

VINCE MEYER LEARNING CENTER NORTH PARKING LOT IMPROVEMENTS

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 2021, PAGE 16458)
LOT 1 VINCE MEYER LEARNING CENTER PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:
430 ASHWORTH DR
WAUKEE, IOWA 50263

OWNER/PREPARED FOR:
WAUKEE COMMUNITY SCHOOL DISTRICT
ATTN: KIRK JOHNSON
560 SE UNIVERSITY AVE
WAUKEE, IOWA 50263
PH: 515-987-5161

ZONING:
INFORMATION OBTAINED FROM THE CITY OF WAUKEE ZONING MAP ZONE:
R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WAUKEE AT 515-978-7900

PARKING REQUIREMENTS:
DAYTIME SCHOOL PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE + 1 SPACE PER CLASSROOM
DAYTIME PARKING REQUIRED = 50+31 = 81 STALLS
EVENING SCHOOL PARKING REQUIREMENTS: 1 SPACE PER 4 SEATS IN GYMNASIUMS & AUDITORIUMS
EVENING SCHOOL PARKING REQUIRED = 1874 / 4 = 47 STALLS
OFFICE REQUIREMENTS: 3 SPACES PER 1000SF OF GROSS FLOOR AREA
OFFICE PARKING REQUIRED = 3x8052/1000 = 25 STALLS
DAYTIME PARKING REQUIRED = 81+25 = 106 STALLS

EXISTING PARKING PROVIDED = 102 (NORTH) + 39 (SOUTH) = 141 STALLS
PROPOSED OFF STREET PARKING = 99 STALLS (NORTH) + 39 (SOUTH) = 138 STALLS
ON-STREET PARKING IS PROVIDED TO THE SOUTH BUT IS NOT COUNTED.

IMPERVIOUS SURFACE:
IMPERVIOUS SURFACE REMOVED = 53,900 SF
IMPERVIOUS SURFACE ADDED = 63,400 SF
NET INCREASE = 9,500 SF

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM = NAD 83, IOWA SOUTH

CONTROL POINT # 9000: SET IRON PIPE W/ PINK PLASTIC CAP
N = 587,247.17
E = 1,535,408.75
ELEV. = 1031.69
DESCR: EAST OF LIGHT POLE ON NW CORNER OF SUBJECT PROPERTY

CONTROL POINT # 9002: SET IRON PIPE ON CUT X
N = 587,123.65
E = 1,535,587.18
ELEV. = 1033.10
DESCR: WEST OF LIGHT POLE ALONG NORTHERN BOUNDARY NEAR THE MIDDLE OF SUBJECT PROPERTY

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. GAS (CITY OF WAUKEE / 515-978-7920)
3. STORM AND SANITARY (CITY OF WAUKEE / 515-978-7920)
4. FIBER OPTIC (CENTURY LINK / 918-547-0147)
(MEDIACOM / 515-246-6668)
(CONSOLIDATED COMMUNICATIONS / 507-386-3606)
5. WATER (CITY OF WAUKEE / 515-978-7920)



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.

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GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS 2023 STANDARD SPECIFICATIONS. THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK AND PRIOR TO ANY WEEKEND OR HOLIDAY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT 1 WEEK PRIOR TO ANY PLANNED WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- 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 "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND CITY OF WAUKEE REQUIREMENTS.
- BISHOP ENGINEERING 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.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- 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 OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WAUKEE.
- 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.
- ANY PROPOSED CHANGES TO THE APPROVED PLAN SET DURING CONSTRUCTION MUST RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT AND DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- CONTRACTOR SHALL PROVIDE THE CITY OF WAUKEE ENGINEERING DEPARTMENT WITH A LIST OF QUANTITIES FOR SCHEDULING INSPECTION PURPOSES.

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 SEEDED IN ACCORDANCE WITH CITY OF WAUKEE 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.
- DETECTABLE WARNING PANELS CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- 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.
- ALL PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- 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.
- 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 FLARED END SECTIONS SHALL HAVE A 3' WIDE CLAY WATERSTOP (SUDAS SW-105).
- 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 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.
- ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.

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 USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SWPPP NOTES:

- STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
- NPDES PERMIT AUTHORIZATION NUMBER: TBD
- THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.

SECURITY NOTES:

- CONTRACTOR RESPONSIBLE FOR SECURITY OF THE SITE.
- TEMPORARY FENCES OR ANY OTHER SECURITY MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO SECURITY MEASURES WILL BE ELIGIBLE FOR A CHANGE ORDER AND MUST BE INCLUDED IN THE BASE BID.

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.

PAVEMENT SAWCUT NOTES:

- CONTRACTOR SHALL FOLLOW JOINTING SHOWN ON PLANS. IF CONTRACTOR WANTS TO DEVIATE FROM JOINTING SHOWN, CONTRACTOR SHALL PROVIDE SAWCUT JOINTING PLAN TO JOEL JACKSON, BISHOP ENGINEERING (515-276-0467 OR JJACKSON@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED NOT IN COMPLIANCE WITH JOINTING 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.
- TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS.
- ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

PAVEMENT PLACEMENT NOTES:

- SEE PROJECT SPECIFICATION SECTION 32 13 13 FOR LASER SCREED REQUIREMENTS.

FIRE DEPARTMENT ACCESS NOTES:

- AN APPROVED FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED FOR ALL BUILDINGS, OR PORTIONS OF A BUILDING AS SOON AS VERTICAL CONSTRUCTION OF THE BUILDING COMMENCES.
- FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF 2015 IFC 503.2 AND SHALL EXTEND TO WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
- FIRE APPARATUS TRAIL (AS SHOWN ON PLANS) SHALL BE INSTALLED PRIOR TO BUILDING GOING VERTICAL. IF PAVEMENT IS NOT PLANNED TO BE INSTALLED PRIOR TO THE BUILDING GOING VERTICAL, THAN TEMPORARY ROCK ACCESS SHALL BE PROVIDED AROUND THE BUILDING AND CONNECTED TO THE ROCK CONSTRUCTION ENTRANCE.
- ANY TEMPORARY ROCK USED FOR THE FIRE DEPARTMENT ACCESS ROUTE SHALL BE REMOVED FROM THE SITE PRIOR TO TOPSOIL SPREADING AND SEEDING. SEE TOPSOIL NOTES ON COVER SHEET AND GRADING PLAN.
- ANY AND ALL FIRE APPARATUS ACCESS ROAD WORK NECESSARY TO COMPLY WITH WAUKEE FIRE DEPARTMENT REQUIREMENTS SHALL BE CONSIDERED INCIDENTAL TO BID.

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.

REQUIRED AS-BUILTS:

THE OWNER SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER, PUBLIC STORM SEWER, RAMPS, LANDINGS, CROSSWALKS AND PUBLIC IMPROVEMENTS. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (JOEL JACKSON AT 515-276-0467) 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.

****CONTRACTOR SHALL CONTACT BISHOP ENGINEERING FOR POND AS-BUILTS AFTER TOPSOIL RESPREAD AND BEFORE SEEDING HAS TAKEN PLACE****

AFTER DETENTION BASINS HAVE BEEN AS-BUILT AND APPROVED, BISHOP ENGINEERING SHALL PROVIDE A SIGNED CERTIFICATION STATEMENT TO THE CITY INDICATING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED.

FARM TILE NOTES:

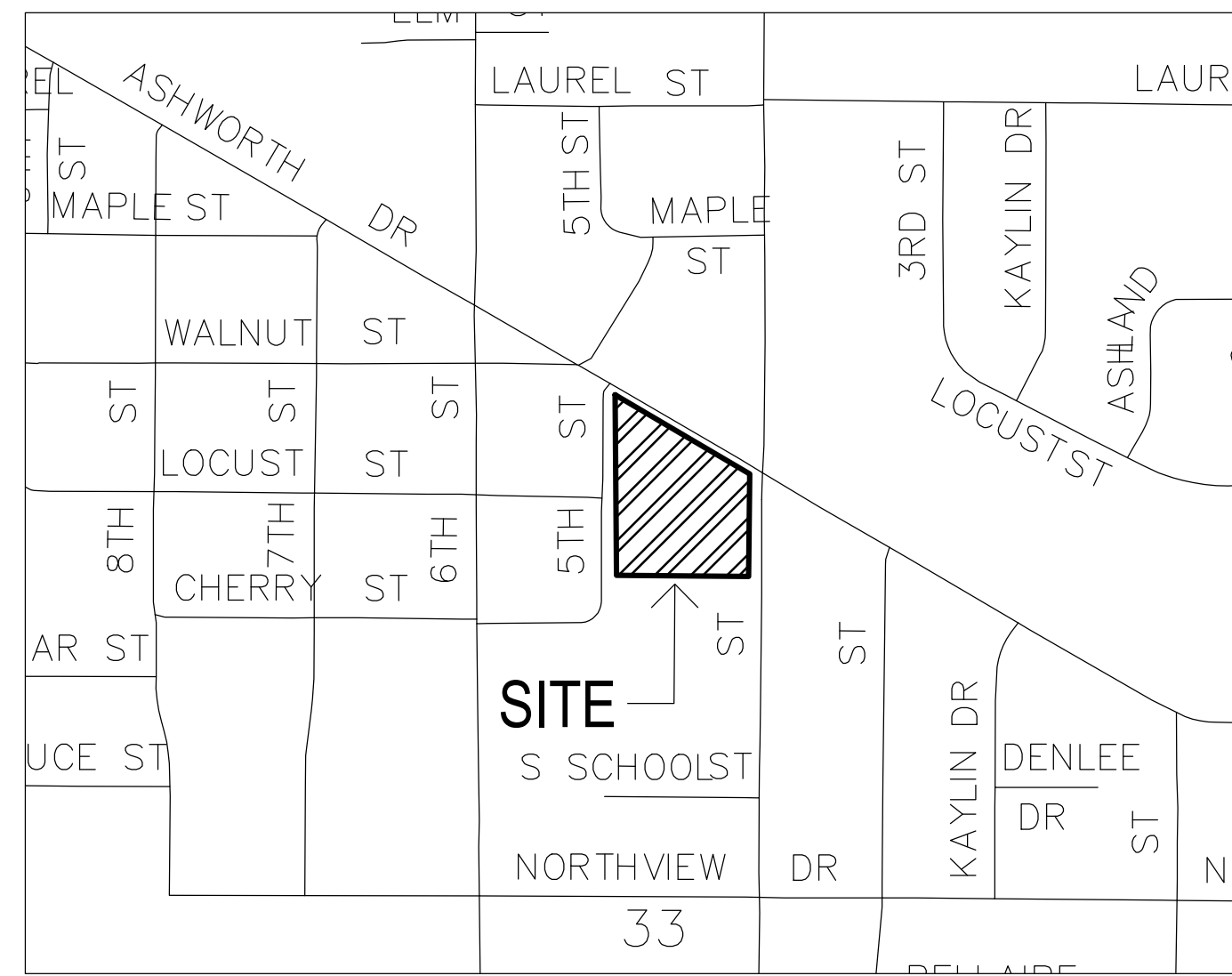
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. CONNECT TO STORM SEWER WITH AN INSERT-A-TEE OR DIRECTLY TO A STORM STRUCTURE.
- IT IS ANTICIPATED THAT THE SITE CONTAINS FIELD TILES, HOWEVER, LIMITED INFORMATION IS AVAILABLE.
- THIS WORK WILL BE ELIGIBLE FOR A CHANGE ORDER IF, AND ONLY IF, PROPOSED SITE STORM SEWER IS NOT WITHIN 50 FEET OF THE FIELD TILE.
- CONTRACTOR SHALL PROVIDE AS-BUILTS OF FARM TILES TO BISHOP ENGINEERING WITH BOTH ELEVATIONS AND STATE PLANE COORDINATES.

TOPSOIL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING GEOTECHNICAL ENGINEER WHEN TOPSOIL HAS BEEN PLACED / RE-SPREAD ON SITE. GEOTECHNICAL ENGINEER WILL THEN INVESTIGATE AND PROVIDE WRITTEN VERIFICATION TO THE OWNER THAT AT LEAST 8" OF TOPSOIL HAS BEEN PLACED IN ALL PERVIOUS AREAS OF THE SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF HAULING IN ADDITIONAL TOPSOIL IN AREAS THAT ARE DEFICIENT. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ADDITIONAL COSTS FOR SUBSEQUENT TOPSOIL DEPTH TESTING PERFORMED BY GEOTECHNICAL ENGINEER IF SITE IS FOUND TO BE DEFICIENT.

SOILS REPORT:

- REFERENCE ALLENDER BUTZKE SOILS REPORT (PN TBD) 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.



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX:

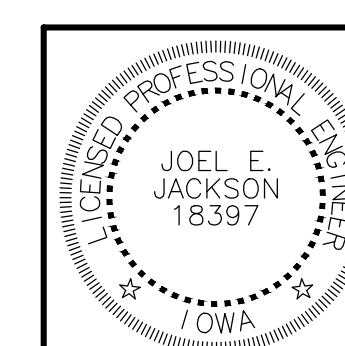
- C0.1 COVER SHEET
- C1.1 DEMO PLAN
- C2.1 LAYOUT PLAN
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAILS SHEET
- C7.1 SWPPP

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
PBG	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRE	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

LEGEND

— SAN —	SANITARY SEWER	⊠	ELECTRIC VAULT
— ST —	STORM SEWER	⊠	TRANSFORMER POLE
— W —	WATER LINE	⊠	TRANSFORMER POLE
— G —	GAS LINE	☆	LIGHT POLE
— U/E —	UNDERGROUND ELECTRIC	⊠	ELECTRIC JUNCTION BOX
— O/E —	OVERHEAD ELECTRIC	⊠	ELECTRIC PANEL
— TEL —	TELEPHONE LINE	⊠	TRANSFORMER
— F/O —	FIBER OPTIC	⊠	GROUND LIGHT
— CATV —	CABLE TV	⊠	GUY WIRE
⊠	STORM MANHOLE	⊠	ELECTRIC HANDHOLE
⊠	CURB INTAKE	⊠	GAS METER
⊠	SURFACE INTAKE	⊠	GAS VALVE
⊠	FLARED END SECTION	⊠	AIR CONDITIONING UNIT
⊠	ROOF DRAIN	⊠	TELEPHONE RISER
⊠	DOWNSPOUT	⊠	TELEPHONE VAULT
⊠	SANITARY MANHOLE	⊠	TELEPHONE MANHOLE
⊠	CLEANOUT	⊠	TRAFFIC SIGNAL MANHOLE
⊠	FIRE HYDRANT	⊠	FIBER OPTIC MANHOLE
⊠	SPRINKLER	⊠	FIBER OPTIC RISER
⊠	IRRIGATION CONTROL VALVE	⊠	FIBER OPTIC VAULT
⊠	WATER MANHOLE	⊠	CABLE TV RISER
⊠	WELL	⊠	SIGN
⊠	WATER VALVE	⊠	BOLLARDS
⊠	WATER SHUT OFF	⊠	DENOTES NUMBER OF PARKING STALLS
⊠	YARD HYDRANT	⊠	PROPERTY CORNER - FOUND AS NOTED
⊠	FLAGPOLE	⊠	OR AS NOTED
⊠	ELECTRIC MANHOLE	⊠	SECTION CORNER - FOUND AS NOTED
⊠	ELECTRIC METER	⊠	SITE CONTROL POINT - MONUMENT AS NOTED
⊠	ELECTRIC RISER		



