

#### Jones Gillam Renz Architects

Address

730 N 9th St. Salina, KS 67401 1881 Main St. Suite 301 Kansas City, MO 64108 Contact

iar@iararchitects.com (785) 827-0386

Web

igrarchitects.com

#### ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: The Residence at Veterans Park

**New Senior Development** 

Knoxville, IA

OWNER: OPG Veterans Park Partners, LLC

Dan Maximuk

250 N. Santa Fe Ave, Suite A

Salina, KS 67401

**Overland Construction Company** 

250 N. Santa Fe Ave, Suite A

Salina, KS 67401

Report No.

Date

One (1)

April 2, 2025

Architect's Proj No. 24-3400

Contract For: General Construction

Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

#### **DESCRIPTION:**

CONTRACTOR:

Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:

- Attached are the Knoxville, Iowa Public Sanitary Sewer State Permitting documents for the contractor's records and reference.
- Eliminate the 6' wood privacy perimeter fence around the West, South and East sides of the site in it's entirety. Reference revised 2. sheets A1.1 and A1.2. Dog Park shall be fully fenced. All sides shall be 4' tall aluminum fencing per details on revised sheet A1.2.
- 3. Eliminate the plastic laminate detail at the apartment unit doors. Wall finish at alcove shall be painted gypsum board. Reference revised
- Eliminate the plastic laminate "table" and casework in Mail #103. Install floating Quartz countertop instead, with hidden brackets per manufacturer. Reference revised Sheet A9.2
- Clarification: Countertop in Community Room 101 is to be Quartz per spec.

#### Attachments:

- Construction Permit City of Knoxville Sewage, Veteran's District Plat 2, Project No. 2025-0233A (12 sheets various sizes)
- 2 Certificate of Completion - DNR Permit Number 2025-0242S
- 3. Revised Sheets A1.1 and A1.2
- Revised Sheets A9.2 & A9.3

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402

Maggie Gillam, Project Manager 785-827-0386 mgillam@jgrarchitects.com

Copies to:

Dan Maximuk, Amanda Klaus - OPG Eric Hubener – MCP Group Ryan Lies – LST Justin Strom – Snyder & Associates
Isaac Cundiff, Marcus Himmelberg - McClure

### STATE OF IOWA **DEPARTMENT OF NATURAL RESOURCES 6200 PARK AVE STE 200 DES MOINES, IOWA 50321**

#### **CONSTRUCTION PERMIT**

City of Knoxville Attn: Patrick Murphy 305 3<sup>rd</sup> Street Knoxville, IA 50138

PERMIT NO.: 2025-0242S FILE: City of Knoxville - Sewage RE: Veteran's District Plat 2 PROJECT NO: 2025-0233A

In accordance with the provisions of Section 455B.173.3 and 455B.174.4, Code of Iowa, and Rule 567--64.2(455B) or Rule 567--65.7(455B), or Rule 567--43.3(455B) of the lowa Administrative Code, the Director of the Department of Natural Resources does hereby issue a permit for the construction of:

Approximately 510 linear feet of eight-inch PVC sanitary sewer, 2 manholes, and all related appurtenances necessary to complete the project in accordance with the approved plans and specifications.

The construction of the project shall be initiated within one year of issuance of this permit or this permit is no longer valid. Within thirty days after completion of construction, the permit holder shall submit a certification by a licensed professional engineer that the project was completed in accordance with the approved project documents.

The issuance of this permit in no way relieves the permittee of the responsibility for complying with any other local, state, and federal laws, ordinances, regulations or other requirements applicable to this facility.

Pursuant to Section 455B.174.4, Code of lowa, you have the right to appeal any condition of this permit by filing with the Director of the Department of Natural Resources a notice of appeal and request for administrative hearing within thirty days of receipt of this permit.

Please feel free to contact Ferida Ikeljic at 515-725-8429 or email Ferida.ikeljic@dnr.iowa.gov if you have any questions or comments.

> FOR THE DEPARTMENT OF NATURAL RESOURCES KAYLA LYON, DIRECTOR

Laura Knispel Digitally signed by Laura Knispel Date: 2025.02.28 15:14:33 -06'00'

**ENVIRONMENTAL SERVICES DIVISION** 

Date: February 28th, 2025

Copy (via electronic delivery): DNR Field Office 5 (Des Moines, Iowa)

DNR Sewage File 6-63-42-0-01 (City of Knoxville)

City Clerk – Knoxville

Justin Strom, P.E. – Snyder & Associates, Inc (jstrom@snyder-associates.com)



