

FREDDY'S WAUKEE SITE PLAN

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PROPERTY DESCRIPTION:

LOT 2 WAUKEE TOWNE CENTER PLAT 5, A PLAT RECORDED IN DALLAS COUNTY, IOWA

ADDRESS:

440 SE ALICE'S RD
WAUKEE, IA 50263

OWNER:

MLY REAL ESTATE INC
ATTN: MIKE YOUNG
1241 PARK PLACE NE
SUITE C
CEDAR RAPIDS, IA 52402

ZONING:

PD- PLANNED DEVELOPMENT DISTRICT
C-1- COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

SETBACKS:

FRONT: 30'
REAR: 30'
SIDE: 0' OR 30' IF ADJACENT TO "R" DISTRICT

PARKING REQUIREMENTS:

LAND USE- RESTAURANT (FAST FOOD)
15 SPACES PER 1,000 SF AND 5 QUEUING SPACES PER DRIVE THROUGH LANE

REQUIRED PARKING:

15 * 2,880 SF / 1,000 SF= 44 SPACES
5 * 2 LANES= 10 QUEUING SPACES

PARKING PROVIDED:

50 SPACES (3 ADA)
15 QUEUING SPACES

OPEN SPACE REQUIREMENTS:

TOTAL LOT AREA: 52,176 SF (1.20 ACRES)
OPEN SPACE REQUIRED = 10,435 SF (20%)
OPEN SPACE PROVIDED = 11,176 SF (21.4%)
IMPERVIOUS SURFACE = 41,000 SF (78.6%)

BENCHMARK:

BRASS DISC AT THE NE CORNER OF SECTION 34-79-26 (INTERSECTION OF HICKMAN ROAD AND ALICE'S ROAD)
ELEVATION = 1029.33

BUILDING HEIGHT:

PROPOSED BUILDING HEIGHT = 23'-7"

CONSTRUCTION SCHEDULE:

APPROXIMATE CONSTRUCTION SCHEDULE
GRADING: LATE FALL TO EARLY WINTER 2023
UTILITIES: LATE FALL TO EARLY WINTER 2023
PAVING: SPRING 2024
LANDSCAPING: SPRING TO SUMMER 2024

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 2023 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 SUBBASE 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 TO BE CAST IRON WITH NATURAL FINISH.
- 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.
- SANITARY SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. ALL SANITARY AND STORM LINES SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING. THE CITY SHALL WITNESS ALL CLEANING AND TELEVIEWING. COPIES OF THE REPORTS AND VIDEOS SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL UTILITIES SHALL BE TESTED TO CITY OF WAUKEE STANDARDS AND THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TESTING.
- ALL WATER LINE MATERIAL SHALL BE C-900 UNLESS NOTED OTHERWISE ON PLANS. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WAUKEE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT AND A 5" STORZ CONNECTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.

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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MONUMENT AND BUILDING SIGNAGE:

- ALL MONUMENT SIGNS ARE SUBJECT TO REVIEW BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL SIGN PERMITS PRIOR TO INSTALLATION OF ANY GROUND OR BUILDING SIGNAGE AND SHALL ENSURE COMPLIANCE WITH ALL CITY REGULATIONS.

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 JACKSON@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.

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 TELEVISIONING NOTES:

- CONTRACTOR IS REQUIRED TO TELEVIEW 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.

WETLAND NOTES:

- A WETLAND INVESTIGATION WAS COMPLETED ON THE PROJECT SITE BY EMMONS AND OLIVIER RESOURCES, INC. FOUR SMALL AGRICULTURAL WETLANDS WERE FOUND. THE REPORT WAS SUBMITTED TO THE ARMY CORPS OF ENGINEERS, WHICH DETERMINED THAT THE WETLANDS ARE NOT JURISDICTIONAL WATERS OF THE UNITED STATES, AND DOES NOT REQUIRE A SECTION 404 PERMIT.

SWPPP NOTES:

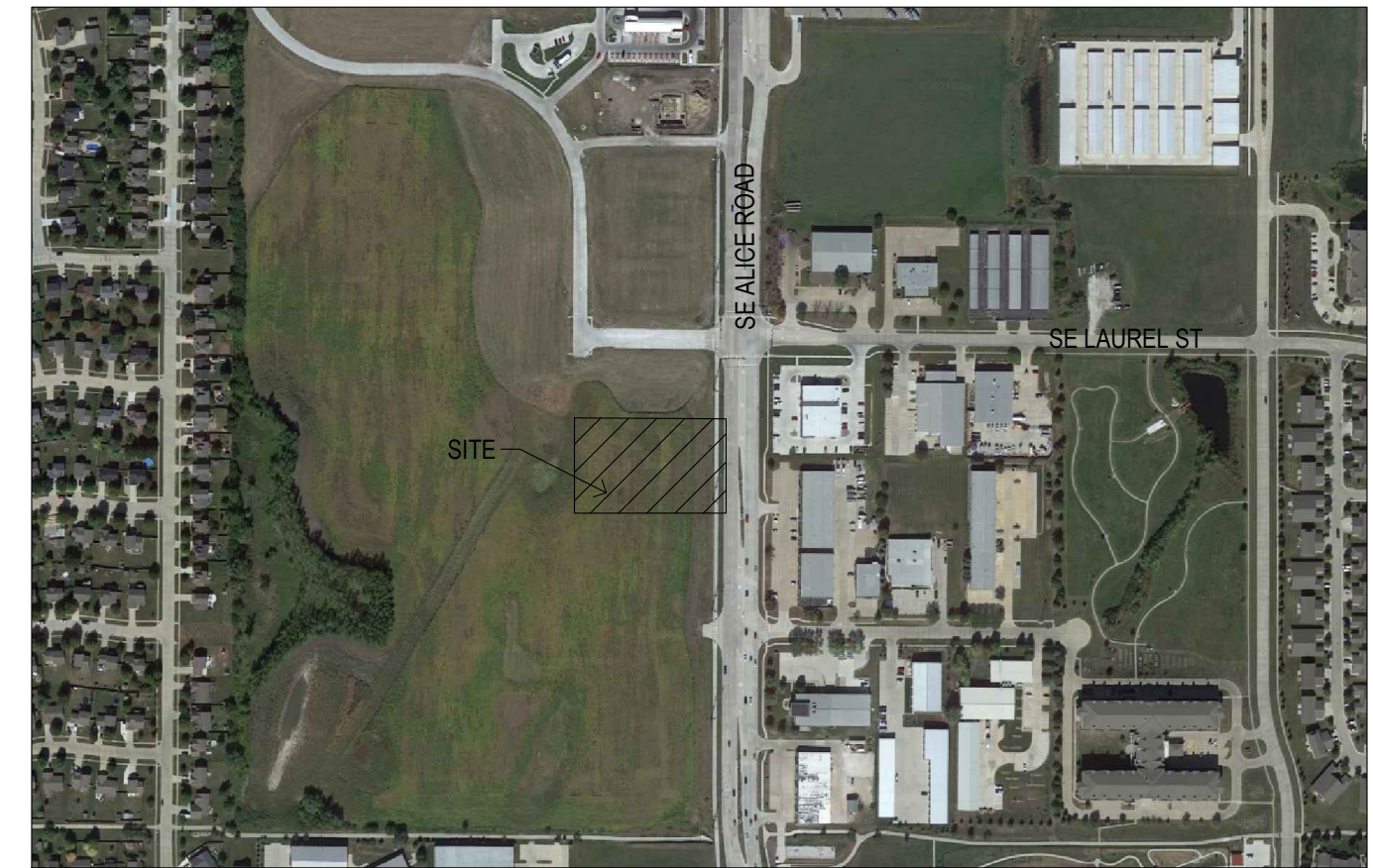
- STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
- NPDES PERMIT AUTHORIZATION NUMBER: TBD
- THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO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

EARTHWORK BALANCE NOTES:

- EXISTING CONTOURS SHOWN ON PLANS ARE THE PROPOSED CONTOURS FROM THE WAUKEE TOWNE CENTER PLAT 3 CONSTRUCTION PLANS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE. NO CHANGE ORDERS WILL BE ISSUED AS IT RELATES TO EARTHWORK QUANTITIES. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

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.



VICINITY MAP
NOT TO SCALE:

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
PL	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	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	⊞	PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID #XXXXX OR AS NOTED
⊞	ELECTRIC MANHOLE	⊞	SECTION CORNER - FOUND AS NOTED
⊞	ELECTRIC METER	⊞	SITE CONTROL POINT - MONUMENT AS NOTED
⊞	ELECTRIC RISER		

FREDDY'S SITE PLAN WAUKEE, IOWA

REFERENCE NUMBER:

DRAWN BY:

CC

CHECKED BY:

REVISION DATE:

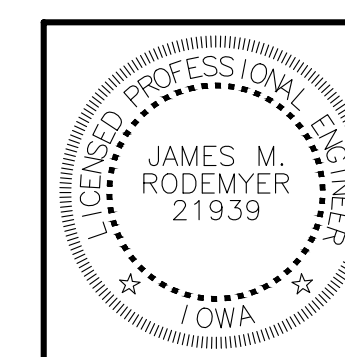
1ST CITY SET 10/10/23
2ND CITY SET 10/24/23
3RD CITY SET 11/7/23

PROJECT NUMBER:

230336

SHEET NUMBER:

C0.1



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: JAMES M. RODEMYER, P.E. 21939

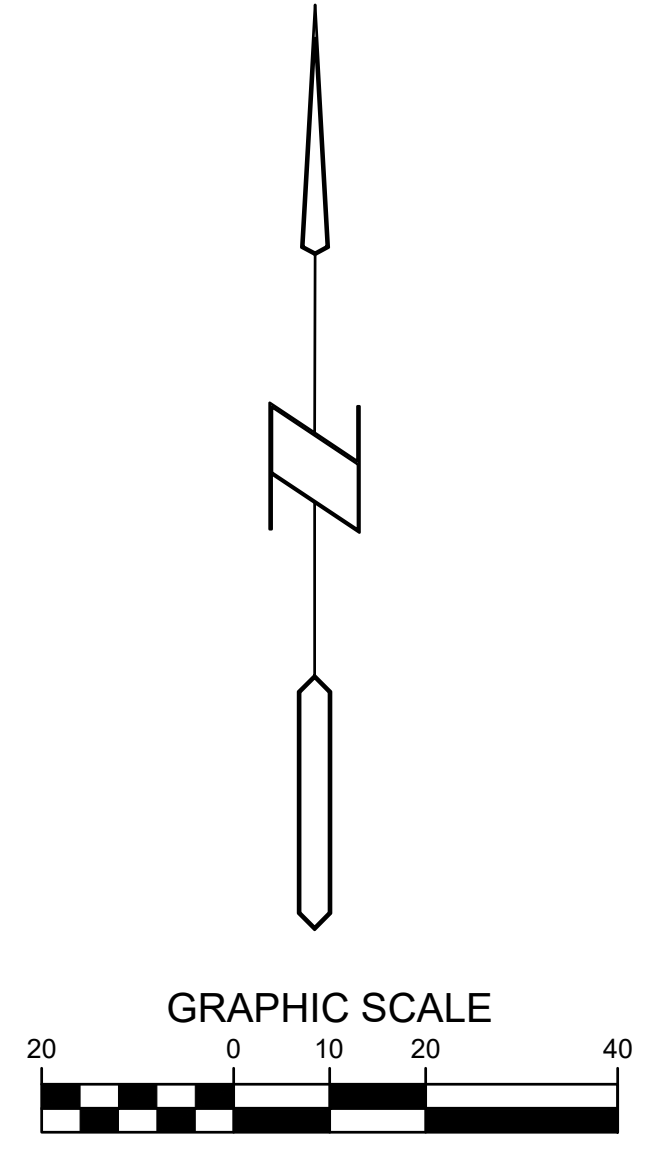
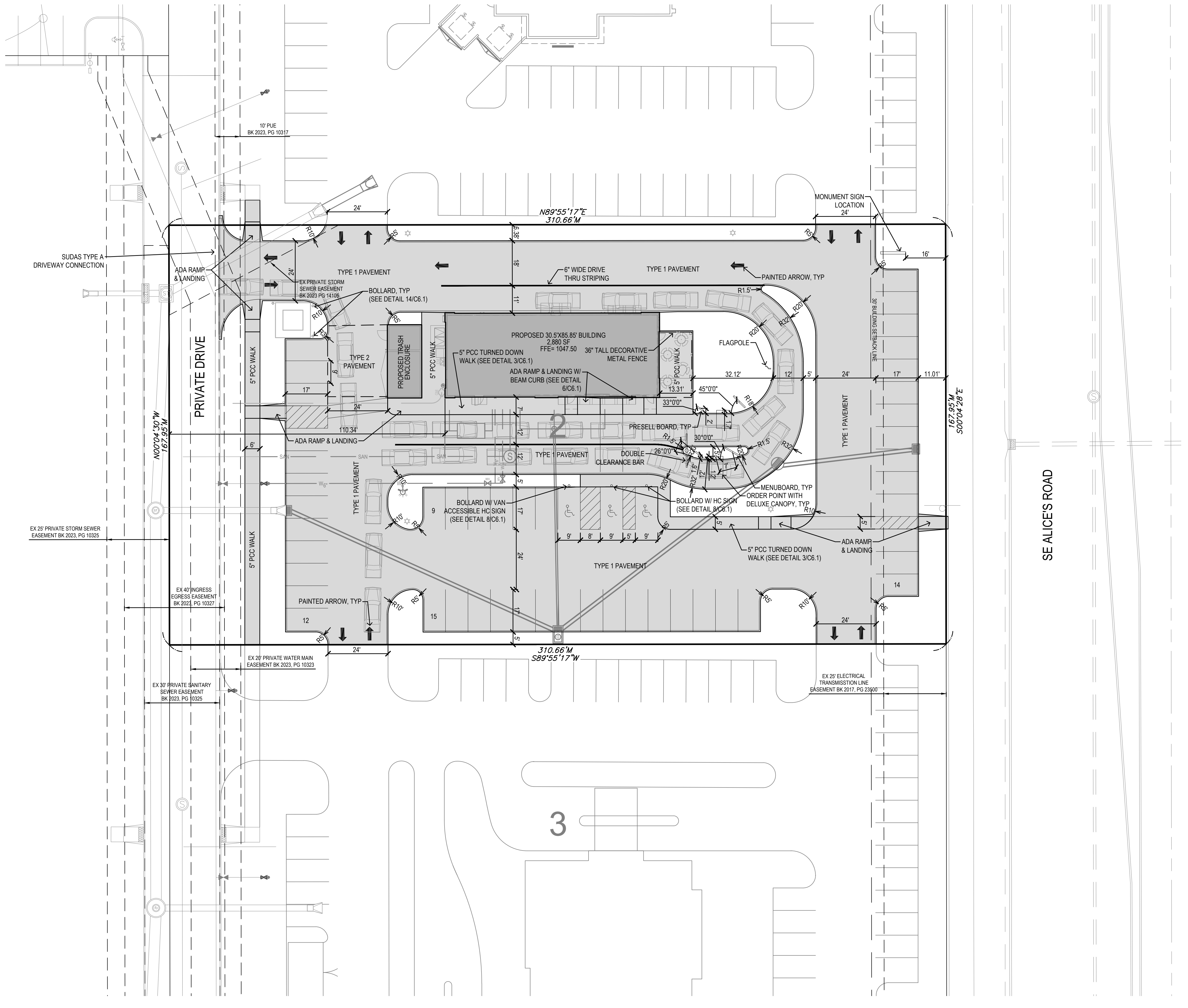
DATE:

LICENSE RENEWAL DATE: DEC. 31, 2024

PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

PRELIMINARY - NOT FOR CONSTRUCTION

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**FREDDY'S SITE PLAN
WAUKEEE, IOWA**

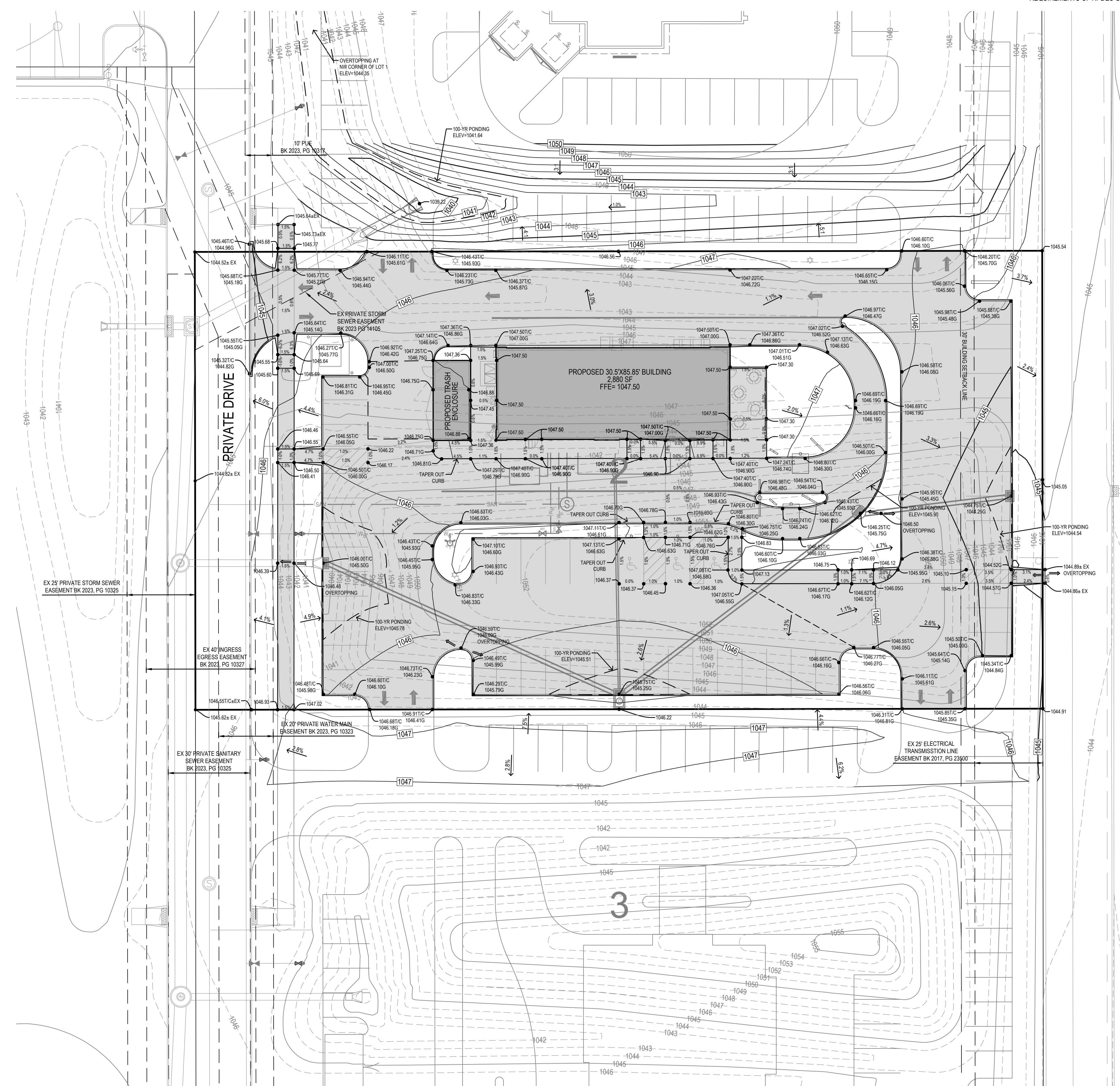
LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	CC
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REVISION DATE:	1ST CITY SET 10/10/23 2ND CITY SET 10/24/23 3RD CITY SET 11/7/23
PROJECT NUMBER:	230336
SHEET NUMBER:	C2.1

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PRELIMINARY- NOT FOR CONSTRUCTION

1/17/2023 11:31:06 AM L:\LAND PROJECTS 2023\20336 FREDDY'S WAUKEE DGC'S GRADING.DWG

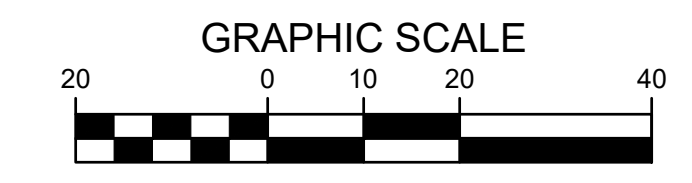
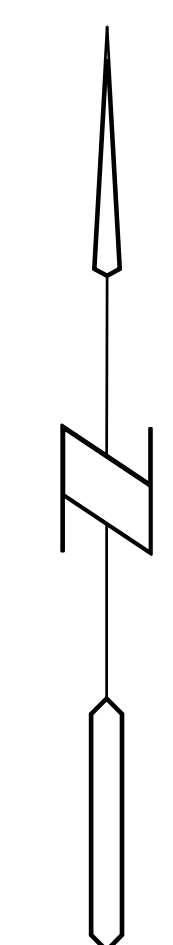


TOPSOIL NOTES:

- 1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" 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 - 150.50T/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.



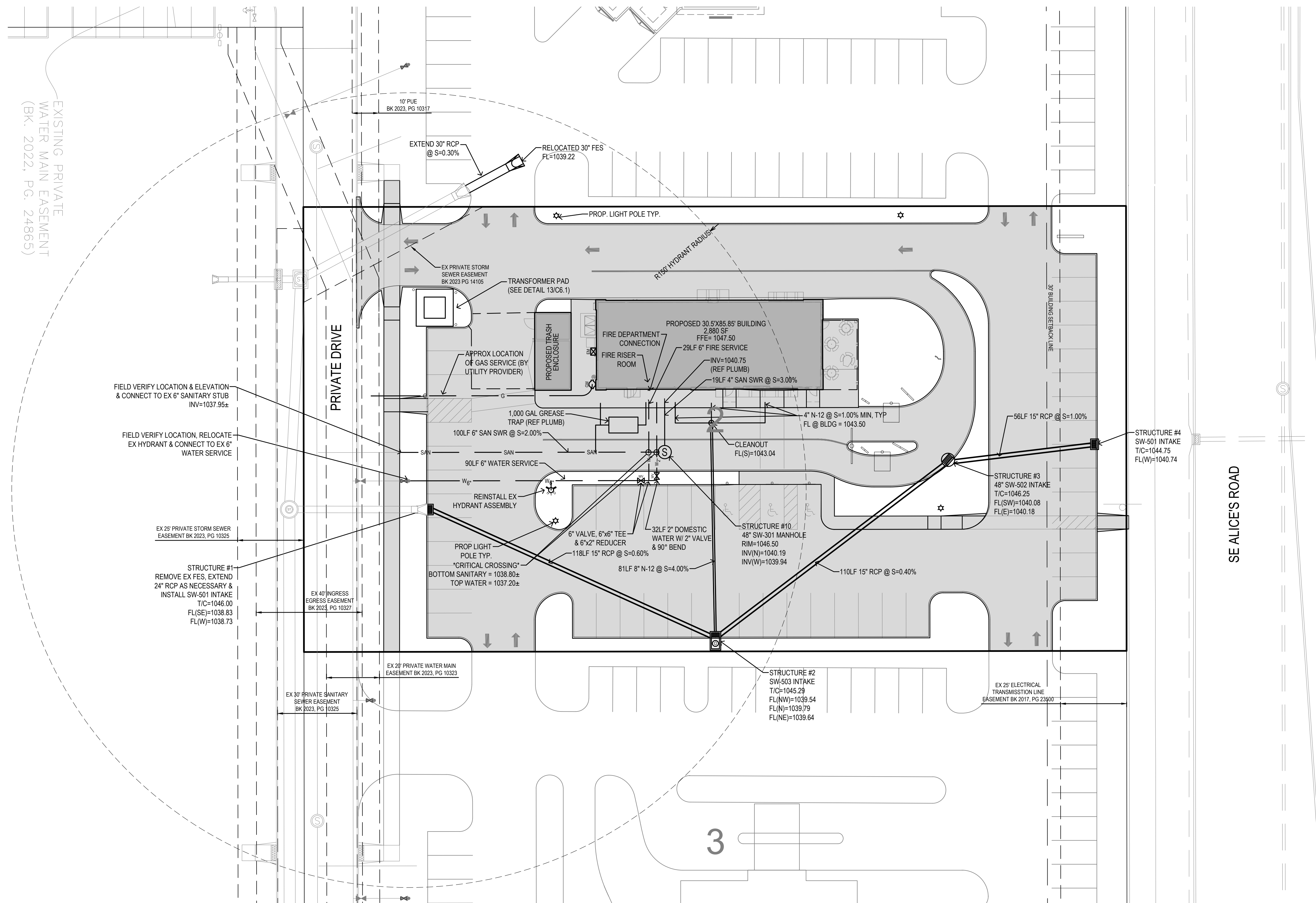
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FREDDY'S SITE PLAN WAUKEE, IOWA GRADING PLAN

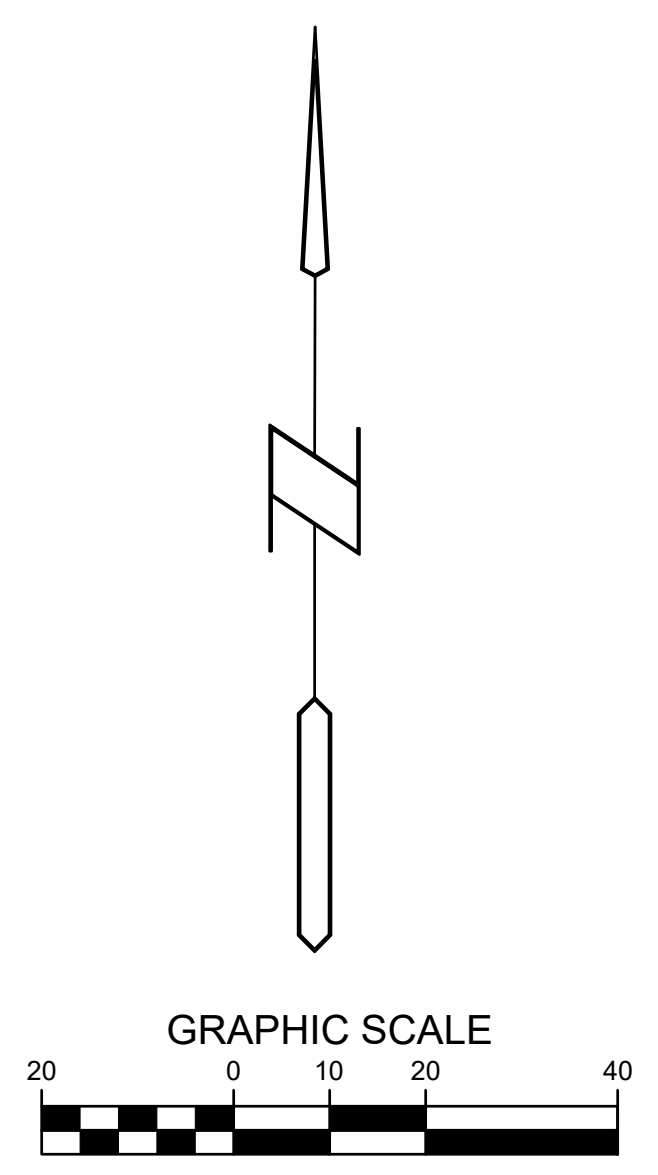
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- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5'5" OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
 4. 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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FREDDY'S SITE PLAN
WAUKEEE, IOWA
UTILITY PLAN

