Attachment 'D'

SITE PLANS

FOR

JOSIES DEVELOPMENT ADDITION

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



NOT TO SCALE

VICINITY MAP

INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITIONS AND REMOVALS
3. DEVELOPMENT PLAN

MARK	REVISION	DATE	BY
Engineer:	XXX	Checked By:	TEM
Technician:	TEM	Date:	06/12/23

Scale: 1"= 1'
Field Bk: Pg:
Project No: 1230606
Sheet 1 of 1

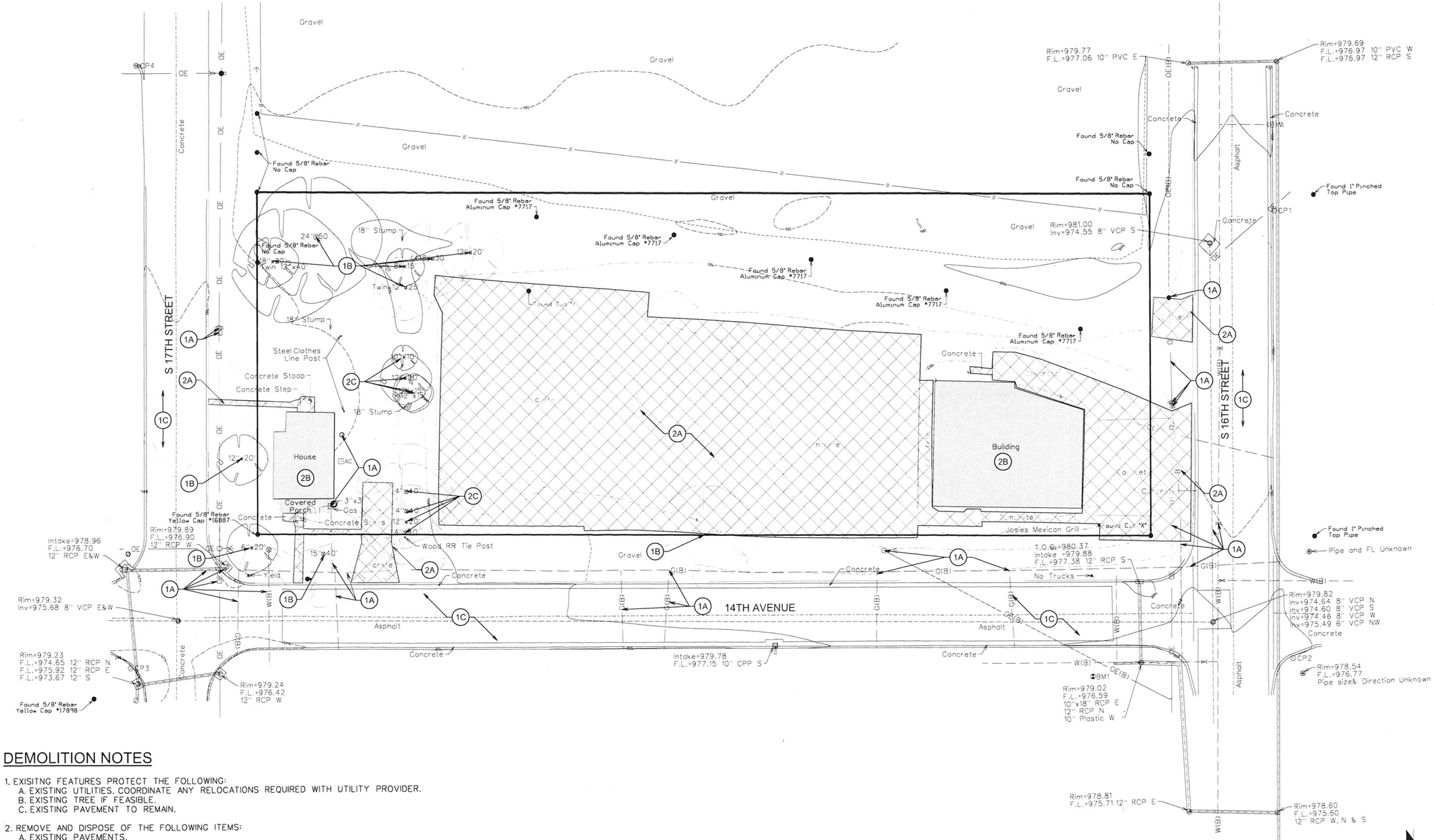
JOSIES DEVELOPMENT ADDITION
COUNCIL BLUFFS, IOWA
TITLE SHEET

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1230606
Sheet 1 of 3

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DEMOLITION NOTES

1. EXISITNG FEATURES PROTECT THE FOLLOWING:
   A. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS REQUIRED WITH UTILITY PROVIDER.
   B. EXISTING TREE IF FEASIBLE.
   C. EXISTING PAVEMENT TO REMAIN.

2. REMOVE AND DISPOSE OF THE FOLLOWING ITEMS:
   A. EXISTING PAVEMENTS.
   B. EXISTING BUILDING
   C. EXISTING TREE

- PAVEMENT REMOVAL

MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: TEM	Scale: 1"=	
Technician: TEM	Date: 06/12/23	Field Bk:	Pg:
Project No: 1230606		Sheet of 1	

JOSIES DEVELOPMENT ADDITION

EXISTING CONDITIONS AND REMOVALS

COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.

