

SAFETY NOTES:

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, 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.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

GENERAL NOTES:

1. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS. CONTACT ONE CALL: 1-800-292-8989.
2. THE CONTRACTOR MUST COORDINATE CONSTRUCTION WITH THE NECESSARY AUTHORITIES.
3. APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS WITHOUT PONDING ON PARKING LOTS OR SIDEWALKS. ALL IMPROVED RUNOFF TO DRAIN TO DRAINWAYS.
5. ALL CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE.
6. THE REMOVAL OF ANY TREES SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO REMOVAL.
7. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
8. TESTING OF CONTROLLED STRUCTURAL FILL, OBSERVATION OF EXCAVATIONS AND COMPACTION OF SUBGRADE SHALL BE DONE BY A QUALIFIED GEOTECHNICAL ENGINEER. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SITE EXCAVATION REQUIREMENTS.
9. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.
10. GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.
12. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

GERBER COLLISION & GLASS CIVIL SITE PLANS WAUKEE, IA

PROJECT DATA

PROJECT	GERBER COLLISION & GLASS
ADDRESS	950 SE BRICK DRIVE WAUKEE, IA
DESCRIPTION	NEW, FREESTANDING, SINGLE-STORY, SINGLE-OCCUPANT, STEEL FRAMED REPAIR GARAGE FUNCTIONAL AREAS OF THIS FACILITY INCLUDES BUSINESS USE AREAS AND A SERVICE GARAGE WITH ACCESSORY USE STORAGE AND UTILITY SPACES. BUILDING IS APPROXIMATELY 14,221 SF.
CURRENT USE	VACANT LOT
ZONING CLASS	C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PROPOSED USE	AUTOMOBILE REPAIR STATION
LEGAL DESCRIPTION	ALL OF LOT 1 OF THE WILLIAMS COMMERCIAL PLAT 1 SUBDIVISION, CONTAINING 2.18 ACRES MORE OR LESS.



ZONING

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

FRONT BUILDING SETBACK - 30 FEET
 REAR BUILDING SETBACK - 30 FEET
 SIDE BUILDING SETBACK - NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.
 MAXIMUM HEIGHT - NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET

PROJECT TEAM

CLIENT/OWNER :

GERBER COLLISION & GLASS
 c/o THE BOYD GROUP
 400 W GRAND AVENUE
 ELMHURST, IL 60126

PETER BALMES, DIRECTOR OF MARKET & RE DEVELOPMENT
 630-532-3397

ARCHITECT :

NORM HERMAN
 45 SPYGLASS DRIVE
 LITTLETON, COLORADO 80123
 MOBILE: 303 881 8925
 normherman@arcodev.com

CIVIL ENGINEER :

ANDERSON ENGINEERING
 3213 S. WEST BYPASS
 SPRINGFIELD, MISSOURI 65807
 TEL: 417 866 2741

STRUCTURAL ENGINEER :

TOM SCHOTT
 PERFORMANCE ENGINEERING
 TEL: 720 314 0036

ELECTRICAL ENGINEER :

LOREN PRIEST
 EE LLC
 12005 ANTELOPE TRIAL
 PARKER, COLORADO 80138
 303-748-1189
 LOREN@EPPARKER.COM

PLUMBING :

LOREN PRIEST
 EE LLC
 12005 ANTELOPE TRIAL
 PARKER, COLORADO 80138
 303-748-1189
 LOREN@EPPARKER.COM

MECHANICAL :

LOREN PRIEST
 EE LLC
 12005 ANTELOPE TRIAL
 PARKER, COLORADO 80138
 303-748-1189
 LOREN@EPPARKER.COM

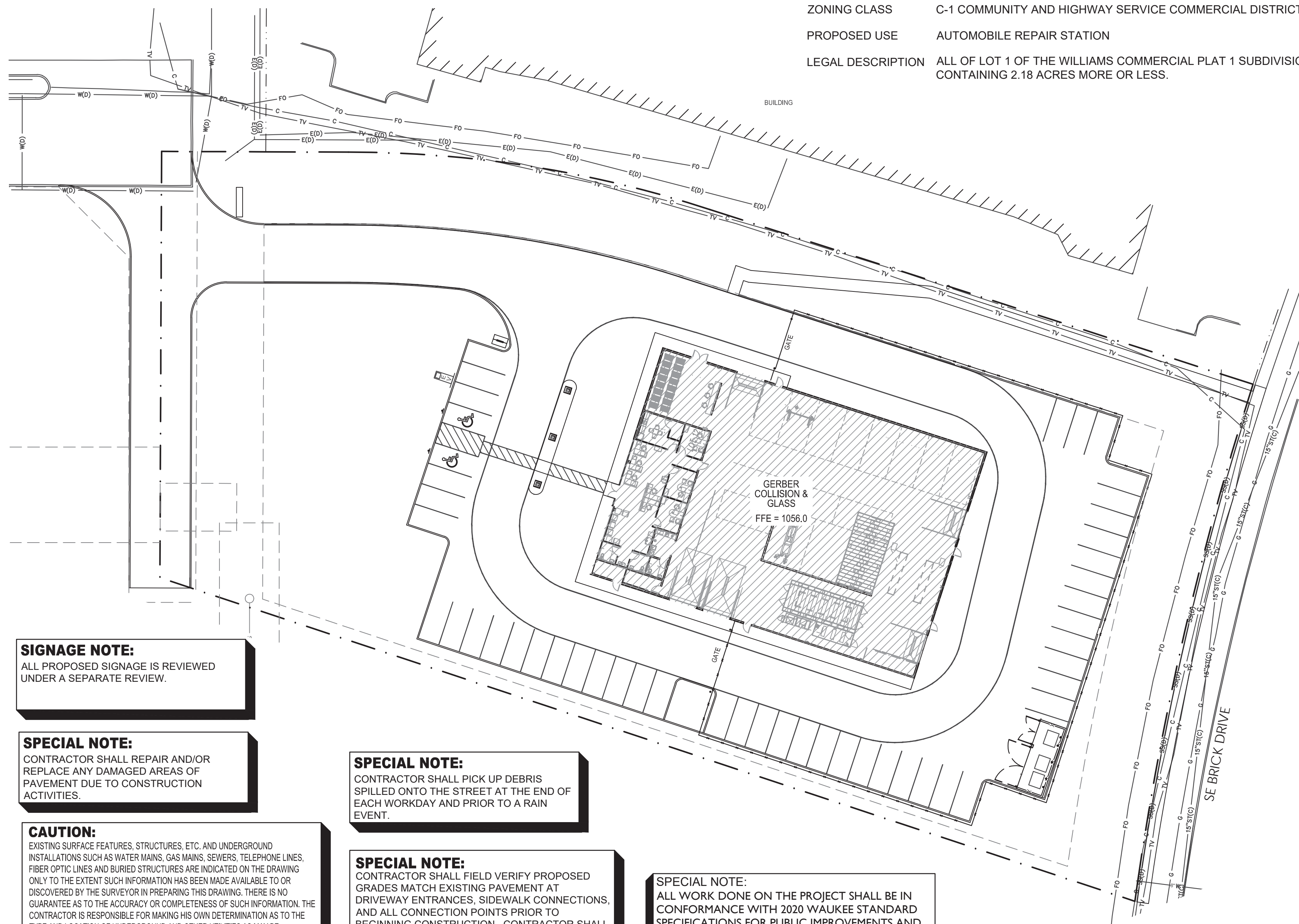


SHEET INDEX

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STORM SEWER STRUCTURE DETAILS	C2.1
GRADING PLAN AND STRUCTURE DETAILS	C2.2
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LEGEND

● CP CONTROL POINT	— SS SANITARY SEWER
● FND IP FOUND IRON PIN	— SW STORM SEWER
○ SET IP SET IRON PIN	— T TELEPHONE LINE
△ RIM RIGHT-OF-WAY MARKER	— UT UNDERGROUND TELEPHONE
✂ FOUND X-CUT	— G GAS LINE
✂ SET X-CUT	— W WATER LINE
⚡ POWER POLE W/ GUY	— E OVERHEAD ELECTRIC LINE
⊙ MH MANHOLE	— UE UNDERGROUND ELECTRIC
⊙ SCO SEWER CLEANOUT	— X FENCE LINE
□ GM GAS METER	— X RETAINING WALL
⊙ LP LIGHT POLE	— LINE LABELS
— SIGN	— MEASURED 100' M
⊙ WM WATER METER	— DEED 100' D
⊙ WV WATER VALVE	— MEASURED 100' M
⊙ GV GAS VALVE	— PLAT 100' P
⊙ FH FIRE HYDRANT	— TREE LINE
⊙ TR TELEPHONE RISER	— BUSH
⊙ BP BUMPER POST	— ELECTRICAL RISER
⊙ IG GRATE INLET	— TS TRAFFIC SIGNAL BOX
⊙ BH BOREHOLE	— MB MAIL BOX
	— ICV IRRIGATION CONTROL VALVE
	— EM ELECTRIC METER



SIGNAGE NOTE:
 ALL PROPOSED SIGNAGE IS REVIEWED UNDER A SEPARATE REVIEW.

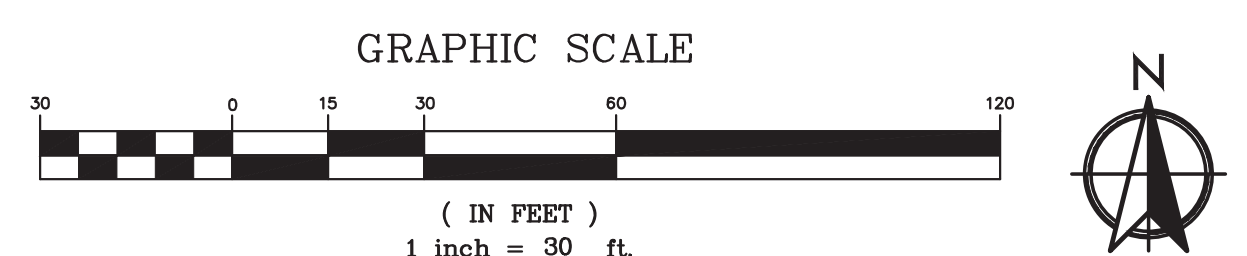
SPECIAL NOTE:
 CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED AREAS OF PAVEMENT DUE TO CONSTRUCTION ACTIVITIES.

CAUTION:
 EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.

SPECIAL NOTE:
 CONTRACTOR SHALL PICK UP DEBRIS SPILLED ONTO THE STREET AT THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.

SPECIAL NOTE:
 CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

SPECIAL NOTE:
 ALL WORK DONE ON THE PROJECT SHALL BE IN CONFORMANCE WITH 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.



1 OVERALL SITE PLAN
 CO SCALE: 1" = 30'

ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERS - SURVEYORS
 LABORATORIES - DRILLING
 3213 S WEST BYPASS
 SPRINGFIELD, MO 65807
 PHONE (417) 866-2741
 A LICENSED MISSOURI
 ENGINEERING CORPORATION
 COA 00062

GERBER COLLISION & GLASS
 WILLIAMS POINTE
 WAUKEE, IA

ISSUED FOR

NO.	DESCRIPTION	DATE
△	CITY COMMENTS	07/25/2022
△	CITY COMMENTS	08/09/2022
△	CITY COMMENTS	08/23/2022

DRAWING INFORMATION

PROJECT NO:	22SP10014
DRAWN BY:	CMH
CHECK BY:	JMD
ISSUED FOR:	PERMIT
ISSUED DATE:	06/27/2022



ISSUED BY:	JARED M. DAVIS
LICENSE NO:	PE No. P25497

SHEET TITLE
CIVIL TITLE SHEET

SHEET NUMBER
C0

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST. VOIDS SHALL BE FILLED IN ACCORDANCE WITH RECOMMENDATIONS FROM A CERTIFIED GEOTECHNICAL ENGINEER.
4. TREE REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF TREES AS NOTED ON THE PLAN, INCLUDING ALL STUMPS AND ROOTS. IF ADDITIONAL TREES ARE DEEMED NECESSARY TO BE REMOVED BY THE CONTRACTOR, CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM THE ENGINEER PRIOR TO REMOVAL OF SAID TREES. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE ENGINEER A MINIMUM OF 10 DAYS PRIOR TO REMOVAL.
5. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF ANY EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
6. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ALL ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
7. IF NECESSARY, THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, COMPLETE AND FILE THE APPROPRIATE FORMS THROUGH THE LOCAL JURISDICTION AND/OR THE IOWA DEPARTMENT OF NATURAL RESOURCES.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULLED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
10. THE CONTRACTOR SHALL PERFORM A FULL-DEPTH SAW-CUT ALONG THE PERIMETER OF PAVEMENT AND SIDEWALK REMOVAL THAT ABUTS EXISTING PAVEMENT AND SIDEWALK THAT IS TO REMAIN.
11. ANY DAMAGE SUSTAINED BY ITEMS THAT ARE TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.

