

LEGAL DESCRIPTION:
 LOT 2, WAUKEE TOWNE CENTER PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 9.51 ACRES

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2020 EDITION OF CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2022 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
 - APPLICANT
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
- CONTRACTOR IS RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETING WITH CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL TESTING IS TO BE COMPLETED PER CITY OF WAUKEE STANDARD SPECIFICATIONS. ALL TESTING IS TO BE WITNESSED BY CITY OF WAUKEE.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA AND IOWA ONE CALL TO DETERMINE EXISTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF WAUKEE ENGINEERING DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF WAUKEE ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL NOTIFY CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER DIRECT SUPERVISION OF LICENSED ENGINEER OR LAND SURVEYOR.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED OR PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.M. OR ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
- SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE DESIGNED AND INSTALLED PER LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMPS ARE TO BE STAKED OUT BY ENGINEER.
- ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, OR AS PRESCRIBED IN GEOTECHNICAL REPORT WHICH EVER IS MORE STRINGENT.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- GEOTECHNICAL REPORT CAN BE OBTAINED BY CONTACTING APPLICANT AND ASKING FOR GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN-221232.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES.

WATER NOTES

- FOLLOW WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
- CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN U.N.O.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE STORM SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN:
 - PROVIDE FLEXIBLE O-RING-GASKET JOINTS MEETING ASTM C443 AT A MINIMUM OF 10 FEET ON EACH SIDE OF THE WATER MAIN CROSSING.
 - SEWER MUST BE ADVISORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
 - LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
 - ALL HYDRANTS SHALL HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
 - WATER MAIN DEPTH BURIED SHALL BE MINIMUM OF 5'-6".

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE - ENGINEERING DEPARTMENT
 - WAUKEE CROSSING, LLC
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, S.U.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN-221232.
- ALL SPOT ELEVATIONS ARE AT GUTTER U.N.O.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO SITE.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OR INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL FINAL GRADING SHALL BE TO BE TO FINISH GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.
- ANY CONFLICTS BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.

PAVING NOTES

- ALL PAVING SHALL BE 6-INCH NON-REINFORCED P.C.C.
- ALL PUBLIC TRAILS, SIDEWALKS & RAMPS TO BE 6-INCH (MIN) NON REINFORCED P.C.C.
- ALL PRIVATE TRAILS & SIDEWALKS TO BE 4-INCH (MIN) NON-REINFORCED P.C.C.
- ALL DRIVES & PARKING SHALL HAVE 6-INCH CURBS U.N.O.
- ALL PAVEMENT MARKINGS SHALL BE DURABLE, COLOR AS SELECTED.
- PREPARED SURFACE TO BE COMPACTED TO 95% STANDARD PROCTOR, OR AS PRESCRIBED IN GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
- ALL PAVED AREAS TO CONDUCT A PROOF-ROLL TEST IN PRESENCE OF GEOTECHNICAL ENGINEER, AS PRESCRIBED BY GEOTECHNICAL ENGINEER.

SANITARY NOTES

- CASTING TYPES ARE FROM S.U.D.A.S. SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING INFORMATION TO ENGINEER.
- CONTRACTOR SHALL CLEAN SANITARY SEWER AT PROJECT COMPLETION.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.
- ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, CONTRACTOR SHALL NOTIFY CITY OF WAUKEE.
- PIPE MATERIALS PER WAUKEE STANDARD SPECIFICATIONS.

SITE PLAN

LOT 2, WAUKEE TOWNE CENTER PLAT 2

WAUKEE, IOWA

Sheet List Table

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2	DETAILS
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6	GRADING PLAN - EAST
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8	ADA DETAIL
9	UTILITY PLAN
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POND MAINTENANCE PLAN FROM ISWMM SECTION 9.11 PG. 44

ACTIVITY	SCHEDULE
INSPECT STORM INLETS, OUTLETS FOR DEBRIS. LOOK FOR SIGNS OF SEDIMENT ACCUMULATION, FLOW CHANNELIZATION, EROSION DAMAGE, LOCAL STREAMBANK INSTABILITY. CHECK THE OUTFALL FOR SIGNS OF SURFACE EROSION, SEEPAGE, OR TUNNELING ALONG OUTFALL PIPE.	AT LEAST ANNUALLY AND AFTER RAIN EVENTS OF 1.25" OR LARGER
CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURE.	AT LEAST THREE TIMES ANNUALLY
MONITOR VEGETATION AND PERFORM REPLACEMENT PLANTING AS NECESSARY.	ANNUALLY (AFTER SHORT-TERM ESTABLISHMENT PERIOD)
- EXAMINE STABILITY OF THE SAFETY BENCH AND SHORELINE EDGE - INSPECT FOR INVASIVE VEGETATION AND REMOVE WHERE POSSIBLE - INSPECT FOR DAMAGE TO THE EMBANKMENT AND INLET/OUTLET STRUCTURES; REPAIR AS NECESSARY - NOTE ANY SIGNS OF HYDROCARBON BUILD-UP AND REMOVE ACCORDINGLY	ANNUAL INSPECTION
REPAIR UNDERCUT OR ERODED AREAS.	WHEN OBSERVED
HARVEST WETLAND PLANTS THAT HAVE BEEN "CHOKED OUT" BY SEDIMENT ACCUMULATION.	ANNUALLY
REMOVE SEDIMENT WHEN TOTAL POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (~25%), WHEN PLANTS ALONG POND EDGE ARE "CHOKED" WITH SEDIMENT OR THE POND BECOMES EUTROPHIC (ESTIMATED TIME: EVERY 10-20 YEARS).	AS NEEDED; WHEN APPROXIMATELY 25% OF THE TOTAL POOL VOLUME HAS BEEN LOST, OR AS NOTED

THE PRESERVER NOTES

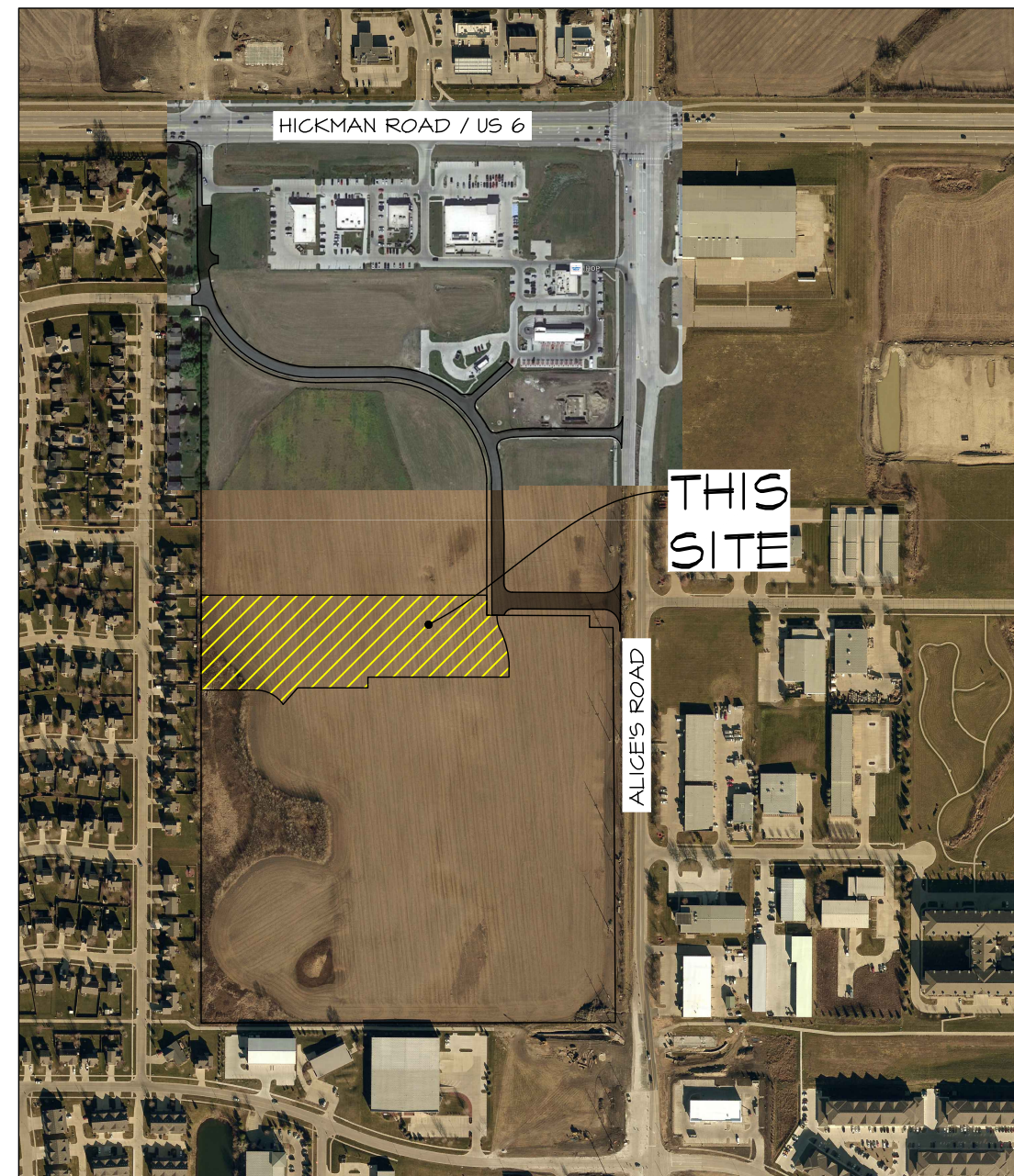
- THE PRESERVER SHALL BE MAINTAINED AND INSPECTED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL. THE MANUAL CAN BE OBTAINED BY CONTACTING THE ENGINEER.
- THE PRESERVER SHALL BE INSPECTED, AT A MINIMUM, TWICE ANNUALLY, IN THE SPRING AND FALL. SPRING INSPECTION SHALL OCCUR AFTER SNOWMELT, BLOSSOM/SEED FALL AND SPRING STREET CLEANING AND SHALL OCCUR PRIOR TO HEAVY RAINFALL. FALL INSPECTION SHALL OCCUR AFTER LEAF FALL AND FALL STREET CLEANING AND SHALL OCCUR PRIOR TO SNOW/RAINFALL.
- NOTEWORTHY ITEMS DURING INSPECTION SHALL INCLUDE (BUT NOT LIMITED TO):
 - POLLUTANT DEPTHS - OIL/FLOATABLES, SEDIMENT/SETTLABLE SOLIDS
 - SITE CONDITIONS - STABILIZATION, CONSTRUCTION ACTIVITY, EQUIPMENT WASH-DOWN, EROSION, WINTER SANDING
 - MAINTENANCE/CLEANING PERFORMANCE
 - POLLUTANT COMPOSITION - HYDROCARBONS (OIL, GAS, GREASE), TRASH, ORGANICS
 - WATER LEVEL - BELOW OUTLET INVERT INDICATES LEAKING
 - STRUCTURAL CONDITION - CASTING CONDITION, CHIMNEY CONDITION (ADJUSTING RING DETERIORATION, LEAKING/PROPER SEAL), SPALLING CONCRETE, PRESERVER COMPONENTS (CONDITION, CONNECTIONS, DEBRIS ACCUMULATION)
- MAINTENANCE FREQUENCY SHALL BE DETERMINED BASED OFF OF INSPECTIONS AND THE POLLUTANT STORAGE VOLUME (POLLUTANT STORAGE VOLUME SHALL BE DETERMINED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL.
 - TYPICAL STRUCTURE CLEANOUT SHALL INCLUDE VACUUMING OUT THE WATER AND DEBRIS CONTAINED IN THE STRUCTURE. WATER CAN BE SPRAYED TO DISLodge AND/OR MOVE DEBRIS FOR VACUUM COLLECTION. COLLECTED POLLUTANTS SHALL BE PROPERLY DISPOSED OF. CONTAINED SHALL ENTRY PROCEDURES SHALL BE FOLLOWED IF PHYSICAL ACCESS IS NECESSARY.
 - STRUCTURAL CONDITION SHALL BE DETERMINED AFTER CLEANOUT OF THE STRUCTURE. ANY NECESSARY REPAIRS SHALL OCCUR AS SOON AS POSSIBLE.

STORM NOTES

- PROVIDE A 3' WIDE CLAY WATER STOP, APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND TELEVISIONED UPON COMPLETION.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.

FIRE SAFETY CONSTRUCTION NOTES:

- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WHEN CONSTRUCTION BEGINS.
- IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION AFTER FOOTING INSTALLATION, AN APPROVED ROUTE AROUND EXTERIOR OF BUILDING TO EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH I.F.C. SECTION 503.2.



VICINITY SKETCH

PROPERTY OWNER:

MIKE PIERSON
 WAUKEE TOWNE CENTER, LLC
 611 MONTICELLO DRIVE
 BURLINGTON, IOWA 52601
 (319)572-0125
 EMAIL: MIKE.PIERSON@PIERSONCORP.COM

PROJECT MANAGER:

EDWARD ARP
 CIVIL ENGINEERING CONSULTANTS, INC.
 2400 - 86th STREET, #12
 DES MOINES, IA 50322
 (515) 276-4884
 EMAIL: ARP@CECLAC.COM

ZONING/LAND USE

PD C-1 (BOOK: 2022; PAGE: 2020)

BULK REGULATIONS:

LOT WIDTH: NO MINIMUM
 FRONT YARD SETBACK: 30 FEET
 REAR YARD SETBACK: 30 FEET
 SIDE YARD SETBACK: NO MINIMUM
 MAXIMUM HEIGHT: 40 FEET
 OPEN SPACE: 20%

UTILITY CONTACTS

- SANITARY SEWER** - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
- WATER MAIN** - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
- STORM SEWER** - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
- NATURAL GAS UTILITY** - CITY OF WAUKEE (515-478-7420)
- ELECTRIC** - MID AMERICAN ENERGY (515-252-6597)

PARKING:

REQUIRED: 4 / 1,000 SF
 48,071/1,000 = 48.07 X 4 = 193 SPACES

PROPOSED: 193 SPACES THIS PHASE WITH 42 STALLS
 ATTRIBUTABLE TO A FUTURE PHASE. 4 STALLS / 1,000 G.S.F.

BUFFERS:

BUFFER WEST - 30'

BUILDING HEIGHT:

BUILDING HEIGHT: 24'

SPACE CALCULATIONS:

LOT 2 AREA: 240,014 S.F.
 20% OPEN SPACE REQUIRED: 48,015 S.F.
 OPEN SPACE PROVIDED: 34,534 S.F. (16.5%)
 IMPERVIOUS SURFACE: 200,540 S.F.

BUILDING AREA:

BUILDING AREA: 48,071 S.F.