# Iowa Department of Natural Resources Wastewater Section

#### Construction Permit Application

# SCHEDULE A, Construction Permit Application Exhibit 11A

APPLICANT	ENGINEER			
Owner: City of Knoxville	Firm: Snyder & Associates, Inc.			
Address: 305 3rd Street Knoxville, IA 50138 Address: 2727 SW Snyder Blvd., Ankeny, IA 50023				
Representative: Patrick Murphy Project Officer: Justin Strom				
Phone Number: 641-828-0550	Phone Number: 515-964-2020			
Email: wrf@knoxvilleia.gov	Email: jstrom@snyder-associates.com			
Project Identification: Veteran's District Plat 2	tion Date: Fall 2025			
Estimated Start Date*: Spring 2025 Estimated Comple	don Date.			
PLEASE RESPOND TO AL	E QUESTIONS	es_	No	
1. Has an engineering report, facilities plan or other information p	reviously been submitted for this project?		$\boxtimes$	
If Ves: Project Identity:	Date Submitted:			
2. Does the project and construction permit application, as submit	tted, follow the recommendations, design loadings,	$\times$		
construction schedule, permit limits, and conclusions of the app	proved engineering report or facilities plans			
If No: Provide the design basis and technical information ju	istifying all changes.	$\boxtimes$		
<ol><li>Are there three complete sets of plans and specifications accom For a minor gravity sewer extension within the meaning of 455</li></ol>	ipanying this application: IR 183 3 Code of lowa and Design Standard 11.1. two co	ىت mpleد	ete	
sets will be adequate for expeditious approval. For more comp	lex projects, three sets of plans and specifications may	be		
requested.	_	_	_	
4. Are approved standard specifications a part of this application?			$\times$	
If Yes: Approved Standard Specifications of				
(municipality or firm): SUDAS	Date Approved: 2025			
5. Does each set of plans and specifications or engineering report accompanying this application contain a				
"professional engineering seal" executed in conformance with 542B.16, Code of lowa?  If No: Processing will be delayed pending receipt of applicable design schedules and certified plans, specifications or				
If No: Processing will be delayed pending receipt of applica engineering report.			_	
engineering report.  6. Is this a joint wastewater and water supply project?			$\boxtimes$	
If Yes: A construction permit application for the water supp	ly project should be submitted separately to the Water	Supp	oly	
Section. A Water Supply permit fee may be required.			$\boxtimes$	
7. Is the applicant to provide treatment of effluent resulting from	this construction?	Ш		
If No: A Sewage Treatment Agreement executed by the au	thority providing treatment must accompany this form.	$\Box$	$\boxtimes$	
8. Is a new or amended operation permit necessary to use the fac	ilities described in this application?	ш		
If Yes: A new or amended permit to operate may be reques	sted prior to the receipt of a construction permit.	_	-	
9. Is any waterline located within 10 feet; or any private or public	well, lake, or public recreation area located within	Ш	$\times$	
400 feet of the proposed construction?  If Yes: Identify and locate the facility(ies) relative to the pro	mosed construction.			
If Yes: Identify and locate the facility(ies) relative to the pro 10. Will construction inspection be conducted by a licensed engine	eer employed by the applicant?		$\times$	
	City of Knoxville			
If No: Name of Engineering Firm Conducting Inspection:  11. Will this project utilize CWSRF loan funds?			$\times$	
CERTIF	CICATION	4. <del></del>		
APPLICANT	ENGINEER			
I certify that I am the authorized representative of the owner I certify that all aspects of the design included in this applic			cation	
and state that the project identified above is approved by the conform to applicable standards contained in Chapter 567 IAC			AC A	
owner.  64, or that an explanation and justification for any proposed variations from such standards is attached. I am familiar with the such standards is attached.			ith the	
Fig.	information contained in this application and, to the k	best o	of my	
	knowledge, such information is complete and accurate	te.	•	
Signature Plan Date 2/24/25	Signature Justin Street Date 2/		025	

\*Estimated Construction Start Date: Complete applications must be submitted at least 120 days in advance of the date for starting construction in accordance with Rules 567 IAC 60.4 and 64.2

#### **DOCUMENT CHECKLIST** Identify all categories included in this project. Also, identify schedules attached to this application. Schedule Title **Attached Included in Project Submittal Date** X $\boxtimes$ В Collection System X冈 C **Lateral Sewer Extension** D Trunk & Interceptor Sewer Ε **Wastewater Pump Station** F **Treatment Project Site Selection** G Treatment Project Design Data Н1 Schematic Flow Diagram Treatment Process Loading and Removal Efficiency H2 Mechanical Plant Reliability Н3 1 Screening, Grit Removal and Flow Measurement J Septic Tank System Κ1 Controlled Discharge Pond Κ2 **Aerated Pond** К3 Anaerobic Lagoon **Setting Tanks** L Μ Fixed Film Reactor-Stationary Media **Rotating Biological Contactor** Ν 0 Aeration Tanks or Basins Ρ **Gas Chlorination** Q Sludge Digestion and Holding Sludge Dewatering and Disposal R1 R2 (A&B) Low Rate Land Application of Sludge

Identify any categories included in this project which are not provided in the above list of schedules.

Land Application of Sewage Sludge (To be developed)

Land Application of Wastewater (To be developed)

Sewage Treatment Agreement

R3

S

11/2015 cmc DNR Form 542-3129; 28A



# Iowa Department of Natural Resources Wastewater Section Construction Permit Application SCHEDULE B, Collection System

DNR USE ONLY
Project No.
Permit No.

Date Prepared 2/25/2025	Project Identity Veteran's District Plat 2
Date Revised	

1. Identify proposed construction which is subject to flooding and explain what is proposed to prevent water from entering the system. If no portion is subject to flooding, state none.

Segment

**Flooding Protection** 

\*2. Indicate hydraulic capacity of: 1) the nearest downstream main or interceptor; 2) the nearest downstream lift station; and 3) all downstream segments where flow restriction may occur. Indicate the source and accuracy of numerical data.

Location

Design Capacity, MGD

Peak Hourly Dry weather Flow MGD (actual)

Peak Hourly Wet weather Flow MGD (actual)

Possign Capacity, MGD

Indianal Segment

Segment

Segment

Na

Indianal Segment

Na

Indianal Segment

Segment

Segment

Na

Indianal Segment

Ind

\*3. Identify treatment facility, the design loadings and present raw waste loadings. Indicate source and accuracy of numerical data.

Facility Name and Number Knoxville City of STP NPDES #6342001

Facility Loading

MGD #BOD<sub>5</sub>/day

Design

Average Wet Weather (actual)

Peak Hourly Wet Weather (actual)

	5, ,
4.48	2959

Provide projected design loading increase, which will be added to this facility as a result of this project.

Design Loading	Initial		Design Year	(26)
Residential Service Area	2.92	Acres		Acres
Population	120	Persons		Persons
Flow (100 GPCD)	12,000	_ GPD		GPD
BOD <sub>5</sub> (0.17/#/d/cap)	20.4	#/day		#/day
Industrial Service Area		Acres		Acres
Rated Flow		_ GPD		GPD
BOD <sub>5</sub>		#/day		#/day
Other		Acres		Acres
Rated Flow		_ GPD		GPD
BOD <sub>5</sub>		#/day		#/day
Total BOD <sub>5</sub>	20.4	#/day		#/day
Total Flow	12,000	_ GPD		GPD
Peak Hourly Flow	50,653	_ GPD		GPD

\*Include a written explanation of items 2 and 3 if the sewer system and/or treatment facility are overloaded.



# Iowa Department of Natural Resources Wastewater Section Construction Permit Application SCHEDULE C, Lateral Sewer Extension

DNR USE ONLY Project No.	
Permit No.	

