



Date March 25, 2019

RESOLUTION APPROVING URBAN RENEWAL DEVELOPMENT AGREEMENT WITH BELL AVENUE PROPERTIES, INC, AND CONCEPTUAL DEVELOPMENT PLAN FOR THE NEW CONSTRUCTION OF AN OFFICE AND PRODUCTION BUILDING FOR THE WALDINGER CORPORATION

WHEREAS, The Waldinger Corporation ("Waldinger") is a full-service mechanical and service contractor and multi-state business with its home office at 2601 Bell Avenue which employs approximately 295 office and production staff in Des Moines; and,

WHEREAS, Waldinger, acting through Bell Avenue Properties, Inc., an affiliated company represented by Tim Koehn, (President), proposes to purchase approximately 28 acres in the 4701 block of SW 63rd Street south of Scout Trail (the "Property"), to construct a new office, production and warehouse facility that will be occupied by Waldinger; and,

WHEREAS, on September 24, 2018, by Roll Call No. 18-1576, the City Council approved preliminary terms with Bell Avenue Properties, Inc. (the "Developer"), which anticipated that the Developer would construct the new office, production and warehouse facility at an estimated cost of \$21 million, and that the City would provide financial assistance consisting of:

- a) An Economic Development Grant payable in installments equal to 100% of the new tax increment generated by the project in the first four years after it comes off 3-year 100% tax abatement, but not to exceed \$1.8 million; and,
  - b) A Forgivable Economic Development Loan in an amount equal to the purchase price for the portion of the SW Connector roadway easement extending through the Property,
- all as more specifically described in the Council Communication No. 18-476; and,

WHEREAS, the City Manager has negotiated final terms of an Urban Renewal Economic Development Agreement (the "Agreement") with the Developer that differ from the approved preliminary terms, with an increase in the size and anticipated cost of the improvements to be undertaken by the Developer and a corresponding increase in the recommended economic incentives to be provided by the City; and,

WHEREAS, the Economic Development Director/City Manager recommends approval of the proposed Agreement which is now on file and available for inspection in the office of the City Clerk, and which provides that the City shall provide the following economic incentives:

- a) An Economic Development Grant payable in installments equal to 100% of the new tax increment generated by the project in the first five years after it comes off 3-year, 100% tax abatement, but not to exceed \$2.3 million; and,
- b) A Forgivable Economic Development Loan in the amount of \$170,950, which is equal to the purchase price for the portion of the SW Connector roadway easement extending through the Property,



Date March 25, 2019

in consideration of the Developer acquiring the Property and completing the following improvements (the "Improvements") in conformance with the proposed Conceptual Development Plan:

- a) Construction of a new building on the Property containing at least 203,000 square feet of interior space, with at least 87,000 square feet to be devoted to office use, and at least 116,000 square feet to be devoted to production, assembly, tools and warehousing, at an estimated cost of \$32 million;
- b) Construction of approximately 370 parking spaces and the necessary drive aisles on the Property;
- c) Construction of various public improvements, including but not limited to:
  - 1) The relocation and improvement of SW McKinley Avenue adjoining the Property;
  - 2) The construction of a cul-de-sac (the "Cul-de-sac") to provide continued access to the parcels adjoining the south side of the existing SW McKinley Avenue right-of-way adjoining the Property;
  - 3) The construction or extension of left-turn lanes within the street rights-of-way adjoining the Property;
  - 4) The grading and landscaping of the median (the "Traffic Median") created by the relocation of SW McKinley Avenue;
- d) Installation of street trees and streetscape improvements on the Property.

WHEREAS, the proposed Conceptual Development Plan for the Improvements to the Property and the proposed financial assistance to be provided by the City were considered by the Urban Design Review Board at its meeting on March 12, 2019, and although a quorum of the members were not present, by consensus the five members present expressed their support for approval of the proposed Plan and financial assistance subject continued emphasis on providing additional screening and modifying the plant material palette on and around the berms providing screening to the residential properties to the south.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The City Council hereby makes the following findings of fact:
  - a) The construction of the Improvement to the Property as provided in the Agreement, for occupancy by The Waldinger Corporation and its subsidiaries as its new corporate headquarters and production facility will retain jobs for approximately 295 office and production staff in Des Moines, and is sized to accommodate significant future job growth.



Date March 25, 2019

- b) The Developer's obligations under the Agreement to redevelop the Property by the construction of the Improvements for occupancy by The Waldinger Corporation furthers the objectives of the Southwest Gateway Urban Renewal Plan to encourage private development of the Southwest Gateway Urban Renewal Area (the "Project Area") for high quality commercial and light industrial use, and will protect the health, safety and general welfare of City residents, and maintain and expand taxable values and employment opportunities within the Project Area and the surrounding area.
- c) The economic development incentives under the Agreement are provided by the City to Developer pursuant to the Urban Renewal Law and Chapter 15A of the Code of Iowa, and Developer's obligations under the Agreement to construct the Improvements will generate the following public gains and benefits: (i) it will advance the improvement and development of the Project Area in conformance with the Urban Renewal Plan; (ii) it will establish conditions which attract further new investments to the surrounding area; and, (iii) it will further the City's efforts to retain and create job opportunities within the Project Area and surrounding area which might otherwise be lost.
- d) The construction of the Improvements is a speculative venture and the construction and resulting benefits would not occur without the economic incentives provided by the Agreement.
- e) The City believes that the development of the Property pursuant to the Agreement, and the fulfillment generally of the Agreement, are in the vital and best interests of City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under which the project has been undertaken, and warrant the provision of the economic assistance set forth in the Agreement.

2. The proposed Urban Renewal Development Agreement between the City and Bell Avenue Properties, Inc., and the proposed Conceptual Development Plan described above are hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute the Agreement on behalf of the City.

3. The City Clerk is further directed to cause the Agreement to be promptly recorded, and to forward a certified copy of the executed Agreement to the Legal Department for release to the Developer.

4. Upon requisition by the City Manager or the City Manager's designee, the Finance Department shall advance the installments on the Economic Development Grant pursuant to Article 4 of the Agreement. The proceeds of the Forgivable Economic Development Loan shall

Date March 25, 2019

-4-

be applied in payment of the consideration owed to City by Developer for release of the roadway right-of-way within the development site.

5. The City Manager or his designees are hereby authorized and directed to administer the Agreement on behalf of the City and to monitor compliance by the Developer with the terms and conditions of the Agreement. The City Manager is further directed to forward to City Council all matters and documents that require further City Council review and approval in accordance with the Agreement.

( Council Communication No. 19- **119** )

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

By: \_\_\_\_\_  
 Roger K. Brown, Assistant City Attorney  
 G:\APPDATA\LEGAL\Urban-Renewal\SW Gateway\Waldinger\RC Approve Agr.docx

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

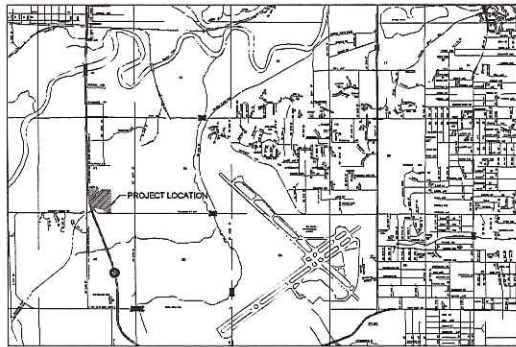
MOTION CARRIED APPROVED

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 City Clerk

# THE WALDINGER CORPORATION OFFICE & PRODUCTION BUILDING

6230 SCOUT TRAIL  
DES MOINES, IOWA 50321



SHEET INDEX	
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C504	FENCING DETAILS

**PROPERTY OWNER**  
THE WALDINGER CORPORATION  
ATTN: GUY GAST  
2601 BELL AVENUE  
DES MOINES, IA 50321  
PH: 515-283-6133  
EMAIL: GUY.GAST@WALDINGER.COM

**ZONING**  
EXISTING: C-2 GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL  
  
PROPOSED: M-1 LIGHT INDUSTRIAL, C-2 GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL  
  
PROPOSED USE OF SITE: MANUFACTURING OPERATIONS FACILITY AND OFFICE BUILDING  
  
FRONT YARD BUILDING SETBACK: 25 FT.  
FRONT YARD PARKING SETBACK: 20 FT.  
SIDE YARD BUILDING SETBACK: 25 FT.  
REAR YARD BUILDING SETBACK: 25 FT.  
  
