

WAUKEE OLIVE GARDEN

WAUKEE, IOWA

420 SE ALICE'S ROAD, WAUKEE, IA 50263

SITE PLAN



VICINITY SKETCH

PROPERTY OWNER:
MIKE PIERSON
WAUKEE TOWN CENTER, LLC
611 MONTICELLO DRIVE
BURLINGTON, IA 52601
(314) 512-0125
EMAIL: MIKE.PIERSON@PIERSONCORP.COM

APPLICANT:
MIKE PIERSON
WAUKEE TOWN CENTER, LLC
611 MONTICELLO DRIVE
BURLINGTON, IA 52601
(314) 512-0125
EMAIL: MIKE.PIERSON@PIERSONCORP.COM

ZONING/LAND USE:
PD C-1 (Bk. 2022, Pg. 20201)

DISTURBED AREA
1.83 ACRES

SPACE CALCULATIONS
REQUIRED GREEN SPACE: 15,611 S.F. (20%)
PROVIDED GREEN SPACE: 18,240 S.F. (23.4%)
INTERVIEWS SURFACE: 34,803 S.F. (76.6%)
TOTAL SITE AREA: 18,243 S.F. (100%)

BENCHMARK
BRASS DISC AT THE NE CORNER OF SECTION 34-11-26
(INTERSECTION OF HICKMAN ROAD AND ALICE'S ROAD)
ELEVATION: 1029.33

SETBACKS

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

CONSTRUCTION SCHEDULE
CONSTRUCTION: MAY 2024
FINISH CONSTRUCTION: NOVEMBER 2024

BUILDING DIMENSIONS
PROPOSED BUILDING AREA: 6,446 S.F.
PROPOSED BUILDING HEIGHT: 25'-9"

PARKING
REQUIRED: 15 / 1,000 SF
6,446/1,000 = 6.446 X 15 = 98 SPACES
PROPOSED: 104 SPACES (INCLUDING 5 HANDICAP STALLS)

WATER NOTES

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

STORM NOTES

- PROVIDE A 3' WIDE CLAY WATER STOP, APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND TELEVISION UPON COMPLETION.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.

SANITARY NOTES

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

FIRE SAFETY CONSTRUCTION NOTES:

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

PROJECT MANAGER:
CODY HEAVER
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
URBANDALE, IOWA 50322
(515) 276-4884
HEAVER@CECLAC.COM

LEGAL DESCRIPTION

LOT 1, WAUKEE TOWN CENTER PLAT 5, AN OFFICIAL PLAT RECORDED IN BOOK 2023, PAGE 14102 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 1.74 ACRES MORE OR LESS.

GENERAL NOTES:

- CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - COLLIERS ENGINEERING & DESIGN
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT PROJECT.
- CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETING WITH CITY OF WAUKEE PUBLIC WORKS DEPARTMENT ONE WEEK PRIOR TO COMMENCING CONSTRUCTION.
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
- CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION AND RECORD LOCATION FOR AS-BUILT PLANS.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- IF THERE IS ANY DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES SUMMARY PLEASE CONTACT CIVIL ENGINEERING CONSULTANTS, INC.
- ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.
- IT IS RESPONSIBILITY OF CONTRACTOR TO ARRANGE FOR INSPECTIONS AS NEEDED.
- ANY PROPOSED CHANGES TO PLAN SET DURING CONSTRUCTION ARE TO RECEIVE WRITTEN APPROVAL FROM CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN PERMISSION FROM CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- ANY EXISTING FENCE ON PROPERTY SHALL BE REMOVED AS PART OF PROJECT.
- ALL FIRE HYDRANTS ARE TO HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
- ANY TIE-INS TO EXISTING CITY UTILITIES SHOULD BE COORDINATED WITH CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL UTILITIES ARE TO BE TESTED TO CITY OF WAUKEE STANDARDS AND TO BE WITNESSED BY WAUKEE ENGINEERING DEPARTMENT STAFF.
- ALL UTILITIES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED OTHERWISE.
- DEBRIS SPILLED IN RIGHT-OF-WAY AND STREETS SHALL BE CLEANED UP AT END OF EACH WORKING DAY AND PRIOR TO RAIN EVENT.
- CONSTRUCTION STAKING SHALL BE UNDER DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR.
- PEDESTRIAN FACILITIES STAKING SHALL BE UNDER DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR.
- CONTRACTOR SHALL PROVIDE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT 48 HOUR NOTICE PRIOR TO WEEKEND AND HOLIDAY WORK.
- PERMIT SHALL BE OBTAINED FROM WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY PROPOSED SIGNAGE.
- ALL WORK SHALL BE IN ACCORDANCE WITH 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2024 SUDAS.
- SAWCUTTING OR CONCRETE GRINDING WILL BE PERFORMED ON SITE. STORM SEWER AND DRAINAGE THICKS SHALL BE PROTECTED FROM SLURRY DUE TO CONCRETE OPERATION IN ORDER TO ALLOW OFFSITE DISCHARGE.
- NEW PAVING SHALL BE 6-INCH P.C.C. UNLESS NOTED OTHERWISE. ALL SIDEWALKS TO BE MINIMUM 4" THICK P.C.C. OVER 6" PREPARED SUBGRADE.

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE - ENGINEERING DEPARTMENT
 - COLLIERS ENGINEERING & DESIGN
 - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
 - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, S.J.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN.24315.
- ALL SPOT ELEVATIONS ARE AT GUTTER UNO.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO SITE.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OF INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS 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.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE 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.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCD AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL FINAL GRADES SHALL BE WITHIN 0.1' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.
- ANY CONFLICTS BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.

GRADING NOTES - OLIVE GARDEN

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, S.J.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN.24315, UNLESS A MORE RESTRICTIVE REQUIREMENT IS REQUIRED ACCORDING TO THE AGREED LEASE.
- THE SITE SHALL BE STRIPPED AND PROOF-ROLLED PRIOR TO FILL PLACEMENT. THE EXPOSED SUB GRADE SOILS SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION AND A MINIMUM DENSITY OF NINETY-FIVE PERCENT (95%) OF THE SOILS STANDARD PROCTOR VALUE (ASTM D-698) AS TESTED FOR AT A MINIMUM DEPTH OF 12-INCHES BELOW THE COMPACTED SURFACE.
- EACH 12-INCH LIFT OF FILL SHALL BE COMPACTED TO A FIRM UNYIELDING CONDITION AND A MINIMUM DENSITY OF NINETY-FIVE PERCENT (95%) OF THE SOILS STANDARD PROCTOR VALUE (ASTM D-698).
- ALL FILL SHALL BE FREE OF ORGANICS, HAS A PI OF 23 OR LESS AND A MAXIMUM PARTICLE SIZE OF 2-INCHES.
- THE SITE'S PREPARED BUILDING PAD AREA SHALL BE SUITABLE TO SUPPORT A PLANNED SINGLE-STORY RESTAURANT BUILDING ON CONVENTIONAL SHALLOW FOUNDATION WITH A MINIMUM SOIL BEARING PRESSURE OF 2,500 P.S.F AND A CONCRETE SLAB ON GRADE. THE SITE'S PREPARED PAVEMENT SUBGRADE SOILS SHALL BE PREPARED TO SUPPORT CONCRETE PAVEMENT.
- CONTRACTOR SHALL PROVIDE DENSITY REPORTS AT THE CONCLUSION OF DEVELOPERS WORK.

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	DETAILS
3	SCOPE SHEET
4	DEMOLITION PLAN
5	DIMENSION PLAN
6	UTILITY PLAN - SANITARY SEWER AND WATER MAIN
7	UTILITY PLAN - STORM SEWER
8	UTILITY PLAN - STORM SEWER DETAILS
9	GRADING PLAN
10	GRADING DETAILS
11	LANDSCAPING PLAN
12	EROSION CONTROL NOTES
13	EROSION CONTROL PLAN
14	EROSION CONTROL DETAILS
15	CONDUIT PLAN (FOR REFERENCE ONLY)

GENERAL LEGEND

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

CERTIFICATION

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

PRELIMINARY

CODY T. HEAVER, IOWA LIC. NO. 25095 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL:

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.

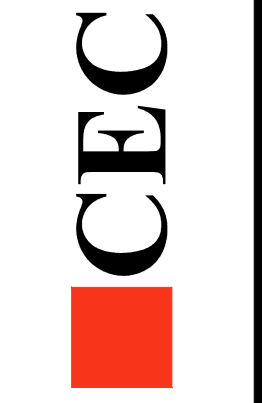
PRELIMINARY

BY: _____ DATE: _____ MICHAEL D. MORGAN, IOWA REG. NO. 363 MY LICENSE RENEWAL DATE IS: JUNE 30, 2025 PAGES OR SHEETS COVERED BY THIS SEAL:



PRELIMINARY - NOT FOR CONSTRUCTION

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

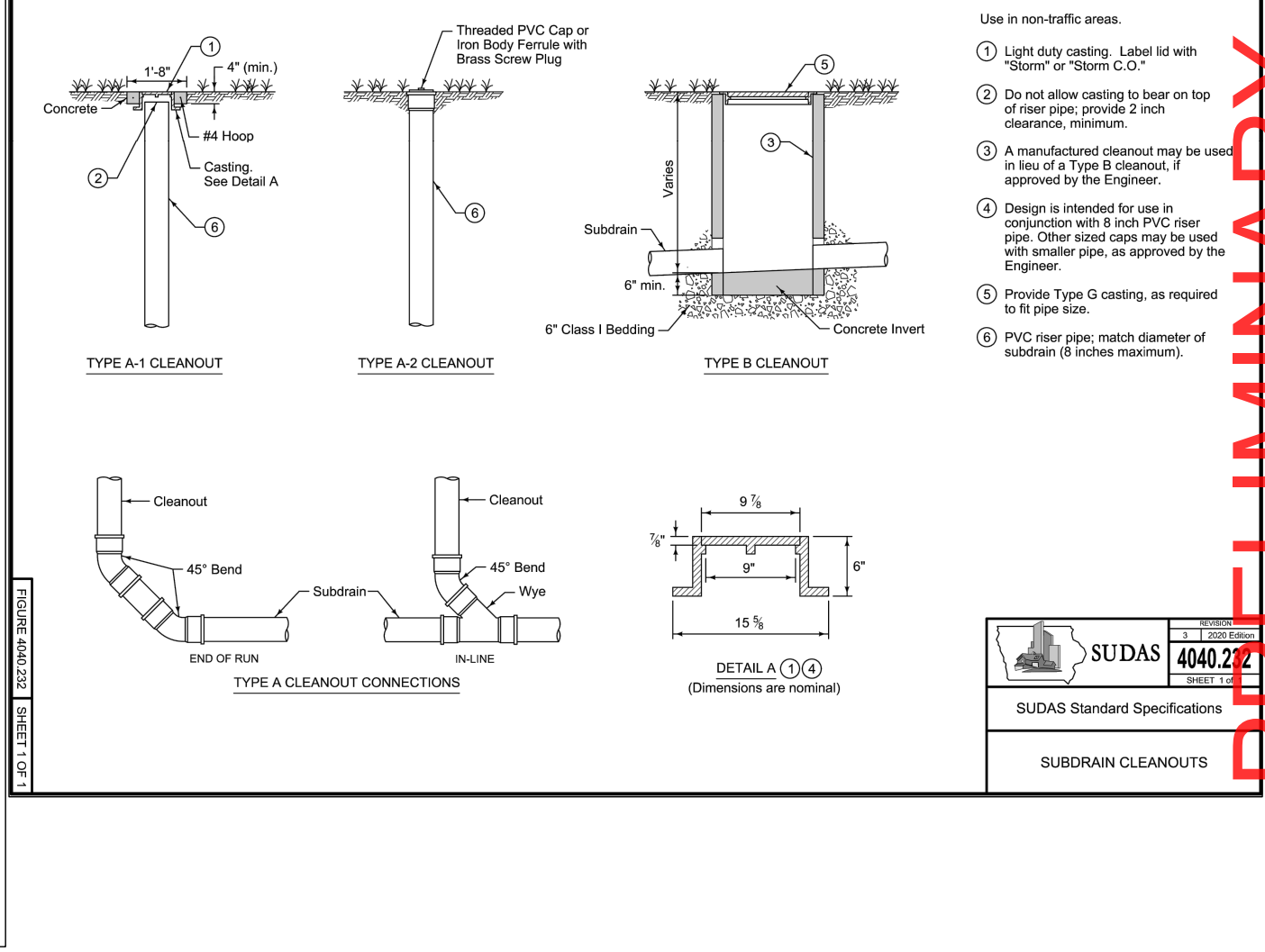
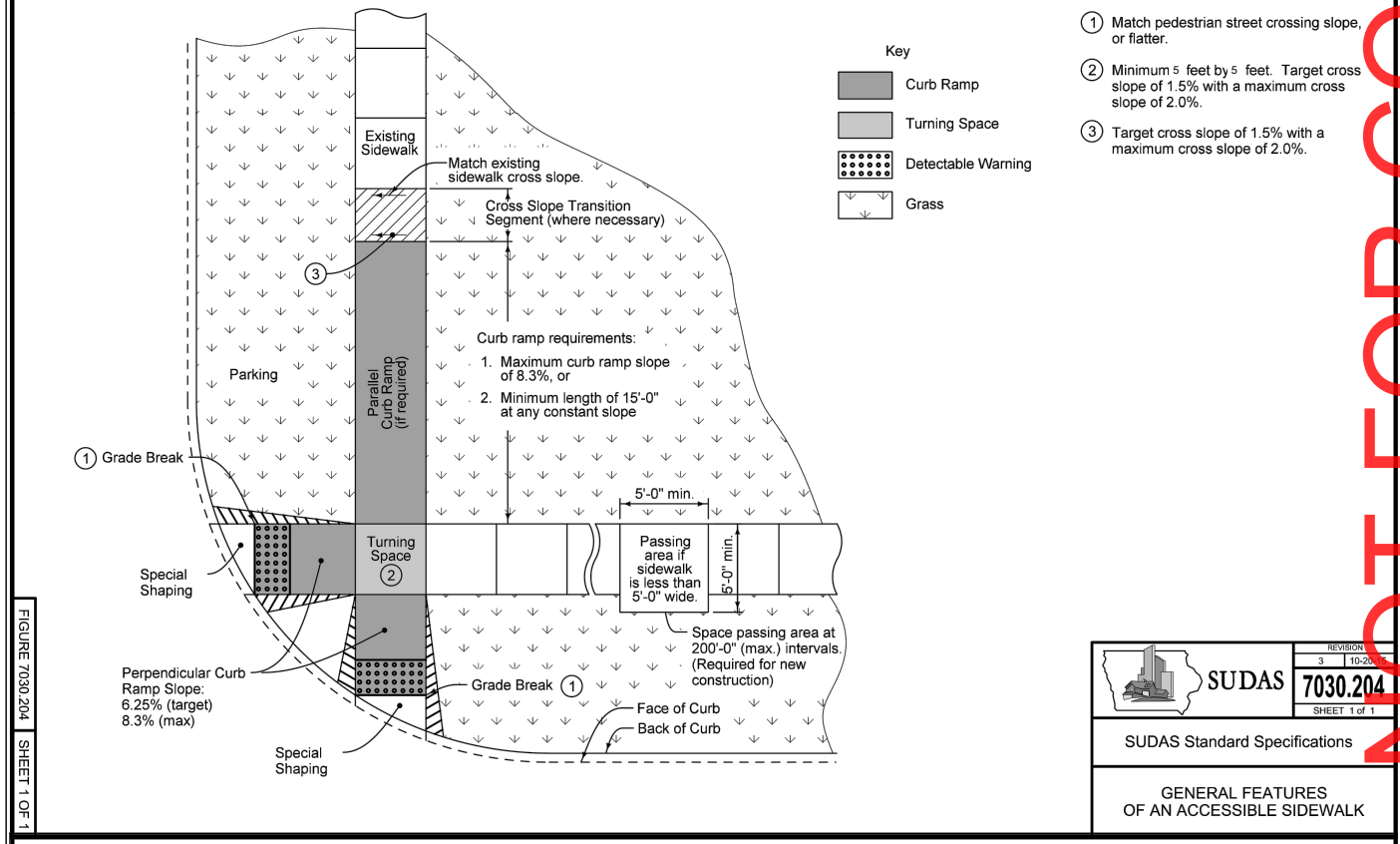
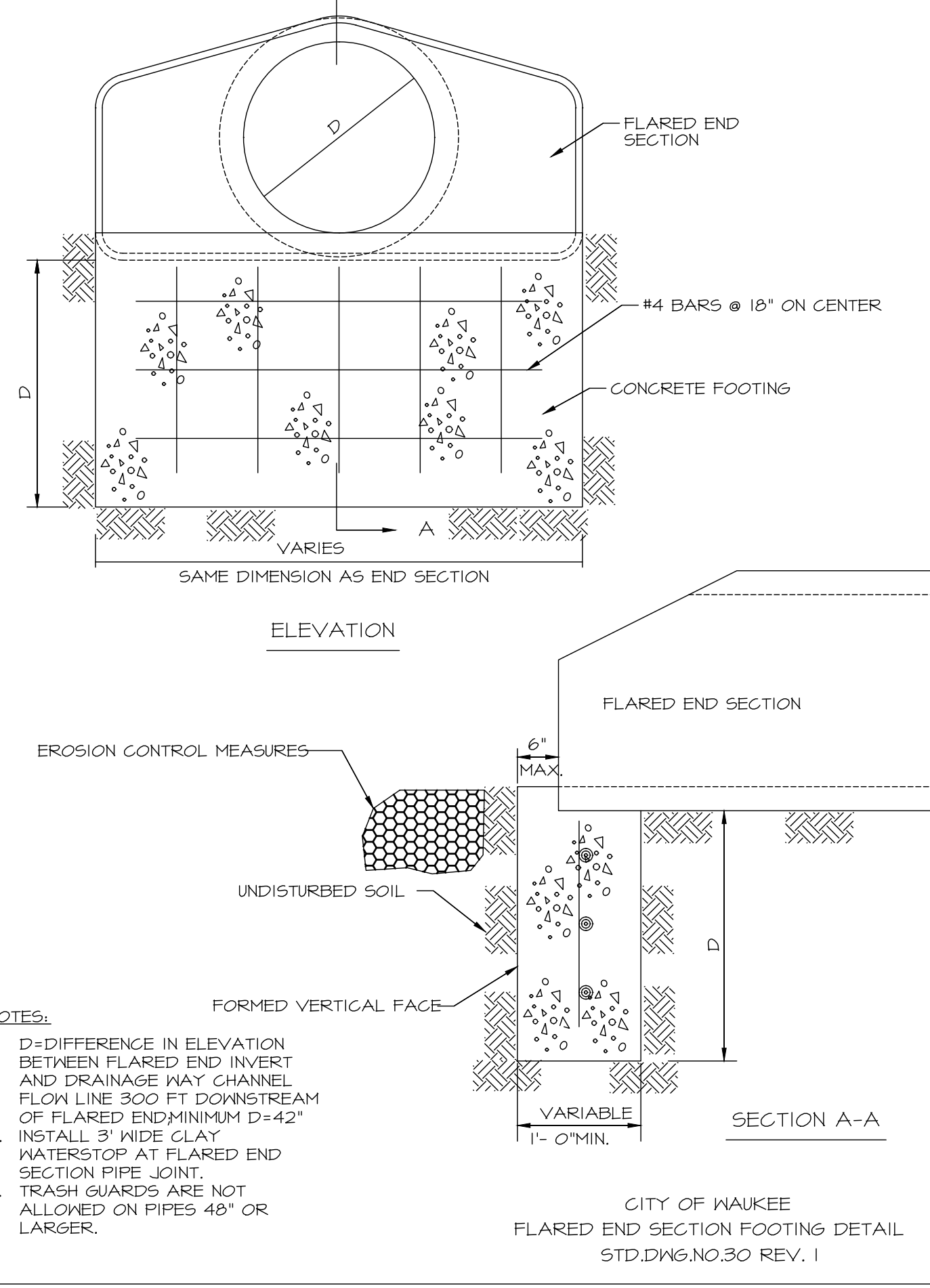
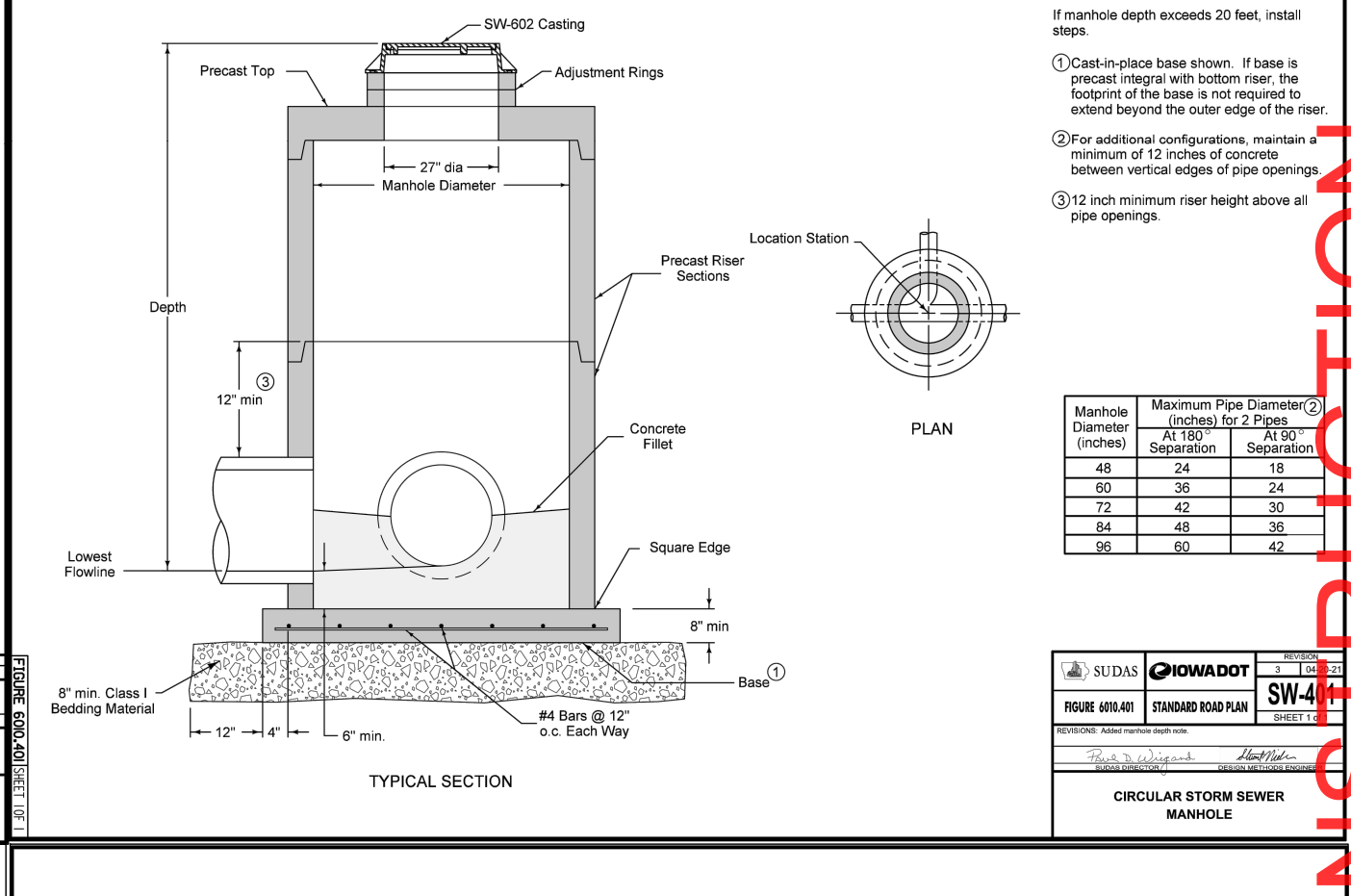
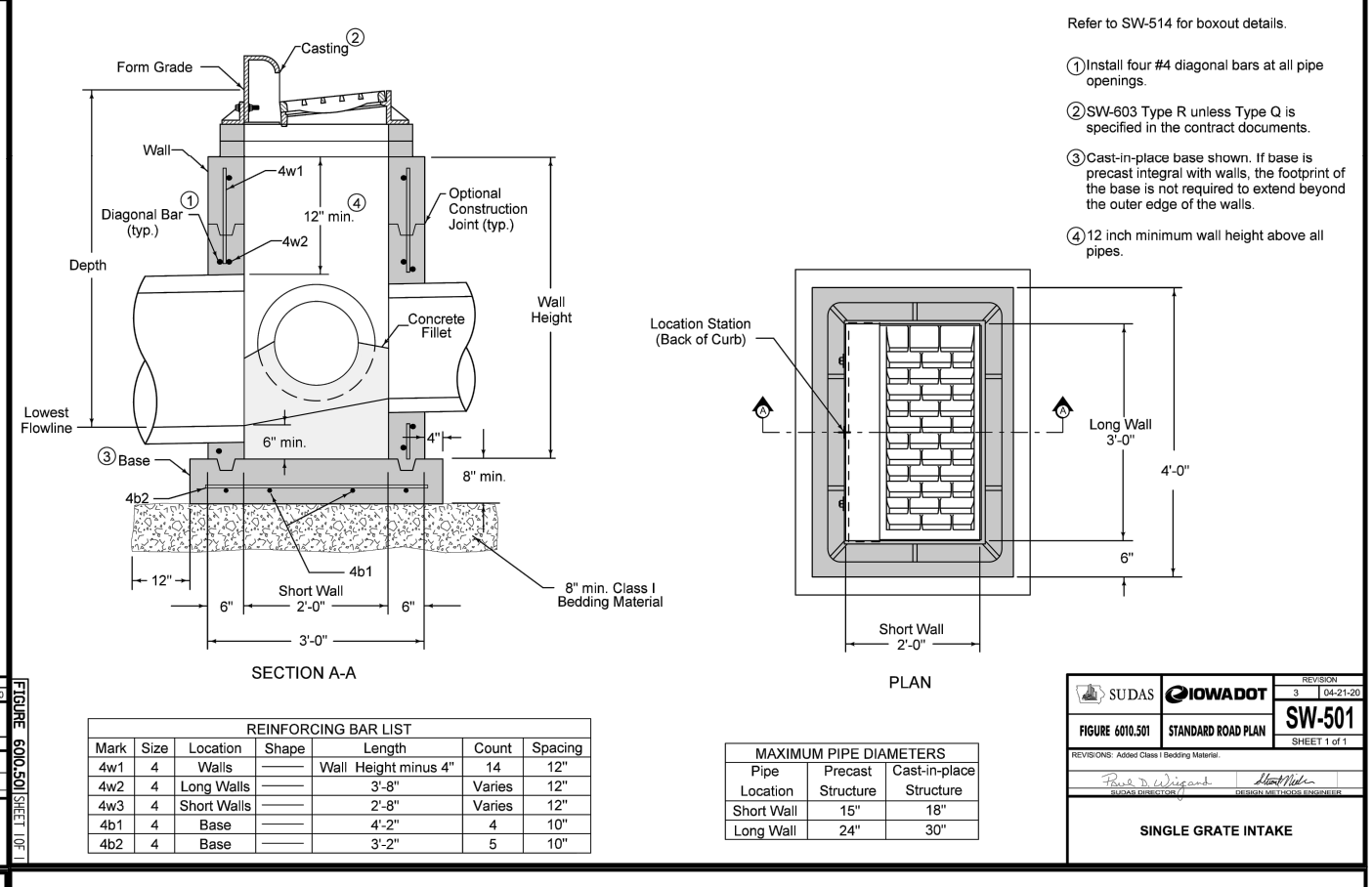
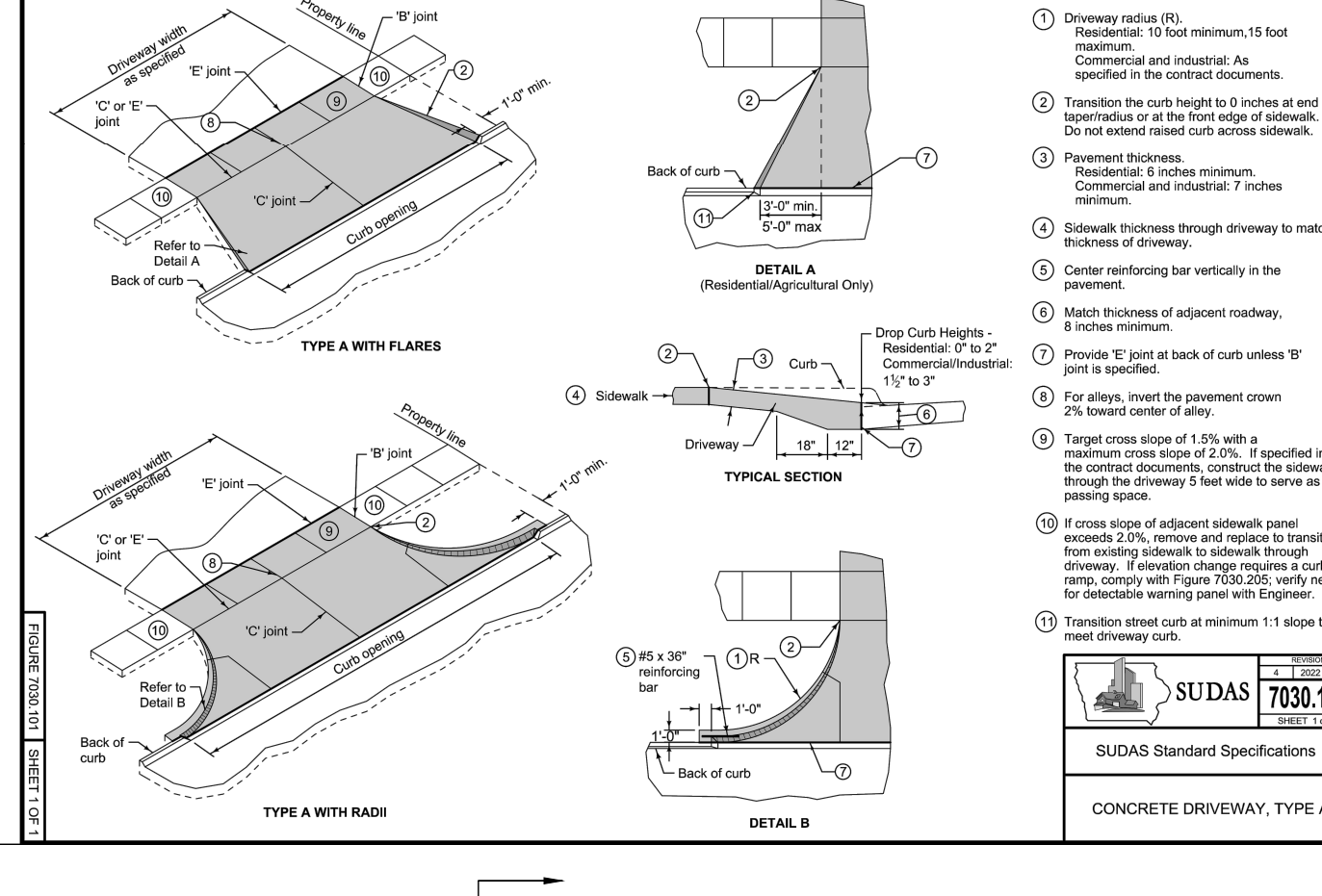
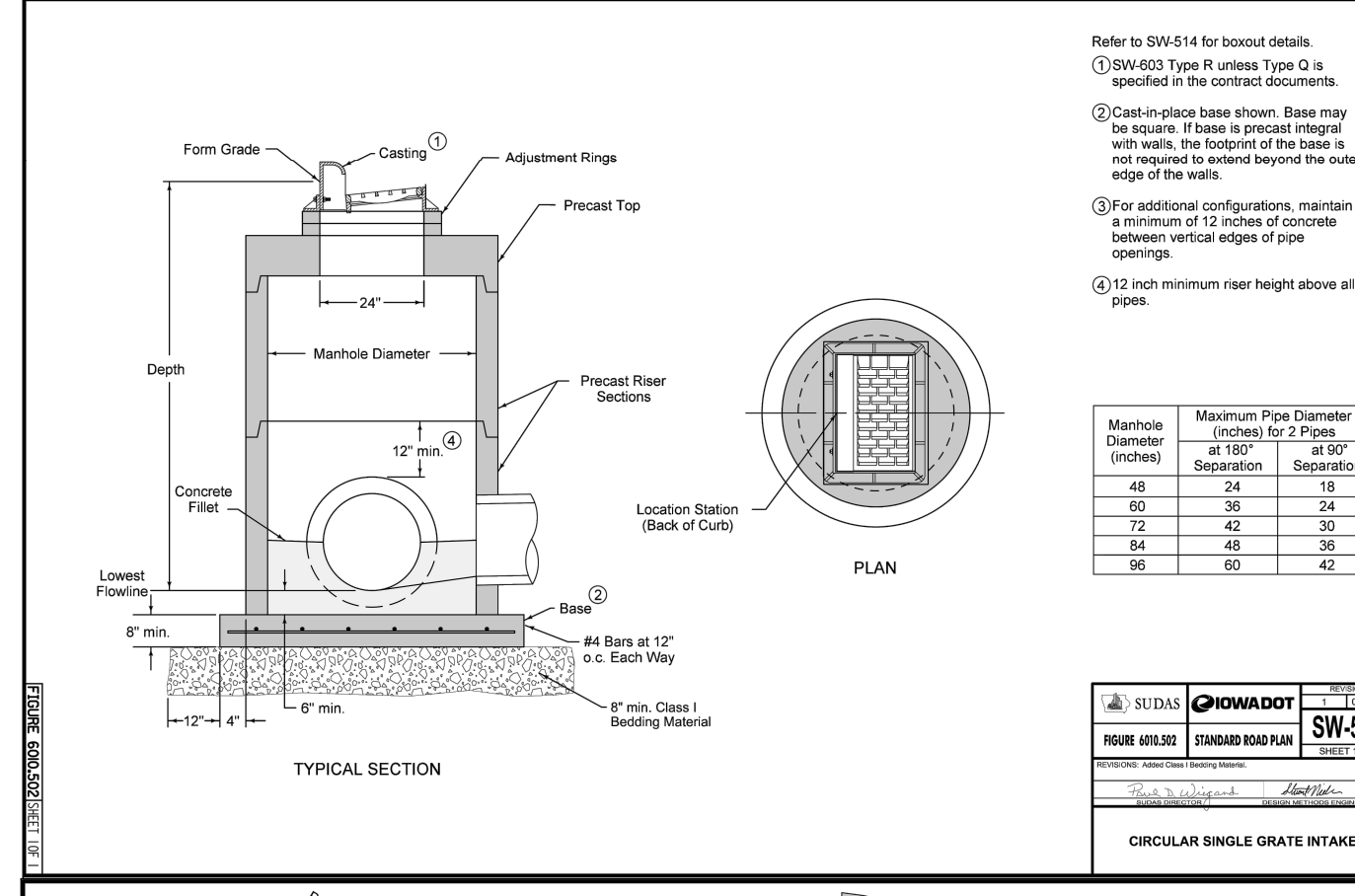
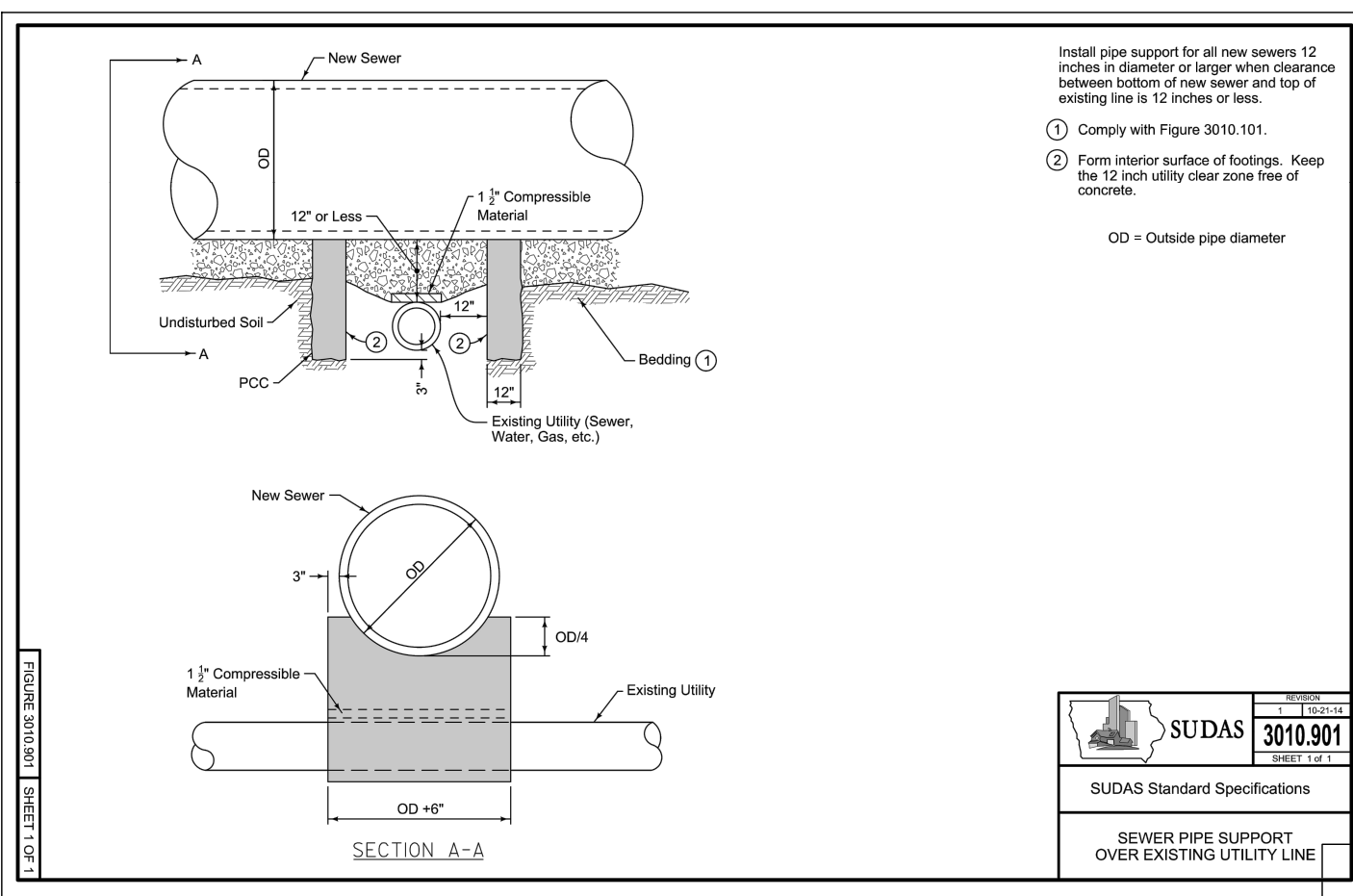
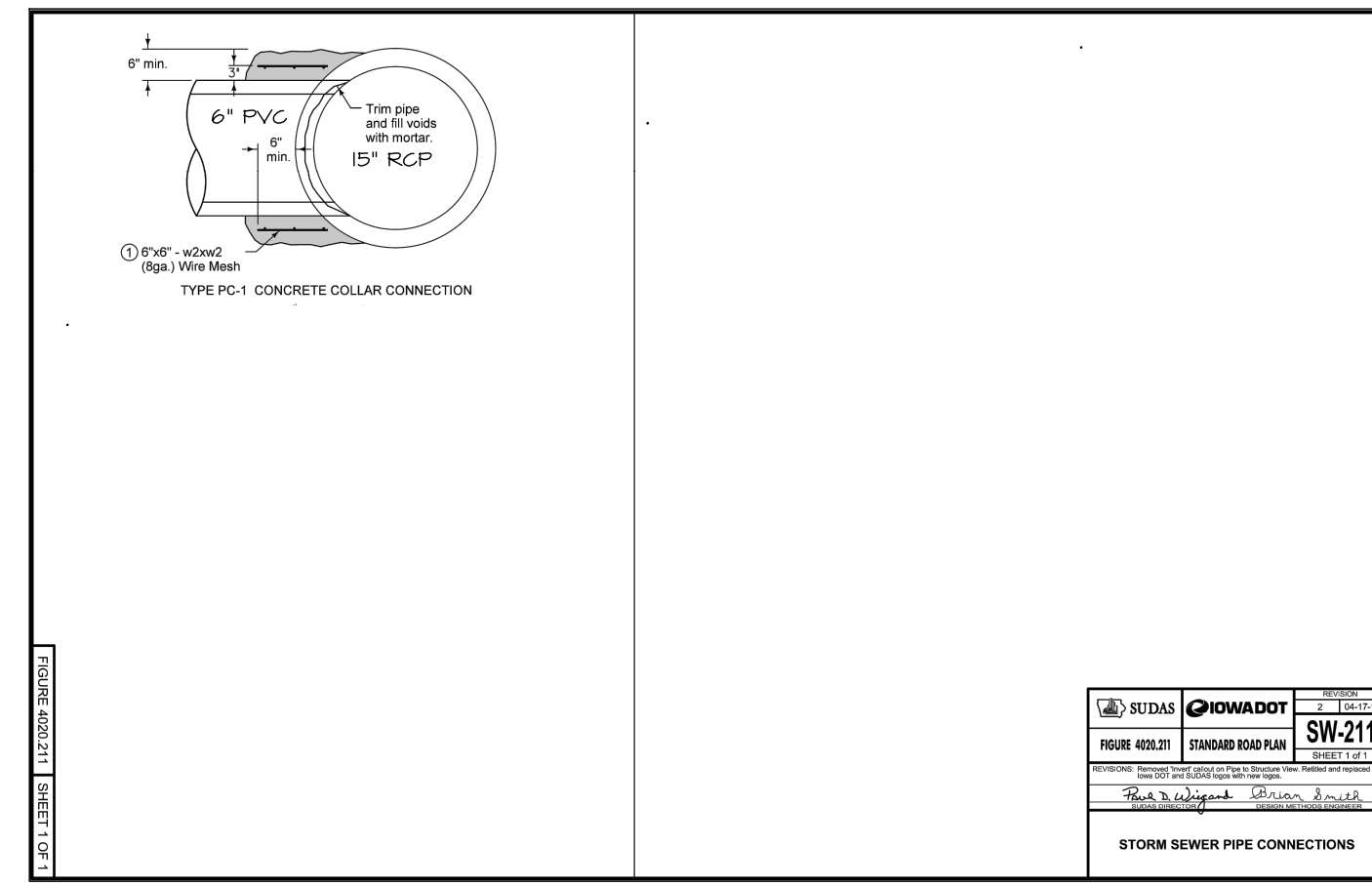