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: JOEL E. JACKSON, P.E. 18397 DATE: _____
LICENSE RENEWAL DATE: DEC. 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Established 1959
Civil Engineering & Land Surveying

VINCE MEYER LEARNING CENTER NORTH PARKING LOT IMPROVEMENTS COVER SHEET

REFERENCE NUMBER:
**120321
190368**

DRAWN BY:
DRL

CHECKED BY:
JEJ

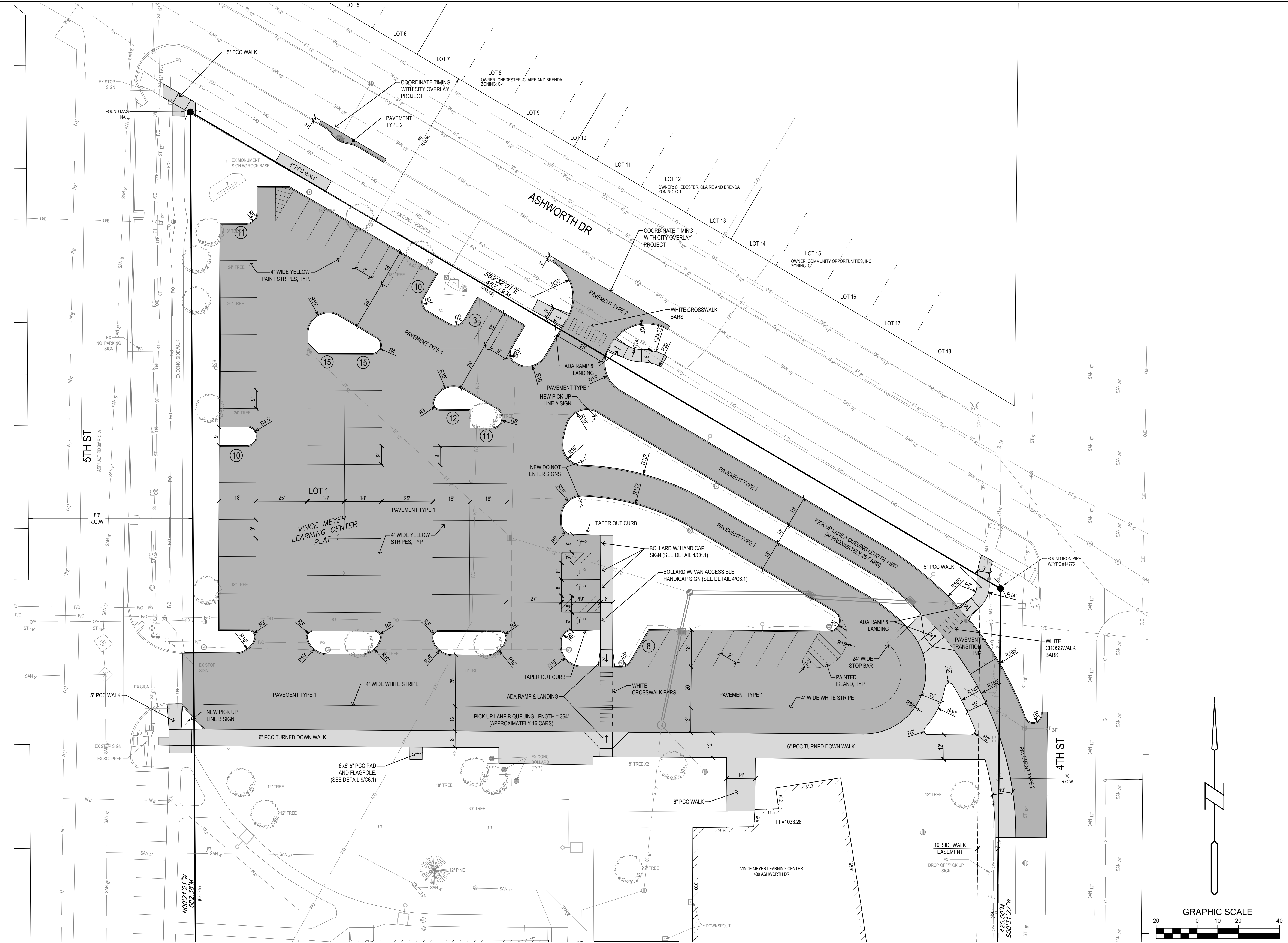
REVISION DATE:
01/24/23 1ST CITY SET
02/07/23 2ND CITY SET
02/21/23 3RD CITY SET
03/08/23 4TH CITY SET

PROJECT NUMBER:
210570

SHEET NUMBER:
C0.1

PRELIMINARY - NOT FOR CONSTRUCTION

3/8/2023 9:40:26 AM L:\LAND PROJECTS 2021\10570 VINCE MEYER NORTH PARKING LOT\DWG\C2 LAYOUT.DWG



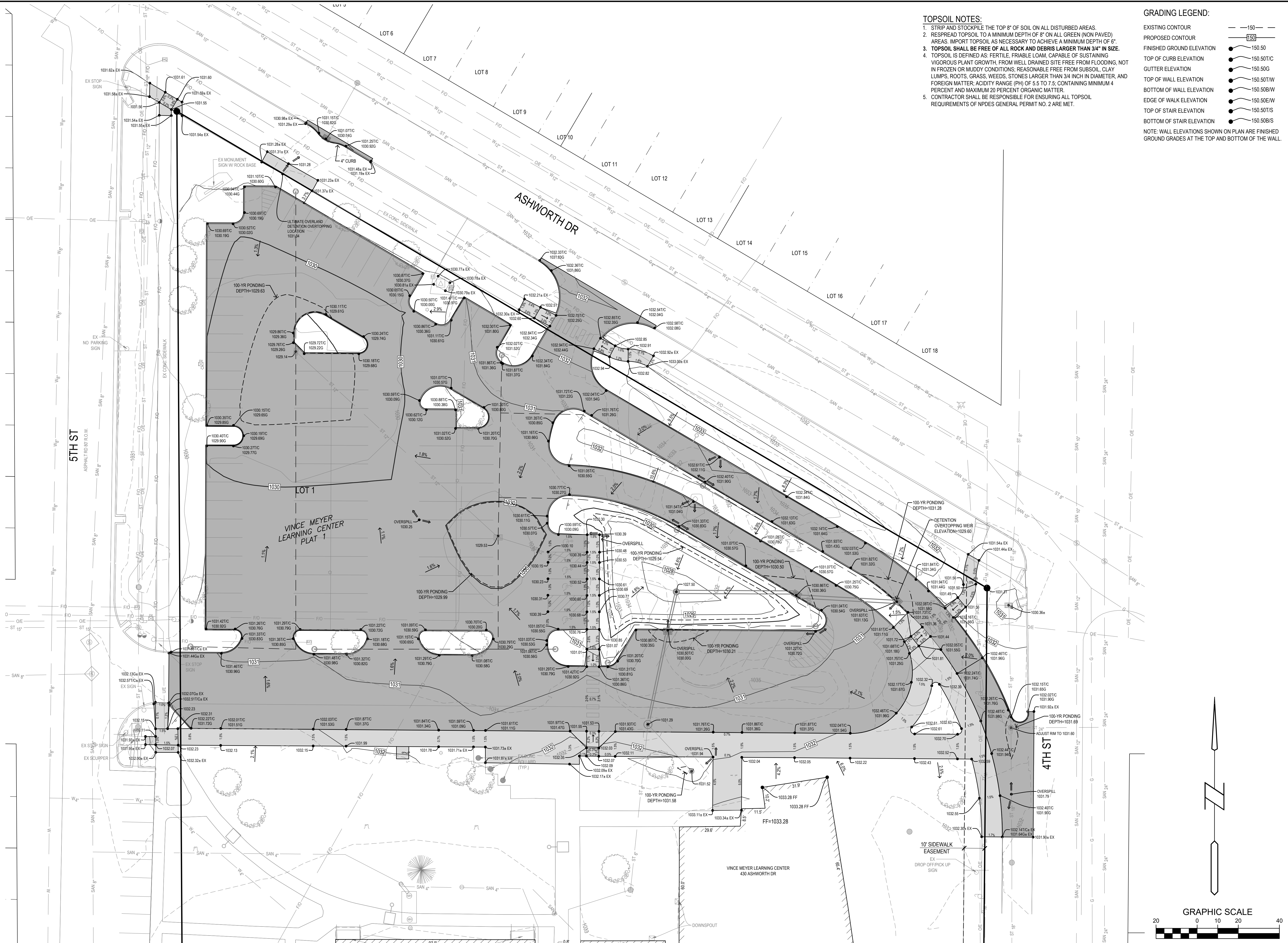
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 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying Established 1959

**VINCE MEYER LEARNING CENTER
 NORTH PARKING LOT IMPROVEMENTS
 LAYOUT PLAN**

REFERENCE NUMBER: 120321 190368
DRAWN BY: DRL
CHECKED BY: JEJ
REVISION DATE: 01/24/23 1ST CITY SET 02/07/23 2ND CITY SET 02/21/23 3RD CITY SET 03/08/23 4TH CITY SET
PROJECT NUMBER: 210570
SHEET NUMBER: C2.1

PRELIMINARY - NOT FOR CONSTRUCTION

3/8/2023 9:42:03 AM L:\LAND PROJECTS 2021\10570 VINCE MEYER NORTH PARKING LOT\DWG\C3 GRADING.DWG

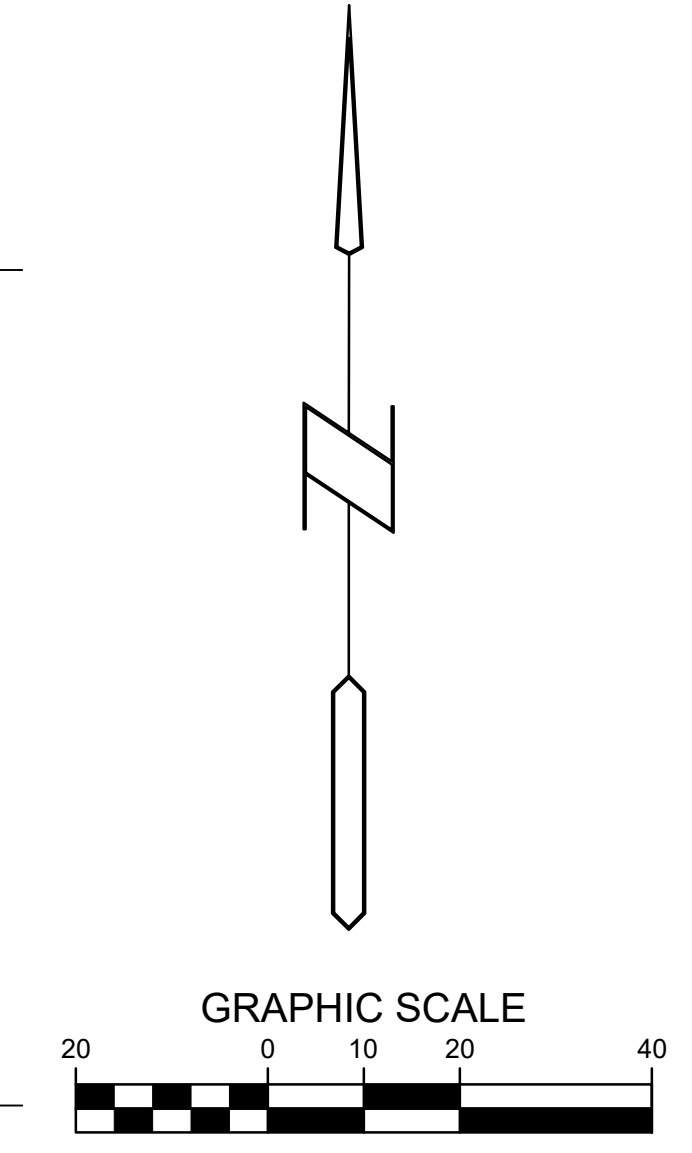


- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
 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 LEGEND:

EXISTING CONTOUR	---	150
PROPOSED CONTOUR	---	150
FINISHED GROUND ELEVATION	●	150.50
TOP OF CURB ELEVATION	●	150.50/C
GUTTER ELEVATION	●	150.50G
TOP OF WALL ELEVATION	●	150.50T/W
BOTTOM OF WALL ELEVATION	●	150.50B/W
EDGE OF WALK ELEVATION	●	150.50E/W
TOP OF STAIR ELEVATION	●	150.50T/S
BOTTOM OF STAIR ELEVATION	●	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



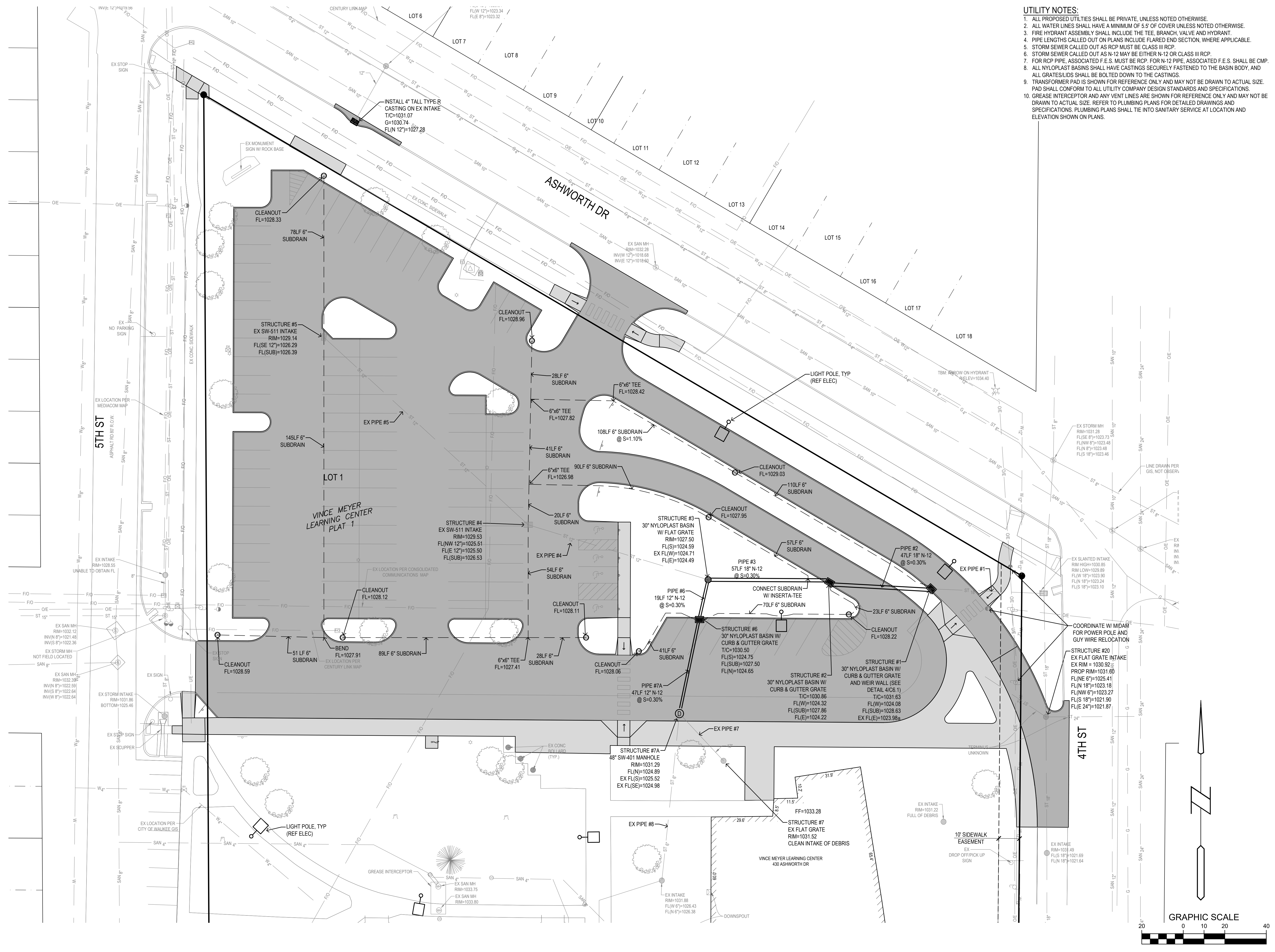
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**VINCE MEYER LEARNING CENTER
 NORTH PARKING LOT IMPROVEMENTS
 GRADING PLAN**

