

OFFICIAL'S
STAMP

PRELIMINARY PLAT / SITE PLAN

NEW CREATIONS

DALLAS COUNTY, IOWA
801 NE VENTURE DRIVE, WAUKEE, IOWA

PROPERTY OWNER:
ALICES, L.C.,
KNAPP PROPERTIES INC.,
3000 WESTOWN PARKWAY, STE 400
WEST DES MOINES, IA 50266-5421

DEVELOPER:
NE WAUKEE, LLC,
GE WAUKEE, LLC,
6121 BAKER ROAD, SUITE 101,
MINNETONKA, MN, 55345
CONTACT: WAYDE JOHNSON
CELL: 612-220-0153
OFFICE: 651-314-9090
EMAIL: WJOHNSON@AMCONCONSTRUCTION.COM

PROJECT MANAGER:
PAUL CLAUSEN, PE,
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH: 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.COM

LEGAL DESCRIPTION:
LOT 4, PRAIRIE CROSSING PLAT 7, AN OFFICIAL PLAT, CITY OF WAUKEE,
DALLAS COUNTY, IOWA, RECORDED IN BOOK 2014, PAGE 148, SAID
PARCEL CONTAINS 2.28 ACRES MORE OR LESS.

ZONING / LAND USE:
C1-B COMMUNITY AND HIGHWAY SERVICE
COMMERCIAL DISTRICT

BULK REGULATIONS
C1-B
FRONT YARD SETBACK = 50 FEET
SIDE YARD SETBACK = 0 FEET
SIDE YARD SETBACK = 40 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD SETBACK = 50 FEET
MAXIMUM HEIGHT = 50 FEET (SEE CODE)
MAXIMUM STORIES = 3 STORIES

PARKING CALCULATIONS
REQUIRED 1 SPACE PER 6 OCCUPANTS (SHARED PARKING FOR LOT 1 & 2)
LOT 1 CAPACITY 150 / 6 SPACES PER OCCUPANT 25 SPACES
LOT 2 CAPACITY 168 / 6 SPACES PER OCCUPANT 28 SPACES
TOTAL REQUIRED PARKING 53 SPACES

PROPOSED PARKING 54 SPACES
FUTURE CONCEPTUAL PARKING 8 ADDITIONAL SPACES
PROVIDED ADA STALLS 1 STANDARD 1 VAN

REQUIRED ADA STALLS 1 STANDARD 1 VAN
PROVIDED ADA STALLS 4 VAN ACCESSIBLE

BUILDING HEIGHT
LOT 1 1-STORY 25'-6"
LOT 2 1-STORY 25'-6"

IMPERVIOUS AREA
70,567 S.F.

PROPOSED CONSTRUCTION SCHEDULE
GRADING ACTIVITIES: MAY, 2022
UTILITY PLACEMENT: JUNE, 2022
PAVEMENT: JULY, 2022
PUNCH LIST ITEMS: SEPTEMBER, 2022

BENCHMARK
PRAIRIE CROSSING PLAT 3 - WAUKEE, IOWA
BURY BOLT ON HYD "EAST SIDE OF NE WESTGATE DR. AND
TO" SOUTH OF CL OF NE HORIZON DR.

ELEV. = 1027.480

FEMA FLOOD ZONE
ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE
MAPS (FIRM), COMMUNITY MAP NUMBER 18049C0355F WITH
AN EFFECTIVE DATE OF DECEMBER 01, 2019
** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO
CHANGE.
(SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT
MAPS)

CERTIFICATIONS

*** THIS LAND SURVEYOR'S
CERTIFICATION DOES NOT
INCLUDE DESIGN SPOT
ELEVATIONS, MINIMUM
PROTECTION ELEVATIONS,
MINIMUM OPENING ELEVATIONS,
MINIMUM BASEMENT
ELEVATIONS, DETENTION BASIN
& STORM WATER EVENT
ELEVATIONS, OR ANY OTHER
ITEMS THAT MAY FALL UNDER
THE PRACTICE OF A
PROFESSIONAL CIVIL
ENGINEER. ***

I HEREBY CERTIFY THAT THIS LAND SURVEYING
DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF IOWA.
May 13, 2022
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

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.
PAUL J.D. CLAUSEN, IOWA LICENSE NO. 28712 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS



PRELIMINARY

PRELIMINARY

PRELIMINARY

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SUBMITTAL DATE	SUBMITTAL NOTES
MARCH 01, 2022	INITIAL SUBMITTAL
MARCH 22, 2022	
APRIL 22, 2022	
MAY 13, 2022	



VICINITY MAP
1" = 1000'

GENERAL LEGEND	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	o SANITARY/STORM MANHOLE
--- LOT LINE	o WATER VALVE
--- CENTERLINE	o FIRE HYDRANT
--- EASEMENT LINE	o STORM SEWER SINGLE INTAKE
o FLARED END SECTION	o STORM SEWER DOUBLE INTAKE
o DRAIN BASIN OR SEDIMENT RISER	o STORM SEWER ROUND INTAKE
o DRAIN BASIN WITH SOLID GRATE	o FLARED END SECTION
o WATER VALVE	o DECIDUOUS TREE
o FIRE HYDRANT ASSEMBLY	o CONIFEROUS TREE
o BLOW-OFF HYDRANT	o SHRUB
o SCOUR STOP MAT	o POWER POLE
o TURF REINFORCEMENT MAT	o STREET LIGHT
o STORM SEWER WITH SIZE	o GUY ANCHOR
o SUBDRAIN	o ELECTRIC TRANSFORMER
o WATER SEWER WITH SIZE	o GAS METER
o WATER SERVICE	o TELEPHONE RISER
o PROPOSED CONTOUR	o SIGN
o SILT FENCE	o UNDERGROUND TELEVISION
o ADDRESS	o UGE UNDERGROUND ELECTRIC
o RIPRAP	o UG GAS UNDERGROUND GAS
	o UGFO UNDERGROUND FIBER OPTIC
	o UGT UNDERGROUND TELEPHONE
	o OHN OVERHEAD ELECTRIC
	o SAN ⁺ SANITARY SEWER WITH SIZE
	o ST ⁺ STORM SEWER WITH SIZE
	o WM ⁺ WATER MAIN WITH SIZE
	o EXISTING CONTOUR
	o TREELINE
	o B.S.L. BUILDING SETBACK LINE
	o P.U.E. PUBLIC UTILITY EASEMENT
	o M.O.E. MINIMUM OPENING ELEVATION

PROJECT CONTACTS

- SANITARY SEWER**
WAUKEE PUBLIC WORKS DEPARTMENT
805 UNIVERSITY AVENUE
WAUKEE, IA 50263
CONTACT: TIM ROYER
PHONE: (515-478-7420)
- WATER MAIN**
WAUKEE PUBLIC WORKS DEPARTMENT
805 UNIVERSITY AVENUE
WAUKEE, IA 50263
CONTACT: TIM ROYER
PHONE: 515-478-7420
- STORM SEWER**
WAUKEE PUBLIC WORKS DEPARTMENT
805 UNIVERSITY AVENUE
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CONTACT: TIM ROYER
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- NATURAL GAS UTILITY**
WAUKEE PUBLIC WORKS DEPARTMENT
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- ELECTRIC**
MID AMERICAN ENERGY
666 GRAND AVENUE
DES MOINES, IA 50304
MATT NOVY
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- TELEPHONE**
CENTURY LINK
2103 E UNIVERSITY
DES MOINES, IA 50317
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204 W HICKMAN ROAD
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- HEALTH DEPARTMENT**
DALLAS COUNTY PUBLIC HEALTH
25747 N AVENUE
ADEL, IA 50003
PHONE: 515-493-3150
- FIRE DEPARTMENT**
1300 SE LA GRANT PKWY
WAUKEE, IA 50263
PHONE: 515-497-4112
FIRE CHIEF: CLINT ROBINSON
PH. 515-478-7448
EMAIL: CROBINSON@WAUKEE.ORG

FRANCHISE UTILITIES

- CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
- CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
- NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

NOTES

- A BLANKET CROSS INGRESS/EGRESS AND PARKING EASEMENT SHALL COVER ALL OF THE PROPOSED NEW CREATIONS PLAT, SAID EASEMENT SHALL COVER THE SHARED SITE TRASH ENCLOSURE.
- A BLANKET PRIVATE STORM SEWER EASEMENT SHALL BE ESTABLISHED TO COVER ALL OF THE PROPOSED NEW CREATIONS PLAT.

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CEC

PUBLISH DATE: May 13, 2022

DATE OF SURVEY: XX-XX-XX
DESIGNED BY: PC
DRAWN BY: MEH

NEW CREATIONS
801 NE VENTURE DRIVE, WAUKEE, IOWA

COVER SHEET

SHEET 0 OF 18
E8742

GENERAL NOTES:

- 1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
a. CITY OF WAUKEE - ENGINEERING DEPARTMENT
b. NG WAUKEE, LLC., GE WAUKEE, LLC.
c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
d. IOWA ONE-CALL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
3. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
4. THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE-CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
5. THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
6. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
7. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
9. ALL PROPOSED CHANGES TO THE PLAN SET DURING CONSTRUCTION SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND THE CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES THAT HAVE NOT BEEN GRANTED APPROVAL.
10. 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS SHALL APPLY TO THIS PROJECT.
11. THE CONTRACTOR IS REQUIRED TO SET UP A PRE CONSTRUCTION MEET WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT ONE WEEK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR IS TO PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON A HOLIDAY OR WEEKEND.
14. ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LICENSED ENGINEER OR LAND SURVEYOR.
15. A CERTIFIED AS-BUILT GRADING PLAN SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT.
16. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
17. THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON THE R.O.M. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.
18. SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE DESIGNED AND INSTALLED PER THE LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMPS ARE TO BE STAKED OUT BY THE ENGINEER.
19. ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
20. THE CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.

NPDES/SWPPP

- 1. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A NPDES PERMIT AND FOLLOW THE REQUIREMENTS OF THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
2. THE OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN A CITY OF WAUKEE CODES PERMIT.
3. DEBRIS SPILLED ONTO THE RIGHT-OF-WAY WILL BE PICKED UP BY THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.
4. STRIP BLACK DIRT AND RESPREAD, (8" MINIMUM).

GRADING NOTES

- 1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
a. CITY OF WAUKEE - ENGINEERING DEPARTMENT
b. NG WAUKEE, LLC., GE WAUKEE, LLC.
c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
d. IOWA ONE-CALL
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICES; SUDAS; AND IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN GEOTECHNICAL EXPLORATION BY TERRACON (PROJ. #08225013).
3. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
4. WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
5. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
7. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
8. AREAS TO RECEIVE FILL TO BE BENCHED.
9. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
10. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
11. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
12. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
13. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
14. FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
16. BACKFILL TO TOP OF ALL CURBS.

SANITARY NOTES

- 1. CASTING TYPES ARE FROM SUDAS SPECS.
2. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO THE ENGINEER.
4. THE CONTRACTOR SHALL CLEAN AND VIDEO TAPE THE SANITARY SEWER AT PROJECT COMPLETION. A COPY OF THE VIDEO AND THE REPORT SHALL BE SUBMITTED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AFTER THE VIDEO INSPECTION.
5. ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
6. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.
7. ALL MANHOLES TO HAVE 1:1 BARRIERS.

STORM NOTES

- 1. PROVIDE A 3" WIDE CLAY WATER STOP, AN APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE THE LAST THREE PIPE JOINTS AT THE FLARED END SECTION.
2. ALL STORM SEWER ARE TO BE CLEANED AND VIDEO TAPED UPON COMPLETION. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
3. PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.
4. STORM SERVICES INSTALLED INTO STORM STRUCTURES MUST BE CORE DRILLED, KEEP THE SERVICE AS MUCH ABOVE THE STRUCTURE FLOW LINE AS POSSIBLE TO AVOID SURCHARGE.
5. STORM SEWER SHALL BE OPEN JOINTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER.
7. ALL PRIVATE INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY OWNER.

WATER NOTES

- 1. FOLLOW 2020 WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
2. THE CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN ACCORDANCE WITH 2020 WAUKEE STANDARD SPECIFICATIONS.
3. HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
4. HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN.
5. AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
6. ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
7. WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW A WATER MAIN.
a. FOR STORM SEWERS FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL THE NORMAL DISTANCE FROM THE SEWER TO THE WATER MAIN IS AT LEAST 10'.
b. ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM THE SEWER.
c. THE SEWER MUST BE ADEQUATELY SUPPORTED.
d. A LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF THE POINT OF CROSSING.
8. ALL STORM SEWER CROSSINGS ABOVE THE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER THE WATER MAIN.
9. ALL HYDRANTS SHALL HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING THIS INFORMATION TO ENGINEER AND CITY OF WAUKEE.
11. SPECIAL CARE MUST BE USED TO AVOID AIR ENTRAPMENT AT AREA WHERE WATER MAIN DIPS.

PAVING NOTES

- 1. ALL ELEVATIONS ARE PROPOSED FINISHED GRADE UNLESS OTHERWISE NOTED.
2. ALL PAVING SHALL HAVE 6-INCH CURBS UNLESS NOTED OTHERWISE.
3. PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS AS SHOWN ON CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY TERRACON (PROJ. #08225013).
5. CITY OF WAUKEE SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE. SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE THE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.
6. ALL P.G.G. PAVING TO HAVE 4" GRANULAR BASE COURSE MEETING IDOT SECTION 412I.
7. PAVEMENT SUBDRAIN: 4" MINIMUM PERF PIPE WITH PERFORATIONS APPROPRIATELY SIZED TO PREVENT FREE DRAINING GRANULAR MATERIAL FROM ENTERING PIPE. PIPE INVERT TO BE MINIMUM 3.5' DEEP. SUBDRAIN LINES TO BE SLOPED TO PROVIDE POSITIVE DRAINAGE TO STORM SEWER SYSTEM. SUBDRAIN LINES TO BE EMBEDDED IN MINIMUM 4" OF SUBDRAIN TRENCH BACKFILL MATERIAL.
8. SUBDRAIN TRENCH BACKFILL MATERIAL: IDOT POROUS BACKFILL SECTION 413I OR FREE-DRAINING COURSE-GRAINED MATERIAL ENCAPSULATED WITH NON-WOVEN GEOTEXTILE FILTER FABRIC (CONTECH C60N4 OR EQUIVALENT).

