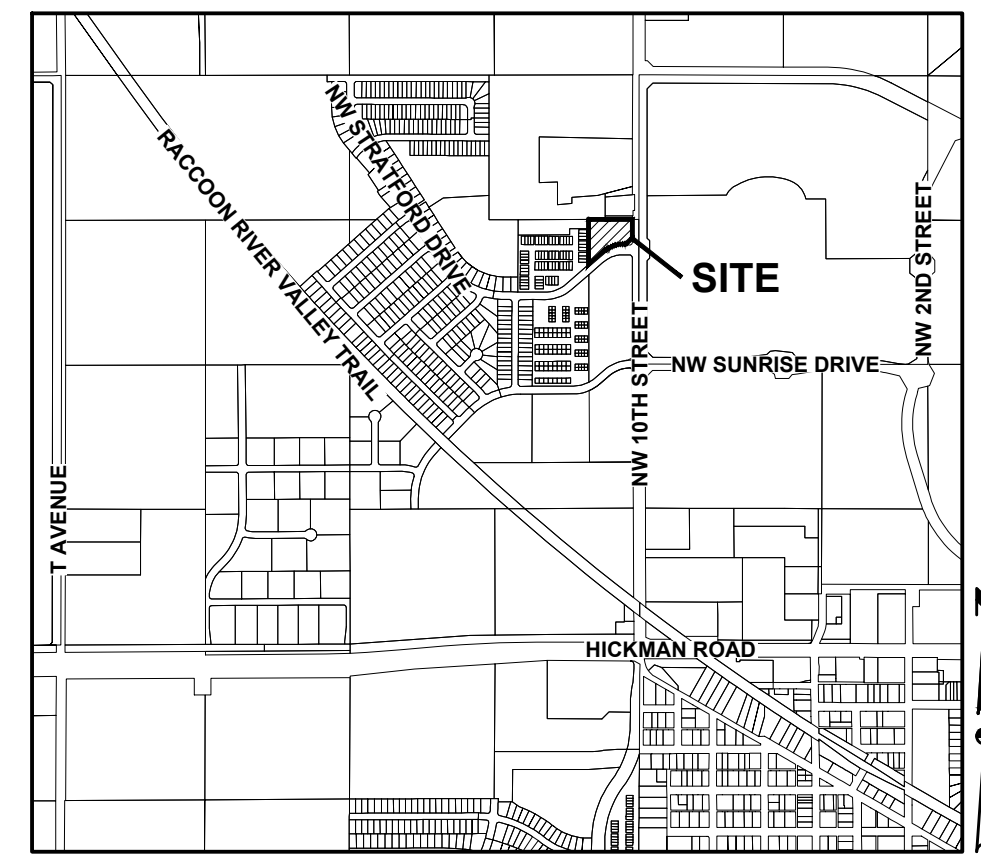


# SITE PLAN / PRELIMINARY PLAT FOR: CASEY'S - STORE #4269

## WAUKEE, IOWA

### VICINITY MAP



WAUKEE, IOWA

### NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN UPDATED SITE PLAN ILLUSTRATING ANY CHANGES MADE DURING CONSTRUCTION AND RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.

### LEGAL DESCRIPTION

PARCEL 21-148 OF OUTLOT 'Y', STRATFORD CROSSING PLAT 1 & OF TRACT B OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003 AT PAGE 58, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

### ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

### PROJECT SITE ADDRESS

600 NW 10TH STREET

### EXISTING/ PROPOSED USE

EXISTING: OPEN SPACE

PROPOSED: GAS STATION

### DEVELOPMENT SUMMARY

AREA: 2.64 ACRES (114,868 SF)

ZONING: C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

### SETBACKS:

- MINIMUM FRONT YARD - 30 FEET
- MINIMUM REAR YARD - 30 FEET
- MINIMUM SIDE YARD - NO MINIMUM EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SHALL BE 30 FEET
- MAXIMUM HEIGHT - NO MAXIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET

1 STORY OR 14 FEET FOR ACCESSORY BUILDING

### BUILDING HEIGHTS

APPROXIMATE BUILDING HEIGHTS:

CONVENIENCE STORE: 21'-4"

GAS CANOPY: 22'-3"

### IMPERVIOUS SURFACE AREA

41,848 SF

### PARKING REQUIREMENTS

CONVENIENCE STORE/GAS STATION:

FIVE (5) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA

RETAIL = 5,030 SF

PARKING REQUIRED = 26 SPACES

PARKING PROVIDED = 26 SPACES

### BENCHMARKS

1. USGS MONUMENT ALUMINUM ROD WITH CAP STAMPED G121 AND NGS ACCESS COVER 3" DEEP, EAST SIDE OF R AVENUE (R16) 0.1 MILES SOUTH OF 300TH STREET. ELEVATION = 1032.83
2. PK NAIL 3' NORTH OF CENTERLINE EASTBOUND HIGHWAY 6 AT THE SE CORNER OF SW SE ELEVATION = 1040.27

### INDEX OF SHEETS

NO.	DESCRIPTION
C-001	COVER SHEET
C-002	QUANTITIES & GENERAL NOTES
C-003	ALTA / NSPS LAND TITLE SURVEY
C-100	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C-101	DIMENSION PLAN
C-201	GRADING PLAN
C-301	UTILITY PLAN
C-401	EROSION AND SEDIMENT CONTROL PLAN
C-601 - C-604	DETAILS
C-701	LANDSCAPE PLAN

\*\*\* NOTE \*\*\*  
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. FINAL BUILDING TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



### 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, IOWA 50322

PH: (515) 369-4400

PROJECT NO. 2202.055

### GENERAL LEGEND

PROPOSED	EXISTING	FOUND	SET
PROPERTY BOUNDARY	SECTION CORNER AS NOTED	▲	△
SECTION LINE	1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
CENTER LINE	MEASURED BEARING & DISTANCE	M	R
RIGHT OF WAY	RECORDED BEARING & DISTANCE	D	
BUILDING SETBACK	DEEDED BEARING & DISTANCE	MPE	
PERMANENT EASEMENT	MINIMUM PROTECTION ELEVATION	P.U.E.	
TEMPORARY EASEMENT	PUBLIC UTILITY EASEMENT		
TYPE SW-501 STORM INTAKE	CENTERLINE		
TYPE SW-502 STORM INTAKE	SECTION LINE		
TYPE SW-503 STORM INTAKE	EASEMENT LINE		
TYPE SW-505 STORM INTAKE	TELEPHONE LINE		
TYPE SW-506 STORM INTAKE	CABLE TELEVISION LINE		
TYPE SW-512 STORM INTAKE	FIBER OPTICS LINE		
TYPE SW-513 STORM INTAKE	WATERMAIN		
TYPE SW-401 STORM MANHOLE	STORM SEWER		
TYPE SW-402 STORM MANHOLE	SANITARY SEWER		
FLARED END SECTION	STREET LIGHT		
TYPE SW-301 SANITARY MANHOLE	DECIDUOUS TREE		
STORM/SANITARY CLEANOUT	WOOD FENCE		
WATER VALVE	GAS LINE		
FIRE HYDRANT ASSEMBLY	ELECTRIC LINE		
SIGN	OVERHEAD ELECTRIC LINE		
DETECTABLE WARNING PANEL	GAS MANHOLE		
WATER CURB STOP	MONITORING WELLS		
SANITARY SEWER	FLARED END SECTION		
SANITARY SERVICE	TRAFFIC SIGNAL CONTROL		
STORM SEWER	CLEANOUT		
STORM SERVICE	GAS APPARATUS		
WATERMAIN WITH SIZE	AIR CONDITIONER		
WATER SERVICE	TELEPHONE PEDESTAL		
SAWCUT (FULL DEPTH)	WATER VALVE		
SILT FENCE	FIRE HYDRANT		
USE AS CONSTRUCTED	ELECTRIC TRANSFORMER		
MINIMUM PROTECTION ELEVATION	ELECTRIC METER BOARD		
FINISHED FLOOR ELEVATION	MAIL BOX		
	SIGN		
	POWER POLE		
	TELEVISION PEDESTAL		
	SANITARY SEWER MANHOLE		
	STORM SEWER MANHOLE		
	ROUND STORM SEWER INTAKE		
	STORM SEWER INTAKE		
	FLAG POLE		
	SPRINKLER BOX		
	BUSH		
	CONIFEROUS TREE		
	OVERHEAD LIGHT		
	HANDICAPPED PARKING		
	ROOF DRAIN		
	TRAFFIC LIGHT		
	SEPTIC TANK		
	YARD LIGHT		

REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 222060CWC PREPARED BY CONSTRUCTION MATERIALS TESTING, INC. FOR GEOTECHNICAL REQUIREMENTS. DATE: JUNE 17, 2022

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) 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.

**PRELIMINARY**

NOT FOR CONSTRUCTION

FRANK P. OLLENDIKE, P.E.  
16926  
DATE: \_\_\_\_\_  
PROJECT NUMBER: 16926  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS C-001 - C-002, & C-100 - C-604

### SUBMITTAL DATES

FIRST SUBMITTAL:	05/24/2022
SECOND SUBMITTAL:	07/19/2022
THIRD SUBMITTAL:	08/02/2022
FOURTH SUBMITTAL:	08/12/2022
FIFTH SUBMITTAL:	09/28/2022
SIXTH SUBMITTAL:	11/14/2022
SEVENTH SUBMITTAL:	12/19/2022
EIGHTH SUBMITTAL:	05/10/2023
NINTH SUBMITTAL:	06/05/2023
TENTH SUBMITTAL:	06/21/2023

IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W. THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



# ALTA/NSPS LAND TITLE SURVEY

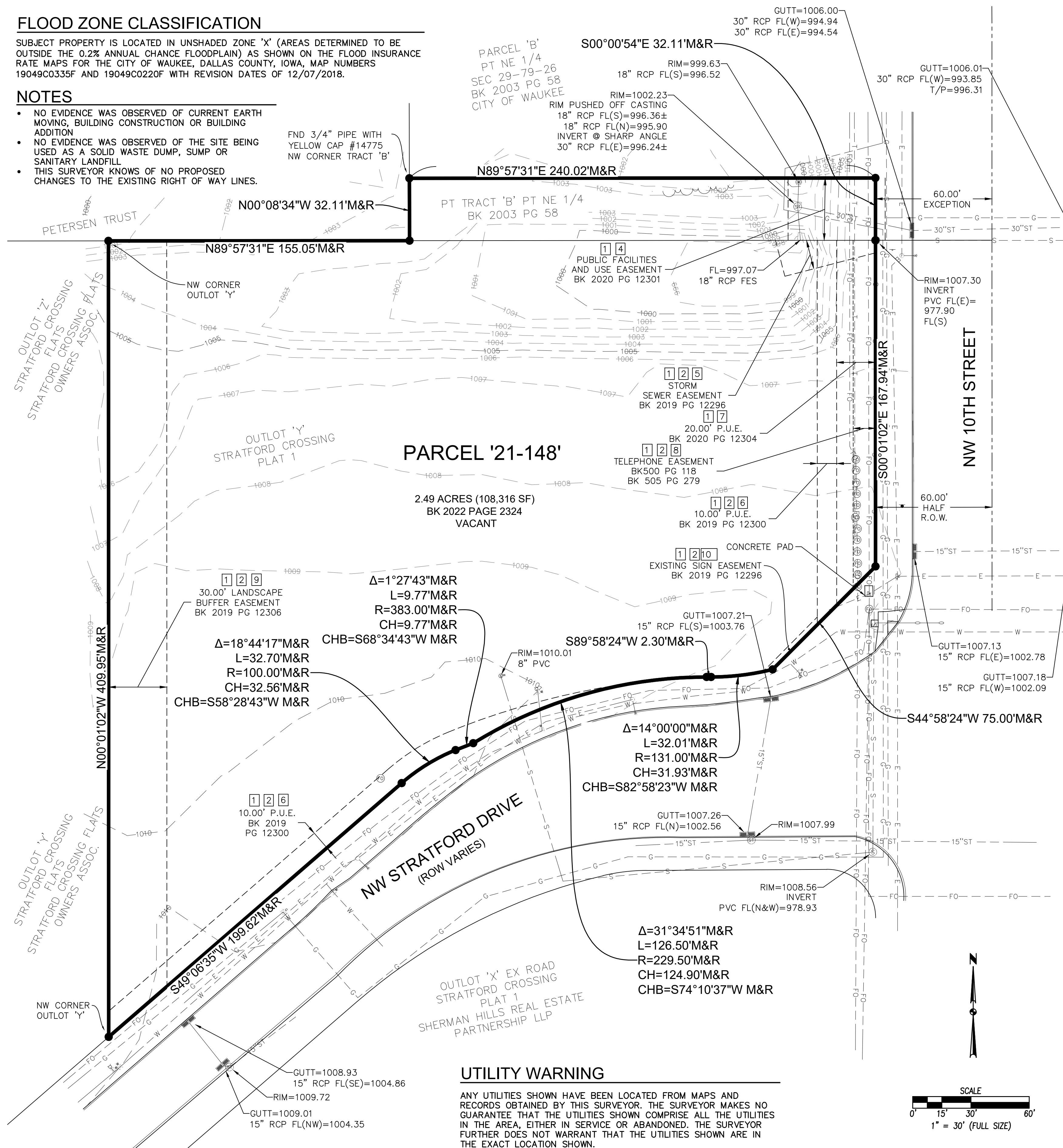
## FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MAP NUMBERS 19049C0335F AND 19049C0220F WITH REVISION DATES OF 12/07/2018.

## NOTES

- NO EVIDENCE WAS OBSERVED OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- THIS SURVEYOR KNOWS OF NO PROPOSED CHANGES TO THE EXISTING RIGHT OF WAY LINES.

FND 3/4" PIPE WITH YELLOW CAP #14775 NW CORNER TRACT 'B'



## LEGEND

FOUND	SET	
▲	△	GAS APPARATUS
●	○	AIR CONDITIONER
M	○	TELEPHONE PEDESTAL
R	○	WATER VALVE
D	○	FIRE HYDRANT
MPE	○	ELECTRIC TRANSFORMER
P.U.E.	○	ELECTRIC METER BOARD
---	---	MAIL BOX
---	---	SIGN
---	---	POWER POLE
---	---	TELEVISION PEDESTAL
---	---	SANITARY SEWER MANHOLE
---	---	STORM SEWER MANHOLE
---	---	ROUND STORM SEWER INTAKE
---	---	STORM SEWER INTAKE
---	---	FLAG POLE
---	---	SPRINKLER BOX
---	---	BUSH
---	---	CONIFEROUS TREE
---	---	OVERHEAD LIGHT
---	---	HANDICAPPED PARKING
---	---	ROOF DRAIN
---	---	TRAFFIC LIGHT
---	---	SEPTIC TANK
---	---	YARD LIGHT

## ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322

## OWNER / REQUESTED BY

STRATFORD CROSSING, LLC

## DATE OF SURVEY

02-11-2022

## SITE ADDRESS

VACANT

## AREA OF PROPERTY

2.49 ACRES (108,316 SF)

## WETLANDS:

NO WETLANDS WERE DELINEATED AT THE TIME OF SURVEY

## ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

## BULK REGULATIONS

- MINIMUM FRONT YARD - 30 FEET
  - MINIMUM REAR YARD - 30 FEET
  - MINIMUM SIDE YARD - NO MINIMUM EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SHALL BE 30 FEET
  - MAXIMUM HEIGHT - NO MAXIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET
- 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

## PROPERTY DESCRIPTION

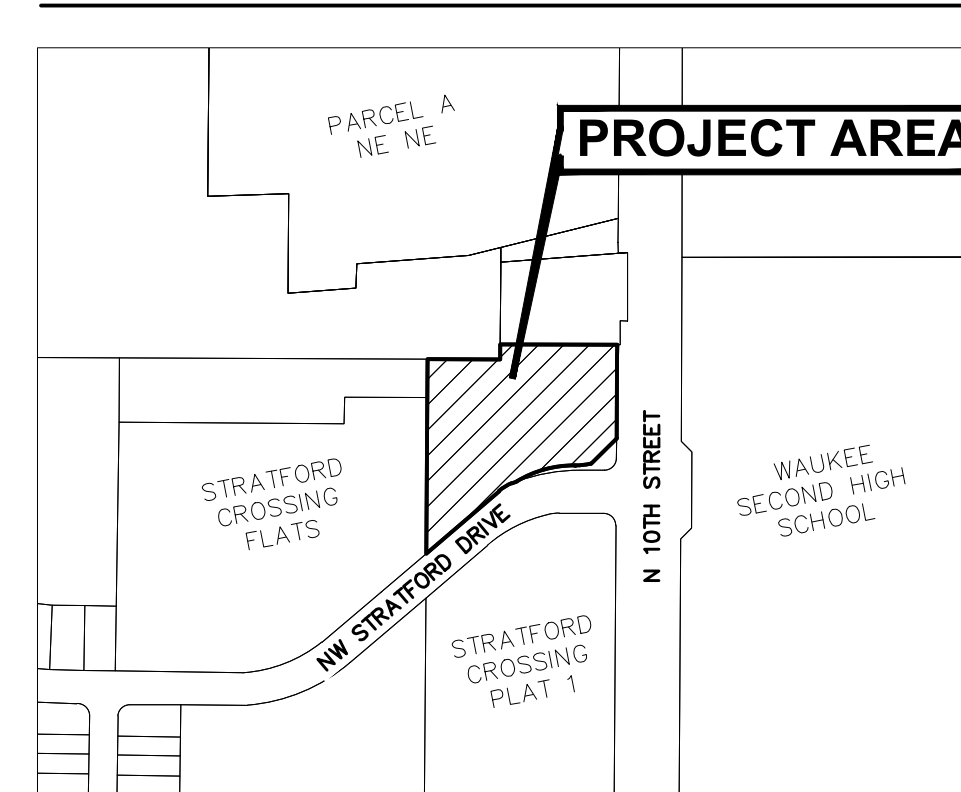
PARCEL 21-148 OF OUTLOT 'Y', STRATFORD CROSSING PLAT 1 & OF TRACT B OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$ ) OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003 AT PAGE 58, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

## SCHEDULE B - SECTION II

THE TITLE OPINION PREPARED BY WHITFIELD & EDDY LAW, WITH A TITLE OPINION NUMBER OF 27770 AND AN EFFECTIVE DATE OF FEBRUARY 1, 2022 WAS USED TO PREPARE THIS SURVEY.