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REVISION DATE:	1ST CITY SET 10/10/23 2ND CITY SET 10/24/23 3RD CITY SET 11/7/23
PROJECT NUMBER:	230336
SHEET NUMBER:	C4.1

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LANDSCAPE NOTES:

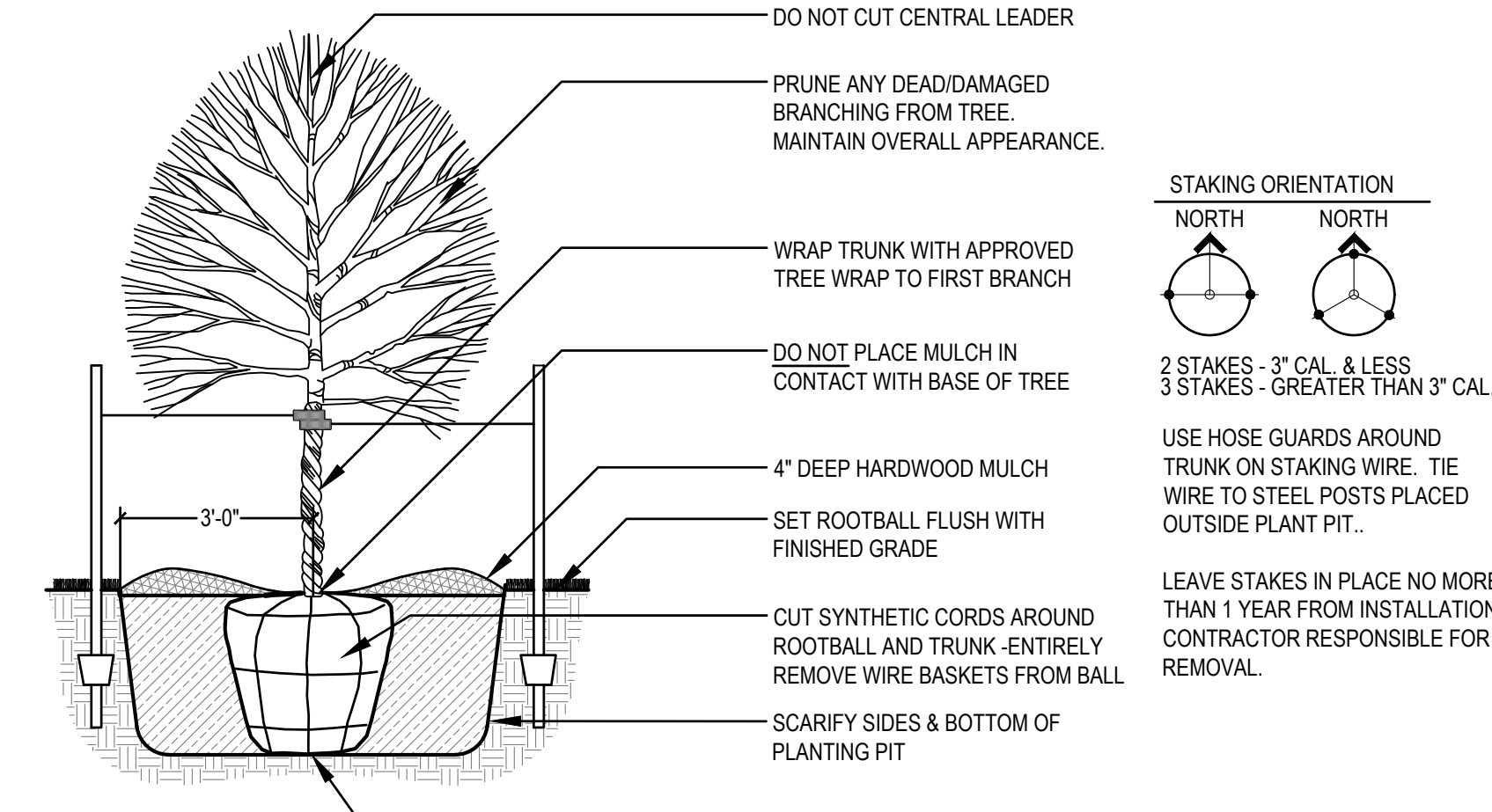
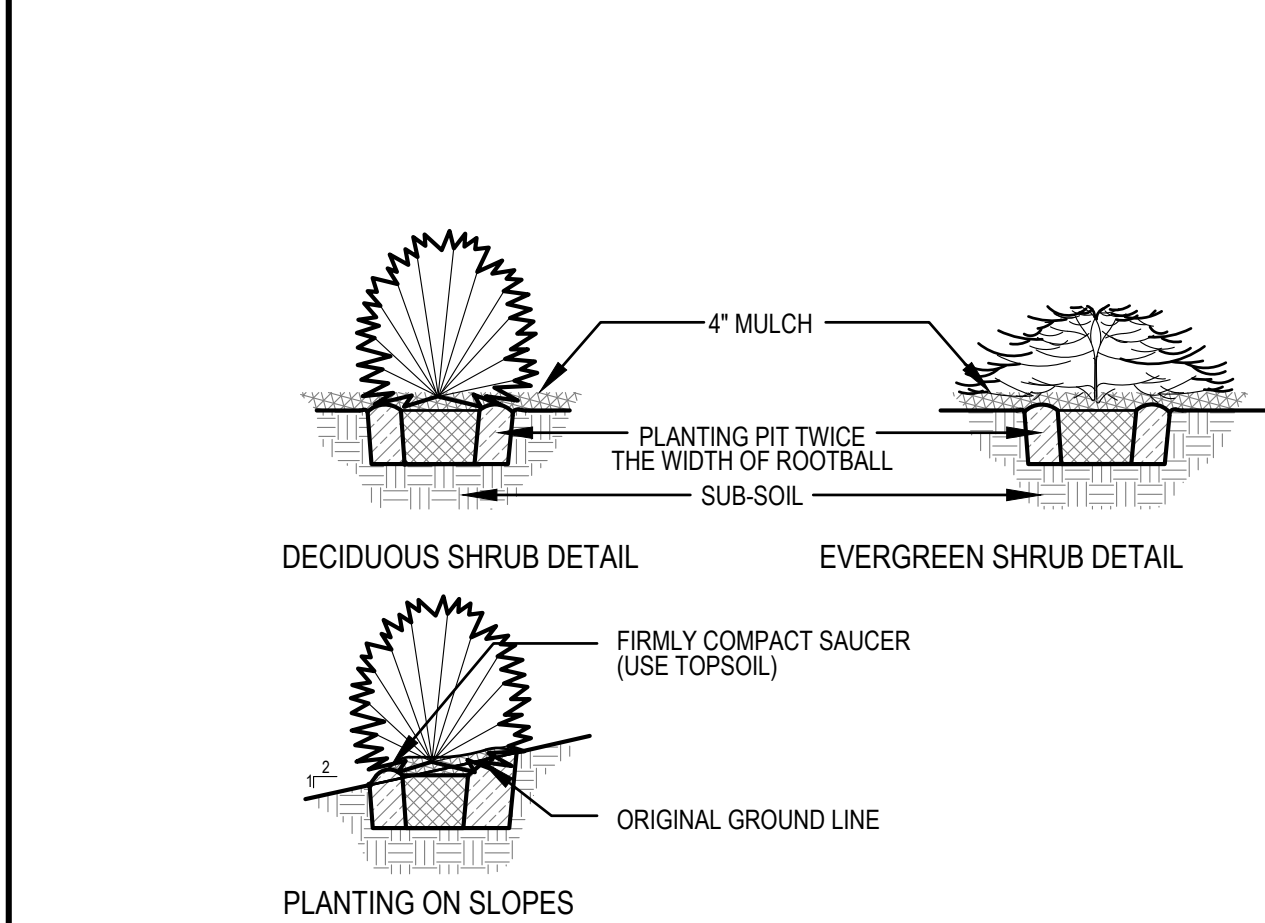
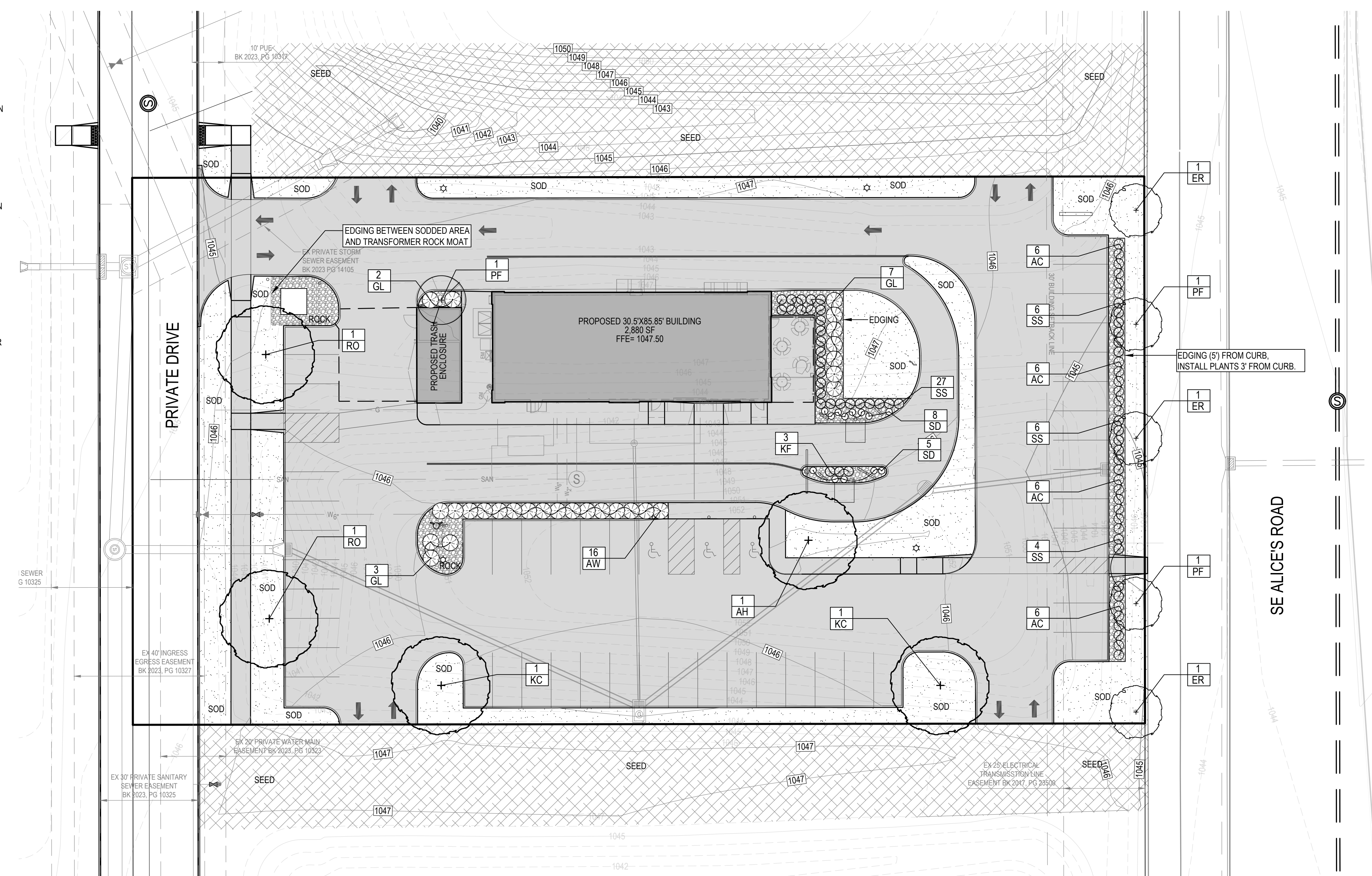
1. ALL SODDING, SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS INCLUDING ROW WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS 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 WARRANTY 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.
9. 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.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. 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.
12. 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.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT AND THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
14. ALL EDGING SHALL BE DURAEDEGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER ROCK IS INSTALLED.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYSTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF SITE	52,176 SF
REQUIRED OPEN SPACE(20%)	10,475 SF
GENERAL OPEN SPACE REQUIREMENT	
TOTAL REQUIRED TREES (1 / 1,000 SF)	11
50% MINIMUM REQUIRED TO BE OVERSTORY	(6 MINIMUM)
TOTAL REQUIRED SHRUBS (1 / 1,000 SF)	11
STREET FRONTAGE TREE REQUIREMENTS	
TOTAL LENGTH OF STREET FRONTAGE	168 LF
REQUIRED OVERSTORY TREES (1 / 40 LF)	(4/2) 5

