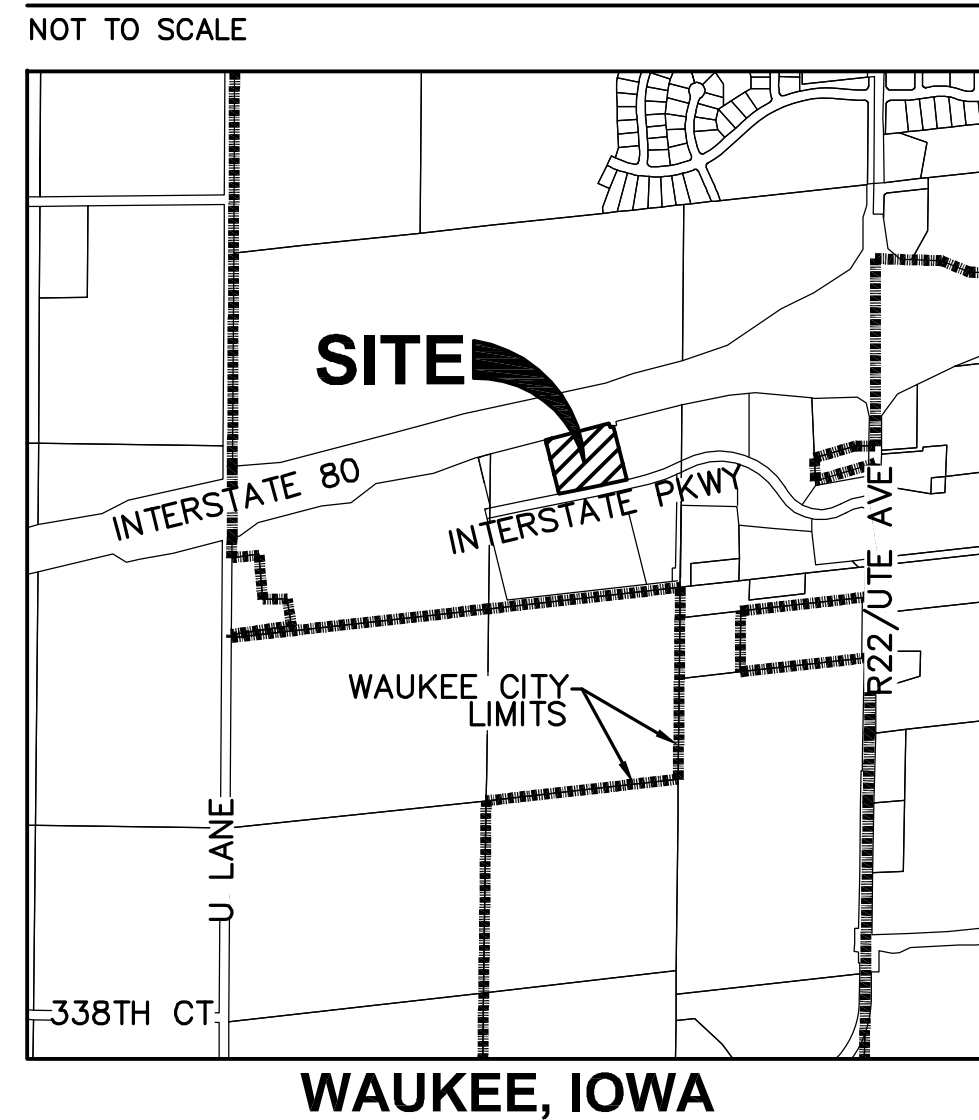


SITE PLAN FOR: I-80 WEST INDUSTRIAL PARK PLAT 2, LOT 2 WAUKEE, IOWA

VICINITY MAP



OWNER

JM SIOUX CITY HOLDINGS, LLC
CONTACT: MATTHEW GUSTAFSON
1050 SE OLSON DRIVE, SUITE 1
WAUKEE, IOWA 50263
PH: (515) 987-5500

