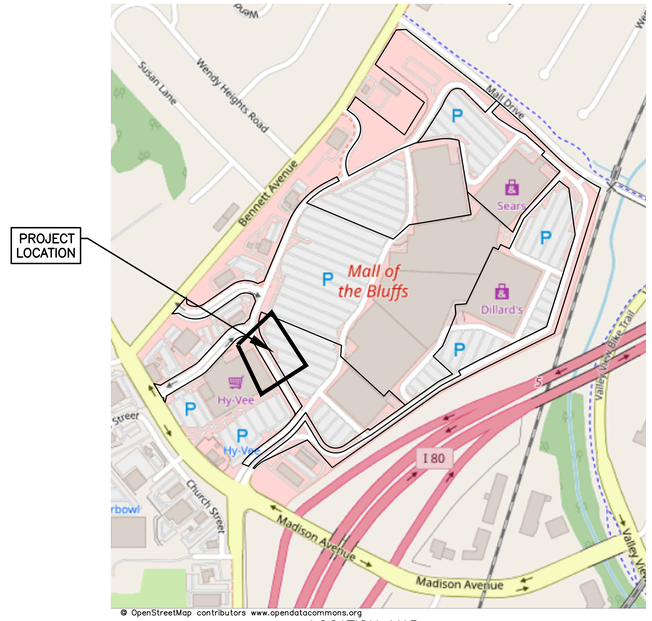
Attachment C

MALL OF THE BLUFFS
HYVEE PARKING LOT ADDITION
SITE PLAN
COUNCIL BLUFFS, IOWA



LOCATION MAP

GENERAL NOTES

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE "IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS DESIGN MANUAL), CURRENT EDITION" AND ANY CITY OF COUNCIL BLUFFS REVISIONS OR AMENDMENTS THERETO SHALL APPLY TO THIS PROJECT.
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7. CONTRACTOR SHALL FENCE CONSTRUCTION AREA. SEE DETAIL, SHEET X OR APPROVED EQUAL.
8. SEE PLAN SHEETS FOR ADDITIONAL NOTES.

INDEX OF SHEETS

SHEET NUMBER	SHEET DESCRIPTION	ORIGNAL DATE	REVISION DATE
1	COVER SHEET	11/23/2021	
2	LEGEND SHEET	11/23/2021	
3	EXISTING CONDITIONS	11/23/2021	
4	ZONING COMPLIANCE PLAN	11/23/2021	
5	GRADING SHEET	11/23/2021	
6	GRADING NOTES AND DETAILS	11/23/2021	
7	STORM SEWER AND UTILITY SHEET	11/23/2021	
8	PAVING SHEET	11/23/2021	
9	DETAILS SHEET	11/23/2021	
10	ELECTRICAL SHEET	10/29/2021	

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LINETYPES

EXISTING

AIR
CABLE
CONDUIT
CONSTRUCTION FENCE
DRAIN TILES
ELECTRIC
FENCE
FENCE BARBED WIRE
FENCE STEEL
FENCE WIRE
FENCE WOOD
FIBER OPTICS
FLOOD PLAIN
FLOW ARROW
FORCE MAIN
GAS
GRAVEL AND DIRT EDGE
IRRIGATION
NON POTABLE WATER
OIL
OIL AND GAS
OVERHEAD POWER
OVERHEAD TELEPHONE
OVERHEAD UTILITY
POWER
RAW WATER
ROOF DRAIN
SANITARY SEWER
STORM SEWER
TELEPHONE
UNDER DRAIN
UNIDENTIFIED UTILITY
UTILITY
WATER
RAILROAD TRACKS
FLOW LINE
BUILDING OVERHANG

RECORD

AIR
CABLE
ELECTRIC
FIBER OPTIC
GAS
SANITARY SEWER
STORM SEWER
TELEPHONE
UNDERGROUND POWER
UTILITY
WATER

CUSTOM

CREEK FLOW LINE
CREEK FLOW DIRECTION
EFF LINE
FEATURE LINE
FLOW LINE
GUARD RAIL
MAIN DRAIN LINE
RECIRCULATION
STREAM
TREE LINE L
TREE LINE R
WATERS EDGE

PROPOSED

AIR
CABLE
CONDUIT
CONSTRUCTION FENCE
DRAIN TILES
FENCE
FENCE BARBED WIRE
FENCE STEEL
FENCE WIRE
FENCE WOOD
FIBER OPTICS
FLOOD PLAIN
FLOW ARROW
FORCE MAIN
GAS
GRAVEL AND DIRT EDGE
IRRIGATION
NON POTABLE WATER
OIL
OIL AND GAS
OVERHEAD POWER
OVERHEAD TELEPHONE
OVERHEAD UTILITY
POWER
RAW WATER
ROOF DRAIN
SANITARY SEWER
STORM SEWER
TELEPHONE
UNDER DRAIN
UNIDENTIFIED UTILITY
UTILITY
WATER
LIMITS OF CONSTRUCTION
LIMITS OF DISTURBED AREA

EROSION CONTORL

EARTH BERM
EARTH DIVERSION
EROSION CONTROL LOG
FENCE
FILL DIVERSION
FLOW ARROW
INTERCEPTOR DIKE
INTERCEPTOR SWALE
LEVEL SPREADER
LEVEL TERRACE
SEDIMENT CONTROL LOG
SILT FENCE
STRAW WATTLE
TEMPORARY DITCH

PAVEMENT

JOINT A
JOINT B
JOINT D
JOINT E
JOINT F
JOINT G
JOINT H
JOINT JLC-K
JOINT JLH-S
FLOW LINE

DRAINAGE

100 YEAR
500 YEAR
100 YEAR EGL
10 YEAR EGL
2 YEAR EGL
5 YEAR EGL
100 YEAR HGL
10 YEAR HGL
2 YEAR HGL
5 YEAR HGL
FLOOD WAY

PARCEL

PROPERTY LINE
PROPOSED LOT LINE
EXISTING LOT LINE
SECTION LINE
EASEMENT

GENERAL ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
BC	BACK OF CURB
BOSW	BACK OF WALK
BP	BOTTOM OF PIPE
BW	BOTTOM OF WALL
C	COMPUTED DIMENSION
CATV	CABLE TELEVISION
CF	CUBIC FOOT
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONTROL POINT
CY	CUBIC YARD
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
GB	GRADE BREAK
HP/LP	HIGH POINT/LOW POINT
HORIZ	HORIZONTAL
IE	INVERT ELEVATION
LF	LINEAR FEET
M	MEASURED DIMENSION
MH	MANHOLE
ME	MATCH EXISTING
N	NORTH
N.T.S.	NOT TO SCALE
OT	OPEN TOP PIPE
P	PLAT DIMENSION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	PINCHED TOP PIPE
PVC	POLYVINYL CHLORIDE
P.V.C.	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
X 1020.12	SPOT ELEVATION
R	RECORD DIMENSION
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SF	SQUARE FEET
SS	SANITARY SEWER
ST	STORM
STA	STATION
STD	STANDARD
SW	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOG	TOP OF GRADE
TOI	TOP OF ISLAND
TP	TOP OF PAVEMENT
TS	TOP OF SLAB
TW	TOP OF WALL
TYP.	TYPICAL
VERT	VERTICAL
W	WEST
WQCV	WATER QUALITY CAPTURE VOLUME
YPC	YELLOW PLASTIC CAP

BLOCKS

EXISTING

SANITARY CLEAN OUT
SANITARY MANHOLE
SEWER WARNING SIGN
SEPTIC TANK
AREA INLET ROUND
AREA INLET SQUARE
GRATE INLET
GRATE INLET W/ HOOD
STORM MANHOLE
STORM PIPE END
4' CURB INLET
CURB INLET LEFT
CURB INLET RIGHT
DOWN SPOUT/ROOF DRAIN
FLARED END SECTION
CONTINUE SYMBOL
CABLE MANHOLE
CABLE WARNING SIGN
CABLE PEDESTAL
CABLE PULLBOX
LIGHT POLE
YARD LIGHT
GROUND LIGHT
BLDG MOUNTED LIGHT
STREET LIGHT
POWER POLE
H STRUCTURE
H STRUCTURE W/ TRANSFORMER
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRIC PULLBOX
ELECTRIC TRANSFORMER
ELECTRIC VAULT
ELECTRIC WARNING SIGN
GUY
FIBER OPTIC MANHOLE
FIBER OPTIC PULL BOX
FIBER OPTIC VAULT
FIBER OPTIC PEDESTAL
FIBER OPTIC WARNING SIGN
FUEL TANK
FUEL CAP
FUEL PUMP

GAS CURB STOP
GAS MANHOLE
GAS METER
GAS VALVE
GAS WARNING SIGN
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TELEPHONE PULLBOX
TELEPHONE WARNING SIGN
UNIDENTIFIED MANHOLE
UNIDENTIFIED UTILITY PEDESTAL
UNIDENTIFIED VALVE
UNIDENTIFIED PULLBOX
WATER CURB STOP
WATER MANHOLE
WATER METER
WATER VALVE
WATER WARNING SIGN
AUTO SPRINKLER BUILDING
FIRE HYDRANT
POST INDICATOR VALVE
YARD HYDRANT
IRRIGATION CONTROL VALVE
IRRIGATION SPRINKLER HEAD
WELL
MONITORING WELL
TABLE
SATELLITE DISH
MAILBOX
MISCELLANEOUS POINT
VENT
TOWER
PROPANE TANK
FLAGPOLE
AIR CONDITIONING UNIT
DRINKING FOUNTAIN
BBQ PIT
BENCH
BOLLARD
BORE HOLE
COLUMN ROUND
COLUMN SQUARE
VACUUM

TREE DECIDUOUS
TREE CONIFEROUS
BUSH
BOULDER
ARROW LEFT
ARROW RIGHT
ARROW STRAIGHT
STRIPING "ONLY"
BICYCLE STRIPING
HANDICAP SYMBOL
TRAFFIC SIGNAL
TRAFFIC SIGNAL PEDESTAL
TRAFFIC SIGNAL PULL BOX
PARKING METER
SIGN
STOP SIGN
YIELD SIGN
RR CROSSING ARM
BENCHMARK
TEMPORARY BENCHMARK
ROW MARKER
CONTROL POINT
MONUMENT FOUND
MONUMENT SET
WITNESS CORNER
COMPUTED CORNER
SECTION CORNER TIE
SECTION CORNER

