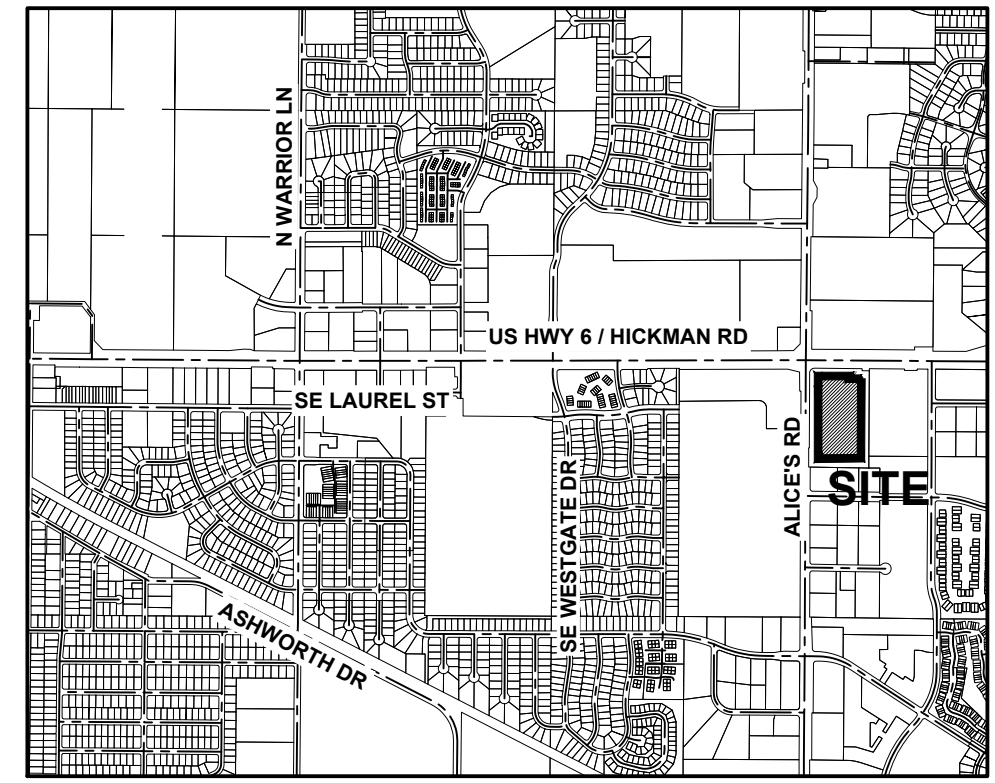


SITE PLAN FOR: WAUKEE U-HAUL

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER / APPLICANT

AMERCO REAL ESTATE/U-HAUL INT'L
2727 N CENTRAL AVE 5N
PHOENIX ARIZONA 85004

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BOB GIBSON
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

AMERCO REAL ESTATE/U-HAUL INT'L
2727 N CENTRAL AVE 5N
PHOENIX ARIZONA 85004

DATE OF SURVEY

FEBRUARY 22, 2022

BENCHMARKS

DALLAS COUNTY GPS CONTROL POINT G120, ALUMINUM ROD
W/CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3"
DEEP EAST SIDE OF U PLACE ABOUT 150 FEET SOUTH OF
300TH STREET.
ELEVATION=1011.78

ARROW ON HYDRANT @ NE CORNER OF SE DARTMOOR
DRIVE & SE LAUREL STREET. ELEVATION=1039.78

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2022
ANTICIPATED FINISH DATE = FALL 2022

SUBMITTAL DATES

FIRST SUBMITTAL 04/26/2022
SECOND SUBMITTAL 07/12/2022
THIRD SUBMITTAL 08/05/2022
FOURTH SUBMITTAL 09/21/2022

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN UPDATED SITE PLAN ILLUSTRATING ANY CHANGES MADE DURING CONSTRUCTION AND RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 79, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, THENCE SOUTH 89°36'16" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 90.29 FEET TO A POINT; THENCE SOUTH 00°23'44" WEST 50.00 FEET; THENCE SOUTH 89°36'16" EAST 108.85 FEET TO A POINT ON THE SOUTH LINE OF EAST HICKMAN ROAD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE SOUTH 89°36'16" EAST 461.00 FEET TO A POINT; THENCE SOUTH 00°13'12" WEST 1029.94 FEET TO A POINT; THENCE NORTH 89°35'32" WEST 610.14 FEET TO THE RELOCATED EAST LINE OF SE ALICE'S ROAD PER BOOK 2018, PAGE 3197; THENCE NORTH 00°13'41" EAST ALONG SAID EAST LINE 126.69 FEET TO A POINT; THENCE NORTHERLY 122.71 FEET ALONG SAID EAST LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 999.00 FEET AND WHOSE CHORD BEARS NORTH 03°44'48" EAST 122.63 FEET TO A POINT; THENCE NORTHERLY 154.46 FEET ALONG SAID EAST LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 1257.50 FEET AND WHOSE CHORD BEARS NORTH 03°44'48" EAST 154.36 FEET TO A POINT; THENCE NORTH 00°13'41" EAST ALONG SAID EAST LINE 224.70 FEET TO A POINT; THENCE NORTH 04°02'31" EAST ALONG SAID EAST LINE 180.40 FEET TO A POINT; THENCE NORTH 00°13'41" EAST ALONG SAID EAST LINE 181.87 FEET TO A POINT; THENCE NORTH 71°56'38" EAST 126.38 FEET TO THE POINT OF BEGINNING. CONTAINING 13.9820 ACRES.

ZONING

M-1: LIGHT INDUSTRIAL

PROJECT SITE ADDRESS

245 SE ALICE'S ROAD

DEVELOPMENT SUMMARY

LOT AREA = 13.98 ACRES (608,968 SF)
AREA OF THIS PROJECT = 5.97 ACRES (260,404 SF)

SETBACKS

FRONT YARD SETBACK = 30 FEET
REAR YARD SETBACK = 30 FEET
SIDE YARD SETBACK = 0 FEET EXCEPT WHEN ADJACENT TO "R" OR "C-1", THEN 25 FEET.

EXISTING BUILDING SIZE = 69,925 SF

PROPOSED BUILDING SIZE = 17,112 SF
PROPOSED BUILDING HEIGHT = 40'

PARKING REQUIRED NEW BUILDING

PARKING REQUIRED FOR PROPOSED BUILDING
1 SPACE PER 20,000 SF = 1 SPACE

PROPOSED PARKING PROVIDED
ACCESSIBLE PARKING = 1 SPACE
STANDARD PARKING = 4 SPACES
TOTAL EXISTING PARKING = 5 SPACES

OVERALL OPEN SPACE REQUIRED = 91,345 SF (15%)

OVERALL OPEN SPACE PROVIDED = 392,973 SF (64.5%)

OVERALL TOTAL SITE IMPERVIOUS SURFACE = 215,995 SF

ACTUAL DISTURBED AREA WITH THIS WORK = 260,404 SF

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3-4	DIMENSION PLAN
5-6	GRADING PLAN
7	EROSION & SEDIMENT CONTROL PLAN
8-9	UTILITY PLAN
10-11	DETAILS
12-13	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY	
SECTION LINE	
CENTER LINE	
RIGHT OF WAY	
BUILDING SETBACK	
PERMANENT EASEMENT	
TEMPORARY EASEMENT	
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-512 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
FLARED END SECTION	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
SANITARY SEWER	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE
FINISHED FLOOR ELEVATION	FFE

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

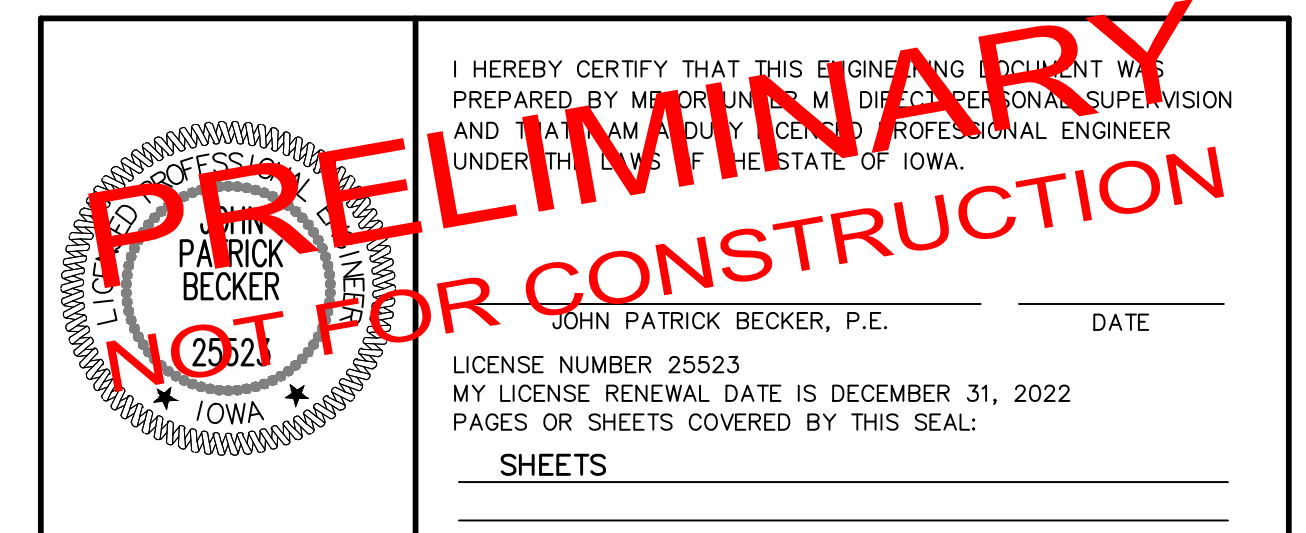
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2202.050



