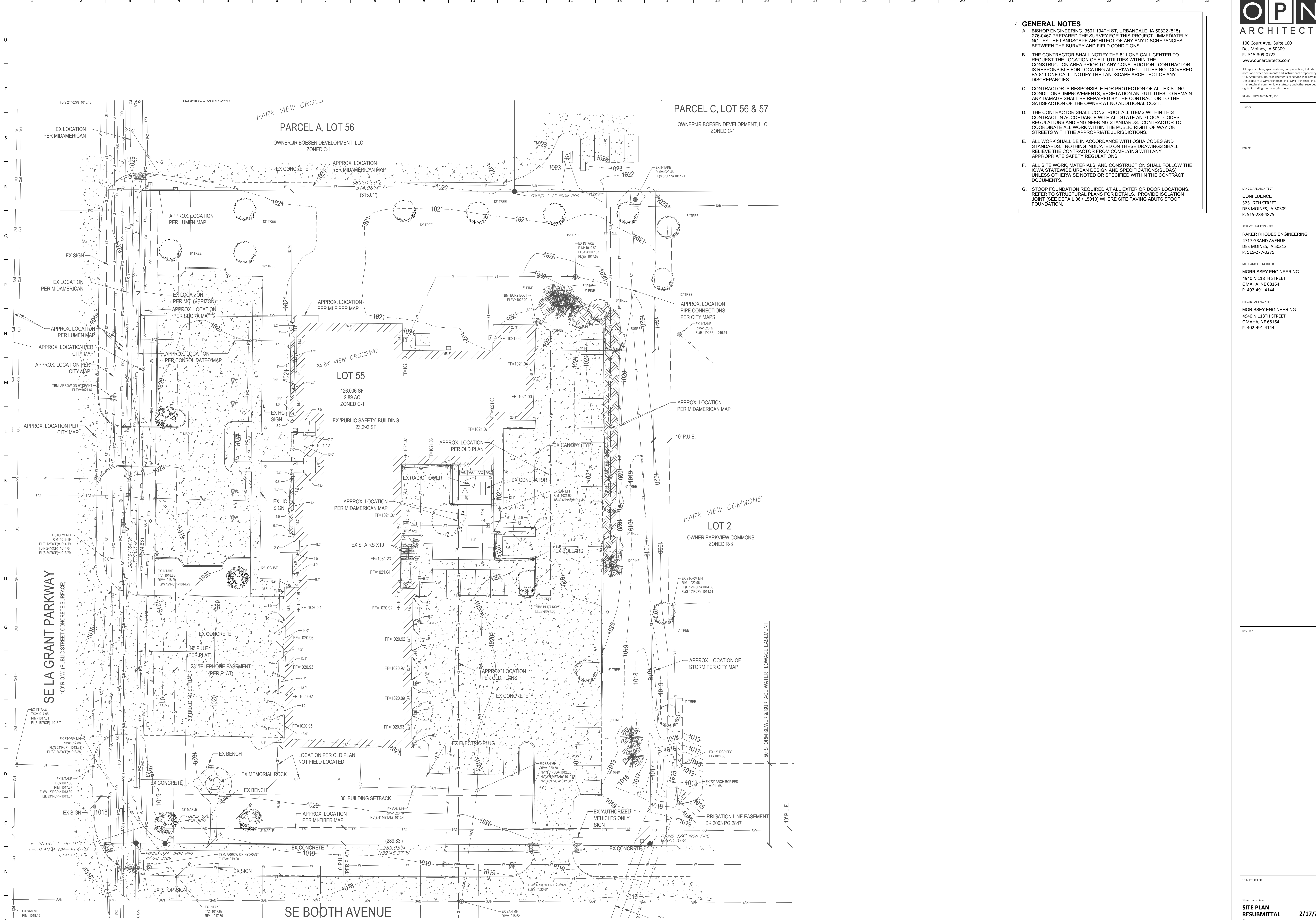


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SE LA GRANT PARKWAY
100' R.O.W. (PUBLIC STREET-CONCRETE SURFACE)

PARCEL A, LOT 56
OWNER: JR BOESEN DEVELOPMENT, LLC
ZONED: C-1

PARCEL C, LOT 56 & 57
OWNER: JR BOESEN DEVELOPMENT, LLC
ZONED: C-1

LOT 55
126,006 SF
2.89 AC
ZONED C-1

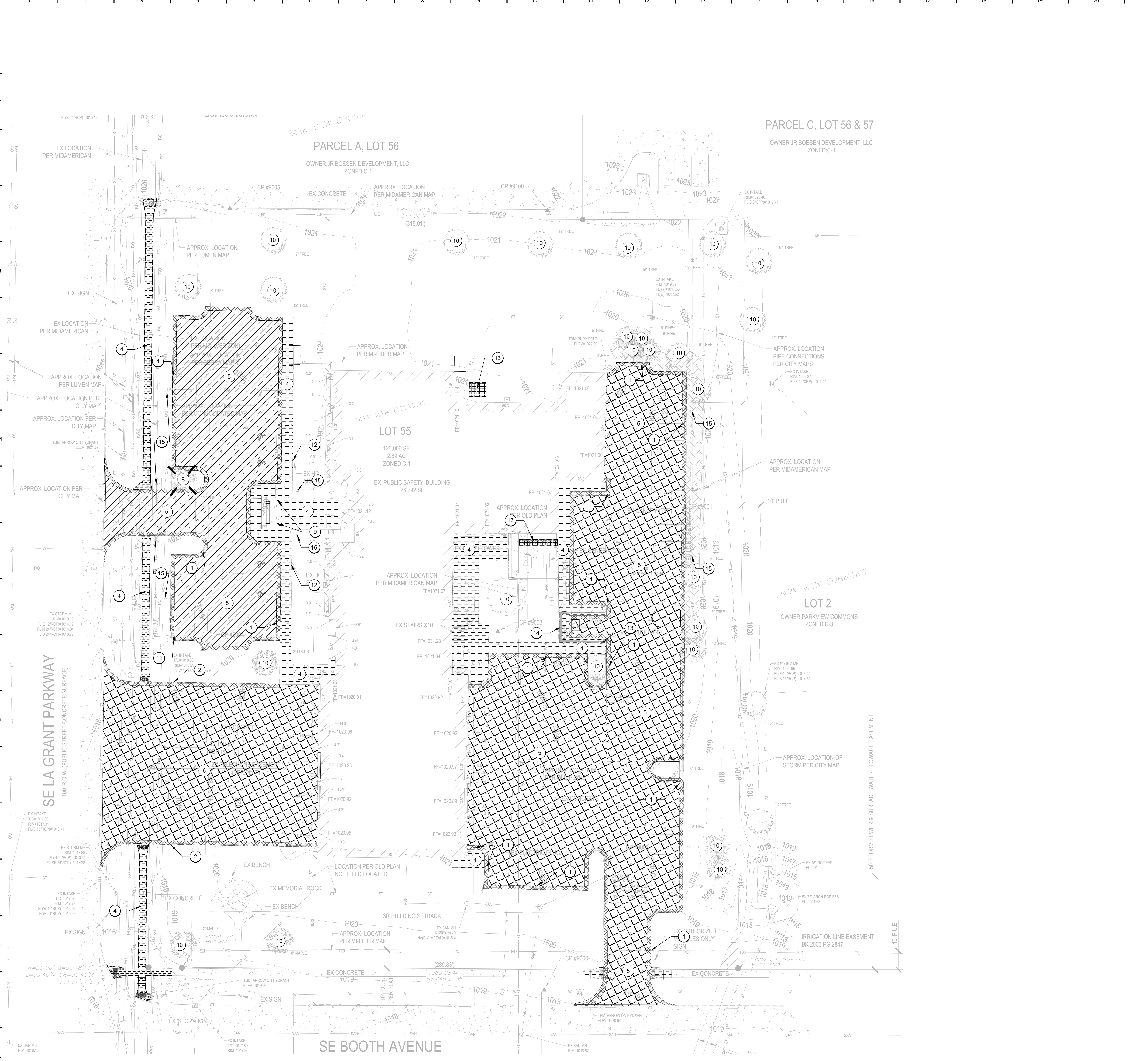
LOT 2
OWNER: PARKVIEW COMMONS
ZONED: R-3

SE BOOTH AVENUE

01 L100 EXISTING SITE CONDITIONS



PRELIMINARY. NOT FOR CONSTRUCTION.



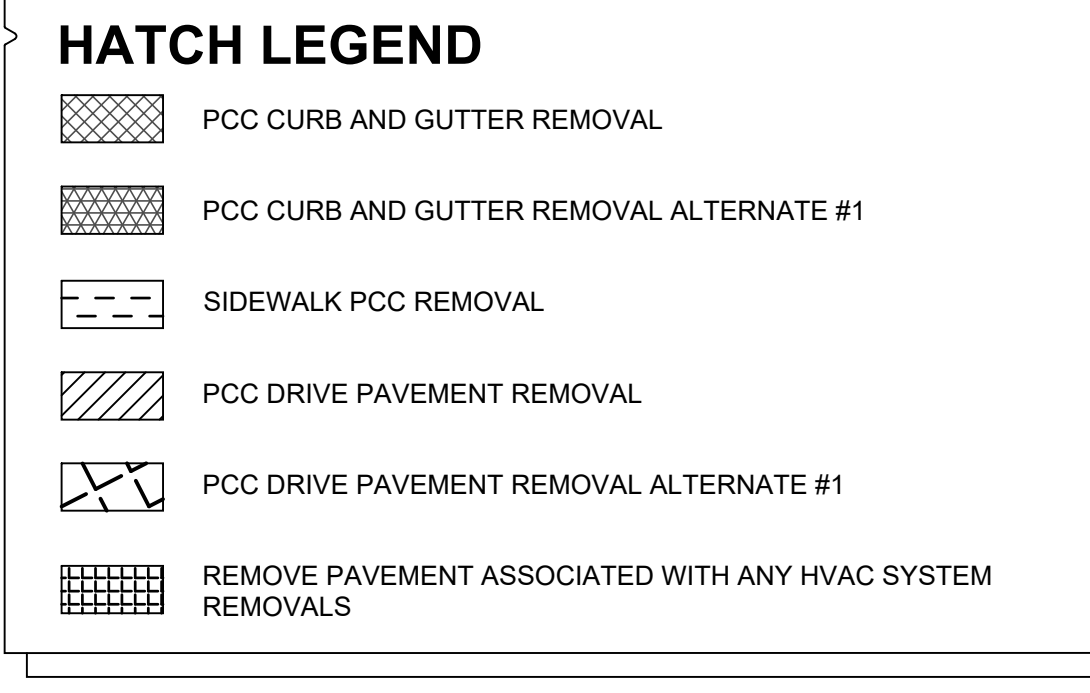
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DEMOLITION GENERAL NOTES

- PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- KEYNOTES**
- PCC CURB AND GUTTER REMOVAL
 - PCC CURB AND GUTTER REMOVAL ALTERNATE #1
 - PCC CURB AND GUTTER REMOVAL ALTERNATE #2
 - SIDEWALK PCC REMOVAL
 - PCC DRIVE PAVEMENT REMOVAL
 - PCC DRIVE PAVEMENT REMOVAL ALTERNATE #1
 - PCC DRIVE PAVEMENT REMOVAL ALTERNATE #2
 - REMOVE TREE
 - LEGALLY DISPOSE OF EXISTING FLAG POLE
 - PRESERVE AND PROTECT EXISTING TREE
 - PRESERVE AND PROTECT EXISTING STORMWATER STRUCTURE
 - REMOVE AND REINSTALL EXISTING PARKING SIGN
 - REMOVE PAVEMENT ASSOCIATED WITH ANY HVAC SYSTEM REMOVALS
 - REMOVE EXISTING TRASH ENCLOSURE WALL
 - PRESERVE AND PROTECT EXISTING LIGHT FIXTURE
 - REMOVE AND LEGALLY DISPOSE OF EXISTING BOLLARD



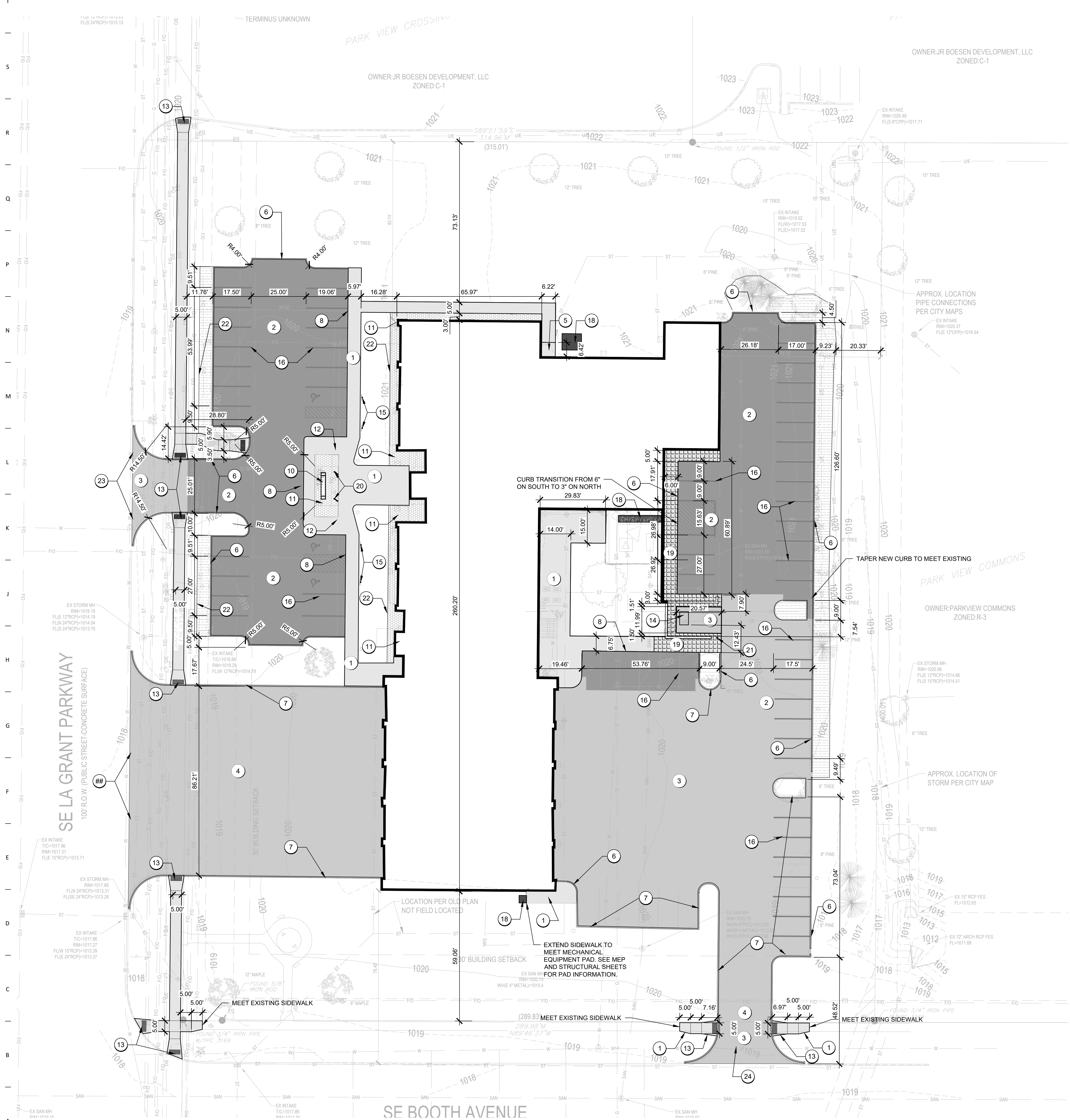
01 L101 SITE PREPARATION AND DEMOLITION PLAN

- GENERAL NOTES**
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- SITE LAYOUT NOTES**
- ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
 - ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
 - SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 30' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
 - PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

- KEYNOTES**
- TYPE 1 PCC PAVING (5" P.C.C. SIDEWALK), SEE DETAIL 01/L500
 - TYPE 2 PCC PAVING (6" P.C.C. PARKING AND DRIVES), SEE DETAIL 02/L500
 - TYPE 3 PCC PAVING (8" P.C.C. TRASH ENCLOSURE/APARATUS BAY), SEE DETAIL 03/L500
 - TYPE 3 PCC PAVING (8" P.C.C. TRASH ENCLOSURE/APARATUS BAY), SEE DETAIL 03/L500 ALTERNATE #1
 - STOOP - REFER TO ARCHITECTURAL AND STRUCTURAL SHEETS FOR DETAILS
 - 3" THICKENED EDGE CURB, SEE DETAIL 16/1500
 - 6" STANDARD CURB, SEE DETAIL 04/L500 ALTERNATE #1
 - THICKENED EDGE CURB, SEE DETAIL 05/L500
 - CURB FLUME
 - MONUMENT SIGNAGE, SEE DETAIL 12/L500
 - LANDSCAPE BED, SEE PLANTING SHEETS AND SHEET L501 PLANTING DETAILS
 - RAMP
 - SIDEWALK CURB RAMP WITH DETECTABLE WARNINGS - SUDAS SECTION 7030
 - TRASH ENCLOSURE, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
 - ACCESSIBLE PARKING SIGN (REPURPOSED FROM BEFORE)
 - ALL PAVEMENT MARKINGS SHALL COMPLY WITH SUDAS SECTION 8020 FOR PERMANENT PAVEMENT MARKINGS
 - ADA PARKING SYMBOL, SEE DETAIL 09/L500
 - PAVEMENT ASSOCIATED WITH HVAC UNITS, SEE MEP AND STRUCTURAL SHEETS
 - REINFORCED SIDEWALK, SEE DETAIL 10/L500
 - FLAGPOLE, REPURPOSED FROM BEFORE
 - BOLLARD, SEE DETAIL 10/L500
 - STEEL EDGING, SEE SPECIFICATIONS
 - SUDAS TYPE A DRIVEWAY
 - SUDAS TYPE A DRIVEWAY ALTERNATE #1

