

GENERAL NOTES:

- A. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REF. SITE WORK SPECIFICATIONS.
- C. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- D. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E. ALL CONSTRUCTION IN STATE HIGHWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE DISTRICT 1 OFFICE IN GRIMES AND/OR AMES. ALL CONSTRUCTION OUTSIDE OF STATE HIGHWAY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND ALL CITY SUPPLEMENTALS, IS APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- F. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE, AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER, AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY / DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

FLOOD CERTIFICATION:

THE ENTIRE SITE LIES WITHIN THE LIMITS OF FLOOD ZONE C, DEFINED AS AREAS OF MINIMAL FLOODING, AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) THAT WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FOR THE CITY OF ANKENY, IOWA, COMMUNITY NUMBER 190226, PANEL NUMBER 0005, SUFFIX B (NUMBER 5 OF 5), AND WITH AN EFFECTIVE DATE OF MAY 16, 1983.

TRAFFIC CONTROL NOTE:

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL FOR ANY WORK PERFORMED WITHIN STREET RIGHT-OF-WAY. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION AND CITY OF OMAHA SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE CITY OF OMAHA AS REQUIRED.

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 1 AND A PART OF LOT 2 OF WINDSOR CROSSING PLAT 1, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 N00°04'08"W, 257.57 FEET; THENCE ALONG SAID EAST LINE N44°06'35"W, 55.71 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE N89°56'51"W, 122.16 FEET; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LOT 2 N84°20'18"W, 120.67 FEET; THENCE ALONG THE NORTH LINE OF SAID LOT 2 N89°58'46"W, 25.04 FEET; THENCE S00°04'08"E, 280.23 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE S89°52'19"E, 20.82 FEET; THENCE ALONG SAID SOUTH LINE S00°17'18"E, 24.65 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID LOT 2 S89°47'00"E, 118.97 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 S02°05'44"W, 5.14 FEET; THENCE ALONG SAID SOUTH LINE N89°40'58"E, 166.30 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 2.07 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

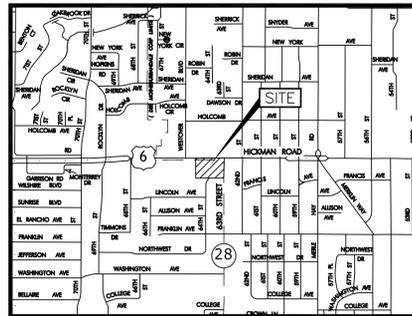
HORIZONTAL DATUM:

NAD83, IOWA STATE PLANE, SOUTH ZONE, US FOOT

VERTICAL DATUM:

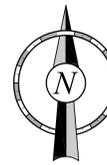
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE PLAN FOR QUIKTRIP STORE #0504 6300 HICKMAN ROAD CITY OF WINDSOR HEIGHTS, COUNTY OF POLK, STATE OF IOWA NE QTR., S36, T79N, R25W



Vicinity Map

Not to Scale



MUNICIPAL AND PRIVATE UTILITY CONTACT LIST:

PLANNING AND BUILDING DEPARTMENT 1145 66TH STREET, SUITE 1 WINDSOR HEIGHTS, IOWA 50324 TEL: (515) 279-3662 FAX: (515) 279-3664 CONTACT: SHEENA NUETZMAN	SANITARY SEWER 216 SE 5TH STREET DES MOINES, IOWA 50309 TEL: (515) 283-4079 CONTACT: ADAM SMITH	TELECOMMUNICATIONS CENTURYLINK TEL: (303) 664-8090 CONTACT: TOM STURMER
PUBLIC WORKS DEPARTMENT 1145 66TH STREET, SUITE 1 WINDSOR HEIGHTS, IOWA 50324 TEL: (515) 279-3662 FAX: (515) 279-3664	STORM SEWER 1145 66TH STREET, SUITE 1 WINDSOR HEIGHTS, IOWA 50324 TEL: (515) 279-3662 FAX: (515) 279-3664	TELECOMMUNICATIONS IOWA COMMUNICATIONS NETWORK TEL: (515) 725-4742 CONTACT: DOUG EBELSHHEISER
CITY FIRE DEPARTMENT 1133 66TH STREET WINDSOR HEIGHTS, IOWA 50324 TEL: (515) 279-9450	ELECTRICAL POWER MIDAMERICAN ENERGY TEL: (515) 252-6632 CONTACT: CRAIG RANFELD	TELECOMMUNICATIONS MEDIACOM COMMUNICATIONS TEL: (515) 246-2252 CONTACT: PAUL MAY
POTABLE WATER DES MOINES WATER WORKS 2201 GEORGE FLAGG PARKEAY DES MOINES, IOWA 50321 TEL: (515) 283-8700 CONTACT: CHRIS MLYNARIK	NATURAL GAS MIDAMERICAN ENERGY TEL: (515) 252-6632 CONTACT: CRAIG RANFELD	