GENERAL NOTES:

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12. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

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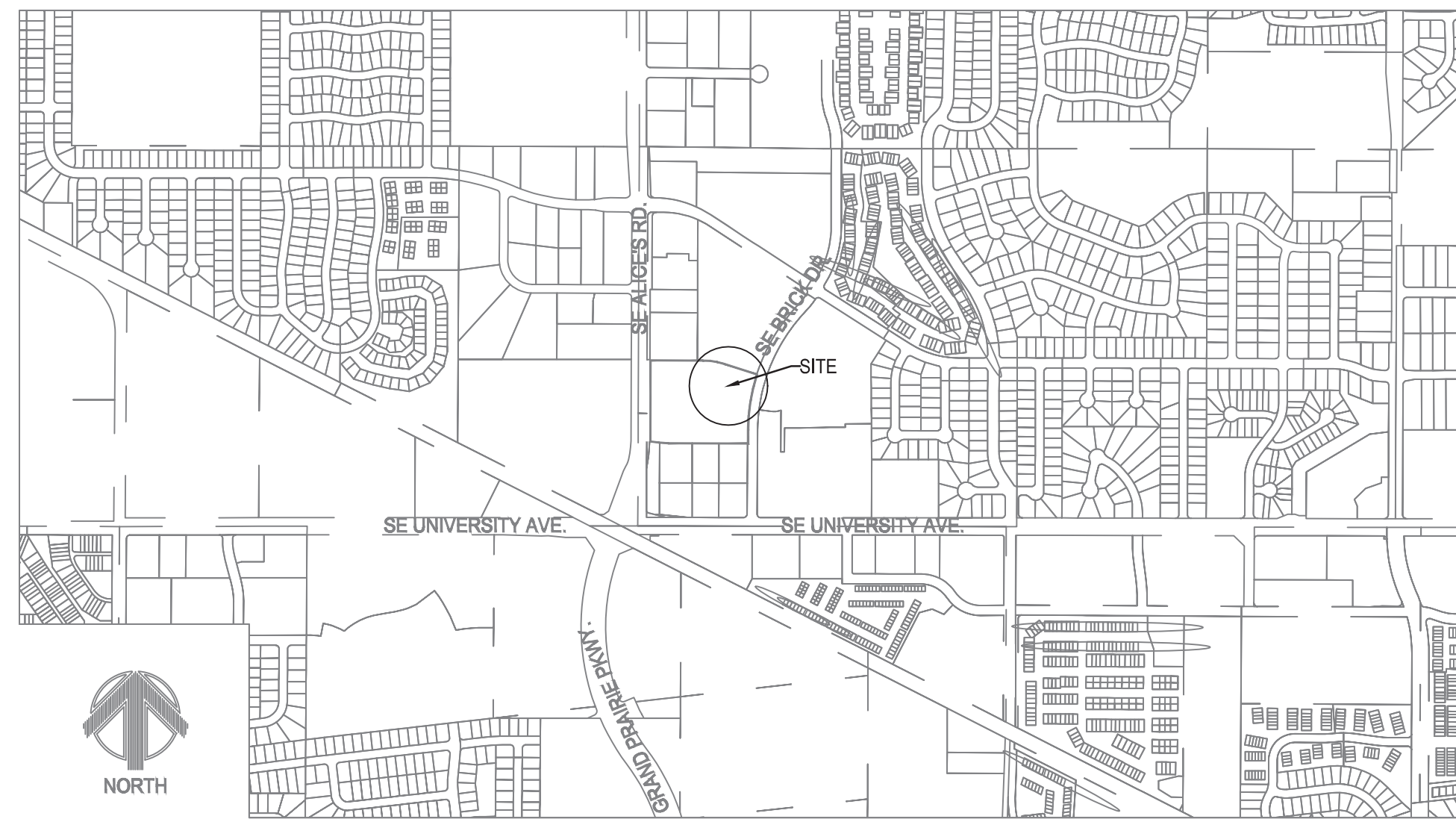
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SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER AND STORM SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

FIRE LANE STRIPING:

4" WIDE STRIPING, PROVIDE (2) COATS OF HIGHWAY PAINT. COLOR TO BE RED. THE WORDS "NO PARKING - FIRE LANE" SHALL BE STENCILED IN LETTERS 2" WIDE WIDE BY 12" HIGH EVERY 50' IN ALTERNATING DIRECTIONS. LETTERS TO BE WHITE. IF CURB IS PRESENT, CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPING.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.



SIGNAGE NOTE:
ALL PROPOSED SIGNAGE IS REVIEWED UNDER A SEPARATE REVIEW.

SPECIAL NOTE:
CONTRACTOR SHALL PICK UP DEBRIS SPILLED ONTO THE STREET AT THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.

ZONING

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

FRONT BUILDING SETBACK - 30 FEET
 REAR BUILDING SETBACK - 30 FEET
 SIDE BUILDING SETBACK - NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT. THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET. MAXIMUM HEIGHT - NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT. THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

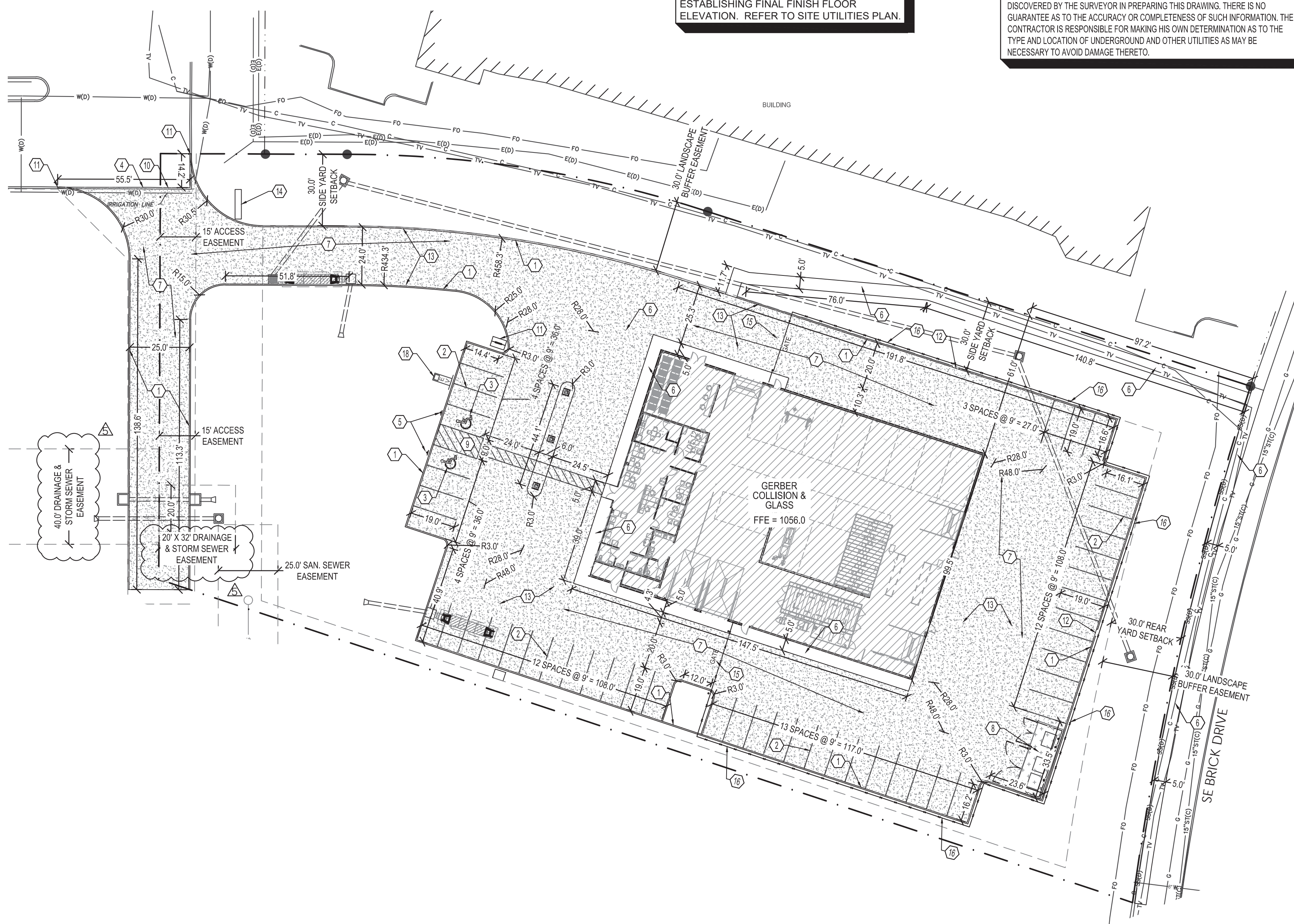
KEY NOTES:

1. NEW CURB AND GUTTER PER DETAIL 1/C1.1.
2. STRIPING TO BE 4" HI-VIS WHITE PER CITY OF WAUKEE STANDARDS AND SPECS.
3. INSTALL ADA ACCESSIBLE SYMBOL PER DETAIL 2/C1.1.
4. MATCH NEW PAVEMENT FLUSH WITH EXISTING PAVEMENT.
5. INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL 3/C1.1.
6. NEW SIDEWALK REFER TO DETAIL 4/C1.1. TURNDOWN SIDEWALK ADJACENT TO PAVEMENT REFER TO DETAIL 5/C1.1.
7. NEW STANDARD DUTY CONCRETE PAVEMENT PER DETAIL 6/C1.1.
8. TRASH ENCLOSURE WITH HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL 8/C1.1 AND ARCHITECTURAL PLANS.
9. HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN. 4" STRIPES @ 24" O.C. AT 45 DEGREES. PAINT COLOR TO BE PER THE AUTHORITY HAVING JURISDICTION.
10. LIMITS OF SAWCUT.
11. BICYCLE PARKING. REFER TO DETAIL 7/C1.1.
12. 3' CURB CUT.
13. FIRE LANE STRIPING SHOWN FOR REFERENCE. STRIPE AS SHOWN ONLY IF REQUIRED BY THE CITY OF WAUKEE. REFER TO STRIPING NOTES IF REQUIRED.
14. MONUMENT SIGN. REFER TO ARCHITECTURAL DRAWINGS.
15. INSTALL GATE WITH KNOX PADLOCK. GATE TO BE A MINIMUM OF 20' WIDE FOR FIRE ACCESS.
16. INSTALL FENCETRAC PANEL PRIVACY FENCE SYSTEM MAX HEIGHT: 6' ABOVE GRADE.
17. NOT USED.
18. INSTALL ELECTRIC CHARGING STATION. REFER TO MEP PLANS.

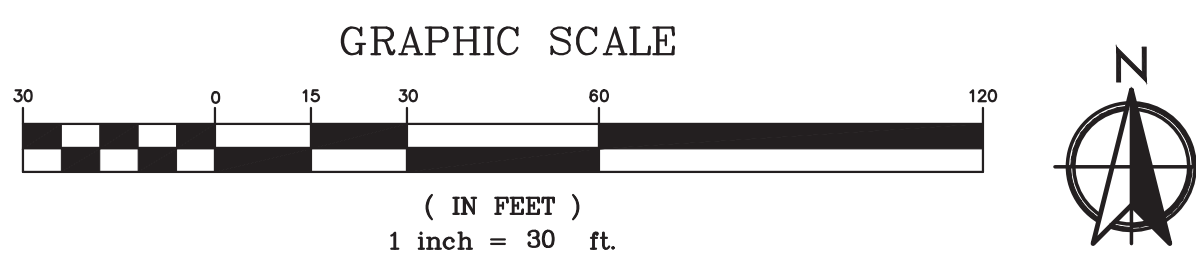
PARKING CALCULATION	
REQUIRED PARKING	
AUTOMOBILE REPAIR STATIONS:	3 SPACES PER SERVICE BAY; 1 SPACE PER SERVICE VEHICLE; 2.5 SPACES PER 1,000 SQUARE FEET OF NON-SERVICE AREA
TOTAL SERVICE BAYS	13 BAYS 39 SPACES
TOTAL SERVICE VEHICLES	0 VEHICLES 0 SPACES
SF OF NON-SERVICE AREA	2,185 SF 6 SPACES
TOTAL REQUIRED PARKING	44 SPACES
TOTAL PROVIDED PARKING	49 SPACES
REQUIRED HANDICAP PARKING	
REQUIRED HANDICAP PARKING	2 SPACES
PROVIDED HANDICAP PARKING	2 SPACES

PAVEMENT LEGEND

	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE



1 SITE LAYOUT AND DIMENSION PLAN
 (IN FEET)
 SCALE: 1" = 30'



AE
ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERS - SURVEYORS
 LABORATORIES - DRILLING
 3213 S WEST BYPASS
 SPRINGFIELD, MO 65807
 PHONE (417) 885-2741
 A LICENSED MISSOURI
 ENGINEERING CORPORATION
 COA 00062

GERBER COLLISION & GLASS
 WILLIAMS POINTE
 WAUKEE, IA

ISSUED FOR

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	06/27/2022
2	CITY COMMENTS	07/25/2022
3	CITY COMMENTS	08/09/2022
4	CITY COMMENTS	08/23/2022
5	CITY COMMENTS	09/06/2022

DRAWING INFORMATION

PROJECT NO:	22SP10014
DRAWN BY:	CMH
CHECK BY:	JMD
ISSUED FOR:	PERMIT
ISSUED DATE:	06/07/2022

EXP: 12/31/2022

ISSUED BY:	JARED M. DAVIS
LICENSE NO:	PE No. P25497

SHEET TITLE
SITE LAYOUT AND DIMENSION PLAN

SHEET NUMBER
C1

IOWA ONE CALL
 1-800-292-8989
 www.iowaonecall.com

GENERAL NOTES:

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- GRADING AT HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. GRADING AT HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 5% IN DIRECTION OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE. GRADING AT BUILDING EGRESS DOORS SHALL NOT EXCEED 2% FOR A DISTANCE OF 5'-0" PERPENDICULAR FROM FACE OF DOOR.