SITE ADDRESS:

180 SE LAUREL STREET
 WAUKEE, IOWA 50263



GENERAL LEGEND

- | | |
|-------------------------------------|-----------------------------------|
| PROPOSED | EXISTING |
| --- PLAT BOUNDARY | - - - LOT LINE |
| --- SECTION LINE | ○ SANITARY/STORM MANHOLE |
| --- LOT LINE | ○ WATER VALVE |
| --- CENTERLINE | ○ FIRE HYDRANT |
| --- EASEMENT LINE | ○ STORM SEWER SINGLE INTAKE |
| --- FLARED END SECTION | ○ STORM SEWER DOUBLE INTAKE |
| --- TYPE SW-501 STORM INTAKE | ○ STORM SEWER ROUND INTAKE |
| --- TYPE SW-502 STORM INTAKE | ○ FLARED END SECTION |
| --- TYPE SW-503 STORM INTAKE | ○ DECIDUOUS TREE |
| --- TYPE SW-504 STORM INTAKE | ○ CONIFEROUS TREE |
| --- TYPE SW-505 STORM INTAKE | ○ SHRUB |
| --- TYPE SW-506 STORM INTAKE | ○ POWER POLE |
| --- TYPE SW-511 STORM INTAKE | ○ STREET LIGHT |
| --- TYPE SW-512 STORM INTAKE | ○ GUY ANCHOR |
| --- TYPE SW-513 STORM INTAKE | ○ ELECTRIC TRANSFORMER |
| --- TYPE SW-401 STORM MANHOLE | ○ GAS METER |
| --- TYPE SW-402 STORM MANHOLE | ○ TELEPHONE RISER |
| --- TYPE SW-403 STORM MANHOLE | ○ SIGN |
| --- TYPE SW-403 STORM MANHOLE | ○ CATV UNDERGROUND TELEVISION |
| --- TYPE SW-301 SANITARY MANHOLE | ○ UGE UNDERGROUND ELECTRIC |
| --- TYPE SW-302 SANITARY MANHOLE | ○ UGFO UNDERGROUND GAS |
| --- TYPE SW-304 SANITARY MANHOLE | ○ UGTF UNDERGROUND FIBER OPTIC |
| --- SAN 8" SANITARY SEWER WITH SIZE | ○ UGT UNDERGROUND TELEPHONE |
| --- ST 12" STORM SEWER WITH SIZE | ○ OHN OVERHEAD ELECTRIC |
| --- M 8" WATER MAIN WITH SIZE | ○ SAN 8" SANITARY SEWER WITH SIZE |
| ○ 926 EXISTING CONTOUR | ○ ST 12" STORM SEWER WITH SIZE |
| ○ TREELINE | ○ M 8" WATER MAIN WITH SIZE |
| ○ TS TRAFFIC SIGNAL | ○ EXISTING CONTOUR |
| ○ U.N.O. UNLESS NOTED OTHERWISE | ○ F.O.C. FACE OF CURB |

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #14044C0335F MAP REVISED DECEMBER 7, 2018.

FEMA MAPS ARE SUBJECT TO CHANGES AND REVISIONS. PLEASE SEE FLOOD MAP SERVICE CENTER FOR CURRENT MAPS.

NPDES/SWPPP

- APPLICANT AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- APPLICANT AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN CITY OF WAUKEE COSESCO PERMIT.

P.U.D. OPEN SPACE CALCULATION:

CATEGORY	REQUIRED AREA	REQUIRED %	PROPOSED AREA	PROPOSED %
BUILDINGS			319,778.38	18.68%
PAVEMENTS			734,823.94	42.92%
OPEN SPACE	342,437.32	20.00%	657,584.30	38.41%
TOTAL			1,712,186.62	100.00%

CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

By: _____ DATE: _____
 EDWARD H. ARP IOWA REG. NO. 250
 MY LICENSE RENEWAL DATE IS: JUNE 30, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:
 ALL DRAWINGS

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.

PRELIMINARY

CODY T. HEAVNER, IOWA LIC. NO. 25095 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL:

PRELIMINARY - NOT FOR CONSTRUCTION

Civil Engineering Consultants, Inc.

