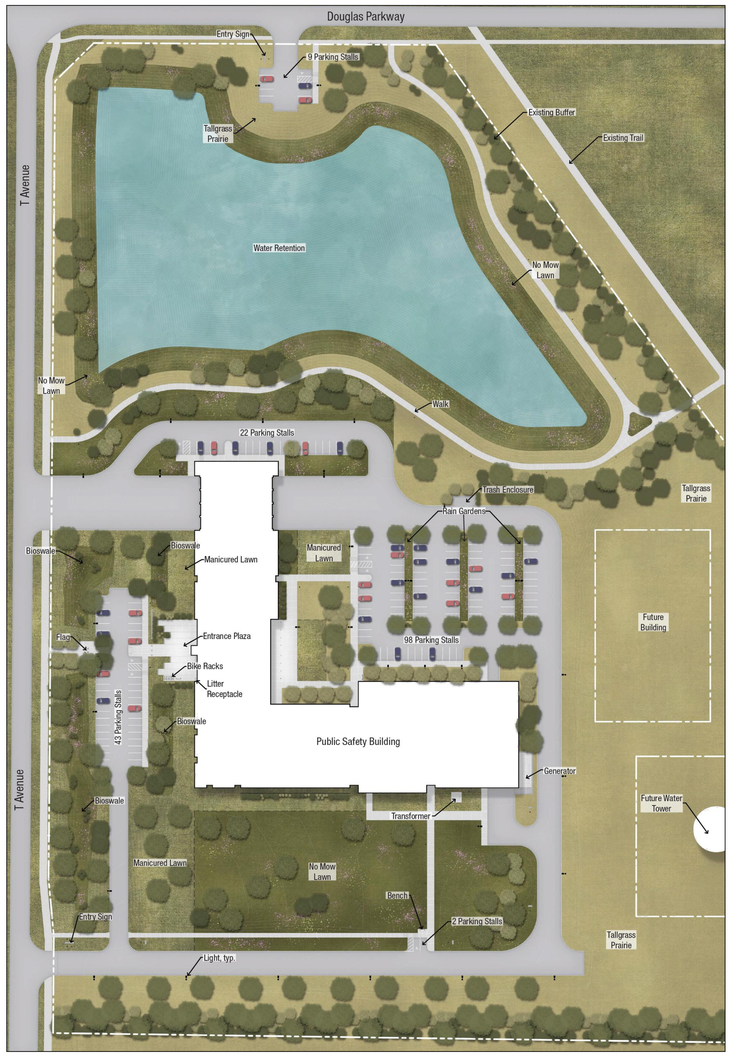
WAUKEE PUBLIC SAFETY

CITY OF WAUKEE

815 NW 20TH STREET
WAUKEE, IA 50263



LANDSCAPE REQUIREMENTS

OFF STREET PARKING:

PARKING LOT ISLANDS — **18 OVERSTORY TREE/ISLAND REQUIRED**, **18 OVERSTORY TREE/ISLAND PROVIDED**

RIGHT OF WAY SETBACK PLANTINGS
(INCLUDED IN OPEN SPACE PLANTING REQUIREMENT COUNT)
225 LF OF FRONTAGE
225 X 1 OVERSTORY TREES / 40 LF = **5.63 OVERSTORY TREES REQUIRED**, **6 OVERSTORY TREES PROVIDED**

BUFFER REQUIREMENTS:
EAST RESIDENTIAL(R2) BUFFER: 1,645 LF OF BUFFER, 30 FT WIDE
50% REDUCTION DUE TO PUBLIC TRAIL BETWEEN LAND USE

- **1,645 LF X 1 OVERSTORY TREES / 50 LF = 32.9 OVERSTORY TREES REQUIRED, 33 OVERSTORY TREES PROVIDED**
- **1,645 LF X 1.5 EVERGREEN TREES / 50 LF = 49.35 EVERGREEN TREES REQUIRED, 50 EVERGREEN TREES PROVIDED**
- **1,645 LF X 1 ORNAMENTAL TREES / 50 LF = 32.9 ORNAMENTAL TREES REQUIRED, 33 ORNAMENTAL TREES PROVIDED**

SOUTH RESIDENTIAL(R-4) BUFFER: 1,495 LF OF BUFFER, 30 FT WIDE

- **1,495 LF X 2 OVERSTORY TREES / 50 LF = 59.8 OVERSTORY TREES REQUIRED, 60 OVERSTORY TREES PROVIDED**
- **1,495 LF X 3 EVERGREEN TREES / 50 LF = 89.7 EVERGREEN TREES REQUIRED, 90 EVERGREEN TREES PROVIDED**
- **1,495 LF X 2 ORNAMENTAL TREES / 50 LF = 59.8 ORNAMENTAL TREES REQUIRED, 60 ORNAMENTAL TREES PROVIDED**

OPEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
1,274,799 SF (29.26 ACRES)

20% REQUIRED OPEN SPACE (254,959.80 SF)
82% PROVIDED OPEN SPACE (1,045,981 SF)

3.7% 39,186 SF IMPERVIOUS OPEN SPACE
96.3% 1,006,795 SF PERVIOUS OPEN SPACE

OPEN SPACE PLANTING REQUIREMENTS:

1 TREE AND 1 SHRUB PER 1,000 SF OF REQUIRED OPEN SPACE.
25% REDUCTION IN OPEN SPACE TREES TO ACCOUNT FOR PORTION OF SITE UNDEVELOPED LEFT FOR FUTURE EXPANSION

SHRUBS PROVIDED: 255
TREES PROVIDED: 204
OVERSTORY = 102 = 50%
UNDERSTORY = 49 = 24%
EVERGREEN = 53 = 26%
≥25% OF ALL REQUIRED TREES SHALL BE EVERGREEN
≥50% OF ALL REQUIRED TREES SHALL BE OVERSTORY

TREES: 254,959.80 SF X 1/1,000 SF = **254.95 TREES REQUIRED**, **192 TREES PROVIDED**

SHRUBS: 254,959.80 SF X 1/1,000 SF = **254.95 SHRUBS REQUIRED**, **255 SHRUBS PROVIDED**

BUILDING SUMMARY

BUILDING FOOTPRINT: 85,640 SF
BUILDING TYPE: OFFICE
BUILDING HEIGHT: 27'
BUILDING STORIES: 1 STORY

PARKING REQUIREMENTS:

BUILDING SF ALLOCATED TO INDOOR PARKING/GARAGE = 18,620 SF

REQUIRED PARKING STALLS: **180 STALLS**

1 STALL / 1 BUNK ROOM
10 ROOMS 1 STALL/1 ROOM = **10 STALLS**
3 STALLS/ 1,000 SF OF OFFICE AREA
56,066 SF 3 STALL/1,000 SF= **169 STALLS**
1 STALLS/ 20,000 SF OF STORAGE AREA
9,192 SF 1 STALL/20,000 SF= **1 STALLS**

TOTAL PARKING STALLS PROVIDED: **194 (185+9 ADA SPACES)**

ACCESSIBLE STALLS REQUIRED: **6**
ACCESSIBLE STALLS PROVIDED: **9 (8 ARE VAN ACCESSIBLE)**

BICYCLE PARKING REQUIREMENTS
NO REQUIREMENTS
PROVIDED 6 BICYCLE PARKING SPACES

SITE SUMMARY
SITE AREA: 1,274,799 SF (29.26 ACRES)

IMPERVIOUS SURFACE AREA: 268,004 SF (6.15 ACRES)

TOTAL BUILDING SURFACE AREA =	85,640 SF
TOTAL PAVEMENT(SIDEWALK) SURFACE AREA =	39,186 SF
TOTAL PARKING SPACE SURFACE AREA =	29,171 SF
TOTAL ROAD SURFACE AREA =	114,007 SF
PERVIOUS SURFACE AREA: 1,006,795 SF (23.11 ACRES)	
TOTAL POND SURFACE AREA=	143,464 SF

LEGAL DESCRIPTION
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH , RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 20, THENCE NORTH 00° 10' 15" WEST, 731.59 FEET ALONG THE WEST LINE OF SAID SECTION 20 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RACCOON RIVER VALLEY TRAIL (FORMERLY THE MINNEAPOLIS & ST. LOUIS RAILROAD); THENCE SOUTH 35° 06' 27" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 753.80 FEET TO A POINT ON A NON-TAGENT CURVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 1,807.21 FEET ALONG A 22,698.31 FOOT RADIUS CURVE CONCAVE NORTH EAST WHOSE CHORD BEARS SOUTH 36° 55' 22" EAST, 1807.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 89° 40' 41" WEST, 1,527.77 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 00° 28' 18" EAST ALONG SAID WEST LINE, 1,321.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20, ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,519,643 SQUARE FEET OR 34.89 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

ZONING AND LAND USE
EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: INSTITUTIONAL
OPEN SPACE REQUIREMENTS: 20%

BULK REGULATIONS FOR A1 AGRICULTURAL DISTRICT
LOT AREA: NO MINIMUM
LOT WIDTH: 200'
MINIMUM FRONT YARD: 35 FEET
MINIMUM REAR YARD: 35 FEET
MINIMUM SIDE YARD: 35 FEET
MAXIMUM HEIGHT:
3 STORIES OR 40 FEET- PRINICPAL BUILDING
1 STORY OR 20 FEET ACCESSORY BUILDING(LOTS LESS THAN 10 ACRES)
1 STORY OR 30 FEET ACCESSORY BUILDING(LOTS 10 ACRES OR MORE)
MINIMUM OPEN SPACE 20%

APPLICANT/PREPARER OF SUBMITTAL
DEVON MOODY
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: DMOODY@THINKCONFLUENCE.COM
CONTACT: DEVON MOODY

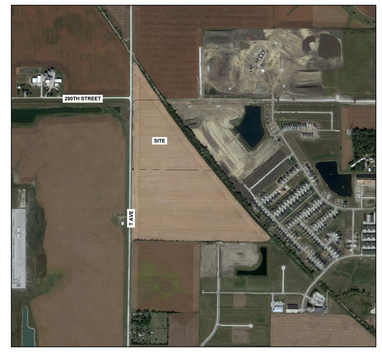
OWNER/APPLICANT
CITY OF WAUKEE

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	CIVIL SHEETS
C100-C104	GRADING PLANS
C105-C107	PEDESTRIAN RAMP DETAILS
C200-C204	UTILITY PLANS
C205	UTILITY DETAILS
C300-C304	EROSION CONTROL PLANS
	LANDSCAPE SHEETS
L001	GENERAL NOTES
L100	EXISTING CONDITIONS
L200	SITE LAYOUT INDEX
L201	SITE LAYOUT PLAN
L202	SITE LAYOUT PLAN
L300	SITE PLANTING PLAN
L301	GROUND PLANE TREATMENT
L302	TREES AND SHRUB PLANTING PLAN
L303	TREES AND SHRUB PLANTING PLAN
L304	PERENNIAL AND GRASSES PLANTING PLAN
L305	PERENNIAL AND GRASSES PLANTING PLAN
L500	DETAILS
L501	PLANTING DETAILS
	ARCHITECTURAL SHEETS
A050	OVERALL EXTERIOR ELEVATIONS
A051	ARCHITECTURAL SITE DETAILS
	ELECTRICAL SHEETS
EL001	SITE LIGHTING PLAN
EL002	SITE LIGHTING CUTSHEETS

VICINITY MAP



1" = 1000'-0"

GENERAL CONTRACTOR
RYAN COMPANIES
111 E GRAND AVENUE STE 200
DES MOINES, IA 50309
PH: (515) 309-8500
JILL BOETGER

OWNER REPRESENTATIVE
SIDEKICK DEVELOPMENT
220 SE 6TH STREET
DES MOINES, IA 50309
PH: (515) 822-3257
ANGIE PFANNKUCH

STRUCTURAL ENGINEER
RAKER RHODES ENGINNEERING
4717 GRAND AVENUE
DES MOINES, IA 50313
PH: (515) 277-0275
TYLER SCOTT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

TYLER SCOTT REGISTRATION #21411 DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2024
SHEETS COVERED BY THIS SEAL:

M.E.P. ENGINEER
MORRISSEY ENGINEERING
4940 NORTH 118TH STREET
OMAHA, NE 68164
PH: (402) 491-4144

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

TOBY J. SAMUELSON REGISTRATION #19999PE DATE
MY REGISTRATION DATE IS: DECEMBER 31, 2023
SHEETS COVERED BY THIS SEAL: EL001 AND EL002

CIVIL ENGINEER
FOTH
8191 BIRCHWOOD COURT, SUITE L
JOHNSTON, IA 50131
PH: (515) 254-1393

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

NAME REGISTRATION #00000 DATE
MY REGISTRATION DATE IS:
SHEETS COVERED BY THIS SEAL:

ARCHITECT
OPN ARCHITECTS
100 COURT AVE., SUITE 100
DES MOINES, IA 50309
PH: (515) 309-0722
www.opnarchitects.com

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

DANIELLE HERMAN REGISTRATION #00034 DATE
MY REGISTRATION DATE IS: JUNE 30, 2024
SHEETS COVERED BY THIS SEAL:

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IA 50309
PH: (515) 288-4875
www.thinkconfluence.com
DEVON MOODY

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.

MATT CARLILE REGISTRATION #422 DATE
MY REGISTRATION DATE IS: JUNE 30, 2024
SHEETS COVERED BY THIS SEAL: L001-L501

NOT FOR CONSTRUCTION

ISSUED FOR:
SITE PLAN RESUBMITTAL #3
DATE:
7/20/2023

Know what's below. Call before you dig

COVER SHEET

CONFLUENCE PROJECT # 21543

G100

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File Location: \\fs-fnw1\data\Projects\2021\21543_Waukee Public Safety\21543_WORKING\AUTOCAD\SHEETS\L000_COVER SHEET | Drawn by: XX | Checked by: XX

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GENERAL NOTES

A. FOTH, 8191 BIRCHWOOD CT, JOHNSTON, IA 50131, (515)254-1393, PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS. WORK SHALL COMPLY WITH WAUKEE 2023 SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SPECIFICATIONS (SUDAS).

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. WORK SHALL COMPLY WITH WAUKEE 2023 SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2023 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).

SITE PREPARATION AND DEMOLITION GENERAL NOTES

A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

G. FROST FOOTING REQUIRED AT ALL DOORS. SEE STRUCTURAL PLANS. PROVIDE ISOLATION JOINT(SEE DETAIL 18/LS00) WHERE SITE PAVING ABUTS FROST FOOTING.

UTILITY GENERAL NOTES

A. DEWATERING (IF REQUIRED) IS CONSIDERED AN INCIDENTAL EXPENSE. NO ADDITIONAL PAYMENT WILL BE MADE FOR DEWATERING.

B. COORDINATE INSPECTIONS FOR CONNECTIONS TO PUBLIC WATER, SANITARY, AND STORM SEWER WITH THE APPROPRIATE JURISDICTIONS.

C. INSTALL TEMPORARY INLET PROTECTION AROUND ALL PERMANENT STORM SEWER INLETS IN COMPLIANCE WITH LOCAL SWPPP REQUIREMENTS.

D. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISH GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES AND LIGHT BASES.

E. FOR PATCHING USE PAVEMENT MIX PER CITY OF WAUKEE STANDARD SPECIFICATIONS.

PLANTING GENERAL NOTES

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES. WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SOD AREAS AROUND PAVING, BUILDINGS, PLANTING BEDS, AND IN THE R.O.W. UNLESS OTHERWISE NOTED, SEED AND STABILIZE ALL OTHER AREAS WITHIN CONTRACT LIMITS.

J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

FIRE SAFETY CONSTRUCTION NOTES

A. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

ABBREVIATIONS

(ALL MIGHT NOT BE USED)

A	
ABRV	ABBREVIATION
ALN	ALIGN
ALW	ALLOWANCE
APPROX	APPROXIMATE
ARCH	ARCHITECT
AVE	AVERAGE
B	
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BW	BOTTOM OF WALL (@ FS)
BWS	BOTH WAYS
C	
CAL	CALIPER
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEAR
CO	CLEANOUT
CONT	CONTINUOUS
CY	CUBIC YARD
D	
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
EW	EACH WAY
EX	EXISTING
EXP	EXPANSION
F	
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEV
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
G	
GA	GAUGE
GEN	GENERAL
H	
HORIZ	HORIZONTAL
HP	HIGH POINT
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
INCL	INCLUDED
J	
JT	JOINT
K	
K	NONE
L	
LF	LINEAR FEET
LP	LOW POINT
M	
MAX	MAXIMUM
MANU	MANUFACTURER
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	
PC	POINT OF CURVE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT
PVC	POLY VINYL CHLORIDE
Q	
QTY	QUANTITY
R	
R	RADIUS
REC	RECOMMENDATION
REF	REFERENCE
REINF	REINFORCE
R-EJ	REINFORCED EXPANSION JT
REQD	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
S	
S	SOUTH
SAN	SANITARY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
SQ	SQUARE
T	
T&B	TOP AND BOTTOM
TBD	TO BE DETERMINED
TC	TOP OF CURB
TD	TOP OF DRAIN
TH	THICK
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VAR	VARIES
VOL	VOLUME
W	
W	WITH
W/O	WITHOUT
WT	WEIGHT
WWM	WELDED WIRE MESH
X	
X	NONE
Y	
YD	YARD
Z	
Z	NONE

LINE SYMBOL LEGEND

	PROPERTY LINE
	EASEMENT
	SETBACK
##	EXISTING INDEX CONTOUR
##	EXISTING CONTOUR
##	PROPOSED INDEX CONTOUR
##	PROPOSED CONTOUR
COM	COMMUNICATIONS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
F/O	FIBER OPTIC
S	SANITARY SEWER
ST	STORM SEWER
UD	UNDERDRAIN
T	TELEPHONE
W	WATER
SF	SILT FENCE
	FENCE
	FENCE
	FENCE

DRAWING SYMBOLS

(NOT ALL ARE USED)

XX L-XX	SECTION	#/ E.####	COORDINATE TAGS	XX L-XX	SECTION CALLOUT
XX L-XX	ELEVATION	XXXX.XX / X/XXXX	ELEVATION	XX L-XX	ENLARGEMET CALLOUT
MULTILEADER STD.	TEXT MULTILEADER	## XX	PLANT TAG	A	GRID LINE
XX ###.#	GRADING MULTILEADER	#	KEYNOTE		CUTLINE
DETAIL NAME ## L-##	DETAIL MULTILEADER	#'-##"	DIMENSION		CENTER LINE
###	CONTOUR ELEVATION	R###	RADIUS DIMENSION		REVISION CLOUD
# / #	CENTER POINTS	#°	ANGLE DIMENSION	# L001 TITLE N.T.S	DETAIL TITLE
#.#%	SLOPE	##	REVISION TRIANGLE	SCALE: 1"=10' 0' 5' 10' 20'	SCALE AND NORTH ARROW

SITE PLAN SUBMITTAL.

OPN ARCHITECTS
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Owner
CITY OF WAUKEE
230 W. HICKMAN ROAD
WAUKEE, IA 50263

Project
WAUKEE PUBLIC SAFETY BUILDING
815 NW 20TH STREET
WAUKEE, IA 50263

Construction Manager
RYAN COMPANIES
111 E GRAND AVENUE, SUITE 200
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P. 515-309-8500

Civil Engineer
FOTH
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Landscape Architect
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P. 515-288-4875

Structural Engineer
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DES MOINES, IA 50313
P. 515-277-0275

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

WAUKEE PUBLIC SAFETY
815 NW 20TH STREET
WAUKEE, IA 50263

Key Plan

Revision	Description	Date

OPN Project No.
21841001

Sheet Issue Date
7/20/2023

Sheet Name
SITE GENERAL NOTES

Sheet Number
L001

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NOTES:

1. SEE NOTES ON SHEET L001.

DEMOLITION LEGEND:

CLEAR AND GRUB (APPROX. 29.26 AC.)

1 L100 SITE EXISTING PLAN

SCALE: 1"=50'

0' 25' 50' 100'

SITE PLAN SUBMITTAL.

OPN ARCHITECTS

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Sheet Issue Date
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Sheet Name
SITE PREPARATION PLAN

Sheet Number
L100

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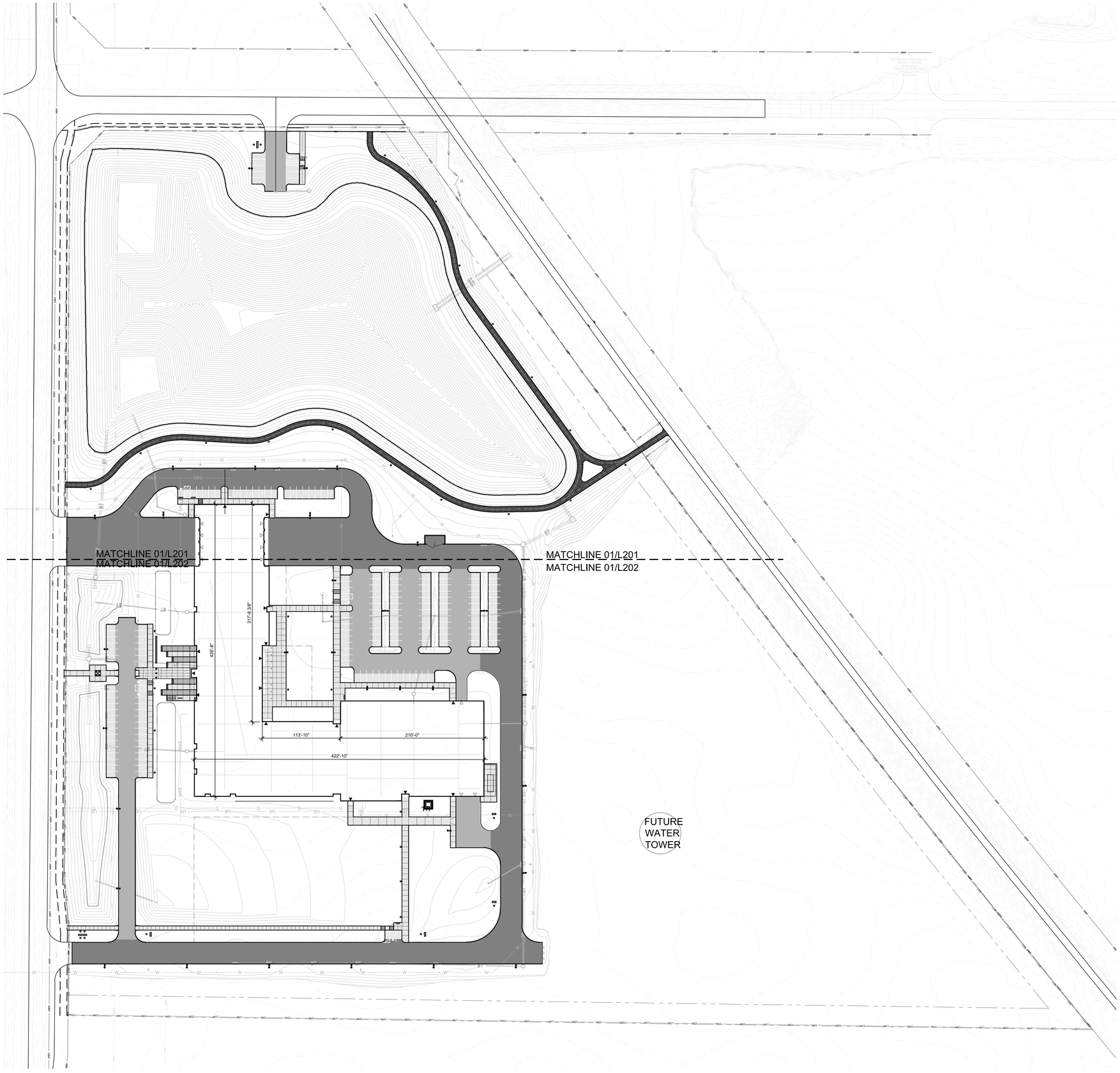

1 L200 SITE PLAN

SCALE: 1"=50'
0' 25' 50' 100'

SITE PLAN SUBMITTAL.

LAYOUT NOTES:

1. SEE NOTES ON SHEET L001.

HATCH LEGEND:

- TYPE 1 PAVING (5" THICK) RE: 01/L500
- TYPE 2 PAVING (5"THICK) RE: 02/L500
- TYPE 3 PAVING (5"THICK) RE: 03/L500
- TYPE 4 PAVING (5" THICK) RE: 04/L500
- TYPE 5 PAVING (6" THICK) RE: 05/L500
- TYPE 6 PAVING (8" THICK) RE: 06/L500

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3. TRAIL AT POND PCC, (TYPE 3 PAVING) - RE: 03/L500
4. PARKING BAYS PCC, VEHICULAR, LIGHT (TYPE 4 PAVING) - RE: 04/L500
5. PARKING DRIVE LANES PCC, VEHICULAR, MEDIUM (TYPE 5 PAVING) - RE: 05/L500
6. FIRE TRUCK AND DUMPSTER ACCESS PCC, VEHICULAR, HEAVY (TYPE 6 PAVING) - RE: 06/L500
7. CURB, STANDARD - RE: 07/L500
8. CURB, INTEGRAL - RE: 08/L500
9. EXPANSION JOINT, REINFORCED - RE: 09/L500
10. EXPANSION JOINT - RE: 10/L500
11. ADA RAMP, PERPENDICULAR, RETURN CURBS; RE: 11/L500
12. ADA RAMP, PERPENDICULAR, FLARE CURBS, RE: 12/L500
13. ADA RAMP, PARALLEL; RE: 13/L500
14. INTEGRAL COLOR CAST IN PLACE CONCRETE SEAT WALL; RE: 19/L500
15. CAST-IN-PLACE BOLLARD; RE: 20/L500
16. BENCH (TYPE 1); RE: SPECIFICATIONS
17. INTEGRAL COLOR AST IN PLACE CONCRETE BENCH; RE: 19/L500
18. BIKE RACK; RE: SPECIFICATIONS
19. RUBBISH RECEPTACLE; RE: SPECIFICATIONS
20. ADA PARKING SIGN; RE: 21/L500
21. PARKING LOT STRIPING; RE: SPECIFICATIONS
22. FLAG POLE; RE: 22/L500
23. SIGN, MASONRY; RE: ARCHITECTURAL SHEETS
24. HYDRANT; RE: CIVIL SHEETS
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28. STEEL EDGING; RE: 07/L501
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33. ELECTRICAL; RE: ELECTRICAL SHEETS
34. ROOF OVERHANG; RE: ARCHITECTURAL SHEETS
35. KNOX BOX LOCATION, RE: ARCHITECTURAL SHEETS
36. FIRE DEPARTMENT CONNECTION
37. SPADE CUT EDGE, SEE DETAIL 12/L501
38. POND
39. GEOCELL; RE: MEPT SHEETS
40. END OF ROAD SIGN, MUTCD SIGN# OM4-1. PER CURRENT EDITION MUTCD STANDARDS.

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WAUKEE, IA 50263

Key Plan

Revision Description Date

OPN Project No.
21841001

Sheet Issue Date
7/20/2023

Sheet Name
SITE LAYOUT INDEX

Sheet Number
L200

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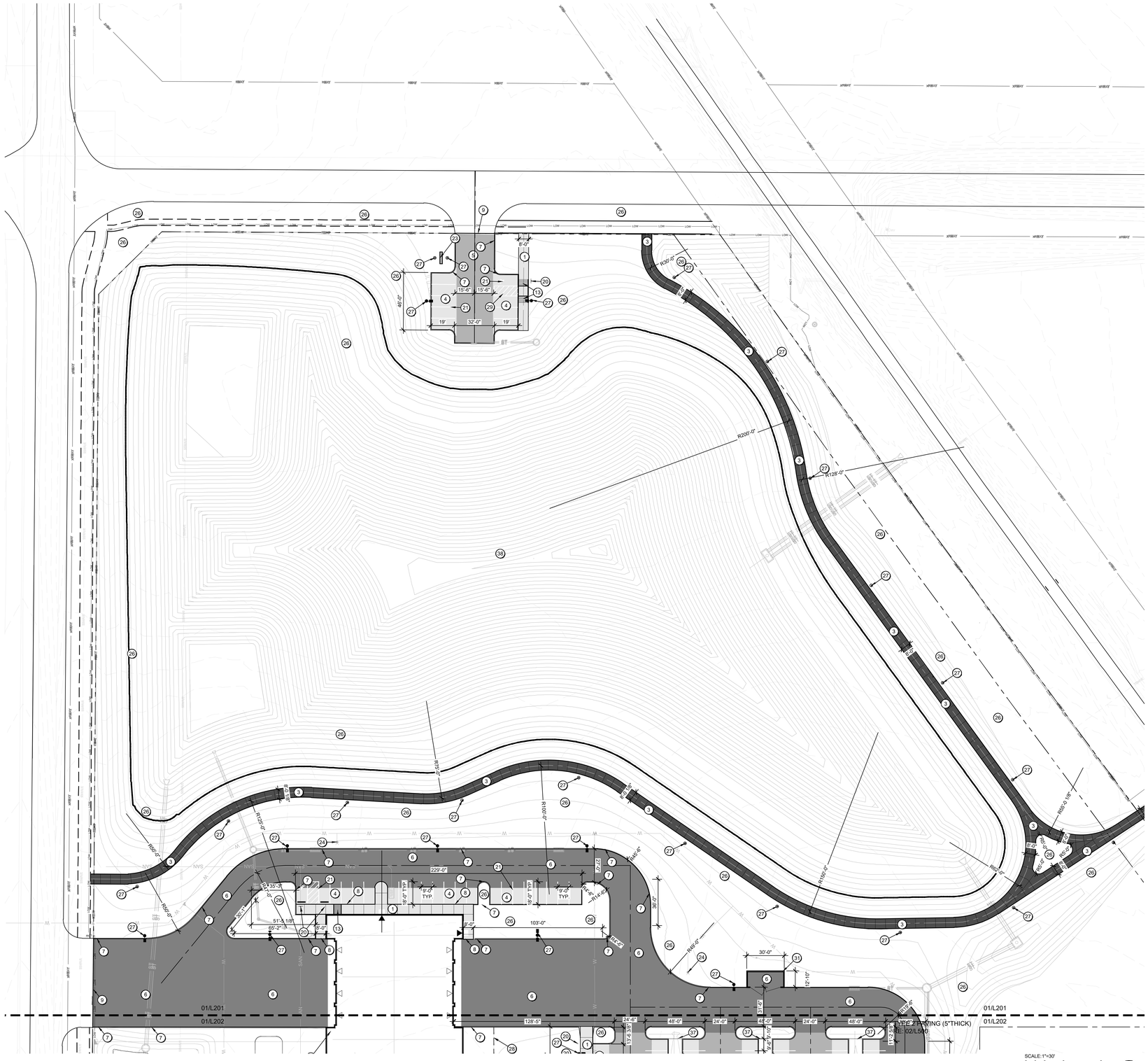

1 L201 SITE PLAN - NORTH

SCALE:1"=30'
0' 15' 30' 60'

LAYOUT NOTES:

1. SEE NOTES ON SHEET L001.

HATCH LEGEND:

- TYPE 1 PAVING (5" THICK) RE: 01/L500
- TYPE 2 PAVING (5"THICK) RE: 02/L500
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CONTROL POINT:

ROAD COORDINATE POINT DATA

#	NORTHING	EASTING
L00	593258.25	1528189.51
L01	593258.27	1528244.61
L02	593334.44	1528306.68
L03	593351.75	1528343.12
L04	593351.75	1528618.20
L05	593258.13	1528618.20
L06	593239.24	1528618.92
L07	593083.07	1528618.92
L08	593083.07	1528690.90
L09	593083.07	1528762.90
L10	593083.07	1528838.38
L11	593239.13	1528690.90
L12	593239.24	1528762.90
L13	593239.24	1528818.87
L14	593219.73	1528838.38
L15	592823.96	1528838.38
L16	592823.96	1528774.92
L17	592724.02	1528838.83
L18	592658.59	1528772.88
L19	592658.59	1528277.59
L20	593111.46	1528277.59
L21	592658.59	1528192.15

SITE PLAN SUBMITTAL.

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Key Plan

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21841001

Sheet Issue Date
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Sheet Name
SITE LAYOUT PLAN

Sheet Number
L201

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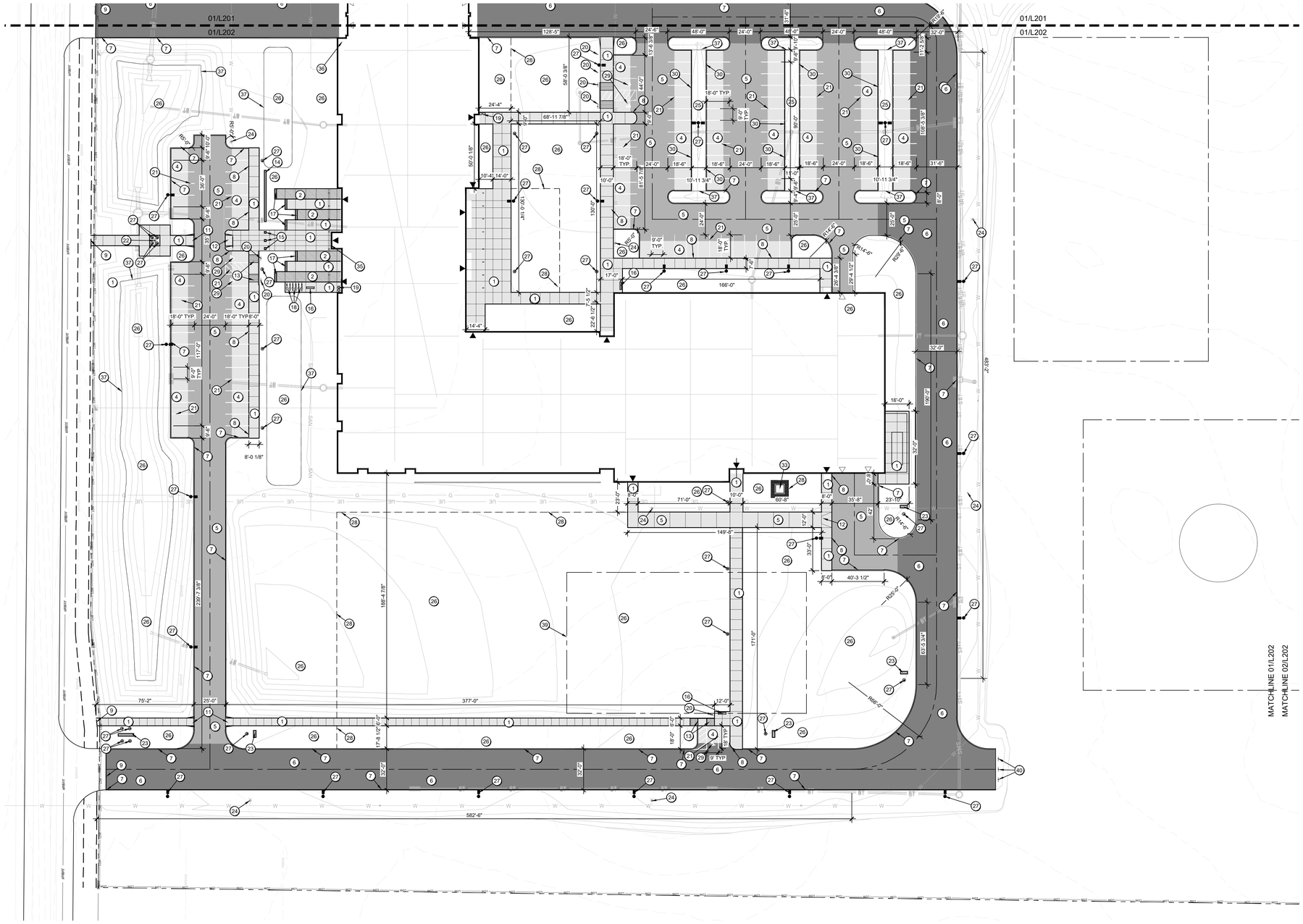
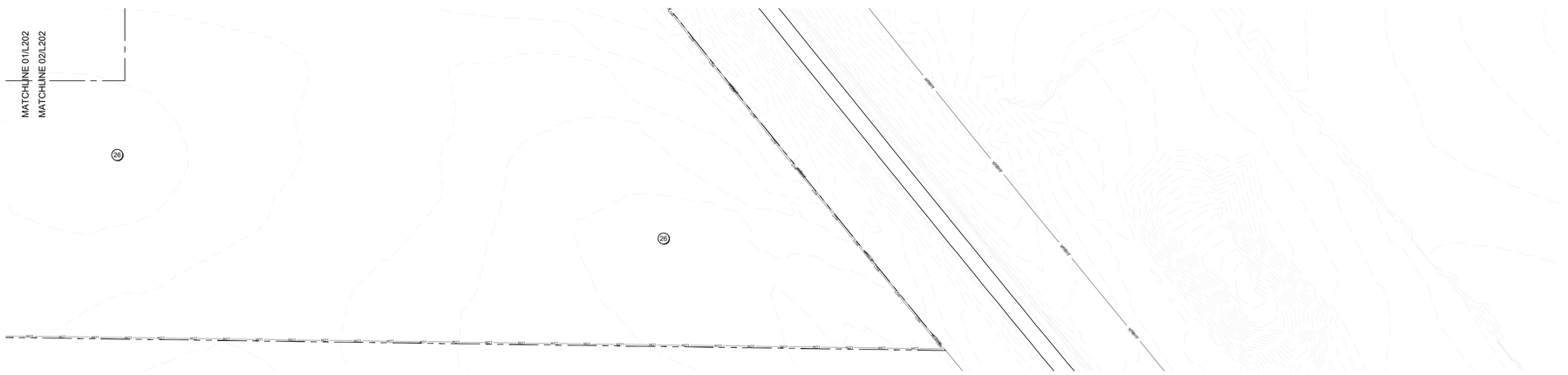


1 L202 SITE PLAN - SOUTH

SCALE: 1"=30'
0' 15' 30' 60'



2 L202 SITE PLAN - SOUTH

SCALE: 1"=30'
0' 15' 30' 60'

LAYOUT NOTES:

1. SEE NOTES ON SHEET L001.

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Sheet Number
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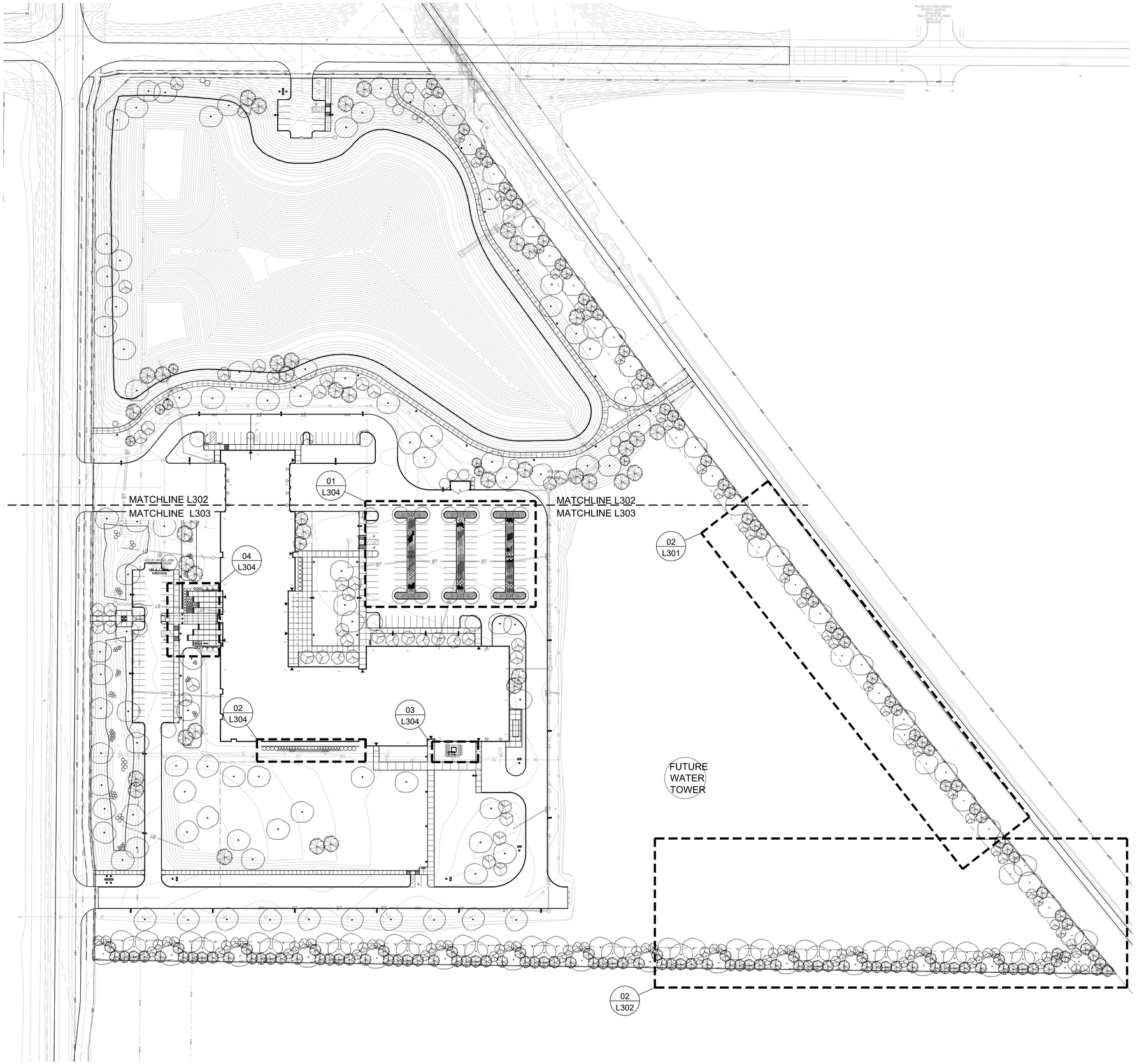

1 L400 PLANTING PLAN OVERVIEW

NOTES:

1. SEE NOTES ON SHEET L001.

OVERALL PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		CANOPY TREES				
BN	10	Betula nigra	RIVER BIRCH	2" CAL.	B&B	
AH	17	Carpinus caroliniana	AMERICAN HORNBEAM	2" CAL.	B&B	
CS	11	Catalpa speciosa	NORTHERN CATALPA	2" CAL.	B&B	
CO	16	Celtis occidentalis	COMMON HACKBERRY	2" CAL.	B&B	
LL	12	Larix laricina	EASTERN LARCH	2" CAL.	B&B	
LT	22	Liriodendron tulipifera	TULIP TREE	2" CAL.	B&B	
NS	12	Nyssa sylvatica	BLACK TUPELO	2" CAL.	B&B	
OV	11	Ostrya virginiana	EASTERN HOP HORNBEAM	2" CAL.	B&B	
PO	23	Plantus occidentalis	AMERICAN SYCAMORE	2" CAL.	B&B	
QB	21	Quercus bicolor	SWAMP WHITE OAK	2" CAL.	B&B	
QM	12	Quercus macrocarpa	BUR OAK	2" CAL.	B&B	
QU	12	Quercus muehlenbergii	CHINKAPIN OAK	2" CAL.	B&B	
TA	15	Tila americana	AMERICAN LINDEN	2" CAL.	B&B	SINGLE-STEM
ZS	10	Zelkova serrata	JAPANESE ZELKOVA TREE	2" CAL.	B&B	
		ORNAMENTAL TREES				
PM	33	Acer griseum	PAPERBARK MAPLE	8' HT.	B&B	
AC	22	Amelanchier canadensis	SHADBLOW SERVICEBERRY	8' HT.	B&B	
AG	32	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B	MULTI-STEM
CC	45	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B	MULTI-STEM
MV	2	Magnolia x 'Soulangeana'	SAUCER MAGNOLIA	8' HT.	B&B	TREE FORM
SR	4	Syringa reticulata	JAPANESE TREE LILAC	8' HT.	B&B	TREE FORM
		CONIFER TREES				
CF	19	Abies concolor	CONCOLOR FIR	8' HT.	B&B	
PA	26	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
PG	29	Picea glauca 'Densata'	WHITE SPRUCE	8' HT.	B&B	
PI	20	Picea omorika	SIBERIAN SPRUCE			
PB	16	Pinus bungeana	LACEBARK PINE	8' HT.	B&B	
PS	35	Pinus strobus	EASTERN WHITE PINE	8' HT.	B&B	
DF	14	Pseudotsuga menziesii	DOUGLAS FIR	8' HT.	B&B	
TD	28	Taxodium distichum	BALDCYPRESS	8' HT.	B&B	
TO		Thuja occidentalis 'Malonyana'	MALONYANA ARBORVITAE	8' HT.	B&B	
		DECIDUOUS SHRUBS				
AM	15	Aronia melanocarpa 'Morton'	"IROQUIS BEAUTY" BLACK CHOKEBERRY	#3	CONT.	
LB	4	Caryopteris x clandonensis 'Longwood Blue'	BLUEBEARD	#3	CONT.	
TC	29	Clethra alnifolia 'Tom's Compact'	SWEET PEPPERBUSH	#3	CONT.	
CK	14	Cornus swericea 'Kelseyi'	KELSEY'S DWARF RED-OSIER DOGWOOD	#3	CONT.	
CA	7	Corylus Avellana 'Contorta'	HARRY LAUDER'S WALKING STICK	#3	CONT.	
GS	3	Cotinus cogggyria 'Golden Spirit'	GOLDEN SPIRIT SMOKEBUSH	#3	CONT.	
RP	4	Cotinus cogggyris 'Royal Purple'	ROYAL PURPLE SMOKEBUSH	#3	CONT.	
FI	9	Forsythia x intermedia 'Fiesta'	FIESTA FORSYTHIA	#3	CONT.	
FG	23	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT.	
HV	4	Hamamelis virginiana	WITCH HAZEL	#5	CONT.	
HP	2	Hypericum prolificum	SHRUBBY ST. JOHN'S WORT	#3	CONT.	
DG	16	Physocarpus opulifolius 'Dart's Gold'	DART'S GOLD NINEBARK	#3	CONT.	
NB	8	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	#3	CONT.	
PF	27	Potentilla fruticosa	SHRUBBY QUINQUEFOIL	#3	CONT.	
SA	22	Spiraea alba	MEADOWSWEET	#3	CONT.	
SM	20	Syrunga meyeri 'Palibin'	PALIBIN LILAC	#3	CONT.	
SX	9	Syringa X 'Bloomerang'	BLOOMERANG DWARF PURPLE	#3	CONT.	
VC	3	Viburnum carlesii	KOREANSPICE VIBURNUM	#3	CONT.	
WF	12	Weigwla florida	FINE WINE WEIGELA	#3	CONT.	
		CONIFER SHRUBS				
PP	7	Picea pungens 'Globosa'	DWARF GLOBE BLUE SPRUCE	#3	CONT.	
MP	13	Pinus mugo 'Carsten's Wintegold'	CARSTEN'S WINTERGOLD MUGO PINE	#3	CONT.	
OL	5	Rhododendron 'Orchid Lights'	ORCHID LIGHTS AZALEA	#3	CONT.	
ME	6	Taxus cuspidata 'Monloo'	EMERALD SPREADER JAPANESE YEW	#3	CONT.	
		PERENNIAL				
AT	136	Asclepias tuberosa	HELLO YELLOW MILKWEED	#1	CONT.	
BA	34	Baptisia alba	WHITE FALSE INDIGO	#1	CONT.	
BF	41	Baptisia australis	BLUE FALSE INDIGO	#1	CONT.	
CI	288	Callirhoe involucrata	PURPLE POPPY MALLOW	#1	CONT.	
CP	27	Coreopsis palmata	PRAIRIE COREPOSIS	#1	CONT.	
DP	155	Dalea purpurea	PURPLE PRAIRIE CLOVER	#1	CONT.	
PC	191	Echinacaea pallida	PALE PURPLE CONEFLOWER	#1	CONT.	
EP	257	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	
GA		Gentiana alba	CREAM GENTIAN	#1	CONT.	
GE		Gentiana andrewsii	BOTTLE GENTIAN	#1	CONT.	
IV	42	Iris Versicolor	BLUE FLAG IRIS	#1	CONT.	
MF	18	Monarda fistulosa	WILD BERGAMOT	#1	CONT.	
BB	5	Paeonia lactiflora 'Buckeye Belle'	BUCKEYE BELEE PEONY	#1	CONT.	
OF	8	Paeonia lactiflora 'Old Faithful'	OLD FAITHFUL PEONY	#1	CONT.	
ST	12	Paeonia lactiflora Shirley Temple'	SIRLEY TEMPLE PEONY	#1	CONT.	
PD	152	Penstemon digitalis	BEARDTONGUE	#1	CONT.	
PX	100	Phlox stolonifera	CREEPING PHLOX	#1	CONT.	
RF	423	Rudbeckia fulgida	BLACK-EYED SUSAN	#1	CONT.	
RU	102	Rudbeckia pinnata	GRAY-HEADED PRAIRIE CONEFLOWER	#1	CONT.	
SS	31	Salvia x sylvestris 'Mainacht'	SALVIA MAY NIGHT	#1	CONT.	
SL		Symphyotichum laeve	SMOOTH BLUE ASTER	#1	CONT.	
SN		Symphyotichum novae-angliae	NEW ENGLAND ASTER	#1	CONT.	
		GRASSES				
SG		Bouteloua curtipendula	SIDEOATS GRAMA	#1	CONT.	
BG		Bouteloua gracilis	BLUE GRAMA	#1	CONT.	
PV	30	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCHGRASS	#1	CONT.	
SC		Schizachyrium scoparium	LITTLE BLUESTONE	#1	CONT.	
SH		Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	

SITE PLAN SUBMITTAL.

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Key Plan

Revision	Description	Date

OPN Project No.
21841001

Sheet Issue Date
7/20/2023

Sheet Name
PLANTING PLAN OVERVIEW

Sheet Number
L300

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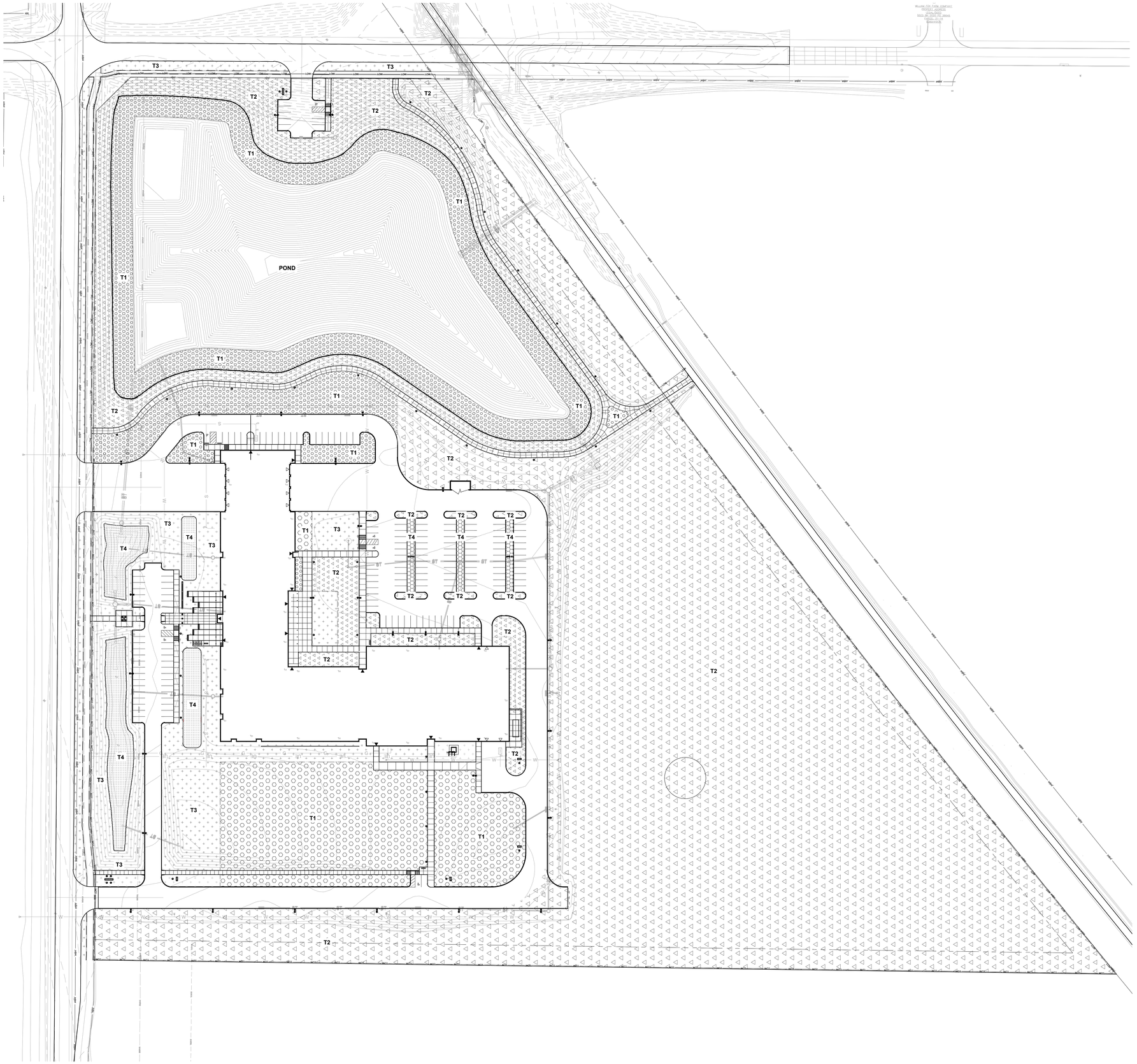

1 L400 GROUND PLANE TREATMENT

SCALE: 1"=50'
0' 25' 50' 100'

NOTES:

1. SEE NOTES ON SHEET L001.

PLANTING LEGEND:

T1	LOW-GROW TURF GRASS SEEDING SEE SPECIFICATIONS (165,540 SF)
T2	TALLGRASS PRAIRIE SEEDING SEE SPECIFICATIONS (589,162 SF)
T3	LAWN GRASS (SOD) (47,174 SF)
T4	MULCH (3,590 SF)
T5	RAIN GARDEN MIX (19,758 SF)

GROUND COVER SPECIFICATIONS

SQ.FT.	DRESSING TYPE	NAME	SUPPLIER	SEEDING RATE
175,898	LOW-GROW TURFF GRASS	LOW GROW GRASS MIXTURE	UNITED SEED	.75 LBS PER 1,000 SF
570,004	NATIVE TALL GRASS PRAIRIE	NOT TOO TALL WILDFLOWER MIXTURE	UNITED SEED	.5 LBS PER 1,000 SF
		SOD	SEE SPEC	
		HARDWOOD MULCH	SEE SPEC	
19,758	RAIN GARDEN MIX	DETENTION BASIN SEED MIX	PRAIRIE MOON NURSERY	9.39 LBS PER ACRE

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Key Plan

Revision	Description	Date

OPN Project No.
21841001

Sheet Issue Date
7/20/2023

Sheet Name
GROUND PLANE TREATMENT

Sheet Number
L301

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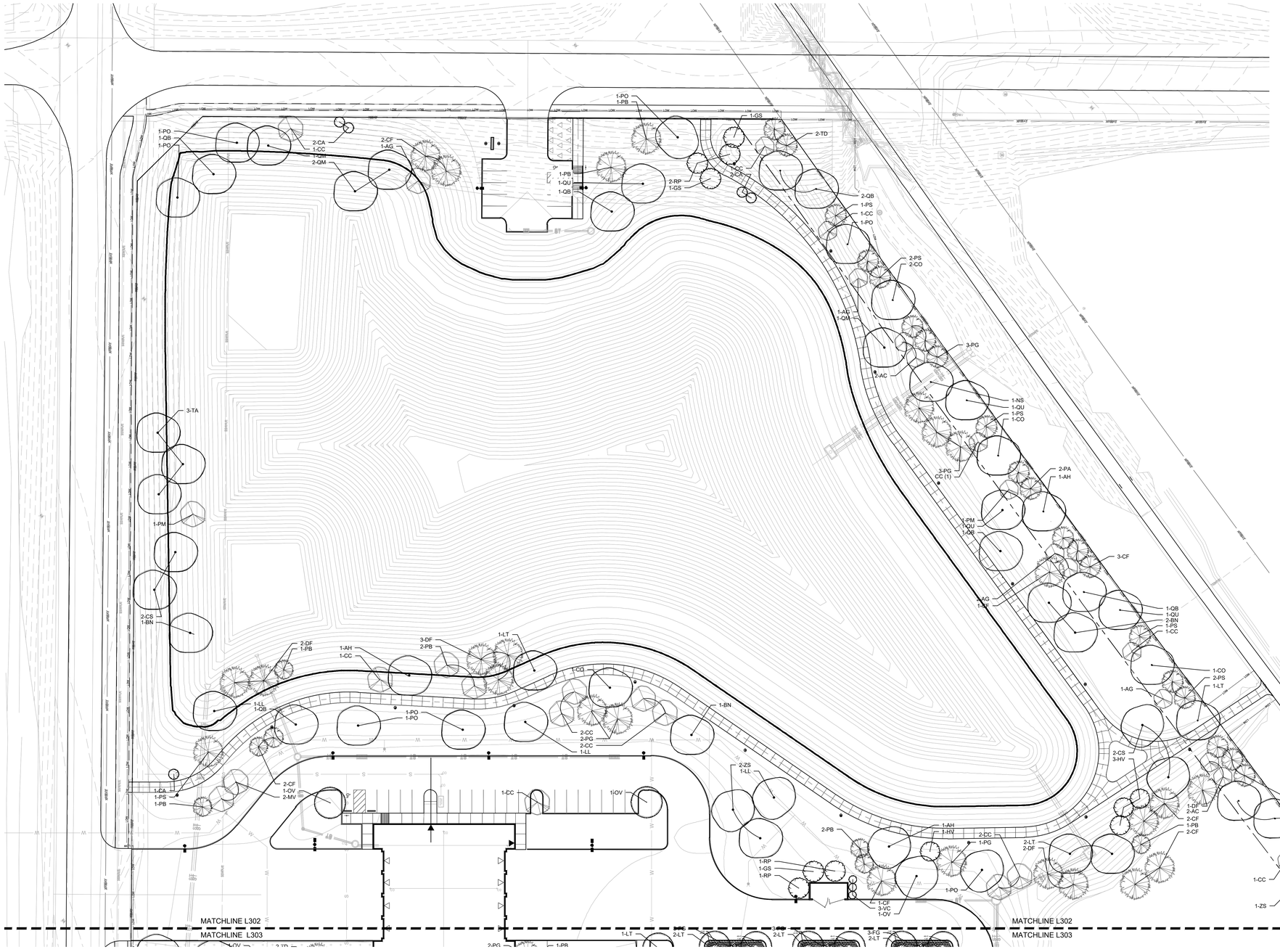

1 L301 SITE PLAN - NORTH

SCALE: 1"=30'
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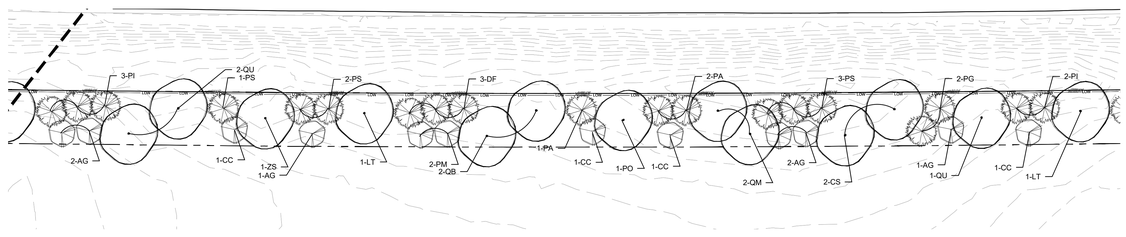

2 L301 SITE PLAN - SOUTH EAST

SCALE: 1"=30'
0' 15' 30' 60'

NOTES:

1. SEE NOTES ON SHEET L001.

OVERALL TREE AND SHRUB PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		CANOPY TREES				
BN	10	Betula nigra	RIVER BIRCH	2" CAL.	B&B	
AH	17	Carpinus caroliniana	AMERICAN HORNBEAM	2" CAL.	B&B	
CS	9	Catalpa speciosa	NORTHERN CATALPA	2" CAL.	B&B	
CO	15	Celtis occidentalis	COMMON HACKBERRY	2" CAL.	B&B	
LL	9	Larix laricina	EASTERN LARCH	2" CAL.	B&B	
LT	29	Liriodendron tulipifera	TULIP TREE	2" CAL.	B&B	
NS	3	Nyssa sylvatica	BLACK TUPELO	2" CAL.	B&B	
OV	5	Ostrya virginiana	EASTERN HOP HORNBEAM	2" CAL.	B&B	
PO	20	Plantus occidentalis	AMERICAN SYCAMORE	2" CAL.	B&B	
QB	23	Quercus bicolor	SWAMP WHITE OAK	2" CAL.	B&B	
QM	11	Quercus macrocarpa	BUR OAK	2" CAL.	B&B	
QU	7	Quercus muehlenbergii	CHINKAPIN OAK	2" CAL.	B&B	
TA	15	Tila americana	AMERICAN LINDEN	2" CAL.	B&B	SINGLE-STEM
ZS	10	Zelkova serrata	JAPANESE ZELKOVA TREE	2" CAL.	B&B	
		ORNAMENTAL TREES				
PM	33	Acer griseum	PAPERBARK MAPLE	8' HT.	B&B	
AC	24	Amelanchier canadensis	SHADBLOW SERVICEBERRY	8' HT.	B&B	
AG	31	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	B&B	MULTI-STEM
CC	44	Cercis canadensis	EASTERN REDBUD	8' HT.	B&B	MULTI-STEM
MV	2	Magnolia x 'Soulangeana'	SAUCER MAGNOLIA	8' HT.	B&B	TREE FORM
SR	4	Syringa reticulata	JAPANESE TREE LILAC	8' HT.	B&B	TREE FORM
		CONIFER TREES				
CF	16	Abies concolor	CONCOLOR FIR	8' HT.	B&B	
PA	26	Picea abies	NORWAY SPRUCE	8' HT.	B&B	
PG	29	Picea glauca 'Densata'	WHITE SPRUCE	8' HT.	B&B	
PI	20	Picea omorika	SIBERIAN SPRUCE			
PB	14	Pinus bungeana	LACEBARK PINE	8' HT.	B&B	
PS	35	Pinus strobus	EASTERN WHITE PINE	8' HT.	B&B	
DF	11	Pseudotsuga menziesii	DOUGLAS FIR	8' HT.	B&B	
TD	28	Taxodium distichum	BALDCYPRESS	8' HT.	B&B	
TO	9	Thuja occidentalis 'Malonyana'	MALONYANA ARBORVITAE	8' HT.	B&B	
		DECIDUOUS SHRUBS				
AM	15	Aronia melanocarpa 'Morton'	"IROQUIS BEAUTY" BLACK CHOKEBERRY	#3	CONT.	
LB	4	Caryopteris x clandonensis 'Longwood Blue'	BLUEBEARD	#3	CONT.	
TC	29	Clethra alnifolia 'Tom's Compact'	SWEET PEPPERBUSH	#3	CONT.	
CK	14	Cornus swericea 'Kelseyi'	KELSEY'S DWARF RED-OSIER DOGWOOD	#3	CONT.	
CA	7	Corylus Avellana 'Contorta'	HARRY LAUDER'S WALKING STICK	#3	CONT.	
GS	3	Cotinus cogggyria 'Golden Spirit'	GOLDEN SPIRIT SMOKEBUSH	#3	CONT.	
RP	4	Cotinus cogggyris 'Royal Purple'	ROYAL PURPLE SMOKEBUSH	#3	CONT.	
FI	9	Forsythia x intermedia 'Fiesta'	FIESTA FORSYTHIA	#3	CONT.	
FG	23	Fothergilla gardenii	DWARF FOTHERGILLA	#3	CONT.	
HV	4	Hamamelis virginiana	WITCH HAZEL	#5	CONT.	
HP	2	Hypericum prolificum	SHRUBBY ST. JOHN'S WORT	#3	CONT.	
DG	16	Physocarpus opulifolius 'Dart's Gold'	DART'S GOLD NINEBARK	#3	CONT.	
NB	8	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	#3	CONT.	
PF	36	Potentilla fruticosa	SHRUBBY QUINQUEFOIL	#3	CONT.	
SA	30	Spiraea alba	MEADOWSWEET	#3	CONT.	
SM	20	Syrunga meyeri 'Palibin'	PALIBIN LILAC	#3	CONT.	
SX	11	Syringa X 'Bloomerang'	BLOOMERANG DWARF PURPLE	#3	CONT.	
VC	3	Vibumum carlesii	KOREANSPICE VIBURNUM	#3	CONT.	
WF	12	Weigwla florida	FINE WINE WEIGELA	#3	CONT.	
		CONIFER SHRUBS				
PP	7	Picea pungens 'Globosa'	DWARF GLOBE BLUE SPRUCE	#3	CONT.	
MP	13	Pinus mugo 'Carsten's Wintegold'	CARSTEN'S WINTERGOLD MUGO PINE	#3	CONT.	
OL	5	Rhododendron 'Orchid Lights'	ORCHID LIGHTS AZALEA	#3	CONT.	
ME	6	Taxus cuspidata 'Monloo'	EMERALD SPREADER JAPANESE YEW	#3	CONT.	

SITE PLAN SUBMITTAL.

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Key Plan

Revision Description Date

OPN Project No.
21841001

Sheet Issue Date
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Sheet Name
TREES AND SHRUB PLANTING PLAN

Sheet Number
L302

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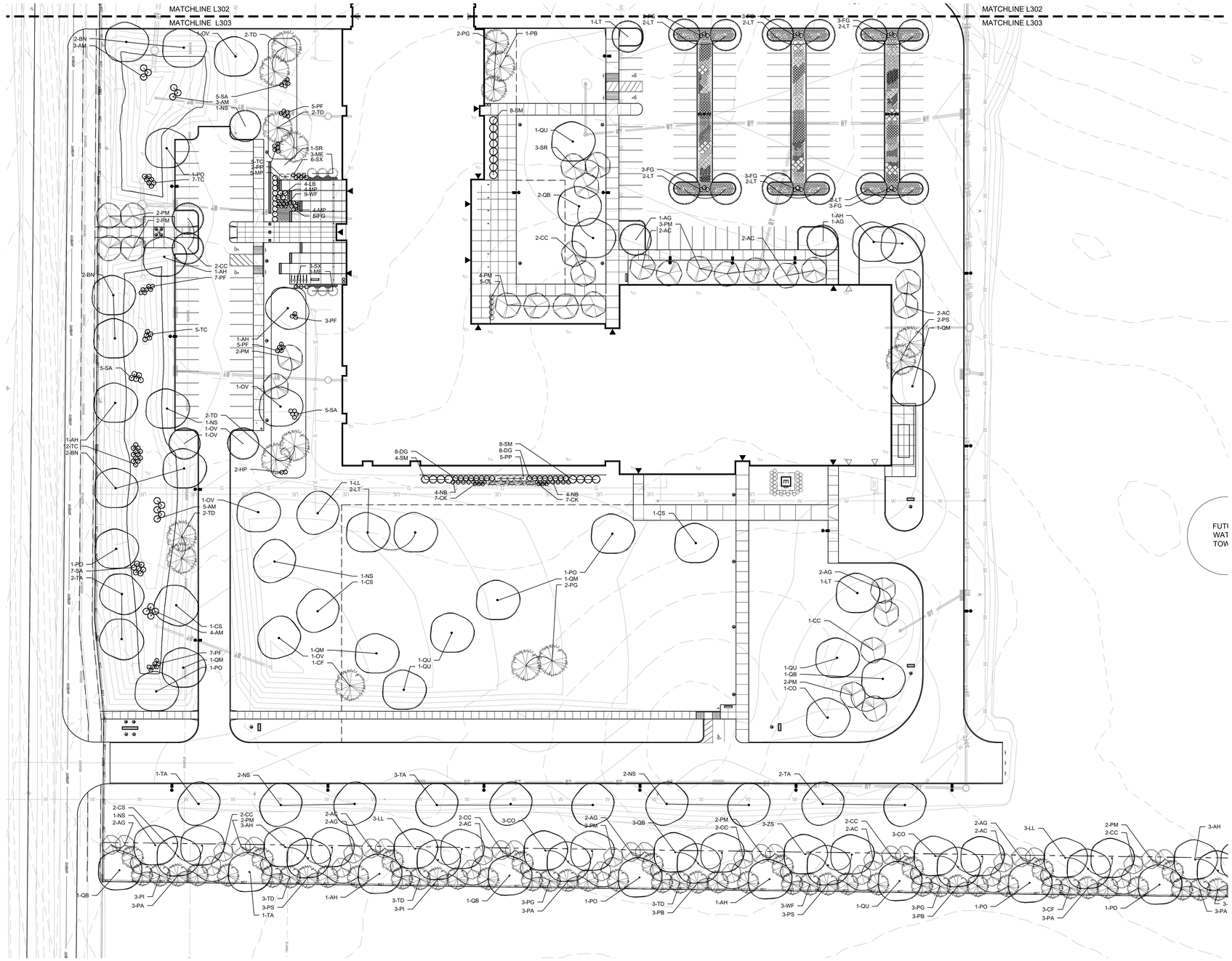

1 L302 SITE PLAN - SOUTH

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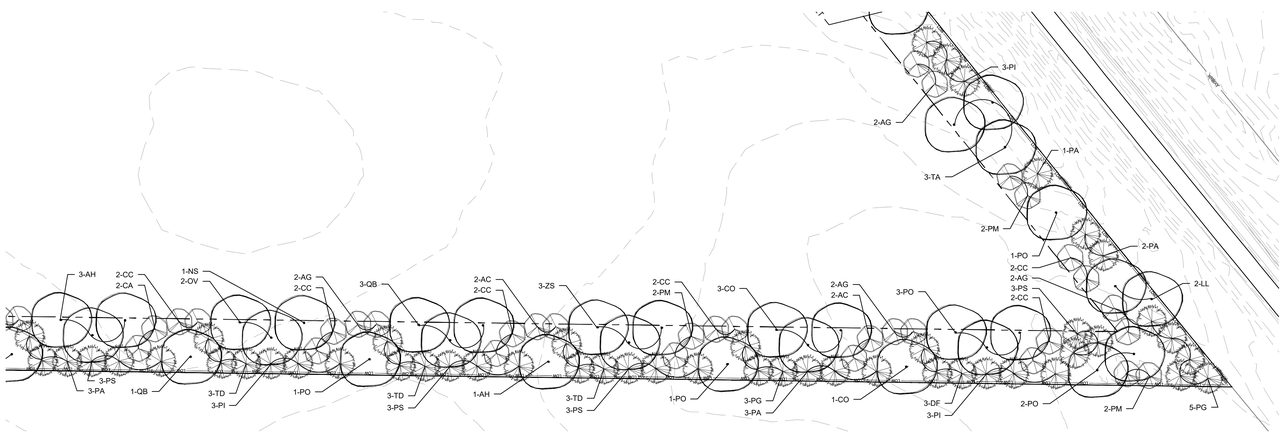

2 302 SITE PLAN - SOUTH

SCALE:1"=30'
0' 15' 30' 60'

SITE PLAN SUBMITTAL.

NOTES:

1. SEE NOTES ON SHEET L001.

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WAUKEE, IA 50263

Key Plan

Revision	Description	Date

OPN Project No.
21841001

Sheet Issue Date
7/20/2023

Sheet Name
TREES AND SHRUB PLANTING PLAN

Sheet Number
L303

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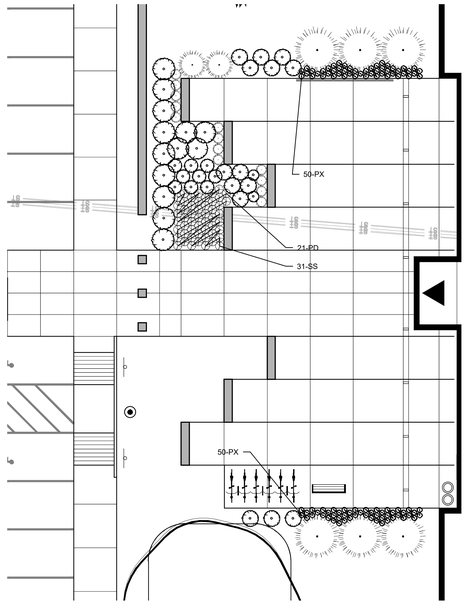
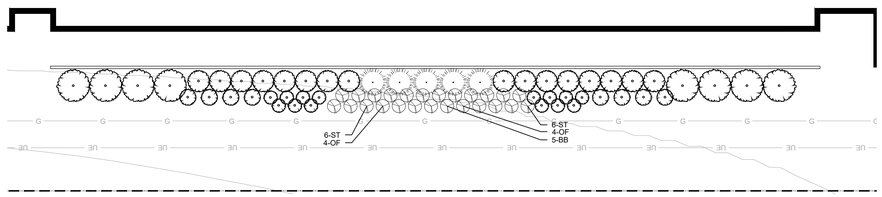


04 L304 PLANTING PLAN ENLARGMENT

SCALE: 1"=10'
0' 5' 10' 20'



02 L304 PLANTING PLAN ENLARGMENT

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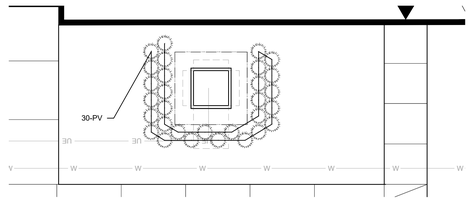
0' 5' 10' 20'



03 L304 PLANTING PLAN ENLARGMENT

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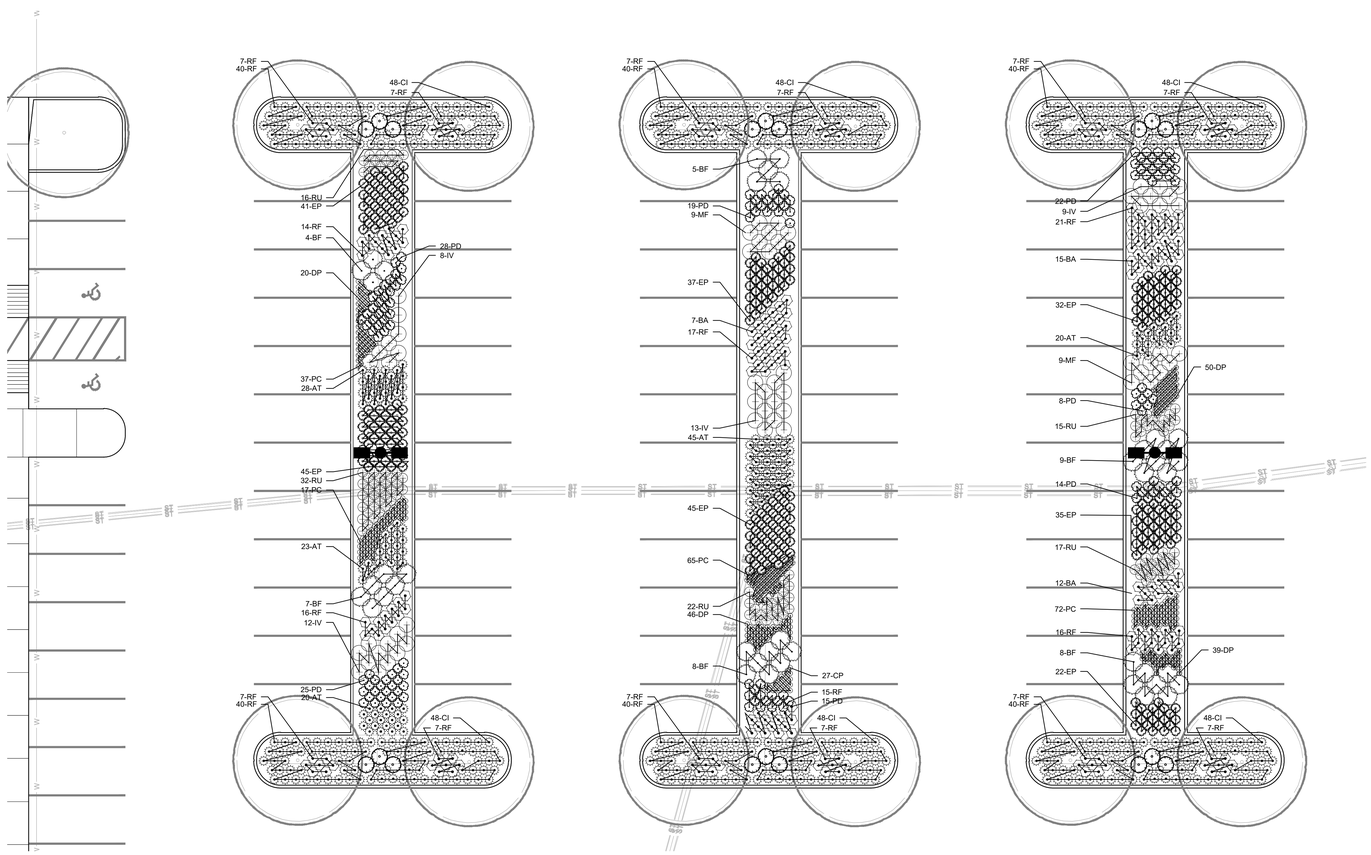

01 L304 BIOCELL PLANTING PLAN ENLARGMENT

SCALE: 1"=10'
0' 5' 10' 20'

NOTES:

1. SEE NOTES ON SHEET L001.

OVERALL PERENNIAL AND GRASSES SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		PERENNIAL				
AT	286	Asclepias tuberosa	HELLO YELLOW MILKWEED	#1	CONT.	
BA	259	Baptisia alba	WHITE FALSE INDIGO	#1	CONT.	
BF	313	Baptisia australis	BLUE FALSE INDIGO	#1	CONT.	
CP	361	Coreopsis palmata	PRAIRIE COREPOSIS	#1	CONT.	
DP	686	Dalea purpurea	PURPLE PRAIRIE CLOVER	#1	CONT.	
PC	825	Echinacaea pallida	PALE PURPLE CONEFLOWER	#1	CONT.	
EP	941	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	
GA	98	Gentiana alba	CREAM GENTIAN	#1	CONT.	
GE	252	Gentiana andrewsii	BOTTLE GENTIAN	#1	CONT.	
IV	94	Iris Versicolor	BLUE FLAG IRIS	#1	CONT.	
MF	188	Monarda fistulosa	WILD BERGAMOT	#1	CONT.	
BB	5	Paeonia lactiflora 'Buckeye Belle'	BUCKEYE BELEE PEONY	#1	CONT.	
OF	8	Paeonia lactiflora 'Old Faithful'	OLD FAITHFUL PEONY	#1	CONT.	
ST	12	Paeonia lactiflora Shirley Temple'	SIRLEY TEMPLE PEONY	#1	CONT.	
PD	525	Penstemon digitalis	BEARDTONGUE	#1	CONT.	
PX	100	Phlox stolonifera	CREEPING PHLOX	#1	CONT.	
RF	562	Rudbeckia fulgida	BLACK-EYED SUSAN	#1	CONT.	
RU	449	Rudbeckia pinnata	GRAY-HEADED PRAIRIE CONEFLOWER	#1	CONT.	
SS	31	Salvia x sylvestris 'Mainacht'	SALVIA MAY NIGHT	#1	CONT.	
SL	336	Symphyotrichum laeve	SMOOTH BLUE ASTER	#1	CONT.	
SN	131	Symphyotrichum novae-angliae	NEW ENGLAND ASTER	#1	CONT.	
		GRASSES				
SG	205	Bouteloua curtipendula	SIDEOATS GRAMA	#1	CONT.	
BG	325	Bouteloua gracilis	BLUE GRAMA	#1	CONT.	
PV	175	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCHGRASS	#1	CONT.	
SC	410	Schizachyrium scoparium	LITTLE BLUESTONE	#1	CONT.	
SH	119	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	

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Key Plan

Revision Description Date

OPN Project No.
21841001

Sheet Issue Date
7/20/2023

Sheet Name
PERENNIAL AND GRASS PLANTING

Sheet Number
L304

SITE PLAN SUBMITTAL.

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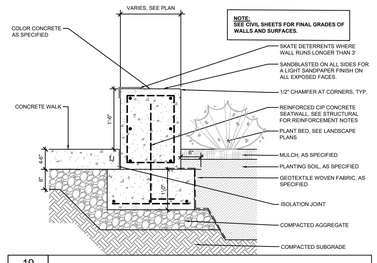
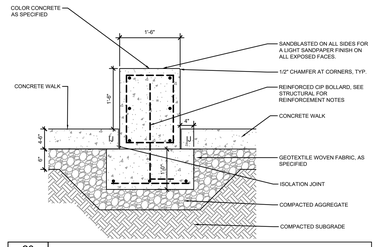
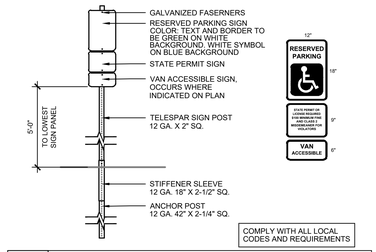


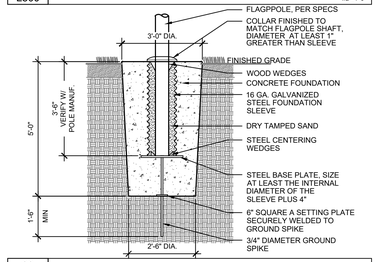
19 L500 SECTION: LOW SEAT WALL 3/4"=1'-0"



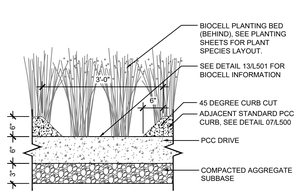
20 L500 SECTION: CAST IN PLACE BOLLARD



21 L500 SECTION: ADA PARKING SIGN, TYP 1/2"=1'-0"

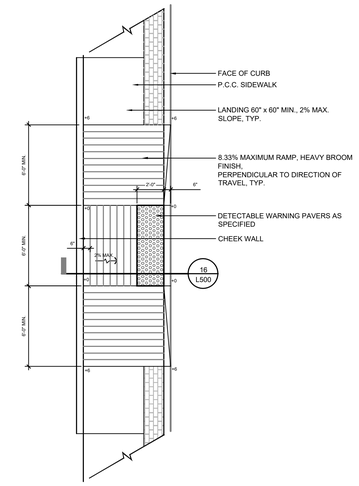


22 L500 SECTION: FLAGPOLE, TYP. 1/2"=1'-0"

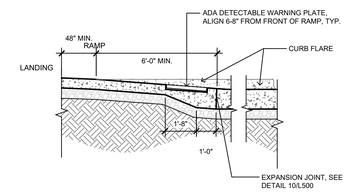


23 L500 SECTION: CURB CUT, TYP 3/4"=1'-0"

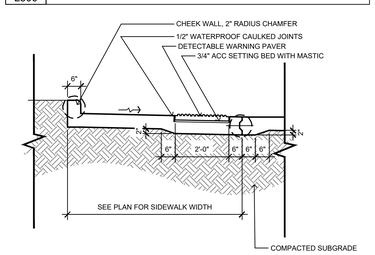
24 L500 LAYOUT: ADA PARKING SYMBOL, TYP



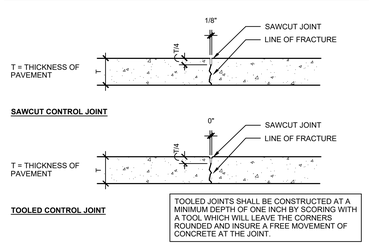
13 L500 LAYOUT: ADA RAMP, PARRALLEL, TYP



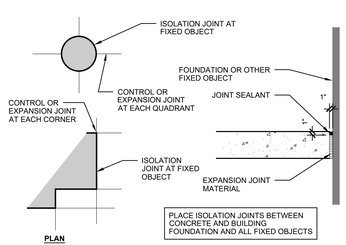
15 L500 SECTION: ADA RAMP TYPE 1 AND TYPE2



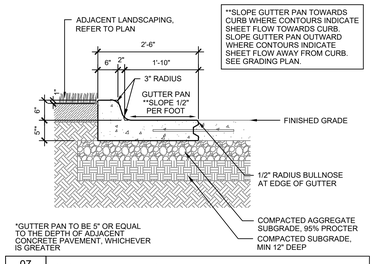
16 L500 SECTION: ADA RAMP TYPE 3



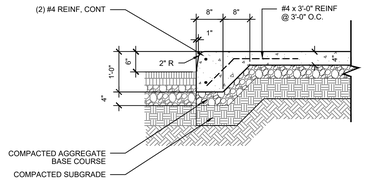
17 L500 SECTION: SAW CUT JOINT, TYP 1-1/2"=1'-0"



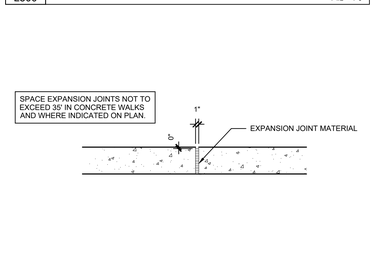
18 L500 SECTION: ISOLATION JOINT, TYP 1-1/2"=1'-0"



07 L500 SECTION: CURB AND GUTTER, TYP 3/4"=1'-0"

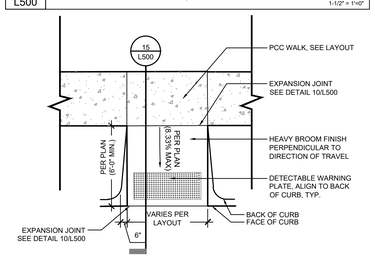


08 L500 SECTION: INTEGRAL CURB 3/4"=1'-0"

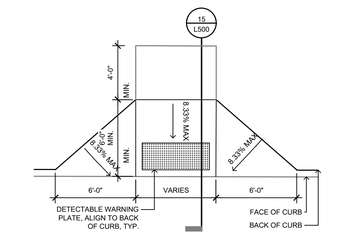


09 L500 SECTION: EXPANSION JOINT, REINFORCED, TYP 1-1/2" = 1'-0"

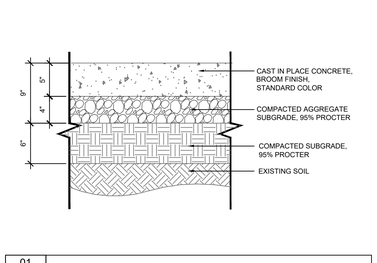
10 L500 SECTION: EXPANSION JOINT, TYP 1-1/2" = 1'=0"



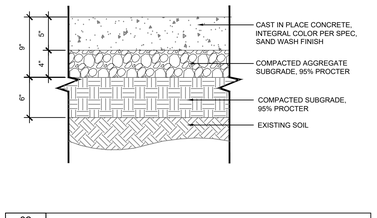
11 L500 LAYOUT: ADA RAMP, PERPENDICULAR, RETURN CURB, TYP



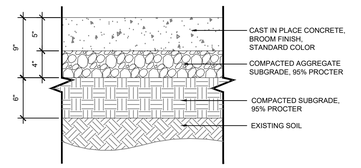
12 L500 LAYOUT: ADA RAMP, PERPENDICULAR, FLARE CURB, TYP



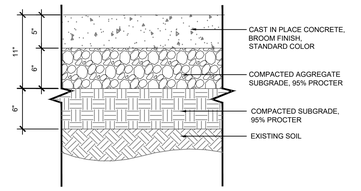
01 L500 SECTION: TYPE 1 PCC, TYP 1-1/2"=1'-0"



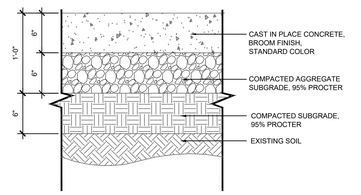
02 L500 SECTION: TYPE 2 PCC, TYP 1-1/2"=1'-0"



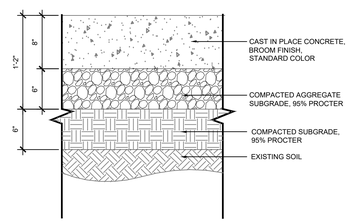
03 L500 SECTION: TYPE 3 PCC, TYP 1-1/2"=1'-0"



04 L500 SECTION: TYPE 4 PCC, TYP 1-1/2"=1'-0"



05 L500 SECTION: TYPE 5 PCC, TYP 1-1/2"=1'-0"



06 L500 SECTION: TYPE 6 PCC, TYP 1-1/2"=1'-0"

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Key Plan

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DETAILS

Sheet Number
L500

SITE PLAN SUBMITTAL.

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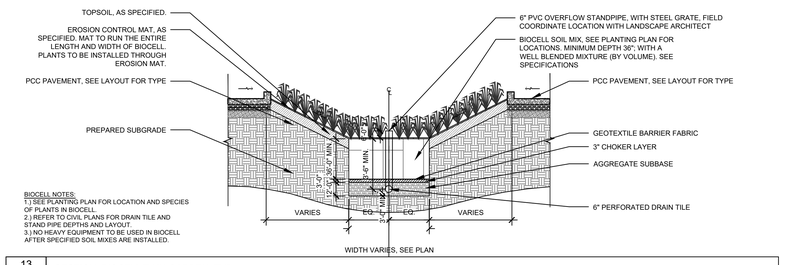
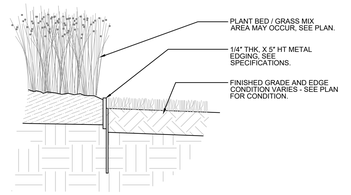
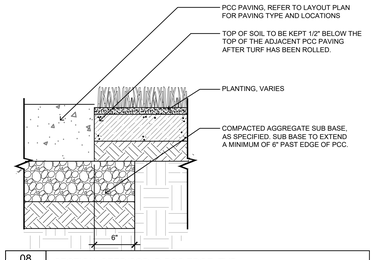


BIOCELL NOTES:
1.) SEE PLANTING PLAN FOR LOCATION AND SPECIES OF PLANTS IN BIOCELL.
2.) REFER TO CIVIL PLANS FOR DRAIN TILE AND STAND PIPE DEPTHS AND LAYOUT.
3.) NO HEAVY EQUIPMENT TO BE USED IN BIOCELL AFTER SPECIFIED SOIL MIXES ARE INSTALLED.

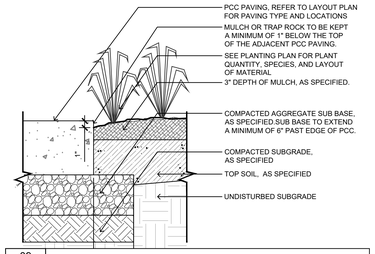
13 L501 SECTION: BIOCELL/RAIN GARDEN, TYP 1/4"=1'-0"



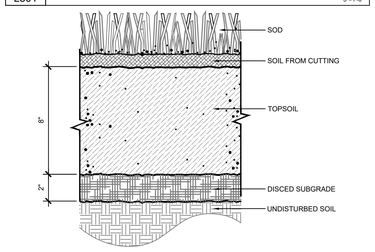
07 L501 SECTION: STEEL EDGING, TYP 1-1/2"=1'-0"



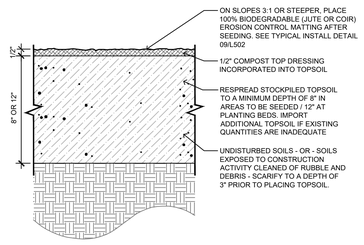
08 L501 SECTION: SEED/SOD @ PCC EDGE, TYP 1/2"=1'-0"



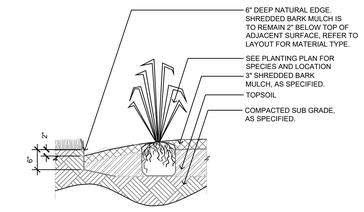
09 L501 SECTION: PLANTING BED @ PCC EDGE, TYP 3"=1'-0"



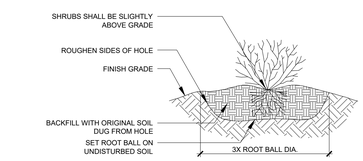
10 L501 SECTION: TURF, TYP 3"=1'-0"



11 L501 LAYOUT: SEEDING, TYP NTS

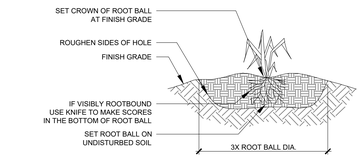


12 L501 SECTION: SPADE CUT EDGE, TYP NTS



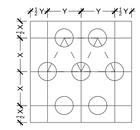
NOTES:
1. PRUNE ALL DEAD, BROKEN, DISEASED AND WEAK BRANCHES
2. ENTIRE CONTAINER SHALL BE REMOVED

01 L501 SECTION: SHRUBS, TYP 1/4"=1'-0"



NOTES:
1. REMOVE ALL POTS AND CONTAINERS BEFORE PLANTING
2. REMOVE DAMAGED STEMS AND SPENT BLOOMS AFTER PLANTING
3. WATER IMMEDIATELY AFTER PLANTING IS COMPLETED

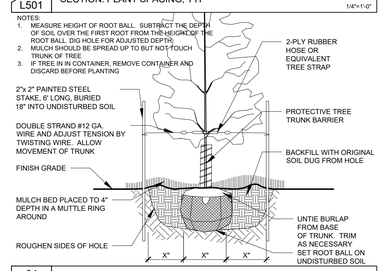
02 L501 SECTION: PERENNIALS, TYP 1/4"=1'-0"



NOTES:
1. SPACING PATTERN APPLIES TO ALL PERENNIALS, GROUNDCOVERS AND BULBS UNLESS OTHERWISE SPECIFIED
2. SEE PLANT TABLE FOR SPACING SPECFICICATION

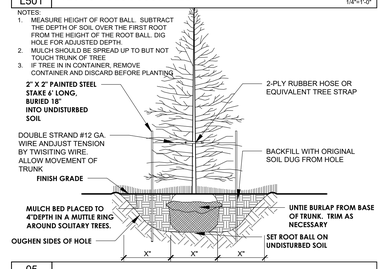
03 L501 SECTION: PLANT SPACING, TYP 1/4"=1'-0"

NOTES:
1. MEASURE HEIGHT OF ROOT BALL. SUBTRACT THE DEPTH OF SOIL OVER THE FIRST ROOT FROM THE HEIGHT OF THE ROOT BALL. DIG HOLE FOR ADJUSTED DEPTH.
2. MULCH SHOULD BE SPREAD UP TO BUT NOT TOUCH TRUNK OF TREE
3. IF TREE IN IN CONTAINER, REMOVE CONTAINER AND DISCARD BEFORE PLANTING

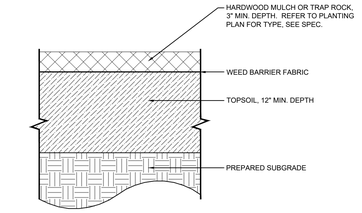


04 L501 SECTION: DECIDUOUS TREE, TYP 1/4"=1'-0"

NOTES:
1. MEASURE HEIGHT OF ROOT BALL. SUBTRACT THE DEPTH OF SOIL OVER THE FIRST ROOT FROM THE HEIGHT OF THE ROOT BALL. DIG HOLE FOR ADJUSTED DEPTH.
2. MULCH SHOULD BE SPREAD UP TO BUT NOT TOUCH TRUNK OF TREE
3. IF TREE IN IN CONTAINER, REMOVE CONTAINER AND DISCARD BEFORE PLANTING



05 L501 SECTION: EVERGREEN TREE, TYP 1/4"=1'-0"



06 L501 SECTION: MULCH, TYP 1-1/2"=1'-0"

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GRADING NOTES

1. MASS GRADING SHALL BE COMPLETED DURING THE T AVENUE IMPROVEMENTS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FINE TUNE THE MASS GRADE AND RESPREAD TOPSOIL STOCKPILED ON-SITE.
2. PRIOR TO ANY SITE EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
3. ADJUSTMENT OF EXISTING UTILITY FIXTURES TO FINISHED GRADE SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPERATELY. EXISTING UTILIY FIXTURES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
4. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
5. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPERATELY.
6. SEE GRADING DETAILS AND SPECIFICATIONS FOR MINIMUM TOPSOIL PLACEMENT DEPTHS IN ALL AREAS. MINIMUM TOPSOIL PLACEMENT DEPTHS SHALL MEET THE REQUIREMENTS SET IN SUDAS STANDARD SPECIFICATIONS SECTION 2010.
7. FINAL TOPSOIL PLACEMENT SHALL BE TO THE TOP OF CURB AND APPROVED BY THE OWNER.
8. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS
9. GRADES WHERE EXISTING AND PROPOSED GROUND MEET SHALL BE BLENDED IN A MANNER THAT COMPLIES WITH GENERAL PERMIT NO. 2 AND WILL PREVENT THE ACCUMULATION OF STANDING WATER.
10. IT IS ANTICIPATED THAT DEWATERING WILL BE NEEDED ON THIS SITE TO FACILITATE CONSTRUCTION OF THE BUILDING, WET POND, GRADING ACTIVITIES, ETC. ALL DEWATERING SHALL BE DONE IN A MANNER THAT COMPLIES WITH GENERAL PERMIT NO. 2
11. THE CONTRACTOR SHALL BUILD INTO THE BASE BID ALL NECESSARY DEWATERING AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO CHANGE ORDERS WILL BE ISSUED FOR DEWATERING PURPOSES. THIS INCLUDES, BUT IS NOT LIMITED TO, PUMPING ACTIVITIES.
12. THE WET POND WILL REQUIRE A CLAY LINER TO AN ELEVATION OF 1' ABOVE THE NORMAL POOL ELEVATION. CLAY LINER SHALL BE 12" THICK AND CONFORM TO ALL RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER AND PLAN DETAILS. IF THE OWNERS GEOTECHNICAL ENGINEER DETERMINES THAT A POND LINER IN EXCESS OF 12" THICKNESS IS NEEDED IN WET POND AREAS, THAT SHOULD BE BID ON A UNIT PRICE BASIS IN CUBIC YARDS.
13. OVER-EXCAVATION OF SAND MAY BE NECESSARY TO PREVENT SLOUGHING AND ALSO TO PREVENT GROUND WATER FROM COMPROMISING THE CLAY LINER. COORDINATE WITH THE OWNER'S GEOTECHNICAL ENGINEER FOR CONSTRUCTION OF THE CLAY LINER ON THIS PROJECT.
14. IF THE POND DOESN'T HOLD WATER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REWORK NECESSARY TO RECTIFY THE SITUATION.
15. ANY POND PUMPING NECESSARY, INCLUDING BUT NOT LIMITED TO, GRADING, INSTALLATION OF POND EDGE, OR UTILITY INSTALLATION SHALL BE CONSIDERED INCIDENTAL.
16. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL VERIFY THE WET POND DEPTH AS MEASURED FROM NORMAL POOL EVERY 100 LF DOWN THE MIDDLE OF THE POND. THE OWNER SHALL INSPECT WHILE THE POND IS BEING MEASURED, AND FINAL MEASUREMENTS MUST BE NO LESS THAN 24" FROM DESIGN POND DEPTH. THE EXACT PROCESS OF MEASUREMENT IS CONTRACTOR MEANS & METHODS.
17. IF THE POND DOESN'T MEET DEPTH REQUIREMENTS BECAUSE OF SILTING OR IMPROPER GRADING, THE CONTRACTOR SHALL CORRECT THE ISSUE AT NO COST TO THE OWNER.

GRADING LEGEND:

FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50 T/C
GUTTER ELEVATION	150.50 G
EDGE OF WALK ELEVATION	150.50 E/W
TOP OF WALL ELEVATION	150.50 T/W
BOTTOM OF WALL ELEVATION	150.50 B/W

ITEM	QUANTITY	REMARKS
TOPSOIL RESPREAD	11,190 CY	8" THICKNESS W/ 1.5 SHRINK FACTOR

LINE LEGEND

SANITARY SEWER	6" SAN
STORM SEWER	
SUBDRAIN	6" SD
WATER MAIN	8" W
EXISTING ROW	xRWAY
PROPOSED ROW	RWAY
PERMANENT UTILITY EASEMENT	PERM/E
SANITARY SEWER EASEMENT	SSWR/E
OVERLAND FLOW EASEMENT	FLOW/E
NATURAL GAS EASEMENT	xNGAS/E
TEMPORARY EASEMENT	TEMP/E
BUILDING SETBACK	BLDG/SB

C101 C102 C103 C104

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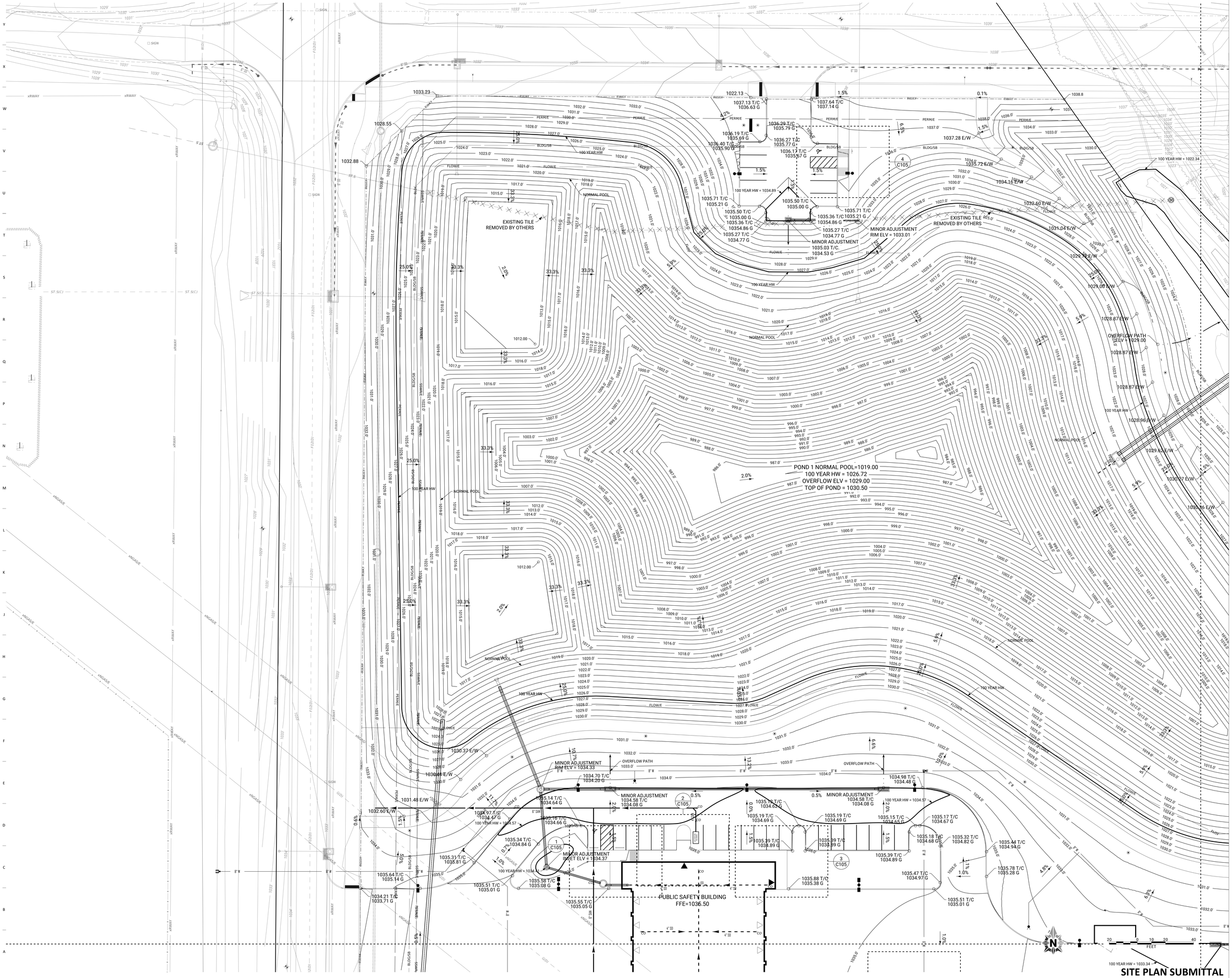

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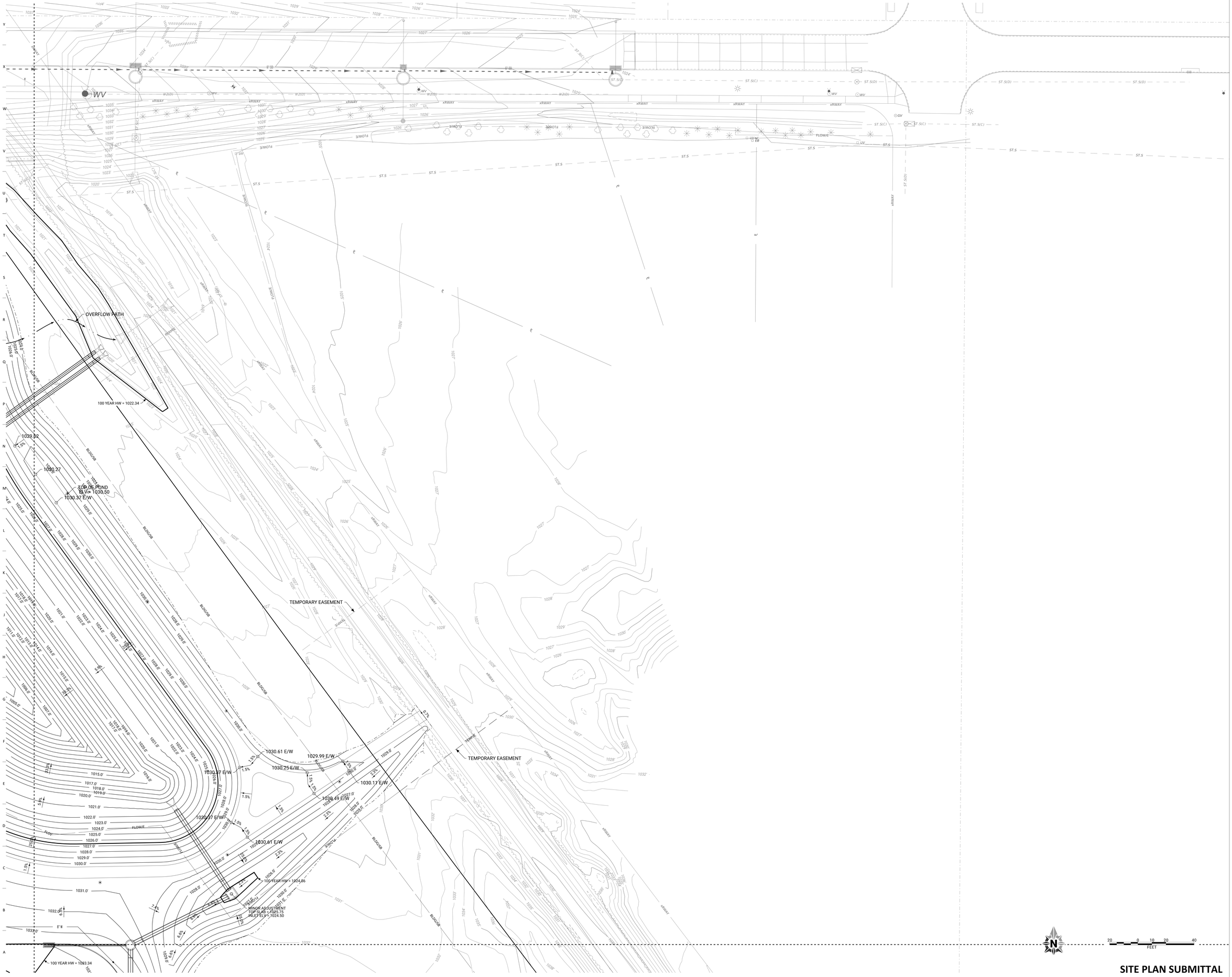

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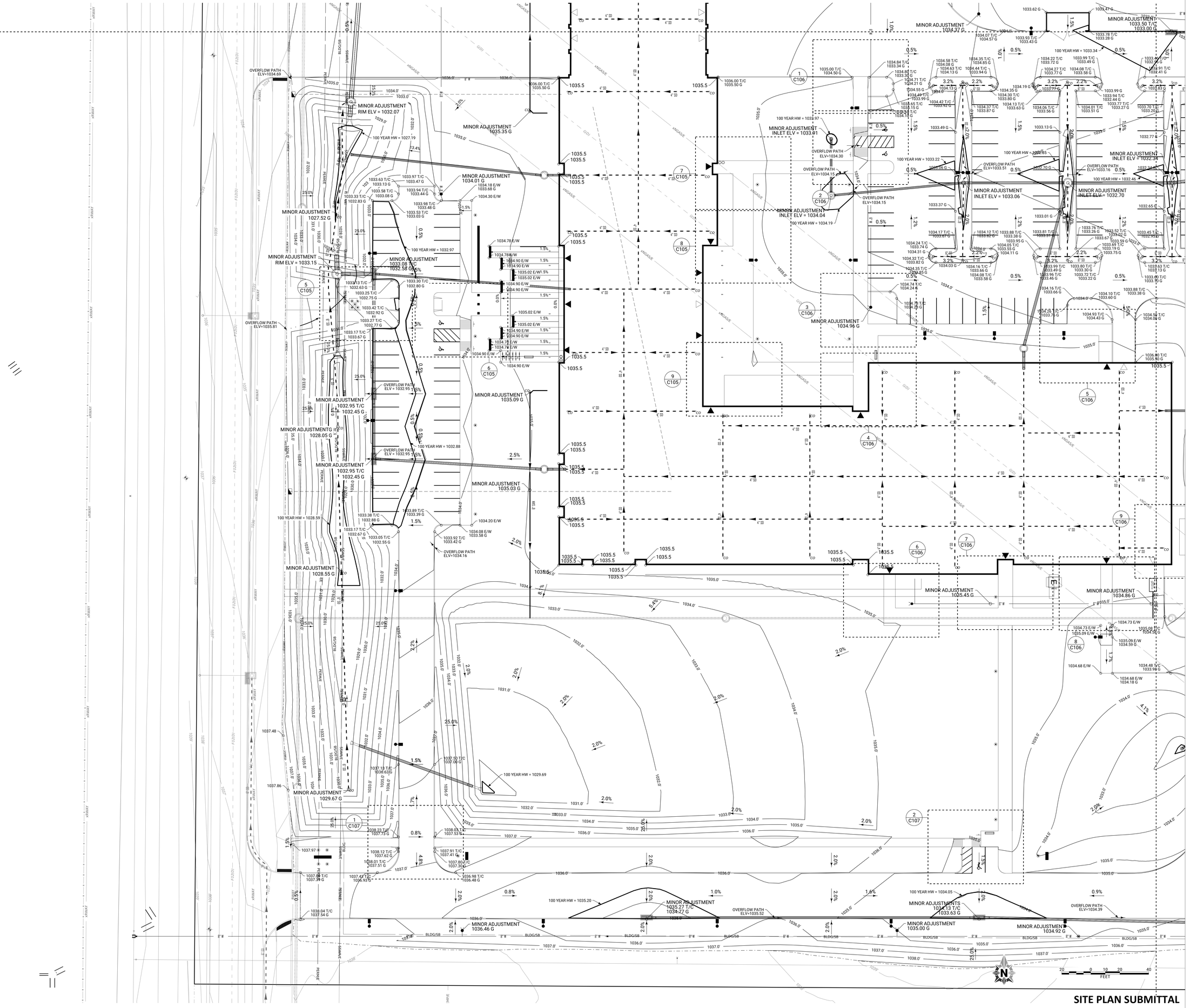

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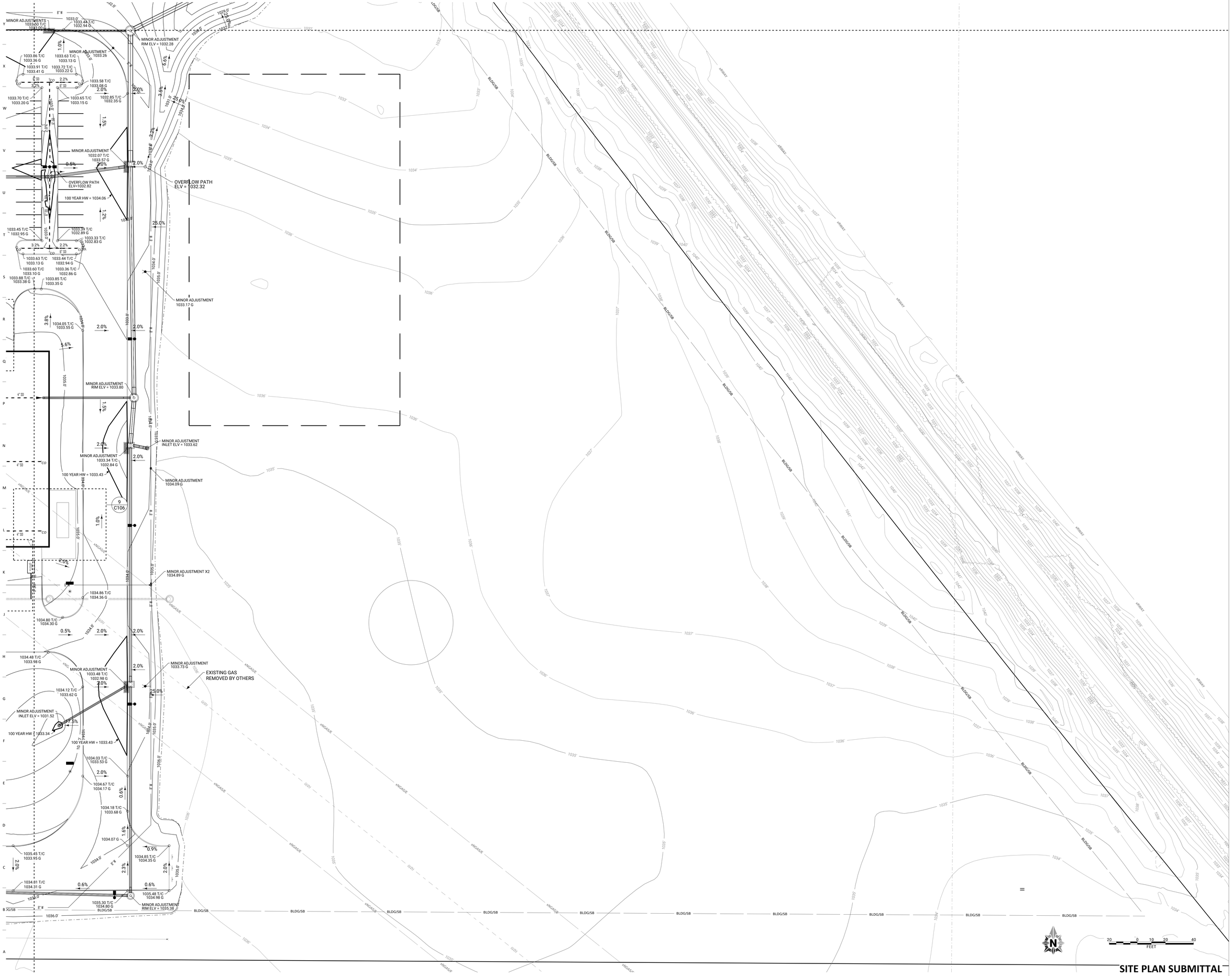

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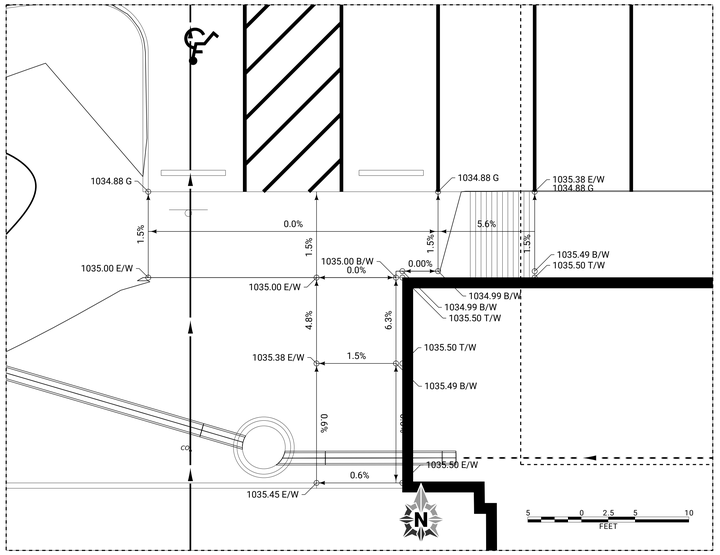

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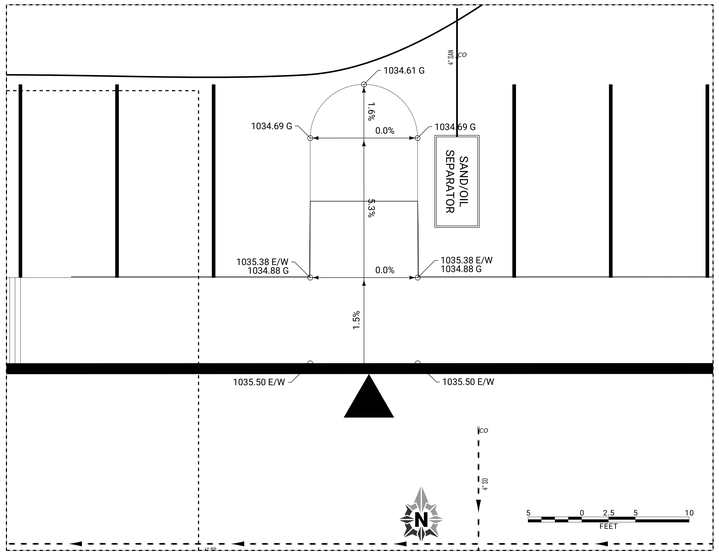

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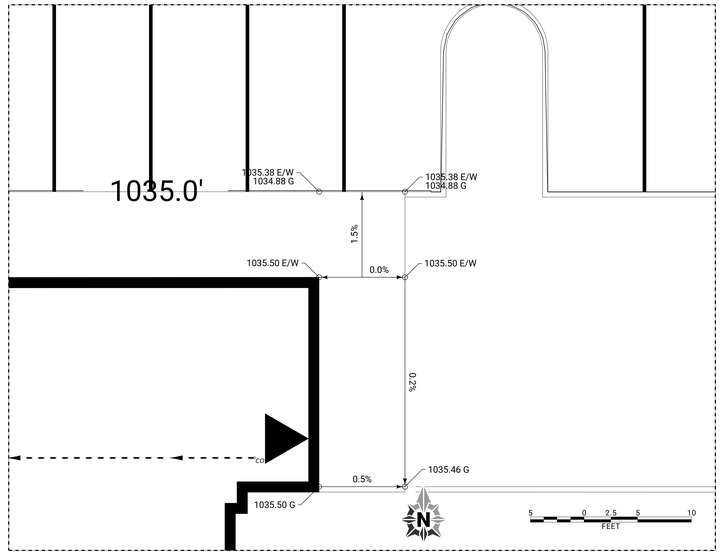

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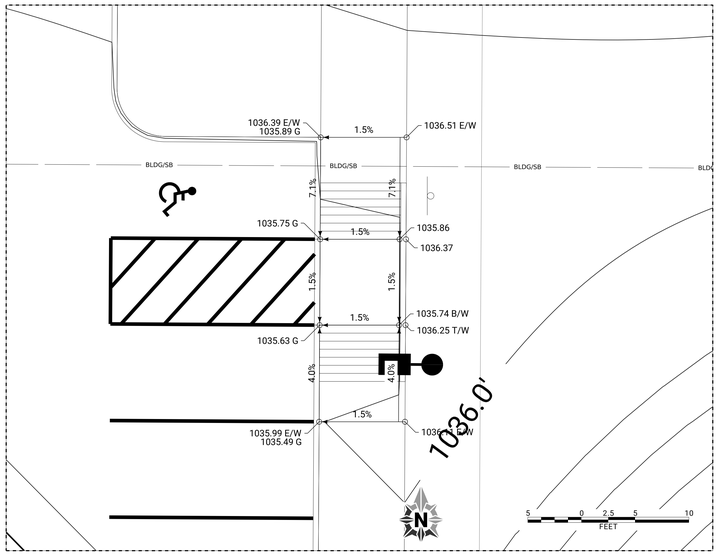

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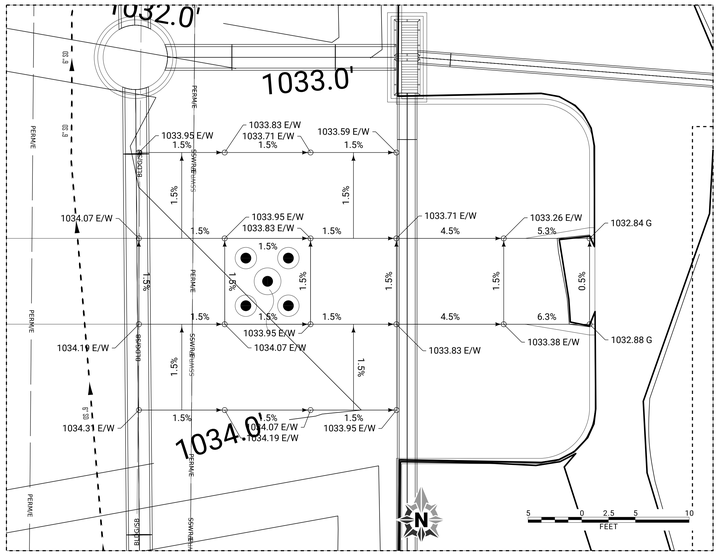

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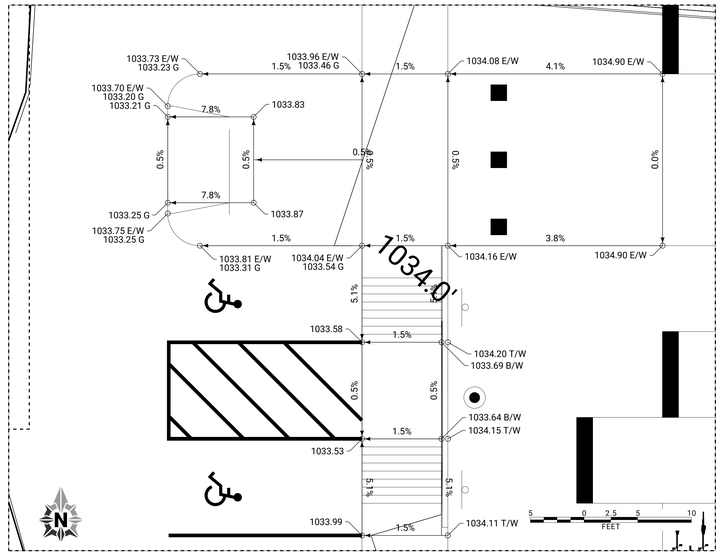

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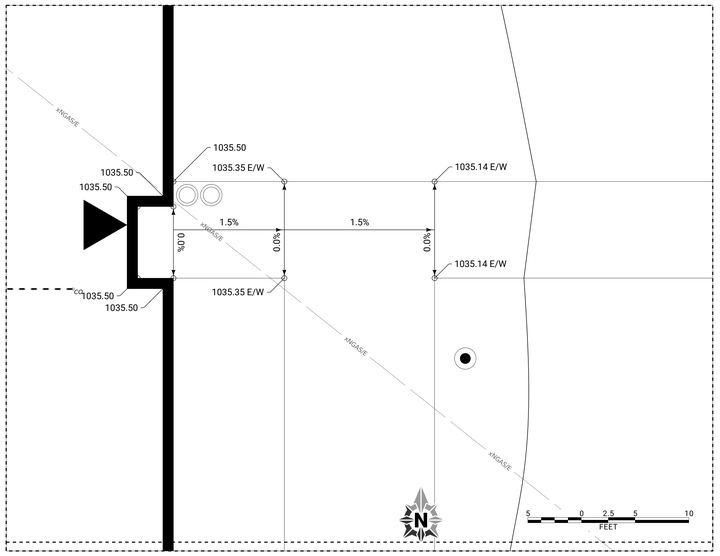

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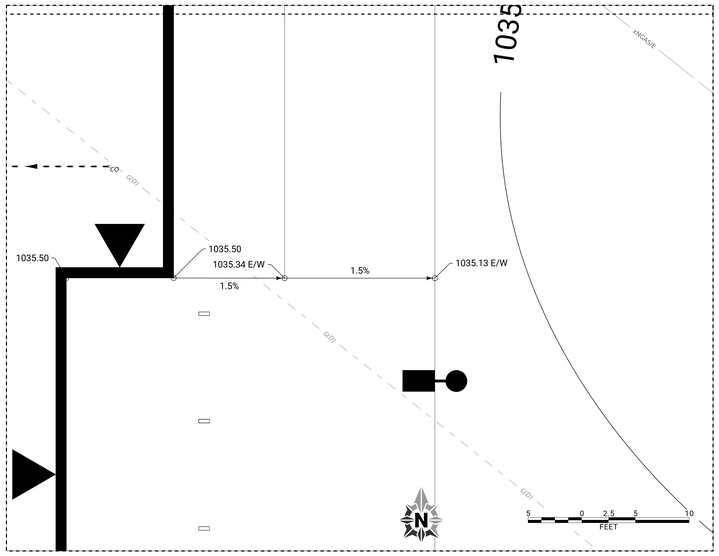

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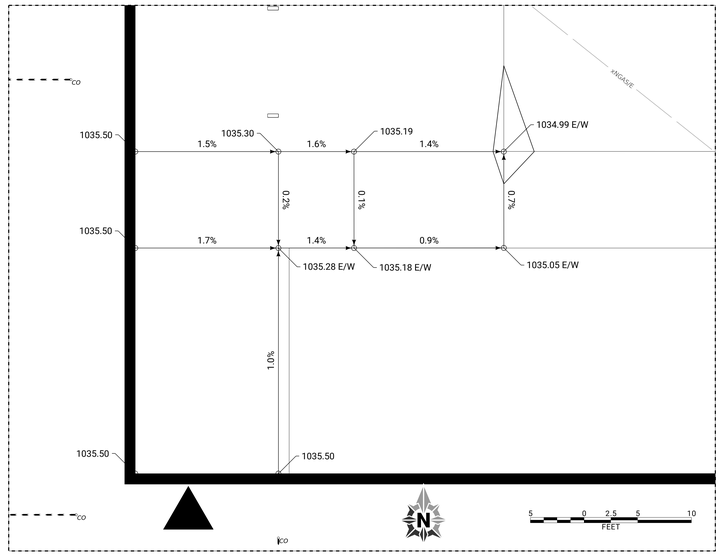

