

# WAUKEE HIGH SCHOOL BUILDING ADDITION

## WAUKEE, IOWA

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**PROPERTY DESCRIPTION:**  
THAT PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER (E 1/2 SW 1/4) LYING SOUTH OF THE RIGHT-OF-WAY OF THE MINNEAPOLIS AND ST. LOUIS RAILROAD AND EAST OF HIGHWAY IN SECTION 34, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN DALLAS COUNTY, IOWA, CONTAINING 30 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**ADDRESS:**  
555 SE UNIVERSITY AVENUE  
WAUKEE, IOWA 50263

**OWNER/PREPARED FOR:**  
WAUKEE COMMUNITY SCHOOL DISTRICT  
ATTN: KIRK JOHNSON  
560 SE UNIVERSITY AVENUE  
WAUKEE, IOWA 50263  
PHONE: 515-987-5161  
EMAIL: KJOHNSON3@WAUKEESCHOOLS.ORG

**ZONING:**  
A-1 AGRICULTURAL DISTRICT

MINIMUM FRONT YARD DEPTH - 35 FEET  
MINIMUM REAR YARD DEPTH - 35 FEET  
MINIMUM SIDE YARD DEPTH - 35 FEET  
MAXIMUM BUILDING HEIGHT - 3 STORIES

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WAUKEE CITY CLERK AT 515-978-7304

**PARKING REQUIRED:**  
TOTAL EXISTING PARKING = 1,081 STALLS (INCL 24 H.C. STALLS)  
STALLS TO BE REMOVED = 61 STALLS  
STALLS TO BE ADDED = 217 STALLS

**BUILDING INFORMATION:**  
EXISTING BUILDING SQUARE FOOTAGE: 207,571 SF  
EXISTING BUILDING HEIGHT: 47'0"

BUILDING ADDITION SQUARE FOOTAGE: 31,337 SF  
BUILDING ADDITION HEIGHT: 69'0"

TOTAL BUILDING SQUARE FOOTAGE: 238,908 SF  
TOTAL BUILDING HEIGHT: 69'0"

**OPEN SPACE REQUIREMENTS:**  
NO OPEN SPACE REQUIREMENT

**IMPERVIOUS SURFACE:**  
EXISTING IMPERVIOUS AREA TO BE REMOVED=56,830 SF  
PROPOSED IMPERVIOUS AREA=125,119 SF  
NET CHANGE= -68,289 SF INCREASE

**BENCHMARK:**  
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, IOWA SOUTH  
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #1, FOUND 12' IRON RCP  
NORTHING = 7493707.33  
EASTING = 18459168.94  
ELEVATION = 1031.15  
DESCRIPTION: NORTHWEST CORNER OF THE SITE  
APPROXIMATELY 7 FEET NORTH OF THE DOUBLE CMP

POINT #2, FOUND CUIT X  
NORTHING = 7492117.04  
EASTING = 18459161.24  
ELEVATION = 1022.43  
DESCRIPTION: SOUTH OF THE TRAFFIC POLE ON THE NORTHEAST CORNER OF INTERSECTION OF SE UNIVERSITY AVENUE AND ASHWORTH ROAD

**UTILITY MAPS PROVIDED BY:**  
1. ELECTRIC (MIDAMERICAN / 515-252-6972)  
2. STORM AND SANITARY (CITY OF WAUKEE / 515-978-7920)  
3. FIBER OPTIC (CONSOLIDATED COMMUNICATIONS / 515-867-4769)  
4. FIBER OPTIC (UNITE PRIVATE NETWORKS / 515-425-3556)  
5. FIBER OPTIC (WAUKEE COMMUNITY SCHOOL DISTRICT / 515-987-5161)  
6. GAS (CITY OF WAUKEE / 515-978-7920)  
7. WATER (CITY OF WAUKEE / 515-978-7920)



**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

### GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2023 WAUKEE STANDARD SPECS AND 2023 SUDAS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- 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."
- 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.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- 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.

### 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 SEEDDED IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLE TRAVELED PATH MUST HAVE A D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

### UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENITZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- 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.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- 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 RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. 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.

### SITE ACCESS/JOB SITE PROTECTION:

- CONTRACTOR SHALL COORDINATE WITH OWNER AND ENGINEER PRIOR TO CONSTRUCTION FOR SITE ACCESS.
- PROTECT ALL WORK AND STAGING AREAS WITH 4' ORANGE CONSTRUCTION FENCING.

### SITE RESTORATION:

- ALL DISTURBED AREAS SHALL BE SODDED.
- ANY PAVEMENT, CURBS, OR WALKS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH NEW, 6" CONCRETE AT NO EXPENSE TO THE OWNER.

### CONSTRUCTION STAKING NOTES:

- CONTRACTOR IS REQUIRED TO HAVE ALL CONSTRUCTION STAKING DONE UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AND IN COORDINATION WITH THE PROJECT ENGINEER, INCLUDING PEDESTRIAN FACILITIES.
- ALL CONSTRUCTION STAKING WILL BE COMPLETED BY BISHOP ENGINEERING AND PAID FOR DIRECTLY BY THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF STAKING. COORDINATION SHALL BE CONSIDERED INCIDENTAL TO BID. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR COORDINATION OF CONSTRUCTION STAKING.
- CONTRACTOR SHALL CONTACT BISHOP ENGINEERING TO ORDER STAKING AT LEAST 4 DAYS PRIOR.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

### SPECIFICATIONS NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE WAUKEE HIGH SCHOOL 2024 BUILDING ADDITION PROJECT SPECIFICATIONS, THE CITY OF WAUKEE SPECIFICATIONS AND SUDAS SPECIFICATIONS.
- FOR ANY DISCREPANCIES BETWEEN THE WAUKEE HIGH SCHOOL 2024 BUILDING ADDITION PROJECT SPECIFICATIONS AND THE CURRENT EDITION OF IOWA SUDAS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF WAUKEE OR THE PROJECT ENGINEER.
- FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
- FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WAUKEE ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

### 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.

### EARTHWORK BALANCE NOTES:

- 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.
- THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

### SWPPP NOTES:

- STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JOEL JACKSON (515-276-0467) FOR A COPY OF THE SWPPP.
- NPDES PERMIT AUTHORIZATION NUMBER: XXXX-XXXXX
- 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.

### ELECTRICAL LINE NOTES:

- SITE ELECTRICAL LINES SERVICING PARKING LOT AND OTHER LIGHTING ARE SHOWN FOR CONTRACTOR REFERENCE.
- ELECTRICAL LINES ARE VARYING DEPTH FROM JUST UNDER THE PAVING TO A FEW FEET DEEP.
- CONTRACTOR RESPONSIBLE FOR PROTECTING ALL ELECTRICAL LINES SHOWN ON PLANS OR MARKED OUT IN THE FIELD.
- ANY LINES HIT BY THE CONTRACTOR THAT ARE SHOWN ON THE PLANS OR THROUGH FIELD LOCATES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO FIX AND ARE NOT ELIGIBLE FOR A CHANGE ORDER.

### STORM & SANITARY TELEVISION NOTES:

- CONTRACTOR IS REQUIRED TO TELEVISION ALL STORM SEWER SYSTEMS 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.

### UTILITY CONFLICT NOTES:

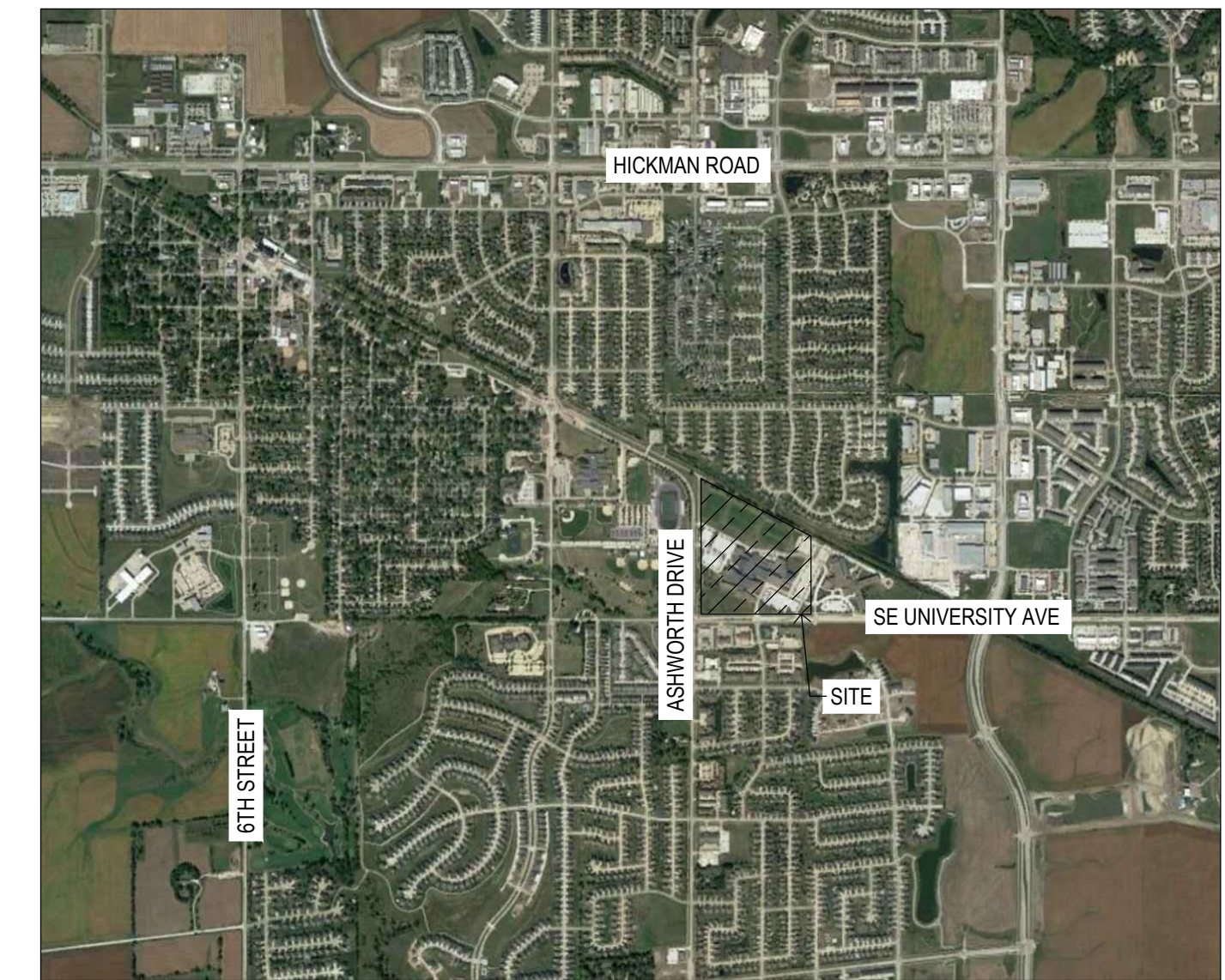
- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

### WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

### SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 11-06-2023.

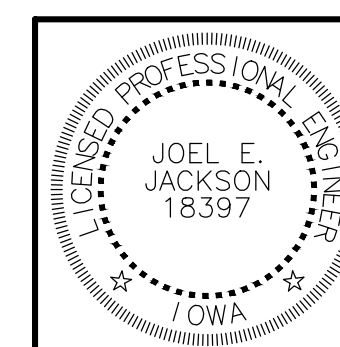


VICINITY MAP  
NO SCALE

| LEGEND   |                          |   |   |
|----------|--------------------------|---|---|
| — SAN —  | SANITARY SEWER           | ⊠ | ELECTRIC VAULT  |
| — ST —   | STORM SEWER              | ⊠ | TRANSFORMER POLE  |
| — W —    | WATER LINE               | ⊠ | TRANSFORMER POLE  |
| — G —    | GAS LINE                 | ☆ | LIGHT POLE  |
| — UE —   | UNDERGROUND ELECTRIC     | ⊠ | ELECTRIC JUNCTION BOX   |
| — OE —   | OVERHEAD ELECTRIC        | ⊠ | ELECTRIC PANEL  |
| — TELE — | 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           | ⑦ | 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           |   |   |

### ABBREVIATIONS:

|      |                         |
|------|-------------------------|
| AC   | ACRES                   |
| ASPH | ASPHALT                 |
| BK   | BOOK                    |
| CONC | CONCRETE                |
| D    | DECEDED DISTANCE        |
| EX   | EXISTING                |
| ENCL | ENCLOSURE               |
| FF   | FINISHED FLOOR          |
| FL   | FLOW LINE               |
| FRAC | FRACTIONAL              |
| M    | MEASURED DISTANCE       |
| MH   | MANHOLE                 |
| OPC  | ORANGE PLASTIC CAP      |
| P    | PLATTED DISTANCE        |
| PG   | PAGE                    |
| 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                |
| YPC  | YELLOW PLASTIC CAP      |
| N    | NORTH                   |
| S    | SOUTH                   |
| E    | EAST                    |
| W    | WEST                    |



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

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

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WAUKEE HIGH SCHOOL BUILDING ADDITION  
WAUKEE COMMUNITY SCHOOL DISTRICT  
WAUKEE, IOWA

PROJECT NO.:

1018B12

DATE:

02-20-2024

REVISIONS:

DRAWING TITLE:

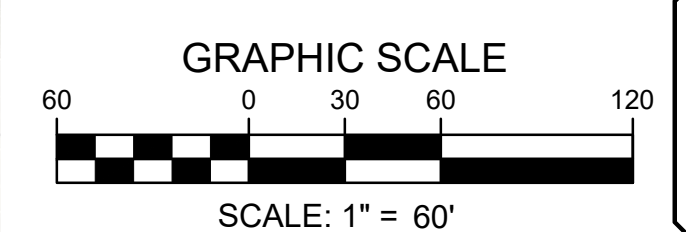
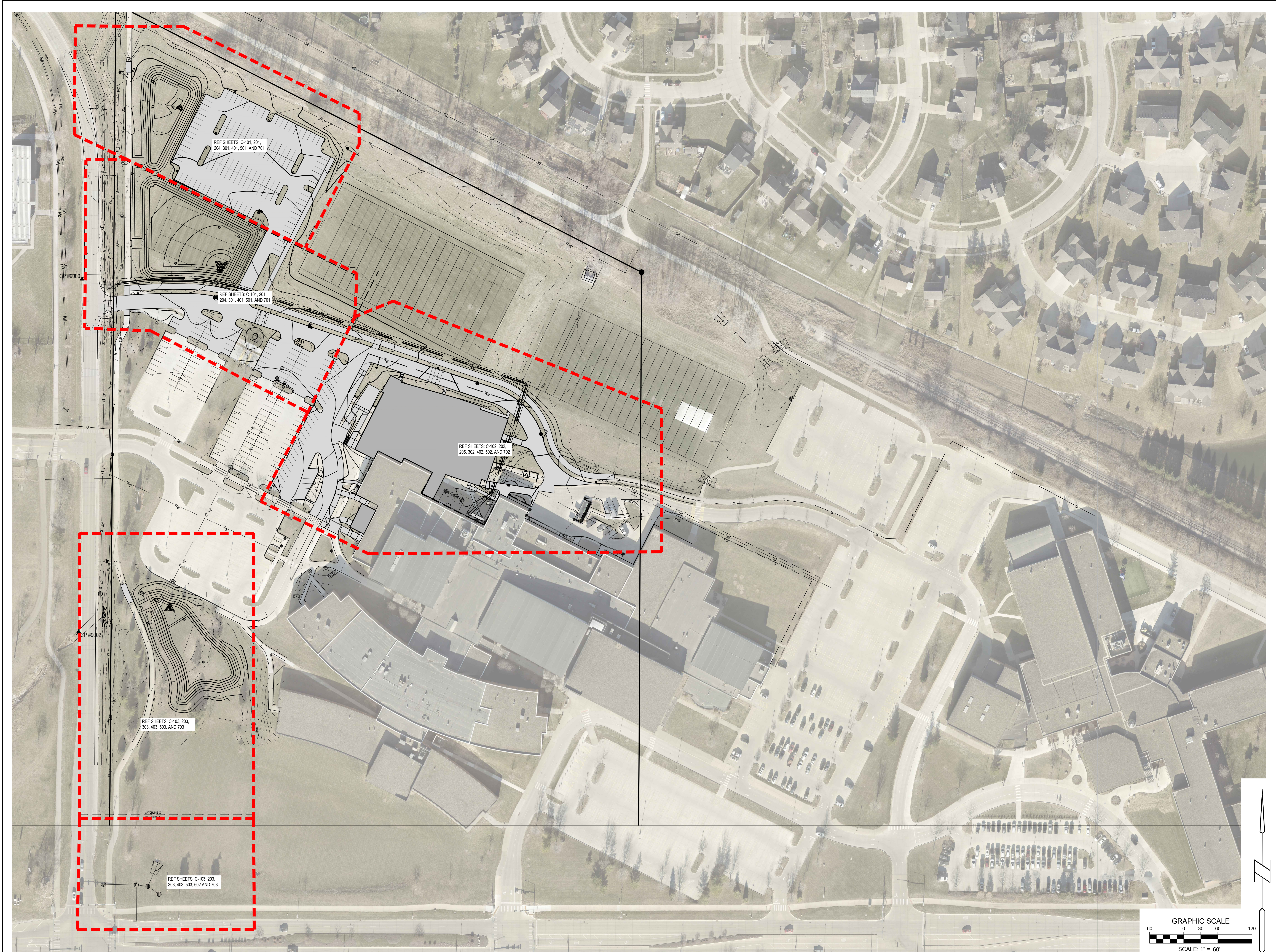
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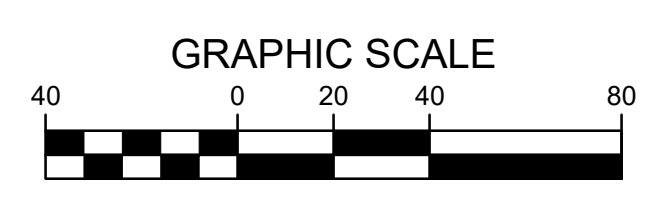
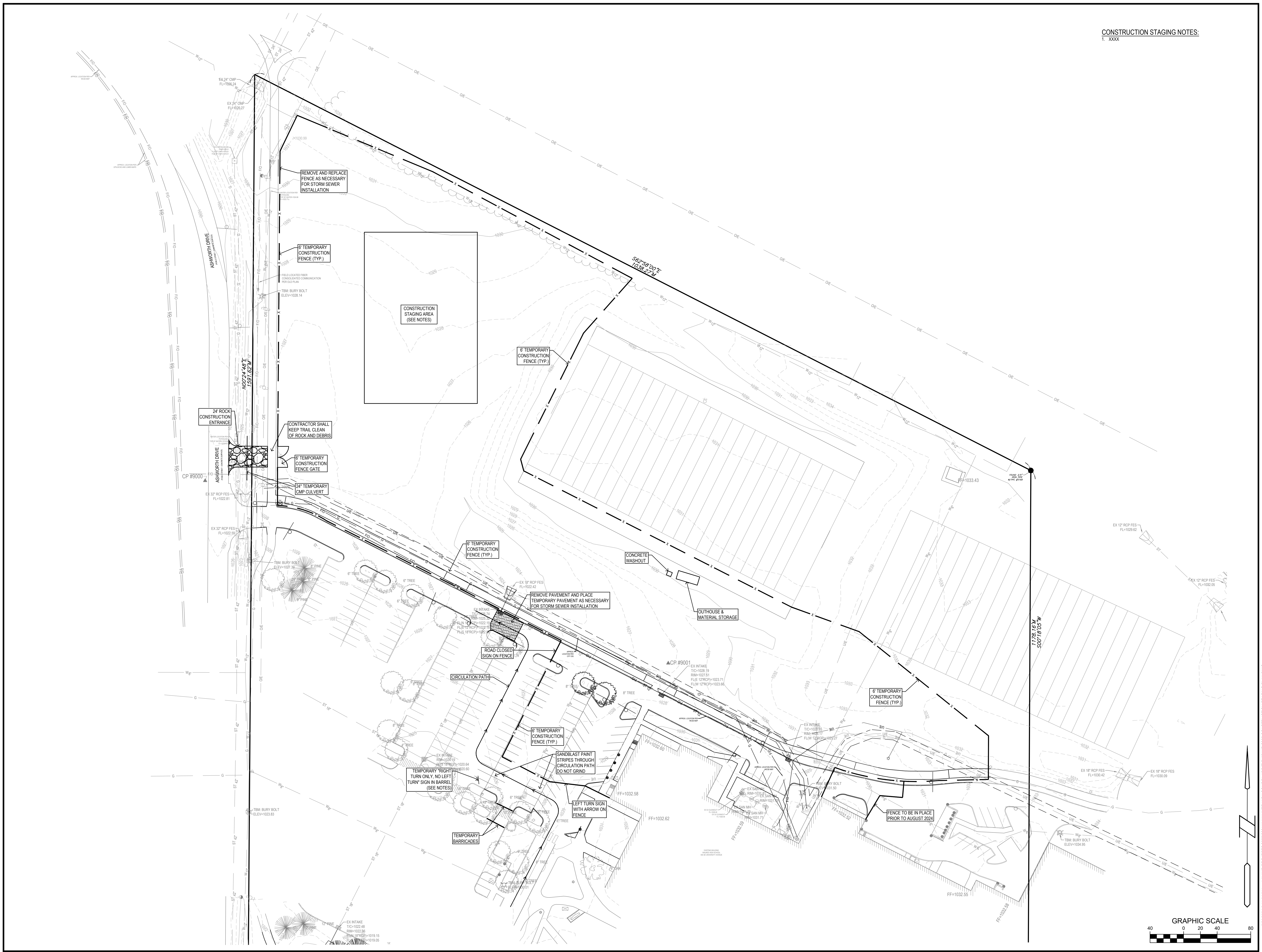
C-001

