

SITE PLANS FOR STARBUCKS

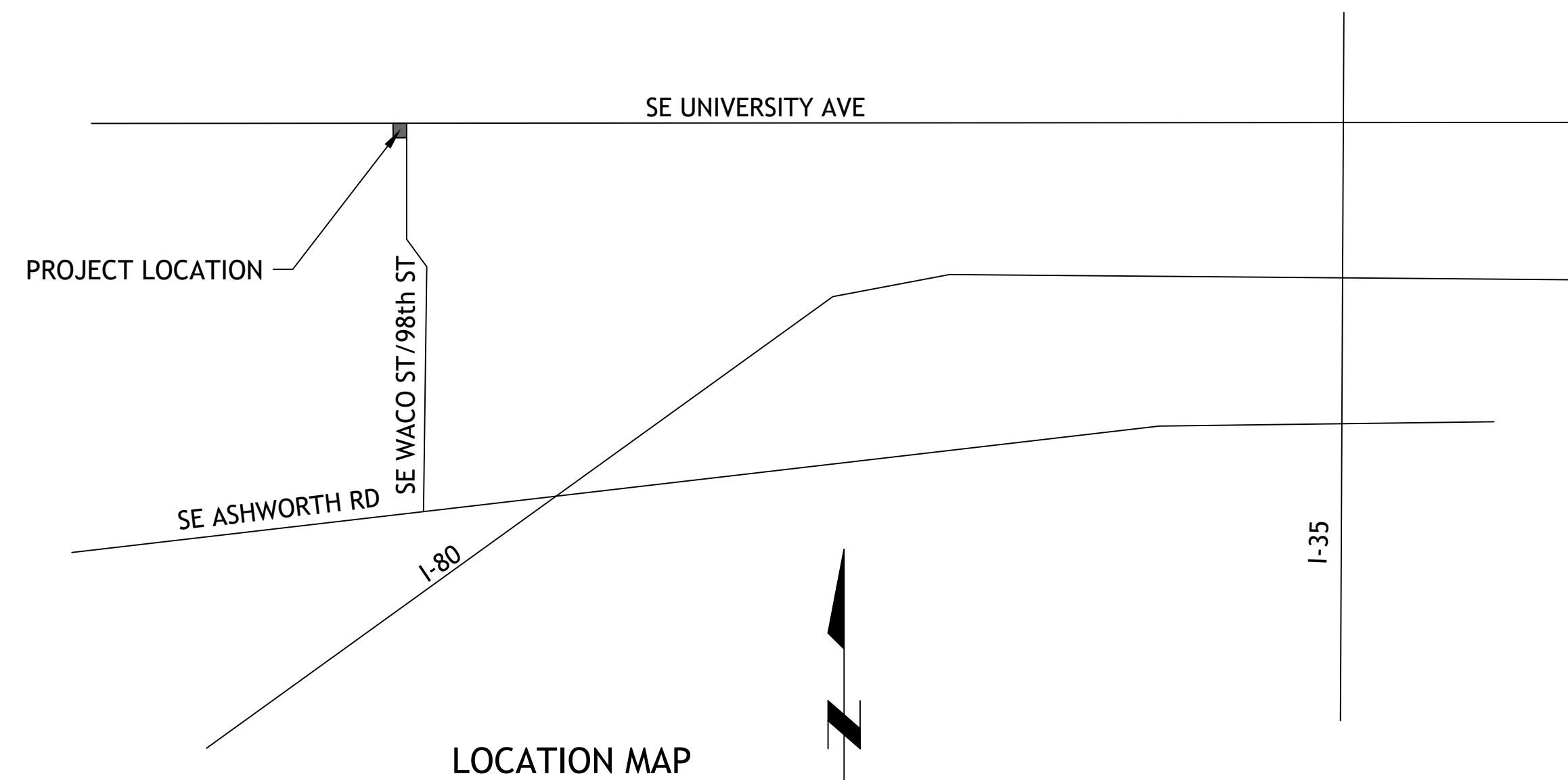
1500 SE UNIVERSITY AVE
WAUKEE, IOWA

UTILITIES

WATER, SANITARY SEWER, GAS
CITY OF WAUKEE
230 W. HICKMAN ROAD
WAUKEE, IA 50263
515-978-7920

ELECTRIC SERVICE
MIDAMERICAN ENERGY
P.O. BOX 657
DES MOINES, IA 50306-0657
888-427-5632

COMMUNICATION
CENTURY LINK
877-862-9343



LEGAL DESCRIPTION:
COFFEE BEAN ADDITION PLAT 1 LOT 1 OF WAUKEE, DALLAS COUNTY, IOWA

NOTE:
ALL CONSTRUCTION SHALL FOLLOW THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.

STARBUCKS SUBMITTAL DATES:	CITY COMMENTS SENT
2-1-22	2-10-22
3-8-22	3-18-22
4-20-22	4-14-22
5-12-22	5-27-22

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR

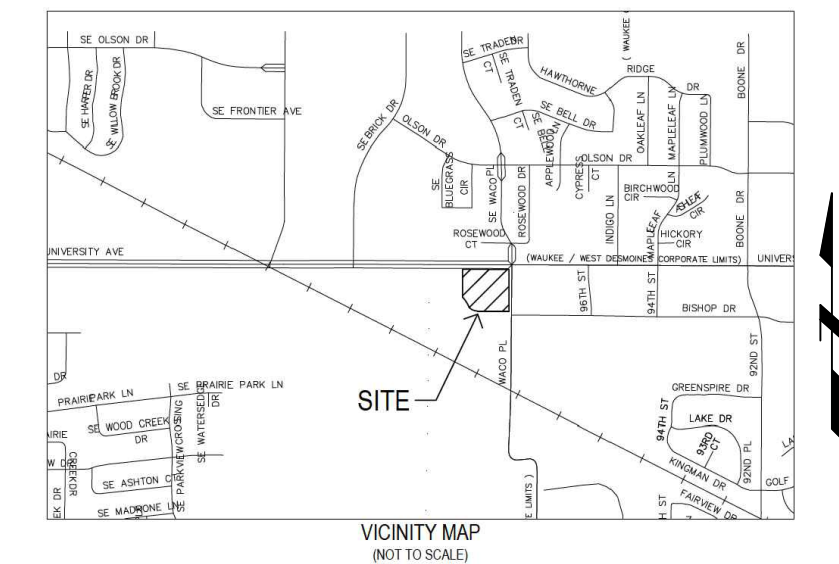
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.



INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING PLAN
- C-5.1 ADA RAMPS
- C-6 STORM LINE A & B PLAN AND PROFILE
- C-7 98th ST PAVEMENT MARKING
- C-8 EROSION AND SEDIMENT CONTROL PLAN
- C-9 EROSION AND SEDIMENT CONTROL DETAILS
- C-10 DETAILS
- C-11 DETAILS
- C-12 DETAILS
- C-13 LANDSCAPE PLAN

DEVELOPER

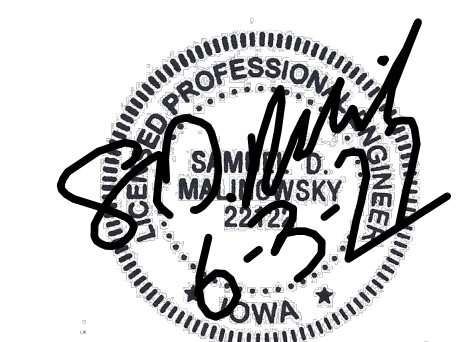
RECOR PROPERTIES
5925 BEVERLY AVE.
MISSION KS, 66202
BRANDON HAVERTY
913-948-9960

SURVEYOR

BISHOP ENGINEERING
3501 104th ST
DES MOINES, IA 50322
515-276-0467

ENGINEER

SM ENGINEERING
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER
LICENSE EXPIRES 12-31-22

SM Engineering



5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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Revisions

2-15-22 CITY COMMENTS
3-29-22 CITY COMMENTS
4-20-22 CITY COMMENTS
5-12-22 CITY COMMENTS
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STARBUCKS
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WAUKEE, IOWA

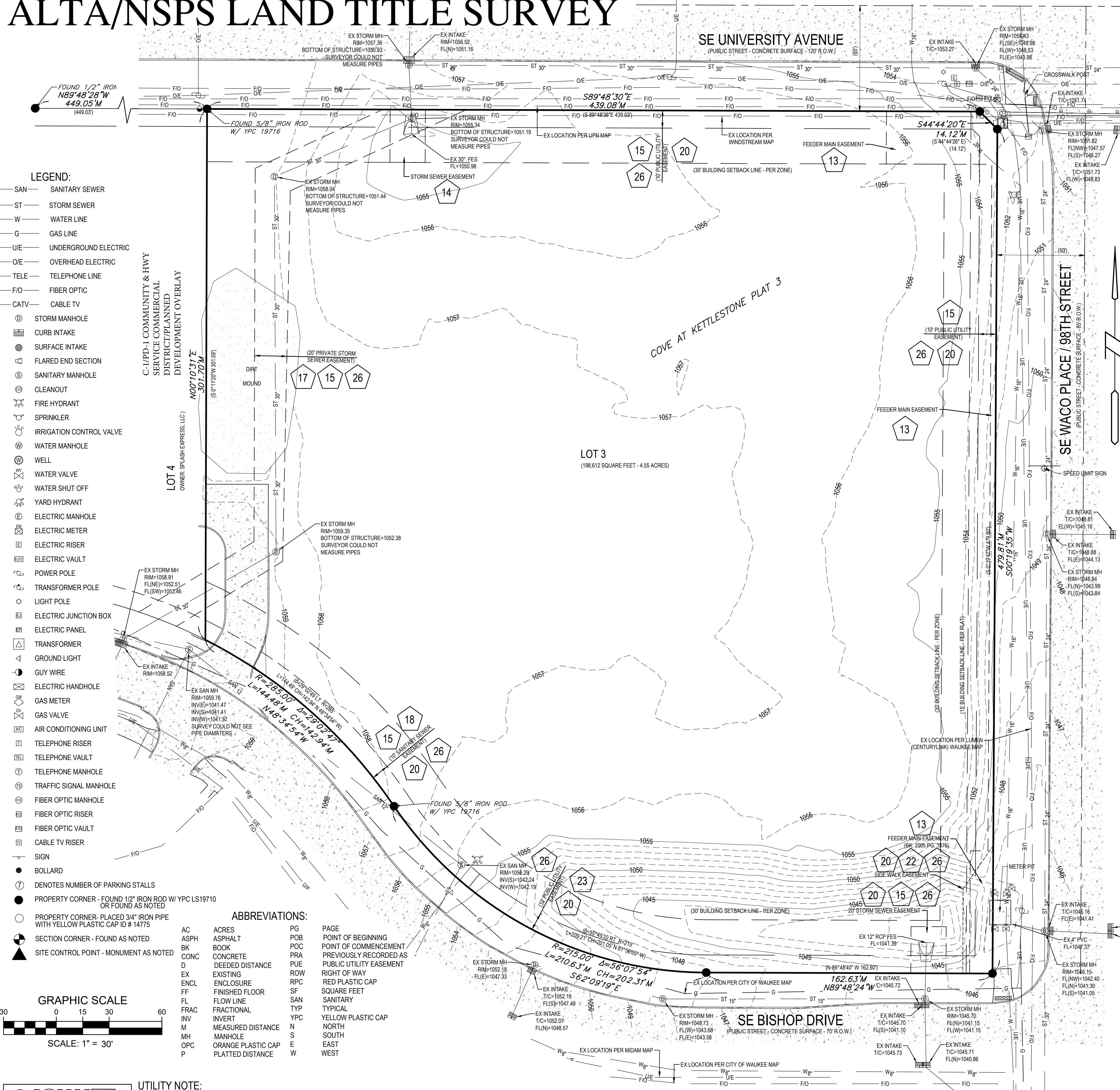
sheet

C1.0

Civil
COVER SHEET

permit
17 DECEMBER 2021

RECOR PROPERTIES ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
SCALE: 1" = 1,000'

TITLE COMMITMENT NOTES:
INFORMATION WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY FROM COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. MN304083 WITH AN EFFECTIVE DATE OF 8-18-2021. SURVEY RELATED ITEMS FROM SCHEDULE B PART II - EXCEPTIONS ARE AS FOLLOWS:

- 1-11: STANDARD EXCEPTIONS
- 12. EASEMENT IN FAVOR OF IOWA POWER AND LIGHT COMPANY, DATED JULY 31, 1973, RECORDED DECEMBER 26, 1973, IN BOOK 513 OF MISCELLANEOUS, PAGE 52. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN.
- 13. PERPETUAL EASEMENT FOR FEEDER MAIN IN FAVOR OF THE CITY OF WAUKEE, DATED OCTOBER 27, 2004, RECORDED FEBRUARY 10, 2005, IN BOOK 2005, PAGE 1875. AFFECTS SUBJECT PROPERTY AND IS SHOWN.
- 14. STORM SEWER AND OVERLAND STORM WATER DRAINAGE EASEMENT(S) IN FAVOR OF THE CITY OF WAUKEE, DATED JUNE 5, 2006, RECORDED AUGUST 22, 2006, IN BOOK 2006, PAGE 13760. AFFECTS SUBJECT PROPERTY AND IS SHOWN.
- 15. EASEMENTS AND SETBACK LINES DEPICTED ON, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RECIPROCAL EASEMENTS ATTACHED TO, THE PLAT OF COVE AT KETTLESTONE PLAT 1, RECORDED DECEMBER 30, 2015, IN BOOK 2015, PAGE 20833.
- 16. AGREEMENT TO COMPLETE PUBLIC IMPROVEMENTS DATED DECEMBER 7, 2015, RECORDED DECEMBER 30, 2015, IN BOOK 2015, PAGE 20836. NON-SURVEY RELATED ITEM.
- 17. PRIVATE STORM SEWER EASEMENT(S) DATED DECEMBER 22, 2015, RECORDED DECEMBER 30, 2015, IN BOOK 2015, PAGE 20839. AFFECTS SUBJECT PROPERTY AND IS SHOWN.
- 18. SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED NOVEMBER 30, 2015, RECORDED DECEMBER 30, 2015, IN BOOK 2015, PAGE 20843. AFFECTS SUBJECT PROPERTY AND IS SHOWN.
- 19. ORDINANCE NO. 2791 AMENDING ZONING ORDINANCE APPROVED NOVEMBER 2, 2015, RECORDED FEBRUARY 22, 2016, IN BOOK 2016, PAGE 2362. NON-SURVEY RELATED ITEM.
- 20. EASEMENTS AND SETBACK LINES DEPICTED ON, AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RECIPROCAL EASEMENTS ATTACHED TO, THE PLAT OF COVE AT KETTLESTONE PLAT 2, RECORDED NOVEMBER 8, 2019, IN BOOK 2019, PAGE 21469.
- 21. INGRESS/EGRESS EASEMENT(S) DATED OCTOBER 28, 2019, RECORDED NOVEMBER 8, 2019, IN BOOK 2019, PAGE 21473. DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN.
- 22. PUBLIC SIDEWALK EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED NOVEMBER 7, 2019, RECORDED NOVEMBER 8, 2019, IN BOOK 2019, PAGE 21474. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN.
- 23. PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED NOVEMBER 7, 2019, RECORDED NOVEMBER 8, 2019, IN BOOK 2019, PAGE 21475. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN.
- 24. PUBLIC STORM SEWER EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED OCTOBER 28, 2019, RECORDED NOVEMBER 8, 2019, IN BOOK 2019, PAGE 21476. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN.
- 25. SHARED DRIVEWAY CONSTRUCTION AND EASEMENT AGREEMENT DATED NOVEMBER 8, 2019, RECORDED NOVEMBER 8, 2019, IN BOOK 2019, PAGE 21480. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN.
- 26. EASEMENTS AND SETBACK LINES DEPICTED ON THE PLAT OF COVE AT KETTLESTONE PLAT 3, RECORDED AUGUST 27, 2020, IN BOOK 2020, PAGE 22558. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN.
- 27. PUBLIC INGRESS/EGRESS EASEMENT IN FAVOR OF THE CITY OF WAUKEE, DATED AUGUST 24, 2020, RECORDED AUGUST 27, 2020, IN BOOK 2020, PAGE 22559. AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- 28. NON-SURVEY RELATED ITEM

PROPERTY DESCRIPTION:
PER TITLE COMMITMENT # MN304083
LOT 3, COVE AT KETTLESTONE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AREA:
198,612 SQUARE FEET (4.55 ACRES)

OWNER:
HAWTHORNE POINTE, LLC, AN IOWA LIMITED LIABILITY COMPANY
9500 UNIVERSITY AVENUE, SUITE 2112
WEST DES MOINES, IOWA 50266

PREPARED FOR:
BRANDON HAVERLY
5925 BEVERLY AVENUE
MISSION, KANSAS 66202
913.948.9960

ZONING:
INFORMATION OBTAINED FROM CITY OF WAUKEE (WWW.WAUKEE.ORG) ZONED: C-1/PD-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (ORDINANCE 2791)
SETBACKS PER CITY OF WAUKEE COMMERCIAL ZONING:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 0 FEET, OR 30 FEET ALONG RESIDENTIAL DISTRICTS

FOR AN OFFICIAL ZONING REPORT PLEASE CALL:
CITY OF WAUKEE AT 515-978-7900

NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
- WETLANDS WERE NOT DELINEATED BY A QUALIFIED SPECIALIST FOR THIS SITE, AND ARE THEREFORE NOT SHOWN ON THIS PLAN.
- NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE FOUND OR OBSERVED DURING FIELDWORK.
- NO EVIDENCE OF SPRINGS, PONDS, LAKES, STREAMS, RIVERS, CANALS, DITCHES, MARSHES OR SWAMPS WERE OBSERVED WITHIN 5 FEET OF BOUNDARY DURING FIELDWORK.

ALTA CERTIFICATION:
TO LENDER ONE, FALCO, LLC, A KANSAS LIMITED LIABILITY COMPANY, INCLUDING THEIR SUBSIDIARIES, AFFILIATES, SUCCESSORS AND ASSIGNEES, AND CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C) 8, 9, 10(A)(B), 11(A), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9-07-2021.

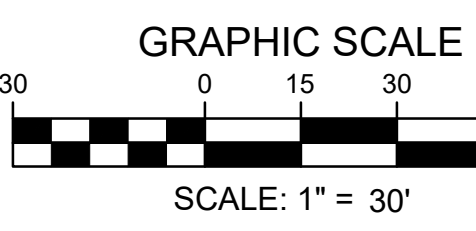
DATE OF PLAT OR MAP: _____

BY: LARRY D. HYLER PLS # 14775 DATE: _____
BISHOP ENGINEERING CO., INC.
3501 104th Street, Des Moines, Iowa 50322
hyler@bishopengr.com (515) 276-0467
bishopengr.com

- LEGEND:**
- SAN - SANITARY SEWER
 - ST - STORM SEWER
 - W - WATER LINE
 - G - GAS LINE
 - UE - UNDERGROUND ELECTRIC
 - O/E - OVERHEAD ELECTRIC
 - TELE - TELEPHONE LINE
 - F/O - FIBER OPTIC
 - CATV - CABLE TV
 - SM - STORM MANHOLE
 - CI - CURB INTAKE
 - FS - FLARED END SECTION
 - SMH - SANITARY MANHOLE
 - CN - CLEANOUT
 - FH - FIRE HYDRANT
 - SPR - SPRINKLER
 - ICV - IRRIGATION CONTROL VALVE
 - WM - WATER MANHOLE
 - WEL - WELL
 - WV - WATER VALVE
 - WSO - WATER SHUT OFF
 - YH - YARD HYDRANT
 - EMH - ELECTRIC MANHOLE
 - EM - ELECTRIC METER
 - ER - ELECTRIC RISER
 - EV - ELECTRIC VAULT
 - PP - POWER POLE
 - TP - TRANSFORMER POLE
 - LP - LIGHT POLE
 - EJB - ELECTRIC JUNCTION BOX
 - EP - ELECTRIC PANEL
 - TR - TRANSFORMER
 - GL - GROUND LIGHT
 - GW - GUY WIRE
 - EHH - ELECTRIC HANDHOLE
 - GM - GAS METER
 - GV - GAS VALVE
 - AUC - AIR CONDITIONING UNIT
 - TRIS - TELEPHONE RISER
 - TV - TELEPHONE VAULT
 - TSMH - TELEPHONE MANHOLE
 - TSM - TRAFFIC SIGNAL MANHOLE
 - FOMH - FIBER OPTIC MANHOLE
 - FOR - FIBER OPTIC RISER
 - FOV - FIBER OPTIC VAULT
 - CVR - CABLE TV RISER
 - S - SIGN
 - B - BOLLARD
 - N - DENOTES NUMBER OF PARKING STALLS
 - PC - PROPERTY CORNER - FOUND 1/2" IRON ROD W/ YPC LS19710 OR FOUND AS NOTED
 - POC - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775
 - SC - SECTION CORNER - FOUND AS NOTED
 - SCP - SITE CONTROL POINT - MONUMENT AS NOTED

ABBREVIATIONS:

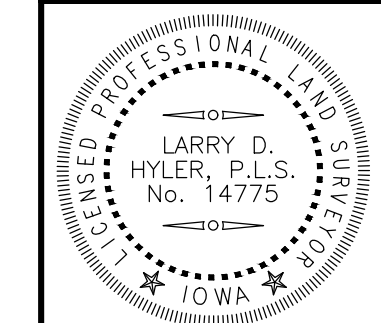
AC	ACRES	PG	PAGE
ASPH	ASPHALT	POB	POINT OF BEGINNING
BK	BOOK	POC	POINT OF COMMENCEMENT
CONC	CONCRETE	PRA	PREVIOUSLY RECORDED AS
D	DEEDED DISTANCE	PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING	ROW	RIGHT OF WAY
ENCL	ENCLOSURE	RPC	RED PLASTIC CAP
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOW LINE	SAN	SANITARY
FRAC	FRACTIONAL	TYP	TYPICAL
INV	INVERT	YPC	YELLOW PLASTIC CAP
M	MEASURED DISTANCE	N	NORTH
MH	MANHOLE	S	SOUTH
OPC	ORANGE PLASTIC CAP	E	EAST
P	PLATTED DISTANCE	W	WEST



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN, IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

FLOOD HAZARD CERTIFICATION:
ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19049C0355F, WITH AN EFFECTIVE DATE OF 12/07/2018, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED 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.

