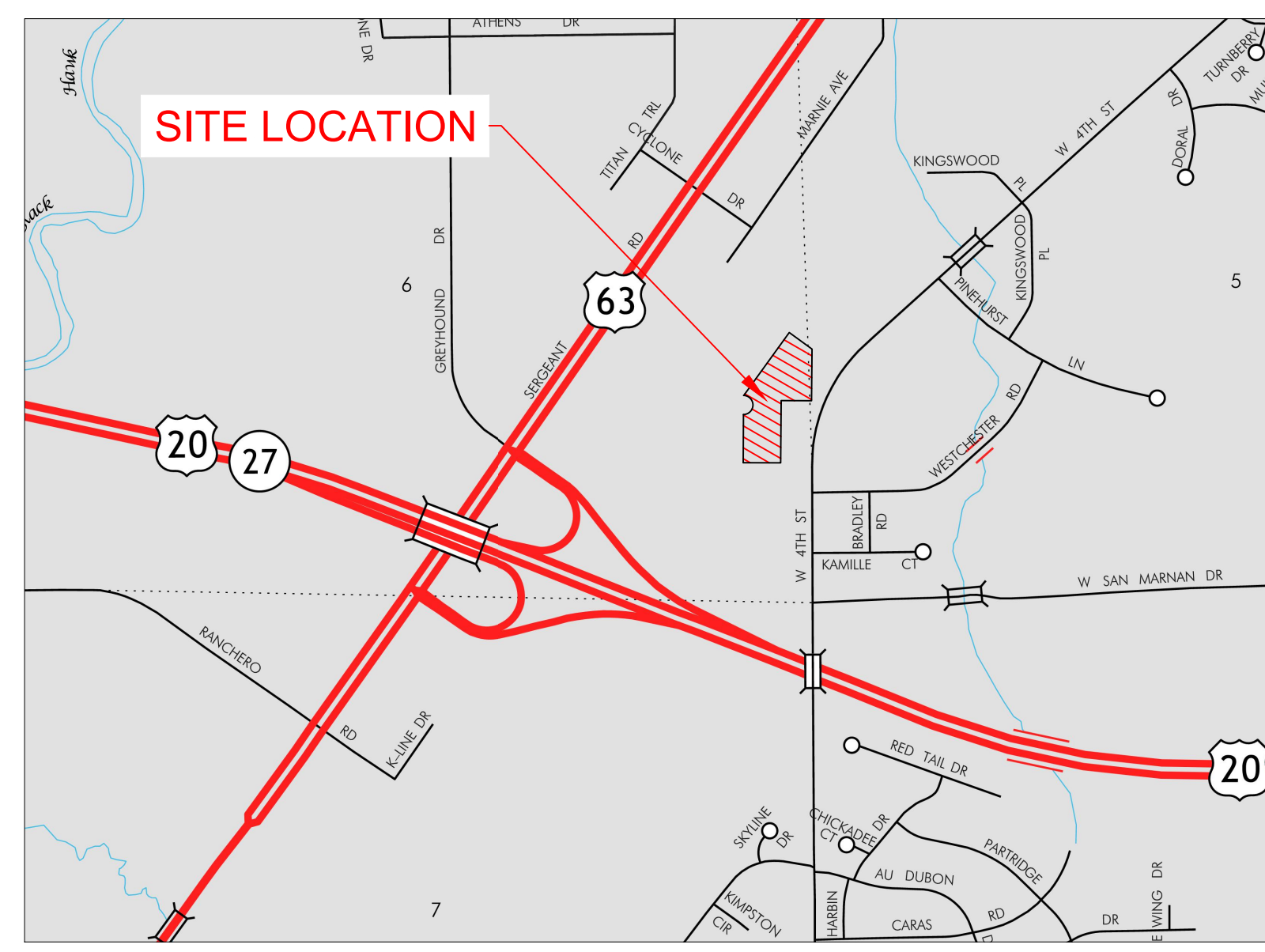
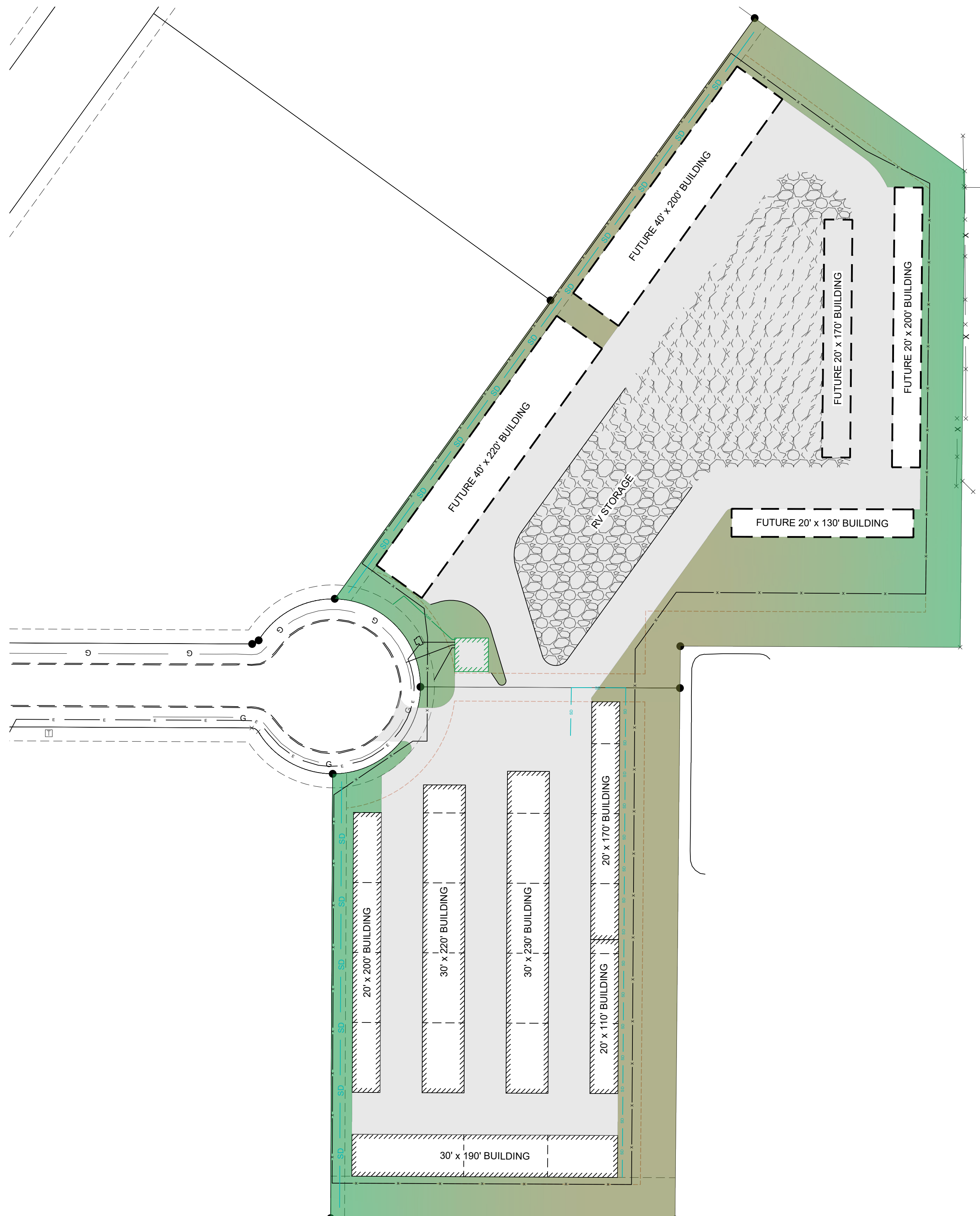


**CITY OF WATERLOO, IOWA
BLACK HAWK COUNTY
PLANS FOR THE PROPOSED BUILDING AND SITE PLAN
CONSTRUCTION FOR PINNACLE MINI STORAGE ON
LOTS 3 AND 4 OF CEDAR VALLEY CROSSING
PREPARED BY VJ ENGINEERING
NOVEMBER, 2022**



LAND USE:
TOTAL BUILDING AREA (EXISTING + PROPOSED) = 49,900 SQ. FT.

