SITE PLAN

LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

LEGAL DESCRIPTION:
LOT 8, WAUKEE TOWNE CENTER PLAT 3, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 12.30 ACRES

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2023 EDITION OF CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2023 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
   a. CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
   b. WAUKEE TOWNE CENTER, LLC
   c. CIVIL ENGINEERING CONSULTANTS, INC.
   d. IOWA ONE-CALL
2. CONTRACTOR IS RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETING WITH CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. ALL TESTING IS TO BE COMPLETED PER CITY OF WAUKEE STANDARD SPECIFICATIONS. ALL TESTING IS TO BE WITNESSED BY CITY OF WAUKEE.
4. 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.
5. CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
7. ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF WAUKEE ENGINEERING DEPARTMENT.
8. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF WAUKEE ENGINEERING DEPARTMENT.
9. CONTRACTOR SHALL NOTIFY CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
10. ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER DIRECT SUPERVISION OF LICENSED ENGINEER OR LAND SURVEYOR.
11. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
12. CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.
13. IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
14. SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE DESIGNED AND INSTALLED PER LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMPS ARE TO BE STAKED OUT BY ENGINEER.
15. ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
16. CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, OR AS PRESCRIBED IN GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
21. CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
22. GEOTECHNICAL REPORT CAN BE OBTAINED BY CONTACTING APPLICANT AND ASKING FOR GEOTECHINCAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN:231420
23. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES.

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

GRADING NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   a. CITY OF WAUKEE - ENGINEERING DEPARTMENT
   b. WAUKEE TOWNE CENTER, LLC
   c. CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
   d. IOWA ONE-CALL
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, S.U.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN:231420
3. ALL SPOT ELEVATIONS ARE AT GUTTER U.N.O.
4. WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO SITE.
5. 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 RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
6. 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.
7. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
8. AREAS TO RECEIVE FILL TO BE BENCHED.
9. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
10. ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR.
11. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
12. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
13. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
14. ALL FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
16. BACKFILL TO TOP OF ALL CURBS.
17. ANY CONFLICTS BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.

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

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

Sheet List Table

POND MAINTENANCE PLAN FROM ISWMM SECTION 9.11 PG. 44

ACTIVITY	SCHEDULE
INSPECT STORM INLETS, OUTLETS FOR DEBRIS. LOOK FOR SIGNS OF SEDIMENT ACCUMULATION, FLOW CHANNELIZATION, EROSION DAMAGE, LOCAL STREAMBANK INSTABILITY. CHECK THE OUTFALL FOR SIGNS OF SURFACE EROSION, SEEPAGE, OR TUNNELING ALONG OUTFALL PIPE.	AT LEAST ANNUALLY AND AFTER RAIN EVENTS OF 1.25" OR LARGER
CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURE.	AT LEAST THREE TIMES ANNUALLY
MONITOR VEGETATION AND PERFORM REPLACEMENT PLANTING AS NECESSARY.	ANNUALLY (AFTER SHORT-TERM ESTABLISHMENT PERIOD)
- EXAMINE STABILITY OF THE SAFETY BENCH AND SHORELINE EDGE - INSPECT FOR INVASIVE VEGETATION AND REMOVE WHERE POSSIBLE - INSPECT FOR DAMAGE TO THE EMBANKMENT AND INLET/OUTLET STRUCTURES; REPAIR AS NECESSARY - NOTE ANY SIGNS OF HYDROCARBON BUILD-UP AND REMOVE ACCORDINGLY	ANNUAL INSPECTION
REPAIR UNDERCUT OR ERODED AREAS.	WHEN OBSERVED
HARVEST WETLAND PLANTS THAT HAVE BEEN "CHOKED OUT" BY SEDIMENT ACCUMULATION.	ANNUALLY
REMOVE SEDIMENT WHEN TOTAL POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (~25%), WHEN PLANTS ALONG POND EDGE ARE "CHOKED" WITH SEDIMENT OR THE POND BECOMES EUTROPHIC (ESTIMATED TIME: EVERY 10-20 YEARS).	AS NEEDED; WHEN APPROXIMATELY 6-INCHES OF DEPTH IS LOST IN THE PORTION LOCATED ON LOT 2, OR AS NOTED

THE PRESERVER NOTES
1. 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.

1.1 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.

1.2 NOTEWORTHY ITEMS DURING INSPECTION SHALL INCLUDE (BUT NOT LIMITED TO):

1.2.1 POLLUTANT DEPTHS - OIL/FLOATABLES, SEDIMENT/SETTLEABLE SOLIDS

1.2.2 SITE CONDITIONS - STABILIZATION, CONSTRUCTION ACTIVITY, EQUIPMENT WASH-DOWN, EROSION, WINTER SANDING

1.2.3 MAINTENANCE/CLEANING PERFORMANCE

1.2.4 POLLUTANT COMPOSITION - HYDROCARBONS (OIL, GAS, GREASE), TRASH, ORGANICS

1.2.5 WATER LEVEL - BELOW OUTLET INVERT INDICATES LEAKING

1.2.6 STRUCTURAL CONDITION - CASTING CONDITION, CHIMNEY CONDITION (ADJUSTING RING DETERIORATION, LEAKING/PROPER SEAL), SPALLING CONCRETE, PRESERVER COMPONENTS (CONDITION, CONNECTIONS, DEBRIS ACCUMULATION)

1.3 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.

1.3.1 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 ENTRY PROCEDURES SHALL BE FOLLOWED IF PHYSICAL ACCESS IS NECESSARY.

1.3.2 STRUCTURAL CONDITION SHALL BE DETERMINED AFTER CLEANOUT OF THE STRUCTURE. ANY NECESSARY REPAIRS SHALL OCCUR AS SOON AS POSSIBLE.

STORM NOTES
1. 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.
2. ALL STORM SEWER ARE TO BE CLEANED AND TELEVISED UPON COMPLETION.
3. PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.

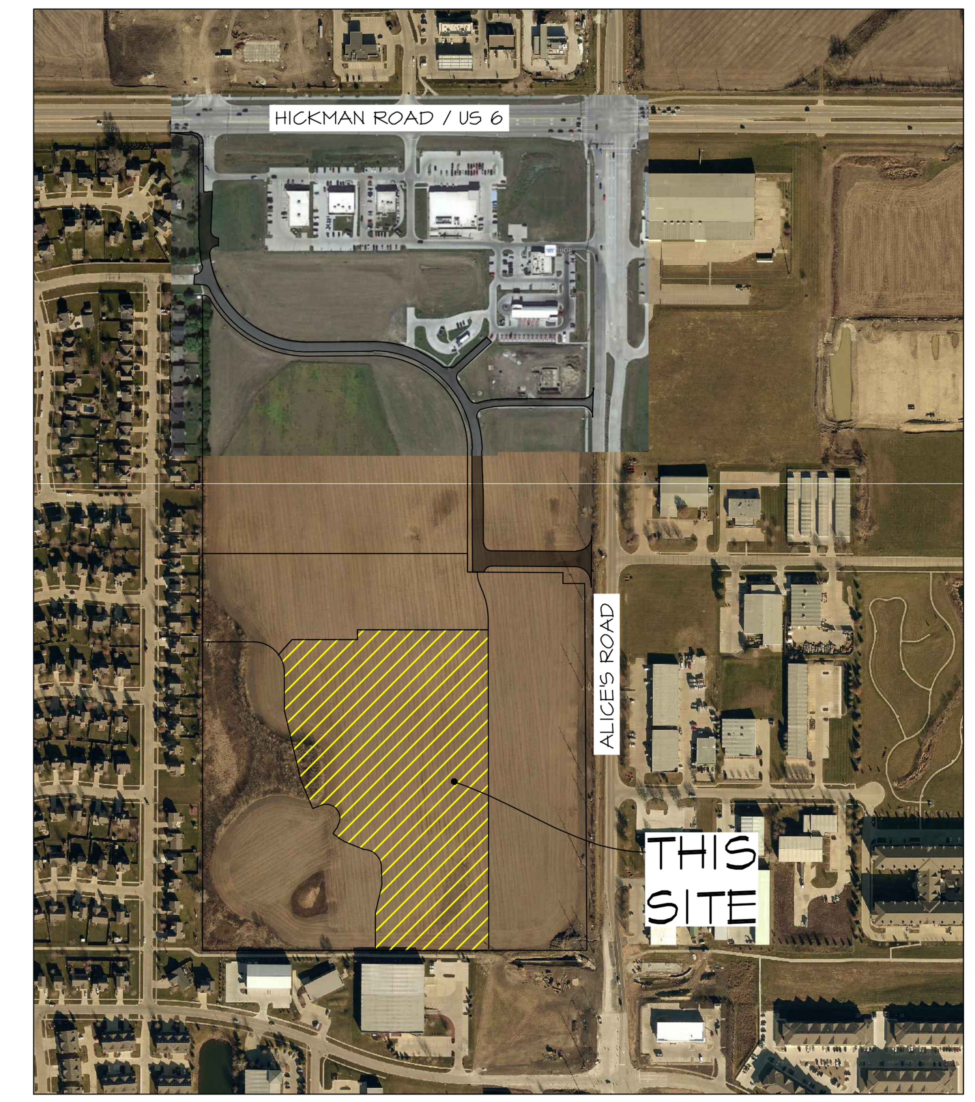
FIRE SAFETY CONSTRUCTION NOTES:
1. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WHEN CONSTRUCTION BEGINS.
2. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION AFTER FOOTING INSTALLATION, AN APPROVED ROUTE AROUND EXTERIOR OF BUILDING TO EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF EXTERIOR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

TRENCH DRAIN MAINTENANCE
1. AT LEAST ONCE ANNUALLY, THE FOLLOWING SHALL BE REQUIRED FOR MAINTENANCE AND CLEANING AT ALL TRENCH DRAIN LOCATIONS:

1.1. REMOVE GRATE SECTIONS FROM TRENCH.

1.2. REMOVE ANY DEBRIS, LEAVES, SILT, SEDIMENT, AND LAWN CLIPPINGS AND DISPOSE OF THEM.

1.3. PUT TRENCH GRATES BACK AND LOCK THEM INTO PLACE.



NORTH

VICINITY SKETCH

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

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

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

ZONING/LAND USE
PD C-1 (BOOK: 2022; PAGE: 20201)

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

BENCHMARK
CUT 'X' ON TOP OF WEST CURB LINE OF LAUREL STREET IN FRONT OF FIRE HYDRANT AND LYING APPROXIMATELY 30 FEET SOUTH OF THE NW CORNER OF LOT 5, WAUKEE TOWNE CETER PLAT 1.

ELEVATION--------------------1040.75

UTILITY CONTACTS

SANITARY SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-978-7920)
WATER MAIN	- WAUKEE PUBLIC WORKS DEPARTMENT (515-978-7920)
STORM SEWER	- WAUKEE PUBLIC WORKS DEPARTMENT (515-978-7920)
NATURAL GAS UTILITY	- CITY OF WAUKEE (515-978-7920)
ELECTRIC	- MID AMERICAN ENERGY (515-252-6597)

P.U.D. PARKING (LESS TARGET):
REQUIRED: 959 SPACES - SEE ACCOMPANYING MATERIALS

PROPOSED: 966 SPACES INCLUDING 20 ADA STALLS

BUFFERS:
BUFFER SOUTH - 25'

SITE ADDRESS:
1050 SE LAUREL STREET
WAUKEE, IOWA 50263

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811

GENERAL LEGEND
PROPOSED
PLAT BOUNDARY
SECTION LINE
LOT LINE
CENTERLINE
EASEMENT LINE
FLARED END SECTION
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-504 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-511 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
TYPE SW-403 STORM MANHOLE
TYPE SW-403 STORM MANHOLE
TYPE SW-301 SANITARY MANHOLE
TYPE SW-302 SANITARY MANHOLE
TYPE SW-304 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
BLOW-OFF HYDRANT
DETECTABLE WARNING PANEL

SAN 12"	SANITARY SEWER WITH SIZE
SAN	SANITARY SERVICE
ST 15"	STORM SEWER WITH SIZE
ST	STORM SERVICE
W 8"	WATER SEWER WITH SIZE
W	WATER SERVICE
926	PROPOSED CONTOUR
	SILT FENCE
	RIP RAP
1234	ADDRESS
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
M.O.E.	MINIMUM OPENING ELEVATION
CC#_	CRITICAL CROSSING
	CRITICAL CROSSING LOCATION
U.N.O.	UNLESS NOTED OTHERWISE

EXISTING
LOT LINE
SANITARY/STORM MANHOLE
WATER VALVE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
STORM SEWER ROUND INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB
POWER POLE
STREET LIGHT
GUY ANCHOR
ELECTRIC TRANSFORMER
GAS METER
TELEPHONE RISER
SIGN

CATV	UNDERGROUND TELEVISION
UGE	UNDERGROUND ELECTRIC
G	UNDERGROUND GAS
UGFO	UNDERGROUND FIBER OPTIC
UGT	UNDERGROUND TELEPHONE
OHW	OVERHEAD ELECTRIC
SAN 8"	SANITARY SEWER WITH SIZE
ST 12"	STORM SEWER WITH SIZE
W 8"	WATER MAIN WITH SIZE
926	EXISTING CONTOUR
	TREELINE
TS	TRAFFIC SIGNAL
U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CURB

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19049C0335F MAP REVISED DECEMBER 7, 2018.

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

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

P.U.D. OPEN SPACE CALCULATION:

CATEGORY	REQUIRED AREA	REQUIRED %	PROPOSED AREA	PROPOSED %
BUILDINGS*			319,778.38	18.68%
PAVEMENTS			863,972.12	50.46%
OPEN SPACE	342,437.32	20.00%	528,436.12	30.86%
TOTAL			1,712,186.62	100.00%

*INCLUDES BUILDINGS AS SHOWN

GREEN SPACE PROVIDED UNDER THIS SITE PLAN: 79,976 S.F.
REMAINDER WITHIN P.U.D. PROVIDED WITHIN SHOPPING CENTER. SEE CALC. ABOVE.

CERTIFICATION

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

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

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

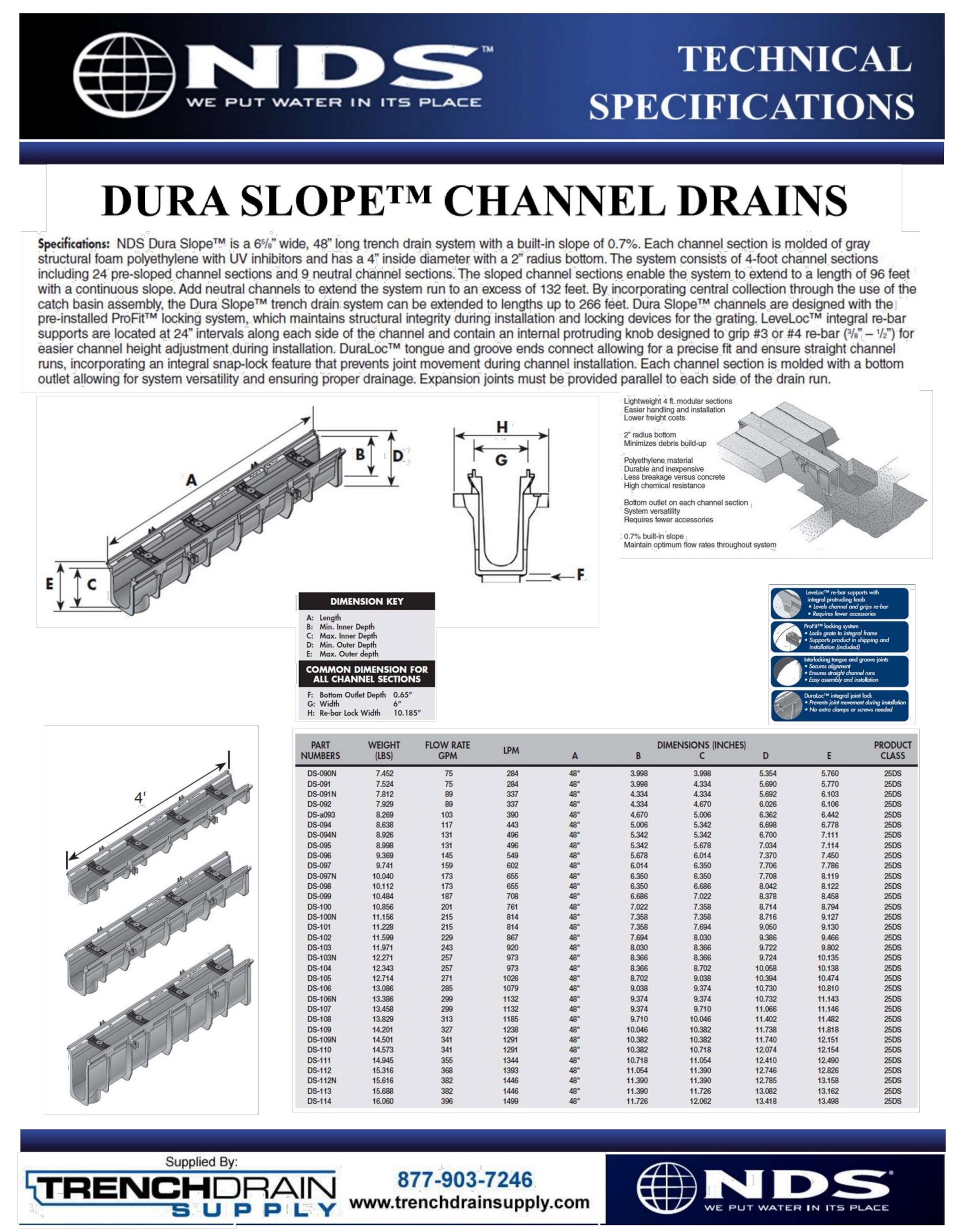
CODY T. WEAVER, IOWA LIC. NO. 25085 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

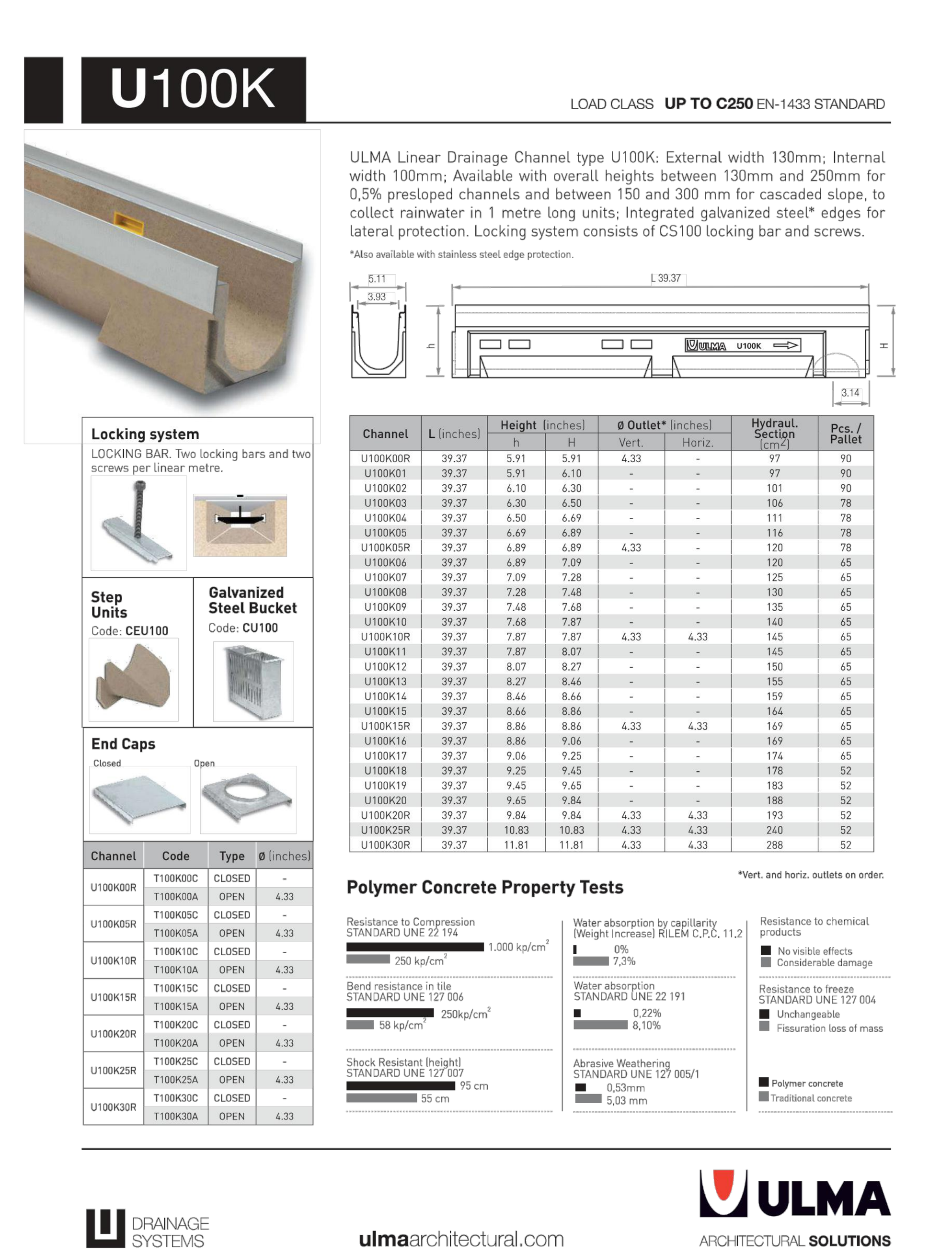
PRELIMINARY - NOT FOR CONSTRUCTION

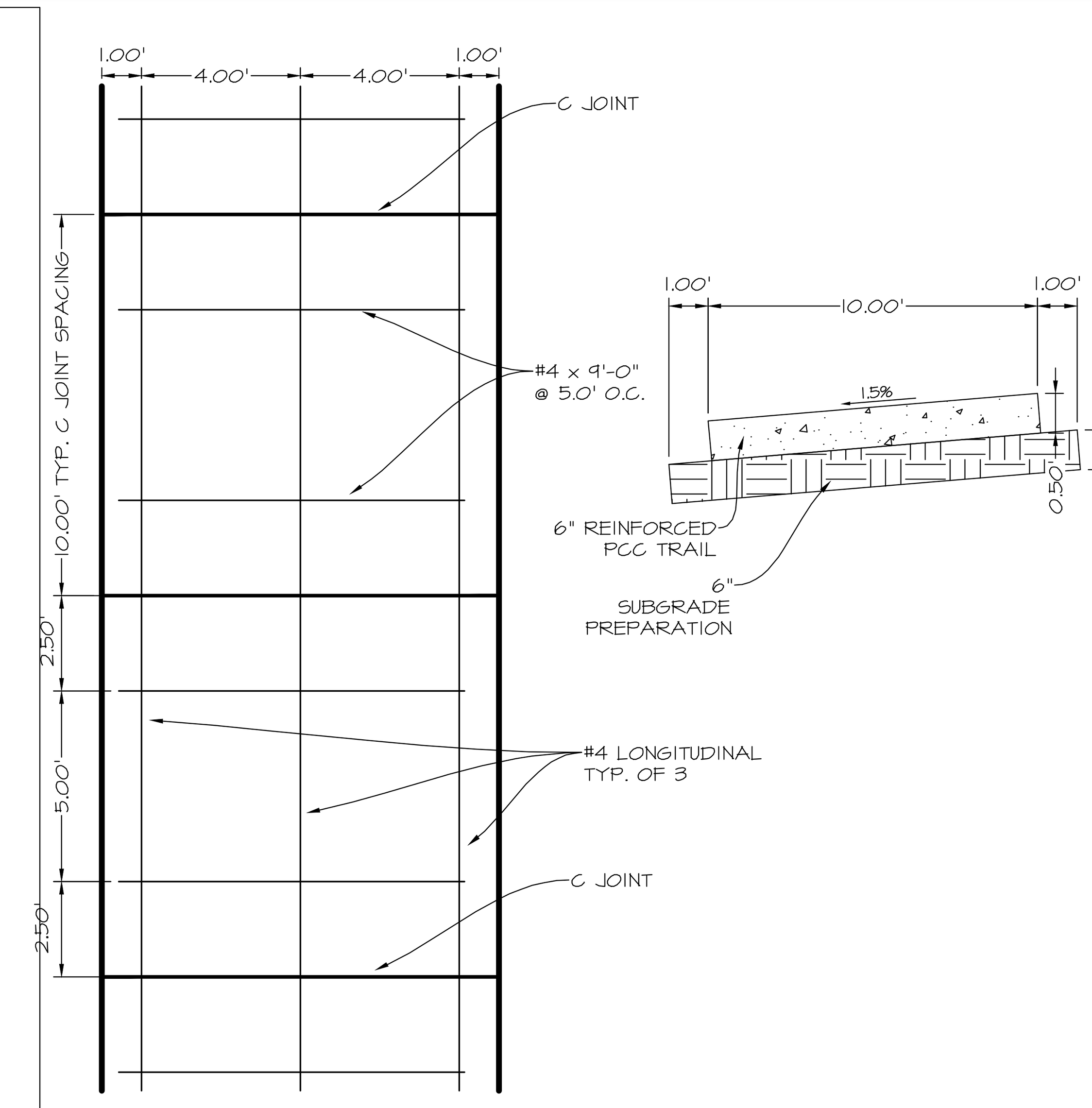
CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

DATE:	2024-03-14 - 7TH SUBMITTAL
	2024-02-27 - 6TH SUBMITTAL
	2024-02-09 - 5TH SUBMITTAL
	2024-01-03 - 4TH SUBMITTAL
DATE OF SURVEY:	2023-05-03
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA
COVER

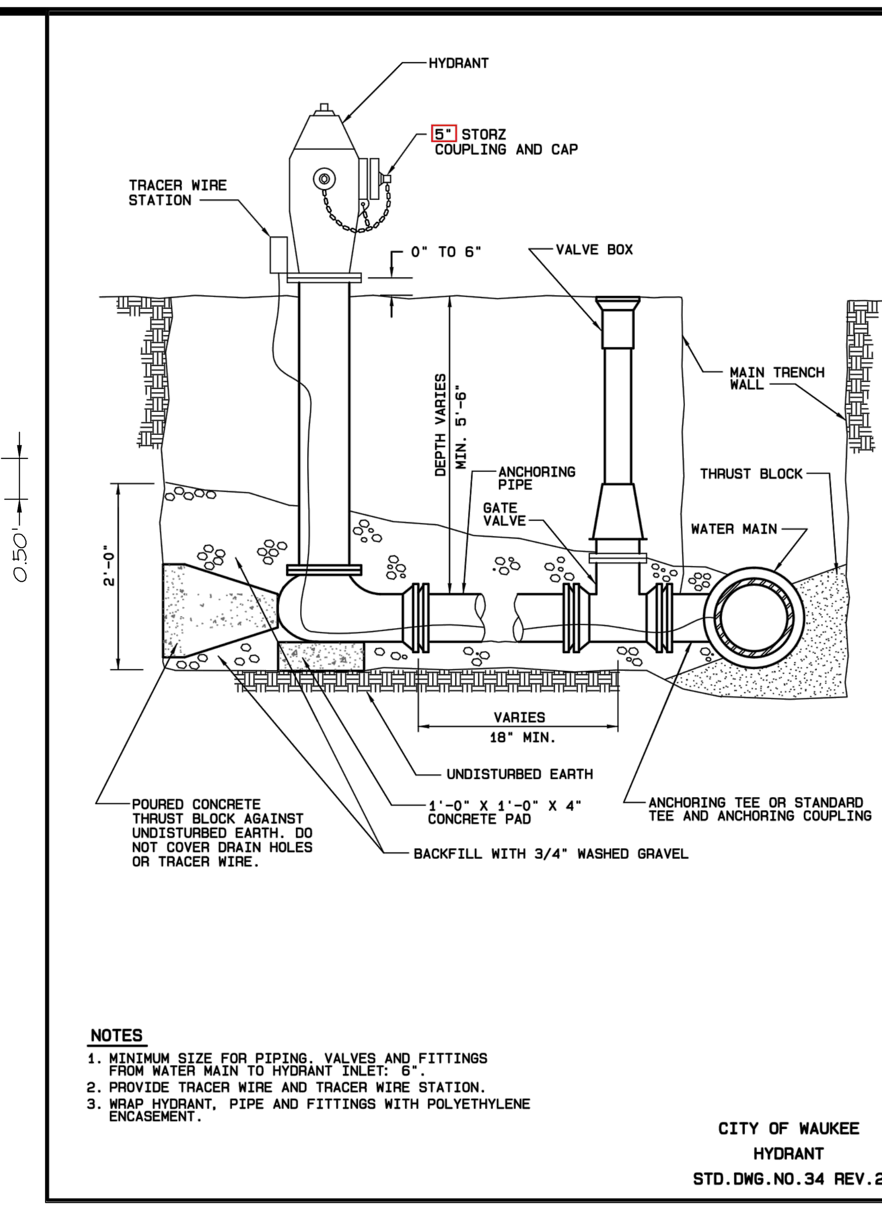






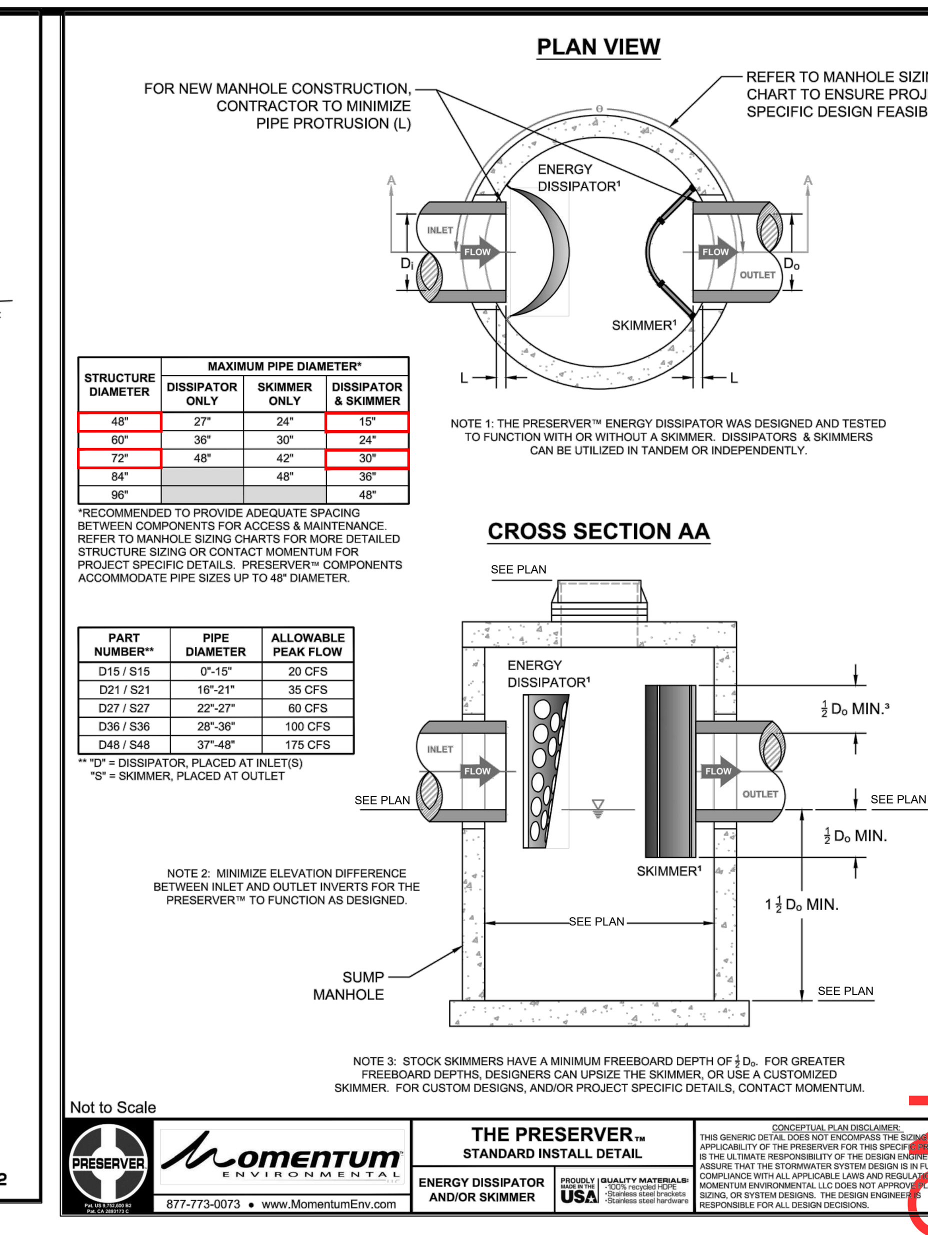
10' TRAIL REINFORCEMENT DETAILS

NO SCALE



NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

CITY OF WAUKEE
HYDRANT
STD.DWG.NO.34 REV.2



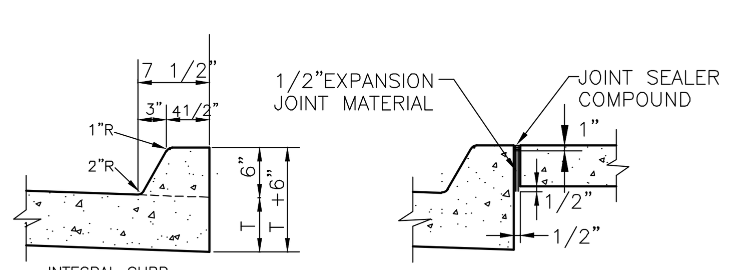
PART NO.	MATERIAL	WEIGHT	OPEN AREA	FLOW RATE
436	316L MARINE STAINLESS	10.0 LBS.	43%	86.29 GPM PER LINEAR FOOT WITH 1/2" OF HEAD
437		5.0 LBS.		

APPLICATION LOAD CLASS B125: SIDEWALKS, PARKING LOTS AND CAR PARKING DECKS. DESIGNED FOR A DISTRIBUTED PRESSURE OF 28,100 LBS. (125kN) ADA COMPLIANT FOR ACCESSIBLE ROUTES.

