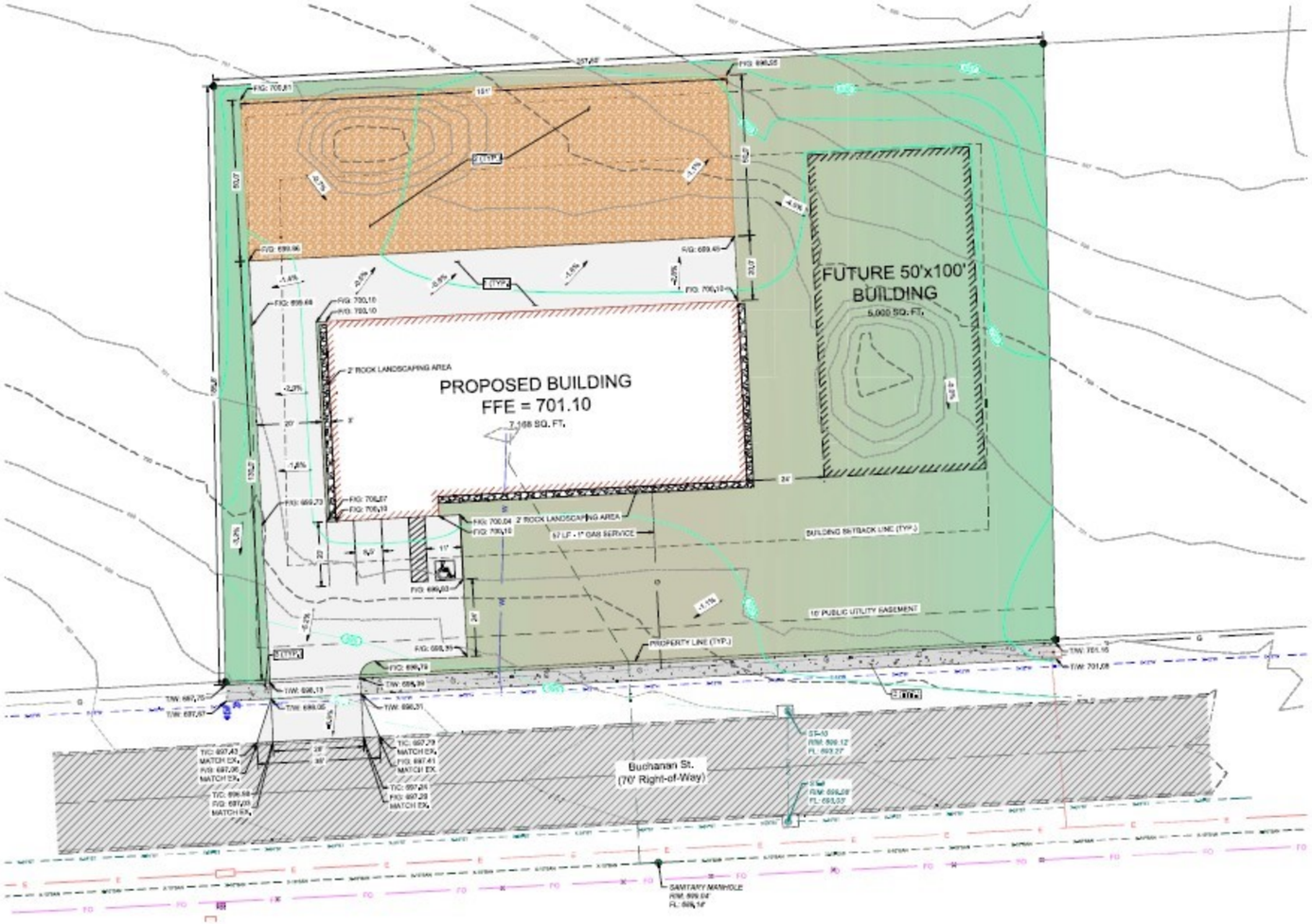

GENERAL SITE NOTES:

1.) DIMENSIONS AND RADII ARE REFERENCED TO THE BACK OF CURB OR EDGE OF PAVING, UNLESS OTHERWISE NOTED.

2.) ALL DIMENSIONS TO BUILDING ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURE'S FACADE.

3.) BUILDING DIMENSIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLAN SET FOR EXACT BUILDING DIMENSIONS.

4.) ALL PROJECT COMPONENTS THAT FALL WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO LOCAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.

5.) ALL PROPOSED HANDICAP RAMPS, PARKING AREAS, AND ACCESSIBLE ROUTES SHALL STRICTLY COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE ADA ACCESSIBILITY GUIDELINES (ADAAG).

6.) ALL ADA ACCESSIBLE ROUTES SHALL HAVE DETECTABLE WARNINGS INSTALLED AS REQUIRED BY THE ADAAG. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH CONTRAST VISUALLY WITH THE ADJOINING SURFACES.

7.) CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT TO PROVIDE A CLEAN, STRAIGHT JOINT AND ENSURE POSITIVE DRAINAGE.

