

NOT FOR CONSTRUCTION

PRELIMINARY PLAT/SITE PLAN

LOT 1, JAMES POINTE PLAT 3

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WAUKEE, IOWA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE M.U.T.C.D. - "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- ORCA CONSULTING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WAUKEE, IOWA.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- THE PAVING/GRADING CONTRACTOR(S) SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF WAUKEE, IOWA STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
- PROVIDE $\frac{1}{4}$ " EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PROVIDE $\frac{1}{2}$ " EXPANSION JOINT BETWEEN P.C.C. SIDEWALK AND P.C.C. CURB SECTIONS.
- ALL PROPOSED MAN DOORS TO HAVE 5x5" STRUCTURAL STOOP TO MATCH GRADING PLAN. STRUCTURAL STOOPS ARE TO BE DESIGNED BY ARCHITECT OF RECORD.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL FES & APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE, IOWA.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WAUKEE, IOWA WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ORCA CONSULTING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.
- ALL STORM SEWER WITH CRITICAL CROSSINGS AT WATER SERVICE TO HAVE GASKETED JOINTS.

PAVEMENT SAWCUT NOTES:

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO MICHAEL WAHLERT, ORCA CONSULTING (515-778-6609 OR michael@orcaconsulting.biz) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
- ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAYS WORK JOINT.

WETLAND NOTES:

- ORCA CONSULTING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 5-17-2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SOILS REPORT:

- A GEOTECHNICAL SOILS REPORT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN AND PROVIDE TO ORCA CONSULTING FOR CONSIDERATION ON PROPOSED DESIGN.
- ALL RECOMMENDATIONS WITHIN SOILS REPORT ARE TO BE CONSIDERED THE MINIMUM DESIGN CONSIDERATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS.

REQUIRED AS-BUILT NOTES:

- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

SPECIFICATIONS NOTES:

- IN THE EVENT OF A DISCREPANCY BETWEEN THE ORCA CONSULTING PROJECT SPECIFICATIONS AND CITY OF WAUKEE, IOWA REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2022 AND 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS), THE CITY OF WAUKEE, IOWA 2020 STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
- FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WAUKEE, IOWA ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

EARTHWORK BALANCE NOTES:

- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
- THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.



UTILITY NOTE

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

UTILITY MAPS

REFERENCE C0.1 SITE SURVEY FOR ALL PROVIDER MAPS.



VICINITY MAP
SCALE: NONE

SHEET INDEX

- COVER SHEET
- SITE SURVEY
- DEMO PLAN
- LAYOUT
- GRADING PLANS
- UTILITY PLAN
- LANDSCAPE PLAN
- DETAILS SHEETS
- SWPPP

- C0.0
- C0.1
- C1.1
- C2.1
- C3.1, 3.2
- C4.1
- C5.1
- C6.1, 6.2
- C7.1

PROPERTY DESCRIPTION:

LOTS 24 & 25, IN JAMES POINTE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ADDRESS:

1575 NW GETTYSBURG LANE
WAUKEE, IOWA 50263

OWNER:

BACK NINE PROPERTIES LLC.
STACY LYMAN
23033 K AVENUE
GRUNDY CENTER, IOWA 50638
(319) 231-2895 dslyman@bme.com

PREPARED FOR:

BACK NINE PROPERTIES LLC.

GENERAL CONTRACTOR:

REFINED CONSTRUCTION SERVICES
2202 WOODLAND PARKWAY
CLIVE, IOWA 50325
KEVIN JAKOBE
Kevin@rcsiowa.com
(515) 225-1647

ARCHITECT:

PELLA BUILDING SYSTEMS, INC.
WIEBE GOODYK
906 WEST 9TH STREET
PELLA, IOWA 50219
(800) 225-0491

USE:

EXISTING USE - N/A
PROPOSED USE: WAREHOUSE/STORAGE

BUILDING HEIGHT:

PROPOSED HEIGHT = 20'

ZONING:

M-1 LIGHT INDUSTRIAL

BULK REGULATIONS:

SETBACKS:
FRONT= 30'
SIDE = 0' (ABUTTING LIKE ZONING)
REAR = 30'
MAXIMUM ALLOWABLE BUILDING HEIGHT = 40' AND 3-STORIES
FOR OFFICIAL ZONING CALL CITY OF WAUKEE AT (515) 978-9533

PARKING REQUIREMENTS:

SELF-STORAGE SPACES REQUIRED = 1 SP / 20,000GFA
PARKING REQUIRED = 46,800 / 20,000 = 3 SP (1 ADA)
PARKING PROVIDED = 3 SPACES (1 ADA)

OPEN SPACE REQUIREMENTS:

OPEN SPACE REQUIRED = 15% OF 113,949.87 SF = 17,092.48 SF
OPEN SPACE PROVIDED = 36,729.34 SF = 32.23%

IMPERVIOUS SURFACE:

77,220.53 SF IMPERVIOUS OR 67.77%

BENCHMARK:

SEE C0.1 SITE SURVEY FOR ALL BENCHMARK AND OTHER SPACIAL DATUM INFORMATION

ABBREVIATIONS:

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

PLANS CHANGE NOTE:

- THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY CHANGES MADE TO THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MAKE WITHOUT PERMISSION FROM THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE SAFETY AND CONSTRUCTION NOTE:

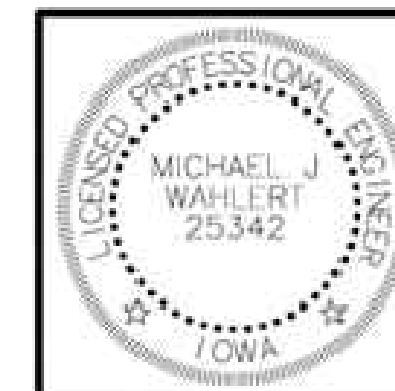
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO THE BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100' OF ALL PORTIONS OF THE EXTERIOR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

STORM & SANITARY TELEVISION NOTES:

- CONTRACTOR IS REQUIRED TO TELEVISION ALL SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
- CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.
- CONTRACTOR SHALL PROVIDE COPIES OF THE REPORTS AND VIDEOS TO THE WAUKEE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO PAVING.

STAKING NOTES:

- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.



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.

SIGNED: **PRELIMINARY** DATE: _____
MICHAEL J. WAHLERT, P.E. 25342

LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES: OR SHEETS COVERED BY THIS SEAL: C0.1, C1.1, C2.1, C3.1, C4.1, C6.1, C7.1

ORCA CONSULTING

3512 RICHLAND ROAD
VAN METTER, IOWA 50261
michael@orcaconsulting.biz | (515) 778-6609



LOT 1, JAMES POINTE PLAT 3

WAUKEE, IOWA

COVER SHEET

DRAWING DATE:

FIRST CITY SUBMITTAL
6-15-2022
PRELIMINARY BID SET
7-14-2022
SECOND CITY SUBMITTAL
7-19-2022
THIRD CITY SUBMITTAL
8-16-2022
FOURTH CITY SUBMITTAL
9-9-2022

PROJECT:

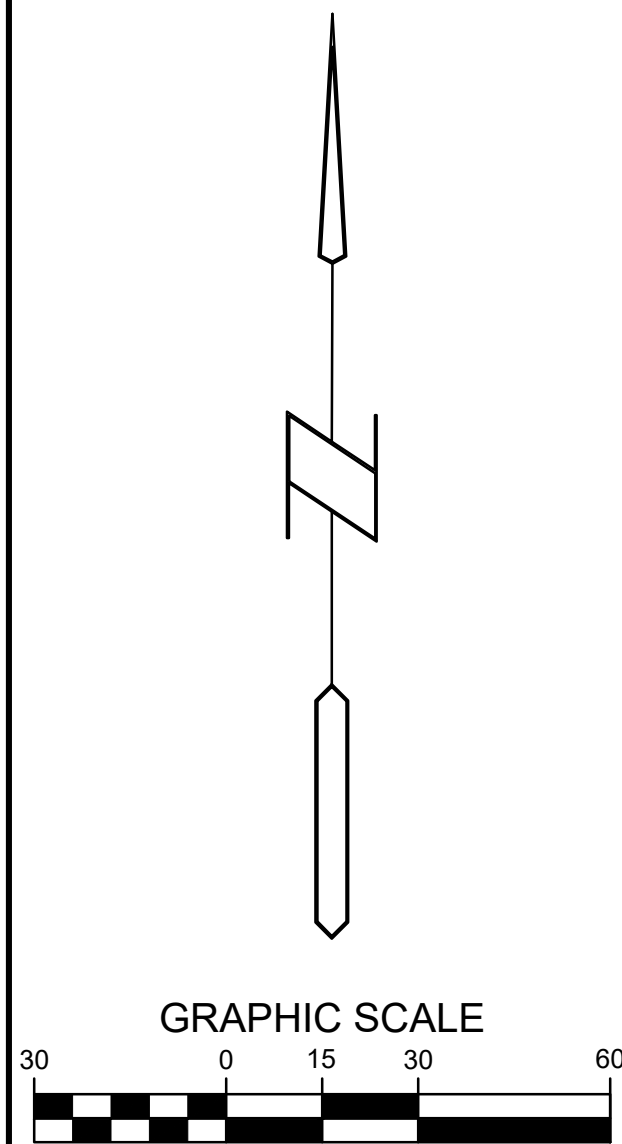
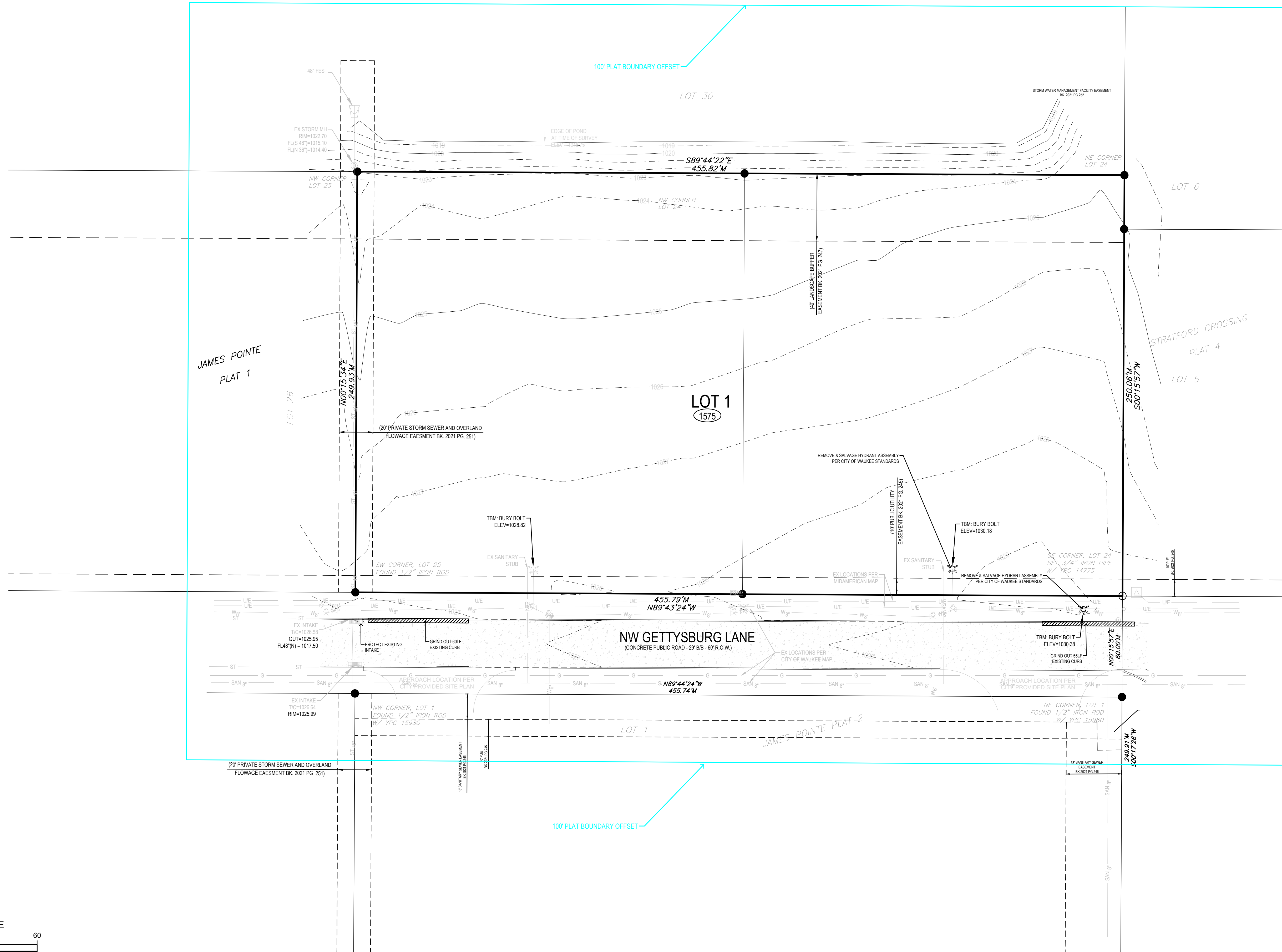
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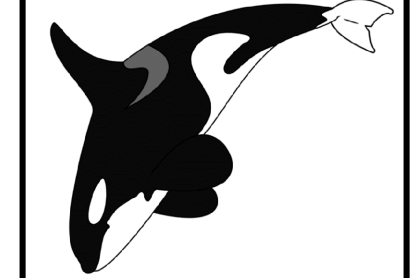
C0.0