MEETS THE FOLLOWING STANDARDS AND SPECIFICATIONS:
-THE AMERICANS WITH DISABILITIES ACT OF 1990: 4.5.4
-ASME A112.6.3 SECTION 7.12 HEEL RESISTANT STRAINERS AND GRATES

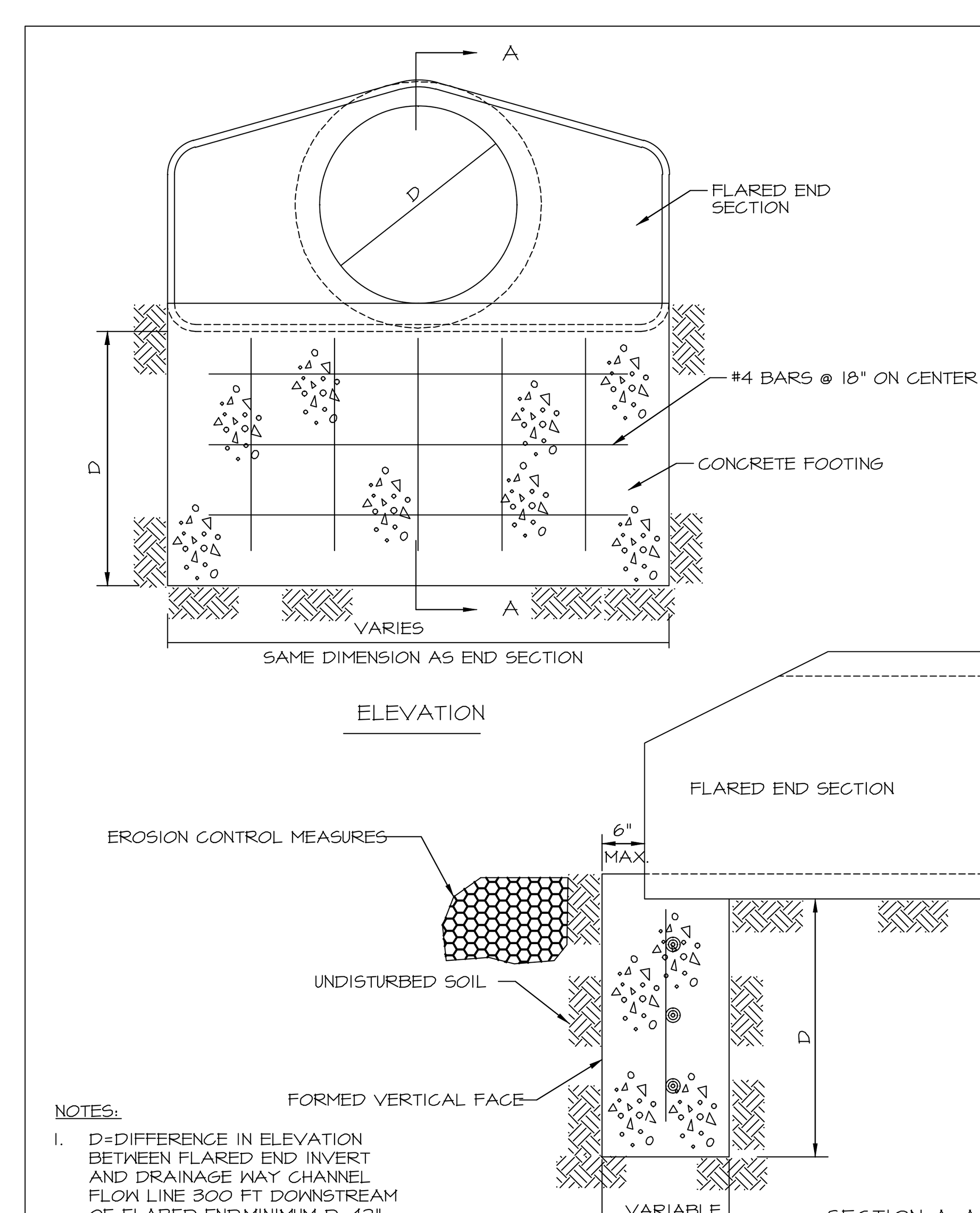
SYSTEM MFG	SYSTEM	LOCKING DEVICE
ULMA	U100K & U100KX	LD100X-2
	U100K CATCH BASIN	LD100X-2CB
	M100K & M100KX	LD100MX-2
	M100V	LD100MX-2
	HYDROPLUS	LD100X-2
	HYDROPLUS MINI	LD100MX-2
	D100	LD100X-2

DISCLAIMER - The customer and the customer's architects, engineers, consultants, and other professionals are completely responsible for the selection installation and maintenance of any product purchased from Trench Drain Systems and/or its manufacturers. TRENCH DRAIN SYSTEMS MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE SUITABILITY, DESIGN, MERCHANTIBILITY, OR FITNESS OF THE PRODUCT FOR CUSTOMERS APPLICATION. The drawing and information provided remain the property and copyright of the manufacturer listed. The manufacturer reserves the right to modify specification without notice.



CURB DETAILS

NO SCALE



NOTES:
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END;MINIMUM D=42"
2. INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

CITY OF WAUKEE
FLARED END SECTION FOOTING DETAIL
STD.DWG.NO.30 REV. 1

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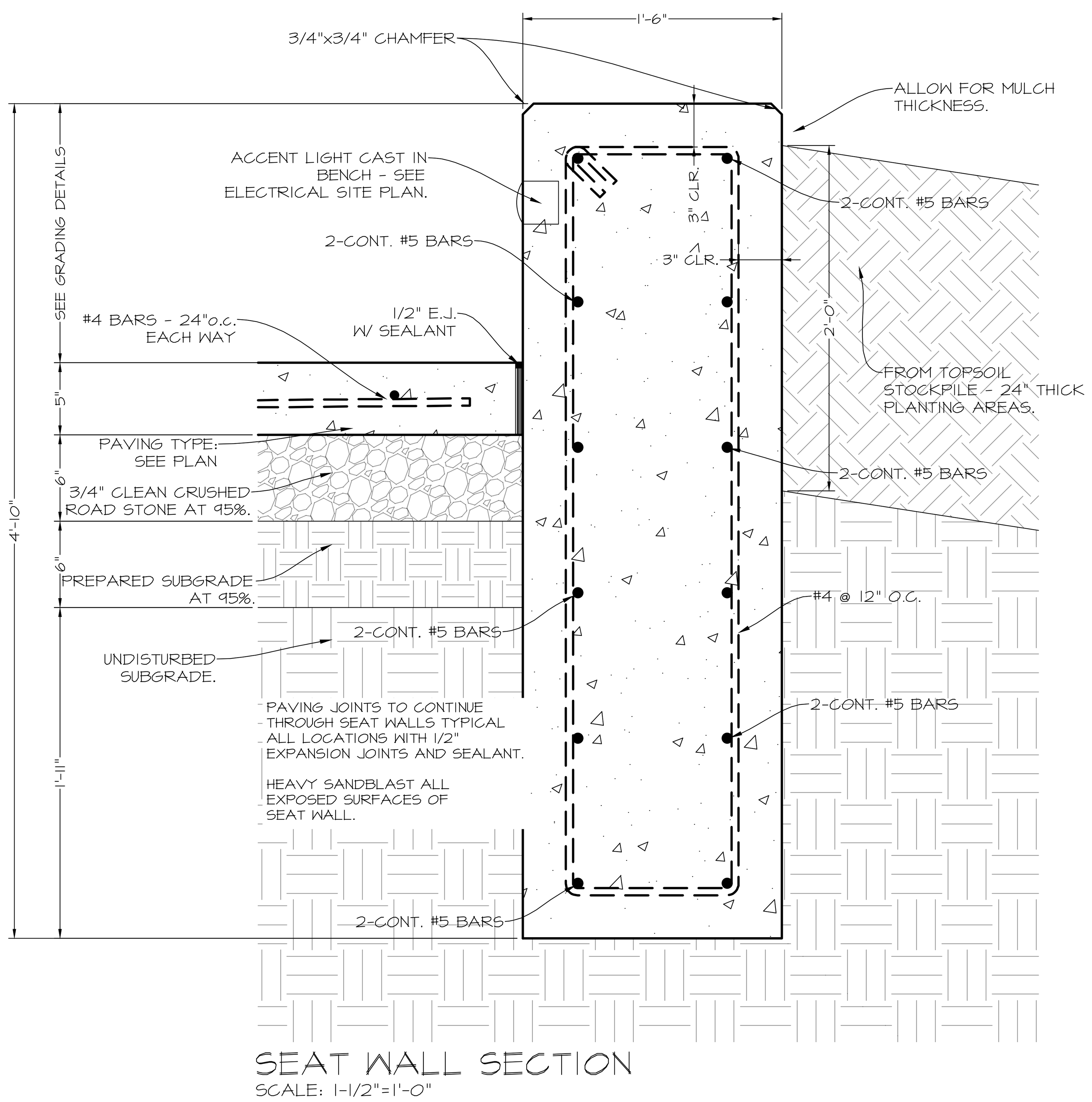
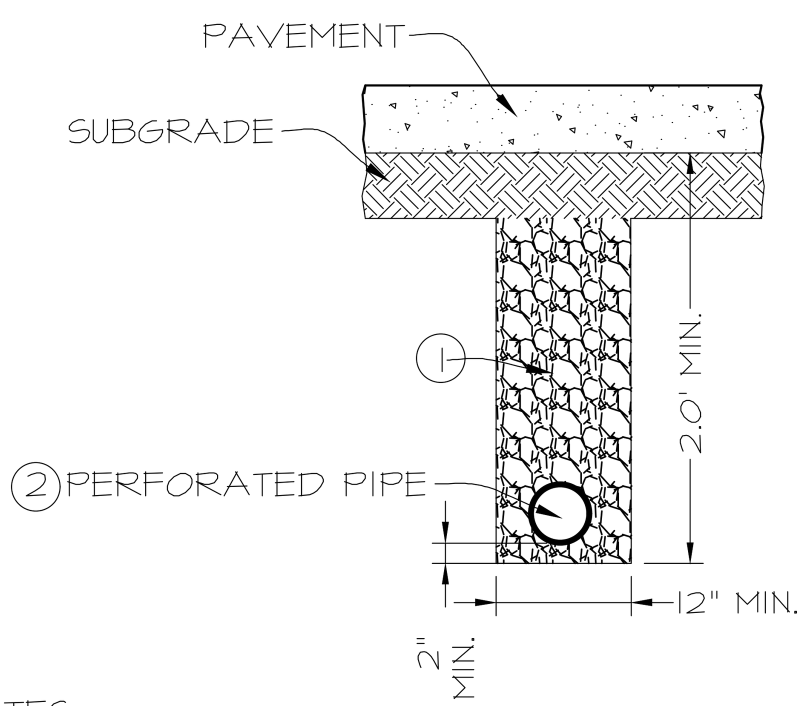
DATE OF SURVEY:	2023-05-03
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA
DETAILS



SEAT WALL SECTION

SCALE: 1-1/2"=1'-0"

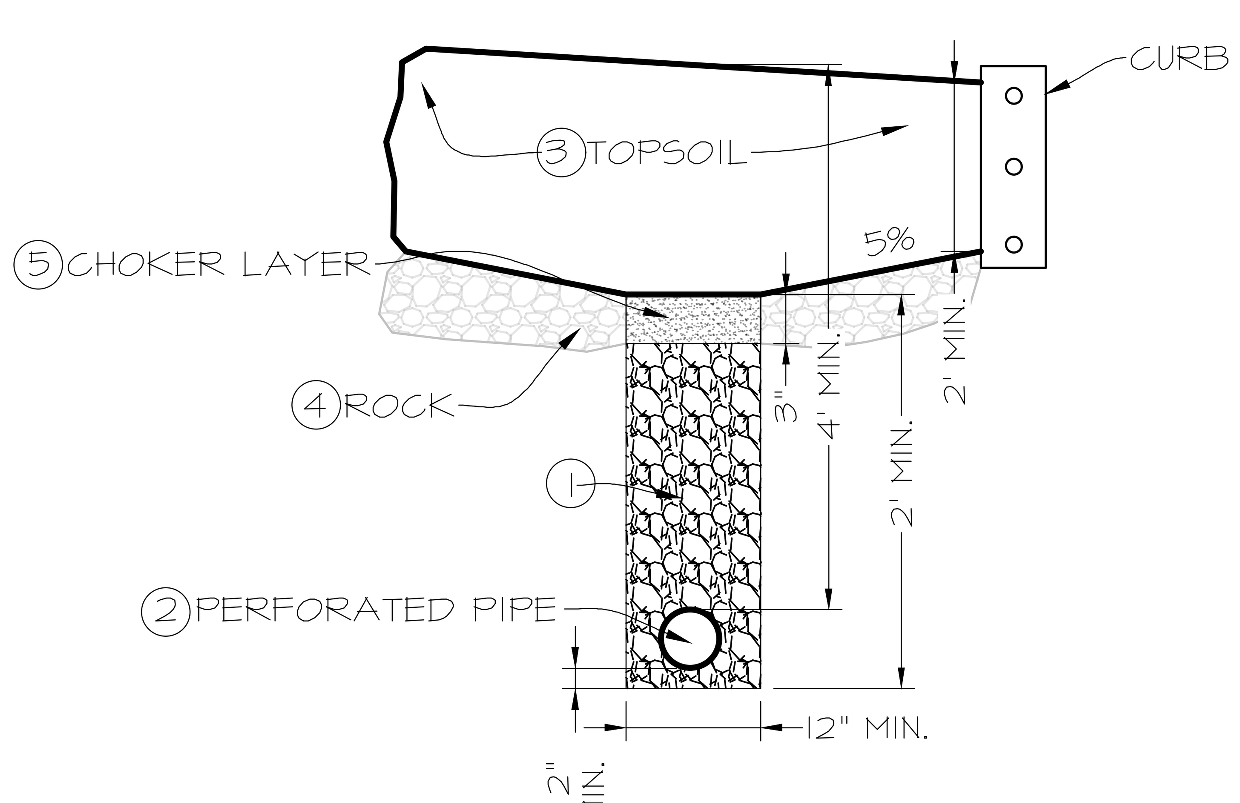


NOTES:

1. BACKFILL ALL SUBDRAIN WITH POROUS BACKFILL
2. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.

IMPERVIOUS SUBDRAIN DETAIL

NO SCALE

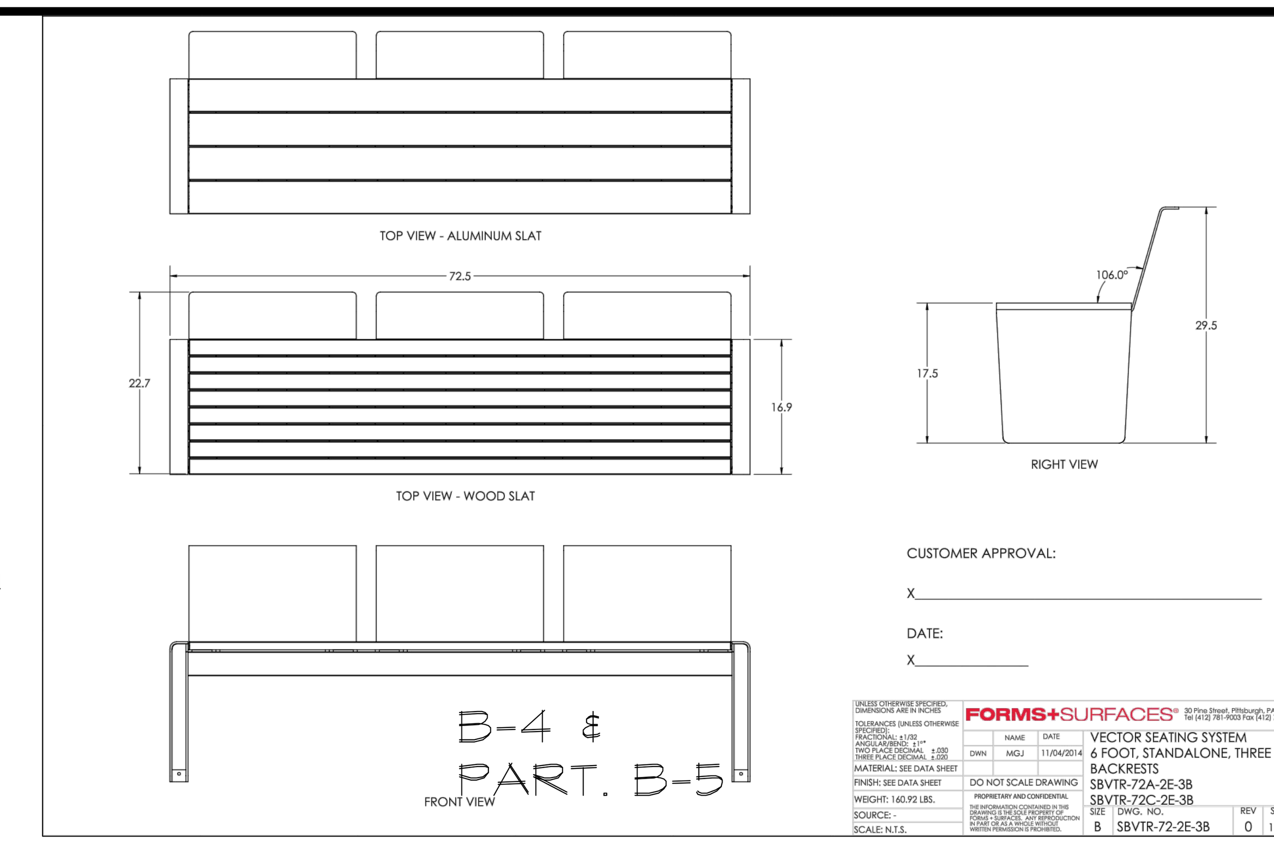


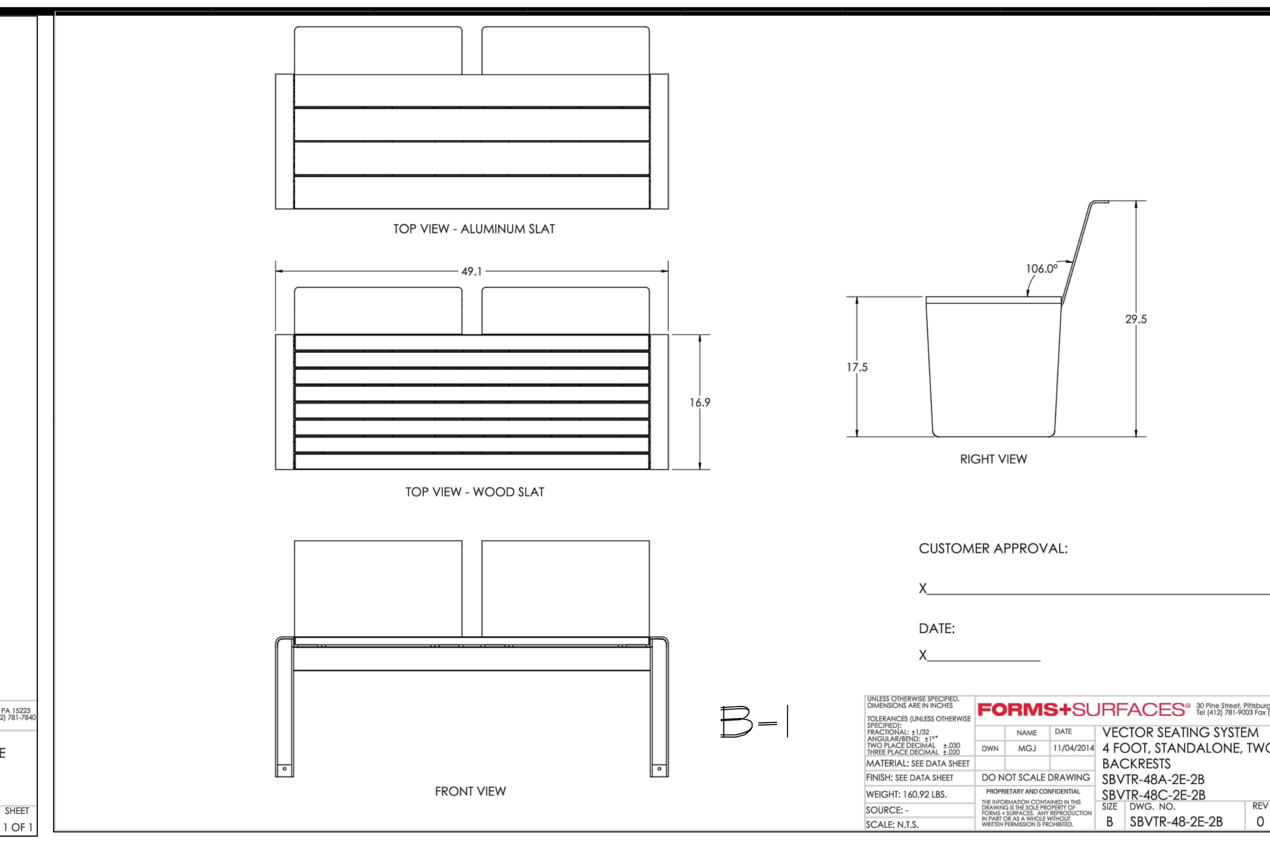
NOTES:

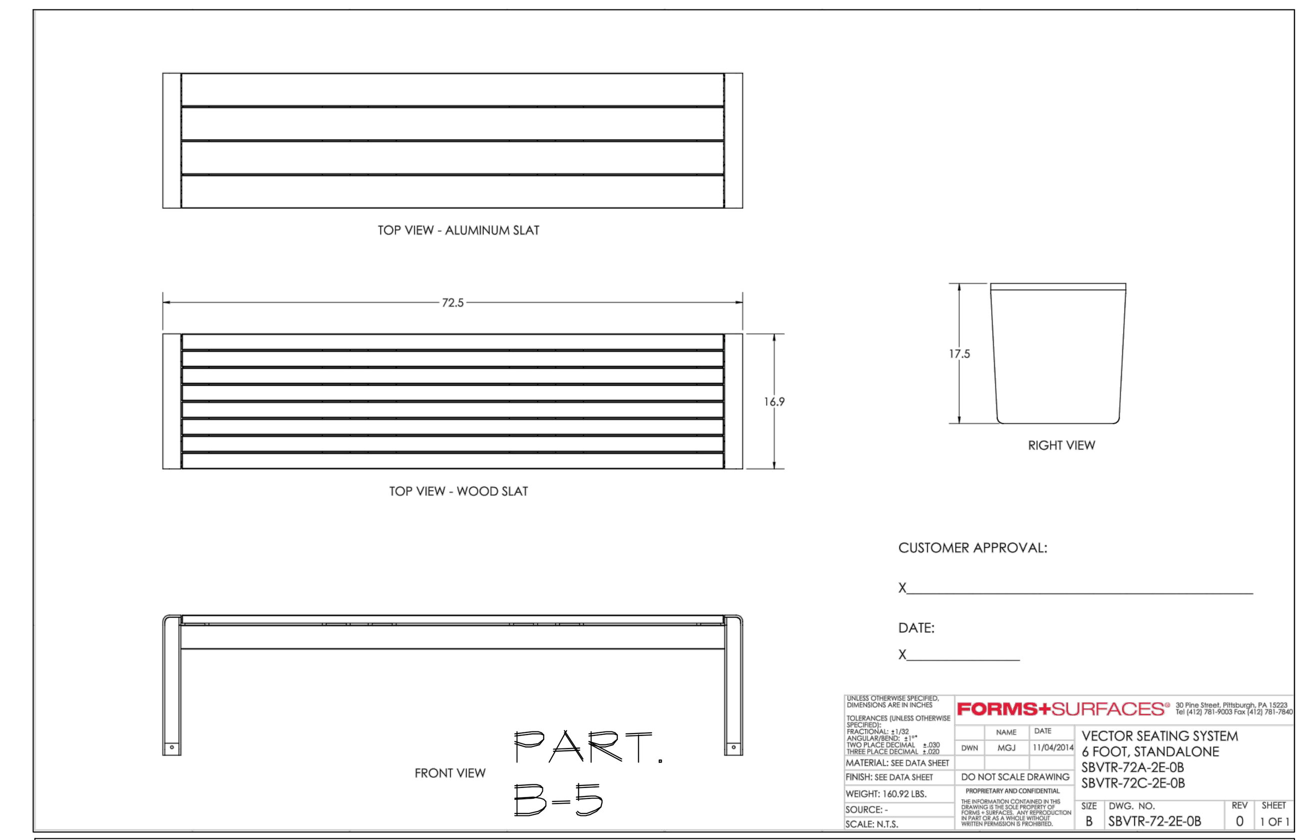
1. BACKFILL ALL SUBDRAIN WITH POROUS BACKFILL (1/2" - 3/4" CRUSHED, CLEAN STONE)
2. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
3. TOPSOIL SHALL BE COMPACTED TO 80%-85%
4. PLACE ROCK AS NECESSARY BETWEEN PROPOSED TOPSOIL AND EXISTING SUBGRADE
5. 3" CHOKER LAYER CONSISTS OF CLEAN, DURABLE 3/8" DIAMETER CHIP

