

405 6TH STREET WAUKEE, IOWA SITE PLAN NAI #22214

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND: A. CITY OF WAUKEE
- ALL MATERIALS AND CONSTRUCTION RELATED TO WORK CONDUCTED AS PART OF THESE PLANS SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), AND DETAILS SHOWN ON THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REMOVAL, REPLACEMENT OR REINSTALLATION OF ANY ITEM, BOTH ON- AND OFF-SITE, ADVERSELY AFFECTED BY FAILURE TO FOLLOW SAID SPECIFICATIONS, REPORTS, AND PLANS.
- CONTRACTOR IS RESPONSIBLE TO UNDERSTAND THE INTENT OF THE WORK TO BE COMPLETED AND TO ADDRESS ANY QUESTIONS, CONCERNS, CONFLICTS, DISCREPANCY OR OTHER ISSUES THAT MAY AFFECT CONSTRUCTION WITH OWNER AND ENGINEER AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.
- CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY ISSUE ENCOUNTERED DURING CONSTRUCTION THAT MAY AFFECT PROPOSED DESIGN. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF, AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL COORDINATE ALL TIE-INS TO EXISTING UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TIE-INS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENT, SIDEWALKS, TREES, LIGHT POLES AND OTHER EXISTING FEATURES. DAMAGE TO ANY EXISTING FEATURE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL PROTECT STORM SEWER AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY TO DISCHARGE OFFSITE DURING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE AND STORM DRAINS DISTURBED DURING CONSTRUCTION. RECONNECTIONS SHALL BE CONSIDERED INCIDENTAL TO PROJECT COST. NOTIFY CITY OF WAUKEE AND NILLES ASSOCIATES PRIOR TO RECONNECTION SO THAT LOCATION OF RECONNECTION CAN BE DOCUMENTED AND INCLUDED ON RECORD DRAWINGS. REPAIRS TO TILE LINES ARE TO BE VERIFIED BY CITY OF WAUKEE PERSONNEL.
- DETAILS AND NOTES INCLUDED WITHIN THESE PLANS SHALL BE USED FOR CONSTRUCTION. FOR ITEMS WITH NO DETAILS OR NOTES INCLUDED WITHIN THIS PLANS SET, FOLLOW SUDAS DETAILS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING.
- COORDINATE ALL WORK ACTIVITIES WITH ANY OTHER CONSTRUCTION PROJECTS IN THE AREA.
- ANY DAMAGE TO PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S ACTIVITIES OR ACTIONS SHALL BE REPAIRED AND RESTORED IN KIND. PAVEMENT REPLACEMENT SHALL COMPLY WITH WAUKEE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT AND/OR PROVIDE SUPPORT TO UTILITY POLES NEAR CONSTRUCTION ACTIVITIES AS REQUIRED.
- PROVIDE TO THE PROJECT ENGINEER, ALL SHOP DRAWINGS FOR MATERIALS INCORPORATED IN THE WORK SUPPLIED BY THE CONTRACTOR.
- CONTRACTORS ON-SITE SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF SEDIMENT AND DEBRIS TRACKED OR WASHED ONTO PUBLIC RIGHTS-OF-WAY AND AREAS OUTSIDE PROJECT LIMITS AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF WAUKEE, AND THE ENGINEER (NILLES ASSOCIATES/515-965-0123) BEFORE THE SITE IS FURTHER DISTURBED.
- ALL STAKING INCLUDING STAKING OF PEDESTRIAN FACILITIES SHALL BE PERFORMED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR.
- ANY CHANGES MADE TO THE PROPOSED DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL BY THE CITY OF WAUKEE DEVELOPMENT DEPARTMENT.