CEC

2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.4884 mail@ceclac.com

LOT 2, WAUKEE TOWNE CENTER PLAT 2

WAUKEE, IOWA

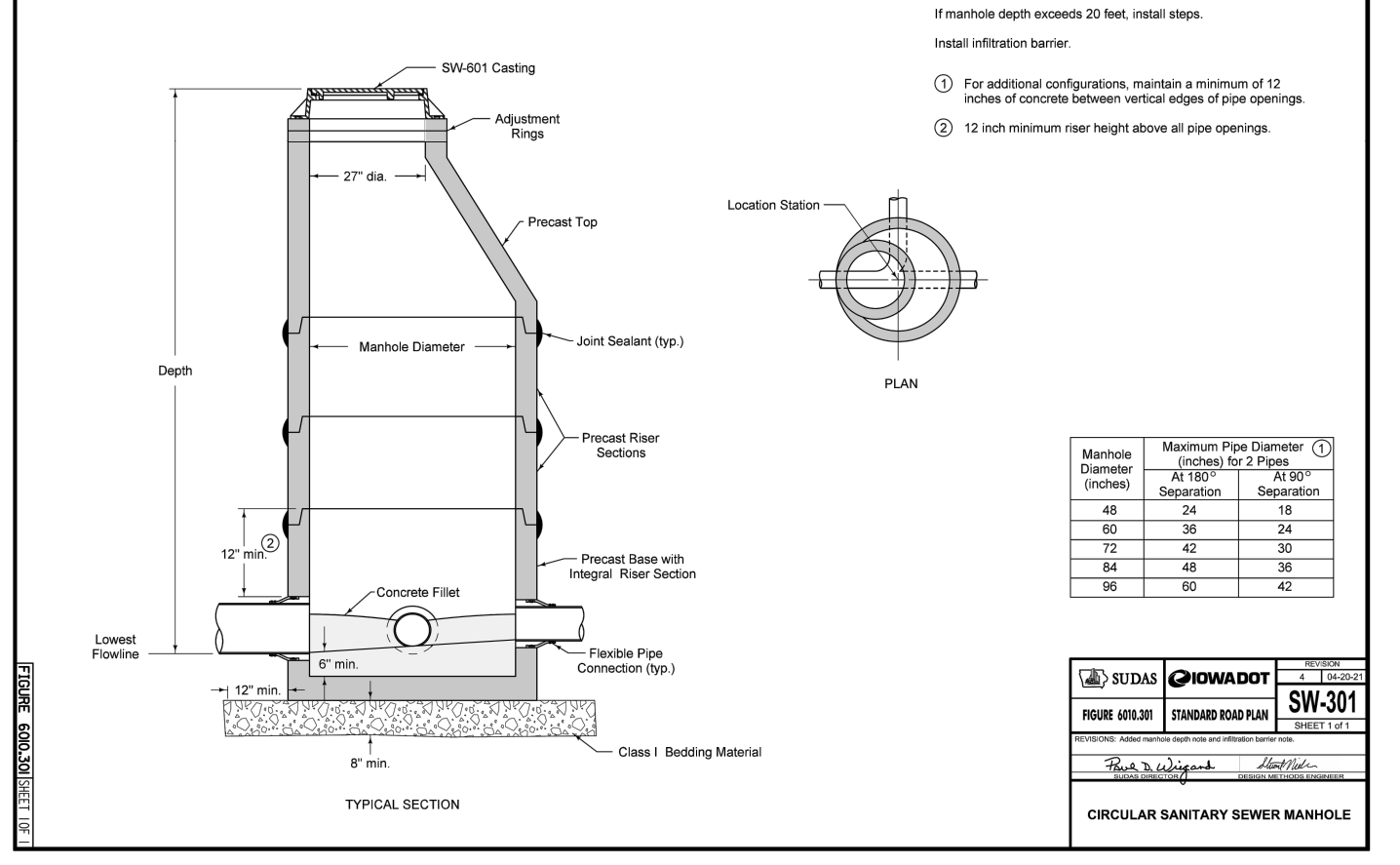
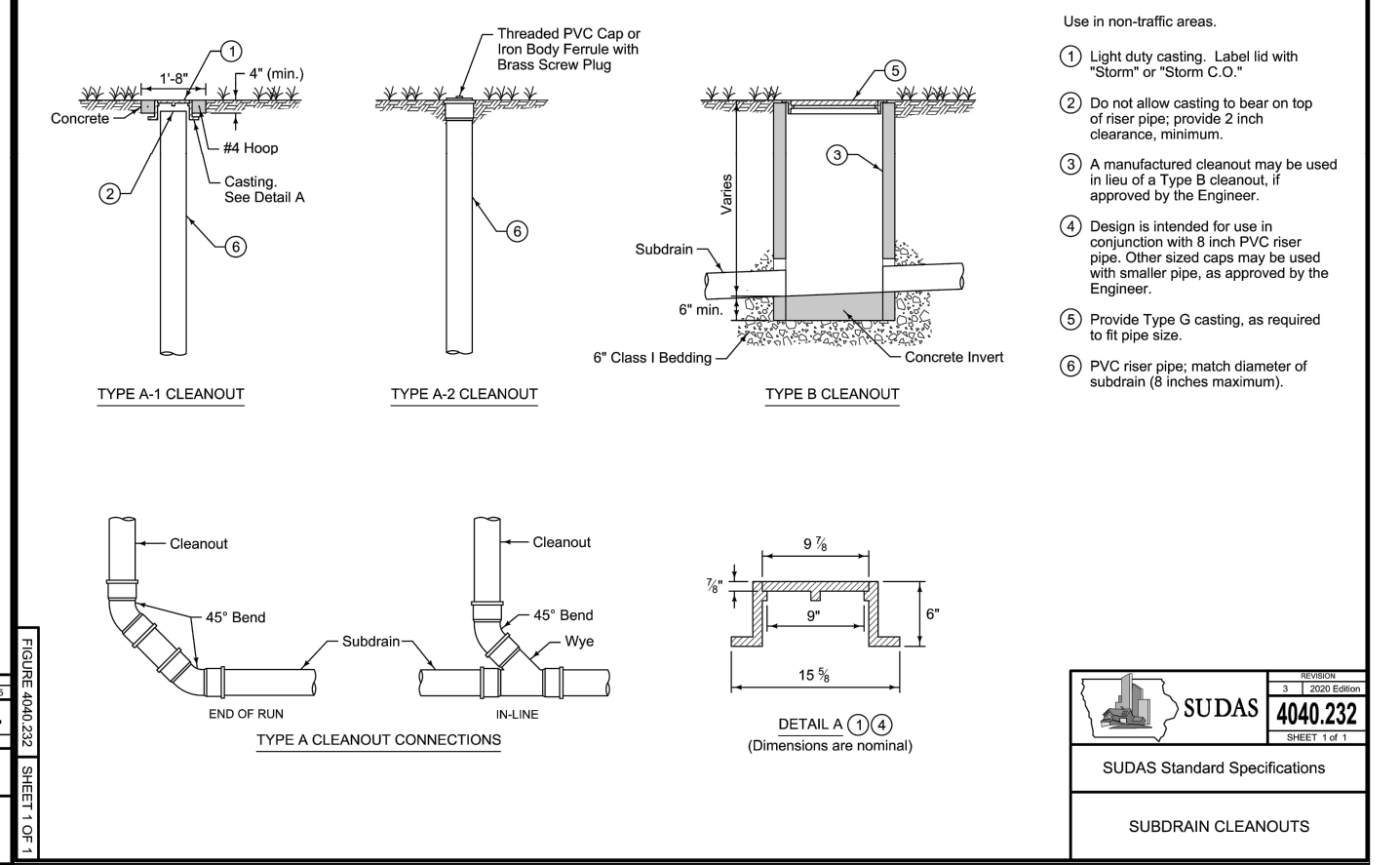
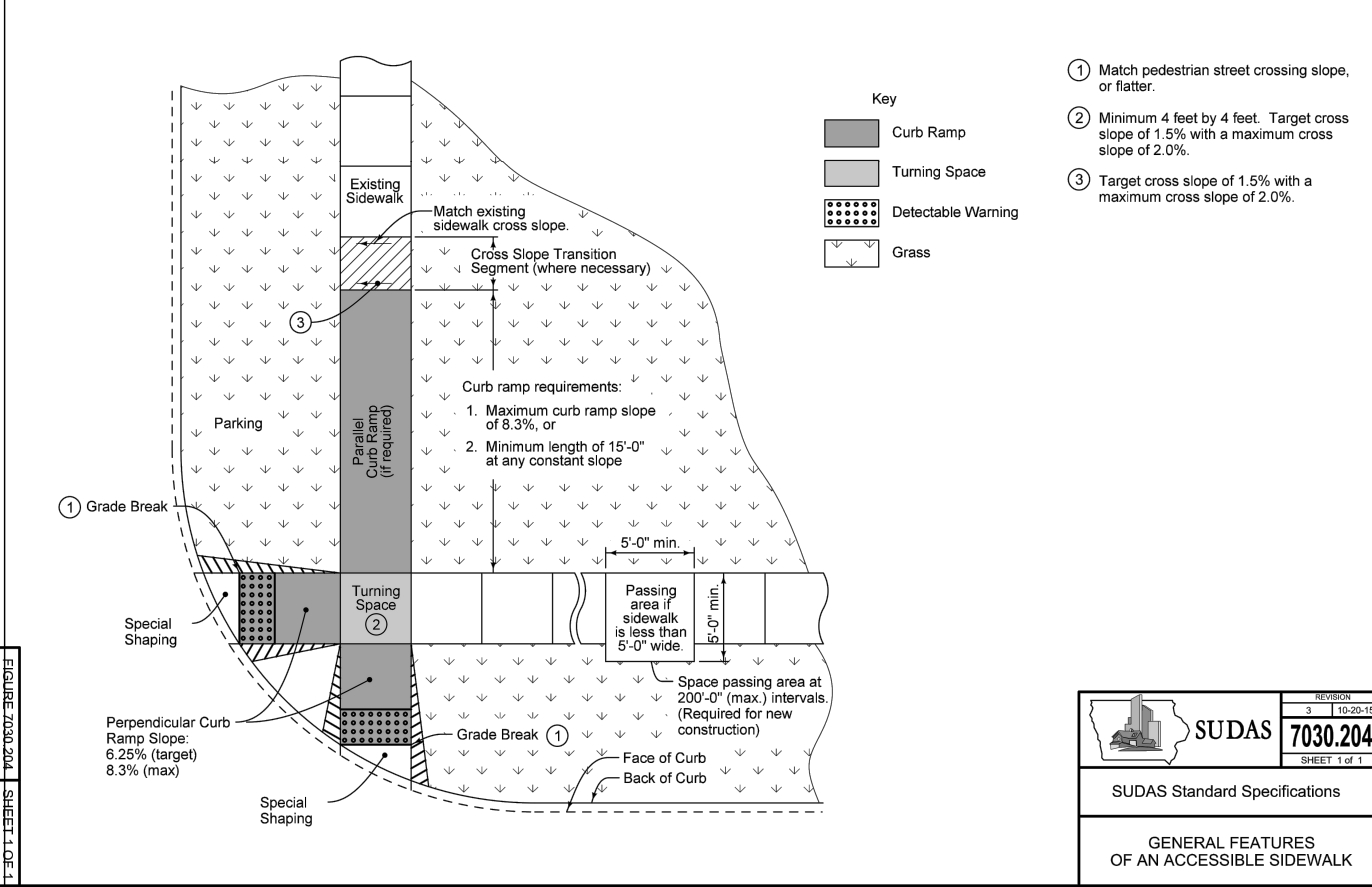
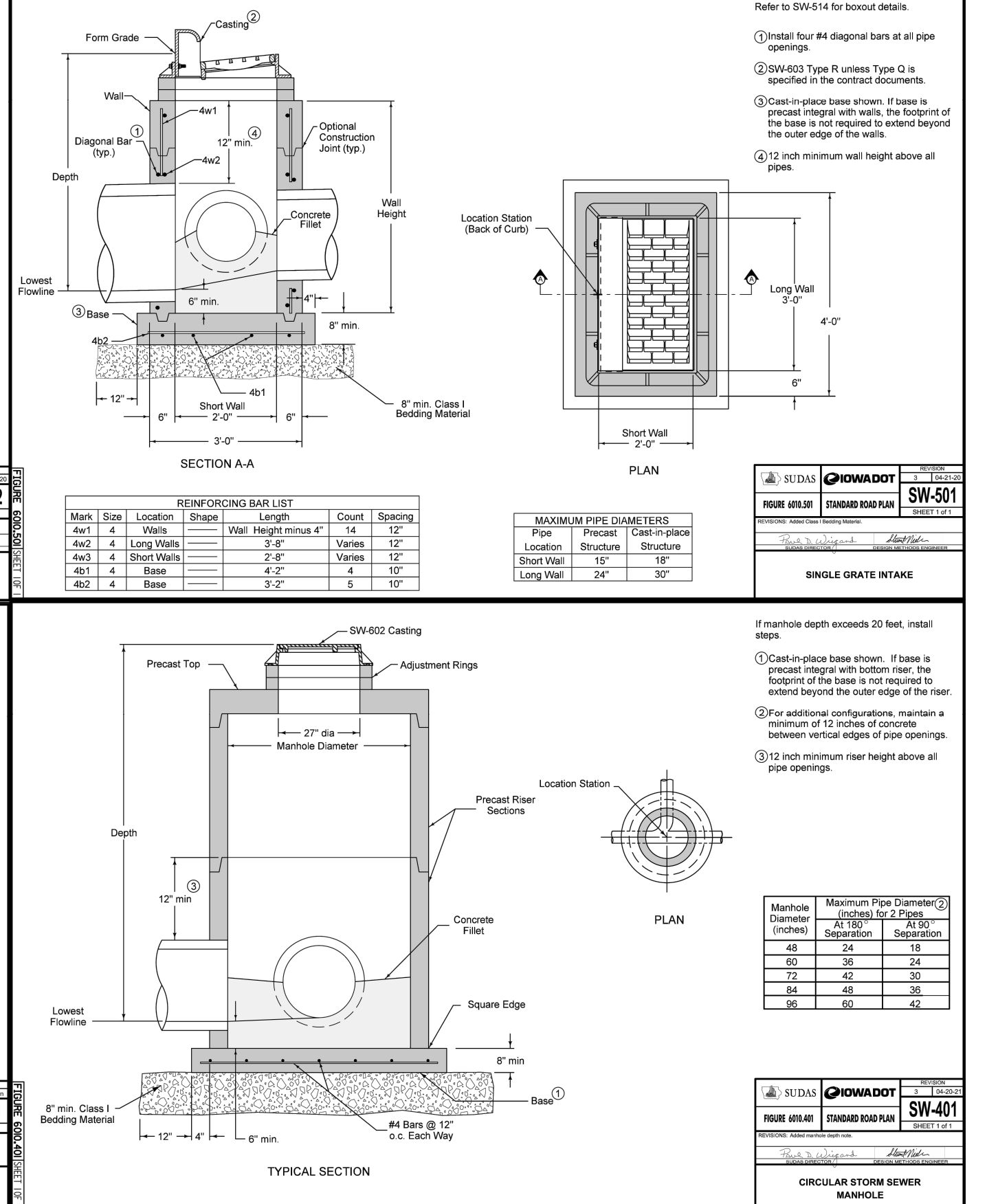
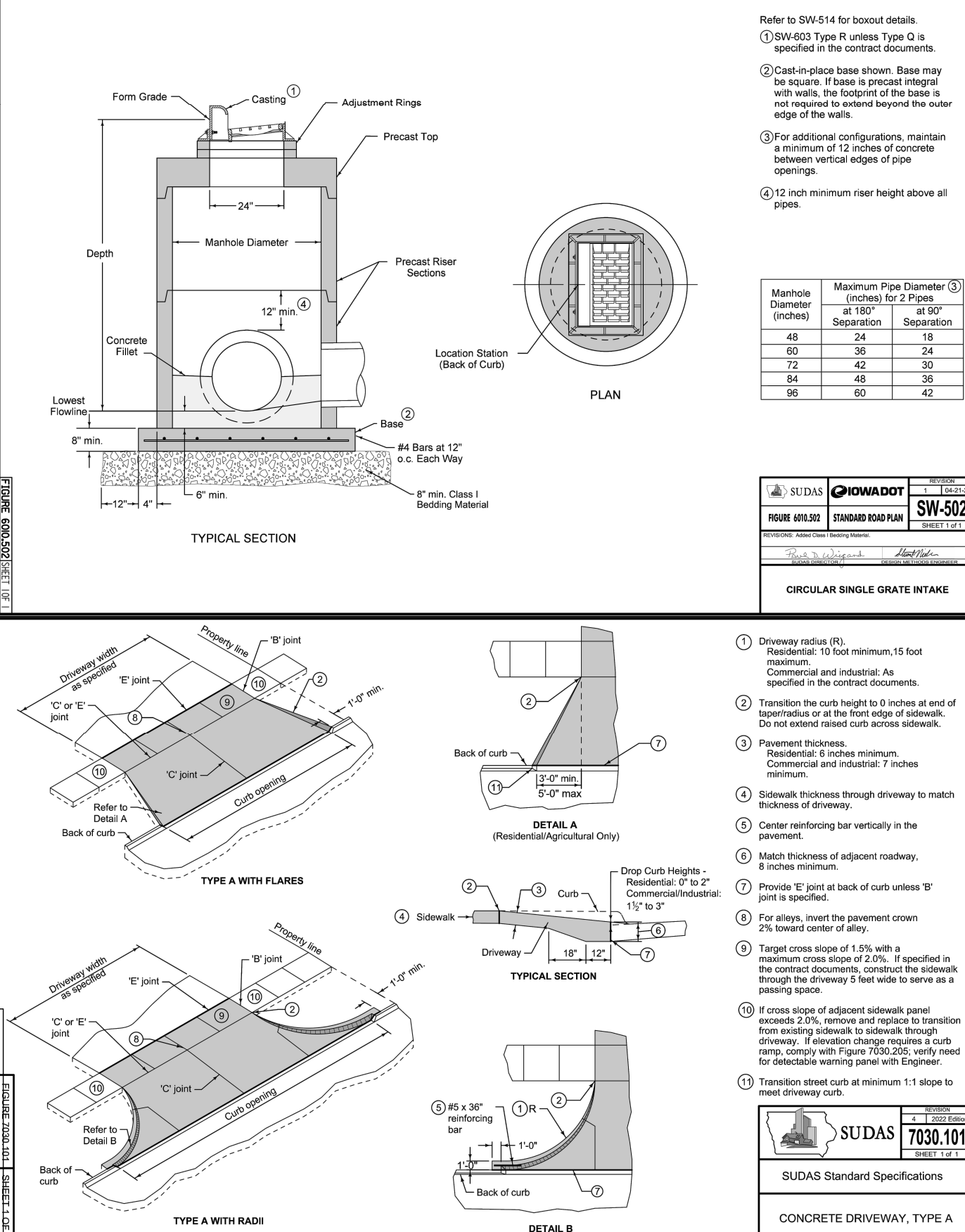
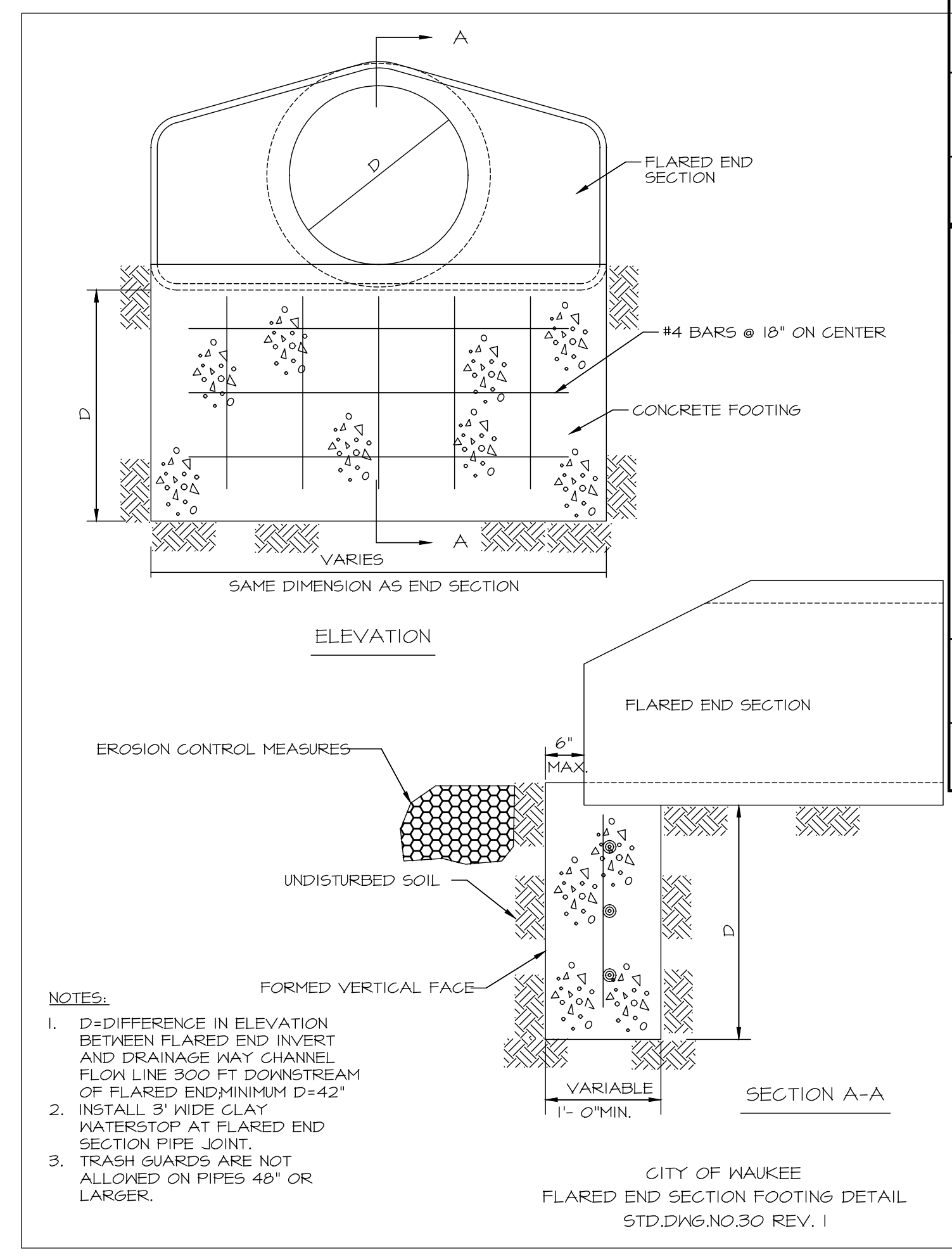
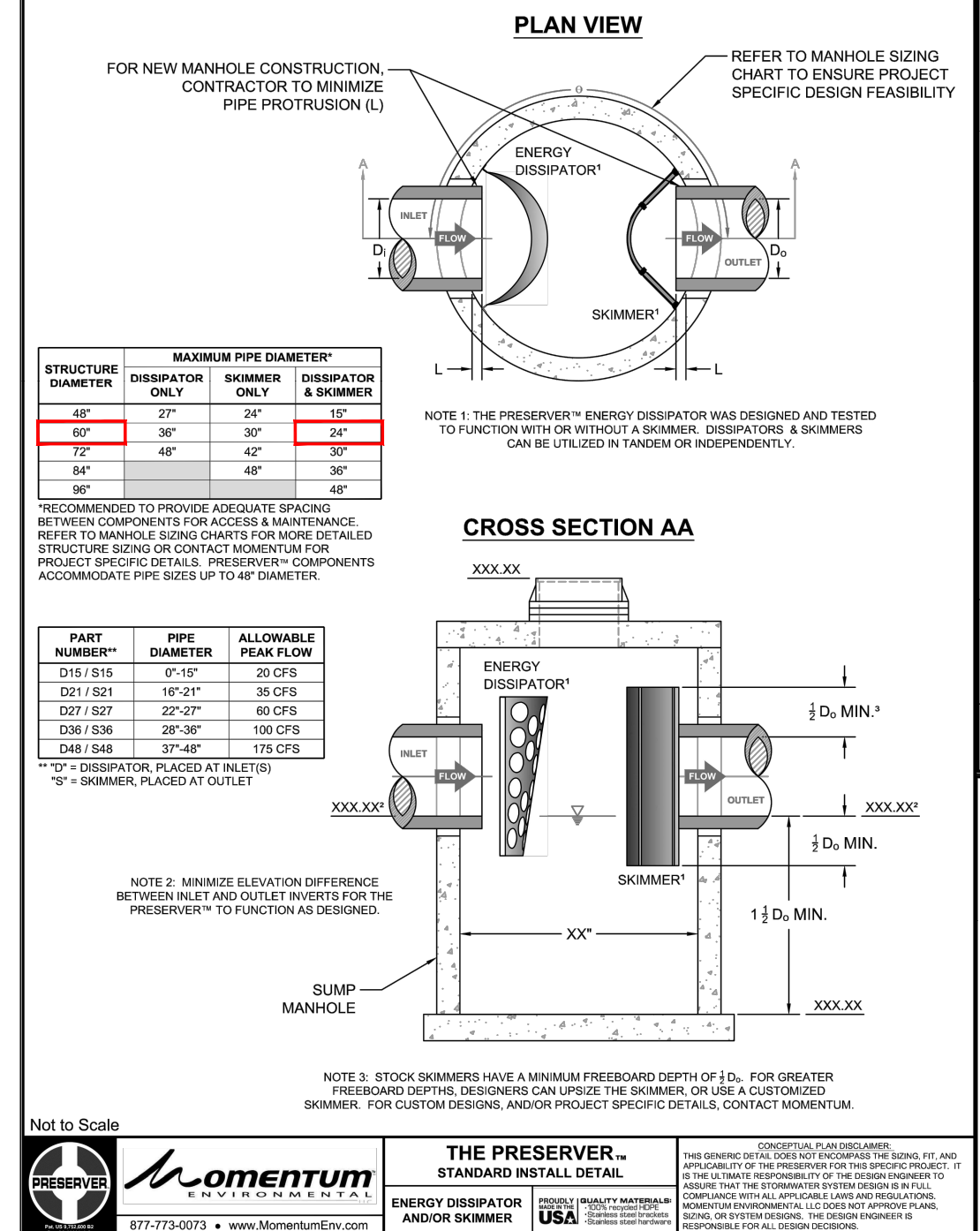
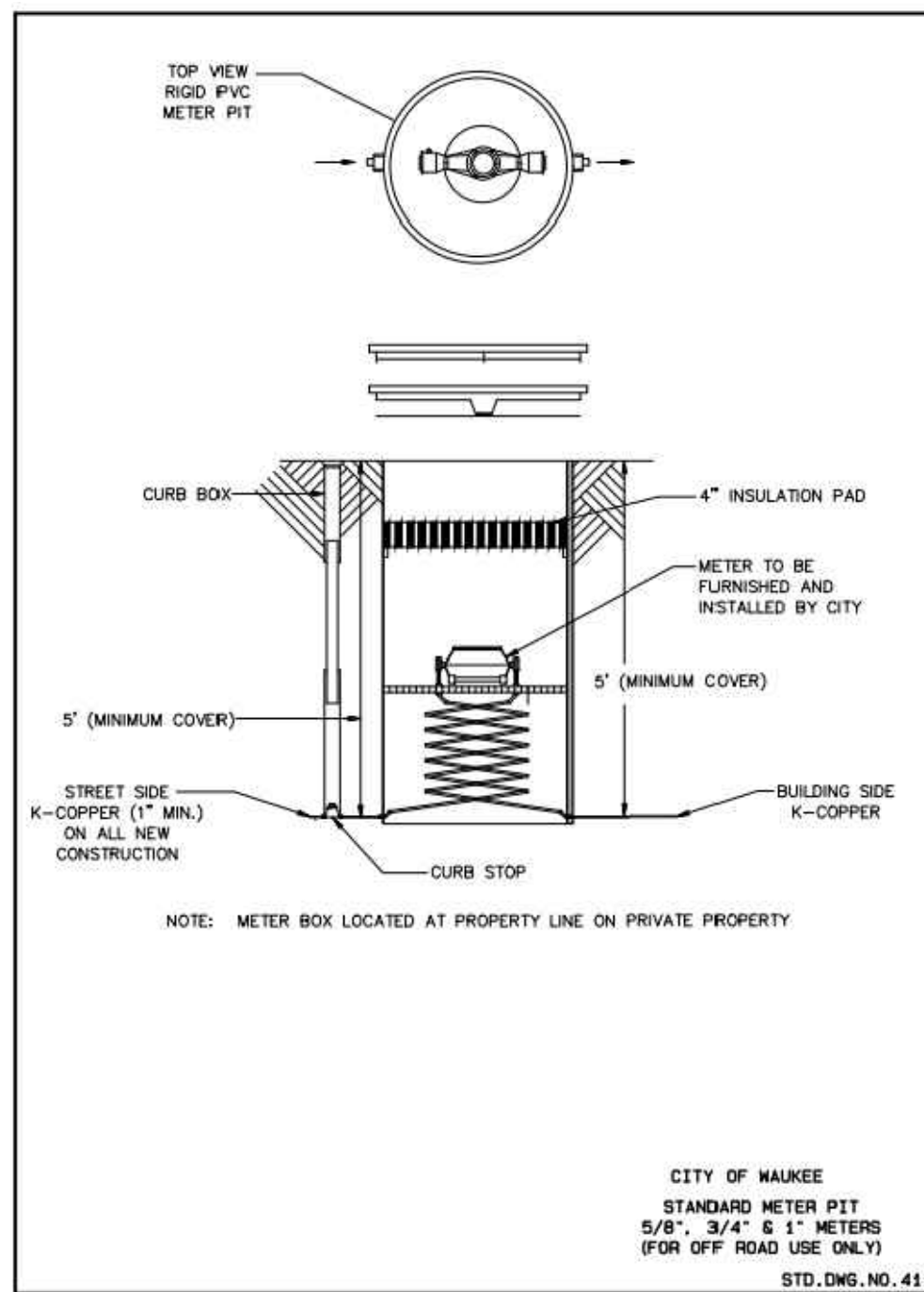
COVER