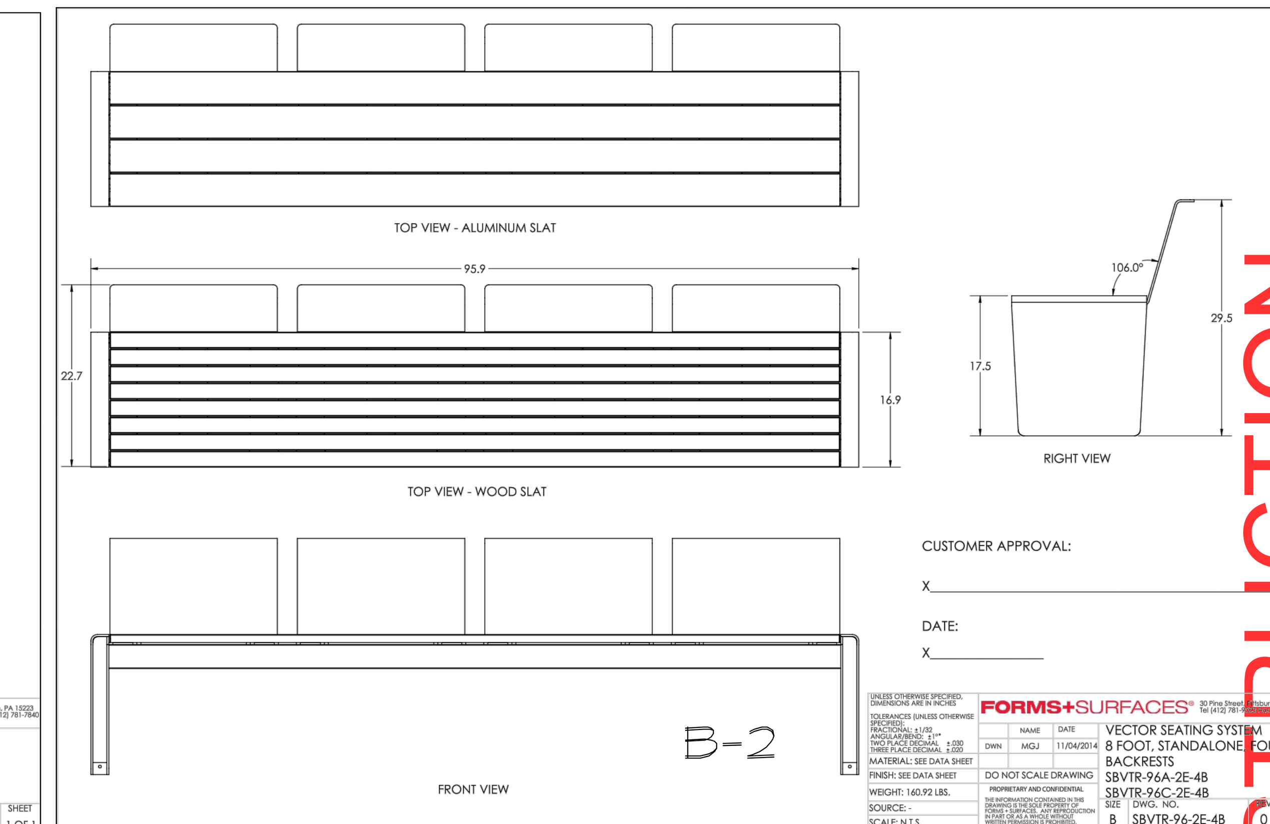
PERVIOUS SUBDRAIN DETAIL

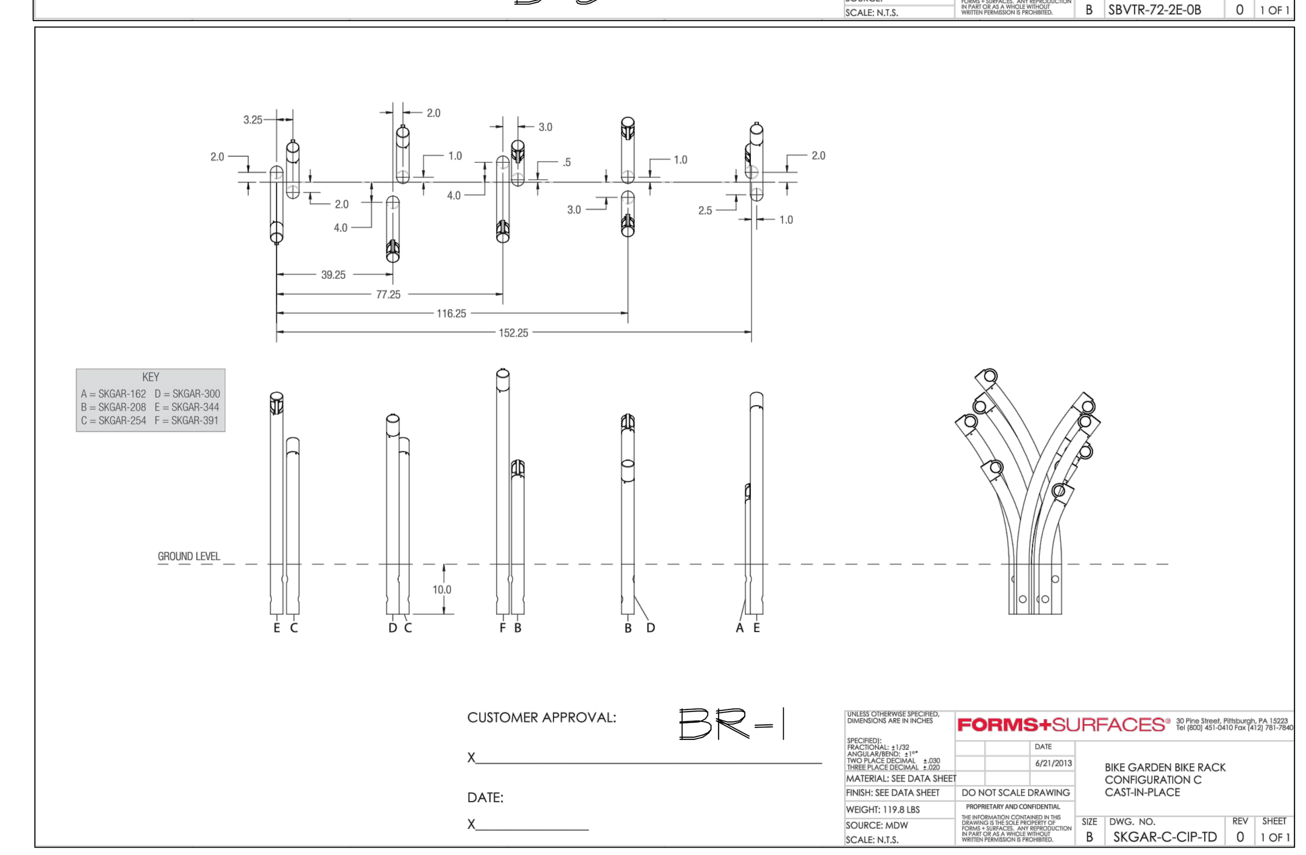
NO SCALE

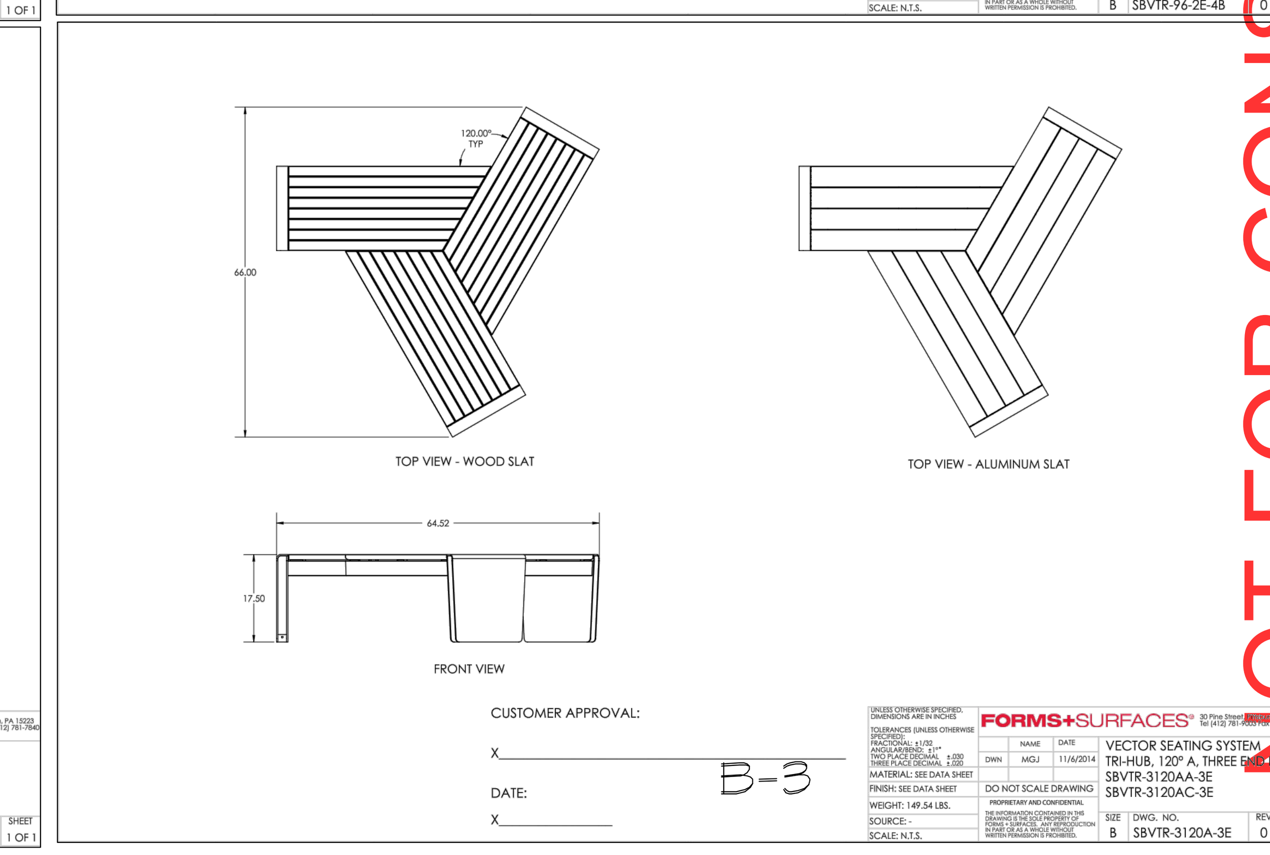


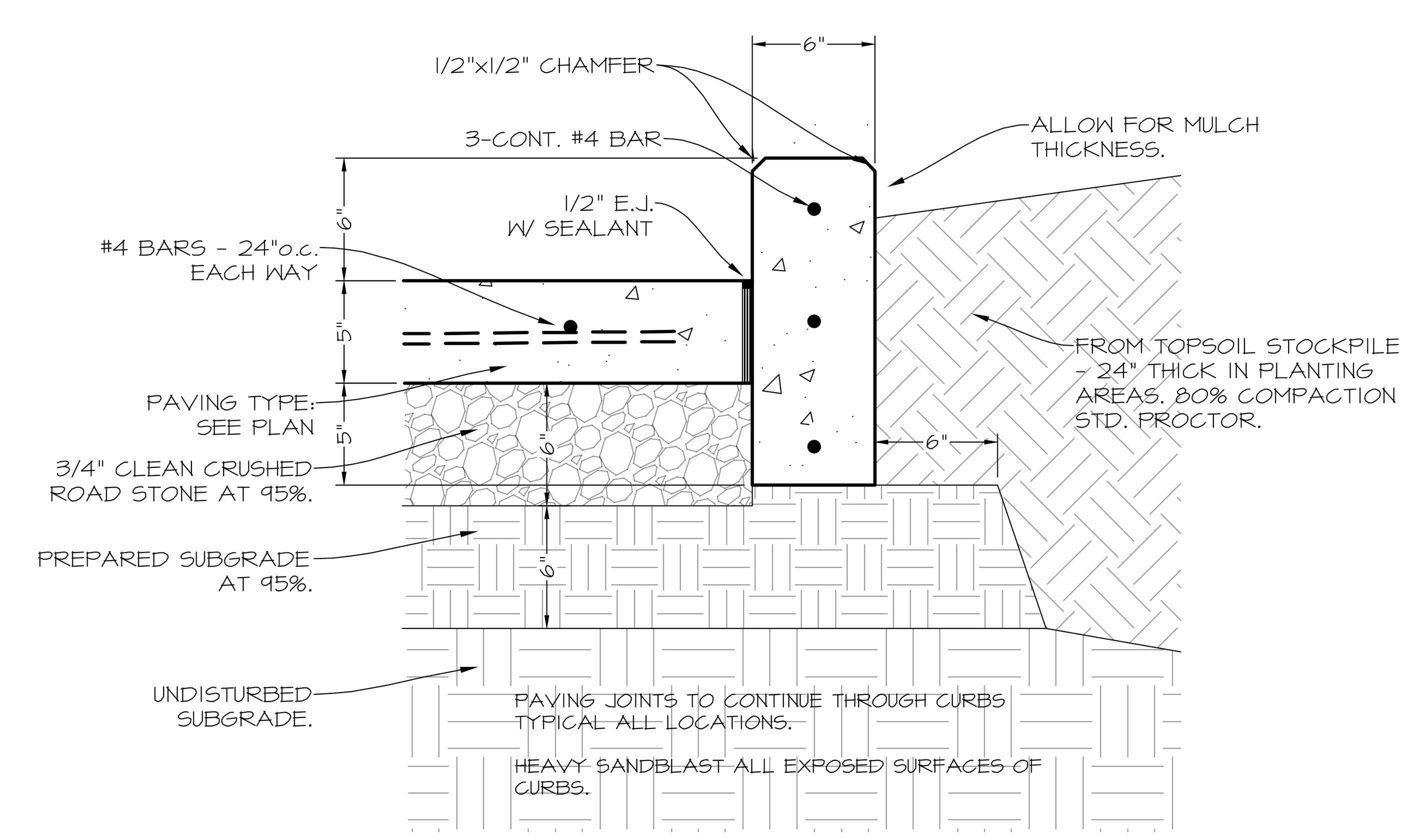






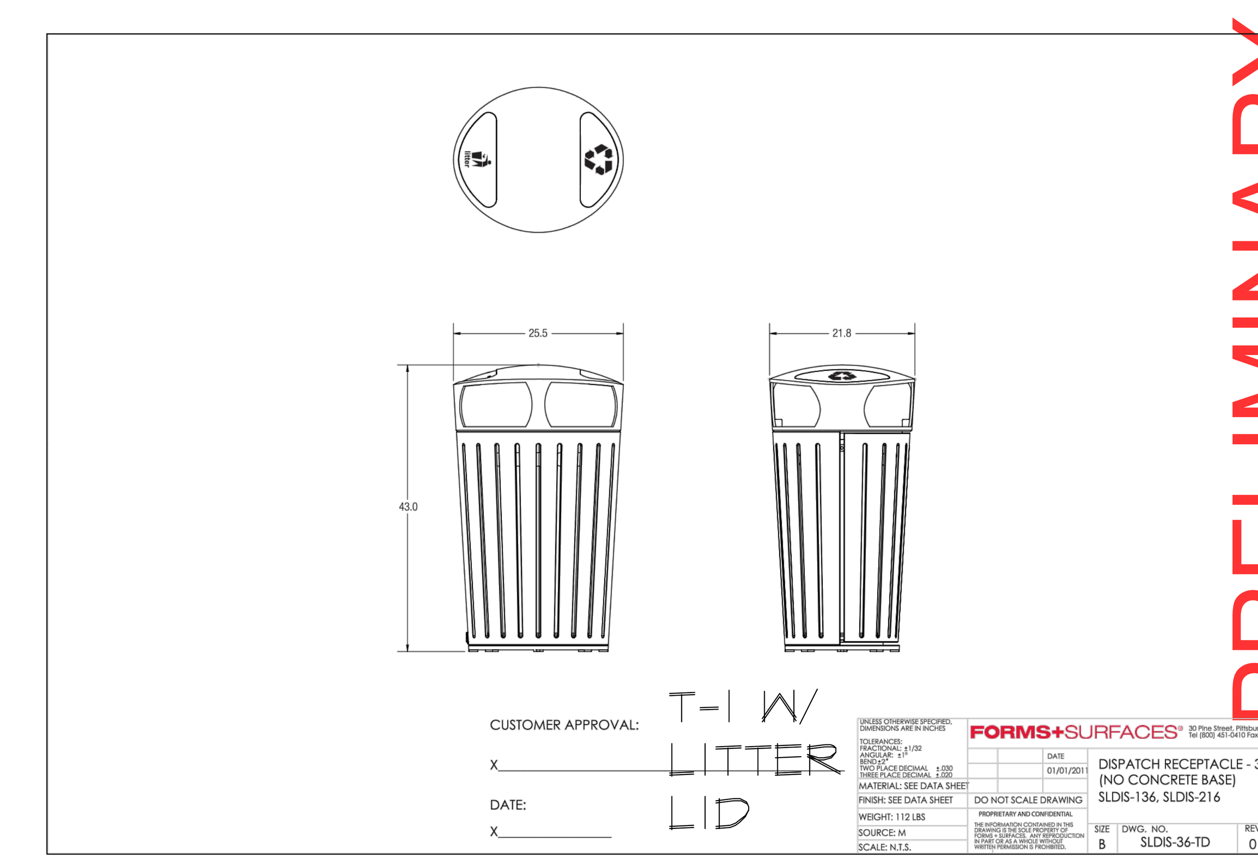






LIFESTYLE BEAM CURB SECTION

SCALE: 1-1/2"=1'-0"