BUILDING HEIGHT: 30'-0"

**PARKING**  
REQUIRED PARKING:  
MANUFACTURING PLANT: ONE PARKING SPACE FOR EACH TWO EMPLOYEES ON THE MAXIMUM WORKING SHIFT, PLUS ONE SPACE FOR EACH 400 SQUARE FEET OF OFFICE SPACE  
OFFICE AREA: 87,731 SF  
  
# OF EMPLOYEES: 91 EMPLOYEES  
OFFICE AREA: 87,731 SF

**LANDSCAPE SUMMARY**  
CONSTRUCTION LIMITS: 1,002,937 SF (25.11 ACRES)  
EXISTING SITE IMPERVIOUS AREA: 0  
EXISTING SITE OPEN SPACE AREA: 1,002,937 SF (100.0%)  
EXISTING TREES TO BE REMOVED: 0  
  
PROPOSED IMPERVIOUS SUMMARY:  
TOTAL: 502,218 SF (45.9%)  
BUILDING: 180,523 SF (14.7%)  
PAVING: 341,795 SF (21.4%)  
  
REQUIRED OPEN SPACE: 218,787 SF (20.0%)  
PROVIDED OPEN SPACE: 591,619 SF (54.1%)  
  
PARKING STALLS PER CONSTRUCTION LIMITS: 370 STALLS  
  
C-2 OPEN SPACE LANDSCAPE REQUIREMENTS:  
PROVIDE: 1 OVERSTORY TREE, 1 EVERGREEN TREE, AND 1 SHRUB PER 2,500 SF OF REQUIRED OPEN SPACE  
REQUIRED OPEN SPACE = 218,787 SF  
PLANTS REQUIRED = 218,787/2500 SF = 88 UNITS  
REQUIRED: 88 OVERSTORY TREES  
88 SHRUBS

**C-2 INTERIOR PARKING LANDSCAPE REQUIREMENTS:**  
PROVIDE 1 OVERSTORY AND 3 SHRUBS / 20 SPACES  
370 SPACES/20= 19 UNITS  
REQUIRED: 20 OVERSTORY TREES\* (OPEN SPACE)  
60 SHRUBS  
PROVIDED: 22 OVERSTORY TREES\* (OPEN SPACE)  
85 SHRUBS  
\*COUNTS TOWARDS OPEN SPACE REQUIREMENTS

**ENGINEER**  
SHIVE-HATTERY, INC.  
ATTN: MIKE ANTHONY  
4125 WESTOAK PARKWAY, SUITE 100  
WEST DES MOINES, IA 50266  
PHONE: 515-223-8104  
EMAIL: MANTHONY@SHIVE-HATTERY.COM

**STORMWATER**  
100 YEAR EVENT DETAINED AND CONVEYED FROM IMPERVIOUS SURFACES, SEE STORMWATER REPORT  
  
**SURROUNDING ZONING**  
NORTH: PEP PLANNED BUSINESS PARK, C-2 GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL  
EAST: R1-80 ONE FAMILY RESIDENTIAL  
SOUTH: C-2 GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL  
WEST: OS AGRICULTURAL/OPEN SPACE (WEST DES MOINES)

**PARKING STALLS REQUIRED: 265 SPACES**  
PARKING STALLS PROVIDED: 370 SPACES  
HANDICAP PARKING REQUIRED: 7 STALLS  
HANDICAP PARKING PROVIDED: 10 STALLS

**C-2 PERIMETER PARKING REQUIREMENTS:**  
PROVIDE 1 OVERSTORY AND 3 SHRUBS PER 50 LF OF PAVED PARKING PERIMETER.  
WEST: 1100 LF/50 LF= 22 UNITS  
REQUIRED: 22 TREES, 66 SHRUBS  
PROVIDED: 22 TREES, 66 SHRUBS + 5 EVERGREENS (4 OVERSTORY)  
84 SHRUBS (WITHIN PERIMETER ISLANDS ALONG WEST CURB)  
NORTH: 575 LF/50 LF= 11.5 UNITS  
REQUIRED: 12 TREES, 36 SHRUBS  
PROVIDED: 16 TREES (11 OVERSTORY ALONG NORTH AND NW CURB + 5 EVERGREENS + 5 OVERSTORY)  
48 SHRUBS (ALONG NORTH CURB AND WITHIN PERIMETER ISLANDS ALONG NORTHWEST CURB)  
SOUTH: 840 LF/50 LF= 16.8 UNITS  
REQUIRED: 19 TREES, 58 SHRUBS  
PROVIDED: 13 TREES (11 OVERSTORY ALONG EAST CURB + 2 OVERSTORY)  
63 SHRUBS (21 IN WEST PERIMETER ISLAND + 42 DOODWOOD AT BUFFERYARD BERM ALONG SOUTH DRIVEWAYS)

**EAST BUFFERYARD:**  
PROVIDE OVERSTORY AND 5 EVERGREEN TREES PER 100 LF PROPERTY LINE  
1,200 LF/100 = 12 UNITS  
REQUIRED: 82 OVERSTORY, 104 EVERGREEN  
15 OVERSTORY, 17 EVERGREEN  
PROPOSED: 50 OVERSTORY, 44 EVERGREENS EXISTING TO REMAIN WITHIN TREE PRESERVATION EASEMENT, + EVERGREEN BALANCE AT OUTDOOR STORAGE AREA

**SITE PLAN SUBMITTALS**  
SUBMITTAL #1: 2019-01-29  
SUBMITTAL #2: 2019-02-28

**PUBLIC IMPROVEMENT LANDSCAPE**  
PROVIDE 1 OVERSTORY TREE FOR EVERY 30 LINEAR FEET OF PUBLIC IMPROVEMENT AREA  
PLANTS REQUIRED: 600 LF/30 = 20 UNITS  
REQUIRED: 20 TREES  
PROVIDED: 34 TREES

**PLANNING AND ZONING COMMISSION SUMMARY**  
MEETING DATE:  
CONDITIONS OF APPROVAL:

**SITE PLAN**

APPROVED       APPROVED WITH CONDITIONS  
See Exhibit "A" attached hereto.

IN ACCORDANCE WITH SECTION 62-207(1), 2009 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR.

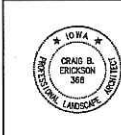
DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_



I HEREBY CERTIFY THAT THE FOREGOING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A duly licensed PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: \_\_\_\_\_  
NAME: MICHAEL L. ANTHONY  
DATE: 02/28/2019      LICENSE NUMBER: 18735  
BY LICENSE EXPIRES DATE: 02/28/2022

PAGES, SHEETS OR DRAWING COVERED BY THIS SEAL: ALL SHEETS EXCEPT CITY AND ZONING



I HEREBY CERTIFY THAT THE FOREGOING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A duly licensed PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: \_\_\_\_\_  
NAME: CRAIG B. ERICKSON  
DATE: 02/28/2019  
BY LICENSE EXPIRES DATE: 02/28/2022

PAGES, SHEETS OR DRAWING COVERED BY THIS SEAL: 0001, 0002

**VICINITY MAP**  
N15

**LEGAL DESCRIPTION**

AIRPORT INDUSTRIAL PARK PLAT 3  
PARCEL 2018-77, AN OFFICIAL PARCEL RECORDED IN BOOK 17245, PAGE 564 AT THE POLK COUNTY RECORDERS OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA

AND  
OUTLOT 'X' & 'Y', AIRPORT INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 12726, PAGE 241 AT THE POLK COUNTY RECORDERS OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA  
PARCEL CONTAINS 30.03 ACRES AND BEING SUBJECT TO ANY AND ALL EASEMENTS & AGREEMENTS OF RECORD.

**SHIVE-HATTERY**  
ARCHITECTURE + ENGINEERING  
4125 Westoak Pkwy, Suite 100 West Des Moines, Iowa 50266  
515.223.8104 | www.shive-hattery.com  
Iowa | Illinois | Indiana

THE WALDINGER CORPORATION  
OFFICE & PRODUCTION BUILDING

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

02/28/2019  
SUBMITTAL  
PROJECT NO: 4182040  
CLIENT NO:

C000

**GENERAL NOTES**

1. ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH SDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
2. PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. SEWER CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
3. ALL WORK AND ANY OBSTRUCTIONS IN THE CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
4. A SIDEWALK/DRIVE APPROACH PERMIT IS REQUIRED FOR ALL PUBLIC SIDEWALK, DRIVE APPROACH AND CURB CONSTRUCTION IN THE CITY RIGHT-OF-WAY.
5. PARKING LOT LIGHTING SHALL BE PEDESTRIAN IN SCALE, WITH LIGHT POLES NO TALLER THAN 20 FEET IN HEIGHT (INCLUDING BASE) AND WITH CUT-OFF DOWN-DIRECTIONAL LIGHT FIXTURES.
6. ANY GROUND-MOUNTED OR WALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC STREET.
7. ANY WALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND FINISHED TO MATCH BUILDING.
8. ALL UTILITIES SHALL BE UNDERGROUND UNLESS OTHERWISE ALLOWED PER SITE PLAN.

**STORMWATER FACILITIES MAINTENANCE REQUIREMENTS**

1. STORMWATER RUNOFF CONTROL FACILITIES (INCLUDING PIPES, INLETS AND OUTLETS) SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
2. LITTER, SALT, SEDIMENT AND DEBRIS SHALL BE PROMPTLY REMOVED FROM SUCH FACILITIES.
3. THE PLANTINGS AND VEGETATION WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN. IF ANY VEGETATION DIES, IT SHALL BE REPLACED WITH VEGETATION IN CONFORMANCE WITH THE PLAN AS SOON AS THE WEATHER PERMITS.
4. NO GRASS CLIPPINGS, LEAVES, YARD WASTES, SOIL, ROCKS, CONCRETE OR SIMILAR MATERIALS SHALL BE PLACED WITHIN A SWALE, RETENTION POND OR DETENTION BASIN WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
5. NO PORTION OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE ALTERED, REMOVED OR REGRADED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
6. RECORDS OF INSPECTION, MAINTENANCE AND REPAIR MUST BE MAINTAINED AND KEPT FOR AT LEAST FIVE YEARS AND MADE AVAILABLE UPON REQUEST TO THE CITY ENGINEER.