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2024-04-02 - SECOND SUBMITTAL
2024-03-18 - FIRST SUBMITTAL
DATE OF SURVEY: 2023-05-03
DESIGNED BY: CTM
DRAWN BY: LKM

WAUKEE OLIVE GARDEN
WAUKEE, IOWA
COVER

SHEET _____ OF 15
A-2260

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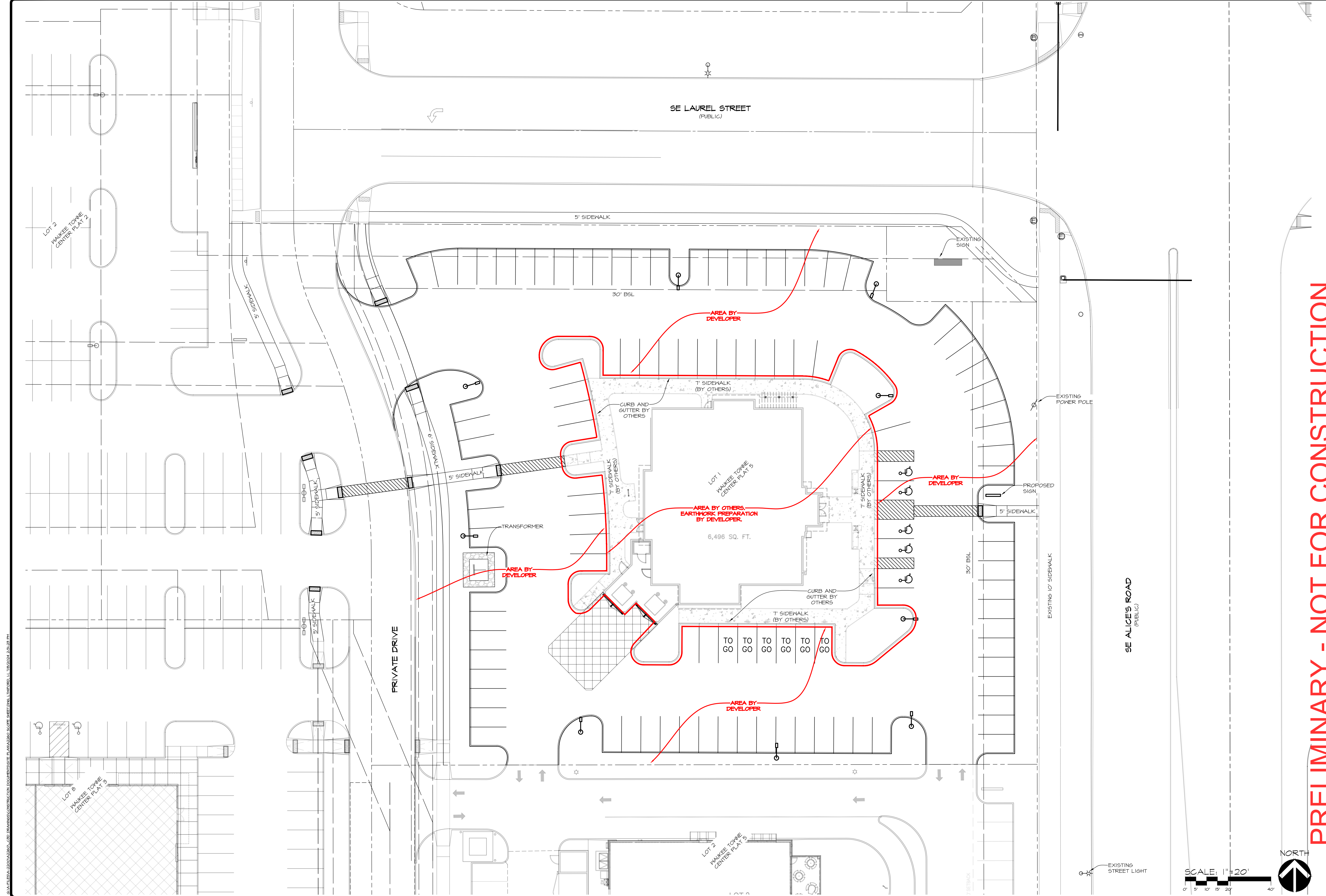


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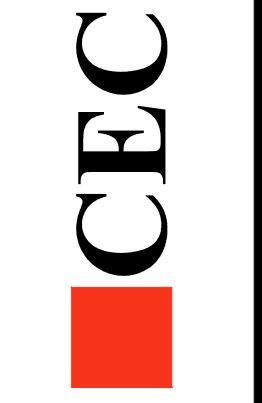


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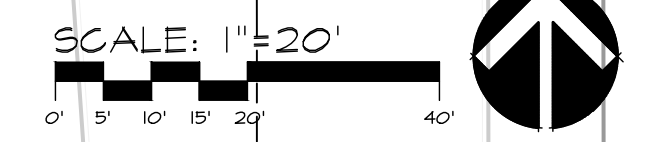
WAUKEE OLIVE GARDEN
WAUKEE, IOWA
SCOPE SHEET

