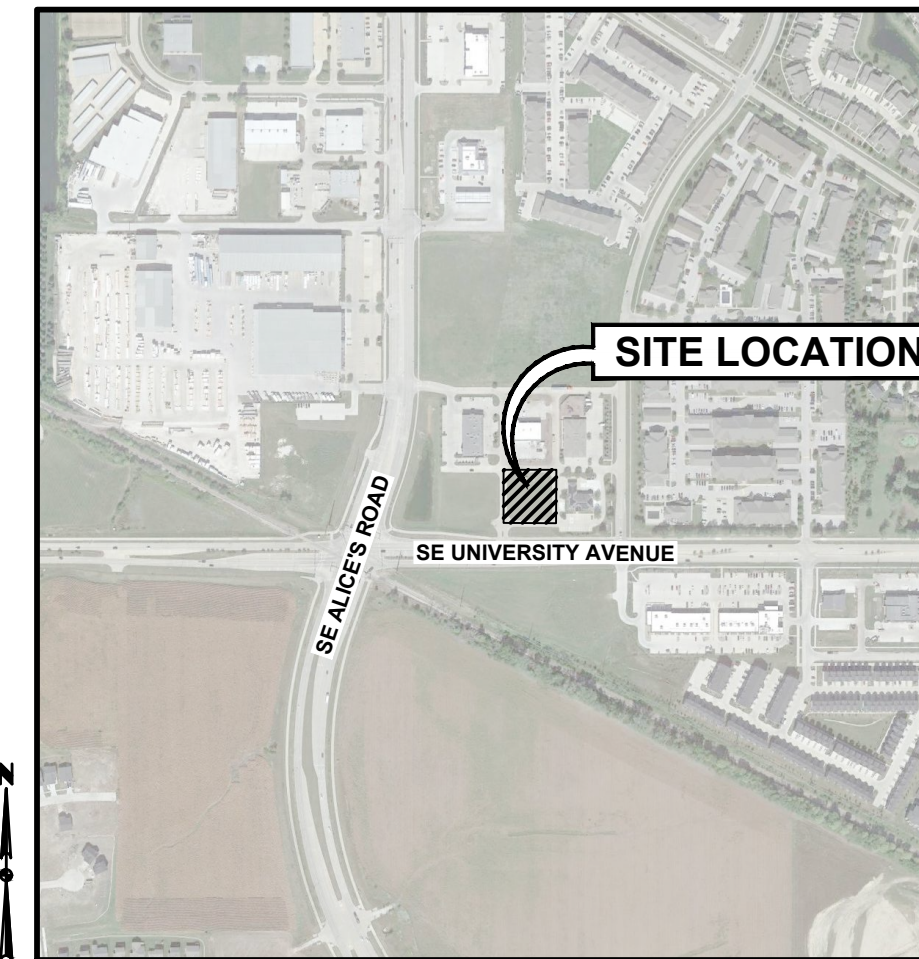


SITE PLAN FOR: CENTRAL PLAZA II

1165 SE UNIVERSITY AVENUE WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION

LOT 2 OF WILLIAMS POINTE PLAT 15.

ZONING

C-1A NEIGHBORHOOD COMMERCIAL DISTRICT

BULK REGULATIONS

SETBACKS:

FRONT: 30'
SIDE: NO MINIMUM
REAR: 30'

MAXIMUM HEIGHT:

PRINCIPAL BUILDING: 2 STORIES OR 40 FEET
ACCESSORY BUILDING: 1 STORY OR 14 FEET

PROPOSED USE

RETAIL

DEVELOPMENT SUMMARY

WILLIAMS POINTE LOT AREA:	44,867 SF (1.03 AC)
PROPOSED BUILDING AREA:	7,759 SF
PROPOSED BUILDING HEIGHT:	20 FEET
OPEN SPACE	
REQUIRED:	8,974 (20.0%)
PROVIDED:	11,539 (25.7%)
IMPERVIOUS SURFACE AREA:	
EXISTING PAVEMENT:	11,087 SF
PROPOSED PAVEMENT:	9,126 SF
BUILDING:	7,759 SF
EMAIL: KEITHW@CDA-ENG.COM	5,356 SF
SIDEWALKS:	33,328 SF
PARKING REQUIRED:	
RETAIL (4 SPACES/1,000 SF OF GFA):	31 SPACES
PROVIDED	
STANDARD:	47 SPACES
ACCESSIBLE:	2 SPACES
	49 SPACES

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	OVERALL SITE REFERENCE
C2.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN & DIMENSION PLAN
C3.1	GRADING PLAN
C4.1	EROSION AND SEDIMENT CONTROL PLAN
C5.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	---R/W---
PERMANENT EASEMENT	---P/E---
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
SANITARY SEWER WITH SIZE	---S---S---
SANITARY SERVICE	---S---
STORM SEWER	---ST---ST---
STORM SERVICE	---ST---
WATERMAIN WITH SIZE	---8"W---
WATER SERVICE	---W---W---
SAWCUT (FULL DEPTH)	---/---/---
SILT FENCE	---/---/---