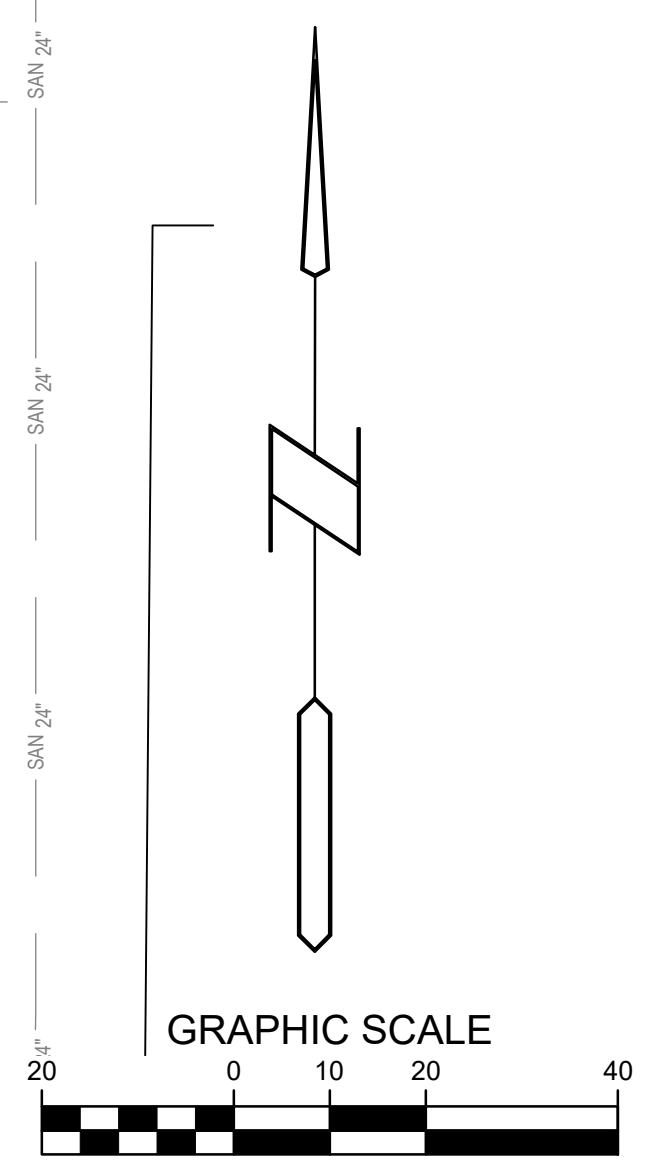
REFERENCE NUMBER: 120321 190368
DRAWN BY: DRL
CHECKED BY: JEJ
REVISION DATE: 01/24/23 1ST CITY SET 02/07/23 2ND CITY SET 02/21/23 3RD CITY SET 03/08/23 4TH CITY SET
PROJECT NUMBER: 210570
SHEET NUMBER: C3.1

PRELIMINARY - NOT FOR CONSTRUCTION

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- 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.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
 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. GREASE INTERCEPTOR AND ANY VENT LINES ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SERVICE AT LOCATION AND ELEVATION SHOWN ON PLANS.



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**VINCE MEYER LEARNING CENTER
 NORTH PARKING LOT IMPROVEMENTS
 UTILITY PLAN**

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DRAWN BY: DRL
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PROJECT NUMBER: 210570
SHEET NUMBER: C4.1

PRELIMINARY - NOT FOR CONSTRUCTION

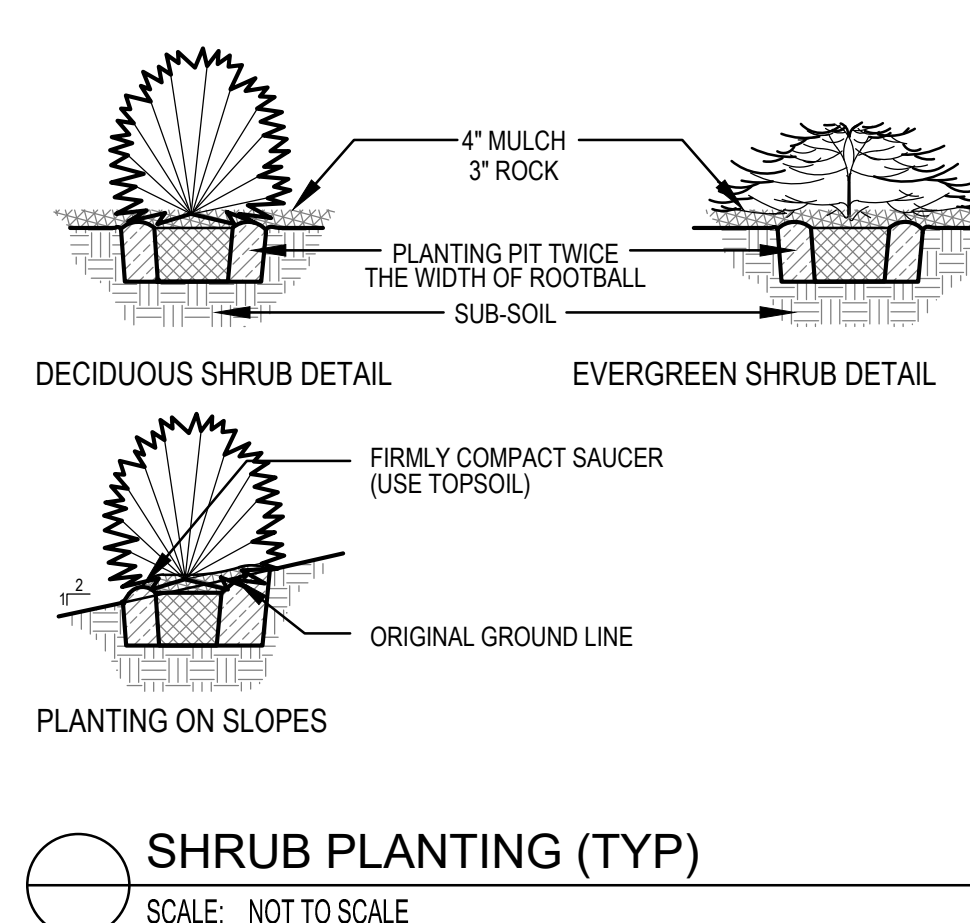
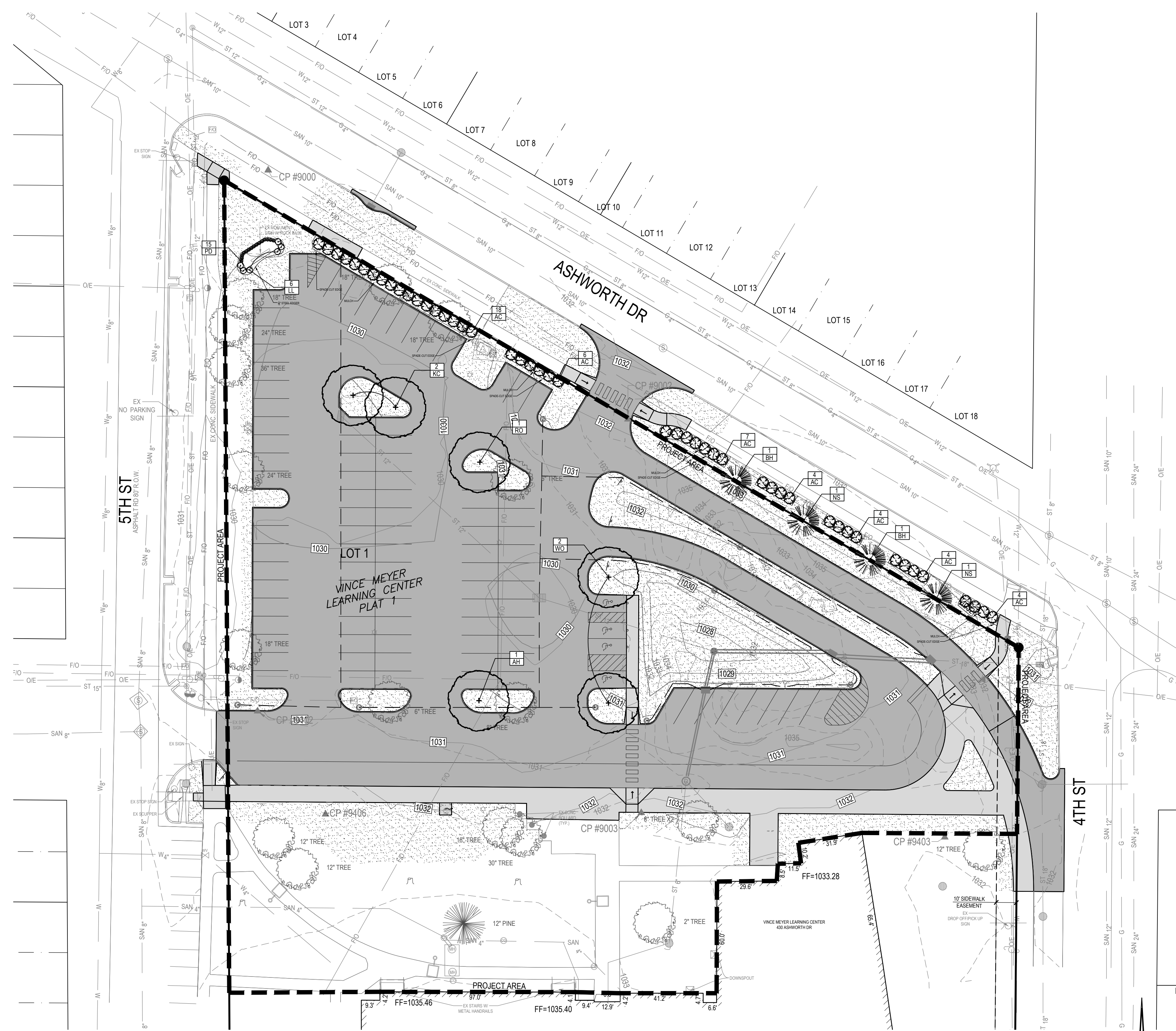
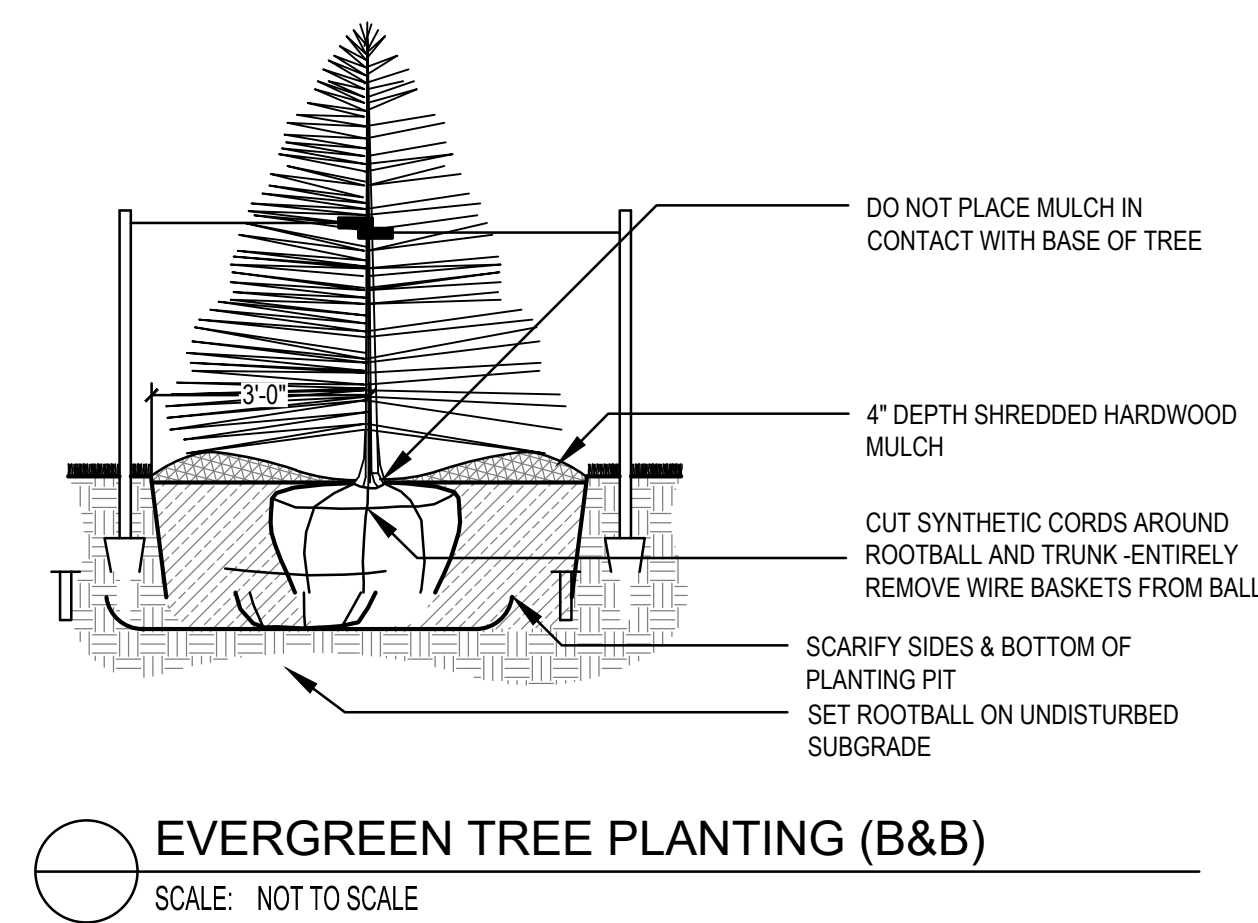
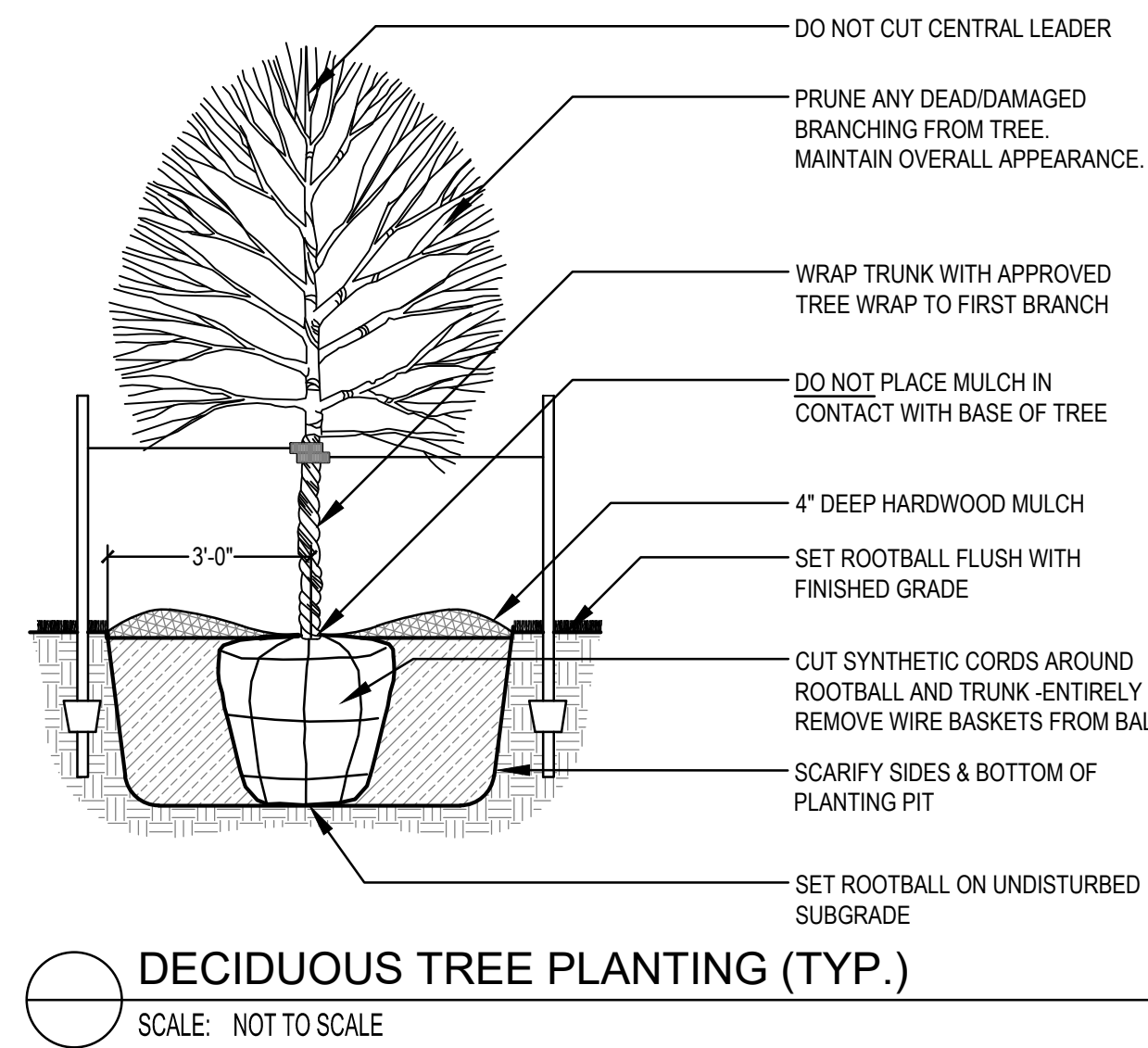
LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. 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.
3. STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING. CONTRACTOR TO WATER UNTIL SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE.
9. ALL WIRE, ANY
10. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS, ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
11. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
12. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
13. 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.
14. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
15. ALL EDGING SHALL BE DURAEDEGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
16. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS UNTIL SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE.
17. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
18. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR).
19. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF PROJECT AREA	101,700 SF
OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.	
TOTAL REQUIRED OPEN SPACE (20%)	20,340 SF
TOTAL LANDSCAPE UNITS (1 / 1000 SF OF OPEN SPACE)	20
TOTAL TREES REQUIRED (OVERSTORY AND EVERGREEN)	20
TOTAL EVERGREENS (25% OF TOTAL UNITS)	5
TOTAL SHRUBS REQUIRED (1 / 1000 SF OF OPEN SPACE)	21
EXISTING OVERSTORY TREES	21
EXISTING EVERGREEN TREES	1
PROPOSED OVERSTORY	11
PROPOSED EVERGREEN	4
PROPOSED SHRUBS	47