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OF 15
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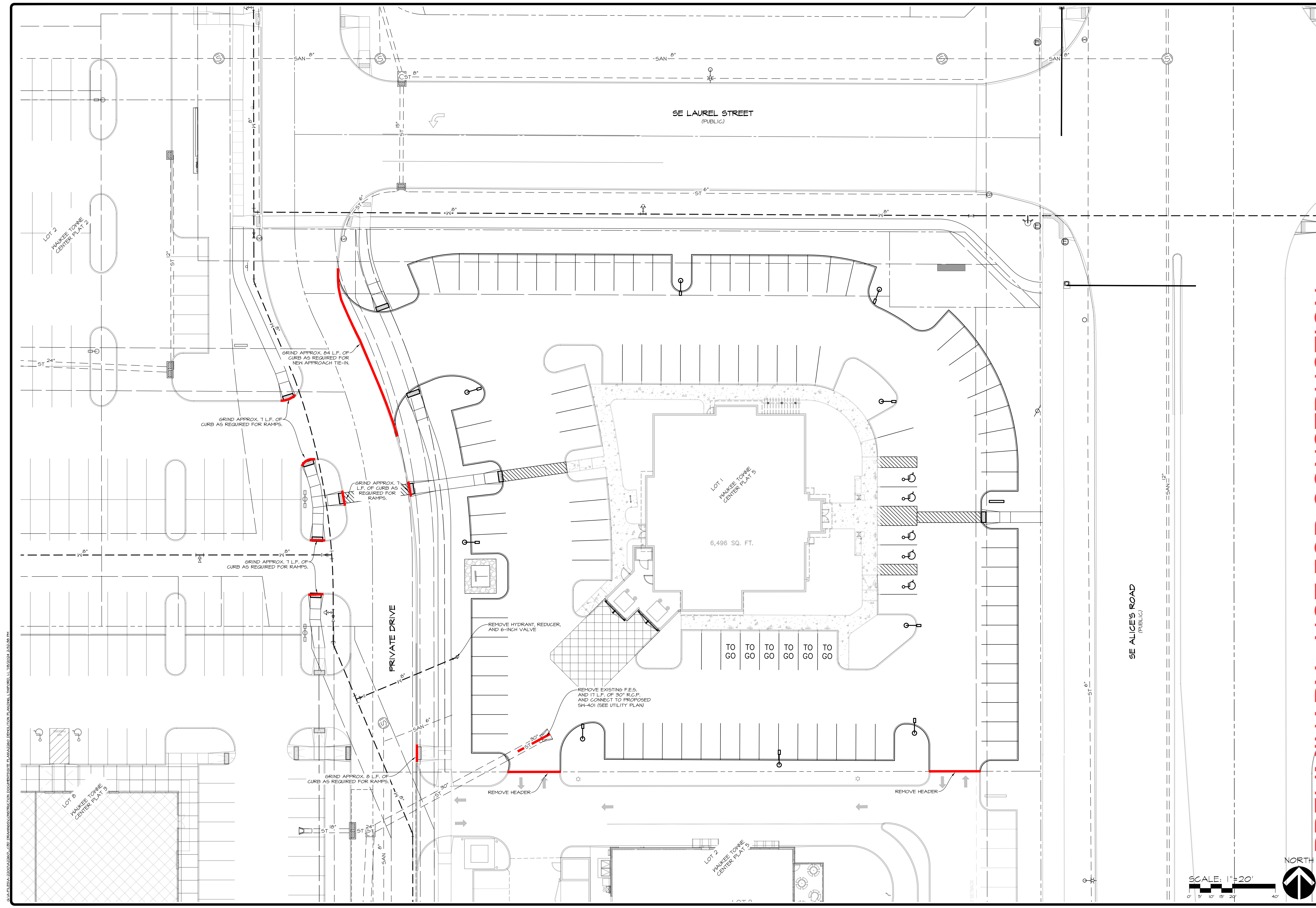
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515.276.4884 . mail@ceec.com



NORTH

SCALE: 1"=20'

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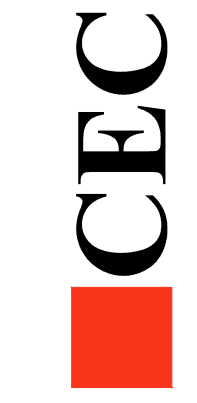


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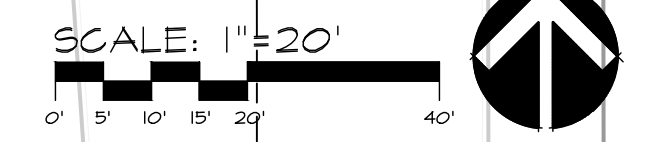
WAUKEE OLIVE GARDEN
WAUKEE, IOWA
DEMOLITION PLAN

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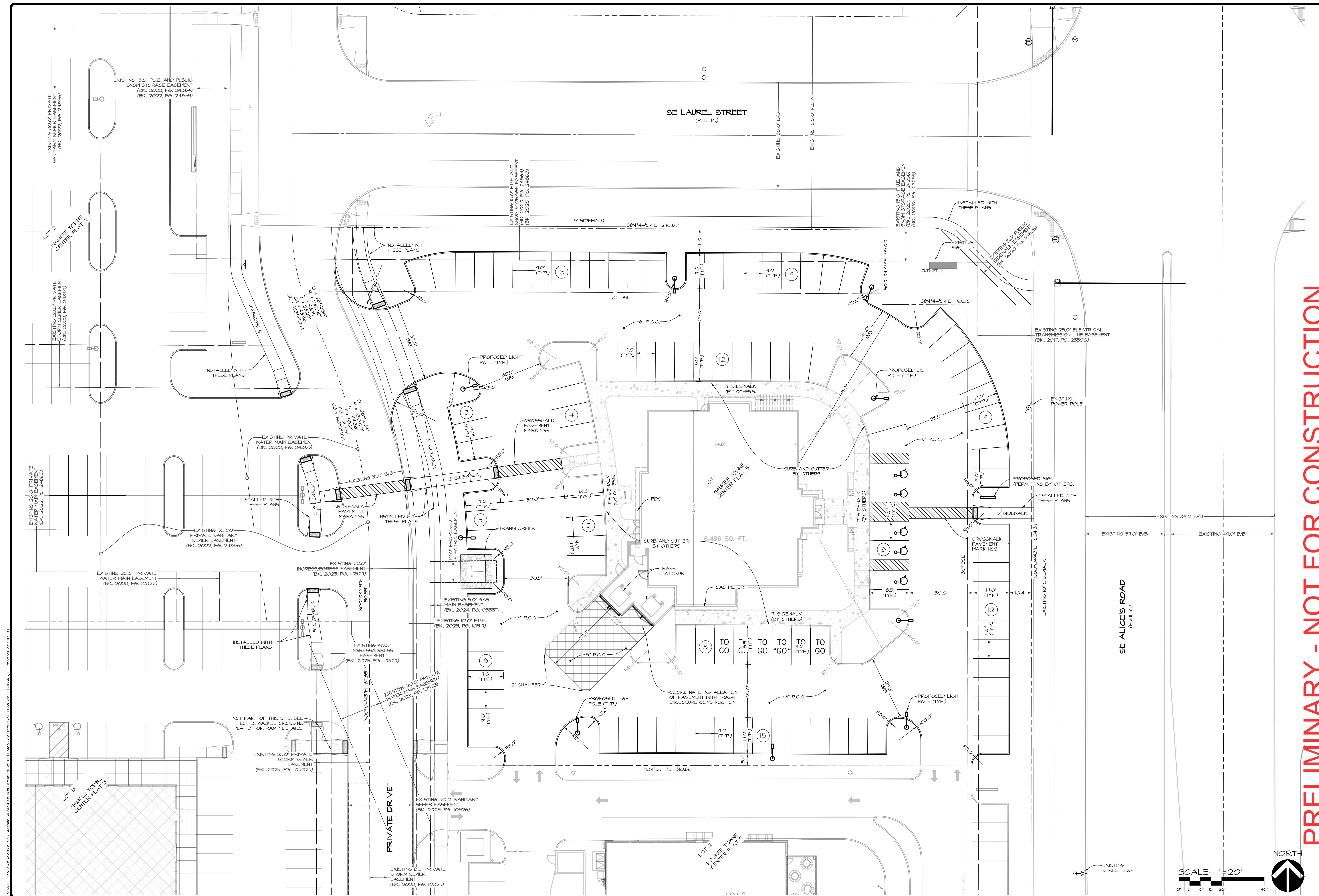
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		DRAWN BY:	LKM



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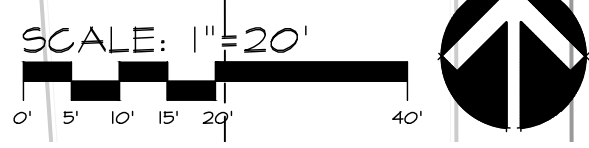
PRELIMINARY - NOT FOR CONSTRUCTION

Waukee Olive Garden
Waukee, Iowa
DIMENSION PLAN

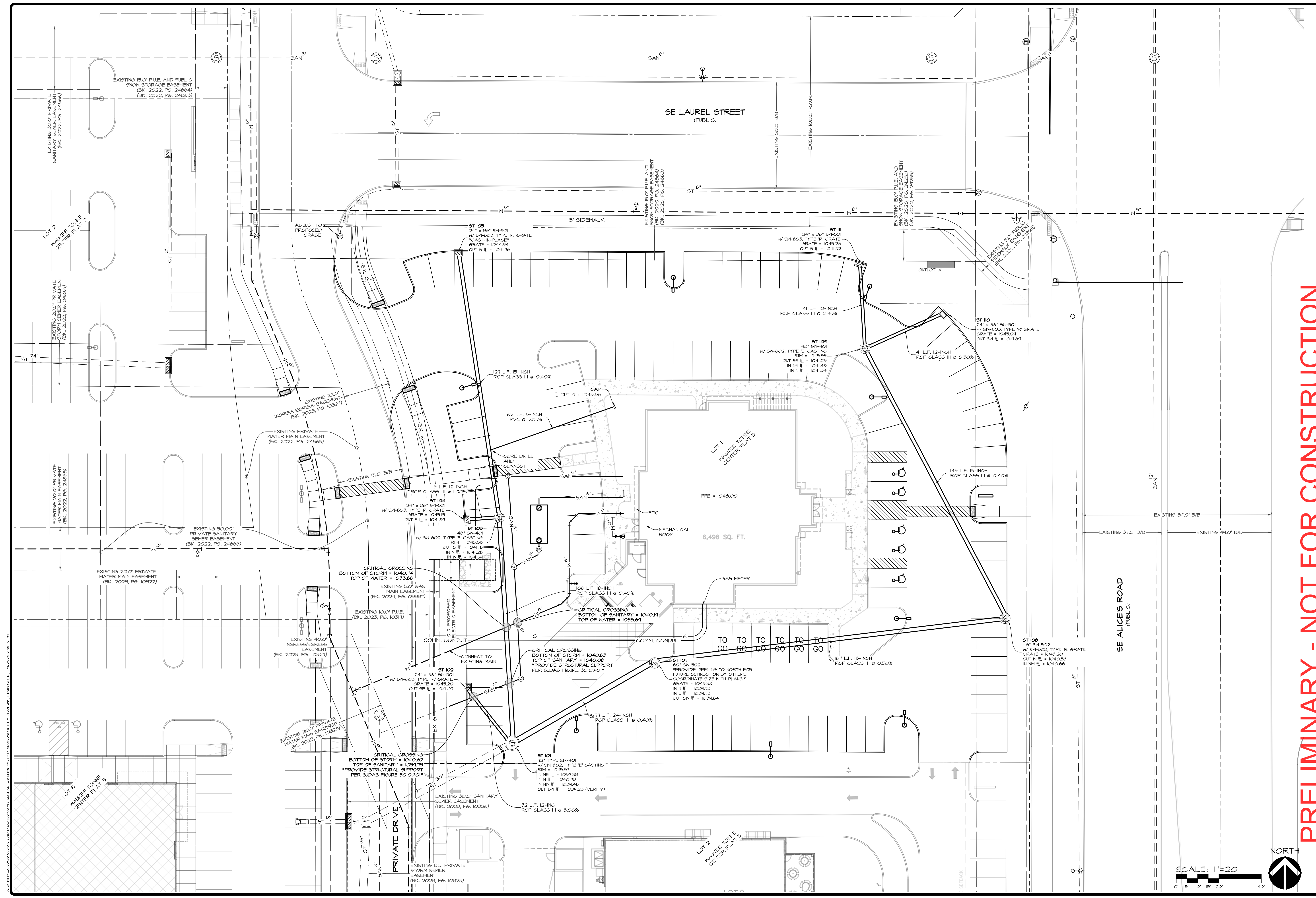
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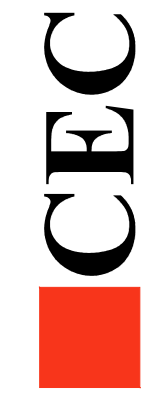