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DRAWN BY:	LKW

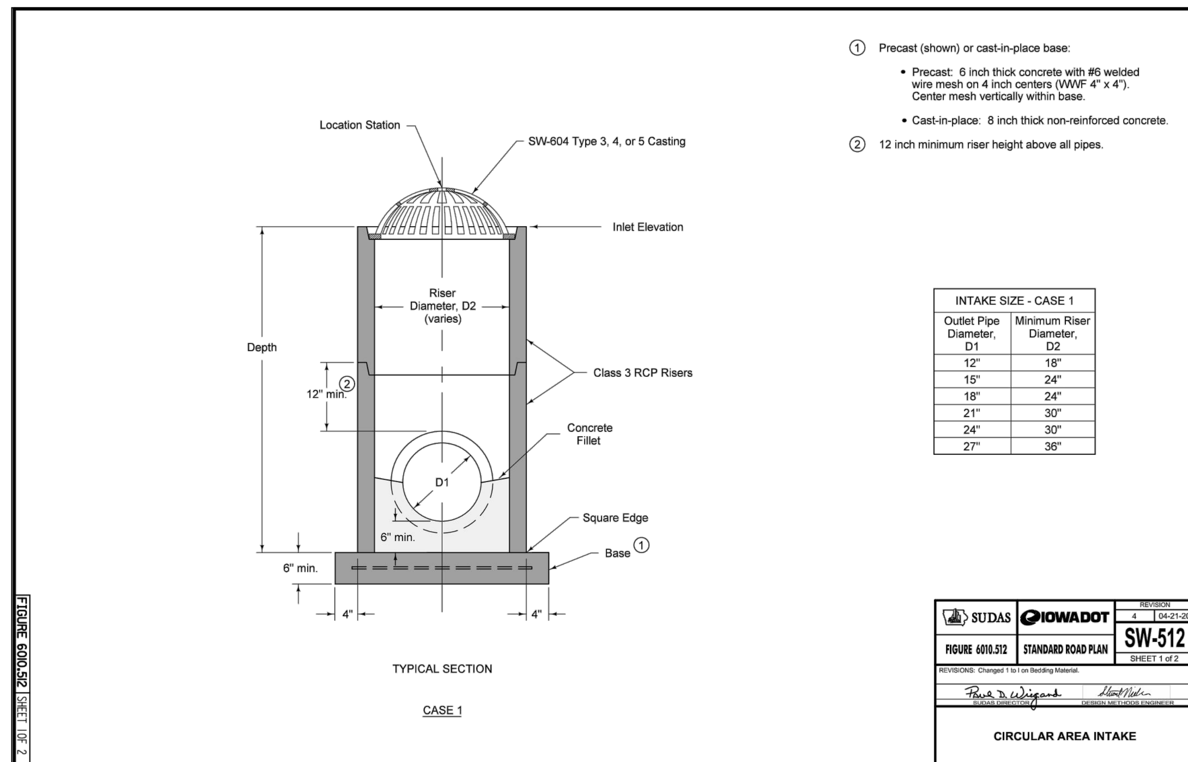
LOT 8, WAUKEE TOWNE CENTER PLAT 3

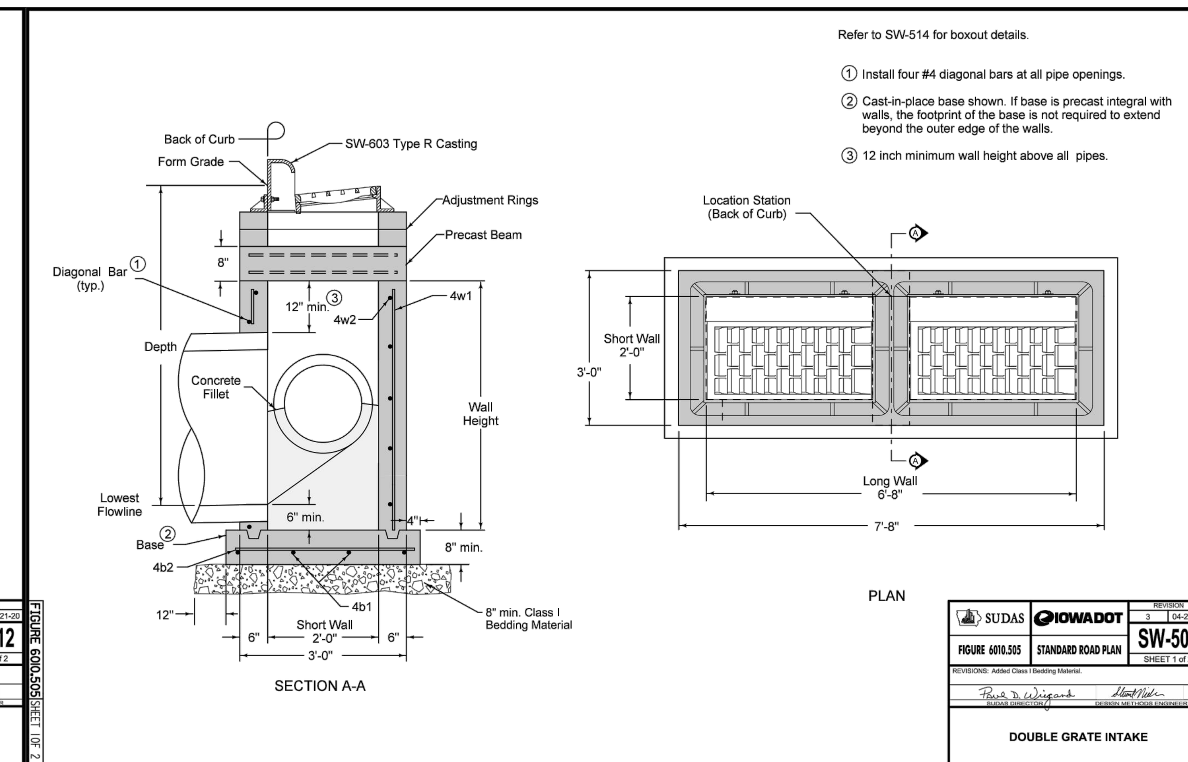
WAUKEE, IOWA

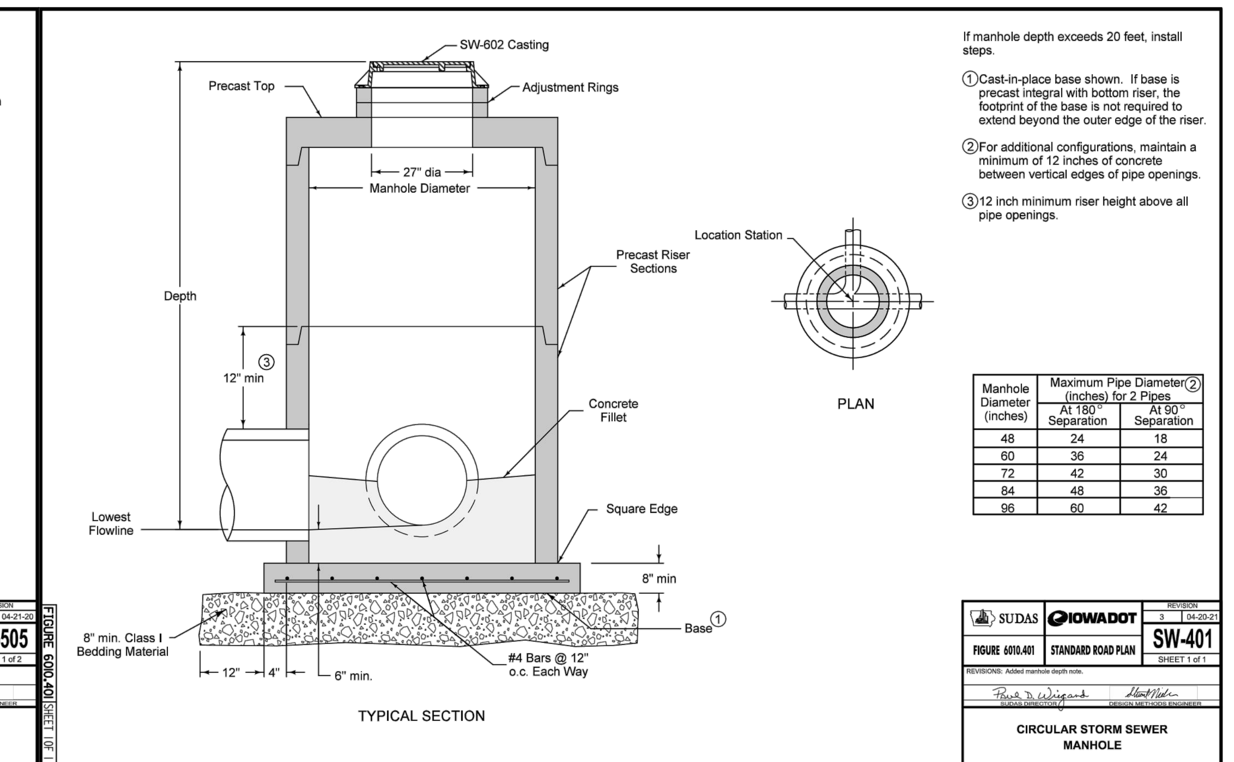
LIFESTYLE DETAILS

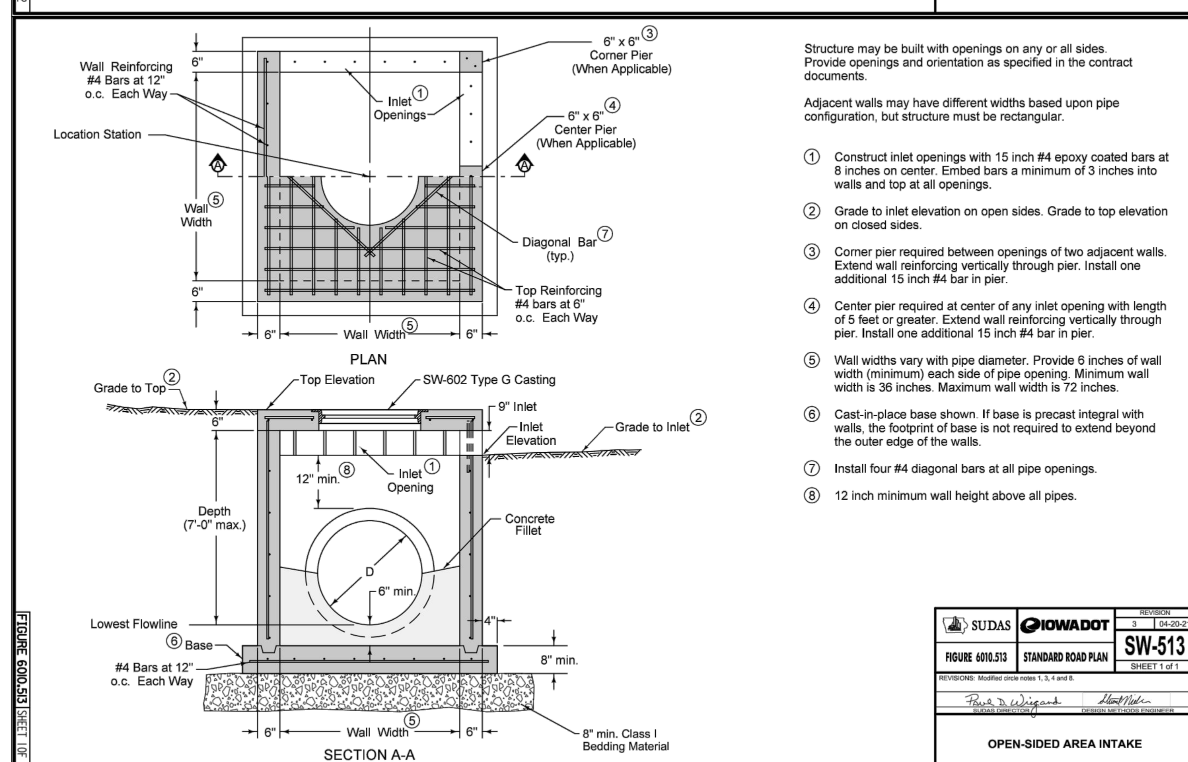
SHEET 3 OF 42

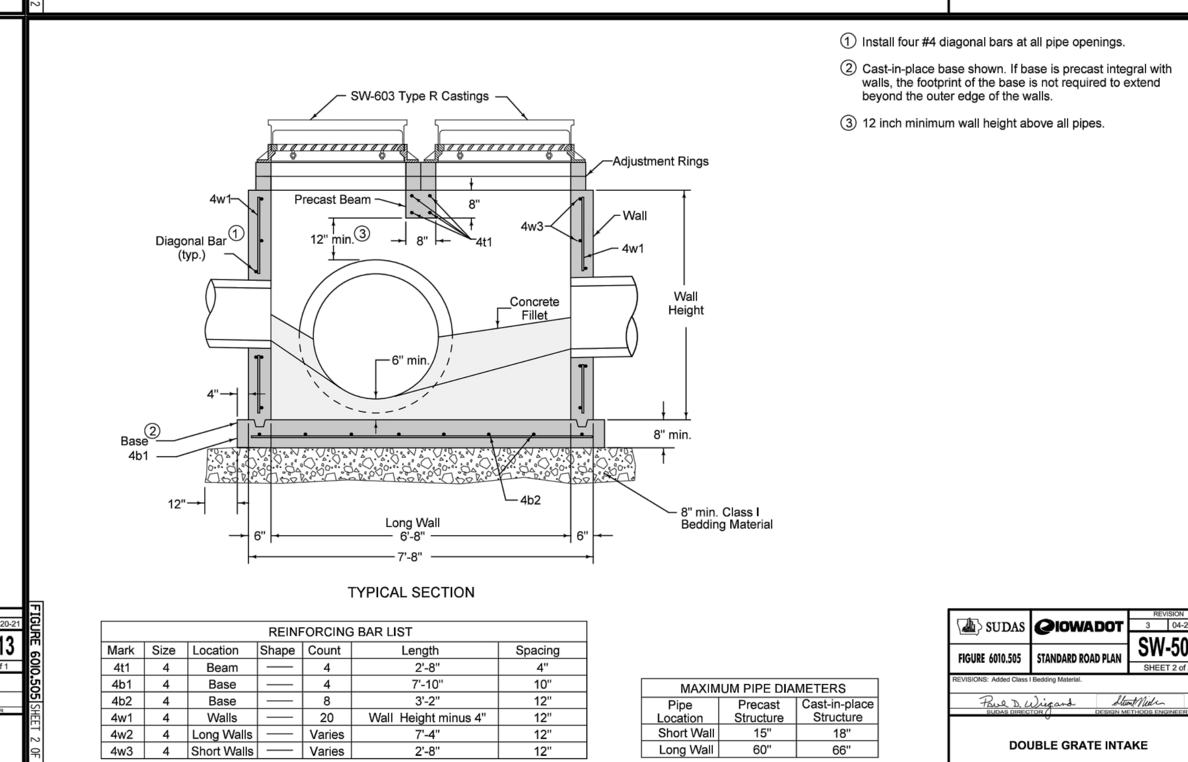
A-2212

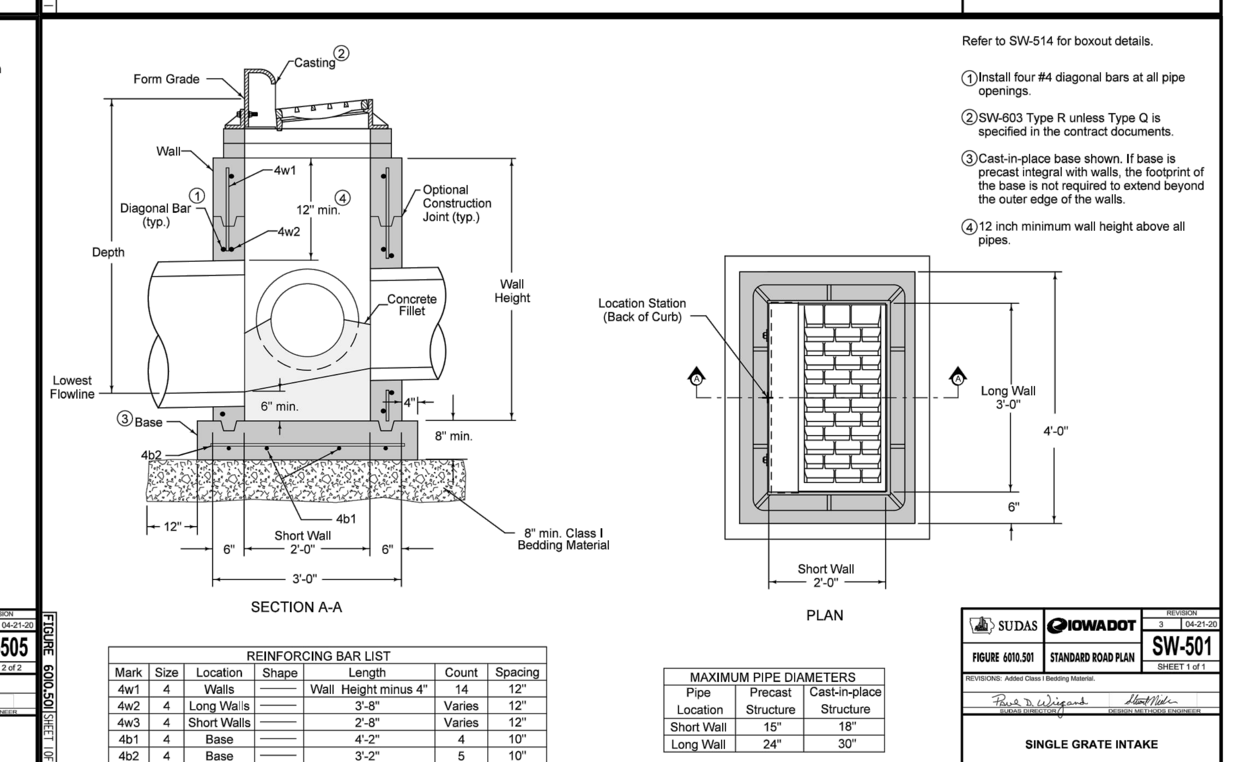


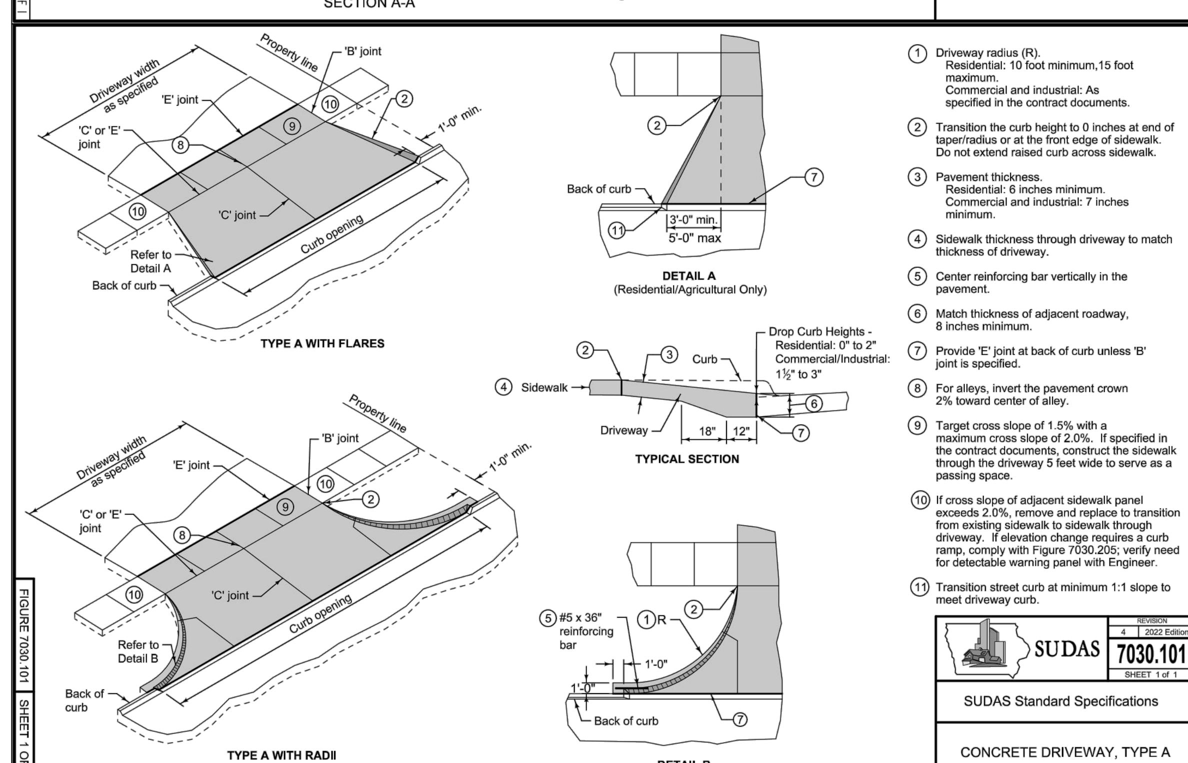


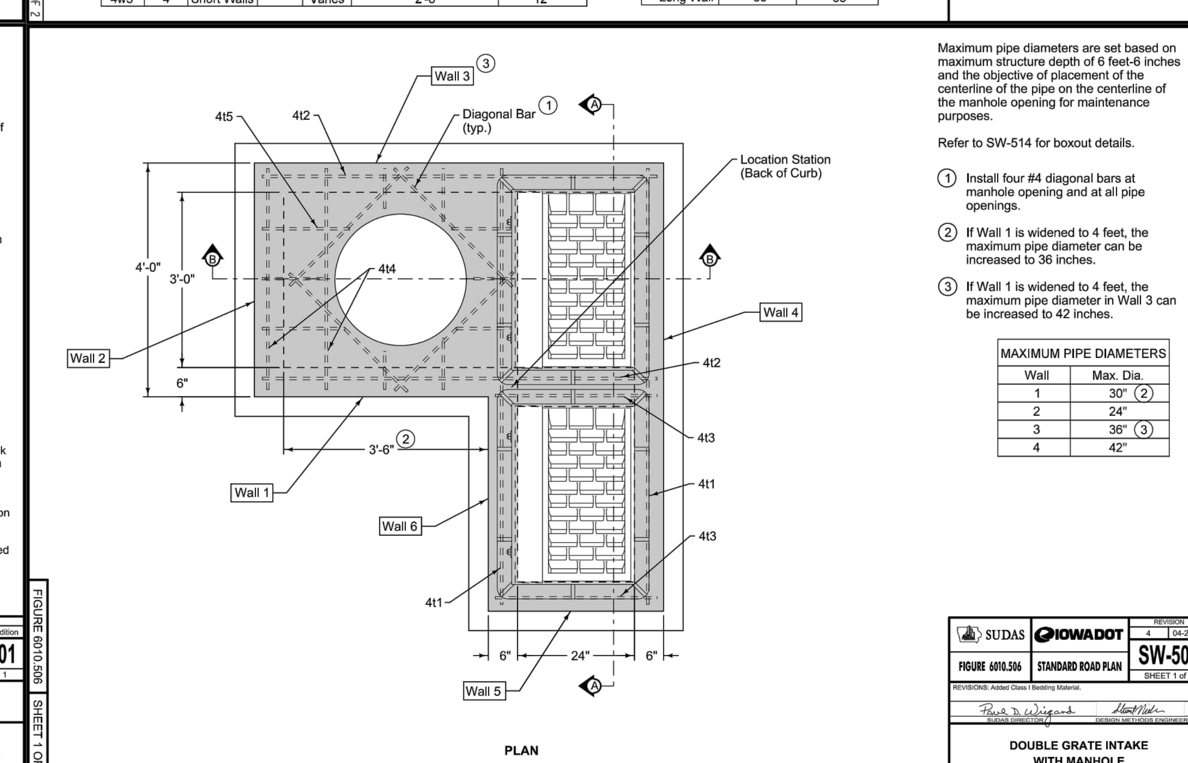


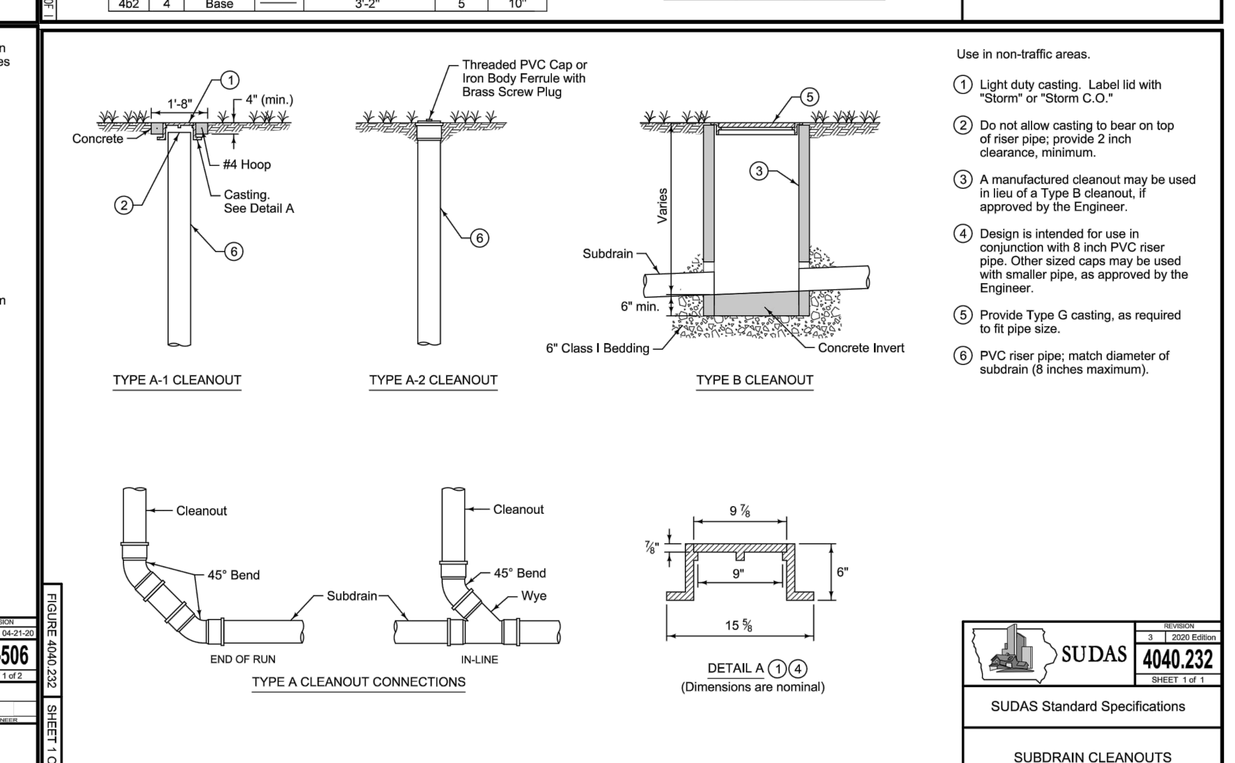


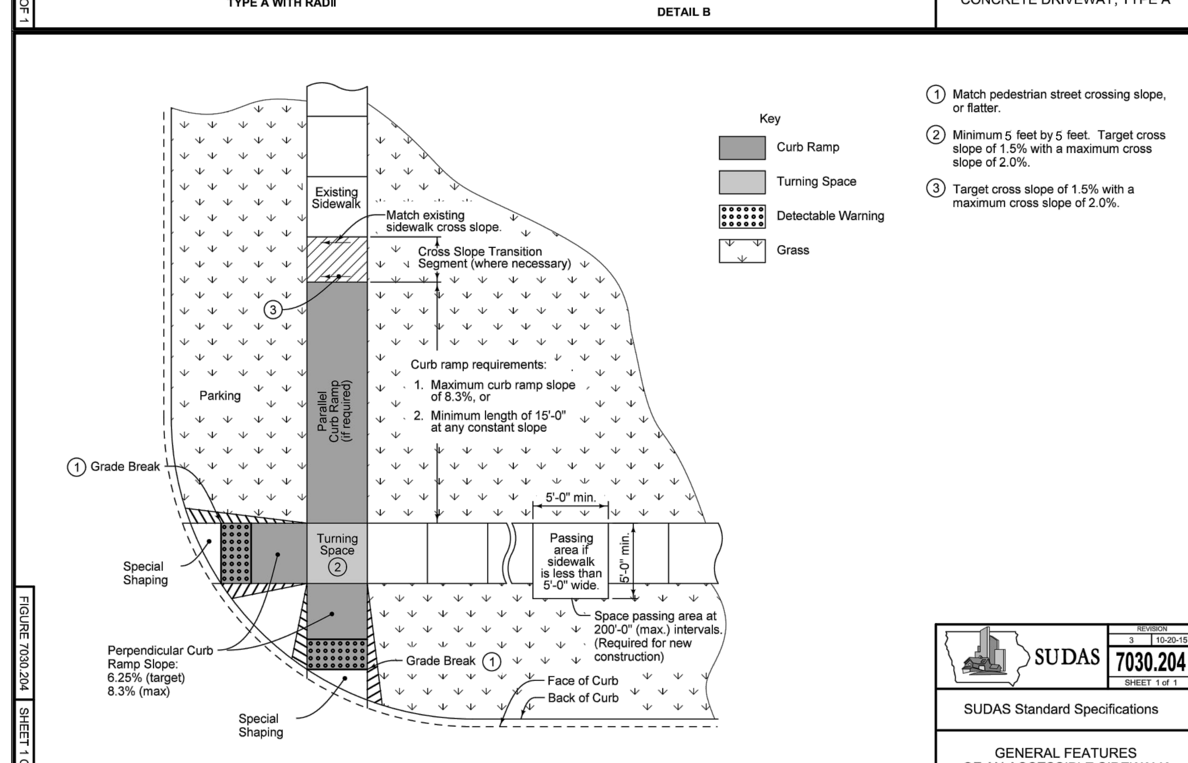


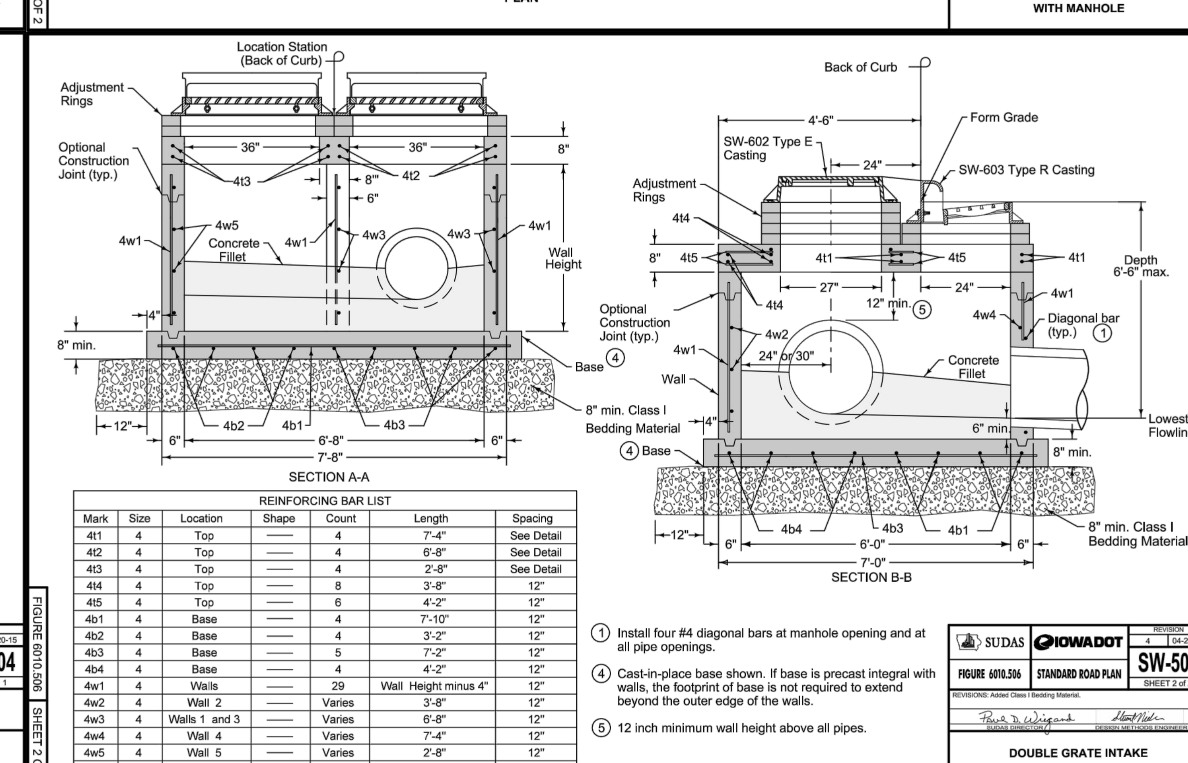


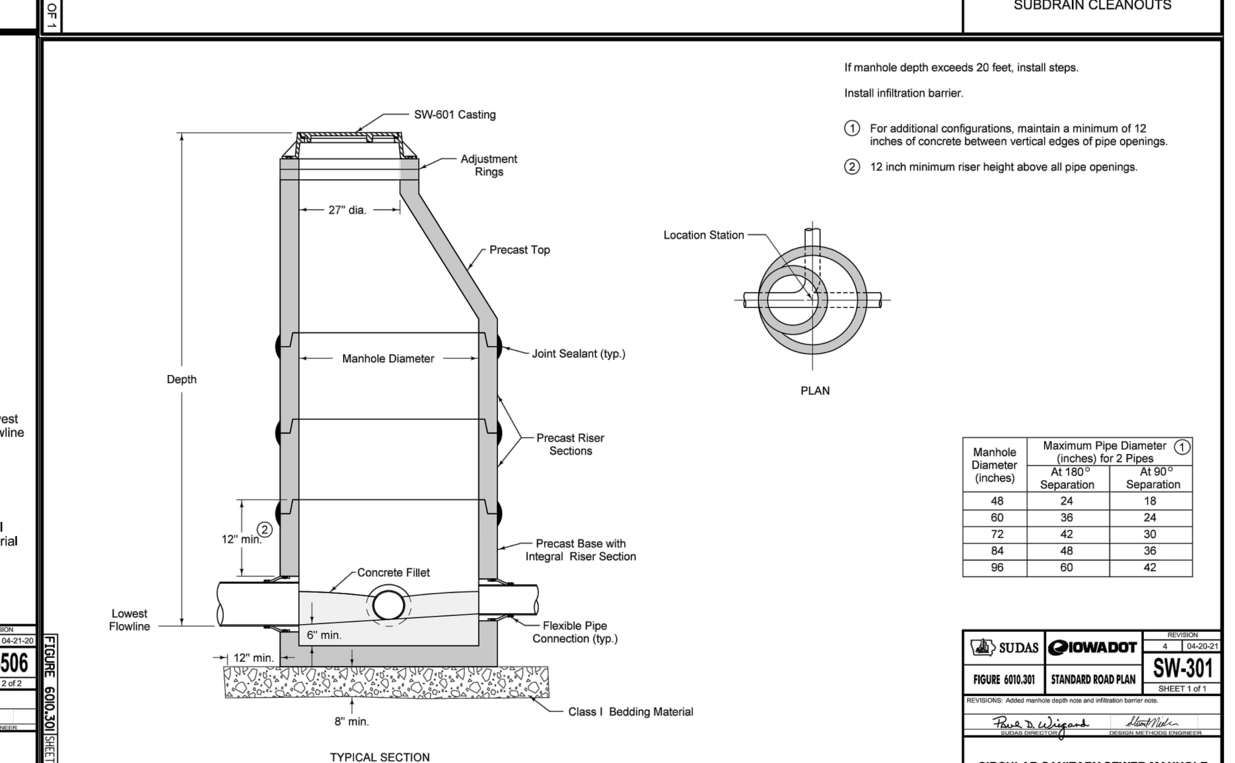












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DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

SUDAS DETAILS

A-2212

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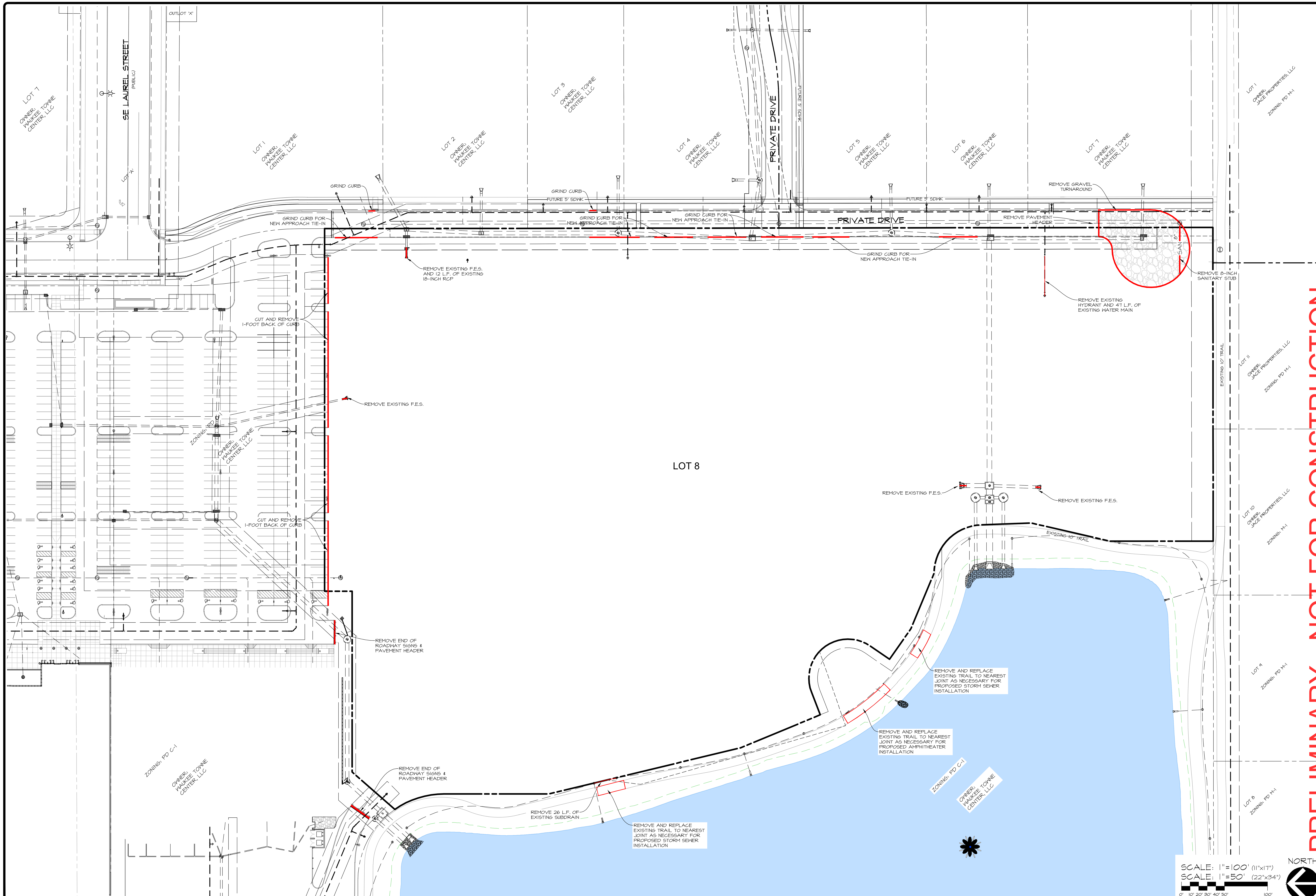

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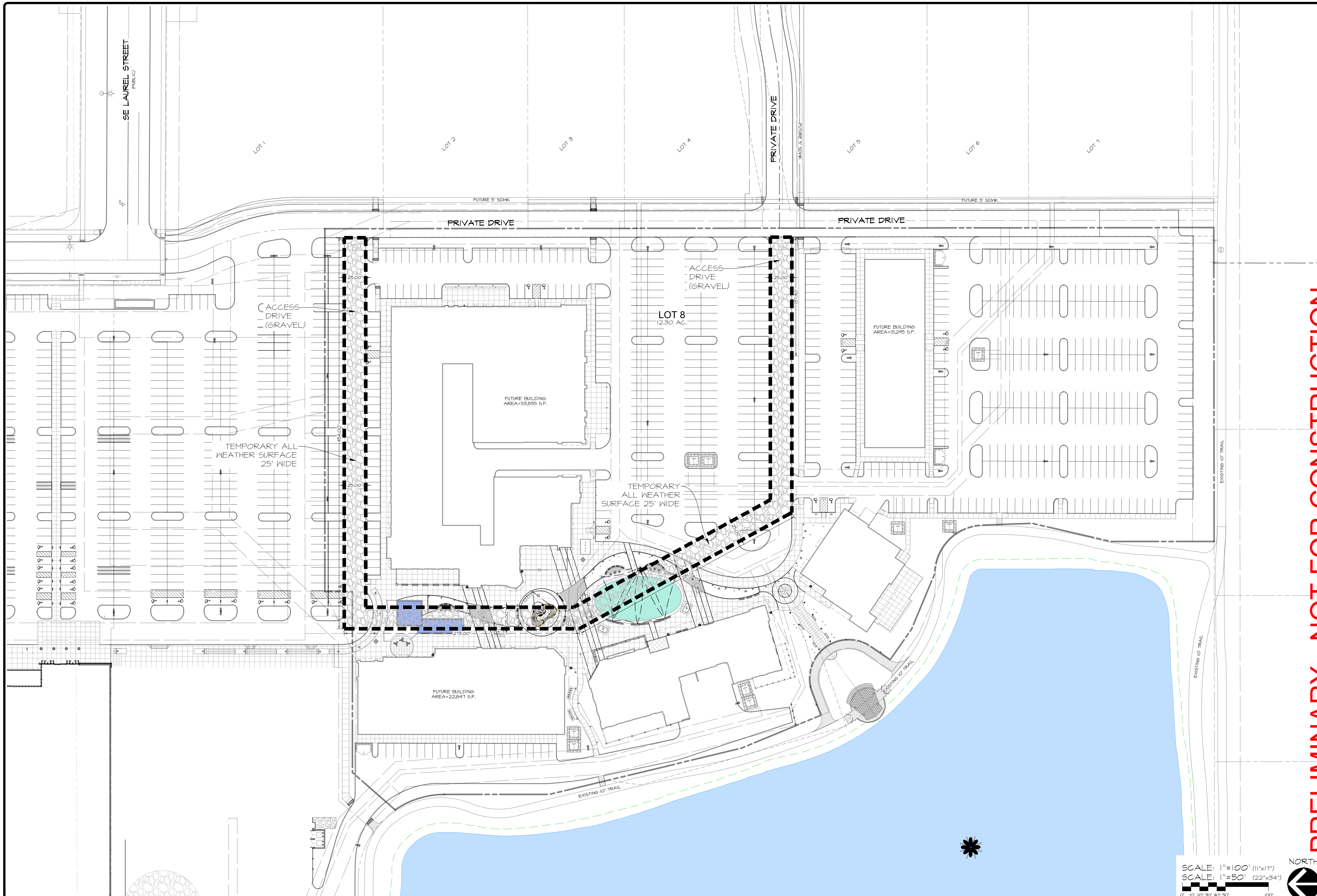
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

DEMOLITION PLAN

A-2212



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LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

TEMPORARY ACCESS PLAN

SHEET 6 OF 42

A-2212

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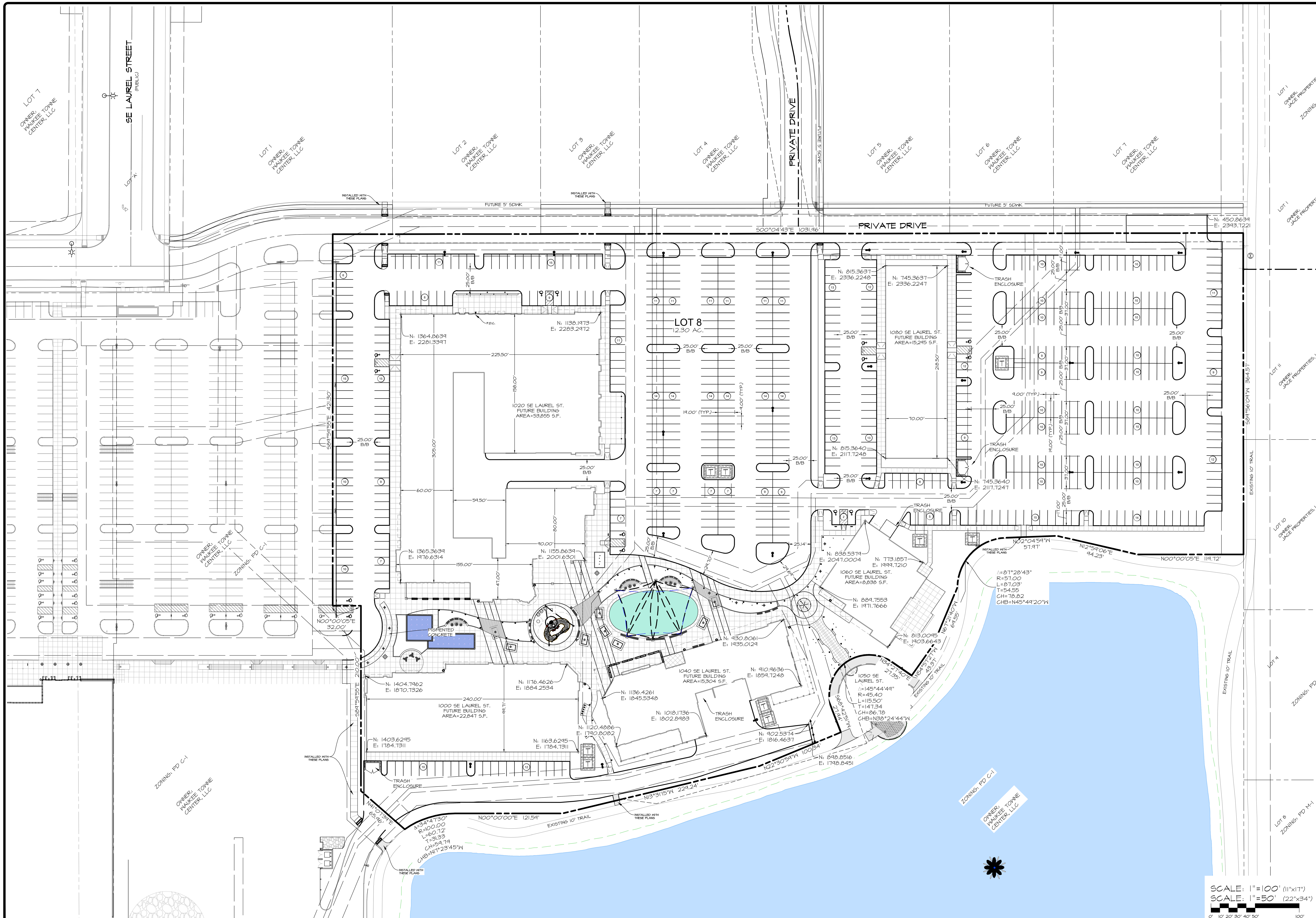

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LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

OVERALL DIMENSION PLAN

SHEET 7 OF 42

A-2212

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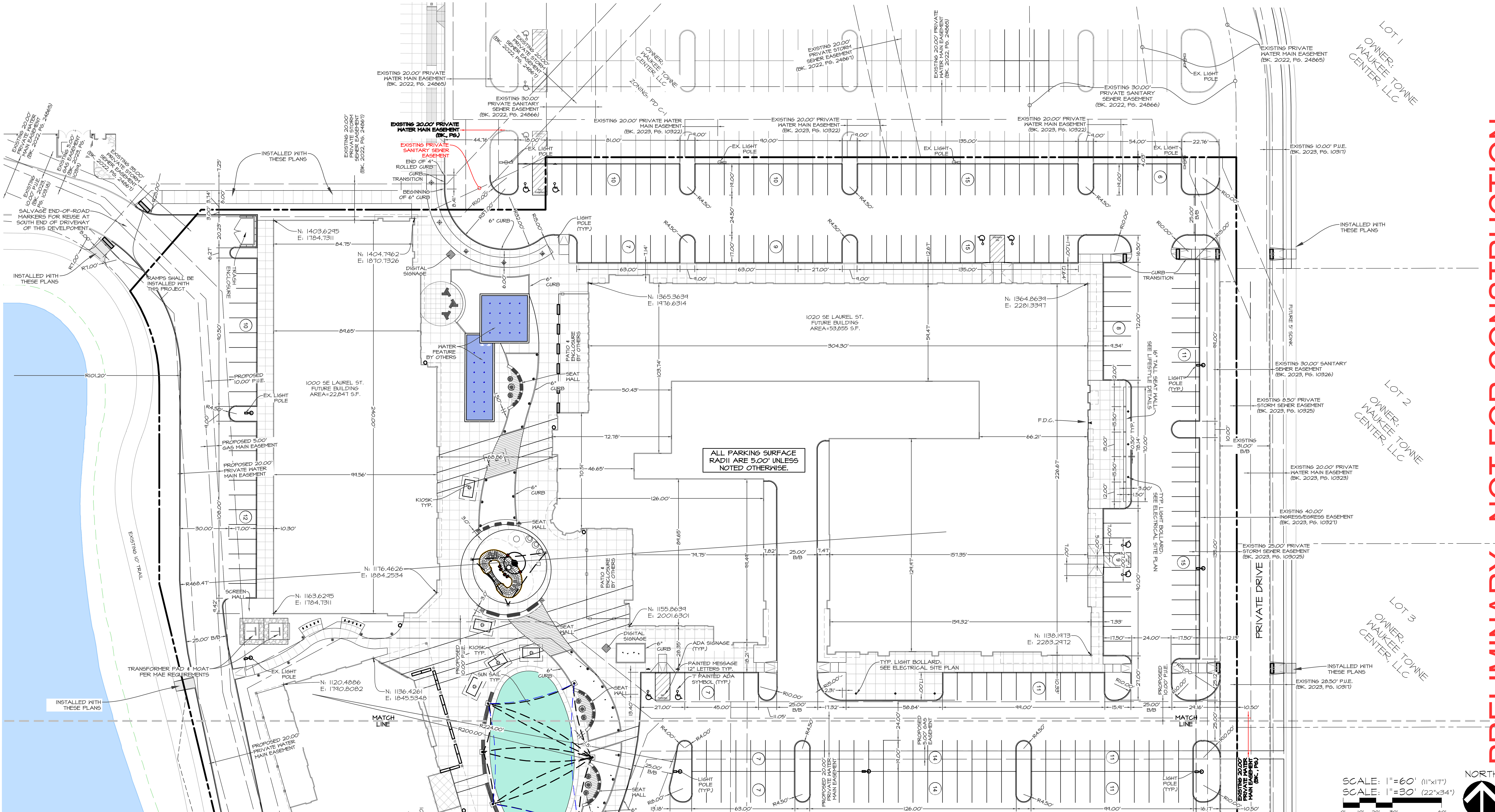

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LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

DIMENSION PLAN - NORTH

SHEET 8 OF 42

A-2212

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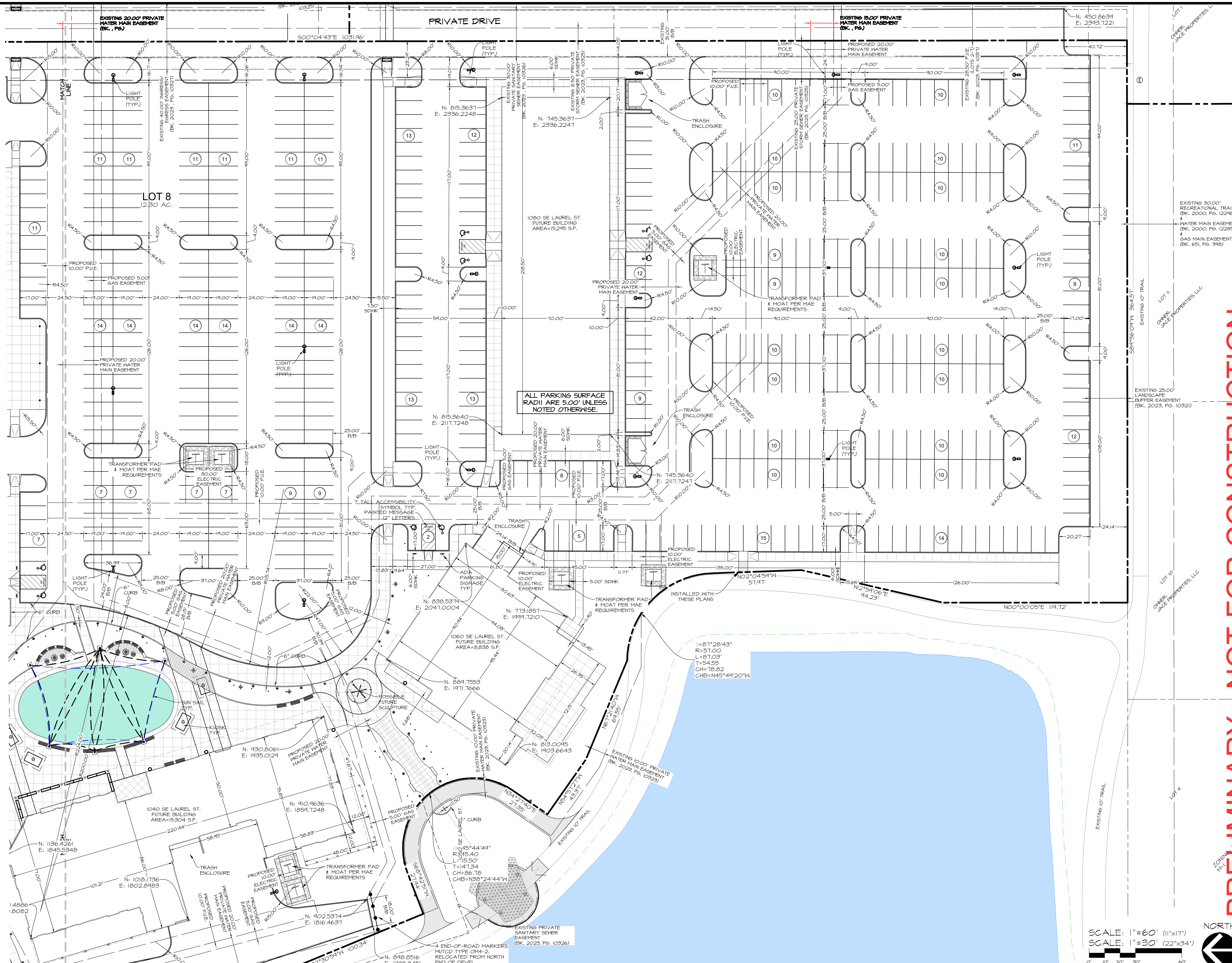

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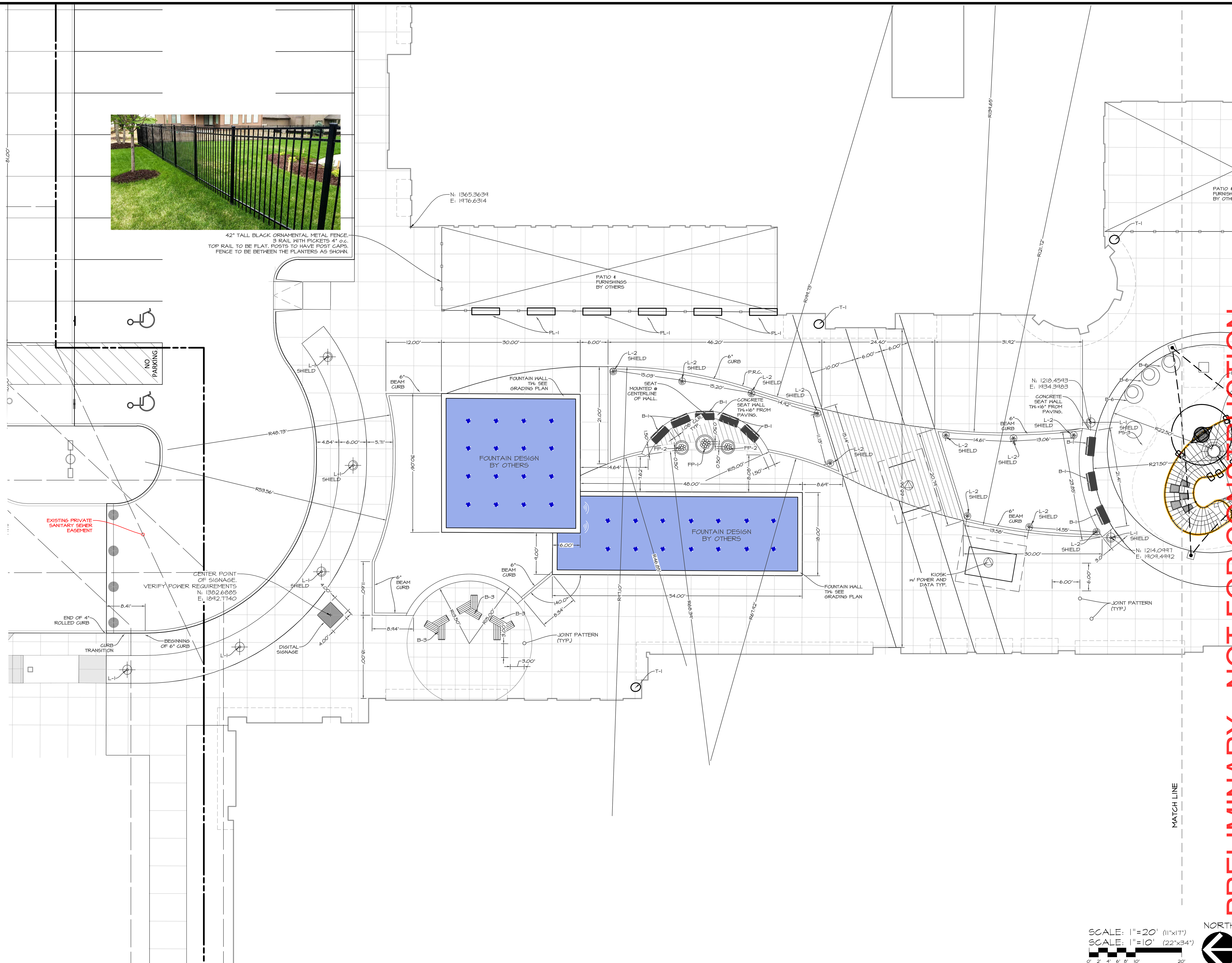
WAUKEE, IOWA

DIMENSION PLAN - SOUTH

SHEET 9 OF 42

A-2212

Q:\A-FILES\A-2200\A2212_C3D Drawings\Construction Documents\Site Plan\A2212 (02) DIM.dwg, 3/14/2024 1:46:32 PM, smckinley, 1:1



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LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

DIMENSION PLAN DETAILS - LIFESTYLE

SHEET 10 OF 42

A-2212

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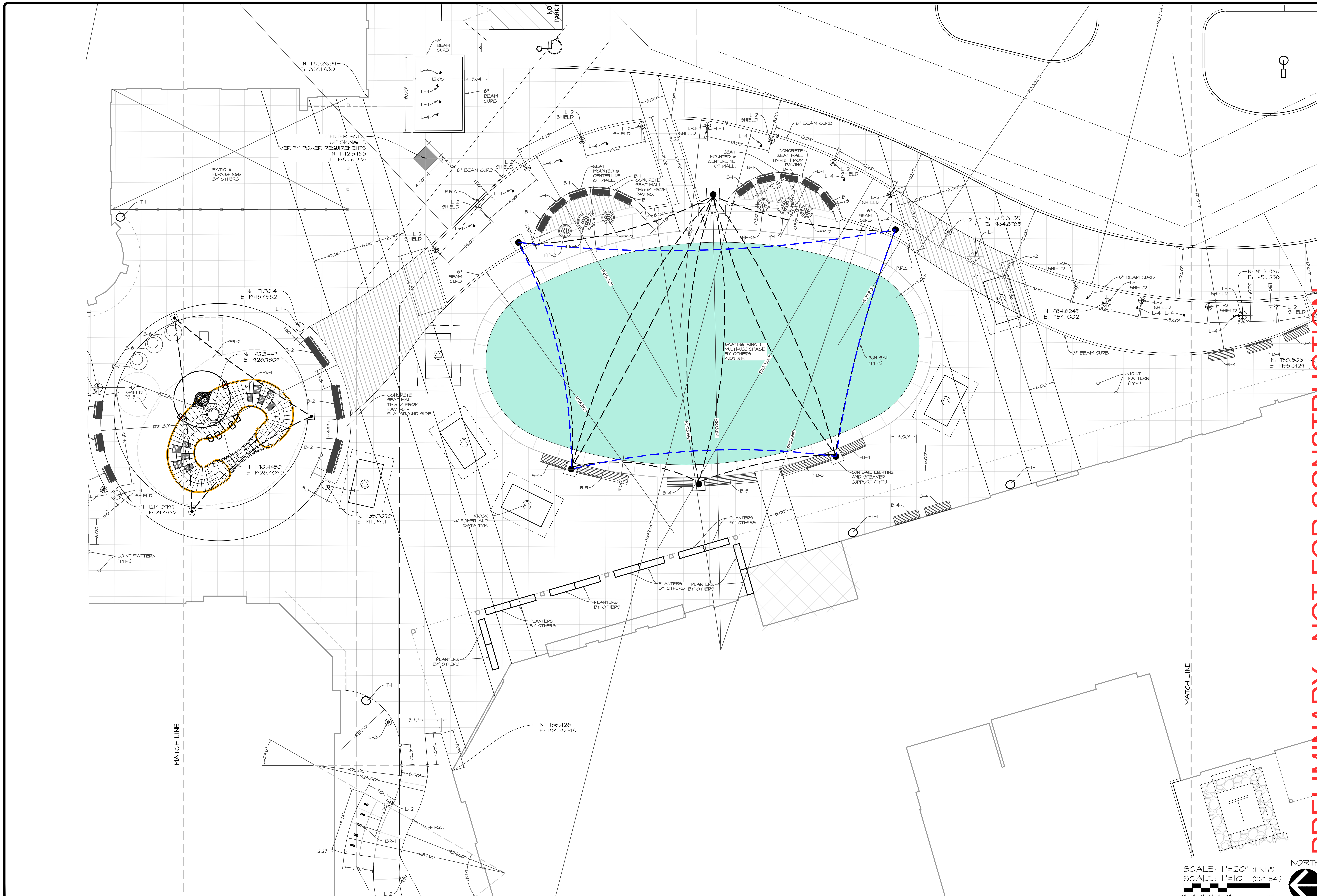

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LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

DIMENSION PLAN DETAILS - LIFESTYLE

SHEET
OF 42
A-2212

Q:\A-FILES\A-2200\A2212_C3D Drawings\Construction Documents\Site Plan\A2212 (02) DIM DETAILS.dwg, 3/14/2024 1:47:49 PM, smckinley, 1:1

WAUKEE TOWNE CENTER - LIFESTYLE CENTER FURNISHINGS

MARK	MANUFACTURER	DESCRIPTION	MODEL	COLOR	LIGHTING	ACCESSORIES
B-1	FORMS+SURFACES	WALL MOUNT, 4' LONG, W/ BACK	SBVTR-48A-2E-2B-W	COLOR AS SELECTED	C-ETL	
B-2	FORMS+SURFACES	WALL MOUNT, 8' LONG, W/BACK	SBVTR-96A-2E-4B-W	COLOR AS SELECTED	C-ETL	
B-3	FORMS+SURFACES	TRI-HUB NO BACKS	SBVTR-3120AA(BA)-3E	COLOR AS SELECTED		
B-4	FORMS+SURFACES	STAND ALONE, 6' LONG,W/BACK	SBVTR-72A-2E-3B	COLOR AS SELECTED		
B-5	FORMS+SURFACES	STAND ALONE, 6' LONG + B-4	SBVTR-72A-2E-0B + B-4	COLOR AS SELECTED		
B-6	HERMAN MILLER	OUTDOOR CHAIR	MAGIS SPUN CHAIR	COLOR AS SELECTED		
BR-1	FORMS+SURFACES	BIKE GARDEN	CONFIGURATION C-CIP	COLOR AS SELECTED		
PL-1	VICTOR STANLEY	URBAN LONG	24"Wx72"Lx27"T	TITANIUM METALLIC		
PS-1	BERLINER	CANARISWEG, HANOVER	SON.594	COLOR AS SELECTED		
PS-2	ape studio	MORRIS TABLE	9.140100	COLOR AS SELECTED		
PS-3	ape studio	MARBLES TABLE	9.154000	COLOR AS SELECTED		
L-1	FORMS+SURFACES	LIGHT COLUMN PEDESTRIAN	SERIES 600	STAINLESS STEEL	LED - COORD. WITH FOUNTAIN CONTROLLER	180 DEG BUBBLES SHIELD
L-2	FORMS+SURFACES	LIGHT COLUMN BOLLARD	SERIES 600	STAINLESS STEEL	LED - COORD. WITH FOUNTAIN CONTROLLER	180 DEG BUBBLES SHIELD
L-3	IN-GROUND UP LIGHTING			STAINLESS STEEL		
L-4	12v LANDSCAPE LIGHTING			DARK GREEN/BLK		
FP-1	HART CONCRETE DESIGN	44" DIA. BOWL	44"x18"	COLOR AS SELECTED		
FP-2	HART CONCRETE DESIGN	34" DIA. BOWL	35"x15"	COLOR AS SELECTED		
P-1	NON-REINF. P.C.C.	WHITE CEMENT	SEE PAVING PLAN - LIFESTYLE	WHITE		
P-2	NON-REINF. P.C.C.	GRAY 1	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 20%		
P-3	NON-REINF. P.C.C.	GRAY 2	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 50%		
P-4	TILE TECH	12" x 24" OR 24" x 48"	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 50%		ADA SLIP RESISTANT
P-5	NON-REINF. P.C.C.	GRAY 3	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 70%		
P-6	NON-REINF. P.C.C.	GRAY 4	SEE PAVING PLAN - LIFESTYLE	CHARCOAL		
T-1	FORMS+SURFACES	DISPATCH	SLDIS-136	COLOR AS SELECTED		LITTER LID

