

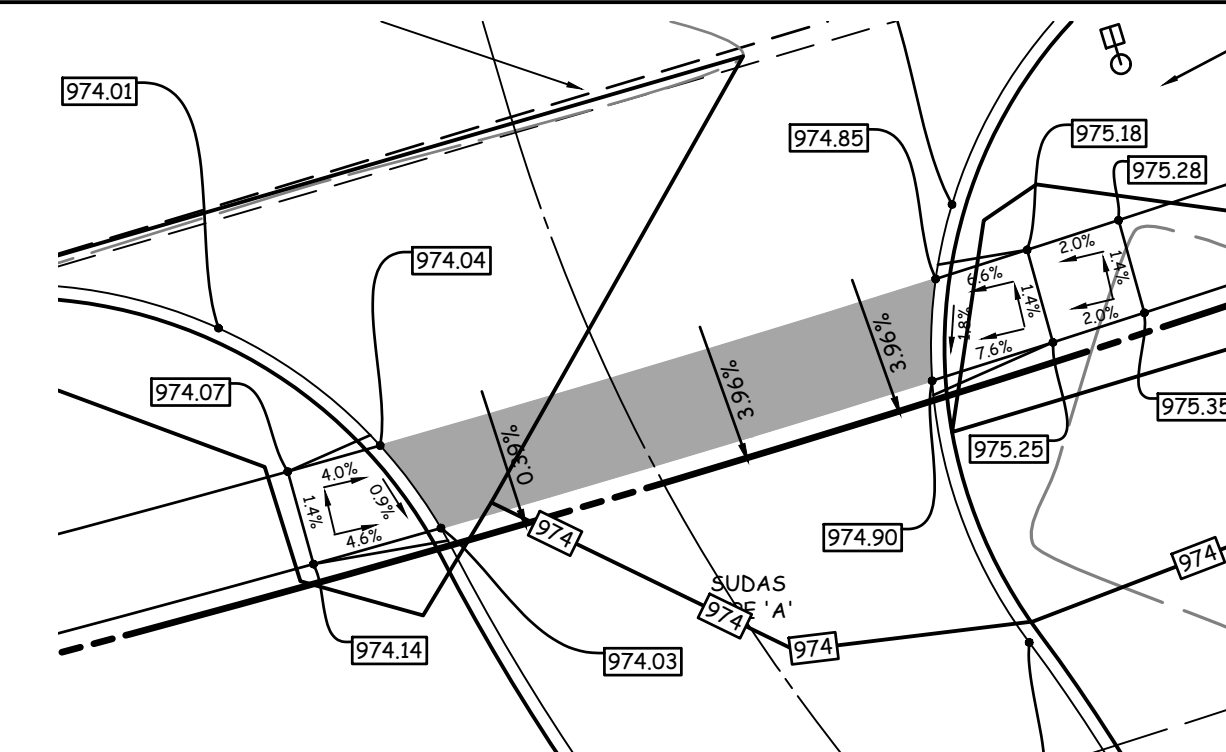


# SITE PLAN I-80 WEST INDUSTRIAL

## 800 INTERSTATE PARKWAY, WAUKEE

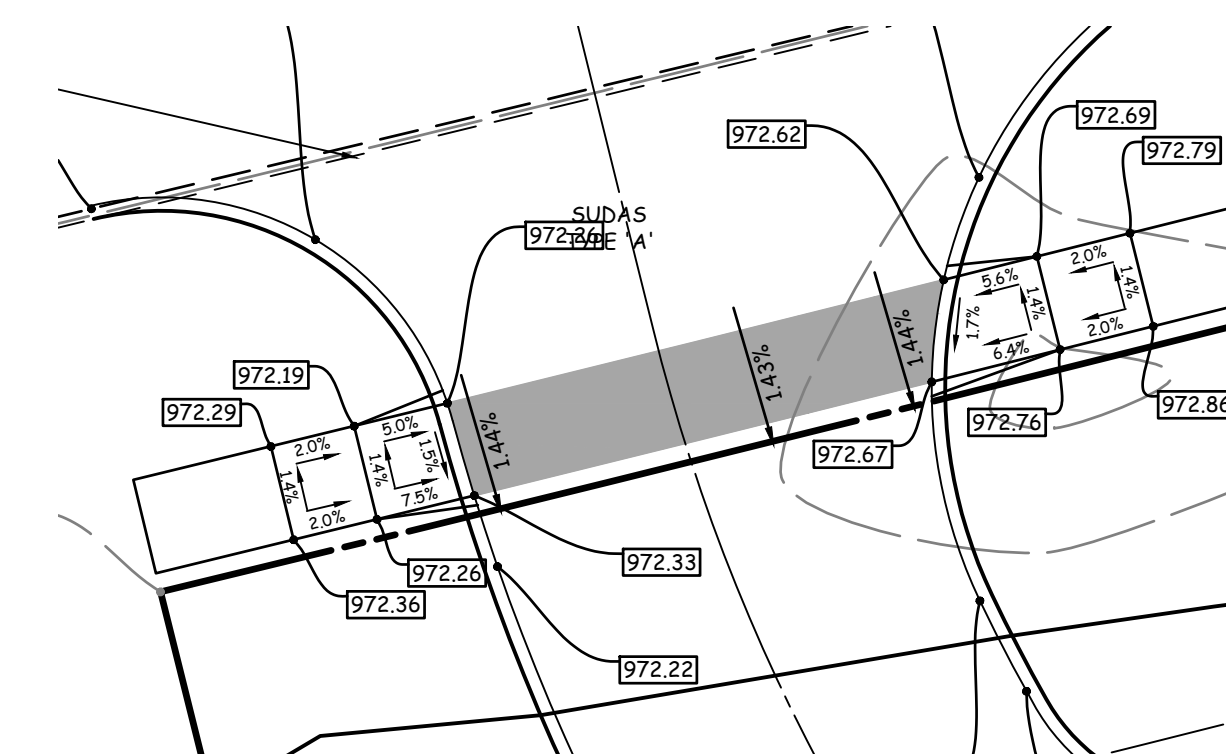
### NOTES (GRADING)

- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
- STOCKPILE SUFFICIENT TOPSOIL TO ALLOW FINISH GRADING WITH A FINISHED GRADE OF 8 INCHES OF SALVAGED OR AMENDED TOPSOIL.
- ALL AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR AND MEET ALL GEOTECHNICAL RECOMMENDATIONS.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE. ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2023 WAUKEE STANDARD SPECIFICATIONS AND 2023 SUBAS.
- EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
- ALL WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT GRADE AND THE CLEARANCE BETWEEN ANY SIDING MATERIAL AND THE SOIL SHALL BE A MINIMUM OF 6".
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT NO LESS THAN 1:12 FOR A DISTANCE OF 6'.
- THE SHOPS AT I-80 WEST INDUSTRIAL OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM SEWERS AND COMMON AREAS, INCLUDING THE DETENTION POND.
- ANY GRADING WITHIN PUBLIC R.O.W. WILL NEED TO CONFORM WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- ALL SIDEWALK SLOPES GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL SHALL BE ACCOMPANIED BY A HANDRAIL.
- CROSS SLOPE ON ALL SIDEWALKS NOT TO EXCEED 2.00%.
- ALL SPOTS ARE TO TOP OF SLAB UNLESS OTHERWISE NOTED.
- ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION PRIOR TO PLACE OF ANY CONCRETE RAMPS.