SODDING NOTES

- 1. SOD SHALL BE FOUR WAY BLEND CONTAINING 25% OF EACH OF FOLLOWING: KENTUCKY BLUEGRASS AND ONE OTHER BLUEGRASS, GREeping RED FESCUE, AND TALL FESCUE. CONTENT MAY VARY UP TO 5%.
2. SOD SHALL BE CUT AT UNIFORM THICKNESS OF APPROXIMATELY 1" PLUS OR MINUS 1/4".
3. BEFORE STRIPPING, SOD SHALL BE MOWED TO UNIFORM HEIGHT OF 2 1/2".
4. SOD SHALL BE REASONABLY FREE OF DISEASE AND SOIL-BORNE INSECTS.
5. SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.
6. SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.
7. SOD SHALL BE CUT, DELIVERED AND INSTALLED IN TIME PERIOD OF 36 HOURS.
8. SOD BED SHALL BE IN FIRMLY BUT UNCOMPACTED CONDITION WITH RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2" AT TIME OF SODDING.
9. SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO DIRECTION OF SLOPE.
10. SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
11. IN ABSENCE OF ADEQUATE RAINFALL, SOD SHALL BE WATERED BY AUTOMATIC IRRIGATION SYSTEM. SUBSEQUENT IRRIGATION SHALL MAINTAIN MOISTURE TO DEPTH OF 4 INCHES.
12. SOD SHALL NOT BE MOWN UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/3 OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.
13. ANY IRRIGATION SYSTEM IS BY IRRIGATION DESIGN-BUILD CONTRACTOR WITH 10 YEARS EXPERIENCE IN DESIGN AND INSTALLATION OF COMMERCIAL IRRIGATION SYSTEMS, AND SHALL CARRY ONE-YEAR WARRANTY.

PLANTING NOTES

- 1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (S.U.D.A.S.).
2. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1)
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
4. CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
5. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
6. ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH UNO.
7. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES, DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
8. ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
9. CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
10. REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
11. TOPSOIL SHALL BE LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPS. REGARDLESS, TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SUBSOILS, AND SHALL CONTAIN LESS THAN 5 % BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2 " IN DIAMETER
12. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED. SEE PLAN.

FIRE SAFETY CONSTRUCTION NOTE

- 1. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES, IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

