

**SITE ADDRESS**  
555 INTERSTATE PARKWAY  
WAUKEE, IOWA 50263

**SITE AREA**  
1.8 ACRES (78,375 SQ.FT.)

**ZONING**  
SITE: M-1: LIGHT INDUSTRIAL DISTRICT

NORTH (DALLAS COUNTY): C-2: HIGHWAY SERVICE & AGRICULTURAL RELATED COMMERCIAL DISTRICT  
EAST (DALLAS COUNTY): C-2: HIGHWAY SERVICE & AGRICULTURAL RELATED COMMERCIAL DISTRICT  
SOUTH: C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
WEST: M-1: LIGHT INDUSTRIAL DISTRICT

**SETBACKS**  
FRONT SETBACK (SOUTH AND EAST PROPERTY LINE): 30 FT  
SIDE SETBACK (WEST PROPERTY LINE): 30 FT  
REAR SETBACK (NORTH PROPERTY LINE): 30 FT

**BUILDINGS**  
EXISTING: NONE  
PROPOSED: ~ 270'-0" x 60'-0" - 16,200 SQ.FT.

**BUILDING USES**  
MAJOR USE CLASSIFICATIONS:  
A-2 ASSEMBLY  
B BUSINESS  
M MERCHANTILE

**BUILDING HEIGHT**  
MAX BUILDING HEIGHT: 40'  
PROPOSED HEIGHT: 25'-8"

**OPEN SPACE**  
PROPOSED: 41% (32,195 SQ.FT.)  
REQUIRED: 15% (11,756 SQ. FT.)

**IMPERVIOUS SPACE**  
PROPOSED: 59% (46,180 SQ.FT.)

**PARKING**  
REQUIRED: 1.5 SPACE PER 1000 SQ. FT. OF GROSS FLOOR AREA (16,200 / 1000 \* 1.5 = 25 SPACES REQUIRED)  
PROPOSED: 48 SPACES (INCLUDING 2 HANDICAP PARKING STALL)

\*FUTURE TENANTS MAY BE LIMITED IF PARKING ISN'T ADEQUATE. PLEASE REFER TO THE TABLE IN SECTION 168.10 OF THE CITY CODE FOR THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR TYPE OF USE.

**DISTURBED AREAS**  
ESTIMATED: 86,890 SQ.FT.  
ALL DISTURBED AREAS, INCLUDING THE R.O.W., SHALL BE SODDED.  
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

**FLOODPLAIN**  
PER FEMA MAP #19049C0342G, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

**FAA**  
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) THEREFORE FILING WITH THE FAA IS NOT REQUIRED.

**IOWA ONECALL CONTACT LIST**

(CTUA01) CENTURYLINK Company name: CENTURYLINK Design contact: SADI HULL Phone: 9185470147 Email: sadie.hull@lumen.com	(WDM) WEST DES MOINES WATER WORKS Company name: WEST DES MOINES WATER WORKS Design contact: William Mabusce Phone: 5152223510 Email: design_locates@wdmww.com
(DALUA1) MEDIACOM Company name: MEDIACOM Design contact: DAVE MEYERS Phone: 5159917388 Email: DMEYERS2@MEDIACOMCC.COM	(WKE) WAUKEE, CITY OF Company name: WAUKEE, CITY OF Design contact: Tim Royer Phone: 5159874363 Email: troyer@waukee.org
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(MIF1) MI-FIBER Company name: MI-FIBER Design contact: JUSTIN MILLER Phone: 5158978802 Email: jmillermi@mi-fiber.net	(XRW) XENIA RURAL WATER DISTRICT Company name: XENIA RURAL WATER DISTRICT Design contact: Laird Van Dee Phone: 5156762117 Email: lvandee@xenialwater.org
(UPN) UNITE PRIVATE NETWORKS, LLC Company name: UNITE PRIVATE NETWORKS, LLC Design contact: Joe Kilzer Phone: 8164253556 Email: upngis@upnfiber.com	

**NOTE TO CONTRACTORS:**

- The applicant will be required to provide the following as a part of the completion of the public improvements prior to approval of a certificate of occupancy.
- Post Construction What practices are considered for this site?
    - Provide a site plan specific to the storm water management facilities of the property indicating the permanent measures utilized by the designer and requirements for maintenance of said facilities.
    - A maintenance covenant will need to be created and provided for review.
  - Provide finished grade spot elevations at all locations where an overlaid flowage easement crosses a property line, including locations where said easements run to the street.

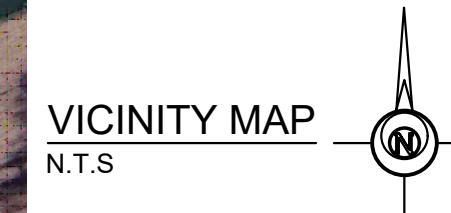
# SITE PLAN

## FOR

# LOT 1, INTERSTATE CROSSING

# 555 INTERSTATE PARKWAY

# WAUKEE, IOWA



**LEGAL DESCRIPTION:**  
Parcel 20-79 as shown in the Retracement Plat of Survey filed December 18, 2020, in Book 2020, Page 35993 of the Dallas County Recorder's Office.  
and  
Lot 6 in I-80 West Industrial Park Plat 1, on Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa;  
  
TO BE KNOWN AS: LOT 1, INTERSTATE CROSSING

ITEM	QUANTITY INFORMATION*	UNITS
6" CONCRETE PAVEMENT	ON-SITE: 27,259 - OFF-SITE: 0	SQ. FT.
7" CONCRETE PAVEMENT	ON-SITE/APPROACHES: 782 - OFF-SITE: NONE	SQ. FT.
CONCRETE CURB	1,169	LIN. FT.
SIDEWALKS	4,821	SQ. FT.
DETENTION	9,950	CU. FT.
SANITARY SEWER SERVICE - 6" PVC	DIRECT BURY: 127 - BORE: NONE	LIN. FT.
SANITARY SEWER EXTENSION - 8" PVC	DIRECT BURY: 60 - BORE: NONE	LIN. FT.
WATER SERVICE - 6" HDPE	DIRECT BURY: 160 - BORE: NONE	LIN. FT.
WATER MAIN EXTENSION - 12" HDPE	DIRECT BURY: 54 - BORE: NONE	LIN. FT.
GAS SERVICE	DIRECT BURY: 78 - BORE: NONE	LIN. FT.
6" HDPE STORM SERVICE	153	LIN. FT.
12" HDPE STORM SERVICE	429	LIN. FT.
15" HDPE STORM SERVICE	253	LIN. FT.
15" RCP STORM SEWER MAIN	28	LIN. FT.
STRUCTURES - SANITARY CLEANOUT	6	EACH
STRUCTURES - 48" SW-501	6	EACH
STRUCTURES - 92" SW-505	2	EACH
STRUCTURES - SW-401	2	EACH
STRUCTURES - SW-512	2	EACH
STRUCTURES - FES	2	EACH
EARTHWORK CUT	5,803	CU. YD.
EARTHWORK FILL	1,726	CU. YD.
TOPSOIL REQUIRED	782	CU. YD.
SOD AREA	42,214	SQ. FT.
CONCRETE CURB DEMOLITION (GRIND)	71.03	LIN. FT.

\*IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.  
\*CONTRACTOR TO PROVIDE A COMPLETE PROJECT PER THE CONSTRUCTION DOCUMENTS. QUANTITIES PROVIDED AS PART OF THIS SUMMARY ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT A BASIS FOR CHANGE ORDER IF ADDITIONAL QUANTITY IS INSTALLED AS PART OF THE ORIGINAL BID DOCUMENTS.  
\*EARTHWORK VALUES ARE TO FINISH GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT QUANTITIES

**SHEET INDEX**

- C-001 - COVER SHEET
- C-002 - NOTE SHEET
- C-003 - TOPO SHEET
- C-100 - DEMO SHEET
- C-101 - LAYOUT SHEET
- C-103 - DIMENSION SHEET
- C-201 - GRADING SHEET
- C-301 - UTILITY SHEET
- C-401 - EROSION CONTROL SHEET
- C-601 - DETAIL SHEET
- C-602 - UTILITY EXTENSION PROFILE SHEET
- C-701 - LANDSCAPING SHEET

**PROJECT CONTACTS**

**OWNER**  
ROBIN SOBATKA  
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**CITY CONTACT**  
CITY OF WAUKEE  
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WAUKEE, IOWA 50325  
PROJECT CONTACT: MELISSA DEBOER  
PHONE: (515) 978-7898  
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**ENGINEER/ LAND SURVEYOR**  
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**ARCHITECT**  
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**REVISIONS:**

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THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ABOVE REFERENCED PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF PELDS DESIGN SERVICES LLC. REPRODUCTION IS PROHIBITED.

**LEGEND:**

F.F.	FINISHED FLOOR
+/-	MORE OR LESS
123.45G	GUTTER ELEVATION
123.45TC	TOP OF CURB ELEVATION
123.45/ 123.45	EXISTING/ PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
CP	CONTROL POINT
OC	CALCULATED CORNER
FC	FOUND CORNER

▲	CALCULATED SECTION CORNER	⊕	ELEC. MANHOLE	⊖	SINGLE INTAKE
▲	FOUND SECTION CORNER	⊕	ELEC. VAULT	⊖	AREA INTAKE
□	PARKING SPACE	⊕	GUY ANCHOR	⊖	THROAT INTAKE
⊕	SIGN	⊕	UTILITY PEDESTAL	⊖	FLARED END SECTION
⊕	STREET LIGHT	⊕	CABLE TV JUNCTION BOX	⊖	VALVE
⊕	POWER POLE	⊕	GAS VALVE	⊖	FIRE HYDRANT
⊕	LIGHT POLE	⊕	GAS METER	⊖	WATER METER
⊕	AREA LIGHT	⊕	SANITARY SEWER MANHOLE	⊖	WATER TEE
⊕	ELEC. TRANSFORMER	⊕	STORM SEWER MANHOLE	⊖	WATER TEE
⊕	ELEC. METER	⊕	CLEANOUT	⊖	P XX - PROPOSED UTILITY LINE
⊕	ELEC. BOX	⊕	DOWNSPOUT	⊖	E XX - EXISTING UTILITY LINE

— CATV —	CABLE TELEVISION
— FO —	FIBER OPTIC
— G —	GAS LINE
— OHE —	OVERHEAD ELEC.
— OHT —	OVERHEAD TEL.
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— UGE —	UNDERGROUND ELEC.
— UGT —	UNDERGROUND TEL.
— W —	WATER
— FENCE —	FENCE LINE

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.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) - C-001 - C-701

**PELDS Design Services**  
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**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**

PRELIMINARY

COPYRIGHT DATE: _____	DRAWN BY: L. BURKE	SCALE: _____	DATE: 05.30.2025	DRAWING NO: 25-010
C-001 - COVER SHEET				

## GENERAL NOTES

- THE LOCAL JURISDICTION MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. THE LOCAL JURISDICTION IS THE CITY OF WAUKEE.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE LOCAL JURISDICTION AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST SUDAS STANDARDS. ALL PROVIDED SUDAS DETAILS ARE FOR REFERENCE ONLY AND THE LATEST VERSIONS SHALL BE IMPLEMENTED.
- 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 "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES 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.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- 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.
- 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 OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL JURISDICTION.
- 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 OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL CONTACT THE LOCAL JURISDICTION TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2024 WAUKEE STANDARD SPECIFICATIONS.

## SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN FEBRUARY 2025. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

## STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR 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.

## DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

## WETLAND NOTES

- PELDS DESIGN SERVICES 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.

## DISCLAIMER

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# CIVIL ENGINEERING NOTES FOR LOT 1, INTERSTATE CROSSING 555 INTERSTATE PARKWAY WAUKEE, IOWA

## UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- 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. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- 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.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

### ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

### SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

### STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- 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 APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

### WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- 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.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

## EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

## 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 BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- 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 PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

## SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE LOCAL JURISDICTION SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE LOCAL JURISDICTION REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE LOCAL JURISDICTION STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

## REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

## PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL ROW AREAS SHALL BE SODDED IN ACCORDANCE WITH THE LOCAL JURISDICTION SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- 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.

## PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN 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' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

## SOIL NOTES


- STRIP AND STOCKPILE TOPSOIL TO BE RESPREAD. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

## GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

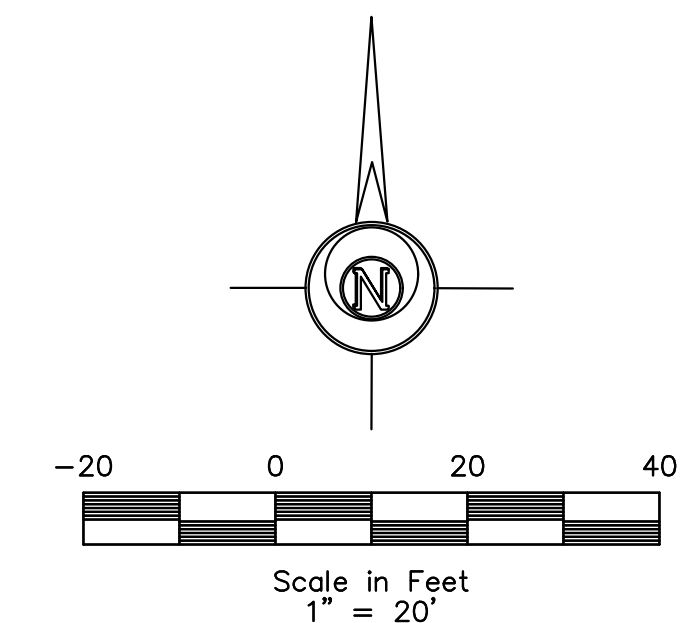
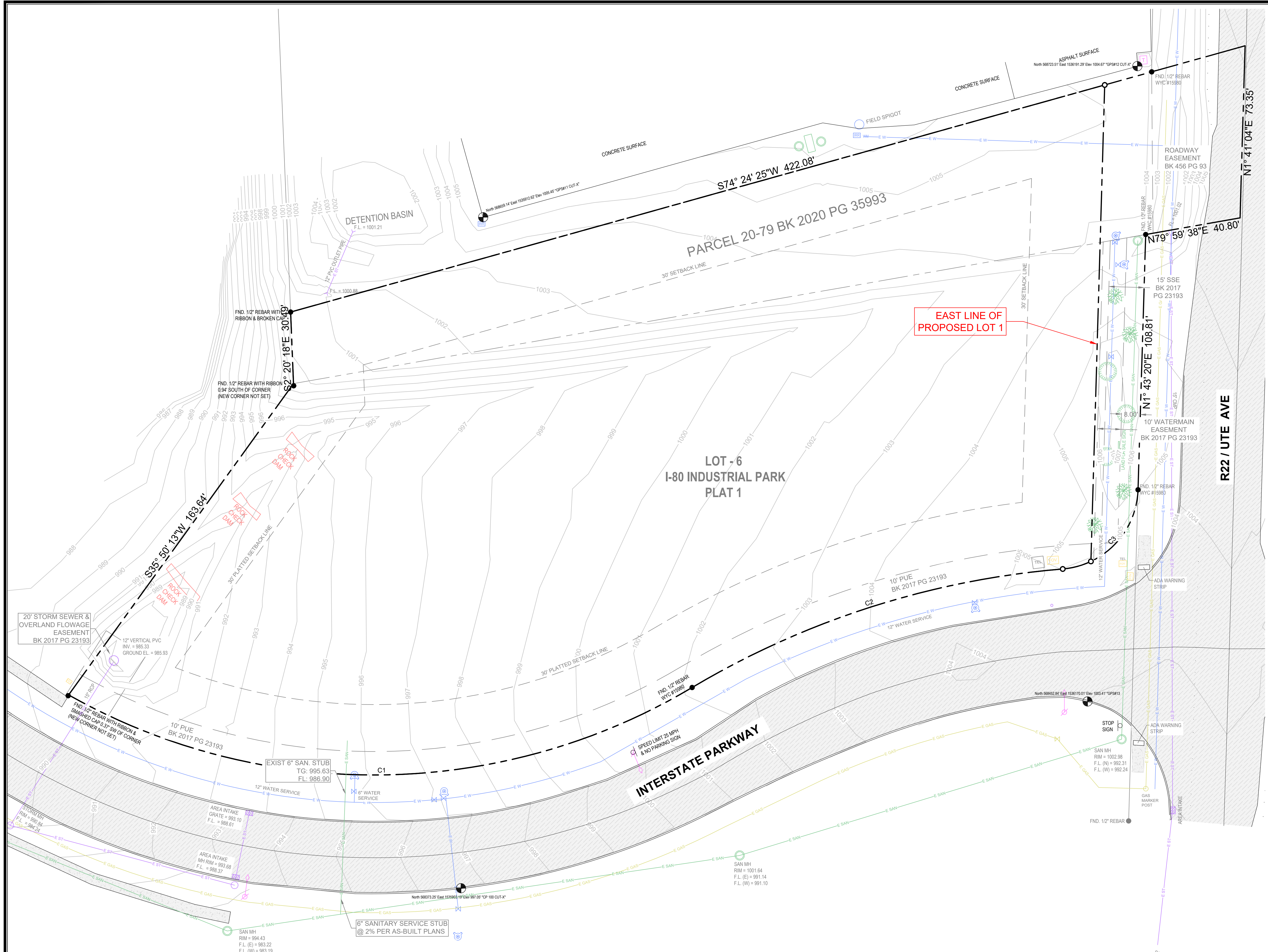
## LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- ALL DISTURBED AREAS, INCLUDING THE R.O.W., SHALL BE SODDED.
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

 <b>PELDS Design Services</b> Architecture   Engineering   Surveying 2323 Dixon Street, Des Moines, Iowa 50316   PO Box 4626, Des Moines, Iowa 50305   Ph: 515 265 8196			
<b>LOT 1, INTERSTATE CROSSING 555 INTERSTATE PARKWAY WAUKEE, IOWA</b>			
REVISIONS:		<b>PRELIMINARY</b>	
COPYRIGHT DATE: -----	DRAWN BY: L. BURKE	SCALE:	DATE: 05.30.2025
FILE PATH: Z:\2025 Projects\25-010 I80 WIP Plat 1 Lot 1\Engineering\Sheet Set	DRAWING NO: 25-010		
			<b>C-002 - NOTE SHEET</b>



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	278.19	265.00	60°08'53"	N89°19'03"E	265.59'	153.45'
C2	167.17	368.00	26°01'41"	N72°15'24"E	165.74'	85.05'
C3	50.93	35.00	83°22'28"	N43°32'57"E	46.55'	31.17'



LEGEND:	
F.F.	FINISHED FLOOR
+/-	MORE OR LESS
123.45G	GUTTER ELEVATION
123.45TC	TOP OF CURB ELEVATION
123.45/123.45	EXISTING/PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
⊙	CONTROL POINT
○	CALCULATED CORNER
●	FOUND CORNER
▲	CALCULATED SECTION CORNER
△	FOUND SECTION CORNER
□	PARKING SPACE
⊙	SIGN
⊙	STREET LIGHT
⊙	POWER POLE
⊙	LIGHT POLE
⊙	AREA LIGHT
⊙	ELEC. TRANSFORMER
⊙	ELEC. METER
⊙	ELEC. BOX
⊙	ELEC. MANHOLE
⊙	ELEC. VAULT
⊙	GUY ANCHOR
⊙	UTILITY PEDESTAL
⊙	CABLE TV JUNCTION BOX
⊙	GAS VALVE
⊙	GAS METER
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	CLEANOUT
⊙	DOWNSPOUT
⊙	SINGLE INTAKE
⊙	AREA INTAKE
⊙	THROAT INTAKE
⊙	FLARED END SECTION
⊙	VALVE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	WATER TEE
⊙	PROPOSED UTILITY LINE
⊙	EXISTING UTILITY LINE
⊙	CATV - CABLE TELEVISION
⊙	FO - FIBER OPTIC
⊙	G - GAS LINE
⊙	FLARED END ELEC.
⊙	OHT - OVERHEAD TEL.
⊙	SS - SANITARY SEWER
⊙	ST - STORM SEWER
⊙	UGT - UNDERGROUND ELEC.
⊙	UGT - UNDERGROUND TEL.
⊙	W - WATER
⊙	FENCE LINE

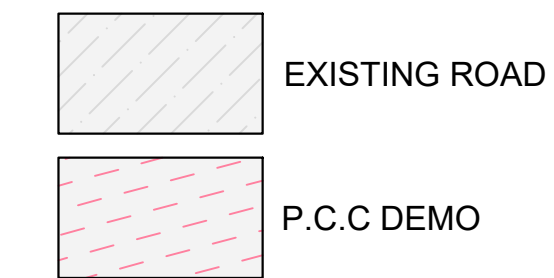
**ELDS DESIGN SERVICES**  
 Architecture | Engineering | Surveying  
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**

