

SITE PLAN/PRELIMINARY PLAT

420 6TH AVENUE WAUKEE, IOWA

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2025 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2024 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WAUKEE, IOWA MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE M.U.T.C.D. - "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- ORCA CONSULTING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WAUKEE, IOWA.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN & SWPPP.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:

- THE PAVING/GRADING CONTRACTOR(S) SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF WAUKEE, IOWA STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS MUST BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
- PROVIDE 1/2" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PROVIDE 1/2" EXPANSION JOINT BETWEEN P.C.C. SIDEWALK AND P.C.C. CURB SECTIONS.
- ALL PROPOSED MAN DOORS TO HAVE 5x5" STRUCTURAL STOOP TO MATCH GRADING PLAN. STRUCTURAL STOOPS ARE TO BE DESIGNED BY ARCHITECT OF RECORD.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL FES & APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 1.5%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE, IOWA.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WAUKEE, IOWA WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- CAP ANY EXISTING SANITARY SERVICES NOT TO BE REUSED AT THE MAIN. INSTALL 4-FT CIPP SHORT LINER IN 10" MAIN TO ABANDON SANITARY SEWER SERVICE. DO NOT EXCAVATE INTO 6TH STREET TO ABANDON ANY SERVICES.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ORCA CONSULTING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.
- ALL STORM SEWER WITH CRITICAL CROSSINGS AT WATER SERVICE TO HAVE GASKETED JOINTS.

PAVEMENT SAWCUT NOTES:

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN TO MICHAEL WAHLERT, ORCA CONSULTING (515-778-6609 OR michael@ORCAConsulting.biz) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
- ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

WETLAND NOTES:

- ORCA CONSULTING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 5-17-2022. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

SOILS REPORT:

- A GEOTECHNICAL SOILS REPORT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN AND PROVIDE TO ORCA CONSULTING FOR CONSIDERATION ON PROPOSED DESIGN.
- ALL RECOMMENDATIONS WITHIN SOILS REPORT ARE TO BE CONSIDERED THE MINIMUM DESIGN CONSIDERATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS.

REQUIRED AS-BUILT NOTES:

- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

SPECIFICATIONS NOTES:

- IN THE EVENT OF A DISCREPANCY BETWEEN THE ORCA CONSULTING PROJECT SPECIFICATIONS AND CITY OF WAUKEE, IOWA REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT (SUDAS 2025 AND 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS), THE CITY OF WAUKEE, IOWA 2024 STANDARD SPECIFICATIONS SHALL GOVERN. CONTRACTOR TO REQUEST SPECIFICATIONS FROM ORCA CONSULTING IF SPECIFICATIONS DIFFER FROM SUDAS 2025 AND/OR CITY OF WAUKEE STANDARD SPECIFICATIONS.
- FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.
- FOR ALL SPECIFICATION DISCREPANCIES, CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY OF WAUKEE, IOWA ENGINEERING DEPARTMENT FOR ANY CHANGES TO PROPOSED SITE INFRASTRUCTURE OR GRADES PRIOR TO PROCEEDING WITH ANY CHANGES.

EARTHWORK BALANCE NOTES:

- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
- THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