PROJECT SUMMARY

SITE ADDRESS: 405 6TH STREET
SITE AREA: 0.12 ACRES (5,314 SF)

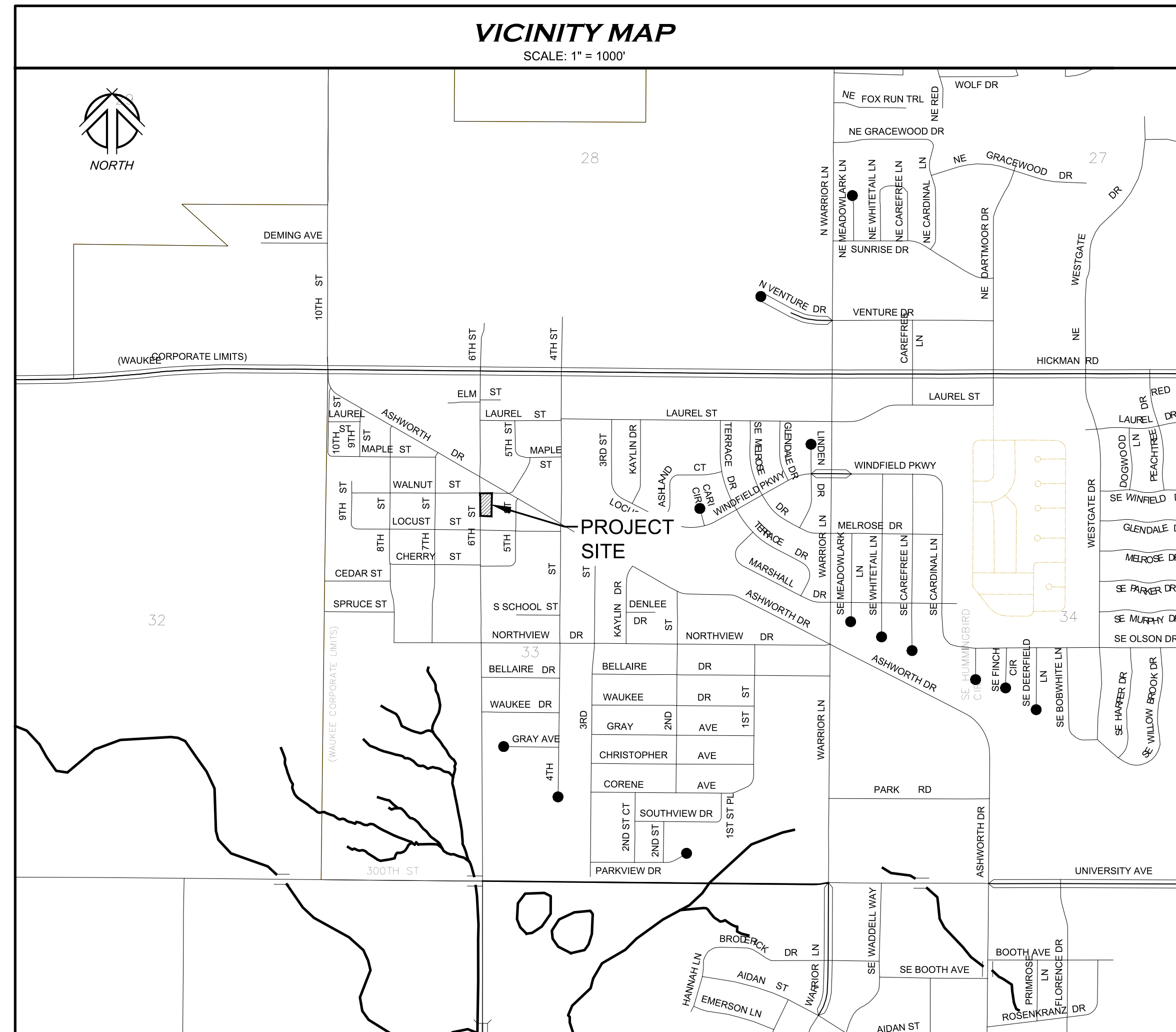
PROPOSED USE: COMMERCIAL RESTAURANT
BUILDING INFORMATION: EXISTING SINGLE STORY STRUCTURE