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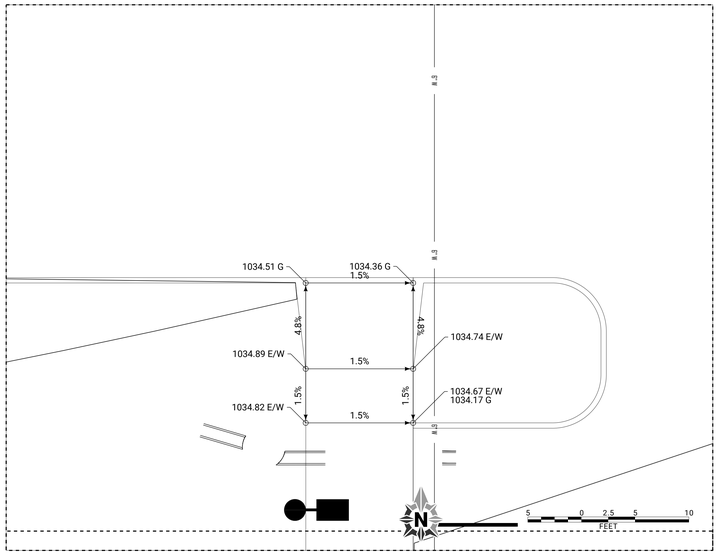

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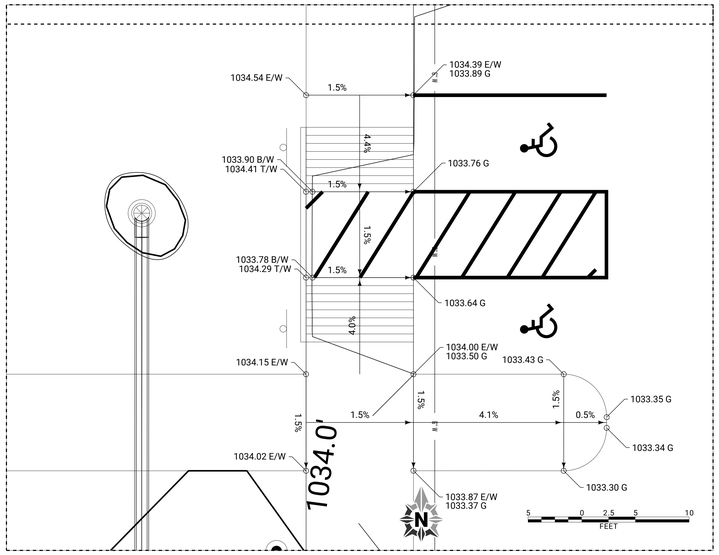
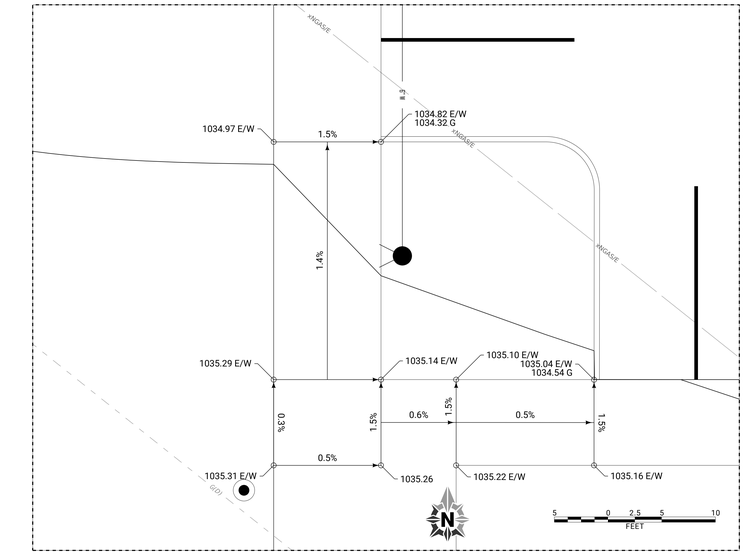
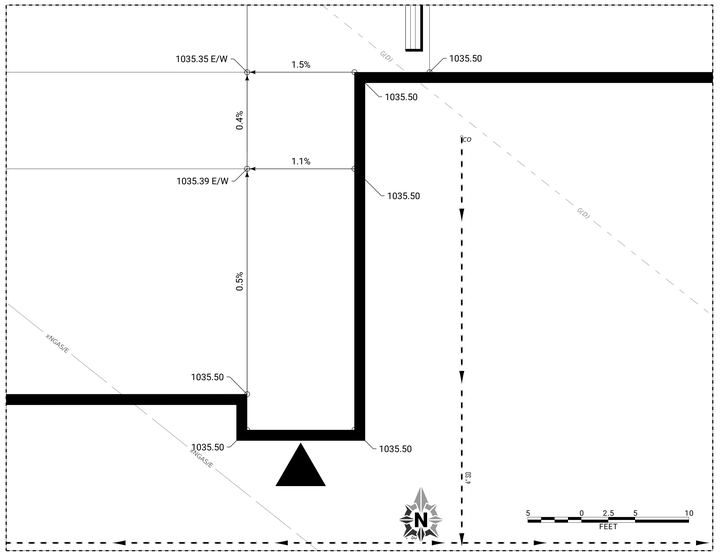


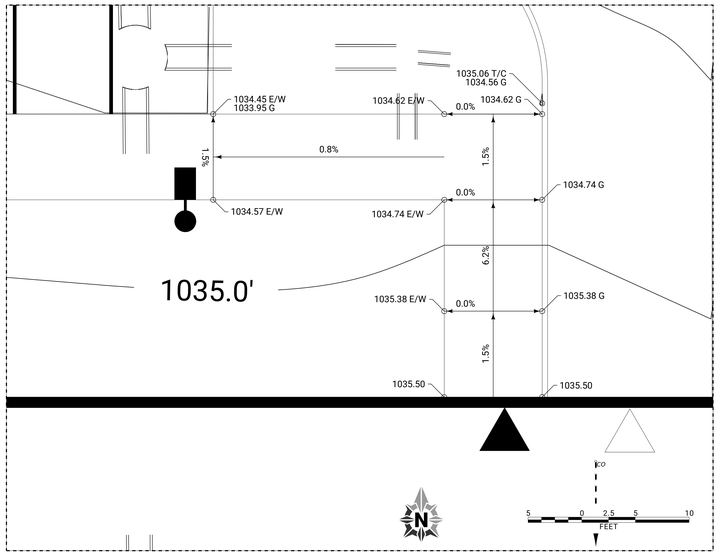
2 C106 **PEDESTRIAN RAMP DETAIL NO. 11**



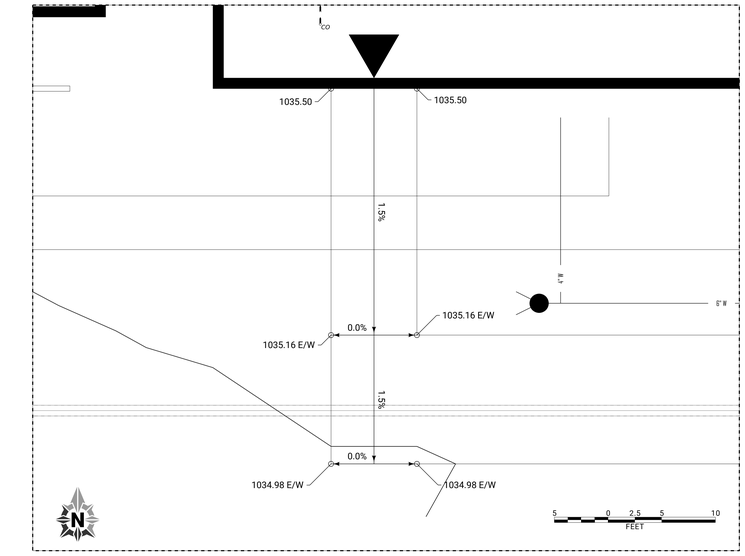
3 C106 **PEDESTRIAN RAMP DETAIL NO. 12**



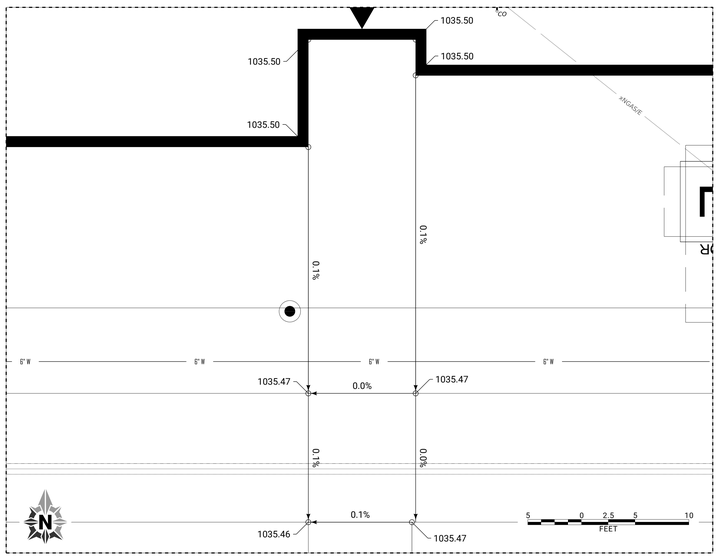
4 C106 **PEDESTRIAN RAMP DETAIL NO. 13**



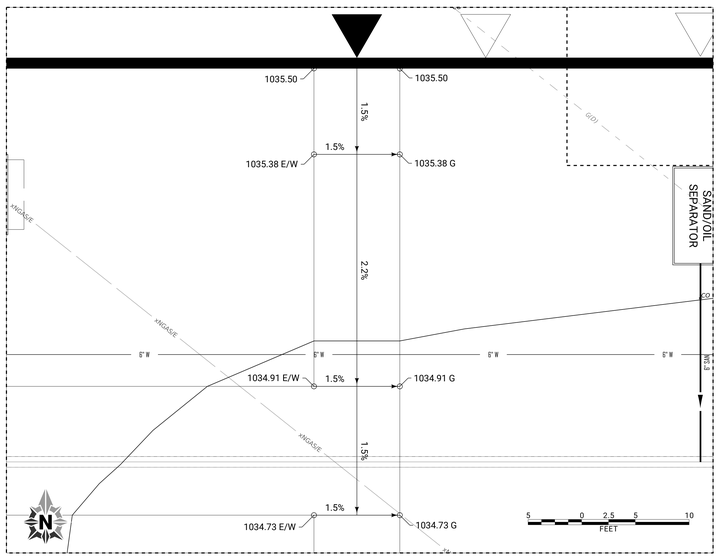
5 C106 **PEDESTRIAN RAMP DETAIL NO. 14**



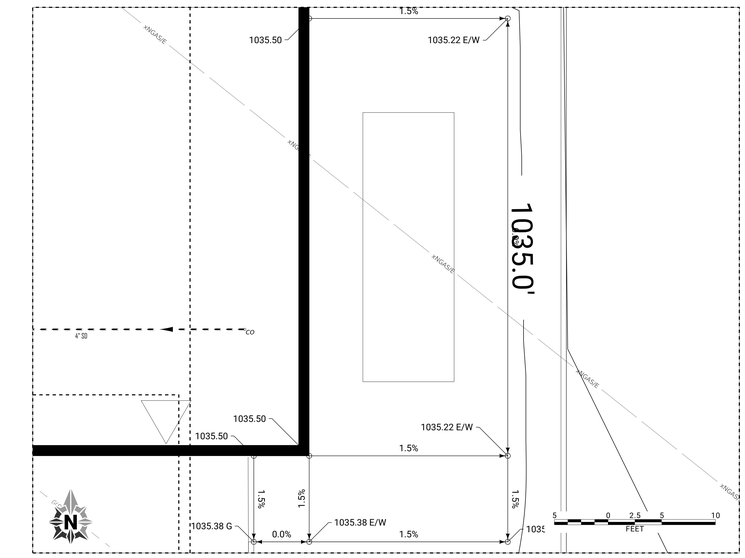
6 C106 **PEDESTRIAN RAMP DETAIL NO. 15**



7 C106 **PEDESTRIAN RAMP DETAIL NO. 16**



8 C106 **PEDESTRIAN RAMP DETAIL NO. 17**



9 C106 **PEDESTRIAN RAMP DETAIL NO. 18**

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C106

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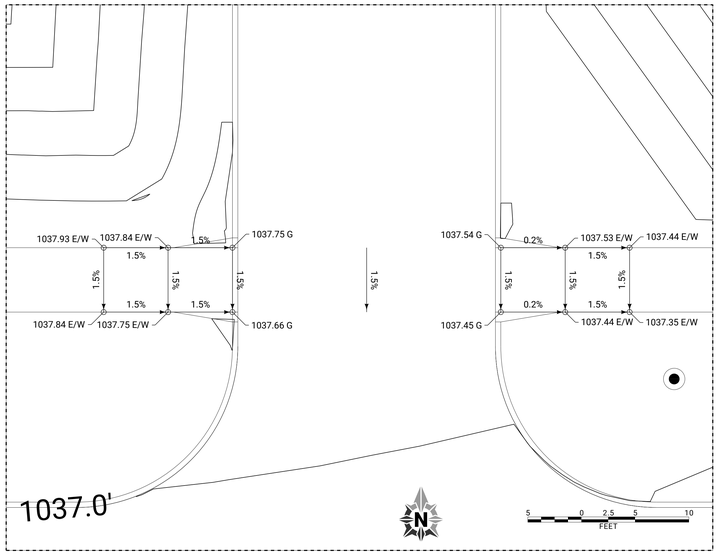
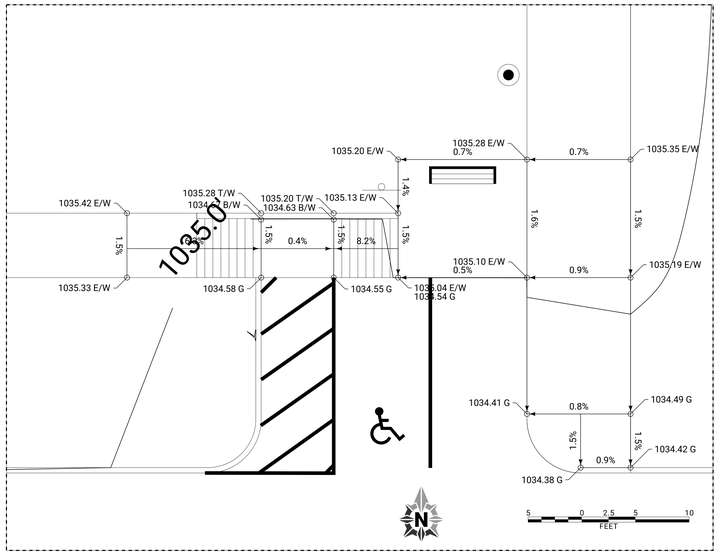


1 C107 **PEDESTRIAN RAMP DETAIL NO. 19**



2 C107 **PEDESTRIAN RAMP DETAIL NO. 20**

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Key Plan

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UTILITY NOTES

1. UTILITY INSTALLATION SHALL BE COMPLETED DURING THE T AVENUE IMPROVEMENTS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE ADJUSTMENT OF UTILITY FIXTURES INSTALLED WITH THE T AVENUE PROJECT TO FINISHED GRADE. EXISTING UTILITY FIXTURES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
2. THE 2023 CITY OF WAUKEE STANDARD SPECIFICATIONS AND STATEWIDE URBAN DESIGN AND SPECIFICATION, 2023 EDITION, SHALL APPLY TO ALL UTILITY CONSTRUCTION WORK ON THIS PROJECT.
3. ALL PROPOSED UTILTIES SHALL BE PUBLIC, UNLESS NOTED OTHERWISE.
4. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
5. MAINTAIN A MINIMUM OF 18" OF VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWERS AT ALL CROSSINGS.
6. IN INSTANCES WHERE 18" OF VERTICAL SEPERATION IS NOT FEASIBLE, THE CONTRACTOR MAY UTILIZE SUDAS SECTION 4C-1 AS AN ACCEPTABLE SOLUTION.
7. WATER MAIN SHALL BE BORED UNDERNEATH EXISTING PAVEMENT.
8. ADDITIONAL WATER MAIN FITTINGS REQUIRED DUE TO STAGING OR FIELD ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN INSTALLATION.
9. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE, HYDRANT AND A 5" STORZ CONNECTION.
10. ALL RCP FLARED END SECTIONS SHALL HAVE A STANDARD FOOTING, TRASH GUARD AND 3' WIDE CLAY WATERSTOP TO MEET SUDAS SW-105. TRASH GUARDS SHALL NOT BE PROVIDED FOR FLARED END SECTIONS THAT ARE INTENDED TO BE BELOW THE NORMAL POOL ELEVATION OF THE PONDS OR FOR FLARED END SECTIONS 48" OR LARGER.
11. GREASE INTERCEPTORS ARE SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO PLUMBING PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. PLUMBING PLANS SHALL TIE INTO SANITARY SEWER AT LOCATION AND ELEVATION SHOWN ON SITE PLAN.
12. SUBDRAIN CONNECTIONS TO STRUCTURES OR STORM SEWER PIPE SHALL BE CORE DRILLED AND CONSIDERED INCIDENTAL TO SUBDRAIN INSTALLATION.
13. ANY EXISTING TILE LINES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED OR CONNECTED INTO EXISTING OR PROPOSED STORM SEWER FACILITIES WITH LOCATIONS PROVIDED FOR AS-BUILTS.
14. BID LENGTHS FOR ALL STORM SEWER PIPE ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. LENGTHS SHOWN ON PLANS ARE CONSTRUCTION/DESIGN LENGTHS.
15. REFER TO ARCHITECTURAL SHEETS FOR BUILDING SERVICE CONNECTIONS.

C201

C202

C203

C204

LINE LEGEND

SANITARY SEWER	8" SAN
STORM SEWER	
SUBDRAIN	6" SD
WATER MAIN	8" W
EXISTING ROW	xRWAY
PROPOSED ROW	RWAY
PERMANENT UTILITY EASEMENT	PERM/E
SANITARY SEWER EASEMENT	SSWR/E
OVERLAND FLOW EASEMENT	FLOW/E
NATURAL GAS EASEMENT	xNGAS/E
TEMPORARY EASEMENT	TEMP/E
BUILDING SETBACK	BLDG/SB

N

50 0 25 50 100
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OPN Project No.
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Sheet Issue Date
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Sheet Name
OVERALL UTILITY PLAN

Sheet Number
C200

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15" STORM
6" SUBDRAIN
12" WATER
24" STORM
15" FES
FL OUT = 1019.00
S-70, SW-501 SINGLE GRATE INTAKE
N 593769.00, E 1528494.36
T/C=1035.03
FL(E)=1029.46
BOTTOM WELL = 1028.94
P 70, 46 LF 12" RCP @ S=2.00%
EXISTING TILE
REMOVED BY OTHERS
S-71, SW-401 (48") MANHOLE
N 593769.82, E 1528544.84
RIM=1033.01
FL (W)=1028.51
FL (N)=1019.57
FL (S)=1019.47
BOTTOM WELL=1018.97
30" STORM
48" STORM
48" FES
FL OUT = 1019.00
18" SANITARY SEWER
24" FES
FL OUT = 1019.00
S-5, SW-513 (MODIFIED) SEE C205 FOR DETAILS
N 593599.62, E 1528728.82
RIM=1022.90
FL INLET (N/S SIDE)=1021.00
FL INLET (W SIDE)=1020.20
FL IN (SUBDRAIN)=1019.00
FL OUT (P-5/5A)=1018.90
BOTTOM WELL=1018.40
P-5/5A, 126 LF 24" RCP
@S=0.35%
N 593589.48, E 1528714.65
15 LF 6" SUBDRAIN W/ RODENT GUARD
FL IN=1016.00
S-54, CIRCULAR CONCRETE APRON (48")
FL = 1019.00
S-52, CIRCULAR CONCRETE APRON (30")
FL = 1019.00
P-63, 77 LF 18" RCP
@ S=1.00%
S-63, SW-401 (48") MANHOLE W/ BMP SNOUT
N 593364.86, E 1528318.22
RIM = 1034.33
FL(S)=1028.40
FL(E)=1026.40
FL(N)=1019.83
BOTTOM WELL=1015.83
S-62, SW-505 DOUBLE GRATE INTAKE
N 593365.85, E 1528367.66
T/C=1034.58
FL(E)=1027.26
FL(W)=1027.06
BOTTOM WELL=1026.56
B/P WATER = 1026.30
T/P STORM = 1021.42
8" WATER
8" 22.5° M.J.
HORIZONTAL BEND
6" HYDRANT ASSEMBLY W/
7 LF LEAD
8" 22.5° M.J.
HORIZONTAL BEND
B/P STORM = 1019.46
T/P SANITARY = 1017.96
6" SANITARY CLEANOUT
B/P WATER = 1025.91
T/P SANITARY = 1020.16
CONNECT TO 18" SANITARY SEWER (BY OTHERS)
REFER TO SUDAS STANDARD DETAIL 4010.201
6" PVC @ S=100%
P-62, 44 LF 15" RCP
@ S=1.50%
6" PVC @ S=4.1%
6" WYE CONNECTION
6" SANITARY CLEANOUT
4" SANITARY CLEANOUT
S-62A, SW-505 DOUBLE GRATE INTAKE
N 593365.86, E 1528362.16
T/C=1034.58
FL(W)=1030.08
BOTTOM WELL=1029.58
P-62A, 188 LF 12" RCP
@ S=1.50%
8" X 6" M.J. TEE W/
8" GATE VALVE &
6" GATE VALVE
8" 45° M.J.
HORIZONTAL BEND
8" WATER
B/P STORM = 1028.34
T/P SANITARY = 1021.48
8" X 8" M.J. TEE W/
2 X 8" GATE VALVE
P-61, 53 LF 15" RCP
@ S=1.00%
S-61, SW-512 (36") INTAKE
W/ SW-604 TYPE 4D CASTING
N 593309.23, E 1528322.41
INLET ELV = 1034.37
FL(E)=1029.13
FL(N)=1028.93
BOTTOM WELL=1028.43
4" SANITARY SERVICE
18 LF LEAD @ S=MIN. ⅛" PER FOOT
REFER TO P-SHEETS FOR CONNECTION DETAILS
CONNECT TO 12" WATER MAIN (BY OTHERS)
12" X 8" M.J. TEE W/
8" GATE VALVE
B/P STORM = 1026.97
T/P WATER = 1025.47
P-51, 206 LF 30" RCP
@ S=1.00%
P-60, 39 LF 12" RCP
@ S=1.40%
P-60A, 16 LF 12" RCP
@ S=1.40%
B/P WATER = 1024.81
T/P SANITARY = 1002.32
B/P STORM = 1029.46
T/P SANITARY = 1024.02
6" SANITARY
CLEANOUT
8" 45° M.J.
HORIZONTAL BEND
R=150'
REFER TO P-SHEETS FOR
CONNECTION DETAILS
FL ELV = 1030.00
S-60, SW-401 (48") MANHOLE
N 593297.55, E 1528362.68
RIM = 1035.73
FL(E)=1029.77
FL(W)=1029.67
BOTTOM WELL = 1029.17
6" PVC
@ S=2.0%
6" WATER
6" HYDRANT ASSEMBLY W/
58 LF LEAD
8" 45° M.J.
HORIZONTAL BEND
8" WATER
R=150'
20 0 10 20 40
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Sheet Number
C201

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(48") FES
FL=1017.99

48" STORM

S-6A, CIRCULAR CONCRETE APRON (24")
FL=1018.46

(48") FES
FL=1018.28

S-6, CIRCULAR CONCRETE APRON (24")
FL=1018.46

P-5/5A, 126 LF 24" RCP
@ S=0.35%

S-29, CIRCULAR CONCRETE APRON (36")
FL=1019.00

P-28, 69 LF 36" RCP @ S=1.00%

S-28, SW-513 (8'x8') INTAKE
N 593290.64, E 1528928.11
RIM=1028.75
INLET ELV = 1024.50 (E/W SIDE)
FL(W)=1019.87
FL(N)=1019.77
BOTTOM WELL=1019.27

P-27, 74 LF 36" RCP @ S=1.00%

S-27, SW-401 (72") MANHOLE W/ BMP SNOUT
N 593254.24, E 1528856.38
RIM=1032.28
FL(S)=1029.05
FL(W)=1026.28
FL(NE)=1020.61
BOTTOM WELL=1015.87

