RESOLUTION NO. 1885

RESOLUTION APPROVING THE WEST BRANCH HIGH SCHOOL EXPANSION PROJECT SITE PLAN.

WHEREAS, the West Branch Community School District has heretofore submitted a proposed Site Plan to construct parking, a secondary entrance, and building improvements at 900 W. Main Street in the City of West Branch, Iowa (the "Project"); and

WHEREAS, said Site Plan (Exhibit A) has heretofore been reviewed by City Staff, including the City Engineer; and

WHEREAS, the Site Plan has been found to conform to West Branch Code of Ordinances; and

WHEREAS, the City of West Branch Planning and Zoning Commission has reviewed the Site Plan and recommended its approval to the West Branch City Council; and

WHEREAS, it is now necessary for the City Council to approve said Site Plan.

NOW, THEREFORE, be it resolved by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned Site Plan for the Project be and the same are hereby accepted and approved and that any off-site improvements will need to be approved by separate resolution.

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Passed and approved this 6th day of April, 2020.

Roger Laughlin

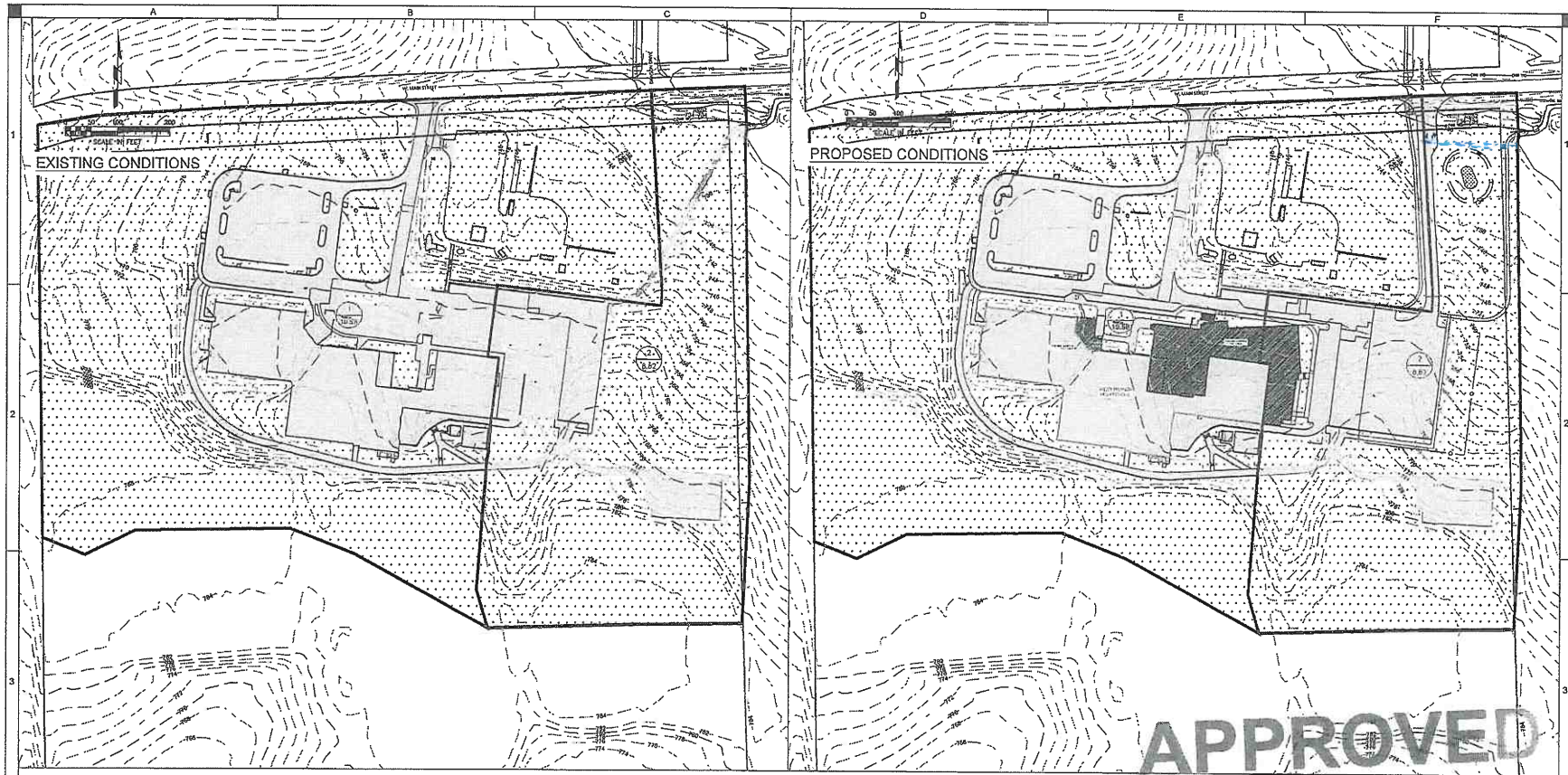
Roger Laughlin, Mayor

ATTEST:

Leslie Brick

Leslie Brick, Deputy City Clerk

EXHIBIT A



LEGEND:

- DRAINAGE LIMITS
- IMPERVIOUS AREA
- PERVIOUS AREA

STORMWATER SUMMARY UPDATE:

AREA 1	
TOTAL DISTURBED AREA:	19.68 ACRES
EXISTING CONDITIONS:	
EXISTING IMPERVIOUS AREA:	4.81 ACRES
EXISTING PERVIOUS AREA:	14.88 ACRES
COMPOSITE 'C' VALUE:	0.73
COMPOSITE CURVE NUMBER:	84
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	4.95 ACRES
PROPOSED PERVIOUS AREA:	14.73 ACRES
COMPOSITE 'C' VALUE:	0.73
COMPOSITE CURVE NUMBER:	84

AREA 2	
TOTAL DISTURBED AREA:	8.82 ACRES
EXISTING CONDITIONS:	
EXISTING IMPERVIOUS AREA:	1.67 ACRES
EXISTING PERVIOUS AREA:	7.14 ACRES
COMPOSITE 'C' VALUE:	0.71
COMPOSITE CURVE NUMBER:	83
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	2.50 ACRES
PROPOSED PERVIOUS AREA:	6.32 ACRES
COMPOSITE 'C' VALUE:	0.74
COMPOSITE CURVE NUMBER:	84

COMPOSITE AREAS	
TOTAL DISTURBED AREA:	28.50 ACRES
EXISTING CONDITIONS:	
EXISTING IMPERVIOUS AREA:	6.48 ACRES
EXISTING PERVIOUS AREA:	22.02 ACRES
COMPOSITE 'C' VALUE:	0.73
COMPOSITE CURVE NUMBER:	83
PROPOSED CONDITIONS:	
PROPOSED IMPERVIOUS AREA:	7.45 ACRES
PROPOSED PERVIOUS AREA:	21.05 ACRES
COMPOSITE 'C' VALUE:	0.74
COMPOSITE CURVE NUMBER:	84

APPROVED
By: City Council
Date: 4/6/2020

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
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Iowa | Illinois | Indiana

WEST BRANCH CSD ADDITION
WEST BRANCH COMMUNITY SCHOOL DISTRICT
900 W MAIN ST.

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: PEP
APPROVED: CRH
ISSUED FOR: PRELIMINARY SITE PLAN REVIEW
DATE: 03/18/2020
PROJECT NO: 219070
FIELD BOOK: --
CLIENT NO: --

PRE-POST STORMWATER EXHIBIT

EX. 1

GENERAL NOTES

1. ALL CONSTRUCTION PUBLIC OR PRIVATE SHALL BE IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. ALL DIMENSION ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
4. NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION. NOTIFY THE APPROPRIATE PRIVATE UTILITY A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ON ANY FACILITIES OWNED OR OPERATED BY THAT UTILITY.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, COORDINATES, ELEVATIONS, AND UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATIONS. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THE CONFLICT MAY BE RESOLVED.
6. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS AND TO THE SATISFACTION OF THE APPLICABLE UTILITY OWNER(S).
7. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
8. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY 48-72 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF WEST BRANCH SHALL BE THE PUBLIC AGENCY RESPONSIBLE FOR INSPECTION DURING CONSTRUCTION OF THE PUBLIC PORTIONS OF THE PROJECT.
9. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITIES REGARDING RELOCATION, ADJUSTMENT, OR TEMPORARY SUPPORT OF THEIR FACILITIES.
10. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
11. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
12. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOLLOWING ISSUANCE OF THE NOTICE TO PROCEED BUT PRIOR TO COMMENCING WORK.
13. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE PROVIDED WHERE CONSTRUCTION OPERATIONS ABUT PUBLIC THROUGH-FARES AND ADJACENT PROPERTY.
14. ALL AREAS DISTURBED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER, EXCEPT WHERE PROPOSED CONSTRUCTION IS INDICATED ON THE PLANS.
15. CONTRACTOR SHALL PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS, BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
16. ALL CONSTRUCTION STAKING, SCHEDULING, AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. PROTECT ALL EXISTING FEATURES (INCLUDING BUT NOT LIMITED TO WALLS, TREES, LANDSCAPING, DRIVEWAYS, SIDEWALKS, CURBS, PAVEMENT, UTILITIES, ETC.) NOT SPECIFICALLY NOTED FOR REMOVAL. FEATURES NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT CONSTRUCTION. ANY DAMAGE CAUSED BY A FAILURE TO MAINTAIN POSITIVE DRAINAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
19. CONTRACTOR SHALL ADJUST ALL VALVES, MANHOLES, CASTINGS, GAS VENTS, ETC., TO MATCH THE NEW SURFACE. ADJUSTMENT SHALL BE COORDINATED WITH THE UTILITY COMPANIES AND THE COST FOR ALL ADJUSTMENTS SHALL BE INCIDENTAL TO THE CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER, REPAIR ANY DAMAGE TO SAID STRUCTURES AND APPURTENANCES THAT OCCUR DURING CONSTRUCTION.
20. CONTRACTOR SHALL REFER TO BUILDING PLANS FOR BUILDING DIMENSIONS, STOOP SIZES AND LOCATIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS AND ELEVATIONS.
21. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
22. KEEP ADJACENT PUBLIC STREETS AND IMPROVED LAND FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT.
27. CONTROL DUST FROM ALL WORK AND STAGING AREAS.
28. ALL OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
29. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
30. CONSTRUCTION ACTIVITIES ARE TO BE LIMITED TO THE EXISTING RIGHT-OF-WAY, TEMPORARY CONSTRUCTION EASEMENTS, OR LIMITS OF THE PROJECT AS INDICATED ON THE PLANS. IF ADDITIONAL AREAS ARE NEEDED FOR STAGING, STORAGE, ETC., IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER(S). COPIES OF THE AGREEMENTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO THE USE OF PROPERTY.
31. ALL INSPECTIONS REQUIRED FOR PUBLIC OR PRIVATE IMPROVEMENTS SHALL BE FACILITATED BY THE OWNER.
32. REPAIR OR REPLACE EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
33. IT IS INTENDED THAT ALL COSTS OF MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS BE PAID FOR UNDER THE ITEMS LISTED ON THE BIDDER'S PROPOSAL. BEFORE SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, SPECIFICATIONS, SPECIAL PROVISIONS, AND THE JOB SITE. IF ANY DISCREPANCIES OR DELETIONS OCCUR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPORT SAME TO THE GENERAL CONTRACTOR AND SHIVE-HATTERY, INC. IN WRITING AND OBTAIN WRITTEN CLARIFICATION AND/OR INSTRUCTIONS ON HOW TO PROCEED.
34. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC., WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
35. A LIMITED NUMBER OF SUBSURFACE INVESTIGATIONS HAVE BEEN CONDUCTED ON THE SITE AND CAN BE FOUND IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON PROJECT NUMBER 06205005. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN SUBSURFACE INFORMATION THAT MAY AFFECT COSTS. IF ADVERSE SUBSURFACE CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIM/HERSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING/CONSTRUCTION. POTENTIAL CONTRACTORS MAY MAKE A SUBSURFACE INVESTIGATION TO SATISFY THEMSELVES AS TO SITE AND SUBSURFACE CONDITIONS. ANY INVESTIGATION SHALL BE CLEARED THROUGH THE OWNER PRIOR TO COMMENCEMENT. A JOINT UTILITY MEETING AND LOCATE WILL BE REQUIRED PRIOR TO ANY EXCAVATION OPERATIONS.

SITE PREPARATION NOTES

1. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL (EXCAVATED MATERIAL OR BROKEN CONCRETE) WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT. NO PAYMENT FOR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO THESE SITES. NO MATERIAL SHALL BE PLACED WITHIN THE EASEMENTS, UNLESS SPECIFICALLY STATED IN THE PLANS OR APPROVED BY THE ENGINEER. DISPOSAL SITES MUST BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND TEMPORARY HAUL ROADS TO PREVENT THE SPREAD OF DUST. OFF-SITE DISPOSAL SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNMENTAL REGULATIONS.
2. WHERE A SECTION OF PAVEMENT, CURB AND GUTTER, OR SIDEWALK IS CUT OR OTHERWISE DAMAGED BY THE CONTRACTOR, THE ENTIRE SECTION SHALL BE REMOVED AND REPLACED. PAVEMENT, CURBS, GUTTERS, AND SIDEWALKS SHALL BE REMOVED A MINIMUM OF TWO FEET BEYOND THE EDGE OF THE TRENCH CUT AND TO THE NEAREST JOINT.
3. DOUBLE SAWCUT EDGES OF PAVEMENT FULL DEPTH PRIOR TO REMOVAL TO PREVENT DAMAGE TO ADJACENT SLABS AND FIXTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL TREES AND SHRUBS IN PROJECT AREA FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY UNLESS SHOWN ON THE PLANS OR DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. REMOVAL AND DISPOSAL OF EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION LIMITS SHALL BE INCIDENTAL TO THE GRADING PORTION OF THE PROJECT. STUMPS ARE TO BE GROUND TO TWO FEET BELOW FINISHED GRADE. TREES THAT QUALIFY FOR ENDANGERED BAT HABITAT ARE TO BE FELLED BETWEEN OCTOBER 1ST AND MARCH 31ST.
6. ALL FENCES WHICH ARE IMPACTED BY THIS PROJECT ARE TO BE REMOVED AND REPLACED TO AN EQUAL OR BETTER CONDITION. SALVAGED MATERIALS MAY BE USED UPON APPROVAL OF THE OWNER'S REPRESENTATIVE. FENCES SHALL NOT BE REMOVED UNTIL PROPERTY OWNER HAS BEEN NOTIFIED. TEMPORARY FENCING MAY BE REQUIRED OVERNIGHT DURING CONSTRUCTION AND SHOULD BE INCIDENTAL TO THE PROJECT.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING SITE FEATURES NOT NOTED FOR REMOVAL.
8. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION AND DETAILS).
9. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
10. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK.
12. CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
13. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER, AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS, AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE, AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
14. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24 INCHES THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH SUDAS SPECIFICATION AND THE PROJECT SPECIFICATIONS AND GEOTECHNICAL ENGINEERING REPORT.
15. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER SUDAS SPECIFICATIONS AND THE GEOTECHNICAL ENGINEERING REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
16. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
17. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
18. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS UNLESS OTHERWISE NOTED.
19. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF A FIELD OR DRAIN TILE IS ENCOUNTERED AND SHALL INDICATE THE METHOD OF RESOLVING THE CONFLICT. THE ENGINEER SHALL APPROVE THE PROPOSED METHOD. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE OWNER AND/OR ENGINEER UPON COMPLETION OF THE PROJECT AND ACCURATELY SHOWN ON THE RECORD DRAWINGS. EXISTING FIELD TILE LINES ENCOUNTERED IN THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR IN ONE OF THE FOLLOWING WAYS:
   19.1. CONNECT TILE TO THE NEAREST STORM SEWER.
   19.2. DAYLIGHT TO FINISHED GROUND.
   19.3. REPAIR TILE AND MAINTAIN SERVICE.