PROJECT CONTACT LIST:

SURVEYOR OF RECORD McCLURE ENGINEERING BRAD GEATER 1360 NORTHWEST 121ST STREET CLIVE, IOWA 50325 TEL: (515) 964-1229 FAX: (515) 964-2370	QT REAL ESTATE PROJECT MANAGER QUIKTRIP CORPORATION MIKE TALCOTT 5725 FOXRIDGE DRIVE MISSION, KANSAS 66202 TEL: (913) 905-2069 FAX: (913) 905-2080
ENGINEER OF RECORD McCLURE ENGINEERING RANDY ZERR 1360 NORTHWEST 121ST STREET CLIVE, IOWA 50325 TEL: (515) 964-1229 FAX: (515) 964-2370	QT CIVIL PROJECT MANAGER QUIKTRIP CORPORATION WADE RICHARDSON 4705 SOUTH 129TH EAST AVENUE TULSA, OKLAHOMA 74134 TEL: (918) 615-7942

Sheet List Table	
Sheet No.	Sheet Title
1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY LANDSCAPE PLAN
5	SITE DETAILS

DEVELOPMENT SUMMARY	
GROSS PROPERTY AREA	90,253 S.F. ± (2.07 ACRES ±) *
BUILDING:	
TYPE OF USE	CONVENIENCE STORE WITH FUEL
HEIGHT	22'-0"
GROSS FLOOR AREA	5,858 S.F.
CANOPY:	
DISPENSER ARRANGEMENT	6 DISPENSERS (DOUBLE)
GROSS CANOPY AREA	4,955 S.F.
HEIGHT	18'-6" MIN. / 23'-0" MAX.
OPEN SPACE:	
REQUIRED	18,051 S.F. (20%)
PROVIDED	26,020 S.F. (28.8%)
IMPERVIOUS AREA:	
EXISTING	24,857 S.F. (27.5%)
PROPOSED	64,233 S.F. (71.2%)
COVERAGE:	
BUILDING	5,858 S.F. (6.5%)
CANOPY	4,955 S.F. (5.5%)
TOTAL =	10,813 S.F. (12.0%)
	1 SPACE PER 200 S.F. OF GROSS FLOOR AREA (G.F.A.) *
REQUIRED PARKING	
STANDARD	28
ADA	2
TOTAL	30
PROVIDED PARKING	
STANDARD	50
ADA	3
TOTAL	53

* BASED ON GENERAL RETAIL SERVICES AS STATED IN CHAPTER 174 OFF-STREET PARKING, SECTION 174.04 PARKING FACILITY LOCATION, TABLE 174-1.

ZONING SUMMARY	
ZONED:	CC (COMMUNITY COMMERCIAL DISTRICT)
MINIMUM LOT AREA (SQUARE FEET)	7,200
MINIMUM LOT WIDTH (FEET)	50
SITE AREA PER UNIT (SQUARE FEET)	*
BUILDING:	
FRONT YARD SETBACK (FEET)	25
STREET SIDE YARD SETBACK (FEET)	25
INTERIOR SIDE YARD SETBACK (FEET)	0
REAR YARD SETBACK (FEET)	20
REQUIRED OPEN SPACE	20%
MAXIMUM HEIGHT (FEET)	60

* NOTE: 7,200 SQUARE FEET FOR SINGLE-FAMILY LOTS; 4,200 SQUARE FEET PER DWELLING UNIT FOR TWO UNIT RESIDENTIAL BUILDINGS; 1,000 ADDITIONAL SQUARE FEET FOR EACH ADDITIONAL UNIT OVER FOUR UNITS. DENSITY OF MULTI-FAMILY RESIDENTIAL MAY EXCEED THIS MAXIMUM, SUBJECT TO APPROVAL OF A SPECIAL USE PERMIT BY THE BOARD OF ADJUSTMENT, WITH THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION.

PRELIMINARY

PROJECT NO.: 20715030

building strong communities.

1360 NW 121ST Street
Clive, Iowa 50325
515-964-1229
fax: 515-964-2370

QuikTrip No. 0504
63RD & HICKMAN
WINDSOR HEIGHTS, IA

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DIVISION: 04
VERSION: 001
DESIGNED BY:
DRAWN BY: KSR
REVIEWED BY:

REV	DATE	DESCRIPTION
1	02-29-16	SITE PLAN SUBMITTAL #2

ORIGINAL ISSUE DATE: 02-29-16

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULL LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

