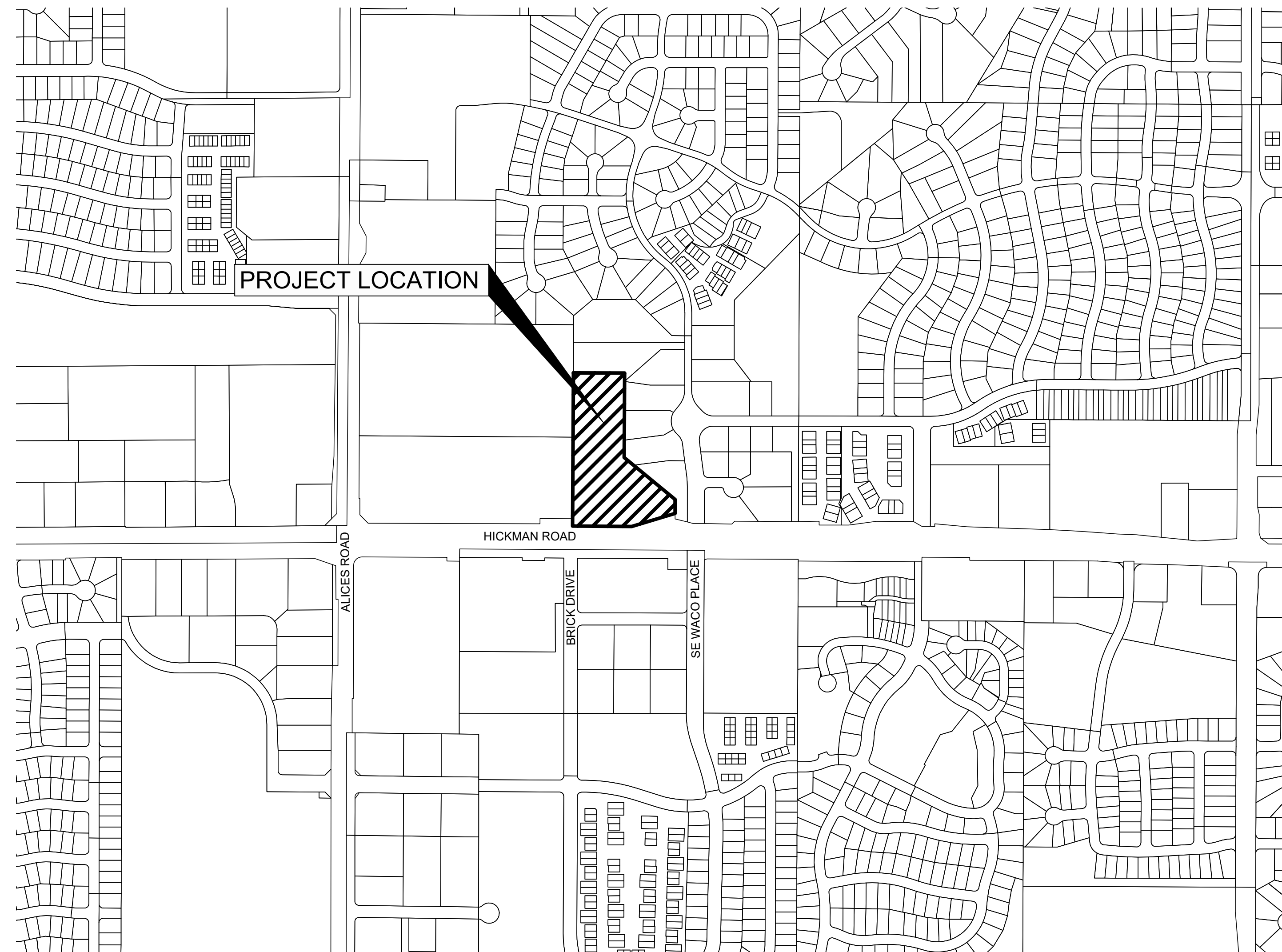
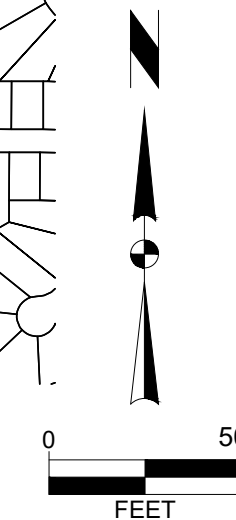


# SITE PLAN/ PRELIMINARY PLAT FOR WEST LIGHT CITY OF WAUKEE, DALLAS COUNTY, IOWA



VICINITY MAP

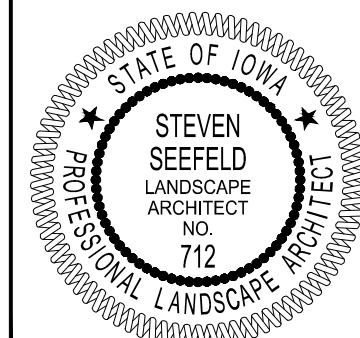


**OWNER/DEVELOPER**  
 CALIBER IOWA, LLC  
 1680 SW ANKENY ROAD, SUITE 1B  
 ANKENY, IA 50023  
 CONTACT: NICK JENSEN  
 PHONE: 515-290-3401

**ENGINEER**  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BLVD.  
 ANKENY, IOWA 50023  
 CONTACT: ERIC CANNON  
 PHONE: 515-964-2020

**INDEX OF SHEETS**

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C400	EROSION CONTROL PLAN
C401	GRADING PLAN
C402	GRADING DETAILS
C403	GRADING DETAILS
C404	GRADING DETAILS
C500	PLANTING PLAN
C600	SITE DETAILS



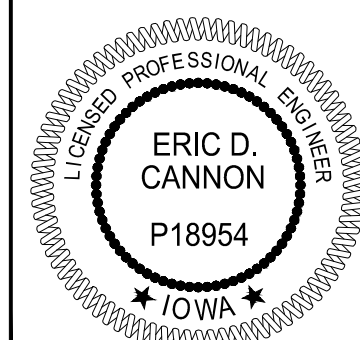
I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Steven Seefeld, PLA \_\_\_\_\_ Date \_\_\_\_\_

License Number 712

Pages or sheets covered by this seal:  
**SHEET C500**

License Expires:  
 June 30, 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.

Eric D. Cannon, P.E. \_\_\_\_\_ Date \_\_\_\_\_

License Number P18954

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:  
**SHEETS C100-C404, C600**

2	AS PER CITY COMMENTS	06-07-22	LJM	
1	AS PER CITY COMMENTS	06-25-22	LJM	
MARK		REVISION	DATE	BY
Engineer: KMM		Checked By: EDC	Scale: 1" = 500'	
Technician: LJM		Date: 05-10-22	T-R-S: 79-26-26	
				Project No: 116.1134.01
				Sheet C100

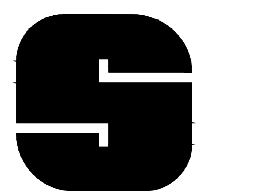
**WEST LIGHT**

**TITLE SHEET**

**WAUKEE, IOWA**

**SNYDER & ASSOCIATES, INC.**

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



**SNYDER & ASSOCIATES**

Project No: 116.1134.01

Sheet C100

I:\Projects\2022\116.1134.01\116.1134.01\_SHEET\_C100.dwg (DATE PLOTTED: 06/20/2024 10:00:00 AM)

LEGEND

FEATURES

- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Mark
ROW Line
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

FOUND

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ \ Shrub
Coniferous Tree \ \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

SET

- Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

FEATURES

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ \ Shrub
Coniferous Tree \ \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

EXISTING

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ \ Shrub
Coniferous Tree \ \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

PROPOSED

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \ \ Shrub
Coniferous Tree \ \ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

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

- Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

PROPERTY DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°09'56" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 137.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HICKMAN ROAD (US HWY #6) AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°09'56" EAST ALONG SAID WEST LINE, 896.77 FEET TO THE SOUTHWEST CORNER OF LOT 6, BERKSHIRE COMMONS OFFICE PARK PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°45'14" EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 302.25 FEET TO A SOUTHERLY CORNER OF SAID LOT 6; THENCE SOUTH 0°17'17" WEST ALONG THE WEST LINE OF LOTS 2 THROUGH 6, OF SAID BERKSHIRE COMMONS OFFICE PARK PLAT 1, A DISTANCE OF 494.64 FEET TO A WESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 59°31'11" EAST ALONG THE WEST LINE OF LOTS 1 AND 2, BERKSHIRE COMMONS OFFICE PARK PLAT 1, A DISTANCE OF 387.27 FEET TO A WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 0°15'38" WEST CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 80.92 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 74°10'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 265.35 FEET; THENCE SOUTH 89°46'53" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 345.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.89 ACRES (343,566 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R-3/PD- PLANNED DEVELOPMENT DISTRICT W/ UNDERLYING MULTI-FAMILY RESIDENTIAL DISTRICT (BK 2022 PG 10282)

PARKING REQUIREMENTS

137- 1 BEDROOM UNITS= 137 STALLS
35- 2 BEDROOM UNITS= 70 STALLS
1 STALL PER 5 UNITS= 35 STALLS
242 TOTAL STALLS REQUIRED

153 SURFACE PARKING STALLS
93 UNDERGROUND PARKING STALLS
246 TOTAL STALLS PROVIDED
(INCLUDING 6 ACCESSIBLE STALLS)

BULK REGULATIONS

MAXIMUM DENSITY = 22 DWELLING UNITS/ACRE
FRONT YARD SETBACK 30 FEET
SIDE YARD = 15 FEET
REAR YARD = 30 FEET
MAXIMUM HEIGHT = 56 FEET
MINIMUM OPEN SPACE = 20%