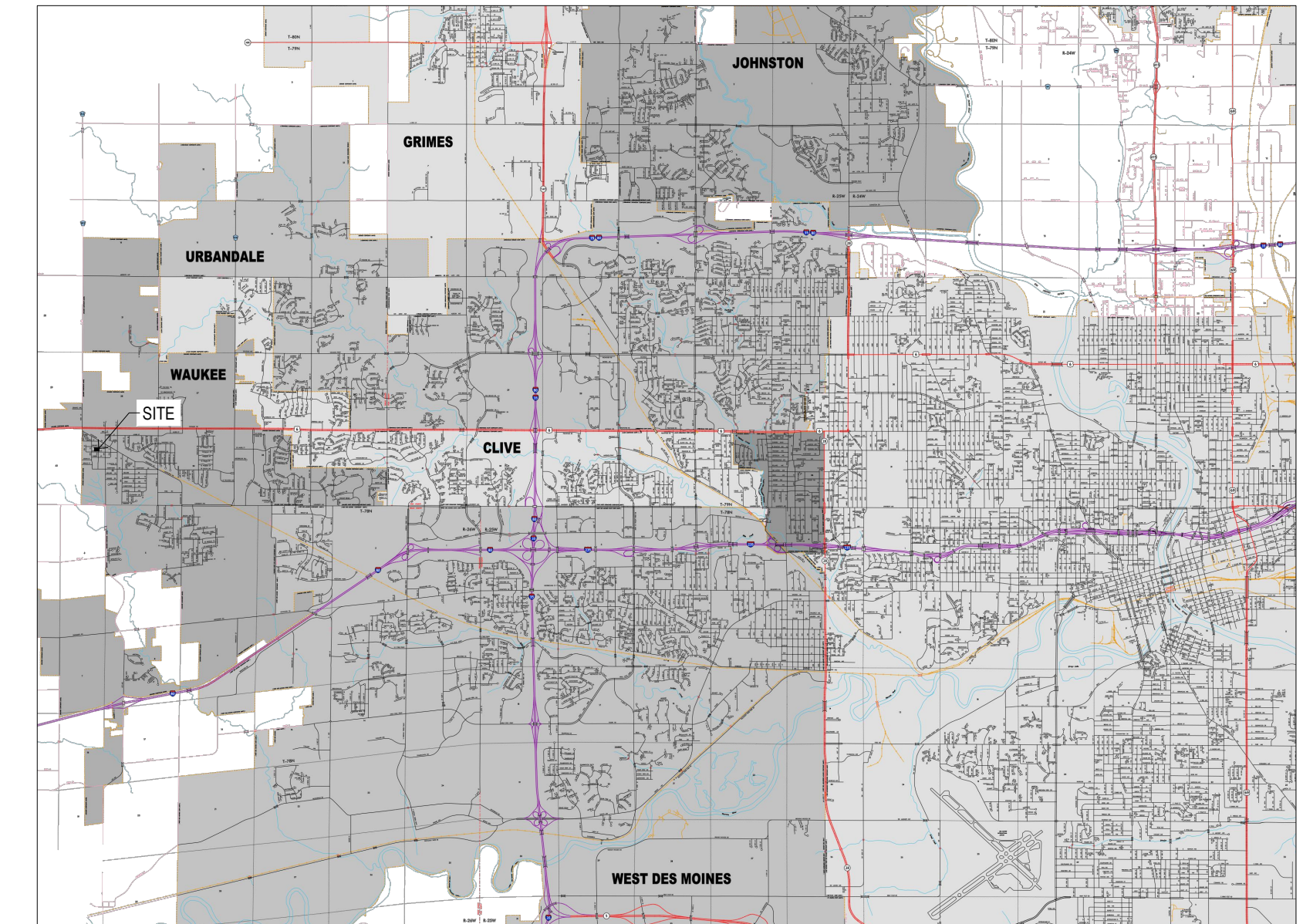


UTILITY NOTE

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING AND ORCA CONSULTING LLC DO NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

UTILITY MAPS

REFERENCE C0.1 SITE SURVEY FOR ALL PROVIDER MAPS.



SHEET INDEX

- C0.0 COVER SHEET
- C0.1 SITE SURVEY
- C1.1 DEMO PLAN
- C2.1 LAYOUT
- C3.1 GRADING PLAN
- C4.1 UTILITY PLAN

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2024, PAGE 7240)
 LOT TWENTY (20), IN BLOCK ELEVEN (11) OF THE FIRST ADDITION TO THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA
 AND
 LOT EIGHTEEN (18) AND LOT NINETEEN (19), IN BLOCK ELEVEN (11) OF THE FIRST ADDITION TO THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA
 SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 SITE CONTAINS 10.043 SQUARE FEET OR 0.23 ACRES IN AREA.

ADDRESS:

420 & 430 6TH AVENUE
 WAUKEE, IOWA 50263

OWNER/GENERAL CONTRACTOR:

SJC PROPERTIES
 STEFFANIE CRONIN
 16530 BERKSHIRE PARKWAY
 CLIVE, IOWA 50325
 (11) 201-7898 sjcbuilders@outlook.com

PREPARED FOR:

SJC PROPERTIES
 TODD GARNER
 1300 WALNUT STREET, SUITE 201
 DES MOINES, IOWA 50309
 (515) 699-1648

ARCHITECT:

SUBSTANCE ARCHITECTURE
 TODD GARNER
 1300 WALNUT STREET, SUITE 201
 DES MOINES, IOWA 50309
 (515) 699-1648

ZONING:

C-2 DOWNTOWN VILLAGE DISTRICT
 FOR OFFICIAL ZONING CALL CITY OF WAUKEE AT (515) 978-9533

IMPERVIOUS SURFACE:

9,393 SF IMPERVIOUS OR 93.53%

BENCHMARK:

SEE C0.1 SITE SURVEY FOR ALL BENCHMARK AND OTHER SPACIAL DATUM INFORMATION

USE:

EXISTING USE - N/A
 PROPOSED USE: GENERAL RETAIL

BUILDING HEIGHT:

PROPOSED HEIGHT = 20'

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

SPECIAL SHAPING AREA NOTES:

- SPECIAL SHAPING PAVEMENT AREAS ALONG 6TH STREET TO BE CONSTRUCTED TO CONNECT BACK OF CURB TO FACE OF SIDEWALK AND TO BE A MINIMUM OF 5" THICK PCC.
- 5' SIDEWALK ALONG EAST FACE OF PROPOSED BUILDING TO BE NO GREATER THAN 2.00% CROSS SLOPE.