**PLANNING NOTES**

- ZONING CONDITION #15.603 EXISTS ON THE PROPERTY WITH THE FOLLOWING CONDITIONS:
1. OVERHEAD DOORS SHALL NOT FACE IOWA HIGHWAY 28 OR ANY RESIDENTIALLY DEVELOPED PROPERTY UNLESS SCREENED BY ANOTHER BUILDING OR BY EARTHEN BERMS AND LANDSCAPING MATERIALS.
  2. PROVISION OF LANDSCAPING IN ACCORDANCE WITH THE CITY'S STANDARDS FOR 122 DISTRICTS.
  3. NO PORTION OF THE PROPERTY WITHIN 50 FEET OF THE PUBLIC RIGHT-OF-WAY OR ADJOINING RESIDENTIALLY ZONED PROPERTY MAY BE USED FOR THE OUTSIDE STORAGE OF MATERIALS, TRAILERS OR EQUIPMENT. ANY AREA USED FOR THE OUTSIDE STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PAVED AND SCREENED FROM PUBLIC STREET VIEWS AND RESIDENTIAL DEVELOPMENT BY AN ARCHITECTURAL SCREENING PANEL SYSTEM OR FENCING/LANDSCAPING AS APPROVED BY THE COMMISSION OR PLANNING ADMINISTRATOR.
  4. THE PUBLIC STREET FACADES OF ANY BUILDING OR PORTION THEREOF LOCATED WITHIN THE PROPERTY WHICH IS NOT BLOCKED FROM VIEW BY OTHER STRUCTURES OR LANDSCAPING SHALL BE CONSTRUCTED USING EXTERIOR MATERIALS THAT ARE PREDOMINATELY GLASS, BRICK MASONRY, ARCHITECTURAL STEEL PANELS AND OTHER DURABLE MATERIALS. NO EXTERIOR INSULATIONS AND FINISH SYSTEM (EIFS) SHALL BE USED BELOW AN ELEVATION OF 6 FEET ABOVE GRADE ON SUCH FACADES.
  5. COMPLIANCE WITH ALL RECOMMENDATIONS OF THE TRAFFIC STUDY AS PART OF ANY SUBMITTED SUBDIVISION OR SITE PLAN.
  6. ANY SITE PLAN FOR DEVELOPMENT SHALL BE REVIEWED BY THE PLAN AND ZONING COMMISSION.
- ZONING CONDITION #13.274 EXISTS ON THE PROPERTY WITH THE FOLLOWING CONDITIONS:
1. UPON ANY FUTURE SUBDIVISION OF THE PROPERTY, THERE SHALL BE PROVIDED BY THE OWNERS OF THE PROPERTY AND DEDICATED TO THE CITY, THE NECESSARY RIGHT-OF-WAY FOR FUTURE STREET EXTENSIONS THROUGH THE PROPERTY, AS DETERMINED BY THE CITY OF DES MOINES IN THE PROCEEDINGS FOR APPROVAL OF SUCH SUBDIVISION.

CITY DATUM ELEVATION BENCHMARK:  
 BENCHMARK 578  
 NE CORNER, INTERSECTION OF VETERANS PKWY AND SW 83RD STREET  
 BRASS DISK IN SW CORNER OF TRAFFIC SIGNAL BASE  
 N: 261752  
 E: 1086082  
 ELEV: 174.775

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
---	EASEMENT	---
+	CONTROL POINT	+
---	CONTOUR LINE (MAJOR)	---
---	CONTOUR LINE (MINOR)	---
---	STORM SEWER	---
---	STORM INTAKE	---
---	STORM MANHOLE	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	SANITARY CLEANOUT	---
---	WATER MAIN	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	OVERHEAD ELECTRIC	---
---	UNDERGROUND ELECTRIC	---
---	UTILITY POLE	---
---	LIGHT POLE	---
---	GAS MAIN	---
---	SINGLE POLE SIGN	---
---	BOLLARD	---
---	TREE	---
---	HANDICAPPED PARKING	---
---	PCC PAVING	---
---	CURB-AND-GUTTER	---
---	BUILDING	---
---	SILT FENCE	---
---	CONSTRUCTION/PHASING LIMITS	---
---	GRADING LIMITS	---

**SHIVE-HATTERY**  
 ARCHITECTURE + ENGINEERING  
 4122 Walnut Place, Suite 1001 West Des Moines, Iowa 50309  
 515.223.0104 | www.shive-hattery.com  
 Lisa J. Shive, P.E. | 10/18/24

**THE WALDINGER CORPORATION**  
 OFFICE & PRODUCTION BUILDING  
 THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

**PRELIMINARY**  
 - NOT FOR  
 CONSTRUCTION

ISSUED FOR PERMIT	DATE	PROJECT NO.	FIELD BOOK	CURT NO.
ISSUED FOR SUBMITTAL	02/09/2019	190204		

CONSTRUCTION NOTES

C001

DATE PLOTTED: 08/20/2019 10:58:11 AM



**SHIVEHATTERY**  
ARCHITECTURE • ENGINEERING  
4129 Westmore Drive, Suite 100 | West Oak Hills, Iowa 52599  
515.233.0104 | www.shivehattery.com  
Area | Inland | Volume

**THE WALDINGER CORPORATION  
OFFICE & PRODUCTION BUILDING**  
THE WALDINGER CORPORATION  
6230 SCOUT TRAIL | DES MOINES, IA 50321

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

DESIGNER	ARCHITECT
PREPARED BY	DESIGNED BY
DATE	PROJECT NO.
DATE	CLIENT NO.

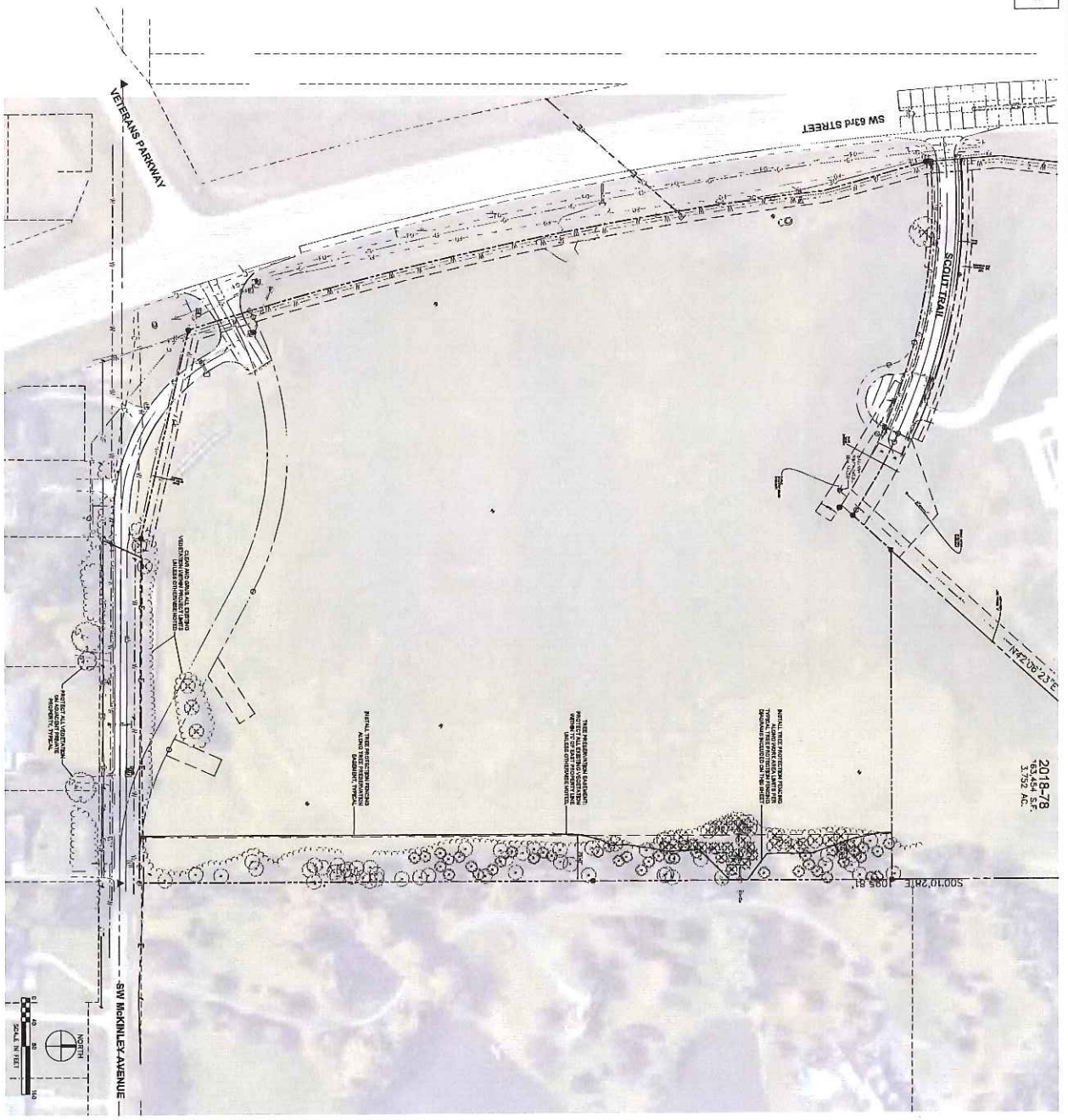
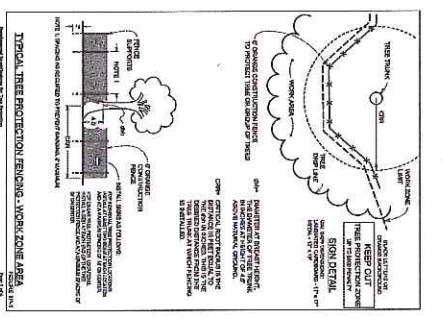
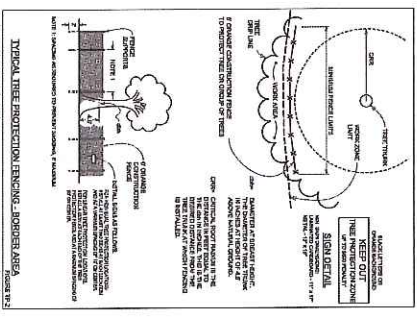
EXISTING  
CONDITIONS