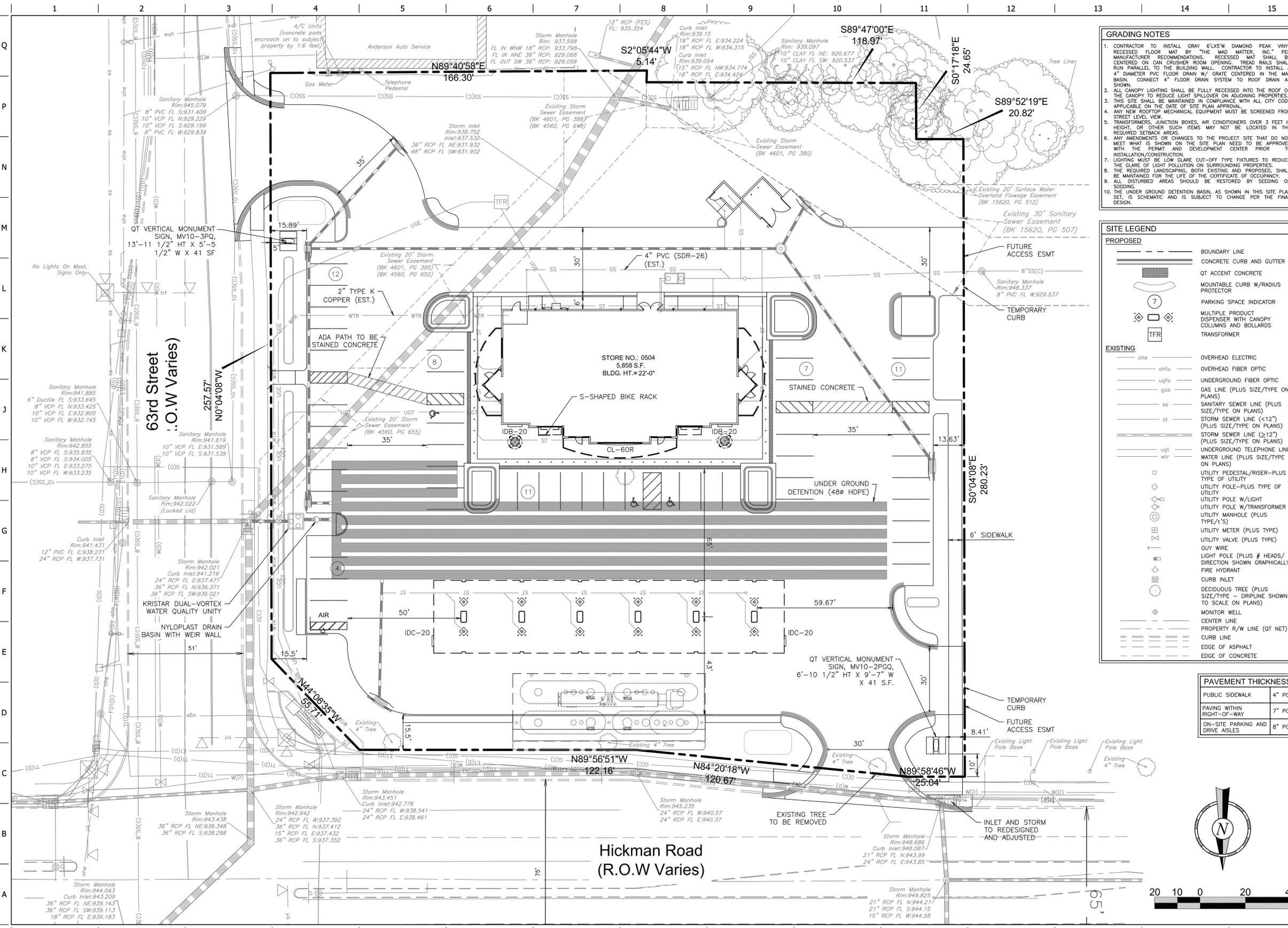
RANDY G. ZERR, P.E. DATE: _____

LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

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FILE LOCATION\Projects\WH 20715030\Draws\04-0504_Civil_Site.dwg TAB NAME:01 - Cover USER:zerr SKETCHED:3/1/2016 2:21 PM PLOTTED:3/1/2016 2:25 PM

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- GRADING NOTES**
- CONTRACTOR TO INSTALL GRAY 6"X6" DIAMOND PEAK VINYL RECESSED FLOOR MAT BY THE MAD MATTER INC. PER MANUFACTURER RECOMMENDATIONS. RECESSED MAT SHALL BE CENTERED ON CAN CRUSHER ROOM OPENING. TREAD RAILS SHALL RUN PARALLEL TO THE BUILDING WALL. CONTRACTOR TO INSTALL A 4" DIAMETER PVC FLOOR DRAIN W/ GRATE CENTERED IN THE MAT BASIN. CONNECT 4" FLOOR DRAIN SYSTEM TO ROOF DRAIN AS SHOWN.
 - ALL CANOPY LIGHTING SHALL BE FULLY RECESSED INTO THE ROOF OF THE CANOPY TO REDUCE LIGHT SPillover ON ADJOINING PROPERTIES. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
 - ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
 - TRANSFORMERS, JUNCTION BOXES, AIR CONDITIONERS OVER 3 FEET IN HEIGHT, OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN THE REQUIRED SETBACK AREAS.
 - ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
 - LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
 - THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
 - ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SOILING.
 - THE UNDER GROUND DETENTION BASIN, AS SHOWN IN THIS SITE PLAN SET, IS SCHEMATIC AND IS SUBJECT TO CHANGE PER THE FINAL DESIGN.