- PLAT RECORDED AT BOOK 2022, PAGE 2324 IN THE OFFICE OF THE DALLAS COUNTY RECORDER IS THE PLAT OF SURVEY FOR PARCEL 21-148 WHICH REFLECTS THE VARIOUS EASEMENTS TO WHICH THE PROPERTY IS SUBJECT. SUBJECT PROPERTY IS THE PROPERTY DESCRIBED IN SAID PLAT AND EASEMENTS SHOWN ON SAID PLAT OF SURVEY ARE AS SHOWN ON THIS SURVEY.
- PLAT REPORTED AT BOOK 2019, PAGE 12296 IS THE FINAL PLAT OF STRATFORD CROSSING, LLC. PART OF THE SUBJECT PROPERTY IS OUTLOT 'Y' OF SAID FINAL PLAT AND INCLUDES EASEMENTS AS SHOWN ON SURVEY.
- ANNEXATION. PROPERTY HAS BEEN ANNEXED INTO THE CITY OF WAUKEE, IOWA.
- PUBLIC UTILITIES AND USE EASEMENT. REPORTED AT BOOK 2020, PAGE 12301 IS A PUBLIC UTILITIES AND USE EASEMENT. -SAID EASEMENT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- STORM SEWER EASEMENT REPORTED AT BOOK 2019, PAGE 12302 IS A STORM SEWER EASEMENT. -SAID EASEMENT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- PUBLIC UTILITY EASEMENT. REPORTED AT BOOK 2019, PAGE 12300 IS A 10-FOOT WIDE PUBLIC UTILITY EASEMENT. -SAID EASEMENT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- PUBLIC UTILITY EASEMENT. REPORTED AT BOOK 2020, PAGE 12304 IS 20-FOOT WIDE PUBLIC UTILITY EASEMENT. -SAID EASEMENT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- TELEPHONE EASEMENT. REPORTED AT BOOK 500, PAGE 118 (AND BOOK 505, PAGE 279 PER PLAT OF SURVEY IS A TELEPHONE EASEMENT BUT IT IS NOT REPORTED IN THE ABSTRACT). -SAID EASEMENT LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- PRIVATE LANDSCAPE BUFFER EASEMENT. REPORTED AT BOOK 2019, PAGE 12306 IS A PRIVATE LANDSCAPE BUFFER EASEMENT. -SAID EASEMENT IS LOCATED ON THE SUBJECT PROPERTY AS DESCRIBED IN SAID EASEMENT DOCUMENT AND IS SHOWN ON THE FINAL PLAT STRATFORD CROSSING PLAT 1. EASEMENT IS LOCATED ON SUBJECT PROPERTY AS SHOWN ON SURVEY.
- DECLARATION OF COVENANT FOR MONUMENT SIGNS. REPORTED AT BOOK 2019, PAGE 12307 IS A DECLARATION OF COVENANT FOR MONUMENT SIGNS. SAID DECLARATION DESCRIBES A SIGN EASEMENT AS SHOWN ON SURVEY.

## VICINITY MAP



## CERTIFICATION:

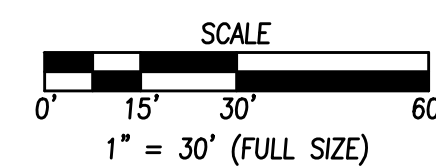
TO CASEY'S SERVICE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-11-2022.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE \_\_\_\_\_  
LICENSE NUMBER 15980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET

## UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM MAPS 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.

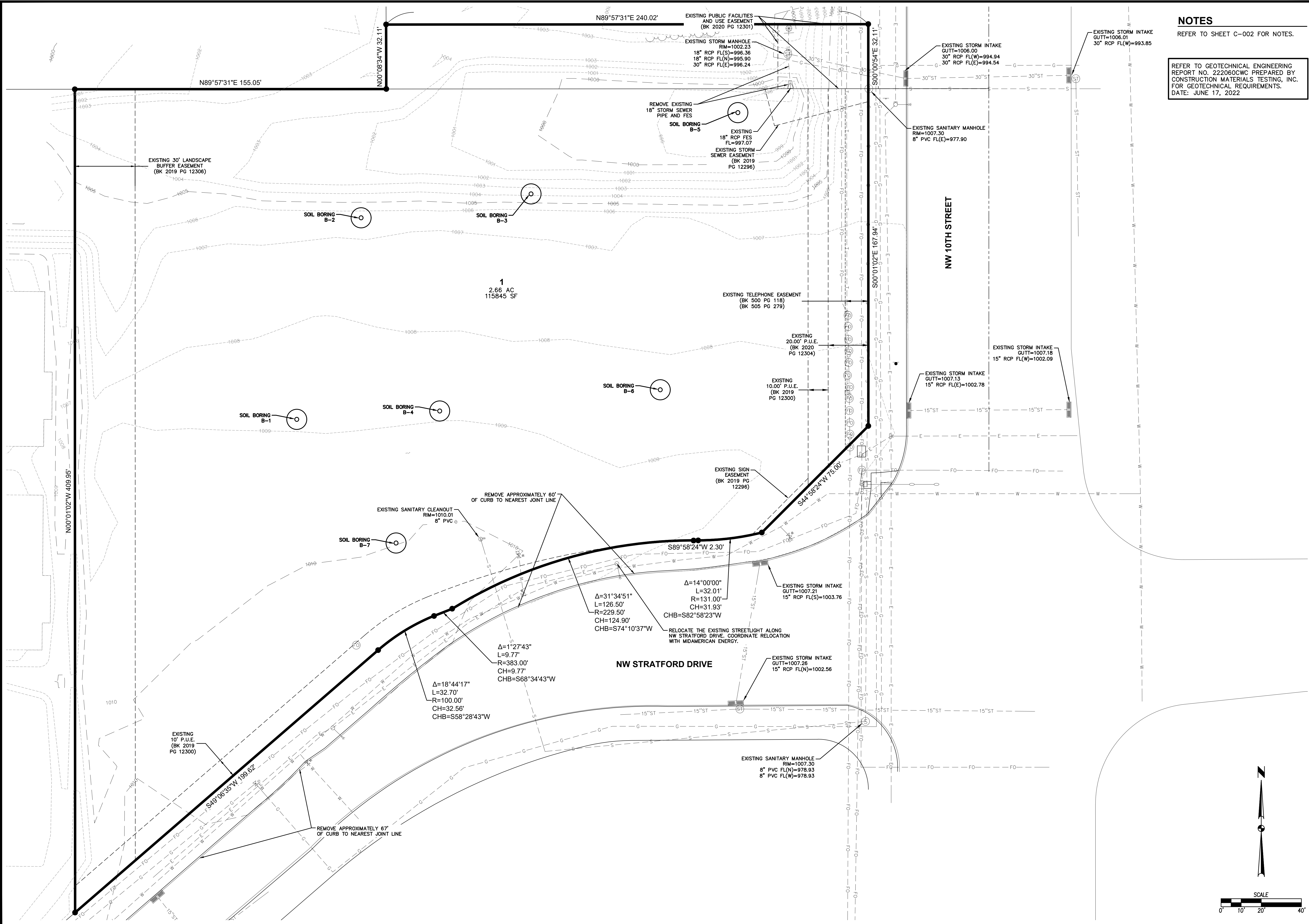


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 PLOTTED BY: GAE/MSD

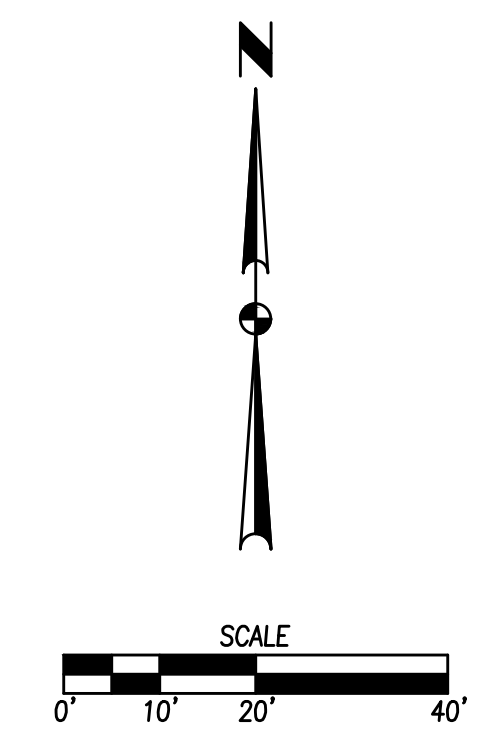
**CASEY'S - STORE #4269**  
**ALTA/NSPS LAND TITLE SURVEY**  
 600 NW 10TH STREET  
 WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER: EKO  
 ENGINEER: GH, TECH: RL  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 REVISIONS: DATE, TENTH SUBMITTAL, NINTH SUBMITTAL, EIGHTH SUBMITTAL, SEVENTH SUBMITTAL, SIXTH SUBMITTAL, FIFTH SUBMITTAL  
 SHEET NUMBER: **C-003**  
 2202.055

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 FILE DATE: 6/17/2023 8:12 AM  
 PLOTTED BY: GIVE/EROLD TECH

COMMENTS:  
 ENC.



**NOTES**  
 REFER TO SHEET C-002 FOR NOTES.  
 REFER TO GEOTECHNICAL ENGINEERING REPORT NO. 222060CWC PREPARED BY CONSTRUCTION MATERIALS TESTING, INC. FOR GEOTECHNICAL REQUIREMENTS. DATE: JUNE 17, 2022.



DATE	REVISIONS
06/21/2023	TENTH SUBMITTAL
06/05/2023	NINTH SUBMITTAL
05/10/2023	EIGHTH SUBMITTAL
12/19/2022	SEVENTH SUBMITTAL
11/14/2022	SIXTH SUBMITTAL
09/29/2022	FIFTH SUBMITTAL

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**CASEY'S - STORE #4269**  
**TOPOGRAPHIC SURVEY & DEMOLITION PLAN**  
 600 NW 10TH STREET

SHEET NUMBER:  
**C-100**  
 2202.055

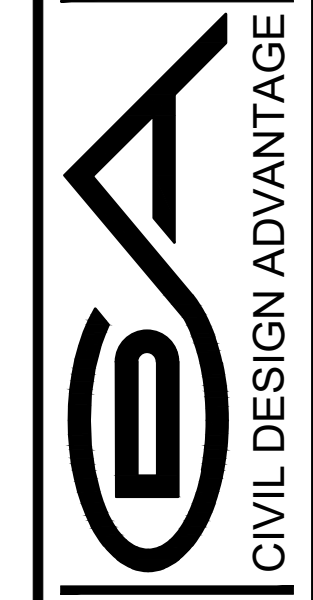
ENGINEER: GH, TECH: RL

ENGINEER: EKO

**NOTES**  
REFER TO SHEET C-002 FOR NOTES.

DATE	REVISIONS
06/21/2023	TENTH SUBMITTAL
06/05/2023	NINTH SUBMITTAL
05/19/2023	EIGHTH SUBMITTAL
12/19/2022	SEVENTH SUBMITTAL
11/14/2022	SIXTH SUBMITTAL
09/29/2022	FIFTH SUBMITTAL

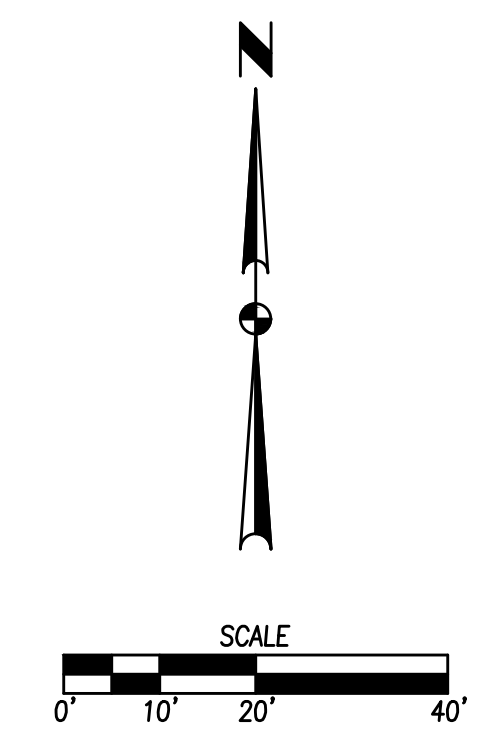
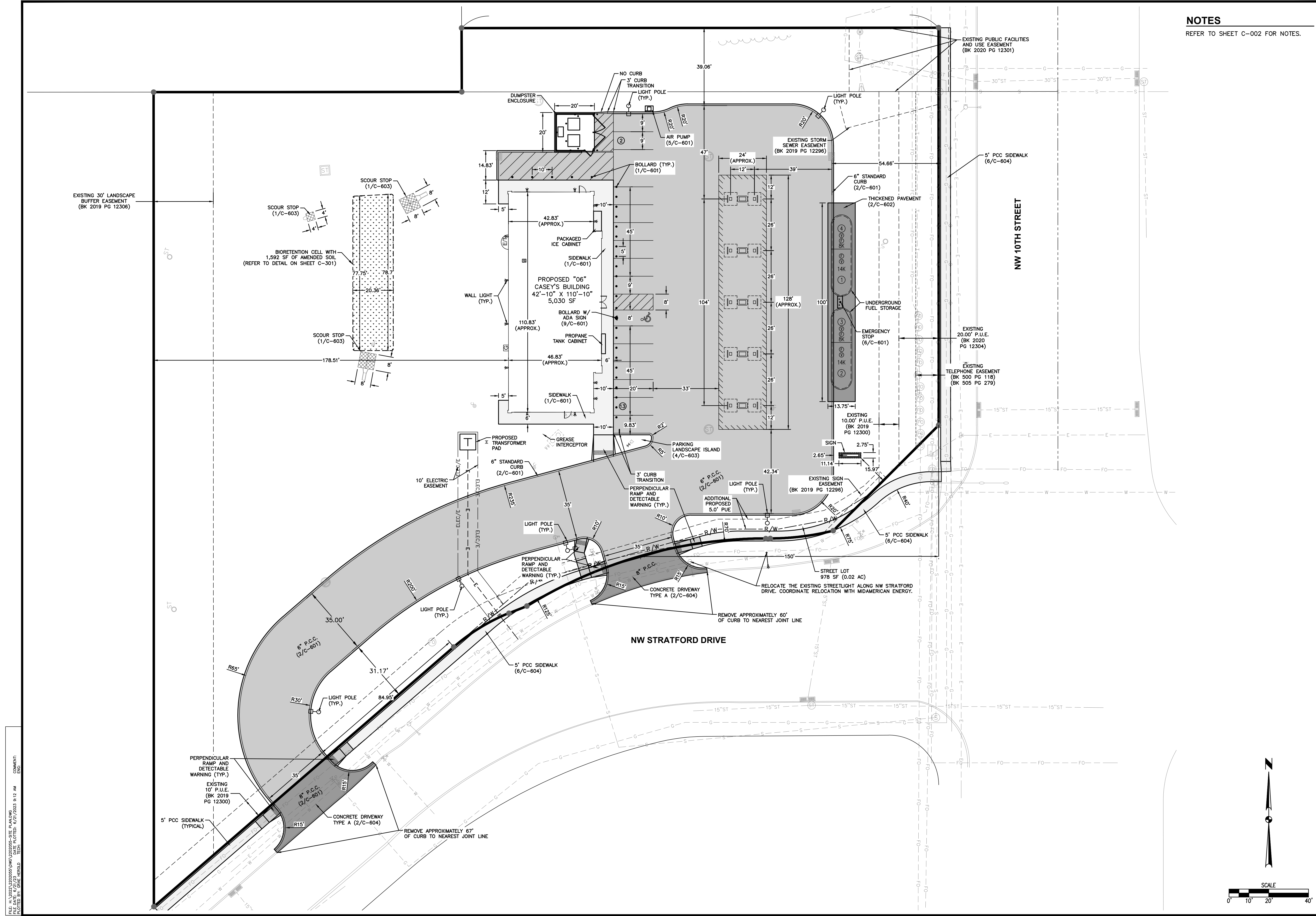
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400



