BURGER KING - WAUKEE
LOT 4 WAUKEE CENTRAL

SHEET INDEX:

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PROPERTY DESCRIPTION:
LOT 4 WAUKEE CENTRAL, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ADDRESS:
450 EAST HICKMAN ROAD
WAUKEE, IOWA 50263

OWNER:
BLOUNT RESTAURANT MANAGEMENT 2
CONTACT: JIM SNELL
3905 SE GRIMES BLVD, SUITE D
GRIMES, IA 50111
PH: (515)259-9342

PREPARED FOR:
TROST DEVELOPMENT
CONTACT: MARK TROST
13503 VILLAGE COURT
CLIVE, IOWA 50325
PH: (515)225-1450

ENGINEER/PROJECT MANAGER:
BISHOP ENGINEERING
CONTACT: CHUCK BISHOP
3501 104TH STREET
URBANDALE, IOWA 50322
PH: (515)276-0467

ZONING:
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
SETBACKS:
FRONT = 30 FEET
SIDE = NONE
REAR = 30 FEET
MAX. NUMBER OF STORIES = 3 STORIES
BUILDING AREA = MAX. 50,000 SF

ESTIMATED EMPLOYEES:
ESTIMATED EMPLOYEES = 9

PARKING REQUIREMENTS:
REQUIRED PARKING (15 PER 1,000 SF @ 3,418 SF) = 52 STALLS
PROPOSED PARKING = 56 STALLS (INCL. 3 ADA)

OPEN SPACE REQUIREMENTS:
TOTAL LOT AREA = 59,600 SF = 1.37 ACRES
MIN. OPEN SPACE = 11,920 SF (20.0%)

EXISTING OPEN SPACE = 55,746 SF (93.5%)
EXISTING IMPERVIOUS = 3,854 SF (6.5%)

PROPOSED OPEN SPACE = 19,895 SF (33.4%)
PROPOSED IMPERVIOUS = 39,705 SF (66.6%)

BENCHMARK:
SW BOLT ON HYDRANT LOCATED ON SE CORNER OF INTERSECTION
US HIGHWAY 6 (HICKMAN ROAD) AND SE WESTGATE DRIVE
ELEVATION = 1036.83 (CITY OF WAUKEE DATUM)

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. 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.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. 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.
7. 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.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. 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 OF WAUKEE.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, CITY OF WAUKEE COSESCO PERMIT, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. 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.
15. 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.
16. 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.
17. ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY, EASEMENTS, OR ANY CONNECTION TO PUBLIC UTILITIES THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT ONE WEEK PRIOR TO CONSTRUCTION.
18. ANY CHANGES PROPOSED TO THE PLAN SET DURING CONSTRUCTION SHALL RECEIVE WRITTEN APPROVAL FROM THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
19. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING FROM THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
20. PROPOSED BUILDING OR MONUMENT SIGNAGE WILL REQUIRE A SIGN PERMIT AND ARE TO BE REVIEWED AND APPROVED BY THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
21. THE CONTRACTOR IS RESPONSIBLE FOR SETTING UP A PRE-CONSTRUCION MEETING WITH THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT ONE (1) WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
22. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT OF ANY PLANNED WEEKEND OR HOLIDAY WORK 48 HOURS PRIOR TO SAID WORK COMMENCING.
23. ALL OFFSITE ESTABLISHED LAWNS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH SOD AND WATERED UNTIL ESTABLISHED.
24. TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE SPECIFICATIONS AND SHALL BE WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PLANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
6. 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. PAVEMENT REPLACEMENT SHALL COMPLY WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AND EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

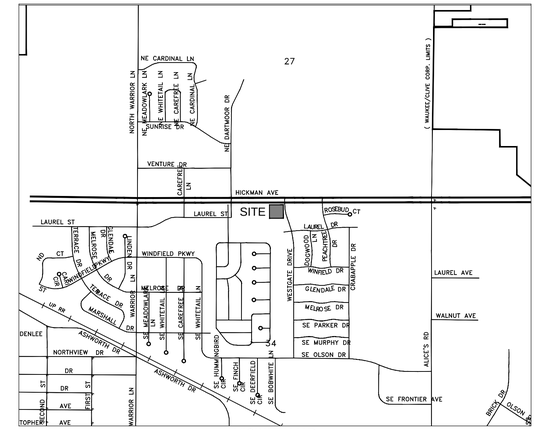
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

1. FUTURE CONDITIONS BASED ON PRELIMINARY PLAT & CONSTRUCTION DRAWINGS FOR WAUKEE COMMERCIAL, PREPARED BY CIVIL DESIGN ADVANTAGE, DATED 06/09/16.
2. ALL CONSTRUCTION STAKING INCLUDING PEDESTRIAN FACILITIES SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR.

UTILITY NOTES:

1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (CHUCK BISHOP AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. 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.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE, AND SHOULD BE NOTED ON ALL AS-BUILTS..
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND HAVE A 3 FOOT WIDE CLAY WATER STOP AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WAUKEE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
16. ALL FIRE HYDRANTS ARE TO HAVE 4 INCH STORZ FITTINGS.
17. CONNECTIONS FOR EXISTING SANITARY MANHOLES SHALL BE CORE DRILLED AND USE A LINK SEAL.
18. CONTRACTOR TO COORDINATE TIE-INS TO EXISTING UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.



VICINITY MAP
NOT TO SCALE

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN
- DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

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UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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LICENSED PROFESSIONAL ENGINEER
CHARLES J. BISHOP
11055
IOWA

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.

