



ISSUES

1	2025.04.02	ISSUE FOR PERMIT
2	2025.05.01	CITY OF WAUKEE SUBMITTAL #2

REVISIONS

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Date of issue: 05.01.2025

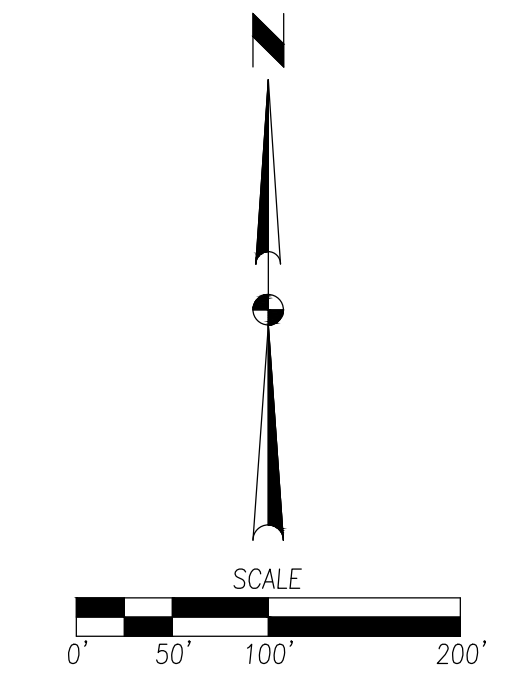
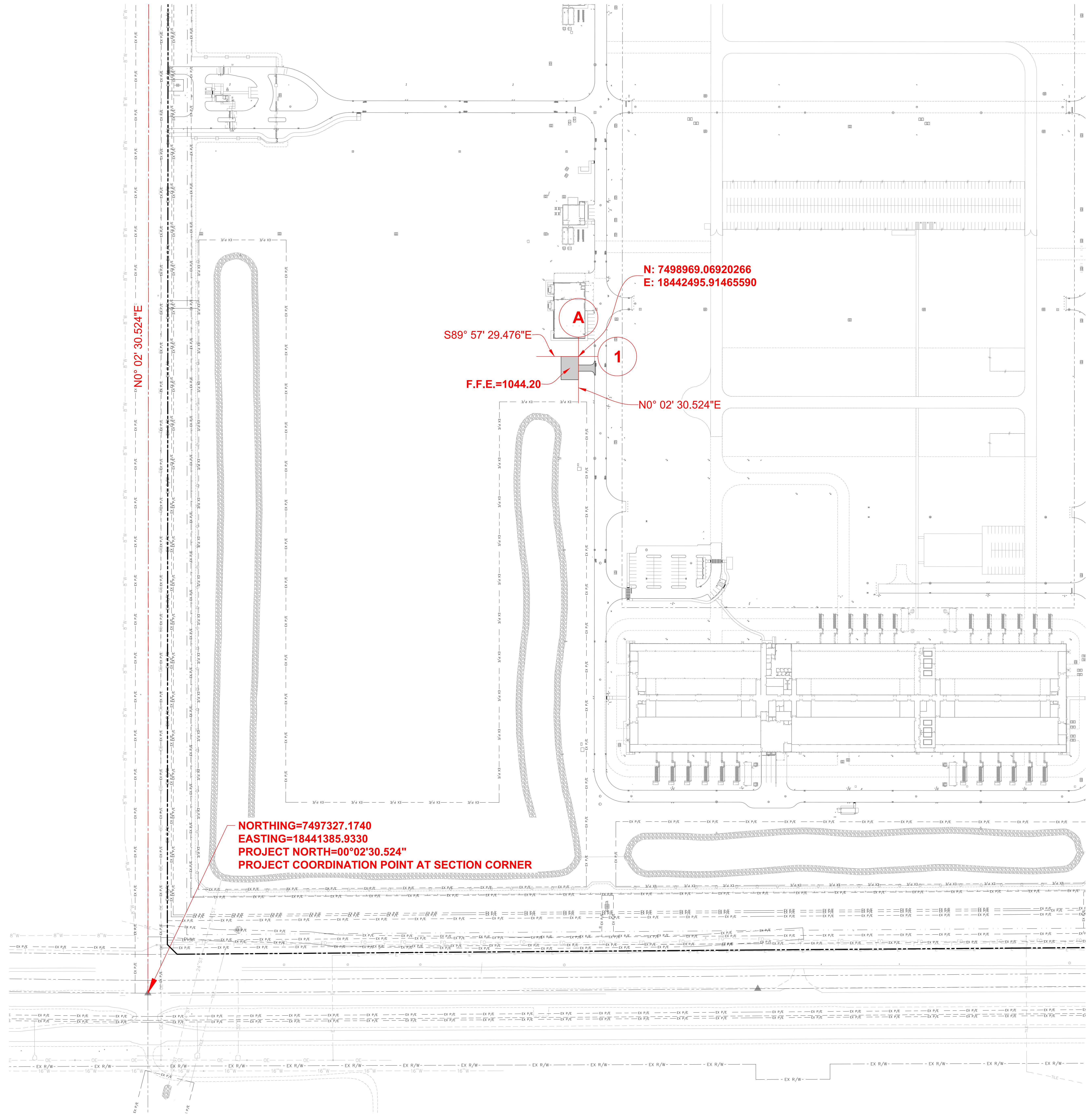
KEYPLAN

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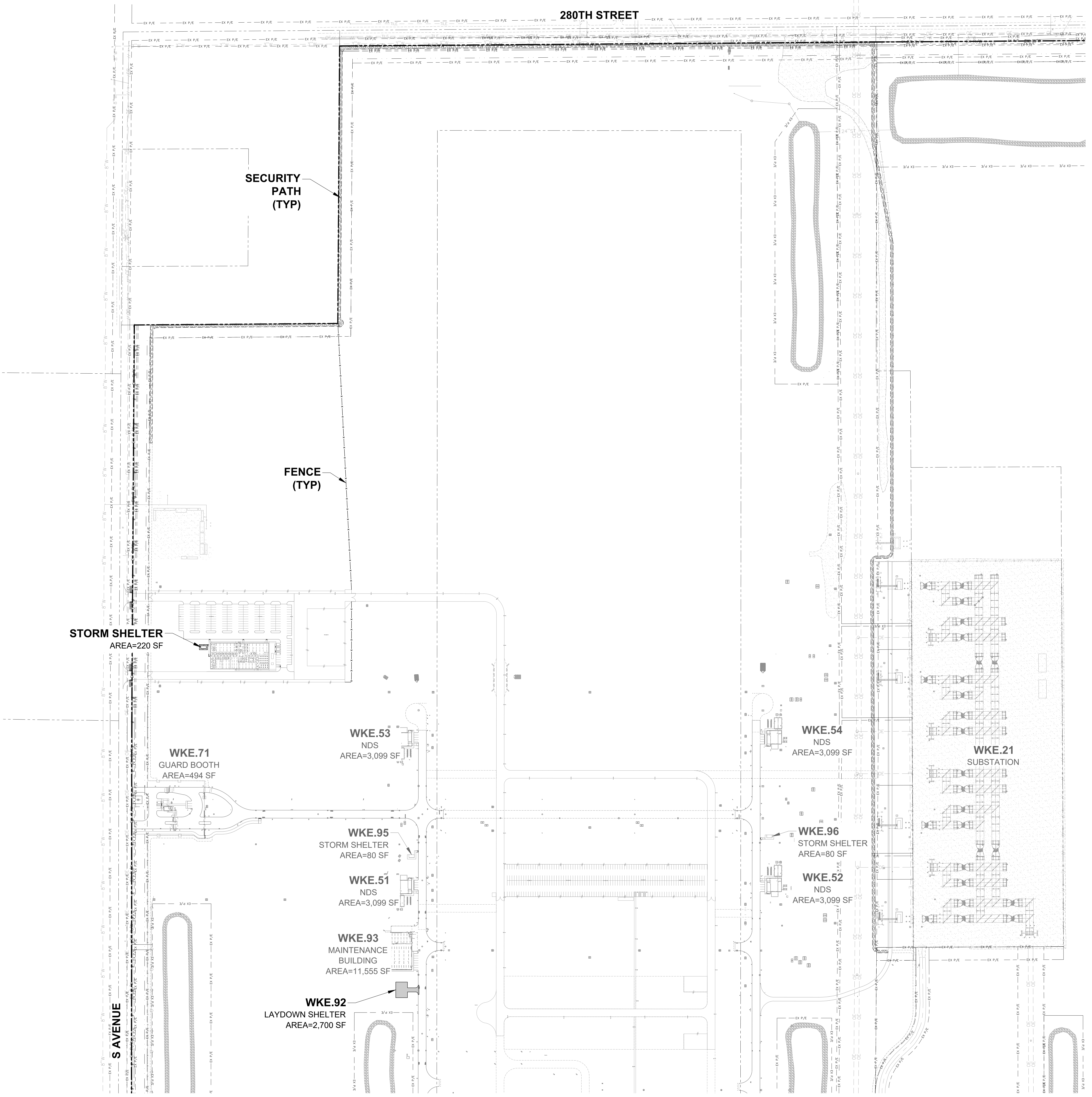
HORIZONTAL CONTROL PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

5/1/2025 12:00 PM C-1000 HORIZONTAL CONTROL PLAN



5/1/2025 12:01 PM C-1100 DIMENSION PLAN OVERALL



LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8' BLACK VINYL-COATED CHAIN LINK
- EXISTING 8' BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8' BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

FENCING AND GATE KEY

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

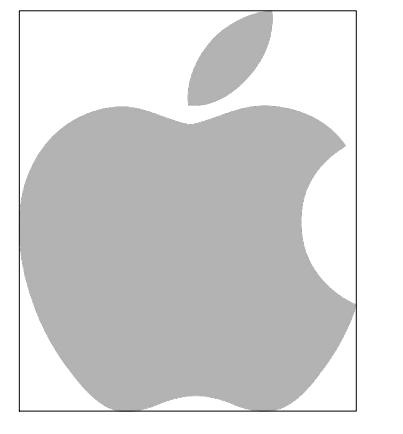
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
3. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
4. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS OR WATER MAIN THE CONTRACTOR SHALL NOTIFY THE CITY'S PUBLIC WORKS DEPARTMENT.
5. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
6. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
7. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
8. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
9. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
11. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
13. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
14. MINIMUM FROST PROTECTION SHALL BE AT A DEPTH OF 42 INCHES BELOW FINISH GRADE.
15. APPLICANT AGREES TO PROVIDE ADDITIONAL SCREENING MEASURES IN FRONT OF THE LOADING DOCK IF THE LANDSCAPE BUFFER AND FENCING ALONG HICKMAN ROAD DO NOT ADEQUATELY SCREEN THE LOADING DOCK AND/OR ANY TRASH CONTAINMENT RECEPACLES FROM PUBLIC VIEW. SCREENING MEASURES INCLUDE, BUT ARE NOT LIMITED TO ARCHITECTURAL WALLS, LANDSCAPING, OR FENCING.

CORGAN

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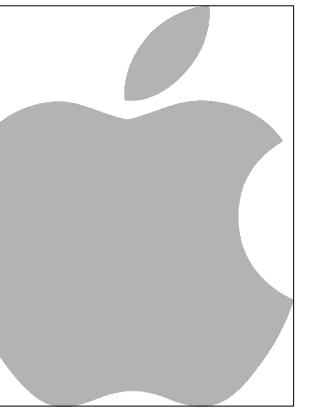
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DIMENSION PLAN OVERALL

JOB 24460.0000
DATE 05.01.2025
SHEET

C-1100



LEGEND

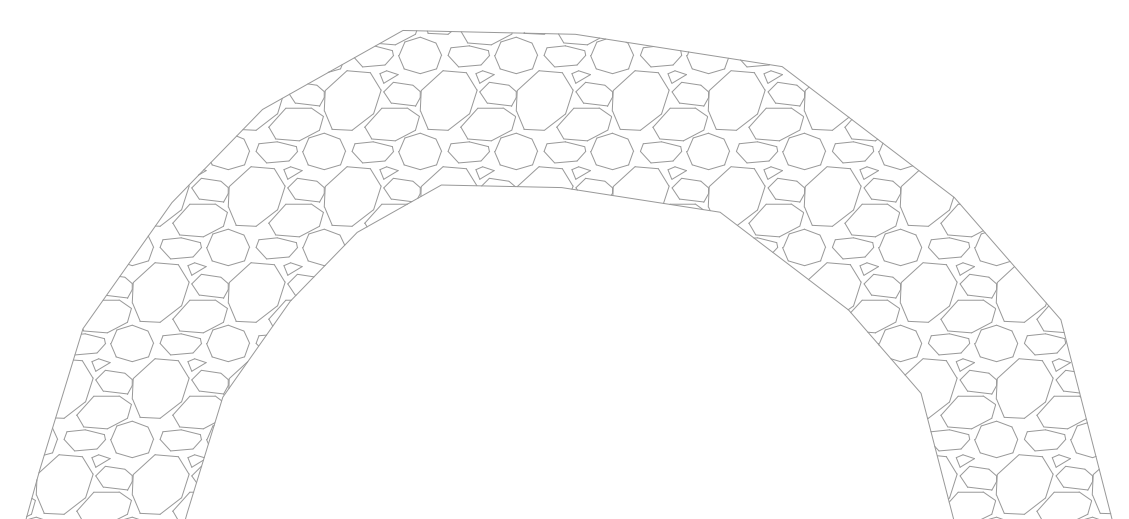
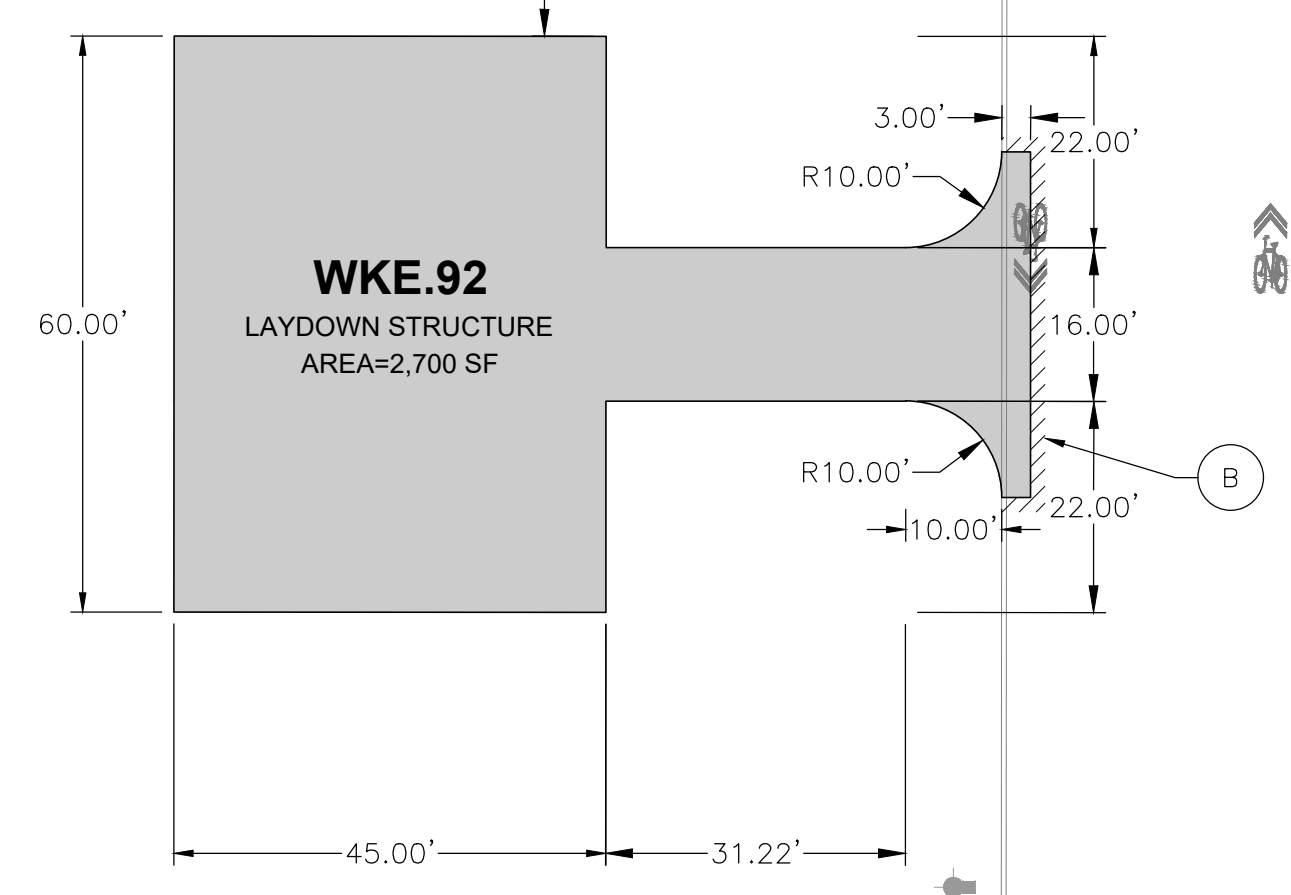
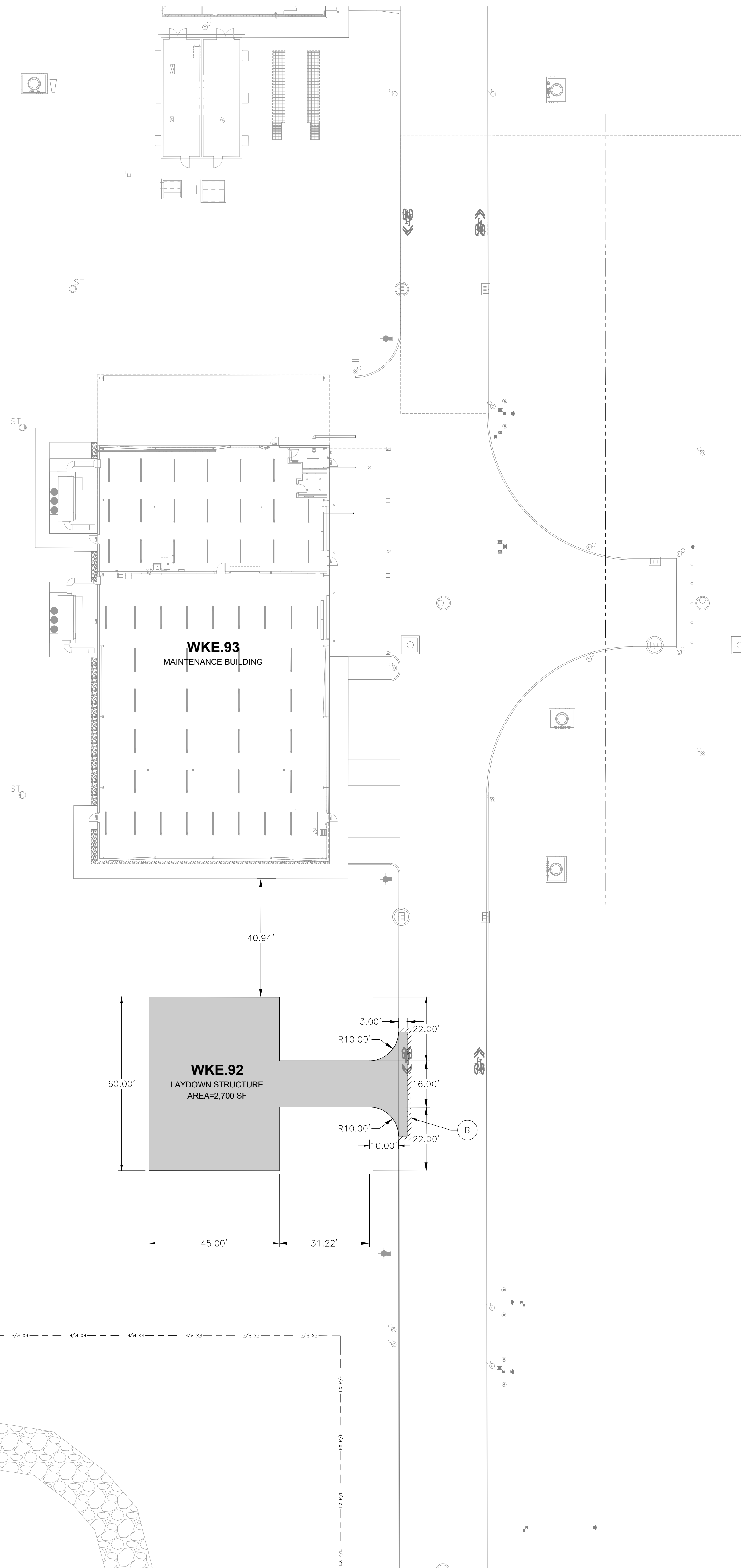
- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