GRADING NOTES

1. NO ROCK EXCAVATION IS ANTICIPATED ON THIS PROJECT, SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.
2. STRIP EXISTING VEGETATION WITHIN THE PROJECT LIMITS AND AREAS TO RECEIVE FILL. HAUL OFF SITE BY CONTRACTOR.
3. STRIP EXISTING TOPSOIL WITHIN THE PROJECT LIMITS AND AREAS TO RECEIVE FILL. STOCKPILE TOPSOIL FOR REUSE. EXCESS TOPSOIL MAY BE STOCKPILED ON SITE AT A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE.
4. PROOFROLL ALL FILL AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY. PROOFROLL WITH 25 TON MINIMUM GROSS VEHICLE WEIGHT.
5. REMOVE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT. PAVED AREAS TO BE COMPACTED TO 95%.
6. SCARIFY AND RECOMPACT THE TOP 12 INCHES OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING SUBGRADE TO 95% STANDARD PROCTOR DRY DENSITY TO WITHIN 12 INCHES OF FINAL SUBGRADE. THE FINAL 12 INCHES OF FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY (ASTM D698).
7. DO NOT PLACE, SPREAD, OR COMPACT ANY FILL MATERIAL DURING UNFAVORABLE WEATHER CONDITIONS AND DO NOT RESUME COMPACTION OPERATIONS UNTIL MOISTURE CONTENT AND DENSITY OF IN-PLACE FILL MATERIAL ARE WITHIN SPECIFIED LIMITS.
8. PLACE FILL MATERIAL IN 8 INCH MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN PAVED AREAS AND 98% STANDARD PROCTOR DENSITY FOR BUILDING PAD. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER, DEBRIS, AND OTHER DELETERIOUS SUBSTANCES.
9. FILLS PLACED BELOW LAWN AREAS SHALL BE COMPACTED TO 90% OF MATERIALS MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698).
10. FILL MATERIAL OBTAINED FROM OFF-SITE SOURCES SHALL BE SOIL OR SOIL AND ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES. IT SHALL CONTAIN NO ROCKS OR LUMPS OF 6 INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 2-1/2 INCHES IN GREATEST DIMENSION.
11. FILL PLACED WITHIN THE BUILDING AREA AND IN AREAS TO BE PAVED SHOULD CONSIST OF APPROVED MATERIALS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. THE FILL SHOULD BE PLACED AND COMPACTED IN LIFTS OF 8 INCHES OR LESS IN LOOSE THICKNESS. THE HIGHER DEGREE OF FILL COMPACTION BELOW FLOORINGS IN THE BUILDING AREAS SHOULD EXTEND LATERALLY BEYOND THE EXTERIOR EDGES OF PERIMETER FOOTINGS AT LEAST 8 INCHES OUTSIDE OF BUILDING PERIMETER. REFERENCE GEOTECHNICAL REPORT AND STRUCTURAL ENGINEER FOUNDATION DESIGN.
12. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR OPTIMUM MOISTURE CONTENT RANGES FOR FILL MATERIALS. PLACE FILL MATERIAL OF LOW PLASTICITY COHESIVE SOILS WITHIN -2% TO +3% OF OPTIMUM MOISTURE CONTENT. FOR GRANULAR MATERIAL, THE ACCEPTABLE RANGE IS -3% TO +3% OF OPTIMUM MOISTURE CONTENT.
13. ALL DISTURBED AREAS NOT PAVED OR HARD SURFACE ON THE SITE SHALL RECEIVE MINIMUM 6 INCHES OF TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A DEPTH OF 3 INCHES. REMOVE ALL STONES, WOOD AND OTHER DEBRIS LARGER THAN 2 INCHES FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
14. GRADING TOLERANCES: GRADE AREAS ADJACENT TO BUILDING LINES AND DRAIN AWAY FROM STRUCTURES TO PREVENT PONDING. FINISH SURFACES FREE FROM IRREGULAR SURFACE CHANGES, AND AS FOLLOWS
   14.1. UNPAVED AREAS NEAR BUILDINGS, PARKING AREAS AND SIDEWALKS: +/- 0.10 FEET
   14.2. UNPAVED AREAS AWAY FROM BUILDINGS, PARKING AREAS AND SIDEWALKS: +/-0.15 FEET
   14.3. GRADING SURFACES OF FILL UNDER BUILDING SLAB +0.04 FEET TO -0.10 FEET
   14.4. SUBGRADE SURFACES: +/- 0.15 FEET
15. CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
16. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
17. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
18. MAXIMUM SLOPES WITHIN THE ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
19. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4 INCH VERTICAL OR 1/2 INCH WHEN BEVELED.
20. ALL ADA ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
21. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
22. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF LEGALLY OFFSITE OR AS DIRECTED BY THE PROJECT REPRESENTATIVE IN THE FIELD.
23. EXCAVATED TOPSOIL SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE PROJECT ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING.
24. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE SOIL REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER.
25. CONTRACTOR SHALL PROVIDE SMOOTH VERTICAL CURVES THROUGH THE HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS ON THE PLANS. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES AND AVOID ANY RIDGES AND/OR DEPRESSIONS.
26. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
27. ALL EXISTING AND PROPOSED TOP OF RIM ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
28. FINISH CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL, UNLESS OTHERWISE NOTED.

UTILITY NOTES

1. ALL SEWERS AND DRAINS SHALL FOLLOW DIVISION 4 SUDAS SPECIFICATION SECTIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. IF GROUNDWATER MONITORING WELLS ARE DAMAGED DURING THE PROJECT, THEY MUST BE REPAIRED BY A STATE CERTIFIED WELL CONTRACTOR.
3. VERIFY THE ELEVATION OF POSSIBLE CONFLICTING UTILITIES PRIOR TO CONSTRUCTING PROPOSED WATER MAINS, SANITARY SEWERS, STORM SEWERS, ETC. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
4. SITEWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5 FEET OF BUILDING AND CAPPED FOR CONNECTION BY BUILDING UTILITY CONTRACTOR UNLESS OTHERWISE INDICATED. COORDINATE ALL INVERT ELEVATIONS AND PIPING LOCATIONS WITH BUILDING PLANS.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ADJUSTMENTS TO EXISTING UTILITY STRUCTURE MANHOLE RIM ELEVATIONS REQUIRE BARREL SECTIONS TO BE REMOVED AND REPLACED AS NEEDED TO ADJUST TO THE PROPOSED ELEVATION. ONLY 12 INCHES OF RISERS WILL BE ALLOWED. ALL MANHOLE CASTINGS EXTENDING INTO PAVEMENT SHALL MATCH PAVEMENT ELEVATIONS WITH ADDITIONAL ADJUSTMENTS AS NECESSARY.
7. CONTRACTOR TO COORDINATE FRANCHISE UTILITIES.
8. SEE STRUCTURAL PLANS FOR FOUNDATION DRAIN DESIGN.
9. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
10. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
11. THE CONTRACTOR WILL MAINTAIN A RECORD DRAWING SET WITH WITNESS DIMENSIONS TO ALL CONNECTIONS. THESE DRAWINGS WILL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

TRENCH, EXCAVATION AND BACKFILL NOTES

1. TRENCH, EXCAVATION AND BACKFILL SHALL FOLLOW DIVISION 3 SUDAS SPECIFICATION SECTIONS.
2. THE CONTRACTOR SHALL MAKE PROVISIONS TO HANDLE WATER ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE OF THE PROPOSED METHOD OF DEWATERING.
3. HDPE AND PVC STORM SEWER PIPE BEDDING SHALL BE SW-103 CLASS F-2, UNLESS NOTED OTHERWISE ON THE PLANS.
4. RCP STORM SEWER PIPE BEDDING SHALL BE SW-102 CLASS R-2, UNLESS NOTED OTHERWISE ON THE PLANS.
5. SANITARY SERVICE PIPE BEDDING SHALL BE SW-103 CLASS F-3, UNLESS NOTED OTHERWISE ON THE PLANS.
6. WATER PIPE BEDDING SHALL BE PER SW-104 CLASS P-1, UNLESS NOTED OTHERWISE ON THE PLANS OR DIRECTED BY THE LOCAL MUNICIPALITY.

WATER NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN THE PLANS AND THE STANDARDS, SPECIFICATIONS, CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. WATER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SUDAS DIVISION 5.
3. ALL WATER VALVES EXTENDING THROUGH PAVEMENT SHALL BE INSTALLED WITH SLIDE TYPE VALVE BOXES AND SHALL MEET SUDAS SPECIFICATION SECTION 5020.
4. ALL PROPOSED WATER SHALL FOLLOW PROPOSED GRADES WITH 5 FEET OF COVER, TYP, UNLESS OTHERWISE SPECIFIED ON PLANS.
5. WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C900 DR18 WITH PUSH-ON JOINTS CONFORMING TO ASTM C900, UNLESS OTHERWISE NOTED.
6. A WATERTIGHT PLUG SHALL BE PLACED IN THE END OF THE WATER MAIN PIPE AT THE END OF EACH CONSTRUCTION DAY.
7. UPON COMPLETION OF THE WATERMAIN CONSTRUCTION, ALL WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
   7.1. HYDROSTATIC PRESSURE AND LEAKAGE TESTS IN ACCORDANCE WITH LOCAL REQUIREMENTS AND SPECIFICATIONS AND SHALL BE WITNESSED BY THE LOCAL GOVERNING AUTHORITY.
   7.2. DISINFECTION IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE METHODS STATED IN AWWA STANDARD C651 AND WITNESSED BY THE LOCAL GOVERNING AUTHORITY.
8. WATER SERVICE LINES 2 INCHES IN DIAMETER OR SMALLER SHALL BE TYPE 'K' COPPER TUBING CONFORMING TO ASTM B88-14. NO COUPLINGS SHALL BE PERMITTED BETWEEN THE CORPORATION AND CURB STOPS OR BETWEEN THE CURB STOP AND THE BUILDING.
9. SERVICE BOXES SHALL BE OF SUFFICIENT LENGTH TO PERMIT THE TOP TO BE INSTALLED FLUSH WITH THE FINISHED GRADE. EACH SERVICE BOX SHALL BE PROVIDED WITH A CAP WITH THE WORD "WATER" CAST IN THE TOP.
10. PRESSURE CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUDAS DIVISION 5 SPECIFICATIONS AND SHALL INCLUDE THE INSTALLATION OF A FULL STAINLESS STEEL TAPPING SLEEVE AND VALVE.
11. TEMPORARY CONNECTIONS FOR CONSTRUCTION PURPOSES TO NEWLY INSTALLED OR EXISTING WATER MAINS SHALL BE MADE AND METERED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
12. BENDS, TEES, AND CROSSES ON 4 INCH AND GREATER WATER LINES SHALL BE PROVIDED WITH THRUST BLOCKING OR RESTRAINED JOINTS PER SUDAS DIVISION 5 AND SUDAS CHAPTER 4.

STORM SEWER NOTES

1. STORM SEWER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SUDAS DIVISIONS 4 AND 6.
2. ALL STORM SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN THE PLANS AND THE STANDARDS, SPECIFICATIONS, CODES, AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
3. RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS III, PER ASTM C76. ALL RCP STORM SEWERS 36 INCH DIAMETER AND SMALLER SHALL HAVE TONGUE AND GROOVE JOINTS WRAPPED WITH ENGINEERING FABRIC. WHERE CROSSING WATER LINES, A RUBBER O-RING OR PROFILE GASKET COMPLYING WITH ASTM C443 IS REQUIRED. ALL RCP STORM SEWER SHALL BE MARKED WITH THE DATE OF MANUFACTURE AND ASTM CLASS, AND SHALL BE MANUFACTURED BY AN IDOT CERTIFIED FACILITY. NO LIFT HOLES ARE ALLOWED IN RCP STORM SEWERS. THE MINIMUM WALL THICKNESS FOR ALL RCP STORM SEWER SHALL BE B-WALL (AS DEFINED IN ASTM C76 AND ASTM C655).
4. HDPE STORM SEWER PIPE SHALL BE TYPE S CORRUGATED EXTERIOR AND SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE PIPE PER AASHTO M294 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212.
5. PVC STORM SEWER PIPE SHALL BE POLYVINYL CHLORIDE SDR 35 PIPE PER ASTM D3034 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212, UNLESS OTHERWISE NOTED.
6. REQUIRED STORM STRUCTURE RIM ADJUSTMENTS SHALL BE MADE WITH ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF TWELVE (12) INCHES IN OVERALL HEIGHT. JOINTING MATERIAL SHALL BE USED ON ALL JOINTS BETWEEN THE ELEMENTS PER SUDAS DIVISION 6.
7. CONTRACTOR SHALL CONNECT ALL DRAINS INTO STORM INTAKES. SUBDRAINS SHALL BE CAPPED INSIDE INTAKE WHERE SUBDRAIN IS DRAINING AWAY.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE NOTES IN THE PLANS AND THE STANDARDS, SPECIFICATIONS, CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. ALL SANITARY SEWER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH SUDAS DIVISION 4 AND 6.
3. ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) C900, SDR 35 PIPE PER ASTM D3034 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D3212, UNLESS OTHERWISE NOTED. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139.
4. ALL SANITARY CLEANOUTS SHALL FOLLOW SUDAS SPECIFICATION SW-203.
5. SANITARY SEWER CONSTRUCTION SHALL COMMENCE AT THE EXISTING MANHOLE(S) AND/OR CONNECTION POINT(S) INDICATED ON THE PLANS.
6. A WATERTIGHT PLUG SHALL BE INSTALLED AND LEFT IN PLACE AT THE POINT OF COMMENCEMENT UNTIL THE REMAINDER OF THE PROPOSED SEWERS HAVE BEEN CONSTRUCTED, PROPERLY TESTED AND DEEMED READY FOR FINAL ACCEPTANCE.
7. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS IN THE PLANS.
8. A FLEXIBLE TYPE JOINT SHALL BE FURNISHED AT POINTS OF ENTRY INTO AND EXITING FROM MANHOLE STRUCTURES. THIS FLEXIBLE JOINT MAY CONSIST OF A SLEEVE OF HIGH QUALITY SYNTHETIC RUBBER WITH A SUBSTANTIAL SERRATED FLANGE WHICH IS CAST DIRECTLY INTO THE WALL OF THE MANHOLE BASE TO FORM A WATERTIGHT SEAL AND PROTRUDES OUTSIDE OF THE MANHOLE WALL TO CONNECT WITH THE PIPE ENTERING/EXITING THE MANHOLE. WHEN THIS TYPE OF FLEXIBLE JOINT IS USED, THE SLEEVE SHALL SLIP OVER THE END OF THE PIPE ADJACENT TO THE MANHOLE BASE AND SHALL BE SECURED BY MEANS OF A STAINLESS STEEL STRAP CLAMP EQUIPPED WITH A DRAW BOLT AND NUT.
9. REQUIRED SANITARY STRUCTURE RIM ADJUSTMENTS SHALL BE MADE WITH ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF TWELVE (12) INCHES IN OVERALL HEIGHT. JOINTING MATERIAL SHALL BE USED ON ALL JOINTS BETWEEN THE ELEMENTS PER SUDAS DIVISION 6.
10. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR MANHOLE, THE FOLLOWING METHOD SHALL BE USED:
   10.1. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.

PAVEMENT GENERAL NOTES

1. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
2. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
3. REMOVE AND REPLACE OR RESTORE ALL STREET SIGNS, PAVEMENT MARKINGS, SIDEWALK LAMPS, SIDEWALKS, STEPS, LANDSCAPE STRUCTURES, CURB AND GUTTER, STREETS, DRIVES, AND ALL OTHER SURFACE STRUCTURES REMOVED OR OTHERWISE DAMAGED DURING THE COURSE OF THE WORK. SIDEWALKS SHALL BE REMOVED AND REPLACED TO NEAREST JOINT BEYOND CONSTRUCTION AREA.
4. COMPACT SUBGRADE BENEATH PAVEMENTS IN ACCORDANCE WITH GRADING NOTES.
5. MODIFIED SUBBASE FOR PAVEMENTS SHALL MEET THE LIMITS OF GRADUATION NO.14 IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION SECTION 4123.
6. ALL SIDEWALKS SHALL BE CONSTRUCTED PER SUDAS SECTION 7030.
7. ALL PCC PAVEMENT SHALL BE PROTECTED ACCORDING TO SUDAS SECTION 7010-3.04

PAVEMENT MARKING NOTES

1. PAINT PARKING STRIPING AND SIDEWALK CURBS TRAFFIC PER OWNER DIRECTION AND LOCAL CODES WHERE SHOWN ON PLANS. MINIMUM CURING TIME FOR PAVING SHALL BE 7 DAYS.
2. PAINT ADA SYMBOLS AND STRIPING PER LOCAL CODES WHERE SHOWN ON PLANS.
3. PAVEMENT MARKINGS SHALL BE FAST DRY TRAFFIC LANE MARKING PAINT CONFORMING TO IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 4183.03, IF REQUIRED, REFLECTORIZED SPHERES FOR TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF IOWA DOT STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 4182.
4. PAINTING SHALL NOT BEGIN UNTIL PAVEMENT SURFACE HAS BEEN POWER BROOMED AND HAND SWEPT AS NECESSARY TO REMOVE LOOSE MATERIALS AND DIRT; AND NOT BEFORE ADEQUATE CURING TIME HAS BEEN OBTAINED ON THE PAVEMENT.
5. APPLY PAINT AT MANUFACTURER'S RECOMMENDED RATES IN TWO SEPARATE COATS FOR ALL PAVEMENT MARKINGS. ALL STRIPES ARE 4 INCHES WIDE UNLESS OTHERWISE INDICATED. ADA SYMBOLS SHALL CONFORM TO APPLICABLE ADA REGULATIONS.