SIGNED: _____ PRELIMINARY _____ DATE: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying Established 1959

1450 S.E. UNIVERSITY AVENUE
WAUKEE, IOWA

ALTA/NSPS LAND TITLE SURVEY

REFERENCE NUMBER:
190663

DRAWN BY:
MDH

CHECKED BY:

REVISION DATE:

PROJECT NUMBER:
210455

SHEET NUMBER:
1 OF 1



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Revisions
2-15-22 CITY COMMENTS
3-29-22 CITY COMMENTS
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3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

6. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT PRIOR TO MAKING ANY CHANGES. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE WITHOUT APPROVAL FROM THE CITY OF WAUKEE

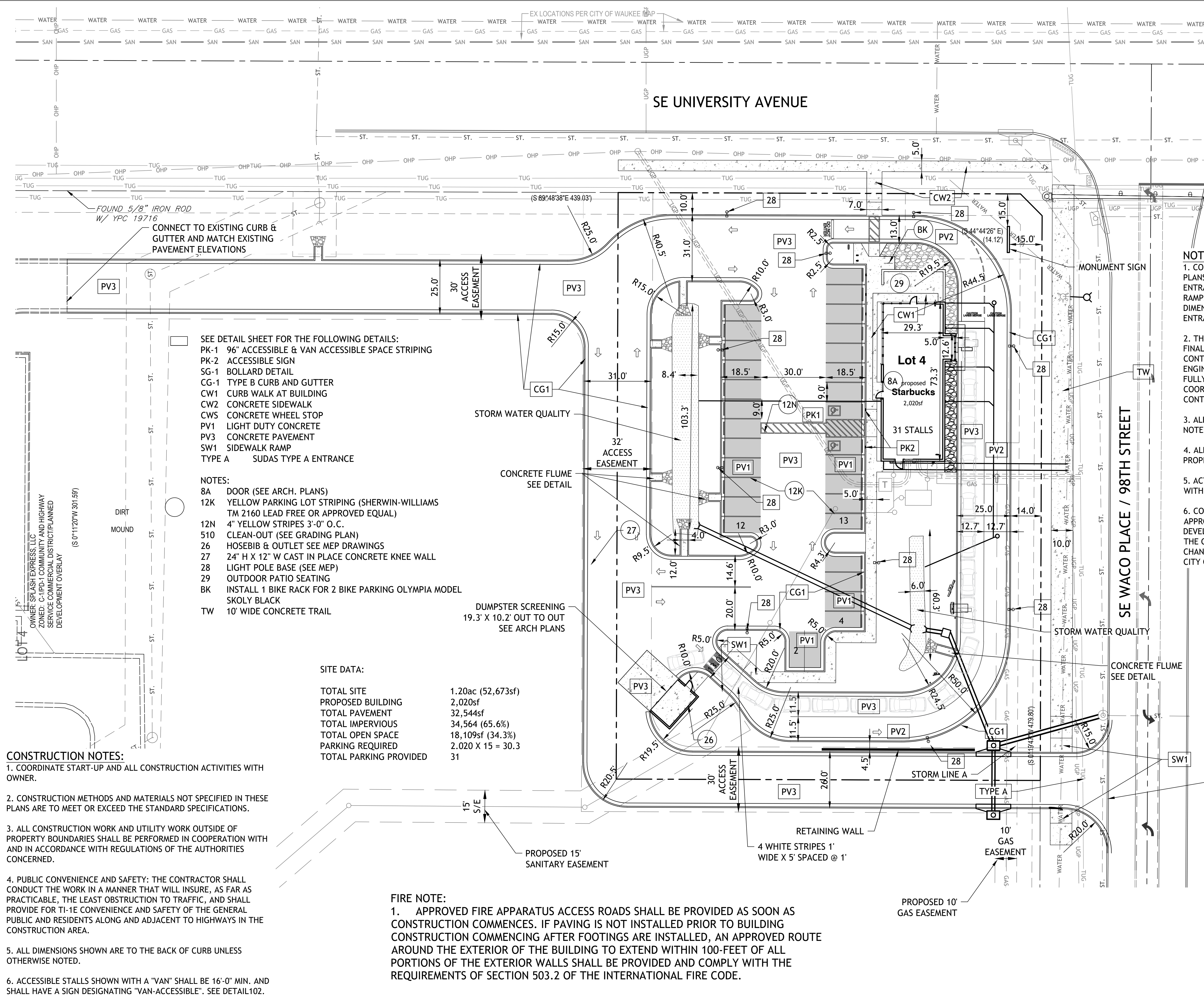
STARBUCKS
1500 SE UNIVERSITY AVE
WAUKEE, IOWA

sheet

C3.0

Civil SITE PLAN

17 DECEMBER 2021



- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 ACCESSIBLE SIGN
 - SG-1 BOLLARD DETAIL
 - CG-1 TYPE B CURB AND GUTTER
 - CW1 CURB WALK AT BUILDING
 - CW2 CONCRETE SIDEWALK
 - CWS CONCRETE WHEEL STOP
 - PV1 LIGHT DUTY CONCRETE
 - PV3 CONCRETE PAVEMENT
 - SW1 SIDEWALK RAMP
 - TYPE A SUDAS TYPE A ENTRANCE

- NOTES:
- 8A DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.
 - 510 CLEAN-OUT (SEE GRADING PLAN)
 - 26 HOSEBIB & OUTLET SEE MEP DRAWINGS
 - 27 24" H X 12" W CAST IN PLACE CONCRETE KNEE WALL
 - 28 LIGHT POLE BASE (SEE MEP)
 - 29 OUTDOOR PATIO SEATING
 - BK INSTALL 1 BIKE RACK FOR 2 BIKE PARKING OLYMPIA MODEL SKOLY BLACK
 - TW 10' WIDE CONCRETE TRAIL

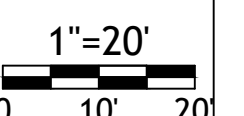
SITE DATA:

TOTAL SITE	1.20ac (52,673sf)
PROPOSED BUILDING	2,020sf
TOTAL PAVEMENT	32,544sf
TOTAL IMPERVIOUS	34,564 (65.6%)
TOTAL OPEN SPACE	18,109sf (34.3%)
PARKING REQUIRED	2.020 X 15 = 30.3
TOTAL PARKING PROVIDED	31

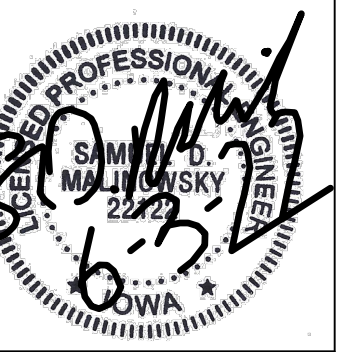
- CONSTRUCTION NOTES:**
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR TI-1E CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
 - ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL102.

- FIRE NOTE:**
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE 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 INTERNATIONAL FIRE CODE.

- NOTE:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
 - ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
 - ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT PRIOR TO MAKING ANY CHANGES. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE WITHOUT APPROVAL FROM THE CITY OF WAUKEE



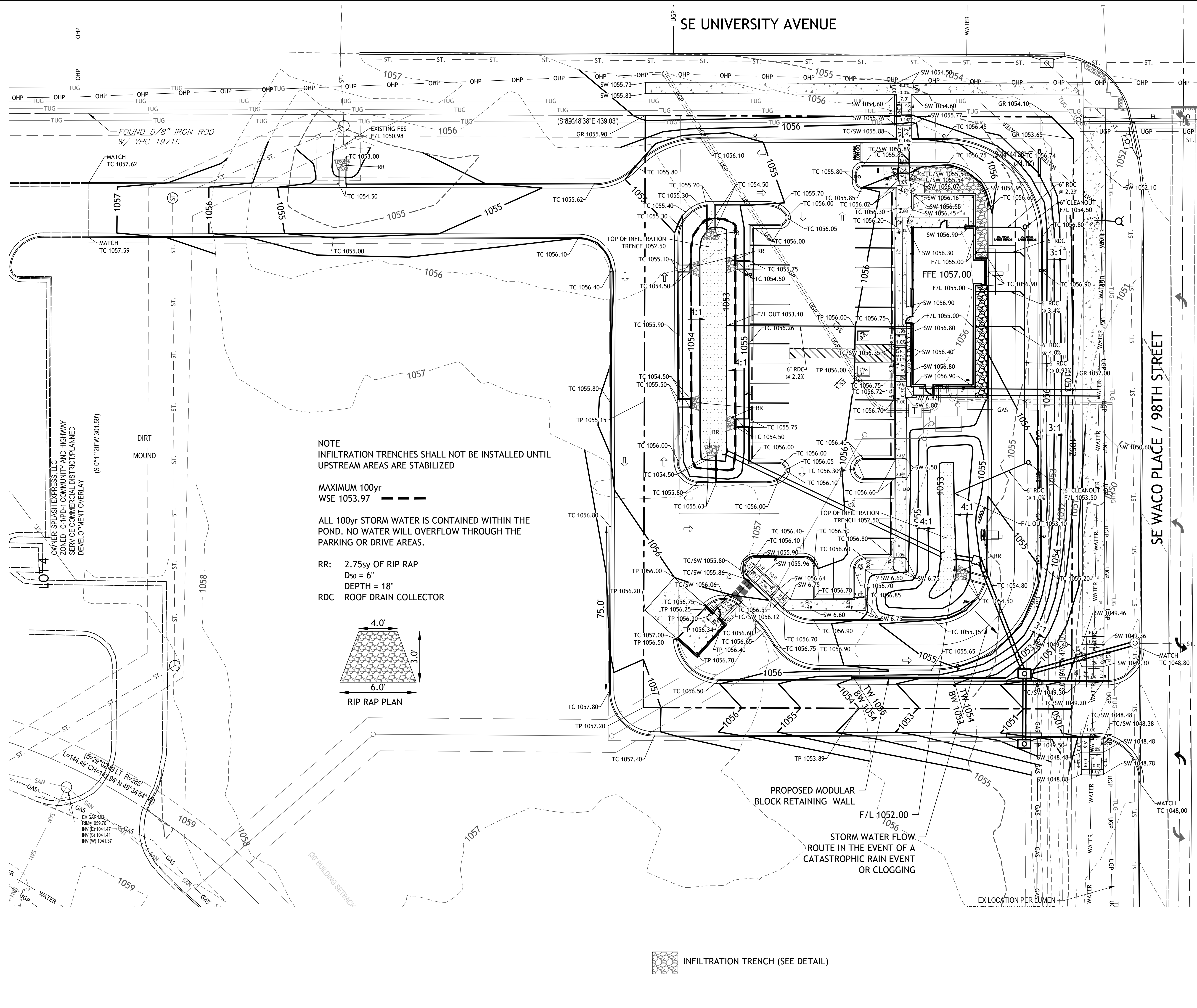
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STARBUCKS
1500 SE UNIVERSITY AVE
WAUKEE, IOWA

SE UNIVERSITY AVENUE



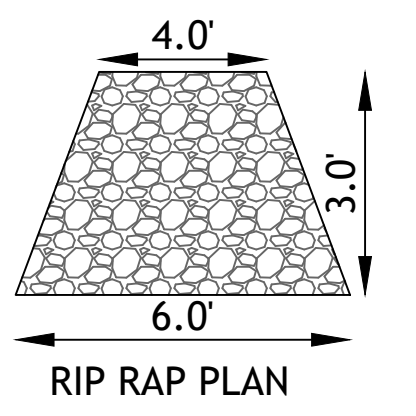
- GRADING NOTES:**
- EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
 - AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
 - IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
 - CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
 - THE SITEMARKS FOR THIS PROJECT SHALL MEET OR EXCEED STANDARD SITEMARK SPECIFICATIONS.
 - PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
 - HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
 - ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

NOTE
INFILTRATION TRENCHES SHALL NOT BE INSTALLED UNTIL UPSTREAM AREAS ARE STABILIZED

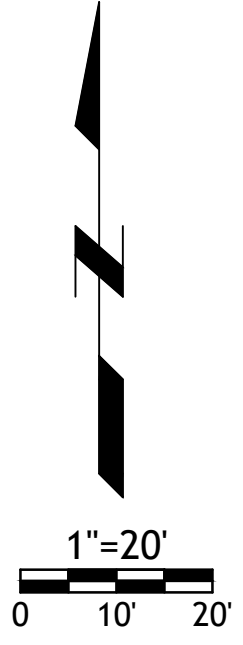
MAXIMUM 100yr
WSE 1053.97

ALL 100yr STORM WATER IS CONTAINED WITHIN THE POND. NO WATER WILL OVERFLOW THROUGH THE PARKING OR DRIVE AREAS.

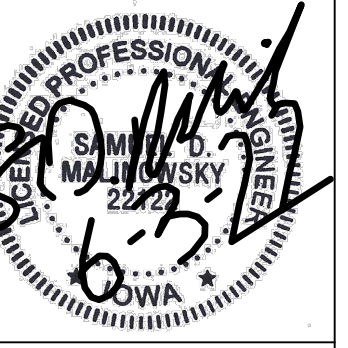
RR: 2.75sy OF RIP RAP
D₅₀ = 6"
DEPTH = 18"
RDC ROOF DRAIN COLLECTOR



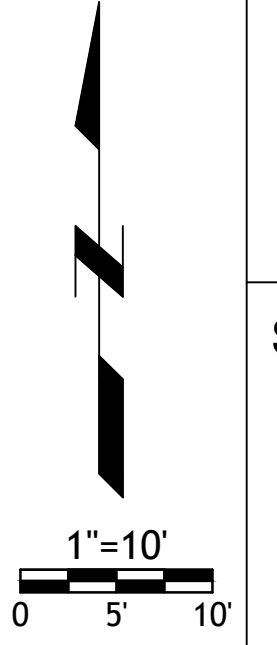
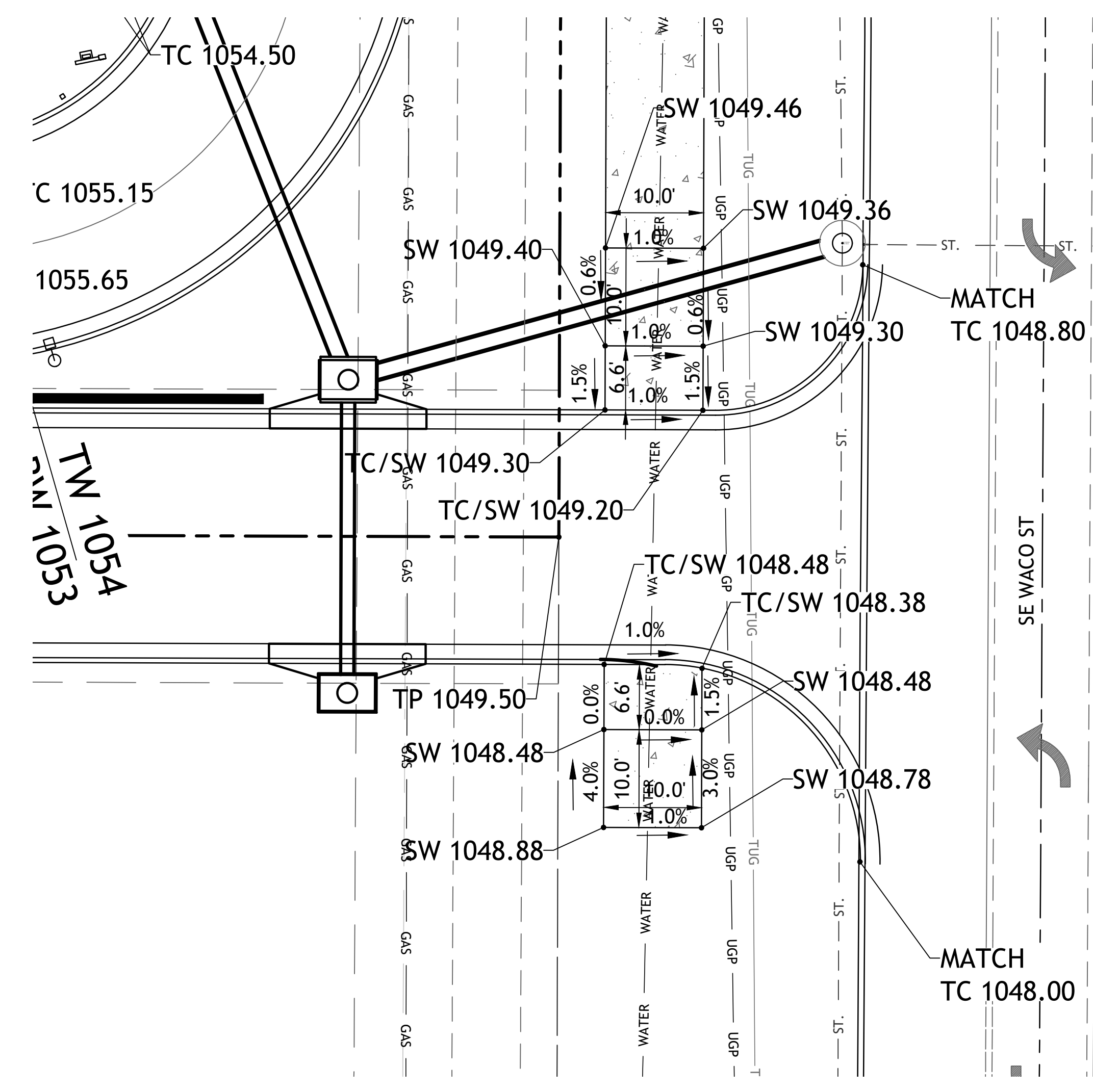
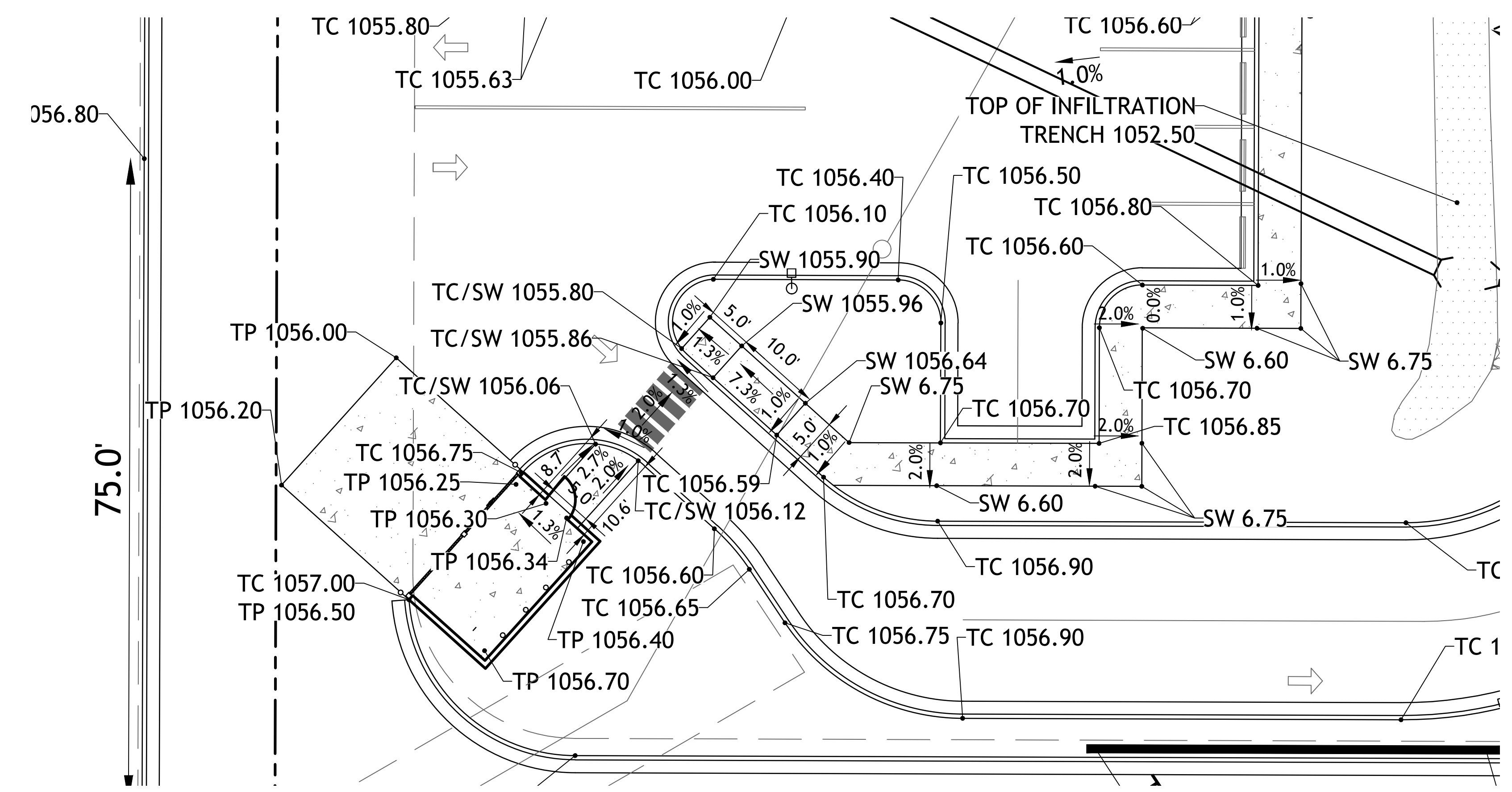
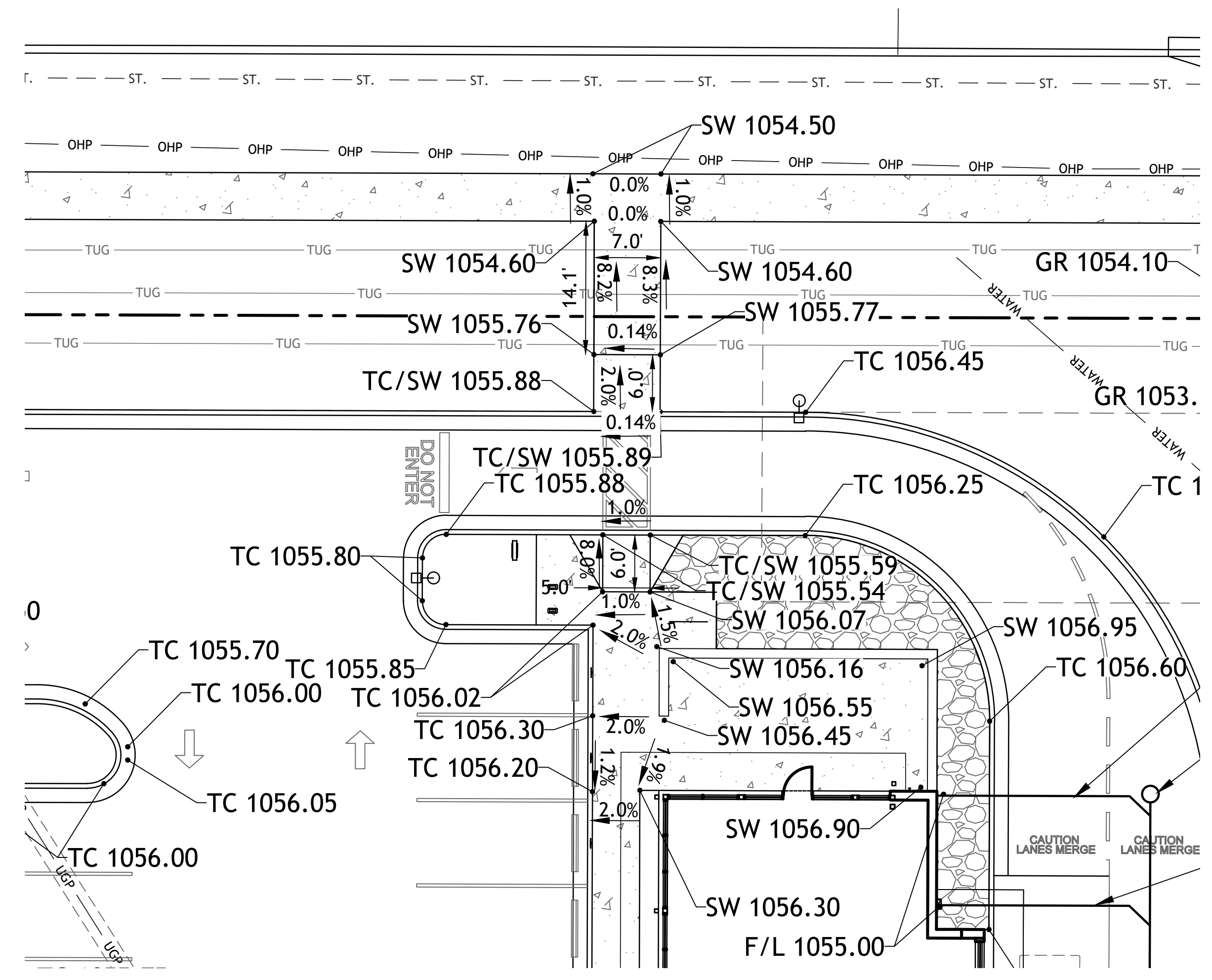
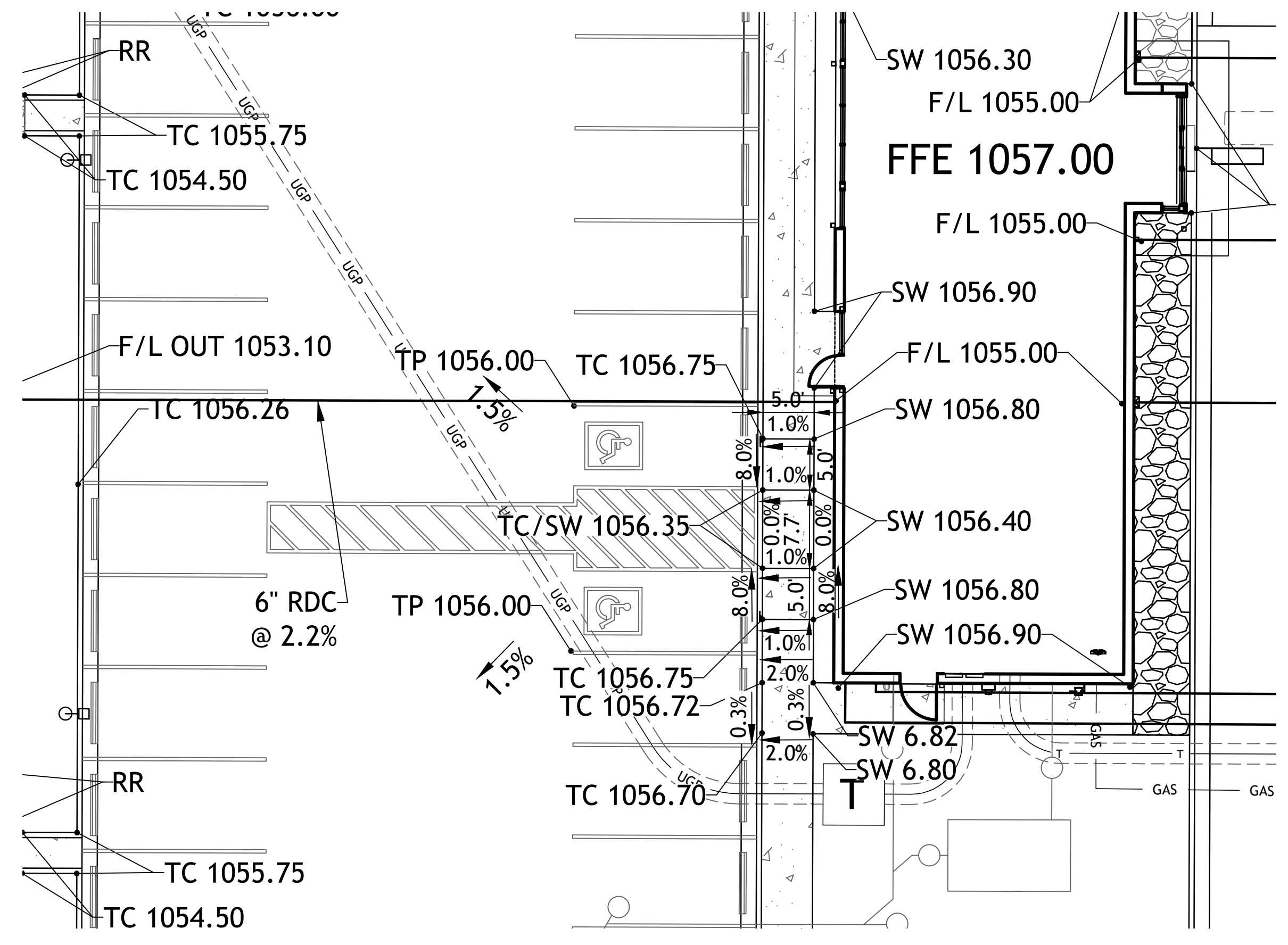
INFILTRATION TRENCH (SEE DETAIL)