Date Prepared 2/25/2025 Date Revised	Project Identity Veteran's District Plat 2

1. Desigr	n Basis		Initial		Design Year	(26 )	_	
F	Residential Servio	ce Area	2.92	Acres		Acres		
	Population		120	Persons		Persons		
	Flow (100 GPC	CD)	12,000	GPD		GPD		
	BOD <sub>5</sub> (0.17/#/	d/cap)	20.4	#/day		#/day		
ı	ndustrial Service	Area		Acres		Acres		
	<b>Rated Flow</b>			GPD		GPD		
	BOD <sub>5</sub>			#/day		#/day		
(	Other			Acres		Acres		
	Rated Flow			GPD		GPD		
	BOD <sub>5</sub>			#/day		#/day		
٦	Γotal BOD₅		20.4	#/day		_ #/day		
7	Total Flow		12,000	GPD		GPD		
F	Peak Hourly Flow	,	50,653	GPD		GPD		
2. Pipe	Diameter		8 Inch	10 Inc	ch	12 In	ch	
	Material		PVC	_				
	Joint		Gasketed	_				
	Minimum Slo	pe	0.50	%	%			%
	Maximum Ma	nhole Space	260	ft.	ft.	·		ft.
	Total Sewer L	ength	510	ft.	ft.	·		ft.
	Maximum Co	ver	6.44	ft.	ft.			ft.
Minimum Cover		5.53	ft.	ft.			ft.	
		tions (indicate As	TM Number or ot	her standard inc	cluded in the sp	pecifications	). A brief de	escription is
	in each part.							
	_		3 - Class I Bedding					
i	B. Pipe laying Section 4010 3.02 B Proceed upstream with bells pointing upstream							
i	C. Compaction	Section 3010.30						
ł	D. Manhole	•	ecast 48" Manhol					
	· ·		exfiltration rate	200				GPDPMPI
Ī			cedures <u>Section</u>	4060.304 Water	and air pressu	ire		
(	G. Alignment & g	·						
			Stake & batterb			Laser	Section 40	
		onstruction	Lamping Sect				Video Insp	ection
H. Deflection test procedures Section 4060 3.05 Ball of mandrel pulled through 95% DIA.								
4. Are detailed manhole drawings included: Yes No Typical frame and cover assembly Figure 6010.601								
Are manhole covers nonvented: X Yes No Manhole diameter 48 in.								
Manhole opening diameter 24 In Material Cast Iron frame and grate, concrete manhole								
	5. Minimum sewer & water main separation: Horizontal 10 ft. Vertical 18 in.							
ľ	Are specification:							
ī	6. Stream, road, or railroad crossing protection No							
ļ A	Are specifications	s included						



# lowa Department of Natural Resources Wastewater Section Construction Permit Application Sewage Treatment Agreement

#### **INSTRUCTIONS**

This agreement must be executed for all projects where construction and sewage treatment will be provided by different parties; i.e., a private subdivision connecting to a municipal system. This agreement must be executed by the parties who are owners at the time the permit is issued, regardless of whether title to the proposed construction project will be transferred after completion of the project.

This agreement is not necessary when a contract for sewage treatment already exists; i.e., service contracts between municipalities. However, the Department of Natural Resources must be informed in writing that the contractual agreement does exist.

However, the Department of Natural Resources must be informed in writing that the contractual agreement does exist.				
APPLICANT	ENGINEER			
Owner: City of Knoxville	Firm: Snyder & Associates, Inc.			
Address: 305 3rd Street	Address: 2727 Snyder Blvd., Ankeny, IA 50023			
Representative: Patrick Murphy	Project Officer: Justin Strom			
Phone Number: <u>641-828-0550</u>	Phone Number: 515-964-2020			
Project Identification: Veteran's District Plat 2				
Owner and System Receiving Wastes: Water Reclamation Facilit	Σ <b>γ</b>			
I am the authorized representative of the owner identified above and state that the proposed sanitary sewage facilities shall be constructed in accordance with the plans and specifications and all wastes contributed by this project shall be discharged to the treatment system identified above.  Signature  Title: Water Reclamation Super.  Date 2/26/25				
AGREEMENT TO PROVI	DE SEWAGE TREATMENT			
I am the authorized representative of the owner of the system identified above and state that the connection of the proposed sanitary sewage facilities identified above is approved by the owner, and that the owner accepts responsibility for providing adequate treatment of all wastes contributed by this project, in accordance with the provisions of Chapter 455B, Code of Iowa, and the rules of the Department of Natural Resources. This agreement shall not be construed in any way to affect any local ordinances, sewer service agreements, or fee systems entered into between the parties.				
Name: Patrick J Murphy Title:	Water Reclamation Superintendent			
Signature Mary Date	2/26/25 Phone: 641-828-0587			

9/2018 cmc DNR Form 542-3219; 29



# IOWA DEPARTMENT OF NATURAL RESOURCES Wastewater Disposal System Construction Permit Application Fee Form

CASHIER'S USE ONLY 0945-542-NPDE-CP-0570 32-3202 Owner

Owner Name: City of Knoxville		<b>#</b>
Address: 305 3rd Street City, State, Zip: Knoxville, IA 50138	Ð	<b>=</b>
Project Identification: Veteran's District Plat 2		0
\$100 Fee enclosed		

Please sign and return this form with a check or money order payable to "lowa Department of Natural Resources". Place it and the check or money order on top of other Construction Permit Application documents.

**Effective beginning July 1, 2006**, Applications for Construction Permits for wastewater disposal systems required by lowa Code 455B.173 and rules in lowa Administrative Code 567 IAC 64, must be accompanied by the fee required by lowa Code 455B.197 and lowa Administrative Code 567 IAC 64.16(3)"c".

The fee is \$100 for each application, regardless of project size and project type including sanitary sewers, pump stations, treatment units or a combination thereof. The fee shall be submitted with the certified engineering documents necessary to apply for a construction permit (plans, specifications and related application schedules A, F, and G as well as the appropriate schedules indentified on page 2 of Schedule A). The construction permitting process is initiated as planning for construction begins. Planning coordination and submittal of preliminary engineering reports or facility plans precedes submittal of technical documents necessary to constitute a construction permit application. The application fee is not necessary when submitting a planning document but must accompany construction permit application documents. A fee should accompany each permit application received on or after July 1, 2006.

