.0246 Sheet C300			



DIMENSION PLAN CONSTRUCTION NOTES

5	REVISED PER MIDAM COMMENTS	08/23/21	JMM
4	REVISED SANITARY SEWER AS PER OWNER	08/29/21	JMM
3	REVISED AS PER CITY COMMENTS	07/28/21	JMM
2	REVISED AS PER CITY COMMENTS	07/20/21	JMM
MARKS	REVISION	DATE	BY
Engineer:	EDC	Checked By:	EDC
Technician:	JMM	Date:	5/14/21
		Field Bk:	Pg:
Project No: 121.0246		Sheet C400	

URBANDALE MARKETPLACE PLAT 4 - LOT 2

DIMENSION PLAN

URBANDALE, IOWA

SNYDER & ASSOCIATES, INC.

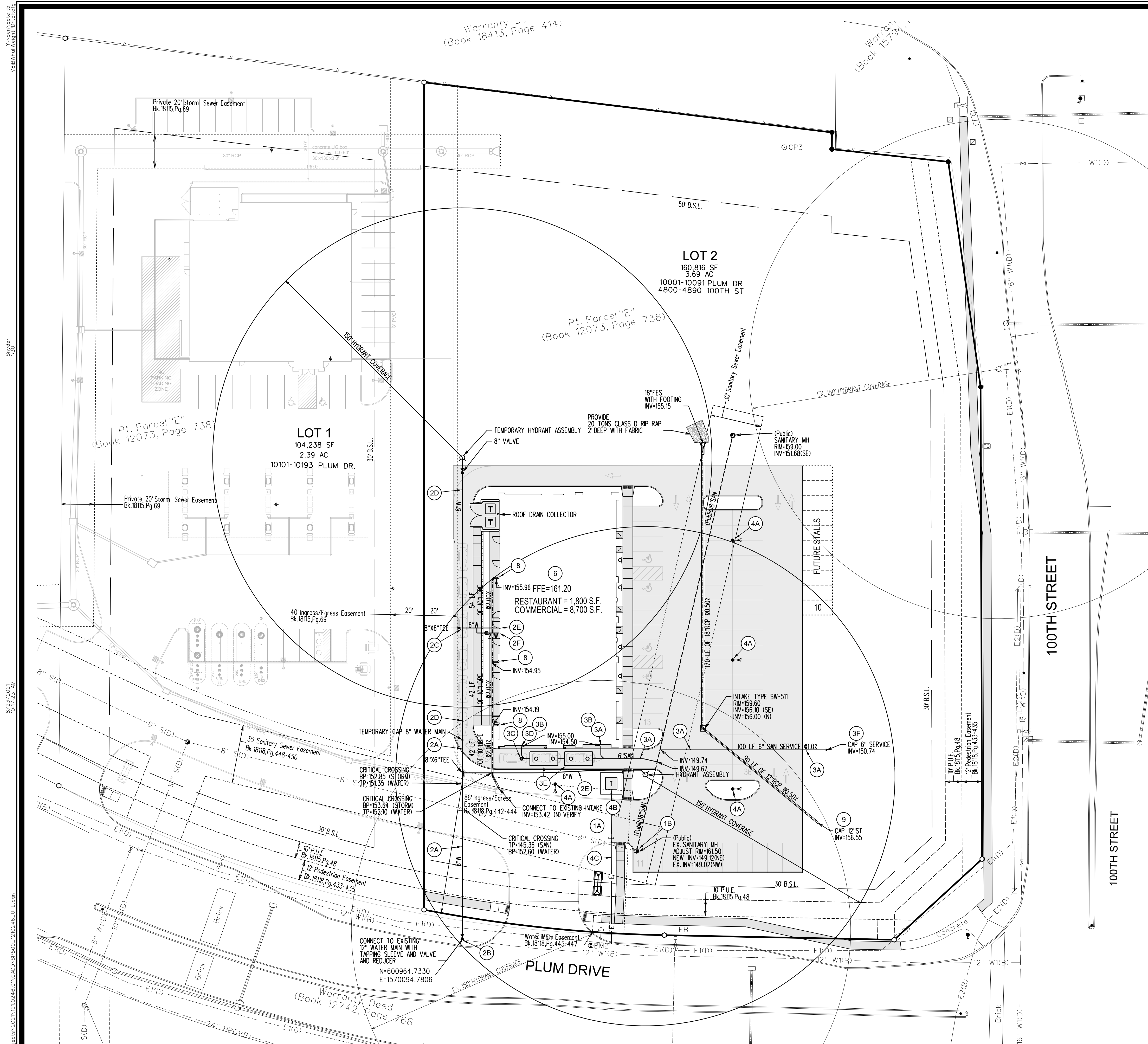
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Sheet C400