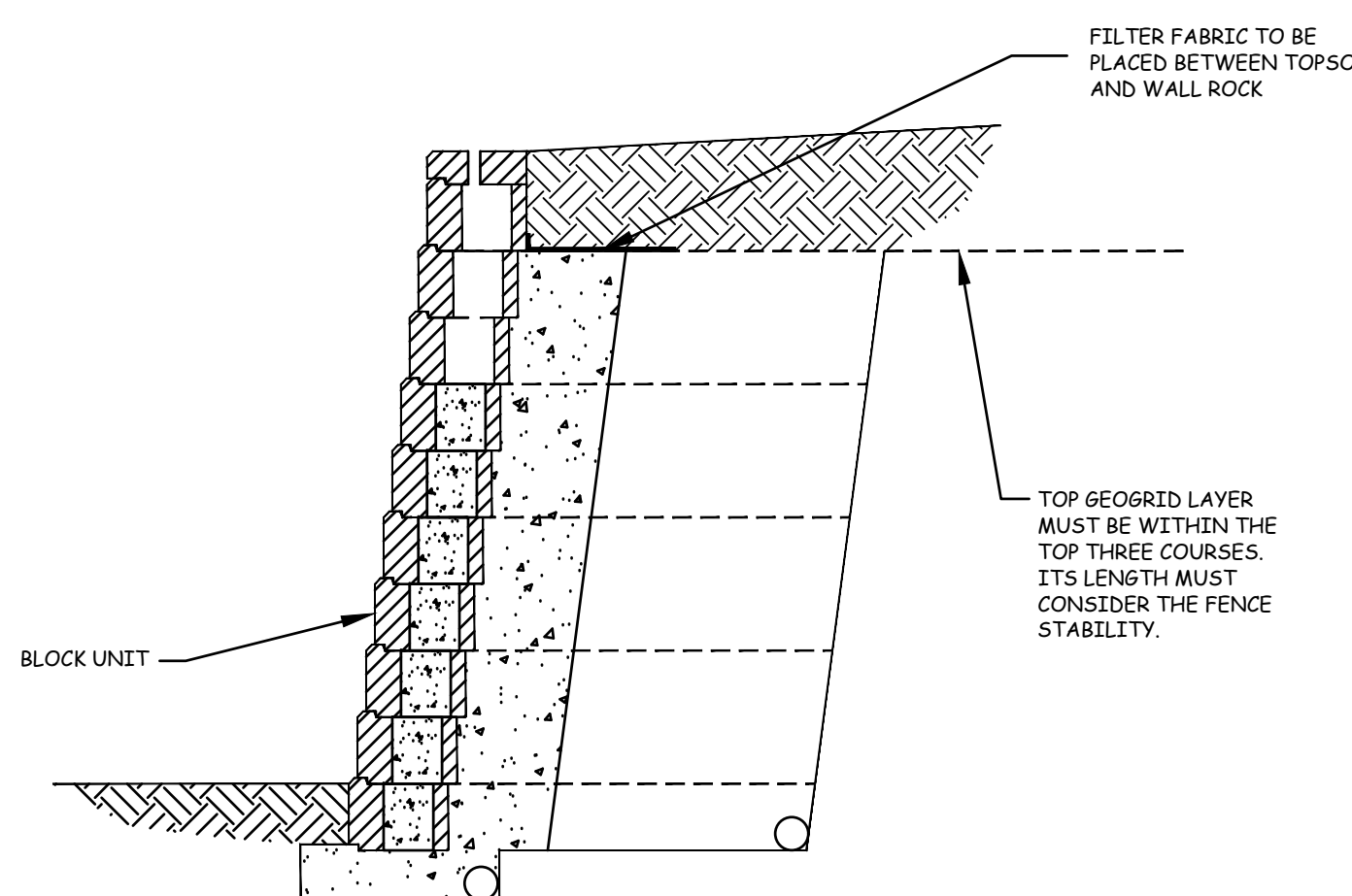
**RAMP DETAIL EAST RAMP**

SCALE: 1"=10'



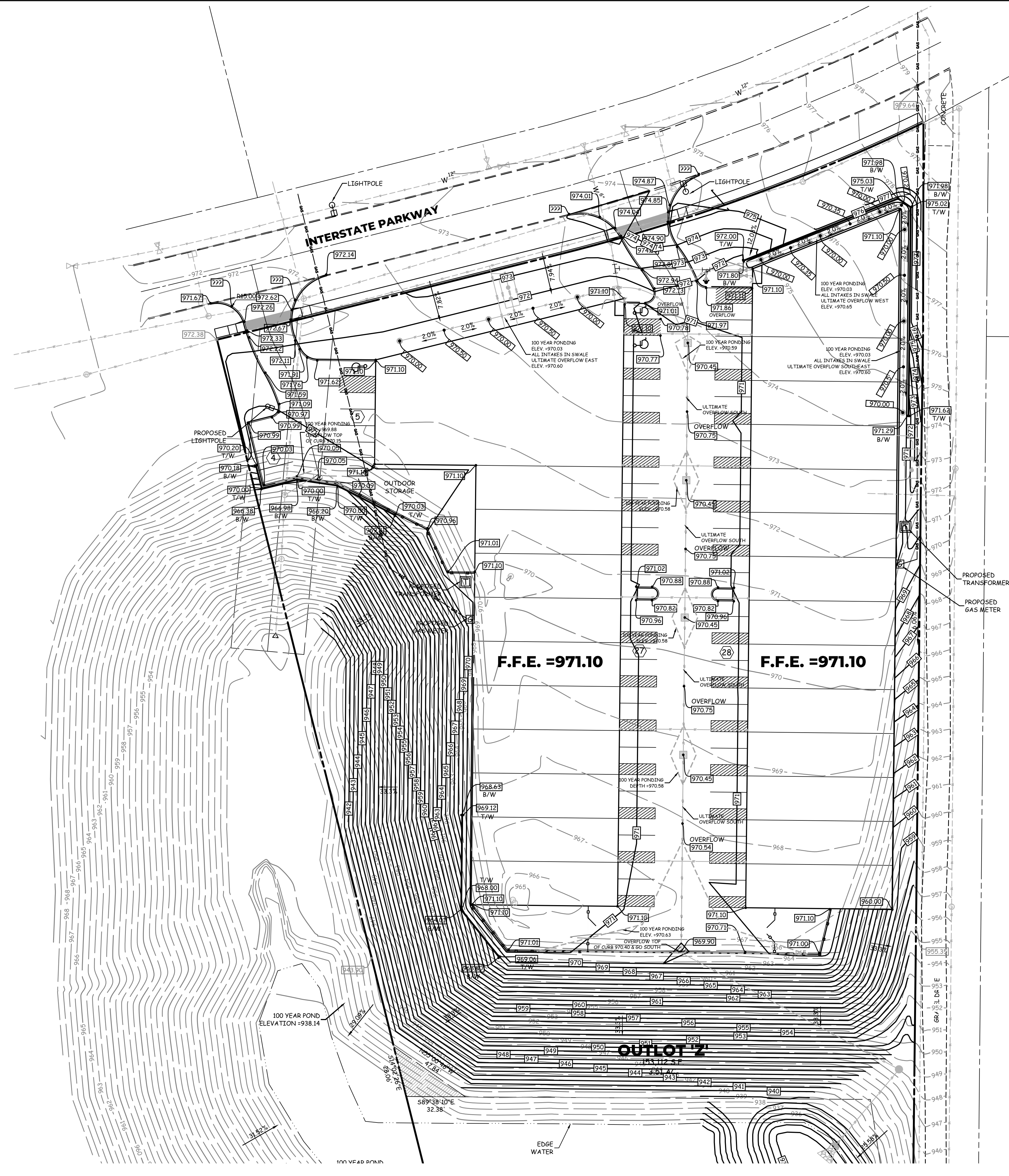
**RAMP DETAIL WEST RAMP**

SCALE: 1"=10'



**BLOCK RETAINING WALL DETAIL**

NO SCALE



### LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
  - W 8" WATER MAIN & SIZE
  - SAN 8" SANITARY SEWER & SIZE
  - ST 8" STORM SEWER & SIZE
  - UGE UNDERGROUND ELECTRIC CABLE
  - UGT UNDERGROUND TELEPHONE CABLE
  - CTV UNDERGROUND CABLE TV
  - 6 4 GAS MAIN & SIZE
  - MANHOLE
  - INTAKE
  - HYDRANT
  - PP/LP POWER POLE/LIGHT POLE
  - UTILITY BOX/TELEPHONE RISER
  - EXISTING CONTOURS
  - 990 PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK
  - TREES