PROPERTY AND SURROUNDING LOTS ZONED R-2 AND C-1. NO BUFFER REQUIRED.

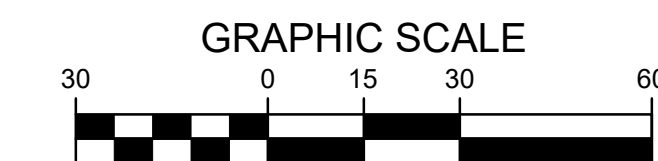


PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	HEIGHT	ROOT	NOTES
OVERSTORY TREES							
AH	2	AMERICAN HORNBEEAM	CARPINUS CAROLINIANA	2'0" CAL	8' MIN	B&B	MATCHED SPECIMENS
KC	2	KENTUCKY COFFEETREE	GYMNOLADUS DIOICUS	2'0" CAL	8' MIN	B&B	MATCHED SPECIMENS
WO	2	WHITE OAK	QUERCUS ALBA	2'0" CAL	8' MIN	B&B	MATCHED SPECIMENS
RO	1	RED OAK	QUERCUS RUBRA	2'0" CAL	8' MIN	B&B	MATCHED SPECIMENS
EVERGREEN TREES							
NS	2	NORWAY SPRUCE	PICEA ABIES	6'	6' MIN	B&B	FULL FORM TO GROUND
BH	2	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6'	6' MIN	B&B	FULL FORM TO GROUND
SHRUBS							
LL	6	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	#3	18" MIN	CONT	FULL FORM - MATCHED
AC	47	ALPINE CURRANT	RIBES ALPINUM	#3	18" MIN	CONT	FULL FORM - MATCHED
GRASSES							
PD	15	PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPSIS	#1		CONT	FULLY ROOTED IN CONTAINER

LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE).



