

SITE ADDRESS
185 W HICKMAN RD
WAUKEE, IOWA 50263

SITE USE
RESTAURANT

ZONING
EXISTING: C-1
PROPOSED: NO CHANGE
ADJACENT ZONING: C-1

SETBACKS
FRONT: 30
SIDE: 30
REAR: N/A

BUILDINGS
PROPOSED: ~ 74 x 98 - 7,307 SQ.FT.
PATIO: ~46X20 - 876 SQ.FT.

BUILDING HEIGHT
MAX BUILDING HEIGHT: N/A
PROPOSED HEIGHT: 26 FT

PAVING
ENTRANCE: 8" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
CURB: 6" TALL STANDARD CURB
SIDEWALK: 4" THICK P.C.C.

**6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. GEOTECHNICAL REPORT UNAVAILABLE AT THE TIME OF CIVIL SET PREPARATION. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS*1.5 = 6*1.5 = 9 FT OR 1.5*8 = 12 FT

SITE AREA
1.61 ACRES (70,185 SQ.FT.)

OPEN SPACE
EXISTING: 100% (70,185 SQ.FT.)
PROPOSED: 20% (55,285 SQ.FT.)
REQUIRED: 20% (14,037 SQ.FT.)

IMPERVIOUS SPACE
EXISTING: 0% (0 SQ.FT.)
PROPOSED: 80% (55,900 SQ.FT.)

PARKING
REQUIRED: 110 SPACES (15/1000 SQ.FT. BLDG. = 7307 *15 / 1000)
PROVIDED: 110 SPACES (INCLUDING 5 HANDICAP PARKING STALLS)

SIGN
BUILDING SIGN ONLY - SIGNS TO BE REVIEWED AND APPROVED UNDER A SEPARATE PROCESS.

DISTURBED AREAS
ESTIMATED: 87,400 SQ.FT.
ALL DISTURBED AREAS SHALL BE SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #19049C0335F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 26 FT HEIGHT (FOR BUILDING HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

REQUIRED PERMITS
SIGN PERMIT
DOT PERMIT FOR WORK WITHIN HICKMAN ROW
GENERAL PERMIT #2
COSESCO PERMIT
SITE LIGHTING MUST BE APPROVED BY CITY PRIOR TO INSTALLATION.

SUBMITTAL DATES
1ST: 8/16/2022
2ND: 9/6/2022
3RD: 9/20/2022

SITE PLAN

FOR

GUADALAJARA RESTAURANT

185 W HICKMAN RD

WAUKEE, IOWA

LEGAL DESCRIPTION:
LOT 1 IN WAUKEE CROSSING PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF WAUKEE, DALLAS COUNTY, IA, CONTAINING 1.61 ACRES, MORE OR LESS.

IOWA ONECALL CONTACT LIST:

- | | |
|---|--|
| (CTLIA01) CENTURYLINK
CONTACT NAME : SADIE HULL
CONTACT PHONE: 9185470147
CONTACT EMAIL: SADIE.HULL@LUMEN.COM | (MC1) VERIZON
CONTACT NAME : JOHN BACHELDER
CONTACT PHONE: 9727297000
CONTACT EMAIL: ASG.INVESTIGATIONSTEAM@ASGINC.US |
| (DALLIA1) MEDIA.COM
CONTACT NAME : KEVIN COLLINS
CONTACT PHONE: 5152466668
CONTACT EMAIL: KCOLLINS1@MEDIACOMCC.COM | (MIFI) MI-FIBER
CONTACT NAME : JACK JONES
CONTACT PHONE: 5158979192
CONTACT EMAIL: JACK@GRM.NET |
| (ENV) CONSOLIDATED COMMUNICATIONS
CONTACT NAME : JUSTIN GREV
CONTACT PHONE: 5073863606
CONTACT EMAIL: JUSTIN.GREV@CONSOLIDATED.COM | (UPN) UNITE PRIVATE NETWORKS, LLC
CONTACT NAME : JOE KILZER
CONTACT PHONE: 8164253556
CONTACT EMAIL: UPNGIS@UPNFIBER.COM |
| (INS) AUREON NETWORK SERVICES
CONTACT NAME : JEFF KLOCKO
CONTACT PHONE: 5158300445
CONTACT EMAIL: JEFF.KLOCKO@AUREON.COM | (WKE) WAUKEE, CITY OF
CONTACT NAME : TIM ROYER
CONTACT PHONE: 5159787920
CONTACT EMAIL: TROYER@WAUKEE.ORG |
| (M57E) MIDAMER-ELEC
CONTACT NAME : JAMIE NEER
CONTACT PHONE: 5152526972
CONTACT EMAIL: MECDMSDESIGNLOCATES@MIDAMERICAN.COM | (XR1) XENIA RURAL WATER DISTRICT
CONTACT NAME : LAIRD VAN DEE
CONTACT PHONE: 5156762117
CONTACT EMAIL: LVANDEE@XENIAWATER.ORG |

VICINITY MAP



- | | |
|--|--|
| OWNER
WAUKEE CROSSING, LLC
611 MONTICELLO DR
BURLINGTON, IA 52601
PROJECT CONTACT: ----
PHONE: ----
EMAIL: ---- | ENGINEER/ LAND SURVEYOR
PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM |
| CITY CONTACT
WAUKEE COMMUNITY DEVELOPMENT
230 W HICKMAN RD
WAUKEE, IA 50263
PROJECT CONTACT: ANDY KASS
PHONE: 515-978-7897
EMAIL: AKASS@WAUKEE.ORG | ARCHITECT
PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IA 50316
PROJECT CONTACT: DANIEL WILLRICH
PHONE: 515-265-8196
EMAIL: DANIEL@PELDS.COM |
| PROSPECTIVE BUYER
AJ COMMERCIAL, LLC
2540 73RD ST
URBANDALE, IA 50322
PROJECT CONTACT: JAMES M. MYERS, PARTNER
PHONE: 515-440-1111
EMAIL: JAMIE@PREMIER-MIDWEST.COM | |

SHEET INDEX

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LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR

VOLDEMARS L PELDS
18842

IOWA

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.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C-001 - C-107

PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

REVISIONS:	LEGEND:	
<p>F.F. FINISHED FLOOR</p> <p>+/- MORE OR LESS</p> <p>123.45G GUTTER ELEVATION</p> <p>123.45TC TOP OF CURB ELEVATION</p> <p>123.45E/123.45E EXISTING/ PROPOSED ELEVATION</p> <p>FL FLOWLINE ELEVATION</p> <p>○ CONTROL POINT</p> <p>○ CALCULATED CORNER</p> <p>● FOUND CORNER</p>	<p>▲ CALCULATED SECTION CORNER</p> <p>△ FOUND SECTION CORNER</p> <p>□ PARKING SPACE</p> <p>□ SIGN</p> <p>□ STREET LIGHT</p> <p>□ POWER POLE</p> <p>□ LIGHT POLE</p> <p>□ AREA LIGHT</p> <p>□ ELEC. TRANSFORMER</p> <p>□ ELEC. METER</p> <p>□ ELEC. BOX</p>	<p>○ ELEC. MANHOLE</p> <p>○ ELEC. VAULT</p> <p>○ GUY ANCHOR</p> <p>○ UTILITY PEDESTAL</p> <p>○ CABLE TV JUNCTION BOX</p> <p>○ GAS VALVE</p> <p>○ GAS METER</p> <p>○ SANITARY SEWER MANHOLE</p> <p>○ STORM SEWER MANHOLE</p> <p>○ CLEANOUT</p> <p>○ DOWNSPOUT</p> <p>□ SINGLE INTAKE</p> <p>□ AREA INTAKE</p> <p>□ THROAT INTAKE</p> <p>□ FLARED END SECTION</p> <p>□ VALVE</p> <p>□ FIRE HYDRANT</p> <p>□ WATER METER</p> <p>□ WATER VALVE</p> <p>□ WATER TEE</p> <p>— P XX — PROPOSED UTILITY LINE</p> <p>— E XX — EXISTING UTILITY LINE</p> <p>— CATV — CABLE TELEVISION</p> <p>— FO — FIBER OPTIC</p> <p>— G — GAS LINE</p> <p>— OHE — OVERHEAD ELEC.</p> <p>— OHT — OVERHEAD TEL.</p> <p>— SAN — SANITARY SEWER</p> <p>— ST — STORM SEWER</p> <p>— UGE — UNDERGROUND ELEC.</p> <p>— UGT — UNDERGROUND TEL.</p> <p>— W — WATER</p> <p>— F — FENCE LINE</p>

GUADALAJARA RESTAURANT

185 W HICKMAN RD

WAUKEE, IOWA

PRELIMINARY

COPYRIGHT DATE: _____	DRAWN BY: B. SHORT	SCALE: _____	LATEST REVISION: 10-04-22
DRAWING NO: 22-001			SHEET NO: C-001 - COVER SHEET