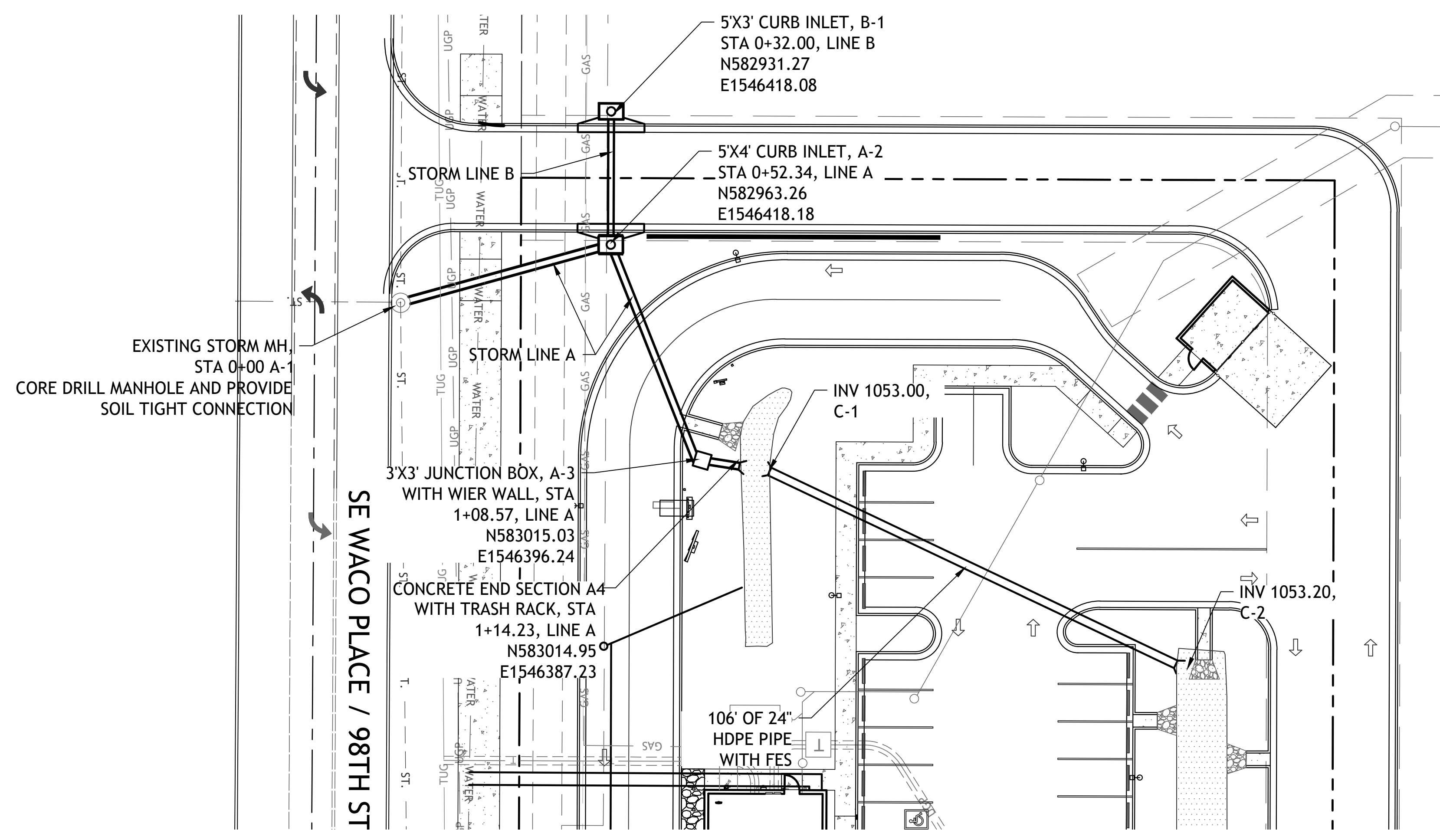
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 - 4-20-22 CITY COMMENTS
 - 5-12-22 CITY COMMENTS
 - 6-2-22 MORE COMMENTS



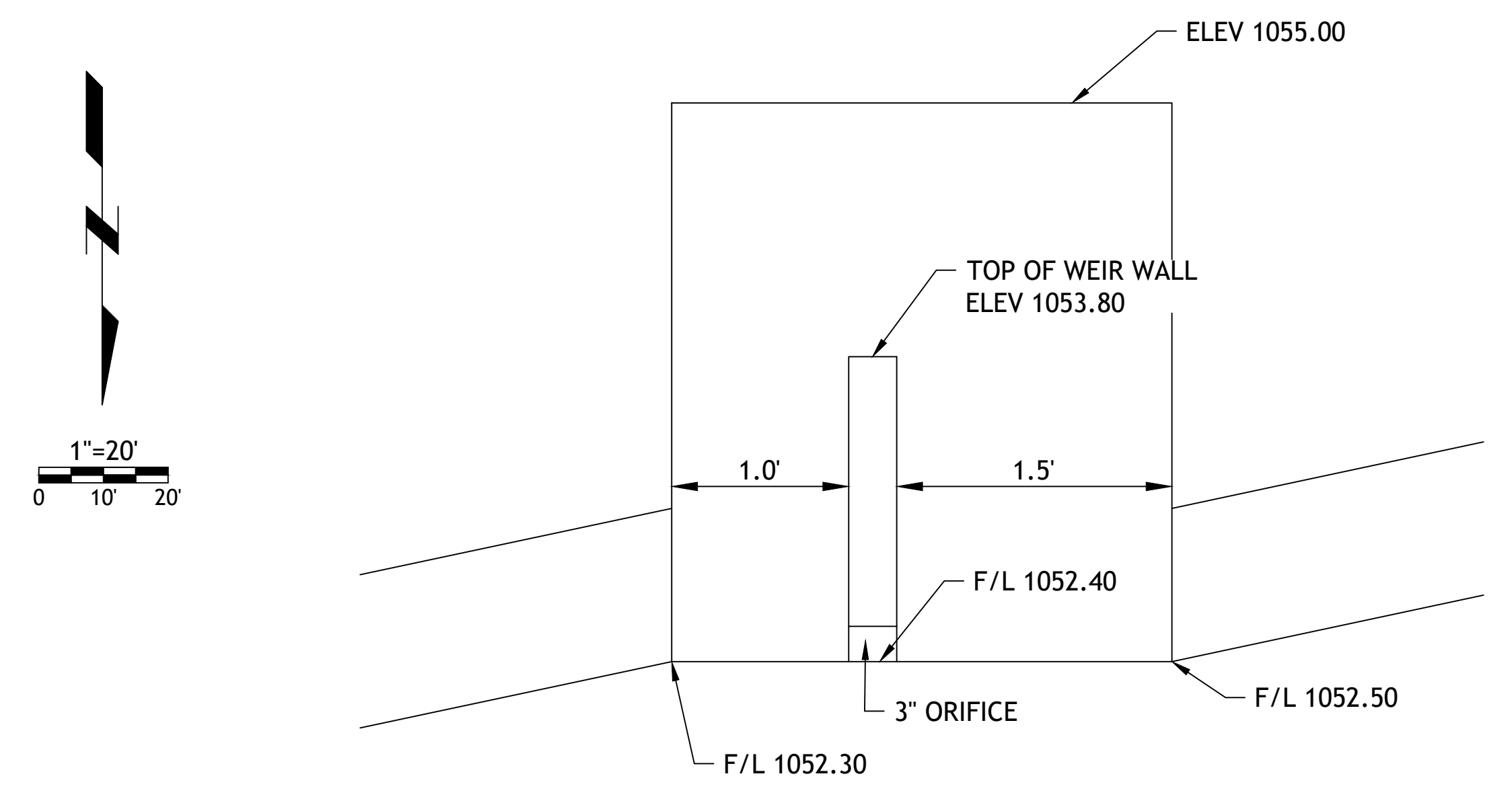
STARBUCKS
1500 SE UNIVERSITY AVE
WAUKEEE, IOWA



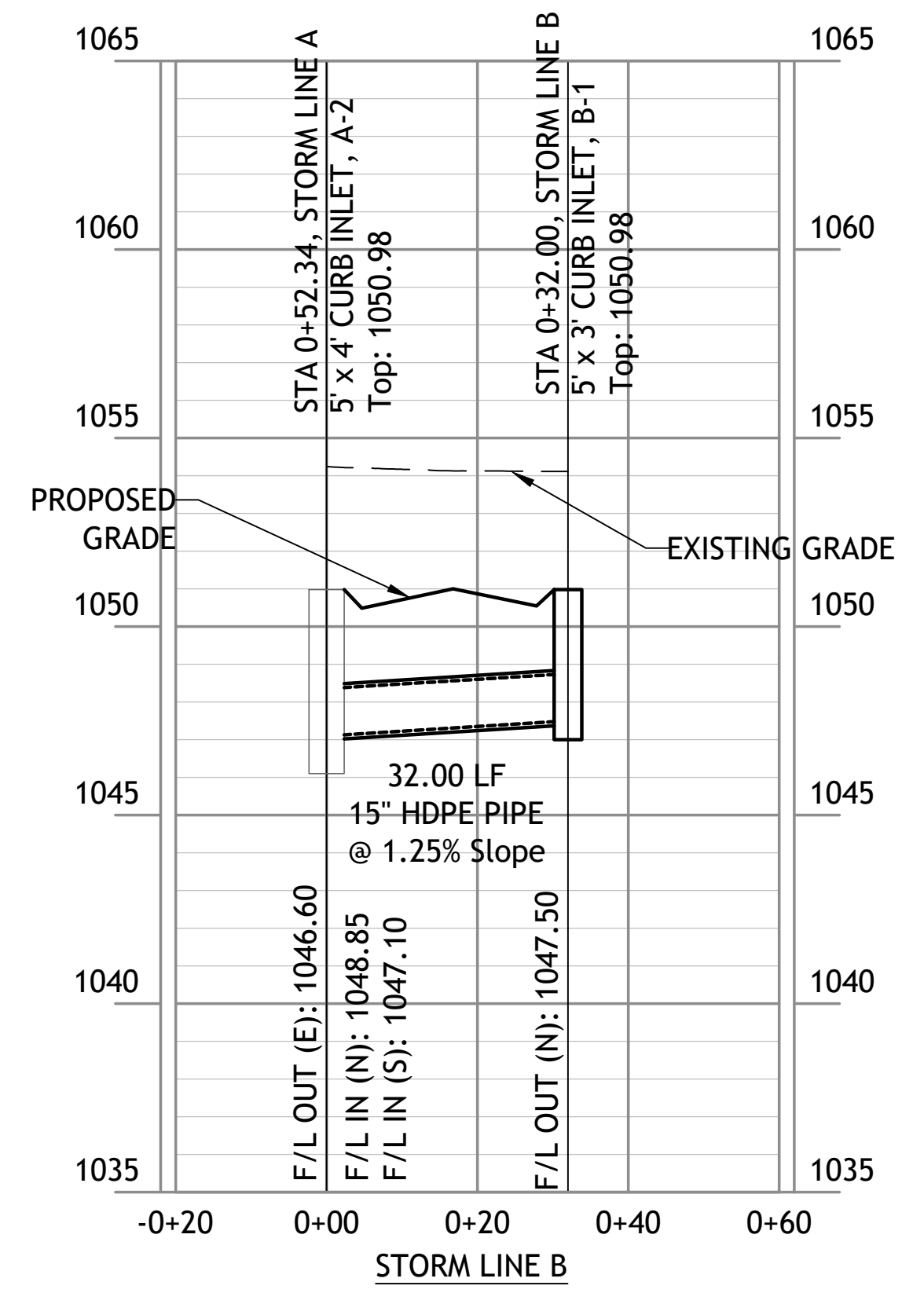
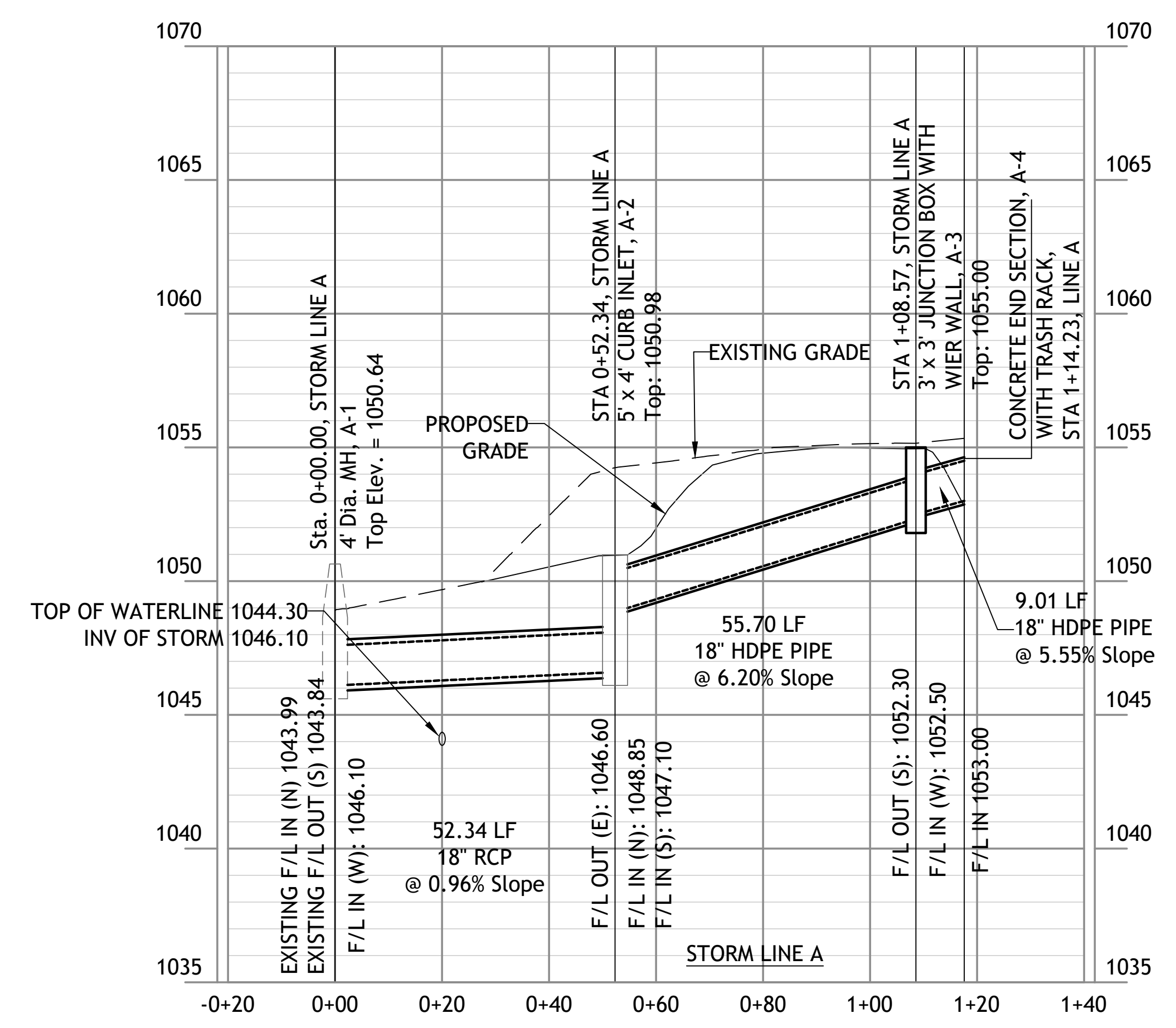
100 Year Calculations

Line No.	Line ID	Drain Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Q Capt (cfs)	Known Q (cfs)	Flow Rate (cfs)	Line Length (ft)	Line Size (in)	n-value	Vel Ave (ft/s)	Capac. Full (cfs)	Invert Dn (ft)	Invert Up (ft)	Line Slope (ft/ft)	Grnd/Rim Elev Up (ft)
1	A1-A2	0.080	0.90	5.0	1.82	0.00	2.47	52.30	18	0.013	1.68	10.29	1046.10	1046.60	0.0096	1050.98
2	A2-A3	0.000	0.00	0.0	*	0.94	0.94	55.70	18	0.013	4.42	24.83	1048.85	1052.30	0.0620	1055.00
3	A3-A4	0.000	0.00	0.0	**	11.65	11.65	9.01	18	0.013	6.87	24.74	1052.50	1053.00	0.0555	1055.00
4	B1-A2	0.060	0.90	5.0	0.66	0.00	0.66	32.00	15	0.013	1.78	8.07	1047.00	1047.50	0.0156	1050.98
5	C1-C2						10.00	106	24	0.013	3.53	10.51	1053.00	1053.20	0.0019	1055.00

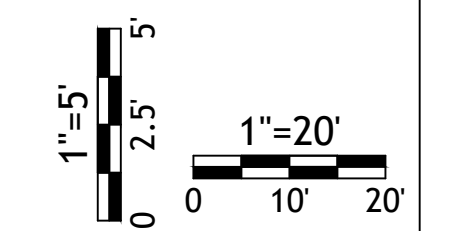
* Q100 OUT OF POND
** Q100 INTO POND



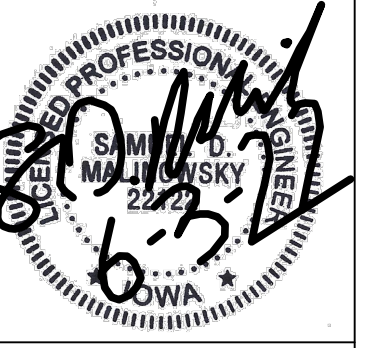
PRIVATE STRUCTURE A-3



STRUCTURE A-3 MAINTENANCE
ON A MONTHLY BASIS OWNER TO INSPECT
STRUCTURE, REMOVE ANY DEBRIS FROM ORIFACE
OPENING AND REMOVE EXCESS SEDIMENT