FENCING AND GATE KEY
(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE



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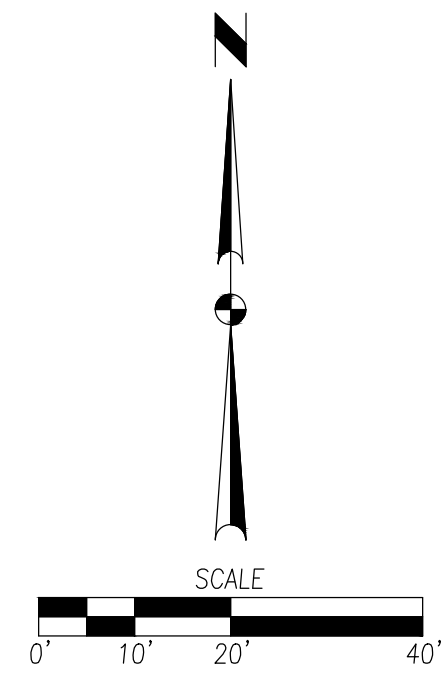
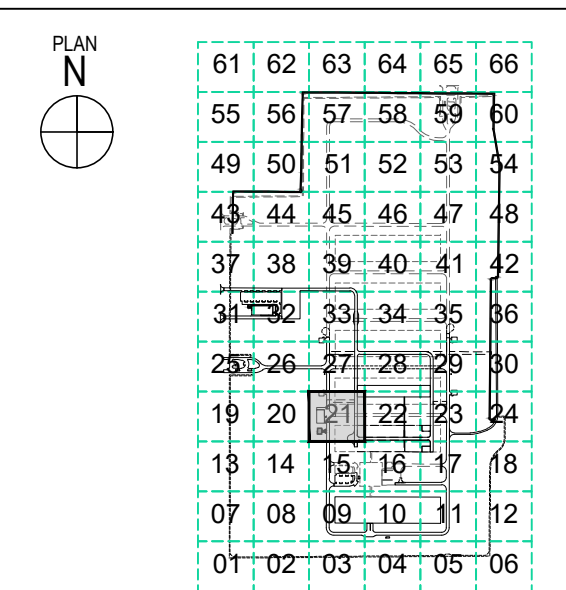
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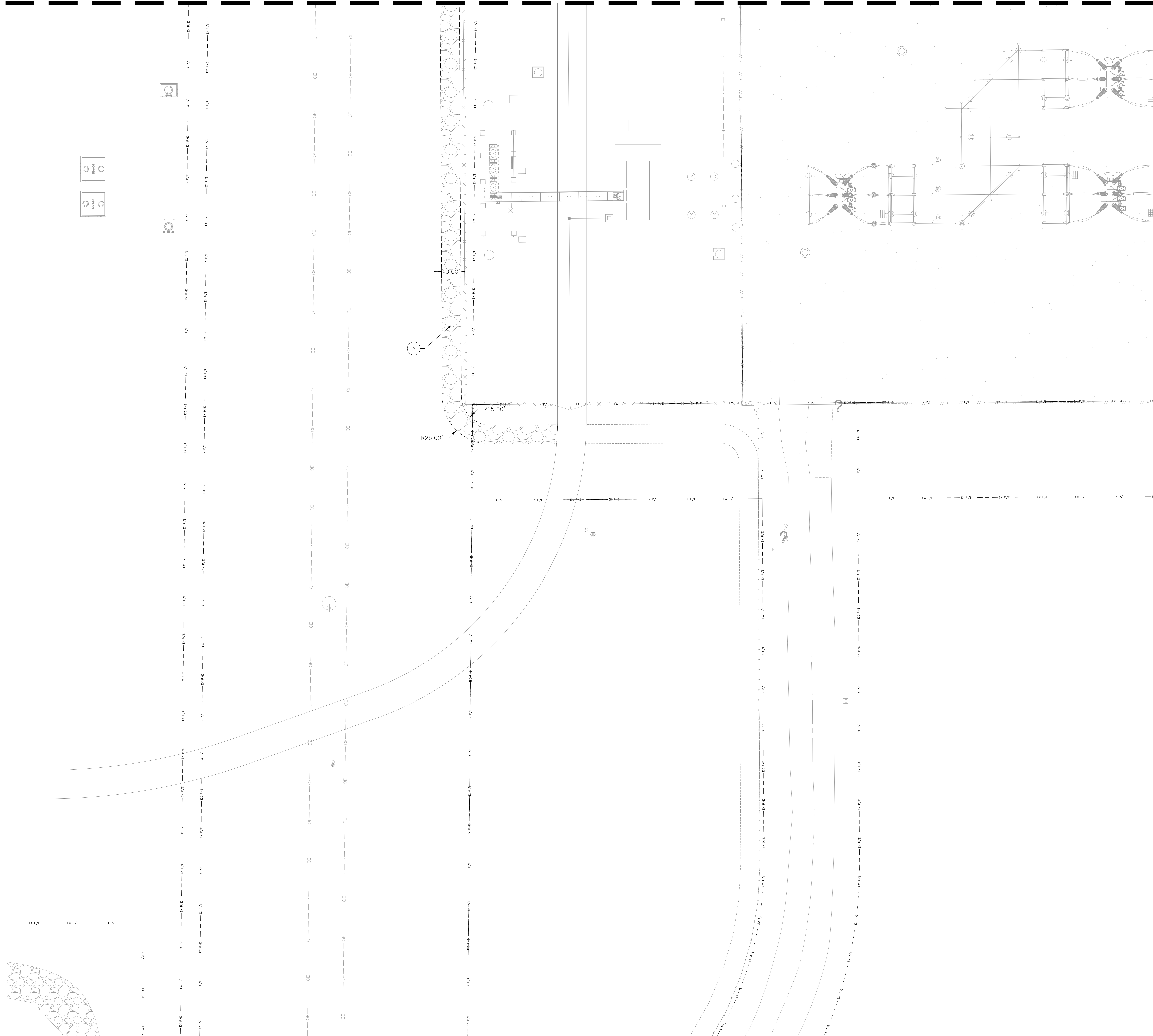
KEYPLAN



DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

SEE SHEET C-1130 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

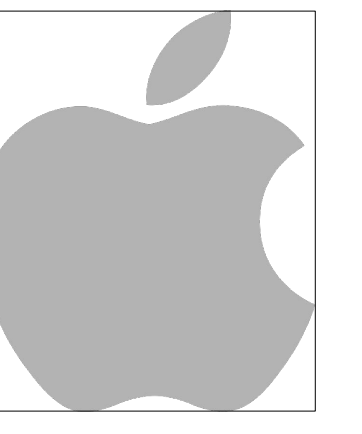
FENCING AND GATE KEY
(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE



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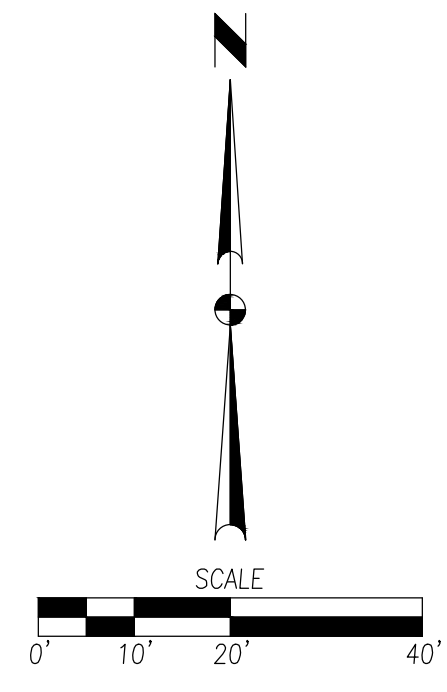
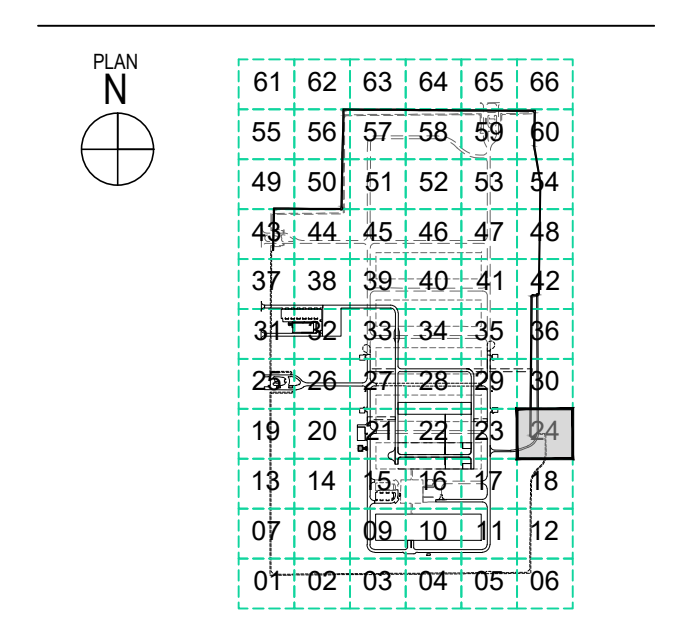
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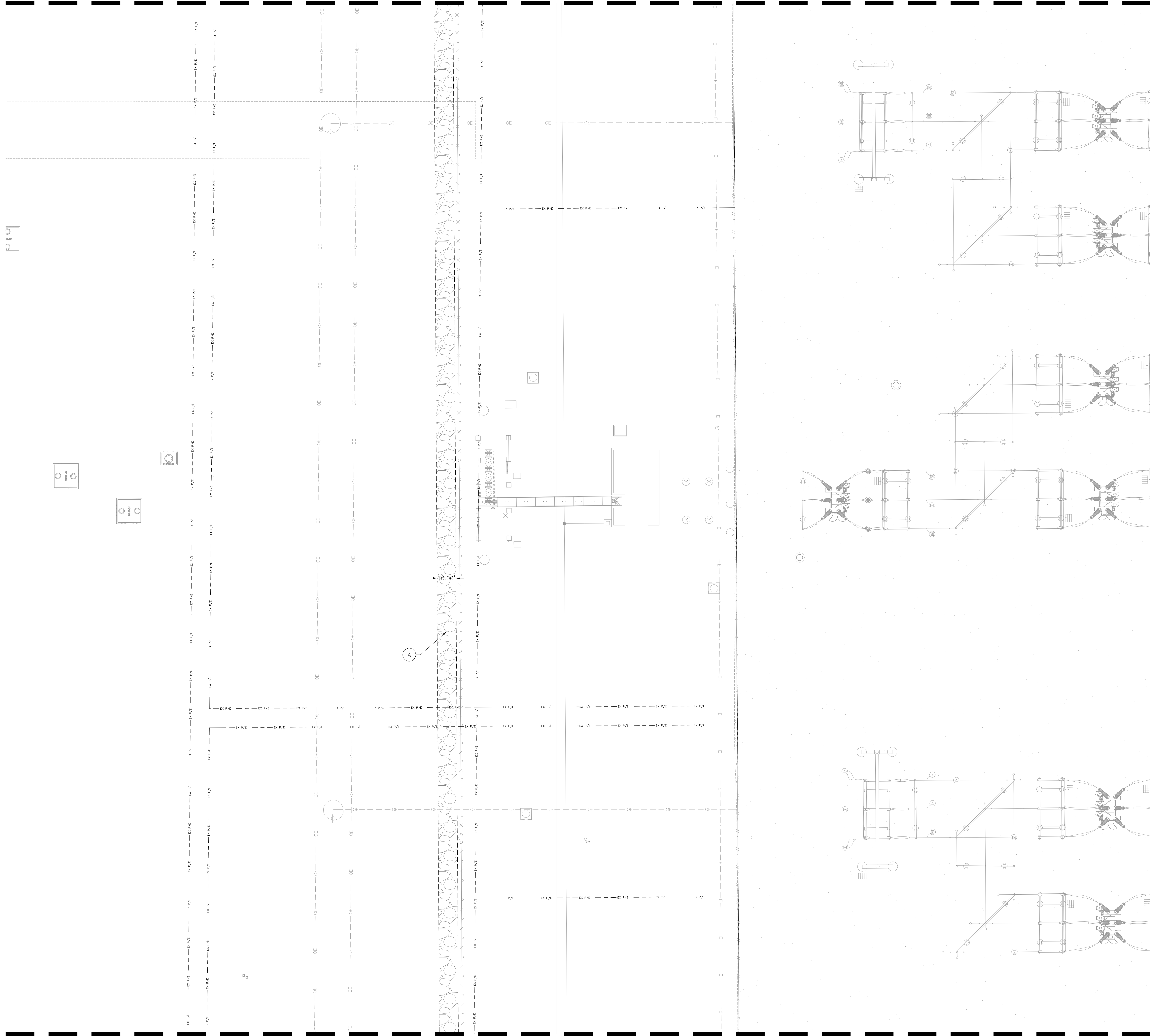
DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

C-1124

SEE SHEET C-1136 FOR CONTINUATION

SEE SHEET C-1124 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

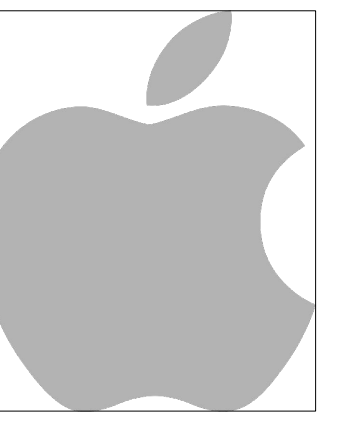
FENCING AND GATE KEY
(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

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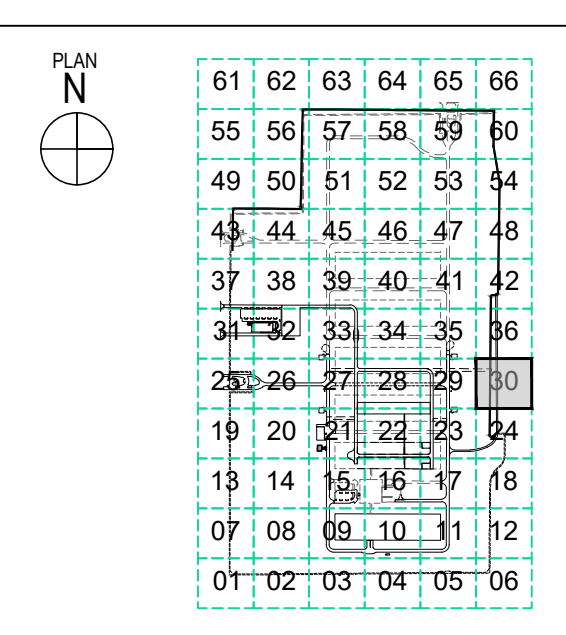
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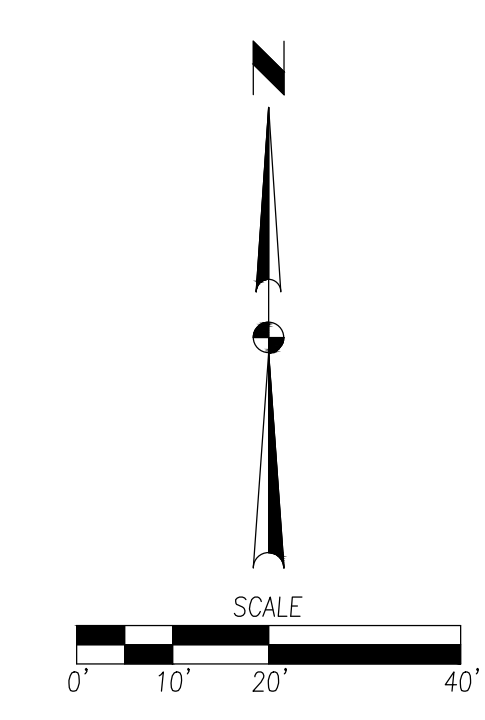
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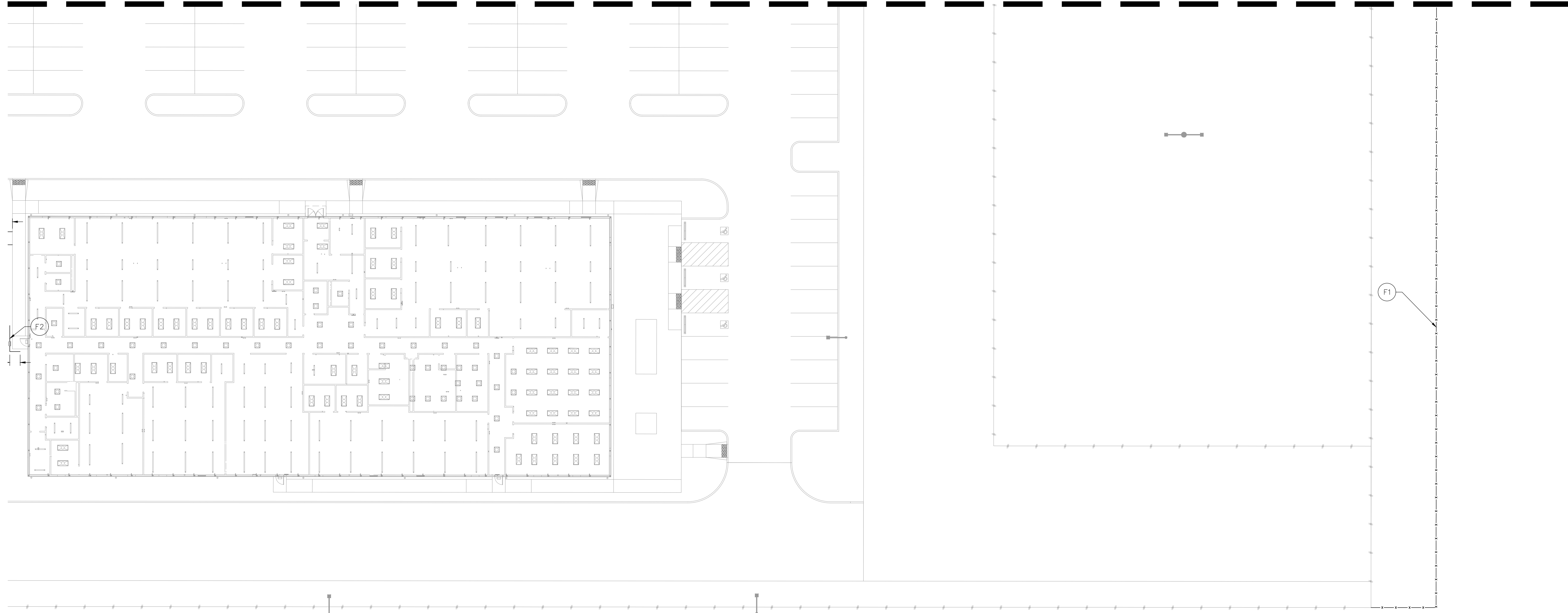
DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

C-1130



SEE SHEET C-1138 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- A GRAVEL
- B FULL DEPTH SAW CUT

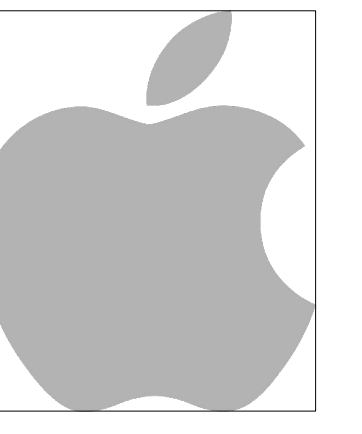
FENCING AND GATE KEY
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- F1 8" TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- F2 VINYL PANEL FENCE
- F3 MANUAL SWING GATE

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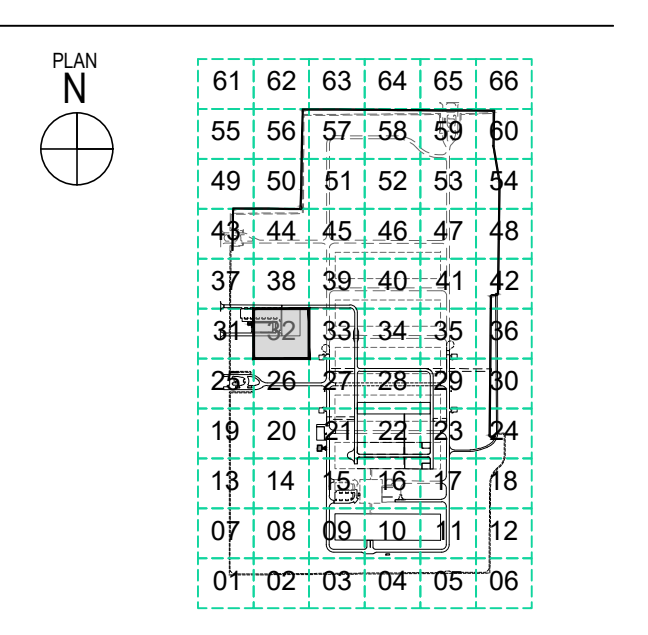
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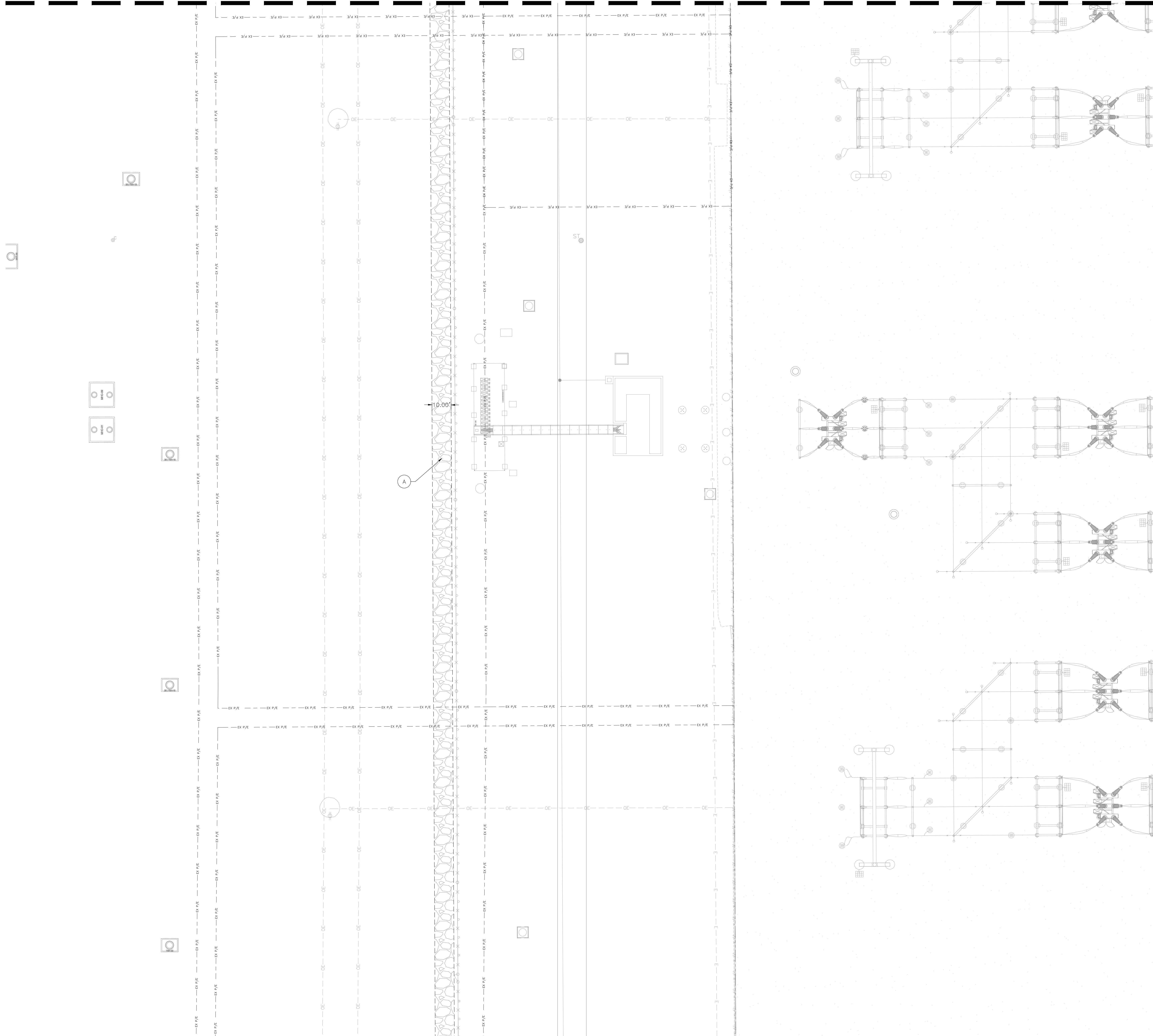


DIMENSION PLAN

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SHEET

C-1132

SEE SHEET C-1142 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- ... LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