PROPOSED

CONTOUR
FUTURE CONTOUR
EXISTING CONTOUR
WETLANDS AREA NOT TO BE DISTURBED
FILL AREA
STABILIZED ACCESS ROAD
VEGETATED BUFFER STRIP
RIDGE
FLOW PATH
SPOT ELEVATION
DRAINAGE AREA NAME
DRAINAGE AREA RUNOFF COEFFICIENT
DRAINAGE BASIN DELINEATION
DRAINAGE SUB BASIN DELINEATION
TIME OF CONCENTRATION DRAINAGE PATH
WATTLE
VEHICLE TRACKING PAD
TEMPORARY SEEDING
STRAW HAY BALE
SLOPE PROTECTION
PERMANENT SEEDING
INLET PROTECTION
STORM SEWER
SANITARY SEWER
SANITARY SEWER SERVICE
SANITARY SERVICE RISER
DROP MANHOLE
SLOTTED UNDER DRAIN
WATER
AIR TAP
FIRE HYDRANT
TEE
BEND
REDUCER
VALVE GATE
MANHOLE
FLARED END SECTION
CURB INLET
AREA INLET
GRATE INLET
BIORETENTION GARDEN

PAVEMENT
PC CURB AND GUTER
RETAINING WALL
X" PC CONCRETE SIDEWALK
ASPHALT PAVEMENT
SIDEWALK PAVEMENT
PAVING BARRICADE
BUILDING
PARKING STALL COUNT

TREE CODE, SEE LEGEND FOR GENUS-SPECIES
QUANTITY
SHRUB CODE, SEE LEGEND FOR GENUS-SPECIES
QUANTITY

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SHEET
LEGEND SHEET

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA

811 Know what's below. Call before you dig.

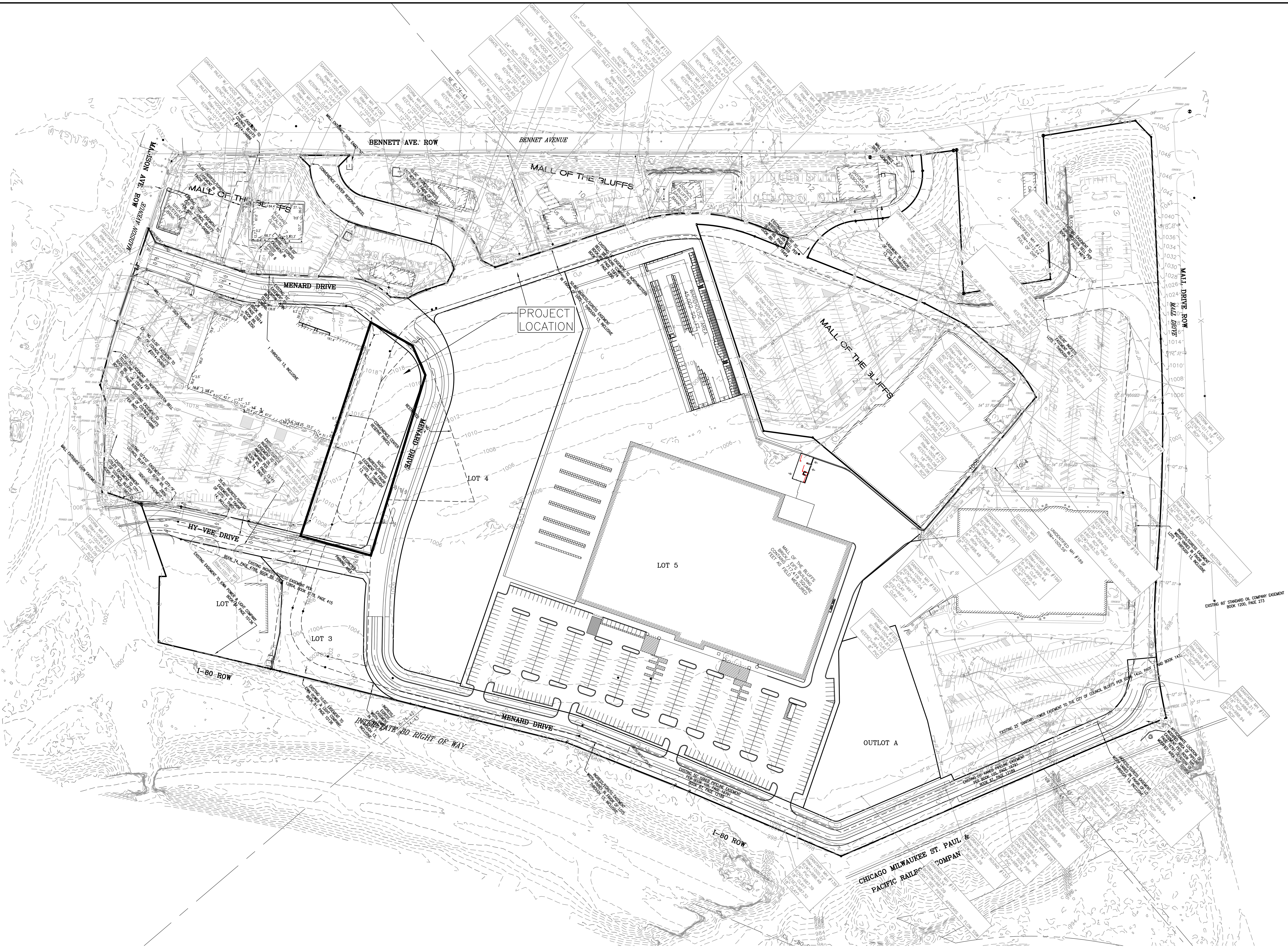
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REVISIONS

DESIGNER / DRAFTER
JOE HOFERER
DATE
11/23/2021
PROJECT NUMBER
0119204
BOOK AND PAGE

SHEET
2 OF 10

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EXISTING CONDITIONS

HYVEE PARKING LOT ADDITION COUNCIL BLUFFS, IOWA

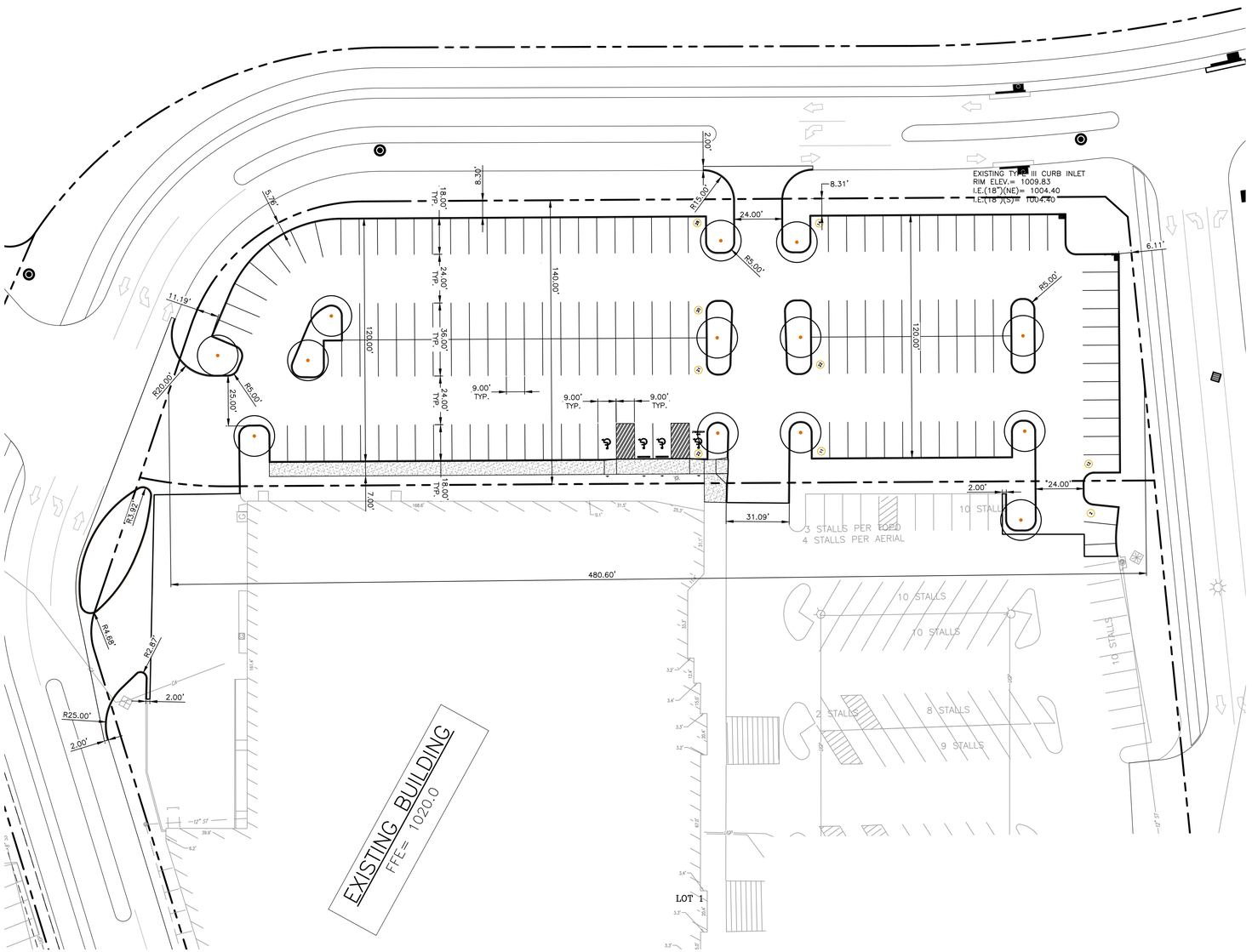
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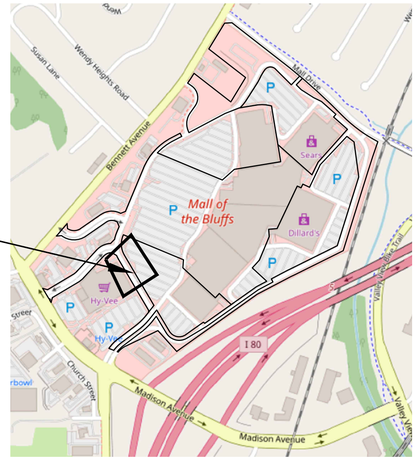
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REVISIONS