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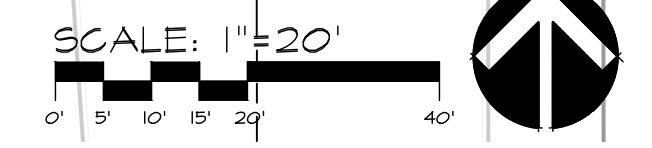
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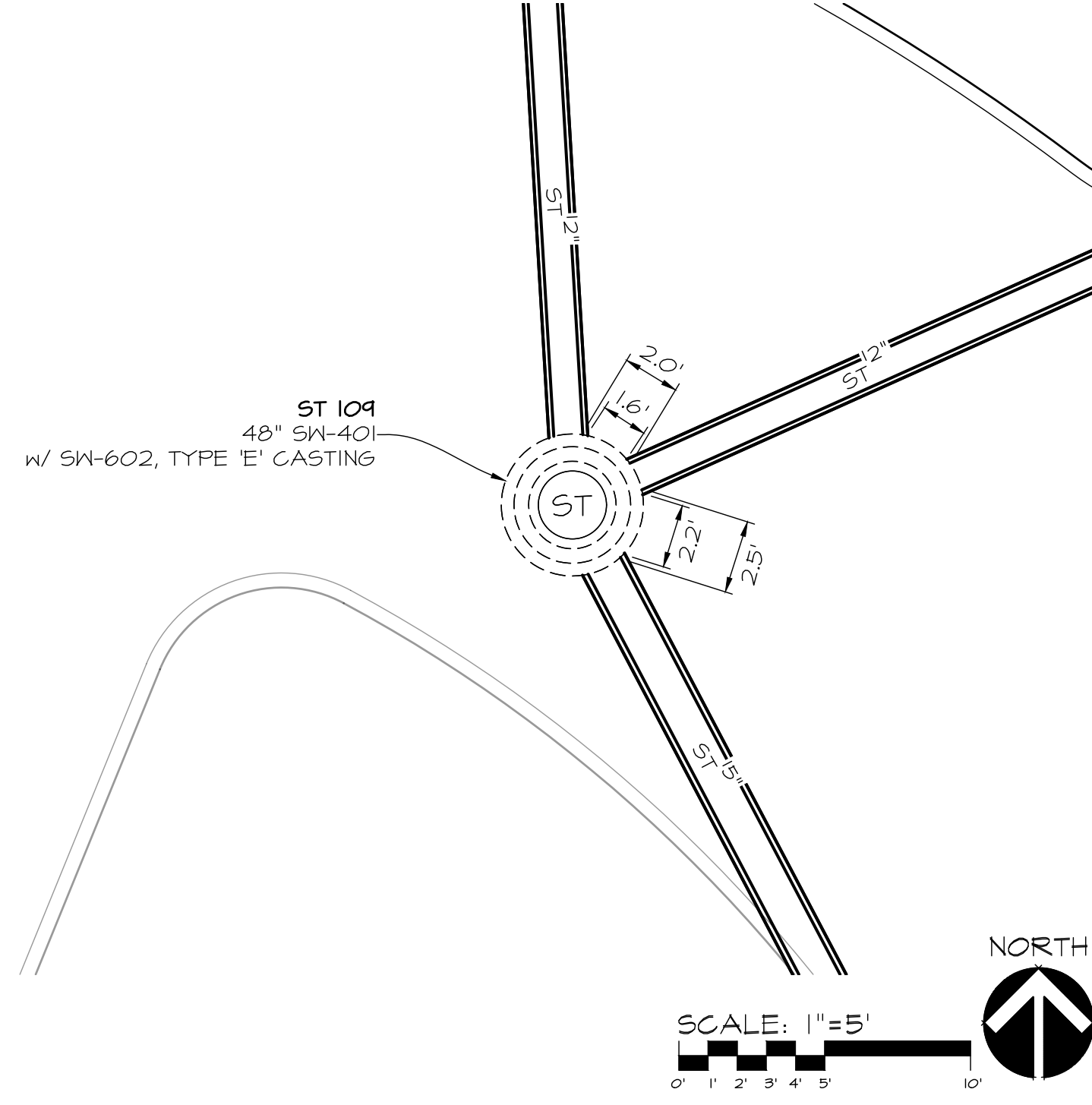
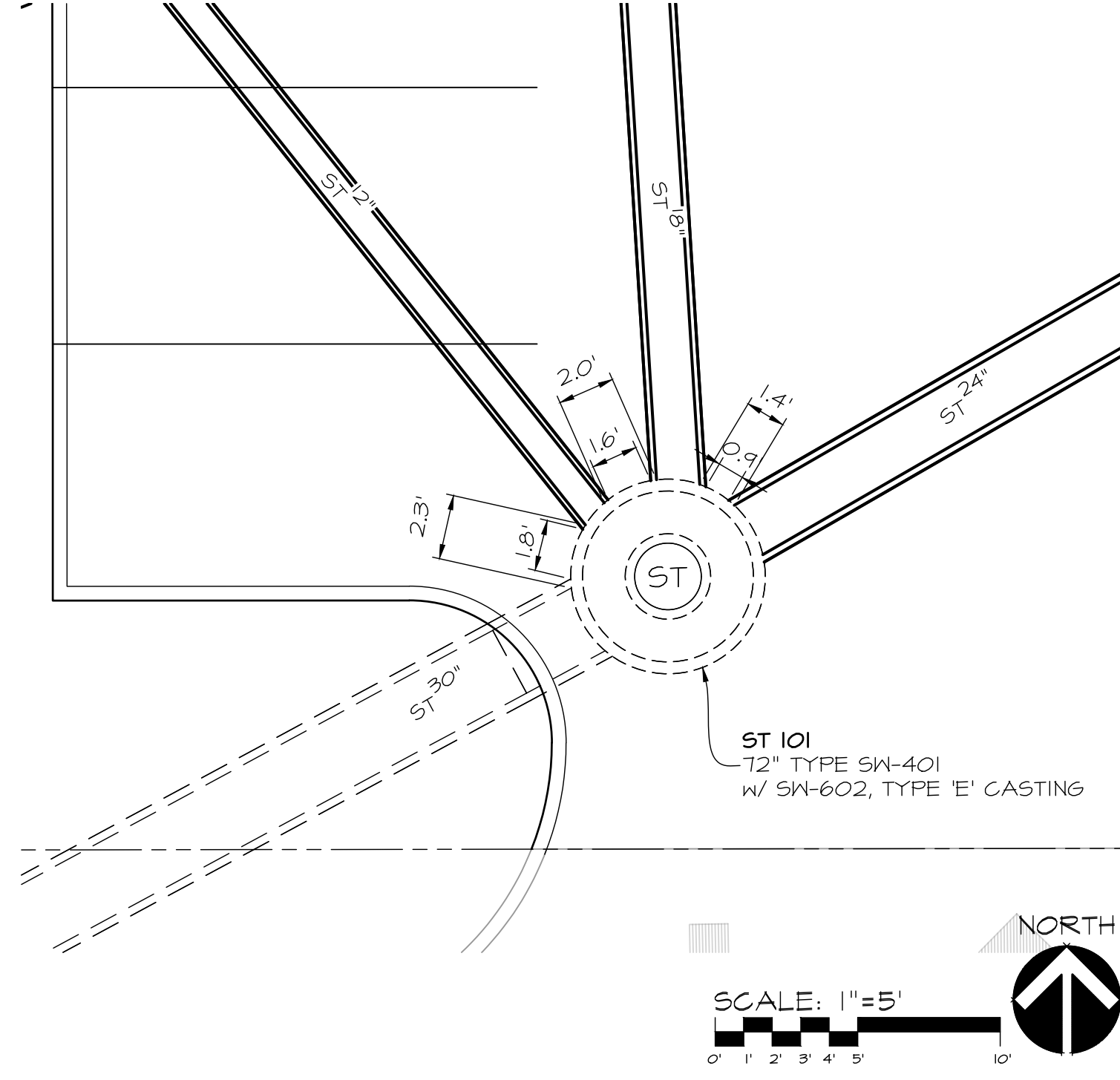
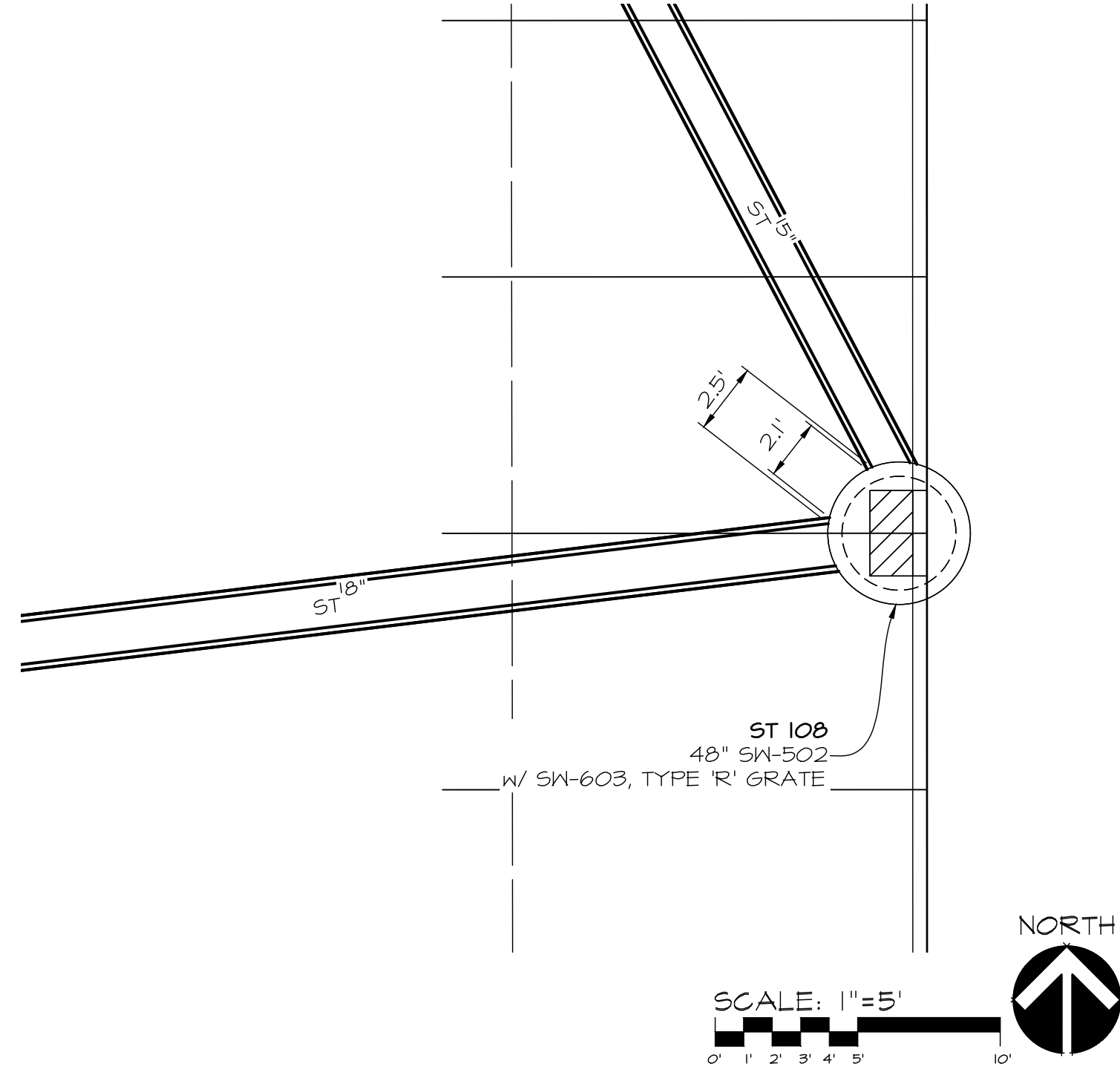


DATE: 2024-07-08 - THIRD SUBMITTAL
 2024-04-02 - SECOND SUBMITTAL
 2024-03-18 - FIRST SUBMITTAL
 DATE OF SURVEY: 2023-05-03
 DESIGNED BY: CTM
 DRAWN BY: LKM

WAUKEE OLIVE GARDEN
 WAUKEE, IOWA
UTILITY PLAN - STORM SEWER

SHEET
 OF 15
 A-2200





PRELIMINARY - NOT FOR CONSTRUCTION

WAUKEE OLIVE GARDEN
WAUKEE, IOWA

UTILITY PLAN - STORM SEWER DETAILS

SHEET
OF 15

A-2260

DATE: 2024-07-08 - THIRD SUBMITTAL
2024-04-02 - SECOND SUBMITTAL
2024-03-18 - FIRST SUBMITTAL

DATE OF SURVEY: 2023-05-03

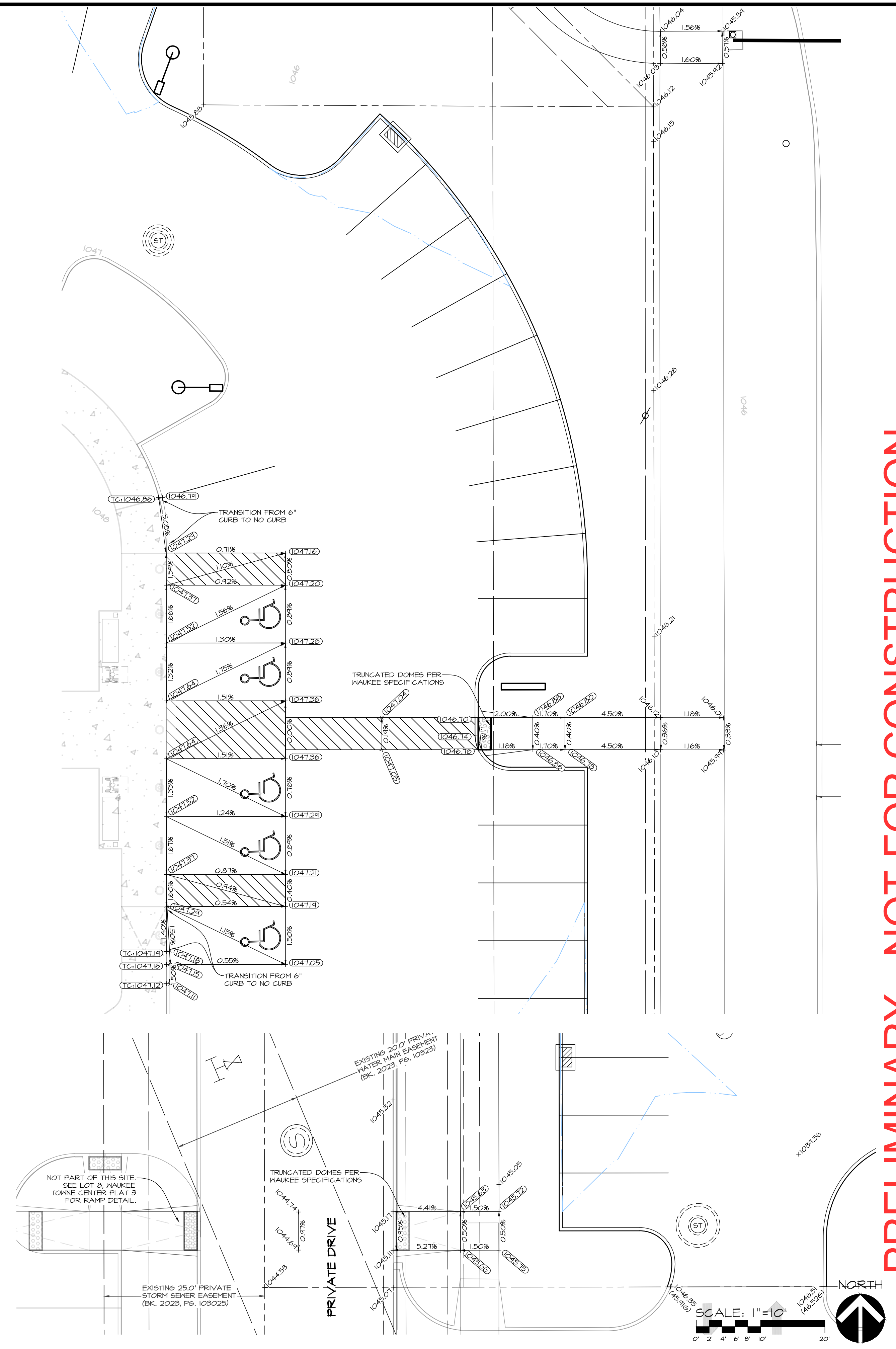
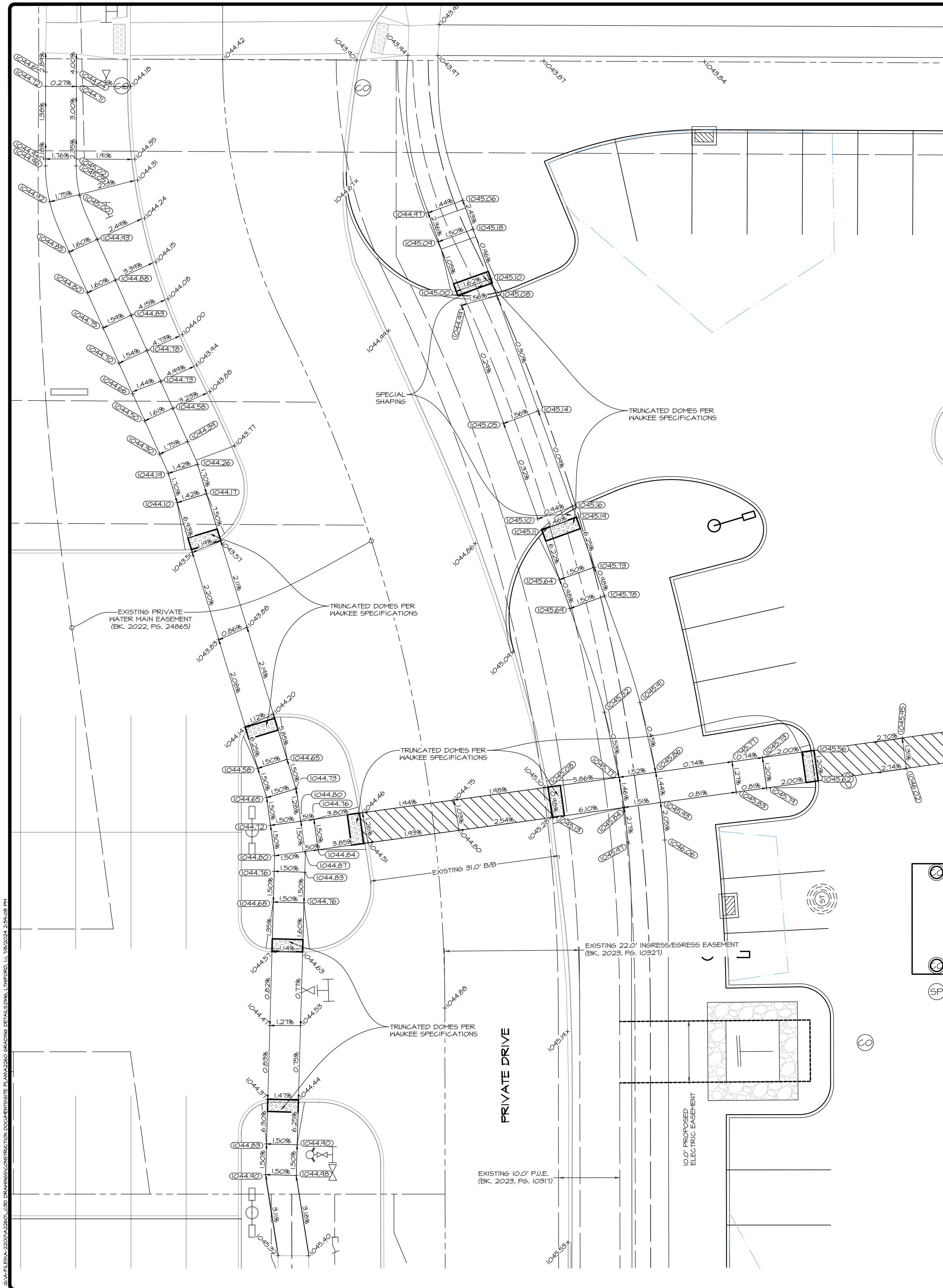
DESIGNED BY: CTK