2/20/2024 2:41:59 PM I:\LAND PROJECTS\2023\202415 WAUKEE HIGH SCHOOL ADDITION\INGO.COVER.DWG

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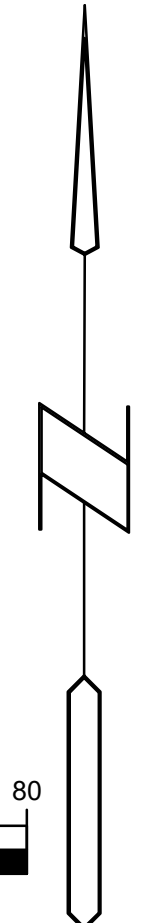
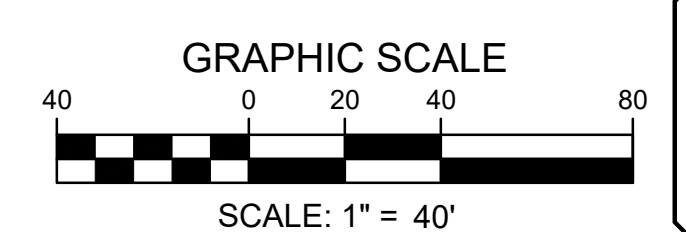
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|              |                |
|--------------|----------------|
| PROJECT NO.: | <b>1018B12</b> |
| DATE:        | 02-20-2024     |
| REVISIONS:   |                |

|                |                           |
|----------------|---------------------------|
| DRAWING TITLE: | CONSTRUCTION STAGING PLAN |
| DRAWING NO.:   | <b>C-003</b>              |

2/20/2024 2:44:04 PM L:\LAND PROJECTS\2020\202115 WAUKEE HIGH SCHOOL ADDITION\DWG\CMD CONSTRUCTION STAGING PLAN.DWG



**WAUKEE HIGH SCHOOL BUILDING ADDITION**  
 WAUKEE COMMUNITY SCHOOL DISTRICT  
 WAUKEE, IOWA

PROJECT NO.:  
**1018B12**

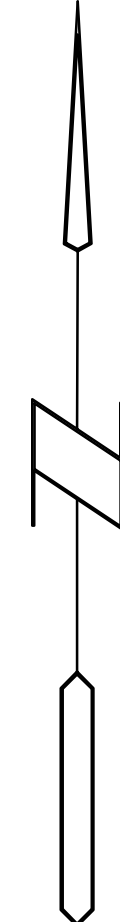
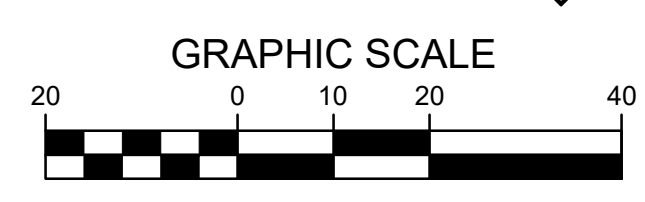
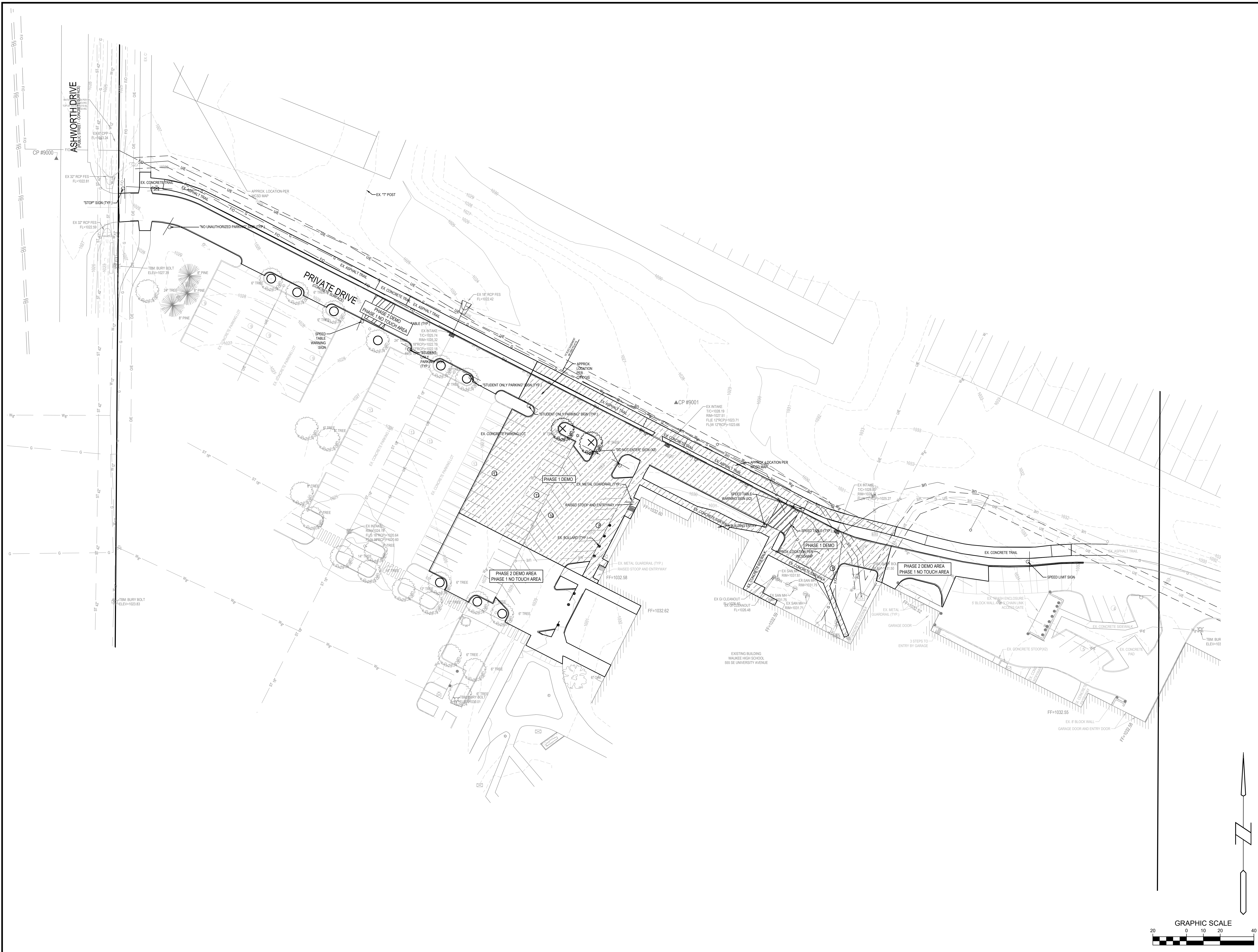
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REVISIONS:

DRAWING TITLE:  
 PHASING PLAN

DRAWING NO.:  
**C-004**

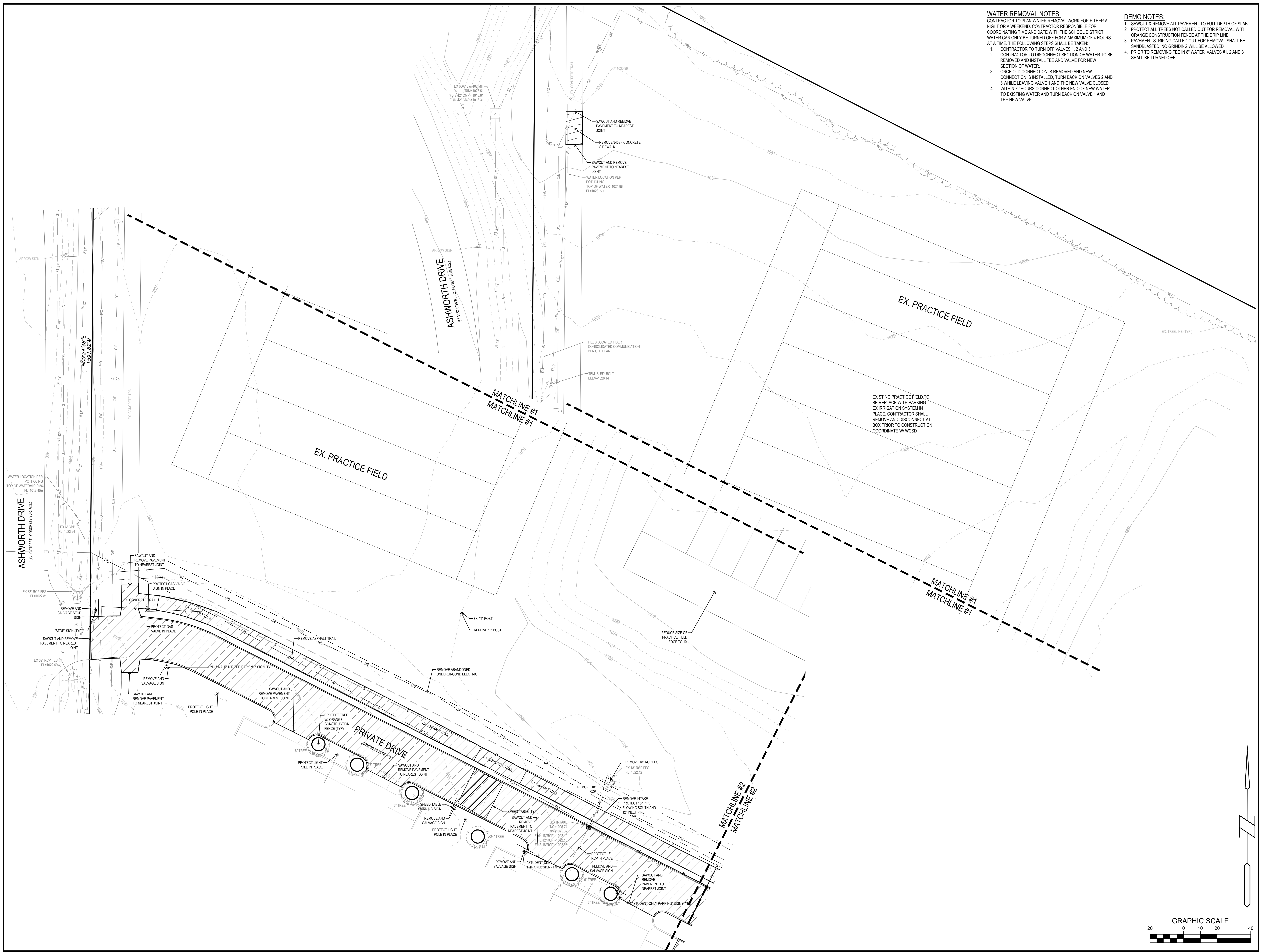
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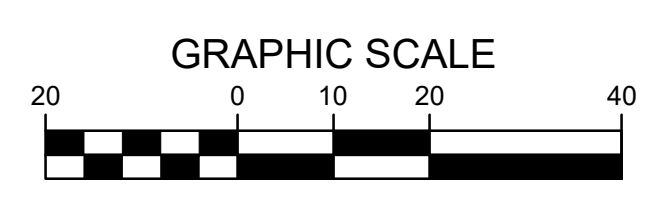
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| DATE:        | 02-20-2024     |
| REVISIONS:   |                |

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| DRAWING NO.:   | <b>C-100</b>      |

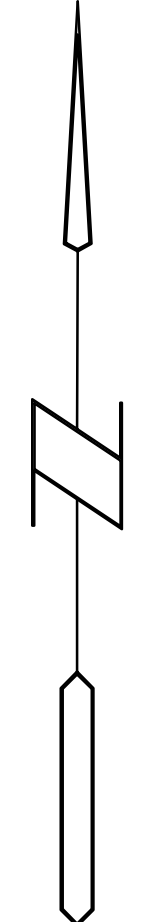
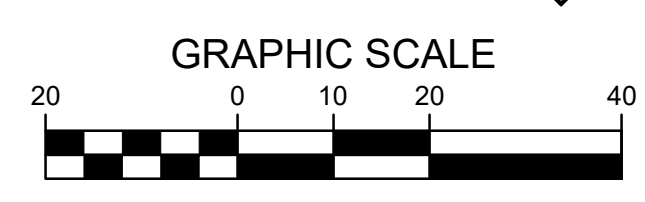
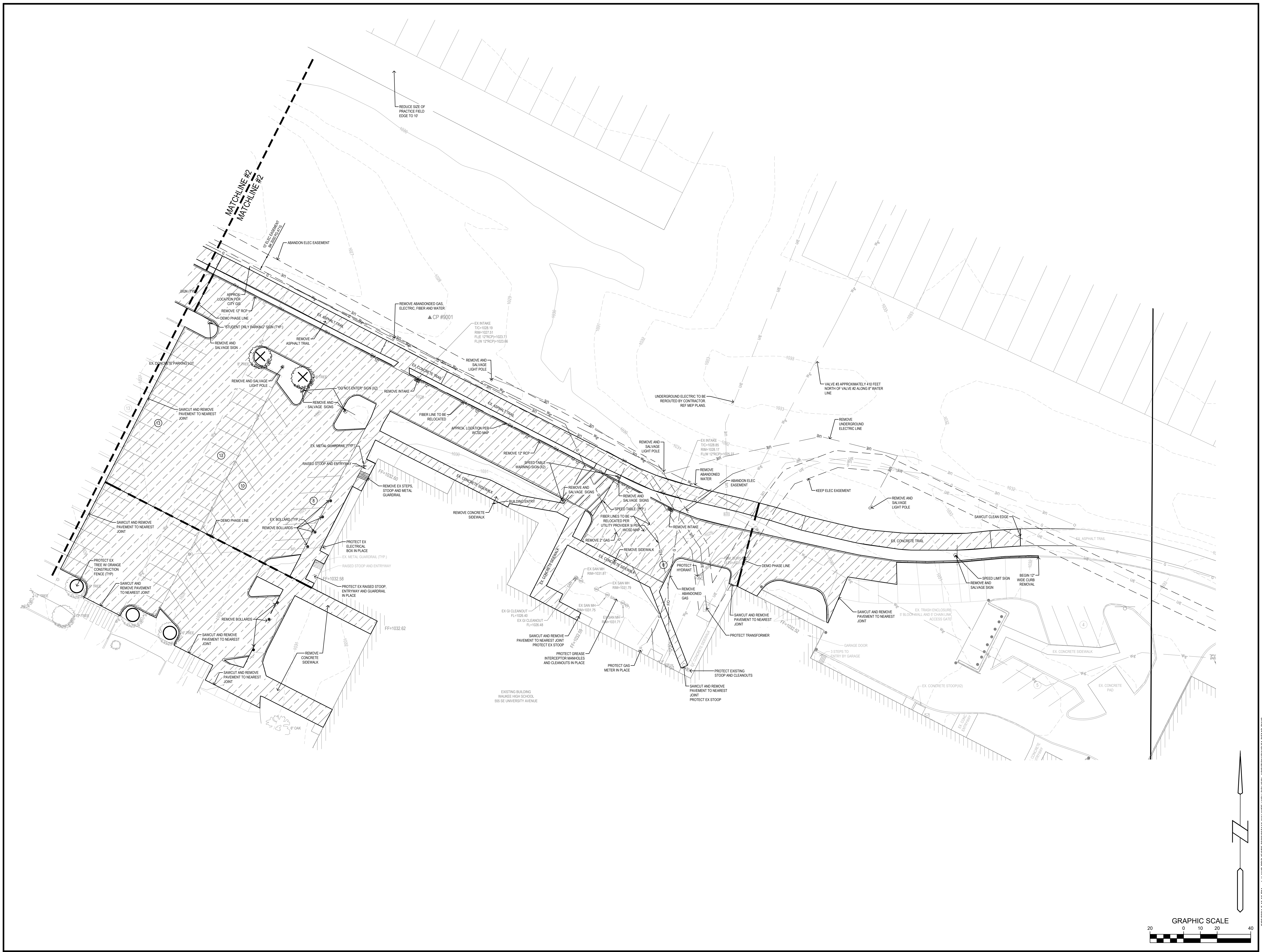
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- WATER REMOVAL NOTES:**  
 CONTRACTOR TO PLAN WATER REMOVAL WORK FOR EITHER A NIGHT OR A WEEKEND. CONTRACTOR RESPONSIBLE FOR COORDINATING TIME AND DATE WITH THE SCHOOL DISTRICT. WATER CAN ONLY BE TURNED OFF FOR A MAXIMUM OF 4 HOURS AT A TIME. THE FOLLOWING STEPS SHALL BE TAKEN:
1. CONTRACTOR TO TURN OFF VALVES 1, 2 AND 3.
  2. CONTRACTOR TO DISCONNECT SECTION OF WATER TO BE REMOVED AND INSTALL TEE AND VALVE FOR NEW SECTION OF WATER.
  3. ONCE OLD CONNECTION IS REMOVED AND NEW CONNECTION IS INSTALLED, TURN BACK ON VALVES 2 AND 3 WHILE LEAVING VALVE 1 AND THE NEW VALVE CLOSED WITHIN 72 HOURS CONNECT OTHER END OF NEW WATER TO EXISTING WATER AND TURN BACK ON VALVE 1 AND THE NEW VALVE.
- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
  2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
  3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
  4. PRIOR TO REMOVING TREE IN 8' WATER, VALVES #1, 2 AND 3 SHALL BE TURNED OFF.