PCC PAVEMENT NOTES

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6-1/2 PERCENT± 1/2% AIR ENTERTAINMENT AND LIMESTONE AGGREGATE 1-1/2 INCH MAXIMUM SIZE. PROVIDE CONTROL JOINTS 14' O/C MAXIMUM (7" PAVEMENT) OR 12' O/C MAXIMUM (6" PAVEMENT) UNLESS NOTED OTHERWISE. INSTALL TYPE "KD" OR TYPE "LD" JOINTS AT 14' O/C MAXIMUM (7" PAVEMENT) OR 12' O/C MAXIMUM (6" PAVEMENT) UNLESS NOTED OTHERWISE. MATERIALS AND CONSTRUCTION FOR PORTLAND CEMENT CONCRETE PAVEMENTS SHALL MEET THE REQUIREMENT OF IOWA DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST REVISION, SECTION 2301. THE PARAGRAPHS FOR MEASUREMENT AND PAYMENT SHALL NOT APPLY.
2. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A PAVEMENT POURING DIAGRAM TO THE OWNER AND ENGINEER FOR APPROVAL PRIOR TO PAVEMENT OPERATIONS. DESIGN FILE AND ADDITIONAL PAVEMENT ELEVATIONS AT JOINTS CAN BE COORDINATED WITH ENGINEER TO FACILITATE STAKING, LAYOUT, AND DESIGNED DRAINAGE PATTERNS UPON REQUEST.
4. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A FINAL PAVEMENT JOINTING PLAN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. ALL JOINT TYPES REFERRED TO IN THE FOLLOWING NOTES OR ELSEWHERE ON THE PLANS ARE DETAILED IN IOWA SUDAS STANDARD DETAIL 7010.101.
6. WHERE ACCESS DRIVES INTERSECT EACH OTHER OR WHERE ACCESS DRIVES INTERSECT PARKING AREAS, THE JOINTING PLAN SHALL BE CONSTRUCTED PER IOWA SUDAS STANDARD DETAIL 7010.904.
7. PAVEMENT LONGITUDINAL JOINTS SHALL BE TYPE "KT-1" OR "L-1", TYP.
8. PAVEMENT TRANSVERSE JOINTS SHALL BE TYPE "C", TYP.
9. ALL JOINTS, INCLUDING "KT" OR "L" TYPE JOINTS, SHALL BE SEALED PER IOWA SUDAS STANDARD DETAIL 7010.101 DETAIL "A" AND IOWA SUDAS STANDARD SPECIFICATION SECTION 3.02 K.
10. INSTALL 1 INCH EXPANSION JOINT AT ALL LOCATIONS WHERE PAVEMENT ABUTS A BUILDING, STOOP, OR BACK-OF-CURB.

SURFACE RESTORATION

1. ALL DISTURBED AREAS NOT PAVED OR HARD SURFACE ON THE SITE SHALL RECEIVE 4 INCHES OF TOPSOIL. SCARIFY AREAS TO RECEIVE TOPSOIL TO A DEPTH OF 3 INCHES. REMOVE ALL STONES, WOOD, AND OTHER DEBRIS LARGER THAN 2 INCHES FROM AREAS TO RECEIVE TOPSOIL. DO NOT COMPACT TOPSOIL.
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED IN ACCORDANCE WITH SUDAS SPECIFICATION SECTION 9010. SPRING SEEDING SHALL BE COMPLETED BETWEEN MARCH 1 AND MAY 31. FALL SEEDING SHALL BE COMPLETED BETWEEN AUGUST 10 AND SEPTEMBER 30.
3. CONTRACTOR TO SUBMIT PROPOSED SUDAS SEED MIX, FERTILIZER, AND MULCH PRODUCTS FOR OWNER APPROVAL PRIOR TO APPLICATION.
4. ALL SEEDED AREAS SHALL BE MULCHED WITH HYDRAULIC MULCHES PER SUDAS SPECIFICATION SECTION 9010.2.07.B.
5. MAINTAIN ANY SEEDED AREAS UNTIL AND ADEQUATE STAND OF GRASS HAS BEEN ESTABLISHED, RESEED ANY AREAS AS NECESSARY DURING MAINTENANCE PERIOD.

LEGEND

SURVEY	
PLAN MARK	DESCRIPTION
	BENCHMARK
	CONTROL POINT
	IRON ROD - FOUND
	IRON ROD - SET
	SECTION CORNER FOUND
	MONUMENT SET
	X CUT FOUND
	X CUT SET
	RIGHT OF WAY MARKER
	NAIL FOUND
	NAIL SET
	STATION MARKER
	SOIL BORING
(00)	RECORD BEARING/DISTANCE
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE

LEGEND

GENERAL SITE	
PLAN MARK	DESCRIPTION
	EXISTING STRUCTURE
	GUARD POST/BOLLARD
	MAILBOX
	PARKING METER
	FLAGPOLE
	HANDICAPPED PARKING
	SHRUB
	DECIDUOUS TREE
	CONIFEROUS TREE
	SINGLE POLE SIGN
	DOUBLE POLE SIGN
	TRAFFIC SIGNAL WITH APM
	TRAFFIC SIGNAL
	UTILITY MARKER
	RAILROAD CROSSING SIGNAL
	TRAFFIC MANHOLE
	WIRE FENCE
	WOOD FENCE
	CHAINLINK FENCE
	RAILROAD
	GUARD RAIL
	TREE LINE
	MINOR CONTOUR
—620—	MAJOR CONTOUR

LEGEND

UTILITIES	
PLAN MARK	DESCRIPTION
	FLOODLIGHT
	LIGHT POLE OVERHANG
	LIGHT POST
	SIREN POLE
	UTILITY POLE
	GUY ANCHOR
	UTILITY POLE W/ TRANSFORMER
	FIRE HYDRANT
	FLARED END SECTION
	UTILITY END CAP
	VALVE
	POST INDICATOR VALVE
	CABLE TV PEDESTAL
	CLEANOUT
	JUNCTION BOX
	FIBER OPTIC BOX
	MANHOLE
	DRAINAGE MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	VAULT BOX
	MONITORING WELL
	WATER MANHOLE
	WATER IRRIGATION VALVE
	WATER SHUTOFF VALVE
	WATER METER
	HANDHOLE
	SIGNAL BOX
	GAS METER
	ELECTRIC METER
	TRANSFORMER
	AIR CONDITIONER
	CURB INLET
	INTAKE - CIRCLE
	INTAKE - RECTANGLE
	INTAKE - SQUARE
	RA-3 INTAKE
	RA-5 INTAKE
	RA-8 INTAKE
	YARD HYDRANT
	FIRE DEPARTMENT VALVE
	GAS REGULATOR
	ROOF DOWNSPOUT

LEGEND

UTILITY LINES		
EXISTING LINE TYPE	DESCRIPTION	PROPOSED LINE TYPE
—OE—	ELECTRIC - OVERHEAD	—OE—
— —E— —	ELECTRIC - UNDERGROUND	— —E— —
—G—	GAS MAIN	—G—
—W—	WATER MAIN	—W—
—>—	SANITARY SEWER	—>—
—FM—	SANITARY FORCE MAIN	—FM—
	STORM SEWER	—>—
—OT—	TELEPHONE - OVERHEAD	— —T— —
— —T— —	TELEPHONE - UNDERGROUND	— —T— —
—OC—	CABLE LINE - OVERHEAD	—OC—
— —C— —	CABLE LINE - UNDERGROUND	— —C— —
— —FO— —	FIBER OPTICS	— —FO— —
	PROCESS/HEATING STEAM	

LEGEND

GENERAL SITE DESIGN	
PLAN MARK	DESCRIPTION
	SPOT ELEVATION
	TOP OF CURB AND GUTTER ELEVATION
	SLOPE ARROW
	FLOW ARROW
	TRAFFIC FLOW
	SILT FENCE
	LIMITS
	LEFT-TURN ARROW
	RIGHT-TURN ARROW
	THRU ARROW
	LEFT/THRU ARROW
	RIGHT/THRU ARROW
	LEFT/RIGHT/THRU ARROW

SITE PLAN SHEET LIST

Sheet Number	Sheet Title
C001	Civil General Notes & Legends
C002	2019 Existing Conditions & Topographic Survey
C001	Existing Conditions & Demolition Plan
C101	Site Plan
C201	Grading & Drainage Plan
C251	Stormwater Pollution Prevention Plan
C301	Utility Plan
C302	Storm Sewer Plan
L101	Overall Site Plan
L151	Site Plan Enlargements
L301	Site Details
A200	Exterior Views
A201	Exterior Elevations - Composite
ME006	MEP Photometric Site Plan

UTILITY NOTE

THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS PLOTTED ON THIS DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES, AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC., AND NOT SHOWN ON THIS DRAWING.

PRELIMINARY. NOT FOR CONSTRUCTION.

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Sheet Name
Civil General Notes & Legends

Sheet Number
C001

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EXISTING LINETYPES

UTILITIES

CX-UTIL-CHIL-RTRN
CX-UTIL-CHIL-SPLY
CX-UTIL-CHIL-STRC
CX-UTIL-CHIL-TEXT
CX-UTIL-COMM
CX-UTIL-COMM-STRC
CX-UTIL-COMM-TEXT
CX-UTIL-ELEC-OVHD
CX-UTIL-ELEC-STRC
CX-UTIL-ELEC-TEXT
CX-UTIL-ELEC-UNDR
CX-UTIL-FIBR
CX-UTIL-FIBR-STRC
CX-UTIL-FIBR-TEXT
CX-UTIL-GEOT
CX-UTIL-GEOT-TEXT
CX-UTIL-NGAS
CX-UTIL-NGAS-STRC
CX-UTIL-NGAS-TEXT
CX-UTIL-SSWR
CX-UTIL-SSWR-FORC
CX-UTIL-SSWR-STRC
CX-UTIL-SSWR-TEXT
CX-UTIL-STEM-COND
CX-UTIL-STEM-HPS
CX-UTIL-STEM-LPS
CX-UTIL-STEM-STRC
CX-UTIL-STEM-TEXT
CX-UTIL-STRM
CX-UTIL-STRM-STRC
CX-UTIL-STRM-TEXT
CX-UTIL-TRFC
CX-UTIL-TRFC-TEXT
CX-UTIL-WATR
CX-UTIL-WATR-STRC
CX-UTIL-WATR-TEXT
CX-UTIL-WELL
CX-UTIL-WELL-STRC
CX-UTIL-WELL-TEXT

SENSITIVE AREAS

CX-SENS-FLHA-100Y
CX-SENS-FLHA-100Y-HTCH
CX-SENS-FLHA-500Y
CX-SENS-FLHA-500Y-HTCH
CX-SENS-FLHA-FWAY
CX-SENS-FLHA-FWAY-HTCH
CX-SENS-SLOP
CX-SENS-SLOP-BLUFF
CX-SENS-SLOP-CRST
CX-SENS-SLOP-PROT
CX-SENS-SLOP-STEE
CX-SENS-WETL
CX-SENS-WETL-HTCH

SITE

CX-SITE-BLRD
CX-SITE-FENC-BARB
CX-SITE-FENC-CLNK
CX-SITE-FENC-CHST
CX-SITE-FENC-ORDR
CX-SITE-FENC-VYNL
CX-SITE-FENC-SILT
CX-SITE-FENC-WIRE
CX-SITE-FENC-WOOD
CX-SITE-FENC-TEXT
CX-SITE-FL
CX-SITE-FURN
CX-SITE-LSCP-TEXT
CX-SITE-LSCP
CX-SITE-LSCP-HTCH
CX-SITE-LSCP-TLIN
CX-SITE-POND
CX-SITE-POND-HTCH
CX-SITE-POND-SPWY
CX-SITE-ROCK
CX-SITE-ROCK-HTCH
CX-SITE-SIGN
CX-SITE-STEP
CX-SITE-TEXT
CX-SITE-WALL-BLCK
CX-SITE-WALL-CONC
CX-SITE-WALL-ROCK
CX-SITE-WALL-WOOD
CX-SITE-WATR-CNTR
CX-SITE-WATR-HTCH

STRUCTURES

CX-BLDG
CX-BLDG-DECK
CX-BLDG-HTCH
CX-BLDG-OVHD
CX-BLDG-PRCH
CX-BLDG-TEXT
CX-BRDG
CX-BRDG-ABUT
CX-BRDG-CNTR
CX-BRDG-HTCH
CX-BRDG-TEXT

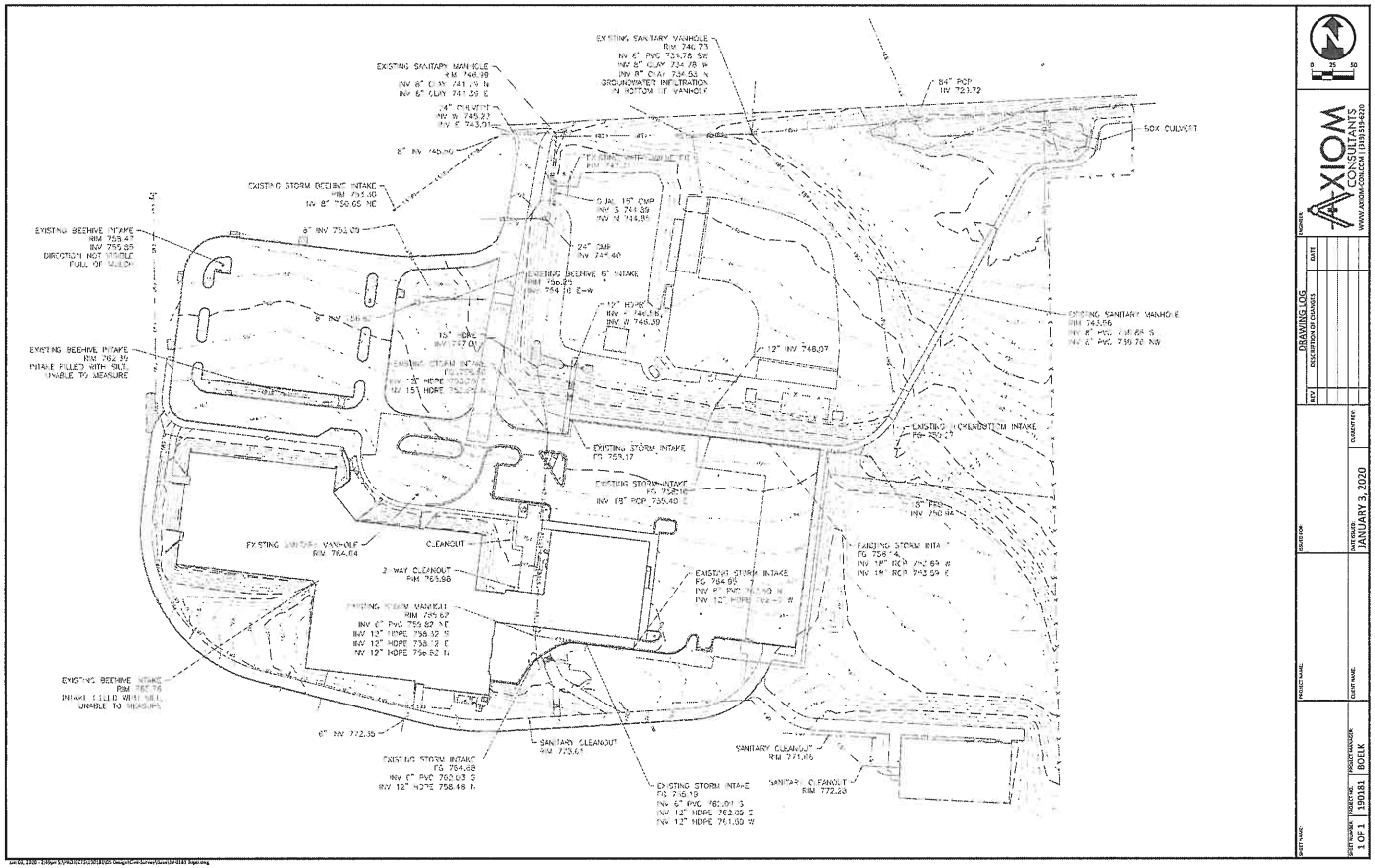
PAVEMENT

CX-PAVE-ASPH
CX-PAVE-ASPH-HTCH
CX-PAVE-CNTR
CX-PAVE-CONC
CX-PAVE-CONC-HTCH
CX-PAVE-CURB-BACK
CX-PAVE-CURB-GUTR
CX-PAVE-GRVL
CX-PAVE-GRVL-HTCH
CX-PAVE-JT
CX-PAVE-MRKG
CX-PAVE-PBLK
CX-PAVE-PARR
CX-PAVE-SMLK
CX-PAVE-SMLK-DOME
CX-PAVE-SMLK-DOME-HTCH
CX-PAVE-SMLK-HTCH
CX-PAVE-SMLK-RAMP-HTCH
CX-PAVE-SMLK-TEXT

RAILROAD

CX-RAIL
CX-RAIL-CNTR
CX-RAIL-SIGN
CX-RAIL-TEXT
CX-RAIL-TRAK

NOTE: THIS SHEET IS FOR REFERENCE ONLY FOR THE EXISTING CONDITIONS AND UTILITIES LOCATED ON SITE AT THE TIME OF TOPOGRAPHIC SURVEY.