DATE: 2023-02-21 - 5TH SUBMITTAL
 2023-02-14 - 4TH SUBMITTAL
 2023-01-31 - 3RD SUBMITTAL
 2022-12-22 - 2ND SUBMITTAL
 JULY 2021

DESIGNED BY: EHA
 DRAWN BY: KRZ

SHEET 14 OF 14

A-2202

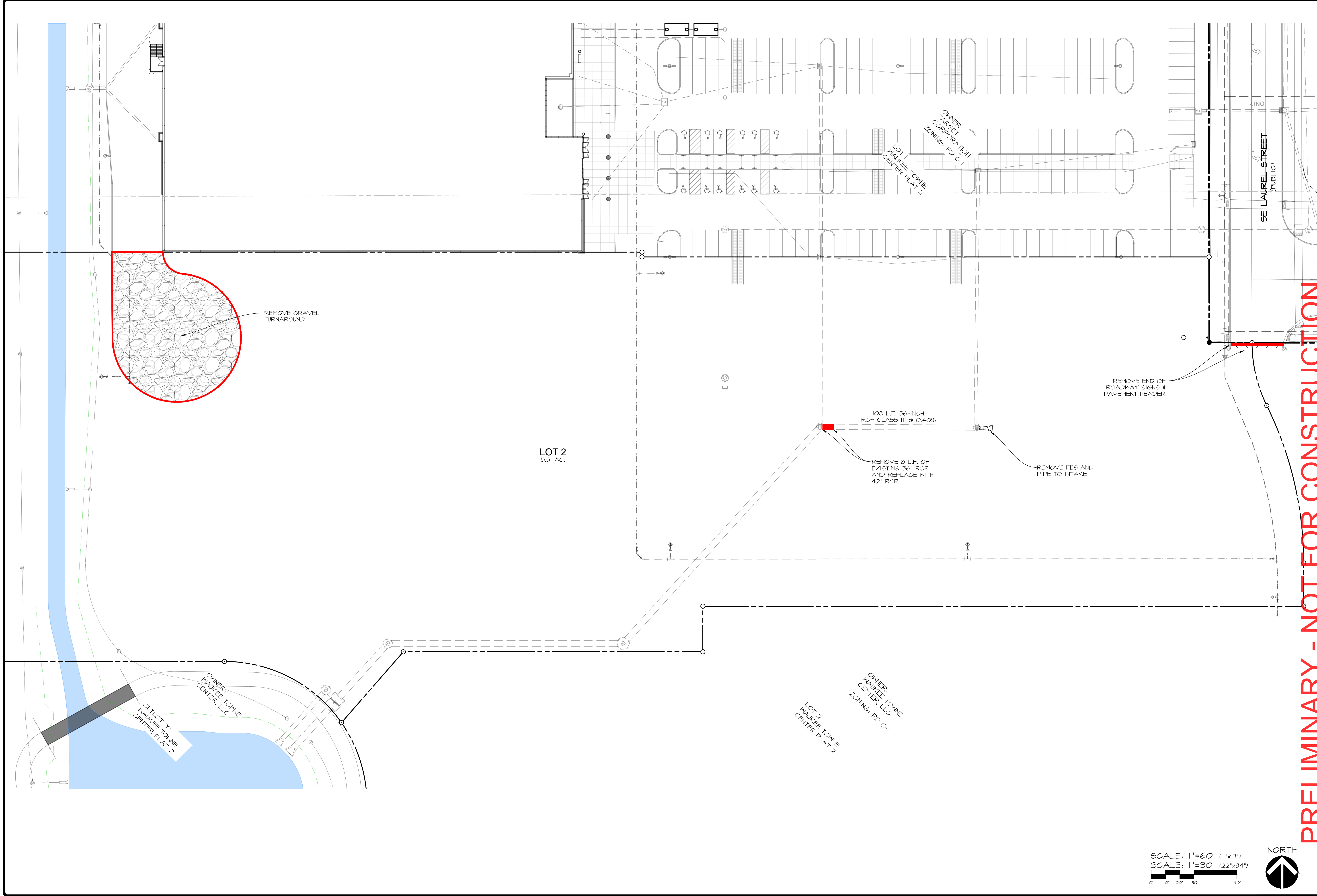


PRELIMINARY - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TOWNE CENTER PLAT 2
WAUKEE, IOWA
DETAILS

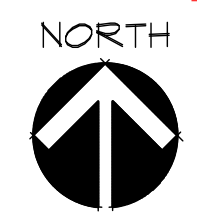
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

DATE: 2023-02-27 - 5TH SUBMITTAL
2023-02-14 - 4TH SUBMITTAL
2023-01-31 - 3RD SUBMITTAL
2022-12-22 - 2ND SUBMITTAL
JULY 2021 EHA
DESIGNED BY: KRZ
DRAWN BY:



PRELIMINARY - NOT FOR CONSTRUCTION

SCALE: 1"=60' (11"x17")
 SCALE: 1"=30' (22"x34")

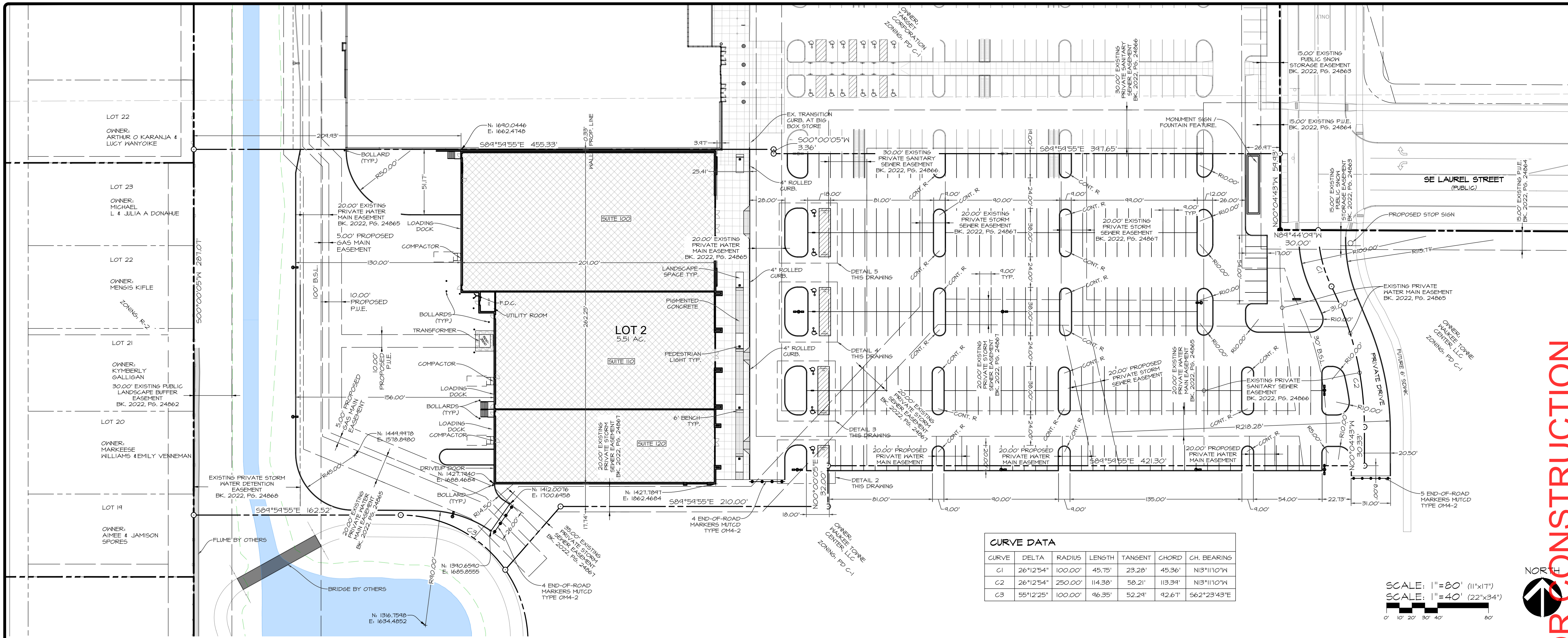


SHEET
 OF 14
 A-2202

LOT 2, WAUKEE TOWNE CENTER PLAT 2
 WAUKEE, IOWA
DEMOLITION PLAN

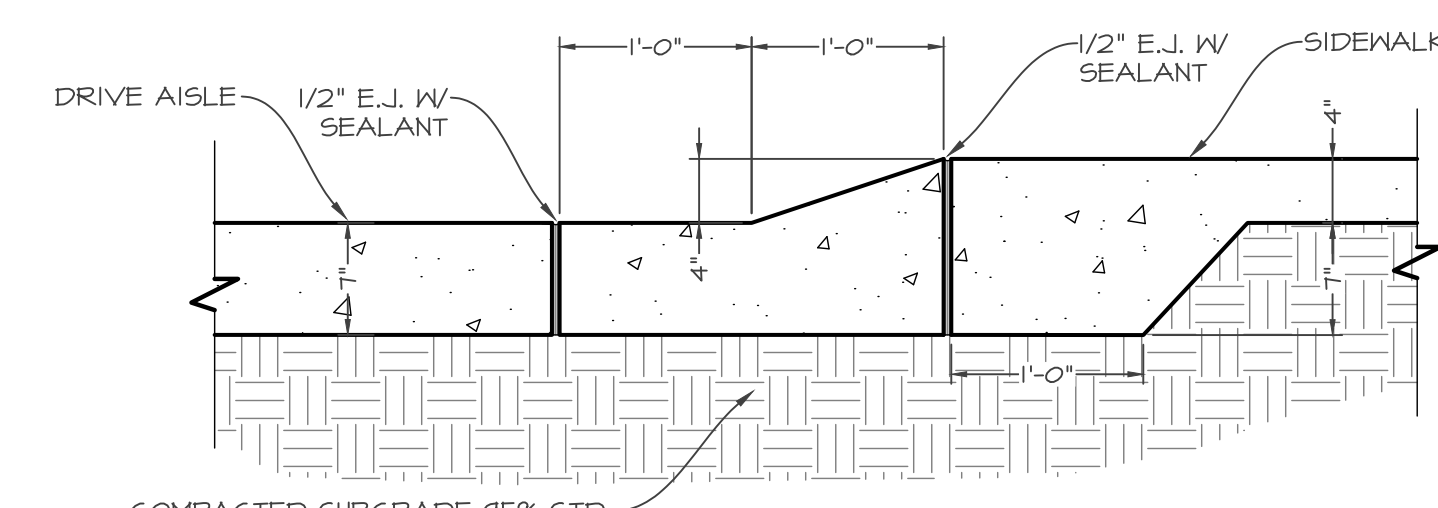
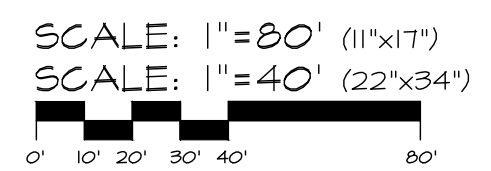
DATE:	2023-02-21 - 5TH SUBMITTAL	EHA	RSZ
	2023-02-14 - 4TH SUBMITTAL		
	2023-01-31 - 3RD SUBMITTAL		
DATE OF SURVEY:	2022-12-22 - 2ND SUBMITTAL	JULY 2021	
DESIGNED BY:			
DRAWN BY:			

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 · Des Moines, Iowa 50322
 515.276.4884 · mail@cecinc.com