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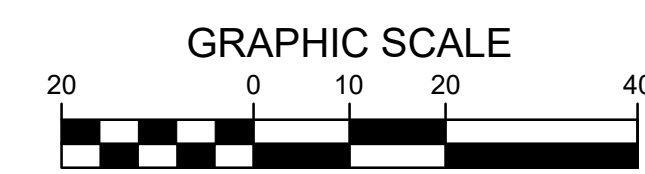
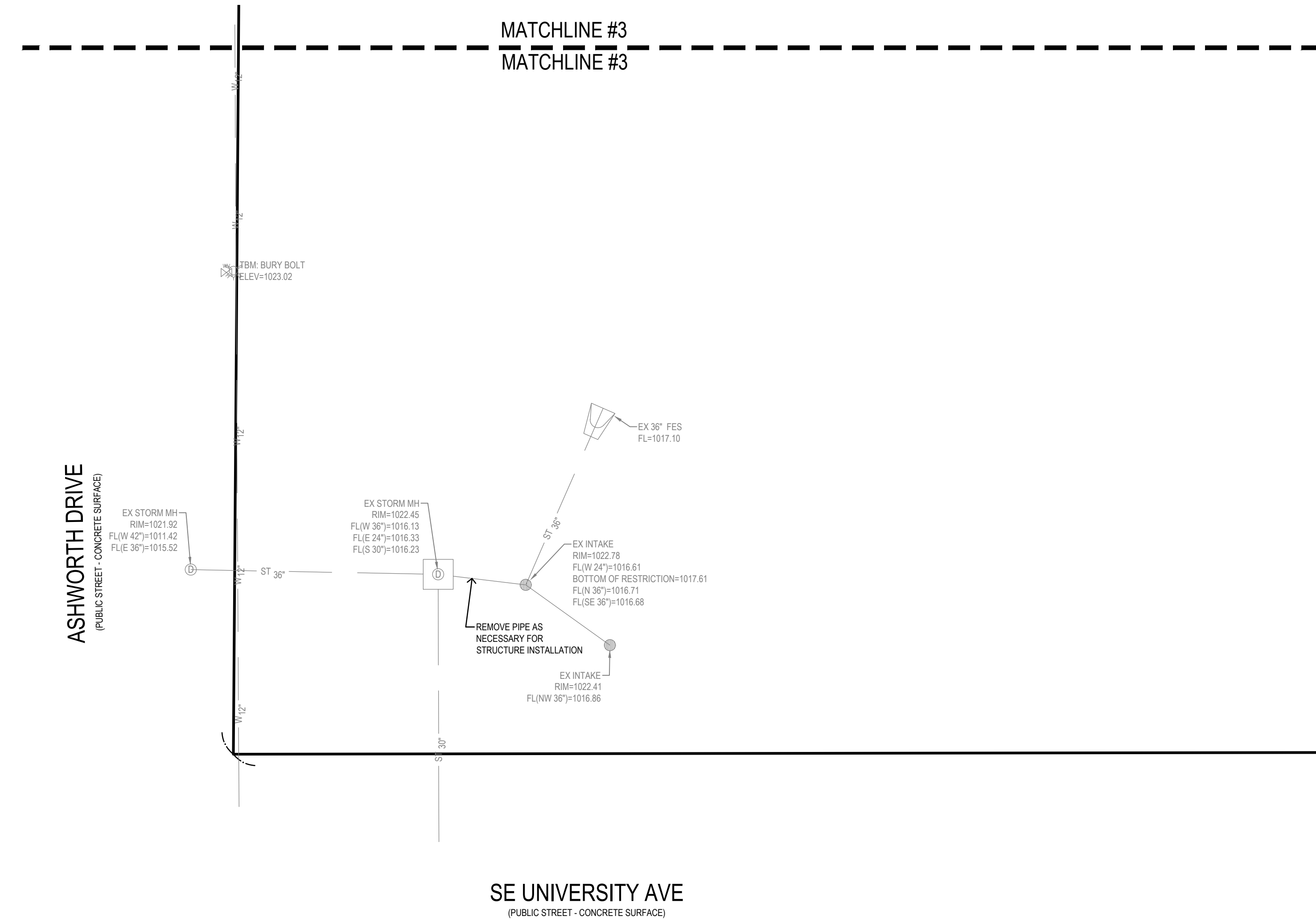
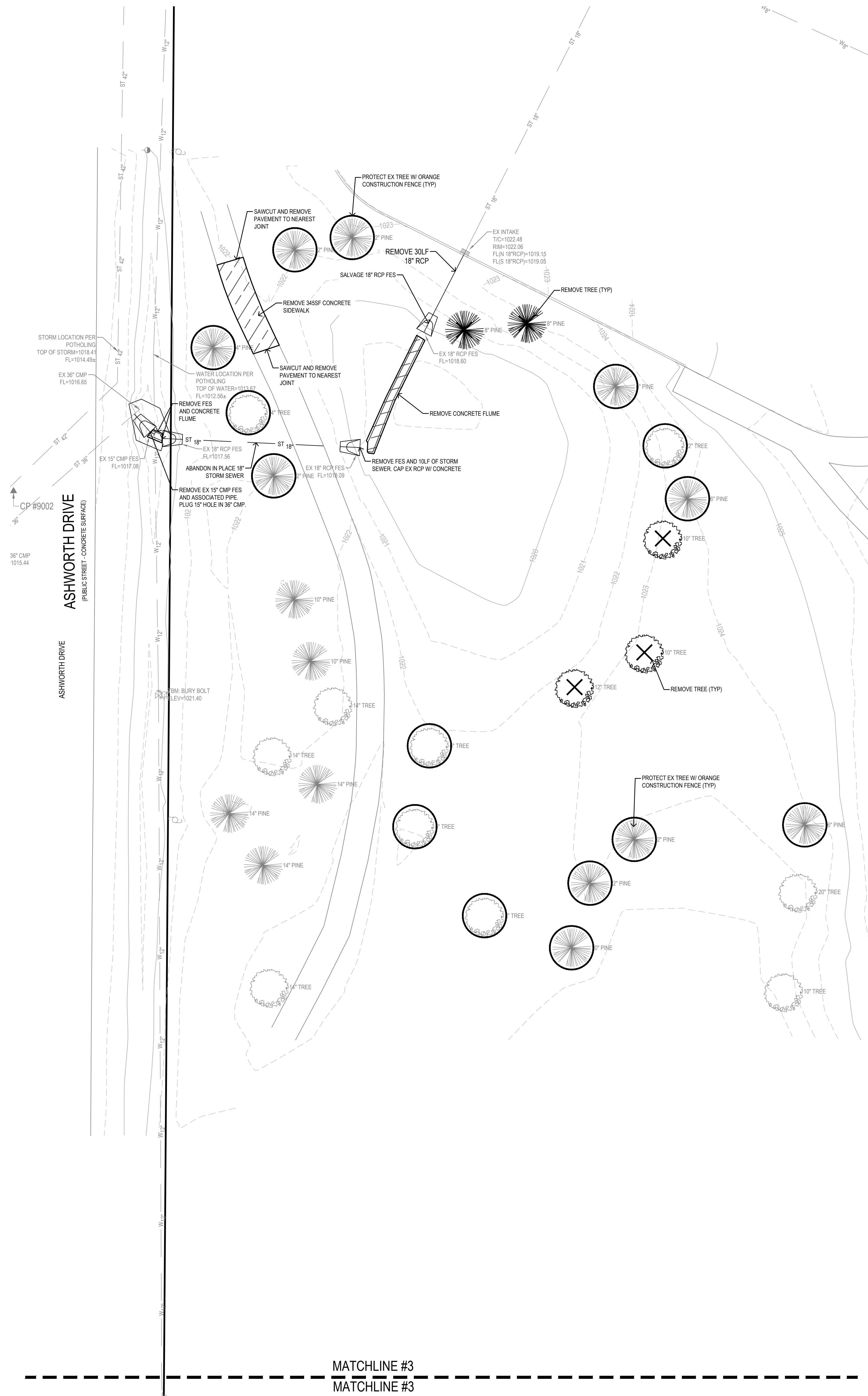


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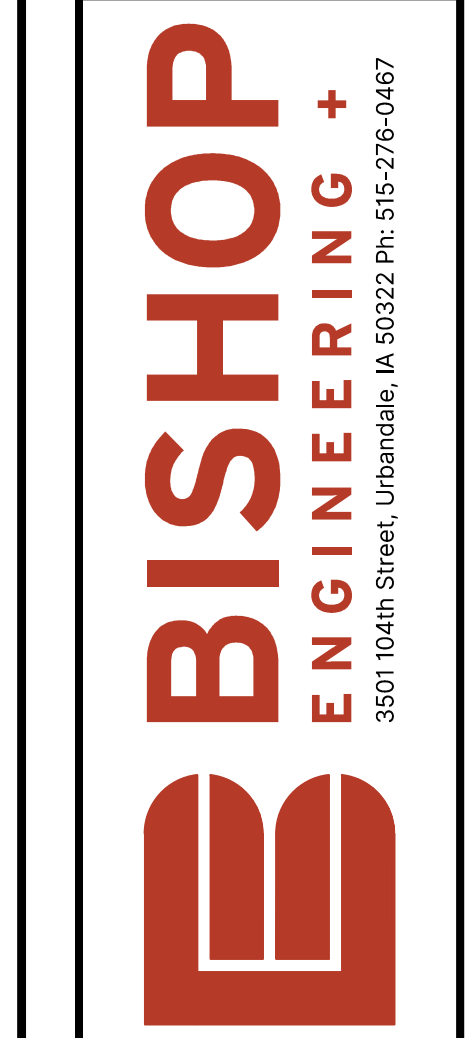
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**WAUKEE HIGH SCHOOL BUILDING ADDITION**  
WAUKEE COMMUNITY SCHOOL DISTRICT  
WAUKEE, IOWA

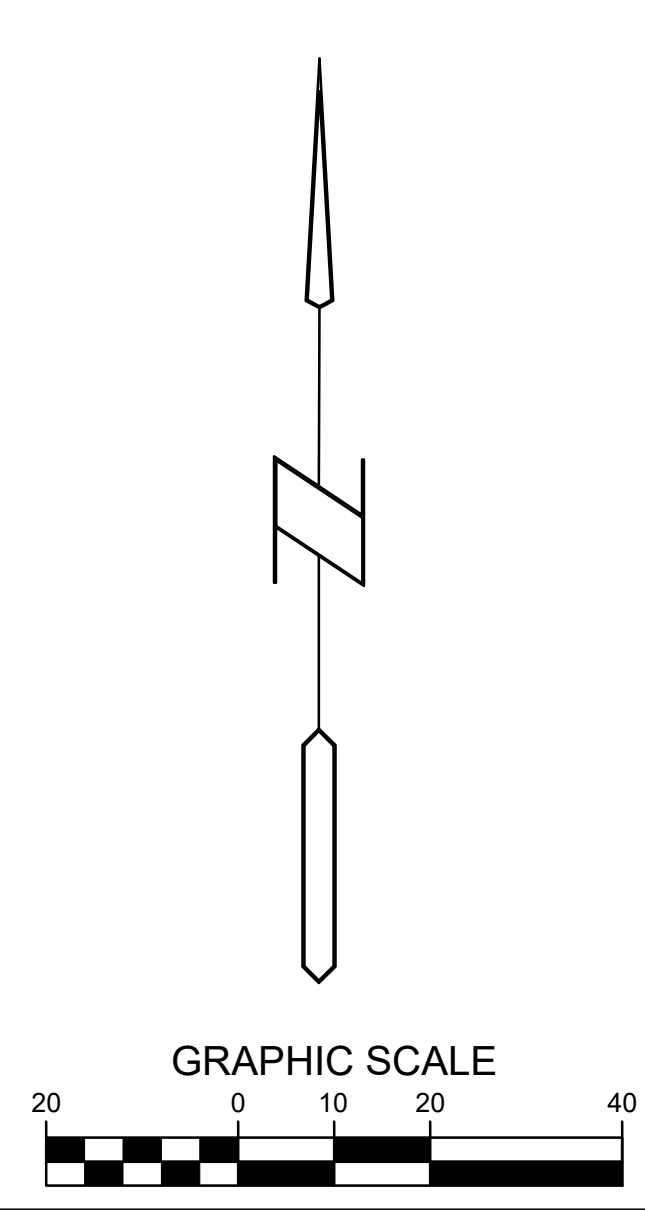
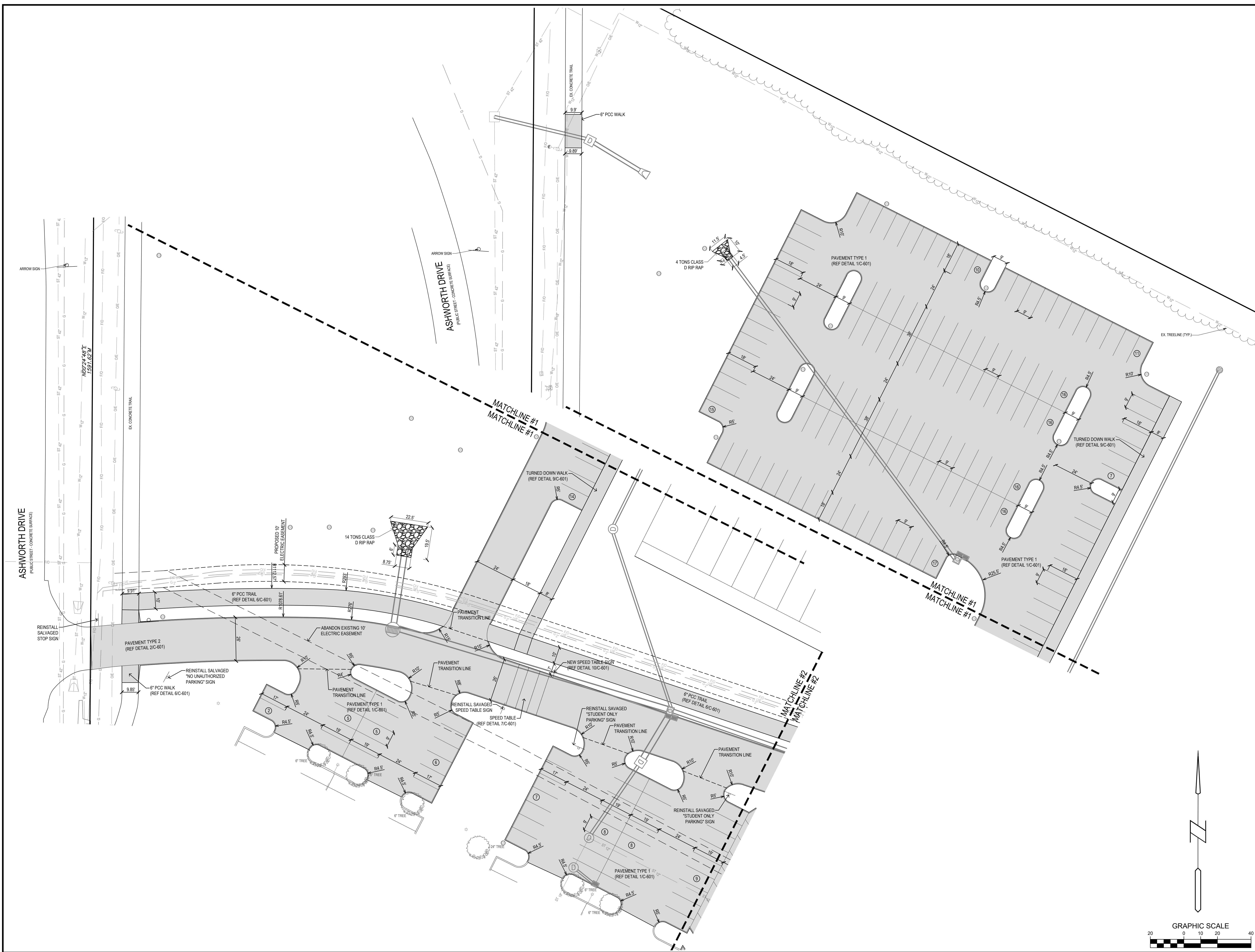