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (IA-AMES-DSM)
NAD83(2011)EPOCH0 2010.00 IARTN DERIVED - US SURVEY FEET

- CP100 N=7497523.61 E=18464751.40 Z=1012.50
SET CUT "X" "+1" NORTH OF BACK OF CURB INTAKE LOCATED WEST SIDE BERKSHIRE, +100 FEET NORTH OF HICKMAN AND +25' NORTH OF POWER POLE. (AS SHOWN ON SURVEY)
CP101 N=7497424.05 E=18464116.54 Z=1017.39
SET CUT "X" "NE CORNER STORM STRUCTURE LOCATED NORTH SIDE HICKMAN +- 50' EAST OF BRICK DRIVE. (AS SHOWN ON SURVEY)
CP102 N=7497199.63 E=18464707.03 Z=1015.67
SET CUT "X" "ON CONCRETE STORM STRUCTURE +1' WEST OF MANHOLE LOCATED +50 FEET WEST OF WACO AND +100' SOUTH OF HICKMAN. (AS SHOWN ON SURVEY)
CP103 N=7497418.53 E=18465428.74 Z=1010.84
SET CUT "X" "NE CORNER STORM STRUCTURE LOCATED NORTH SIDE HICKMAN AND +25' EAST OF STIVERS ENTRANCE. (AS SHOWN ON SURVEY)
CP104 N=7497428.07 E=18463361.71 Z=1023.87
SET CUT "X" "NE CORNER STORM STRUCTURE NORTH SIDE HICKMAN WEST OF 1ST FIELD DRIVE WEST OF SE BRICK DRIVE. (AS SHOWN ON SURVEY)
CP105 N=7496980.85 E=18464078.45 Z=1024.69
SET CUT "X" "ON TOP OF CURB NE QUADRANT OF SE BRICK DRIVE & SE STONERIDGE DRIVE, AT END OF RADIUS. (AS SHOWN ON SURVEY)
CP106 N=7497994.10 E=18464097.33 Z=1009.23
SET 1/2" REBAR WITH RED PLASTIC CAP +50' EAST OF GRAVEL DRIVE AT TOP OF BANK IN LINE WITH SOUTH SIDE BLAKE OVERTON MORTGAGE TEAM BUILDING. (AS SHOWN ON SURVEY)
CP107 N=7498061.00 E=18464223.62 Z=1005.38
SET 1/2" REBAR WITH RED PLASTIC CAP AT TOP OF BANK +50' WEST OF NORTH-SOUTH TREE LINE WEST OF BLAKE OVERTON MORTGAGE TEAM BUILDING. (AS SHOWN ON SURVEY)

BENCHMARKS

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

BM500 ELEV=1020.28
ARROW ON HYDRANT SE QUADRANT HICKMAN ROAD & SE BRICK DRIVE.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552107332.

- W2-WATER MAIN WAUKEE, CITY OF
ST1-STORM SEWER TIM ROYER
S1-SANITARY SEWER 515-978-7920
G1-GAS MAIN TROYER@WAUKEE.ORG
UE2-UNDERGROUND ELECTRIC
CO1-COMMUNICATION CENTURY LINK
SADIE HULL
918-547-0147
SADIE.HULL@LUMEN.COM
FO1-FIBER OPTIC AUREON NETWORK SERVICES
JEFF KLOCKO
515-830-0445
JEFF.KLOCKO@AUREON.COM
OE1-OVERHEAD ELECTRIC MIDAMERICAN ENERGY
CRAIG RANFELD
515-252-6972
MECDMSDESIGNLOCATES@MIDAMERICAN.COM
W2-WATER MAIN XENIA RURAL WATER DISTRICT
LAIRD VAN DEE
515-676-2117
LVANDEE@XENIAWATER.ORG
FO4-FIBER OPTIC UNITE PRIVATE NETWORKS, LLC
JOE KILZER
816-425-3556
UPNGIS@UPNFIBER.COM
FO2-FIBER OPTIC VERIZON
JOHN BACHELDER
972-729-7000
ASG.INVESTIGATIONSTEAM@ASGINC.US
FO3-FIBER OPTIC CONSOLIDATED COMMUNICATIONS
JUSTIN GREV
507-386-3606
JUSTIN.GREV@CONSOLIDATED.COM

GENERAL USE

APARTMENT COMPLEX

PROJECT TIMELINE

CONSTRUCTION START: SUMMER 2022
EARTHWORK: SUMMER 2022
UTILITIES: FALL 2022
PAVING: FALL 2022
BUILDING CONSTRUCTION: SPRING 2023

BUILDING DESCRIPTION

TOTAL HEIGHT = 56 FEET
7- STUDIO UNITS (376 SF)
133- 1 BEDROOM UNITS (629-669 SF)
34- 2 BEDROOM UNITS (908-990 SF)
BUILDING CONSTRUCTION:
TYPE 1A- PARKING GARAGE
TYPE 5A- TOP 4 FLOORS

OPEN SPACE REQUIREMENTS

MINIMUM OF 20% OPEN SPACE REQUIRED
TOTAL AREA 343,566SF
IMPERVIOUS SURFACES 121,827SF
MIN OPEN SPACE REQUIRED 68,713SF (20.0%)
OPEN SPACE PROVIDED 221,739SF (64.5%)

GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2022 STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
D. 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. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE AT LEAST ONE WEEK PRIOR TO ANY ANTICIPATED LANE CLOSURE.
E. NOTIFY OWNER, ENGINEER, CITY OF WAUKEE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL ALSO NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR REPAIRED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTACT CITY OF WAUKEE FOR APPROVAL OF ANY CHANGES AND THAT ANY CHANGES COMPLETED WITHOUT APPROVAL ARE SUBJECT TO REMOVAL IN ORDER TO MEET THE CITY OF WAUKEE STANDARDS.
J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MEET SUDAS SPECIFICATION SECTION 2010 FOR TOPSOIL.
L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A COSESCO PERMIT IS REQUIRED FOR THIS PROJECT.
P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WAUKEE, AND THE OWNER PRIOR TO CONSTRUCTION.
Q. IF STORM SEWER CROSSES ABOVE WATER MAIN OR CROSSES LESS THAN 18" BELOW A WATER MAIN THEN STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE WITH A FLEXIBLE O-RING GASKET RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE STORM SEWER IS AT LEAST TEN FEET.
R. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE WILL BE REQUIRED A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING.
S. ALL STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR INCLUDING PEDESTRIAN FACILITIES.
T. ANY CHANGES PROPOSED TO THE DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
U. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE.
V. ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVISION. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
W. ALL CONNECTIONS TO EXISTING SANITARY MANHOLES SHALL BE CORE DRILL WITH A LINK SEAL.
X. PLACE 3/4" EXPANSION JOINT BETWEEN ALL PCC PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND PCC PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
Y. AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL PUBLIC ACCESSIBLE RAMPS, DETENTION FACILITIES AND DETENTION OVERFLOW GRADES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
Z. ALL UTILITIES INCLUDING PRIVATE UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS. THE CITY SHALL WITNESS ALL TESTING.
AA. CONTRACTOR SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
BB. CONTRACTOR SHALL COORDINATE ALL TIE-IN TO UTILITIES WITH THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AND CITY OF WAUKEE PUBLIC WORKS SHALL WITNESS ALL TIE-INS.
CC. ALL FIRE HYDRANTS TO HAVE 5 INCH STORZ FITTINGS.
DD. CONTRACTOR IS RESPONSIBLE TO OBTAIN WRITTEN APPROVAL FOR ANY PLAN CHANGES DURING CONSTRUCTION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
EE. ALL STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
FF. 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 EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
B. STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
C. POLLUTION PREVENTION PLAN
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

Table with columns: DATE, COMMENTS, REVISION, CHECKED BY, DATE, SCALE, PROJECT NO.

