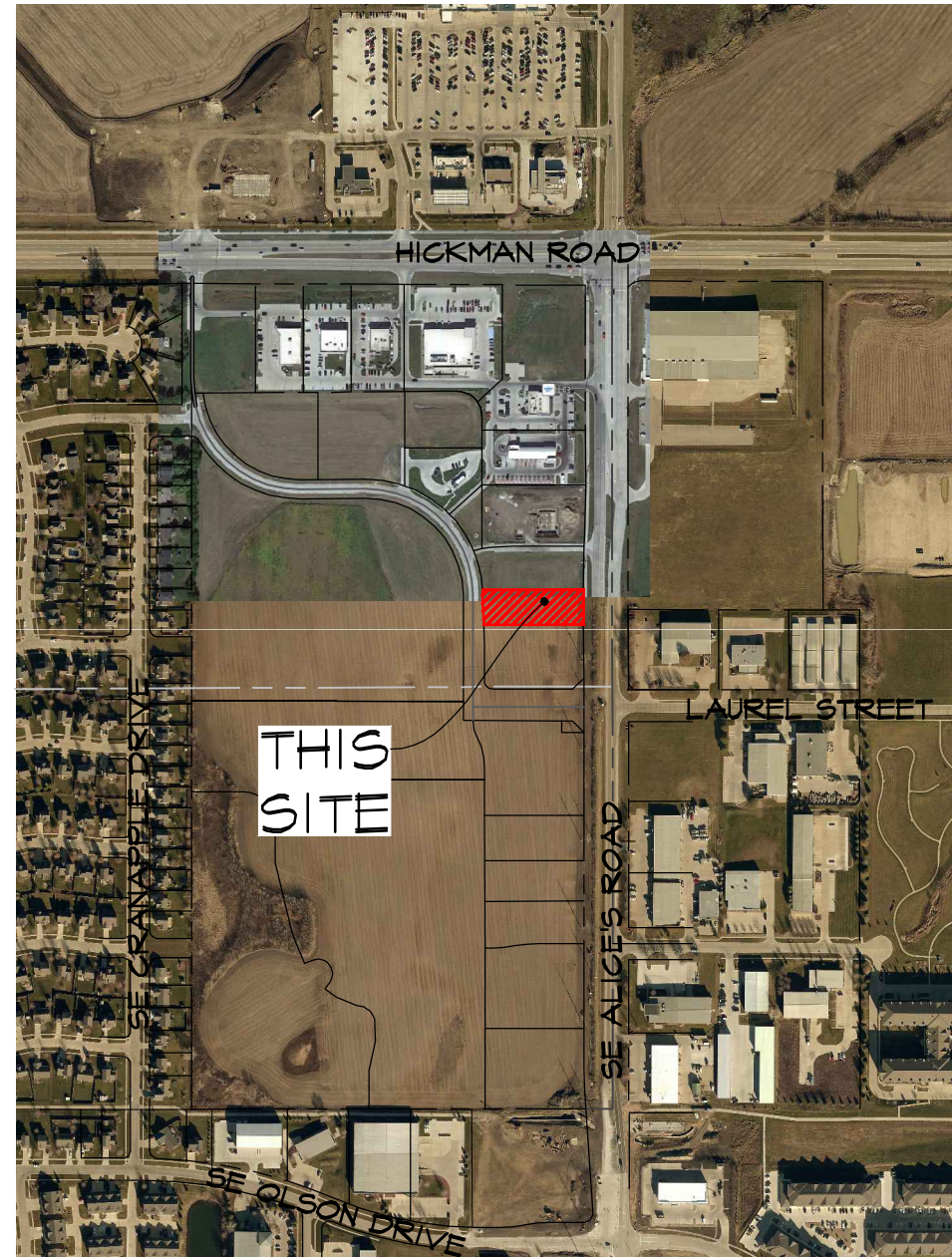


LOT 2, WAUKEE TOWNE CENTER PLAT 4

SITE PLAN

WAUKEE, IOWA

350 SE ALICE'S ROAD, WAUKEE, IA 50263



VICINITY SKETCH

PROPERTY OWNER:

WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DR
BURLINGTON IA 52601

PROPERTY APPLICANT:

COLLIERS ENGINEERING & DESIGN
121 WASHINGTON STREET, SUITE 430
CONSHOHOCKEN, PA 19428
ATTN: DANIEL MCAULEY
PHONE: (484)261-7670
EMAIL: DANIEL.MCAULEY@COLLIERSENG.COM

PROJECT MANAGER:

CODY HEAVER
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884
HEAVER@CECLAC.COM

DEVELOPER:

COLLIERS ENGINEERING & DESIGN
121 WASHINGTON STREET, SUITE 430
CONSHOHOCKEN, PA 19428
ATTN: DANIEL MCAULEY
PHONE: (484)261-7670
EMAIL: DANIEL.MCAULEY@COLLIERSENG.COM

ZONING/LAND USE:

EXISTING:
PD C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
(BK. 2022, PG. 20201)

DISTURBED AREA

1.17 ACRES

OPEN SPACE

SITE AREA: 34,141.23 S.F.
REQUIRED GREEN SPACE: 10,244.17 S.F. (30%)
PROVIDED GREEN SPACE: 11,883 S.F. (34.80%)

IMPERVIOUS AREA

ON SITE AREA: 22,264.23 S.F.

BENCHMARK

BRASS DISC AT THE NE CORNER OF SECTION 34-19-26
(INTERSECTION OF HICKMAN ROAD AND ALICE'S ROAD)

ELEVATION-----1029.33

SETBACKS

C-1
FRONT YARD = 30 FEET
SIDE YARD = 0 FEET
SIDE YARD = 30 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD = 100 FEET (AS PER PD)
MAXIMUM HEIGHT = NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1,
R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40
FEET AND 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

CONSTRUCTION SCHEDULE

START CONSTRUCTION: MARCH 2024
FINISH CONSTRUCTION: NOVEMBER 2024

PARKING

REQUIRED: 3 / 1,000 SF
2,951/1,000 = 2.95 X 3 = 9 SPACES

PROPOSED: 30 SPACES

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 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 SCHEDULE 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 ADEQUATELY SUPPORTED.
 - 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 A MINIMUM OF 5'-6".

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.

SANITARY NOTES

- CASTING TYPES ARE FROM S.I.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.

FIRE SAFETY CONSTRUCTION NOTES:

- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED IF ANY BUILDING 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.

UNDERGROUND DETENTION MAINTENANCE NOTES

- UNDERGROUND DETENTION SHALL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER MANUAL.
- WHEN SEDIMENT EXCEEDS THE DEPTH RECOMMENDED BY THE MANUFACTURER, REMOVE THE SEDIMENT WITH A VAC TRUCK AND LETTING AS SPECIFIED BY THE MANUFACTURER.
- AT A MINIMUM, THE CHAMBERS SHALL BE INSPECTED AND SEDIMENT REMOVED ON AN ANNUAL BASIS. SHOULD IT BE DETERMINED THAT THE DEPTH EXCEEDS THE RECOMMENDED, REDUCE THE LENGTH OF TIME BETWEEN INSPECTIONS AND SEDIMENT REMOVALS.

LEGAL DESCRIPTION

LOT 2, WAUKEE TOWNE CENTER PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 2023, PAGE 14101 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 0.78 ACRES MORE OR LESS.

GENERAL NOTES:

- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - COLLIERS ENGINEERING & DESIGN
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT.
- CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH CITY OF WAUKEE PUBLIC WORKS DEPARTMENT ONE WEEK PRIOR TO COMMENCING CONSTRUCTION.
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- 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 EXTENT 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 UTILITY'S OWNER.
- CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- IF THERE IS ANY DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
- ALL TRENCHES BE PROTECTED STANDARD PROCTOR DENSITY.
- IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
- ANY PROPOSED CHANGES TO PLAN SET DURING CONSTRUCTION ARE TO RECEIVE WRITTEN APPROVAL FROM CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN PERMISSION FROM CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- ANY EXISTING FARM FENCE ON PROPERTY SHALL BE REMOVED AS PART OF PROJECT.
- ALL FIRE HYDRANTS ARE TO HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
- ANY TIE-INS TO EXISTING CITY UTILITIES SHOULD BE COORDINATED WITH CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL SPOT ELEVATIONS ARE AT GUTTER UNLESS NOTED OTHERWISE.
- ALL UTILITIES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED OTHERWISE.
- DEBRIS SPILLED IN RIGHT-OF-WAY AND STREETS SHALL BE CLEANED UP AT END OF EACH WORKING DAY AND PRIOR TO RAIN EVENT.
- CONSTRUCTION STAKING SHALL BE UNDER DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR.
- PEDESTRIAN FACILITIES STAKING SHALL BE UNDER DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR.
- CONTRACTOR SHALL PROVIDE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT 48 HOUR NOTICE PRIOR TO WEEKEND AND HOLIDAY WORK.
- PERMIT SHALL BE OBTAINED FROM WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY PROPOSED SIGNAGE.
- ALL WORK SHALL BE IN ACCORDANCE WITH 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2023 SUDAS.
- SAWCUTTING OR CONCRETE GRINDING WILL BE PERFORMED ON SITE. STORM SEWER AND DRAINAGEWAYS SHALL BE PROTECTED FROM SLURRY DUE TO CONCRETE OPERATION IN ORDER TO ALLOW OFFSITE DISCHARGE.
- NEW PAVING SHALL BE 6-INCH P.C.C. UNLESS NOTED OTHERWISE. ALL SIDEWALKS TO BE MINIMUM 4" THICK P.C.C. OVER 6" PREPARED SUBGRADE.

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE - ENGINEERING DEPARTMENT
 - COLLIERS ENGINEERING & DESIGN
 - 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.I.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN.231313.
- ALL SPOT ELEVATIONS ARE AT GUTTER UNLESS NOTED OTHERWISE.
- 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 OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY 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 EROSION CONTROL MEASURES 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 DISCD 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 GRADES SHALL BE WITHIN 0.1' OF PLAN 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.

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. CONFINED 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.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
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4	UTILITY PLAN
5	ADS DETAIL SHEET
6	GRADING PLAN
7	GRADING DETAILS
8	LANDSCAPING PLAN
9	EROSION CONTROL NOTES
10	EROSION CONTROL PLAN
11	EROSION CONTROL DETAILS

GENERAL LEGEND

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	o SANITARY/STORM MANHOLE
--- LOT LINE	x WATER VALVE
--- CENTERLINE	o FIRE HYDRANT
--- EASEMENT LINE	o STORM SEWER SINGLE INTAKE
o FLARED END SECTION	o STORM SEWER DOUBLE INTAKE
o DRAIN BASIN OR SEDIMENT RISER	o STORM SEWER ROUND INTAKE
o DRAIN BASIN WITH SOLID GRATE	o FLARED END SECTION
o WATER VALVE	o DECIDUOUS TREE
o FIRE HYDRANT ASSEMBLY	o CONIFEROUS TREE
o BLOW-OFF HYDRANT	o SHRUB
o SCOUR STOP MAT	o POWER POLE
o TURF REINFORCEMENT MAT	o STREET LIGHT
o ST 12" STORM SEWER WITH SIZE	o GUY ANCHOR
o W 8" WATER SEWER WITH SIZE	o ELECTRIC TRANSFORMER
o W WATER SERVICE	o GAS METER
o 420 PROPOSED CONTOUR	o TELEPHONE RISER
o 1234 SILT FENCE	o SIGN
o 1234 ADDRESS	o UNDERGROUND TELEVISION
o RIPRAP	o UNDERGROUND ELECTRIC
	o UNDERGROUND GAS
	o UNDERGROUND FIBER OPTIC
	o UNDERGROUND TELEPHONE
	o OVERHEAD ELECTRIC
	o SAN 12" SANITARY SEWER WITH SIZE
	o ST 12" STORM SEWER WITH SIZE
	o W 8" WATER MAIN WITH SIZE
	o 926 EXISTING CONTOUR
	o TREELINE
	o B.S.L. BUILDING SETBACK LINE
	o P.U.E. PUBLIC UTILITY EASEMENT
	o M.O.E. MINIMUM OPENING ELEVATION

CERTIFICATION

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. HEAVER, IOWA LIC. NO. 25085 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL.