NOT FOR CONSTRUCTION

OWNER:
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LOT 1, JAMES POINTE PLAT 3
WAUKEE, IOWA
DEMO PLAN

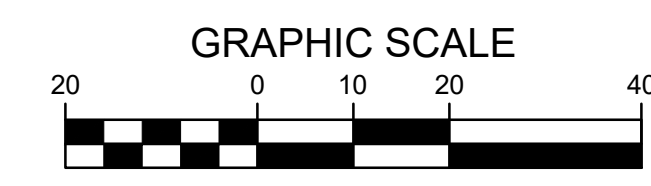
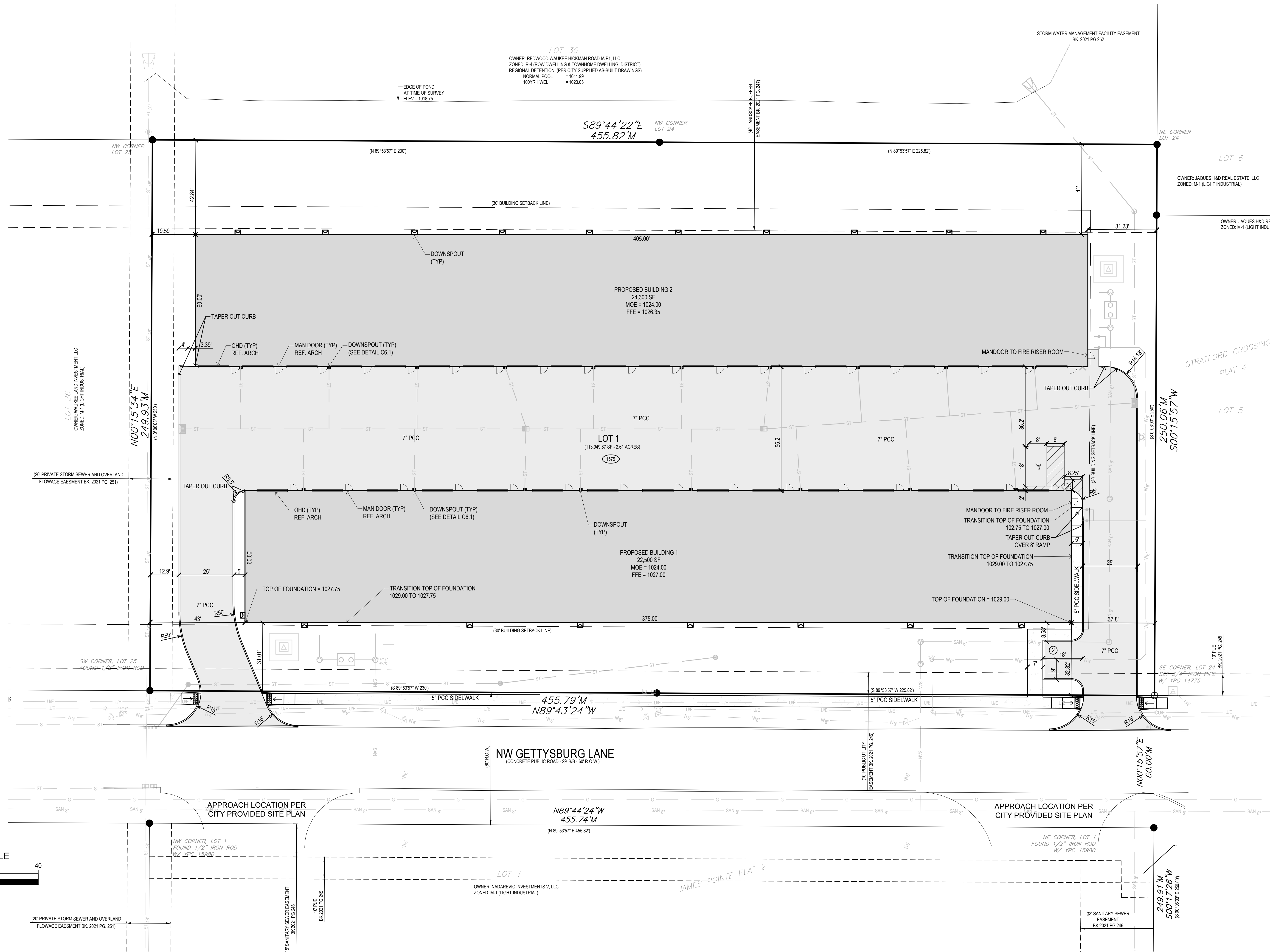
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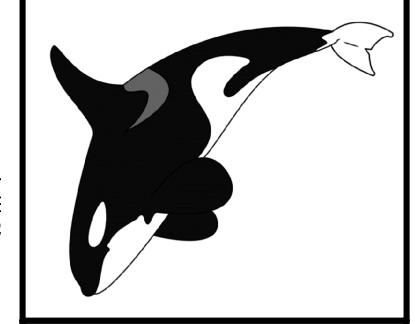
SHEET:
C1.1

NOT FOR CONSTRUCTION

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(319) 231-2995 stacylyman@me.com



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LOT 1, JAMES POINTE PLAT 3
WAUKEE, IOWA
LAYOUT PLAN

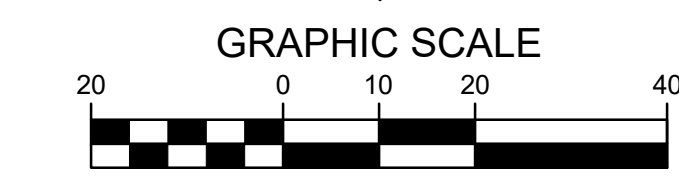
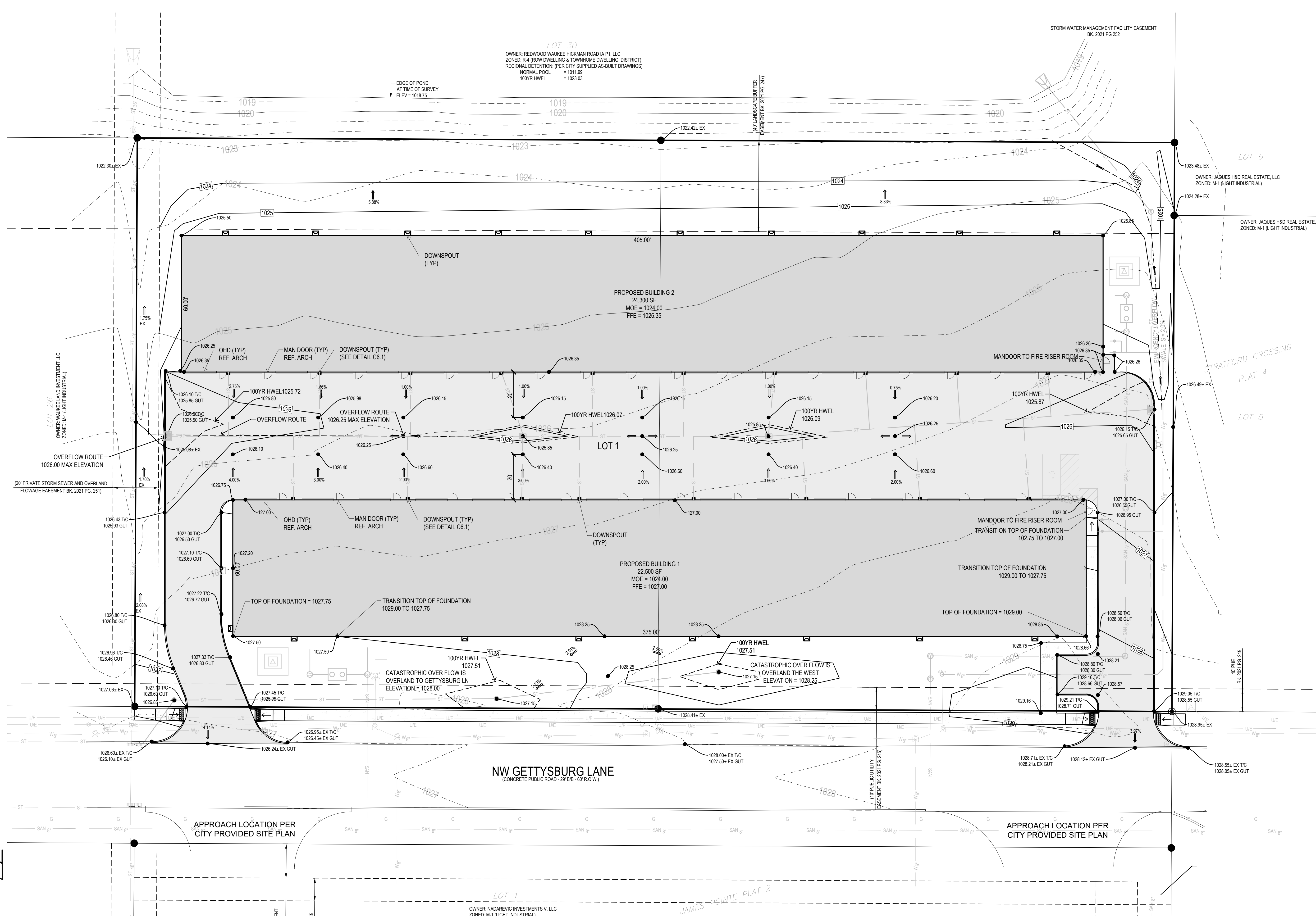
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PROJECT:
220006

SHEET:
C2.1

NOT FOR CONSTRUCTION

OWNER:
BACK NINE PROPERTIES LLC.
STACY LYMAN
23033 K AVENUE
GRUNDY CENTER, IOWA 50638
(319) 231-2995 dsllyman@me.com



TOPSOIL NOTES:

1. STRIP AND STOCKPILE IN-SITU ORGANIC TOPSOIL IN ALL DISTURBED AREAS.
2. RESPREAD THE IN-SITU DEPTH OF TOPSOIL IN ALL OPEN SPACE AREAS.
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING NOTES:

1. ALL SPOT GRADES ARE TO THE FINISHED TOP SURFACE OF PCC OR TOP OF SOD IN OPEN SPACE
2. GRADING WITHIN OVERLAND FLOWAGE EASEMENT IS PROHIBITED AND THE EXISTING FINISHED GRADE OF THE 10' EASEMENT IS TO REMAIN AS REPRESENTED IN THE EXISTING SITE SURVEY SUPPLIED WITH THIS PLAN SET.
3. SLOPES IN PAVEMENT TO BE UNIFORM TO AVOID PONDING.
4. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS AND DISCHARGE OFFSITE.

GRADING LEGEND

EXISTING CONTOUR	---	150
PROPOSED CONTOUR	---	150
FINISHED GROUND/TOP OF SLAB ELEVATION	●	150.50
TOP OF CURB ELEVATION	○	150.50 TIC
GUTTER ELEVATION	○	150.50 G
EXISTING ELEVATION	○	150.50± EX
DETECTABLE WARNING (SEE C6.2 FOR DETAIL)	■	0000

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**LOT 1, JAMES POINTE PLAT 3
WAUKEEE, IOWA**
GRADING PLAN

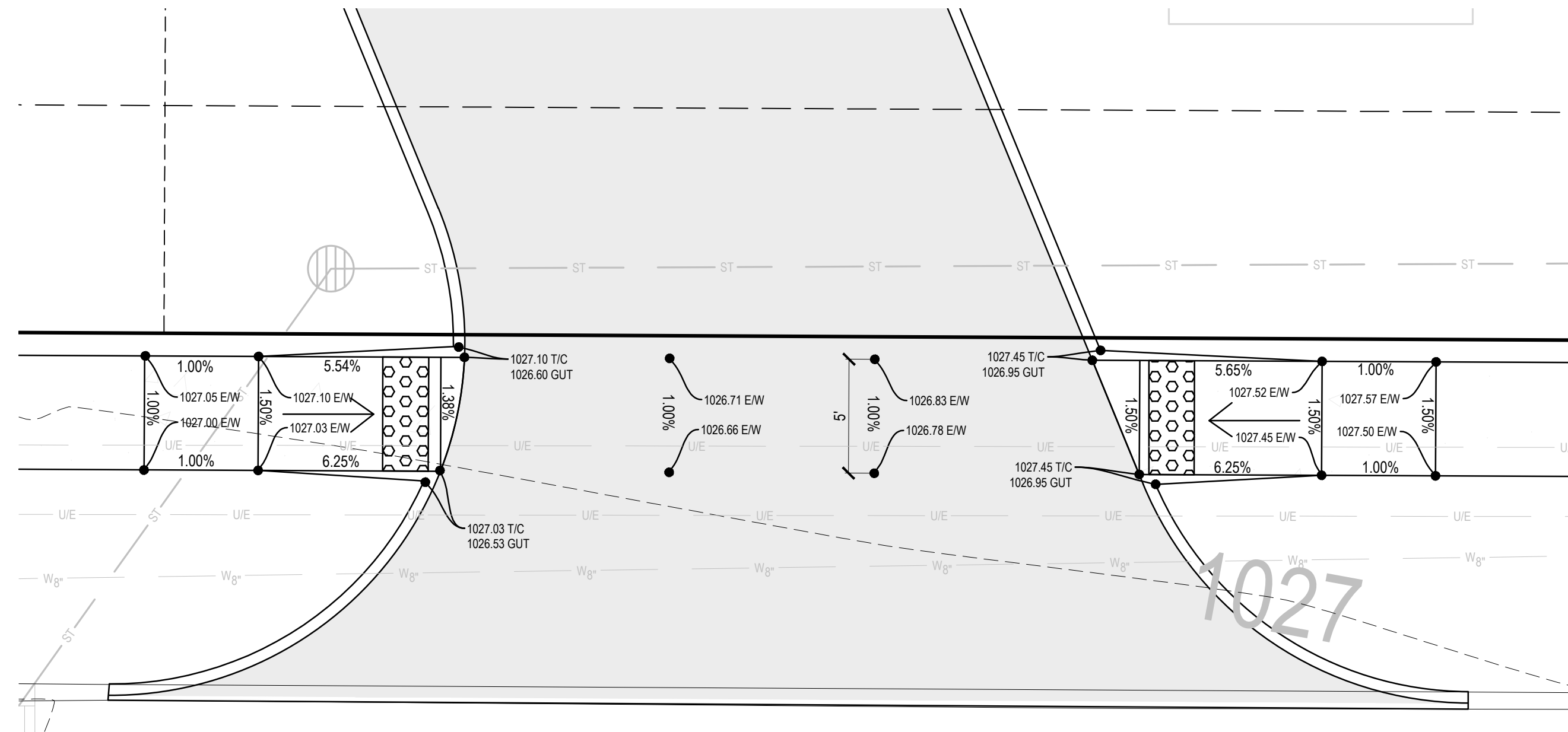
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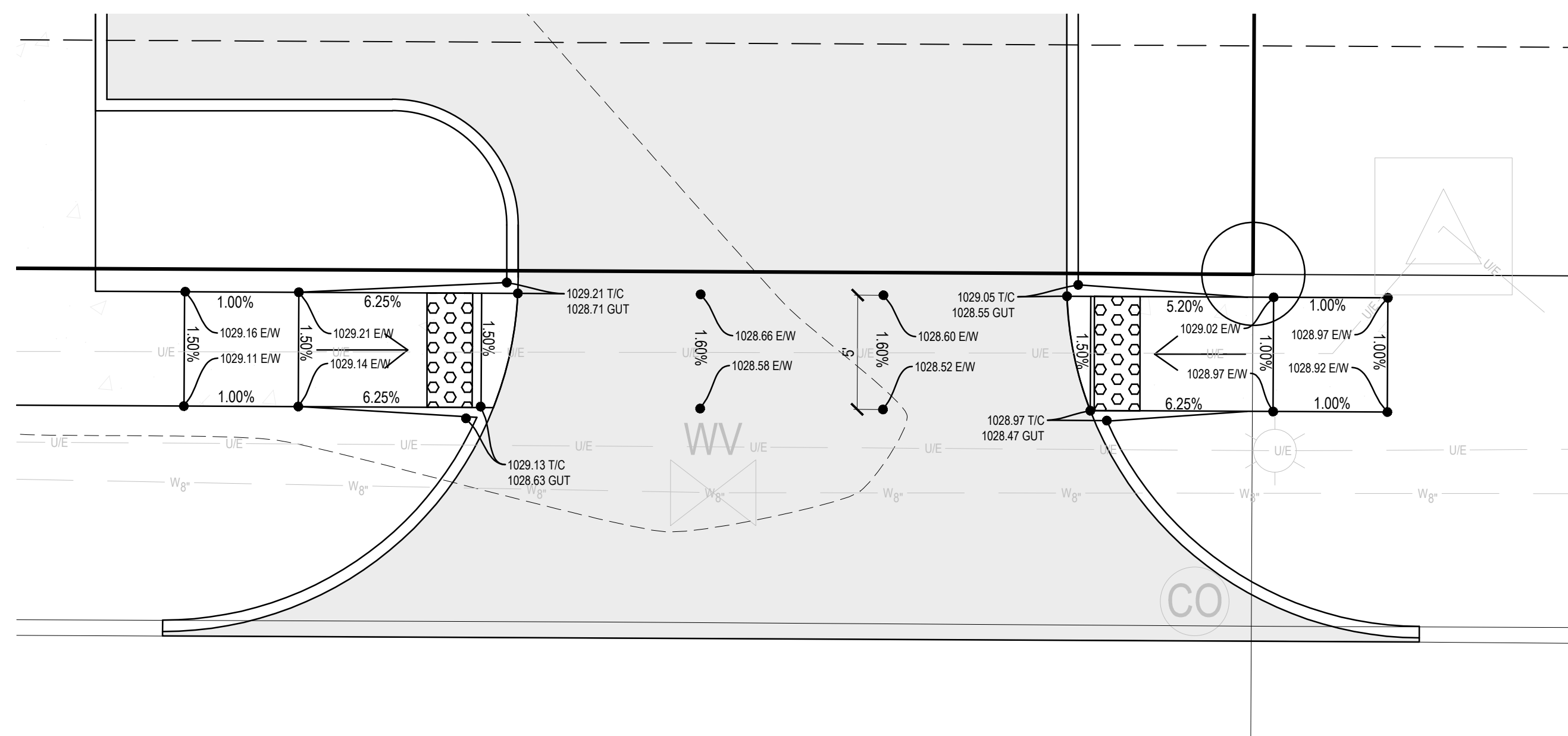
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OWNER:
 BACK NINE PROPERTIES LLC.
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 GRUNDY CENTER, IOWA 50638
 (319) 231-2995 dsllyman@me.com

