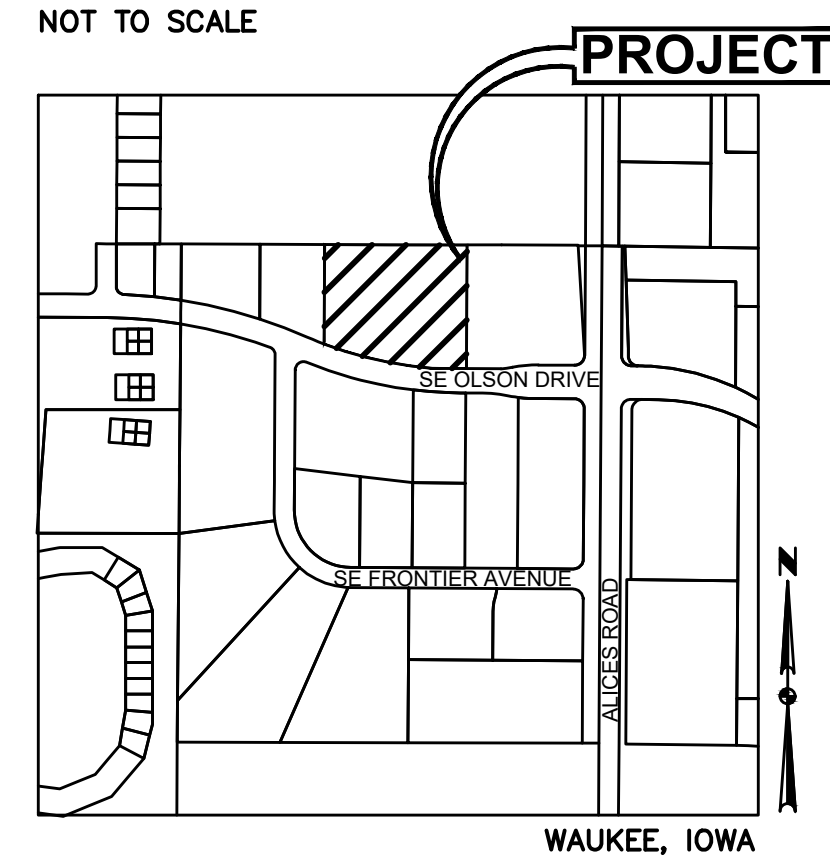


# SITE PLAN FOR: ACCESS SYSTEMS - EXISTING

## WAUKEE, IOWA

### VICINITY MAP



### OWNER:

JACE PROPERTIES, LLC  
955 SE OLSON DRIVE  
WAUKEE, IA 50263  
CONTACT: JANETTE MARTENS  
PHONE: (515) 987-6227

### APPLICANT

ACCESS SYSTEMS  
955 SE OLSON DRIVE  
WAUKEE, IA 50263  
CONTACT: JAY AGARD  
PHONE: (515) 987-6227

### ARCHITECT

DOWNING CONSTRUCTION, INC.  
509 E SCENIC VALLEY AVENUE  
INDIANOLA, IA 50125  
CONTACT: CHRIS LYON  
PHONE: (515) 961-5386

### ENGINEER/ SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: NIKKI NEAL  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE (515) 369-4400  
FX. (515) 369-4410

### SUBMITTAL DATES

FIRST SUBMITTAL: 11/22/2022  
SECOND SUBMITTAL: 12/06/2022  
THIRD SUBMITTAL: 12/19/2022

### LEGAL DESCRIPTION

LOTS 10 & 11, WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA. PROPERTY CONTAINS 3.06 ACRES (133,163 S.F.) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

M-1/PD-1: PLANNED DEVELOPMENT DISTRICT W/UNDERLYING M-1 - LIGHT INDUSTRIAL (ORDINANCE# 2397)

### PROJECT SITE ADDRESS

955 SE OLSON DRIVE WAUKEE, IOWA

### EXISTING/ PROPOSED USE

EXISTING/PROPOSED: OFFICE BUILDING

### DEVELOPMENT SUMMARY

AREA: 3.06 ACRES (133,163 SF)

ZONING: M-1/PD-1 PLANNED DEVELOPMENT DISTRICT W/UNDERLYING M-1 - LIGHT INDUSTRIAL (ORDINANCE # 2397)

OPEN SPACE  
REQUIRED: 13,316 SF (10%)  
PROVIDED: 26,095 SF (20%)

