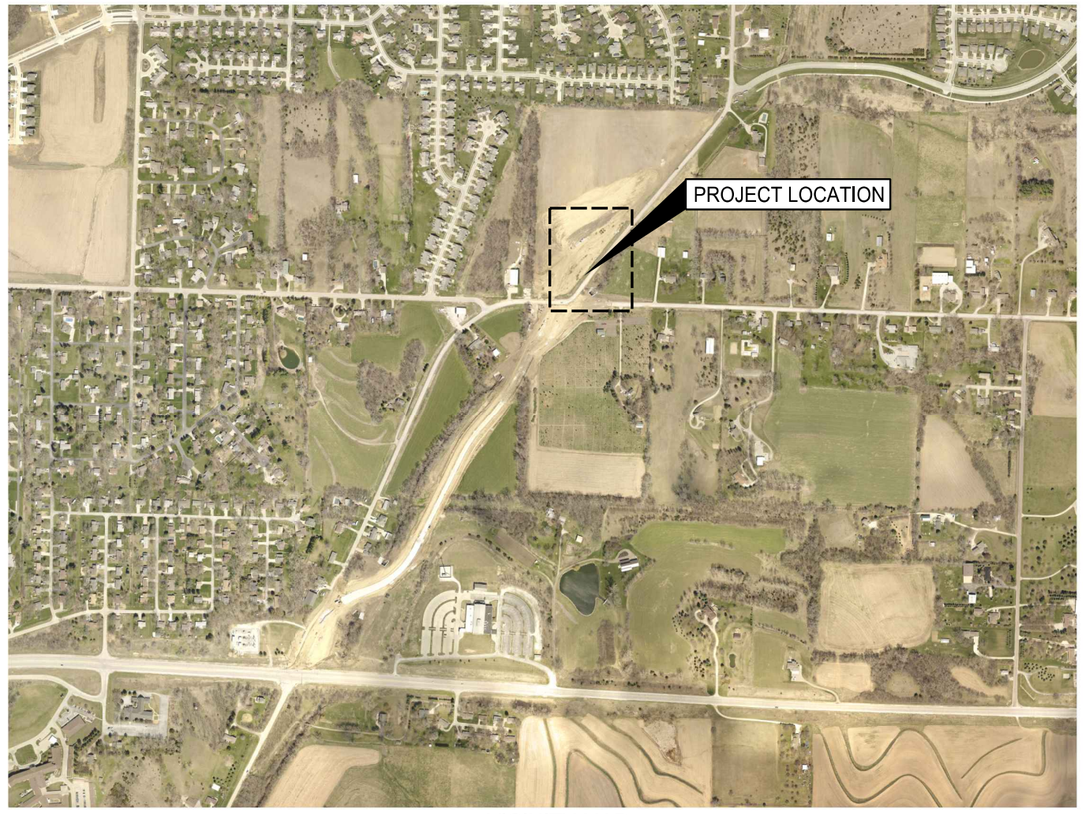
CONSTRUCTION PLANS

FOR

EASTERN HILLS TRAIL STOP PARK PHASE II - PARKING LOT

CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

CITY OF COUNCIL BLUFFS
DEPARTMENT OF PARKS AND RECREATION
209 PEARL STREET, SUITE 103
COUNCIL BLUFFS, IOWA 51503
CONTACT: VINCENT MARTORELLO
PHONE:712-890-5291

INDEX OF SHEETS

C001	TITLE SHEET
C100	SITE SURVEY & PROJECT INFORMATION
C200	SITE LAYOUT & DIMENSION PLAN
C300	SITE GRADING & EROSION CONTROL PLAN
C400	SITE RESTORATION & LANDSCAPING PLAN
C500	DETAILS
C600	PLANTING DETAILS

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.

Elizabeth Hunter 06/30/2022

Elizabeth Hunter, P.E. Date

License Number P18178

My License Renewal Date is December 31, 2022

Pages or sheets covered by this seal:
ALL SHEETS

LICENSED PROFESSIONAL ENGINEER
ELIZABETH HUNTER
P18178
IOWA

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: BAH	Scale: 1"= 500'	
Technician: DJD	Date: 06/30/2022	Field Bk:	Pg:

Project No: 1210228 Sheet C001

EASTERN HILLS TRAIL STOP PARK PHASE II (R 23-15)

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: 1210228
Sheet C001

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LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	-x-x-	
Fence (Chain Link)	-//-//-	
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Stump		
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)	
Test Hole Location for SUE w/ID	TH1	

(x) Denotes the survey quality service level for utilities

Sanitary Manhole		
Storm Sewer with Size	12" ST	12" ST
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	EB	
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		

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

ZONING

x

PROPERTY ADDRESS

NE CORNER OF ROUNDABOUT AT
EASTERN HILLS DRIVE & GREENVIEW ROAD

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.