EXISTING CONDITIONS NOTE:

- EXISTING CONDITIONS SURVEY CONDUCTED BY BISHOP ENGINEERING BEFORE SITE CLEARING HAS OCCURRED.
- CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED GRADES AS SITE WORK HAS BEEN CONDUCTED SINCE THE SITE SURVEY FIELD DISCOVERY.

PLANS CHANGE NOTE:

- THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT FOR ANY CHANGES MADE TO THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MAKE WITHOUT PERMISSION FROM THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE SAFETY AND CONSTRUCTION NOTE:

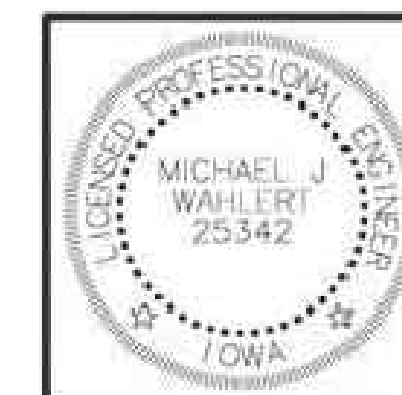
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO THE BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100' OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

STORM & SANITARY TELEVISION NOTES:

- CONTRACTOR IS REQUIRED TO TELEVISION ALL SANITARY AND STORM SEWER SYSTEM PRIOR TO PAVING OPERATIONS.
- CONTRACTOR SHALL SEND VIDEO INSPECTION TO THE ENGINEER FOR APPROVAL PRIOR TO PAVING.
- CONTRACTOR SHALL PROVIDE COPIES OF THE REPORTS AND VIDEOS TO THE WAUKEE ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO PAVING.

STAKING NOTES:

- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.



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.

SIGNED: **PRELIMINARY** DATE: _____
 MICHAEL J. WAHLERT, P.E. 25342

LICENSE RENEWAL DATE: DEC. 31, 2026 C0.0, C1.1, C2.1, C3.1, C4.1
 PAGES OR SHEETS COVERED BY THIS SEAL: _____



COMMERCIAL
SITE PLAN

420 6TH STREET
WAUKEE, DALLAS COUNTY, IOWA
COVER SHEET

DRAWING DATE:

- 1ST CITY SUBMITTAL
11-12-2024
- 2ND CITY SUBMITTAL
1-30-2025
- 3RD CITY SUBMITTAL
2-24-2025

ORCA PROJECT #:

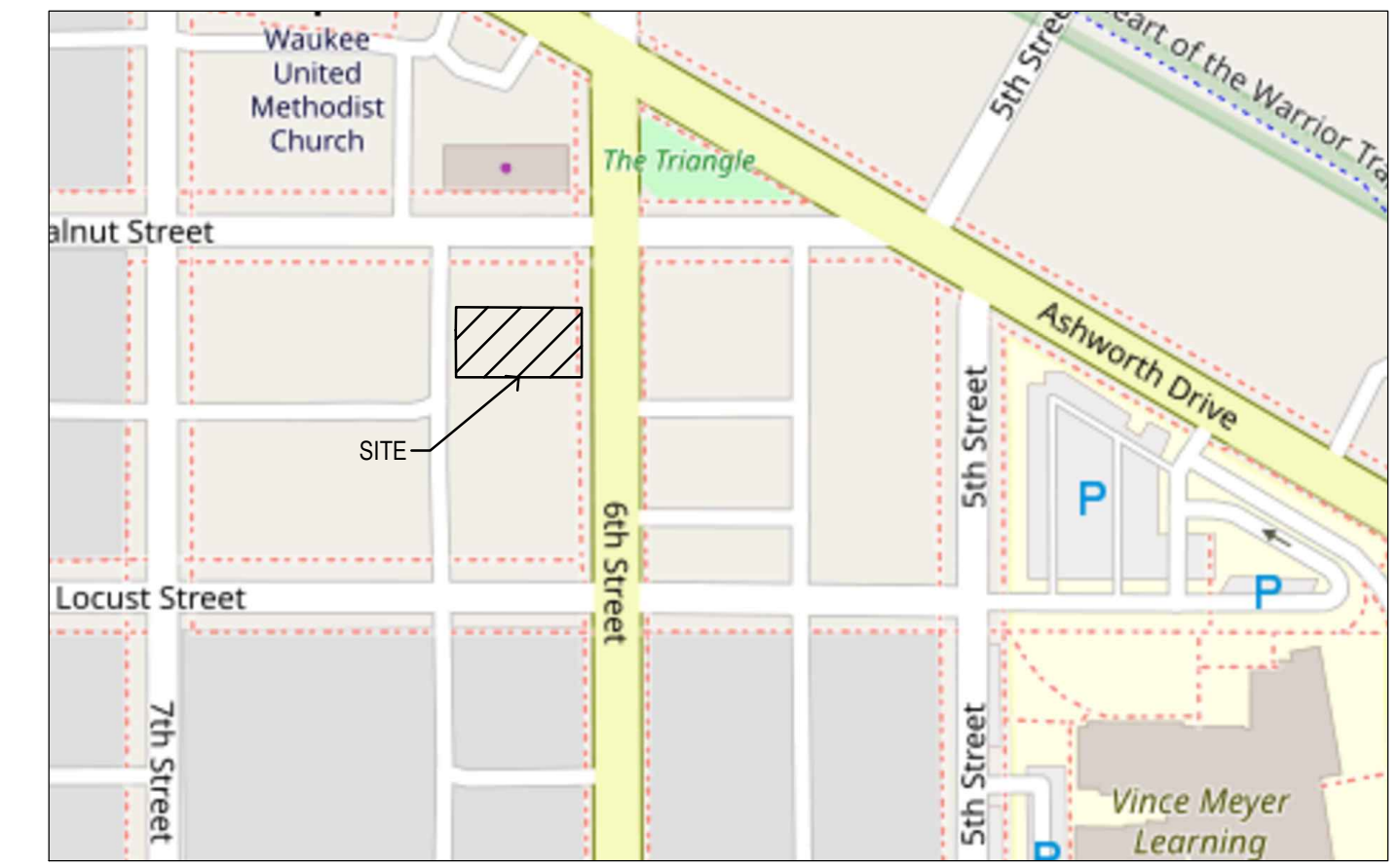
240022

SHEET:

C0.0

SJC PROPERTIES-WAUKEE

SITE SURVEY



VICINITY MAP
SCALE: 1" = 200'

BISHOP
ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467



SITE SURVEY
LOTS 18-20, FIRST ADDITION TO WAUKEE
420 AND 430 6TH STREET
WAUKEE, IOWA

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2024, PAGE 7240)
LOT TWENTY (20), IN BLOCK ELEVEN (11) OF THE FIRST ADDITION TO THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA AND LOT EIGHTEEN (18) AND LOT NINETEEN (19), IN BLOCK ELEVEN (11) OF THE FIRST ADDITION TO THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
10,043 SQUARE FEET - 0.23 ACRES