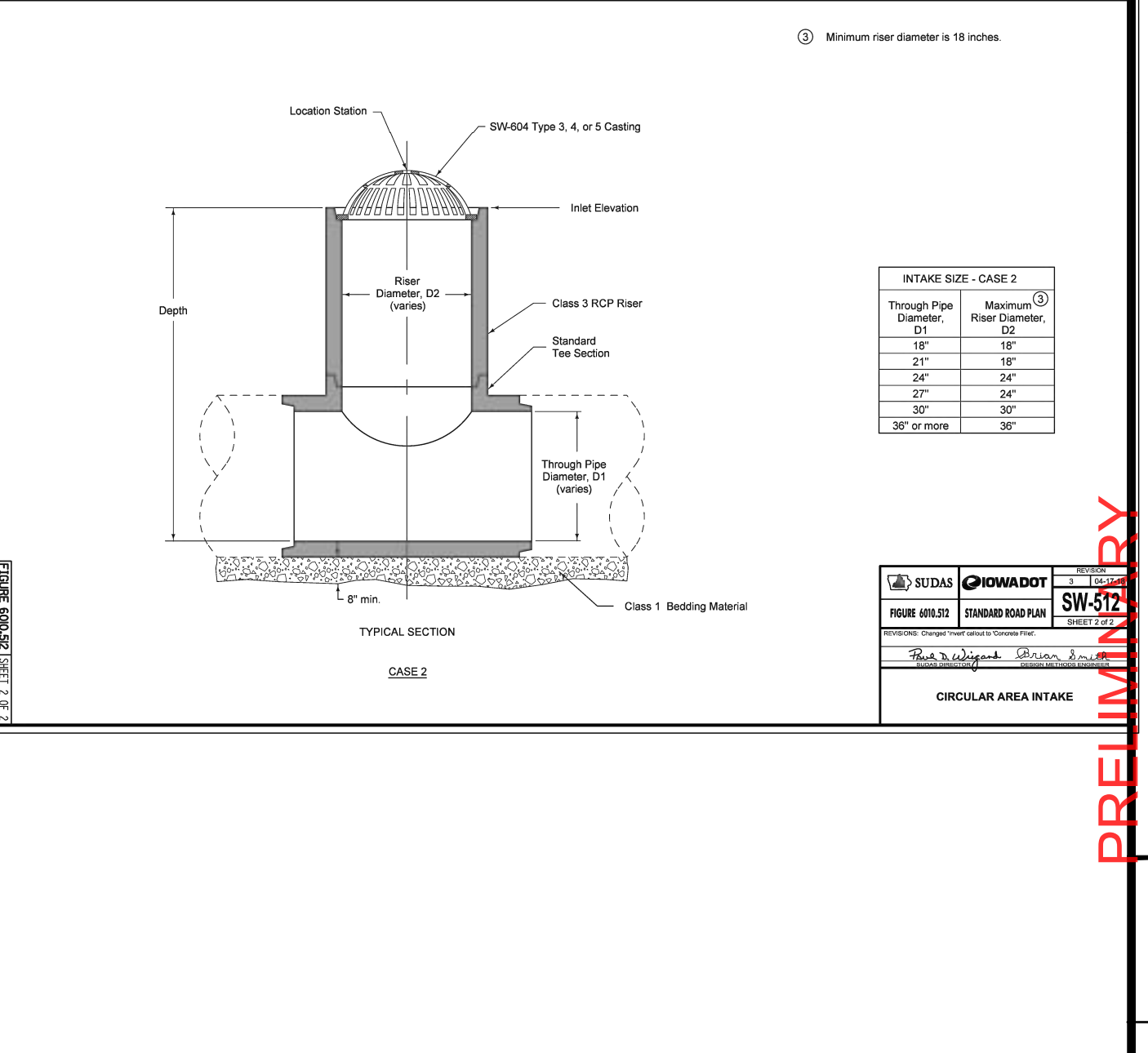
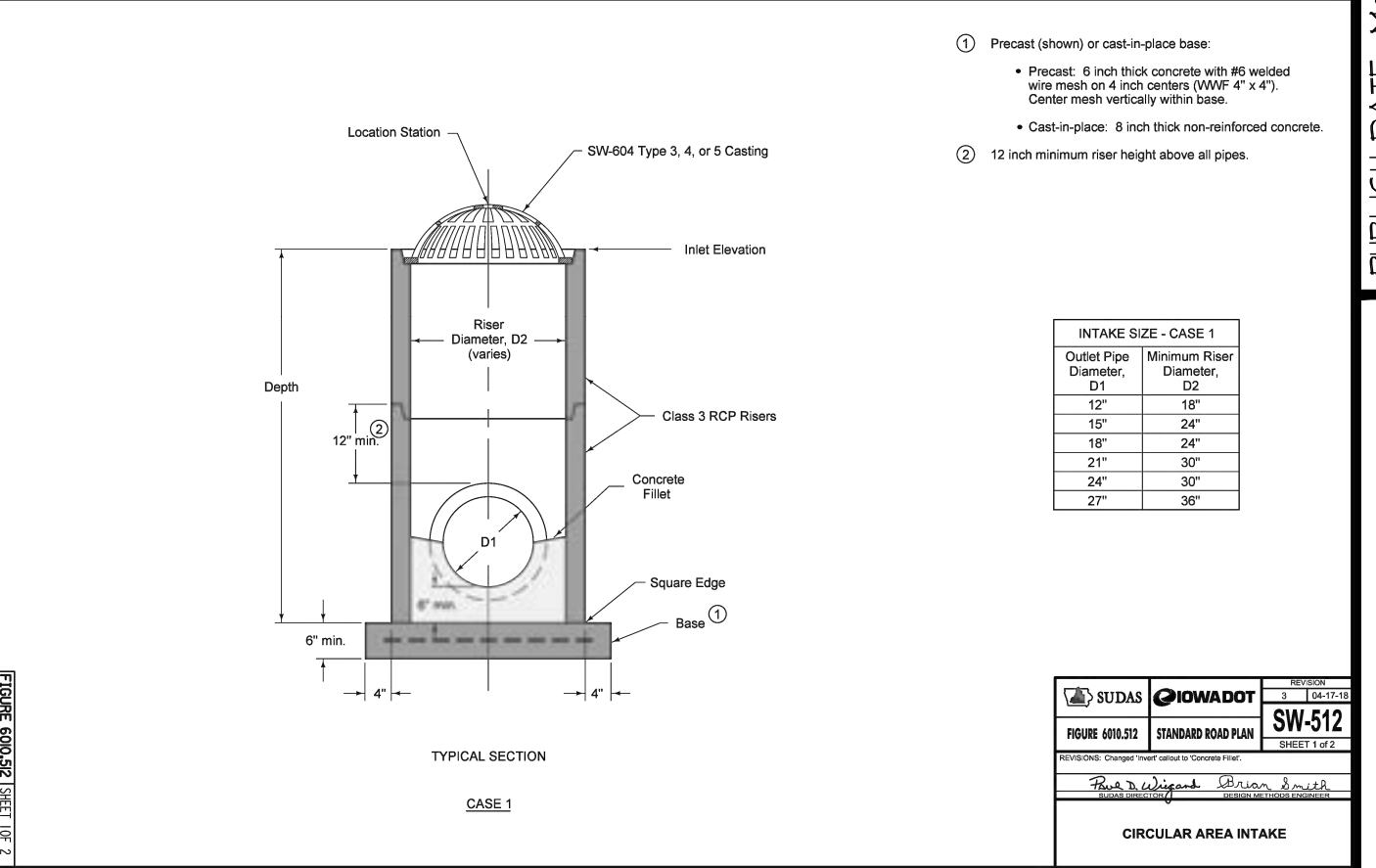
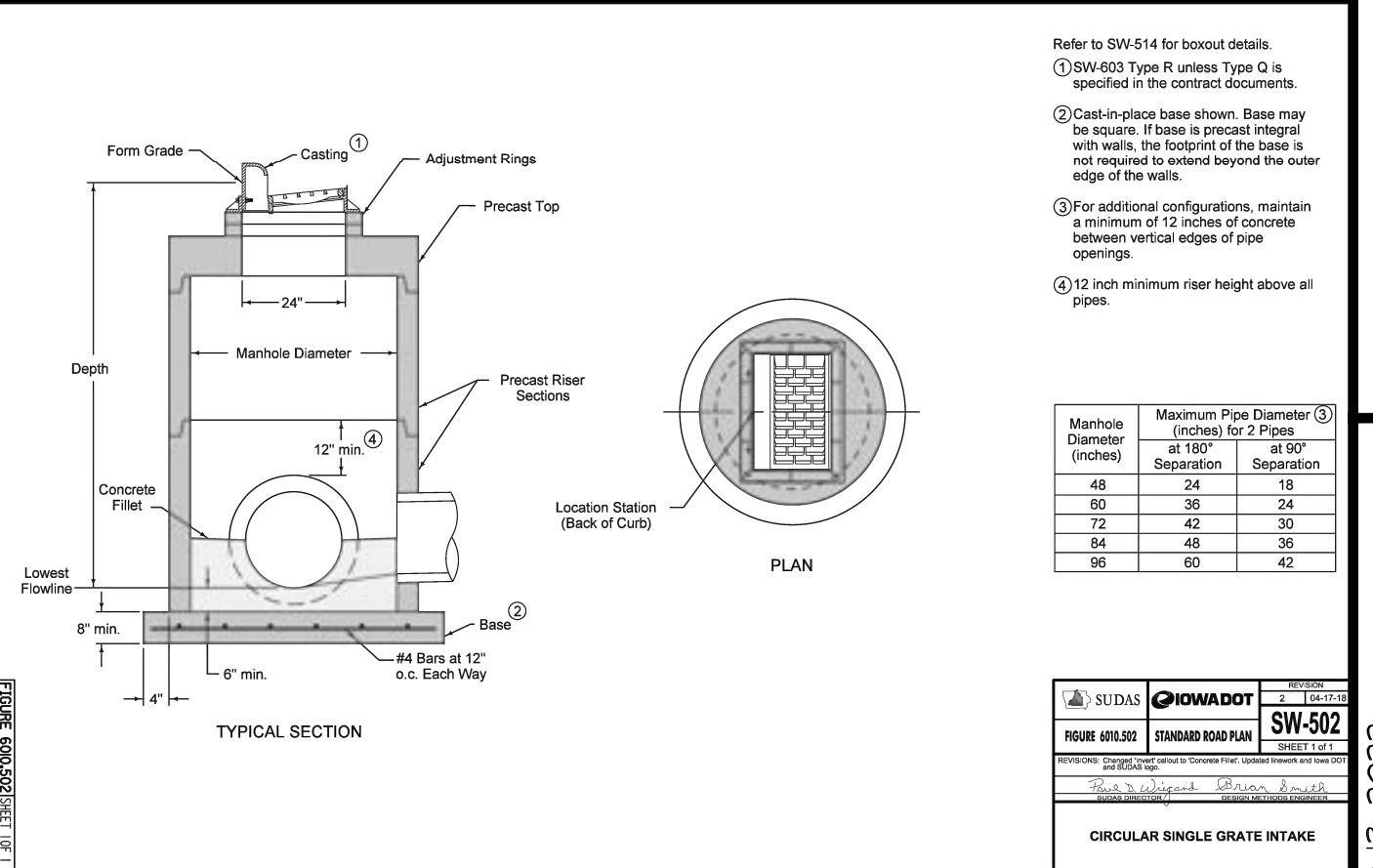
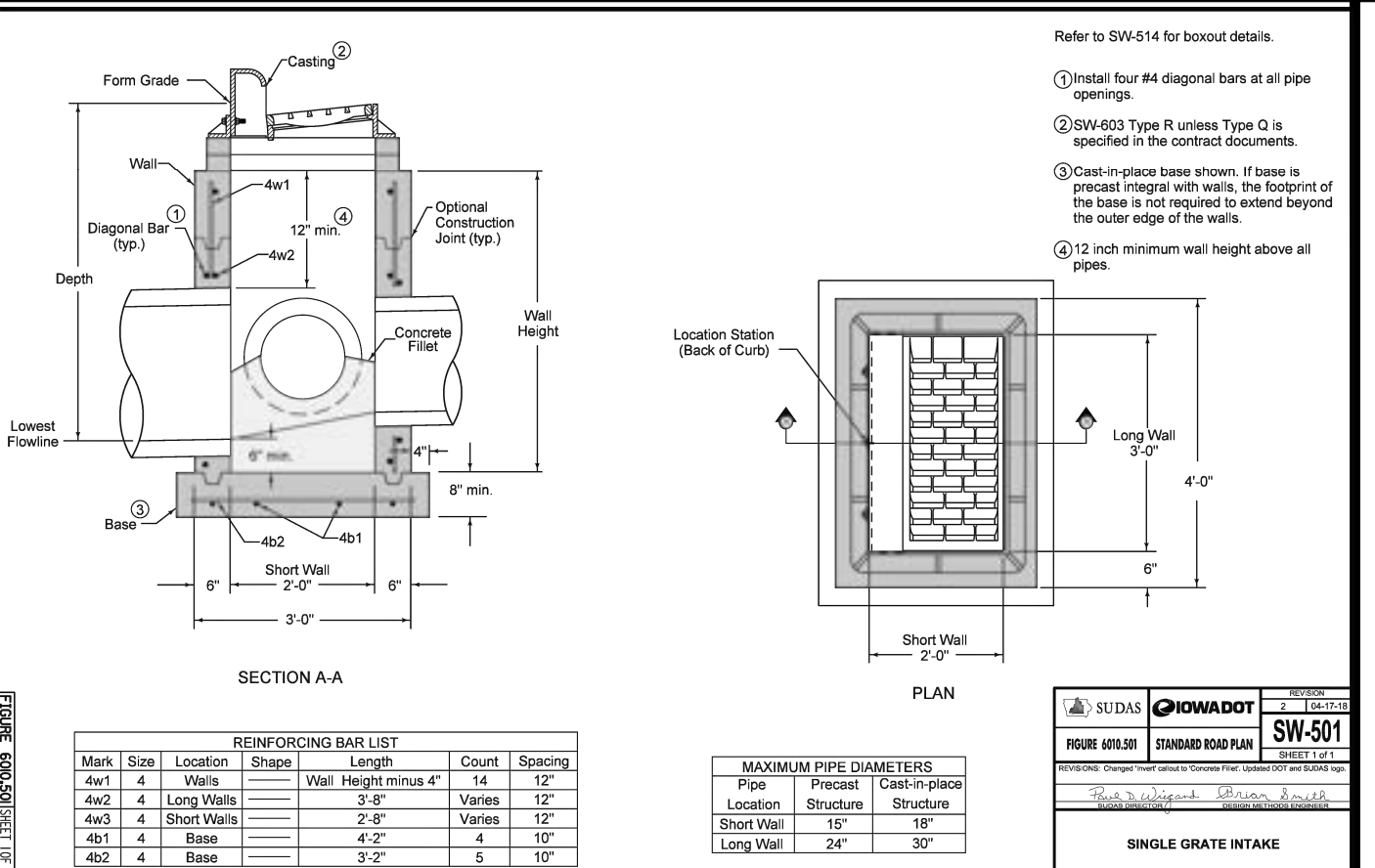
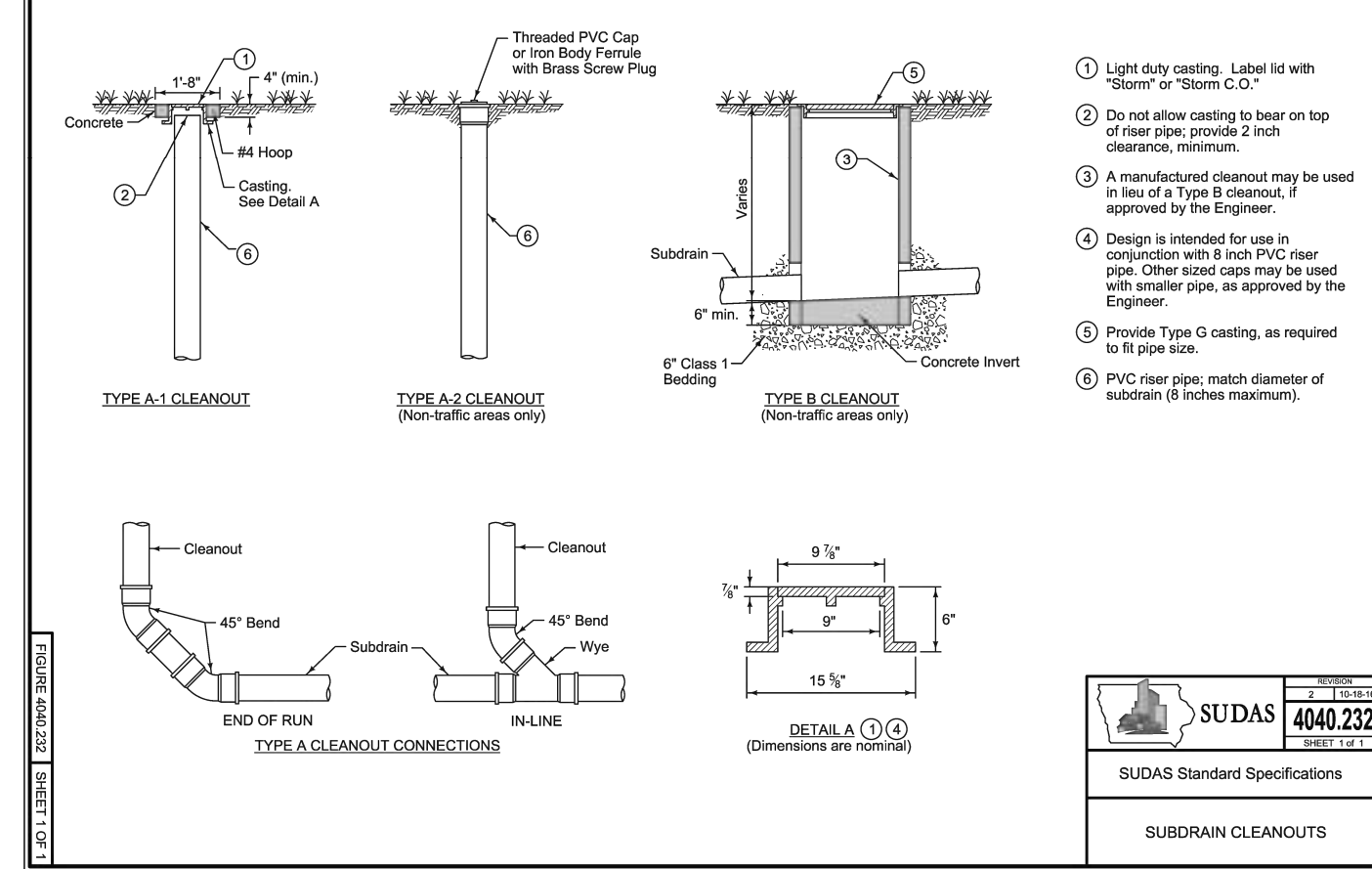
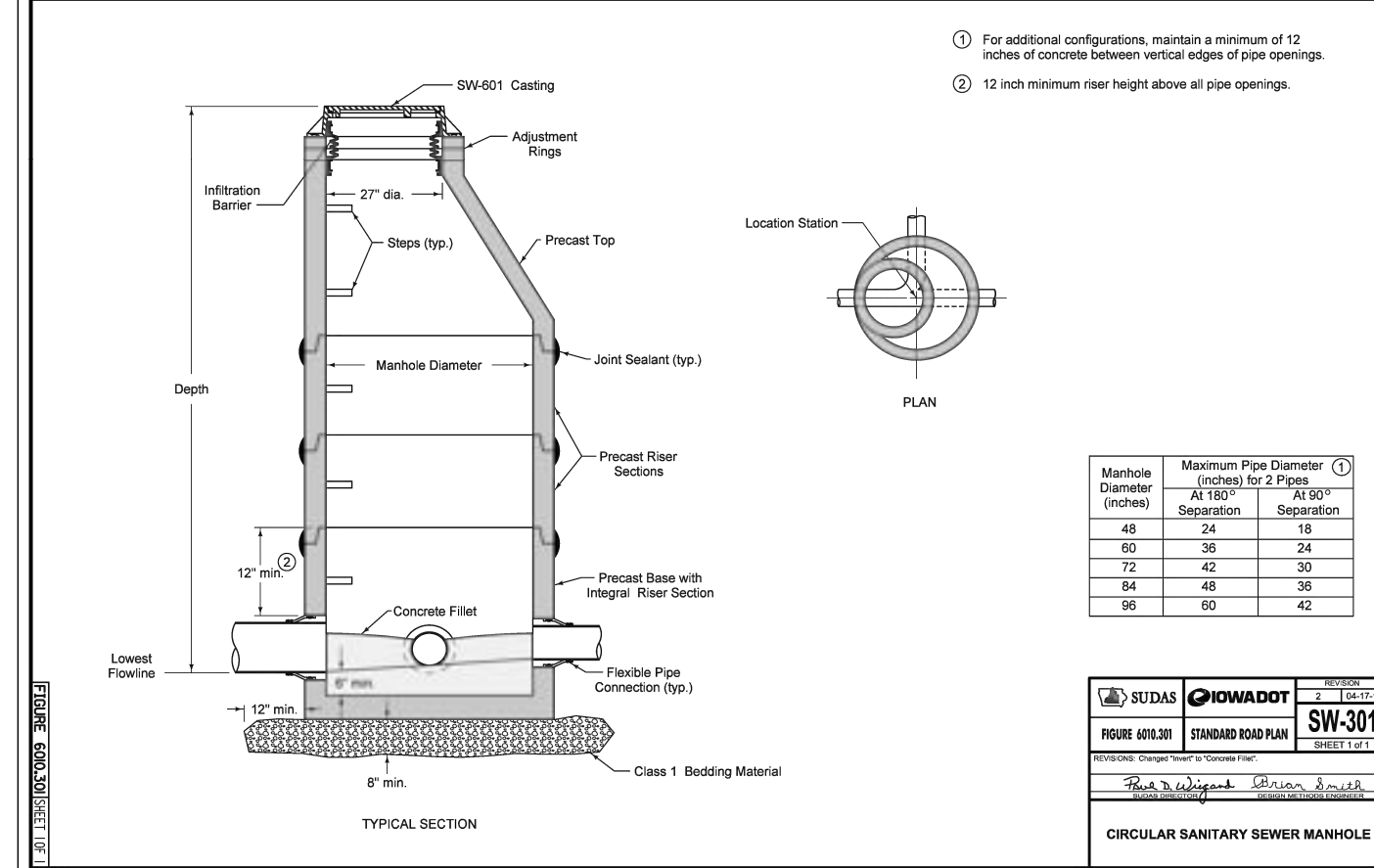
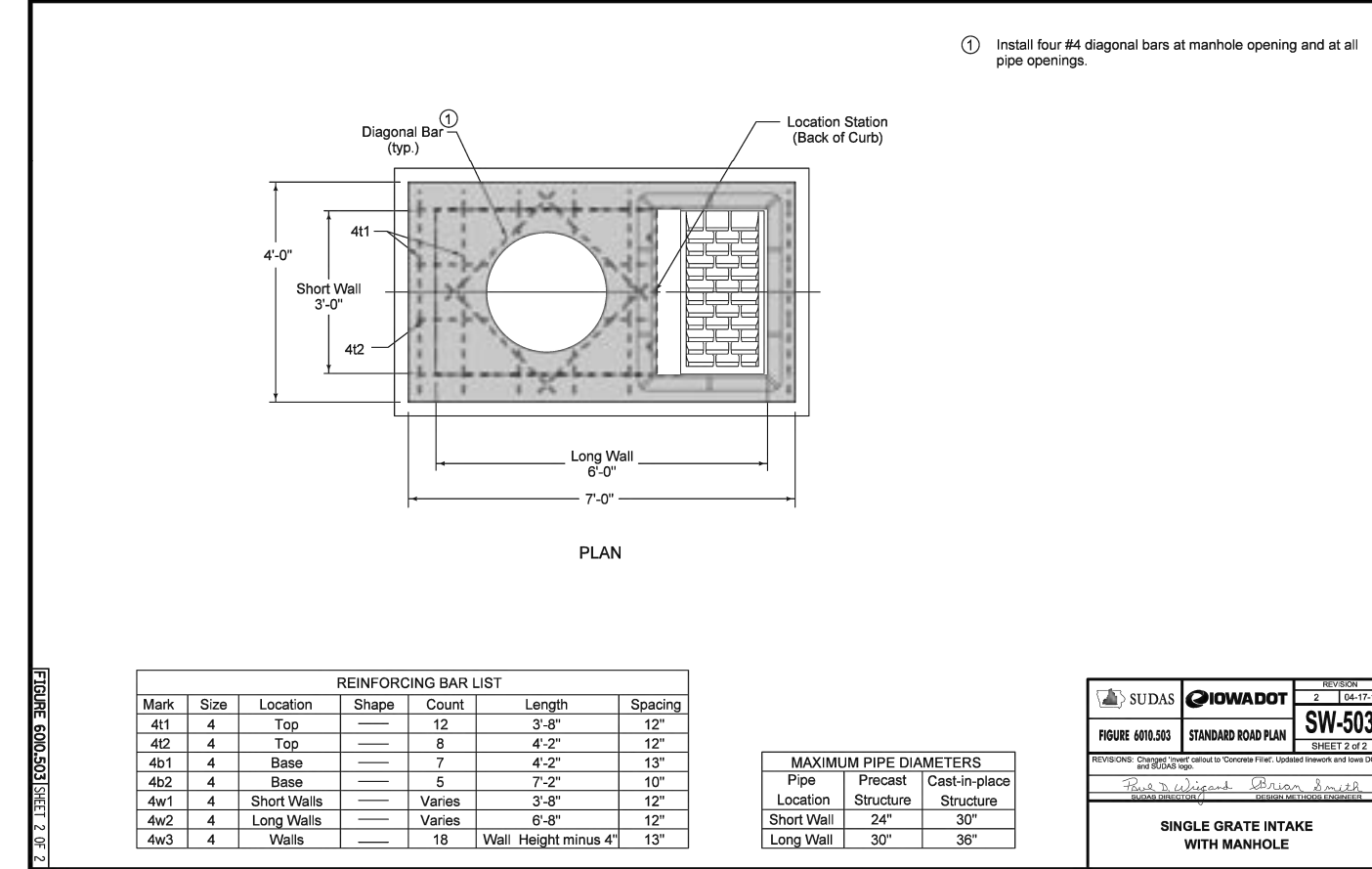
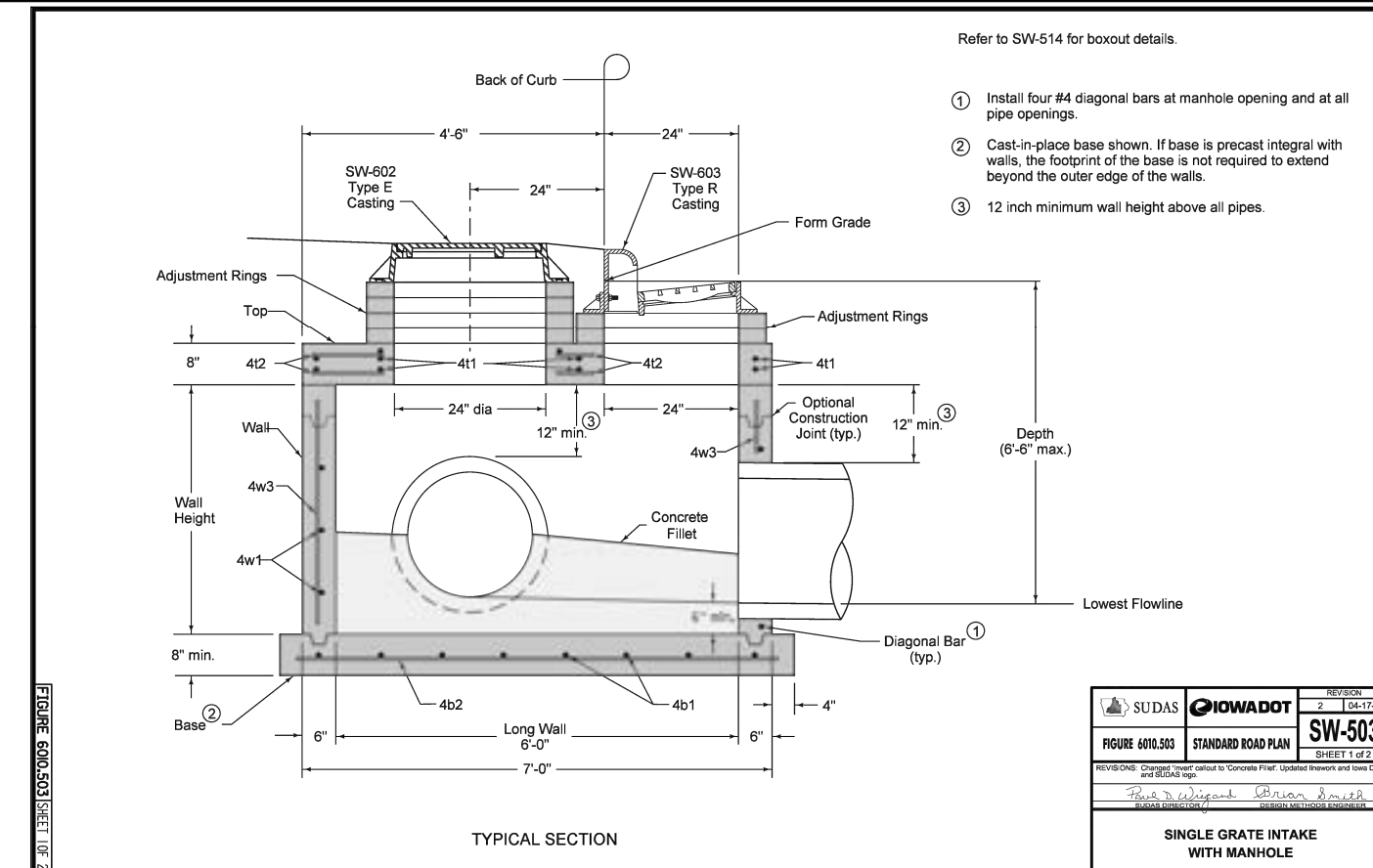
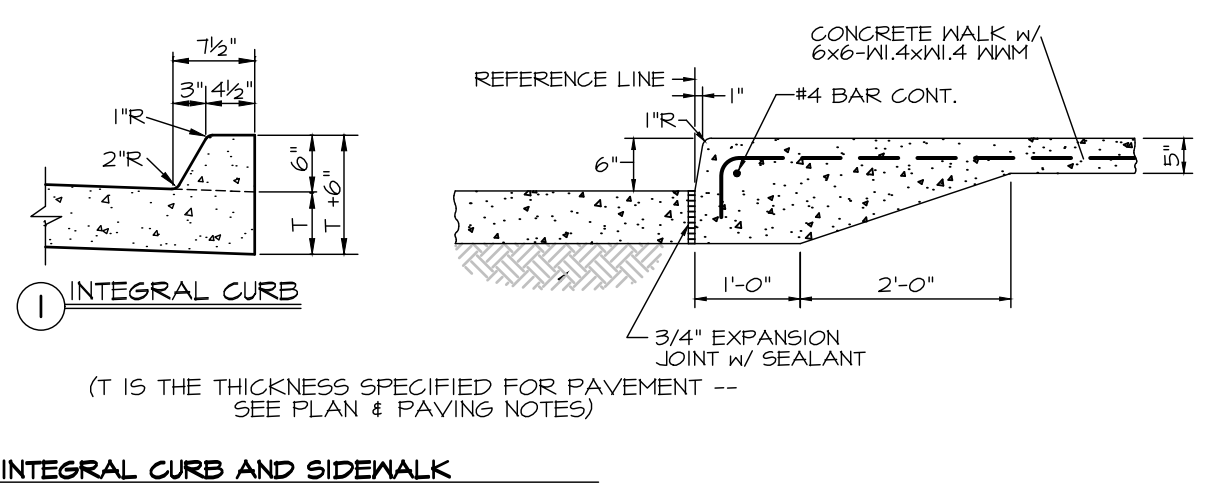
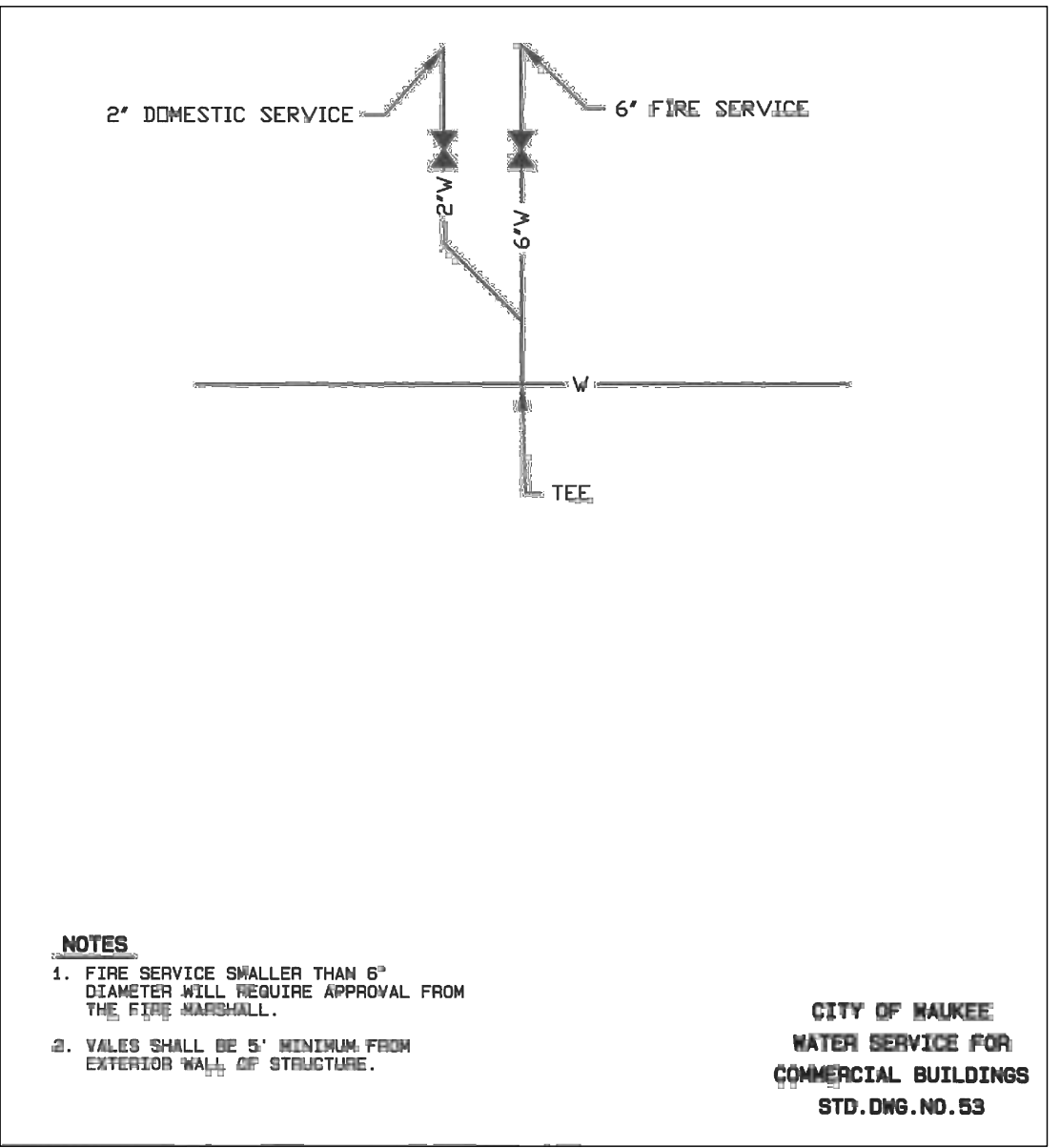
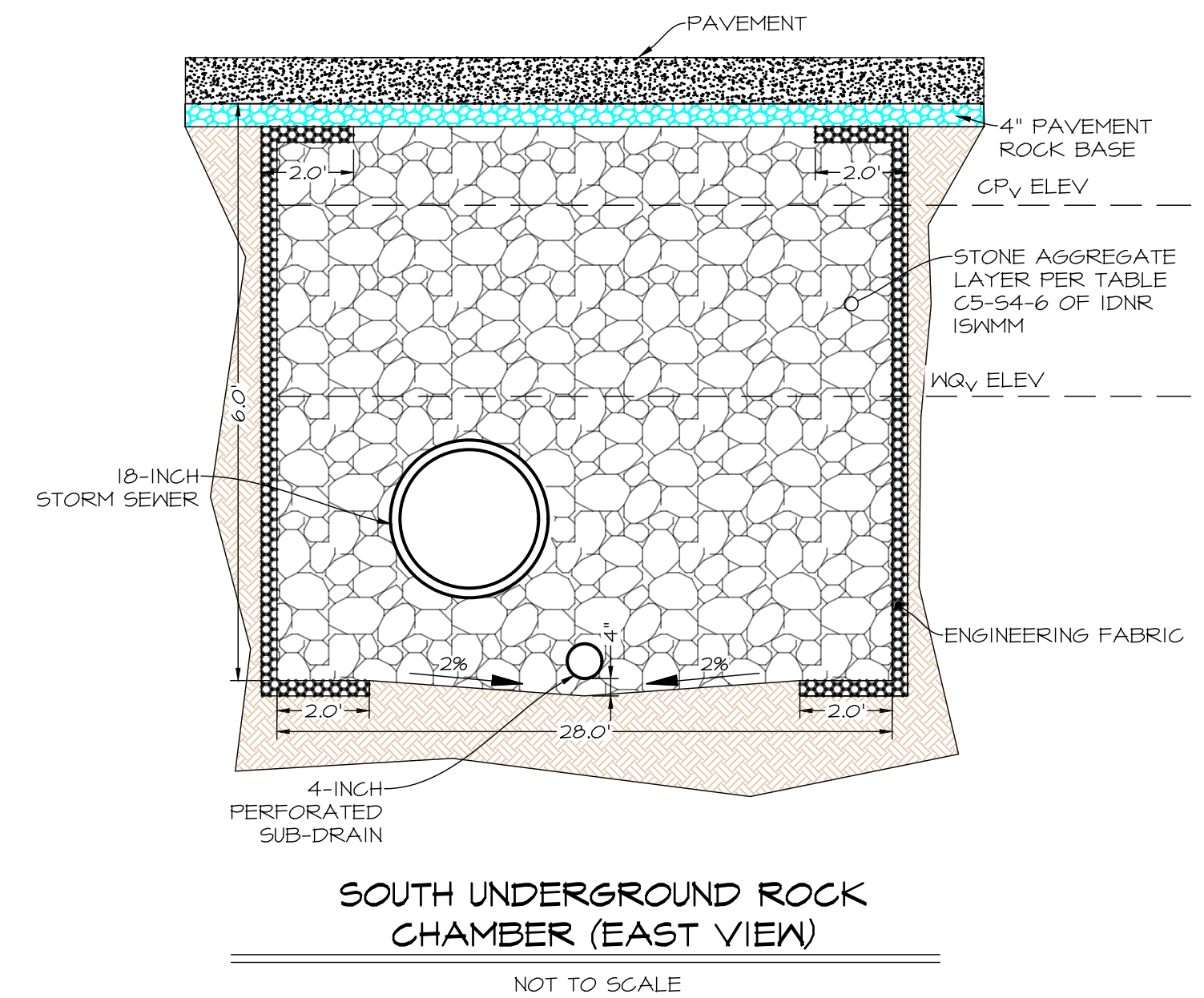
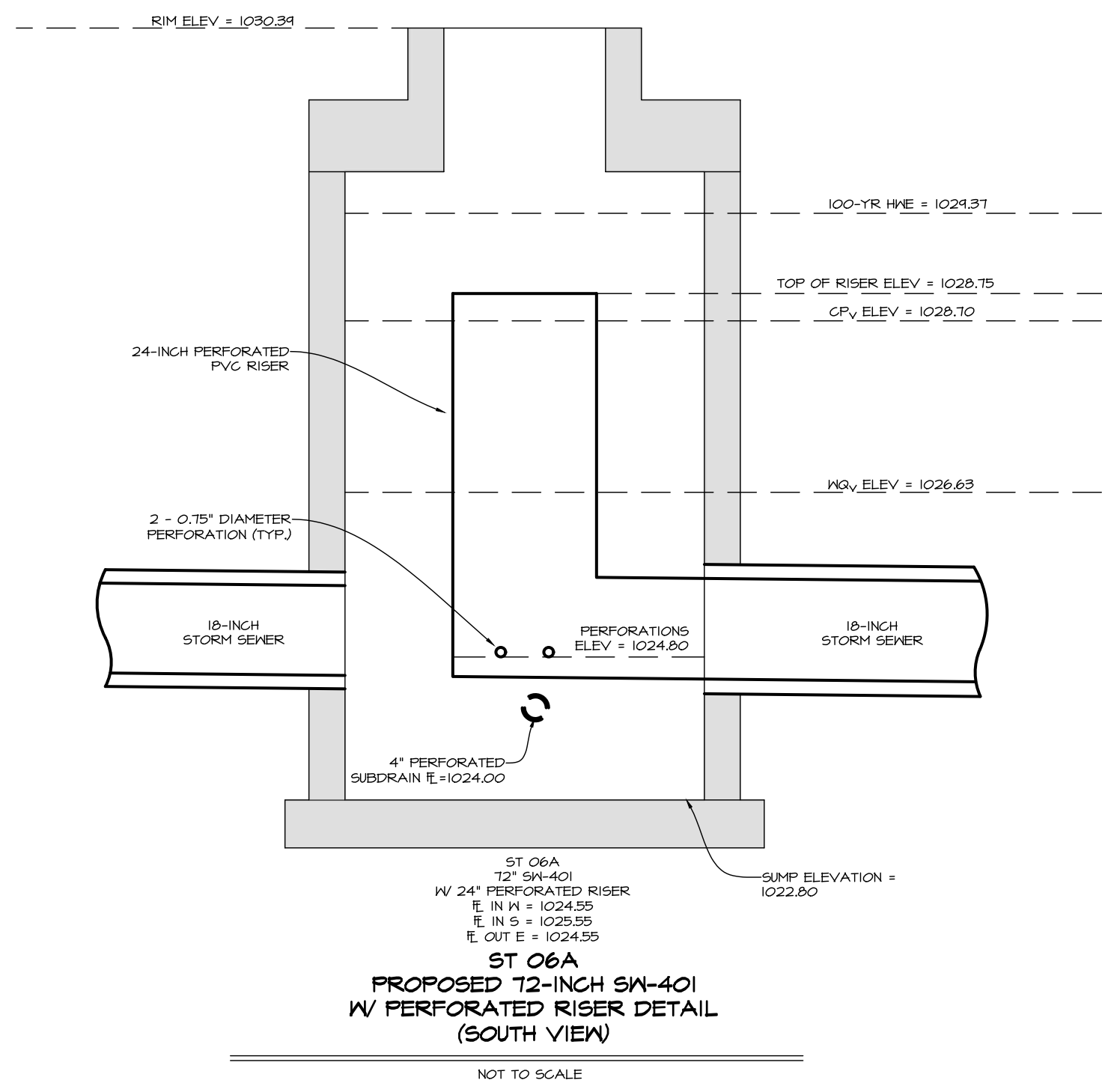