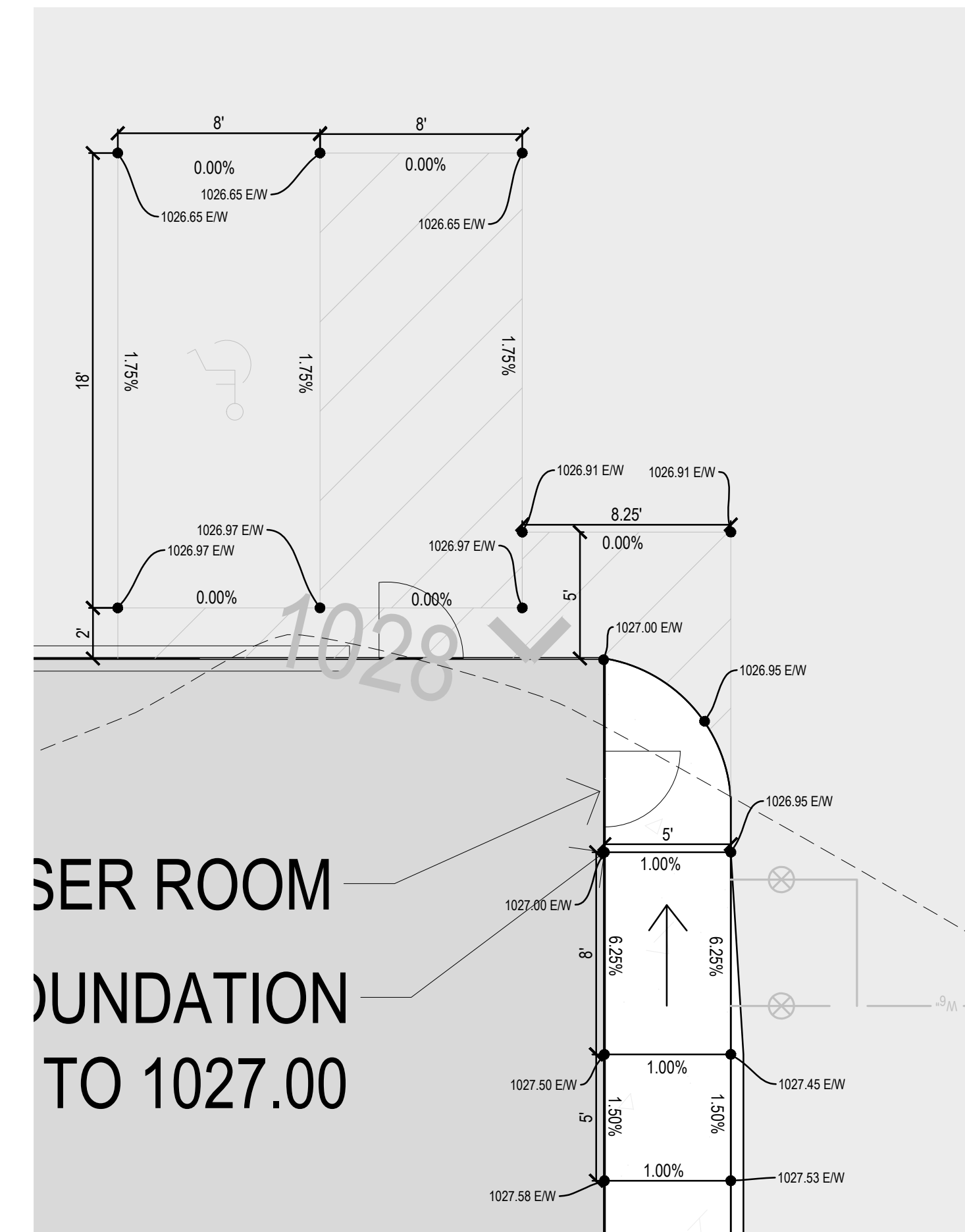
WEST APPROACH ADA GRADING EXHIBIT



EAST APPROACH ADA GRADING EXHIBIT



ADA PARKING GRADING EXHIBIT



GRADING LEGEND

- EXISTING CONTOUR ——— 150 ———
- PROPOSED CONTOUR ——— 150 ———
- SIDEWALK TOP OF SLAB ELEVATION ——— 150.50 EW
- TOP OF CURB ELEVATION ——— 150.50 TIC
- GUTTER ELEVATION ——— 150.50 G
- EXISTING ELEVATION ——— 150.50± EX

DETECTABLE WARNING (SEE C6.2 FOR DETAIL)

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 3512 RICHLAND ROAD
 VAN METER, IOWA 50261
michael@orcaconsulting.biz | (515) 778-6609



LOT 1, JAMES POINTE PLAT 3
 WAUKEE, IOWA
 ADA GRADING PLAN

DRAWING DATE:
 FIRST CITY SUBMITTAL
 6-15-2022
 PRELIMINARY BID SET
 7-14-2022
 SECOND CITY SUBMITTAL
 7-19-2022
 THIRD CITY SUBMITTAL
 8-16-2022
 FOURTH CITY SUBMITTAL
 9-9-2022

PROJECT:
 220006

SHEET:
 C3.2

NOT FOR CONSTRUCTION

OWNER: BACK NINE PROPERTIES LLC, STACY LYMAN, 23033 K AVENUE, GRUNDY CENTER, IOWA 50638, (319) 231-2995, dslyman@me.com

LOT 30 OWNER: REDWOOD WAUKEE HICKMAN ROAD IA P1, LLC ZONED: R-4 (ROW DWELLING & TOWNHOME DWELLING DISTRICT) REGIONAL DETENTION: (PER CITY SUPPLIED AS-BUILT DRAWINGS) NORMAL POOL = 1011.99 100YR HWEL = 1023.03

LOT 6 OWNER: JACQUES H&D REAL ESTATE, LLC ZONED: M-1 (LIGHT INDUSTRIAL)

LOT 5 OWNER: JACQUES H&D REAL ESTATE, LLC ZONED: M-1 (LIGHT INDUSTRIAL)

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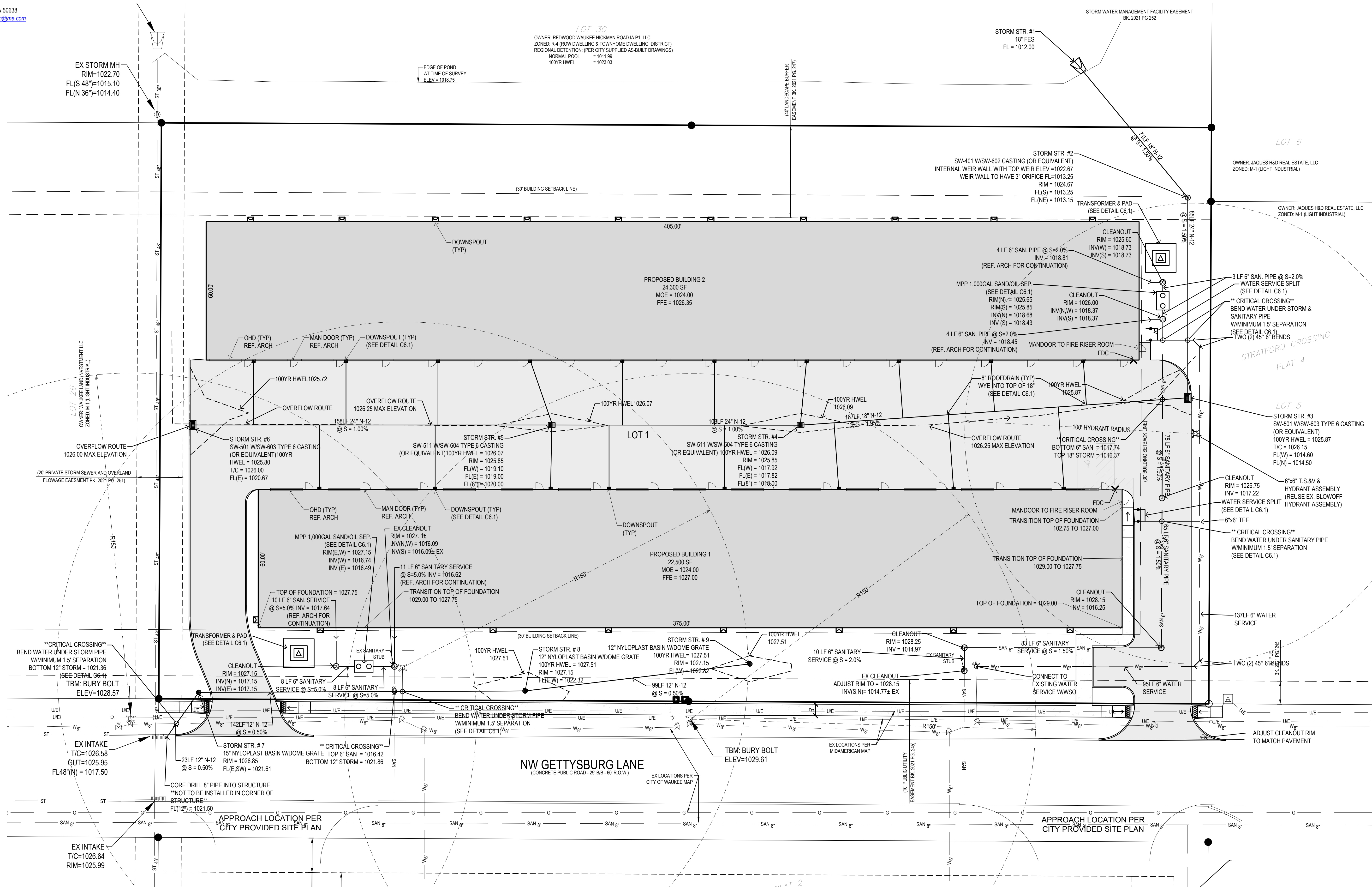


LOT 1, JAMES POINTE PLAT 3 WAUKEE, IOWA UTILITY PLAN

DRAWING DATE: FIRST CITY SUBMITTAL 6-15-2022, PRELIMINARY BID SET 7-14-2022, SECOND CITY SUBMITTAL 7-19-2022, THIRD CITY SUBMITTAL 8-16-2022, FOURTH CITY SUBMITTAL 9-9-2022

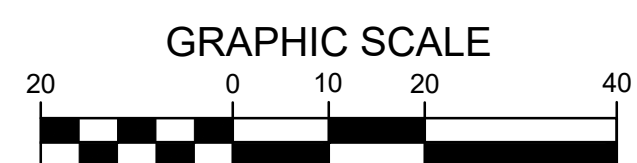
PROJECT: 220006

SHEET: C4.1



UTILITY NOTES:

- 1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT OR INSTALLED PER CITY OF WAUKEE WATER WORKS.
4. NYLOPLAST DRAIN BASINS ARE APPROVED AS EQUIVALENTS FOR ALL CURRENTLY SPECIFIED SUDAS STORM MANHOLES AND INTAKES EXCLUDING SW-513. NYLOPLAST DRAIN BASINS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
6. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
7. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
8. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. CITY OF WAUKEE TO BORE GAS SERVICE UNDER NW GETTYSBURG LANE AND CONNECT TO PROPOSED GAS METER LOCATIONS SHOWN ON PLANS.
11. GAS SERVICE LINES SHOWN ON PLANS ARE FOR ILLUSTRATION ONLY. CITY OF WAUKEE WILL ULTIMATELY DICTATE GAS SERVICE LOCATION TO CONNECT TO GAS METER PROPOSED ON EACH BUILDING.
12. ALL GAS CRITICAL CROSSINGS SHOWN AND NOT SHOWN TO HAVE A MINIMUM SEPARATION TO ANY OTHER UTILITY OF 1.5' WHILE MAINTAINING AT LEAST 40" OF COVER ON GAS SERVICE UNLESS OTHERWISE DICTATED BY CITY OF WAUKEE, IOWA.
13. REFER TO M.E.P. PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
14. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
15. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.



NOT FOR CONSTRUCTION

OWNER:
 BACK NINE PROPERTIES LLC.
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 GRUNDY CENTER, IOWA 50638
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LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. DISTURBED ROW TO BE STABILIZED WITH SOD.
- STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE CIVIL ENGINEER OF RECORD.
- ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED STORM SEWER AND OVERLAND HARDWOOD MULCH.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.
- ALL LANDSCAPE REQUIRED BELOW TO BE PLANNED WITHIN THE LANDSCAPE BUFFER. NUMBER OF PLANTINGS IS GOVERNED BY THE SCHEDULE LISTED IN THE GENERAL LANDSCAPE REQUIREMENTS BELOW, AND NOT WHAT IS SHOWN ON THIS PLAN SHEET.

GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER REQUIREMENT

PER 50' OF LANDSCAPE BUFFER (2 OVERSTORY, 4 EVERGREEN, 3 ORNAMENTAL)
 TOTAL LANDSCAPE BUFFER = 455' THEREFORE REQUIRED PLANTINGS ARE AS FOLLOWS:

TOTAL REQUIRED OVERSTORY	2 x 10 =	20
TOTAL REQUIRED EVERGREEN	3 x 10 =	30
TOTAL REQUIRED ORNAMENTAL	4 x 10 =	40

OVERSTORY TREE SPECIES:

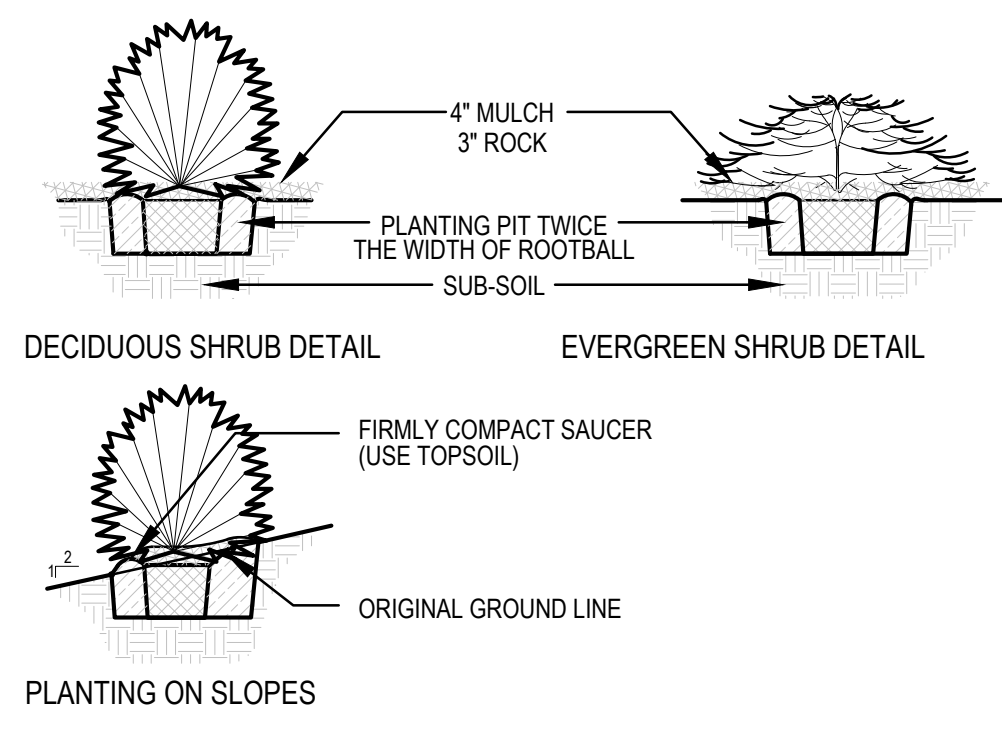
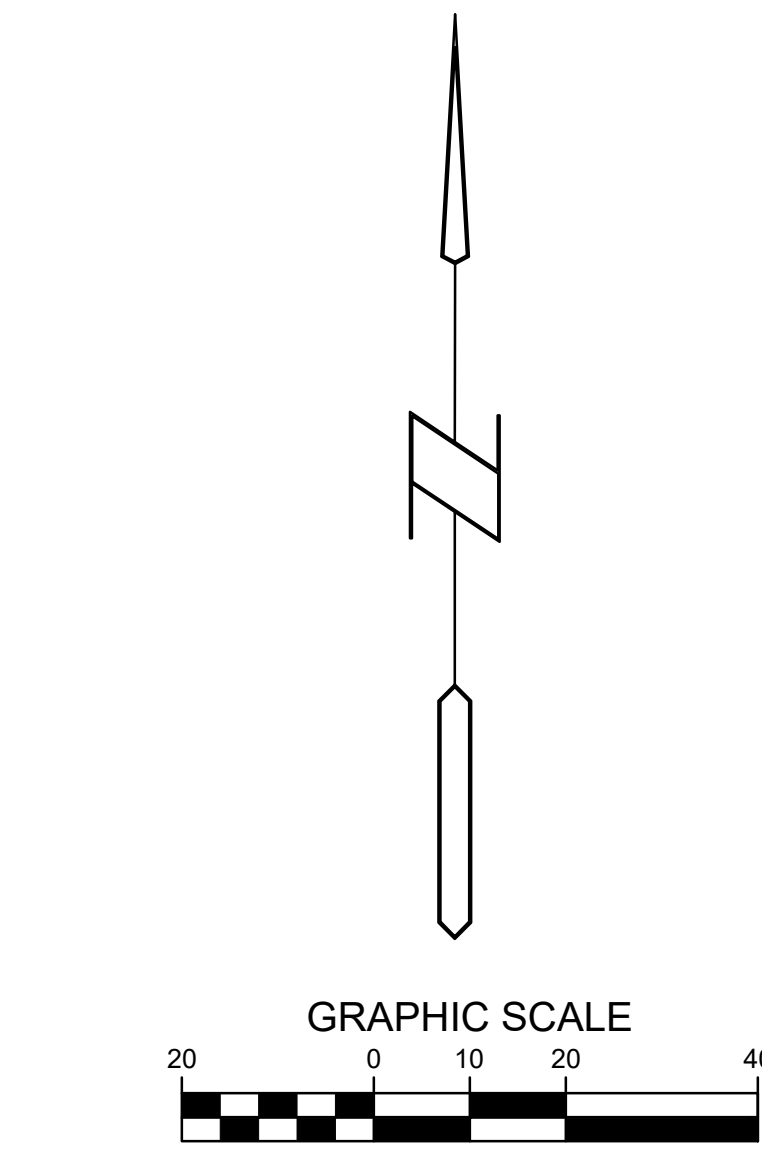
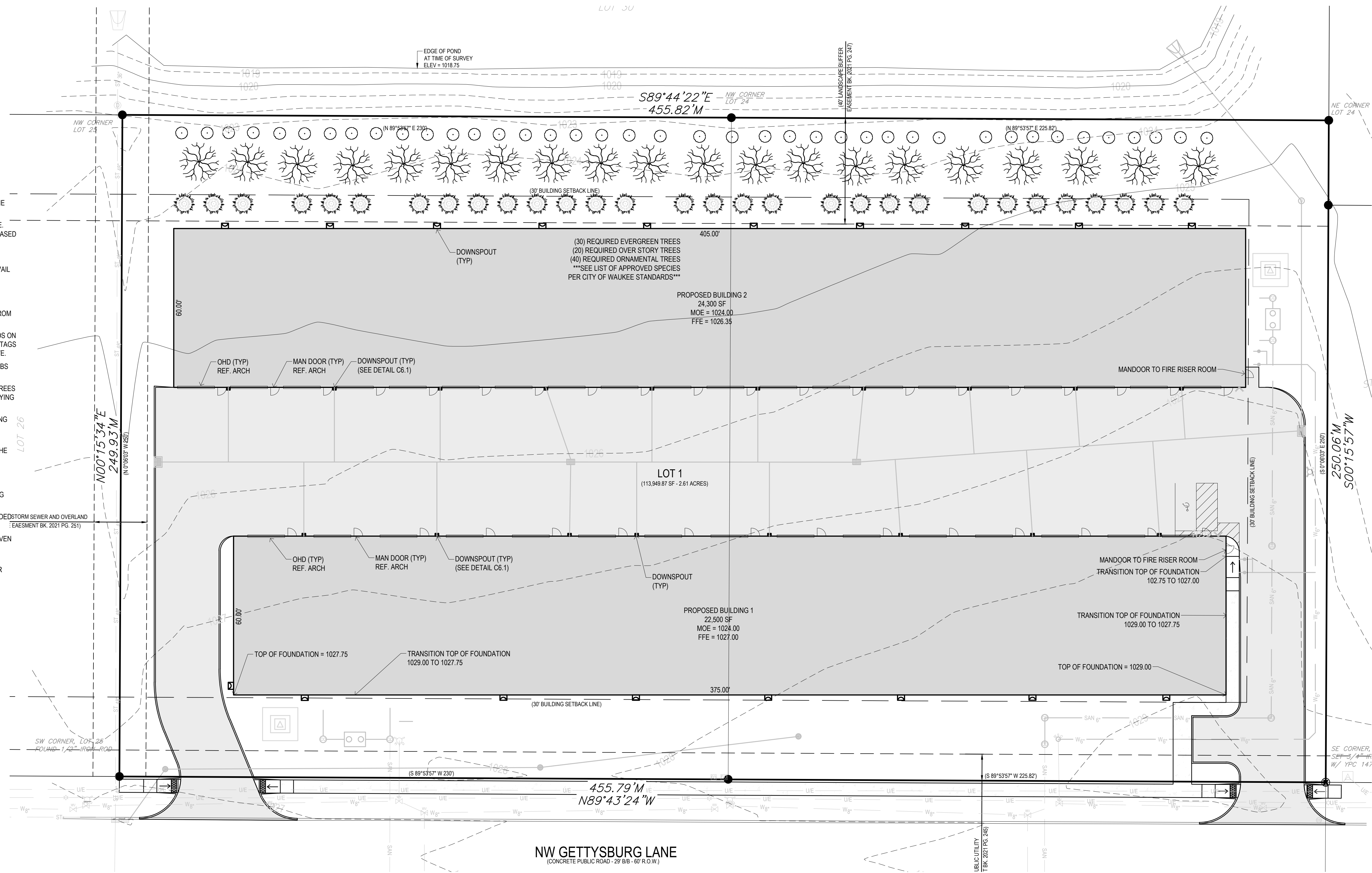
RED OAK (QUERCUS RUBRA)

EVERGREEN TREE SPECIES:

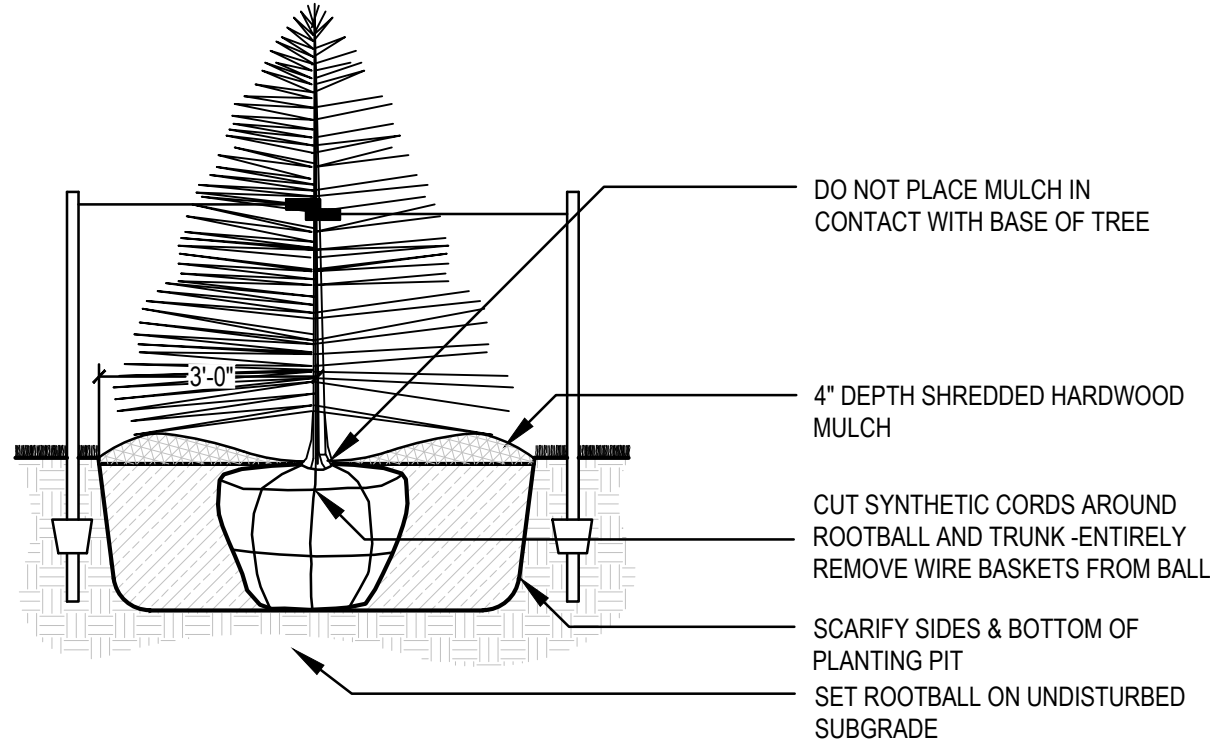
WHITE PINE (PINUS STROBUS)

ORNAMENTAL TREE SPECIES:

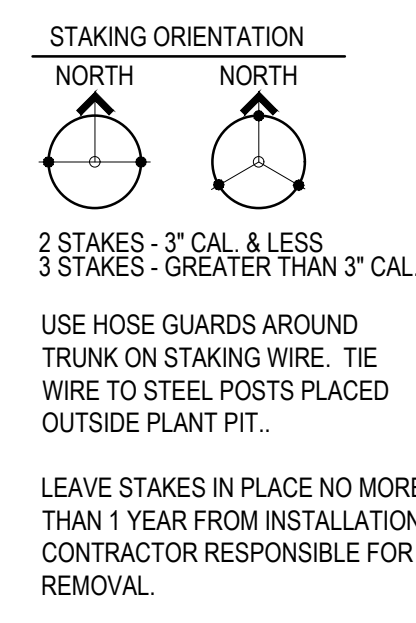
REDBUD (CERCIS CANADENSIS)



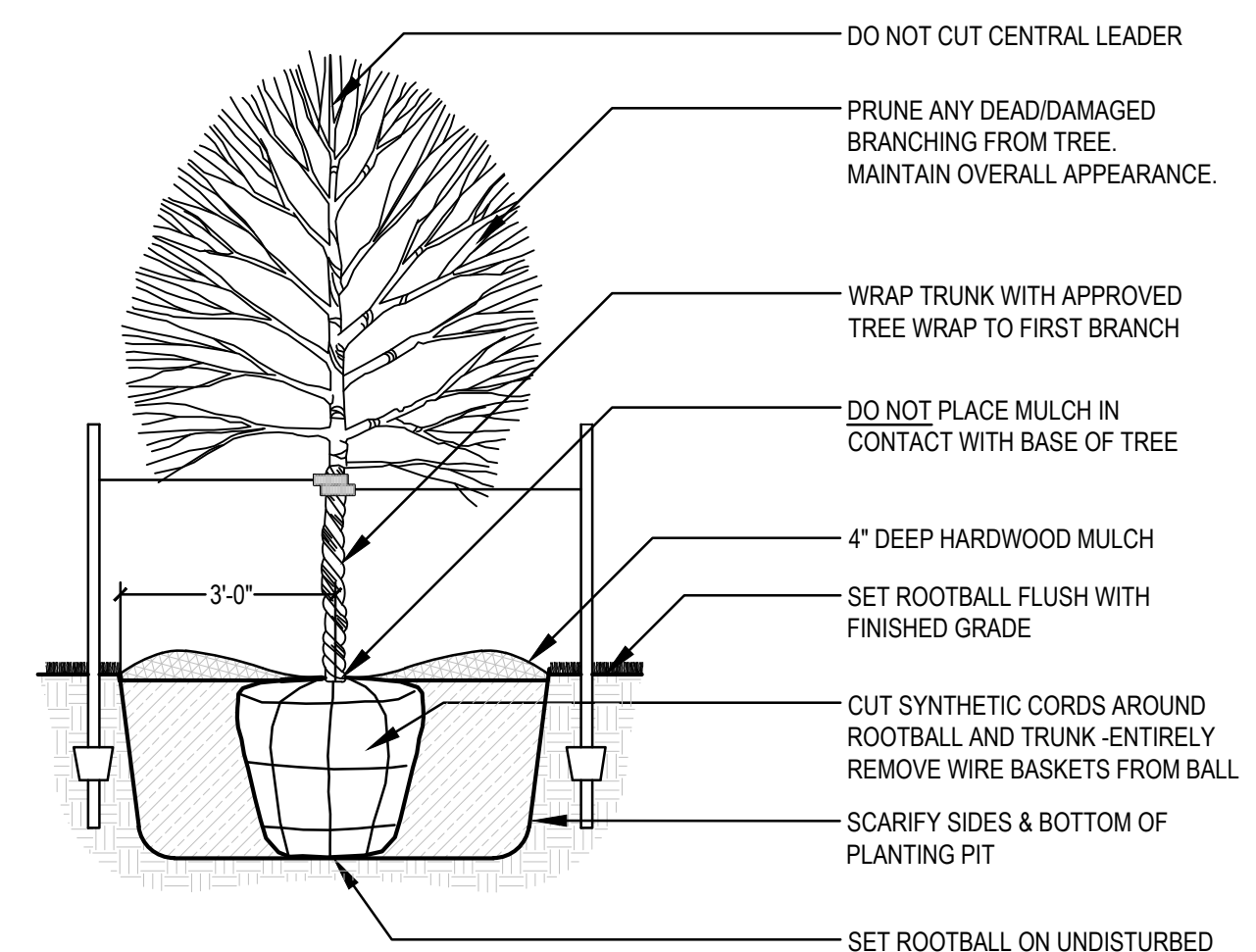
SHRUB PLANTING (TYP)
 SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)
 SCALE: NOT TO SCALE