Failure to submit a fee with the application may delay the processing of a construction permit. If you have any questions regarding the application fee, please contact Donna Gomm at 515-725-8427 or <a href="mailto:Donna.Gomm@dnr.iowa.gov">Donna.Gomm@dnr.iowa.gov</a>

Signature of Owner or Rep	presentative: Nathan Parch	
Printed Name: Nathan Par		
Telephone or email contac	ct: 641-826-0550	

Mail to: lowa Department of Natural Resources Wastewater Engineering Section 502 East 9<sup>th</sup> Street Des Moines, IA 50319-0034



# Iowa Department of Natural Resources WasteWater Disposal System Construction Permit Application Fee Form

Details

Owner Name: City of Knoxville Address Line 1: 305 3rd Street Address Line 2:

 City: Knoxville
 State: IA
 Zip: 50138

Project Identification: Veteran's District Plat 2 Project Location: Knoxville, IA

**Effective beginning July 1, 2006,** Applications for Construction Permits for wastewater disposal systems required by lowa Code 455B.173 and rules in lowa Administrative Code 567 IAC 64 must be accompanied by the fee required by lowa Code 455B.197 and lowa Administrative Code 567 IAC 64.16(3)"c".

The fee is \$100 for each application, regardless of project size and project type including sanitary sewers, pump stations, treatment units or a combination thereof. The fee shall be submitted with the certified engineering documents necessary to apply for a construction permit (plans, specifications and related application schedules A, F, and G as well as the appropriate schedules indentified on page 2 of Schedule A). The construction permitting process is initiated as planning for construction begins. Planning coordination and submittal of preliminary engineering reports or facility plans precedes submittal of technical documents necessary to constitute a construction permit application. The application fee is not necessary when submitting a planning document but must accompany construction permit application documents. A fee should accompany each permit application received on or after July 1, 2006.

Failure to submit a fee with the application may delay the processing of a construction permit. If you have any questions regarding the application fee, please contact **Donna Gomm** at **(515) 725-8427** or **Donna.Gomm@dnr.iowa.gov** or **Yolanda Castro** at **(515) 725-8430** or **Yolanda.Castro@dnr.iowa.gov** 

Owner or Representative Name: Patrick Murphy
Phone Number: 6418280587
Email Address: wrf@knoxvilleia.gov

## CONSTRUCTION DOCUMENTS **FOR**

# **VETERAN'S DISTRICT PLAT 2**

MULTI-USE DEVELOPMENT CITY OF KNOXVILLE, MARION COUNTY, IOWA

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

#### ARCHITECT / APPLICANT

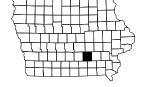
JONES GILLAM RENZ ARCHITECTS JONES GILLAM RENZ ARCHITECTS 730 N 9TH ST SALINA, KS 67401 MAGGIE GILLAM 785-327-0336 MGILLAM@JGRARCHITECTS.COM

#### 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	
TELEVISE SANITARY SEWER	520 LE	

#### Sheet List Table

C100 TITLE SHEET C101 PROJECT INFORMATION C102 DEMOLITION PLAN

C200 SANITARY SEWER PLAN AND PROFILE

APPROVAL TO CONSTRUCT DATED 02-28-2025 STATE OF IOWA NATURAL RESOURCES ENVIRONMENTAL SERVICES DIVISION Digitally signed by Laura Laura Knispel Knispel Date: 2025.02.28 15:15:28





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NYD

PLAT

DISTRICT

Project No: 124,0983.01 Sheet C100

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Tree Line

Tree Stump

Communication

Fiber Optic

Duct Bank

Deciduous Tree \\ Shrub

Coniferous Tree \\ Shrub

Overhead Communication

High Pressure Gas Main with Size

Test Hole Location for SUE w/ID

Underground Electric

Overhead Electric

Gas Main with Size

Water Main with Size

Sanitary Sewer with Size

<u>LEGEND</u>		
FEATURES Section Corner 1/2" Rebar, Cap # 11579	FOUND	SET Δ 0
(Unless Otherwise Noted) 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	©CP P M R D C MPE	
FEATURES	EXISTING	PROPOSED
Spot Elevation Contour Elevation Fence (Barbed, Field, Hog) Fence (Chain Link) Fence (Wood) Fence (Silt)	X 1225.25	X 1225.25 X 1225.25 X X Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y

—— FO(\*) —— —

—— E(\*) —— ——

—— OE(\*) —— ——

—— G(\*)—— ——

——S(\*)—— ——

— DUCT(\*) — —

\_\_\_\_OC\_\_\_\_

——F0——

\_\_\_\_OE\_\_\_\_

——— HPG ———

\_\_\_\_ w \_\_\_\_

## (\*) Denotes the survey quality service level for utilities

Sanitary Manhole		0
Storm Sewer with Size		
Storm Manhole	$\oslash$	$\oslash$
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant	Q	
Fire Hydrant on Building	<del>\text{\tin}}\text{\tin}\text{\tetx}\\ \text{\text{\text{\text{\text{\text{\text{\text{\text{\texi}\tint{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\tint{\text{\text{\texi}\tinz{\text{\texit{\text{\texi}\tinz{\text{\text{\texi}\tint{\text{\texi}\tinz}\text{\text{\texi}\tinz{\texi}\tint{\texi}\tint{\text{\texi}\tinz}\texititt{\text{</del>	<del>\$</del>
Water Main Valve	$\bowtie$	×
Water Service Valve	$\otimes$	8
Well	<b>W</b>	<b>W</b>
Utility Pole	===	<del></del>
Guy Anchor	$\uparrow$	$oldsymbol{ au}$
Utility Pole with Light	0-≪	0-≪
Utility Pole with Transformer	<del>-</del>	<del></del>
Street Light	□-≪	<b>□</b> ≪
Yard Light	Ø	X
Electric Box	ĒB	EB
Electric Transformer	Ē	Ē
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	©	©
Communication Handhole	C	C
Fiber Optic Manhole	<u> </u>	⊚
Fiber Optic Handhole	(FO)	FO
Gas Valve	<del></del> ⊳G⊲	ÞG∢
Gas Manhole	©	©
Gas Apparatus	G	G
Fence Post or Guard Post	•	•
Underground Storage Tank	(UST)	
Above Ground Storage Tank	(AST)	
Sign		•
Satellite Dish	Q	Q
Mailbox	•	•
Sprinkler Head	+	+
	·	- 4014

