SITE PLAN
LOT 1 ENTERPRISE BUSINESS PARK PLAT 5
WAUKEE, IOWA

PROPERTY OWNER / PREPARED FOR:
JM COMMERCIAL HOLDINGS LLC
1050 SE OLSON DRIVE, STE. 1
WAUKEE, IOWA 50263
PH: 515-987-5500
CONTACT: MATT GUSTAFSON

PROJECT MANAGER::
PATRICK SHEPARD
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET UNIT 12
DES MOINES, IOWA 50322
PH: 515-276-4884

LEGAL DESCRIPTION
LOT 1, ENTERPRISE BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 2.016 ACRES.

SITE ADDRESS
175 NORTHEAST VENTURE DRIVE
WAUKEE, IOWA

ZONING
M-1 LIGHT INDUSTRIAL

PARKING LOT 1
REQUIRED SPACES: 2
PROVIDED SPACES: 7

LAND USE
LOT 1 SELF STORAGE

BULK REQUIREMENTS

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM FRONT AND REAR SETBACK:	30 FEET
MINIMUM SIDE YARD SETBACK:	NONE, 25' ADJACENT TO RESIDENTIAL OR C-1 ZONED PROPERTIES.
MAXIMUM HEIGHT:	40 FEET
MAXIMUM NUMBER OF STORIES:	3 STORIES
MINIMUM OPEN SPACE ON SITE:	15% OF TOTAL SITE
PARKING REQUIREMENTS:	SELF STORAGE - MINI WAREHOUSE 1 SPACE PER 20,000 S.F. OF GFA.

BENCHMARK
BURY BOLT ON HYDRANT E. SIDE OF WARRIOR LANE & SOUTH OF SUNRISE DRIVE
ELEV = 1022.23

NOTES
1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. WAUKEE DEVELOPMENT SERVICES DEPARTMENT
   B. JM COMMERCIAL HOLDING LLC
   C. CIVIL ENGINEERING CONSULTANTS, INC.
2. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
3. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR UTILITIES BEFORE BEGINNING WORK.
4. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGING ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTING THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES AND SUDAS.
6. SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WAUKEE. THE OBSERVATION OF TIE-INS BEING MADE TO PUBLIC UTILITIES IN THE RIGHT-OF-WAY AND ALL INSPECTIONS REQUIRE 48 HOUR NOTICE.
7. PAVEMENT THICKNESS SHALL BE 6" NON-REINFORCED P.C.C. UNLESS NOTED.
8. PAVEMENT SHALL HAVE A 6-INCH CURB.
9. CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION IN THE RIGHT-OF-WAY OR ON ANY PUBLIC UTILITY OR BEFORE ANY WEEKEND OR HOLIDAY WORK.
10. ANY CHANGES PROPOSED TO THE PLAN SET DURING CONSTRUCTION TO RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED PERMISSION FROM THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
11. ALL STAKING TO BE DONE UNDER THE SUPERVISION OF A LICENSED ENGINEER OR LAND SURVEYOR.
12. ALL PEDESTRIAN CROSSINGS AND ACCESS POINTS INTO THE PROPOSED BUILDINGS TO COMPLY WITH ADA AND PROWAG STANDARDS.
13. EMERGENCY ACCESS THROUGH CONTROLLED GATES TO BE COORDINATED WITH THE CITY OF WAUKEE FIRE DEPARTMENT. ACCESS GATE IS REQUIRED TO HAVE A KNOX SWITCH.
14. THERE IS NO MONUMENT SIGN PROPOSED FOR THIS LOT.
15. THERE IS NO TRASH ENCLOSURE PROPOSED FOR THIS SITE.
16. CITY OF WAUKEE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LANDSCAPING LOCATED WITHIN THE STREET EASEMENT.
17. A KNOX BOX IS REQUIRED FOR BUILDING KEYS.

VICINITY MAP
NO SCALE

NORTH

SITE AREAS

IMPERVIOUS	
BUILDING	22,855
PARKING	29,555
GREEN SPACE	35,388 (39%)
TOTAL =	87,798

SHEET INDEX	
1	DIMENSION PLAN
2	GRADING PLAN & SWPPP
3	UTILITY PLAN
4	LANDSCAPE PLAN

SUDAS TYPE A WITH RADII

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
	PROPERTY BOUNDARY
	EXISTING LOT
	CENTERLINE STREET
	SIDEWALK
EXISTING/PROPOSED	
ST 18"	STORM SEWER & SIZE
SAN 8"	SANITARY SEWER & SIZE
W 6"	WATER MAIN & SIZE
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
G 2"	UNDERGROUND GAS
○ ●	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
△ ▲	F.E.S.
990	EXISTING CONTOURS
990	PROPOSED CONTOURS
	SILT FENCE
○	MANHOLE
Ⓣ	TELEPHONE RISER
T	TRANSFORMER
◎	BOLLARD
	STEEL STREET LIGHT
	METAL LIGHT POLE
	FIRE HYDRANT
	VALVE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
FFE	FINISHED FLOOR ELEVATION
P.C.C.	PORTLAND CEMENT CONCRETE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. ???, PG. ????	COUNTY RECORDER'S INDEXING BOOK AND PAGE
777	PROPERTY ADDRESS

CERTIFICATIONS

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.