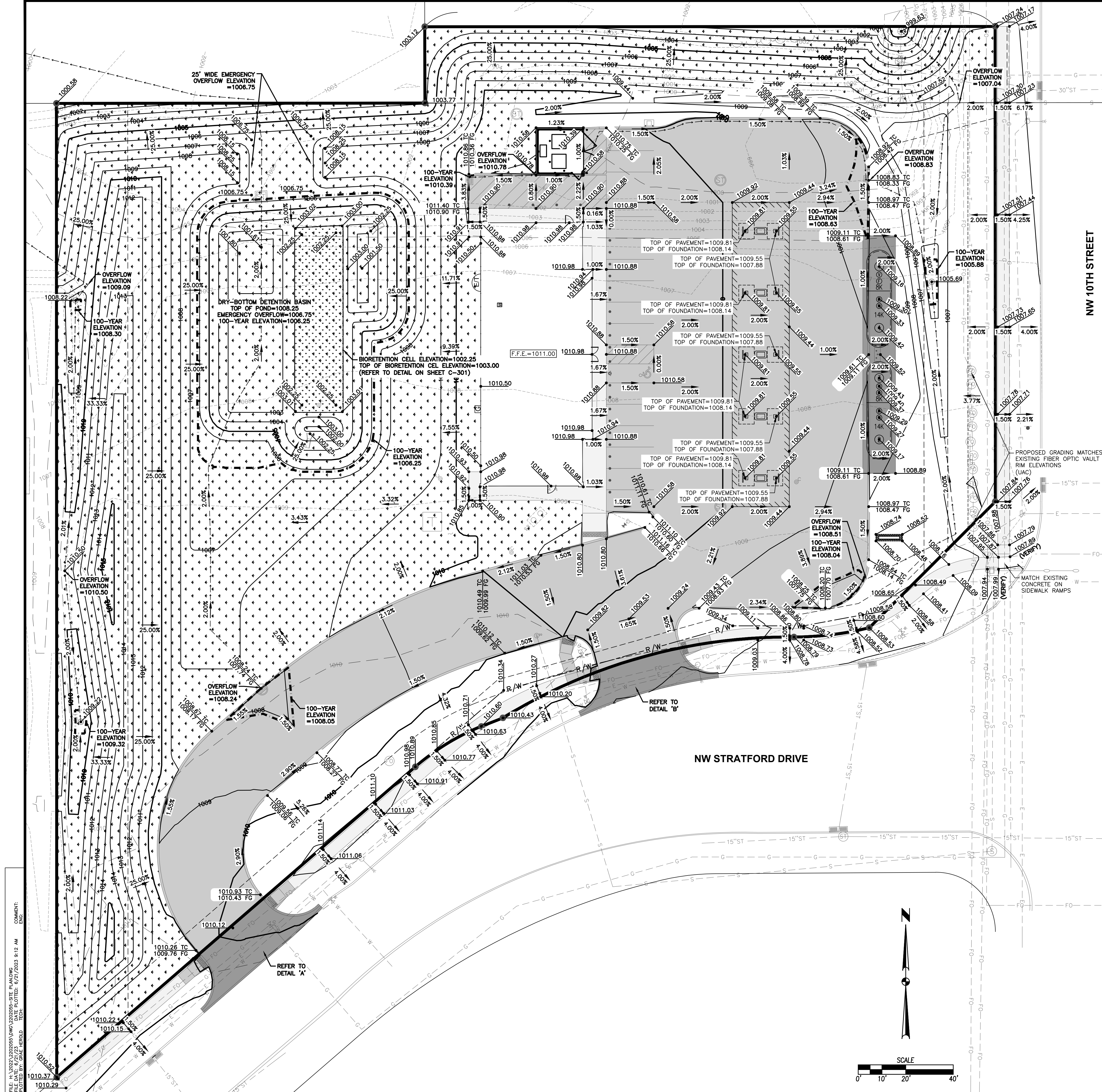
ENGINEER: EKO  
ENGINEER: GH, TECH: RL

**CASEY'S - STORE #4269**  
DIMENSION PLAN

600 NW 10TH STREET  
SHEET NUMBER:  
**C-101**  
2202.055



FILE: I:\WORK\2202055\WORK\2202055\_DIM.PLT  
FILE DATE: 6/21/23  
PLOT DATE: 6/21/2023 8:12 AM  
PLOT BY: GRAE HEROLD, TECH

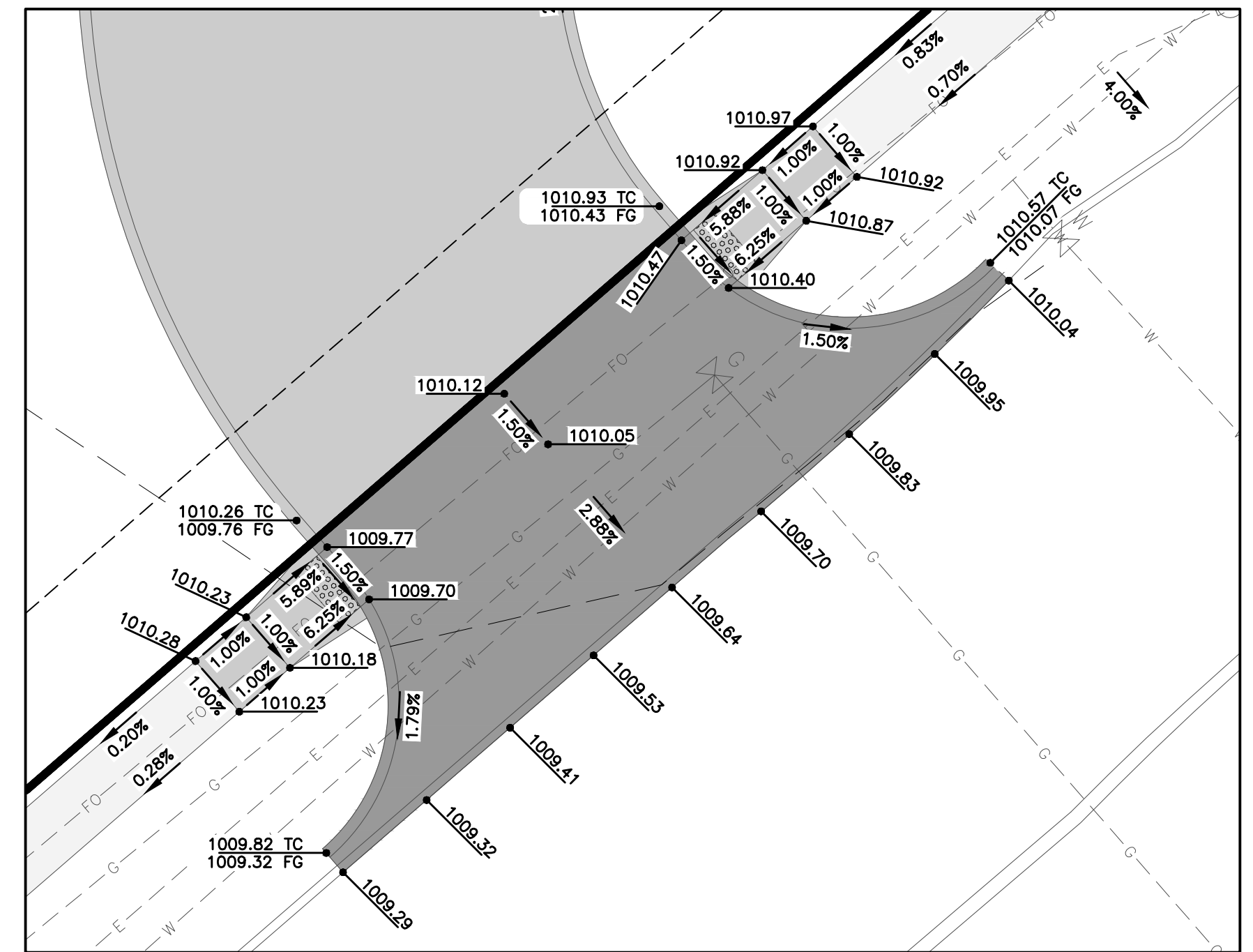


**NOTES**

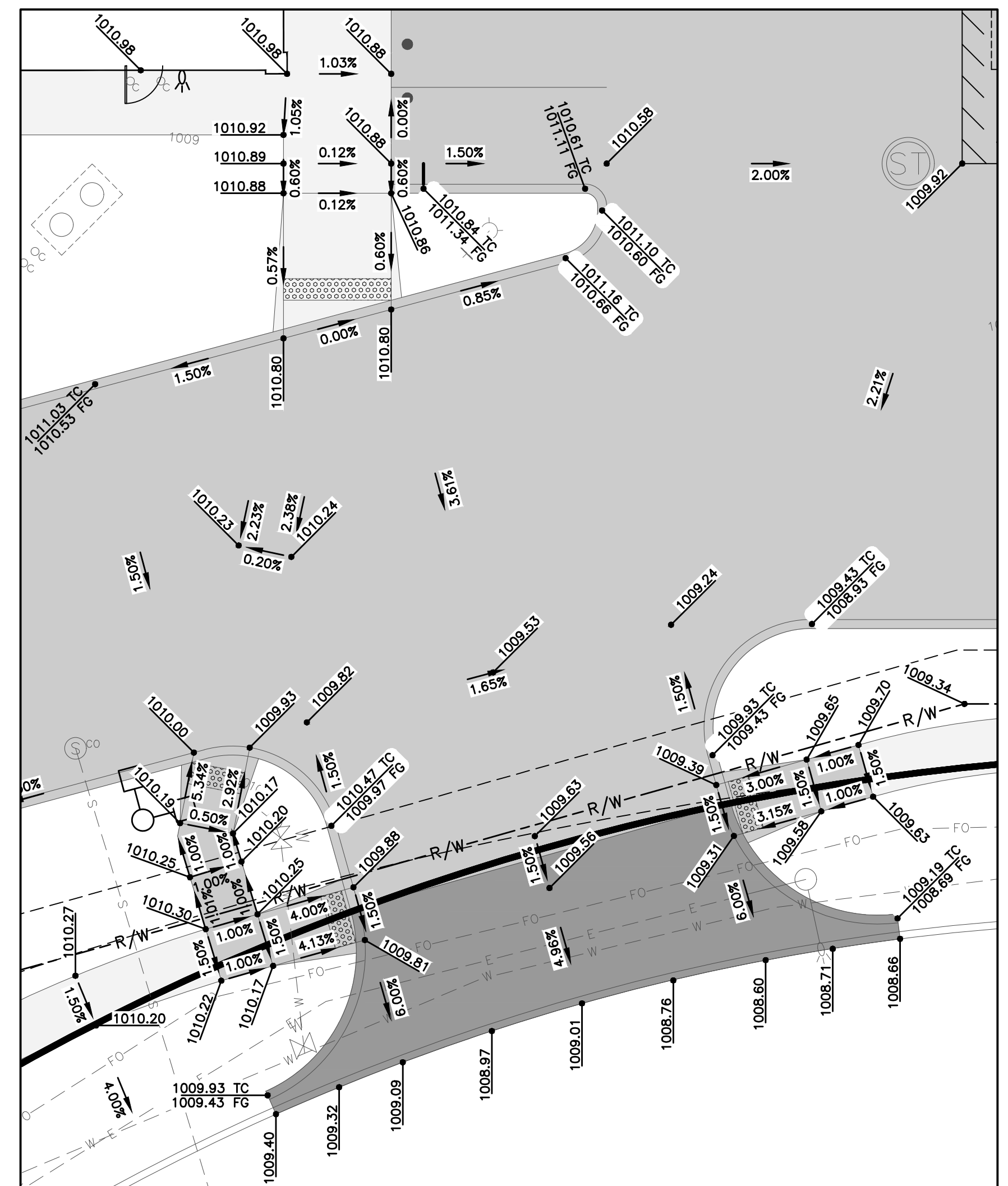
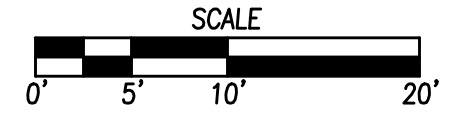
1. REFER TO SHEET C-002 FOR NOTES.
2. SOIL QUALITY RESTORATION WILL OCCUR ON ALL OPEN SPACE AREA AND IS TO BE OVERLAID WITH A MINIMUM OF 8" OF TOPSOIL WITH A MINIMUM OF 2% ORGANIC MATTER CONTENT PRIOR TO SOD PLACEMENT TO ENSURE WATER QUALITY VOLUME IS MET. CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL COMPANY ONSITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPARTMENT.

STORM WATER OVERFLOW ROUTE → → → →

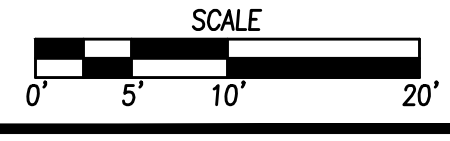
SOIL QUALITY RESTORATION



**DETAIL 'A'**



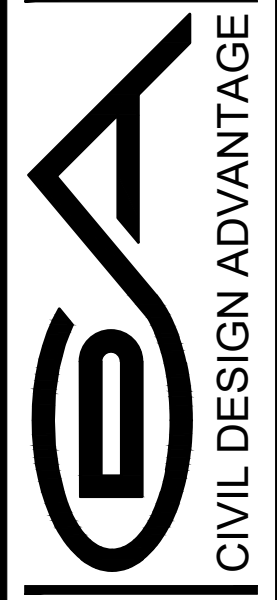
**DETAIL 'B'**



COMMENTS:  
 DATE: 07/21/2023  
 FILE: C:\WORK\2023\07\21\23\CASEY'S STORE #4269\DWG\CASEY'S STORE #4269 GRADING PLAN.dwg  
 PLOTTED: 07/21/2023 8:12 AM  
 PLOTTER: HP DesignJet T1200

DATE	REVISIONS
06/21/2023	TENTH SUBMITTAL
06/05/2023	NINTH SUBMITTAL
05/10/2023	EIGHTH SUBMITTAL
12/19/2022	SEVENTH SUBMITTAL
11/14/2022	SIXTH SUBMITTAL
09/29/2022	FIFTH SUBMITTAL

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 ENGINEER: EKO  
 ENGINEER: GH, TECH: RL



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**CASEY'S - STORE #4269**  
**GRADING PLAN**

SHEET NUMBER:  
**C-201**  
 2202.055  
 600 NW 10TH STREET

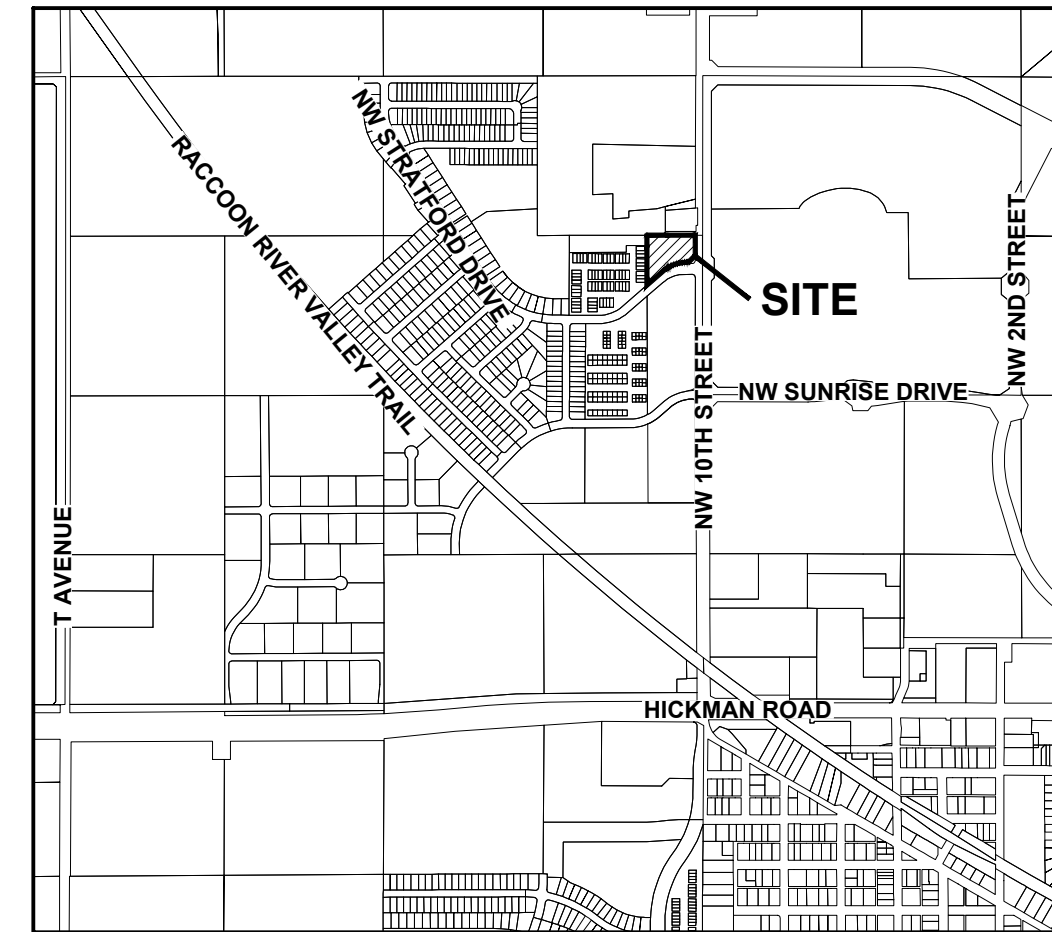


# CASEY'S - STORE #4269

## EROSION AND SEDIMENT CONTROL PLAN

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

### STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,848
2	SOD	SF	82,876
3	INLET PROTECTION DEVICES	EA	4
4	CONCRETE WASHOUT PIT	EA	1
5	SUDAS TYPE 4 TEMPORARY SEED MIX	AC	1.90
6	TOPSOIL, RESPREAD (SOIL QUALITY RESTORATION)	AC	1.31