Project No: 121.0246

Sheet C400



UTILITY PLAN CONSTRUCTION NOTES

URBANDALE MARKETPLACE PLAT 4 - LOT 2

UTILITY PLAN

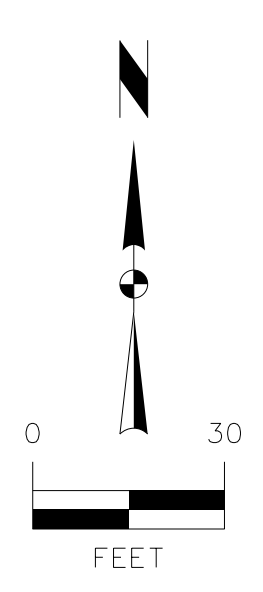
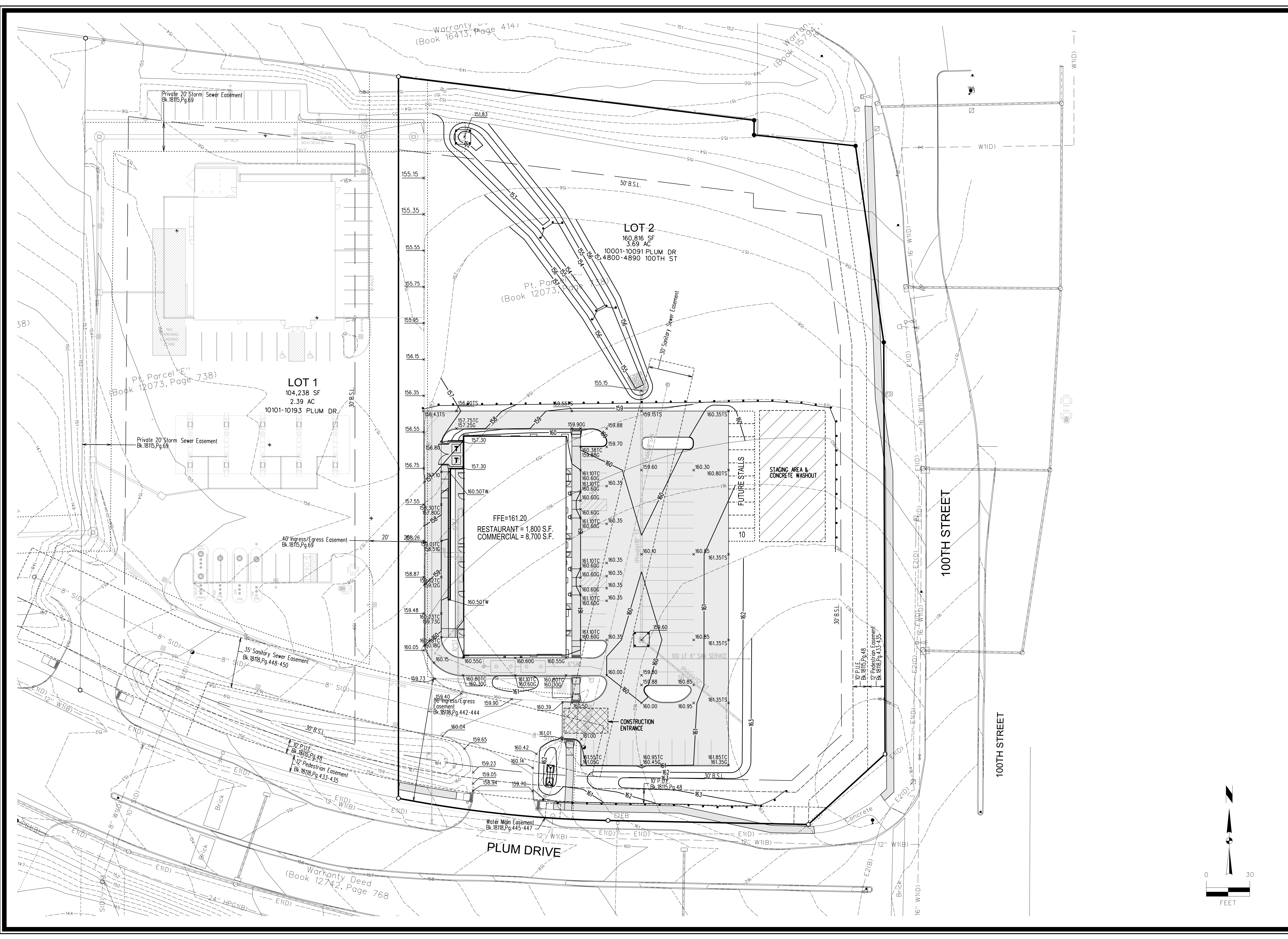