**VINCE MEYER LEARNING CENTER
NORTH PARKING LOT IMPROVEMENTS**

LANDSCAPE PLAN

REFERENCE NUMBER:
120321
190368

DRAWN BY:
DRL

CHECKED BY:
JEJ

REVISION DATE:
01/24/23 1ST CITY SET
02/07/23 2ND CITY SET
02/21/23 3RD CITY SET
03/08/23 4TH CITY SET

PROJECT NUMBER:
210570

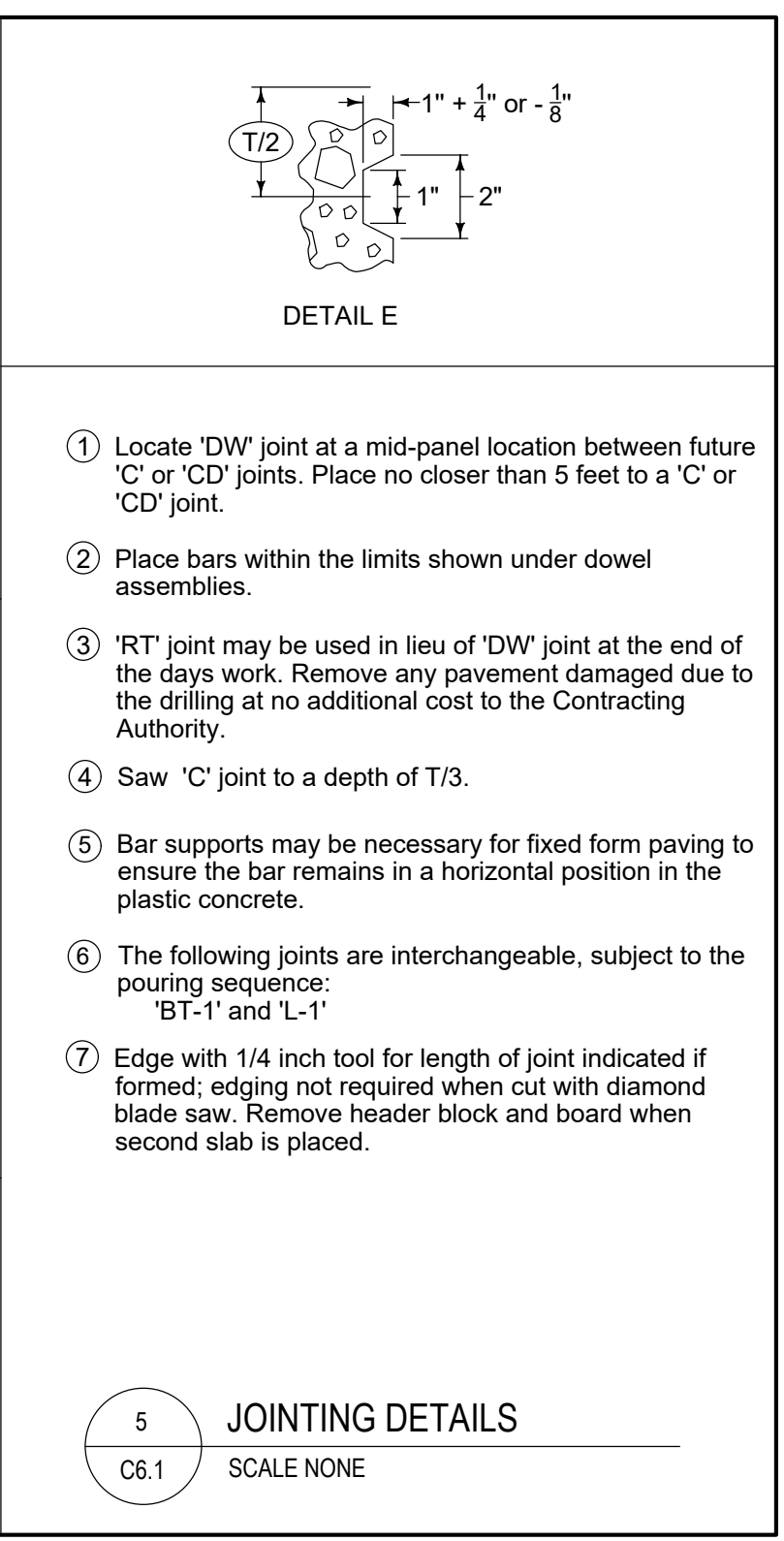
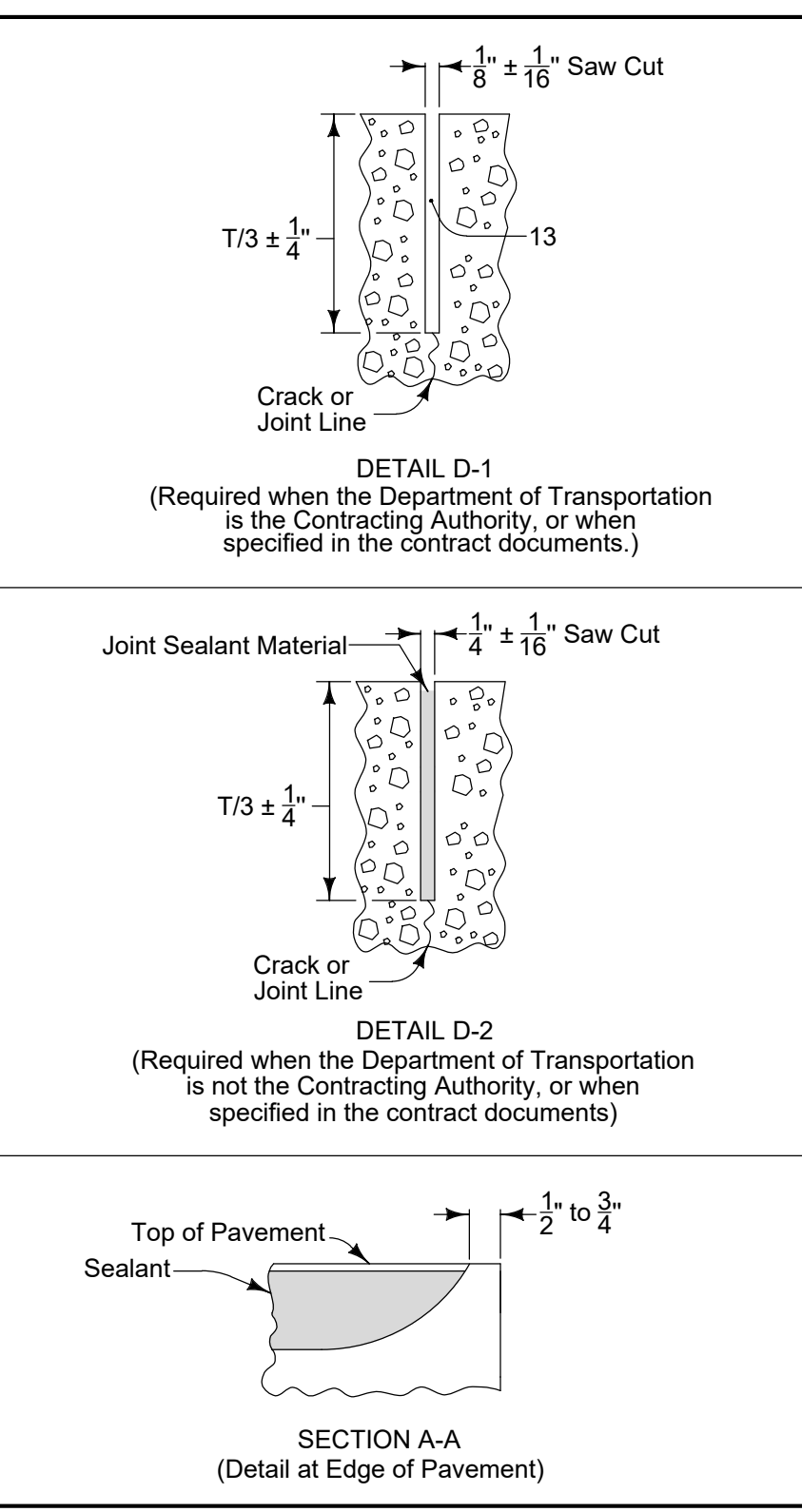
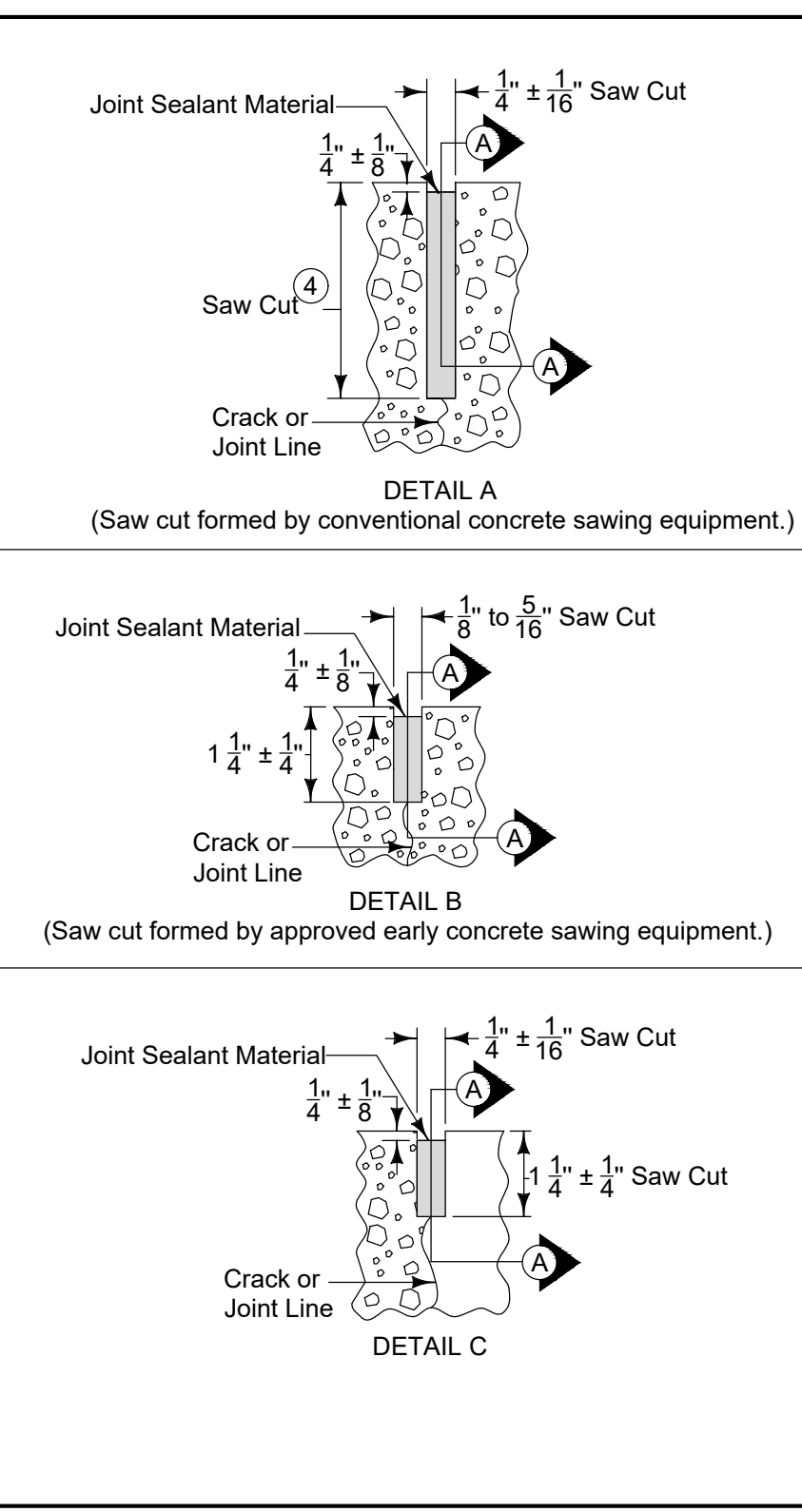
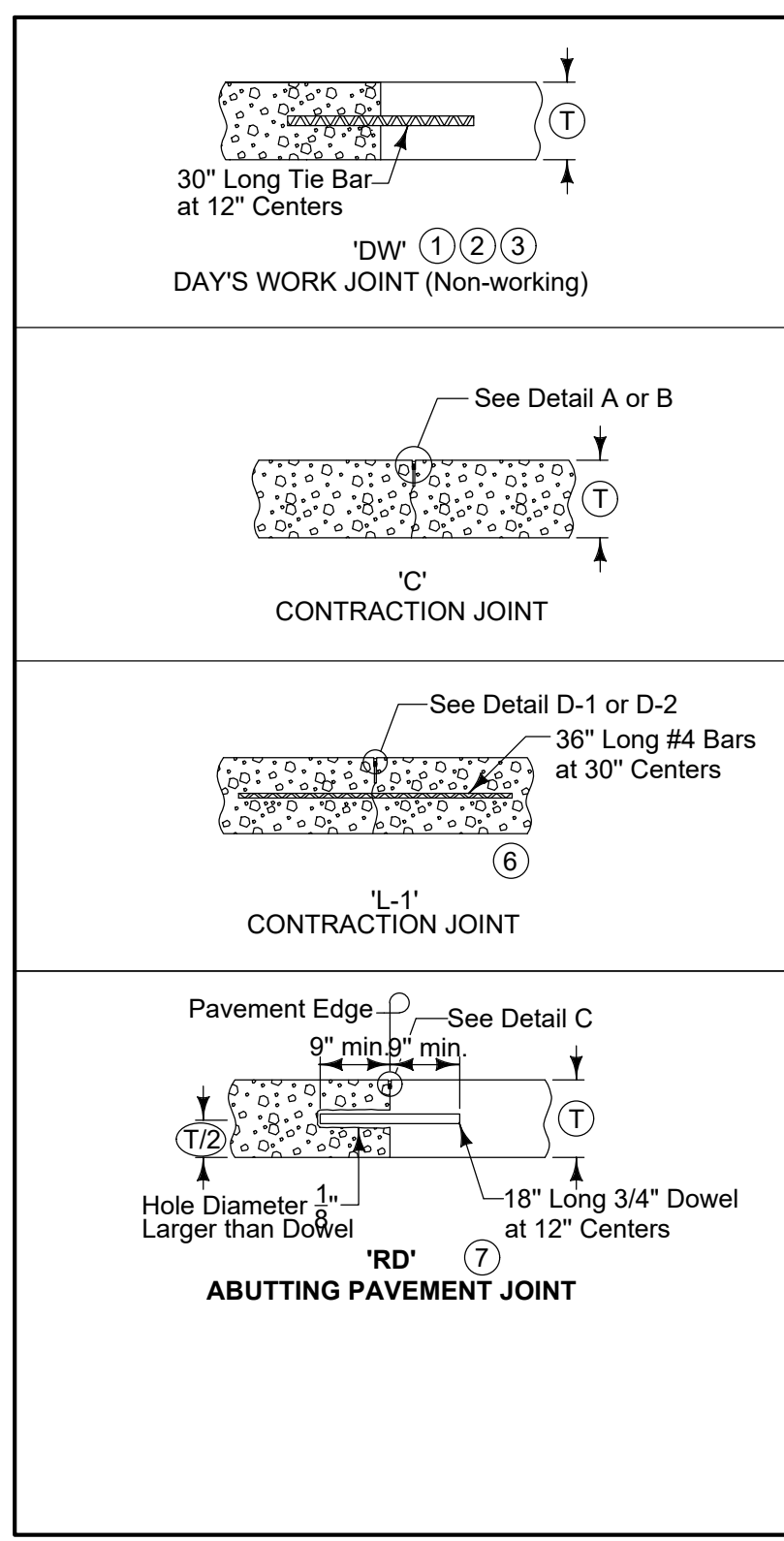