PATRICK J. SHEPARD, IOWA LIC. NO. 12265 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-3

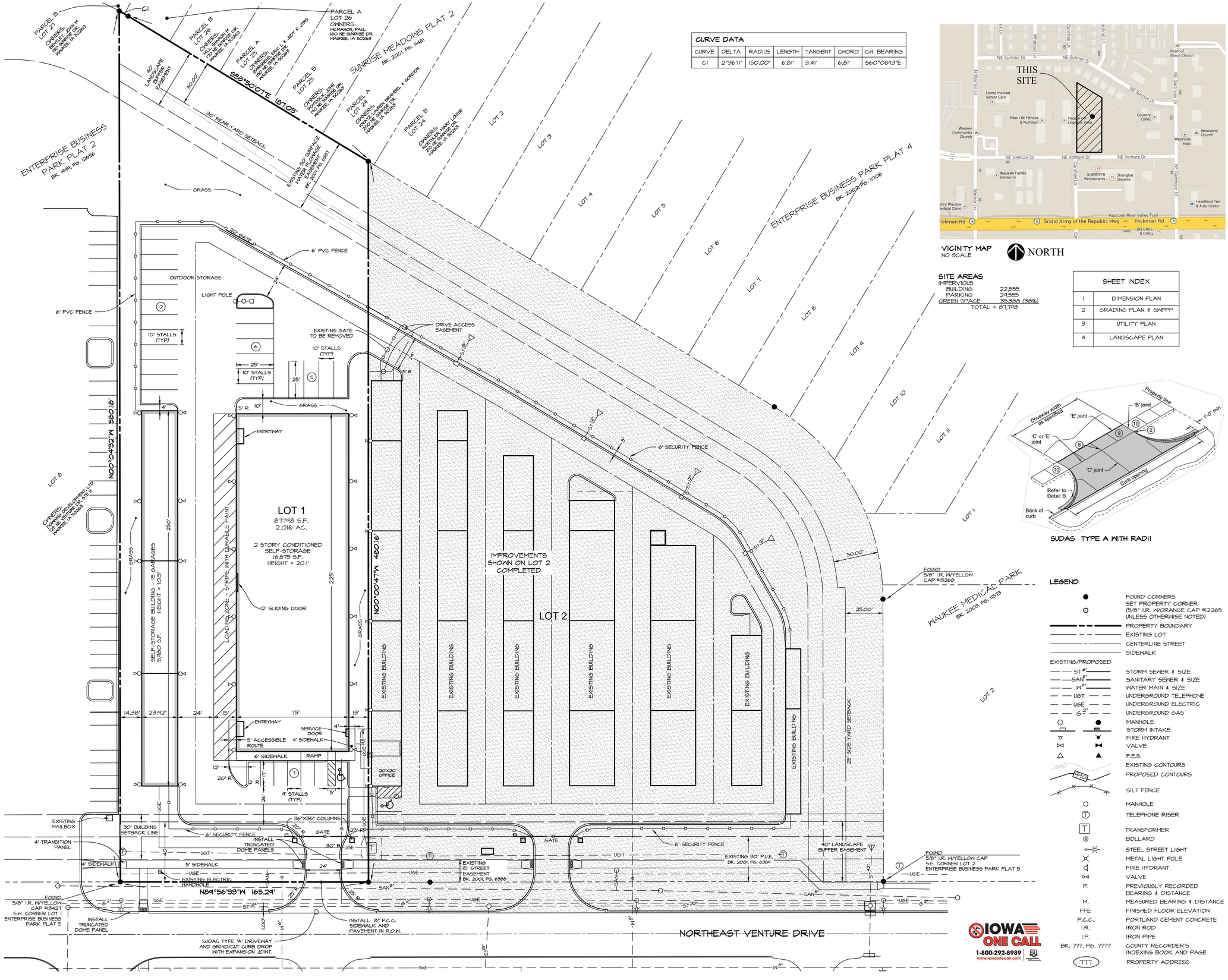
LICENSED PROFESSIONAL ENGINEER — PATRICK J. SHEPARD 12265 — IOWA

LOT 1
ENTERPRISE BUSINESS PARK PLAT 5
DIMENSION PLAN

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

Scale: 1"=30'
0' 10' 20' 30' 60'
NORTH
SHEET 1 OF 4
DATE SURVEY:
DATE CREATED: JAN. 14, 2015
REVISIONS:
DWG BY J.D.S.
E-7467

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	2°36'11"	150.00'	6.81'	3.41'	6.81'	S60°08'13"E



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

Q:\E-FILES\-2006\E7467_C3D Drawings\Construction Documents\E7467 SP LOT 1 5 OPTION 2-PHASE 2.dwg, 3/2/2016 8:54:15 AM, josiah, 1:1

STORM WATER POLLUTION PREVENTION PLAN

1. SITE DESCRIPTION/APPLICANT/SCHEDULE

OWNER: JM COMMERCIAL HOLDINGS LLC., 1050 SE OLSON DRIVE, STE. 1, WAUKEE, IOWA 50263
MATT GUSTAFSON PH: 515-987-5500
- LOCATION: 175 NORTHEAST VENTURE DRIVE, WAUKEE, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING FOR AND CONSTRUCTION OF SELF STORAGE FACILITY.
- AREAS:TOTAL SITE AREA = 2.02 ACRES
  SITE AREA AFFECTED = 1.75 ACRES
- RUNOFF COEFFICIENT = 0.65 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 2½:1 , OR FLATTER.
- RECEIVING WATERS: PRIVATE POND TO UNNAMED DITCHES TO LITTLE WALNUT CREEK TO WALNUT CREEK TO RACCOON RIVER.
- SOILS: CANISTEO AND NICOLLET CLAY LOAMS
- ESTIMATED DATE WORK IS TO COMMENCE: MAY 01, 2016
- ESTIMATED DATE WORK IS TO BE COMPLETED: NOVEMBER 30, 2016

2. CONTROLS

EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.

