STONE PRAIRIE PLAT 4
PRELIMINARY PLAT / SITE IMPROVEMENT PLAN

SHEET INDEX:

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PROPERTY DESCRIPTION:
A REPLAT OF OUTLOT Y STONE PRAIRIE PLAT 1, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ADDRESS:
2355 SE LA GRANT PARKWAY
WAUKEE, IOWA 50263

OWNER / PREPARED FOR:
PRIMUS CONSTRUCTION
CONTACT: BRIAN BANOWETZ
401 8TH AVENUE, SE
CEDAR RAPIDS, IA 52401
PH: (877)947-7757

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

ZONING:
C-1A NEIGHBORHOOD COMMERCIAL DISTRICT
SETBACKS:
FRONT = 30 FEET
SIDE = NONE, EXCEPT ADJACENT RESIDENTIAL THEN 15'
REAR = 30 FEET

ESTIMATED EMPLOYEES:
ESTIMATED EMPLOYEES = 5

PARKING REQUIREMENTS:
DENTAL OFFICE
REQUIRED PARKING (3 PER 1,000 SF @ 3,594 SF) = 11 STALLS
PROPOSED PARKING = 27 STALLS (INCL. 2 ADA)

OPEN SPACE / IMPERVIOUS AREA:
LOT 1
TOTAL LOT AREA = 68,289 SF = 1.57 ACRES
MIN. OPEN SPACE = 13,658 SF (20.0%)
EXISTING OPEN SPACE = 68,289 SF (100.0%)
EXISTING IMPERVIOUS = 0 SF (0.0%)
PROPOSED OPEN SPACE = 51,603 SF (75.6%)
PROPOSED IMPERVIOUS = 16,686 SF (24.4%)

LOT 2
TOTAL LOT AREA = 84,241 SF = 1.93 ACRES
MIN. OPEN SPACE = 16,849 SF (20.0%)
EXISTING OPEN SPACE = 84,241 SF (100.0%)
EXISTING IMPERVIOUS = 0 SF (0.0%)
PROPOSED OPEN SPACE = 84,241 SF (100.0%)
PROPOSED IMPERVIOUS = 0 SF (0.0%)

BENCHMARK:
MAG NAIL IN WALK LOCATED 45.13' EAST OF ℄ SE LA GRANT PKWY & 112.25' SE OF ℄ SE LA GRANT & ℄ SE WESTOWN PKWY.
ELEVATION = 1035.61 (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 DEVELOPMENT SERVICES 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:

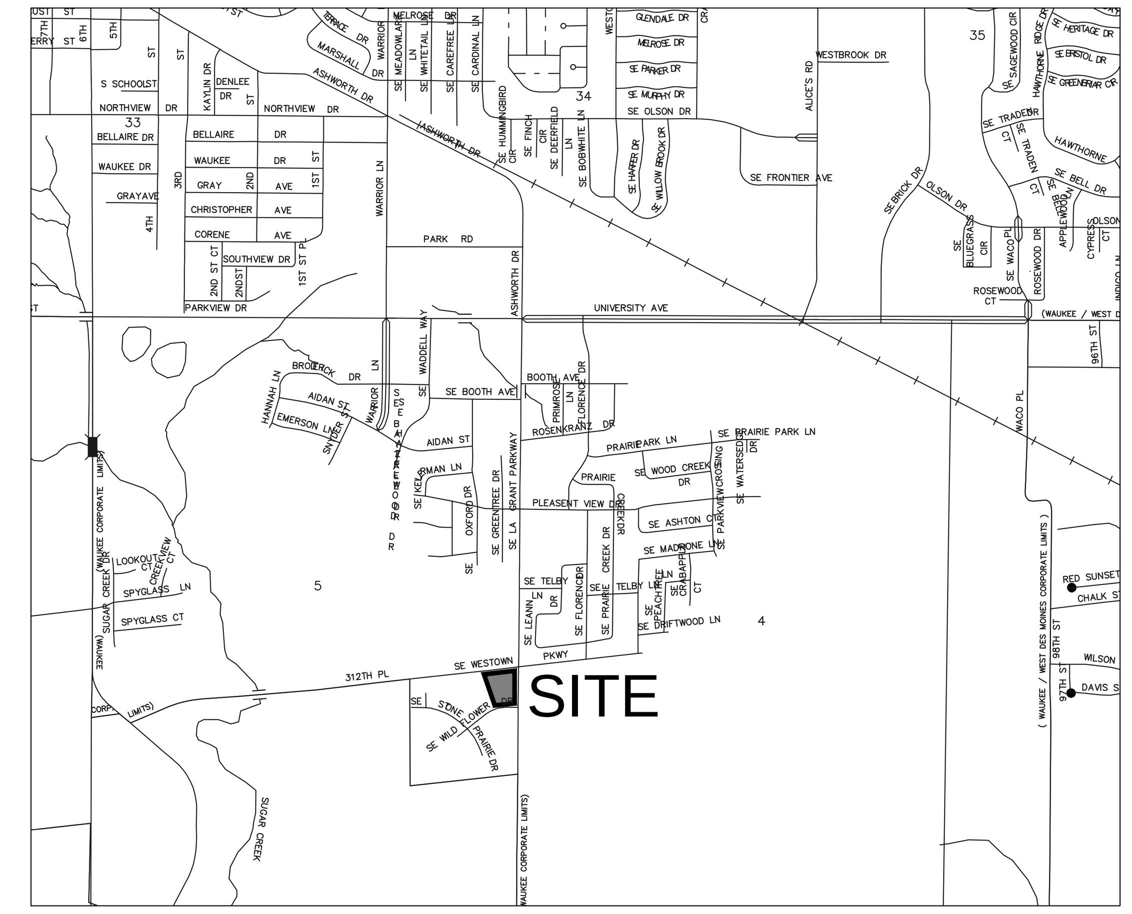
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

1. 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.
19. ALL UTILITIES SHALL BE INSTALLED AND TESTED PER THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
20. ALL SANITARY AND STORM SEWER PIPES SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL CLEANING AND TELEVISING. THE CONTRACTOR SHALL PROVIDE A HARD COPY OF THE REPORT AND VIDEO TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.



VICINITY MAP
NOT TO SCALE

LEGEND:

—SAN—	SANITARY SEWER	[E]	ELECTRIC RISER
—ST—	STORM SEWER	[ELEC]	ELECTRIC VAULT
—W—	WATER LINE		POWER POLE
—G—	GAS LINE		TRANSFORMER POLE
—U/E—	UNDERGROUND ELECTRIC		LIGHT POLE
—O/E—	OVERHEAD ELECTRIC	[EJ]	ELECTRIC JUNCTION BOX
—TELE—	TELEPHONE LINE	[EP]	ELECTRIC PANEL
—F/O—	FIBER OPTIC		TRANSFORMER
—CATV—	CABLE TV		GROUND LIGHT
(D)	STORM MANHOLE		GUY WIRE
	CURB INTAKE		ELECTRIC HANDHOLE
	SURFACE INTAKE	GM	GAS METER
	FLARED END SECTION	GV	GAS VALVE
(S)	SANITARY MANHOLE	[A/C]	AIR CONDITIONING UNIT
(CO)	CLEANOUT	[T]	TELEPHONE RISER
HYD	FIRE HYDRANT	[TEL]	TELEPHONE VAULT
	SPRINKLER	(T)	TELEPHONE MANHOLE
ICV	IRRIGATION CONTROL VALVE	(TS)	TRAFFIC SIGNAL MANHOLE
(W)	WATER MANHOLE	[FO]	FIBER OPTIC RISER
(W)	WELL	[F/O]	FIBER OPTIC FAULT
WV	WATER VALVE	[TV]	CABLE TV RISER
WSO	WATER SHUT OFF		SIGN
YARD	YARD HYDRANT	(7)	DENOTES NUMBER OF PARKING STALLS
(E)	ELECTRIC MANHOLE	●	PROPERTY CORNER - FOUND AS NOTED
EM	ELECTRIC METER	○	PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
			SECTION CORNER - FOUND AS NOTED

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.

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

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LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED:________ DATE:________
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:________

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
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"Planning Your Successful Development"
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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

STONE PRAIRIE PLAT 4
PRELIMINARY PLAT / SITE PLAN
COVER SHEET

REFERENCE NUMBER: 130452
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE: 09-15-16, 10-05-16, 10-20-16
PROJECT NUMBER: 160359
SHEET NUMBER: C0.1

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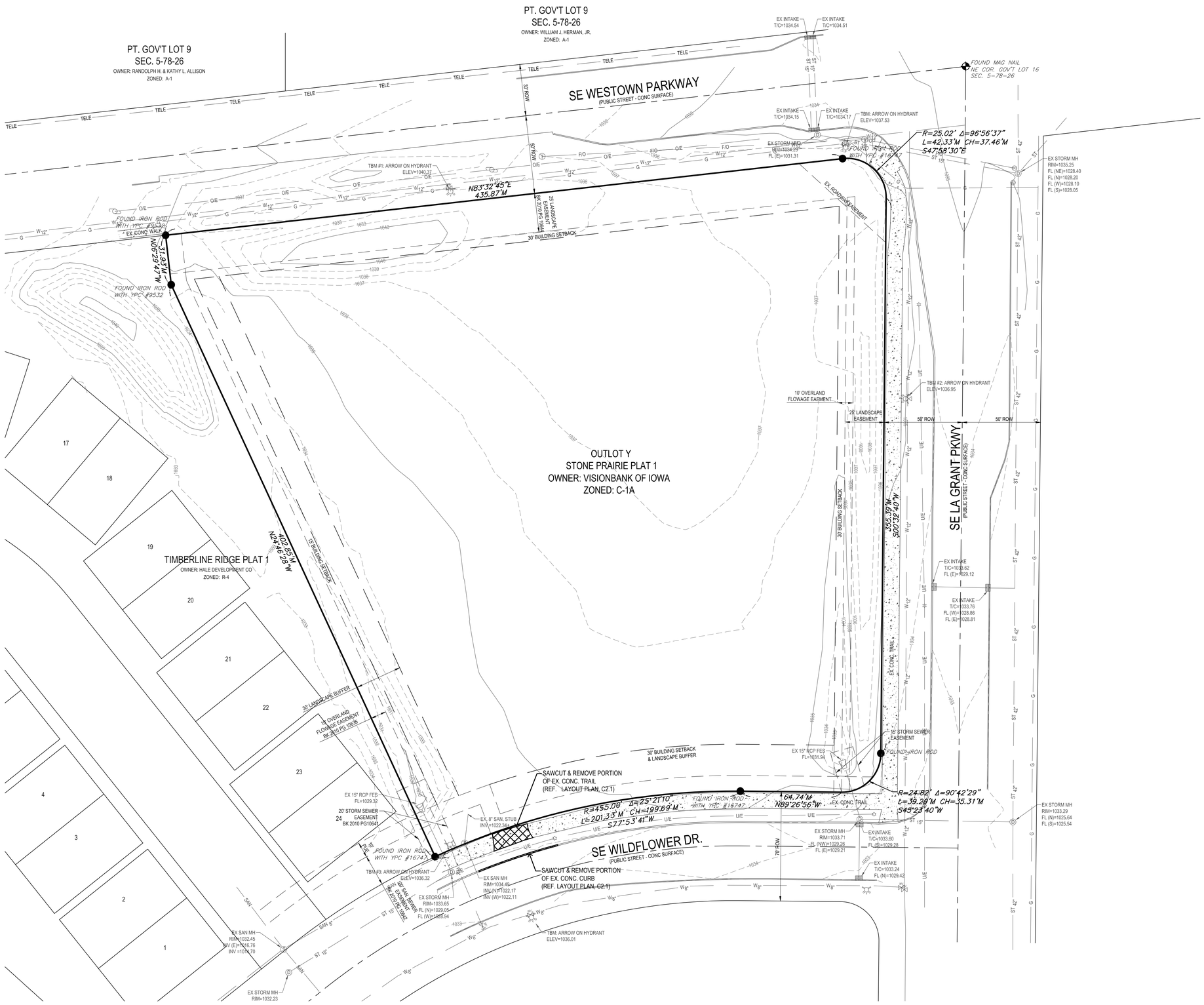

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.

GRAPHIC SCALE

30 0 15 30 60

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EXIST. CONDITOINS/DEMO PLAN

REFERENCE NUMBER: 130452

DRAWN BY: EWM

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REVISION DATE: 09-15-16 10-05-16 10-20-16

PROJECT NUMBER: 160359

SHEET NUMBER: C1.1

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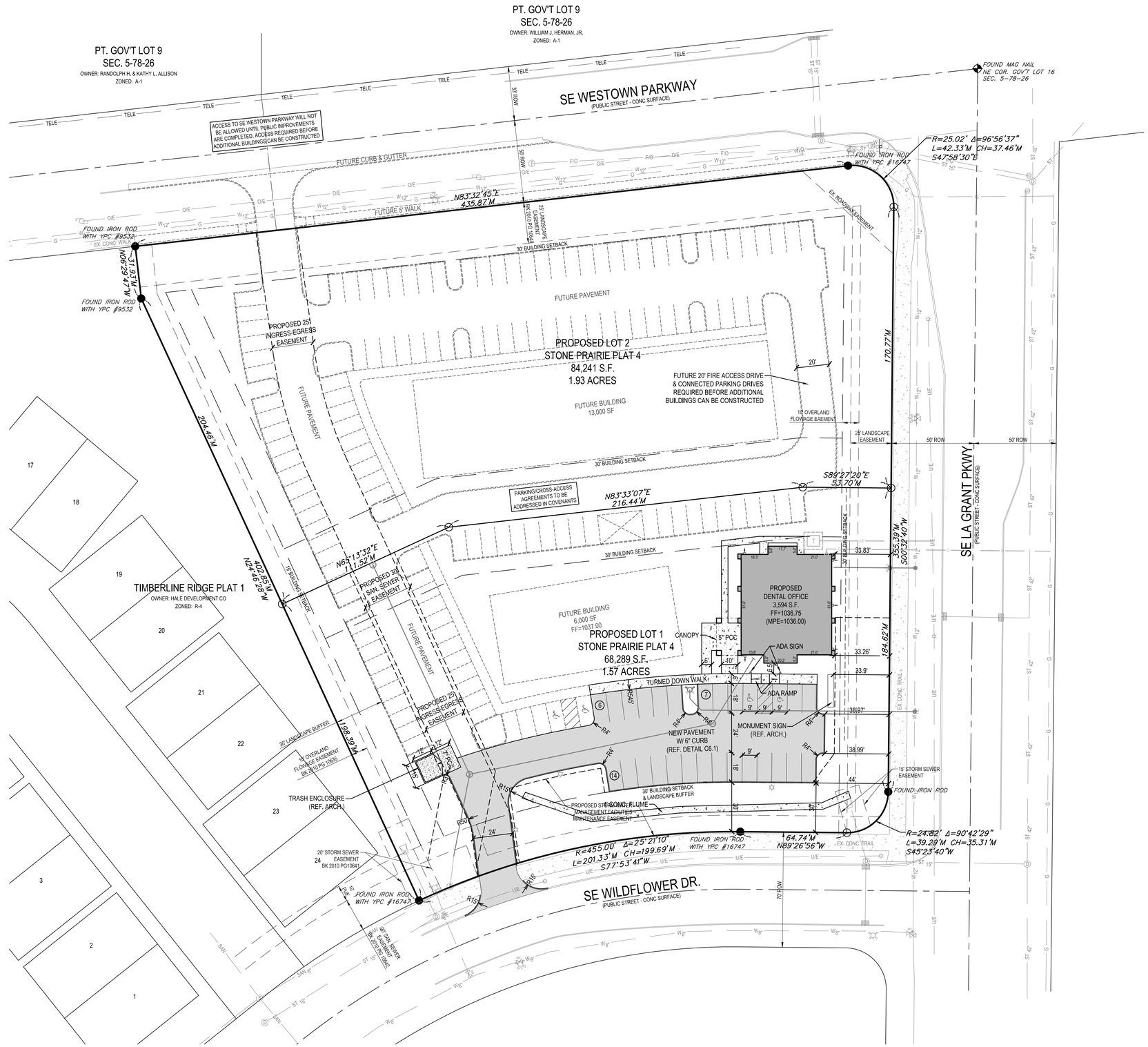

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STONE PRAIRIE PLAT 4
PRELIMINARY PLAT / SITE PLAN
LAYOUT PLAN

REFERENCE NUMBER: 130452

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE: 09-15-16, 10-05-16, 10-20-16

PROJECT NUMBER: 160359

SHEET NUMBER: C2.1

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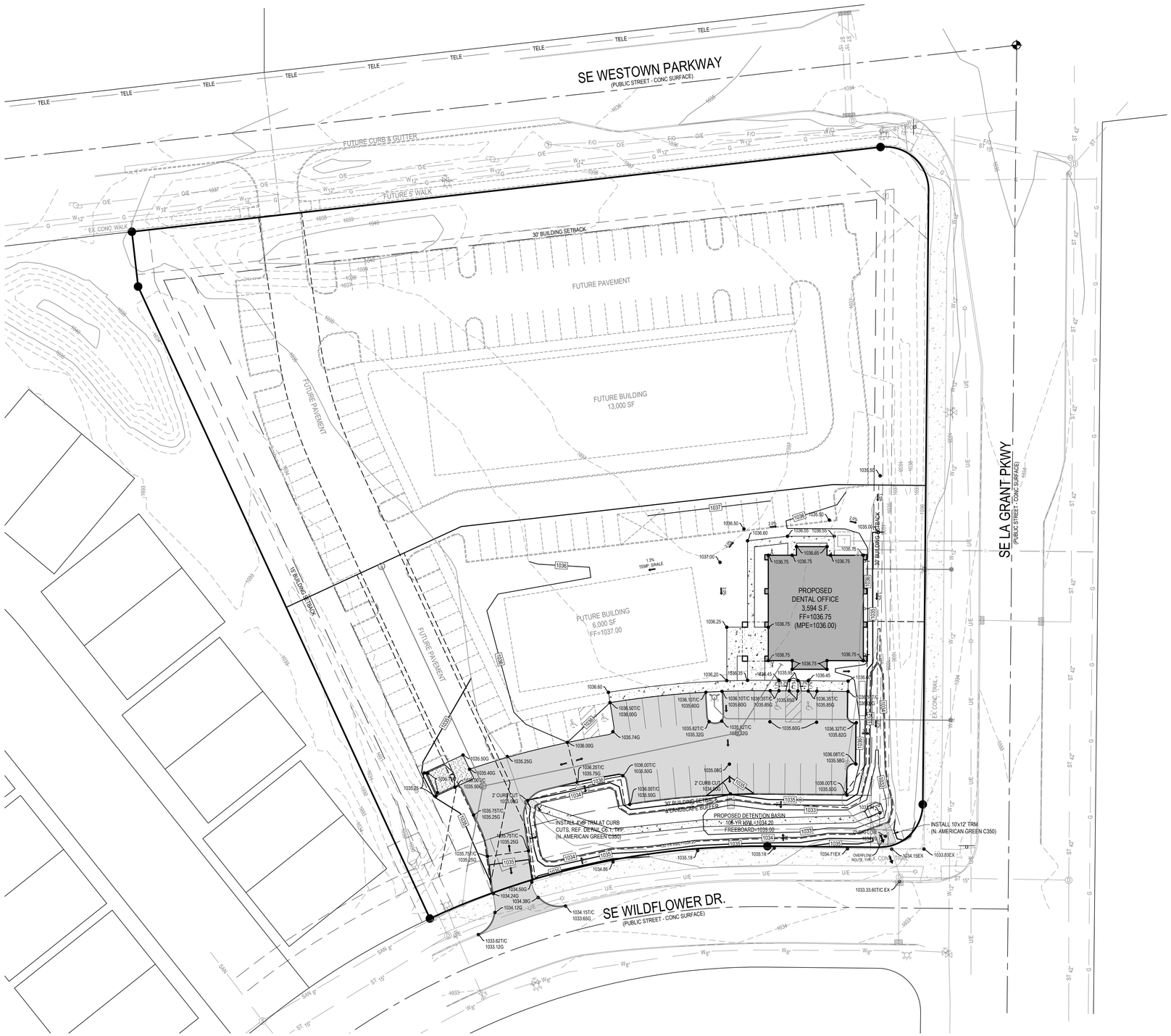

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL IN COMPLIANCE WITH SUDAS SECTION 2010 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

30 0 15 30 60

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REVISION DATE: 09-15-16 10-05-16 10-20-16

PROJECT NUMBER: 160359

SHEET NUMBER: C3.1

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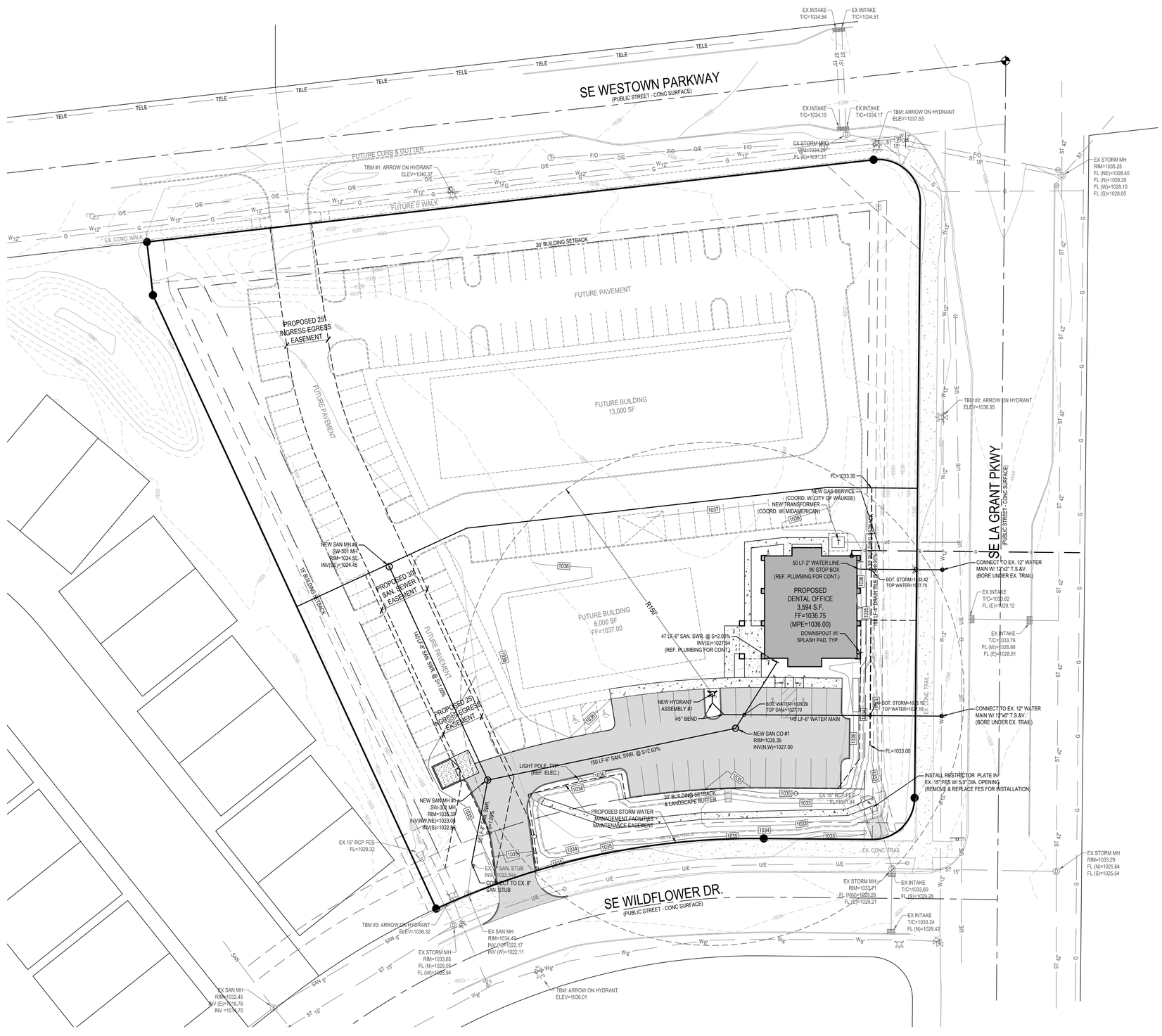

UTILITY NOTES:

1. ALL PROPOSED UTILTIES 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.
5. ALL FIRE HYDRANTS ARE TO HAVE 4 INCH STORZ FITTINGS.

GRAPHIC SCALE

30 0 15 30 60

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UTILITY PLAN

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REVISION DATE: 09-15-16, 10-05-16, 10-20-16

PROJECT NUMBER: 160359

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 BE MULCHED WITH 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
BC	3	BALD CYPRESS	*TAXODIUM DISTISHIUM*	2.0" CAL	B&B	MATCHED SPECIMENS
RO	2	RED OAK	*QUERCUS RUBRA*	2.0" CAL	B&B	MATCHED SPECIMENS
SW	4	SWAMP WHITE OAK	*QUERCUS BICOLOR*	2.0" CAL	B&B	MATCHED SPECIMENS
RB	5	RIVER BIRCH	*BETULA NIGRA*	8' HGT.	B&B	MATCHED SPECIMENS
PF	5	PRAIRIE FIRE CRABAPPLE	*MALUS X 'PRAIRIE FIRE'*	1.5" CAL	B&B	MATCHED SPECIMENS
SS	9	SPRING SNOW CRABAPPLE	*MALUS X 'SPRING SNOW*	1.5" CAL	B&B	MATCHED SPECIMENS
JT	2	JAPANESE TREE LILAC	*SYRINGA RETICULATA*	1.5" CAL	B&B	MATCHED SPECIMENS
SB	4	SERVICEBERRY	*AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'*	6' HGT.	B&B	MATCHED SPECIMENS
CS	9	COLORADO SPRUCE	*PICEA GLAUCA*	6' HGT	B&B	FULL FORM - MATCHED
BH	14	BLACK HILLS SPRUCE	*PICEA GLAUCA DENSATA*	6' HGT	B&B	FULL FORM - MATCHED
BX	14	CHICAGOLAND BOXWOOD	*BUXUS X 'GLENCOE'*	#5	CONT	FULL FORM - MATCHED
LL	9	LITTLE LIME HYDRANGEA	*HYDRANGEA PANICULATA 'JANE'*	#5	CONT	FULL FORM - MATCHED
GM	30	GREEN MOUND ALPINE CURRANT	*RIBES ALPINUM 'GREEN MOUND'*	#5	CONT	FULL FORM - MATCHED
TY	3	TAUNTON YEW	*TAXUS MEDIA 'TAUNTON'*	36"	B&B	FULL FORM - MATCHED
EA	2	EMERALD ARBORVITAE	*THUJA OCCIDENTALIS 'SMARAGD'*	5' HT.	B&B	FULL FORM - MATCHED
KF	5	KARL FOERSTER FEATHER REED GRASS	*CALAMAGROSTIS ACUTOFOLIA*	#1	CONT	FULLY ROOTED IN CONTAINER
BZ	64	BLUE ZINGER SEDGE	*CAREX GLAUCA 'BLUE ZINGER'*	#1	CONT	FULLY ROOTED IN CONTAINER

LANDSCAPE REQUIREMENTS:

TOTAL SIZE OF LOT	152,530 SF
TOTAL REQUIRED OPEN SPACE (20%)	30,506 SF
TOTAL OPEN SPACE PROVIDED	135,844 SF
TOTAL LANDSCAPE UNITS (1 / 1000 OF REQUIRED OPEN SPACE)	30.5
TOTAL OVERSTORY REQUIRED (1 PER LANDSCAPE UNIT)	31
TOTAL SHRUBS REQUIRED (1 PER LANDSCAPE UNIT)	31
REQUIRED PARKING LOT PERIMETER OVERSTORY TREES (1 PER 40LF)	185 LF (5 TREES)

NOTE: ADDITIONAL OPEN SPACE PLANTINGS WILL BE INSTALLED AS PART OF FUTURE CONSTRUCTION.

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

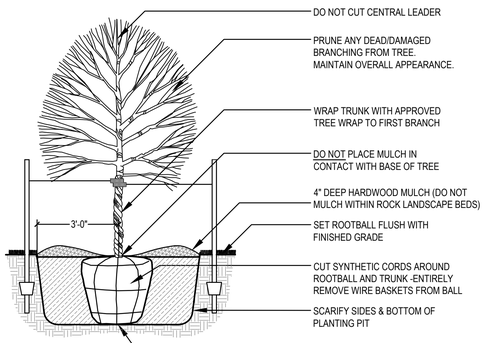
ADDITIONAL LANDSCAPE FOUNDATION PLANTINGS MAY BE INSTALLED AT OWNERS DISCRETION UPON COMPLETION OF THE PROJECT. THESE PLANTINGS WOULD BE ABOVE THE REQUIRED MINIMUMS FOR THE SITE.

TEMPORARY SEEDING:

ALL AREAS NOT DESIGNATED TO RECEIVE SOD SHALL BE SEED ACCORDING TO SUDAS STANDARDS AND THE FOLLOWING TABLE:

FUTURE CONSTRUCTION WITHIN 12 MONTHS:
- USE SUDAS TYPE 4 SEED MIX

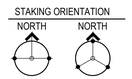
FUTURE CONSTRUCTION ANTICIPATED BEYOND 12 MONTHS:
- USE SUDAS TYPE 2 SEED MIX



DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE

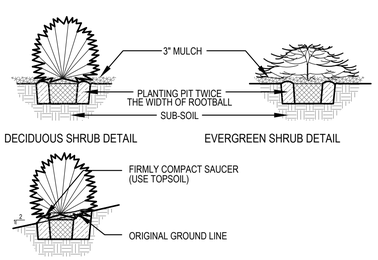
STAKING ORIENTATION



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.



SHRUB PLANTING (TYP)

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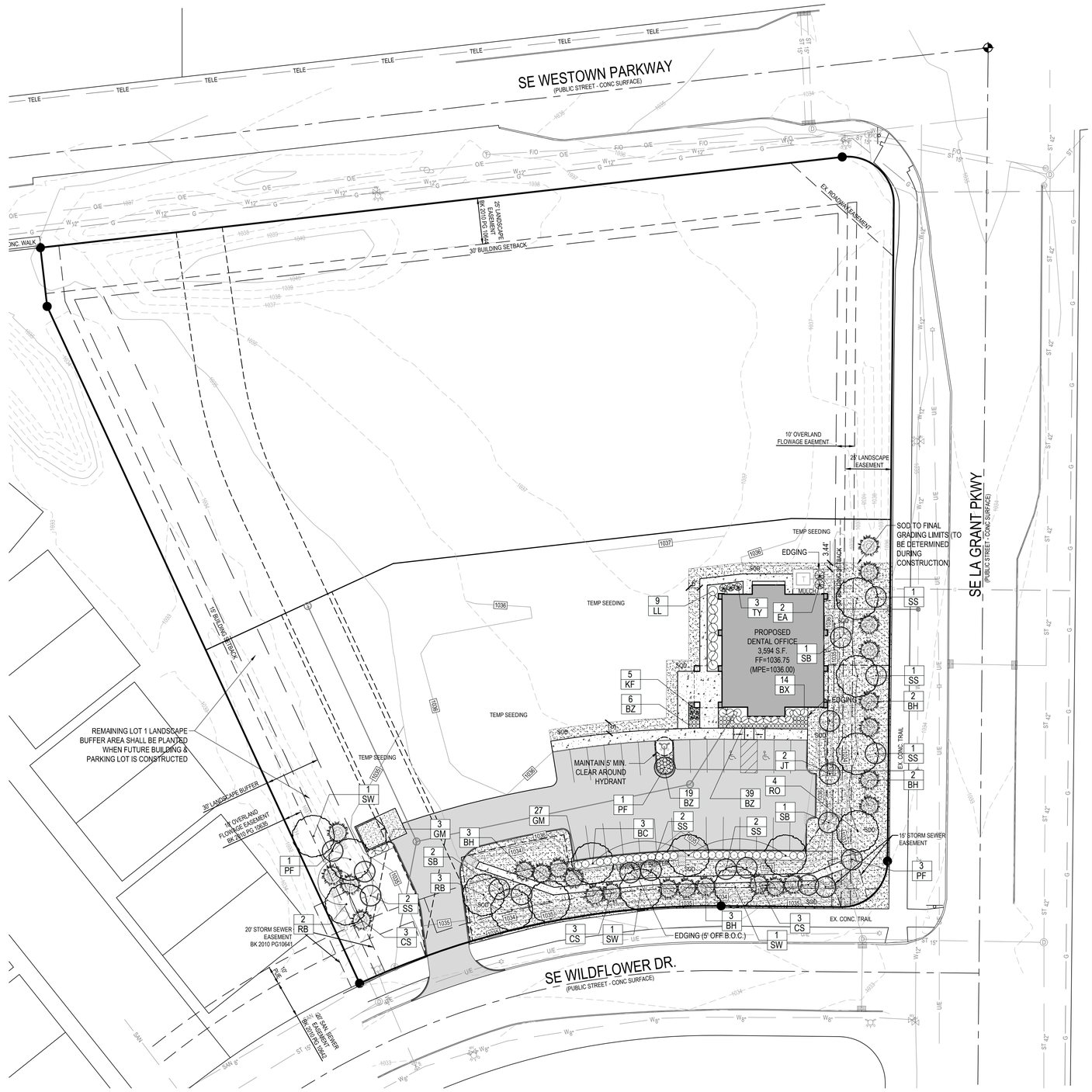

GRAPHIC SCALE

30 0 15 30 60

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Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

STONE PRAIRIE PLAT 4
PRELIMINARY PLAT / SITE PLAN

LANDSCAPE PLAN

REFERENCE NUMBER: 130452

DRAWN BY: EWM

CHECKED BY: CJB

REVISION DATE: 09-15-16, 10-05-16, 10-20-16

PROJECT NUMBER: 160359

SHEET NUMBER: C5.1

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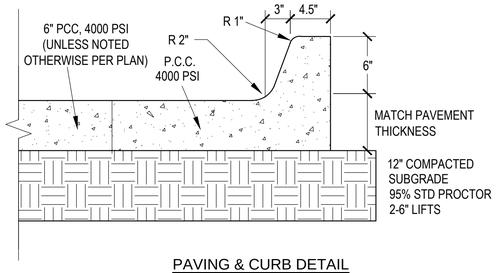

PAVING & CURB DETAIL

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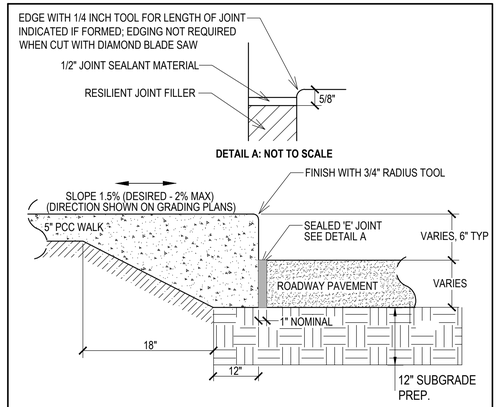
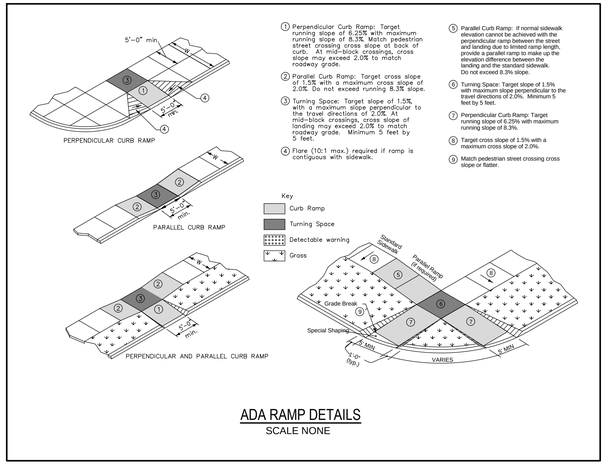


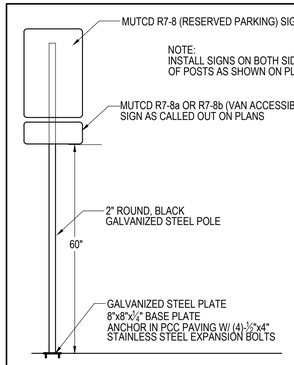
TURNED DOWN WALK DETAIL

SCALE NONE



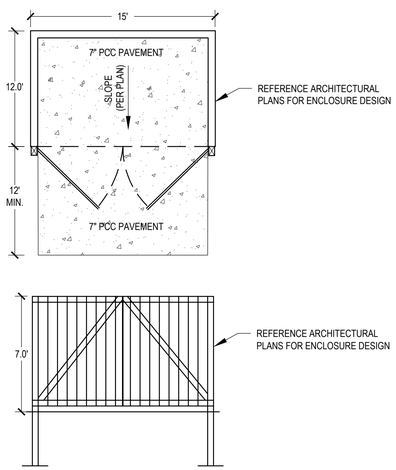
ADA RAMP DETAILS

SCALE NONE



ADA PARKING SIGN DETAIL

SCALE NONE



TRASH ENCLOSURE DETAIL

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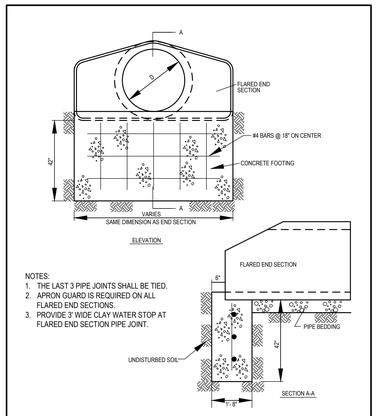
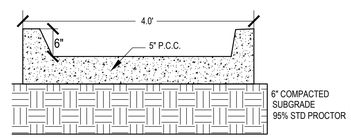


NOTES:
1. THE LAST 3 PIPE JOINTS SHALL BE TIED.
2. APRON GUARD IS REQUIRED ON ALL FLARED END SECTIONS.
3. PROVIDE 3' WIDE CLAY WATER STOP AT FLARED END SECTION PIPE JOINT.

FLARED END SECTION FOOTING DETAIL

NOT TO SCALE



CONCRETE FLUME DETAIL

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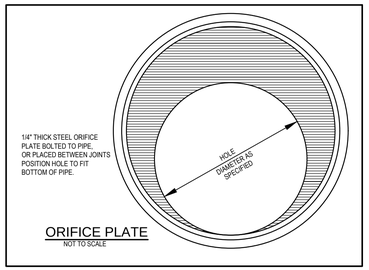

ORIFICE PLATE

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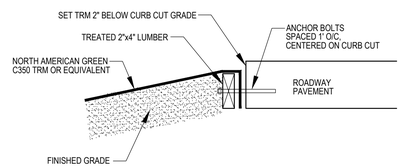
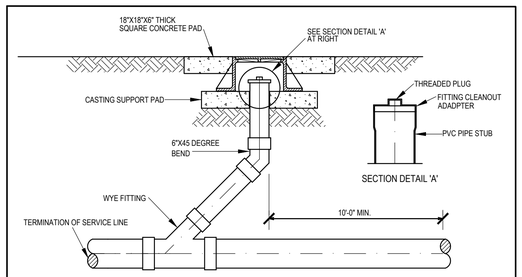


TRM INSTALLATION AT CURB CUT DETAIL

NOT TO SCALE



CLEANOUT DETAIL

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Civil Engineering & Land Surveying
Established 1959

STONE PRAIRIE PLAT 4
PRELIMINARY PLAT / SITE PLAN

DETAILS SHEET

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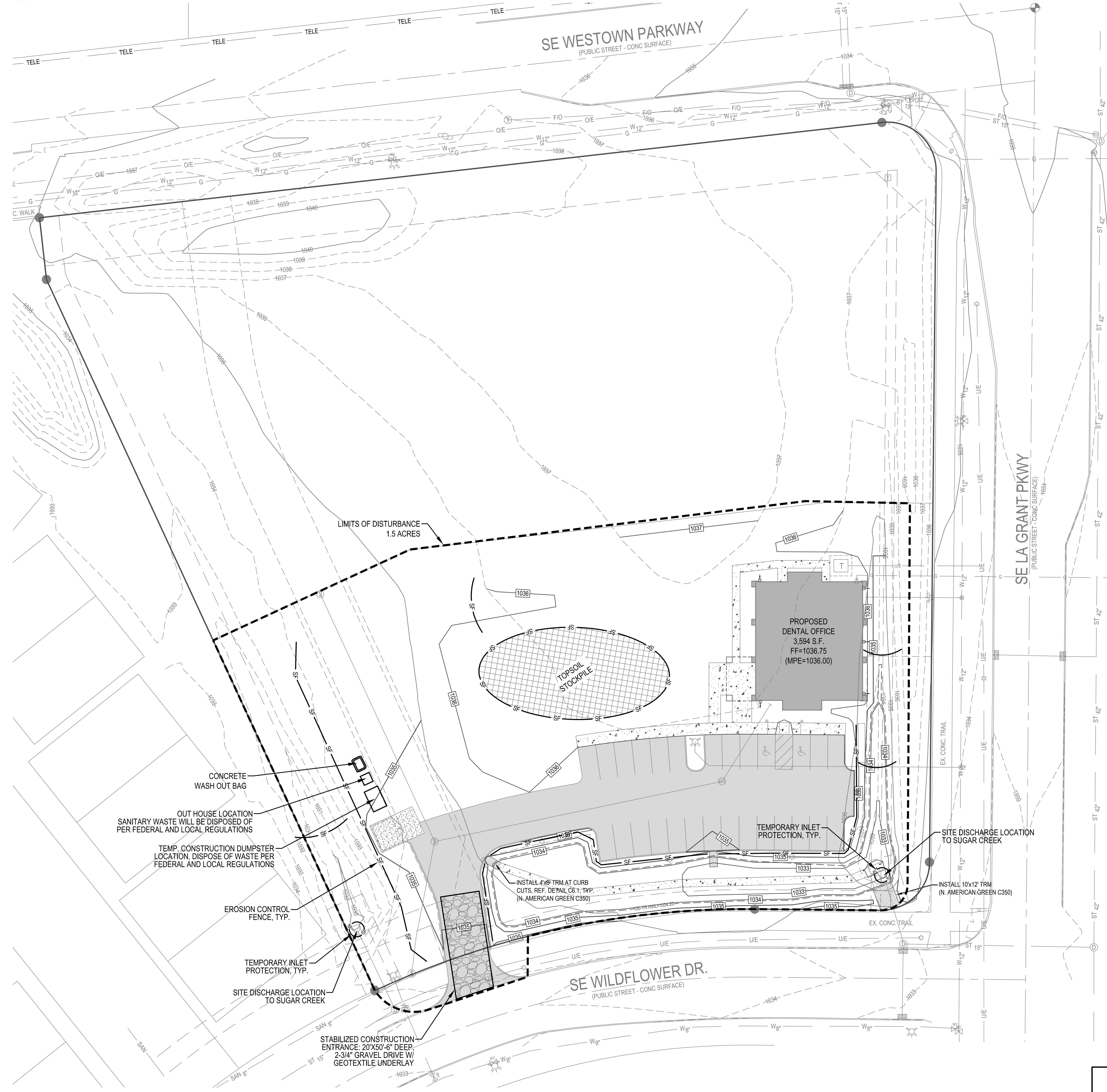
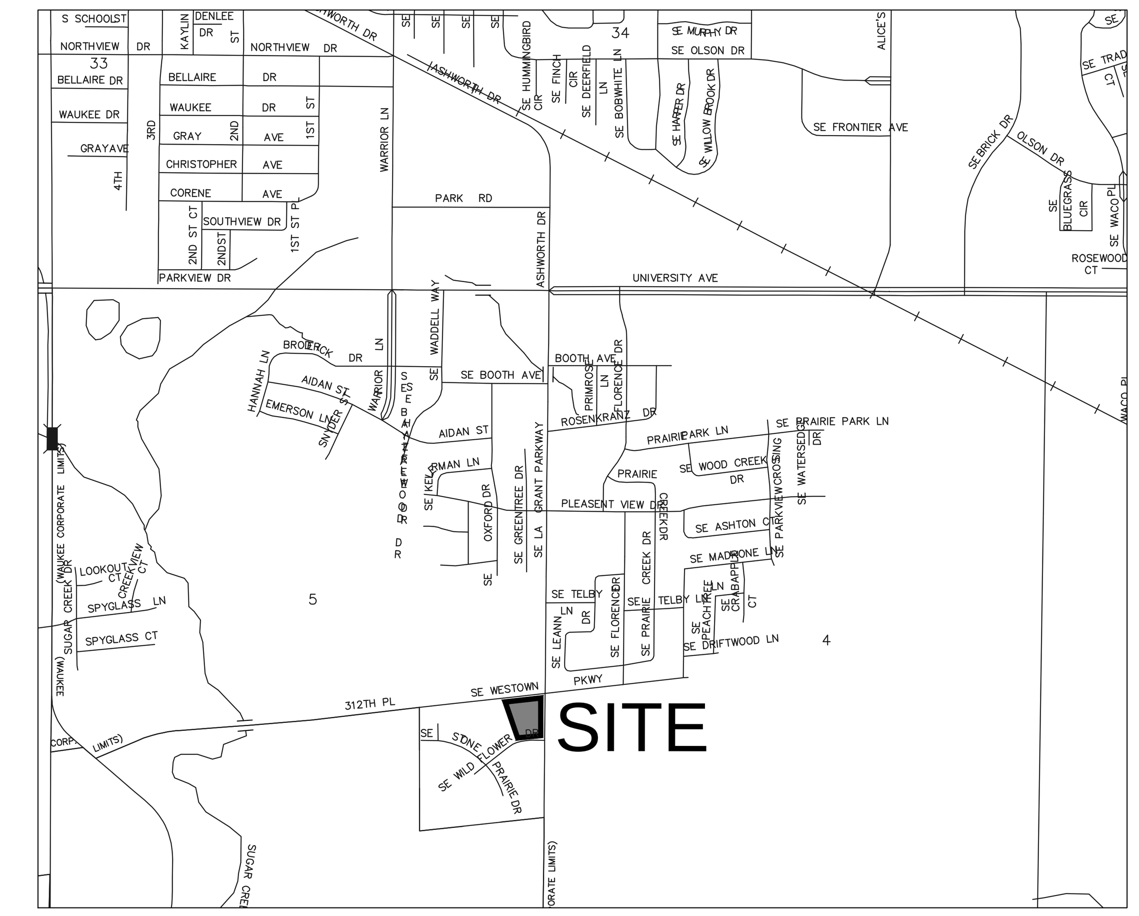
STORM WATER POLLUTION PREVENTION PLAN





VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION:
A REPLAT OF OUTLOT Y STONE PRAIRIE PLAT 1,
CITY OF WAUKEE,
DALLAS COUNTY, IOWA.