DESIGNER / DRAFTER
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DATE
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PROJECT NUMBER
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SHEET





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LEGAL DESCRIPTION: NE 1/4 OF THE NE 1/4, SECTION 6, T74N, R43W, COUNCIL BLUFFS, IOWA
ZONING COMPLIANCE AND SITE PLAN REVIEW
ADDRESS POTTAWATTAMIE COUNTY, IA
APPLICANT WOODSONIA – HYVEE
PHONE NUMBER (402) 513-9003
USE TYPE: COMMERCIAL IMPROVEMENT PARKING LOT ADDITION

ZONING: P–C (SEE SECTION 15.18)
ASSUMED C–2 REQUIREMENTS

[X] PERMITTED USE EXISTING COMMERCIAL
[ ] CONDITIONAL USE
[ ] SPECIAL USE
[ ] AIRPORT USE
[ ] 855 REVIEW

SITE REGULATORS (SEE SECTION 15.15):

	ALLOWED	PROPOSED	COMMENTS
A. SITE AREA	5,000 SF MIN.	1.49 AC (65,002.93 SF)	
B. MINIMUM WIDTH	50 FEET	140.00 FEET	
C. MINIMUM DEPTH	100 FEET	480.60 FEET	
D. SETBACK			
FRONT YARD	15'	N/A	
STREET SIDE YARD	10'	N/A	
INTERIOR SIDE YARD	5'	N/A	
REAR YARD	10'	N/A	
E. HEIGHT	50' MAX	N/A	
F. LOT COVERAGE (% OF TOTAL)	60% MAX	N/A	
G. PARKING REQUIREMENTS (SEE CHAPTER 15.23.060)		152 SPACES	
H. ACCESSIBLE PARKING (SEE SUDAS TABLE 8C–1.02)	2% OF TOTAL = 3 STALLS	4	NEW PARKING ONLY

BUFFERYARD (SEE SECTION 15.23):
ADJACENT ZONING: R–1 NORTH, C–2 SOUTH, P–C EAST AND C–2 WEST
K. LANDSCAPED BUFFER YARD N/A

PARKING LANDSCAPE REQUIREMENTS (SEE SECTION 15.23):

L. STREET SIDE YARD	5'	5.76'	
M. INTERIOR SIDE YARD	5'	N/A'	EXISTING BUILDING
N. INTERIOR LANDSCAPING (%) (% OF PAVED AREA)	10%	12%	EXISTING PARKING LOT

GENERAL NOTES

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ZONING COMPLIANCE PLAN

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA

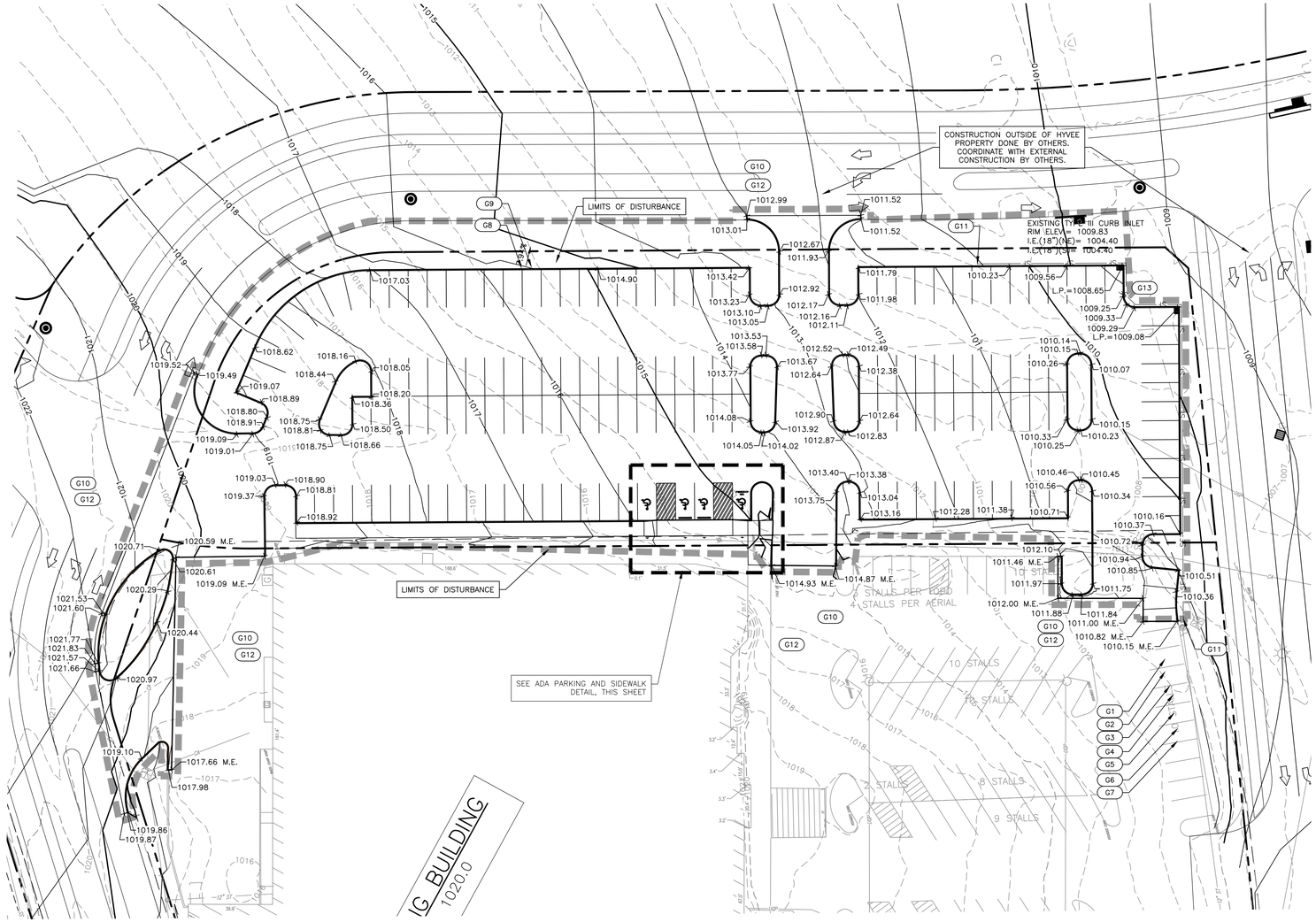
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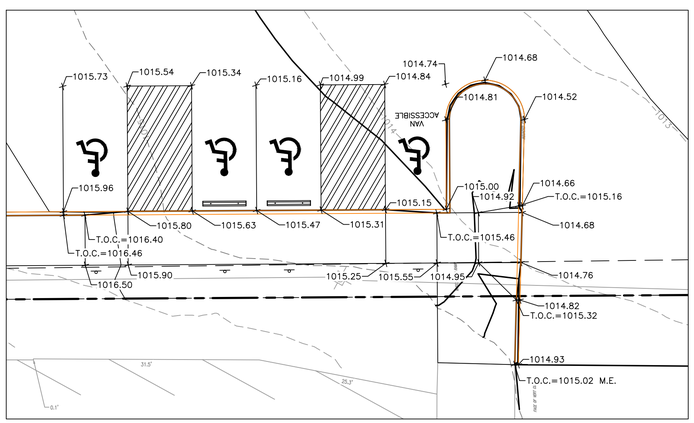
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SHEET
4 OF 10

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ADA PARKING AND SIDEWALK DETAIL
SCALE: 1"=10'

0 10

COMPACTION REQUIREMENTS TABLE

See Geotechnical Engineering Report: Hy-Vee Council Bluffs #2			
Prepared By Dan Thiele	Geotech Engineer Thiele Geotech Inc. 402-556-2171		
Dated July 23rd	Date of Report July 23rd		
Max. Depth Of Lift For Fill (Measured Loose)	8"		
AREA	TEST	COMPACTION	MOISTURE
Upper 5' Utility Trenches	Standard Proctor	95%	-3/+4
Utility Trenches (Depth > 5')	Standard Proctor	95%	-3/+4
PCC Pavement (Upper 12")	Modified Proctor	90%	-3/+4
ACC Pavement (Upper 12")	Modified Proctor	92%	-3/+4
ACC Pavement (Depth > 12")	Standard Proctor	92%	-3/+4
Manhole (Full Depth)	Standard Proctor	95%	-3/+4
Sidewalks (Depth < 6")	Standard Proctor	95%	-3/+4
All Other Fill	Standard Proctor	95%	-3/+4

Notes:

1. Standard Proctor Shall Be Determined In Accordance With ASTM D 698.
2. Modified Proctor Shall Be Determined In Accordance With ASTM D 1557.

NOTE:
SEE THIS SHEET FOR EROSION CONTROL MEASURES TO BE INSTALLED. THESE ARE PROPOSED LOCATIONS. IF THE CONTRACTOR WISHES TO USE ALTERNATE LOCATIONS IT MUST BE APPROVED BY THE ENGINEER.

EROSION CONTROL SUMMARY TABLE

TOTAL AREA OF SITE	– AC.
DISTURBED AREA	1.49 AC.
EROSION CONTROL MEASURES:	SILT FENCE, ROCK ACCESS ROAD, AND SEEDING

ELEVATION NOTES

1. PROPOSED CONTOURS ARE FINISHED GRADE/TOP OF PAVEMENT ELEVATIONS. NOT SUBGRADE ELEVATIONS.
2. PROPOSED PARKING LOT AND SIDEWALK SPOT ELEVATIONS ARE TOP OF SLAB UNLESS NOTED OTHERWISE.

GRADING KEYNOTES:

G1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A STABILIZED CONSTRUCTION ENTRANCE LOCATION PER FIGURE 9040.20 OF THE PROJECT SPECIFICATIONS.

G2. PROPOSED JOB TRAILER LOCATION IF NECESSARY: ALTERNATE LOCATIONS MUST BE APPROVED BY THE ENGINEER AND THE SWPPP SHALL BE MODIFIED TO REFLECT CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR JOB TRAILER.