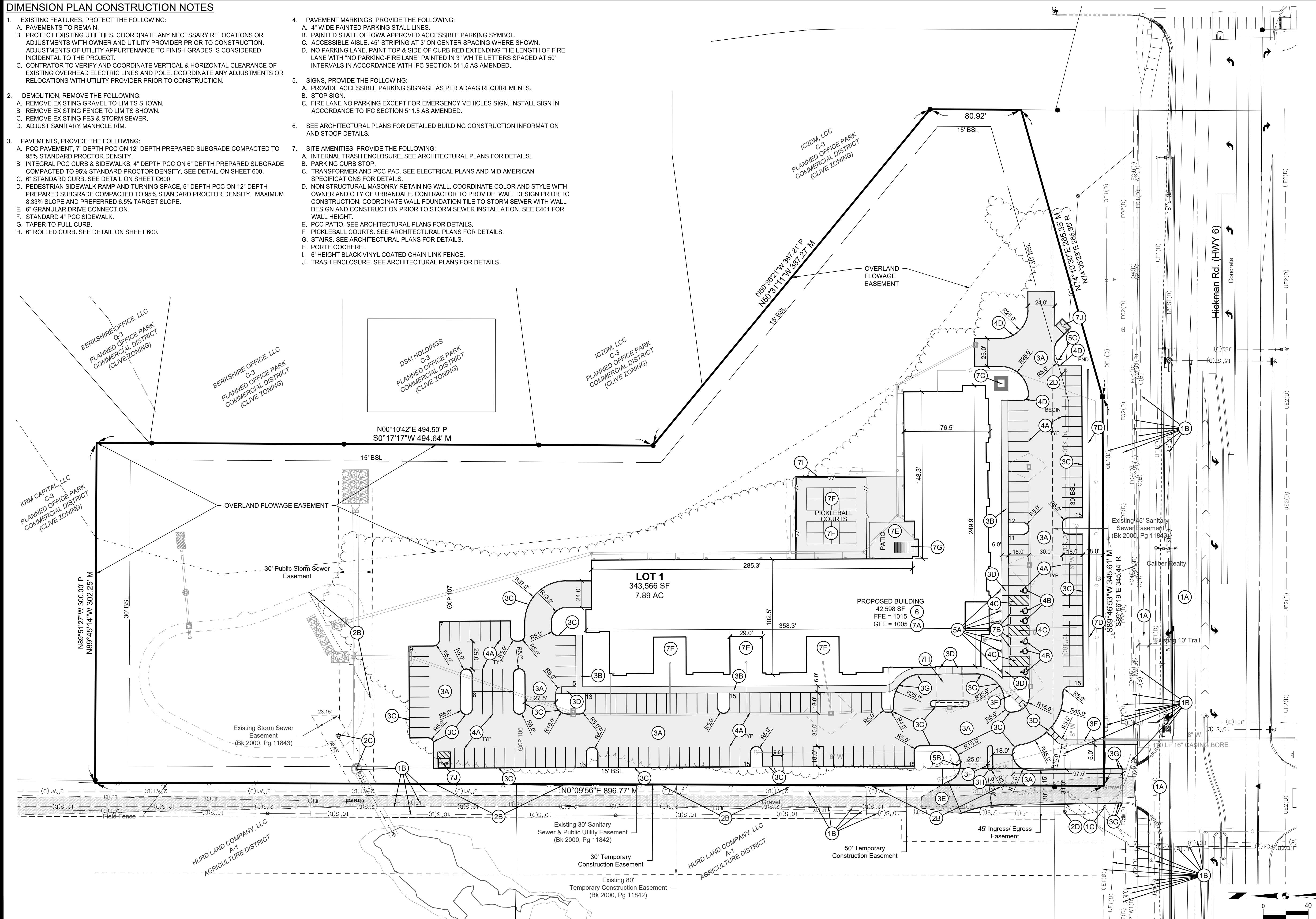
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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

WEST LIGHT
PROJECT INFORMATION
SNYDER & ASSOCIATES, INC.

Snyder & Associates logo and contact information: Project No: 116.1134.01, Sheet C101

**DIMENSION PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES, PROTECT THE FOLLOWING:
  - PAVEMENTS TO REMAIN.
  - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO THE PROJECT.
  - CONTRACTOR TO VERIFY AND COORDINATE VERTICAL & HORIZONTAL CLEARANCE OF EXISTING OVERHEAD ELECTRIC LINES AND POLE. COORDINATE ANY ADJUSTMENTS OR RELOCATIONS WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- DEMOLITION, REMOVE THE FOLLOWING:
  - REMOVE EXISTING GRAVEL TO LIMITS SHOWN.
  - REMOVE EXISTING FENCE TO LIMITS SHOWN.
  - REMOVE EXISTING FES & STORM SEWER.
  - ADJUST SANITARY MANHOLE RIM.
- PAVEMENTS, PROVIDE THE FOLLOWING:
  - PCC PAVEMENT, 7" DEPTH PCC ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - INTEGRAL PCC CURB & SIDEWALKS, 4" DEPTH PCC ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. SEE DETAIL ON SHEET 600.
  - 6" STANDARD CURB. SEE DETAIL ON SHEET C600.
  - PEDESTRIAN SIDEWALK RAMP AND TURNING SPACE, 6" DEPTH PCC ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. MAXIMUM 8.33% SLOPE AND PREFERRED 6.5% TARGET SLOPE.
  - 6" GRANULAR DRIVE CONNECTION.
  - STANDARD 4" PCC SIDEWALK.
  - TAPER TO FULL CURB.
  - 6" ROLLED CURB. SEE DETAIL ON SHEET 600.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
  - 4" WIDE PAINTED PARKING STALL LINES.
  - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
  - ACCESSIBLE AISLE. 45' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
  - NO PARKING LANE. PAINT TOP & SIDE OF CURB RED EXTENDING THE LENGTH OF FIRE LANE WITH "NO PARKING-FIRE LANE" PAINTED IN 3" WHITE LETTERS SPACED AT 50' INTERVALS IN ACCORDANCE WITH IFC SECTION 511.5 AS AMENDED.
- SIGNS, PROVIDE THE FOLLOWING:
  - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
  - STOP SIGN.
  - FIRE LANE NO PARKING EXCEPT FOR EMERGENCY VEHICLES SIGN. INSTALL SIGN IN ACCORDANCE TO IFC SECTION 511.5 AS AMENDED.
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION AND STOOP DETAILS.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
  - INTERNAL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - PARKING CURB STOP.
  - TRANSFORMER AND PCC PAD. SEE ELECTRICAL PLANS AND MID AMERICAN SPECIFICATIONS FOR DETAILS.
  - NON STRUCTURAL MASONRY RETAINING WALL. COORDINATE COLOR AND STYLE WITH OWNER AND CITY OF URBANDALE. CONTRACTOR TO PROVIDE WALL DESIGN PRIOR TO CONSTRUCTION. COORDINATE WALL FOUNDATION TILE TO STORM SEWER WITH WALL DESIGN AND CONSTRUCTION PRIOR TO STORM SEWER INSTALLATION. SEE C401 FOR WALL HEIGHT.
  - PCC PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - PICKLEBALL COURTS. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - PORTE COCHERE.
  - 6' HEIGHT BLACK VINYL COATED CHAIN LINK FENCE.
  - TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.



MARK	REVISION	DATE	BY
2	AS PER CITY COMMENTS	06-07-22	LJM
1	AS PER CITY COMMENTS	06-25-22	LJM

Engineer: KMM	Checked By: EDC	Scale: 1" = 40'
Technician: LJM	Date: 05-10-22	T-R-S: 79-26-26

**WEST LIGHT**

**DIMENSION PLAN**

**WAUKEE, IOWA**

**SNYDER & ASSOCIATES, INC.**

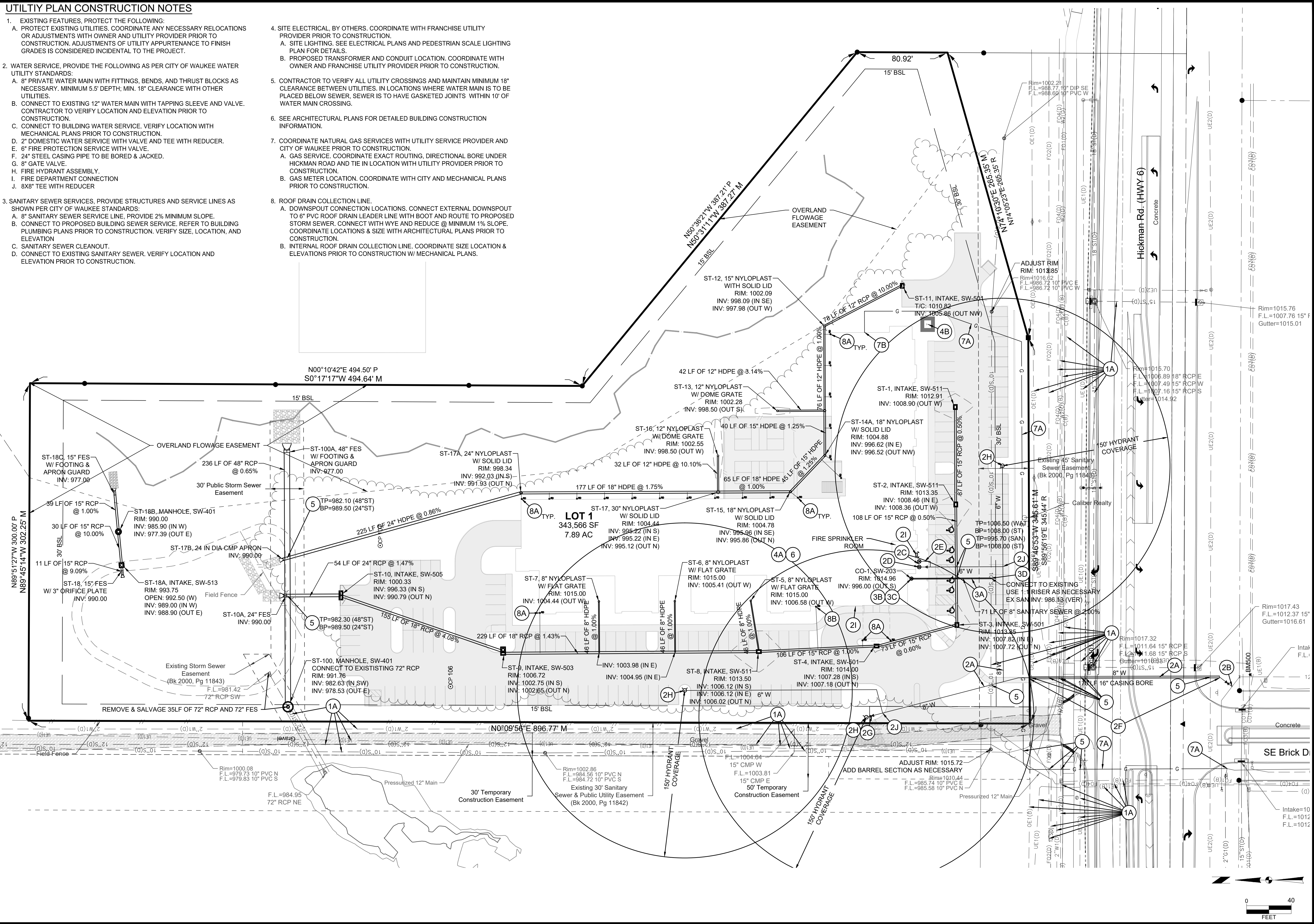
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Project No: 116.1134.01