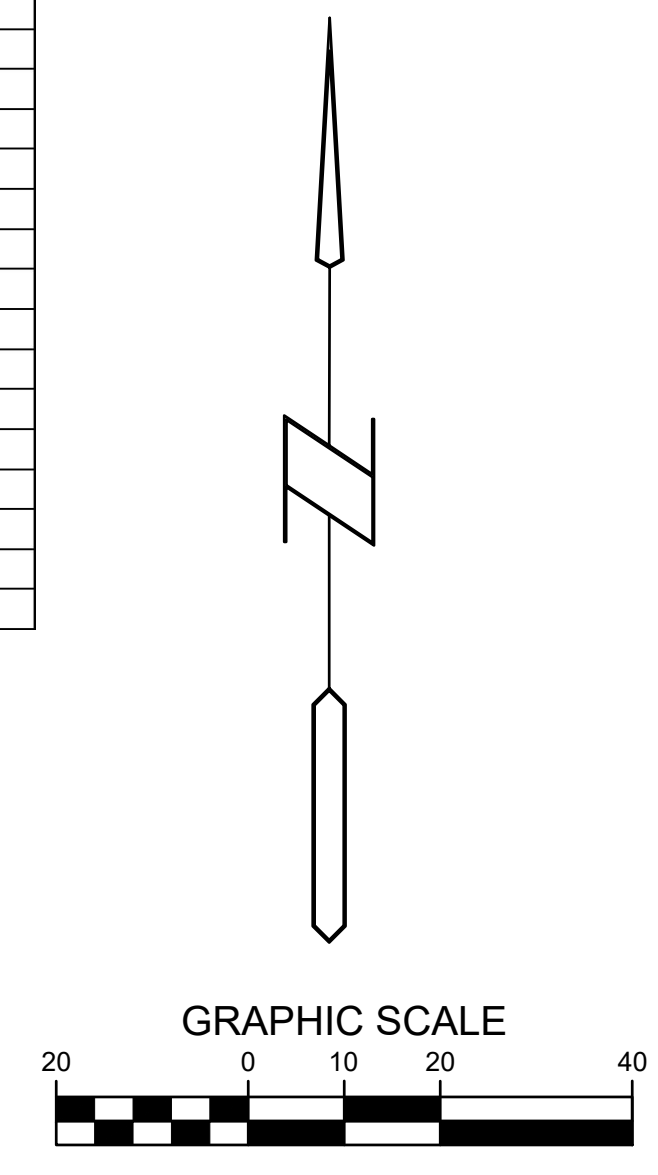


PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	MIN SIZE	ROOT	NOTES
OVERSTORY TREES							
AH	1	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2.0" CAL	8" MIN	B&B	MATCHED SPECIMENS
KC	2	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.0" CAL	8" MIN	B&B	MATCHED SPECIMENS
RO	2	RED OAK	QUERCUS RUBRA	2.0" CAL	8" MIN	B&B	MATCHED SPECIMENS
UNDERSTORY TREES							
ER	3	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	6" MIN	B&B	MATCHED SPECIMENS
PF	3	PRAIRIE FIRE CRABAPPLE	MALUS X PRAIRIE FIRE	1.5" CAL	6" MIN	B&B	MATCHED SPECIMENS
SHRUBS							
GL	12	GROW LO SUMAC	RHUS AROMATICA 'GROW LOW'	#5	24" MIN	CONT	FULL FORM - MATCHED
AC	24	ALPINE CURRANT	RIBES ALPINUM	#5	24" MIN	CONT	FULL FORM - MATCHED
AW	16	ANTHONY WATERERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	#5	24" MIN	CONT	FULL FORM - MATCHED
ORNAMENTAL GRASSES							
KF	19	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1		CONT	FULLY ROOTED IN CONTAINER
SS	27	SHENANDOAH SWIT CHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1		CONT	FULLY ROOTED IN CONTAINER
SD	13	ST ELLA D'ORO DAYLILY	HEMEROCALLIS X 'STELLA D'ORO'	#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)
- SEED:** MIX TO BE 'SUDAS TYPE 2', INSTALL WITH HYDROMULCH AND ESTABLISH PER SUDAS SPECIFICATIONS. NOTE: SEED IS FOR USE AS OFF-SITE STABILIZATION ONLY. SEE SWPPP FOR QUANTITIES.
- RIVER ROCK:** SEE NOTE #16 ABOVE.