CITY OF WAUKEE NOTES

- ALL WORK DONE ON THE PROJECT SHALL BE IN CONFORMANCE WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.
- ANY PROPOSED CHANGES TO THE PLAN SET SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- CONTRACTOR TO PROTECT THE STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFF-SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

SITE EXCAVATION REQUIREMENTS:

- A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
- FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

PIPES NOTES:

- PIPE MATERIALS SHALL BE IN ACCORDANCE WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
- ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER. REFER TO MANUFACTURER FOR MATERIAL SPECIFICATIONS FOR TRAFFIC LOADING AND INSTALLATION REQUIREMENTS.

STAGES OF CONSTRUCTION:

- CONTACT THE CITY OF WAUKEE PUBLIC WORKS 48 HRS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS. MONTH 1
- INSTALLATION OF CONSTRUCTION ENTRANCE. MONTH 1
- INSTALLATION OF EROSION & SEDIMENT CONTROL FENCE. MONTH 1
- DEMOLITION OF EXISTING SITE IMPROVEMENTS. MONTH 1
- REMOVAL OF EXISTING PAVEMENT ON THE SITE. MONTH 1
- INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS. MONTH 1
- ROUGH GRADING. MONTH 1 & MONTH 2
- CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
- FINAL GRADING. MONTH 3
- PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD. MONTH 3
- CONTACT THE CITY OF WAUKEE PUBLIC WORKS FOR FINAL INSPECTION FOR CLOSE OUT. MONTH 3
- REMOVAL OF EROSION & SEDIMENT CONTROL FENCE. MONTH 3

SAFETY NOTES:

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, 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.
- THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

STORMWATER SUMMARY:

TOTAL PROPERTY AREA = 2.0 ACRES
TOTAL DISTURBED AREA = 2.2 ACRES > 1.0 ACRES.
THEREFORE A LAND DISTURBANCE PERMIT IS REQUIRED

DETENTION IS PROVIDED TO REDUCE ALL DEVELOPED FLOWS FOR ALL STORMS ABOVE THE 5-YEAR STORM TO THE EXISTING 5-YEAR FLOW RATE.

RIP-RAP NOTE:

ALL RIP-RAP SHALL BE CLASS D REVETMENT STONE IN ACCORDANCE WITH SECTION 4130 AND 7E-10 OF THE 2022 SUDAS.

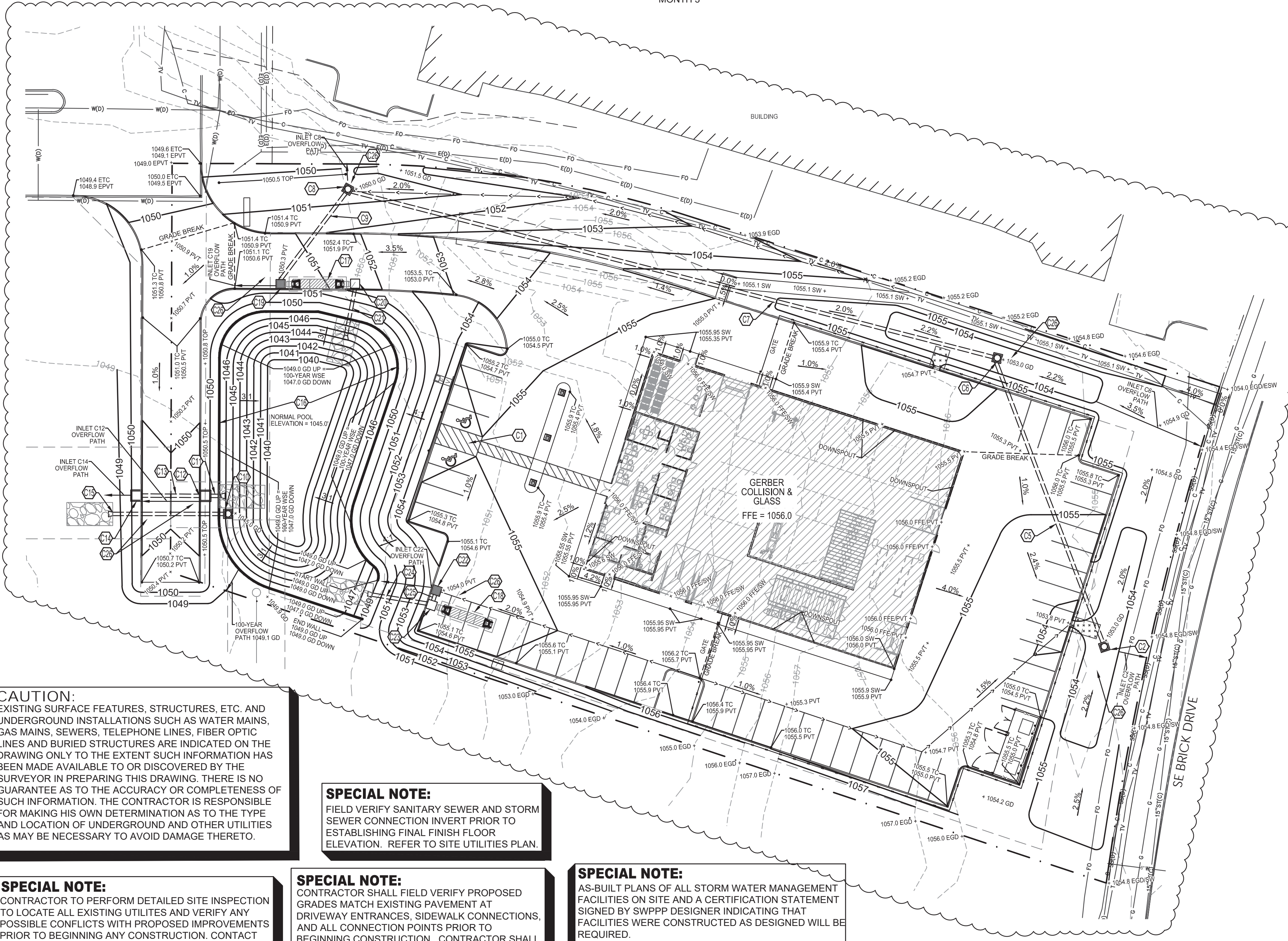
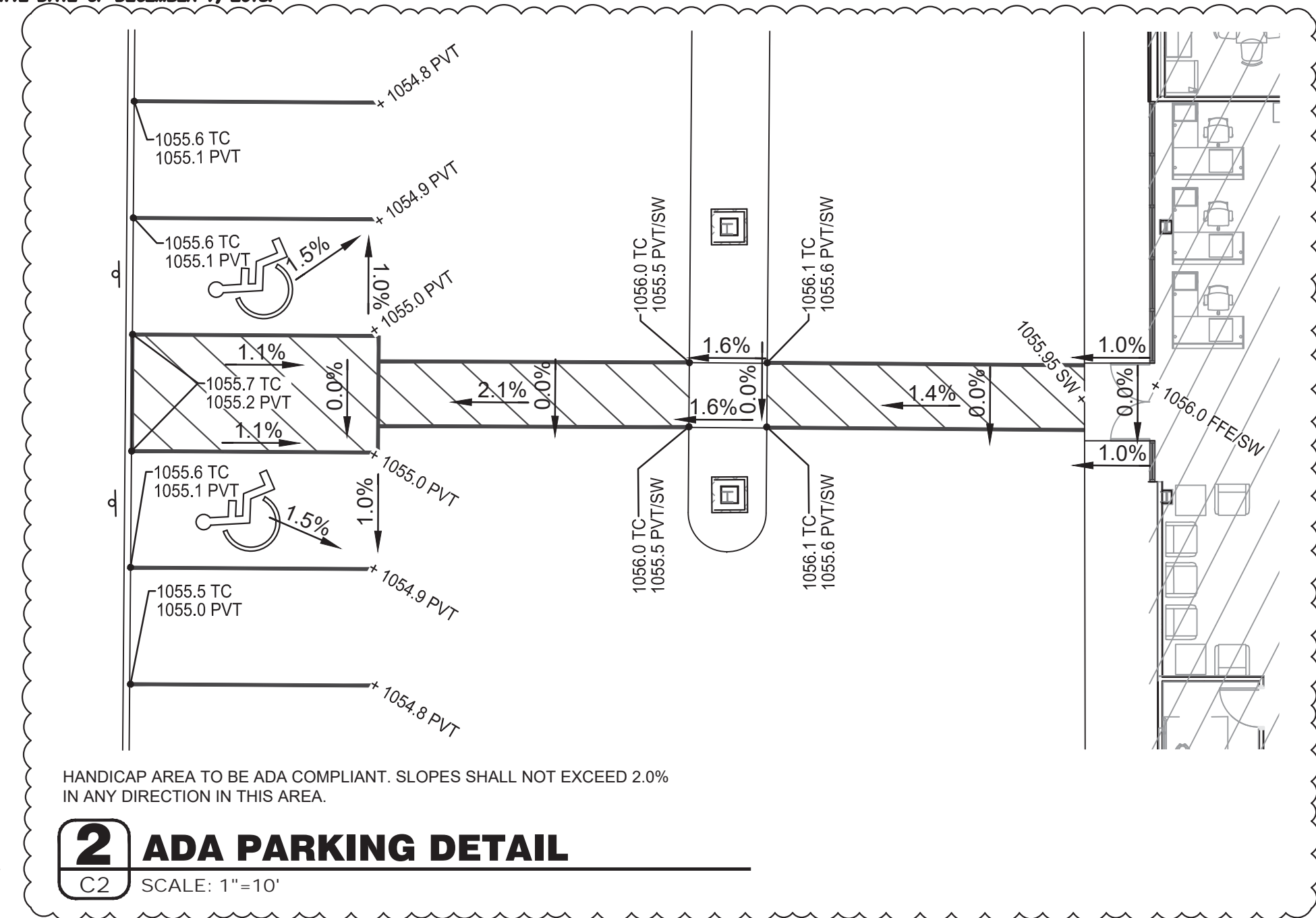
FIRE SAFETY CONSTRUCTION NOTE:
APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF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

SPECIAL NOTE:
ALL WORK DONE ON THE PROJECT SHALL BE IN CONFORMANCE WITH 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.

RECEIVING WATER:
UNNAMED TRIBUTARY TO SUGAR CREEK

FLOOD_ZONE NOTE

SURVEYED LANDS LIE WITHIN "ZONE X"(UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 19040030557, BEARING AN EFFECTIVE DATE OF DECEMBER 7, 2018.



CAUTION:
EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER AND STORM SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

SPECIAL NOTE:
AS-BUILT PLANS OF ALL STORM WATER MANAGEMENT FACILITIES ON SITE AND A CERTIFICATION STATEMENT SIGNED BY SWPPP DESIGNER INDICATING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED WILL BE REQUIRED.

SPECIAL NOTE:
ALL STORM SEWERS SHALL BE TELEVISED & CLEANED AS NEEDED OR REQUIRED BY THE CITY OF WAUKEE.