BLDG. COVERAGE: 2,045 SF

PROPERTY ZONING: C-2 DOWNTOWN VILLAGE DISTRICT

BULK REGULATIONS: LOT AREA = NONE
FRONT YARD = 10' MINIMUM FOR COMMERCIAL OR MIXED USE PROPERTIES
30' FOR PROPERTIES ADJACENT TO HICKMAN RD.
REAR YARD = NONE FOR COMMERCIAL USES, EXCEPT FOR PRINCIPAL PERMITTED USES ADJACENT TO RESIDENTIAL PROPERTIES NOT WITHIN THE C-2 DOWNTOWN VILLAGE DISTRICT, WHICH SHALL PROVIDE A MINIMUM OF 25 FEET.
SIDE YARD = NO MINIMUM, EXCEPT FOR PRINCIPAL PERMITTED USES ADJACENT TO RESIDENTIAL PROPERTIES NOT WITHIN THE C-2 DOWNTOWN VILLAGE DISTRICT, WHICH SHALL PROVIDE A MINIMUM OF 10 FEET. A MINIMUM OF 15 TOTAL FEET, 7-FOOT MINIMUM ON ONE SIDE, FOR ANY RESIDENTIAL USE.

OFF STREET PARKING AND LOADING: NO OFF-STREET PARKING OR LOADING IS REQUIRED FOR COMMERCIAL USES. THE MINIMUM OFF-STREET PARKING FOR DWELLING UNITS SHALL BE PROVIDED AT A RATE OF ONE SPACE PER UNIT.



SPECIFICATION REFERENCE

THE 2023 EDITION OF THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 IOWA SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL ASPECTS OF CONSTRUCTION.

BENCHMARKS

- SANITARY SEWER MANHOLE RIM LOCATED IN THE INTERSECTION OF WALNUT STREET AND 6TH STREET. ELEVATION = 1034.15

SHEET LIST TABLE

| SHEET NO. | SHEET TITLE | DESCRIPTION |
|-----------|-------------|-------------|
| 1 | C100 | TITLE SHEET |
| 2 | C201 | SITE PLAN |
| 3 | C600 | DETAILS |