Sheet C200

**UTILITY PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES, PROTECT THE FOLLOWING:
  - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO THE PROJECT.
- WATER SERVICE, PROVIDE THE FOLLOWING AS PER CITY OF WAUKEE WATER UTILITY STANDARDS:
  - 8" PRIVATE WATER MAIN WITH FITTINGS, BENDS, AND THRUST BLOCKS AS NECESSARY. MINIMUM 5.5' DEPTH; MIN. 18" CLEARANCE WITH OTHER UTILITIES.
  - CONNECT TO EXISTING 12" WATER MAIN WITH TAPPING SLEEVE AND VALVE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
  - CONNECT TO BUILDING WATER SERVICE. VERIFY LOCATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
  - 2" DOMESTIC WATER SERVICE WITH VALVE AND TEE WITH REDUCER.
  - 6" FIRE PROTECTION SERVICE WITH VALVE.
  - 24" STEEL CASING PIPE TO BE BORED & JACKED.
  - 8" GATE VALVE.
  - FIRE HYDRANT ASSEMBLY.
  - FIRE DEPARTMENT CONNECTION
  - 8X8" TEE WITH REDUCER
- SANITARY SEWER SERVICES, PROVIDE STRUCTURES AND SERVICE LINES AS SHOWN PER CITY OF WAUKEE STANDARDS:
  - 8" SANITARY SEWER SERVICE LINE, PROVIDE 2% MINIMUM SLOPE.
  - CONNECT TO PROPOSED BUILDING SEWER SERVICE. REFER TO BUILDING PLUMBING PLANS PRIOR TO CONSTRUCTION. VERIFY SIZE, LOCATION, AND ELEVATION
  - SANITARY SEWER CLEANOUT.
  - CONNECT TO EXISTING SANITARY SEWER. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
- SITE ELECTRICAL, BY OTHERS. COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
  - SITE LIGHTING. SEE ELECTRICAL PLANS AND PEDESTRIAN SCALE LIGHTING PLAN FOR DETAILS.
  - PROPOSED TRANSFORMER AND CONDUIT LOCATION. COORDINATE WITH OWNER AND FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" CLEARANCE BETWEEN UTILITIES. IN LOCATIONS WHERE WATER MAIN IS TO BE PLACED BELOW SEWER, SEWER IS TO HAVE GASKETED JOINTS WITHIN 10' OF WATER MAIN CROSSING.
- SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- COORDINATE NATURAL GAS SERVICES WITH UTILITY SERVICE PROVIDER AND CITY OF WAUKEE PRIOR TO CONSTRUCTION.
  - GAS SERVICE. COORDINATE EXACT ROUTING, DIRECTIONAL BORE UNDER HICKMAN ROAD AND TIE IN LOCATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION.
  - GAS METER LOCATION. COORDINATE WITH CITY AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
- ROOF DRAIN COLLECTION LINE.
  - DOWNSPOUT CONNECTION LOCATIONS. CONNECT EXTERNAL DOWNSPOUT TO 6" PVC ROOF DRAIN LEADER LINE WITH BOOT AND ROUTE TO PROPOSED STORM SEWER. CONNECT WITH WYE AND REDUCE @ MINIMUM 1% SLOPE. COORDINATE LOCATIONS & SIZE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
  - INTERNAL ROOF DRAIN COLLECTION LINE. COORDINATE SIZE LOCATION & ELEVATIONS PRIOR TO CONSTRUCTION W/ MECHANICAL PLANS.



NO.	DATE	BY	REVISION
2	06-07-22	LJM	AS PER CITY COMMENTS
1	06-25-22	LJM	AS PER CITY COMMENTS
MARK			

Checked By: EDC  
 Engineer: KMM  
 Technician: LJM  
 Scale: 1"=40'  
 Date: 05-10-22  
 T-R-S: 79-26-26

**WEST LIGHT**  
**UTILITY PLAN**

**WAUKEE, IOWA**

**SNYDER & ASSOCIATES, INC.**

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Project No: 116.1134.01  
 Sheet C300

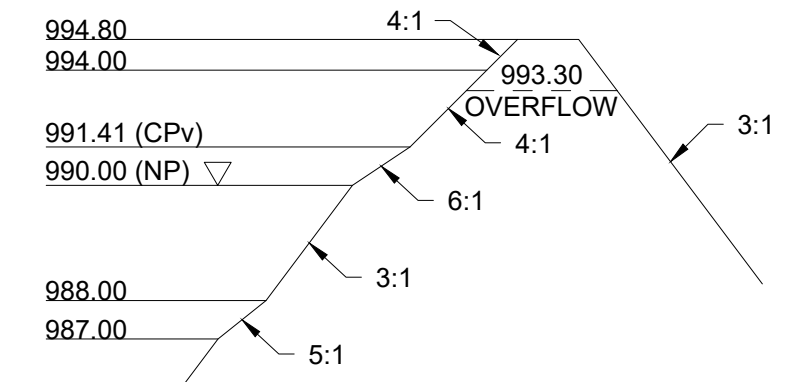


**GRADING NOTES**

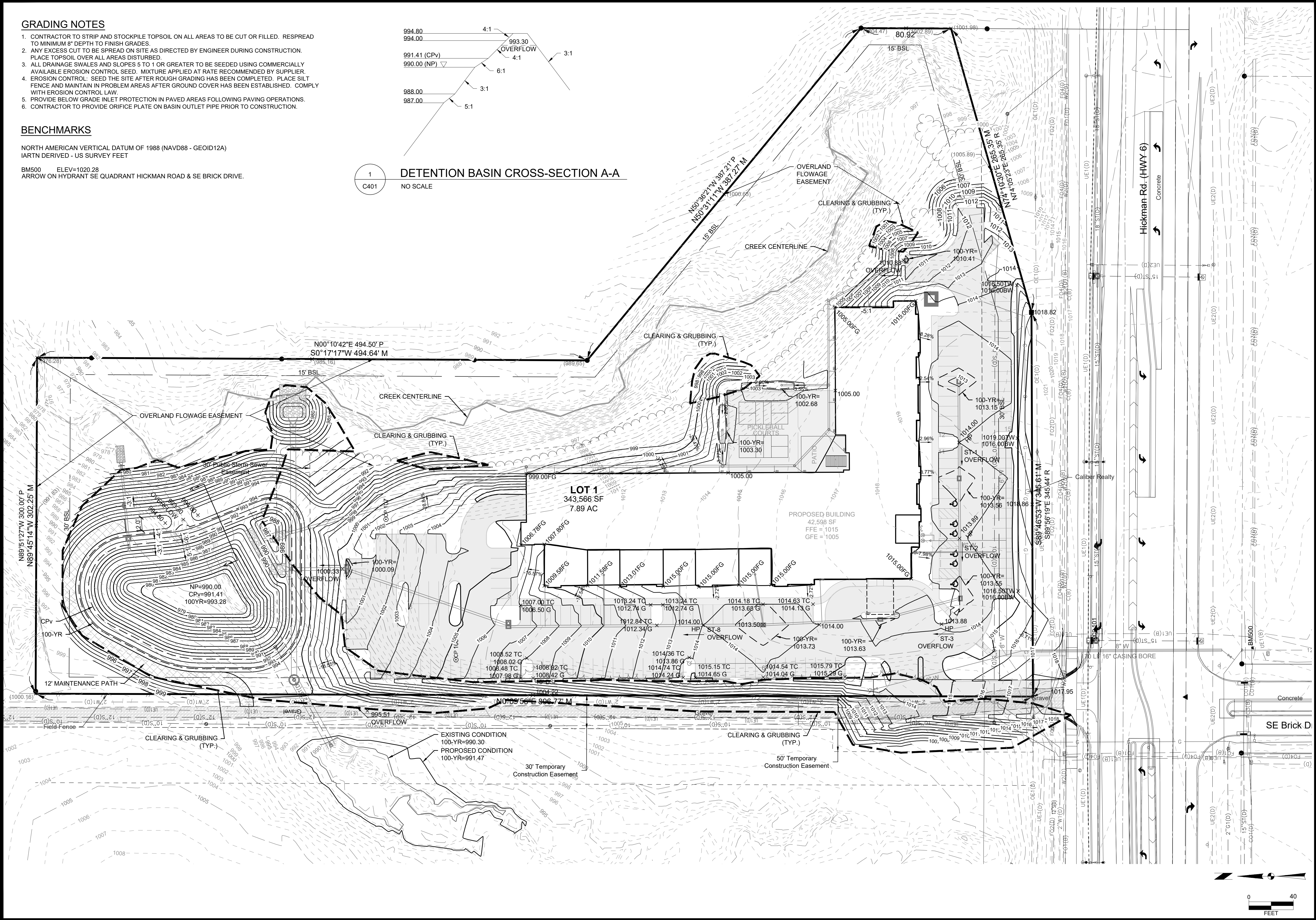
1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
6. CONTRACTOR TO PROVIDE ORIFICE PLATE ON BASIN OUTLET PIPE PRIOR TO CONSTRUCTION.

**BENCHMARKS**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)  
 IARTH DERIVED - US SURVEY FEET  
 BM500 ELEV=1020.28  
 ARROW ON HYDRANT SE QUADRANT HICKMAN ROAD & SE BRICK DRIVE.