SPECIAL NOTE:
CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES, SIDEWALK CONNECTIONS, AND ALL CONNECTION POINTS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

KEY NOTES:

- C1 HANDICAP PARKING AREA. REFER TO DETAIL 2/C2.
- C2 INSTALL OPEN-SIDED AREA INTAKE, OPEN ON ALL SIDES. RIM = 1053.0' INV = 1050.5' REFER TO DETAIL 1/C2.1.
- C3 NOT USED.
- C4 NOT USED.
- C5 130 LF OF 18" HDPE PIPE @ 1.0%. REFER TO PIPE NOTES.
- C6 INSTALL OPEN-SIDED AREA INTAKE, OPEN ON ALL SIDES. RIM = 1053.0' INV = 1049.2' REFER TO DETAIL 1/C2.1.
- C7 289 LF OF 18" HDPE PIPE @ 1.0%. REFER TO PIPE NOTES.
- C8 INSTALL OPEN-SIDED AREA INTAKE, OPEN ON ALL SIDES. RIM = 1050.0' INV = 1046.3' REFER TO DETAIL 1/C2.1.
- C9 47 LF OF 24" HDPE PIPE @ 1.0%. REFER TO PIPE NOTES.
- C10 DETENTION OUTLET STRUCTURE. REFER TO DETAIL 2/C2.1.
- C11 5 LF OF 18" HDPE PIPE @ 2.9% WITH HDPE FLARED END SECTION WITH METAL APRON. DAYLIGHT IN BASIN @ 1046.2' REFER TO PIPE NOTES.
- C12 INSTALL SINGLE OPEN-THROAT CURB INTAKE, LARGE BOX RIM = 1049.7' INV = 1046.4' REFER TO DETAIL 3/C2.1.
- C13 25 LF OF 18" HDPE PIPE @ 1.2%. REFER TO PIPE NOTES.
- C14 INSTALL SINGLE OPEN-THROAT CURB INTAKE, LARGE BOX RIM = 1049.7' INV = 1046.7' REFER TO DETAIL 3/C2.1.
- C15 49 LF OF 18" HDPE PIPE @ 1.0% WITH HDPE FLARED END SECTION WITH METAL APRON. DISCHARGE STORMPIPE TO SWALE PROVIDED BY THE DEVELOPER. REFER TO PLANS PREPARED BY THE DEVELOPER'S ENGINEER.
- C16 INSTALL 355 LF OF 2' HIGH LANDSCAPE BLOCK WALL. GD UP=1049.0', GD DOWN=1047.0'. REFER TO DETAIL 1/C2.2.
- C17 INSTALL ADS STORMTECH SYSTEM PER ADS PLANS "BED 1". REFER TO PLANS PREPARED BY ADS.
- C18 INSTALL ADS STORMTECH SYSTEM PER ADS PLANS "BED 2". REFER TO PLANS PREPARED BY ADS.
- C19 INSTALL RECTANGULAR AREA INTAKE W/ 24" SUMP AND CONNECT TO STORMTECH SYSTEM "BED 1". RIM=1050.3' INV=1045.8' REFER TO DETAIL 3/C2.2.
- C20 INSTALL 5'X5' WATER QUALITY STRUCTURE. RIM=1051.6' INV=1045.0' REFER TO DETAIL 4/C2.2.
- C21 21 LF OF 24" HDPE PIPE @ 1.0% WITH HDPE FLARED END SECTION WITH METAL APRON. DAYLIGHT IN BASIN @ 1044.8' REFER TO PIPE NOTES.
- C22 INSTALL RECTANGULAR AREA INTAKE W/ 24" SUMP AND CONNECT TO STORMTECH SYSTEM "BED 2". RIM=1054.0' INV=1048.5' REFER TO DETAIL 3/C2.2.
- C23 INSTALL 5'X5' WATER QUALITY STRUCTURE. RIM=1054.2' INV=1048.3' REFER TO DETAIL 2/C2.2.
- C24 25 LF OF 18" HDPE PIPE @ 2.8% WITH HDPE FLARED END SECTION WITH METAL APRON. DAYLIGHT IN BASIN @ 1047.6'. REFER TO PIPE NOTES.
- C25 3 LF OF 18" HDPE PIPE @ 3.3%. REFER TO PIPE NOTES.
- C26 100-YEAR STORM PONDING AREA. REFER TO SHEET C6 FOR ELEVATIONS.

ADS CONTACT AND NOTE:
CONTACT MARK VITTORI (630) 854-8781 AT ADS FOR PLANS AND SPECIFICATIONS.
NOTE: CONTRACTOR SHALL SEND SHOP DRAWINGS OF ADS UNITS TO ANDERSON ENGINEERING FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.	
--- 1055 ---	EXISTING GRADE LINES
— 1055 —	PROPOSED NEW GRADE LINES
[Hatched Box]	NEW BUILDING CONSTRUCTION
[Arrow]	SURFACE FLOW ARROW
LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GO
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
FLOW LINE	FL
TOP OF BERM	TOP

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS - SURVEYORS
LABORATORIES - DRILLING
3213 S WEST BYPASS
SPRINGFIELD, MO 65807
PHONE (417) 865-2741
A LICENSED MISSOURI
ENGINEERING CORPORATION
COA 00062

GERBER COLLISION & GLASS
WILLIAMS POINT
WAUKEE, IA

ISSUED FOR

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	06/27/2022
2	CITY COMMENTS	07/25/2022
3	CITY COMMENTS	08/09/2022
4	CITY COMMENTS	08/23/2022
5	CITY COMMENTS	09/06/2022

DRAWING INFORMATION

PROJECT NO: 22SP10014
DRAWN BY: CMH
CHECK BY: JMD
ISSUED FOR: PERMIT
ISSUED DATE: 06/07/2022
EXP: 12/31/2022

JARED M DAVIS
P25497
LICENSED PROFESSIONAL ENGINEER

ISSUED BY: JARED M. DAVIS
LICENSE NO: PE No. P25497

SHEET TITLE
SITE GRADING AND STORM SEWER PLAN

SHEET NUMBER
C2



ANDERSON ENGINEERING
 EMPLOYEE OWNED
 ENGINEERS · SURVEYORS
 LABORATORIES · DRILLING
 3213 S WEST BYPASS
 SPRINGFIELD, MO 65807
 PHONE (417) 868-2741
 A LICENSED MISSOURI
 ENGINEERING CORPORATION
 COA 00062

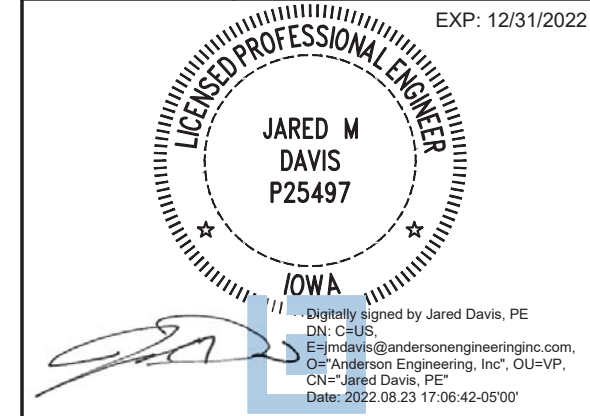
GERBER COLLISION & GLASS
 WILLIAMS POINTE
 WAUKEE, IA

ISSUED FOR

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	08/09/2022
2	CITY COMMENTS	08/23/2022

DRAWING INFORMATION

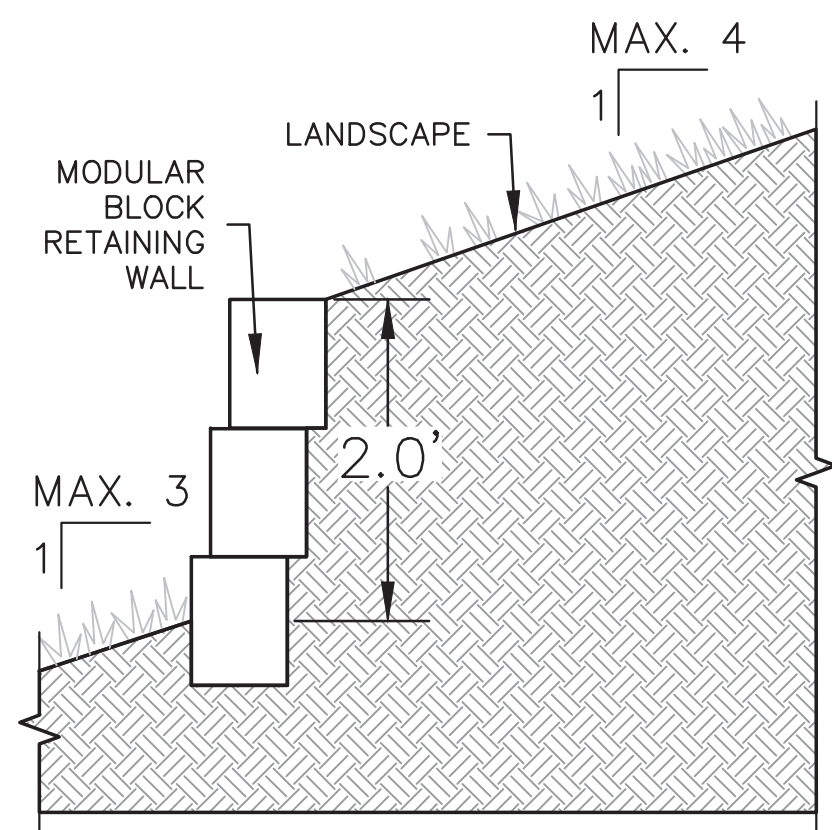
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ISSUED FOR:	PERMIT
ISSUED DATE:	07/25/2022
EXP:	12/31/2022



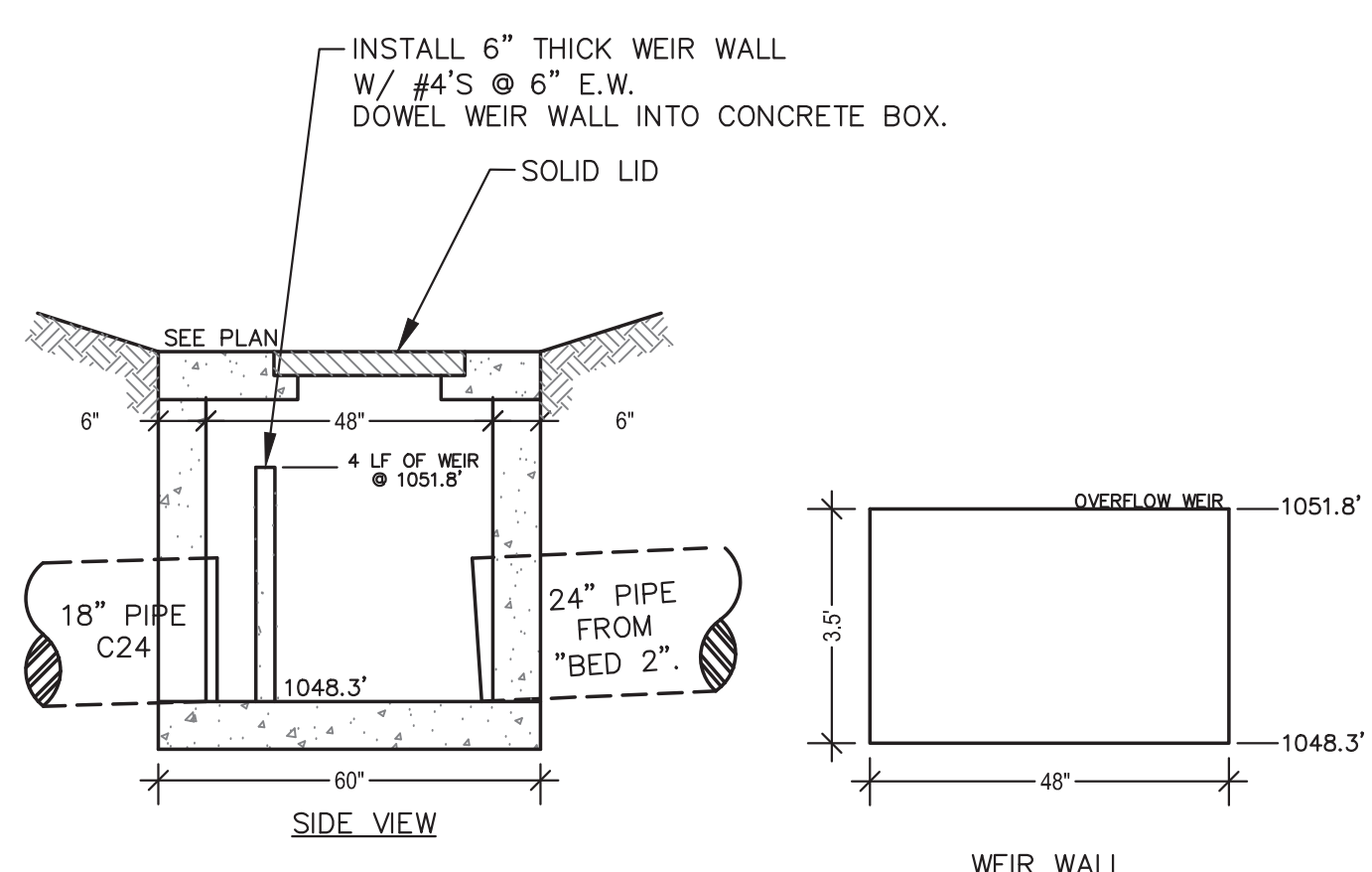
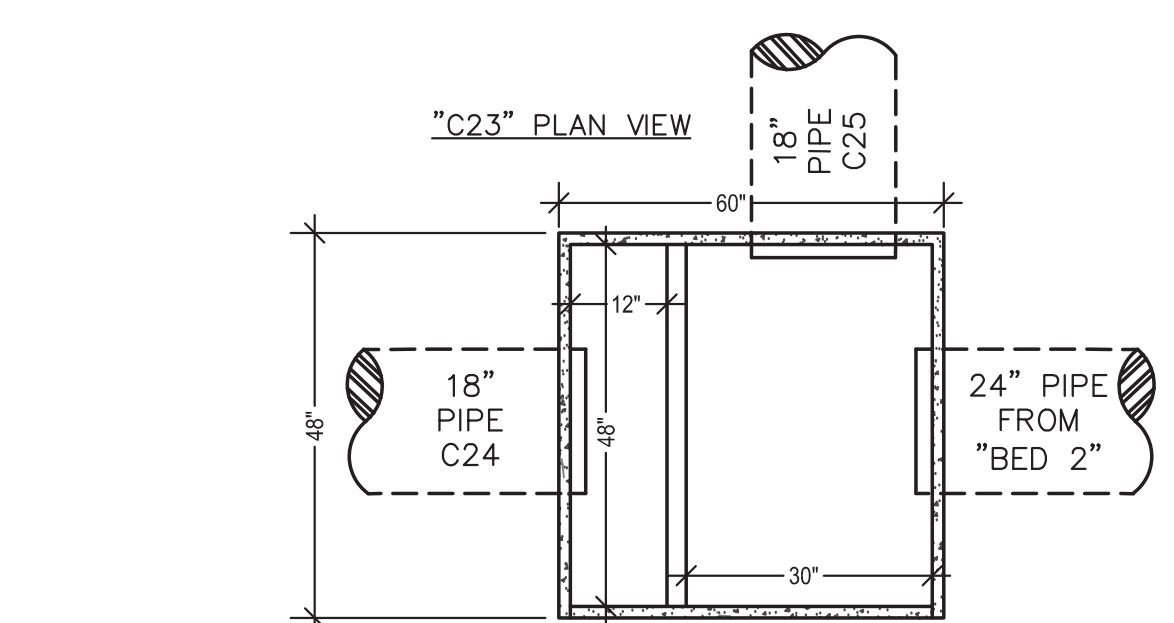
ISSUED BY:	JARED M. DAVIS
LICENSE NO:	PE No. P25497