OWNER / DEVELOPER

PROPERTY OWNER: ELBERT REAL ESTATE GROUP, LLC
1625 S WARRIOR LANE
WAUKEE, IOWA 50283
PATRICK ELBERT
(515) 443-3335

BUILDER: HUSK HOMES
14225 UNIVERSITY AVE, #120
WAUKEE, IOWA 5028
ETHAN SCHOEPPNER
(712) 790-0153

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

LEGEND

| Existing / Proposed | Existing / Proposed | Existing / Proposed |
|---|---|---------------------------------------|
| IR Round iron rebar | 12x4 x 900 gr Round iron pipe | Address |
| IP Portland cement concrete | 12x4 x 900 gr Asphaltic cement concrete | Spot elevation |
| PCC Asphaltic cement concrete | FL Pipe flowline elevation | Sanitary sewer manhole |
| ACC Reinforced concrete pipe | RCP Corrugated metal pipe | Cleanout |
| FL Pipe flowline elevation | CMP Corrugated plastic pipe | Storm sewer manhole |
| RCP Reinforced concrete pipe | CPP Polyvinyl chloride pipe | Storm sewer intake |
| CMP Corrugated metal pipe | PVC Cast iron pipe | Storm sewer beehive |
| CPP Polyvinyl chloride pipe | CIP Cast iron pipe | Flared end section |
| PVC Cast iron pipe | B/B Back of curb to back of curb | Water hydrant |
| CIP Cast iron pipe | D.E. Public drainage easement | Water service shut-off |
| B/B Back of curb to back of curb | G.E. Public gas easement | Water main manhole |
| D.E. Public drainage easement | I.E.E. Public ingress / egress easement | Monitoring well |
| G.E. Public gas easement | M.E.C. MidAmerican Energy Co underground electric line easement | Yard hydrant |
| I.E.E. Public ingress / egress easement | P.U.E. Public utility easement | Well |
| M.E.C. MidAmerican Energy Co underground electric line easement | S.S.E. Public sanitary sewer easement | Gas meter |
| P.U.E. Public utility easement | P.S.S.E. Public storm sewer easement | Gas valve |
| S.S.E. Public sanitary sewer easement | S.T.S.E. Surface water flowage easement | Air conditioning unit |
| P.S.S.E. Public storm sewer easement | S.W.F.E. Subject boundary line | Electric manhole |
| S.T.S.E. Surface water flowage easement | | Electric meter |
| S.W.F.E. Subject boundary line | | Electric transformer |
| | | Utility hand hole |
| | | Utility pole |
| | | Utility pole with light |
| | | Light pole |
| | | Ground up light |
| | | Guy wire |
| | | Traffic signal |
| | | Traffic signal with light |
| | | Traffic manhole |
| | | Communication pedestal |
| | | Telephone booth |
| | | TV pedestal |
| | | Billboard sign |
| | | Street sign |
| | | Down spout |
| | | Tree shrub |
| | | Deciduous tree and trunk diameter |
| | | Coniferous tree and trunk diameter |

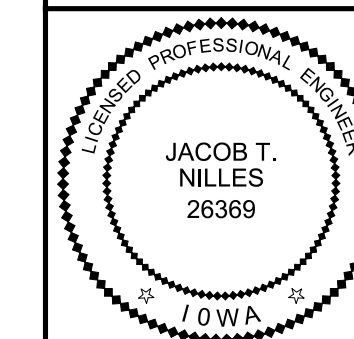
LEGAL DESCRIPTION

THE WEST 3/4 OF LOT 1 BLOCK 10, ORIGINAL TOWN OF WAUKEE, AN OFFICIAL PLAT, LOCATED IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

CONTAINING 0.12 ACRES MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS.

CERTIFICATIONS



I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Signature: *Jacob T. Nilles* 3/28/24
Name: Jacob T. Nilles, P.E. No. 26369 Date
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1-3

1833 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2656
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture



REVISIONS:
1. 03/28/2024 - REVISIONS PER CITY COMMENTS
2.
3.
4.
5.
6.
7.

NOTICE: NILLES ASSOCIATES, INC. WAUKEE, IOWA
ADVISES THAT THESE PLANS ARE FOR INFORMATION ONLY
AND ARE NOT TO BE USED FOR CONSTRUCTION OR FOR
ANY OTHER PURPOSES WITHOUT THE WRITTEN
CONSENT OF NILLES ASSOCIATES, INC.
FOR PROBLEMS WHICH ARISE FROM FAILURE
TO FOLLOW THESE PLANS, SPECIFICATIONS AND
GUIDANCE WITH RESPECT TO ANY PERMITS,
ORDINANCES, INCORPORATED AMENDMENTS,
OR OTHER LOCAL GOVERNMENT REGULATIONS.

PROJECT NAME:
405 6TH STREET
WAUKEE, IOWA

TITLE SHEET

NAI NO.: 22214
DATE: 03/28/2024
DRAWN BY: ADS
CHECKED BY: JPN
SHEET SIZE: 22" X 34"
SHEET TITLE: C100
SHEET NO.: 1/3



SITE PLAN NOTES:

1. REMOVALS
 - 1.1. REMOVE EXISTING BUILDING ADDITION.
 - 1.2. REMOVE EXISTING PCC SLAB AND SEED WITH SUDAS TYPE 1 PERMANENT LAWN MIXTURE.
 - 1.3. REMOVE AND DISPOSE OF EXISTING 4" SANITARY SEWER SERVICE.
 - 1.4. REMOVE AND REPLACE EXISTING ALLEY PAVEMENT AS SHOWN TO CONNECT TO EXISTING SANITARY SEWER MAIN. ALLEY PAVING SHALL BE 8" NON-REINFORCED PCC AND COMPLY WITH SUDAS 7010.
 - 1.5. SANITARY SEWER. ALL WORK AND MATERIALS SHALL COMPLY TO SUDAS,
2. SITE UTILITIES.
 - 2.1. CONNECT 6" PRIVATE SANITARY SEWER SERVICE TO EXISTING PUBLIC SANITARY SEWER. INSTALL 6" TEE TO CONNECT GREASE SERVICE TO DOMESTIC. INV AT CONNECTION - 1024.45
 - 2.2. EXTEND 6" SANITARY GREASE SERVICE 95 LF AT MINIMUM 2% SLOPE. INV AT BUILDING - 1027.35
 - 2.3. EXTEND 6" SANITARY DOMESTIC SERVICE 95 LF AT MINIMUM 2% SLOPE. INV AT BUILDING - 1027.35
 - 2.4. 1000 GALLON GREASE INTERCEPTOR, SHOWN FOR PLACEMENT PURPOSES ONLY. REFER TO DETAIL D-2 ON SHEET C600 FOR WRA GUIDELINES. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION DETAILS.
 - 2.5. SANITARY SEWER CLEANOUT PER SUDAS 4010.203.
 - 2.6. EXISTING BEEHIVE INTAKE TO REMAIN.
 - 2.7. EXISTING DOWNSPOUT TO REMAIN
 - 2.8. EXISTING 1" WATER SERVICE.
 - 2.9. EXISTING OVERHEAD ELECTRIC SERVICE. COORDINATE WITH MIDAMERICAN ENERGY FOR BUILDING SERVICE REQUIREMENTS.
 - 2.10. EXISTING GAS SERVICE. COORDINATE WITH MIDAMERICAN ENERGY FOR BUILDING SERVICE REQUIREMENTS.
3. SITE IMPROVEMENTS
 - 3.1. 5" PCC OUTDOOR PATIO.
 - 3.2. PATIO FENCING. REFER TO DETAIL D-1 ON SHEET C600.
 - 3.3. PATIO EGRESS GATE.
 - 3.4. TEMPORARY TRASH ENCLOSURE. CONSTRUCT 10' X 12' X 6' TALL BLACK EPOXY COATED CHAIN LINK ENCLOSURE WITH COMPOSITE SLATTED GRATES TO ENCLOSE TRASH DUMPSTERS. TEMPORARY ENCLOSURE TO BE REPLACED WITH PERMANENT ENCLOSURE WITH FUTURE SITE DEVELOPMENT.
 - 3.5. 8" PCC PAVING UNDER TRASH ENCLOSURE.

REVISIONS:

| | | |
|----|------------|------------------------------------|
| 1) | 10/28/2024 | REVISIONS PER CITY REVIEW COMMENTS |
| 2) | | |
| 3) | | |
| 4) | | |
| 5) | | |
| 6) | | |
| 7) | | |

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY BE FOUND IN THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL CHECK OF THE PLAN AND HAS FOUND NO ERRORS OR OMISSIONS. ANY CONFLICTS WHICH ARE ALLEGED, OR CONFLICTS WHICH ARE ALLEGED,

PROJECT NAME: 405 6TH STREET WAUKEE, IOWA
 SITE PLAN

| | |
|---------------|-----------------------------|
| PROJECT NAME: | 405 6TH STREET WAUKEE, IOWA |
| PROJECT NO.: | 22214 |
| DATE: | 03/28/2024 |
| DRAWN BY: | ADS |
| CHECKED BY: | JPN |
| SHEET SIZE: | 24" X 36" |
| SHEET TITLE: | C201 |
| SHEET NO.: | 2/3 |