EXISTING BUILDING  
OFFICE: 13,895 SF  
WAREHOUSE: 34,193 SF  
48,088 SF

PARKING  
REQUIRED  
OFFICE (3 PER 1,000 SF): 42 SPACES  
WAREHOUSE (1 PER 1,000 SF): 35 SPACES  
77 SPACES

PROVIDED  
STANDARD: 80 SPACES  
ACCESSIBLE: 4 SPACES  
84 SPACES

IMPERVIOUS AREA  
EXISTING BUILDING: 44,088 SF  
EXISTING PAVING: 30,905 SF  
EXISTING SIDEWALK: 6,317 SF  
PROPOSED LIGHT: 5,218 SF  
PROPOSED STANDARD: 17,438 SF  
PROPOSED HEAVY: 1,375 SF  
PROPOSED SIDEWALK: 1,727 SF  
107,068 SF

### DATE OF SURVEY

11/11/2022

### BENCHMARKS

CUT 'X' @ CENTERLINE OF SE OLSON DRIVE & SE BRICK  
ELEVATION=1047.06

### INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1-C3.2	GRADING PLAN
C4.1	DETAILS
L1.1	LANDSCAPE PLAN

### GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



1-800-292-8989

www.iowaonecall.com

### UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



CIVIL DESIGN ADVANTAGE

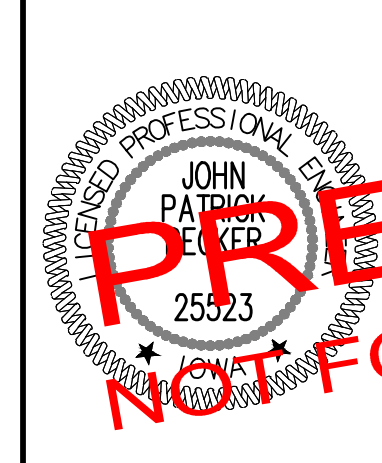
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2210.684

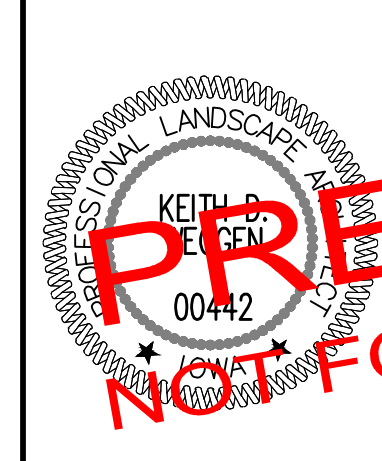
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



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

JOHN PATRICK BICKETT, P.E. DATE: \_\_\_\_\_  
LICENSE NUMBER: 25923  
RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS C0.0, C1.1, C2.1, C3.1-C3.2, AND C4.1

