

CONSTRUCTION DOCUMENTS FOR VETERAN'S DISTRICT PLAT 2 MULTI-USE DEVELOPMENT CITY OF KNOXVILLE, MARION COUNTY, IOWA

OWNER
CITY OF KNOXVILLE
305 3RD STREET
KNOXVILLE, IA 50138
NATHAN PARCH
641-828-0550
NPARCH@KNOXVILLEIA.GOV

ARCHITECT / APPLICANT

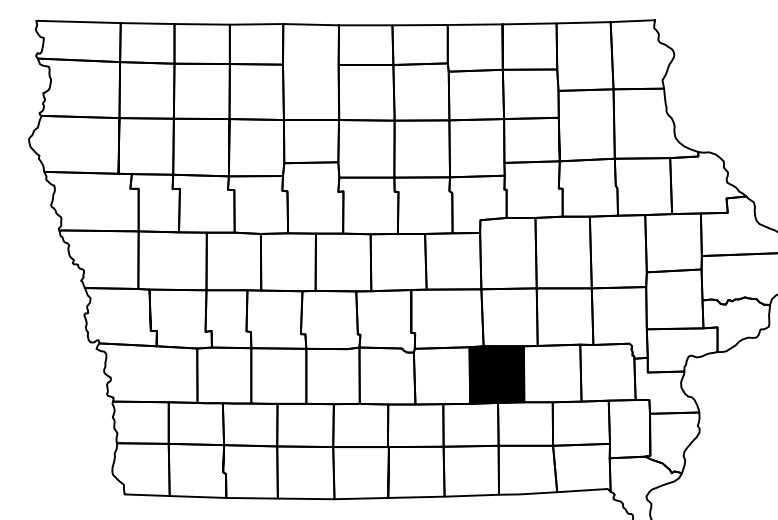
JONES GILLAM RENZ ARCHITECTS
730 N 9TH ST
SALINA, KS 67401
MAGGIE GILLAM
785-827-0386
MGILLAM@JGRARCHITECTS.COM

ENGINEER

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD.
ANKENY, IA 50023
JUSTIN STROM, P.E.
319-330-0303
JSTROM@SNYDER-ASSOCIATES.COM



VICINITY MAP



SANITARY SEWER QUANTITIES	
8" SANITARY SEWER MAIN	520 LF
MANHOLE SW-301	2 EA
CONNECT TO EXISTING	1 EA
TELEWISE SANITARY SEWER	520 LF

Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C102 DEMOLITION PLAN
- C200 SANITARY SEWER PLAN AND PROFILE

LICENSED PROFESSIONAL ENGINEER

JUSTIN F.
STROM

P24140

* IOWA *

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.

Justin Strom 02-19-2025
Justin F. Strom, P.E. Date

License Number P24140
My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100-C200

MARK	REVISION	DATE	BY

Engineer: KS Checked By: JFS Scale: 1" = 500'
Technician: KS Date: MM-DD-YYYY T-R-S: TTN-RRW-SS

Project No: 124,0983.01 Sheet C100

VETERAN'S DISTRICT PLAT 2

TITLE SHEET

KNOXVILLE, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-864-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

SNYDER
& ASSOCIATES

Project No: 124,0983.01

Sheet C100

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LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	▣	▢
Control Point	○C/P	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	

FEATURES	EXISTING	PROPOSED
Spot Elevation	X 1225.25	X 1225.25
Contour Elevation	X 1225	X 1225
Fence (Barbed, Field, Hog)		
Fence (Chain Link)		
Fence (Wood)	□	□
Fence (Silt)	□	□
Tree Line	○	○
Tree Stump	○	○
Deciduous Tree \ \ Shrub	○	○
Coniferous Tree \ \ Shrub	○	○
Communication	C (*)	C
Overhead Communication	OC (*)	OC
Fiber Optic	FO (*)	FO
Underground Electric	E (*)	E
Overhead Electric	OE (*)	OE
Gas Main with Size	G (*)	G
High Pressure Gas Main with Size	HPG	HPG
Water Main with Size	W (*)	W
Sanitary Sewer with Size	S (*)	S
Duct Bank	DUCT (*)	
Test Hole Location for SUE w/ID	⊙	⊙