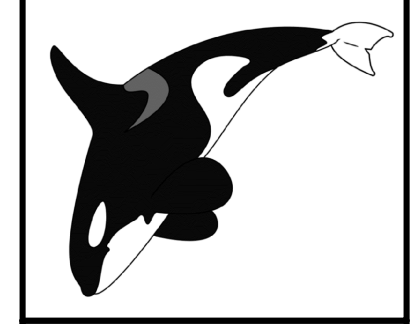


LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



DECIDUOUS TREE PLANTING (TYP.)
 SCALE: NOT TO SCALE

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**LOT 1, JAMES POINTE PLAT 3
 WAUKEE, IOWA
 LANDSCAPE PLAN**

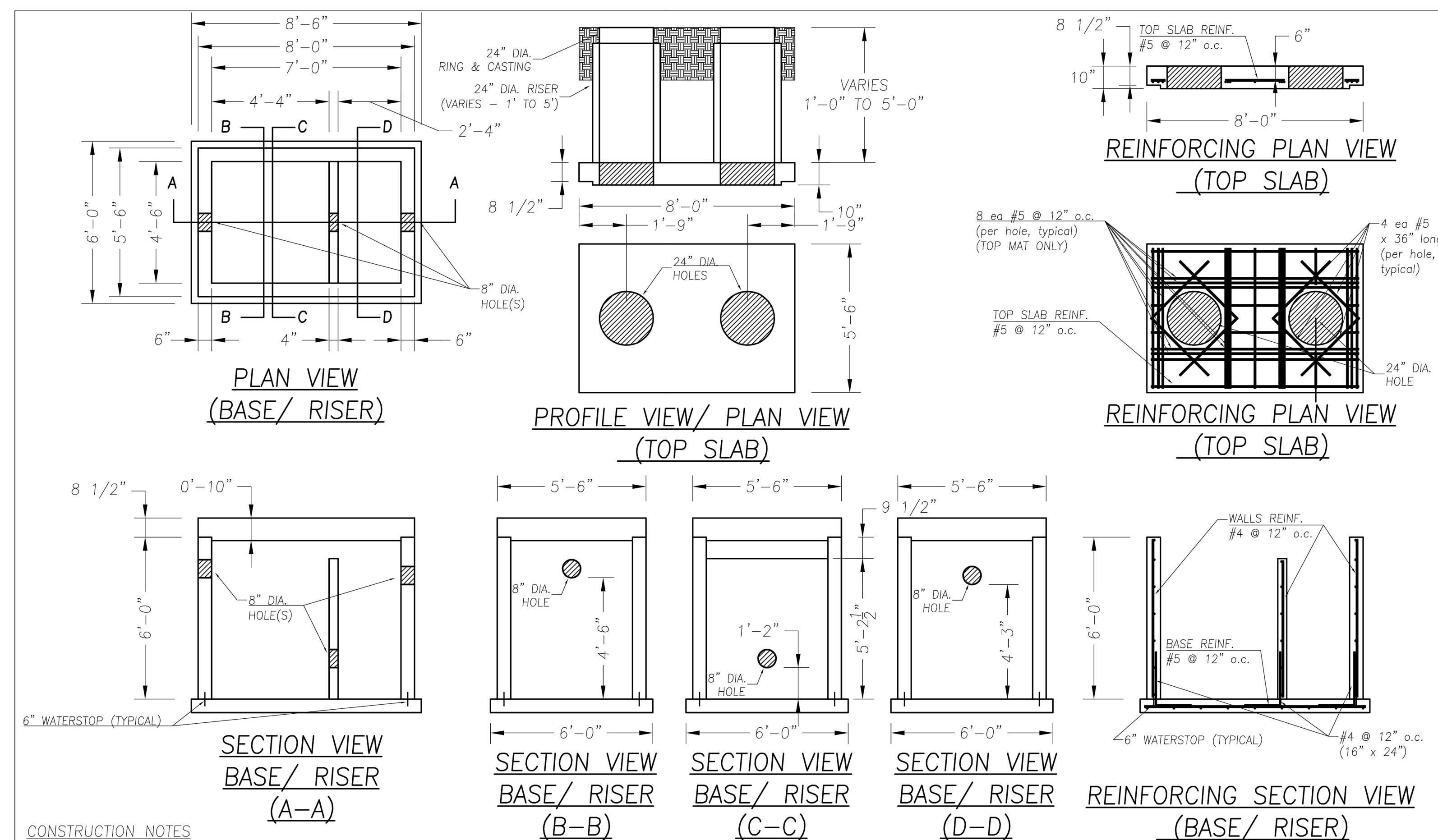
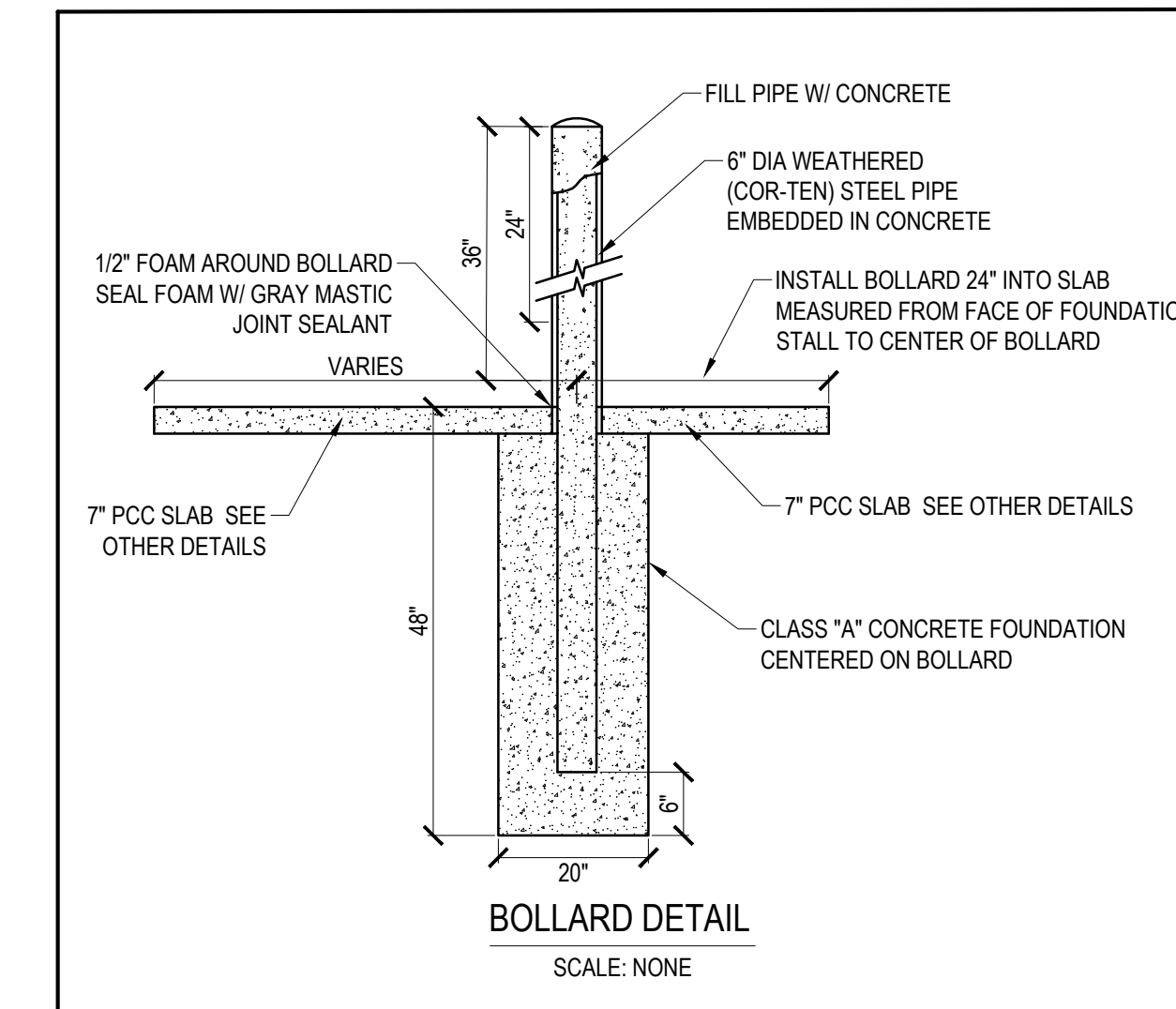
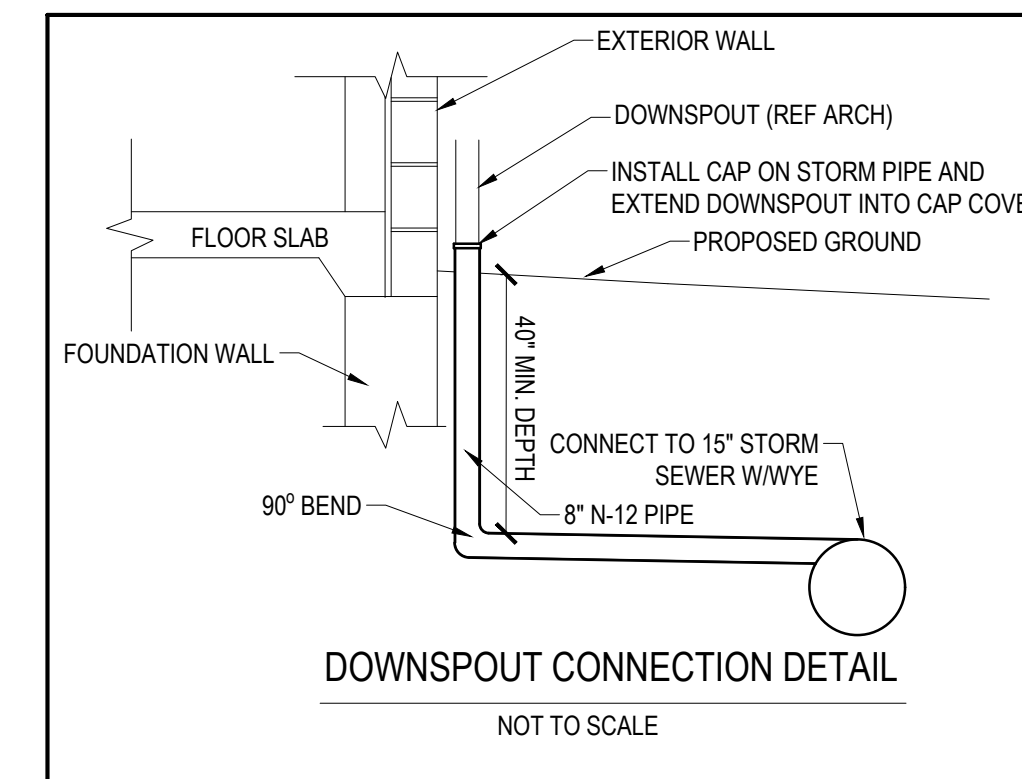
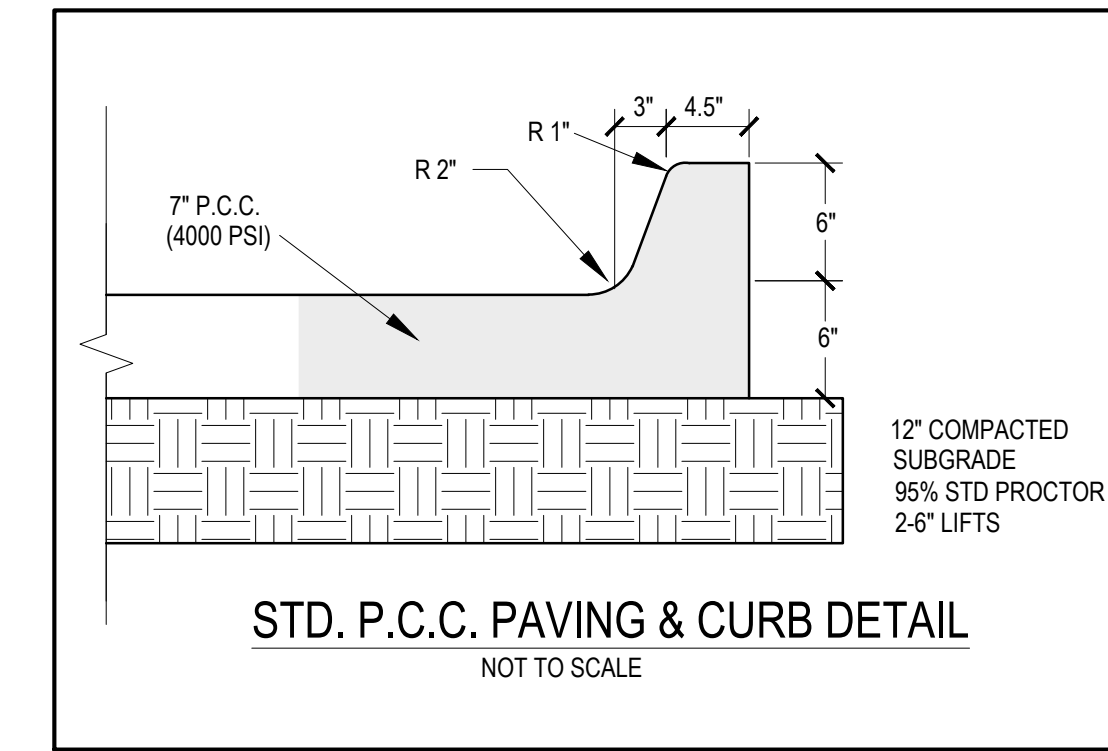
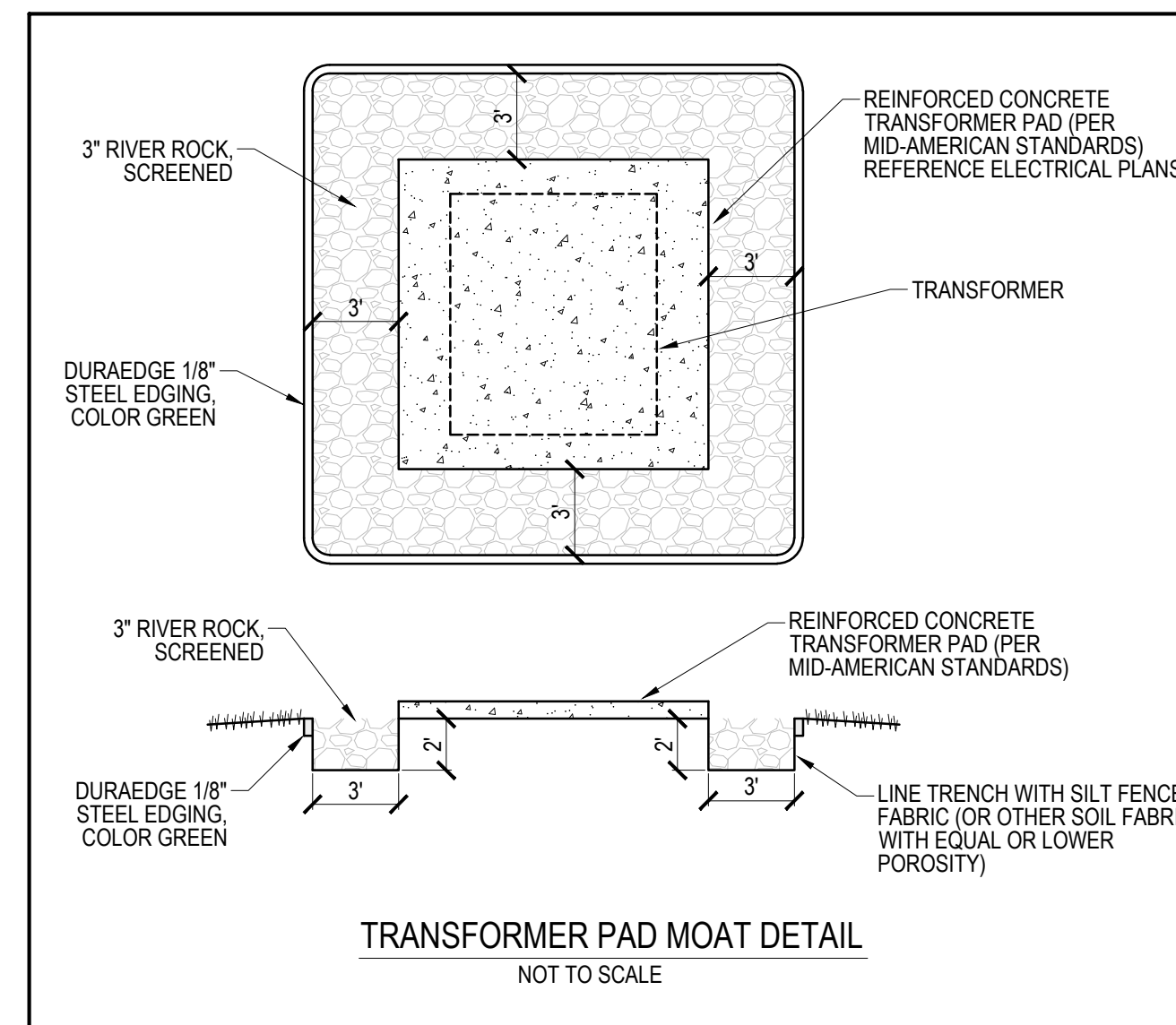
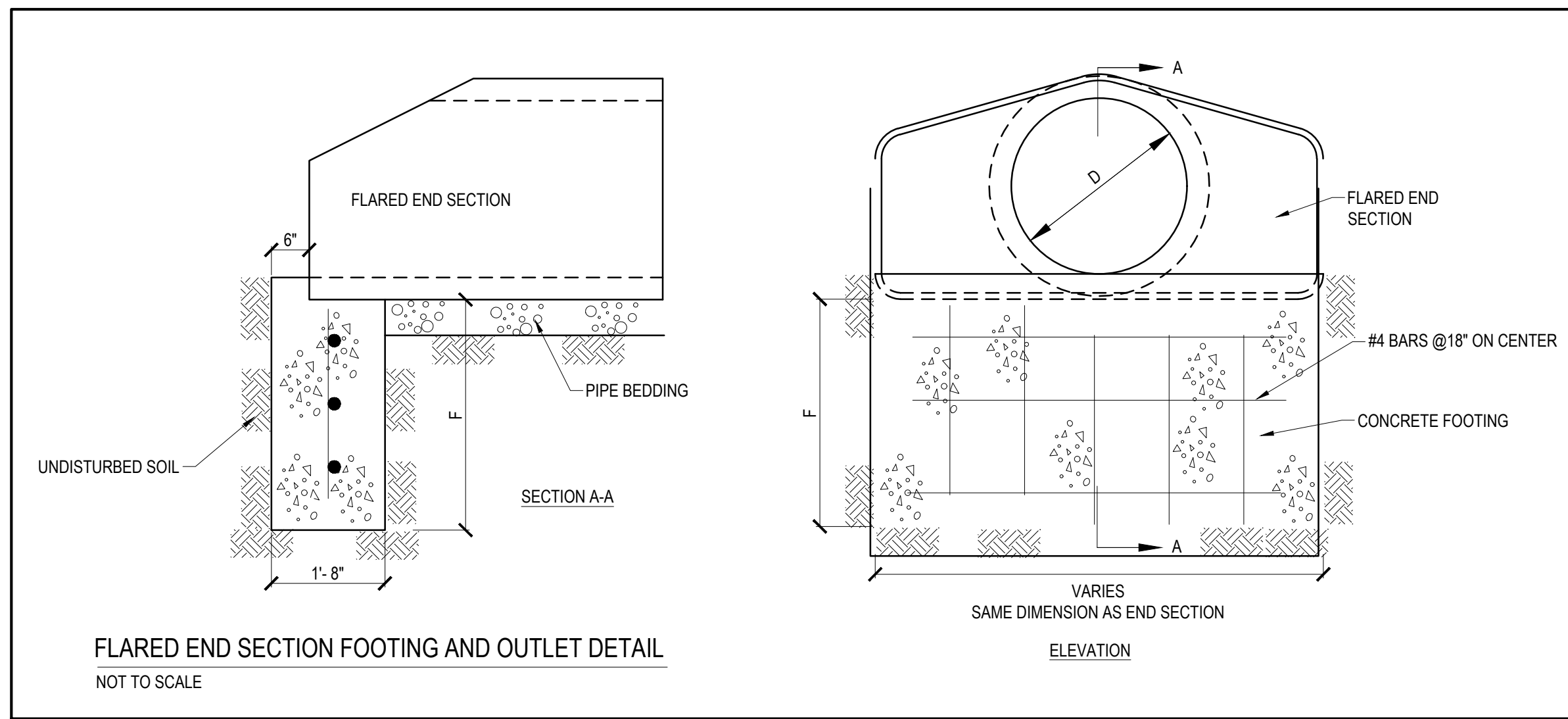
DRAWING DATE:
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 THIRD CITY SUBMITTAL
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 FOURTH CITY SUBMITTAL
 9-9-2022