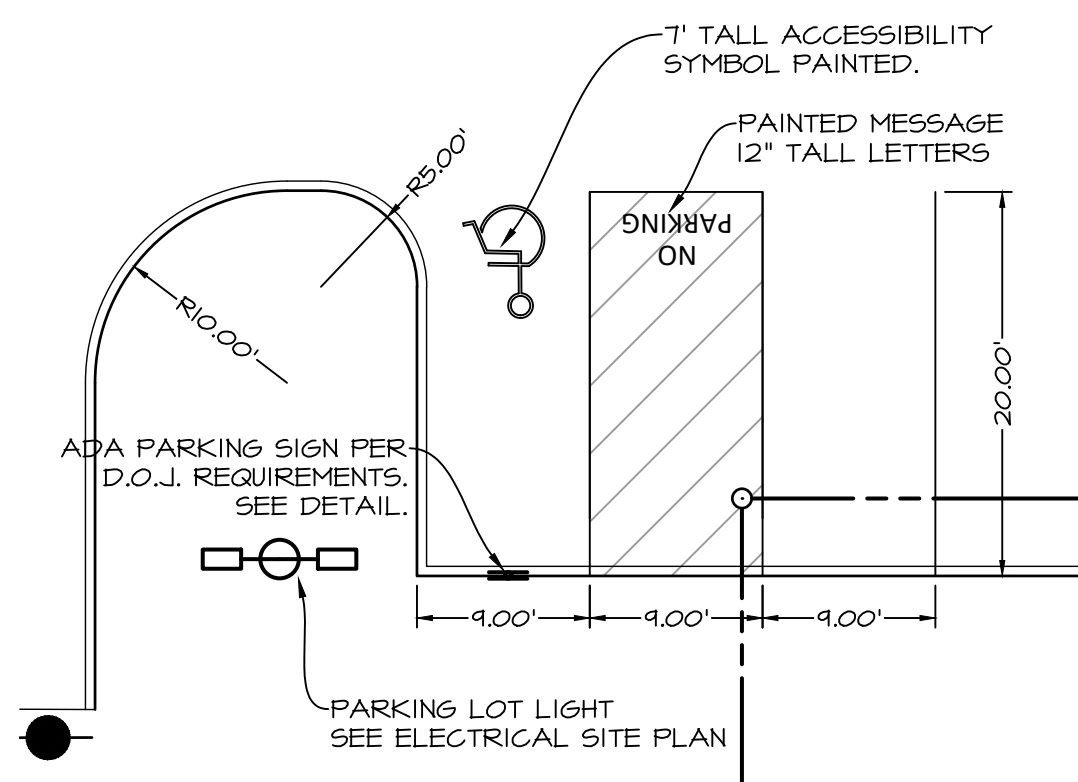


CURVE DATA

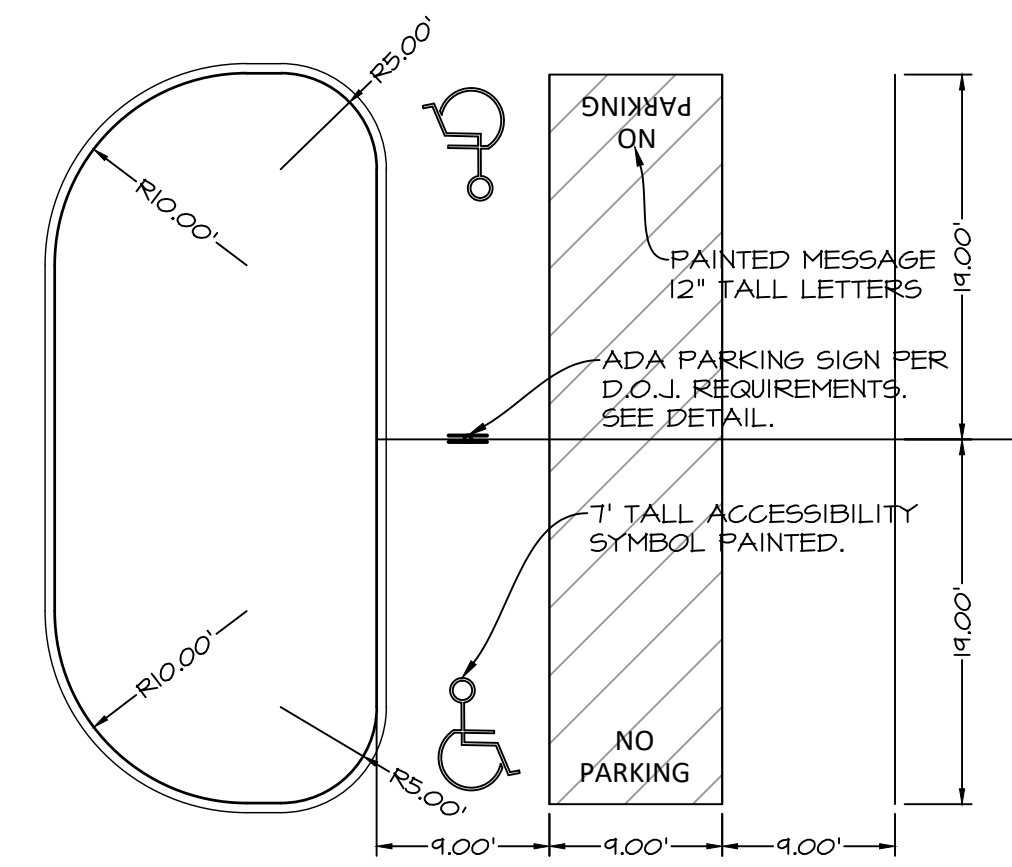
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	26°12'54"	100.00'	45.75'	23.28'	45.36'	N13°11'10"W
C2	26°12'54"	250.00'	114.38'	58.21'	113.39'	N13°11'10"W
C3	55°12'25"	100.00'	46.35'	52.24'	42.67'	S62°23'43"E



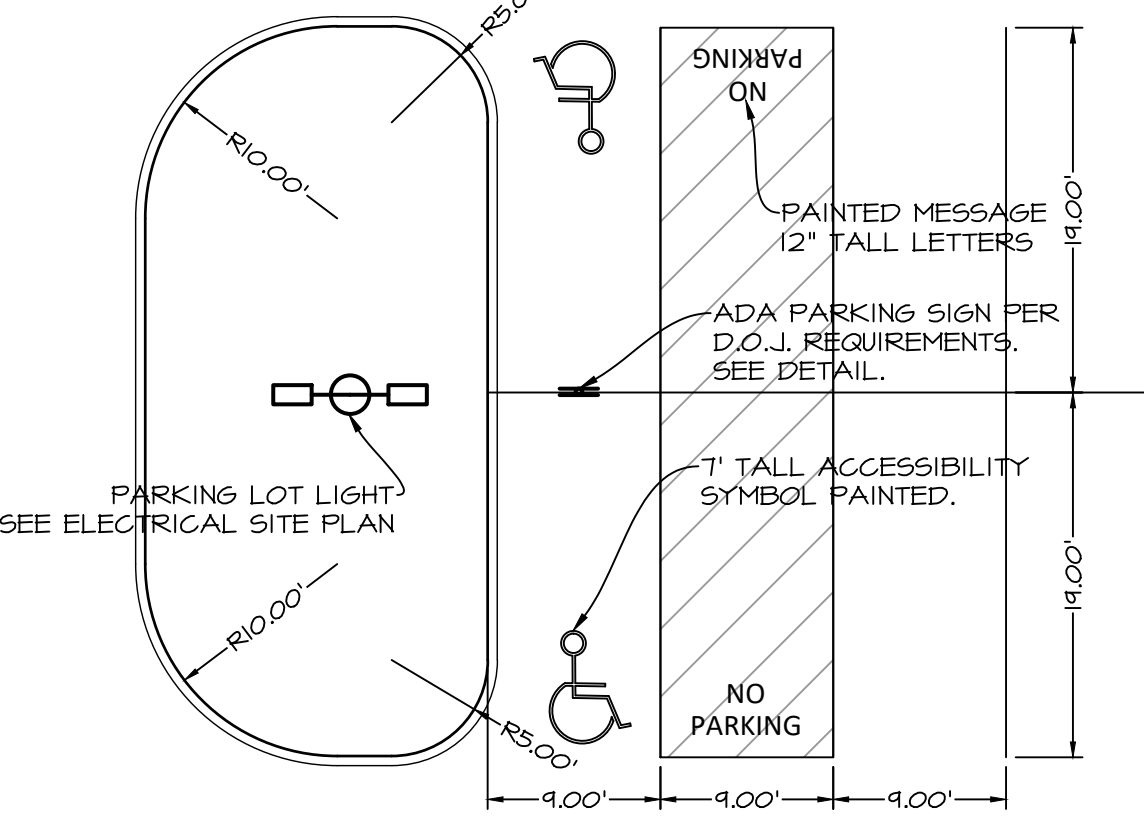
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NO SCALE



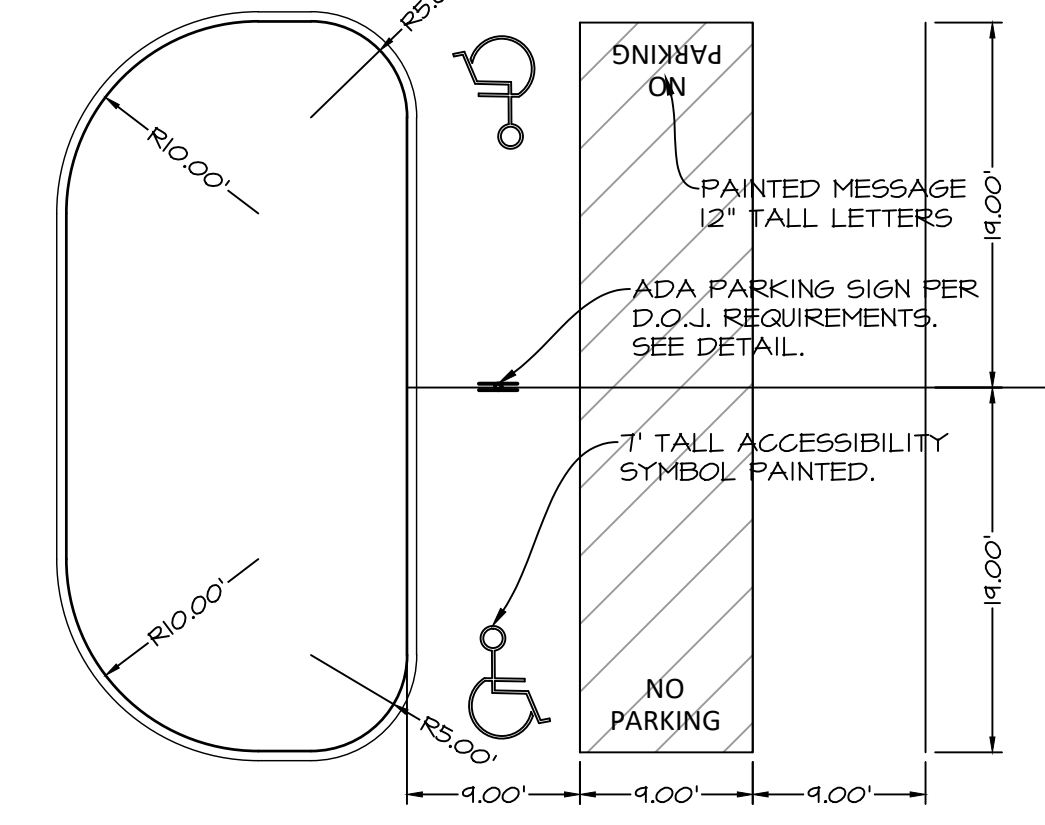
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SCALE: 1" = 10'



3. CENTER ADA STALLS
SCALE: 1" = 10'



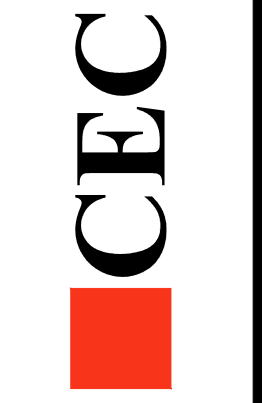
4. CENTER ADA STALLS
SCALE: 1" = 10'



5. NORTH ADA STALLS
SCALE: 1" = 10'

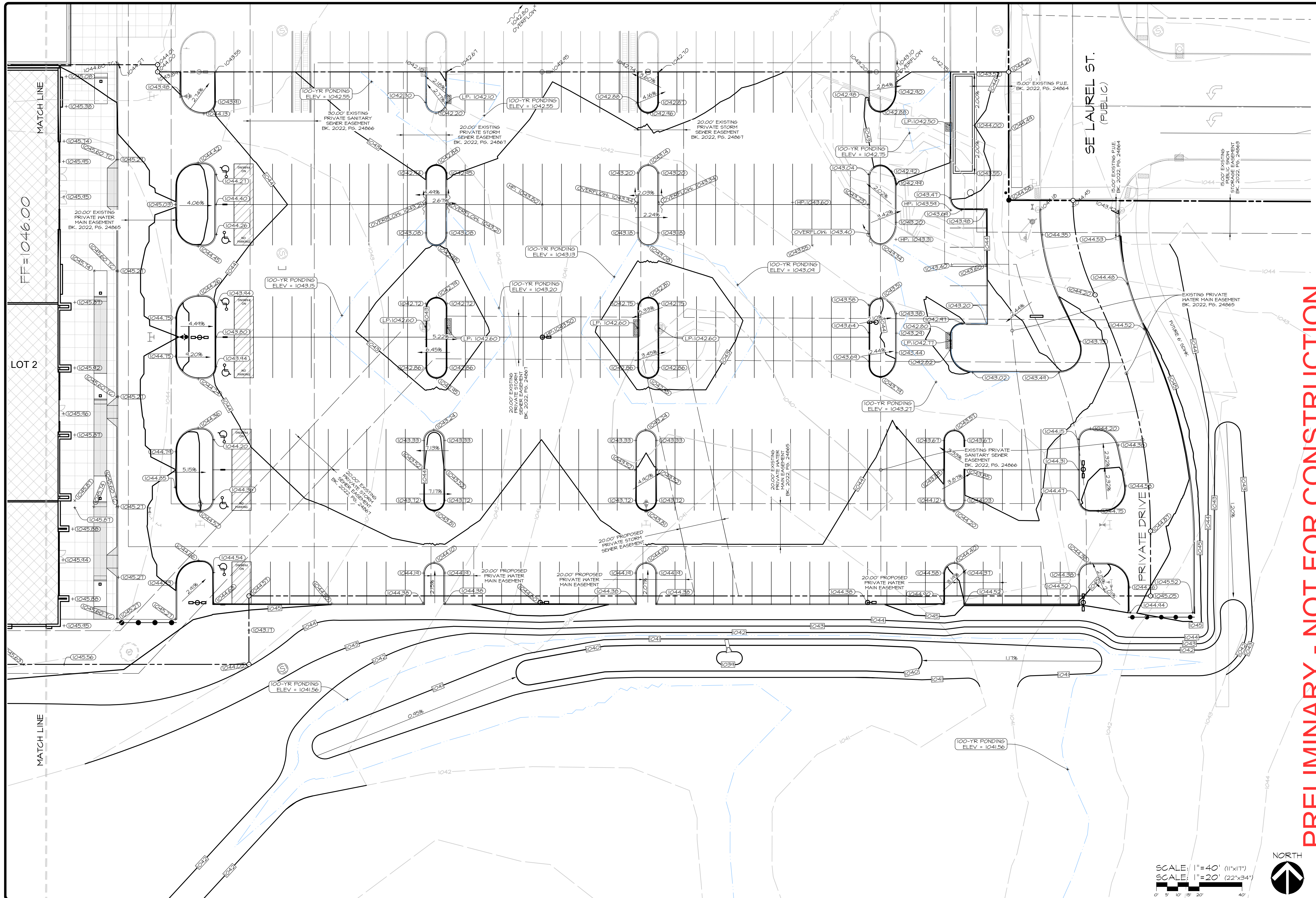
PRELIMINARY - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TOWNE CENTER PLAT 2
WAUKEE, IOWA
DIMENSION PLAN



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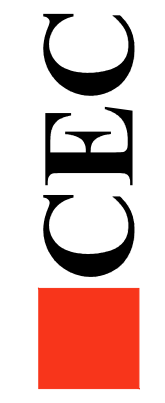
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2023-01-31 - 3RD SUBMITTAL
2022-12-22 - 2ND SUBMITTAL
JULY 2021
DESIGNED BY: EHA
DRAWN BY: KRSZ



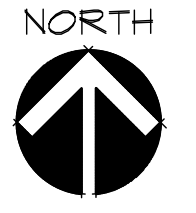
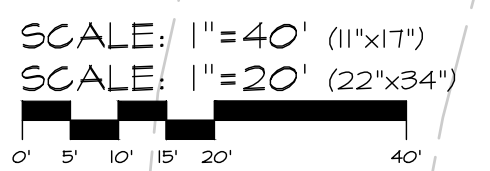
PRELIMINARY - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TOWNE CENTER PLAT 2
WAUKEE, IOWA
GRADING PLAN - EAST

DATE: 2023-02-21 - 5TH SUBMITTAL
 2023-02-14 - 4TH SUBMITTAL
 2023-01-31 - 3RD SUBMITTAL
 2022-12-22 - 2ND SUBMITTAL
 DATE OF SURVEY: JULY 2021
 DESIGNED BY: EHA
 DRAWN BY: KRZ