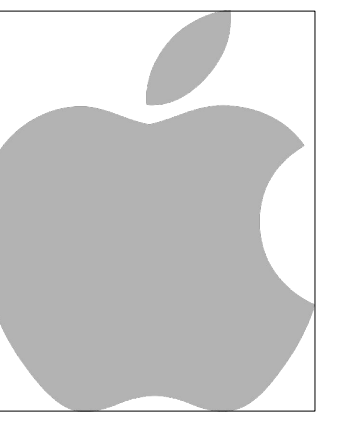
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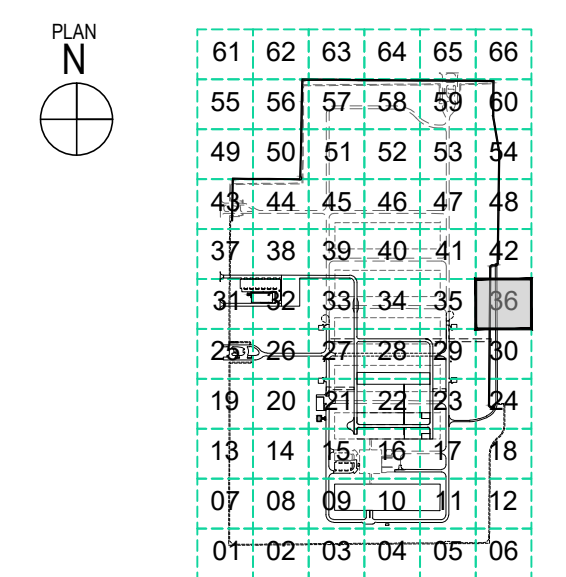
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KEYPLAN



DIMENSION PLAN

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SHEET

C-1136

SEE SHEET C-1144 FOR CONTINUATION

LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
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- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

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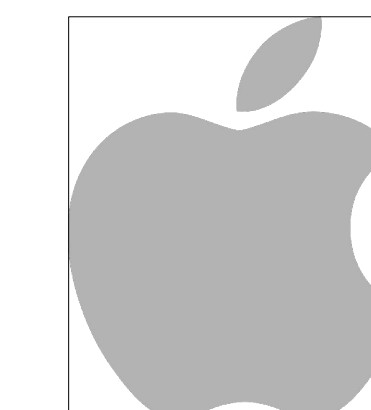
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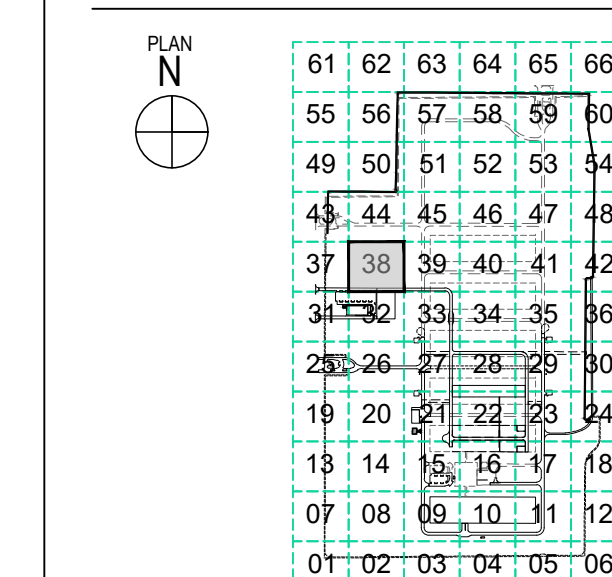
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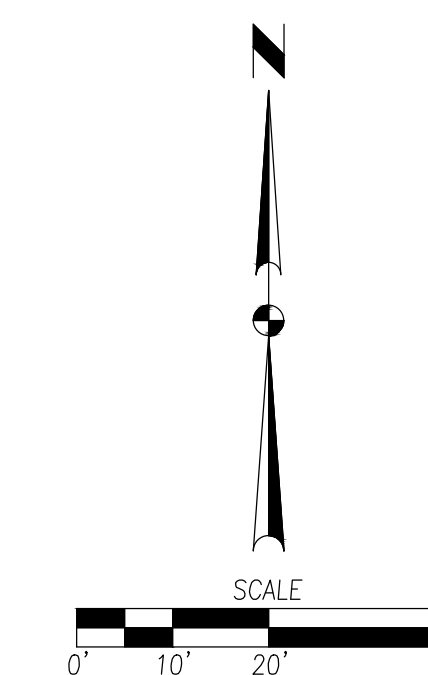
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C-1138

5/1/2025 12:01 PM C-1138 DIMENSION PLAN

SEE SHEET C-1132 FOR CONTINUATION



(S)
(S)

(F1)

SEE SHEET C-1148 FOR CONTINUATION

SEE SHEET C-1136 FOR CONTINUATION

LEGEND

- PROPERTY LINE
- LOT LINE
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- 8" BLACK VINYL-COATED CHAIN LINK
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- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
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- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- GRAVEL
- FULL DEPTH SAW CUT

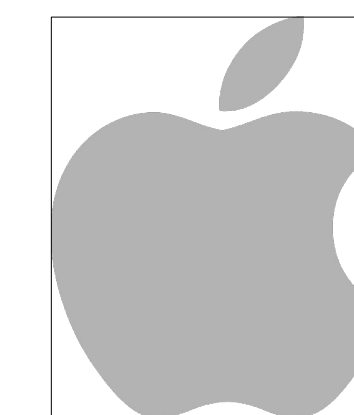
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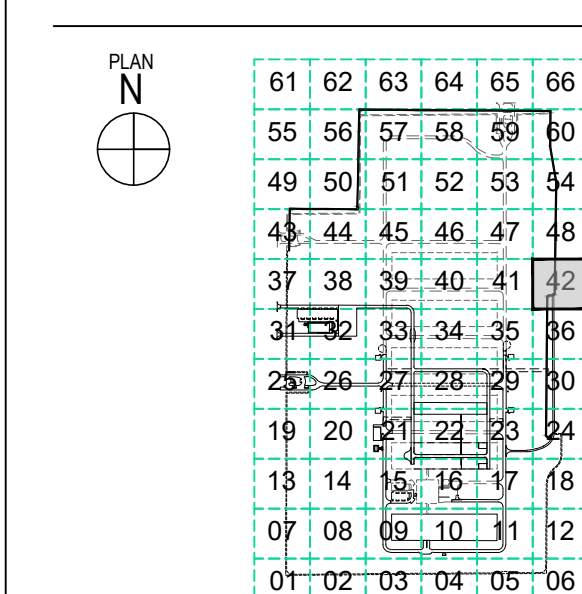
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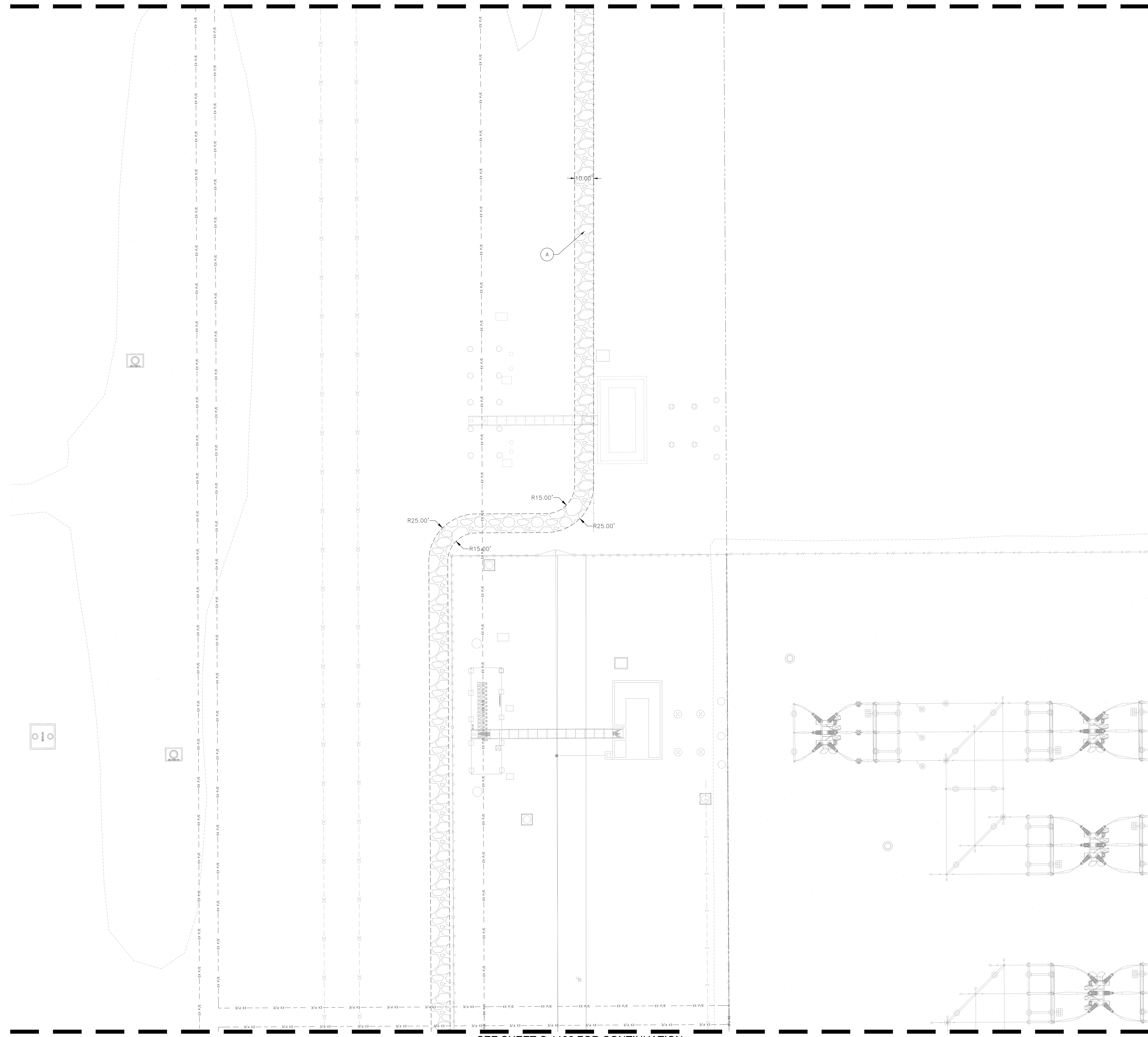
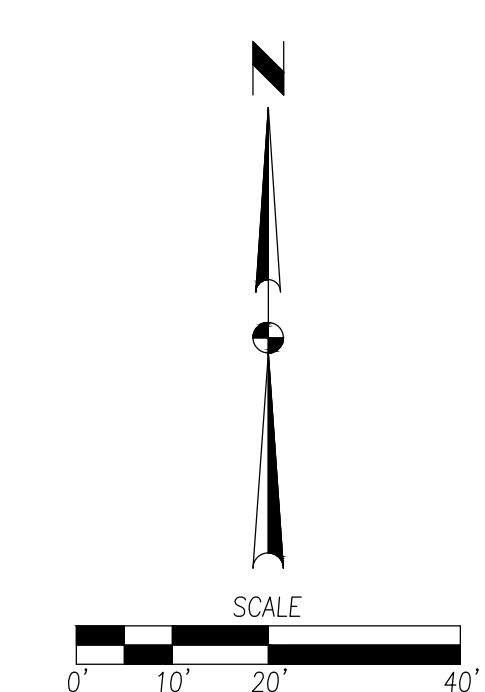
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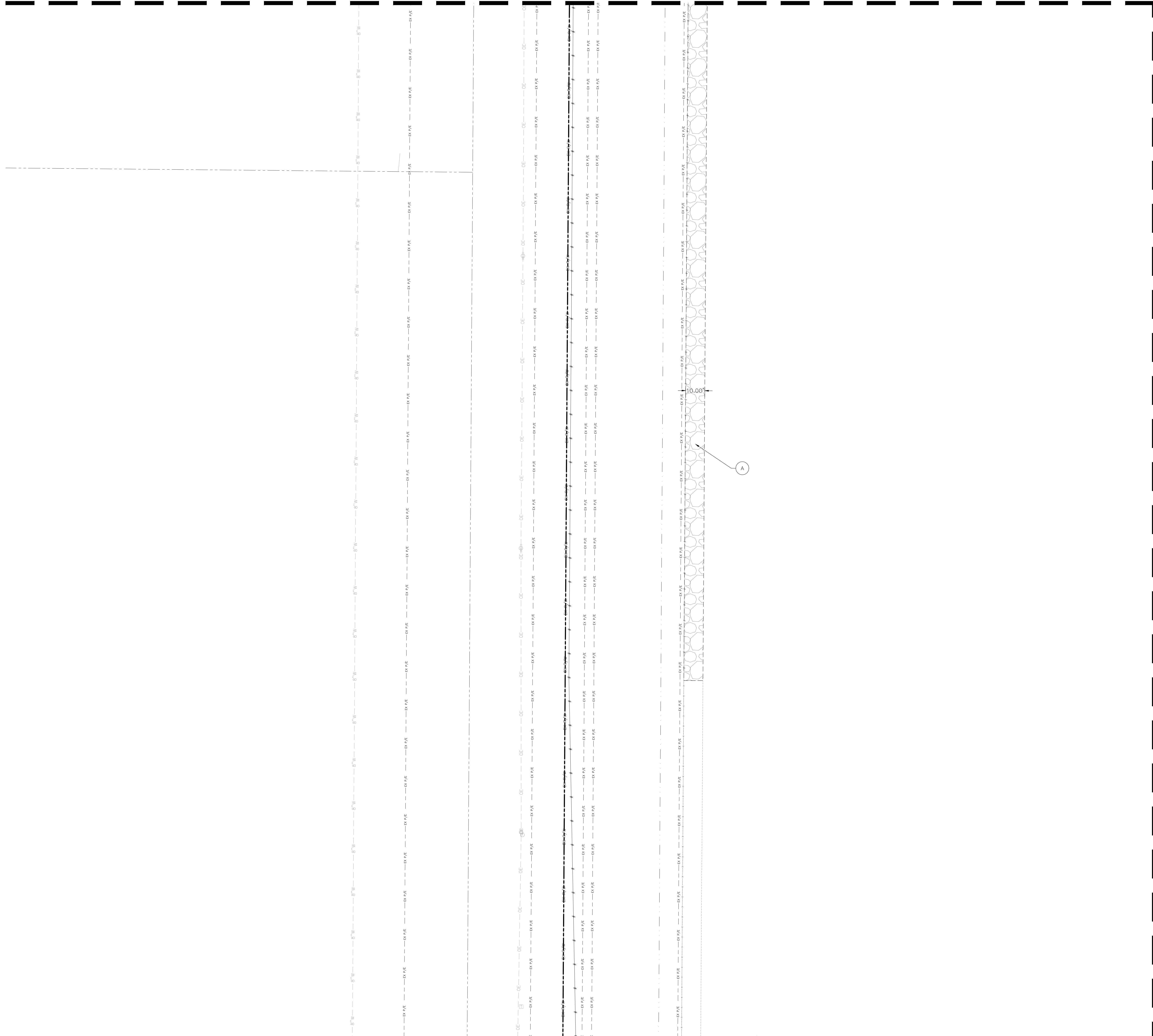
DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

C-1142



SEE SHEET C-1149 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8' BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING TEMPORARY 8' BLACK VINYL-COATED CHAIN LINK FENCE
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

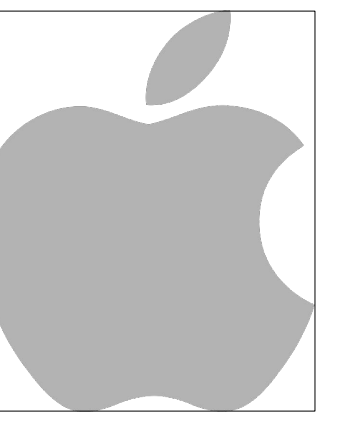
- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

SEE SHEET C-1144 FOR CONTINUATION



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- 1 2025.04.02 ISSUE FOR PERMIT
- 2 2025.05.01 CITY OF WAUKEE SUBMITTAL #2

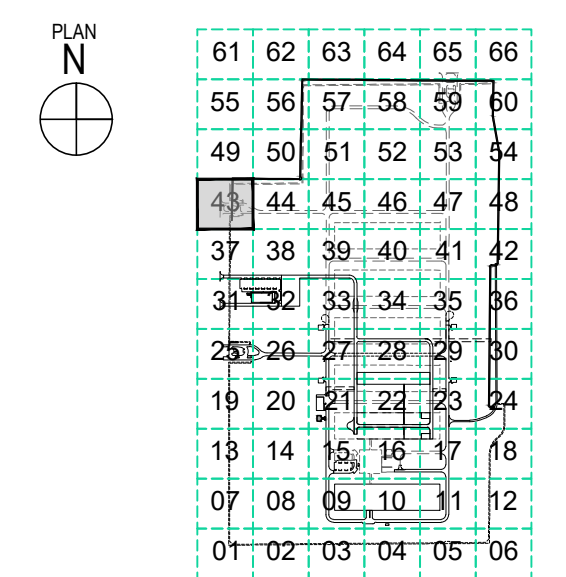
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DATE 05.01.2025
SHEET

SEE SHEET C-1150 FOR CONTINUATION

LEGEND

	PROPERTY LINE
	LOT LINE
	PAVEMENT EDGE
	8' BLACK VINYL-COATED CHAIN LINK FENCE
	EXISTING 8' BLACK VINYL-COATED CHAIN LINK FENCE
	EXISTING TEMPORARY 8' BLACK VINYL-COATED CHAIN LINK FENCE
	GRAVEL
	SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

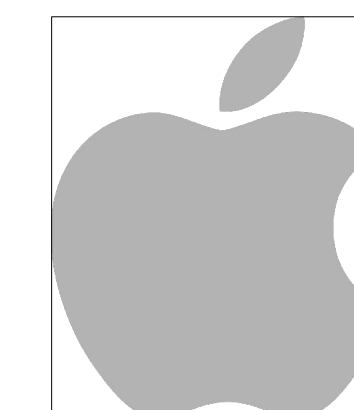
FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

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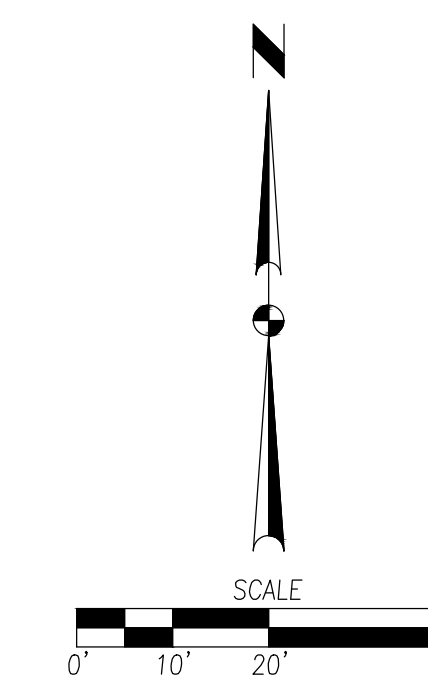
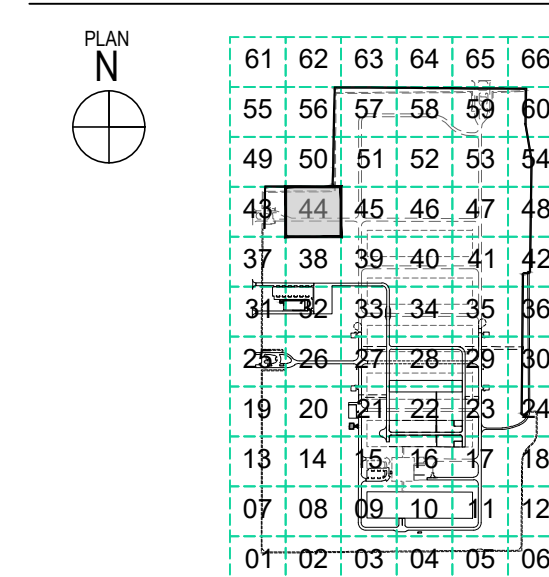
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SEE SHEET C-1138 FOR CONTINUATION

DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

SEE SHEET C-1154 FOR CONTINUATION

SEE SHEET C-1142 FOR CONTINUATION

LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING 8' BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8' BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

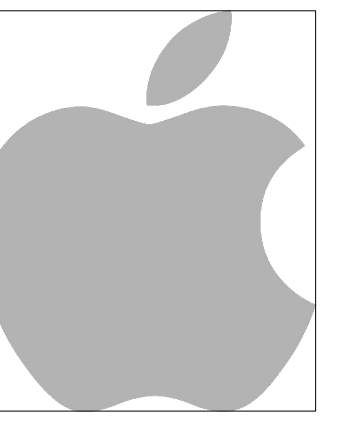
FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

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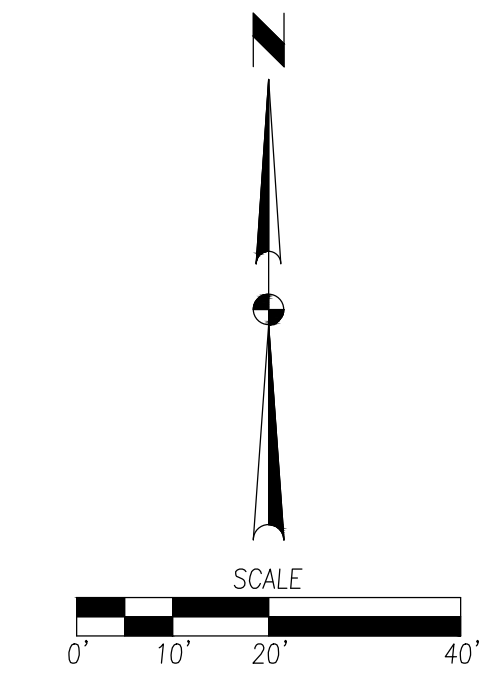
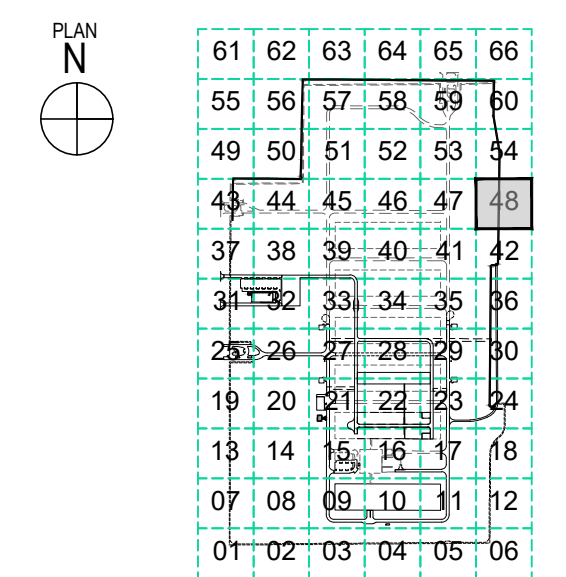
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SHEET