DRAWN BY: LKN



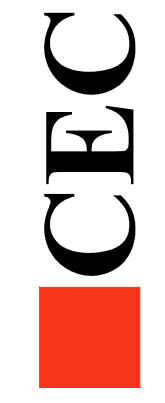
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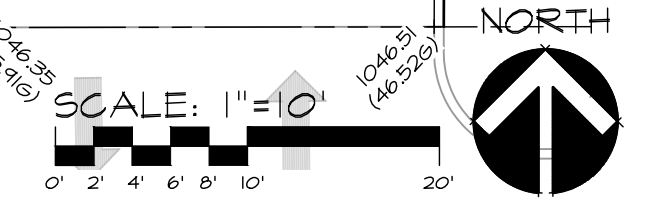
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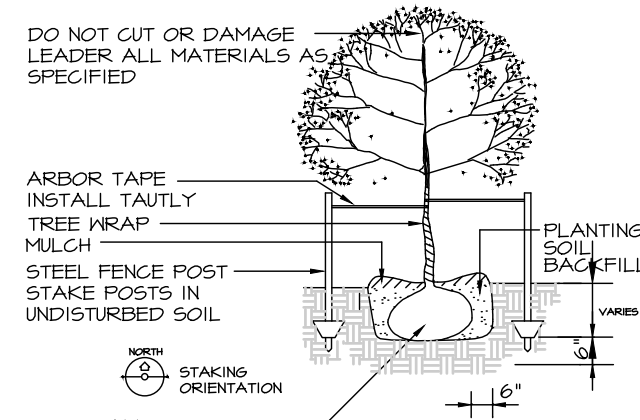


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 2024-03-18 - FIRST SUBMITTAL
 DATE OF SURVEY: 2023-05-03
 DESIGNED BY: CTM
 DRAWN BY: LKM

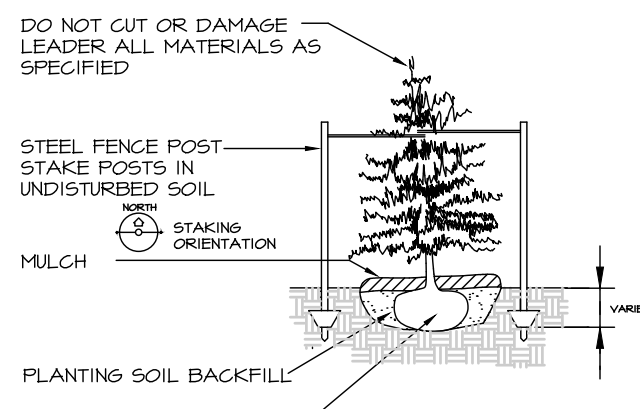
WAUKEE OLIVE GARDEN
 WAUKEE, IOWA
GRADING DETAILS

SHEET
 OF 15
 A-2260

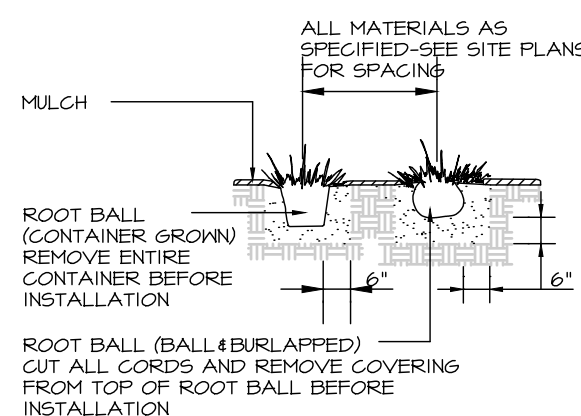




DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



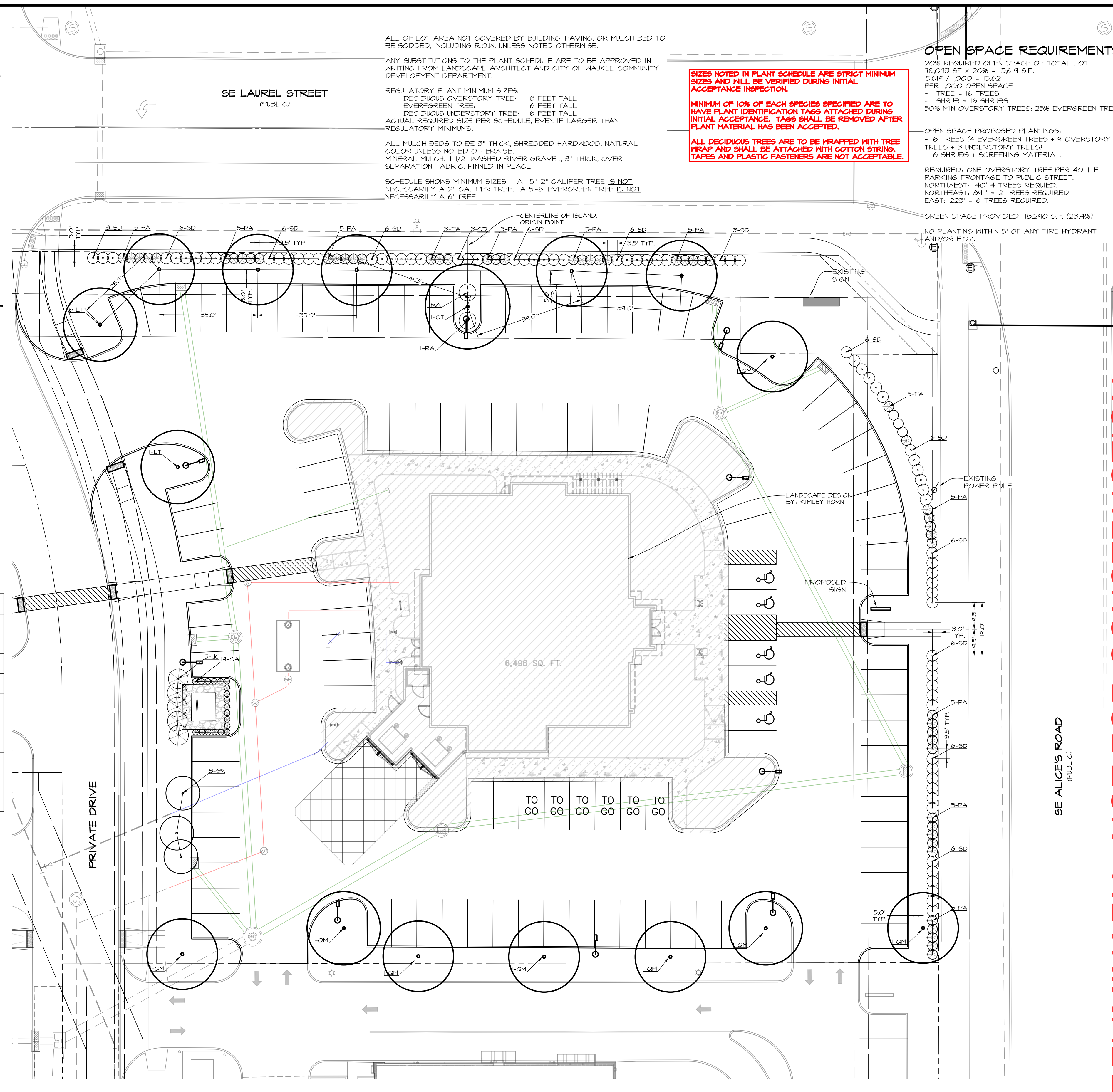
EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS	MATURE HEIGHT
CA	<i>Calamagrostis x acutifolia</i> 'Karl Foerster' KARL FOERSTER GRASS	19	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 2.25' o.c., 12" FROM MOAT	3'
GT	<i>Gleditsia triacanthos f. inermis</i> 'Skycole' SKYLINE HONEYLOCUST	1	8' HT.	CONT.	MATCHED, SPECIMEN	40'
JC	<i>Juniperus chinensis</i> 'Sea Green' SEA GREEN JUNIPER	5	5 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	5'
LT	<i>Liriodendron tulipifera</i> 'IFS-Oz' EMERALD CITY TULIP TREE	7	8' HT.	CONT.	MATCHED, SPECIMEN	55'
PA	<i>Panicum virgatum</i> 'Shenandoah' SHENANDOAH SWITCH GRASS	56	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 4' FROM SIDEWALK, 3' o.c.	3'
PF	<i>Pinus flexilis</i> 'Cesarini Blue' CESARINI BLUE LIMBER PINE	0	6' HT.	CONT.	MATCHED, SPECIMEN	35'
QM	<i>Quercus macrocarpa</i> 'IFS-KW3' URBAN PINNACLE OAK	8	8' HT.	CONT.	MATCHED, SPECIMEN	55'
RA	<i>Rhus aromatica</i> 'Gro-Low' GRO-LOW FRAGRANT SUMAC	2	5 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 5' o.c.	2'
SD	<i>Spiraea 'Darnstorm'</i> SNOW STORM SPIREA	75	5 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 3.5' o.c., 4' FROM SIDEWALK	3'
SR	<i>Syringa reticulata</i> 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	3	6' HT.	CONT.	MATCHED, SPECIMEN	20'



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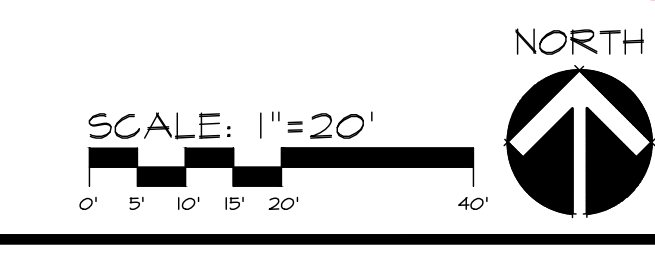
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MAUKEE OLIVE GARDEN
MAUKEE, IOWA
LANDSCAPING PLAN

SHEET
OF 15
A-2260



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STORM WATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION/APPLICANT/SCHEDULE

- OWNER/APPLICANT: WAUKEE TOWNE CENTER, LLC
611 MONTICELLO DRIVE, BURLINGTON, IA 52601
- CONTACT: MIKE PIERSON, PHONE: (319) 512-0125
- LOCATION: LOT 1, WAUKEE TOWNE CENTER PLAT 5, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
- AREAS:
TOTAL SITE AREA = 1.74 ACRES
SITE AREA AFFECTED = 1.83 ACRES
- RUNOFF COEFFICIENT = 0.90 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
- 100 YEAR RUNOFF: APPROX. 12.3 CFS
- RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO LITTLE WALNUT CREEK TO WALNUT CREEK AND TO RACCOON RIVER
- SOILS:
• NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
• CLARION LOAM, BEMIS MORAINES WITH SLOPES BETWEEN 2% TO 6%
- ESTIMATED DATE WORK IS TO COMMENCE: MAY 2024
- ESTIMATED DATE WORK IS TO BE COMPLETED: NOVEMBER 2024

2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)

- EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- STRUCTURAL PRACTICES
- SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF
- TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
- RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
- DRAINAGE SWALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
- INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
- STORM WATER MANAGEMENT
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE ENTRANCE WITH 8-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. CONTRACTORS

- GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. SEE CERTIFICATION THIS SHEET.
- PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: _____
ADDRESS: _____

PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____

4. IMPLEMENTATION / MAINTENANCE

- MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
- CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHTS-OF-WAY ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDING AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
- INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
- RIP 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 RESEEDING - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SWALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
- EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANENTLY ESTABLISHED WITH GROUND COVER.
- CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11.050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVERS) PCC WASTE SHALL BE DISPOSED OF PROPERLY (SENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
- TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

5. INSPECTIONS

- CONTRACTOR SHALL KEEP A COPY OF SWPPP ON SITE
- QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY. REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN FOLLOWING:
 - SUMMARY OF SCOPE OF INSPECTION
 - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
 - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
 - ANY ACTIONS TAKEN
 - SIGNATURE
- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER
- CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

6. NON-STORM WATER DISCHARGES

- WATER MAIN FLUSHING
- FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
 - SILTATION BASIN
 - ROCK OUTLET PROTECTION (RIPRAP)
 - SILT FENCING
 - EXISTING VEGETATION
- 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 SAMPLINGS AND GRINDING.
- DISCHARGES FROM DENATURING ACTIVITIES, INCLUDING DISCHARGES FROM DENATURING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DENATURING BAGS OR EQUAL.
- FOLLOWING DISCHARGES ARE PROHIBITED:
 - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
 - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
 - FUEL OIL, POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
 - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
 - DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
 - EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
 - DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS WILL BE MINIMIZED.

7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN

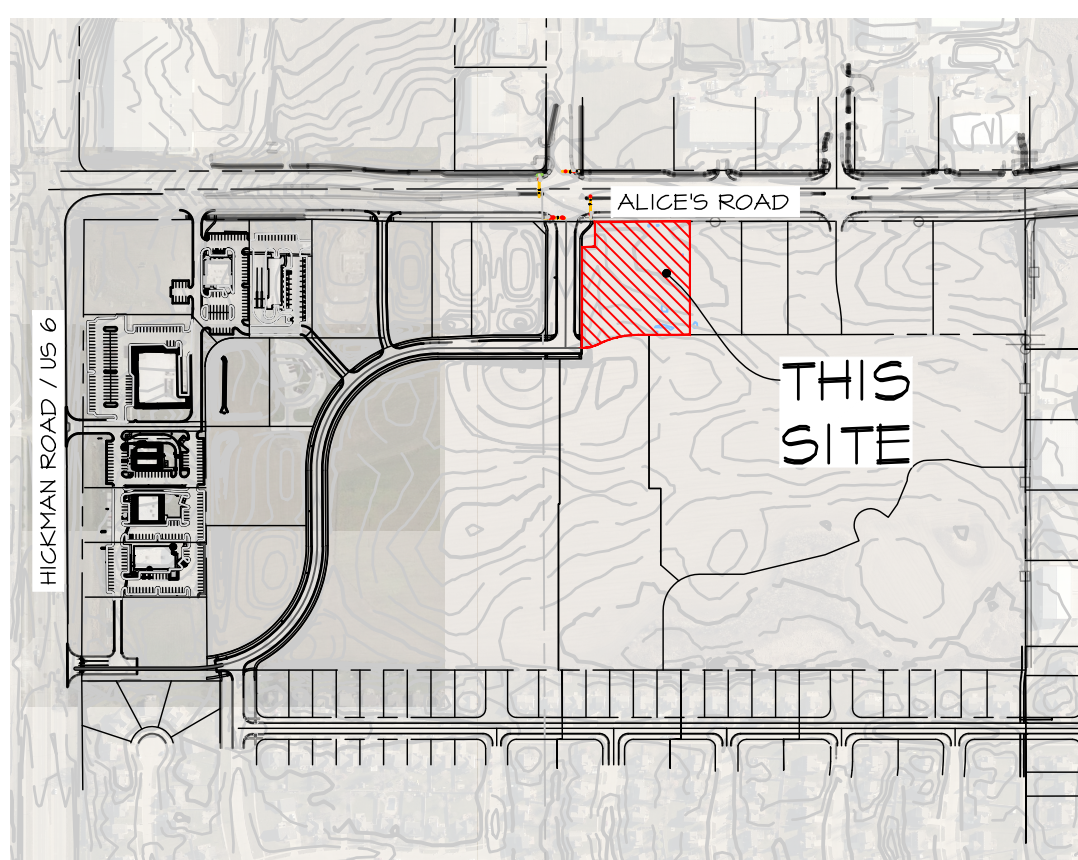
- IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
- MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE RELEASE AND CIRCUMSTANCES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

8. NOTICE OF DISCONTINUATION (NOD)

- WITHIN 90 DAYS OF FINAL SITE STABILIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
 - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
 - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
 - DATE CONSTRUCTION SITE REACHED FINAL STABILIZATION
 - SIGNED CERTIFICATION
- NOD SHALL BE MAILED TO STORM WATER COORDINATOR
IOWA DEPARTMENT OF NATURAL RESOURCES
502 E. 9TH STREET
DES MOINES, IOWA 50319-0034

SEQUENCE OF MAJOR ACTIVITIES

1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDING, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.