1 DETENTION BASIN CROSS-SECTION A-A  
 C401 NO SCALE



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 Engineer: KMM  
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**Sheet C401**

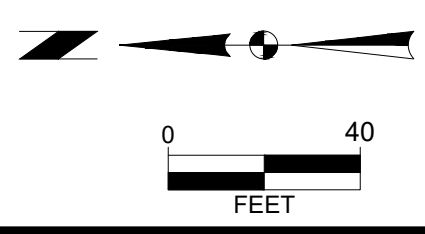
**WEST LIGHT GRADING PLAN**

**WAUKEE, IOWA**

**SNYDER & ASSOCIATES, INC.**

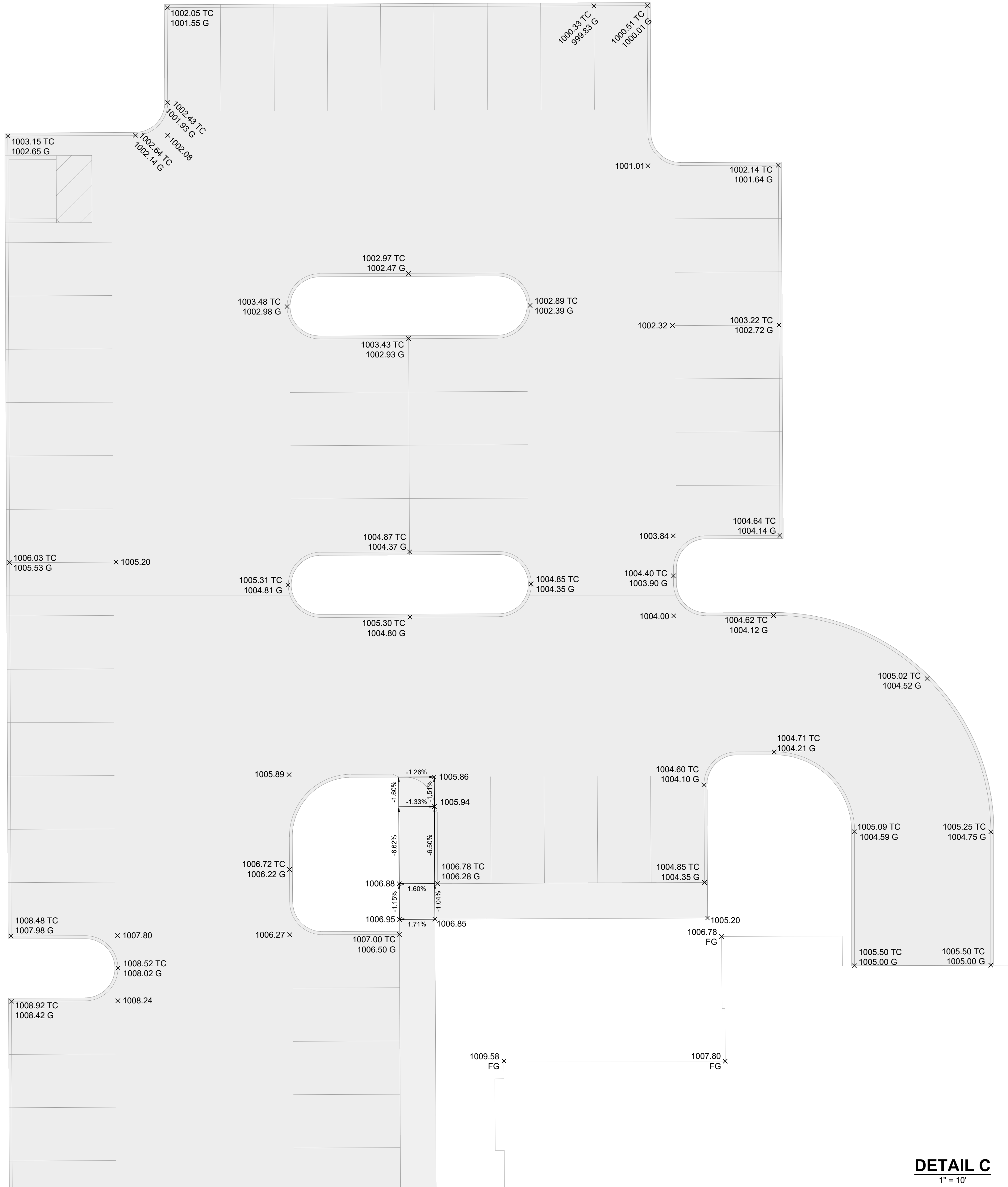
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Project No: 116.1134.01  
**Sheet C401**

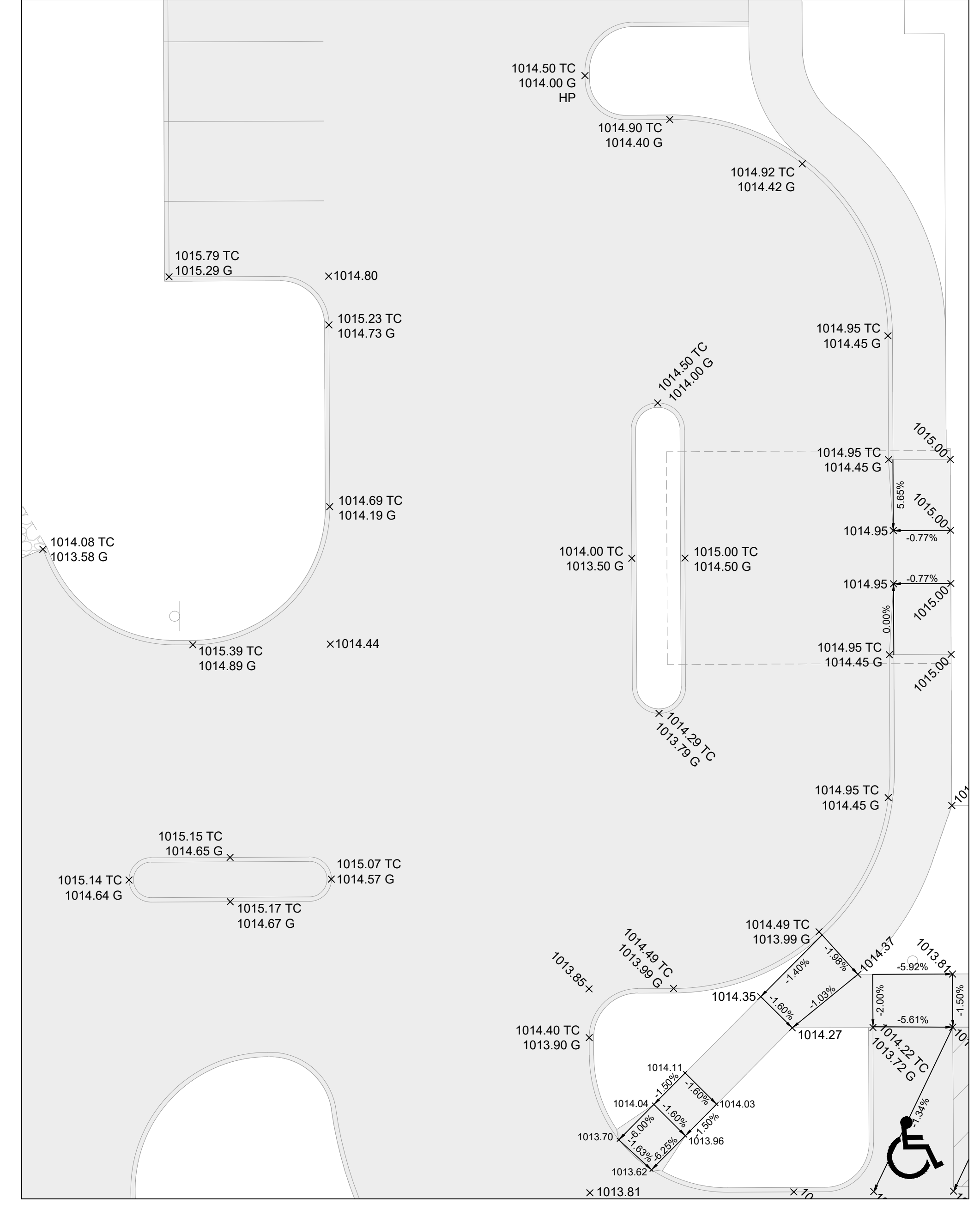




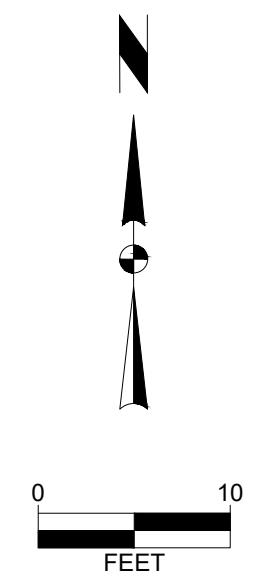
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**DETAIL C**  
1" = 10'



**DETAIL D**  
1" = 10'



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Technician: LJM	Date: 05-10-22	T-R-S: 79-26-26	

**WEST LIGHT**  
**GRADING DETAILS**

**WAUKEE, IOWA**

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**PLANTING PLAN GENERAL NOTES**

- A. UTILITY WARNING:**  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION.** CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).**
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.**
- E. SOD ALL AREAS DISTURBED BY CONSTRUCTION, UNLESS NOTED OTHERWISE.**
- F. ANY SUBSTITUTION TO PLANT MATERIAL SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT**
- G. MINIMUM TREE HEIGHTS SHALL BE**  
8' HT - DECIDUOUS OVERSTORY TREES  
6' HT - EVERGREEN OVERSTORY TREES  
6' HT - DECIDUOUS ORNAMENTAL TREES