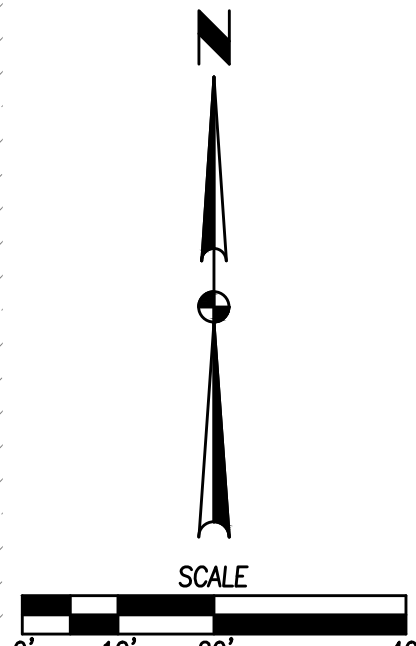
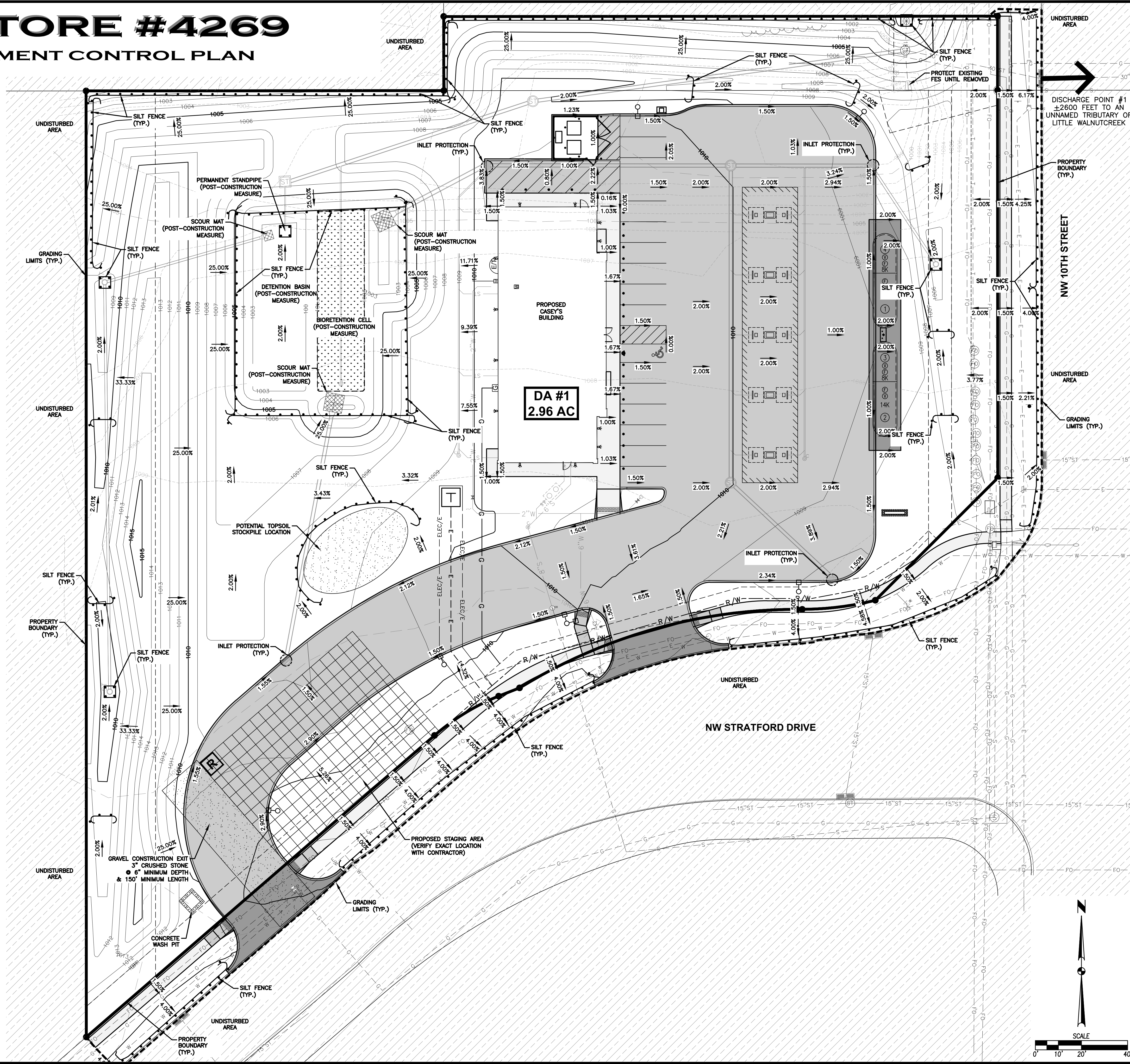
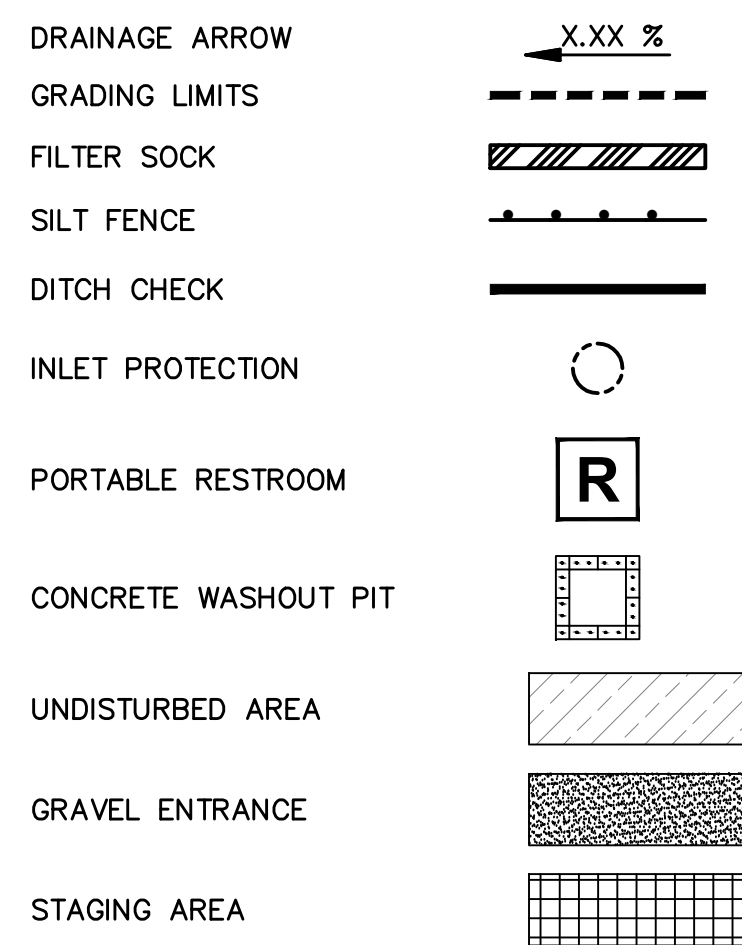
### DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±2600 FT  
 TOTAL AREA DISTURBED TO DISCHARGE POINT 2.96 ACRES  
 STORAGE VOLUME REQUIRED (# OF ACRES\*3600 CU FT) 10,656 CU FT  
 VOLUME PROVIDED IN SILT FENCE (1,848 LF @ 9 CU FT/LF OF FENCE) 16,632 CU FT  
 TOTAL VOLUME PROVIDED 16,632 CU FT

### NOTES:

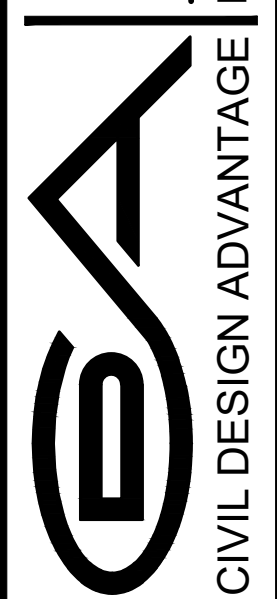
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- SOIL QUALITY RESTORATION WILL OCCUR ON ALL OPEN SPACE AREA AND IS TO BE OVERLAID WITH A MINIMUM OF 8" OF TOPSOIL WITH A MINIMUM OF 2% ORGANIC MATTER CONTENT PRIOR TO SOD PLACEMENT TO ENSURE WATER QUALITY VOLUME IS MET. CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL COMPANY ONSITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPARTMENT

### SWPPP LEGEND



DATE	REVISIONS
06/21/2023	TENTH SUBMITTAL
06/05/2023	NINTH SUBMITTAL
05/10/2023	EIGHTH SUBMITTAL
12/19/2022	SEVENTH SUBMITTAL
11/14/2022	SIXTH SUBMITTAL
09/29/2022	FIFTH SUBMITTAL

4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

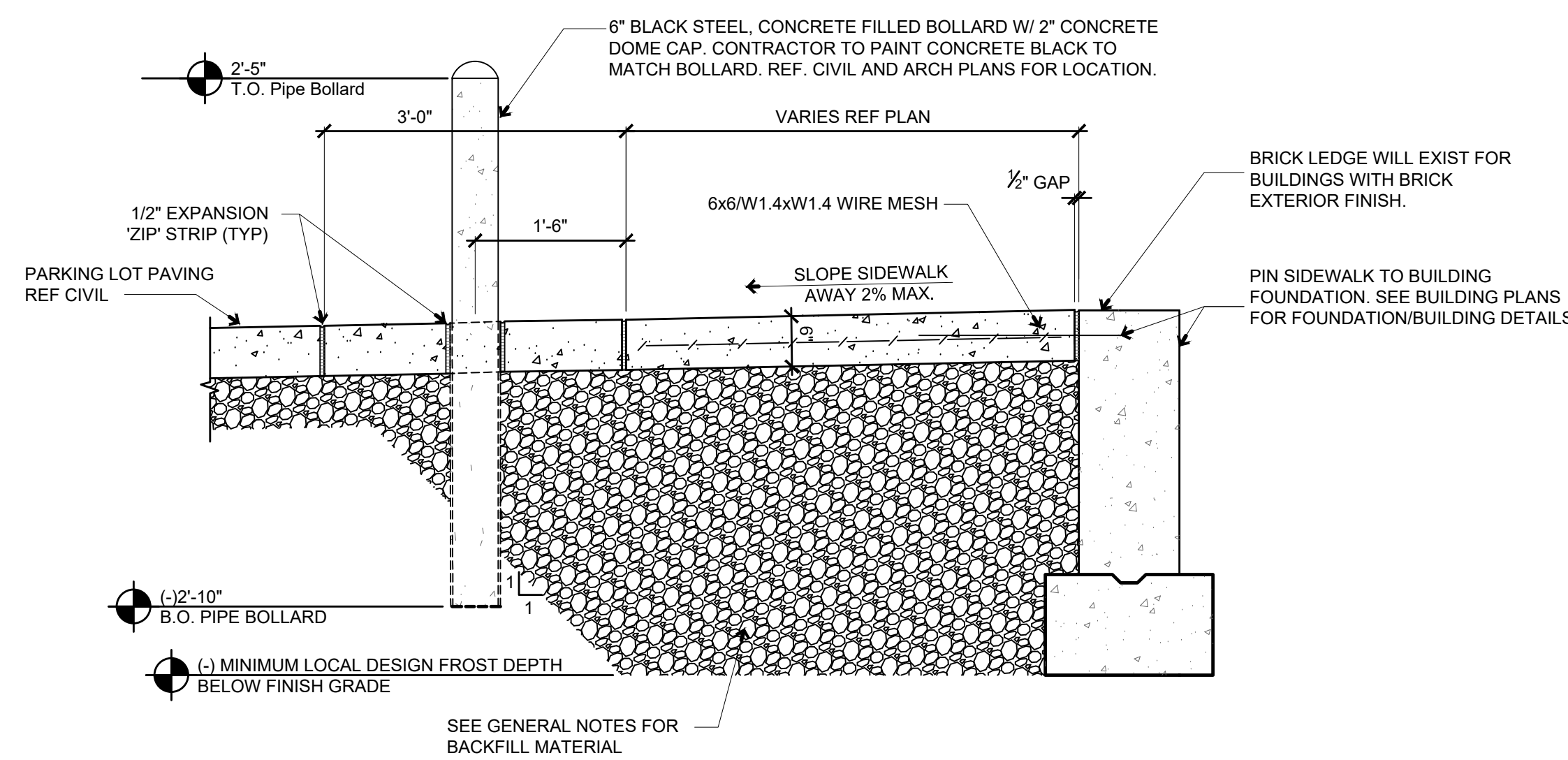


ENGINEER: GH, TECH: RL  
 ENGINEER: EKO

# CASEY'S - STORE #4269

## EROSION AND SEDIMENT CONTROL PLAN

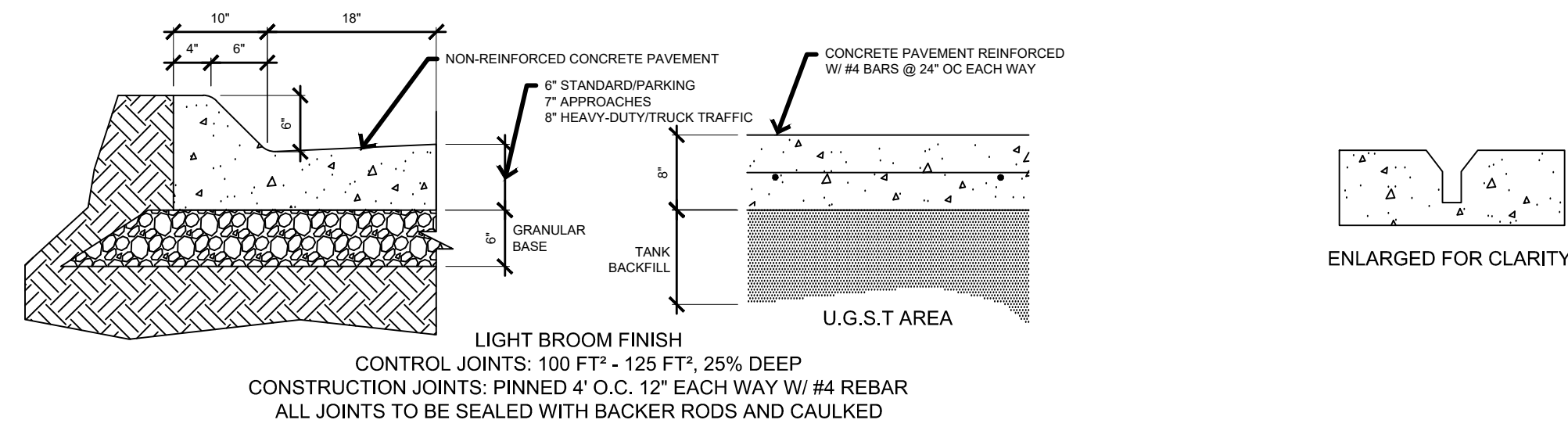
600 NW 10TH STREET  
 WAUKEE, IOWA  
 SHEET NUMBER: C-401  
 2202.055



**1 TYPICAL BUILDING SIDEWALK AND BOLLARD**

3/4" = 1'-0"