ADDRESS:
420 & 430 SIXTH STREET
WAUKEE, IOWA 50263

OWNER:
SJC PROPERTIES
16930 BERKSHIRE PARKWAY
CLIVE, IOWA 50325

PREPARED FOR:
ORCA CONSULTANTS
ATTN: MICHAEL WAHLERT
3512 RICHLAND ROAD
VAN METER, IOWA 50261

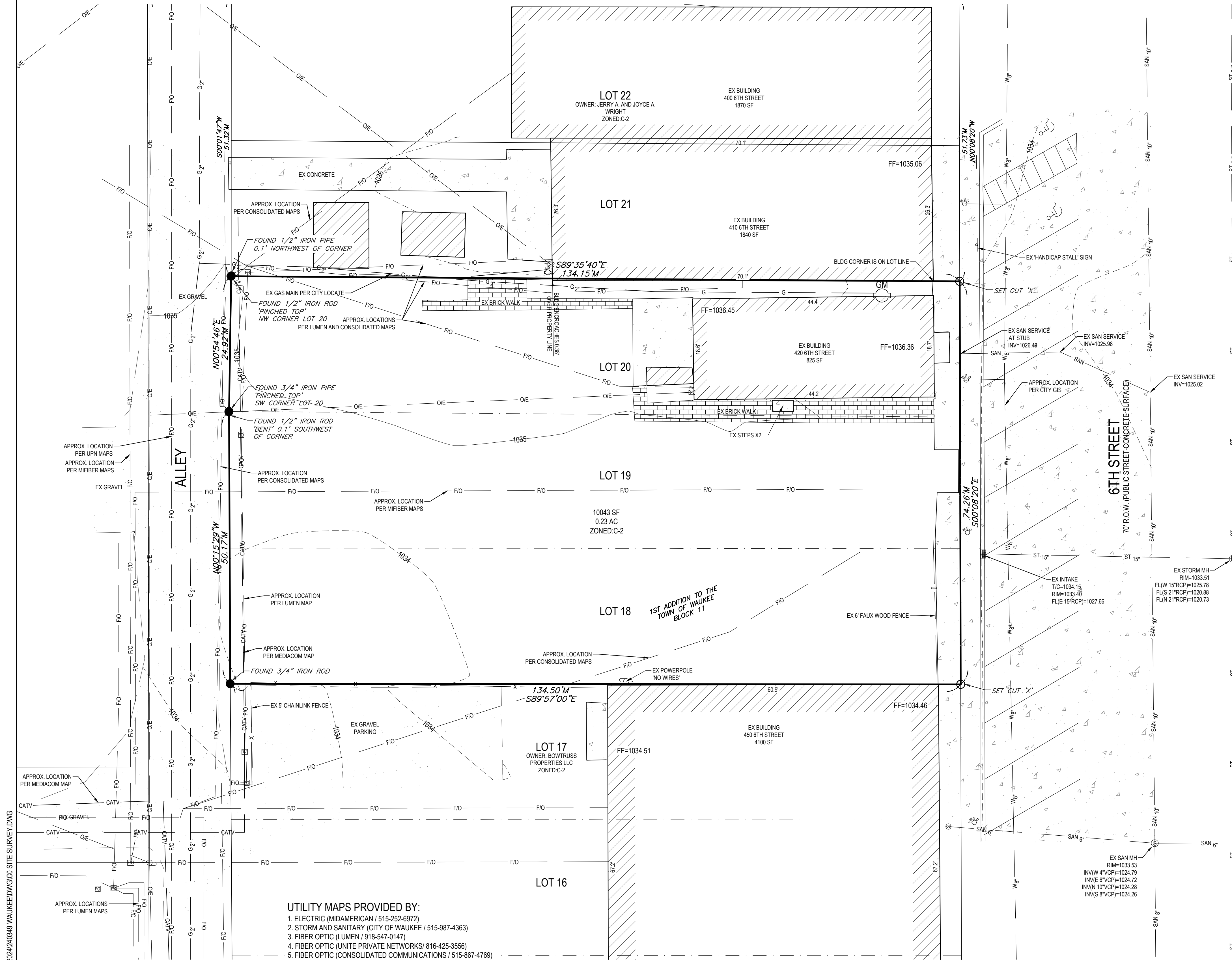
PARKING COUNT:
NONE ONSITE
7 STANDARD ON STREET PARKING

ZONING:

INFORMATION OBTAINED FROM CITY MAPS C-2 (DOWNTOWN VILLAGE DISTRICT) MINIMUM REQUIREMENTS AS FOLLOWS:
LOT AREA NO MINIMUM
LOT WIDTH NO MINIMUM
FRONT YARD SETBACK: 10 FEET
REAR YARD SETBACK: NONE
(EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT) 25 FEET

(WHEN ADJACENT TO RESIDENTIAL DISTRICT)
SIDE YARD SETBACK: 15 TOTAL FEET WITH NEIGHBOR, 7 FOOT MINIMUM IN EACH LOT
MAXIMUM REQUIREMENTS AS FOLLOWS:
HEIGHT 40 FEET
NUMBER OF STORIES 3 FOR COMMERCIAL
4 FOR MIXED USE

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF WAUKEE AT 515-978-7897



ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP PLATTED DISTANCE
- P PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

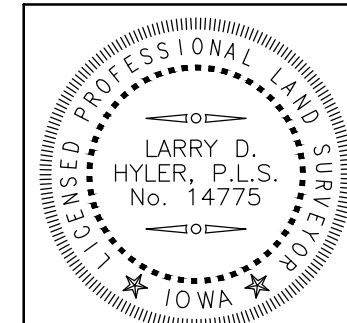
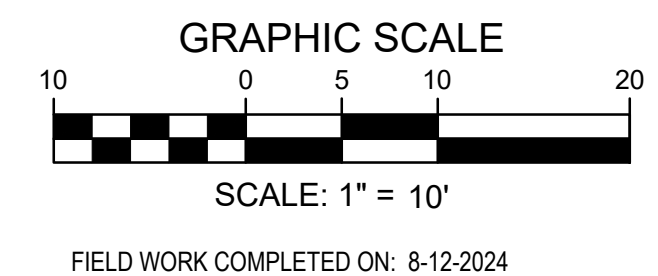
LEGEND