PLANT SCHEDULE					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
<b>CANOPY TREES</b>					
6	AR	Acer Rubrum 'Armstrong Gold'	ARMSTRONG GOLD MAPLE	8' Ht.	B&B
7	CC	Carpinus Caroliniana	AMERICAN HORNBEAM	8' Ht.	B&B
2	CO	Celtis occidentalis	HACKBERRY	8' Ht.	B&B
6	QR	Quercus Rubra	RED OAK	8' Ht.	B&B
8	UA	Ulmus Americana 'princeton'	AMERICAN ELM	8' Ht.	B&B
<b>EVERGREEN TREES</b>					
3	AC	Abies Concolor	WHITE FIR	6' Ht.	B&B
14	PP	Picea Pungens	COLORADO SPRUCE	6' Ht.	B&B
6	PF	Pinus Flexilis 'vanderwolf'	LIMBER PINE	6' Ht.	B&B
4	PS	Pinus Strobus	WHITE PINE	6' Ht.	B&B
<b>ORNAMENTAL TREES</b>					
4	BP	Betula platyphylla	DAKOTA PINNACLE BIRCH	6' Ht.	B&B
4	MH	Malus Hybrida 'Spring Snow'	SPRING SNOW CRABAPPLE	6' Ht.	B&B
12	MS	Malus Hybrida 'Sugar Tyme'	SUGAR TYME CRAB APPLE	6' Ht.	B&B
<b>DECIDUOUS SHRUBS</b>					
40	DH	Diervilla Hybrida 'Orange Kodiak'	DWARF HONEYSUCKLE	#3	CONT.
<b>EVERGREEN SHRUBS</b>					
18	JC	Juniperus Chinensis 'Sargentii Viridis'	SARGENT CHINESE JUNIPER	#3	CONT.
25	TO	Thuja Occidentalis	EMERALD GREEN ARBOVITAE	#3	CONT.

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

**PLANTING PLAN REQUIREMENTS**

LANDSCAPE REQUIREMENTS AND CALCULATIONS:  
(AS PER CITY OF WAUKEE SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

**OPEN SPACE REQUIREMENTS**

TOTAL LOT AREA = 343,566 SF  
OPEN SPACE REQUIRED, 20% = 68,713 SF  
OPEN SPACE PROVIDED, 64.5% = 221,739 SF

**OPEN SPACE LANDSCAPING**

1 TREES PER 1,000 SF OF MINIMUM OPEN SPACE  
1 SHRUBS PER 1,000 SF OF MINIMUM OPEN SPACE

343,566 SF TOTAL LOT X 20% = 68,713 SF

68,713 / 1,000 SF = 68.7 PLANTS REQUIRED  
69 TREES REQUIRED  
69 TREES PROVIDED

68,713 / 1,000 SF = 68.7 PLANTS REQUIRED  
69 SHRUBS REQUIRED  
83 SHRUBS PROVIDED

**INTERIOR PARKING LOT LANDSCAPING**

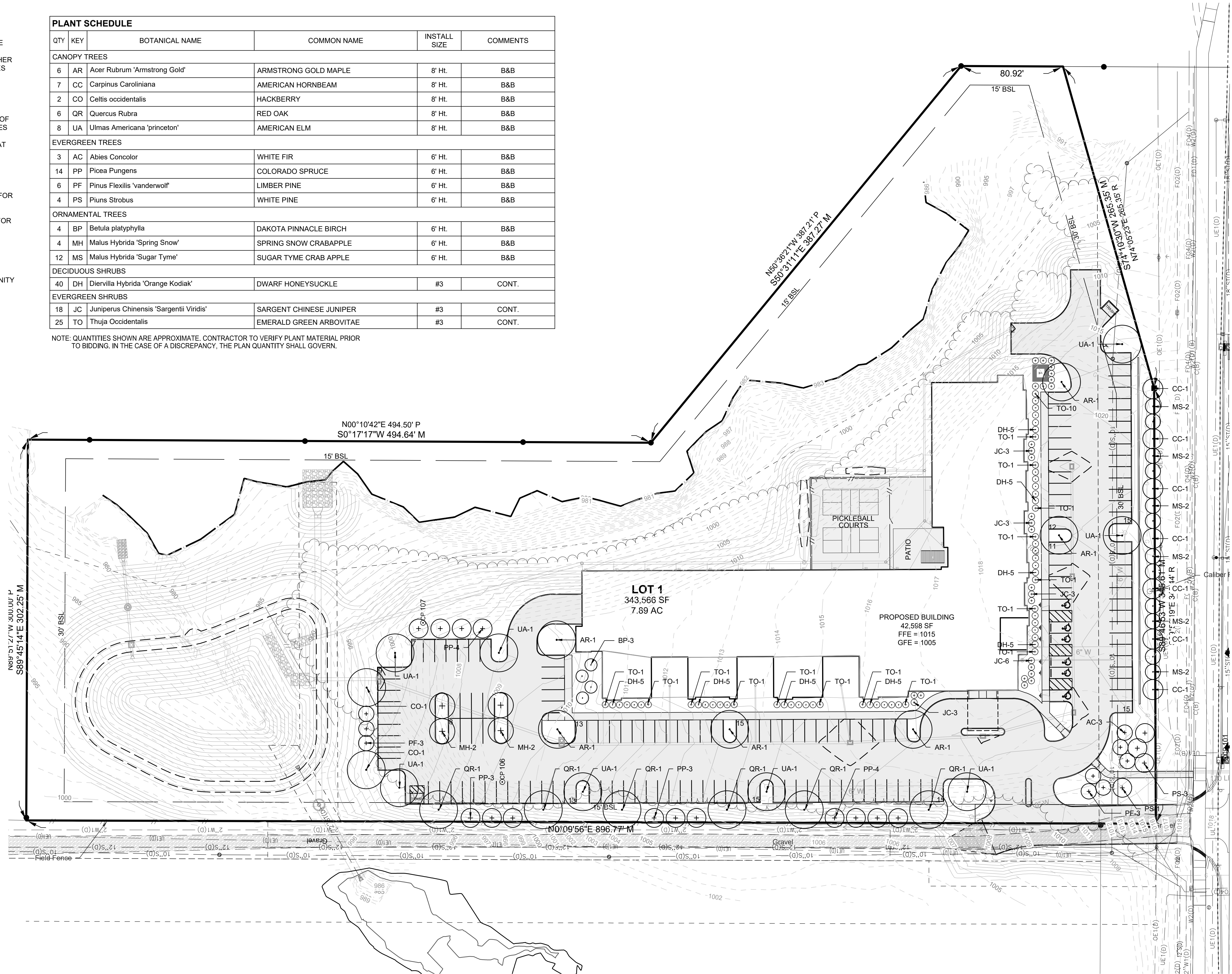
1 TREE PER 40 LF OF FRONTAGE

295 LF PARKING AREA AT PUBLIC R.O.W.  
295 / 40 = 7.37 = 7 TREES  
7 TREES REQUIRED  
7 TREES PROVIDED

**BUFFER REQUIREMENTS**

BUFFER YARD REQUIREMENTS MEET THROUGH SURROUNDING EXISTING TREES TO REMAIN

NOTE: SEE SHEET C600 FOR PLANTING PLAN DETAILS.



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Project No: 116.1134.01			Sheet C500