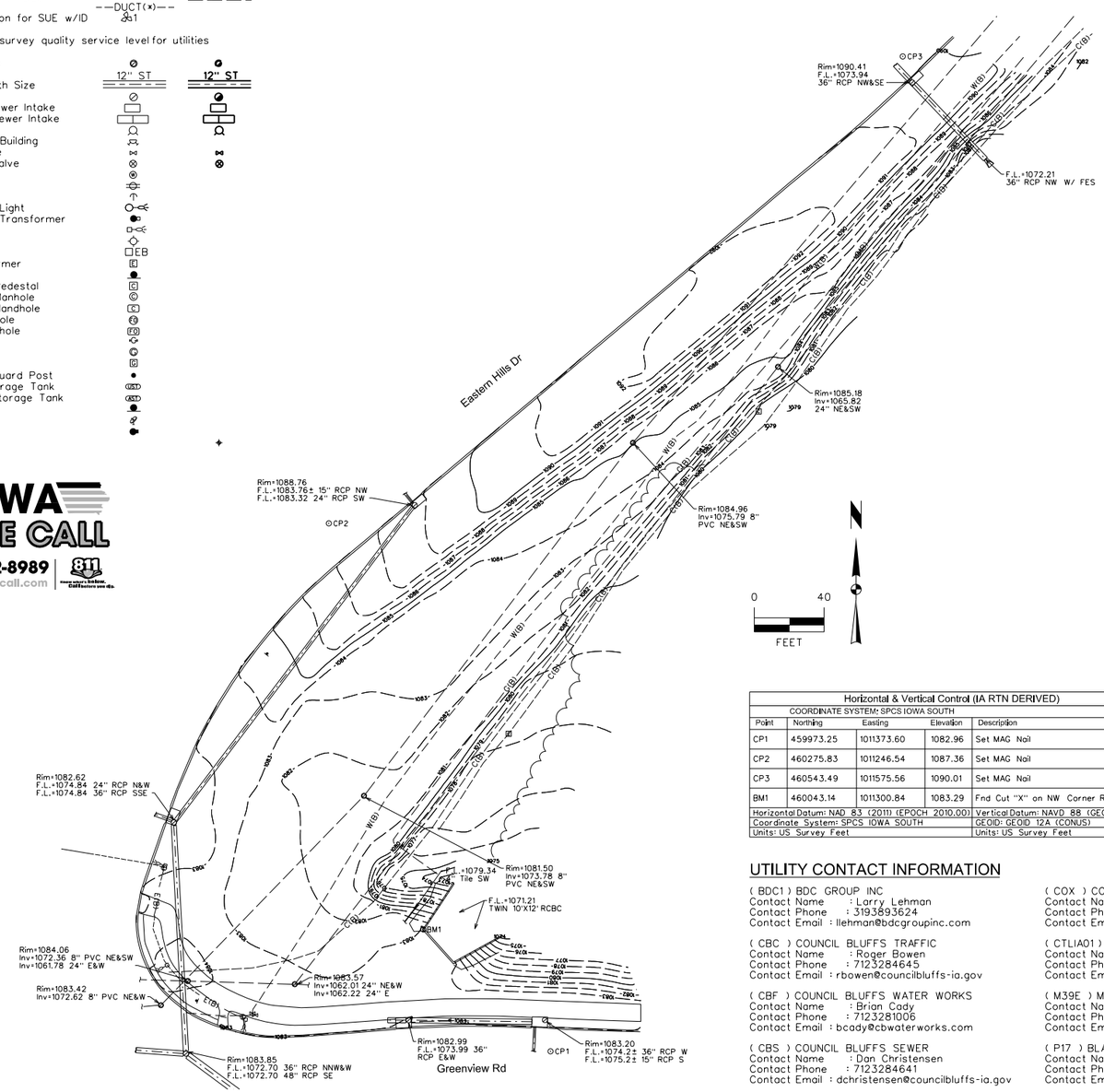
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

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.



Horizontal & Vertical Control (IA RTN DERIVED)				
COORDINATE SYSTEM: SPCS IOWA SOUTH				
Point	Northing	Easting	Elevation	Description
CP1	459973.25	1011373.60	1082.96	Set MAG Nail
CP2	460275.83	1011246.54	1087.36	Set MAG Nail
CP3	460543.49	1011575.56	1090.01	Set MAG Nail
BM1	460043.14	1011300.84	1083.29	Fnd Cut "X" on NW Corner RCBC Headwall
Horizontal Datum: NAD 83 (2011) (EPOCH 2010.00)			Vertical Datum: NAVD 88 (GEOID 12A)	
Coordinate System: SPCS IOWA SOUTH			GEOID: GEOID 12A (CONUS)	
Units: US Survey Feet			Units: US Survey Feet	