Project No: 121.0246

Sheet C500


5	REVISED PER MIDAM COMMENTS	08/23/21	KJM
4	REVISED SEWER SLOPE COMMENTS	08/23/21	KJM
3	REVISED AS PER CITY COMMENTS	07/28/21	JWM
2	REVISED AS PER CITY COMMENTS	07/27/21	BY
1	REVISION	DATE	BY
MARK	REVISION	DATE	BY
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	5/14/21
		Field Bk:	Pg.
Project No:		121.0246	Sheet C500

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URBANDALE MARKETPLACE PLAT 4 - LOT 2

GRADING AND EROSION CONTROL PLAN



SNYDER
& ASSOCIATES

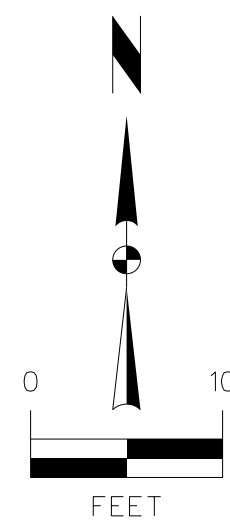
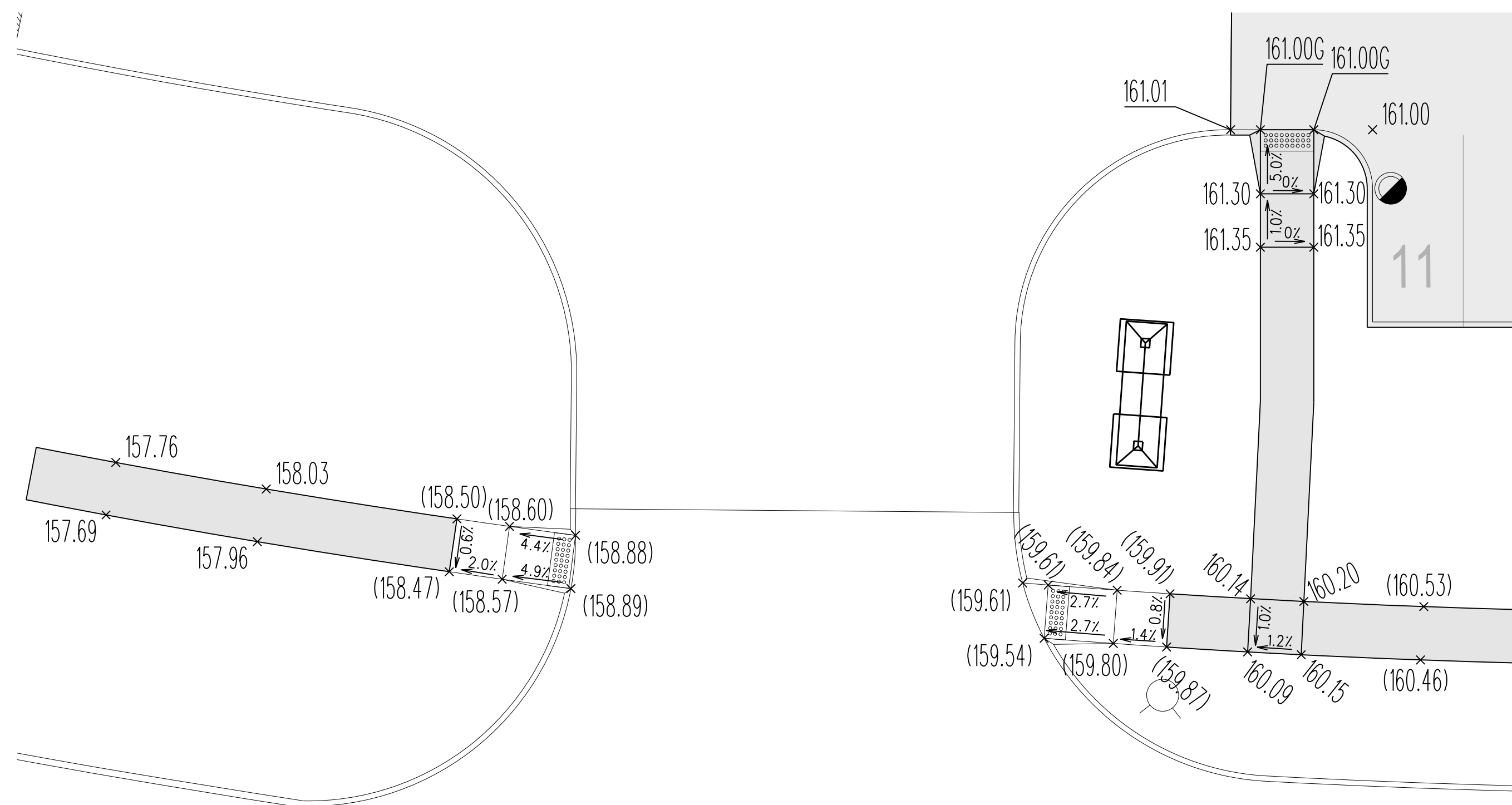
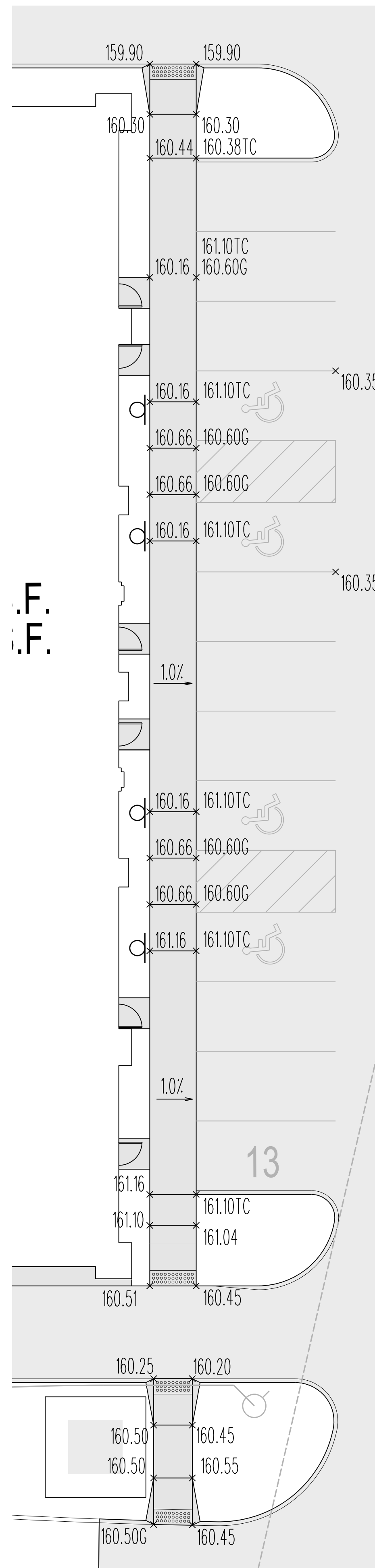
Project No: 121.0246