**COOPER CRAWFORD & Associates**  
Civil Engineers & Land Surveyors

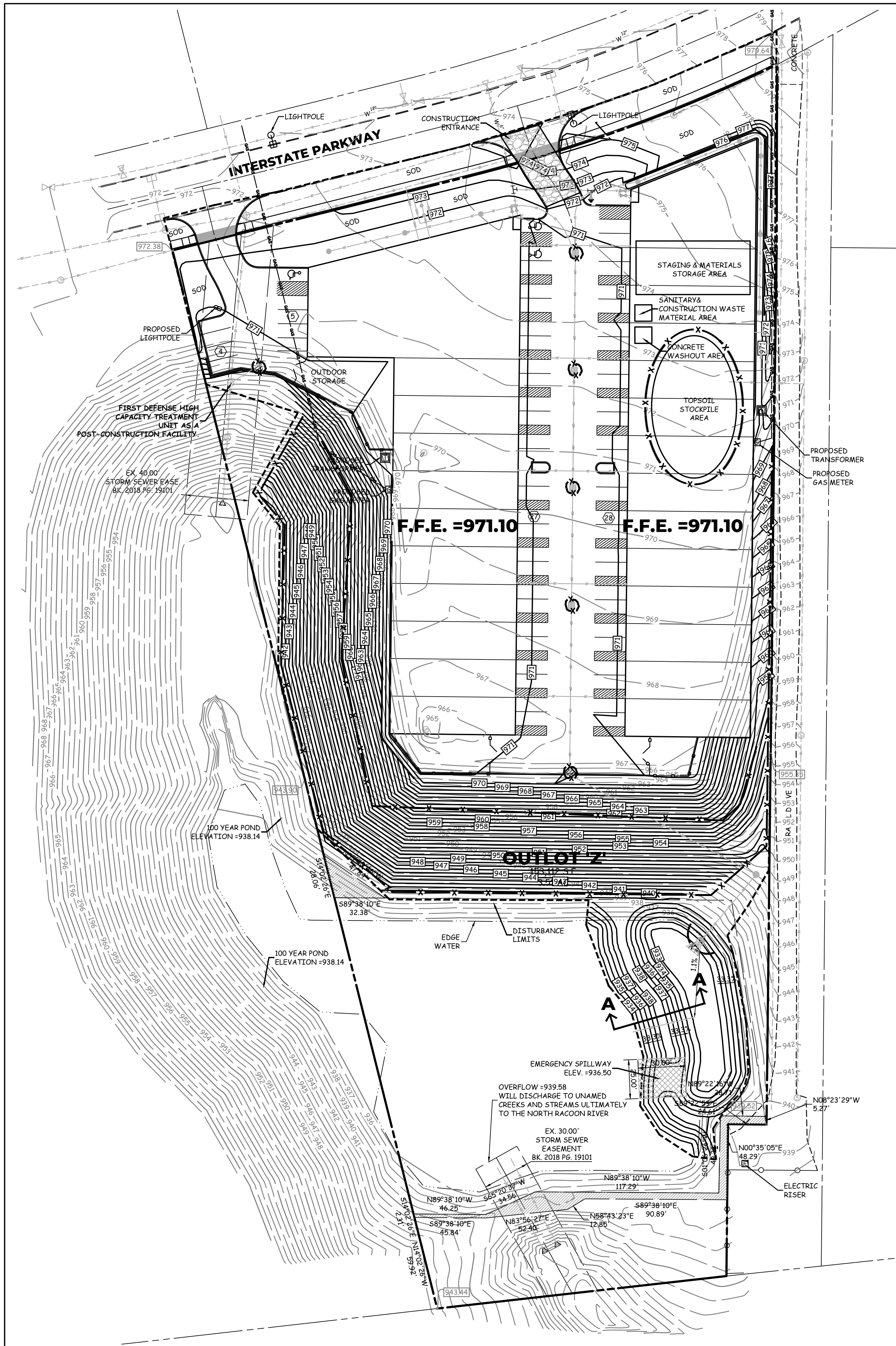
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-7-2023  
REVISIONS: 3-21-2023  
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AS-BUILT:  
**GRADING PLAN**  
I-80 WEST INDUSTRIAL

**CC 2698**  
SHEET 2 OF 6

**IOWA ONE CALL**

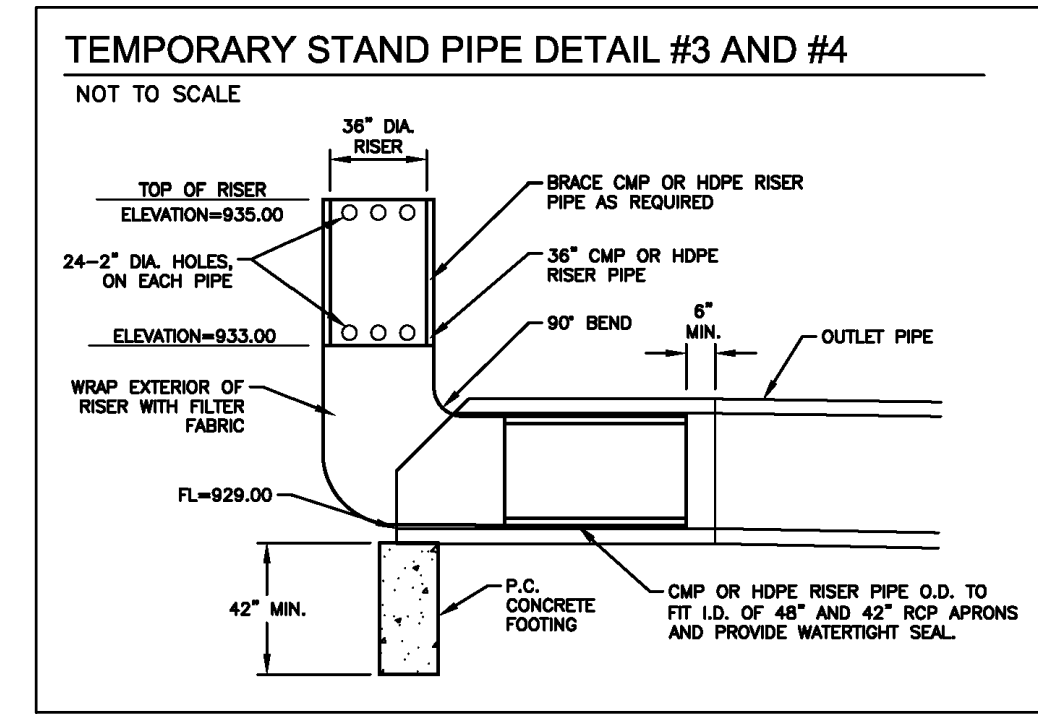


**DISTURBED AREA CALCULATIONS**

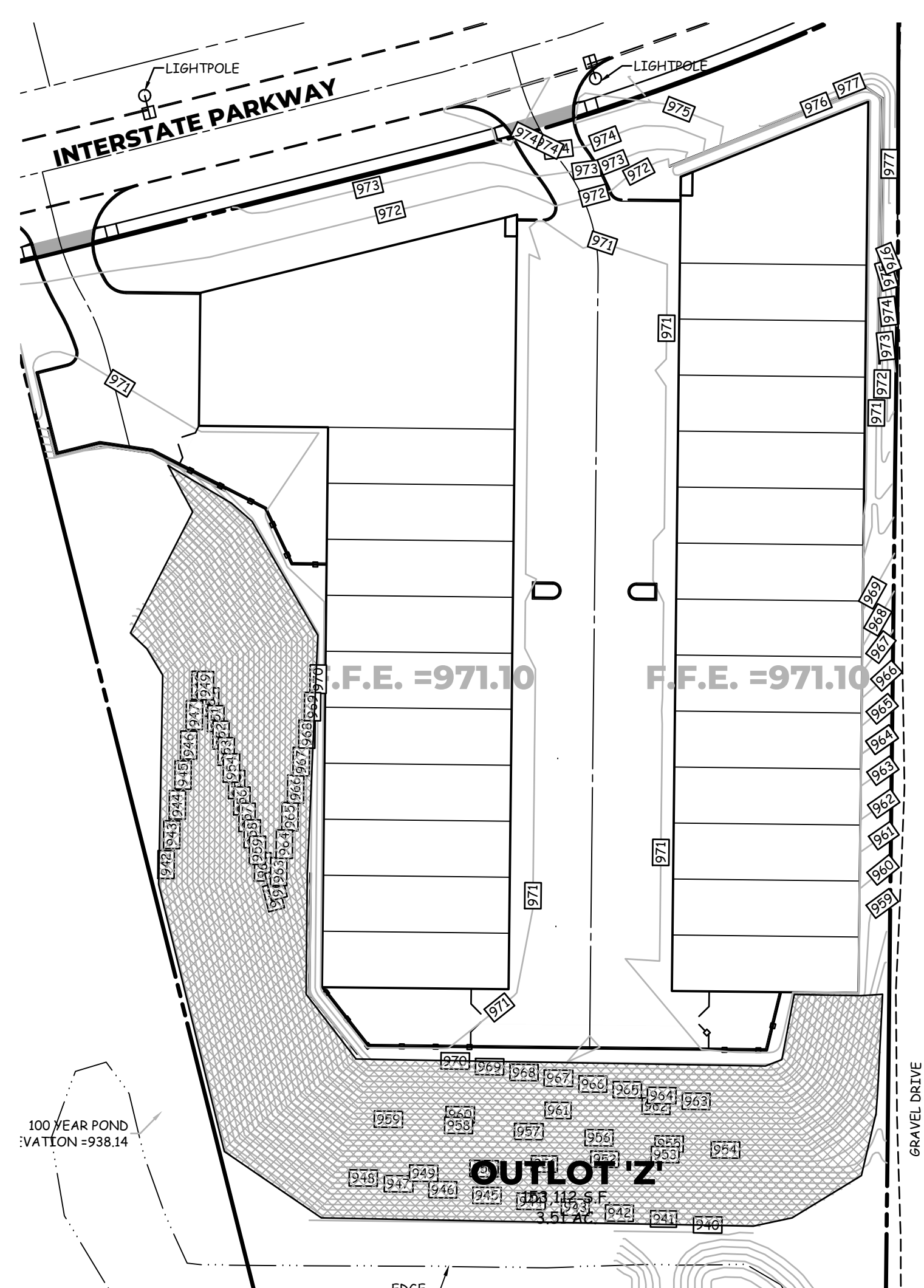
TOTAL SITE AREA = 216,011 S.F.  
 DISTURBED AREA = 170,365 S.F. (78.8%)