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	⊙	⊙
Storm Sewer with Size	ST (*)	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	⊙	⊙
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 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 SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFY LOCATION OF ALL UTILITIES BEFORE CONSTRUCTION.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED UTILIZING THE 2025 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF KNOXVILLE GENERAL SUPPLEMENTAL SPECIFICATIONS TO THE SUDAS STANDARD SPECIFICATION.
- 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, CITY OF KNOXVILLE 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.
- CONTRACTOR TO OBTAIN ANY AND ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY.
- ALL SANITARY SEWER TO BE CLASS "1" PIPE BEDDING.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF LAYOUT. 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 COOPERATE AND INFORM ADJACENT RESIDENTS AND THE NEIGHBORHOOD ASSOCIATION ON CONSTRUCTION ACTIVITIES AS REQUIRED FOR GOOD PUBLIC RELATIONS DURING THE COURSE OF THIS PROJECT.
- ALL CONSTRUCTION ACTIVITIES TO OCCUR WITHIN THE BOUNDARY LIMITS OF THE PROJECT AND ADJACENT PUBLIC STREET RIGHT-OF-WAY UNLESS PRIOR ARRANGEMENTS HAVE BEEN APPROVED.
- WORK SHALL NOT COMMENCE UNTIL A PRIVATE CONSTRUCTION CONTRACT HAS BEEN APPROVED BY COUNCIL.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 9 (NEWTON)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP203	N=7590301.69 E=19416805.57 Z=903.37 CUT "X", NORTHWEST CORNER OF STORM STRUCTURE IN NORTHWEST QUARTER OF INTERSECTION, NORTH SIDE OF ROAD. (AS SHOWN ON SURVEY)
CP300	N=7590004.24 E=19416873.77 Z=900.04 SET 1/2" REBAR, RED PLASTIC CAP, ALONG PROPERTY LINE, WEST SIDE OF WILLETS DRIVE APPROXIMATELY 10' WEST OF EDGE OF PAVEMENT. (AS SHOWN ON SURVEY)
CP301	N=7590289.02 E=19417510.56 Z=911.61 CUT "X" IN CONCRETE, NORTH SIDE OF SIDEWALK ON NORTH SIDE OF PLEASANT, SOUTH OF KNOXVILLE VET PARK SIGN. (AS SHOWN ON SURVEY)
CP302	N=7590276.22 E=19418056.04 Z=909.27 CUT "X" ON BACK OF CURB, NORTH SIDE OF PLEASANT, SOUTH OF CENTERLINE OF ALLEY. (AS SHOWN ON SURVEY)
CP303	N=7590005.25 E=19418015.10 Z=910.35 SET 1/2" REBAR WITH RED PLASTIC CAP, +/-40' NORTH OF WEST EDGE OF GARAGE, +/-40' WETS OF FENCE, SOUTHEAST CORNER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

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

BM500	ELEV=912.82 ARROW ON HYDRANT, NORTHWEST CORNER OF "T" INTERSECTION OF NEW VA ROAD AND W PLEASANT STREET.
BM501	ELEV=905.97 ARROW ON HYDRANT, NORTHEAST CORNER OF INTERSECTION OF W PLEASANT STREET AND WILLETS DRIVE, NORTH SIDE OF ROAD.

DATE OF SURVEY

MARCH 14, 2024

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552401638.

G1-GAS MAIN	ALLIANT ENERGY ALLIANT ENERGY FIELD ENGINEER 800-255-4268 LOCATE_IPL@ALLIANTENERGY.COM
NO RESPONSE	U.S. CELLULAR RITA HOMME 360-749-2798 RITA.HOMME@USCELLULAR.COM
CO3-COMMUNICATION FO3-FIBER OPTIC	WINDSTREAM ENTERPRISE CLEC LOCATE DESK 800-941-3430 WCI.CLEC.LOCATE@WINDSTREAM.COM
NO RESPONSE	IOWA HOSPITAL ASSOCIATION DAVE AUGSPURGER 515-725-4894 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV
NO RESPONSE	KNOXVILLE COMMUNITY SCHOOLS CRAIG MOBLEY 641-842-6551 CRAIG.MOBLEY@KCSO K12.IA.US
W1-WATER MAIN	KNOXVILLE WATER WORKS BRIAN BAILEY 641-828-0557 BRIAN@KNOXVILLEWATERWORKS.COM
UE-UNDERGROUND ELECTRIC OE-OVERHEAD ELECTRIC	MIDAMERICAN ENERGY ELECTRIC ASHTON WAGNER 515-281-2989 MECDMSDESIGNLOCATES@MIDAMERICAN.COM
FO19-FIBER OPTIC	MNA/BLUEBIRD JAMIE SCOTT 314-270-8738 JAMES.SCOTT@BLUEBIRDBIRDNETWORK.COM
FO6-FIBER OPTIC	PELLA FIBER ROSS HILDEBRAND 641-628-2581 RHILDEBRAND@CITYOFPELLA.COM
NO RESPONSE	MEDIACOM L.L.C. CURT HODGES 515-689-3647 CHODGES@MEDIACOMCC.COM