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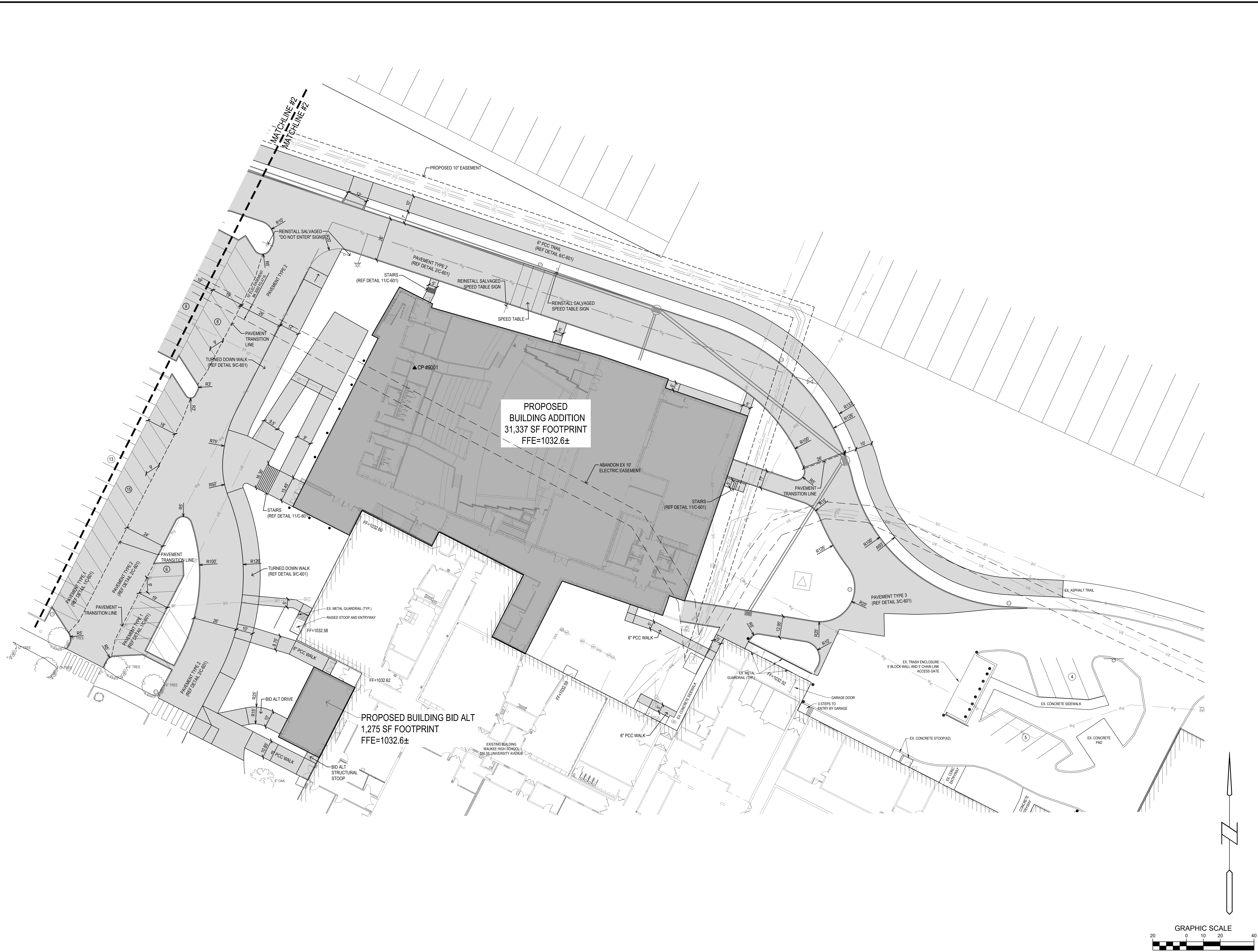


WAUKEE HIGH SCHOOL BUILDING ADDITION  
 WAUKEE COMMUNITY SCHOOL DISTRICT  
 WAUKEE, IOWA



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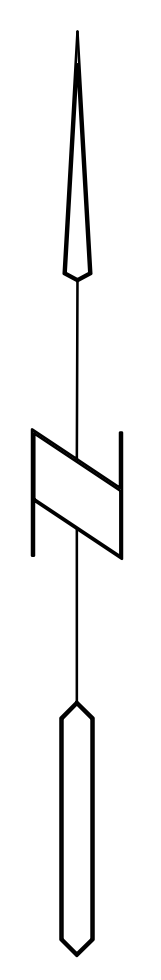
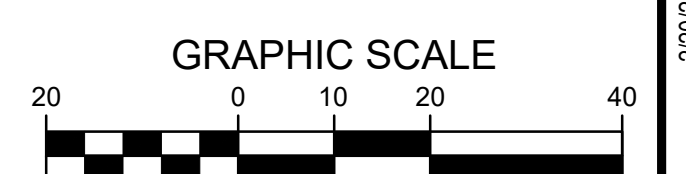
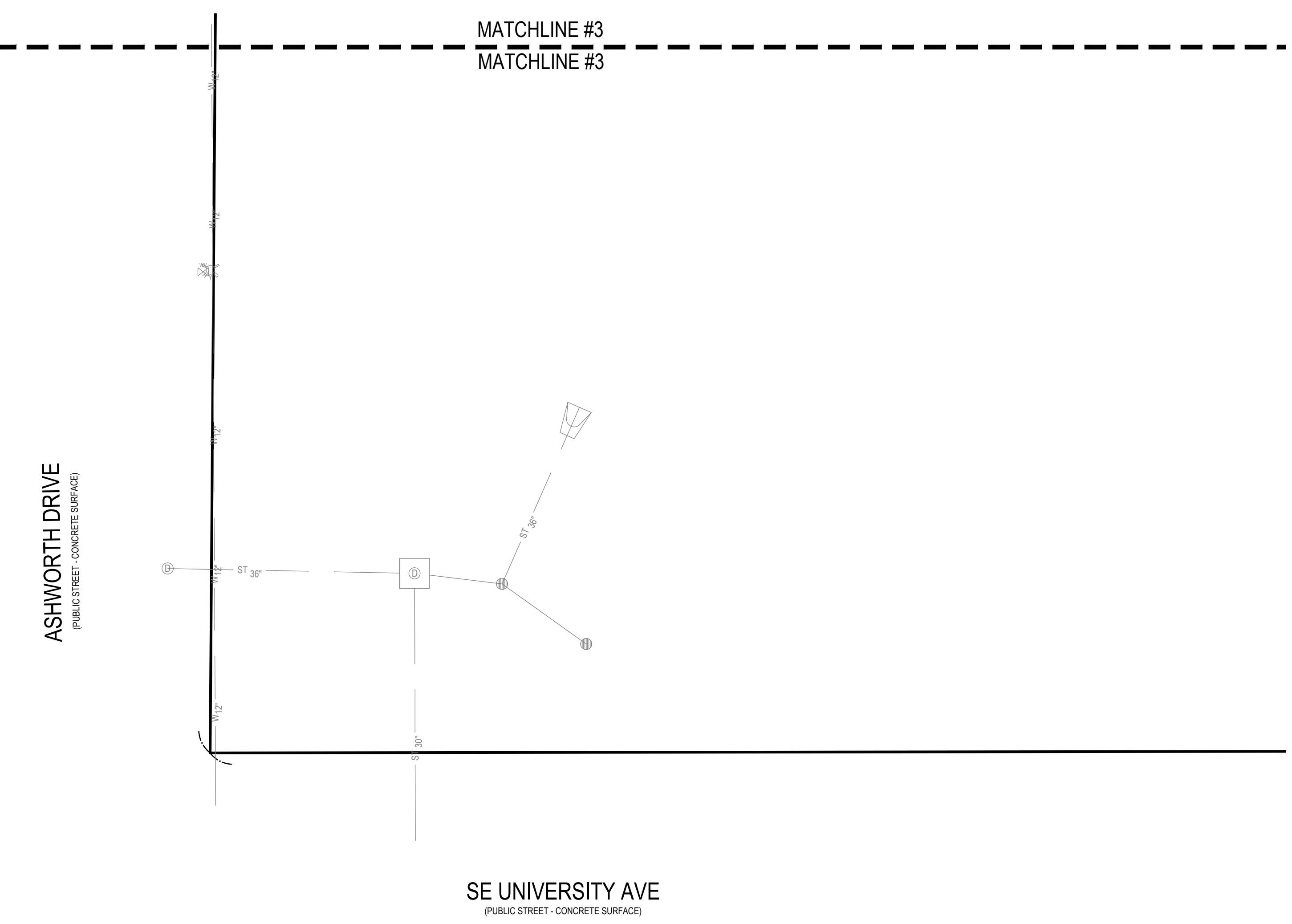
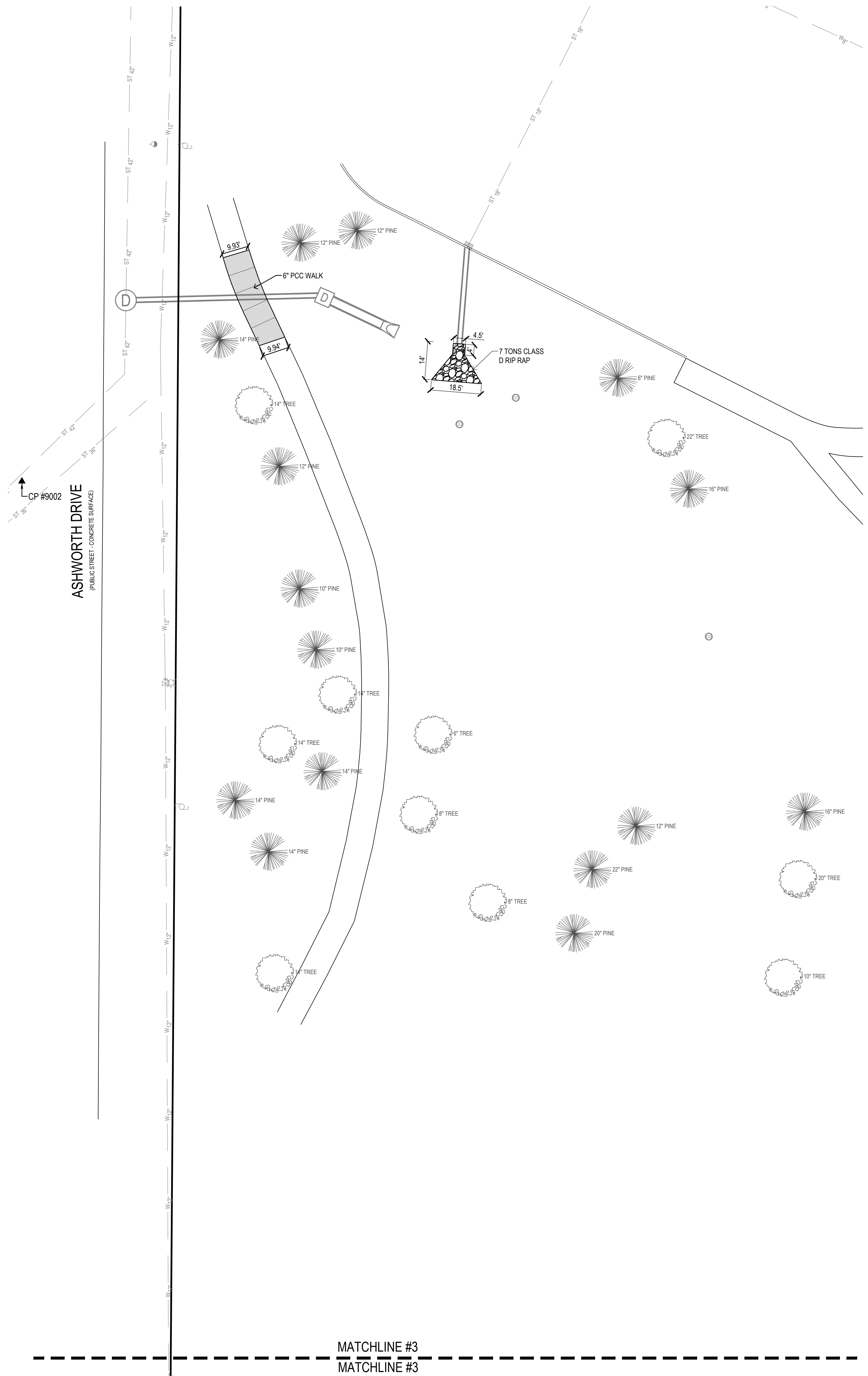
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PROPOSED  
BUILDING ADDITION  
31,337 SF FOOTPRINT  
FFE=1032.6±

PROPOSED BUILDING BID ALT  
1,275 SF FOOTPRINT  
FFE=1032.6±

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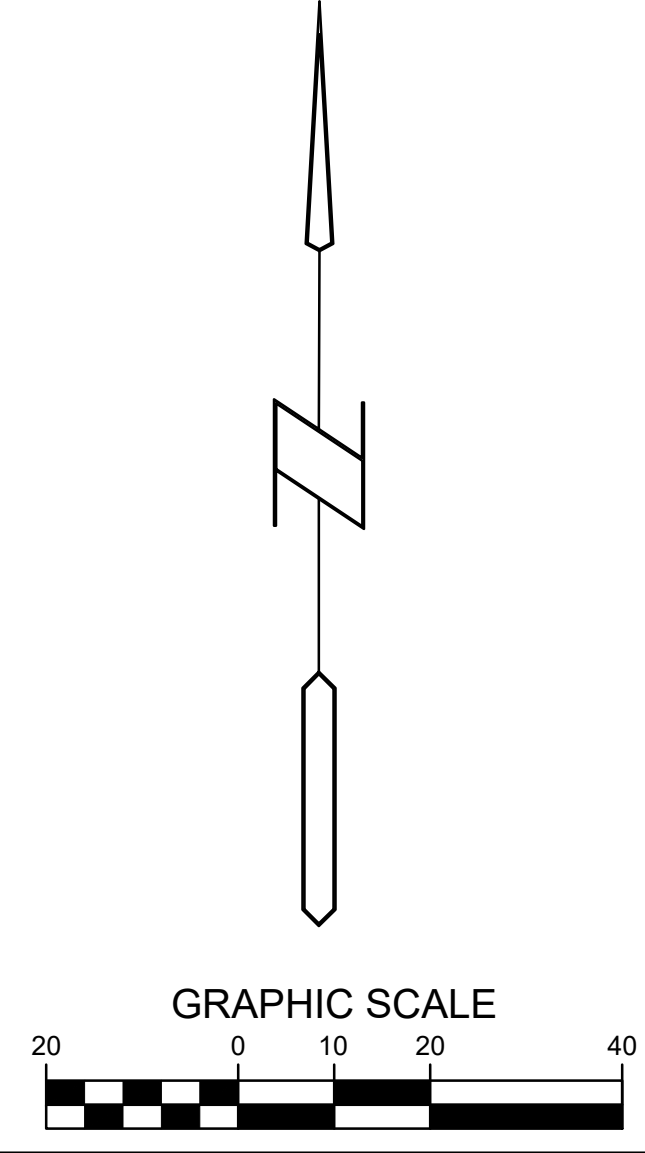
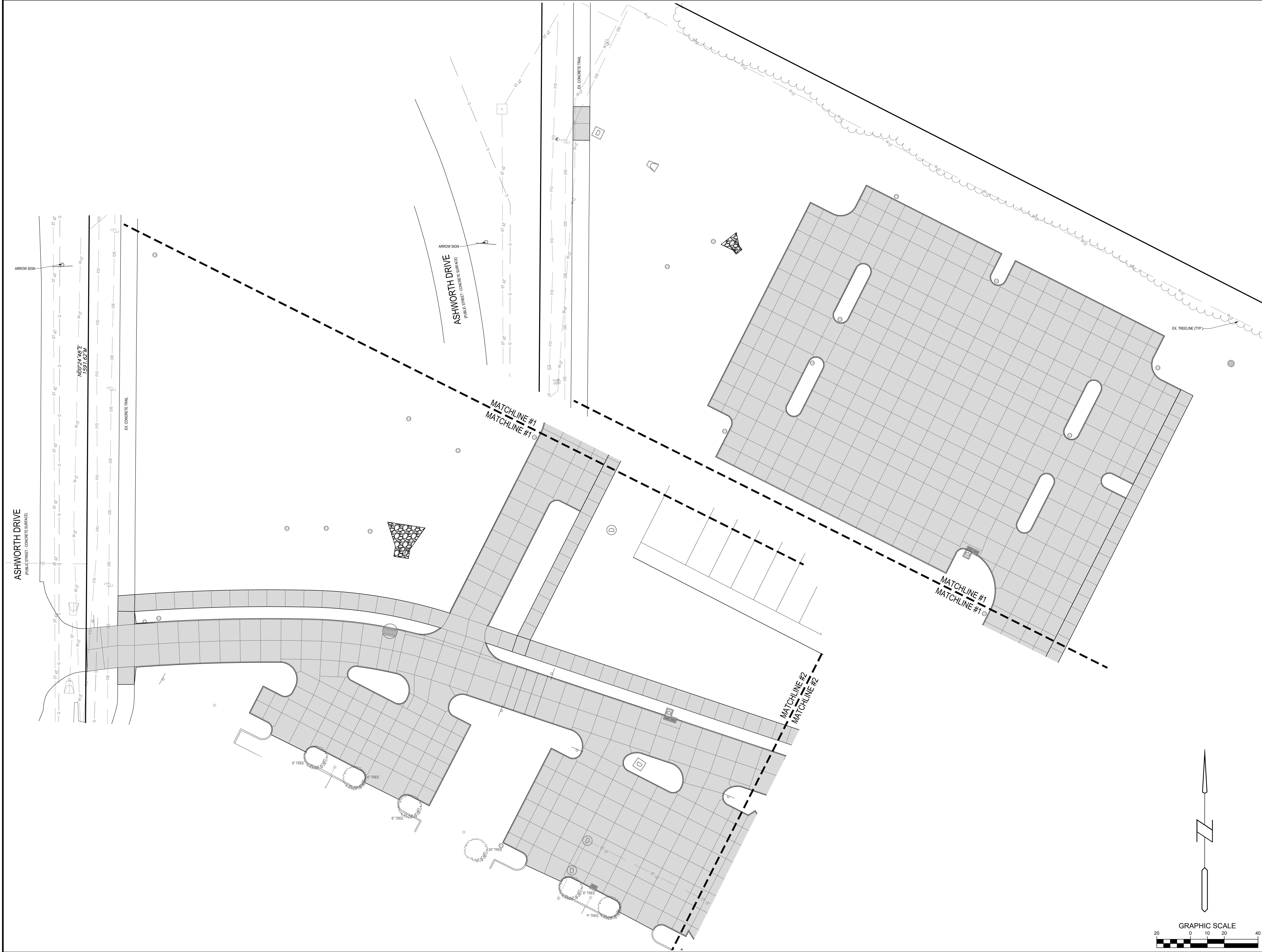