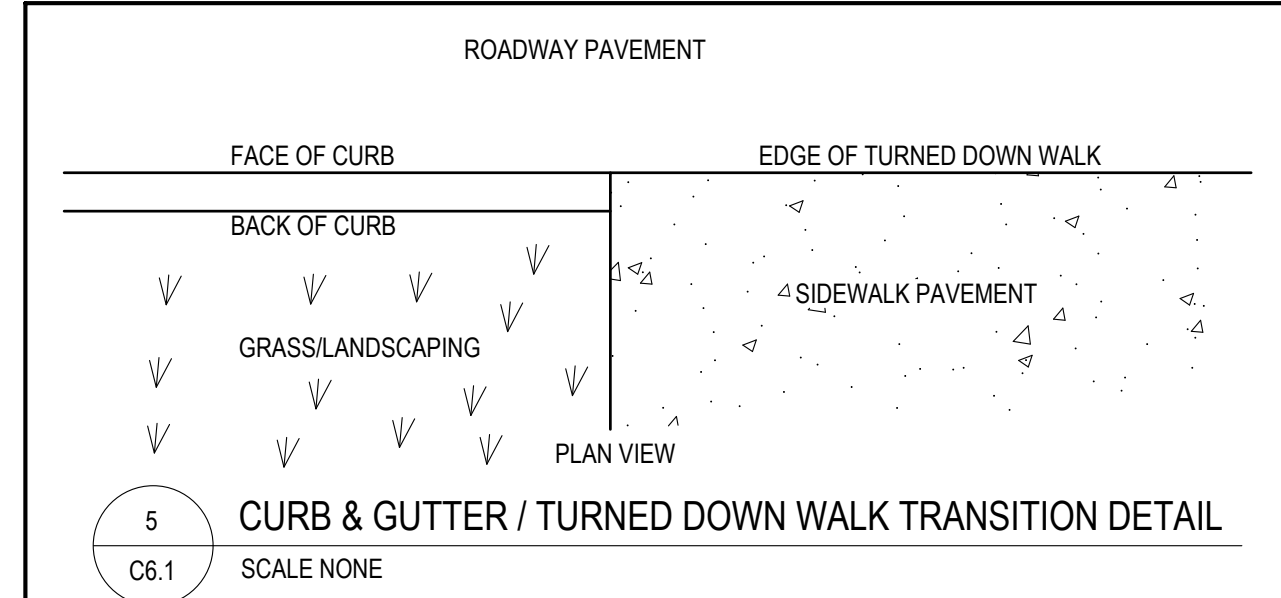
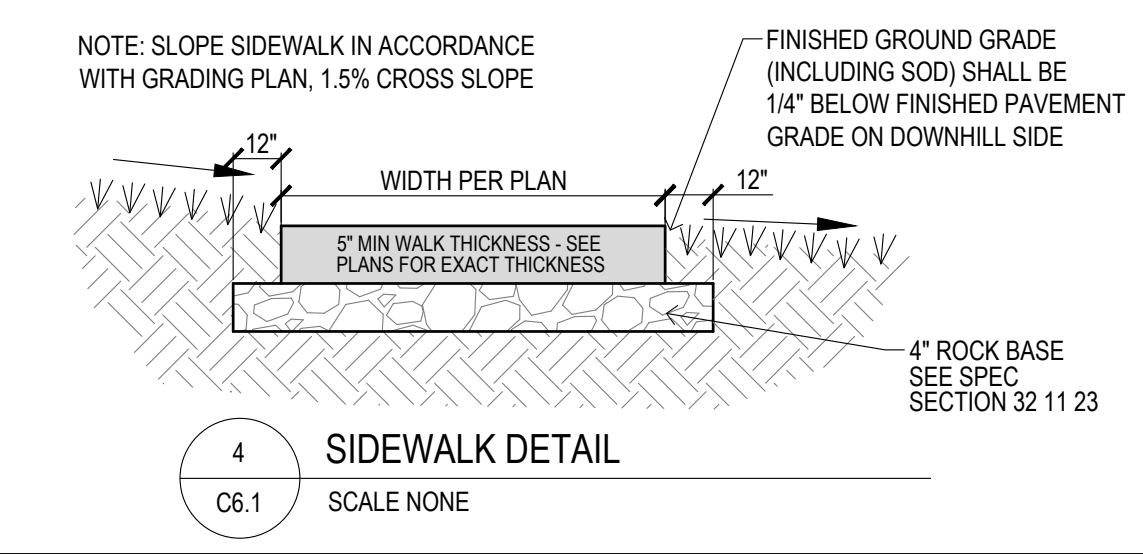
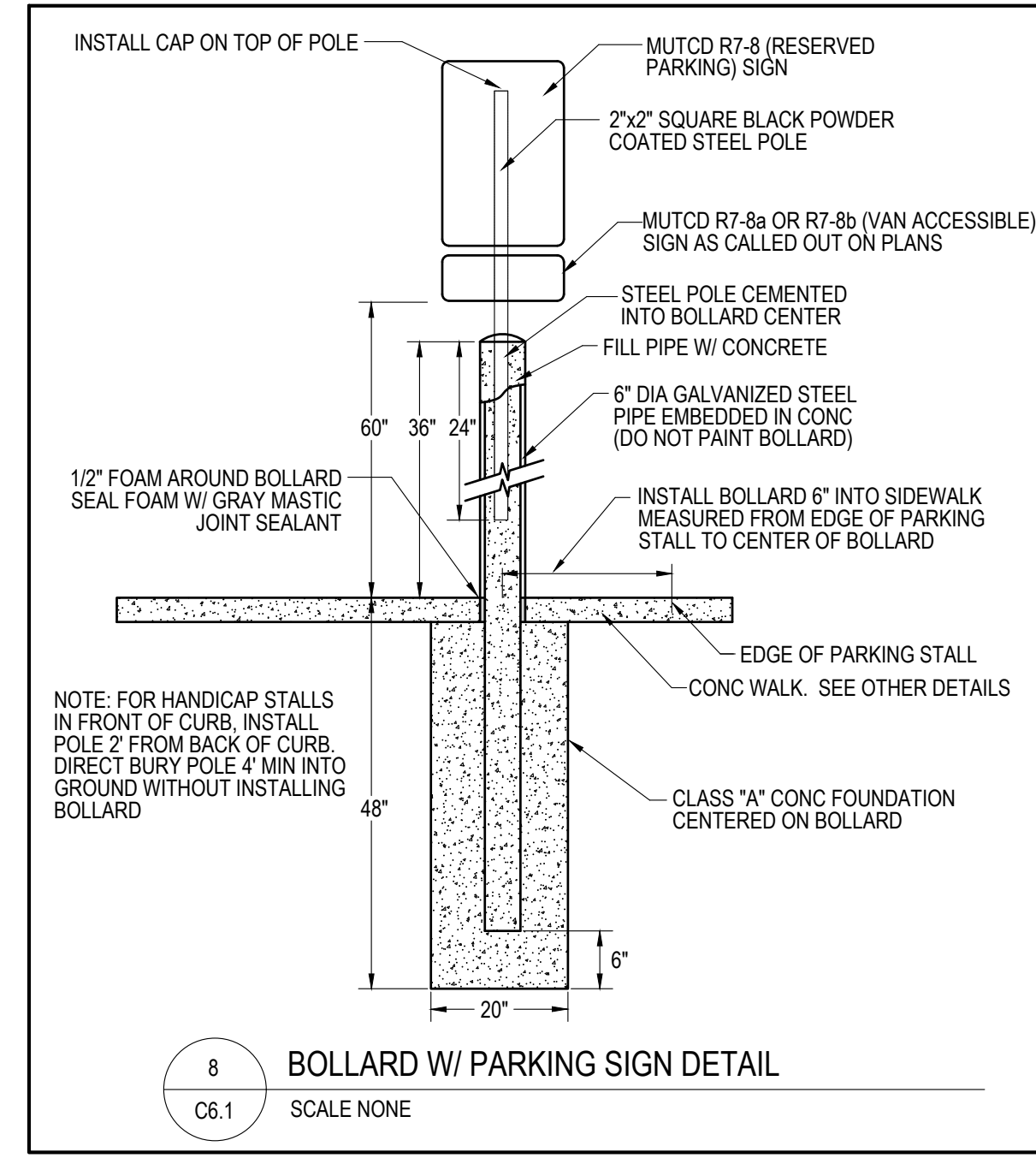
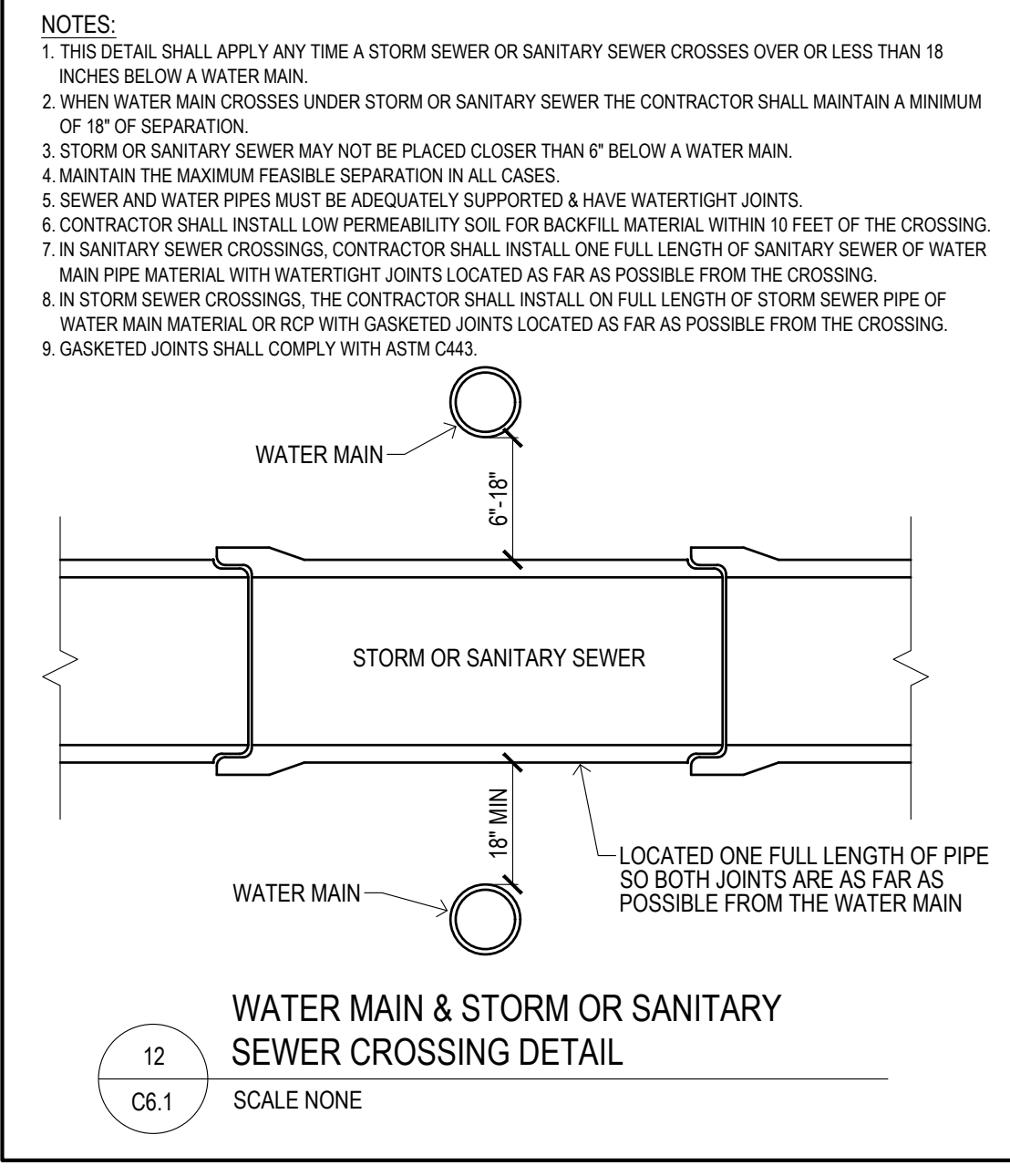
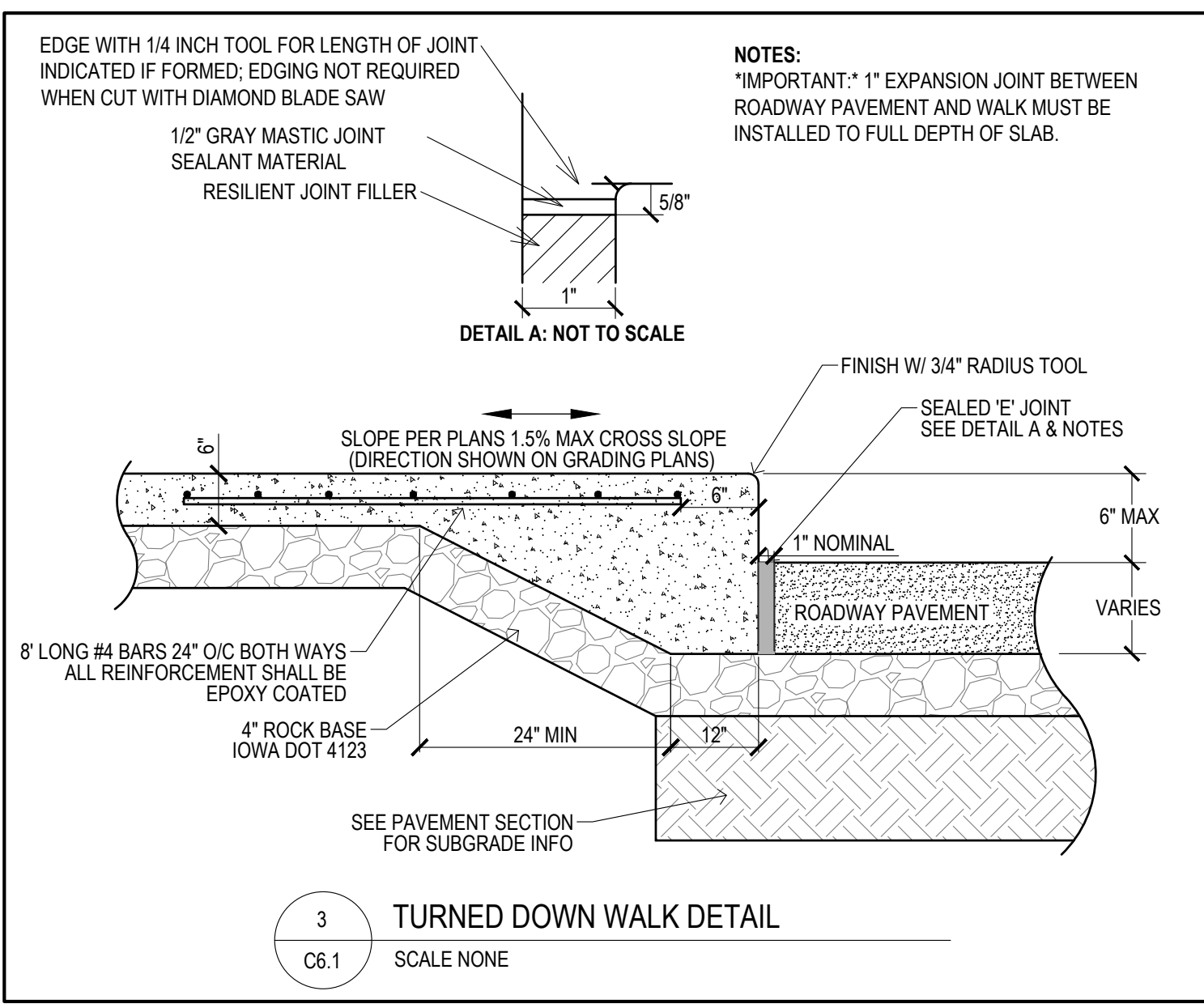