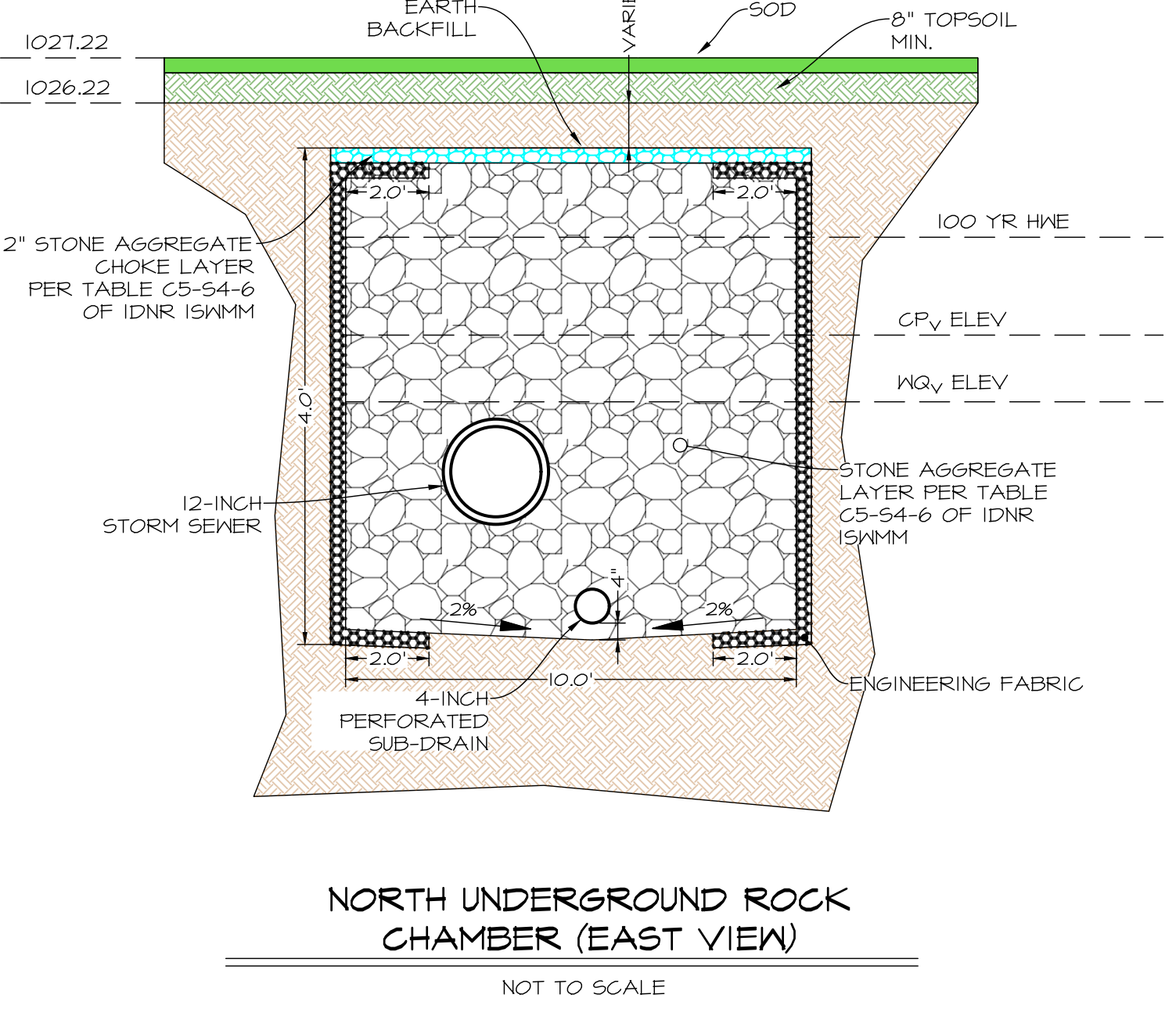
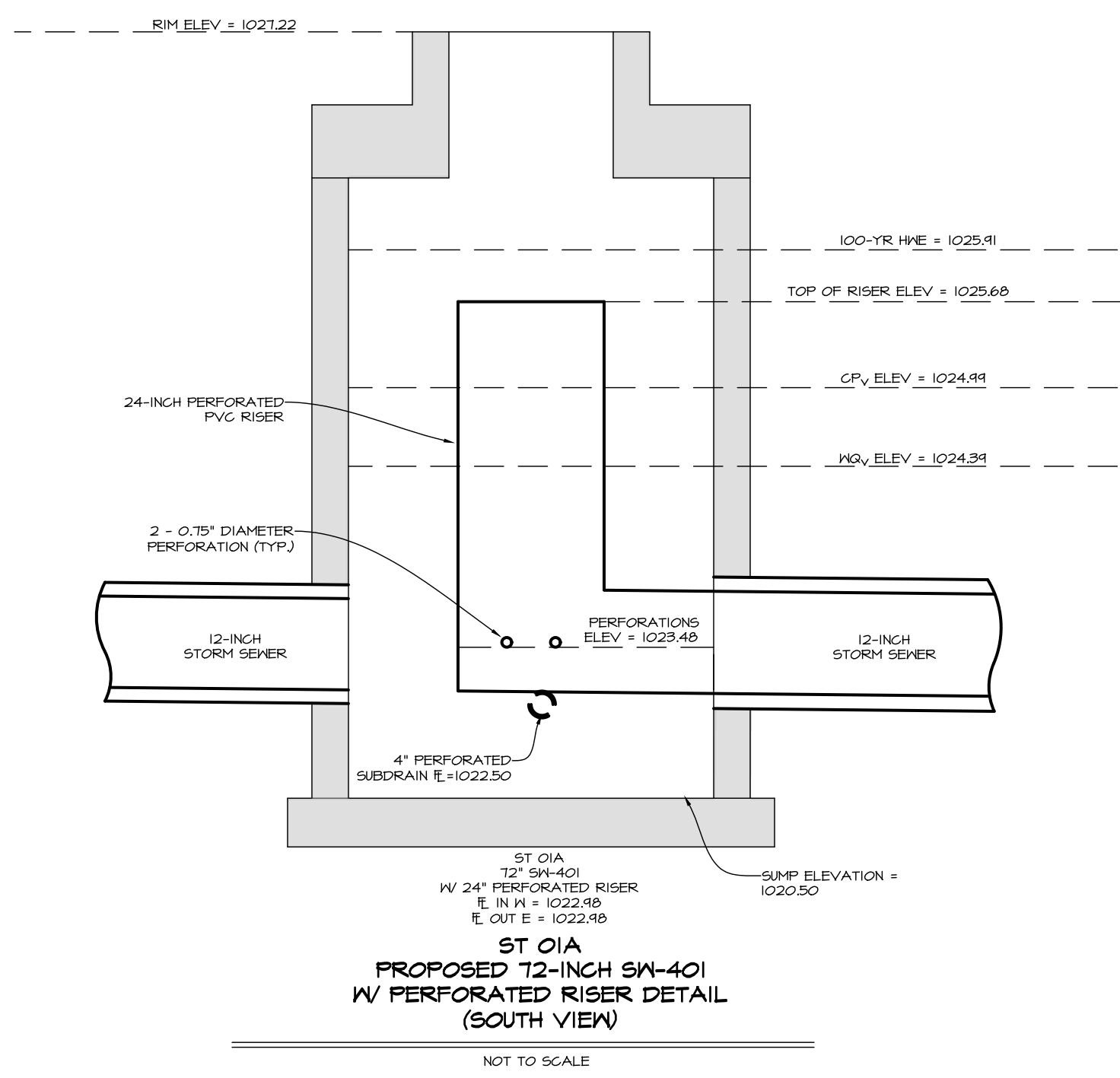
PUBLISH DATE: May 13, 2022
DATE OF SURVEY: XX-XX-XX
DESIGNED BY: PC
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PRELIMINARY
NEW CREATIONS
801 NE VENTURE DRIVE, WAUKEE, IOWA
NOTES & INFORMATION SHEET
SHEET 02 OF 18
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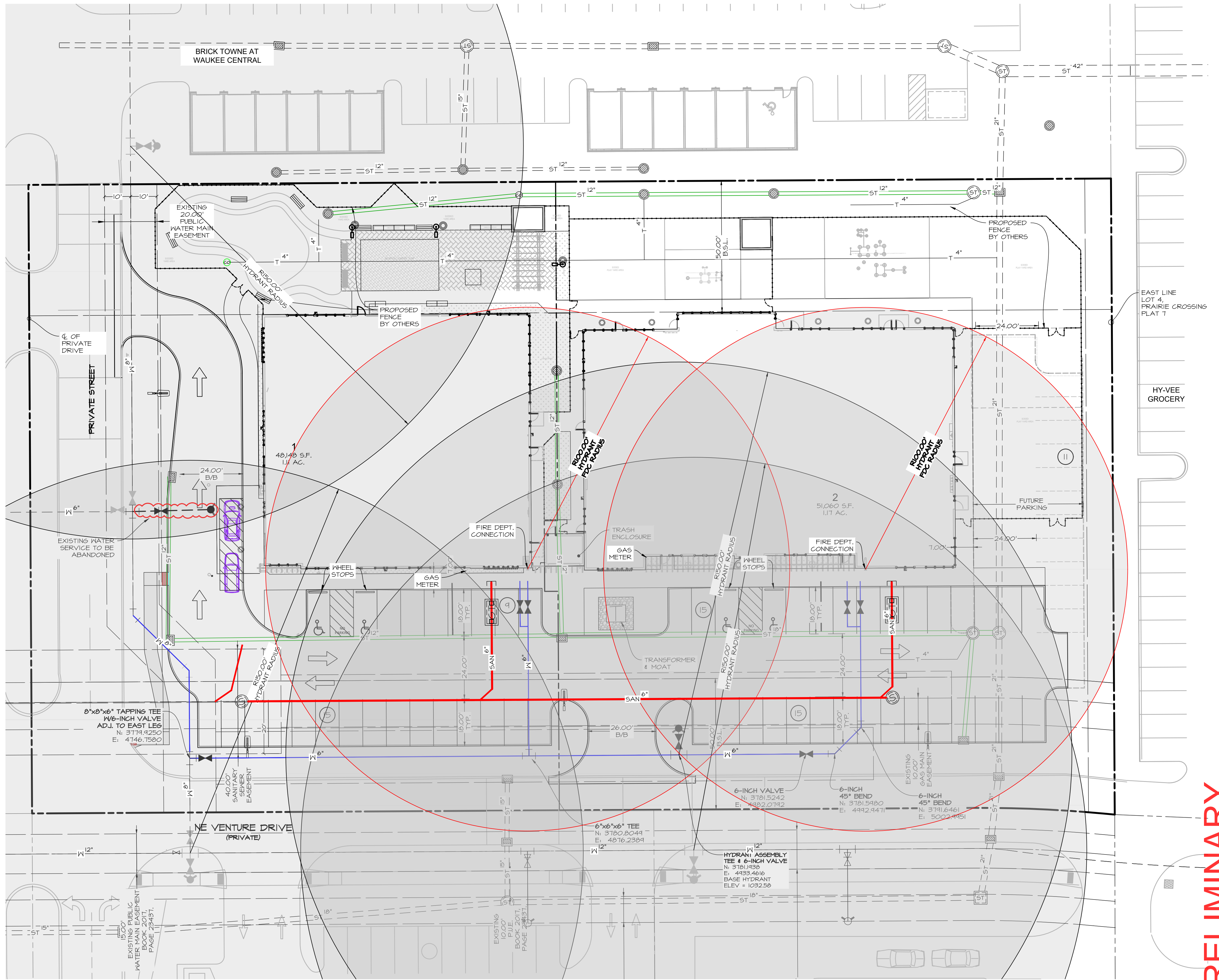
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2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