VICINITY SKETCH

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE. ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____

COMPANY: _____

TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE. ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR

NAME / TITLE: _____

COMPANY: _____

TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____

QUANTITIES

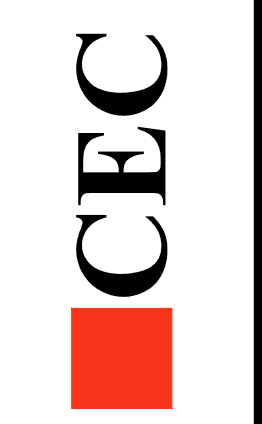
- 1,285 LF SILT FENCE
- 0.42 ACRES SOD
- 0.12 ACRES SEEDING - TYPE 2 (PERMANENT) DISTURBED AREA OUTSIDE OF PROPERTY BOUNDARY.
- 1.83 ACRES SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
- 7 EA INTAKE FILTER BASKETS
- 1 EA CONSTRUCTION ENTRANCE

AREA OF DISTURBANCE

1.83 ACRES

PRELIMINARY - NOT FOR CONSTRUCTION

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



DATE: 2024-07-09 - THIRD SUBMITTAL
2024-04-02 - SECOND SUBMITTAL
2024-03-18 - FIRST SUBMITTAL
DATE OF SURVEY: 2023-05-03
DESIGNED BY: CTK
DRAWN BY: LKX

WAUKEE OLIVE GARDEN
WAUKEE, IOWA

EROSION CONTROL NOTES

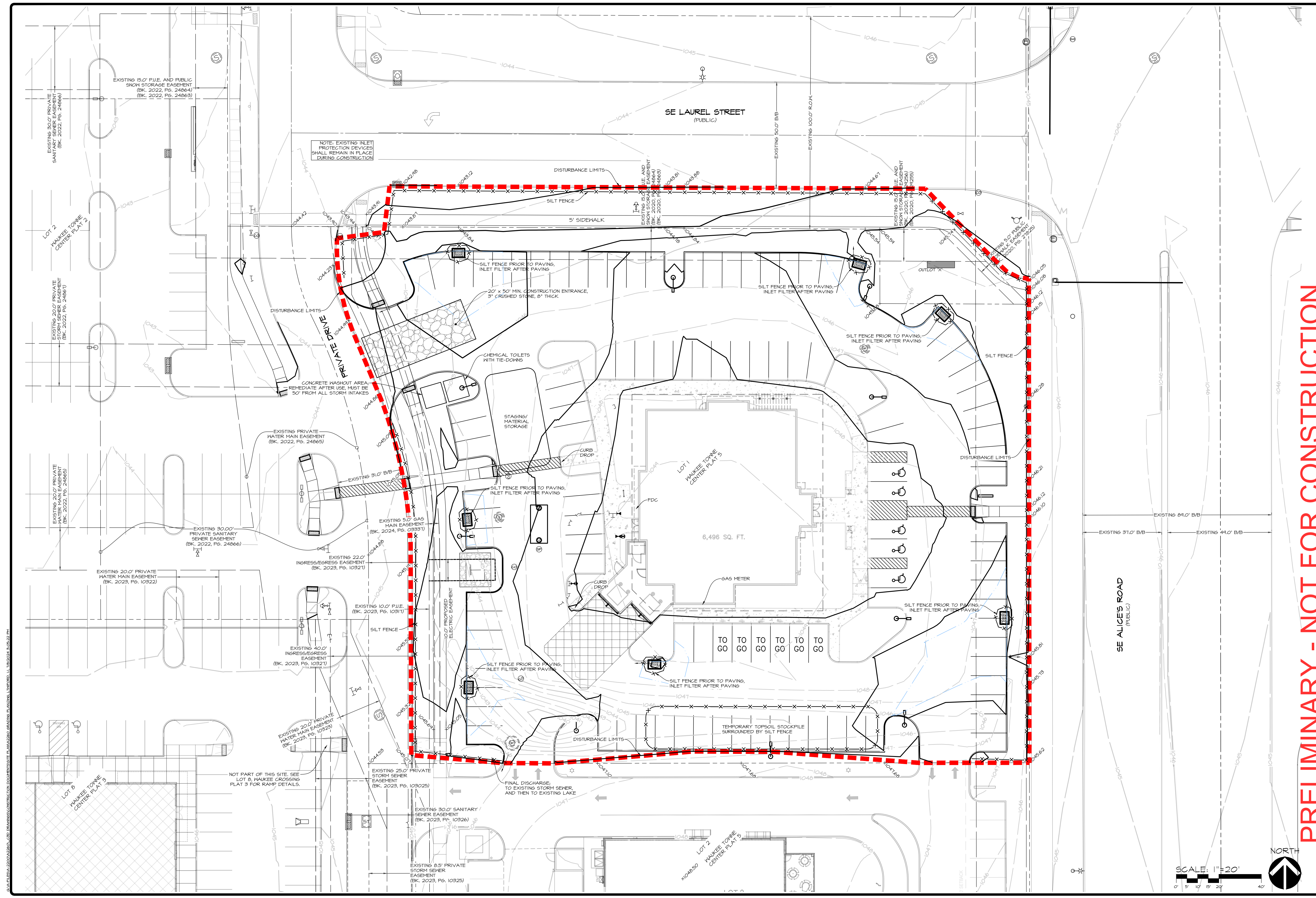
SHEET 12 OF 15

A-2260

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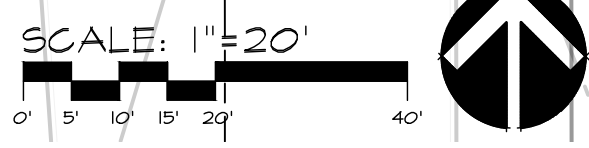
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 2024-07-09 - THIRD SUBMITTAL
 2024-04-02 - SECOND SUBMITTAL
 2024-03-18 - FIRST SUBMITTAL
 DATE OF SURVEY: 2023-05-03
 DESIGNED BY: CEM
 DRAWN BY: LKM

WAUKEE OLIVE GARDEN
 WAUKEE, IOWA
EROSION CONTROL PLAN

SHEET
 OF 15
 A-2260

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



NOT PART OF THIS SITE. SEE LOT 8, WAUKEE CROSSING FLAT 3 FOR RAMP DETAILS.

NOTE: EXISTING INLET PROTECTION DEVICES SHALL REMAIN IN PLACE DURING CONSTRUCTION

TO GO TO GO TO GO TO GO TO GO

6,496 SQ. FT.

LOT 1 WAUKEE TOWNE CENTER PLAT 5

SE LAUREL STREET (PUBLIC)

SE ALICE'S ROAD (PUBLIC)

LOT 2 WAUKEE TOWNE CENTER PLAT 2

EXISTING 30.0' PRIVATE WATER MAIN EASEMENT (BK. 2022, PG. 24867)

EXISTING 20.0' PRIVATE WATER MAIN EASEMENT (BK. 2022, PG. 24865)

EXISTING 20.0' PRIVATE WATER MAIN EASEMENT (BK. 2023, PG. 10322)

EXISTING 40.0' INGRESS/EGRESS EASEMENT (BK. 2023, PG. 10327)

EXISTING 20.0' PRIVATE WATER MAIN EASEMENT (BK. 2023, PG. 10325)

LOT 8 WAUKEE TOWNE CENTER PLAT 8

EXISTING 15.0' P.U.E. AND PUBLIC SNOW STORAGE EASEMENT (BK. 2022, PG. 24864) (BK. 2022, PG. 24863)

EXISTING 30.00' PRIVATE SANITARY SEWER EASEMENT (BK. 2022, PG. 24866)

EXISTING PRIVATE WATER MAIN EASEMENT (BK. 2022, PG. 24865)

EXISTING 5.0' GAS MAIN EASEMENT (BK. 2024, PG. 02837)

EXISTING 10.0' P.U.E. (BK. 2023, PG. 10317)

EXISTING 25.0' PRIVATE STORM SEWER EASEMENT (BK. 2023, PG. 103025)

EXISTING 30.0' SANITARY SEWER EASEMENT (BK. 2023, PG. 10326)

EXISTING 8.5' PRIVATE STORM SEWER EASEMENT (BK. 2023, PG. 10325)

CHEMICAL TOILETS WITH TIE-DOWNS

STAGING/MATERIAL STORAGE

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

FINAL DISCHARGE TO EXISTING STORM SEWER, AND THEN TO EXISTING LAKE

CURB DROP

CURB DROP

EXISTING 5.0' PRIVATE STORM SEWER EASEMENT (BK. 2020, PG. 18863)

EXISTING 15.0' P.U.E. AND SNOW STORAGE EASEMENT (BK. 2020, PG. 18864) (BK. 2020, PG. 18863)

EXISTING 5.0' PRIVATE STORM SEWER EASEMENT (BK. 2020, PG. 18863)

TEMPORARY TOPSOIL STOCKPILE SURROUNDED BY SILT FENCE

20' x 50' MIN. CONSTRUCTION ENTRANCE, 3" CRUSHED STONE, 8" THICK

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

SILT FENCE PRIOR TO PAVING, INLET FILTER AFTER PAVING

5' SIDEWALK

CONCRETE WASHOUT AREA - REMEDIATE AFTER USE, MUST BE 50' FROM ALL STORM INTAKES

CONCRETE WASHOUT AREA - REMEDIATE AFTER USE, MUST BE 50' FROM ALL STORM INTAKES

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CONCRETE WASHOUT AREA - REMEDIATE AFTER USE, MUST BE 50' FROM ALL STORM INTAKES

EXISTING 100.0' B.O.M.

EXISTING 50.0' B.O.M.

EXISTING 31.0' B.O.M.

EXISTING 44.0' B.O.M.

EXISTING 84.0' B.O.M.

EXISTING 31.0' B.O.M.

EXISTING 44.0' B.O.M.

EXISTING 84.0' B.O.M.

EXISTING 31.0' B.O.M.

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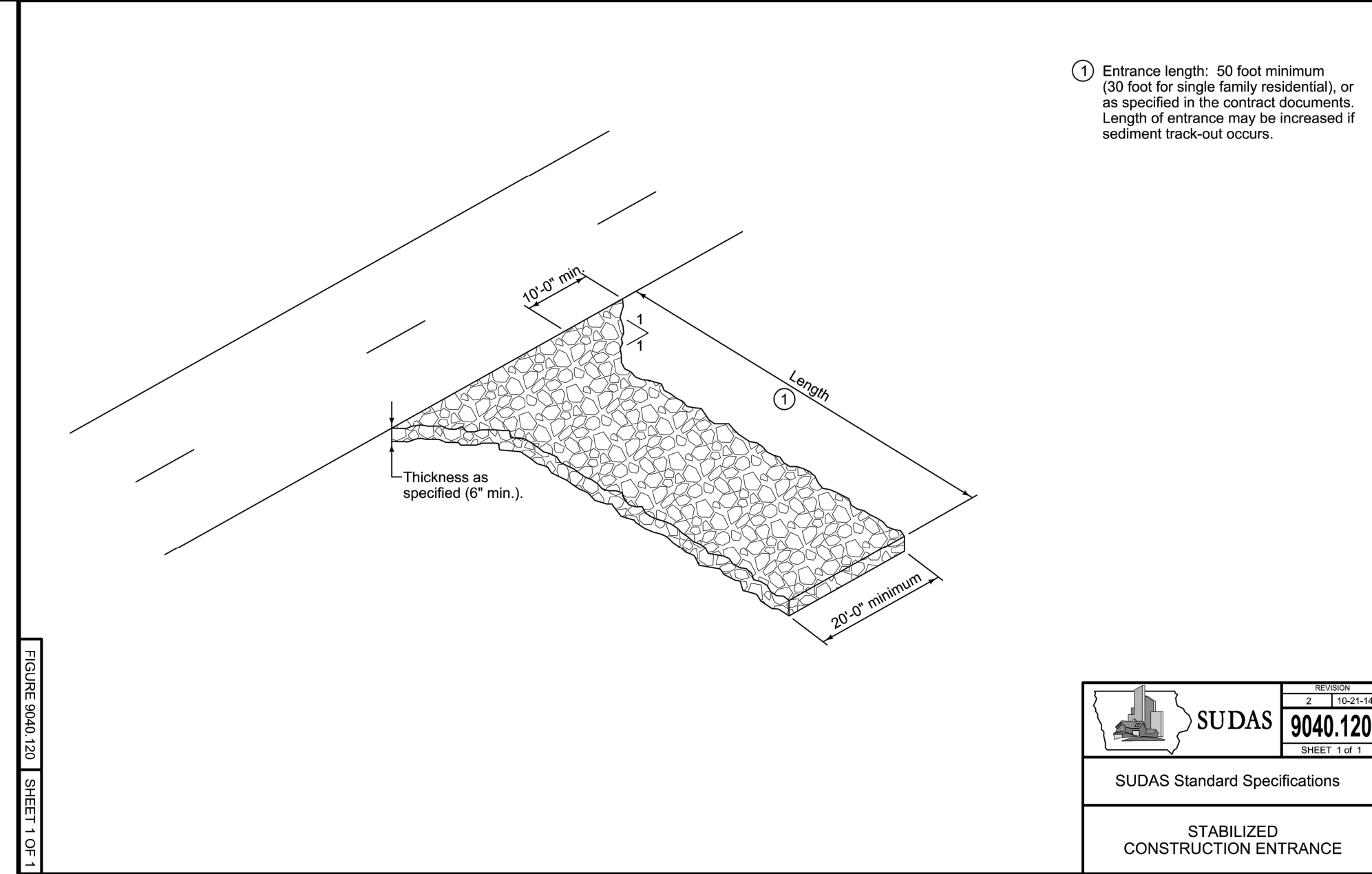
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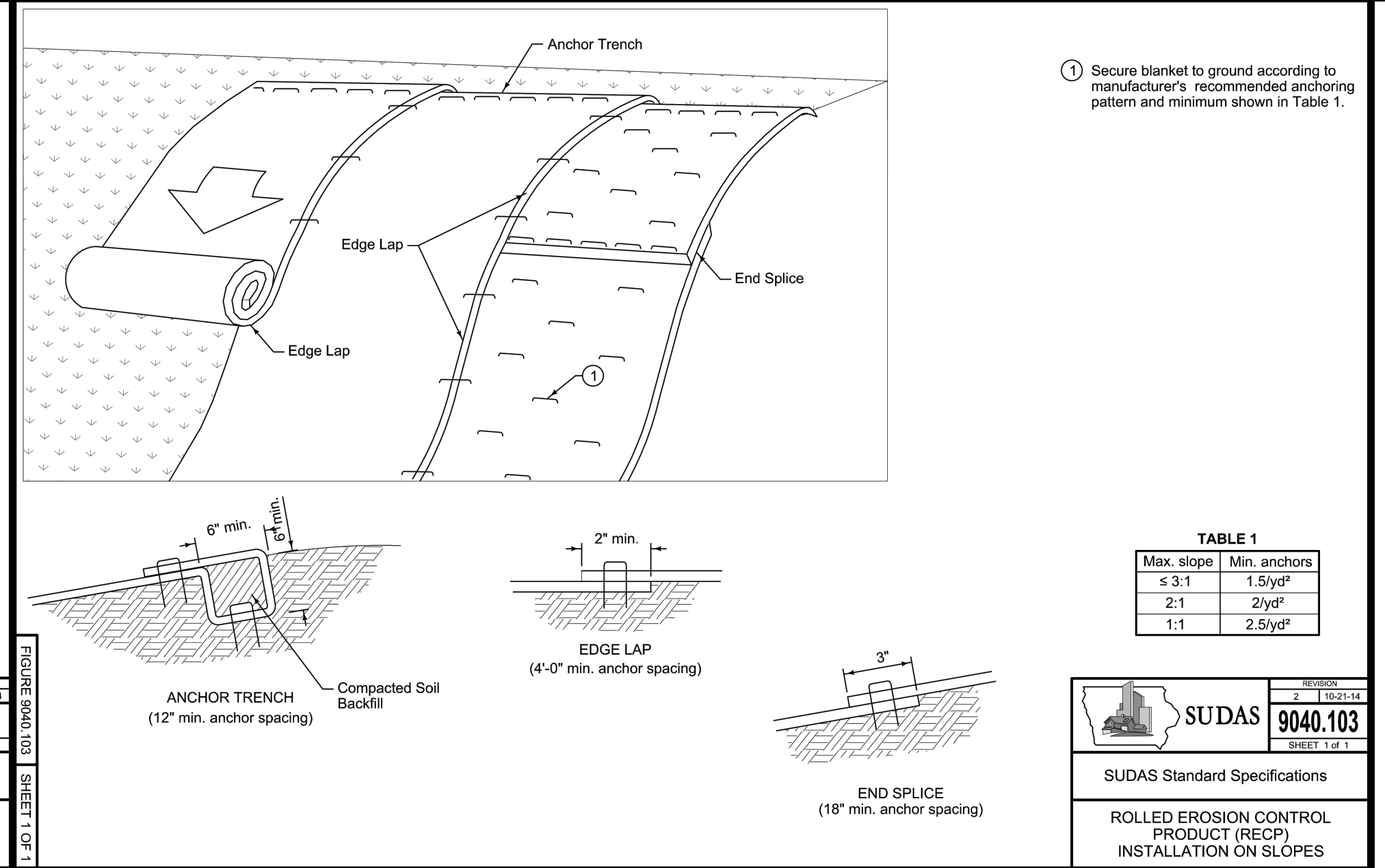
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SUDAS 9040.120