FILE PATH: J:\2022 Projects\22-001 - Guadalajara Restaurant - Waukee\Engineering\Site Plan\Sheet Set

GENERAL NOTES

- THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF WAUKEE AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- 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 "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES 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.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION; THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- 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.
- 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 OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WAUKEE.
- 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 OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF WAUKEE.
- THE CONTRACTOR SHALL CONTACT THE CITY OF WAUKEE TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN MARCH 2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR 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.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES 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.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES FOR GUADALAJARA RESTAURANT 185 W HICKMAN RD WAUKEE, IOWA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH 2022 SUDAS SPECIFICATIONS AND 2020 WAUKEE STANDARD SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- 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. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- 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.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- 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.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- 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 APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- 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.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

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 BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- 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 PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS 2022 AND 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF WAUKEE REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, WHICH IS REQUIRED BY THE CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

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.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR 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 SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- 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.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN 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' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8 INCHES..
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 8 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (UP TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

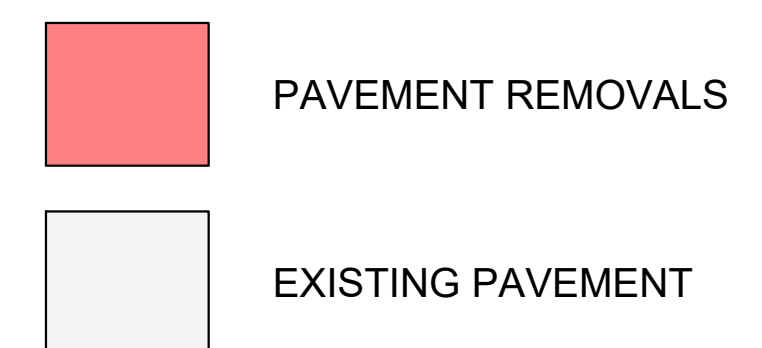
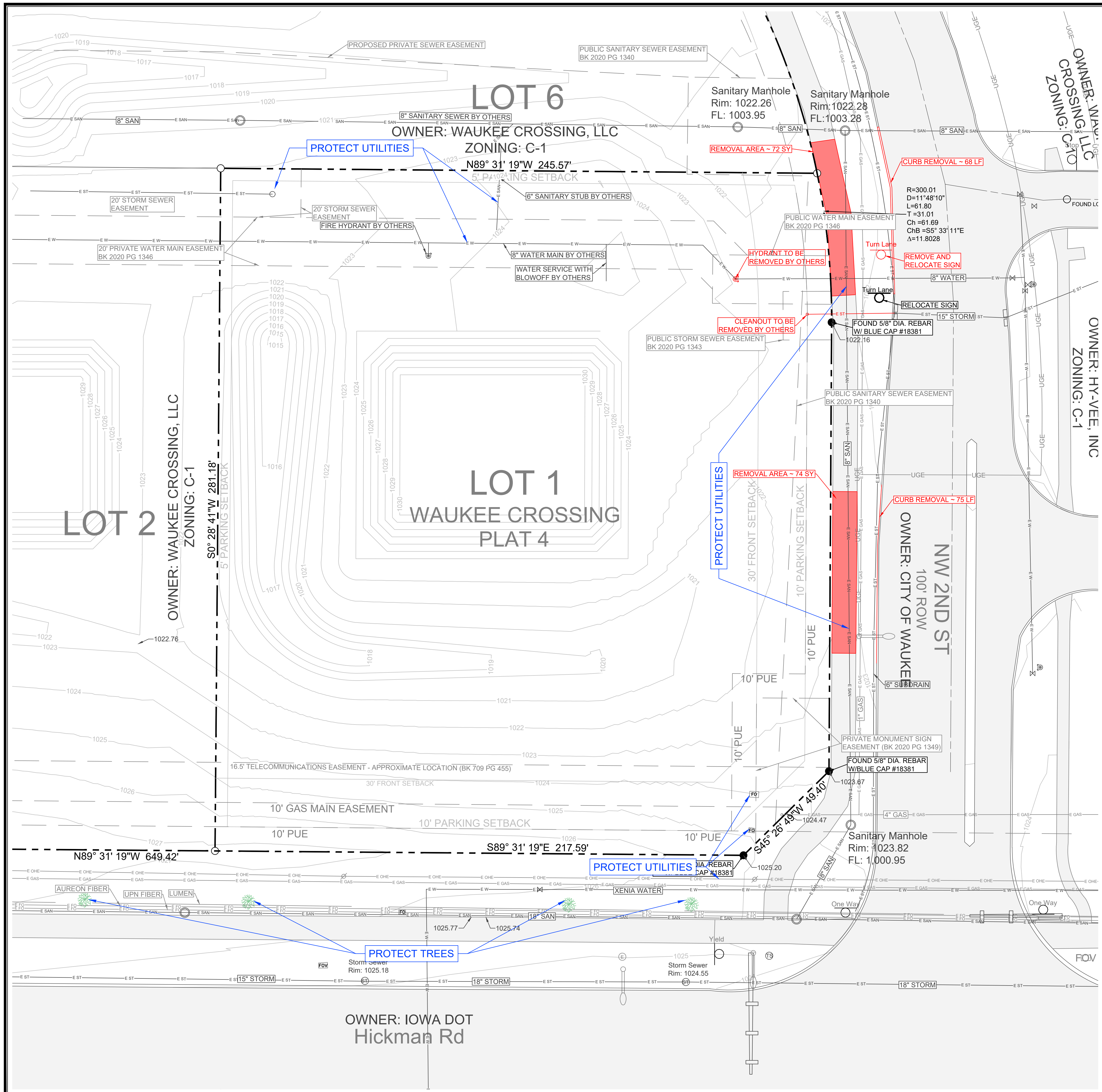
GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING 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. SOD ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 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.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

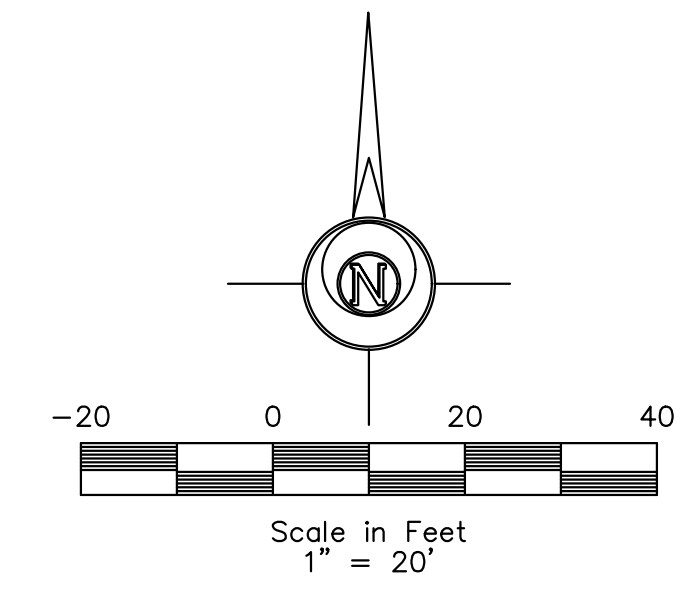
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Architecture Engineering Surveying			
2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 8196			
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REVISIONS:		REVISIONS:	
COPYRIGHT DATE: ----	DRAWN BY: B. SHORT	SCALE:	LATEST REVISION: 10-04-22
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			C-002 - NOTE SHEET



NOTES:
 1. CONTOURS SHOWN AS EXISTING ARE COMBINED FROM PDS SURVEY AND FROM THE PRE-PLAT SURFACE PER CEC PLAN DATED 08-15-2022.

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS GAS LINE
⊙	UTILITY PEDESTAL	⊙	OHE OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS SANITARY SEWER
⊙	ELEC. BOX	⊙	ST STORM SEWER
⊙	ELEC. VAULT	⊙	UGE UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT UNDERGROUND TEL.
⊙	GAS METER	⊙	W WATER
⊙	CABLE TV JUNCTION BOX	⊙	--- FENCE LINE
⊙	WATER METER		