SIGNED:_____ DATE:_____
CHARLES J. BISHOP, P.E. 11055
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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BURGER KING - WAUKEE
LOT 4 WAUKEE CENTRAL
COVER SHEET

REFERENCE NUMBER:

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE:
06-28-16
07-19-16
08-03-16

PROJECT NUMBER: 160209

SHEET NUMBER: C0.1

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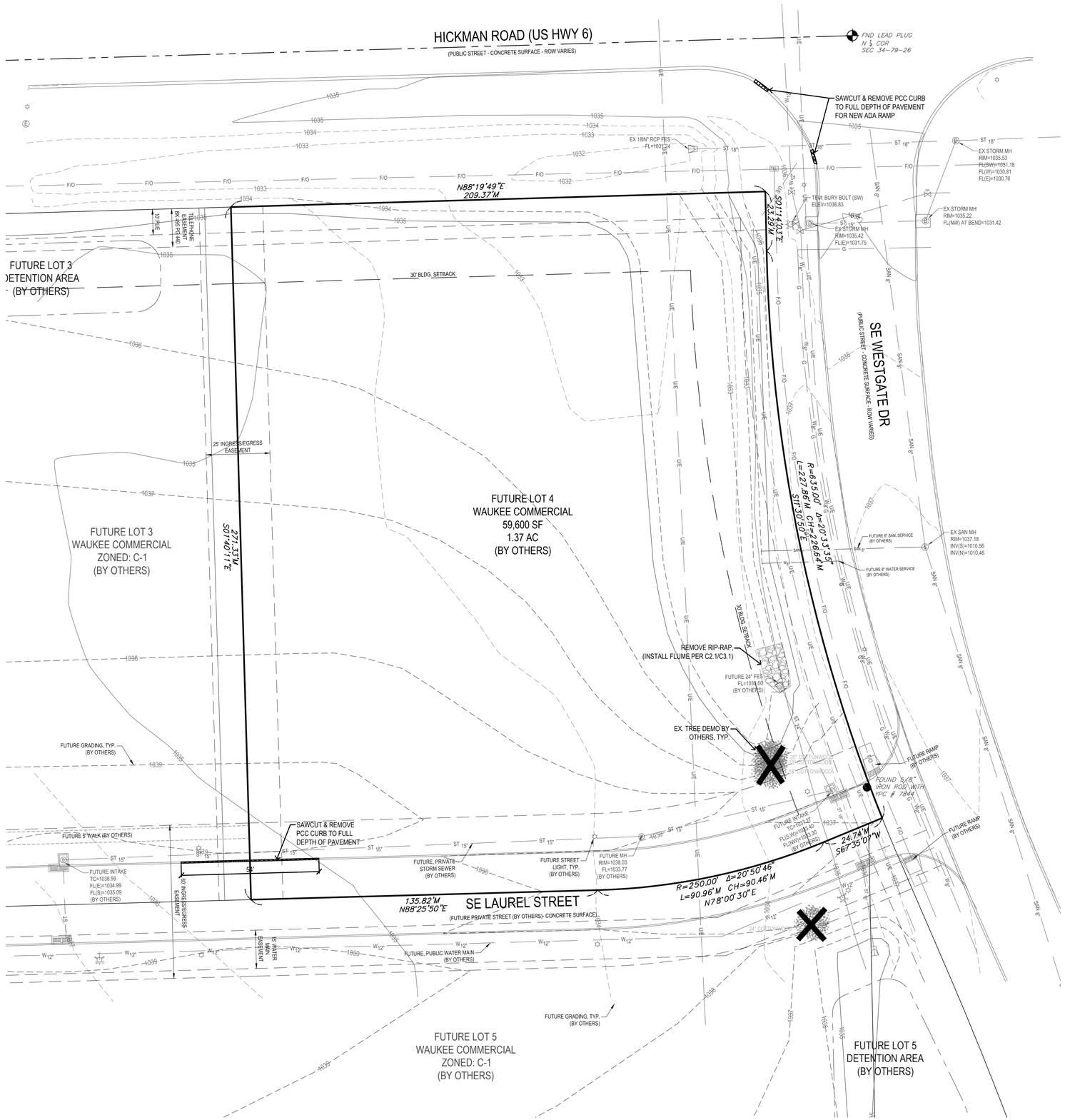

SURVEY NOTES:

1. FUTURE CONDITIONS BASED ON PRELIMINARY PLAT & CONSTRUCTION DRAWINGS FOR WAUKEE COMMERCIAL, PREPARED BY CIVIL DESIGN ADVANTAGE, DATED 06/09/16.

GRAPHIC SCALE

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BURGER KING - WAUKEE
LOT 4 WAUKEE CENTRAL
DEMO PLAN

REFERENCE NUMBER:

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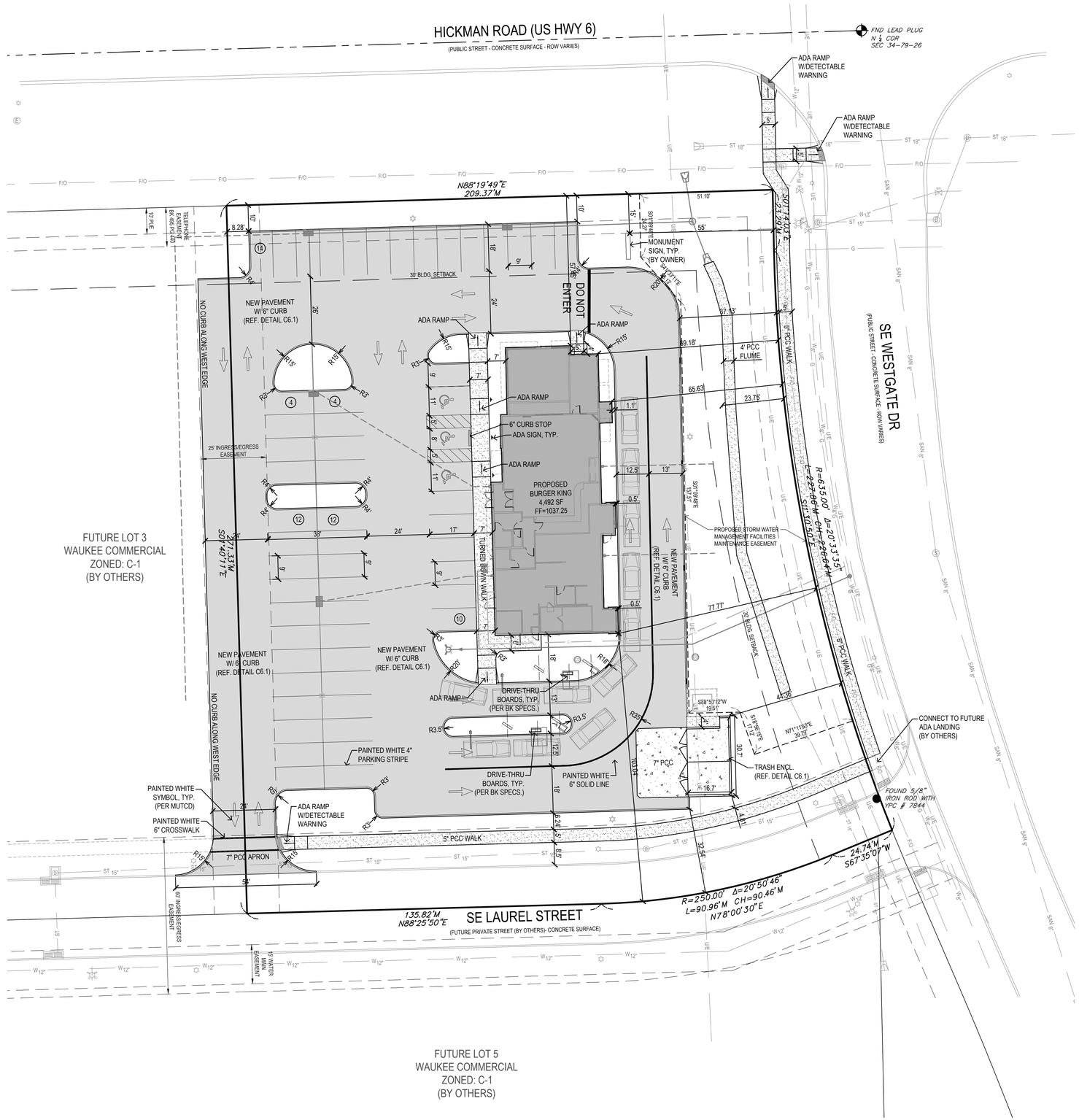
REVISION DATE:
06-28-16
07-19-16
08-03-16