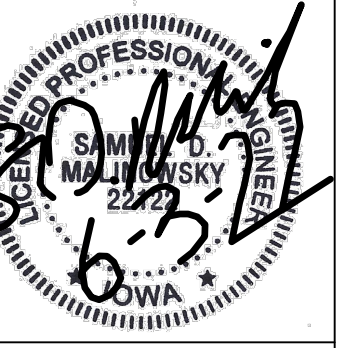
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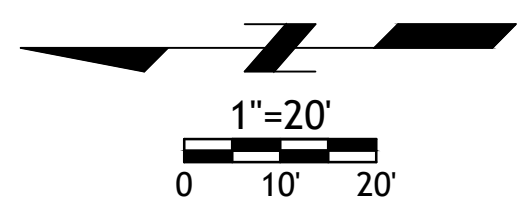
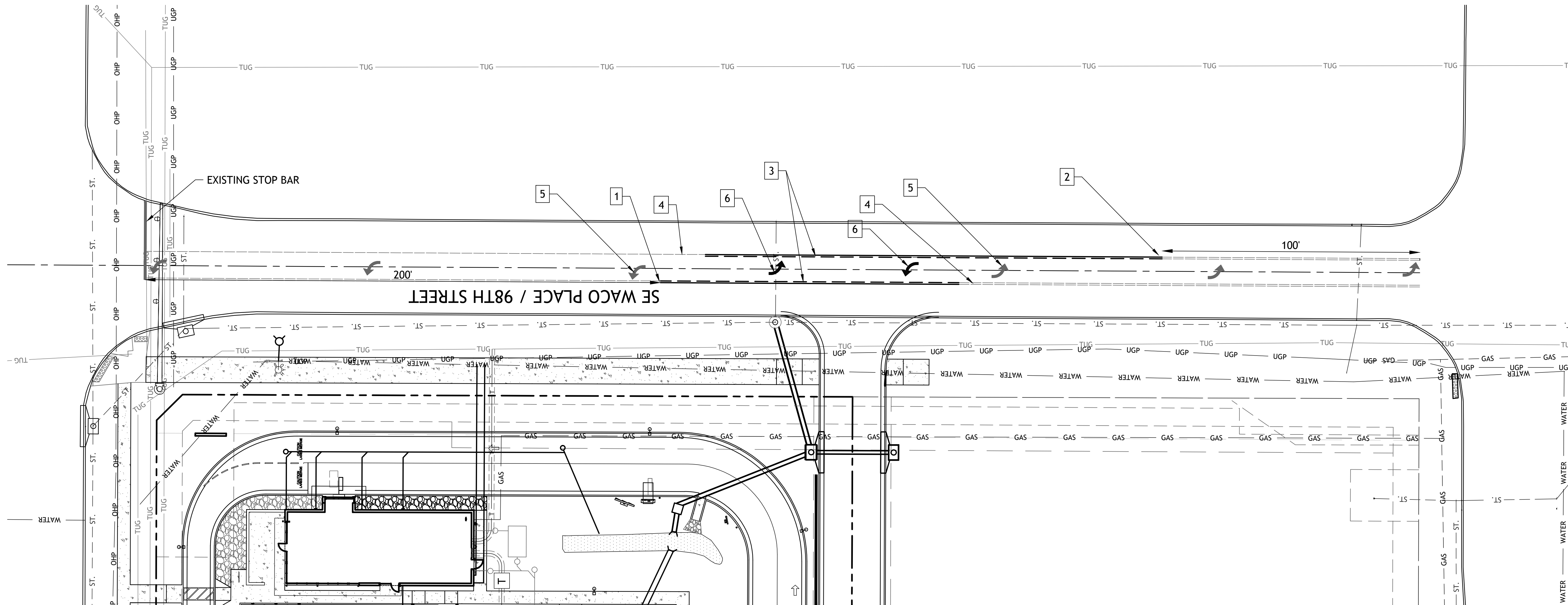
STARBUCKS
1500 SE UNIVERSITY AVE
WAUKEE, IOWA

sheet
C7.0
Civil
STRIPING PLAN
permit
17 DECEMBER 2021

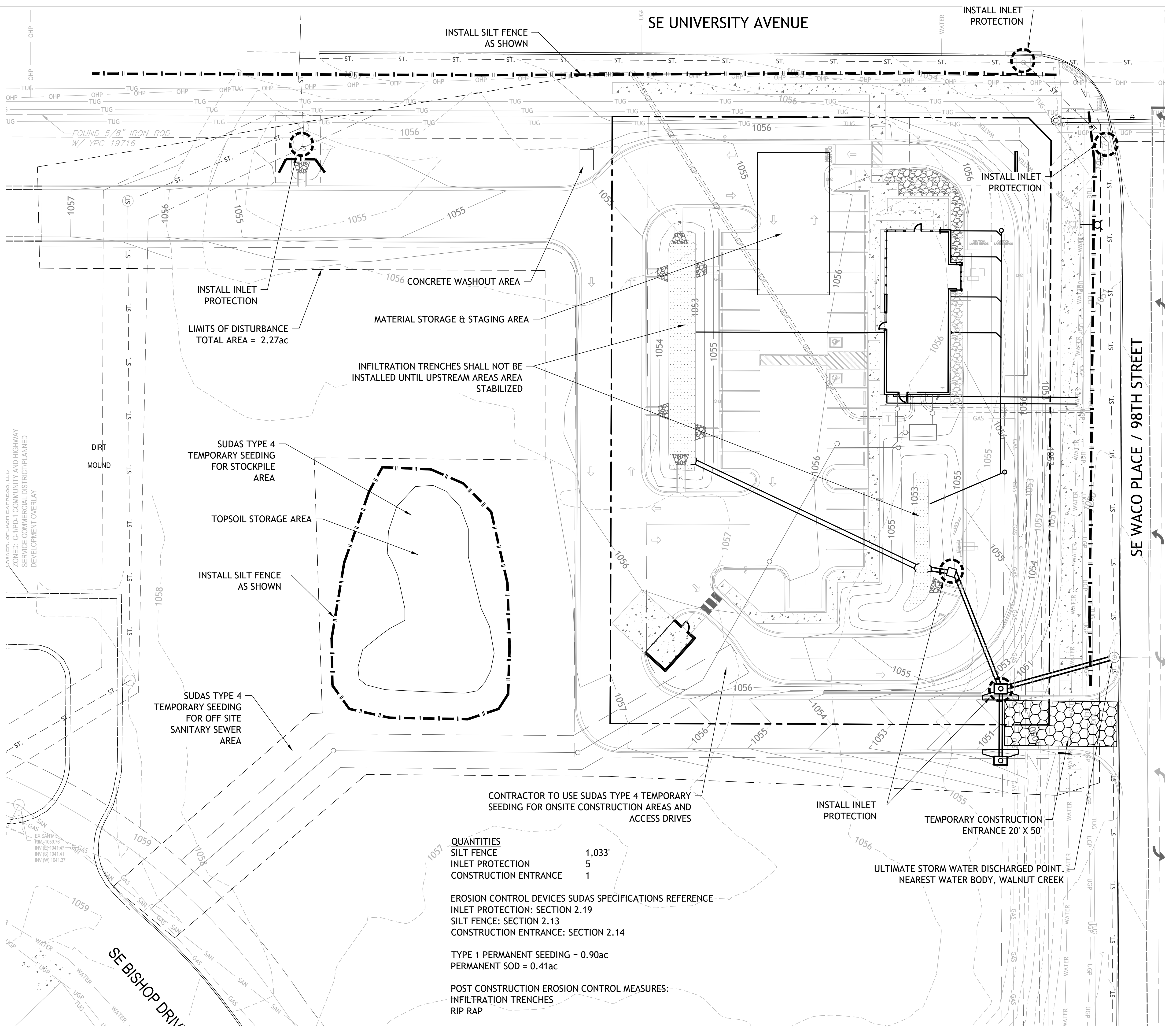
NOTE
CONTRACTOR RESPONSIBLE FOR PREPARING
TRAFFIC CONTROL PLAN FOR APPROVAL BY THE
CITY PRIOR TO CONSTRUCTION.

ALL PAVEMENT MARKINGS TO BE DURABLE PAINT
PER CITY OF WAUKEE CRITERIA.

- 1 BEGIN REMOVAL OF DOUBLE YELLOW
- 2 END REMOVAL OF DOUBLE YELLOW
- 3 SOLID 4" YELLOW WITH DASHED 4" YELLOW
- 4 REMOVE 50' OF WHITE LANE LINE
- 5 REMOVE TURN LANE ARROW
- 6 WHITE TURN ARROW



SE UNIVERSITY AVENUE



- GENERAL NOTES:
1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
 2. THE CONTRACTOR SHALL INSTALL SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
 4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
 5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
 6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED PER 2022 SUDAS
 7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
 8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, PER 2022 SUDAS, OR SILT FENCE.
 9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
 10. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION AND SEDIMENT CONTROL AS HE/SHE DEEMS NECESSARY.
 11. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
 12. TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
 13. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY AND PRIOR TO RAIN EVENT, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
 14. INSPECTION, MAINTENANCE AND REPAIR OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
 15. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
 16. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN IMMEDIATELY.
 17. TOPSOIL TO BE RE-SPREAD TO MEET SUDAS SPECIFICATION 2010
 18. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
 19. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
 20. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
 21. EROSION CONTROL AND SEDIMENT IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
 22. CONCRETE WASHOUT SHALL BE PER SECTION 11.050 OF THE SUDAS STANDARD SPECIFICATIONS. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
 23. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.
 24. ALL SLURRY AND SEDIMENT FROM SAWCUTTING OPERATIONS MUST BE CONFINED TO THE IMMEDIATE WORK AREA USING SAND BAGS, TEMPORARY BERMS OR OTHER DIVERSION STRUCTURES.

QUANTITIES




SILT FENCE	1,033'
INLET PROTECTION	5
CONSTRUCTION ENTRANCE	1

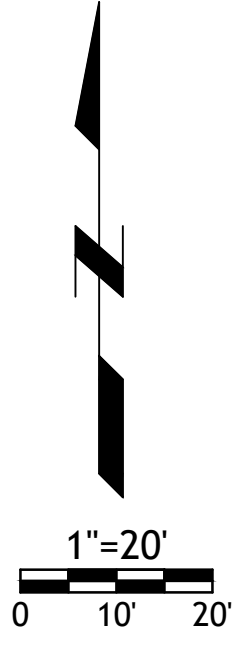
EROSION CONTROL DEVICES SUDAS SPECIFICATIONS REFERENCE
 INLET PROTECTION: SECTION 2.19
 SILT FENCE: SECTION 2.13
 CONSTRUCTION ENTRANCE: SECTION 2.14

TYPE 1 PERMANENT SEEDING = 0.90ac
 PERMANENT SOD = 0.41ac

POST CONSTRUCTION EROSION CONTROL MEASURES:
 INFILTRATION TRENCHES
 RIP RAP

LEGEND

-  SILT FENCE
-  INLET PROTECTION
-  TEMPORARY CONSTRUCTION ENTRANCE



SM Engineering
SME
 5507 High Meadow Circle
 Manhattan Kansas, 66503
 smcviengr@gmail.com
 785.341.9747

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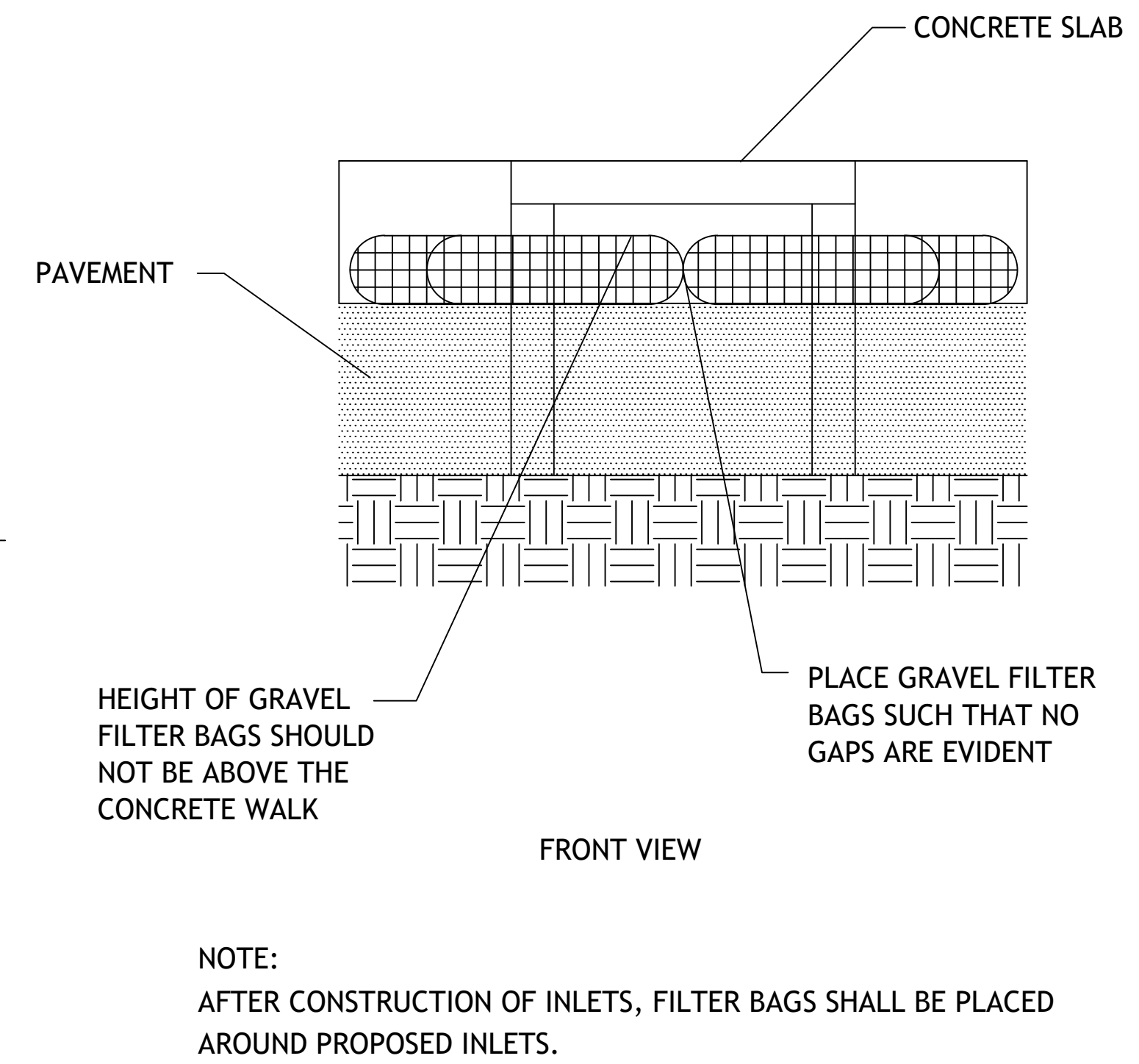
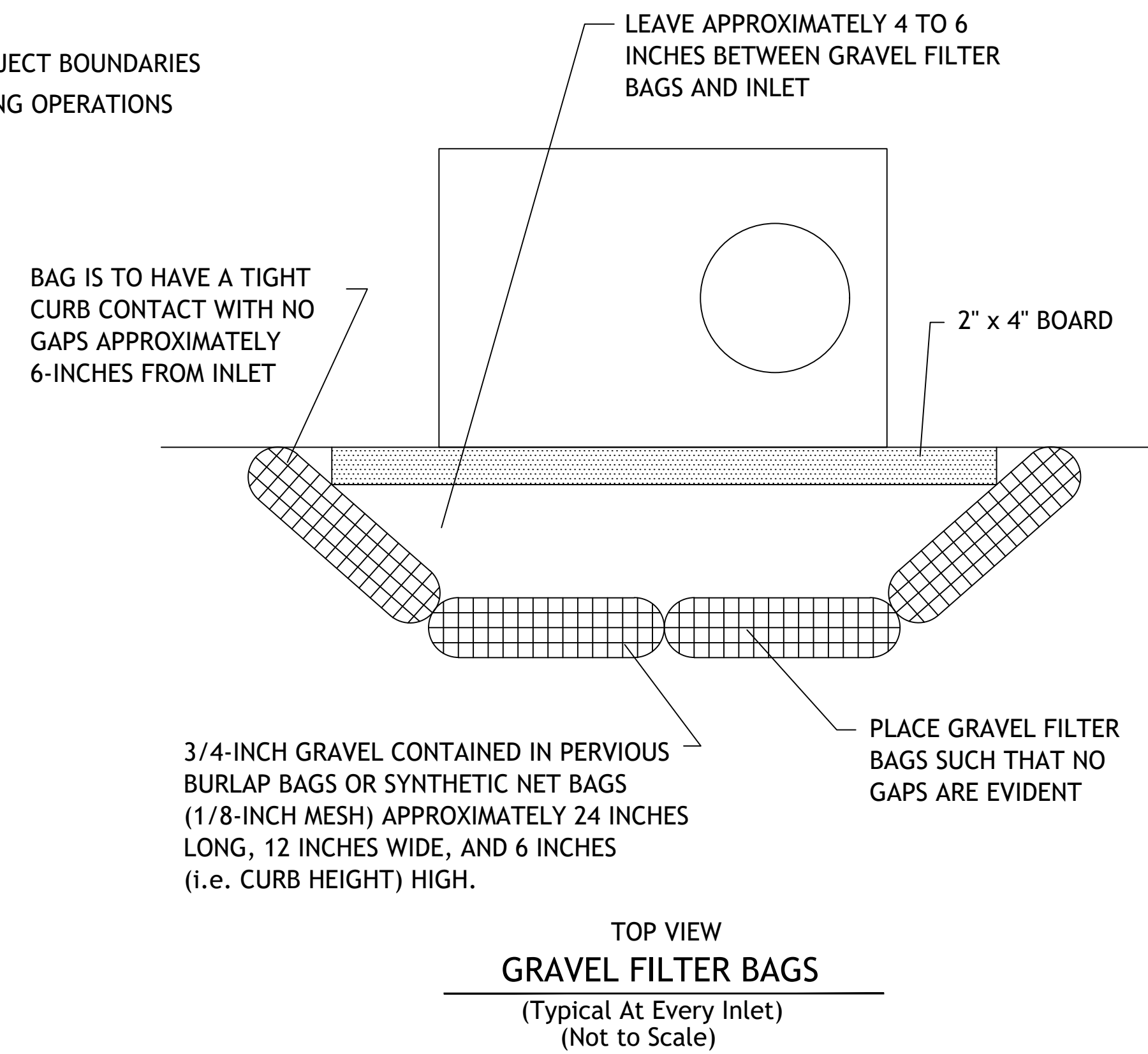
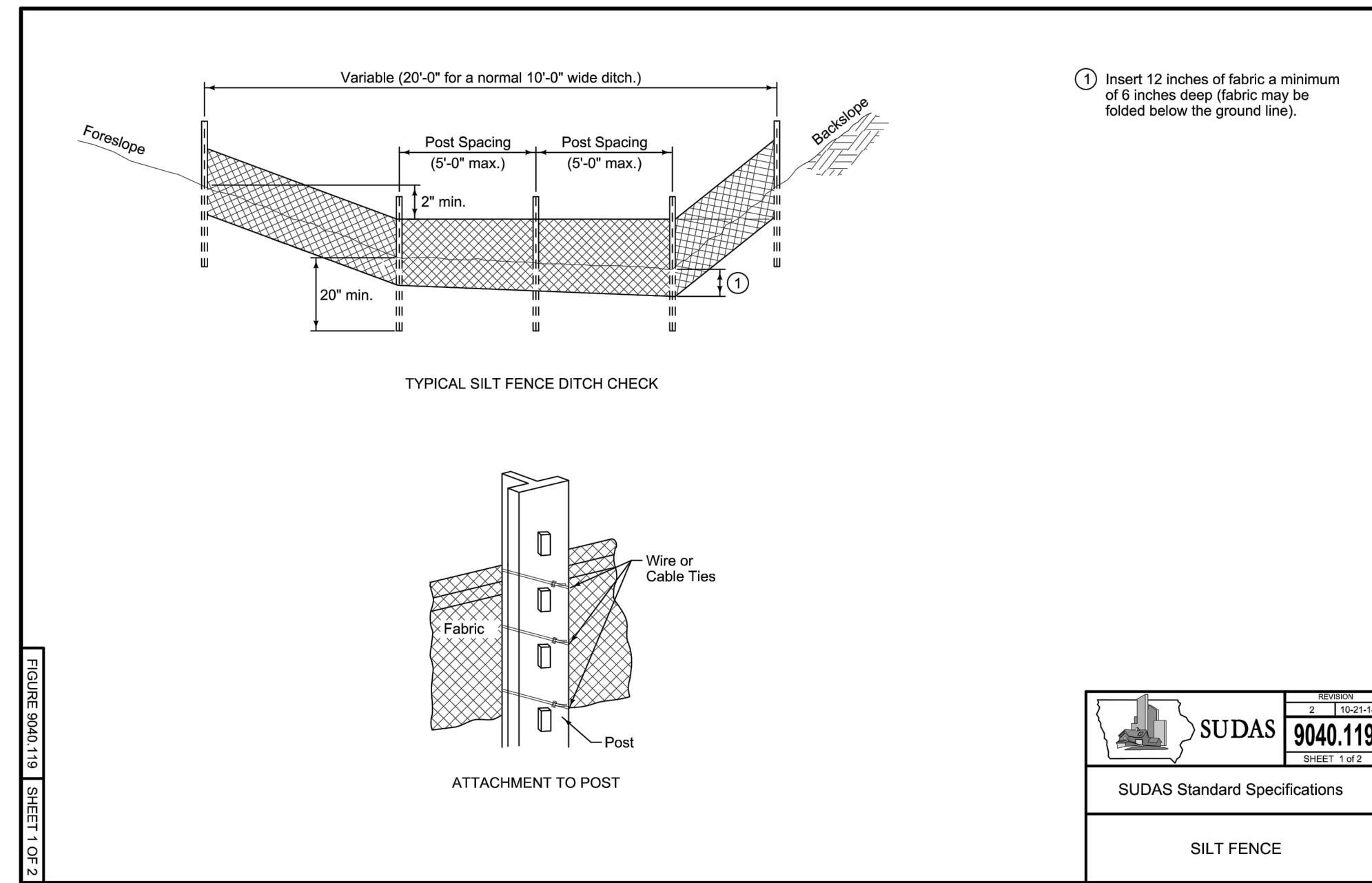