PROPERTY DESCRIPTION

THE VETERANS DISTRICT PLAT 2 LOT 1

PROPERTY ADDRESS

1515 W PLEASANT STREET
KNOXVILLE, IA 50138

MARK	REVISION	DATE	BY
Engineer: KS	Checked By: JFS	Scale: 1" = NONE	
Technician: KS	Date: MM-DD-YYYY	T-R-S: TTN-RRW-SS	
Project No: 124.0983.01			Sheet C101

VETERAN'S DISTRICT PLAT 2

PROJECT INFORMATION

KNOXVILLE, IOWA

SNYDER & ASSOCIATES, INC.

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



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DEMOLITION LEGEND

 PAVEMENT REMOVAL

-XXXXXXXXX- UTILITY REMOVAL

DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE. DAMAGE ANY PAVEMENT PANELS SHALL REQUIRE FULL PANEL REPLACEMENT.
 - B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - C. EXISTING UTILITY POLE.

2. DEMOLITION, REMOVE THE FOLLOWING:
 - A. PAVEMENT. (BY OTHERS).
 - B. REMOVE EXISTING SANITARY SEWER MANHOLE. (BY OTHERS).
 - C. REMOVE EXISTING SEWER SERVICE. (BY OTHERS).

MARK	REVISION	DATE	BY
Engineer: KS	Checked By: JFS	Scale: 1" = 20'	
Technician: KS	Date: MM-DD-YYYY	T-R-S: TTN-RRW-SS	