STRUCTURAL PRACTICES
- SILT FENCES
- DRAINAGE SWALES

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.

WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- SEDIMENT SHALL BE CLEANED UP AT THE END OF THE WORK DAY AND PRIOR TO A RAIN EVENT.

3. CONTRACTORS

THE GRADING CONTRACTOR SHALL HAVE THE PRIMARY RESPONSIBILITY OF IMPLEMENTING THE MEASURES CONTAINED IN THIS PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT THE SITE RELATING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT. SEE CERTIFICATION THIS SHEET.
- CONTRACTOR SHALL KEEP COPY OF SWPPP ON SITE.

4. IMPLEMENTATION / MAINTENANCE

MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN.
- 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 THE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR AT THE END OF THE WORK DAY AND PRIOR TO A RAIN EVENT.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN THE LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING THE SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDED BY DAY 14.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEEDED. - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SWALES REMAIN UNDISTURBED.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED AS SOON AS POSSIBLE BUT NOT LONGER THAN SEVEN (7) DAYS AFTER FINAL GRADING IS COMPLETED.
- REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE
- ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE AT LEAST 70% COVERAGE OF THE SOIL SURFACE BY THE INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY THE COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF THE VEGETATION BECOMES A NUISANCE.

5. INSPECTIONS

QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR THE POTENTIAL OF, POLLUTANTS ENTERING THE 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 THE 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 THE PLAN AS A RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF THE INSPECTION.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF THE PREVENTION PLAN UNTIL PROJECT TERMINATION, THIS REPORT WILL CONTAIN THE FOLLOWING:
  - A SUMMARY OF THE SCOPE OF THE INSPECTION.
  - QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE PREVENTION PLAN.
  - ANY ACTIONS TAKEN
  - SIGNATURE
- THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE OWNER.
- THE 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 THE INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION.

6. NON-STORM WATER DISCHARGES

WATER MAIN FLUSHING
- FLUSHED WATER WILL BE DECHLORINATED PRIOR TO BEING DISCHARGED INTO THE DRAINAGE SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
  - SILT FENCING
  - EXISTING VEGETATION
- PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
- CONCRETE WASHOUT TO MEET EPA MINIMUM BMP REQUIREMENTS TO CONTAIN LIQUID PORTION OF WASHOUT MATERIAL.
- PORTABLE TOILETS SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. THE HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.

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: ____________________ DATE: __________

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: ____________________ DATE: __________

TELEPHONE NUMBER: ______________________________

SUBCONTRACTOR

NAME / TITLE: ______________________________

COMPANY: ____________________ DATE: __________

TELEPHONE NUMBER: ______________________________

SUBCONTRACTOR

NAME / TITLE: ______________________________

COMPANY: ____________________ DATE: __________

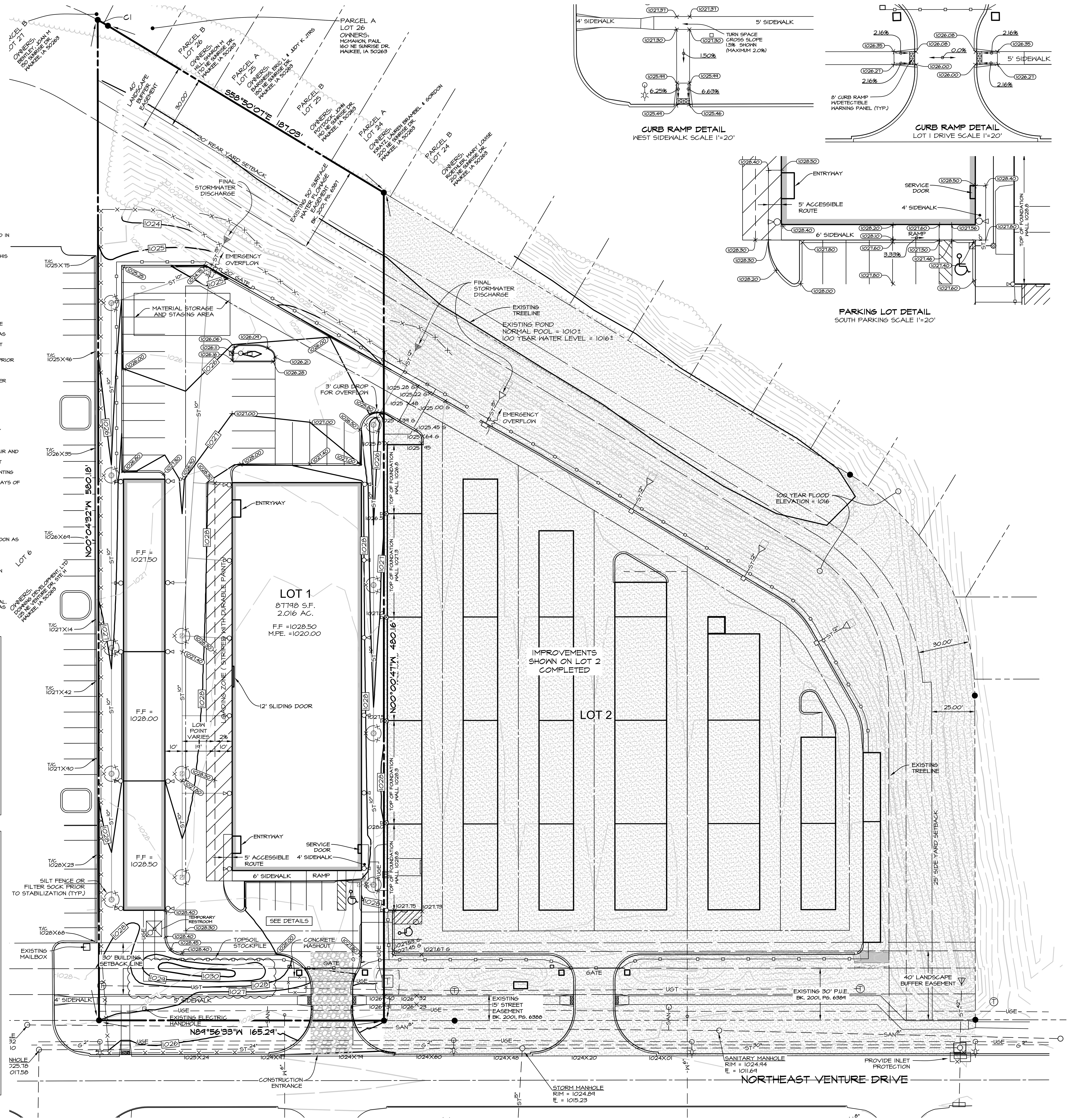
TELEPHONE NUMBER: ______________________________