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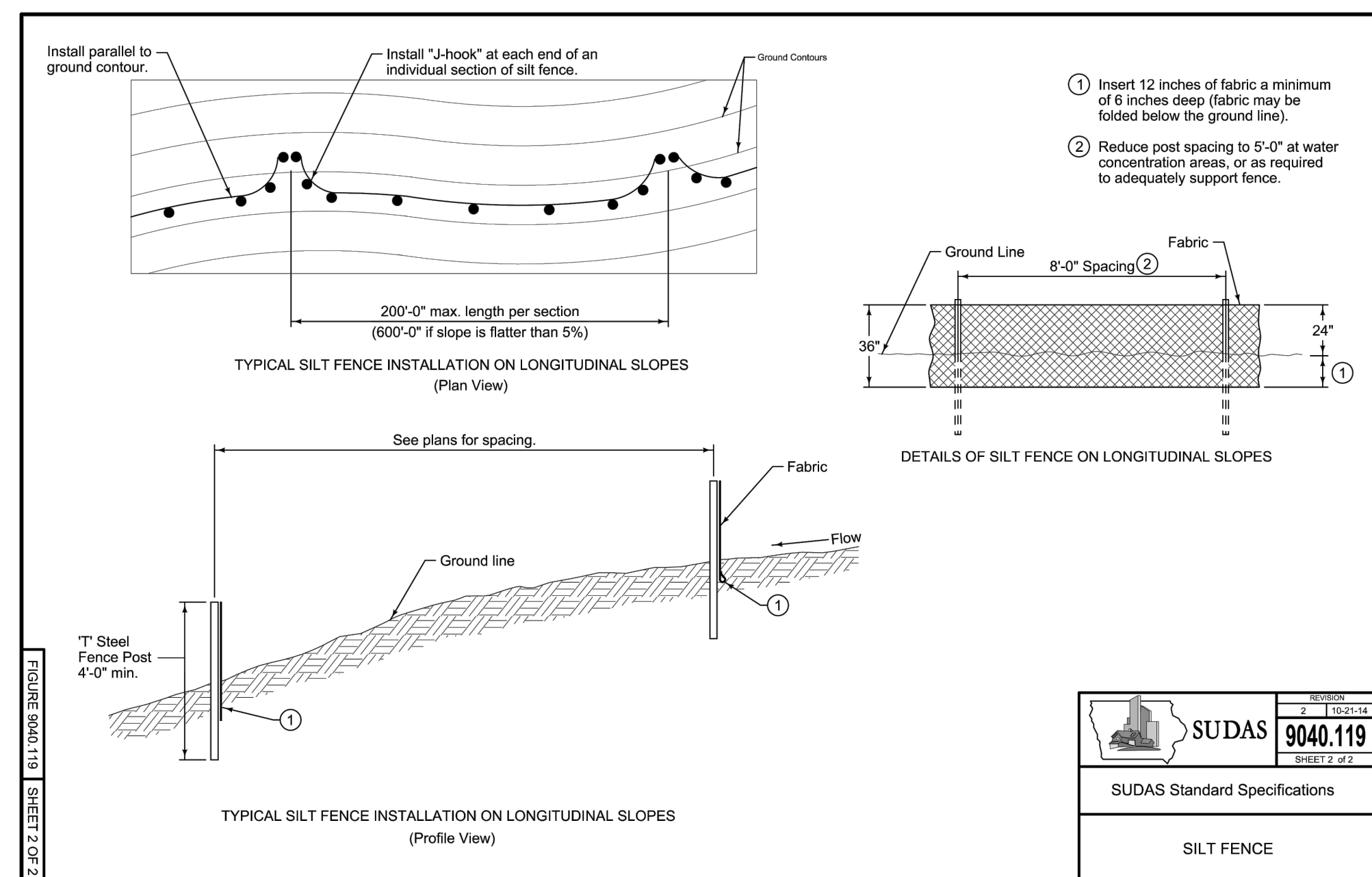
STARBUCKS
 1500 SE UNIVERSITY AVE
 WAUKEE, IOWA

sheet
C8.0
 Civil
 EROSION & SEDIMENT
 CONTROL
 17 DECEMBER 2021

NOTE:
SILT FENCE LOCATED ALONG THE PROJECT BOUNDARIES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS



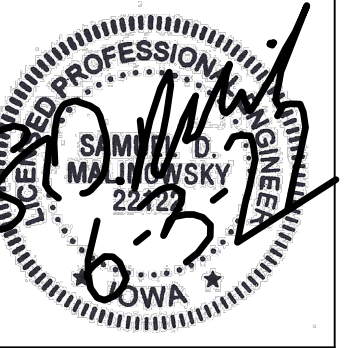
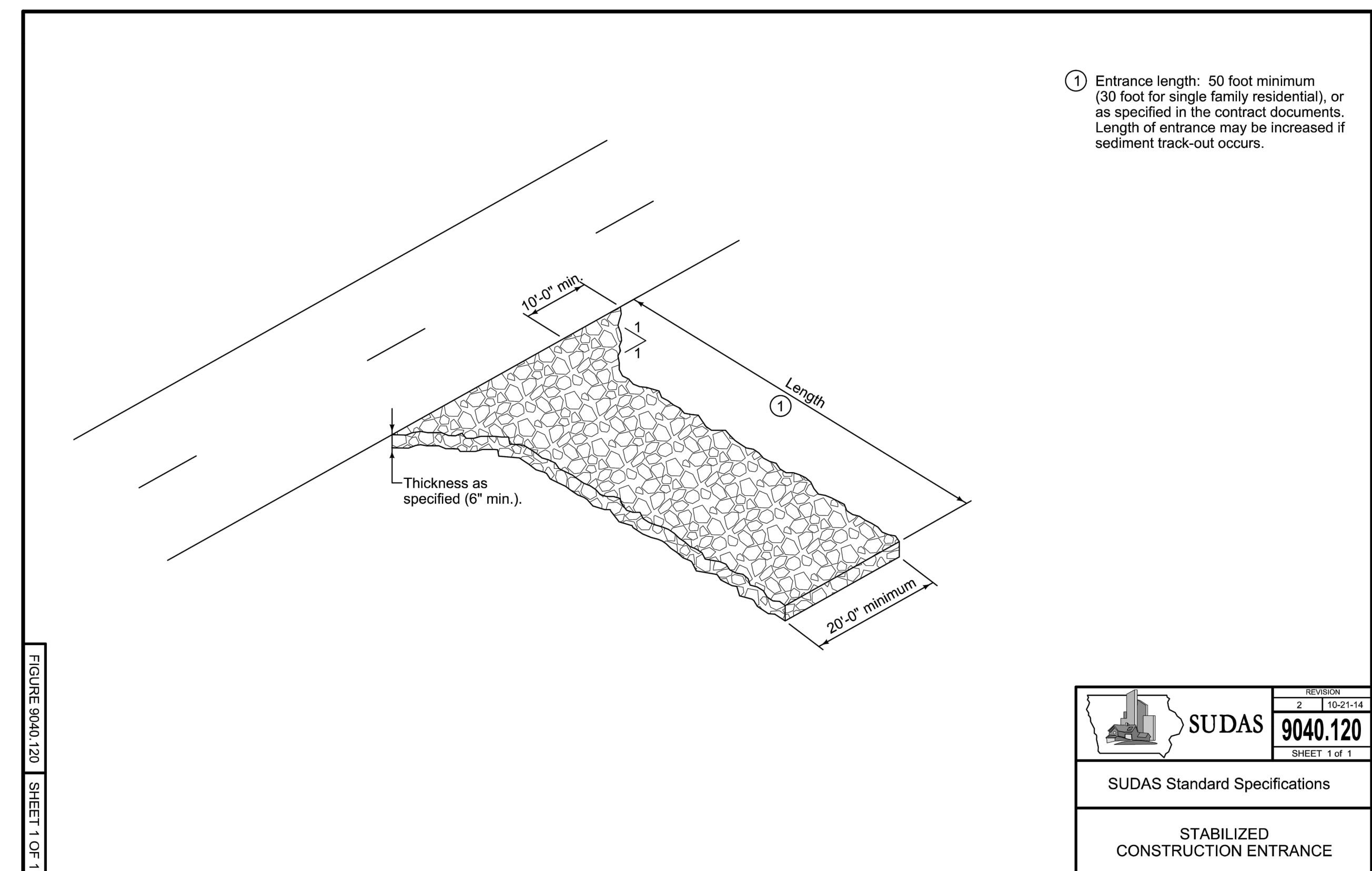
GRAVEL FILTER BAG



EROSION CONTROL NOTES:

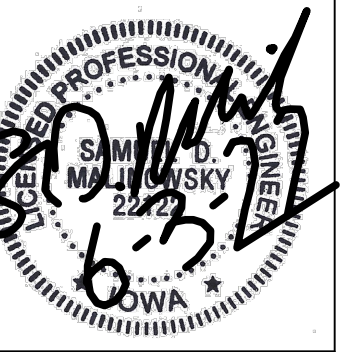
- The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control to prevent soil from leaving the project site. It shall be the contractor's responsibility to insure that the methods utilized comply with the requirements of the governmental agencies having jurisdiction over the work.
 - The contractor shall control the grading operation so that the site is well drained at all times and shall schedule the work to minimize the erosion of material by the use of Silt fence and other acceptable methods to protect the abutting properties, streets, and all utilities.
 - Erosion control devices shall remain in place for the duration of the project.
 - The contractor shall seed/mulch and or sod all areas disturbed during the construction activities.
- Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
 - Silt Fence shall be trenched in with a spade or mechanical trencher so that the downslope face of the trench is flat and perpendicular to the line of flow.
 - The trench should be a minimum of 6" deep and 3-4" wide to allow for the silt fence to be laid in the ground and backfilled.
 - Silt Fence should be securely fastened to each steel, support post or to woven wire which is in turn attached to the steel fence posts.
 - Inspection shall be frequent and repair or replacement shall be made promptly as needed.
 - Silt Fence shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.
 - Sediment trapped by this practice shall be uniformly distributed on the source area prior to topsoiling.
 - The Erosion Control shown shall be Silt Fence. Or other approved methods

CONSTRUCTION SPECIFICATIONS



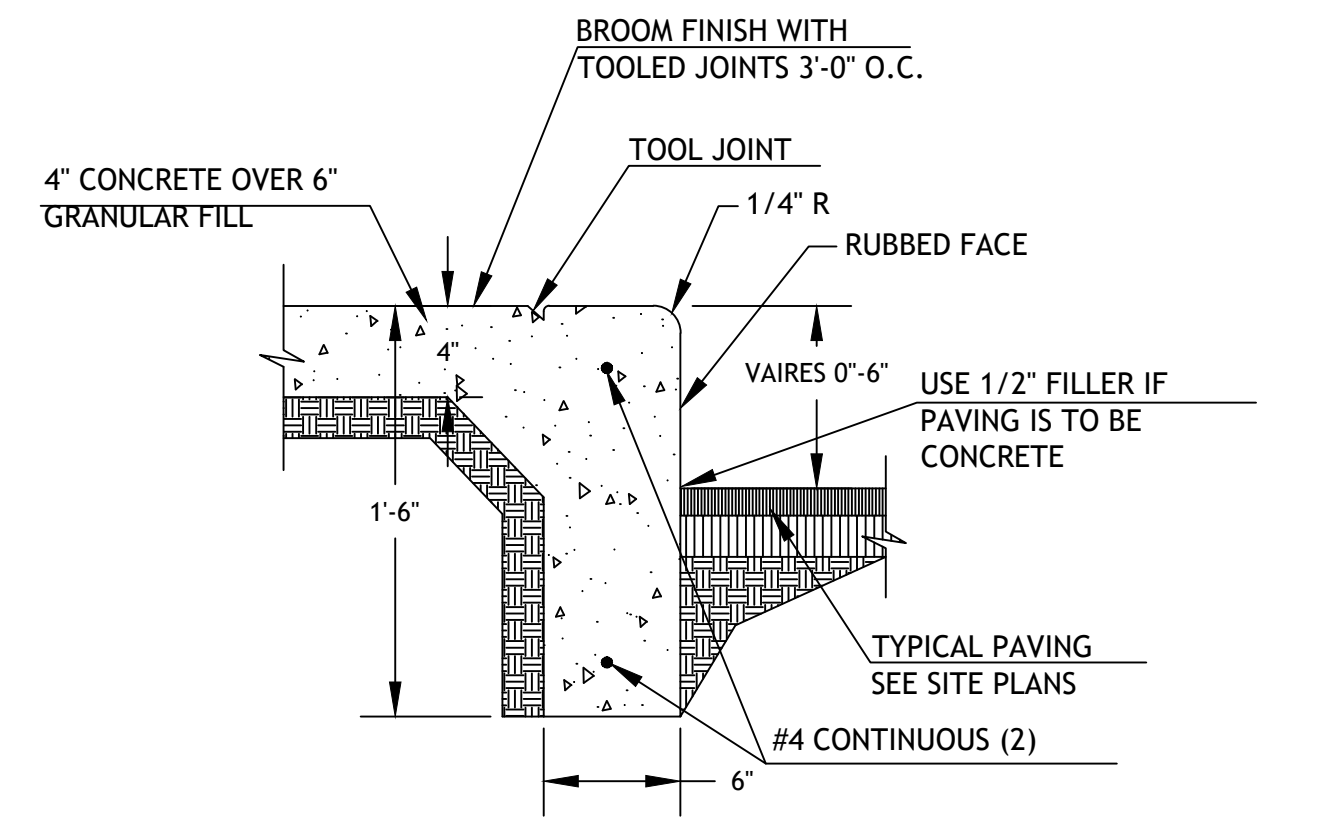
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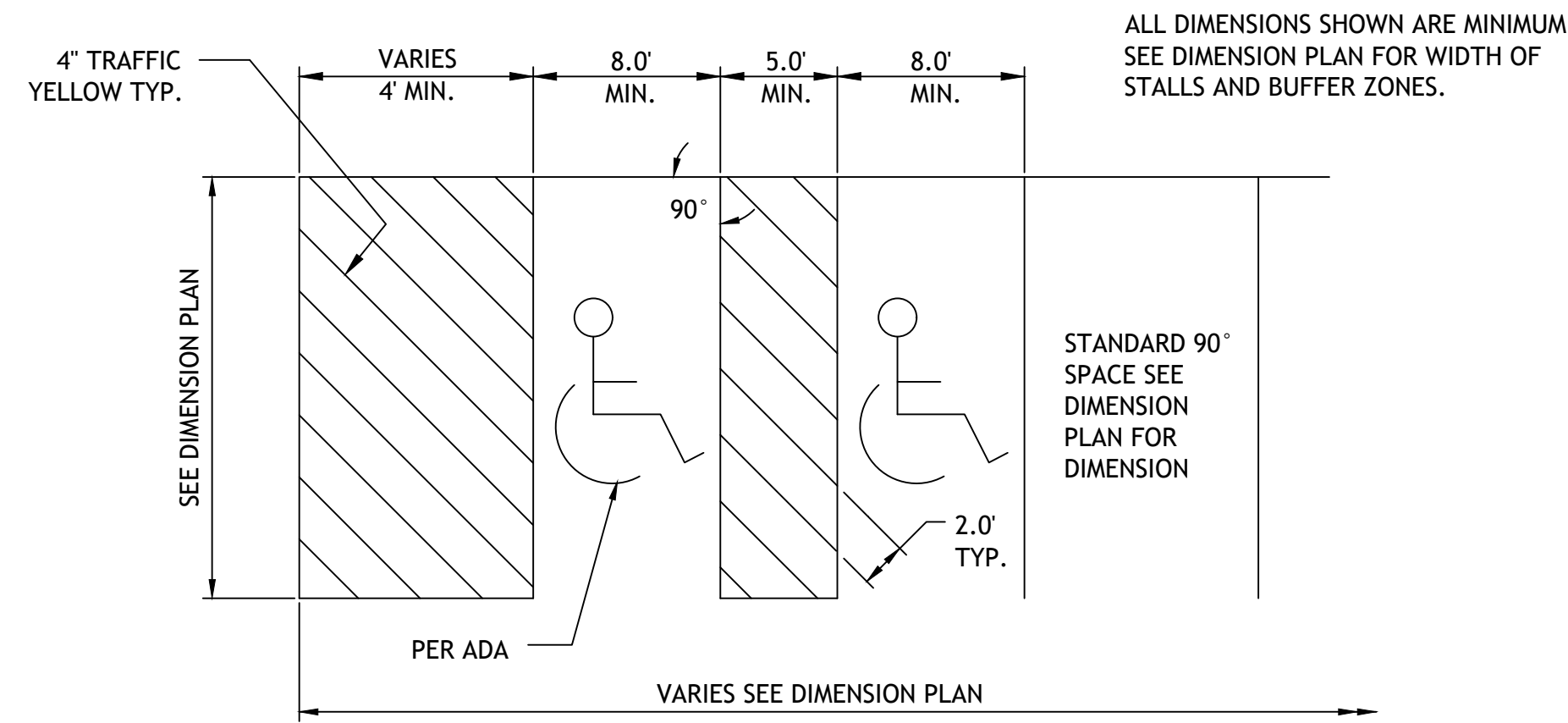
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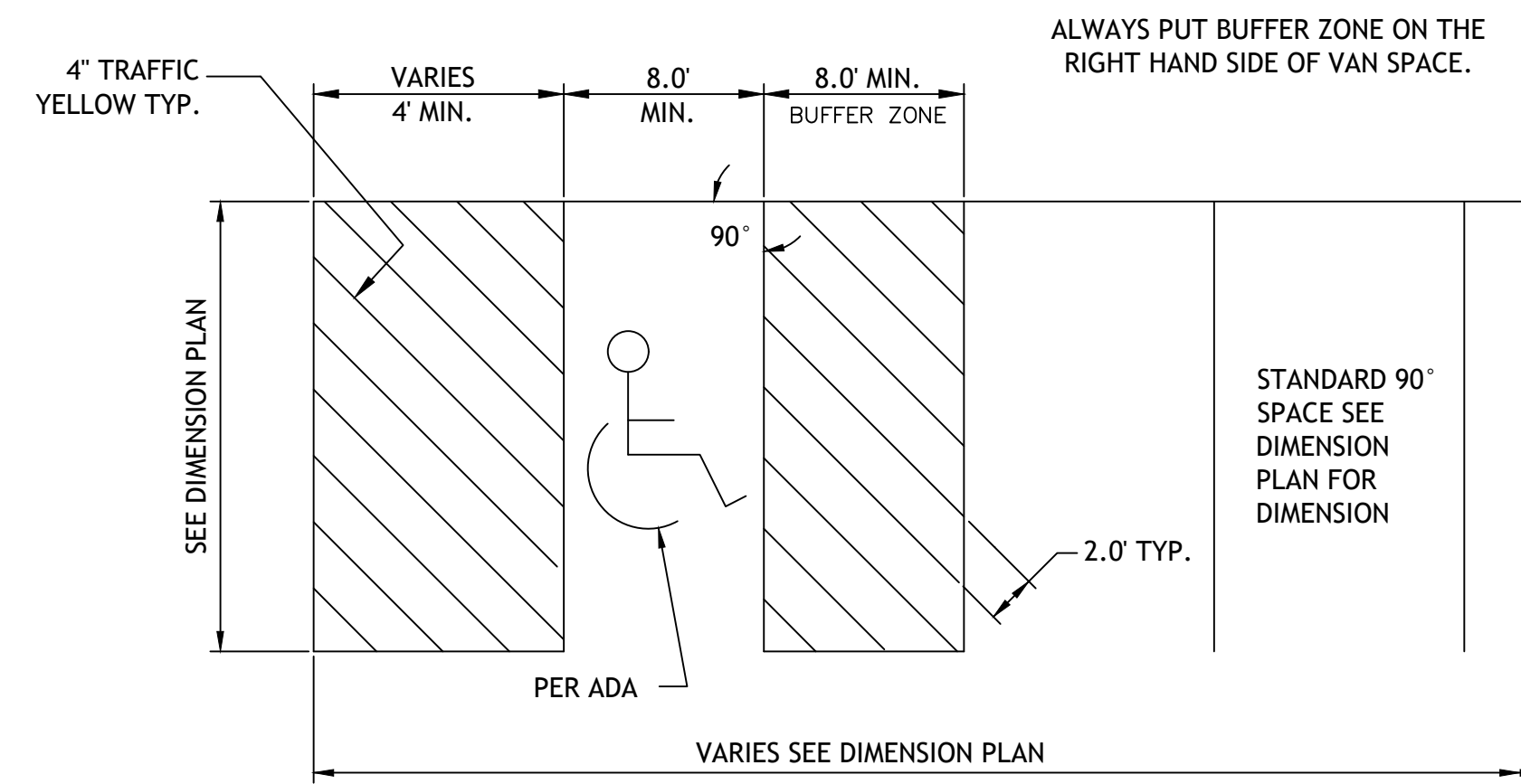


CURB WALK/CURB (AT BUILDING)