- LEGEND**
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 - TYPE 2 PCC PAVING (6" P.C.C. PARKING AND DRIVES), SEE DETAIL 02/L500
 - TYPE 3 PCC PAVING (8" P.C.C. TRASH ENCLOSURE/APARATUS BAY/DRIVEWAY FROM PUBLIC ROAD), SEE DETAIL 03/L500
 - TYPE 4 PCC PAVING (5" P.C.C. REINFORCED SIDEWALK AT VERTICAL ELEMENT), SEE DETAIL 15/L500
 - DECORATIVE TRAP ROCK, SEE SPECIFICATIONS
 - MULCH, SEE SPECIFICATIONS



01 L200 LAYOUT PLAN



GENERAL NOTES

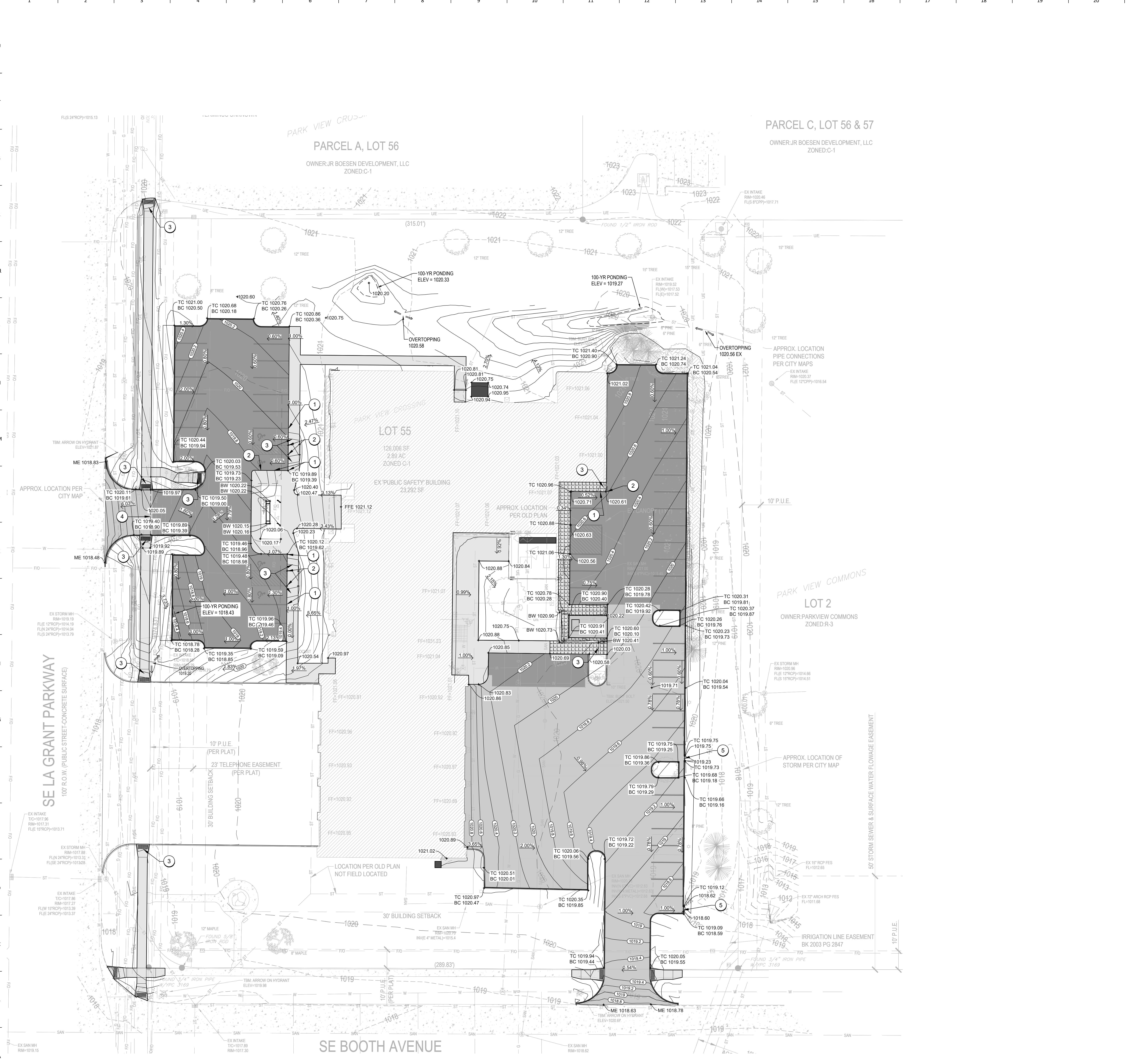
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SITE GRADING NOTES

- ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEPED AT THE END OF EACH WORKING DAY.
- CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

KEYNOTES

- BEGIN CURB TAPER - 6" CURB HEIGHT IN THIS LOCATION
- END CURB TAPER - 0" CURB HEIGHT IN THIS LOCATION
- SIDEWALK RAMP - REFER TO SHEET L302 FOR DETAIL REFERENCE AND SHEET L303 FOR ENLARGEMENT WITH ADDITIONAL GRADE INFORMATION.
- HIGH POINT
- 24" CURB OPENING - SEE DETAIL 14/SHEET L500



01 L300 GRADING PLAN

PRELIMINARY. NOT FOR CONSTRUCTION.

GENERAL NOTES

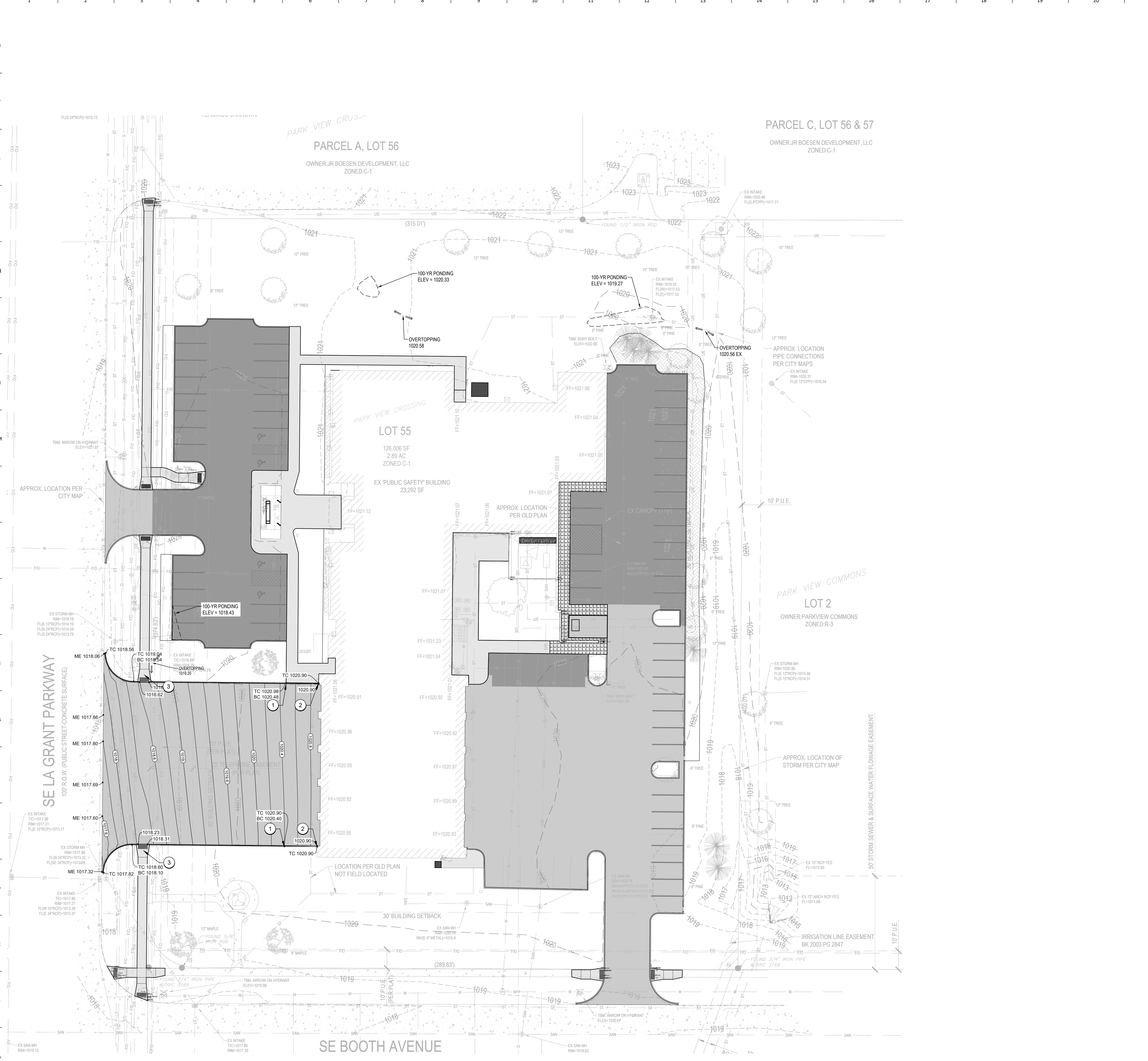
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KEYNOTES

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- END CURB TAPER - 0" CURB HEIGHT IN THIS LOCATION
- SIDEWALK RAMP - REFER TO SHEET L302 FOR DETAIL REFERENCE AND SHEET L303 FOR ENLARGEMENT WITH ADDITIONAL GRADE INFORMATION.



01 L301 GRADING PLAN ALTERNATE #1

PRELIMINARY. NOT FOR CONSTRUCTION.

HATCH LEGEND

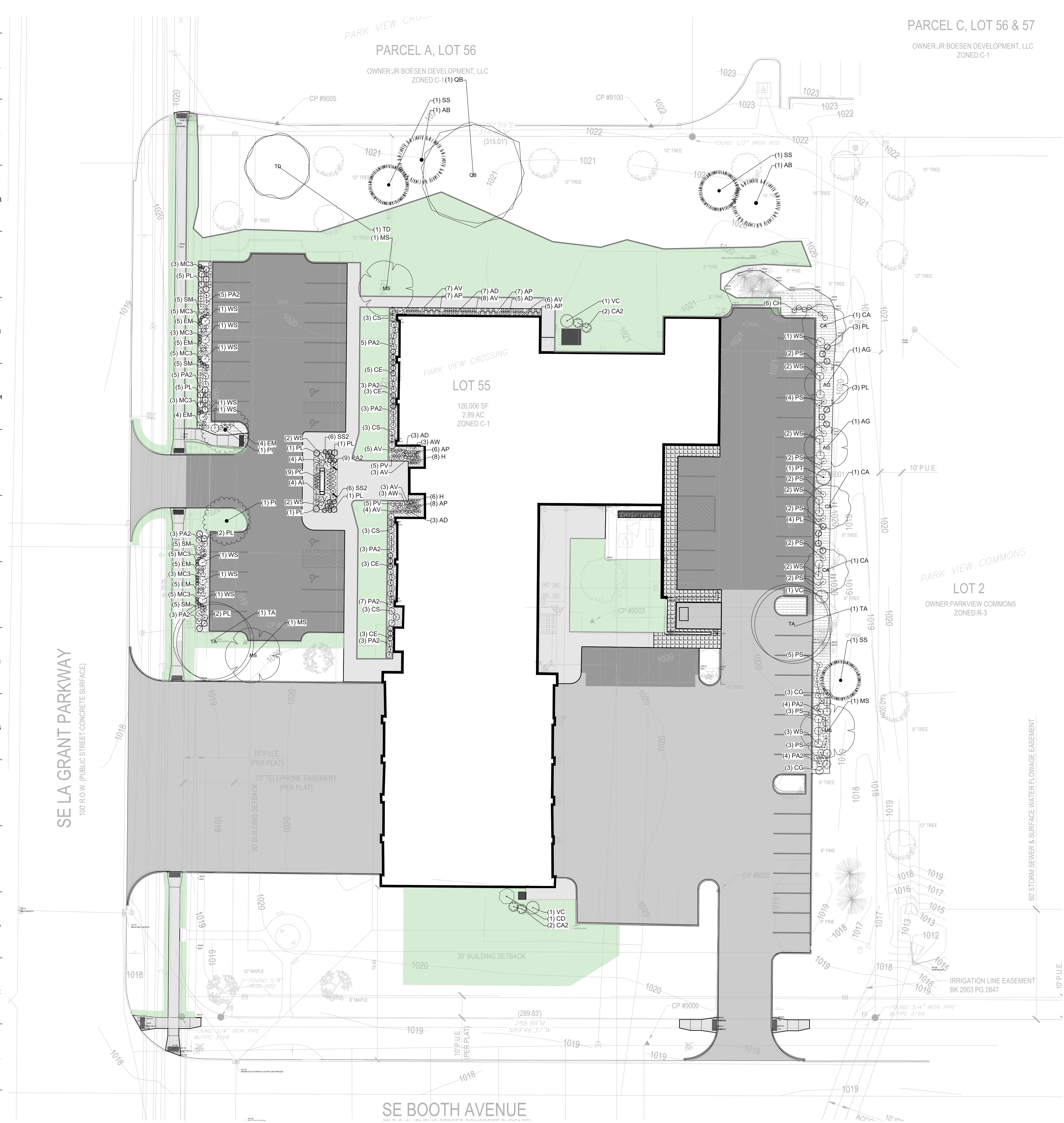
SEED LIMITS
 2"CC PAVING (6" P.C.C. SIDEWALK), SEE DETAIL 01/L500

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- PLANTING GENERAL NOTES**
- PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
 - THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
 - SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
 - STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
 - PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
 - PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
 - THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - SEED ALL AREAS SURROUNDING WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL NEW TREES AND NEW SHRUBS AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
 - SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