- SAN - SANITARY SEWER
- ST - STORM SEWER
- W - WATER LINE
- G - GAS LINE
- U/E - UNDERGROUND ELECTRIC
- O/E - OVERHEAD ELECTRIC
- TELE - TELEPHONE LINE
- F/O - FIBER OPTIC
- CATV - CABLE TV
- ⊙ - STORM MANHOLE
- ⊞ - CURB INTAKE
- ⊞ - SURFACE INTAKE
- ⊞ - FLARED END SECTION
- ⊞ - ROOF DRAIN
- ⊞ - DOWNSPOUT
- ⊞ - SANITARY MANHOLE
- ⊞ - CLEANOUT
- ⊞ - FIRE HYDRANT
- ⊞ - SPRINKLER
- ⊞ - IRRIGATION CONTROL VALVE
- ⊞ - WATER MANHOLE
- ⊞ - WELL
- ⊞ - WATER VALVE
- ⊞ - WATER SHUT OFF
- ⊞ - YARD HYDRANT
- ⊞ - FLAGPOLE
- ⊞ - ELECTRIC MANHOLE
- ⊞ - ELECTRIC METER
- ⊞ - ELECTRIC RISER
- ⊞ - ELECTRIC VAULT
- ⊞ - TRANSFORMER POLE
- ⊞ - TRANSFORMER POLE
- ⊞ - LIGHT POLE
- ⊞ - ELECTRIC JUNCTION BOX
- ⊞ - ELECTRIC PANEL
- ⊞ - TRANSFORMER
- ⊞ - GROUND LIGHT
- ⊞ - GUY WIRE
- ⊞ - ELECTRIC HANDHOLE
- ⊞ - GAS METER
- ⊞ - GAS VALVE
- ⊞ - AIR CONDITIONING UNIT
- ⊞ - TELEPHONE RISER
- ⊞ - TELEPHONE VAULT
- ⊞ - TELEPHONE MANHOLE
- ⊞ - TRAFFIC SIGNAL MANHOLE
- ⊞ - FIBER OPTIC MANHOLE
- ⊞ - FIBER OPTIC RISER
- ⊞ - FIBER OPTIC VAULT
- ⊞ - CABLE TV RISER
- ⊞ - SIGN
- - BOLLARDS
- ⑦ - DENOTES NUMBER OF PARKING STALLS
- - PROPERTY CORNER - FOUND AS NOTED
- - PROPERTY CORNER - PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⬤ - SECTION CORNER - FOUND AS NOTED
- ⬤ - SITE CONTROL POINT - MONUMENT AS NOTED

- ### UTILITY MAPS PROVIDED BY:
- ELECTRIC (MIDAMERICAN / 515-252-6972)
 - STORM AND SANITARY (CITY OF WAUKEE / 515-987-4363)
 - FIBER OPTIC (LUMEN / 918-547-0147)
 - FIBER OPTIC (UNITE PRIVATE NETWORKS/ 816-425-3556)
 - FIBER OPTIC (CONSOLIDATED COMMUNICATIONS / 515-867-4769)
 - FIBER OPTIC (MI-FIBER / 515-897-8802)
 - CABLE (MEDIACOM / 845-587-2521)
 - GAS (CITY OF WAUKEE / 515-987-4363)
 - WATER (CITY OF WAUKEE / 515-987-4363)

- ### NOTES:
- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
 - PARENTHESIS () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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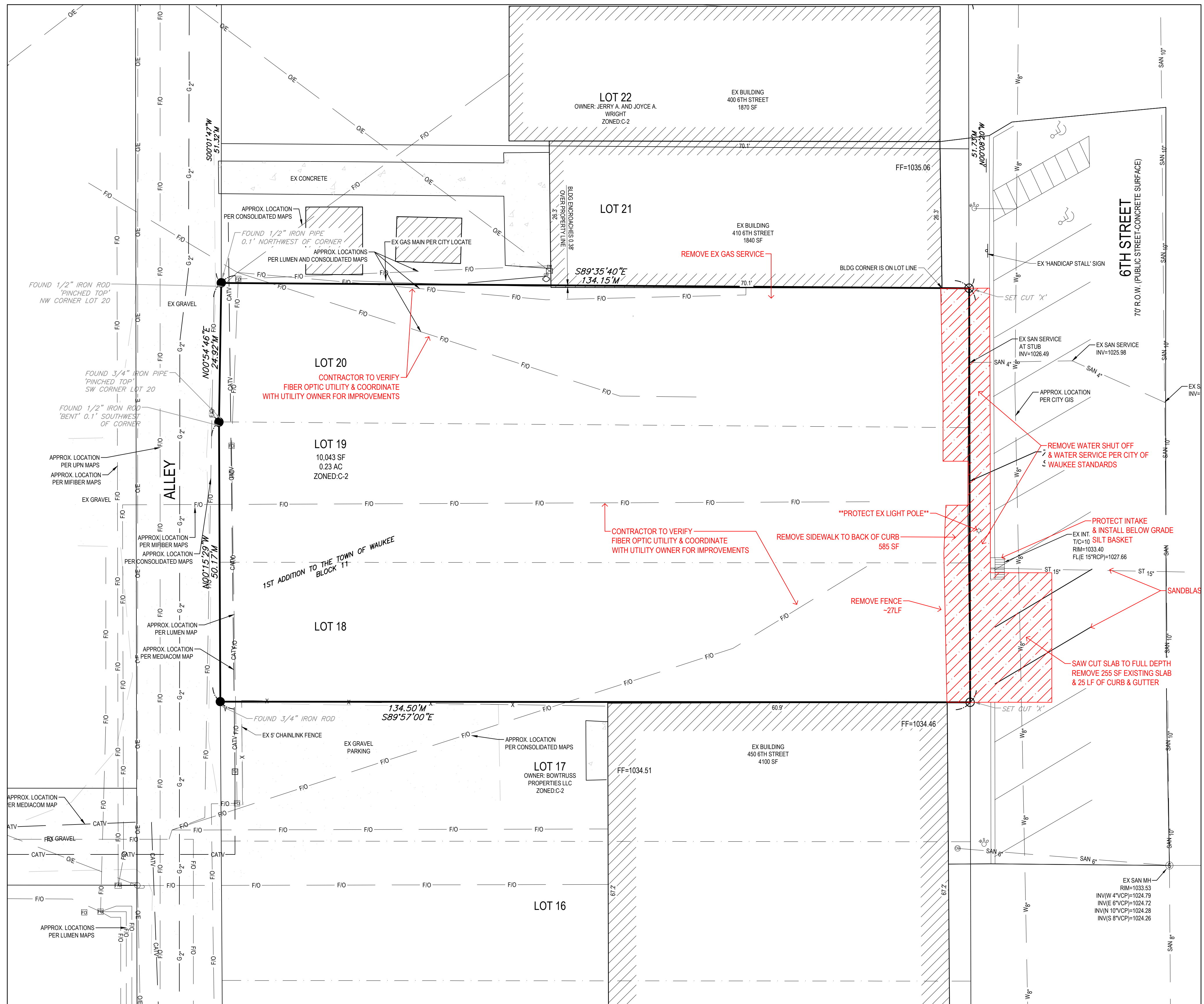