- SITE LEGEND**
- PROPOSED**
- BOUNDARY LINE
 - CONCRETE CURB AND GUTTER
 - QT ACCENT CONCRETE
 - MOUNTABLE CURB W/RADIUS PROTECTOR
 - PARKING SPACE INDICATOR
 - MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
 - TRANSFORMER
- EXISTING**
- OVERHEAD ELECTRIC
 - OVERHEAD FIBER OPTIC
 - UNDERGROUND FIBER OPTIC
 - GAS LINE (PLUS SIZE/TYPE ON PLANS)
 - SANITARY SEWER LINE (PLUS SIZE/TYPE ON PLANS)
 - STORM SEWER LINE (<12" (PLUS SIZE/TYPE ON PLANS))
 - STORM SEWER LINE (>12" (PLUS SIZE/TYPE ON PLANS))
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE (PLUS SIZE/TYPE ON PLANS)
 - UTILITY PEDESTAL/RISER-PLUS TYPE OF UTILITY
 - UTILITY POLE-PLUS TYPE OF UTILITY
 - UTILITY POLE W/LIGHT
 - UTILITY POLE W/TRANSFORMER
 - UTILITY MANHOLE (PLUS TYPE/'S)
 - UTILITY METER (PLUS TYPE)
 - UTILITY VALVE (PLUS TYPE)
 - GUY WIRE
 - LIGHT POLE (PLUS # HEADS/DIRECTION SHOWN GRAPHICALLY)
 - FIRE HYDRANT
 - CURB INLET
 - DECIDUOUS TREE (PLUS SIZE/TYPE - DRIFLINE SHOWN TO SCALE ON PLANS)
 - MONITOR WELL
 - CENTER LINE
 - PROPERTY R/W LINE (QT NET)
 - CURB LINE
 - EDGE OF ASPHALT
 - EDGE OF CONCRETE

PAVEMENT THICKNESS

PUBLIC SIDEWALK	4" PCC
PAVING WITHIN RIGHT-OF-WAY	7" PCC
ON-SITE PARKING AND DRIVE AISLES	8" PCC

PRELIMINARY

PROJECT NO.: 20715030

McCLURE ENGINEERING CO.

building strong communities.

1360 NW 121ST Street
Clewiston, FL 33435
813-964-1229
fax 813-964-2370

QuikTrip No. 0504

63RD & HICKMAN
WINDSOR HEIGHTS, IA



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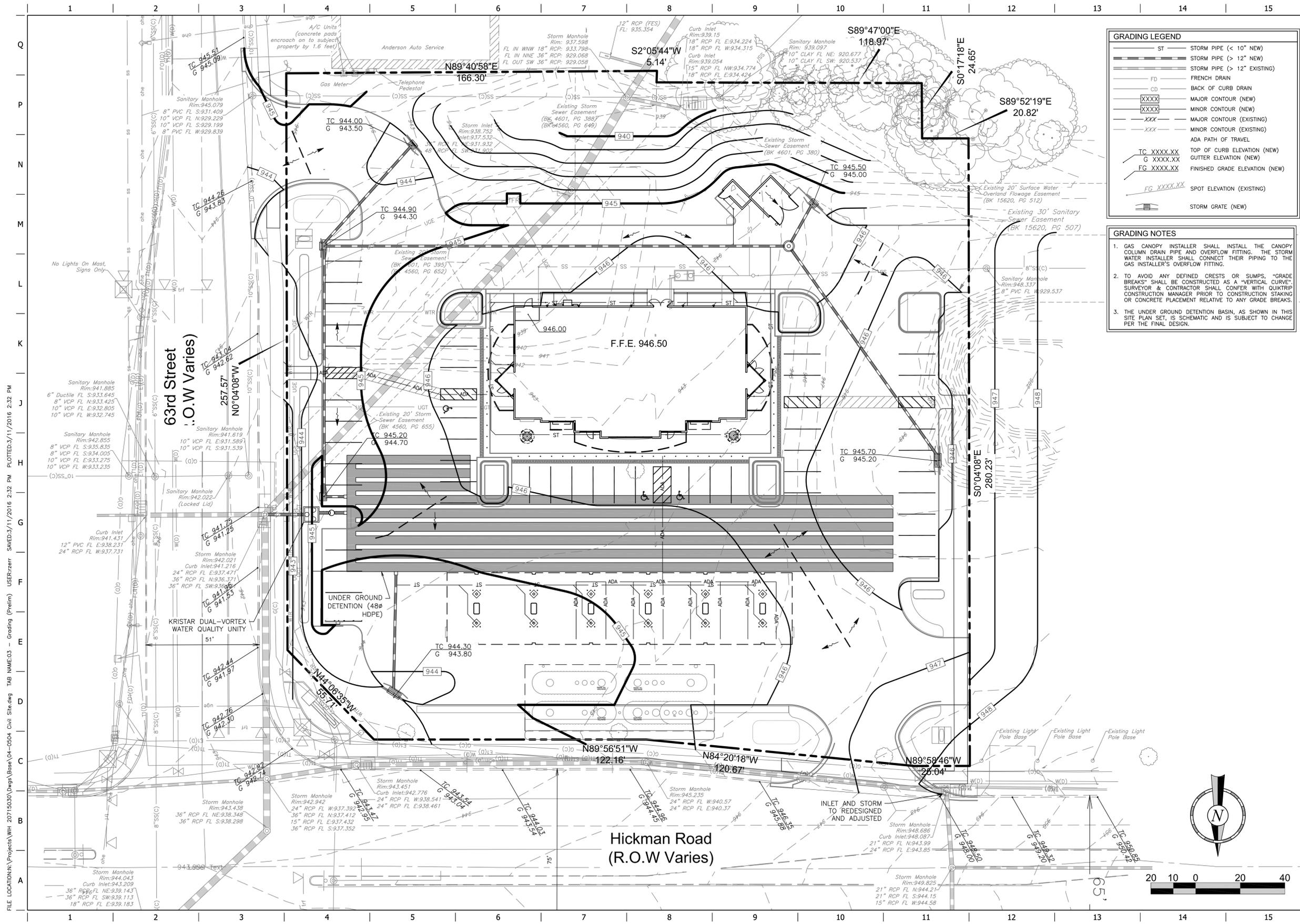
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DESIGNED BY:
DRAWN BY: KSR
REVIEWED BY:

REV	DATE	DESCRIPTION
1	02-29-16	SITE PLAN SUBMITTAL #2

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
2

ORIGINAL ISSUE DATE: 02-29-16



GRADING LEGEND	
ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

- GRADING NOTES**
1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.
 3. THE UNDER GROUND DETENTION BASIN, AS SHOWN IN THIS SITE PLAN SET, IS SCHEMATIC AND IS SUBJECT TO CHANGE PER THE FINAL DESIGN.

PRELIMINARY

PROJECT NO.: 20715030

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QuikTrip No. 0504
 63RD & HICKMAN
 WINDSOR HEIGHTS, IA



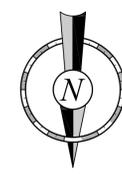
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1	02-29-16	SITE PLAN SUBMITTAL #2

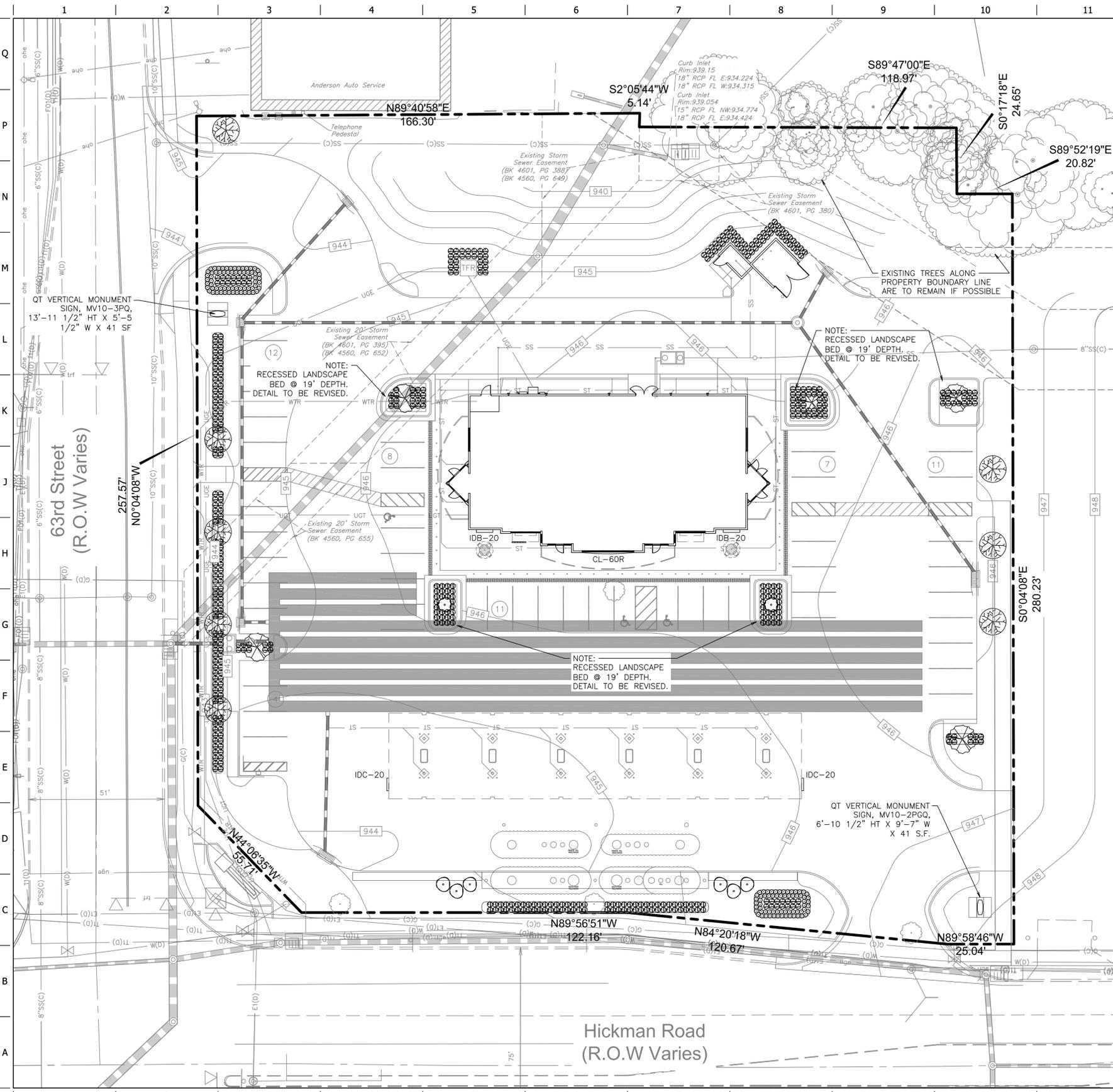
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 PRELIMINARY GRADING PLAN