UTILITY CONTACT INFORMATION

(BDC1) BDC GROUP INC
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(COX) COX COMMUNICATIONS
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(P17) BLACK HILLS ENGY COUNCIL BLUFF
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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 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.
B. NOTIFY UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES AND AVOIDING DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
C. WHERE UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY FURTHER CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY OR DAMAGE CAUSED BY SUCH WORK. THE CONTRACTOR SHALL MAKE REPAIRS TO ANY UTILITY DAMAGED TO THE UTILITY PROVIDERS SPECIFICATIONS.
D. CONSTRUCTION OF ALL SITE IMPROVEMENTS SHALL CONFORM TO THE 2022 STATE WIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND THE PROJECT SPECIAL PROVISIONS.
E. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
F. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES ON SITE (SIGNS, DRIVES, CURBS, SIDEWALKS, PLANT MATERIAL, LIGHTS, BUILDINGS, ETC.) NOT DESIGNATED FOR DEMOLITION DURING CONSTRUCTION. PROTECT EXISTING DRIVEWAYS AND STREET SURFACING UNLESS SPECIFICALLY NOTED OTHERWISE. REMOVE AND REPLACE ANY DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION. SAW-CUT AND REMOVE EXISTING PAVEMENT AS NECESSARY FOR DAMAGED PAVEMENT REPLACEMENT. PROVIDE AND MAINTAIN TEMPORARY GRANULAR SURFACING AS NECESSARY TO MAINTAIN ACCESS.
G. EXERCISE EXTREME CARE WHEN PERFORMING ANY OF THE NECESSARY SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE EXISTING PAVEMENT. PROTECT THE ADJACENT PAVEMENT, BUILDINGS AND UTILITIES UNLESS NOTED OTHERWISE. CONTRACTOR TO REPAIR ANY DAMAGES WITHOUT ADDITIONAL COMPENSATION. REMOVE THE EXISTING PAVEMENT AREAS TO THE NEAREST JOINT OR AS DIRECTED BY THE ENGINEER.
H. CLEAR AND GRUB TREES, BRUSH, AND VEGETATION AS SHOWN ON PLANS AND AS APPROVED BY OWNER. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
I. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL SERVICES (MUTCD).
J. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
K. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON PROJECT SITE AND ANY OFF-SITE DEPOSIT AREA USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE AND LOCAL ORDINANCES. INSTALL SILTATION DEVICES TO PREVENT SEDIMENT FROM ENTERING DRAINAGE STRUCTURES AND/OR FACILITIES. A GRADING AND EROSION CONTROL PERMIT IS REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR WEEKLY INSPECTIONS AND MAINTAINING PERMIT DOCUMENTATION FOR THE DURATION OF THE PROJECT.
L. DO NOT RESTRICT DRAINAGE CHANNELS AND PROTECT ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED. CONTRACTOR IS FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR THE HANDLING OF STORM WATER FLOW DURING CONSTRUCTION.
M. CONTRACTOR SHALL PROVIDE OFF-SITE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT AS APPROVED BY THE OWNER AND ENGINEER. NO PAYMENT FOR DISPOSAL FEES OR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO DISPOSAL SITES. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. HAULING AND DISPOSAL OF EXCESS EXCAVATION IS INCIDENTAL TO EARTHWORK ACTIVITIES. ANY ADDITIONAL EXCAVATION REQUIRED FOR LIMITED RE-SHAPING OF ADJACENT AREAS TO PROVIDE FOR DRAINAGE IS CONSIDERED INCIDENTAL TO THE PROJECT.
N. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WRITING. CONTRACTOR TO COORDINATE SITE ACCESS, CONSTRUCTION STAGING, AND STORAGE OF MATERIALS AND EQUIPMENT ON THE PROJECT SITE WITH OWNER.
O. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK VEHICLES OR STORE EQUIPMENT AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY, UNLESS APPROVED IN WRITING PRIOR TO CONSTRUCTION ACTIVITIES.
P. ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF POSTS, UTILITY POLES, OR FOUNDATION STRUCTURES SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE AS APPROVED BY THE ENGINEER TO PREVENT FUTURE SETTLEMENT. THE VOIDS SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE DAY CREATED AND NO LATER THAN THE FOLLOWING DAY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN PROJECT.
Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DIRT AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, AND SIDEWALKS IN A TIMELY MANNER.
R. MATERIAL TESTING SHALL COORDINATED WITH THE PROJECT OBSERVER FOR SUBGRADE COMPACTION AND CONCRETE TESTING.
S. ALL EXISTING UTILITY APPURTENANCES LOCATED WITHIN CONSTRUCTION LIMITS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE AND IS CONSIDERED INCIDENTAL TO THE SITE WORK.
T. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR RE-ESTABLISHMENT OF SURVEY MONUMENTS (PROPERTY PINS AND SECTION CORNERS) WHICH ARE DESTROYED DUE TO CARELESSNESS. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST TWO DAYS IN ADVANCE OF NEED TO RELOCATE AND PRESERVE MONUMENTS DUE TO THE PROPOSED IMPROVEMENTS.
U. 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 ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
V. THE ADJACENT SIDEWALK/TRAIL AND PARK WILL BE OPEN TO THE PUBLIC DURING CONSTRUCTION. PROVIDE ORANGE CONSTRUCTION FENCE AND SIGNAGE AS NECESSARY FOR ANY CLOSURES. THE SAFETY OF THE PUBLIC SHOULD BE CONSIDERED AT ALL TIMES.
W. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN A MINIMUM OF 18" HORIZONTAL AND VERTICAL CLEARANCE BETWEEN UTILITIES. COORDINATE WITH ALL UTILITY SERVICE PROVIDERS AND/OR OWNERS PRIOR TO CONSTRUCTION.
X. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ANY SALVAGEABLE EXISTING SITE AMENITIES OR MATERIALS. IF DIRECTED, THE CONTRACTOR SHALL DELIVER THESE ITEMS TO THE OWNER AT A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE. DISPOSE OF NON-SALVAGEABLE ITEMS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
Y. LENGTH OF UTILITIES SHOWN PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE. BACKFILL WITH SUITABLE MATERIAL AND COMPACT AS SPECIFIED.
Z. IF STREET CLOSURE IS DEEMED NECESSARY, CONTRACTOR TO COORDINATE ANY AND ALL CLOSURES WITH THE COUNCIL BLUFFS POLICE AND FIRE DEPARTMENTS, THE CONSTRUCTION MANAGER, AND THE CITY OF COUNCIL BLUFFS. THE CONTRACTOR SHALL PROVIDE ALL ENTITIES A MINIMUM 72 HOUR NOTICE PRIOR TO ANY STREET OR LANE CLOSURE.
AA. CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE OF THE PROPOSED WORK PRIOR TO BIDDING OR PROVIDING A PROPOSAL FOR SERVICES. CONTRACTOR TO SATISFY HIMSELF/HERSELF OF THE EXISTING CONDITIONS AND ALL WORK NECESSARY FOR COMPLETION OF THE PROPOSED CONSTRUCTION.
BB. CONTRACTOR TO COORDINATE WITH OWNER AND OTHER CONTRACTORS PERFORMING WORK ON SITE TO KEEP WORK SCHEDULED COMPLETION DATES AGREED UPON WITH OWNER.
CC. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED FOR PROJECT, INCLUDING BUT NOT LIMITED TO GRADING & EROSION CONTROL PERMIT, BUILDING PERMIT AND UTILITY PERMITS.
DD. CONTRACTOR TO COORDINATE DIRECTLY WITH COUNCIL BLUFFS WATER WORKS FOR THE TAP APPLICATION, THE $3,100 TAP FEE, THE $4,240 CAPITAL FACILITY FEE AND THE $65 CONSTRUCTION WATER FEE.

MARK	REVISION	DATE	BY

Engineer: EAH | Checked By: BAH | Scale: 1"=
Tech/Clerk: DJD | Date: 06/30/2022 | Field Bk: | Pg:

Project No: 1210228 | Sheet C100

EASTERN HILLS TRAIL STOP PARK PHASE II (R 23-15)

SITE SURVEY & PROJECT INFORMATION

COUNCIL BLUFFS, IOWA

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

SNYDER & ASSOCIATES

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SITE LAYOUT & DIMENSION PLAN CONSTRUCTION NOTES

1. PAVEMENTS, PROVIDE THE FOLLOWING:
   A. PCC TRAIL 5" DEPTH PAVEMENT. PROVIDE 6" DEPTH PREPARED SUBGRADE. COMPACTED TO 95% STANDARD PROCTOR DENSITY.

   B. PCC PARKING LOT 6" DEPTH PAVEMENT. PROVIDE 12" DEPTH PREPARED SUBGRADE. COMPACTED TO 95% STANDARD PROCTOR DENSITY.

   C. STANDARD CURB, SEE DETAIL 2 ON SHEET C500.

   D. GRIND EXISTING CURB AND CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE "A" CONNECTION (7030.101) MATCH EXISTING ELEVATIONS.

   E. CONCRETE CURB STOPS PAINTED YELLOW.

   F. 5" PCC PAD IN LINE WITH EXISTING EDGES OF PLAYGROUND PAVING, DOWELED TOGETHER. 6' OF SPACE FROM EDGE OF FOUNTAIN TO ALLOW ADA ACCESS.

2. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. WHITE 4" PAINTED PARKING STALL LINES.

   B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.

   C. WHITE 4" WIDE ACCESSIBLE AISLE PAINTED LINES AT 45° AND 3' ON CENTER.

3. SIGNS, PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE PER ADAAC REQUIREMENTS.

4. RETAINING WALL, PROVIDE THE FOLLOWING:
   A. PROVIDE GREY COLORED RETAINING WALL BLOCK WITH FOUNDATION COURSE PER MANUFACTURES SPECIFICATIONS.

5. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. PAVEMENT TO REMAIN.

   B. CREEK SLOPE AND WATERWAY.

   C. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER.

   D. EXISTING PARK AREA.

   E. EXISTING SHELTER.

6. SITE IMPROVEMENTS, PROVIDE THE FOLLOWING:
   A. SCOUR STOP, 8' WIDE X 20' LONG.

   B. RAISE SANITARY MANHOLE TO GRADE, INCIDENTAL TO EARTHWORK.

   C. WATER STATION WITH DRAIN, MODEL MOST DEPENDABLE FOUNTAINS, INC. 10155 SM BLACK WITH RECESSED HOSE BIBB AND LOCK DOOR AND BOWL SAND STRAINER OPTIONS OR APPROVED EQUAL. ENSURE PLACEMENT OF WATER STATION ALLOWS FULL CIRCULATION AROUND THE UNIT THAT IS ADA COMPLIANT WITH NEW PAD BEING ADDED.

   D. 4" TAP TO EXISTING 16" WATER MAIN.

   E. 2" METER PIT.

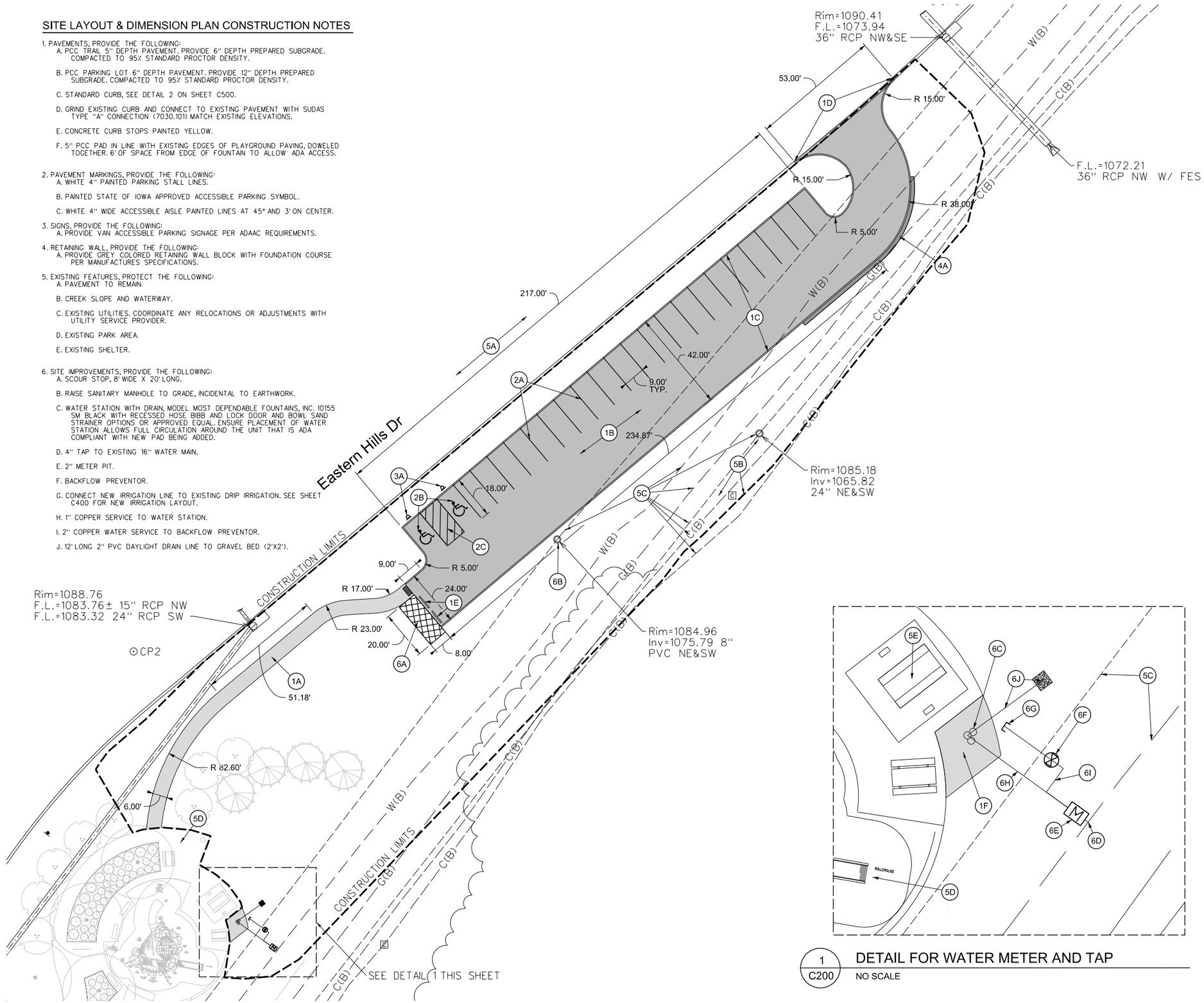
   F. BACKFLOW PREVENTOR.

   G. CONNECT NEW IRRIGATION LINE TO EXISTING DRIP IRRIGATION. SEE SHEET C400 FOR NEW IRRIGATION LAYOUT.

   H. 1" COPPER SERVICE TO WATER STATION.

   I. 2" COPPER WATER SERVICE TO BACKFLOW PREVENTOR.

   J. 12' LONG 2" PVC DAYLIGHT DRAIN LINE TO GRAVEL BED (2'X2').



1 / C200 DETAIL FOR WATER METER AND TAP
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MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: BAH	Scale: 1"= 20'	
Technician: DJD	Date: 06/30/2022	Field Bk:	Pg:

Project No: 1210228 Sheet C200

EASTERN HILLS TRAIL STOP PARK PHASE II (R 23-15)

COUNCIL BLUFFS, IOWA

SITE LAYOUT & DIMENSION PLAN

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

SNYDER & ASSOCIATES

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GRADING AND EROSION CONTROL PLAN CONSTRUCTION NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.