CW1

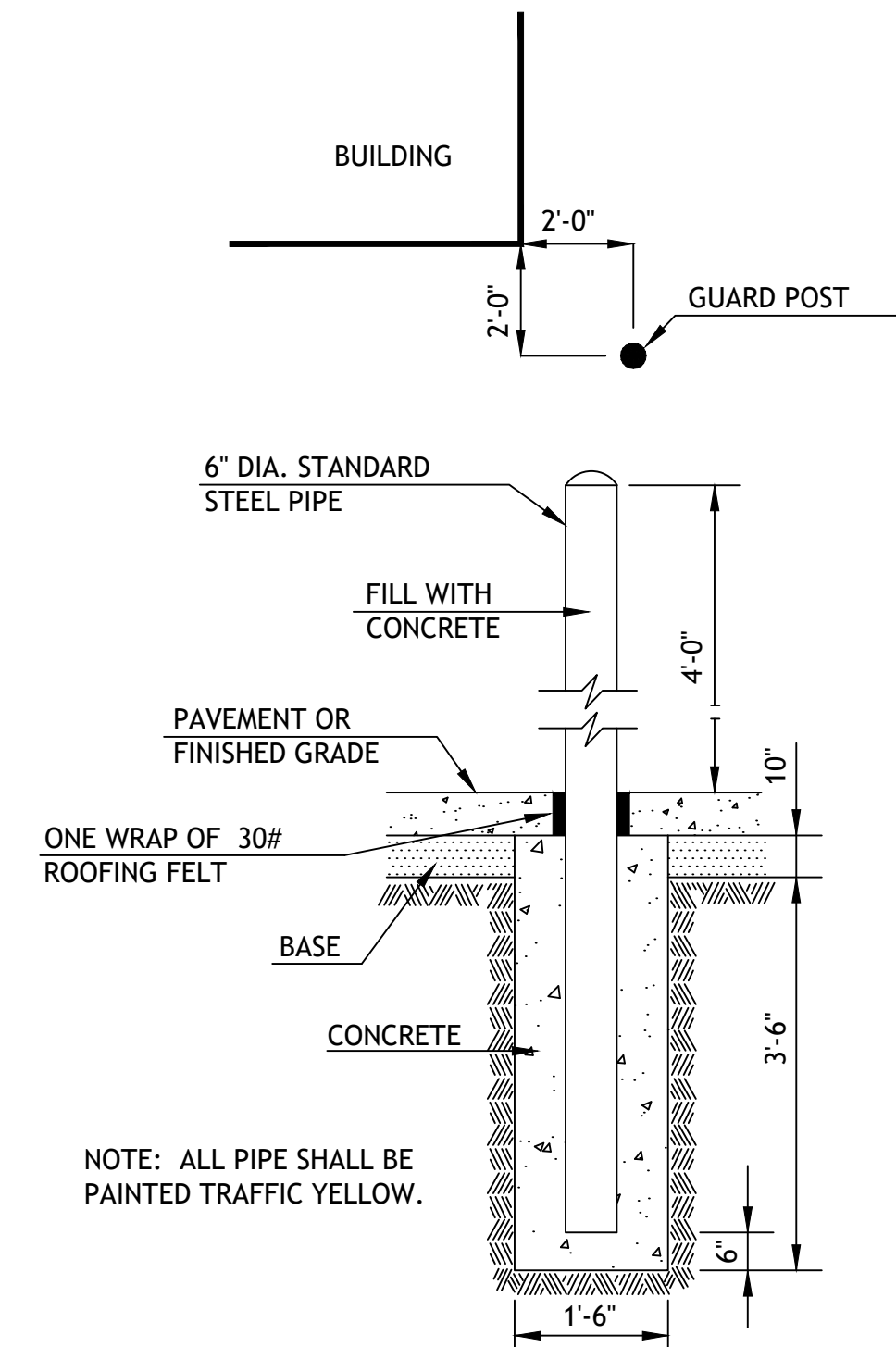


NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS



90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

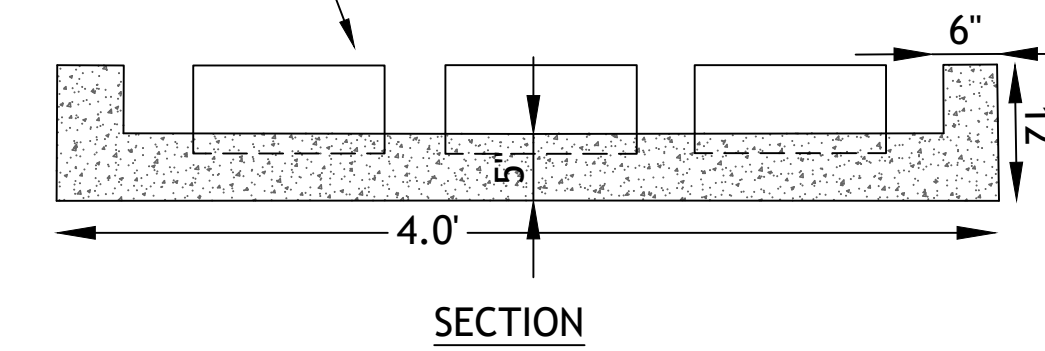
PK1



BOLLARD DETAIL

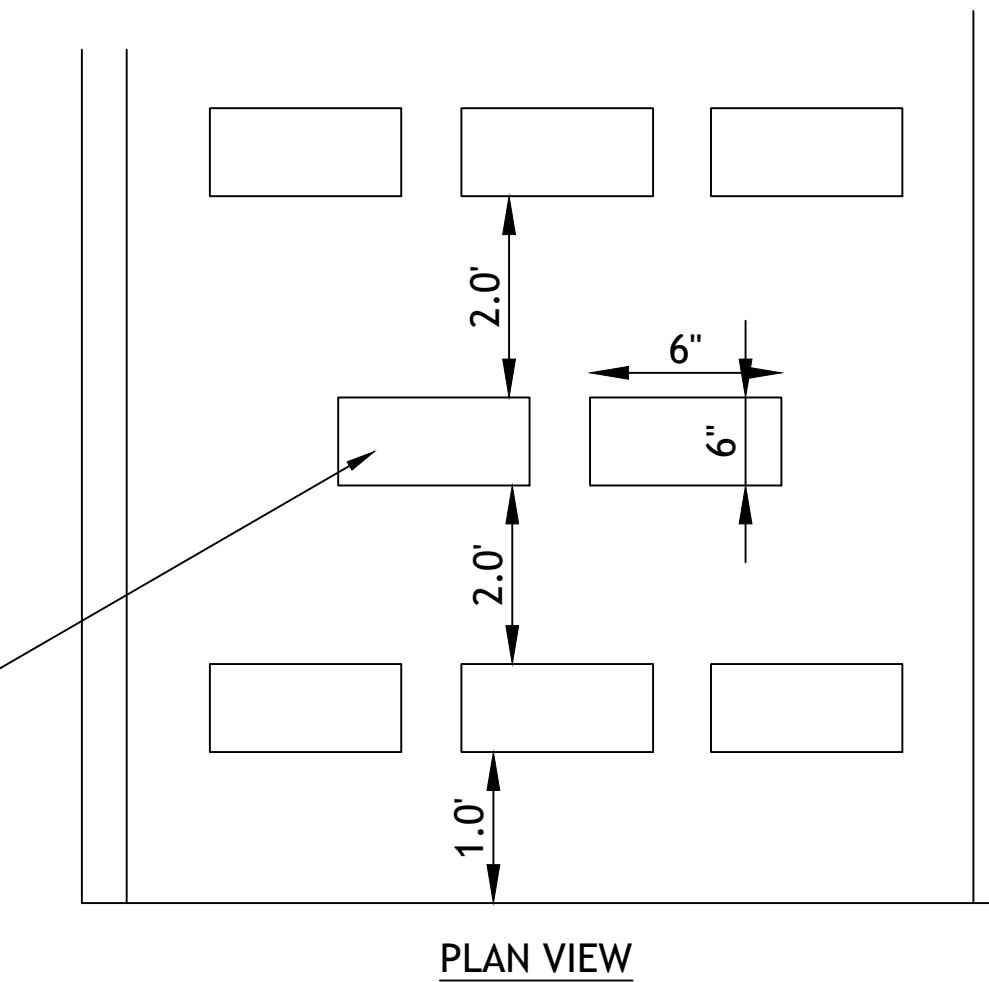
SG1

CONSTRUCT 6"x6"x7" FLOW DISSIPATOR IN ALTERNATING PATTERN



SECTION

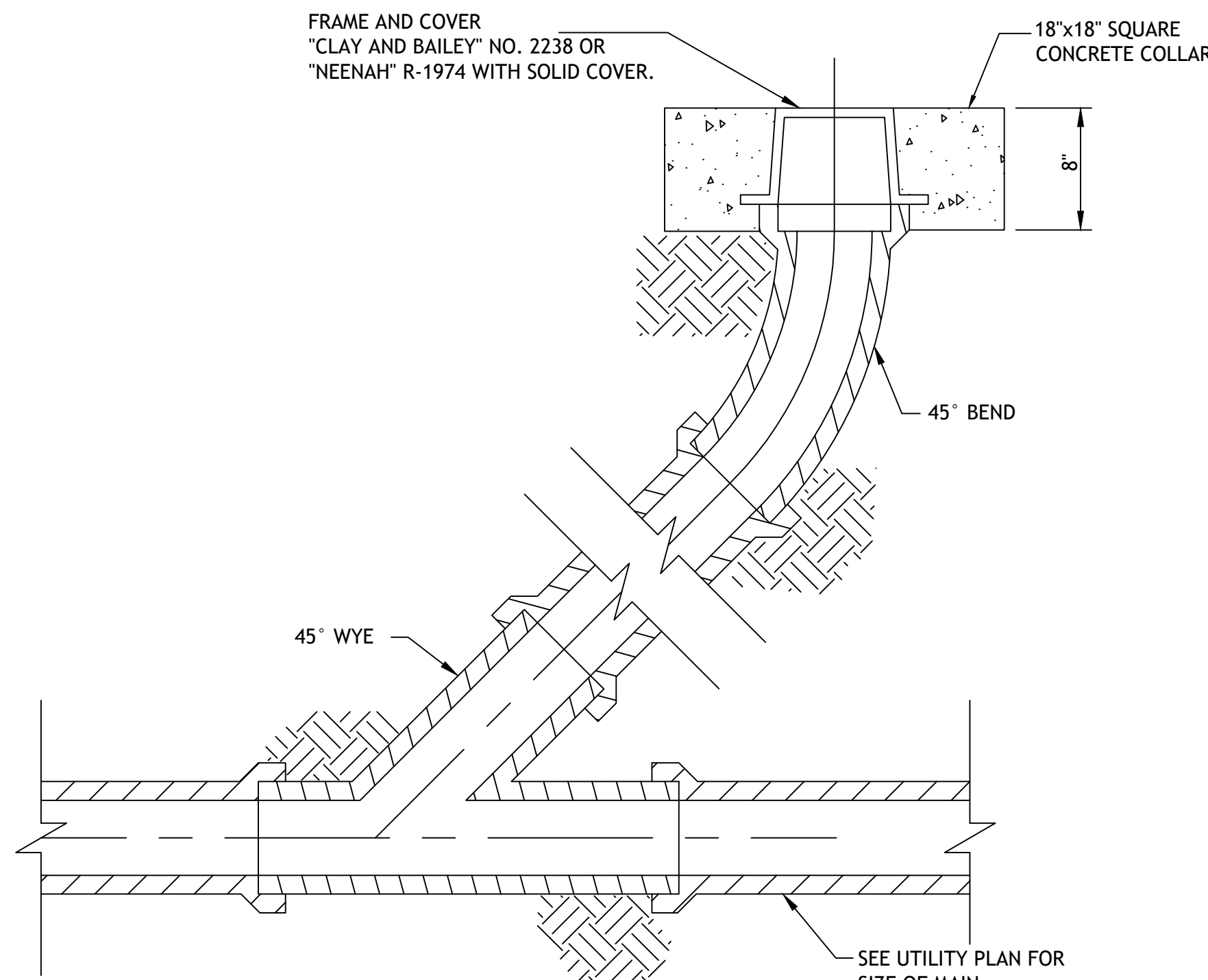
CONSTRUCT 6"x6"x7" FLOW DISSIPATOR IN ALTERNATING PATTERN



PLAN VIEW

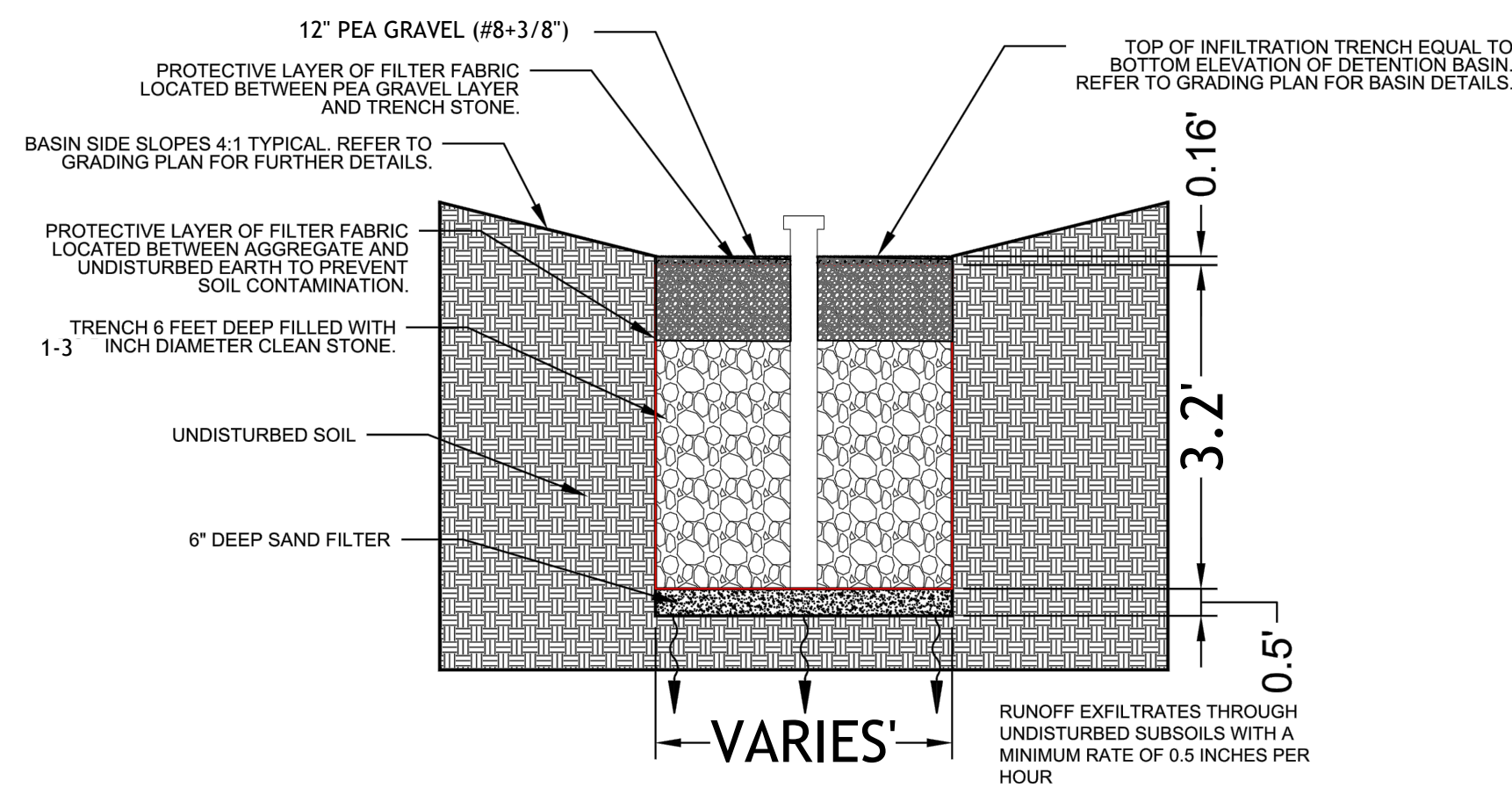
CONCRETE FLUME

CONTRACTOR TO POUR DISSIPATOR BLOCKS SEPARATELY AND IN GREEN CONCRETE 1" DEEP. ALTERNATE METHODS MAY BE USED WITH ENGINEERS APPROVAL



CLEAN-OUT

510

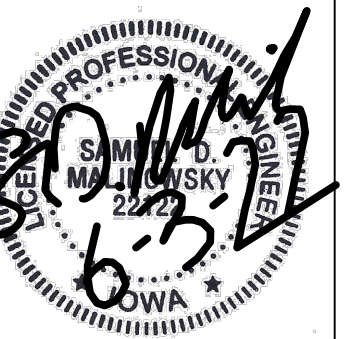


INFILTRATION TRENCH

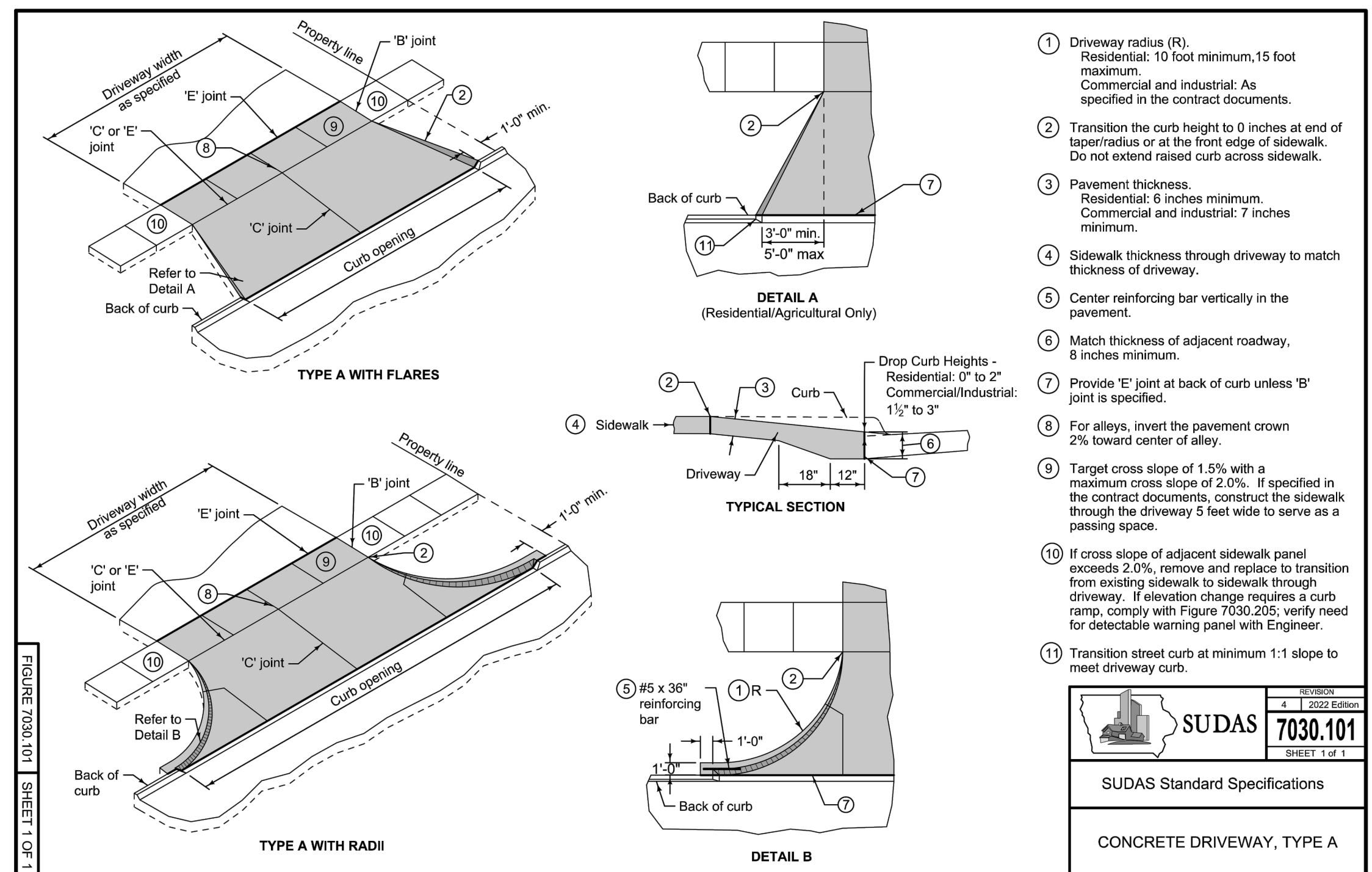
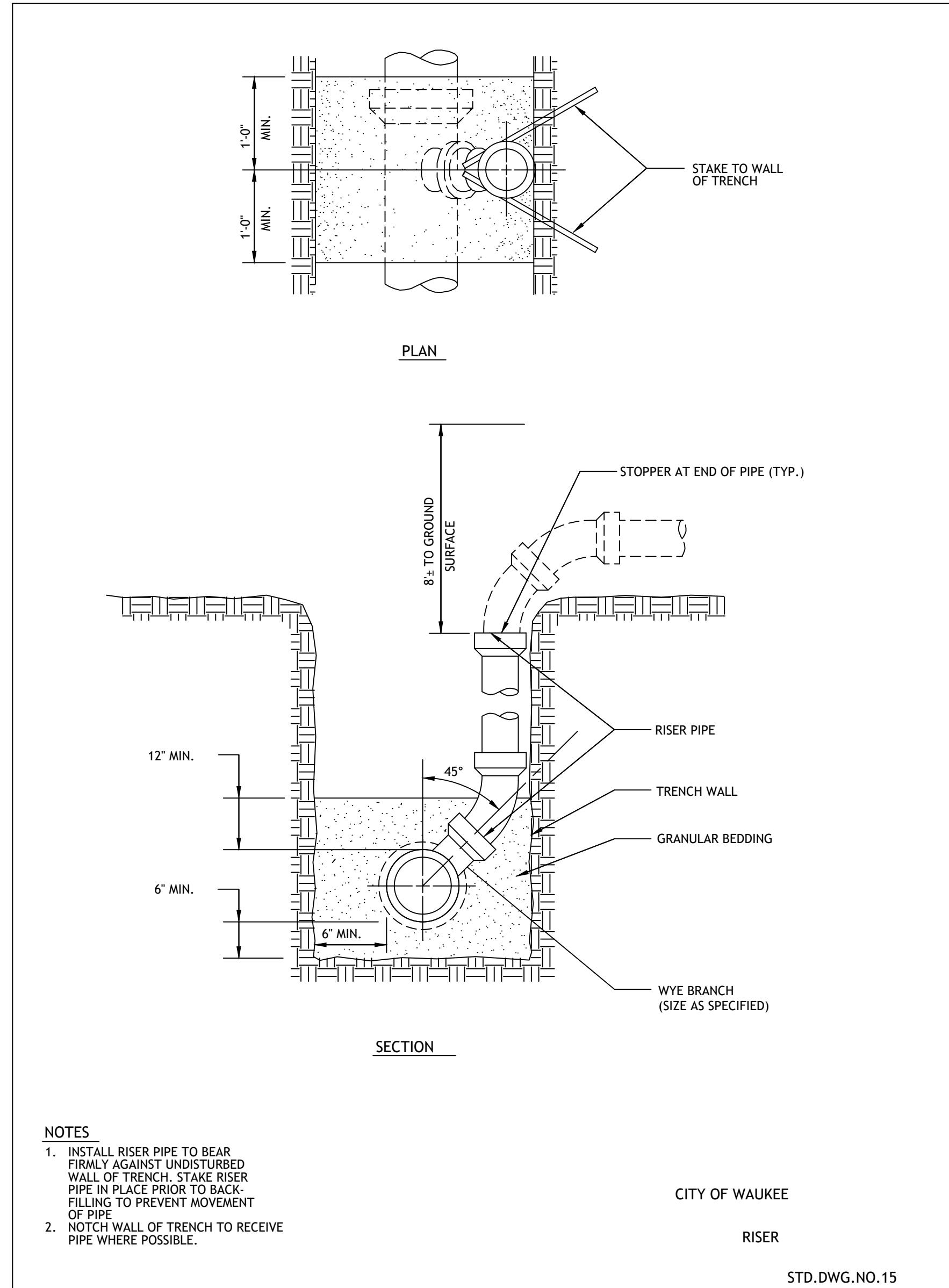
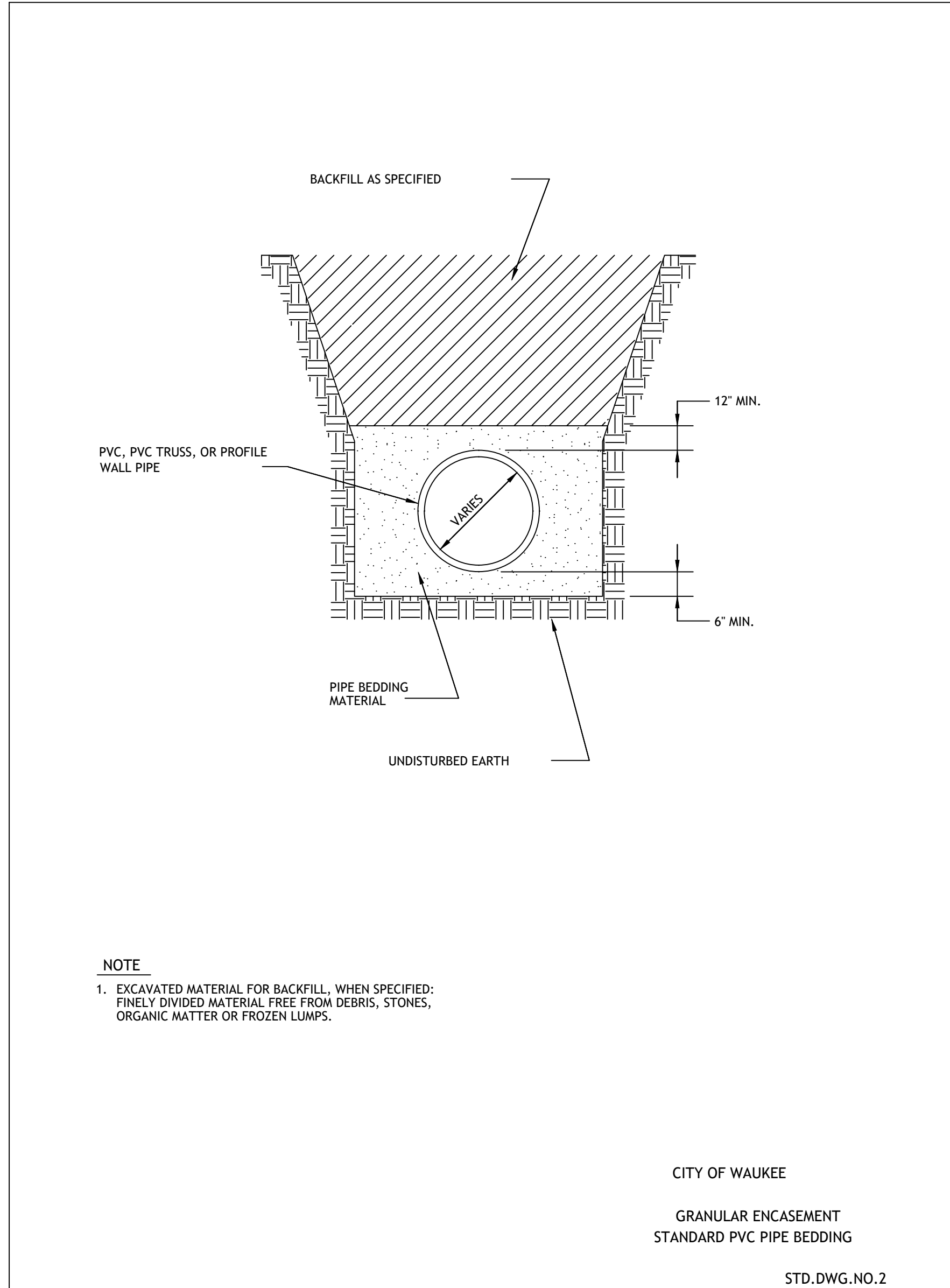
INFILTRATION TRENCH MAINTENANCE SCHEDULE