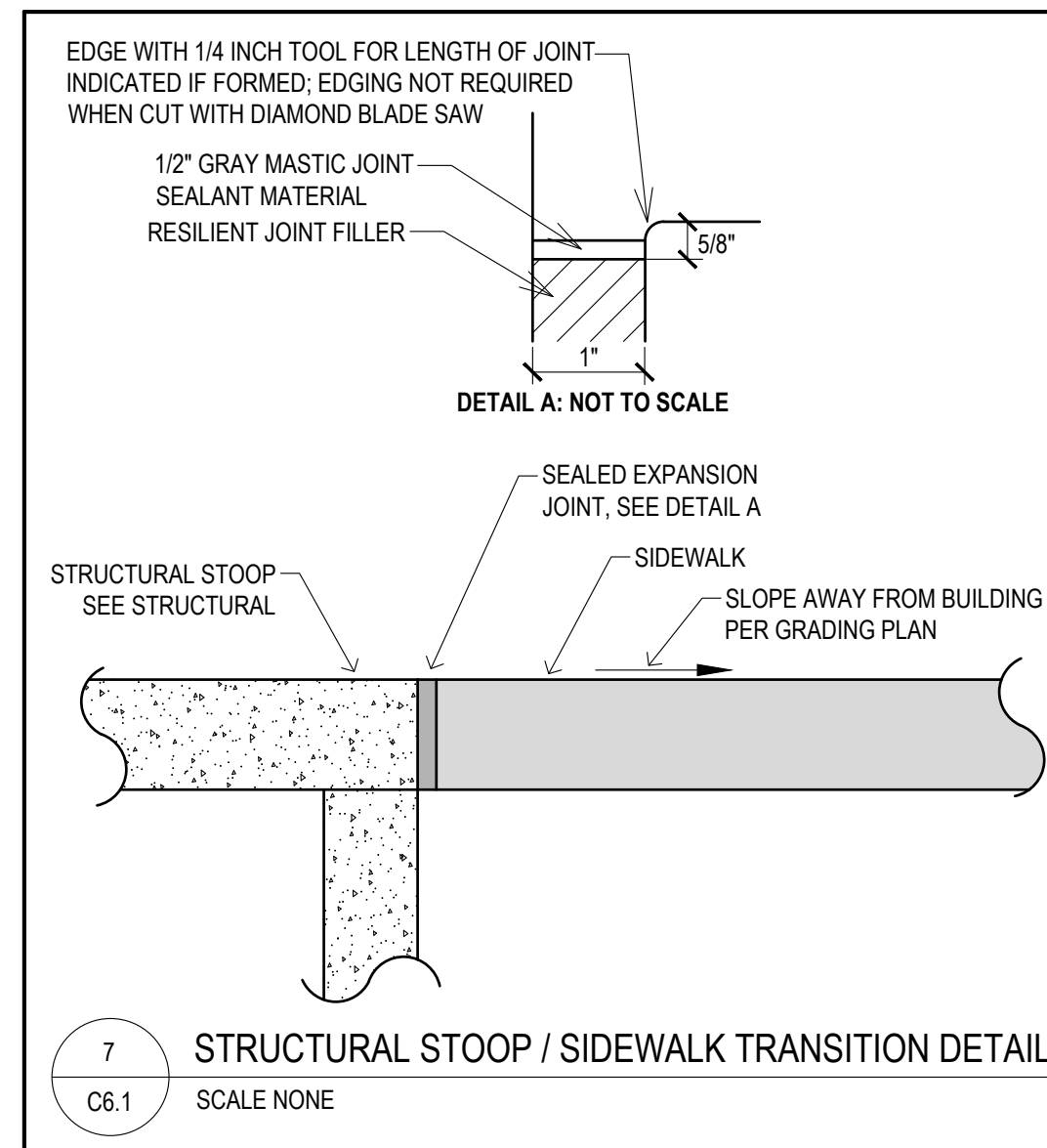
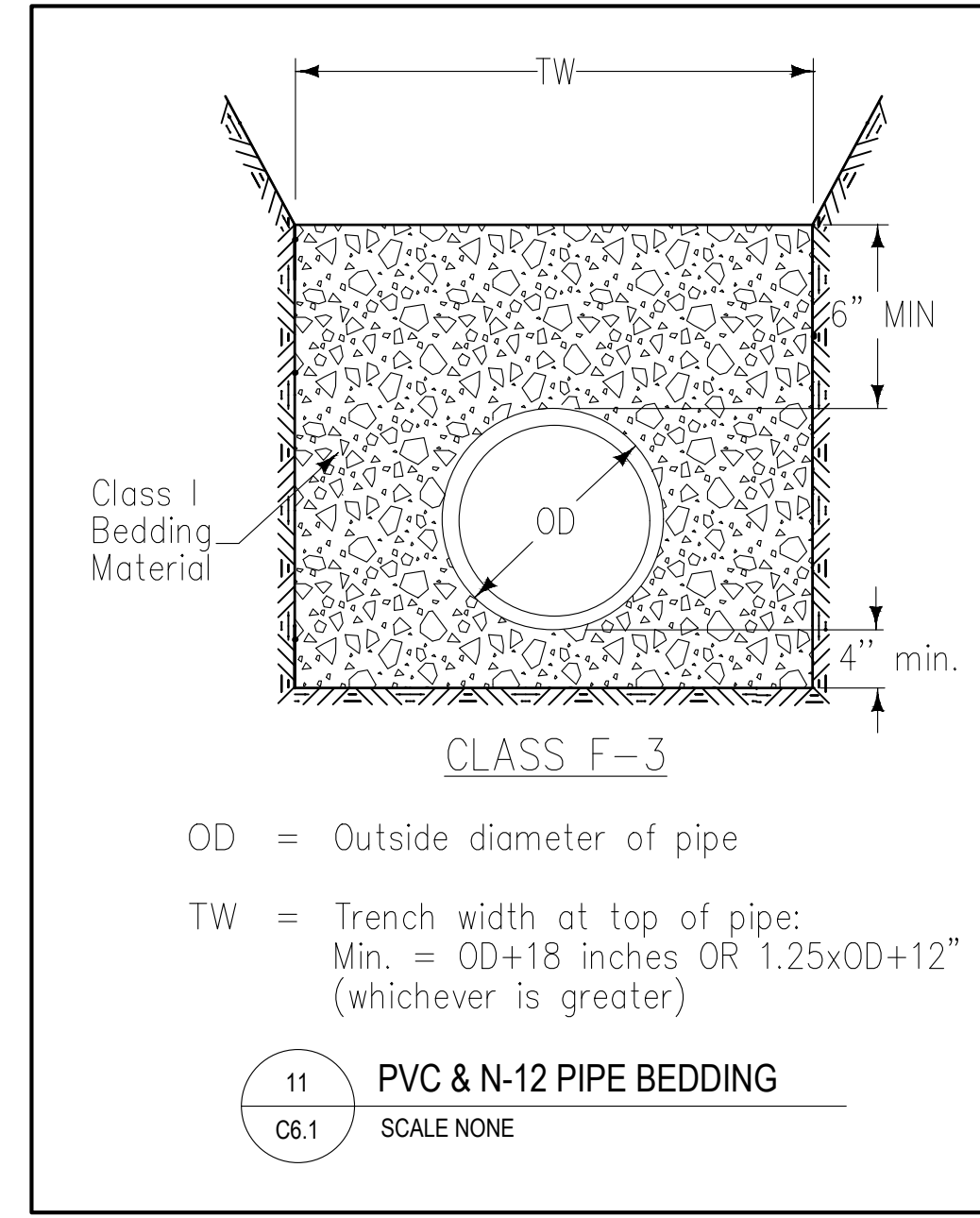
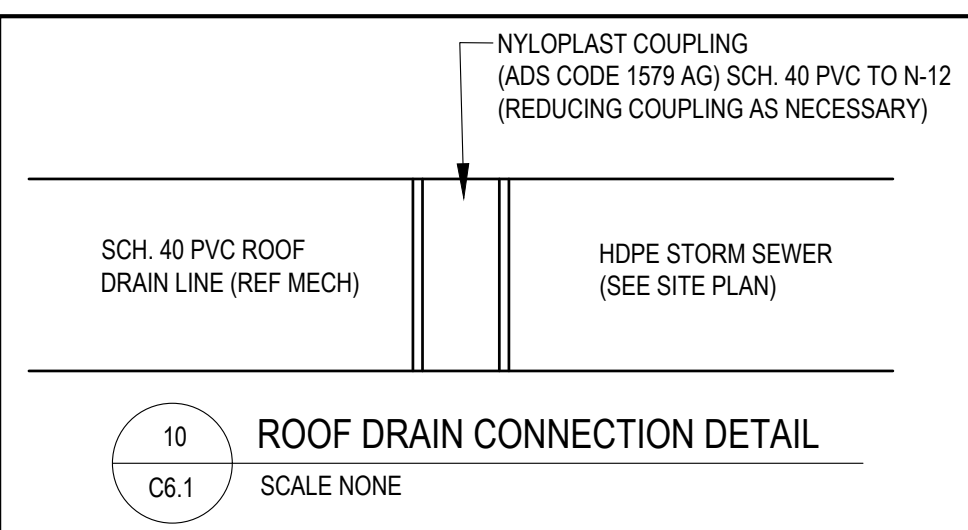
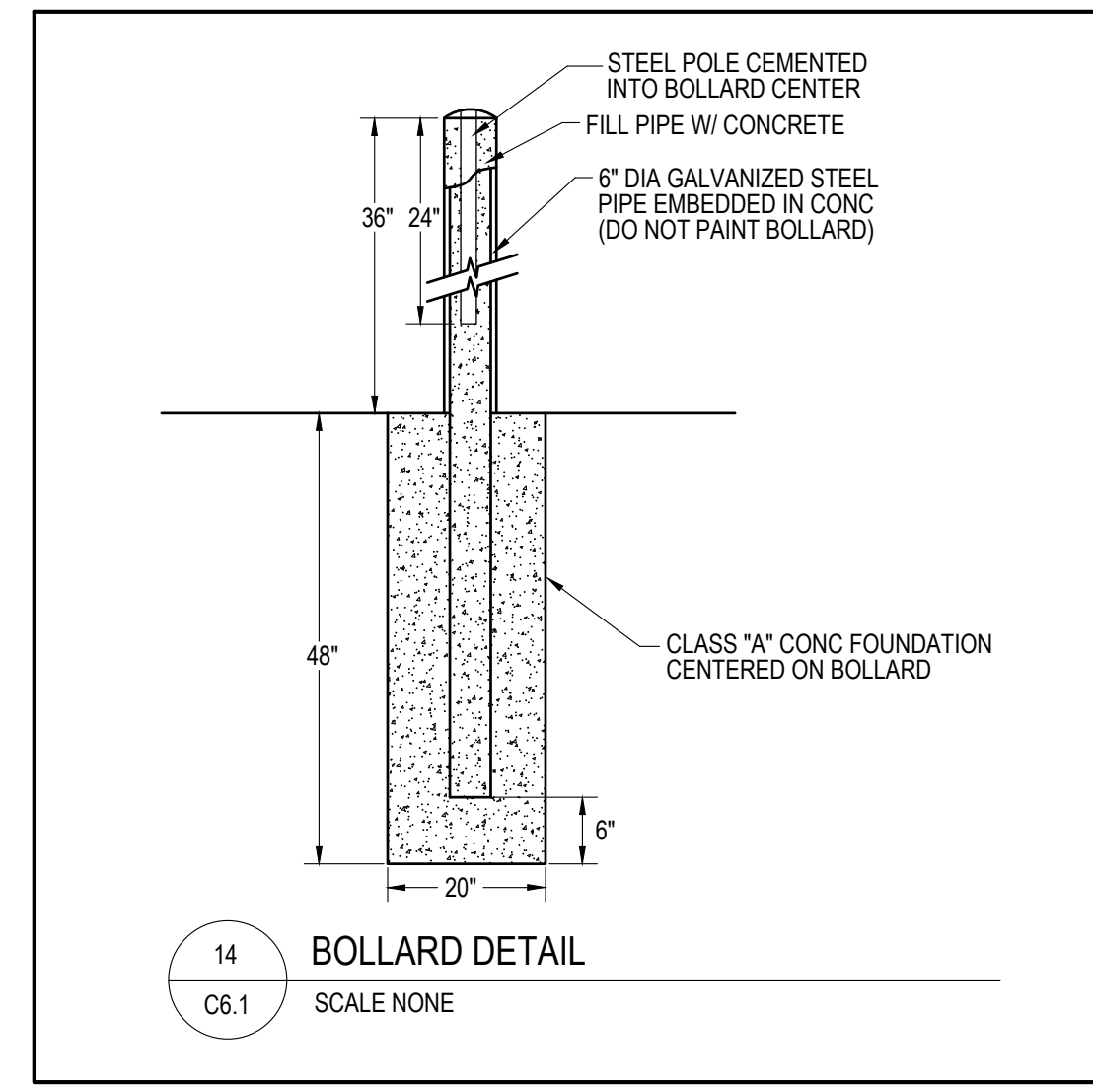
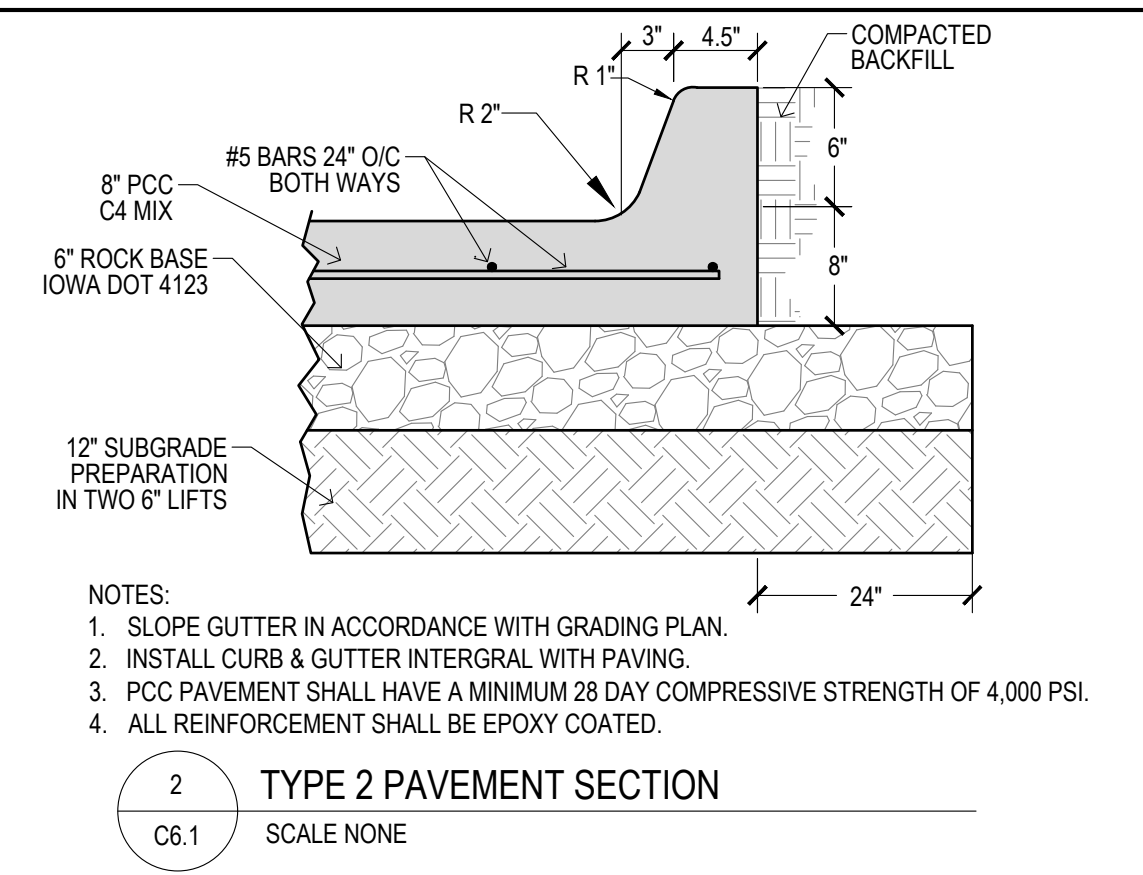