SHEET NUMBER:
3

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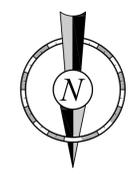
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Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	CHAMPLAIN HARDY SHRUB ROSE <i>Rosa x 'Champlain'</i>	3 GAL. 15" x 15" HT MIN	128 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	WINTERGREEN BOXWOOD <i>Microphylla koreana</i> GREEN MOUNTAIN BOXWOOD OR <i>Buxus 'Green Mountain'</i>	HEIGHT/SPREAD RATIO = 3:2 24" x 16" HT MIN	457 EA.	
FRONTAGE TREES	⊙	ROSE OF SHARON <i>Hibiscus syriacus</i>	3" CALIPER (TOTAL) 6' HT	7 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	SKYLINE HONEY LOCUST <i>Gleditsia triacanthos (Skyline)</i>	3" CALIPER 12' HT	8 EA.	
	⊙	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	6 EA.	

LANDSCAPE REQUIREMENTS	
REQUIRED ORDINANCE	PROVIDED
1. PARKING INTERIOR LANDSCAPING WILL EQUAL 5% OF TOTAL PAVED AREA. PAVED AREA: 48,587 S.F. (5% = 2,429 S.F.)	1. PROVIDED (2,551 S.F.)
2. BUFFER OF LANDSCAPING OR FENCE WHERE HEADLIGHTS COULD SHINE ONTO RESIDENTIAL PROPERTIES.	2. PROVIDED SCREENING AS SHOWN.
3. 10% OF THE FIRST 80' FEET OF STREET YARD MUST BE LANDSCAPED. 38,021' * 10% = 3802 S.F.	3. PROVIDED 8,913 S.F.
4. NO PARKING SPACE, WITHIN A SINGLE ROW OF PARKING, SHALL BE GREATER THAN SIX STALLS FROM A LANDSCAPE ISLAND OR POD.	4. PROVIDED AS SHOWN.
5. LANDSCAPE ISLANDS SHALL BE LOCATED AT THE END OF PARKING ROWS.	5. PROVIDED AS SHOWN.
6. LANDSCAPE ISLANDS SHALL BE SPACED NO GREATER THAN (12) PARKING STALL APART WITHIN A SINGLE ROW OF PARKING. ISLANDS SHALL BE 10' IN WIDTH AND 19' IN LENGTH FOR SINGLE ROWS.	6. PROVIDED AS SHOWN.
7. (1) TREE & (2) SHRUBS SHOULD BE INSTALLED IN EACH LANDSCAPE POD.	7. PROVIDED AS SHOWN.
8. (1) TREE & (3) SHRUBS SHOULD BE PLANTED IN EACH LANDSCAPE ISLAND.	8. PROVIDED AS SHOWN.
9. AREAS WHERE PARKING LOTS OR DRIVE LANES ARE VISIBLE FROM THE PUBLIC STREET SHALL PROVIDE A SIGNIFICANT LEVEL OF SCREENING.	9. PROVIDED AS SHOWN.
10. ANY PEDESTRIAN PATHS WHICH CROSS INTERNAL DRIVES SHALL BE CONSTRUCTED TO PROVIDE A HIGHLY VISIBLE CROSSWALK.	10. ANY PEDESTRIAN PATHS WHICH CROSS INTERNAL DRIVES SHALL BE CONSTRUCTED TO PROVIDE A HIGHLY VISIBLE CROSSWALK.
11. ALL UTILITY BOXES SHALL BE SCREENED WITH EVERGREEN TREES OR SHRUBS PROPORTIONAL TO THE HEIGHTS OF THE UTILITY BOX WITH ENOUGH CLEARANCE TO ALLOW SERVICE ON THE BOXES IF NECESSARY.	11. PROVIDED AS SHOWN.
12. (1) STREET TREE PER 50 LF OF FRONTAGE. (HICKMAN: 295 - 30 = 265 / 50 = 5.3) (63RD: 285 - 35 = 250 / 50 = 5)	12. HICKMAN (6 TREES) / 63RD (5 TREES)
13. LANDSCAPE BUFFER ON 63RD AT 10'	13. RANGING FROM 15' TO 22'.
14. 6' SIDEWALKS SHALL BE A MINIMUM OF SIX FEET WIDE.	14. EXISTING IN PLACE.