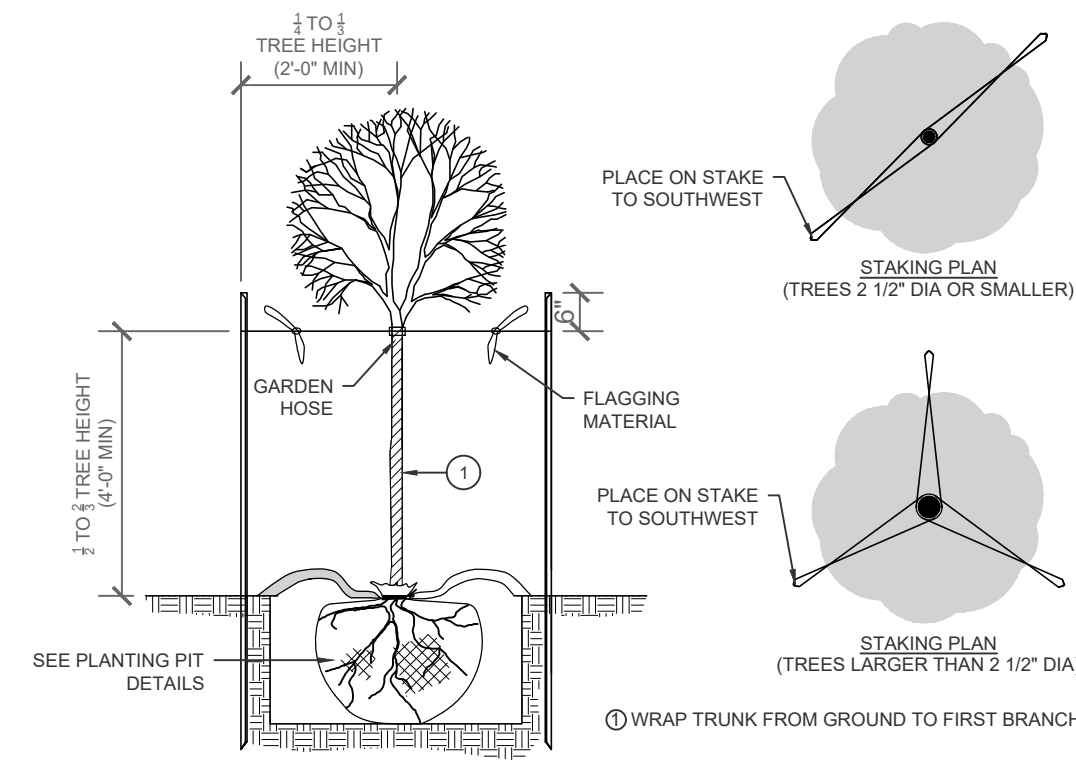
**WEST LIGHT**  
**PLANTING PLAN**

**WAUKEE, IOWA**

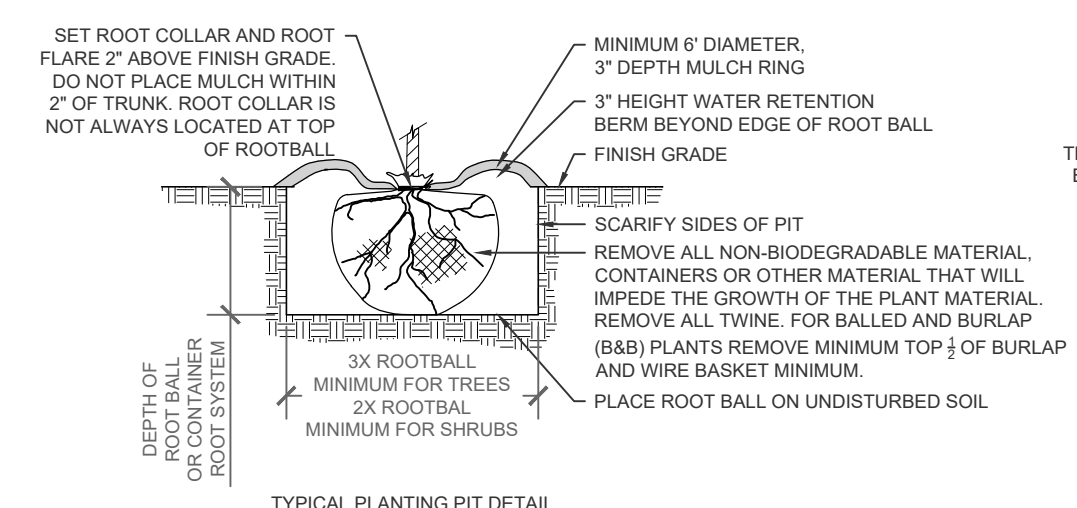
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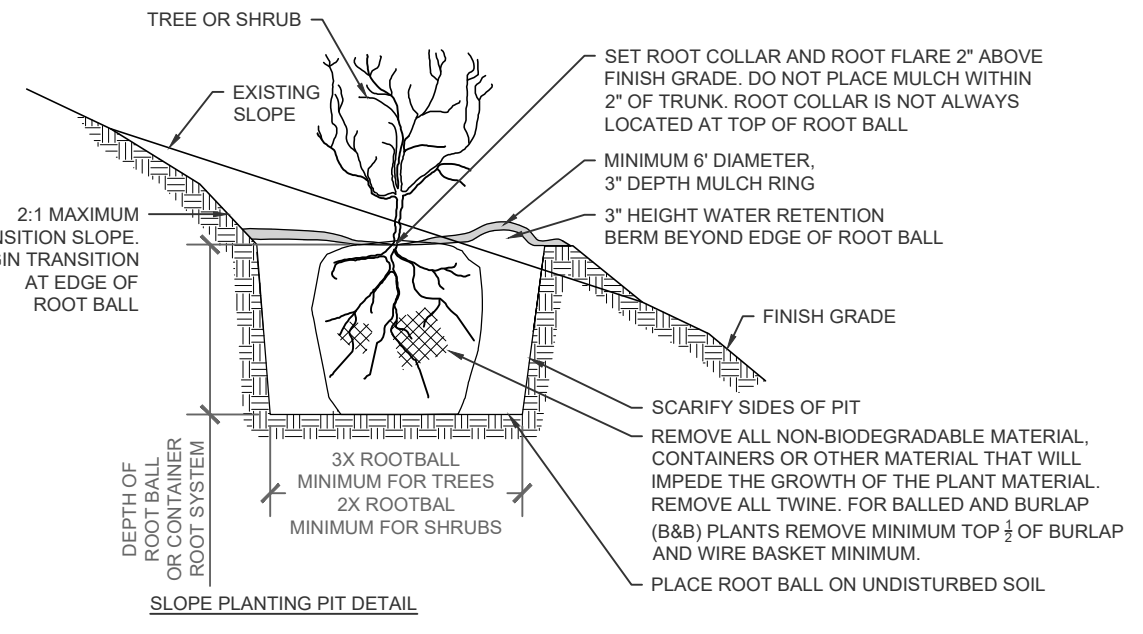




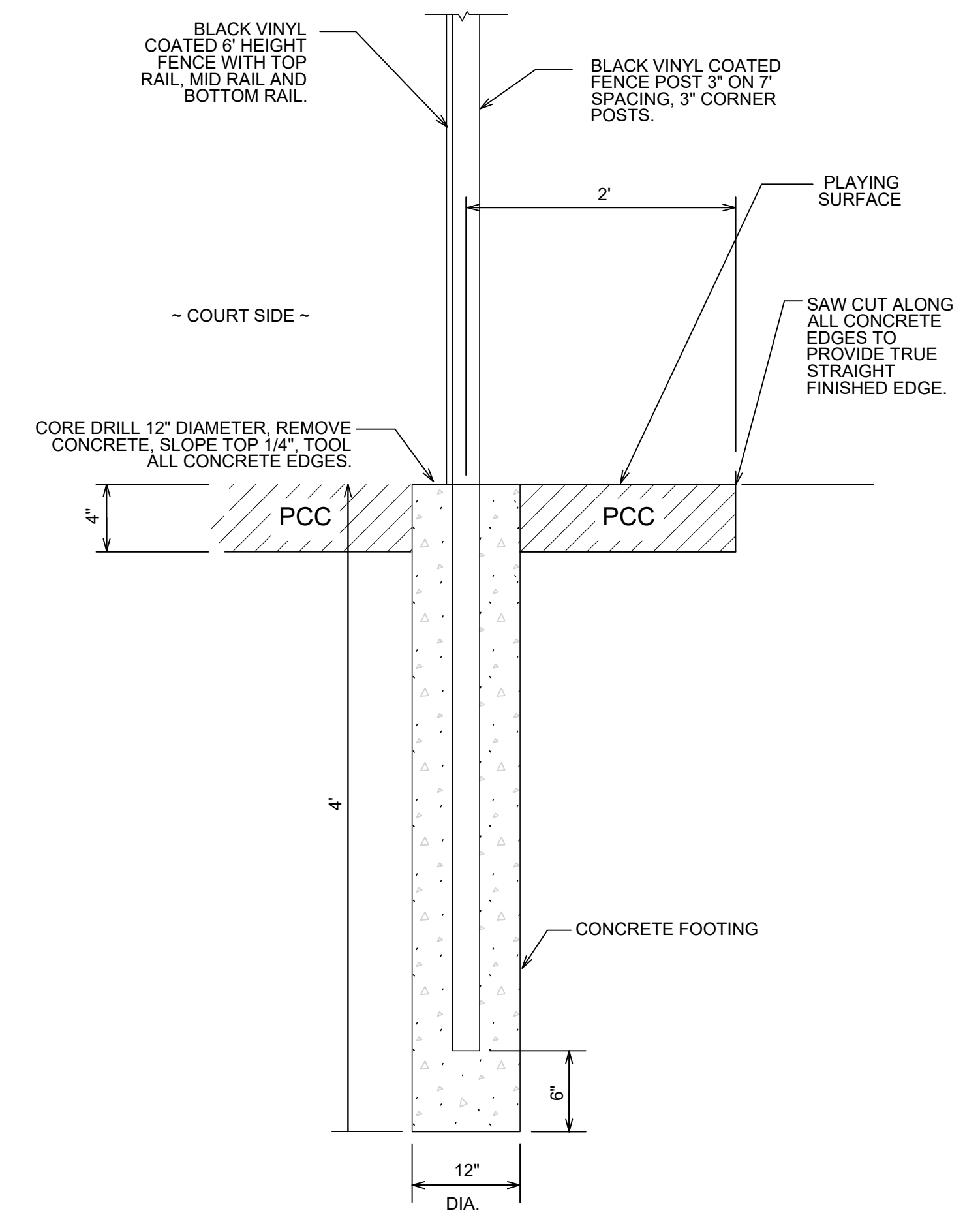
1 DECIDUOUS TREES STAKING DETAIL  
C600 NO SCALE