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Key Plan

OPN Project No.

Sheet Description
PRELIMINARY SITE PLAN 03/18/2020 REVIEW

Sheet Name
2019 Existing Conditions & Topographic Survey

Sheet Number
C002

ENGINEER: AXIOM CONSULTANTS WWW.AXIOM-CONS.COM (319) 339-9220

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR: COORDINATION

DATE ISSUED: JANUARY 3, 2020

PROJECT NAME:

SURVEY NAME:

SHEET NAME:

SHEET SUBMIT TYPE: PRELIMINARY

PROJECT NUMBER: 190181

PROJECT MANAGER: BOELK

SHEET NUMBER: 1 OF 1

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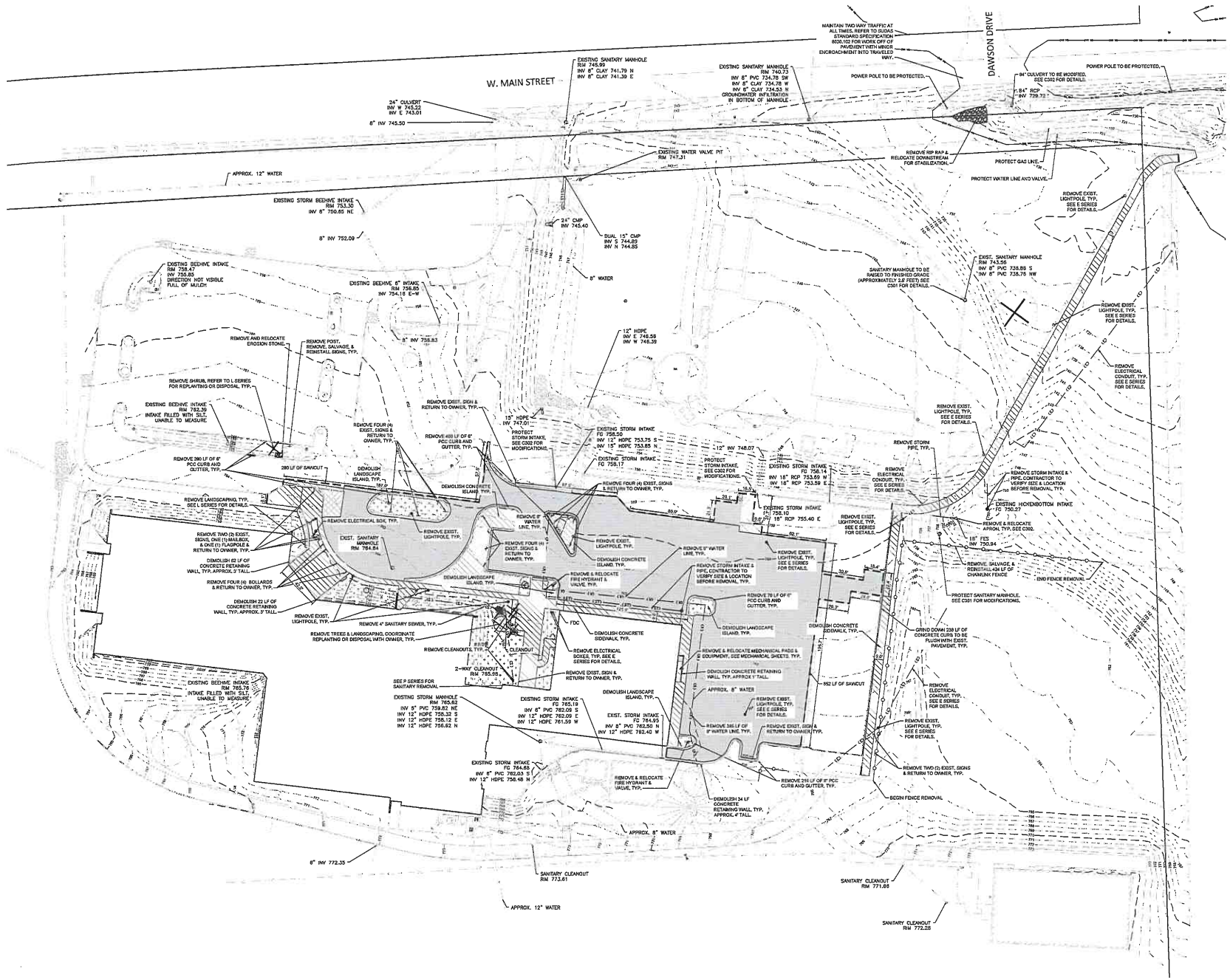

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EXISTING CONDITIONS & DEMOLITION PLAN NOTES

1. CONTRACTOR TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS WITH PROPOSED UTILITIES PRIOR TO CONSTRUCTION.
2. ALL UTILITIES AND PAVEMENT NOT SHOWN TO BE REMOVED SHALL BE PROTECTED. IF DAMAGED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE AND REPAIR.
3. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO ANY SERVICE OR ACCESS DISRUPTIONS.
4. ADJUSTMENTS TO EXISTING MANHOLE RIM ELEVATIONS REQUIRE BARREL SECTIONS TO BE REMOVED AND REPLACED AS NEEDED TO ADJUST TO THE PROPOSED ELEVATION. ONLY 12" OF RISERS WILL BE ALLOWED. BOLT DOWN LIDS AND CASTINGS ARE REQUIRED.
5. EXISTING LIGHTING, ELECTRICAL, AND COMMUNICATION DEMOLITION AND MODIFICATION BY ELECTRICAL SUBCONTRACTOR. SEE E-SHEETS. PROVIDED FOR INFORMATION ONLY.
6. EXISTING EXTERIOR LIGHTING, BOLLARDS, SIGNAGE AND SITE AMENITIES WITHIN SITE DISTURBANCE LIMITS SHALL BE REMOVED AND SALVAGED TO OWNER, UNLESS OTHERWISE NOTED FOR PROTECTION OR DEMOLITION, TYP.
7. ALL PCC PAVEMENT AND SIDEWALK REMOVALS SHALL BE SAW CUT FULL DEPTH REMOVED TO NEAREST JOINT AND DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.

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Key Plan

Revision	Description	Date

OPN Project No.
19068000

Sheet Issue Date
PRELIMINARY SITE PLAN REVIEW 01/16/2020

Sheet Name
Existing Conditions & Demolition Plan

Sheet Number
CD01

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W. MAIN STREET

DAWSON DRIVE

APPROXIMATE EXISTING ROW

APPROXIMATE PROPERTY LINE

PROP. STORM SEWER, TYP. SEE C302

EXISTING 100-YEAR FLOOD PLAIN

PROP. 7" PCC DRIVEWAY, SEE DTL. 1A/C111.

PROP. SPEED BUMP

PROP. 6" PCC SIDEWALK, TYP. SEE DTL. 1B/C111.

PROP. TRAFFIC STRIPING, TYP.

PROP. MESIC BASIN WITH BIOCELL, SEE DTL. 1C/C101.

APPROXIMATE PROPERTY LINE

PROPOSED 8' TRAIL

PROP. STORM SEWER, TYP. SEE C302

PROP. CROSSWALK, TYP.

2" DETECTABLE WARNING STRIP, TYP. AS PER SUDAS STANDARD SPECIFICATION 7030.31.

PROP. 6" PCC SIDEWALK, TYP. SEE DTL. 1B/C111.

PROP. 7" PCC PARKING LOT EXTENSION, SEE DTL. 1A/C111.

RELOCATED CHAIN LINK FENCE, TYP.

PROP. PARKING LOT STRIPING, TYP. SEE DTL. 1C/C101.

PROP. TWO (2) ADA PARKING SIGNS, TYP. SEE DTL. 4C/C101

PROP. ADA PARKING, TYP. SEE DTL. 3C/C101 & DTL. 3E/C101.

RELOCATED CURB DROP.

PROP. CROSSWALK, TYP.

PROP. DROP-OFF LANE.

EXIST. FIRE HYDRANT, TYP.

PROP. FIRE HYDRANT, TYP. SEE C301.

PROP. CROSSWALK, TYP.

PROP. STORM SEWER, TYP. SEE C302

EXISTING INTAKE, TYP.

PROP. SITE LIGHTING, TYP. SEE E SERIES.

PROP. PARKING LOT RE-STRIPING, TYP. SEE DTL. 1C/C101.

EXIST. FIRE HYDRANT, TYP.

PROP. FLAG POLE SEE L SERIES

PROP. ROOF CANOPY, SEE A SERIES

PROP. ROOF CANOPY, SEE A SERIES

PROP. STAIRS SEE L SERIES

BUILDING ADDITION FFE = 766.0'

BUILDING ADDITION FFE = 766.0'

PROP. 6" PCC SIDEWALK, TYP. SEE DTL. 1B/C111.

PROP. RETAINING WALL, SEE L & S SERIES.

PROP. WATER, TYP. SEE C301

PROP. SANITARY, TYP. SEE C301

PROP. STAIRS SEE L SERIES

PROP. SEVEN (7) ADA PARKING SIGNS, TYP. SEE DTL. 4C/C101

PROP. ADA PARKING, TYP. SEE DTL. 3C/C101 & DTL. 3E/C101.

PROP. 6" PCC SIDEWALK, TYP. SEE DTL. 1B/C111.

PROP. FIRE HYDRANT, TYP. SEE C301.

PROP. 7" PCC SEE DTL. 1A/C111.

WEST BRANCH HIGH SCHOOL FFE = 766.0

EXIST. FIRE HYDRANT, TYP.

EXIST. FIRE HYDRANT, TYP.

EXISTING BUILDING FFE = +/- 776.0

SCALE IN FEET

LEGEND

7" PCC PAVEMENT SEE DTL. 1A/C111

6" PCC PAVEMENT SEE DTL. 1B/C111

PROPOSED BUILDING ADDITION SEE C201 FOR FFE

OWNER

WEST BRANCH SCHOOL
900 W MAIN ST

ADDRESS

900 W MAIN ST,
WEST BRANCH, IA 52358

TOTAL PROJECT AREA

TOTAL PARCEL AREA = 1,742,400 SF/ 40 ACRES

PROJECT LIMITS = 189,745 SF/4.36 ACRES (100% OF PROJECT)

EXISTING IMPERVIOUS AREA

64,391 SQUARE FEET = 1.48 ACRES (34% OF PROJECT)

PROPOSED IMPERVIOUS AREA

103,630 SQUARE FEET = 2.38 ACRES (55% OF PROJECT)

EXISTING PERVIOUS AREA

125,354 SQUARE FEET = 2.88 ACRES (66% OF PROJECT)

PROPOSED PERVIOUS AREA

86,115 SQUARE FEET = 1.98 ACRES (45% OF PROJECT)

FLOODPLAIN

A PORTION OF THIS LOCATION IS DETERMINED TO BE IN ZONE "A" FLOOD PLAIN AREA, AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. #19031C0211C. EFFECTIVE DATE AUGUST 18, 2013.

EXISTING ZONING

ZONING: P-1 (PUBLIC USE DISTRICT)

PROPOSED ZONING

ZONING: P-1 (PUBLIC USE DISTRICT)

SETBACKS

FRONT	50 FT
SIDES	20 FT
REAR	70 FT

PARKING REQUIREMENTS AND USE

USES: SCHOOLS - 1 SPACE FOR EACH CLASSROOM OR OFFICE SPACE PLUS ONE SPACE FOR EVERY TEN SEATS OF AVERAGE SEATING IN THE MAIN AUDITORIUM, STADIUM OR PLACE OF PUBLIC ASSEMBLY.
- 36 CLASSROOMS / OFFICE SPACES
- LARGEST ASSEMBLY = 2280 (1369 + 910)

PARKING LOT SPACES REQUIRED: 201 SPACES
PARKING LOT SPACES PROVIDED: 292 SPACES
EXISTING SPACES: 286 SPACES
PROPOSED SPACES: 292 SPACES
ADA STALLS REQUIRED: 7 STALLS
ADA STALLS PROVIDED: 7 STALLS
EXISTING ADA STALLS: 4 STALLS
PROPOSED ADA STALLS: 7 STALLS

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA; THENCE SOUTH 1,291.88 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 TO A POINT (THIS IS A ASSUMED BEARING FOR PURPOSES OF THIS DESCRIPTION ONLY); THENCE NORTH 88°58'40" EAST 1,393.50 FEET TO A POINT; THENCE NORTH 00°00'20" WEST 1,388.15 FEET TO A POINT OF INTERSECTION WITH THE RECORDED COUNTY ROAD CENTER LINE; THENCE SOUTH 88°18'32" WEST 1,360.79 FEET ALONG SAID RECORDED COUNTY ROAD CENTER LINE TO A POINT; THENCE SOUTH 86.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 44A ACRES MORE OR LESS. RECORDED IN BK 07, PG 309 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.

VICINITY MAP
NOT TO SCALE

PROJECT LOCATION

CITY OF WEST BRANCH

VARIES (SEE PLAN)

4" TYP.

WATER-BORNE PAINT (WHITE)

NOTE: ALL STRIPING SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL STANDARDS.

1 STANDARD STALL PAINT STRIPING
NOT TO SCALE

4" WIDE PAINT STRIPE, TYP. (WHITE)

2'-6" (APPROX)

20" (APPROX)

2 ACCESSIBLE PARKING SYMBOL
NOT TO SCALE

ACCESSIBLE SYMBOL PER DTL. 2C/C101

UNOBSTRUCTED ACCESS AISLE

4" WIDE PAINT, TYP. (WHITE)

SEE PLAN

SEE PLAN

3 ACCESSIBLE PARKING SPACE STRIPING
NOT TO SCALE

R7-8 ADA PARKING SIGN

SIGN (R7-1101)

2" STEEL ROUND OR SQUARE PIPE

MOUNTING EDGE

CONCRETE FOOTING

4 ACCESSIBLE PARKING SIGN
NOT TO SCALE

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Site Plan

Revision	Description	Date

OPN Project No.
19248000

Sheet Issue Date
PRELIMINARY SITE PLAN REVIEW 03/18/2020

Sheet Name
SITE PLAN

Sheet Number
C101

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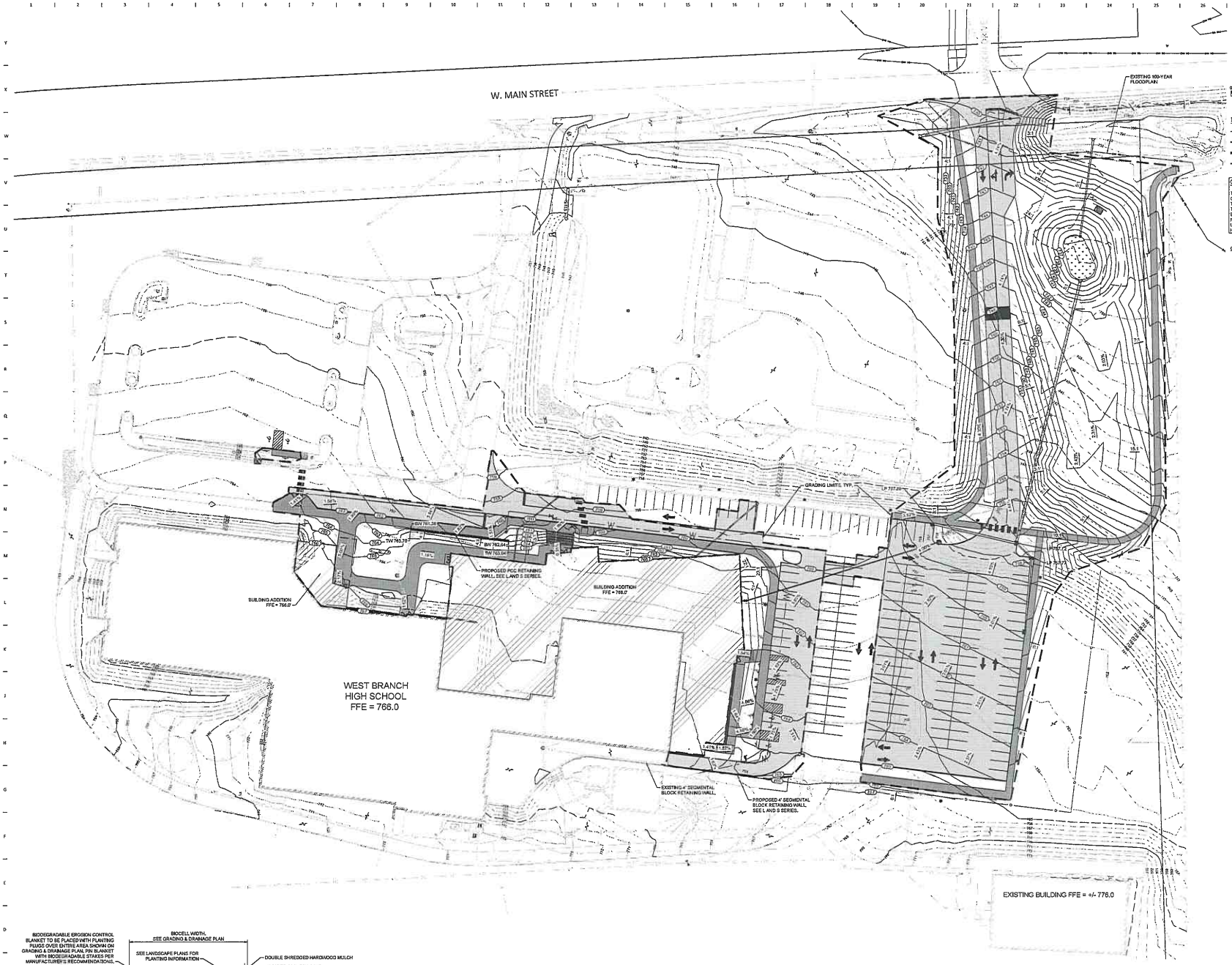