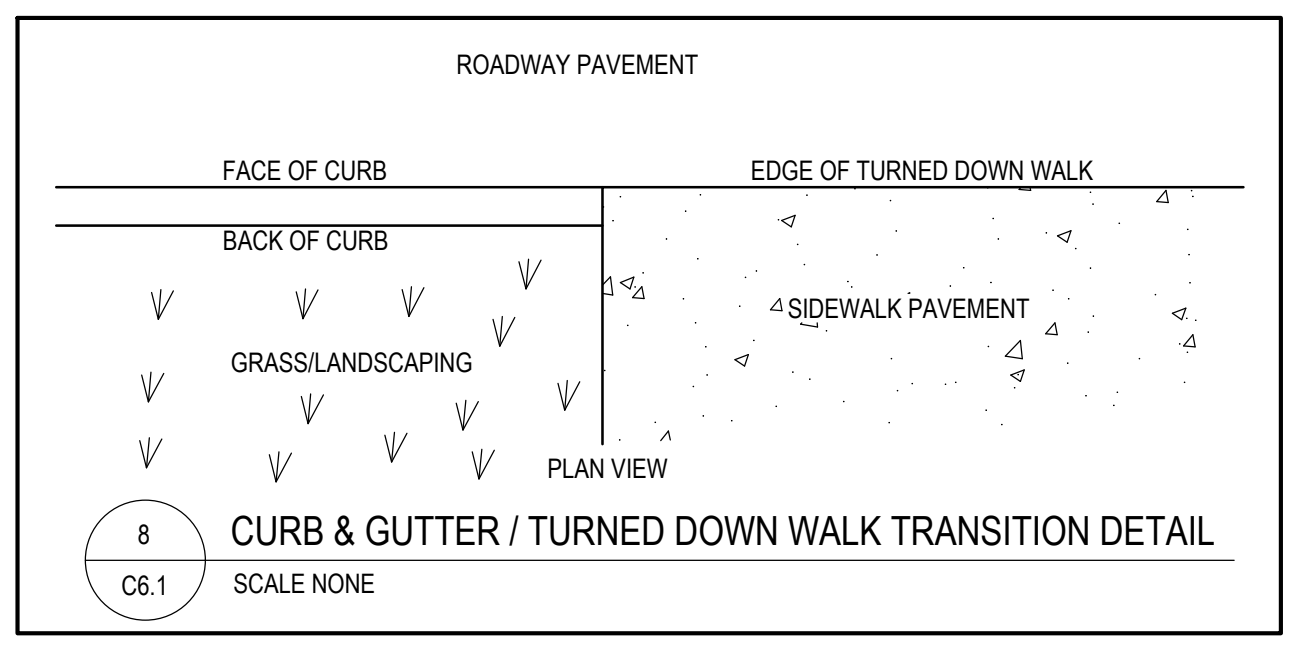
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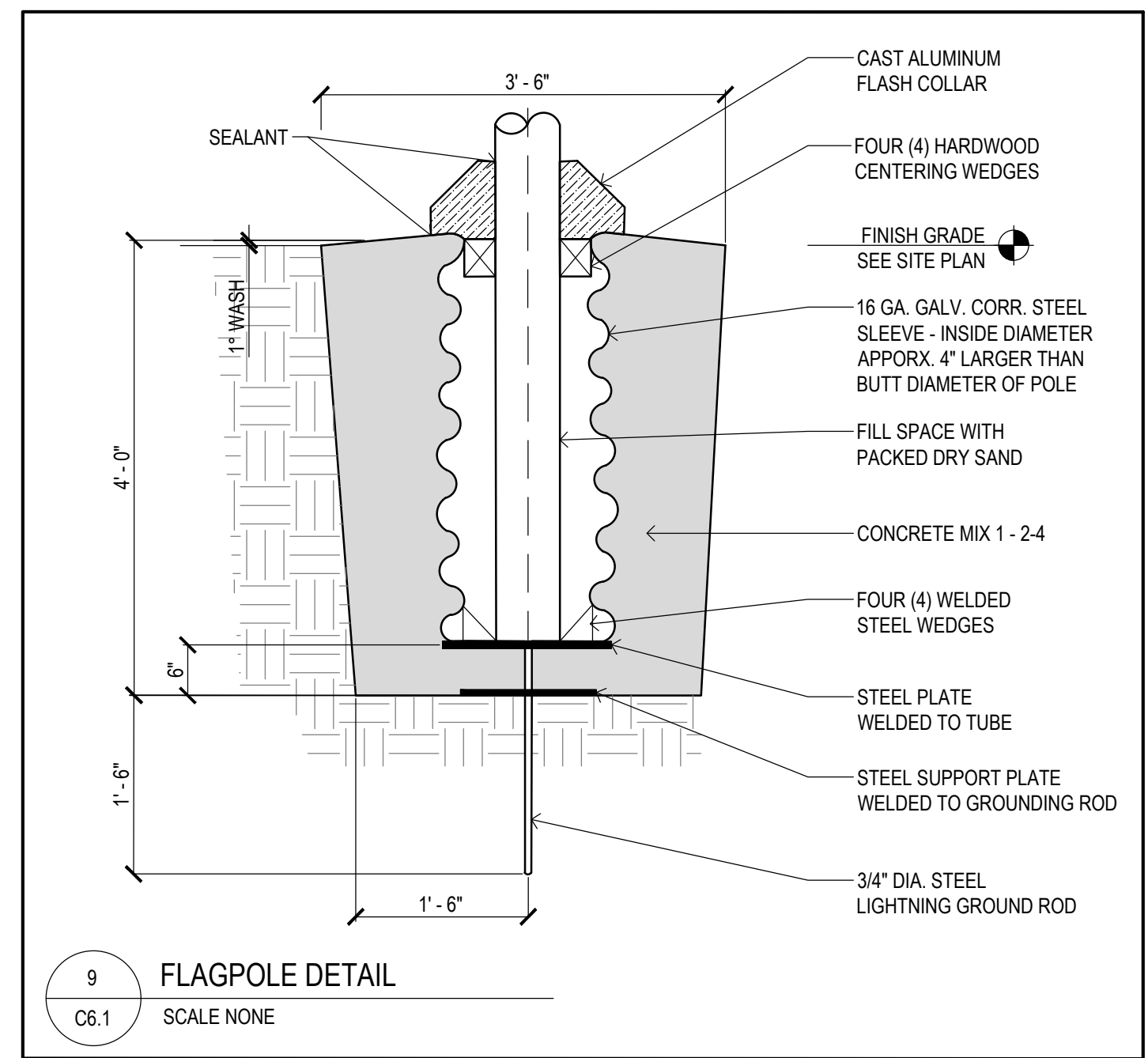
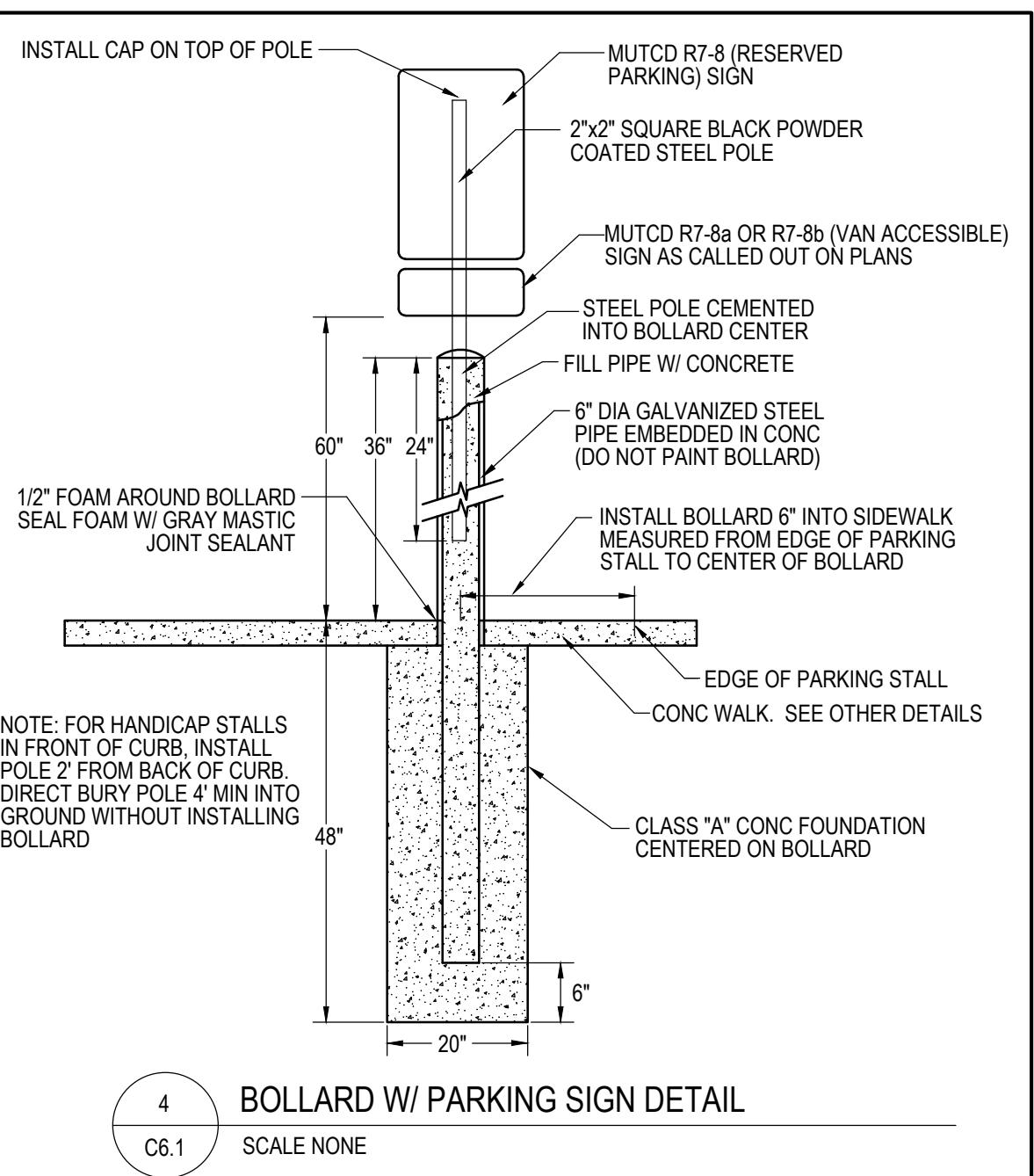
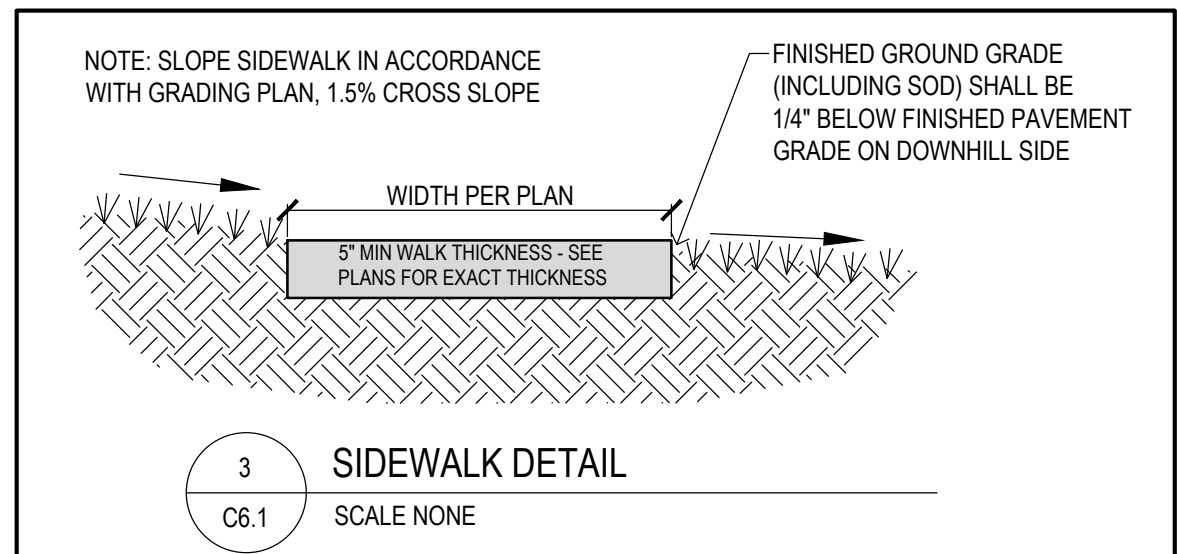
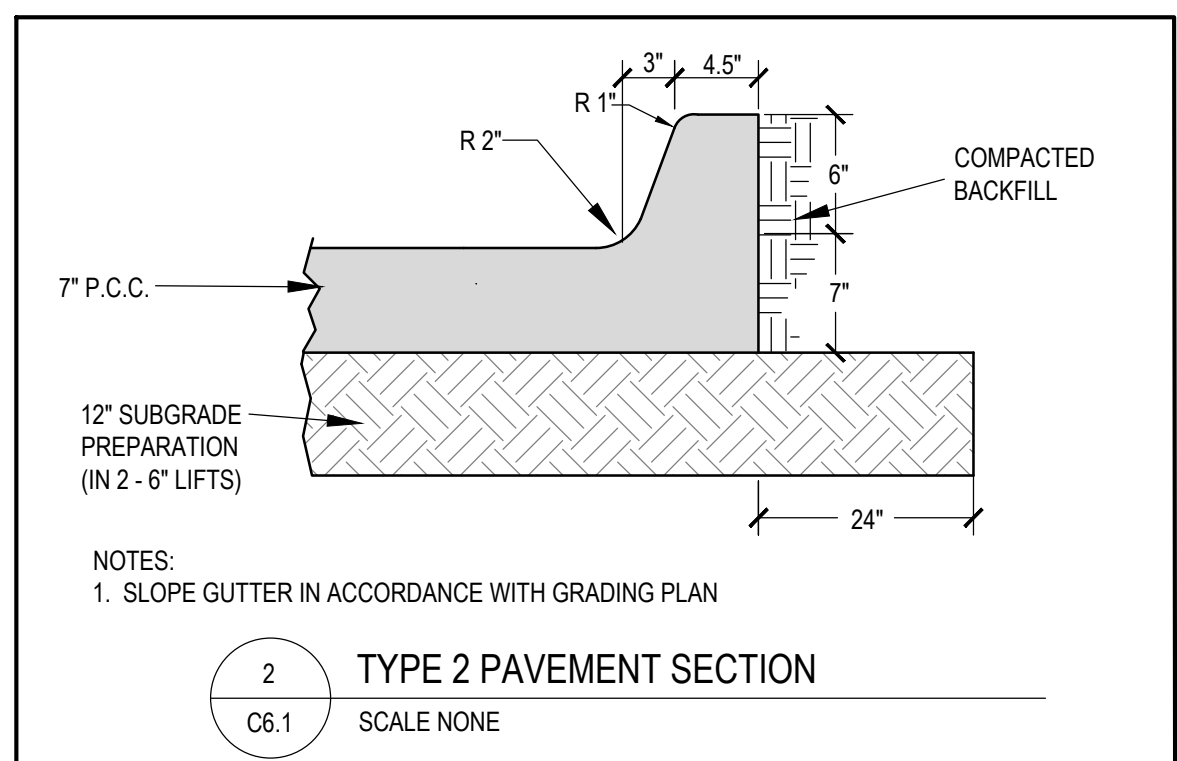
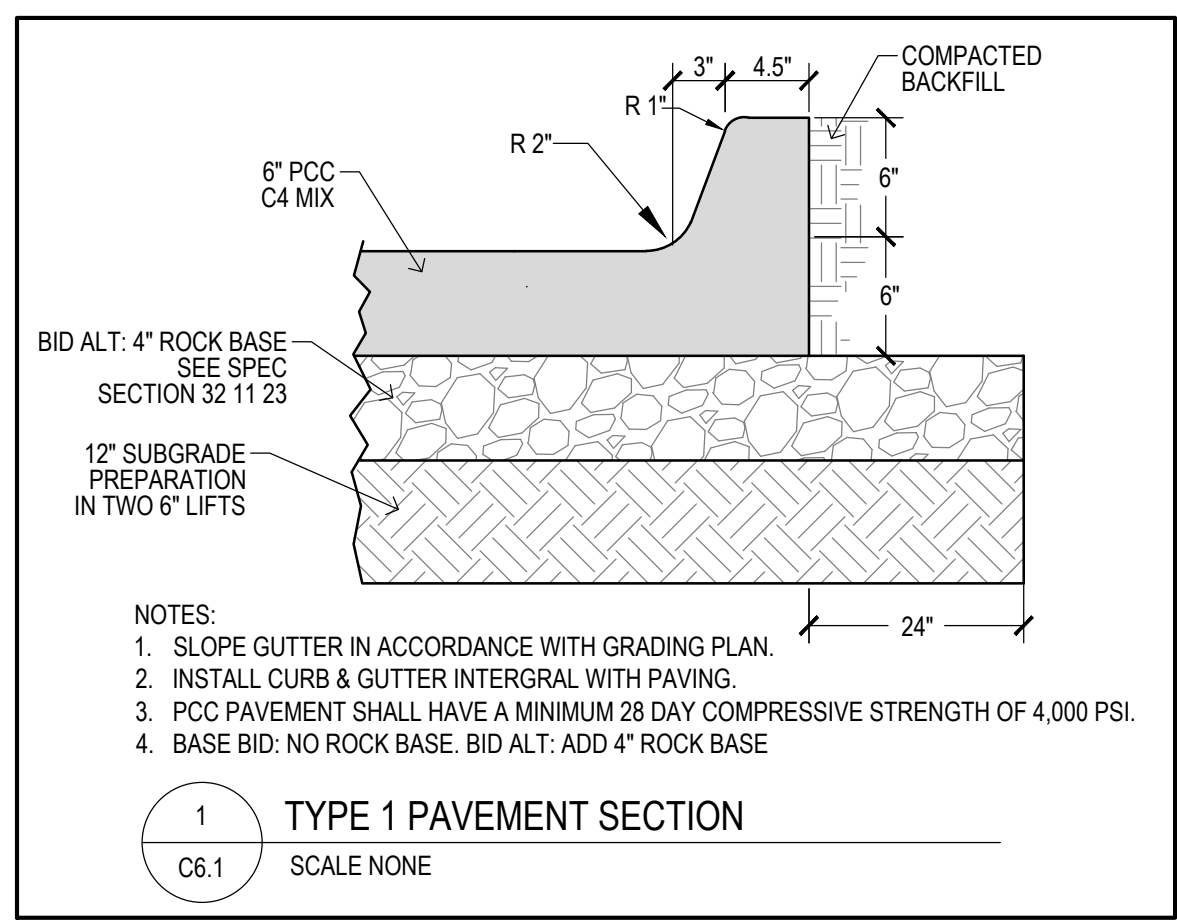
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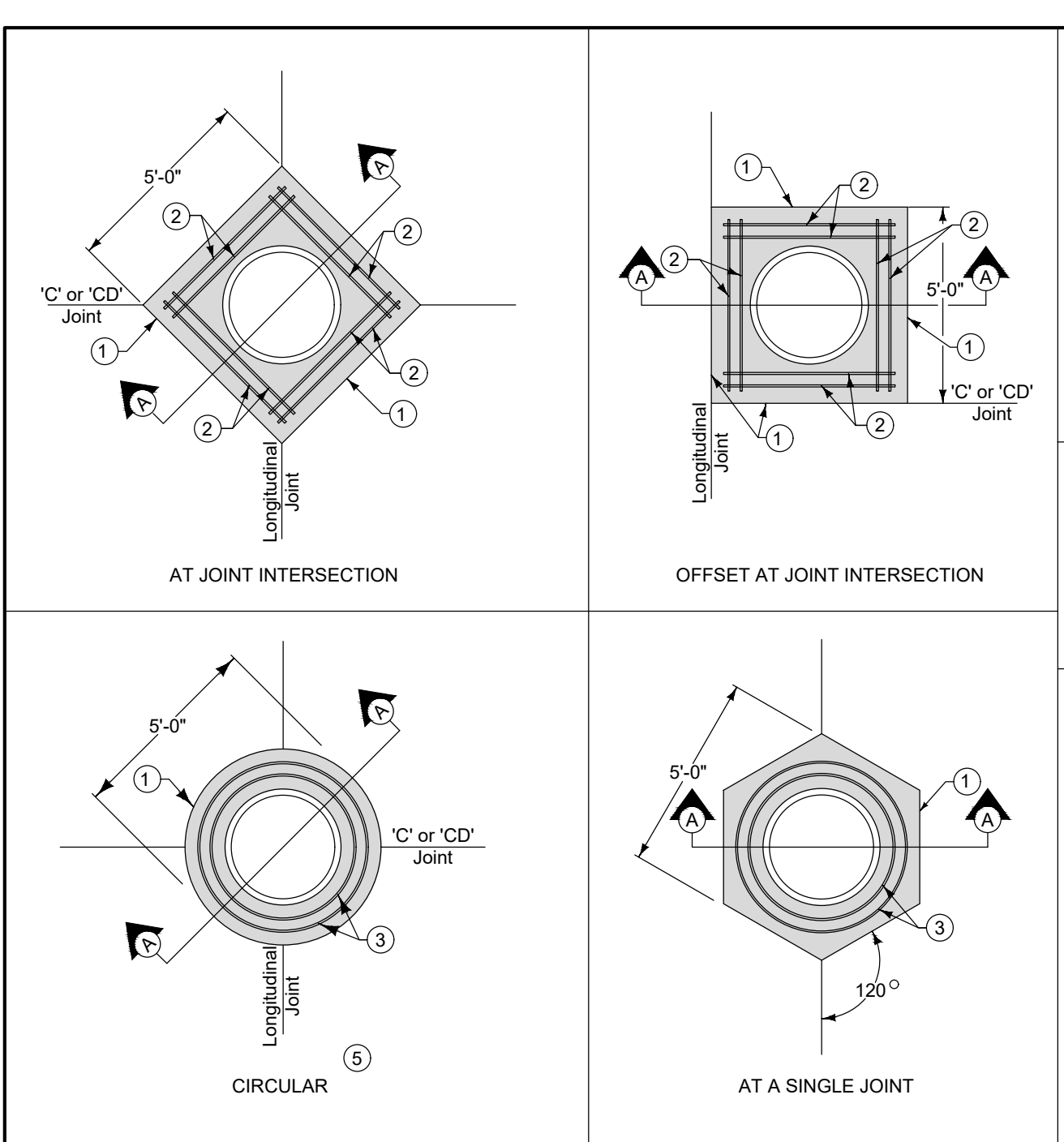
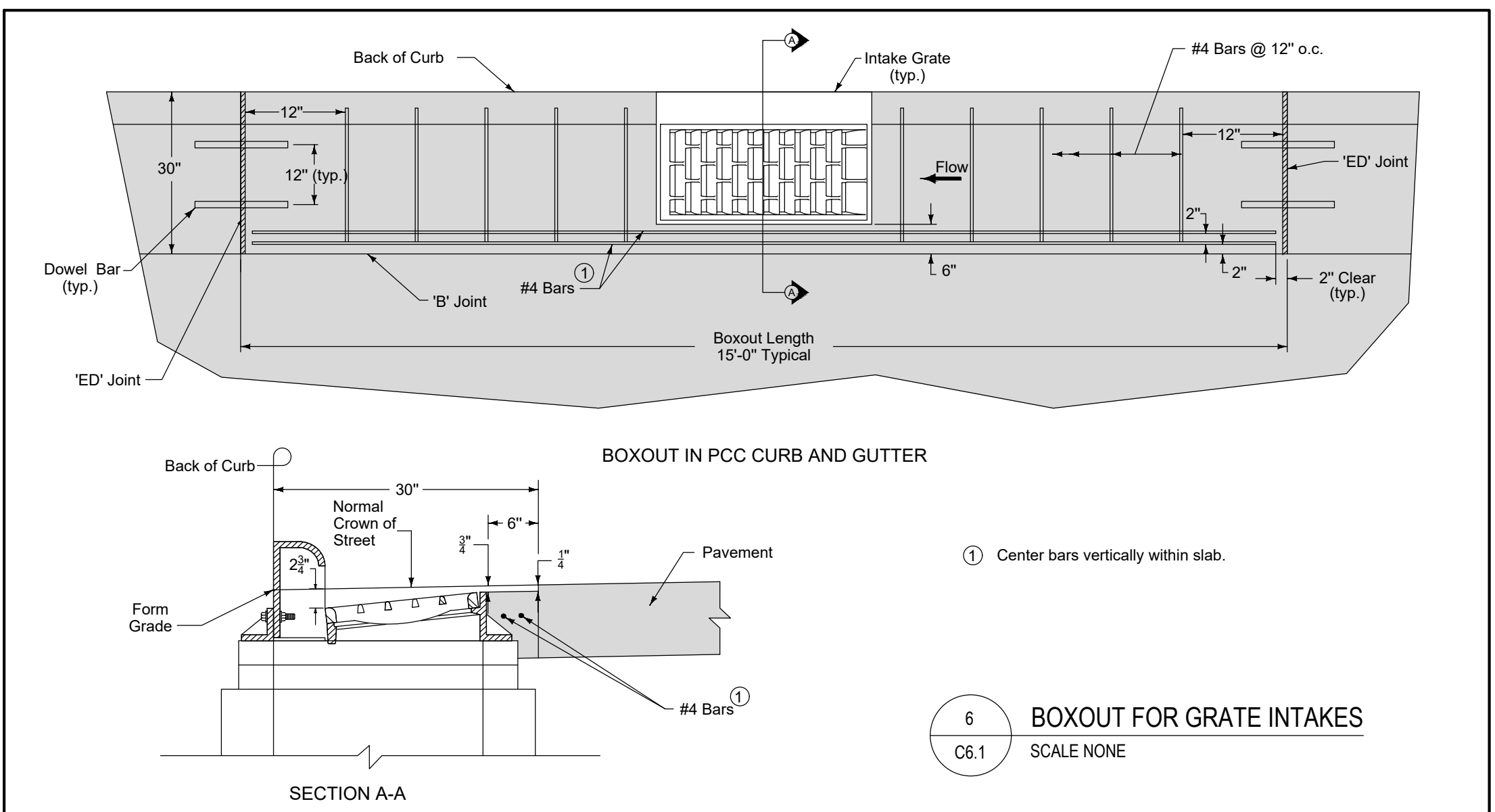