PRELIMINARY
(NOT APPROVED)



PRELIMINARY PLAT - NOT FOR CONSTRUCTION

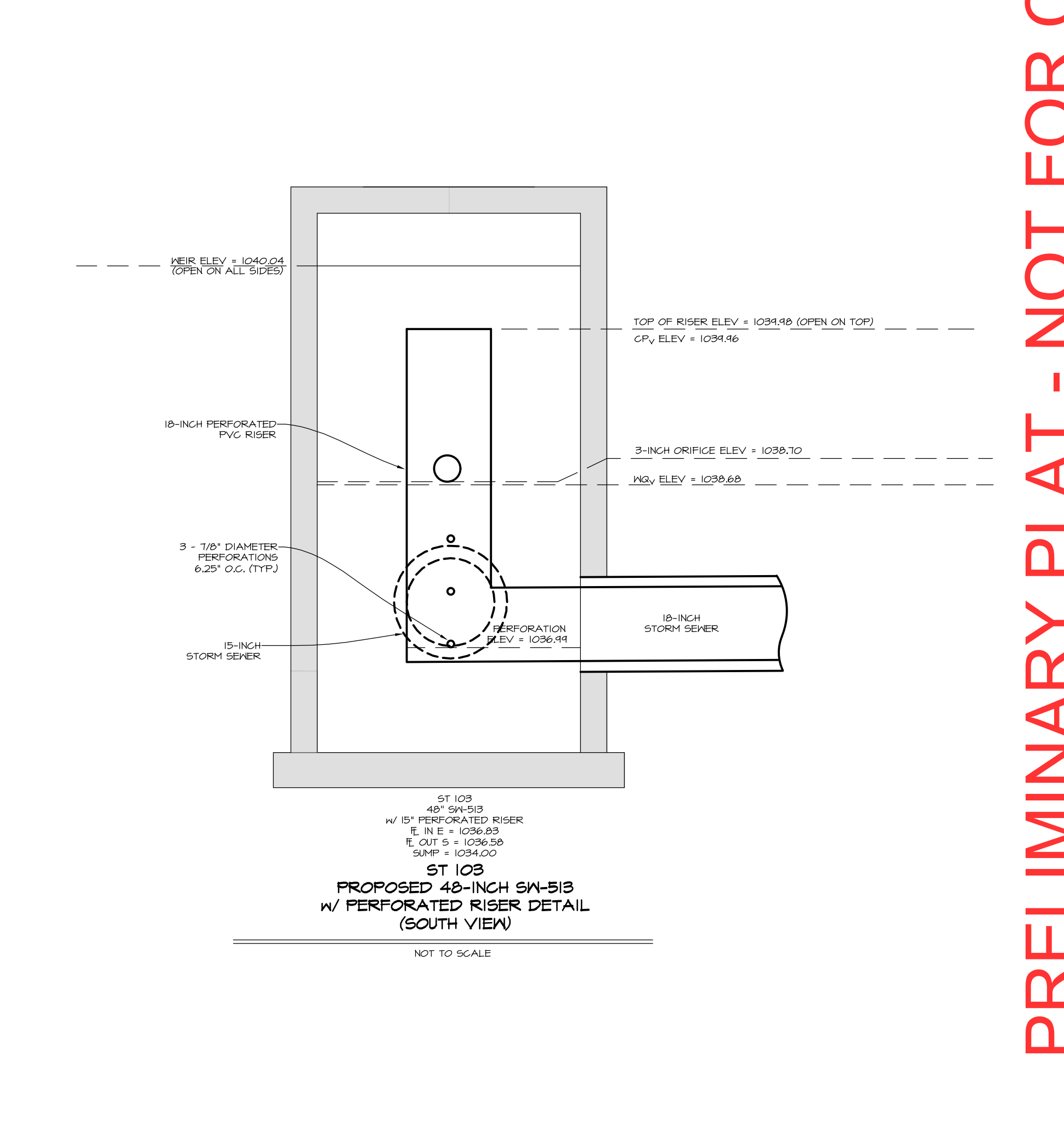
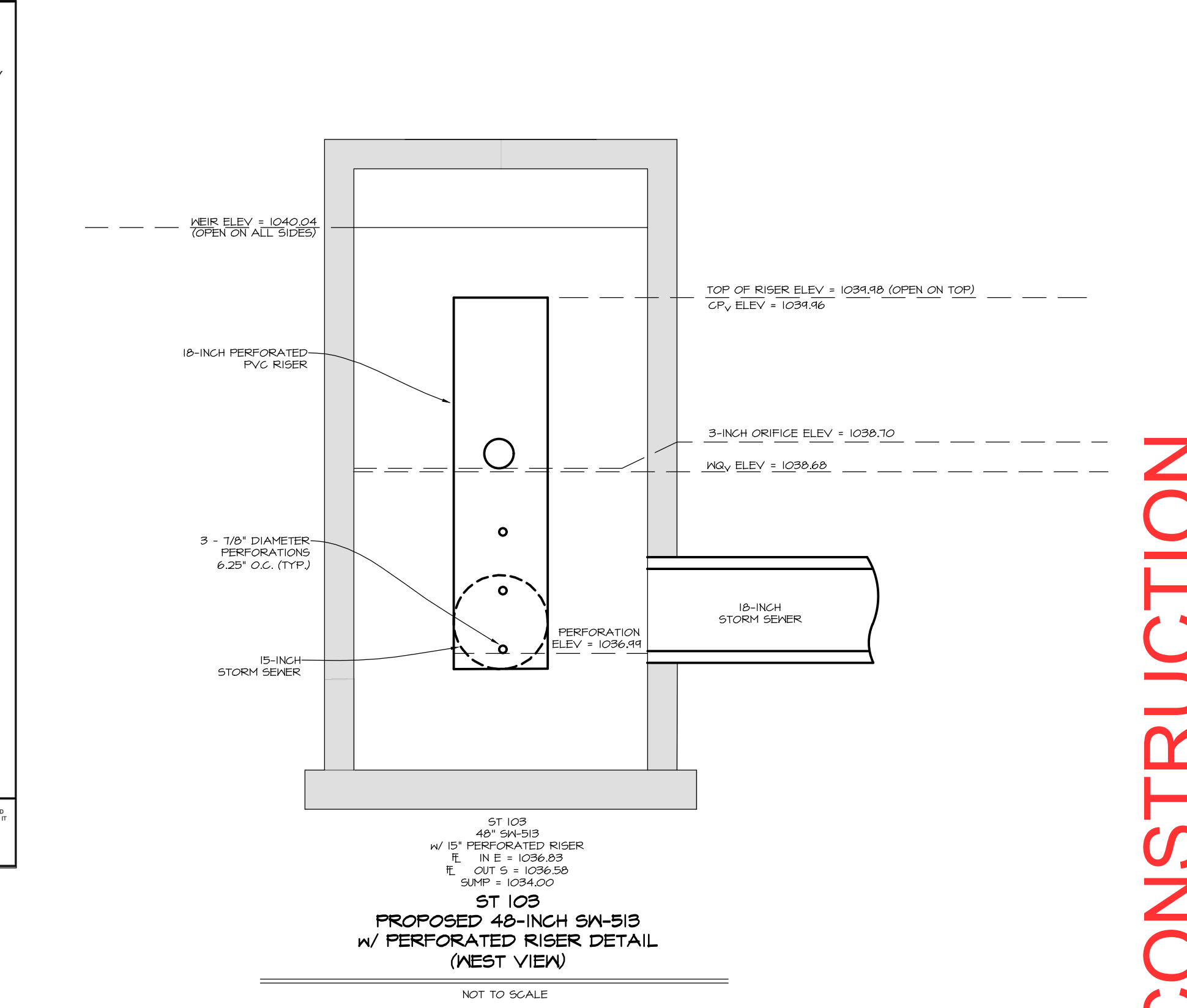
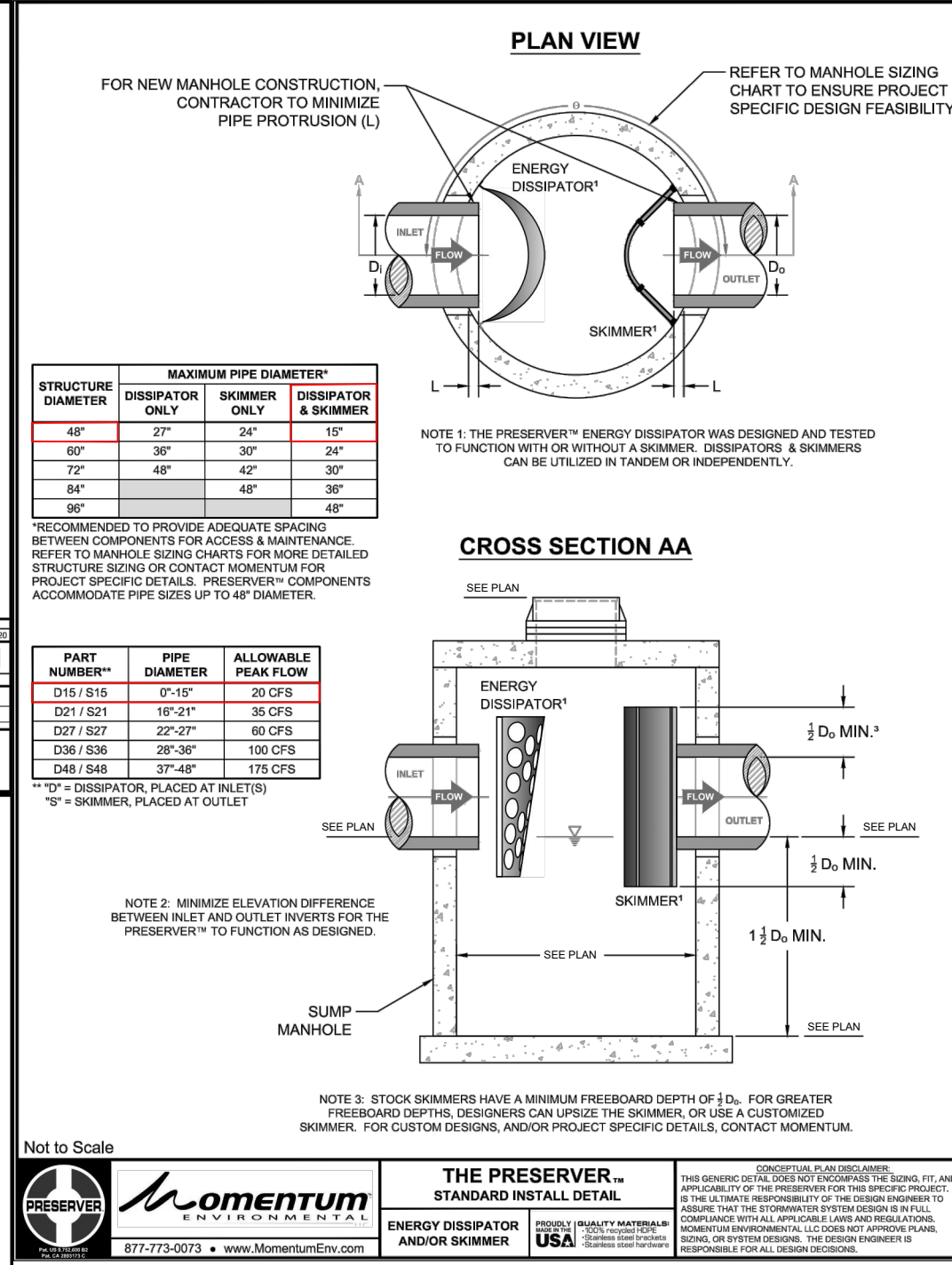
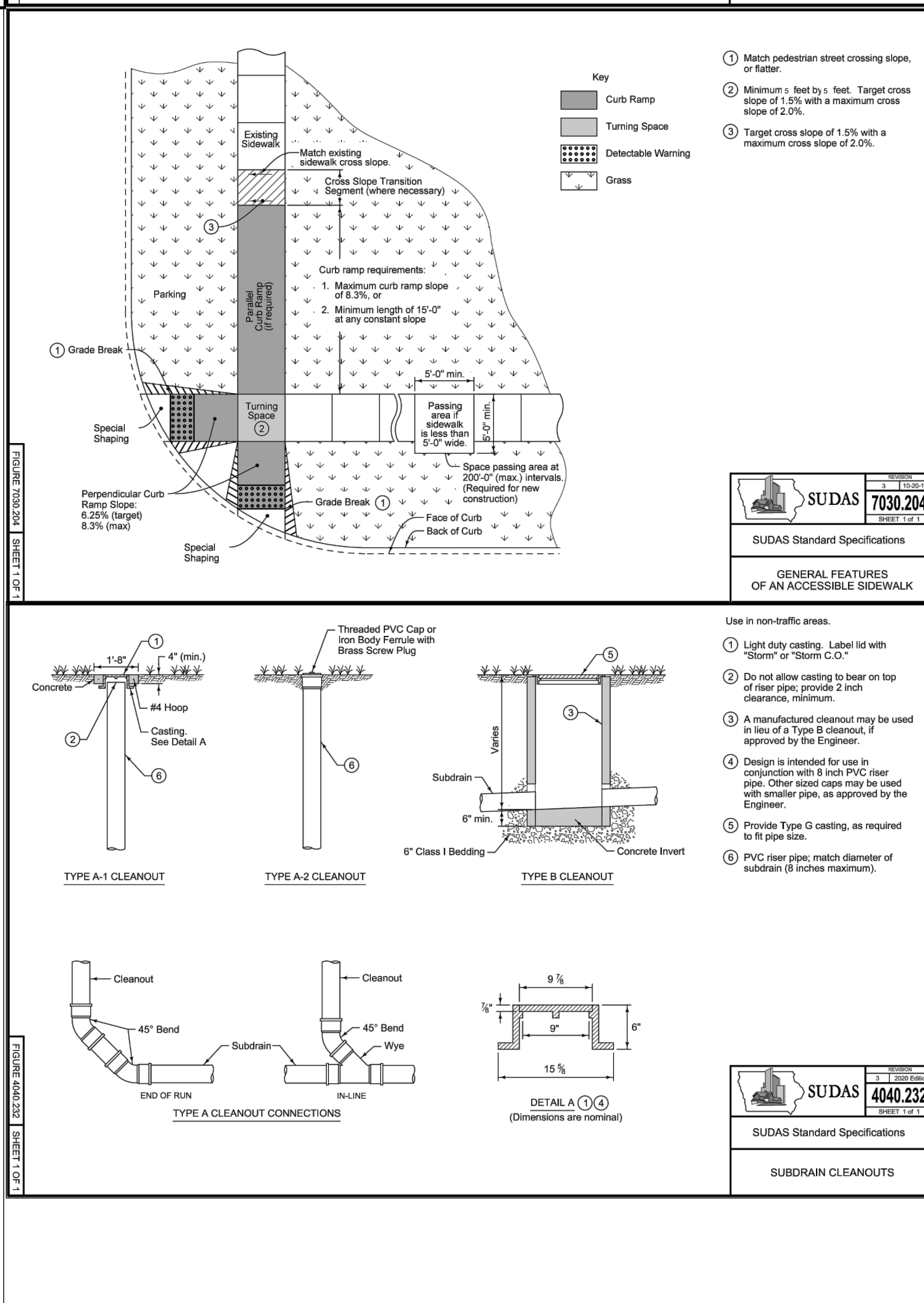
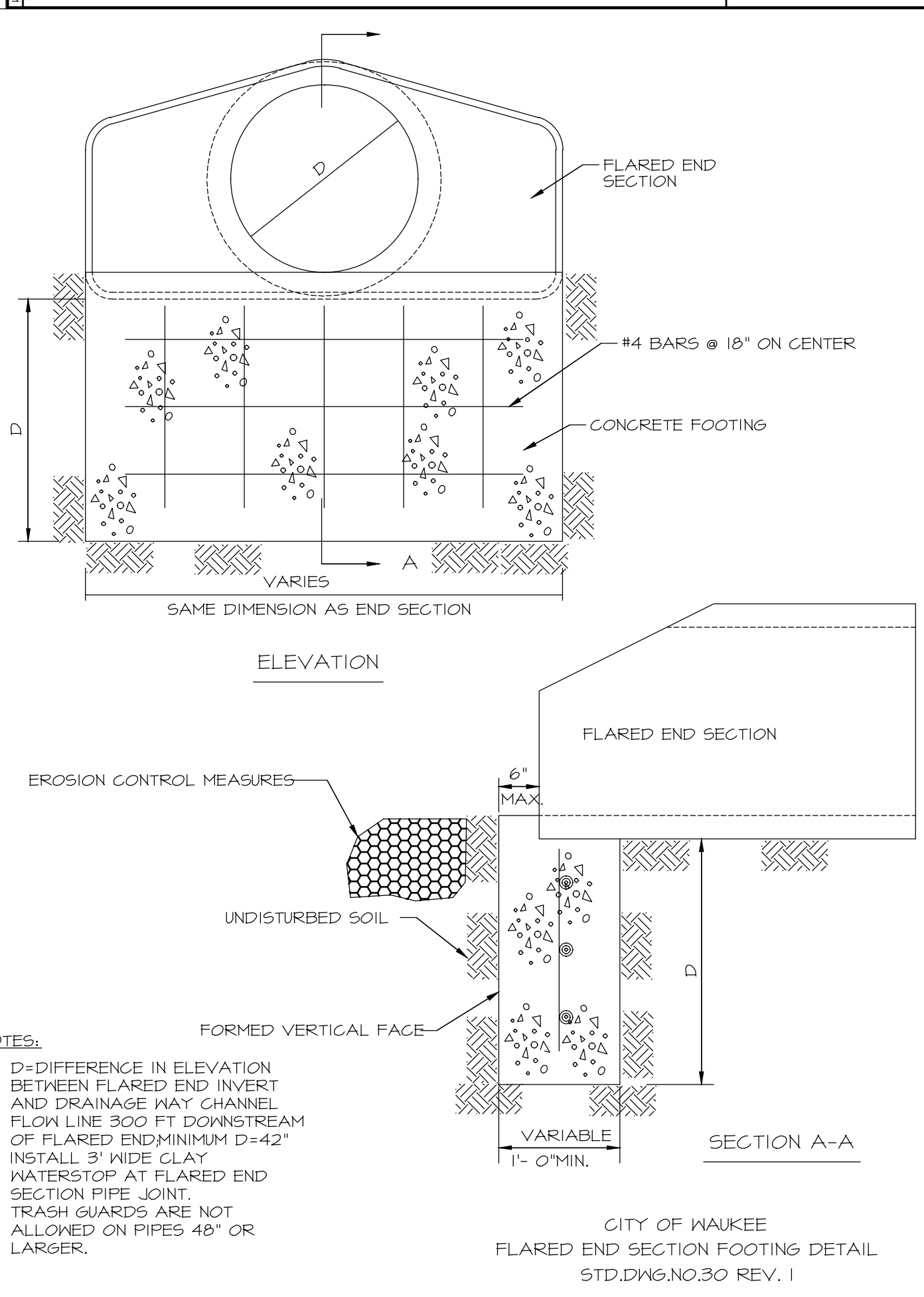