## 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

Irrigation Control Valve

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.
- 2. 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.
- 3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- 4. 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.
- 5. NOTIFY OWNER, ENGINEER, CITY OF KNOXVILLE PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- 6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM
- 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.
- 9. ALL SANITARY SEWER TO BE CLASS "I" PIPE BEDDING.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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

> 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)

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)

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 PLEASNT, SOUTH OF CENTERLINE OF ALLEY. (AS SHOWN ON SURVEY)

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

CP303

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

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

FO3-FIBER OPTIC

NO RESPONSE

W1-WATER MAIN

NO RESPONSE

OE-OVERHEAD ELECTRIC

## 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 WINDSTREAM ENTERPRISE

CLEC LOCATE DESK 800-941-3430

WCI.CLEC.LOCATE@WINDSTREAM.COM

NO RESPONSE IOWA HOSPITAL ASSOCIATION DAVE AUGSPURGER

> 515-725-4604 ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV

KNOXVILLE COMMUNITY SCHOOLS

641-842-6551

CRAIG.MOBLEY@KCSD.K12.IA.US

KNOXVILLE WATER WORKS

**BRIAN BAILEY** 641-828-0557

BRIAN@KNOXVILLEWATERWORKS.COM

MIDAMERICAN ENERGY ELECTRIC UE-UNDERGROUND ELECTRIC **ASHTON WAGNER** 

515-281-2989 MECDSMDESIGNLOCATES@MIDAMERICAN.COM

MNA/BLUEBIRD

FO19-FIBER OPTIC JAMIE SCOTT 314-270-8738

JAMES.SCOTT@BLUEBIRDNETWORK.COM

PELLA FIBER

FO6-FIBER OPTIC ROSS HILDEBRAND

641-628-2581

RHILDEBRAND@CITYOFPELLA.COM

CURT HODGES

MEDIACOM L.L.C.

515-669-3647

CHODGES@MEDIACOMCC.COM



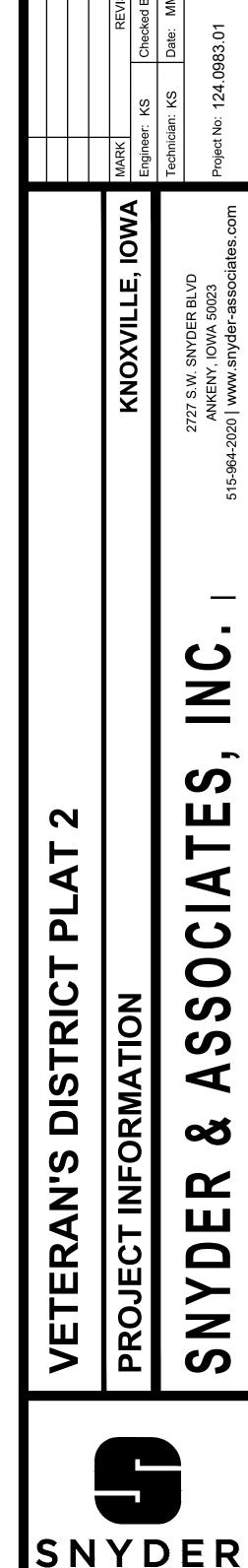
www.iowaonecall.com

# PROPERTY DESCRIPTION

THE VETERANS DISTRICT PLAT 2 LOT 1

## PROPERTY ADDRESS

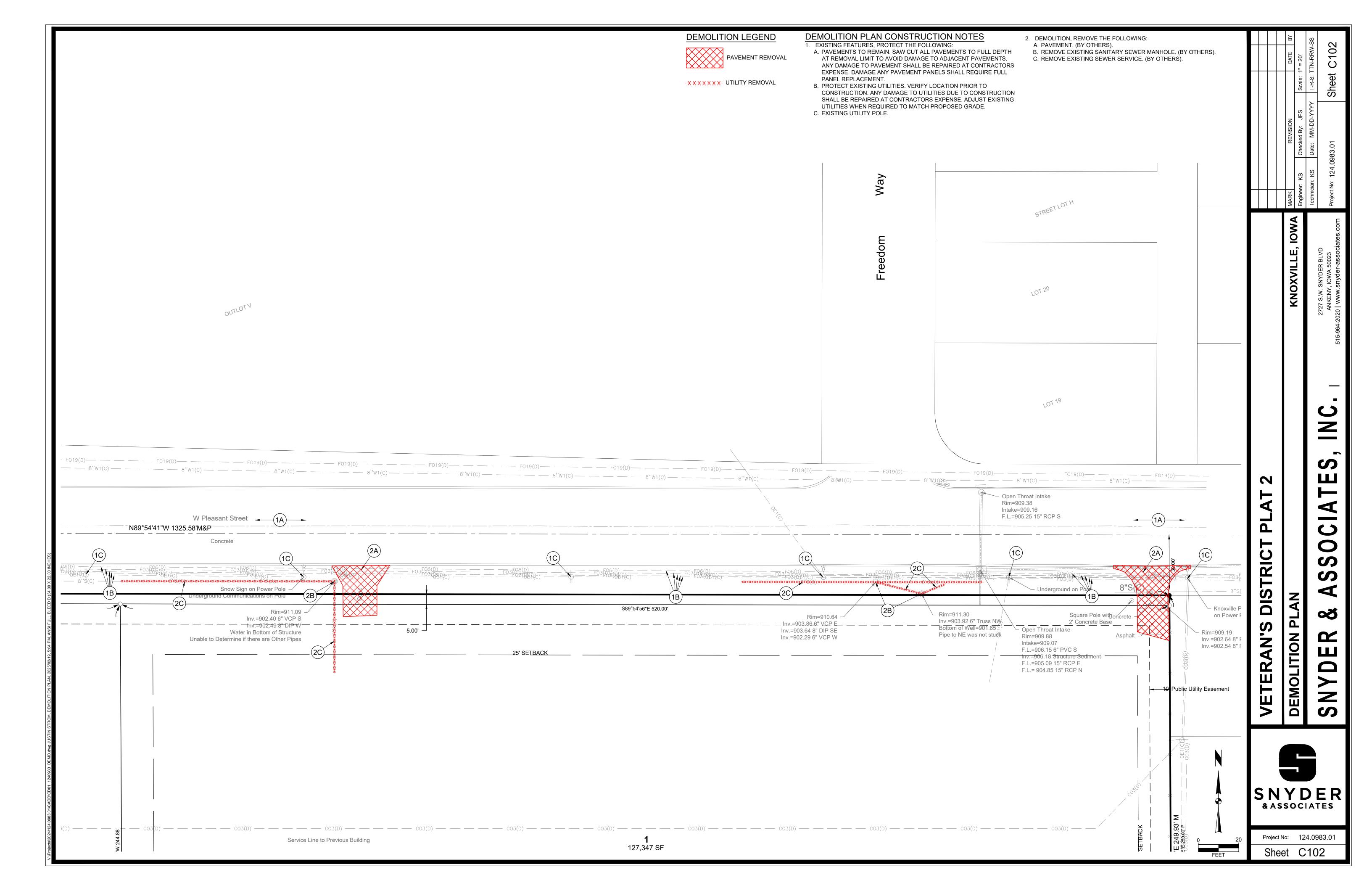
1515 W PLEASANT STREET KNOXVILLE, IA 50138