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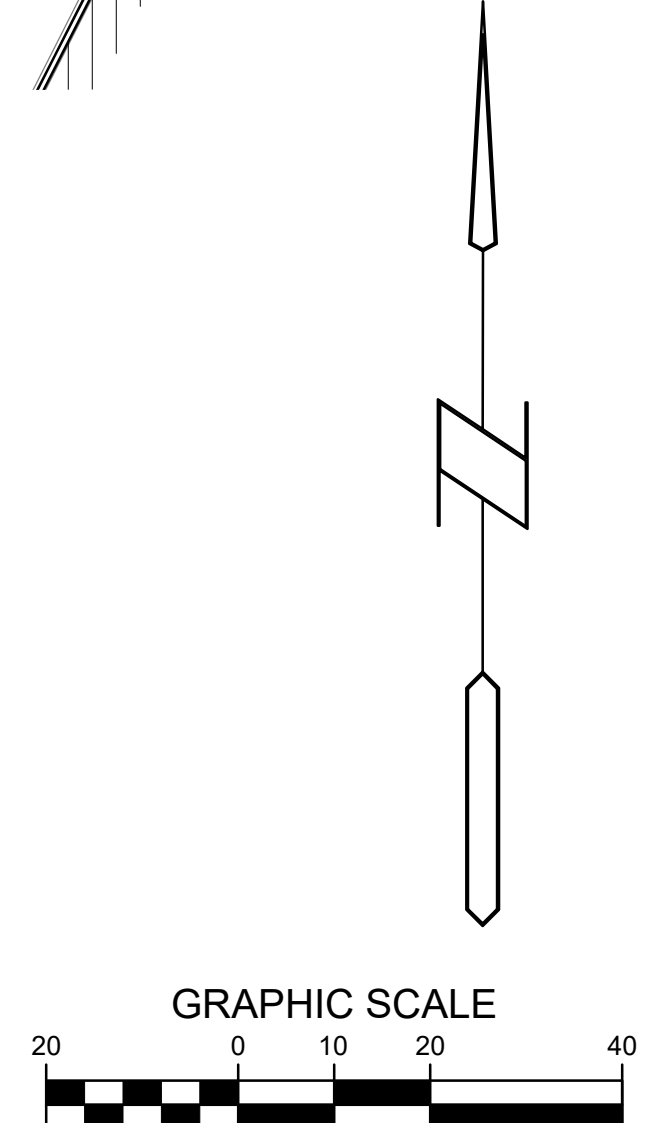
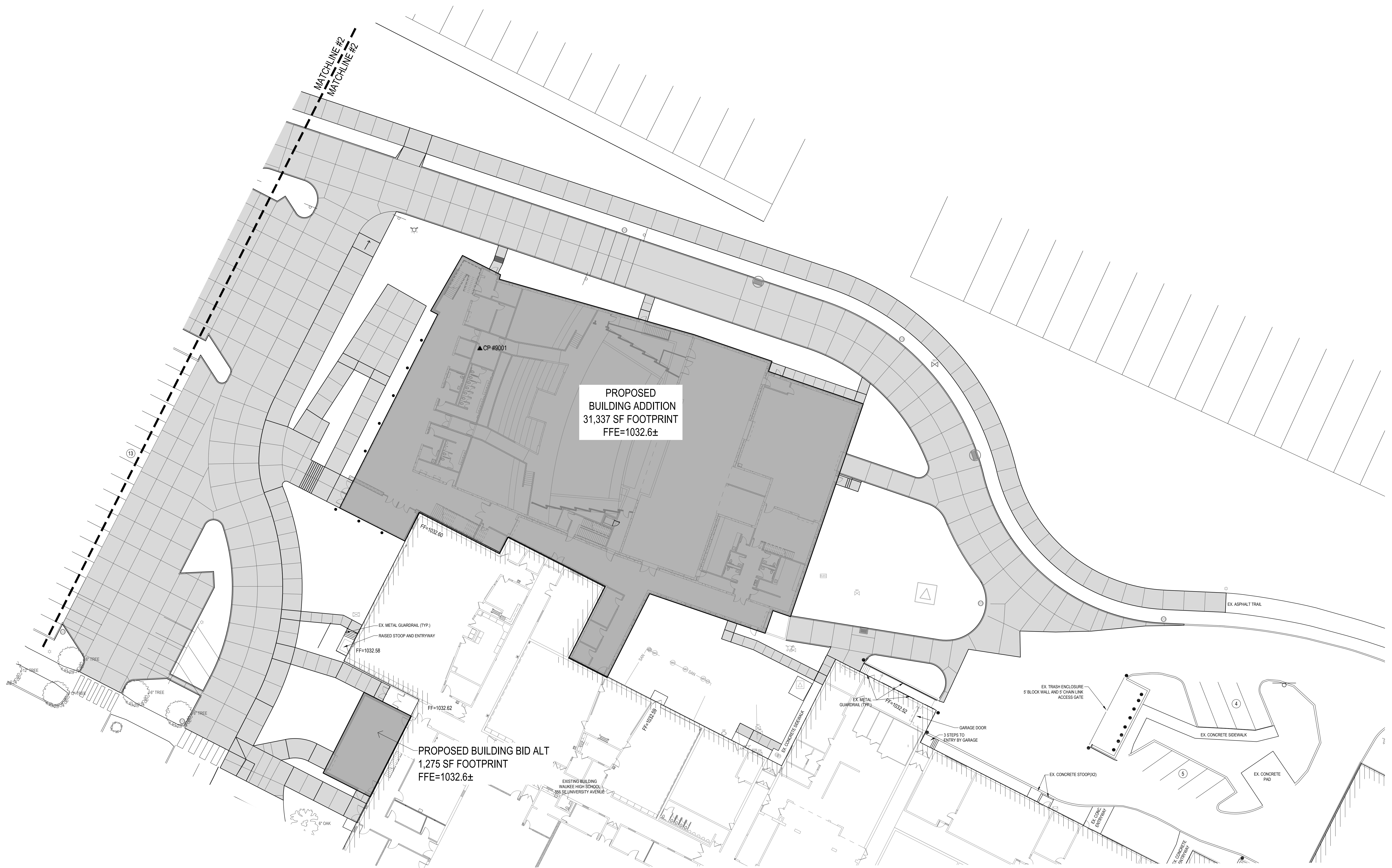
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| DRAWING NO.:   | C-203       |

**WAUKEE HIGH SCHOOL BUILDING ADDITION**  
 WAUKEE COMMUNITY SCHOOL DISTRICT  
 WAUKEE, IOWA





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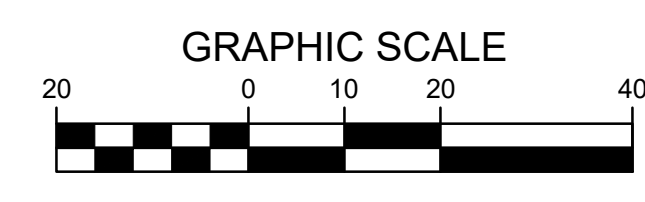
**TOPSOIL NOTES:**

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, FRAGILE 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 ● 150.50TC  
 GUTTER ELEVATION ● 150.50G  
 TOP OF WALL ELEVATION ● 150.50TW  
 BOTTOM OF WALL ELEVATION ● 150.50BW  
 EDGE OF WALK ELEVATION ● 150.50EW  
 TOP OF STAIR ELEVATION ● 150.50TS  
 BOTTOM OF STAIR ELEVATION ● 150.50BS

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

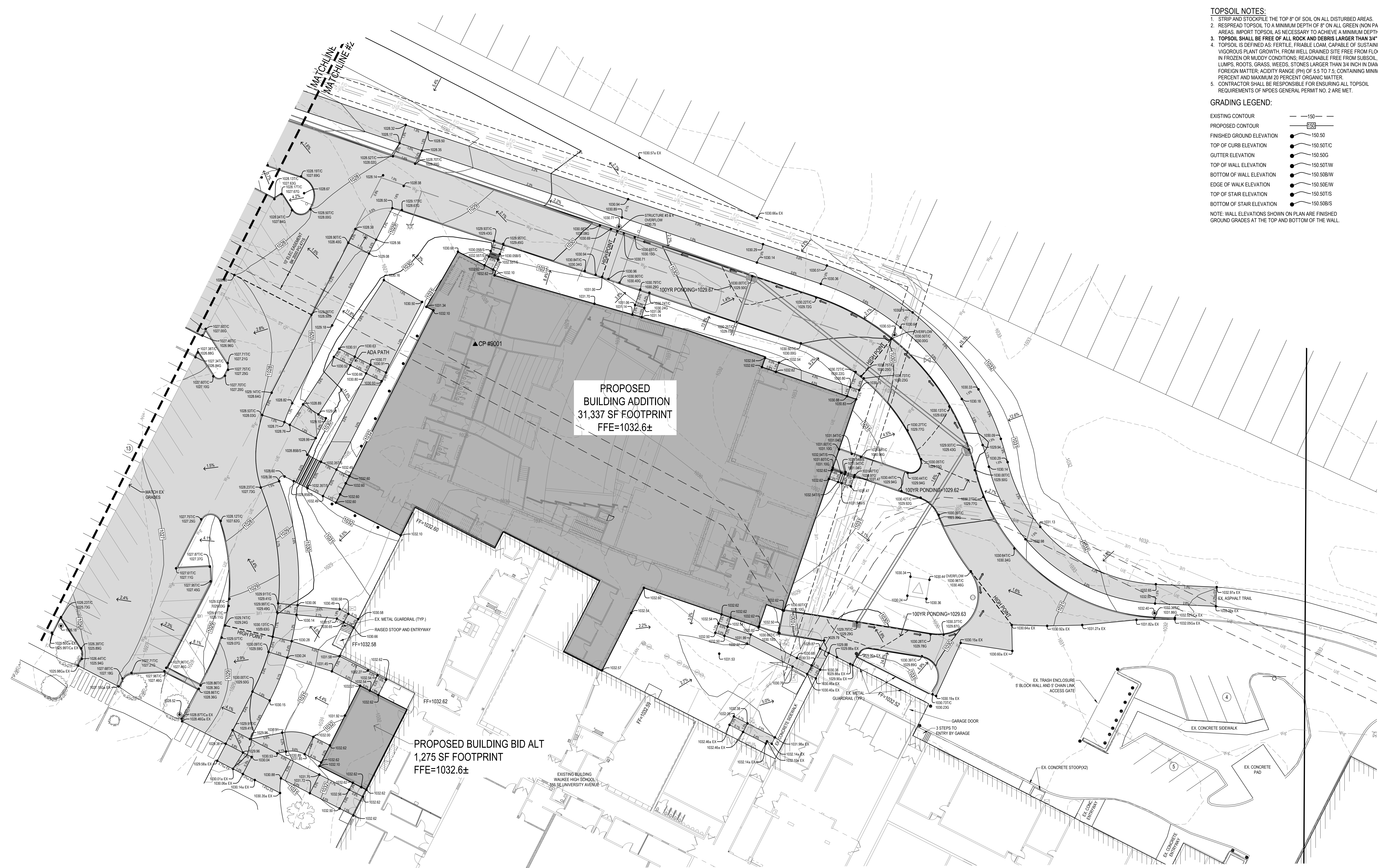


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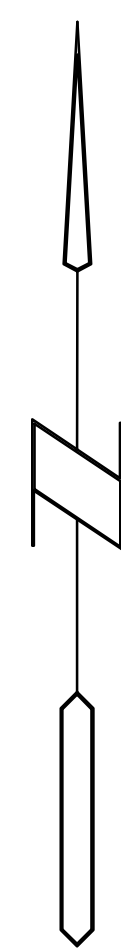
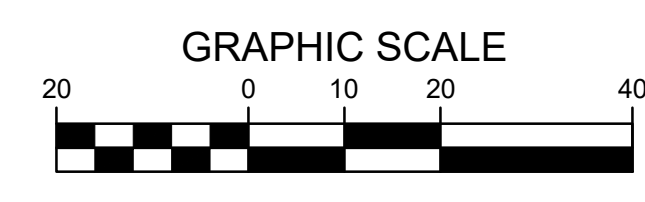
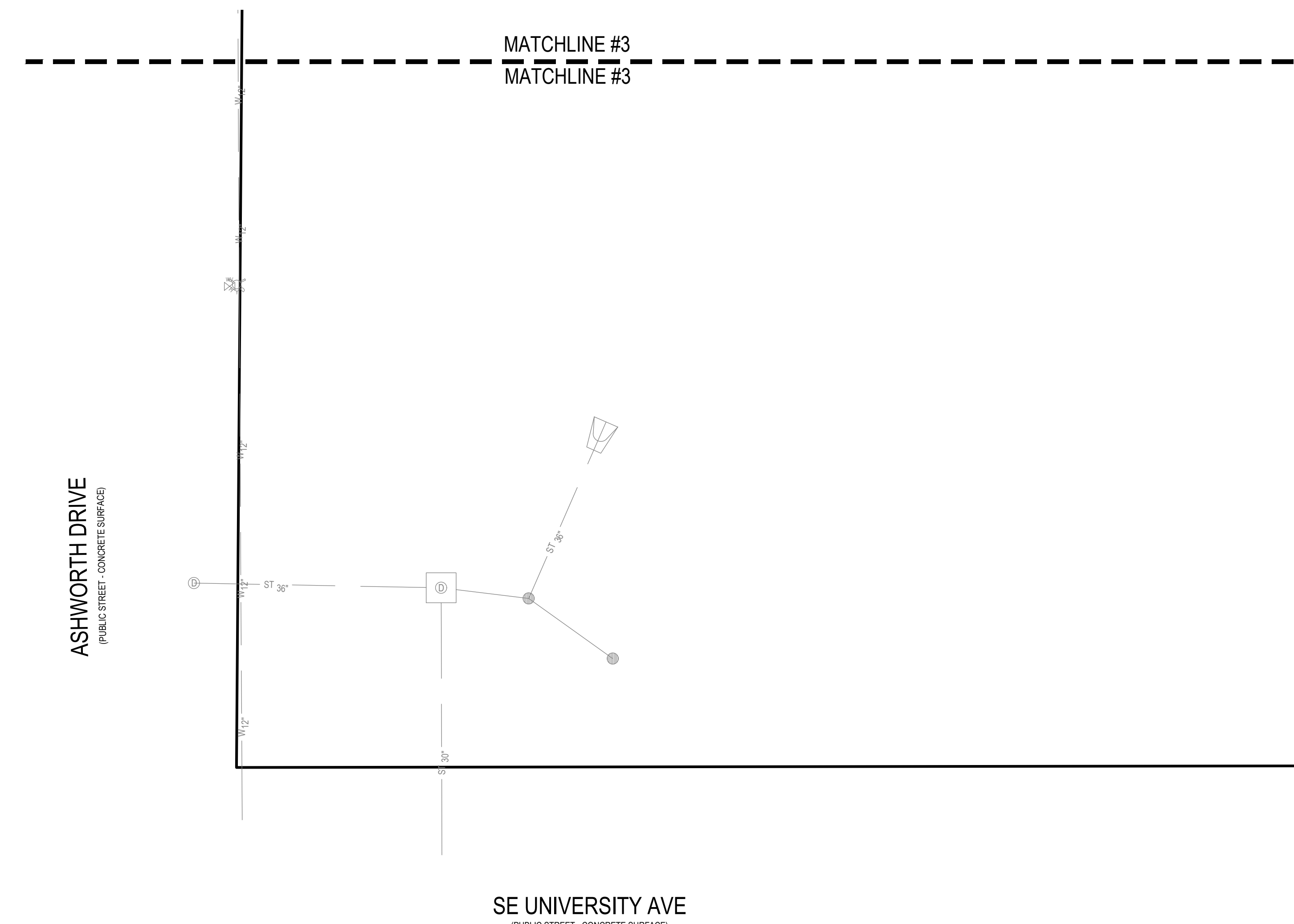
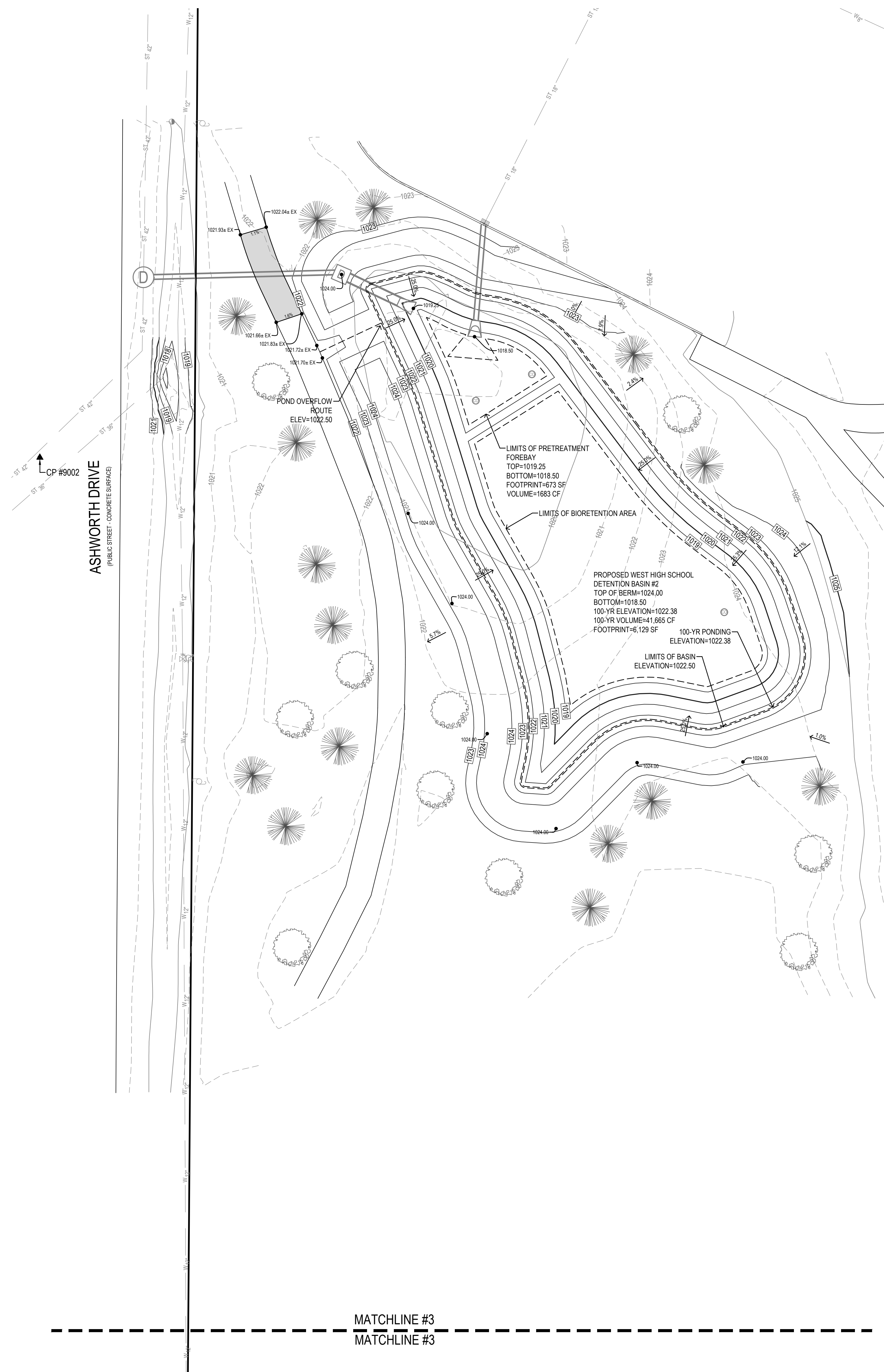
**TOPSOIL NOTES:**  
 1. STRIP AND STOCKPILE THE TOP 2" OF SOIL ON ALL DISTURBED AREAS.  
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".  
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.  
 4. TOPSOIL IS DEFINED AS FERTILE, FRAGILE 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      ● 150.50TC
  - GUTTER ELEVATION      ● 150.50G
  - TOP OF WALL ELEVATION      ● 150.50TW
  - BOTTOM OF WALL ELEVATION      ● 150.50BW
  - EDGE OF WALK ELEVATION      ● 150.50EW
  - TOP OF STAIR ELEVATION      ● 150.50TS
  - BOTTOM OF STAIR ELEVATION      ● 150.50BS
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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| PROJECT NO.: | <b>1018B12</b> |
| DATE:        | 02-20-2024     |
| REVISIONS:   |                |