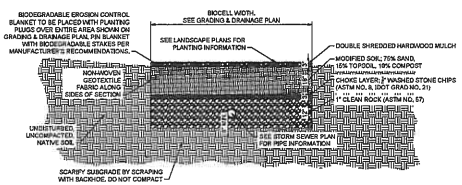

1 MESIC BASIN BIOCELL SECTION
NOT TO SCALE

SCALE IN FEET: 0 15 30 60

LEGEND

- GRADE BREAKS
- GRADING LIMITS
- DISTURBANCE LIMITS
- INSERT BOXES

GRADING LEGEND

TC - TOP OF CURB ELEVATION
GU - GUTTER ELEVATION
TS - TOP OF SLAB ELEVATION
TW - TOP OF WALL ELEVATION
BW - BOTTOM OF WALL ELEVATION
FG - FINISHED GRADE ELEVATION
LP - LOW POINT
HP - HIGH POINT

GRADING & DRAINAGE PLAN NOTES

1. MATCH FINISH GRADE 4 INCHES BELOW FINISH FLOOR ELEVATION IN LANDSCAPE AND TURF AREAS UNLESS NOTED OTHERWISE.
2. FINISHED GRADE CONTOURS ARE SHOWN AT 1' AND 5' INTERVALS.
3. EXISTING GRADE CONTOURS ARE SHOWN AT 1' AND 5' INTERVALS.
4. FINISHED GRADE IS TO TOP OF PAVEMENT AND TOP OF TOPSOIL, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ACCEPTABLE STAGING AREAS.
6. 6" MINIMUM THICKNESS OF TOP SOIL TO BE PLACED ON SITE IN NON-PAVED AREAS TO REACH FINISHED GRADE. SUPERCEDES SUDAS SPECIFICATIONS.
7. REFER TO PAVING PLAN FOR DETAILED ELEVATIONS.

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Key Plan

Revision Description Date

OPN Project No.
19248000

Sheet Issue Date
PRELIMINARY SITE PLAN 03/18/2020 REVIEW

Sheet Name
Grading & Drainage Plan

Sheet Number
C201

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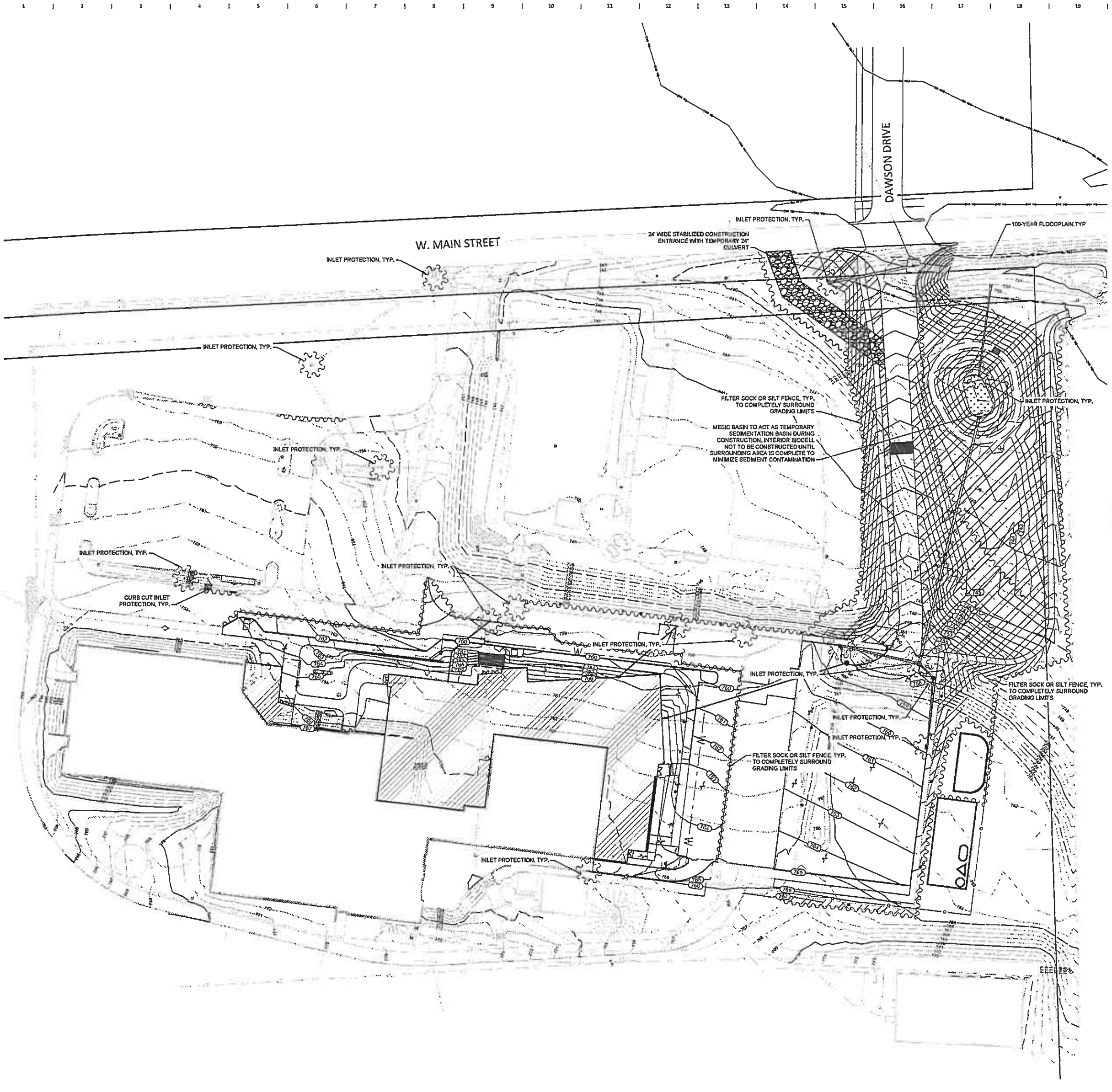


THE CONTRACTOR IS THE CO-APPLICANT FOR THE NPDES PERMIT AND IS REQUIRED TO DO ALL REQUIRED RECORD KEEPING. ALL RECORDS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE AS THEY ARE PRODUCED.

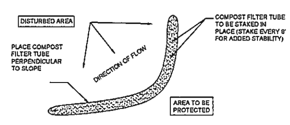
SITE INFORMATION	
TOTAL DISTURBED AREA:	4.00 AC
PRE-DEVELOPED COEFFICIENT:	0.73
POST-DEVELOPED COEFFICIENT:	0.74

LEGEND

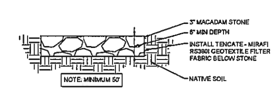
- SILT FENCE SUDAS 9040.119 OR FILTER SOCKS SUDAS 9040.102 SHALL HAVE "J" HOOKS AT MAXIMUM 200' INCREMENTS
- TEMPORARY SILT FENCE CHECK DAM SEE SUDAS 9040.119 & SUDAS 9040.106
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE/ EXIT SEE SUDAS 9040.120
- CONTRACTOR STAGING AREA FOR PORTABLE RESTROOM FACILITIES, TEMPORARY FUEL TANKS, WASTE CONTAINERS AND OTHER HAZARDOUS CHEMICALS. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- PERMANENT REINFORCEMENT MATTING. SEE SUDAS 9040.103
- TEMPORARY REINFORCEMENT MATTING. SEE SUDAS 9040.103
- TEMPORARY TOP SOIL STOCKPILE
- CONCRETE, PAINT, AND GROUT WASHOUT AREA PER SUDAS SECT 11.050. CONTRACTOR TO HAUL OFF WASTE MATERIAL. SUGGESTED LOCATION. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- SPILL KIT TO BE INSTALLED AND RELOCATED AS REQUIRED FOR CONSTRUCTION
- SWPPP DOCUMENT LOCATION
- DIRECTION OF DRAINAGE

STORMWATER POLLUTION PREVENTION PLAN NOTES

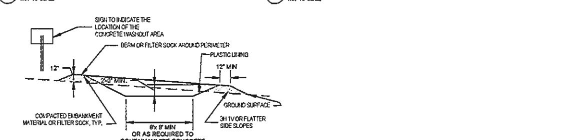
1. EROSION/ SEDIMENTATION CONTROL MEASURES ARE REQUIRED REGARDLESS OF THE TIME OF YEAR. THIS PLAN AND ITS ASSOCIATED REQUIREMENTS FOR THE PERMIT MUST BE IMPLEMENTED DURING WINTER MONTHS AS WELL.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION/ SEDIMENTATION ON THE SITE AT ALL TIMES. THE CONTROL MEASURES SHOWN ON THE PLAN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION/ SEDIMENTATION CONTROL MEASURES AS NECESSARY TO FULFILL THIS REQUIREMENT. CONTRACTOR IS REQUIRED TO MAINTAIN SWPPP DOCUMENTATION.
3. THE CONTRACTOR IS REQUIRED TO USE STABILIZATION CONTROLS ON ALL DISTURBED AREAS OF THE SITE REGARDLESS OF THE TIME PERIOD BEFORE THEY WILL BE DISTURBED AGAIN. IN THE EVENT THAT CONSTRUCTION ACTIVITY WITHIN A DISTURBED AREA WILL NOT OCCUR FOR A PERIOD OF 14 OR MORE CALENDAR DAYS, THE CONTRACTOR SHALL INSTALL STABILIZATION MEASURES NO LATER THAN THE 14TH DAY AFTER CONSTRUCTION ACTIVITY CEASED IN THAT AREA. THE CONTRACTOR SHALL SEED DISTURBED AREAS AS SOON AS WORK IS COMPLETED AS INDICATED ON THE PLANS AND PROJECT MANUAL.
4. THE CONTRACTOR SHALL USE CONTROL MEASURES AS REQUIRED TO KEEP SOILS FROM LEAVING THE SITE EXCEPT IN CLOSED CONTAINERS.
5. CONTRACTOR SHALL IMPLEMENT SITE SPECIFIC BEST MANAGEMENT PRACTICES (BMPS) AS SHOWN AND REQUIRED BY THE SWPPP/SESC. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED BY THE CONTRACTOR AS DICTATED BY SITE CONDITIONS OR THE PROJECT GOVERNING AUTHORITIES AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. IF AFTER REPEATED FAILURE ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL SOIL EROSION, SEDIMENT AND/OR POLLUTION FROM THE PROJECT SITE, THE GOVERNING AUTHORITIES RESERVE THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.
7. ALL BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO THE APPLICABLE FEDERAL, STATE, OR LOCAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OR MANUAL OF PRACTICE.
6. ALL BMPS AND CONTROLS INSTALLED ON GREEN INFRASTRUCTURE SHALL REMAIN UNTIL CONSTRUCTION IS COMPLETED.
7. IN THE EVENT THAT SOILS LEAVE THE SITE, CLEANUP OF ALL SURROUNDING ROADS, DRIVES, AND PARKING LOTS SHALL BE PERFORMED ON A DAILY BASIS AT A MINIMUM AND UPON REQUEST BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST. PAVEMENT IS TO BE SCRAPED OF DEBRIS AND MUD AND BROOMED CLEAN. MUD TRACKS ARE TO BE REMOVED AS THEY ARE CREATED.
8. IF DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
9. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY THE USE OF INLET PROTECTION OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
10. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
11. MAINTAIN SILT FENCING AT ALL TIMES IN AN UPRIGHT POSITION. CLEAN SILT FROM FENCING/FILTER SOCKS ON A REGULAR BASIS AS PER THE STANDARD SPECIFICATIONS. SILT FENCES MUST BE CLEANED OUT WHEN THEY ARE 50% FULL. FILTER SOCKS MUST BE CLEANED OUT WHEN THEY ARE 33% FULL.
12. CONTRACTOR TO LOCATE/ RELOCATE SILT FENCING/ FILTER SOCKS AS NECESSARY THROUGHOUT THE PROJECT TO CONTROL EROSION/ SEDIMENTATION. SILT FENCE INSTALLATION IS TO FOLLOW SUDAS 9040.119. FILTER SOCK INSTALLATION IS TO FOLLOW SUDAS 9040.102.
13. REMOVE ALL TEMPORARY EROSION/ SEDIMENTATION CONTROLS NOT CALLED OUT TO REMAIN AFTER SITE HAS BEEN STABILIZED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
14. CONTRACTOR IS REQUIRED TO PROVIDE SILT FENCE/ FILTER SOCKS AROUND STOCKPILED OR EXCAVATED SOILS IF RAIN IS FORECASTED BEFORE STOCKPILE IS RE-SPREAD.
15. CONTRACTOR TO USE EXTREME CAUTION WHILE INSTALLING SILT FENCE OR OTHER EROSION CONTROL DEVICES SO AS NOT TO DAMAGE UNDERGROUND UTILITIES.
16. WHERE WATER IS PUMPED FROM EXCAVATIONS ON SITE, PROVISIONS SHALL BE MADE TO REMOVE SEDIMENT FROM THE WATER BEFORE IT IS RELEASED. REFER TO SUDAS SECT. 3.04 FOR DEWATERING GUIDANCE.
17. WHERE WATER IS RELEASED FROM A DEWATERING SYSTEM, PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT EROSION GULLIES DO NOT FORM. WATER MUST BE FILTERED THROUGH AN APPROPRIATE FILTER DEVICE BEFORE DISCHARGING.
18. A 12" FILTER SOCK MAY BE SUBSTITUTED FOR SILT FENCE WHEN SLOPE IS LESS THAN 10%. FILTER SOCKS MUST BE STAKED IN PLACE.
19. EROSION CONTROL BLANKETS SHALL BE USED IN AREAS OF 4:1 SLOPE OR STEEPER.
20. SANITARY WASTE DISPOSAL: PORTABLE REST ROOM FACILITIES ARE NOT ANTICIPATED TO BE PLACED ON-SITE. IN THE EVENT THAT PORTABLE REST ROOM FACILITIES ARE USED ON-SITE, THE CONTRACTOR IS REQUIRED TO INSTALL AN EROSION CONTROL DEVICE AROUND THE FACILITY TO MINIMIZE THE RADIUS OF THE AFFECTED ZONE IN THE EVENT OF A SPILL. WASTES SHALL BE COLLECTED AND DISPOSED OF IN COMPLETE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. PORTABLE RESTROOM FACILITIES MUST NOT BE LOCATED NEAR DRAINAGE WAYS.
21. IDENTIFICATION OF ALLOWABLE NON-STORMWATER DISCHARGES: DURING CONSTRUCTION THE NON-STORMWATER DISCHARGES, WHICH INCLUDE WATER FLUSHED FROM WATER LINES, PAVEMENT WASHING (WHERE NO SPILLS OR LEAKS HAVE OCCURRED, UNLESS THE SPILLED MATERIAL HAS BEEN CLEANED UP), VEHICLE WASHING, AND GROUNDWATER (DEWATERING), SHOULD BE DIRECTED AS MUCH AS POSSIBLE TOWARDS VEGETATED AREAS AND AWAY FROM DRAINAGE WAYS. REFER TO THE IDNR NPDES GENERAL PERMIT NO. 2 FOR ALLOWABLE NON-STORMWATER DISCHARGES.
22. POLLUTION AND SPILL PREVENTION PLANNING: POTENTIALLY HAZARDOUS MATERIALS ON THE CONSTRUCTION SITE INCLUDE FUEL, LUBRICANTS, CURING COMPOUNDS, FERTILIZERS, GREASE AND CLEANING SOLVENTS. ALL REASONABLE PRECAUTIONS WILL BE TAKEN TO PREVENT SPILLS. ANY SPILLED MATERIAL WILL IMMEDIATELY BE DIRECTED AWAY FROM STORM WATER INTAKES, DETENTION BASINS, OR DRAINAGE WAYS. SPILLED MATERIALS WILL BE CLEANED AND, IF NECESSARY, SOIL REMEDIATION PRACTICES WILL BE USED. A RECORD OF SPILLS WILL BE MAINTAINED BY THE MAIN CONTRACTOR.
23. CONCRETE, PAINT AND GROUT WASHOUT AREA: THE WASHOUT AREA IS TO BE CONSTRUCTED PER SUDAS SECT 11.050. PROTECT WITH AN EROSION CONTROL DEVICE (IF USING FILTER SOCKS, STACK TWO (2) TALL). IF A PUMP TRUCK IS USED ON-SITE AND UNABLE TO USE THE WASHOUT AREA, THE CONTRACTOR SHALL DIG A PIT FOR WASTE MATERIAL. CONTRACTOR TO HAUL OFF ALL WASTE MATERIAL. ALL LOCATIONS OF CONCRETE, PAINT AND GROUT WASHOUT AREAS MUST BE PROVIDED BY THE CONTRACTOR AND IDENTIFIED ON THE PLAN (RELOCATE AS REQUIRED FOR CONSTRUCTION). THE CONTRACTOR IS REQUIRED TO INSTALL A SIGN THAT DESIGNATES THE WASHOUT AREA.
24. SPILL KIT: THE LOCATION OF THE SPILL KIT MUST BE IDENTIFIED ON THE PLAN. THE SPILL KIT SHALL BE A SEALED STORAGE SHED LOCATED NEAR THE CONSTRUCTION TRAILER OR FUELING AREA. THE SPILL KIT SHALL CONTAIN, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: A GARBAGE CAN, GLOVES, SAFETY GOGGLES, BROOM AND DUST PAN, AND OIL ABSORBENT CLAY CHIPS OR PADS. THE SPILL KIT SHALL BE RESTOCKED AS SUPPLIES ARE USED. THE CONTRACTOR SHALL INSTALL A SIGN THAT DESIGNATES THE SPILL KIT. RELOCATE AS REQUIRED FOR CONSTRUCTION.
25. DUST CONTROL: THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES WHERE DUST IS GENERATED. FREQUENT WATERING OF THE SITE, SPRINKLED, VEGETATIVE COVER, MULCH, WINDBREAKS, TILLAGE, STONE AND SPRAY-ON CHEMICAL SOIL TREATMENTS (PALLIATIVES) ARE POSSIBLE DUST CONTROL MEASURES. IF THE DUST CONTROL IS NOT ACCEPTABLE IT SHALL BE CHANGED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
26. STOCKPILED MATERIALS: CONTRACTOR TO IDENTIFY ALL LOCATIONS OF STOCKPILED MATERIALS ON THE STORMWATER POLLUTION PREVENTION PLAN. CONTRACTOR SHALL PROVIDE ALL EROSION/SEDIMENTATION CONTROLS AS REQUIRED TO CONTAIN MATERIALS ON-SITE. AT A MINIMUM, THE CONTRACTOR IS REQUIRED TO PROVIDE SILT FENCE/ FILTER SOCKS AROUND STOCKPILED SOILS BEFORE STOCKPILE IS RE-SPREAD. CONTRACTOR IS ALSO REQUIRED TO SEED ANY SOILS STOCKPILED FOR MORE THAN 14 DAYS WITH OATS.
27. THE PERMITEE SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE OF A STORMWATER BMP.
28. PRE-QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). REQUIRED REPAIRS SHOULD BE COMPLETED WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.