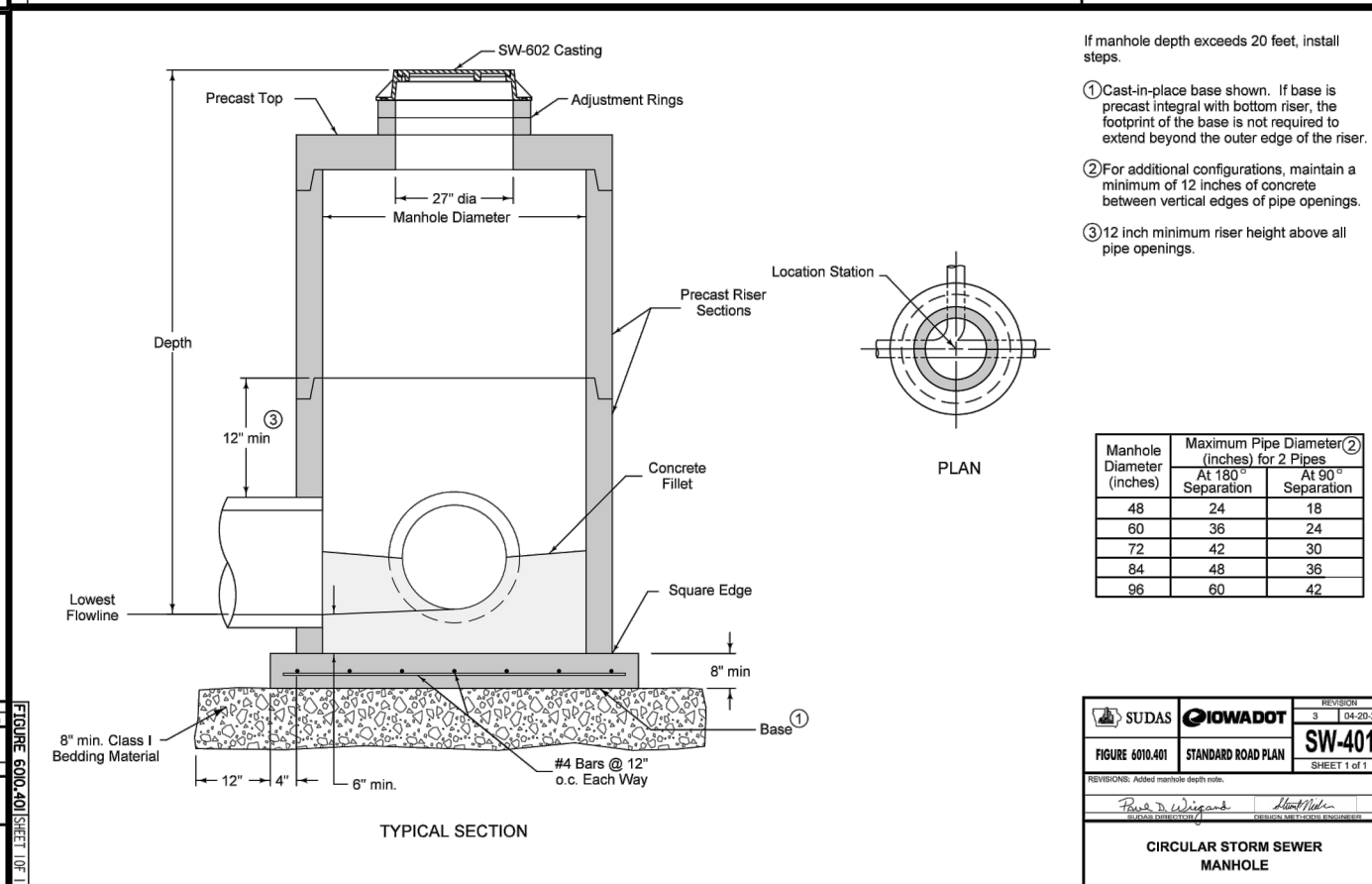
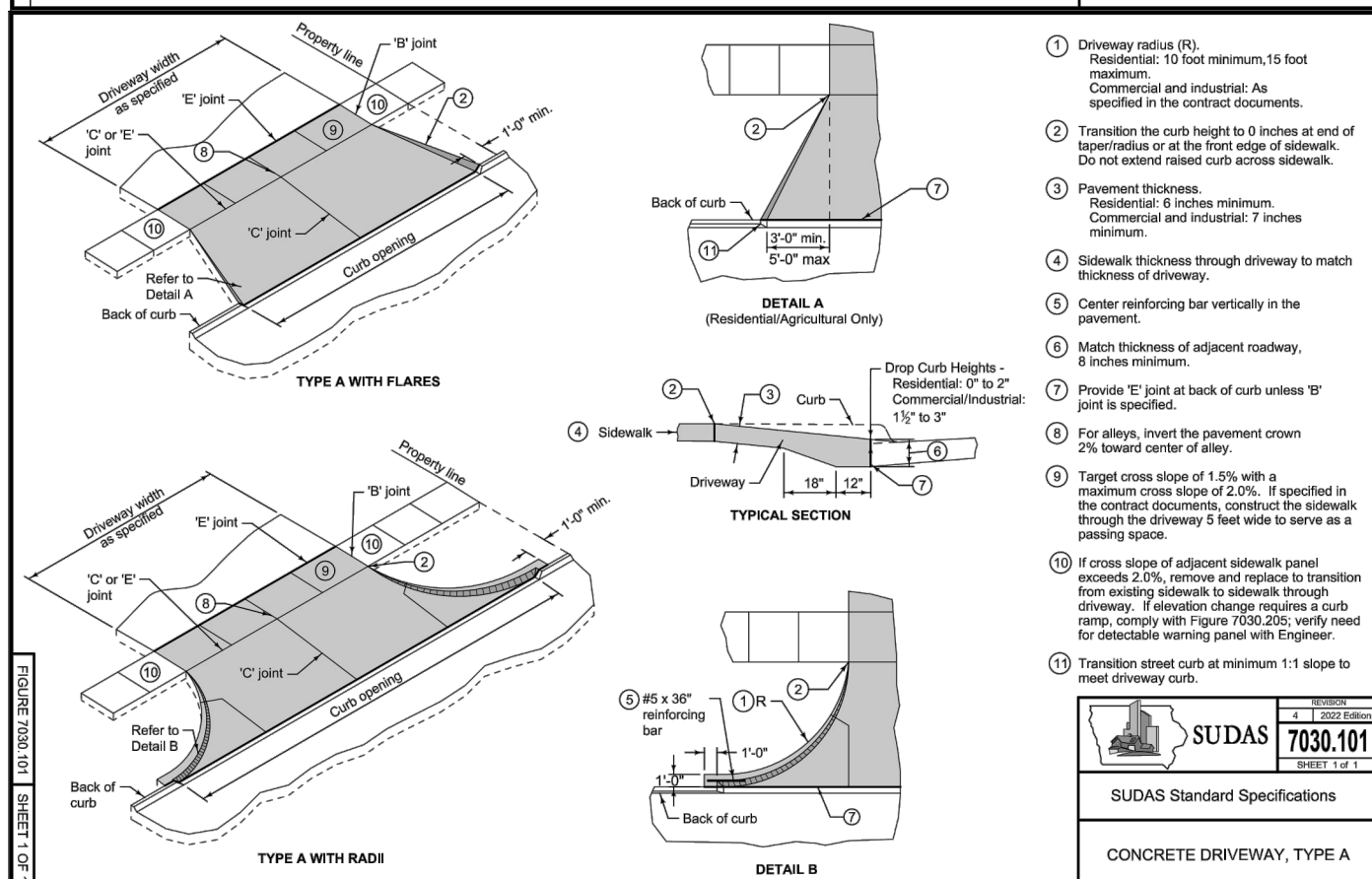
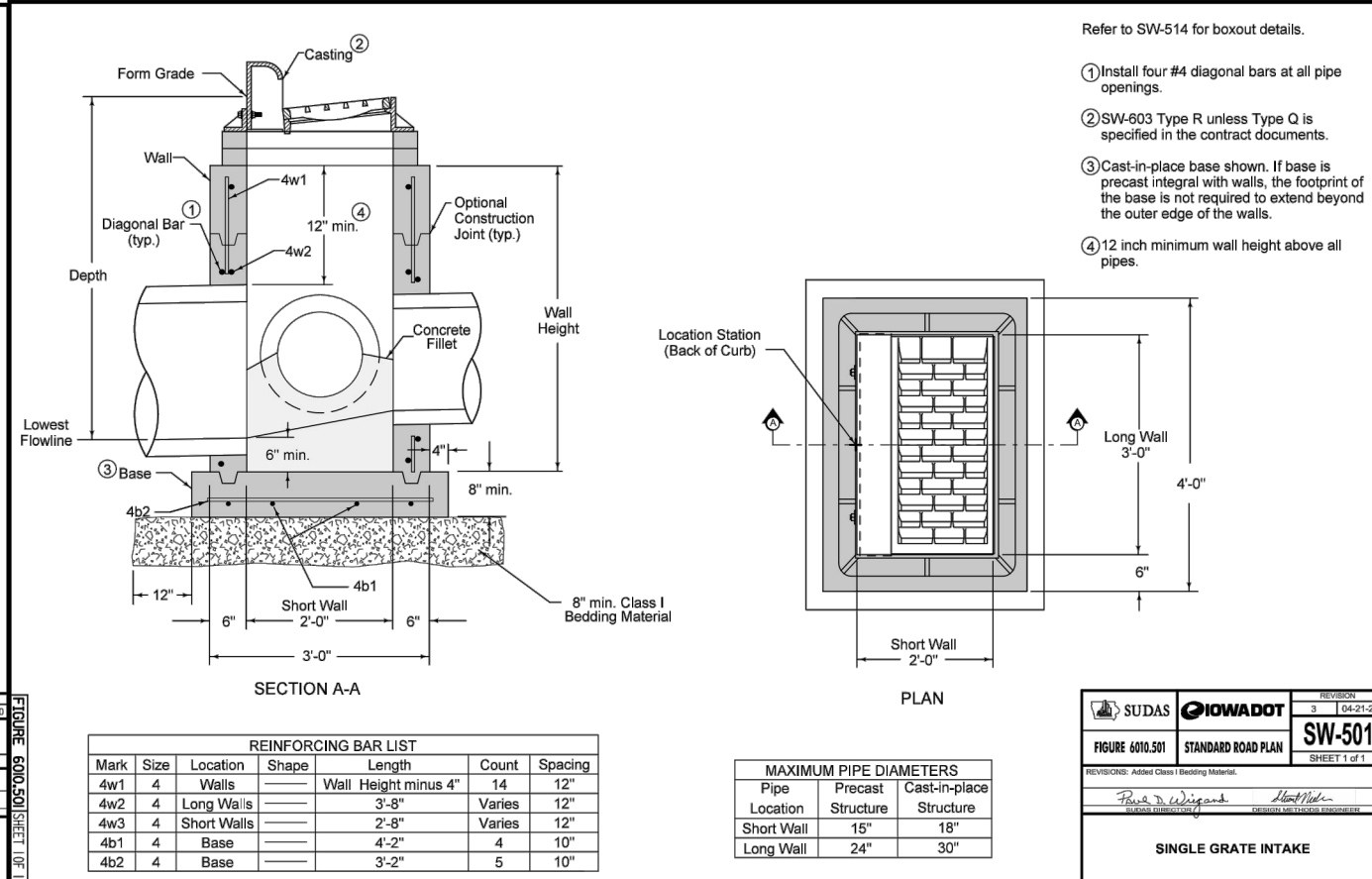
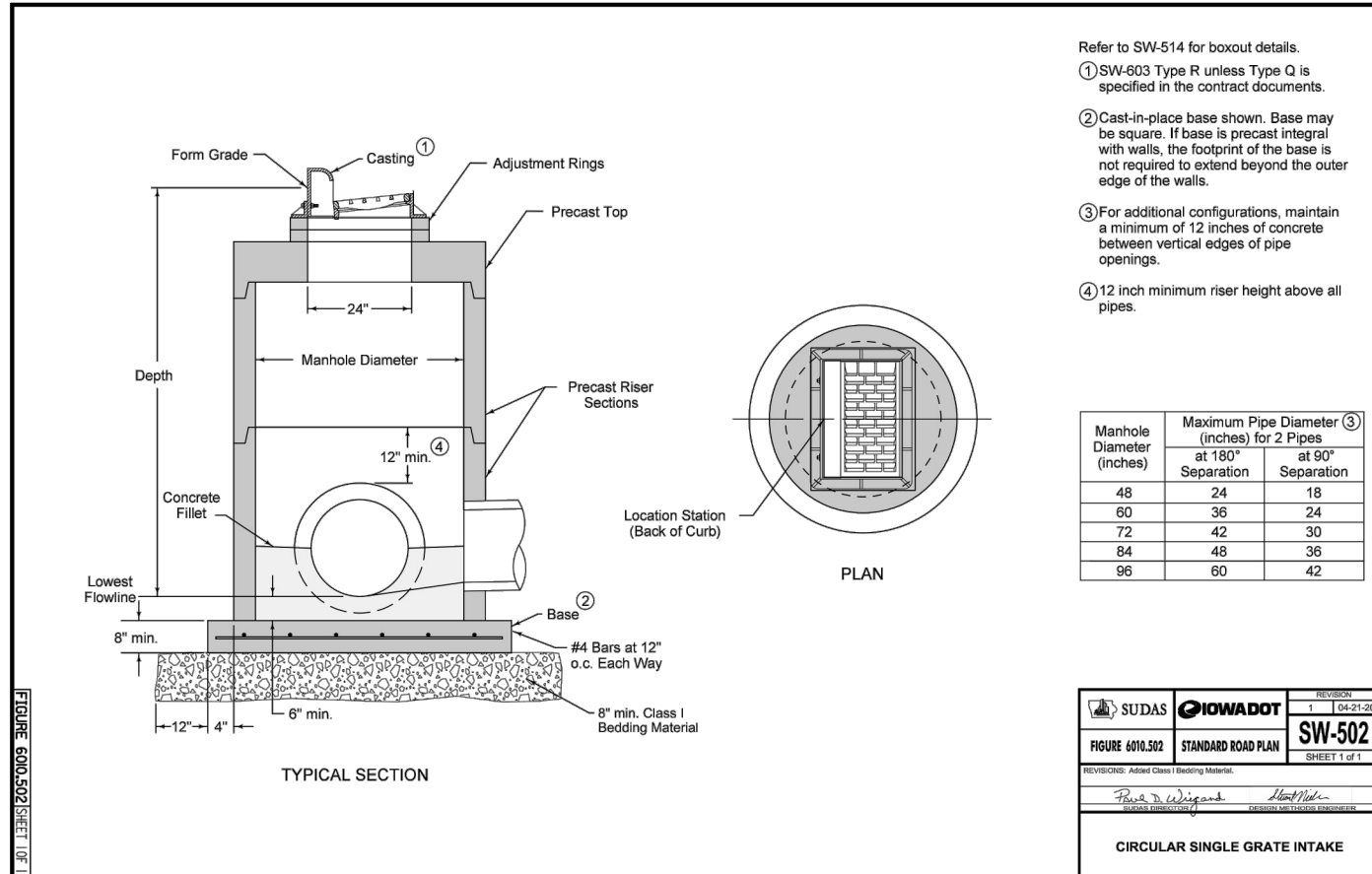
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 mail@ceclac.com