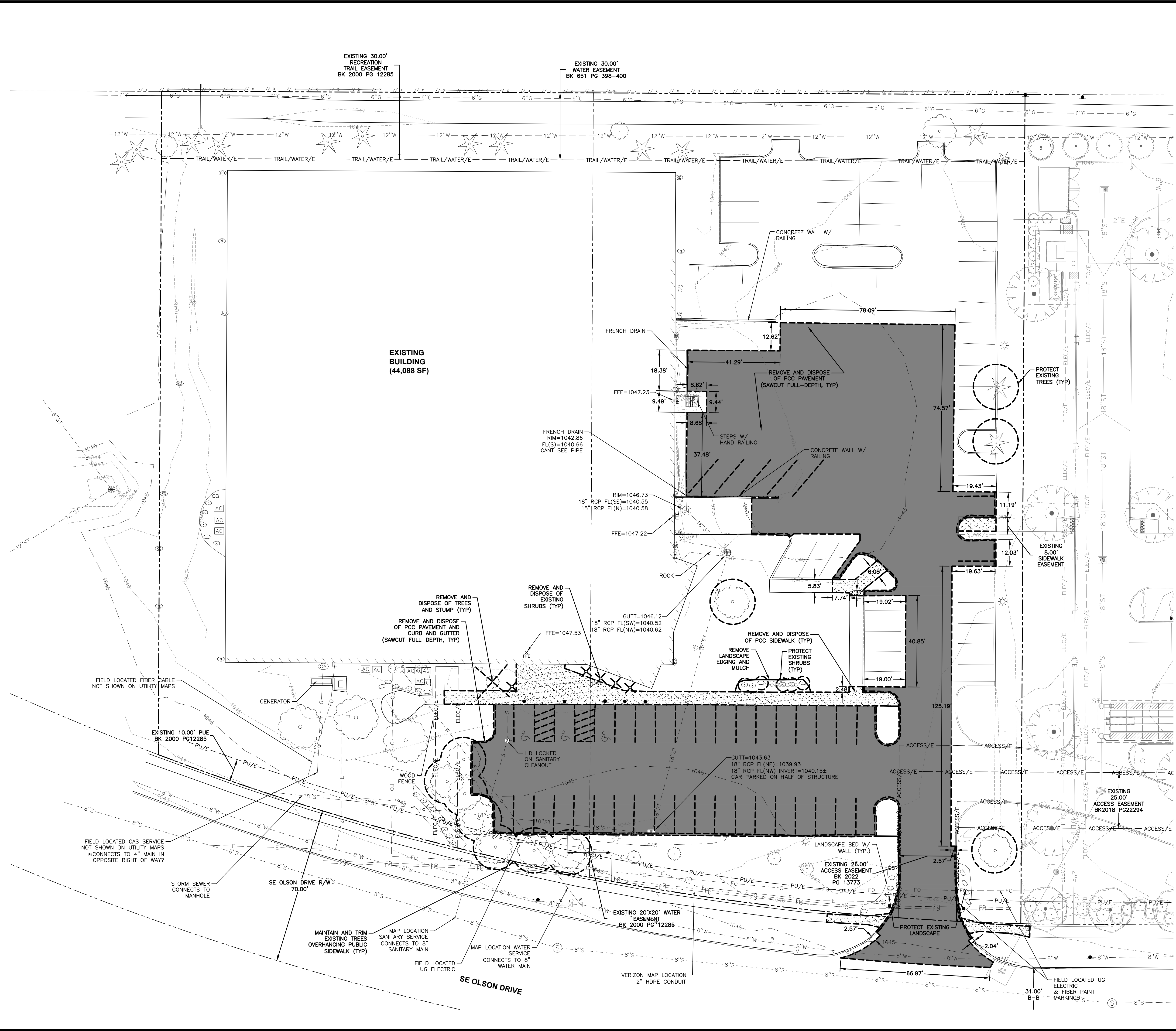


I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

KEITH D. WEGGEN, P.L.A. DATE: \_\_\_\_\_  
LICENSE NUMBER: 00442  
RENEWAL DATE IS JUNE 30, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET L1.1

FILE: I:\PROJECTS\2210.684\2210.684\_SHEET L1.1.dwg  
 PLOT DATE: 12/19/22  
 DATE PLOTTED: 12/19/2022 2:30 PM  
 PLOTTED BY: NICOLE NEAL  
 TECH:

FILE: N:\WORK\2022\20220128\DWG\20220128\_01.DWG  
 FILE DATE: 12/19/2022 2:30 PM  
 PLOTTED BY: NICKOLE REGAL, TCR



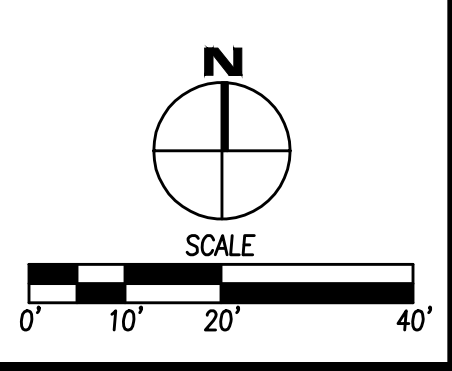
**DEMOLITION NOTES**

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
  - CITY
  - APPROPRIATE UTILITY COMPANIES
  - OWNER
  - CIVIL DESIGN ADVANTAGE
  - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- A DEMOLITION PERMIT WILL BE REQUIRED FROM THE WAUKEE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAW CUTTING AND CONCRETE GRINDING.
- CONTRACTOR SHALL MAINTAIN FIRE DEPARTMENT ACCESS AT ALL TIMES.