C-1148



LEGEND

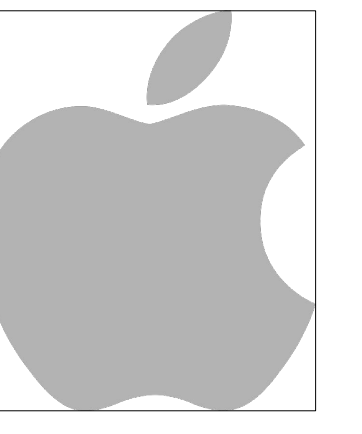
- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

FENCING AND GATE KEY
(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE



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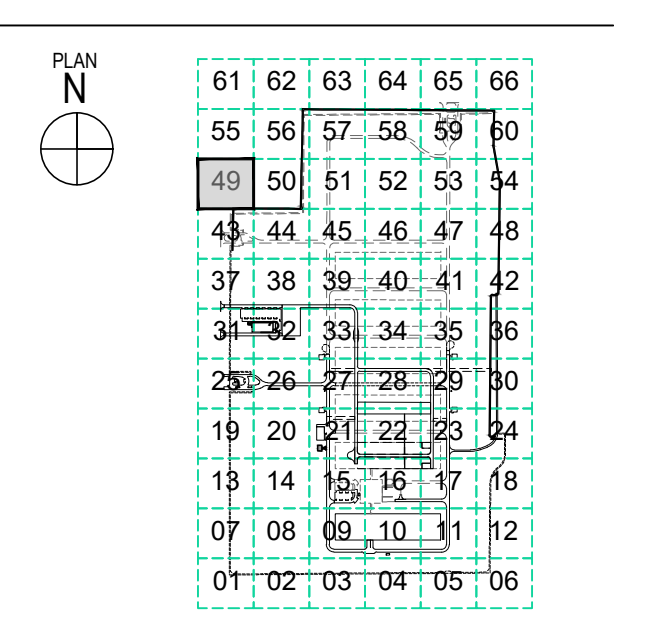
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DATE 05.01.2025
SHEET

SEE SHEET C-1156 FOR CONTINUATION

SEE SHEET C-1149 FOR CONTINUATION

SEE SHEET C-1144 FOR CONTINUATION

LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- GRAVEL
- FULL DEPTH SAW CUT

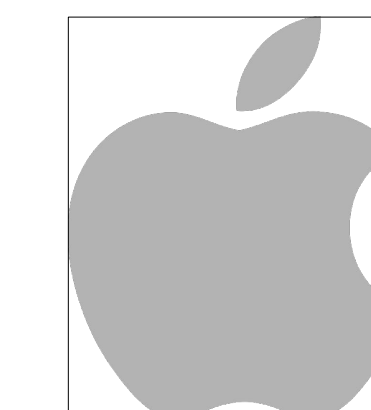
FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

- 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- VINYL PANEL FENCE
- MANUAL SWING GATE

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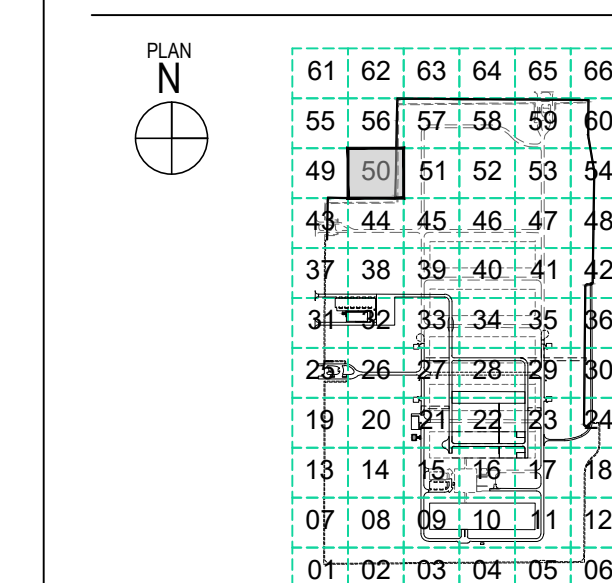
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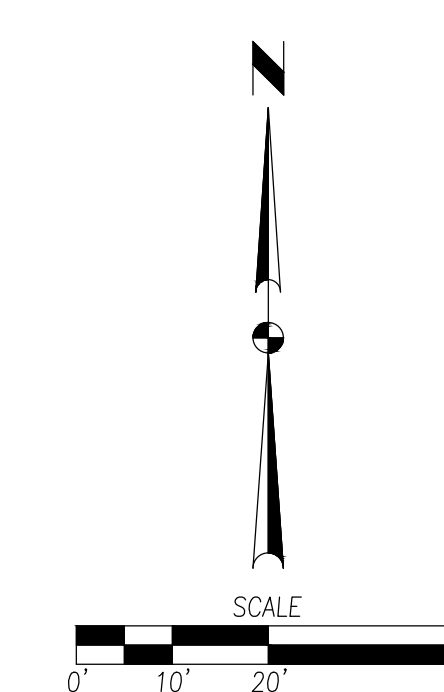
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JOB 24460.0000
DATE 05.01.2025
SHEET

C-1150



SEE SHEET C-1160 FOR CONTINUATION

SEE SHEET C-1148 FOR CONTINUATION

LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

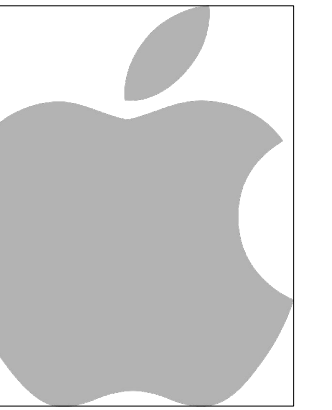
FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

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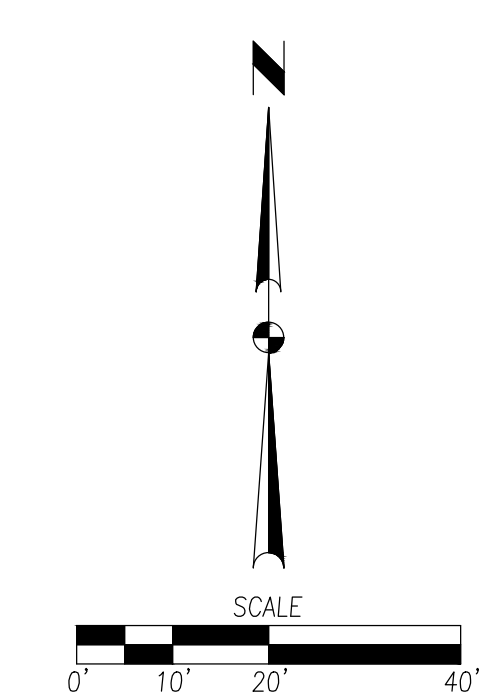
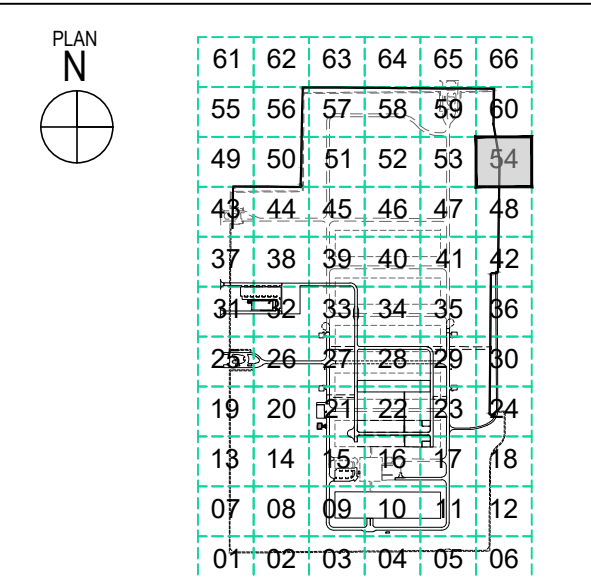
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DATE 05.01.2025
SHEET

C-1154

SEE SHEET C-1162 FOR CONTINUATION

LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8' BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8' BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

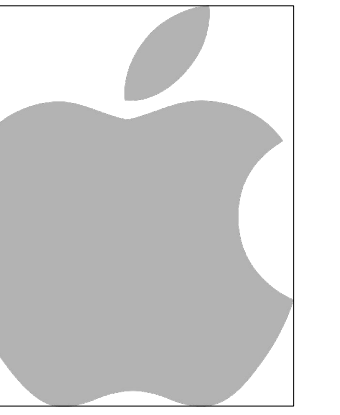
FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

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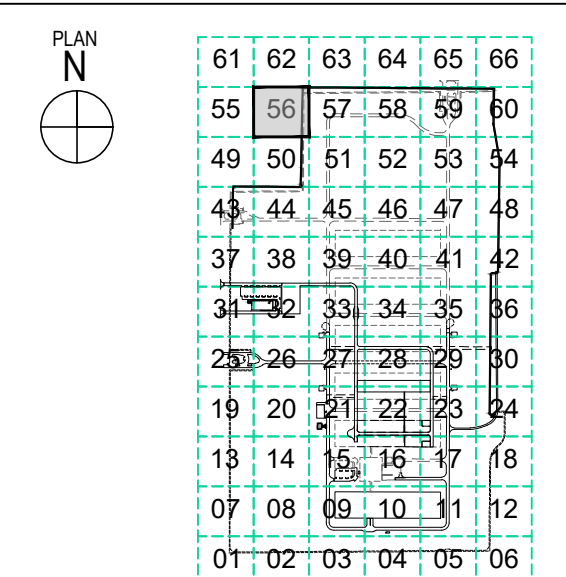
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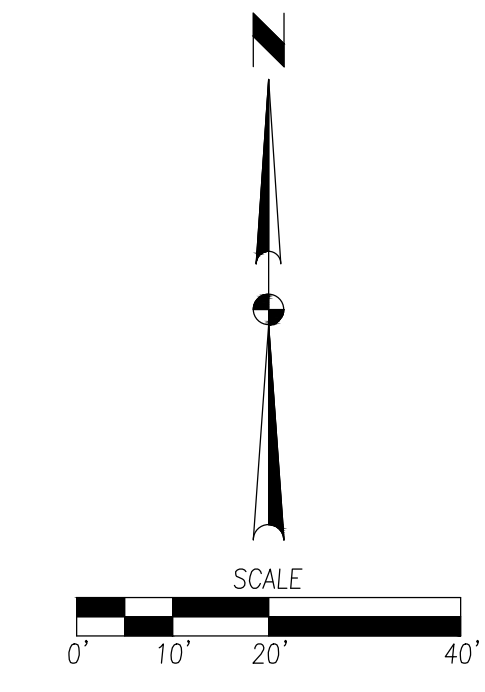
DIMENSION PLAN

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DATE 05.01.2025
SHEET

C-1156

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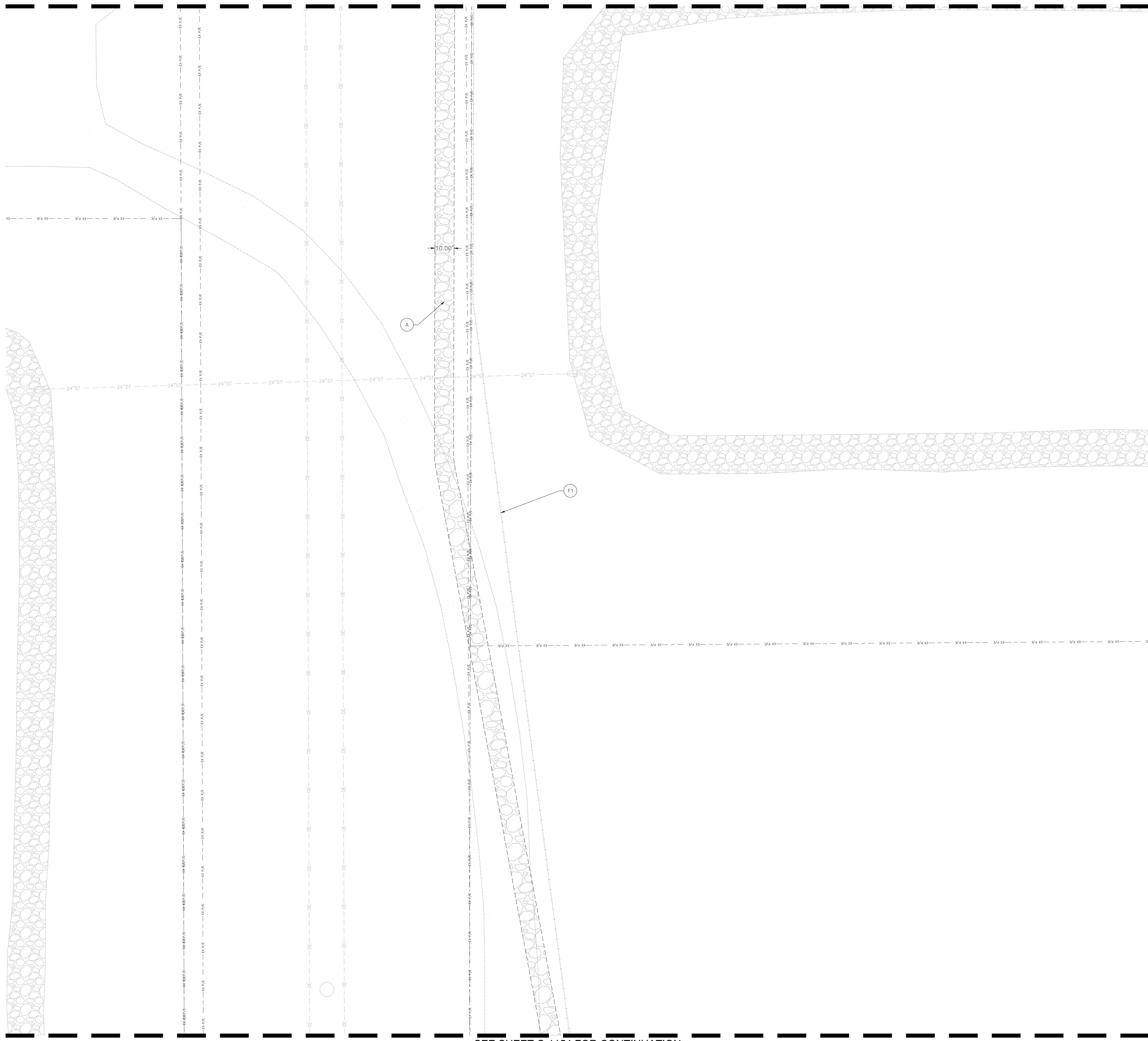
(A)

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5/1/2025 12:03 PM C-1160 DIMENSION PLAN

SEE SHEET C-1166 FOR CONTINUATION

SEE SHEET C-1154 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

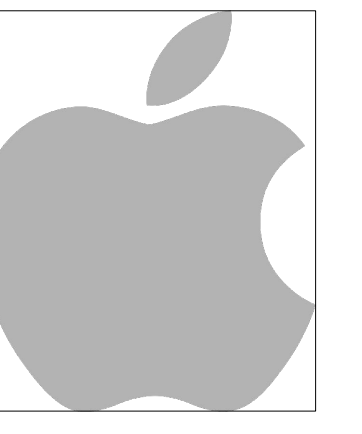
FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

- (F1) 8" TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE

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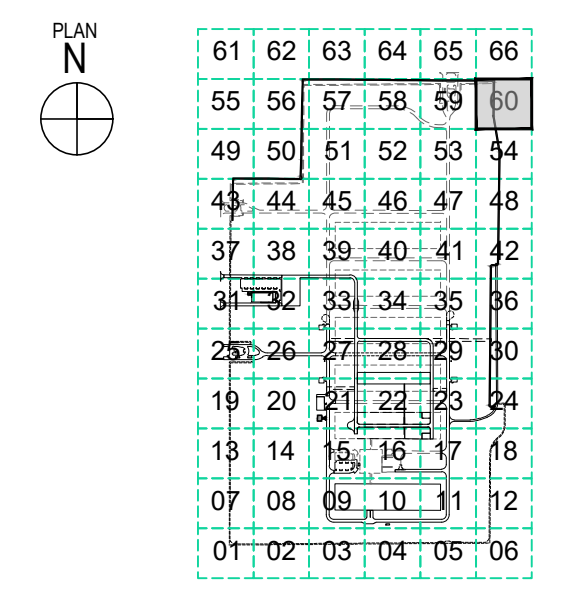
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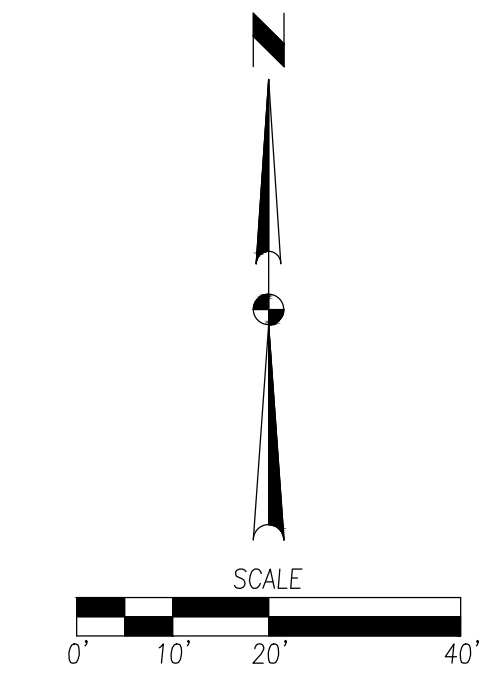
KEYPLAN



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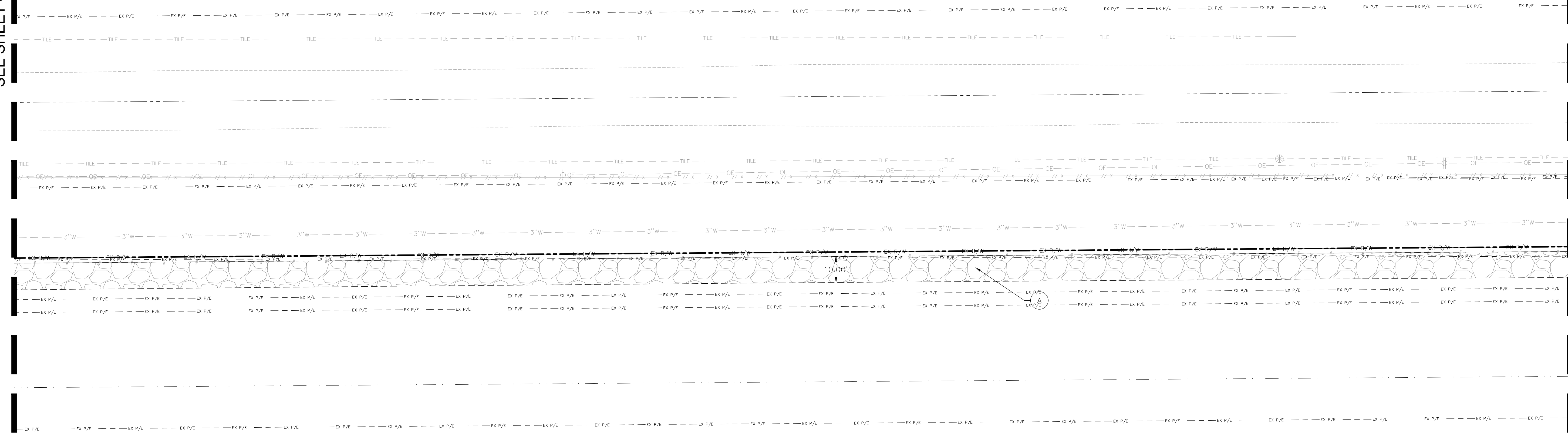
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C-1160



SEE SHEET C-1162 FOR CONTINUATION

SEE SHEET C-1164 FOR CONTINUATION



LEGEND

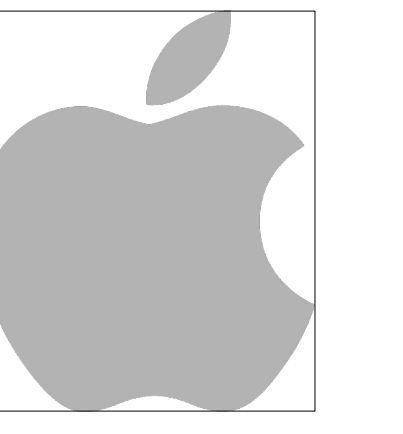
- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

FENCING AND GATE KEY
(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE



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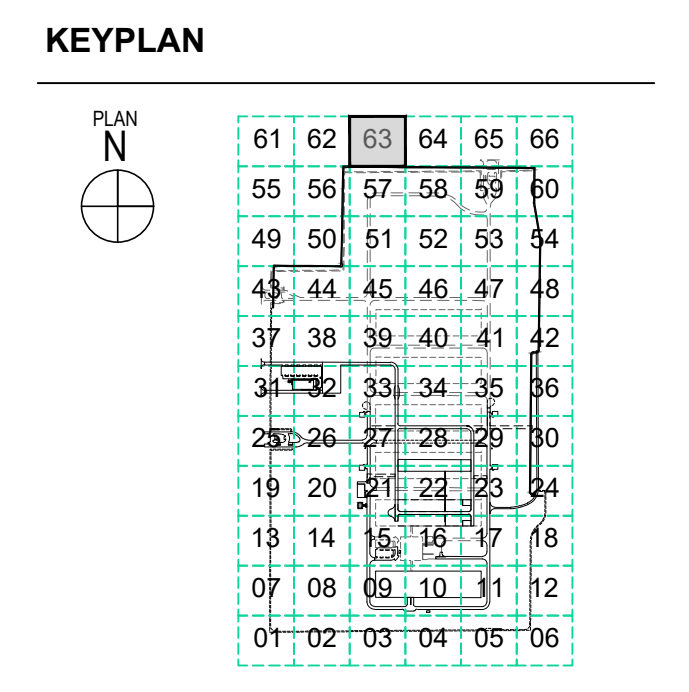
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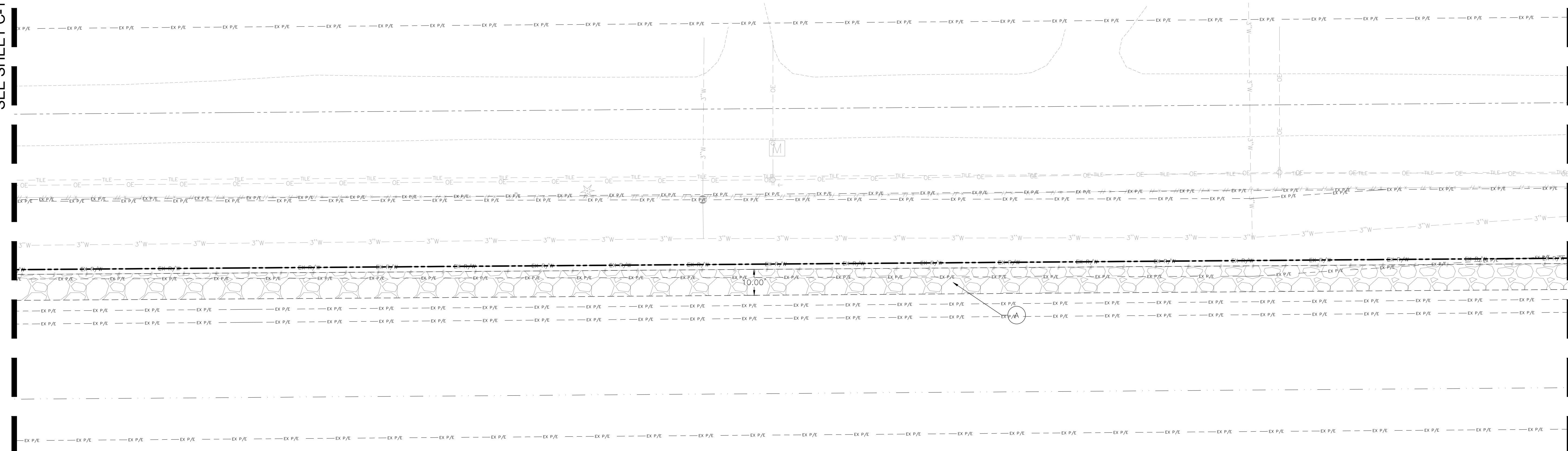