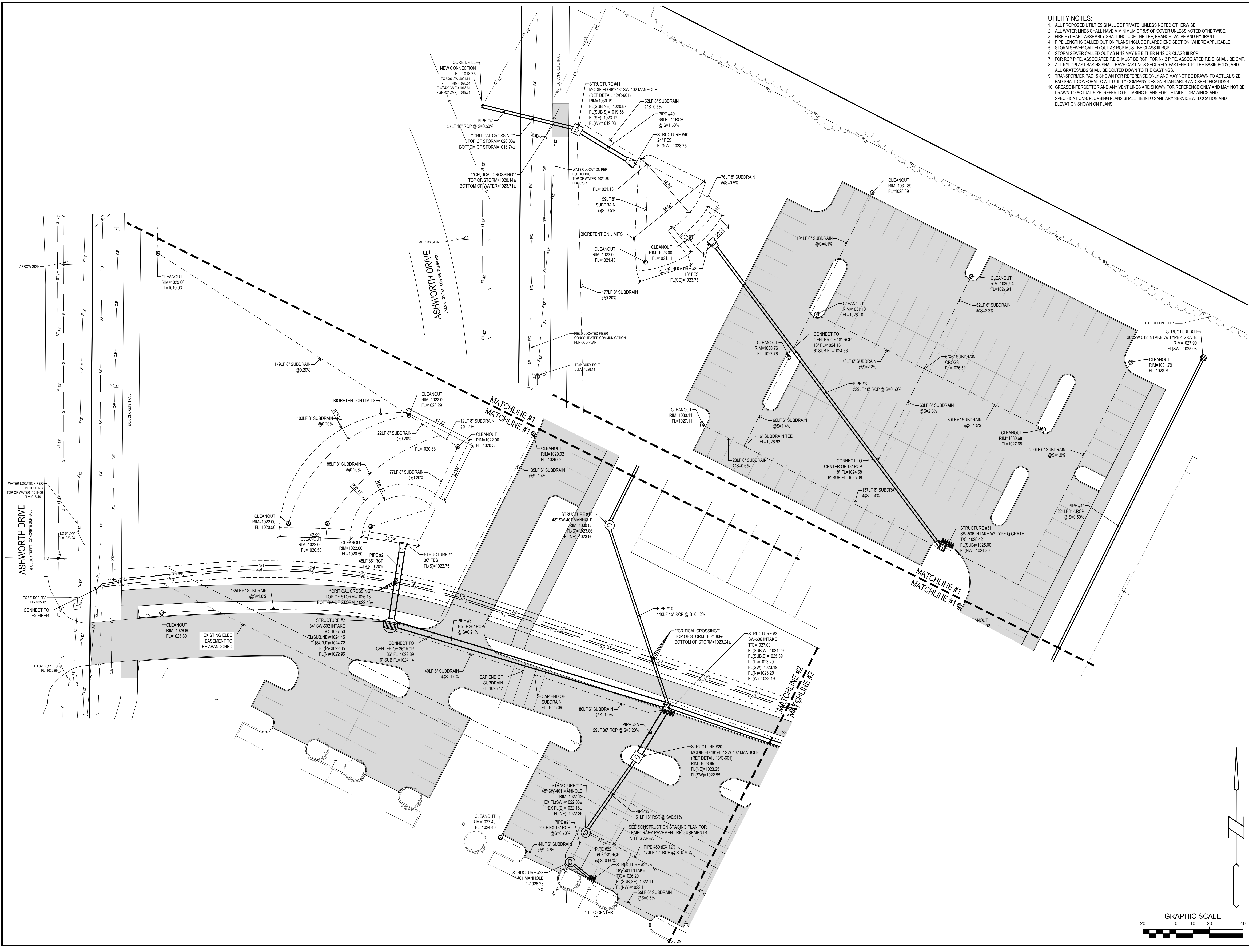
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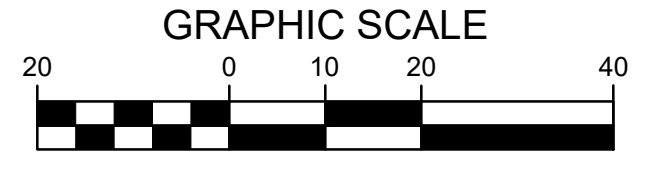
**C-303**

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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 NYLOFLAST 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.



|                |                |
|----------------|----------------|
| PROJECT NO.:   | <b>1018B12</b> |
| DATE:          | 02-20-2024     |
| REVISIONS:     |                |
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| DRAWING NO.:   | <b>C-401</b>   |

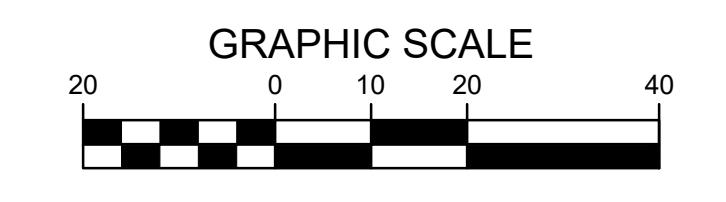
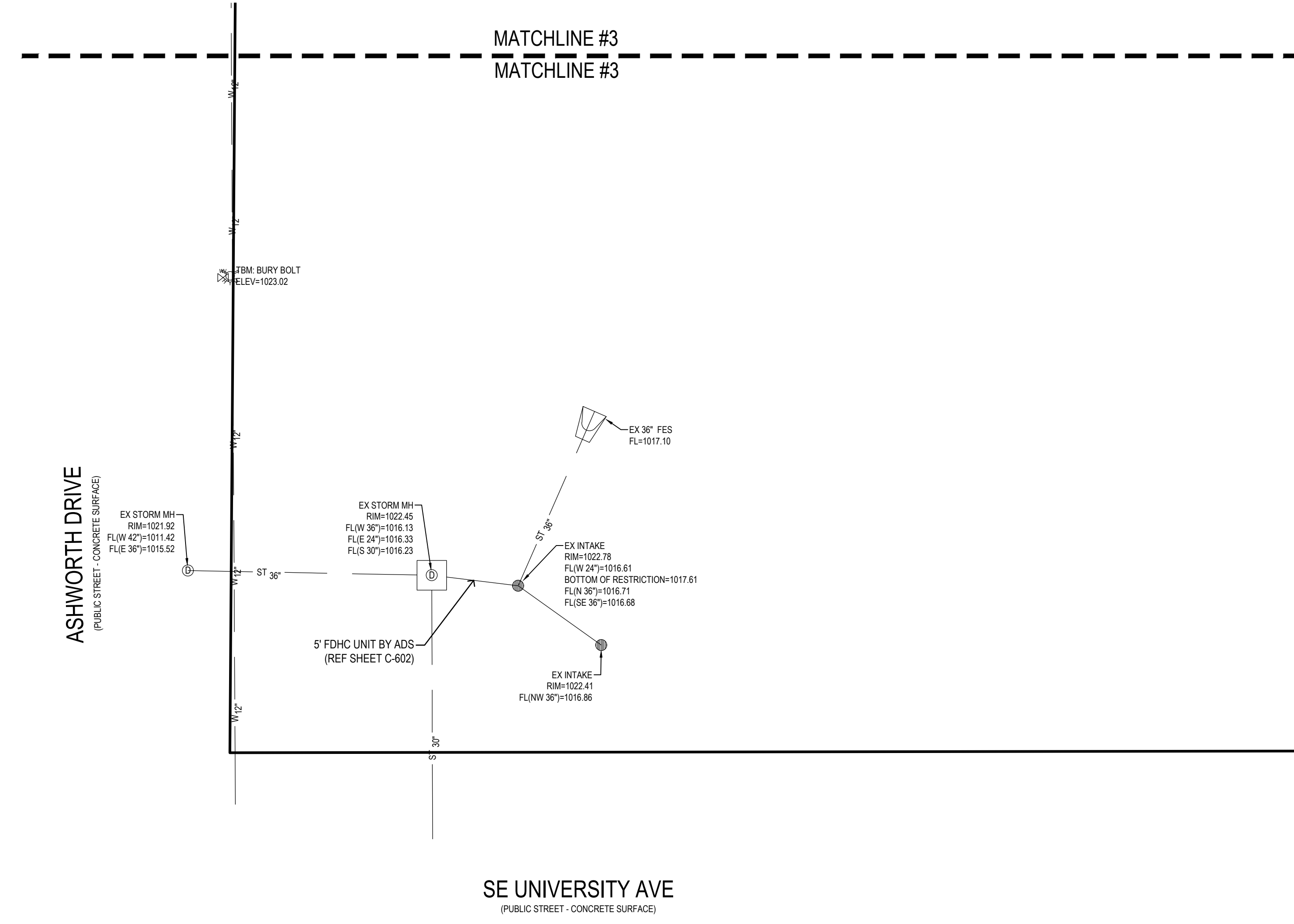
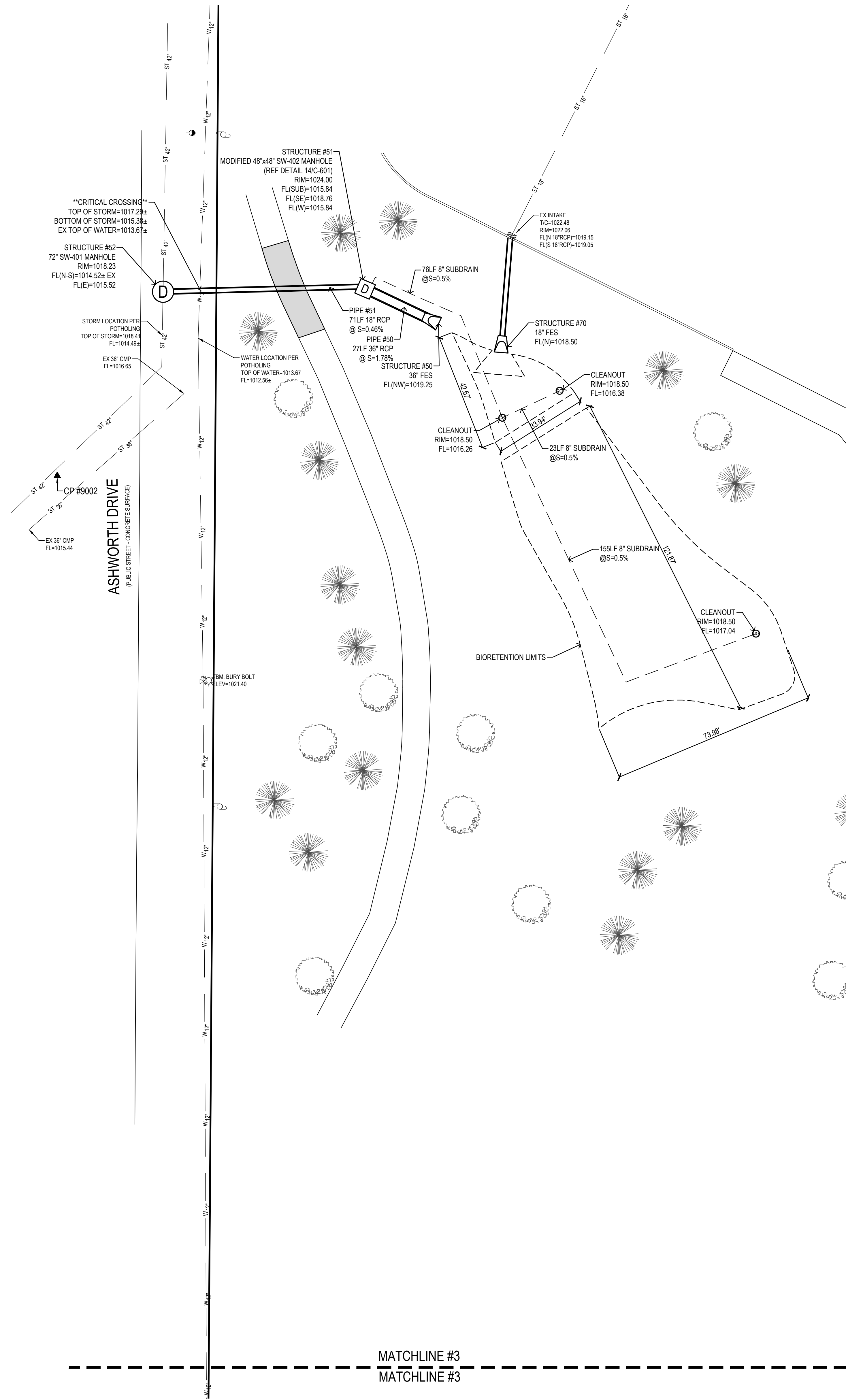


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- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
  2. ALL WATER LINES SHALL HAVE A MINIMUM OF 3' OF COVER UNLESS NOTED OTHERWISE.
  3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
  4.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