DATE: 2023-10-24 - FOURTH SUBMITTAL
2023-10-24 - THIRD SUBMITTAL
2023-10-05 - SECOND SUBMITTAL
2023-09-14 - FIRST SUBMITTAL
DATE OF SURVEY: ###
DESIGNED BY: EHA
DRAWN BY: LKKA

LOT 2, WAUKEE TOWNE CENTER PLAT 4
WAUKEE, IOWA
COVER

SHEET
OF 11
A-2241



PRELIMINARY PLAT - NOT FOR CONSTRUCTION

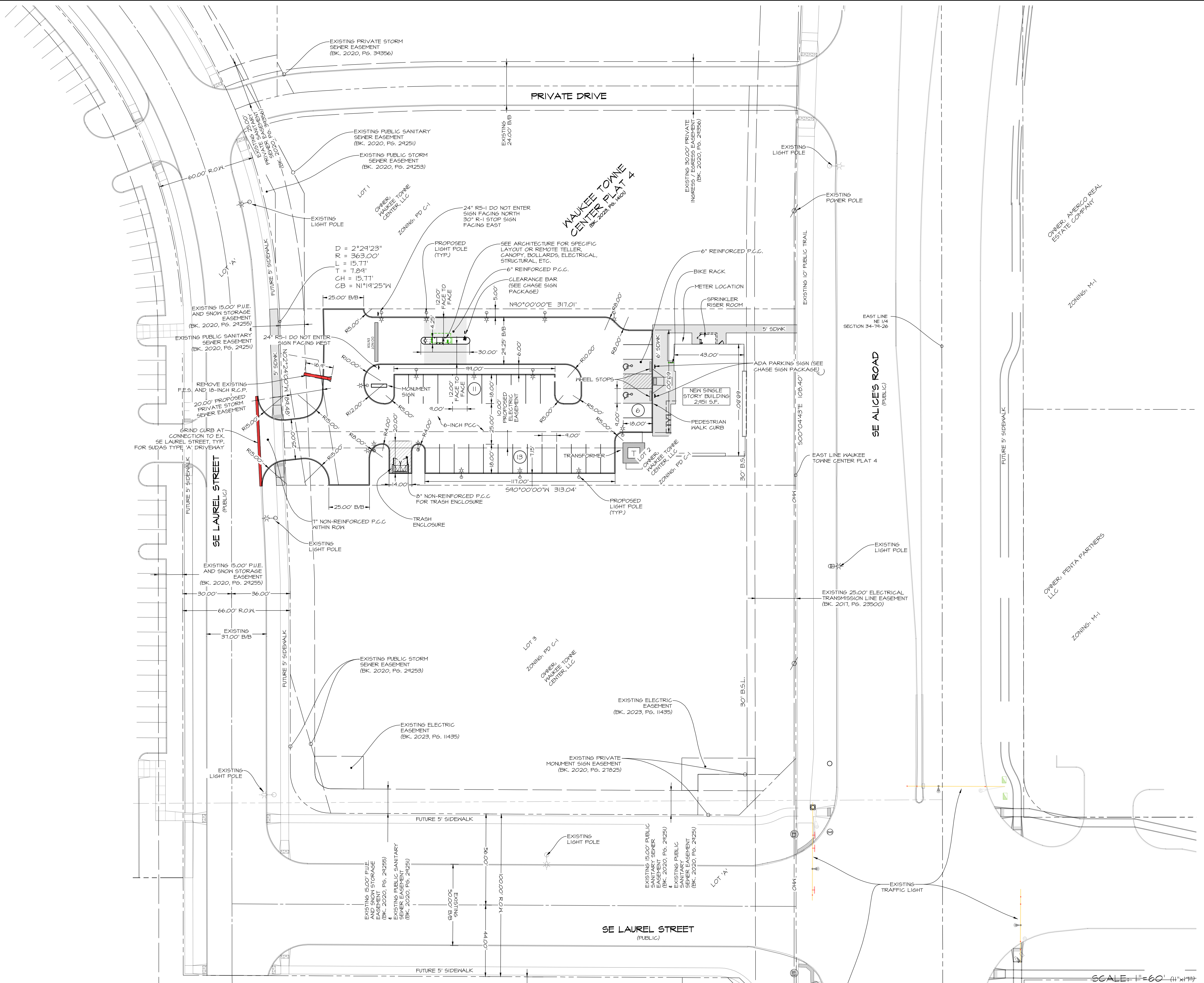
LOT 2, WAUKEE TOWNE CENTER PLAT 4
WAUKEE, IOWA
DETAIL SHEET

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2023-10-24 - THIRD SUBMITTAL
2023-10-05 - SECOND SUBMITTAL
2023-09-14 - FIRST SUBMITTAL

DESIGNED BY: EHA
DRAWN BY: LKKA

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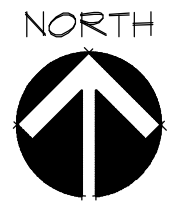
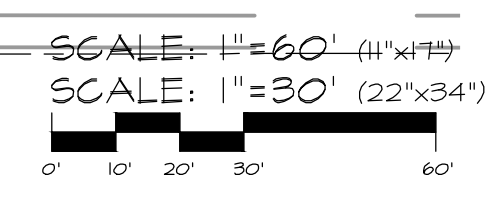


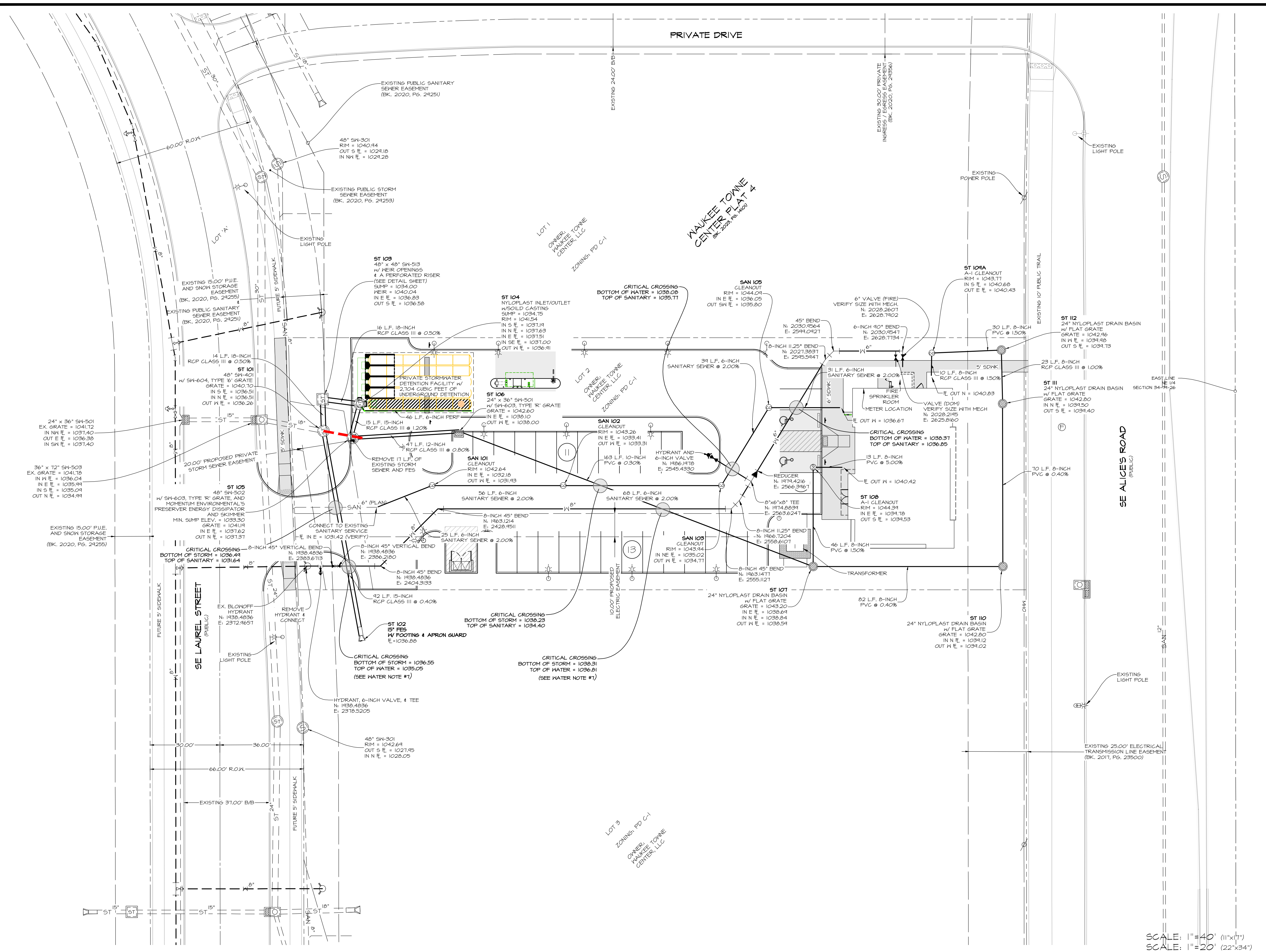
PRELIMINARY PLAT - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TOWNE CENTER PLAT 4
 WAUKEE, IOWA
 DIMENSION PLAN