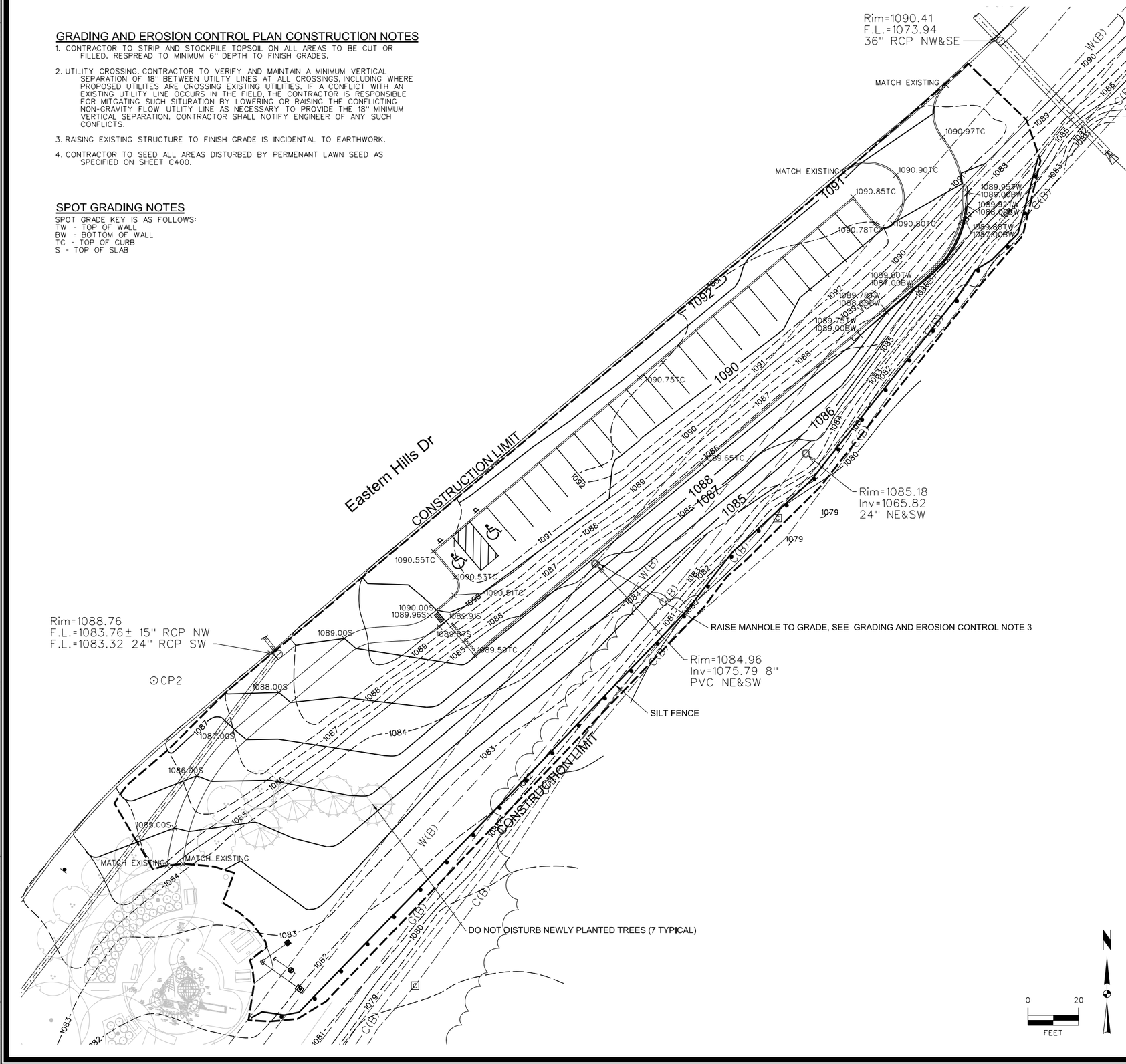
2. UTILITY CROSSING. CONTRACTOR TO VERIFY AND MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN UTILITY LINES AT ALL CROSSINGS, INCLUDING WHERE PROPOSED UTILITES ARE CROSSING EXISTING UTILITIES. IF A CONFLICT WITH AN EXISTING UTILITY LINE OCCURS IN THE FIELD, THE CONTRACTOR IS RESPONSIBLE FOR MITGATING SUCH SITURATION BY LOWERING OR RAISING THE CONFLICTING NON-GRAVITY FLOW UTLITY LINE AS NECESSARY TO PROVIDE THE 18" MINIMUM VERTICAL SEPARATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY SUCH CONFLICTS.

3. RAISING EXISTING STRUCTURE TO FINISH GRADE IS INCIDENTAL TO EARTHWORK.

4. CONTRACTOR TO SEED ALL AREAS DISTURBED BY PERMENANT LAWN SEED AS SPECIFIED ON SHEET C400.

SPOT GRADING NOTES

SPOT GRADE KEY IS AS FOLLOWS:
TW - TOP OF WALL
BW - BOTTOM OF WALL
TC - TOP OF CURB
S - TOP OF SLAB



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 DOES NOT REQUIRE COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, HOWEVER, EROSION CONTROL, DUST, AND STREET TRACKING ARE ALL ISSUES THAT WTILL WILL BE MONITORED. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF THE EROSION CONTROL PLAN.

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. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:

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

b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.

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

d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.

e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.

f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.

g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.

h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.

i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

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

k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO COMPLETION OF THE PROJECT.

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: BAH	Scale: 1"= 30'	
Technician: DJD	Date: 06/30/2022	Field Bk:	Pg:

Project No: 1210228 Sheet C300

EASTERN HILLS TRAIL STORM PARK PHASE II (R 23-15)

SITE GRADING AND EROSION CONTROL PLAN

COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
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Sheet C300

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PLANTING 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 MEET MINIMUM (OR ABOVE) REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT ACCEPTANCE.

E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANTINGS TO A MIN. 3-FOOT PERIMETER AND IN PLANTING BED.