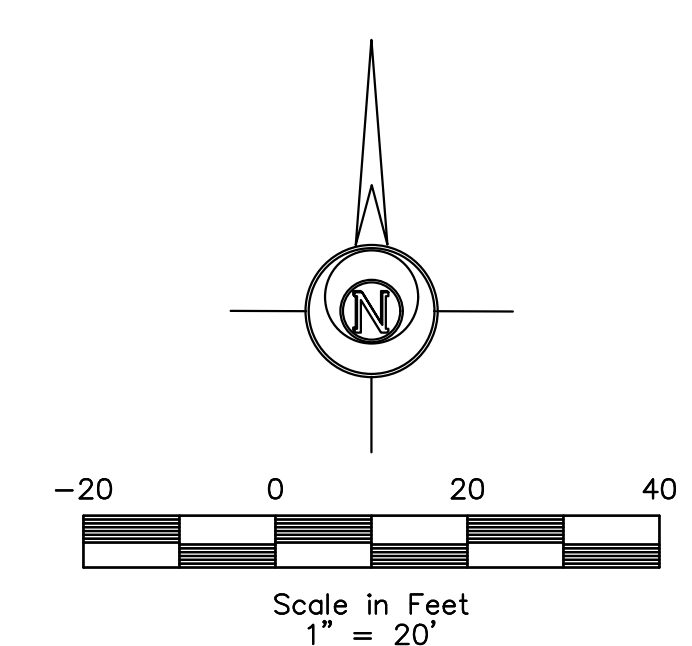
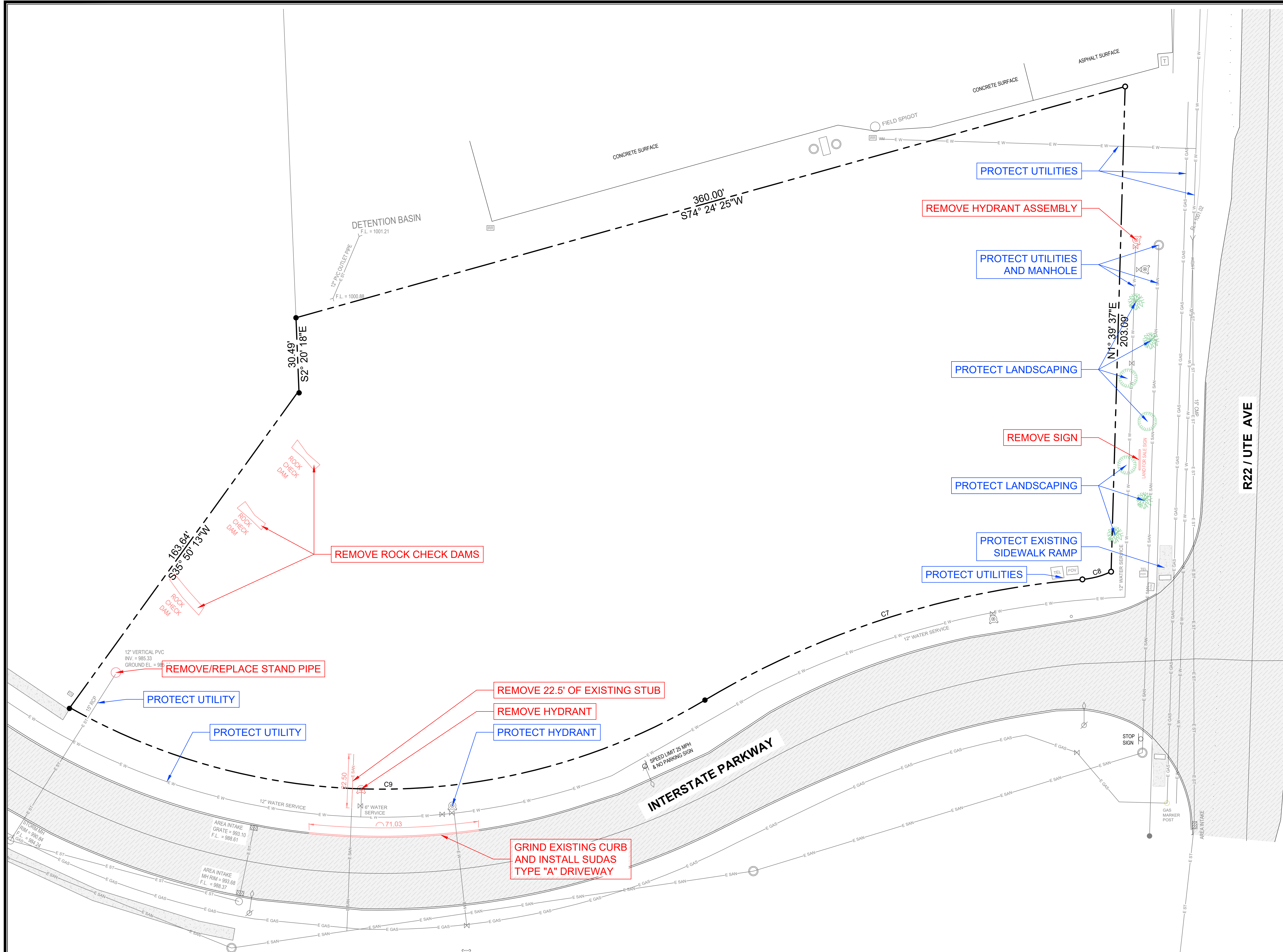
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Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C9	278.19	265.00	60°08'53"	N89° 19' 03"E	265.59'	153.45'
C7	167.17	368.00	26°01'41"	N72° 15' 24"E	165.74'	85.05'
C8	12.49	35.00	20°26'37"	N75° 00' 52"E	12.42'	6.31'



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**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**

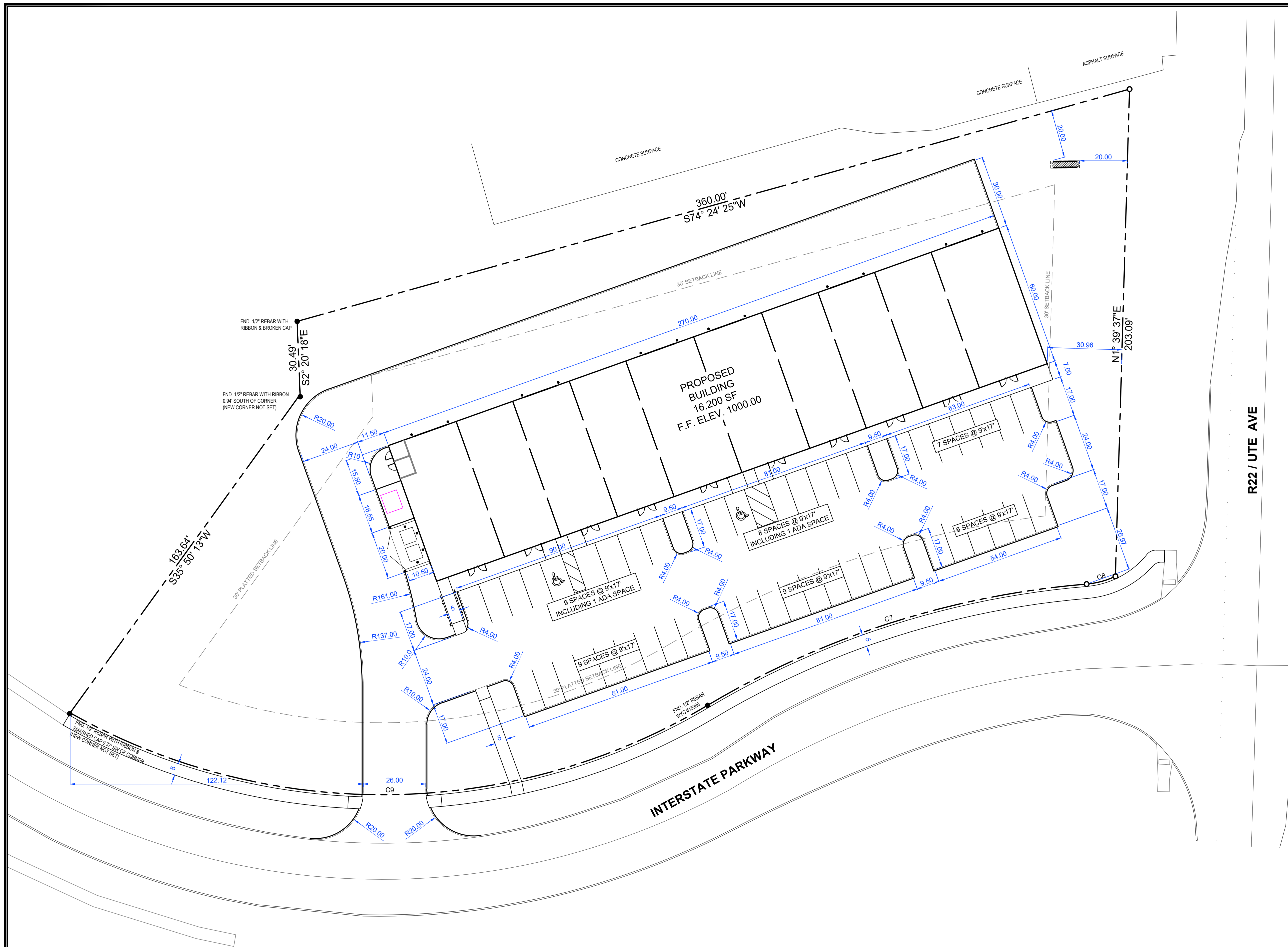
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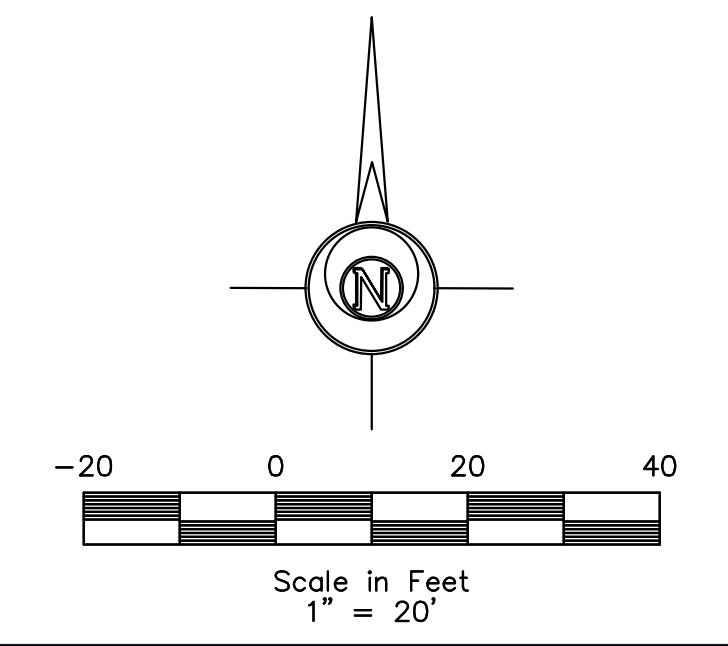
C-100 - DEMO SHEET

LEGEND:	
F.F.	FINISHED FLOOR
+/-	MORE OR LESS
123.45G	GUTTER ELEVATION
123.45TC	TOP OF CURB ELEVATION
123.45/123.45	EXISTING/ PROPOSED ELEVATION
FL	FLOWLINE ELEVATION
○	CONTROL POINT
○	CALCULATED CORNER
●	FOUND CORNER
▲	CALCULATED SECTION CORNER
△	FOUND SECTION CORNER
□	PARKING SPACE
□	SIGN
□	STREET LIGHT
□	POWER POLE
□	LIGHT POLE
□	AREA LIGHT
□	ELEC. TRANSFORMER
□	ELEC. METER
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○	ELEC. MANHOLE
○	ELEC. VAULT
○	GUY ANCHOR
○	UTILITY PEDESTAL
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○	FLARED END SECTION
○	VALVE
○	FIRE HYDRANT
○	WATER METER
○	WATER VALVE
○	WATER TEE
○	PROPOSED UTILITY LINE
○	EXISTING UTILITY LINE
○	CATV - CABLE TELEVISION
○	FO - FIBER OPTIC
○	G - GAS LINE
○	OHE - OVERHEAD ELEC.
○	OHT - OVERHEAD TEL.
○	SAN - SANITARY SEWER
○	ST - STORM SEWER
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LEGEND:			
F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER
+/-	MORE OR LESS	▲	FOUND SECTION CORNER
123.45G	GUTTER ELEVATION	□	PARKING SPACE
123.45TC	TOP OF CURB ELEVATION	□	SIGN
123.45/123.45	EXISTING/PROPOSED ELEVATION	□	STREET LIGHT
FL	FLOWLINE ELEVATION	□	POWER POLE
○	CONTROL POINT	□	LIGHT POLE
○	CALCULATED CORNER	□	AREA LIGHT
●	FOUND CORNER	□	ELEC. TRANSFORMER
		□	ELEC. METER
		□	ELEC. BOX
		○	ELEC. MANHOLE
		○	ELEC. VAULT
		○	GUY ANCHOR
		○	UTILITY PEDESTAL
		○	CABLE TV JUNCTION BOX
		○	GAS VALVE
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		○	OHT — OVERHEAD TEL.
		○	SAN — SANITARY SEWER
		○	ST — STORM SEWER
		○	UGE — UNDERGROUND ELEC.
		○	UGT — UNDERGROUND TEL.
		○	W — WATER
		○	FENCE LINE

**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**

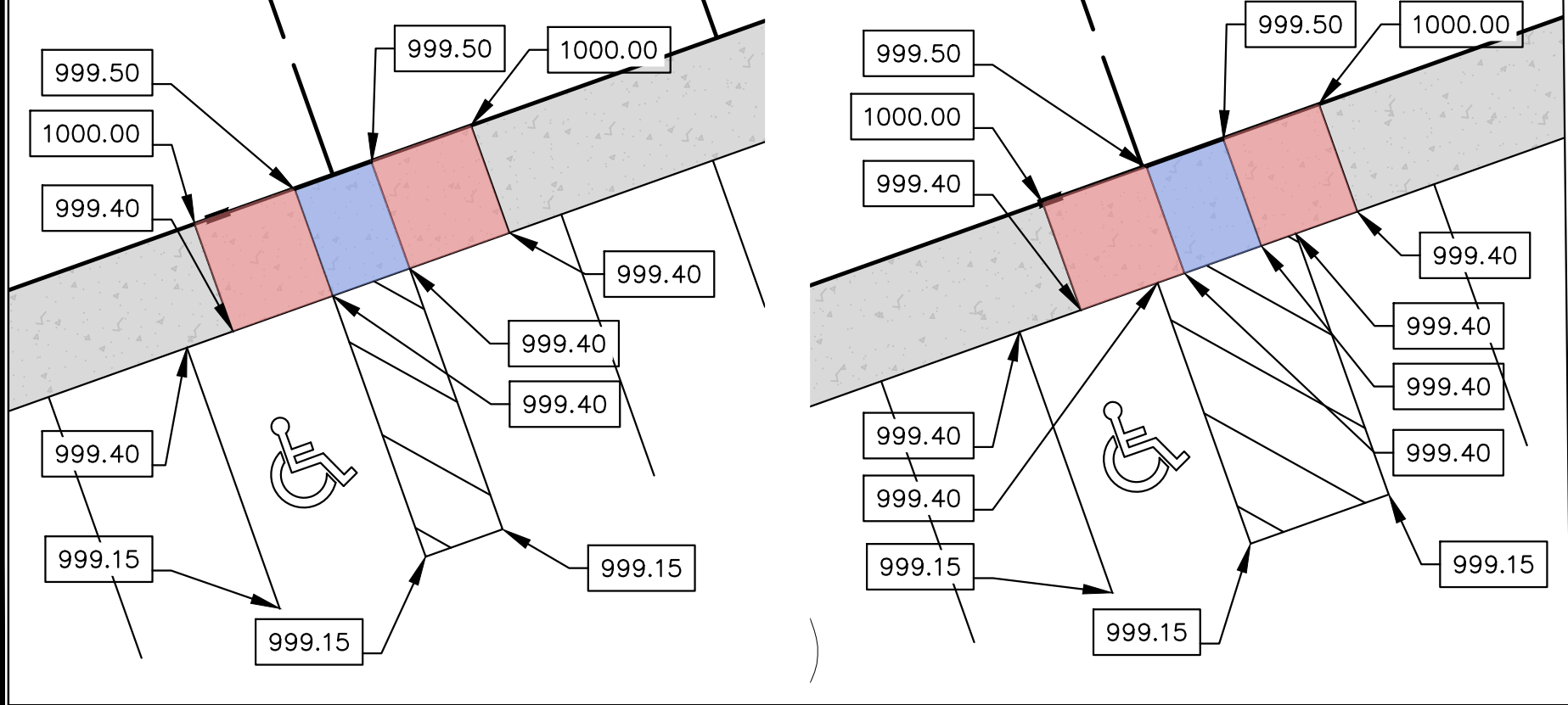
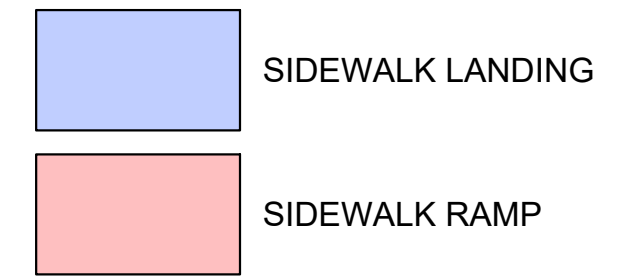
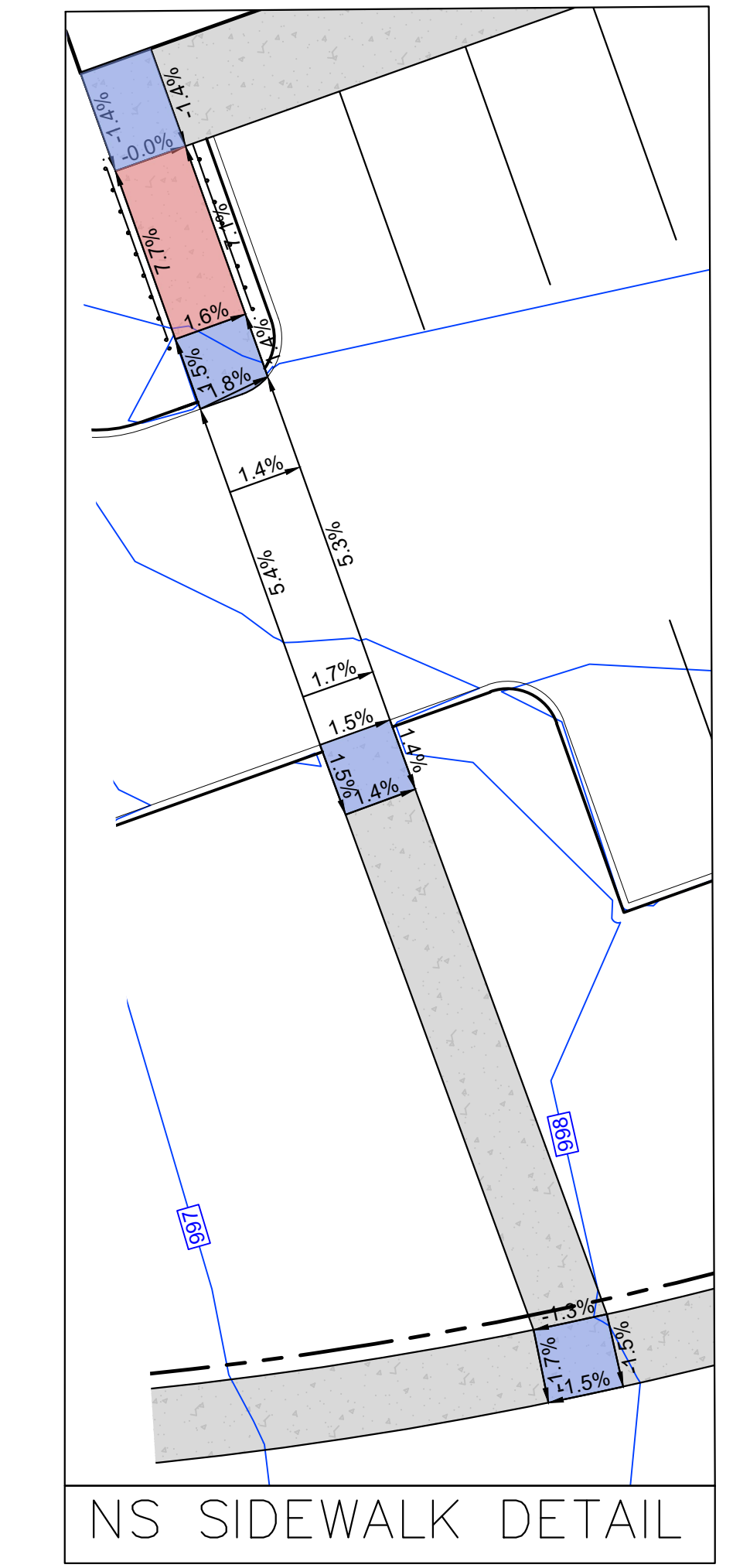
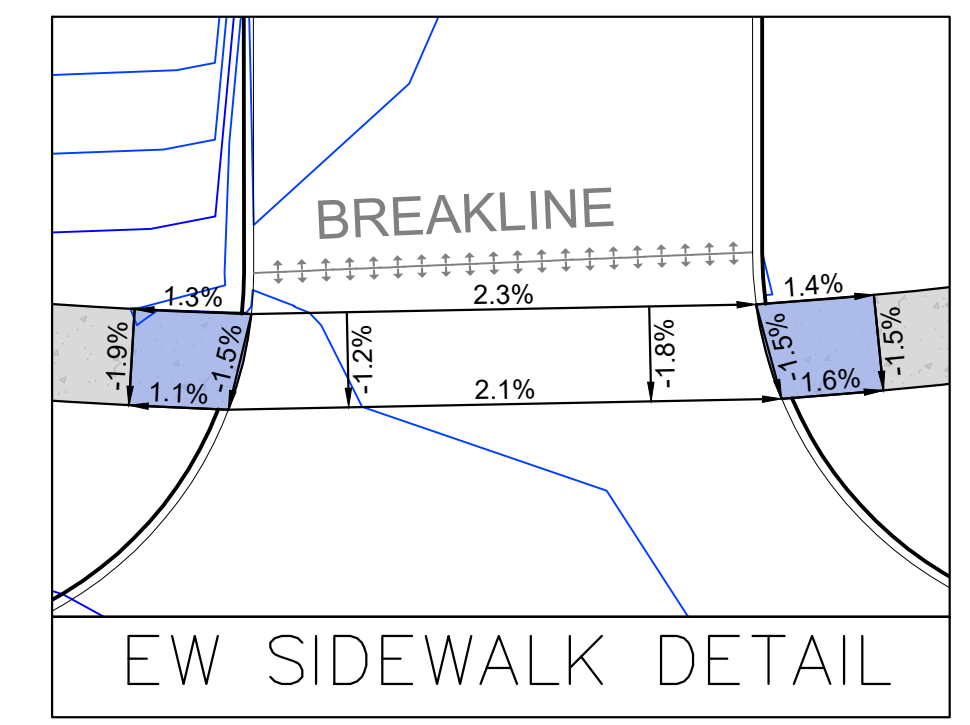
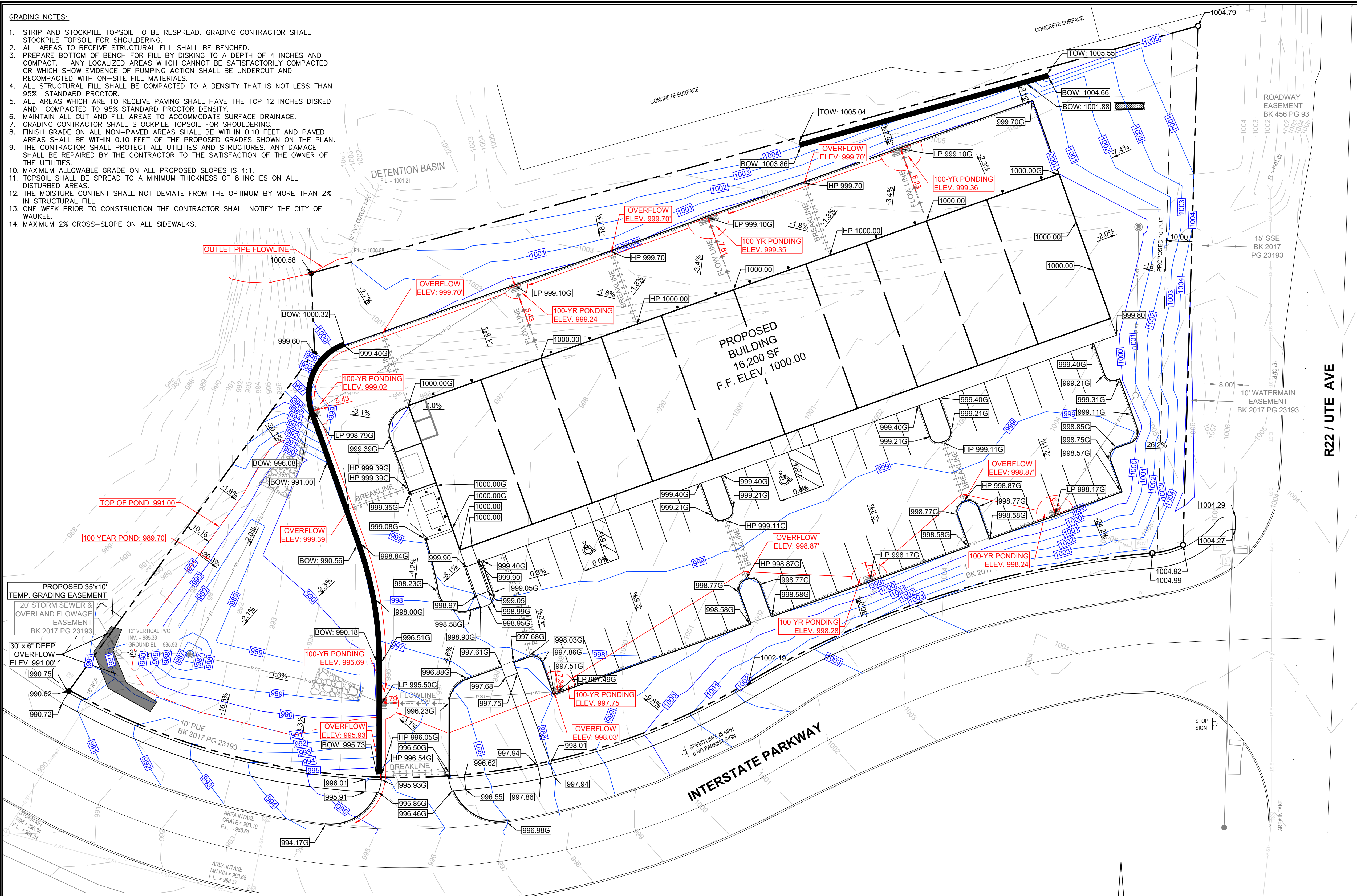
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DATE: 05.30.2025	PROJECT: 25-010
DRAWN BY: L. BURKE	SCALE: 1"=20'
CHECKED BY:	DATE: 05.30.2025
DATE: 05.30.2025	PROJECT: 25-010

C-103 - DIMENSION SHEET

**GRADING NOTES:**

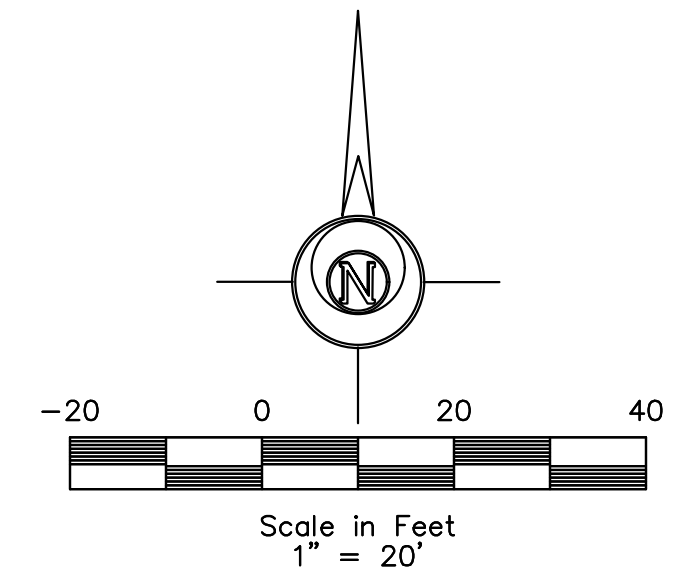
1. STRIP AND STOCKPILE TOPSOIL TO BE RESPREAD. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
2. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 4 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIALS.
4. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
5. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
7. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
8. FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.10 FEET AND PAVED AREAS SHALL BE WITHIN 0.10 FEET OF THE PROPOSED GRADES SHOWN ON THE PLAN. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
10. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 4:1.
11. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 8 INCHES ON ALL DISTURBED AREAS.
12. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
13. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE.
14. MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.




H.C. SPACE DETAILS

**LEGEND:**

- |               |                             |   |                           |   |                        |   |                    |          |                   |
|---------------|-----------------------------|---|---------------------------|---|------------------------|---|--------------------|----------|-------------------|
| F.F.          | FINISHED FLOOR              | ▲ | CALCULATED SECTION CORNER | ⊙ | ELEC. MANHOLE          | ⊙ | SINGLE INTAKE      | — CATV — | CABLE TELEVISION  |
| +/-           | MORE OR LESS                | ▲ | FOUND SECTION CORNER      | ⊙ | ELEC. VAULT            | ⊙ | AREA INTAKE        | — FO —   | FIBER OPTIC       |
| 123.45G       | GUTTER ELEVATION            | ▲ | PARKING SPACE             | ⊙ | GUY ANCHOR             | ⊙ | THROAT INTAKE      | — G —    | GAS LINE          |
| 123.45TC      | TOP OF CURB ELEVATION       | ▲ | SIGN                      | ⊙ | UTILITY PEDESTAL       | ⊙ | FLARED END SECTION | — OHE —  | OVERHEAD ELEC.    |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ▲ | STREET LIGHT              | ⊙ | CABLE TV JUNCTION BOX  | ⊙ | VALVE              | — OHT —  | OVERHEAD TEL.     |
| FL            | FLOWLINE ELEVATION          | ▲ | POWER POLE                | ⊙ | GAS VALVE              | ⊙ | FIRE HYDRANT       | — SAN —  | SANITARY SEWER    |
| ⊙             | CONTROL POINT               | ▲ | LIGHT POLE                | ⊙ | GAS METER              | ⊙ | WATER METER        | — ST —   | STORM SEWER       |
| ⊙             | CALCULATED CORNER           | ▲ | AREA LIGHT                | ⊙ | SANITARY SEWER MANHOLE | ⊙ | WATER VALVE        | — UG —   | UNDERGROUND ELEC. |
| ●             | FOUND CORNER                | ▲ | ELEC. TRANSFORMER         | ⊙ | STORM SEWER MANHOLE    | ⊙ | WATER TEE          | — UGT —  | UNDERGROUND TEL.  |
|               |                             | ▲ | ELEC. METER               | ⊙ | CLEANOUT               | ⊙ | — P XX —           | — W —    | WATER             |
|               |                             | ▲ | ELEC. BOX                 | ⊙ | DOWNSPOUT              | ⊙ | — E XX —           | — F —    | FENCE LINE        |





**ELDS DESIGN SERVICES**

Architecture | Engineering | Surveying

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**LOT 1, INTERSTATE CROSSING**

**555 INTERSTATE PARKWAY**

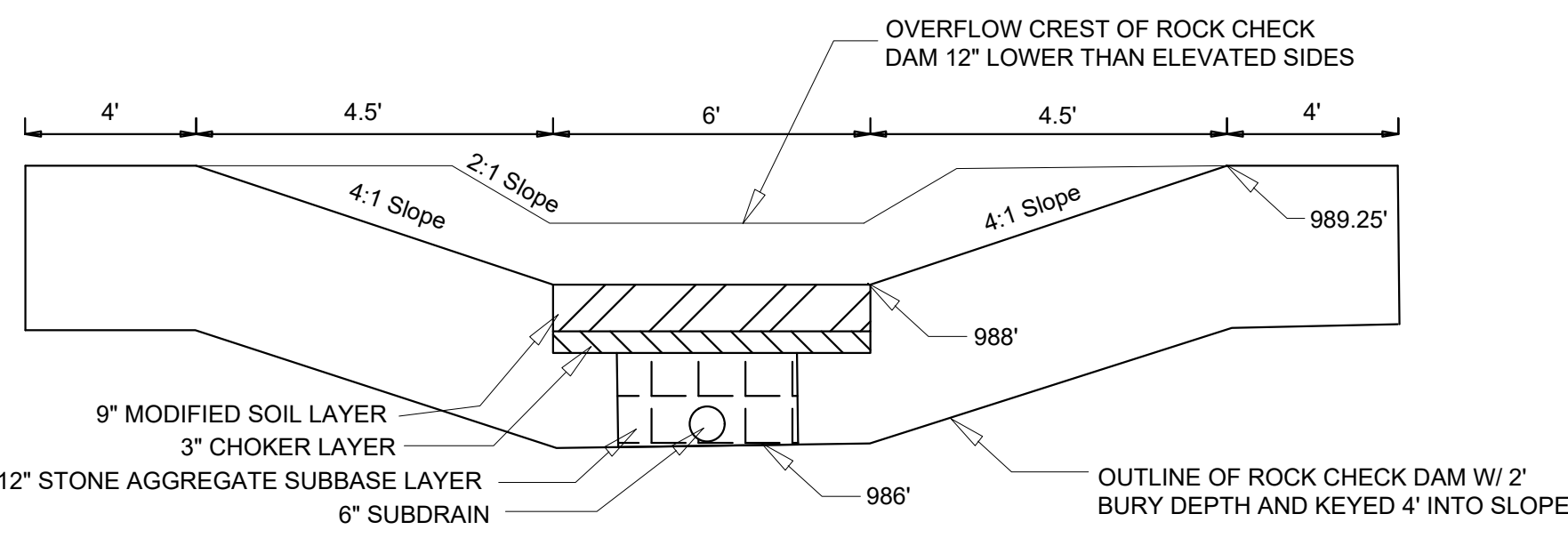
**WAUKEE, IOWA**

PRELIMINARY

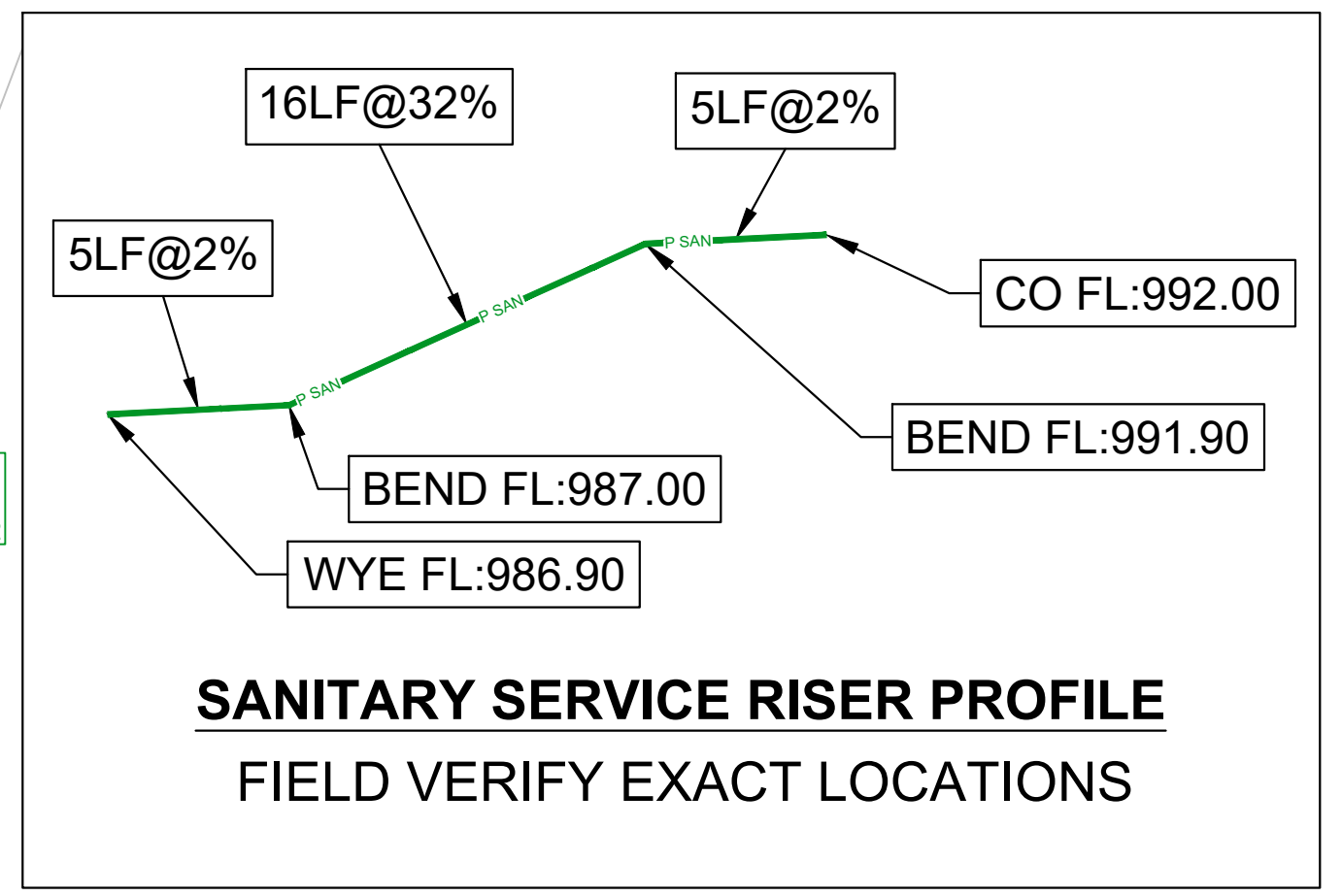
DATE: 05.30.2025 DRAWN BY: L. BURKE SCALE: 1"=20' SHEET NO: 25-010

FILE PATH: J:\2025 Projects\25-010 180 WIP Plan 1 Lot 1 Engineering\Sheet Set

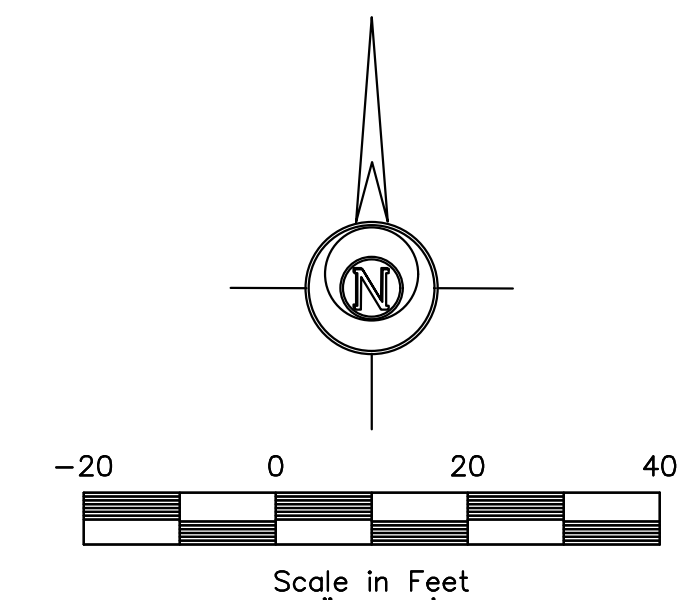
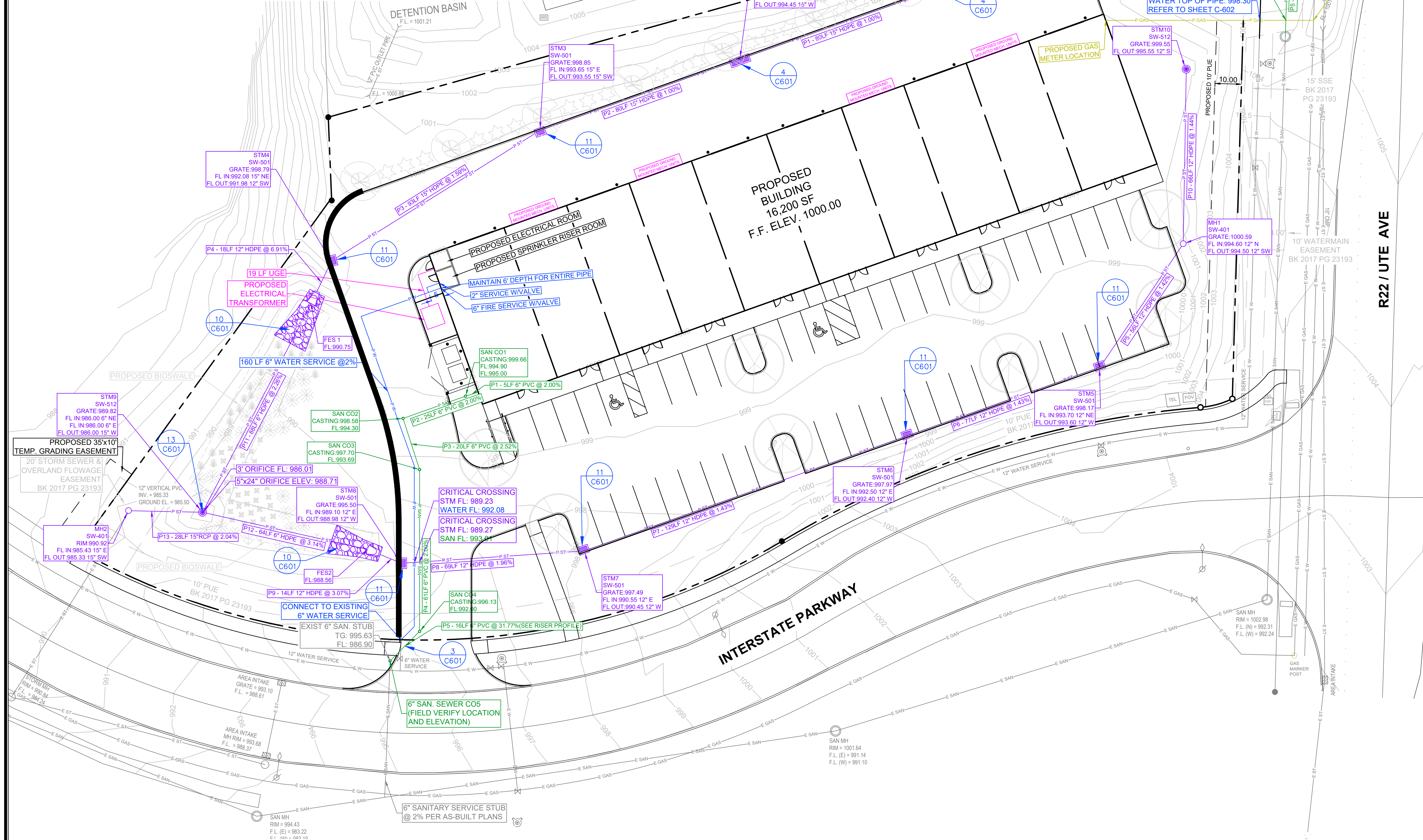
C-201 - GRADING SHEET



**BIOSWALE CROSS SECTION DETAIL**



**SANITARY SERVICE RISER PROFILE**  
FIELD VERIFY EXACT LOCATIONS



**LEGEND:**

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊙	ELEC. MANHOLE	⊙	SINGLE INTAKE	— CATV	CABLE TELEVISION
+/-	MORE OR LESS	▲	FOUND SECTION CORNER	⊙	ELEC. VAULT	⊙	AREA INTAKE	— FO	FIBER OPTIC
123.45G	GUTTER ELEVATION	▲	PARKING SPACE	⊙	SIGN	⊙	THROAT INTAKE	— G	GAS LINE
123.45TC	TOP OF CURB ELEVATION	▲	STREET LIGHT	⊙	UTILITY PEDESTAL	⊙	FLARED END SECTION	— OHT	OVERHEAD ELEC.
123.45	EXISTING/PROPOSED ELEVATION	▲	POWER POLE	⊙	CABLE TV JUNCTION BOX	⊙	VALVE	— SAN	SANITARY SEWER
FL	FLOWLINE ELEVATION	▲	LIGHT POLE	⊙	GAS VALVE	⊙	FIRE HYDRANT	— ST	STORM WATER
⊙	CONTROL POINT	▲	AREA LIGHT	⊙	GAS METER	⊙	WATER METER	— UG	UNDERGROUND ELEC.
⊙	CALCULATED CORNER	▲	ELEC. TRANSFORMER	⊙	SANITARY SEWER MANHOLE	⊙	WATER VALVE	— UGT	UNDERGROUND TEL.
●	FOUND CORNER	▲	ELEC. METER	⊙	STORM SEWER MANHOLE	⊙	WATER TEE	— W	WATER
		▲	ELEC. BOX	⊙	CLEANOUT	⊙	PROPOSED UTILITY LINE	— P XX	
		▲		⊙	DOWNSPOUT	⊙	EXISTING UTILITY LINE	— E XX	

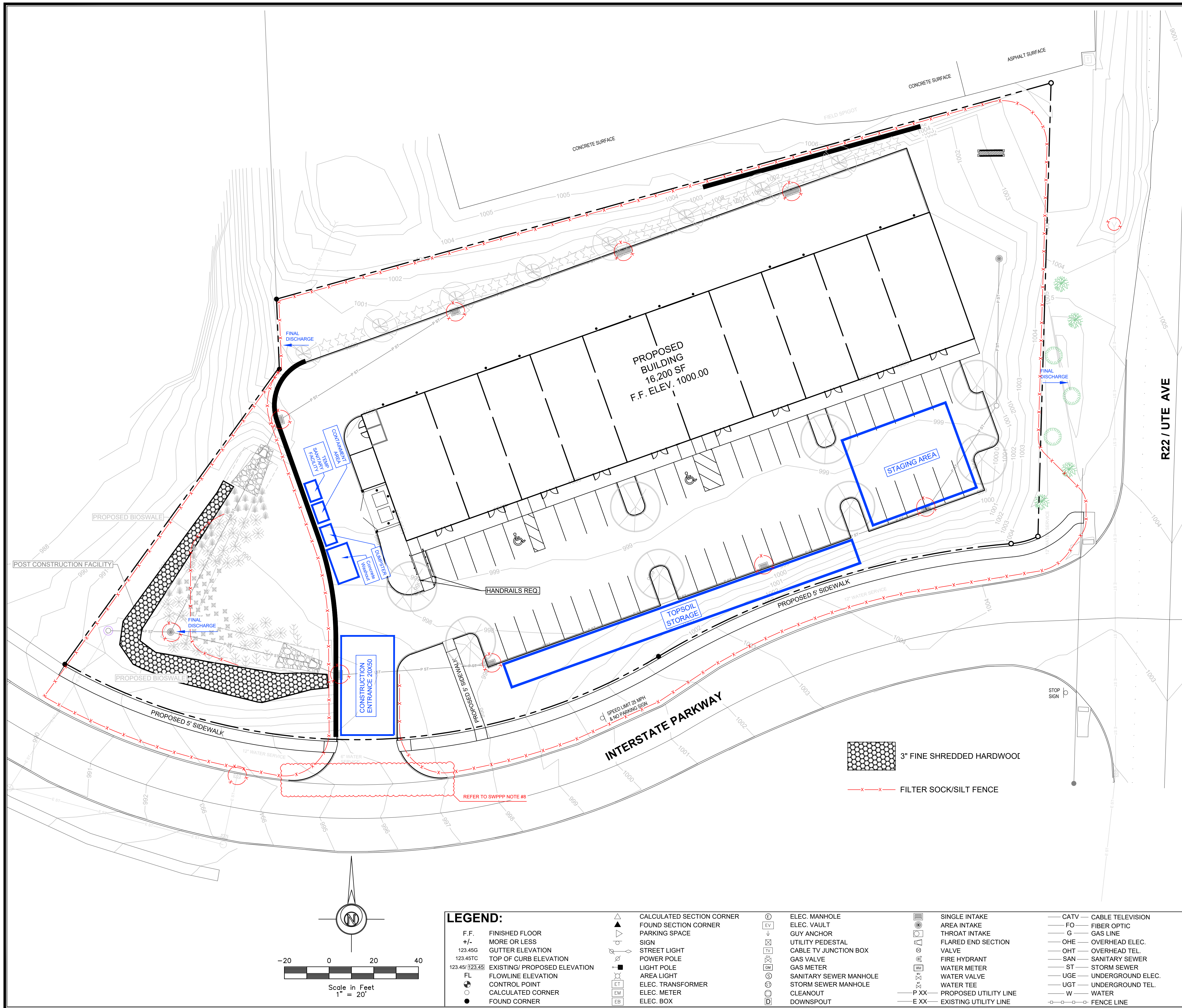
**P ELDS DESIGN SERVICES**  
Architecture | Engineering | Surveying  
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**

**PRELIMINARY**

DATE: 05.30.2025  
DRAWN BY: L. BURKE  
SCALE: 1"=20'  
REVISION: 25-010

C-301 - UTILITY SHEET



- SWPPP NOTES:**
- LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
  - ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
  - MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
  - ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
  - A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL.
  - ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING), MIXING TYPE 4B.
  - ALL SLOPES 4:1 OR GREATER REQUIRE SOODING AND MATTING
  - To effectively control erosion from sawcutting and slurry, contain the slurry to the immediate work area using methods like sandbags, temporary berms, or other containment structures, and prevent runoff from entering storm drains.
    - Containment and Prevention of Runoff:
      - Confine Slurry: Use sandbags, temporary berms, or other containment structures to prevent slurry and sediment from spreading beyond the immediate work area.
      - Block Storm Drain Inlets: If the sawcutting area is near a storm drain inlet, block the inlet with sandbags or equivalent temporary measures to prevent slurry from entering the drain. Remove Sandbags Promptly: After completing sawcutting operations, remove the sandbags to prevent drainage problems during storm events.
      - Prevent Slurry from Drying: Do not allow slurry and cuttings to remain on the pavement to dry out.
    - Slurry Collection and Disposal:
      - Vacuum or Recover Slurry: Continuously vacuum or otherwise recover slurry and cuttings during sawcutting operations to prevent discharge from the site.
      - Designated Disposal Areas: Develop pre-determined, safe slurry disposal areas.
      - Immediate Hauling or Onsite Containment: Collected slurry and cuttings should be immediately hauled from the site for disposal at a waste facility or discharged into onsite containment.
      - Onsite Containment: If immediate hauling is not possible, the onsite containment may be an excavated or bermed pit lined with plastic.
  - OWNERSHIP/MAINTENANCE OF DETENTION (POST-CON) FACILITIES IS THE RESPONSIBILITY OF: PARAMOUNT LAND COMPANY, 2540 73RD STREET, URBANDALE, IA, 50322, (515) 333-1954
  - NEAREST BODY OF WATER IS JOHNSON CREEK.
  - RAIN GARDEN FACILITIES ARE TO BE INSTALLED ONCE ALL UPSTREAM AREAS HAVE BEEN ESTABLISHED WITH PERMANENT VEGETATION.

**EROSION CONTROL QUANTITIES:**


FINAL STABILIZATION (SOD):	.31 AC
SEDIMENT AND EROSION CONTROL	1.42 TONS
RIP RAP:	1,442 LF
SILT FENCING:	11 EA
INTAKE PROTECTION:	1 EA
CONSTRUCTION ENTRANCE:	1 EA
CONCRETE WASHOUT:	1 EA

**RIP RAP CALCULATIONS**

PIPE	PIPE SIZE (FT)	D50	ROCK TYPE	LENGTH (FT)	WIDTH (FT)	VOLUME (CY)	WEIGHT (TONS)
5	15	0.10	ES	20	13	0.38	0.76
9	12	0.10	ES	19	11	0.33	0.66
<b>TOTAL</b>						<b>0.71</b>	<b>1.42</b>

**TYPICAL MAINTENANCE ACTIVITIES FOR INFILTRATION TRENCHES**

ACTIVITY	SCHEDULE
PRUNE AND THIN OUT PLANTS WHEN NEEDED. REMOVE WEEDS THROUGHOUT THE GROWING SEASON, PREFERABLY BY PULLING OR TRIMMING. REPLACE PLANTS WHEN NEEDED.	FALL, SPRING, AS NEEDED
REMOVE TRASH AND DEBRIS FROM PRETREATMENT AREA AND BIOSWALE	FALL, SPRING, AS NEEDED
INSPECT INFLOW POINTS FOR CLOGGING (OFFLINE SYSTEMS). REMOVE ANY SEDIMENT.	SEMI-ANNUALLY
INSPECT FILTER STRIP/GRASS CHANNEL FOR EROSION OR GULLYING. RE-SEED OR SOD AS NECESSARY	SEMI-ANNUALLY
PLANTS SHOULD BE INSPECTED TO EVALUATE THEIR HEALTH AND REMOVE ANY DEAD OR SEVERLY DISEASED VEGETATION.	SEMI-ANNUALLY
LOOK FOR EVIDENCE OF STANDING WATER IN THE RISER PIPE. THIS MAY BE A SIGN OF HYDRAULIC FAILURE.	ANNUALLY
REPLACE CHOKER LAYER MATERIALS ON ROCK CHECKS WHEN CLOGGED. WHEN PONDING ROUTINELY EXCEEDS THE DESIGN DRAINAGE TIME THEN INVESTIGATE TO DETERMINE THE CAUSE AND TAKE CORRECTIVE MEASURES.	AS NECESSARY



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**LOT 1, INTERSTATE CROSSING**

**555 INTERSTATE PARKWAY**

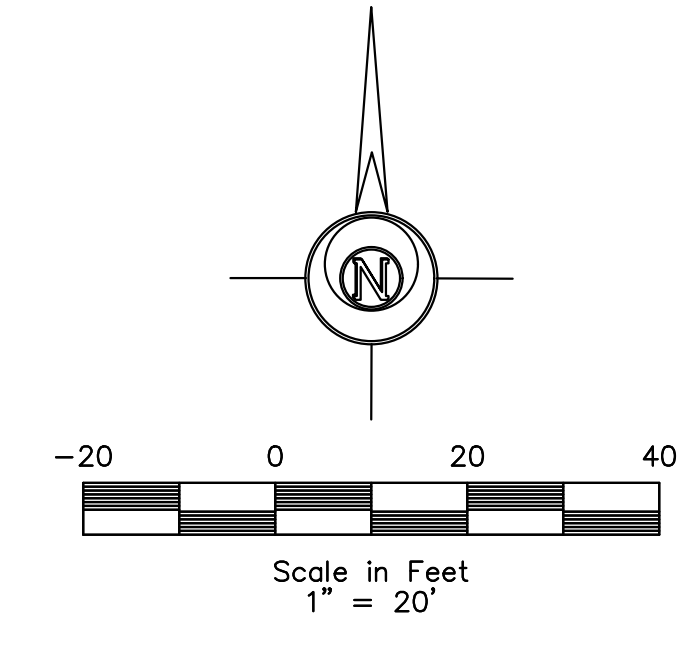
**WAUKEE, IOWA**

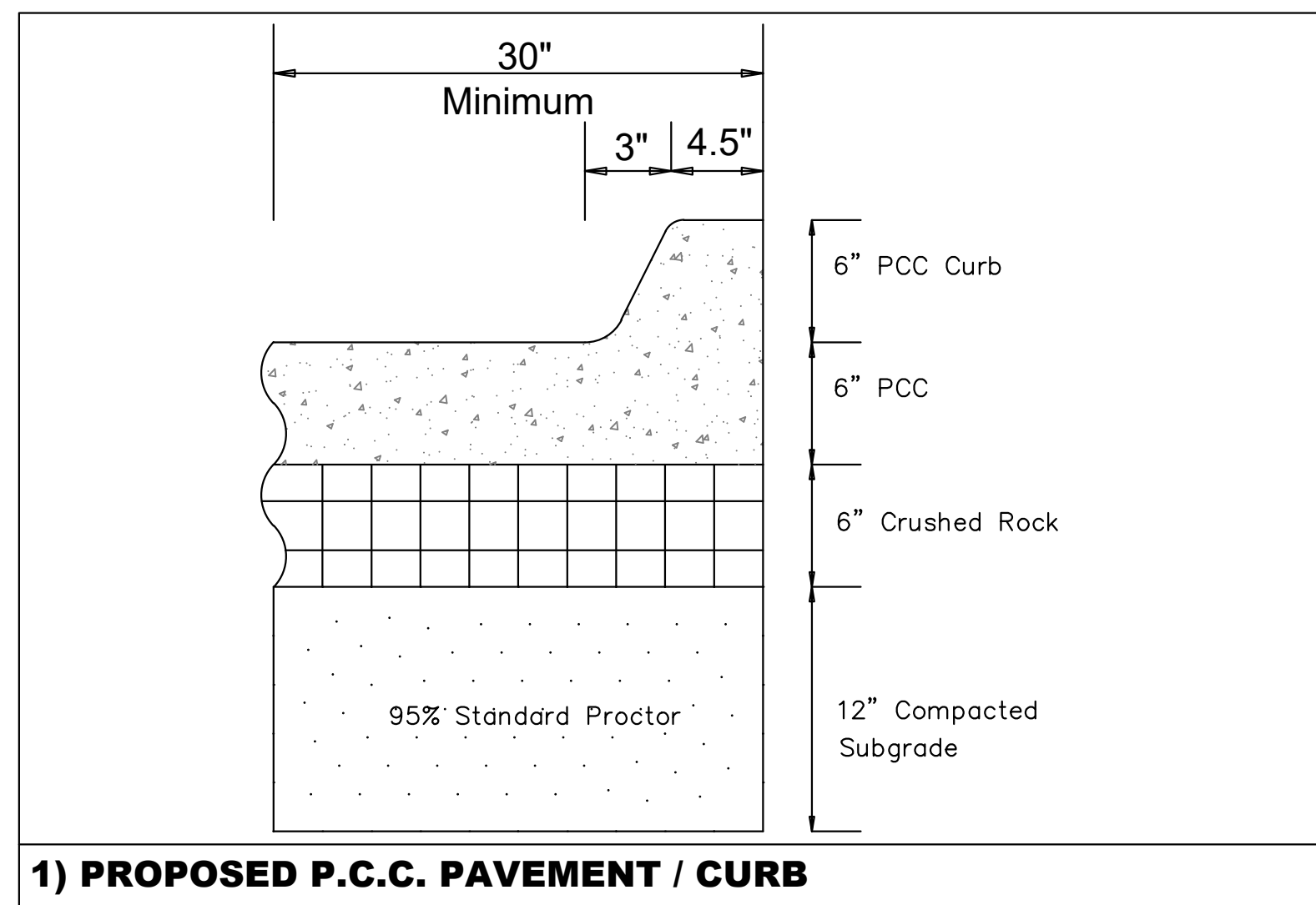
PRELIMINARY

DATE: 05.30.2025	SCALE: 1"=20'	PROJECT NO: 25-010
C-401 - EROSION CONTROL SHEET		

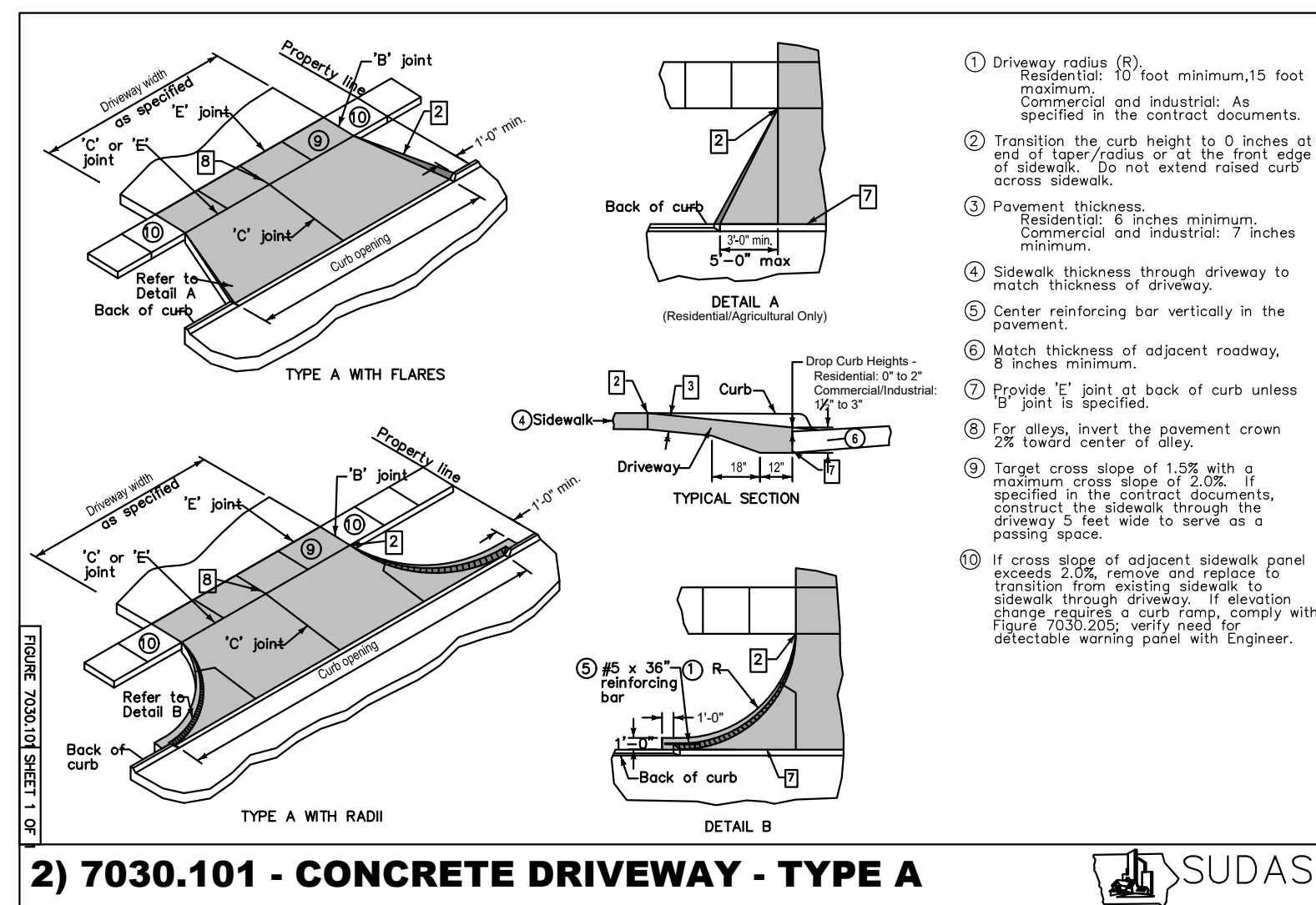
**LEGEND:**

<ul style="list-style-type: none"> <li>F.F. FINISHED FLOOR</li> <li>+/- MORE OR LESS</li> <li>123.45G GUTTER ELEVATION</li> <li>123.45TC TOP OF CURB ELEVATION</li> <li>123.45/123.45 EXISTING/PROPOSED ELEVATION</li> <li>FL FLOWLINE ELEVATION</li> <li>CP CONTROL POINT</li> <li>CC CALCULATED CORNER</li> <li>FC FOUND CORNER</li> </ul>	<ul style="list-style-type: none"> <li>▲ CALCULATED SECTION CORNER</li> <li>▲ FOUND SECTION CORNER</li> <li>□ PARKING SPACE</li> <li>□ SIGN</li> <li>□ STREET LIGHT</li> <li>□ POWER POLE</li> <li>□ LIGHT POLE</li> <li>□ AREA LIGHT</li> <li>□ ELEC. TRANSFORMER</li> <li>□ ELEC. METER</li> <li>□ ELEC. BOX</li> </ul>	<ul style="list-style-type: none"> <li>○ ELEC. MANHOLE</li> <li>○ ELEC. VAULT</li> <li>○ GUY ANCHOR</li> <li>○ UTILITY PEDESTAL</li> <li>○ CABLE TV JUNCTION BOX</li> <li>○ GAS VALVE</li> <li>○ GAS METER</li> <li>○ SANITARY SEWER MANHOLE</li> <li>○ STORM SEWER MANHOLE</li> <li>○ CLEANOUT</li> <li>○ DOWNSPOUT</li> </ul>	<ul style="list-style-type: none"> <li>○ SINGLE INTAKE</li> <li>○ AREA INTAKE</li> <li>○ THROAT INTAKE</li> <li>○ FLARED END SECTION</li> <li>○ VALVE</li> <li>○ FIRE HYDRANT</li> <li>○ WATER METER</li> <li>○ WATER VALVE</li> <li>○ WATER TEE</li> <li>○ PROPOSED UTILITY LINE</li> <li>○ EXISTING UTILITY LINE</li> </ul>	<ul style="list-style-type: none"> <li>— CATV — CABLE TELEVISION</li> <li>— FO — FIBER OPTIC</li> <li>— G — GAS LINE</li> <li>— OHE — OVERHEAD ELEC.</li> <li>— OHT — OVERHEAD TEL.</li> <li>— SAN — SANITARY SEWER</li> <li>— ST — STORM SEWER</li> <li>— UGE — UNDERGROUND ELEC.</li> <li>— UGT — UNDERGROUND TEL.</li> <li>— W — WATER</li> <li>— FENCE LINE</li> </ul>
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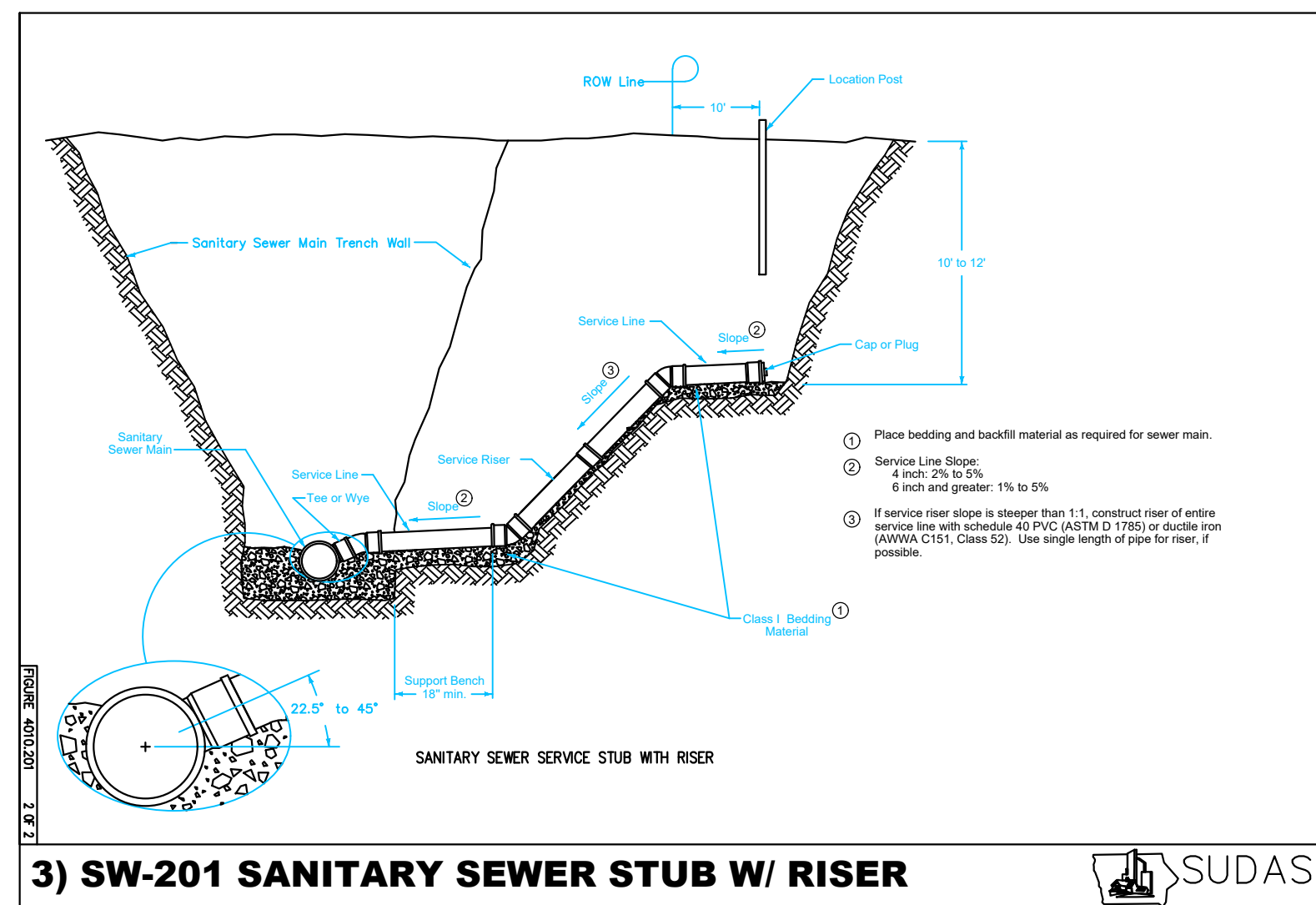




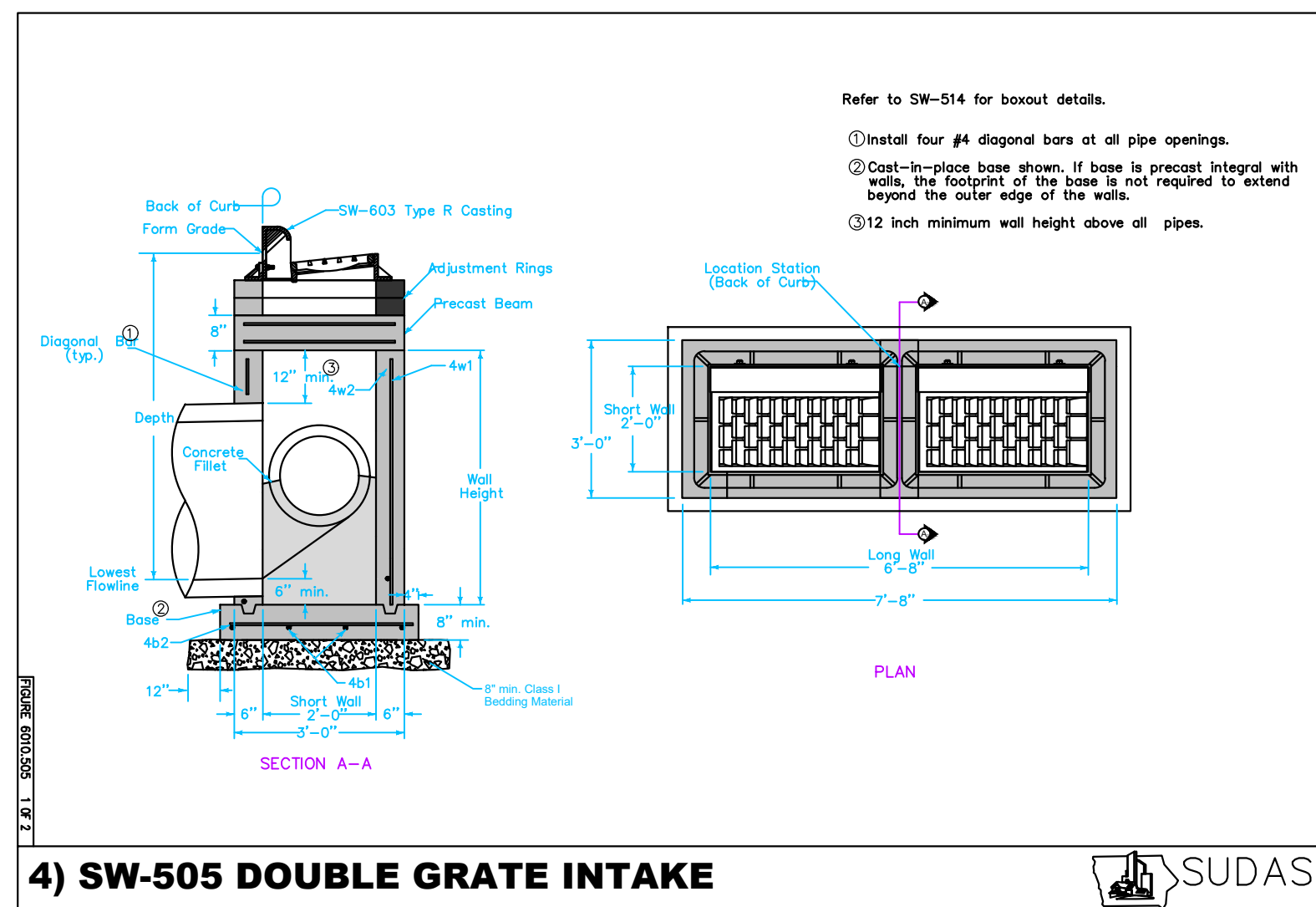
1) PROPOSED P.C.C. PAVEMENT / CURB



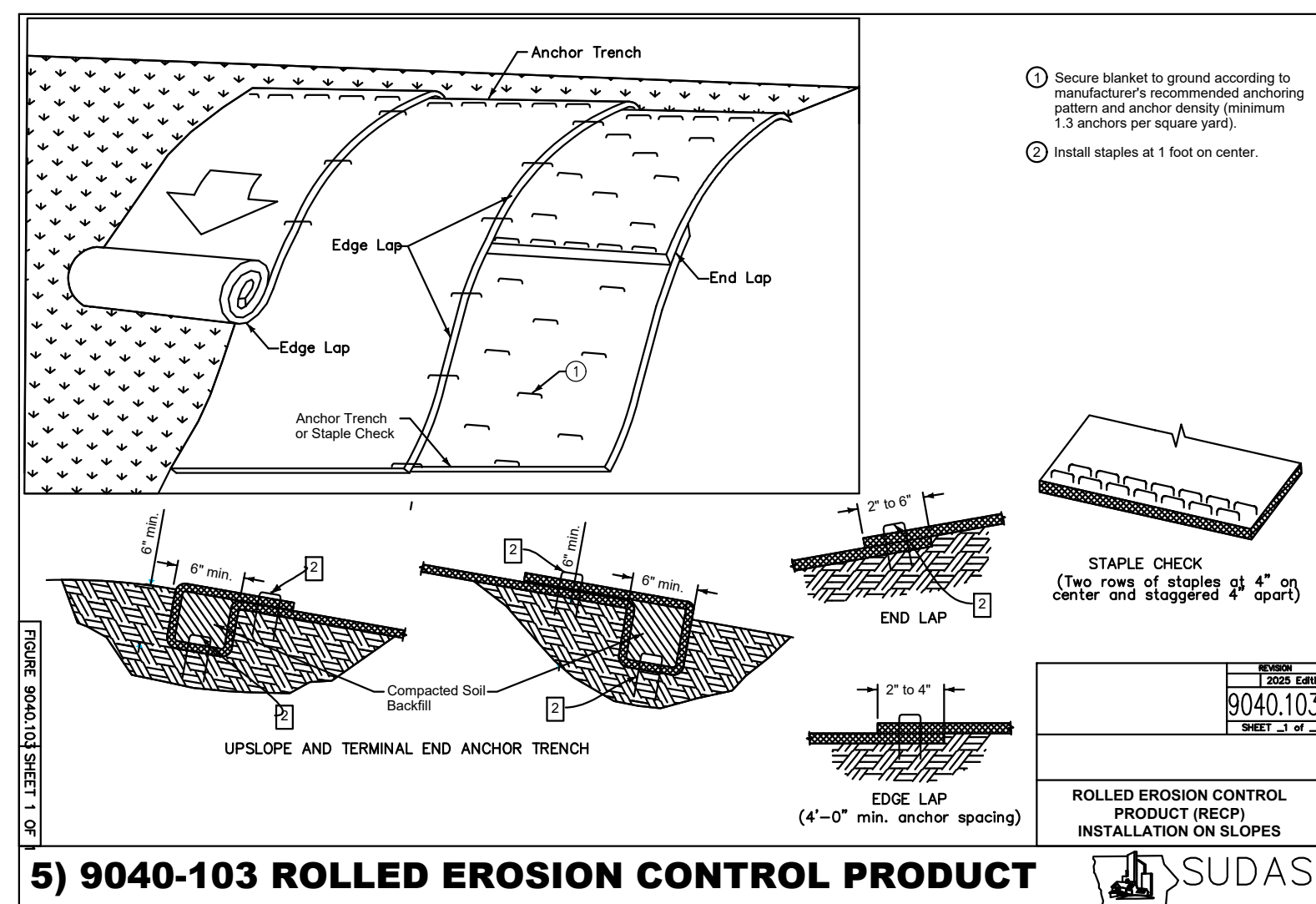
2) 7030.101 - CONCRETE DRIVEWAY - TYPE A



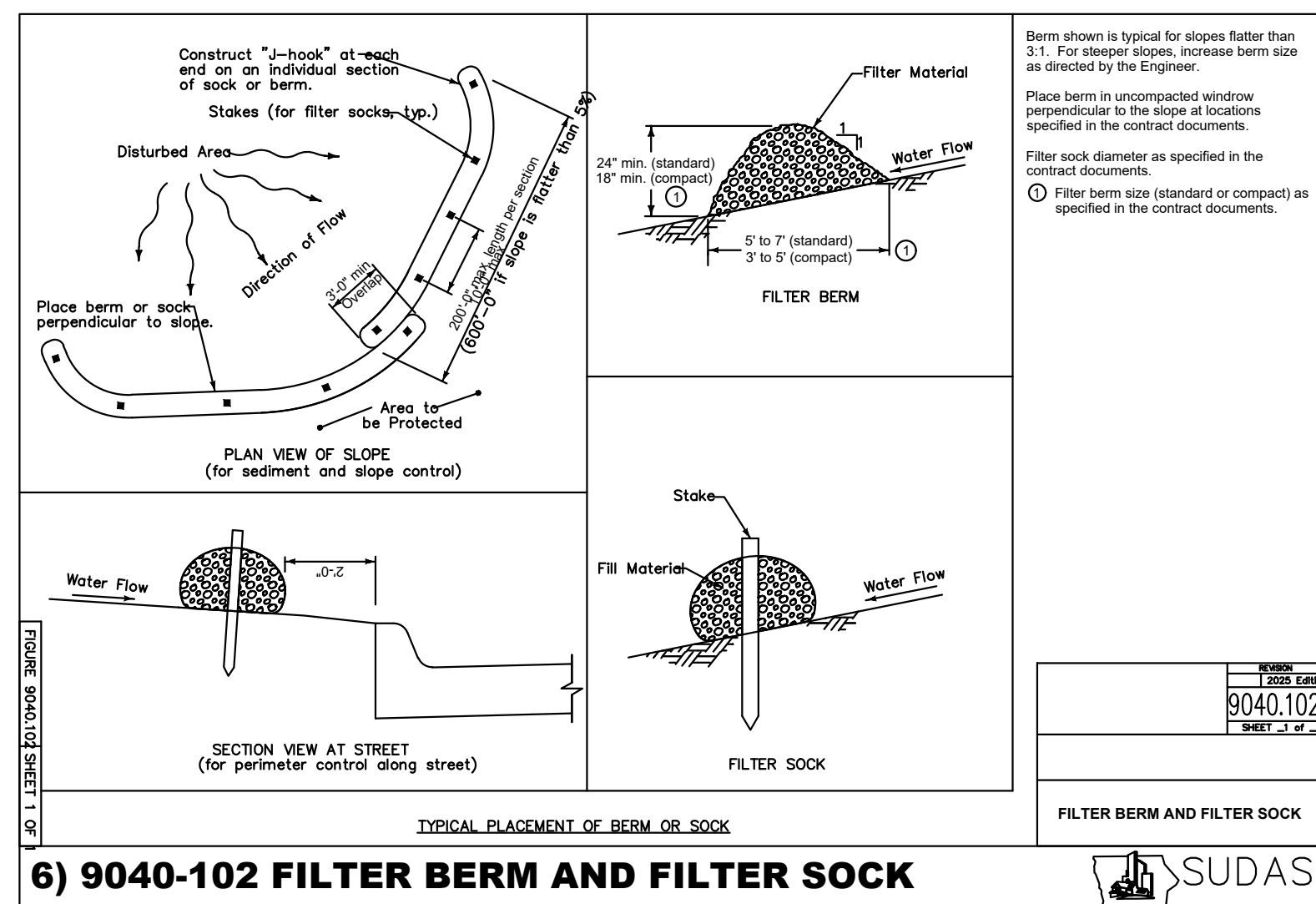
3) SW-201 SANITARY SEWER STUB W/ RISER



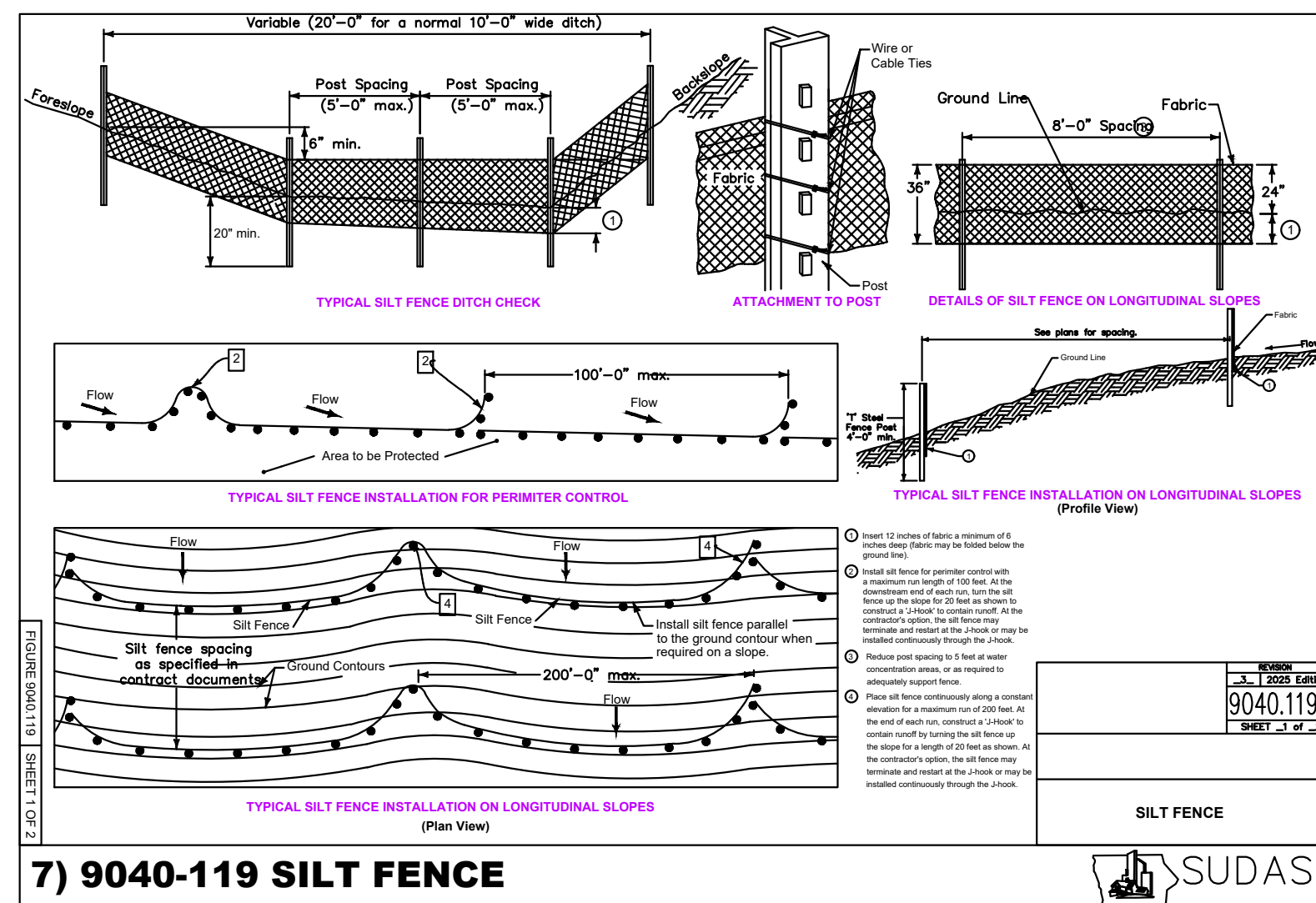
4) SW-505 DOUBLE GRATE INTAKE



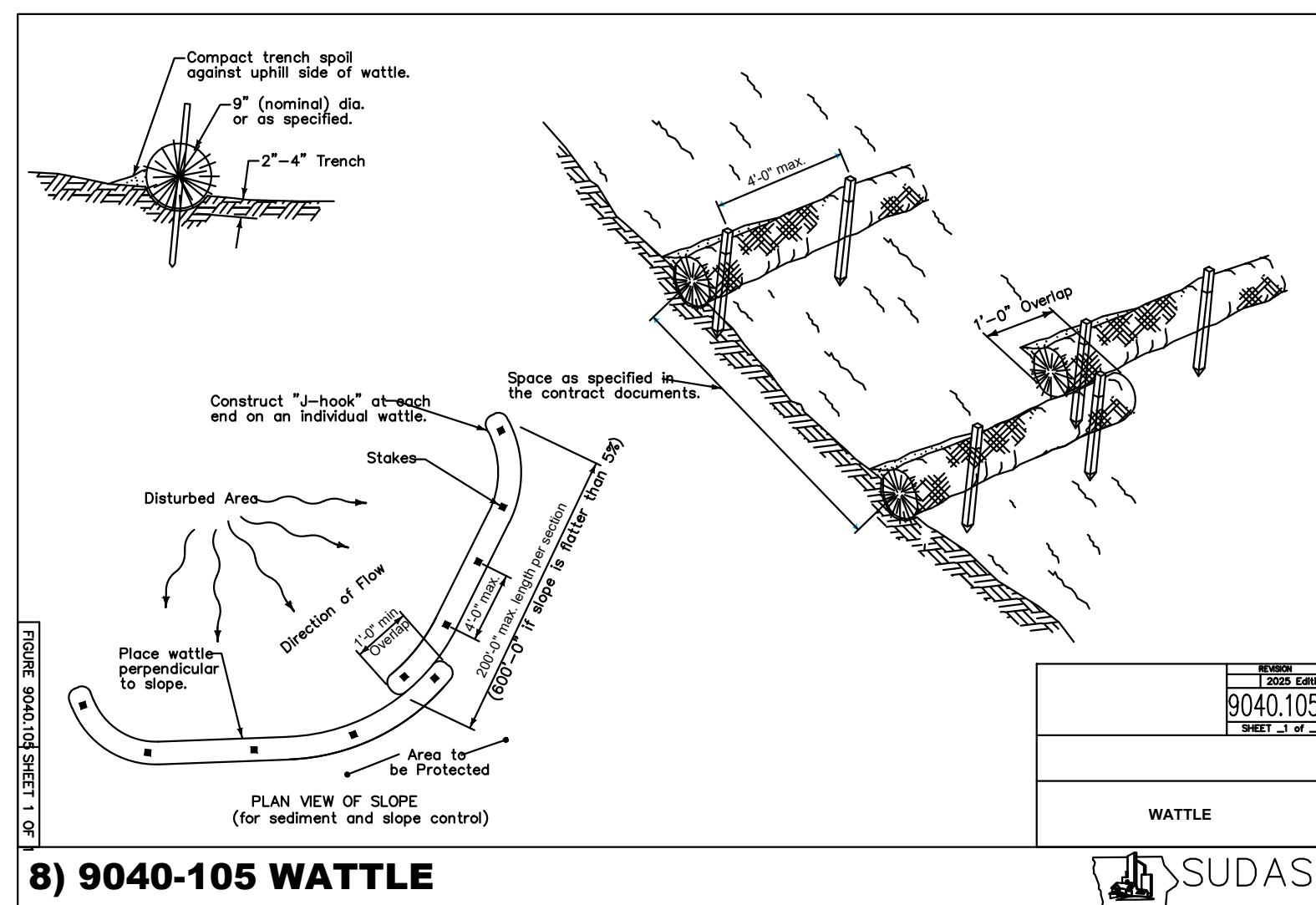
5) 9040-103 ROLLED EROSION CONTROL PRODUCT



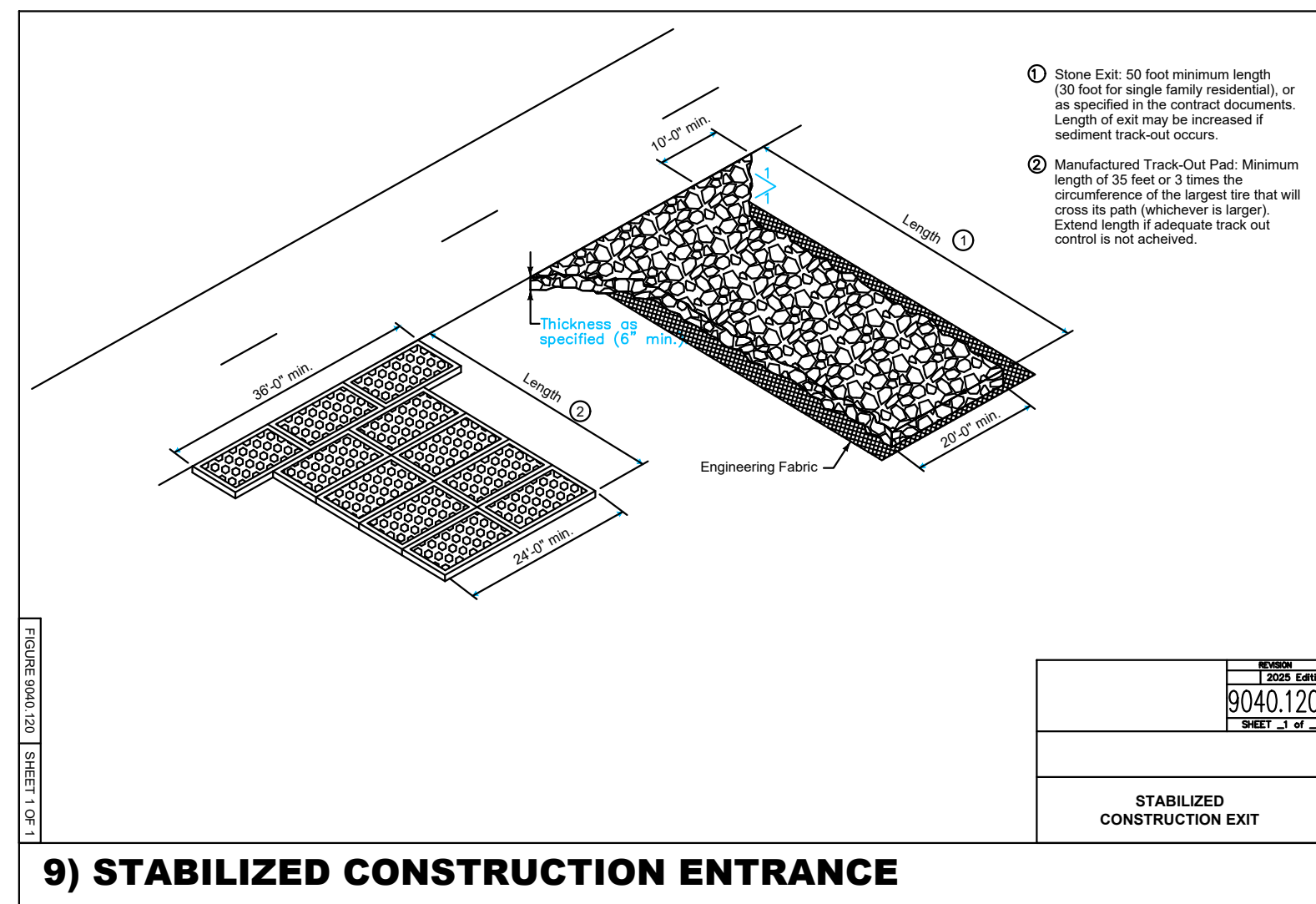
6) 9040-102 FILTER BERM AND FILTER SOCK



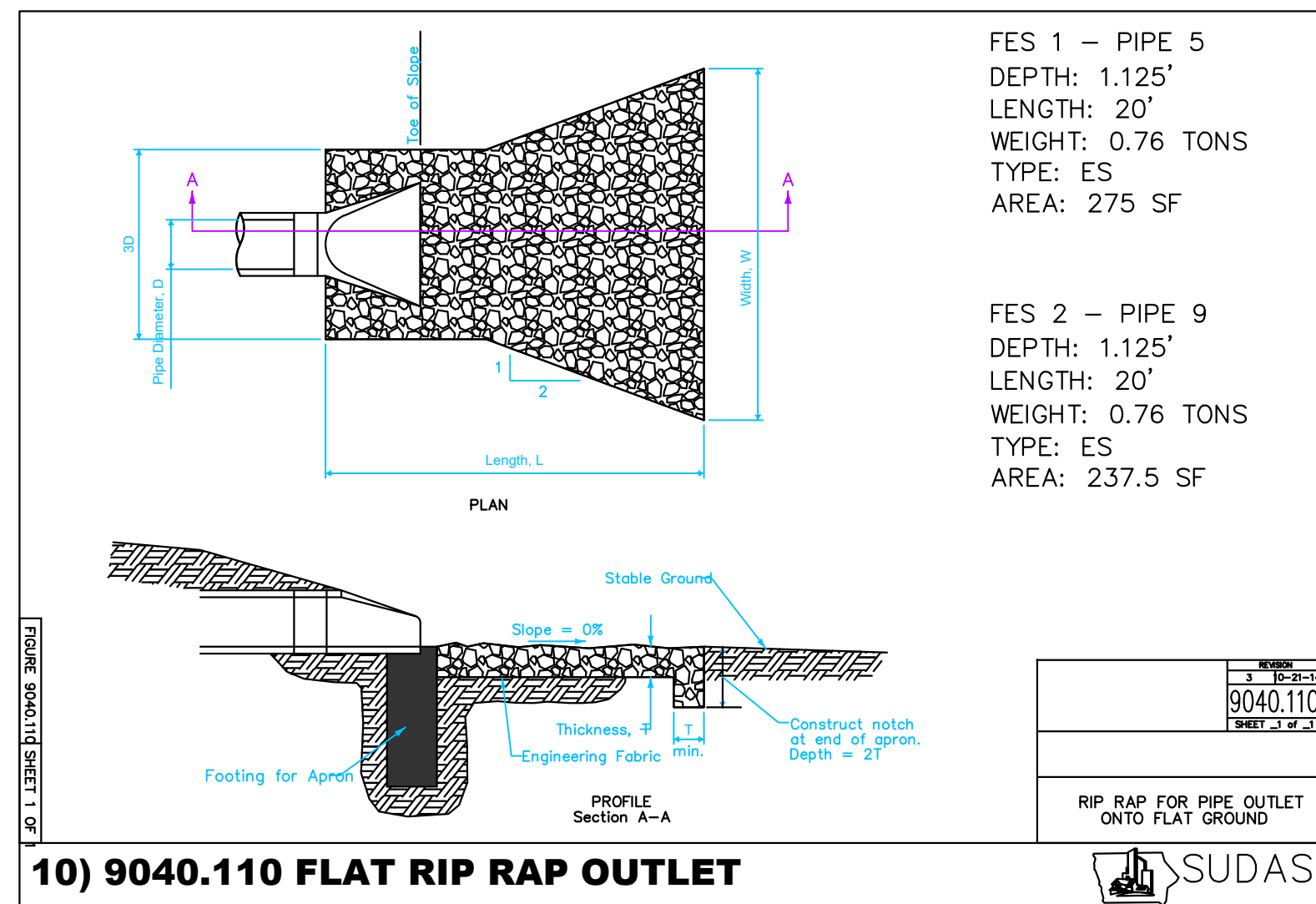
7) 9040-119 SILT FENCE



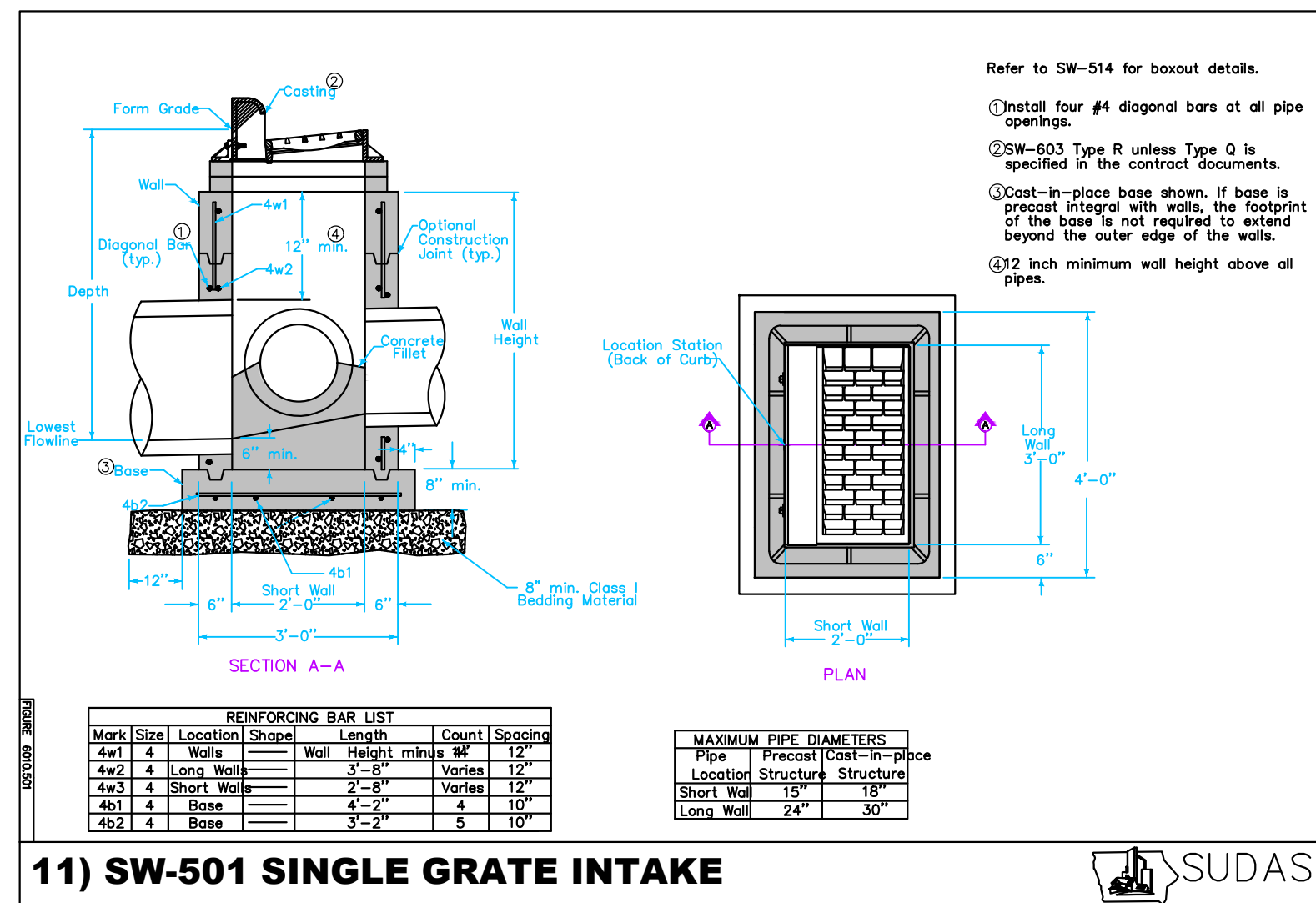
8) 9040-105 WATTLE



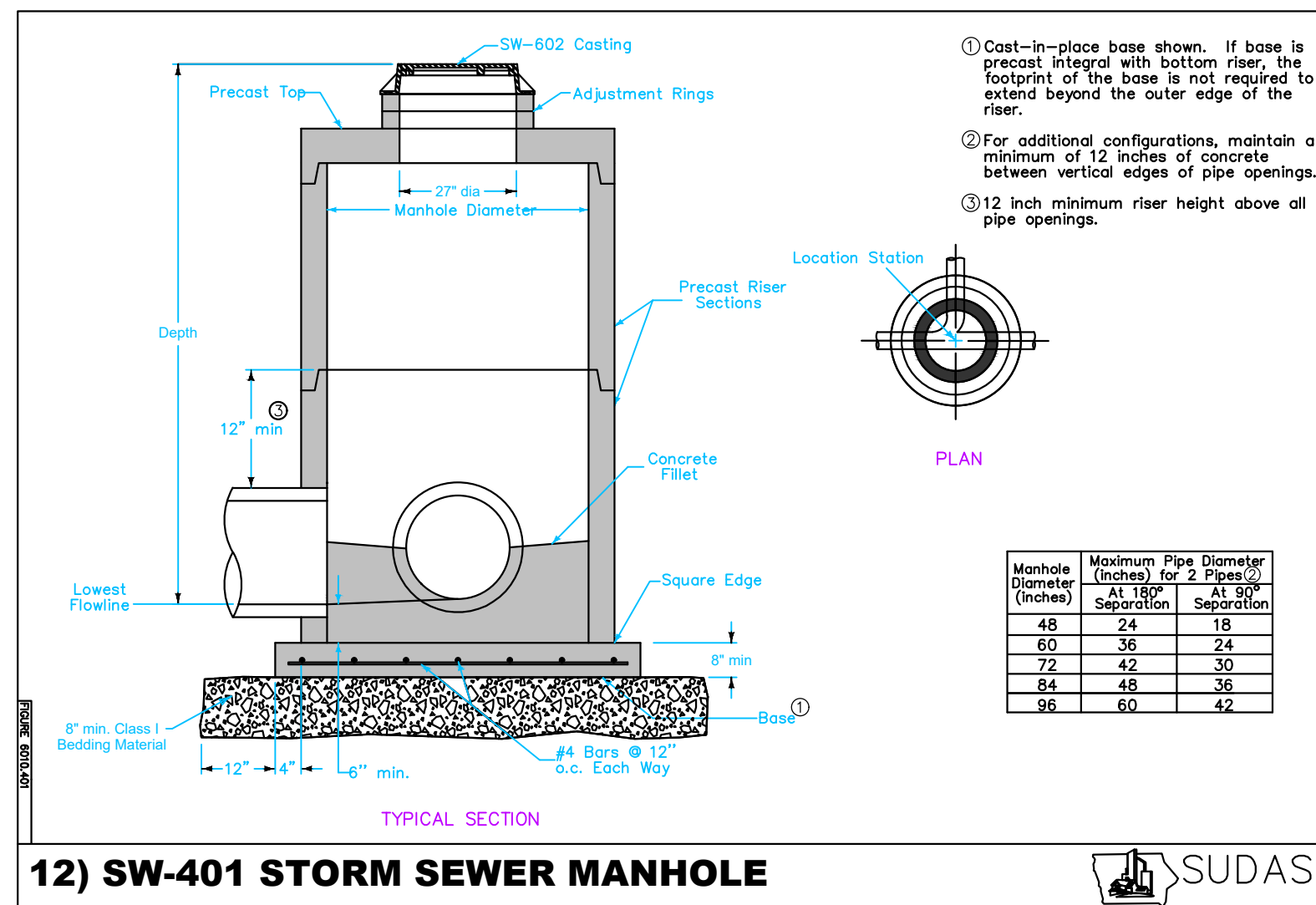
9) STABILIZED CONSTRUCTION ENTRANCE



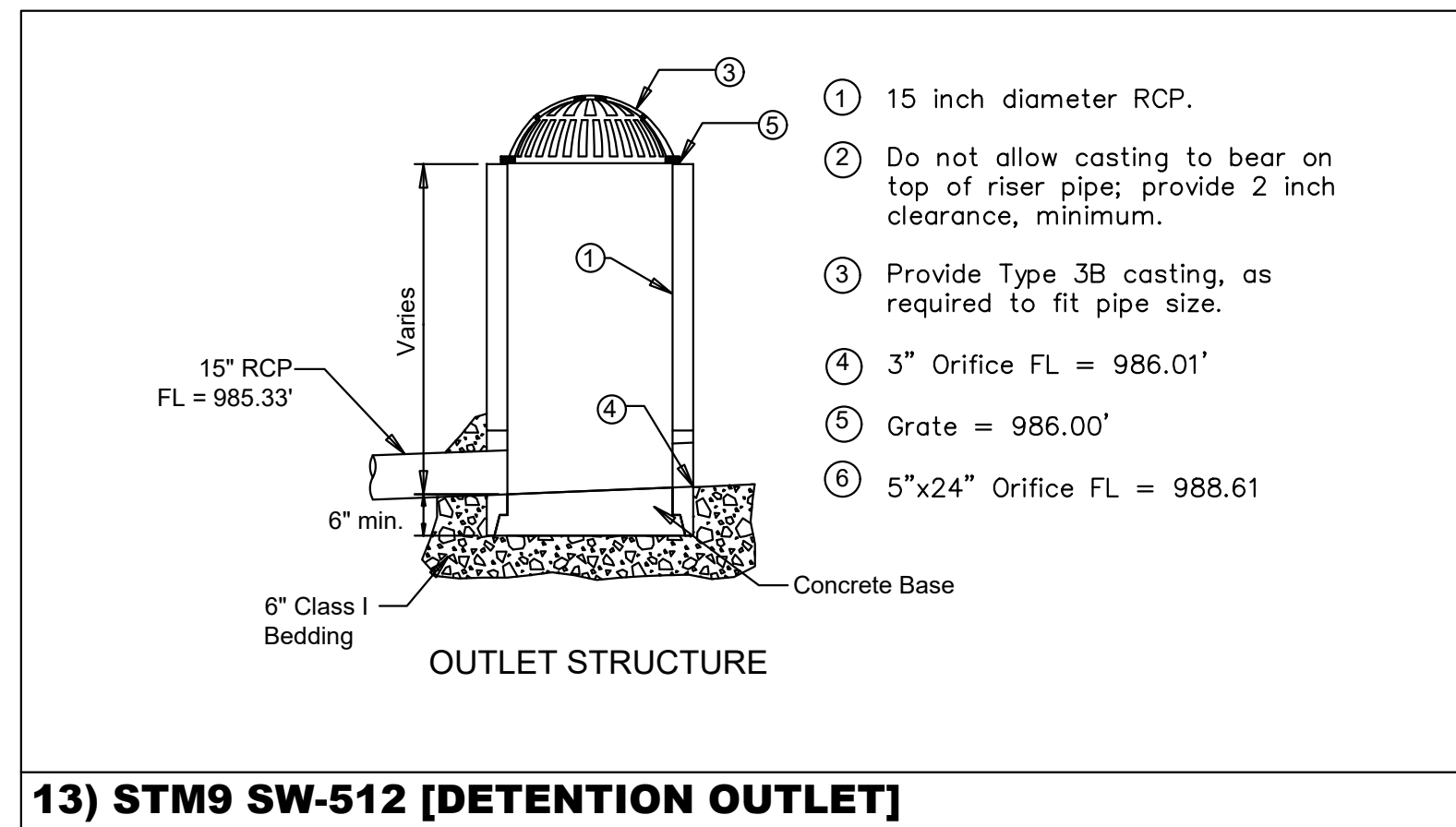
10) 9040.110 FLAT RIP RAP OUTLET



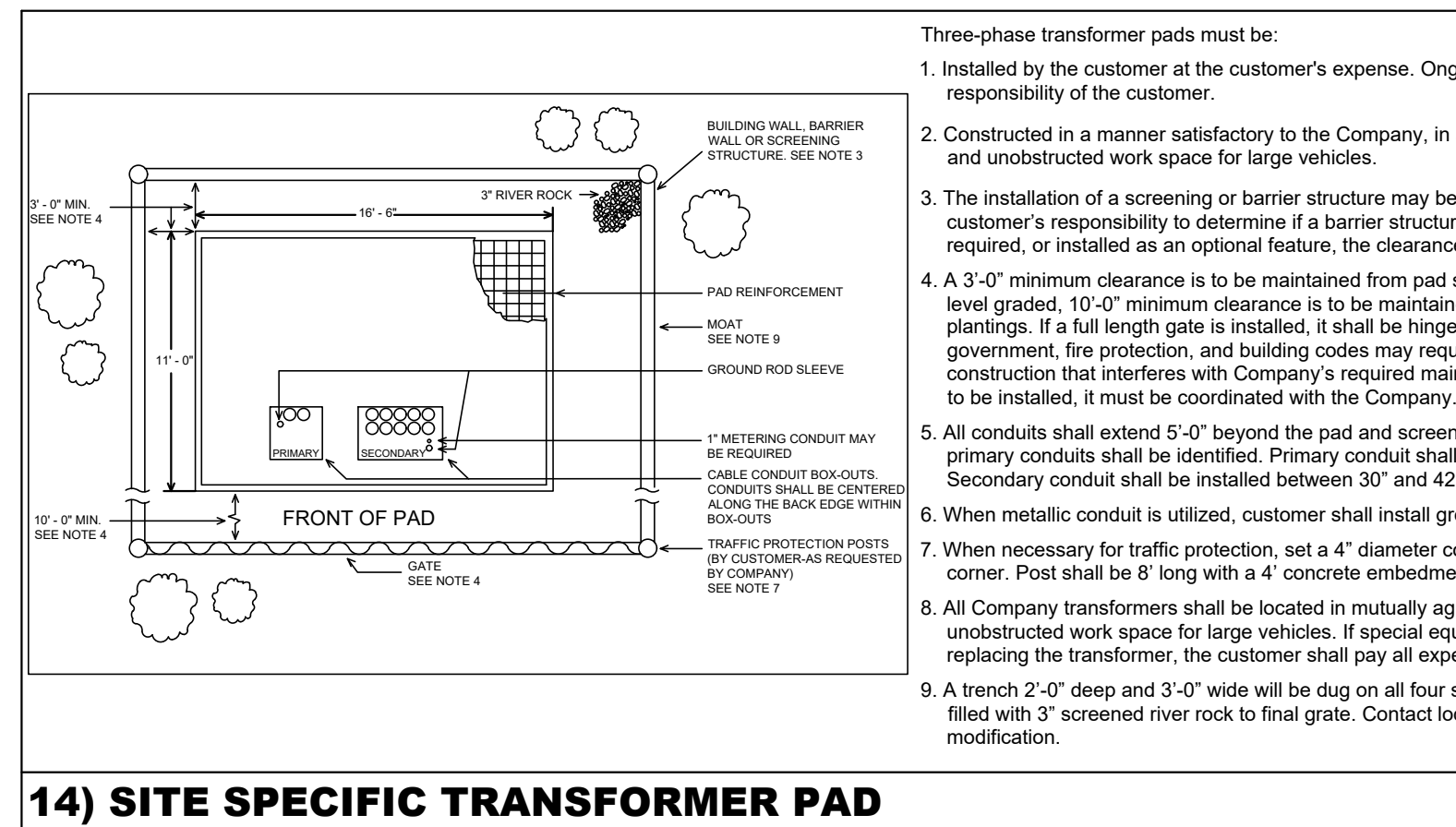
11) SW-501 SINGLE GRATE INTAKE



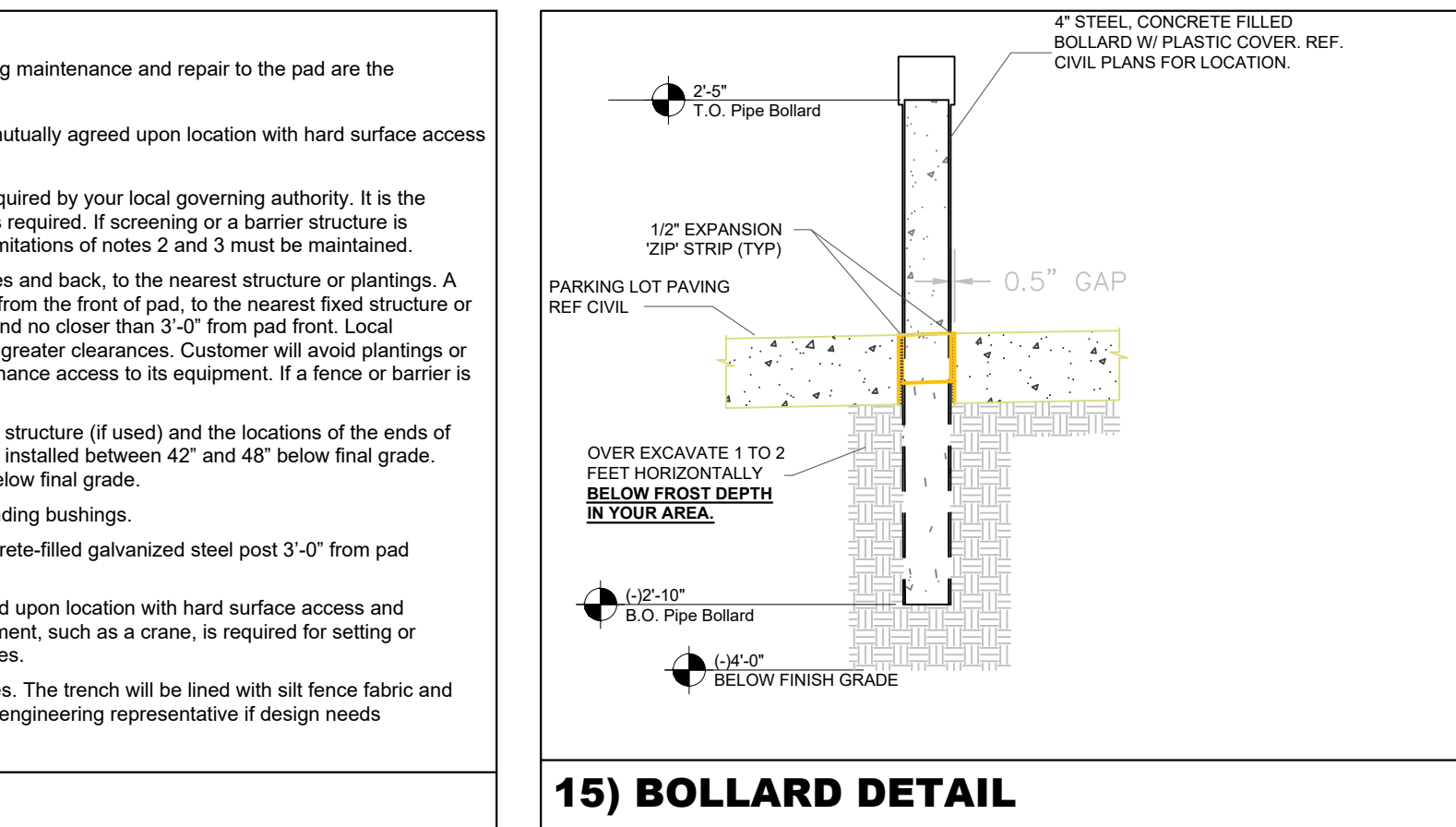
12) SW-401 STORM SEWER MANHOLE



13) STM9 SW-512 [DETENTION OUTLET]



14) SITE SPECIFIC TRANSFORMER PAD



15) BOLLARD DETAIL

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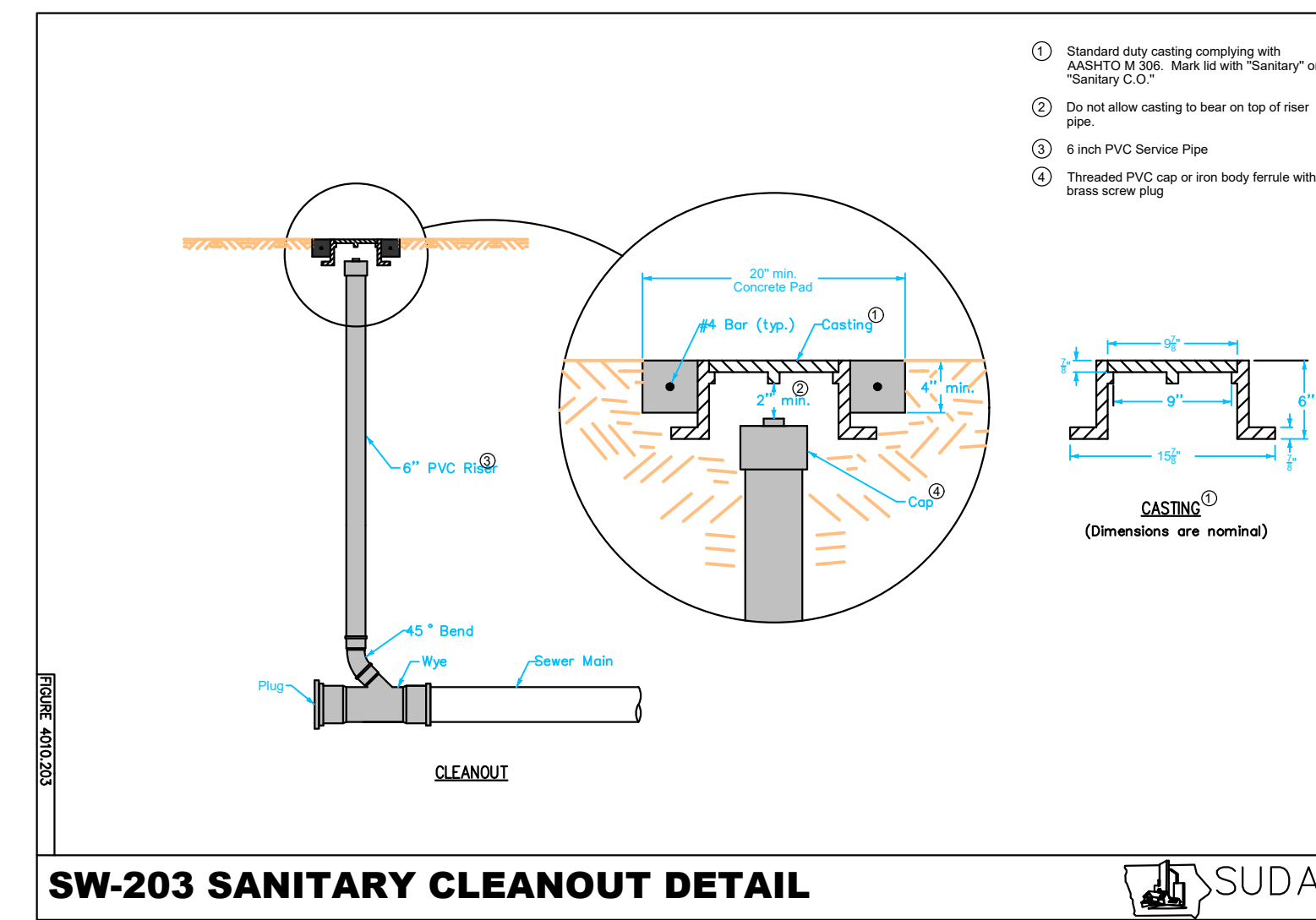
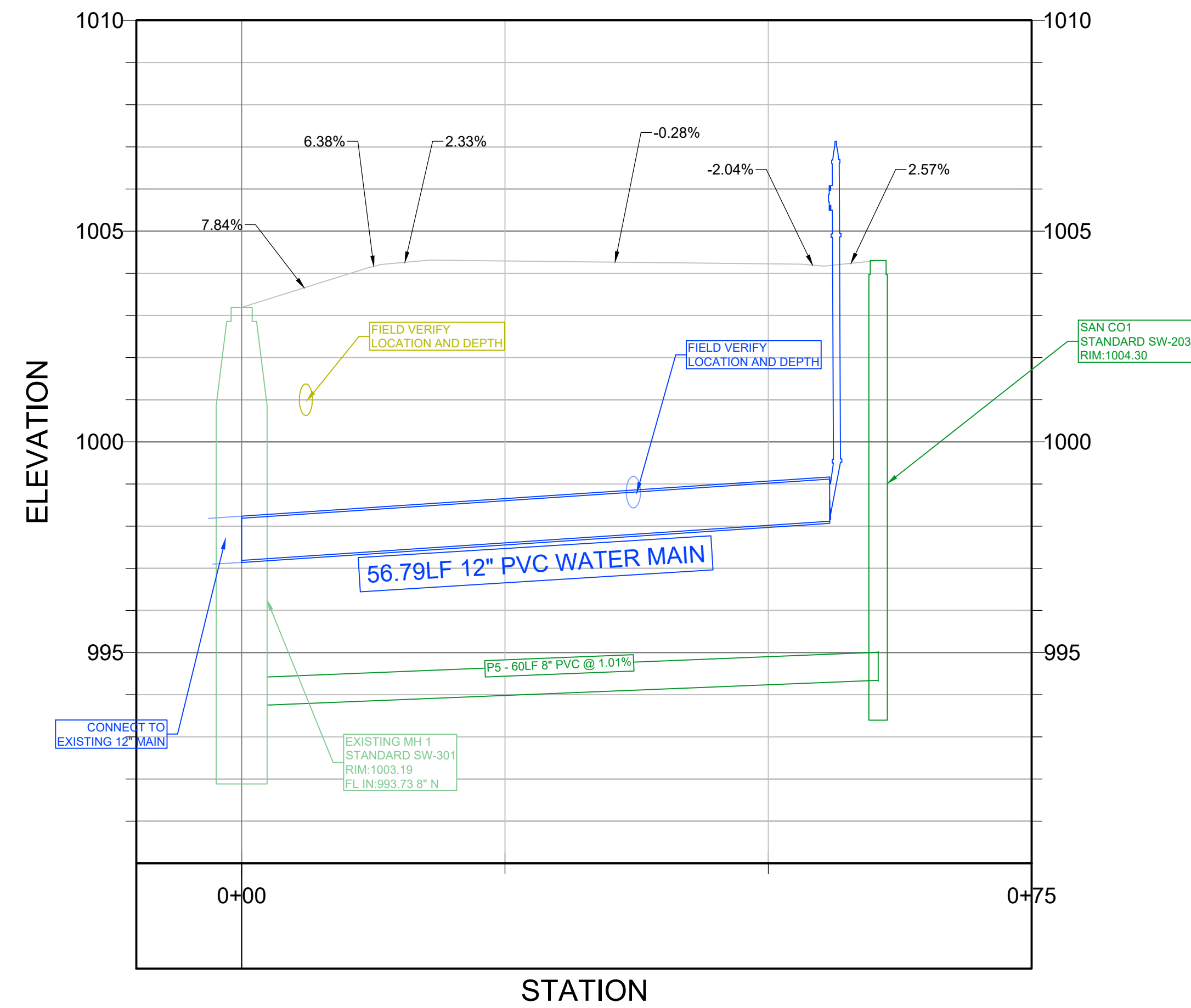
**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**


**PRELIMINARY**

DATE: 05.30.2025  
 DRAWN BY: L. BURKE  
 SCALE: NTS  
 SHEET NO: 25-010

C-601 - DETAIL SHEET

25-010 Proposed Sanitary Sewer & Water Extension

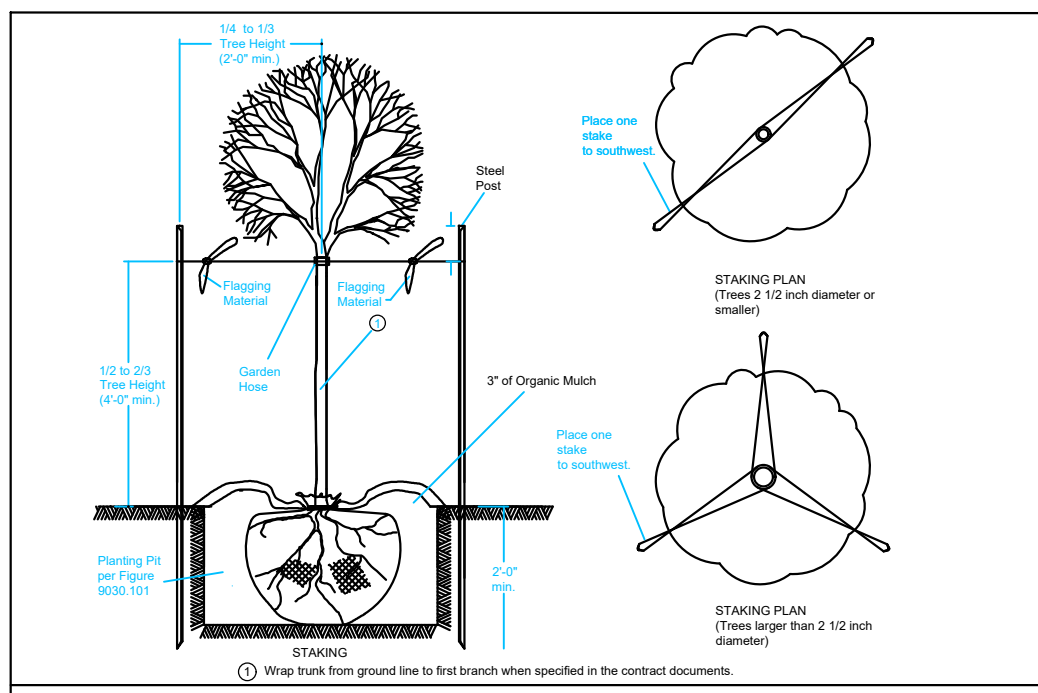
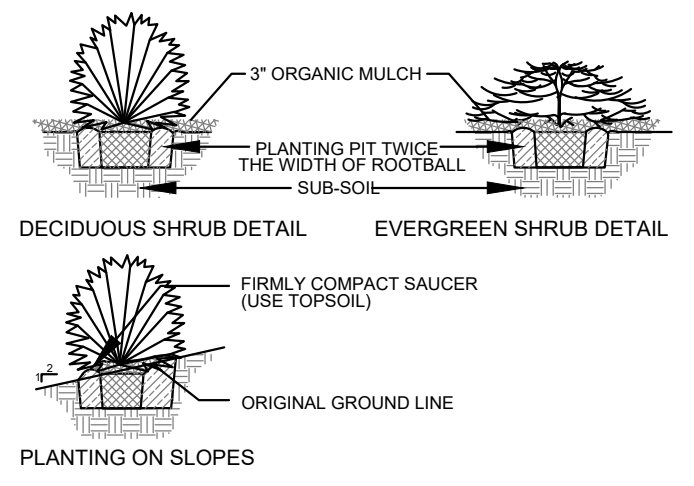




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**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**

BENCHMARK:		REVISIONS:	
		<b>PRELIMINARY</b>	
COPYRIGHT DATE:	DRAWN BY:	SCALE:	LATEST REVISION:
----	L. BURKE	NTS	05.30.2025
FILE PATH:	DRAWING NO:		
J:\2025 Projects\25-010 180 WIP Plat 1 Lot 1\Engineering\Sheet Set	C-602 - UTILITY EXTENSION PROFILE SHEET		25-010



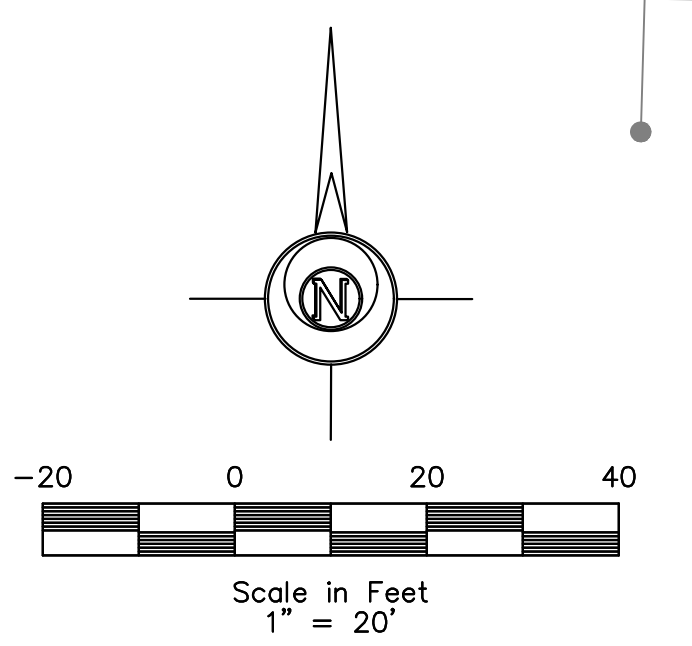
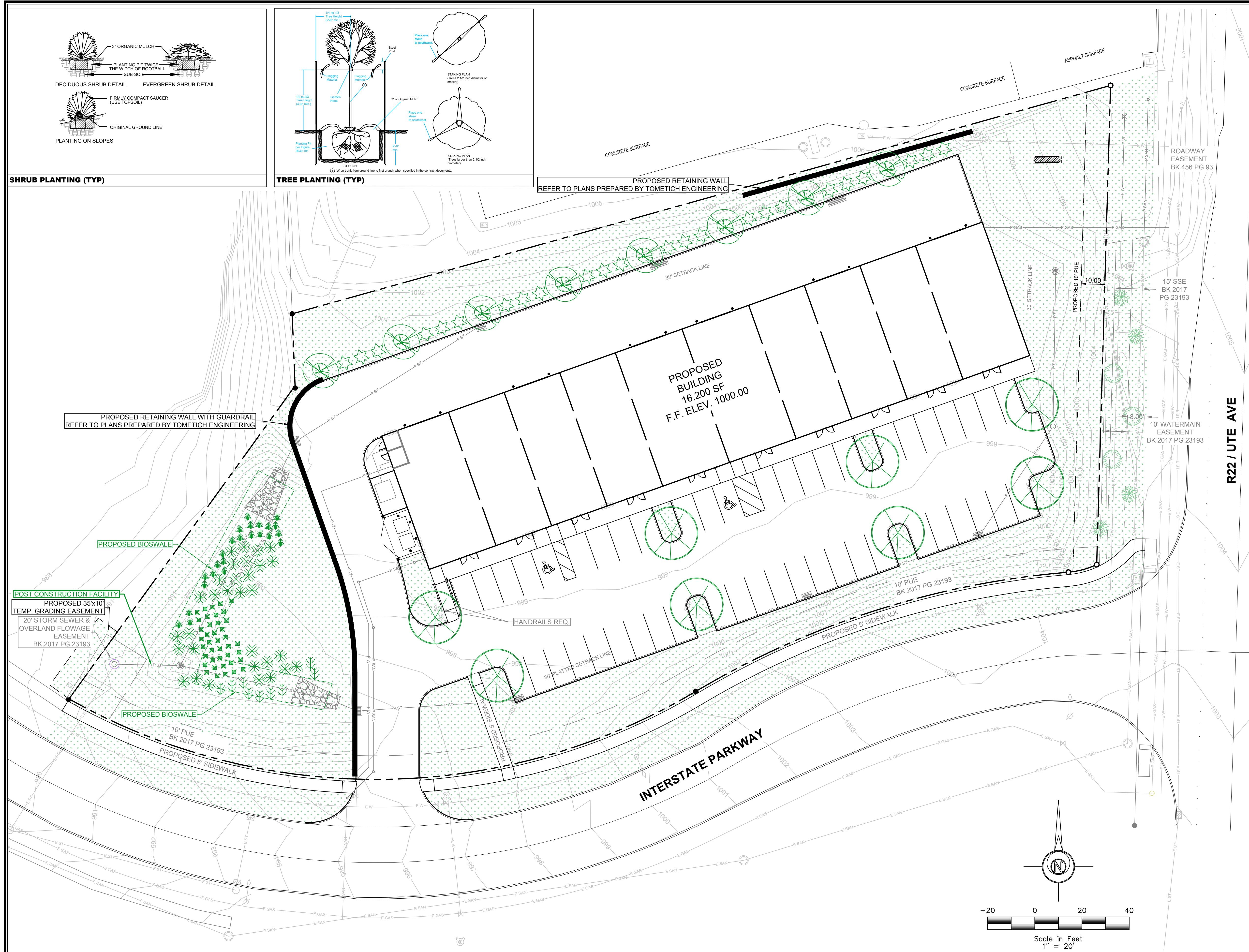
- LANDSCAPING REQUIREMENTS:**
- MINIMUM SIZE: THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
    - DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT.
    - EVERGREEN OVERSTORY TREES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT.
    - DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX FEET IN HEIGHT.
  - MINIMUM QUANTITY: THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
    - A MINIMUM OF 50 PERCENT OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
    - FOR ALL USES EXCEPT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS, A MINIMUM OF 25 PERCENT OF ALL REQUIRED TREES SHALL BE EVERGREEN TREES.
    - 1 TREE PER 1,000 SQUARE FEET OF REQUIRED OPEN SPACE AND 1 SHRUB PER 1,000 SQUARE FEET OF REQUIRED OPEN SPACE.
 SITE AREA \* 15% = 78,375 \* 0.15 = 11,756 OPEN SPACE REQUIRED  
 TREES/SHRUBS REQUIRED = 11,756 / 1,000 = 11.756  
 TREES PROPOSED = 16 TREES  
 SHRUBS PROPOSED = 24 SHRUBS
  - ANY SUBSTITUTIONS OR CHANGES TO LANDSCAPE PLAN SHALL BE APPROVED IN WRITING BY THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
  - BIO SWALE AREA CALCULATIONS:  
 WQV REQUIRED: 4872 CF  
 WQV PROPOSED: 4872 CF
  - OWNERSHIP/MAINTENANCE OF DETENTION (POST-CON) FACILITIES IS THE RESPONSIBILITY OF: PARAMOUNT LAND COMPANY  
 2540 73RD STREET  
 URBAN DALE, IA. 50322  
 (515) 333-1954

**PROPOSED TREES:**

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE
	8	KENTUCKY COFFEETREE (GYMNOCLADUS DIOICUS)	12' TALL B&B
	8	NORWAY SPRUCE (PICEA ABIES)	6' TALL B&B
	24	DENSIFORMUS YEW (TAXUS X MEDIA 'DENSIFORMIS')	2' TALL B&B
	7	"EXISTING LANDSCAPING"	

**ORNAMENTAL GRASSES FOR BIOSWALE:**

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	SIZE (HEIGHT & SPREAD)
	23	SHENANDOAH SWITCHGRASS (PANICUM VIRGATUM 'SHENANDOAH')	3'-4' & 2'-3'
	39	GOLDEN JAPANESE FOREST GRASS (HAKONECHLOA MACRA 'AUROLOA')	1.5' & 1.5'
	9	FOUNTAIN GRASS (PENNISSETUM ALOPECUROIDES)	2'-3' & 2'-3'
	25	MAIDEN GRASS (MISCANTHUS SINENSIS 'GRACILLIMUS')	6'-8' & 3'-5'
<b>TOTAL:</b>			<b>96</b>



**LEGEND:**

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊙	ELEC. MANHOLE	⊞	SINGLE INTAKE	— CATV	CABLE TELEVISION
+/-	MORE OR LESS	▲	FOUND SECTION CORNER	⊞	ELEC. VAULT	⊞	AREA INTAKE	— FO	FIBER OPTIC
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123.45TC	TOP OF CURB ELEVATION	▲	SIGN	⊞	UTILITY PEDESTAL	⊞	FLARED END SECTION	— OHE	OVERHEAD ELEC.
123.45/123.45	EXISTING/PROPOSED ELEVATION	▲	STREET LIGHT	⊞	CABLE TV JUNCTION BOX	⊞	VALVE	— OHT	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	▲	POWER POLE	⊞	GAS VALVE	⊞	FIRE HYDRANT	— SAN	SANITARY SEWER
⊙	CONTROL POINT	▲	LIGHT POLE	⊞	GAS METER	⊞	WATER METER	— ST	STORM SEWER
⊙	CALCULATED CORNER	▲	AREA LIGHT	⊞	SANITARY SEWER MANHOLE	⊞	WATER TEE	— UG	UNDERGROUND ELEC.
●	FOUND CORNER	▲	ELEC. TRANSFORMER	⊞	STORM SEWER MANHOLE	⊞	WATER TEE	— UGT	UNDERGROUND TEL.
		▲	ELEC. METER	⊞	CLEANOUT	⊞	PROPOSED UTILITY LINE	— W	WATER
		▲	ELEC. BOX	⊞	DOWNSPOUT	⊞	EXISTING UTILITY LINE	—	FENCE LINE

**PRELIMINARY**

**LOT 1, INTERSTATE CROSSING**  
**555 INTERSTATE PARKWAY**  
**WAUKEE, IOWA**

Architecture | Engineering | Surveying  
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DATE: 05.30.2025  
 SCALE: 1"=20'  
 SHEET: 25-010  
 PROJECT: C-701 - LANDSCAPING SHEET

# PUBLIC IMPROVEMENTS FOR LOT 1, INTERSTATE CROSSING 555 INTERSTATE PARKWAY WAUKEE, IOWA

**ESTIMATED QUANTITIES:**

<b>STAGING</b>	
1.1 CONSTRUCTION STAKING	1 LS
1.2 MOBILIZATION	1 LS
1.3 SPREADING TOPSOIL	1 LS
1.4 TRENCH EXCAVATION	1 LS
1.5 SOD	1 LS
<b>WATER MAIN</b>	
2.1 12" DR 18 PVC PIPE	57 LF
2.2 HYDRANT ASSEMBLY	1 LS
<b>SANITARY SEWER</b>	
3.1 8" R.C.P.	60 LF
3.2 SW-203	1 LS

**GENERAL NOTES:**

- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS ALONG WITH THE 2021 EDITION OF SUDAS AND THE CITY OF WAUKEE SUPPLEMENTAL SPECS. NOTHING INDICATED ON THE SITE PLAN SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- ALL PUBLIC IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE 2020 EDITION OF SUDAS AND THE CITY OF WAUKEE SUPPLEMENTAL SPECS.
- THE LOCATION OF EXISTING UTILITIES AND STRUCTURES IS APPROXIMATE. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND/OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES AND/OR STRUCTURES TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- THE CONTRACTOR SHALL FIELD ADJUST, AS NECESSARY, ALL EXISTING UTILITIES TO FINISH GRADES. EXISTING SITE UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- THE CONTRACTOR SHALL PRESERVE ALL MONUMENTS, STAKES, REFERENCE POINTS, AND BENCH MARKS. THE CONTRACTOR SHALL BE CHARGED THE COST FOR REPLACEMENT, LOST TIME, AND ANY OTHER ASSOCIATED RESPONSIBILITY DUE TO CONTRACTOR'S NEGLIGENCE OR CARELESSNESS THAT RESULTS IN DESTRUCTION OF THESE ITEMS.
- ALL SPOT ELEVATIONS ARE AT THE TOP-OF-FINISHED SURFACES.
- THE CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON THE ROW OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- MATERIALS NOT SUITABLE FOR CONSTRUCTION, INCLUDING, TRENCH BACKFILL AND SURFACE RESTORATION, AND EXCESS MATERIALS SHALL BE PROPERLY DISPOSED. DISPOSAL IS INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY PROPERTY OWNERS AT LEAST 24 HOURS IN ADVANCE IF ACCESS TO PROPERTY WILL BE INTERRUPTED. ACCESS TO PRIVATE PROPERTY FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
- NOTIFY THE CITY OF WAUKEE, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES (OR TO VERIFY ROW, ETC.).
- THE CONTRACTOR SHALL COORDINATE WORK AND COOPERATE WITH CITY OF WAUKEE PERSONNEL.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL AREAS TO RECEIVED FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6 INCHES.
- ALL SITE FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR DENSITY.
- THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF WAUKEE RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- INSPECTION SERVICES FOR PUBLIC IMPROVEMENTS ARE TO BE PROVIDED BY THE CITY'S ENGINEER.

**STREET, DRIVEWAY, AND TRAFFIC NOTES**

- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR ALL WORK WITHIN STREET RIGHTS OF WAY AT NO ADDITIONAL COST TO THE OWNER. TRAFFIC CONTROL SHALL CONSIST OF BARRICADES, SIGNAGE, LIGHTS AND FLAGGERS AS NECESSARY TO PROTECT VEHICLE AND PEDESTRIAN TRAFFIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL EXISTING STREET AND TRAFFIC CONTROL SIGNS THAT ARE IN CONFLICT WITH CONSTRUCTION SHALL BE REMOVED AND RESET BY THE CONTRACTOR. OWNER SHALL DIRECT RESETTING OF SIGNS. CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, LIGHTS, AND FLAGMEN TO INSURE THE SAFE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC. WORK IS INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE DISRUPTION OF TRAFFIC ON INTERSTATE PARKWAY AT ALL TIMES. REMOVE EXISTING STREET, PARKING, AND DRIVEWAY SURFACING IN NEAT, UNIFORM LINES. REPLACE SURFACING WITH MATERIAL NOTED AND SPECIFIED ON PLANS. PROTECT REMAINING STREET SURFACE FROM DAMAGE.
- PAVING THICKNESSES SHALL BE AS SHOWN ON THE PLANS.
- SUBGRADE TO BE 12-INCH THICK EARTH COMPACTED TO 95% MAX. DENSITY WITH MOISTURE CONTENT NOT MORE THAN 4% ABOVE OR 1% BELOW OPTIMUM.
- DURING SUBGRADE PREPARATION, IN FILL AREAS, GRADE SHALL BE PROOF-ROLLED AFTER PLACEMENT OF ONE FOOT SUB-GRADE AND COMPACTION.
- RELOCATE STREET SIGNS AT STREET INTERSECTIONS.

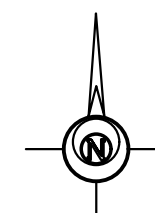
**GENERAL UTILITY NOTES:**

- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS).
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
- ALL TRENCH BACKFILL SHALL BE 95% STANDARD PROCTOR DENSITY.

**DOT NOTES:**

- A DOT ACCESS PERMIT WILL NOT BE APPROVED UNTIL FULL PLAN APPROVAL IS RECEIVED FROM THE CITY OF WAUKEE

VICINITY MAP



SHEET INDEX

C-501 - PI COVER SHEET  
C-502 - PLAN AND PROFILE SHEET

**LEGAL DESCRIPTION PER DEEDS:**

Parcel 20-79 as shown in the Retracement Plat of Survey filed December 18, 2020, in Book 2020, Page 35993 of the Dallas County Recorder's Office, and Lot 6 in I-80 West Industrial Park Plat 1, on Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa;

TO BE KNOWN AS: LOT 1, INTERSTATE CROSSING

**DEVELOPER**

PARAMOUNT LAND COMPANY  
2540 73RD STREET  
URBANDALE, IOWA 50322  
PROJECT CONTACT: NICK HALFHILL  
PHONE: 515-238-6648  
EMAIL: NICK.HALFHILL@CASEYS.COM

**ENGINEER/ LAND SURVEYOR**

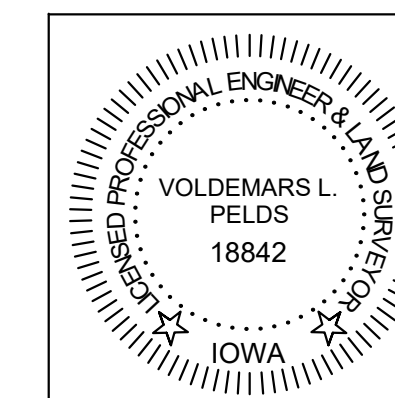
PELDS DESIGN SERVICES  
2323 DIXON ST  
DES MOINES, IOWA 50316  
PROJECT CONTACT: ELARA JONDLE  
PHONE: (515) 265-8196  
EMAIL: ELARA@PELDS.COM

**CITY CONTACT**

CITY OF WAUKEE  
204 HICKMAN ROAD  
WAUKEE, IOWA 50325  
PROJECT CONTACT: MELISSA DEBOER  
PHONE: (515) 978-7898  
EMAIL: MDEBOER@WAUKEE.ORG


**ARCHITECT**

PELDS DESIGN SERVICES  
2323 DIXON ST  
DES MOINES, IOWA 50316  
PROJECT CONTACT: DANIEL WILRICH  
PHONE: (515) 265-8196  
EMAIL: DANIEL@PELDS.COM



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.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C-501 - C-502



**PELDS DESIGN SERVICES**  
Architecture | Engineering | Surveying  
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

**REVISIONS:**

**LEGEND:**

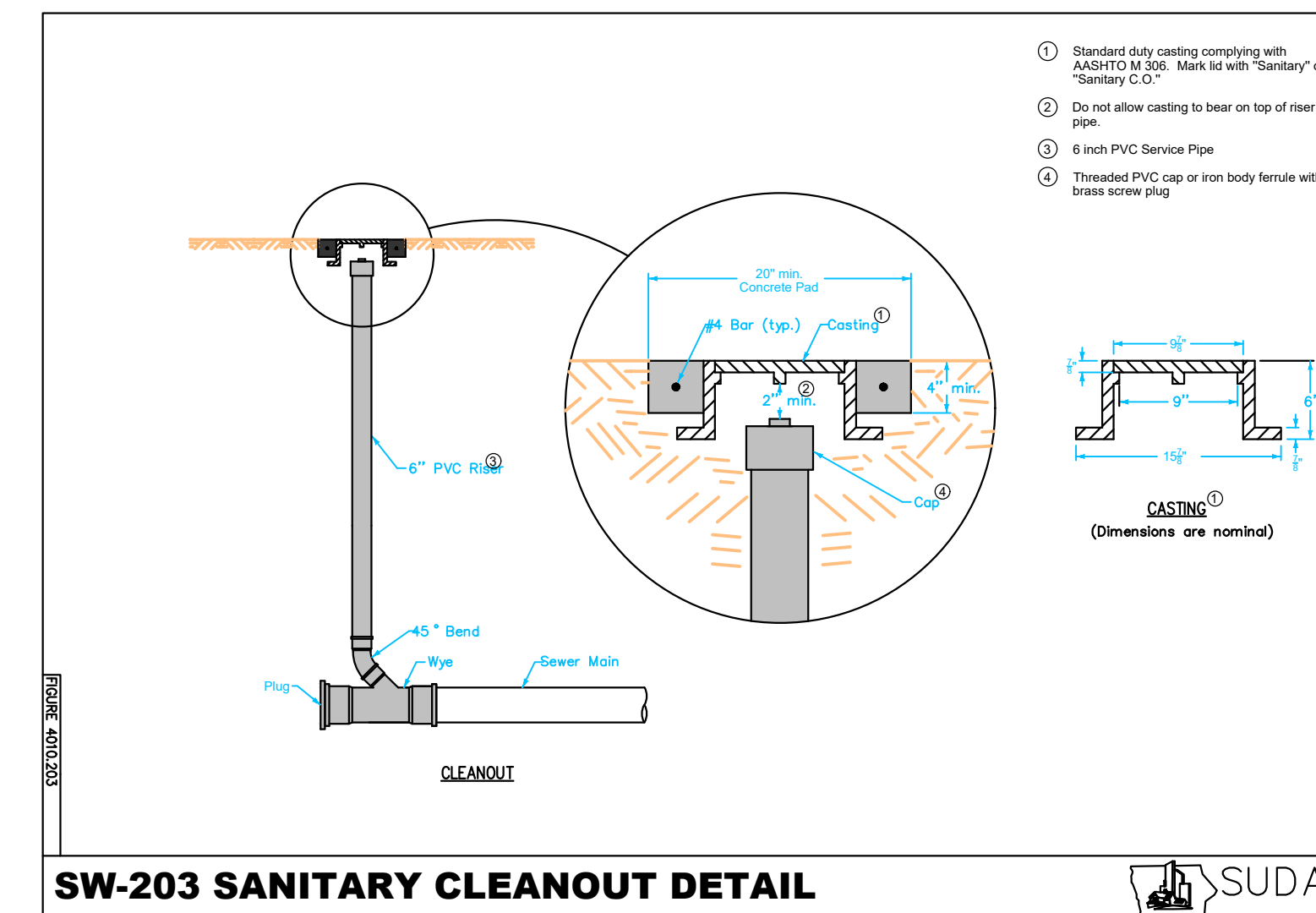
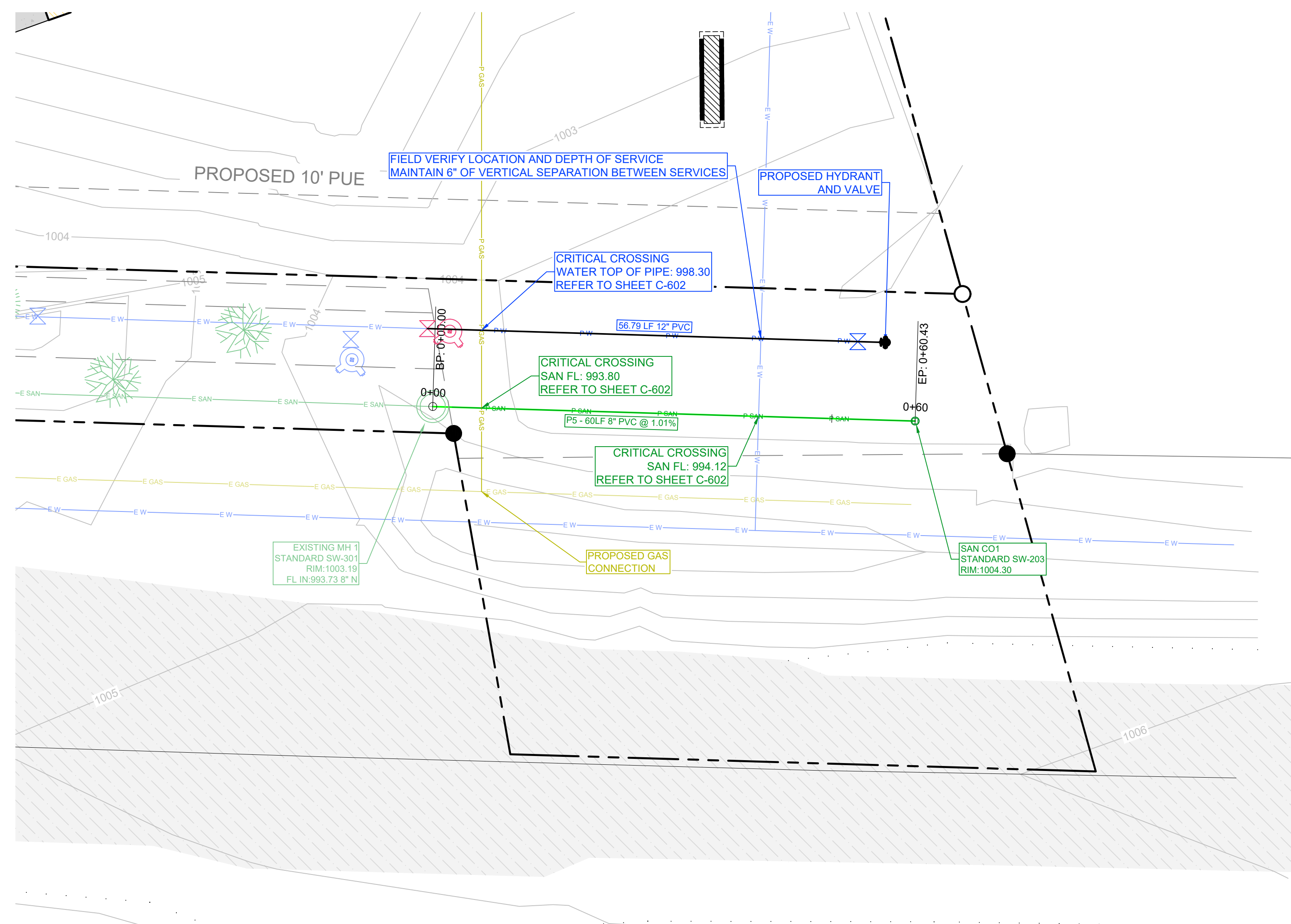
<p>F.F. FINISHED FLOOR +/- MORE OR LESS 123.45G GUTTER ELEVATION 123.45TC TOP OF CURB ELEVATION 123.45 (123.45) EXISTING/ PROPOSED ELEVATION FL FLOWLINE ELEVATION CONTROL POINT CALCULATED CORNER FOUND CORNER</p>	<p>▲ CALCULATED SECTION CORNER △ FOUND SECTION CORNER □ PARKING SPACE SIGN STREET LIGHT POWER POLE LIGHT POLE AREA LIGHT ELEC. TRANSFORMER ELEC. METER ELEC. BOX</p>	<p>⊙ ELEC. MANHOLE ELEC. VAULT GUY ANCHOR TEL. JUNCTION BOX CABLE TV JUNCTION BOX GAS VALVE GAS METER SANITARY SEWER MANHOLE STORM SEWER MANHOLE CLEANOUT DOWNSPOUT</p>	<p>⊞ SINGLE INTAKE AREA INTAKE THROAT INTAKE FLARED END SECTION VALVE FIRE HYDRANT WATER METER WATER VALVE WATER TEE P XX PROPOSED UTILITY LINE E XX EXISTING UTILITY LINE</p>	<p>— CATV — CABLE TELEVISION — FO — FIBER OPTIC — G — GAS LINE — OHE — OVERHEAD ELEC. — OHT — OVERHEAD TEL. — SAN — SANITARY SEWER — ST — STORM SEWER — UGE — UNDERGROUND ELEC. — UGT — UNDERGROUND TEL. — W — WATER — FENCE LINE</p>
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**LOT 1, INTERSTATE CROSSING  
555 INTERSTATE PARKWAY  
WAUKEE, IOWA**

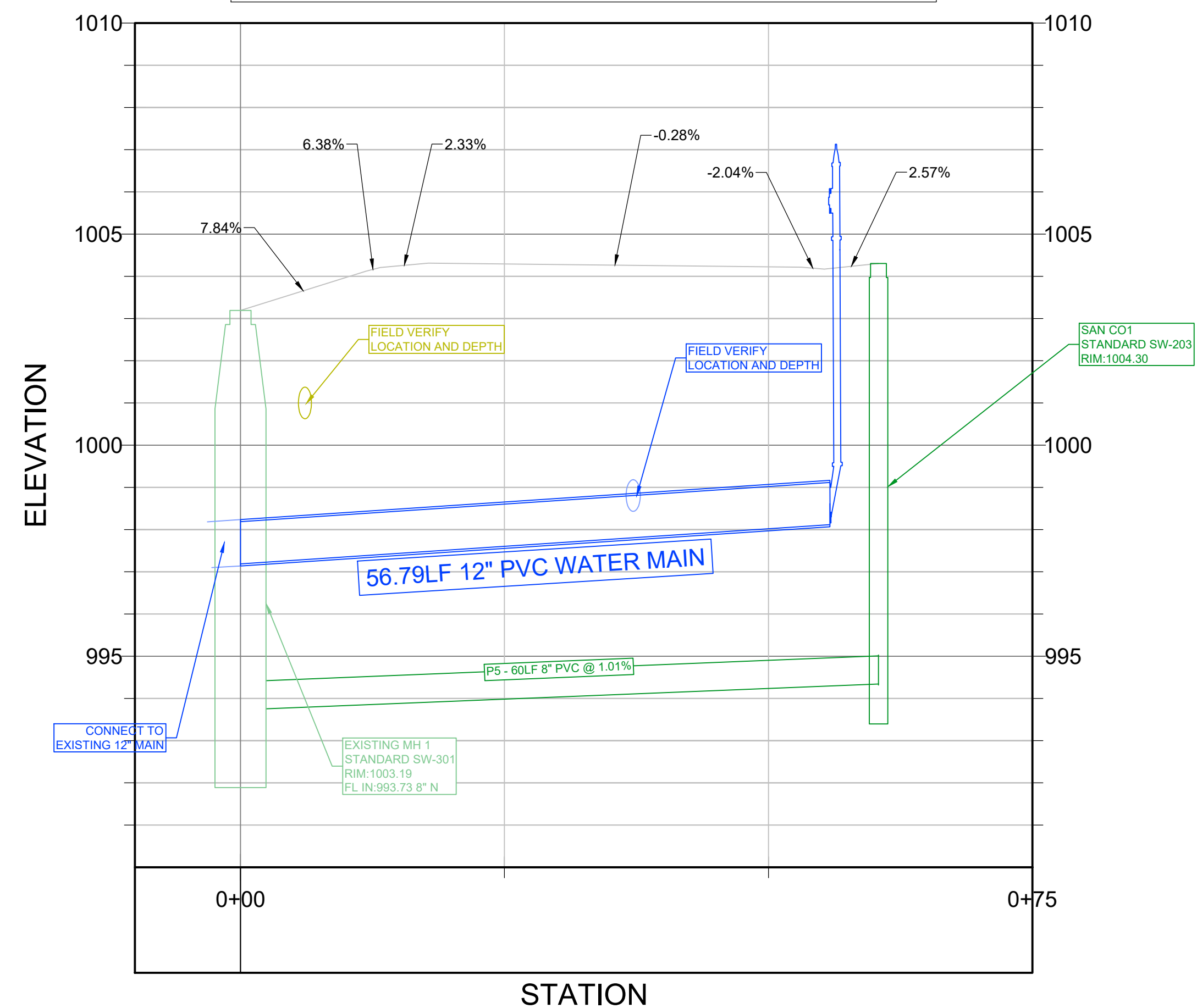
DATE: 03-11-2021 **PRELIMINARY**

COPYRIGHT DATE: L. BURKE SCALE: LATEST REVISION: 05.30.2025 DRAWING NO: 25-010

FILE PATH: J:\2025 Projects\25-010 990 WWP Plat 1 Lot 1 (Engineering)\Sheet Set\Public Improvements C-501 - PI COVER SHEET



25-010 Proposed Sanitary Sewer & Water Extension



**ELDS DESIGN SERVICES**  
Architecture | Engineering | Surveying  
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

**LOT 1, INTERSTATE CROSSING  
555 INTERSTATE PARKWAY  
WAUKEE, IOWA**

**PRELIMINARY**

COPYRIGHT DATE	DRAWN BY	SCALE	LATEST REVISION	DRAWING NO.
----	L. BURKE	1" = 10'	05.30.2025	25-010

FILE PATH: J:\2025 Projects\25-010 180 WIP Plat 1 Lot 1\Engineering\Sheet Set\Public Improvements C-502 - PLAN AND PROFILE SHEET