G3. PROPOSED SANITARY WASTE RECEPTACLE LOCATION IF NECESSARY: ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR SANITARY WASTE RECEPTACLE.

G4. PROPOSED SOLID WASTE RECEPTACLE LOCATION IF NECESSARY: ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR SOLID WASTE RECEPTACLE.

G5. PROPOSED DESIGNATED VEHICLE AND EQUIPMENT FUELING AREA LOCATION IF NECESSARY: ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR VEHICLE AND EQUIPMENT FUELING AREA.

G6. PROPOSED MATERIAL DELIVERY AND STORAGE AREA LOCATION IF NECESSARY: ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. SEPARATE PAYMENT SHALL NOT BE MADE FOR MATERIAL DELIVERY AND STORAGE AREA.

G7. PROPOSED STABILIZED VEHICLE AND EQUIPMENT PARKING AREA IF NECESSARY: ANY ALTERNATE LOCATION MUST BE APPROVED BY THE ENGINEER AND THE SWPPP MODIFIED TO REFLECT THE CHANGE. NOT A PAY ITEM.

G8. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. ALL DISTURBED AREAS SHALL REQUIRE MATTING.

G10. AS REQUIRED THE CONTRACTOR SHALL IMPLEMENT STREET CLEANING/SWEEPING PRACTICES. SEPARATE PAYMENT SHALL NOT BE MADE FOR STREET CLEANING/SWEEPING.

G11. CONTRACTOR SHALL CONSTRUCT, MAINTAIN AND CLEAN OUT SILT FENCE AS SHOWN PER FIGURE 9040.19 OF THE PROJECT SPECIFICATIONS. UPON COMPLETION OF SEEDING, MULCHING AND INSTALLATION OF TEMPORARY ROLLED EROSION CONTROL, CONTRACTOR SHALL REMOVE SILT FENCE.

G12. AS NECESSARY CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES PER SECTION 9040 OF THE PROJECT SPECIFICATIONS. SEPARATE PAYMENT SHALL NOT BE MADE FOR DUST CONTROL.

G13. CONTRACTOR SHALL CONSTRUCT, MAINTAIN AND CLEAN OUT CONCRETE WASHOUT PIT (SEE DETAIL SHEET 6) DURING ALL PAVING OPERATIONS. CONTRACTOR SHALL REMOVAL WASHOUT PIT AT THE CONCLUSION OF PAVING OPERATIONS.

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0 30 60

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
AARON GROTE

GRADING SHEET

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA

811 Know what's **below.** **Call** before you dig.
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH UTILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
JOE HOFERER
DATE
11/23/2021
PROJECT NUMBER
0119204
BOOK AND PAGE

SHEET
5 OF 10

L:\Engineering\0119204 Hall of the Blue\PLOTS\CONSTRUCTION DRAWINGS\PHASE2\0119204-GRD-01.dwg, 12/1/2021 11:16:50 PM, AARON J. GROTE, LAMP RYNEARSON

GRADING PLAN GENERAL NOTES

1. ALL OPERATORS/CONTRACTORS MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF APPLICABLE GOVERNMENT AGENCIES.
2. ALL OPERATORS/CONTRACTORS MUST LOCATE ALL EXISTING UTILITY PRIOR TO THE START OF WORK (ONE CALL 1-800-292-8989).
3. BARRICADES SHALL CONFORM TO SUDAS SPECIFICATIONS, AND/OR THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES'.
4. ALL OPERATORS/CONTRACTORS SHALL BE RESPONSIBLE TO COMPLY WITH OSHA REGULATIONS.
5. ALL OPERATORS/CONTRACTORS MUST CONFIRM WITH THE APPLICANT THAT ANY AND ALL APPLICABLE GOVERNMENTAL APPROVALS HAVE BEEN RECEIVED PRIOR TO THE START OF WORK.
6. THE APPLICANT AND INSPECTOR MUST COMPLY WITH ALL GOVERNMENT REGULATORS IN REGARDS TO THE CONSTRUCTION ACTIVITIES SO AS TO MINIMIZE THE POTENTIAL FOR EROSION.
7. ALL OPERATORS/CONTRACTORS MUST COMPLY WITH THE APPLICANT, INSPECTOR, AND ALL GOVERNMENT REGULATORS IN REGARDS TO THE CONSTRUCTION ACTIVITIES SO AS TO MINIMIZE THE POTENTIAL FOR EROSION AND POLLUTION.
8. EACH OPERATOR/CONTRACTOR MUST MONITOR SILT FENCING, WITHIN THEIR AREAS OF RESPONSIBILITY, AND INSTALL ADDITIONAL SILT FENCING IF NECESSARY AND AS DIRECTED BY THE INSPECTOR.
9. EACH OPERATOR/CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT FROM TEMPORARY SEDIMENT BASINS, BEHIND SILT FENCES, AND ALL OTHER EROSION CONTROL MEASURES THAT STORE SEDIMENT, WITHIN THEIR AREAS OF RESPONSIBILITY, IF NECESSARY AND AS DIRECTED BY THE INSPECTOR.
10. EACH OPERATOR/CONTRACTOR MUST BUILD STABILIZED CONSTRUCTION ENTRANCES, WITHIN THEIR AREAS OF RESPONSIBILITY AND AS DEFINED WITHIN THE SWPPP. EACH OPERATOR/CONTRACTOR MUST MONITOR ALL STABILIZED CONSTRUCTION ENTRANCES, WITHIN THEIR AREAS OF RESPONSIBILITY, AND MAINTAIN THE ENTRANCES AS NEEDED AND DIRECTED BY THE INSPECTOR. OPERATORS/CONTRACTORS SHALL NOT USE ANY OTHER ACCESS TO THE SITE OR ALLOW OTHERS TO USE ALTERNATE ACCESS POINTS.
11. EACH OPERATOR/CONTRACTOR MUST PERFORM PREVENTATIVE MAINTENANCE ON EACH BEST MANAGEMENT PRACTICE (BMP), WITHIN THEIR AREAS OF RESPONSIBILITY, TO ENSURE PROPER FUNCTION. THE INSPECTOR MUST ENSURE PREVENTATIVE MAINTENANCE IS BEING PERFORMED.
12. ALL BMP'S MUST BE KEPT IN WORKING ORDER. EACH OPERATOR/CONTRACTOR MUST REPAIR ALL DAMAGES CAUSED BY POLLUTANT DISCHARGE AND CONSTRUCTION ACTIVITIES, WITHIN THEIR AREAS OF RESPONSIBILITY, AT OR BEFORE THE END OF EACH WORKING DAY AND AS DIRECTED BY THE INSPECTOR.
13. BMP'S MAY NOT BE REMOVED WITHOUT INSPECTOR AND APPLICABLE GOVERNMENTAL APPROVAL.
14. EACH OPERATOR/CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL BMP'S, WITHIN THEIR AREAS OF RESPONSIBILITY.
15. IN THE EVENT OF A RELEASE OF OIL OR HAZARDOUS SUBSTANCE, ALL OPERATORS/CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES FOR NOTIFICATION, CONTAINMENT, INVESTIGATION, REMEDIAL ACTION AND DISPOSAL.
16. THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST ENSURE LEVEL SPREADER AND TEMPORARY EARTH DIVERSION STRUCTURE ARE CONSTRUCTED AS SHOWN WITHIN THE SWPPP AND AS NECESSARY TO PROPERLY CONTROL POLLUTANT DISCHARGE. LEVEL SPREADER AND TEMPORARY EARTH DIVERSION STRUCTURE SHALL BE INSTALLED AT THE END OF EACH WORKING DAY, PRIOR TO ALL RAIN EVENTS, AND AS DIRECTED BY THE INSPECTOR.
17. THE APPLICANT, INSPECTOR, AND/OR OPERATORS/CONTRACTORS SHALL ALLOW ALL GOVERNMENT REGULATORS ACCESS TO THE SITE FOR INSPECTIONS AT ANY TIME, AT THE IMPLEMENTING AGENCY'S DISCRETION.
18. THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST INITIATE STABILIZATION MEASURES, SUCH AS TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING, AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAVE TEMPORARILY OR PERMANENTLY CEASED.
19. FOR DUST CONTROL, THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST USE ANY OF THE FOLLOWING MEASURES OR A COMBINATION IF NECESSARY: ESTABLISHING TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCH IN AREAS SUBJECT TO LITTLE OR NO CONSTRUCTION TRAFFIC; IRRIGATING STRIPPED AREAS AND/OR HAUL ROADS; REDUCING VEHICULAR SPEED ON HAUL ROADS; AND AS DIRECTED BY THE INSPECTOR.
20. THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST ENSURE SEDIMENT THAT HAS BEEN ACCIDENTALLY TRANSPORTED ONTO PUBLIC STREETS IS REMOVED AS NEEDED, AT THE END OF EACH WORKING DAY, AND PRIOR TO ALL RAIN EVENTS. SEDIMENT SHALL BE SHOVELED AND/OR SWEPT FROM THE STREET AND DISPOSED OF IN A MANNER THAT PREVENTS STORMWATER CONTAMINATION.
21. THE APPLICANT, INSPECTOR, AND CONTRACTORS/OPERATORS MUST ADHERE TO ALL GOOD HOUSEKEEPING BMP'S. GOOD HOUSEKEEPING BMP'S FOCUS ON KEEPING THE WORK SITE CLEAN AND ORDERLY WHILE HANDLING MATERIALS AND WASTE IN A MANNER THAT ELIMINATES THE POTENTIAL FOR POLLUTANT RUNOFF. GOOD HOUSEKEEPING BMP'S SUCH AS SANITARY WASTE MANAGEMENT, SOLID WASTE MANAGEMENT, MATERIAL DELIVERY & STORAGE, STREET CLEANING / SWEEPING, AND VEHICLE & EQUIPMENT FUELING MUST BE ADDRESSED WHEN APPLICABLE.
22. THE SWPPP DOCUMENTS ARE ESSENTIAL AND A REQUIREMENT IN ONE PART IS AS BINDING AS THOUGH OCCURRING IN ALL. THE SWPPP DOCUMENTS ARE COMPLEMENTARY. THE DOCUMENTS DESCRIBE AND PROVIDE THE COMPLETE SWPPP. THE APPLICANT, INSPECTOR, AND/OR CONTRACTORS/OPERATORS MAY NOT TAKE ADVANTAGE OF ANY APPARENT SWPPP ERRORS OR OMISSIONS. THE INSPECTOR SHALL NOTIFY THE APPLICANT, DESIGNER, AND CONTRACTORS/OPERATORS PROMPTLY OF ANY OMISSIONS OR ERRORS. THE APPLICANT SHALL INSTRUCT THE DESIGNER TO MAKE ANY CORRECTIONS NECESSARY TO FULFILL THE OVERALL INTENT OF THE SWPPP DOCUMENTS (E.G., GRADING PERMIT MODIFICATION FORM). IN THE CASE OF A DISCREPANCY BETWEEN PARTS OF THE SWPPP DOCUMENTS, THE MOST STRINGENT REQUIREMENT SHALL RULE.
23. IN CONSTRUCTION OF CONTROLLED FILLS, ALL SOILS SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE (SEE SHEET X).
24. NO TREES SHALL BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.
25. DO NOT DISTURB EXISTING VEGETATION OUTSIDE LIMITS OF GRADING.
26. MAINTAIN DRAINAGE IN EXISTING ROAD DITCHES AT ALL ENTRANCES AND FROM ALL CULVERTS DRAINING ONTO THE SITE.
27. TOPSOIL SHALL BE STRIPPED AND STOCKPILED WITHIN THE LIMITS SHOWN ON SHEET 6. DO NOT STRIP MORE AREA THAN IS REQUIRED FOR WORKING SPACE. SEPARATE PAYMENT WILL NOT BE MADE TO STRIP, STOCKPILE AND RE-SPREAD TOPSOIL.
28. THE CONTRACTOR SHALL REDISTRIBUTE TOPSOIL OVER COMPLETED AREAS EXCEPT FOR PAVED AND BUILDING AREAS AS SOON AS POSSIBLE.
29. THE CONTRACTOR IS REFERRED TO THE FOLLOWING "IOWA STATEWIDE URBAN DESIGNS AND SPECIFICATIONS" (SUDAS).