**EROSION CONTROL QUANTITIES**

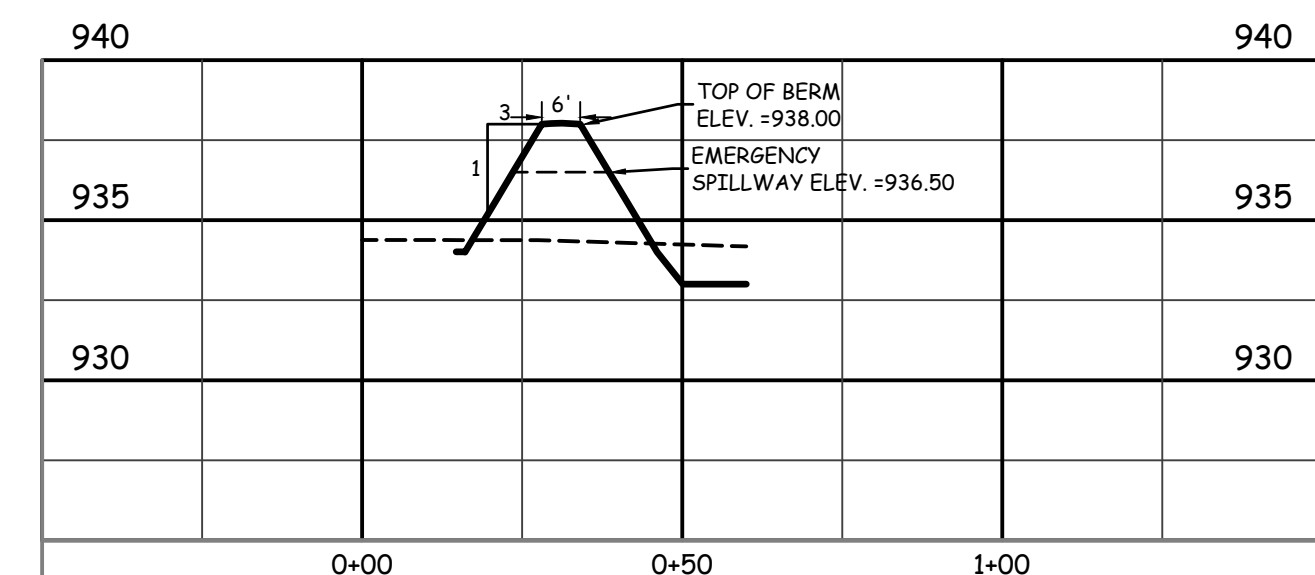
- |             |  |
|-------------|--|
| 130 L.F.    | INLET PROTECTION                       |
| 1,660 L.F.  | SILT FENCE                             |
| 1,255 S.F.  | CONSTRUCTION ENTRANCE                  |
| 115 S.F.    | CONCRETE WASHOUT                       |
| 5 TONS      | CLASS 'C' RIP RAP                      |
| 3,750 S.Y.  | ROLLED EROSION CONTROL PRODUCT KEP-S2  |
| 45,929 S.F. | HYDROSEEDED AREA WITH TYPE 2 SUDAS MIX |
| 18,737 S.F. | SOD (FRONT OF SITE ONLY)               |



**EX. TEMPORARY STANDPIPE DETAIL**  
 NO SCALE



**ROLLED EROSION CONTROL PRODUCT LOCATION**  
 SCALE: 1"=50'



**BERM SECTION A-A**  
 SCALE: 1"=30'

**SITE PLAN**  
**I-80 WEST**  
**INDUSTRIAL**

**800 INTERSTATE PARKWAY, WAUKEE**  
**NOTES (EROSION & POLLUTION CONTROL)**

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
2. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE, ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
3. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
4. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (TYPE 4 SEED MIXTURE PER SUDAS TABLE 9010.09). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
5. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE STABILIZED IMMEDIATELY. SODDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
6. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED. ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PROPERTY WILL BE CLEANED UP BY THE END OF THE WORKING DAY AND PRIOR TO A RAIN EVENT.
7. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM. LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
8. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
9. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
10. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
11. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
12. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
13. NO BORROW/SPOILS SITES ARE ANTICIPATED.
14. EROSION CONTROL CONTACT NEXT PHASE DEVELOPMENT.
15. CONTRACTOR WILL PROVIDE SAWCUTTING / GRINDING SLURRY CONTAINMENT AND DISPOSAL.

**LEGEND**

- EXISTING/PROPOSED
- PLAT BOUNDARY
  - W 8" WATER MAIN & SIZE
  - SAN 8" SANITARY SEWER & SIZE
  - ST 8" STORM SEWER & SIZE
  - UGE UNDERGROUND ELECTRIC CABLE
  - UGT UNDERGROUND TELEPHONE CABLE
  - CTV 4" UNDERGROUND CABLE TV
  - G 4" GAS MAIN & SIZE
  - MANHOLE
  - INTAKE
  - HYDRANT
  - PP/LP POWER POLE/LIGHT POLE
  - PP/LP UTILITY BOX/TELEPHONE RISER
  - EXISTING CONTOURS
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  - SILT FENCE OR APPROVED FILTRATION SOCK
  - TREES

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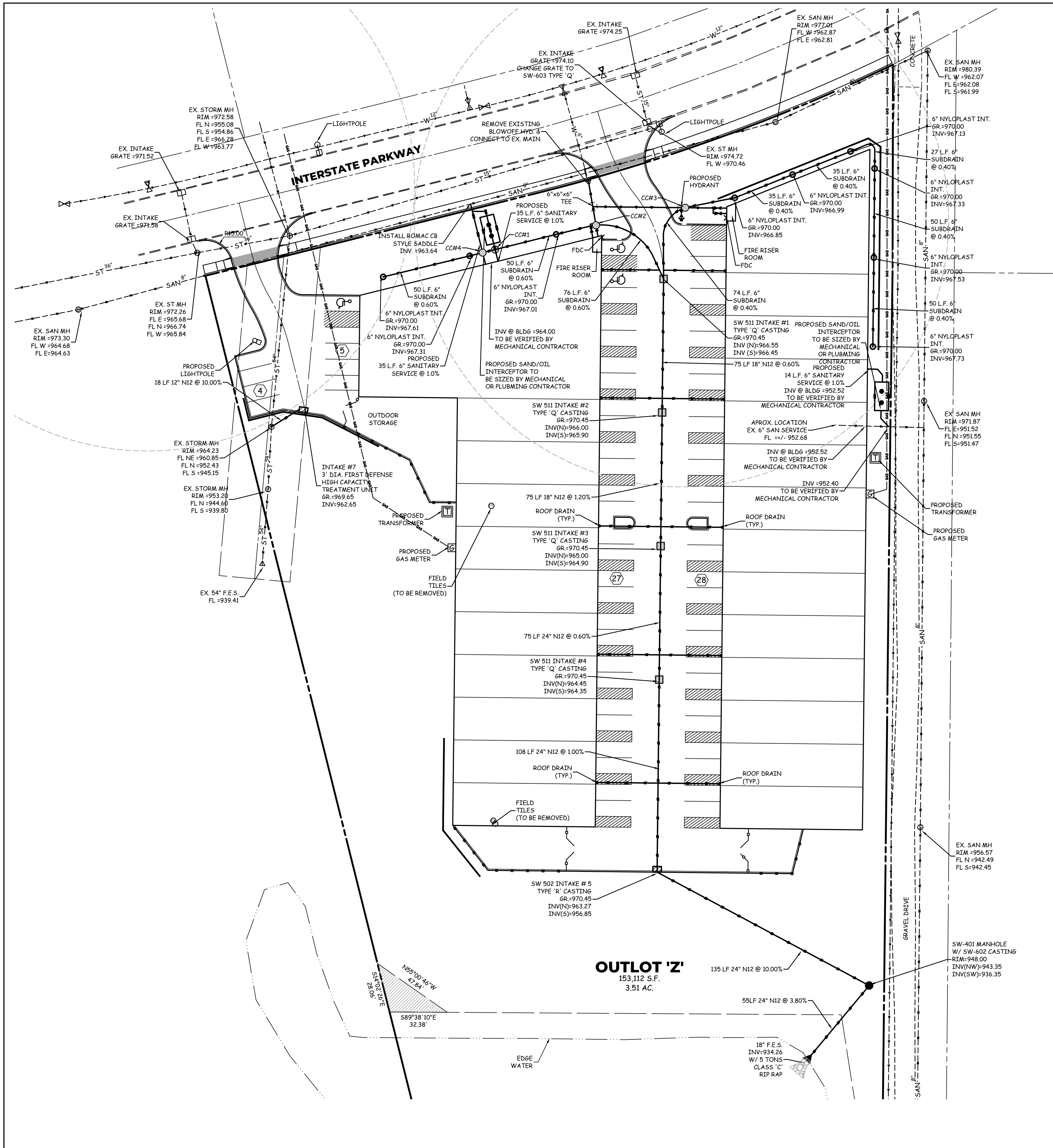
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JOB NUMBER  
**CC 2698**