Sheet C102

KNOXVILLE, IOWA

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

VETERAN'S DISTRICT PLAT 2

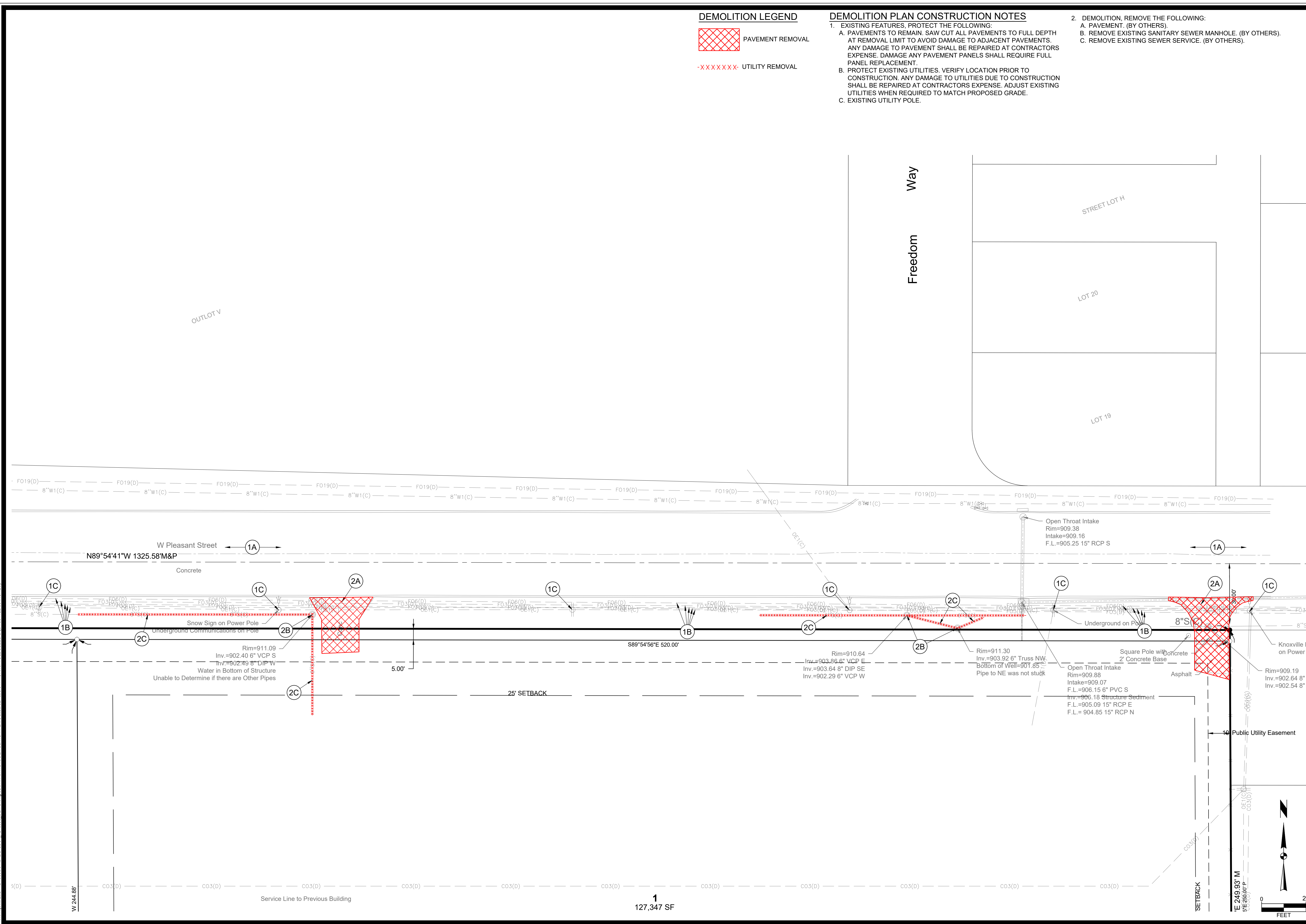
DEMOLITION PLAN

SNYDER & ASSOCIATES, INC.