Activity	Schedule
<ul style="list-style-type: none"> Ensure the contributing drainage area, facility, and inlets are clear of debris. Ensure that the contributing area is stabilized. Remove sediment and oil/grease from pre-treatment devices, as well as overflow structures. Mow grass filter strips as necessary. Remove grass clippings. 	Monthly
<ul style="list-style-type: none"> Check observation wells following three days of dry weather. Failure to percolate within this time period indicates clogging. Inspect pre-treatment devices and diversion structures for sediment buildup and structural damage. Remove trees that start to grow in the vicinity of the trench. 	Semi-annual
<ul style="list-style-type: none"> Replace pea gravel/topsoil and top surface filter fabric (when clogged). 	As needed
<ul style="list-style-type: none"> Perform total rehabilitation of the trench to maintain design storage capacity. Excavate trench walls to expose clean soil. 	Upon failure

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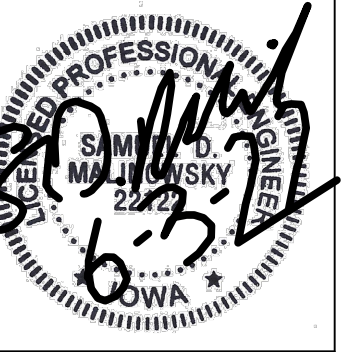


Revisions
2-15-22 CITY COMMENTS
3-29-22 CITY COMMENTS
4-20-22 CITY COMMENTS
5-12-22 CITY COMMENTS
6-2-22 MORE COMMENTS

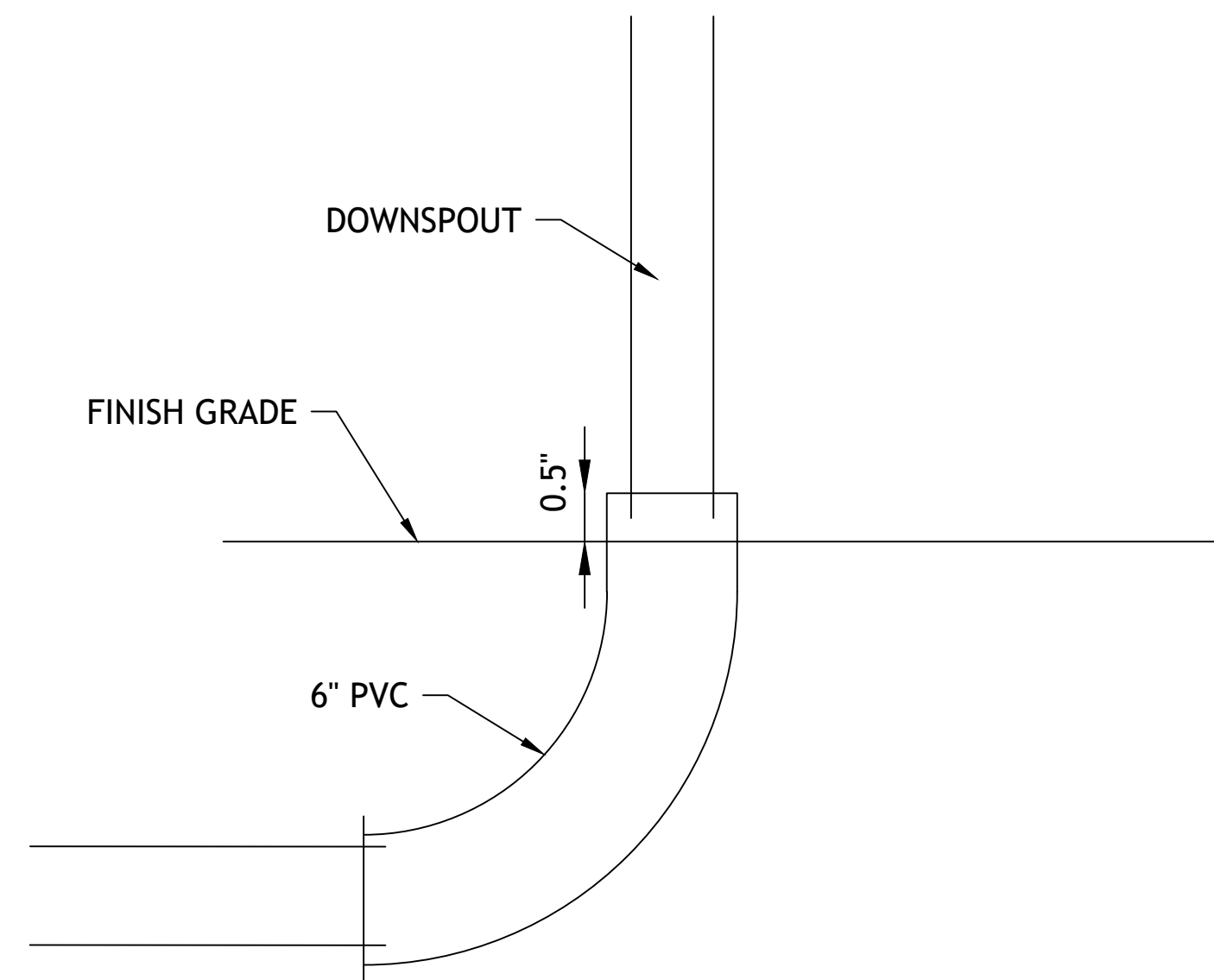


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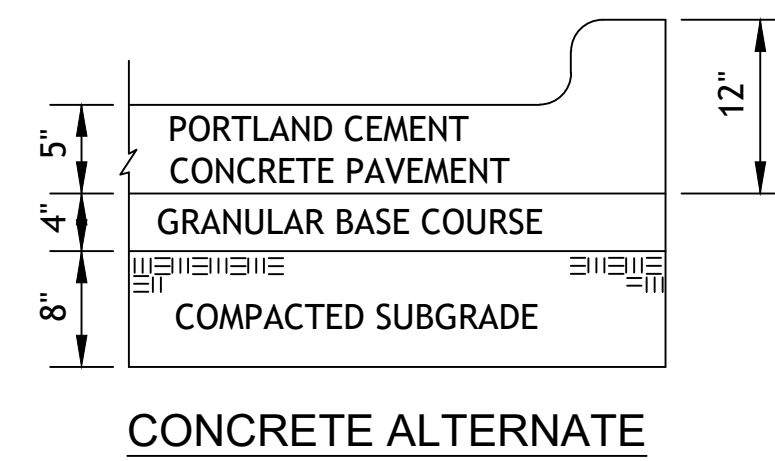
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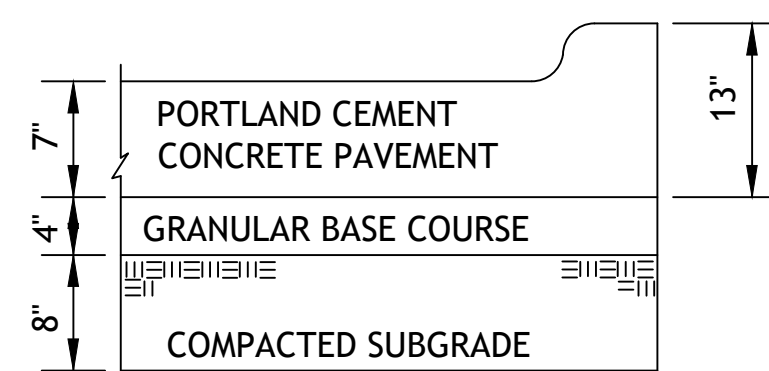


DOWNSPOUT COLLECTOR CONNECTION



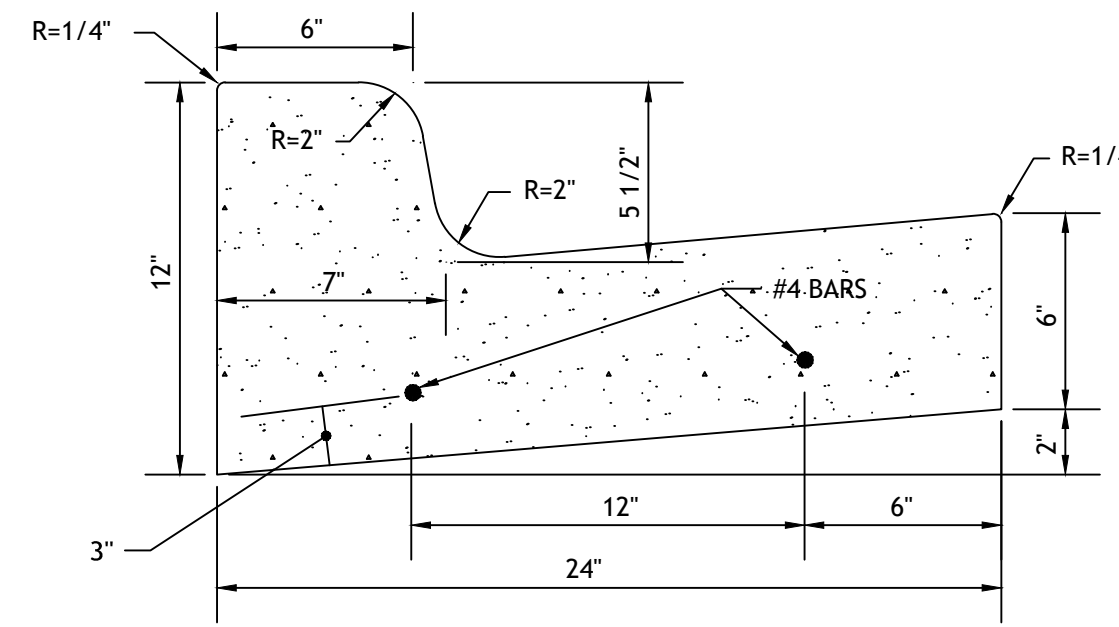
CONCRETE ALTERNATE

REGULAR DUTY CONCRETE PAVING PV1



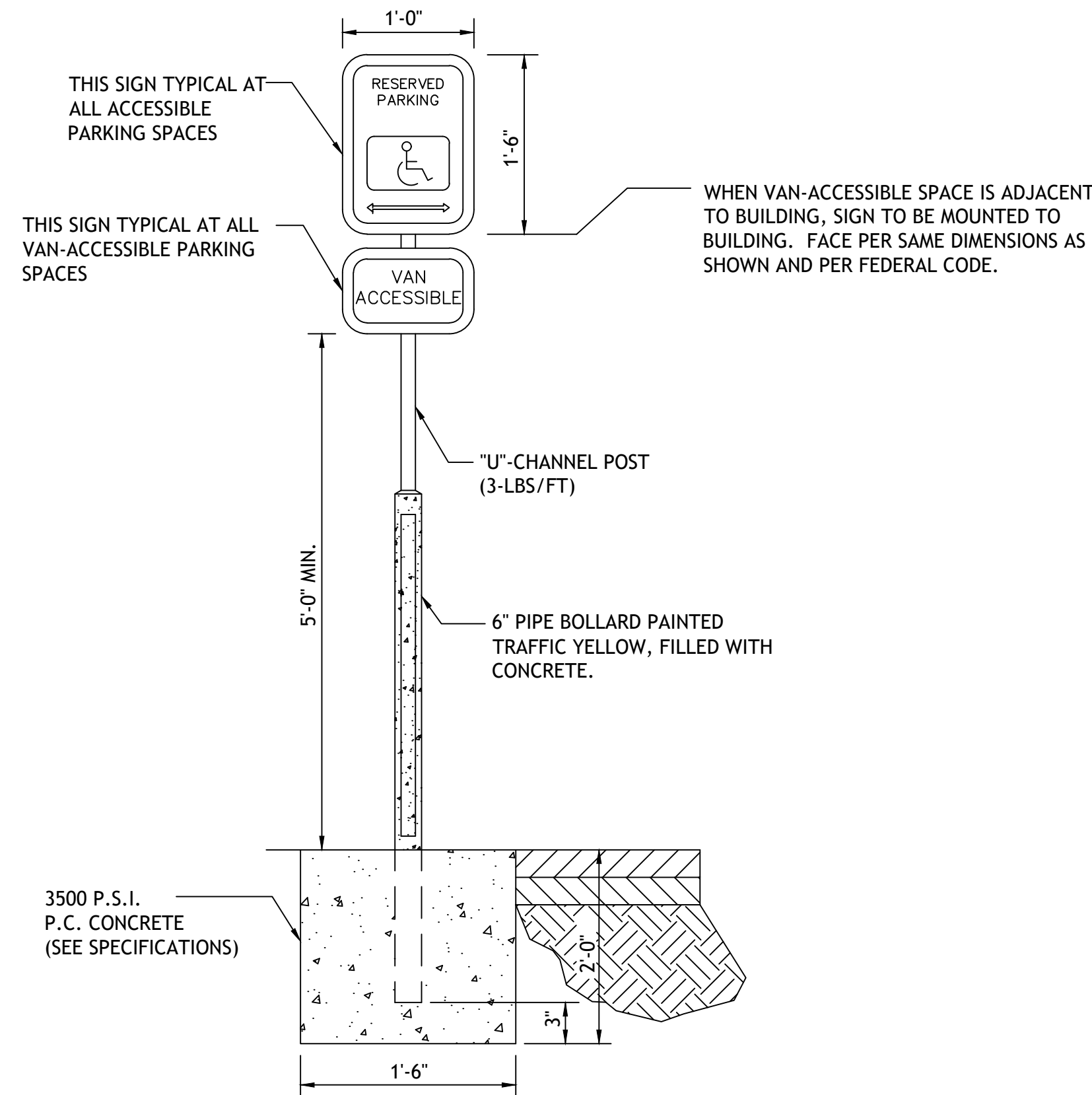
HEAVY DUTY CONCRETE PV3

- FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS
ASPHALT SURFACE COURSE - APWA TYPE 3-01
ASPHALT BASE COURSE - APWA TYPE 1-01
AGG BASE-MODOT TYPE 5
- PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS
- HEAVY DUTY CONCRETE IS AN OPTIONAL PAVEMENT FOR DETAIL 041 HEAVY DUTY ASPHALT. WHEN PLANS SPECIFY DETAIL 042 NO ALTERNATES ARE ALLOWED.

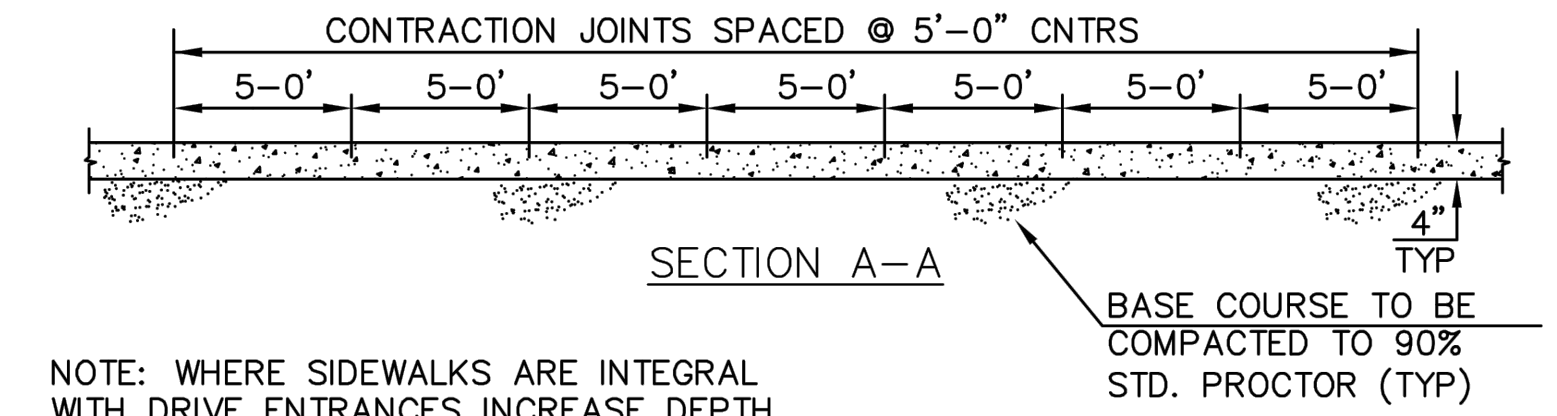
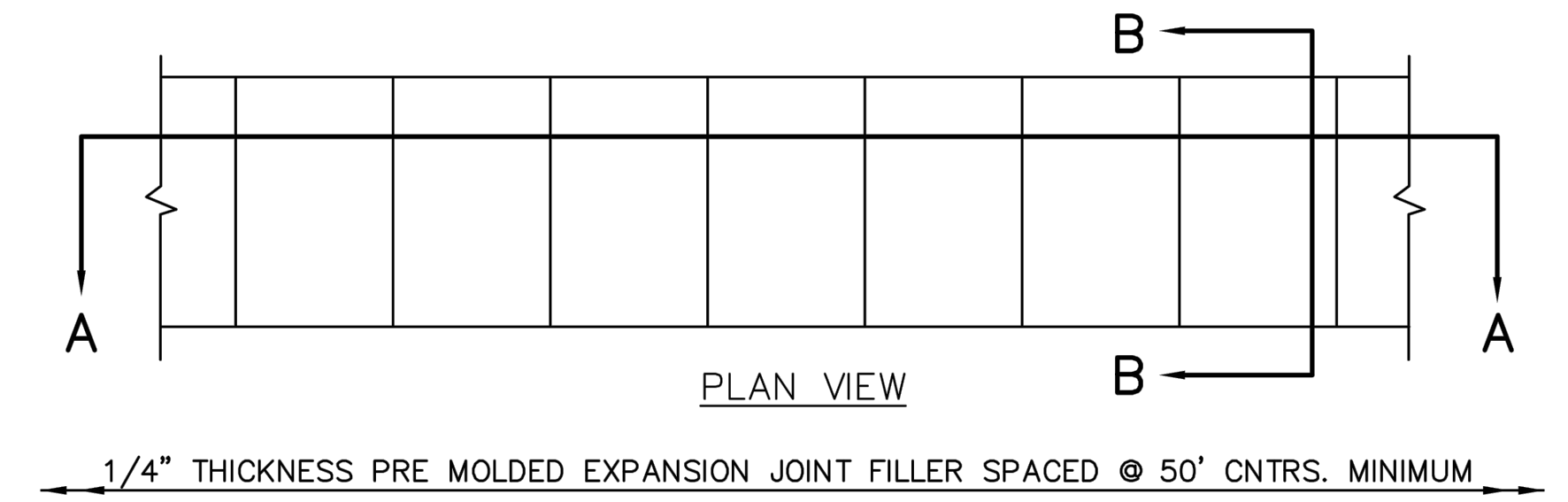


- NOTE:
- EXPANSION, CONTRACTION, OR CONSTRUCTION JOINTS ARE TO BE SAME AS NOTED ON TYPE "A" CURB AND GUTTER DETAIL.
 - REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 3" ASPHALT.