1 COMPOST FILTER TUBE DETAIL
NOT TO SCALE



2 STABILIZED CONSTRUCTION ENTRANCE/ CONTRACTOR STAGING AND LAYDOWN AREA
NOT TO SCALE



3 CONCRETE WASHOUT DETAIL
NOT TO SCALE

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Key Plan

Revision | Description | Date

OPN Project No
19248000

Sheet Issue Date
PRELIMINARY SITE PLAN REVIEW 03/18/2020

Sheet Name
Stormwater Pollution Prevention Plan

Sheet Number
C251

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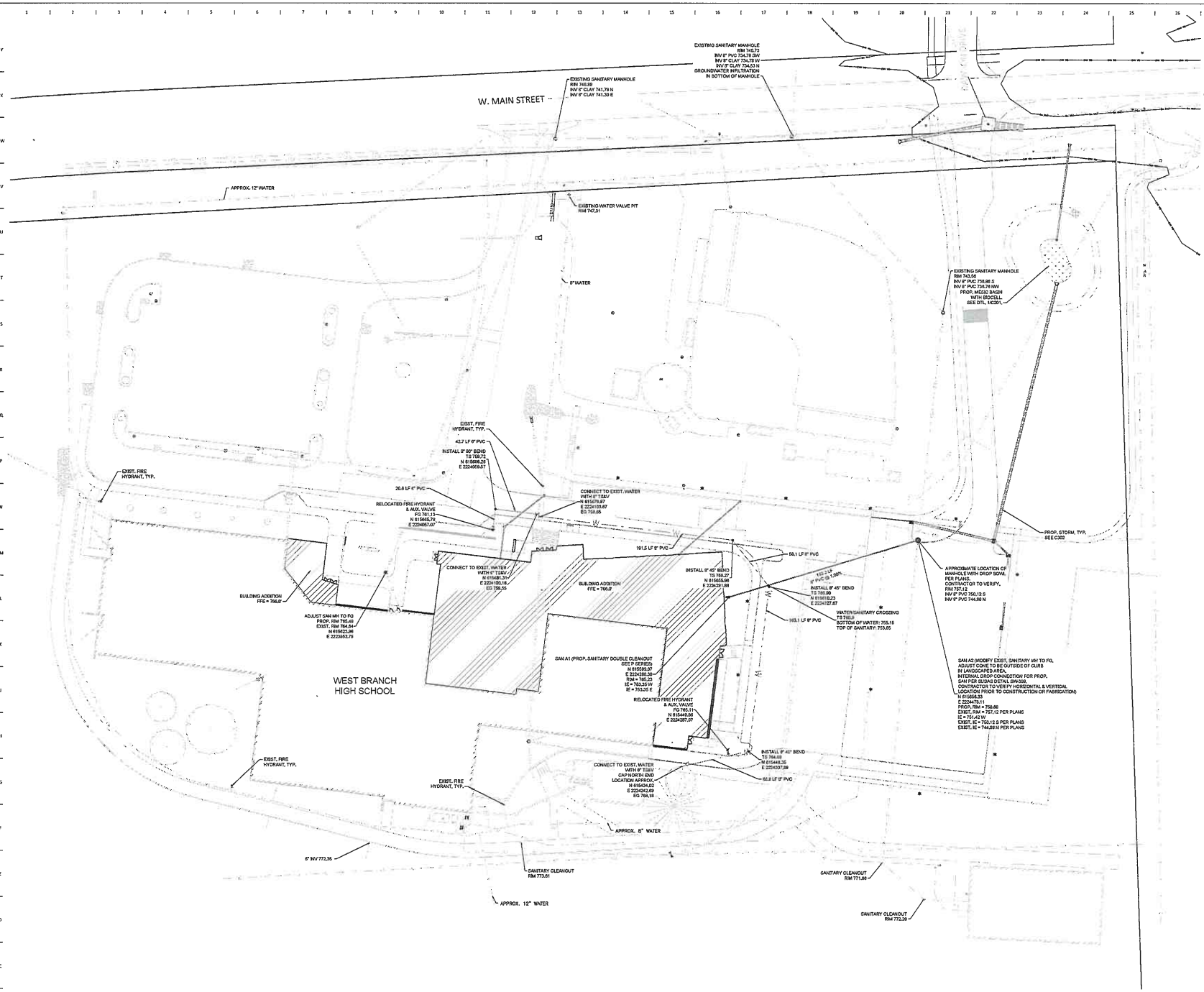

SCALE IN FEET

UTILITY PLAN NOTES

1. CONTRACTOR TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS WITH PROPOSED UTILITIES PRIOR TO CONSTRUCTION.
2. ALL WATER VALVES AND SANITARY CLEANOUTS EXTENDING THROUGH PAVEMENT SHALL BE INSTALLED WITH SLIP TYPE VALVE BOXES AND SHALL MEET SUDAS SPECIFICATION SECTION 8020.
3. ALL PROPOSED SANITARY SEWER SHALL MEET SUDAS SPECIFICATION SECTION 4010
4. ALL PROPOSED WATER SHALL FOLLOW PROPOSED GRADES WITH 8'-6" OF COVER. TYP.
5. ALL WATER BENDS AND APPURTENANCES SHALL BE MECHANICALLY RESTRAINED.

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Key Plan

Number	Description	Date

OPN Project No.
19288800

Sheet Issue Date
PRELIMINARY SITE PLAN REVIEW 03/18/2020

Sheet Name
Utility Plan

Sheet Number
C301

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W. MAIN STREET

34" CULVERT
INV W 745.22
INV E 743.01

8" INV 745.50

EXISTING STORM BEEHIVE INTAKE
RIM 753.30
INV 8" 750.65 NE

8" INV 752.09

EXISTING BEEHIVE INTAKE
RIM 758.47
INV 756.85
DIRECTION NOT VISIBLE
FULL OF MULCH

EXISTING BEEHIVE 8" INTAKE
RIM 759.95
INV 754.19 SW

8" INV 756.93

EXISTING BEEHIVE INTAKE
RIM 762.30
INTAKE FILLED WITH SILT,
UNABLE TO MEASURE

EXISTING BEEHIVE INTAKE
RIM 765.70
INTAKE FILLED WITH SILT,
UNABLE TO MEASURE

12" HDPE
INV E 746.56
INV W 746.39

49.8 LF
18" PVC @ 1.00%

STMH8 (18" - SW-512)
N 615686.70
E 2224698.30
RIM = 761.20
IE = 754.75 S
IE = 754.35 NE

STMH9 (CONNECT TO EXIST. INTAKE)
N 615699.60
E 2224187.31
EXIST FG = 758.50
IE = 756.85 SW

EXISTING STORM INTAKE
FG 758.17

12" INV 748.07
INACTIVE EXIST. LINE

78.0 LF
18" PVC @ 1.30%

STMH7 (SW-501)
N 615676.69
E 2224488.97
FORM GRADE = 757.85
IE = 751.34 W
IE = 751.34 E

EXISTING STORM INTAKE
FG 758.14
INV 18" RCP 753.69 W
INV 18" RCP 753.59 E

STMH2 (CONNECT TO EXIST. INTAKE)
N 615685.93
E 2224208.75
EXIST. FG = 758.10
IE = 755.50 SW
EXIST. IE = 756.49 E

STMH10 (SW-502)
N 615655.70
E 2224547.27
FORM GRADE = 757.13
IE = 747.84 W
IE = 753.56 SE
IE = 747.74 N

19.8 LF
12" HDPE @ 5.00%

30.8 LF
18" HDPE @ 4.00%

STMH11 (SW-501)
N 615643.35
E 2224581.76
FORM GRADE = 755.35
IE = 754.85 S
IE = 754.35 NW

72.6 LF
12" HDPE @ 3.00%

STMH10 (SW-501)
N 615568.81
E 2224655.97
FORM GRADE = 753.43
IE = 758.83 N

STMH9 (CONNECT TO ROOF DRAIN
SEE P SERIES)
N 615637.70
E 2224664.43
RIM = 765.11
IE = 756.00 N

BUILDING ADDITION
FFE = 756.0

EXIST. APPROX.
SANITARY, TYP.

BUILDING ADDITION
FFE = 758.0

STMH1 (CONNECT TO ROOF DRAIN
SEE P SERIES)
N 615642.24
E 2224339.13
FG = 765.89
IE = 758.49 NE

PROP. LIGHTING, TYP.
SEE E SERIES
PROP. WATER, TYP.

WEST BRANCH
HIGH SCHOOL

EXISTING STORM MANHOLE
RIM 765.52
INV 6" PVC 759.62 NE
INV 12" HDPE 758.32 S
INV 12" HDPE 758.12 E
INV 12" HDPE 758.42 N

EXISTING STORM INTAKE
FG 764.69
INV 6" PVC 762.03 S
INV 12" HDPE 758.48 N

EXISTING STORM INTAKE
FG 765.16
INV 6" PVC 762.09 S
INV 12" HDPE 762.09 E
INV 12" HDPE 761.59 W

EXISTING STORM INTAKE
FG 764.96
INV 6" PVC 762.50 W
INV 12" HDPE 762.40 W

PROP. 4" PERF. HDPE
RETAINING WALL
SUBDRAIN TO TAP INTO
EXIST. CURB INTAKE

STMH16 (CAST IN-PLACE MODIFIED 12X12' SW-402
JUNCTION STRUCTURE WITH ACCESS MANHOLE,
CONTRACTOR TO PROVIDE SHOP DRAWINGS)
N 615805.34
E 2224540.39
RIM = 728.00
IE = 723.69 W
IE = 723.72 NW
IE = 723.62 E

24" FES
IE 737.00
N 616047.63
E 2224453.38

81.9 LF
24" RCP (CLASS III) @ 4.88%

50.6 LF
EXIST. 12" RCP @ 0.66%

34.6 LF
12" RCP (CLASS III) @ 1.00%

88.5 LF
12" HDPE @ 4.26%

STMH12 (24" - SW-512)
N 615681.67
E 2224608.38
RIM = 735.60
IE = 726.80 N

PROP. MESIC BASIN
WITH SIDECELL,
SEE DTL. MC201.

24" FES
IE 736.78
N 615600.31
E 2224608.67

24" HDPE @ 4.13%

SCALE IN FEET

STORM SEWER PLAN NOTES

1. ALL APRONS ARE TO BE SUDAS 4030.222, TYPE II WITH APRON GUARD PER SUDAS 4030.224. ANY CONCRETE APRON 24" OR LARGER IN DIAMETER SHALL HAVE A FOOTING PER SUDAS 4030.221.

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City Plan

OPN Project No.

Sheet Issue Date
PRELIMINARY SITE PLAN REVIEW 03/18/2020

Sheet Name
Storm Sewer Plan

Sheet Number
C302

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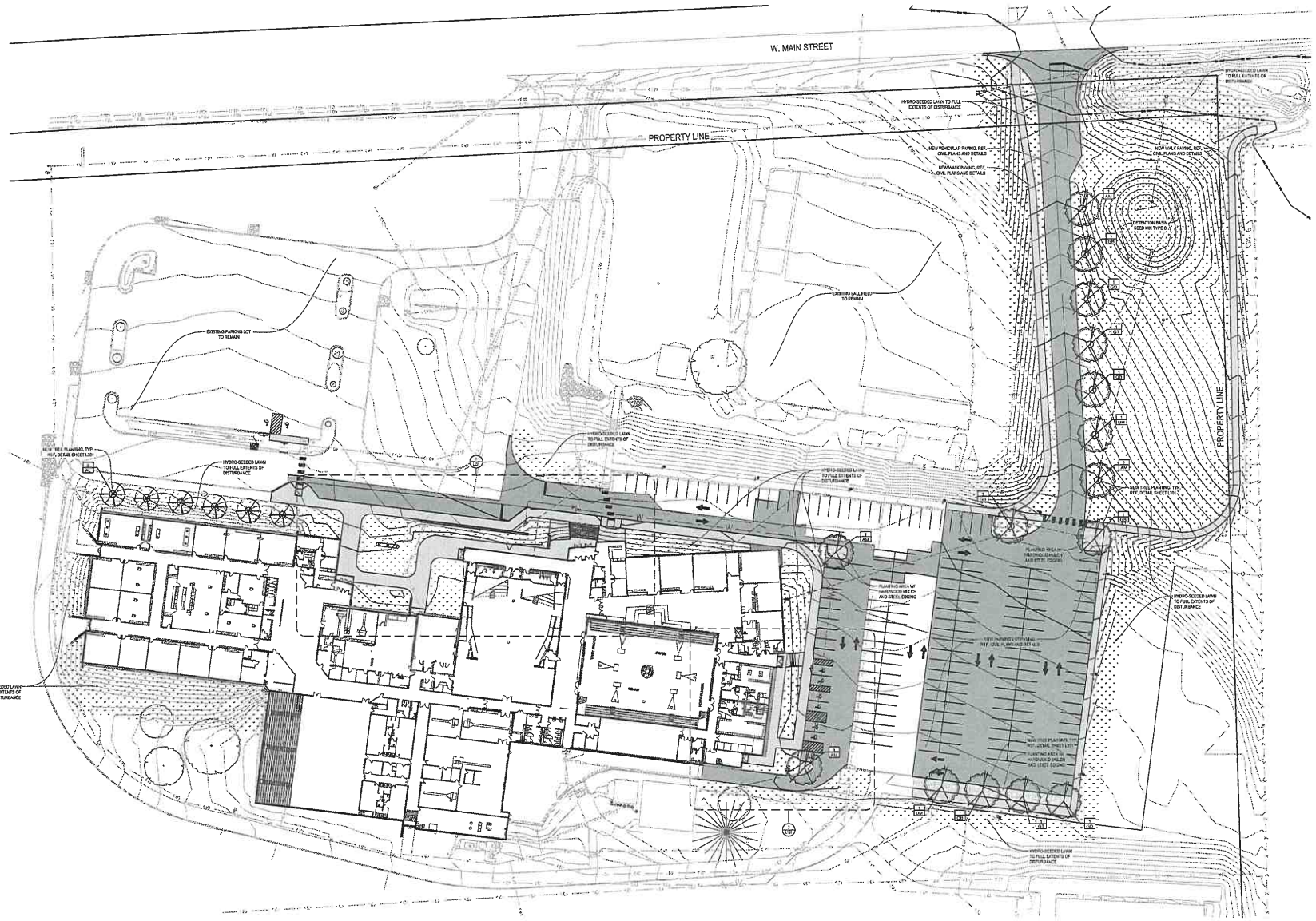

1 OVERALL SITE PLAN
1" = 30'-0"

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING SITE CONDITIONS, UNDERGROUND UTILITIES, ABOVE GRADE UTILITIES, AND UTILITY STRUCTURES, EXTENT OF PAVING AND CURBS, AND ALL EXISTING VEGETATION PRIOR TO DEMOLITION OR NEW CONSTRUCTION. CONTACT IOWA ONE-CALL AND OWNER FOR UTILITY LOCATES PRIOR TO ANY WORK ON SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE CONTINUING DEMOLITION OR NEW CONSTRUCTION.
2. REFERENCE CIVIL SHEETS FOR DEMOLITION, PAVING, SITE STRUCTURES, UTILITIES, AND GRADING.
3. REFERENCE ELECTRICAL SHEETS FOR SITE LIGHTING FIXTURES AND POWER.
4. CONTRACTOR MUST PROVIDE EROSION / SEDIMENTATION CONTROLS AS REQUIRED TO CONTAIN SEDIMENT WITHIN CONSTRUCTION AREA. REFERENCE CIVIL SHEETS FOR ADDITIONAL INFORMATION.