SHEET TITLE
GRADING PLAN AND STRUCTURE DETAILS

SHEET NUMBER
C2.2

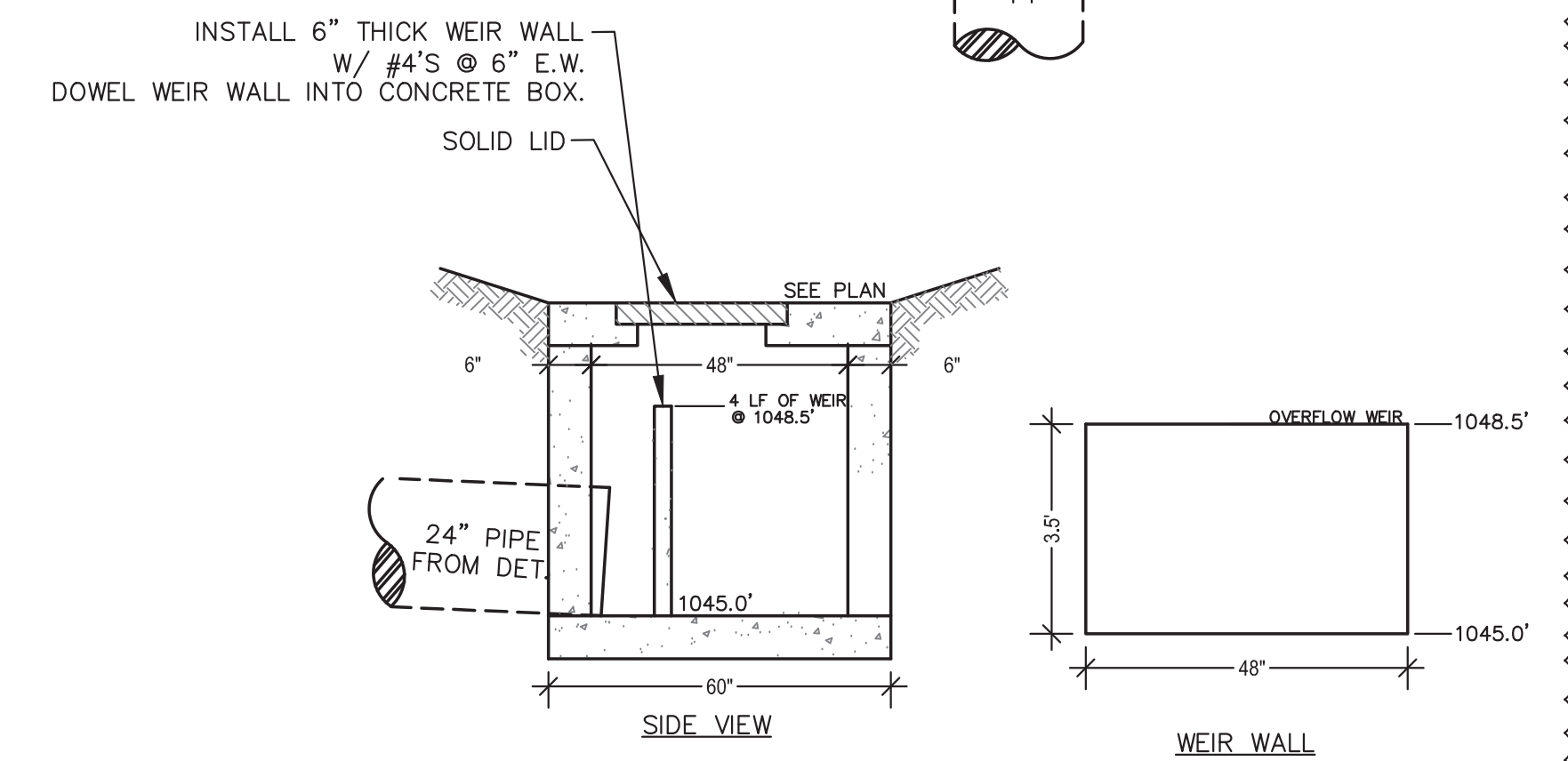
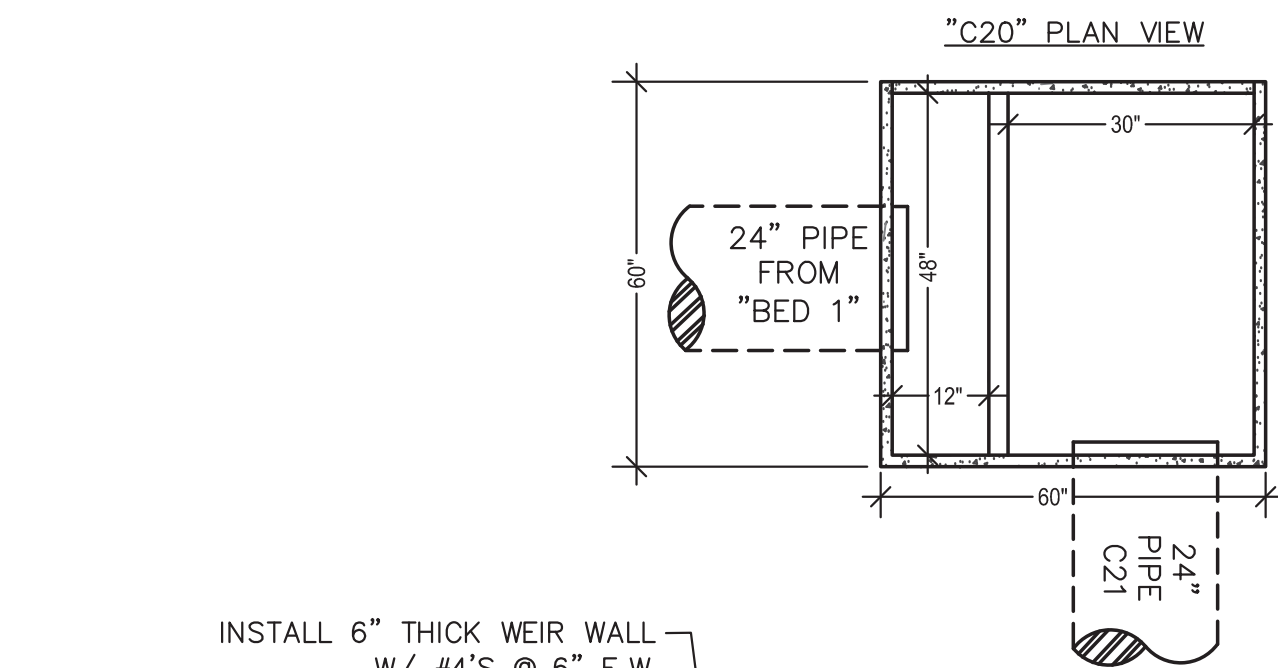


1 MODULAR BLOCK RETAINING WALL
 C2.2 SCALE: NTS



NOTES:
 1. SEAL ALL CONNECTIONS WITH NON-SHRINK GROUT.
 2. MIN. #4 BARS @ 12" O.C. EACH WAY (ALL WALLS VERT, HOR & SLAB)
 3. INSTALL 6" THICK WEIR WALL W/ #4'S @ 6" E.W., DOWEL WEIR WALL INTO CONCRETE BOX.
 4. AFTER EACH MAJOR RAINFALL EVENT OWNER MUST INSPECT WATER QUALITY/DETENTION OUTLET FOR SEDIMENT ACCUMULATION AND REMOVE SEDIMENT IF PRESENT.

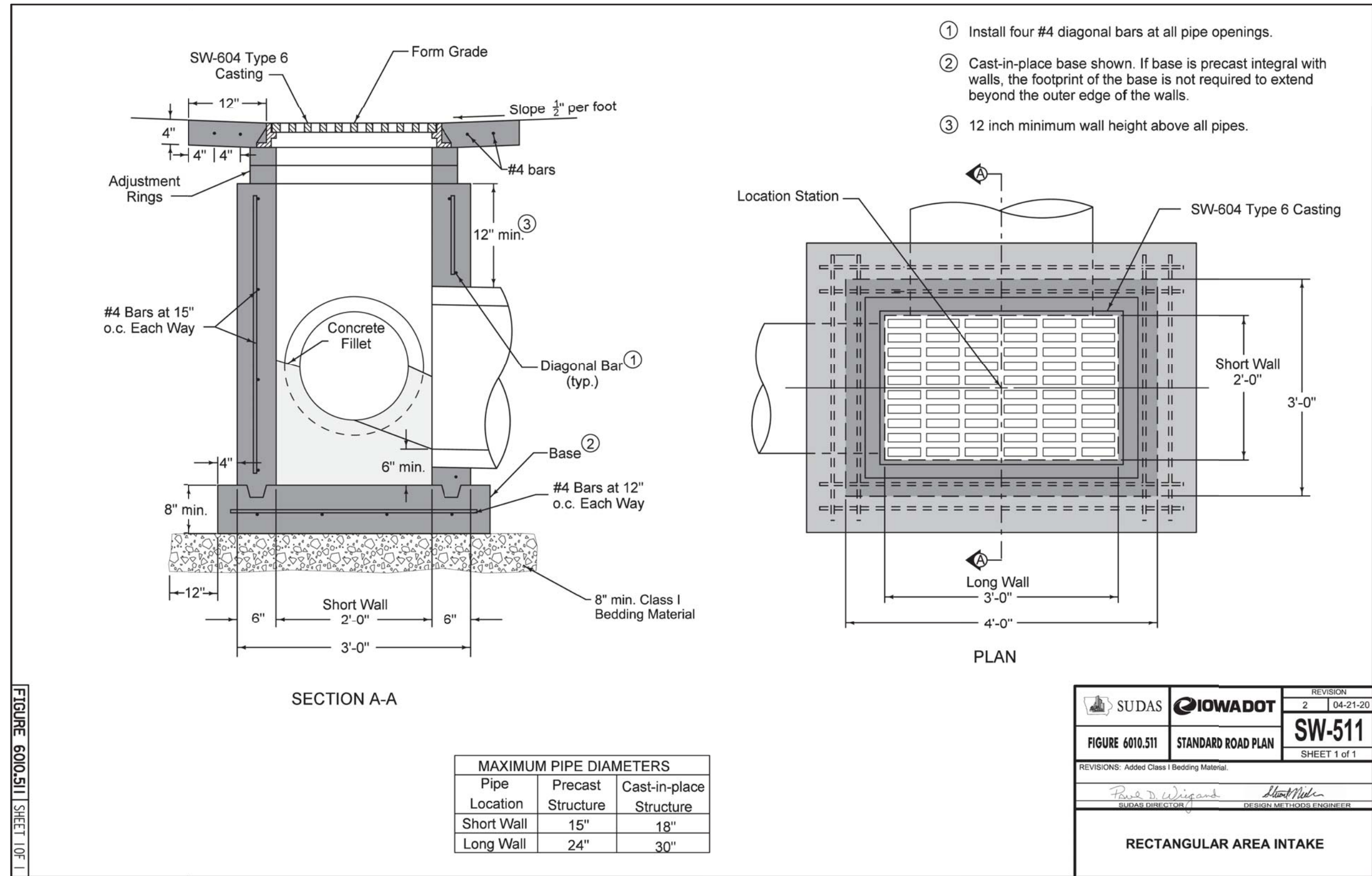
2 "BED 2" 5'X5' WATER QUALITY STRUCTURE
 C2.2 SCALE: NTS



NOTES:
 1. SEAL ALL CONNECTIONS WITH NON-SHRINK GROUT.
 2. MIN. #4 BARS @ 12" O.C. EACH WAY (ALL WALLS VERT, HOR & SLAB)
 3. INSTALL 6" THICK WEIR WALL W/ #4'S @ 6" E.W., DOWEL WEIR WALL INTO CONCRETE BOX.
 4. AFTER EACH MAJOR RAINFALL EVENT OWNER MUST INSPECT WATER QUALITY/DETENTION OUTLET FOR SEDIMENT ACCUMULATION AND REMOVE SEDIMENT IF PRESENT.