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JOB 24460.0000
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SEE SHEET C-1163 FOR CONTINUATION

SEE SHEET C-1165 FOR CONTINUATION



LEGEND

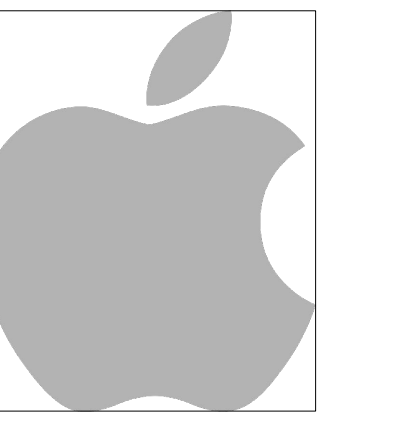
- PROPERTY LINE
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- 8" BLACK VINYL-COATED CHAIN LINK FENCE
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- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK FENCE
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

FENCING AND GATE KEY
(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE



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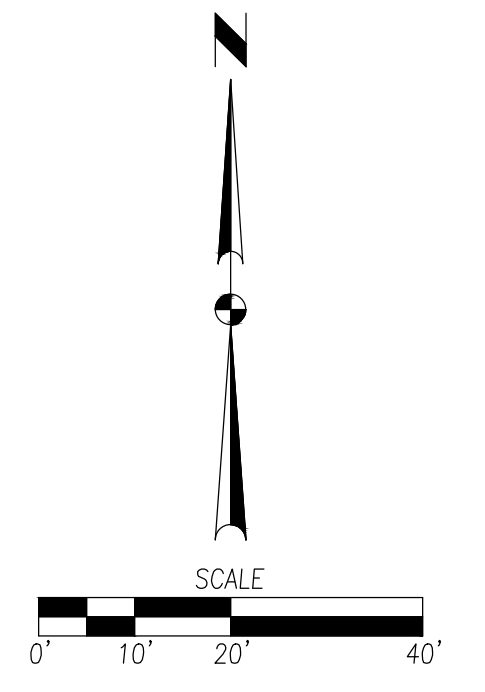
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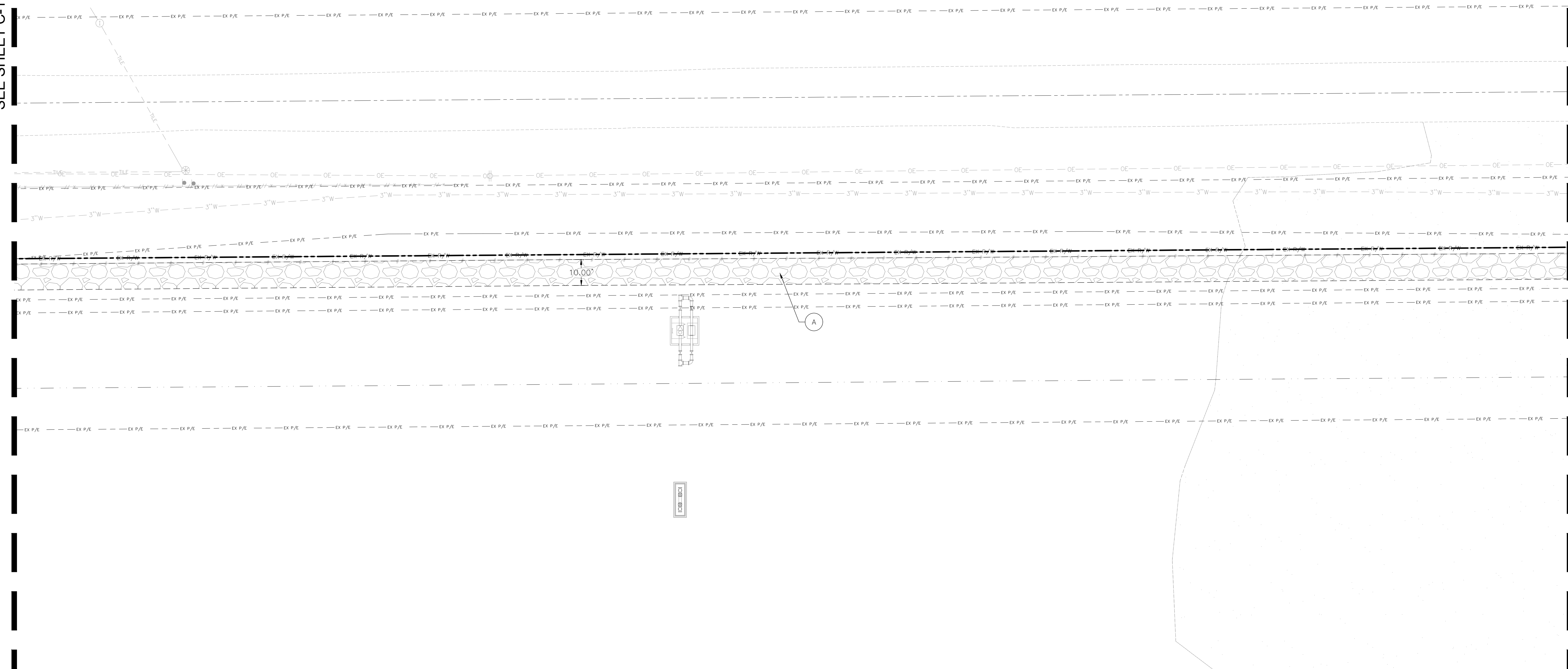
DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET



SEE SHEET C-1164 FOR CONTINUATION

SEE SHEET C-1166 FOR CONTINUATION



LEGEND

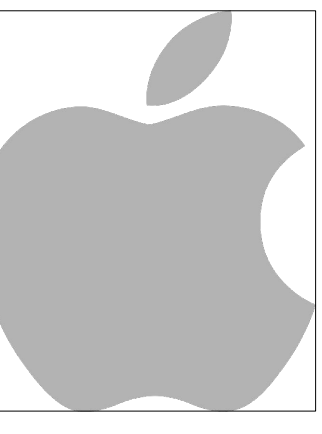
- PROPERTY LINE
- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK FENCE
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) GRAVEL
- (B) FULL DEPTH SAW CUT

FENCING AND GATE KEY
(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- (F2) VINYL PANEL FENCE
- (F3) MANUAL SWING GATE



ISSUES

1	2025.04.02	ISSUE FOR PERMIT
2	2025.05.01	CITY OF WAUKEE SUBMITTAL #2

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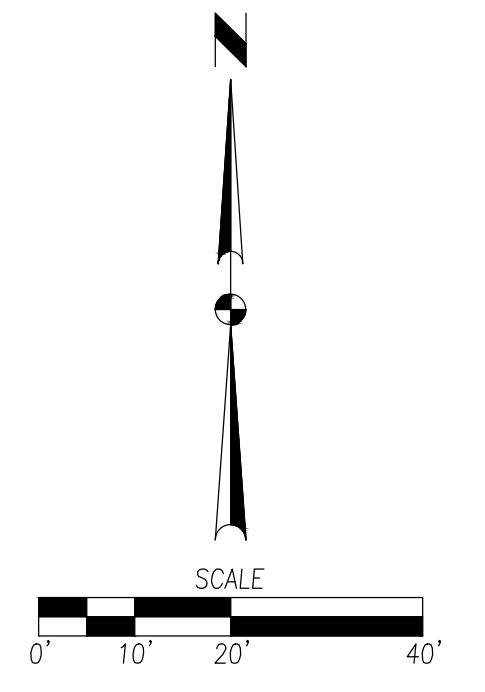
Date of issue: 05.01.2025

KEYPLAN

PLAN	61	62	63	64	65	66
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07	08	09	10	11	12	
01	02	03	04	05	06	

DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET



SEE SHEET C-1165 FOR CONTINUATION

SEE SHEET C-1160 FOR CONTINUATION

LEGEND

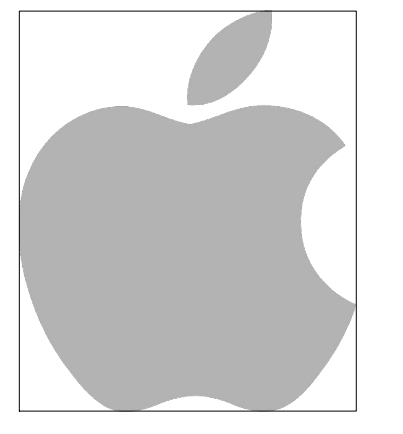
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- LOT LINE
- PAVEMENT EDGE
- 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING 8" BLACK VINYL-COATED CHAIN LINK
- EXISTING TEMPORARY 8" BLACK VINYL-COATED CHAIN LINK
- GRAVEL
- 6" PCC PAVING
- 4" PCC SIDEWALK
- SIGN

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- GRAVEL
- FULL DEPTH SAW CUT

FENCING AND GATE KEY (ALL CALLOUTS ARE TYPICAL)

- 8" TALL BLACK VINYL-COATED CHAIN LINK FENCE (TYP.)
- VINYL PANEL FENCE
- MANUAL SWING GATE



ISSUES

1	2025.04.02	ISSUE FOR PERMIT
2	2025.05.01	CITY OF WAUKEE SUBMITTAL #2

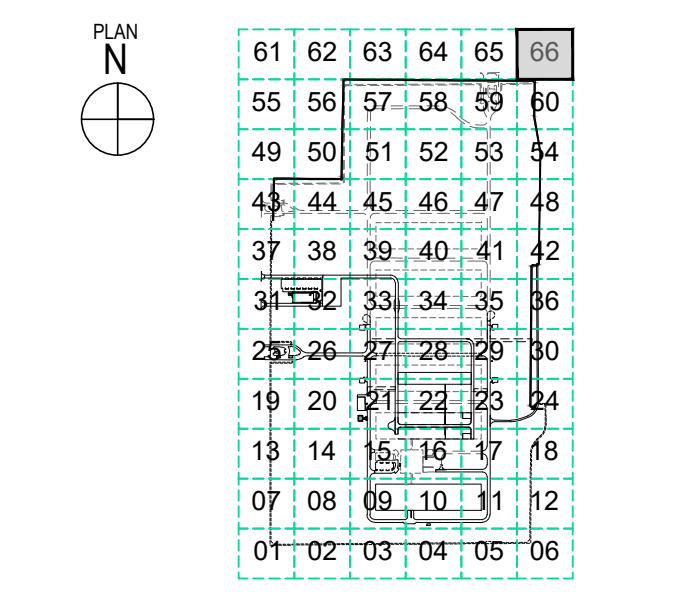
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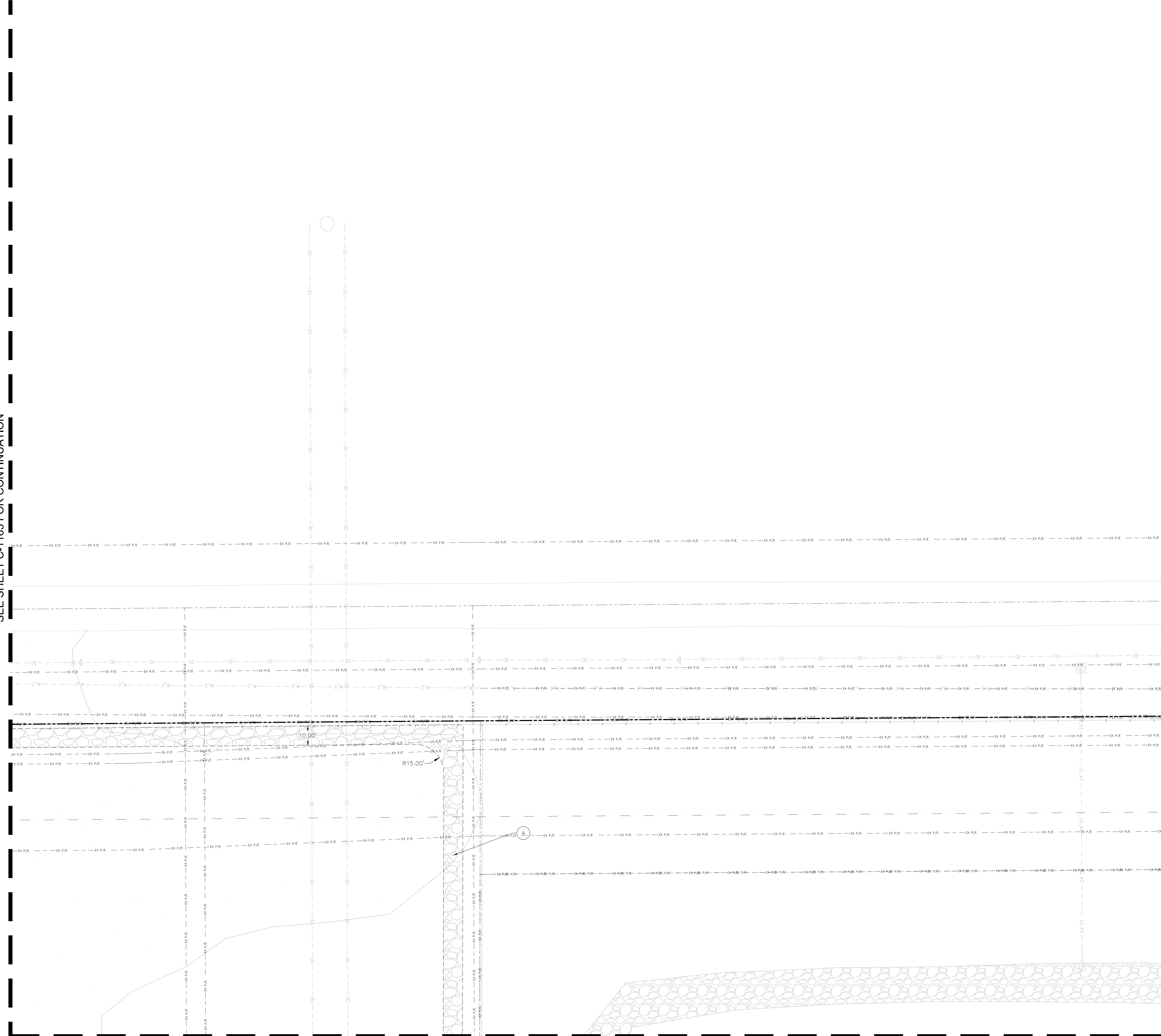
Date of issue:
05.01.2025

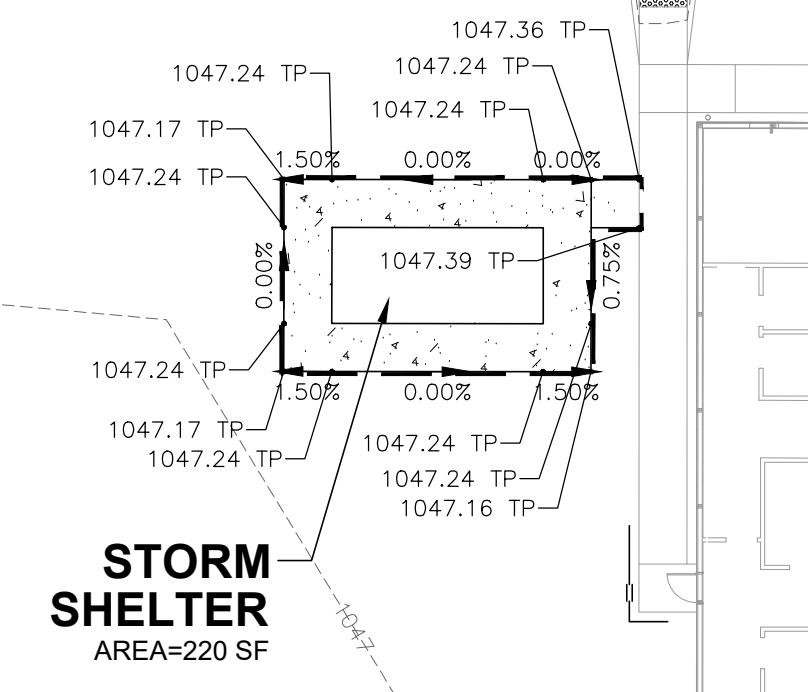
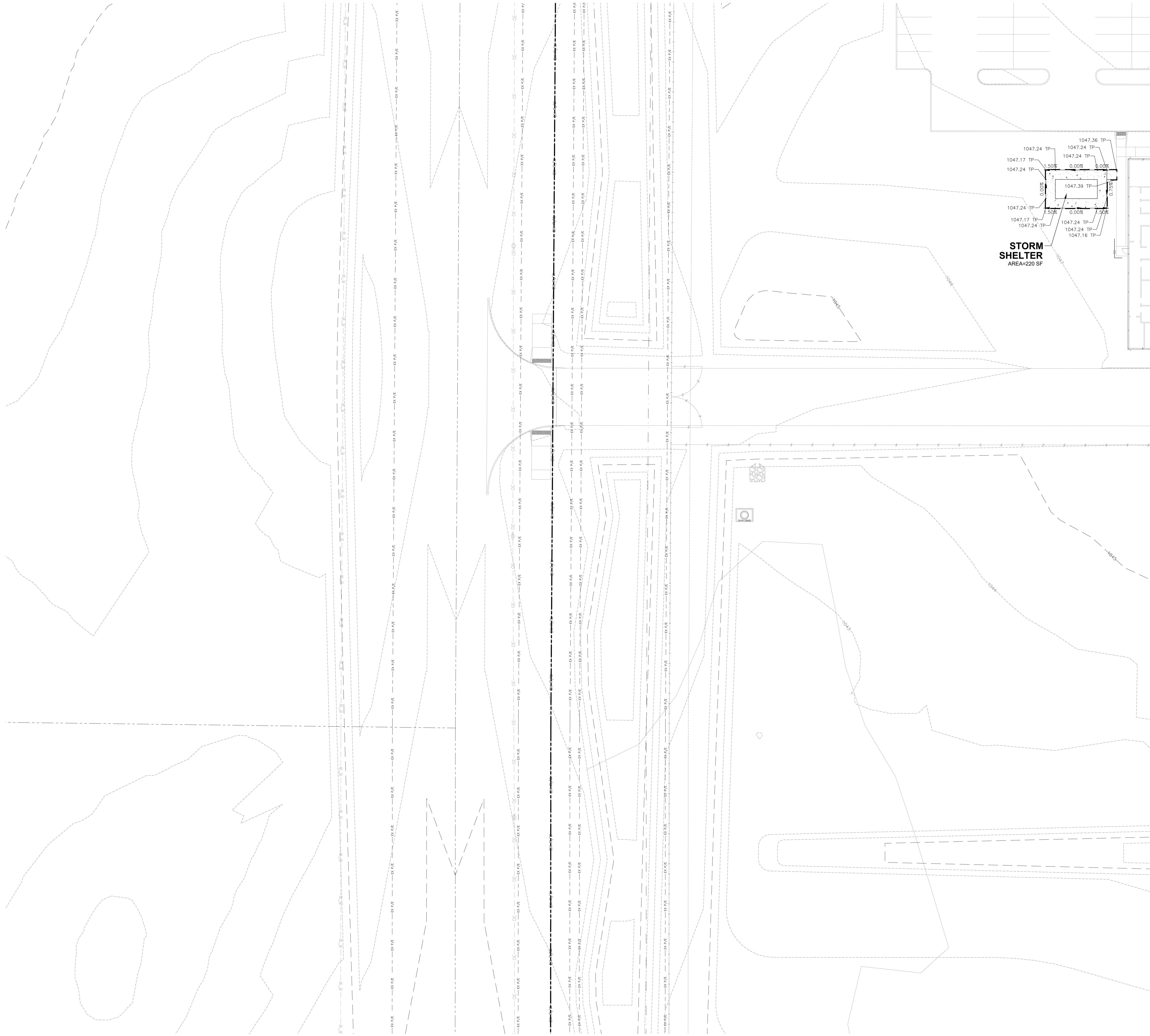
KEYPLAN



DIMENSION PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET





LEGEND

- PROPERTY LINE
- LOT LINE
- GRADING LIMITS
- TP TOP OF PAVEMENT
- HP HIGH POINT
- LP LOW POINT
- FG FINISH GRADE
- TC TOP OF CURB
- BC BOTTOM OF FACE OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- RIM RIM ELEVATION
- ME MATCH ELEVATION

NOTES

1. ADJUST ALL RIMS TO FINISHED GRADE.
2. HIGH POINTS AND LOW POINTS ARE CRITICAL TO THE FUNCTION OF SURFACE WATER COLLECTION. CONTRACTOR TO CONTACT ENGINEER IF PROPOSED GRADES AT HIGH POINTS AND INTAKE RIM ELEVATIONS ARE UNABLE TO BE ACHIEVED.
3. TAKE CARE TO ENSURE A 2.0% MAXIMUM SLOPE IN ANY DIRECTION FOR ALL ACCESSIBLE PARKING STALLS AND TURNING SPACES.
4. CONTRACTOR TO VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.