S-26, SW-505 DOUBLE GRATE INTAKE
N 593255.24, E 1528798.36
T/C=1033.50
FL(E)=1028.80
BOTTOM WELL=1028.30

8" WATER

8" M.J. 45° HORIZONTAL BEND

8" GATE VALVE

8" WATER

P-26, 52 LF 12" RCP
@ S=1.00%

B/P STORM = 1028.35
T/P WATER = 1025.53

P-25, 90 LF 36" RCP
@ S=0.70%

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UTILITY PLAN

Sheet Number
C202

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P-51, 206 LF 30" RCP @ S=1.00%
8" WATER
8" 45° HORIZONTAL BEND
B/P WATER = 1029.02
T/P SANITARY = 1025.62
8" FIRE SERVICE, 27 LF LEAD
REFER TO P-SHEETS FOR DETAILS
8" X 8" M.J. TEE
HANDHOLE BY OTHERS (USE AS EXISTING)
P-50, 8 LF 30" RCP @ S=1.00%
S-51, SW-401 (60") MANHOLE W/ BMP SNOUT
INSTALL SW-604 TYPE 5 CASTING
INLET ELV=1032.07
FL(S)=1026.82
FL (SUBDRAIN)=1024.57
FL(N)=1021.12
BOTTOM WELL=1017.12
S-50, CIRCULAR CONCRETE APRON (30")
FL=1026.90
S-36, CIRCULAR CONCRETE APRON (12")
FL=1026.97
6" SANITARY CLEANOUT
4" SANITARY SERVICE
12 LF LEAD @ S=MIN. ⅛" PER FOOT
REFER TO P-SHEETS FOR CONNECTION DETAILS
END (3) 2" PVC CONDUITS
REFER TO E-SHEETS FOR CONNECTION DETAILS
END (3) 2" PVC CONDUITS
REFER TO E-SHEETS FOR CONNECTION DETAILS
P-35A, 16 LF 12" RCP @ S=2.67%
REFER TO P-SHEETS FOR CONNECTION DETAILS FL ELV = 1030.00
B/P STORM = 1029.08
T/P WATER = 1027.58
P-35, 132 LF 12" RCP @ S=1.80%
6" HYDRANT ASSEMBLY W/ 51 LF LEAD
18" SANTIARY SEWER MAIN
S-35, SW-401 (48") MANHOLE
N 593155.73, E 1528365.67
RIM=1035.29
FL(E) = 1029.57
FL(W)=1029.47
BOTTOM WELL=1028.97
8" X 6" M.J. TEE W/ 8" M.J. CAP
P-44, 21 LF 24" RCP @ S=0.60%
6" SUBDRAIN CLEANOUT
S-44, SW-505 DOUBLE GRATE INTAKE
N 593087.56, E 1528247.09
T/C = 1033.08
FL(S)=1027.66
FL(E)=1028.38
FL(W)=1027.56
BOTTOM WELL=1027.06
S-47, CIRCULAR CONCRETE APRON (30")
FL=1027.22
P-46, 10 LF 30" RCP @ S=0.61%
P-43, 135 LF 12" RCP @ S=1.20%
S-46, SW-401 (60") MANHOLE
N 593087.56, E 1528222.76
RIM=1033.15
FL(S)=1027.43
FL(E)=1027.43
FL(N)=1027.33
BOTTOM WELL=1026.83
24" STORM
15" STORM
REFER TO P-SHEETS FOR CONNECTION DETAILS FL ELV = 1030.00
P-42, 76 LF 18" RCP @ S=0.60%
P-45, 47 LF 24" RCP @ S=2.43%
S-45, CIRCULAR CONCERET APRON (24")
FL=1028.58
S-42, SW-505 DOUBLE GRATE INTAKE
N 593004.89, E 1528247.08
T/C = 1032.95
FL(S)=1028.21
FL(N)=1028.11
BOTTOM WELL=1027.61
6" SANITARY CLEANOUT
4" SANITARY SERVICE
12 LF LEAD @ S=MIN. ⅛" PER FOOT
REFER TO P-SHEETS FOR CONNECTION DETAILS
R=150'
P-41, 38 LF 15" RCP @ S=0.61%
6" SUBDRAIN CLEANOUT
24" STORM
S-41, SW-505 DOUBLE GRATE INTAKE
N 592959.95, E 1528247.09
T/C = 1032.95
FL(E)=1028.62
FL(N)=1028.45
BOTTOM WELL=1027.95
6" PVC @ S=2.00%
REFER TO P-SHEETS FOR CONNECTION DETAILS FL ELV = 1030.00
6" SUBDRAIN
REFER TO BIORETENTION BASIN CROSS-SECTION DETAIL ON SHEET C205 FOR INSTALLATION
P-40, 115 LF 15" RCP @ S=1.00%
B/P STORM = 1029.54
T/P SANITARY = 1024.97
P-40A, 13 LF 15" RCP @ S=1.00%
HANDHOLE BY OTHERS (USE AS EXISTING)
S-40, SW-401 (48") MANHOLE
N 592952.85, E 1528365.67
RIM=1035.25
FL (E)=1029.87
FL (W)=1029.77
BOTTOM WELL=1029.27
18" SANTIARY SEWER MAIN
6" SUBDRAIN CLEANOUT
6" PVC @ S=100%
6" SANITARY SERVICE CONNECTION
12" SANITARY SEWER MAIN
(2) 4" PVC CONDUITS FOR MID-AMERICAN UNDERGROUND PRIMARY (INSTALLED BY OTHERS)
GAS SERVICE (INSTALLED BY OTHERS)
4" DOMESTIC WATER SERVICE, 27 LF LEAD
REFER TO P-SHEETS FOR CONNECTION TO BUILDING
ELECTRIC SERVICE (BY OTHERS)
REFER TO E-SHEETS FOR DETAILS
4" SANITARY CLEANOUT
6" X 4" M.J. TEE W/ 6" M.J. CAP
6" WATER
B/P WATER = 1028.28
T/P SANITARY = 1025.68
12" SANTIARY SEWER MAIN
15" STORM
18" SANTIARY SEWER MAIN
R=150'
S-31, CIRCULAR CONCRETE APRON (15")
FL=1029.14
24" STORM
6" SUBDRAIN
P-30, 83 LF 15" RCP @ S=0.53%
S-30, CIRCULAR CONCRETE APRON (15")
FL=1029.58
6" SUBDRAIN CLEANOUT
12" WATER
CONNECT TO 12" WATER MAIN (BY OTHERS)
12" X 8" M.J. TEE W/ 8" GATE VALVE
B/P STORM = 1031.20
T/P WATER = 1029.70
8" GATE VALVE
6" HYDRANT ASSEMBLY W/ 4 LF LEAD
8" WATER
S-11, SW-505 DOUBLE GRATE INTAKE
N 592642.59, E 1528436.27
T/C=1035.27
FL(E)=1030.86
BOTTOM WELL=1030.36
P-11, 223 LF 12" RCP @ S=0.70%
S-12, SW-508 DOUBLE GRATE INTAKE
N 592642.59, E 1528655.68
T/C=1034.13
FL(W)=1029.30
FL(E)=1029.10
BOTTOM WELL=1028.60
P-12, 185 LF 15" RCP @ S=0.70%
6" HYDRANT ASSEMBLY W/ 4 LF LEAD
8" WATER
8" X 6" M.J. TEE W/ 8" GATE VALVE & 6" GATE VALVE
20' WATER
20' WATER
S-20, SW-512 (18") INTAKE
W/ SW-604 TYPE 3A CASTING
N 593180.70, E 1528563.60
INLET ELV=1033.91
FL(S)=1029.45
BOTTOM WELL=1028.95
P-20, 37 LF 12" RCP @ S=2.01%
S-21, SW-401 (48") MANHOLE
W/ SW-604 TYPE 3B CASTING
N 593141.70, E 1528563.60
INLET ELV=1034.04
FL(N)=1028.70
FL(E)=1028.60
BOTTOM WELL=1028.10
P-21, 90 LF 12" RCP @ S=1.86%
B/P STORM = 1027.96
T/P WATER = 1026.46
S-22, SW-512 (24") INTAKE
W/ SW-604 TYPE 3B CASTING
INLET ELV=1033.06
FL(W)=1026.93
FL(E)=1026.73
BOTTOM WELL=1026.23
6" WATER
P-22, 70 LF 15" RCP @ S=1.51%
S-23, SW-401(60") MANHOLE
W/ SW-604 TYPE 3B CASTING
INLET ELV=1032.70
FL(W)=1025.67
FL(S)=1028.62
FL(E)=1025.37
BOTTOM WELL=1024.87
P-23, 70 LF 18" RCP @ S=1.36%
S-24, SW-512 (24") INTAKE
W/ SW-604 TYPE 3B CASTING
N 593150.40, E 1528798.89
INLET ELV=1032.34
FL(W)=1024.42
FL(E)=1024.32
BOTTOM WELL=1023.82
6" HYDRANT ASSEMBLY W/ 8" X 6" REDUCER
P-23B, 115 LF 15" RCP @ S=1.00%
S-23B, SW-401 (48") MANHOLE
N 593036.21, E 1528696.47
RIM=1035.10
FL(S)=1029.88
FL(N)=1029.78
BOTTOM WELL=1029.28
P-23A, 13 LF 15" RCP @ S=1.00%
REFER TO P-SHEETS FOR CONNECTION DETAILS FL ELV = 1030.00
REFER TO BIORETENTION BASIN CROSS-SECTION DETAIL ON SHEET C205 FOR INSTALLATION
6" SUBDRAIN CLEANOUT
4" SUBDRAIN (BY OTHERS)
ALL SUBDRAIN AND CLEANOUTS IN BUILDING FOOTPRINT TO BE ABANDONED IN PLACE AFTER CONSTRUCTION OF BUILDING FOOTINGS AND SLAB ON GRADE.
GAS SERVICE (BY OTHERS)
REFER TO P-SHEETS FOR CONNECTION TO BUILDING
4" SANITARY SERVICE
17 LF LEAD @ S=2.00%
REFER TO P-SHEETS FOR CONECTION DETAILS
FL ELV=1025.50

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UTILITY PLAN

Sheet Number
C203

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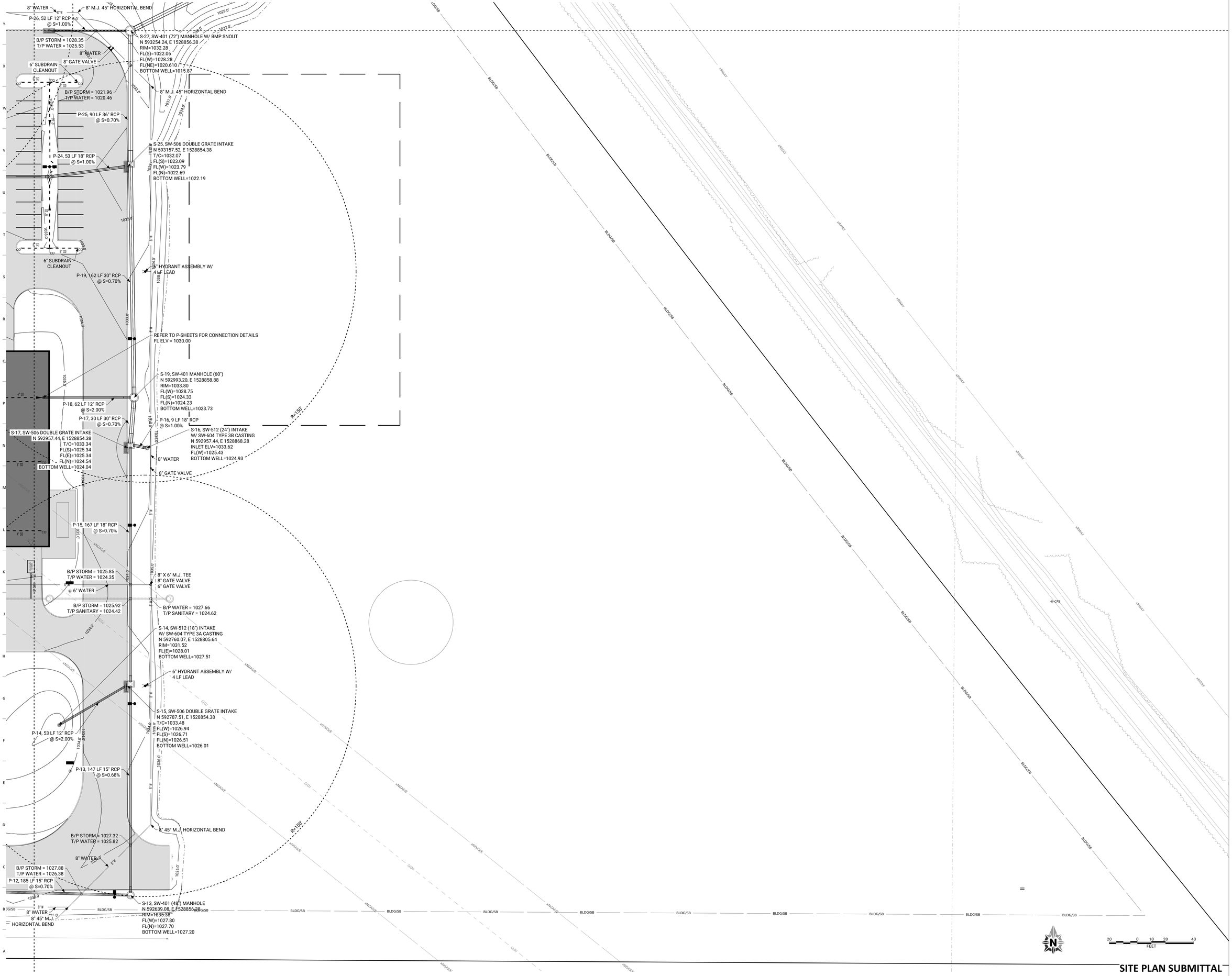

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Sheet Name
UTILITY PLAN

Sheet Number
C204

20 0 10 20 40
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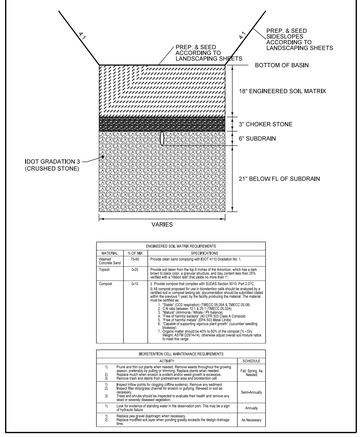
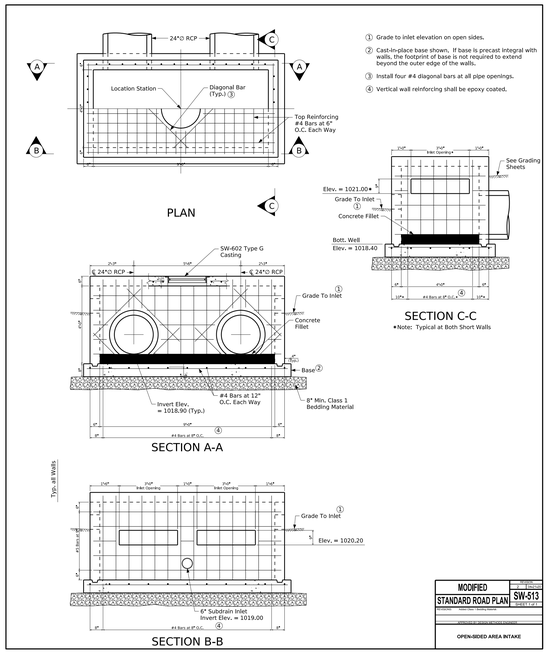
BIORETENTION BASIN CROSS-SECTION DETAIL (N.T.S.)



ENGINEERED SOIL MATRIX REQUIREMENTS		
MATERIAL	% OF MIX	SPECIFICATIONS
Washed Concrete Sand	75-80	Provide clean sand complying with ECT #110 Gradation No. 1.
Topsoil	5-25	Provide soil taken from the top 8 inches of the Arboretum, which has a pH known to black soils, a granular structure, and clay content less than 25% verified with a "ribbon test" that yields no more than 1"..
Compost	5-10	1. Provide compost that complies with SUDAS Section 9010 Part 2 (7). 2. Compost shall be derived from a composting facility that is certified and is in compost testing lab. documentation should be submitted (dated within 1 year) that is used by the facility producing the material. The material must be certified as: a. "Grade" (CQC vegetation) TMECC 05.09A & TMECC 05.08) b. "Stability" (TMECC 05.08-B) 4 to 8 range c. "Mature" (Arrhenius "Nitrate - Pit Method") d. "Free of Pathogens" (EPA 503 Class A Compost) e. "Free of harmful metals" (EPA 503 Metal Limits) f. "Free of supporting vigorous plant growth" (cucumber seedling bioassay) 3. Organic matter should be 40% to 60% of the compost (%=Dry Weight Basis) and the C:N ratio of the compost used should not exceed 20:1 to meet the range

BIORETENTION CELL MAINTENANCE REQUIREMENTS		
	ACTIVITY	SCHEDULE
1	Prune and thin out plants as needed. Remove weeds throughout the growing season, preferably by pulling or trimming. Replace plants when needed. Replace mulch when erosion is evident and/or weed growth is excessive. Remove litter and debris to maintain the appearance of the facility.	Fall, Spring, As Needed
2	Inspect inflow points for clogging (offline systems). Remove any sediment. Inspect the vegetative chamber for erosion or gullying. Reseed in soil as necessary. Trees and shrubs should be inspected to evaluate their health and remove any dead or diseased trees and shrubs.	Semi-Annually
3	Look for evidence of standing water in the observation port. This may be a sign of Hydraulic failure.	Annually
4	Replace any gravel (bed/virgin when necessary). Replace modified soil layer where ponding (pool) exceeds the design drainage time.	As Necessary



MODIFIED STANDARD ROAD PLAN	SW-513
	REVISED 2020
	SUDAS STANDARD SPECIFICATIONS
OPEN-SIDED AREA INTAKE	

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Sheet Name
UTILITY DETAILS

Sheet Number
C205

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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 WATTLE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
7. OTHER EROSION CONTROL TYPES MAY BE SUBSTITUTED FOR SILT FENCE UPON THE ENGINEER'S APPROVAL.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

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.
2. CONTRACTOR SHALL PROVIDE ADDITIONAL CONTROLS AS NECESSARY TO CONTROL EROSION FROM SAID STOCKPILES, INCLUDING, BUT NOT LIMITED TO SILT FENCE ON ALL DOWNSTREAM SIDES OF STOCKPILES, SEEDING, & MULCHING.

SEDIMENT BASIN MAINTENANCE NOTES

1. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN, CLEANOUT, AND REPAIR THE SEDIMENT BASIN DURING THE PROJECT.
2. SEDIMENT BASIN SHALL BE INSPECTED FOR SIGNS OF SEEPAGE, SETTLEMENT OR SLUMPING DURING ALL EROSION CONTROL INSPECTIONS. THESE PROBLEMS SHOULD BE REPAIRED IMMEDIATELY.
3. SEDIMENT SHOULD BE REMOVED FROM THE BASIN WHEN IT ACCUMULATES TO ONE HALF OF THE WET STORAGE VOLUME. DURING CLEANOUT, TRASH SHOULD BE REMOVED FROM THE BASIN AND THE STANDPIPE SHOULD BE CHECKED & CLEARED OF ANY ACCUMULATED DEBRIS.

SEDIMENT BASIN MAINTENANCE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE SITE WITH SEED OR SOD. SEE LANDSCAPE PLAN FOR SEED AND SOD LIMITS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TEMPORARY SEEDING IN ORDER TO COMPLY WITH NPDES GENERAL PERMIT NO. 2 OR CITY OF WAUKEE REQUIREMENTS. TEMPORARY SEED SHALL MEET SUDAS TYPE 4 SEED MIXTURE.

ROCK STAGING NOTES

1. CONTRACTOR RESPONSIBLE FOR LOCATION AND AMOUNT OF STAGING ON THE SITE AND ANY AND ALL NECESSARY ROCK TO MEET GP #2 AND CITY OF WAUKEE REQUIREMENTS.
2. UPDATE SWPPP ACCORDINGLY FOR STAGING AREA SIZE AND LOCATION THROUGHOUT THE DURATION OF THE PROJECT.

C301

C302

C303

C304

SITE PLAN SUBMITTAL

50 0 25 50 100 FEET

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OVERALL EROSION CONTROL PLAN

Sheet Number
C300

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9 TN CLASS 'E' REVETMENT
L=12'
W=14'
T=2'

11 TN CLASS 'E' REVETMENT
L=12'
W=13.5'
T=2'

106 TN CLASS 'E' REVETMENT
L=43'
W=44'
T=2'

INLET PROTECTION DEVICE

28 TN CLASS 'E' REVETMENT
L=20'
W=20'
T=2'

9 TN CLASS 'E' REVETMENT
L=12'
W=12.5'
T=2'

8 TN CLASS 'E' REVETMENT
L=10'
W=11'
T=2'

973 LF 12" WATTLE

8828 SY RECP TYPE 2.D

159 LF 12" WATTLE

INLET PROTECTION DEVICE W/ 20 LF SILT FENCE

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Sheet Name
EROSION CONTROL PLAN

Sheet Number
C301

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34 TN CLASS 'E' REVETMENT
L=20'
W=25.5'
T=2'

26 TN CLASS 'E' REVETMENT
L=20'
W=21'
T=2'

8828 SY RECP TYPE 2.D

973 LF 12" WATTLE

1350 LF 12" WATTLE

40 LF SILT FENCE

INLET PROTECTION DEVICE

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Sheet Name
EROSION CONTROL PLAN

Sheet Number
C302

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11 TN CLASS 'E' REVETMENT
L=13.0', W=11.6', & T=2.0'

17 TN CLASS 'E' REVETMENT

16 TN CLASS 'E' REVETMENT
L=17.0', W=16.0', & T=2.0'

6 TN CLASS 'E' REVETMENT
L=10.0', W=11.0', & T=2.0'

6 TN CLASS 'E' REVETMENT
L=10.0', W=11.0', & T=2.0'

1245 SY RECP TYPE 2.D

2766 SY RECP TYPE 2.D

8828 SY RECP TYPE 2.D

227 SY RECP TYPE 2.D

227 SY RECP TYPE 2.D

227 SY RECP TYPE 2.D

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE W/ 20 LF SILT FENCE

INLET PROTECTION DEVICE W/ 20 LF SILT FENCE

INLET PROTECTION DEVICE W/ 20 LF SILT FENCE

INLET PROTECTION DEVICE W/ 20 LF SILT FENCE

INLET PROTECTION DEVICE W/ 20 LF SILT FENCE

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE

58 LF 12" WATTLE

164 LF 12" WATTLE

130 LF 12" WATTLE

40 LF 12" WATTLE

54 LF 12" WATTLE

153 LF90 LF 12" WATTLE

90 LF 12" WATTLE

238 LF 12" WATTLE

92 LF 12" WATTLE

89 LF 12" WATTLE

337 LF 12" WATTLE

173 LF 12" WATTLE

412 LF 12" WATTLE

51 LF 12" WATTLE

313 LF 12" WATTLE

199 LF 12" WATTLE

165 LF 12" WATTLE

206 LF 12" WATTLE

56 LF 12" WATTLE

376 LF 12" WATTLE

385 LF 12" WATTLE

1350 LF 12" WATTLE

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Key Plan

Revision	Description	Date

OPN Project No.
21841001

Sheet Issue Date
07/20/2023

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C303

PRINTED: 7/20/2023 12:36:09 PM

INLET PROTECTION DEVICE

227 SY RECP TYPE 2.D

1350 LF 12" WATTLE

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE
W/ 20 LF SILT FECE

8828 SY RECP TYPE 2.D

INLET PROTECTION DEVICE

302 LF 12" WATTLE

INLET PROTECTION DEVICE
W/ 20 LF SILT FENCE

INLET PROTECTION DEVICE

INLET PROTECTION DEVICE
W/ 202 LF SILT FENCE

1264 LF 12" WATTLE

SITE PLAN SUBMITTAL

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OPN Project No.
21841001

Sheet Issue Date
07/20/2023

Sheet Name
EROSION CONTROL PLAN

Sheet Number
C304

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SITE LIGHTING CALCULATION STATISTICS

DESCRIPTION	AVERAGE	MAX/MUM	MINIMUM	AVG:MIN	MAX:MIN
PROPERLY LINE (VERTICAL @ 5')	0.1 FC	1.3 FC	0.0 FC	N/A	N/A
EAST PARKING	1.4 FC	2.7 FC	0.4 FC	3.5 : 1	6.8 : 1
WEST PARKING	1.4 FC	2.4 FC	0.6 FC	2.3 : 1	4.0 : 1
NORTH PARKING	1.6 FC	1.9 FC	0.9 FC	1.7 : 1	2.1 : 1

NOTES:

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

KEYNOTES

E001 INCREASE DISTANCE FROM POLE BASE TO EDGE OF CURB TO MAINTAIN 12" SEPARATION FROM SEWER PIPES. SEE POLE BASE DETAILS AND CIVIL DRAWINGS FOR MORE INFORMATION.

E002 MAINTAIN CONSISTENT OFFSET FROM CURB TO ALIGN WITH POLES ADJACENT TO SEWER PIPING. SEE KEYNOTE E001 FOR MORE INFORMATION.