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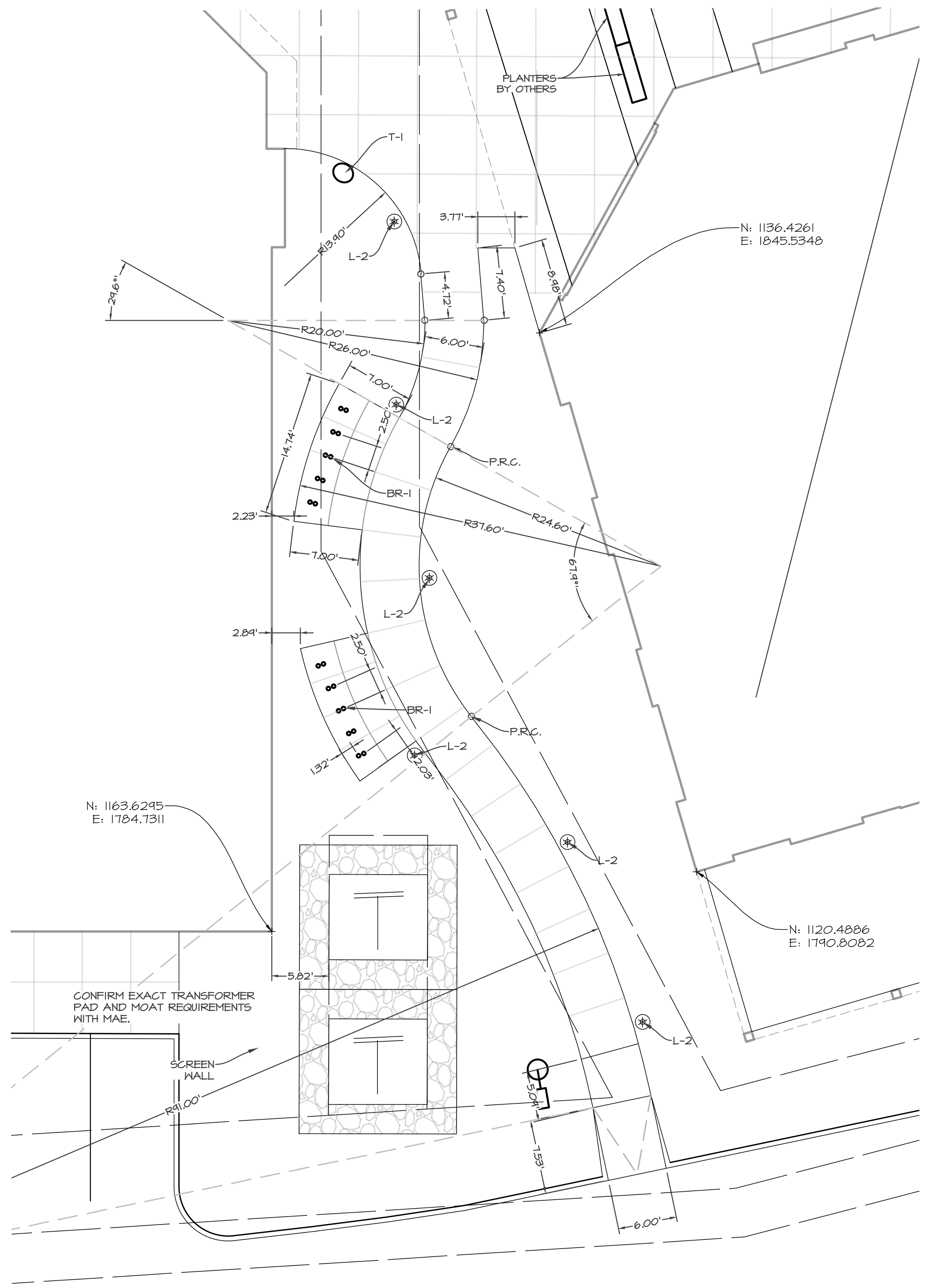
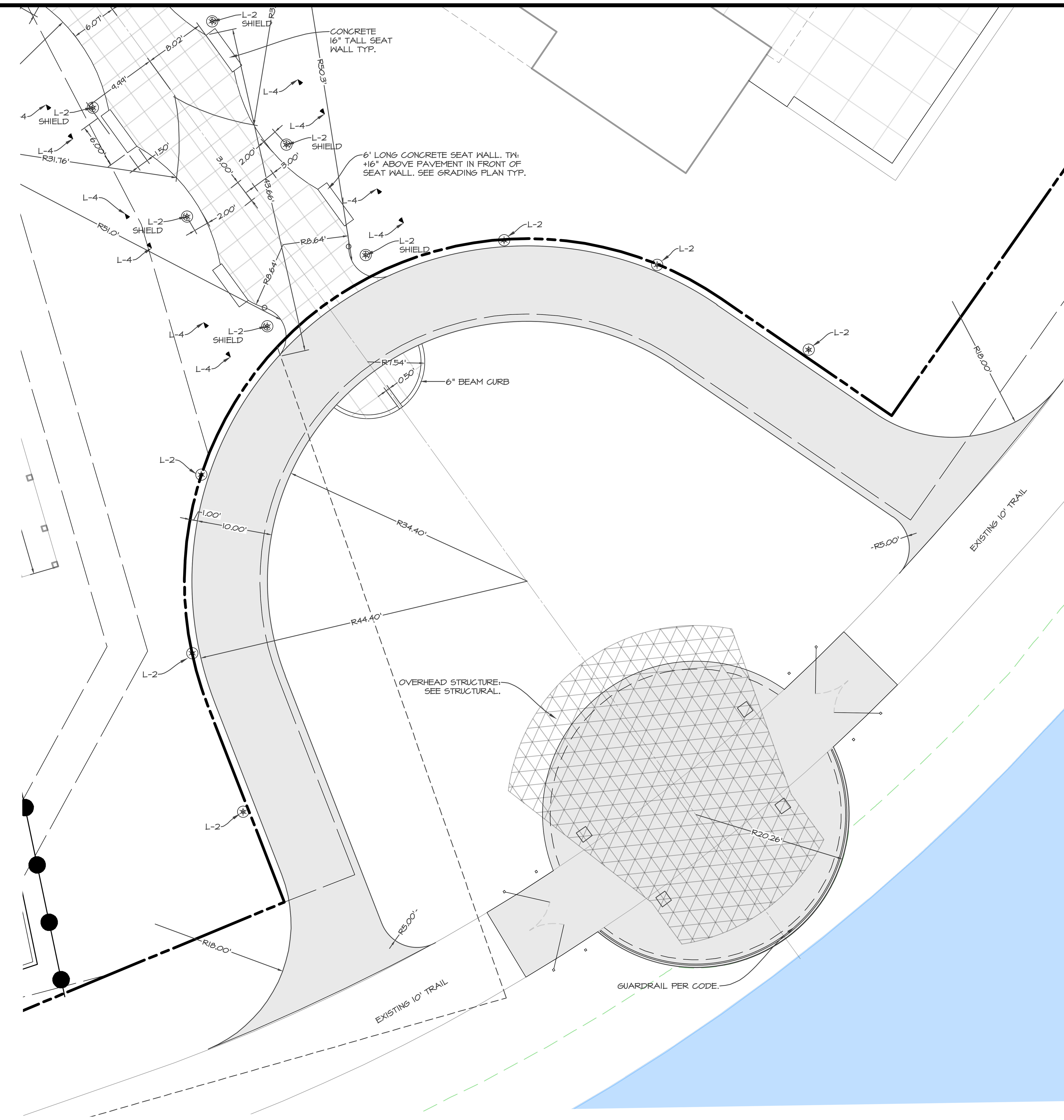
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

DIMENSION PLAN DETAILS - LIFESTYLE





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

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LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

DIMENSION PLAN DETAILS - ANCILLARY

SHEET 13 OF 42
A-2212

PRELIMINARY - NOT FOR CONSTRUCTION

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

CEC

DATE	
2024-03-14 - 7TH SUBMITTAL	
2024-02-21 - 6TH SUBMITTAL	
2024-02-09 - 5TH SUBMITTAL	
2024-01-03 - 4TH SUBMITTAL	
DATE OF SURVEY:	2023-05-03
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

OVERALL GRADING PLAN

SCALE: 1"=60' (11"x17")
SCALE: 1"=30' (22"x34")
0' 10' 20' 30' 60'
NORTH

CEC
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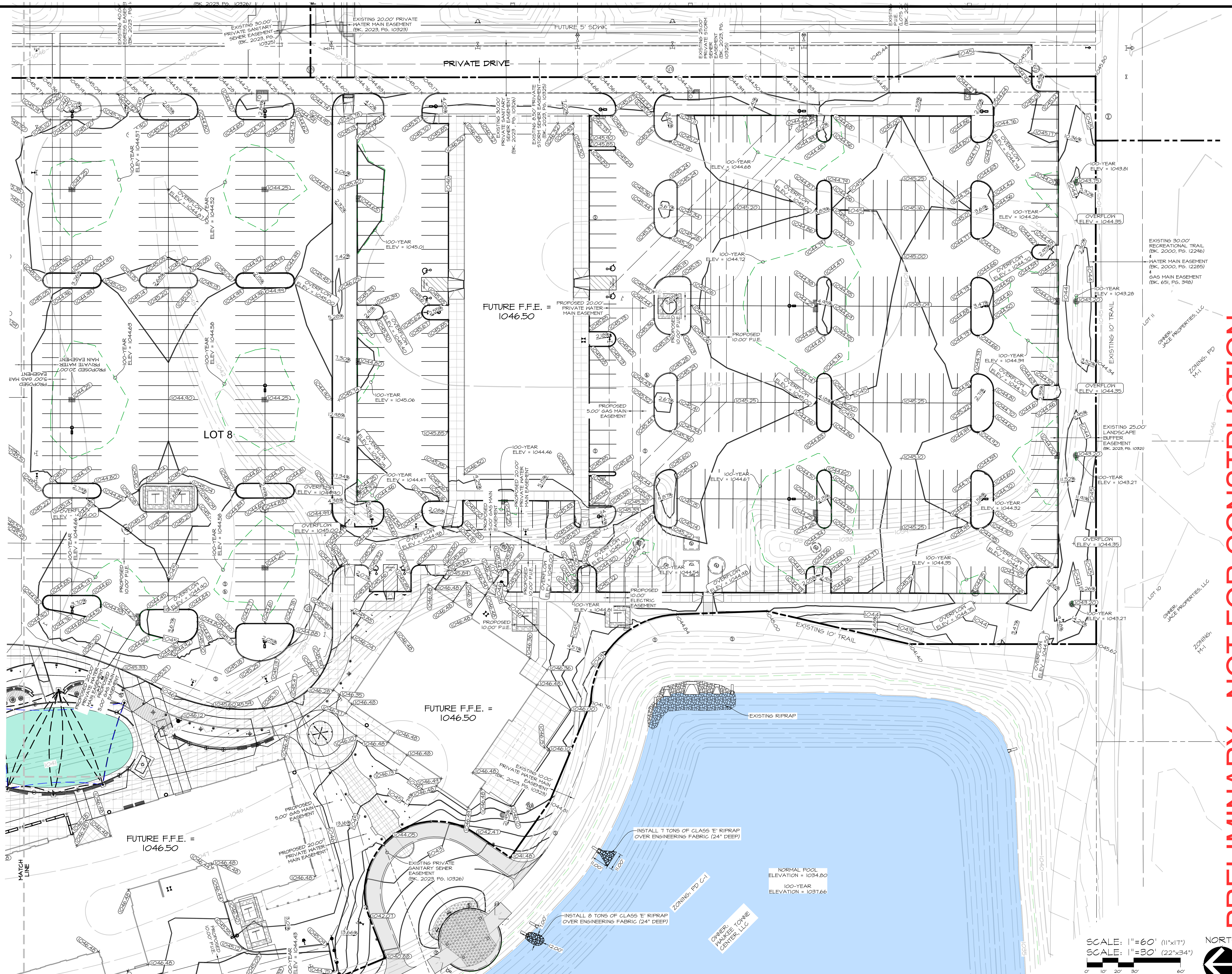
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING PLAN - NORTH



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DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING PLAN - SOUTH

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

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DATE OF SURVEY: 2023-05-03
DESIGNED BY: EHA
DRAWN BY: LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA
GRADING DETAIL - LIFESTYLE

SHEET 17 OF 42
A-2212

SCALE: 1"=20' (11"x17")
SCALE: 1"=10' (22"x34")
0' 2' 4' 6' 8' 10' 20'

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING DETAIL - LIFESTYLE

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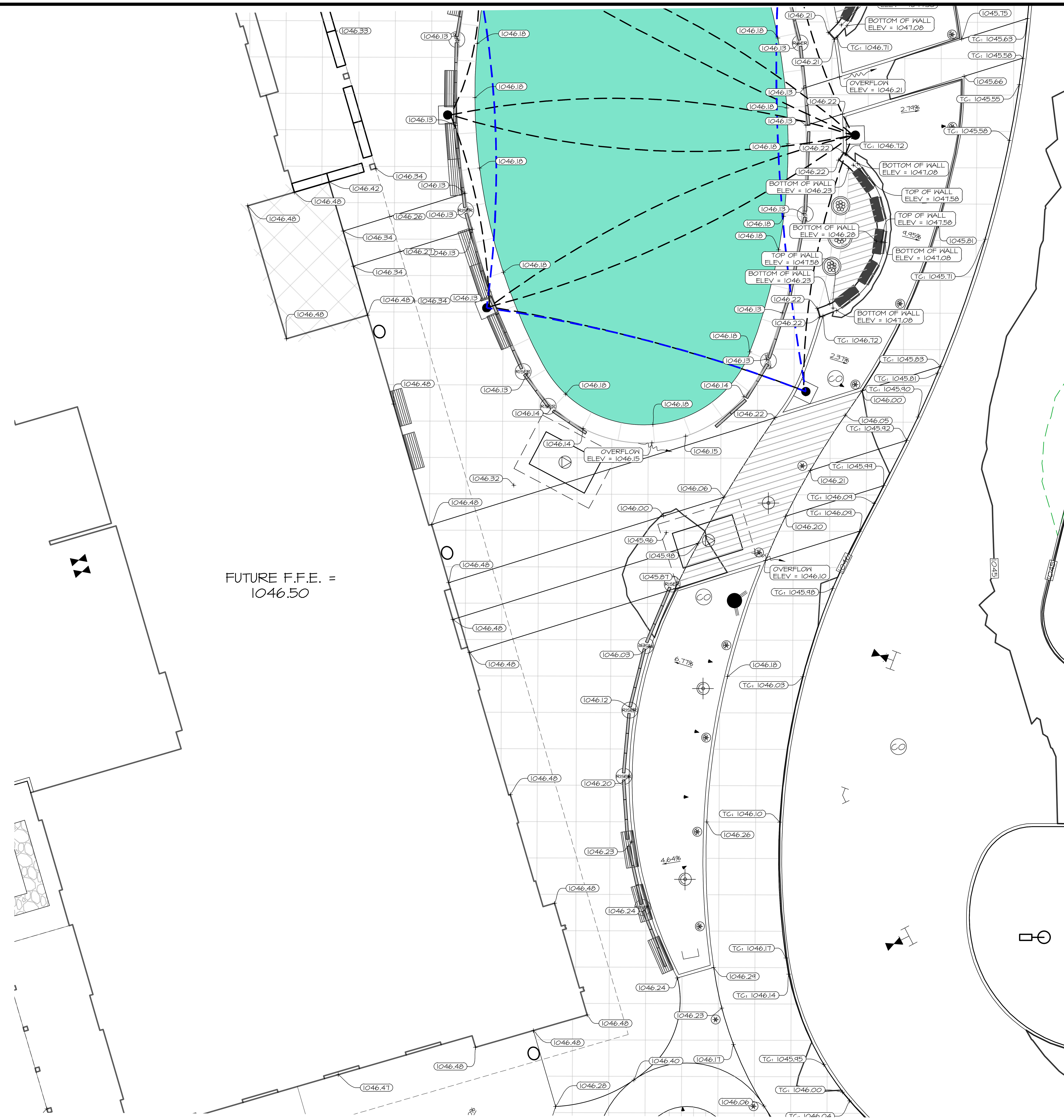

SCALE: 1"=20' (11"x17")
SCALE: 1"=10' (22"x34")
0' 2' 4' 6' 8' 10' 20'

NORTH

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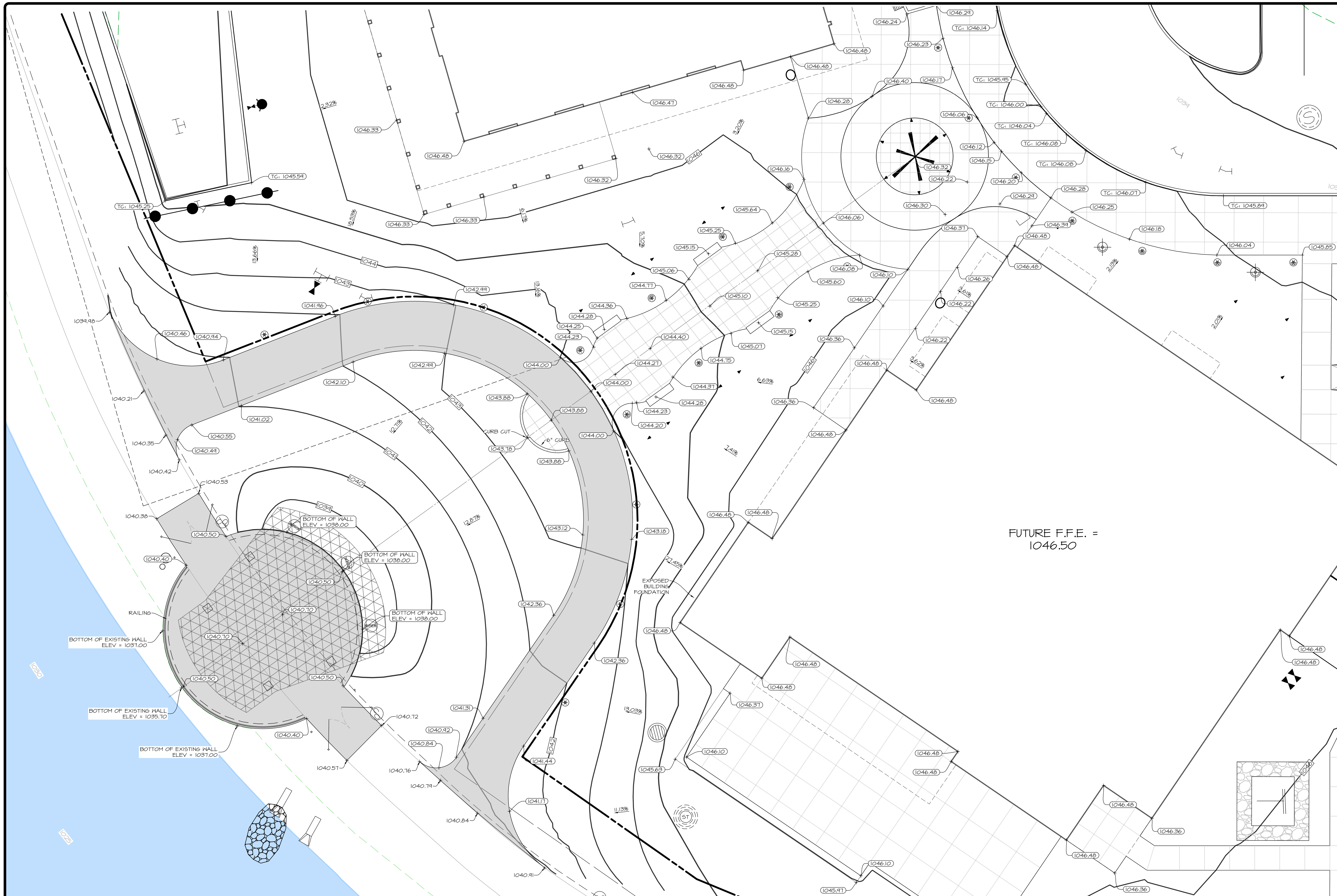
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING DETAIL - LIFESTYLE

SHEET 19 OF 42

A-2212



SCALE: 1"=20' (11"x17")
SCALE: 1"=10' (22"x34")
0' 2' 4' 6' 8' 10' 20'

NORTH

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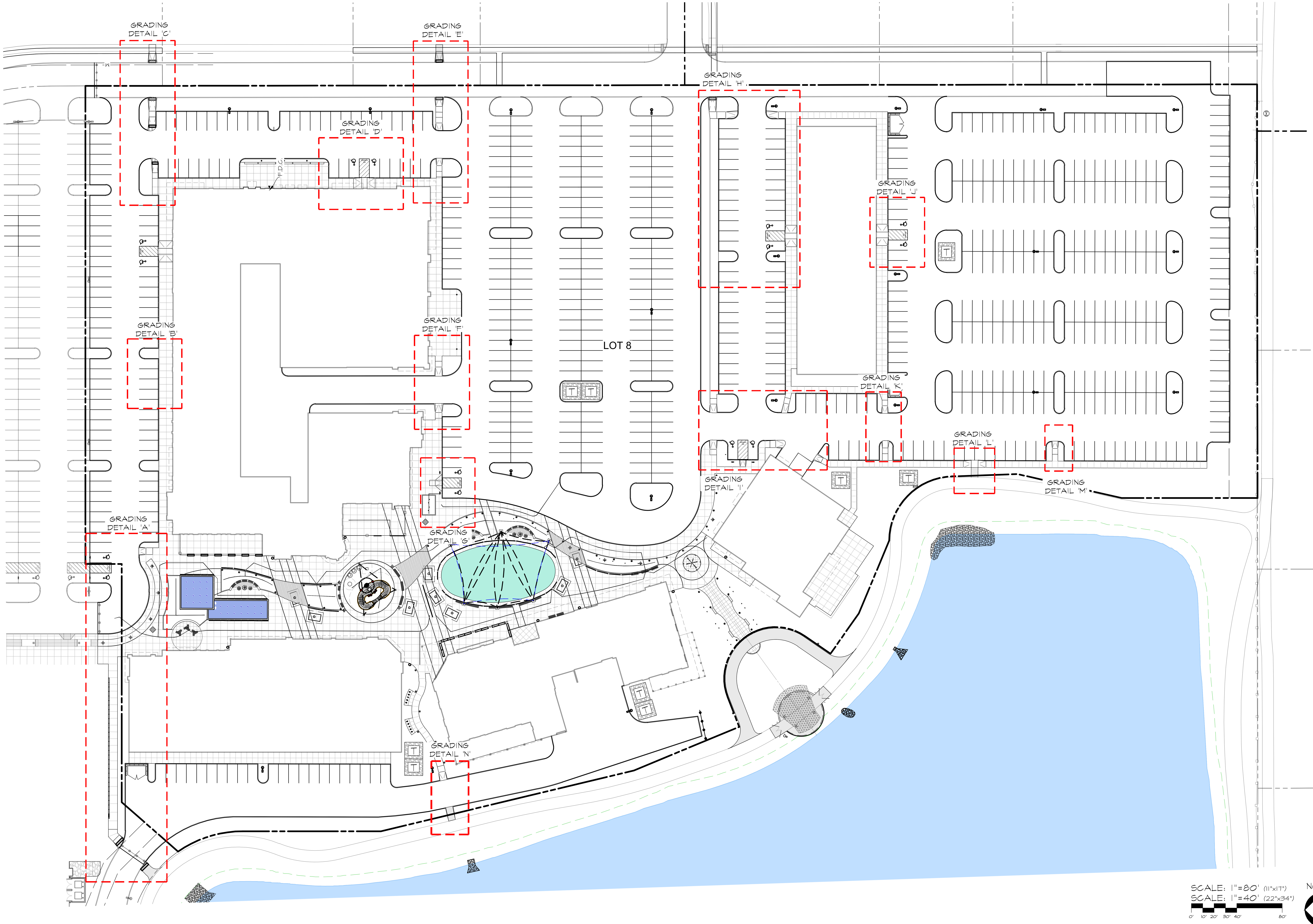
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING DETAIL - LIFESTYLE



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DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING DETAILS - LEGEND

SHEET 21 OF 42

A-2212

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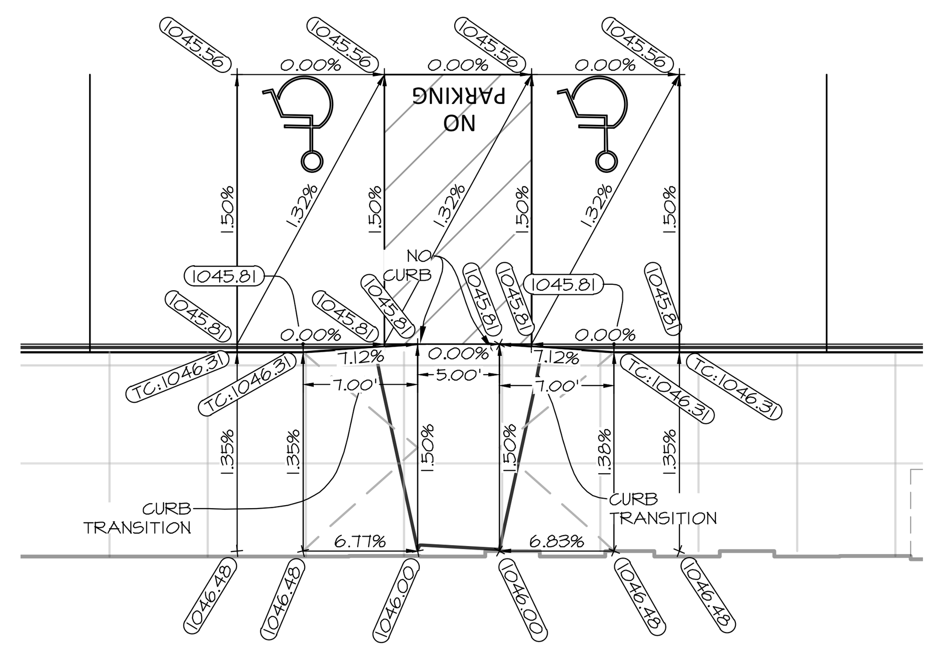

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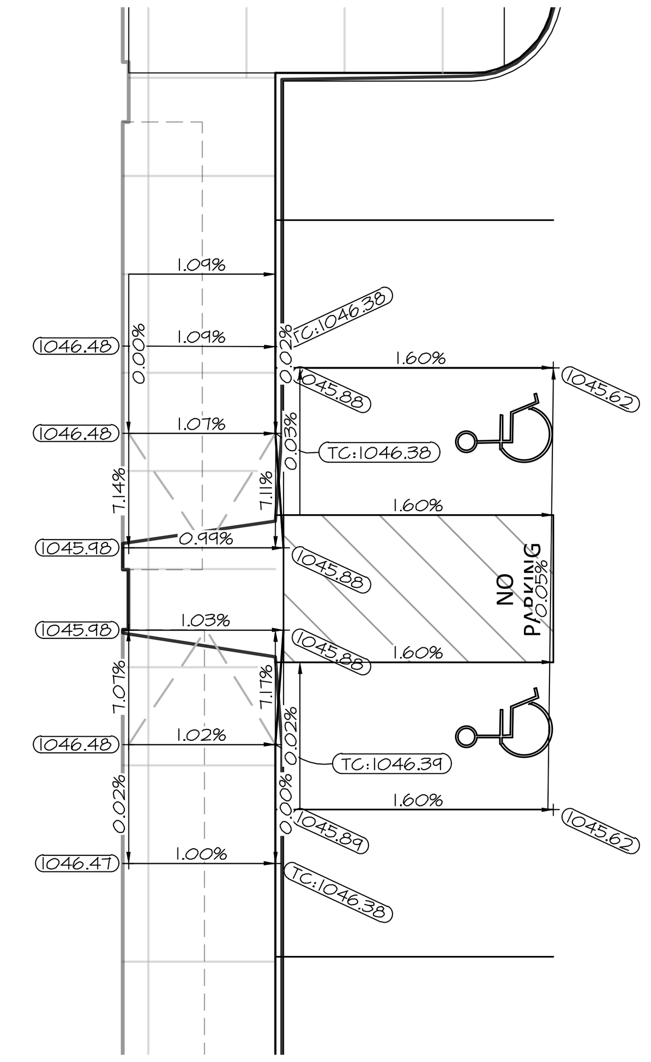

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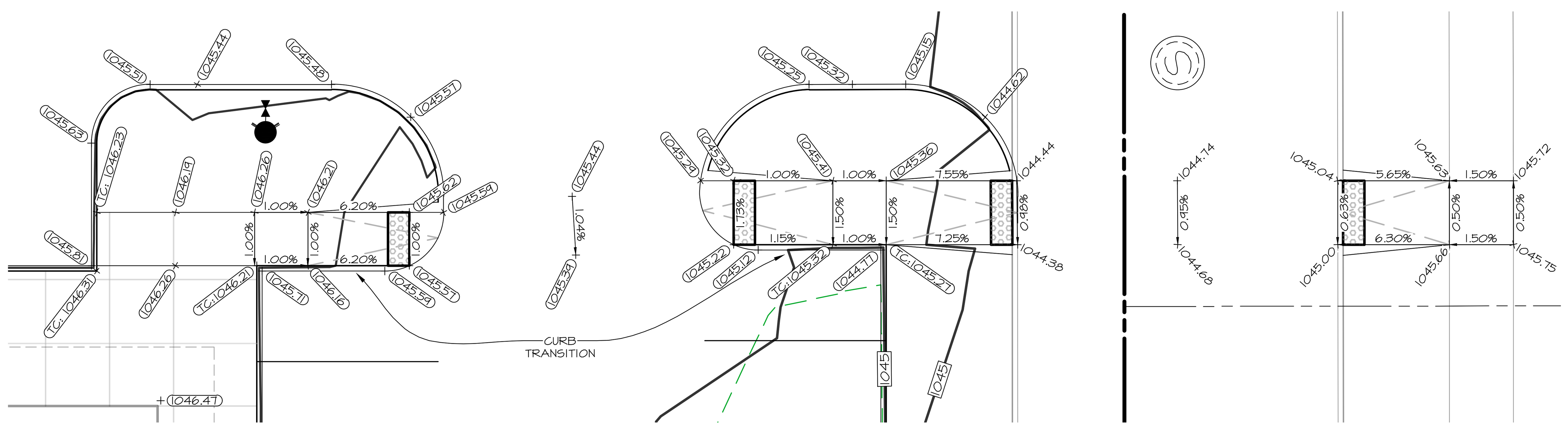
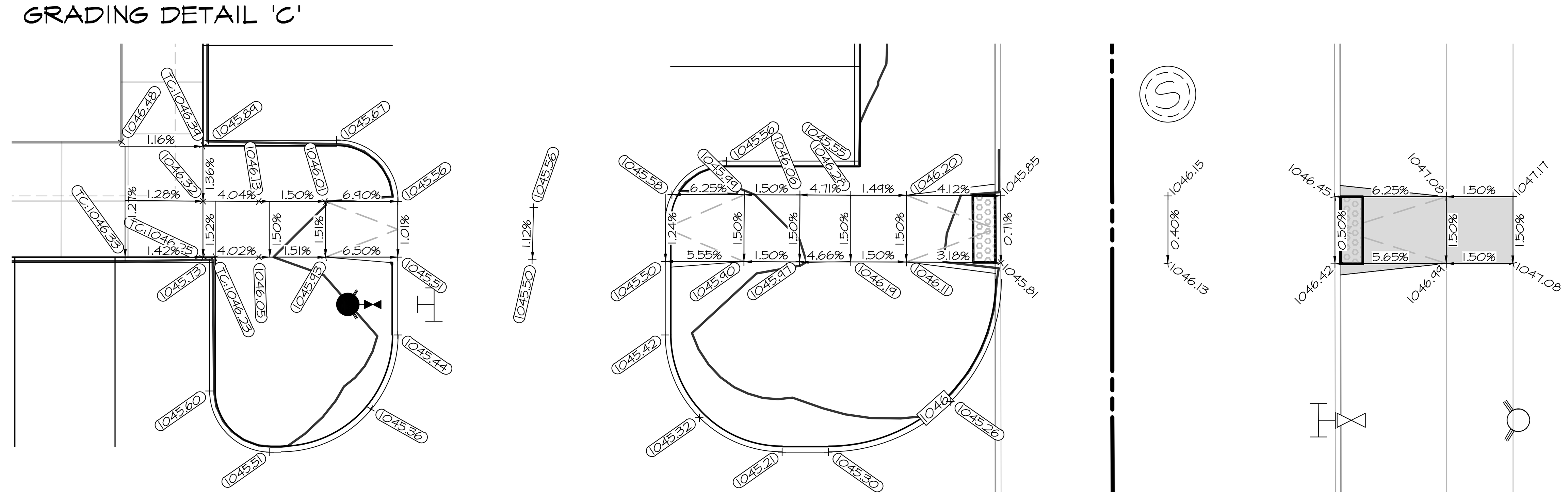


GRADING DETAIL 'C'



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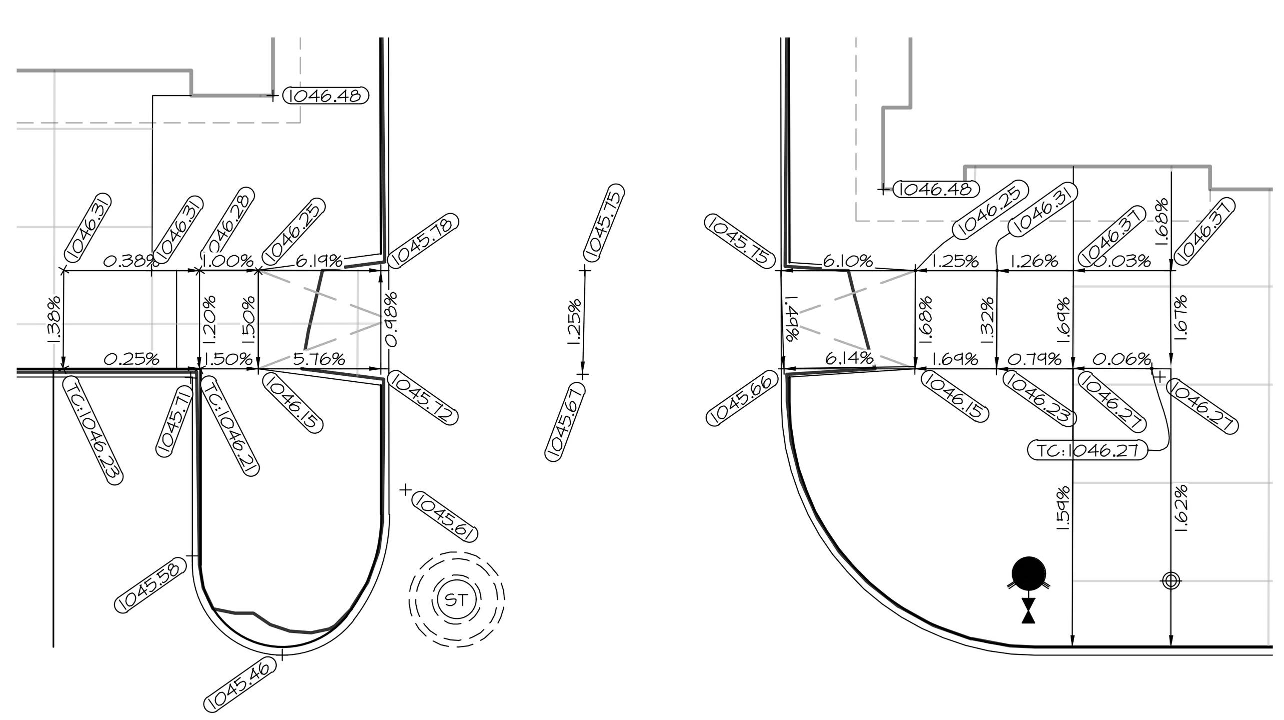