OTHER

NAME / TITLE: ______________________________

COMPANY: ____________________ DATE: __________

TELEPHONE NUMBER: ______________________________



SITE PLAN
LOT 1 ENTERPRISE BUSINESS PARK PLAT 5
WAUKEE, IOWA

PROPERTY OWNER / PREPARED FOR:
JM COMMERCIAL HOLDINGS LLC
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CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET UNIT 12
DES MOINES, IOWA 50322
PH: 515-276-4884

GRADING NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
   A. CITY OF WAUKEE ENGINEERING DEPARTMENT
   B. JM COMMERCIAL HOLDINGS LLC.
   C. CIVIL ENGINEERING CONSULTANTS, INC.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICES AND SUDAS.
3. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
4. WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
5. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
6. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
7. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
8. AREAS TO RECEIVE FILL TO BE BENCHED.
9. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
10. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
11. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
12. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
13. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
14. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
16. BACKFILL TO TOP OF ALL CURBS.
17. ALL TURF REINFORCEMENT MATS TO BE INSTALLED BY A CERTIFIED INSTALLER.

LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY
- EXISTING LOT
- CENTERLINE STREET
- SIDEWALK
- SILT FENCE

EXISTING/PROPOSED
- ST 18" — STORM SEWER & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- W 8" — WATER MAIN & SIZE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- G 2" — UNDERGROUND GAS
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE
- MANHOLE
- TELEPHONE RISER
- TRANSFORMER
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- P. — PREVIOUSLY RECORDED BEARING & DISTANCE
- M. — MEASURED BEARING & DISTANCE
- FFE — FINISHED FLOOR ELEVATION
- P.C.C. — PORTLAND CEMENT CONCRETE
- I.R. — IRON ROD
- I.P. — IRON PIPE
- BK. ???, PG. ???? — COUNTY RECORDER'S INDEXING BOOK AND PAGE
- M.P.E. — MINIMUM PROTECTION ELEVATION
- 777 — PROPERTY ADDRESS