1-800-292-8989

www.iowaonecall.com



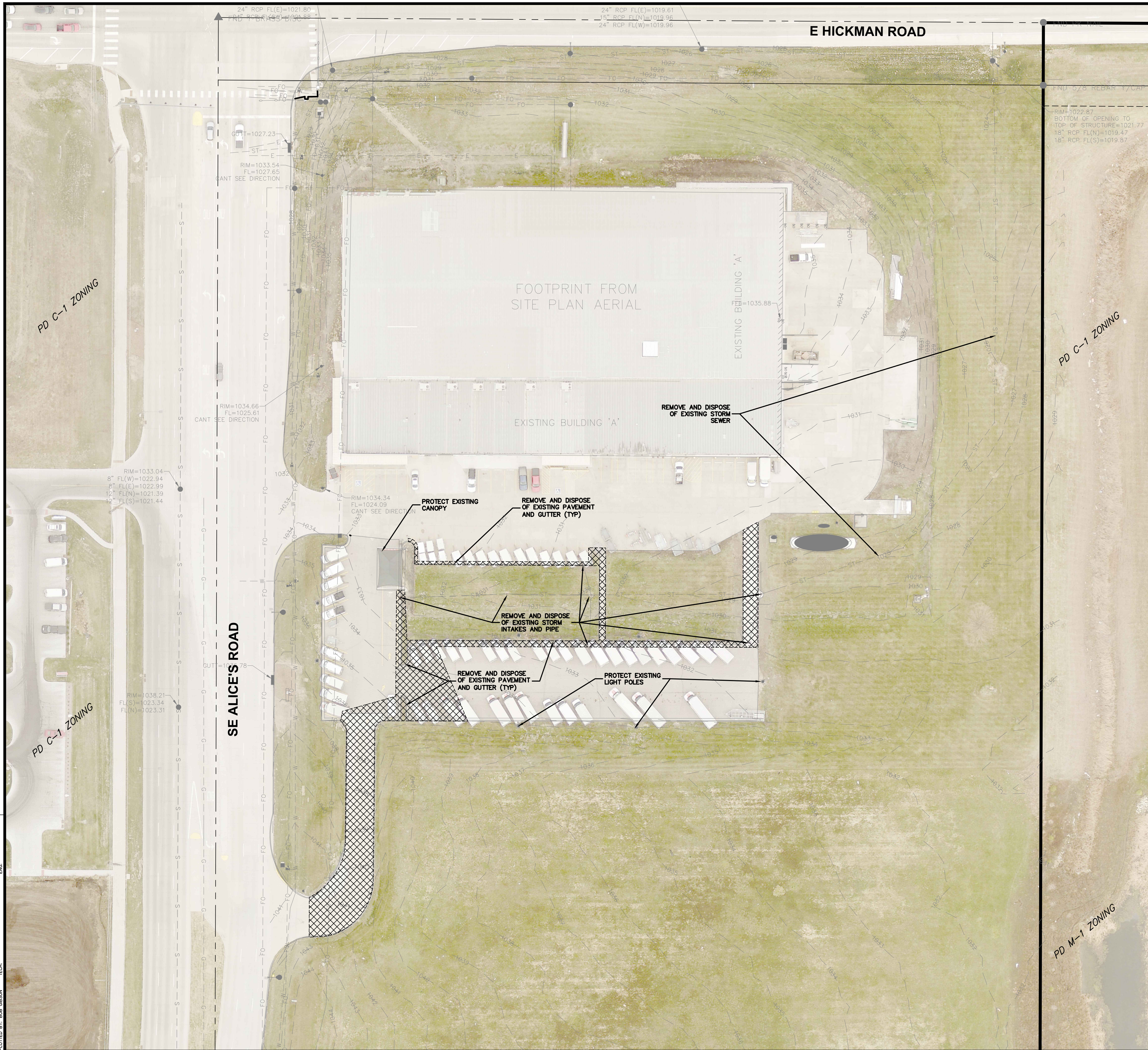
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PROFESSIONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JOHN PATRICK BECKER, P.E. DATE

LICENSE NUMBER 25523
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

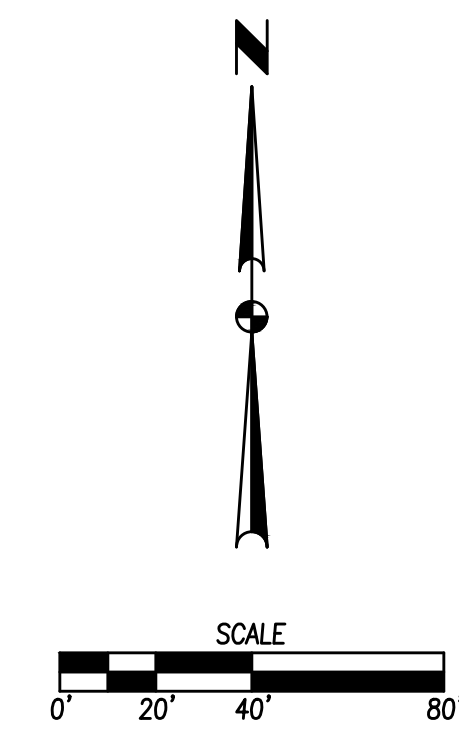
SHEETS

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 COMMENT: EXCISE
 PLOTTED BY: TERRY GIBSON
 PLOTTED ON: 9/22/2022 8:06 AM



DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. THE CITY OF WAUKEE
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
11. A DEMOLITION PERMIT WILL BE REQUIRED FROM THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO COMMENCEMENT OF DEMOLITION WORK.



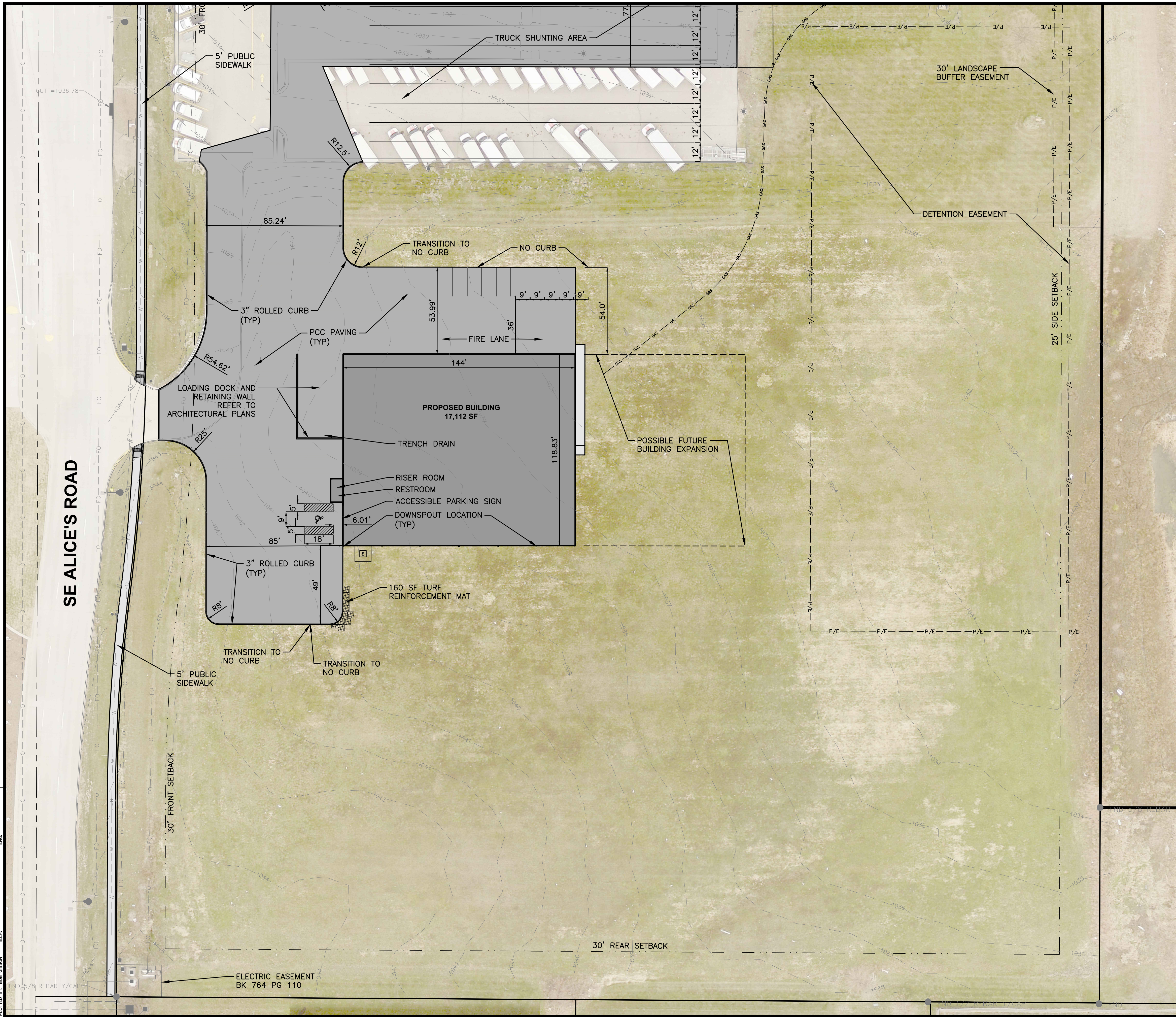
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09/21/2022	FOURTH SUBMITTAL	
08/05/2022	THIRD SUBMITTAL	
07/12/2022	SECOND SUBMITTAL	
04/26/2022	FIRST SUBMITTAL	

<p>4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p>TECH: ENGINEER:</p>
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U-HAUL WAUKEE
DEMOLITION PLAN