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
SIGNED: *Larry Hyler* DATE: 8-29-2024
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1

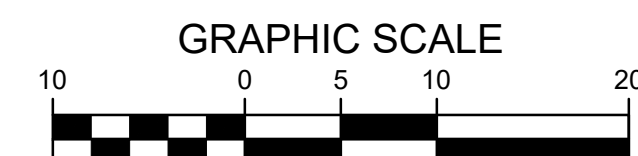
REFERENCE NUMBER:
DRAWN BY:
REVISION DATE:
PROJECT NUMBER:
240349
SHEET NAME:
SITE SURVEY
SHEET NUMBER:
C0.1



UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
 2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE. SEE C6.2 DETAILS FOR TREE PROTECTION DIAGRAM.
 3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
 4. ANY AND ALL SAW CUT SLURRY MUST BE CONTAINED ON SITE AND DISPOSED OF PROPERLY PER STANDARDS SET IN THE IDNR NPDES GENERAL PERMIT #2 REGARDLESS IF THE SITE IS REQUIRED TO PERMIT.
 5. CONTRACTOR IS TO BE RESPONSIBLE FOR EXISTING UTILITY PRESERVATION. FIBER OPTIC LINES ARE DRAWN PER OWNER SUPPLIED MAPS. CONTRACTOR TO VERIFY LOCATION AND CONSTRUCTION MEANS & METHODS WITH UTILITY OWNER AND ORCA CONSULTING LLC. WILL NOT BE RESPONSIBLE FOR ANY UTILITY LOCATION THAT IS ALTERNATE TO THESE PLANS.
 6. CAP ANY EXISTING SANITARY SERVICES NOT TO BE REUSED AT THE MAIN. INSTALL 4-FT CIPP SHORT LINER IN 10" MAIN TO ABANDON SANITARY SERVICE. DO NOT EXCAVATE INTO 6TH STREET TO ABANDON ANY SERVICES.