PLANT SCHEDULE

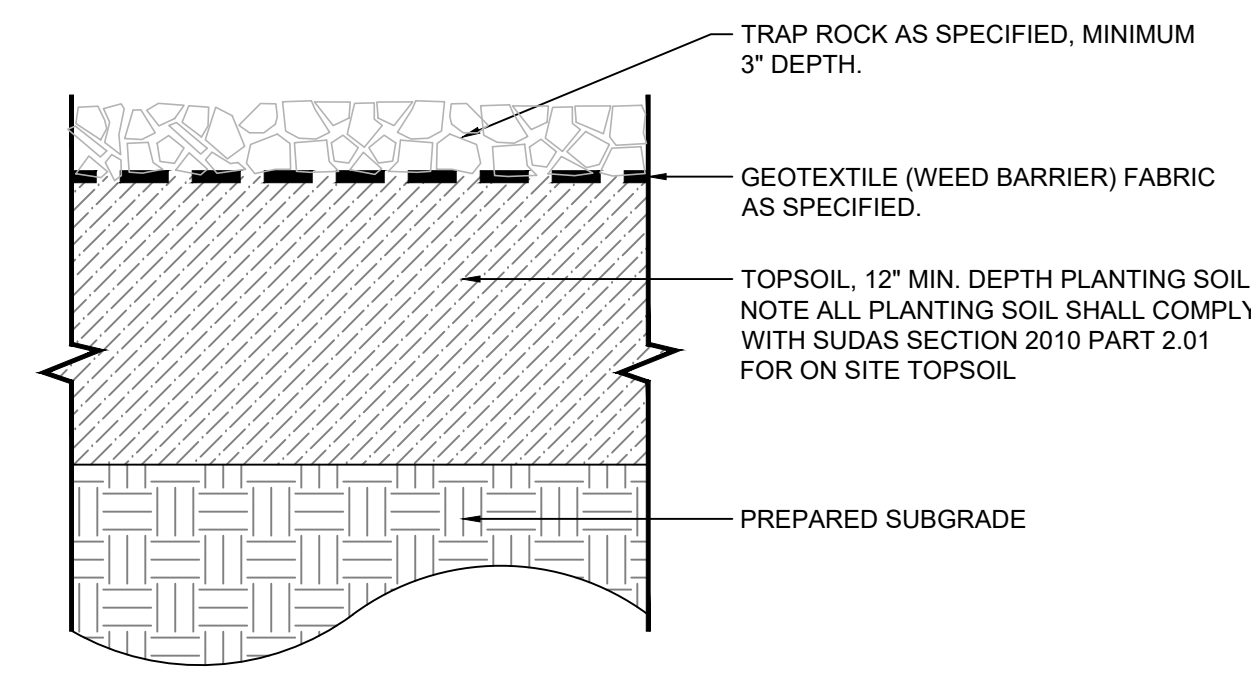
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	ROOT	SIZE	REMARKS	DETAIL
EVERGREEN TREES							
	AB	2	WHITE FIR / ABIES CONCOLOR	B & B	8'		
	SS	3	SERBIAN SPRUCE / PICEA OMORIKA	B & B	8'		
	PT	1	JAPANESE WHITE PINE / PINUS PARVIFLORA 'TEMPELHOF'	B & B	5'		
OVERSTORY TREES							
	OB	1	SWAMP WHITE OAK / QUERCUS BICOLOR	B & B	2" CAL		
	TD	1	BALD CYPRESS / TAXODIUM DISTICHUM	B & B	2" CAL		
	TA	2	REDMOND AMERICAN LINDEN / TILIA AMERICANA 'REDMOND'	B & B	2" CAL		
UNDERSTORY TREES							
	AG	2	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	B & B	1.5" CAL		
	CA	3	PAGODA DOGWOOD / CORNUS ALTERNIFOLIA	B & B	1.5" CAL		
	MS	3	SAUCER MAGNOLIA / MAGNOLIA X SOULANGEANA	B & B	1.5" CAL		
	PI	2	CHINESE PISTACHE / PISTACIA CHINENSIS	B & B	1.5" CAL		
SHRUBS							
	CS	12	SUGAR SHACK® BUTTOMBUSH / CEPHALANTHUS OCCIDENTALIS 'SMCOSS'	5' B&B			
	CH	6	HUMMINGBIRD SUMMERSWEET / CLETHRA ALNIFOLIA 'HUMMINGBIRD'	5 GAL			
	CA2	4	SWEET PEPPERBUSH / CLETHRA ALTERNIFOLIA	5 GAL			
	CD	1	SGT. PEPPER® TATARIAN DOGWOOD / CORNUS ALBA 'VERPAALENZ'	5 GAL			
	EM	28	MAGNUS PURPLE CONEFLOWER / ECHINACEA PURPUREA 'MAGNUS'	5 GAL			
	VC	3	KOREANSPICE VIBURNUM / VIBURNUM CARLESII	5 GAL			
	WS	24	SPILLED WINE® WEIGELA / WEIGELA FLORIDA 'BOKRASPIW'	5 GAL			
EVERGREEN SHRUBS							
	CG	6	GOLDEN MOP THREADLEAF SAWARA CYPRESS / CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	3 GAL			
	PL	28	LITTLE GEM NORWAY SPRUCE / PICEA ABIES 'LITTLE GEM'	3 GAL			
GRASSES							
	CE	14	HAMELN FOUNTAIN GRASS / CENCHRUS ALOPECUROIDES 'HAMELN'	1 GAL			
	MC3	32	VARIEGATED MOOR GRASS / MOLINIA CAERULEA 'VARIEGATA'	1 GAL			
	SS2	12	STANDING OVATION LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	1 GAL			
PERENNIALS							
	AI	8	STRING THEORY BLUESTAR / AMSONIA HUBRICHTII 'STRING THEORY'	1 GAL			
	AP	33	PURPLE CANDLES CHINESE ASTILBE / ASTILBE CHINENSIS 'PURPURKERZE'	1 GAL			
	AV	36	VISIONS CHINESE ASTILBE / ASTILBE CHINENSIS 'VISIONS'	1 GAL			
	AD	18	DEUTSCHLAND ASTILBE / ASTILBE X ARENDSII 'DEUTSCHLAND'	1 GAL			
	AW	6	WHITE GLORIA ASTILBE / ASTILBE X ARENDSII 'WEISSE GLORIA'	1 GAL			
	H	14	OBSIDIAN CORAL BELLS / HELICHERA X 'OBSIDIAN'	1 GAL			
	PS	27	SHIRLEY TEMPLE PEONY / PAEONIA LACTIFLORA 'SHIRLEY TEMPLE'	3 GAL			
	PA2	57	RUSSIAN SAGE / PEROVSKIA ABROTANOIDES	1 GAL			
	PC	26	CANDY STRIPE CREEPING PHLOX / PHLOX SUBULATA 'CANDY STRIPE'	4" POT			
	PV	10	OBEDIENT PLANT / PHYSOSTEGIA VIRGINIANA	5 GAL			
	SM	20	MAY NIGHT MEADOW SAGE / SALVIA NEMOROSA 'MAY NIGHT'	1 GAL			



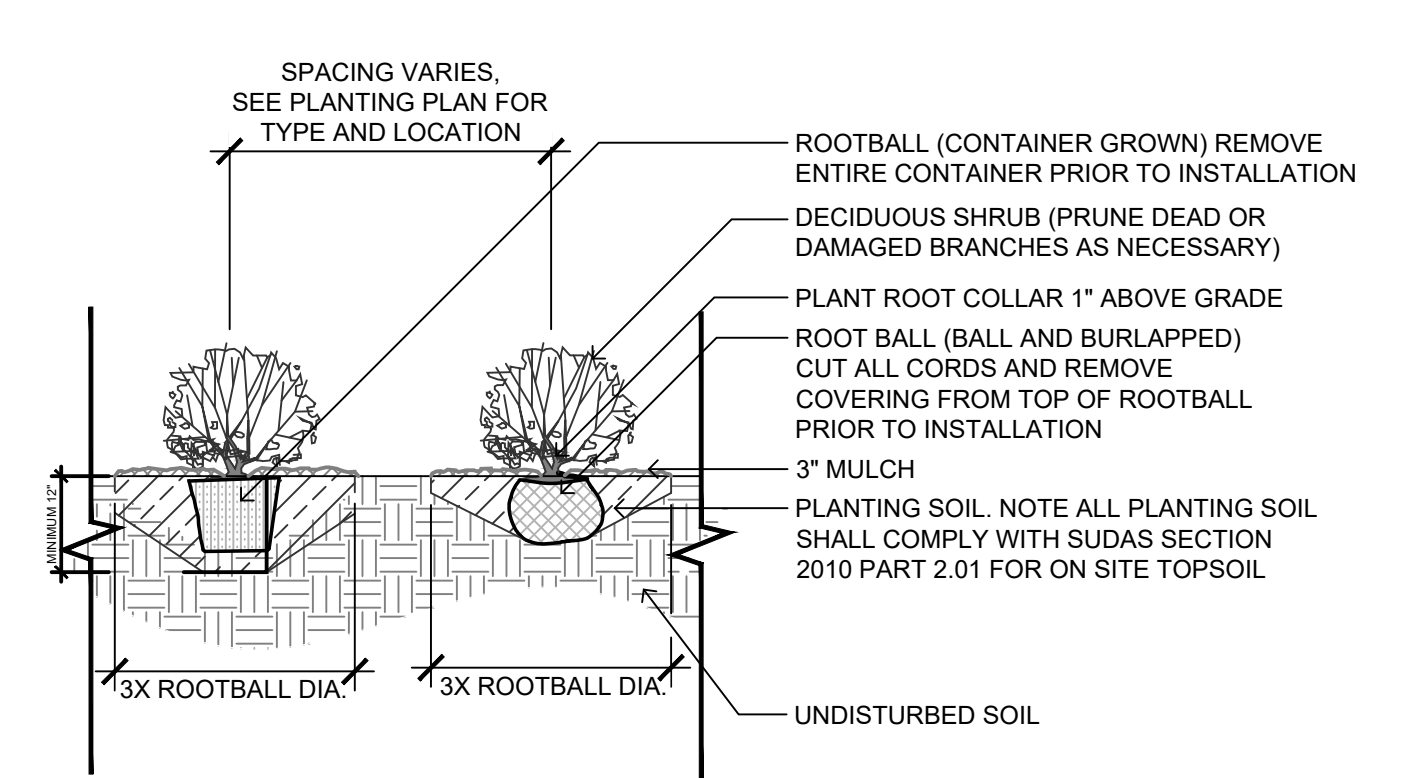
01 L400 PLANTING PLAN



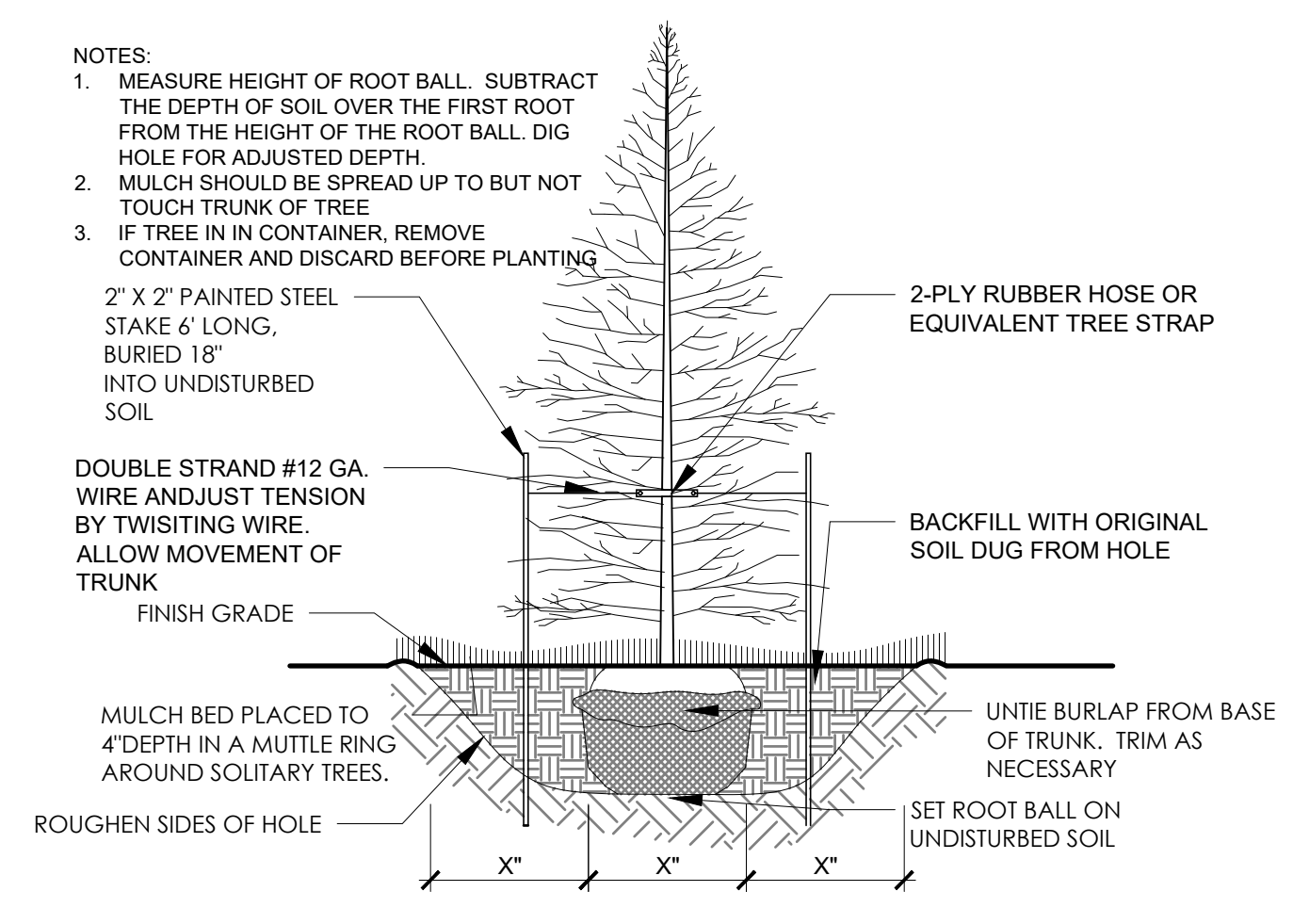
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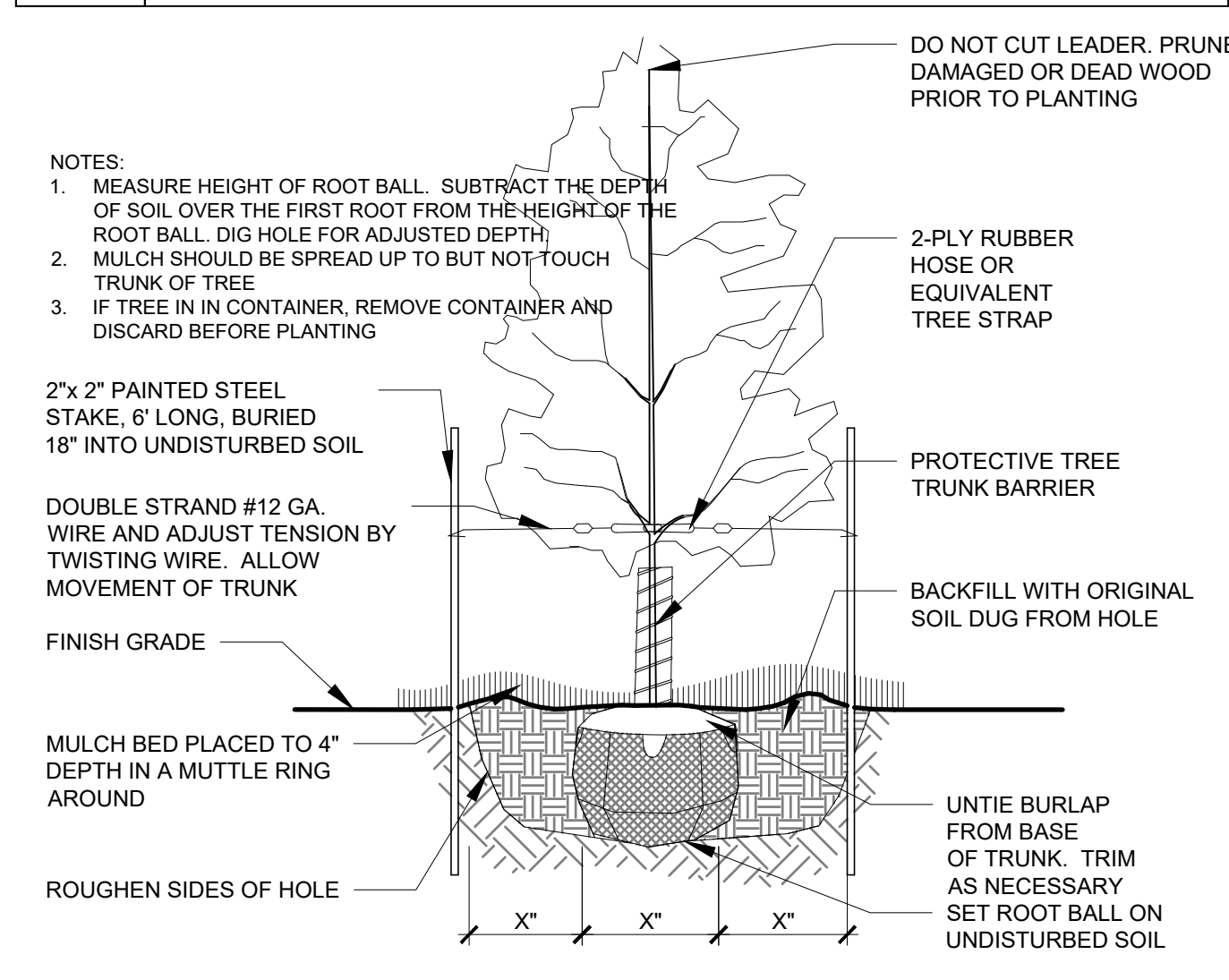
05 SECTION: TRAP ROCK, TYP. N.T.S.



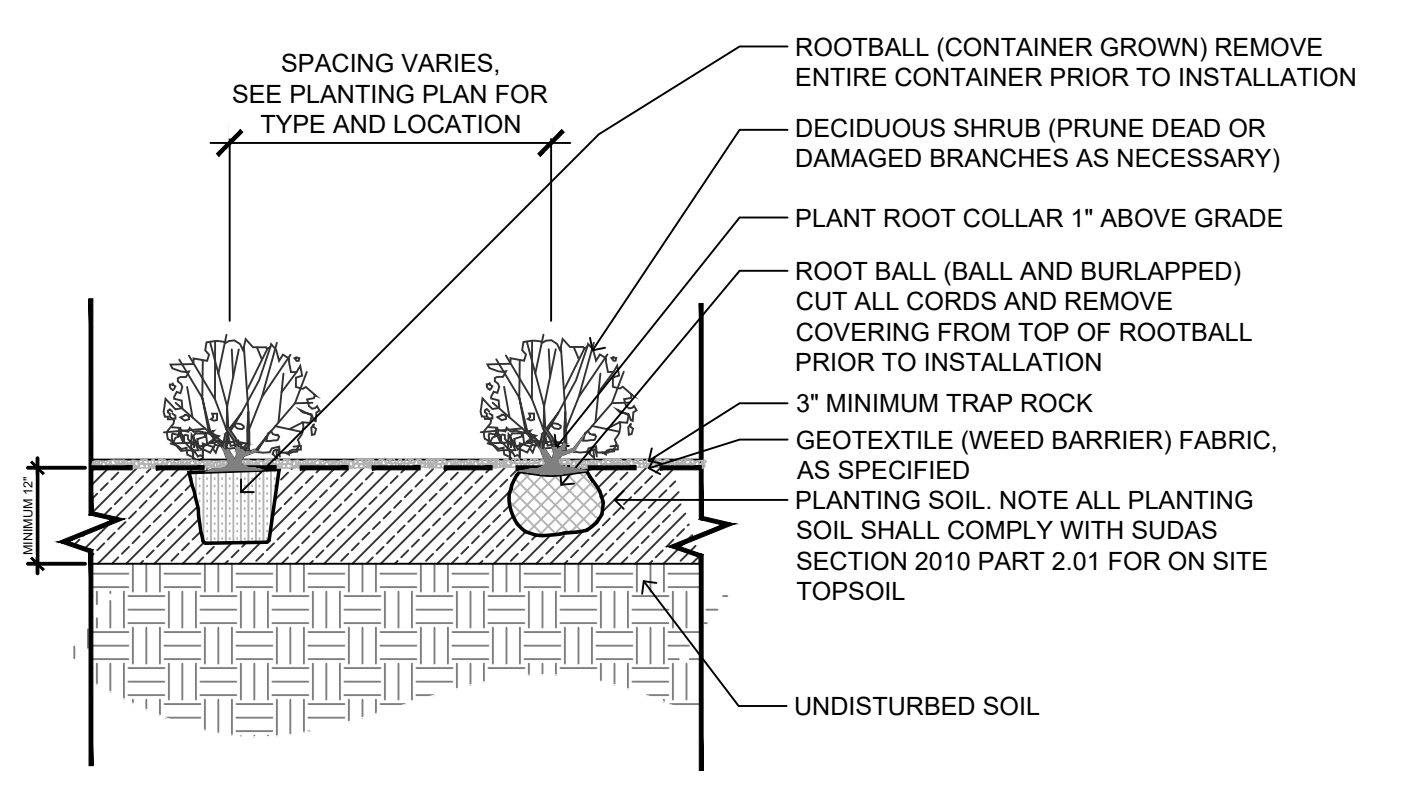
01 SECTION: SHRUB PLANTING IN LANDSCAPE N.T.S.