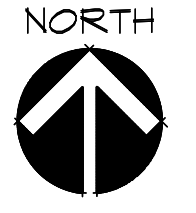
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PRELIMINARY

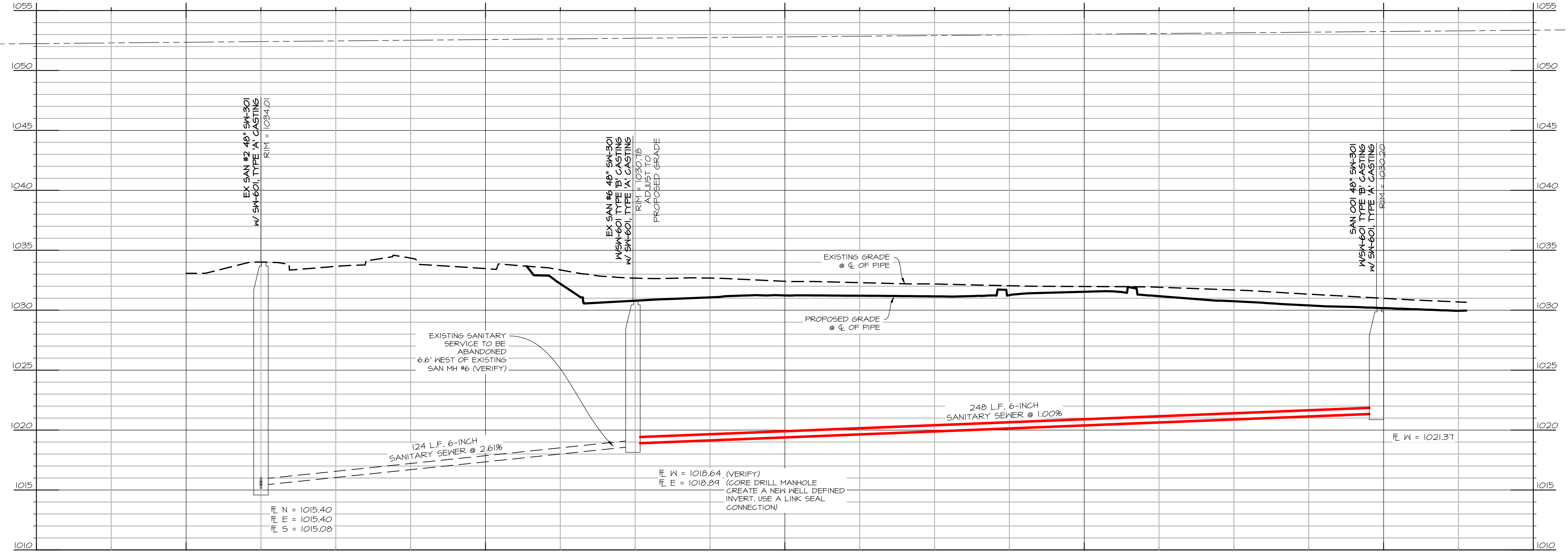
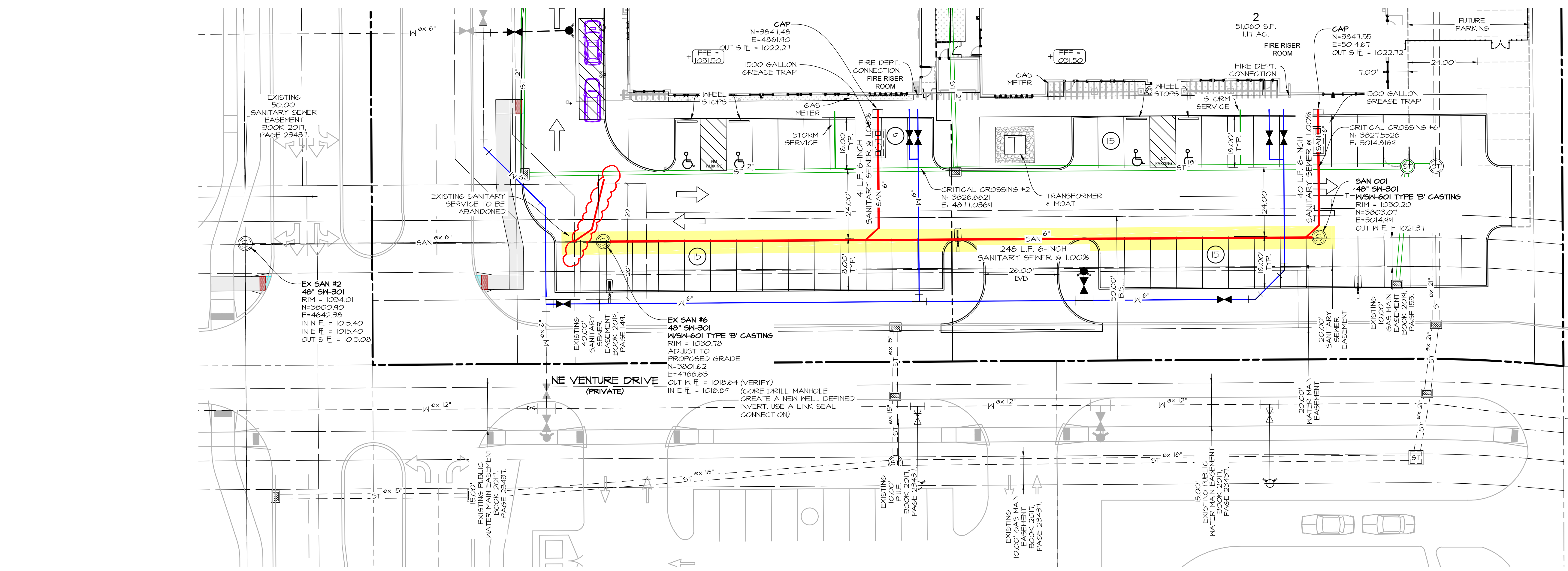
NEW CREATIONS
 801 NE VENTURE DRIVE, WAUKEE, IOWA
HYDRANT COVERAGE MAP