ISSUES

- 1 2025.04.02 ISSUE FOR PERMIT
- 2 2025.05.01 CITY OF WAUKEE SUBMITTAL #2

REVISIONS

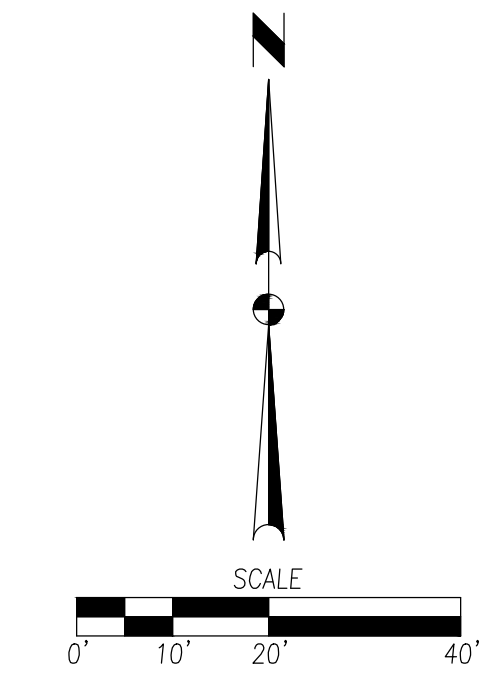
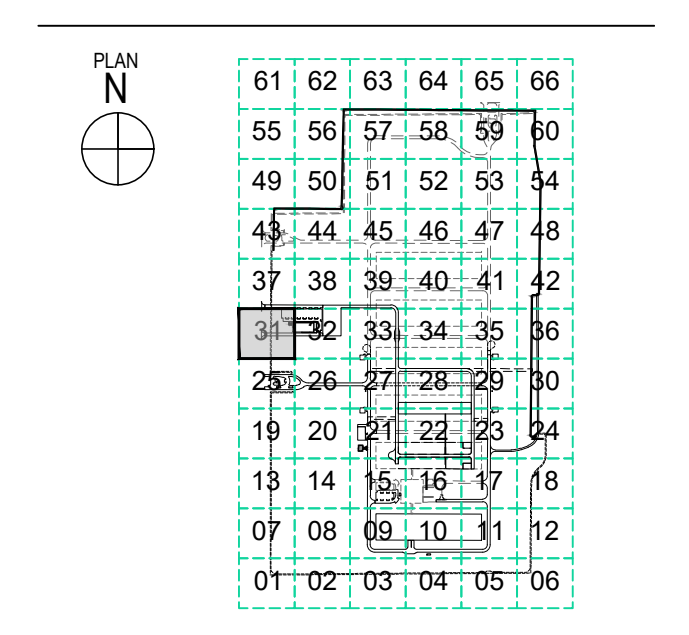
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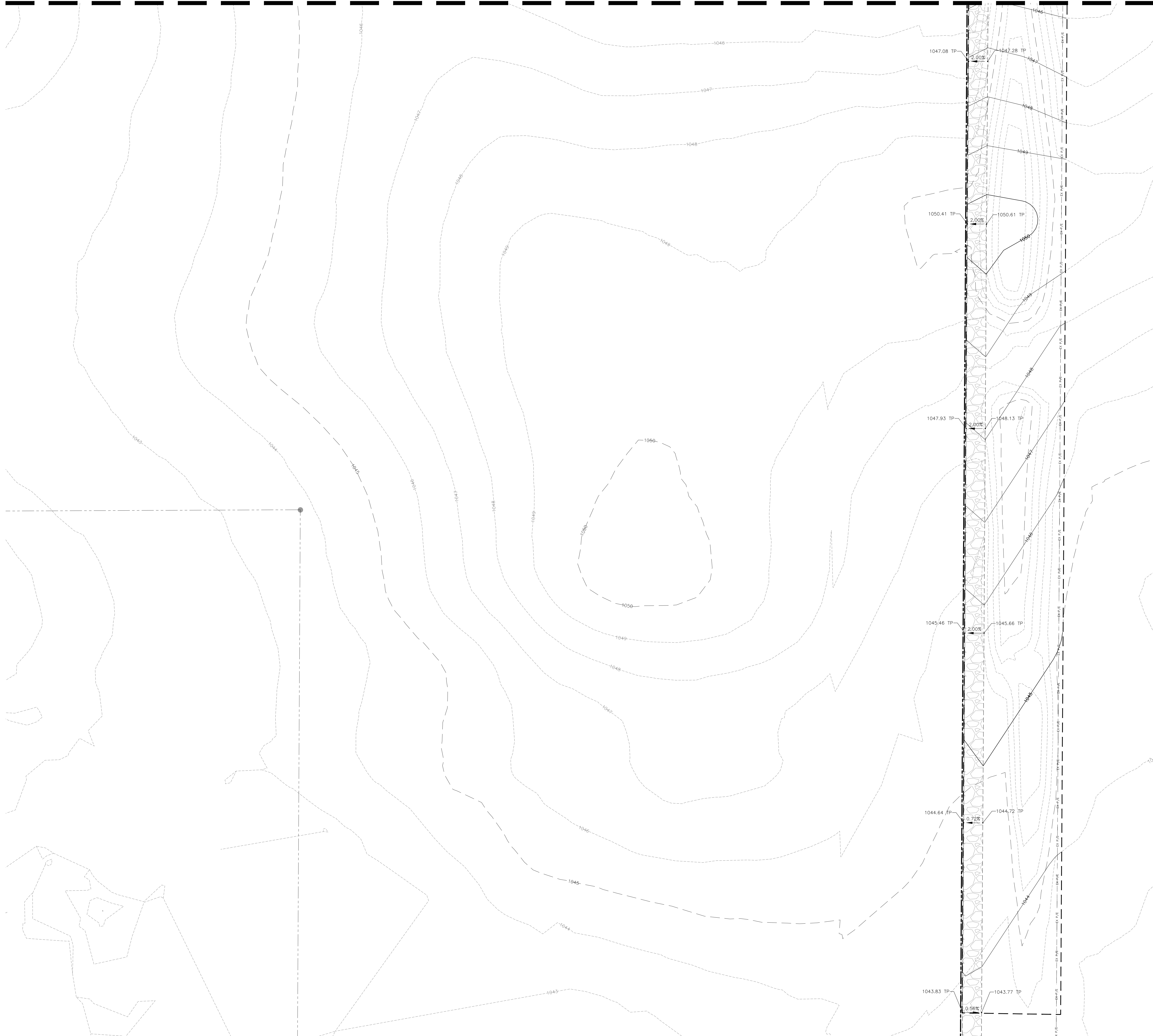
KEYPLAN



GRADING PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

SEE SHEET C-1262 FOR CONTINUATION



LEGEND

- PROPERTY LINE
- LOT LINE
- GRADING LIMITS
- TP TOP OF PAVEMENT
- HP HIGH POINT
- LP LOW POINT
- FG FINISH GRADE
- TC TOP OF CURB
- BC BOTTOM OF FACE OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- RIM RIM ELEVATION
- ME MATCH ELEVATION

NOTES

1. ADJUST ALL RIMS TO FINISHED GRADE.
2. HIGH POINTS AND LOW POINTS ARE CRITICAL TO THE FUNCTION OF SURFACE WATER COLLECTION. CONTRACTOR TO CONTACT ENGINEER IF PROPOSED GRADES AT HIGH POINTS AND INTAKE RIM ELEVATIONS ARE UNABLE TO BE ACHIEVED.
3. TAKE CARE TO ENSURE A 2.0% MAXIMUM SLOPE IN ANY DIRECTION FOR ALL ACCESSIBLE PARKING STALLS AND TURNING SPACES.
4. CONTRACTOR TO VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.

CORGAN

401 N. Houston Street
Dallas, TX 75202
T: 214-748-2000

**PROJECT MORGAN
CAMPUS ENHANCEMENT!**
2995 W. HICKMAN RD
WAUKEE, IA 50263



Ponce-Fuess Engineering
3333 Lee Parkway, Suite 475
Dallas, TX 75219
469-310-2852

Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
515-369-4400

kW Mission Critical
233 N Water Street, 6th Floor
Milwaukee, WI 53202
414-333-6427

ISSUES

- 1 2025.04.02 ISSUE FOR PERMIT
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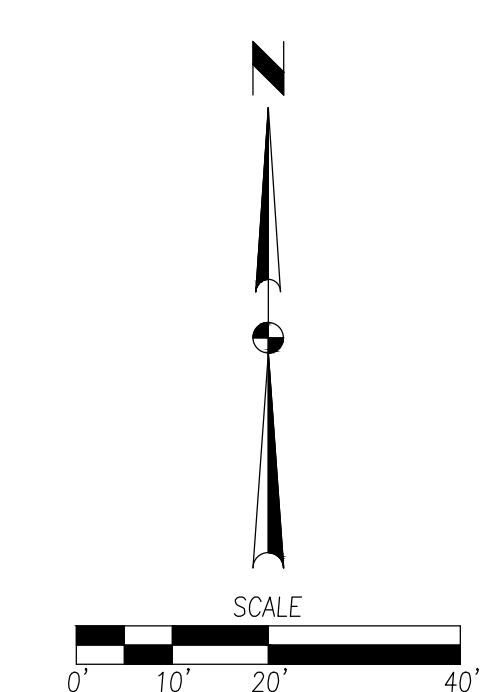
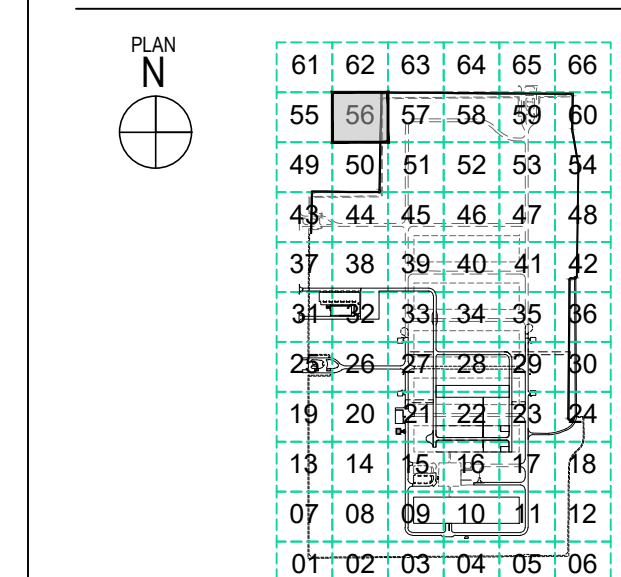
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KEYPLAN



GRADING PLAN

JOB 24460.0000
DATE 05.01.2025
SHEET

C-1256



LEGEND

- PROPERTY LINE
- LOT LINE
- GRADING LIMITS
- TP TOP OF PAVEMENT
- HP HIGH POINT
- LP LOW POINT
- FG FINISH GRADE
- TC TOP OF CURB
- BC BOTTOM OF FACE OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- RIM RIM ELEVATION
- ME MATCH ELEVATION

NOTES

1. ADJUST ALL RIMS TO FINISHED GRADE.
2. HIGH POINTS AND LOW POINTS ARE CRITICAL TO THE FUNCTION OF SURFACE WATER COLLECTION. CONTRACTOR TO CONTACT ENGINEER IF PROPOSED GRADES AT HIGH POINTS AND INTAKE RIM ELEVATIONS ARE UNABLE TO BE ACHIEVED.
3. TAKE CARE TO ENSURE A 2.0% MAXIMUM SLOPE IN ANY DIRECTION FOR ALL ACCESSIBLE PARKING STALLS AND TURNING SPACES.
4. CONTRACTOR TO VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.

ISSUES

- 1 2025.04.02 ISSUE FOR PERMIT
- 2 2025.05.01 CITY OF WAUKEE SUBMITTAL #2

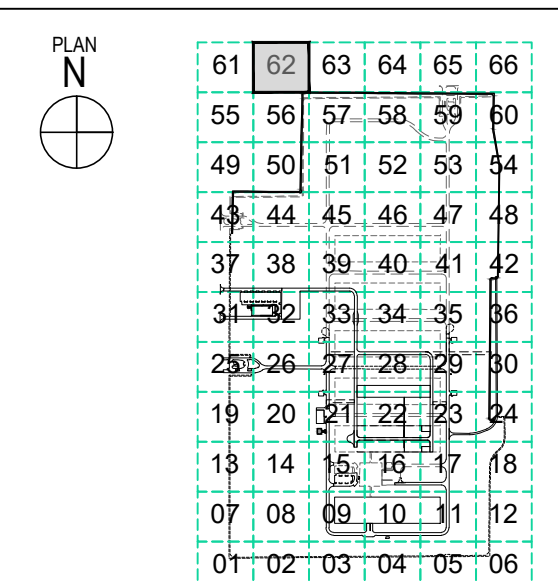
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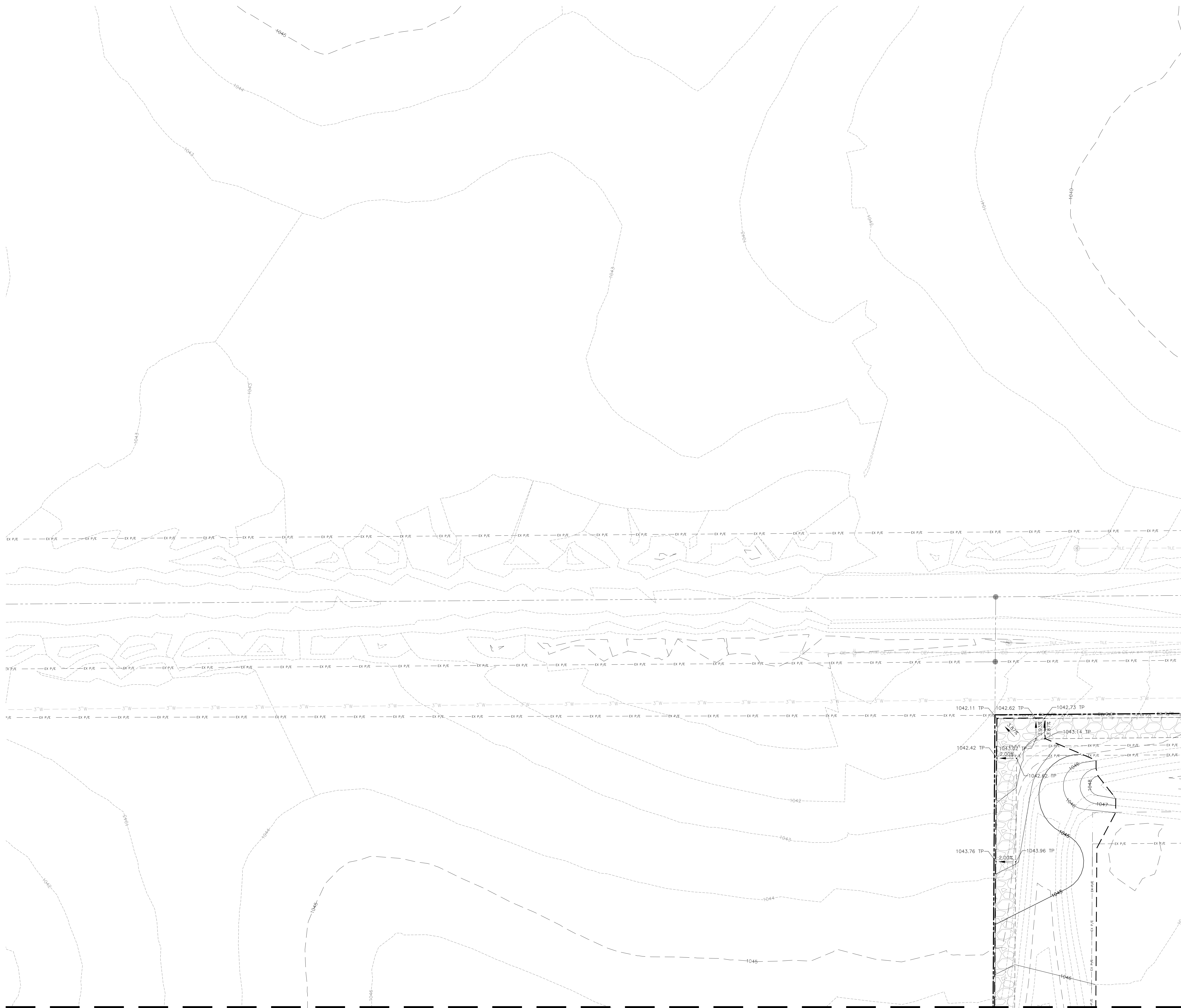
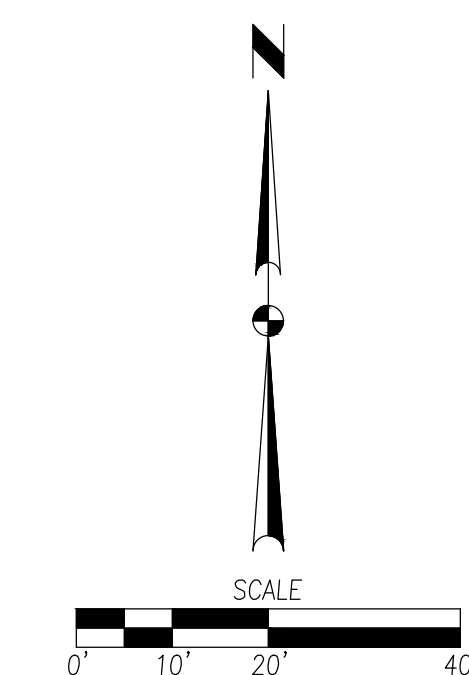
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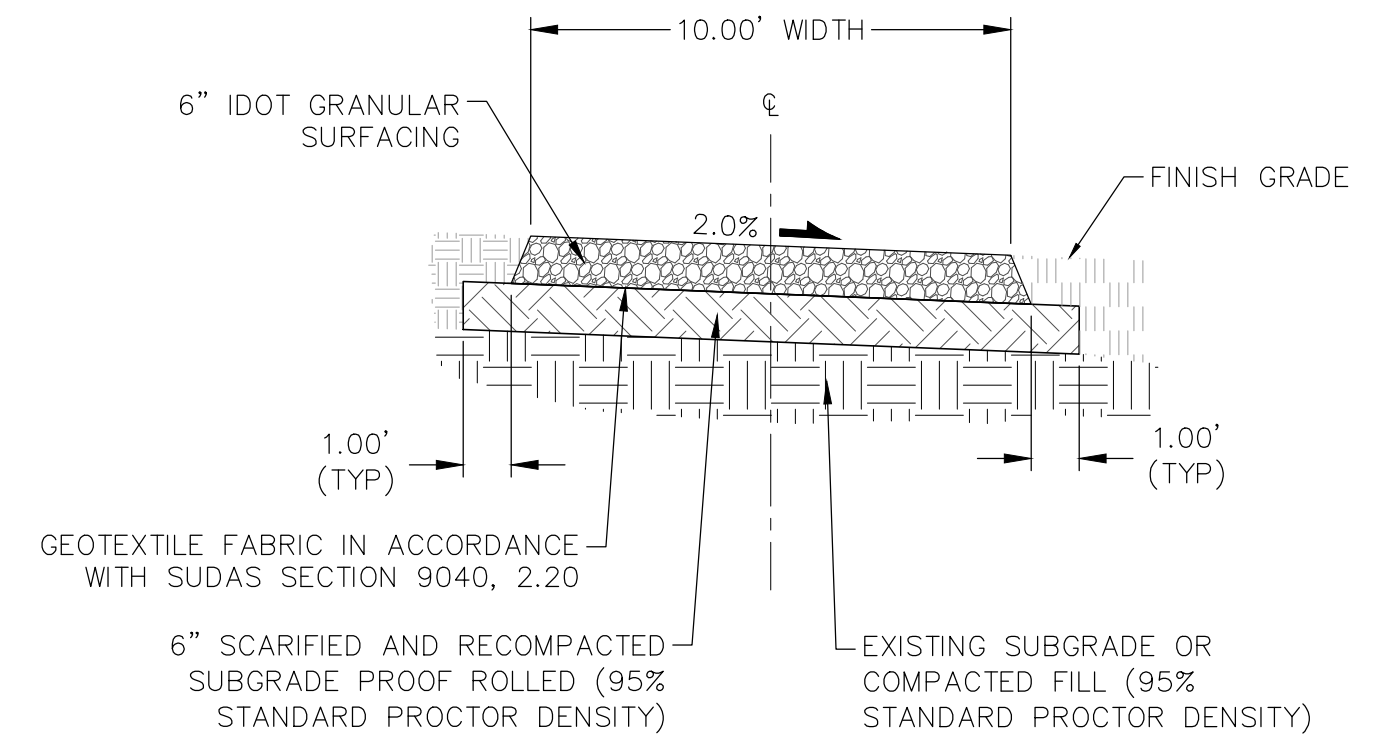


GRADING PLAN

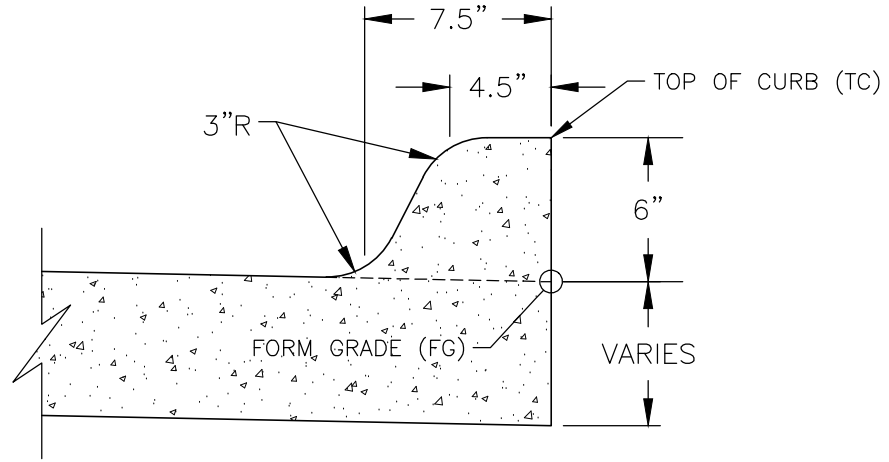
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DATE 05.01.2025
SHEET