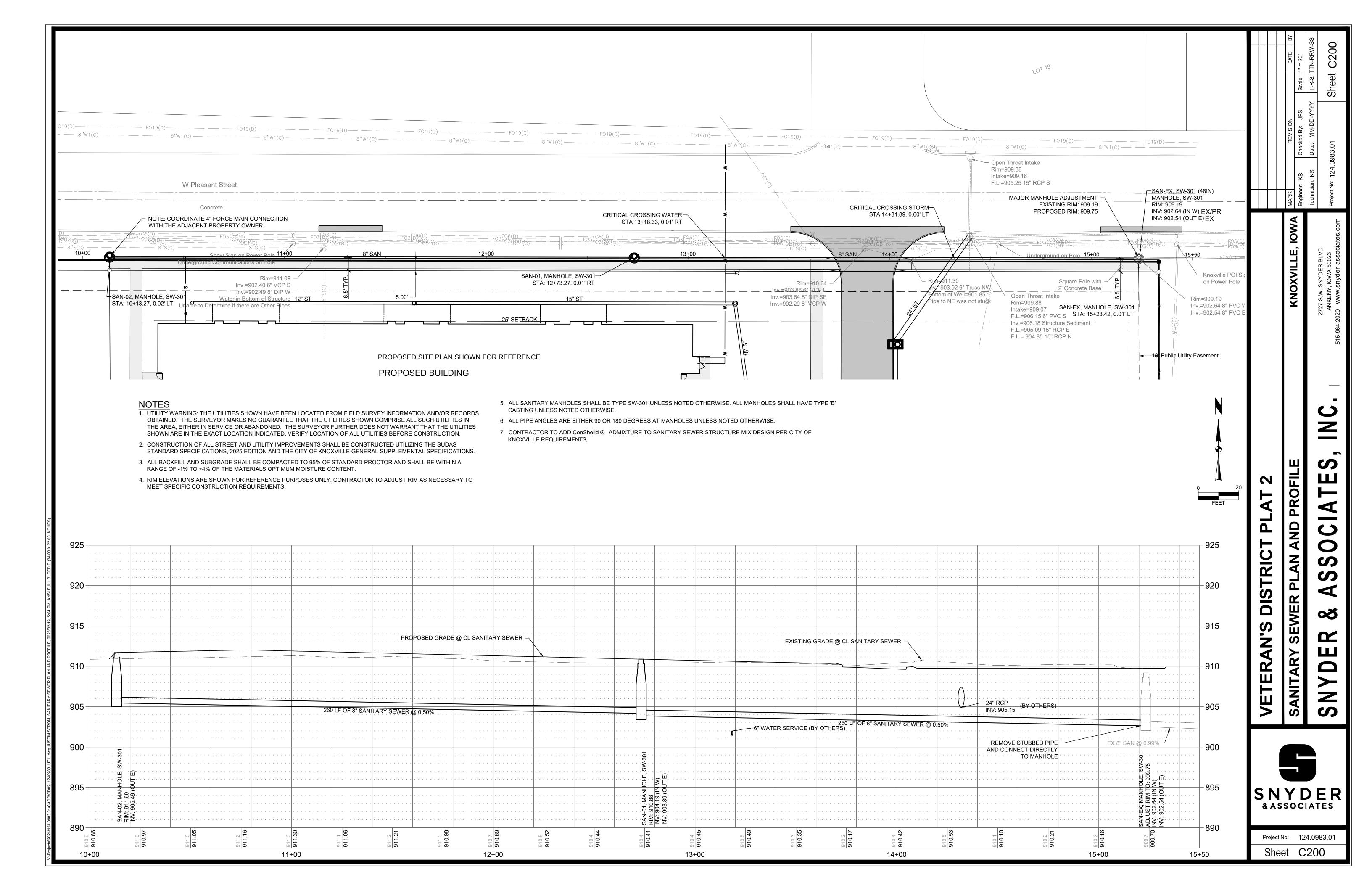


& ASSOCIATES

Project No: 124.0983.01

Sheet C101





# IOWA DEPARTMENT OF NATURAL RESOURCES CERTIFICATION OF COMPLETION OF CONSTRUCTION

In accordance with 567 IAC 64.2(11) I hereby certify that the project approved by the permit below was completed in accordance with approved plans and specifications.			
DNR CONSTRUCTION PERMIT NUMBER(s):			
2025-0242S			
ISSUED TO (Owners named on permit)			
City of Knoxville			
DATE OF PROJECT COMPLETION SIGNATURE OF LICENSED PROFESSIONAL ENGINEER			