C002

- LEGEND:**
- ☉ EXISTING TREE (1" DBH - PROTECT IN PLACE)
  - ☉ EXISTING TREE (1" DBH - REMOVE)
  - ☉ TREE PROTECTION FENCE PER SQUARE BELOW
  - PROTECT LINE

**NOTE:**  
 THESE NOTATION REQUIREMENTS  
 SHALL APPLY TO ALL TREE PROTECTION  
 SITES IN A PROJECT

- BASED ON PROPOSED DISTURBANCE AND EVALUATION OF EXISTING TREES AS COMPLETED BY THE LANDSCAPE ARCHITECT, THE FOLLOWING TREE PROTECTION STRATEGY IS PROPOSED:
1. EXISTING TREES 14" DBH OR GREATER, AS DETERMINED AT 1" DBH ARE PROTECTED WITHIN EXISTING REQUIREMENTS. BARRIERS AT DASH PROBABLY USED TO ACHIEVE BUFFER.
  2. EXISTING TREES 12" DBH TO BE REMOVED.
  3. NEW PLANTING PER SITE PLAN PERFORMANCE:
    - 1" DBH TREES 2:1 RATIO ACROSS RADIUS
    - 2" DBH TREES 1:1 RATIO ACROSS RADIUS
  4. TOTAL REPLACEMENT TREES REQUIRED: 100 TREES (50% 1" DBH, 50% 2" DBH)
  5. TOTAL REPLACEMENT TREES REQUIRED WITHIN THE EAST BUFFER/PAVED BY TREE PROTECTION BARRIERS WORK ZONE LIMIT.



**TREE PROTECTION PLAN**

D100

DRAWN: KAU/LS  
 APPROVED: VJA  
 ISSUED FOR: SUBMITTAL  
 DATE: 07/26/2019  
 PROJECT NO.: 418250  
 FIELD BOOK: --  
 CLIENT NO.: --

**PRELIMINARY - NOT FOR CONSTRUCTION**

**THE WALDINGER CORPORATION**  
 OFFICE & PRODUCTION BUILDING

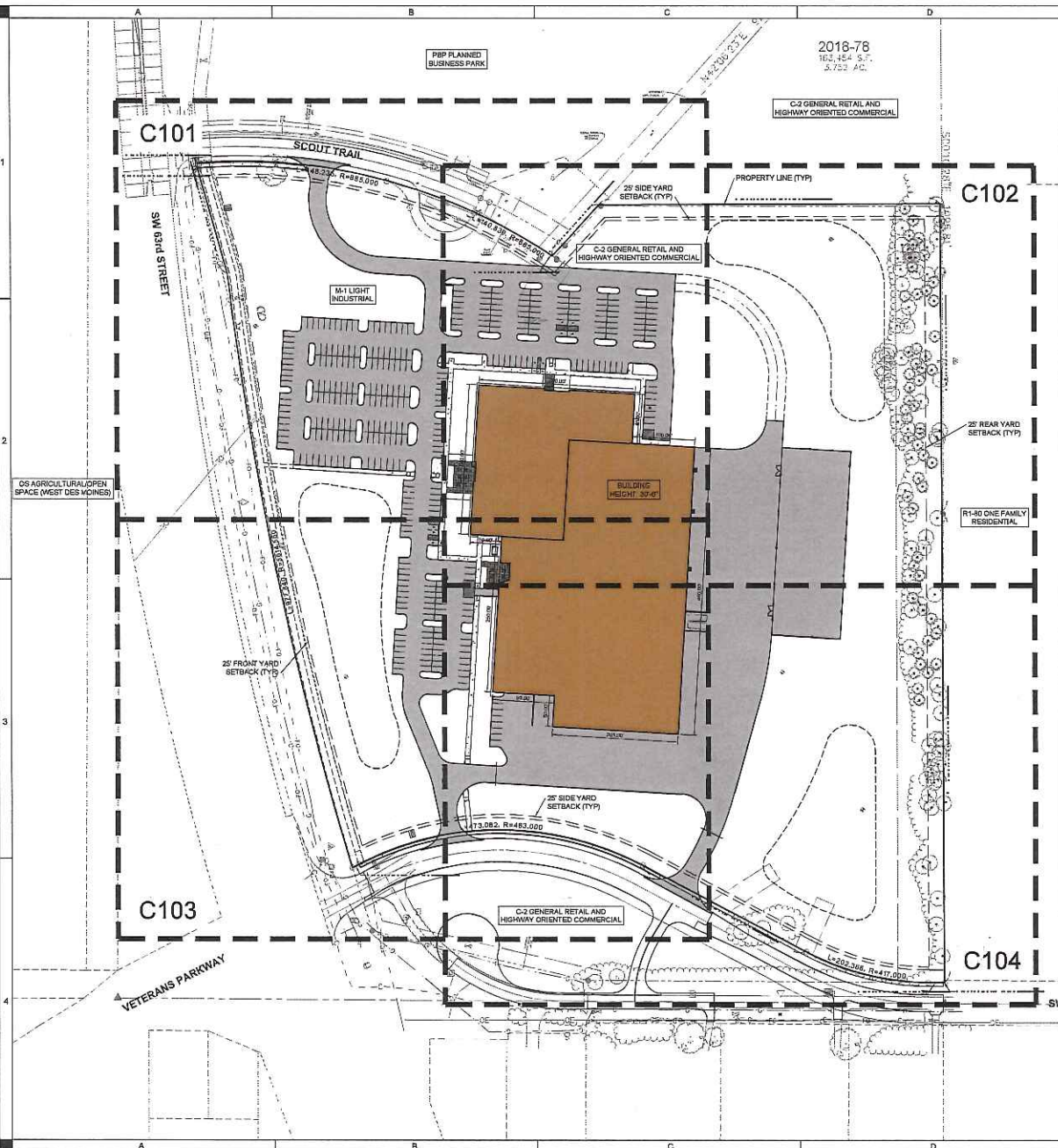
THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

**SHIVEHATTERY**  
 ARCHITECTURE + ENGINEERING

4125 Westown Parkway, Suite 100 | West Des Moines, Iowa 50266  
 515.253.1554 | www.shivehattery.com  
 Iowa | Florida | Indiana



2018-76  
162,484 S.F.  
3,723 A.C.

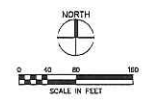


**GENERAL NOTES:**

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
3. IOWA CODE 486, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL BY CALLING 811 OR 1-800-292-8888, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
4. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
6. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
7. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
8. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
9. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
10. REPLACE ANY PROPERTY MONUMENTS REMOVED OR DESTROYED BY CONSTRUCTION. MONUMENTS SHALL BE SET BY A LAND SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF IOWA.
11. 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.
12. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSE, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY SHIVE-HATTERY, INC. AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF SHIVE-HATTERY, INC. WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
13. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
14. ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
15. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE.
16. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT OR OVERLAY AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING OR OVERLAY.
17. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
18. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON THE PROJECT SITE AND ANY OFF SITE BORROW OR DISPOSAL AREAS USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF IOWA CODE, FEDERAL REGULATIONS, AND LOCAL ORDINANCES.
19. CONTRACTOR SHALL NOT DISTURB VEGETATION OUTSIDE GRADING LIMITS. CONTRACTOR SHALL MINIMIZE DISTURBANCE WITHIN GRADING LIMITS TO THAT NECESSARY TO ACHIEVE PROPOSED GRADES AS SHOWN.
20. ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED AS PLANTED, SHALL BE SOODED OR SEEDED. REFER TO PLANS.
21. THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
22. 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.
23. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
24. CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
25. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
26. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ACCESS TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
27. ALL EXISTING UTILITY STRUCTURES SHALL BE ADJUSTED TO FINAL FINISH GRADES.
28. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
29. SIGNING, STRIPING OR OTHER TRAFFIC CONTROL DEVICES ON THE DRIVEWAY APPROACHES TO PUBLIC STREETS SHOULD CONFORM TO THE (MUTCD) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FEDERAL HIGHWAY ADMINISTRATION, 2009 EDITION).

**SITE PLAN NOTES**

1. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
2. LIGHTING SHALL CONSIST OF LOW-GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
3. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
4. NO MECHANICAL OR UTILITY EQUIPMENT OVER 3' IN HEIGHT SHALL BE ALLOWED IN ANY MINIMUM REQUIRED FRONT YARD SETBACK AREA.
5. ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM STREET LEVEL VIEW OR FROM RESIDENTIALLY ZONED PROPERTY.
6. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOODED.