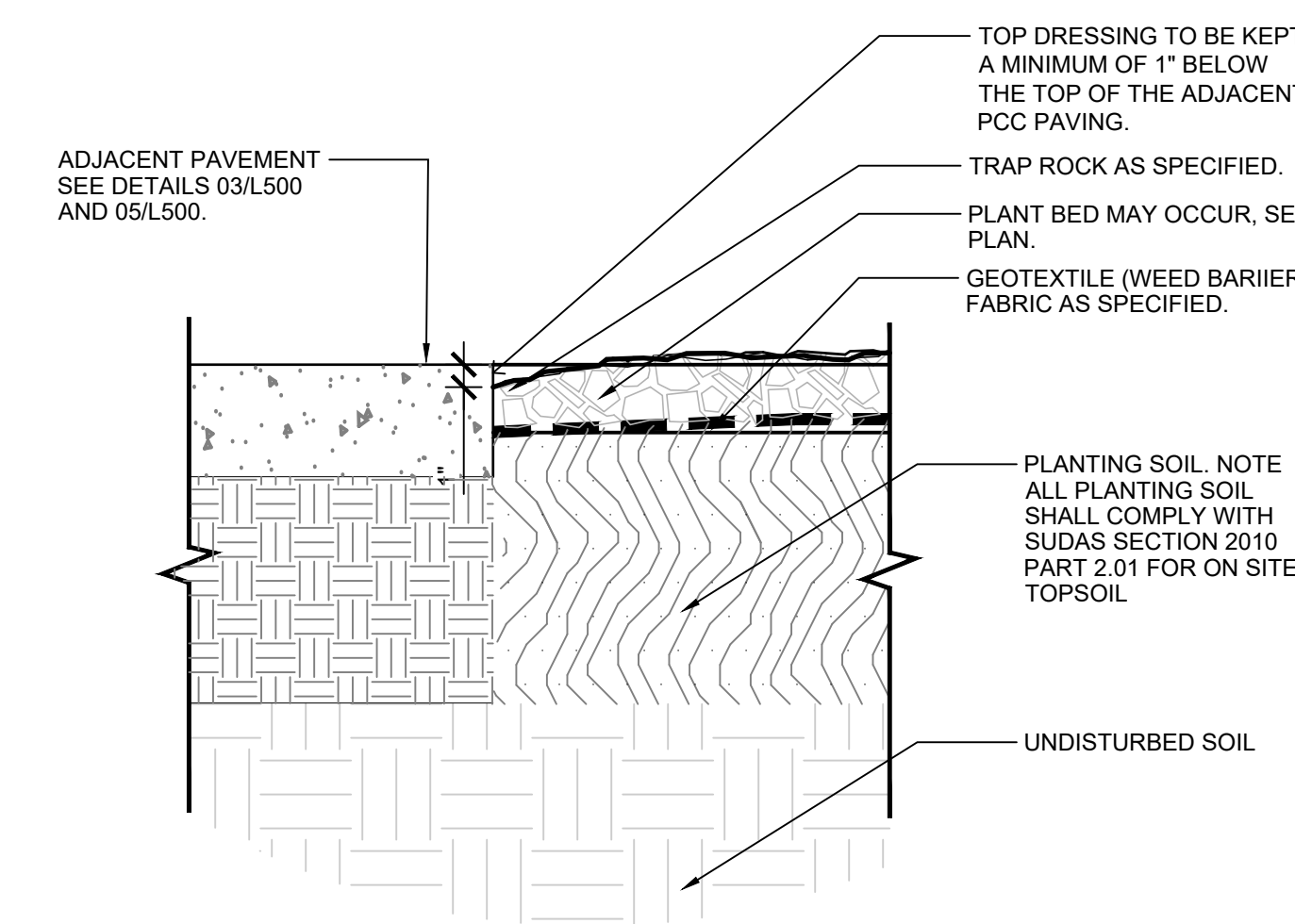
08 SECTION: EVERGREEN TREE PLANTING N.T.S.



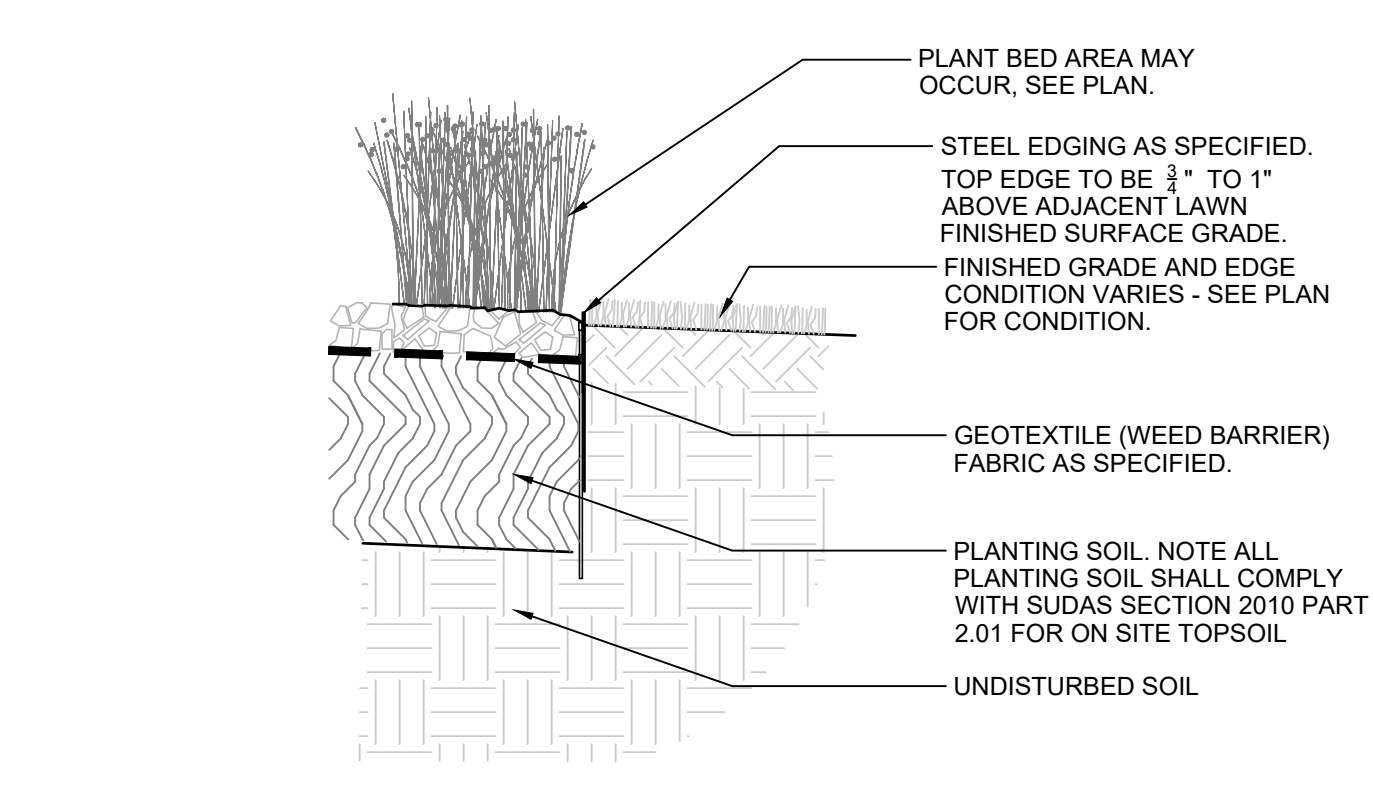
06 SECTION: DECIDUOUS TREE PLANTING N.T.S.



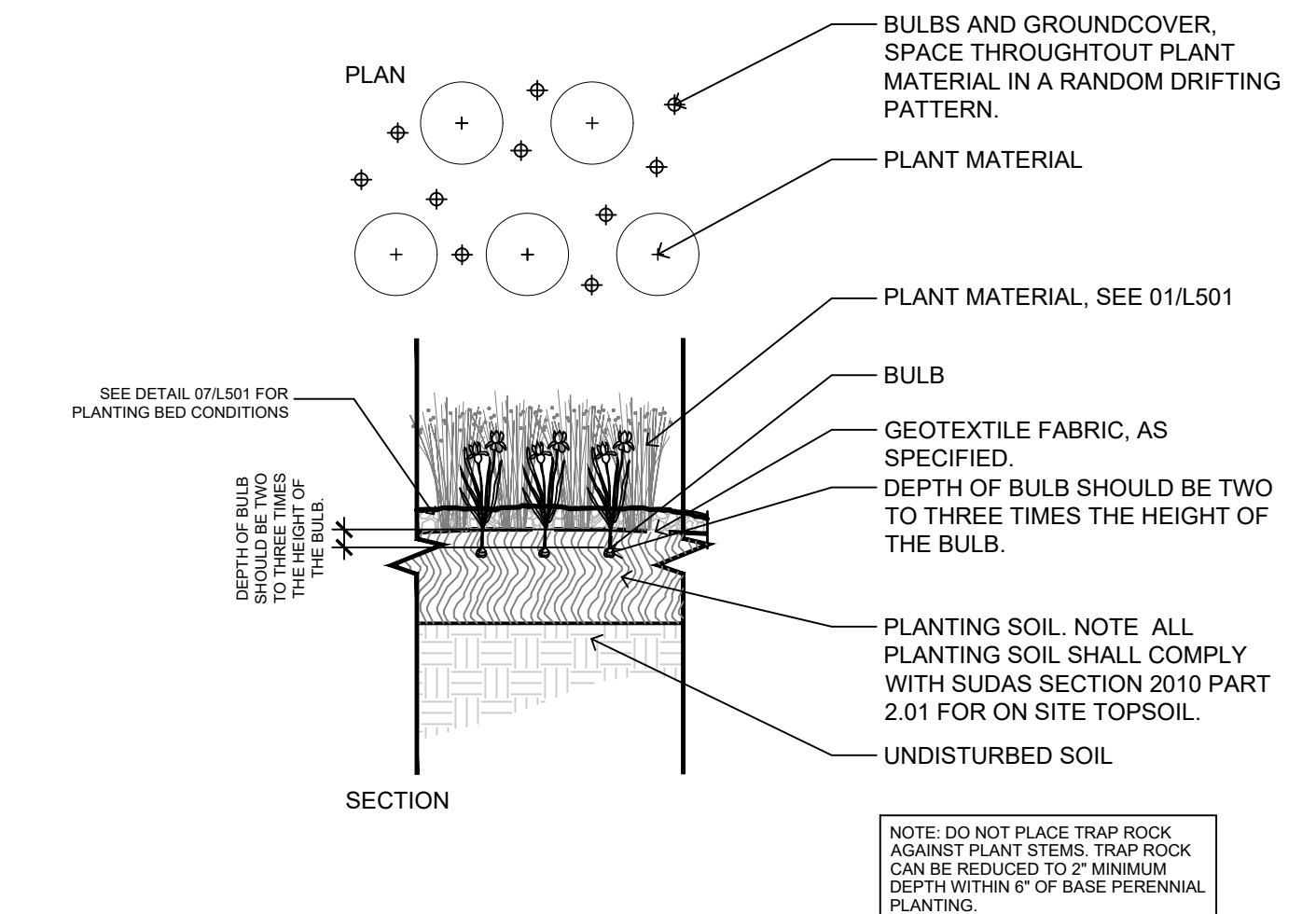
02 SECTION: SHRUB PLANTING IN TRAP ROCK N.T.S.



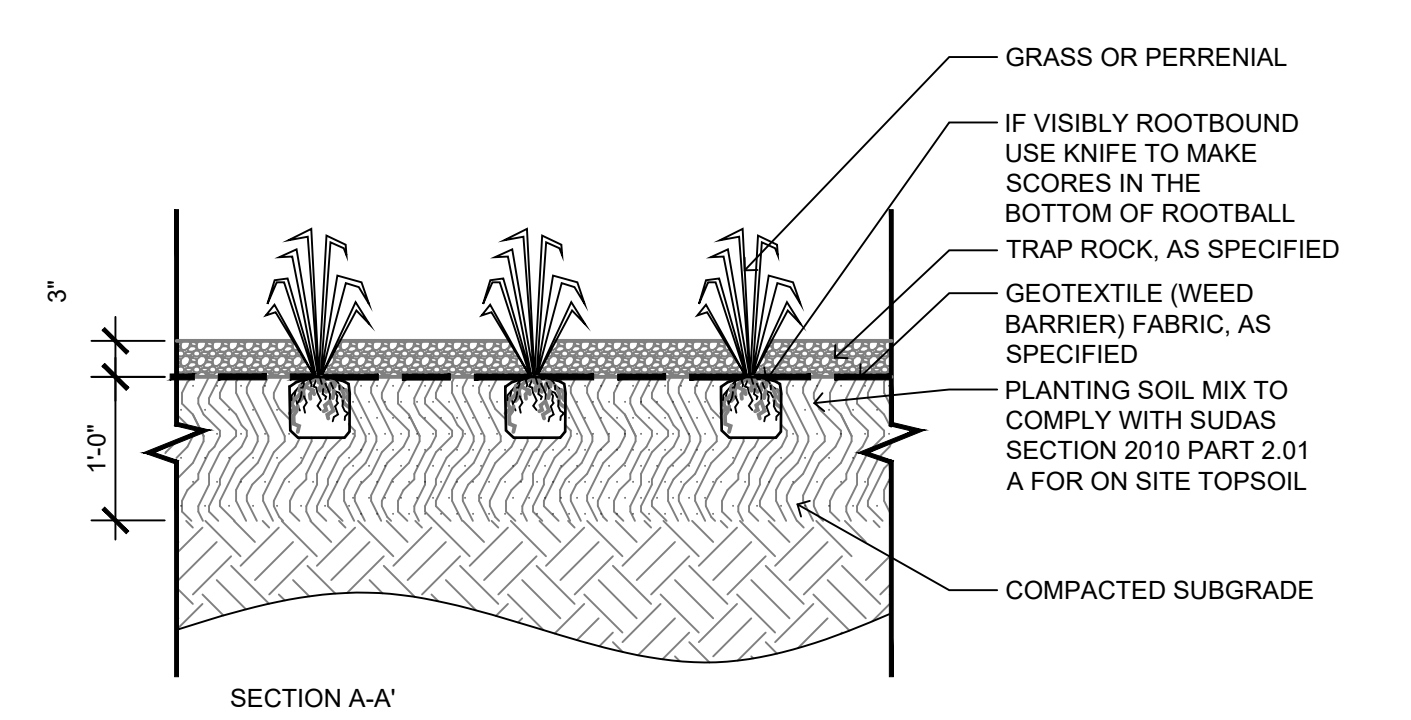
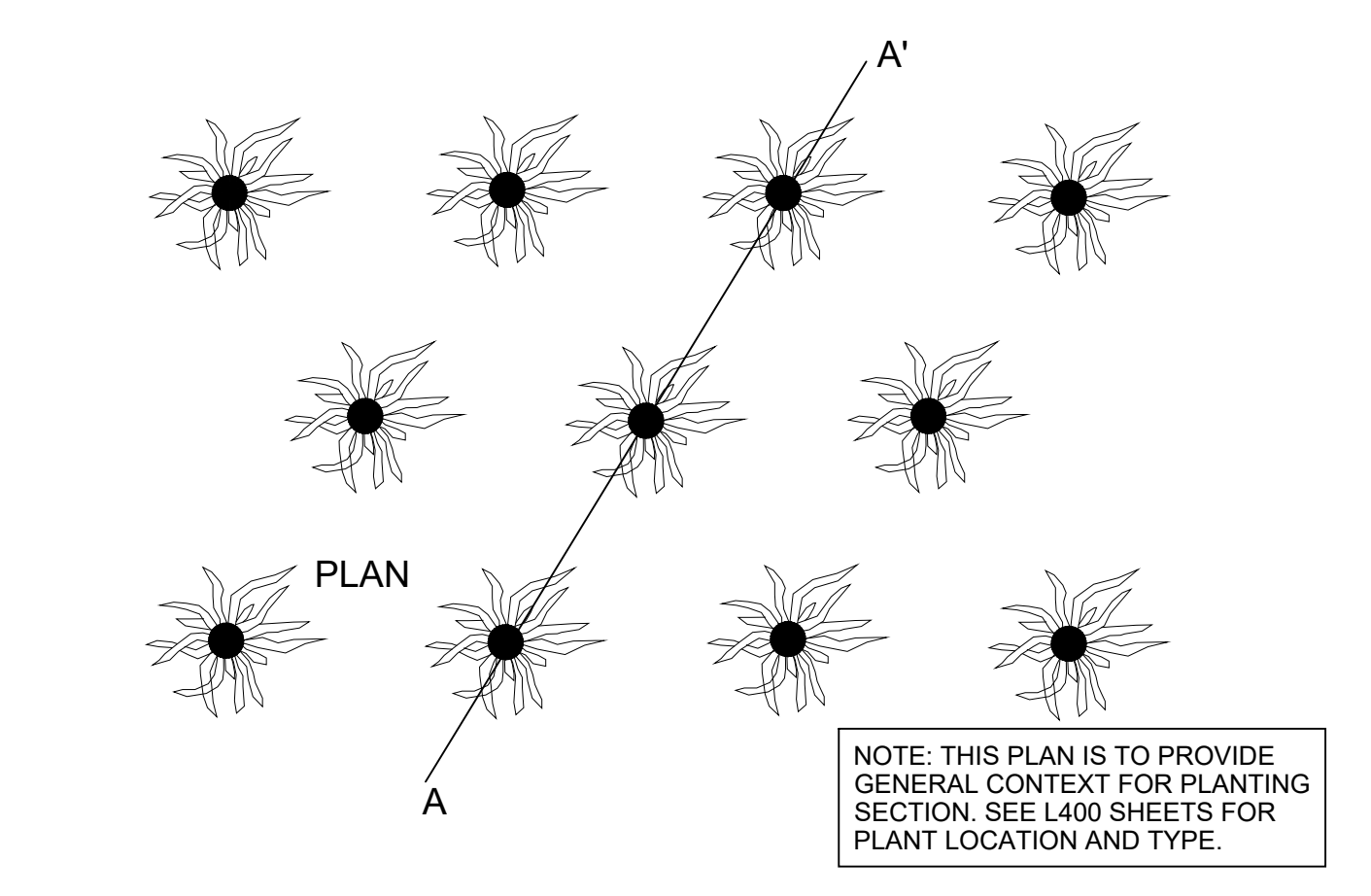
09 SECTION: TRAP ROCK @ PCC EDGE SCALE: 1/16\"/>