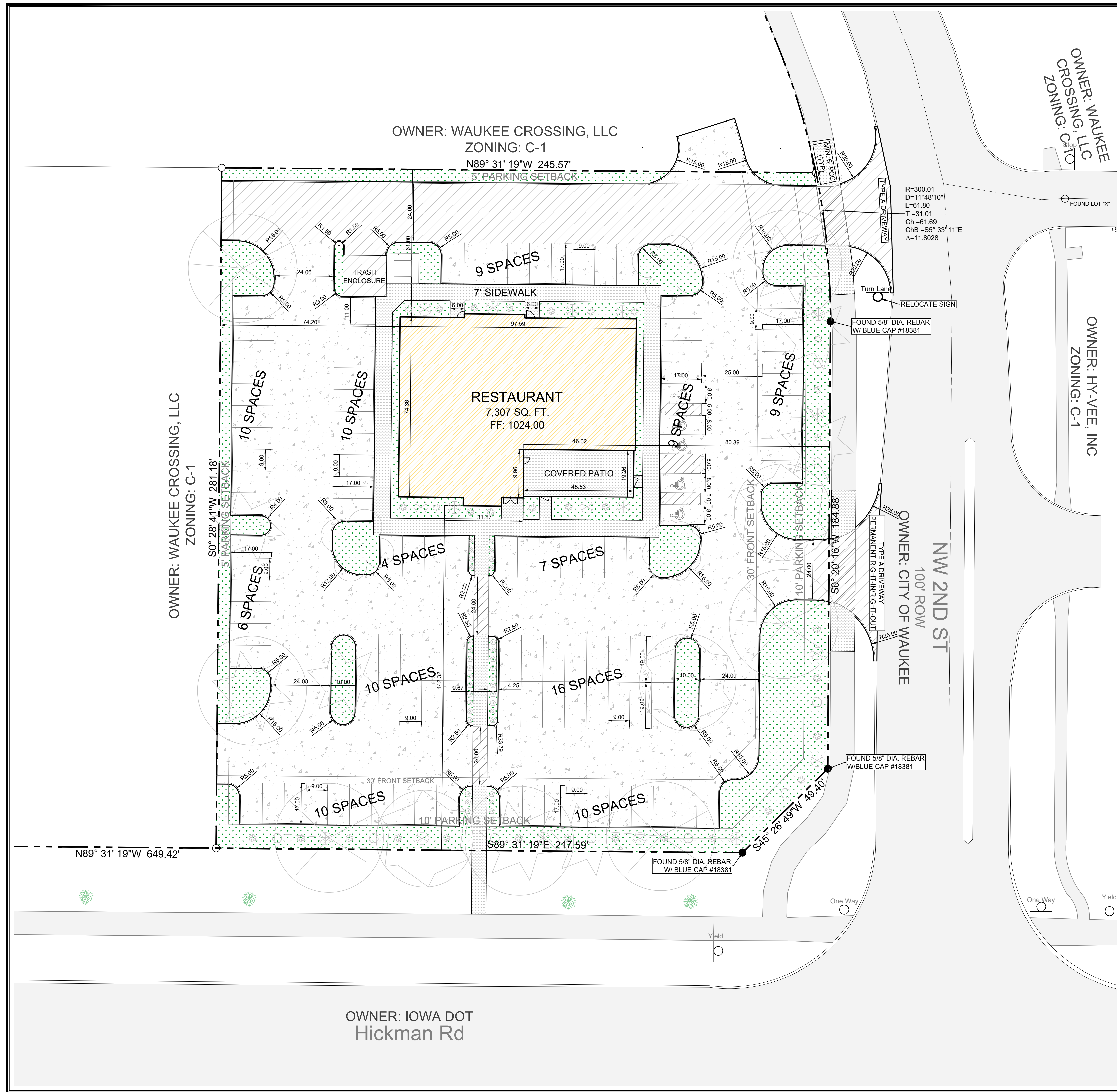


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GUADALAJARA RESTAURANT
 185 W HICKMAN RD
 WAUKEE, IOWA

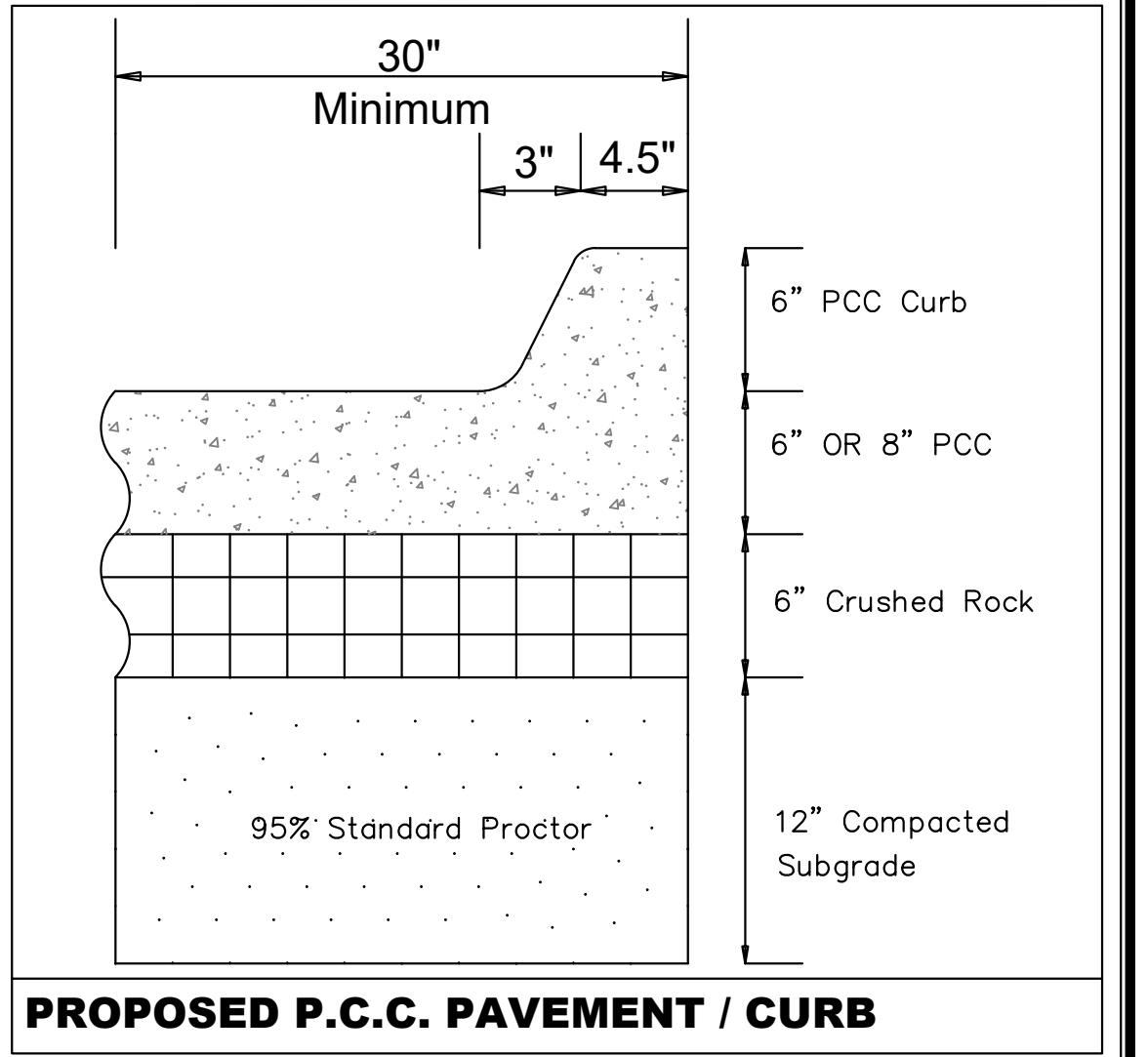
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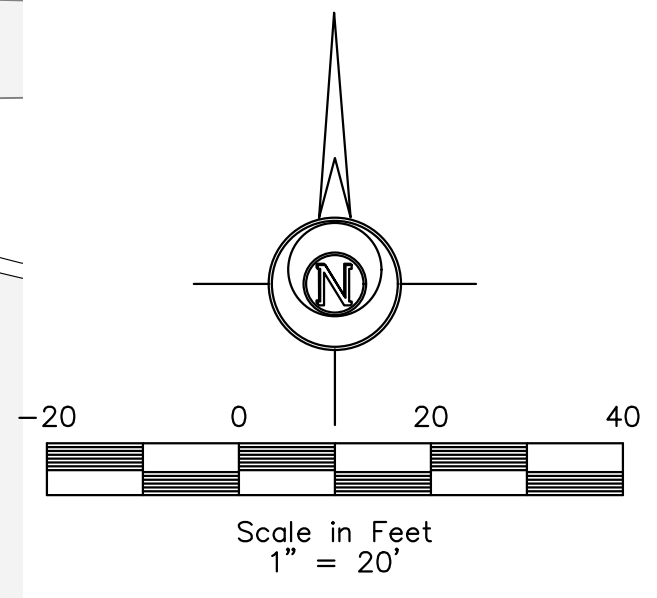
- NOTES:**
- TRAIL PAVEMENT SHALL BE MINIMUM 6" PCC.
 - SITE LIGHTING MUST BE APPROVED BY CITY PRIOR TO INSTALLATION.