Sheet C600

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5	REVISED PER MIDAM COMMENTS	08/23/21	KML
4	REVISED SANITARY SEWER AS PER OWNER	08/09/21	JWM
3	REVISED AS PER CITY COMMENTS	07/28/21	JWM
2	REVISED AS PER CITY COMMENTS	07/20/21	JWM
1	MARK	REVISION	DATE BY
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	5/14/21
Scale:	1"= 30'	Field Bk:	
Project No:	121.0246	Sheet	C600



5	REVISED PER MIDAM COMMENTS	08/23/21	KMM
4	REVISED SANITARY SEWER AS PER OWNER	08/09/21	JWM
3	REVISED AS PER CITY COMMENTS	07/28/21	JWM
2	REVISED AS PER CITY COMMENTS	07/20/21	JWM
MARK	REVISION	DATE	BY
Engineer:	EDC	Checked By:	EDC
Technician:	JWM	Date:	5/14/21
		Scale:	1"= 10'
		Field Bk:	Pg:
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URBANDALE MARKETPLACE PLAT 4 - LOT 2

RAMP AND SIDEWALK DETAILS

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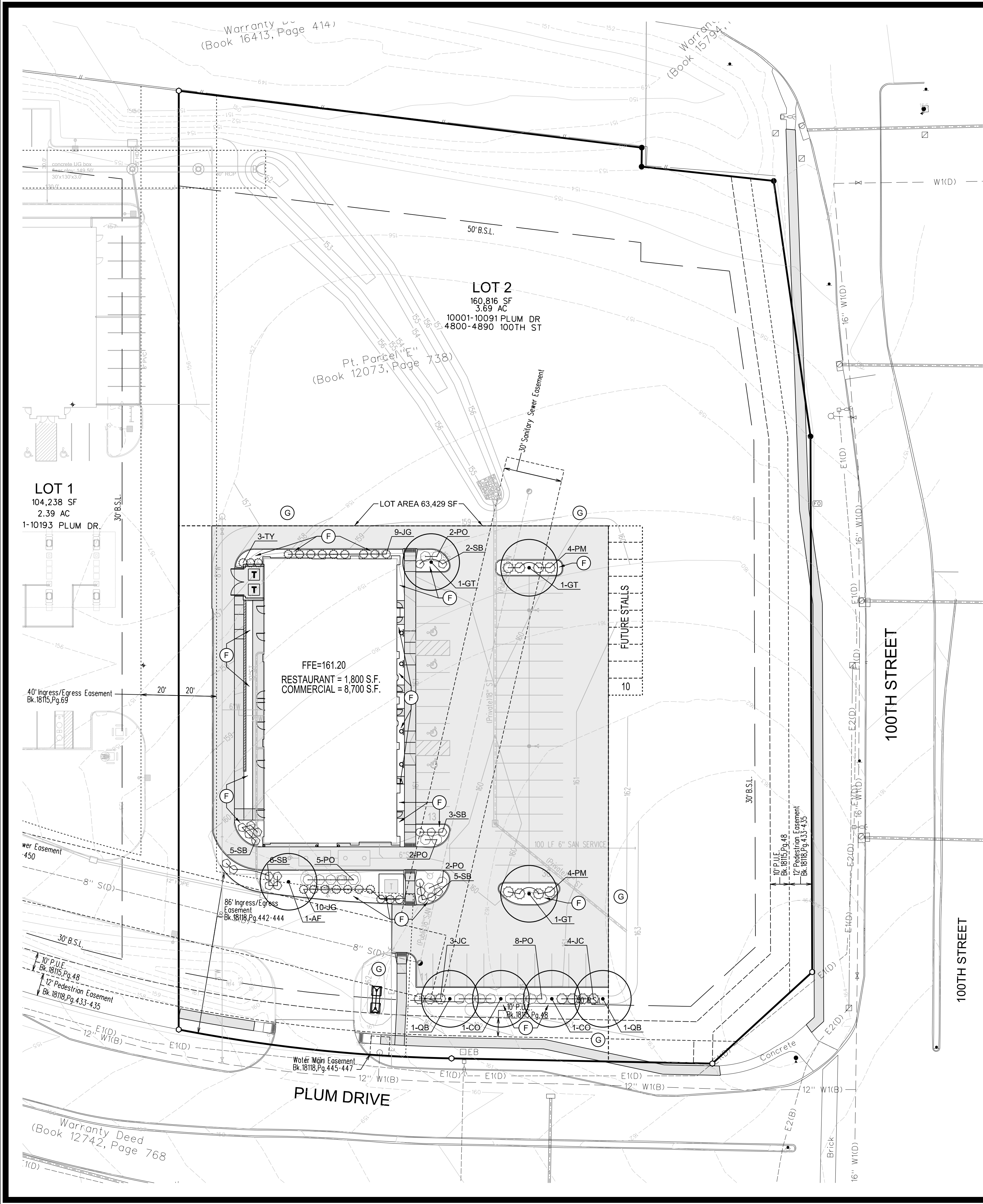
Project No: 121.0246 Sheet C601