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	
ROOF DRAIN/ DOWNSPOUT	
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	---TV---
GAS MAIN	---G---
FIBER OPTIC	---FO---
UNDERGROUND TELEPHONE	---T---
OVERHEAD ELECTRIC	---OE---
UNDERGROUND ELECTRIC	---E---
FIELD TILE	---TILE---
SANITARY SEWER W/ SIZE	---8"S---
STORM SEWER W/ SIZE	---16"RCP---
WATER MAIN W/ SIZE	---8"W---

APPLICANT/OWNER

GREATER IOWA CREDIT UNION
801 LINCOLN WAY
AMES, IA 50010
CONTACT: SCOTT ZAHNLE
PH. (515) 296-9064

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

AUGUST, 2021

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 05/01/2023
ANTICIPATED FINISH DATE = 05/01/2024

SUBMITTAL DATES

FIRST SUBMITTAL: 10/11/2022
SECOND SUBMITTAL: 03/24/2023
THIRD SUBMITTAL: 04/11/2023



1-800-292-8989
www.iowaonecall.com

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.




CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2208.537

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


THE 2023 EDITION OF THE WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



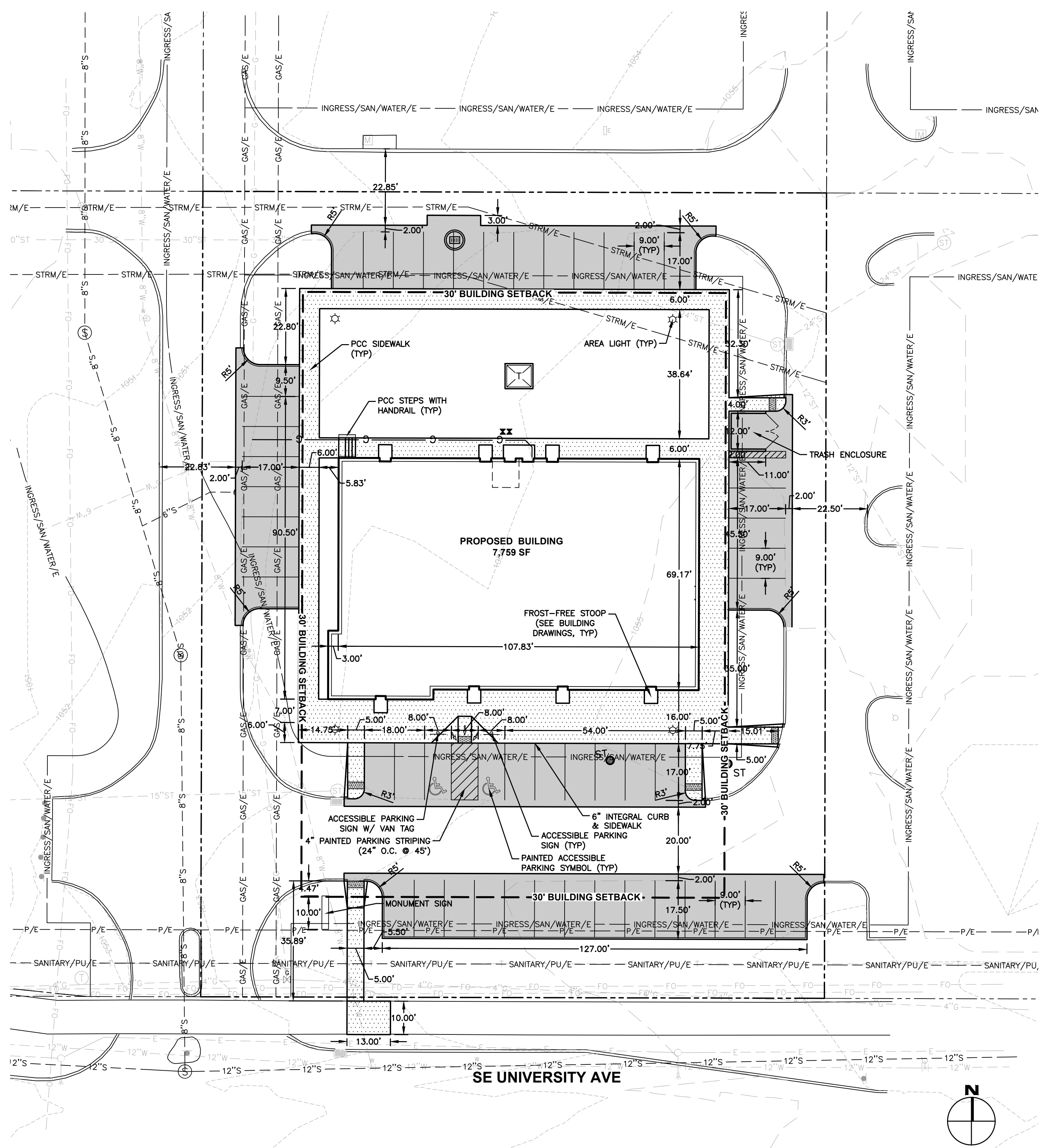
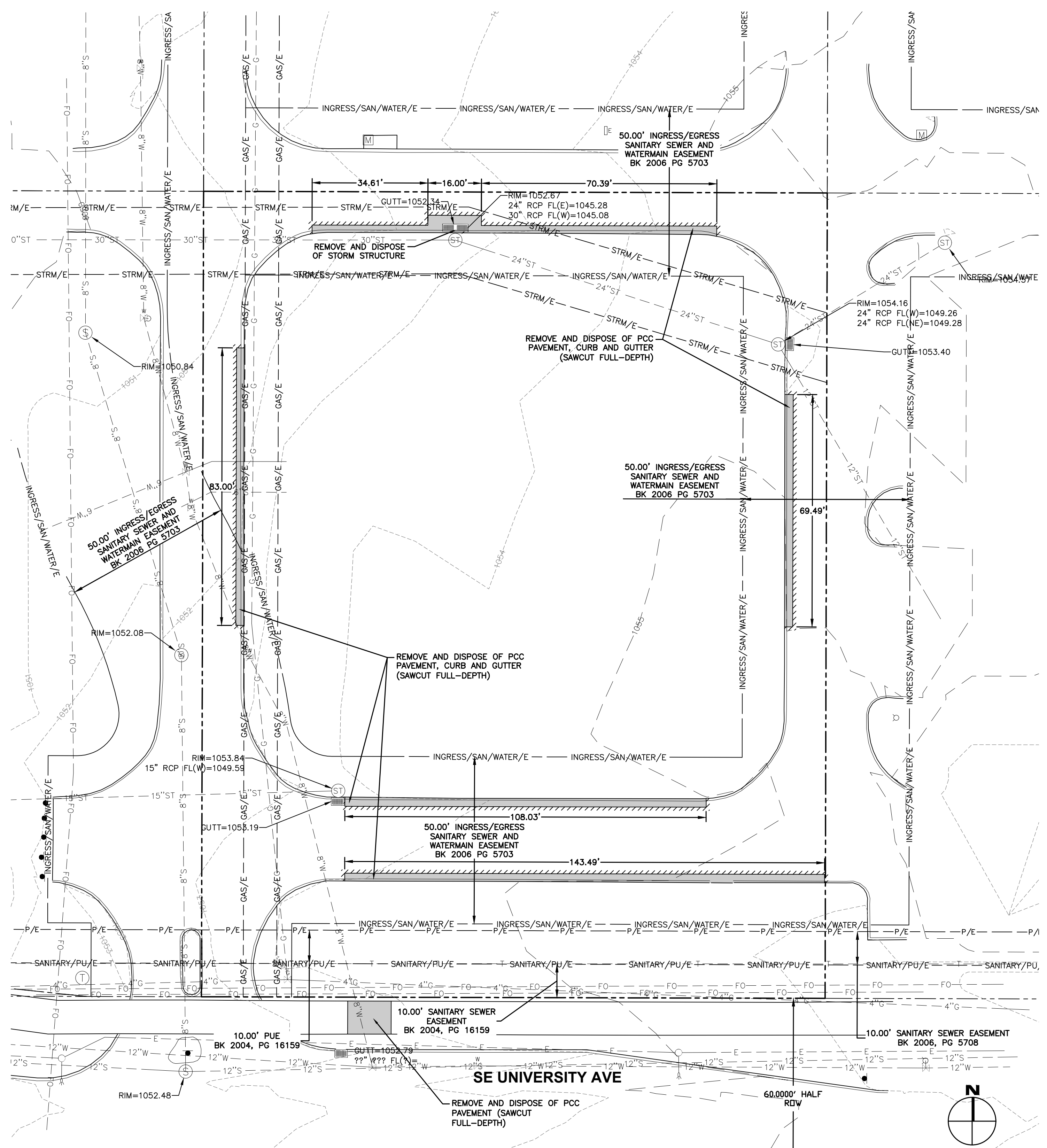
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