8.) ALL CONCRETE PAVEMENT SHALL HAVE JOINTS IN ACCORDANCE WITH ACI 330R-08, SECTION 3.7 AND APPENDIX C. CONTRACTION JOINTS SHALL BE 1/4 OF THE SLAB THICKNESS. ISOLATION JOINTS SHALL BE PLACED BETWEEN PAVEMENT AND FOUNDATIONS, INLETS, AND OTHER FIXED STRUCTURES. CONTRACTION JOINTS SHALL BE TOOL FINISHED AND SPACED AS FOLLOWS:

CURBING: 10'-0" (MAX) SPACING
SIDEWALKS: 5'-0" (MAX) SPACING
VEHICULAR TRAFFIC AREAS: 24 X CONCRETE
PAVEMENT THICKNESS (FEET), 15'-0" (MAX) SPACING.

REFER TO LOCAL SPECIFICATIONS FOR WORK WITHIN PUBLIC RIGHT-OF-WAY.

SITE KEYNOTES:

1 8" PCC PAVEMENT SECTION
-REFER TO DETAIL ON SHEET 5 OF 6

2 8" GRANULAR PARKING LOT SECTION
-REFER TO DETAIL ON SHEET 5 OF 6

3 4" PCC SIDEWALK SECTION
-REFER TO DETAIL ON SHEET 5 OF 6

PARKING NOTES:

BUILDING USAGE: CONTRACTOR OFFICE AND STORAGE YARD

MAXIMUM EMPLOYEES ON-SITE: 2

SPECIFIC USE NOT INCLUDED IN CITY CODE OF ORDINANCES, USED MANUFACTURING PLANTS, RESEARCH OR TESTING LABORATORIES, BOTTLING PLANTS): 2 PARKING STALLS FOR EACH 3 EMPLOYEES ON MAXIMUM WORKING SHIFT REQUIRED

REQUIRED PARKING STALLS: 2 EACH
PARKING STALLS PROVIDED: 4 EACH

GENERAL GRADING, EARTHWORK, AND DRAINAGE NOTES:

1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRIPPING AND REMOVING EXCESS TOPSOIL FROM THE SITE. ANY TOPSOIL THAT CANNOT BE USED ON THE SITE SHALL BE BURIED ON SITE IN LANDSCAPE AREAS. ALL TOPSOIL SHALL REMAIN ON SITE PER GENERAL PERMIT NO. 2.

2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL VEGETATION AND ORGANIC MATERIALS FROM THE SITE THAT RESULTS FROM CLEARING & GRUBBING ACTIVITIES.

3.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL FILL MATERIALS IF SUITABLE MATERIAL IS NOT AVAILABLE ON SITE. TESTING OF SUITABLE MATERIAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY. DISPOSAL OF ALL EXCESS OR UNSUITABLE MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT THEIR EXPENSE.

4.) THE CONTRACTOR SHALL PROVIDE 6" OF TOPSOIL (MINIMUM) IN ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED. FINAL GRADES SHOULD BE SMOOTHLY FINISHED AND ENSURE POSITIVE DRAINAGE. PRIOR TO RE-SPREADING, TOP SOIL SHALL BE SCREENED TO BE FREE OF SUBSOIL, DEBRIS, AND STONES.

5.) WHERE SHEET DRAINAGE FLOWS FROM LANDSCAPED AREAS ONTO PAVED AREAS, THE FINISHED GRADE OF THE LANDSCAPE AREA SHALL BE 1/2 INCH ABOVE THE TOP WHERE SHEET DRAINAGE FLOWS FROM PAVEMENT TO LANDSCAPED AREAS, THE FINISHED GRADE IN THE LANDSCAPE AREA SHALL BE 1/2 INCH BELOW THE PAVEMENT.

6.) ALL SPOT ELEVATIONS INDICATE FINISHED GRADE, UNLESS OTHERWISE NOTE.

7.) PROVIDE POSITIVE DRAINAGE IN ALL AREAS AND AWAY FROM ALL BUILDINGS.

8.) THE CONTRACTOR SHALL DETERMINE EXACT QUANTITIES OF CUT AND/OR FILL FOR ESTIMATING AND CONSTRUCTION. THE CONTRACTOR SHALL ALERT THE ENGINEER OF ANY EXCESSIVE CUT AND /OR FILL DISCOVERED DURING EARTHWORK OPERATIONS.

9.) THE CONTRACTOR SHALL ADJUST TOPS OF ALL STRUCTURES TO MATCH FINAL GRADE AS NEEDED.

10.) THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SAFETY REQUIREMENTS ON-SITE, AS WELL AS THE PROTECTION OF ALL UTILITIES AND/OR STRUCTURES DURING EARTHWORK GRADING PROCEDURES.

11.) THE ALL GRADES IN PAVED AREAS, RAMPS, AND SIDEWALKS IN VICINITY OF HANDICAP PARKING AND ACCESS AREAS SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL CODES.

LEGEND

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

HATCH LEGEND

4" PCC SIDEWALK
8" PCC PAVEMENT
EXISTING PCC ROADWAY
SEED AND MULCH (OR CITY APPROVED EQUAL)

SPOT ELEVATION LEGEND

F/G – FORM GRADE
T/C – TOP OF CURB
T/W – TOP OF WALK

NORTH

0 20 40'

IOWA ONE CALL
800 / 292-8989
TOLL FREE
CALL 2 BEFORE YOU DIG

238100

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

W-3 CONSTRUCTION SITE PLAN
LOT 8 - WASHINGTON BUSINESS PARK SUBDIVISON PHASE 2
BUCHANAN ST. - WASHINGTON, IOWA

CIVIL SITE PLAN

4 OF 6

Scale
1"=20'

Drawn
SJC

Reviewed
PTA

Date
2023.12.27

Revisions

238100