\*\*\*SUBGRADE AGGREGATE SECTION TO BE DESIGNED BASED ON SITE SOILS AND USE\*\*\*

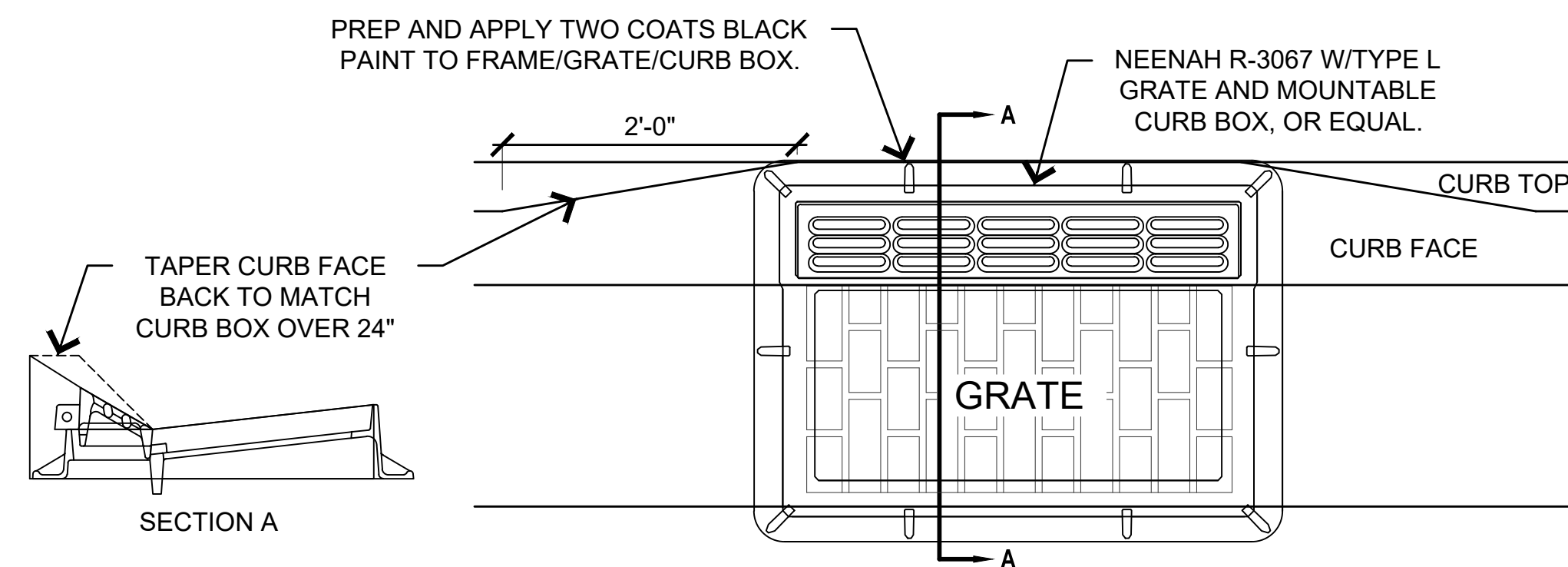


**2 CONCRETE PAVING AND CURB**

Not to Scale

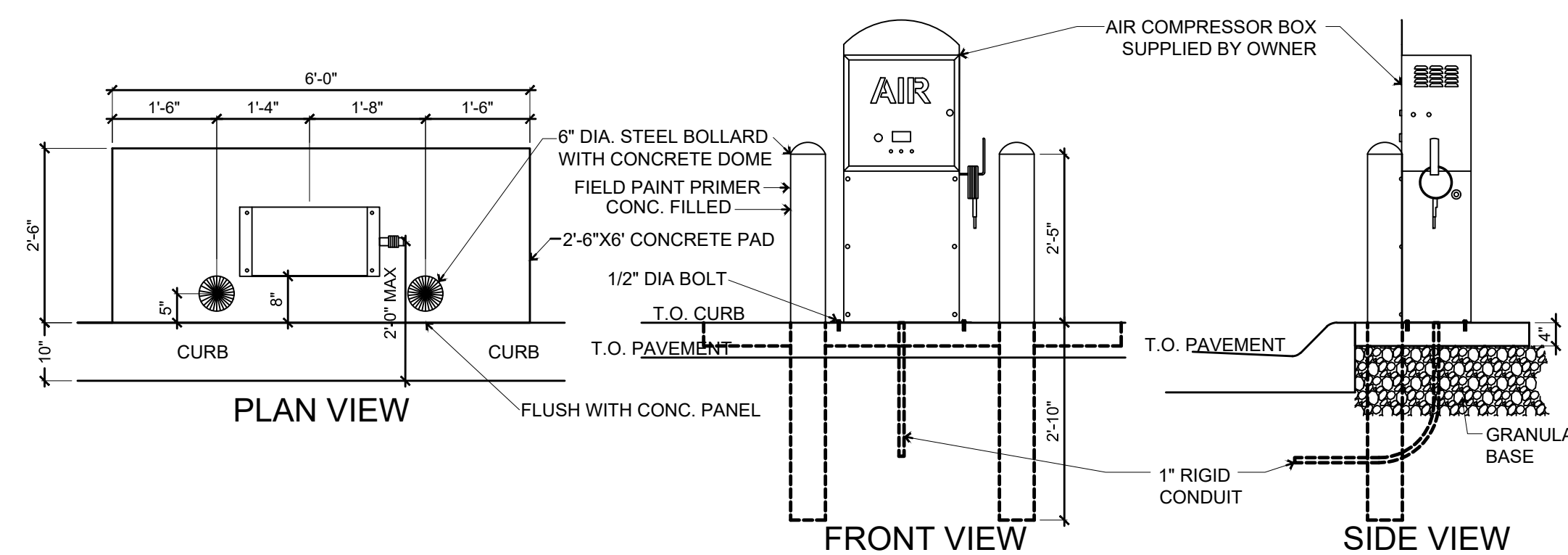
**3 PAVING SAW-CUT**

Not to Scale



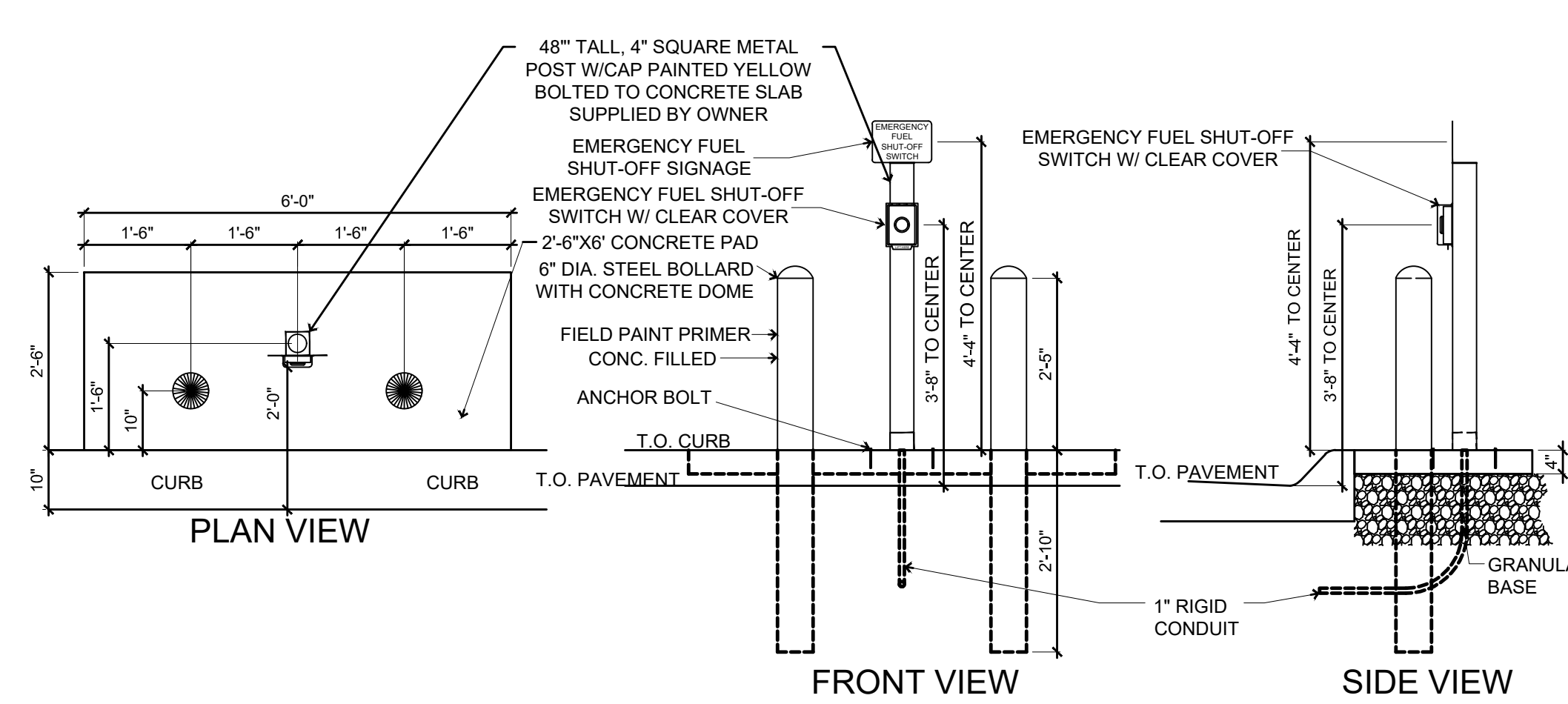
**4 CURB INLET**

Not to Scale



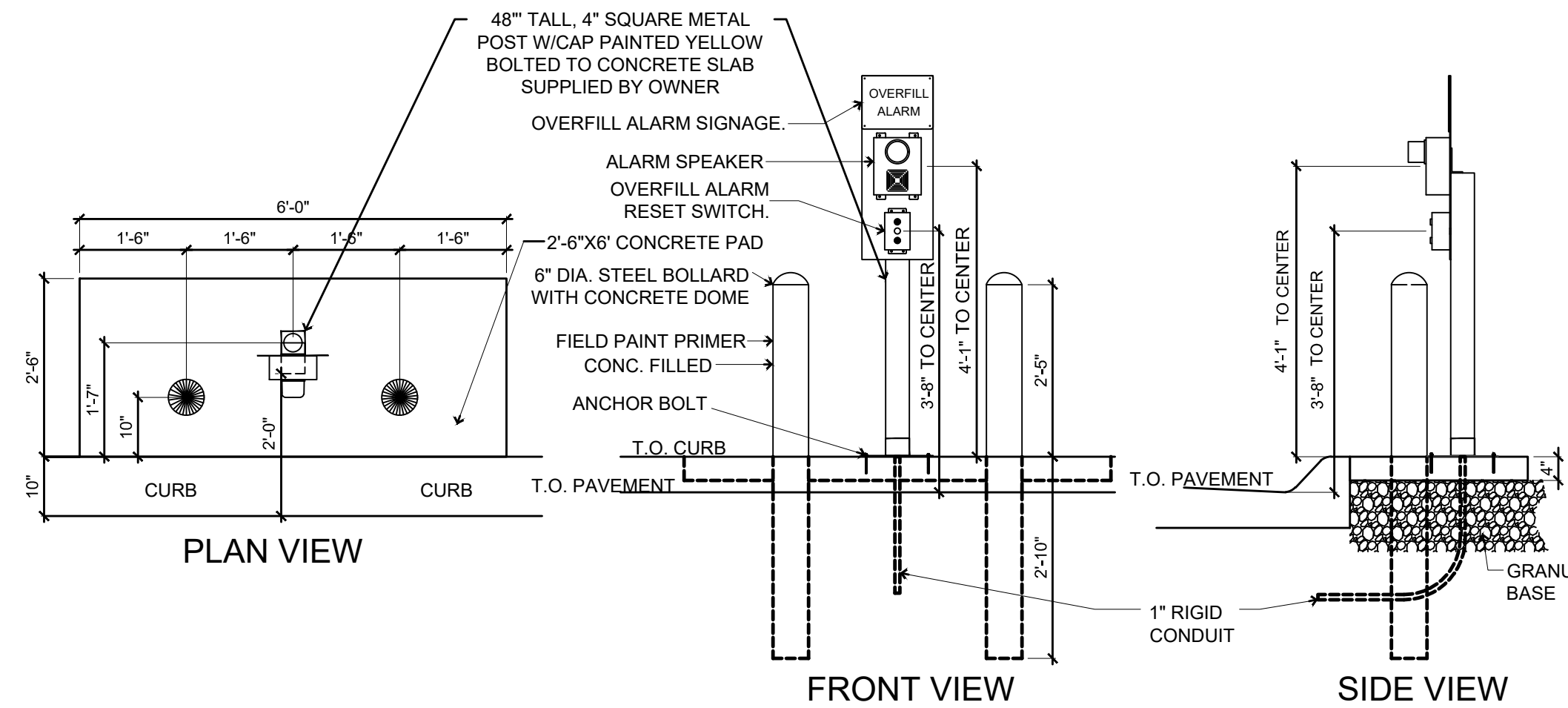
**5 AIR COMPRESSOR**

1/2" = 1'-0"



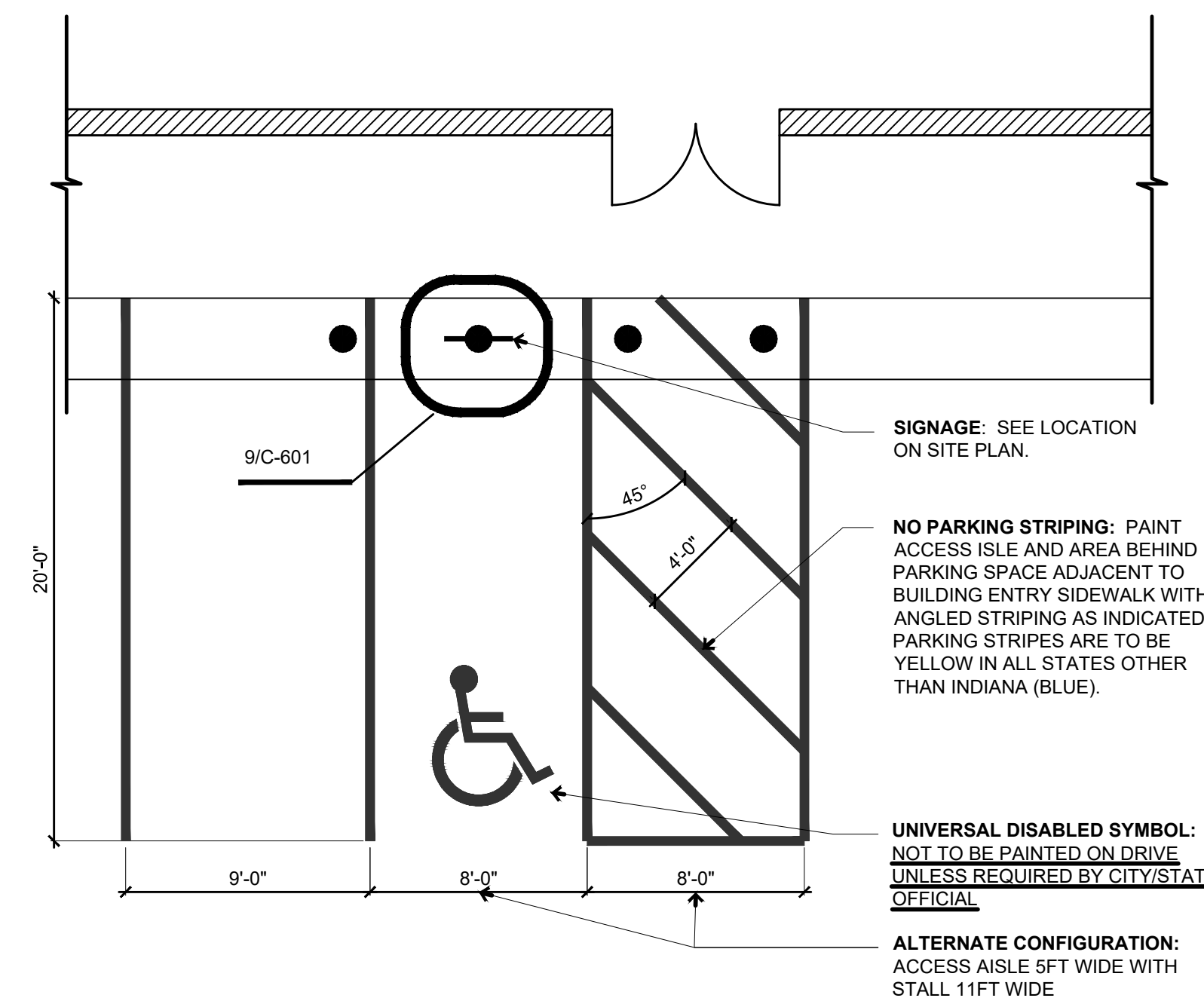
**6 EMERGENCY STOP**

1/2" = 1'-0"



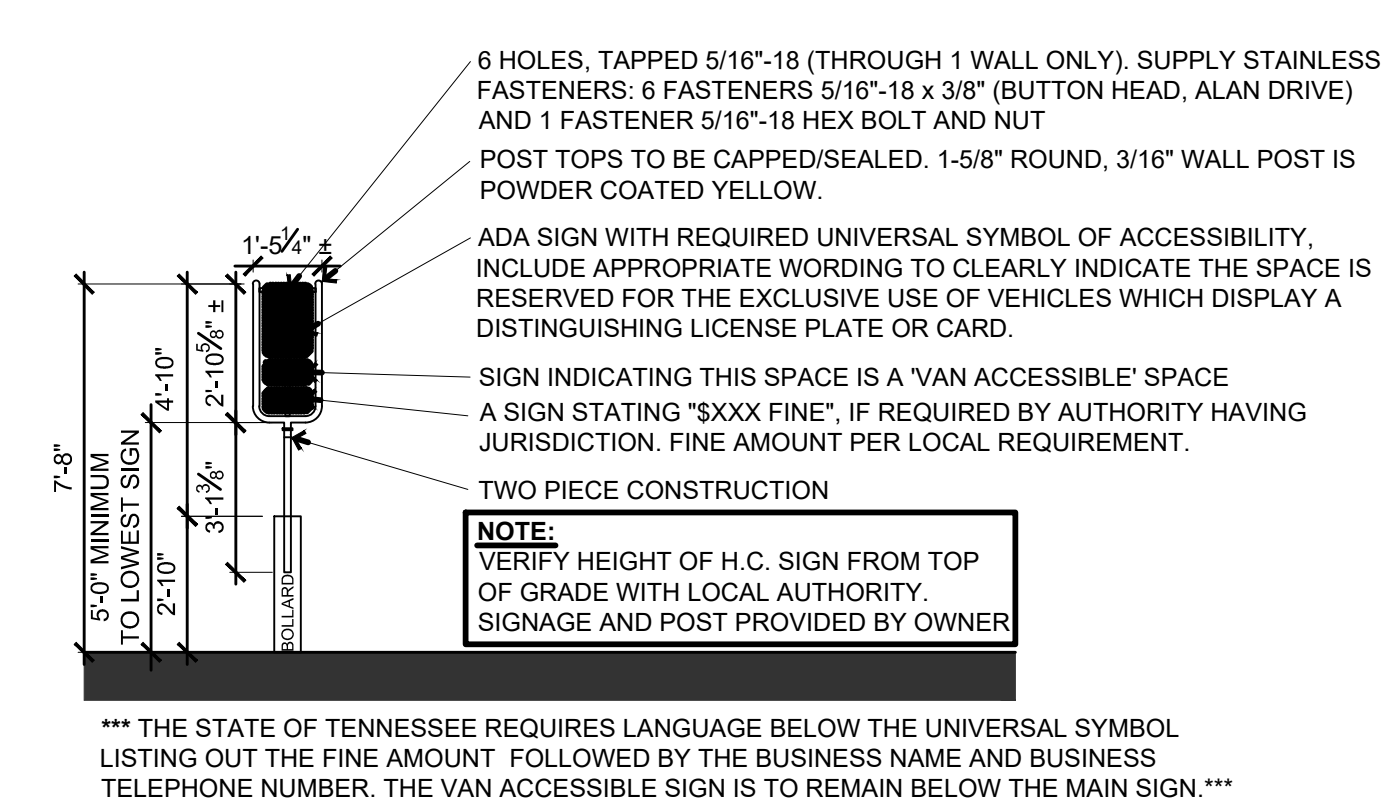
**7 OVERFILL ALARM**

1/2" = 1'-0"



**8 ADA PARKING SPACES**

3/16" = 1'-0"



**9 ADA PARKING SIGN**

1/4" = 1'-0"

**GENERAL NOTES**

**Concrete:**

- All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
- Concrete shall use type II cement. Concrete mix designs shall meet the following requirements:

	MINIMUM 28-DAY fc	MAXIMUM W/C RATIO	SLUMP	AIR ENTRAIN.
Exterior exposed concrete	4,000 psi	0.42	4" ± 1"	6% ± 1%

- If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing a superplasticizer approved by the Ready Mix Designer at a dosage rate provided by Ready Mix Designer.
- The Contractor shall reject any concrete that exceeds the slump limits noted above (prior to adding superplasticizer) or concrete that can not be placed within ninety (90) minutes of batch time.
  - No aluminum shall be placed in concrete.
  - All concrete is reinforced unless specifically noted as Unreinforced. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
  - During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concreteing".
  - The concrete mix designs are to be submitted as a formal submittal to the Owner for acceptance PRIOR to concrete being delivered to the site.
  - Verify with local authorities the required thickness of poured concrete for approaches and parking lot.