- LANDSCAPE NOTES**
- TWO 4" DIAMETER SCHEDULE 40 PVC CONDUITS ARE TO BE INSTALLED UNDER PAVEMENT AS SHOWN. THE CONDUIT ENDS ARE TO BE MARKED WITH METAL STAKES.
 - ALL LANDSCAPE AREAS WILL BE EQUIPPED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH FREEZE GUARD. REFER TO IRRIGATION PLAN.
 - CYPRESS MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING AROUND ALL TREES AND IN LANDSCAPE BEDS.
 - ALL TREES ARE TO BE PLACED A MINIMUM OF 6'-FEET FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL AREAS DISTURBED BY CONSTRUCTION, NOT RECEIVING PAVEMENT, SHALL HAVE 6 INCHES OF IMPORTED TOPSOIL ADDED AND GRADED SMOOTH. THE CONTRACTOR SHALL PROVIDE TOPSOIL FOR APPROVAL BY THE OWNER. TOPSOIL SHALL BE CLOD FREE QUALITY BLACK DIRT.
 - 4" LANDSCAPE BED UNDERDRAIN TO BE SCH 40 PVC PIPE. UNDERDRAIN PIPE TO BE PERFORATED PIPE WITHIN LANDSCAPE BED AREAS AND SOLID PIPE OUTSIDE OF LANDSCAPE BED AREAS.
 - STREET TREES IN PUBLIC RIGHT-OF-WAY - NO STAKING OF STREET TREES IS ALLOWED IN THE RIGHT-OF-WAY. REMOVE ALL WIRE, TWINE, AND BURLAP FROM THE ROOTBALLS OF STREET TREES. CONTACT THE CITY PRIOR TO INSTALLATION.
 - PLANT MATERIAL SHALL BE MAINTAINED BY THE PROPERTY OWNER FOR THE LIFE OF THE OCCUPANCY.



PRELIMINARY

PROJECT NO.: 20715030

McCLURE ENGINEERING CO.
 building strong communities.
 1360 NW 121ST Street
 Clew, Iowa 50525
 515-964-1229
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QuikTrip No. 0504
 63RD & HICKMAN
 WINDSOR HEIGHTS, IA

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PROTOTYPE: P-85 (11/01/15)	
DIVISION: 04	
VERSION: 001	
DESIGNED BY:	
DRAWN BY: KSR	
REVIEWED BY:	