KEITH D. WEGGEN, ASLA _____ DATE _____

MY LICENSE RENEWAL DATE IS JUNE 30, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

	DATE: _____ REVISIONS: _____ 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 DRAFTED: _____ ENGINEER: _____ WAUKEE, IOWA
CENTRAL PLAZA II COVER	1165 SE UNIVERSITY AVENUE DATE: 04/11/2023 SHEET NUMBER: C0.1 2208.537

FILED IN URBANDALE COUNTY IOWA
 PUBLIC NOTICE: 04/11/2023
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 KEITH D. WEGGEN, ASLA



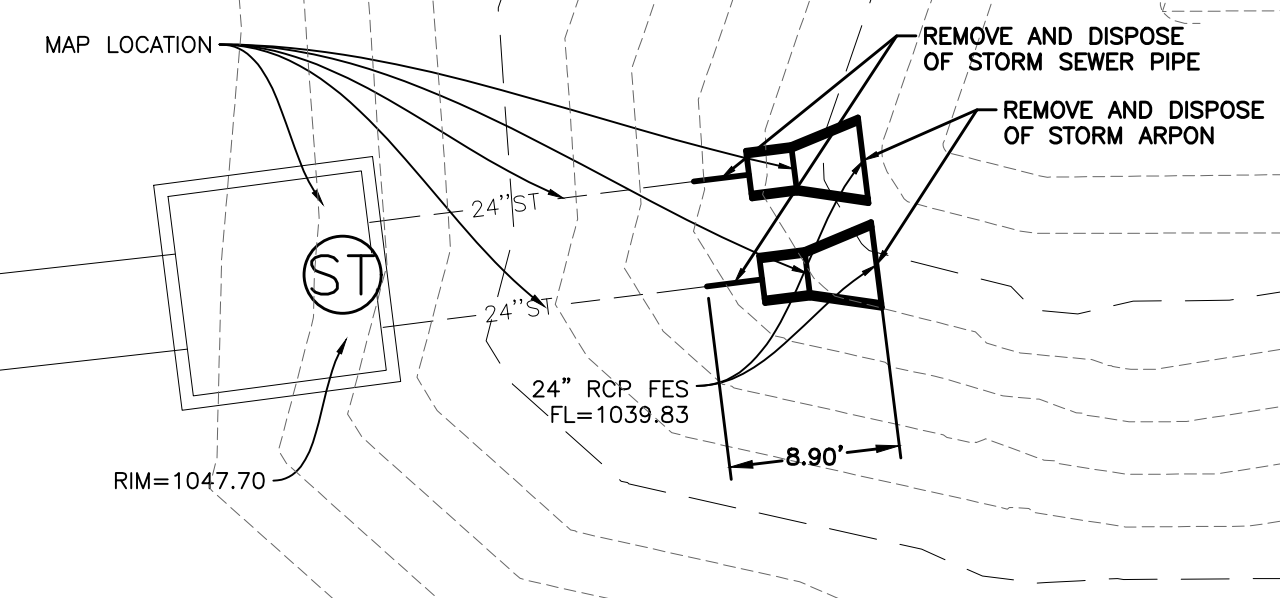
DEMOLITION NOTES

- 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.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- 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.
- 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.

GENERAL NOTES

- THE 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE SPECIFICATIONS AND STANDARDS 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 SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- 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. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN DAY.
- 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.
- 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 WILL 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 MAY 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 CONTRACTOR BID.
- SIGNAGE IS APPROVED THROUGH SEPARATE REVIEW PROCESS.