1. Locate 'DW' joint at a mid-panel location between future 'C' or 'CD' joints. Place no closer than 5 feet to a 'C' or 'CD' joint.
2. Place bars within the limits shown under dowel assemblies.
3. 'RT' joint may be used in lieu of 'DW' joint at the end of the days work. Remove any pavement damaged due to the drilling at no additional cost to the Contracting Authority.
4. Saw 'C' joint to a depth of T/3.
5. Bar supports may be necessary for fixed form paving to ensure the bar remains in a horizontal position in the plastic concrete.
6. The following joints are interchangeable, subject to the pouring sequence: 'BT-1' and 'L-1'.
7. Edge with 1/4 inch tool for length of joint indicated if formed; edging not required when cut with diamond blade saw. Remove header block and board when second slab is placed.

5 JOINTING DETAILS
SCALE NONE



9 FLAGPOLE DETAIL
SCALE NONE



- Construct boxout with Class C concrete or match pavement class. Minimum 2 inches clear on reinforcement. Minimum 12 inches of concrete between outside of casting and nearest joint. Center casting within boxout area if possible.
1. 'KT-1', 'KT-2', 'BT-1', or 'BT-2' joint if three-piece floating casting (SW 601 Type B and D or SW-602 Type F) is used. 'E' joint if two-piece fixed casting (SW 601 Type A and C or SW-602 Type E) is used.
 2. 4 foot 8 inch (typ.) #4 bar. Place at mid-slab.
 3. #4 hoops (variable length). Place at mid-slab.
 4. No boxout is required for three-piece floating castings (SW 601 Type B and D or SW-602 Type F). If a boxout is used with a three-piece casting, construct as detailed in Section A-A for three-piece floating casting.
 5. If a circular boxout is cut and extracted after PCC construction, a 'B' joint may be substituted for the 'E' joint if approved by the Engineer.

7 MANHOLE BOXOUTS IN PCC PAVEMENT
SCALE NONE

VINCE MEYER LEARNING CENTER
NORTH PARKING LOT IMPROVEMENTS
DETAILS SHEET

REFERENCE NUMBER:
120321
190368

DRAWN BY:
DRL

CHECKED BY:
JEJ

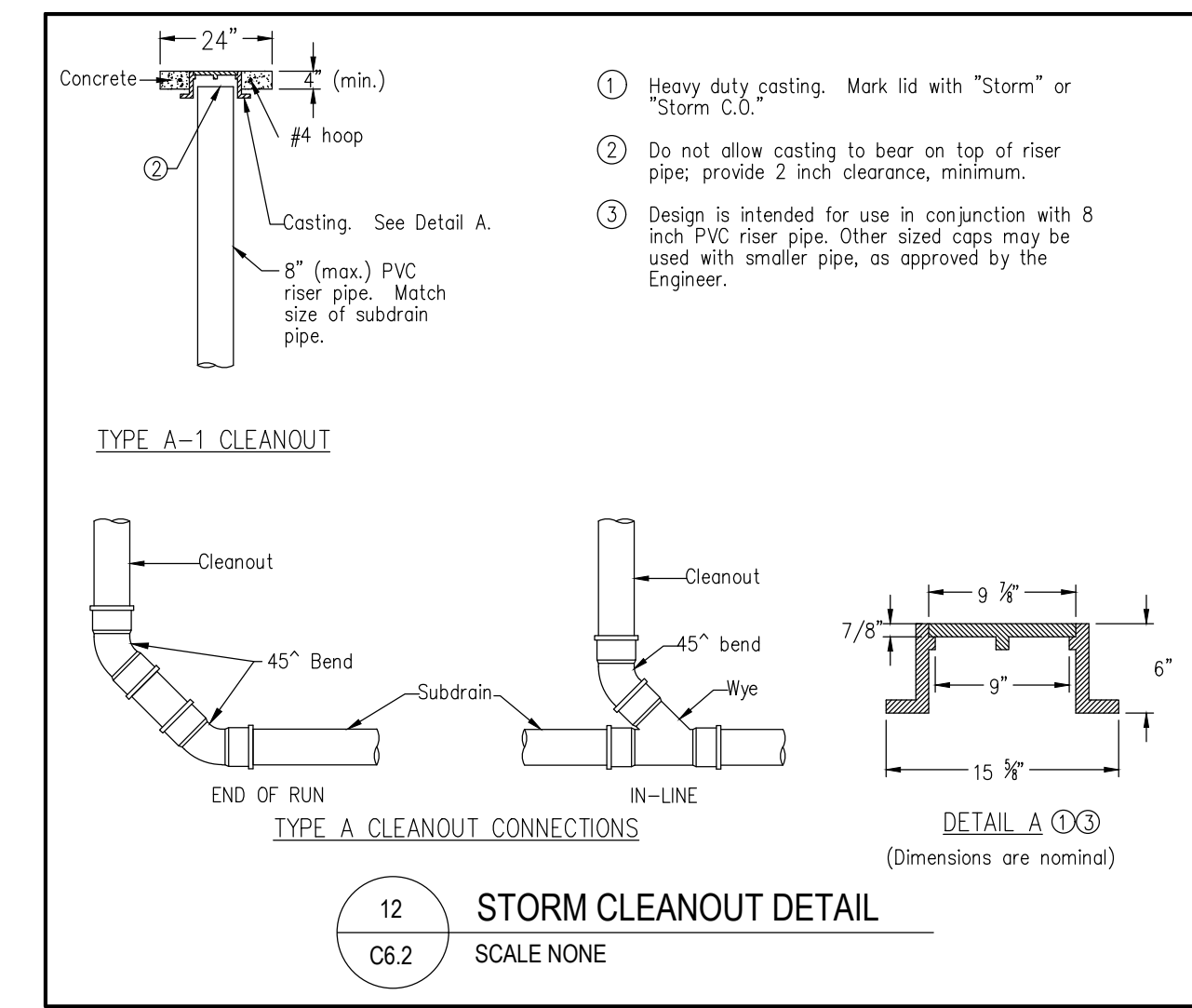
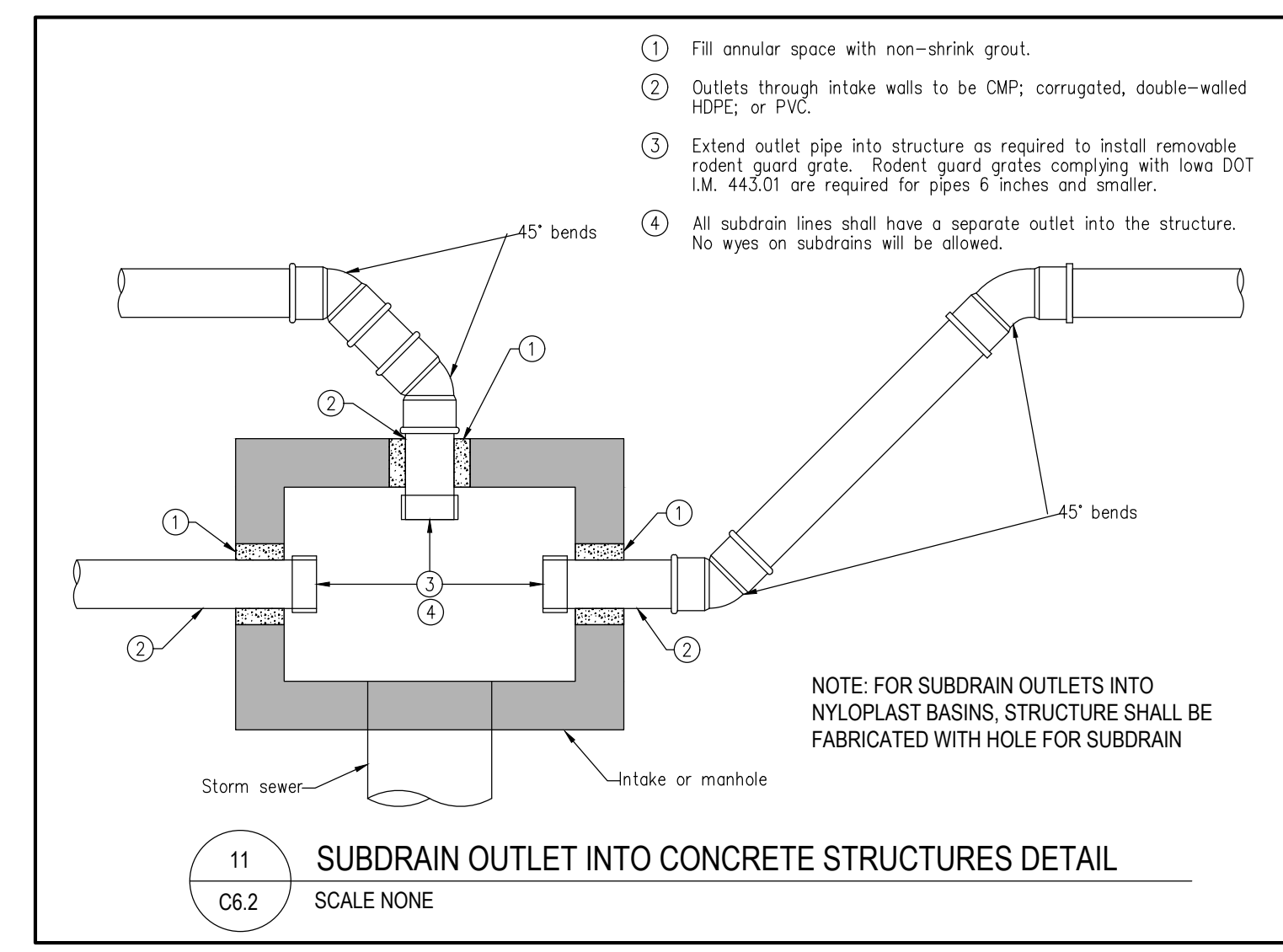
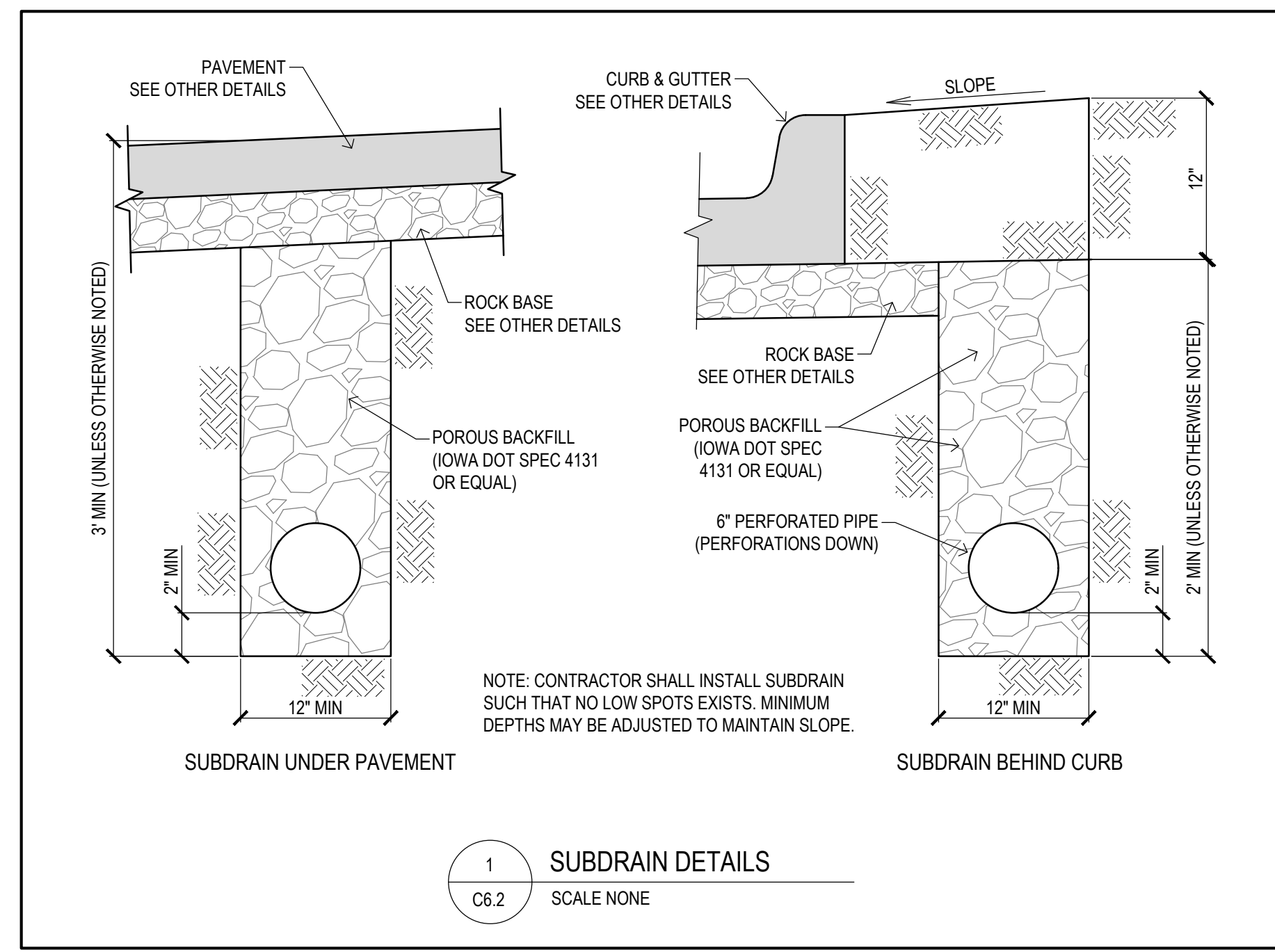
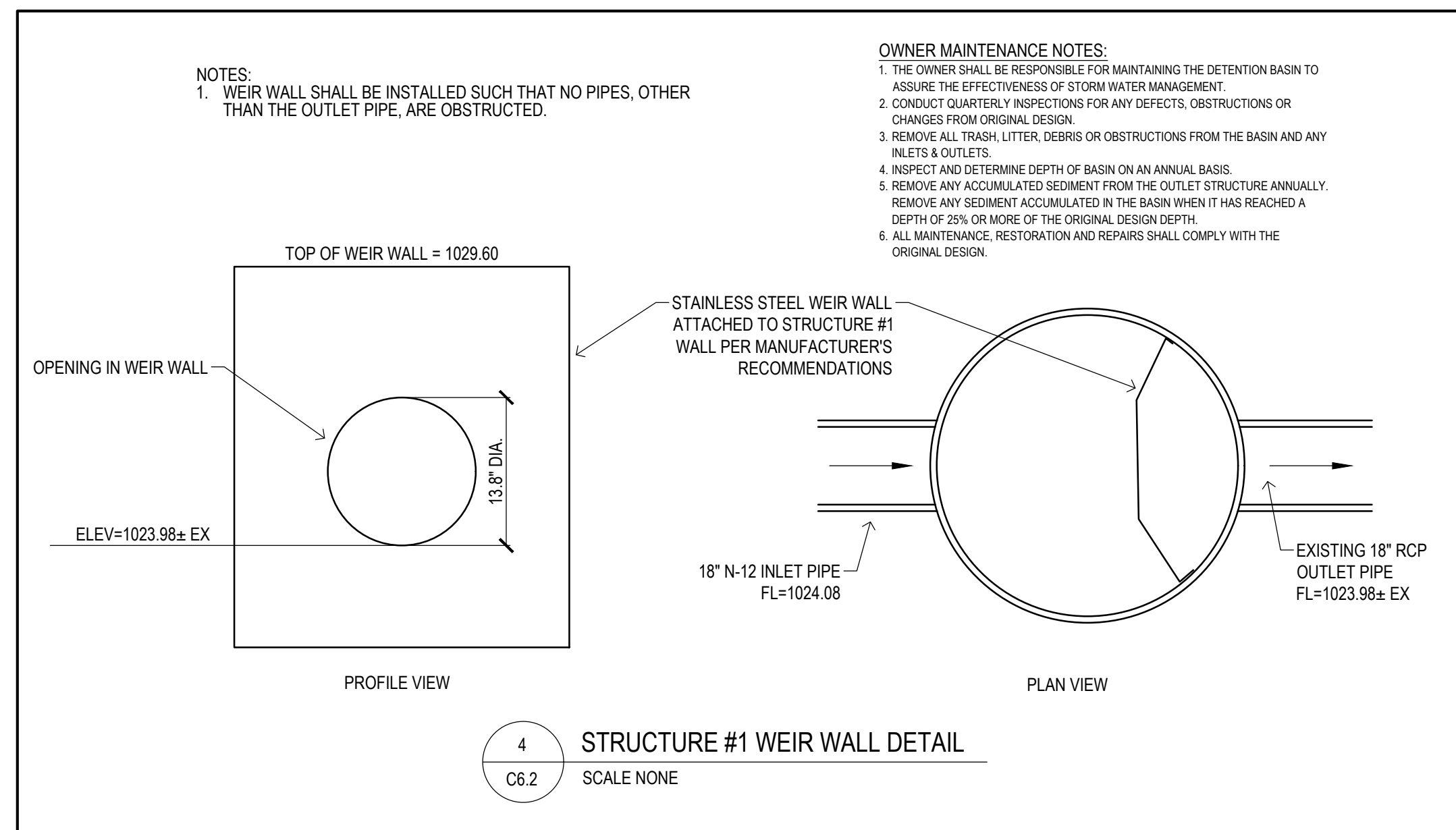
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SHEET NUMBER:
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VINCE MEYER LEARNING CENTER
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DETAILS SHEET