BENCHMARK
BURY BOLT ON HYDRANTE. SIDE OF WARRIOR LANE & SOUTH OF SUNRISE DRIVEELEV = 1022.23

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GRADING & SWPPP

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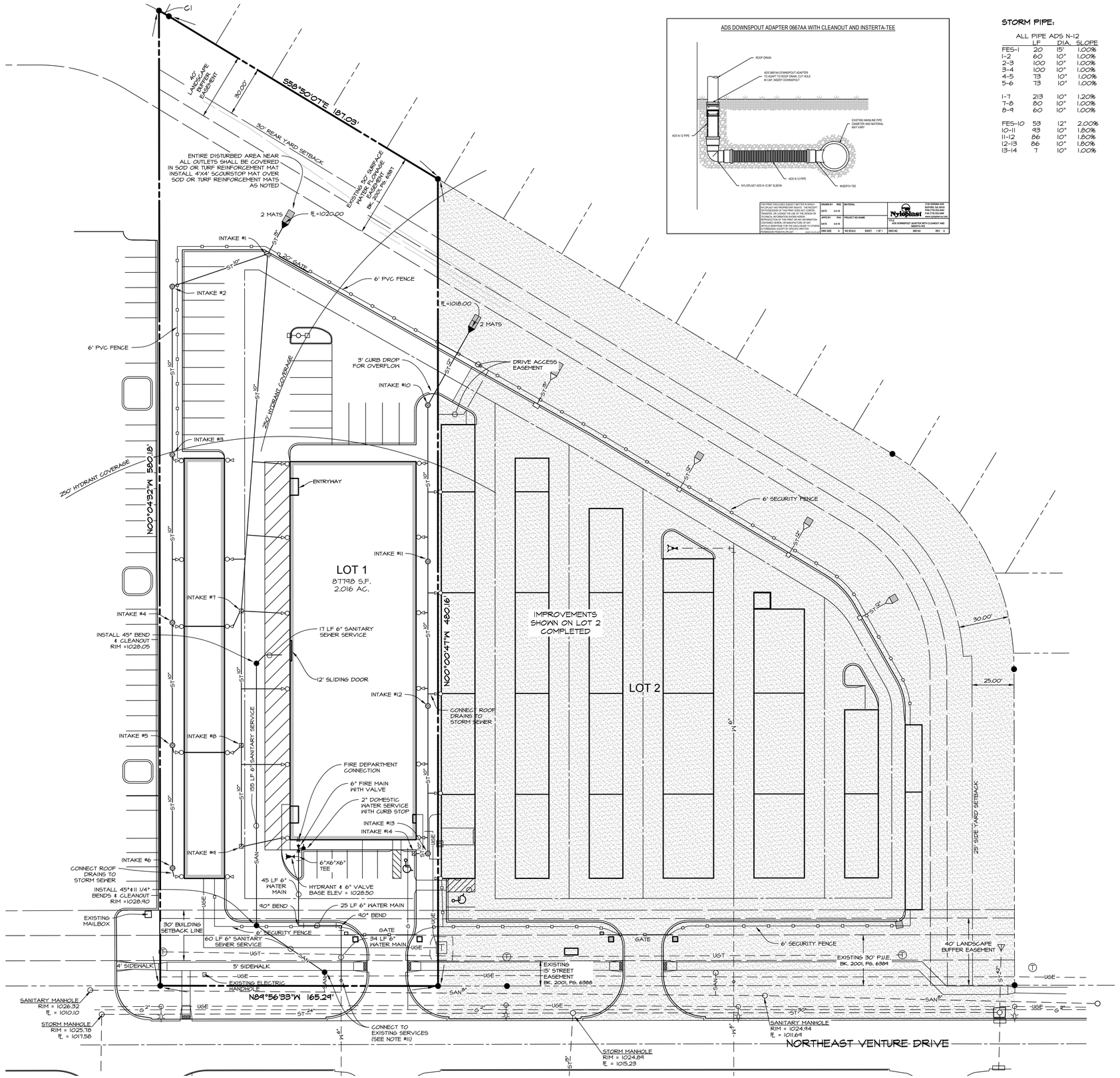
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

Scale: 1"=30'
NORTH

DATE SURVEY:
DATE CREATED: JAN. 14, 2015
REVISIONS:

SHEET 2 OF 4
DWG BY J.D.S.
E-7467

Q:\E-FILES\E-7000\E7467_C3D Drawings\Construction Documents\E7467 SP LOT 4-5 OPTION 2-PHASE 2.dwg, 3/2/2016 8:54:20 AM, jsmith, 1:1



ADS DOWNSPOUT ADAPTER 0667AA WITH CLEANOUT AND INSERTA-TEE

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DRAWN BY	RSG	MATERIAL	
DATE	2-4-15		
APPD BY	PHJ	PROJECT NO./NAME	
DATE	2-4-15		
DWG SIZE	A	NO SCALE	SHEET 1 OF 1

Nyloplast
2150 MCKAMY AVE
BURLEIGH, WI 53105
PHONE 800.821.6710
FAX (715) 855-8049
WWW.NYLOPLAST.COM

TITLE
ADS DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE

DWG NO. 0667AA REV A

STORM PIPE:

ALL PIPE ADS N-12

	LF	DIA.	SLOPE
FES-1	20	15"	1.00%
1-2	60	10"	1.00%
2-3	100	10"	1.00%
3-4	100	10"	1.00%
4-5	73	10"	1.00%
5-6	73	10"	1.00%
1-7	213	10"	1.20%
7-8	80	10"	1.00%
8-9	60	10"	1.00%
FES-10	53	12"	2.00%
10-11	93	10"	1.80%
11-12	86	10"	1.80%
12-13	86	10"	1.80%
13-14	7	10"	1.00%

STORM STRUCTURES:

INTAKE #1
NYLOPAST 2'X3' CURB INLET STRUCTURE WITH DIAGONAL GRATE AND 24" BASIN
GRATE = 1024.75
INVERT = 1020.00

INTAKE #2
NYLOPAST 10" DRAIN BASIN WITH DROPIN GRATE
GRATE = 1025.25
INVERT = 1020.60

INTAKE #3
NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
GRATE = 1026.05
INVERT = 1021.60

INTAKE #4
NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
GRATE = 1026.90
INVERT = 1022.60

INTAKE #5
NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
GRATE = 1027.50
INVERT = 1023.33

INTAKE #6
NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
GRATE = 1028.30
INVERT = 1024.06

INTAKE #7
NYLOPAST 15" DRAIN BASIN WITH STANDARD GRATE
GRATE = 1027.35
INVERT = 1022.56

INTAKE #8
NYLOPAST 15" DRAIN BASIN WITH STANDARD GRATE
GRATE = 1027.35
INVERT = 1023.37

INTAKE #9
NYLOPAST 15" DRAIN BASIN WITH STANDARD GRATE
GRATE = 1028.10
INVERT = 1023.96

INTAKE #10
NYLOPAST 12" DRAIN BASIN WITH STANDARD GRATE
GRATE = 1025.50
INVERT = 1019.06

INTAKE #11
NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
GRATE = 1026.30
INVERT = 1020.13

INTAKE #12
NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
GRATE = 1027.15
INVERT = 1022.28

INTAKE #13
NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
GRATE = 1027.70
INVERT = 1023.83

INTAKE #14
NYLOPAST 2'X2' CURB INLET STRUCTURE WITH DIAGONAL GRATE AND 18" BASIN
GRATE = 1027.40
INVERT = 1023.90

QUANTITIES:

SANITARY
232 L.F. 6" SANITARY SEWER SERVICE
3 EA. CLEANOUT
4 EA. 6" 45° BEND
2 EA. 6" 11 1/4° BEND

WATER
104 L.F. 6" WATER MAIN
1 EA. HYDRANT & 6" VALVE
2 EA. 90° BEND
1 EA. 2" CURB STOP
1 EA. 6" VALVE
1 EA. 6"X6"X6" TEE

STORM
20 L.F. 15" ADS-N12
53 L.F. 12" ADS-N12
1,031 L.F. 10" ADS-N12
1 EA. NYLOPAST 2'X2' CURB INLET STRUCTURE WITH DIAGONAL GRATE AND 18" BASIN
1 EA. NYLOPAST 2'X3' CURB INLET STRUCTURE WITH DIAGONAL GRATE AND 18" BASIN
8 EA. NYLOPAST 10" INLINE DRAIN WITH DROPIN GRATE
3 EA. NYLOPAST 15" DRAIN BASIN WITH STANDARD GRATE
1 EA. NYLOPAST 12" DRAIN BASIN WITH STANDARD GRATE
1 EA. 12" F.E.S.
1 EA. 15" F.E.S.
4 EA. 4'X4' SCOURSTOP MAT

BENCHMARK

BURY BOLT ON HYDRANT E. SIDE OF WARRIOR LANE & SOUTH OF SUNRISE DRIVE ELEV = 1022.23

UTILITY CONTACT INFORMATION

COMMUNICATIONS
Consolidated
Contact: Joni McCabe
Phone: 507-381-1770
Email: JoniMcCabe@consolidated.com

MEDIACOM COMMUNICATIONS CORP
Name: Paul May
Phone: 515-246-2252
Email: pmay@mediacomcc.com

CENTURYLINK LOCAL NETWORK
Name: Tom Sturmer
Phone: 303-664-8090
Email: Thomas.sturmer@centurylink.com

WATER, SEWER, GAS
CITY OF WAUKEE
Contact: Tim Royer
Phone: 515-987-4363
Email: troyer@waukee.org

ELECTRIC
MIDAMERICAN ENERGY COMPANY
Name: Craig Ranfeld
Phone: 515-252-6632
Email: mecdsndesignlocates@midamerican.com

SITE PLAN
LOT 1 ENTERPRISE BUSINESS PARK PLAT 5
WAUKEE, IOWA

PROPERTY OWNER / PREPARED FOR:
JM COMMERCIAL HOLDINGS LLC
1050 SE OLSON DRIVE, STE. 1
WAUKEE, IOWA 50263
PH: 515-987-5500
CONTACT: MATT GUSTAFSON

PROJECT MANAGER::
PATRICK SHEPARD
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET UNIT 12
DES MOINES, IOWA 50322
PH: 515-276-4884

UTILITY NOTES:

1. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL CALL IOWA ONE CALL (MINIMUM OF 48 HOURS NOTICE). THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS)."
4. THE SITE UTILITY CONTRACTOR SHALL INSTALL SANITARY AND WATER SERVICE TO WITHIN 5 FEET OF BUILDING AND COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
5. ALL SITE UTILITY WORK SHALL HAVE A PLUMBING PERMIT AND BE INSPECTED AS PER WAUKEE STANDARD SPECIFICATIONS.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
7. WATER MAIN SHALL BE PVC C900 DR18.
8. COORDINATE EXISTING CITY UTILITIES TIE-INS WITH THE CITY ENGINEERING DEPARTMENT.
9. ALL UTILITIES TO BE TESTED TO CITY OF WAUKEE STANDARDS.
10. ALL HYDRANTS SHALL HAVE 4" STORZ FITTINGS.
11. ON THE 1999 CONSTRUCTION PLANS FOR ENTERPRISE BUSINESS PARK PLAT 2 IT APPEARS A 6" VALVE WAS INSTALLED NEAR THE END OF THE 6" SERVICE. IF THEY ARE NOT PRESENT THEY SHALL BE INSTALLED AS PART OF THIS PROJECT.
12. GAS AND ELECTRIC SERVICE LOCATIONS SHOWN ARE ESTIMATED. ACTUAL LOCATION TO BE COORDINATED WITH SERVICE PROVIDER.

LEGEND

●	FOUND CORNERS
○	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
	PROPERTY BOUNDARY
	EXISTING LOT
	CENTERLINE STREET
	SIDEWALK
EXISTING/PROPOSED	
ST 18"	STORM SEWER & SIZE
SAN 8"	SANITARY SEWER & SIZE
W 6"	WATER MAIN & SIZE
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
G 2"	UNDERGROUND GAS
○ ●	MANHOLE
	STORM INTAKE
	FIRE HYDRANT
	VALVE
△ ▲	F.E.S.
990	EXISTING CONTOURS
990	PROPOSED CONTOURS
	SILT FENCE
○	MANHOLE
T	TELEPHONE RISER
T	TRANSFORMER
◎	BOLLARD
	STEEL STREET LIGHT
	METAL LIGHT POLE
	FIRE HYDRANT
	VALVE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARINGS & DISTANCE
FFE	FINISHED FLOOR ELEVATION
P.C.C.	PORTLAND CEMENT CONCRETE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. ???, PG. ????	COUNTY RECORDER'S INDEXING BOOK AND PAGE
777	PROPERTY ADDRESS

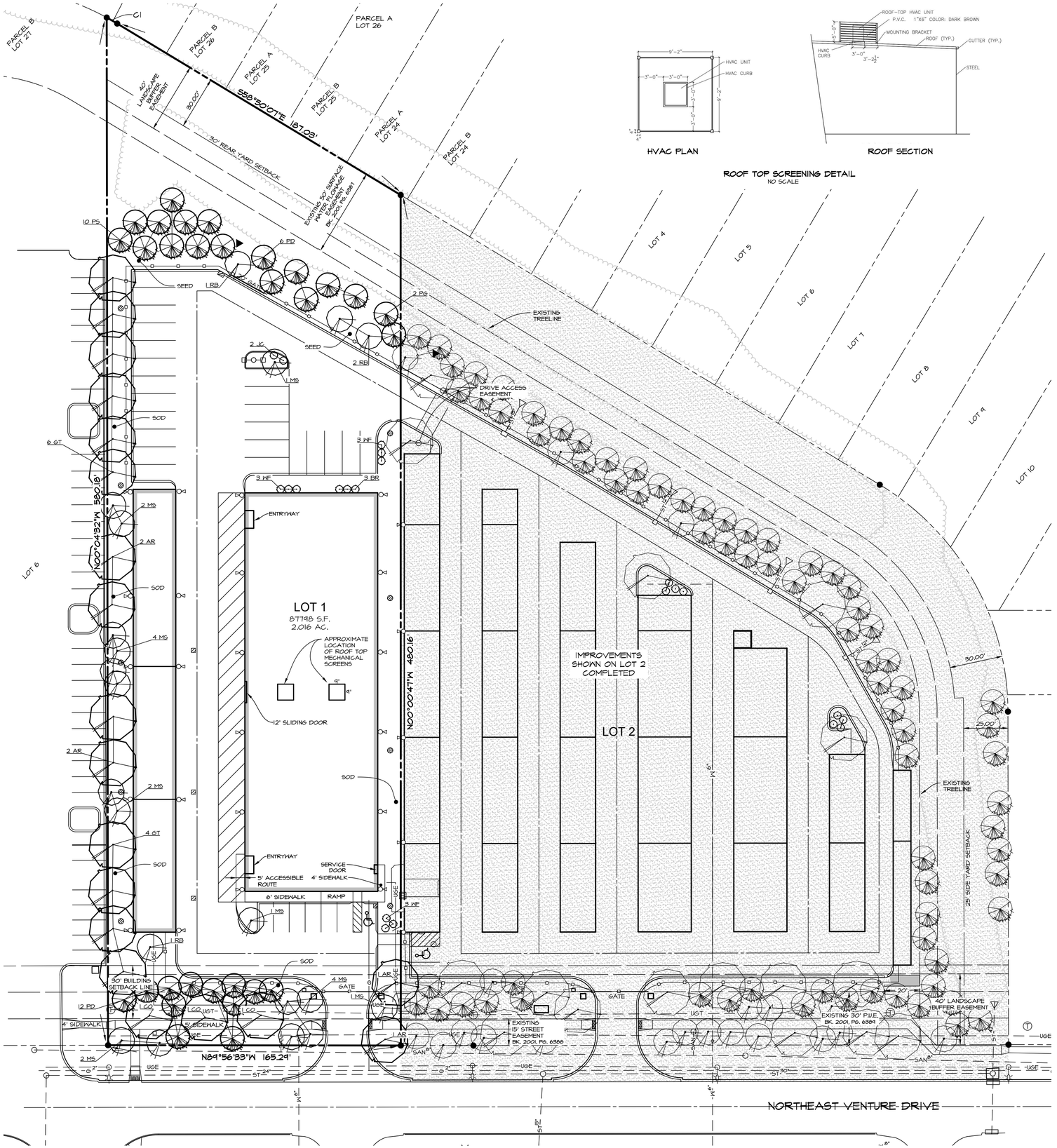
IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

LOT 1
ENTERPRISE BUSINESS PARK PLAT 5
UTILITY PLAN

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

Scale: 1"=30'
0' 10' 20' 30' 60'
NORTH
DATE SURVEY:
DATE CREATED: NOV. 12, 2015
REVISIONS:
SHEET 3 OF 4
DWG BY J.D.S.
E-7467

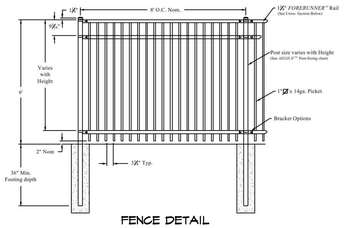
O:\E-FILES\E-7000\E7467_CSD Drawings\Construction Document\E7467 SP LOT 4-5 OPTION 2-PHASE 2.dwg, 1/7/2016 8:54:23 AM, jsmith, 1:1



HVAC PLAN

ROOF SECTION

ROOF TOP SCREENING DETAIL
NO SCALE



FENCE DETAIL
NO SCALE

BUFFER REQUIREMENTS

LOT 1

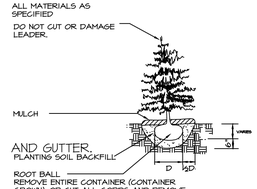
SOUTH (140') = 6 OVERSTORY, 12 EVERGREEN, 9 ORNAMENTAL
PROVIDED= 6 OVERSTORY, 12 EVERGREEN, 7 ORNAMENTAL

NORTH (190') = 8 OVERSTORY, 16 EVERGREEN, 12 ORNAMENTAL
50% REDUCTION ALLOWED ALONG THE NORTH SIDE DUE TO EXISTING TREES AND THE REQUIRED TREES SHALL BE PREDOMINANTLY EVERGREENS.