07 SECTION: STEEL EDGING SCALE: 1\"/>



03 SECTION: BULB PLANTING N.T.S.



04 SECTION: PERENNIAL & GRASS PLANTING SCALE: 1/16\"/>

Project

LANDSCAPE ARCHITECT

CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
P. 515-288-4875

STRUCTURAL ENGINEER

RAKER RHODES ENGINEERING
4717 GRAND AVENUE
DES MOINES, IA 50312
P. 515-277-0275

MECHANICAL ENGINEER

MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P. 402-491-4144

ELECTRICAL ENGINEER

MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P. 402-491-4144

Key Plan

OPN Project No.

Sheet Issue Date

SITE PLAN RESUBMITTAL 2/17/2026

Sheet Name

PLANT DETAILS

Sheet Number

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100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Client:
CITY OF WAUKEE
230 W. HICKMAN ROAD
WAUKEE, IA 50263

Project:
EXISTING PD/FD BLDG RENOVATION
1300 SE LA GRANT PKWY
WAUKEE, IA 50263

LANDSCAPE ARCHITECT
CONFLENCUE
525 17TH STREET
DES MOINES, IA 50309
P: 515-288-4875

STRUCTURAL ENGINEER
RAKER RHODES ENGINEERING
4717 BRAD AVENUE
DES MOINES, IA 50312
P: 515-277-0275

MECHANICAL ENGINEER
MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P: 402-491-4144

ELECTRICAL ENGINEER
MORRISSEY ENGINEERING
4940 N 118TH STREET
OMAHA, NE 68164
P: 402-491-4144

CIVIL ENGINEER
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322
P: 515-276-0467

GENERAL NOTES:

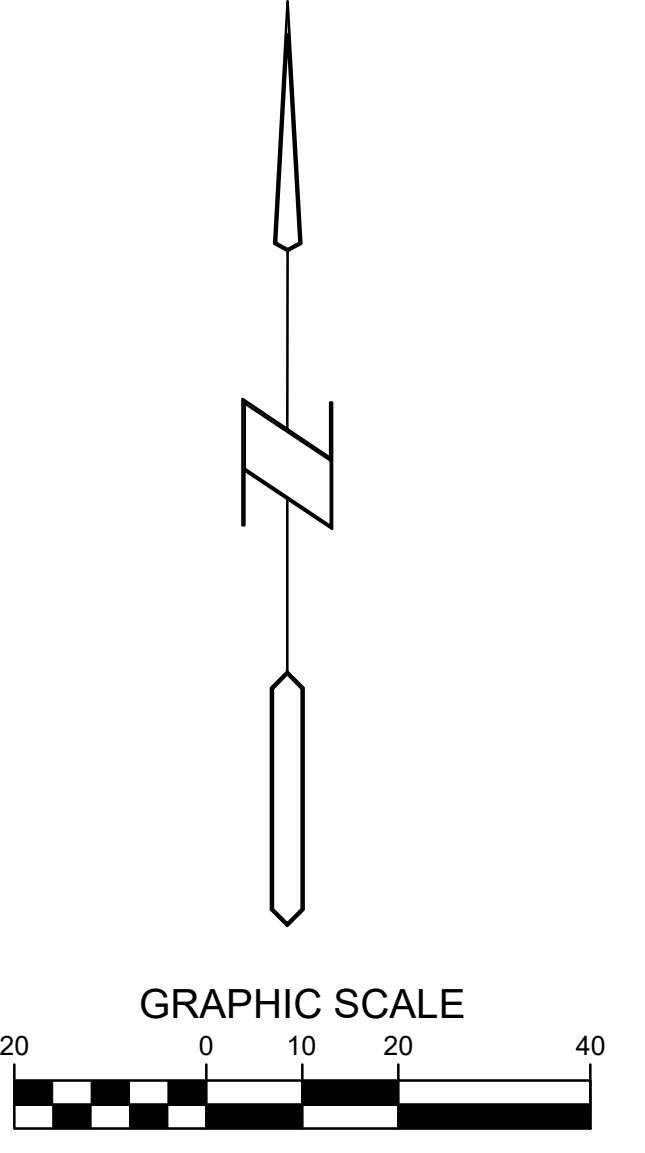
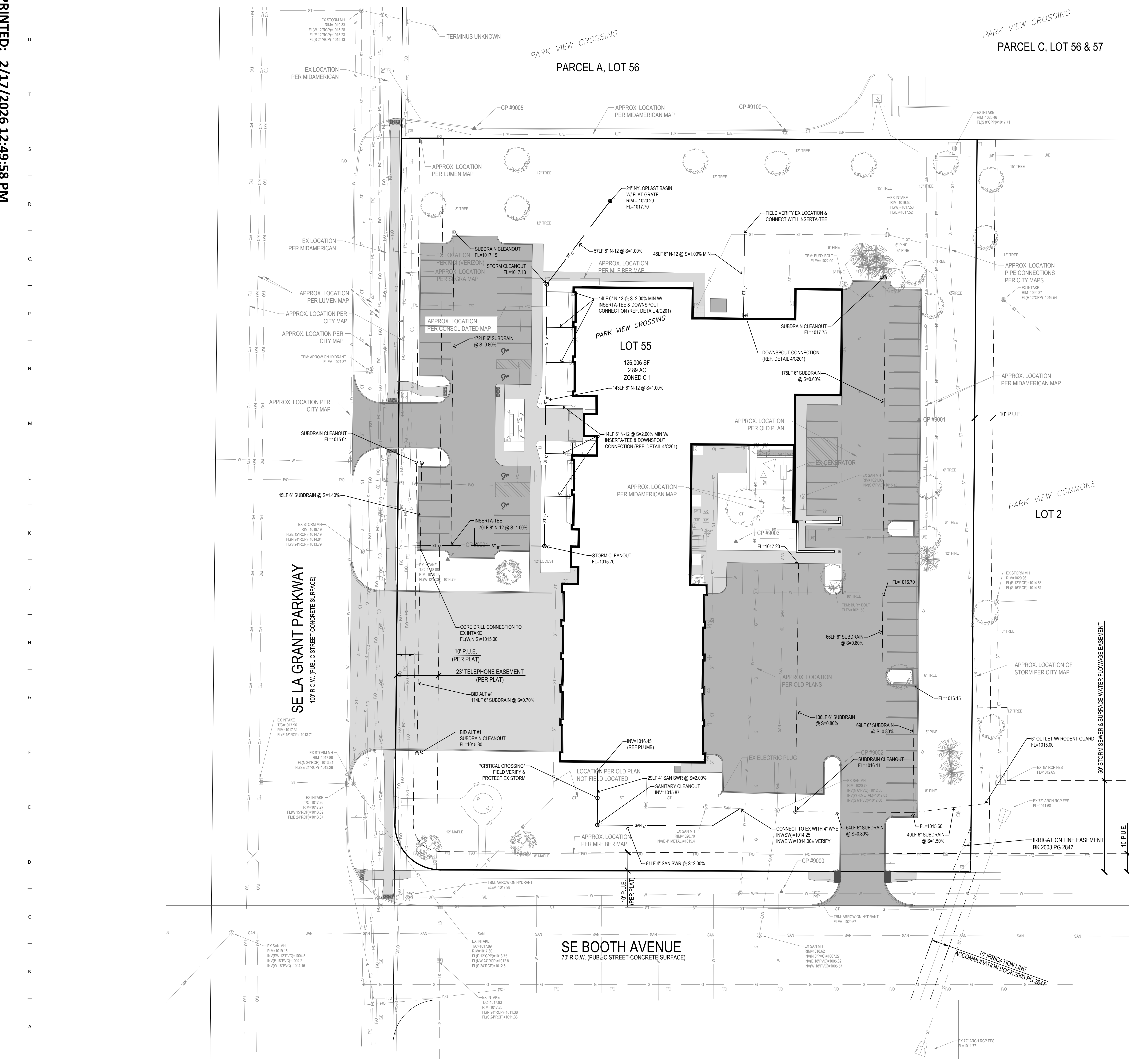
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS 2026 STANDARD SPECIFICATIONS AND 2025 WAUKEE STANDARD SPECIFICATIONS. THE CITY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK AND PRIOR TO ANY WEEKEND OR HOLIDAY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY 1 WEEK PRIOR TO ANY PLANNED WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY.
- EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ANY PROPOSED CHANGES TO THE APPROVED PLAN SET DURING CONSTRUCTION MUST RECEIVE WRITTEN APPROVAL FROM THE CITY AND DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED WRITTEN APPROVAL.

UTILITY NOTES:

- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LODS SHALL BE BOLTED DOWN TO THE CASTINGS.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
- SANITARY SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANHOLE AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. ALL SANITARY AND STORM LINES SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING. THE CITY SHALL WITNESS ALL CLEANING AND TELEVIEWING. COPIES OF THE REPORTS AND VIDEOS SHALL BE PROVIDED TO THE CITY.
- ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS AND THE CITY STAFF SHALL WITNESS ALL TESTING.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