FIGURES:

9040.3	ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLED ON SLOPES
9040.8	TEMPORARY EARTH DIVERSION STRUCTURE
9040.9	LEVEL SPREADER
9040.10	RIP RAP APRON FOR OUTLET ONTO FLAT GROUND
9040.12	TEMPORARY PIPE SLOPE DRAIN
9040.15	SEDIMENT BASIN DEWATERING DEVICE (PERFORATED RISER)
9040.16	ANTI-VORTEX DEVICE
9040.19	SILT FENCE
9040.20	STABILIZED CONSTRUCTION ACCESS

BMP'S MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE HAS BEEN PROVIDED. THE INSPECTOR MUST PERFORM THE INSPECTIONS. THE OPERATOR/CONTRACTOR MUST PERFORM ALL NEEDED MAINTENANCE. FURTHERMORE, ALL EROSION CONTROL FEATURE REQUIRING MAINTENANCE MAY NOT BE LISTED BELOW. THE OPERATOR/CONTRACTOR AND INSPECTOR MUST PERFORM THEIR RESPECTIVE DUTIES ON ALL BMP'S THAT ARE NOT LISTED BELOW AS WELL.

1. CONSTRUCTION ENTRANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
2. SILT FENCE – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (2.1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL; ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY; (2.2) CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING; (2.3) SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY; (2.4) SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER; AND (2.5) ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
3. STORM DRAIN INLET PROTECTION – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (3.1) STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NECESSARY AND (3.2) STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
4. TEMPORARY EARTH DIVERSION STRUCTURE – THE MEASURE SHALL BE INSPECTED AFTER EVERY STORM AND REPAIRS MADE TO THE STRUTURE, FLOW CHANNEL, OUTLET OR SEDIMENT TRAPPING FACILITY, AS NECESSARY. ONCE EVERY TWO WEEKS, WHETHER A STORM EVENT HAS OCCURRED OR NOT, THE MEASURE SHALL BE INSPECTED AND REPAIRS MADE IF NEEDED. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY MUST BE REPAIRED BEFORE THE END OF EACH WORKING DAY.
5. LEVEL SPREADER– SINCE THE PRACTICE IS TEMPORARY AND UNDER MOST SITUATIONS WILL BE COVERED THE NEXT WORKING DAY, THE MAINTENANCE REQUIRED SHOULD BE LOW. IF THE PRACTICE IS TO REMAIN IN USE FOR MORE THAN ONE DAY, AN INSPECTION SHALL BE MADE AT THE END OF EACH WORK DAY AND REPAIRS MADE TO THE MEASURE IF NEEDED. THE OPERATOR/CONTRACTOR SHOULD AVOID THE PLACEMENT OF ANY MATERIAL OVER THE STRUCTURE WHILE IT IS IN USE. CONSTRUCTION TRAFFIC SHOULD NOT BE PERMITTED TO CROSS THE DIVERSION.
6. TEMPORARY SEDIMENT BASIN – THE BASIN EMBANKMENT SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE BASIN SHOULD BE CHECKED AFTER EACH RUNOFF PRODUCING RAINFALL FOR SEDIMENT CLEANOUT AND TRASH REMOVAL. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL, IT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
7. TEMPORARY SEEDING – AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED. CONTROL WEEDS BY MOWING.
8. PERMANENT SEEDING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (8.1) IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANNING; (8.2) NEW SEEDLINGS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY CONDITIONS, OR ON ADVERSE SITES. WATER APPLICATIONS SHALL BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF; (8.3) INSPECT ALL SEEDED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE; [8.3.A] IF STAND IS INADEQUATE FOR EROSION CONTROL, OVER SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED; [8.3.B] IF STAND IS 60% DAMAGED, RE-ESTABLISH FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS; [8.3.C] IF STAND HAS LESS THAN 40% COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER, THE SOIL MUST BE TESTED TO DETERMINE IF ACIDITY OR NUTRIENT IMBALANCES ARE RESPONSIBLE, RE-ESTABLISH THE STAND FOLLOWING SEEDBED AND SEEDING RECOMMENDATIONS.
9. MULCHING – ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.
10. SOIL STABILIZATION BLANKETS & MATTING – ALL SOIL STABILIZATION BLANKETS AND MATTING SHOULD BE INSPECTED PERIODICALLY FOLLOWING INSTALLATION, PARTICULARLY AFTER RAINSTORMS TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, REINSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. CONTINUE TO MONITOR THESE AREAS UNTIL WHICH TIME THEY BECOME PERMANENTLY STABILIZED; AT THAT TIME AN ANNUAL INSPECTIONS SHOULD BE ADEQUATE.
11. STREET CLEANING / SWEEPING – THE MAINTENANCE MEASURES ARE AS FOLLOWS: (11.1) EVALUATE ACCESS POINTS DAILY FOR SEDIMENT TRACKING; (11.2) WHEN TRACKED OR SPILLED SEDIMENT IS FOUND ON PAVED SURFACES, IT WILL BE REMOVED DAILY, DURING TIMES OF HEAVY TRACK-OUT, SUCH AS DURING RAINS, CLEANING MAY BE DONE SEVERAL TIMES THROUGHOUT THE DAY; (11.3) UNKNOWN SPILLS OR OBJECTS WILL NOT BE MIXED WITH THE SEDIMENT; AND (11.4) IF SEDIMENT IS MIXED WITH OTHER POLLUTANTS, IT WILL BE DISPOSED OF PROPERLY AT AN AUTHORIZED LANDFILL.

CONSTRUCTION ACTIVITIES & SCHEDULE

ACTIVITY	SCHEDULE
INSTALL ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SEDIMENT BASINS, RISER PIPES, OUTLET PIPES, SEDIMENT TRAPS, SILT FENCE, DIVERSIONS, TERRACES AND ETCETERA.	PRIOR TO ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH STRIPPING OF EXISTING VEGETATION AND GRADING IN ACCORDANCE WITH THE GRADING PLAN, WHILE DISTURBING NO MORE THAN NECESSARY.	AFTER INSTALLING ALL BMP'S NEEDED AND ASSOCIATED WITH THE GRADING PHASE. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE START OF ANY STRIPPING OF EXISTING VEGETATION OR GRADING.
PROCEED WITH INFRASTRUCTURE INSTALLATION.	INFRASTRUCTURE INSTALLATION MUST OCCUR PRIOR TO ANY LOT DEVELOPMENT.
IMPLEMENT THE INSTALLATION OF TEMPORARY SEEDING, PERMANENT SEEDING, AND/OR MULCHING.	STABILIZATION MEASURES MUST BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
IMPLEMENT THE INSTALLATION ALL BMP'S NEEDED AND ASSOCIATED WITH THE BUILDING PHASE.	BUILDING PHASE BMP'S MUST BE INSTALLED CONCURRENTLY WITH LOT DEVELOPMENT.
PROCEED WITH REMOVAL OF BMP'S.	UNLESS STATED IN PLANS OR SPECIFICATIONS, BMP'S MAY NOT BE REMOVED UNTIL EACH IMPACTED DRAINAGE BASIN HAS BEEN FULLY DEVELOPED. FULL DEVELOPMENT SHALL MEAN INSTALLATION OF PAVEMENT, BUILDINGS, AND UTILITIES, LANDSCAPING, AND FULLY ESTABLISHED PERMANENT SEEDING. FURTHERMORE, INSPECTOR APPROVAL MUST BE OBTAINED BEFORE THE REMOVAL OF ANY BMP'S.

THIS WORK SHALL BE PERFORMED UNDER THE AUTHORIZATION OF THE EXISTING NPDES PERMIT DNR AUTHORIZATION NUMBER IA-XXXXX-XXXX. WEEKLY AND RAINFALL EVENT INSPECTIONS WILL BE CONDUCTED BY LAMP RYNEARSON UNDER THE AUTHORITY OF THE EXISTING PERMIT HOLDER.