SEE SHEET C-1256 FOR CONTINUATION

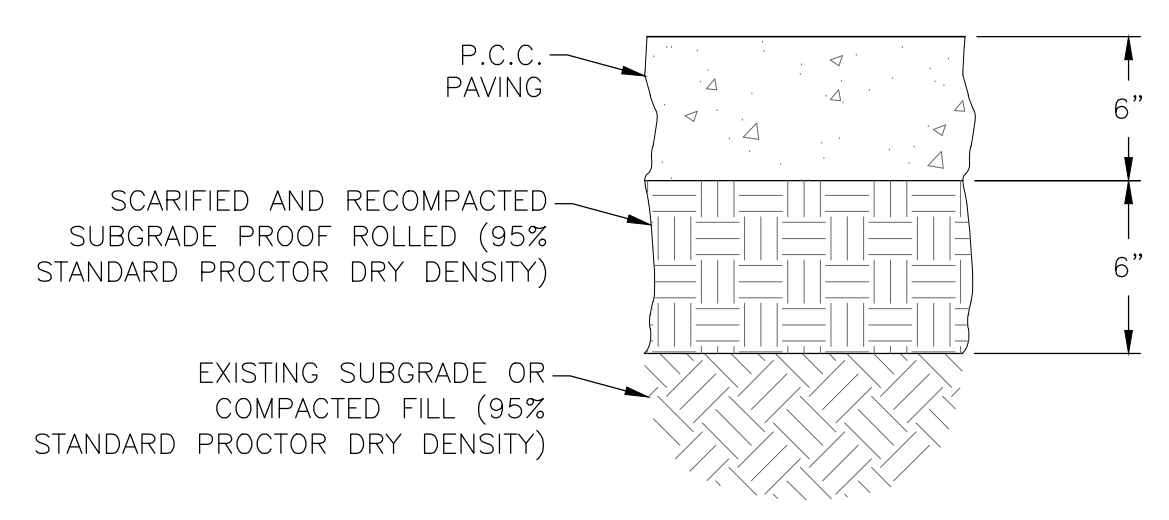




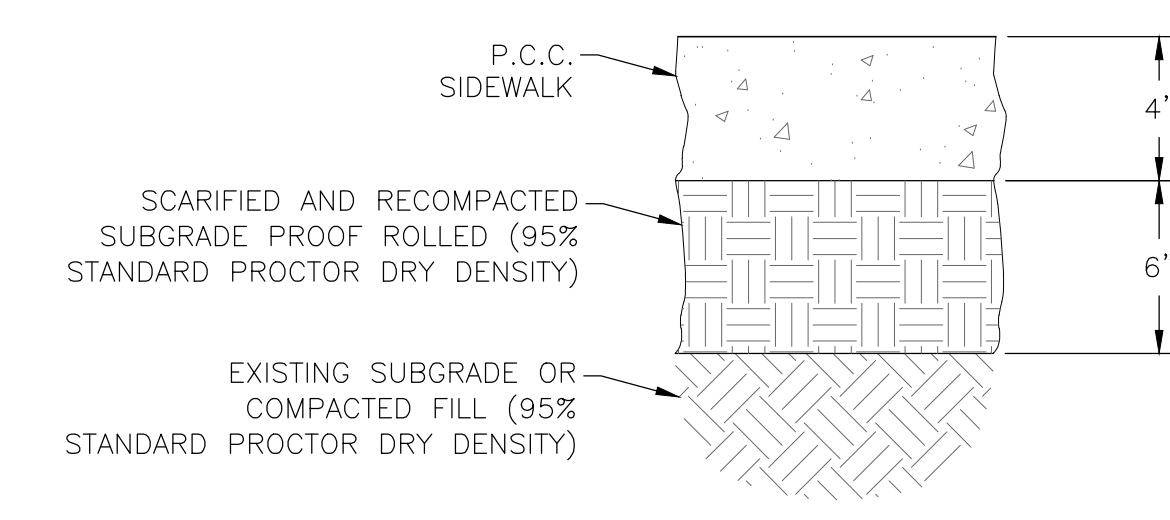
1 TYPICAL SECTION - SECURITY PATH
NOT TO SCALE



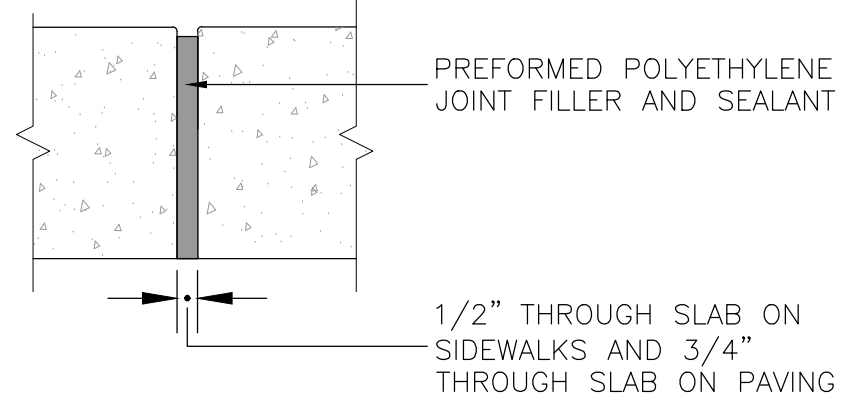
2 6" STANDARD CURB
NOT TO SCALE



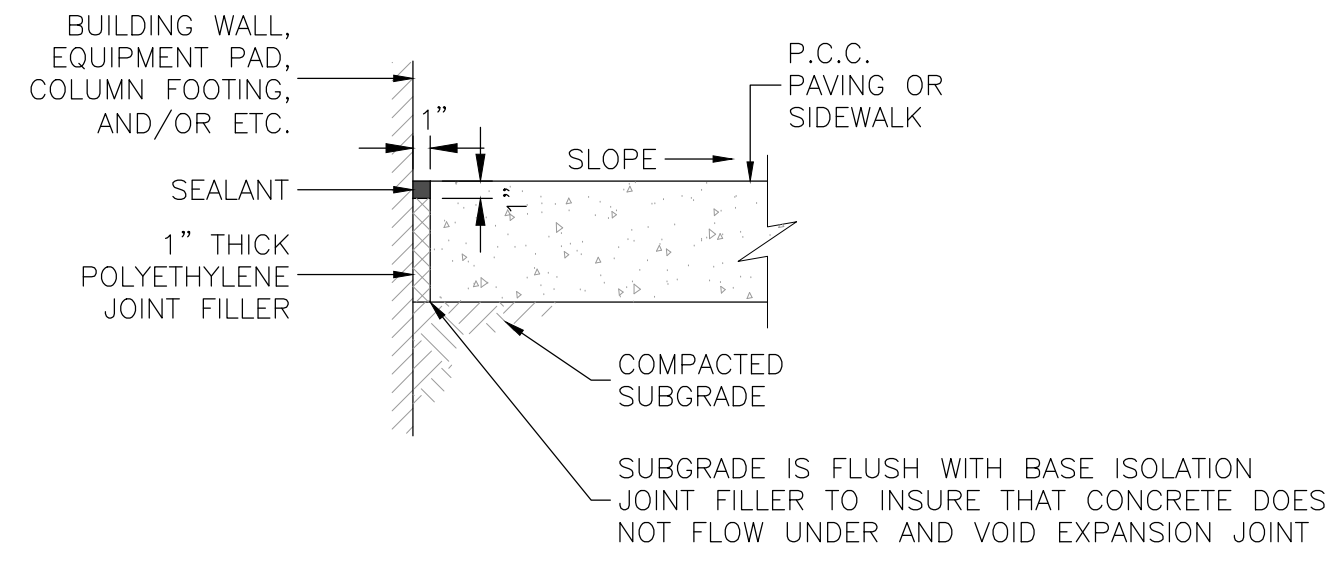
3 P.C.C. PAVING
NOT TO SCALE



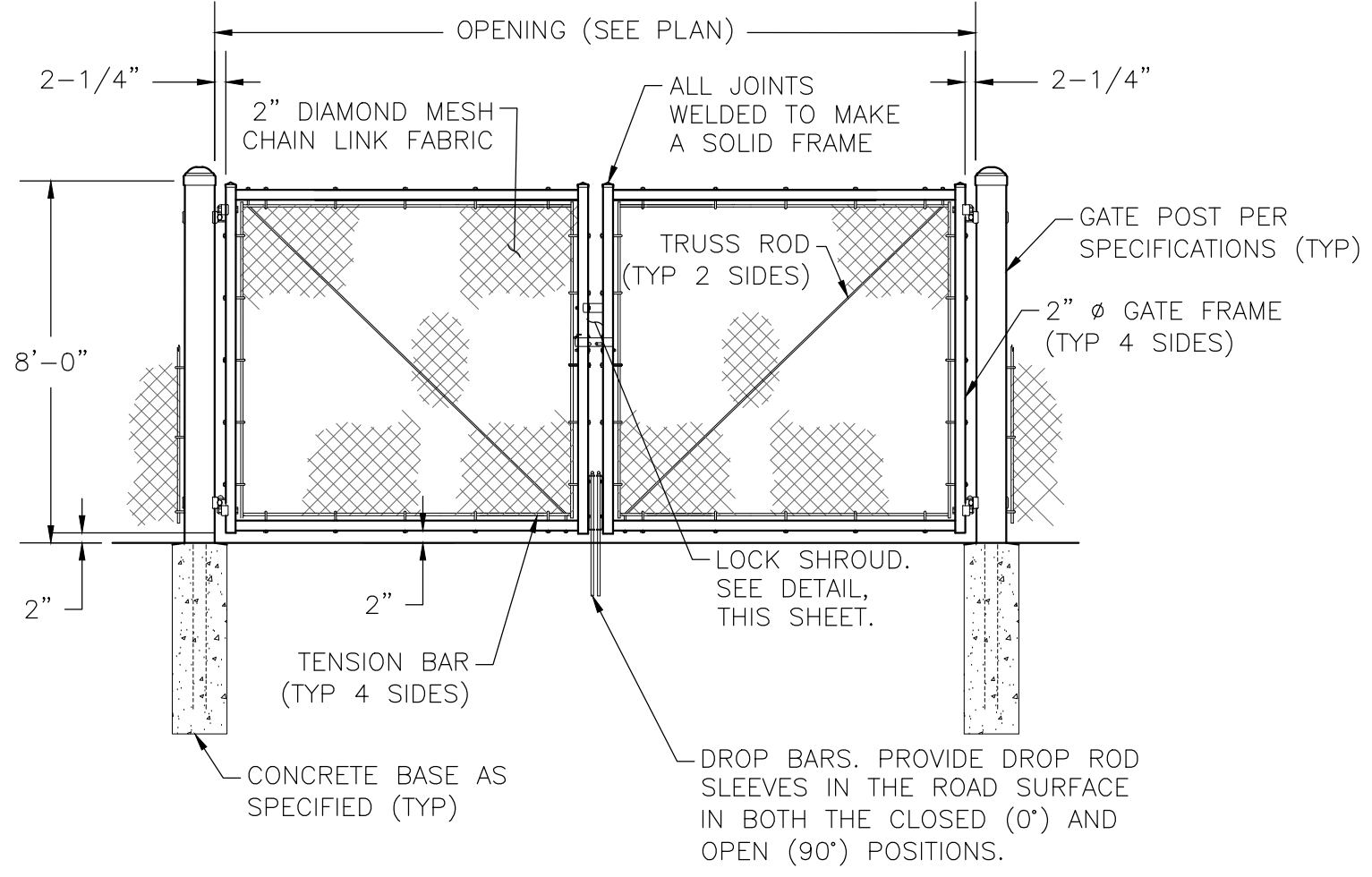
4 P.C.C. SIDEWALK
NOT TO SCALE



NOTE:
ALL PREFORMED JOINT MATERIAL SHALL BE INSTALLED PERPENDICULAR TO THE PAVEMENT SURFACE AND CARE SHALL BE EXERCISED THROUGHOUT THE CONSTRUCTION OF THE PAVEMENT TO ENSURE THAT SUCH JOINT MATERIAL REMAINS IN PROPER POSITION UPON COMPLETION OF PAVING OPERATION.

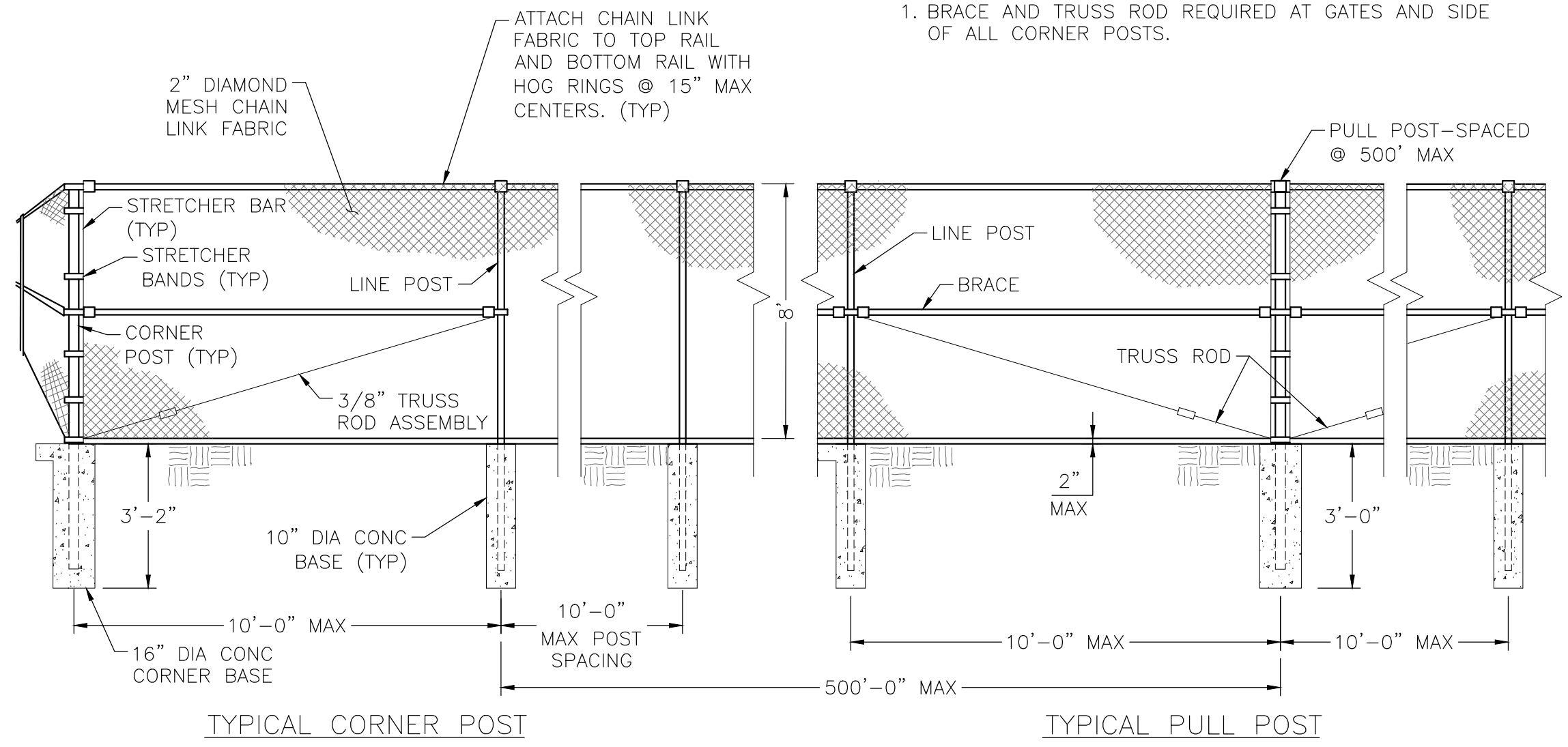


5 ISOLATION JOINTS
NOT TO SCALE



NOTES:
1. EXTRA BRACING AND GATE HARDWARE TO BE PER GATE SUPPLIERS STANDARDS.

6 MANUAL DOUBLE SWING GATE
NOT TO SCALE



NOTES:
1. BRACE AND TRUSS ROD REQUIRED AT GATES AND SIDE OF ALL CORNER POSTS.

7 8' TALL CHAIN LINK FENCE
NOT TO SCALE



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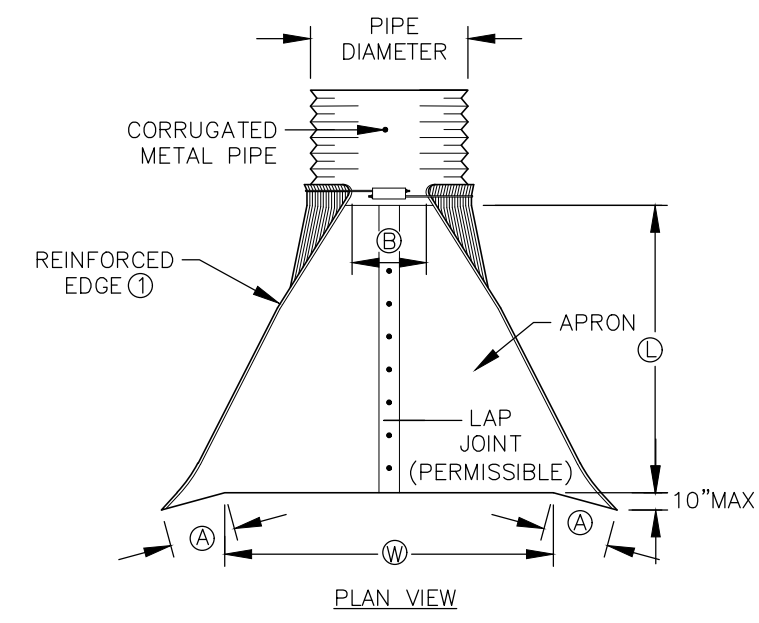
Date of issue:
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KEYPLAN

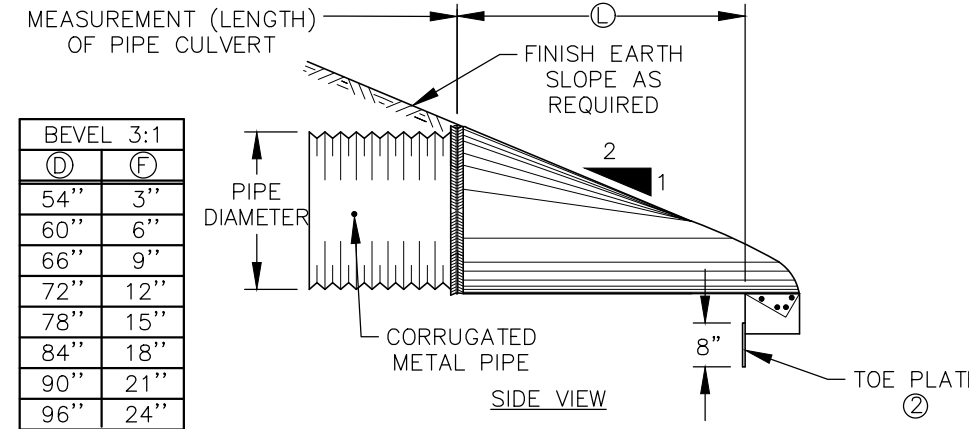
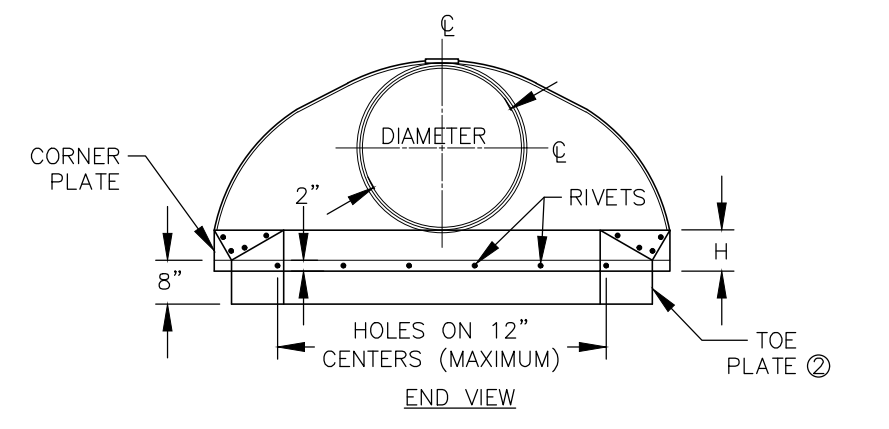
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25	26	27	28	29	30
19	20	21	22	23	24
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07	08	09	10	11	12
01	02	03	04	05	06

DETAILS SITE

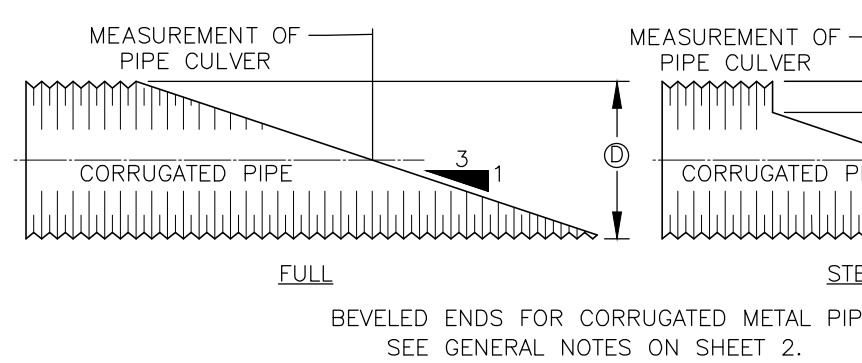
JOB 24460.0000
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SHEET



PIPE DIAM. 1"	DIMENSIONS			
	A	B	H	W
18"	6"	8"	6"	26"
21"	7"	9"	6"	31"
24"	8"	10"	6"	36"
27"	9"	11"	6"	41"
30"	10"	12"	6"	46"
36"	12"	14"	6"	56"
42"	14"	16"	6"	66"
48"	16"	18"	6"	76"
54"	18"	20"	6"	86"
60"	20"	22"	6"	96"
66"	22"	24"	6"	106"
72"	24"	26"	6"	116"
78"	26"	28"	6"	126"
84"	28"	30"	6"	136"
90"	30"	32"	6"	146"
96"	32"	34"	6"	156"



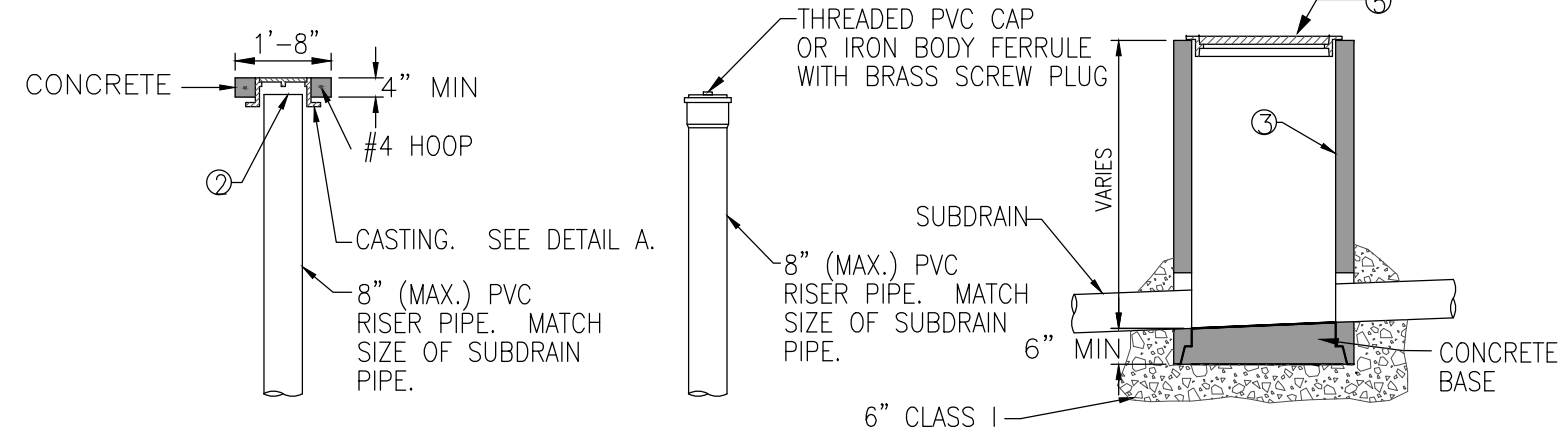
BEVEL 3:1 (D)	(E)
54"	3"
60"	4"
66"	5"
72"	6"
78"	7"
84"	8"
90"	9"
96"	10"



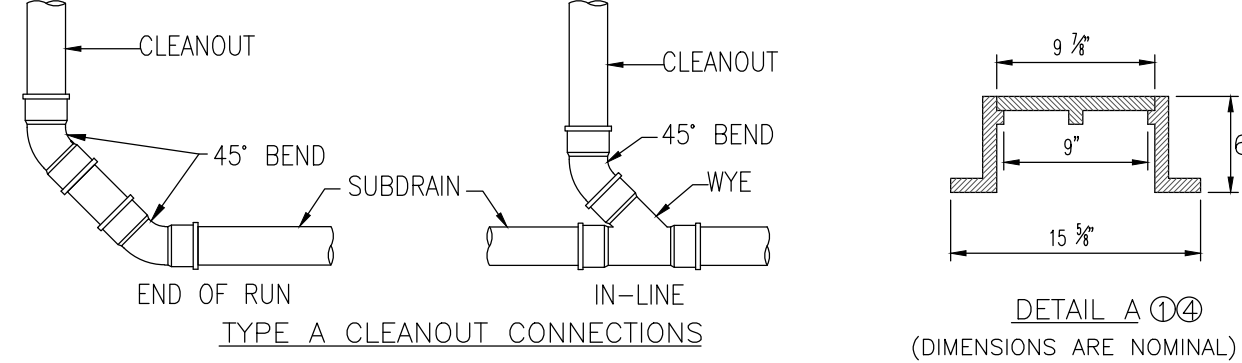
NOTE: WHEN SPECIFICALLY REQUIRED AS PART OF DETAIL PROJECT PLANS, ENDS OF PIPE CULVERT MAY BE PROVIDED WITH BEVELED ENDS AS SHOWN, EITHER FULL BEVEL OR STEP BEVEL. TYPE B, SPECIFIED, UNLESS SPECIFIED OTHERWISE, THE SLOPE OF THE BEVEL SHALL BE 3:1.