2 / 13

2202.050



GENERAL NOTES

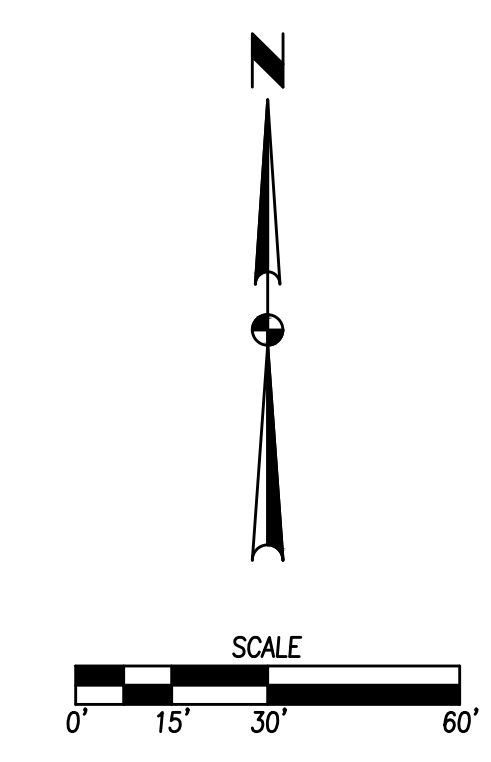
- ALL 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC UTILITIES CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W./PUBLIC STREETS AT THE END OF EACH WORK DAY PRIOR TO A RAIN EVENT.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR SHALL BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
- ANY PROPOSED MONUMENT OR BUILDING SIGNAGE WILL REQUIRE A SIGN PERMIT AND ARE TO BE REVIEWED AND APPROVED BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPT.
- ALL STAKING AND CONSTRUCTION OF ALL PEDESTRIAN FACILITIES IS TO BE DONE UNDER THE DIRECTION OF LICENSED ENGINEER OR SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
- AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DEPTHS OF SITE UTILITIES AND GRADES FOR DRAINAGE SWALES, DETENTION FACILITIES AND FFE'S SHALL BE PROVIDED IN PDF FORM AND HARD COPY UPON COMPLETION OF EACH PHASE OF DEVELOPMENT TO THE CITY WAUKEE'S DEVELOPMENT SERVICES DEPARTMENT.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR ALL BUILDINGS AS SOON AS VERTICAL CONSTRUCTION OF THE BUILDING COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED TEMPORARY ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100'-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS AS REQUIRED BY IFC SECTION 3310 SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT.

TRAFFIC CONTROL NOTES

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

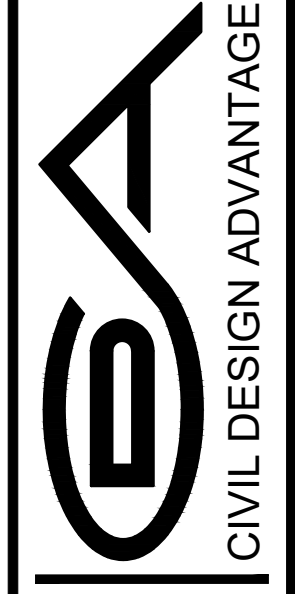
PAVEMENT THICKNESS

SIDEWALKS	4" P.C.C.	
PEDESTRIAN RAMPS	6" P.C.C.	
STANDARD DUTY PCC PAVEMENT	7" P.C.C.	



DATE	REVISIONS
09/21/2022	FOURTH SUBMITTAL
08/05/2022	THIRD SUBMITTAL
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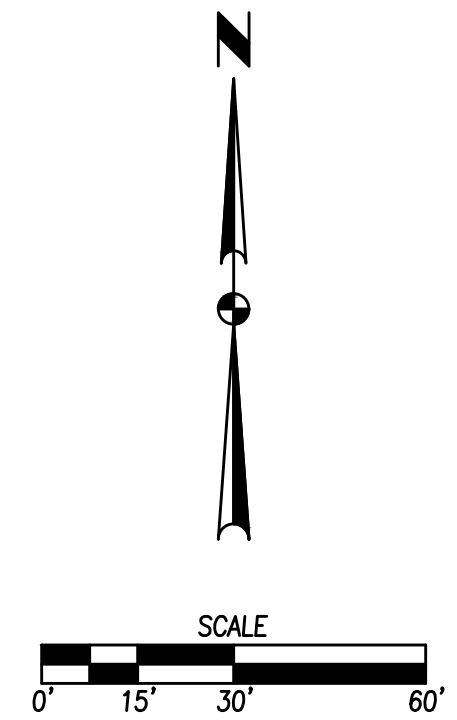
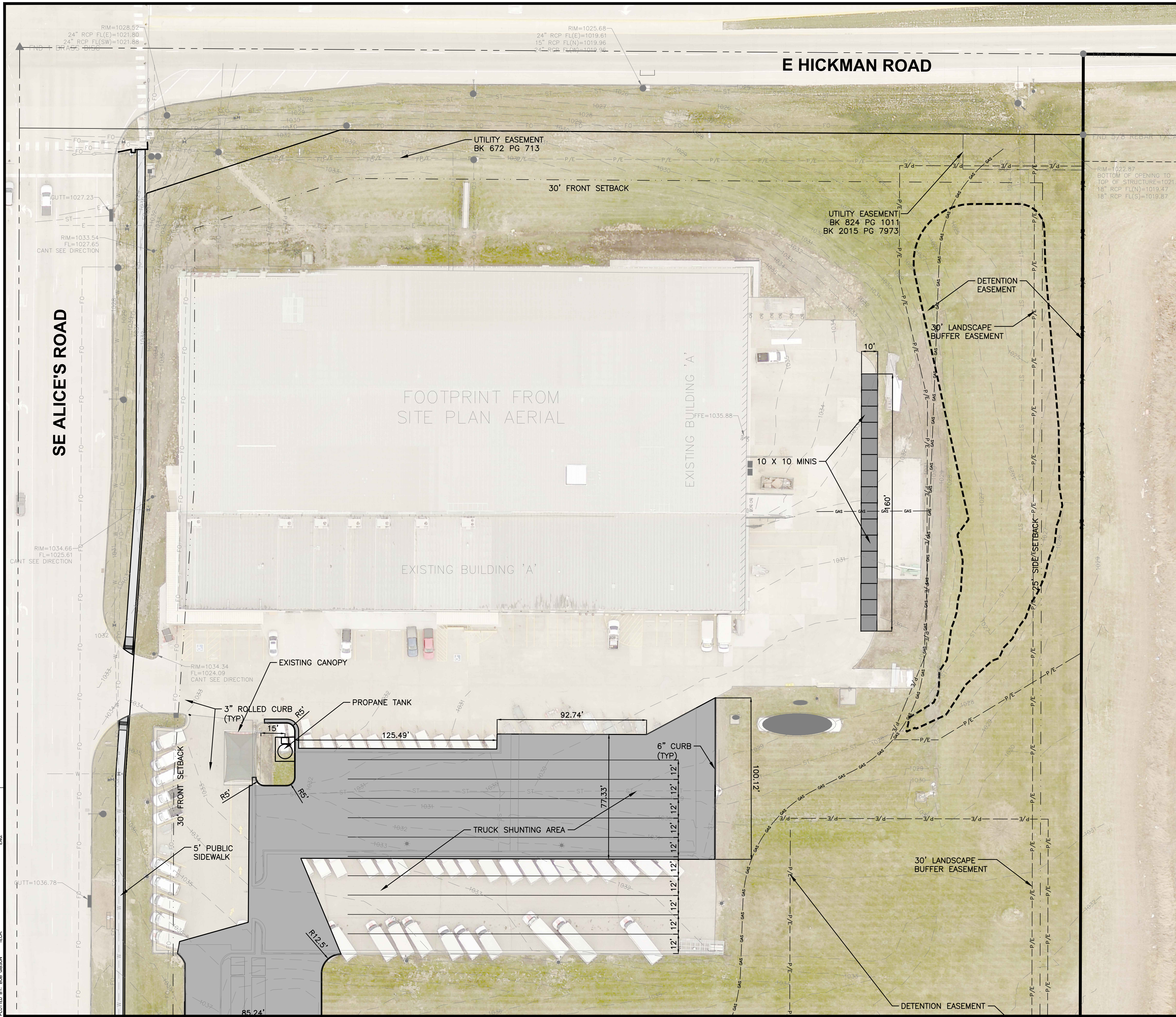
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WAUKEE, IOWA
 ENGINEER:

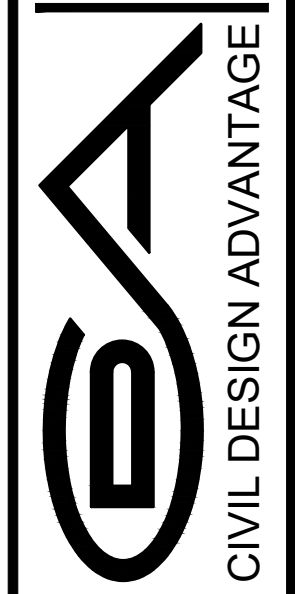
U-HAUL WAUKEE DIMENSION PLAN

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REVISIONS	DATE
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THIRD SUBMITTAL	08/05/2022
SECOND SUBMITTAL	07/12/2022
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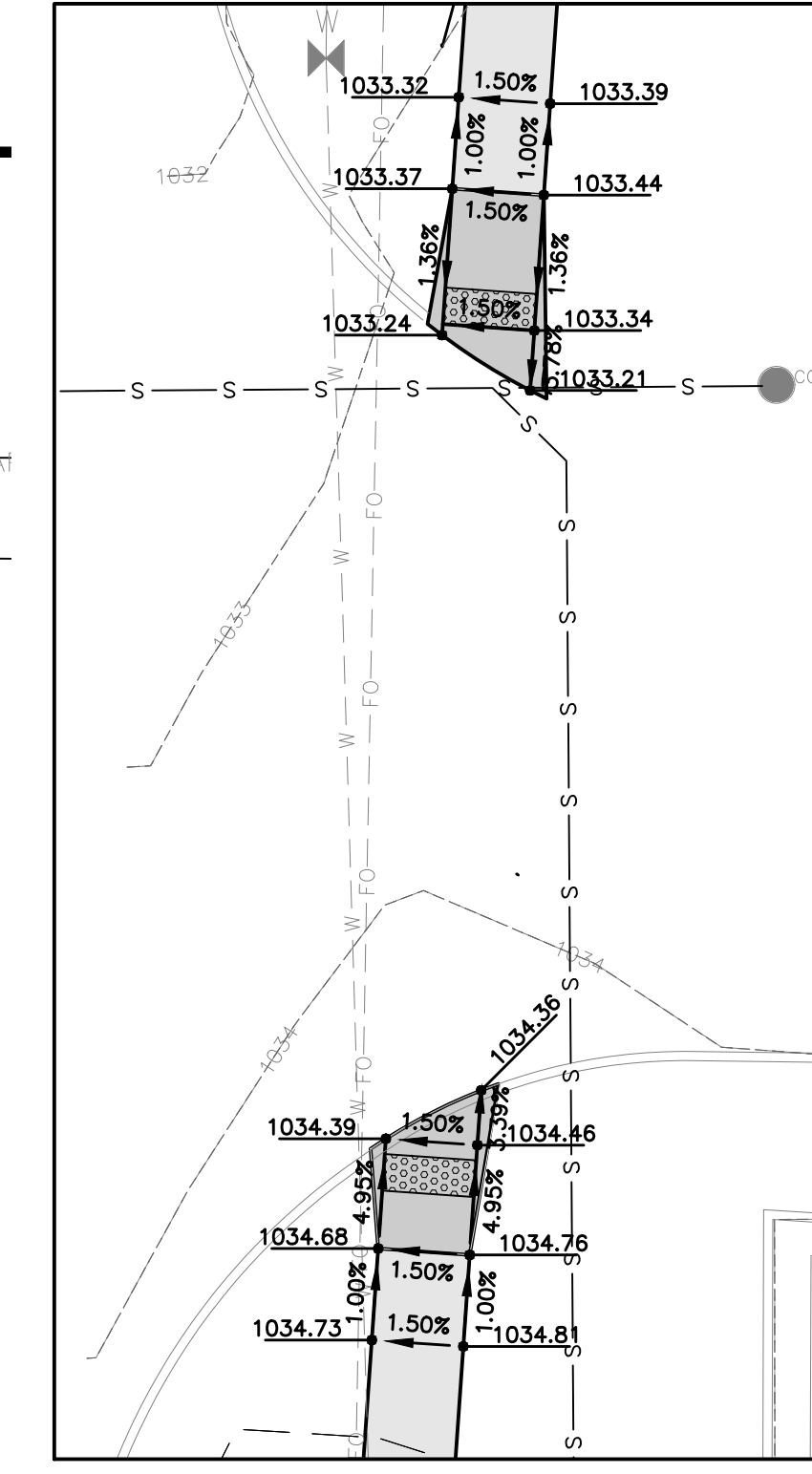
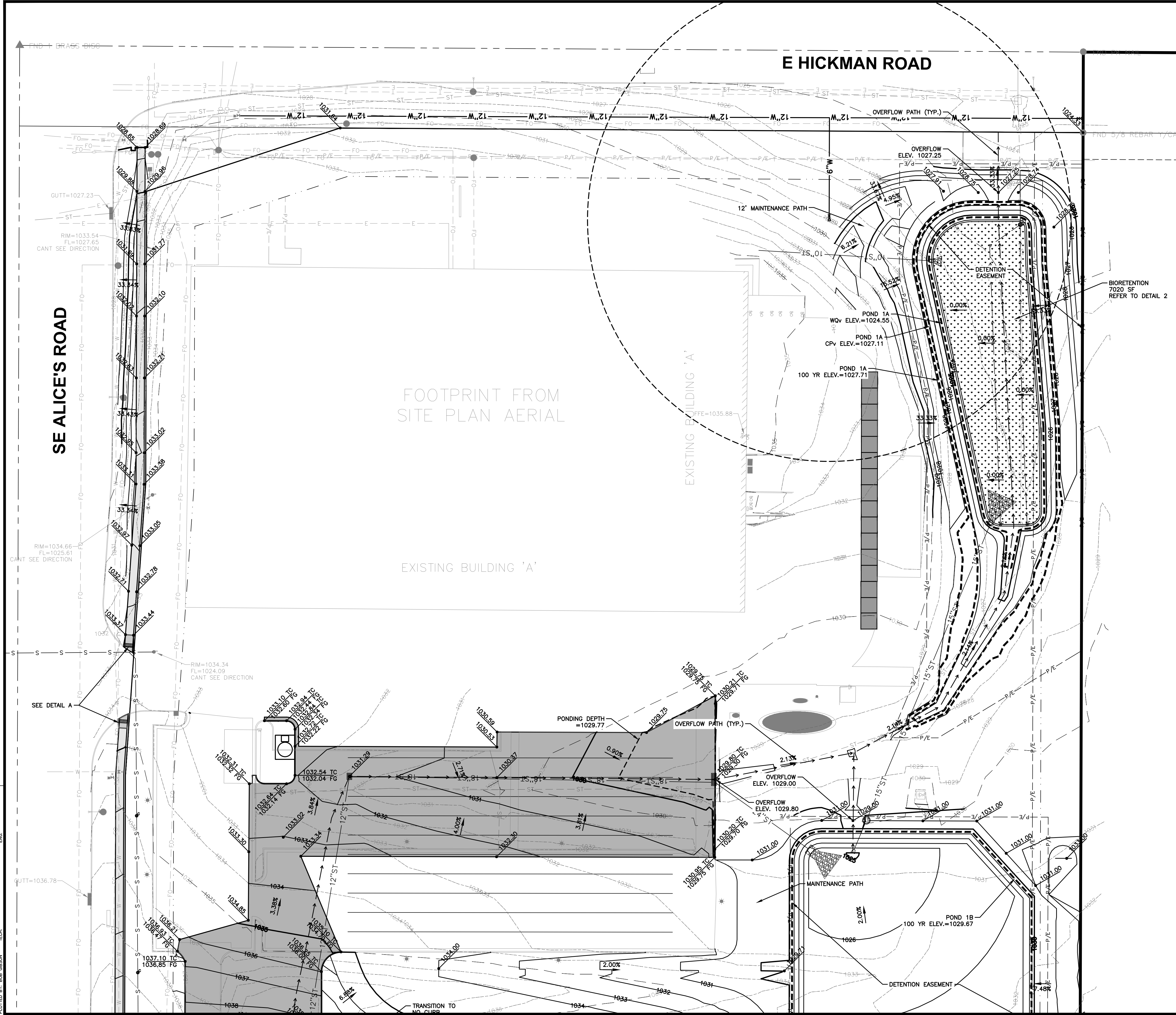
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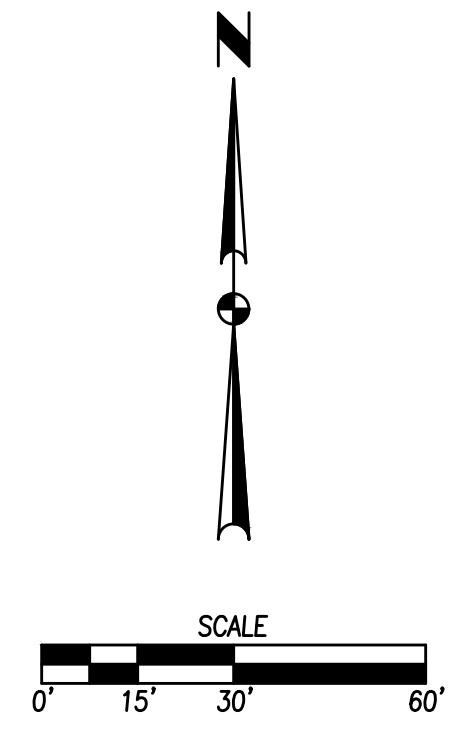
WAUKEE, IOWA
 ENGINEER:
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U-HAUL WAUKEE DIMENSION PLAN

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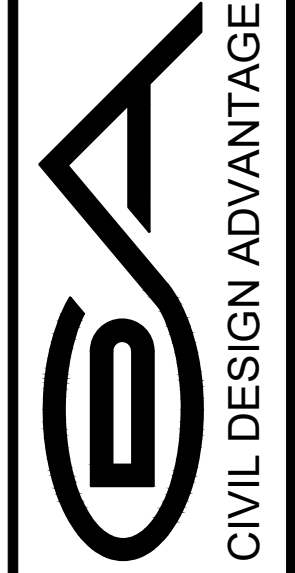


DETAIL A



DATE	REVISIONS
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08/05/2022	THIRD SUBMITTAL
07/12/2022	SECOND SUBMITTAL
04/26/2022	FIRST SUBMITTAL

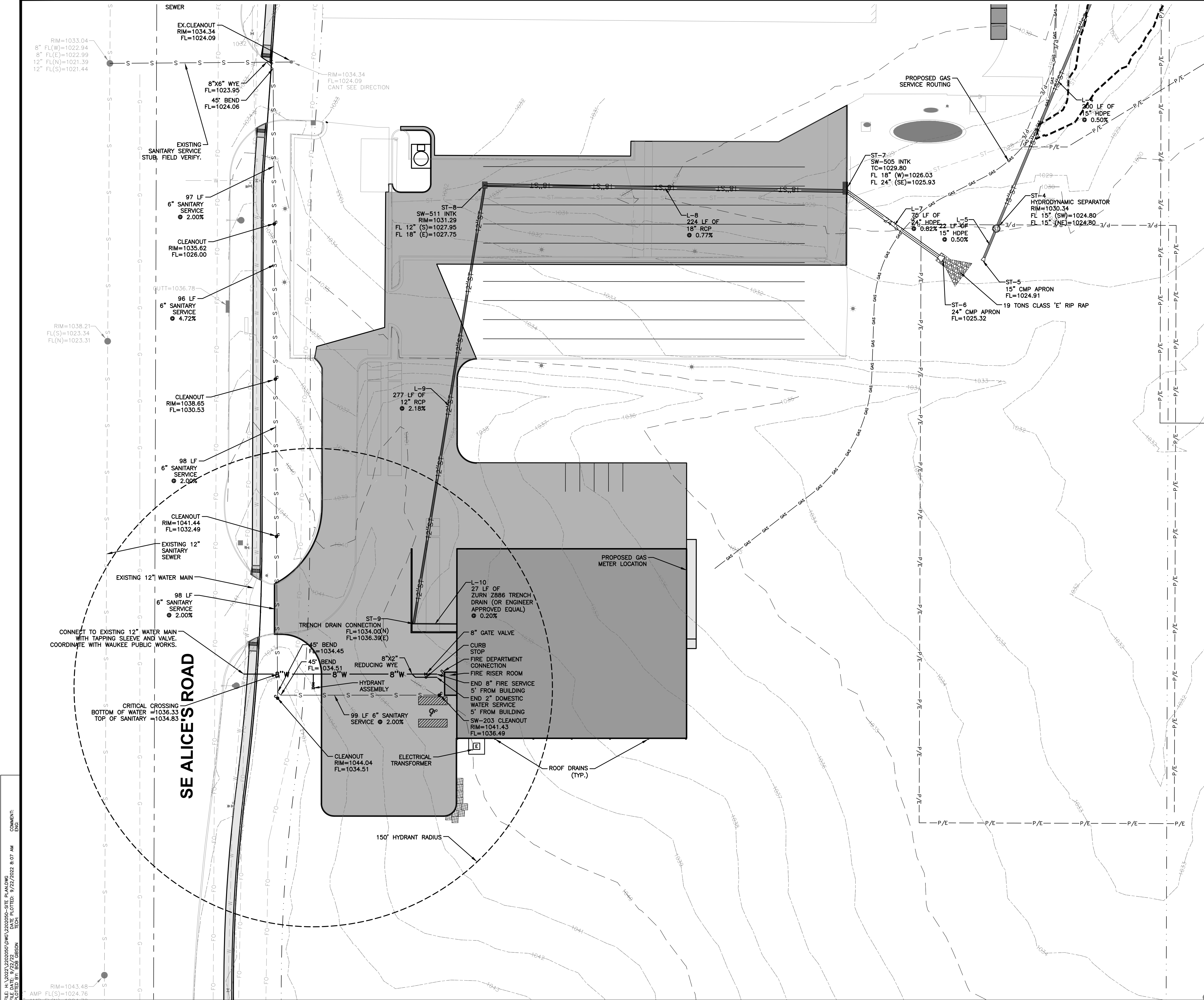
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WAUKEE, IOWA