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ARCHITECTURE, ENGINEERING  
1455 Walker Plaza, Suite 1000, Des Moines, Iowa 50319  
515.283.8104 | www.shivehattery.com  
Iowa | Illinois | Indiana

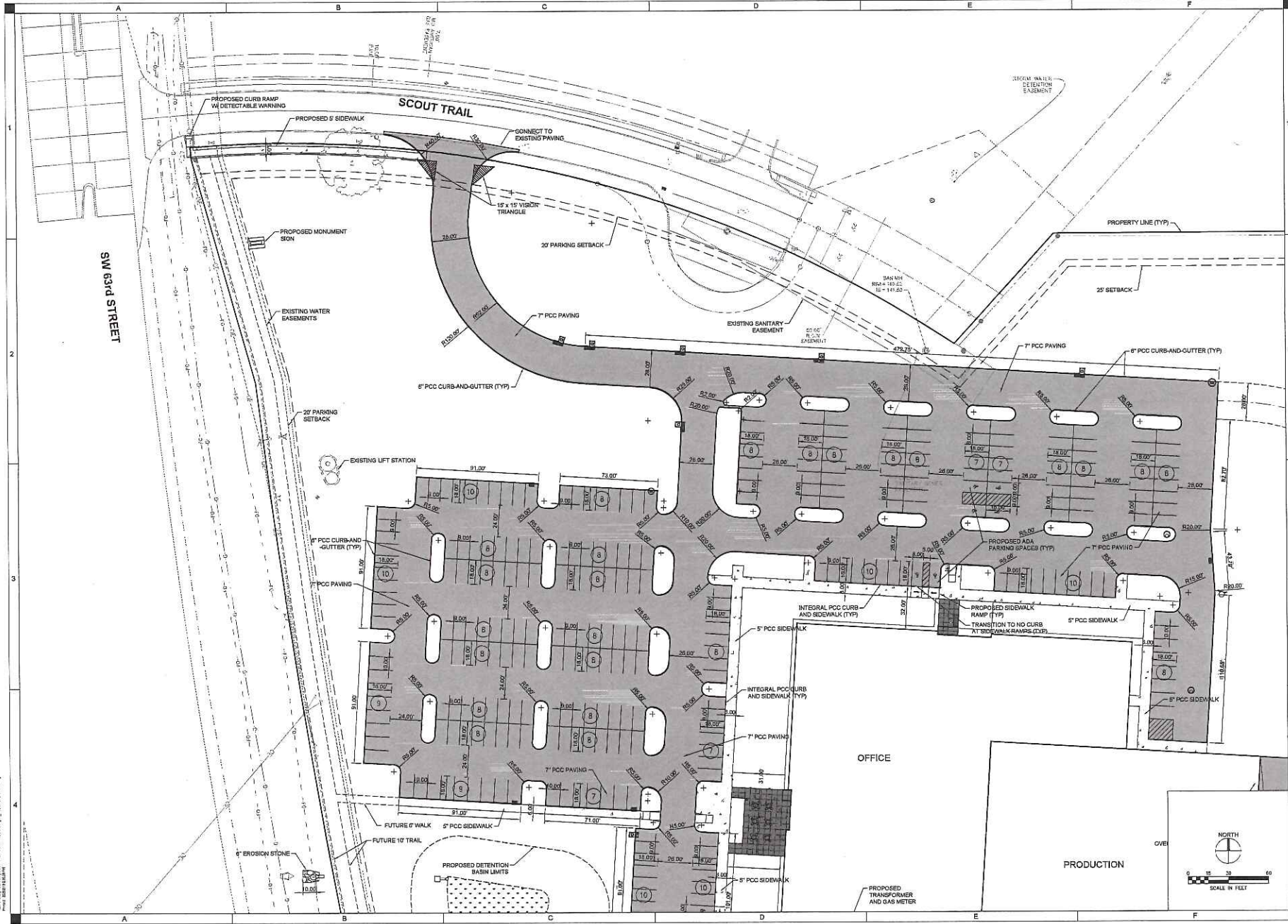
**THE WALDINGER CORPORATION**  
OFFICE & PRODUCTION BUILDING  
THE WALDINGER CORPORATION  
6230 SCOUT TRAIL | DES MOINES, IA 50321

**PRELIMINARY**  
- NOT FOR  
CONSTRUCTION

DRAWN	KAY/LE
APPROVED	AJA
REVISION	01/20/18
DATE	07/20/18
PROJECT/CLIENT	
FILE NUMBER	
CHECK NO.	

OVERALL SITE PLAN

C100



ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.  
 DATE: 08/20/2014

**SHIMHEATTRY**  
 ARCHITECTURE + ENGINEERING  
 4155 Westview Drive, Suite 100 West Des Moines, Iowa 50266  
 515.233.1514 | www.shimheattry.com  
 Brent J. Shimheatttry | Engineer

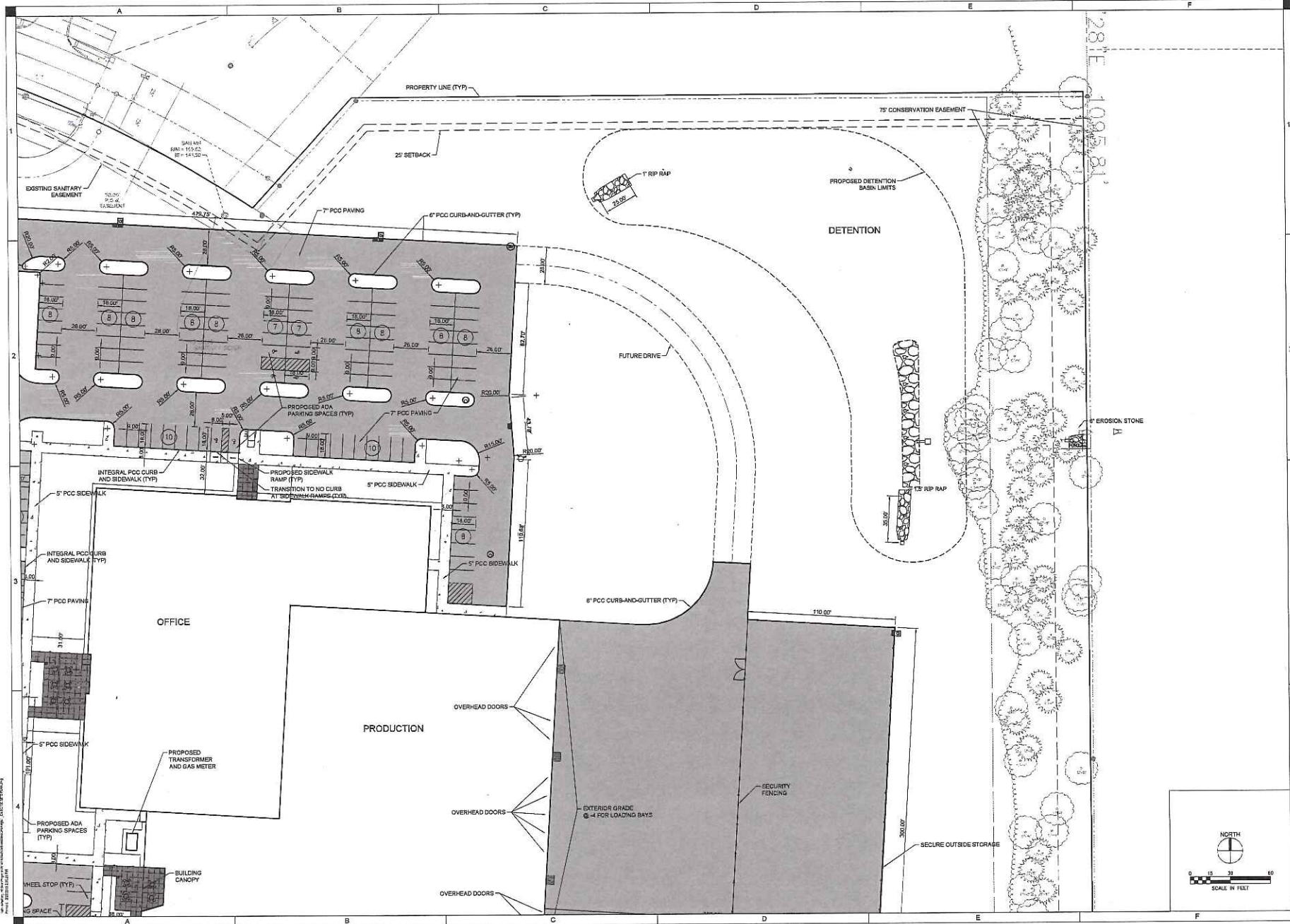
THE WALDINGER CORPORATION  
 OFFICE & PRODUCTION BUILDING  
 THE WALDINGER CORPORATION  
 6200 SCOUT TRAIL | DES MOINES, IA 50321

**PRELIMINARY**  
**- NOT FOR**  
**CONSTRUCTION**

DESIGNER	DATE
APPROVED: JVA	08/20/2014
ISSUED FOR: SUBMITTAL	
DATE	08/20/2014
PROJECT: C101	
CURT NO.	

SITE PLAN -  
 NORTHWEST

C101



**SHIVEHATTERY**  
 ARCHITECTURE + ENGINEERING  
 4125 Westbank Pkwy, Suite 100 | Metairie, Louisiana 70002  
 504.885.1104 | www.shivehattery.com  
 Louis J. Shive | License # 11888

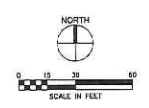
**THE WALINGER CORPORATION  
 OFFICE & PRODUCTION BUILDING**  
 THE WALINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