Project No: 121.0246

Sheet C601

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PLANTING PLAN CONSTRUCTION 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.
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN. 3-FOOT PERIMETER RING AROUND ALL INDIVIDUAL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- F. AREA TO RECEIVE 2 INCH RIVER GRAVEL PLACED TO A DEPTH OF 3-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT UNLESS OTHERWISE DIRECTED BY OWNER.
- G. SOD ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS NOTED OTHERWISE BY OWNER.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF URBANDALE SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED, 15% = 9,515 SF
OPEN SPACE PROVIDED, 23.35% = 14,812 SF
IMPERVIOUS AREA EXISTING, 9,100 SF
IMPERVIOUS AREA PROVIDED, 39,517 SF
TOTAL IMPERVIOUS = 48,617 SF (76.65%)

OPEN SPACE LANDSCAPING:
2 TREES PER 2,500 SF OF MINIMUM OPEN SPACE
6 SHRUBS PER 2,500 SF OF MINIMUM OPEN SPACE

63,429 SF LOT X 15% = 9,515 SF

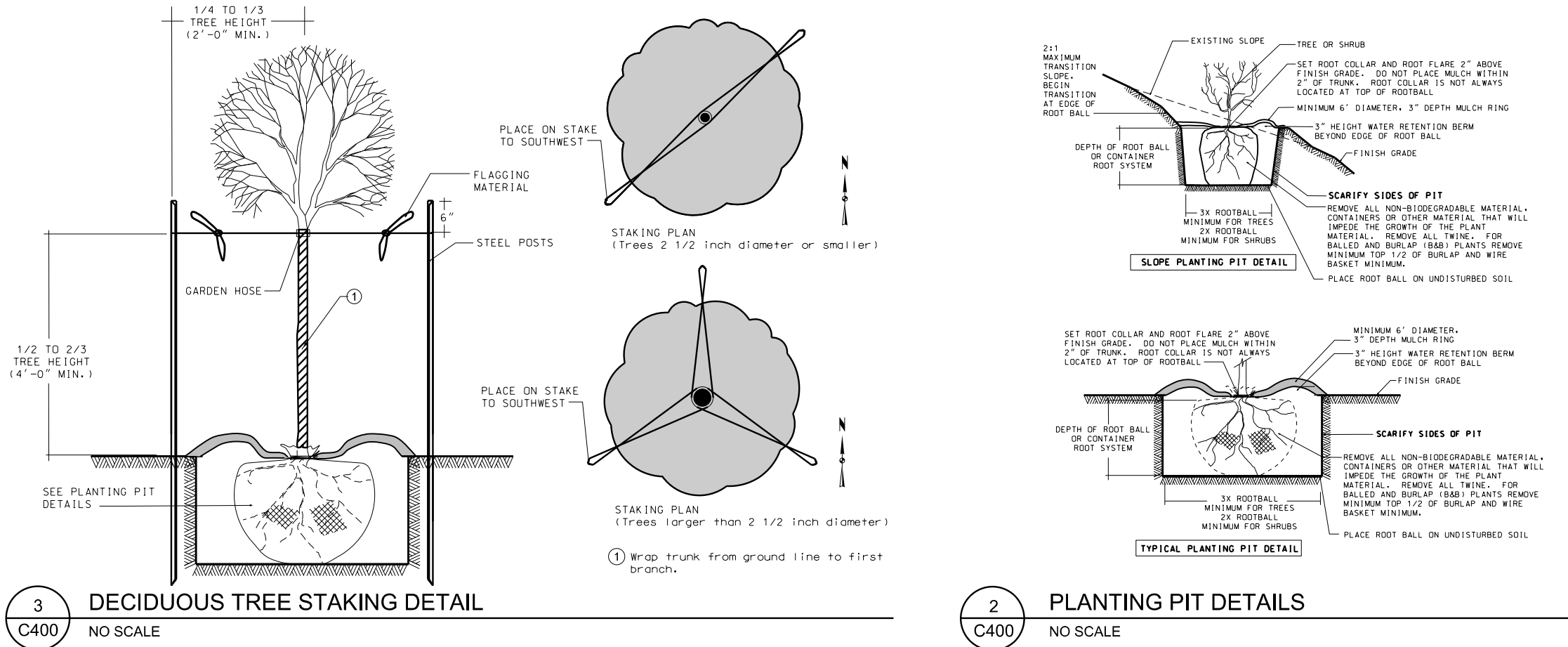
9,515 / 2,500 SF = 3.81 PLANT UNITS
3.81 P.U. X 2 = 7.62 TREES REQUIRED (8 PROVIDED)
3.81 P.U. X 6 = 22.86 SHRUBS REQUIRED (23 PROVIDED)

INTERIOR PARKING LOT LANDSCAPING:
29,017 SF (PARKING LOT AREA) X 5% = 1,450.85 SF PLANTING ISLANDS REQUIRED (2,362 SF PROVIDED)

PLANT SCHEDULE

	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	1	AF	Acer x freemanii 'Sienna'	SIENNA GLEN MAPLE	1 1/2" CAL.	8' HEIGHT, B&B
	2	CO	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	1 1/2" CAL.	8' HEIGHT, B&B
	3	GT	Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	1 1/2" CAL.	8' HEIGHT, B&B
	2	QB	Quercus bicolor	SWAMP WHITE OAK	1 1/2" CAL.	8' HEIGHT, B&B
SHRUBS	7	JC	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	30" HI.	CONT. (6' O.C.)
	19	JG	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	18" HI.	CONT. (5' O.C.)
	8	PM	Pinus mugo 'White Bud'	WHITE BUD MUGO PINE	24" HI.	CONT. (6' O.C.)
	19	PO	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	24" HI.	CONT. (5' O.C.)
	21	SB	Spiraea betulifolia 'Tor'	TOR SPIREA	24" HI.	CONT. (5' O.C.)
	3	TY	Thuja occidentalis 'Yellow Ribbon'	YELLOW RIBBON ARBORVITAE	36" HI.	CONT. (4' O.C.)

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



URBANDALE MARKETPLACE PLAT 4 - LOT 2

PLANTING PLAN

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