AS-BUILT:  
**EROSION & SEDIMENT CONTROL PLAN**  
**I-80 WEST INDUSTRIAL**

**SHEET 3 OF 6**





**CRITICAL CROSSINGS**

<b>CC#1</b> SANITARY SEWER	BOTTOM PIPE = 963.89 TOP PIPE = 964.56
STORM SEWER	BOTTOM PIPE = 967.22 TOP PIPE = 967.72
<b>CC#2</b> STORM SEWER	BOTTOM PIPE = 966.87 TOP PIPE = 967.32
WATER	BOTTOM PIPE = 964.60 TOP PIPE = 965.27
<b>CC#3</b> STORM SEWER	BOTTOM PIPE = 966.62 TOP PIPE = 967.12
WATER	BOTTOM PIPE = 964.35 TOP PIPE = 965.02
<b>CC#4</b> SANITARY SEWER	BOTTOM PIPE = 963.92 TOP PIPE = 964.59
STORM SEWER	BOTTOM PIPE = 967.27 TOP PIPE = 967.77

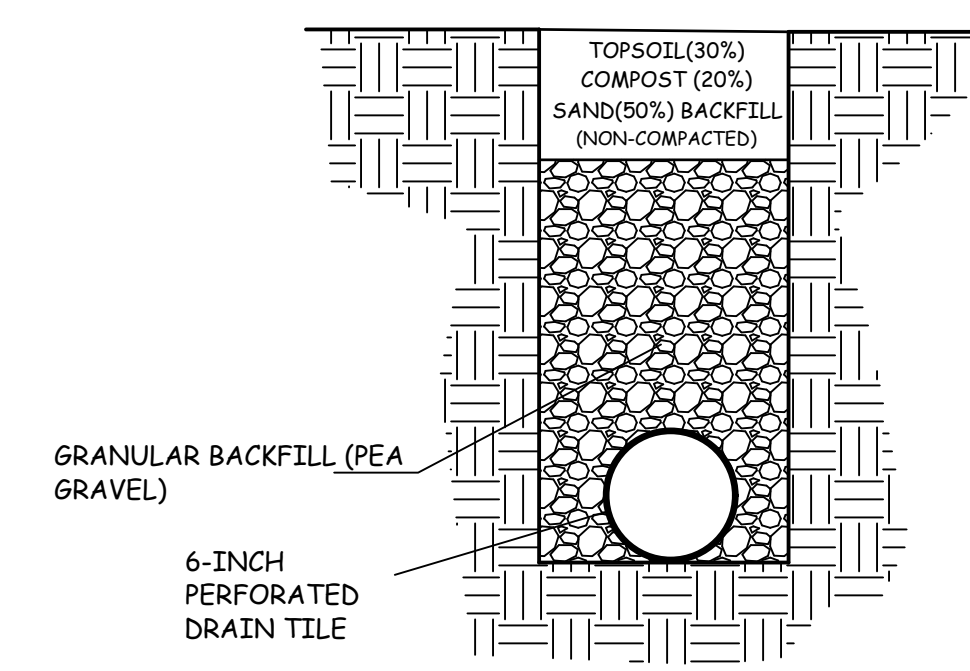
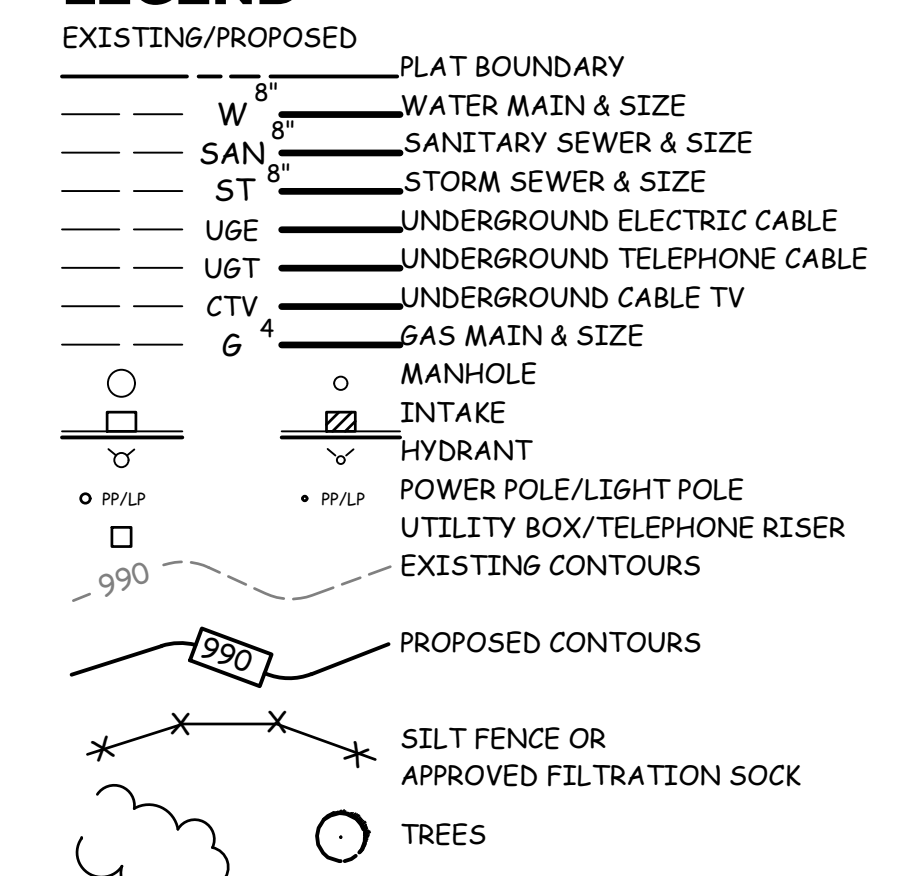
**SITE PLAN  
I-80 WEST  
INDUSTRIAL**

**800 INTERSTATE PARKWAY, WAUKEE**

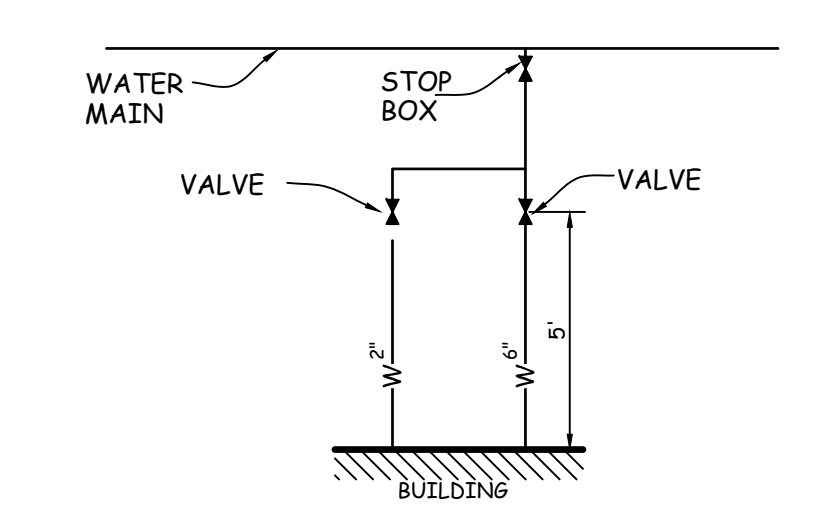
**NOTES (UTILITY)**

- ALL ELECTRICAL, TELEPHONE AND CABLE TELEVISION TRANSMISSION SYSTEMS SHALL BE PLACED UNDERGROUND. ANY TELEPHONE, ELECTRICAL, OR OTHER UTILITY BOXES SHALL BE PROHIBITED FROM BEING LOCATED IN THE FRONT YARD AREA AND VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2023 WAUKEE STANDARD SPECIFICATIONS AND 2023 SUDAS.
- THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
- WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS INCLUDING ALL APPLICABLE PERMITS.
- ALL EXISTING UTILITIES ON THE PLAN ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS ARE LESS THAN 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL.
- CONTACT CITY OF WAUKEE PUBLIC WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL CONNECTIONS TO EXISTING PUBLIC STRUCTURES SHALL BE CORE DRILLED.
- PROPERTY OWNER SHALL MAINTAIN PRIVATE STORM SEWER AND DETENTION BASINS.
- WATERMAIN WILL HAVE TO BE PRESSURE TESTED AND DISINFECTED BEFORE USE.
- ALL UTILITIES ARE TO BE TESTED TO CITY OF WAUKEE STANDARDS AND THE CITY OF WAUKEE IS TO WITNESS ALL TESTING.
- COORDINATE TIE-IN TO EXISTING PUBLIC UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL HYDRANTS ARE TO HAVE 3-INCH STORZ FITTINGS.
- APRON DIMENSIONS ARE PER SUDAS FIG. 9040.110.
- ALL MECHANICAL UNITS THAT ARE ROOFTOP OR GROUND MOUNTED THE UNITS MUST BE SCREENED FROM PUBLIC VIEW.