PROJECT:
220006

SHEET:
C5.1

NOT FOR CONSTRUCTION

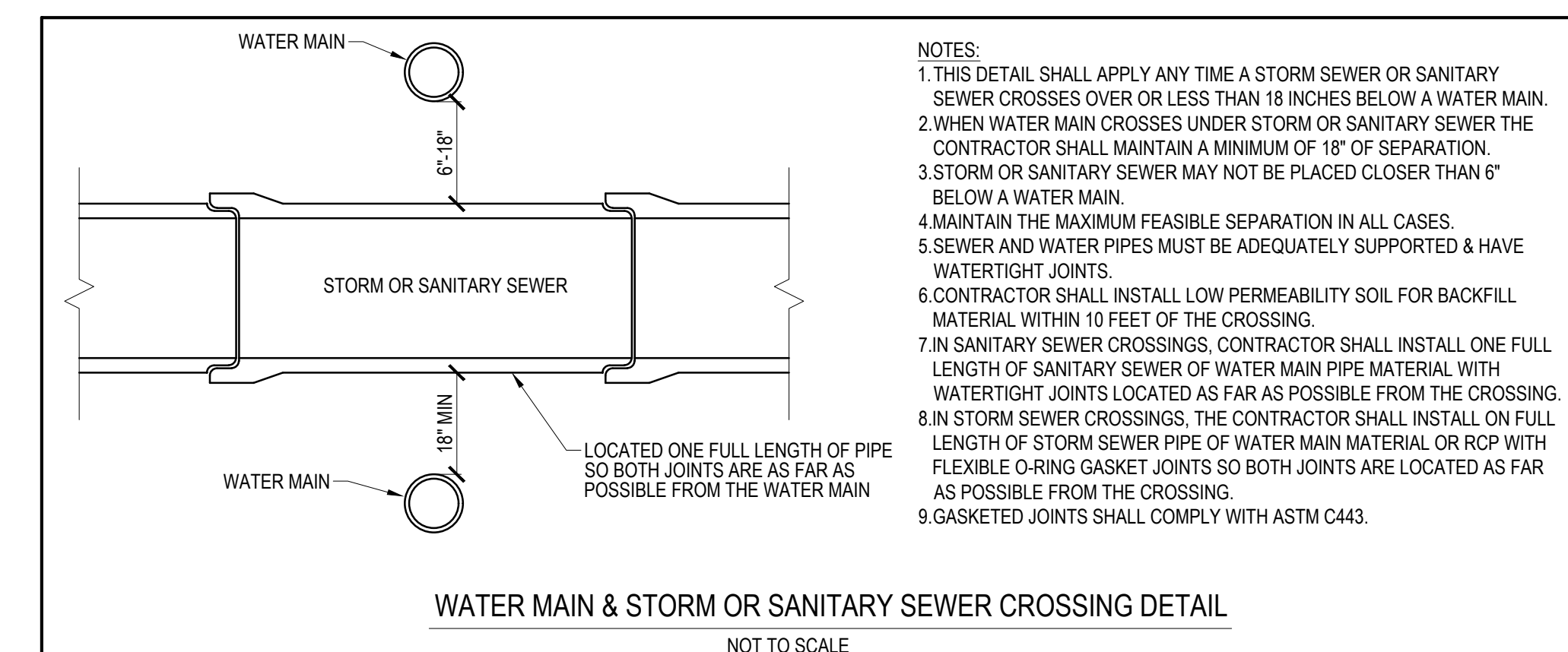
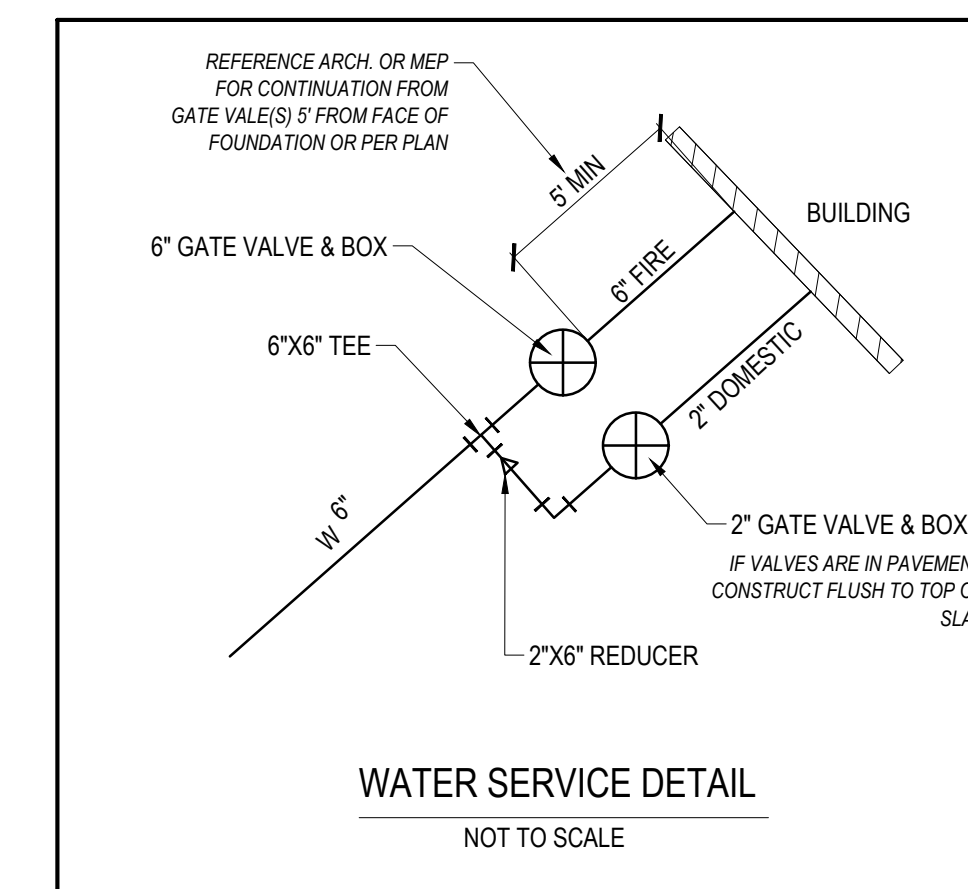
OWNER:
 BACK NINE PROPERTIES LLC.
 STACY LYMAN
 23033 K AVENUE
 GRUNDY CENTER, IOWA 50638
 (319) 231-2995 dstyman@me.com



CONSTRUCTION NOTES

- CONCRETE STRENGTH $f'c = 4,000$ PSI
- DESIGN FILL HEIGHT = 1'-0" - 5'-0" SOIL (SOIL 120 PCF)
- REINFORCING:
 TOP SLAB = SINGLE MAT OF #5 @ 12" O.C. EACH WAY (3" COVER), (or equivalent mesh)
 WALLS = SINGLE MAT OF #4 @ 12" O.C. EACH WAY (2" COVER), (or equivalent mesh)
 BASE = SINGLE MAT OF #5 @ 12" O.C. EACH WAY (2" COVER), (or equivalent mesh)
 CORNER BARS = #4 @ 12" O.C. (24" x 24" LAP)
 BASE HOOK BARS = #4 @ 12" O.C. (16" x 24" INTO WALLS)
- WEIGHT:
 BASE SLAB, 6'-0" RISER, & WEIR WALL = 16,250 LBS
 TOP SLAB = 4,720 LBS
- 8" DIAMETER HOLE(S) & BOOTS INCLUDED FOR INLET/ OUTLET HOLES.
- INVERT & OUTLET PIPES NOT INCLUDED, BY OTHERS.