1 REGIONAL BASIN OUTLET MODIFICATION
1"=10'

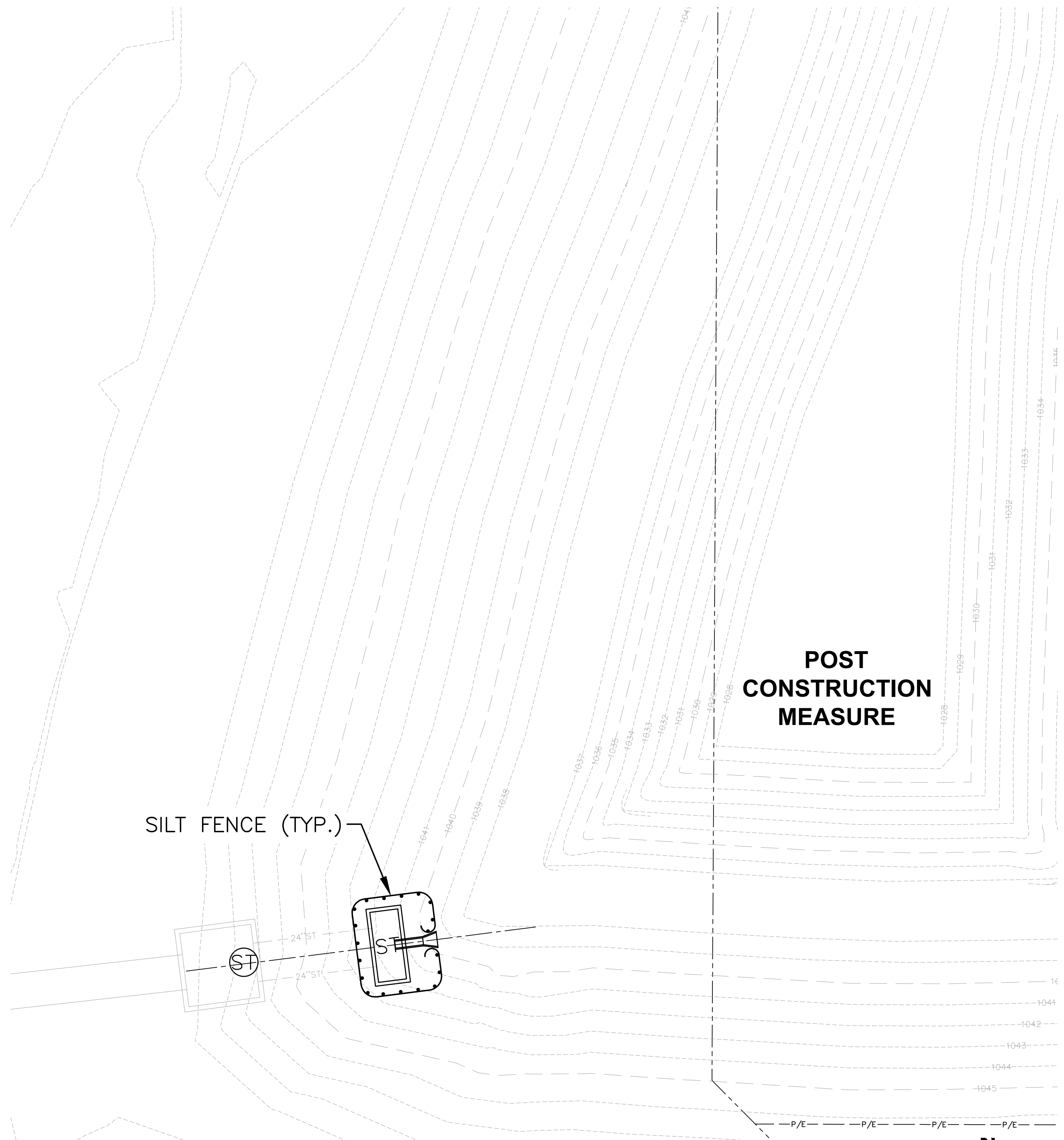
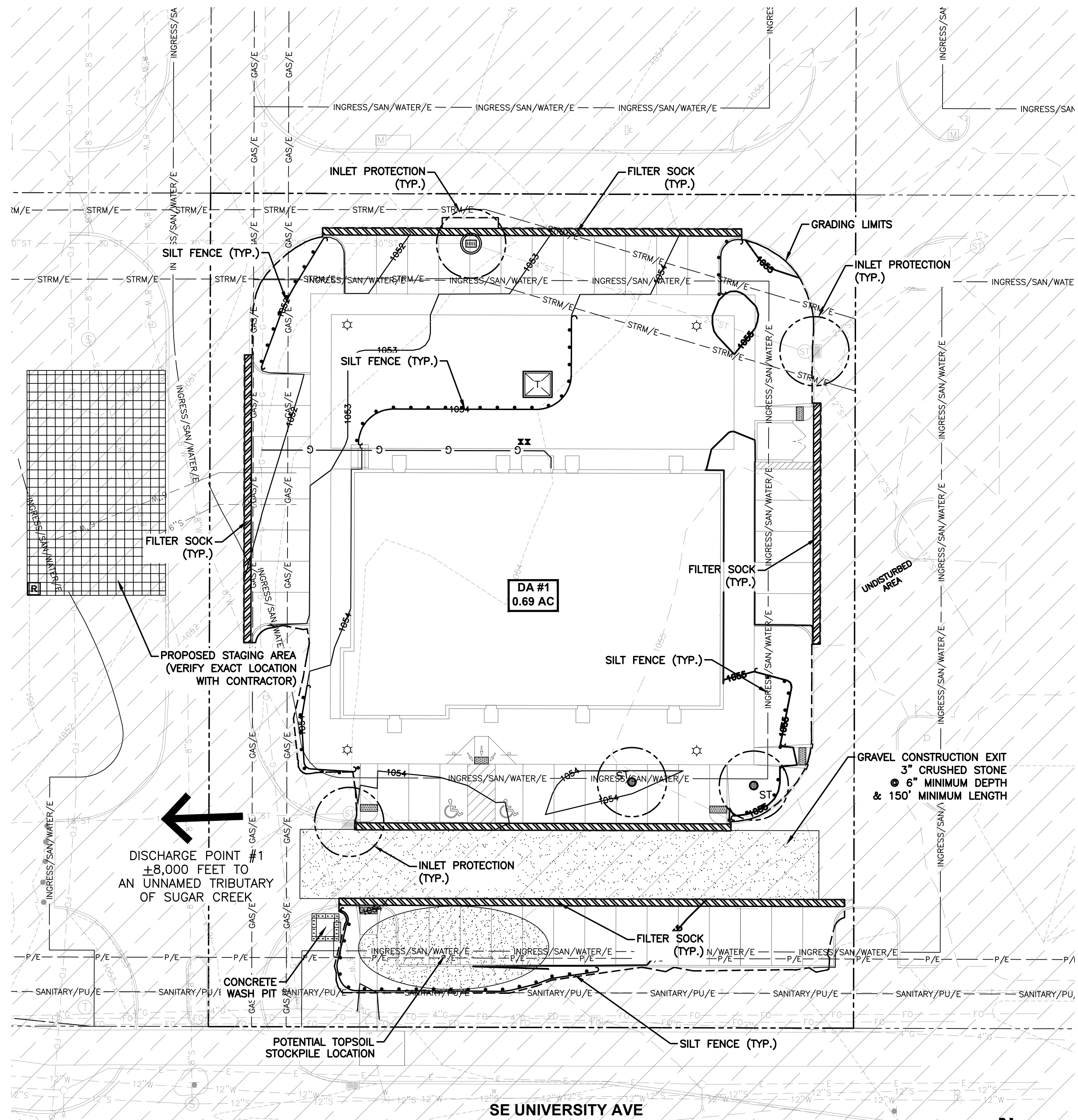


COMMENT: 11/23/2023 9:15 AM
 FILE DATE: 11/23/2023
 PLOTTED BY: KSB: BOWEN
 TECH:

DATE	
REVISIONS	
CENTRAL PLAZA II TOPOGRAPHIC SURVEY/DEMOLITION PLAN & DIMENSION PLAN WAUKEE, IOWA	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
CIVIL DESIGN ADVANTAGE ENGINEER	
1165 SE UNIVERSITY AVENUE	
DATE: 04/11/2023	
SHEET NUMBER: C2.1	
2208.537	

PAVEMENT THICKNESS

1. SIDEWALK	4" P.C.C.
2. STANDARD DUTY PAVING	6" P.C.C.



SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	[Pattern]
GRADING LIMITS	---	STRAW MAT	[Pattern]
FILTER SOCK	---	UNDISTURBED AREA	[Pattern]
SILT FENCE	---	RIP-RAP	[Pattern]
DITCH CHECK	---	GRAVEL ENTRANCE	[Pattern]
INLET PROTECTION	○	STAGING AREA	[Pattern]
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN	TSB #
TEMPORARY STANDPIPE	○		
CONCRETE WASHOUT PIT	[Symbol]		

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	410
2	FILTER SOCK	LF	530
3	INLET PROTECTION DEVICES	EA	5
4	SODDING	AC	0.19

DISCHARGE POINT SUMMARY

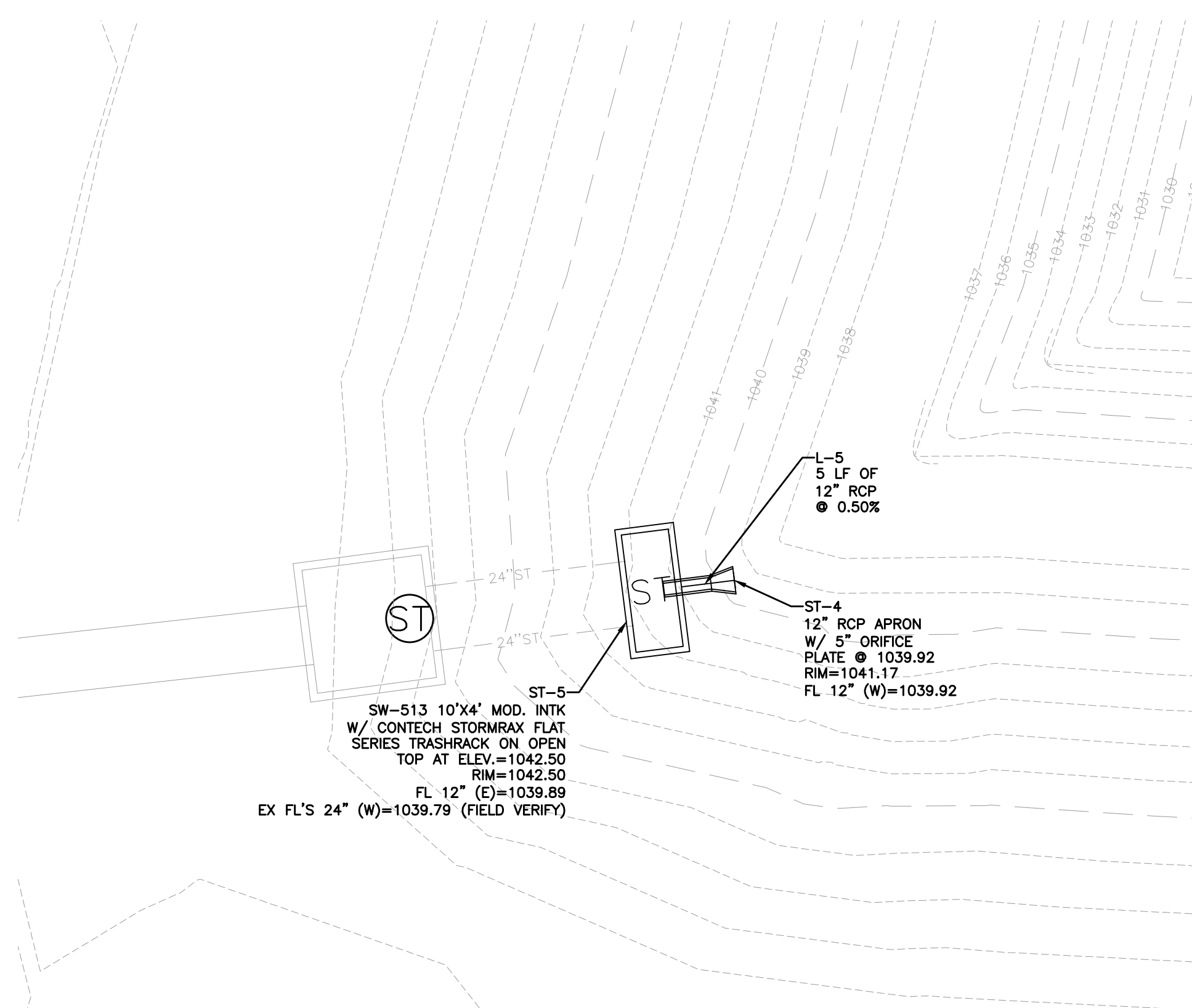
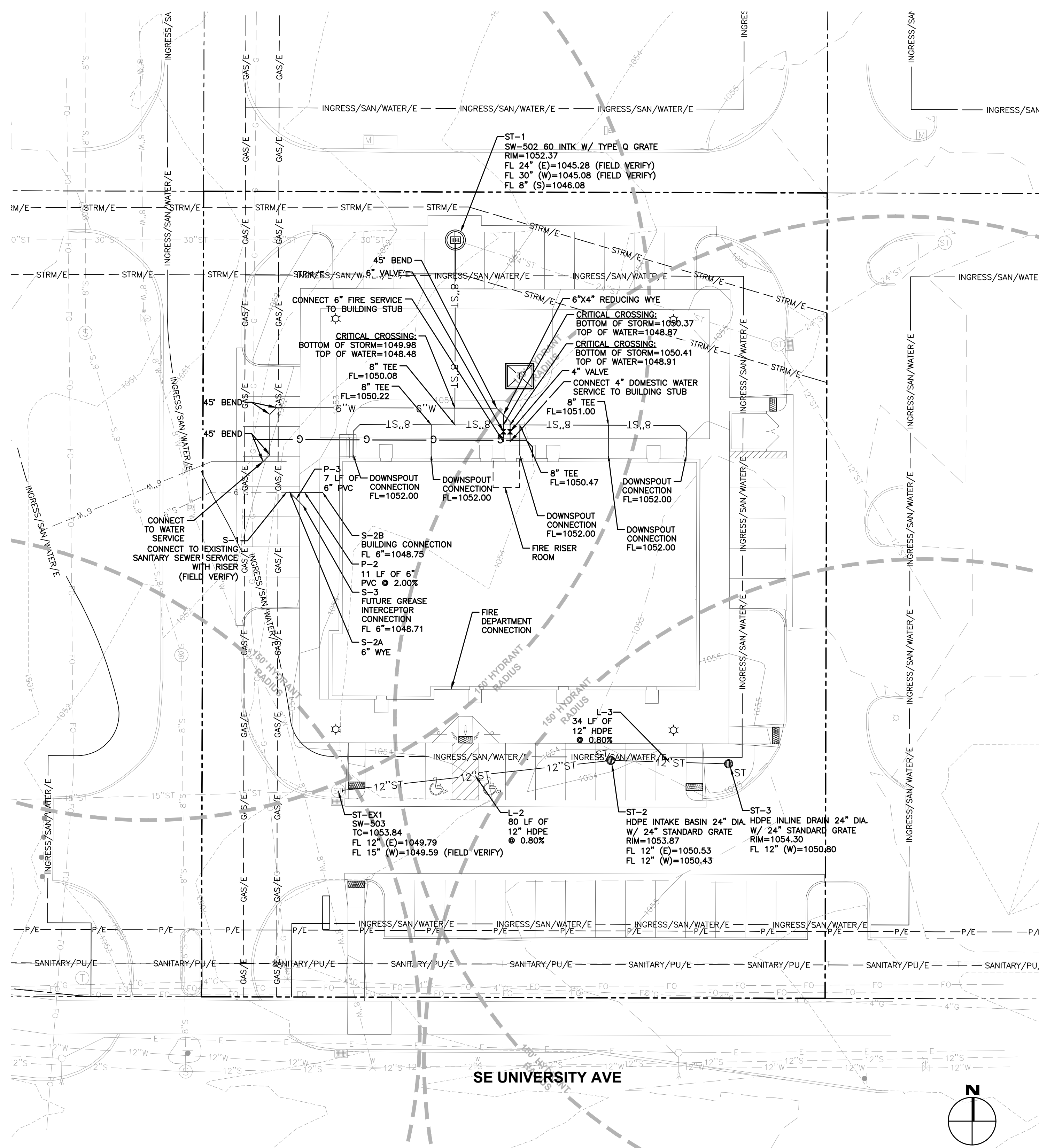
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±8,000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	0.69 ACRES
STORAGE VOLUME REQUIRED (0.69 ACRES*3600 CU FT)	2,484 CU FT
VOLUME PROVIDED IN SILT FENCE (410 LF @ 4.5 CU FT/LF OF FENCE)	1,845 CU FT
VOLUME PROVIDED IN FILTER SOCK (530 LF @ 2.0 CU FT/LF OF SOCK)	1,060 CU FT
TOTAL VOLUME PROVIDED	2,905 CU FT

NOTES:

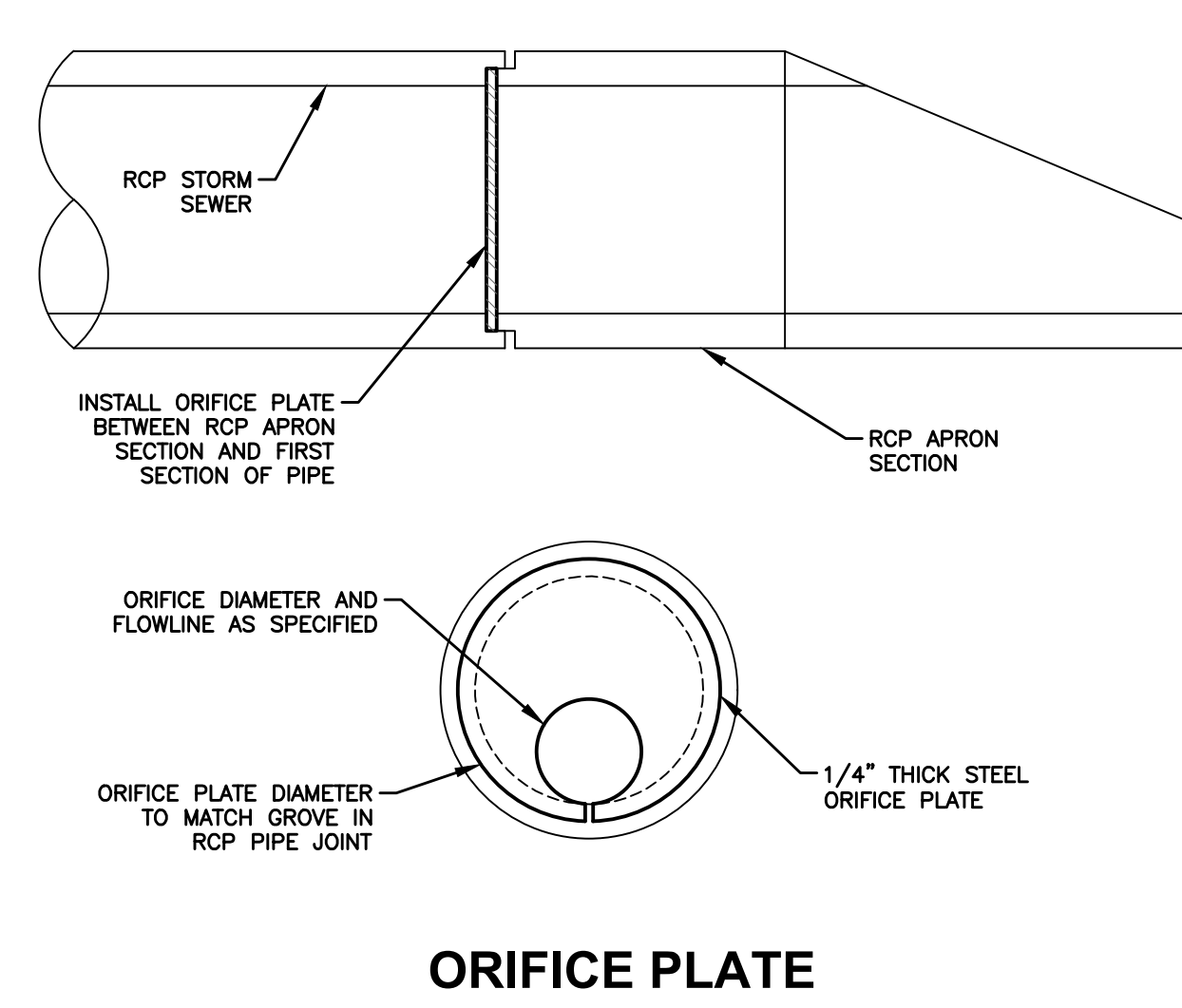
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- DEBRIS SPILLED ONTO THE STREET SHALL BE CLEANED UP BY THE END OF THE WORK DAY OR PRIOR TO A RAIN EVENT.
- GENERAL PERMIT #2 AND COSESCO PERMIT REQUIRED. COSESCO PERMIT TO BE ISSUED PRIOR TO CONSTRUCTION.

COMMENT: ENG.
 FILE DATE: 4/11/23
 PLOTTED BY: KSB BOWER
 DATE: 4/11/2023 9:15 AM

DATE		REVISIONS		DATE	
CENTRAL PLAZA II EROSION AND SEDIMENT CONTROL PLAN					
WAUKEE, IOWA 1165 SE UNIVERSITY AVENUE					
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400			ENGINEER: DRAFTED:		
SHEET NUMBER C4.1 2208.537					
DATE: 04/11/2023					



1 REGIONAL BASIN OUTLET MODIFICATION
1"=10'



ORIFICE PLATE

POND MAINTENANCE REQUIREMENTS

- INSPECT INFLOW POINTS FOR CLOGGING AND REMOVE SEDIMENT AS NEEDED SEMI-ANNUALLY
- INSPECT OUTLET STRUCTURES AND REMOVE DEBRIS AND/OR SEDIMENT AS NEEDED SEMI-ANNUALLY
- REFER TO IOWA STORMWATER MANAGEMENT MANUAL PAGES 41-43 IN SECTION 9.10 AND PAGES 42-44 IN SECTION 9.11 FOR DETAILED INFORMATION REGARDING PRIVATE POND OUTLET STRUCTURE INSPECTIONS.

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 THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' 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.
- 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 800-292-8989 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.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- 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 CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.

COMMENT: ENG.
 FILE DATE: 07/23
 PLOTTED BY: KRSB BOWEN
 DATE: 07/23
 TIME: 4:11 PM

DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
CENTRAL PLAZA II UTILITY PLAN	
1165 SE UNIVERSITY AVENUE	
DATE: 04/11/2023	
SHEET NUMBER: C5.1	
2208.537	