Please email completed form to:

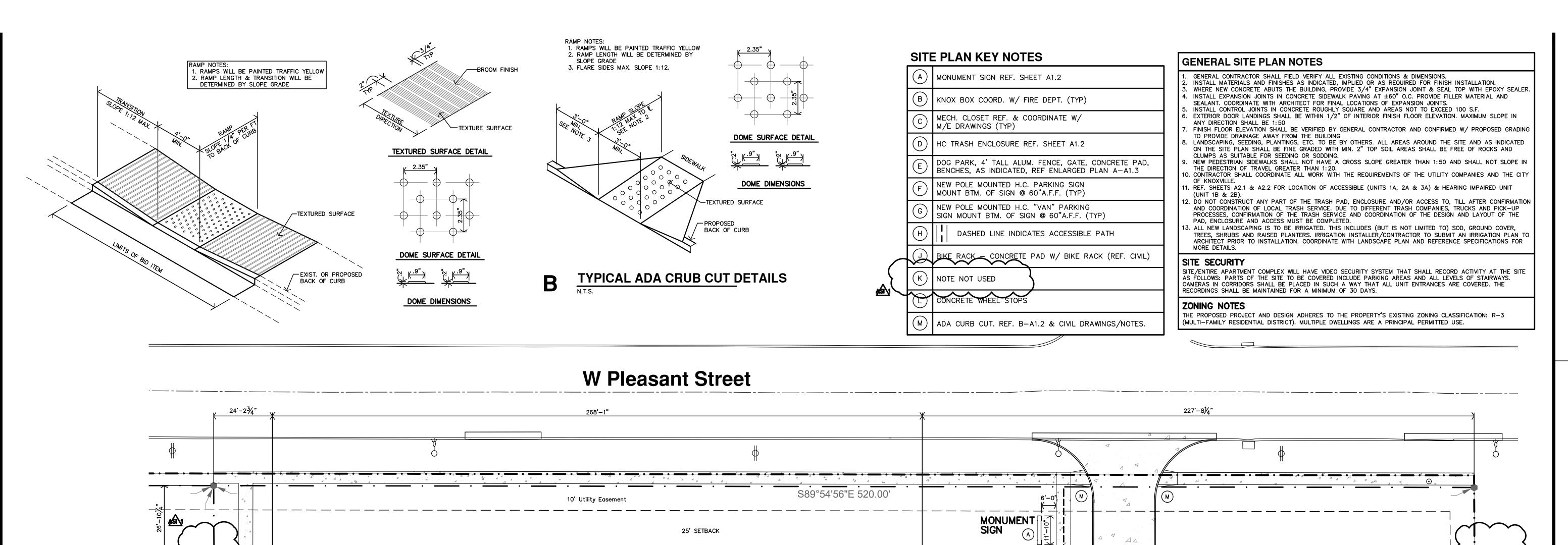
Wastewater-Engineering@dnr.iowa.gov

Or Fax to: 515-725-8201

Or mail to:

WASTEWATER ENGINEERING SECTION IOWA DNR 6200 PARK AVE STE 200 DES MOINES IA 50321

04/2024 cmc DNR Form 542-3017



TOTAL PARKING

AZ

**DETENTION** POND REF. CIVIL DWGS

10' Utility Easement

78 STALLS

PROPOSED BUILDING

FFE=913,00

PARK

2,400 sf



ACCESSIBLE & HEARING/VISION

H,V

78

1.62

ACC

IMPAIRED UNIT SUMMARY

LABELS

TOTALS

STANDARD PARKING STALLS

PARKING RATIO (STALLS/UNITS)

TOTAL PARKING STALLS

127,347 SF

2.92 AC

35' SETBACK

**PARKING SUMMARY** 

ACCESSIBLE PARKING STALLS 6 (1 van)