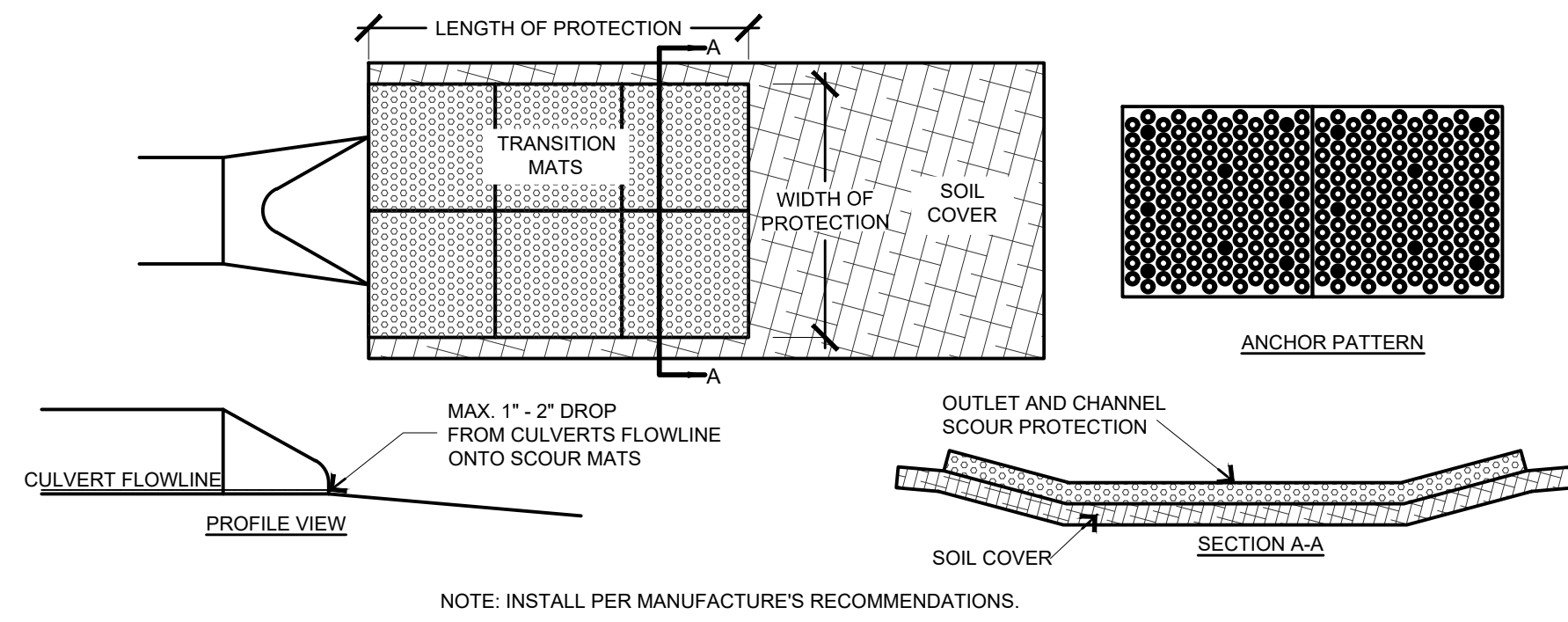
**Sub-Base And Aggregate:**

- Sub-base Course Under Exterior Concrete Paved Surfaces: Spread and compact sub-base in 6"-9" lifts compacted to 98% Standard Proctor.
  - Building Slab - 3/4" to 1-1/2" max. clean stone
  - Building Sidewalk - 3/4" to 1-1/2" max. clean stone
  - Pavement - 1" to 1-1/2" max. stone with fines
  - Sidewalk Not Adjacent to Building - Same as pavement
  - Tank pit - See QF sheets

COMMENT: ENC.  
 FILE DATE: 6/21/23  
 PLOTTED BY: GRAE HEROLD, TECH

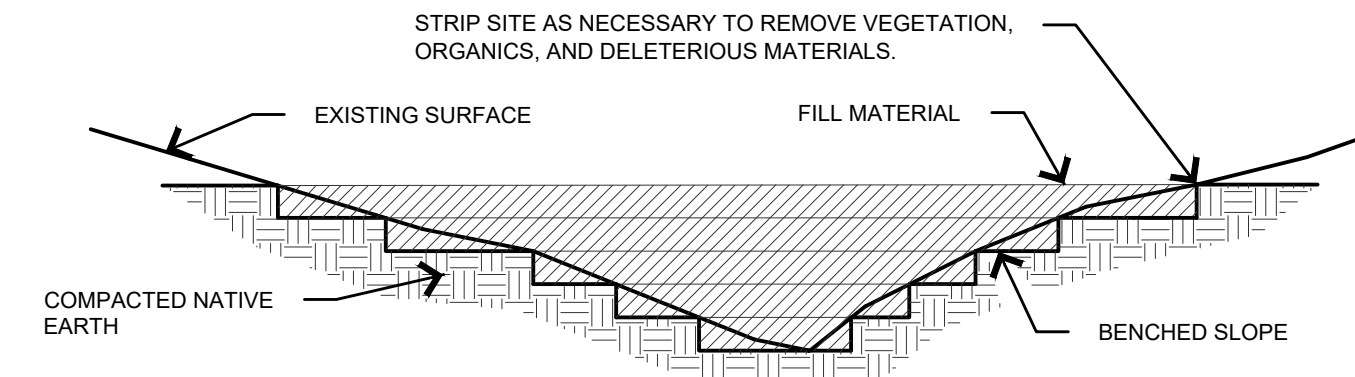
<b>REVISIONS</b> TENTH SUBMITTAL NINTH SUBMITTAL EIGHTH SUBMITTAL SEVENTH SUBMITTAL SIXTH SUBMITTAL FIFTH SUBMITTAL	DATE 06/21/2023 06/05/2023 05/10/2022 12/19/2022 11/14/2022 09/29/2022	<b>4121 NW URBANDALE DRIVE</b> <b>URBANDALE, IA 50322</b> <b>PHONE: (515) 369-4400</b> <b>ENGINEER: GH, TECH: RL</b> <b>ENGINEER: EKO</b>
<b>CIVIL DESIGN ADVANTAGE</b> WAUKEE, IOWA		
<b>CASEY'S - STORE #4269</b> <b>DETAILS</b>		
600 NW 10TH STREET SHEET NUMBER: <b>C-601</b> 2202.055		





# 1 SCOUR STOP EROSION CONTROL

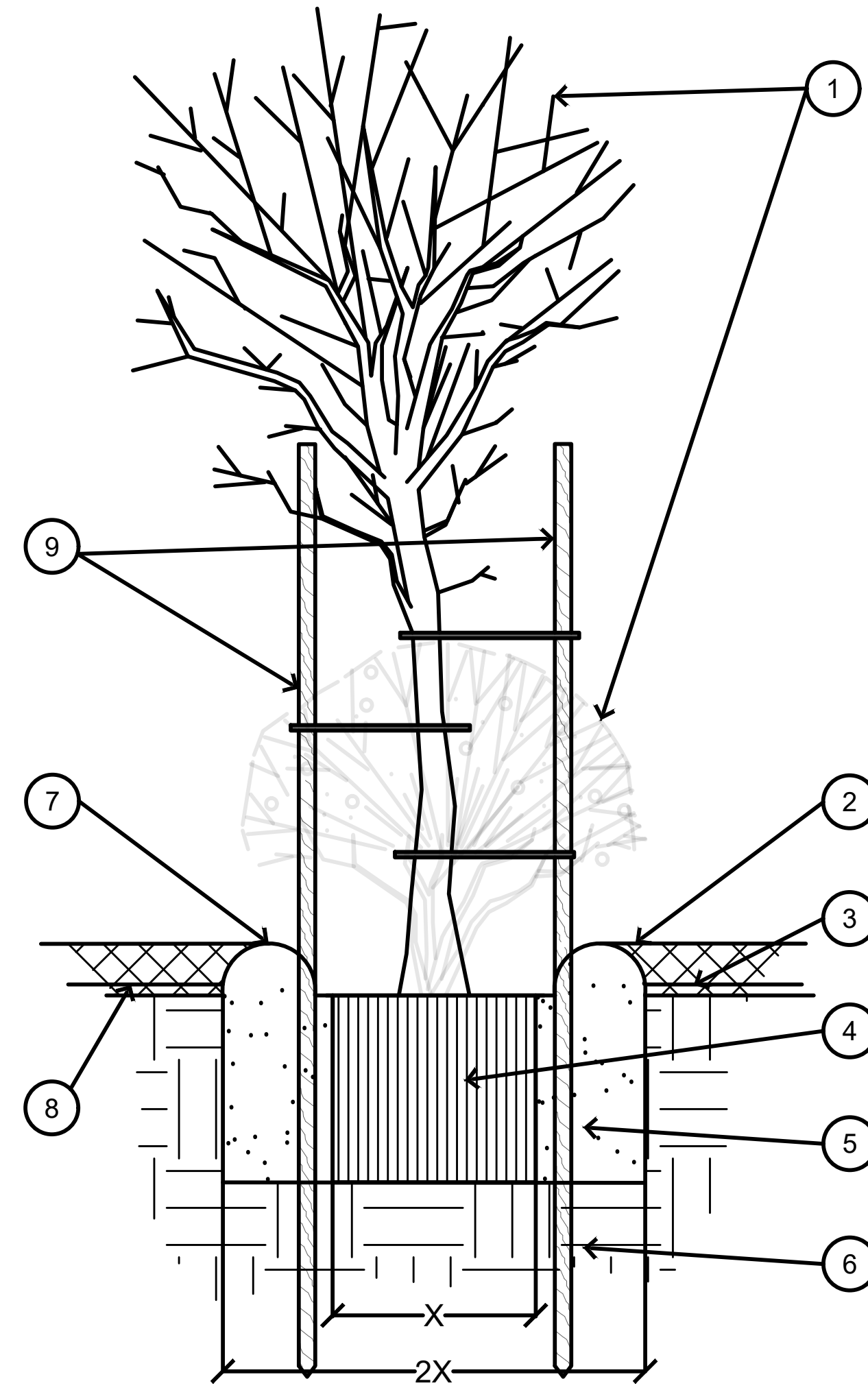
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- NOTES:**
1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
  2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
  3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
  4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

# 2 TYPICAL FILL SECTION

Not to Scale



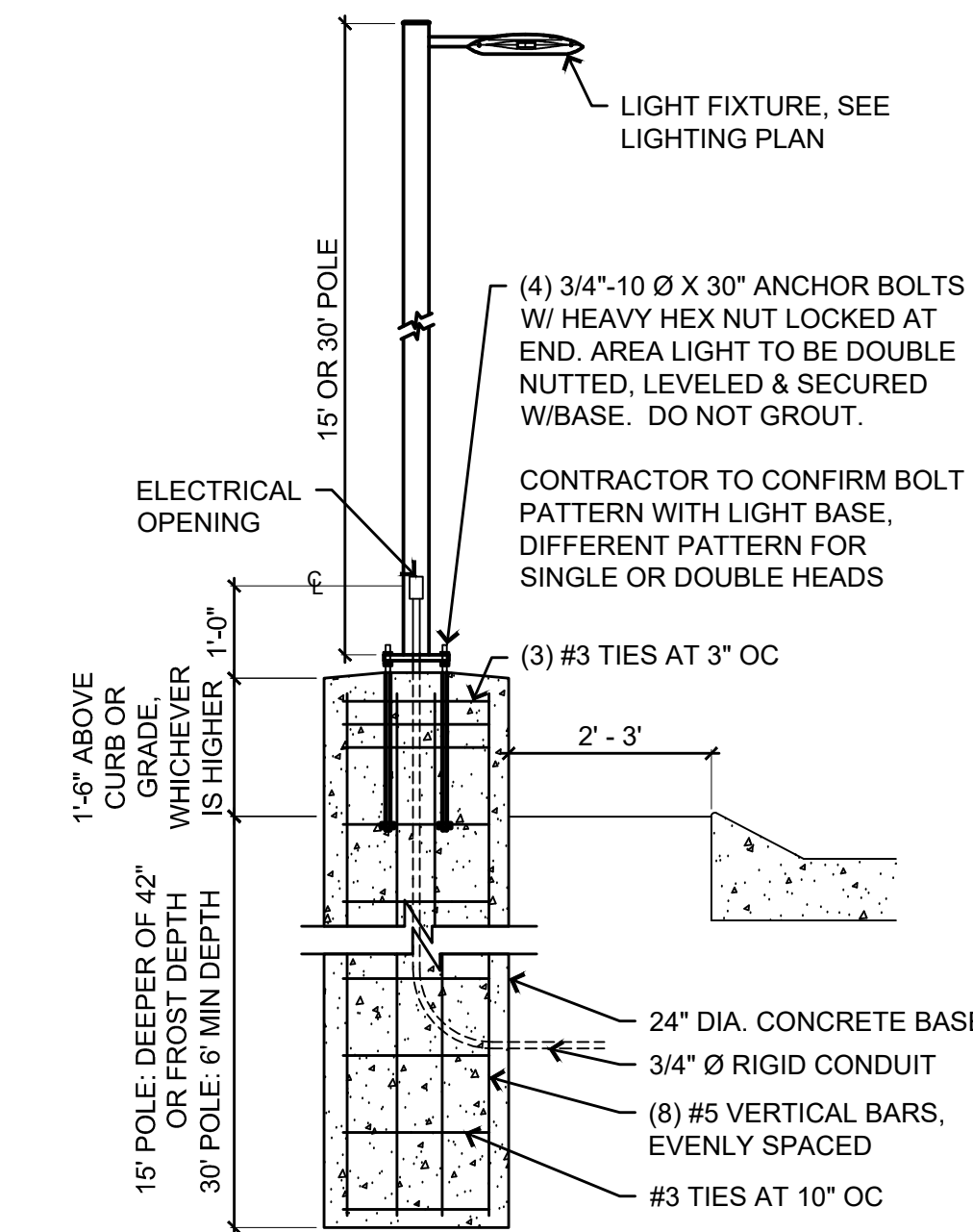
1. TREE/SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. GROUNDCOVER: 3" DEPTH OF 3/4" WASHED STONE OR WASHED BRICK CHIPS AS INDICATED IN LANDSCAPING PLAN.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE AS RECOMMENDED BY LOCAL SUPPLIER
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. HEAVY WEED FABRIC UNDER GROUNDCOVER.
9. FOR TREES, 2 STAKES/GUIDEPOSTS MIN; 3 REQ ON SLOPES WITH TIES