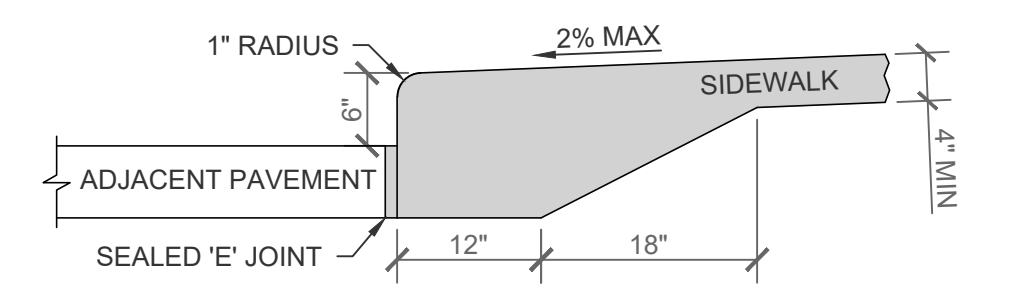
2 PLANTING PIT DETAILS  
C600 NO SCALE



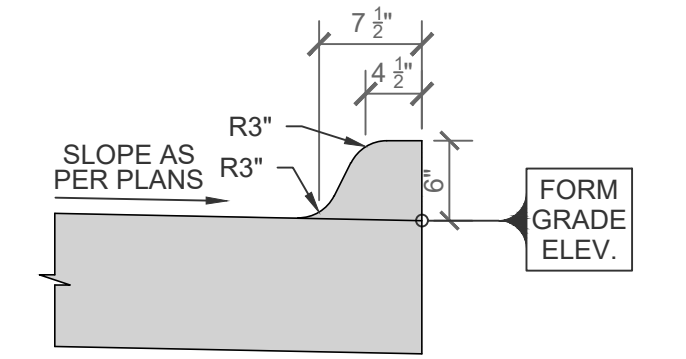
3 SLOPE PLANTING PIT DETAIL  
C600 NO SCALE



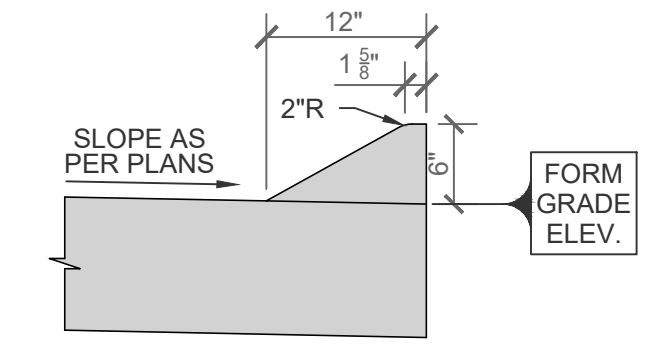
4 PROPOSED OUTER PERIMETER FENCE POST FOOTING  
C600 NO SCALE



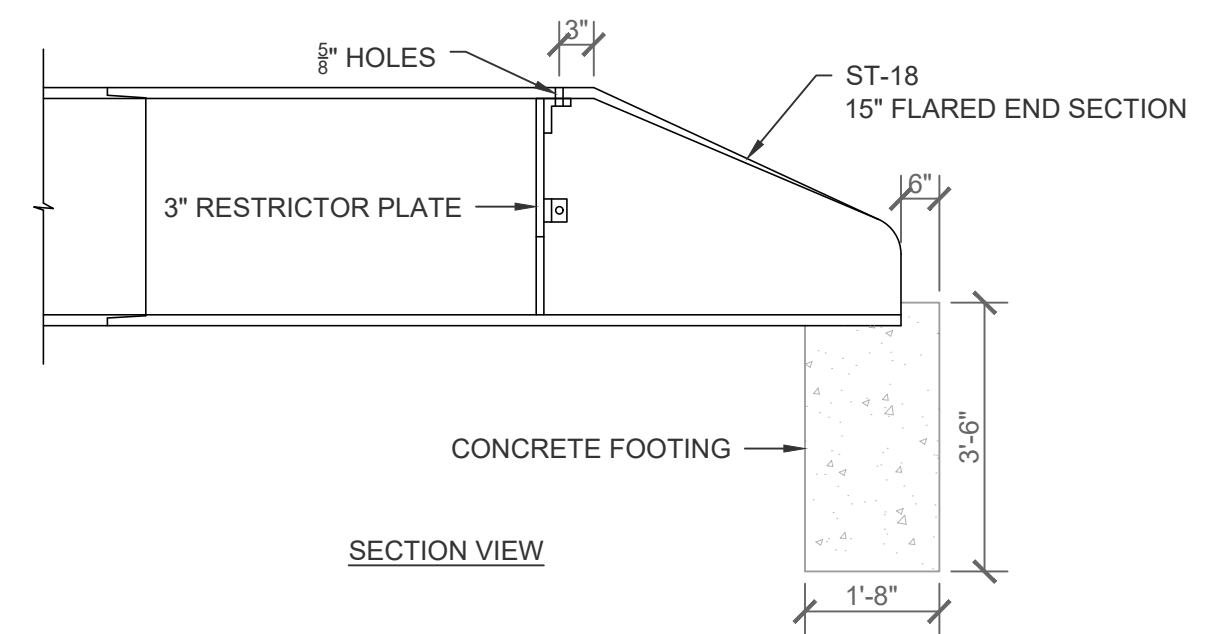
5 INTEGRAL SIDEWALK AND CURB DETAIL  
C600 NO SCALE



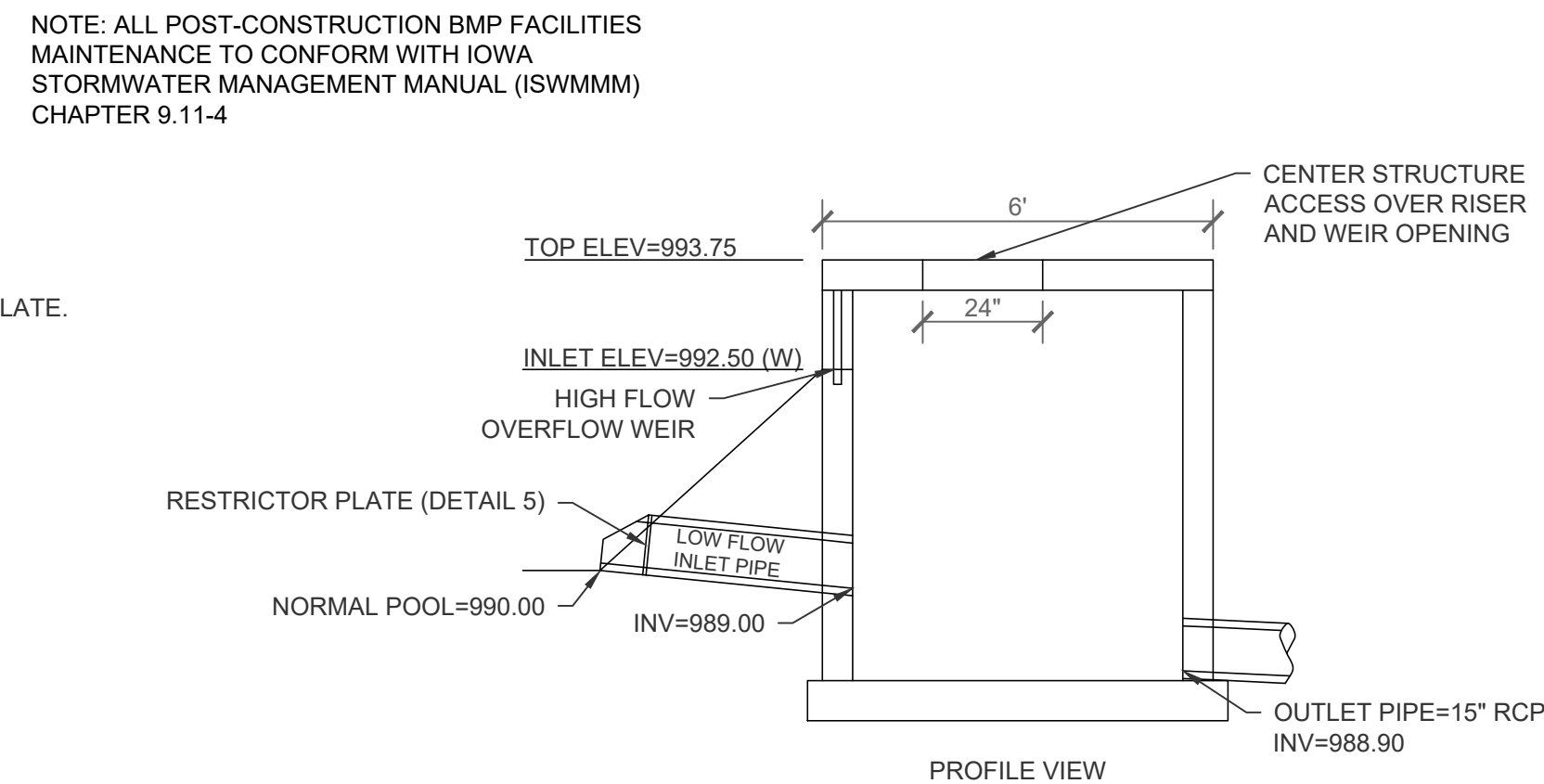
6 6-INCH STANDARD CURB  
C600 NO SCALE



7 6-INCH ROLLED CURB  
C600 NO SCALE



8 FLARED END SECTION CIRCULAR RESTRICTOR PLATE  
C600 NO SCALE



9 SW-513 OUTLET STRUCTURE (ST-18A)  
C600 NO SCALE

NOTE: ALL POST-CONSTRUCTION BMP FACILITIES MAINTENANCE TO CONFORM WITH IOWA STORMWATER MANAGEMENT MANUAL (ISWMMM) CHAPTER 9.11-4

AS PER CITY COMMENTS	06-07-22	LJM
AS PER CITY COMMENTS	06-25-22	LJM
MARK	REVISION	DATE
1		
Engineer: KMM	Checked By: EDC	Scale: 1" = ##'
Technician: LJM	Date: 05-10-22	T-R-S: 79-26-26
Project No: 116.1134.01		
Sheet C600		

**WEST LIGHT**  
**SITE DETAILS**

**WAUKEE, IOWA**

**SNYDER & ASSOCIATES, INC.**

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ANKENY, IOWA 50023  
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