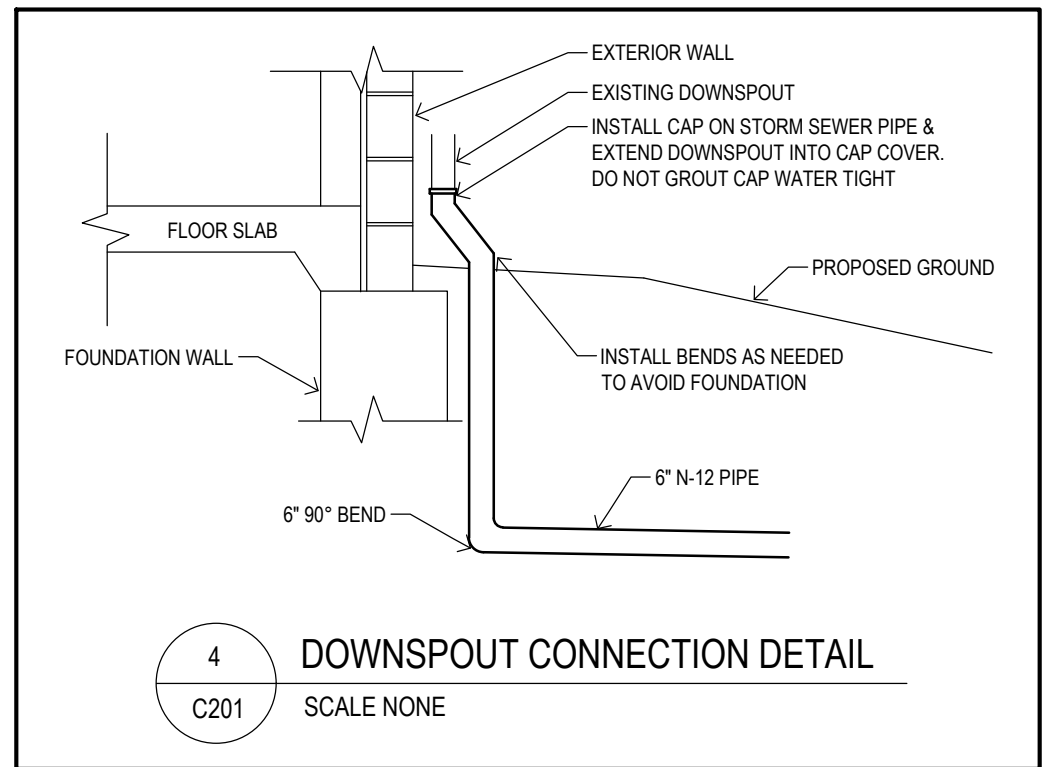
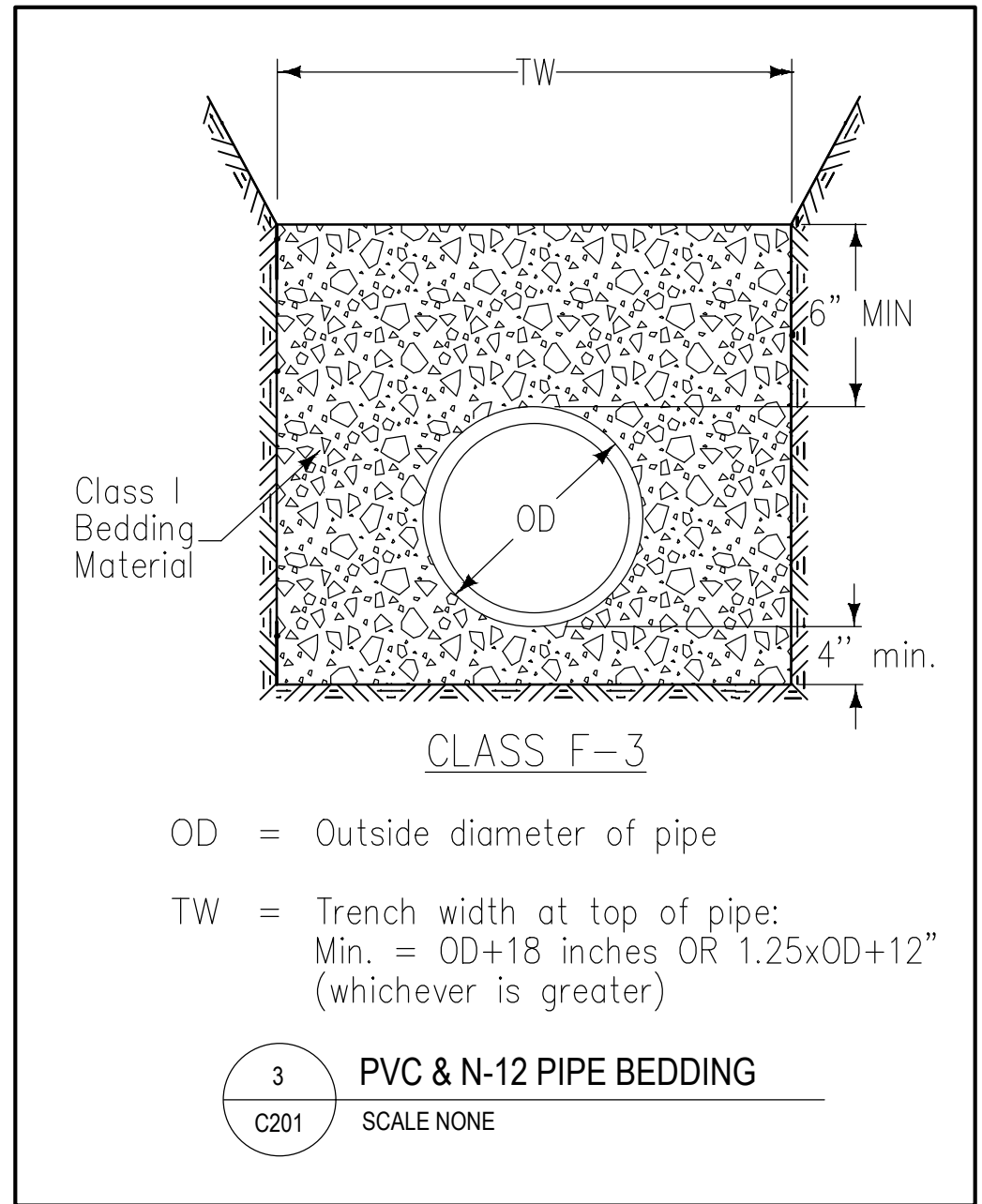
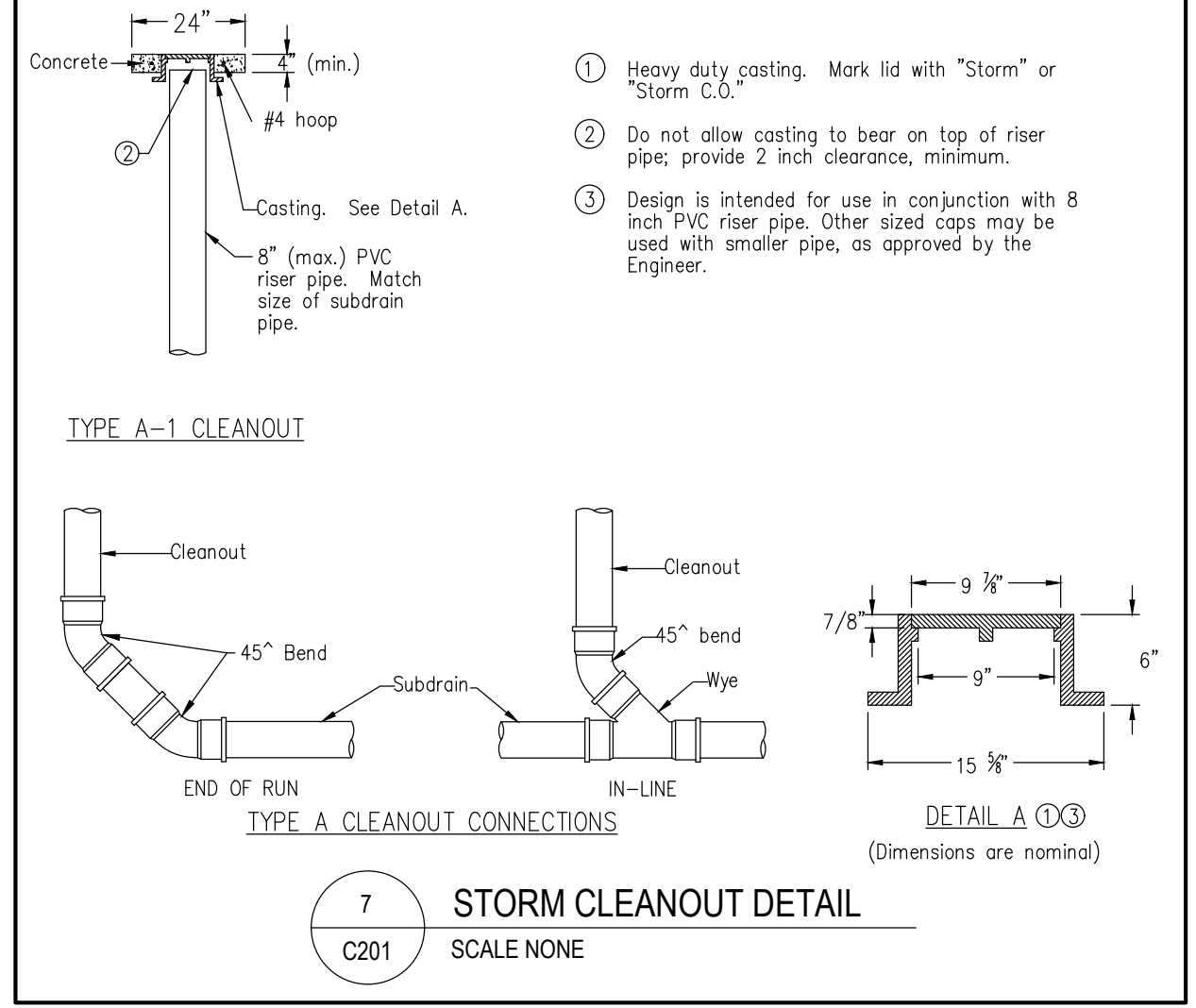
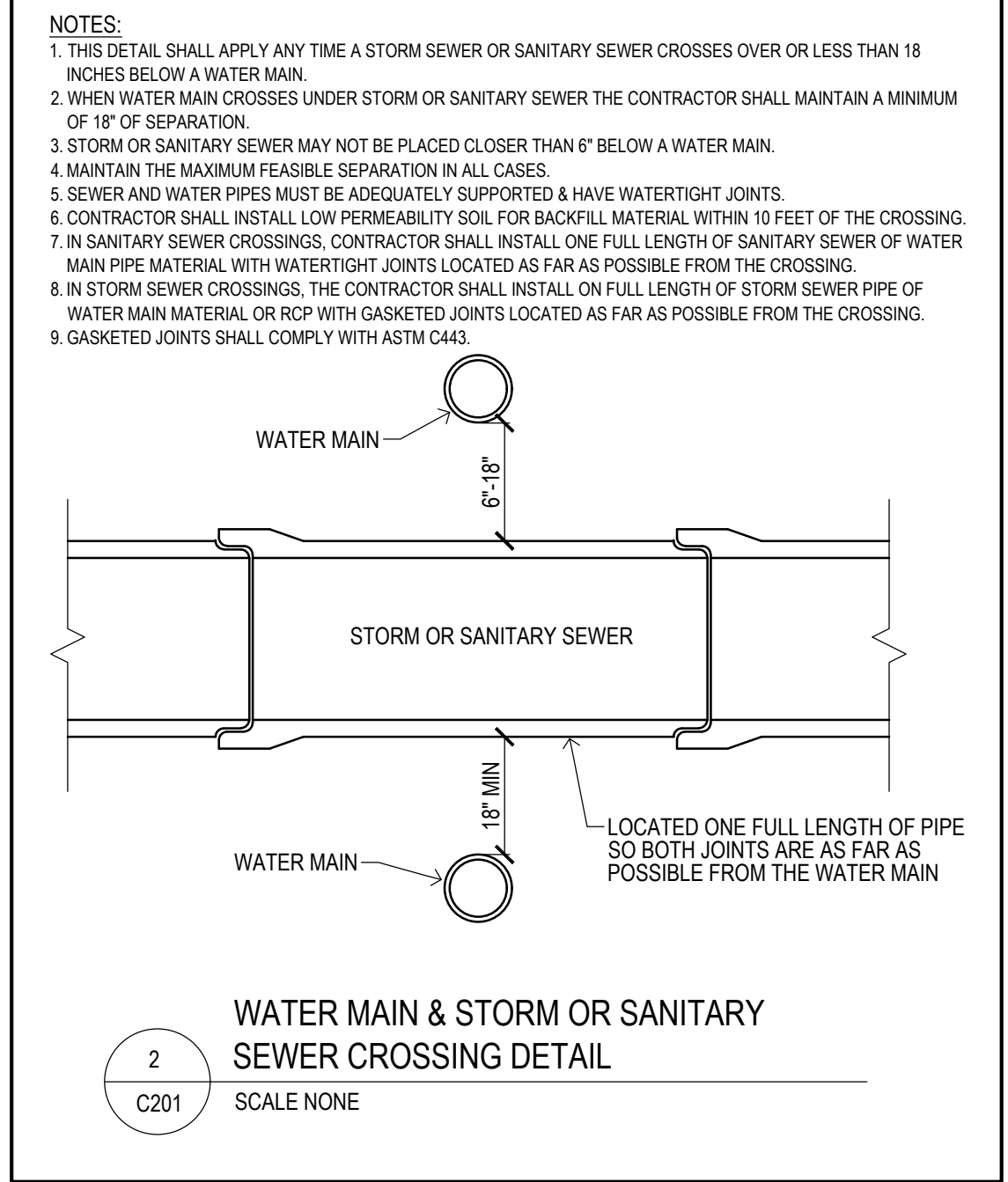
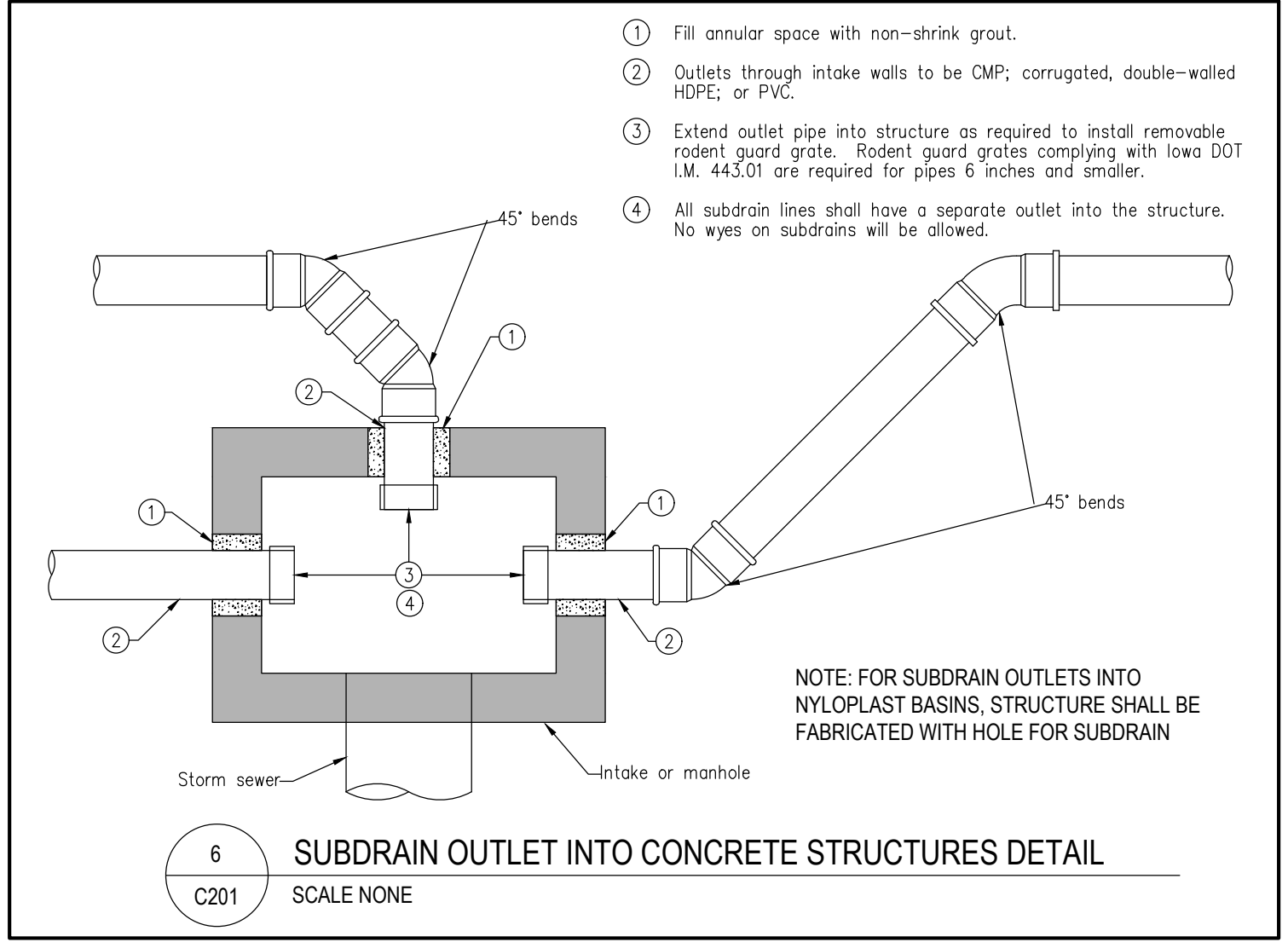
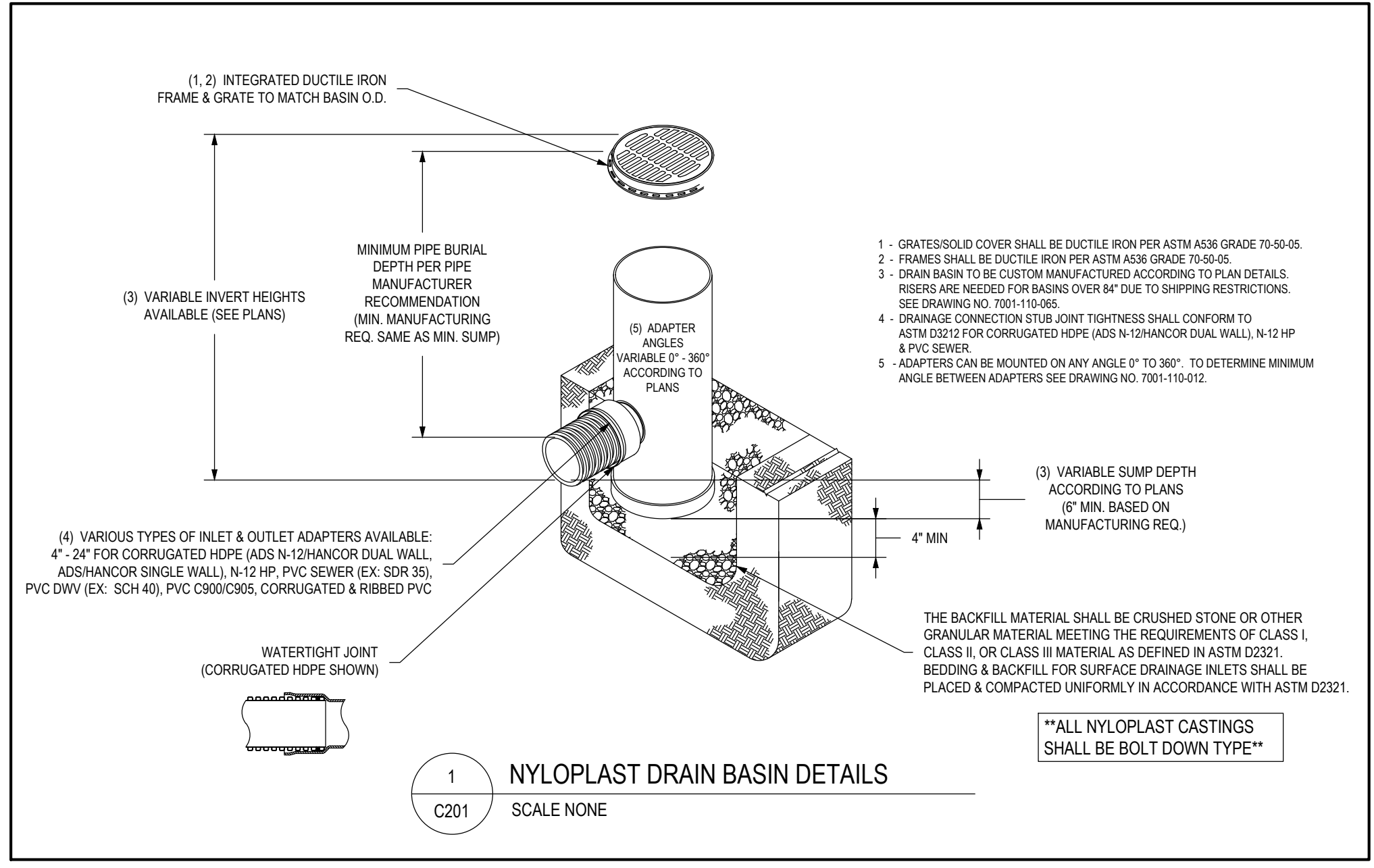
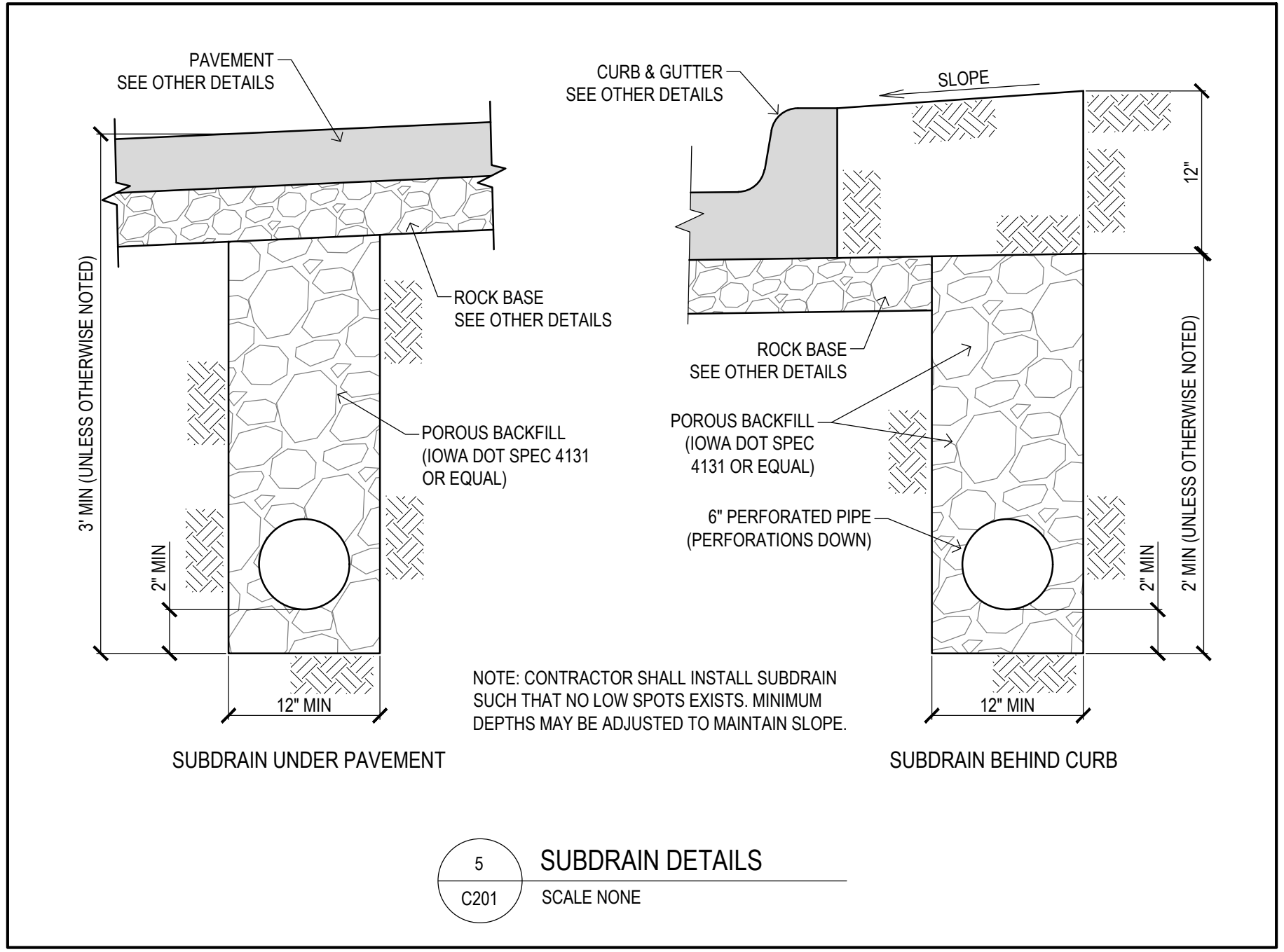