U-HAUL WAUKEE
GRADING PLAN

ENGINEER:
 TECH:

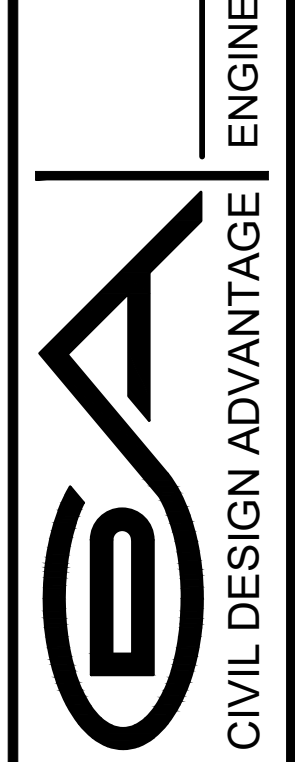


UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING 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. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE. BACKFILL ALL UTILITY TRENCHES ACCORDING TO ALL 2022 CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- 5" STORZ FITTINGS ON ALL HYDRANTS INCLUDING ANY RELOCATED HYDRANTS.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE "A" CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN. O-RING GASKET JOINTS ARE TO BE INSTALLED IN SITUATIONS LESS THAN 18" BELOW OR ANY TIME SANITARY OR STORM SEWER CROSSES OVER WATERMAIN. SEE SUDAS STANDARD SPECIFICATION DIVISION 5 SECTION 5010-3.07.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8999 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND REQUIRES 48 HOUR NOTICE.
- FIRE DEPARTMENT CONNECTION WILL BE 2 - 2 1/2" CONNECTIONS WITH LOCKING KNOX CAPS.

DATE	REVISIONS
09/21/2022	FOURTH SUBMITTAL
08/05/2022	THIRD SUBMITTAL
07/12/2022	SECOND SUBMITTAL
04/26/2022	FIRST SUBMITTAL

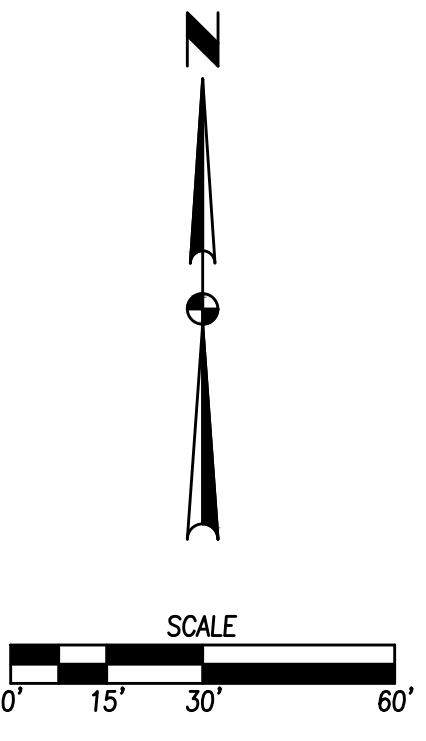
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 URBANDALE, IA 50322
 PHONE: (515) 369-4400

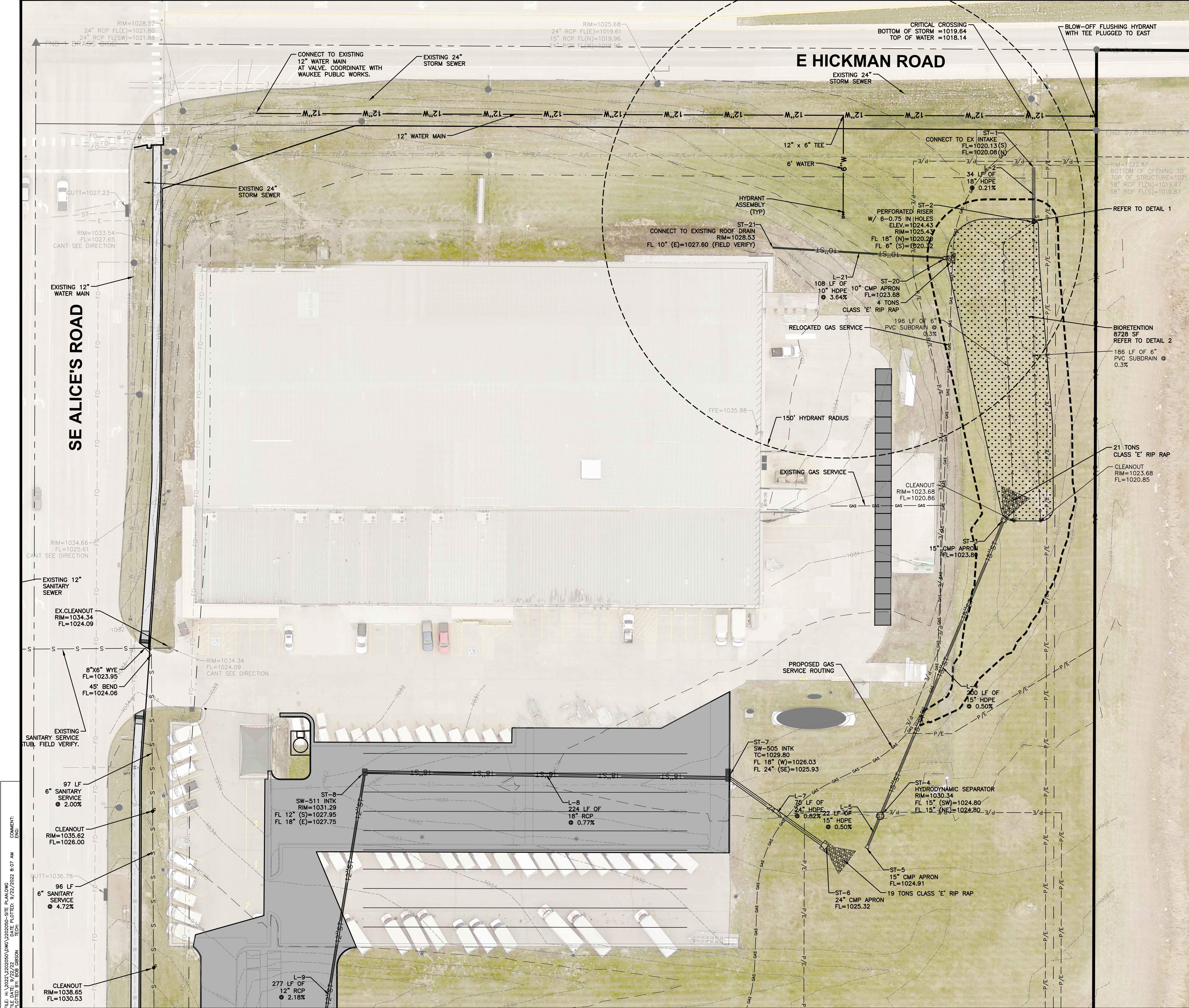


WAUKEE, IOWA
 ENGINEER:

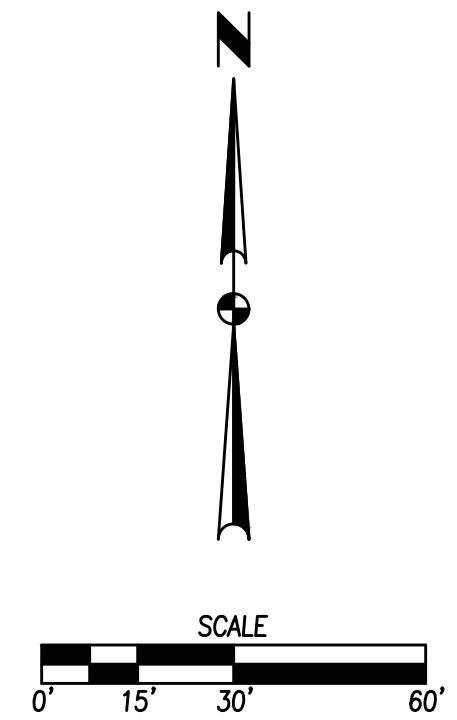
U-HAUL WAUKEE
 UTILITY PLAN

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 COMMENT: EXC



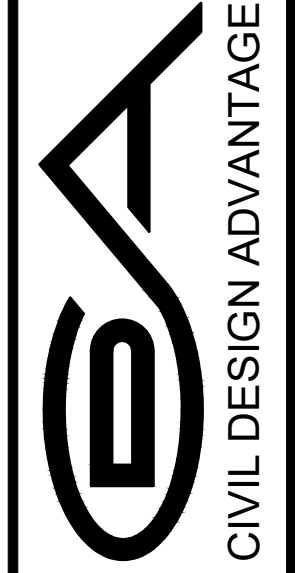


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WAUKEE, IOWA
 ENGINEER:

U-HAUL WAUKEE UTILITY PLAN

TECH: _____

ENGINEER: _____

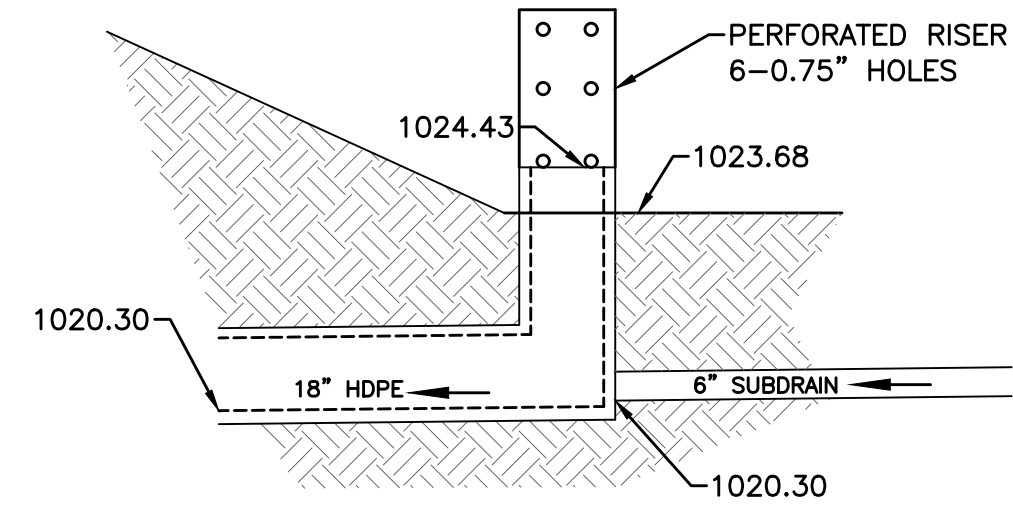
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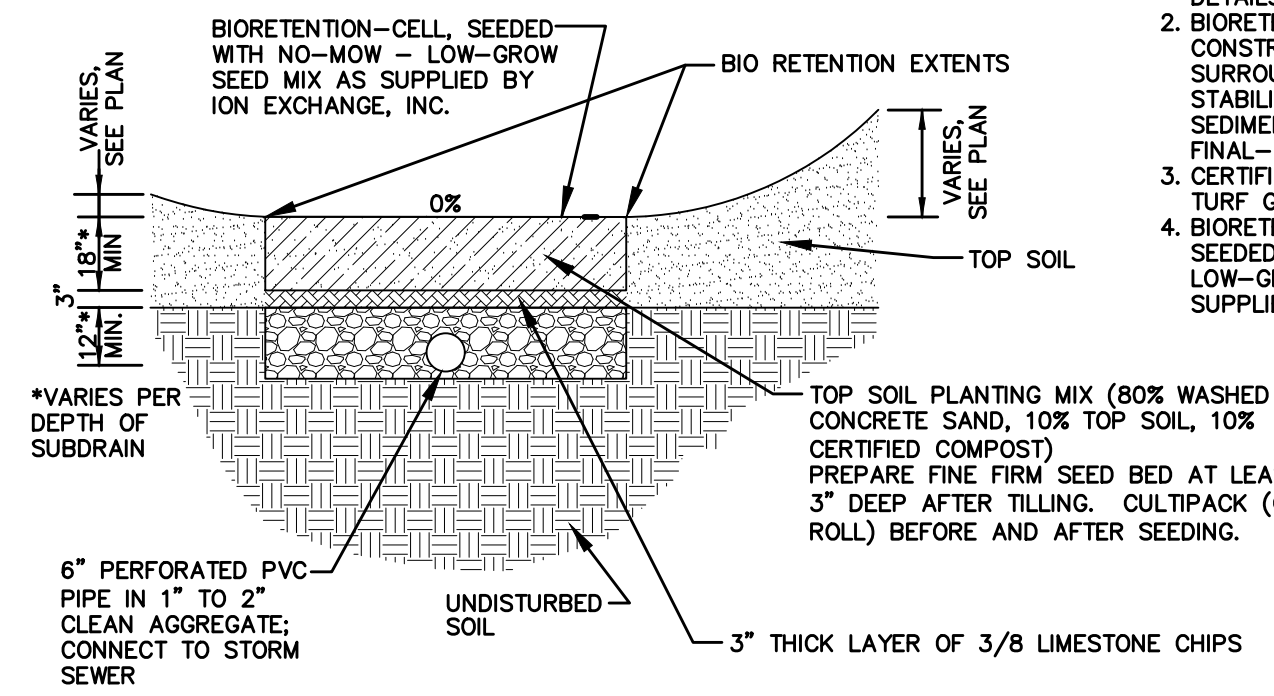
UHAUL WAUKEE
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

U-HAUL WAUKEE
DETAILS



1 POND 1A OUTLET STRUCTURE
NOT TO SCALE



2 POND 1A BIORETENTION
NOT TO SCALE

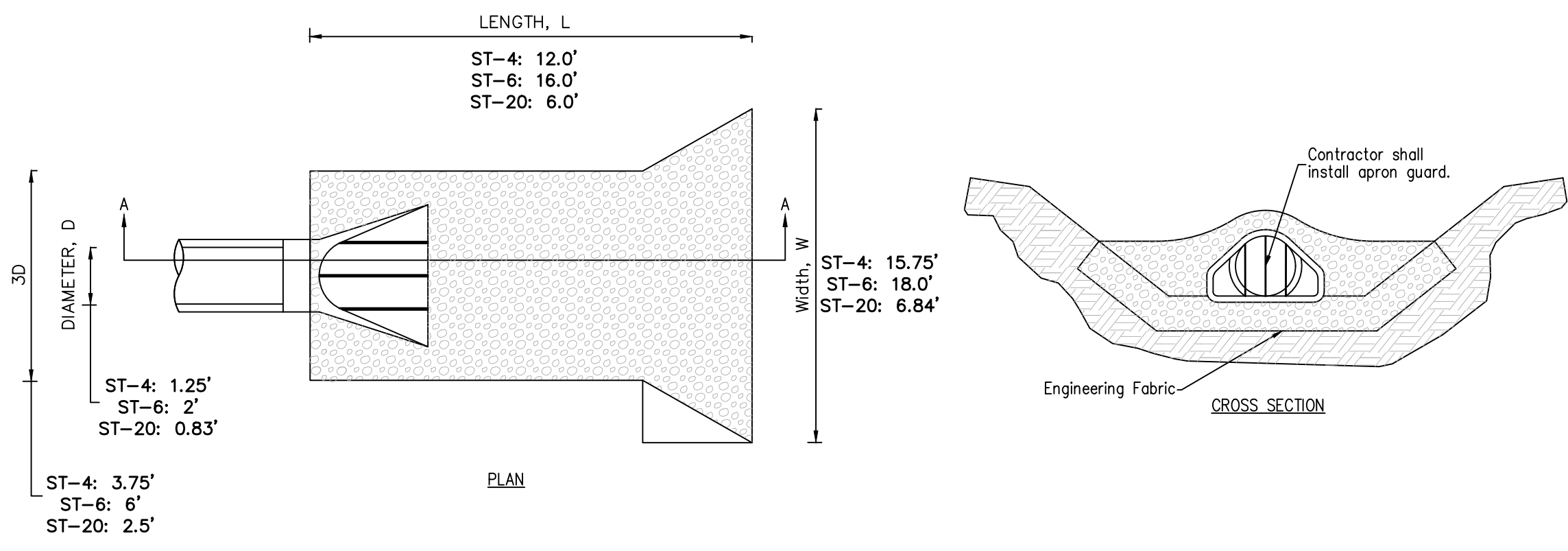
- NOTES:**
- REFER TO IOWA STORMWATER MANAGEMENT MANUAL, CHAPTER 5 SECTION 4 FOR FURTHER DETAILS.
 - BIORETENTION SHALL NOT BE CONSTRUCTED UNTIL AREAS SURROUNDING BIORETENTION ARE STABILIZED AND TEMPORARY SEDIMENT BASIN IS FINAL-GRADED.
 - CERTIFIED COMPOST SHALL BE TURF GOLD FROM MWA.
 - BIORETENTION CELL SHALL BE SEEDED WITH NO-MOW - LOW-GROW SEED MIX AS SUPPLIED BY ION EXCHANGE, INC.

BIO-RETENTION CONSTRUCTION NOTES

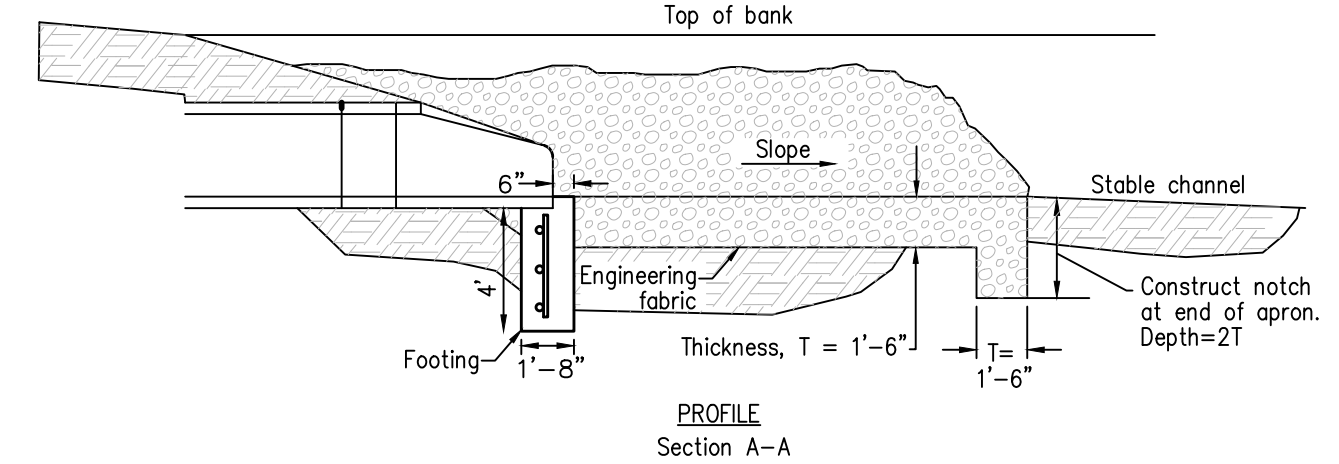
- CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO-RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
- THE BIO-RETENTION AREA SHALL BE SEEDED WITH A SUDAS TYPE 1, NO-MOW - LOW-GROW SEED MIX AS SUPPLIED BY ION EXCHANGE, INC.
- CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO-RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
- ENSURE THAT THE BOTTOM OF THE BIO-RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.