TOTAL SITE AREA = 5.19 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
TOTAL IMPERVIOUS AREA = 3.64 ACRES
SITE IS 70.1% IMPERVIOUS

OWNER/APPLICANT:
FUSION INVESTMENTS LLC
13557 SHARWOOD COURT
DYERSVILLE, IOWA 52040

SITE PLAN PREPARED BY:
VJ ENGINEERING
1501 TECHNOLOGY PARKWAY SUITE 100,
CEDAR FALLS, IOWA 50613

FINISHED FLOOR ELEVATION:
FFE = VARIES - SEE PLAN

PROJECT SITE ADDRESS:
LOT 3 AND LOT 4 OF CEDAR VALLEY CROSSING IN THE CITY
OF WATERLOO, BLACK HAWK COUNTY, IOWA

CURRENT ZONING:
M-1: LIGHT INDUSTRIAL DISTRICT

LEGEND

Existing	Proposed	
---	---	BOUNDARY LINE
---	---	EASEMENT LINE
---	---	PROPERTY LINE
---	---	SECTION/R.O.W. LINE
---	---	SETBACK LINE
---	---	CONTOUR LINE
---	---	ELECTRIC LINE
---	---	FENCE LINE
---	---	FIBER LINE
---	---	GAS LINE
---	---	OVERHEAD UTILITY LINE
---	---	SANITARY SEWER LINE
---	---	SILT FENCE LINE
---	---	STORM SEWER LINE
---	---	SUBDRAIN LINE
---	---	TELEPHONE LINE
---	---	TELEVISION LINE
---	---	WATER LINE
○	○	PROPERTY CORNER
⊕	⊕	BENCH MARK
●	●	CONIFEROUS TREE
○	○	DECIDUOUS TREE
⊗	⊗	GAS MANHOLE
⊗	⊗	GAS VALVE
⊗	⊗	SANITARY MANHOLE
⊗	⊗	SIGN
⊗	⊗	STORM INTAKE
⊗	⊗	STORM MANHOLE
⊗	⊗	TELEPHONE PEDESTAL
⊗	⊗	UTILITY POLE
⊗	⊗	WATER HYDRANT
⊗	⊗	WATER SHUT OFF
⊗	⊗	WATER VALVE

INDEX OF SHEETS

SHEET NO.	SHEET NAME	REVISION DATE
1	COVER SHEET	
2	QUANTITIES AND ESTIMATE REFERENCE	
3	EXISTING CONDITIONS AND DEMO	
4	CIVIL SITE PLAN	
5	DETAILED BUILDING ELEVATIONS PLAN	
6	SITE DETAILS	
7	STORM WATER POLLUTION PREVENTION PLAN	
8	LANDSCAPING PLAN	

NOTES:
1.) SCALE NOTED ON TITLE BLOCK RELATES TO FULL-SIZED PLOTS (22x34).
2.) CONTRACTOR SHALL CONTACT ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO CONTINUING TO WORK IF DISCREPANCIES ARE FOUND IN PLAN SET.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

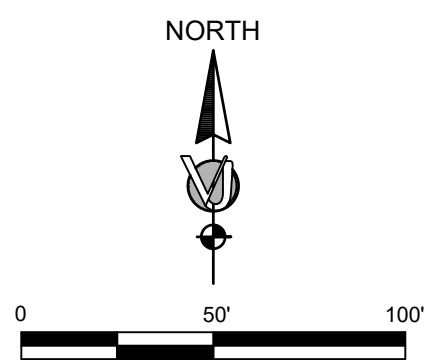
THE CONSTRUCTION OF THE SANITARY SEWER, STORM SEWER, AND WATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS WITHIN THE CITY OF WATERLOO, IOWA, AND THE STATEWIDE URBAN DESIGNS AND SPECIFICATIONS (SUDAS).

Licensed
22647
Daniel M.
Arends
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

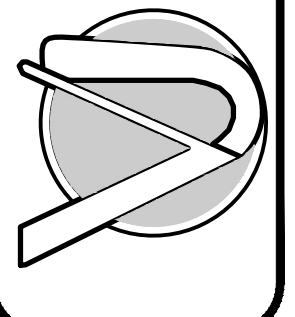
Daniel M. Arends 11/01/2022
DANIEL M. ARENDS, P.E. DATE

License number 22647
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: _____
All sheets in Index



228090

VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829

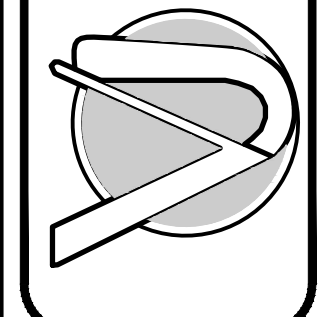


PINNACLE REALTY MINI-STORAGE
LOTS 3 AND 4 CEDAR VALLEY CROSSING
MARNIE AVENUE, WATERLOO, BLACK HAWK COUNTY, IOWA
COVER SHEET

1 OF 8

Scale	1"=50'
Drawn	SJC
Reviewed	DMA
Date	2022.11.01
Revisions	2023.02.22

228090



GENERAL DEMOLITION NOTES:

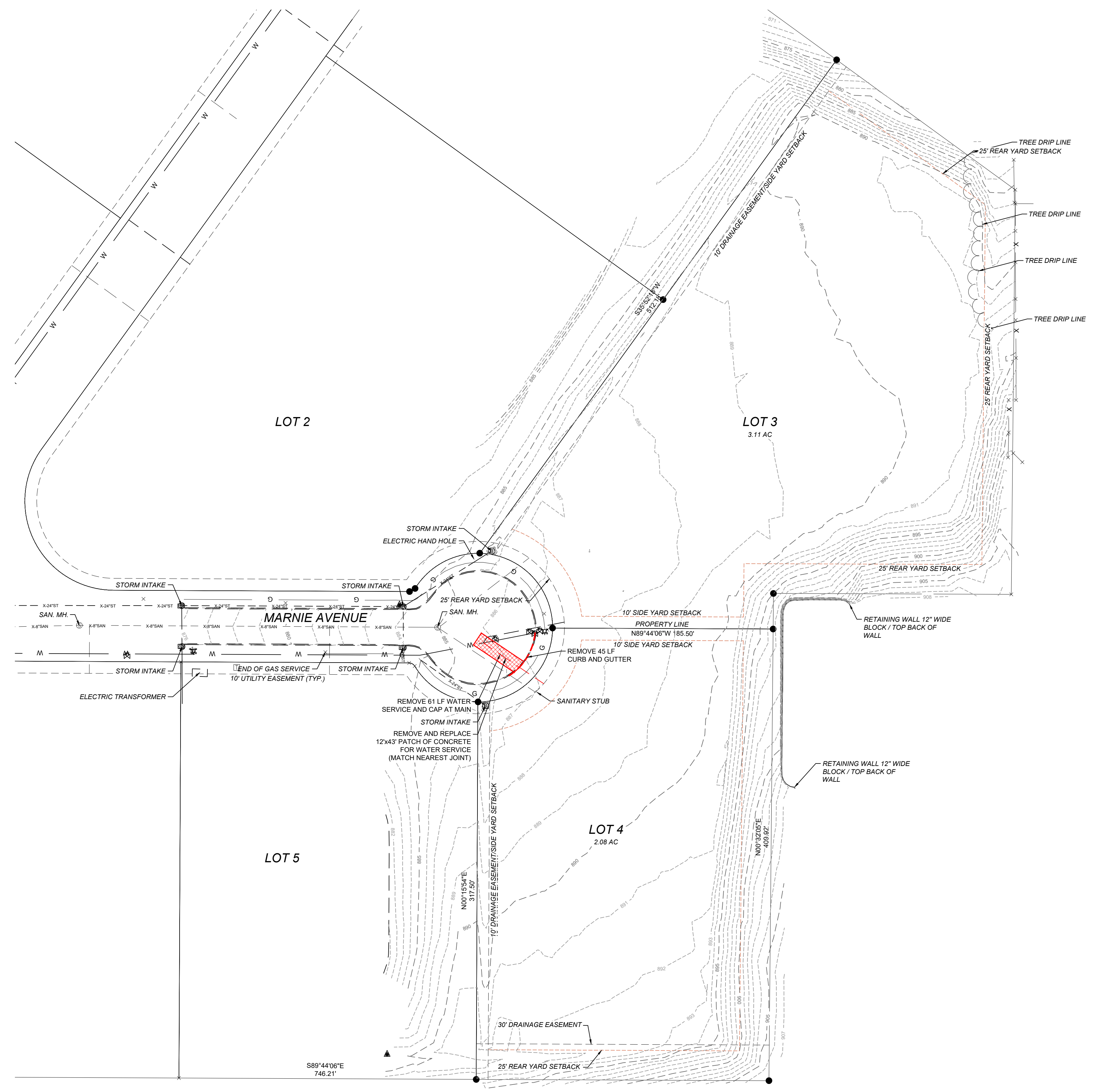
- 1.) ALL ITEMS NOTED FOR REMOVAL SHALL BE INCLUDED IN THE CONTRACT FOR GENERAL CONSTRUCTION.
- 2.) LIMITS OF REMOVAL SHOWN ON DEMOLITION PLAN ARE APPROXIMATE. ACTUAL QUANTITIES MAY DIFFER DUE TO FIELD CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND RESTORATION WORK.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL NOTED MATERIALS FROM SITE AND DISPOSING OF THEM IN AN APPROVED METHOD.
- 4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL. BONDING AND PERMIT FEES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 5.) ITEMS NOTED FOR REMOVAL SHALL INCLUDE ANY UNDERGROUND COMPONENT INCLUDING, BUT NOT LIMITED TO: FOUNDATION, SLABS, TREE ROOTS, PIPES, WIRES, AND ANY OTHER MATERIAL.
- 6.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PLUGGING EXISTING UTILITIES. IN THE CASE THAT THE CONTRACTOR IS NOT ABLE TO CUT AND PLUG THE EXISTING UTILITY THEY SHALL BE REQUIRED TO COORDINATE WITH THE EXISTING UTILITY COMPANY. (ALL SERVICES MAY NOT BE SHOWN ON THIS DRAWING).
- 7.) BACKFILL EXCAVATIONS RESULTING FROM DEMOLITION SHALL BE MEET REQUIREMENTS PROVIDED BY GEO-TECHNICAL ENGINEER.
- 8.) THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT TO PROVIDE A CLEAN EDGE (MATCH TO EXISTING SAW-CUTS WHEN POSSIBLE).
- 9.) UPON COMPLETION OF SITE DEMOLITION THE PROPERTY SHALL BE CLEAN AND CLEAR SITE WITH DEVOID OF ALL NOTED ITEMS FOR REMOVAL.

Fema Information:

Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood - Per Fema Firm Panel 19013C0284F effective 07/18/2011.

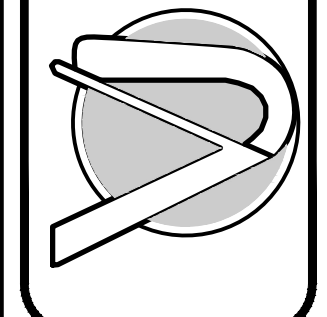
PROPERTY INFORMATION:

Lot 3 and Lot 4 Cedar Valley Crossing, Waterloo, Black Hawk County, Iowa as recorded in the Black Hawk County Recorder's office File No. 2021-9219.