F. SEE SHEET C600 OF PLANTING DETAILS.

SEEDING & IRRIGATION NOTES

1. ALL DISTURBED AREAS FOR THE PARKING LOT, AS WELL AS THE PARK AREA (PREVIOUSLY COMPLETED BY OTHERS) SHALL BE SEEDED WITH HYDRO MULCH AND SEED. USE A SUPER TURF 1 LS GRASS SEED MIX PROVIDED BY UNITED SEED MIX COMPANY OF OMAHA (OR EQUAL) AT A RATE OF 10LB/1,000 SF. CONTRACTOR TO INCLUDE 2 MOBILIZATIONS FOR HYDRO SEEDING. THE PARK AREA SHALL BE HYDRO MULCHED AS SOON AS PROJECT BEGINS IN FALL AND THE REMAINING AREAS CAN BE HYDRO MULCHED FOLLOWING GRADING OPERATIONS.

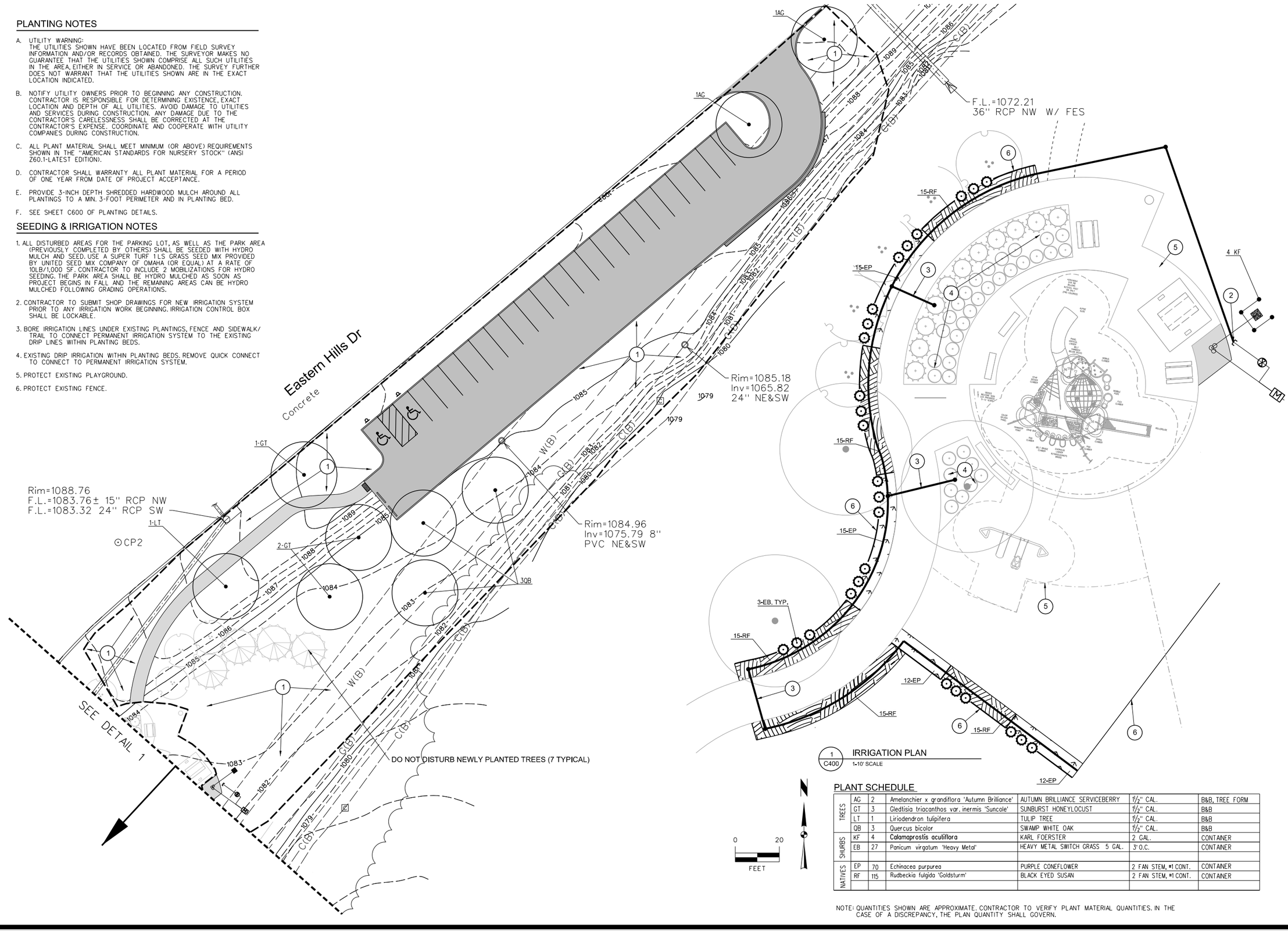
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR NEW IRRIGATION SYSTEM PRIOR TO ANY IRRIGATION WORK BEGINNING. IRRIGATION CONTROL BOX SHALL BE LOCKABLE.

3. BORE IRRIGATION LINES UNDER EXISTING PLANTINGS, FENCE AND SIDEWALK/ TRAIL TO CONNECT PERMANENT IRRIGATION SYSTEM TO THE EXISTING DRIP LINES WITHIN PLANTING BEDS.

4. EXISTING DRIP IRRIGATION WITHIN PLANTING BEDS. REMOVE QUICK CONNECT TO CONNECT TO PERMANENT IRRIGATION SYSTEM.

5. PROTECT EXISTING PLAYGROUND.

6. PROTECT EXISTING FENCE.



1 / C400 IRRIGATION PLAN
1-10' SCALE

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FEET

PLANT SCHEDULE

TREES	AG	2	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1½" CAL.	B&B, TREE FORM
	GT	3	Gleditsia triacanthos var. inermis 'Suncole'	SUNBURST HONEYLOCUST	1½" CAL.	B&B
	LT	1	Liriodendron tulipifera	TULIP TREE	1½" CAL.	B&B
	QB	3	Quercus bicolor	SWAMP WHITE OAK	1½" CAL.	B&B
SHURBS	KF	4	Calamaprostis acutiflora	KARL FOERSTER	2 GAL.	CONTAINER
	EB	27	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCH GRASS 5 GAL.	3' O.C.	CONTAINER
NATIVES	EP	70	Echinacea purpurea	PURPLE CONEFLOWER	2 FAN STEM, #1 CONT.	CONTAINER
	RF	115	Rudbeckia fulgida 'Goldsturm'	BLACK EYED SUSAN	2 FAN STEM, #1 CONT.	CONTAINER