**LEGEND**



**6-INCH SUBDRAIN DETAIL**  
NO SCALE



**WATER SERVICE DETAIL**  
NO SCALE

**COOPER CRAWFORD & Associates**  
Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

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AS-BUILT:  
**UTILITY PLAN  
I-80 WEST INDUSTRIAL**

SHEET  
**4 OF 6**

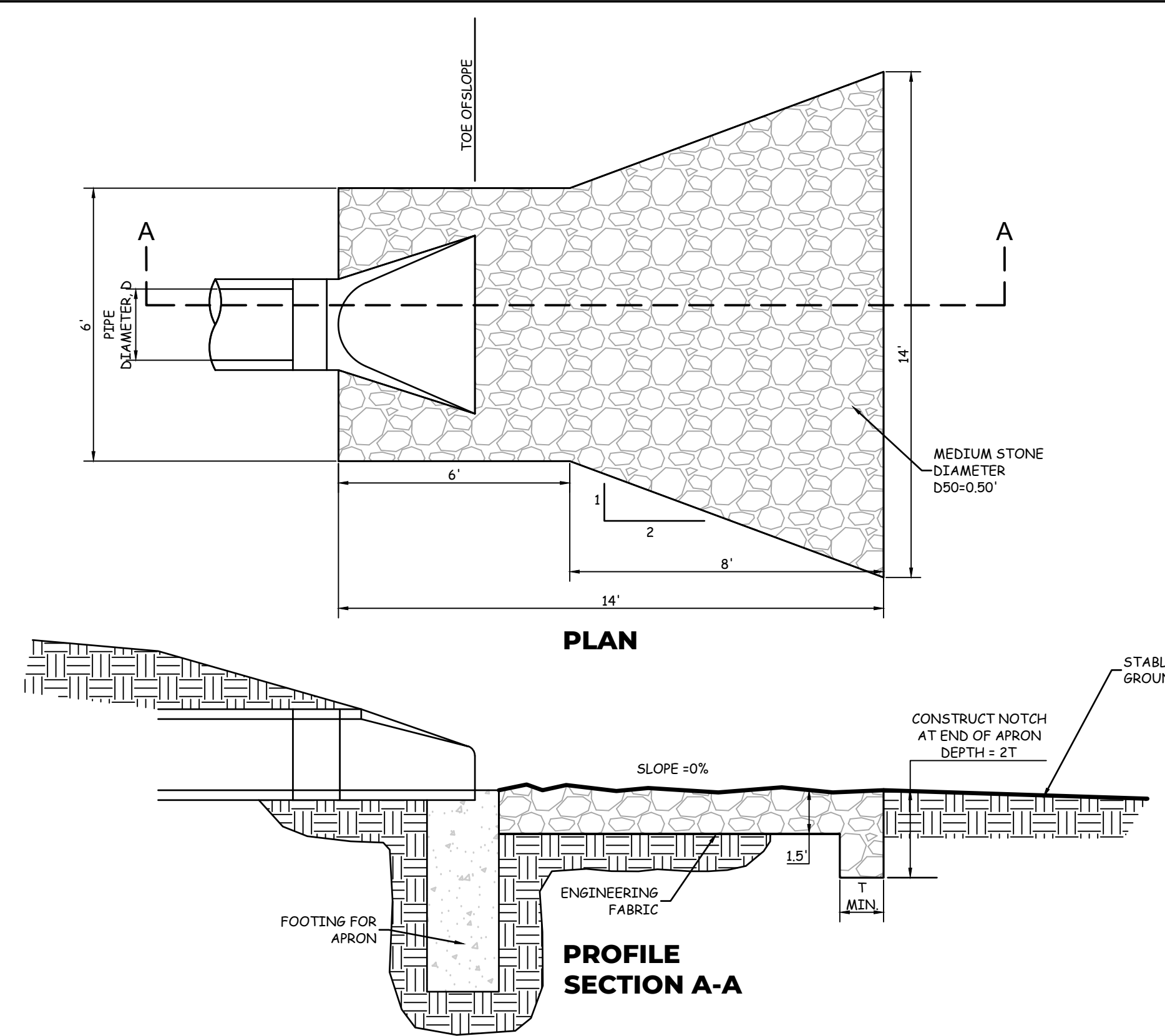


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800 INTERSTATE PARKWAY, WAUKEE

## NOTES (UTILITY)

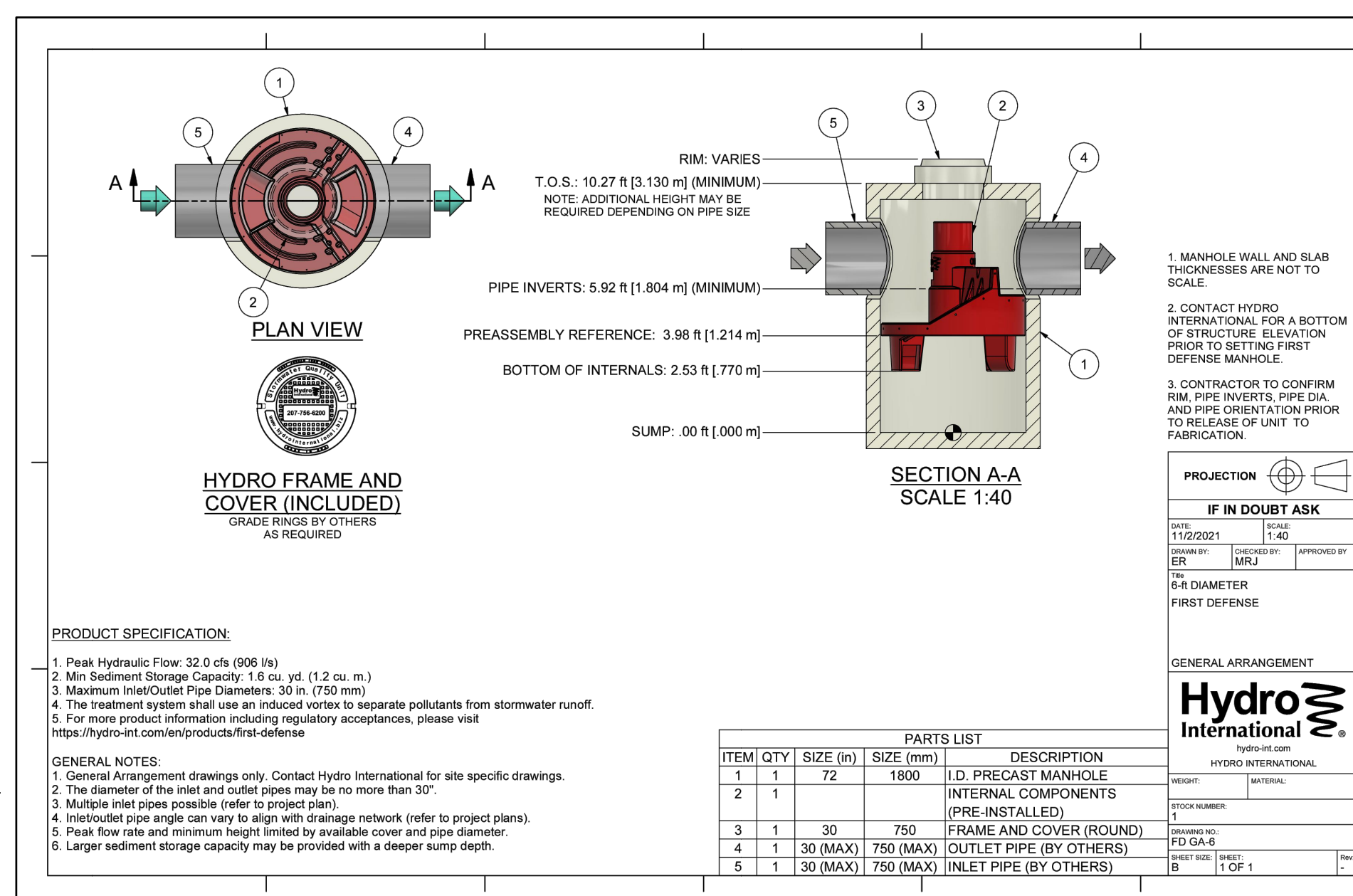
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- ALL HYDRANTS ARE TO HAVE 3-INCH STORZ FITTINGS.
- APRON DIMENSIONS ARE PER SUDAS FIG. 9040.110.