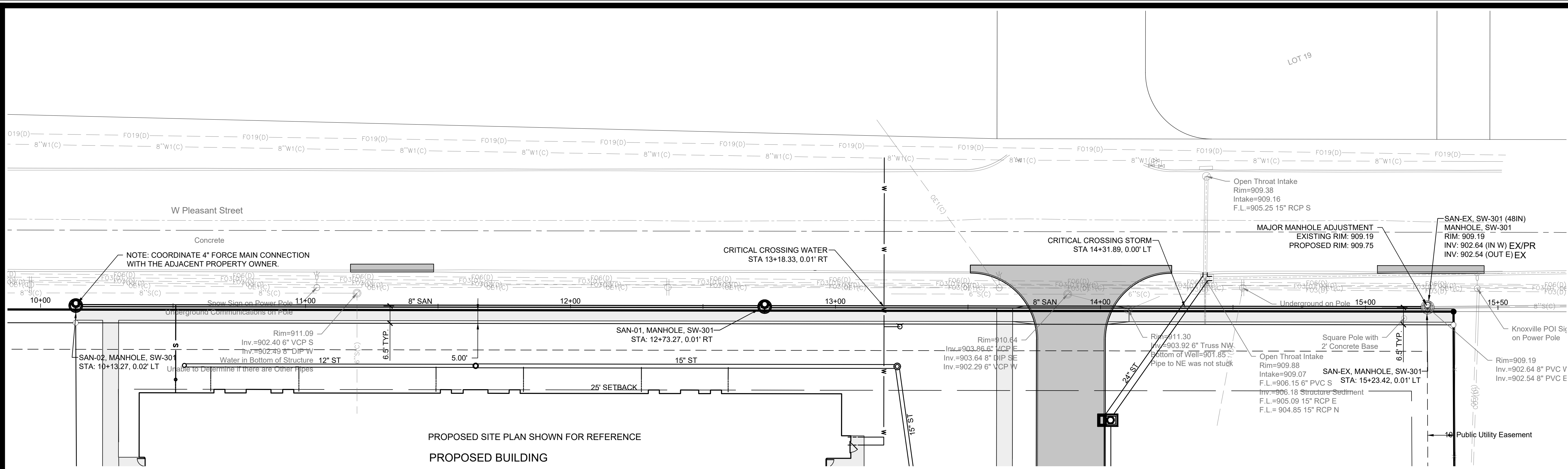


Project No: 124.0983.01

Sheet C102



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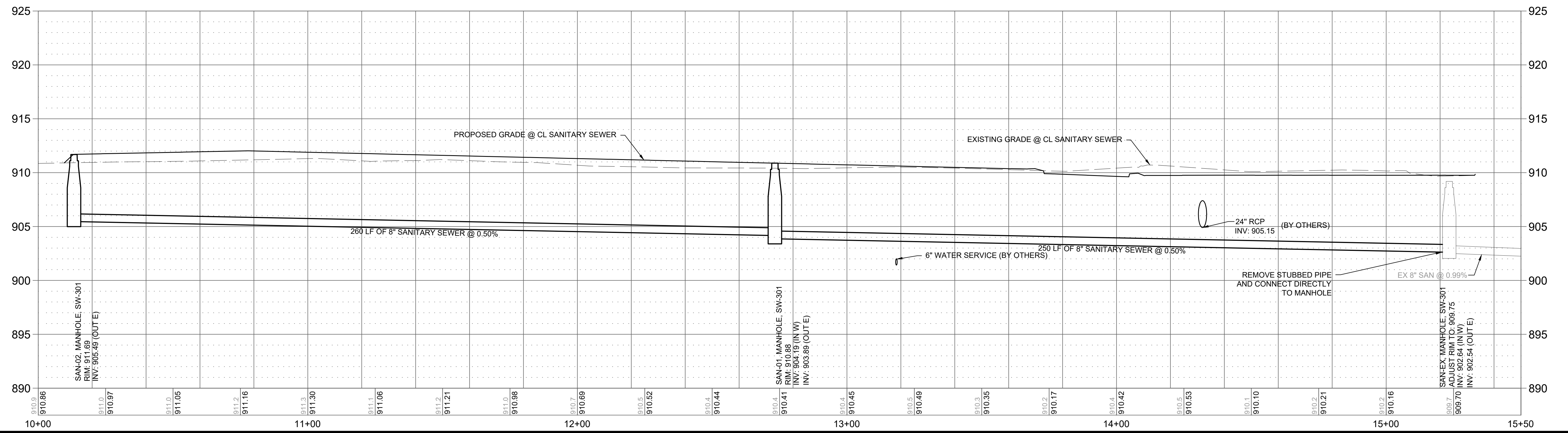
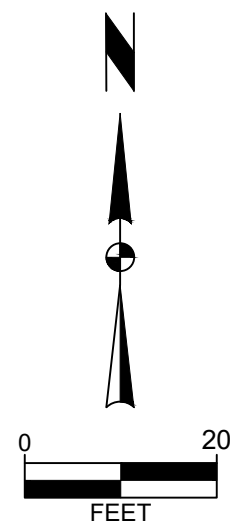


NOTES

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- ALL BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AND SHALL BE WITHIN A RANGE OF -1% TO +4% OF THE MATERIALS OPTIMUM MOISTURE CONTENT.
- RIM ELEVATIONS ARE SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO ADJUST RIM AS NECESSARY TO MEET SPECIFIC CONSTRUCTION REQUIREMENTS.

- ALL SANITARY MANHOLES SHALL BE TYPE SW-301 UNLESS NOTED OTHERWISE. ALL MANHOLES SHALL HAVE TYPE 'B' CASTING UNLESS NOTED OTHERWISE.
- ALL PIPE ANGLES ARE EITHER 90 OR 180 DEGREES AT MANHOLES UNLESS NOTED OTHERWISE.
- CONTRACTOR TO ADD ConShield® ADMIXTURE TO SANITARY SEWER STRUCTURE MIX DESIGN PER CITY OF KNOXVILLE REQUIREMENTS.

PROPOSED SITE PLAN SHOWN FOR REFERENCE
PROPOSED BUILDING



MARK	REVISION	DATE	BY
	Checked By: JFS	Scale: 1" = 20'	
Engineer: KS	Date: MM-DD-YYYY	T-R-S: TTN-RRW-SS	
Technician: KS			
Project No: 124.0983.01			
Sheet C200			

VETERAN'S DISTRICT PLAT 2
SANITARY SEWER PLAN AND PROFILE
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