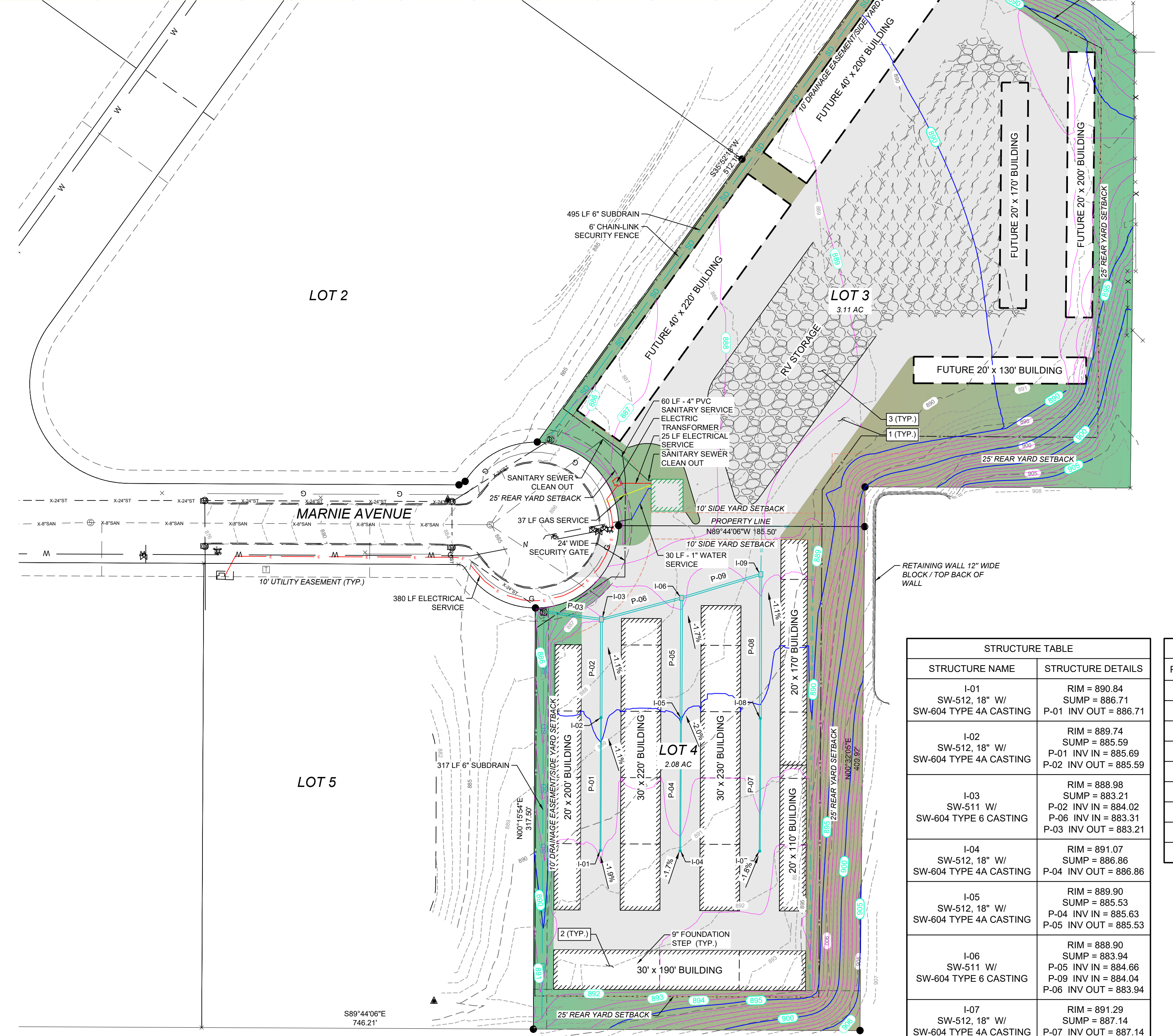


LEGEND		
Existing	Proposed	
---	---	BOUNDARY LINE
---	---	EASEMENT LINE
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---	---	DECIDUOUS TREE
---	---	GAS MANHOLE
---	---	GAS VALVE
---	---	SANITARY MANHOLE
---	---	SIGN
---	---	STORM INTAKE
---	---	STORM MANHOLE
---	---	TELEPHONE PEDESTAL
---	---	UTILITY POLE
---	---	WATER HYDRANT
---	---	WATER SHUT OFF
---	---	WATER VALVE





Line No.	Line ID	Capacity Full (cfs)	Drainage Area (ac)	Inlet Time (min)	Runoff Coeff (C)	Incr Q (cfs)	Q Captured (cfs)	Q Bypass (cfs)	Struct Shape	Local Depr (in)	Bypass Depth (ft)	Junct Type
1	P-03	9.06	0.10	7.0	0.95	0.99	1.80	1.07	Rect	1.0	0.18	Grate
2	P-06	3.87	0.14	7.0	0.95	1.39	1.81	1.09	Rect	1.0	0.18	Grate
3	P-09	3.85	0.19	7.0	0.95	1.89	1.72	0.98	Rect	1.0	0.18	Grate
4	P-08	3.88	0.15	7.0	0.95	1.49	0.92	0.81	Cir	0.0	0.17	Grate
5	P-07	1.42	0.15	7.0	0.95	1.49	1.25	0.24	Cir	0.0	0.11	Grate
6	P-02	5.62	0.15	7.0	0.95	1.49	1.27	0.79	Cir	0.0	0.17	Grate
7	P-01	1.32	0.17	7.0	0.95	1.69	1.11	0.58	Cir	0.0	0.15	Grate
8	P-05	3.78	0.14	7.0	0.95	1.39	1.08	0.54	Cir	0.0	0.15	Grate
9	P-04	1.45	0.14	7.0	0.95	1.39	1.17	0.22	Cir	0.0	0.11	Grate



STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
I-01 SW-512, 18" W/ SW-604 TYPE 4A CASTING	RIM = 890.84 SUMP = 886.71 P-01 INV OUT = 886.71
I-02 SW-512, 18" W/ SW-604 TYPE 4A CASTING	RIM = 889.74 SUMP = 885.59 P-01 INV IN = 885.69 P-02 INV OUT = 885.59
I-03 SW-511 W/ SW-604 TYPE 6 CASTING	RIM = 888.98 SUMP = 883.21 P-02 INV IN = 884.02 P-06 INV IN = 883.31 P-03 INV OUT = 883.21
I-04 SW-512, 18" W/ SW-604 TYPE 4A CASTING	RIM = 891.07 SUMP = 886.86 P-04 INV OUT = 886.86
I-05 SW-512, 18" W/ SW-604 TYPE 4A CASTING	RIM = 889.90 SUMP = 885.53 P-04 INV IN = 885.63 P-05 INV OUT = 885.53
I-06 SW-511 W/ SW-604 TYPE 6 CASTING	RIM = 888.90 SUMP = 883.94 P-05 INV IN = 884.66 P-09 INV IN = 884.04 P-06 INV OUT = 883.94
I-07 SW-512, 18" W/ SW-604 TYPE 4A CASTING	RIM = 891.29 SUMP = 887.14 P-07 INV OUT = 887.14
I-08 SW-512, 18" W/ SW-604 TYPE 4A CASTING	RIM = 890.07 SUMP = 885.86 P-07 INV IN = 885.96 P-08 INV OUT = 885.86
I-09 SW-511 W/ SW-604 TYPE 6 CASTING	RIM = 888.80 SUMP = 884.66 P-08 INV IN = 884.76 P-09 INV OUT = 884.66

PIPE TABLE			
PIPE NAME	MATERIAL AND SIZE	Length (LF)	SLOPE
P-01	8" HPDE	100.1	1.0%
P-02	12" RCP	74.1	2.1%
P-03	12" RCP	41.2	5.5%
P-04	8" HPDE	100.1	1.2%
P-05	12" RCP	90.5	1.0%
P-06	12" RCP	62.6	1.0%
P-07	8" HPDE	100.1	1.2%
P-08	12" RCP	108.6	1.0%
P-09	12" RCP	62.3	1.0%

GENERAL SITE NOTES:

- DIMENSIONS AND RADII ARE REFERENCED TO THE BACK OF CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BUILDING ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURE'S FAÇADE.
- BUILDING DIMENSIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLAN SET FOR EXACT BUILDING DIMENSIONS.
- ALL PROJECT COMPONENTS THAT FALL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO LOCAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- ALL PROPOSED HANDICAP RAMPS, PARKING AREAS, AND ACCESSIBLE ROUTES SHALL STRICTLY COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE DETECTABLE WARNINGS INSTALLED AS REQUIRED BY THE ADAAG. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH CONTRAST VISUALLY WITH THE ADJOINING SURFACES.
- CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT TO PROVIDE A CLEAN, STRAIGHT JOINT AND ENSURE POSITIVE DRAINAGE.
- ALL CONCRETE PAVEMENT SHALL HAVE JOINTS IN ACCORDANCE WITH ACI 330R-08, SECTION 3.7 AND APPENDIX C. CONTRACTION JOINTS SHALL BE 1/4 OF THE SLAB THICKNESS. ISOLATION JOINTS SHALL BE PLACED BETWEEN PAVEMENT AND FOUNDATIONS, INLETS, AND OTHER FIXED STRUCTURES. CONTRACTION JOINTS SHALL BE TOOL FINISHED AND SPACED AS FOLLOWS:
CURBING: 10'-0" (MAX) SPACING
SIDEWALKS: 5'-0" (MAX) SPACING
VEHICULAR TRAFFIC AREAS: 24 X CONCRETE
PAVEMENT THICKNESS (FEET), 15'-0" (MAX) SPACING.
REFER TO LOCAL SPECIFICATIONS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