4 "BED 1" 5'X5' WATER QUALITY STRUCTURE
 C2.2 SCALE: NTS

UNDERDRAIN NOTE:
 NOTE: INSTALL UNDERDRAIN FROM STORMTECH SYSTEM TO DOWNSTREAM SIDE OF WEIR. REFER TO PLANS PREPARED BY ADS.



REQUIRED OPENING:
 NOTE: CONTRACTOR TO USE GRATE WITH A MIN. OPENING AREA OF 4.0 SFT.

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

3 RECTANGULAR AREA INTAKE
 C2.2 SCALE: NTS

SUDAS IOWADOT
 FIGURE 6010.511 STANDARD ROAD PLAN
 SW-511
 SHEET 1 of 1
 REVISIONS: Added Class I Bedding Material
 RECTANGULAR AREA INTAKE

SEEDING AND MULCHING NOTES

REFER TO DETAIL 2/C3 FOR SEEDING TABLE AND SECTIONS 7E-24, 7E-22, AND 7E-17 OF THE 2022 SUDAS FOR SEEDING AND MULCHING REQUIREMENTS AND SPECIFICATIONS.

EROSION CONTROL & MAINTENANCE PLAN NOTES:

- CONTRACTOR TO RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND/OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
- CARE SHALL BE TAKEN TO ELIMINATE TO THE MAXIMUM EXTENT POSSIBLE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
- REMOVE SEDIMENT DEPOSITS AS NECESSARY AFTER EACH STORM TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. CARE NEEDS TO BE TAKEN TO AVOID UNDERMINING THE FENCE WHEN REMOVING SEDIMENT. SEDIMENT IS TO BE REAPPLIED TO THE SITE AND STABILIZED.
- ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) AND SELECT PIPE OUTFALLS SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MATS 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.
- APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
- THE CONTRACTOR WILL KEEP THE SUBDIVISION NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
- IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY FOR THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
- ALL DISTURBED AREAS ARE TO BE RESEEDING IN ACCORDANCE WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.
- PROVIDE TEMPORARY EROSION CONTROL TO CONTAIN ALL SOILS ON SITE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE DETENTION BASIN, ALL WATER QUALITY MEASURES AND STORMWATER CHANNELS (PIPES) SHALL BE FUNCTIONING PRIOR TO STARTING ANY OTHER CONSTRUCTION ACTIVITIES. I.E. ONLY CONSTRUCTION ACTIVITIES REQUIRED TO INSTALL THE DETENTION BASIN, ALL WATER QUALITY MEASURES AND STORMWATER CHANNELS (PIPES) ARE ALLOWED UNTIL THESE ITEMS ARE INSTALLED AND APPROVED.
- CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
- CONTRACTOR TO PROTECT ANY STORM INLETS THAT RECEIVE STORM WATER FROM THE AREA OF CONSTRUCTION FROM SEDIMENT.
- CONTRACTOR TO TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
- THE CONTRACTOR SHALL HAVE A SET OF PLANS FILED WITH THE CITY OF WAUKEE ON SITE. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS AND THOROUGHLY EXPERIENCE IN THE TYPE WORK BEING PERFORMED WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTOR OF ANY NEW SINKHOLES DISCOVERED DURING CONSTRUCTION.
- TEMPORARY CONSTRUCTION ENTRANCE TO HAVE SHOT ROCK FOR ITS SURFACE.
- THE INSTALLATION OF SILT FENCE FOR CONSTRUCTION IS TO BE INSTALLED BY THE CONTRACTOR AND IN PLACE BEFORE BEGINNING SITE CONSTRUCTION. SIMILAR DEVICES MAY BE USED BY THE CONTRACTOR TO MEET THE REQUIREMENTS OF THE ENGINEER. DEVICES TO BE IN PLACE AS SHOWN ON THE PLANS. ADJUSTMENT OF THE LOCATION BY THE CONTRACTOR MAY BE DONE TO MEET EXISTING FIELD CONDITIONS. ALL CONTROLS ARE TO BE PLACED WITHIN OWNERS PROPERTY. ACCUMULATED SEDIMENT IN BASINS WILL REQUIRE REMOVAL DURING CONSTRUCTION OR AFTER EACH RAIN EVENT AND AT THE END OF CONSTRUCTION. EACH BASIN SHALL BE CHECKED AFTER EACH RAIN EVENT. CONTRACTOR TO MINIMIZE THE AREA DISTURBED BY CONSTRUCTION ACTIVITIES AT ANY ONE TIME AND TO PROMPTLY REVEGETATE (OR MECHANICALLY STABILIZE) AREA DISTURBED BY CONSTRUCTION ACTIVITY.
- SILT FENCE SHALL BE PLACED AROUND ALL SOIL SPOIL PILES TO PREVENT EROSION.

NOTE:
ADS CHAMBERS ARE POST CONSTRUCTION FEATURES.

STAGES OF CONSTRUCTION:

- CONTACT THE CITY OF WAUKEE PUBLIC WORKS 48 HRS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS. MONTH 1
- INSTALLATION OF CONSTRUCTION ENTRANCE. MONTH 1
- INSTALLATION OF EROSION & SEDIMENT CONTROL FENCE. MONTH 1
- DEMOLITION OF EXISTING SITE IMPROVEMENTS. MONTH 1
- REMOVAL OF EXISTING PAVEMENT ON THE SITE. MONTH 1
- INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS. MONTH 1
- ROUGH GRADING. MONTH 1 & MONTH 2
- CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
- FINAL GRADING. MONTH 3
- PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD. MONTH 3
- CONTACT THE CITY OF WAUKEE PUBLIC WORKS FOR FINAL INSPECTION FOR CLOSE OUT. MONTH 3
- REMOVAL OF EROSION & SEDIMENT CONTROL FENCE. MONTH 3

Table 7E-22.01: Temporary Erosion Control Mixes

Seed Mixture	Allowable Seeding Dates
Spring Mix	March 1 - May 20
Summer Mix	May 21 - August 14
Fall Mix	August 15 - September 30

Table 7E-24.01: SUDAS Seeding Mixtures

Description	Typical Uses	Allowable Seeding Dates
Type 1 - Permanent Lawn Mixture	Used for residential and commercial turf sites. Fertilized; typically mowed.	March 1 - May 31 August 10 - September 30
Type 2 - Permanent Cool-Season Mixture for Slopes and Ditches	Not typically mowed. Reaches maximum heights of 2 to 3 feet; low fertility requirements; grows in spring and fall; can go dormant in summer.	March 1 - May 31 August 10 - September 30
Type 3 - Permanent Warm-Season Slope and Ditch Mixture	Not typically mowed. Reaches heights of 5 to 6 feet; stays green throughout summer; responds well to being burned in spring; do not apply fertilizer.	March 1 - June 30
Type 4 - Temporary Erosion Control Mixture	Short-lived (6 to 8 months) mix for erosion control.	March 1 - September 30 (seeding dates vary by seasonal mix)
Wetland Seeding	Used in areas designated for wetland grass seeding.	April 1 - June 30 August 1 - August 31
Native Grass and Wildflower Seeding	Used in areas designated for native grass and wildflower seeding.	April 1 - June 30

KEY NOTES:

- E1 LIMITS OF LAND DISTURBANCE. PERMITTED DISTURBED AREA = 2.2 ACRES
- E2 INSTALL 12" COMPOST FILTER SOCK OR APPROVED EQUAL. SEE DETAIL 1/C3.1.
- E3 INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 2/C3.1.
- E4 AREAS TO BE VEGETATED: ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY SOD. SEE SEEDING NOTES & DETAIL 2/C3.
- E5 INSTALL 10' X 10' CONCRETE WASHOUT AREA. CONTRACTOR TO FIELD VERIFY LOCATION. SEE DETAIL 3/C3.1.
- E6 INSTALL DUMPSTER AND CONTACT TRASH COMPANY FOR PICK UP. CONTRACTOR TO FIELD VERIFY LOCATION.
- E7 INSTALL PORTABLE TOILET AND STAKE FIRMLY TO GROUND. CONTRACTOR TO FIELD VERIFY LOCATION.
- E8 NOT USED.
- E9 LOCATION OF OUTFALL 001.
- E10 TEMPORARY STOCKPILE LOCATION TO BE SURROUNDED BY 12" COMPOST FILTER SOCK. FINAL LOCATION TO BE DETERMINED BY CONTRACTOR.
- E11 INSTALL DETENTION OUTLET PROTECTION. REFER TO DETAIL 4/C3.1.
- E12 INSTALL TYPE 2 TURF REINFORCEMENT MATT PER 2022 SUDAS AS GENERALLY SHOWN.
- E13 PROTECT INLET WITH 12" COMPOST FILTER SOCK OR APPROVED EQUAL.
- E14 INSTALL CLASS D REVETMENT STONE RIP-RAP AS GENERALLY SHOWN AND IN ACCORDANCE WITH THE 2022 SUDAS. REFER TO DETAIL 5/C3.1.

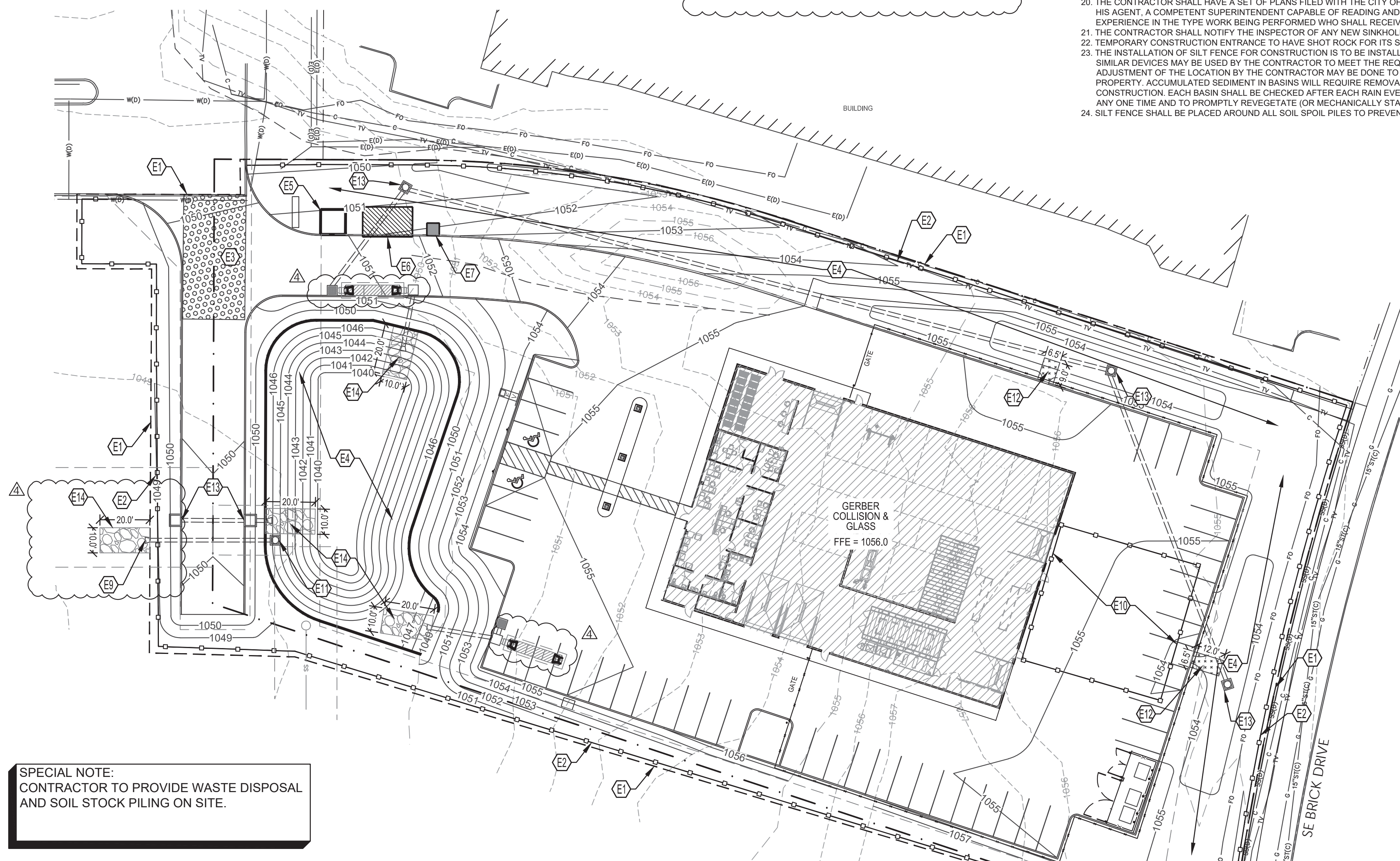
2 TEMPORARY & PERMANENT SEEDING

SCALE: NTS



BMP LEGEND

---1259---	EXISTING GRADE LINES
—1259—	PROPOSED GRADE LINES
----	LIMITS OF DISTURBED AREA
—○—	FILTER SOCK
■	PORTABLE TOILET
■	DUMPSTER
■	TURF REINFORCEMENT MAT
■	RIP-RAP