LANDSCAPE NOTES:

1. PLANT MATERIAL SHALL MEET THE REQUIREMENTS SET FORTH IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. LANDSCAPE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE ACTIVITIES UNTIL FINAL ACCEPTANCE IS GIVEN BY LANDSCAPE ARCHITECT AND OWNER.
3. AT COMPLETION OF REQUIRED MAINTENANCE PERIODS, THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REQUEST THE GENERAL CONTRACTOR SCHEDULE A MEETING FOR FINAL ACCEPTANCE AND MAINTENANCE TURNOVER WITH OWNER AND LANDSCAPE ARCHITECT.
4. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE INSTALLATION CONTRACTOR TO CONFIRM THAT UPON TURNOVER OF MAINTENANCE ACTIVITIES, OWNER PROPERLY MAINTAINS PLANTINGS AND SEED INSTALLATIONS UNTIL END OF WARRANTY PERIODS.
5. PLANT WARRANTY PERIODS SHALL BEGIN AT THE TIME OF FINAL ACCEPTANCE BY THE OWNER AND LANDSCAPE ARCHITECT AND SHALL BE FOR THE DURATION LISTED BELOW.

MAINTENANCE PERIODS	
TREES	30 DAYS
SHRUBS	30 DAYS
PERENNIALS	30 DAYS
SEEDED AREAS	90 DAYS

WARRANTY PERIODS	
TREES	1 YEAR
SHRUBS	1 YEAR
PERENNIALS	1 YEAR
LAWNS	8 MONTHS

MAINTENANCE ACTIVITIES
LANDSCAPE MAINTENANCE INCLUDES WATERING, WEEDING, FERTILIZING, MOWING, PRUNING, REPLACEMENT OF MULCH, REPAIR OF SOIL SETTLEMENT, TREATMENT FOR INSECTS OR DISEASE, AND ALL OTHER OPERATIONS DEEMED NECESSARY TO PROMOTE PLANT ESTABLISHMENT AND PROVIDE A NEAT APPEARANCE.

PLANT SCHEDULE - SHEET L101

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	CONT.	MATURE HEIGHT & SPREAD	NOTES
		CANOPY TREES					
AM	4	Acer rubrum 'Morton'	STATE STREET MAPLE'S MAPLE	2" DIA.	B&B	50' x 50'	
GB	3	Ginkgo biloba 'Autumn Gold'	GINKGO AUTUMN GOLD	2" DIA.	B&B	50' x 30'	MALE TREES ONLY
GD	2	Gymnocladus dioica 'Espresso'	COFFECLAD KENTUCKY COFFEE TREE	2" DIA.	B&B	40-60' x 30-50'	SEEDLESS VARIETY
GT	2	Gleditsia triacanthos L. inermis 'Sunjolo'	SATURN LOCUST	2" DIA.	B&B	30-50' x 35-45'	THORNLESS VARIETY
QO	2	Quercus bicolor	SWAMP WHITE OAK	2" DIA.	B&B	50' x 40'	
UM	2	Ulmus 'Morton'	ACCOLADE ELM	2" DIA.	B&B	60' x 40'	
		ORNAMENTAL TREES					
AL	7	Amelanchier laevis 'CF Sulrich'	SPRING FLURRY SERVICEBERRY	1.5" CAL.	B&B	25-30' x 20'	
		SHRUBS					
		PERENNIALS					

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Issue Date

Number Description Date

OPN Project No.
19248000

Sheet Issue Date
PRELIMINARY 03/18/2020
SITE PLAN REVIEW

Sheet Name
OVERALL SITE PLAN

Sheet Number
L101

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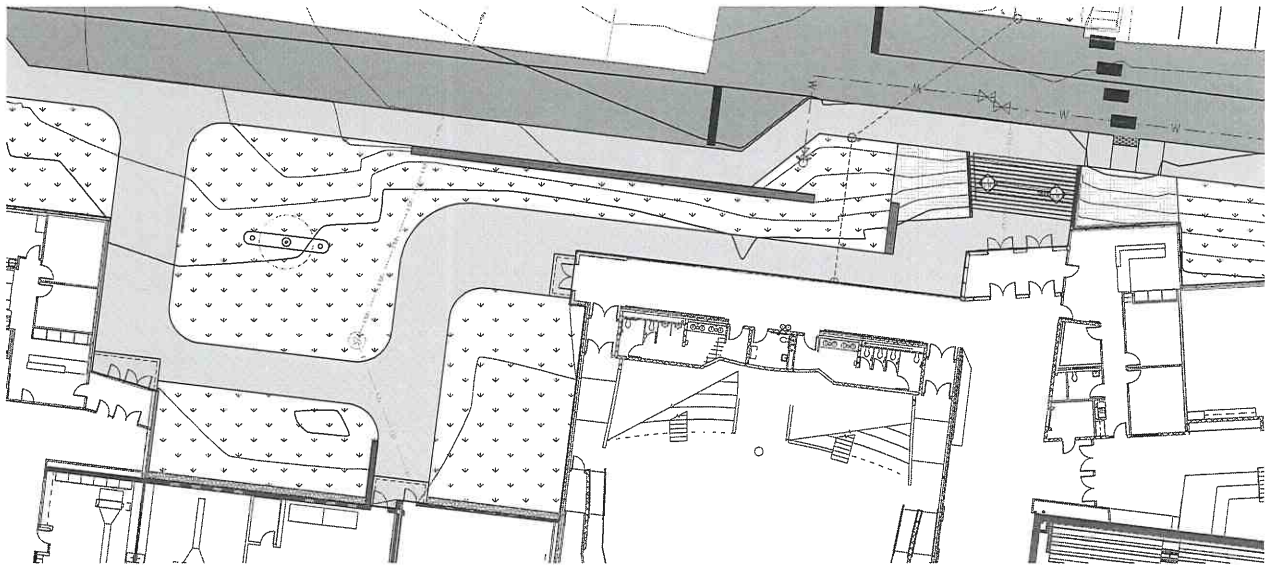
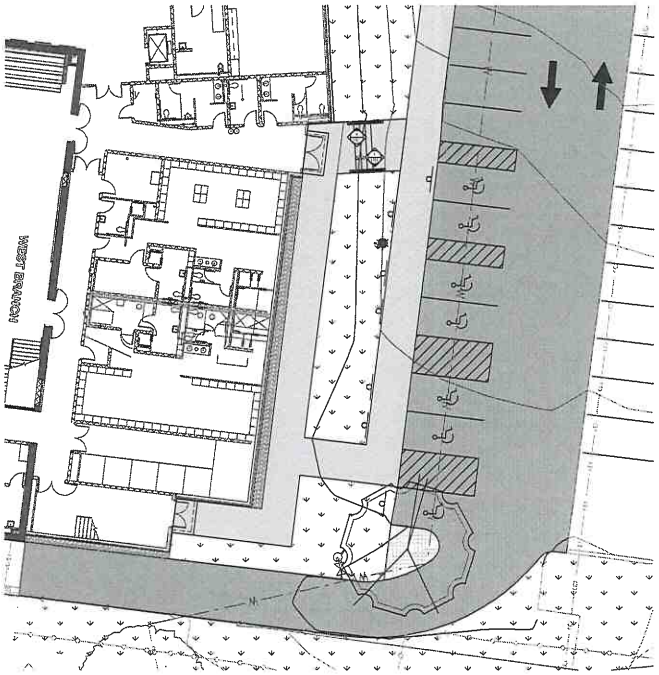
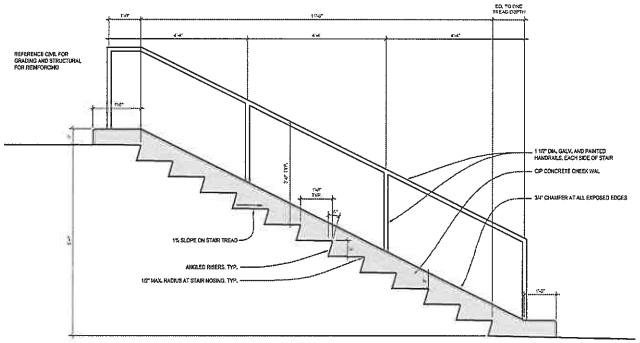


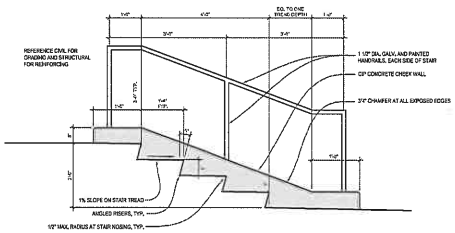
1 SITE PLAN ENLARGEMENT
1" = 10'-0"



2 SITE PLAN ENLARGEMENT
1" = 10'-0"



3 STAIR SECTION
3/4" = 1'-0"



4 STAIR SECTION
3/4" = 1'-0"

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4. CONTRACTOR MUST PROVIDE EROSION / SEDIMENTATION CONTROLS AS REQUIRED TO CONTAIN SEDIMENT WITHIN CONSTRUCTION AREA. REFERENCE CIVIL SHEETS FOR ADDITIONAL INFORMATION.

LANDSCAPE NOTES:

1. PLANT MATERIAL SHALL MEET THE REQUIREMENTS SET FORTH IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. LANDSCAPE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE ACTIVITIES UNTIL FINAL ACCEPTANCE IS GIVEN BY LANDSCAPE ARCHITECT AND OWNER.
3. AT COMPLETION OF REQUIRED MAINTENANCE PERIODS, THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REQUEST THE GENERAL CONTRACTOR SCHEDULE A MEETING FOR FINAL ACCEPTANCE AND MAINTENANCE TURNOVER WITH OWNER AND LANDSCAPE ARCHITECT.
4. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE INSTALLATION CONTRACTOR TO CONFIRM THAT UPON TURNOVER FOR MAINTENANCE ACTIVITIES, OWNER PROPERLY MAINTAINS PLANTS AND SOD INSTALLATIONS UNTIL END OF WARRANTY PERIODS.
5. PLANT WARRANTY PERIODS SHALL BEGIN AT THE TIME OF FINAL ACCEPTANCE BY THE OWNER AND LANDSCAPE ARCHITECT AND SHALL BE FOR THE DURATION LISTED BELOW:

MAINTENANCE PERIODS

TREES	30 DAYS
SHRUBS	30 DAYS
PERENNIALS	30 DAYS
SEEDED AREAS	30 DAYS

WARRANTY PERIODS

TREES	1 YEAR
SHRUBS	1 YEAR
PERENNIALS	1 YEAR
LAWNS	8 MONTHS

MAINTENANCE ACTIVITIES
LANDSCAPE MAINTENANCE INCLUDES WATERING, WEEDING, FERTILIZING, MOWING, PRUNING, REPLACEMENT OF MULCH, REPAIR OF SOIL SETTLEMENT, TREATMENT FOR INSECTS OR DISEASE, AND ALL OTHER OPERATIONS DEEMED NECESSARY TO PROMOTE PLANT ESTABLISHMENT AND PROVIDE A NEAT APPEARANCE.

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Issue	Description	Date

OPN Project No.
19248008

Sheet No. in Set
PRELIMINARY SITE PLAN REVIEW 03/18/2020

Sheet Name
SITE PLAN ENLARGEMENTS

Sheet Number
L151

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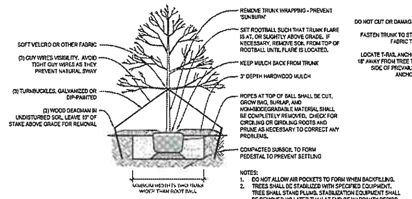
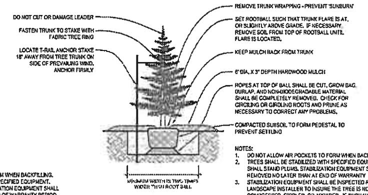


NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. TREES SHALL BE STABILIZED WITH SPECIFIED EQUIPMENT. TREE SHALL STAND PLUMB. STABILIZATION EQUIPMENT SHALL BE REMOVED NO LATER THAN AT END OF WARRANTY PERIOD.
3. STABILIZATION EQUIPMENT SHALL BE INSPECTED REGULARLY BY LANDSCAPE INSTALLER TO INSURE THE TREE IS NOT BEING COMPRESSED, GIRDLED, OR ABRADED. IF SUCH HAS OCCURED, CONTACT LANDSCAPE ARCHITECT FOR INSPECTION.

1 DECIDUOUS TREE PLANTING
1/2" = 1'-0"



NOTES:
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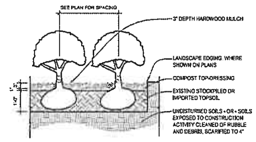
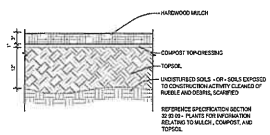
2. TREES SHALL BE STABILIZED WITH SPECIFIED EQUIPMENT. TREE SHALL STAND PLUMB. STABILIZATION EQUIPMENT SHALL BE REMOVED NO LATER THAN AT END OF WARRANTY PERIOD.
3. STABILIZATION EQUIPMENT SHALL BE INSPECTED REGULARLY BY LANDSCAPE INSTALLER TO INSURE THE TREE IS NOT BEING COMPRESSED, GIRDLED, OR ABRADED. IF SUCH HAS OCCURED, CONTACT LANDSCAPE ARCHITECT FOR INSPECTION.

2 EVERGREEN TREE PLANTING
1/2" = 1'-0"



NOTES:
1. REMOVE ANY EXISTING VEGETATION, BARRIER FABRIC, OR ROCK WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. SCARIFY SUBSOIL TO A DEPTH OF 4"
3. PLACE 12" OF TOPSOIL
4. TOP DRESS ALL PLANTING AREAS WITH 1" COMPOST
5. MIX EXISTING OR IMPORTED PLACED TOPSOIL AND COMPOST TOP DRESSING TOGETHER TO A TOTAL DEPTH OF 6"
6. RAKE AND SMOOTH SOIL TO 3" BELOW FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.

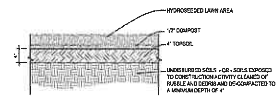
3 SHRUB OR PERENNIAL PLANTING
1/2" = 1'-0"



REFERENCE SPECIFICATION SECTION 32 93 00 - PLANTS FOR INFORMATION RELATING TO MULCH, COMPOST, AND TOPSOIL

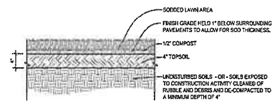
NOTES:
1. REMOVE ANY EXISTING VEGETATION, BARRIER FABRIC, OR ROCK WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. PLACE 12" TOPSOIL
3. TOP DRESS ALL PLANTING AREAS WITH 1" COMPOST
4. MIX EXISTING OR IMPORTED PLACED TOPSOIL AND COMPOST TOP DRESSING TOGETHER TO A TOTAL DEPTH OF 6"
5. RAKE AND SMOOTH SOIL TO 3" BELOW FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.