BEVELED ENDS WILL NOT BE PAID FOR SEPARATELY BUT, WHEN REQUIRED, SHALL BE CONSIDERED INCIDENTAL TO THE PRICE BID OF THE CULVERT.

- HEAVY DUTY CASTING. MARK LID WITH "STORM" OR "STORM C.O."
- DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE. PROVIDE 2 INCH CLEARANCE, MINIMUM.
- 24 INCH DIAMETER RCP FOR SUBDRAIN 8 INCHES OR SMALLER; 30 INCH DIAMETER RCP FOR 10 TO 12 INCH SUBDRAIN. A MANUFACTURED CLEANOUT MAY BE USED IN LIEU OF A TYPE B CLEANOUT, IF APPROVED BY THE ENGINEER.
- DESIGN IS INTENDED FOR USE IN CONJUNCTION WITH 8 INCH PVC RISER PIPE. OTHER SIZED CAPS MAY BE USED WITH SMALLER PIPE, AS APPROVED BY THE ENGINEER.
- PROVIDE TYPE G CASTING, AS REQUIRED TO FIT PIPE SIZE.



TYPE A-1 CLEANOUT
TYPE A-2 CLEANOUT (NON-TRAFFIC AREAS ONLY)
TYPE B CLEANOUT (NON-TRAFFIC AREAS ONLY)

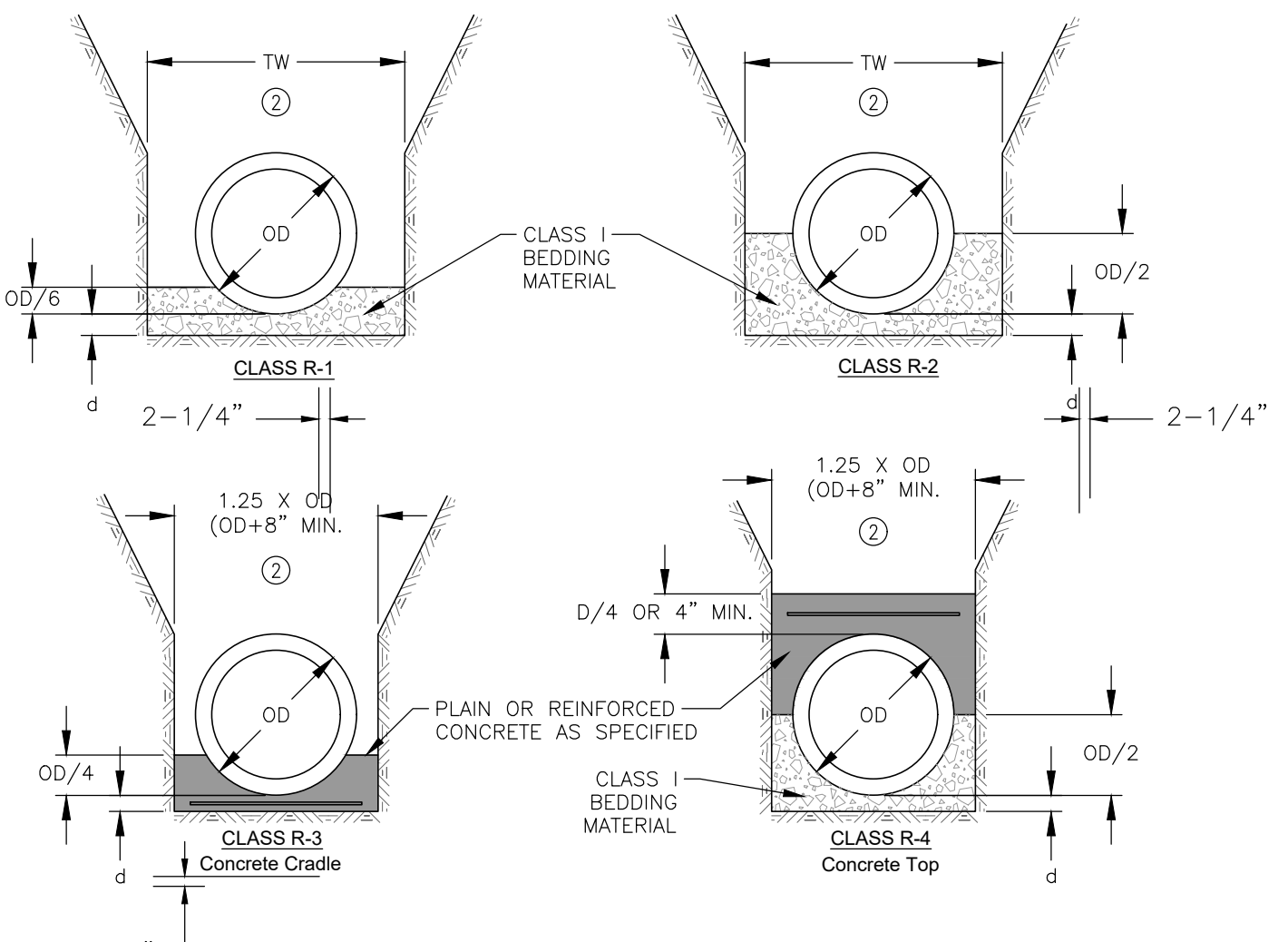


TYPE A CLEANOUT CONNECTIONS
DETAIL A (DIMENSIONS ARE NOMINAL)

1 CMP APRON
NOT TO SCALE

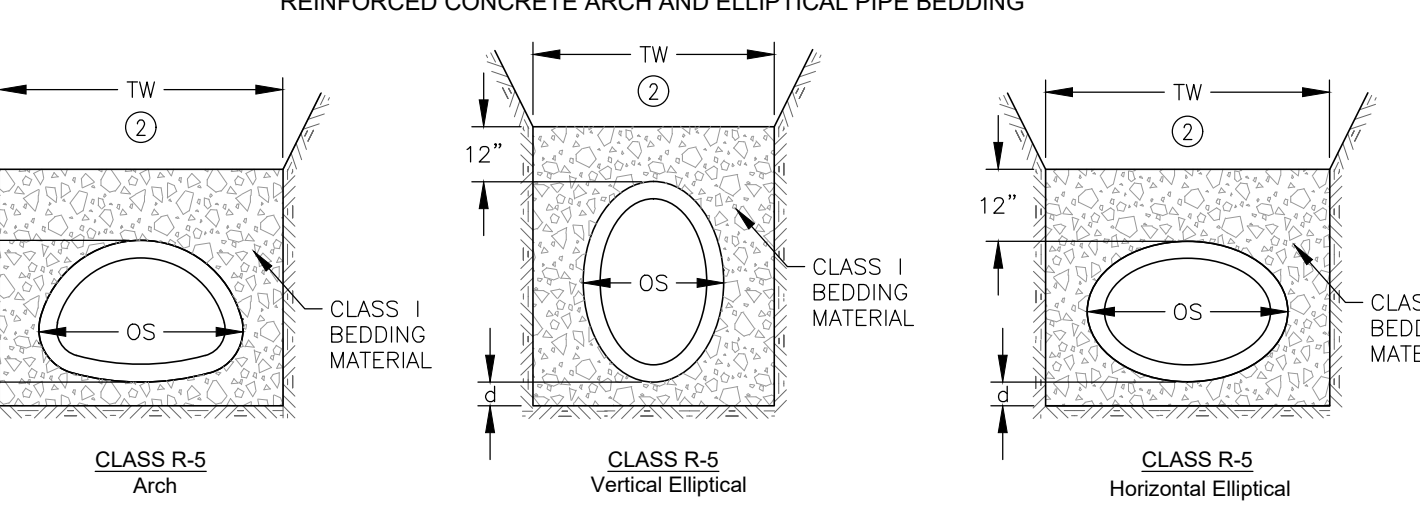
2 STORM SEWER CLEANOUTS
NOT TO SCALE

RCP AND VCP CIRCULAR PIPE BEDDING



- USE BEDDING CLASS R-1 OR R-2 UNLESS SPECIFIED OTHERWISE.
- PLACE REMAINDER OF BEDDING AND BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS.

KEY:
OD = OUTSIDE DIAMETER OF PIPE
OS = OUTSIDE SPAN OF PIPE
TW = TRENCH WIDTH AT TOP OF PIPE: MIN. = OD+18 INCHES; MAX. = 1.25XOD+12 INCHES OR 54 INCHES (WHICHEVER IS GREATER)
d = DEPTH OF BEDDING MATERIAL BELOW PIPE: OD/8 OR OS/8, OR 4 INCHES (WHICHEVER IS GREATER)



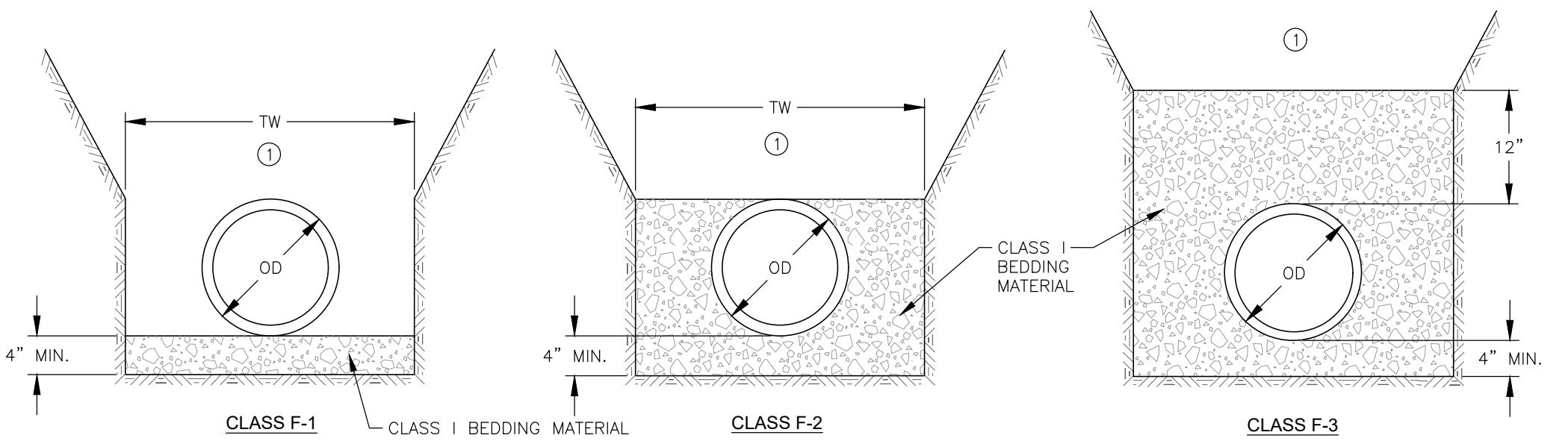
3 SW-102 RIGID GRAVITY PIPE TRENCH BEDDING
NOT TO SCALE

ALLOWABLE BURY DEPTH

CLASS III RCP					CLASS IV RCP					CLASS V RCP							
Pipe Diameter (ft)	Class Bedding	Class R-3 & R-4 Bedding			Pipe Diameter (ft)	Class Bedding	Class R-3 & R-4 Bedding			Pipe Diameter (ft)	Class Bedding	Class R-3 & R-4 Bedding					
		No Steel	As=0.4%	As=1.0%			No Steel	As=0.4%	As=1.0%			No Steel	As=0.4%	As=1.0%			
12	7	10'	15'	19'	27'	12	12'	15'	23'	28'	40'	12	18'	23'	32'	40'	40'
15	8	10'	16'	19'	27'	15	12'	16'	23'	30'	40'	15	19'	24'	40'	40'	40'
18	8	11'	16'	20'	40'	18	13'	16'	29'	40'	40'	18	19'	30'	40'	40'	40'
21	8	11'	18'	26'	40'	21	13'	18'	40'	40'	40'	21	25'	40'	40'	40'	40'
24	8	12'	23'	36'	40'	24	16'	23'	40'	40'	40'	24	34'	40'	40'	40'	40'
27	10'	15'	30'	40'	40'	27	19'	30'	40'	40'	40'	27	40'	40'	40'	40'	40'
30	11'	15'	29'	40'	40'	30	19'	29'	40'	40'	40'	30	40'	40'	40'	40'	40'
33	11'	15'	28'	40'	40'	33	19'	28'	40'	40'	40'	33	40'	40'	40'	40'	40'
36	11'	15'	27'	40'	40'	36	19'	28'	40'	40'	40'	36	40'	40'	40'	40'	40'
42	11'	15'	26'	38'	40'	42	18'	27'	40'	40'	40'	42	37'	40'	40'	40'	40'
48	11'	15'	26'	38'	40'	48	18'	26'	40'	40'	40'	48	35'	40'	40'	40'	40'
54	11'	15'	25'	34'	40'	54	18'	25'	40'	40'	40'	54	33'	40'	40'	40'	40'
60	11'	15'	25'	33'	40'	60	18'	25'	40'	40'	40'	60	32'	40'	40'	40'	40'
66	11'	15'	24'	32'	40'	66	18'	25'	40'	40'	40'	66	31'	40'	40'	40'	40'
72	11'	15'	24'	32'	40'	72	18'	24'	40'	40'	40'	72	31'	40'	40'	40'	40'

EXTRA STRENGTH VCP					CONCRETE ARCH PIPE					HORIZONTAL ELLIPTICAL RCP					VERTICAL ELLIPTICAL RCP					
Pipe Dia (ft)	Bedding Class				Pipe Size (ft x ft)	Eqv. Dia (ft)	Pipe Class		Pipe Size (ft x ft)	Eqv. Dia (ft)	Pipe Class		Pipe Size (ft x ft)	Eqv. Dia (ft)	Pipe Class					
	R-1	R-2	R-3 & R-4	As=1.0%			A/III	A/IV			HE-III	HE-IV			VE-III	VE-IV	VE-V	VE-VI		
6	20'	30'	30'	30'	14 x 23	18	12	22'	23 x 14	18	10'	15'	22'	33'	14	18	10'	15'	22'	33'
8	20'	28'	30'	30'	18 x 11	15	6'	11'	22 x 15	18	8'	11'	30 x 19	24	10'	16'	16'	34'	40'	40'
10	18'	27'	30'	30'	22 x 15	21	8'	12'	22 x 34	27	10'	28'	34 x 22	27	11'	20'	40'	40'	40'	40'
12	16'	20'	30'	30'	28 x 18	24	7'	10'	24 x 38	30	10'	27'	38 x 24	30	12'	23'	40'	40'	40'	40'
15	15'	19'	28'	30'	27 x 42	33	15'	27'	27 x 42	33	15'	27'	42 x 27	33	15'	30'	40'	40'	40'	40'
18	14'	18'	30'	30'	29 x 45	36	15'	26'	29 x 45	36	15'	26'	45 x 29	36	15'	29'	40'	40'	40'	40'
21	15'	22'	30'	30'	32 x 49	39	15'	26'	32 x 49	39	15'	26'	49 x 32	39	15'	29'	40'	40'	40'	40'
24	18'	28'	30'	30'	51 x 31	42	8'	15'	34 x 54	42	15'	25'	54 x 34	42	15'	28'	40'	40'	40'	40'
27	20'	30'	30'	30'	58 x 36	48	8'	15'	58 x 36	48	10'	25'	60 x 38	48	10'	27'	40'	40'	40'	40'
30	19'	28'	30'	30'	65 x 40	54	8'	15'	43 x 68	54	15'	24'	68 x 43	54	15'	27'	40'	40'	40'	40'
33	20'	30'	30'	30'	73 x 45	60	8'	14'	48 x 76	60	15'	24'	76 x 48	60	15'	26'	40'	40'	40'	40'
36	20'	30'	30'	30'	88 x 54	72	9'	14'	53 x 83	66	15'	24'	83 x 53	66	15'	25'	40'	40'	40'	40'
39	19'	29'	30'	30'	58 x 91	72	15'	24'	58 x 91	72	15'	24'	91 x 58	72	15'	25'	40'	40'	40'	40'
42	18'	28'	30'	30'	63 x 96	78	15'	23'	63 x 96	78	15'	23'	96 x 63	78	15'	25'	40'	40'	40'	40'
					66 x 105	84	15'	23'	66 x 105	84	15'	23'	105 x 66	84	15'	24'	40'	40'	40'	40'

BEDDING CLASSES



- PLACE REMAINDER OF BEDDING AND BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- MINIMUM DEPTH OF BURY 12 INCHES OR AS SPECIFIED BY THE MANUFACTURER.

ALLOWABLE BEDDING CLASSES

PIPE MATERIAL	STORM SEWER	SANITARY SEWER
Ductile Iron	F-1, F-2, F-3	F-1, F-2, F-3
HDPE	F-2, F-3	Not allowed
Polypropylene	F-2, F-3	F-3
PVC	F-2, F-3	F-3

KEY:
OD = OUTSIDE DIAMETER OF PIPE
TW = TRENCH WIDTH AT TOP OF PIPE; MIN. = OD+18 INCHES OR 1.25XOD+12 INCHES (WHICHEVER IS GREATER)

4 SW-103 FLEXIBLE GRAVITY PIPE TRENCH BEDDING
NOT TO SCALE

ALLOWABLE BURY DEPTH

PVC PIPE						DUCTILE IRON, AWWA C151, CLASS 52				HDPE PIPE		POLYPROPYLENE PIPE	
Pipe Diameter (ft)	ASTM D 3034		ASTM F 679	ASTM F 949	ASTM F 1803	Pipe Diameter (ft)	Class F-1 Bedding	Class F-2 Bedding	Class F-3 Bedding	Pipe Diameter (ft)	AASHTO M 294	Pipe Diameter (ft)	ASTM F 2764
	Solid Wall	SDR 26	SDR 35	Solid Wall	Corrug. Exterior								
8	30'	28'	24'	24'	24'	4	40'	40'	40'	12	8'	12	24'
10	30'	28'	24'	24'	24'	6	40'	40'	40'	15	9'	15	25'
12	30'	28'	24'	24'	24'	8	40'	40'	40'	18	9'	18	28'
15	30'	28'	24'	24'	24'	10	40'	40'	40'	24	9'	24	20'
18	---	---	---	24'	24'	12	37'	40'	40'	30	9'	30	22'
21	---	---	---	24'	24'	14	31'	40'	40'	36	9'	36	21'
24	---	---	---	24'	24'	16	28'	37'	40'	42	8'	42	22'
27	---	---	---	24'	24'	18	25'	34'	40'	48	8'	48	23'
30	---	---	---	24'	24'	20	23'	32'	40'	54	8'	54	21'
33	---	---	---	24'	24'	24	20'	29'	38'	60	8'	60	21'
36	---	---	---	24'	24'	30	18'	26'	31'				
42	---	---	---	24'	24'	42	17'	21'	29'				
48	---	---	---	24'	24'	48	16'	19'	27'				
54	---	---	---	24'	24'	54	16'	19'	27'				
60	---	---	---	24'	24'	60	---	---	---				



ISSUES

- 2025.04.02 ISSUE FOR PERMIT
- 2025.05.01 CITY OF WAUKEE SUBMITTAL #2

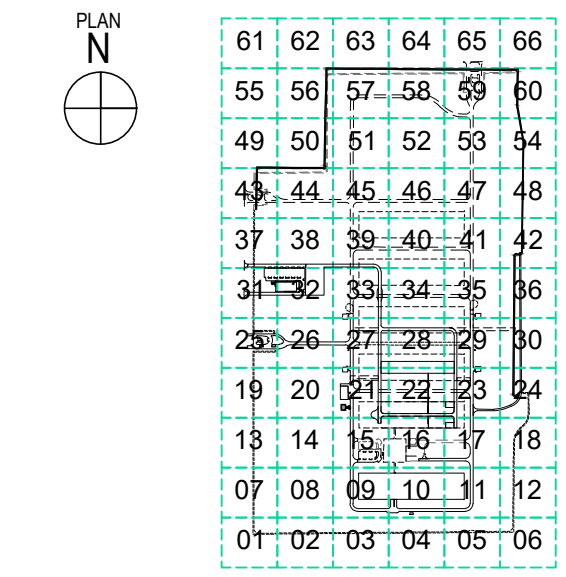
REVISIONS

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Date of issue:
05.01.2025

KEYPLAN



DETAILS SEWER