- EXISTING PAVEMENT
- PROPOSED 6" PCC
38,590 SQ. FT.
- PROPOSED 8" PCC
(ENTRANCE & TRUCK ROUTE)
8,535 SQ. FT.
- PROPOSED BUILDING
7,307 SQ. FT.
- PROPOSED OPEN SPACE
14,285 SQ. FT.
- PROPOSED 4" PCC SIDEWALK



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE	
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE	
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE	
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE	
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT	
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT	
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⊙	TEL. JUNCTION BOX	⊙	OHE	OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT	OVERHEAD TEL.
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⊙	FIBER OPTIC VAULT	⊙	UGT	UNDERGROUND TEL.
⊙	GAS METER	⊙	W	WATER
⊙	CABLE TV JUNCTION BOX	⊙	---	FENCE LINE
⊙	WATER METER			





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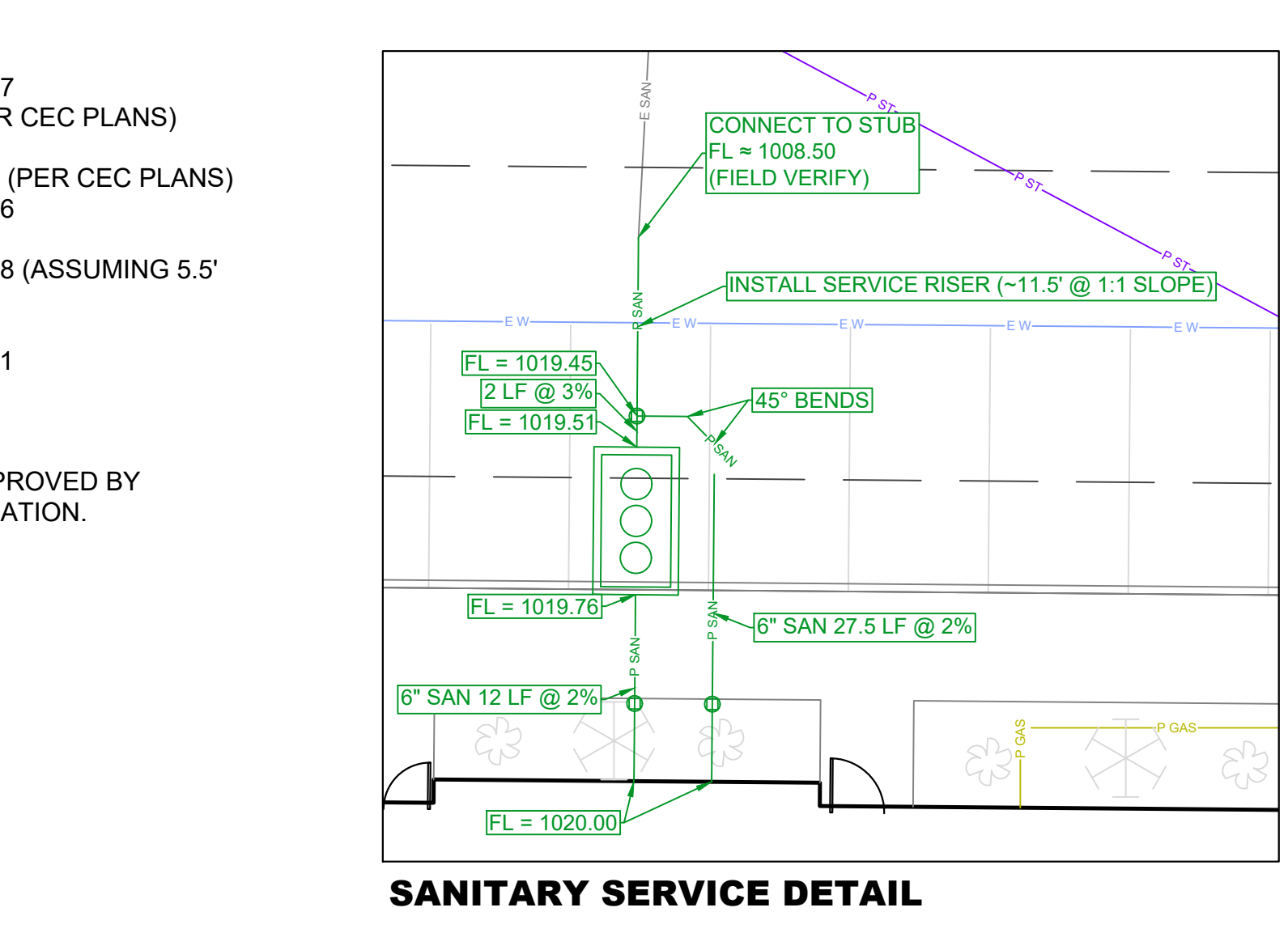
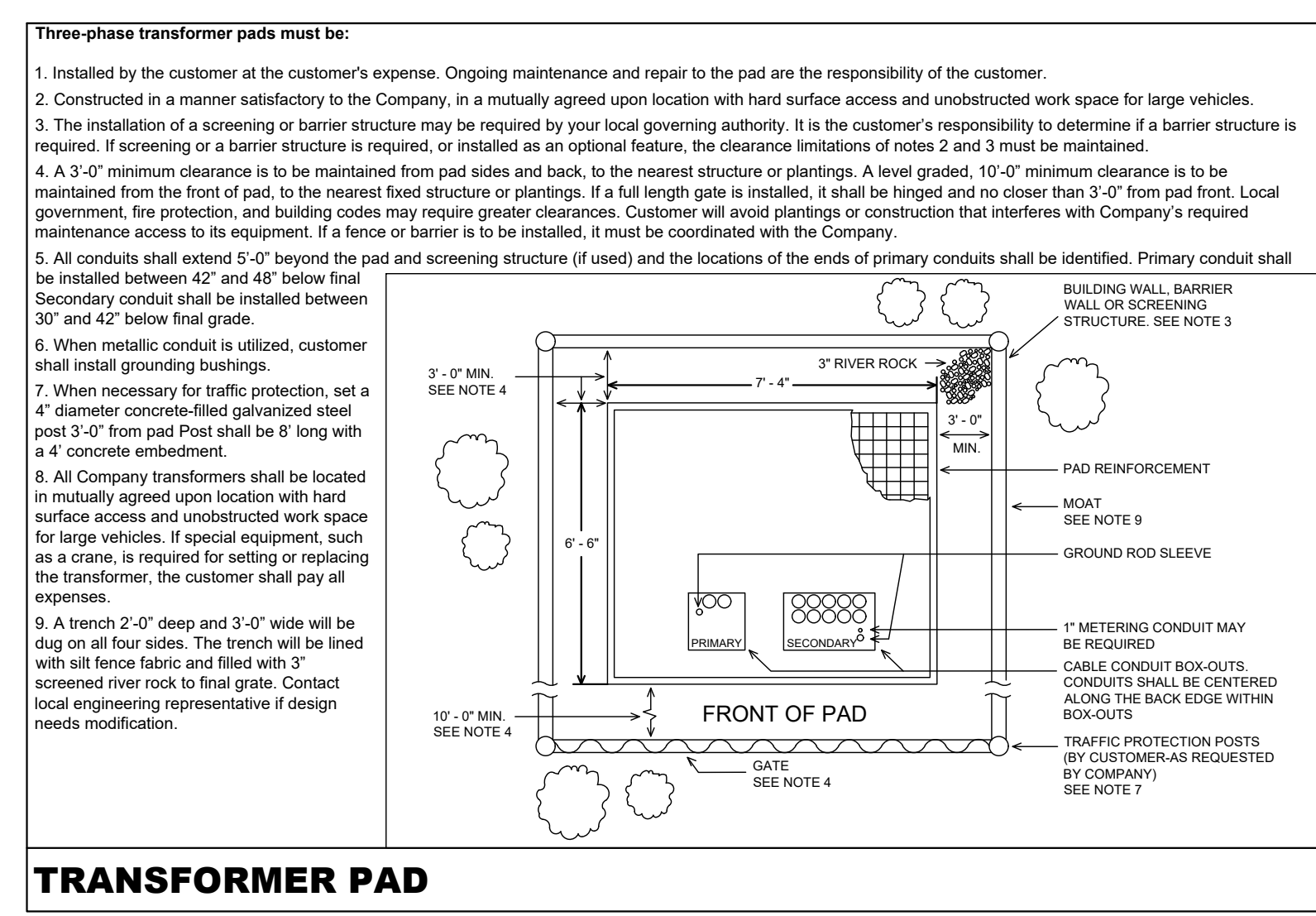
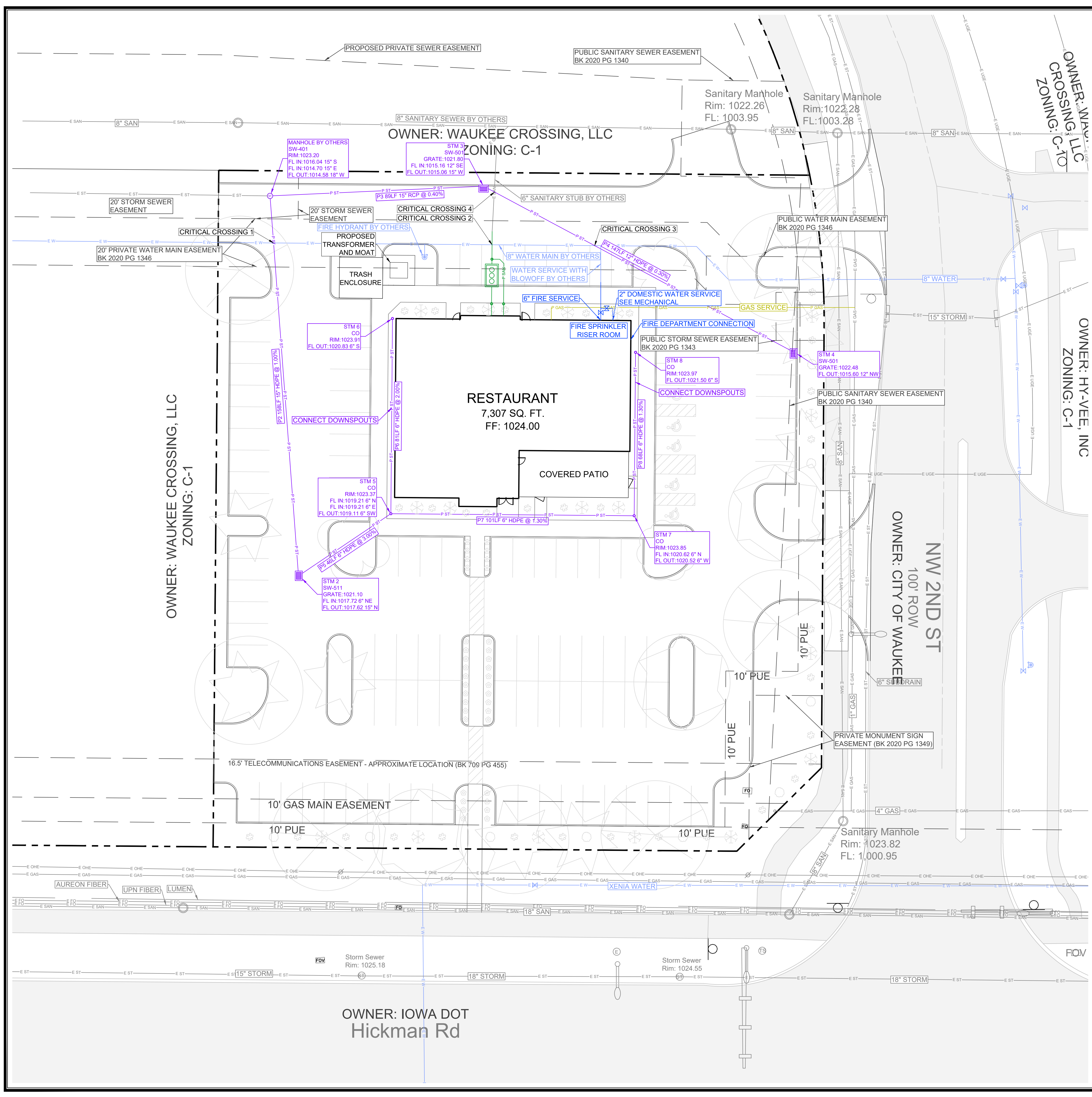
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