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

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: BAH	Scale: 1"= 30'	
Technician: DJD	Date: 06/30/2022	Field Bk:	Pg:

Project No: 1210228 Sheet C400

EASTERN HILLS TRAIL STORM SHELTER PHASE II (R 23-15)

SITE RESTORATION AND LANDSCAPE PLAN

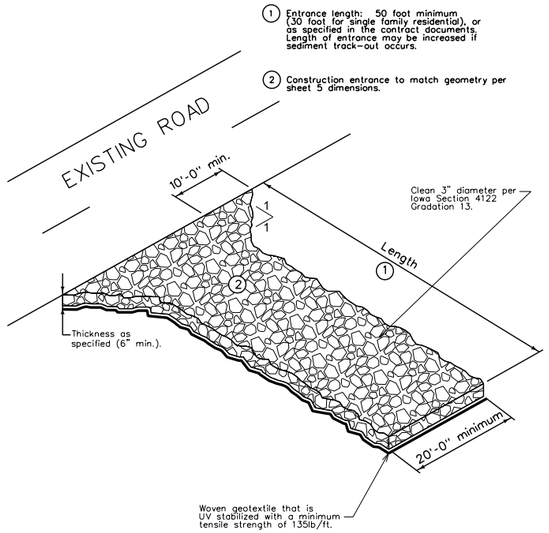
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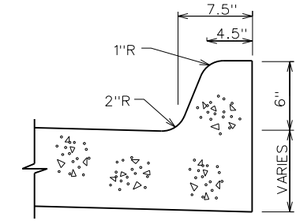
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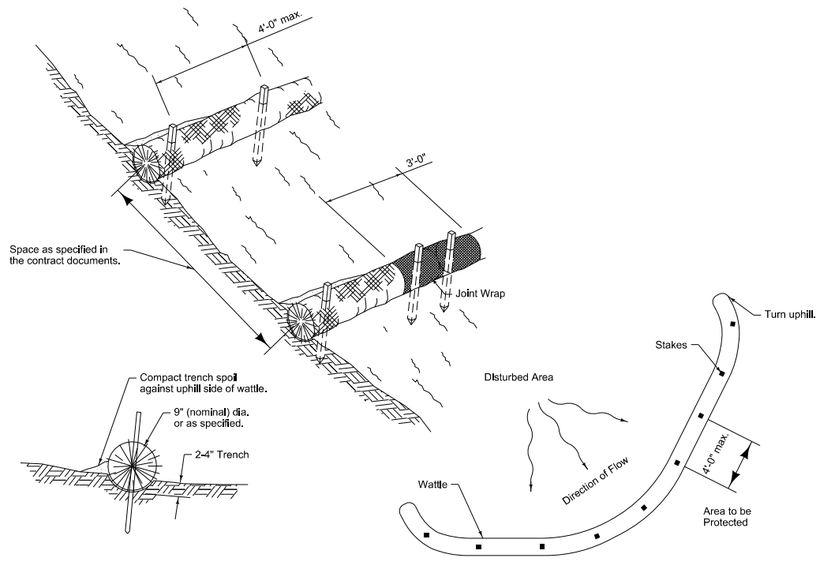
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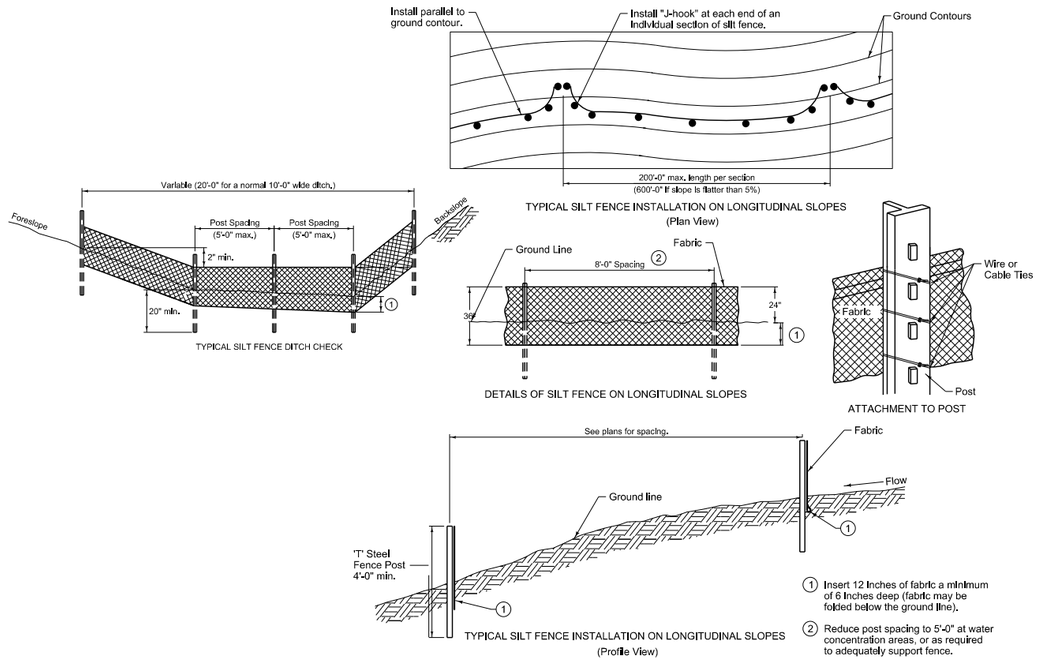
1 C500 STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



2 C500 PCC STANDARD CURB
NO SCALE



3 C500 STRAW WATTLE
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4 C500 SILT FENCE
NO SCALE

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: BAH	Scale: 1"= 30'	
Technician: DJD	Date: 06/30/2022	Field Bk:	Pg:

Project No: 1210228 Sheet C500

EASTERN HILLS TRAIL STOP PARK PHASE II (R 23-15)

