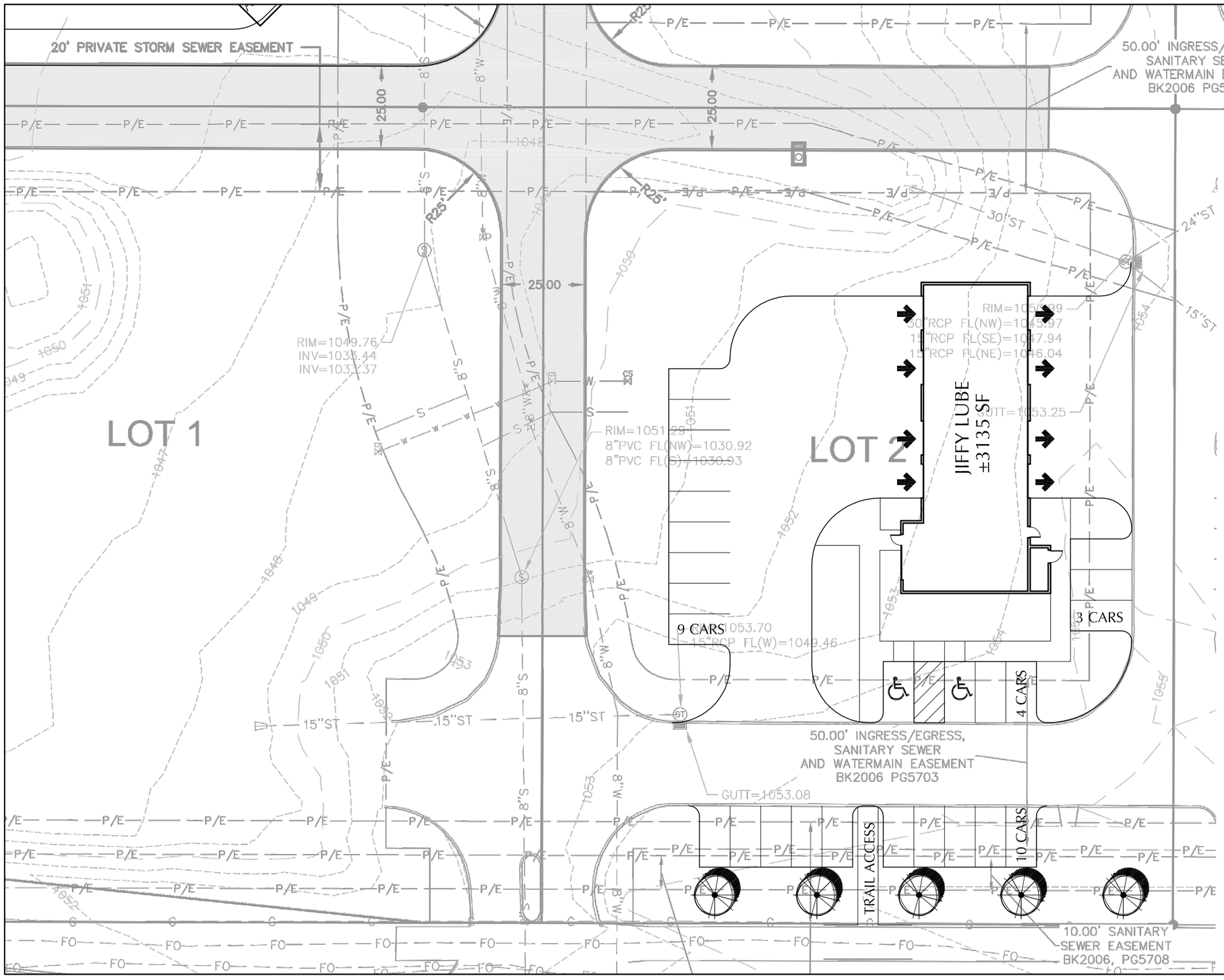

GENERAL NOTES

1. THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDAR APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT U
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPRO
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMI ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S F COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR A NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/O SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFI
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR P
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECT
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVE EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W./PUBLIC STREETS AT
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS ARE LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVI OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY W WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAM
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAG
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE T
18. MONUMENT SIGNS ARE TO BE REVIEWED AND APPROVED BY TH
19. ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICE
20. IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE A PRE- DEVELOPMENT SERVICES DEPARTMENT AT LEAST ONE WEEK PR
21. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
22. AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DE DETENTION FACILITIES AND FFE'S SHALL BE PROVIDED IN PDF OF DEVELOPMENT TO THE CITY WAUKEE'S DEVELOPMENT SERVI

PAVEMENT THICKNESS

1. PRIVATE ROADS	7" P.C.C. (C-4 MIX)

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NORTH

0 30'

DATE

19 FEB 2016

CONCEPTUAL SITE & LAND USE LAYOUT

WILLIAMS POINTE PLAT 15, LOT 2 - WAUKEE, IOWA

WAUKEE RETAIL, L.L.C.

WILLIAM J. LUDWIG AND ASSOCIATES, LTD.

ARCHITECTURE · TOWN PLANNING
URBAN DESIGN · LAND DEVELOPMENT

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