DATE: 2023-11-07 - FOURTH SUBMITTAL
 2023-10-24 - THIRD SUBMITTAL
 2023-10-05 - SECOND SUBMITTAL
 2023-09-14 - FIRST SUBMITTAL
 DATE OF SURVEY: ####
 DESIGNED BY: EHA
 DRAWN BY: LKJ

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



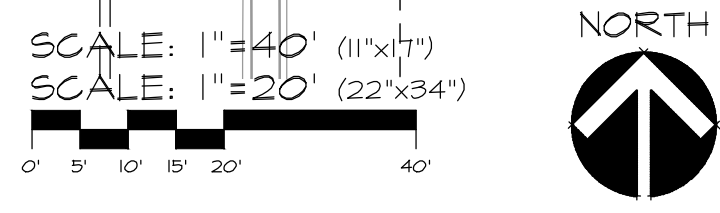


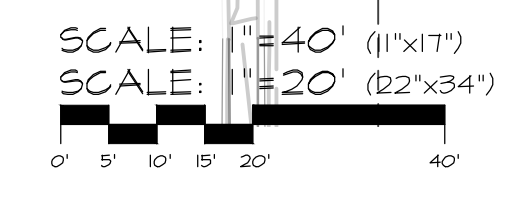
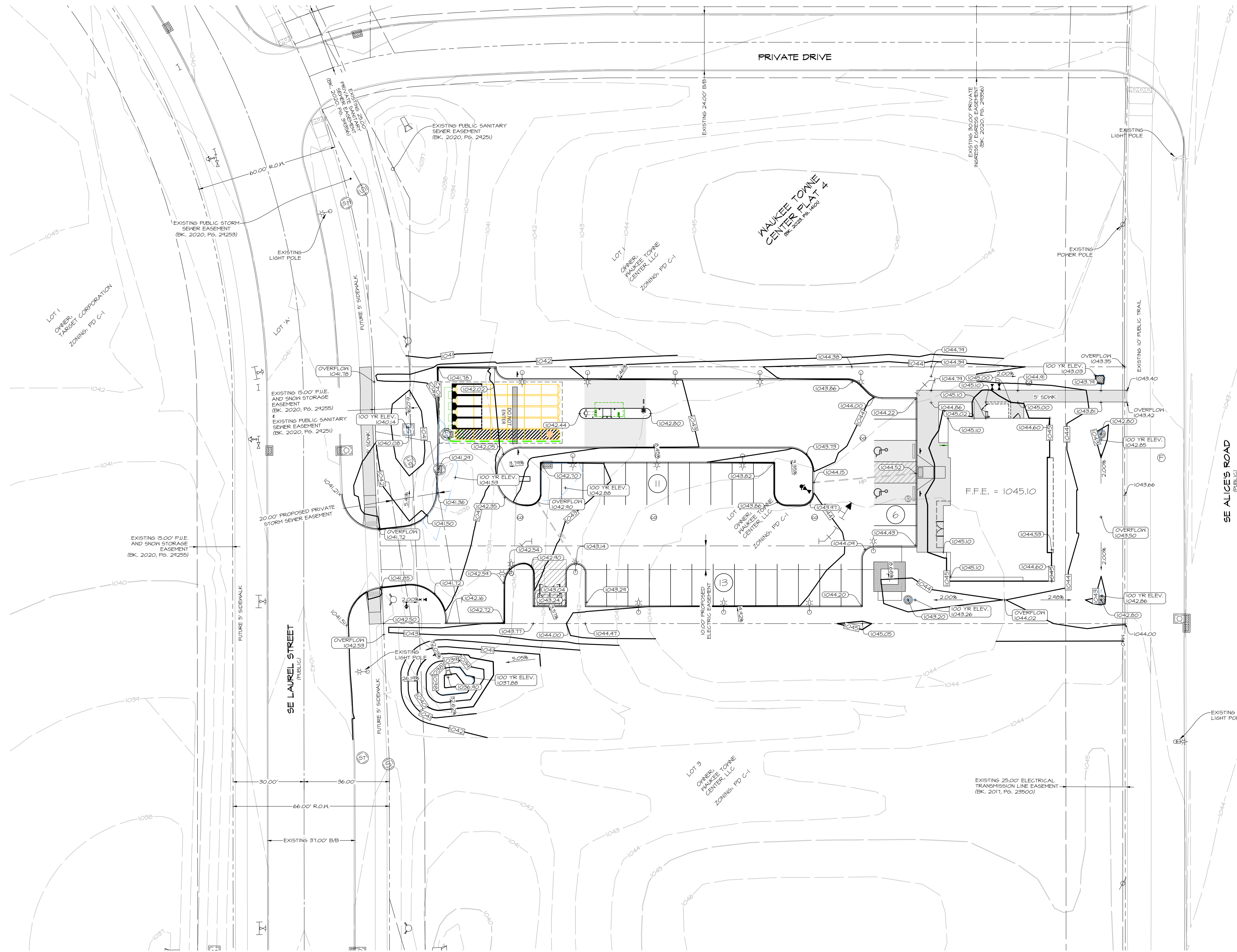
PRELIMINARY PLAT - NOT FOR CONSTRUCTION

LOT 2, WAUKEETOWNE CENTER CENTER PLAT 4
 WAUKEE, IOWA
UTILITY PLAN

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

DATE:	DESCRIPTION:	BY:	CHK:
2023-10-24	THIRD SUBMITTAL		
2023-10-05	SECOND SUBMITTAL		
2023-09-14	FIRST SUBMITTAL		
DATE OF SURVEY:		EHA	LRK
DESIGNED BY:			
DRAWN BY:			





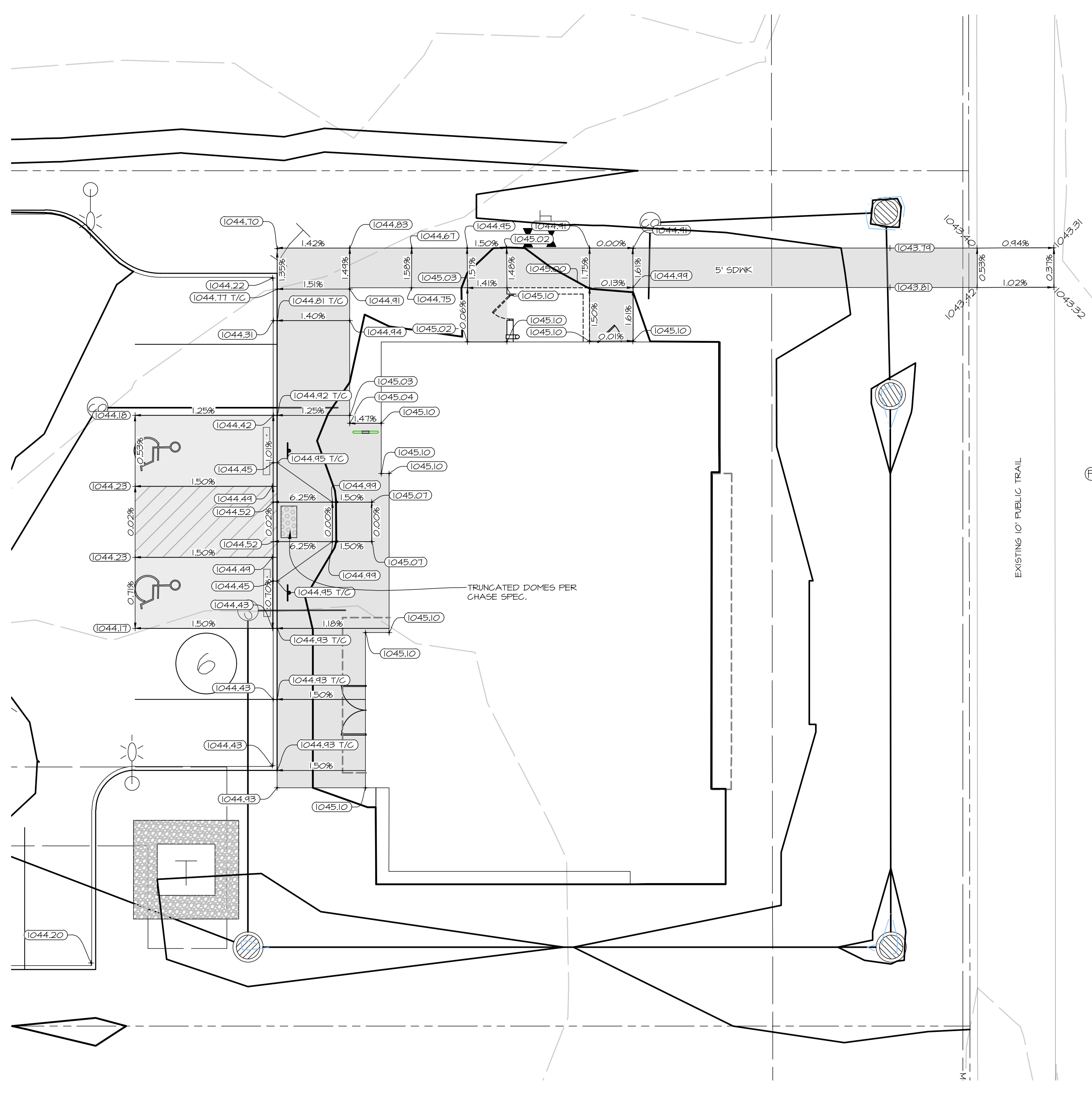
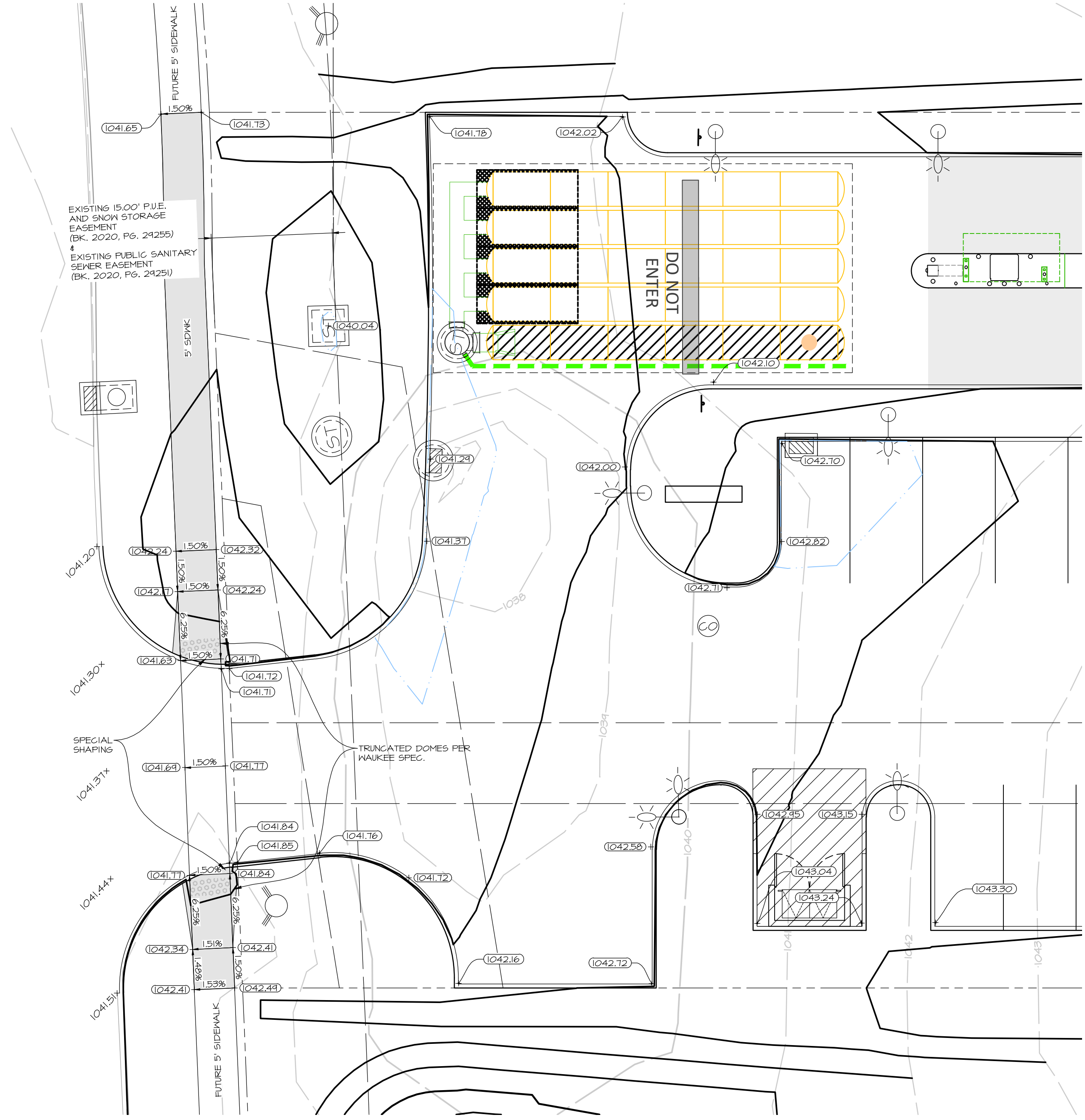
PRELIMINARY PLAT - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TONNE CENTER PLAT 4
 WAUKEE, IOWA
GRADING PLAN