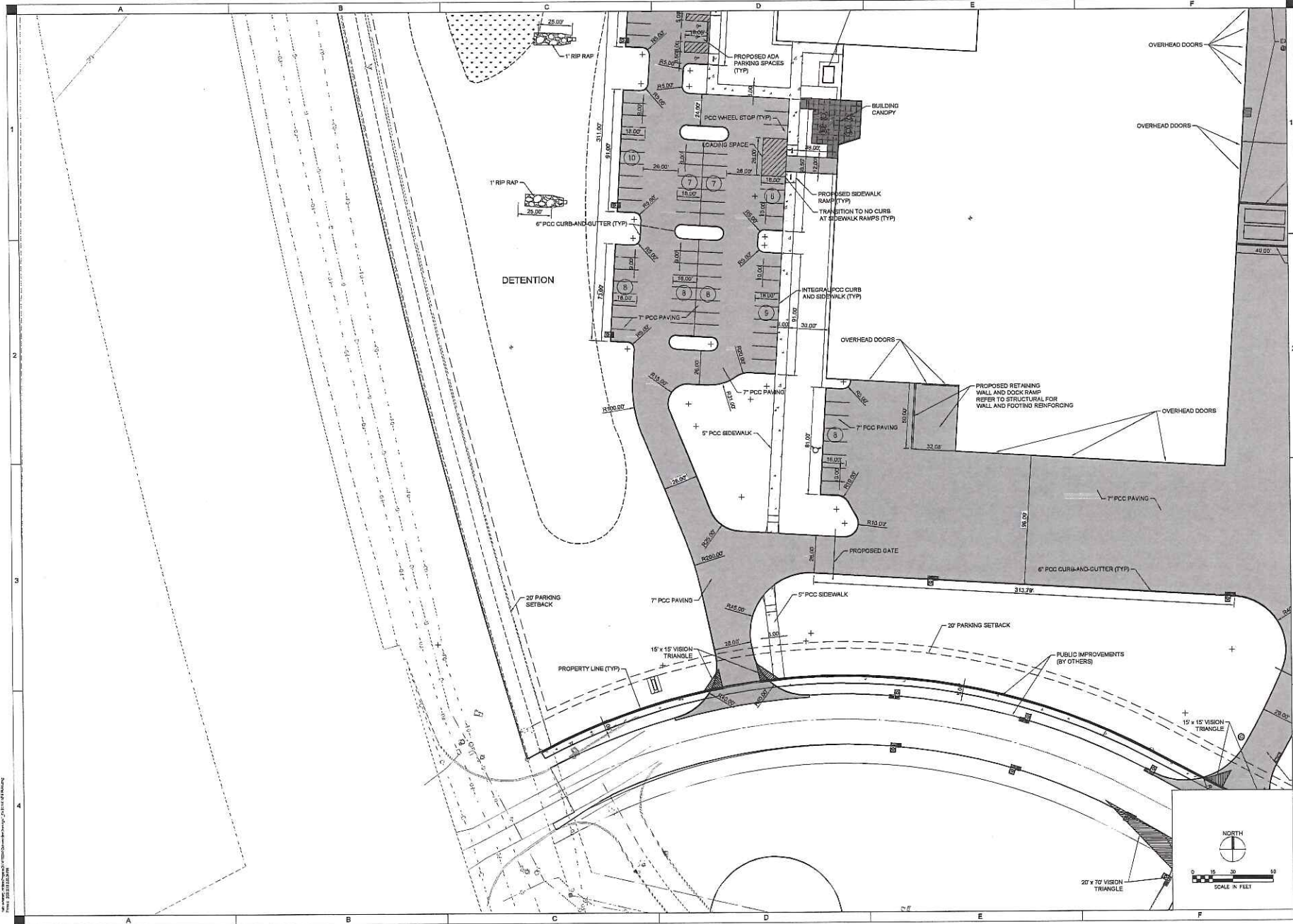
**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

OWNER	WALINGER CORPORATION
ARCHITECT	SHIVEHATTERY ARCHITECTURE + ENGINEERING
DATE	07/20/2015
PROJECT NO.	15000001
CURT NO.	1

**SITE PLAN -  
 NORTHEAST**

**C102**





**SHIVEHATTERY**  
 ARCHITECTURE + ENGINEERING  
 4123 Westbank Pkwy, Suite 100 | West Des Moines, Iowa 50369  
 515.233.1504 | www.shivehattery.com  
 Issue 1, Issues 1, 10/20/18

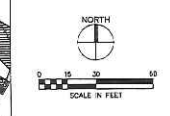
**THE WALLDINGER CORPORATION  
 OFFICE & PRODUCTION BUILDING**  
 THE WALLDINGER CORPORATION  
 6236 SCOTT TRAIL, DES MOINES, IA 50321

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

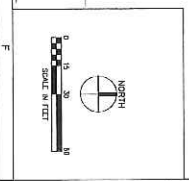
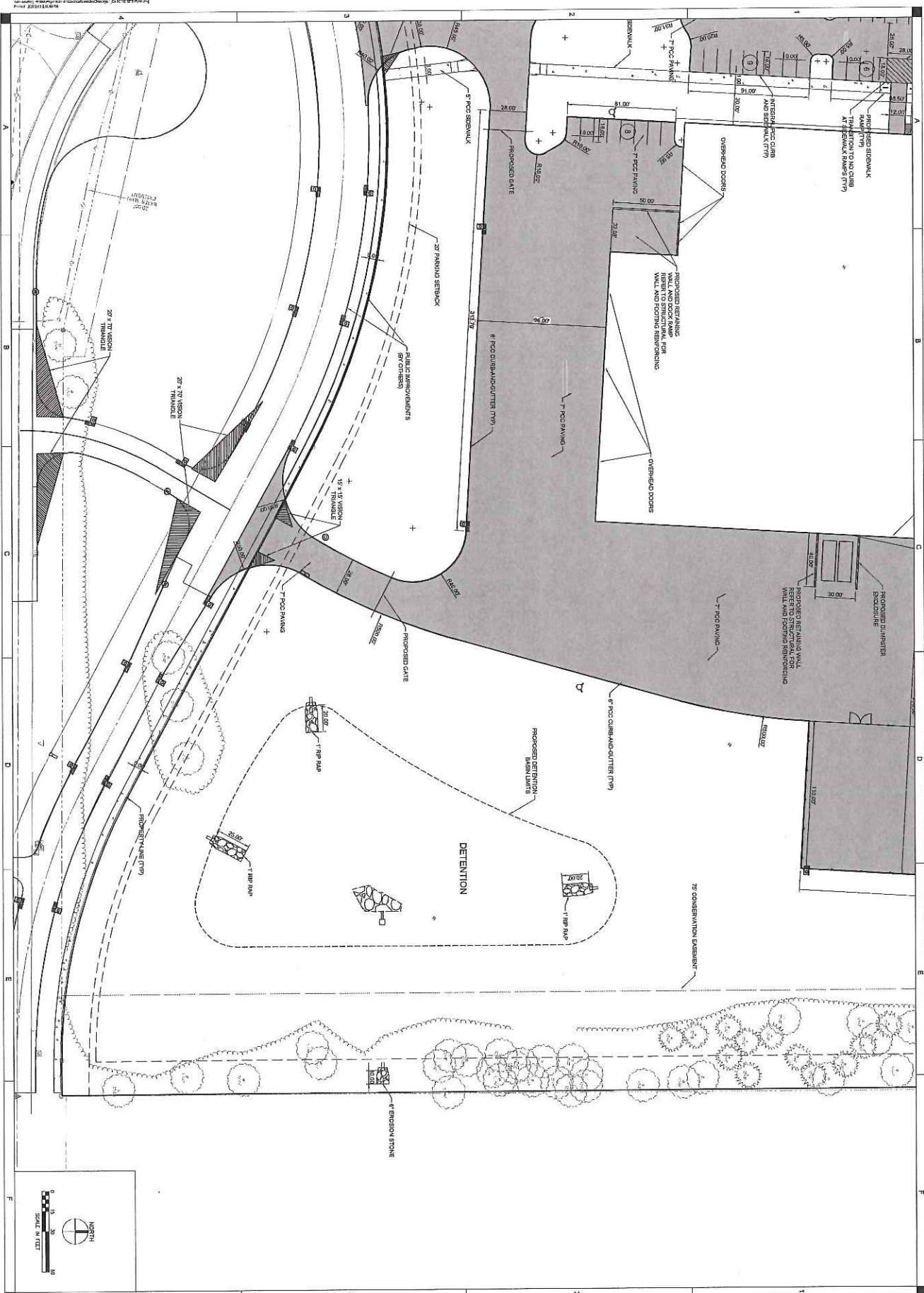
DESIGNER	MAINTS
APPROVED - I/A	DESIGNER: SUBMITTAL
DATE	10/26/2018
FIELD CHECK	10/26/2018
CHECK NO.	-

**SITE PLAN -  
 SOUTHWEST**

**C103**



18" x 24" PLOT SIZE  
 1/8" = 1'-0"  
 10/26/2018



**C104**  
**SITE PLAN -**  
**SOUTHEAST**

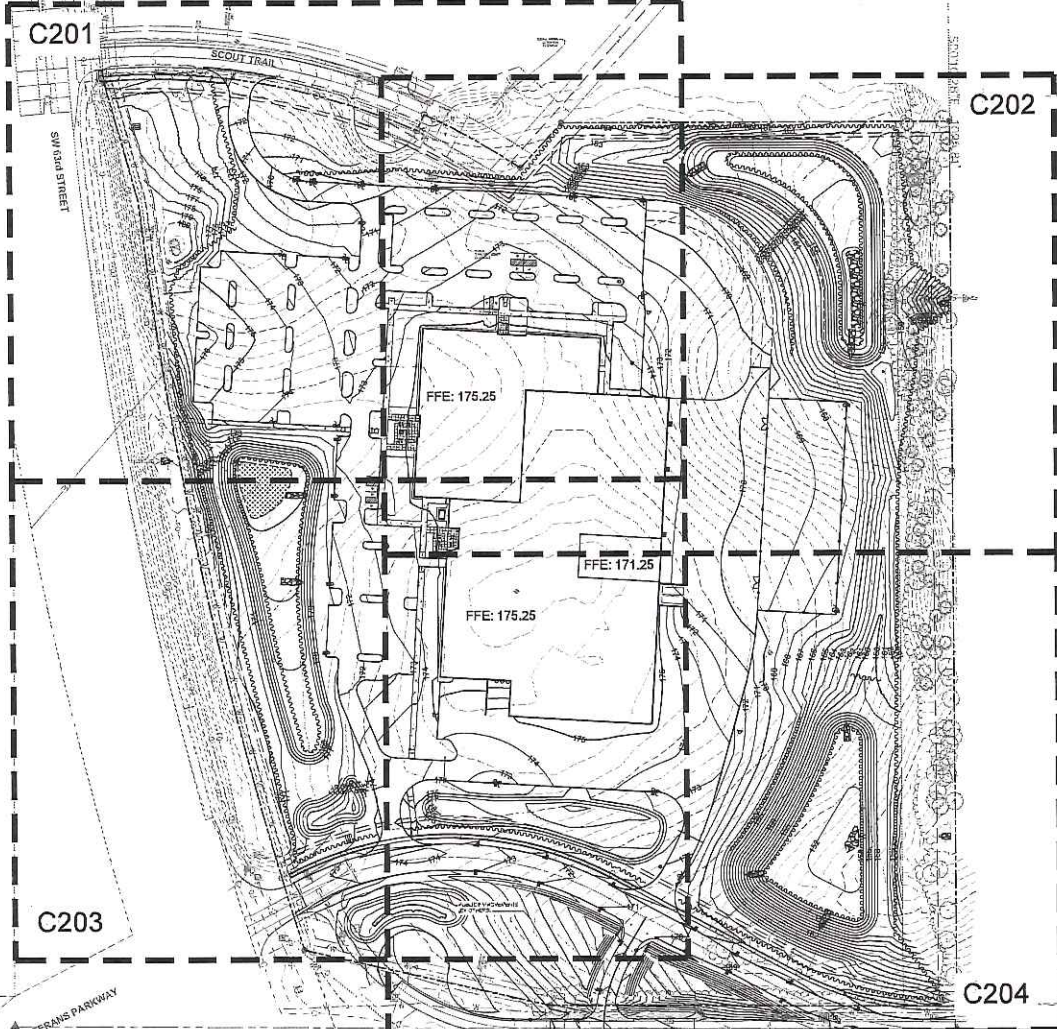
DRAWN	KAL/LS
APPROVED	MA
ISSUED FOR	SUBMITTAL
DATE	02/20/2019
PROJECT NO.	414624
FIELD BOOK	
CLIENT NO.	