MPP MIDSTATES PRECAST PRODUCTS		2340 Hubbell Avenue SW Bondurant, Iowa 50035 Phone (515) 274-9505	
SCALE 1=5	REVISION	BY	DATE
DATE 12/11/18			
DR'N. JD	APVD	JOB NUMBER: TBD	
CONT: TBD		NUMBER MPP 1,000 GAL	REV.
PROJ: TBD		SHT 1 of 1	
DESC: MPP 1,000 GALLON SEPTIC TANK/ GREASE INTERCEPTOR			



- NOTES:**
- THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
 - WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
 - STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER THAN 6" BELOW A WATER MAIN.
 - MAINTAIN THE MAXIMUM FEASIBLE SEPARATION IN ALL CASES.
 - SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED & HAVE WATERTIGHT JOINTS.
 - CONTRACTOR SHALL INSTALL LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE CROSSING.
 - IN SANITARY SEWER CROSSINGS, CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF SANITARY SEWER OF WATER MAIN PIPE MATERIAL WITH WATERTIGHT JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
 - IN STORM SEWER CROSSINGS, THE CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF STORM SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
 - GASKETED JOINTS SHALL COMPLY WITH ASTM C443.

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LOT 1, JAMES POINTE PLAT 3
WAUKEE, IOWA
 DETAILS SHEET

DRAWING DATE:
 FIRST CITY SUBMITTAL 6-15-2022
 PRELIMINARY BID SET 7-14-2022
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 THIRD CITY SUBMITTAL 8-16-2022
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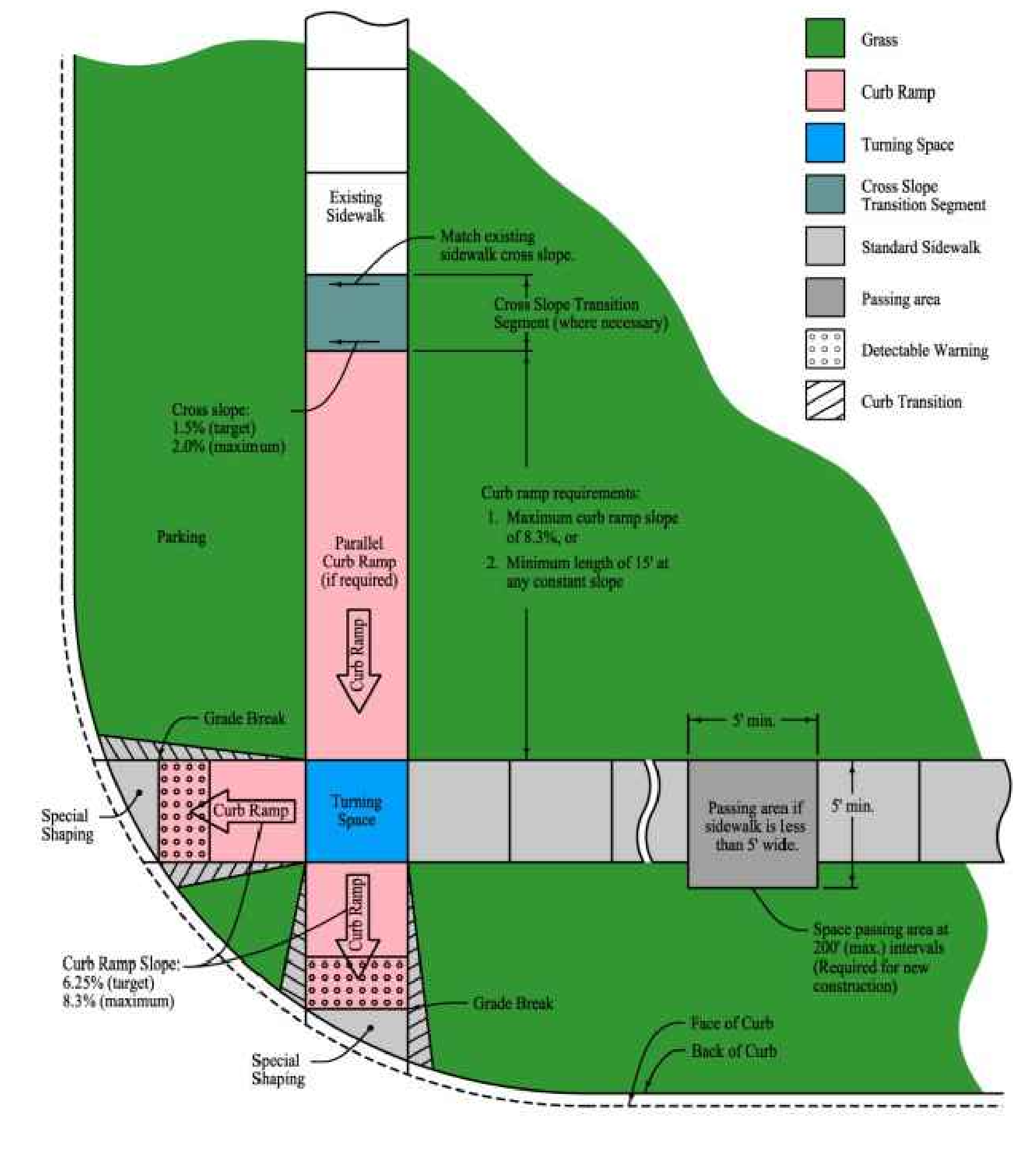
PROJECT:
220006

SHEET:
C6.1

OWNER:
 BACK NINE PROPERTIES LLC.
 STACY LYMAN
 23033 K AVENUE
 GRUNDY CENTER, IOWA 50638
 (319) 231-2995 stlyman@me.com

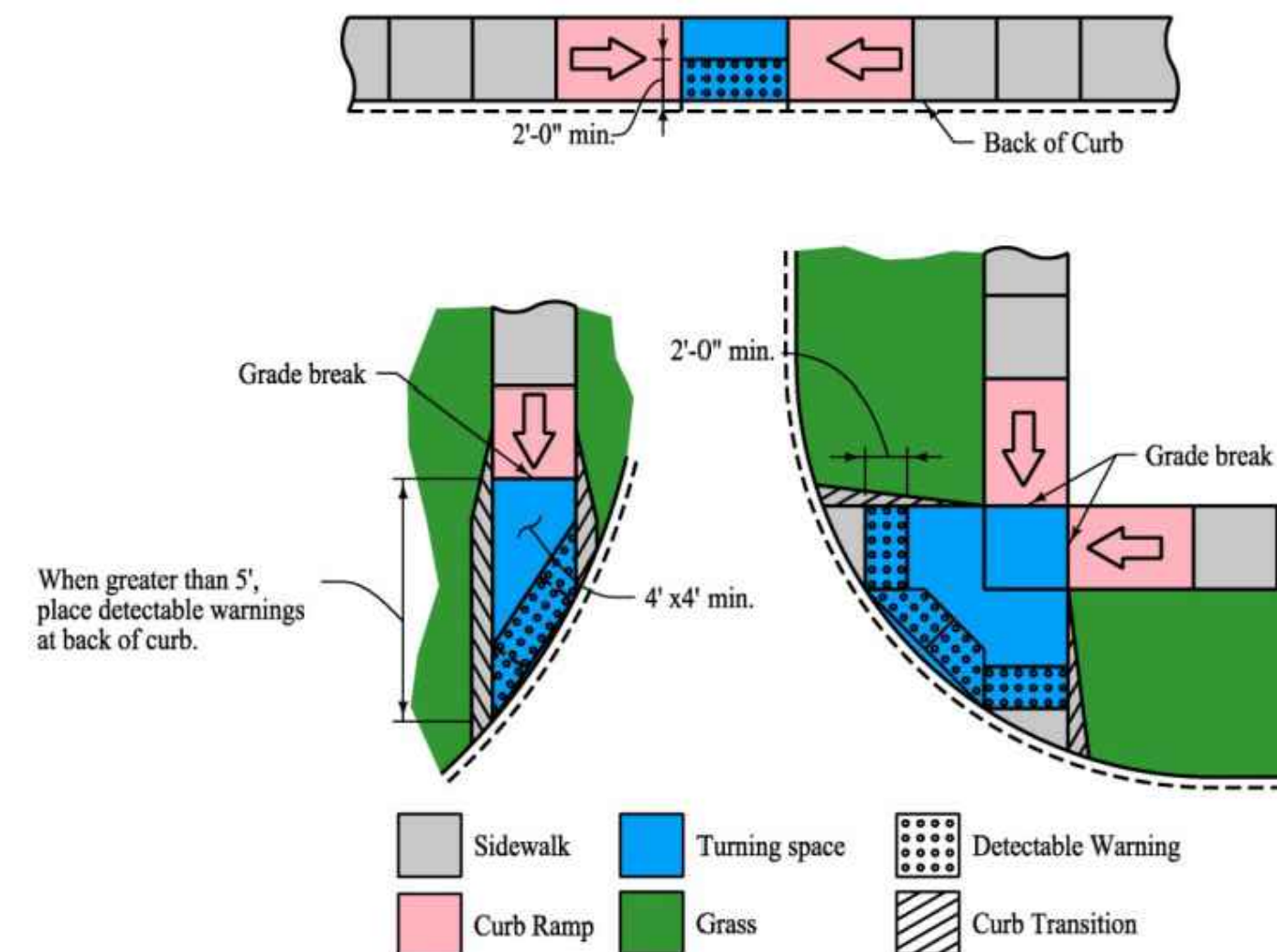
Chapter 12 - Sidewalks and Bicycle Facilities Section 12A-2 - Accessible Sidewalk Requirements

Figure 12A-2.03: Standard Sidewalk and Curb Ramp Elements



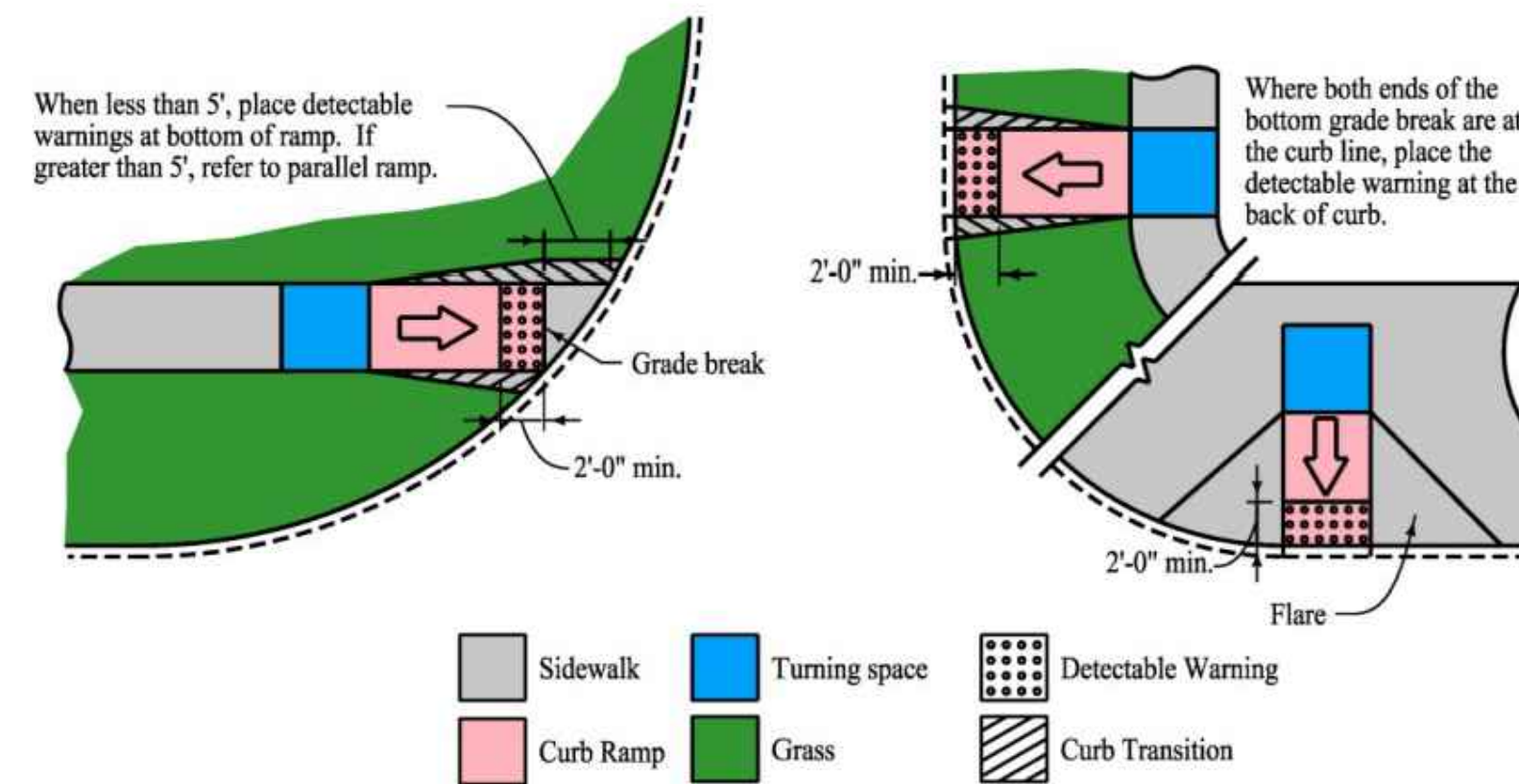
Chapter 12 - Sidewalks and Bicycle Facilities Section 12A-2 - Accessible Sidewalk Requirements

Figure 12A-2.08: Detectable Warnings on Parallel Curb Ramps



f. **Perpendicular Curb Ramps:** Placement of detectable warning varies based upon location of grade break as shown in Figure 12A-2.09.