SITE INFORMATION

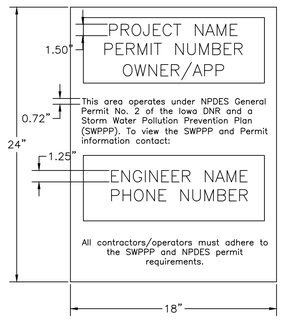
XXXXX ESTIMATED START DATE		COUNCIL BLUFFS #XXXXXXXX COUNCIL BLUFFS PROJECT NUMBER	IA-XXXXX-XXXX DNR NOI NUMBER
HYVEE PARKING LOT PROJECT NAME		1745 MADISON AVE STE 1 ADDRESS	
N/A SUBDIVISION NAME	N/A S&ID #	COUNCIL BLUFFS CITY	POTTAWATTAMIE COUNTY
41.223965 LATITUDE	-95.824768 LONGITUDE	IA STATE	51503 ZIP CODE

TOTAL SITE AREA (ACRES)	1.49	ESTIMATED PERMIT DURATION (MONTHS)	18
DISTURBED AREA (ACRES)	1.49	CUT VOLUME (YD^3)	75
UNDISTURBED AREA (ACRES)	0	FILL VOLUME (YD^3)	4890

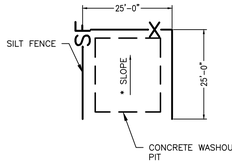
*CONTRACTOR TO PERFORM GRADING QUANTITY TAKE OFF

BMP RESPONSIBILITY TABLE

MAJOR ACTIVITY	CONTROL MEASURES	TIMING	RESPONSIBLE PARTY
GRADING	ROCK ACCESS ROAD	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	SILT BASINS	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	SILT FENCE	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	TRASH CONTAINERS	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	RESTROOM FACILITIES	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	FUEL CONTAINMENT	PRIOR TO STRIPPING	GENERAL CONTRACTOR
	AREA CLEANUP OF ANY TRACKED MUD/DIRT FROM ADJACENT STREETS	DAILY	GENERAL CONTRACTOR
	USE OF WATER TRUCK TO CONTROL WINDBLOWN DUST	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
SEWERS	CONTINUE TO UTILIZE AND MAINTAIN ITEMS LISTED UNDER GRADING CONTROL MEASURES	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
PAVING	CONTINUE TO UTILIZE AND MAINTAIN ITEMS LISTED UNDER GRADING CONTROL MEASURES	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
	CLEAN ONSITE PAVEMENT TO REMOVE MUD AND DIRT	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
WATER, POWER, GAS AND UTILITIES	CONTINUE TO UTILIZE AND MAINTAIN ITEMS LISTED UNDER GRADING, SEWERS AND PAVING	AS OFTEN AS NEEDED AND AS RECOMMENDED BY INSPECTOR	GENERAL CONTRACTOR
BUILDING CONSTRUCTION	CLEAN ONSITE PAVEMENT TO REMOVE MUD/DIRT FROM ADJACENT STREETS	PRIOR TO DISTURBANCE OF LOT	GENERAL CONTRACTOR
	PERIODIC STREET SWEEPING TO MANAGE SEDIMENTATION	AS OFTEN AS NEEDED TO PREVENT MIGRATION OF SEDIMENT	GENERAL CONTRACTOR



SWPPP NOTIFICATION SIGN DETAIL
No Scale



CONCRETE WASHOUT DETAIL
NO SCALE

NOTES:
1. THE CONCRETE WASHOUT PIT WILL NEED TO BE RELOCATED AS THE CONCENTRATED WORK AREAS OF THE SITE CHANGE.
2. THE CONCRETE WASHOUT PIT NEEDS TO BE DESIGNATED VIA MOUNTED SIGN OR BY MARKING THE EXTERIOR OF THE SILT FENCE PERIMETER.

* THE LOCATION OF THE CONCRETE WASH OUT PIT WILL BE SUCH THAT WATER AND SEDIMENT WILL NOT FLOW AWAY FROM THE DESIGNATED CONCRETE WASHOUT AREA.

IOWA ONE CALL SM
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www.iowaonecall.com

COUNCIL BLUFFS #XXXXXXX

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PRELIMINARY

NOT RELEASED FOR CONSTRUCTION
AARON GROTE

GRADING NOTES AND DETAILS

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA

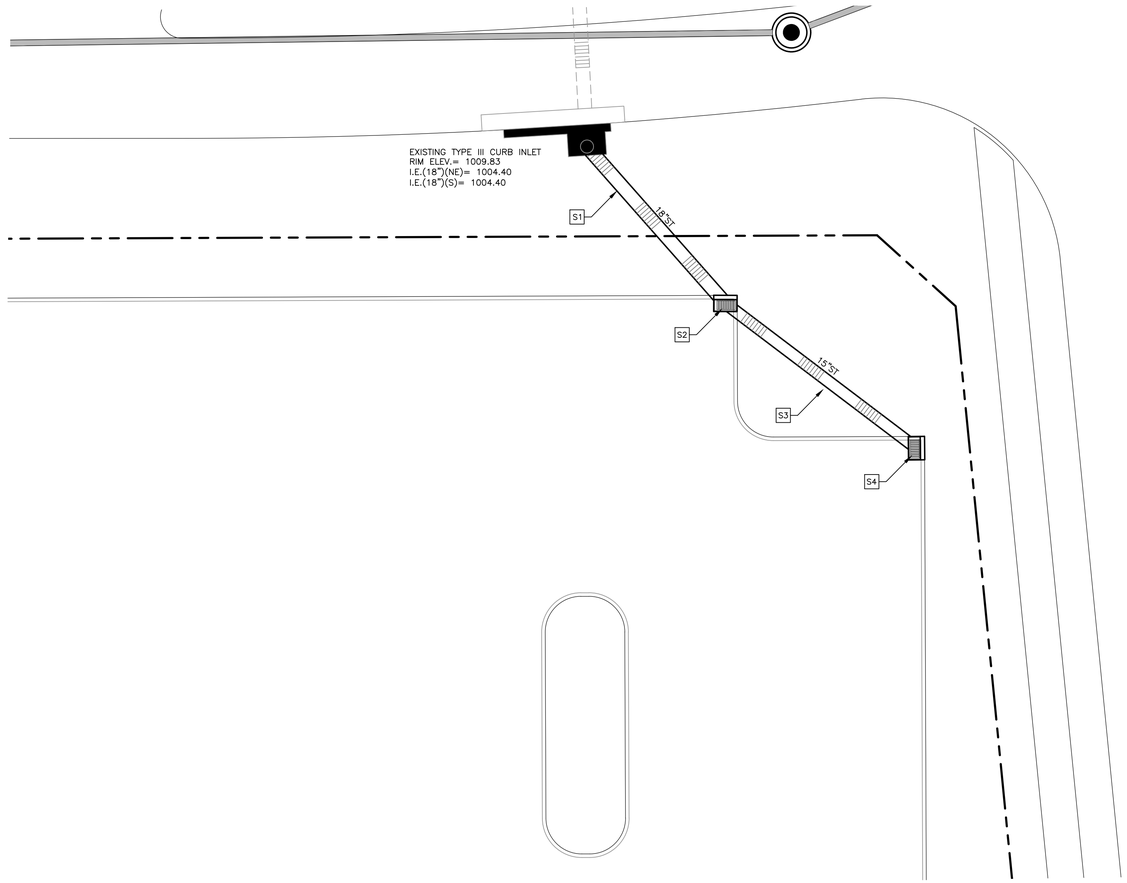
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REVISIONS

DESIGNER / DRAFTER
JOE HOFERER
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SHEET
6 OF 10

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STORM SEWER KEYNOTES

S1 CONSTRUCT 29.24 LF 18" STORM SEWER @ 0.92% WITH PIPE BEDDING

S2 CONSTRUCT 30" NYLOPLAST DRAIN BASIN WITH 2'x3' HOODED CURB INLET
RIM ELEV.= 1008.71
I.E.(15")(S)= 1004.92
I.E.(18")(N)= 1004.67
SUMP ELEV.= 1001.67

S3 CONSTRUCT 33.50 LF 15" STORM SEWER @ 1.42% WITH PIPE BEDDING

S4 CONSTRUCT 30" NYLOPLAST DRAIN BASIN WITH 2'x3' HOODED CURB INLET
RIM ELEV.= 1009.10
I.E.(15")(N)= 1005.40
SUMP ELEV.= 1002.40

STORM SEWER NOTES

1. INLETS AND MANHOLES SHALL BE LOCATED IN ACCORDANCE WITH THE COORDINATES SHOWN. THE LENGTHS OF PIPES MAY VARY ACCORDINGLY. PIPE LENGTHS ARE MEASURED FROM CENTER TO CENTER OF INLETS OR PIPE CONNECTIONS ABOVE THE CENTERLINE OF THE PIPE.
2. THE CONTRACTOR IS REFERRED TO THE FOLLOWING SUDAS FIGURES:

   3010.101– TRENCH BEDDING AND BACKFILL ZONES
   3010.102– RIGID GRAVITY PIPE TRENCH BEDDING
   4020.211– SPECIAL PIPE CONNECTION FOR STORM SEWER
   4030.221– RCP APRON SECTION FOOTING
   4030.224– CONCRETE PIPE APRON GUARD
   6010.401– CIRCULAR STORM SEWER MANHOLE
   6010.602– CASTINGS FOR STORM SEWER MANHOLES

3. TRENCH BACKFILL SHALL BE COMPACTED AS SHOWN IN THE COMPACTION REQUIREMENTS TABLE (SEE SHEET 5) OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
4. THE CONTRACTOR INSTALLING SEWER SHALL HOLD A VALID SEWER LAYER'S LICENSE AND SHALL OBTAIN ALL REQUIRED PERMITS. PERMITTING FEES SHALL BE PAID BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

POWER NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH OWNER AND MID AMERICAN GENERAL WIRING AND METERING SPECIFICATIONS.

TELEPHONE SERVICE NOTES

1. COORDINATE WITH OWNER AND FUTURE TECHNOLOGIES TO PROVIDE COMMUNICATION LINES AS REQUIRED.

CABLE TV

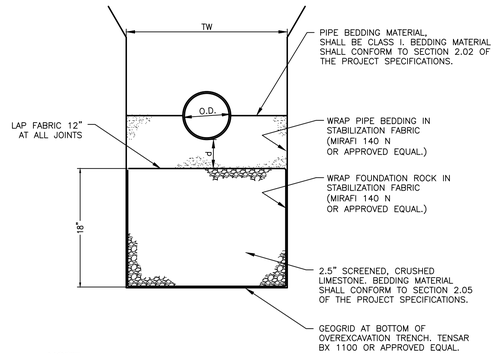
1. COORDINATE WITH OWNER AND FUTURE TECHNOLOGIES TO PROVIDE SERVICE AS REQUIRED.