PROJECT NUMBER: 160209

SHEET NUMBER: C1.1



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BURGER KING - WAUKEE
LOT 4 WAUKEE CENTRAL
LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY: EWM

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REVISION DATE:
06-28-16
07-19-16
08-03-16

PROJECT NUMBER: 160209

SHEET NUMBER: C2.1

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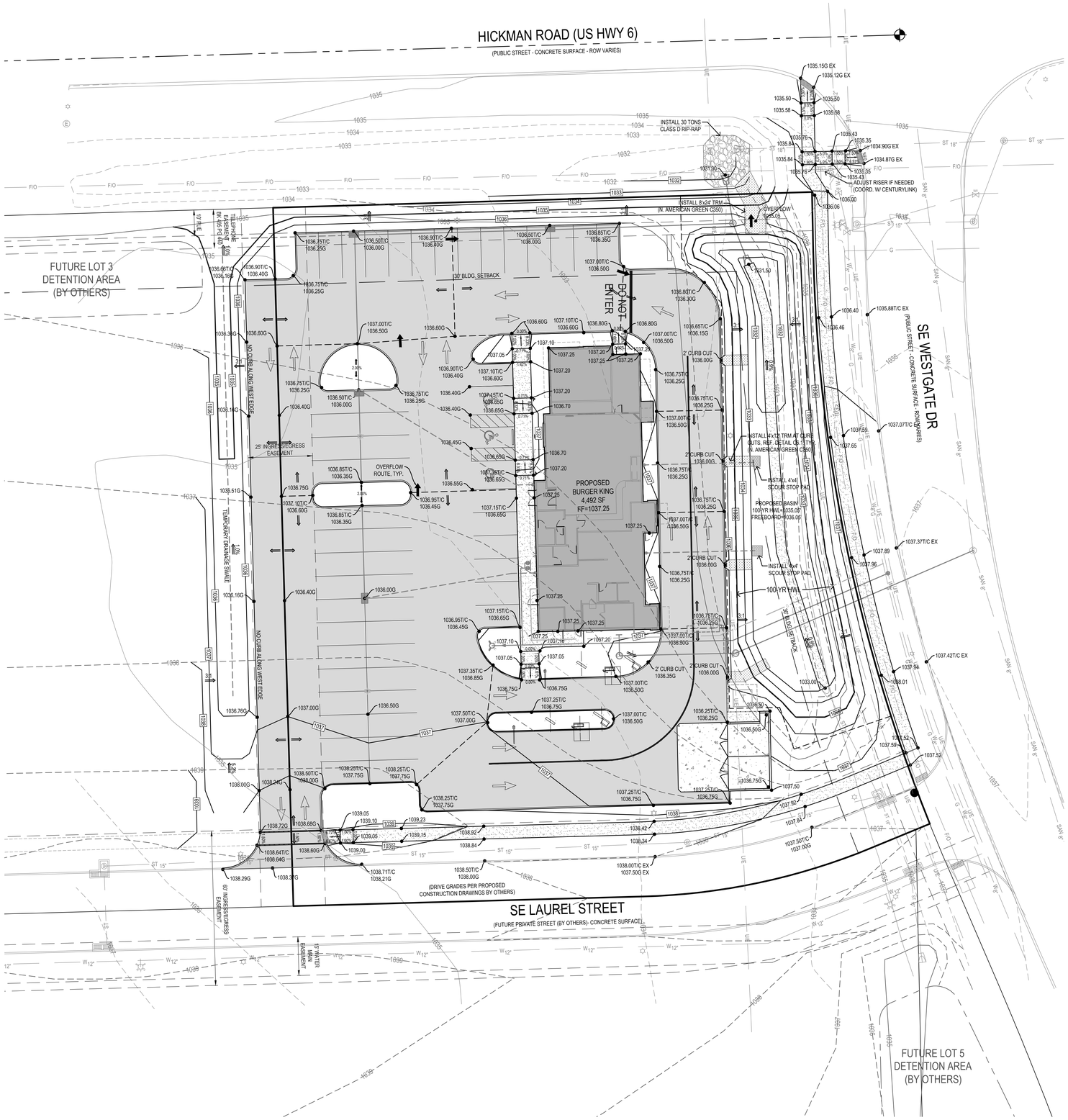

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO IN SITU CONDITION ON ALL GREEN (NON-PAVED) AREAS.
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE; FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