DEVELOPER

JM COMMERCIAL HOLDINGS
CONTACT: MATTHEW GUSTAFSON
1050 SE OLSON DRIVE, SUITE 1
WAUKEE, IOWA 50263
PH: (515) 987-5500

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ARCHITECT

ALLER DESIGN GROUP
1840 NW 118TH STREET, SUITE 220
CLIVE, IA 50325
PH: (515) 254-1181

DATE OF SURVEY

FEBRUARY 27, 2017

PROJECT SITE ADDRESS

855 INTERSTATE PARKWAY

CONSTRUCTION SCHEDULE

OCTOBER 2019-JULY 2020

SUBMITTAL DATES

1ST SUBMITTAL	05/09/2018
2ND SUBMITTAL	07/31/2018
3RD SUBMITTAL	08/20/2018
4TH SUBMITTAL	08/30/2018
FINAL SUBMITTAL	10/01/2018
REVISED SUBMITTAL	08/27/2019
REVISED SUBMITTAL	10/01/2019

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN UPDATED SITE PLAN ILLUSTRATING ANY CHANGES MADE DURING CONSTRUCTION AND RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.
2. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT; THE SITE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
3. A COPY OF THE GEOTECHNICAL REPORT SHOULD BE PROVIDED TO THE ARCHITECT AND STRUCTURAL ENGINEER DESIGNING THE PROPOSED BUILDINGS TO ENSURE THAT FOOTINGS AND FOUNDATION WALLS ARE BEING DESIGNED.

LEGAL DESCRIPTION

LOT 2, I-80 WEST INDUSTRIAL PARK PLAT 2,
AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ZONING

M-1 - LIGHT INDUSTRIAL DISTRICT

DEVELOPMENT SUMMARY

SITE AREA: 193,483 SF (4.44 ACRES)

OPEN SPACE:
OPEN SPACE REQUIRED 38,697 SF (20%)
OPEN SPACE PROVIDED 54,470 SF (28%)

IMPERVIOUS AREA:
BUILDINGS: 48,000 SF
PAVEMENT: 91,013 SF
TOTAL: 139,013 SF (3.19 ACRES)

PARKING:
OFFICE:
3 SPACE PER 1,000 SF
WAREHOUSE:
1 SPACE PER 1,000 SF OR
1 SPACE PER 2 EMPLOYEES

24,480 SF OFFICE = 75 SPACES
23,520 SF WAREHOUSE = 24 SPACES

TOTAL REQUIRED = 99
TOTAL PROVIDED = 99

ACCESSIBLE PARKING:
• REQUIRED:
(76-100 SPACES PROVIDED) = 4 SPACES

• PROVIDED:
TOTAL PROVIDED = 4 SPACES

BENCHMARKS

WAUKEE CITY BM#G120, ALUMINUM ROD W/CAP
EAST SIDE OF U PLACE, 150 FEET +/- SOUTH OF
300TH STREET.
ELEVATION=1011.76

BULK REGULATIONS:

M-1
-30 FT FRONT YARD SETBACK
-30 FT REAR YARD SETBACK
-25 FT SIDEYARD SETBACK WHEN ADJACENT TO 'R' OR 'C-1'
DISTRICT, OTHERWISE 0'
-MAXIMUM OF 3 STORIES

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	DIMENSION PLAN
4.0	GRADING PLAN
5.0	UTILITY PLAN
6.0	EROSION AND SEDIMENT CONTROL PLAN
7.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER WITH SIZE	TELEPHONE JUNCTION BOX
SANITARY SERVICE	TELEPHONE MANHOLE/VAULT
STORM SEWER	TELEPHONE POLE
STORM SERVICE	GAS VALVE BOX
WATERMAIN WITH SIZE	CABLE TV JUNCTION BOX
WATER SERVICE	CABLE TV MANHOLE/VAULT
SAWCUT (FULL DEPTH)	MAIL BOX
SILT FENCE	BENCHMARK
USE AS CONSTRUCTED	SOIL BORING
MAIL BOX PAD	UNDERGROUND TV CABLE
DOWNSPOUT LOCATION	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
ELECTRICAL TRANSFORMER	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



1-800-292-8989
www.iowaonecall.com

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.




3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1803.168

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

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

THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2019 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.



PRELIMINARY
NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ERIN OLLENDIKE, P.E. _____ DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
1.0-6.0