GAS SERVICE NOTES

1. GAS SERVICE WILL BE CONSTRUCTED FROM THE EXISTING SERVICE TO BUILDING BY MID AMERICAN ENERGY.
2. MID AMERICAN ENERGY WILL PROVIDE THE METER.
3. INTERIOR GAS LINE AND APPURTENANCES SHALL BE TESTED IN THE PRESENCE OF A MID AMERICAN ENERGY OFFICIAL. CALL MID AMERICAN ENERGY CUSTOMER SERVICE (888) 427–5632 TO SET AN APPOINTMENT.

WATER MAIN NOTES

1. ALL SITE WORK SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS (SUDAS) FOR PUBLIC WORKS CONSTRUCTION, (SPECIFICALLY, CHAPTER 4– WATER MAINS AND DIVISION 5 – WATER MAINS AND APPURTENANCES.), AWWA STANDARDS, AND ANY REVISIONS OR AMENDMENTS BY THE CITY OF COUNCIL BLUFFS.
2. THE CONTRACTOR SHALL CONSTRUCT WATER SERVICE FROM EXISTING MAINS TO THE BUILDING. CONTRACTOR SHALL VERIFY BUILDING CONNECTION LOCATIONS IN ARCHITECTURAL AND MECHANICAL PLANS.
3. THE CONTRACTOR SHALL PROVIDE VALVE BOX AND WATER METER (IF REQUIRED)
4. THE MINIMUM DEPTH FOR COVER OF WATER LINES SHALL BE 6 FEET.
5. COORDINATE SHUTDOWN FOR WATER MAIN RELOCATION WITH CITY OF COUNCIL BLUFFS (712–328–1006) AND PERFORM DURING NON–PEAK HOURS, NIGHT–TIME IF REQUIRED.
6. ALL WATER SERVICES MUST BE INSTALLED BY A LICENSED PLUMBER.
7. INSTALL VINYL IDENTIFICATION AT 2'–0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
8. INSTALL TRACER SYSTEM ON ALL WATER MAINS AS PER STANDARD ROAD PLAN WM–102.
9. PROVIDE THRUST BLOCKS ON ALL WATER MAINS AT FITTINGS. AS PER STANDARD ROAD PLAN WM–101.
10. PROVIDE ADDITIONAL BENDS AS REQUIRED TO ACHIEVE PROPOSED WATER MAIN ALIGNMENT AT CROSSING CONFLICTS.



NOTE:

1. CRUSHED ROCK FOR TRENCH STABILIZATION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2.05 OF THE PROJECT SPECIFICATION EXCEPT THAT THE GRADATION SHALL BE AS FOLLOWS:

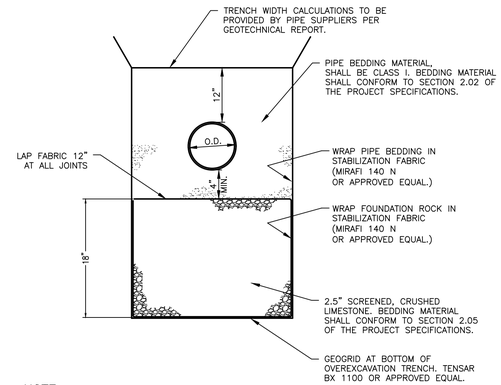
OD = OUTSIDE DIAMETER OF PIPE

OS = OUTSIDE SPAN OF PIPE

d = DEPTH OF BEDDING MATERIAL BELOW PIPE: OD/8 OR OS/8, OR 4" (WHICHEVER IS GREATER)

TW = TRENCH WIDTH AT TOP OF PIPE: MIN. = OD + 18 INCHES, MAX. = 1.25*OD + 12" INCHES OR 54" (WHICHEVER IS GREATER)

RCP AND VCP TRENCH STABILIZATION SECTION DETAIL
NO SCALE



NOTE:

1. CRUSHED ROCK FOR TRENCH STABILIZATION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2.05 OF THE PROJECT SPECIFICATION EXCEPT THAT THE GRADATION SHALL BE AS FOLLOWS:

DIP, HDPE, PPE, AND PVC TRENCH STABILIZATION SECTION DETAIL
NO SCALE

UTILITY CONTACTS

SANITARY SEWER:	COUNCIL BLUFFS SEWER DEPARTMENT	712–328–4641
POWER:	MID–AMERICAN ENERGY	888–427–5632
TELEPHONE:	ROBERT KNAPP CENTURY LINK	402–572–5824
CABLE TV:	GREG SORGENFIN COX COMMUNICATIONS	402–934–0444
WATER:	COUNCIL BLUFFS WATER WORKS	712–328–1006
GAS:	BARB HAWKINS BLACK HILLS ENERGY	712–325–3015
PRIVATE		
LEWIS CENTRAL COMMUNITY SCHOOLS		712–366–8202

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AARON GROTE

STORM SEWER AND UTILITY SHEET

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA

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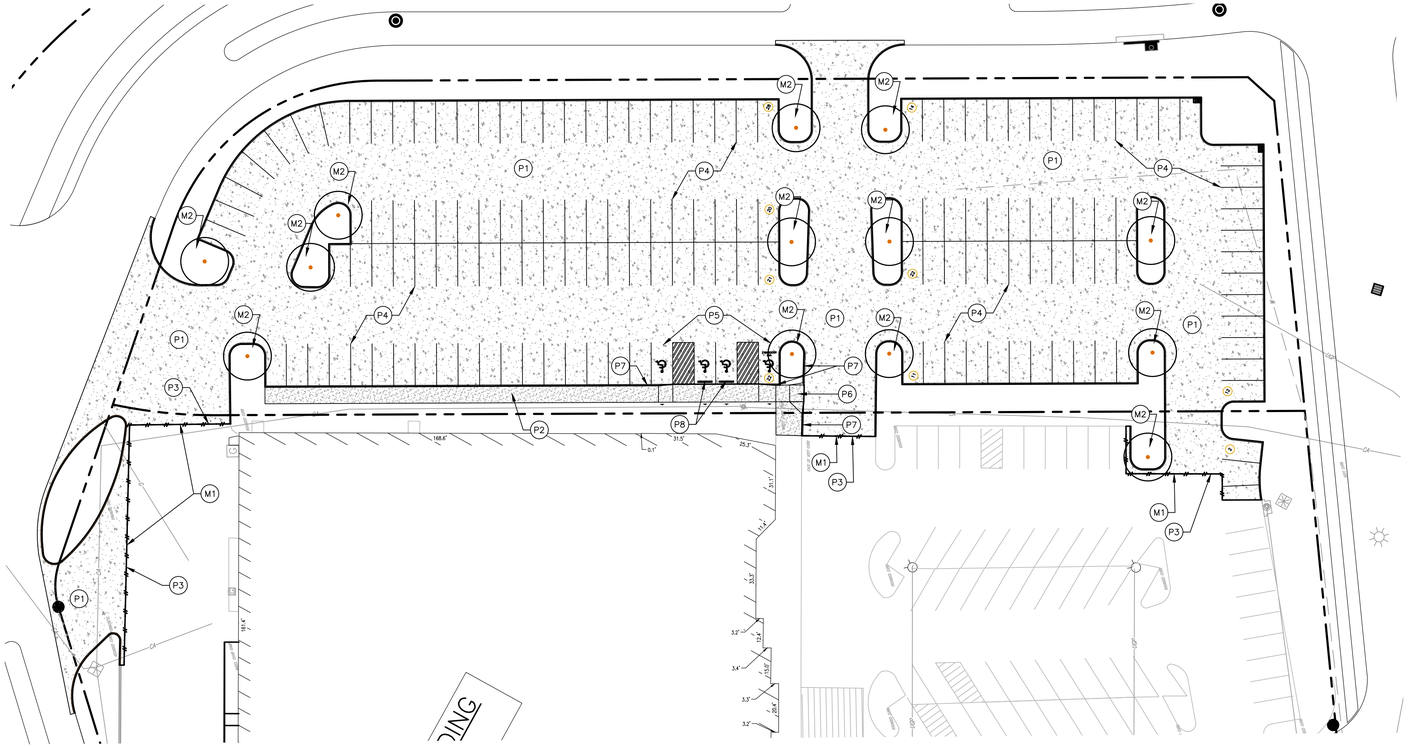
ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
JOE HOFERER
DATE
11/23/2021
PROJECT NUMBER
0119204
BOOK AND PAGE

SHEET
7 OF 10

L:\Engineering\0119204 Mall of the Bluffs\DRAWINGS\CONSTRUCTION DRAWINGS\XR-VES\0119204-SITE-01.dwg, 11/23/2021 11:15:53 AM, AARON.J.GROTE, LAMP RYNEARSON



PAVING KEYNOTES

P1. CONSTRUCT 7" PAVEMENT WITH INTEGRAL CURB AND GUTTER. CURB SHALL BE 6" STANDARD CURB, PER STANDARD ROAD PLAN PV-102 UNLESS OTHERWISE SPECIFIED.

P2. CONSTRUCT 5" THICK PCC SIDEWALK.

P3. CONSTRUCT 1'-6" #5 EPOXY COATED TIE BARS AT 4' CENTERS. DRILL EXISTING CONCRETE PAVEMENT AND GROUT IN PLACE WITH NON-SHRINK GROUT.

P4. CONSTRUCT PAVEMENT PARKING STRIPING, 4" YELLOW - TYP.

P5. CONSTRUCT ACCESSIBLE STRIPING, SIGN, AND SYMBOL. SEE DETAIL, SHEET 9.

P6. CONSTRUCT DETECTABLE WARNING PANEL PER SUDAS STANDARD SPECIFICATION SECTION 7030 & FIGURE 7030.210.

P7. CONSTRUCT CURB TAPER FROM 6" TO 0".

P8. CONSTRUCT PRECAST CONCRETE WHEEL STOP. SEE DETAIL, SHEET 9.

MISCELLANEOUS KEYNOTES

M1. SAWCUT EXISTING PAVEMENT, FULL DEPTH.