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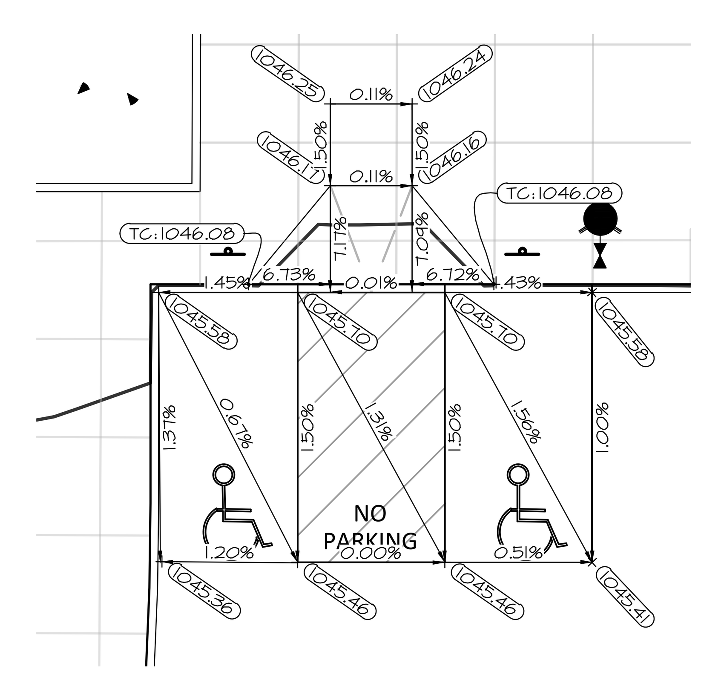

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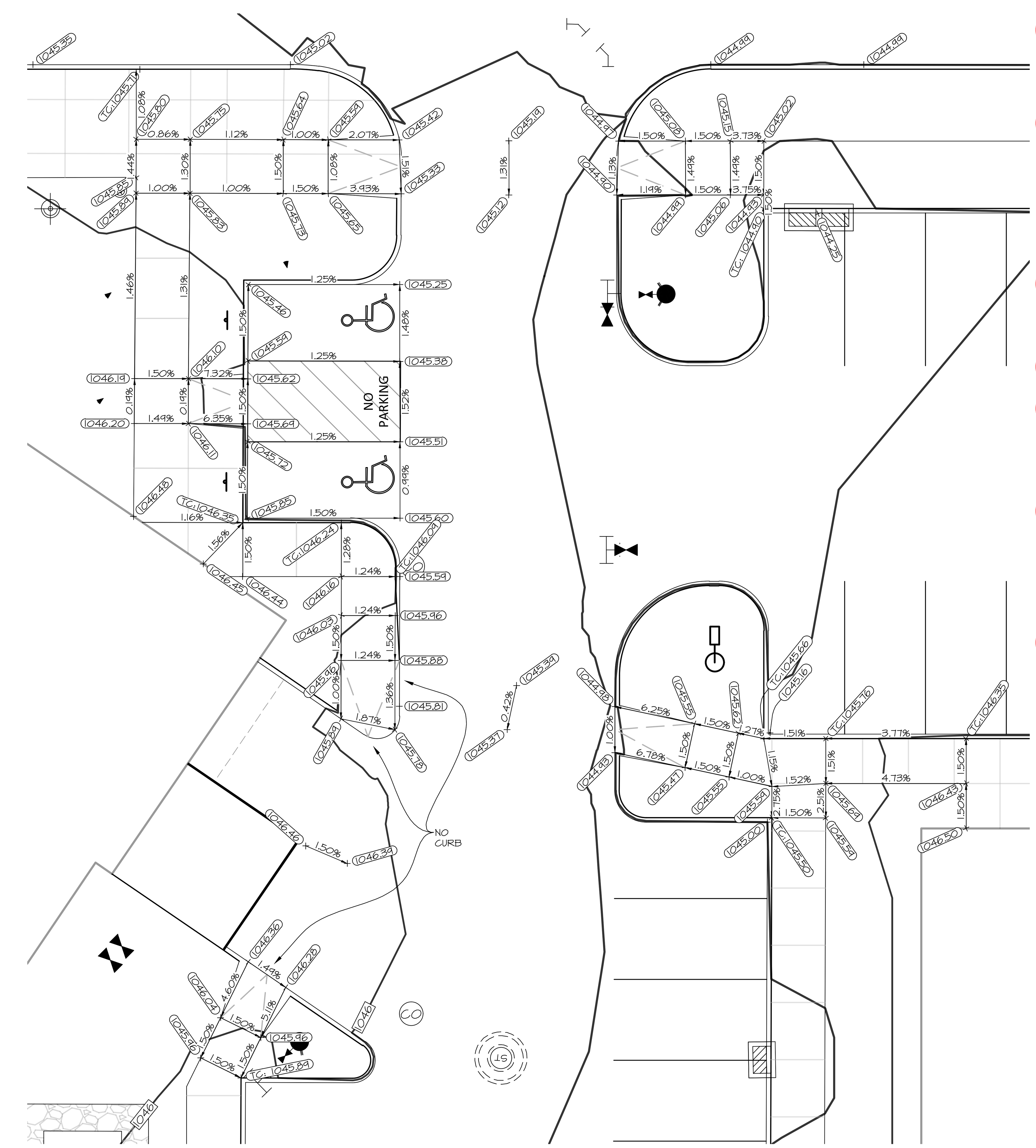

GRADING DETAIL 'I'

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

NORTH

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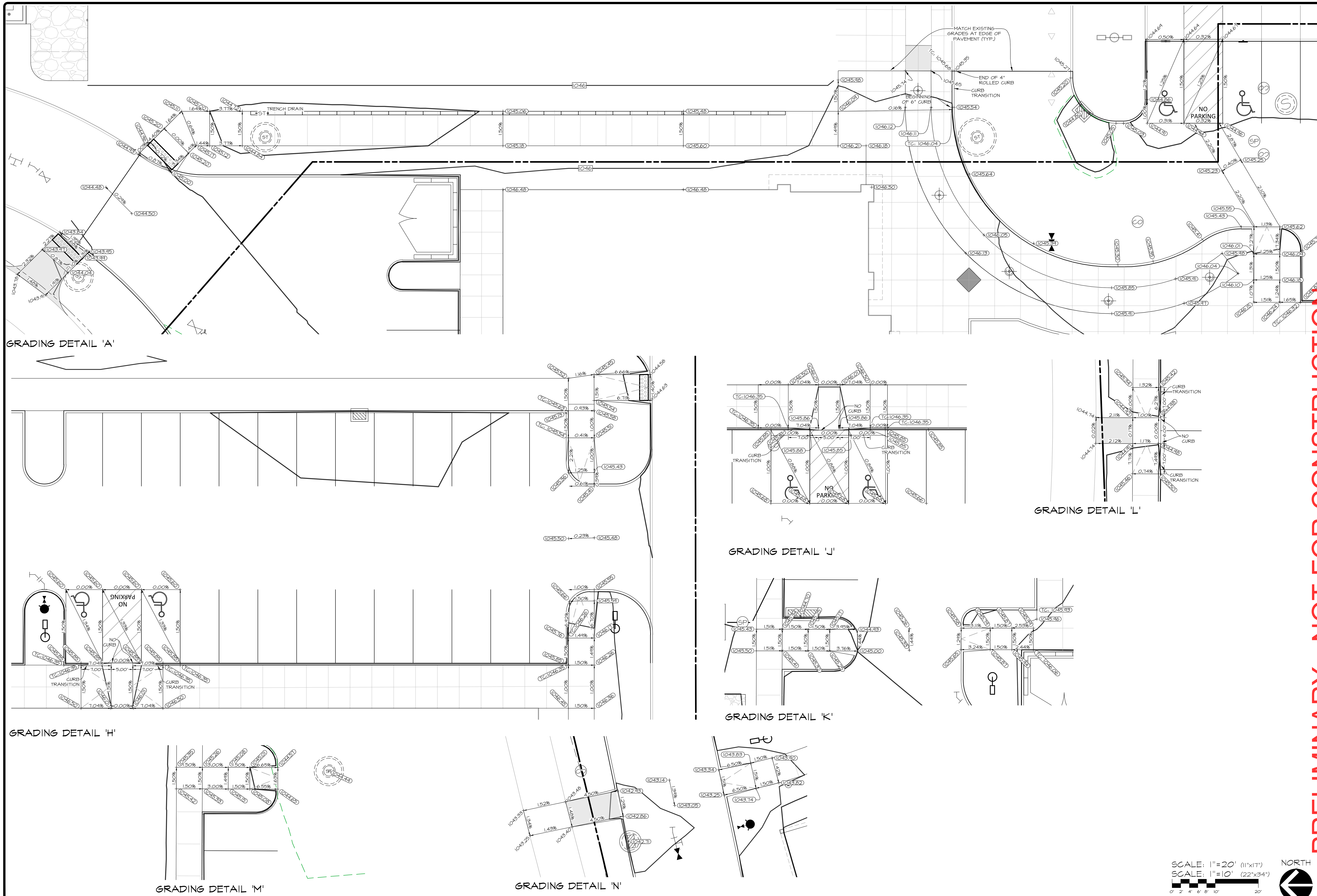
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING DETAILS



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

NORTH

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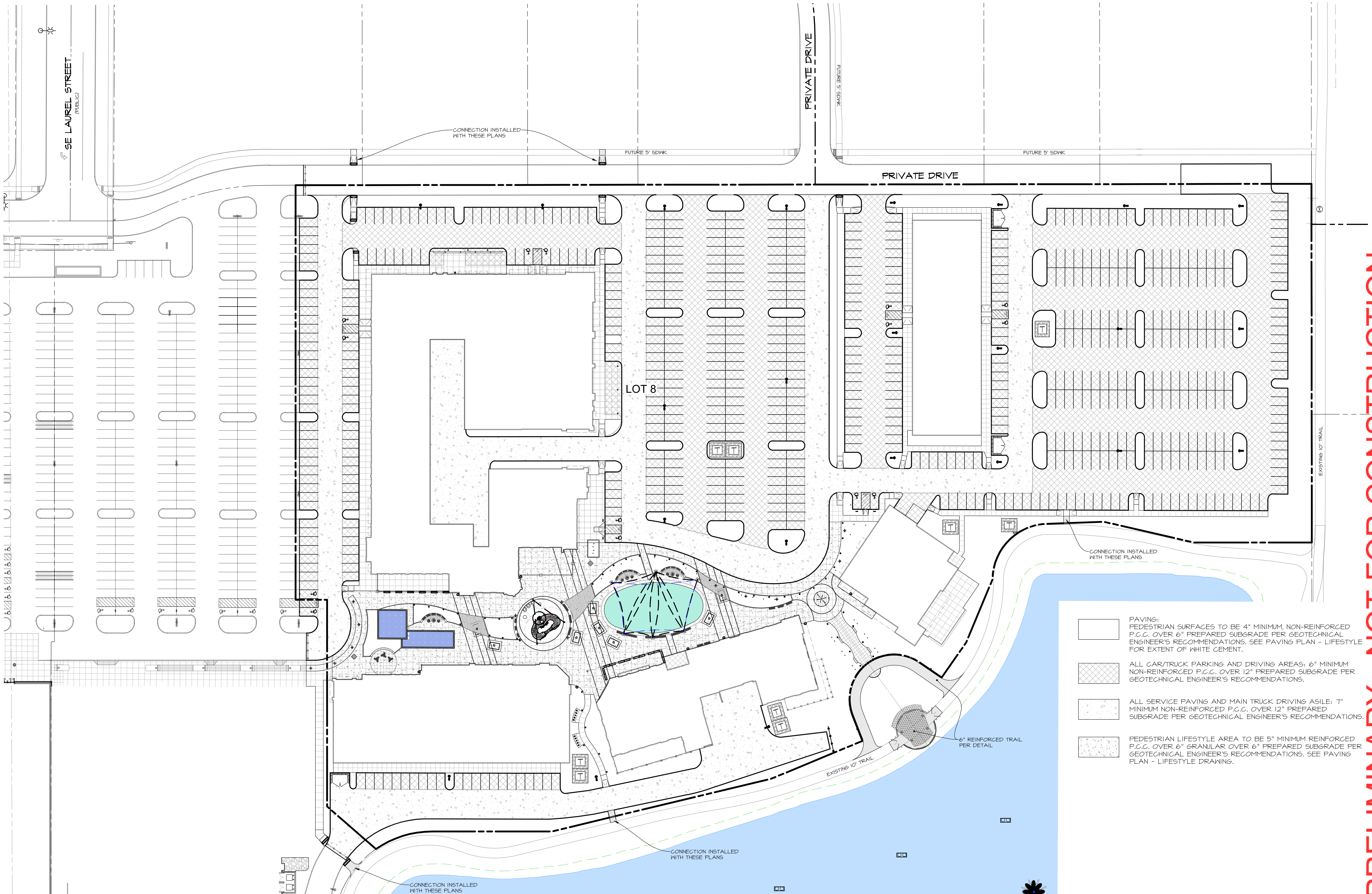
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

GRADING DETAILS

A-2212



	PAVING: PEDESTRIAN SURFACES TO BE 4" MINIMUM, NON-REINFORCED P.C.C. OVER 6" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. SEE PAVING PLAN - LIFESTYLE FOR EXTENT OF WHITE CEMENT.
	ALL CAR/TRUCK PARKING AND DRIVING AREAS: 6" MINIMUM NON-REINFORCED P.C.C. OVER 12" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
	ALL SERVICE PAVING AND MAIN TRUCK DRIVING ASILE: 7" MINIMUM NON-REINFORCED P.C.C. OVER 12" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
	PEDESTRIAN LIFESTYLE AREA TO BE 5" MINIMUM REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. SEE PAVING PLAN - LIFESTYLE DRAWING.

SCALE: 1"=100' (11"x17")
SCALE: 1"=50' (22"x34")
0' 10' 20' 30' 40' 50' 100'

NORTH

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DATE OF SURVEY:	2023-05-03
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

PAVING PLAN

SHEET 24 OF 42

A-2212

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LIFESTYLE PAVEMENT SCHEDULE

PAVING DESIGNATION	MATERIAL DESCRIPTION
P-1	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. WHITE CEMENT
P-2	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PIGMENT: 20% COOL GRAY
P-3	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PIGMENT: 50% COOL GRAY
P-4	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PORCELAIN PLANK TILES 12"x48" MIN. COLOR TO MATCH P-3.
P-5	MIN. 5" THICK REINFORCED P.C.C. 6" GRANULAR OVER OVER 6" PREPARED SUBGRADE. PIGMENT: 70% COOL GRAY
P-6	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PIGMENT: CHARCOAL
P-7	BY OTHERS.
P-8	BY OTHERS. TURF TYPE OVER GRANULAR DETERMINED BY OTHERS.
P-9	MEET REQUIREMENTS OF CITY P.C.C. TRAIL CONSTRUCTION.

P-1 THROUGH P-5 REINFORCING: #4 BARS 24"o.c. E.W. - CONTRACTOR'S OPTION: USE GLASS FIBER REINFORCED P.C.C.

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

NORTH

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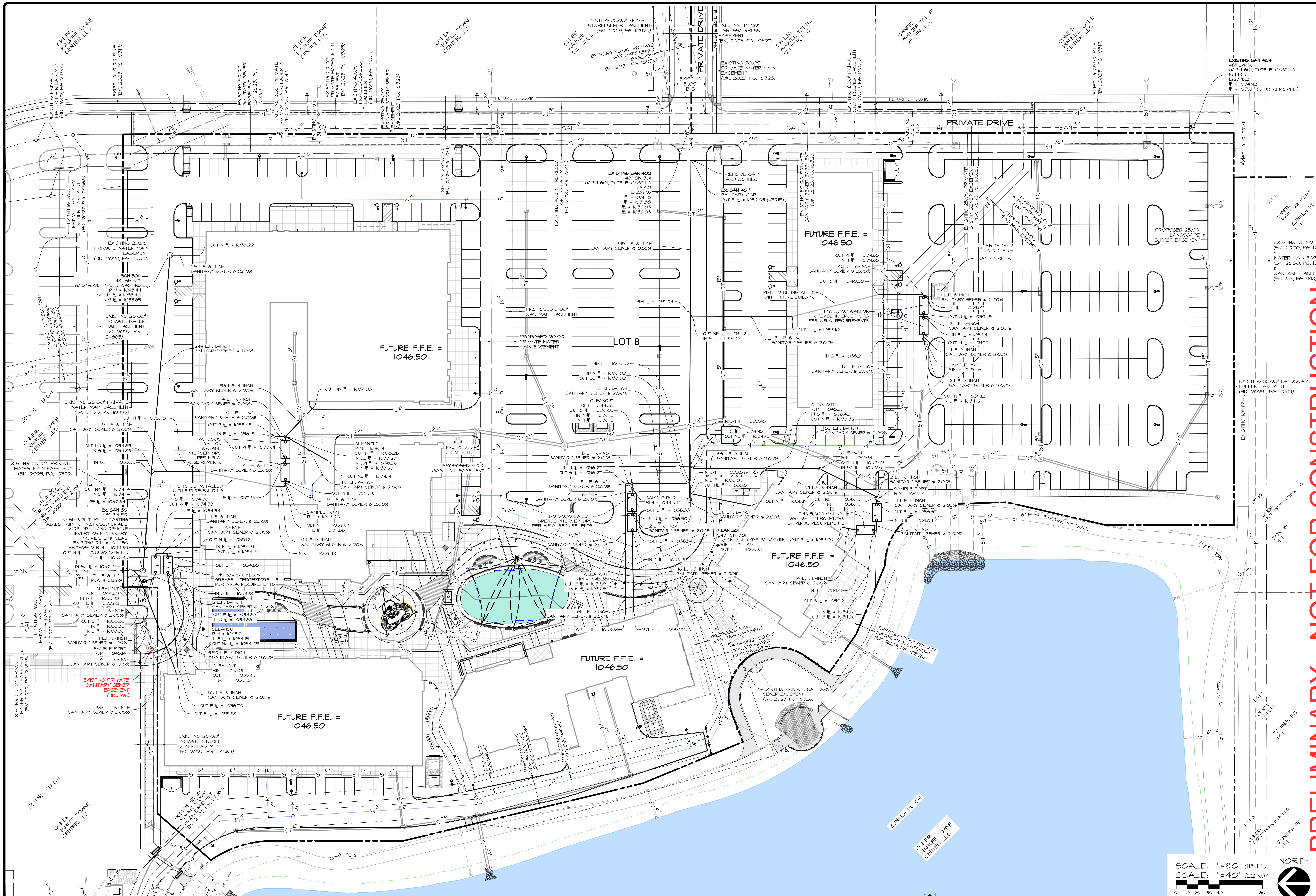
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

PAVING PLAN - LIFESTYLE



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LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA
UTILITY PLAN - SANITARY

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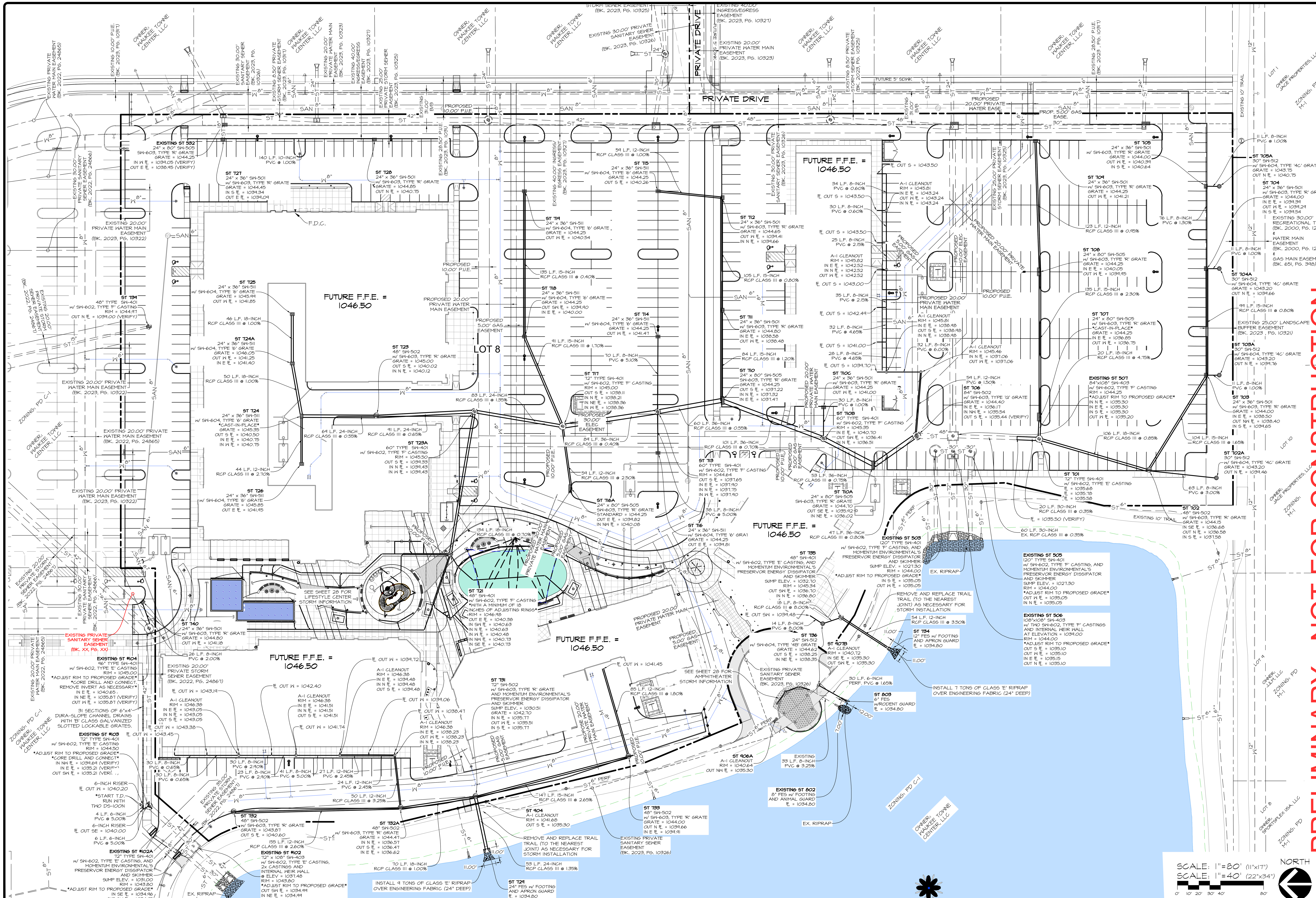

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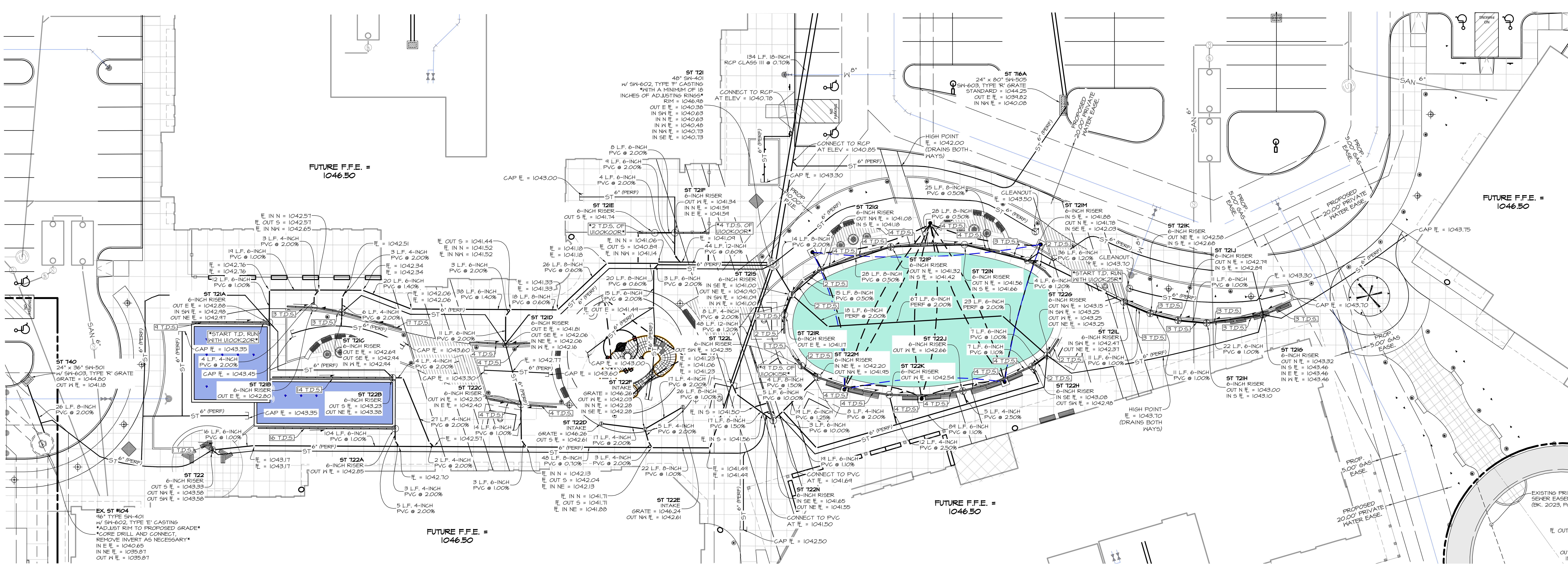
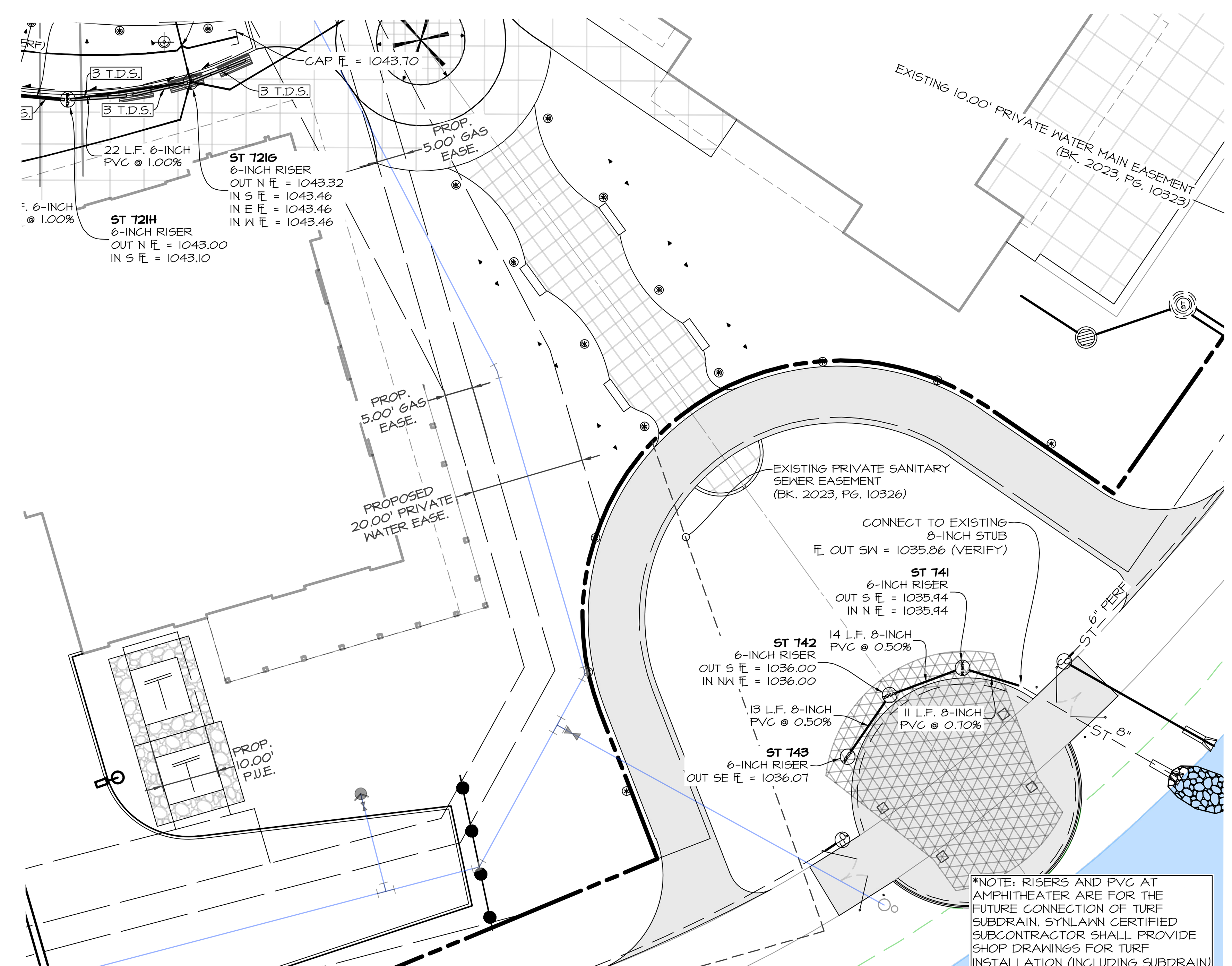
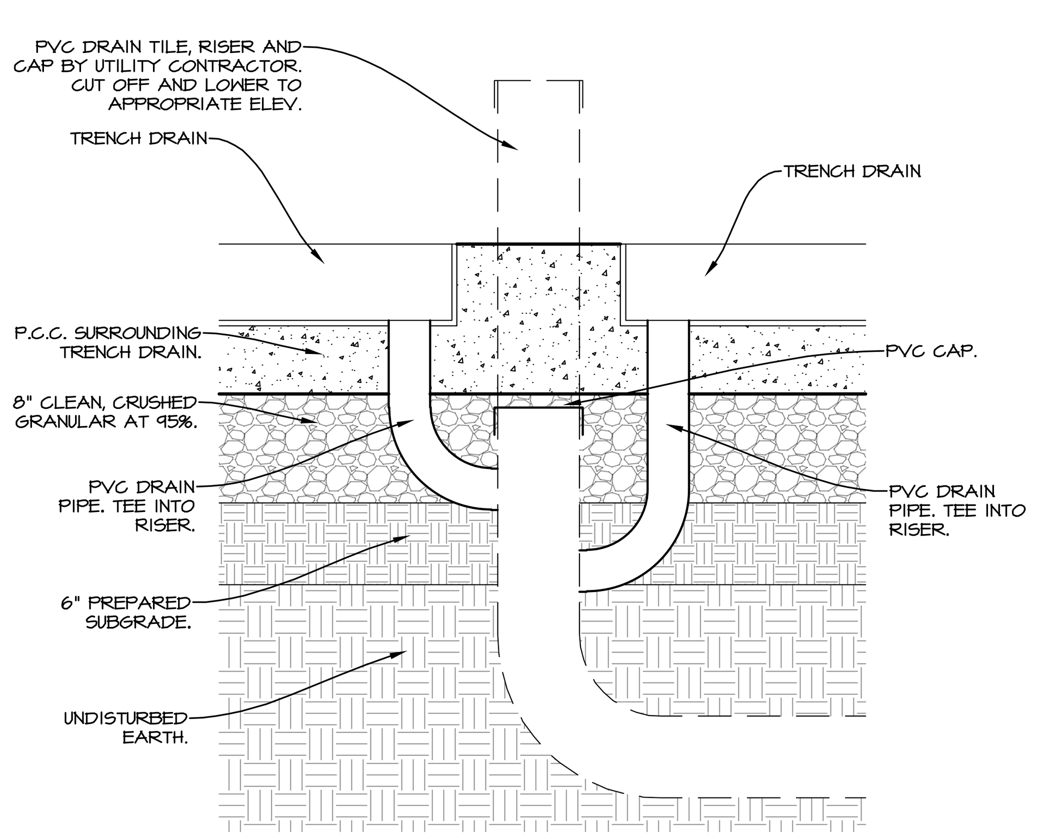
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

UTILITY PLAN - STORM







TRENCH DRAIN CONNECTION
NO SCALE

TRENCH DRAIN:
UNIT: ULMA U100K BY TRENCH DRAIN SYSTEMS (TDS), 39.37" LONG x 5.11" WIDE WITH 0.5% PRE-SLOPED INVERT.

GRATE: LOCKING STAINLESS STEEL WEDGE WIRE GRATE.

GRATE LOCKING BY SAME MANUFACTURER.

END CAPS: OPEN OR SOLID AS REQUIRED AT CONNECTION OR END OF RUN.

QUANTITY: 166 UNITS (T.D.S. = TRENCH DRAIN SECTIONS)

TRENCH DRAIN SLOPE DIRECTION: →

SUBMIT SHOP DRAWINGS FOR ALL TRENCH DRAIN SECTIONS

NON-REGULAR U100K TRENCH DRAIN SECTIONS ARE LABELED ON PLANS.

AREA INTAKES:
GRATE: SLOTTED ZURN GRATE FOR INSERTION INTO AN 8" RISER.

GRATE: STAINLESS STEEL TO MATCH STYLE OF TRENCH DRAIN GRATE, WITH BRUSHED FINISH.

SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")
0' 5' 10' 15' 20' 40'

NORTH

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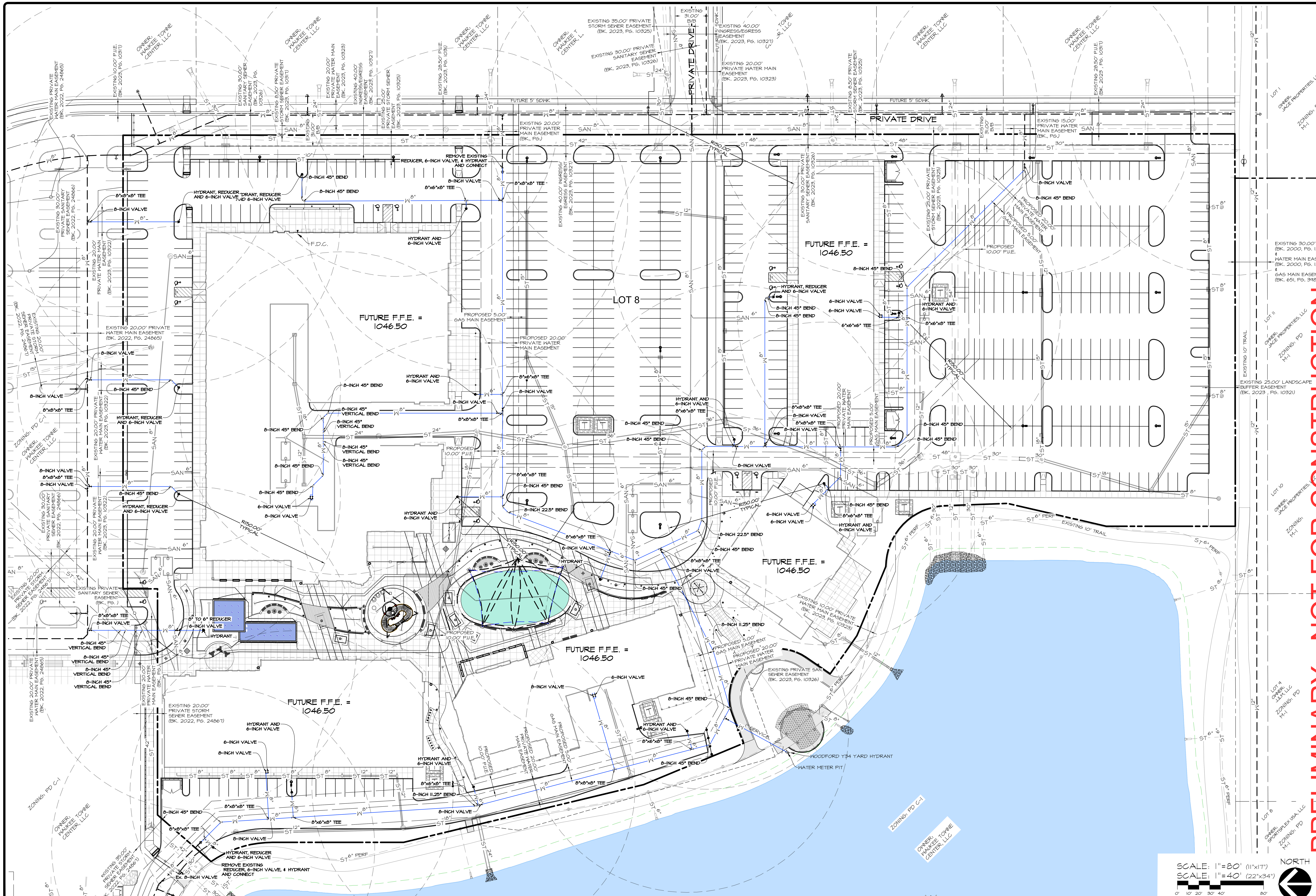
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

UTILITY PLAN - LIFESTYLE STORM



PRELIMINARY - NOT FOR CONSTRUCTION

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")

NORTH

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DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

UTILITY PLAN - WATER

SHEET 29 OF 42

A-2212

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UTILITIES TO BE DESIGNED BY OTHERS (NONE SHOWN):

1. JOINT UTILITY CONDUIT THROUGH PUE
2. GAS SERVICES TO EXTERIOR FIREPLACES
3. EXTERIOR ELECTRICAL AND COMMUNICATIONS
4. ICE RINK PIPING
5. FOUNTAIN PIPING

SCALE: 1"=80' (11"x17")
SCALE: 1"=40' (22"x34")

0' 10' 20' 30' 40' 80'

NORTH

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DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

UTILITY PLAN - BY OTHERS

SHEET 30 OF 42

A-2212

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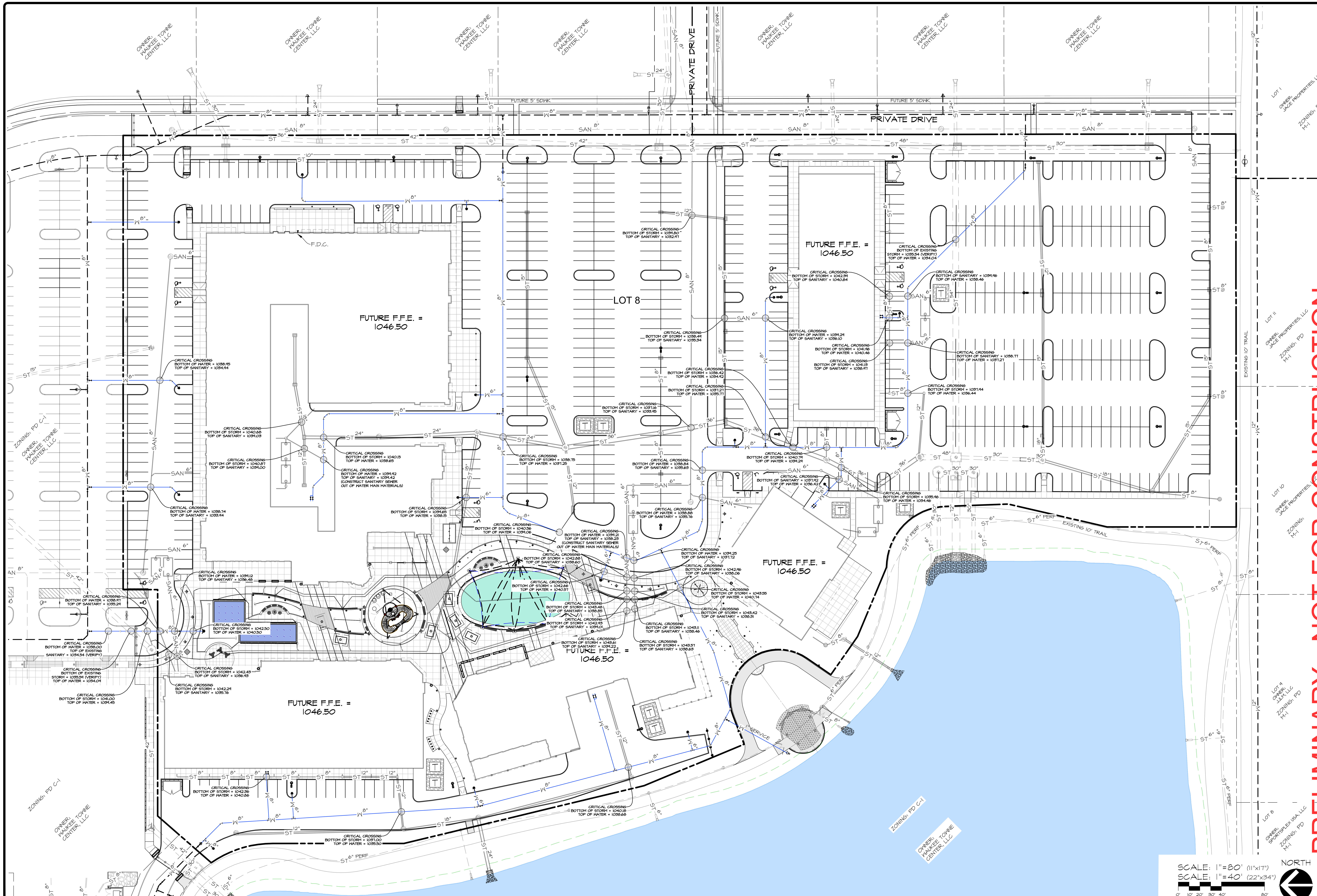

PRELIMINARY - NOT FOR CONSTRUCTION

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DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

UTILITY PLAN - CRITICAL CROSSINGS

SHEET 3 OF 42

A-2212

PLANT SCHEDULE

MARK	Botanical name / COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS	MATURE HEIGHT
AC	*Abies concolor*	3	6' HT.	B&B	MATCHED, SPECIMEN	50'
	WHITE FIR					
AM	*Amelanchier arborea*	11	6' HT.	CONT.	MATCHED, SPECIMEN, 3 STEM MIN.	20'
	SERVICEBERRY				MULCH BED	
AS	Acer saccharum subsp. nigrum 'Green Column'	10	8' HT.	CONT.	MATCHED, SPECIMEN	50'
	GREEN COLUMN MAPLE					
AT	*Asclepias tuberosa*	4	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	BUTTERFLY WEED				LOC. AS DIMENSIONED; 2' o.c.	
BP	*Betula populifolia 'Whitespire Senior'*	12	8' HT.	CONT.	MATCHED, SPECIMEN	30'
	WHITESPIRE BIRCH				MULCH BED, 16.5' OC	
CC	*Cercis canadensis*	12	6' HT.	CONT.	MATCHED, SPECIMEN, MULCH BED	25'
	EASTERN REDBUD				20' OC, TREE FORM	
CD	*Coreopsis 'Daybreak'*	25	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	1'
	DAYBREAK COREOPSIS				12" OC	
CS	*Cornus serica 'Farrow'*	24	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	ARCTIC FIRE DOGWOOD				3' OC	
EP	*Echinacea purpurea 'Rubinstern'*	3	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	RUBY STAR CONEFLOWER				LOC. AS DIMENSIONED; 2' o.c.	
GT	Gleditsia triacanthos f. inermis 'Skycole'	2	8' HT.	CONT.	MATCHED, SPECIMEN	40'
	SKYLINE HONEYLOCUST					
HH	*Hemerocallis 'Happy Returns'*	8	SP#5	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	HAPPY RETURNS DAYLILY				18" OC, 18" FROM CURB	
JH	*Pinus strobus 'Fastigiata'*	7	6' HT.	CONT.	MATCHED, SPECIMEN	35'
	COLUMNAR WHITE PINE				10' OC	
JP	*Juniperus horizontalis 'Plumosa'*	21	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	ANDORRA JUNIPER				6' OC	
LS	*Liquidambar styraciflua 'Rotundiloba'*	9	8' HT.	CONT.	MATCHED, SPECIMEN	60'
	ROUND-LOBED SWEET GUM					
LT	*Liriodendron tulipfera 'JFS-Oz'*	13	8' HT.	CONT.	MATCHED, SPECIMEN	55'
	EMERALD CITY TULIP TREE					
NF	*Nepeta faassenii 'Kitten Around'*	10	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	KITTEN AROUND CATNIP				2' OC, 18" FROM CURB	
OV	*Ostrya virginiana 'JFS-KW5'*	14	8' HT.	CONT.	MATCHED, SPECIMEN	40'
	AUTUMN TREASURE HOPHORNBEAM					
PA	*Philadelphus 'Snowbelle'*	12	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	4'
	SNOWBELLE MOCK ORANGE				3' OC	
PH	*Physocarpus opulifolia 'Ruby Spice'*	28	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	4'
	RUBY SPICE NINEBARK				4' OC (UNLESS NOTED OTHERWISE)	
PL	*Pinus flexilis 'Vanderwolf's Pyramid'*	6	6' HT.	CONT.	MATCHED, SPECIMEN	30'
	VANDERWOLF'S PYRAMID LIMBER PINE				10' o.c.	
POA	*Potentilla fruticosa 'Abbotswood'*	93	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	ABBOTSWOOD POTENTILLA				2.5' OC	
POF	*Potentilla fruticosa 'Fargo'*	18	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	DAKOTA SUNSPOT POTENTILLA				3' OC	
PS	*Pseudotsuga menziesii glauca*	11	6' HT.	CONT.	MATCHED, SPECIMEN	50'
	DOUGLAS FIR				12' o.c. IN BUFFER	
QM	*Quercus macrocarpa 'JFS-KW3'*	13	8' HT.	CONT.	MATCHED, SPECIMEN	55'
	URBAN PINNACLE OAK					
RA	*Rhus aromatica 'Gro-Low'*	58	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	GRO-LOW FRAGRANT SUMAC				6' o.c.	
RF	Rudbeckia fulgida var. sullivantii	82	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	1.25'
	LITTLE GOLDSTAR BLACK-EYED SUSAN				14" OC	
SB	*Schizachyrium scoparium 'Prairie Blues'*	16	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	PRAIRIE BLUES LITTLE BLUE STEM				LOC. AS DIMENSIONED; 2' o.c.	
VC	*Viburnum carlesii 'SMVCB'*	30	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	4'
	SPICE BABY VIBURNUM				4' OC	
VP	*Viburnum prunifolium*	33	6' HT.	CONT.	MATCHED, SPECIMEN, TREE FORM	25'
	BLACKHAW VIBURNUM					
WE	*Weigela florida 'Elvera'*	60	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	MIDNIGHT WINE WEIGELA				1.5' OC	
WP	*Weigela florida 'Polka'*	10	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	4'
	POLKA WEIGELA				4' OC	
WR	*Calamagrostis acutiflora 'Karl Feorster'*	59	2 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	4'
	KARL FOERSTER FEATHER REED GRASS				2.25' OC	

OPEN SPACE REQUIREMENTS

20% REQUIRED OPEN SPACE OF TOTAL LOT
535,788 SF x 20% = 107,178 S.F.
107,178 / 1,000 = 107.2
PER 1,000 OPEN SPACE
- 1 TREE = 107 TREES
- 1 SHRUB = 107 SHRUBS

OPEN SPACE PROPOSED PLANTINGS:
- 118 TREES
- 354 SHRUBS

GREEN SPACE PROVIDED: 79,976 S.F.
REMAINDER WITHIN P.U.D. PROVIDED WITHIN SHOPPING CENTER. SEE CALC. ON COVER.

25' SOUTH BUFFER

1 OVERSTORY TREE + 2 EVERGREEN TREES + 2 UNDERSTORY TREES / 50 L.F.
364 L.F. / 50 = 7.29 PLANT UNITS
REQUIRED BUFFER: 8 OVERSTORY TREES + 15 EVERGREEN TREES + 15 UNDERSTORY TREES

BUFFER PROPOSED PLANTINGS:
- 8 OVERSTORY TREES + 15 EVERGREEN TREES + 15 UNDERSTORY TREES

PARKING SETBACK REQUIREMENTS

1 SHADE TREE PER 40 L.F. FRONTAGE OF PARKING
487 L.F. / 40 = 12 TREES REQUIRED.
12 TREES PROVIDED.

ALL OF LOT AREA NOT COVERED BY BUILDING, PAVING, OR MULCH BED TO BE SODDED, INCLUDING R.O.W. UNLESS NOTED OTHERWISE.

ANY SUBSTITUTIONS TO THE PLANT SCHEDULE ARE TO BE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT AND CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

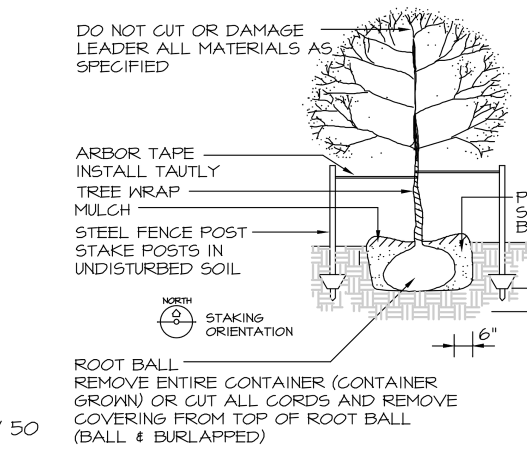
REGULATORY PLANT MINIMUM SIZES:
DECIDUOUS OVERSTORY TREE: 8 FEET TALL
EVERFGREEN TREE: 6 FEET TALL
DECIDUOUS UNDERSTORY TREE: 6 FEET TALL
PROVIDE PLANT MATERIAL SIZE AS SCHEDULED & PER ANSI Z60.1.

ALL MULCH BEDS TO BE 3" THICK, SHREDDED HARDWOOD, NATURAL COLOR UNLESS NOTED OTHERWISE.

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

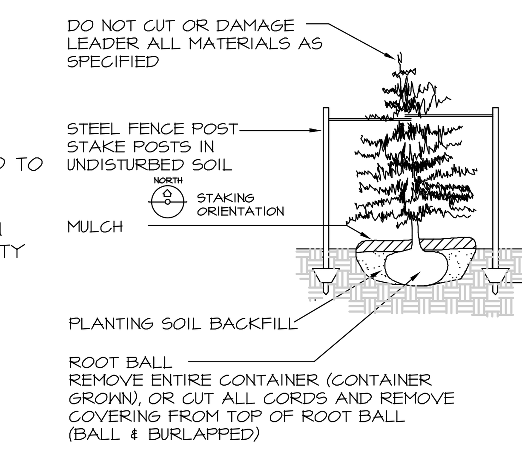
MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

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



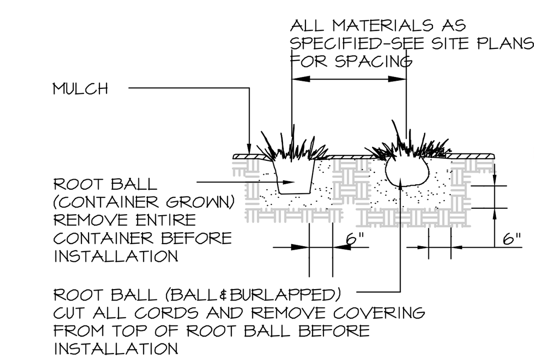
DECIDUOUS TREE PLANTING AND STAKING DETAIL

NO SCALE



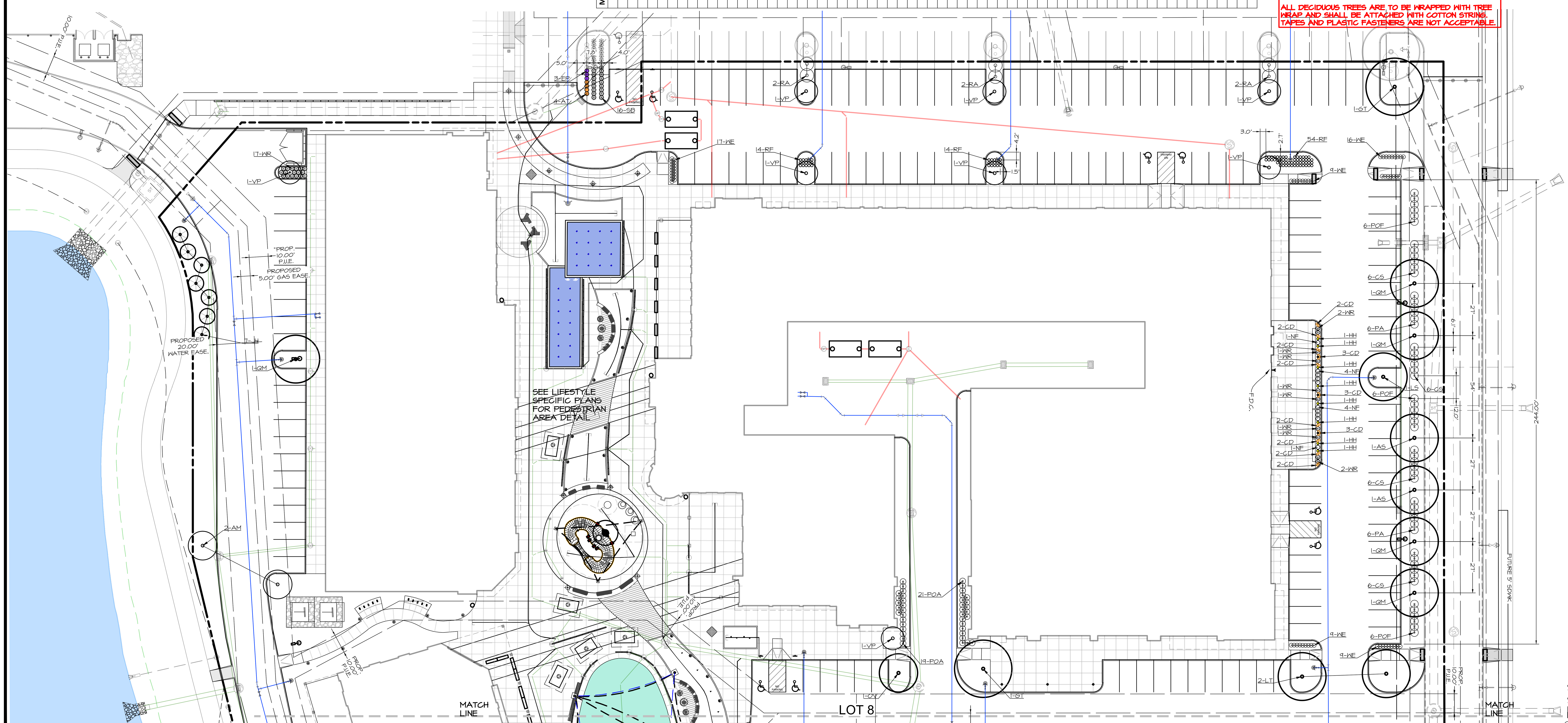
EVERGREEN TREE PLANTING AND STAKING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



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

NORTH

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2400 86th Street . Unit 12 . Des Moines, Iowa 50322
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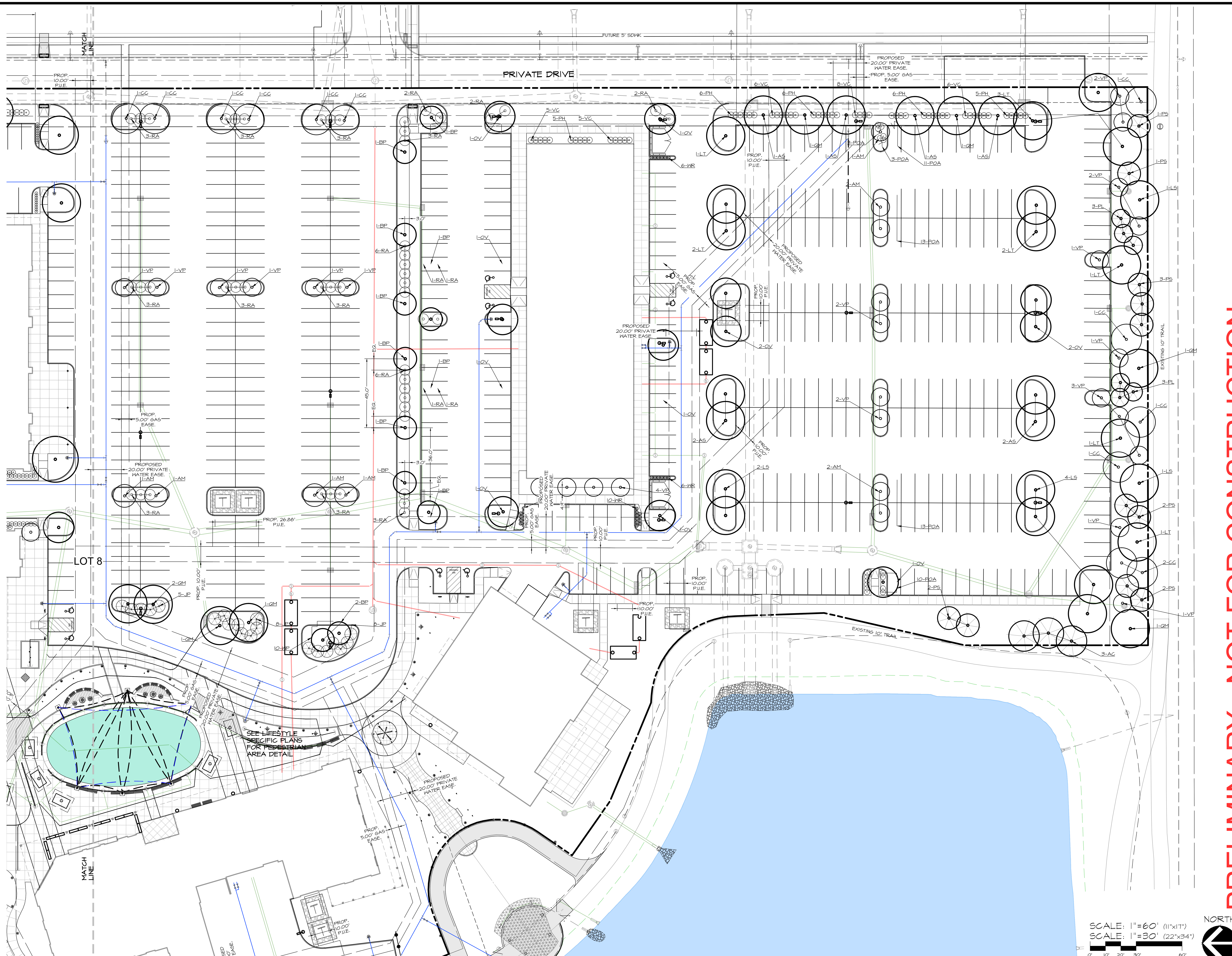
2024-02-27 - 6TH SUBMITTAL
2024-02-09 - 5TH SUBMITTAL
2024-01-03 - 4TH SUBMITTAL

DATE OF SURVEY: 2023-05-03
DESIGNED BY: EHA
DRAWN BY: LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

LANDSCAPE PLAN - NORTH



PRELIMINARY - NOT FOR CONSTRUCTION

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	2024-01-03 - 4TH SUBMITTAL
DATE OF SURVEY:	2023-05-03
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

LANDSCAPE PLAN - SOUTH

A-2212

PLANT SCHEDULE

MARK	Botanical name / COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS	MATURE HEIGHT
AM	*Allium 'Millenium'*	604	SP #5	CONT.	MATCHED, SPECIMEN, MULCH BED, 12" o.c.	2
	MILLENIUM ORNAMETAL ONION				9.5' FROM EAST CURB OR POOL WALL	
BF	*Betula platyphylla 'Fargo'*	10	1.5" CAL.	CONT.	MATCHED, SPECIMEN, 12' o.c. AND	35'
	DAKOTA PINNACLE BIRCH				6' FROM EAST CURB	
BP	*Betula populifolia 'Whitespire Senior'*	8	1.5" CAL.	CONT.	MATCHED, SPECIMEN	30'
	WHITESPIRE BIRCH				3 STEM MIN.	
BR	*Buxus 'Green Gem'*	54	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	GREEN GEM BOXWOOD				36" o.c., 4'7" FROM WALK	
BS	*Buxus sinica var. insularis 'Wintergreen'*	27	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	WINTERGREEN KOREAN BOXWOOD				30" o.c., 21" FROM CURB	
CA	*Calamagrostis x acutiflora 'Karl Foerster'*	173	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	KARL FOERSTER GRASS				2' o.c. U.N.O., 18" FROM WALK	
CD	*Coreopsis 'Daybreak'*	199	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	DAYBREAK COREPOSIS				15" o.c., 12" FROM CURB	
GT	Gleditsia triacanthos f. inermis 'Skycole'	4	1.5" CAL.	B&B	MATCHED, SPECIMEN, MULCH BED	35'
	SKYLINE HONEYLOCUST				ON WALK GRIDS	
HB	*Helitotrichon sempervirens*	429	2 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	BLUE OAT GRASS				21" o.c., 4.5' FROM EAST CURB OR POOL WALL	
HH	*Hemerocallis 'Happy Returns'*	327	SP #5	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	HAPPY RETURNS DAYLILY				18" o.c., 18" FROM WALK, 9" FROM EDGER	
HT	*Heuchera 'Timeless Night'*	183	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	TIMELESS NIGHT CORALBELLS				16" o.c., 3.75' FROM NORTH CURB	
HY	*Hydrangea 'SMNHSC'*	16	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	4'
	LET'S DANCE ARRIBA HYDRANGEA				2' o.c., 2' FROM WALK	
MG	*Miscanthus sinensis 'Gracillimus'*	25	2 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	5'
	MAIDEN GRASS				3' o.c.	
MR	*Miscanthus sinensis 'Rigoletto''*	18	2 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	5'
	RIGOLETTO SILVER GRASS				3' o.c.	
PA	*Picea abies 'Cupressina'*	6	7' HT.	CONT.	MATCHED, SPECIMEN, MULCH BED	25'
	COLUMNAR NORWAY SPRUCE				4.75' o.c.	
PH	*Picea pungens 'Hoopsii'*	1	12' HT.	B&B	MATCHED, SPECIMEN, MULCH BED	25'
	HOOPS COLORADO SPRUCE				AS DIMENSIONED	
PT	*Picea pungens 'Totem Pole'*	22	4' HT.	CONT.	MATCHED, SPECIMEN, MULCH BED	15'
	TOTEM POLE COLORADO SPRUCE				2.5' o.c.	
QB	*Quercus bicolor 'Bonnie and Mike'*	11	1.5" CAL.	CONT.	MATCHED, SPECIMEN	40'
	BEACON OAK				AS DIMENSIONED	
RA	*Rhus aromatica 'Gro-Low'*	6	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
	GRO-LOW FRAGRANT SUMAC				5' o.c.	
SB	*Spirea betulifolia 'Tor'*	247	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
	TOR BIRCH LEAF SPIREA				2.25' o.c., 1.5' FROM EAST WALL OR POOL WALL	
SN	*Heuchera 'Berry Timeless'*	91	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	1'
	BERRY TIMELESS CORALBELLS				15" o.c., 8" FROM WALK	
TO	*Thuja occidentalis 'Smaragd'*	10	10 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	14'
	EMERALD GREEN ARBORVITAE				3.5' o.c., 2' FROM MOAT	
VC	*Viburnum carlesii 'SMVCB'*	35	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	5'
	SPICE BABY VIBURNUM				3' o.c., 2.5' FROM WALK	
VP	*Viburnum prunifolium*	4	15 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	25'
	BLACKHAW VIBURNUM				10.6' o.c., 6' FROM EAST CURB, TREE FORM	
VR	*Vinca minor*	64	SP #5	CONT.	MATCHED, SPECIMEN, MULCH BED	1'
	PERIWINKLE				1.75' o.c., 1.5' FROM PATIO	

ALL OF LOT AREA NOT COVERED BY BUILDING, PAVING, OR MULCH BED TO BE SODDED, INCLUDING R.O.W. U.N.O.

ANY SUBSTITUTIONS TO THE PLANT SCHEDULE ARE TO BE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT AND CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

REGULATORY PLANT MINIMUM SIZES:
- DECIDUOUS OVERSTORY TREE: 8 FEET TALL
- EVERGREEN TREE: 6 FEET TALL
- DECIDUOUS UNDERSTORY TREE: 6 FEET TALL

PROVIDE PLANT MATERIAL SIZE AS SCHEDULED & PER ANSI Z60.1.

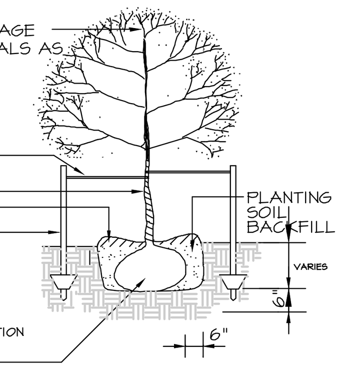
ALL MULCH BEDS TO BE 3" THICK, SHREDDED HARDWOOD, NATURAL COLOR U.N.O.

IF DISCREPANCY EXISTS BETWEEN PLAN AND SCHEDULE, PLAN GOVERNS.

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

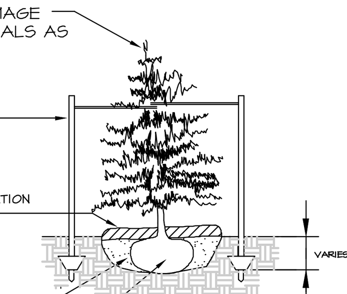
MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

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



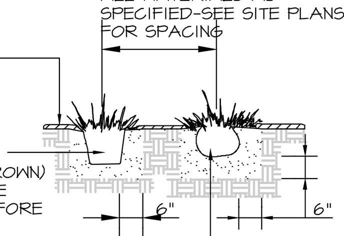
DECIDUOUS TREE PLANTING AND STAKING DETAIL

NO SCALE



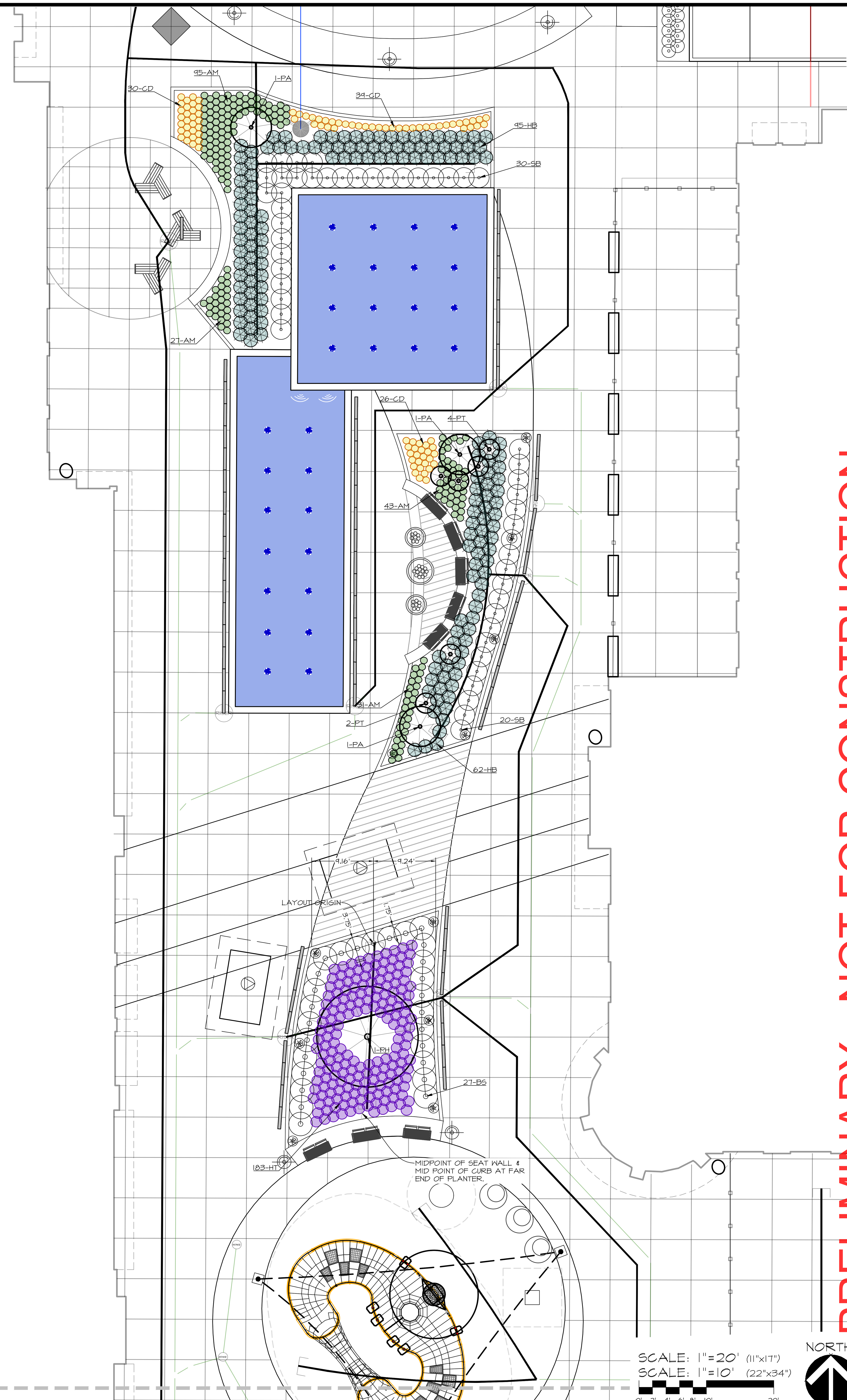
EVERGREEN TREE PLANTING AND STAKING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



MATCH LINE

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

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

LANDSCAPING PLAN - LIFESTYLE

DATE: 2024-03-14 - 7TH SUBMITTAL
2024-02-27 - 6TH SUBMITTAL
2024-02-09 - 5TH SUBMITTAL
2024-01-03 - 4TH SUBMITTAL
DATE OF SURVEY: 2023-05-03
DESIGNED BY: EHA
DRAWN BY: LKW