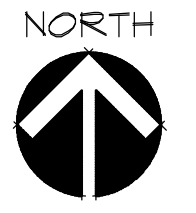
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 2023-10-05 - SECOND SUBMITTAL
 2023-09-14 - FIRST SUBMITTAL
 DATE OF SURVEY: ####
 DESIGNED BY: EHA
 DRAWN BY: LKJ

SHEET
 OF 11
 A-2241

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 515.276.8884 · mail@cecinc.com



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

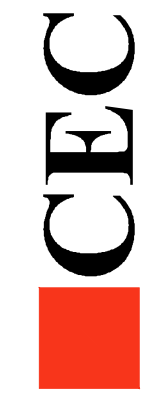


PRELIMINARY PLAT - NOT FOR CONSTRUCTION

LOT 2, MAUKEE TOWNE CENTER PLAT 4
 MAUKEE, IOWA
GRADING DETAILS

SHEET
 OF 11
 A-2241

DATE: 2023-11-07 - FOURTH SUBMITTAL
 2023-10-24 - THIRD SUBMITTAL
 2023-10-05 - SECOND SUBMITTAL
 2023-09-14 - FIRST SUBMITTAL
 DATE OF SURVEY: #####
 DESIGNED BY: EHA
 DRAWN BY: LKA



Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 · Des Moines, Iowa 50322
 515.276.8884 · mail@cecinc.com

PLANT SCHEDULE					
MARK	Botanical name	QUAN.	SIZE	ROOT	REMARKS
	COMMON NAME			TYPE	
GD	<i>Gymnocladus dioica</i>	2	2" CAL.	B&B	MATCHED, SPECIMEN
	KENTUCKY COFFEE TREE				
PC	<i>Pinus cembra</i> 'Chalet'	8	30" HT.	CONT.	MATCHED, SPECIMEN, MULCH BED 3.5' WIDE 2.7' OC, 2' FROM MOAT
	CHALET STONE MOUNTAIN PINE				
CF	<i>Cornus florida</i>	2	24" SPRD.	CONT.	MATCHED, SPECIMEN, MULCH BED 5' OC
	FLOWERING DOGWOOD				
SD	<i>Spirea 'Darsnorm'</i>	39	15" HT.	CONT.	MATCHED, SPECIMEN, 4' WIDE MULCH BED
	SNOW STORM SPIREA				
TO	<i>Thuja occidentalis</i> 'Danica'	16	12" SPRD.	CONT.	MATCHED, SPECIMEN, MULCH BED
	DANICA AMERICAN ARBORVITAE				
VP	<i>Viburnum prunifolium</i>	4	1" CAL.	CONT.	MATCHED, SPECIMEN, TREE FORM 25' OC
	BLACKHAW VIBURNUM				
CC	<i>Carpinus caroliniana</i>	3	2" CAL.	B&B	MATCHED, SPECIMEN
	AMERICAN HORNBEAM				
CA	<i>Calamagrostis x acutiflora</i>	19	15" HT.	CONT.	MATCHED, SPECIMEN
	KARL FOERESTER GRASS				

OPEN SPACE LANDSCAPING

REQUIRED: 1 TREE/1,000 SF (34,164 x 30% = 10,249)
1,000/10,249 SF=10 TREES

1 SHRUB/1,000 SF
1,000/10,249 SF=10 SHRUBS

PROVIDED: 11 TREES
30 SHRUBS

OPEN SPACE

SITE AREA: 34,147.23 S.F.
REQUIRED GREEN SPACE: 10,244.17 S.F. (30%)
PROVIDED GREEN SPACE: 11,883 S.F. (34.80%)

MINIMUM PLANTING HEIGHTS

DECIDUOUS OVERSTORY TREES SHALL BE 8-FT IN HEIGHT
EVERGREEN OVERSTORY TREES SHALL BE 6-FT IN HEIGHT
ORNAMENTAL TREES SHALL BE 6-FT IN HEIGHT

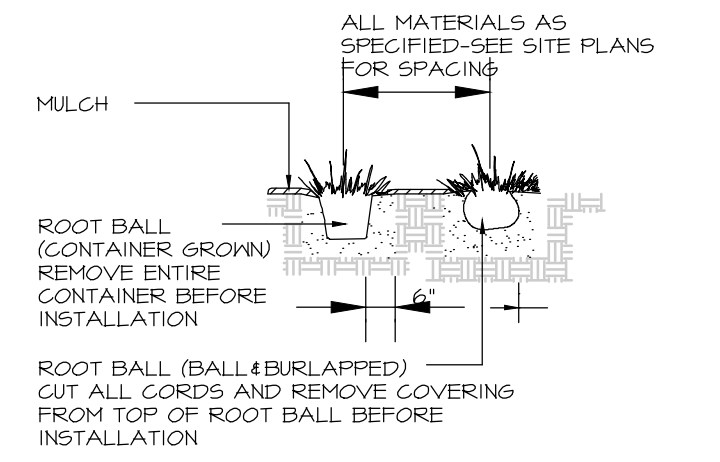
GENERAL LANDSCAPING NOTES:

MULCH: SHREADED HARDWOOD MULCH, NATURAL COLOR, 3" THICK UN.O.
SOD ENTIRE AREA OF DISTURBED SITE NOT COVERED BY BUILDING, PAVING, MULCH BEDS, OR SIDEWALKS.

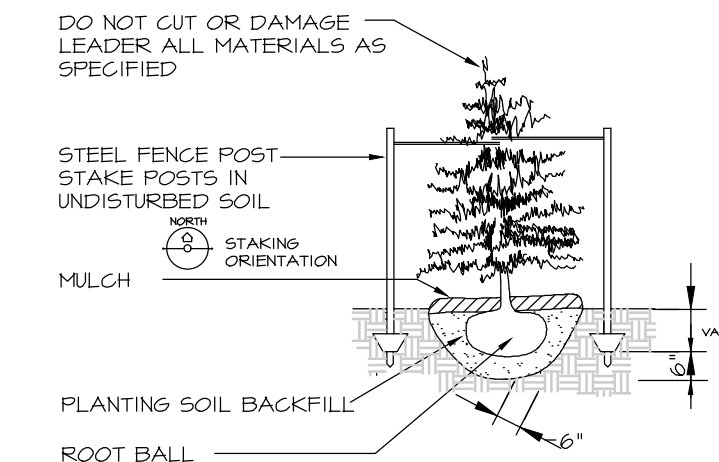
ALL MULCH BEDS TO HAVE SPADE CUT EDGE UN.O.

REPLACE ALL TREES, SCHEDULED TO BE PROTECTED AND RETAINED, THAT ARE DAMAGED IN ANY WAY WITH 2" CALIFER TREES AS SELECTED BY LANDSCAPE ARCHITECT AND APPROVED BY CITY OF ANKENY.

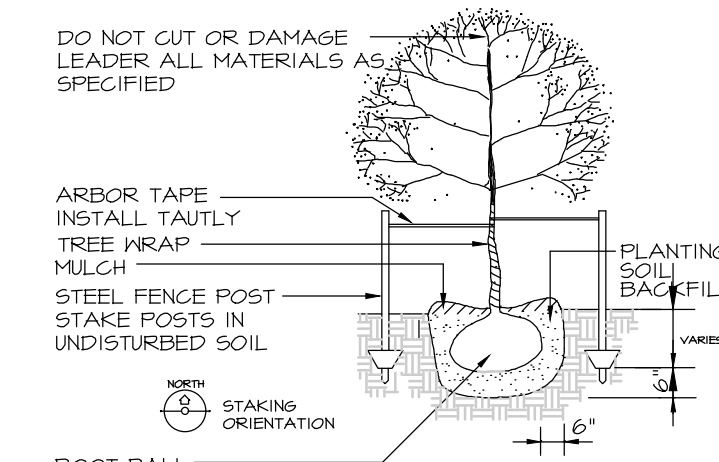
SOD ALL DISTURBED AREAS INCLUDING RIGHT-OF-WAY.



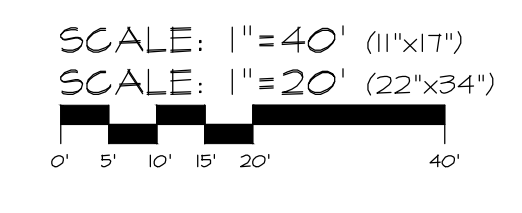
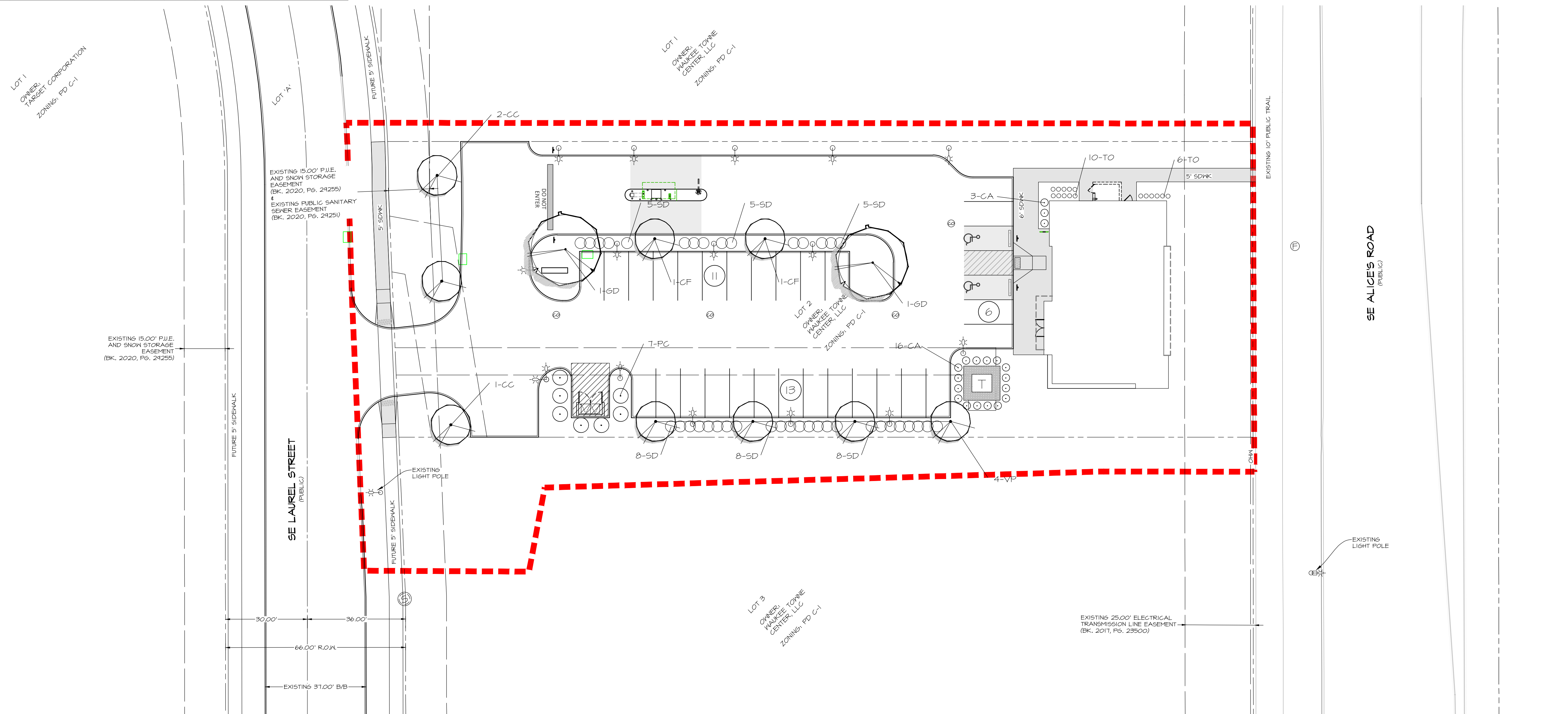
SHRUB & HERBACEOUS PLANTING DETAIL
NO SCALE



EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE

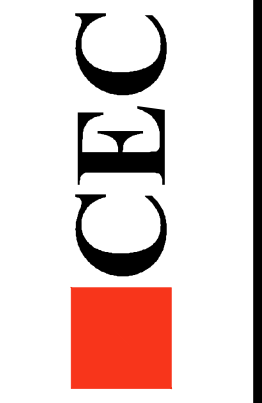


DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



PRELIMINARY PLAT - NOT FOR CONSTRUCTION

Civil Engineering Consultants, Inc.
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515.276.4884 · mail@cecinc.com



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DESIGNED BY: EHA
DRAWN BY: LKKA