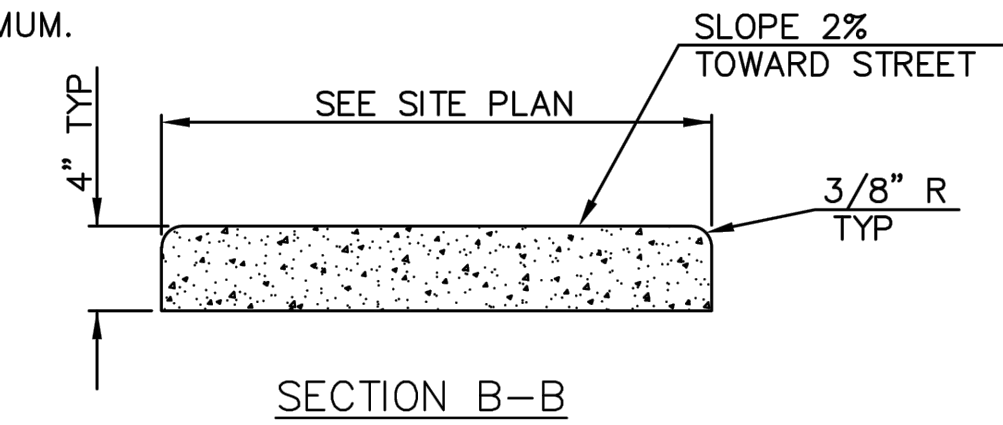
CG-1 CURB AND GUTTER



ACCESSIBLE PARKING SIGN PK2

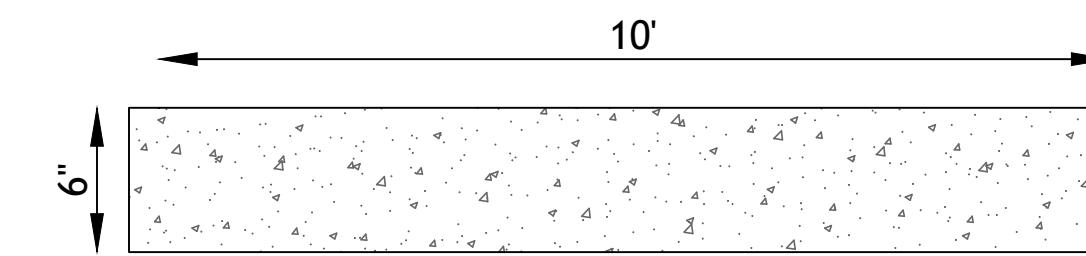


NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



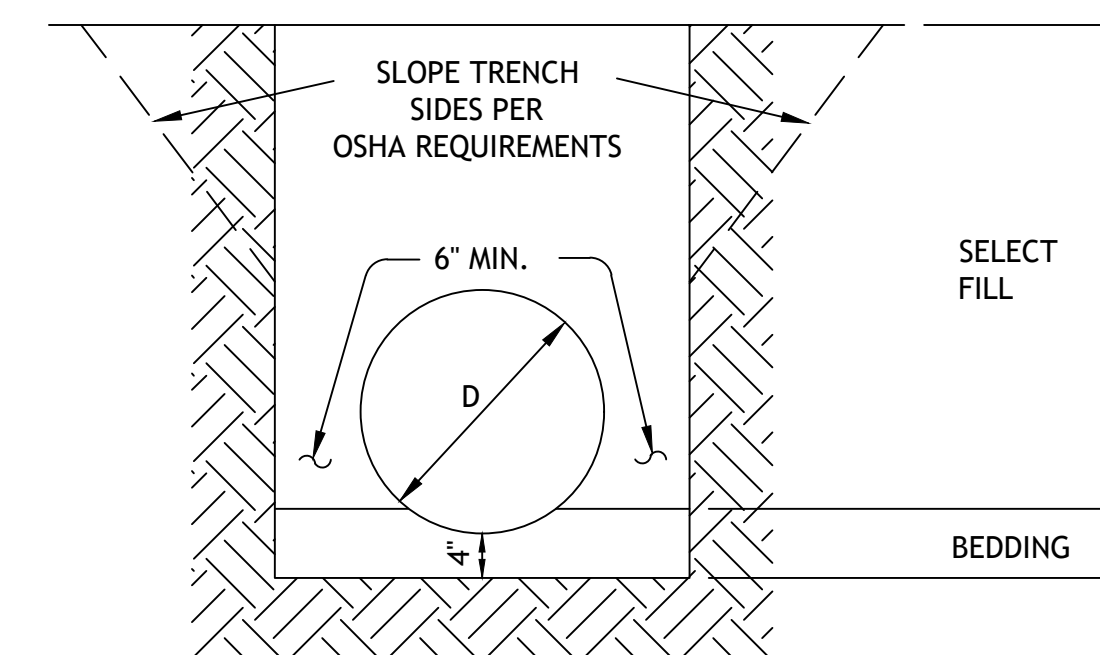
CONCRETE SIDEWALK CW2

NOTE: CONCRETE SHALL BE 4,000 PSI



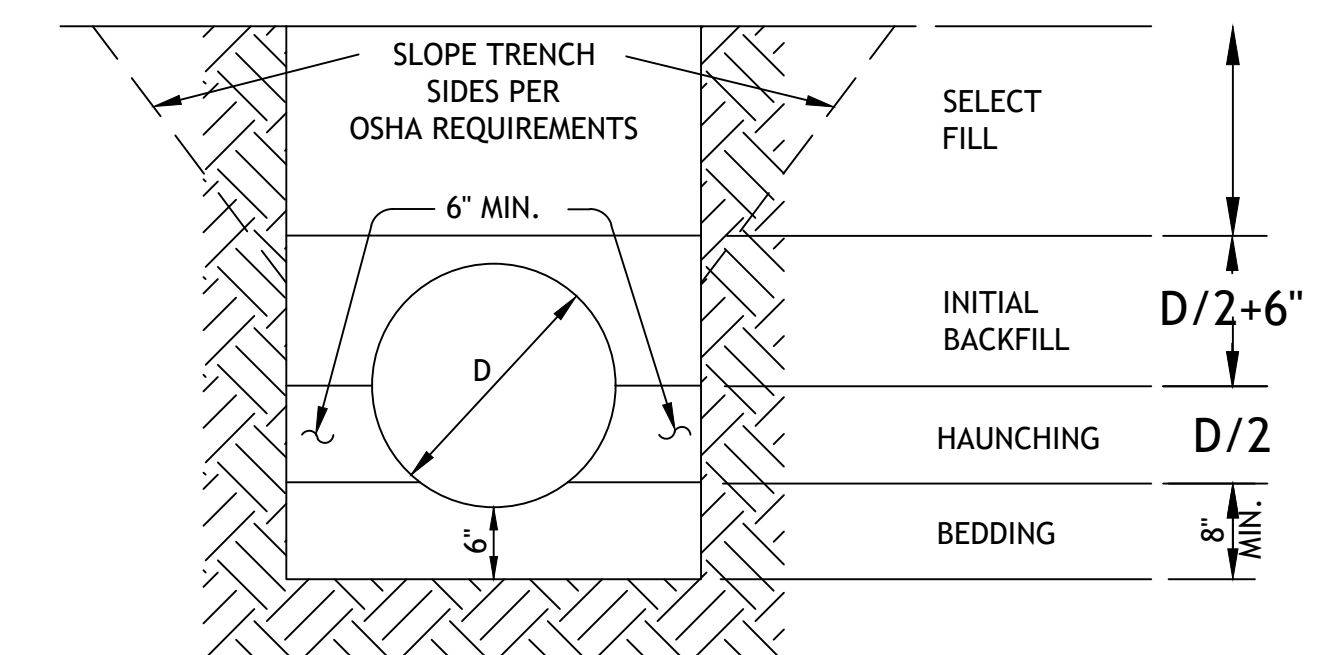
CONCRETE TRAIL TW

NOTE: CONCRETE SHALL BE 4,000 PSI CONCRETE PER SUDAS



RIGID PIPE: INCLUDES REINFORCED CONCRETE, DUCTILE IRON, & CAST IRON

- BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.

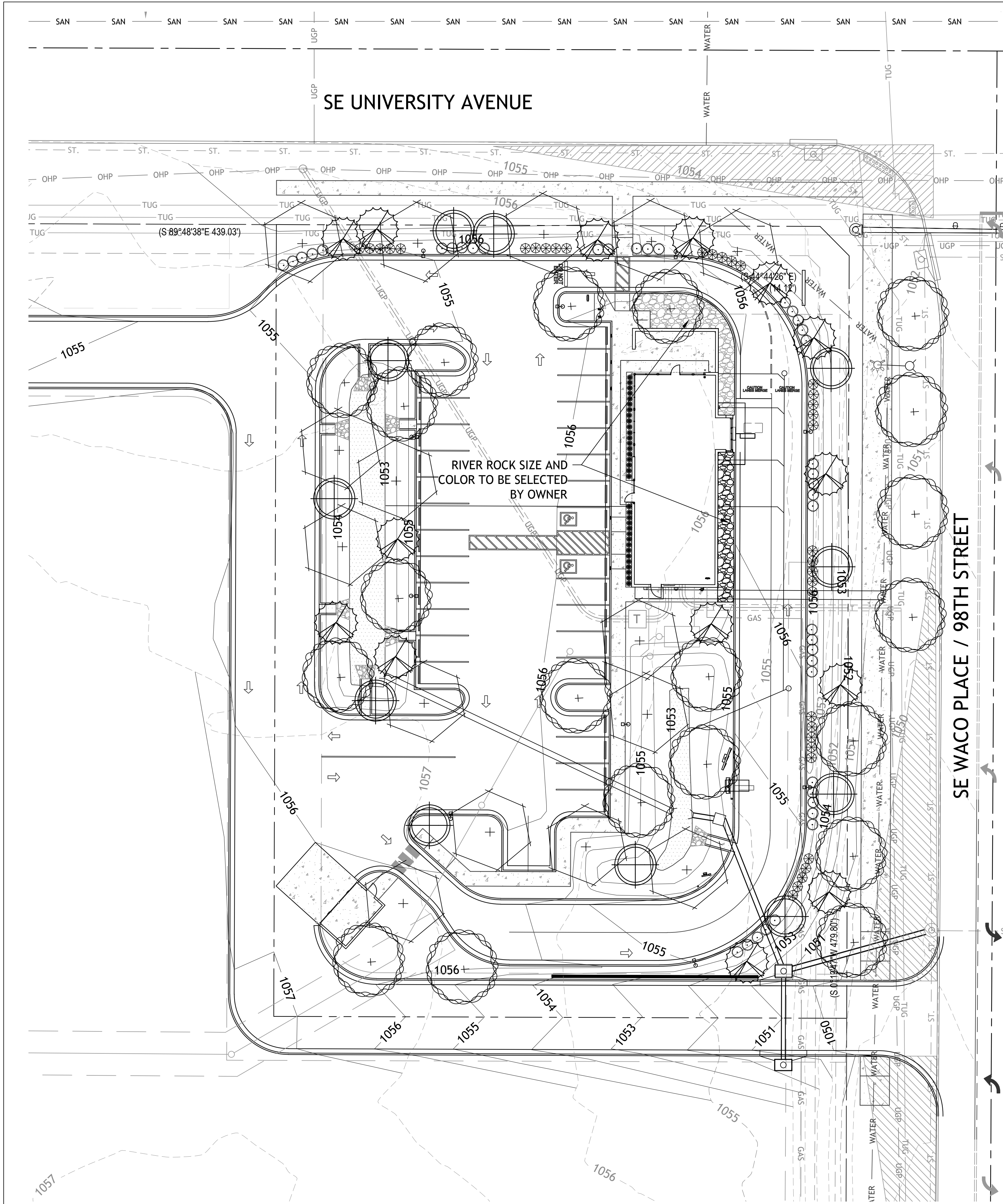


FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE, CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

- BEDDING AND HAUNCHING MATERIAL SHALL BE COMPACTED SAND, UNLESS NOTED OTHERWISE ON PLANS AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- INITIAL BACKFILL MATERIAL SHALL BE GRANULAR MATERIAL OR SELECT MATERIAL (INCLUDING SAND) COMPACTED IN ACCORDANCE TO SPECIFICATIONS.
- SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RIGID PIPE.

TRENCH AND BEDDING DETAILS MS1

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LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without City of Waukee approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of peagravel color to be selected by owner.

All disturbed areas including public right of way shall be sodded and fertilized with a Turf-Type-Tall Fescue seed blend, unless otherwise noted.

LANDSCAPE DATA

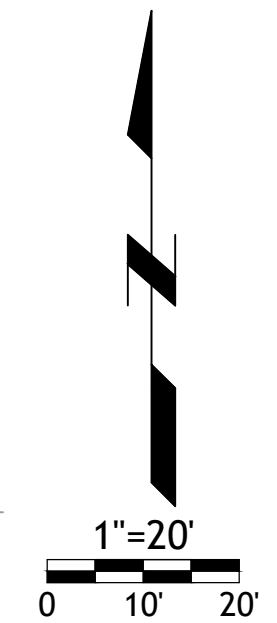
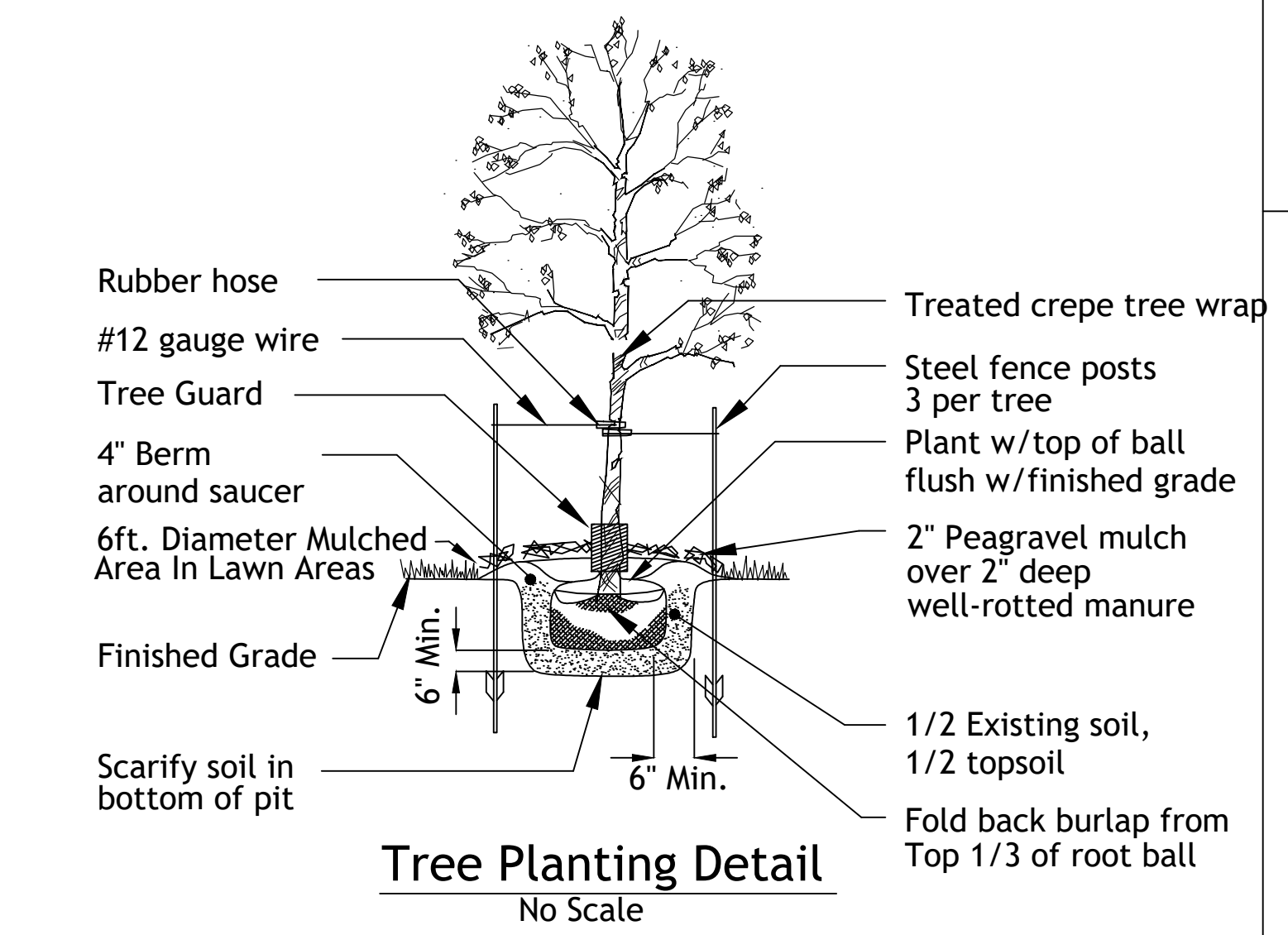
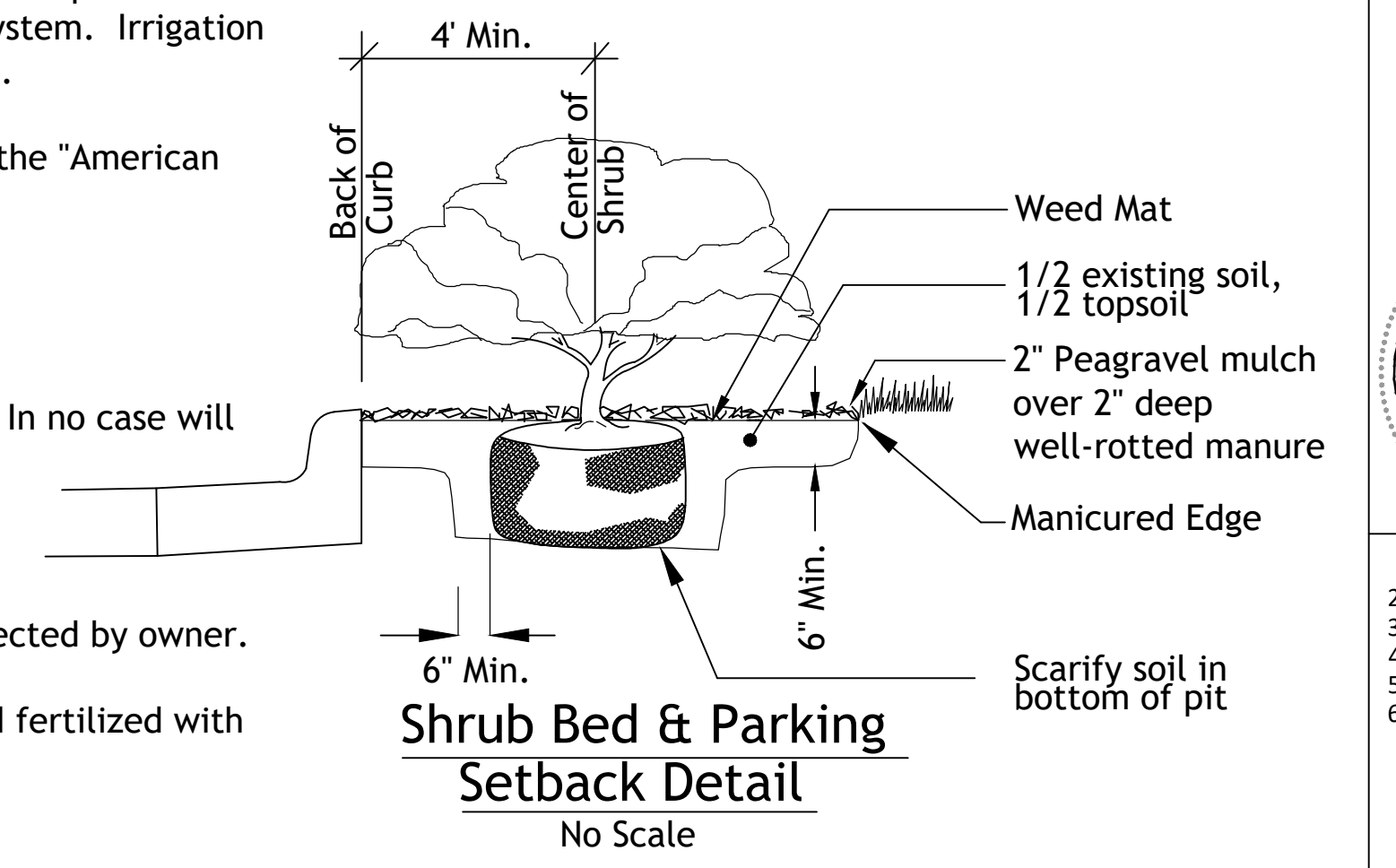
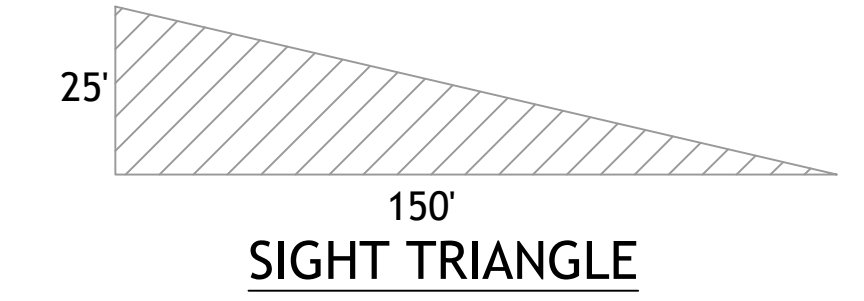
WACO PLACE 260'	
REQUIRED SHADE TREE / 40'	7
PROVIDED PROPOSED SHADE TREES	7
UNIVERSITY AVE 185'	
REQUIRED SHADE TREE / 40'	5
PROVIDED SHADE TREES	5
WACO PLACE R/W SETBACK 260'	
REQUIRED 2 TREES / 50'	10
8 SHRUBS / 50'	42
PROVIDED TREES SHRUBS	9 45
UNIVERSITY AVE R/W SETBACK 185'	
REQUIRED 2 TREES / 50'	7
8 SHRUBS / 50'	30
PROVIDED TREES SHRUBS	7 30
OPEN SPACE 18,109sf	
1.5 TREE / 1000sf	27
.5 ORNAMENTAL TREES / 1000sf	9
2 SHRUB / 1000sf	36
PROVIDED TREES ORNAMENTAL SHRUBS	23 9 34

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	20	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	15	Skyline Honeylocust (Thornless)	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	14	Prairiefire Crabapple	Malus Sp. 'Priariefire'	1 1/2" cal	BB	As Shown
	11	Amur Maple	Acer Ginnala 'Flame'	1 1/2" cal	BB	As Shown

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	34	Feather Reed Grass	Calamagrostis Acutiflora 'Karl Foerster'	18"-24"sp.	Cont.	2'
	40	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24"sp.	Cont.	4'
	35	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24"sp.	Cont.	4'



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 785.341.9747

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STATE OF IOWA
 LANDSCAPE ARCHITECT
 NO. LA 1189

STARBUCKS
 1500 SE UNIVERSITY AVE
 WAUKEE, IOWA

sheet
C13.0
 Civil
 LANDSCAPE PLAN
 permit
 17 DECEMBER 2021