ADDRESS:
2355 SE LA GRANT PARKWAY
WAUKEE, IOWA 50263

OWNER / PREPARED FOR:
PRIMUS CONSTRUCTION
CONTACT: BRIAN BANOWETZ
401 8TH AVENUE, SE
CEDAR RAPIDS, IA 52401
PH: (877)947-7757

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

ZONING:
C-1A NEIGHBORHOOD COMMERCIAL DISTRICT
SETBACKS:
FRONT = 30 FEET
SIDE = NONE, EXCEPT ADJACENT RESIDENTIAL THEN 15'
REAR = 30 FEET

OPEN SPACE / IMPERVIOUS AREA:
LOT 1
TOTAL LOT AREA = 68,289 SF = 1.57 ACRES
MIN. OPEN SPACE = 13,658 SF (20.0%)
EXISTING OPEN SPACE = 68,289 SF (100.0%)
EXISTING IMPERVIOUS = 0 SF (0.0%)
PROPOSED OPEN SPACE = 51,603 SF (75.6%)
PROPOSED IMPERVIOUS = 16,686 SF (24.4%)

LOT 2
TOTAL LOT AREA = 84,241 SF = 1.93 ACRES
MIN. OPEN SPACE = 16,849 SF (20.0%)
EXISTING OPEN SPACE = 84,241 SF (100.0%)
EXISTING IMPERVIOUS = 0 SF (0.0%)
PROPOSED OPEN SPACE = 84,241 SF (100.0%)
PROPOSED IMPERVIOUS = 0 SF (0.0%)

BENCHMARK:
MAG NAIL IN WALK LOCATED 45.13' EAST OF ℄ SE LA GRANT PKWY & 112.25' SE OF ℄ SE LA GRANT & ℄ SE WESTOWN PKWY.
ELEVATION = 1035.61 (CITY OF WAUKEE DATUM)

QUANTITY ESTIMATE:

EROSION CONTROL FENCE	525 LF
TEMP. INLET PROTECTION	2 EA
SOD (PER LANDSCAPE PLAN)	0.8 AC
TRM, NAG SC350	184 SF

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.

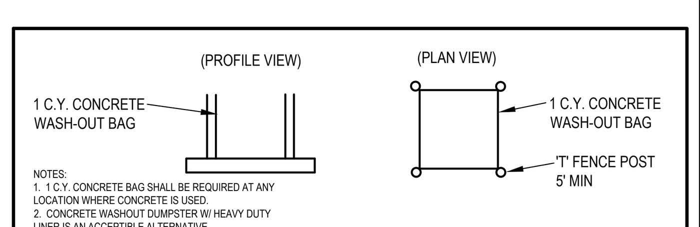
TOPSOIL NOTES:
1. STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL IN COMPLIANCE WITH SUDAS SECTION 2010 ON ALL GREEN (NON-PAVED) AREAS.
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF 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.

LEGEND:
- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- SF — SILT FENCE
- 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

GRAPHIC SCALE
30 0 15 30 60

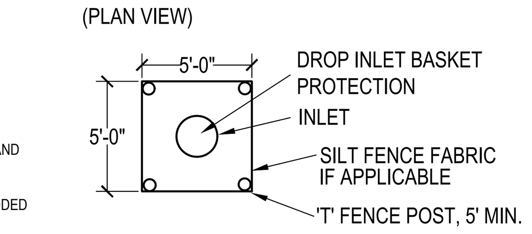
UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN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

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



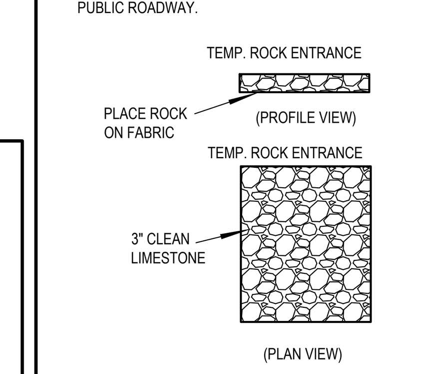
CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE

NOTES:
1. SECURE TOP OF FABRIC TO POSTS, USING CABLE TIES OR WIRE.
2. FABRIC TO BE BURIED 12", AND FOLDED ALONG BOTTOM.
3. STEEL POSTS TO BE EMBEDDED 28".



INLET PROTECTION DETAIL
NOT TO SCALE

STABILIZED ENTRANCE SHALL BE AT LEAST 50' LONG AND EXTEND TO THE PUBLIC ROADWAY.



SITE ENTRANCE DETAIL
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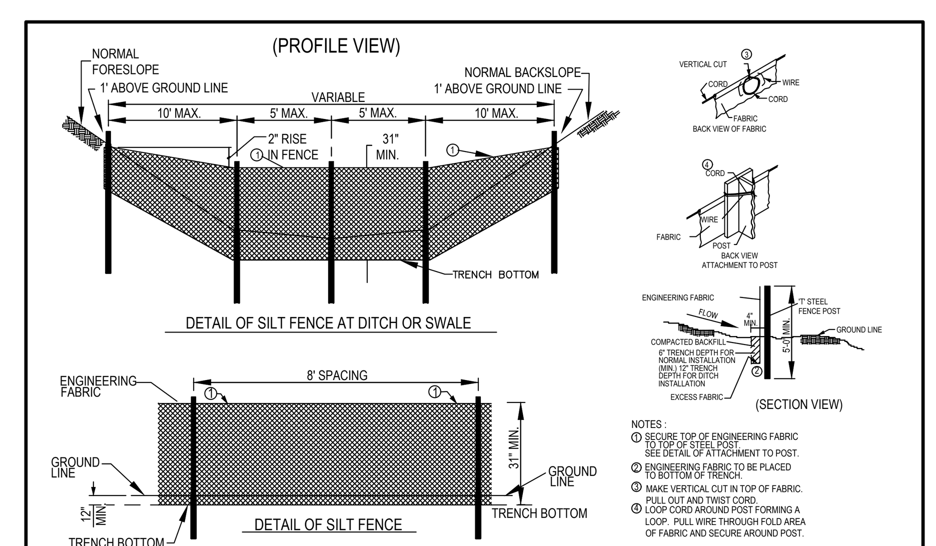

SILT FENCE DETAILS
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