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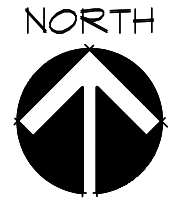
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PRELIMINARY

NEW CREATIONS
 801 NE VENTURE DRIVE, MAUKEE, IOWA
SANITARY SEWER PLAN & PROFILE

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 OF 18
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DATE: May 13, 2022
 DATE OF SURVEY: #####
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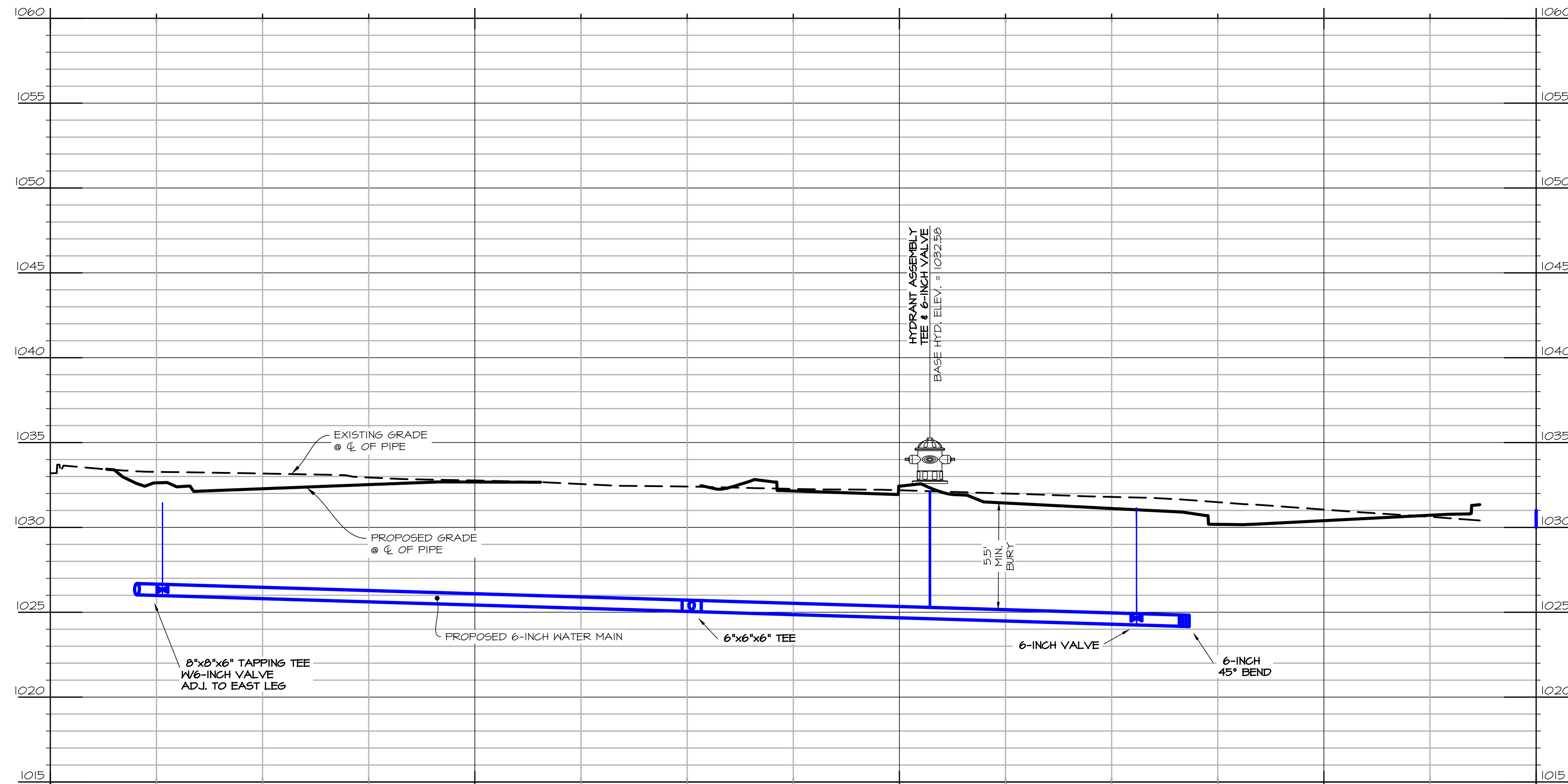
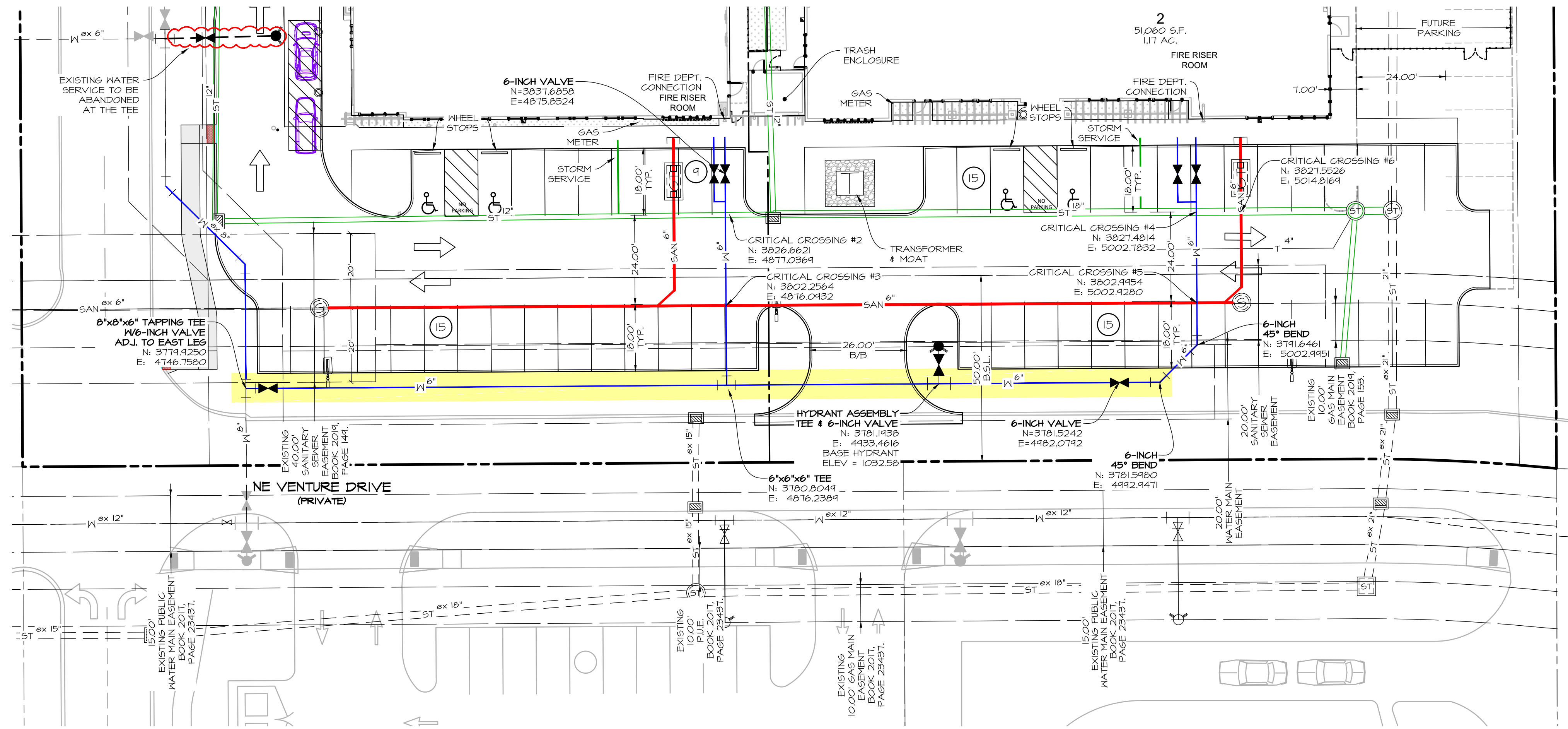
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CRITICAL CROSSING TABLE

CRITICAL CROSSING #1
BOTTOM OF 12-INCH STORM SEWER ELEVATION = 1025.15
TOP OF 6-INCH SANITARY SEWER ELEVATION = 1022.58
CRITICAL CROSSING #2
BOTTOM OF 12-INCH STORM SEWER ELEVATION = 1025.61
TOP OF 6-INCH WATER MAIN ELEVATION = 1024.10
(SEE NOTES 1 AND 2)
CRITICAL CROSSING #3
TOP OF 6-INCH SANITARY SEWER ELEVATION = 1020.48
BOTTOM OF 6-INCH WATER MAIN ELEVATION = 1025.13
(SEE NOTES 1 AND 2)
CRITICAL CROSSING #4
BOTTOM OF 18-INCH STORM SEWER ELEVATION = 1024.61
TOP OF 6-INCH WATER MAIN ELEVATION = 1023.00
(SEE NOTES 1 AND 2)
CRITICAL CROSSING #5
TOP OF 6-INCH SANITARY SEWER ELEVATION = 1021.71
BOTTOM OF 6-INCH WATER MAIN ELEVATION = 1024.47
(SEE NOTES 1 AND 2)
CRITICAL CROSSING #6
BOTTOM OF 18-INCH STORM SEWER ELEVATION = 1024.55
TOP OF 6-INCH SANITARY SEWER ELEVATION = 1023.04
(SEE NOTES 1 AND 2)
NOTES
1. MINIMUM BURY OF WATER MAIN = 5.5 FEET
2. MINIMUM VERTICAL SEPARATION OF WATER MAIN UNDER STORM/SANITARY SEWER = 1.5 FEET
3. MINIMUM VERTICAL SEPARATION OF WATER MAIN OVER STORM/SANITARY SEWER = 1.0 FEET

WATER NOTES

1. WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN:
 - a. STORM SEWERS: FLEXIBLE O-RING-GASKET JOINTS RATED AT 15 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS 10' MIN.
 - b. ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
 - c. SEWER MUST BE ADEQUATELY SUPPORTED.
 - d. LOW PERMEABLE SOIL SHALL BE USED FRO BACKFILL WITHIN 10' OF POINT OF CROSSING.
 - e. SANITARY SEWERS SHALL BE CONSTRUCTED OF WATER MAIN MATERIAL FOR 20' CENTERED ON WATER MAIN.
2. ALL STORM SEWER CROSSINGS ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN.