# 3 PLANT/TREE INSTALLATION

Not to Scale

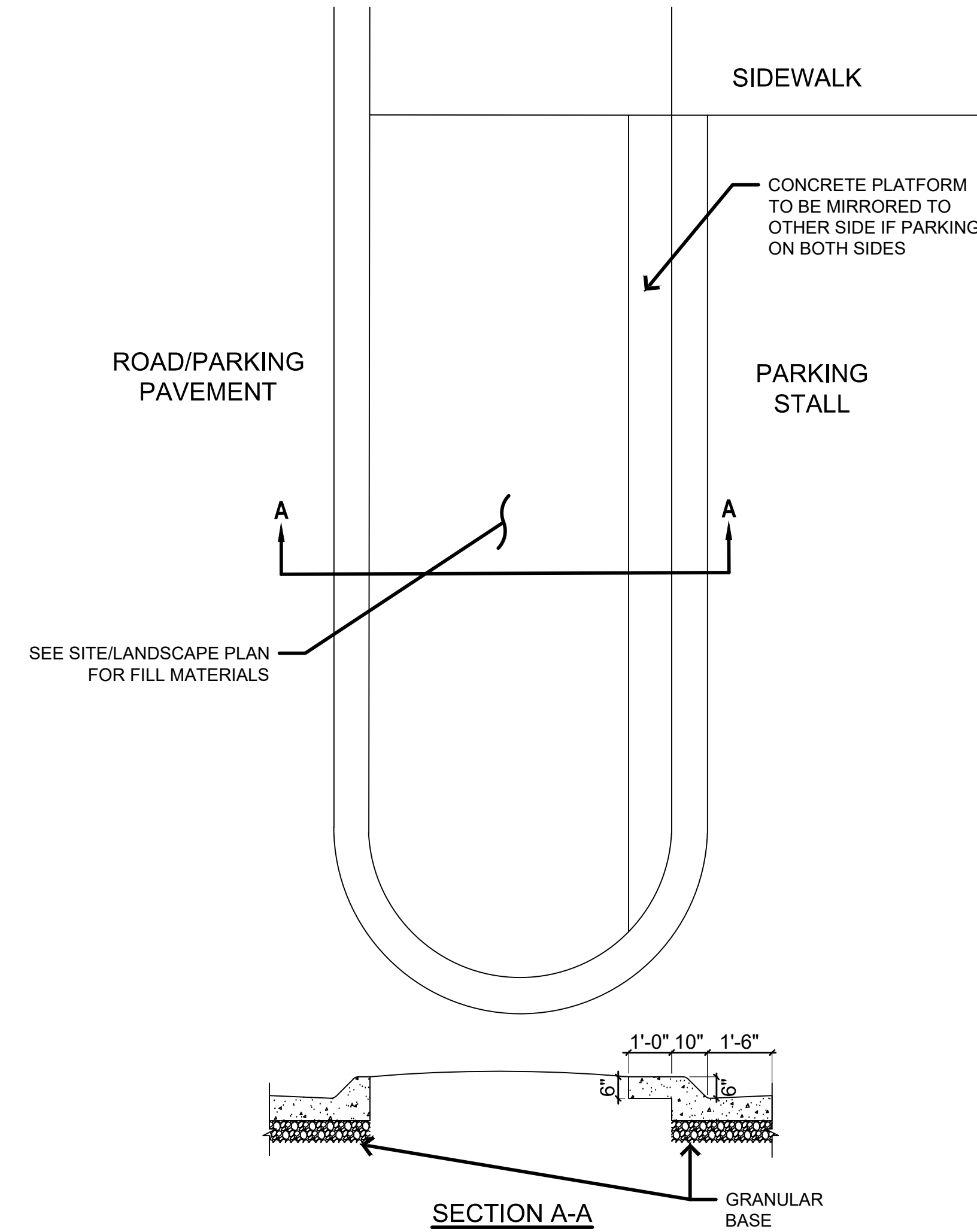
# 4 PARKING LANDSCAPE ISLAND DETAIL

3/8" = 1'-0"



# 5 AREA LIGHTING

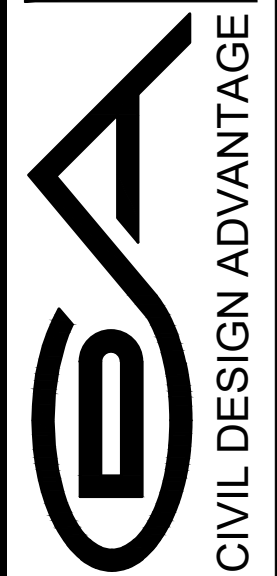
1/2" = 1'-0"



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 FILE DATE: 6/21/23  
 PLOTTED BY: GRAE HEROLD  
 COMMENT:  
 ENG.

DATE	REVISIONS
06/21/2023	TENTH SUBMITTAL
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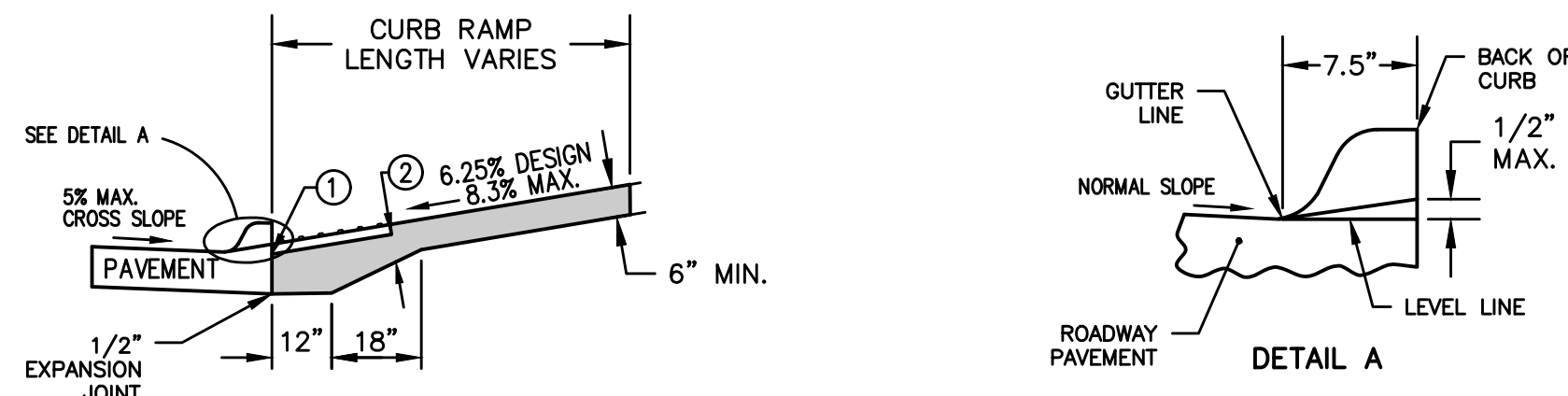
4121 NW URBANDALE DRIVE  
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 ENGINEER: GH, TECH: RL  
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WAUKEE, IOWA

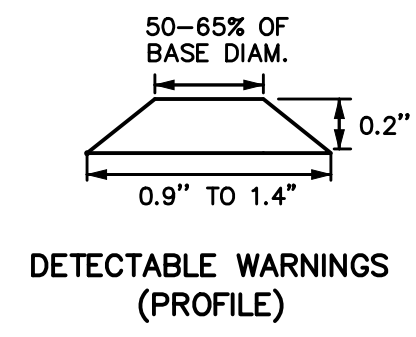
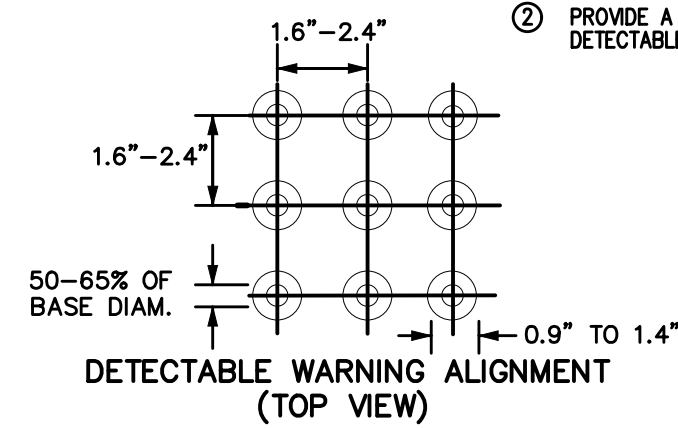
**CASEY'S - STORE #4269**  
**DETAILS**  
 600 NW 10TH STREET

SHEET NUMBER:  
**C-603**  
 2202.055



1 INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNING AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNING ACROSS THE FULL WIDTH OF THE RAMP.

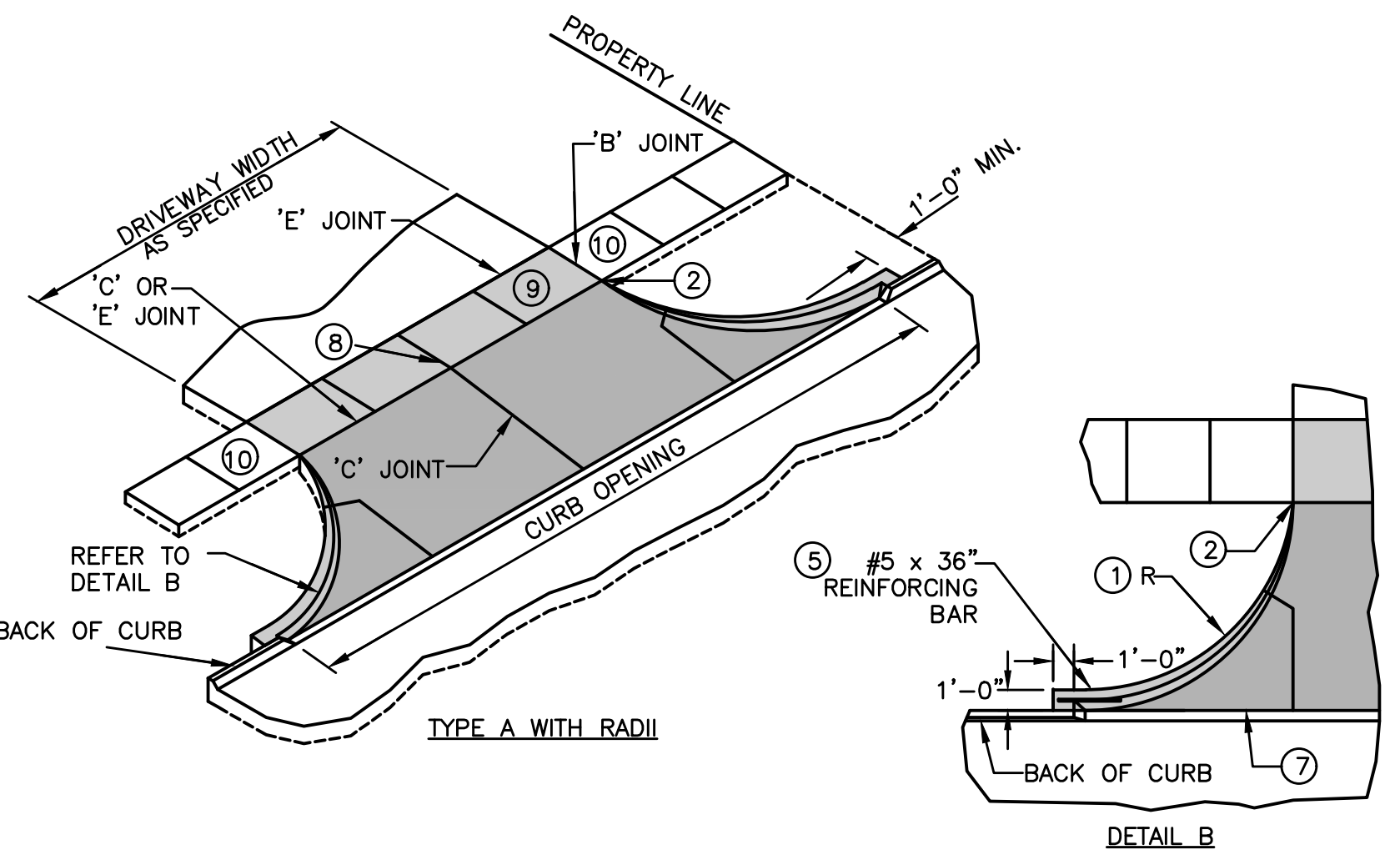
2 PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.



## 1 DETECTABLE WARNING DETAIL

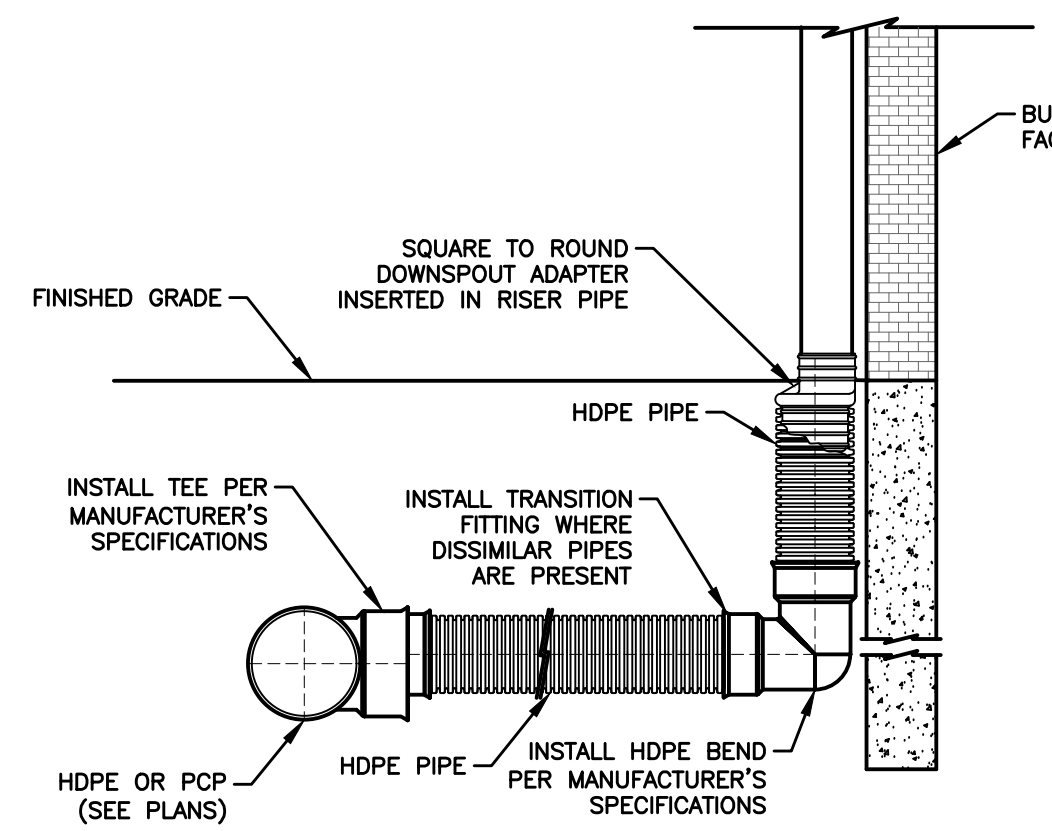
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- 1 DRIVEWAY RADIUS (R). RESIDENTIAL: 10' MINIMUM, 15' MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN CONTRACT DOCUMENTS.
- 2 TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- 3 PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 4 SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 5 CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- 6 MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- 7 PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- 8 FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- 9 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 10 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0% REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



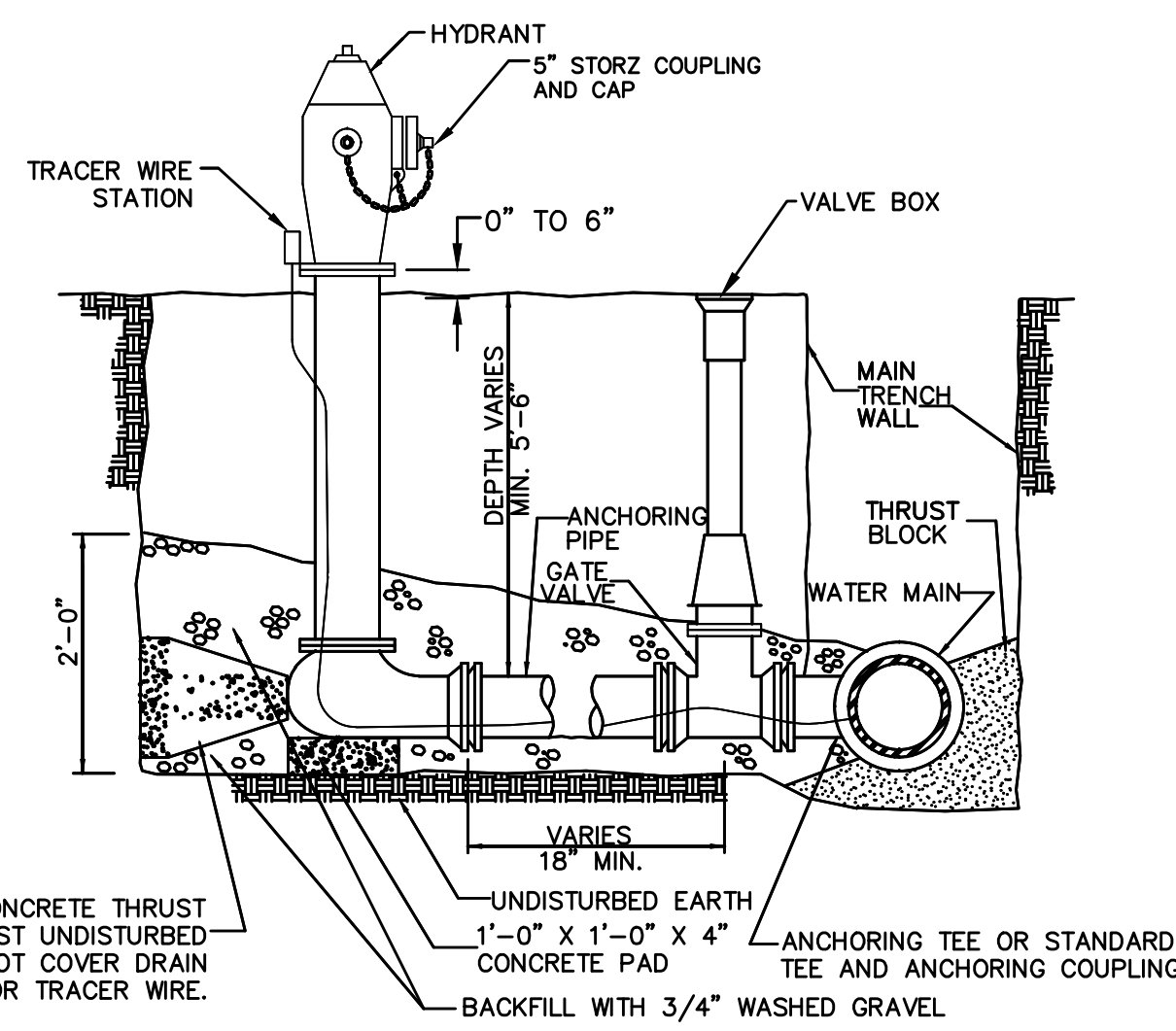
## 2 CONCRETE DRIVEWAY TYPE A

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## 3 DOWNSPOUT CONNECTION WITH TEE