**PRELIMINARY**  
**- NOT FOR**  
**CONSTRUCTION**

**THE WALDINGER CORPORATION**  
**OFFICE & PRODUCTION BUILDING**  
 THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

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 515.223.8104 | www.shivehattery.com  
 Iowa | Illinois | Indiana

2018-78  
163.45+ S.F.  
3.752 AC



**GRADING AND EROSION CONTROL NOTES:**

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THE DRAWING ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. THE VERIFICATION OF STATUS OF, AND THE DETERMINATION OF THE EXACT LOCATION OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NOTIFY UTILITY COMPANIES OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL CRITICAL LOCATIONS TO VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION.
4. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8888, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
5. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
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8. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
9. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS, SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
10. ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
11. MINIMIZE DUST SPREADING FROM ALL WORK AND STAGING AREAS.
12. REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENTS, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
13. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
14. ALL DIMENSIONS TO BACK-OF-CURB OR EDGE OF PAVING UNLESS NOTED OTHERWISE.
15. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT HAVE POTENTIAL TO POND WATER AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL POSITIVELY DRAIN ACROSS THE PAVING.
16. CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
17. CONTRACTOR SHALL STRIP, STOCKPILE, AND RE-SPREAD EXISTING GRANULAR SURFACING MATERIAL AS REQUIRED TO BRING THE SITE TO THE PROPOSED GRADES. EXISTING CLEAN GRANULAR MATERIAL MAY BE USED AS SUBBASE, SHOULDER, OR SURFACING MATERIAL AS APPROVED BY THE OWNER'S REPRESENTATIVE.
18. PROPOSED BUILDING PAD SOIL ELEVATION SHALL BE EIGHTEEN INCHES (18") BELOW THE SPECIFIED FINISHED FLOOR ELEVATION (FFE). THIS WILL ACCOMMODATE A 6" GRANULAR WORKING SURFACE, A 6" DRAINAGE LAYER BY OTHERS, AND 6" FLOOR SLAB BY OTHERS. ALL FUTURE BUILDING EXPANSION AREAS SHOWN ON THE PLANS SHALL BE GRADED TO ELEVATION SHOWN ON THE GRADING PLANS.
19. CONTRACTOR SHALL BRING THE BUILDING PAD TO THE SPECIFIED SOIL ELEVATIONS AND COMPACTION LEVELS AND GET APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PLACING THE GRANULAR WORKING SURFACE.
20. UNSUITABLE FILL MATERIAL DUE TO OVER-EXCAVATION AND OTHER PROJECT EXCAVATIONS SHALL BE DISPOSED OF ON-SITE IN LOCATIONS APPROVED BY THE OWNER. UNSUITABLE FILL MATERIAL MAY INCLUDE RUBBLE AND OTHER EXISTING DEBRIS. ALL UNIDENTIFIED SOLID, ROCK, CONCRETE, AND BRICKS SHALL BE BURIED ON-SITE IN LOCATIONS SPECIFIED BY THE OWNER. OTHER INTERMIXED DEBRIS SUCH AS STEEL, BARS, WOOD, OR OTHER RUBBISH SHALL BE SORTED AND DISPOSED OF IN OWNER PROVIDED DUMPSTERS AS DIRECTED BY THE OWNER. NO ADDITIONAL COMPENSATION FOR PROCESSING AND HANDLING OF THESE ANTICIPATED QUANTITIES OF DEBRIS WILL BE ALLOWED.
21. THE MOSES GENERAL PERMIT NO. 2 AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE OBTAINED BY THE ENGINEER AND PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
22. THE MAXIMUM CROSS SLOPE ON ALL PROPOSED SIDEWALKS, INCLUDING SIDEWALK DRIVEWAY CROSSINGS, IS 2%.
23. ADJUSTMENTS TO PROPOSED ELEVATIONS (INCLUDING ADA RAMPS) MAY BE REQUIRED TO MATCH EXISTING GRADES. IF NECESSARY, CONTRACTOR TO PROVIDE THE ENGINEER WITH ADDITIONAL ELEVATIONS FOR REVIEW.
24. ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, MANHOLES, UTILITY VALVES, CLEANOUTS, AND INTAKES ARE TO BE ADJUSTED AND/OR REBUILT TO FINISH GRADE AS REQUIRED.

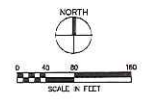
**SHIVE-HATTERY**  
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4422 Westown Pkwy, Suite 100 | Waukee, Iowa 50268  
615.233.0194 | www.shive-hattery.com  
Steve L. Hattery | P.E.

**THE WALDINGER CORPORATION**  
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THE WALDINGER CORPORATION  
(623) SCOUT TRAIL | DSS MOHNS, IA 50321

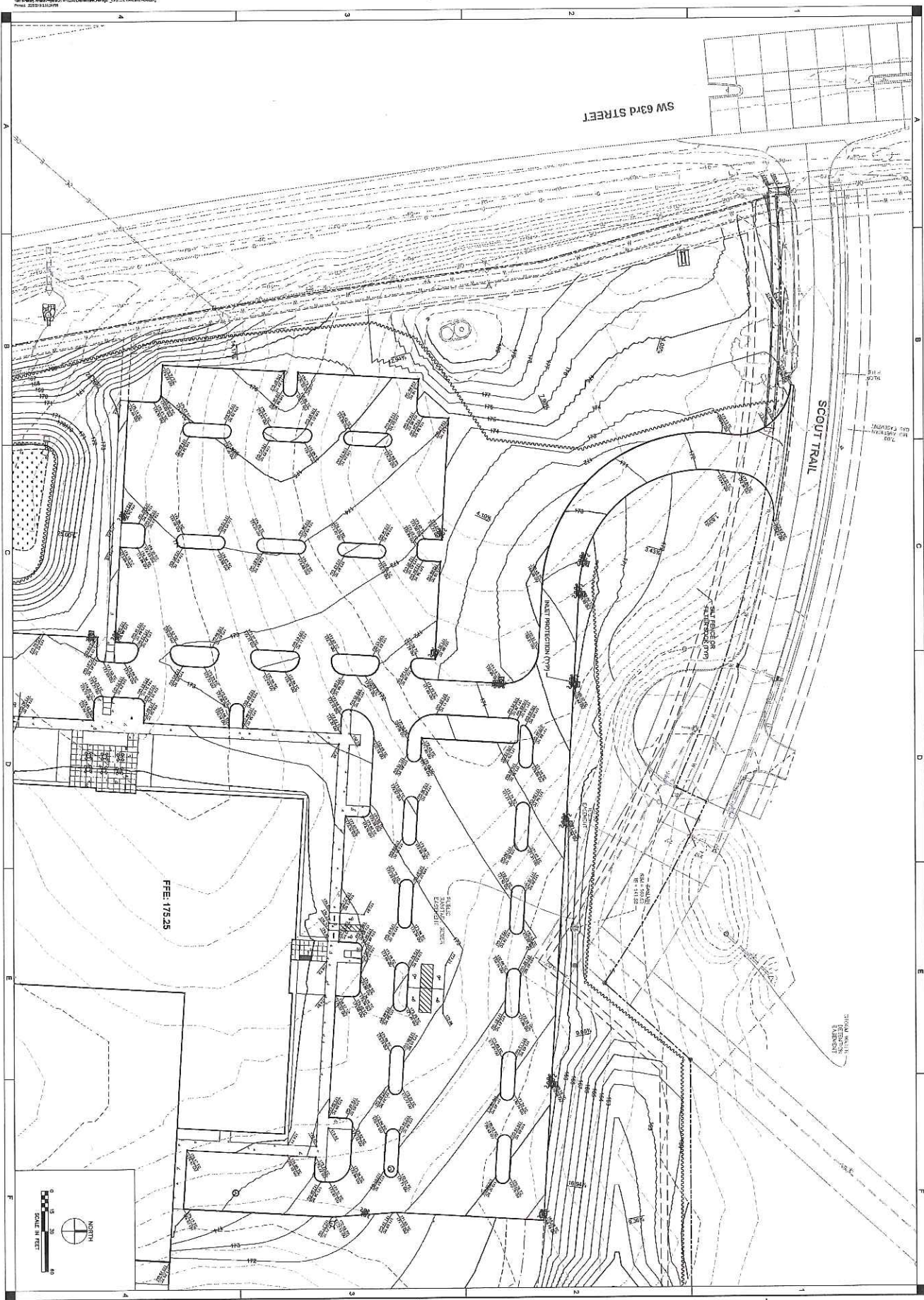
**PRELIMINARY**  
- NOT FOR -  
**CONSTRUCTION**