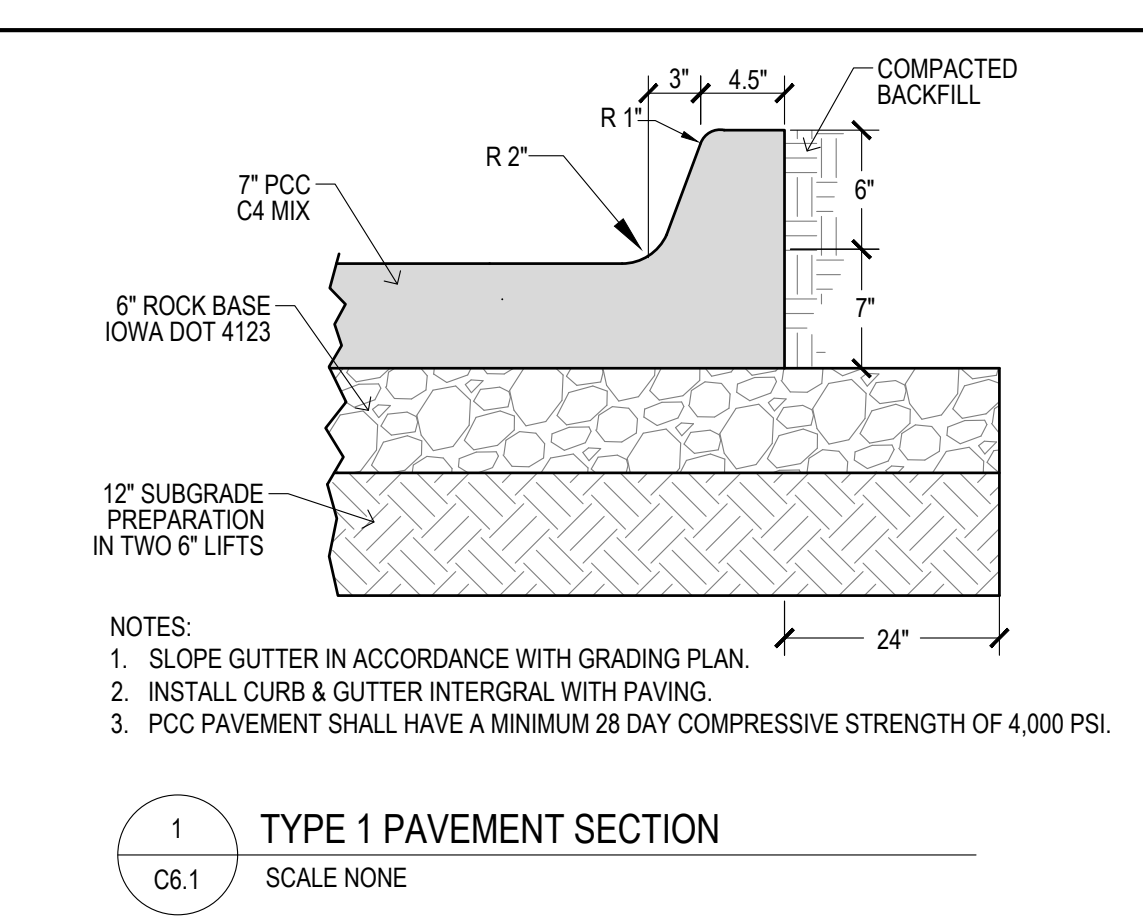
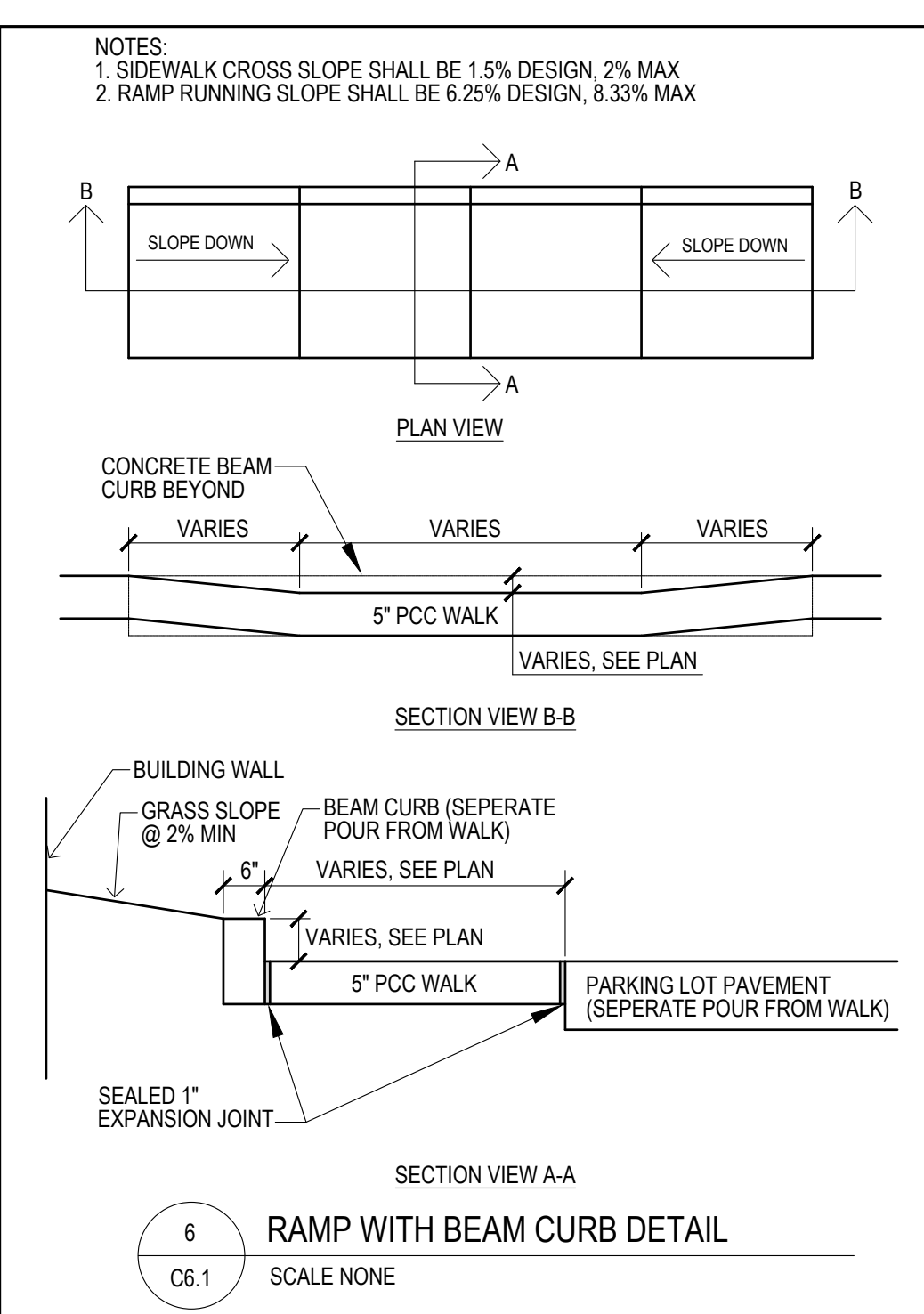
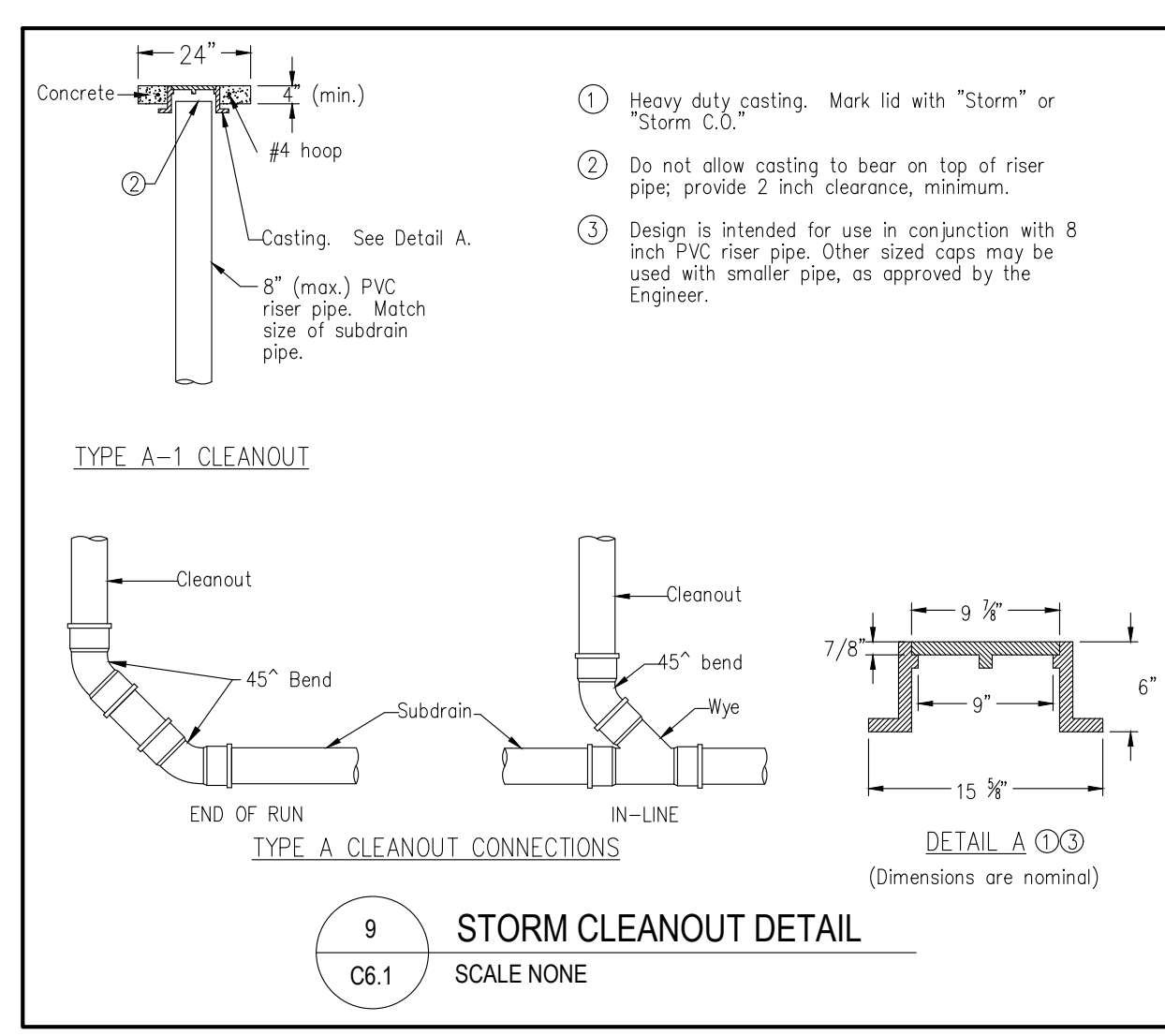
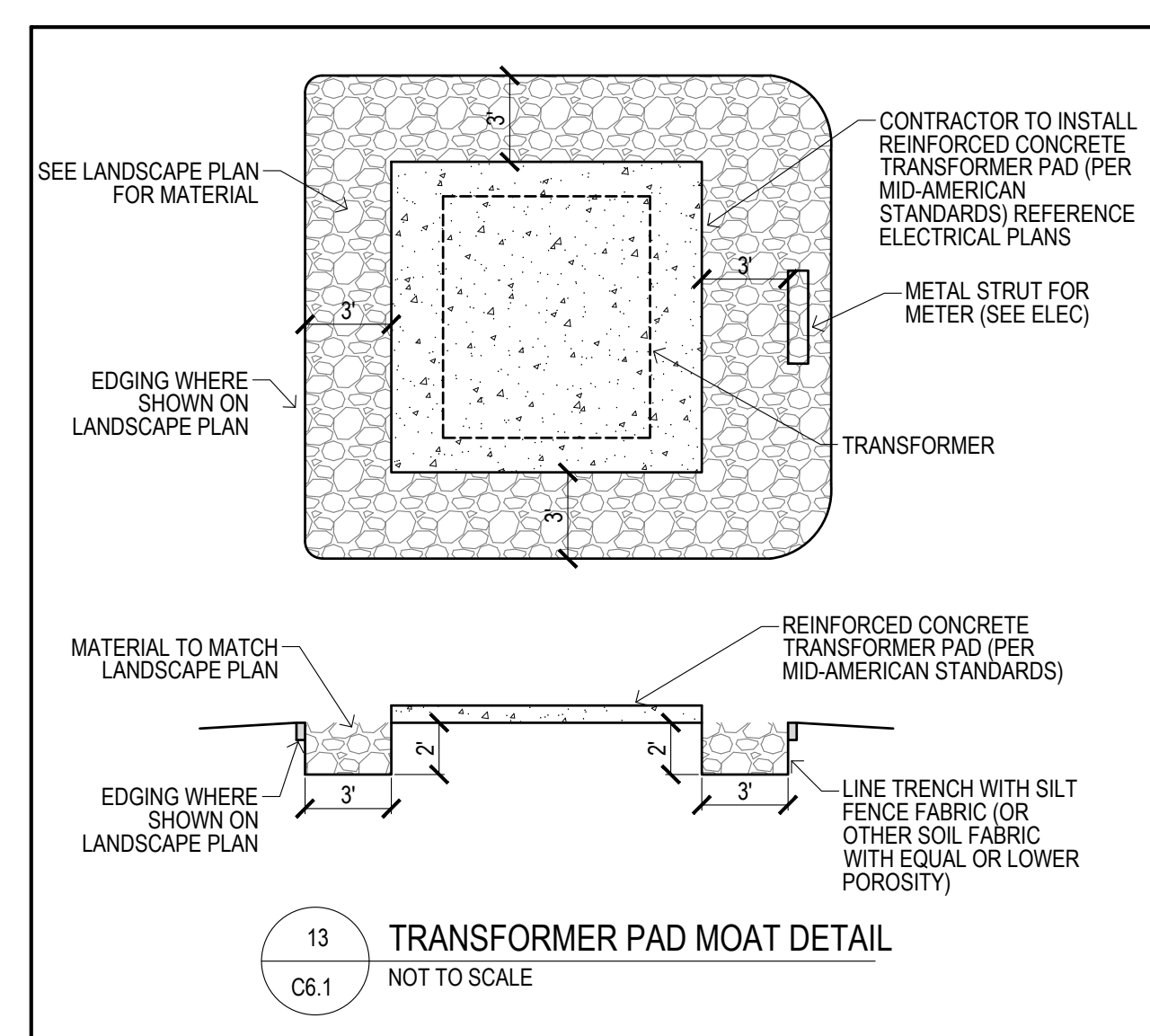
**FREDDY'S SITE PLAN
WAUKEE, IOWA**