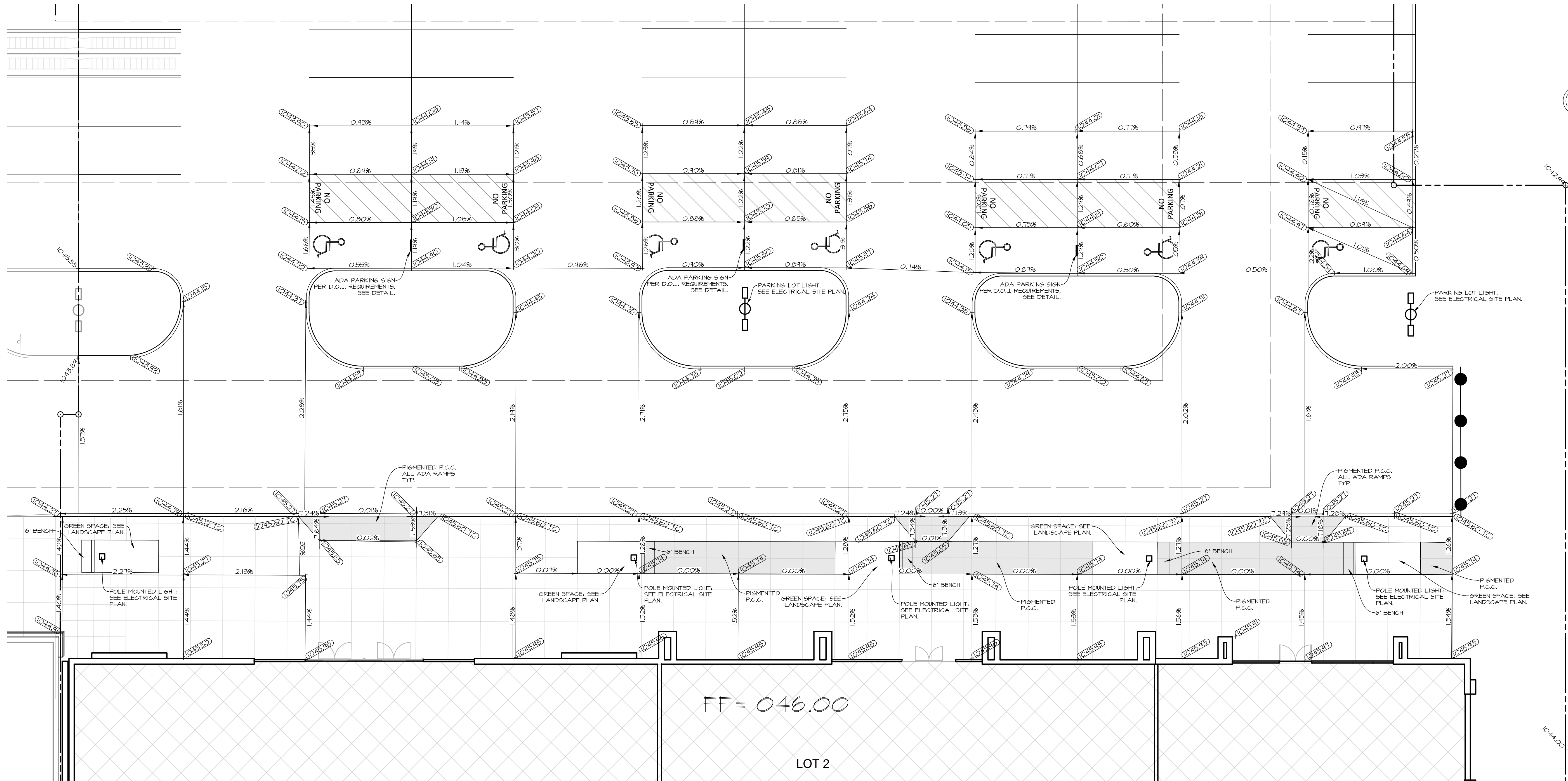


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A-2202

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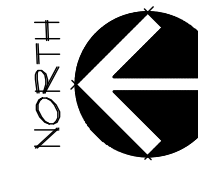
LOT 2

PRELIMINARY - NOT FOR CONSTRUCTION

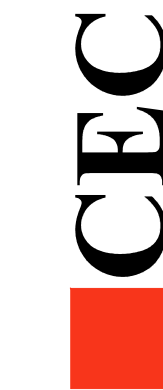
LOT 2, WAUKEE TOWNE CENTER PLAT 2
WAUKEE, IOWA
ADA DETAIL

SHEET
OF 14
A-2202

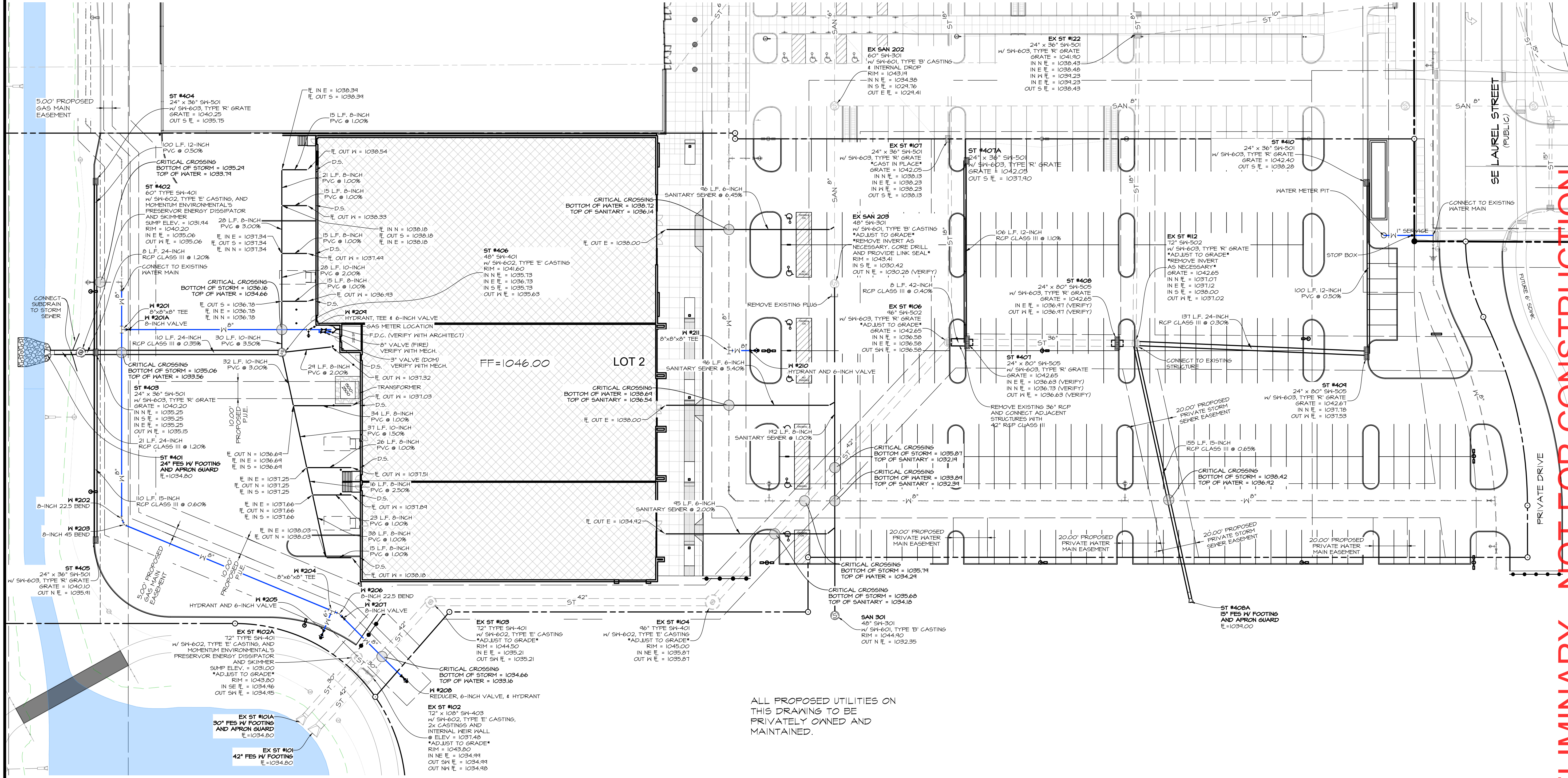
SCALE: 1"=20' (11"x17")
SCALE: 1"=10' (22"x34")



DATE:	2023-02-21 - 5TH SUBMITTAL	EHA
	2023-02-14 - 4TH SUBMITTAL	RSZ
	2023-01-31 - 3RD SUBMITTAL	
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ALL PROPOSED UTILITIES ON THIS DRAWING TO BE PRIVATELY OWNED AND MAINTAINED.

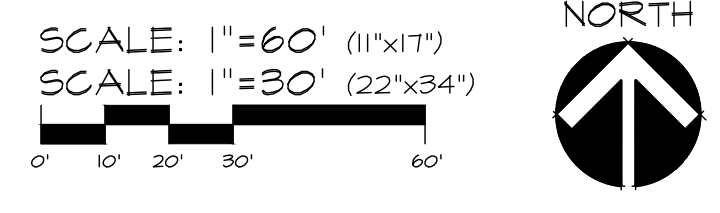
PRELIMINARY - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TOWNE CENTER PLAT 2
 WAUKEE, IOWA
UTILITY PLAN

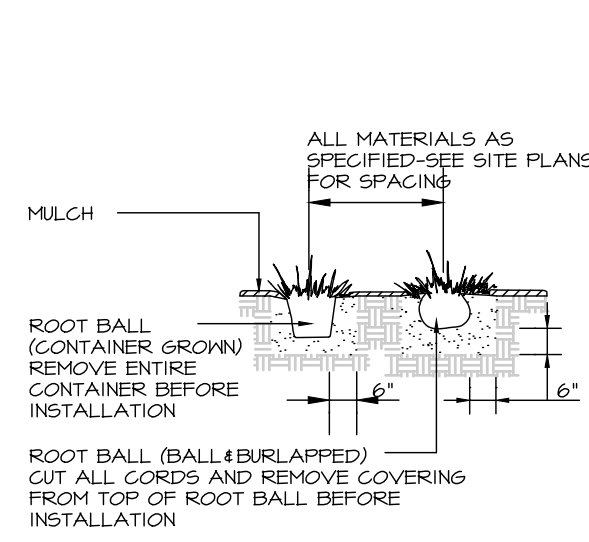
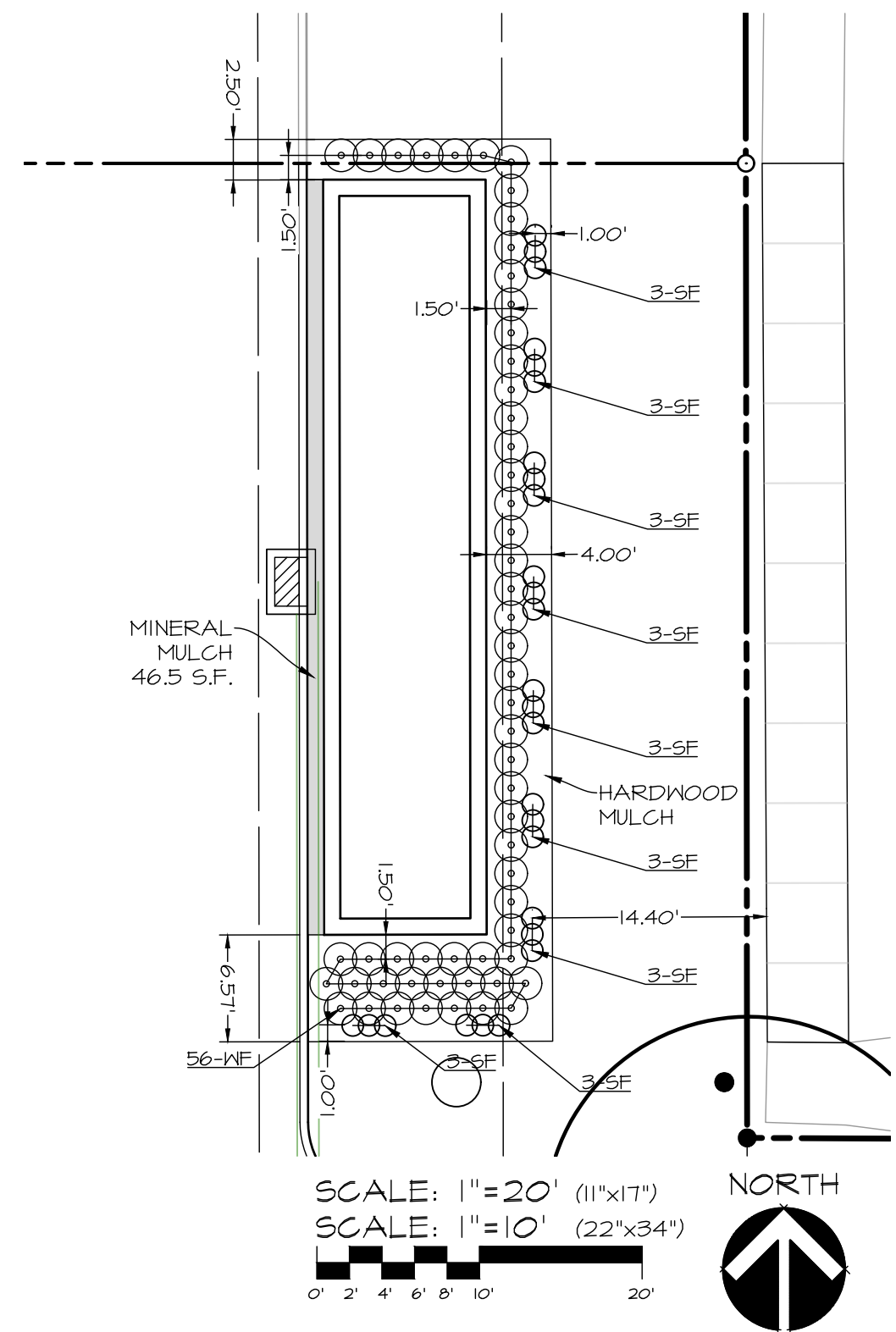
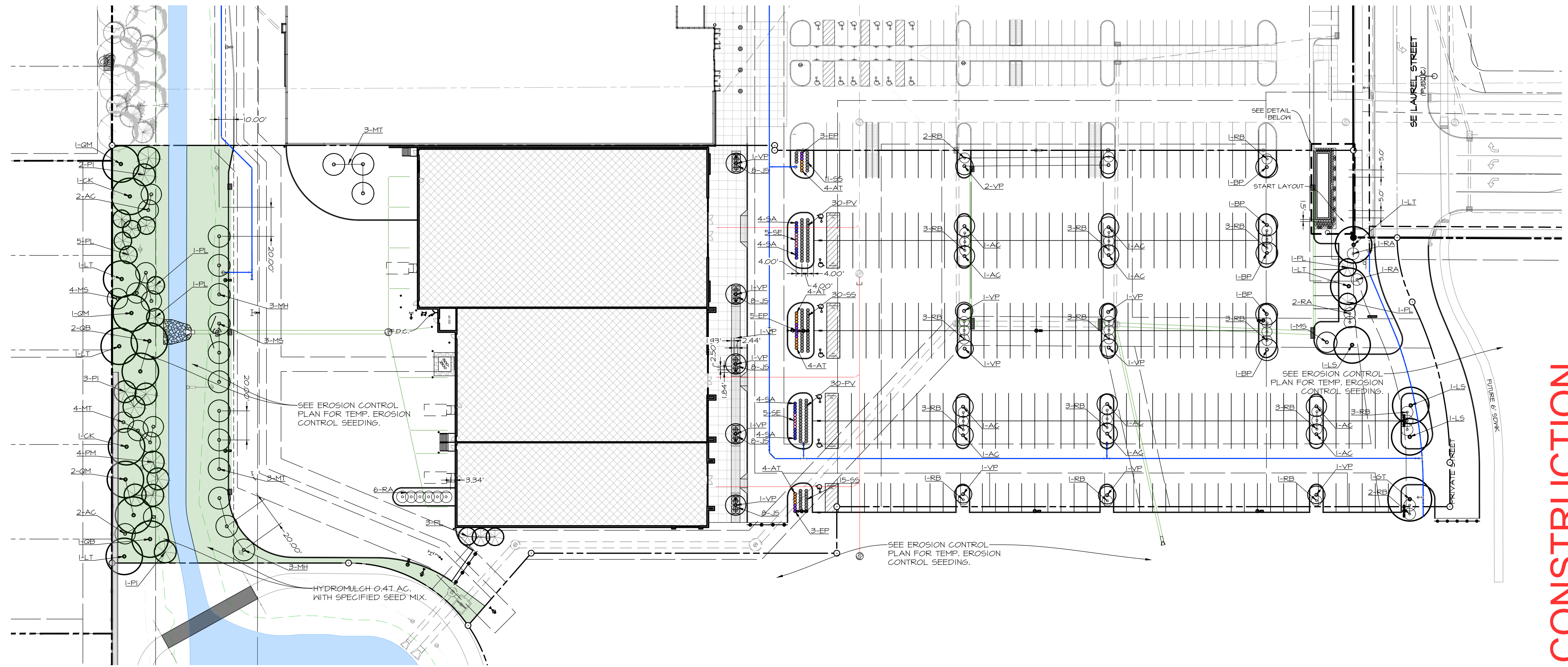
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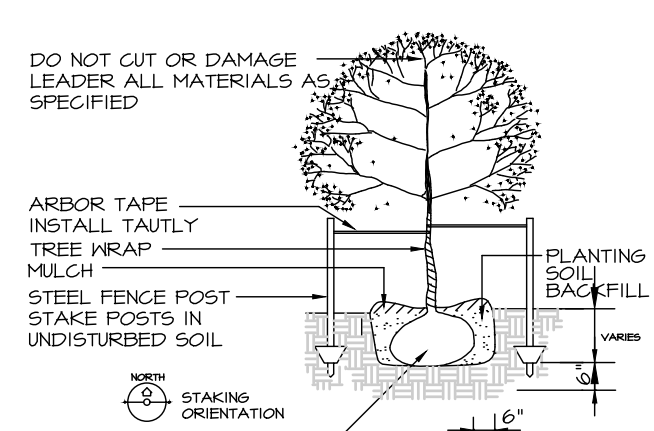
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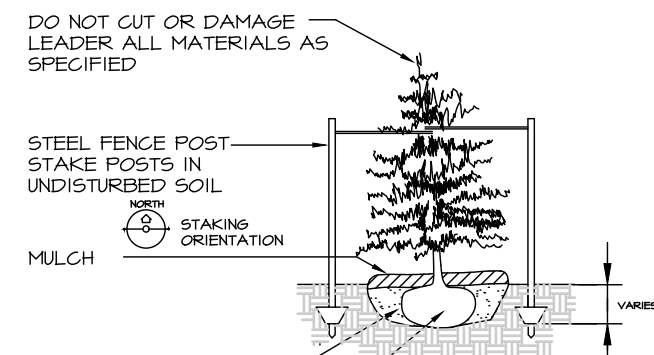
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 OF 14
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SHRUB PLANTING DETAIL
NO SCALE