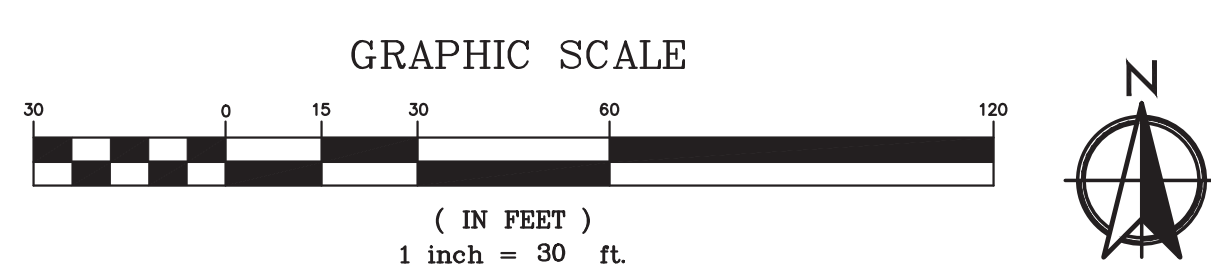


SPECIAL NOTE:
CONTRACTOR TO PROVIDE WASTE DISPOSAL AND SOIL STOCK PILING ON SITE.

EROSION CONTROL QUANTITIES

ITEM	QUANTITY
SILT SOCKS	1350 LF
CONC WASH	1
STOCKPILE	
RIP-RAP	90 SYD - APPROX. 79 TONS
TEMP SEEDING	36,000 SQ FT - 30 lbs / acre
TYPE 2 TRM	15 SYD
SOD	36,000 SQ FT

TRASH AND WASTE NOTE:
CONTRACTOR TO PROVIDE WASTE CONTAINMENT INCLUDING TRASH COLLECTION AND CONCRETE WASHOUT.



LAND DISTURBANCE SUMMARY:

TOTAL PROPERTY AREA= 2.2 ACRES
TOTAL DISTURBED AREA = 2.3 ACRES
A NOI IS REQUIRED AND WILL BE OBTAINED

DETENTION FACILITY NOTE:

MAINTENANCE OF DETENTION FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNER POST CONSTRUCTION.

1 EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS · SURVEYORS
LABORATORIES · DRILLING
3213 S WEST BYPASS
SPRINGFIELD, MO 65807
PHONE (417) 865-2741
A LICENSED MISSOURI ENGINEERING CORPORATION
COA 00062

GERBER COLLISION & GLASS
WILLIAMS POINT
WAUKEE, IA

ISSUED FOR

NO.	DESCRIPTION	DATE
△	CITY COMMENTS	06/27/2022
△	CITY COMMENTS	07/25/2022
△	CITY COMMENTS	08/09/2022
△	CITY COMMENTS	08/23/2022

DRAWING INFORMATION

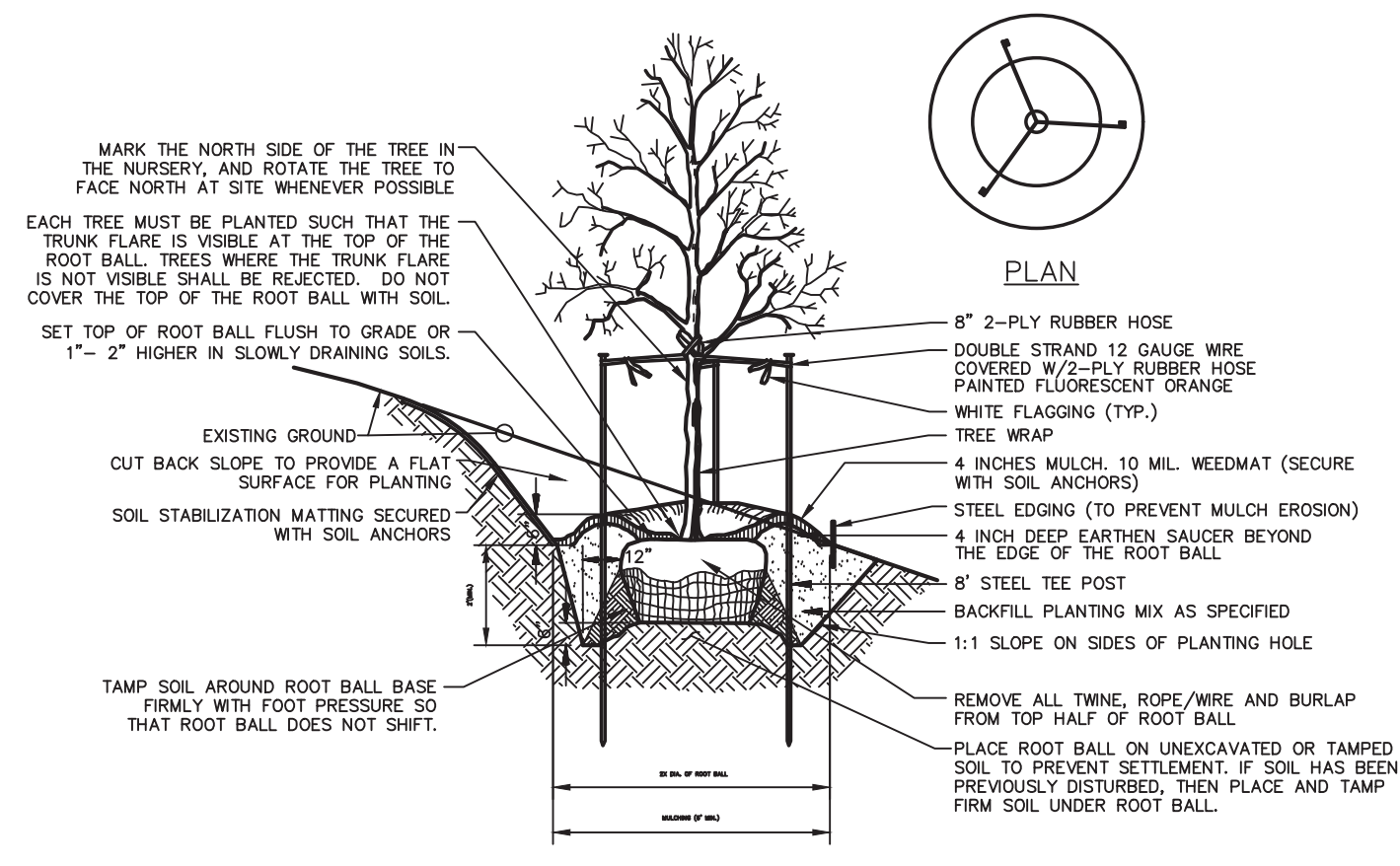
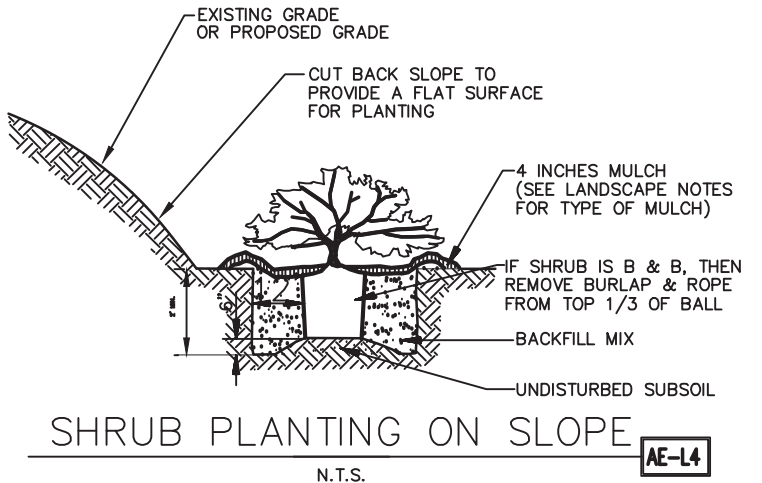
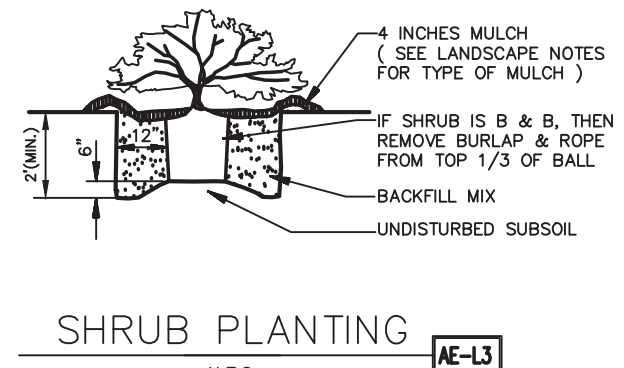
PROJECT NO: 22SP10014
DRAWN BY: CMH
CHECK BY: JMD
ISSUED FOR: PERMIT
ISSUED DATE: 06/07/2022
EXP: 12/31/2022

ISSUED BY: JARED M. DAVIS
LICENSE NO: PE No. P25497

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER
C3



- NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STAKE TREES ONLY UPON THE APPROVAL OF THE ENGINEER.
 - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE ENGINEER.
 - BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.
 - SEE LANDSCAPE PLAN NOTES FOR TYPE OF MULCH TO BE USED.

TREE PLANTING ON SLOPE
N.T.S. **ME-12**

REQUIRED LANDSCAPING:

OPEN SPACE:
 PROVIDE A MINIMUM OF 20% OPEN SPACE.
 TOTAL SITE = 2.18 ACRES = 94,755 SF
 PROPOSED IMPERVIOUS = 56,655 SF
 PROPOSED PERVIOUS = 38,100 SF
 PROVIDED OPEN SPACE = 41% PROVIDED > 20% REQUIRED

MINIMUM LANDSCAPING REQUIREMENTS (EXCLUDING BUFFER LANDSCAPING):
 PROVIDE 1 TREE AND 1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE. 50% OFF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES AND 25% OF ALL REQUIRED TREES SHALL BE EVERGREEN TREES.
 REQUIRED OPEN SPACE = 17,124
 REQUIRED & PROVIDED TREES = 18 TREES
 REQUIRED & PROVIDED OVERSTORY TREES = 9 TREES
 REQUIRED & PROVIDED EVERGREEN TREES = 5 TREES
 REQUIRED & PROVIDED ORNAMENTAL TREES = 4 TREES
 REQUIRED & PROVIDED SHRUBS = 18 SHRUBS

NORTH BUFFER LANDSCAPING
 PROVIDE A 30' BUFFER YARD ALONG THE NORTH PROPERTY LINE
 2 OVERSTORY, 3 EVERGREEN & 2 ORNAMENTAL TREES REQUIRED PER 50 LINEAR FEET OF BUFFER.
 BUFFER LENGTH = 471'
 REQUIRED & PROVIDED TREES = 20 OVERSTORY, 30 EVERGREEN & 20 ORNAMENTAL TREES