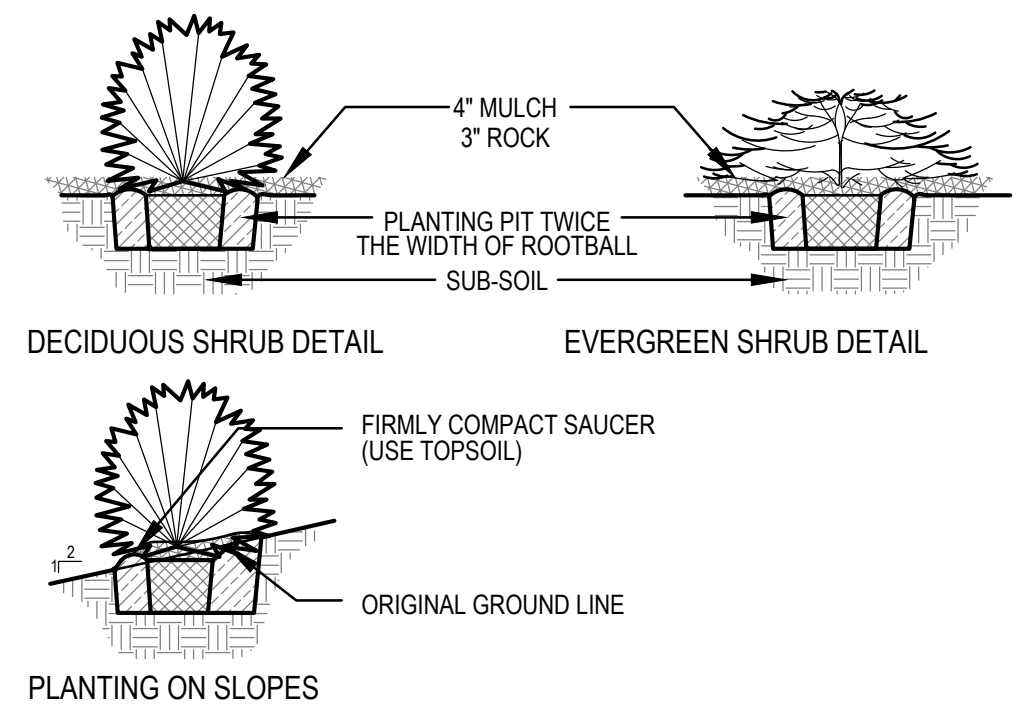
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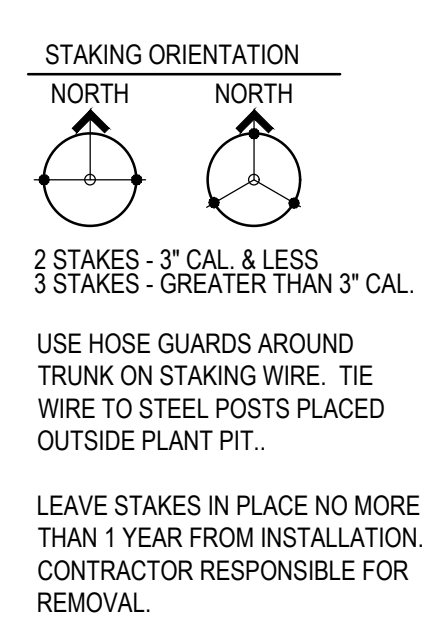
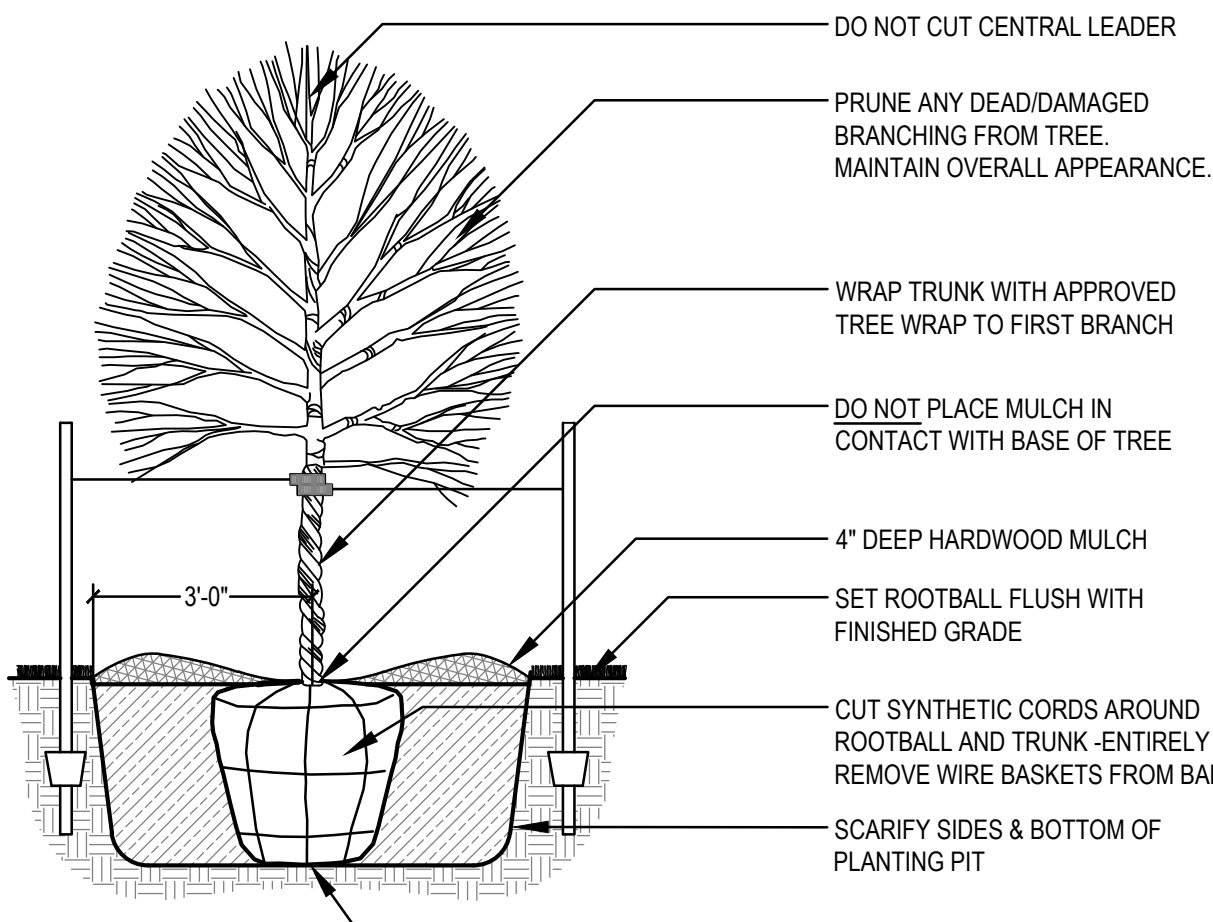
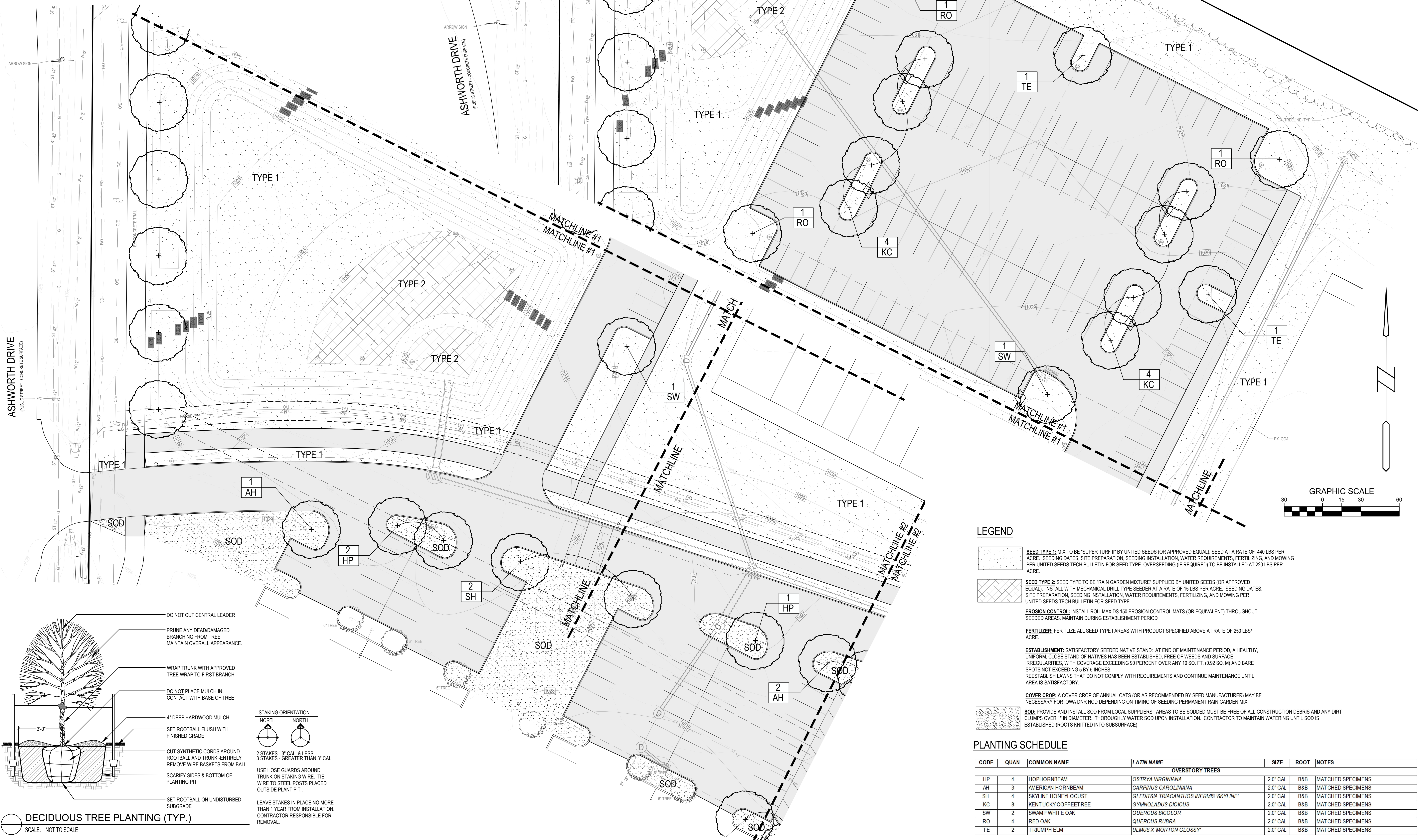
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**LANDSCAPE NOTES:**

1. ALL SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z90.1).
5. CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
6. 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.
7. 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.
8. 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.
9. CONTRACTOR SHALL PLACE SHREDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
10. 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.
11. 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.
12. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.



SHRUB PLANTING (TYP.)  
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)  
SCALE: NOT TO SCALE

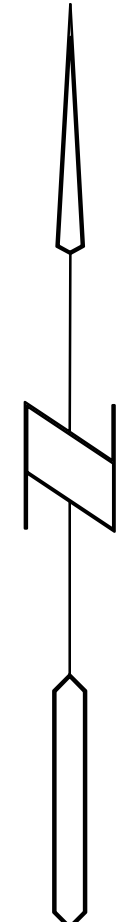
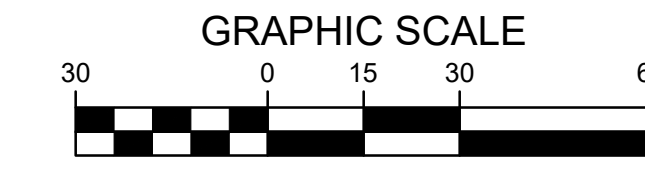
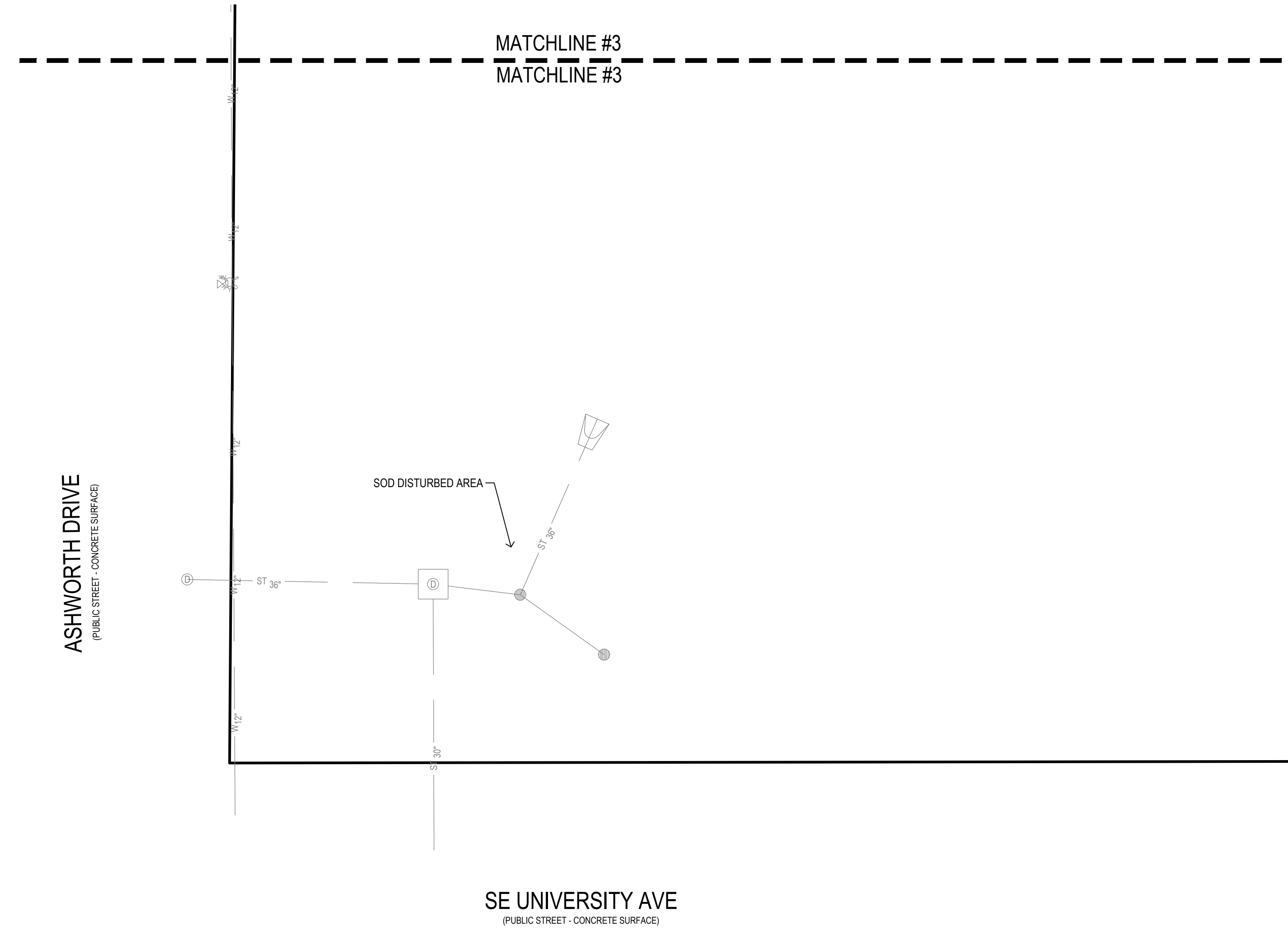
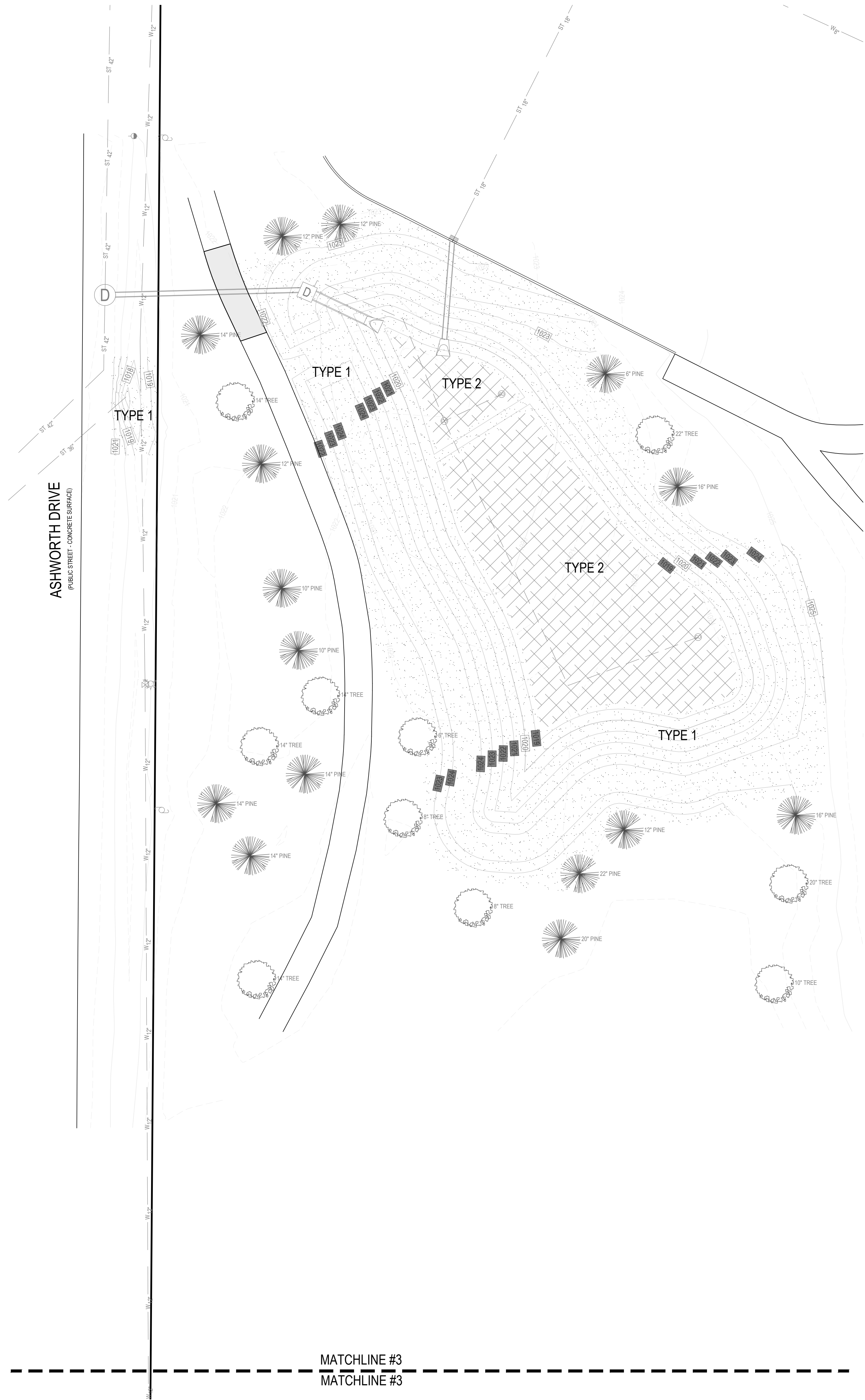
**LEGEND**