GRAPHIC SCALE

20 0 10 20 40

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06-28-16
07-19-16
08-03-16

PROJECT NUMBER: 160209

SHEET NUMBER: C3.1

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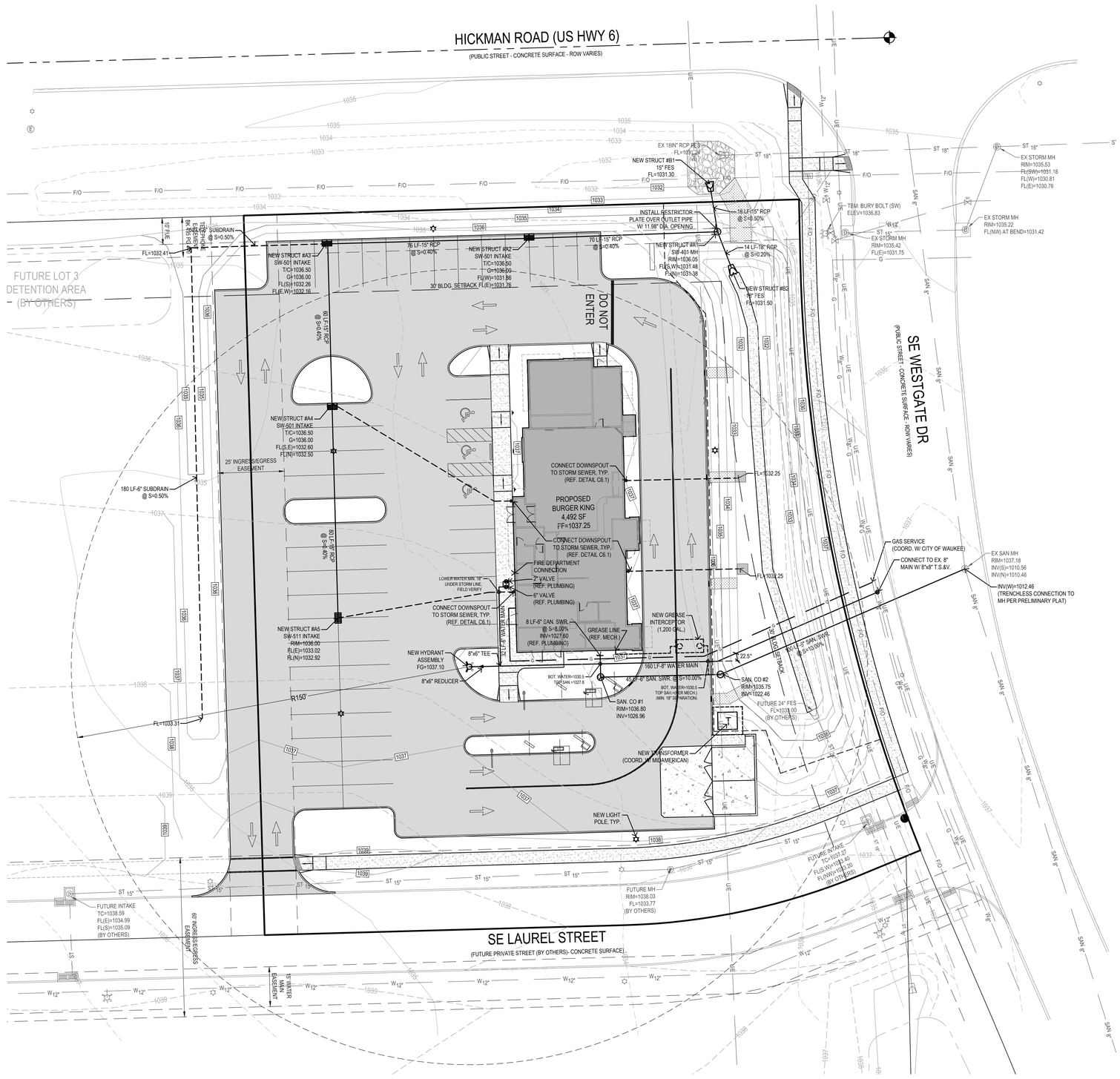

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE

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UTILITY PLAN

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08-03-16

PROJECT NUMBER: 160209

SHEET NUMBER: C4.1

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LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. DO NOT REMOVE ANY TAGS UNTIL AFTER ACCEPTANCE BY OWNER AND/OR OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
9. STAKE AND WRAP ALL DECIDUOUS TREES IMMEDIATELY AFTER PLANTING. STAKE ALL TREES ACCORDING TO THE STAKING DETAILS. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.
10. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
11. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
12. ALL EDGING SHALL BE DURAEDGE 1/8" STEEL EDGING - COLOR GREEN, OR APPROVED EQUAL..
13. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK SHREDDED HARDWOOD MULCH.
15. ALL BEDS TO RECEIVE PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

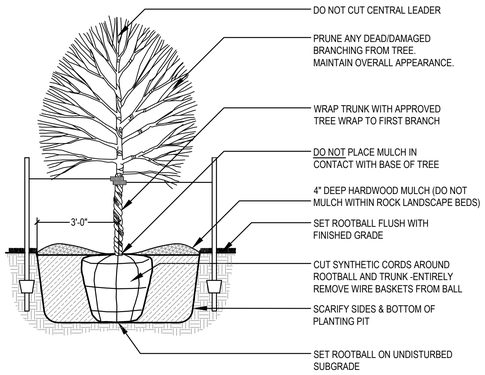
PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
LL	3	LITTLE LEAF LINDEN	TILIA CORDATA	2.0" CAL	B&B	MATCHED SPECIMENS
MM	2	MARMO MAPLE	ACER X. FREEMANI 'MARMO'	2.5" CAL	B&B	MATCHED SPECIMENS
QR	3	RED OAK	QUERCUS RUBRA	2.5" CAL	B&B	MATCHED SPECIMENS
RB	3	RIVER BIRCH	BETULA NIGRA	8' HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
SH	6	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHO INERMIS 'SKYLINE'	2.5" CAL	B&B	MATCHED SPECIMENS
AW	8	ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	#3	CONT	FULL FORM - MATCHED
DK	4	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALABIN'	#5	CONT	FULL FORM - MATCHED
EA	7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	3'	B&B	FULL FORM - MATCHED
GF	19	GOLD FLAME SPIREA	SPIRAEA BUMALDA 'GOLDFLAME'	#3	CONT	FULL FORM - MATCHED
GL	36	GROW LO SUMAC	RHUS AROMATICA 'GROW LOW'	#5	CONT	FULL FORM - MATCHED
LD	7	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#3	CONT	FULL FORM - MATCHED
TY	5	TAUNTON YEW	TAXUS MEDIA 'TAUNTON'	36"	B&B	FULL FORM - MATCHED
KF	15	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
PD	10	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPSIS	#1	CONT	FULLY ROOTED IN CONTAINER

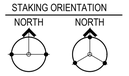
LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF LOT	59,600 SF
TOTAL REQUIRED OPEN SPACE (20%)	11,920 SF
TOTAL LANDSCAPE UNITS (1 / 1000 OF OPEN SPACE)	(11.9) 12
TOTAL OVERSTORY REQUIRED (1 PER LANDSCAPE UNIT)	12
TOTAL SHRUBS REQUIRED (1 PER LANDSCAPE UNIT)	12
REQUIRED PARKING LOT SETBACK (1 OVERSTORY PER 40 LF)	135 LF
TOTAL TREE REQUIRED IN PARKING LOT SETBACK	4

NOTE: ANY PLANTING SUBSTITUTIONS MUST FIRST BE APPROVED, IN WRITING, BY THE WAUKEE DEVELOPMENT SERVICES DEPARTMENT



STAKING ORIENTATION



2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT..

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

DECIDUOUS TREE PLANTING (TYP.)

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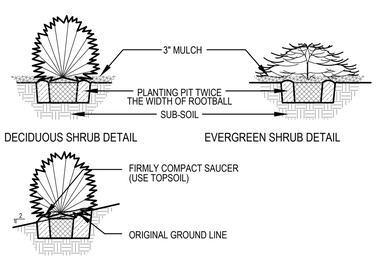

SHRUB PLANTING (TYP)

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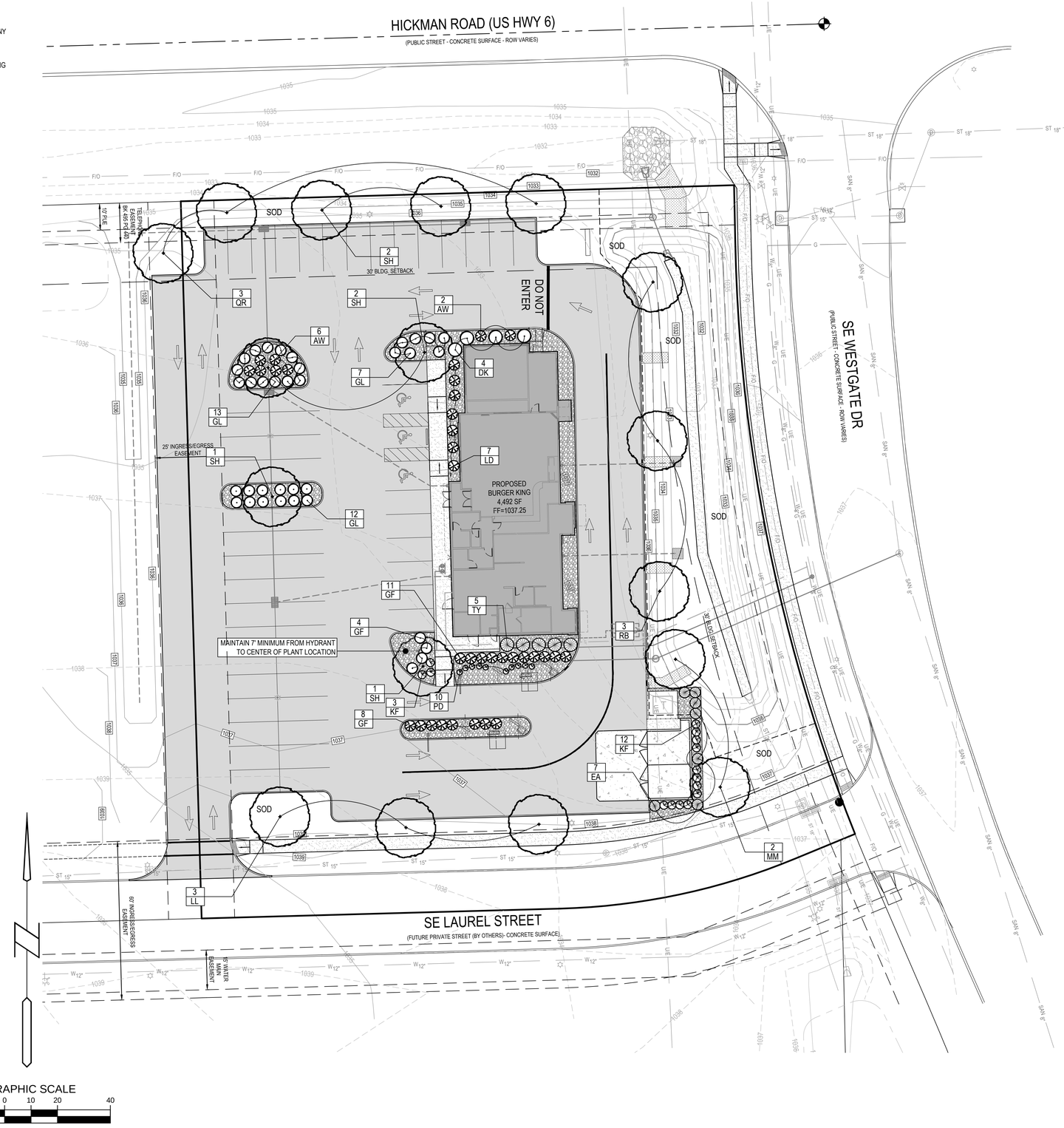

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BURGER KING - WAUKEE
LOT 4 WAUKEE CENTRAL

LANDSCAPE PLAN

REFERENCE NUMBER:

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE:
06-28-16
07-19-16
08-03-16

PROJECT NUMBER: 160209

SHEET NUMBER: C5.1

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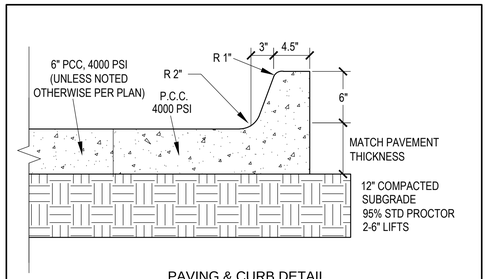

PAVING & CURB DETAIL

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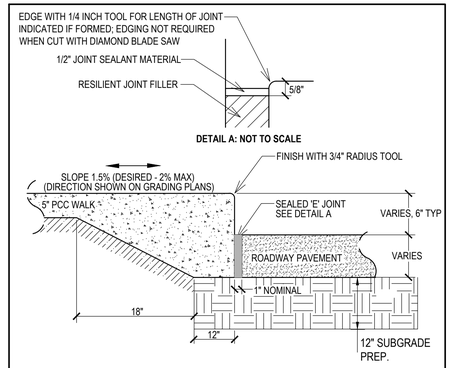

TURNED DOWN WALK DETAIL

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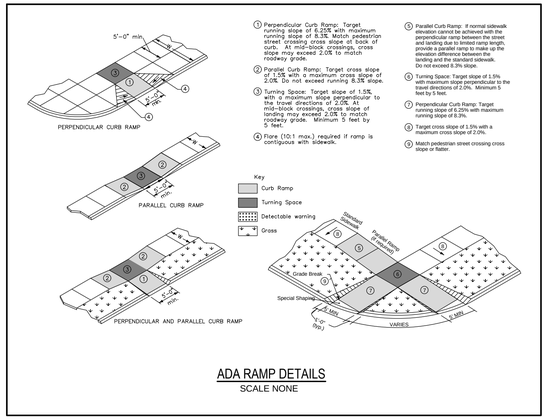

ADA RAMP DETAILS

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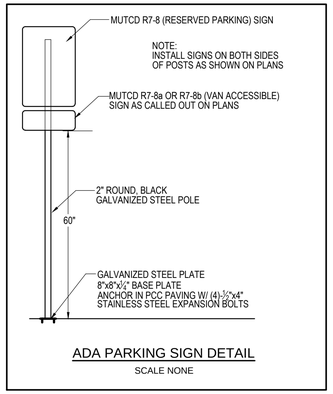

ADA PARKING SIGN DETAIL

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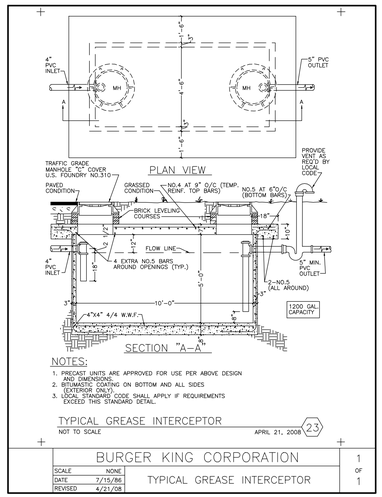

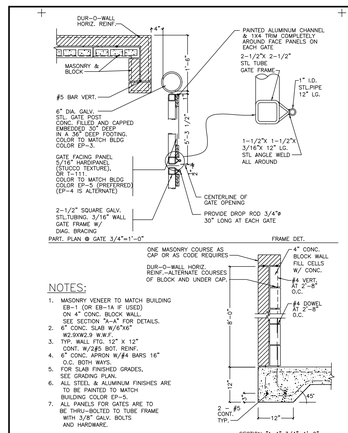

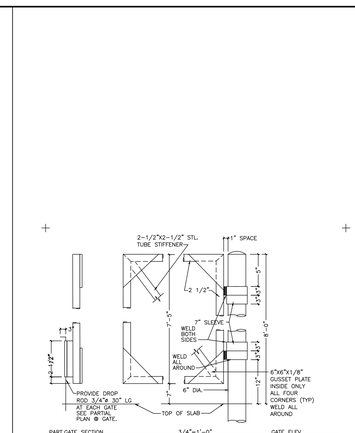

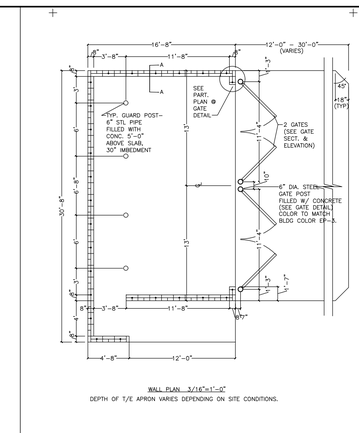

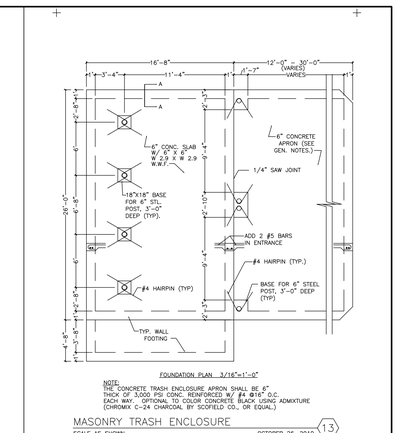

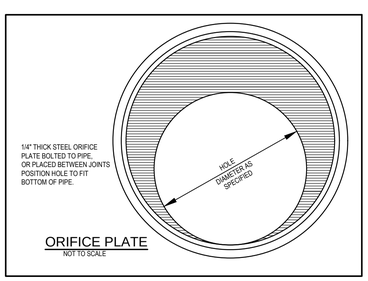

ORIFICE PLATE

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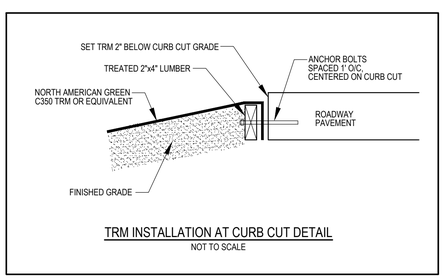

TRM INSTALLATION AT CURB CUT DETAIL

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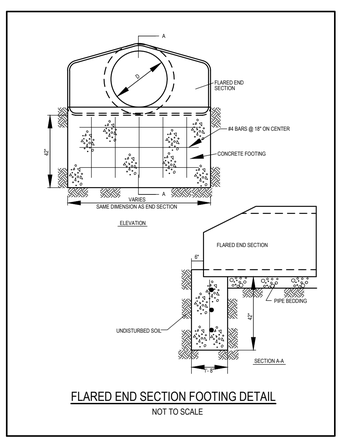

FLARED END SECTION FOOTING DETAIL

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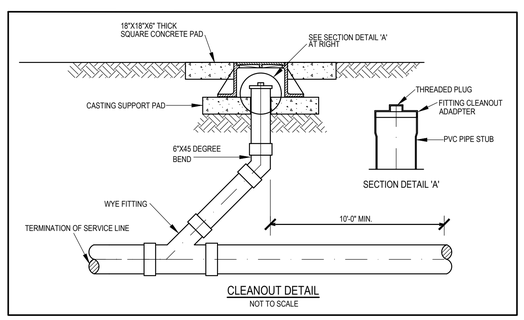

CLEANOUT DETAIL

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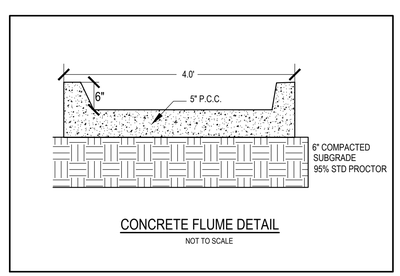

CONCRETE FLUME DETAIL

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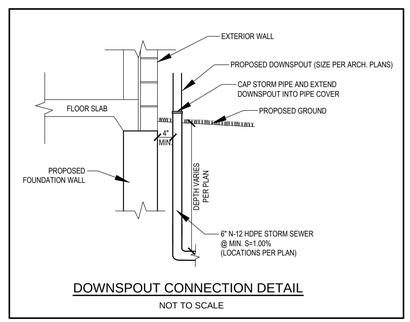

DOWNSPOUT CONNECTION DETAIL

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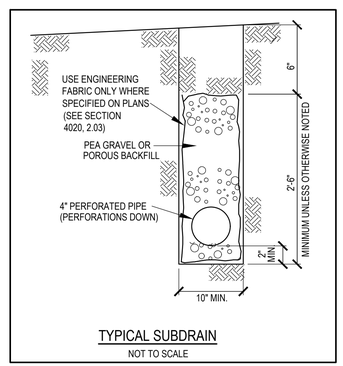

TYPICAL SUBDRAIN

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BURGER KING - WAUKEE
LOT 4 WAUKEE CENTRAL

DETAILS SHEET

REFERENCE NUMBER:

DRAWN BY: EWM

CHECKED BY: CJB

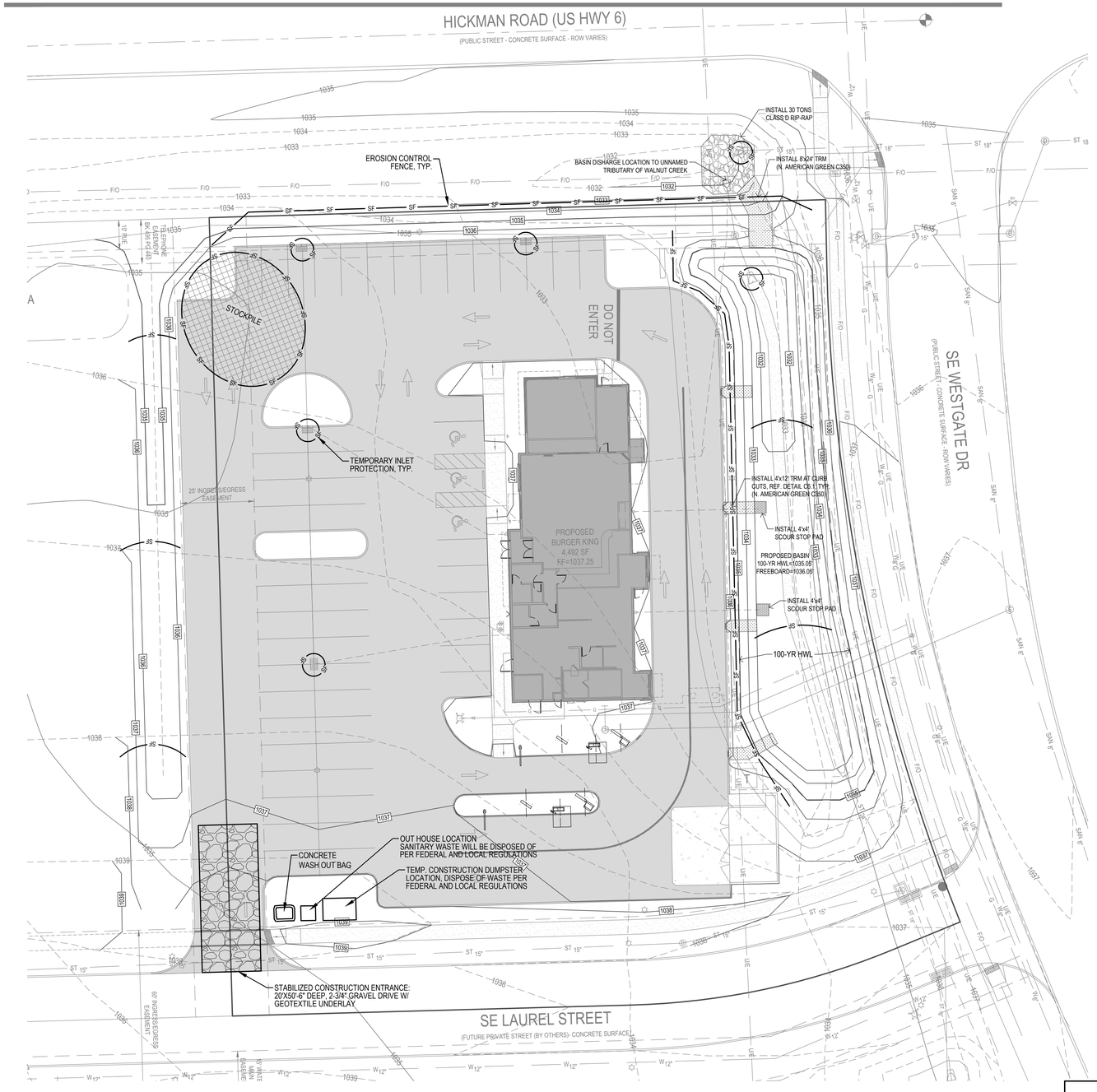
REVISION DATE: 06-28-16 07-19-16 08-03-16