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE

PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS	MATURE HEIGHT
AC	<i>Amelanchier arborea</i> SERVICEBERRY	14	1.5" CAL.	CONT.	MATCHED, SPECIMEN, 3 STEM MIN. 12' OC. PARKING ISLANDS-MULCH BED	20'
AT	<i>Asclepias tuberosa</i> BUTTERFLY WEED	16	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 2' o.c.	2'
BP	<i>Betula papyrifera</i> 'Whitespire Senior' WHITESPIRE BIRCH	5	12' HT.	CONT.	MATCHED, SPECIMEN MULCH BED	30'
CK	<i>Cnidaria kentuckea</i> YELLOWWOOD	2	2" CAL.	B&B	MATCHED, SPECIMEN 13.5' OC.	50'
EP	<i>Echinacea purpurea</i> 'Rubinstern' RUBY STAR CONEFLOWER	11	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 2' o.c.	3'
GT	<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skycole' SKYLINE HONEYLOCUST	1	2" CAL.	B&B	MATCHED, SPECIMEN	40'
JS	<i>Juniperus squamata</i> 'Blue Star' BLUE STAR JUNIPER	40	15" HT.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED	2'
LS	<i>Liquidambar styraciflua</i> 'Rationalisla' ROUND-LEAVED SWEET GUM	3	1.5" CAL.	B&B	MATCHED, SPECIMEN	60'
LT	<i>Liriodendron tulipifera</i> 'IFS Oz' EMERALD CITY TULIP TREE	5	2" CAL.	B&B	MATCHED, SPECIMEN	55'
MH	<i>Malus 'Hozam'</i> HOLIDAY GOLD CRABAPPLE	6	1.5" CAL.	CONT.	MATCHED, SPECIMEN	15'
MS	<i>Malus 'Shotizam'</i> SHOW TIME CRABAPPLE	8	1.5" CAL.	CONT.	MATCHED, SPECIMEN	15'
MT	<i>Malus 'Sartzam'</i> SUGAR TYME CRABAPPLE	10	1.5" CAL.	CONT.	MATCHED, SPECIMEN	15'
PI	<i>Pinus pungens</i> COLORADO SPRUCE	6	7" HT.	B&B	MATCHED, SPECIMEN 12' o.c. IN BUFFER	60'
PL	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid' VANDERWOLF'S PYRAMID LIMBER PINE	12	7" HT.	B&B	MATCHED, SPECIMEN 10' o.c.	30'
PM	<i>Pseudotsuga menziesii glauca</i> DOUGLAS FIR	4	7" HT.	B&B	MATCHED, SPECIMEN 12' o.c. IN BUFFER	50'
PV	<i>Panicum virgatum</i> 'Cheyenne Sky' CHEYENNE SKY SWITCH GRASS	60	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 2' o.c.	3'
QB	<i>Quercus bicolor</i> SWAMP WHITE OAK	3	2" CAL.	B&B	MATCHED, SPECIMEN	50'
QM	<i>Quercus macrocarpa</i> 'IFS-KW3' URBAN PINNACLE OAK	4	2" CAL.	B&B	MATCHED, SPECIMEN	55'
RA	<i>Rhus aromatica</i> FRAGRANT SUMAC	10	24" HT.	CONT.	MATCHED, SPECIMEN, MULCH BED 6' o.c.	6'
RB	<i>Rhus aromatica</i> 'Gro-Low' GRO-LOW FRAGRANT SUMAC	38	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 5' o.c.	6'
SA	<i>Salvia nemorosa</i> 'Tidal Pool' TIDAL POOL SALVIA	16	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 2' o.c.	3'
SE	<i>Sedum 'Autumn Fire'</i> AUTUMN FIRE SEDUM	10	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 2' o.c.	2'
SF	<i>Sedum 'Time Trigger'</i> TIME TRIGGER SEDUM	27	6" POT.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 1' o.c.	1'
SS	<i>Schizachyrium scoparium</i> 'Prairie Blues' PRAIRIE BLUES LITTLE BLUE STEM	56	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 2' o.c.	3'
VP	<i>Viburnum prunifolium</i> BLACKHAW VIBURNUM	14	1" CAL.	CONT.	MATCHED, SPECIMEN, TREE FORM	25'
WF	<i>Weigela florida</i> 'Elvera' MIDNIGHT WINE WEIGELA	56	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED LOC. AS DIMENSIONED; 1.75' o.c.	2'

30' BUFFER REQUIREMENTS

REQUIRED PLANTINGS PER 50 LF.
281 LF / 50 = 5.74
- 2 OVERSTORY TREE * 5.74 = 12 OVERSTORY TREES
- 3 EVERGREEN TREES * 5.74 = 17 OVERSTORY TREES
- 2 ORNAMENTAL TREES * 5.74 = 12 ORNAMENTAL TREES

PROPOSED PLANTINGS:
- 12 OVERSTORY
- 17 EVERGREEN
- 12 ORNAMENTAL

OPEN SPACE REQUIREMENTS

20% REQUIRED OPEN SPACE OF TOTAL LOT
240,074 SF x 20% = 48,015 S.F.
48,015 / 1,000 = 48.0
PER 1,000 OPEN SPACE
- 1 TREE = 48 TREES
- 1 SHRUB = 48 SHRUBS

OPEN SPACE PROPOSED PLANTINGS:
- 50 TREES
- 48 SHRUBS

GREEN SPACE PROVIDED: 43,602 S.F.
REMAINDER WITHIN P.J.D. PROVIDED WITHIN SHOPPING CENTER. SEE CALC. ON COVER.

PARKING SETBACK REQUIREMENTS

1 SHADE TREE PER 40 LF. FRONTAGE OF PARKING
253 LF. / 40 = 6 TREES REQUIRED.
6 TREES PROVIDED.

ALL OF LOT AREA NOT COVERED BY BUILDINGS, PAVING, OR MULCH BED TO BE SODDED, INCLUDING ROW, UNLESS NOTED OTHERWISE.
ANY SUBSTITUTIONS TO THE PLANT SCHEDULE ARE TO BE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT AND CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

REGULATORY PLANT MINIMUM SIZES:
DECIDUOUS OVERSTORY TREE: 8 FEET TALL
EVERGREEN TREE: 6 FEET TALL
DECIDUOUS UNDERSTORY TREE: 6 FEET TALL
ACTUAL REQUIRED SIZE PER SCHEDULE, EVEN IF LARGER THAN REGULATORY MINIMUMS.

ALL MULCH BEDS TO BE 3" THICK, SHREDDED HARDWOOD, NATURAL COLOR UNLESS NOTED OTHERWISE.
MINERAL MULCH: 1-1/2" WASHED RIVER GRAVEL, 3" THICK, OVER SEPARATION FABRIC, FINNED IN FLANGE.

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING. TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

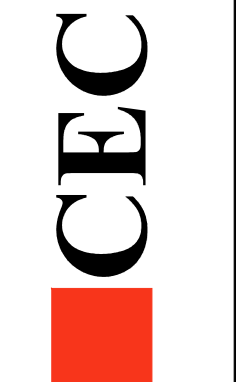
HYDROMULCH SEED MIX:
1) WILDFLOWER FARM'S ECO LAWN GRASS SEED APPLIED AT 6 POUNDS P.L.S. / 1,000 S.F. - OR -
2) ION EXCHANGE NO-MOW - GROW-LOW LAWN SEED APPLIED AT 6 POUNDS P.L.S. / 1,000 S.F.



PRELIMINARY - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TOWNE CENTER PLAT 2
WAUKEE, IOWA
LANDSCAPING PLAN

SHEET
OF 14



DATE: 2023-02-21 - 5TH SUBMITTAL
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DESIGNED BY: EHA
DRAWN BY: KRZ

STORM WATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION/APPLICANT/SCHEDULE

- OWNER/APPLICANT: WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DR, BURLINGTON, IA 52601
- CONTACT: MIKE PIERSON, PHONE: (319) 512-0125
- LOCATION: LOT 2, WAUKEE TOWNE CENTER PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
- AREAS: TOTAL SITE AREA = 5.51 ACRES
SITE AREA AFFECTED = 6.0 ACRES
- RUNOFF COEFFICIENT = 0.85 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
- 100 YEAR RUNOFF: APPROX. 36 CFS
- RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO LITTLE WALNUT CREEK TO WALNUT CREEK AND TO RAGGCOON RIVER
- SOILS:
 - CANISTED CLAY LOAM, BEMIS MORAINÉ WITH SLOPES BETWEEN 0% TO 2%
 - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
 - CLARION LOAM, BEMIS MORAINÉ WITH SLOPES BETWEEN 2% TO 6%
- ESTIMATED DATE WORK IS TO COMMENCE: MARCH 2023
- ESTIMATED DATE WORK IS TO BE COMPLETED: DECEMBER 2023

2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)

- EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- STRUCTURAL PRACTICES
- SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF
- TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
- RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
- DRAINAGE SWALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
- INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
- STORM WATER MANAGEMENT
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE ENTRANCE WITH 6-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. CONTRACTORS
GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. SEE CERTIFICATION THIS SHEET.
- PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: _____
ADDRESS: _____

PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____

4. IMPLEMENTATION / MAINTENANCE

- MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
- CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDING AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
- INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEEDING - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SWALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GRADING IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
- EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANENTLY ESTABLISHED WITH GROUND COVER.
- CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11.050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVERS) PCC WASTE SHALL BE DISPOSED OF PROPERLY (SENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
- TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

5. INSPECTIONS

- CONTRACTOR SHALL KEEP A COPY OF SWPPP ON SITE
- QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY. REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN FOLLOWING:
 - SUMMARY OF SCOPE OF INSPECTION
 - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION
 - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN
 - ANY ACTIONS TAKEN
 - SIGNATURE
- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER
- CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

6. NON-STORM WATER DISCHARGES

- WATER MAIN FLUSHING
 - FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
 - SILTATION BASIN
 - ROCK OUTLET PROTECTION (RIPRAP)
 - SILT FENCING
 - EXISTING VEGETATION
 - FLUSHED WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
 - PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
 - CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11.050.
 - PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
 - CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTINGS AND GRINDING.
 - DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DEWATERING BAGS OR EQUAL.
 - FOLLOWING DISCHARGES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
 - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
 - FUEL, OIL, OR POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
 - DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
 - EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
 - DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.
- 7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN**
- IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
 - MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE RELEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURRENCE OF SUCH RELEASES.
- 8. NOTICE OF DISCONTINUATION (NOD)**
- WITHIN 30 DAYS OF FINAL SITE STABILIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
 - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
 - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
 - DATE CONSTRUCTION SITE REACHED FINAL STABILIZATION
 - SIGNED CERTIFICATION
 - NOD SHALL BE MAILED TO:
 - STORM WATER COORDINATOR
 - IOWA DEPARTMENT OF NATURAL RESOURCES
 - 502 E. 9TH STREET
 - DES MOINES, IOWA 50319-0034

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDING, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.



VICINITY SKETCH

THIS SITE

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____
COMPANY: _____
TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR

NAME / TITLE: _____
COMPANY: _____
TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____
COMPANY: _____

SUBCONTRACTOR

NAME / TITLE: _____
COMPANY: _____

SUBCONTRACTOR

NAME / TITLE: _____
COMPANY: _____

QUANTITIES

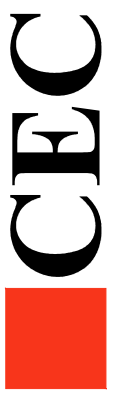
- 2310 LF SILT FENCE
- 0.26 ACRES SOD
- 1.0 ACRES SEEDING - TYPE 2 (TEMPORARY)
- 6.0 ACRES SEEDING - TYPE 1 (TEMPORARY AS NEEDED)
- 4 EA INTAKE FILTER BASKETS
- 1 EA CONSTRUCTION ENTRANCE
- 0.5 ACRES HYDROMULCHED SPECIAL SEED MIX (SEE LANDSCAPING PLAN)

AREA OF DISTURBANCE

6.0 ACRES

PRELIMINARY - NOT FOR CONSTRUCTION

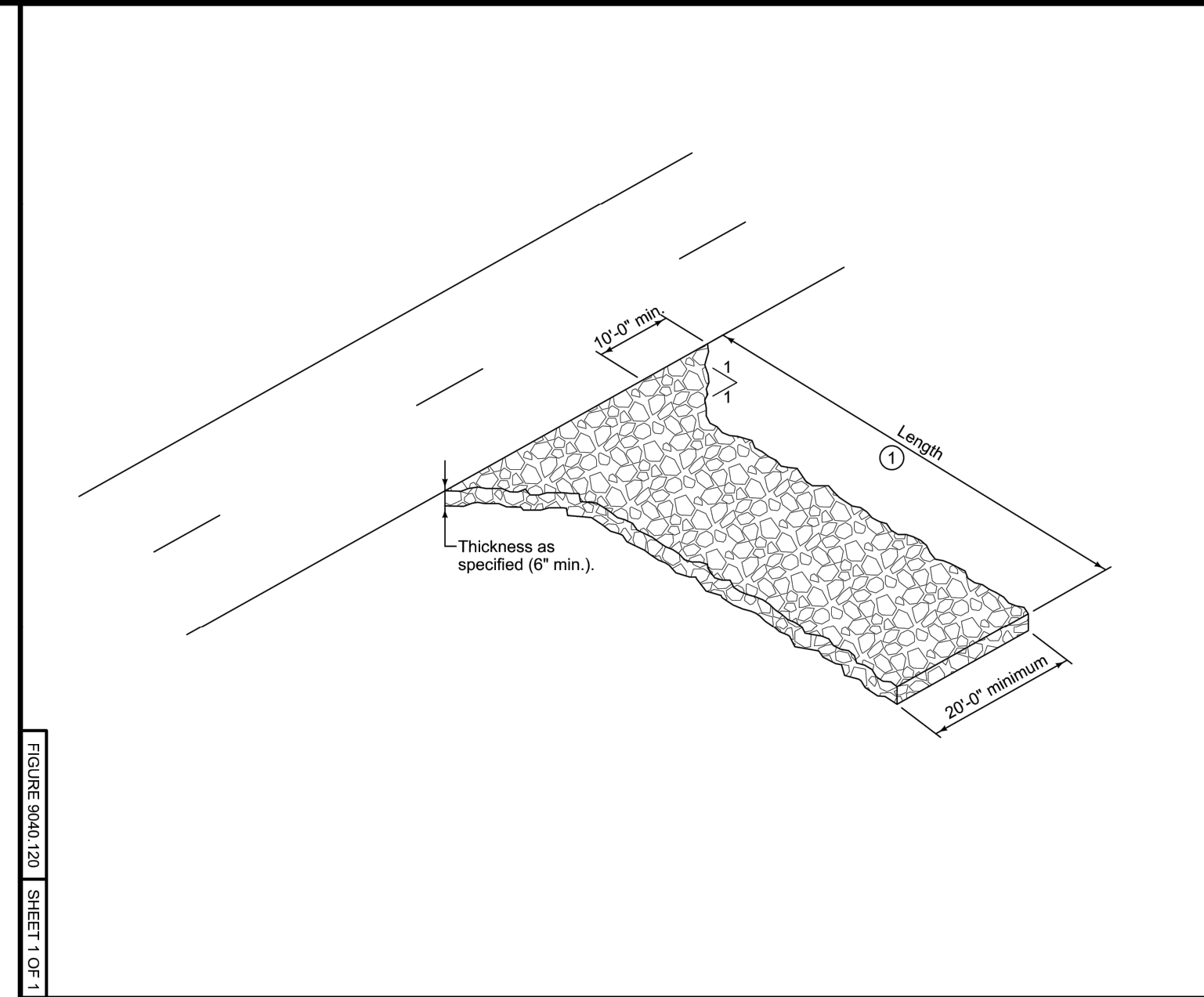
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com