SUDAS Standard Specifications

STABILIZED CONSTRUCTION ENTRANCE



SUDAS 9040.103

SUDAS Standard Specifications

ROLL EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION

PRODUCT SELECTION AND SPECIFICATION DRAWING

1. IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20" dia grates (A) etc)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" dia openings (B))	62LRD
RECT. SQUARE	XL Round (32.1" dia - 38" dia grates (A) up to 37" dia openings (B))	62XLRO
	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62MSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
COMBO INLETS	Large Rect / Square (up to 36" (B) x 24" (D) openings or 108" perimeter)	62LSQ
	XL Rect / Square (side by side 2-pc. set to fit up to 48" (B) x 36" (D) openings)	62XLQ
	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
NYLOPLAST	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XLCB
	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(12" depth)	(12" depth)	Clean Water Flow Rate (GPM/Inch)	Min A.O.S. (US Sieve)
FX Standard Woven Bag	FX	FX.S	200	40
IL EDOT 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.

INSTALLATION:

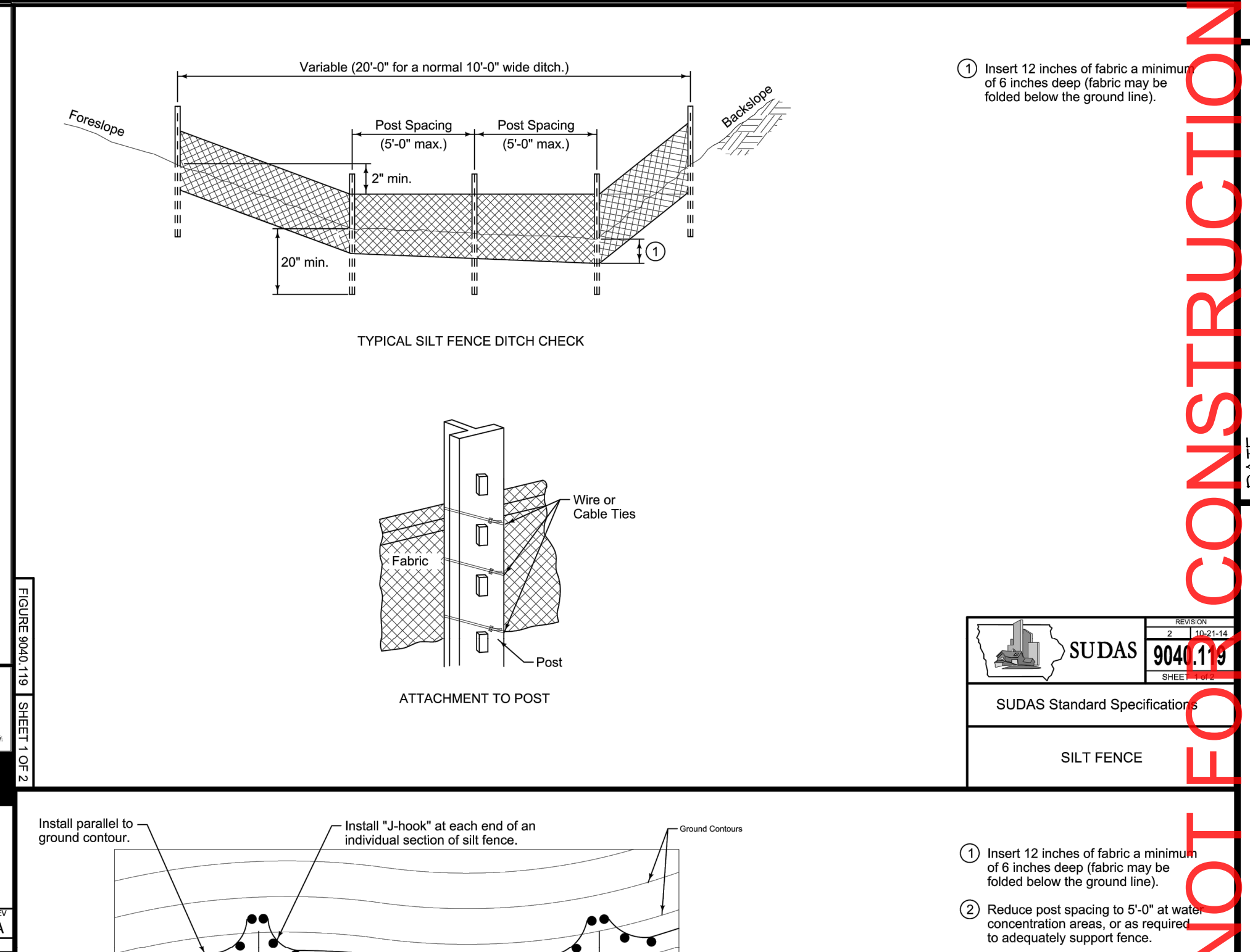
- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

NOTES:

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

FLEXSTORM INLET FILTERS CATCH IT

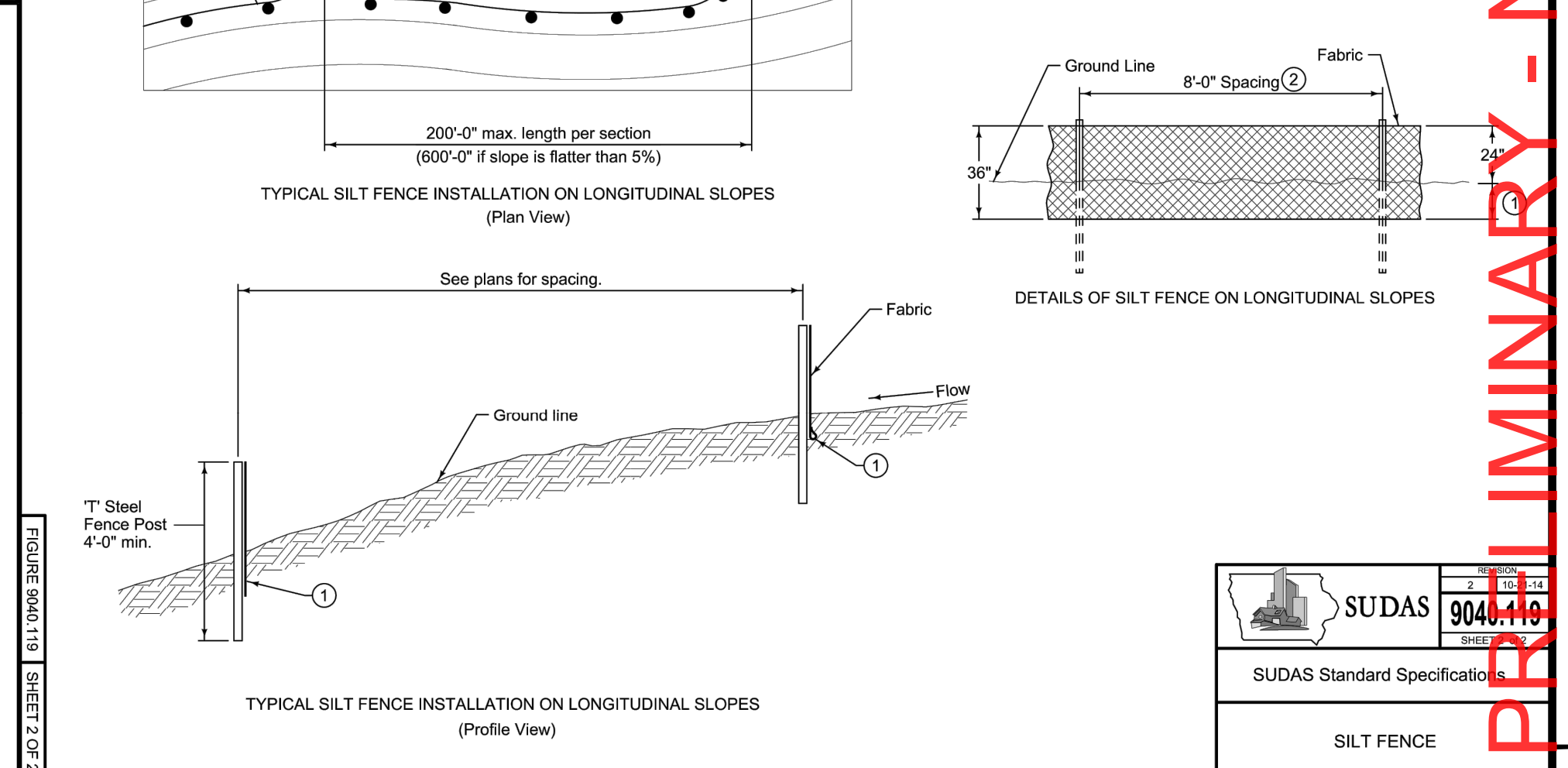
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (663) 287-8655 PH (650) 355-3477 FX INFO@INLETFILTERS.COM



SUDAS 9040.119

SUDAS Standard Specifications

SILT FENCE

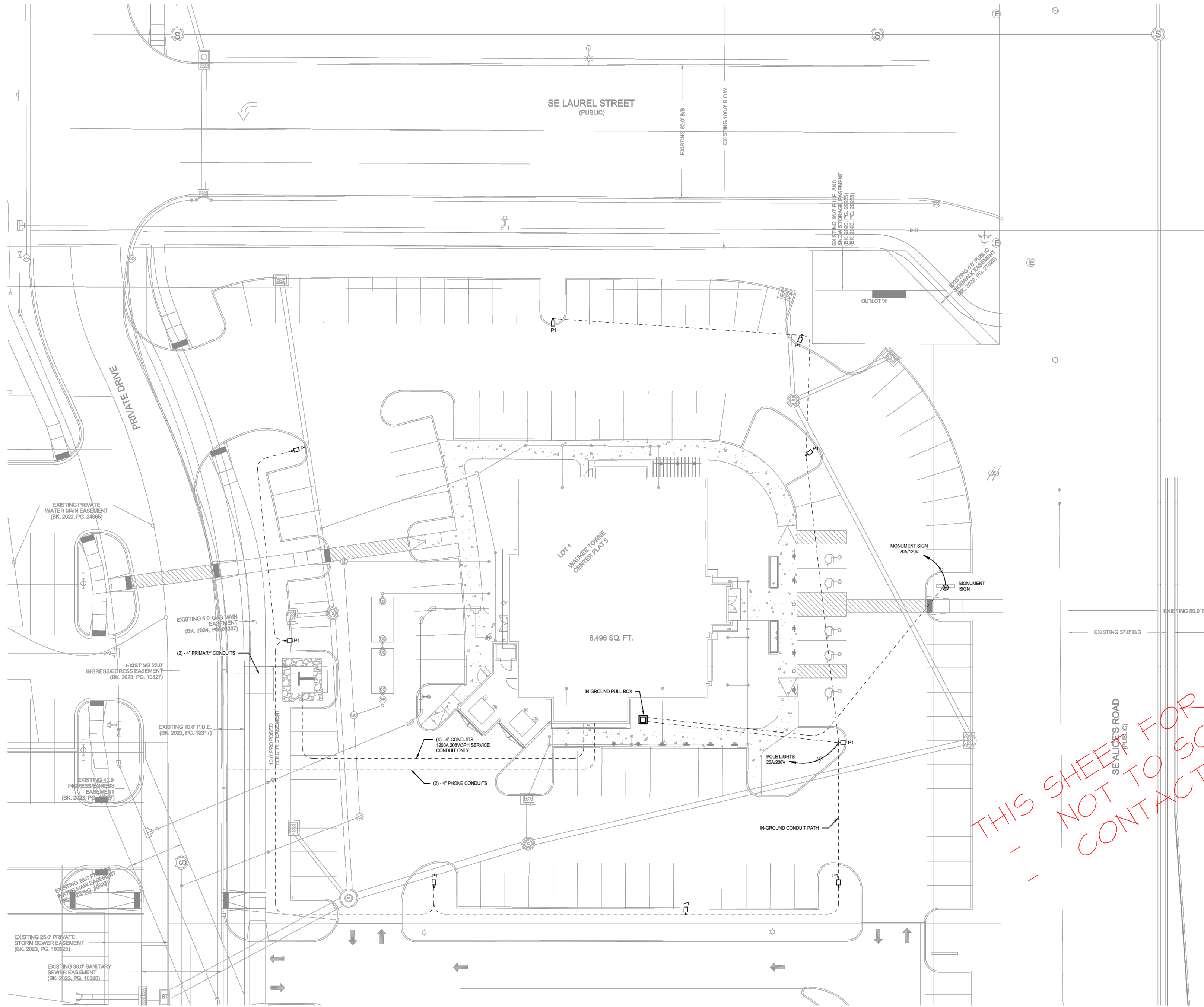


SUDAS 9040.119

SUDAS Standard Specifications

SILT FENCE

REV	DATE	DESCRIPTION	REVISION SCHEDULE



1 ELECTRICAL SITE PLAN
ES11
1" = 20'-0"

THIS SHEET FOR REFERENCE ONLY
 NOT TO SCALE
 CONTACT BAKER GROUP FOR PLANS

WAUKEE TOWNE CENTER
OLIVE GARDEN - WAUKEE

 WAUKEE, IA



JOB#: 40.31451
 DRAWN BY: TAK
 SCALE: 1" = 20'-0"
 DATE: 08/03/2024
 SHEET SIZE: 24x36
 SHEET NO.
ES101

ELECTRICAL SITE PLAN

1800 SE CORPORATE WOODS DRIVE ANKENY, IA 50021-7501 PHONE 515.262.4000

NOT FOR CONSTRUCTION

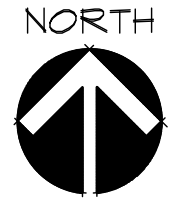
PRELIMINARY - NOT FOR CONSTRUCTION

DATE:	JUL 8, 2024
DESIGNED BY:	CTM
DRAWN BY:	LKM

WAUKEE OLIVE GARDEN
 #####, WAUKEE, IOWA
CONDUIT PLAN (FOR REFERENCE ONLY)

SHEET
 OF 15
 A-2260

SCALE: 1" = 1000' (11"x17")
 SCALE: 1" = 500' (22"x34")



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