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PRELIMINARY

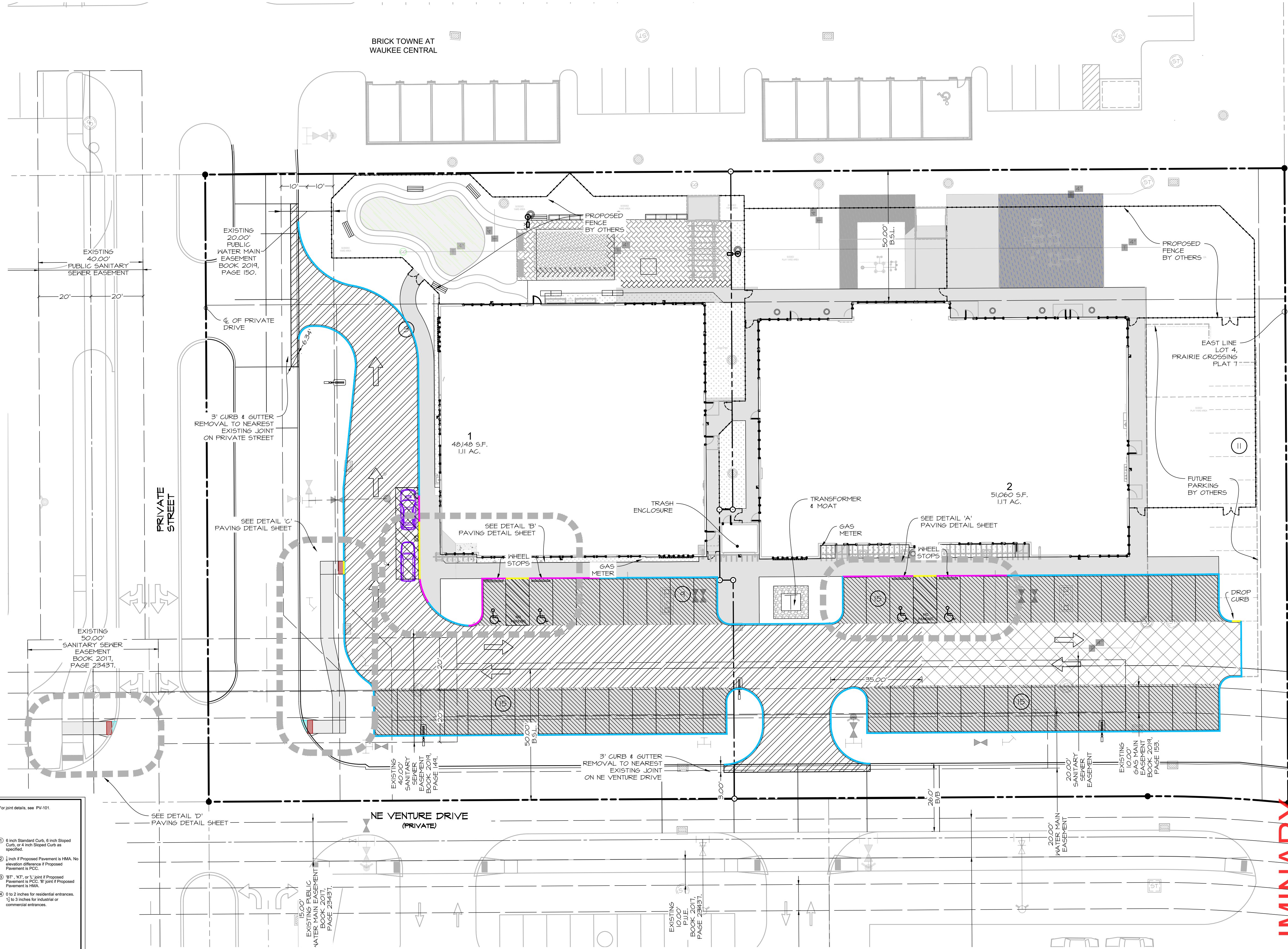
NEW CREATIONS
 801 NE VENTURE DRIVE, MAUKEE, IOWA
WATER MAIN PLAN & PROFILE

SHEET 08 OF 18
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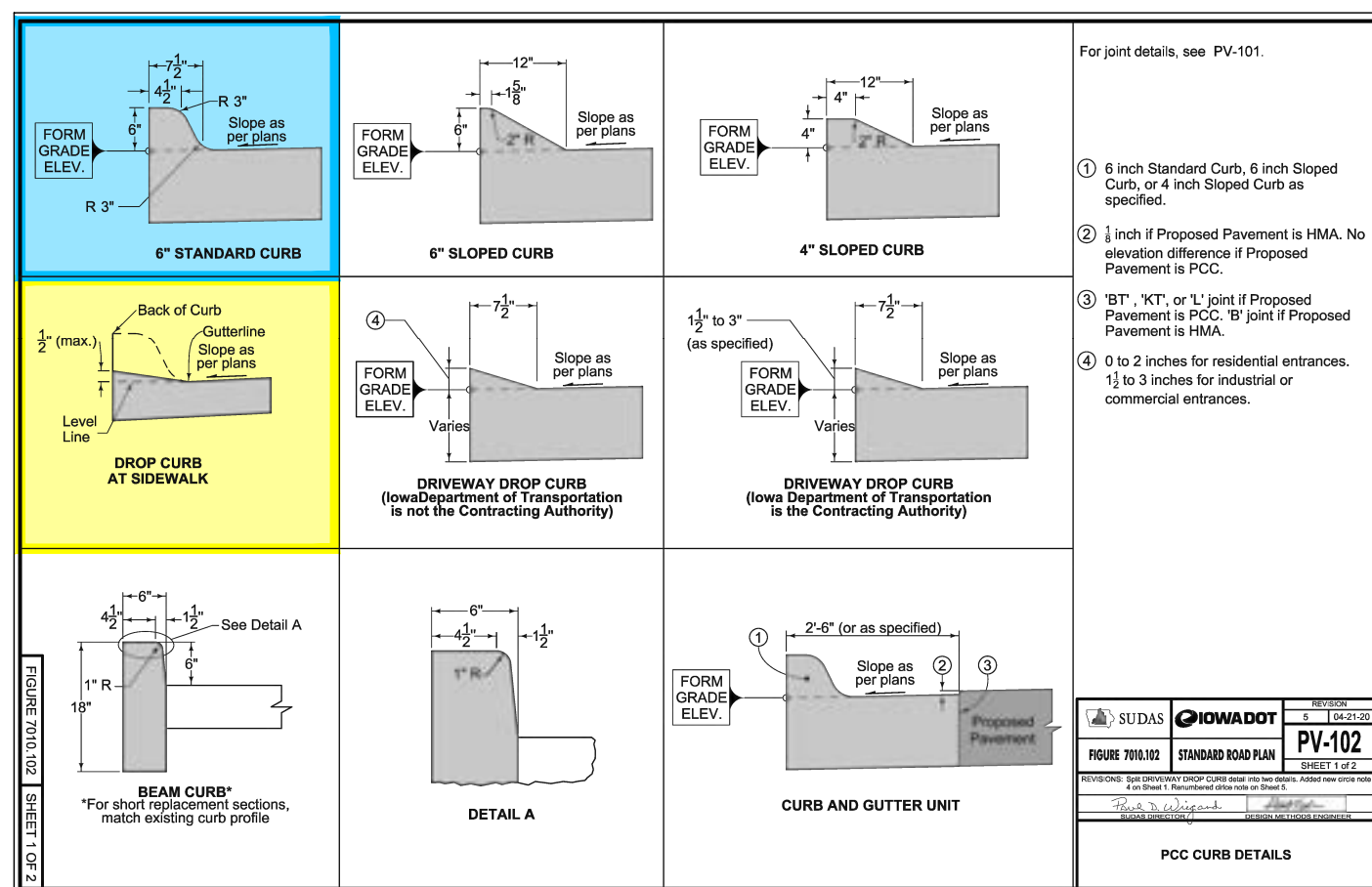
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NORTH

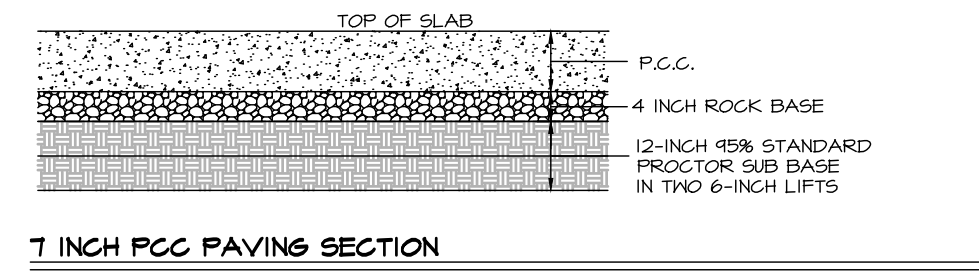
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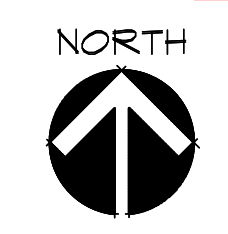
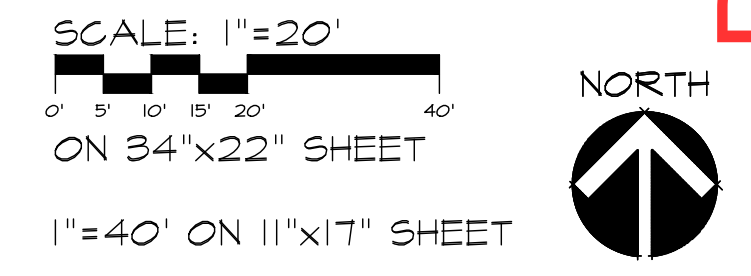
- TRANSITION (10' LENGTH)
- DROP CURB
- FULL CURB



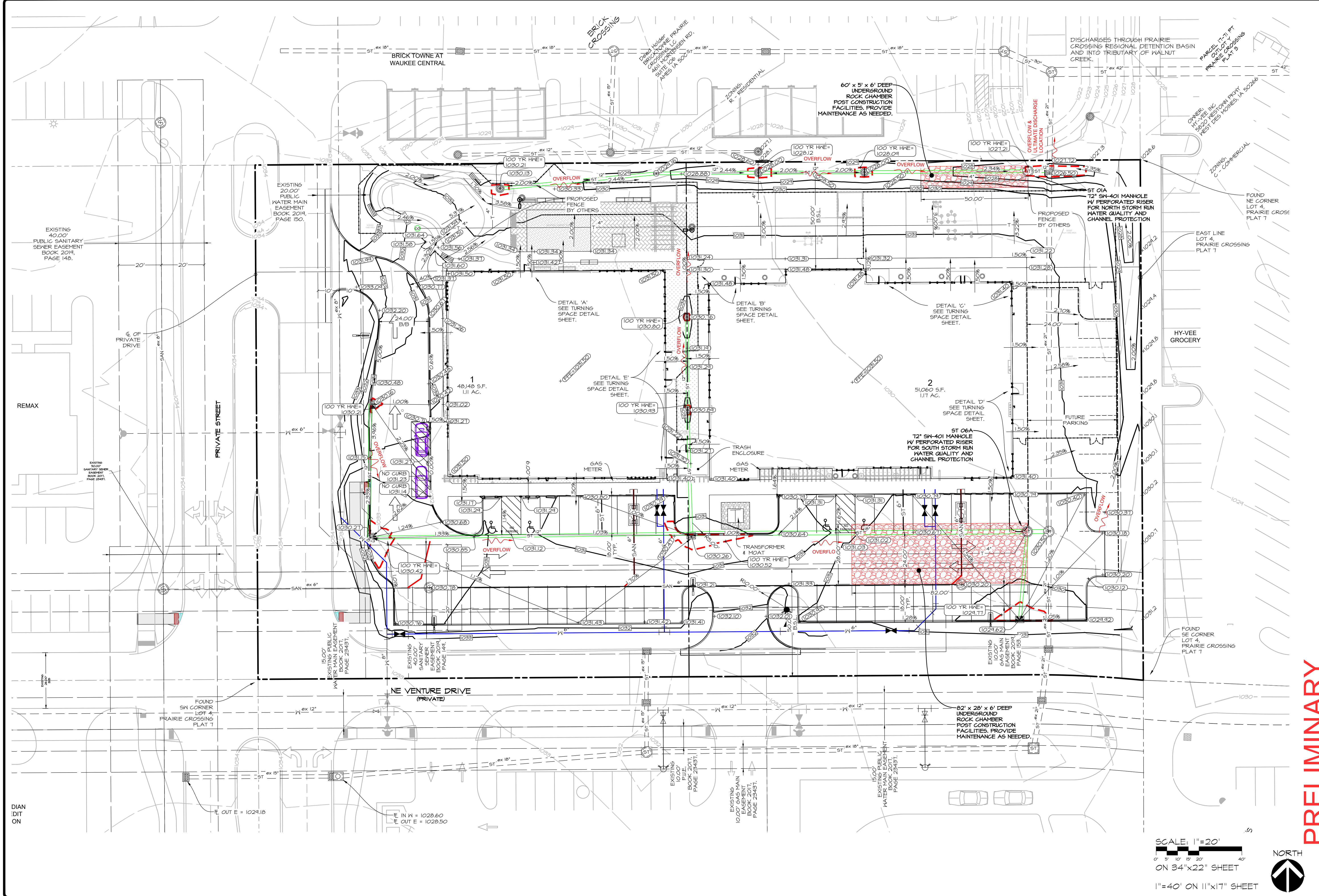
- PCC PAVEMENT NOTES**
- ALL PAVING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS, 2022 VERSION.
 - PAVEMENT SHALL COMPLY WITH TERRAGON GEOTECHNICAL REPORT (00225013-01).
 - CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
 - PCC SIDEWALKS SHALL BE 5 INCHES THICK. SIDEWALKS WITHIN THE SITE SHALL HAVE TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT 5 FEET. EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET.
 - ALL PAVEMENT HAS CURBS UNLESS NOTED OTHERWISE.



- PAVING LEGEND**
 THICKNESS TO ADHERE TO GEOTECHNICAL ENGINEERS RECOMMENDATIONS
- 7 INCH NON REINFORCED P.C.C.
 - 6 INCH NON REINFORCED P.C.C.
 - 5 INCH NON REINFORCED P.C.C. WITH 4-INCH ROCK SUBBASE
 - 5 INCH NON REINFORCED P.C.C.



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EXISTING 40.00' PUBLIC SANITARY SEWER EASEMENT BOOK 2014, PAGE 148.