**RIP RAP FOR PIPE OUTLET SUDAS 9040.110**  
NO SCALE

## LEGEND

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- PLAT BOUNDARY
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  - EXISTING CONTOURS
  - 990 PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK
  - TREES



**FIRST DEFENDER HIGH CAPACITY TREATMENT UNIT**  
NO SCALE

**IOWA**  
**ONE CALL**

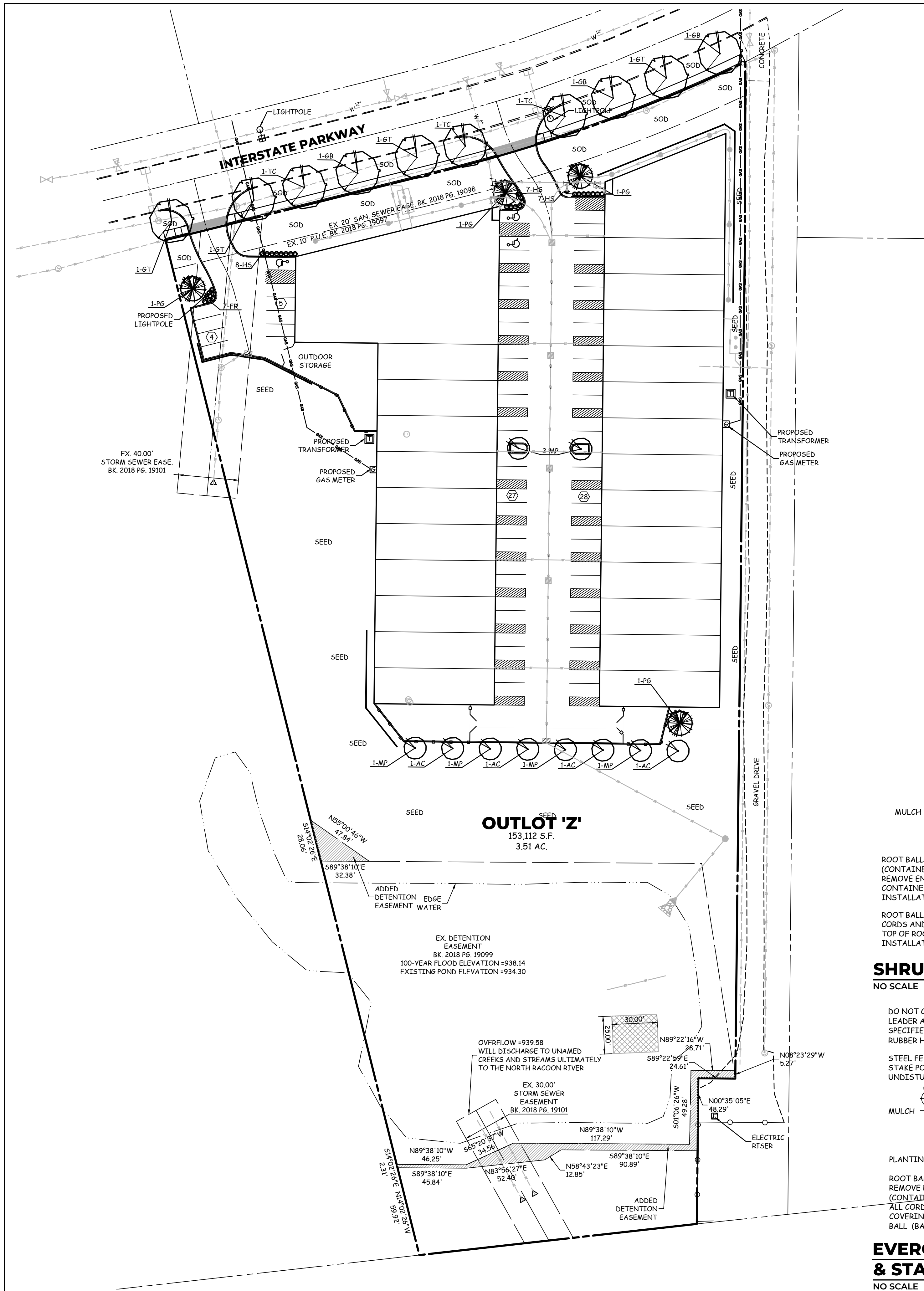
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AS-BUILT:  
**UTILITY PLAN**  
**I-80 WEST INDUSTRIAL**

**SHEET 5 OF 6**



### PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
4	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	8' min.	TS / B&B	SEE PLAN
3	GB	Gingko biloba GINGKO	8' min.	TS / B&B	MALE ONLY
3	TC	Tilia cordata LITTLELEAF LINDEN	8' min.	TS / B&B	SEE PLAN
4	PG	Picea glauca BLACK HILLS SPRUCE	8' min.	TS / B&B	SEE PLAN
4	AC	Amelanchier canadensis (clump) SERVICEBERRY	6' min.	TS / B&B	SEE PLAN
6	MP	Mulus species 'Prairiefire' PRAIRIEFIRE CRABAPPLE	6' min.	TS / B&B	SEE PLAN
7	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN
22	HS	Hemerocallis 'Stella de Oro' DAYLILY	#1 cont.	CONT.	SEE PLAN

### OPEN SPACE LANDSCAPE REQUIREMENTS

BASED ON 15% REQUIRED USABLE OPEN SPACE NOT WITHIN THE DETENTION EASEMENT = 157,259 \* 15% = 32,402 S.F.

(1 TREE AND 1 SHRUB PER 1,000 S.F. OPEN SPACE 23,588 / 1000 = 24)  
50% SHALL BE OVERSTORY AND 25% SHALL BE EVERGREEN

REQUIRED:

- 24 TREES
- 24 SHRUBS

PROPOSED:

- 10 OVERSTORY
- 4 EVERGREENS
- 10 UNDERSTORY
- 28 SHRUBS

### OFF STREET PARKING LANDSCAPE REQUIREMENTS

ALL ISLANDS SHALL BE PLANTED WITH AN ORNAMENTAL OR OVERSTORY TREE  
50% OF ISLANDS SHALL HAVE AN OVERSTORY TREE

REQUIRED:

- 10 TREES ALONG R.O.W.

PROPOSED:

- 10 OVERSTORY ALONG R.O.W.

DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT.  
EVERGREEN TREES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT.  
DECIDUOUS UNDERSTORY TREES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT.