GUADALAJARA RESTAURANT
185 W HICKMAN RD
WAUKEE, IOWA

PRELIMINARY

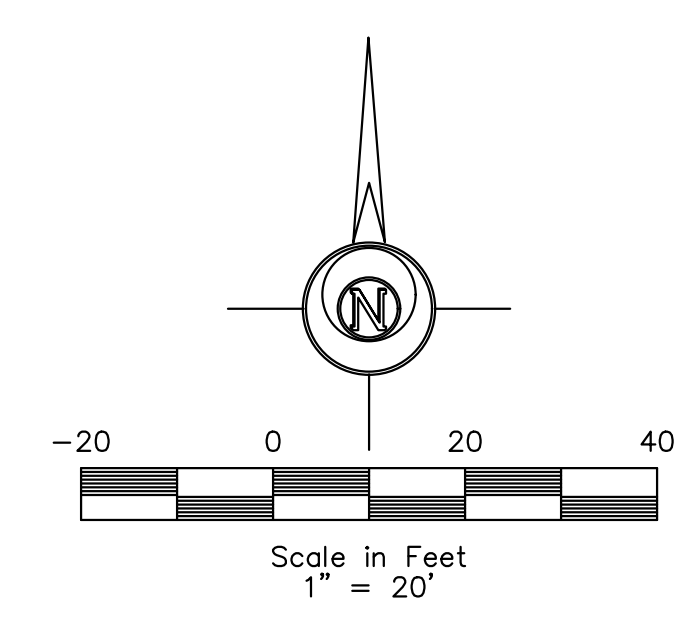
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⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX - PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX - EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV - CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO - FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS - GAS LINE
⊙	UTILITY PEDESTAL	⊙	OHE - OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT - OVERHEAD TEL.
⊙	ELEC. METER	⊙	SS - SANITARY SEWER
⊙	ELEC. BOX	⊙	ST - STORM SEWER
⊙	ELEC. VAULT	⊙	UGE - UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT - UNDERGROUND TEL.
⊙	GAS METER	⊙	W - WATER
⊙	CABLE TV JUNCTION BOX	⊙	--- - FENCE LINE
⊙	WATER METER		



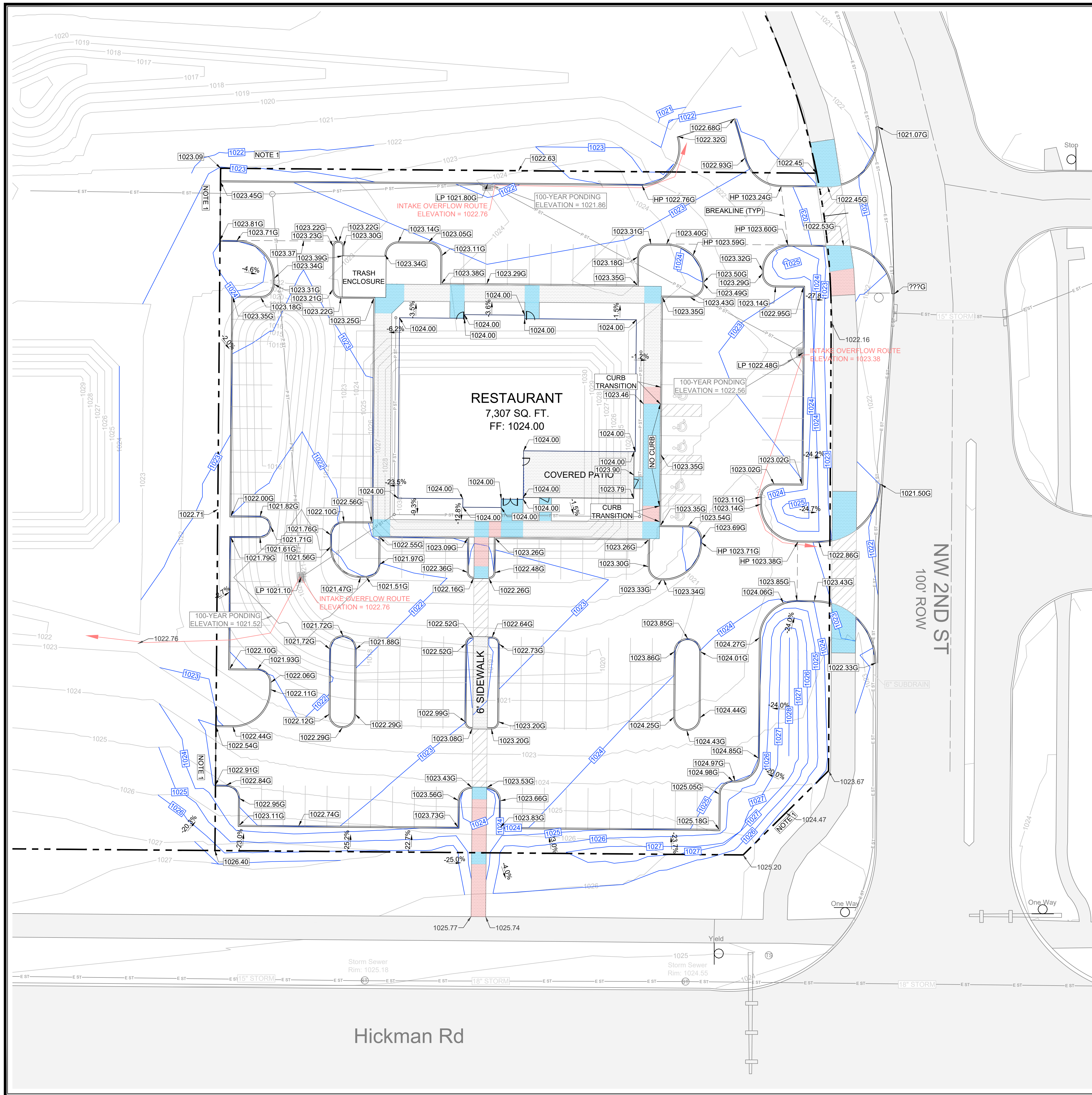
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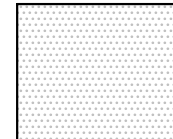