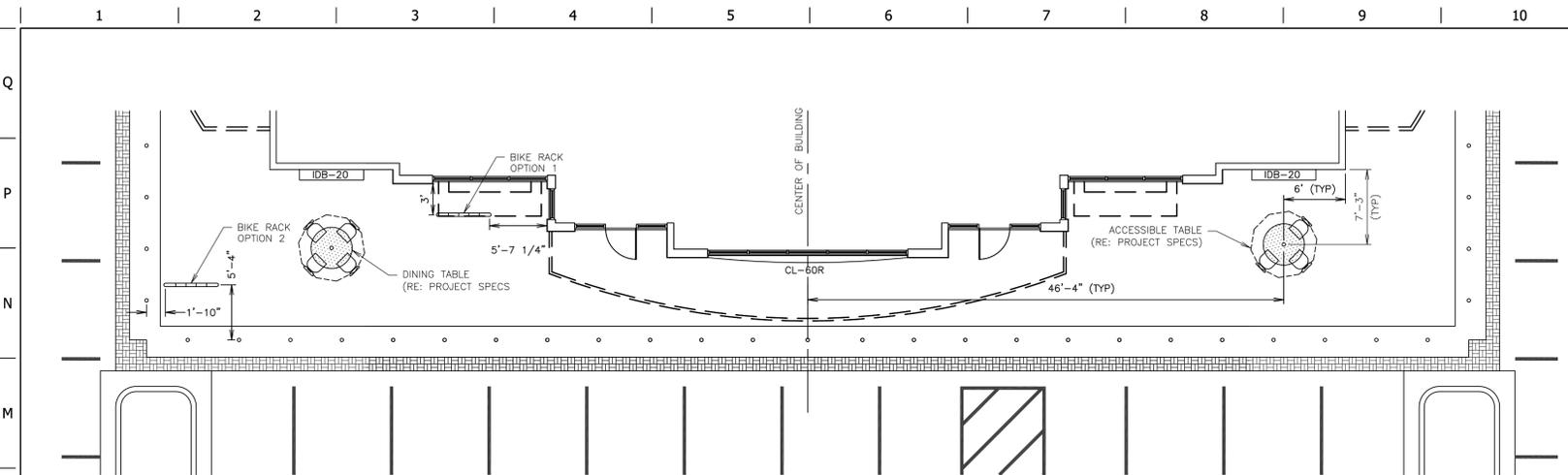
REV	DATE	DESCRIPTION
1	02-29-16	1. SITE PLAN SUBMITTAL #2

SHEET TITLE:
 PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
4

ORIGINAL ISSUE DATE: 02-29-16

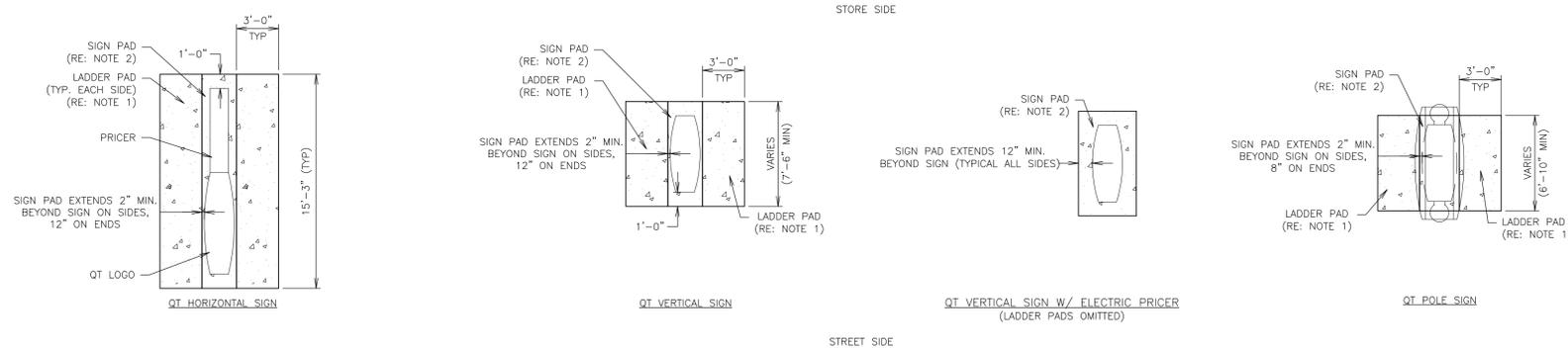
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OUTSIDE TABLE PLACEMENT

NTS SN: SD024A004

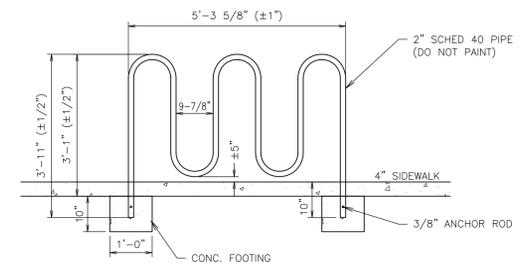
1. 4" THICK X 4000 P.S.I. CONCRETE LADDER PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
2. 4" THICK X 4000 P.S.I. CONCRETE SIGN PAD W/6"x6" 10 GA. W.W.F. PLACED LEVEL, MID-DEPTH (TYPICAL)
3. CAULK CONSTRUCTION JOINT BETWEEN SIGN AND LADDER PADS.
4. FOR QT SIGN PAD PLACEMENT, RE: SITE PLAN FOR SITE SPECIFIC SIGNAGE.



GEN III SIGN PAD DETAIL

NTS SN: SD015A004

MODEL: BELSON OUTDOORS MODEL: H36-7-G-IG (PROVIDED BY CONTRACTOR)



GEN III BIKE RIBBON RACK DETAIL

NTS SN: SD022A005

PRELIMINARY

PROJECT NO.: 20715030



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REV	DATE	DESCRIPTION
1	02-29-16	SITE PLAN SUBMITTAL #2

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
5

ORIGINAL ISSUE DATE: 02-29-16