LANDSCAPE PLAN

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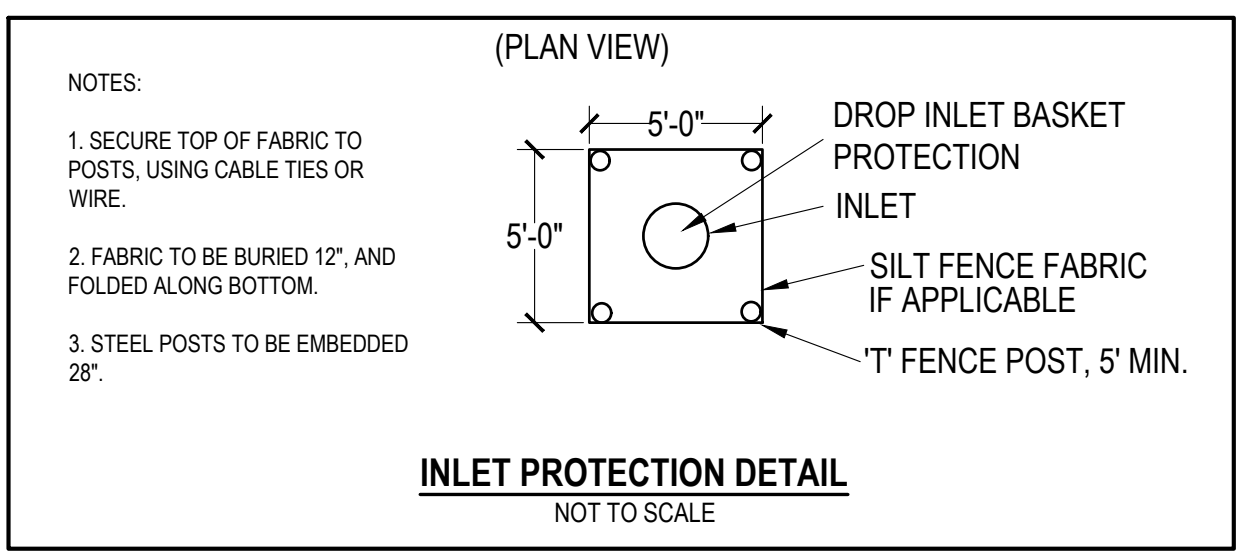
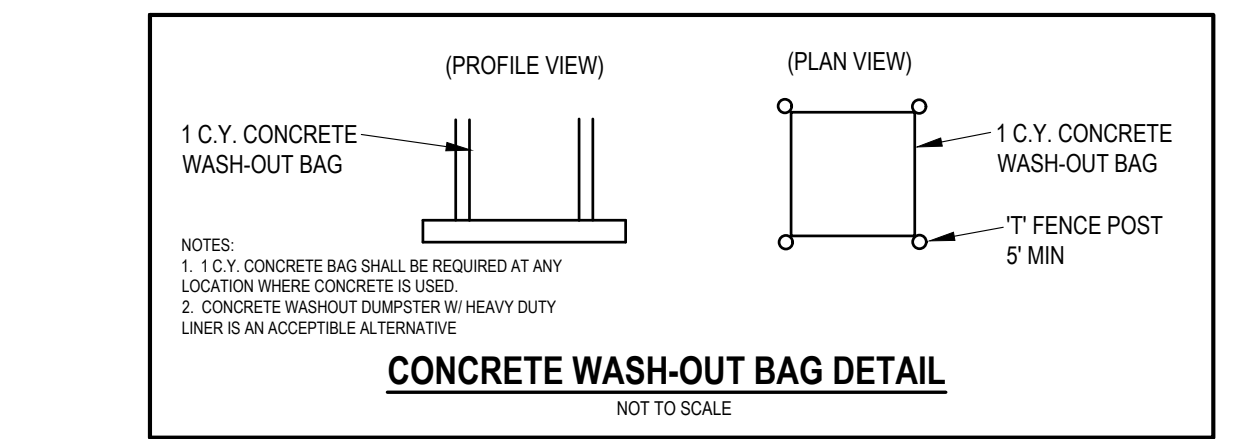
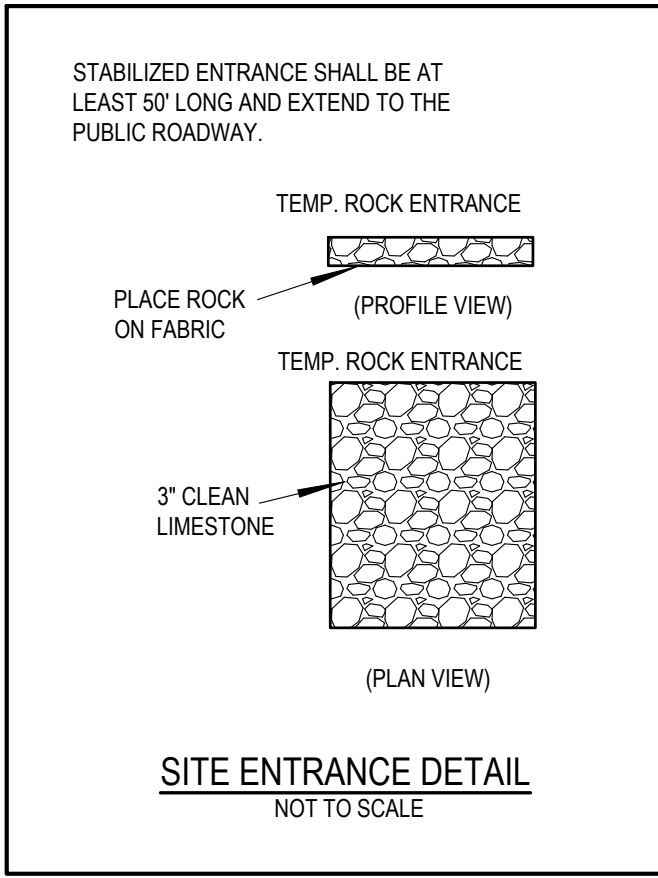
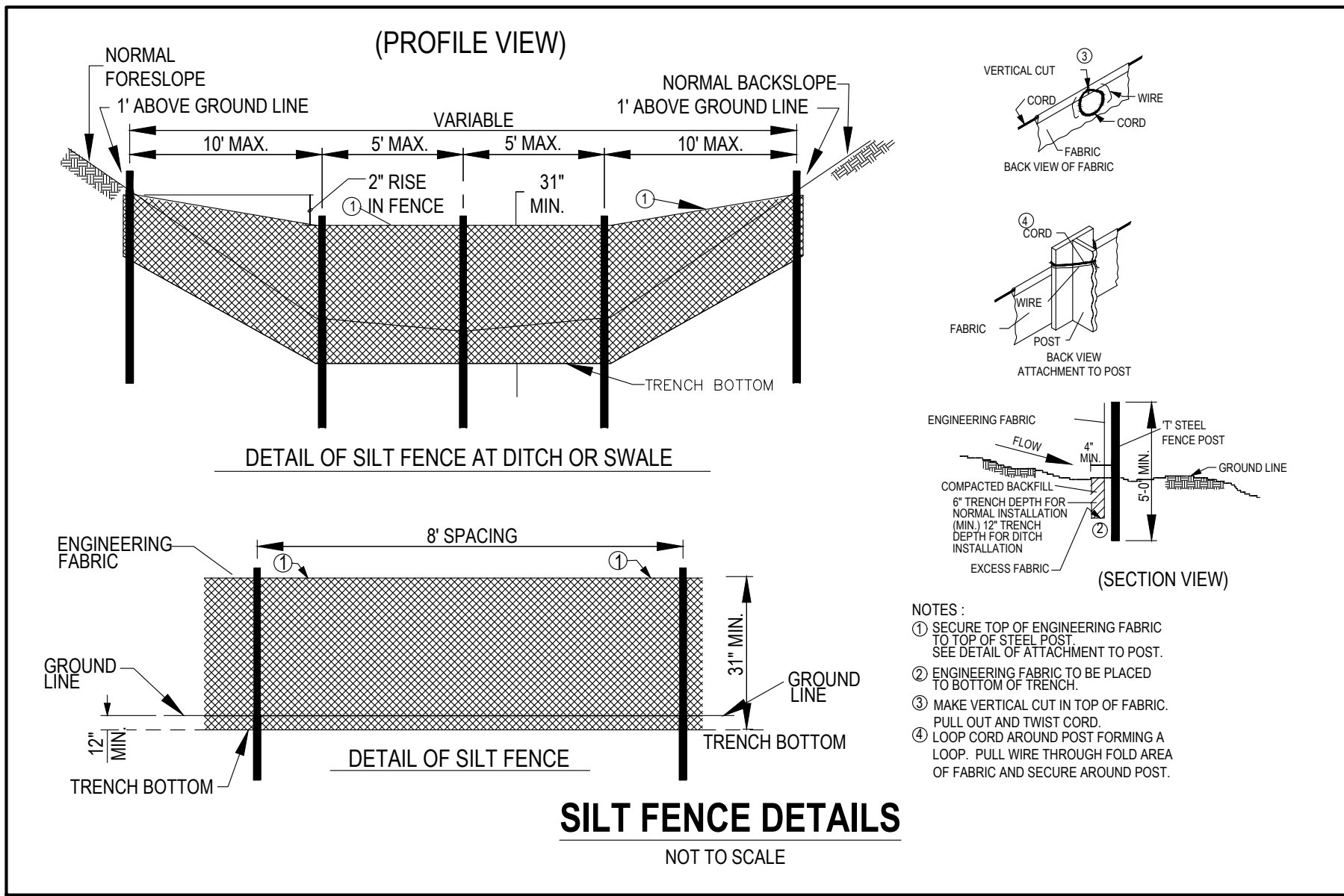
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STORM WATER POLLUTION PREVENTION PLAN

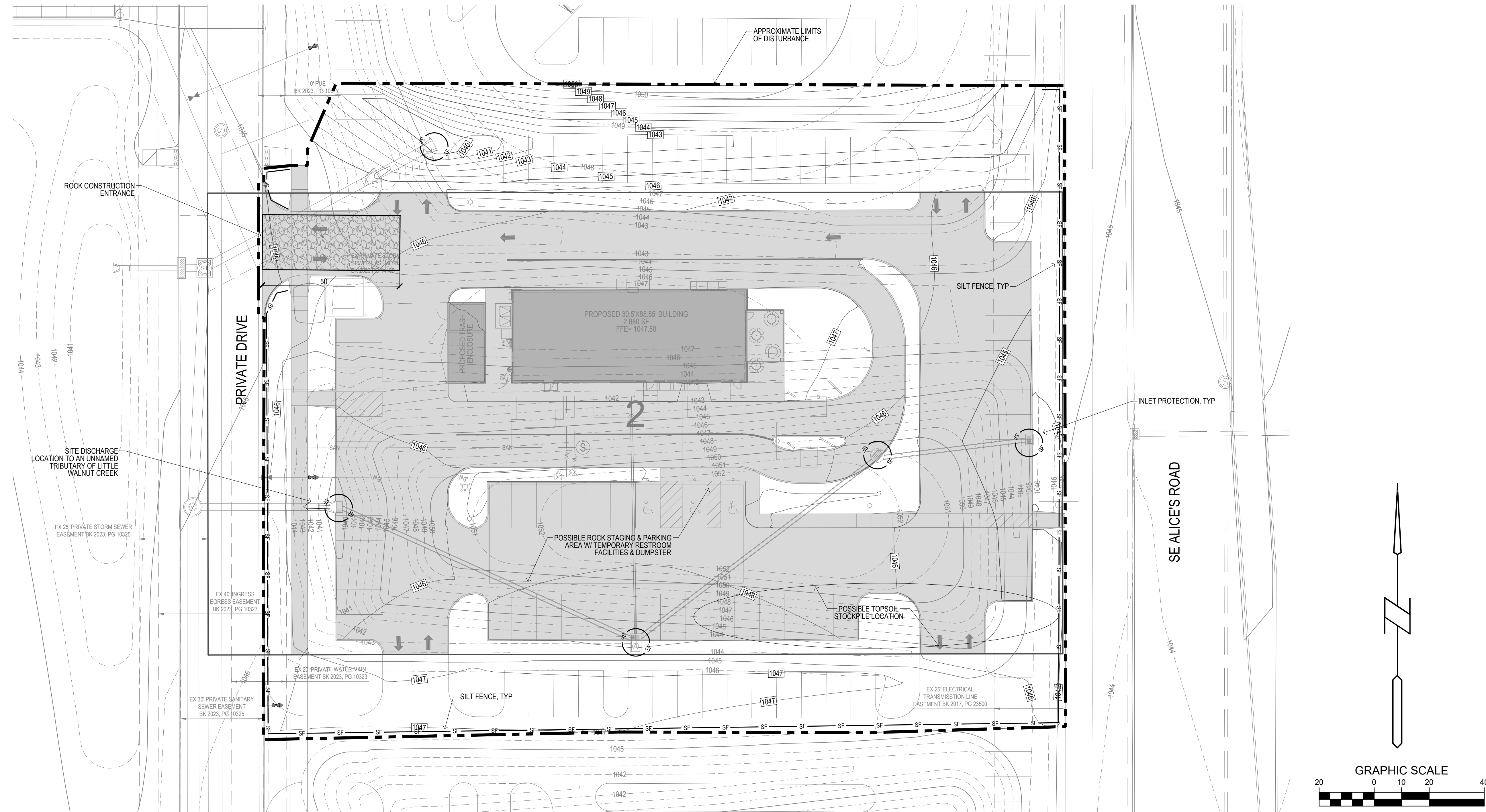


EROSION CONTROL QUANTITIES:

DISTURBED AREA	1.6 ACRES (PERMIT IS REQUIRED)
SILT FENCE	750 LF
INLET PROTECTION	5 EA
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SOD	1,000 SF
TYPE 2 PERMANENT SEED	20,000 SF

****SEE LANDSCAPE PLAN FOR SEEDING/SOD TYPES & LOCATIONS****
TEMPORARY SEEDING (SIDAS 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.**

- 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 SIDAS 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 STANDPIPES.



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