4 PLANTING AREA PREPARATION
1" = 1'-0"



NOTES:
1. REMOVE ANY EXISTING VEGETATION WITHIN PLANTING AREA PRIOR TO PREPARATION ACTIVITIES
2. ALL SOILS EXPOSED TO CONSTRUCTION ACTIVITY SHALL BE INSPECTED BY LANDSCAPE ARCHITECT ONCE CONTRACTOR HAS CLEANED AND SCARIFIED THE SOILS, BUT BEFORE TOPSOIL AND COMPOST ARE SPREAD.
3. PLACE 4" OF TOPSOIL
4. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
5. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4"
6. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
7. LIGHTLY ROLL SOIL
8. SPREAD STARTER FERTILIZER (IF NOT INCLUDED IN HYDRO-SEED MIX)
9. APPLY HYDRO-SEED MIX
10. WATER AREAS IMMEDIATELY AND THOROUGHLY

5 HYDROSEEDED LAWN
1" = 1'-0"



NOTES:
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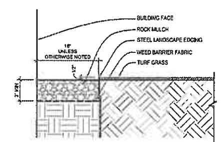
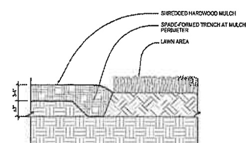
3. PLACE 4" OF TOPSOIL
4. TOP DRESS ALL LAWN AREAS WITH 1/2" COMPOST
5. TILL EXISTING OR PLACED TOPSOIL AND COMPOST TOGETHER TO A TOTAL DEPTH OF 4"
6. RAKE AND SMOOTH SOIL TO FINISH GRADE REMOVING ROCKS, ROOTS, CLUMPS, AND ALL OTHER DEBRIS.
7. LIGHTLY ROLL SOIL
8. SPREAD STARTER FERTILIZER
9. LAY SOD
10. LIGHTLY ROLL SODDED AREAS TO INCREASE SOIL TO SOD CONTACT
11. WATER AREAS IMMEDIATELY AND THOROUGHLY

6 SODDED LAWN
1" = 1'-0"



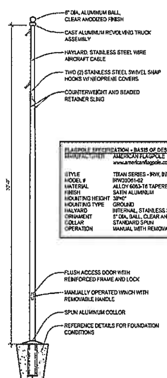
REFERENCE SPECIFICATION SECTION 32 93 00 PLANTS FOR INFORMATION RELATING TO STONE, EDGING, AND FABRIC

7 STONE MAINTENANCE STRIP
1 1/2" = 1'-0"



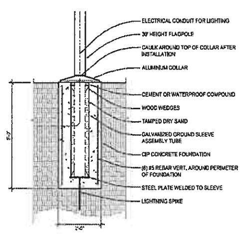
REFERENCE SPECIFICATION SECTION 32 93 00 PLANTS FOR INFORMATION RELATING TO MULCH

8 SPADE EDGE
1 1/2" = 1'-0"

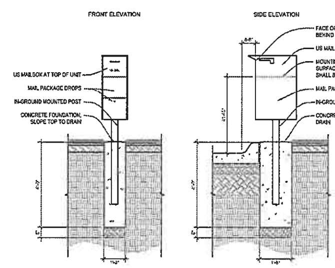


FLAGPOLE SPECIFICATION - BASIS OF DESIGN	
MANUFACTURER	AMERICAN FLAGPOLE www.americanflagpole.com
STYLE	TITAN SERIES - IRW, INTERNAL REINFORCED WITH WINCH
MODEL #	IRW30061-02
MATERIAL	ALLOY 6063-T6 TAPERED ALUMINUM TUBE, 1 SECTION
FINISH	SATIN ALUMINUM
MOUNTING HEIGHT	30'-0"
MOUNTING TYPE	GROUND
HALYARD	INTERNAL, STAINLESS STEEL AIRCRAFT CABLE
ORNAMENT	5" DIA. BALL, CLEAR ANODIZED FINISH
COLLAR	STANDARD SPUN
OPERATION	MANUAL WITH REMOVABLE HANDLE

FLAGPOLE
1/4" = 1'-0"



FLAGPOLE FOUNDATION
1/2" = 1'-0"



MAILBOX AND PACKAGE DROP SPECIFICATION	
MANUFACTURER	US MAIL SUPPLY 3065 N. 124TH ST. BROOKFIELD, WI 53005 800-571-0147 www.usmailsupply.com
STYLE	MAIL PACKAGE DROP
MODEL	4375
POST	GROUND-MOUNTED, 4365
COLOR	SILVER

MAILBOX AND PACKAGE DROP
1/2" = 1'-0"

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19248000
PRELIMINARY SITE PLAN REVIEW 03/18/2020
SITE DETAILS
L301

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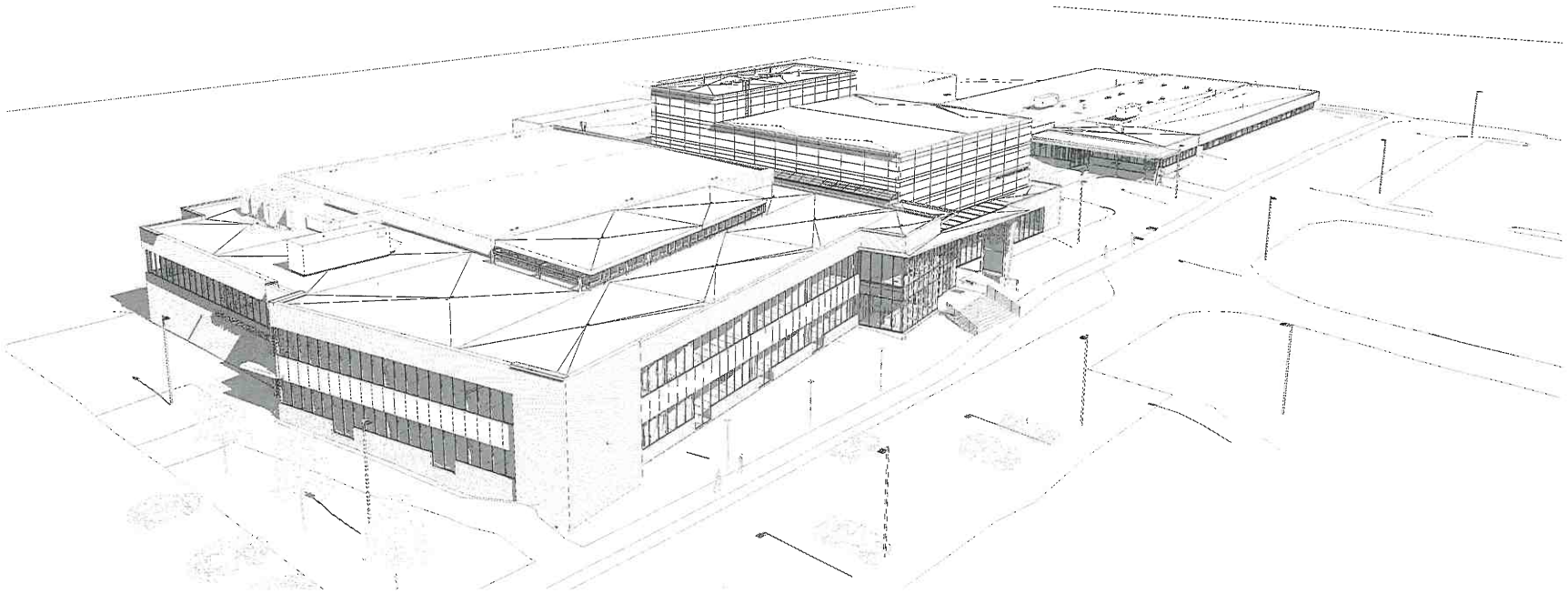
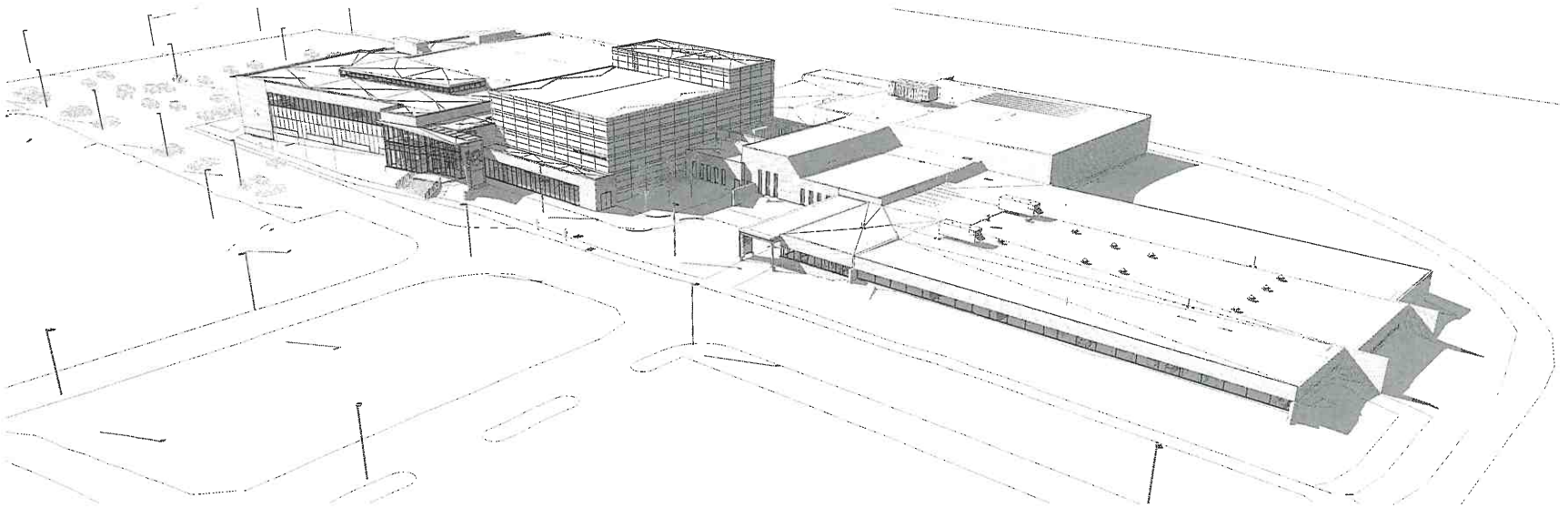


N1 1-NE View



A1 2-NW View

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Bus. Plan

Revisions Description Date

OPN Project No.
19248000

Time, Hours Info
PRELIMINARY 03/18/20
SITE PLAN REVIEW

Description
EXTERIOR VIEWS

Sheet Number
A200

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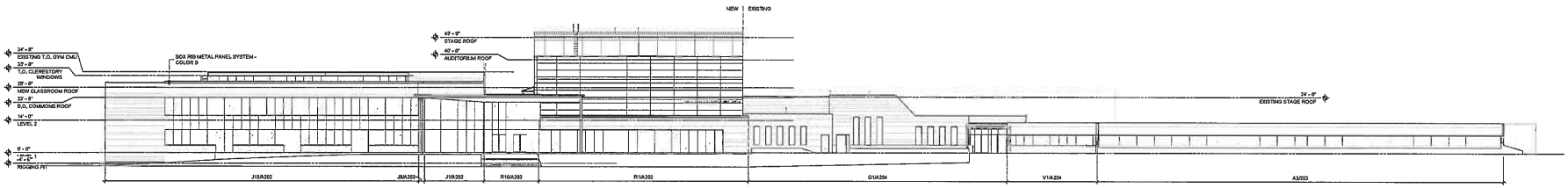
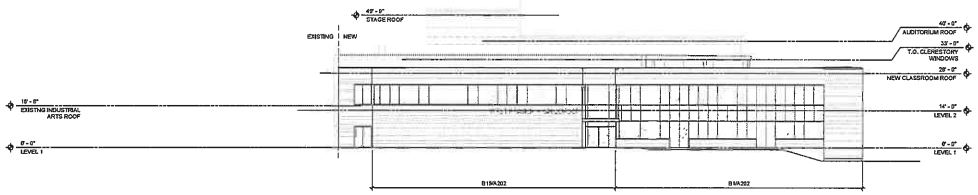
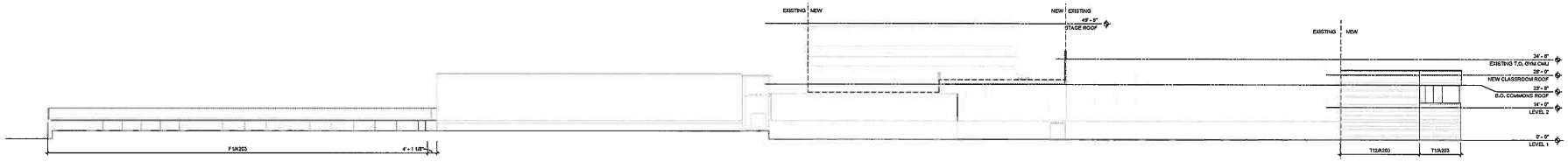


U1 COMPOSITE - EXTERIOR NORTH ELEVATION
1/16" = 1'-0"



N1 COMPOSITE - EXTERIOR EAST ELEVATION
1/16" = 1'-0"

N17 COMPOSITE - EXTERIOR WEST ELEVATION
1/16" = 1'-0"



G1 COMPOSITE - EXTERIOR SOUTH ELEVATION
1/16" = 1'-0"

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Key Plan

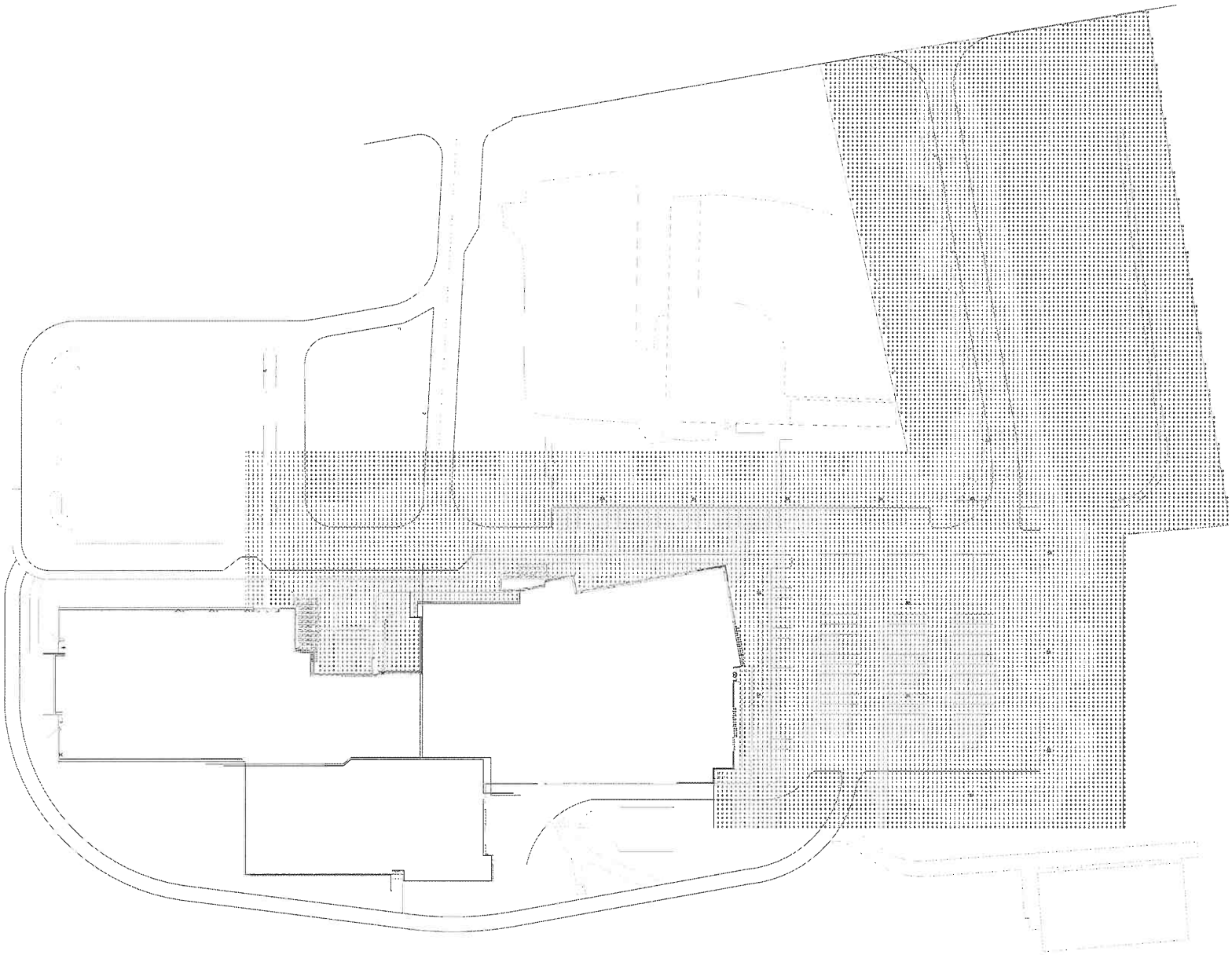
Revision	Description	Date

OPN Project No.
19146000

Issue / Issued Date
PRELIMINARY SITE PLAN REVIEW 03/18/2020

Sheet Title
EXTERIOR ELEVATIONS - COMPOSITE

Sheet Number
A201



1 MEP SITE PLAN
1" = 30'-0"

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Site Plan

Revision | Description | Date

OPN Project No.
19248000

Sheet Name Date
PRELIMINARY SITE PLAN REVIEW 03/18/20

Sheet Name
MEP PHOTOMETRIC SITE PLAN

Sheet Number
ME006

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