M2. CONTRACTOR TO FURNISH AND INSTALL 3" MINIMUM CALIPER TREES AT LOCATION INDICATED ON PLANS. COORDINATE TREE SPECIES WITH OWNER.

PORTLAND CEMENT CONCRETE (PCC) PAVING NOTES

1. ALL PAVING ELEVATIONS ARE AT TOP OF SLAB UNLESS NOTED OTHERWISE.
2. CURBS SHALL BE IN ACCORDANCE WITH IOWA STANDARD URBAN DESIGN AND SPECIFICATIONS DIVISION 7 AND CHAPTER 5.
3. PAVEMENT SUBGRADE TO A DEPTH OF 12 INCHES AND TO A WIDTH OF 4 FEET OUTSIDE PAVEMENT EDGES SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE (SEE SHEET 5).
4. BACKFILL BEHIND CURBS SHALL BE COMPACTED TO A MINIMUM IN-PLACE DENSITY OF 90% OF "MAXIMUM DENSITY" AS DETERMINED IN ACCORDANCE WITH ASTM D 1557 (90% MODIFIED PROCTOR).
5. THE CONTRACTOR SHALL CONTACT THE SOILS ENGINEER TO OBSERVE THE SUBGRADE PRIOR TO PLACING PAVEMENT TO DELINEATE ANY AREAS WHERE SUBGRADE OVEREXCAVATION MAY BE REQUIRED.
6. THE CONTRACTOR IS REFERRED TO THE FOLLOWING SUDAS STANDARD PLATES:

6010.507	OPEN THROAT CURB INTAKE
7010.101	CONCRETE PAVEMENT JOINTS
7010.102	CONCRETE CURBS
7010.906	CONCRETE MEDIANS
7010.902	CONCRETE PAVEMENT WIDENING
7030.102	CONCRETE DRIVEWAY

7. CONCRETE FOR PAVING SHALL BE PROPORTIONED USING PORTLAND CEMENT MEETING THE REQUIREMENTS OF ASTM C-150, TYPE I. UNLESS OTHERWISE NOTED ON THESE PLANS, CONCRETE FOR PAVEMENT AND DRIVEWAYS SHALL BE L65 AIR-ENTRAINED. CONCRETE FOR PAVEMENT TO BE PLACED USING HAND-FINISHING METHODS SHALL BE L65 AIR-ENTRAINED.
8. CONCRETE PAVEMENT SHALL BE CURED USING A LIQUID-MEMBRANE FORMING COMPOUND AT THE CONCENTRATIONS AND APPLICATION RATES RECOMMENDED BY THE MANUFACTURER.
9. WATER-REDUCING ADMIXTURE SHALL BE ADDED TO ALL HAND-PLACED AND FINISHED CONCRETE.
10. JOINT PATTERNS
    A. THE MAXIMUM PANEL DIMENSION IN FEET IS EQUAL TO THE LESSER OF TWICE THE PAVEMENT THICKNESS IN INCHES OR FIFTEEN FEET.
    B. THE RATIO OF PANEL LENGTH TO WIDTH SHOULD NOT EXCEED 1.25:1.
    C. THE OUTER PARKING LOT JOINT SHALL BE REINFORCED TO FORM A RING. SEE DETAIL, SHEET 5.
11. PAVEMENT REMOVAL AND REPLACEMENT TO BE MADE TO TRANSVERSE JOINTS. JOINT TO BE RE-SAWED FULL DEPTH PRIOR TO REMOVAL. NEW PAVEMENT TO BE TIED TO THE EXISTING USING BT AND RT JOINTS AS PER SUDAS SECTION 7010. SEE FIGURE 7010.101. PCC FOR ALL ROADWAY PATCHING TO BE A C-4 MIX. PATCHES TO MATCH THE THICKNESS OF THE EXISTING PAVEMENT OR A MIINIMUM THICKNESS OF 6", WHICHEVER IS GREATER. JOINTS IN NEW PAVING TO MATCH EXISTING PATTERN.

SIDEWALK NOTES

1. ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH IOWA STANDARD URBAN DESIGN AND SPECIFICATIONS DIVISION 7 AND CHAPTER 12.
2. SIDEWALK SUBGRADE TO A DEPTH OF 6 INCHES AND TO A WIDTH OF 6 INCHES OUTSIDE OF SIDEWALK EDGES SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE. (SEE SHEET 5)
3. BACKFILL SHALL BE COMPACTED AS SPECIFIED IN THE COMPACTION REQUIREMENTS TABLE. (SEE SHEET 5)
4. THE CONTRACTOR IS REFERRED TO THE FOLLOWING SUDAS STANDARD PLATES:

7030.201	SIDEWALK CONSTRUCTION
7030.209	CONCRETE CURB RAMP

NOTE:
CONTRACTOR TO POTHOLE AND VERIFY EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO INSTALLING FENCE POSTS TO AVOID CONFLICTS. COORDINATE WITH OWNER IF CONFLICTS ARE ENCOUNTERED TO DETERMINE FENCE ALIGNMENT.

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PAVING SHEET

HYVEE PARKING LOT ADDITION
COUNCIL BLUFFS, IOWA

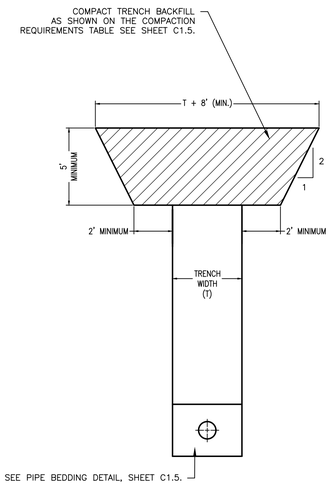
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REVISIONS

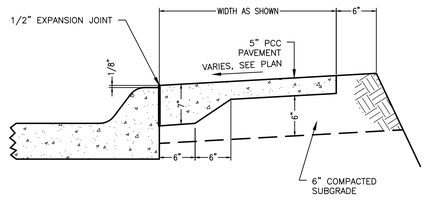
DESIGNER / DRAFTER
JOE HOFERER
DATE
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BOOK AND PAGE

SHEET
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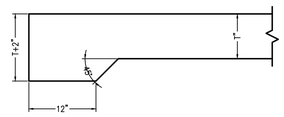
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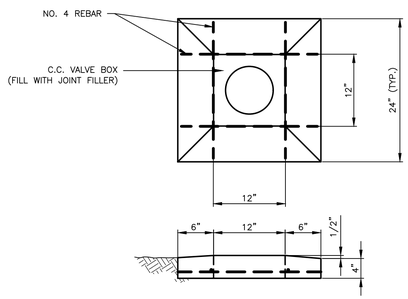
TRENCH BACKFILL DETAIL
NO SCALE



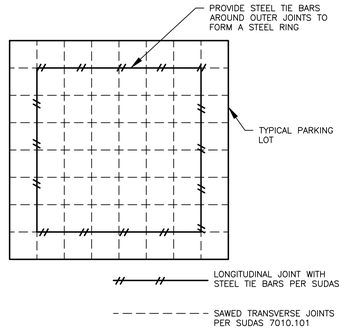
TYPICAL SIDEWALK DETAIL
NO SCALE



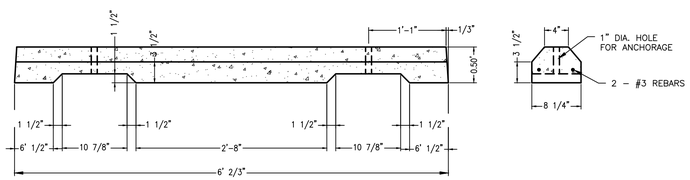
PORTLAND CEMENT CONCRETE (PCC) THICKENED EDGE DETAIL
NO SCALE



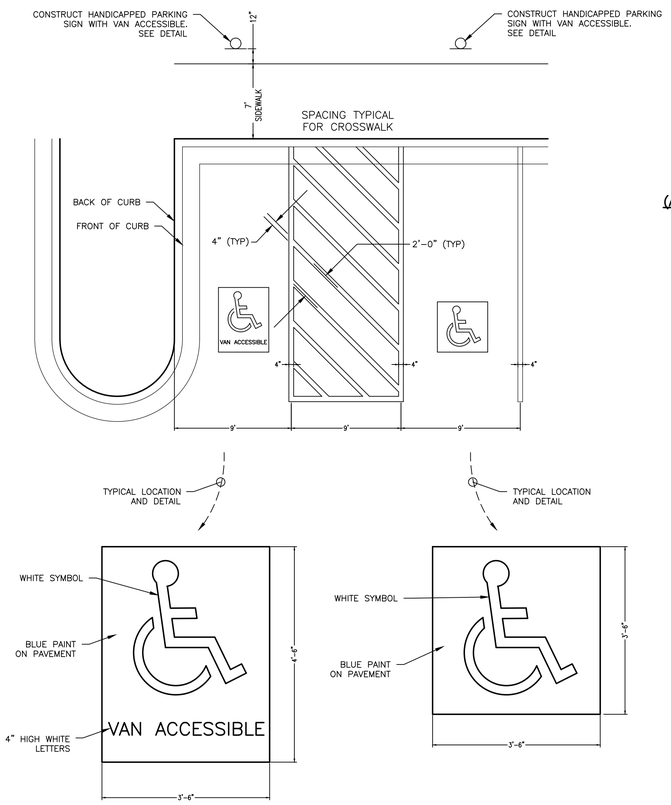
CONCRETE VALVE RISER PAD
REQUIRED FOR ALL VALVE BOXES
NO SCALE



TYPICAL PARKING LOT JOINT LAYOUT AND REINFORCING DETAIL
NO SCALE



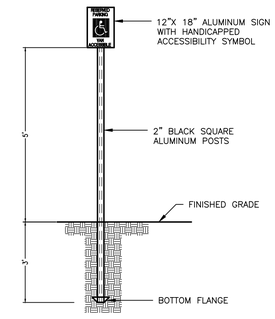
PRECAST CONCRETE WHEEL STOP
NO SCALE



TYPICAL HANDICAP STRIPING DETAILS
NO SCALE



TYPICAL HANDICAP SIGNS
(ALL SIGNS SHALL BE R7-8A, 12" X 18")
NO SCALE



SIGN DETAILS
NO SCALE

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DETAILS SHEET

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COUNCIL BLUFFS, IOWA

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