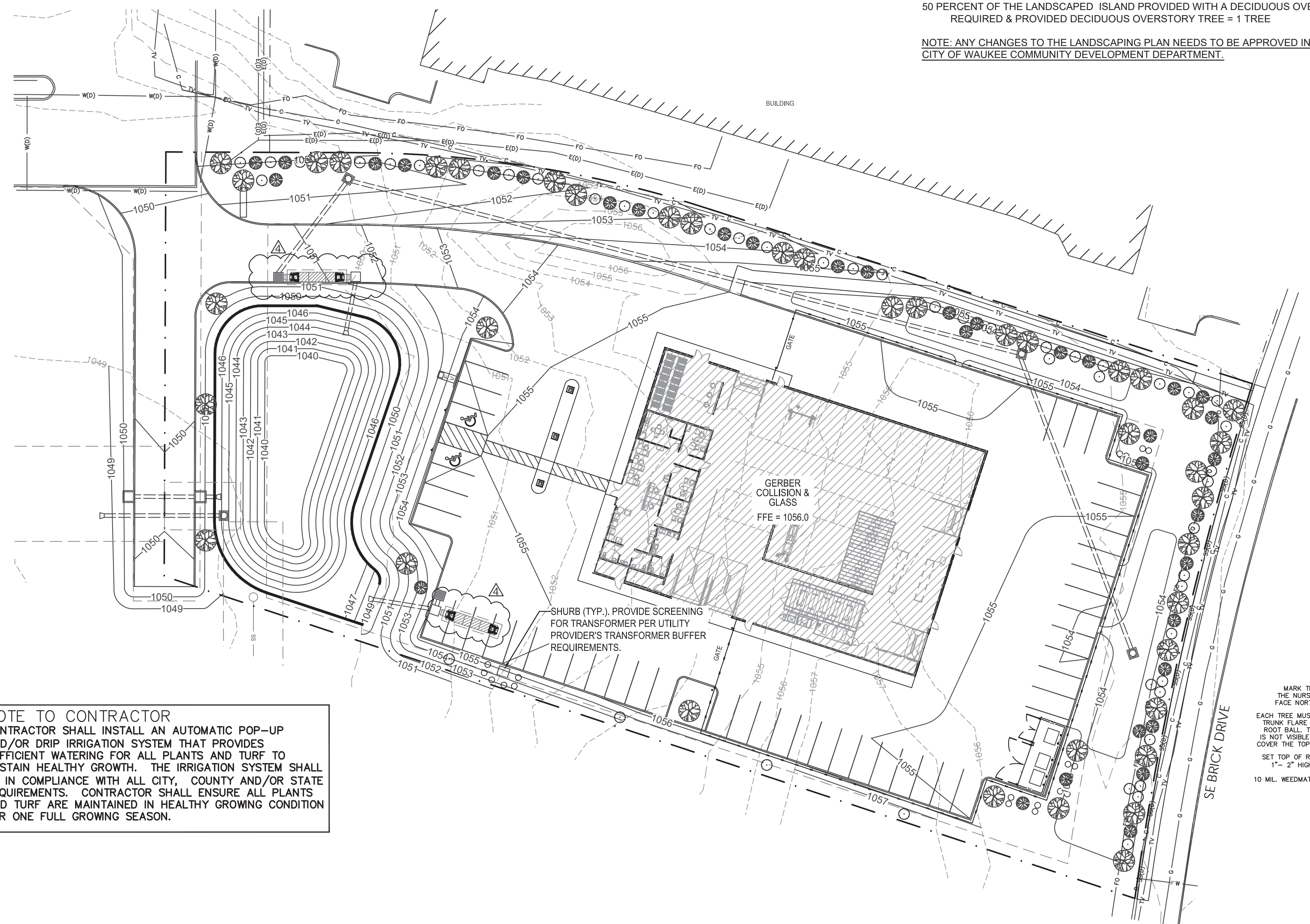
EAST BUFFER LANDSCAPING
 PROVIDE A 30' BUFFER YARD ALONG THE EAST PROPERTY LINE
 2 OVERSTORY, 3 EVERGREEN & 2 ORNAMENTAL TREES REQUIRED PER 50 LINEAR FEET OF BUFFER.
 BUFFER LENGTH = 215'
 REQUIRED & PROVIDED TREES = 10 OVERSTORY, 15 EVERGREEN & 10 ORNAMENTAL TREES

INTERIOR PARKING LANDSCAPING
 PROVIDE AT LEAST ONE ORNAMENTAL OR ONE DECIDUOUS OVERSTORY TREE WITH A MINIMUM OF 50 PERCENT OF THE LANDSCAPED ISLAND PROVIDED WITH A DECIDUOUS OVERSTORY TREE.
 REQUIRED & PROVIDED DECIDUOUS OVERSTORY TREE = 1 TREE

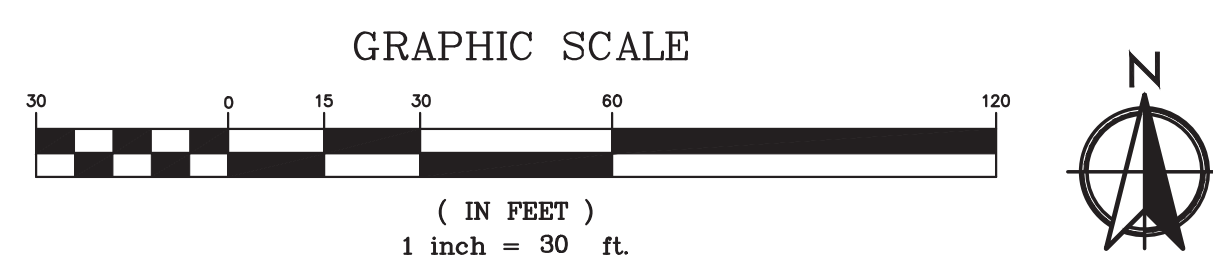
NOTE: ANY CHANGES TO THE LANDSCAPING PLAN NEEDS TO BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

GENERAL NOTES

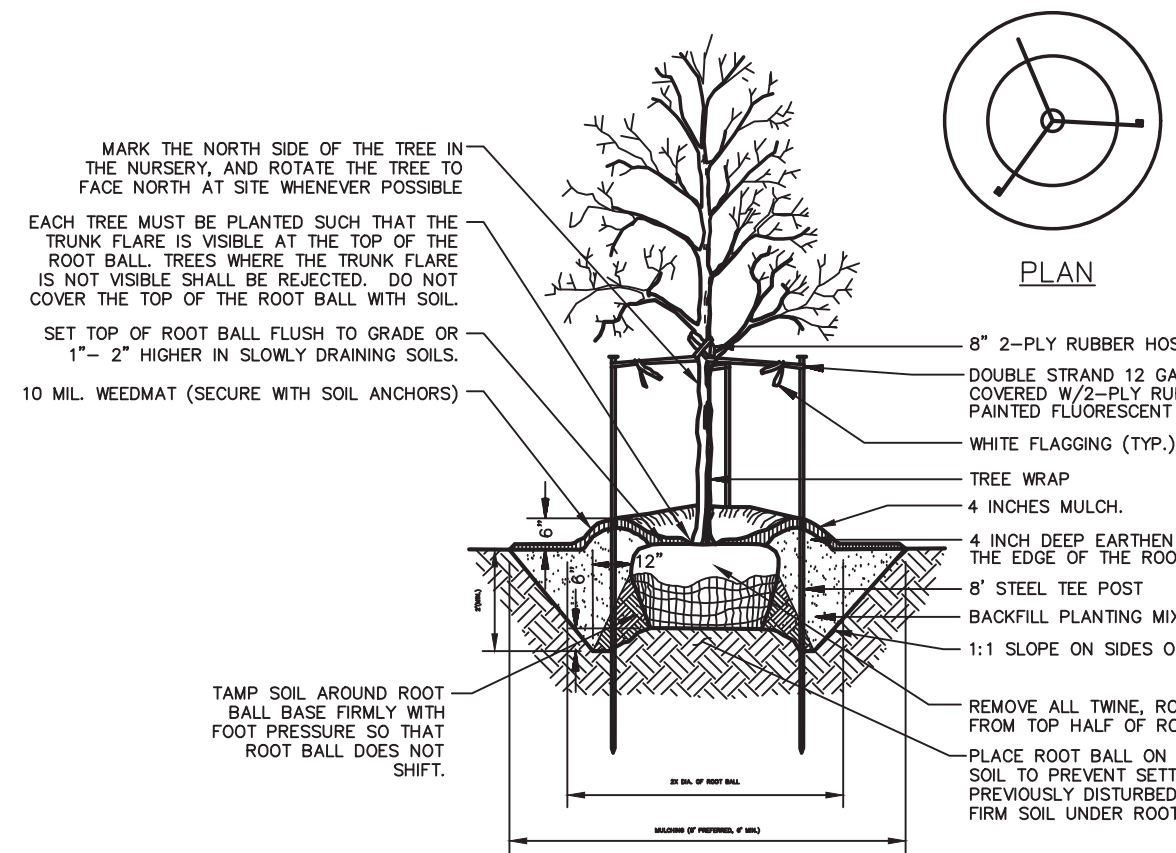
- THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE ENGINEER (EN) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY (EN) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 18" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 18 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TOO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL AND REPLACE THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
- ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
- PLANT MATERIAL:
 - SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND JURISDICTION SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
 - THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED AND/OR ACCEPTANCE OF FINISHED JOB. ALL DEAD OR DAMAGED PLANT MATERIAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
 - QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
 - SHALL NOT BE PLANTED IN FROZEN GROUND.
- ANY EXISTING TREES DESIGNATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
- ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BUR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL ANALYSIS.
- STAKES FOR TREE SUPPORT SHALL BE STEEL "T" BAR FENCE POST, 6' LONG, PAINTED DARK GREEN WITH TOP 6" PAINTED WHITE. TREE TIE SYSTEMS SHALL BE EASILY ADJUSTABLE, STRONG IN ALL WEATHER, AND EASILY ATTACHED AND REMOVED. HOSE AND WIRE ARE NOT ACCEPTABLE FOR STAKED TREES. TREE TIE SYSTEMS SHALL BE 20" DEWITT (BLACK) TREE STRAP/SLING TSL-BX (60 PER CASE) OR APPROVED EQUAL-NO PLASTIC TIES ALLOWED. WIRE: 14 GAUGE ELECT. FENCE WIRE.
- ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 1/2" x 4" PAINTED BROWN STEEL EDGING AND RYERSON OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL)
- MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CYPRESS MULCH. IN THE SEASONAL FLOWER BEDS USE EITHER CYPRESS OR PINE BARK MULCH; DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
- ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 8" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEET(S) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
- CONTRACTOR SHALL FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
- IF REQUIRED BY THE CLIENT'S SPECIFICATIONS OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT, THE CONTRACTOR SHALL REPAIR, REPLACE AND/OR AUGMENT EXISTING IRRIGATION SYSTEM AS NECESSARY THAT PROVIDES SEPARATE ZONES AND HEAD PLACEMENT FOR SHRUB AREAS AND TURF AREAS. 100% HEAD TO HEAD COVERAGE WILL BE REQUIRED. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS FOR THE LANDSCAPE IRRIGATION SYSTEM AND WILL ACCEPT RESPONSIBILITY FOR THE IRRIGATION SYSTEM. PROVIDE SUBMITTALS AS REQUIRED.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS
- LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
- ALL DISTURBED AREAS, INCLUDING THE ROW, SHALL BE SODDED.



NOTE TO CONTRACTOR
 CONTRACTOR SHALL INSTALL AN AUTOMATIC POP-UP AND/OR DRIP IRRIGATION SYSTEM THAT PROVIDES SUFFICIENT WATERING FOR ALL PLANTS AND TURF TO SUSTAIN HEALTHY GROWTH. THE IRRIGATION SYSTEM SHALL BE IN COMPLIANCE WITH ALL CITY, COUNTY AND/OR STATE REQUIREMENTS. CONTRACTOR SHALL ENSURE ALL PLANTS AND TURF ARE MAINTAINED IN HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON.



1 LANDSCAPE PLAN
 SCALE: 1" = 30'



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TREE PLANTING DETAIL
N.T.S. **ME-11**

IOWA ONE CALL
 1-800-292-8989
 www.iowaonecall.com

LANDSCAPE LEGEND

	DECIDUOUS OVERSTORY TREE MIN. HEIGHT REQUIRED = 8', OR APPROVED ALTERNATE: • RED MAPLE (<i>Acer Rubrum</i>)
	DECIDUOUS ORNAMENTAL TREE HEIGHT REQUIRED = 6', OR APPROVED ALTERNATE: • SWEETBAY MAGNOLIA (<i>Magnolia virginiana</i>)
	EVERGREEN OVERSTORY TREE HEIGHT REQUIRED = 6', OR APPROVED ALTERNATE: • AUSTRIAN PINE (<i>Pinus Nigra</i>)
	SHRUB, OR APPROVED ALTERNATE: • ELDERBERRY (<i>ambucus canadensis</i>)

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DRAWING INFORMATION

PROJECT NO:	22SP10014
DRAWN BY:	CMH
CHECK BY:	JMD
ISSUED FOR:	PERMIT
ISSUED DATE:	06/07/2022

JARED M DAVIS
 P25497
 LICENSED PROFESSIONAL ENGINEER
 IOWA

ISSUED BY:	JARED M. DAVIS
LICENSE NO:	PE No. P25497

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
C5