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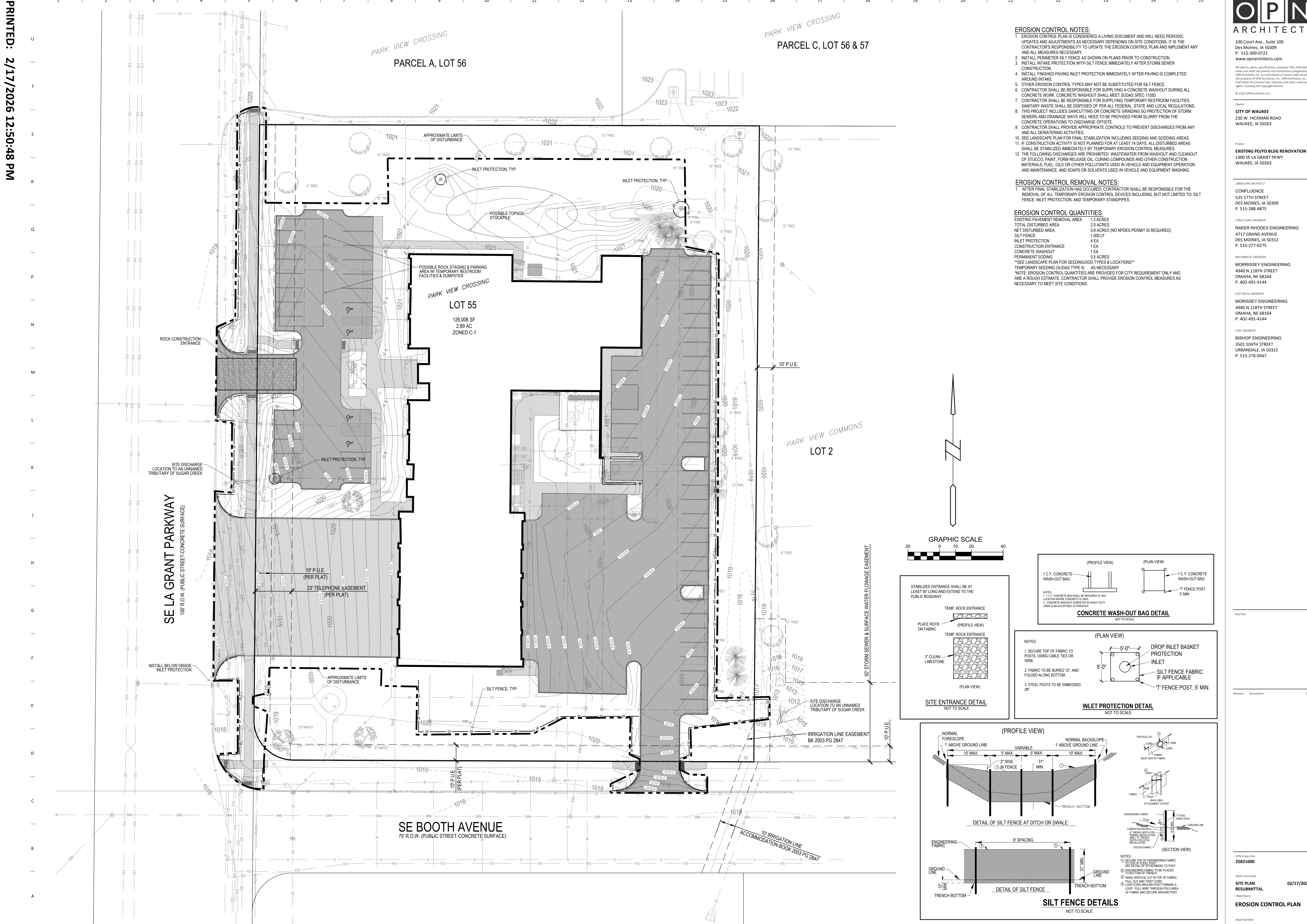
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OPN Project No:
25821000
Sheet Issue Date:
02/17/2026
SITE PLAN
RESUBMITTAL
Sheet Name:
UTILITY PLAN
Sheet Number:

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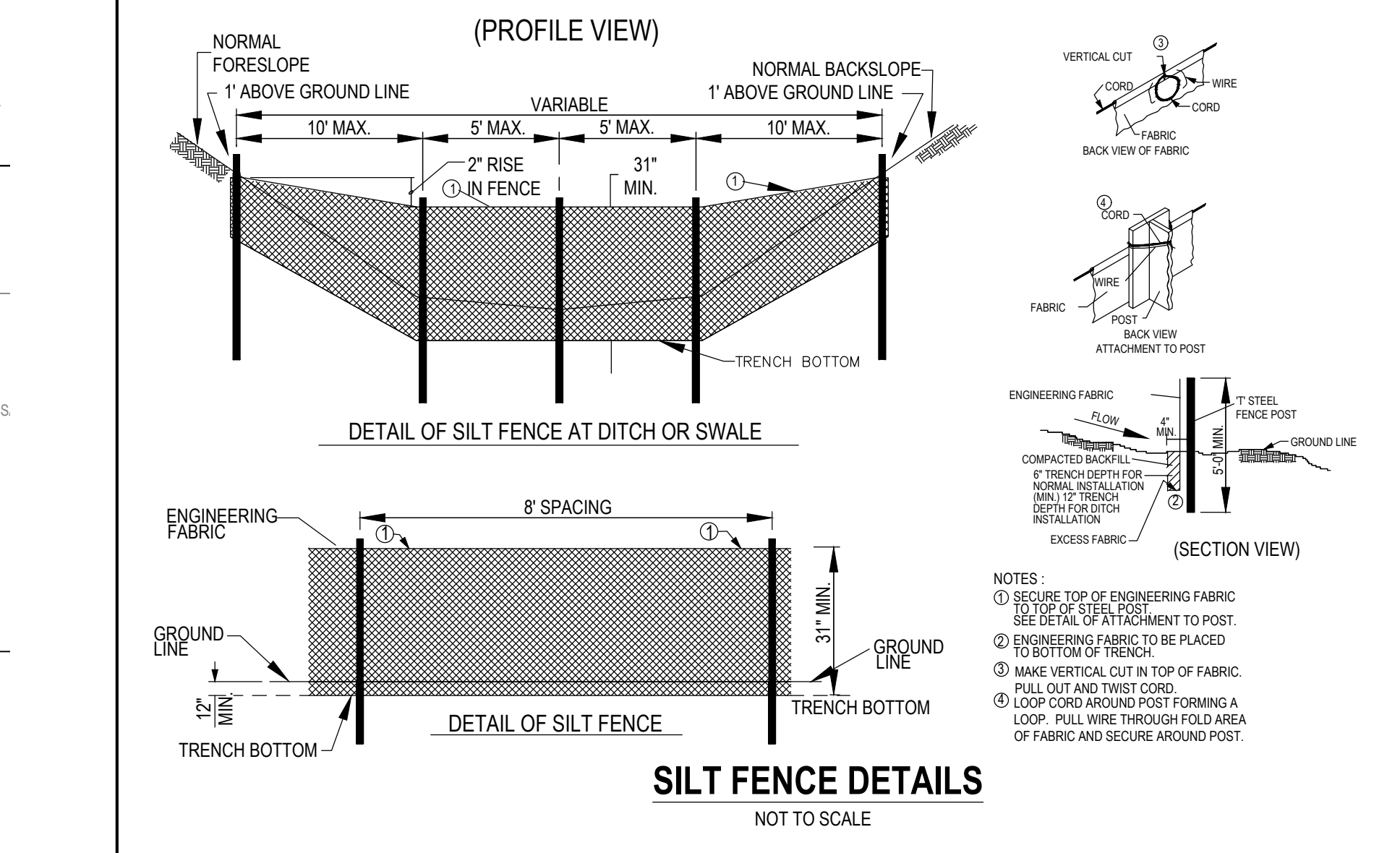
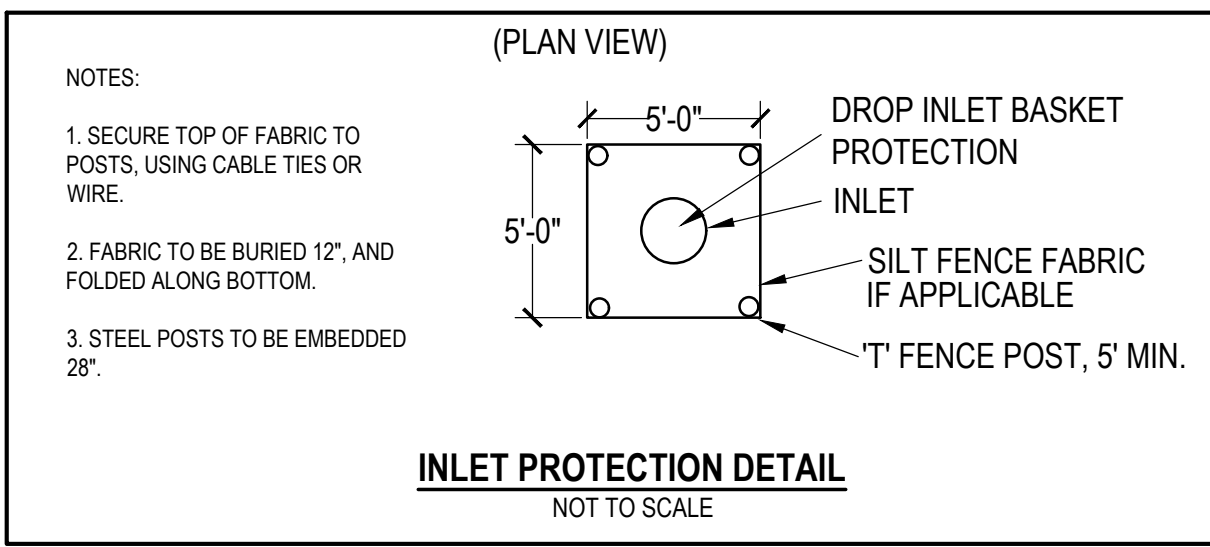
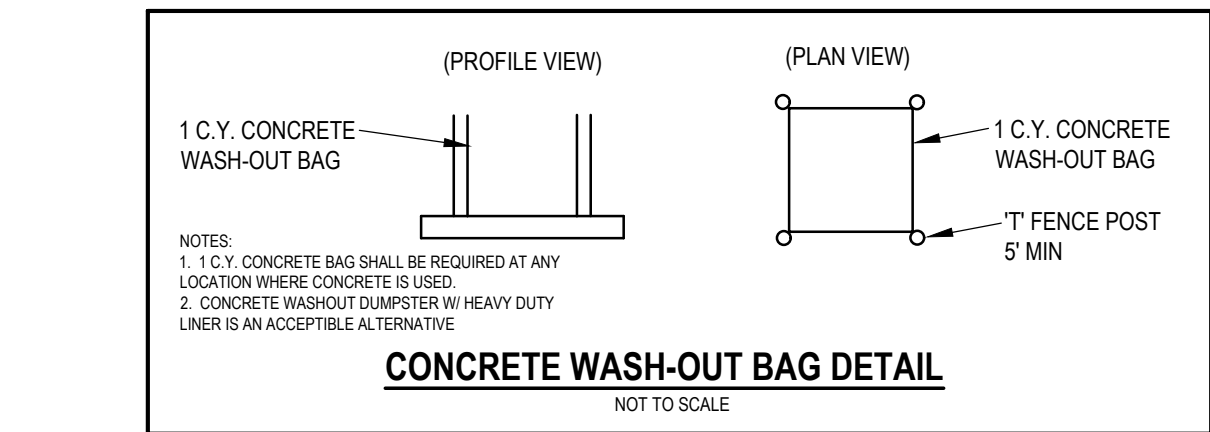
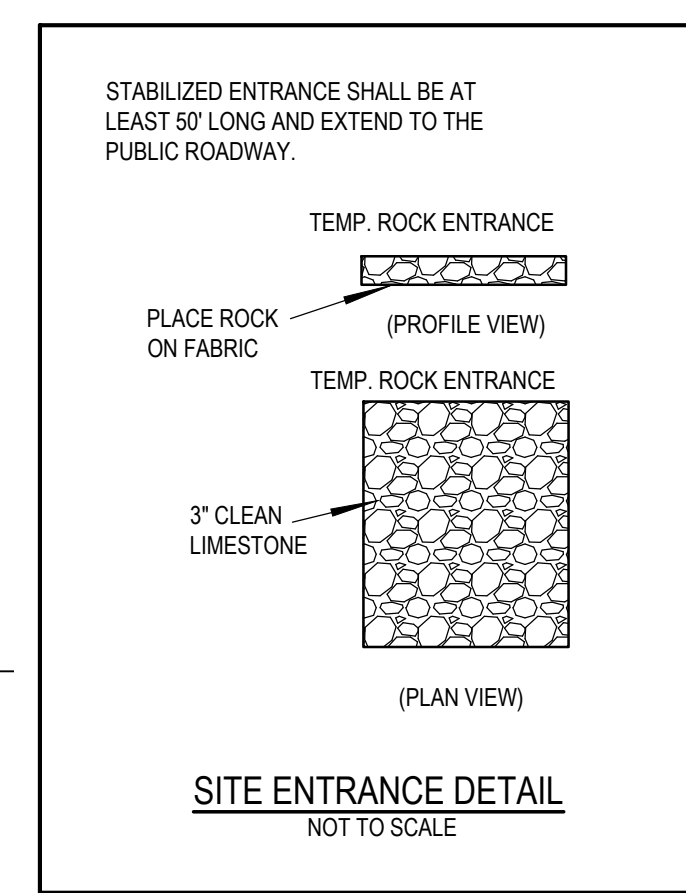
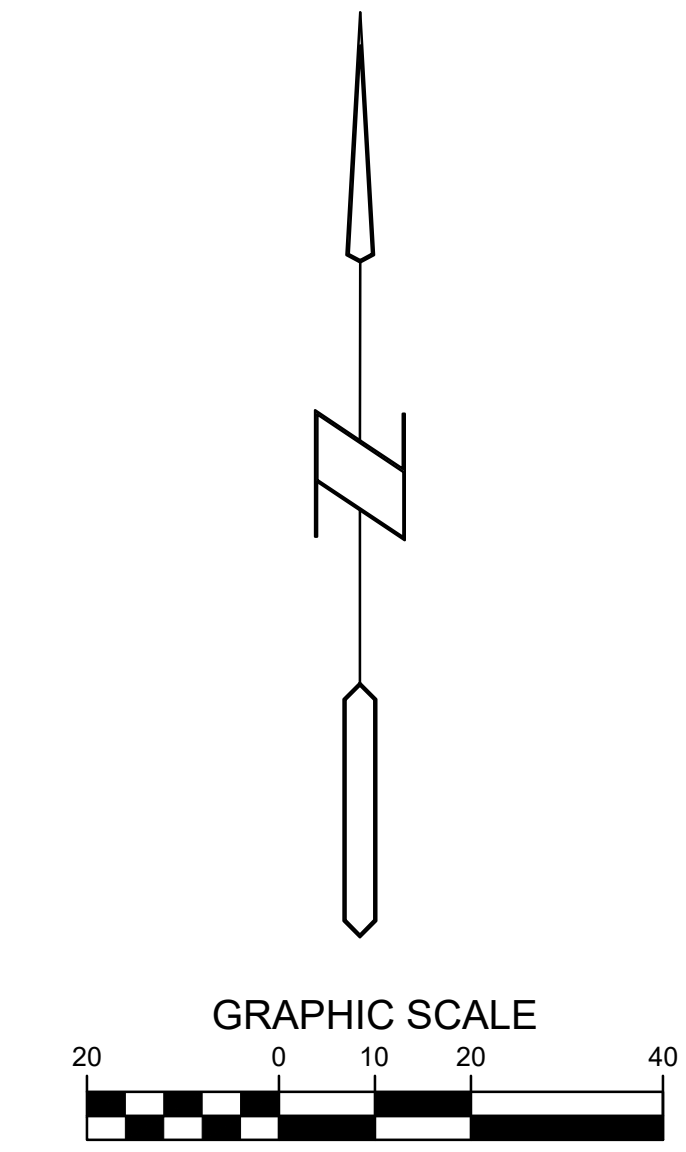
- EROSION CONTROL NOTES:**
- EROSION CONTROL PLAN IS CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE EROSION CONTROL PLAN AND IMPLEMENT ANY AND ALL MEASURES NECESSARY.
 - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
 - CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
 - SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
 - IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
 - THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SCALPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