LOT 2, WAUKEE TOWNE CENTER PLAT 4
WAUKEE, IOWA
LANDSCAPING PLAN

SHEET
OF 11
A-2241

STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

- APPLICANT: COLLIER'S ENGINEERING & DESIGN
181 WASHINGTON STREET, SUITE 430, CONSHOHOCKEN, PA 19428
CONTACT: DANIEL MCAULEY, PHONE: (484) 567-7670
- LOCATION: LOT 2, WAUKEE TOWNE CENTER PLAT 4, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
- AREAS: TOTAL SITE AREA = 0.78 ACRES
SITE AREA AFFECTED = 1.17 ACRES
- RUNOFF COEFFICIENT = 0.90 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
- 100 YEAR RUNOFF: APPROX. 7.8 CFS
- RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO LITTLE WALNUT CREEK TO WALNUT CREEK AND TO RACCOON RIVER
- SOILS:
 - CANISTEO 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 2024
- ESTIMATED DATE WORK IS TO BE COMPLETED: NOVEMBER 2024

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 8-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 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 RESEEDED - 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 GROUND 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

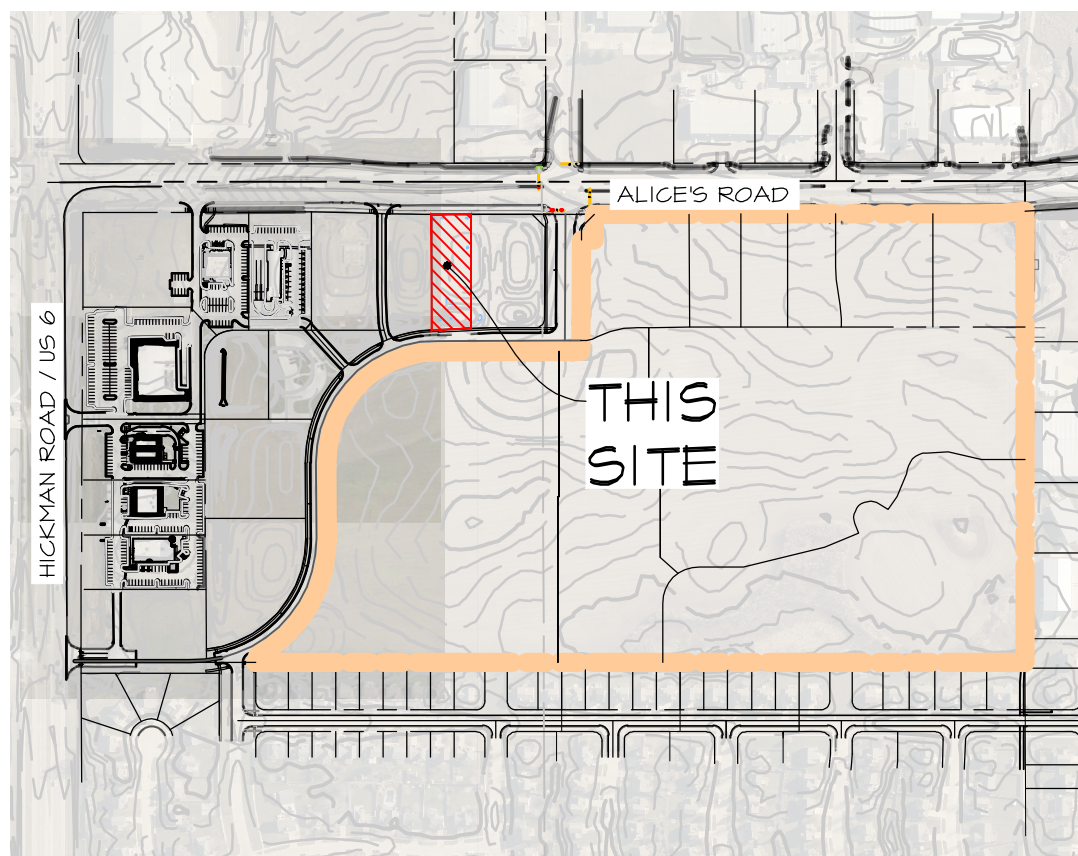
- CONTRACTOR SHALL KEEP A COPY OF SWPPP ON SITE
- QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- 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
- FLUSHING 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 OILS, OIL 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.
- 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 RELEASER AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURRENCE OF SUCH RELEASES.
- NOTICE OF DISCONTINUATION (NOD)
 - WITHIN 90 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

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

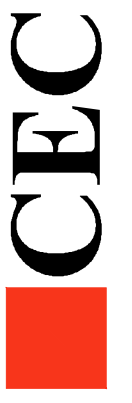
- 1,398 LF SILT FENCE
- 0.21 ACRES SOD
- 0.26 ACRES SEEDING - TYPE 2 (PERMANENT) DISTURBED AREA OUTSIDE OF PROPERTY BOUNDARY.
- 1.04 ACRES SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
- 3 EA INTAKE FILTER BASKETS
- 1 EA CONSTRUCTION ENTRANCE

AREA OF DISTURBANCE

1.04 ACRES

PRELIMINARY PLAT - NOT FOR CONSTRUCTION

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



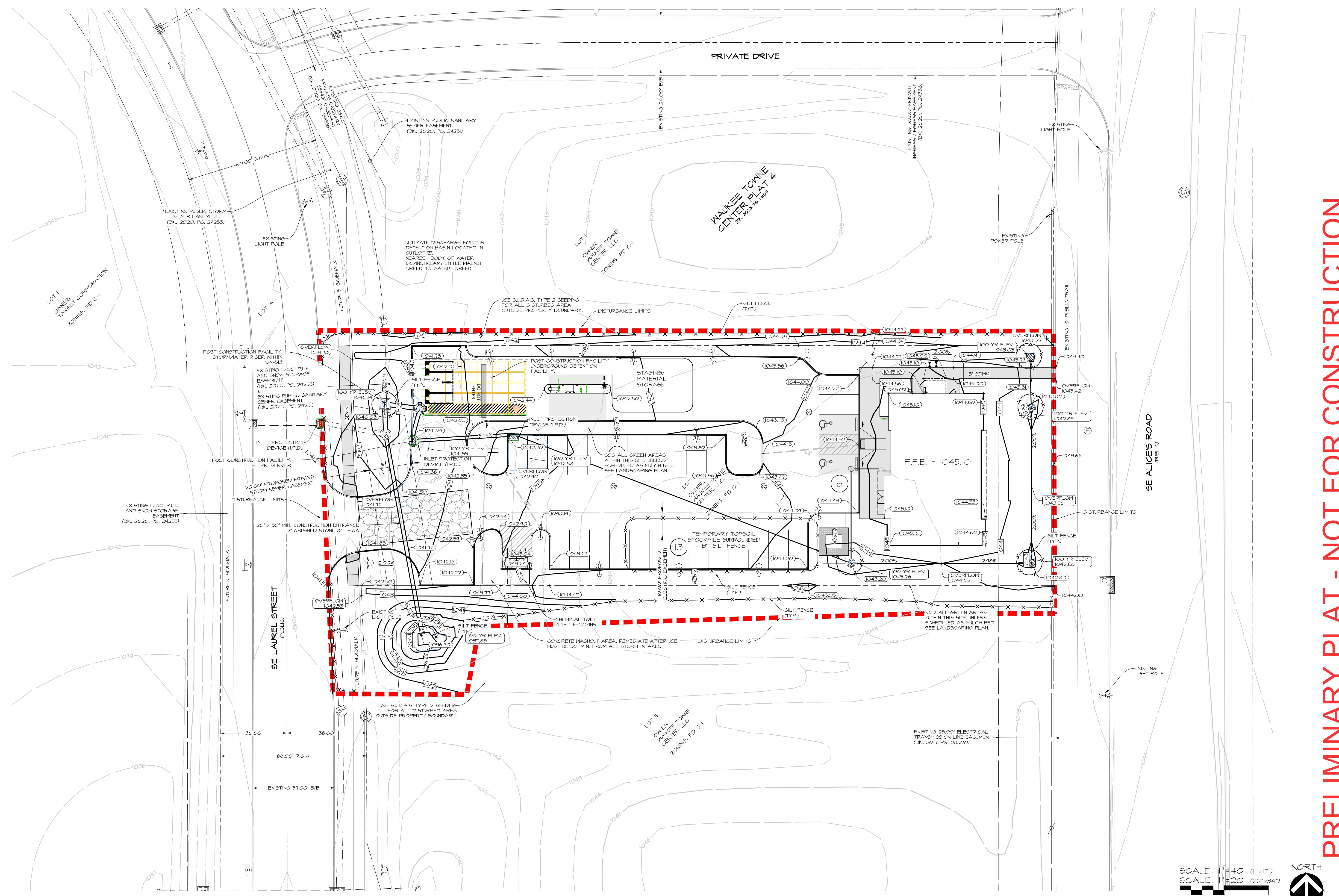
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DATE OF SURVEY: _____
DESIGNED BY: _____
DRAWN BY: _____

LOT 2, WAUKEE TOWNE CENTER PLAT 4
WAUKEE, IOWA

EROSION CONTROL NOTES

SHEET
OF 11

Q:\A-FILES\A-2200\A2241_C3D Drawings\Construction Documents\Site Plan\A2241 (05) GRADING PLAN.dwg, 1/17/2023 1:22:40 PM, smekimley, 1-1