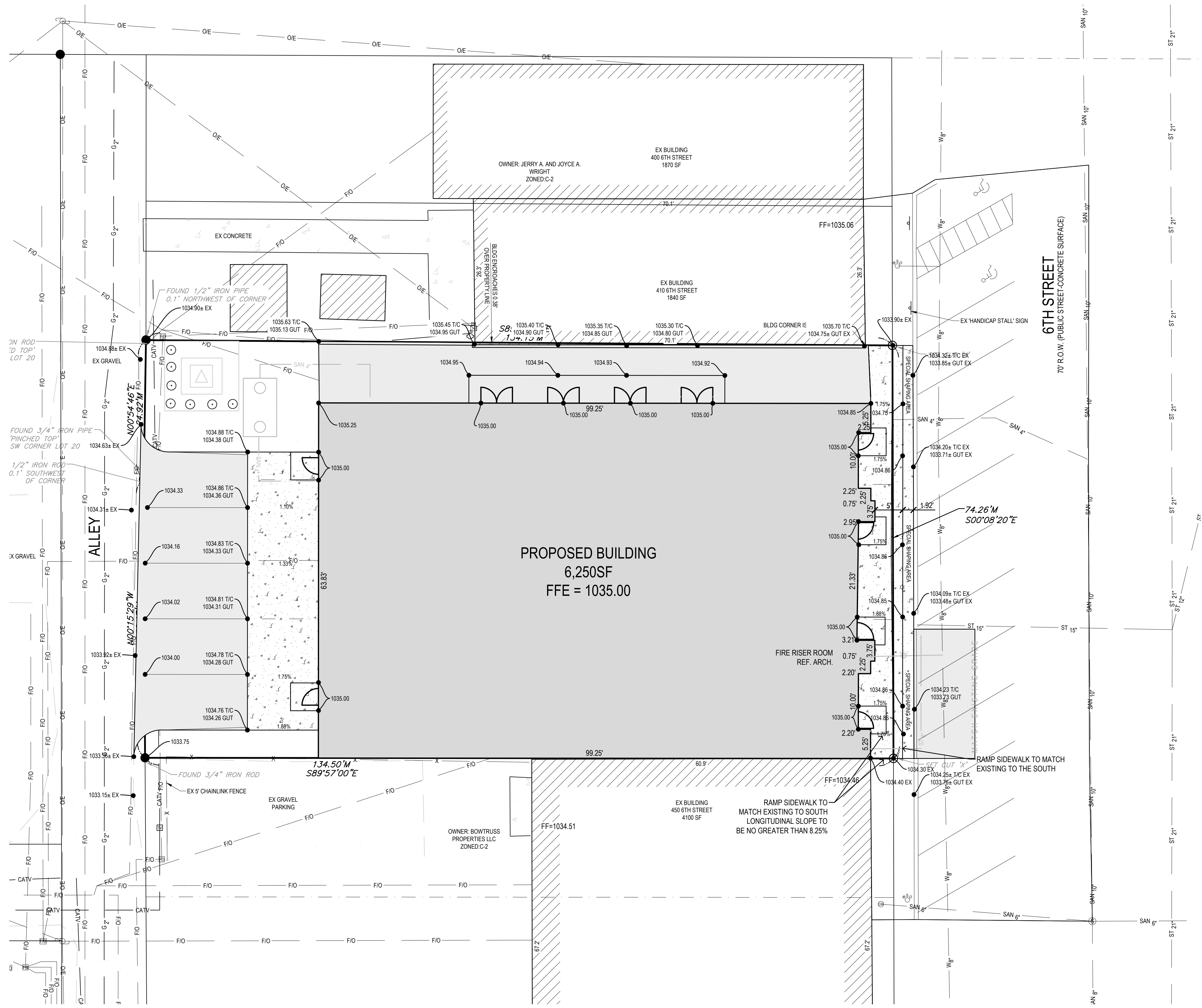
DRAWING DATE:

1ST CITY SUBMITTAL	11-12-2024
2ND CITY SUBMITTAL	1-30-2025
3RD CITY SUBMITTAL	2-24-2025

ORCA PROJECT #:
 240022

SHEET:
 C1.1

NOT FOR CONSTRUCTION



GRADING LEGEND:

EXISTING CONTOUR	---	150
PROPOSED CONTOUR	---	150
FINISHED GROUND ELEVATION	●	150.50
TOP OF CURB ELEVATION	●	150.50 T/C
GUTTER ELEVATION	●	150.50 GUT
TOP OF WALL ELEVATION	●	150.50 T/W
BOTTOM OF WALL ELEVATION	●	150.50 B/W
EDGE OF WALK ELEVATION	●	150.50 E/W
TOP OF STAIR ELEVATION	●	150.50 T/S
BOTTOM OF STAIR ELEVATION	●	150.50 B/S
EXISTING ELEVATION	●	150.50± EX

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

- EXISTING CONDITIONS NOTES:**
- SITE SURVEY CONDUCTED BY BISHOP ENGINEERING.
 - SITE SURVEY DISCOVERY WILL VARY FROM ACTUAL SITE CONDITIONS DUE TO DEMOLITION ACTIVITY. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED GRADES BEFORE CONSTRUCTION COMMENCES.

- SPECIAL SHAPING AREA NOTES:**
- SPECIAL SHAPING PAVEMENT AREAS ALONG 6TH STREET TO BE CONSTRUCTED TO CONNECT BACK OF CURB TO FACE OF SIDEWALK AND TO BE A MINIMUM OF 5" THICK PCC.
 - 5' SIDEWALK ALONG EAST FACE OF PROPOSED BUILDING TO BE NO GREATER THAN 2.00% CROSS SLOPE.