PARKING MEETS KNOXVILLE'S LOCAL ZONING REQ'S.
MULTI-FAMILY, SENIOR HOUSING:
1.5 STALLS PER DWELLING UNIT

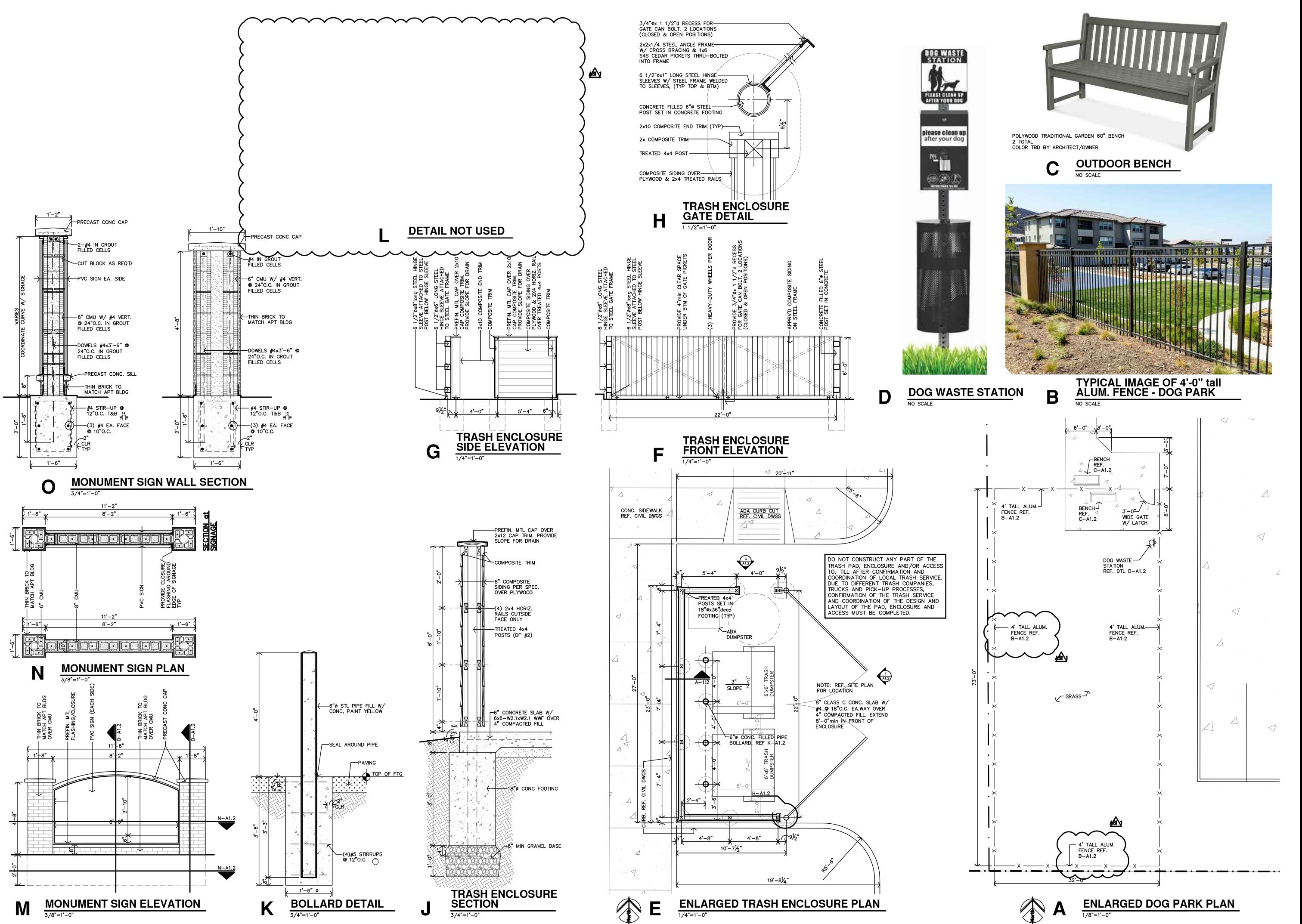
1.5 x 48 units = 72 STALLS REQUIRED

sGillamRen

4-2-2025

1-31-2025 DATE: 24-3400 SHEET NO.:

**A1.1** 



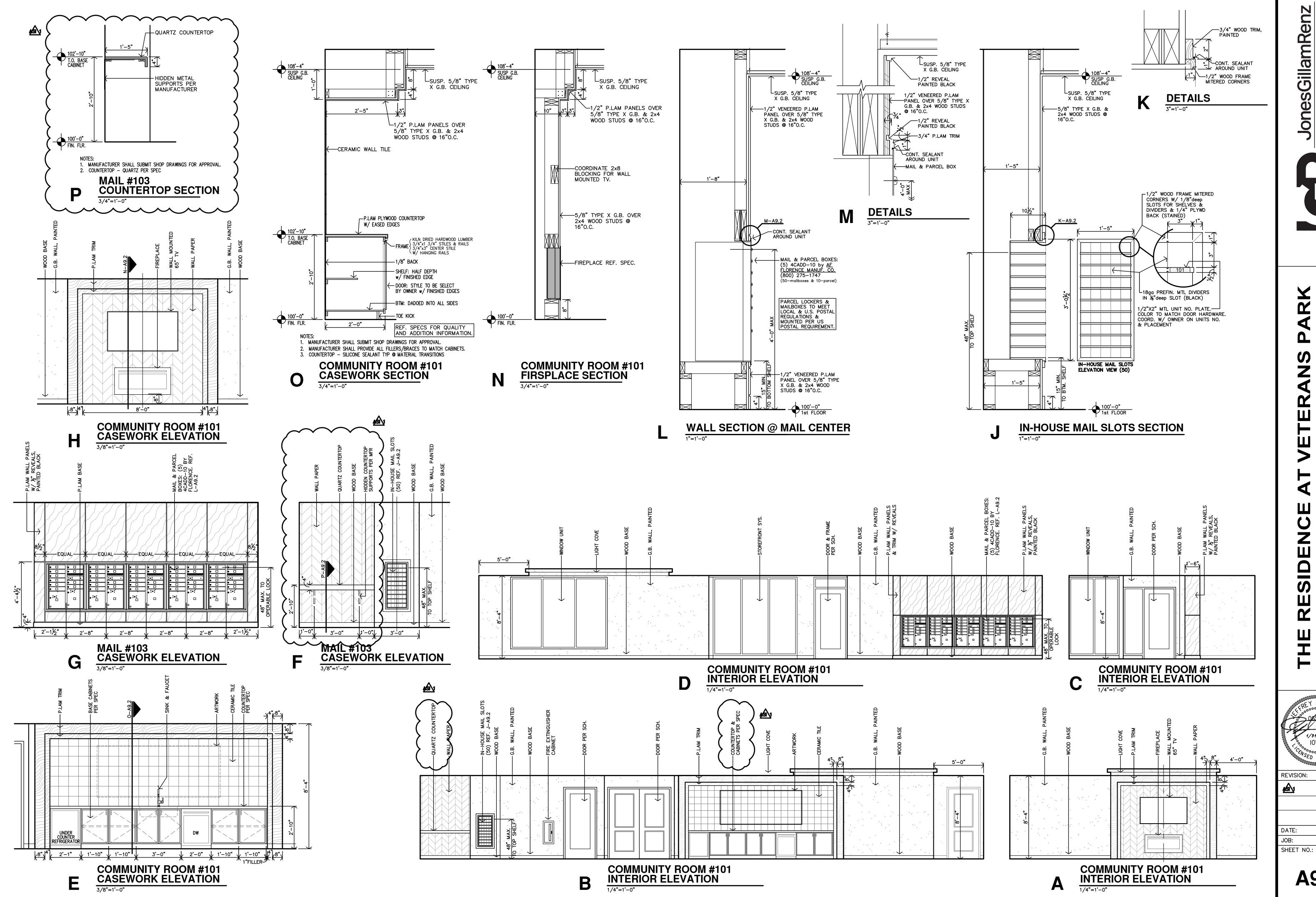
sGillamRer

REVISION:

4-2-2025

1-31-2025 24-3400 SHEET NO.:

**A1.2** 



JonesGillamRer

ESIDENCE A.

NEW SENIOR I

M M

4-2-2025

1-31-2025 24-3400 SHEET NO.:

A9.2