GENERAL GRADING, EARTHWORK, AND DRAINAGE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRIPPING AND REMOVING EXCESS TOPSOIL FROM THE SITE. ANY TOPSOIL THAT CANNOT BE USED ON THE SITE SHALL BE BURIED ON SITE IN LANDSCAPE AREAS. ALL TOPSOIL SHALL REMAIN ON SITE PER GENERAL PERMIT NO. 2.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL VEGETATION AND ORGANIC MATERIALS FROM THE SITE THAT RESULTS FROM CLEARING & GRUBBING ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL FILL MATERIALS IF SUITABLE MATERIAL IS NOT AVAILABLE ON SITE. TESTING OF SUITABLE MATERIAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. DISPOSAL OF ALL EXCESS OR UNSUITABLE MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT THEIR EXPENSE.
- THE CONTRACTOR SHALL PROVIDE 8" OF TOPSOIL (MINIMUM) IN ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED. FINAL GRADES SHOULD BE SMOOTHLY FINISHED AND ENSURE POSITIVE DRAINAGE. PRIOR TO RE-SPREADING, TOP SOIL SHALL BE SCREENED TO BE FREE OF SUBSOIL, DEBRIS, AND STONES.
- WHERE SHEET DRAINAGE FLOWS FROM LANDSCAPED AREAS ONTO PAVED AREAS, THE FINISHED GRADE OF THE LANDSCAPE AREA SHALL BE 1/2 INCH ABOVE THE TOP WHERE SHEET DRAINAGE FLOWS FROM PAVEMENT TO LANDSCAPED AREAS, THE FINISHED GRADE IN THE LANDSCAPE AREA SHALL BE 1/2 INCH BELOW THE PAVEMENT.
- ALL SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADE UNLESS OTHERWISE NOTE.
- PROVIDE POSITIVE DRAINAGE IN ALL AREAS AND AWAY FROM ALL BUILDINGS.
- THE CONTRACTOR SHALL DETERMINE EXACT QUANTITIES OF CUT AND/OR FILL FOR ESTIMATING AND CONSTRUCTION. THE CONTRACTOR SHALL ALERT THE ENGINEER OF ANY EXCESSIVE CUT AND /OR FILL DISCOVERED DURING EARTHWORK OPERATIONS.
- THE CONTRACTOR SHALL ADJUST TOPS OF ALL STRUCTURES TO MATCH FINAL GRADE AS NEEDED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SAFETY REQUIREMENTS ON-SITE, AS WELL AS THE PROTECTION OF ALL UTILITIES AND/OR STRUCTURES DURING EARTHWORK GRADING PROCEDURES.
- THE ALL GRADES IN PAVED AREAS, RAMPS, AND SIDEWALKS IN VICINITY OF HANDICAP PARKING AND ACCESS AREAS AND SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODES.

LEGEND

Existing	Proposed	
---	---	BOUNDARY LINE
---	---	EASEMENT LINE
---	---	PROPERTY LINE
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---	---	TELEPHONE PEDESTAL
---	---	UTILITY POLE
---	---	WATER HYDRANT
---	---	WATER SHUT OFF
---	---	WATER VALVE

HATCH LEGEND

- PCC PAVEMENT
- GRAVEL PARKING LOT
- SEED AND MULCH (OR CITY APPROVED EQUAL)

SITE KEYNOTES:

- 5' PCC PAVEMENT SECTION - REFER TO DETAIL ON SHEET 6 OF 8
- 4' PCC PAVEMENT (BUILDING) SECTION - REFER TO DETAIL ON SHEET 6 OF 8
- 3' HMA MILLING SECTION - REFER TO DETAIL ON SHEET 6 OF 8

LEGEND

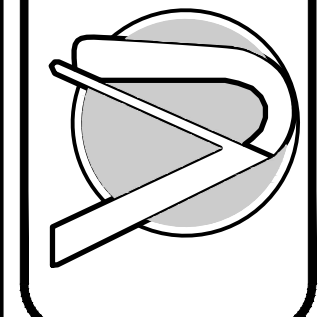
Symbol	Description
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---	UTILITY POLE
---	WATER HYDRANT
---	WATER SHUT OFF
---	WATER VALVE

SCALE
1"=50'

ORIENT
NORTH

SCALE BAR
0 50' 100'

IOWA ONE CALL
800 / 292-8989
TOLL FREE
CALL - BEFORE - YOU - DIG



GENERAL SWPPP NOTES:

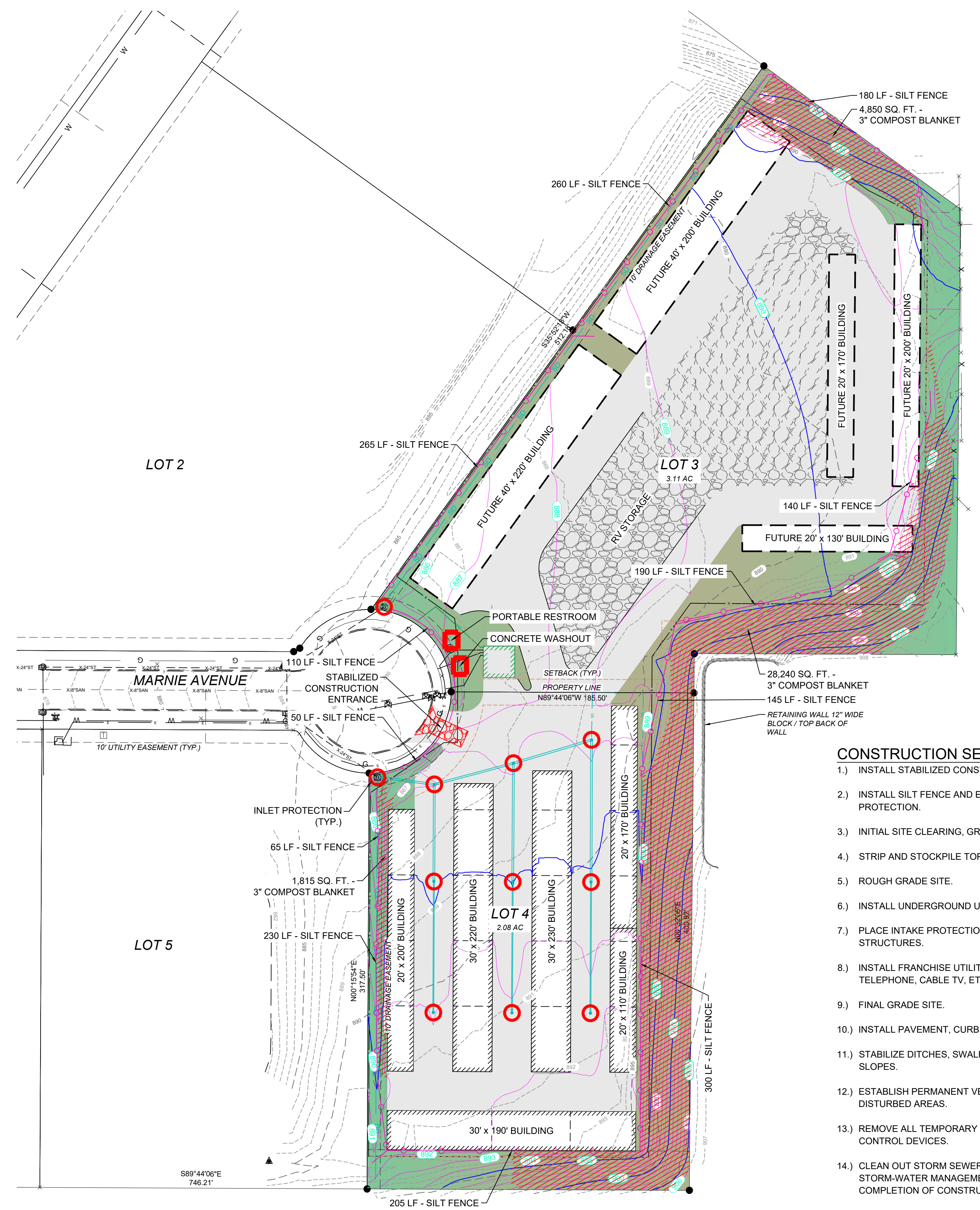
- 1.) EROSION AND SEDIMENT CONTROL PRACTICES SHALL CONFORM TO THE STANDARDS SET FORTH BY LOCAL, STATE, AND FEDERAL AUTHORITIES.
- 2.) THE SOIL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF ANY 0.25 INCH (OR GREATER) RAIN EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO SITE CONTROLS SHALL BE KEPT ON-SITE. THESE LOGS SHALL INCLUDE THE DATE OF INSPECTION, NAME OF INSPECTOR, OBSERVED WEATHER CONDITIONS, CORRECTIVE ACTIONS TAKE TO CORRECT EXISTING PROBLEMS AND THE DATE THAT THE ACTIONS TOOK PLACE.
- 3.) TEMPORARY SOIL STABILIZATION SHALL OCCUR IMMEDIATELY AFTER ROUGH GRADING IF THE AREA IS TO REMAIN IDLE LONGER THAT 14 DAYS. ANY DISTURBED AREA THAT WILL NOT BE WORKED ON WITHIN THE NEXT 14 DAYS MUST BE SEEDED AND MULCHED.
- 4.) SITE CLEANUP WILL BE DONE IN A MANNER THAT ENSURES THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
- 5.) CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO REDUCE THE AMOUNT OF DISTURBED AREA AT ANY POINT IN TIME. OPERATIONS SHALL BE SCHEDULED AND PERFORMED ENSURING THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS. OPERATIONS SHALL BE SCHEDULED AND PERFORMED TO ENSURE TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS. CONTRACTOR SHALL REDUCE EFFECTS OF STORM WATER BY USING BEST MANAGEMENT PRACTICES LAID OUT IN SUDAS SECTION 9040.
- 6.) TRENCHES FOR UNDERGROUND UTILITY LINES AND PIPES SHALL BE TEMPORARILY STABILIZED IMMEDIATELY IF THEY ARE TO REMAIN INACTIVE FOR 14 DAYS. TRENCH DE-WATERING DEVICES SHALL DISCHARGE IN A MANNER THAT FILTERS SOIL-LADEN WATER BEFORE DISCHARGING IT TO A RECEIVING DRAINAGE DITCH OR POND. IF SEEDING, MULCHING OR OTHER EROSION AND SEDIMENT CONTROL MEASURES WERE PREVIOUSLY INSTALLED; THESE PROTECTIVE MEASURES SHALL BE REINSTALLED. PIPELINES WITH JOINTS THAT ALLOW A MANUFACTURED LENGTH OF PIPE TO BE PLACED IN THE TRENCH WITH THE PIPE JOINT ASSEMBLED/MADE IN THE TRENCH REQUIRE AN OPEN PIPELINE TRENCH THAT IS ONLY SLIGHTLY LONGER THAN THE LENGTH OF THE PIPE BEING INSTALLED. THE TOTAL LENGTH OF EXCAVATED TRENCH OPEN AT ANY TIME SHOULD NOT BE GREATER THAN THE TOTAL LENGTH OF PIPELINE/UTILITY THAT CAN BE PLACED IN THE TRENCH AND BACKFILLED IN ONE WORKING DAY. NO MORE THAN 50 LINEAR FEET OF OPEN TRENCH SHOULD EXIST WHEN PIPELINE/UTILITY LINE INSTALLATION CEASES AT THE END OF THE WORK DAY.
- 7.) WHEN USING CONSTRUCTION EQUIPMENT PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT THEY ARE NOT PROMOTING SOIL EROSION.
- 8.) PREVENTATIVE MEASURES SHALL BE TAKEN TO STABILIZE AND PROTECT SOIL STOCKPILES TO MINIMIZE ANY SOIL LOSS.
- 9.) SILT FENCE SHALL BE A MINIMUM 2 FEET FROM THE PROPERTY LINE IN AREAS WHERE WORK IS NEAR ADJACENT PROPERTIES.
- 10.) ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY AFTER FINAL GRADING. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED, AT WHICH POINT TEMPORARY MEASURES SHALL BE REMOVED. PERMANENT VEGETATION IS A GROUND COVER THAT IS DENSE ENOUGH TO COVER 80% OF THE SOIL SURFACE AND MATURE ENOUGH TO SURVIVE WINTER WEATHER CONDITIONS.
- 11.) ALL STORM-WATER MANAGEMENT AND WATER QUALITY BASINS SHALL BE CLEARED OF CONSTRUCTION SEDIMENT UPON PROJECT COMPLETION.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A PERMANENT ON-SITE BENCHMARK PRIOR TO CLEARING, GRUBBING, AND/OR DEMOLITION ACTIVITIES.
- 13.) NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO THE STORM-WATER RUNOFF.
- 14.) SOLID, SANITARY, AND TOXIC WASH SHALL BE DISPOSED OF IN A PROPER MANNER IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BURNING, BURYING, POURING ONTO GROUND, OR INTO STORM SEWER ARE ALL PROHIBITED ACTIONS. ITEMS INCLUDE, BUT ARE NOT LIMITED TO SOLVENTS, PAINTS, STAINS, GASOLINE, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTIFREEZE, CEMENT CURING COMPOUNDS AND OTHER SUCH TOXIC OR HAZARDOUS WASTE.
- 15.) WASH OUT OF READY-MIX CONCRETE TRUCKS SHOULD OCCUR IN THE DESIGNATED AREA WHERE THE WASHING CAN COLLECT AND BE DISPOSED OF PROPERLY WHEN IT HARDENS.
- 16.) NO FUEL STORAGE SHALL BE PERMITTED ON-SITE.
- 17.) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING NOTICE OF INTENT (NOI) AND NOTICE OF DISCONTINUATION (NOD) AS REQUIRED BY THE IOWA DNR.