Not to Scale

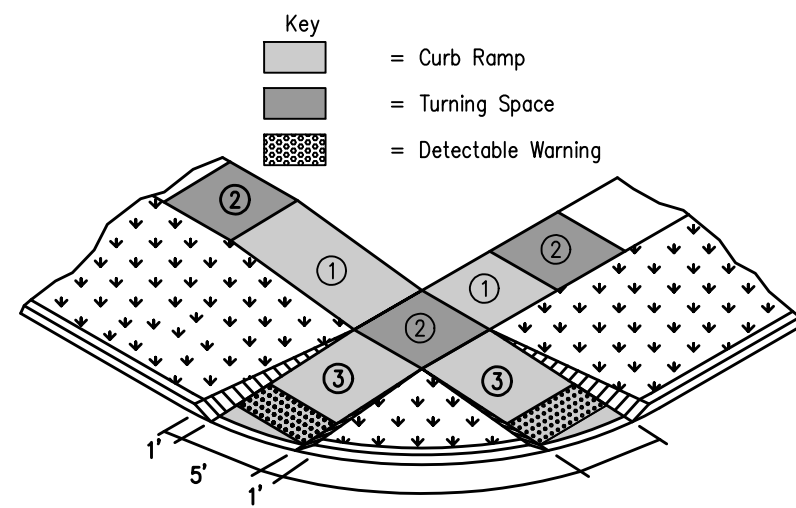


- POURED CONCRETE THRUST BLOCK AGAINST UNDISTURBED EARTH. DO NOT COVER DRAIN HOLES OR TRACER WIRE.
- UNDISTURBED EARTH
- 1'-0" X 1'-0" X 4" CONCRETE PAD
- ANCHORING TEE OR STANDARD TEE AND ANCHORING COUPLING
- BACKFILL WITH 3/4" WASHED GRAVEL
- NOTES
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATERMAIN TO HYDRANT INLET: 6".
  2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
  3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

## 4 HYDRANT ASSEMBLY DETAIL

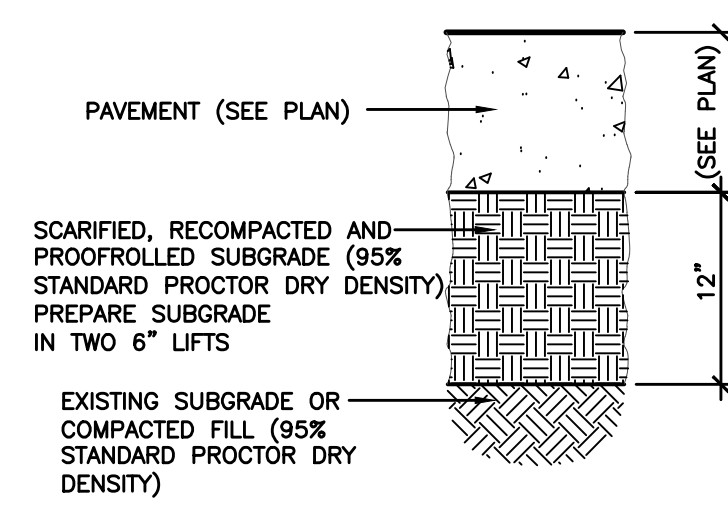
Not to Scale

- 1 Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk. The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- 2 Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- 3 Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- 4 Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- 5 Match pedestrian street crossing cross slope or flatter.



## 5 CURB RAMP FOR CLASS B SIDEWALK

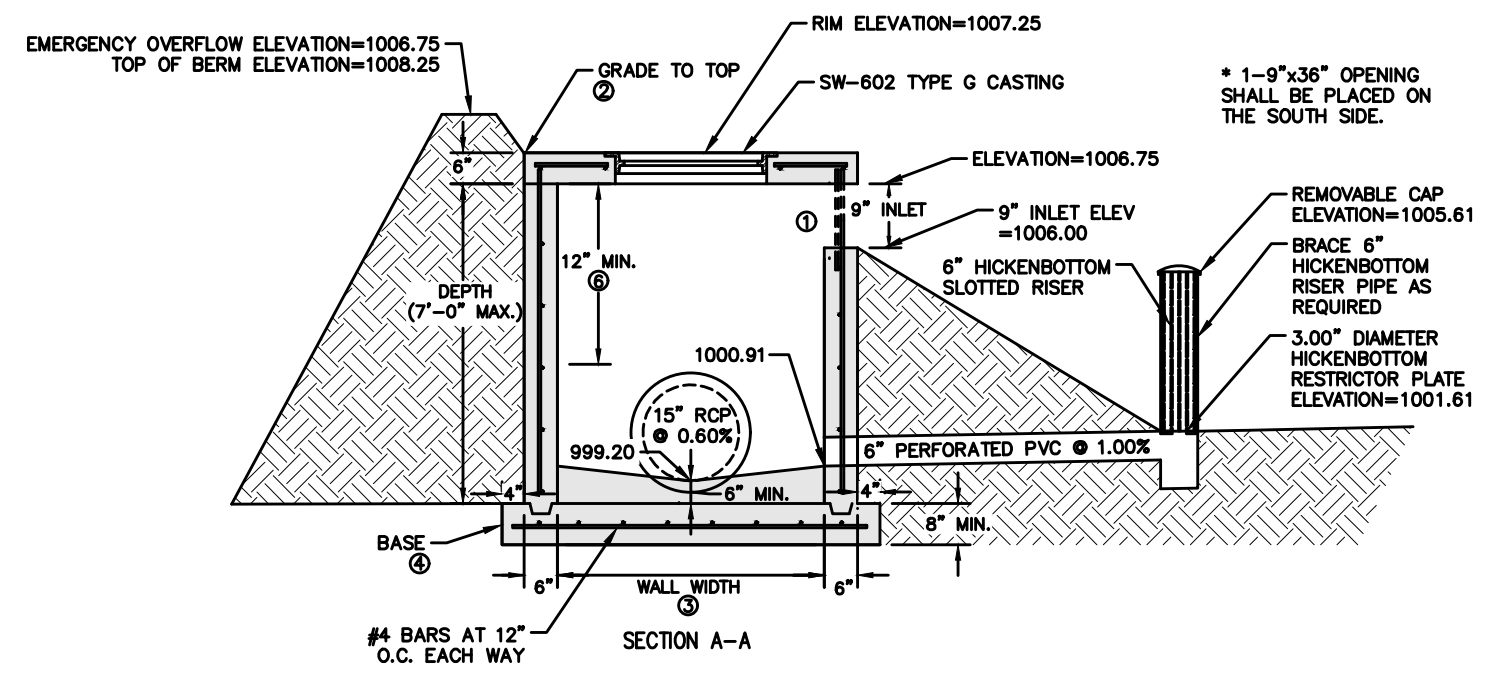
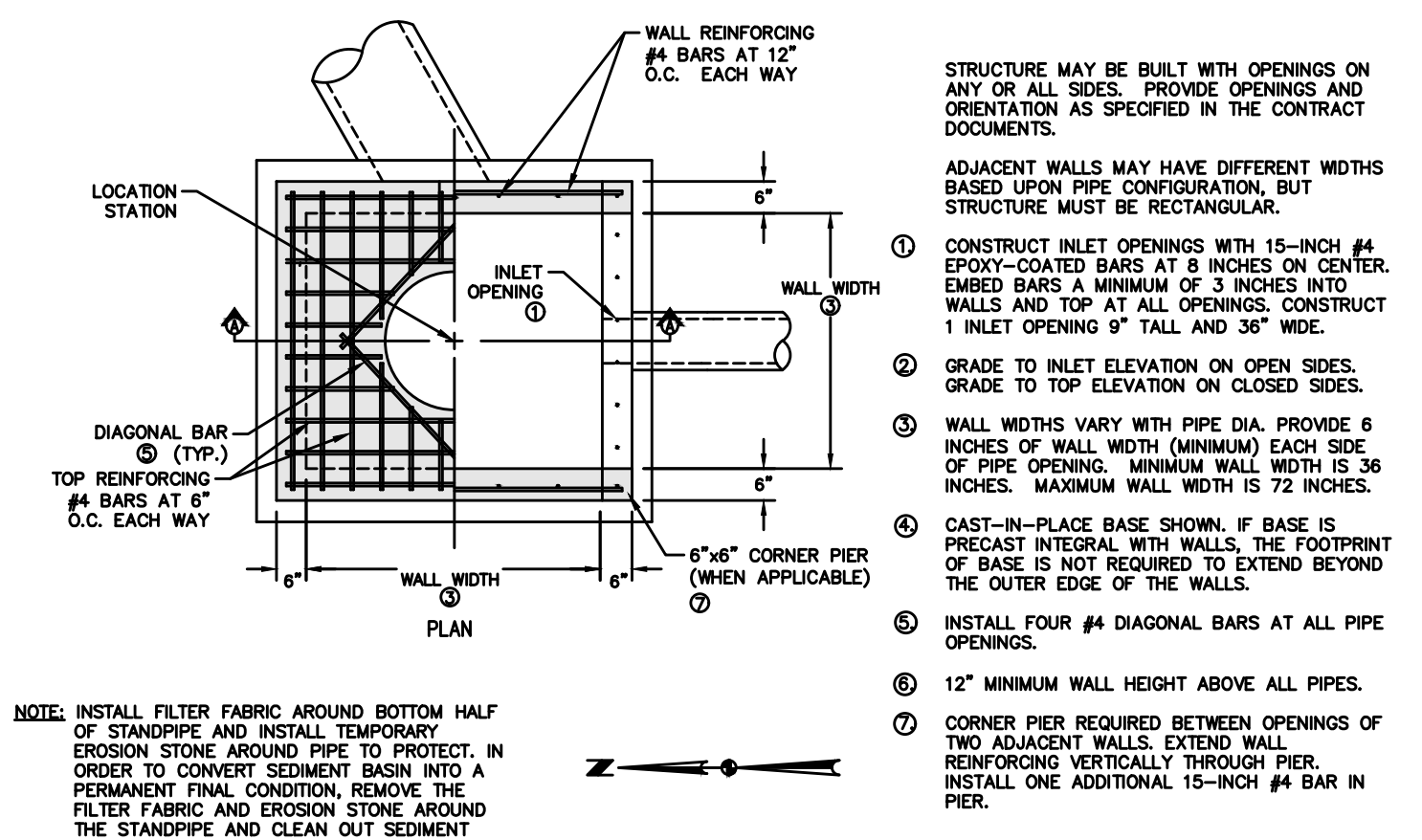
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- NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

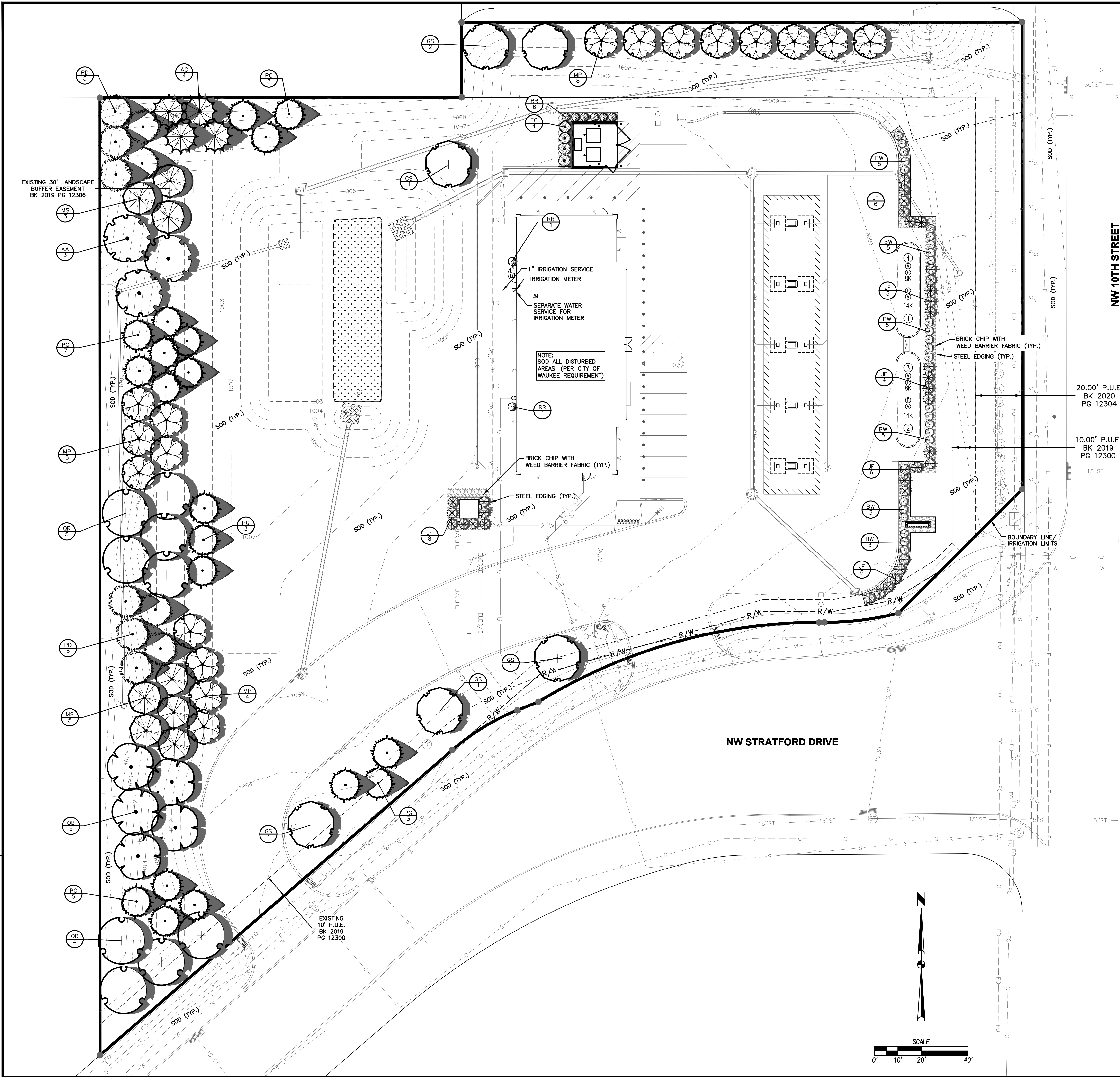
## 6 12" SUBGRADE PREPARATION

Not to Scale



## 7 MODIFIED SW-513 INTAKE (POND 1)

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**NOTES**

REFER TO SHEET C-002 FOR NOTES.

**MINIMUM PLANTING REQUIREMENTS**

- MINIMUM SIZE: THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
  - DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
  - EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
  - DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
- MINIMUM QUANTITY: THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
  - A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
  - FOR ALL USES EXCEPT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS, A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL REQUIRED TREES SHALL BE EVERGREEN TREES.

**OPEN SPACE LANDSCAPE REQUIREMENTS**

SITE AREA = 114,868 SF  
 OPEN SPACE REQUIRED = 20% (22,974 SF)

1 TREE AND 1 SHRUB PER 1,000 SF OF OPEN SPACE REQUIRED

TREES REQUIRED = 23  
 SHRUBS REQUIRED = 23

TREES PROVIDED = 23  
 SHRUBS PROVIDED = 73 (INCLUDES NW 10TH STREET SCREENING PER THE CITY OF WAUKEE)

OPEN SPACE PROVIDED = 64% (73,020 SF)

**30' BUFFER REQUIREMENTS (WEST)**

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OF BUFFER)  
 2 OVERSTORY, 3 EVERGREEN & 2 ORNAMENTAL

BUFFER LENGTH = 410'

REQUIRED:  
 OVERSTORY TREES = 17  
 EVERGREEN TREES = 25  
 ORNAMENTAL TREES = 17

PROVIDED:  
 OVERSTORY TREES = 17  
 EVERGREEN TREES = 25  
 ORNAMENTAL TREES = 17

**PLANT SCHEDULE**

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	4	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	10	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PG	20	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	17	Prairie Fire Crab Apple	Malus x 'Prairie Fire'	B&B, 6' HEIGHT
MS	8	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	3	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
GS	6	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 8' HEIGHT
QB	5	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	9	Red Oak	Quercus rubra	B&B, 8' HEIGHT

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BW	26	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	15" HT.
EC	4	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JF	35	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
RR	8	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	36" HT.

NOTE:  
 ALL SODDED AREAS WITHIN THE LOT BOUNDARY SHALL BE PERMANENTLY IRRIGATED.