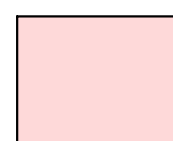
GUADALAJARA RESTAURANT
 185 W HICKMAN RD
 WAUKEE, IOWA

PRELIMINARY

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













































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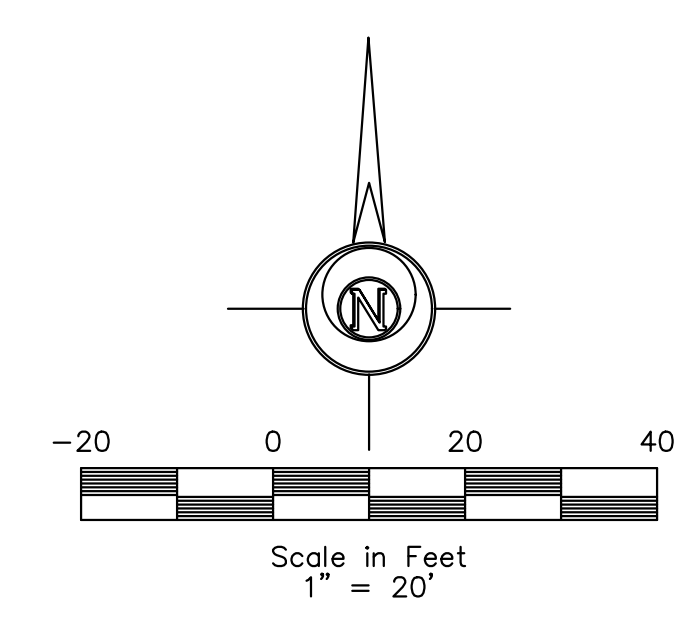



-  PROPOSED 4" PCC SIDEWALK
-  TURNING SPACE
-  CURB RAMP

NOTES:
 1. CONTOURS SHOWN AS EXISTING ARE COMBINED FROM PDS SURVEY AND FROM THE PRE-PLAT SURFACE PER CEC PLAN DATED 08-15-2022.

LEGEND:

+/-	MORE OR LESS		ELEC. MANHOLE
F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		THROAT INTAKE
	FOUND CORNER		FLARED END SECTION
	CALCULATED SECTION CORNER		GAS VALVE
	FOUND SECTION CORNER		FIRE HYDRANT
	PARKING SPACE		WATER VALVE
	SIGN		P XX PROPOSED UTILITY LINE
	STREET LIGHT		E XX EXISTING UTILITY LINE
	POWER POLE		CATV CABLE TELEVISION
	LIGHT POLE		FO FIBER OPTIC
	AREA LIGHT		GS GAS LINE
	GUY ANCHOR		OHE OVERHEAD ELEC.
	UTILITY PEDESTAL		OHT OVERHEAD TEL.
	ELEC. TRANSFORMER		SS SANITARY SEWER
	ELEC. METER		ST STORM SEWER
	ELEC. BOX		UGE UNDERGROUND ELEC.
	ELEC. VAULT		UGT UNDERGROUND TEL.
	FIBER OPTIC VAULT		W WATER
	GAS METER		--- FENCE LINE
	CABLE TV JUNCTION BOX		
	WATER METER		





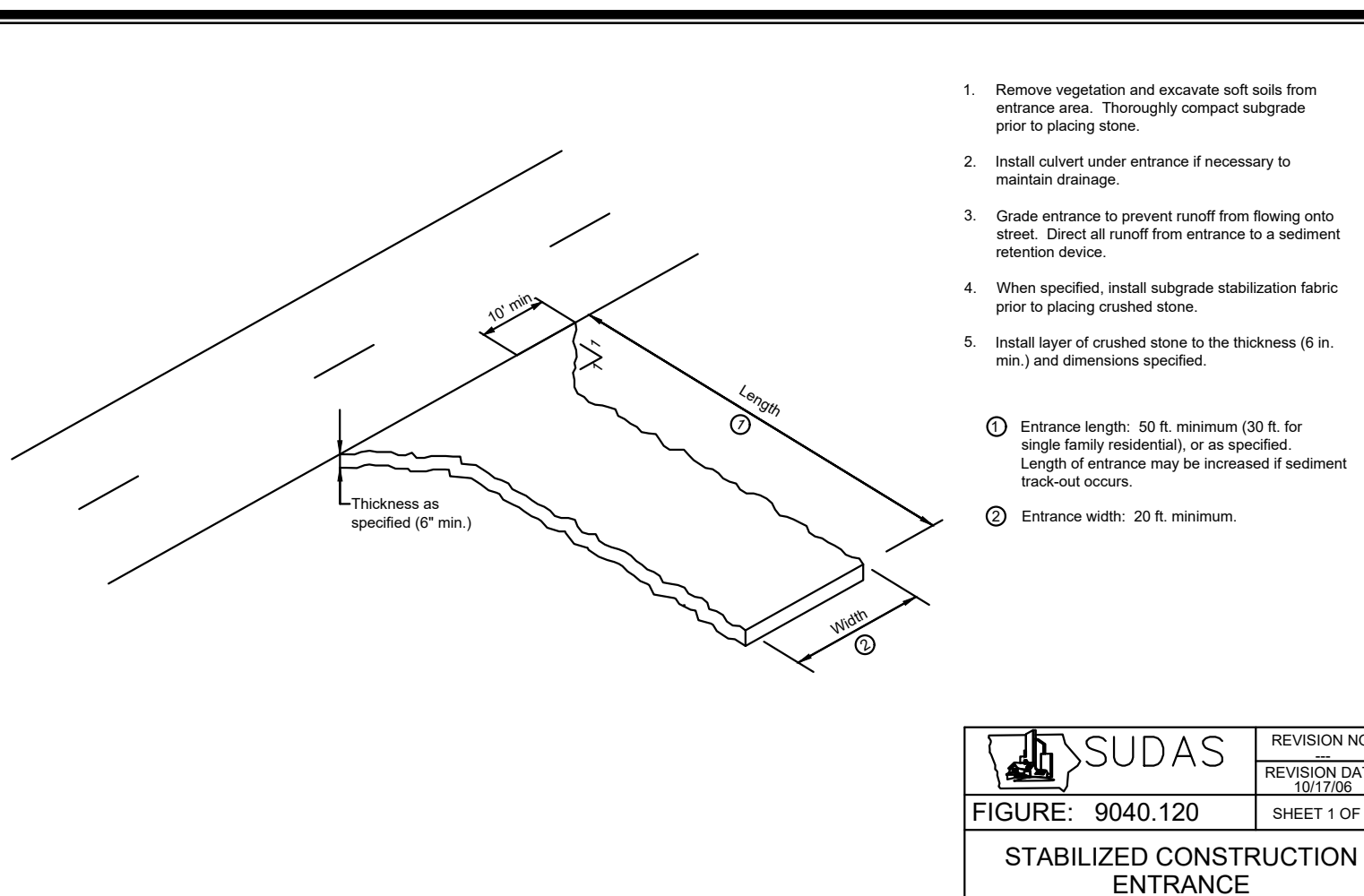
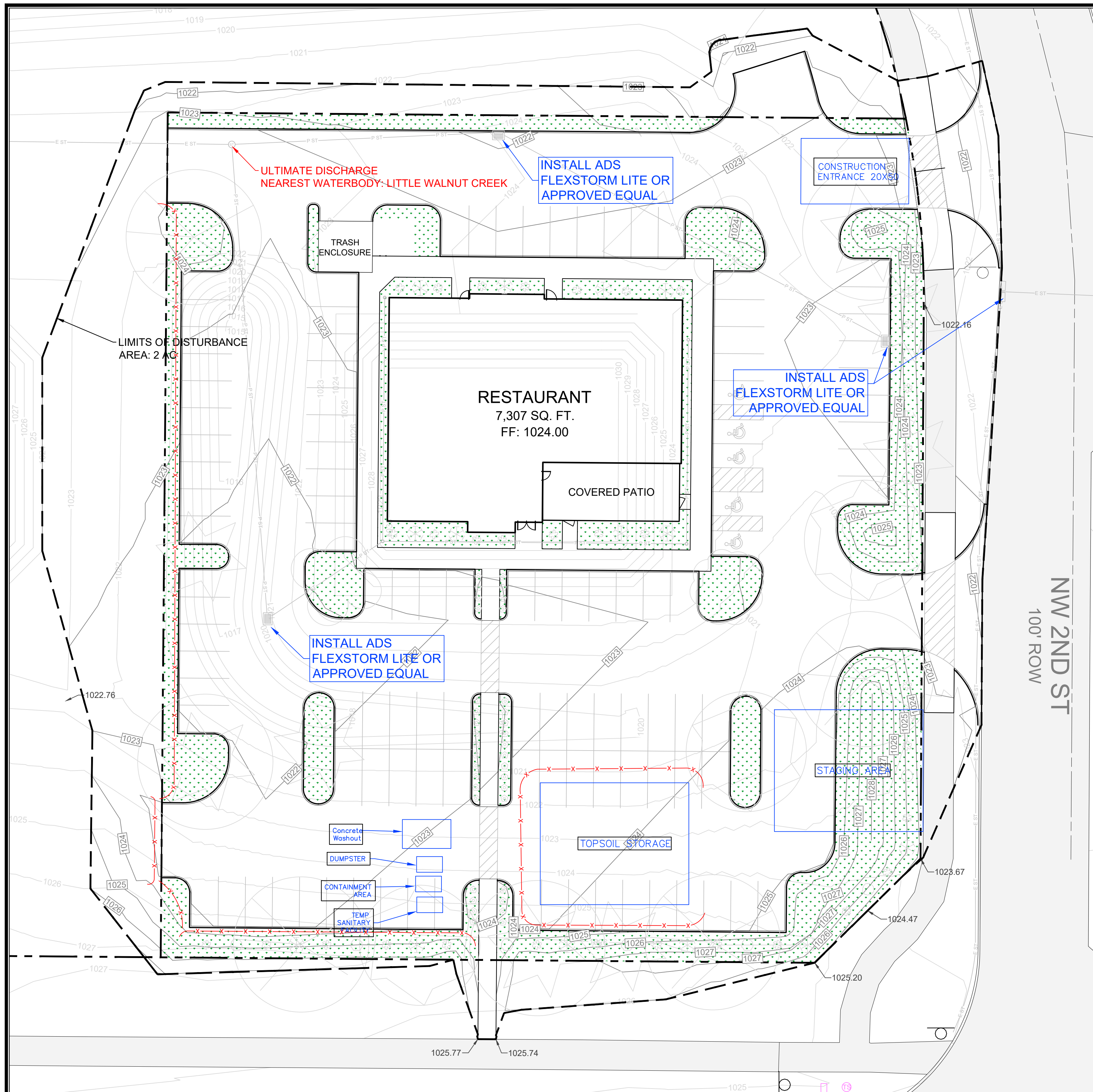
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GUADALAJARA RESTAURANT
 185 W HICKMAN RD
 WAUKEE, IOWA