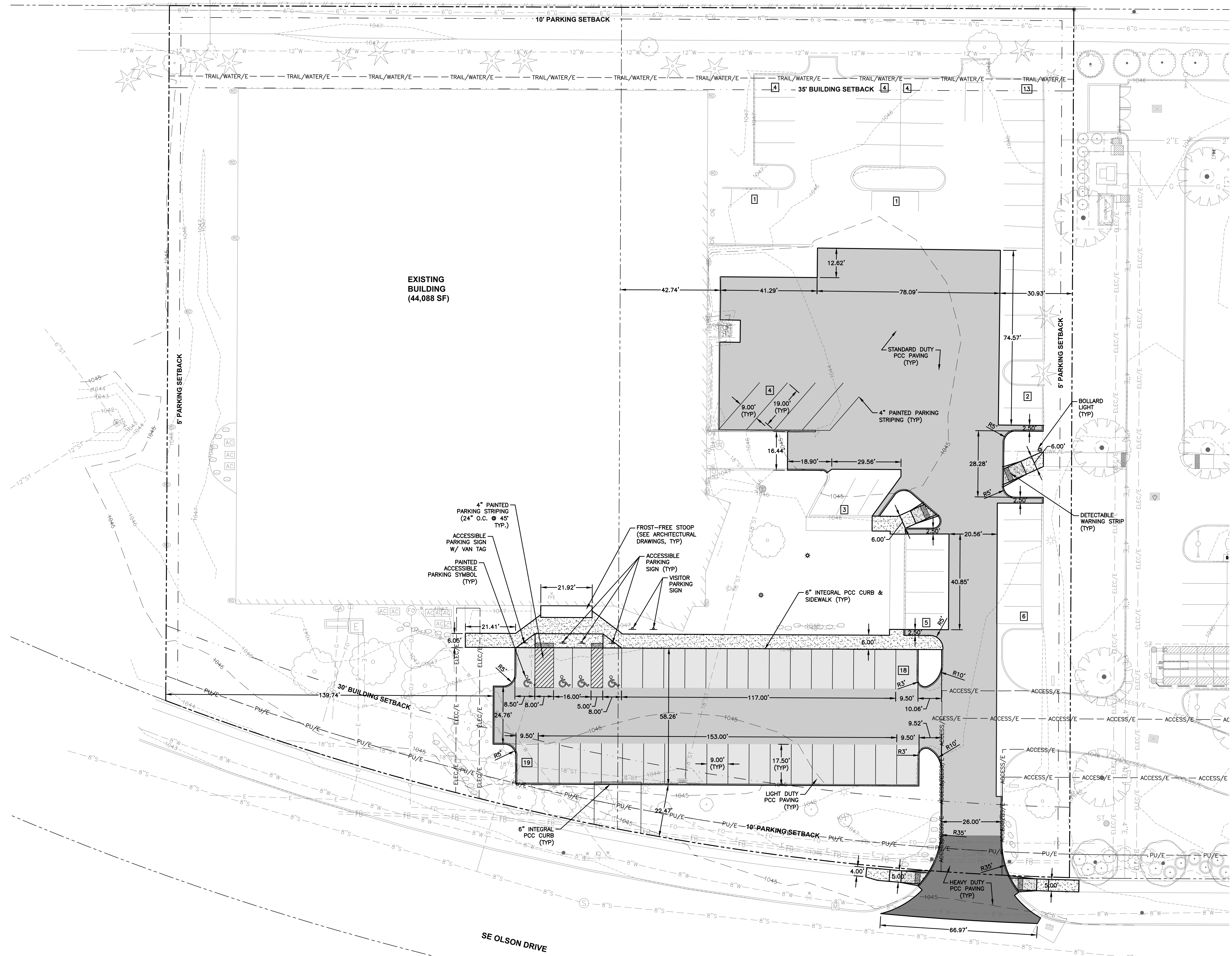
**TRAFFIC CONTROL NOTES**

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	DRAFTED:
	ENGINEER:
<b>ACCESS SYSTEMS - EXISTING TOPOGRAPHIC SURVEY/DEMOLITION PLAN</b>	WAUKEE, IOWA
955 SE OLSON DRIVE	
DATE: 12/19/2022	
SHEET NUMBER: <b>C1.1</b>	
2210.684	



IN: 12/19/2022 2:30 PM  
 FILE: 12/19/2022 2:30 PM  
 PLOTTED BY: NICKOL REIL



**GENERAL NOTES**

1. ALL 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC UTILITIES, CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W./PUBLIC STREETS AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE SAFETY OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
18. ANY PROPOSED MONUMENT OR BUILDING SIGNAGE WILL REQUIRE A SIGN PERMIT AND ARE TO BE REVIEWED AND APPROVED BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.
19. ALL STAKING AND CONSTRUCTION OF ALL PEDESTRIAN FACILITIES IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.
20. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
21. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
22. AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DEPTHS OF SITE UTILITIES AND GRADES FOR DRAINAGE SWALES, DETENTION FACILITIES AND FFE'S SHALL BE PROVIDED IN PDF FORM AND HARD COPY UPON COMPLETION OF EACH PHASE OF DEVELOPMENT TO THE CITY WAUKEE'S COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.
23. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR ALL BUILDINGS AS SOON AS VERTICAL CONSTRUCTION OF THE BUILDING COMMENCES. IF PAVING IS NOT INSTALLED, AN APPROVED TEMPORARY ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS AS REQUIRED BY IFC SECTION 3310 SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT.

**PAVEMENT THICKNESS**

1. SIDEWALKS	4" P.C.C.
2. SIDEWALK RAMPS	6" P.C.C.
3. LIGHT DUTY PCC PAVEMENT	6" P.C.C.
4. STANDARD DUTY PCC PAVEMENT	7" P.C.C.
5. HEAVY DUTY PCC PAVEMENT	8" P.C.C.

DATE: 12/19/2022  
 REVISIONS:  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 DRAFTED: ENGINEER:  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA  
 955 SE OLSON DRIVE  
 ACCESS SYSTEMS - EXISTING  
 DIMENSION PLAN  
 SCALE: 0' 10' 20' 40'  
 SHEET NUMBER: C2.1  
 2210.684