EROSION CONTROL NOTES:

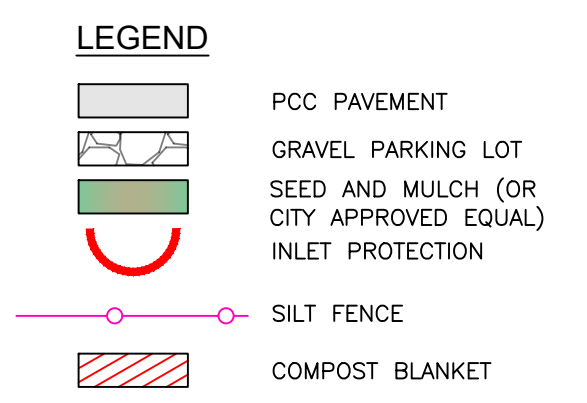
- 1.) THE SWPPP PLAN IS CONSIDERED TO BE A LIVE DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION ON THE PROJECT SITE, INSTALLING, AND UPDATING LOCATION ON THIS PLAN OF THE THE FOLLOWING ITEMS:
 - SPILL KIT
 - STABILIZED CONSTRUCTION ENTRANCE
 - CONSTRUCTION MATERIALS AND EQUIPMENT STORAGE AREA
 - SOIL AND TOPSOIL STOCKPILE AREA
 - PORTABLE TOILETS- SHALL BE STAKED DOWN
 - WASTE DISPOSAL AREA
 - CONCRETE WASHOUT AREA
- 2.) EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED, MAINTAINED, AND REMOVED IN ACCORDANCE WITH SUDAS SECTION 9040 AND THE FOLLOWING FIGURES:
 - COMPOST BLANKET: FIGURE 9040.101
 - FILTER BERM AND FILTER SOCK: FIGURE 9040.102
 - WATTLE FIGURE 9040.105
 - SILT FENCE: FIGURE 9040.119 AND IDOT EC-201
 - STABILIZED CONSTRUCTION ENTRANCE: FIGURE 9040.120
 - INTAKE PROTECTION: IDOT STANDARD ROAD PLAN EC-204
- 3.) PRE-CONSTRUCTION STAGE SWPPP MANAGEMENT CONTROLS SHALL REMAIN THROUGH PROJECT COMPLETION.
- 4.) IN THE EVENT OF AN INFILTRATION BASIN ON SITE, THE BASIN SHALL NOT BE USED FOR SEDIMENTATION PURPOSES DURING CONSTRUCTION.
- 5.) REFER TO GRADING PLAN FOR PERMANENT DRAINAGE FEATURES ON SITE.
- 6.) ALL SLOPES 4:1 AND STEEPER ARE REQUIRED TO USE SEED MATTING OR OTHER APPROVED METHODS (REFER TO SUDAS SECTION 9040 FOR THE APPROPRIATE APPLICATION).
- 7.) EMPLOYEE PARKING AND CONSTRUCTION STAGING AREAS SHALL BE STABILIZED DURING CONSTRUCTION (ROCK OR OTHER OWNER APPROVED METHOD).
- 8.) SITE STABILIZATION: DISTURBED AREAS THAT HAVE CEASED TEMPORARILY OR PERMANENTLY (WHERE WORK WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS) SHALL BE STABILIZED IMMEDIATELY. ONCE WORK IS COMPLETED THE AREA SHALL RECEIVE FINAL STABILIZATION.
- 9.) CONCRETE WASHOUT AND OTHER NON-STORM RELATED WASTE WATER SHALL BE COLLECTED AND DISPOSED OF PROPERLY.
- 10.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIALS FROM THE SITE AND DISPOSING OF THEM IN AN APPROVED MANNER AT THEIR EXPENSE.

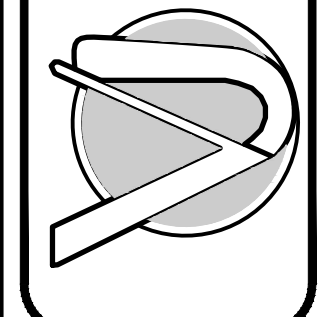
CONSTRUCTION SEQUENCE:

- 1.) INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 2.) INSTALL SILT FENCE AND EXISTING INTAKE PROTECTION.
- 3.) INITIAL SITE CLEARING, GRUBBING, AND DEMOLITION.
- 4.) STRIP AND STOCKPILE TOPSOIL.
- 5.) ROUGH GRADE SITE.
- 6.) INSTALL UNDERGROUND UTILITIES.
- 7.) PLACE INTAKE PROTECTION ON ALL NEW STRUCTURES.
- 8.) INSTALL FRANCHISE UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE TV, ETC.)
- 9.) FINAL GRADE SITE.
- 10.) INSTALL PAVEMENT, CURB, AND OTHER HARDSCAPES.
- 11.) STABILIZE DITCHES, SWALES, COMMON AREAS, AND SLOPES.
- 12.) ESTABLISH PERMANENT VEGETATION IN ALL DISTURBED AREAS.
- 13.) REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- 14.) CLEAN OUT STORM SEWER SYSTEM AND STORM-WATER MANAGEMENT AREAS UPON COMPLETION OF CONSTRUCTION.



Existing	Proposed	
---	---	BOUNDARY LINE
---	---	EASEMENT LINE
---	---	PROPERTY LINE
---	---	SECTION/R.O.W. LINE
---	---	SETBACK LINE
---	---	CONTOUR LINE
---	---	ELECTRIC LINE
---	---	FENCE LINE
---	---	FIBER LINE
---	---	GAS LINE
---	---	OVERHEAD UTILITY LINE
---	---	SANITARY SEWER LINE
---	---	SILT FENCE LINE
---	---	STORM SEWER LINE
---	---	SUBDRAIN LINE
---	---	TELEPHONE LINE
---	---	TELEVISION LINE
---	---	WATER LINE
○	○	PROPERTY CORNER
●	●	BENCH MARK
●	●	CONIFEROUS TREE
○	○	DECIDUOUS TREE
⊗	⊗	GAS MANHOLE
⊗	⊗	GAS VALVE
⊗	⊗	SANITARY MANHOLE
⊗	⊗	SIGN
⊗	⊗	STORM INTAKE
⊗	⊗	STORM MANHOLE
⊗	⊗	TELEPHONE PEDESTAL
⊗	⊗	UTILITY POLE
⊗	⊗	WATER HYDRANT
⊗	⊗	WATER SHUT OFF
⊗	⊗	WATER VALVE