PRELIMINARY

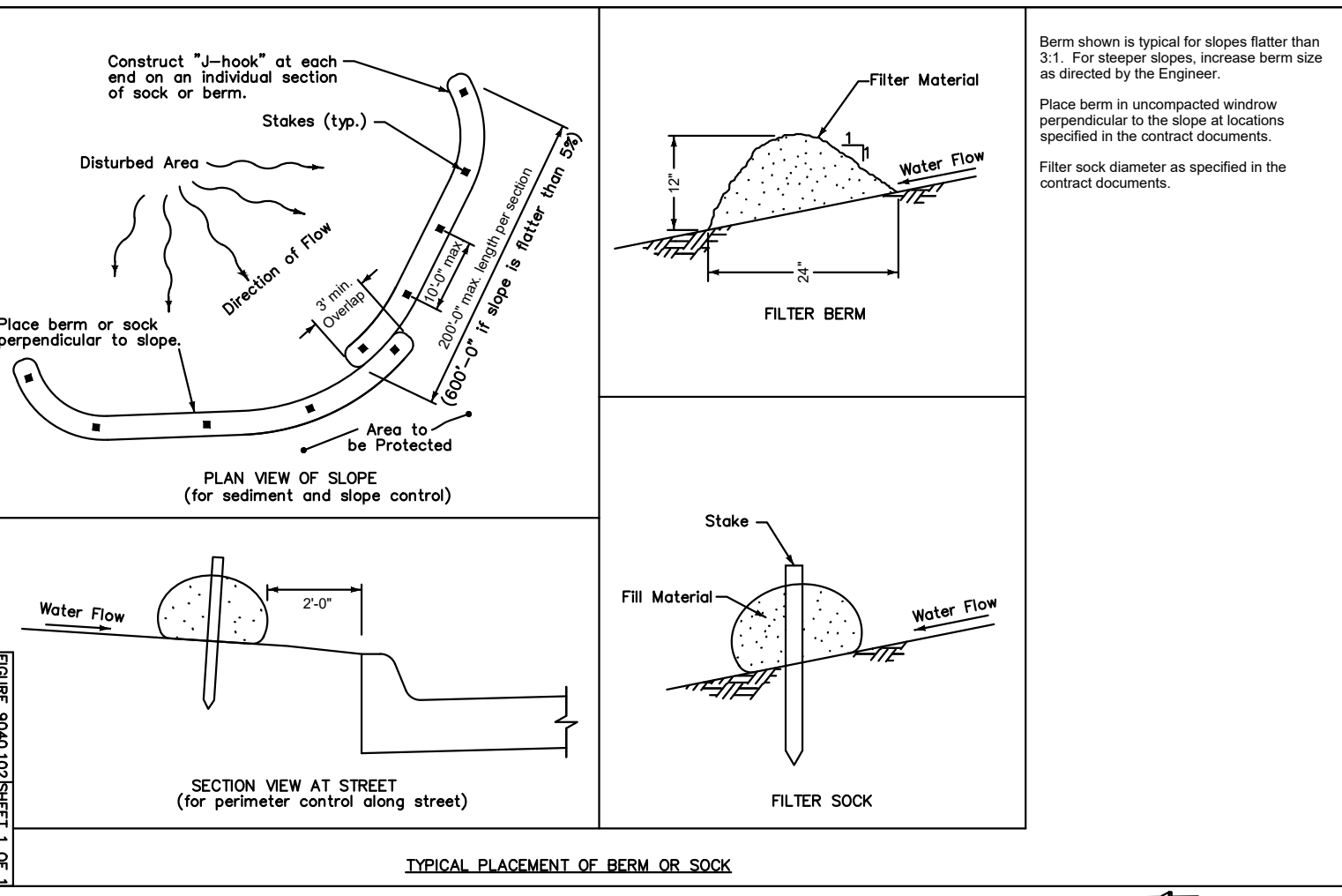
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SUDAS	REVISION NO.
FIGURE: 9040.120	REVISION DATE
	SHEET 1 OF 1

2. STABILIZED CONSTRUCTION ENTRANCE



9040-102 FILTER BERM AND FILTER SOCK

- SWPPP NOTES:**
- LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
 - ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
 - MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
 - ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
 - A MINIMUM 8" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION.
 - ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (SUDAS TYPE 4 SEED MIXTURE - SEE BELOW. QUANTITY UP TO 100 LB RYEGRASS, 190 LB OATS.)
 - ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING
 - CONTOURS SHOWN AS EXISTING ARE COMBINED FROM PDS' SURVEY AND FROM THE PRE-PLAT SURFACE PER CEC PLAN DATED 08-15-2022.
 - STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND GRINDING.

QUANTITIES

ITEM	QTY	UNITS
FILTER SOCK	528	LF
INLET PROTECTION	4	EA
CONSTRUCTION ENTRANCE	1	LS
CONCRETE WASHOUT	1	LS
SOD	28,144	SF
SUDAS TYPE 4 SEED MIXTURE	2.05	AC

Table 9010.09: Type 4 Seed Mixture

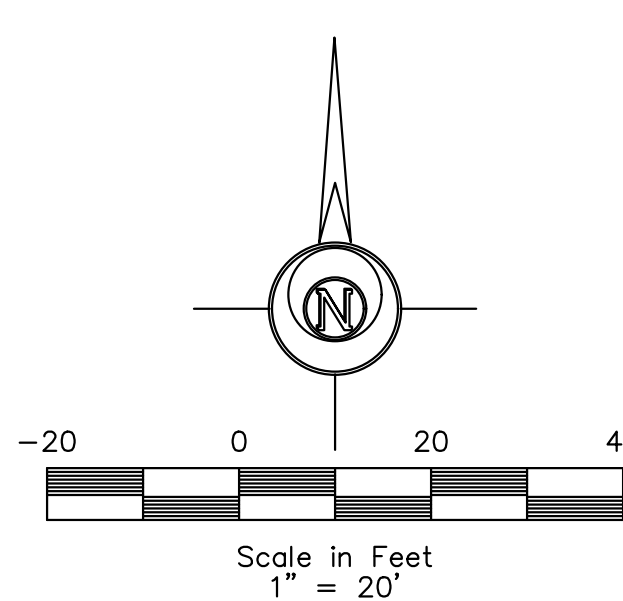
Common Name	Application Rate lb/acre
SPRING - March 1 - May 20	
Annual ryegrass	40
Oats*	65
SUMMER - May 21 - August 14	
Annual ryegrass	50
Oats*	95
FALL - August 15 - September 30	
Annual Ryegrass	40
Grain rye	65

* Engineer may delete for previously established urban areas.



LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX
⊙	POWER POLE	⊙	PROPOSED UTILITY LINE
⊙	LIGHT POLE	⊙	E XX
⊙	AREA LIGHT	⊙	EXISTING UTILITY LINE
⊙	GUY ANCHOR	⊙	CATV
⊙	UTILITY PEDESTAL	⊙	CABLE TELEVISION
⊙	ELEC. TRANSFORMER	⊙	FO
⊙	ELEC. METER	⊙	FIBER OPTIC
⊙	ELEC. BOX	⊙	GAS LINE
⊙	ELEC. VAULT	⊙	GAS LINE
⊙	FIBER OPTIC VAULT	⊙	OHE
⊙	GAS METER	⊙	OVERHEAD ELEC.
⊙	CABLE TV JUNCTION BOX	⊙	OHT
⊙	WATER METER	⊙	OVERHEAD TEL.
		⊙	SS
		⊙	SANITARY SEWER
		⊙	ST
		⊙	STORM SEWER
		⊙	UGE
		⊙	UNDERGROUND ELEC.
		⊙	UGT
		⊙	UNDERGROUND TEL.
		⊙	W
		⊙	WATER
		⊙	WATER METER
		⊙	WATER METER



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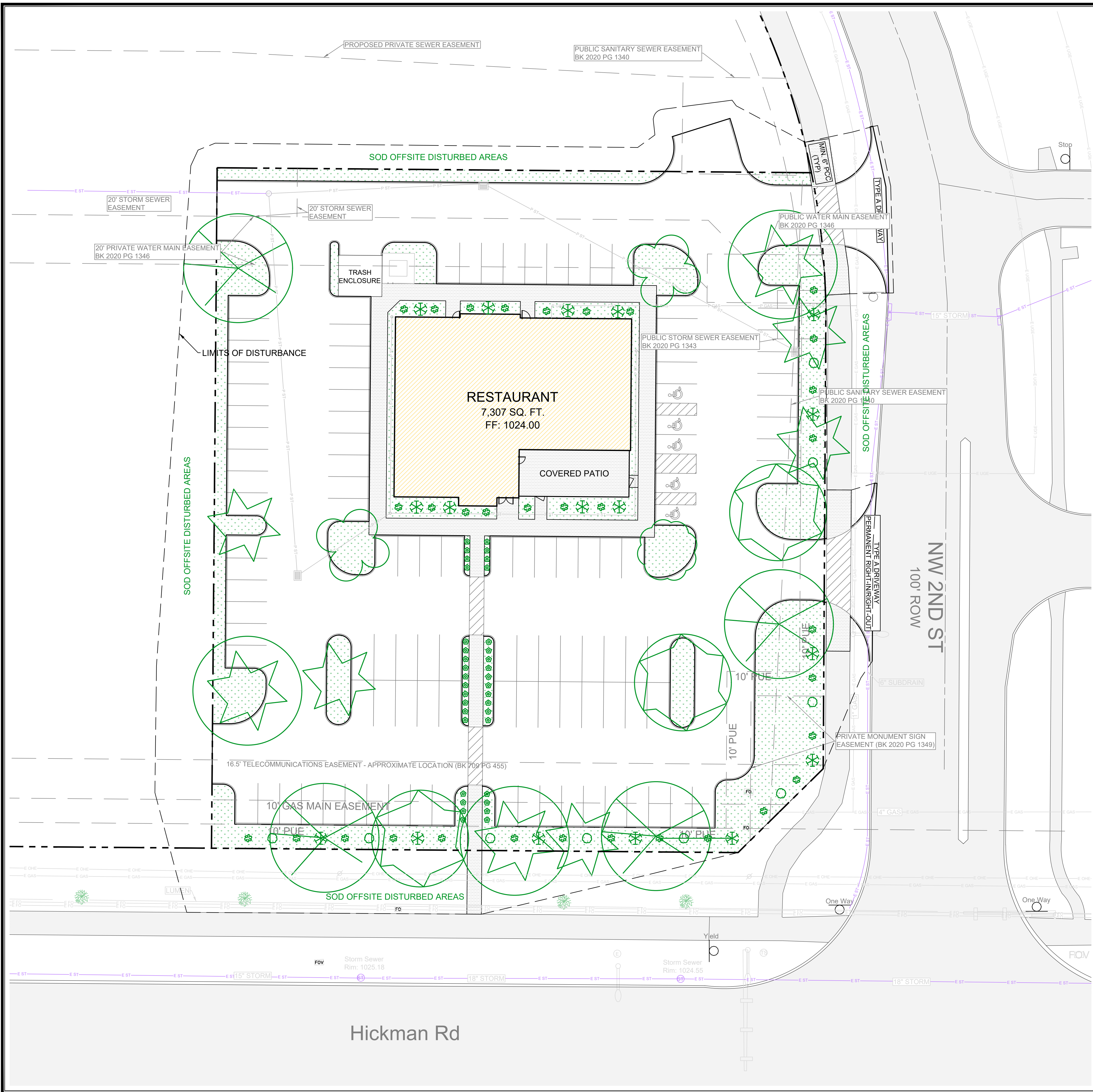
GUADALAJARA RESTAURANT
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PRELIMINARY

DATE: 10-04-22

SCALE: 1"=20'

22-001



LANDSCAPING REQUIREMENTS:

MINIMUM QUANTITIES
 1 TREE/1,000 SF REQUIRED OPEN SPACE
 =70,185'0.2/1000= 14 TREES

PARKING LOT BUFFER
 1 OVERSTORY DECIDUOUS TREE/40 LF FRONTAGE
 EAST = 195 LF FRONTAGE; SOUTH = 211 LF
 406 LF/40 = 10 TREES

PARKING LOT INTERIOR
 1 TREE/ INTERIOR ISLAND = 6 TREES
 MIN. 3 SHADE TREES

TOTAL TREES REQUIRED: 14
 TOTAL TREES PROVIDED: 19
 MINIMUM NUMBER OF SHADE TREES: 10
 SHADE TREES PROVIDED: 15

PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	MIN. PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	3	TULIP TREE (LIRIODENDRON TLIPFERA)	2" CALIPER B&B 8' TALL	70-90' & 35-50'
	4	KENTUCKY COFFEETREE (GYMNOCLADUS DIOICA 'ESPRESSO')	2" CALIPER B&B 8' TALL	60-75' & 40-50'
	3	AMERICAN LINDEN (TILIA AMERICANA)	2" CALIPER B&B 8' TALL	60-80' & 20-40'
	5	AMERICAN HOPHORNBEAM (OSTRYA VIRGINIANA)	2" CALIPER B&B 6' TALL	25-40' & 20'-40'
	2	EASTERN REDBUD (CERCIS CANADENSIS)	2" CALIPER B&B 6' TALL	20-30' & 25-35'
	1	LOEBNER MAGNOLIA (MAGNOLIA x LOEBNERI)	2" CALIPER B&B 6' TALL	20-30' & 20-30'

PROPOSED SHRUBS:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	MIN. PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	18	SUNRISE FORSYTHIA (FORSYTHIA 'SUNRISE')		4-5' & 4-5'
	35	DOUBLE PLAY GOLD SPIREA (SPIRAEA JAPONICA 'YAN')		2' & 2'
	10	GOLDEN SUNRISE SPIREA (SPIRAEA x BUMALDA 'MONHUD')		3-4' & 3-4'
	36	KARL FOERSTER GRASS (CALAMAGROSTIS ACUTIFLORA)		36-60" & 24-36"
TOTAL	99	SHRUBS/GRASSES		

LEGEND:

+/-	MORE OR LESS FINISHED FLOOR		ELEC. MANHOLE
F.F.	FINISHED FLOOR		SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION		STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION		CLEANOUT
FL	FLOWLINE ELEVATION		DOWNSPOUT
	CONTROL POINT		AREA INTAKE
	CALCULATED CORNER		SINGLE INTAKE
	FOUND CORNER		THROAT INTAKE
	CALCULATED SECTION CORNER		FLARED END SECTION
	FOUND SECTION CORNER		GAS VALVE
	PARKING SPACE		FIRE HYDRANT
	SIGN		WATER VALVE
	STREET LIGHT		P XX PROPOSED UTILITY LINE
	POWER POLE		E XX EXISTING UTILITY LINE
	LIGHT POLE		CATV CABLE TELEVISION
	AREA LIGHT		FO FIBER OPTIC
	GUY ANCHOR		GAS GAS LINE
	UTILITY PEDESTAL		OHE OVERHEAD ELEC.
	ELEC. TRANSFORMER		OHT OVERHEAD TEL.
	ELEC. METER		SS SANITARY SEWER
	ELEC. BOX		ST STORM SEWER
	ELEC. VAULT		UGE UNDERGROUND ELEC.
	FIBER OPTIC VAULT		UGT UNDERGROUND TEL.
	GAS METER		W WATER
	CABLE TV JUNCTION BOX		FENCE LINE
	WATER METER		

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C-107 - LANDSCAPING SHEET