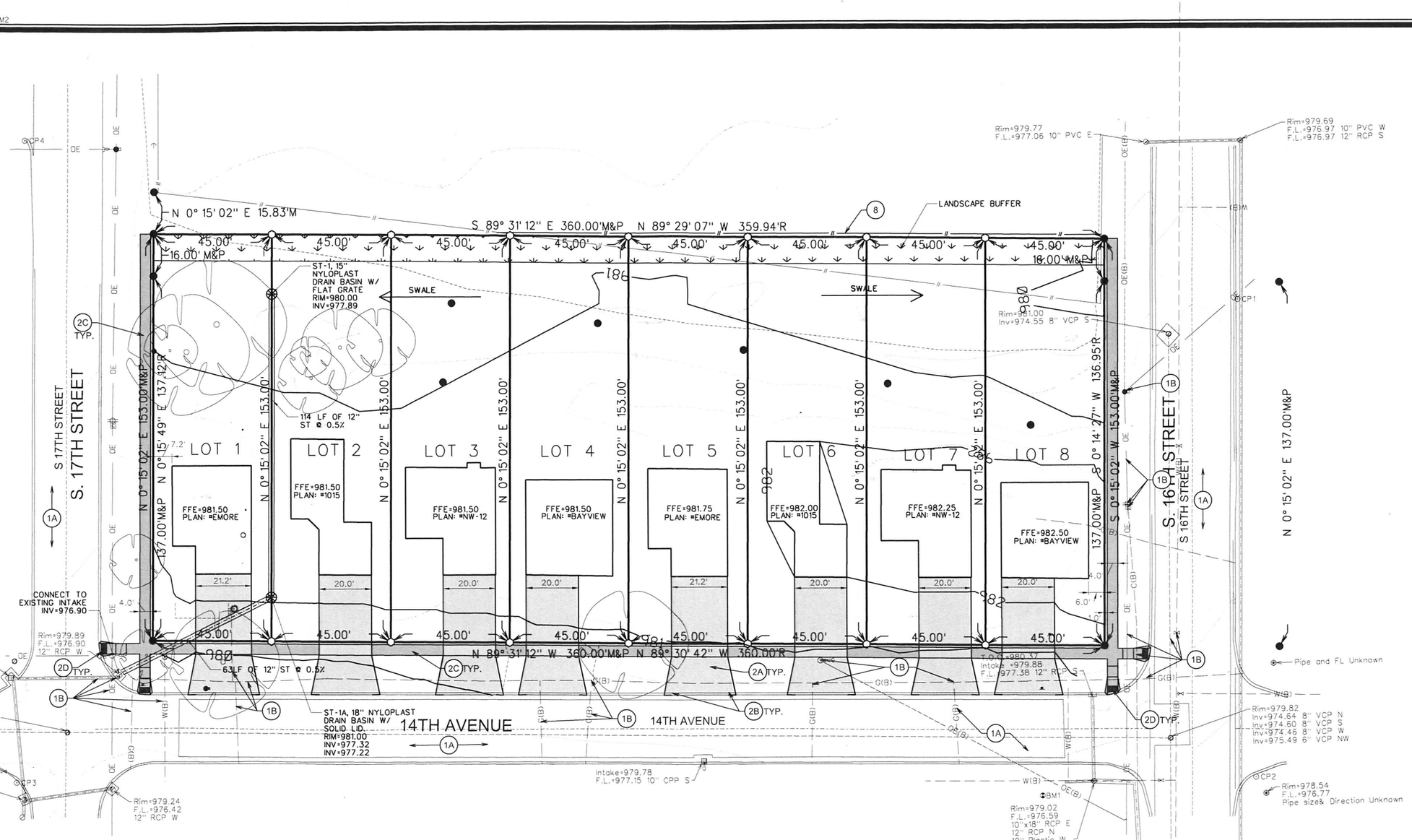
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Project No: 1230606

Sheet 2 of 3

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SITE PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.
   B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
2. PAVEMENTS, PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
   A. 6" DEPTH PCC DRIVEWAY ON 6" DEPTH BASE COURSE COMPACTED TO 95% STANDARD PROCTOR.
   B. GRIND CURB AS NEEDED AND CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE "A" CONNECTION (7030.101). MATCH EXISTING ELEVATIONS.
   C. 4" DEPTH PCC SIDEWALK.
   D. DETECTABLE WARNING PANEL.
3. CRITICAL CROSSINGS SHALL MAINTAIN 18" MIN. SEPARATION. VERIFY CROSSINGS WITH EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. ALL UTILITY IMPROVEMENT SHALL BE PROVIDED AND INSTALLED PER SUDAS STANDARD SPECIFICATIONS.
5. COORIDNATE WATER, SEWER, GAS AND ELECTRIC SERVICE CONNECTIONS WITH UTILITY PROVIDER AND BUILDING PLANS PRIOR TO CONSTURCTION.
6. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.
7. SEED ALL DISTURBED AREAS WITH SUDAS TYPE 1 SEED MIX ONCE FINISHED GRADE HAS BEEN REACHED.
8. RELOCATE EXISTING FENCE ALONG PROPERTY LINE AND RECONNECT TO EXISTING FENCE.

- 6" DEPTH PCC
- 4" DEPTH PCC
- LANDSCAPE BUFFER

MARK	REVISION	DATE	BY
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Technician: TEM	Date: 06/12/23	Field Bk:	Pg:

Project No: 1230606 | Sheet of 1

JOSIES DEVELOPMENT ADDITION

DEVELOPMENT PLAN

COUNCIL BLUFFS, IOWA

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Project No: 1230606

Sheet 3 of 3

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