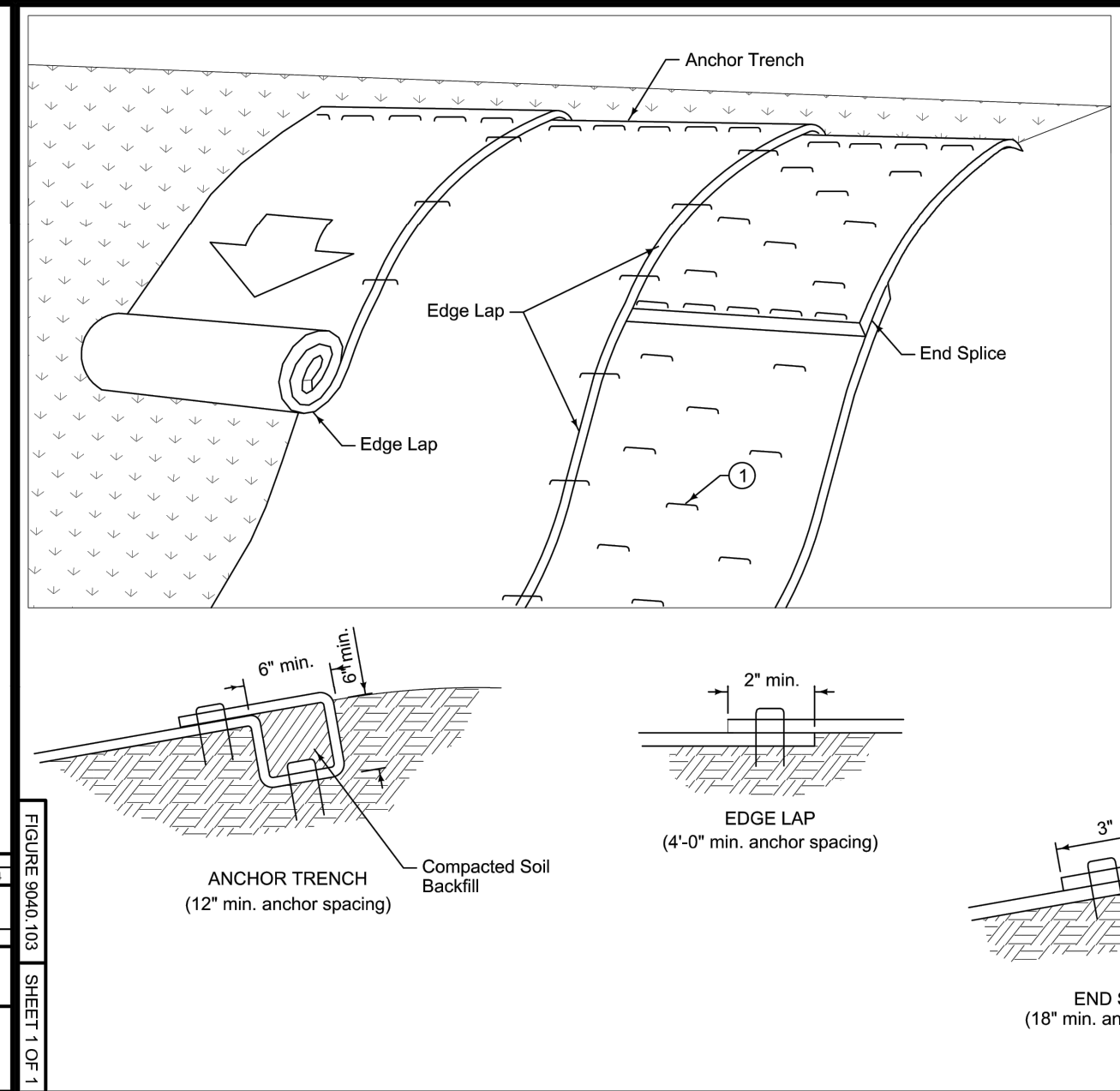
DATE: OCTOBER 24, 2022
2023-02-14 - 4TH SUBMITTAL
2023-01-31 - 3RD SUBMITTAL
2022-12-22 - 2ND SUBMITTAL
JULY 2021
DATE OF SURVEY: EHA
DESIGNED BY: RSR
DRAWN BY:

LOT 2, WAUKEE TOWNE CENTER PLAT 2
WAUKEE, IOWA
EROSION CONTROL NOTES

Q:\A-FILES\A-2200\A2202\Construction Documents\Site Plan\A2202 EROSION CONTROL PLAN.dwg, 2/27/2023 3:04:40 PM, smackinley, 1:1



SUDAS 9040.120
SUDAS Standard Specifications
STABILIZED CONSTRUCTION ENTRANCE



SUDAS 9040.103
SUDAS Standard Specifications
ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES

Max. slope	Min. anchors
≤ 3:1	1.5yd ²
2:1	2yd ²
1:1	2.5yd ²

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION

PRODUCT SELECTION AND SPECIFICATION DRAWING

1. IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20" dia grates (A) only)	62SRD
	Med Round (20 1/2" - 25" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26 1/2" - 32" dia grates (A) up to 30" dia openings (B))	62LRD
RECT. SQUARE	XL Round (32 1/2" dia - 38" dia grates (A) up to 37" dia openings (B))	62XLRD
	Small Rect / Square (up to 24" (B) x 24" (D) openings or 50' perimeter)	62MSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 90' perimeter)	62MSQ
COMBO INLETS	Large Rect / Square (up to 36" (B) x 36" (D) openings or 120' perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc ask to fit up to 48" (B) x 36" (D) openings)	62XLSQ
	Small Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62SCR
INCHCAST	Med Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62MCR
	Large Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62LCR
	XL Rect / Square (ref Rect sizing, shipped with Magnetic Curb Flaps)	62XLCR
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(12" depth)	(12" depth)	Clean Water Flow Rate (GPM/Sec)	Min A.O.S. (1/8" sieve)
FX Standard Woven Bag	FX	FX-S	200	40
IL-IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame P/N from Step 1. Filter Bag P/N from Step 2.

INSTALLATION:

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

NOTES:

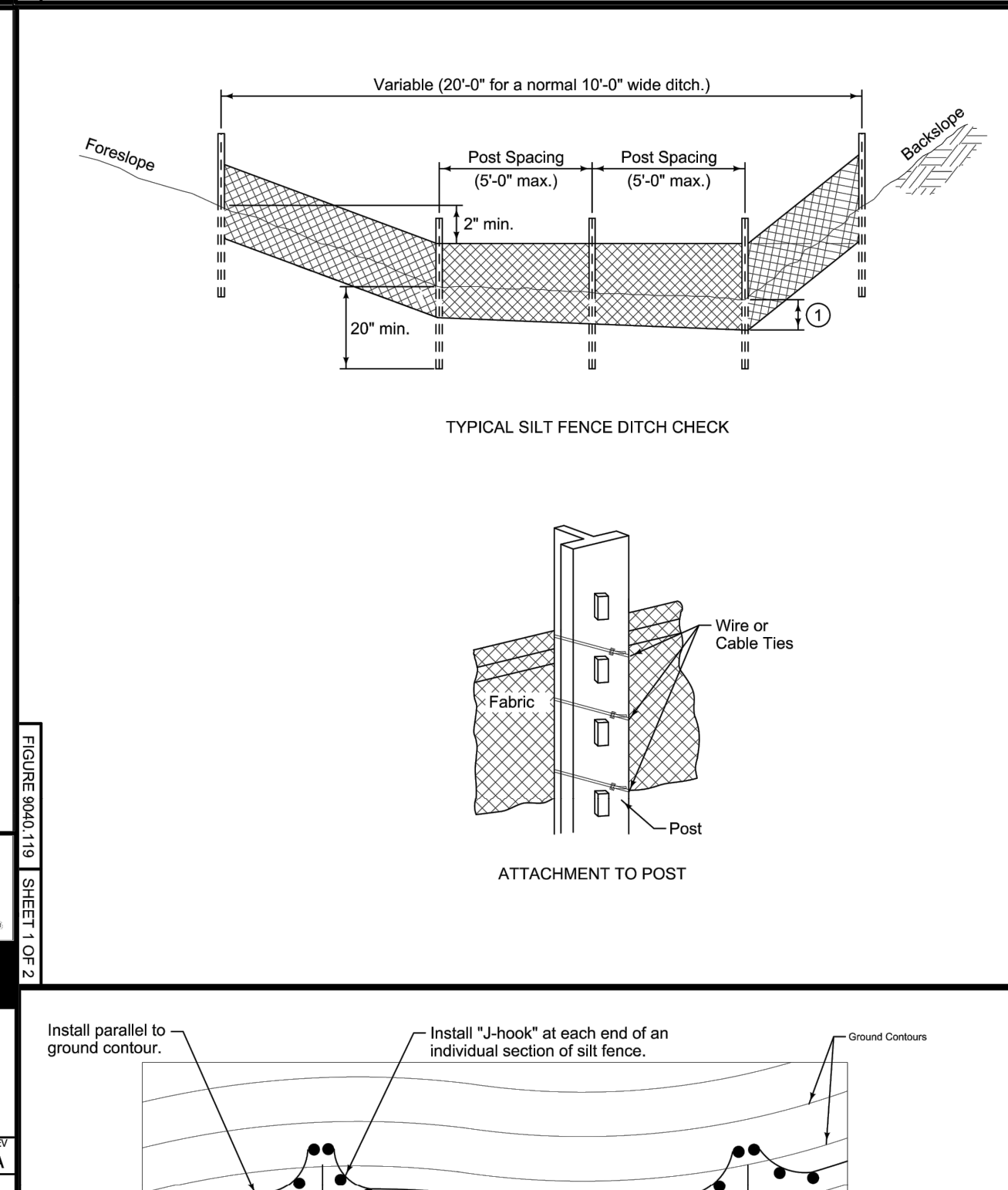
- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

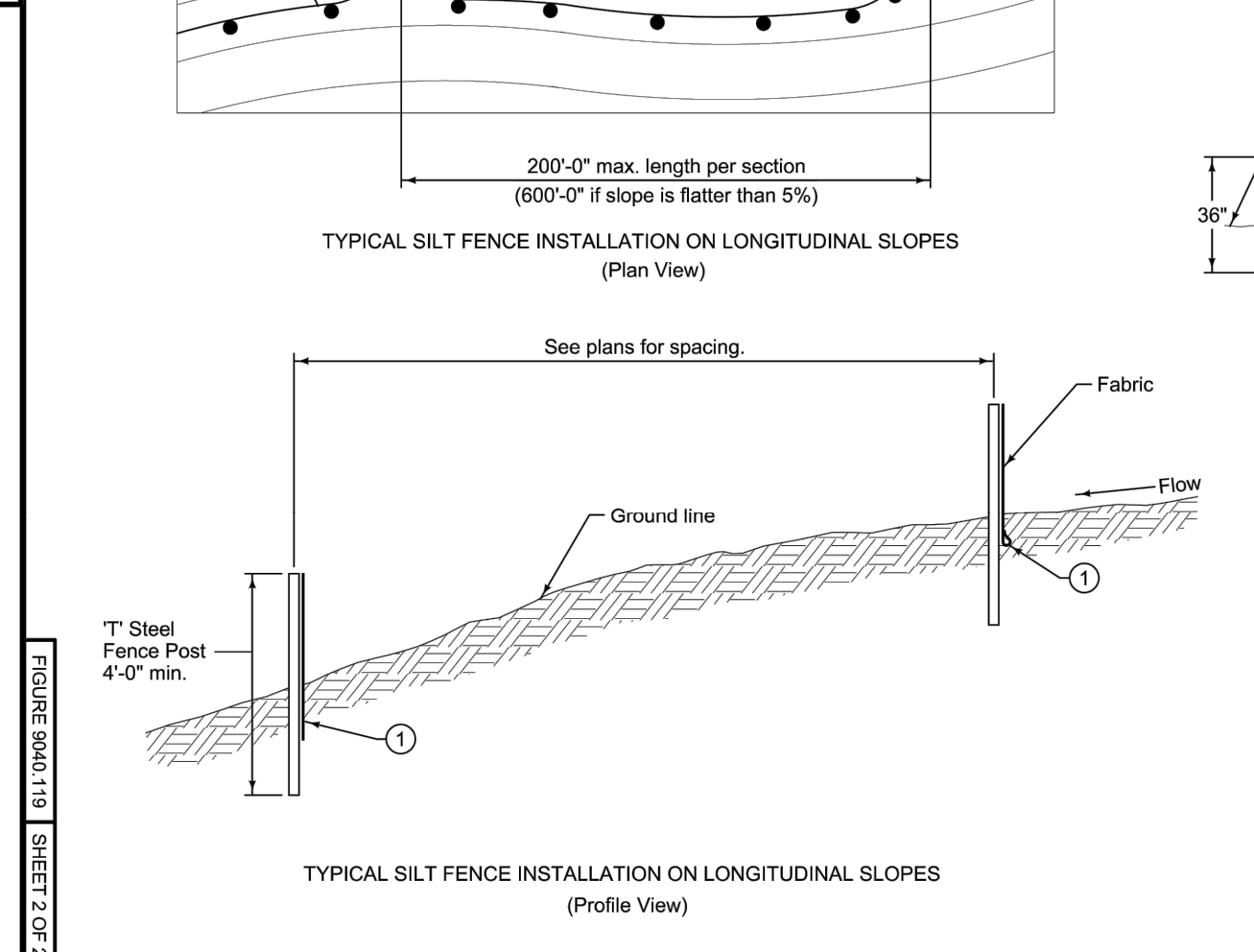
Nominal Bag Size	Solids Storage (Cu Ft)	FX (Woven)	IL (Nonwoven)	Filtered Flow Rate at 50% Max (GPM)
Small	1.6	1.2	0.9	
Medium	2.1	1.7	1.3	
Large	3.8	2.7	1.9	
XL	4.2	3.6	2.6	

FLEXSTORM INLET FILTERS CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 353-3477 FX INFO@INLETFILTERS.COM



SUDAS 9040.119
SUDAS Standard Specifications
SILT FENCE



SUDAS 9040.119
SUDAS Standard Specifications
SILT FENCE