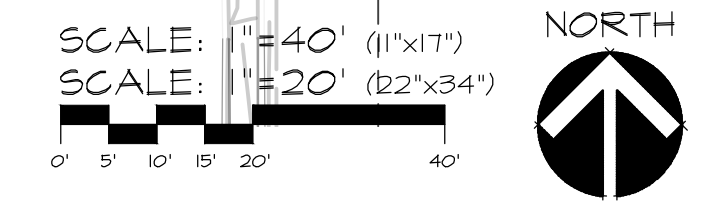
PRELIMINARY PLAT - NOT FOR CONSTRUCTION

LOT 2, WAUKEE TOWNE CENTER PLAT 4
WAUKEE, IOWA
EROSION CONTROL PLAN

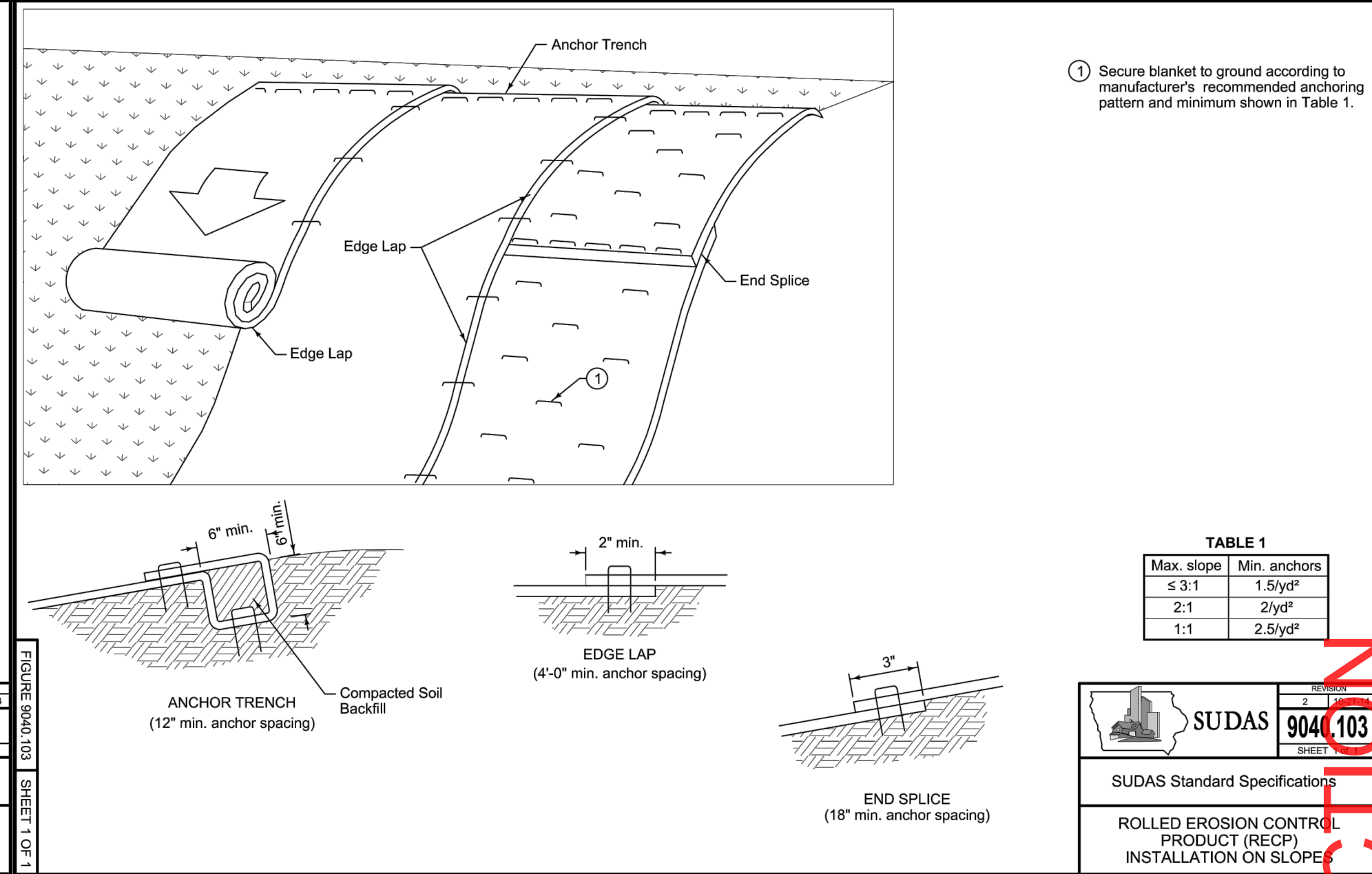
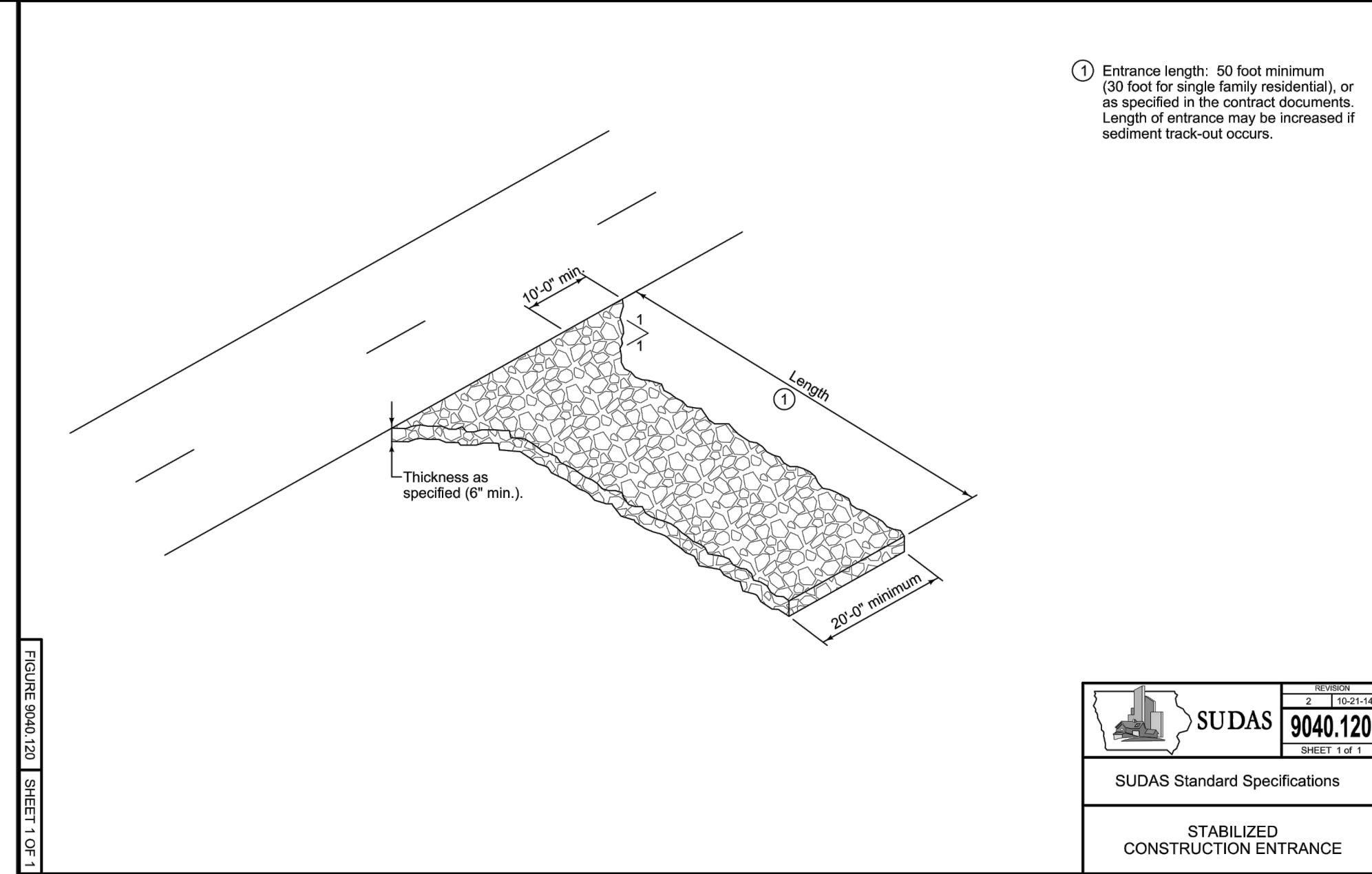
DATE: 2023-10-24 - FOURTH SUBMITTAL
 2023-10-24 - THIRD SUBMITTAL
 2023-10-05 - SECOND SUBMITTAL
 2023-09-14 - FIRST SUBMITTAL

DATE OF SURVEY: ####
 DESIGNED BY: EHA
 DRAWN BY: LKJ

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515.276.8884 mail@cecinc.com



SHEET 01 OF 11
A-2241



FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING

① GA GALVANIZED STEEL SUSPENSION SYSTEM
LIFT HANDLES
STANDARD IF OVERFLOW WEIR
REAR CURB GUARD FLAP WITH MAGNETIC TIE BOWS
REPLACABLE REMOVABLE BAG WITH GEOTEXTILE FILTER FABRIC
STAINLESS STEEL CLIPPING BAND
TYPICAL ROUND INLET FILTER
TYPICAL RECTANGULAR INLET FILTER
COMBINATION INLET FILTER FOR CURB HOODS
STAINLESS STEEL ROUND INLET FILTERS BY WHOLESALE DISTRIBUTOR CATCH-ITS SHIPPED IN FX or FX-S BAGS

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

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20" dia grates (A) dia)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" dia openings (B))	62LRD
RECT. SQUARE	XL Round (24.1" dia - 30" dia grates (A) up to 27" dia openings (B))	62XLRD
	Small Rect / Square (up to 30" (B) x 30" (D) openings or 64" perimeter)	62MSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
COMBO INLETS	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 ac apt to fit up to 48" (B) x 36" (D) openings)	62XLSQ
	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
INCHCAST	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
	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

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

Frame P/N from Step 1.	Filter Bag P/N from Step 2.
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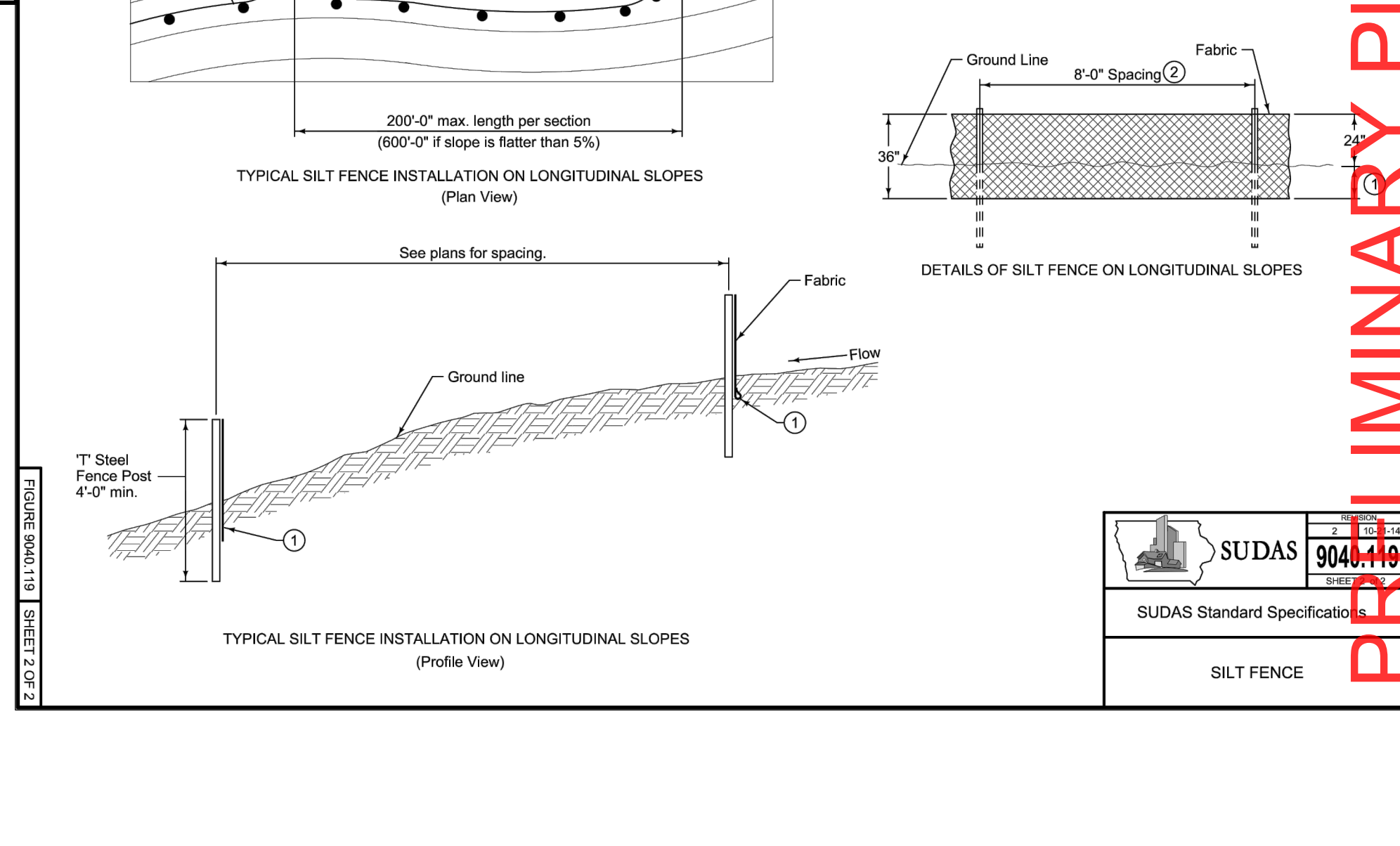
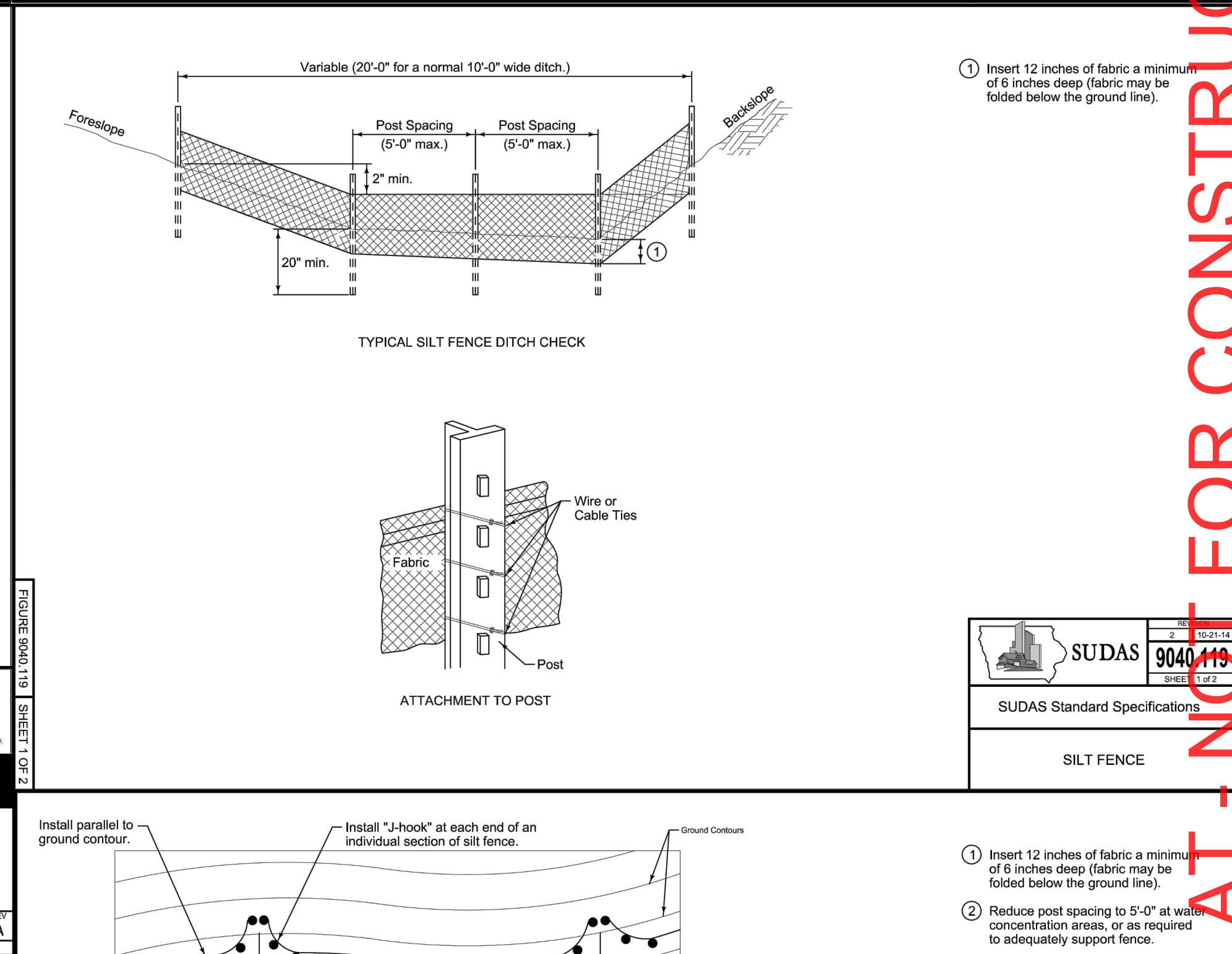
Nominal Bag Size	Solids Storage (Cu Ft)	Filtered Flow Rate at 50% Max. (CFD)
Small	1.6	1.2
Medium	2.1	1.7
Large	3.8	2.7
XL	4.2	3.6

INSTALLATION:

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

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 (620) 365-3477 FX INFO@INLETFILTERS.COM



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