- SEED TYPE 1: MIX TO BE "SUPER TURF 1" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.
- SEED TYPE 2: SEED TYPE TO BE "RAIN GARDEN MIXTURE" SUPPLIED BY UNITED SEEDS (OR APPROVED EQUAL). INSTALL WITH MECHANICAL DRILL TYPE SEEDER AT A RATE OF 15 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE.
- EROSION CONTROL: INSTALL ROLLMAX OS 150 EROSION CONTROL MATS (OR EQUIVALENT) THROUGHOUT SEEDED AREAS. MAINTAIN DURING ESTABLISHMENT PERIOD
- FERTILIZER: FERTILIZE ALL SEED TYPE 1 AREAS WITH PRODUCT SPECIFIED ABOVE AT RATE OF 250 LBS/ACRE.
- ESTABLISHMENT: SATISFACTORY SEEDED NATIVE STAND. AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF NATIVES HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. (0.92 SQ. M) AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL AREA IS SATISFACTORY.
- COVER CROP: A COVER CROP OF ANNUAL OATS (OR AS RECOMMENDED BY SEED MANUFACTURER) MAY BE NECESSARY FOR IOWA DNR NOD DEPENDING ON TIMING OF SEEDING PERMANENT RAIN GARDEN MIX.
- 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)

**PLANTING SCHEDULE**

| CODE | QUAN | COMMON NAME          | LATIN NAME                                      | SIZE     | ROOT | NOTES              |
|------|------|----------------------|---|----------|------|--------------------|
| HP   | 4    | HOPHORNBEAM          | <i>OSTRYA VIRGINIANA</i>                        | 2.0" CAL | B&B  | MAT CHED SPECIMENS |
| AH   | 3    | AMERICAN HORNBEAM    | <i>CARPINUS CAROLINIANA</i>                     | 2.0" CAL | B&B  | MAT CHED SPECIMENS |
| SH   | 4    | SKYLINE HONEYLOCUST  | <i>GLIEDITSIA TRIACANTHOS INERMIS "SKYLINE"</i> | 2.0" CAL | B&B  | MAT CHED SPECIMENS |
| KC   | 8    | KENT UCKY COFFEETREE | <i>GYMNOCLADUS DIOICUS</i>                      | 2.0" CAL | B&B  | MAT CHED SPECIMENS |
| SW   | 2    | SWAMP WHITE OAK      | <i>QUERCUS BICOLOR</i>                          | 2.0" CAL | B&B  | MAT CHED SPECIMENS |
| RO   | 4    | RED OAK              | <i>QUERCUS RUBRA</i>                            | 2.0" CAL | B&B  | MAT CHED SPECIMENS |
| TE   | 2    | TRIUMPH ELM          | <i>ULMUS X MORTON GLOSSY*</i>                   | 2.0" CAL | B&B  | MAT CHED SPECIMENS |





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|----------------|----------------|
| PROJECT NO.:   | 1018B12        |
| DATE:          | 02-20-2024     |
| REVISIONS:     |                |
| DRAWING TITLE: | LANDSCAPE PLAN |
| DRAWING NO.:   | C-501          |

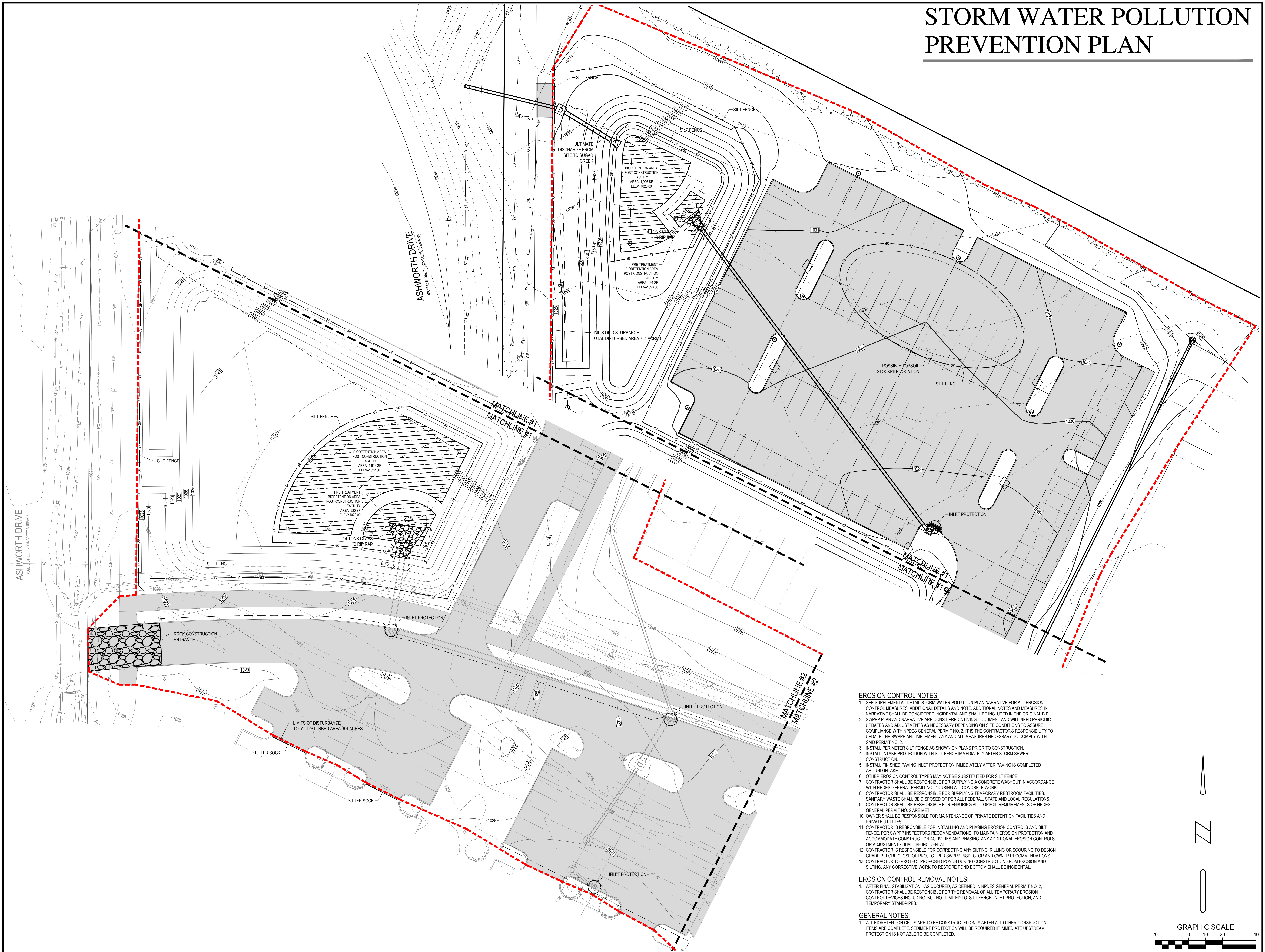
**WAUKEE HIGH SCHOOL BUILDING ADDITION**  
 WAUKEE COMMUNITY SCHOOL DISTRICT  
 WAUKEE, IOWA







# STORM WATER POLLUTION PREVENTION PLAN



### 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.
- 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.
- OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PHASING EROSION CONTROLS AND SILT FENCE, PER SWPPP INSPECTORS RECOMMENDATIONS, TO MAINTAIN EROSION PROTECTION AND ACCOMMODATE CONSTRUCTION ACTIVITIES AND PHASING. ANY ADDITIONAL EROSION CONTROLS OR ADJUSTMENTS SHALL BE INCIDENTAL.
- CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY SILTING, RILLING OR SCOURING TO DESIGN GRADE BEFORE CLOSE OF PROJECT PER SWPPP INSPECTOR AND OWNER RECOMMENDATIONS.
- CONTRACTOR TO PROTECT PROPOSED PONDS DURING CONSTRUCTION FROM EROSION AND SILTING. ANY CORRECTIVE WORK TO RESTORE POND BOTTOM SHALL BE INCIDENTAL.

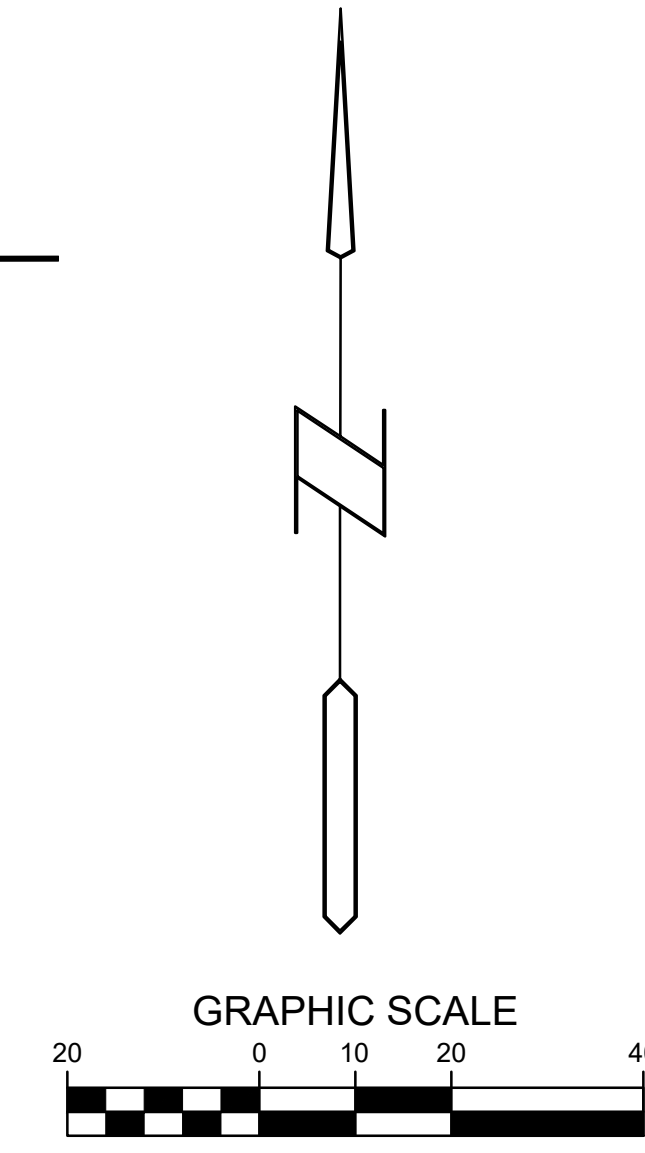
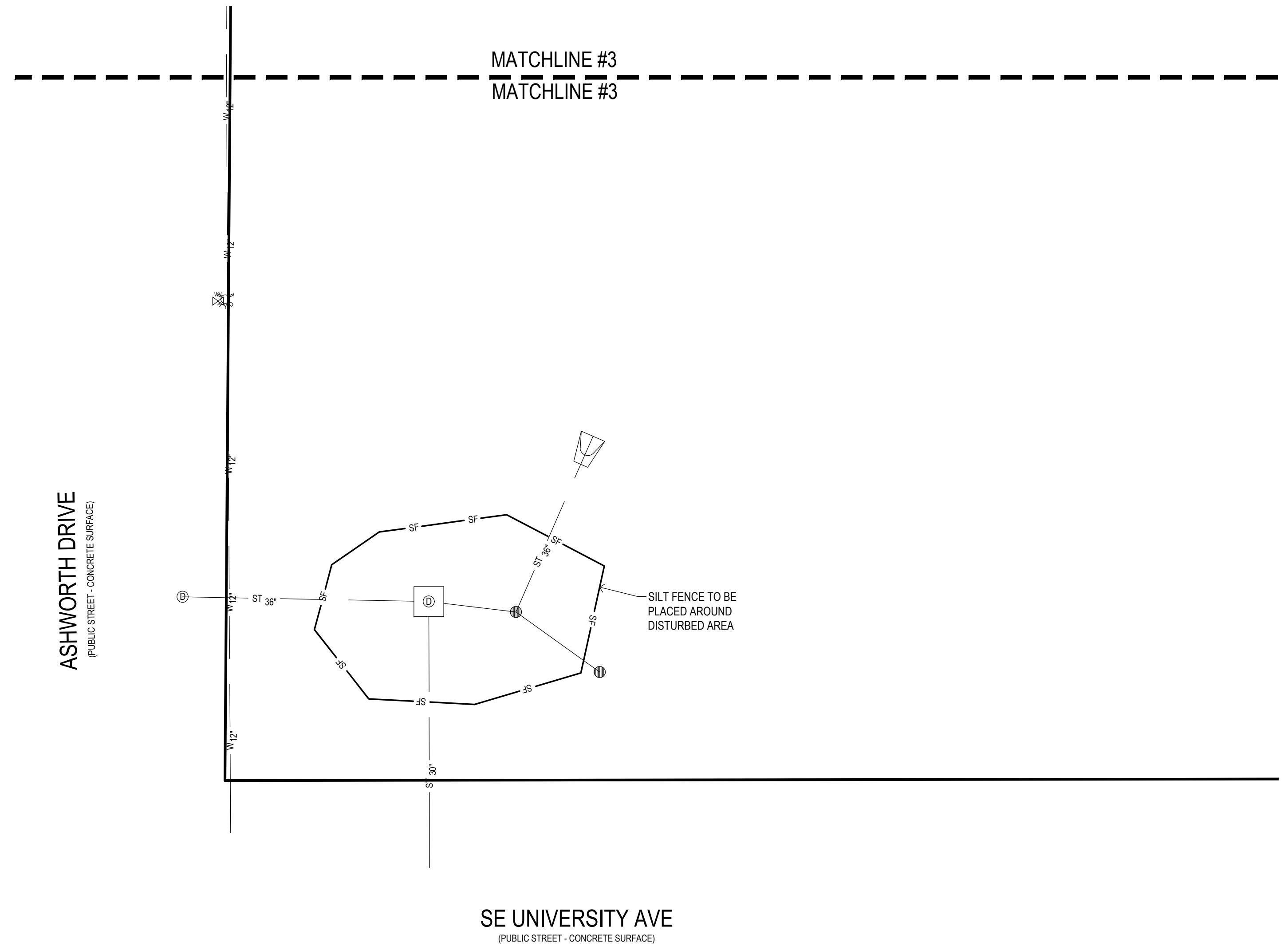
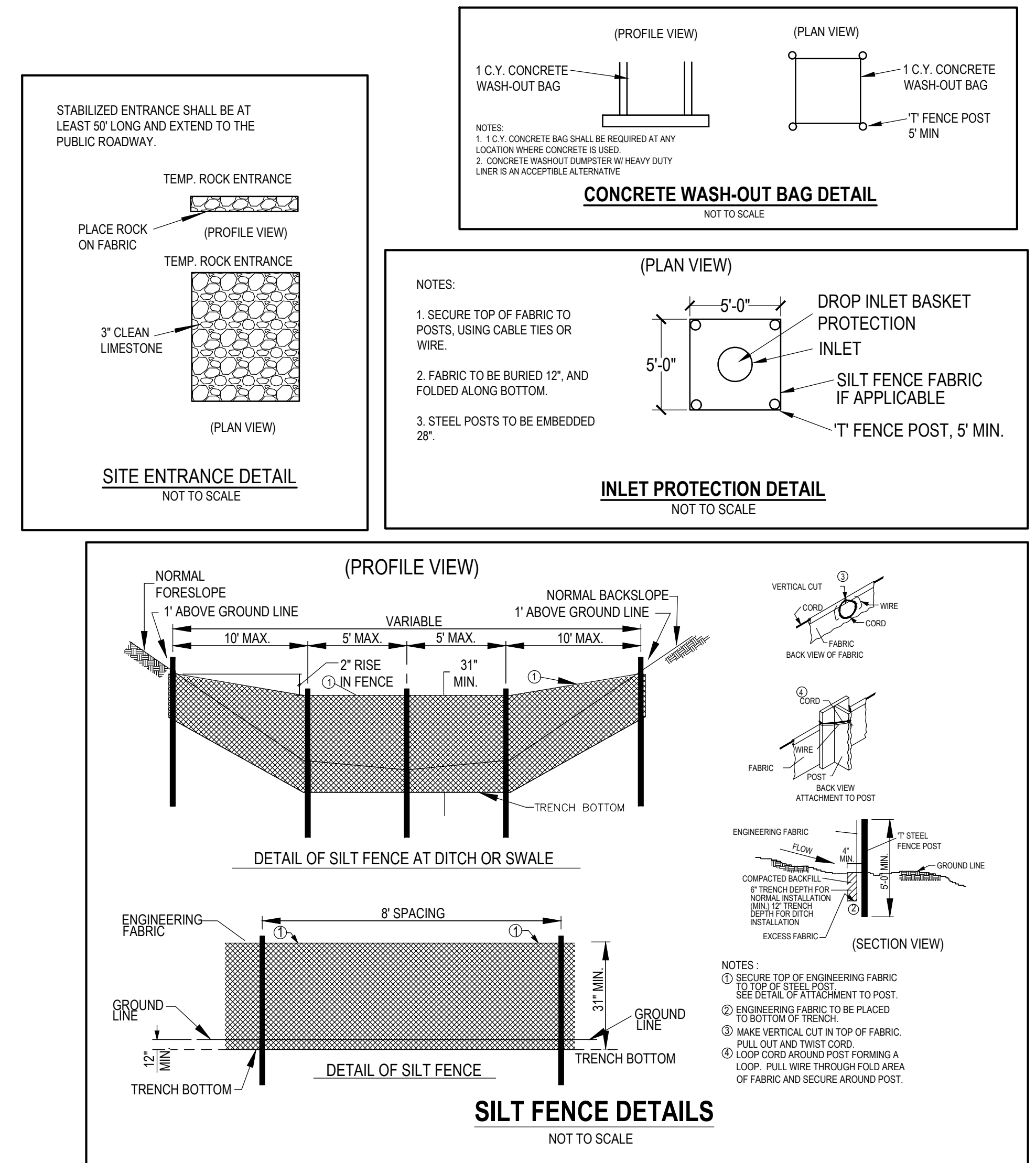
### EROSION CONTROL REMOVAL NOTES:

- 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.

### GENERAL NOTES:

- ALL BIORETENTION CELLS ARE TO BE CONSTRUCTED ONLY AFTER ALL OTHER CONSTRUCTION ITEMS ARE COMPLETE. SEDIMENT PROTECTION WILL BE REQUIRED IF IMMEDIATE UPSTREAM PROTECTION IS NOT ABLE TO BE COMPLETED.





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