EROSION CONTROL QUANTITIES:

EXISTING PAVEMENT REMOVAL AREA	1.2 ACRES
TOTAL DISTURBED AREA	2.0 ACRES
NET DISTURBED AREA	0.8 ACRES (NO NPDES PERMIT IS REQUIRED)
SILT FENCE	1,000 LF
INLET PROTECTION	4 EA
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SODDING	0.5 ACRES
SEE LANDSCAPE PLAN FOR SEEDING/SOD TYPES & LOCATIONS	
TEMPORARY SEEDING (SUDAS TYPE 4)	AS NECESSARY

NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.

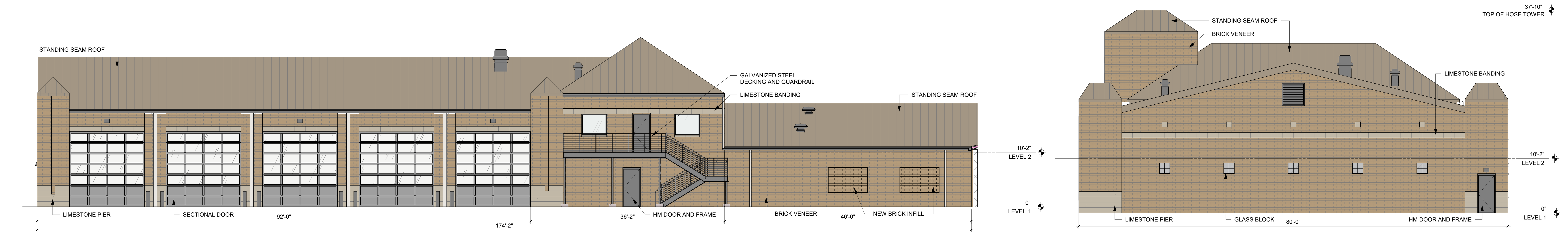


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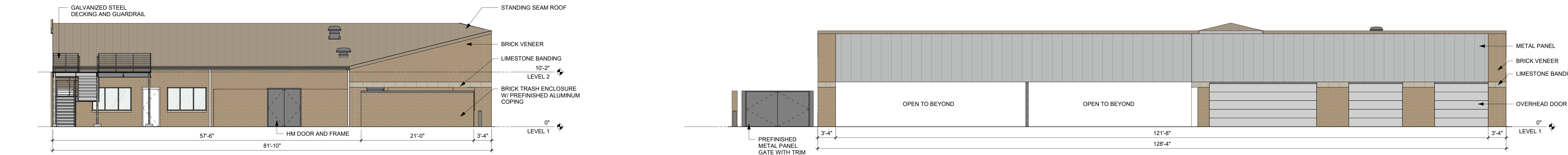


Q1 WEST ELEVATION
1/8" = 1'-0"



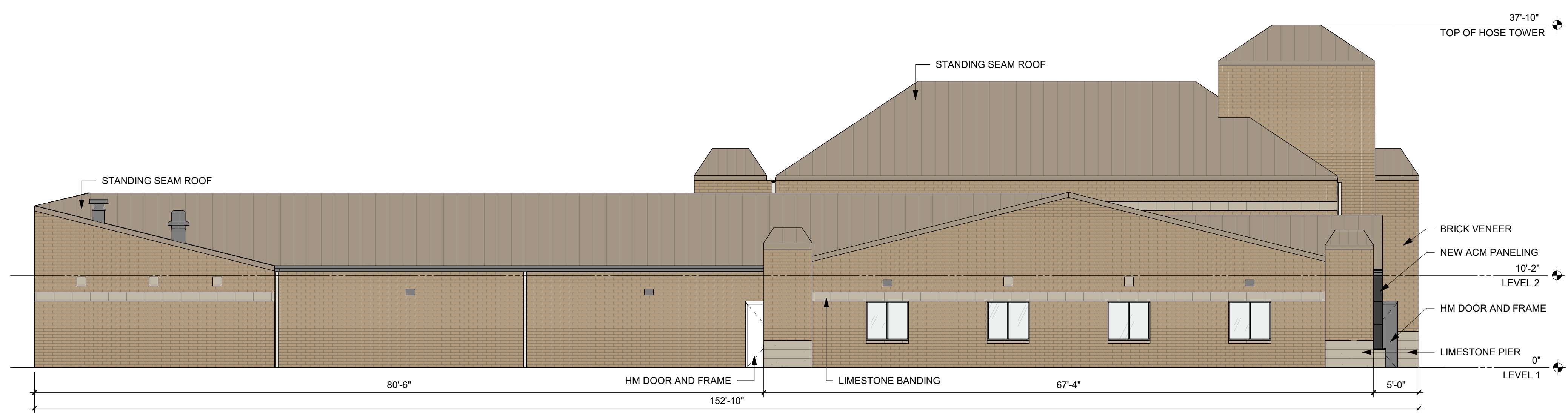
K1 EAST ELEVATION
1/8" = 1'-0"

K17 SOUTH ELEVATION
1/8" = 1'-0"

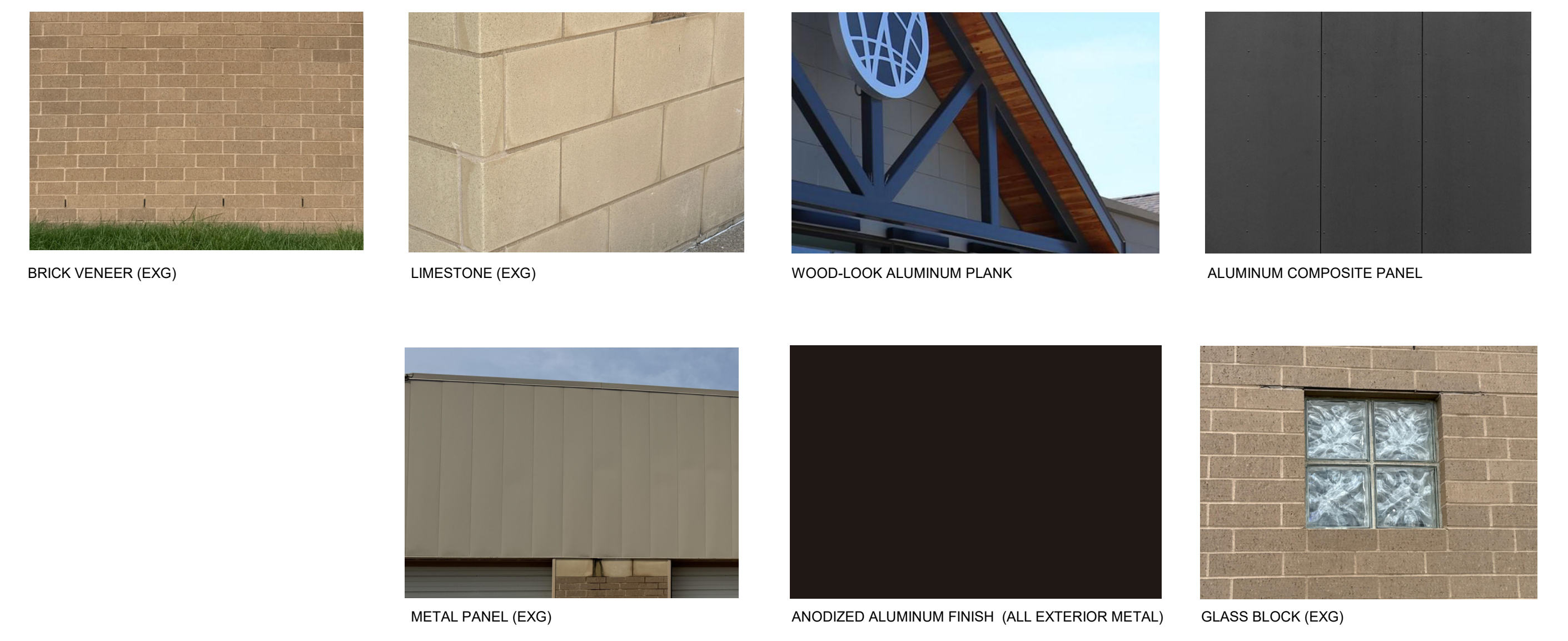


F1 SOUTH ELEVATION
1/8" = 1'-0"

F11 EAST ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION
1/8" = 1'-0"



Key Plan

Revision	Description	Date

OPN Project No.
25821000

Sheet Issue Date
SITE PLAN RESUBMITTAL 02/03/26

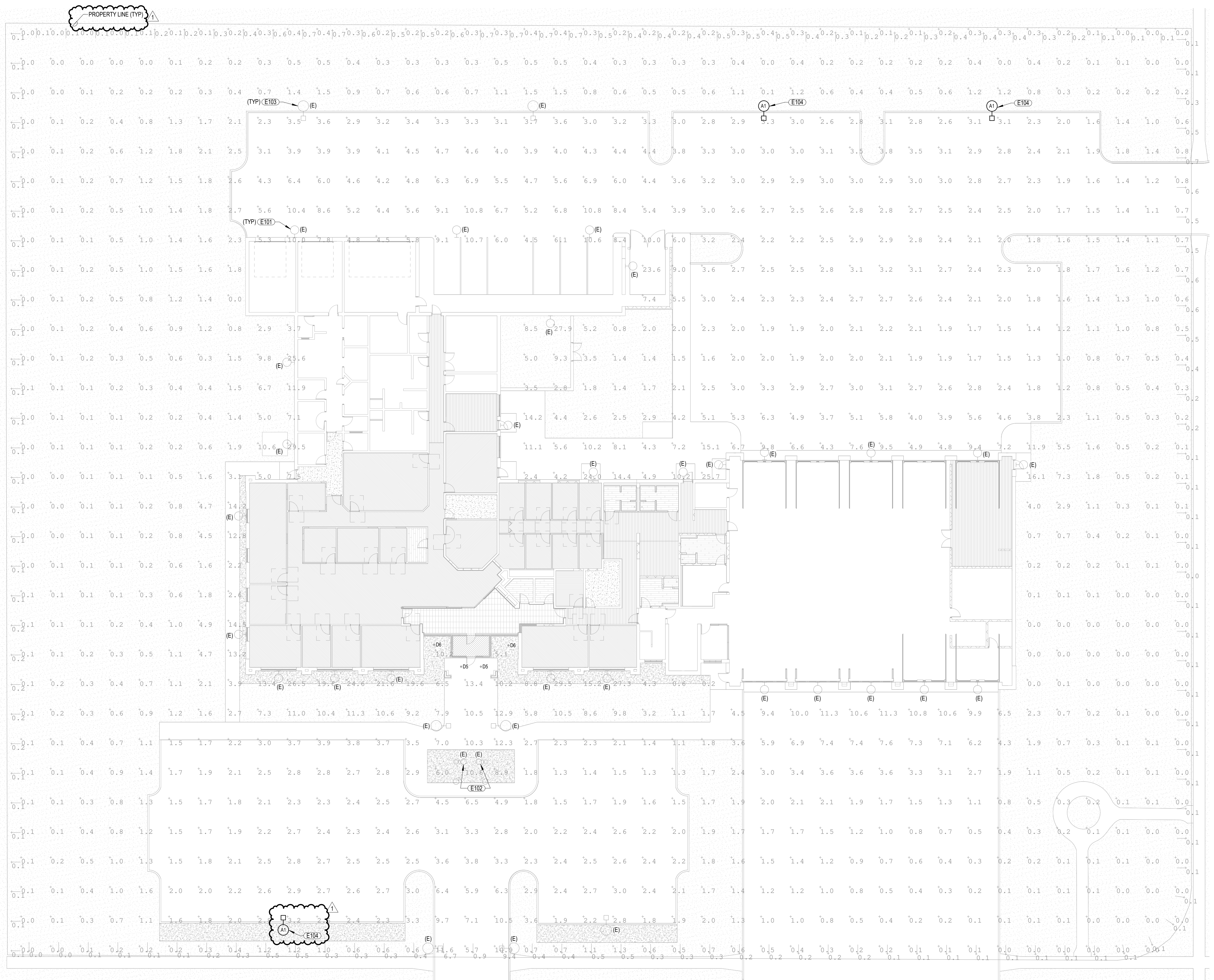
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SITE PLAN EXTERIOR ELEVATIONS

Sheet Number

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GENERAL NOTES:
 1. SEE ELECTRICAL COVER SHEET E00 FOR ELECTRICAL GENERAL NOTES.

KEYNOTES
 E101 EXISTING LED WALLPACK TO REMAIN
 E102 EXISTING LED FLAG MOUNTED AREA LIGHT TO REMAIN
 E103 EXISTING LED POLE MOUNTED AREA LIGHT TO REMAIN
 E104 REMOVE EXISTING METAL HALIDE HEAD. EXISTING POLE AND CIRCUIT SHALL REMAIN. INSTALL NEW LED HEAD ON EXISTING AREA LIGHT POLE.



SITE LIGHTING CALCULATION STATISTICS

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
PROPERTY LINE (VERTICAL @ 5')	0.4 FC	9.4 FC	0.0 FC	N/A	N/A
EAST PARKING	3.8 FC	10.8 FC	1.0 FC	3.8 : 1	10.8 : 1
WEST PARKING	2.7 FC	11.6 FC	0.0 FC	N/A	N/A

NOTES:
 1. CALCULATIONS ARE BASED ON SCHEDULED LUMINAIRE. IF ALTERNATIVE PRODUCT IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
 2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET LIGHTING. ACTUAL LIGHT LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF LUMINAIRES OUTSIDE OF PROPERTY LINE.

1 SITE PLAN - LIGHTING
 1/16" = 1'-0"

EXTERIOR LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE		ELECTRICAL		DIMMING REQUIREMENTS	FINISH	MOUNTING	ACCEPTABLE MANUFACTURERS	REMARKS
				SPEC.	CCT	LOAD	VOLTS					
D5	4" DIAMETER ADJUSTABLE DOWNLIGHT - WET LOCATION	GOHAM	IV04 ADJ 07LM 40K 80CRI 400 MINI MVOLT ZT NCH WL AC CLR AR LSS F	750 LM	4000 K	LED	8 W 120 V	0-10V	ALUMINUM	RECESSED	NOTE 2	
D6	4" DIAMETER DOWNLIGHT - WET LOCATION	GOHAM	IV04 D 07LM 40K 80CRI 200 MINI MVOLT ZT NCH WL P CLR AR LSS F	750 LM	4000 K	LED	7 W 120 V	0-10V	ALUMINUM	RECESSED	NOTE 2	

GENERAL REQUIREMENTS:
 A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.

EXTERIOR LUMINAIRE SCHEDULE NOTES:
 1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: GOHAM, PORTFOLIO, PRESCLUTE, USAL, CSL LIGHTING, ATLANTIC LIGHTING.

SITE LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE		ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	LOAD	VOLTS			TYPE	HEIGHT		
A1	AREA LIGHT - TYPE IV - SINGLE HEAD - EXISTING POLE	KIM LIGHTING	AL72 100L-200-4K7.4 UNV ASQ BLT	IV	25,000 LM	4000 K	LED	200 W 208 V	BLACK	1	---	30' - 0"	NOTE 1	

GENERAL REQUIREMENTS:
 A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.

SITE LUMINAIRE SCHEDULE NOTES:
 1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUTY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.