BIO-RETENTION MAINTENANCE NOTES

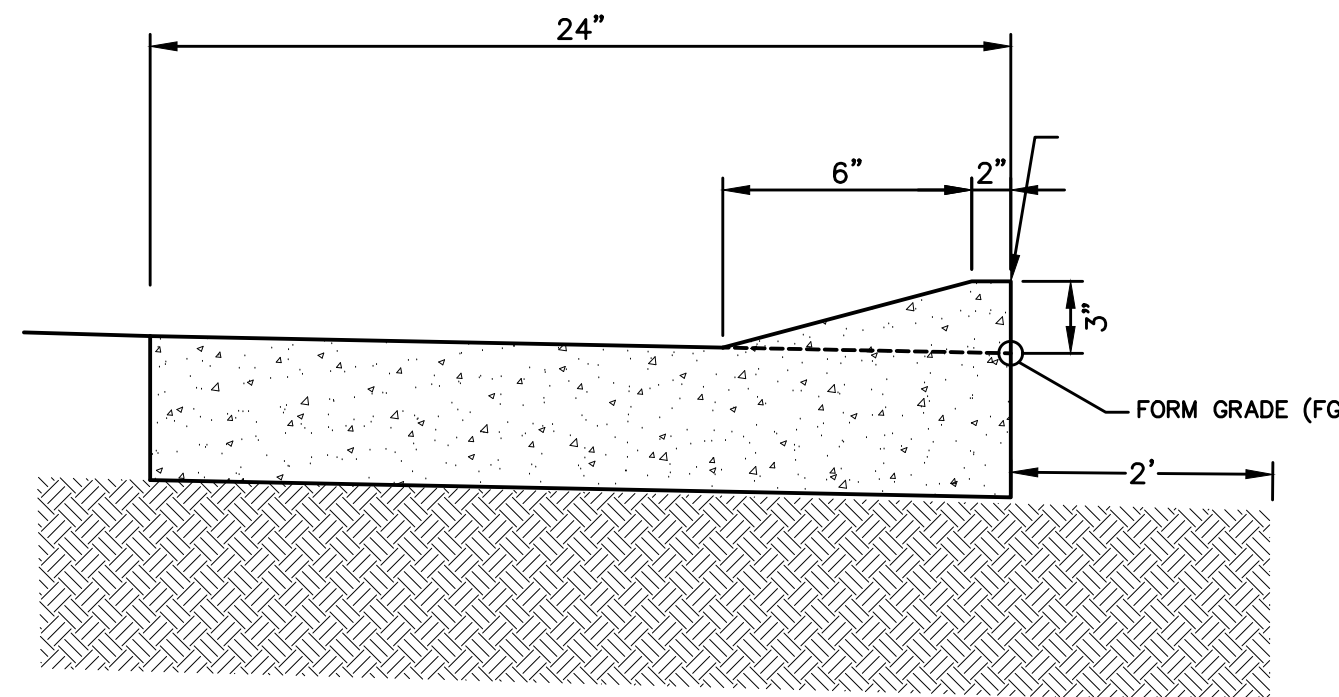
- FALL, SPRING, AS NEEDED:**
- PRUNE AND THIN OUT PLANTS WHEN NEEDED. REMOVE WEEDS THROUGHOUT THE GROWING SEASON, PREFERABLY BY PULLING OR TRIMMING. REPLACE PLANTS WHEN NEEDED.
 - REPLACE MULCH WHEN EROSION IS EVIDENT AND/OR WEED GROWTH IS EXCESSIVE.
 - REMOVE TRASH AND DEBRIS FROM PRETREATMENT AREA AND BIORETENTION CELL.
- SEMI-ANNUALLY:**
- INSPECT INFLOW POINTS FOR CLOGGING (OFFLINE SYSTEMS). REMOVE ANY SEDIMENT.
 - INSPECT FILTER STRIP/GRASS CHANNEL FOR EROSION OR GULLYING. RE-SEED OR SOD AS NECESSARY.
 - TREES AND SHRUBS SHOULD BE INSPECTED TO EVALUATE THEIR HEALTH AND REMOVE ANY DEAD OR SEVERELY DISEASED VEGETATION.
- ANNUALLY:**
- LOOK FOR EVIDENCE OF STANDING WATER IN THE OBSERVATION PORT. THIS MAY BE A SIGN OF HYDRAULIC FAILURE.
- AS NECESSARY:**
- REPLACE PEA GRAVEL DIAPHRAGM WHEN NECESSARY.
 - REPLACE MODIFIED SOIL LAYER WHEN PONDING GREATLY EXCEEDS THE DESIGN DRAINAGE TIME.



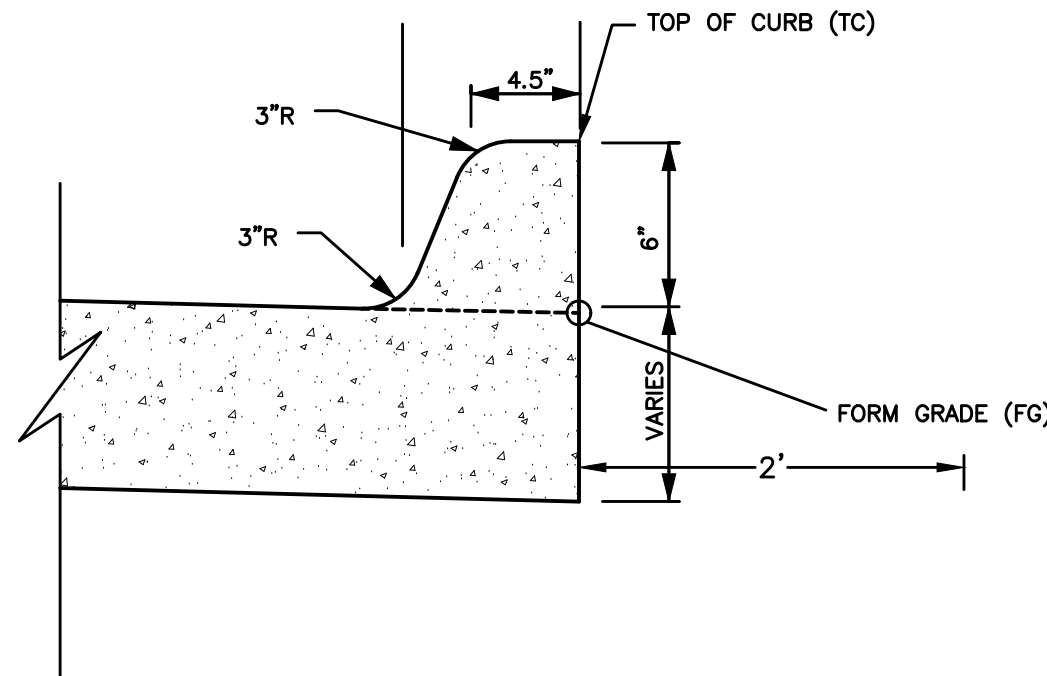
3 ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



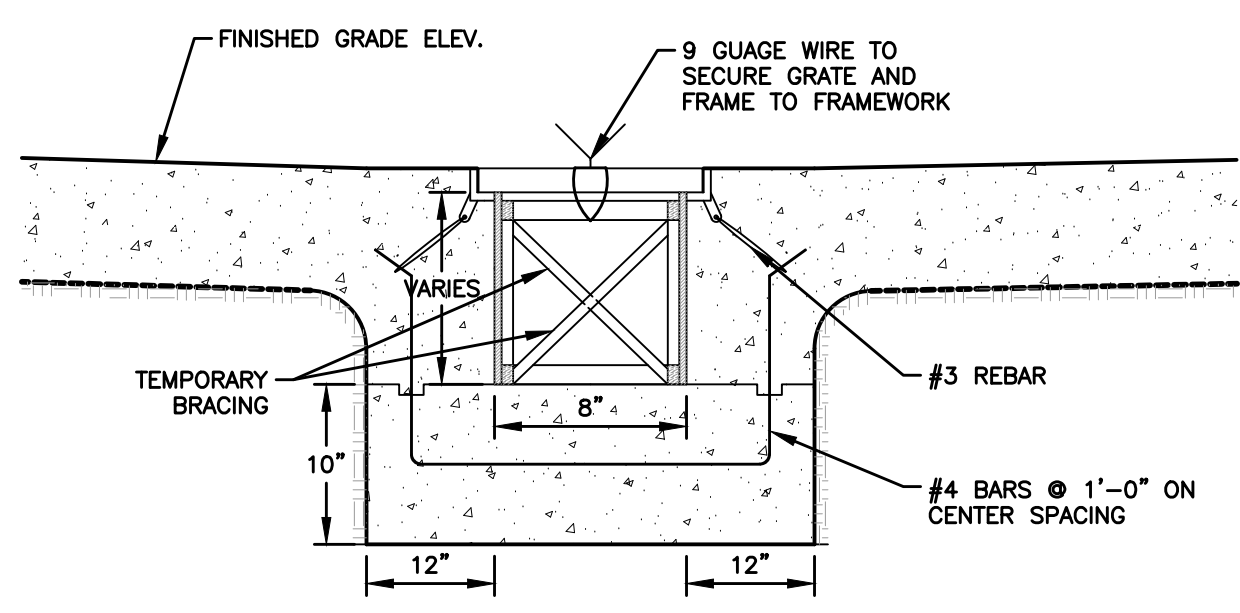
- NOTE:**
- THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
 - INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.