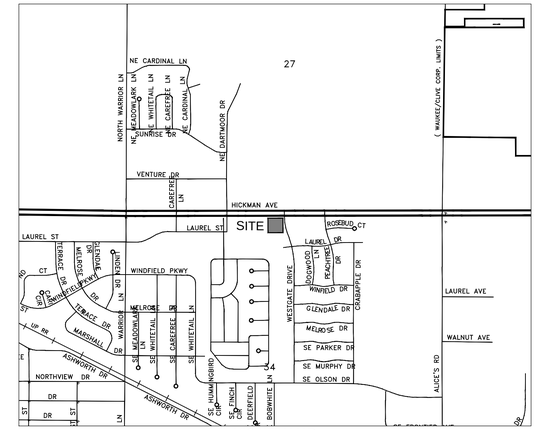
PROJECT NUMBER: 160209

SHEET NUMBER: C6.1

M:\LAND PROJECTS 2016\160209\DWG\C6 DETAILS.DWG 8/2/2016 11:01:55 AM

STORM WATER POLLUTION PREVENTION PLAN





VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:
LOT 4 WAUKEE CENTRAL, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ADDRESS:
450 EAST HICKMAN ROAD
WAUKEE, IOWA 50263

OWNER:
BLOUNT RESTAURANT MANAGEMENT 2
CONTACT: JIM SNELL
3905 SE GRIMES BLVD, SUITE D
GRIMES, IA 50111
PH: (515)259-9342

PREPARED FOR:
TROST DEVELOPMENT
CONTACT: MARK TROST
13503 VILLAGE COURT
CLIVE, IOWA 50325
PH: (515)225-1450

ENGINEER:
BISHOP ENGINEERING
CONTACT: CHUCK BISHOP
3501 104TH STREET
URBANDALE, IOWA 50322
PH: (515)276-0467

ZONING:
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

OPEN SPACE REQUIREMENTS:
TOTAL LOT AREA = 59,600 SF = 1.37 ACRES
MIN. OPEN SPACE = 11,920 SF (20.0%)

EXISTING OPEN SPACE = 55,746 SF (93.5%)
EXISTING IMPERVIOUS = 3,854 SF (6.5%)

PROPOSED OPEN SPACE = 19,895 SF (33.4%)
PROPOSED IMPERVIOUS = 39,705 SF (66.6%)

BENCHMARK:
SW BOLT ON HYDRANT LOCATED ON SE CORNER OF INTERSECTION
US HIGHWAY 6 (HICKMAN ROAD) AND SE WESTGATE DRIVE
ELEVATION = 1036.83 (CITY OF WAUKEE DATUM)

EROSION CONTROL NOTES:
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH SUDAS DURING ALL CONCRETE WORK.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 21 DAYS, ALL AREAS SHALL BE STABILIZED BY TEMPORARY EROSION CONTROL MEASURES WITHIN 14 DAYS OF CEASING OPERATIONS. TEMPORARY CONTROL MEASURES MAY INCLUDE APPLYING MULCH AND TACKING IT IN.

EROSION CONTROL REMOVAL NOTES:
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, 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.

TOPSOIL NOTES:
1. STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO ITS IN SITU DEPTH ON ALL GREEN (NON-PAVED) AREAS.
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

QUANTITY ESTIMATE:

EROSION CONTROL FENCE	460 LF
TEMP. INLET PROTECTION	6 EA
SOD	0.5 AC
C350 TRM	400 SF
4'x4' SCOUR STOP	2 EA
CLASS D RIP-RAP	30 TONS

LEGEND:
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- FIBER OPTIC
- CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- FLARED END SECTION
- SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL
- WATER VALVE
- WATER SHUT OFF
- YARD HYDRANT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC VAULT
- POWER POLE
- TRANSFORMER POLE
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- ELECTRIC PANEL
- TRANSFORMER
- GROUND LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- GAS METER
- GAS VALVE
- AIR CONDITIONING UNIT
- TELEPHONE RISER
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL MANHOLE
- FIBER OPTIC RISER
- FIBER OPTIC FAULT
- CABLE TV RISER
- SIGN

SWPPP LEGEND:
- SILT FENCE (TYP)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STABILIZED ENTRANCE 30'X90'-6" DEEP 2" CLEAN CRUSHED ROCK DRIVE ON GEOTEXTILE

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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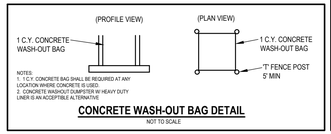

CONCRETE WASH-OUT BAG DETAIL
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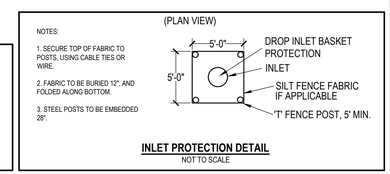

INLET PROTECTION DETAIL
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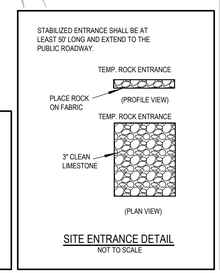

SITE ENTRANCE DETAIL
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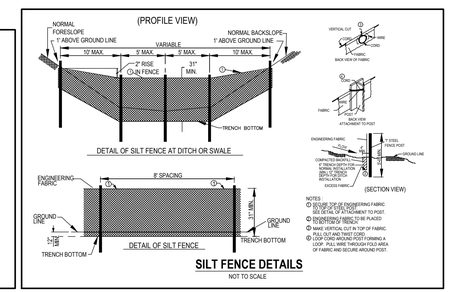

SILT FENCE DETAILS
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