Figure 12A-2.09: Detectable Warnings on Perpendicular Curb Ramps



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LOT 1, JAMES POINTE PLAT 3
 WAUKEE, IOWA
 DETAILS SHEET

DRAWING DATE:
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 9-9-2022

PROJECT:
 220006

SHEET:
 C6.2

STORM WATER POLLUTION PREVENTION PLAN

NOT FOR CONSTRUCTION

PROPERTY DESCRIPTION:
LOT 1 JAMES POINTE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ADDRESS:
1575 NW GETTYSBURG LANE
WAUKEE, IOWA 50263

OWNER:
BACK NINE PROPERTIES LLC.
STACY LYMAN
23033 K AVENUE
GRUNDY CENTER, IOWA 50638
(319) 231-2995 dsllyman@me.com

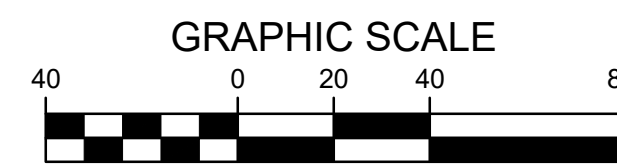
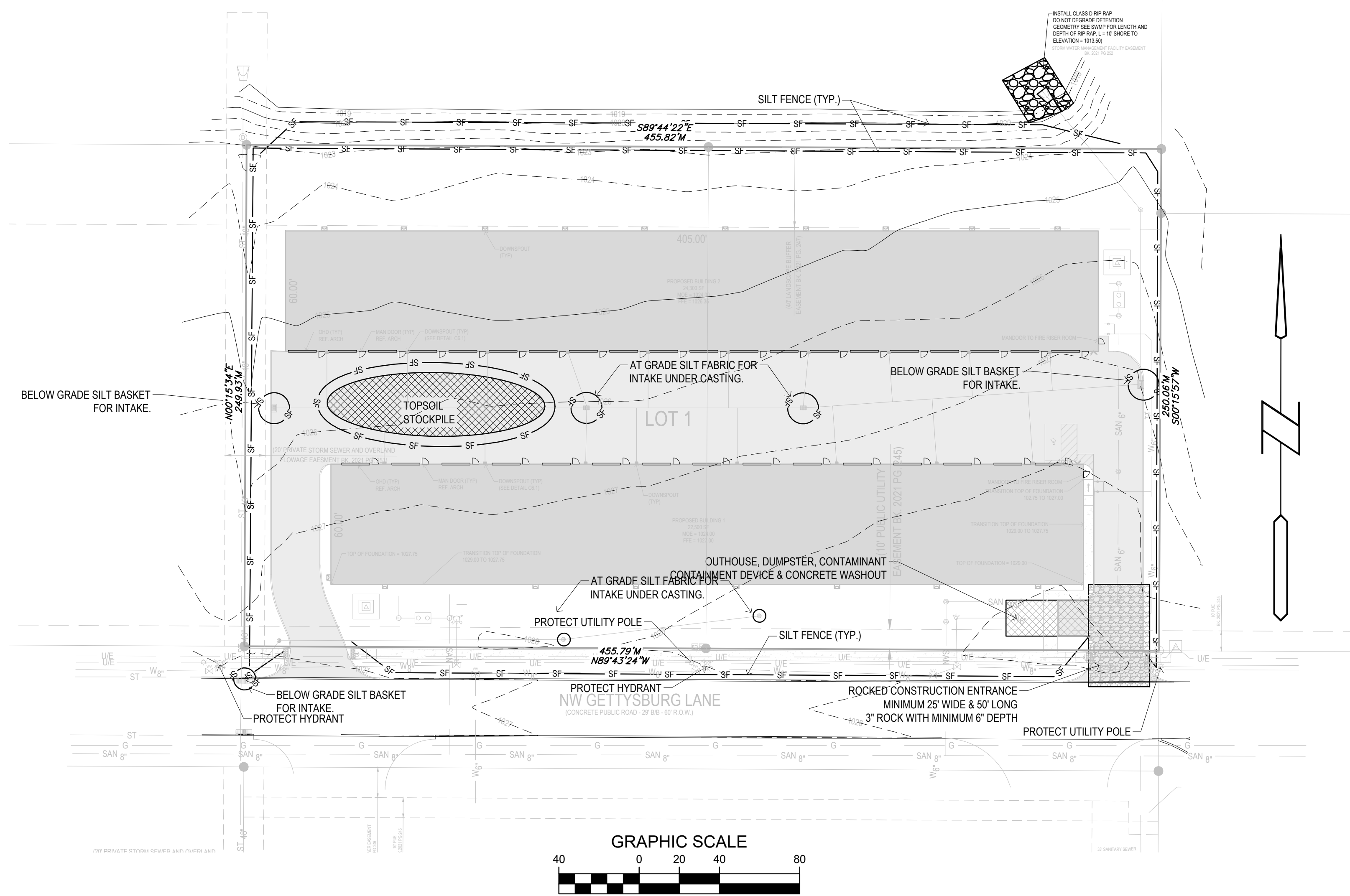
SITE AREA:
2.62 ACRES

BENCHMARK:
SEE SHEET C0.1 SITE SURVEY

SWPPP BMP SCHEDULE:

1. INTAKE PROTECTION DEVICES = 6EA
2. SILT FENCE (APPROX.) = 1,850LF
3. CONCRETE WASHOUT PIT = 1EA
4. TEMPORARY RESTROOM = 1EA
5. RIP/RAP = 10' OF LENGTH, 1.5' DEPTH

NOTE: BMP SCHEDULE IS APPROXIMATE AND TO BE UPDATED AT LEAST EVERY 7 DAYS PER IDNR NPDES GENERAL PERMIT #2 AND WAUKEE COSESCO REGULATIONS.



VICINITY MAP
SCALE: NONE

EROSION CONTROL NOTES:

1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH SUDAS SPEC. 11.050 DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

EROSION CONTROL REMOVAL NOTES:

1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

LIMITS OF DISTURBANCE NOTES:

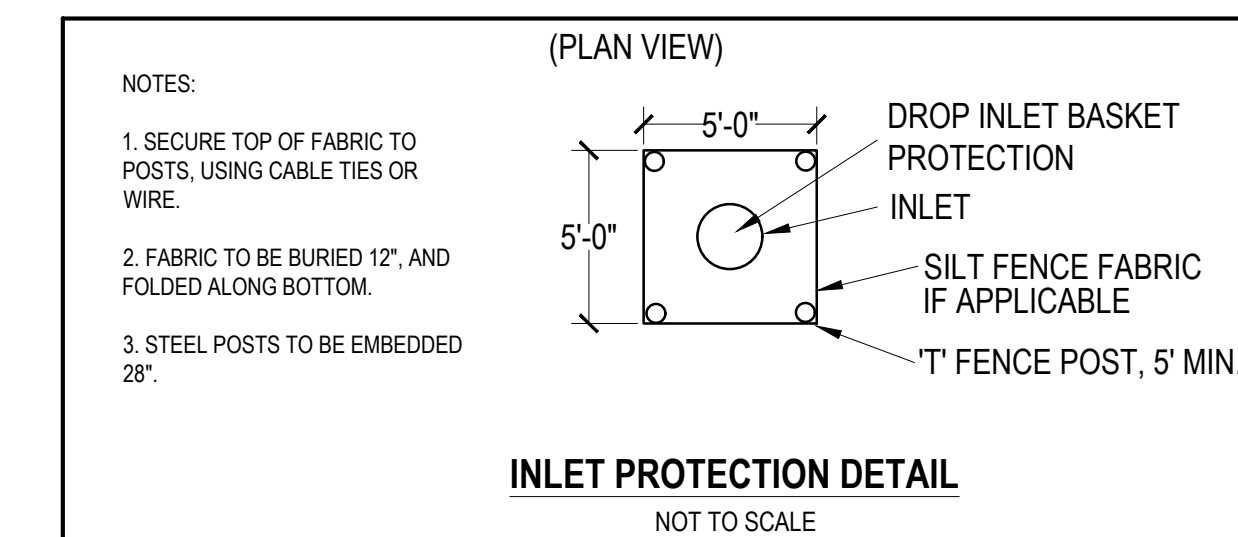
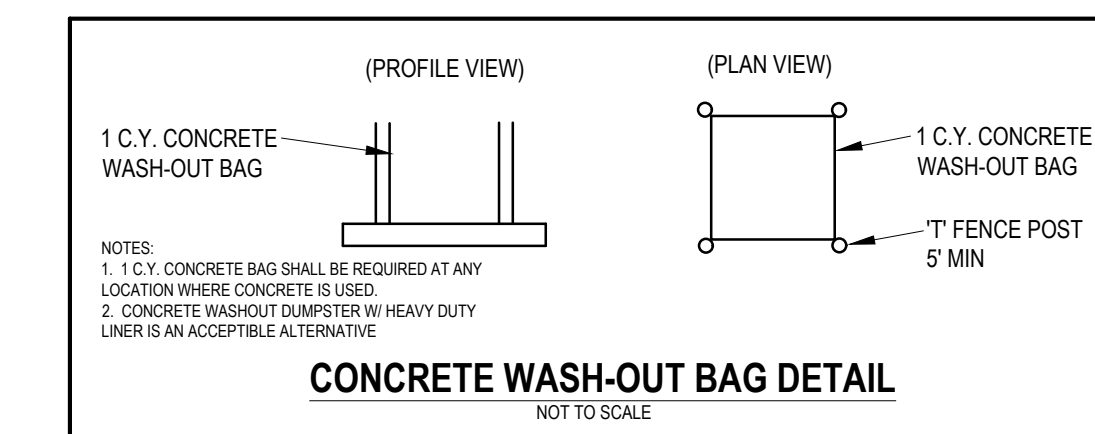
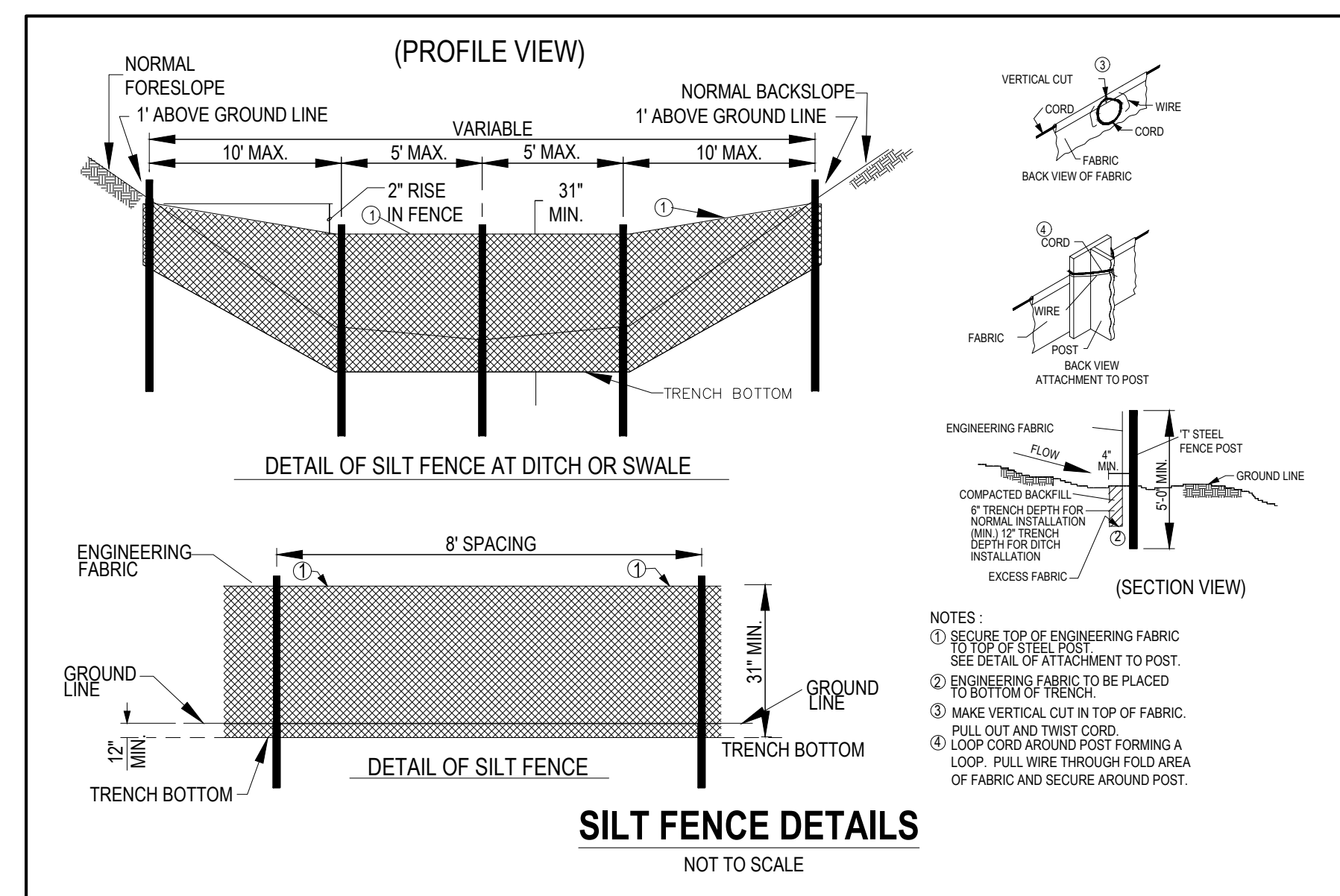
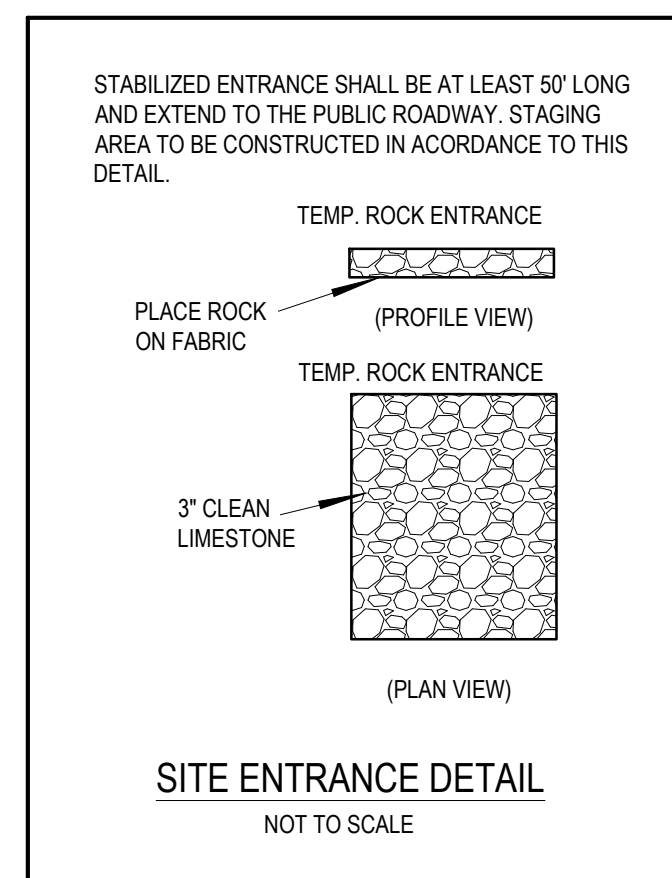
1. CONSTRUCTION ACTIVITIES WILL DESTABILIZE THE ENTIRE SITE EXCEPT THE AREA IN THE EXISTING OVERLAND FLOW EASEMENT ON THE WEST EXTENT OF THE PROJECT. THERE WILL ALSO BE CONSTRUCTION ACTIVITIES IN THE ROW ABUTTING THE PROJECT AREA. TOTAL AREA OF DISTURBANCE IS 2.61 ACRES.

STORM WATER DISCHARGE NOTES:

1. ULTIMATE DISCHARGE OF STORM WATER IS TO BE THE REGIONAL DETENTION PROVIDED TO THE NORTH OF THE PROJECT AREA. SEE CITY APPROVED SWMP FOR REGIONAL DETENTION FOR ULTIMATE DISCHARGE TO NAMED WATER BODY.

TEMPORARY STABILIZATION:

1. USE SUDAS TYPE-4 SEED MIX FOR TEMPORARY STABILIZATION IF REQUIRED BY THE GENERAL PERMIT #2 014 DAY RULE. AREA OF TEMP MIX TO BE DETERMINED BY LIVING SWPPP NARRATIVE DOCUMENT & WEEKLY INSPECTOR.



UTILITY NOTE

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND/OR SURVEY OF ONE CALL FIELD MARKUPS, AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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LOT 1, JAMES POINTE PLAT 3

WAUKEE, IOWA

SWPPP

DRAWING DATE:

- FIRST CITY SUBMITTAL 6-15-2022
- PRELIMINARY BID SET 7-14-2022
- SECOND CITY SUBMITTAL 7-19-2022
- THIRD CITY SUBMITTAL 8-16-2022
- FOURTH CITY SUBMITTAL 9-9-2022

PROJECT:
220006

SHEET:
C7.1