DETAILS

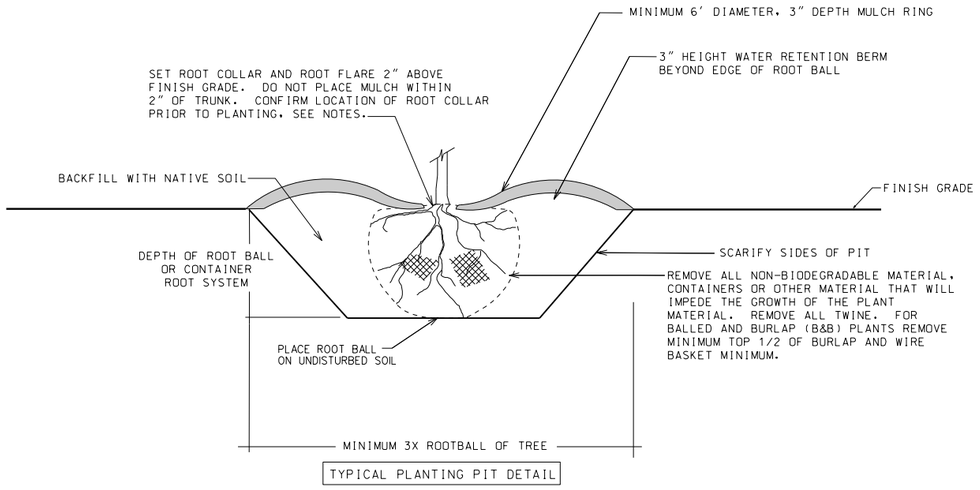
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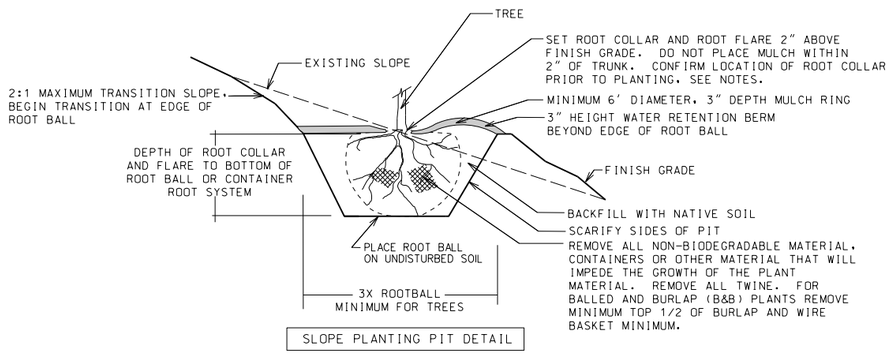
GENERAL NOTES:

1. PROVIDE A WIDE SHALLOW SAUCER-SHAPED PLANTING HOLE THREE TIMES THE DIAMETER OF THE ROOT BALL. TREES PLANTED IN NARROW DEEP PLANTING HOLES WILL HAVE TO REMOVED AND REPLANTED.

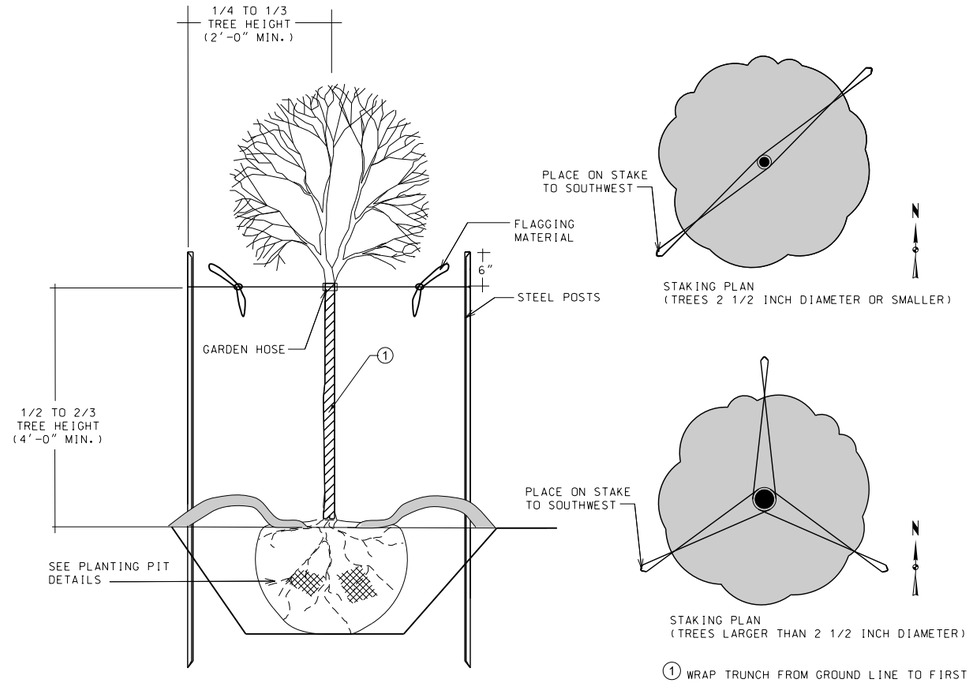
2. CHECK FOR CIRCLING ROOTS IN ROOT BALL PRIOR TO PLANTING. IF CIRCLING ROOTS ARE FOUND CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. PLANTS WITH CIRCLING ROOTS MAY BE REJECTED.

3. ROOT COLLAR IS NOT ALWAYS LOCATED AT TOP OF ROOT BALL. VERIFY LOCATION OF ROOT COLLAR PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF ROOT COLLAR IS NOT LOCATED AT THE TOP OF ROOTBALL FOR REVIEW. PLANTS WITH BURIED ROOT COLLARS MAY BE REJECTED.

1/C600 STANDARD PLANTING DETAIL
NO SCALE



2/C600 PLANTING PIT DETAIL ON A SLOPE
NO SCALE



3/C600 DECIDUOUS TREE STAKING DETAIL
NO SCALE

MARK	REVISION	DATE	BY
Engineer: EAH	Checked By: BAH	Scale: 1"= 30'	
Technician: DJD	Date: 06/30/2022	Field Bk:	Pg:

Project No: 1210228 Sheet C600

EASTERN HILLS TRAIL STOP PARK PHASE II (R 23-15)

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PLANTING DETAILS

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