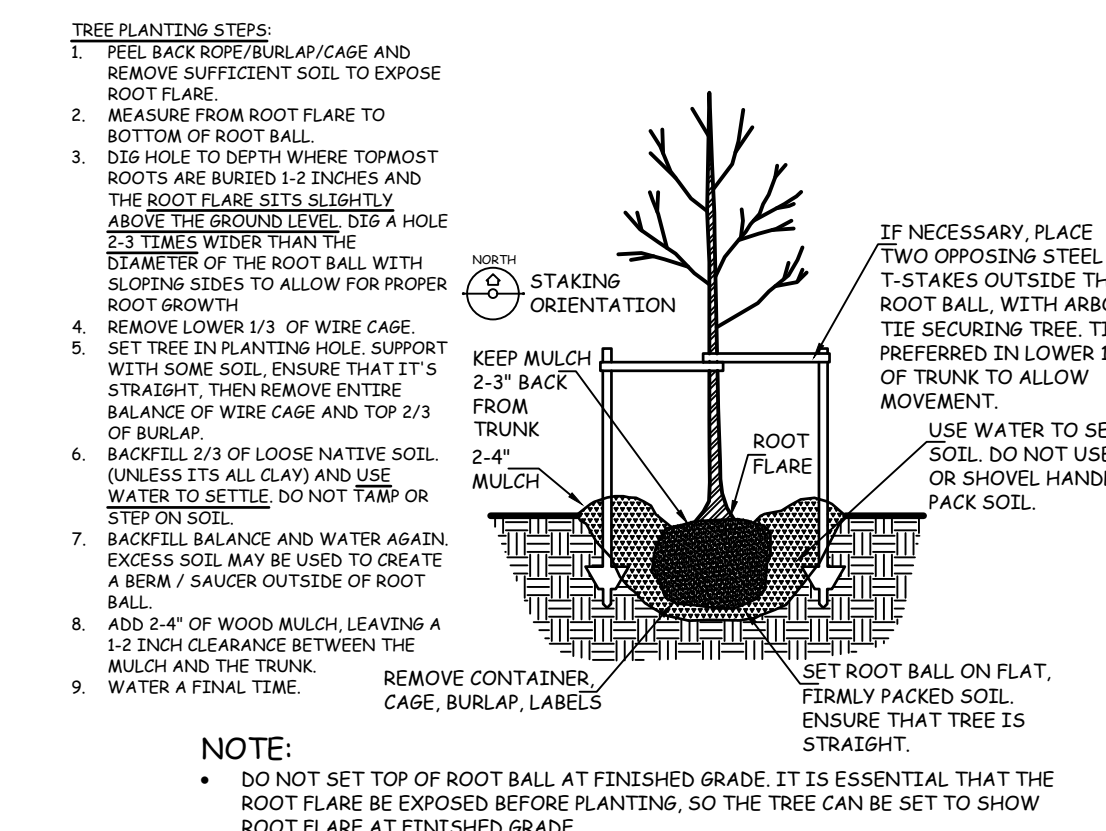
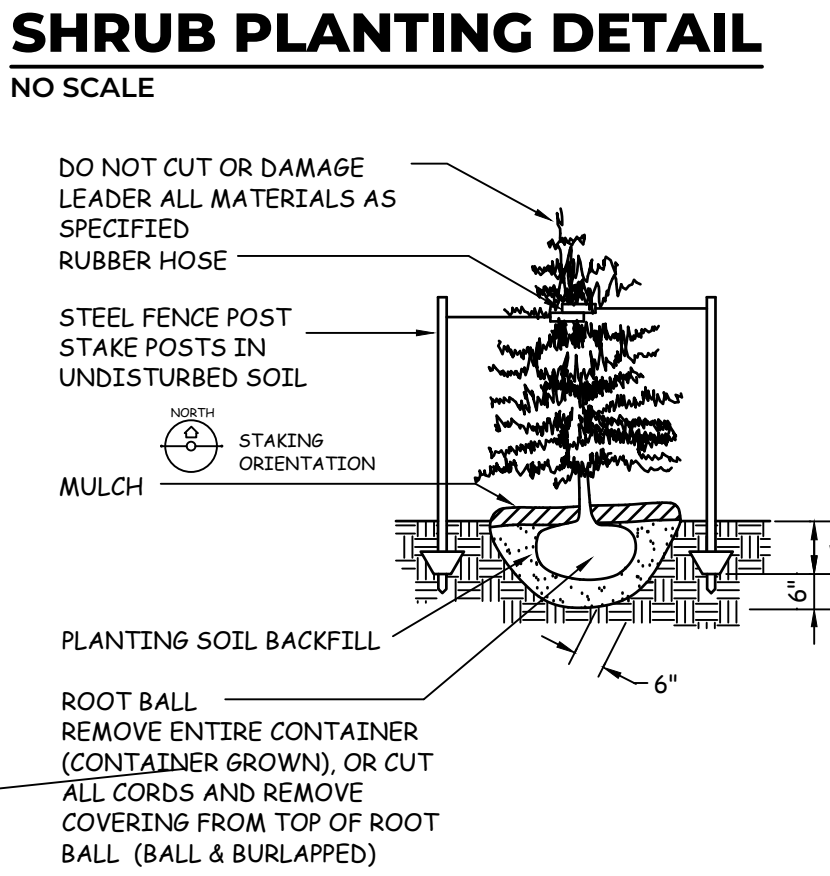
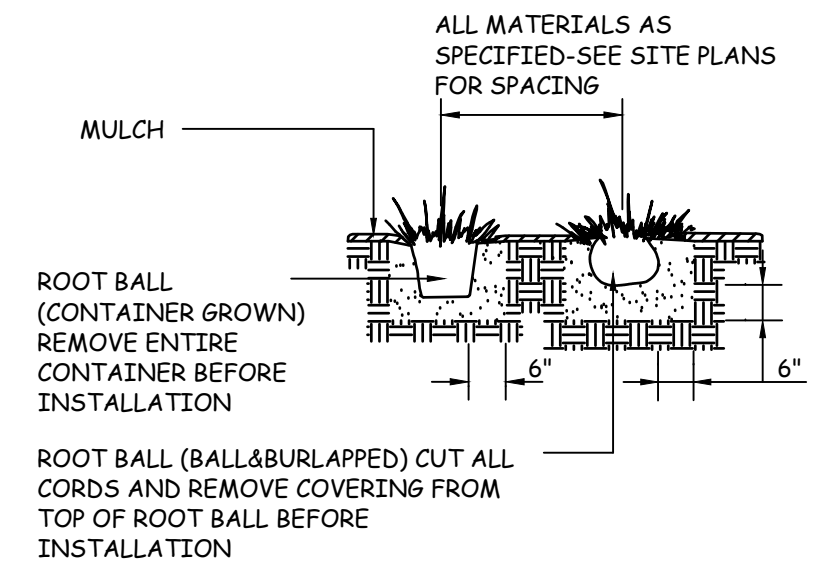
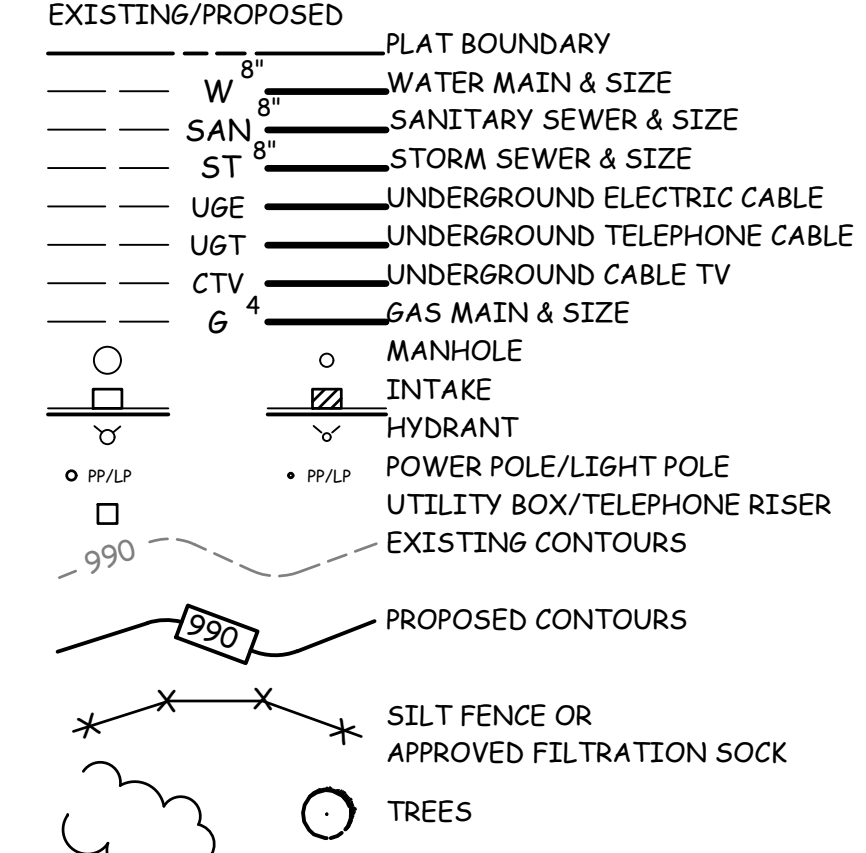
# SITE PLAN I-80 WEST INDUSTRIAL

800 INTERSTATE PARKWAY, WAUKEE

## NOTES (LANDSCAPE)

- ALL SITEWORK, SODDING, & LANDSCAPING SHALL BE IN ACCORDANCE WITH 2023 WAUKEE STANDARD SPECIFICATIONS AND 2023 SUDAS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1986).
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
- ALL DECIDUOUS TREES WITH CALIPER OF 2 TO 3 INCHES SHALL BE STAKED; ALL DECIDUOUS TREES WITH CALIPER GREATER THAN 3-INCHES SHALL BE GUYED; EVERGREEN TREES GREATER THAN 8 FEET IN HEIGHT SHALL BE GUYED; STAKING AT HEIGHTS LESS THAN 8 FEET IS NOT NECESSARY. REFER TO PLAN AND DETAILS FOR SPECIFIC PLANTING INSTRUCTIONS.
- ALL TREES, SHRUBS & GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3" SHREDDED BARK MULCH.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWINGS SHALL PREVAIL WHERE CONFLICT OCCURS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT COOPER CRAWFORD & ASSOCIATES, LLC.
- SOD R.O.W. AND FRONT AREA OF THE LOT. THE REMAINDER OF THE DISTURBED AREAS WILL BE HYDROSEEDED WITH TYPE 2 SUDAS MIX.
- DECIDUOUS TREES SHALL BE NO CLOSER THAN 5 FEET AND CONIFEROUS TREES NO CLOSER THAN 10 FEET TO STREETS OR SIDEWALKS.
- ANY PLANT SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- AC UNITS ARE LOCATED ON THE ROOF AND WILL BE SCREENED FROM THE STREET PER CITY CODE.

## LEGEND



**COOPER CRAWFORD & Associates**  
Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 3-7-2023	JOB NUMBER
REVISIONS: 3-21-2023	<b>CC</b> <b>2698</b>
4-5-2023	
4-18-2023	
5-2-2023	
5-26-2023	
6-7-2023	

AS-BUILT:  
**LANDSCAPE PLAN**  
**I-80 WEST INDUSTRIAL**

**SHEET 6 OF 6**