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SHEET 34 OF 42

A-2212

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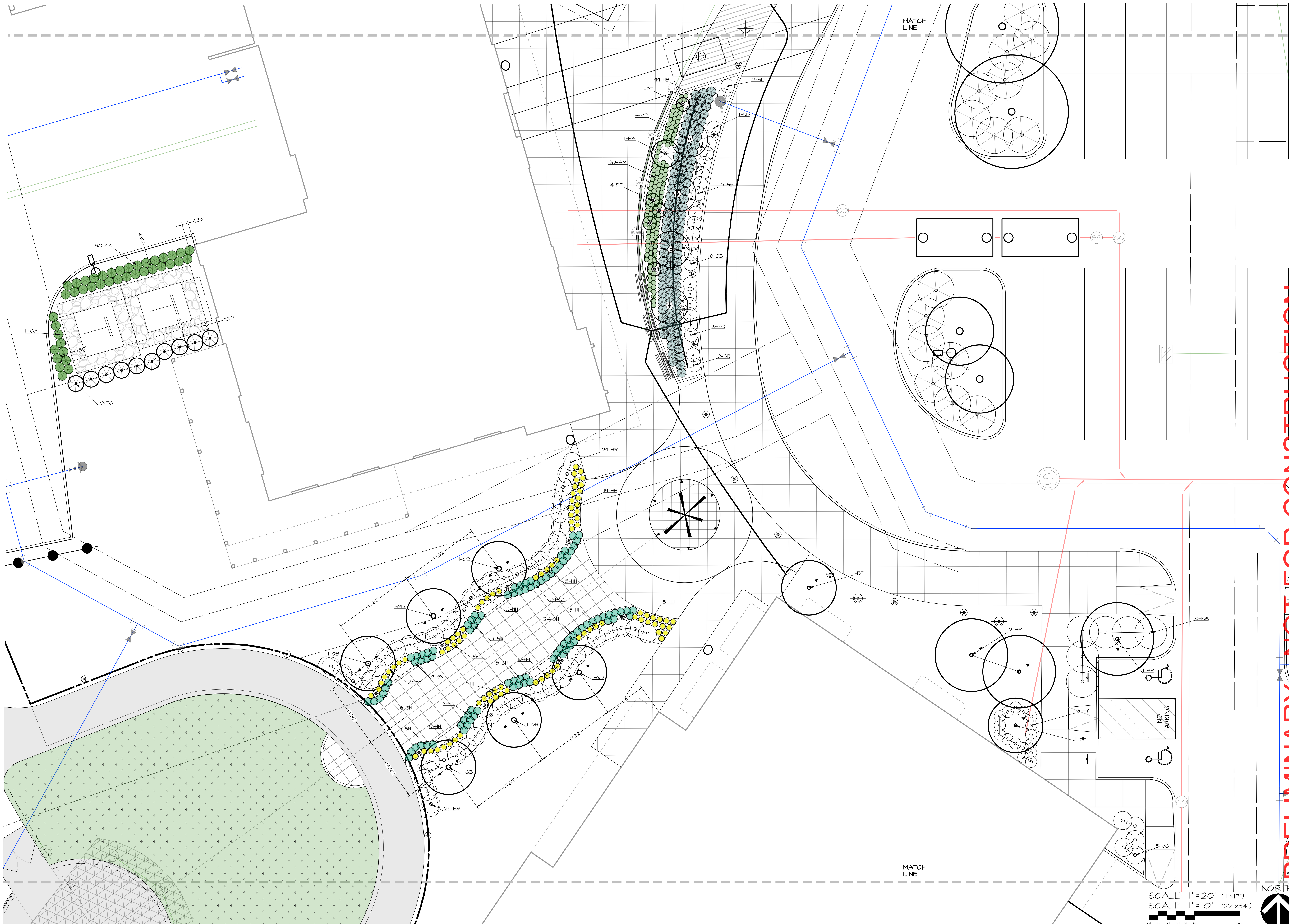
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

LANDSCAPING PLAN - LIFESTYLE



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LOT 8, WAUKEE TOWNE CENTER PLAT 3

WAUKEE, IOWA

LANDSCAPING PLAN - LIFESTYLE

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

NORTH

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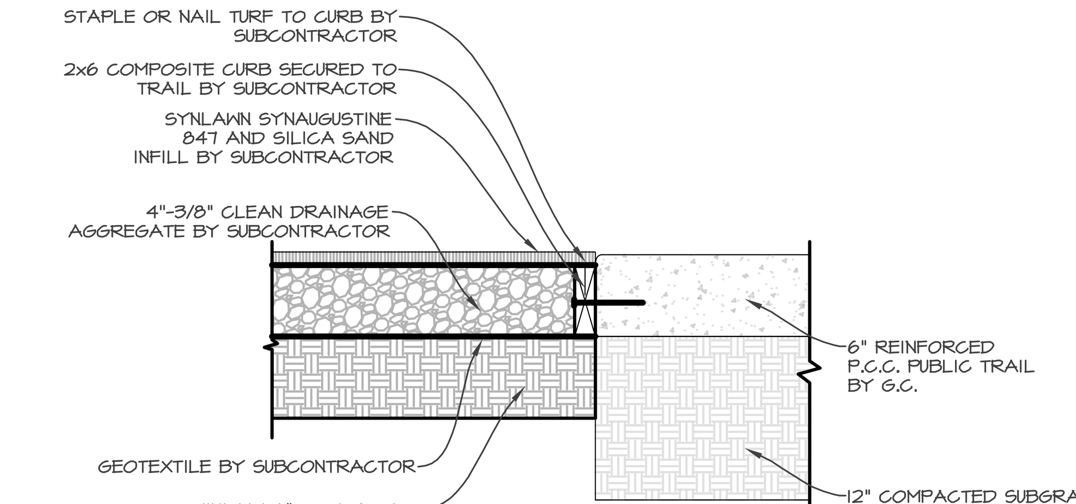
LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

LANDSCAPING PLAN - LIFESTYLE

SHEET 37 OF 42

A-2212



SYNLAWN SECTION
NO SCALE

SWINGING GATE SPECS & DETAILS.

SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")
0' 5' 10' 15' 20' 40'

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

AMPHITHEATER DEVELOPMENT

DATE:	2024-03-14 - 7TH SUBMITTAL
	2024-02-27 - 6TH SUBMITTAL
	2024-02-09 - 5TH SUBMITTAL
	2024-01-03 - 4TH SUBMITTAL
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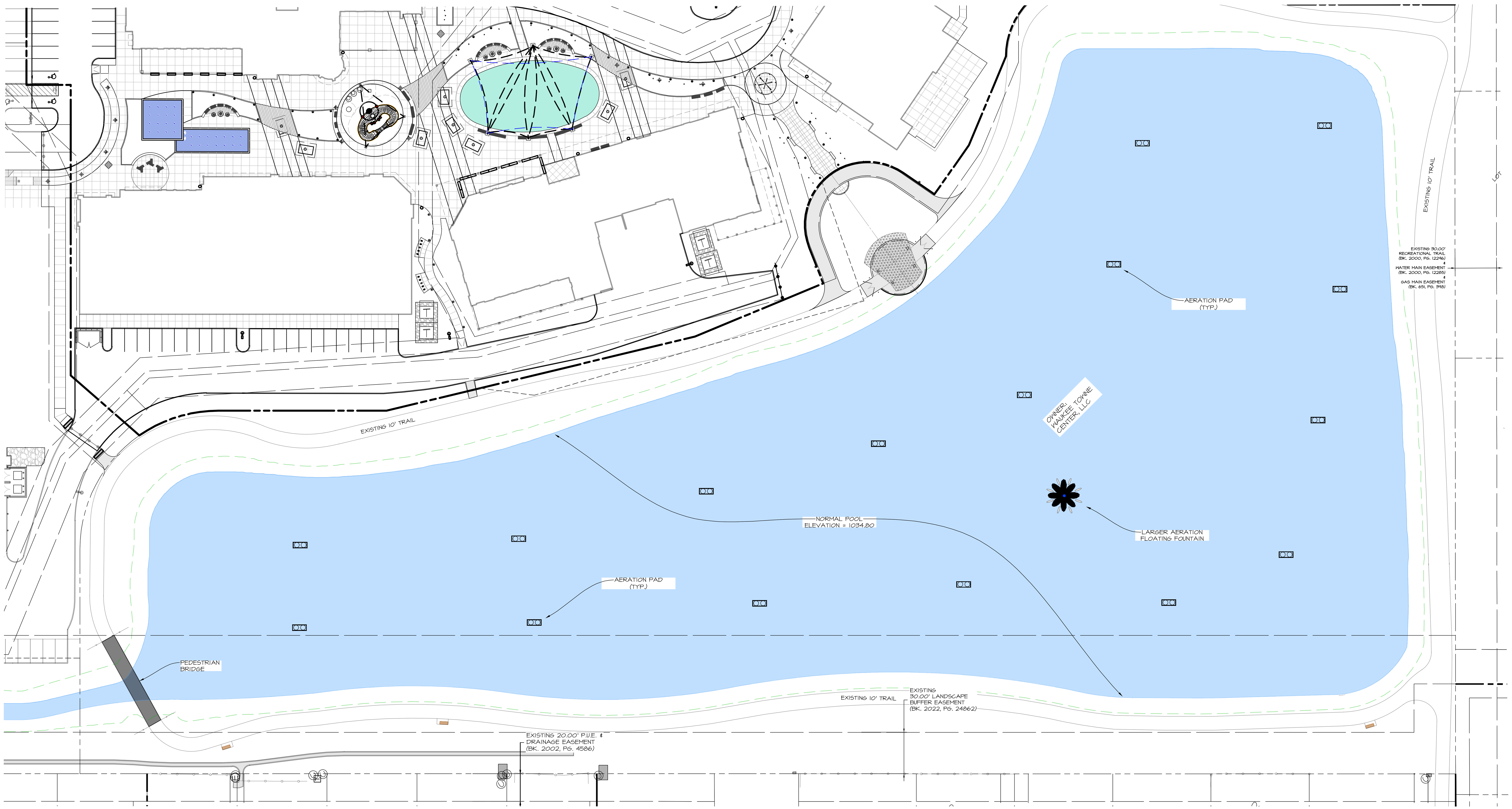

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SCALE: 1"=40' (22"x34")
0' 10' 20' 30' 40' 80'

NORTH

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LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

FOUNTAIN PLAN

SHEET 39 OF 42

A-2212

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STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

   - OWNER/APPLICANT: WAUKEE TOWNE CENTER, LLC
     611 MONTICELLO DR, BURLINGTON, IA 52601
   - CONTACT: MIKE PIERSON, PHONE: (319) 572-0125
   - LOCATION: LOT 8, WAUKEE TOWNE CENTER PLAT 3, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
   - NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
   - AREAS: TOTAL SITE AREA = 12.3 ACRES
     SITE AREA AFFECTED = 12.5 ACRES
   - RUNOFF COEFFICIENT = 0.85 (RATIONAL METHOD)
   - APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
   - 100 YEAR RUNOFF: APPROX. 79 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 MORAINE WITH SLOPES BETWEEN 0% TO 2%
     - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
     - CLARION LOAM, BEMIS MORAINE WITH SLOPES BETWEEN 2% TO 6%
   - ESTIMATED DATE WORK IS TO COMMENCE: MARCH 2024
   - ESTIMATED DATE WORK IS TO BE COMPLETED: DECEMBER 2026

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 SEEDED AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
   - INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
   - TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
   - ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
   - ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
   - ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
   - MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
   - DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
   - PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
   - ANY FAILED AREA OF SEEDING SHALL BE 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 PERMANANTLEY 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 SPILLOVER) 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 ONSITE
   - QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
   - INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
   - OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACE AS NECESSARY.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
   - INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
   - ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION, THIS REPORT WILL CONTAIN FOLLOWING:
     - SUMMARY OF SCOPE OF INSPECTION.
     - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
     - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
     - ANY ACTIONS TAKEN
     - SIGNATURE
   - REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER.
   - CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
   - SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

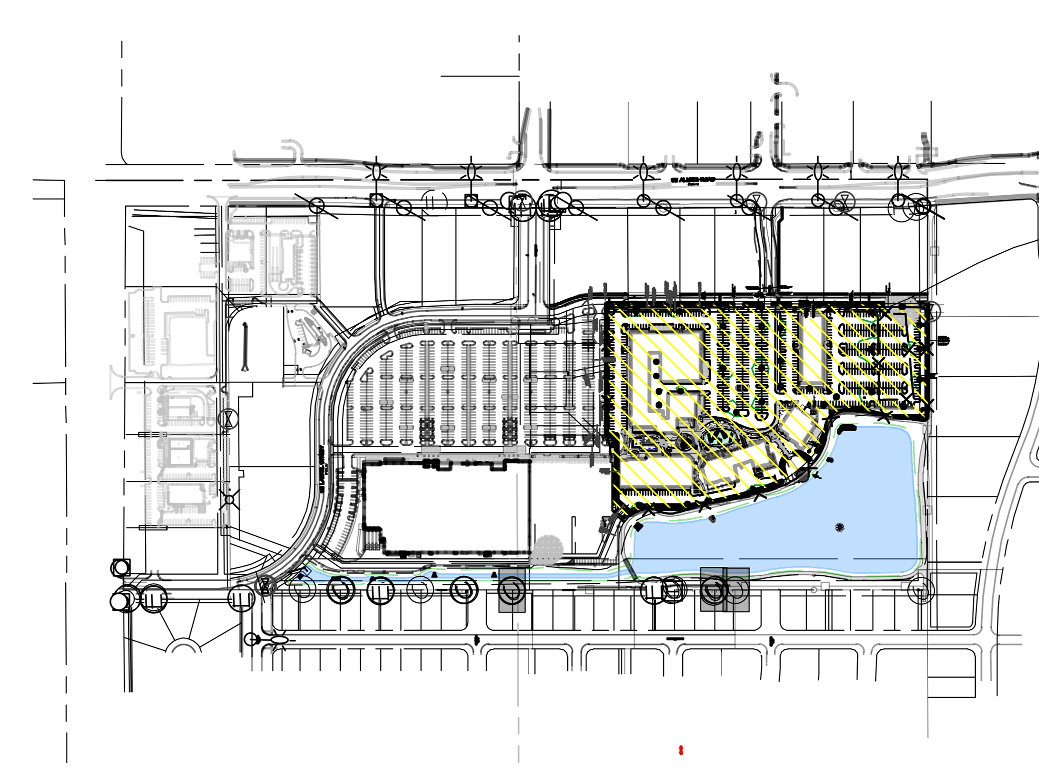
6. NON-STORM WATER DISCHARGES
   WATER MAIN FLUSHING
   - FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
     - SILTATION BASIN
     - ROCK OUTLET PROTECTION (RIPRAP)
     - SILT FENCING
     - EXISTING VEGETATION
   - FLUSHED WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
   - PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
   - CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11,050.
   - PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
   - CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTING 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
     - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
     - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
   - DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
   - EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
   - DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.

7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN
   - IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
   - MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE REALEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURANCE OF SUCH RELEASES.

8. NOTICE OF DISCONTINUATION (NOD)
   - WITHIN 30 DAYS OF FINAL SITE STABALIZATION 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 STABALIZATION
     - 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 SEEDED, 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

4,676 LF	SILT FENCE
79,976 S.F.	SOD
12.5 AC.	SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
43 EA	INTAKE FILTER BASKET LOCATIONS
1 EA	CONSTRUCTION ENTRANCE

AREA OF DISTURBANCE
12.5 ACRES

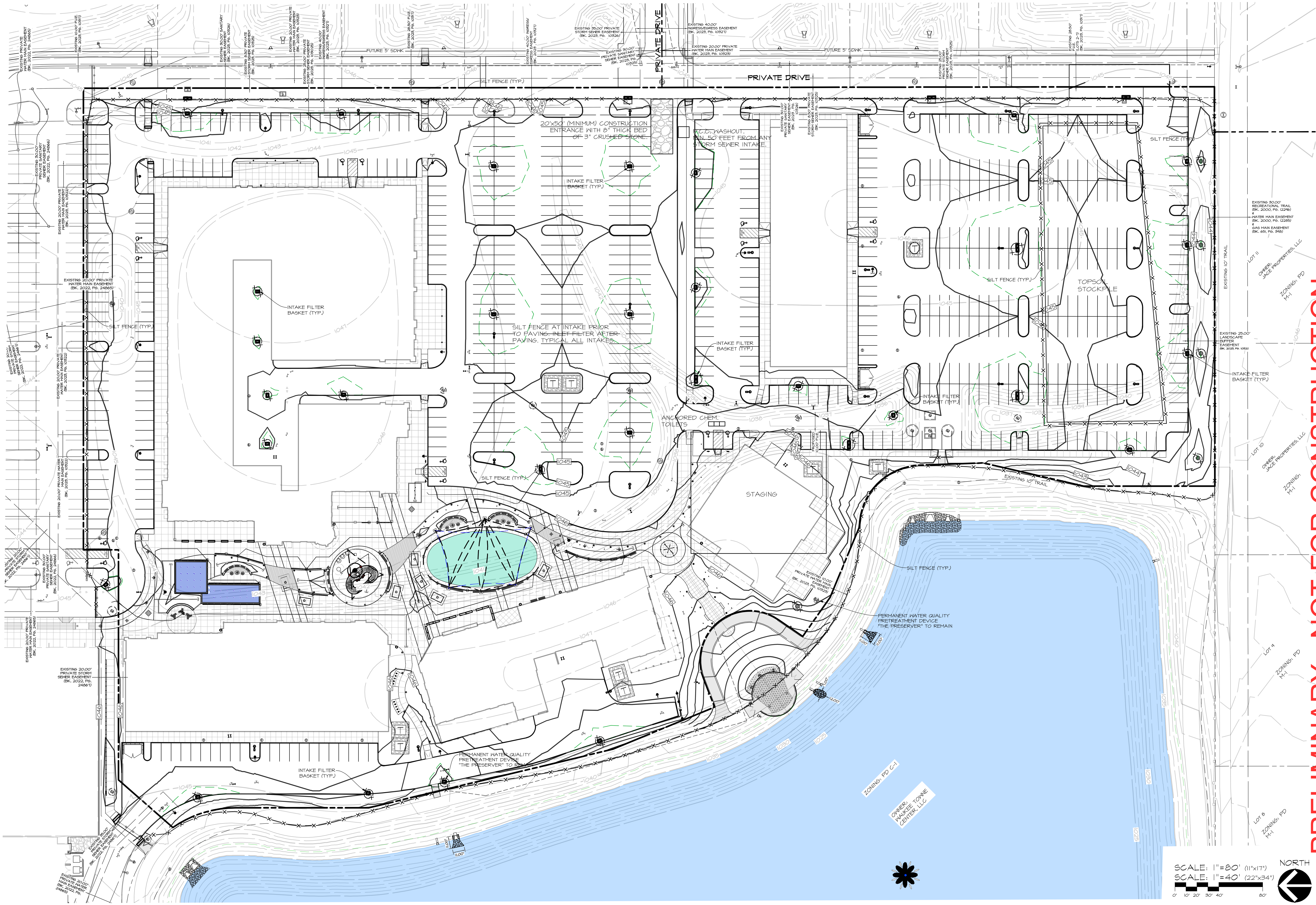
PRELIMINARY - NOT FOR CONSTRUCTION

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

DATE:	2024-03-14 - 7TH SUBMITTAL
	2024-02-21 - 6TH SUBMITTAL
	2024-02-09 - 5TH SUBMITTAL
	2024-01-03 - 4TH SUBMITTAL
DATE OF SURVEY:	2023-05-03
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

SEDIMENTATION & EROSION CONTROL NOTES



PRELIMINARY - NOT FOR CONSTRUCTION

Q:\A-FILES\A-2200\A2212_C3D Drawings\Construction Documents\Site Plan\A2212 SWPPP.dwg, 3/14/2024 2:16:06 PM, smckinley, 1:1

CEC

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

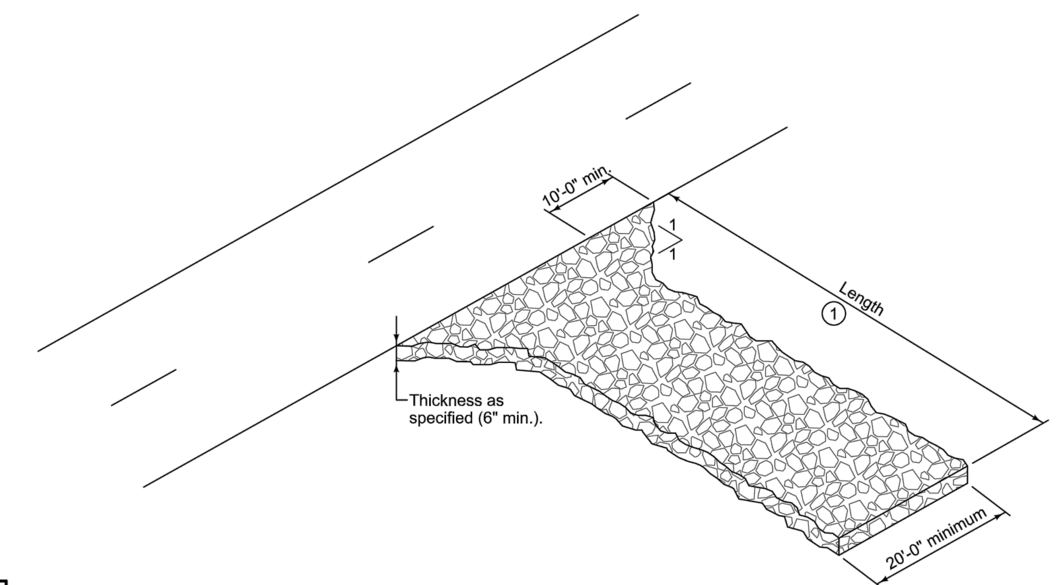
DATE:	2024-03-14 - 7TH SUBMITTAL
	2024-02-21 - 6TH SUBMITTAL
	2024-02-09 - 5TH SUBMITTAL
	2024-01-03 - 4TH SUBMITTAL
DATE OF SURVEY:	2023-05-03
DESIGNED BY:	EHA
DRAWN BY:	LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

SEDIMENTATION & EROSION CONTROL PLAN

SHEET 41 OF 42

A-2212



1. Entrance length: 50 foot minimum (30 foot for single family residential), or as specified in the contract documents. Length of entrance may be increased if sediment track-out occurs.

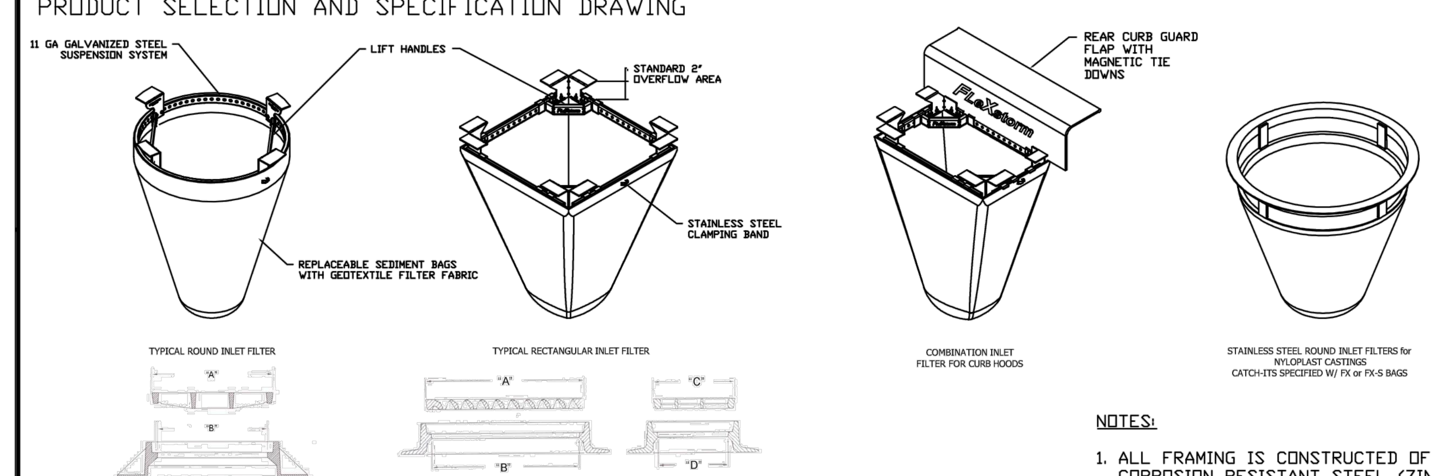
SUDAS 9040.120 REVISION 2 10-21-14 SHEET 1 of 1

SUDAS Standard Specifications

STABILIZED CONSTRUCTION ENTRANCE

FIGURE 9040.120 SHEET 1 OF 1

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



1. INDENTIFY YOUR FRAME STYLE AND SIZE		
STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dim)	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" openings (B))	62LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	62XLRD
RECT/ SQUARE	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
	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
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	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

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS)	
		FX (Woven)	IL (NonWoven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

2. SELECT YOUR BAG PART NUMBER				
FLEXSTORM FILTER BAGS	(22" depth) STD Bag P/N	(12" depth) Short Bag P/N	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

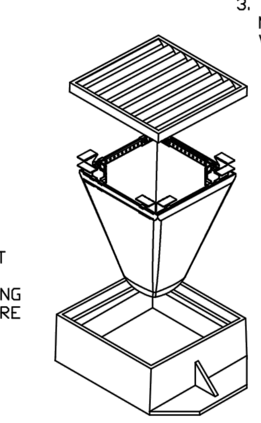
Frame P/N from Step 1. Filter Bag P/N from Step 2.

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. 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.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

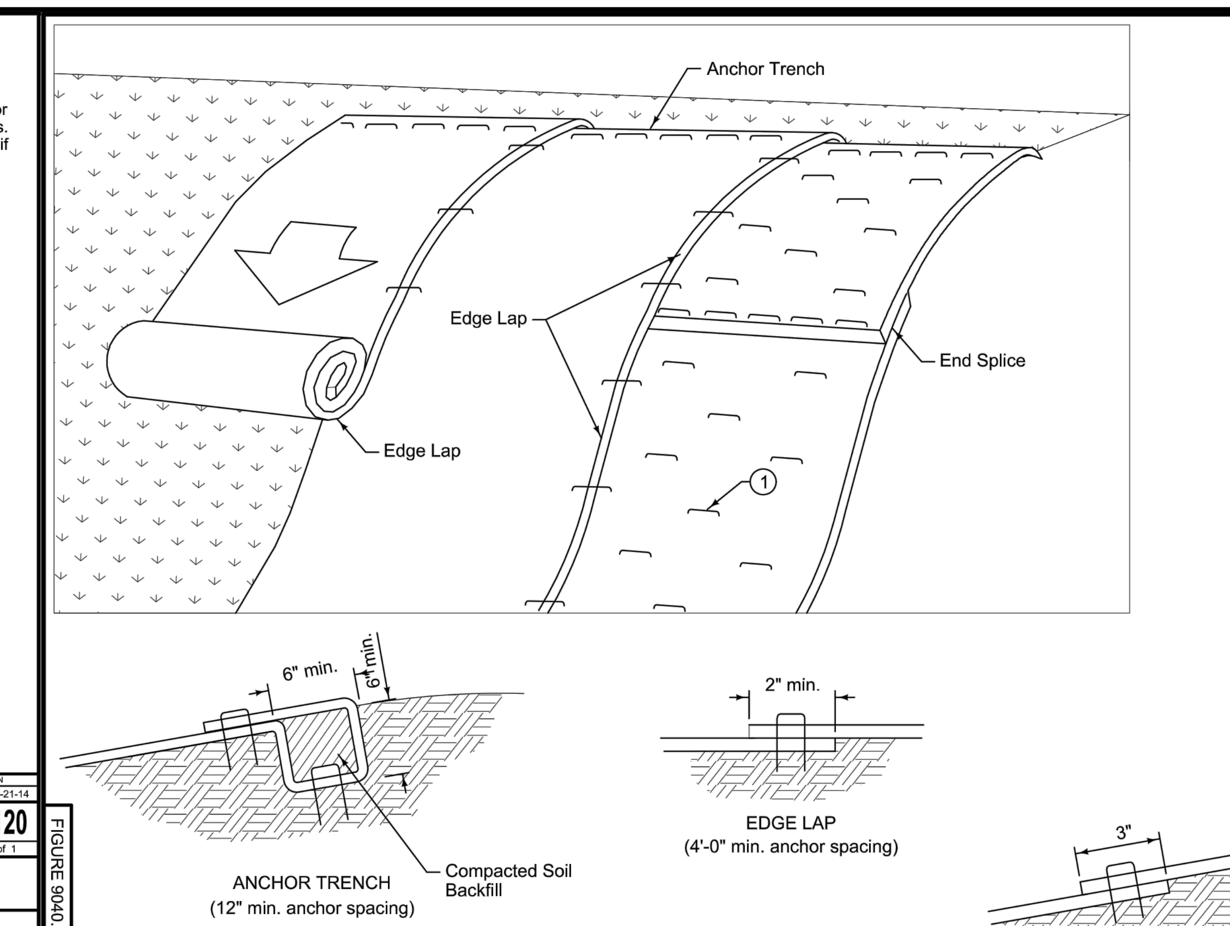


FLEXSTORM INLET FILTERS

CATCH IT

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE C DWG NO FLEXSTORM_CATCH_IT REV A SHEET 1 OF 1



1. Secure blanket to ground according to manufacturer's recommended anchoring pattern and minimum shown in Table 1.

TABLE 1

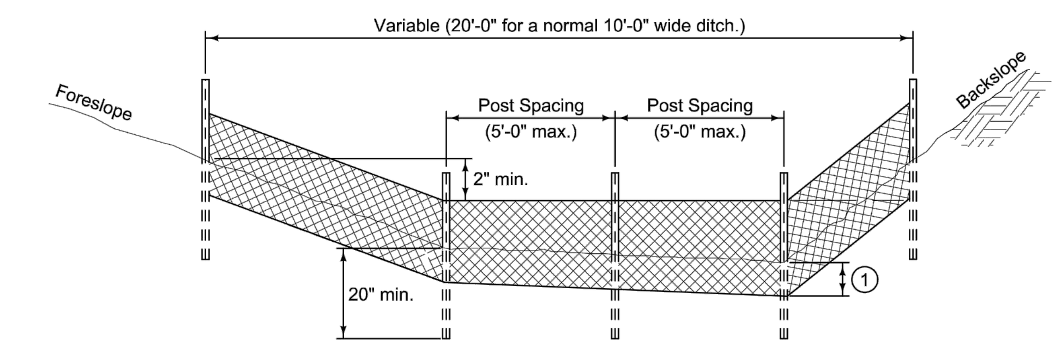
Max. slope	Min. anchors
≤ 3:1	1.5/yd²
2:1	2/yd²
1:1	2.5/yd²

SUDAS 9040.103 REVISION 2 10-21-14 SHEET 1 of 1

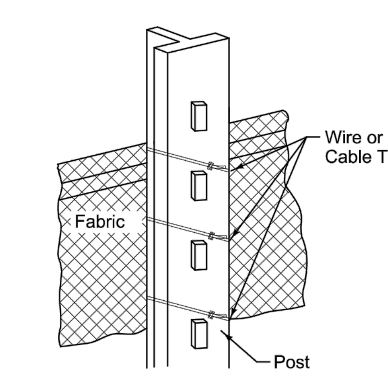
SUDAS Standard Specifications

ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES

FIGURE 9040.103 SHEET 1 OF 1



TYPICAL SILT FENCE DITCH CHECK



ATTACHMENT TO POST

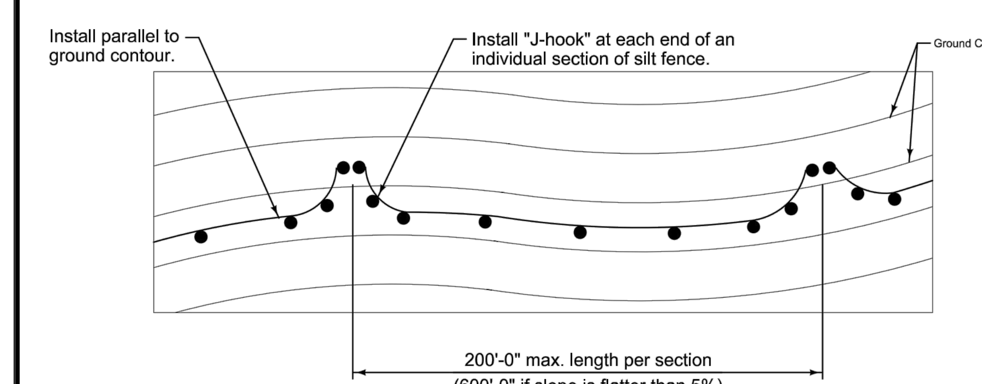
1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

SUDAS 9040.119 REVISION 2 10-21-14 SHEET 1 of 2

SUDAS Standard Specifications

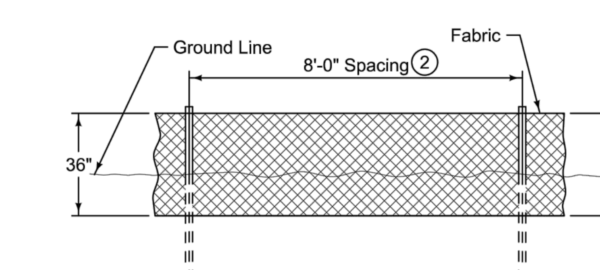
SILT FENCE

FIGURE 9040.119 SHEET 1 OF 2

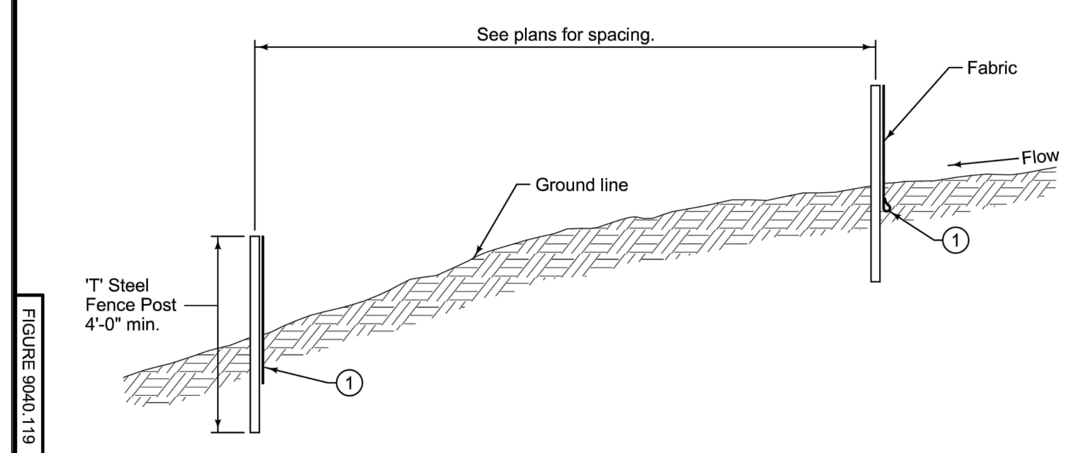


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Plan View)

1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).
2. Reduce post spacing to 5'-0" at water concentration areas, or as required to adequately support fence.



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES
(Profile View)

SUDAS 9040.119 REVISION 2 10-21-14 SHEET 2 of 2

SUDAS Standard Specifications

SILT FENCE

FIGURE 9040.119 SHEET 2 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

CEC
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DATE: 2024-03-14 - 7TH SUBMITTAL
2024-02-27 - 6TH SUBMITTAL
2024-02-09 - 5TH SUBMITTAL
2024-01-03 - 4TH SUBMITTAL
DATE OF SURVEY: 2023-05-03
DESIGNED BY: EHA
DRAWN BY: LKW

LOT 8, WAUKEE TOWNE CENTER PLAT 3
WAUKEE, IOWA

SEDIMENTATION & EROSION CONTROL DETAILS

A-2212