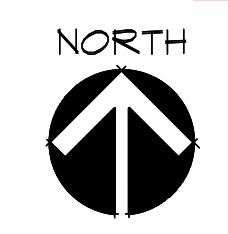
REMAX

PRIVATE STREET

NE VENTURE DRIVE (PRIVATE)

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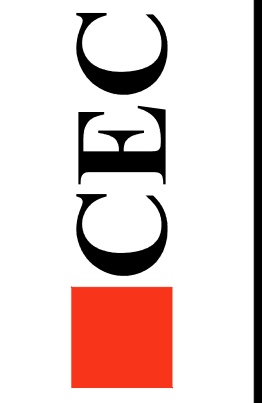


PRELIMINARY

NEW CREATIONS
801 NE VENTURE DRIVE, MAUKEE, IOWA
GRADING PLAN

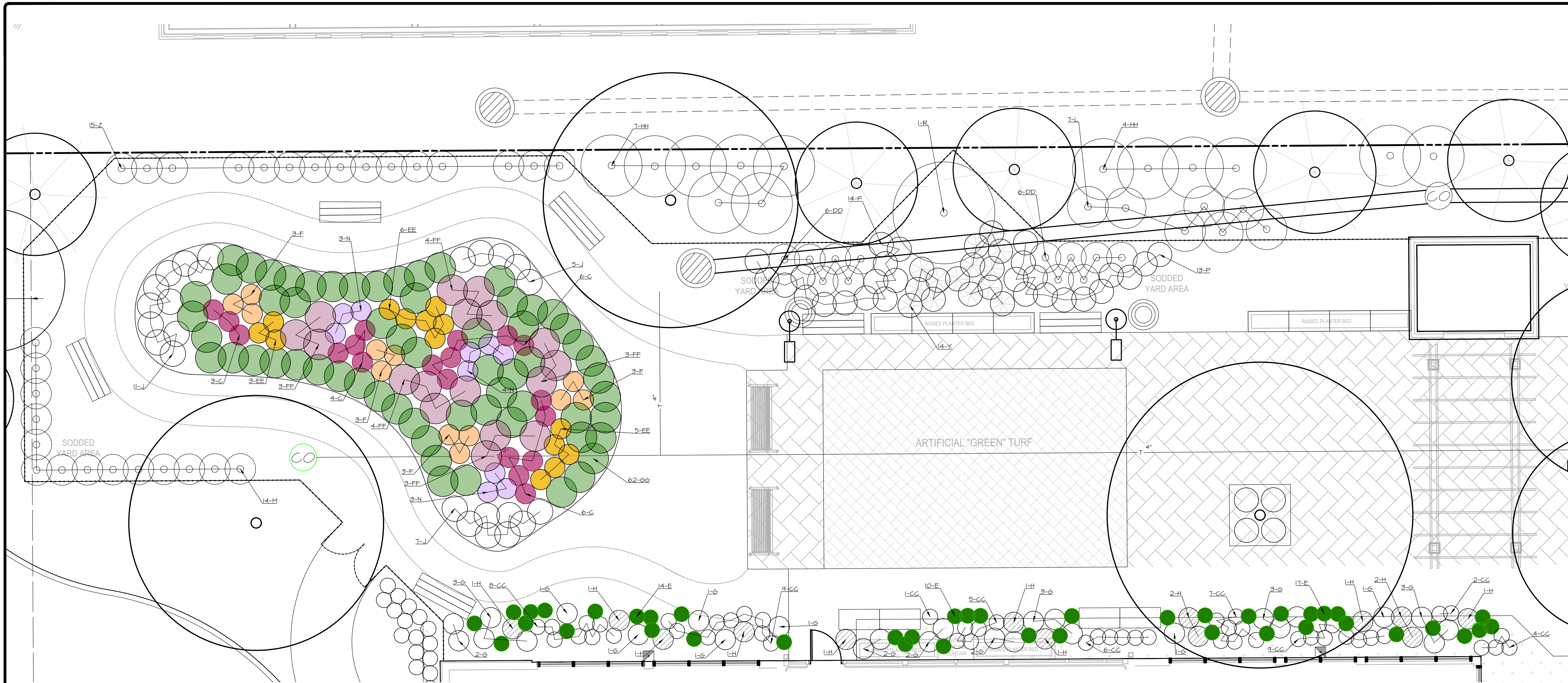
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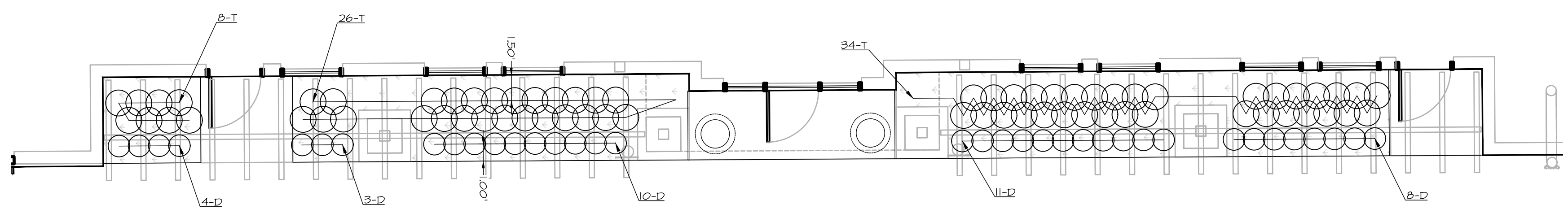


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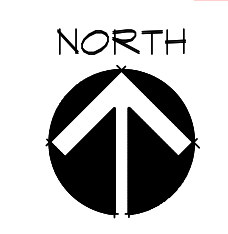
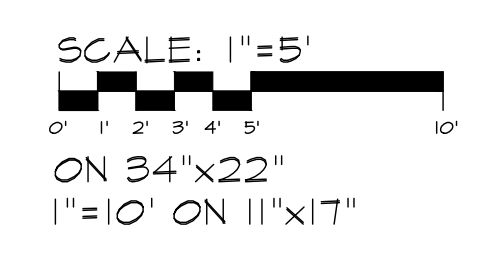
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ENLARGED PLAN - REAR



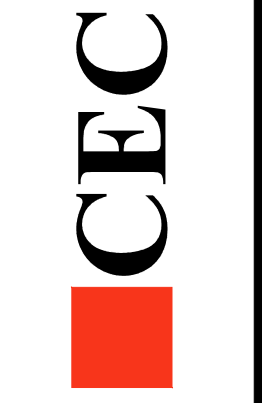
ENLARGED PLAN - FRONT



PRELIMINARY

NEW CREATIONS
801 NE VENTURE DRIVE, MAUKEE, IOWA
DETAILED PLANS - LANDSCAPING

DATE:	May 13, 2022
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EROSION CONTROL PLAN

PART III D 1 SITE DESCRIPTION/APPLICANT/SCHEDULE

OWNER/APPLICANT: NC HAUKEE, LLC
12 NE VENTURE DRIVE
HAUKEE, IA 50263
CONTACT: WATDE JOHNSON PHONE: (612) 374-4040
WATSON@CONSTRUCTION.COM

PART III D 2 CONTROLS

- 2A1 STABILIZATION PRACTICES
- MINIMIZE DISTURBANCE OF STEEP SLOPES
- EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.

PART III D 7 CONTRACTORS

GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATIVE TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT). SEE CERTIFICATION THIS SHEET.

DTB PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT-(SEE CONTRACTOR LIST TO RIGHT).

Name: _____
Address: _____
Phone: _____
Name: _____
Address: _____
Phone: _____

PART II 6 NOTICE OF DISCONTINUATION (N.O.D.)

WITHIN 30 DAYS OF FINAL STABILIZATION, OWNER SHALL SUBMIT AN N.O.D. TO IDNR, WHICH INCLUDES ITEMS AS FOLLOWS:
- NAME OF OWNER TO WHICH PERMIT WAS ISSUED.
- GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER.

PART III NON-STORM WATER DISCHARGES

ALL DISCHARGES AUTHORIZED BY PERMIT SHALL BE COMPOSED ENTIRELY OF STORM WATER EXCEPT FOR NON-STORM DISCHARGES TREATED WITH APPROPRIATE CONTROL MEASURES FOR NON-STORM WATER DISCHARGES LISTED BELOW.
A2 DISCHARGES FROM FIRE FIGHTING ACTIVITY:
- FIRE HYDRANT FLUSHINGS.

PART III B ANY OWNER OR OPERATOR IDENTIFIED IN POLLUTION PREVENTION PLAN IS SUBJECT TO SPILL NOTIFICATION REQUIREMENTS SPECIFIED IN 455B.306 OF IOWA CODE.

PART III C FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINES FOR ALL SITES AND ACTIVITIES REQUIRING THIS PERMIT SHALL COMPLY WITH FEDERAL EFFLUENT GUIDELINES APPLICABLE TO EACH SITE.

- 1A2 CONTROL STORM WATER AND VELOCITY TO MINIMIZE POLLUTANT DISCHARGES, INCLUDING PEAKFLOW AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL / STREAMBANK EROSION, AND SCOUR IN IMMEDIATE VICINITY OF DISCHARGE POINTS.
1AC MINIMIZE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY.
1AD MINIMIZE DISTURBANCE OF STEEP SLOPES.
1AE MINIMIZE SEDIMENT DISCHARGE FROM SITE DUE TO FREQUENCY, DURATION AND INTENSITY OF PRECIPITATION, AND SOIL CHARACTERISTICS.

PART IV C & PART V B PERMITTEE MUST AMEND PLAN WHEN THERE IS CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE HAVING SIGNIFICANT EFFECT ON POTENTIAL FOR DISCHARGE OF POLLUTANTS TO WATERS OF UNITED STATES WHICH HAVE NOT BEEN ADDRESSED IN PLAN OR WHERE PLAN IS INEFFECTIVE IN ELIMINATING POLLUTANT DISCHARGE. PLAN MUST BE UPDATED TO INCLUDE CHANGES AT SITE INCLUDING CONTRACTORS IDENTIFIED AFTER SUBMITTAL OF NOTICE OF INTENT.

- 4C4 QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE NOT FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
4A INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

PART IV D 3 IMPLEMENTATION / MAINTENANCE

MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED ON PLAN.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- PRIOR TO MASS GRADING, CONSTRUCT DIVERSION DRAINAGE SWALES ON UPHILL SIDES OF DISTURBED AREA TO DIVERT UPHILL RUNOFF FROM EXPOSED SOILS.

D. LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UTILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.

E. CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED IN CONFLICT WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO CONFLICT MAY BE RESOLVED.

F. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
G. AREAS TO RECEIVE FILL TO BE BENCHED.

H. PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO DEPTH OF 6-INCHES AND COMPACT, ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.

J. ALL SITE GRADING FOR STRUCTURAL FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. ALL AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE COMPACTED TO 85% STANDARD PROCTOR.

K. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.

L. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.

M. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.

N. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE. 20.TOPSOIL SHALL BE RESPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL DISTURBED UNPAVED AREAS.

F. BACKFILL TO TOP OF ALL ROCK OR PAVED SURFACES.
G. ADDITIONAL SILT FENCING MAY BE REQUIRED BY CITY AFTER FIELD INSPECTION.

GRADING AND EROSION CONTROL NOTES

- 1. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
a. CITY OF WAUKEE
b. NC HAUKEE, LLC
c. CIVIL ENGINEERING CONSULTANTS, INC.
d. IOWA ONE-CALL
2. INSPECTION REPORTS AND FOLLOW-UP DOCUMENTATION AS REQUIRED BY 6P2 SHALL BE SUBMITTED TO WAUKEE COMMUNITY DEVELOPMENT.
3. LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.

SEQUENCE OF MAJOR ACTIVITIES

- 1. PRE-CONSTRUCTION: SILT FENCE WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING GRADING OR CLEARING AND GRUBBING OPERATIONS. LOCATION OF PERIMETER OF PROJECT AT LOCATIONS IN WHICH RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. SILT FENCE SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. GRADING: AFTER GRADING OPERATIONS HAVE BEEN COMPLETED, ALL AREAS THAT WILL NOT BE DISTURBED BY SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE SEEDED.
3. FINISH GRADING AND SEEDING: FINISH GRADING AND PERMANENT SEEDING SHALL BE COMPLETED AS SOON AS PRACTICAL.
4. SUBMIT N.O.D. TO IDNR, UPON FINAL STABILIZATION.

SEDIMENT AND EROSION CONTROL QUANTITIES

12 EA. INLET PROTECTION
4600 LF. FILTER SOCK
4625 LF. SILT FENCE
526,250 SF. CONSTRUCTION ENTRANCE/EXIT

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

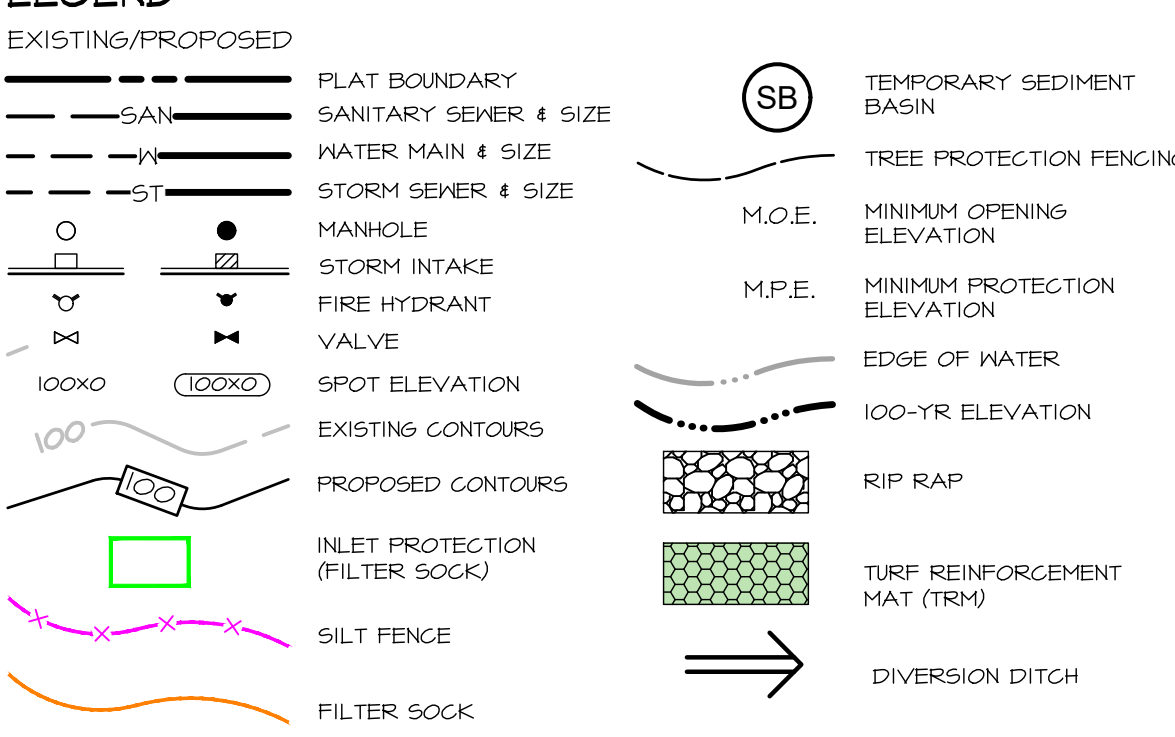
OTHER

NAME / TITLE: _____
COMPANY: _____ DATE: _____
TELEPHONE NUMBER: _____

S.U.D.A.S. REFERENCES

- 1. SILT FENCE: S.U.D.A.S. FIGURE 9040J14
2. SEDIMENTATION BASIN: S.U.D.A.S. FIGURES 9040J13, 91040J14, 9040J15
3. SEDIMENTATION LOSS: S.U.D.A.S. FIGURE 9040J105
4. RIP RAP: S.U.D.A.S. FIGURES 9040J10, 9040J11
5. COMPOST BLANKET: S.U.D.A.S. FIGURE 9040J1
6. STABILIZED CONSTRUCTION ENTRANCE: S.U.D.A.S. FIGURE 9040J20
7. CHECK DAM: S.U.D.A.S. FIGURE 9040J106

LEGEND



VICINITY SKETCH

NORTH
SCALE: 1"=1000'

DATE: _____
DATE OF SURVEY: XXX-XX-XX
DESIGNED BY: PC
DRAWN BY: NEH
PRELIMINARY
NEW CREATIONS
WAUKEE, IOWA
EROSION CONTROL - NOTES
SHEET 16 OF 18
E8742