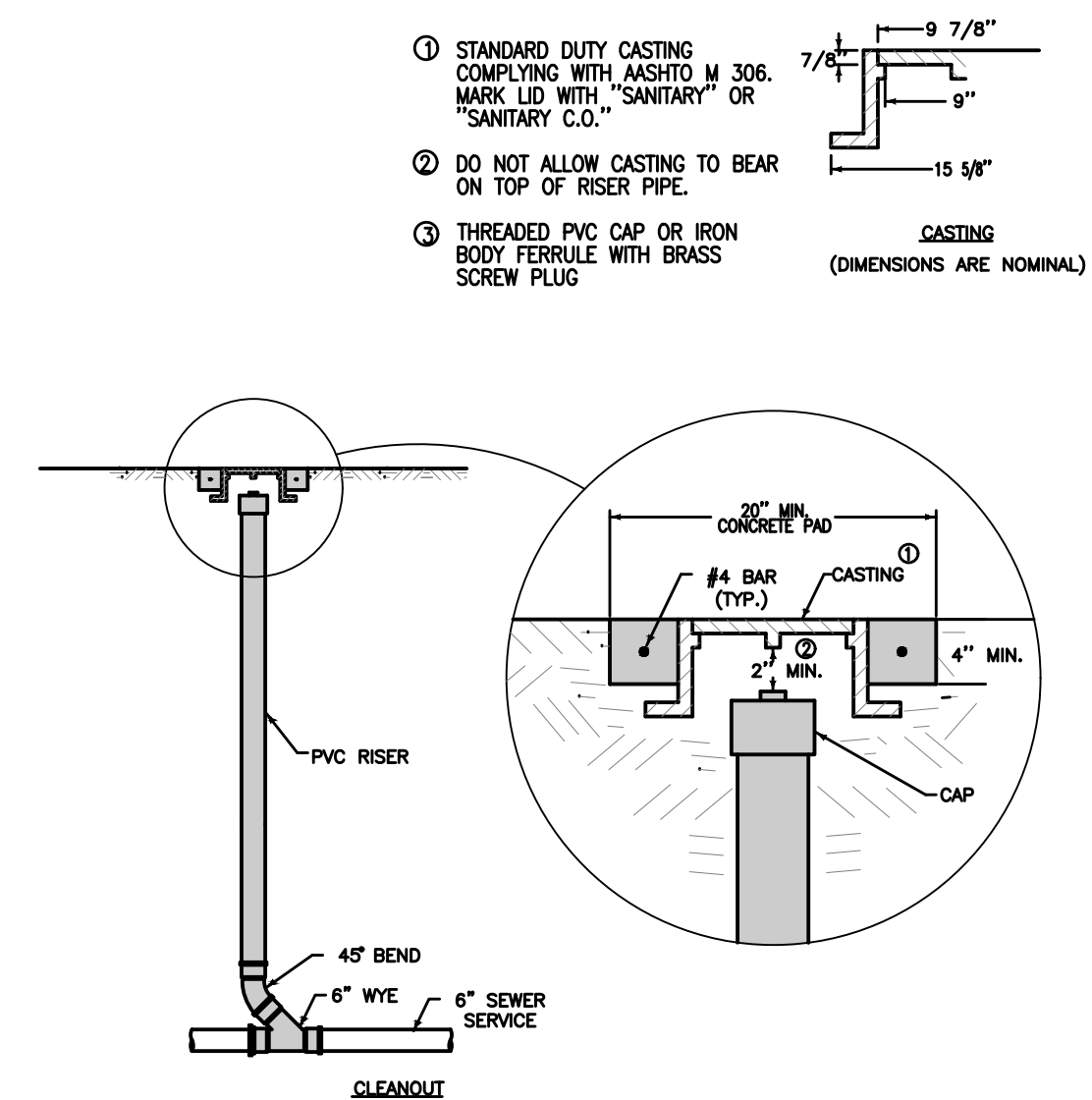
4 3" ROLLED CURB
NOT TO SCALE



5 6" INTEGRAL CURB
NOT TO SCALE



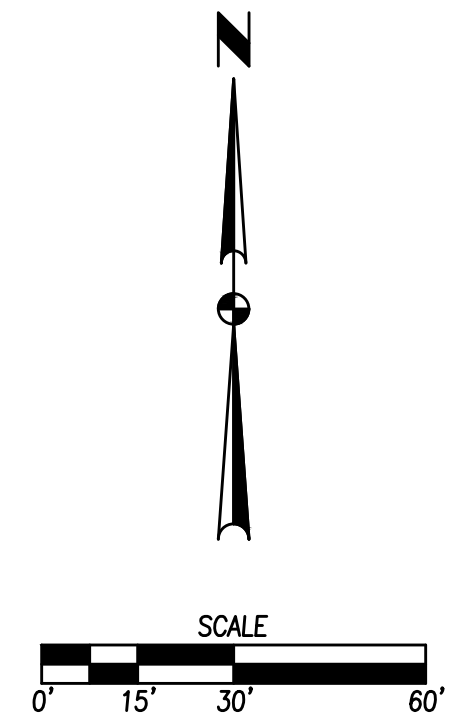
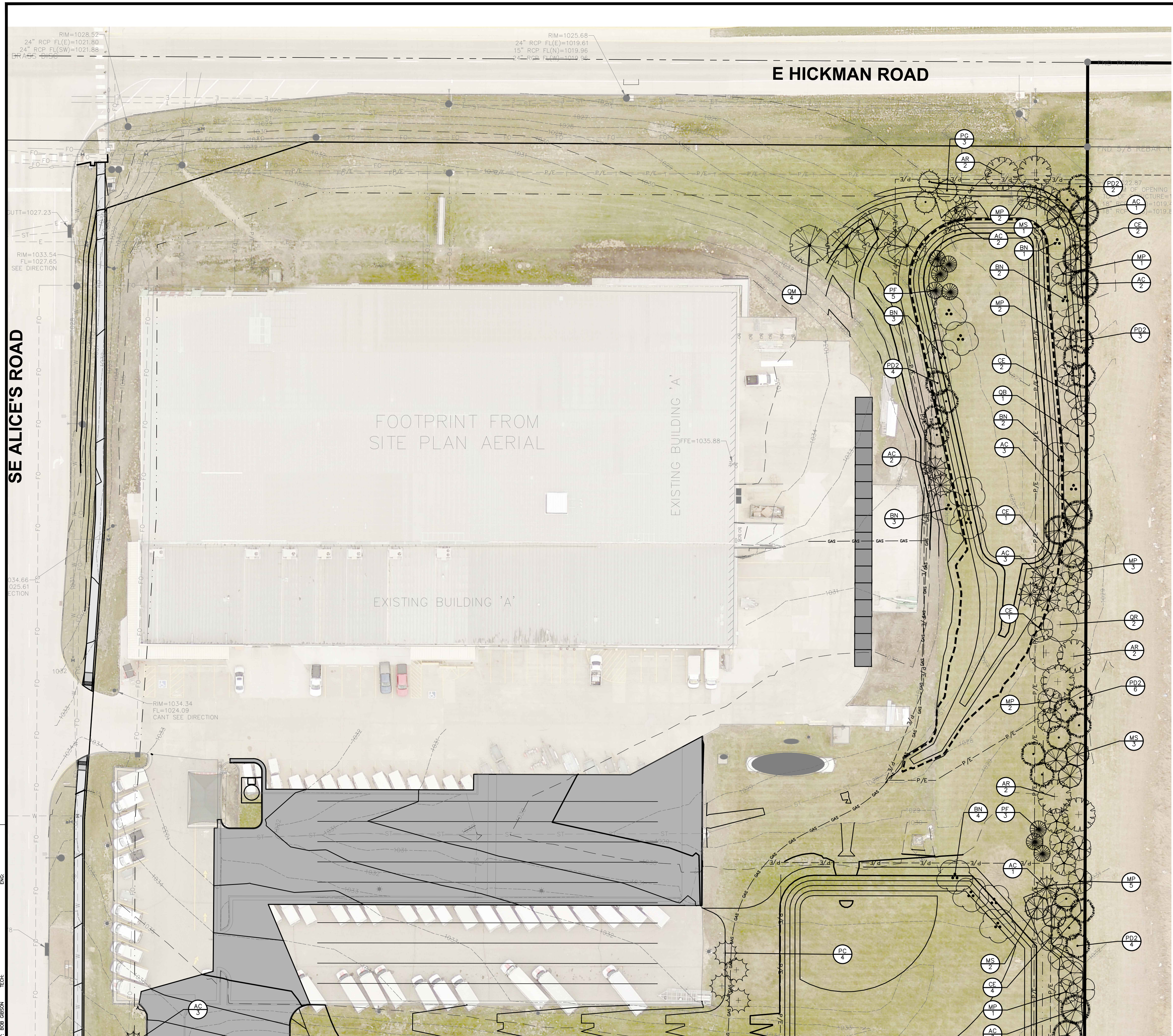
6 TRENCH DRAIN
NOT TO SCALE



7 SANITARY CLEANOUT
NOT TO SCALE

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PLOTTER: HP
TECH: GIBSON

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 TECH: GREG GIBSON
 DATE: 9/22/2022 8:07 AM



SE ALICE'S ROAD

E HICKMAN ROAD

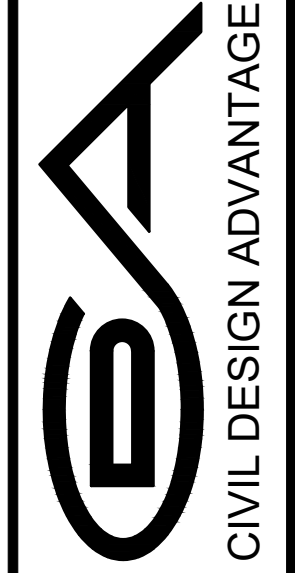
FOOTPRINT FROM SITE PLAN AERIAL

EXISTING BUILDING 'A'

EXISTING BUILDING 'A'

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WAUKEE, IOWA

U-HAUL WAUKEE
LANDSCAPE PLAN

ENGINEER:
 TECH: