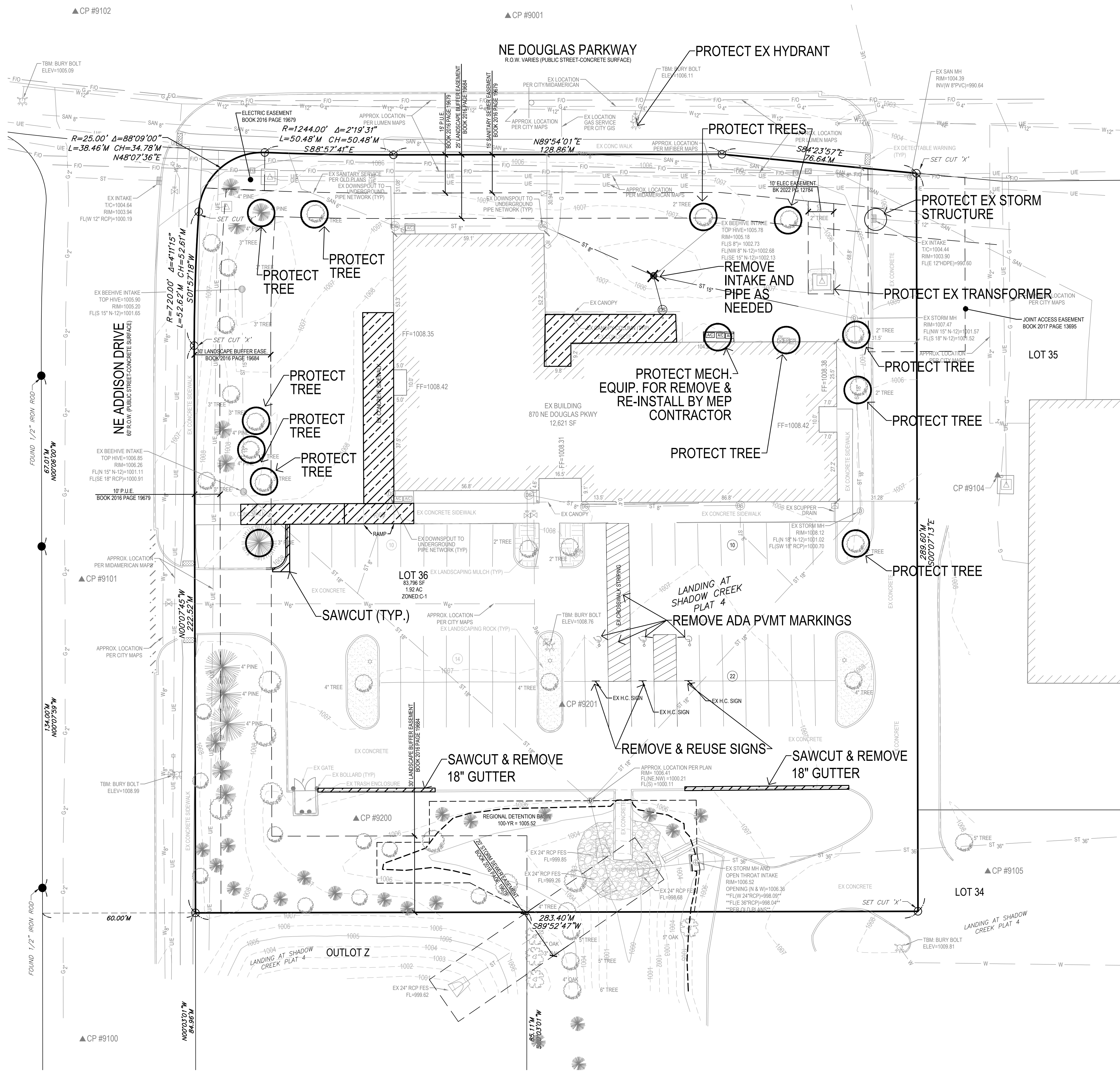
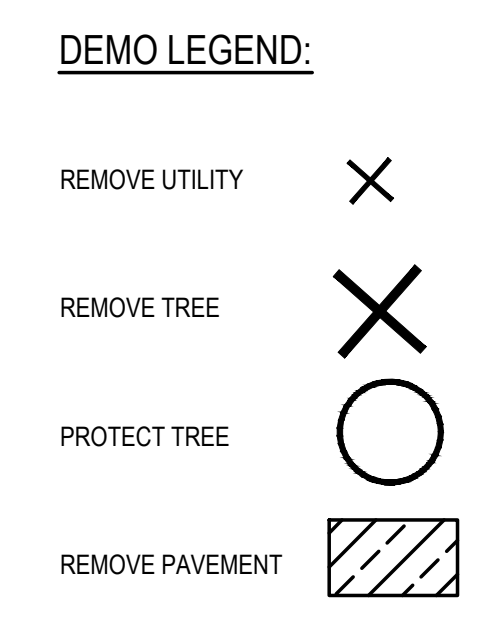


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- DEMO NOTES:**
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB. SLURRY FROM SAW CUTTING MUST BE CONTAINED AND NOT ENTER STORM SEWER.
 2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
 3. NOTIFY UTILITY COMPANIES WHO HAVE FACILITIES THAT ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN THE CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
 4. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
 5. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
 6. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK. THIS SHALL INCLUDE REMOVAL OF ABANDONED AND UN-USED UTILITIES AND STRUCTURES IN WAY OF NEW WORK.
 7. REMOVE ADA PARKING SIGNS & POLES, STOCKPILE, AND REINSTALL AT NEW LOCATIONS AS SHOWN ON LAYOUT PLAN.
 8. REMOVE ADA PAVEMENT MARKINGS AND THE PORTION OF THE CROSSWALK MARKING NOT NEEDED FOR THE NEW ACCESS AISLE MARKING; SEE LAYOUT SHEET FOR FINAL MARKINGS.

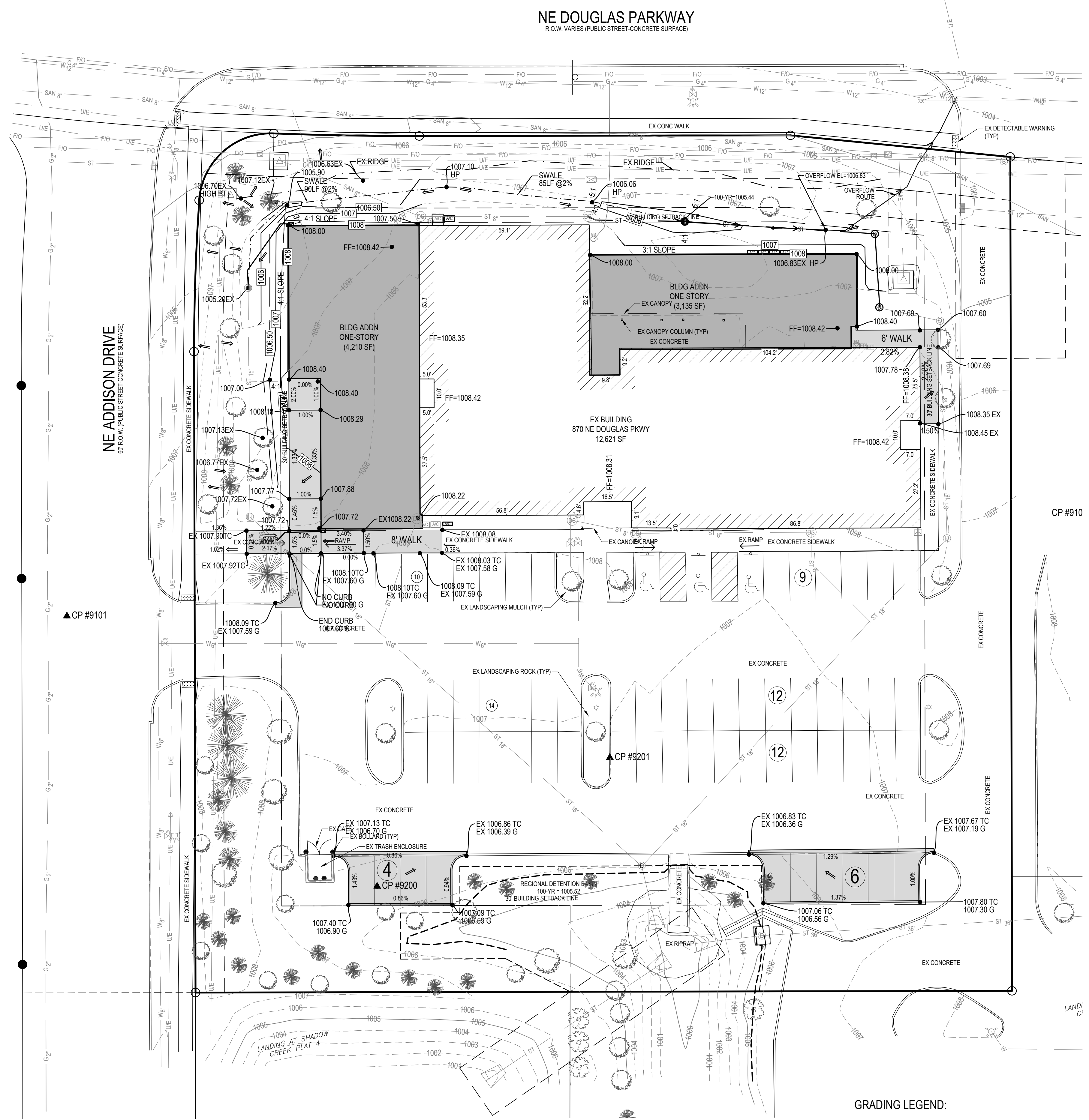
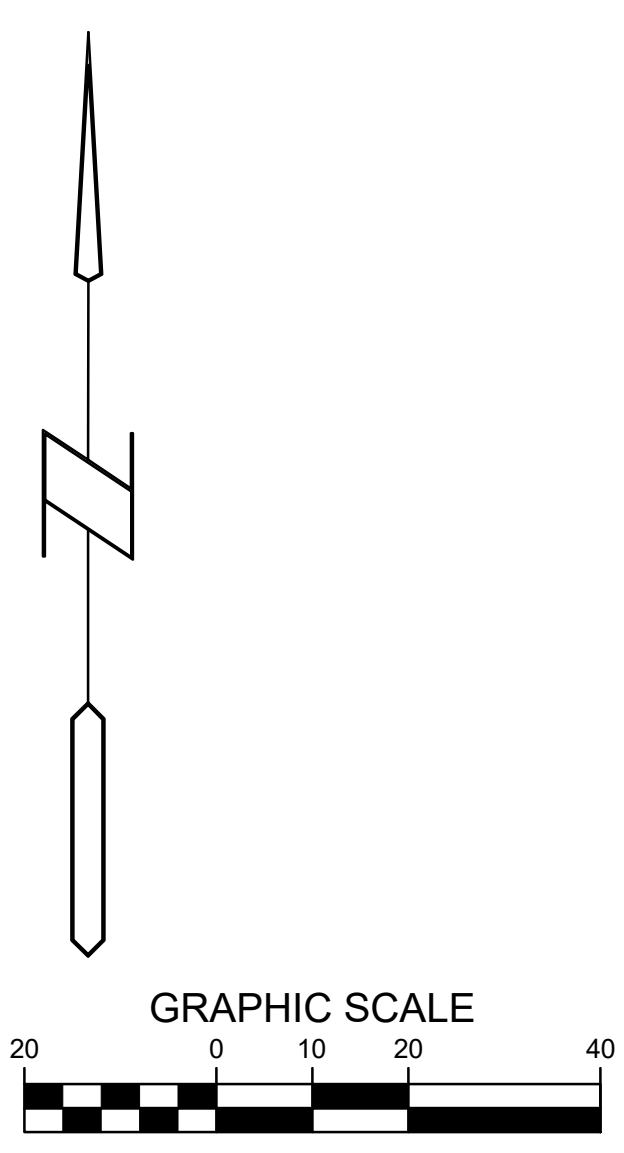


PREMIERE DANCE
870 NE DOUGLAS PARKWAY
 WAUKEE, IA

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| REFERENCE NUMBER: | |
| DRAWN BY: | |
| REVISION DATE: | 1-20-26 CITY 2-16-26 CITY |
| PROJECT NUMBER: | 250453 |
| SHEET NAME: | DEMO |
| SHEET NUMBER: | C1.1 |

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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/G |
| 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 |

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

GENERAL NOTES:

- CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR BUILDING OVERHEAD AND MAN DOOR ELEVATION DETAILS. ALL BUILDING STOOPS SHALL HAVE A MINIMUM 1.0% CROSS SLOPE AND A MAX 2% CROSS SLOPE.
- CONTRACTOR TO VERIFY AND COORDINATE EXTERIOR PAVEMENT ELEVATIONS ADJACENT TO STOOP AND DOOR LOCATIONS TO PROVIDE A MINIMUM 1.0% SLOPE AND A MAX 5% SLOPE AWAY FROM BUILDING AND BUILDING STOOPS.
- ALL PAVEMENT AREAS SHALL HAVE A MINIMUM 0.50% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- SIDEWALKS SHALL HAVE A MINIMUM 1.0% CROSS SLOPE AND A MAX 2% CROSS SLOPE AT ANY LOCATION.
- ANY AS-BUILT PAVEMENTS AREAS THAT ARE IDENTIFIED TO HAVE LOW SPOTS OR PONDING SHALL BE REMOVED AND REPLACED, AT CONTRACTOR'S EXPENSE, AS NEEDED TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY RELOCATION OR LOWERING OF EXISTING UTILITIES TO ACCOMMODATE GRADING AND NEW UTILITIES. ANY REMOVAL AND REPLACEMENT OF SAID UTILITIES SHALL BE INCIDENTAL.
- CONTRACTOR TO VERIFY ALL GRADING ELEVATIONS AND CONTACT THE OWNER/ENGINEER, PRIOR TO CONSTRUCTION, IF THERE ARE ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PLANS AND TYPICAL CONSTRUCTION STANDARDS AND TOLERANCES.
- CONTRACTOR SHALL ADJUST EXISTING UTILITY STRUCTURES RIMS TO GRADE.
- THE GEOTECHNICAL REPORT AS APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER SHALL GOVERN. ANY ADDITIONAL HAUL OFF OF UNSUITABLE SOILS IDENTIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER AND REPLACEMENT WITH SUITABLE FILL SHALL BE INCIDENTAL AND AT THE CONTRACTOR'S EXPENSE.
- ADDITIONAL GRADING AND REWORK TO CORRECT DEFICIENCIES TO MEET THE GEOTECHNICAL REPORT DESIGN REQUIREMENTS SHALL BE INCIDENTAL AND AT THE CONTRACTOR'S EXPENSE.

TOPSOIL NOTES:

- STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
- RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
- 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 6 TO 8; CONTAINING MINIMUM 5 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.

OVEREXCAVATION NOTES:

- CONTRACTOR TO COORDINATE WITH GEOTECHNICAL REPORT/SPECIFICATIONS FOR ANY OVER EXCAVATION AND STRUCTURAL BACK FILL REQUIREMENTS WITHIN THE BUILDING PAD/FOOTING AND SITE PAVEMENT LIMITS.

EARTHWORK EXPORT & IMPORT 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, EXCESS SPOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

DISTURBED AREA:

EXPECTED AREA TO BE DISTURBED = 12,750 SF

SURFACE RESTORATION NOTES:

- ALL FINAL SLOPES SHALL BE 4:1 (HORZ TO VERT) OR FLATTER, UNLESS OTHERWISE NOTED ON PLANS, ESPECIALLY AT INTAKES AND OPEN PIPE ENDS.
- SODDING SHALL NOT OCCUR UNTIL OWNER HAS REVIEWED AND ACCEPTED FINAL GRADING. UNAPPROVED GRADING MAY REQUIRE REMOVAL OF SOD TO CORRECT.



PREMIERE DANCE
870 NE DOUGLAS PARKWAY
WAUKEE, IA

REFERENCE NUMBER:

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2-16-26 CITY

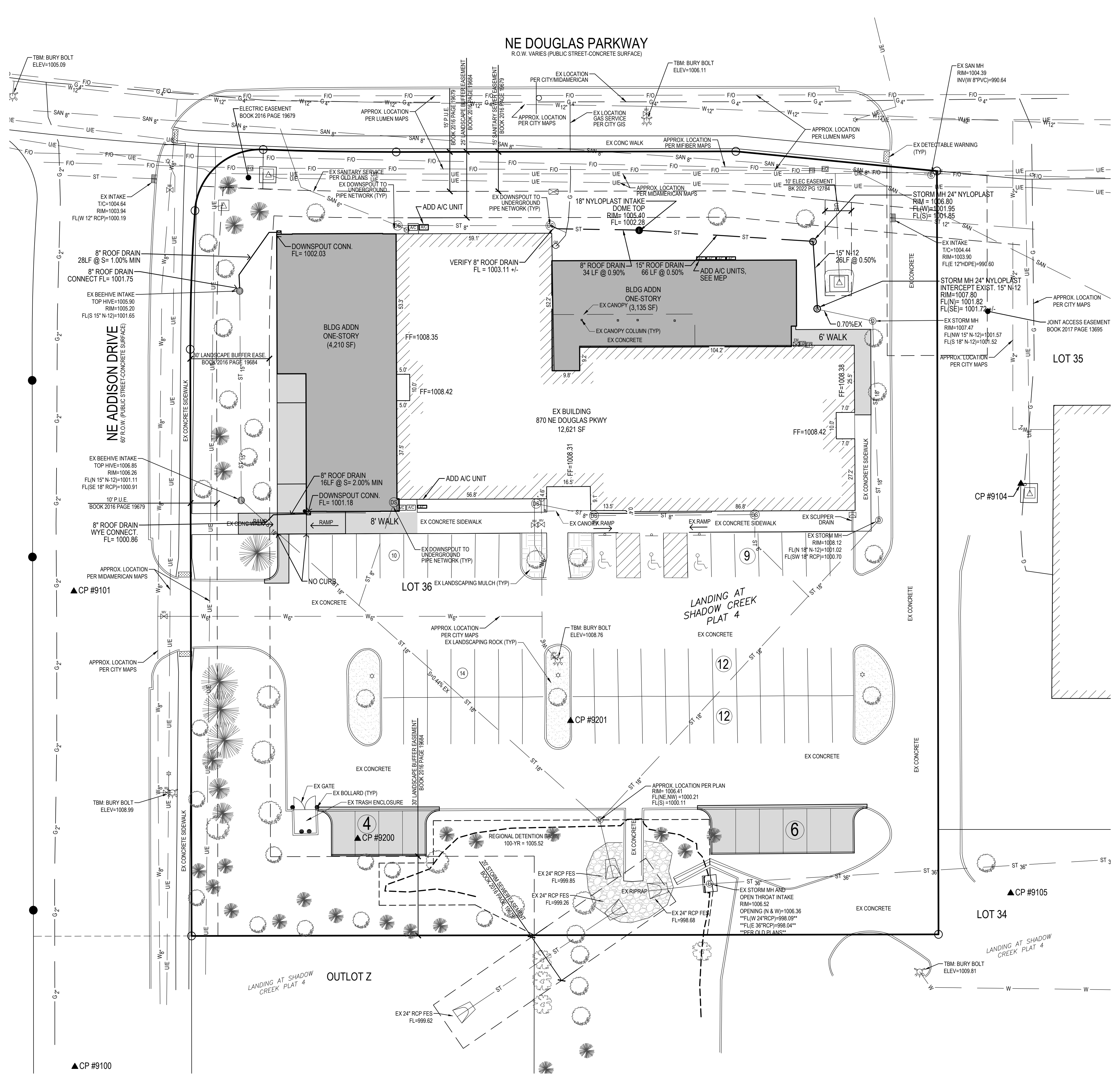
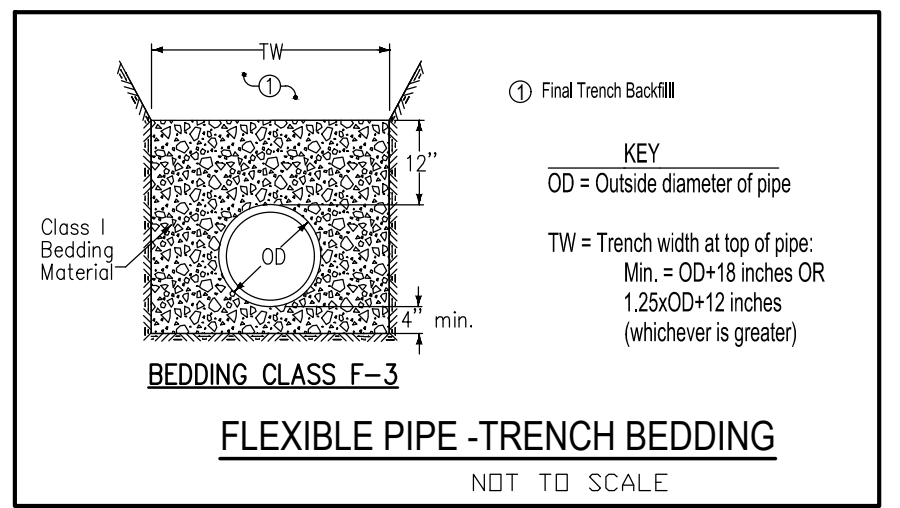
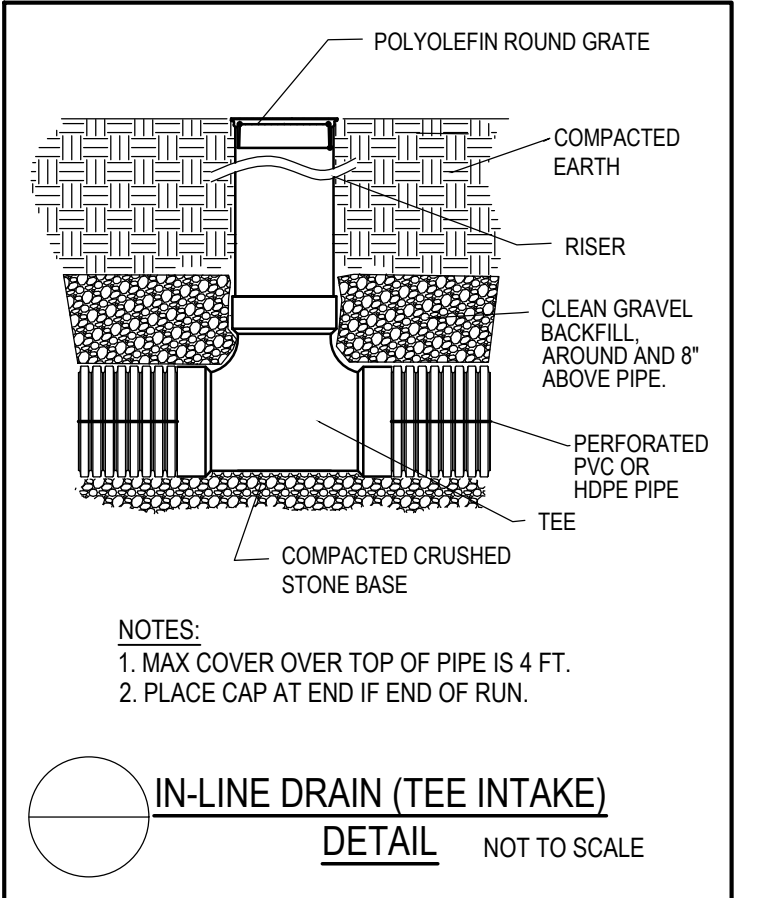
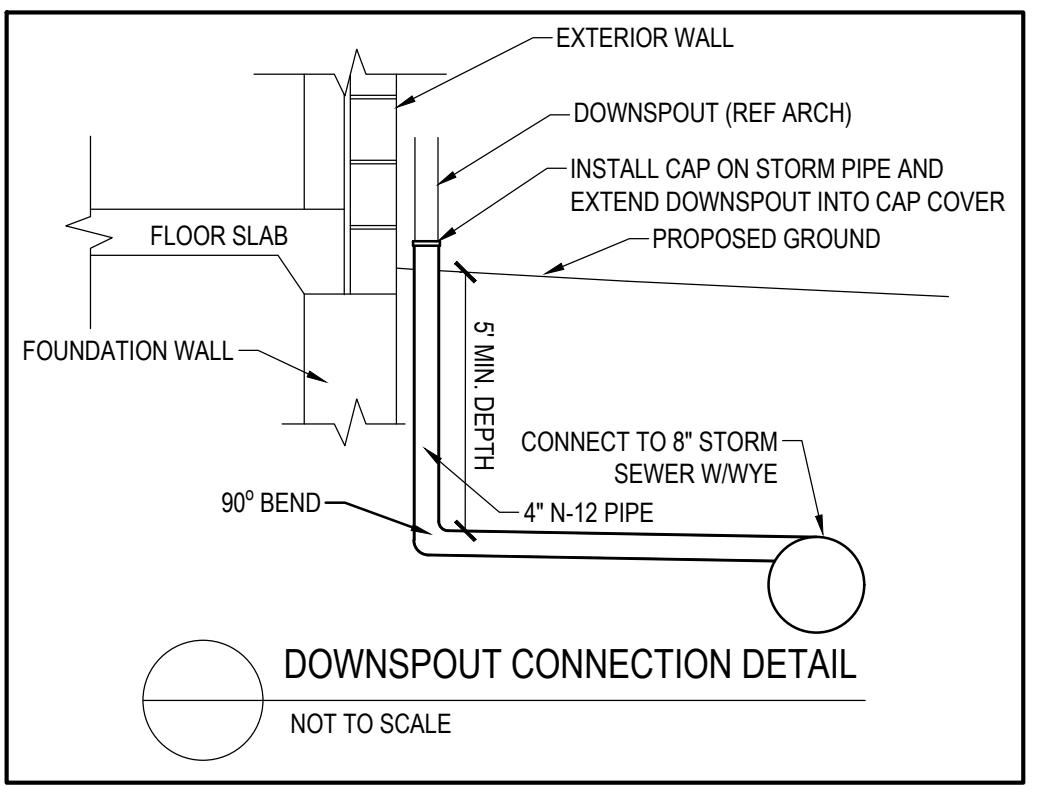
PROJECT NUMBER:
250453

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C3.1

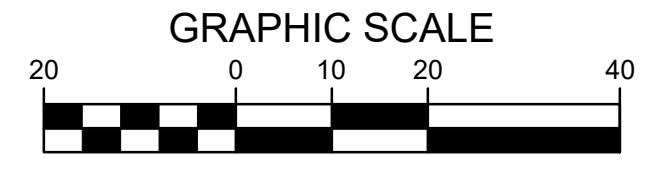
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- UTILITY NOTES:**
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS AND VERIFY THAT THE SLOPE/LENGTH OF PIPE CALLOUTS MATCH WITH PIPE ELEVATIONS AT STRUCTURES. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE PLACING ANY PIPE. IF NOT CHECKED BEFORE INSTALLATION, THE REMOVAL AND REINSTALLATION OF INCORRECTLY PLACED PIPE SHALL BE AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL NOT RELY UPON PIPE LEVELS/LASERS FOR MEETING ELEVATIONS, BUT SHALL CHECK WITH AUTOMATIC LEVELS/TRANSITS AND LEVEL RODS.
 - CONTRACTOR SHALL VERIFY PIPE MATERIAL TYPE WITH CITY PLUMBING INSPECTION BEFORE INSTALLATION.
 - COSTS FOR CHECKING GRADES AND ELEVATIONS OF INCORRECTLY INSTALLED PIPE OR STRUCTURES SHALL BE PAID BY THE CONTRACTOR.
 - ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 - ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
 - TRACER WIRE SHALL BE INSTALLED WITH WATER PIPE AND BROUGHT UP TO SURFACE; SEE SPECIFICATIONS.
 - STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 - STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 - FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 - 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.

PRIVATE UTILITIES NOTE:
 PROVIDE PROPER SEPARATION BETWEEN GAS AND ELECTRIC SERVICES TO COMPLY WITH GAS AND ELECTRICAL CODES.



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 WAUKEE, IA

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| PROJECT NUMBER: | 250453 |
| SHEET NAME: | UTILITY PLAN |
| SHEET NUMBER: | C4.1 |