8 OF 8

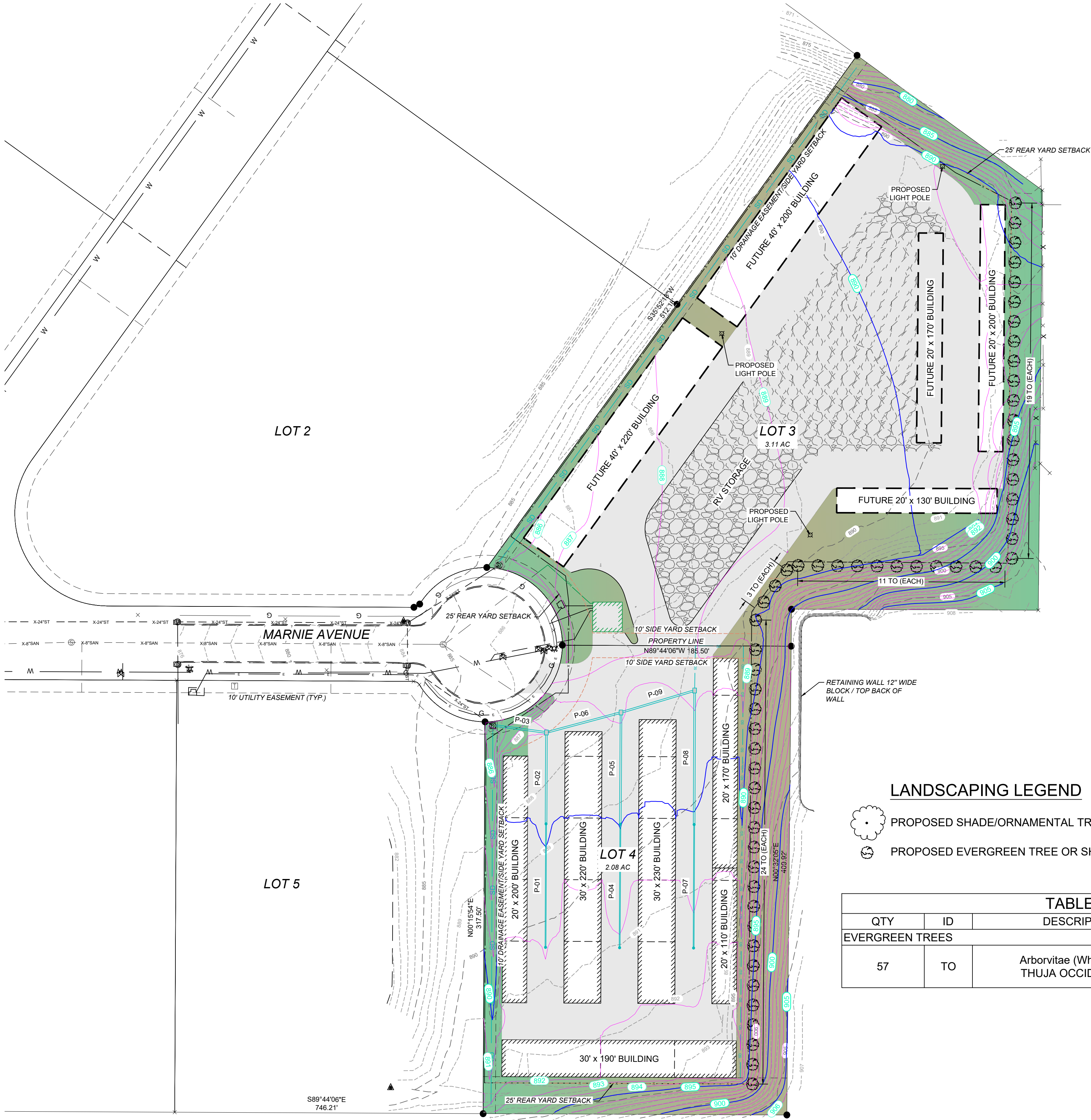
Scale
1"=50'

Drawn
SJC

Reviewed
DMA

Date
2022.11.01

Revisions



GENERAL LANDSCAPING NOTES:

- ADJUSTMENTS TO LOCATIONS OF PLANTINGS MAY BE NECESSARY DUE TO SITE CONDITIONS. ANY ADJUSTMENTS MUST BE APPROVED BY OWNER'S REPRESENTATIVE.
- COORDINATE PLANT INSTALLATION WITH IRRIGATION CONTRACTOR.
- DIAMETERS OF PLANTINGS SHOWN REFLECT PLANTS CLOSER TO MATURITY (RATHER THAN AT INITIAL PLANTING)
- THIS PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR (IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND LIST THE LARGER NUMBER SHALL BE APPLY)
- SHRUBS OCCURRING IN IN CONTINUOUS ROW SHALL HAVE UNIFORM HEIGHT AND SPREAD. AREA TO BE FILLED WITH QUANTITY OF SPECIFIED PLANTS, EVENLY SPACED.
- A MINIMUM 8" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL NEW BED AREAS PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST TO THREE PARTS TOPSOIL.
- MULCH TRESS AND SHRUBS WITH A MINIMUM DEPTH OF 4" OF SHREDDED HARDWOOD MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS.
- ALL BED EDGES SHALL BE SPADE-CUT AND CLOSELY ALIGNED WITH EDGES AS SHOWN ON DRAWING. KEEP MULCH A MINIMUM OF 1/2 INCH BELOW ADJACENT PAVED SURFACES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL NEW PLANTS, LAWN AREAS, AND PLANT BEDS FOR A MINIMUM OF 30 DAY S AFTER ACCEPTANCE OF THE WORK BY PROJECT ARCHITECTS REPRESENTATIVE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO REGULAR WATERING, WEEDING, AND MOWING.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED OR SOD ALL LAWN DISTURBED AREAS AS NOTED ON CIVIL DRAWINGS, INCLUDING OUT TO PAVEMENT EDGES. REFER TO CIVIL DRAWINGS AND VERIFY EXTENT WITH PROJECT ARCHITECTS REPRESENTATIVE.

LANDSCAPING LEGEND

- PROPOSED SHADE/ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE OR SHRUB

TABLE 2: PLANTING SCHEDULE

QTY	ID	DESCRIPTION	SIZE	ROOT	SPACING	NOTES
57	TO	Arborvitae (White Cedar) THUJA OCCIDENTALIS	6' Height	BB	SEE PLAN	NURSERY MATCHED, QUALITY SPECIMEN

LEGEND

Existing	Proposed	DESCRIPTION
---	---	BOUNDARY LINE
---	---	EASEMENT LINE
---	---	PROPERTY LINE
---	---	SECTION/R.O.W. LINE
---	---	SETBACK LINE
---	---	CONTOUR LINE
---	---	ELECTRIC LINE
---	---	FENCE LINE
---	---	FIBER LINE
---	---	GAS LINE
---	---	OVERHEAD UTILITY LINE
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---	---	DECIDUOUS TREE
---	---	GAS MANHOLE
---	---	GAS VALVE
---	---	SANITARY MANHOLE
---	---	SIGN
---	---	STORM INTAKE
---	---	STORM MANHOLE
---	---	TELEPHONE PEDESTAL
---	---	UTILITY POLE
---	---	WATER HYDRANT
---	---	WATER SHUT OFF
---	---	WATER VALVE

HATCH LEGEND

	PCC PAVEMENT
	GRAVEL PARKING LOT
	SEED AND MULCH (OR CITY APPROVED EQUAL)

NORTH

0 50' 100'

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