SITE LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE SPEC.	CCT	TYPE	ELECTRICAL LOAD	VOLTS	FINISH	QTY. PER POLE	POLE SPEC. TYPE	HEIGHT	ACCEPTABLE MANUFACTURERS	REMARKS
S1	PEDESTRIAN POLE	LITHONIA	RADPT LED P3 30K SYM MVOLT PIR NLTAIR2	TYPE 5	7,000 LM	3000K	LED	48 W	277 V	BLACK	1	RSS	15' -0"	NOTE 1	NLIGHT AIR, NOTE 2
S2	PARKING LOT POLE - SINGLE	LITHONIA	DSX1 LED P4 30K 80CRI TFTM MVOLT RPA NLTAIR2 PIRHN	TYPE TFTM	16,000 LM	3000K	LED	124 W	277 V	BLACK	1	RSS	30' -0"	NOTE 1	NLIGHT AIR
S3	PARKING LOT POLE - SINGLE	LITHONIA	DSX1 LED P4 30K 80CRI T5W MVOLT RPA NLTAIR2 PIRHN	TYPE 3M	16,000 LM	3000K	LED	124 W	277 V	BLACK	1	RSS	30' -0"	NOTE 1	NLIGHT AIR
S4	PARKING LOT POLE - SINGLE	LITHONIA	DSX1 LED P9 30K 80CRI T5W MVOLT RPA NLTAIR2 PIRHN	TYPE 5W	35,000 LM	3000K	LED	277 W	277 V	BLACK	1	RSS	30' -0"	NOTE 1	NLIGHT AIR
S5	PARKING LOT POLE - SINGLE	LITHONIA	DSX1 LED P4 30K 80CRI T5W MVOLT RPA NLTAIR2 PIRHN	TYPE 5W	16,000 LM	3000K	LED	124 W	277 V	BLACK	1	RSS	30' -0"	NOTE 1	NLIGHT AIR
S6	PARKING LOT POLE - TWIN	LITHONIA	DSX1 LED P7 30K 80CRI T5W MVOLT RPA NLTAIR2 PIRHN	TYPE 5W	21,000 LM	3000K	LED	368 W	277 V	BLACK	2	RSS	30' -0"	NOTE 1	NLIGHT AIR
S7	FLAG LIGHT	VISTA	1182SE B NS 40 E DV CX 010 BAI SE12	10°	1,100 LM	4000K	LED	14 W	277 V	BLACK	--	--		BK LIGHTING AGI2	--
S8	SIGN FLOODLIGHT	WE-EF	145-0031+145-0145+145-9192 (0-10V)	ASYM.	1,200 LM	3000K	LED	15 W	277 V	BLACK	--	--		LUMENPULSE LUMENQUAD	--
S9	BOLLARD	ORACLE	OBO-103-LED 100DL DIM1 MVOLT 30K 85	TYPE 5	1,000 LM	3000K	LED	19 W	277 V	BLACK	--	--		--	--
S10	LINEAR NEON	DIODE LED	DI 24V TE-ATX-100 30 ## WMS(BLACK) 0-10V	120°	130 LM/FT	3000K	LED	79 W	277 V	BLACK	--	--		KELVIX, LUMNII	NOTE 3
S11	PARKING LOT POLE - SINGLE	LITHONIA	DSX0 LED P3 30K 80CRI T4M MVOLT RPA NLTAIR2 PIRHN HS	TYPE 4M	6,700 LM	3000K	LED	69 W	277 V	BLACK	1	RSS	20' -0"	NOTE 1	NLIGHT AIR
S12	BUILDING FLOODLIGHT	ECOSENSE	F170 1S LO 30 E 15 K H KX + F170-LENS-20	15°	1,400 LM	3000K	LED	13 W	277 V	BLACK	--	--		--	NOTE 4
S13	BUILDING FLOODLIGHT	ECOSENSE	F170 1S HO 30 8 40 K H KX	40°	4,200 LM	3000K	LED	38 W	277 V	BLACK	--	--		--	NOTE 4

GENERAL REQUIREMENTS:

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

B. POLE TYPE DESCRIPTION: SSS = SQUARE STRAIGHT STEEL; SSA = SQUARE STRAIGHT ALUMINUM; STS = SQUARE TAPERED STEEL; STA = SQUARE TAPERED STEEL; RSS = ROUND STRAIGHT STEEL; RSA = ROUND STRAIGHT ALUMINUM; RTS = ROUND TAPERED STEEL; RTA = ROUND TAPERED ALUMINUM

C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 25 FEET AND HIGHER.

D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.

E. PROVIDE POLES WITH INTEGRAL RECEPTACLES AND ADDITIONAL HANDHOLES FOR CAMERAS OR OTHER DEVICES. REFER TO PLANS AND POLE DETAILS FOR MORE INFORMATION.

SITE LUMINAIRE SCHEDULE NOTES:

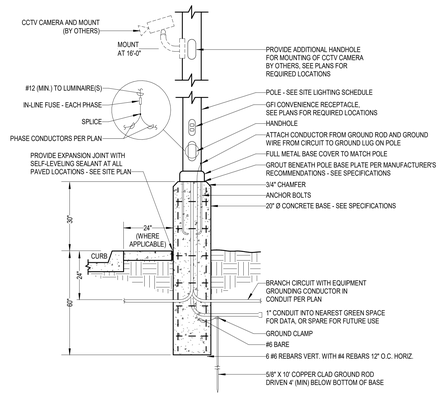
1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.
2. PROVIDE LUMINAIRE MODIFIED FOR NLIGHT AIR WIRELESS CONTROL OPTION CAPABLE OF EMERGENCY LIGHTING CONTROL (UL924 LISTED).
3. REFER TO PLANS FOR LUMINAIRE LENGTHS AND CONFIGURATIONS REQUIRED. PROVIDE WITH MOUNTING CHANNEL AND LENS CONTINUOUS FOR RUN LENGTH. 0-10V DIMMING REMOTE POWER SUPPLIES SIZED PER MANUFACTURER'S RECOMMENDATIONS. AND ALL OTHER ACCESSORIES REQUIRED FOR COMPLETE AND OPERABLE INSTALLATION. COORDINATE REQUIRED WIRE SIZE WITH MANUFACTURER FROM LUMINAIRE TO POWER SUPPLY.
4. PROVIDE WITH 0-10V DIMMING MODULES AS REQUIRED TO CONTROL LUMINAIRE CONFIGURATIONS SHOWN ON PLANS. PROVIDE WITH HYDREL CPM SERIES PEDESTAL ACCESSORY FOR MOUNTING TO CONCRETE BASE - SEE DETAILS. SUBMIT PROPOSED HARDWARE FOR REVIEW DURING SHOP DRAWINGS. ALL COMPONENTS TO HAVE FINISH TO MATCH SPECIFIED LUMINAIRE FINISH.

EXTERIOR LUMINAIRE SCHEDULE

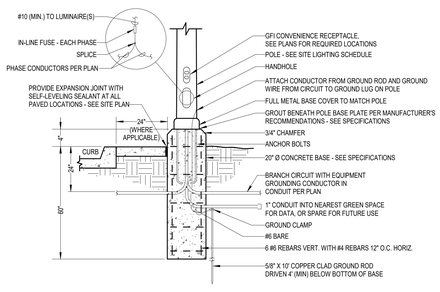
MARK	DESCRIPTION	LENGTH	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE SPEC.	CCT	ELECTRICAL TYPE	LOAD	VOLTS	DIMMING	FINISH	MOUNTING	ACCEPTABLE MANUFACTURERS	REMARKS
EX1	EXTERIOR WALL PACK		LITHONIA	WDGE1 LED P1 35K 80CRI VW MVOLT AWS DMG	1,200 LM	3500K	LED	10 W	277 V	0-10V	BLACK	WALL	LIGMAN	
EX2	EXTERIOR WALL PACK		LITHONIA	WDGE2 LED P4 35K 80CRI VW MVOLT AWS DMG	4,500 LM	3500K	LED	35 W	277 V	0-10V	BLACK	WALL	LIGMAN	
EX3	EXTERIOR MULLION LINEAR	1'-8"	SIGNTEX	MUE AC 20 X W CW2 2HT (NIGHT LIGHTING)	1,000 LM	3200K	LED	20 W/FT	277 V	--	BLACK	MULLION	EELP	--
EX4	EXTERIOR 3" SURFACE LINEAR	12'-0"	SELUX	L12S 1S20 35 SO F XX BL UNV DIM	590 LM/FT	3500K	LED	5 W/FT	277 V	0-10V	BLACK	SURFACE	--	--
EX5	EXTERIOR 3" DIAMETER DOWNLIGHT		ACULUX	AX3 D G4 25LM 35K 80CRI 35D EZ1 MVOLT ICAT + 3DH BS SF WET	2,500 LM	3500K	LED	26 W	277 V	0-10V	BLACK	RECESSED	--	IC/AIRTIGHT
EX6	EXTERIOR ASYMMETRIC WALLWASH		ELLIPTIPAR	S170 L096 S 08 M V0 0 835 ZX	1,800 LM	3500K	LED	16 W	277 V	0-10V	BLACK	SURFACE	--	--
EX7	EXTERIOR 15" LINEAR GRAZE	VARIES	ECOSENSE	L50 E ## 12 30 80 MULT 15x15 + LCDM-PL-120-277-010V-GR	1,200 LM/FT	3000K	LED	12 W/FT	277 V	0-10V	SILVER	SURFACE	--	SEE PLANS FOR LENGTHS
EX8	EXTERIOR 120° LINEAR COVE	96'-0"	ECOSENSE	L35 E ## 12 30 80 MULT 120 + LCDM-PL-120-277-010V-GR	800 LM/FT	3000K	LED	12 W/FT	277 V	0-10V	SILVER	SURFACE	--	SEE PLANS FOR LENGTHS

5 BOLLARD BASE DETAIL
NOT TO SCALE

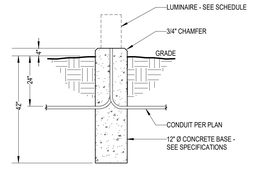
6 FLOODLIGHT BASE DETAIL
NOT TO SCALE



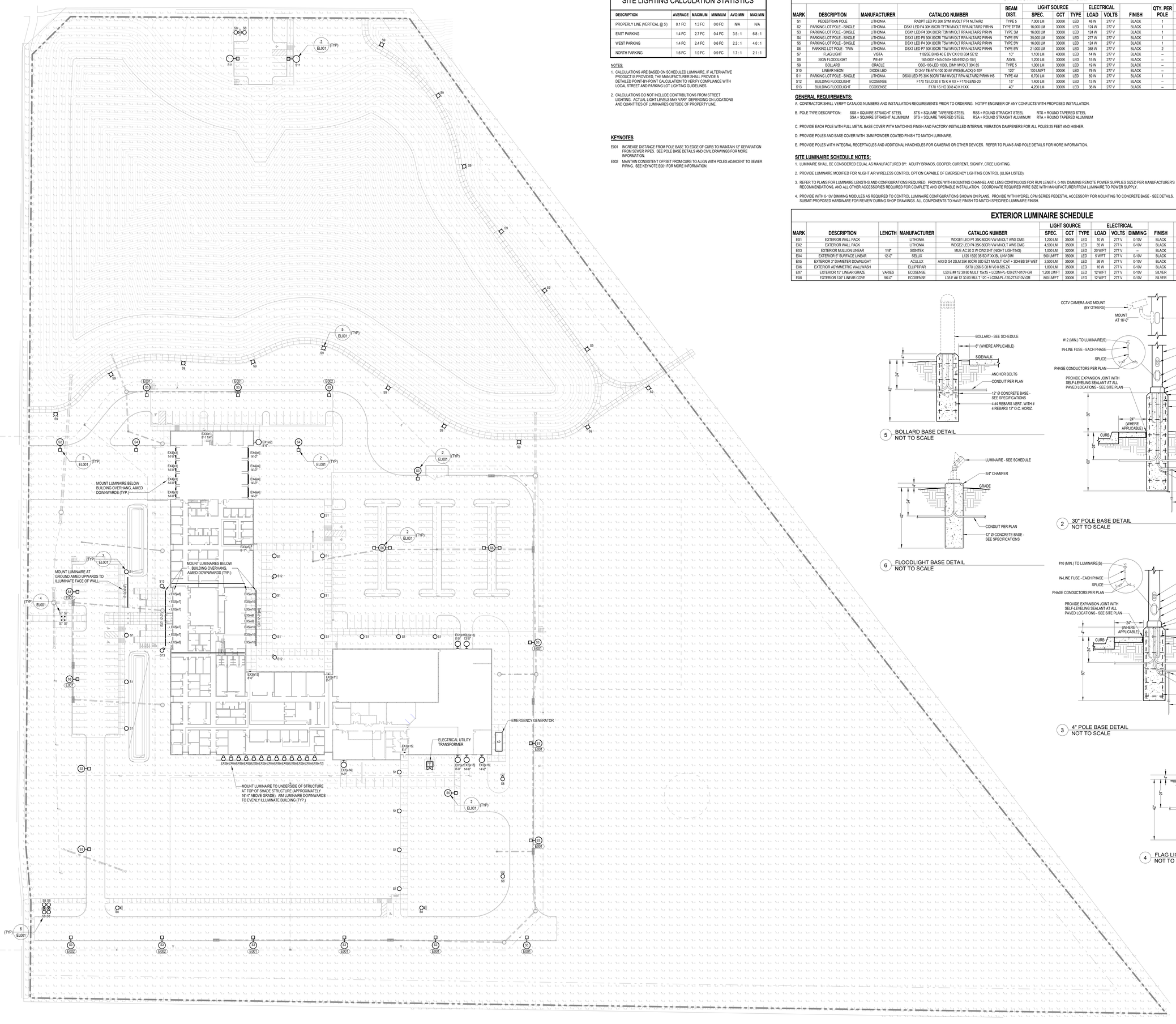
2 30" POLE BASE DETAIL
NOT TO SCALE



3 4" POLE BASE DETAIL
NOT TO SCALE



4 FLAG LIGHTING MOUNTING DETAIL
NOT TO SCALE



N 1 SITE LIGHTING PLAN
1" = 40'-0"

SITE PLAN SUBMITTAL.

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note:
do not scale drawings. verify all dimensions and clearances prior to architectural, structural, shop and other appropriate drawings or at site. lay out and coordination of work prior to installation to provide clearances required for operation, maintenance, and codes and verify non-interference with other work. do not fabricate prior to verification of clearance for all trades.

7/14/2023

Key Plan

Revision	Description	Date

OPN Project No.
21841001

Sheet Issue Date
06/06/2023

Sheet Name
SITE LIGHTING PLAN

Sheet Number
EL001

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WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal one-the-door wall-mounted lighting solution.

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 6"
Width: 9"
Weight: (without options) 4 lbs

WDGE LED Family Overview

Luminaire	Optics	Standard Kit_CCT	CASTR_CCT	Driver	Lumens (4000K)					
					P1	P2	P3	P4	P5	P6
WDGE1 LED	Wall Grazer	4W	40K	700mA / variable	1,200	1,500	1,800	2,000	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone / w.light	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractor	10W	10W	Standalone / w.light	700	1,200	2,000	3,000	4,000	—
WDGE3 LED	Precision Refractor	15W	15W	Standalone / w.light	—	2,100	4,500	10,000	12,000	—
WDGE4 LED	Precision Refractor	30W	30W	Standalone / w.light	—	3,400	10,000	18,000	20,000	25,000

Ordering Information EXAMPLE: DSX1 LED P2 40K 70CRI VF MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	Lens	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P8* P12* P9* P13*	30K 3000K 40K 4000K 50K 5000K **Only available when ordered with P1, P2, P3, P4, P5, P6 or P7**	70CRI 80CRI 90CRI	AFR Automotive front row FTS Type I short FTM Type I medium FTL Type I long TFTM Type II medium TFTL Type II long TWQ Type IV low glare TFTW Forward throw medium	T3M Type III medium T3LG Type III low glare T3W Type III wide BLC3 Type III partly blc BLC4 Type III partly blc LCCO Left corner cutoff RCCO Right corner cutoff	MSQC (120-277)* MSQC (347-480)* MSQC (277-480)*

Control options	Other options	Finish (required)
Shipped included NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-30' mounting height, ambient sensor enabled at 5fc[1,2,3]	SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] **Shipped separately** BSW Bird spikes[5] VG Vandal guards[5]	**Shipped included** DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[1,2,3]	BCE Bottom conduit entry for option P1 only (not available with SPD) DMG 0-10V dimming wires pulled through back of housing for use with an external control (not available with SPD)[6] DS Dual switching[7,8,9]	
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[1,2,3]		
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[1,2,3]		
PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[1,2,3]		
PER NLTAIR2 PIRHN nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 8-30' mounting height, ambient sensor enabled at 5fc[1,2,3] and Networked Emergency[10]		
PERH NLTAIR2 PIRHN nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[1,2,3] and Networked Emergency[10]		
PIR1FC3V NLTAIR2 PIR1FC3V nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[1,2,3]		
PIRH1FC3V NLTAIR2 PIRH1FC3V nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[1,2,3]		
DMG 0-10V dimming wires pulled through back of housing for use with an external control		

ACCESSORIES — order as separate catalog numbers (shipped separately)

KDSDPTC 630	Additional optics for field installation. Replaces "SF" with lower angle.
KDSDPTC R7	R7 including a field interchangeable optic for each of the 12 preset beam distribution patterns
RS258	2-5/8" field saw
RSCHEL	Hole saw for fiberglass fixtur option
SRT 3KIT/120 TS06	347V/120V, 7VA step down transformer. Must be remote mounted.

ORDERING NOTES

1. 5000K CCT not available with 90CRI.
2. Not available with Refractor Finish.
3. Not available with P1, P5 and P9 when ordered with Control Interfaces (xx.yy.zz). Not compatible with sprea fixture with 1000mA, 7,000LM, or 8,000LM options.
4. Field installed. Access required to location of remote mounted device.
5. Off for use with generator supply power. Will require an emergency hot feed and nLight AIR.
6. NCA is required for 3-pin[2] ceilings or where code requires.
7. Not available with 15000m or 20000m.
8. Not available with 2000lm.
9. Not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V, PER, PERH, NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIR2 PIR1FC3V, NLTAIR2 PIRH1FC3V, PIRHN, PERH, NLTAIR2 PIRHN

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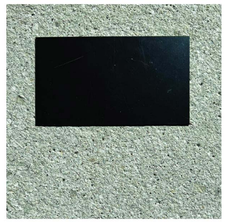
	West Elevation	East Elevation	South Elevation	North Elevation
Glass	4360 sf (45%)	2786 sf (29%)	1757 sf (19%)	1255 sf (14%)
Light Precast	3771 sf (39%)	5370 sf (55%)	6233 sf (66%)	4815 sf (54%)
Dark Precast	894 sf (9%)	894 sf (9%)	665 sf (7%)	2708 sf (29%)
Metal Panel/ Overhead Door	114 sf (1%)	114 sf (1%)	372 sf (4%)	160 sf (2%)
Wood Soffit	537 sf (6%)	539 sf (6%)	360 sf (4%)	52 sf (1%)
Total SF	9678 sf	9703 sf	9387 sf	8959 sf
Wood Screening	1875 sf	1875 sf	2341 sf	0 sf

-INTEGRAL COLOR LIGHT PRECAST
ACID ETCH FINISH

-INTEGRAL COLOR DARK PRECAST
ACID ETCH FINISH

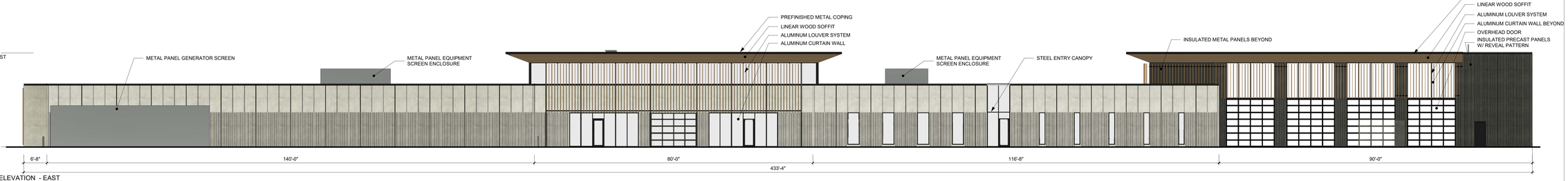


-METAL COPINGS AND FRAMES
-INSULATED METAL PANELS
-ALUMINUM STOREFRONT AND CURTAIN WALL
-EQUIPMENT/GENERATOR SCREEN
MIDNIGHT BRONZE FINISH

-LINEAR WOOD SOFFIT
WHITE OAK

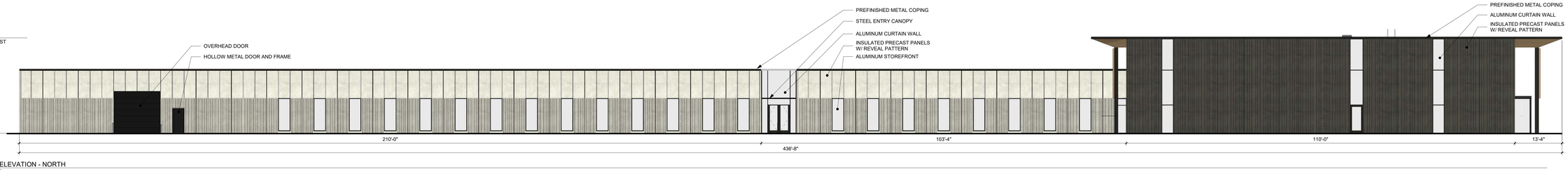
-WOOD-LOOK ALUMINUM LOUVER SYSTEM
WHITE OAK FINISH

P1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



K1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

F1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



B1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

SITE PLAN SUBMITTAL

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Owner
CITY OF WAUKEE
230 W. HICKMAN ROAD
WAUKEE, IA 50263

Project
WAUKEE PUBLIC SAFETY BUILDING
815 NW 20th STREET
WAUKEE, IA 50263

Construction Manager
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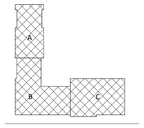
P. 515-277-0275

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

Key Plan



Revision	Description	Date

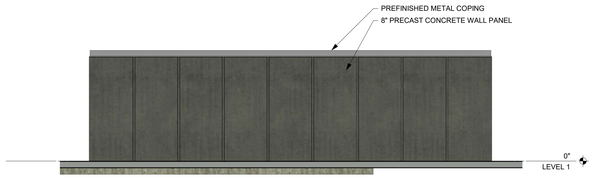
OPN Project No.
Z1841001

Sheet Issue Date
SITE PLAN SUBMITTAL 7/20/2023

Sheet Name
OVERALL EXTERIOR ELEVATIONS

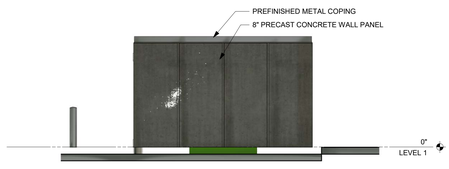
Sheet Number
A050

PRINTED: 7/20/2023 9:34:56 AM

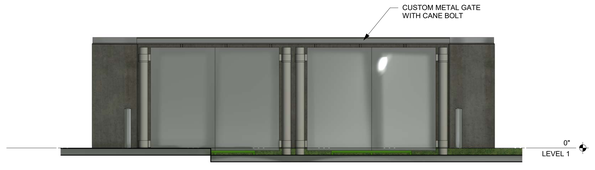


M10 ELEVATION - DUMPSTER ENCLOSURE - NORTH
1/4" = 1'-0"

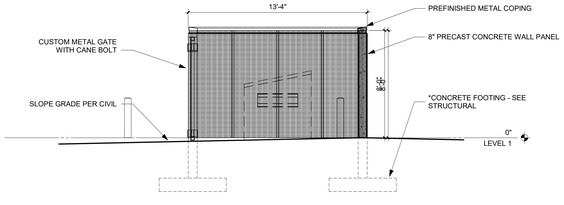
MONUMENT SIGN PRECEDENT (CITY HALL)



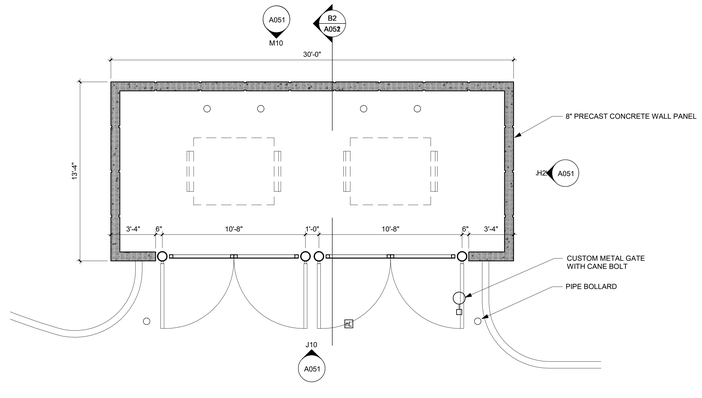
H2 ELEVATION - DUMPSTER ENCLOSURE - EAST COLORED
1/4" = 1'-0"



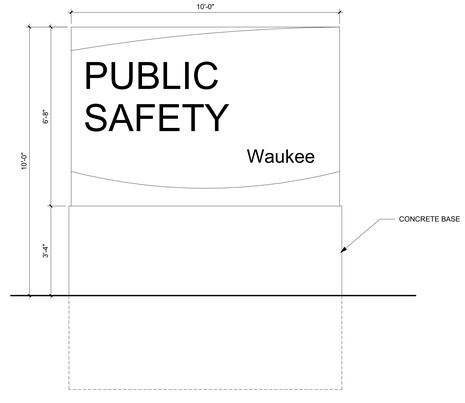
J10 ELEVATION - DUMPSTER ENCLOSURE - SOUTH
1/4" = 1'-0"



B2 SECTION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



N B10 ENLARGED PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"



B21 ELEVATION - MONUMENT SIGN
1/2" = 1'-0"

SITE PLAN SUBMITTAL

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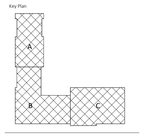

Revision	Description	Date

OPN Project No.
21841001

Sheet Issue Date
SITE PLAN SUBMITTAL 7/20/2023

Sheet Name
ARCHITECTURAL SITE DETAILS

Sheet Number
A051