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PROJECT NUMBER: 210570
SHEET NUMBER: C6.2

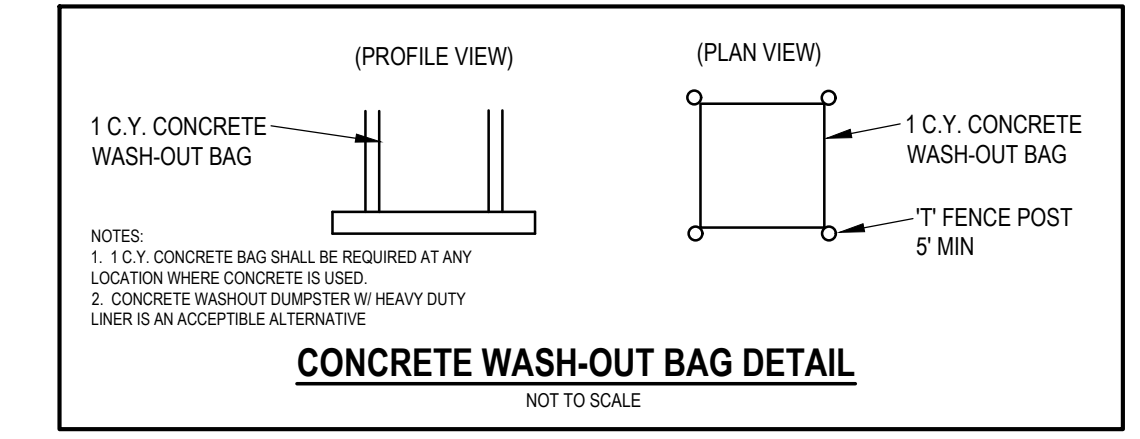
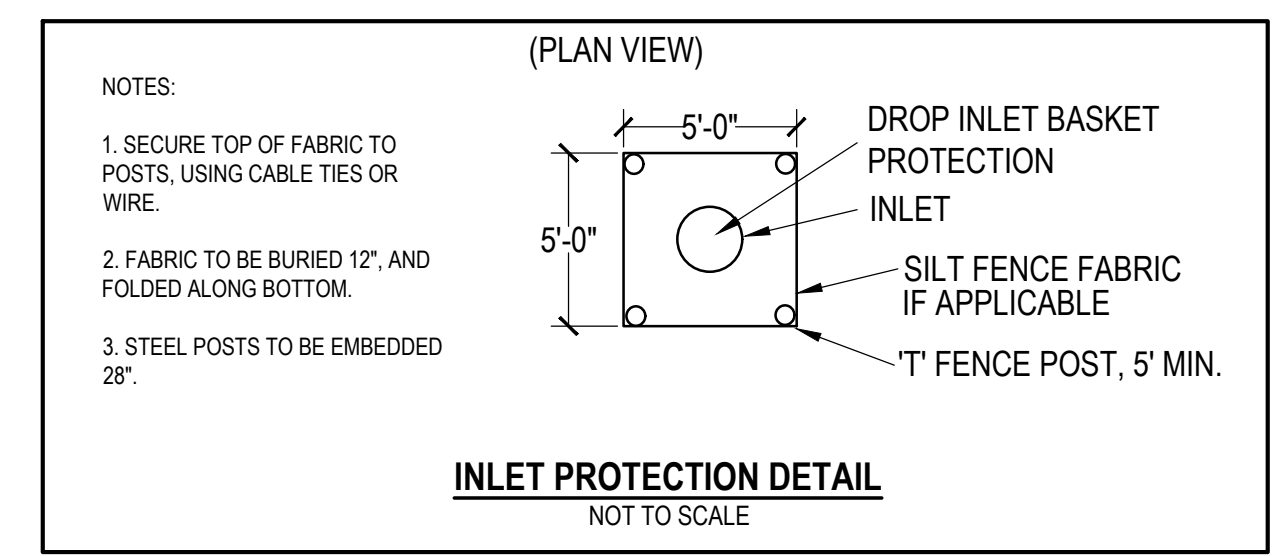
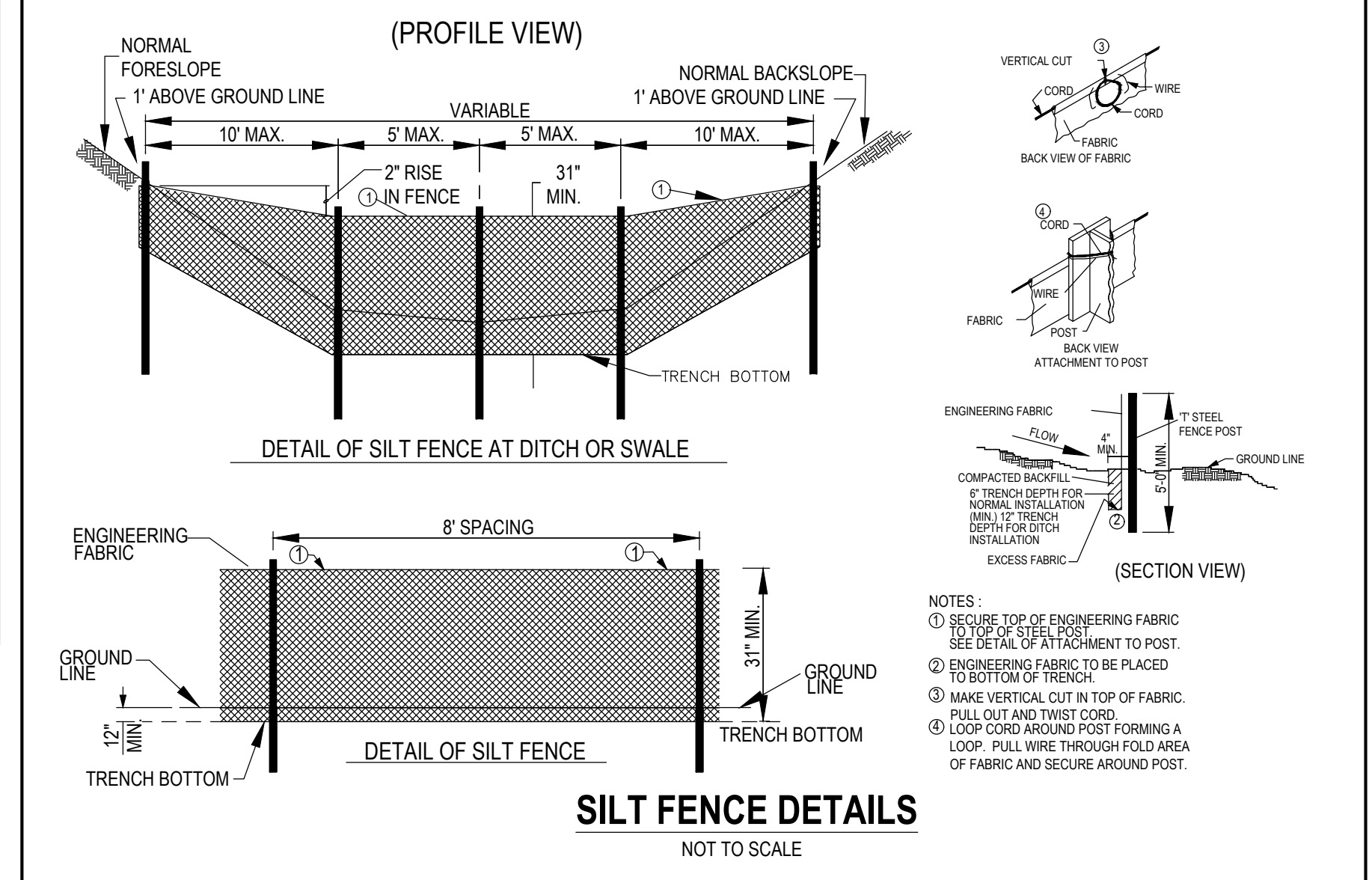
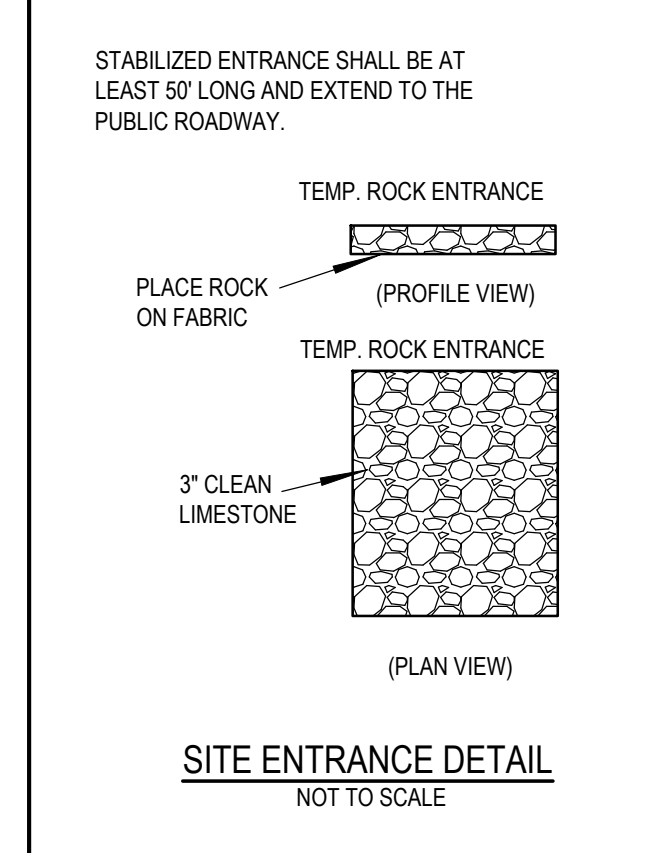
PRELIMINARY- NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN



IOWA ONE CALL
 1-800-292-9989
 www.iowaonecall.com

UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS 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.



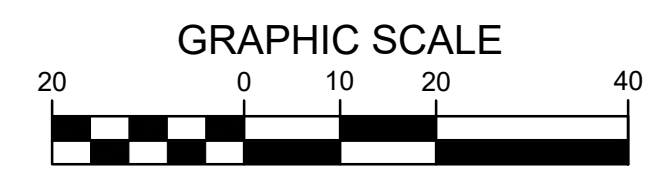
- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES. ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE 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.
 - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
 - THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
 - CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
 - SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
 - PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
 - THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, 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 STANDPITS.

EROSION CONTROL QUANTITIES:

DISTURBED AREA	2.3 ACRES (NPDES PERMIT IS REQUIRED)
SILT FENCE	660 LF
INLET PROTECTION	14 EA
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SOD	32,000 SF
SEE LANDSCAPE PLAN FOR SOD TYPES & LOCATIONS	
TEMPORARY SEEDING (SUDAS TYPE 4)	AS NECESSARY

*NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.



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VINCE MEYER LEARNING CENTER
 NORTH PARKING LOT IMPROVEMENTS
SWPPP

REFERENCE NUMBER:	120321 190368
DRAWN BY:	DRL
CHECKED BY:	JEJ
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