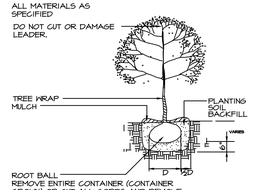
TOTAL NUMBER OF TREES REQUIRED ALONG NORTHSIDE =18
PROVIDED =20

PLANT LEGEND

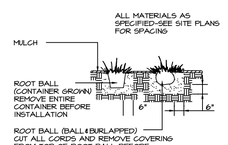
SYMBOL	QTY.	BOTANICAL/COMMON NAME	SIZE	REMARKS
OVERSTORY				
AR	6	Acer rubrum Red Maple	1 1/2" Cal.	B&B
CO	3	Celtis occidentalis Hackberry	1 1/2" Cal.	B&B
GT	10	Gleditsia triacanthos 'skyline' Skyline Honeylocust	1 1/2" Cal.	B&B
ORNAMENTAL				
MS	17	Malus species 'Adirondack' Adirondack Crabapple	1" Cal.	Cont.
RB	4	Cercis canadensis Eastern Redbud	1" Cal.	Cont.
EVERGREEN				
PS	10	Pinus strobus White Pine	6' Ht.	TS/B&B
PG	2	Picea glauca White Spruce	6' Ht.	TS/B&B
PD	18	Picea glauca densata Blackhills Spruce	6' Ht.	TS/B&B
SHRUB				
JC	2	Juniperus chinensis 'Mint Julep' Mint Julep Juniper	#3	Cont.
BR	3	Berberis thunbergii Rose Glow Barberry	#3	Cont.
WF	9	Weigela 'Red Prince' Weigela florida 'Red Prince'	#3	Cont.



EVERGREEN TREE
PLANTING AND STAKING DETAIL
NO SCALE



DECIDUOUS TREE
PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL

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

STATE OF IOWA
BART A. TURK
LANDSCAPE ARCHITECT
NO. 279
PROFESSIONAL LANDSCAPE ARCHITECT

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

BY:_____ DATE:_____
BART A. TURK, IOWA REG. NO. 279
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

SITE PLAN
LOT 1 ENTERPRISE BUSINESS PARK PLAT 5
WAUKEE, IOWA

PROPERTY OWNER / PREPARED FOR:
JM COMMERCIAL HOLDINGS LLC
1050 SE OLSON DRIVE, STE. 1
WAUKEE, IOWA 50263
PH: 515-987-5500
CONTACT: MATT GUSTAFSON

PROJECT MANAGER::
PATRICK SHEPARD
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET UNIT 12
DES MOINES, IOWA 50322
PH: 515-276-4884

LANDSCAPING NOTES

1. ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS WITH THE CITY OF WAUKEE SPECIAL PROVISIONS.
2. ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1986).
3. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
4. ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH.
5. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
6. AFTER FINAL GRADING DISTURBED AREAS SHALL BE SODDED OR SEEDED (SUDAS PERMANENT LAWN MIXTURE) AS SHOWN. ANY FAILED AREAS OF SEEDING SHALL BE RESEEDED. PROVIDE MULCH AROUND TREES AND SHRUBS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
8. THERE ARE NO GROUND MOUNTED MECHANICAL UNITS PROPOSED FOR THIS LOT. MECHANICAL UNITS WILL BE ON THE ROOF OF THE 2 STORY BUILDING.

OPEN SPACE LANDSCAPING REQUIREMENTS

LOT 1
REQUIRED OPEN SPACE= 87,798 SF X 15% = 13,169 S.F.
REQUIRED PLANTINGS: 1 TREE PER 1000 SF = 14 TREES.
(MINIMUM 50% OVERSTORY & 25% EVERGREEN)
1 SHRUB PER 1000 SF = 14 SHRUBS.
1 TREE PER INTERNAL PARKING ISLANDS.

PROVIDED PLANTINGS: 23 TREES (INCLUDING DEFICIENCY FROM LOT 2)
14 SHRUBS
2 TREES IN PARKING ISLANDS

LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY
- EXISTING LOT
- CENTERLINE STREET
- SIDEWALK

EXISTING/PROPOSED

- ST 18" STORM SEWER & SIZE
- SAN 8" SANITARY SEWER & SIZE
- W 8" WATER MAIN & SIZE
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- G 2" UNDERGROUND GAS
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- MANHOLE
- T TELEPHONE RISER
- T TRANSFORMER
- BOLLARD
- STEEL STREET LIGHT
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SITE PLAN
ENTERPRISE BUSINESS PARK PLAT 5
LANDSCAPE PLAN

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

Scale: 1"=30'
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SHEET 4 OF 4
DATE SURVEY:
DATE CREATED: JAN. 14, 2015
REVISIONS:
DWG BY J.D.S.
E-7467

O:\E-FILES\E-7500\E7467_CAD Drawings\Construction Documents\E7467-SP LOT 1-5 OPTION 2 PHASE 2.dwg, 3/2/2016 8:54:39 AM, jsmith, 1:1