DESIGNER	TJB
APPROVED	JVA
DESIGNED BY	JUB/MTL
DATE	07/26/2019
FIELD BOOK	1888
CREDIT NO.	-

**OVERALL GRADING**  
**PLAN**



**C200**



C201

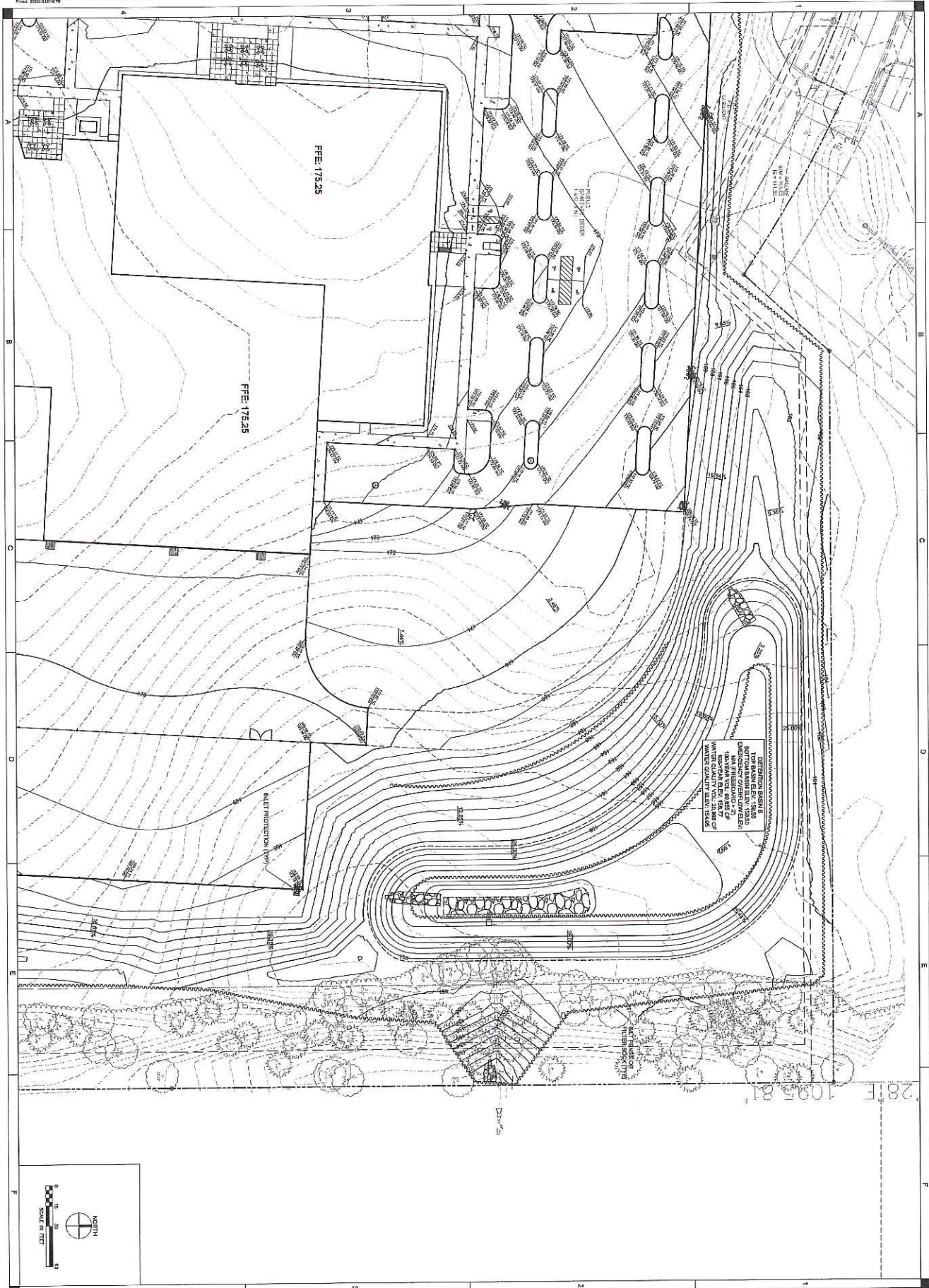
GRADING PLAN -  
NORTHWEST

DRAWN: T.S.  
 APPROVED: M.A.  
 DESIGNED FOR: SUBMITTAL  
 DATE: 02/26/2018  
 PROJECT NO.: 418240  
 FIELD BOOK: —  
 CLIENT NO.: —

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

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 THE WALDINGER CORPORATION  
 8230 SCOUT TRAIL | DES MOINES, IA 50321

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 4125 Westown Place, Suite 100 | West Des Moines, Iowa 50266  
 515.223.8104 | www.shivehattery.com  
 Iowa | Illinois | Indiana



TO BE BUILT BY 10/20/20  
 1095.00 TO 1095.25  
 1095.25 TO 1095.50  
 1095.50 TO 1095.75  
 1095.75 TO 1096.00  
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 1104.75 TO 1105.00

GRADING PLAN -  
 NORTHEAST  
 C202

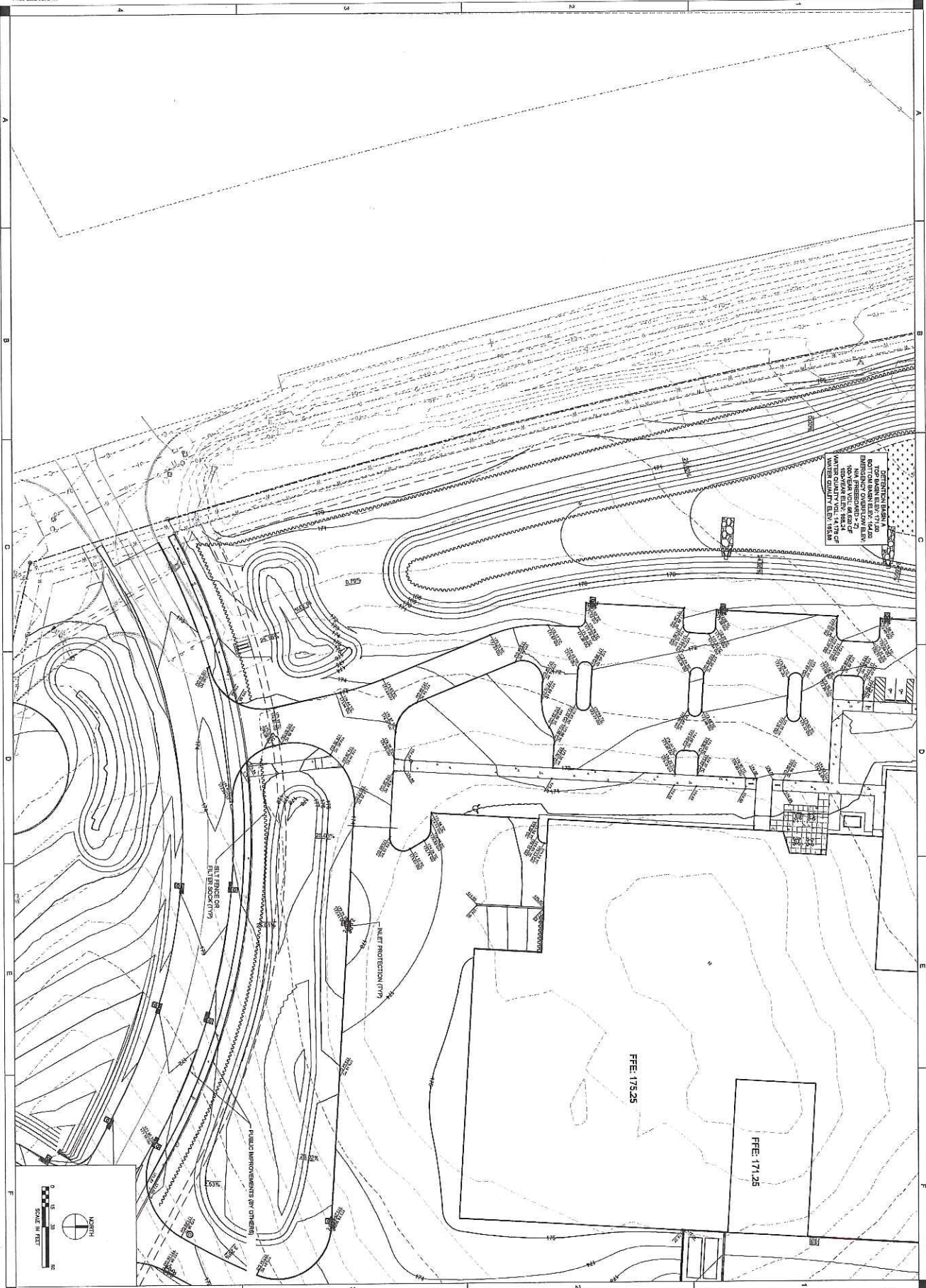
DRAWN: JLS  
 APPROVED: MJA  
 ISSUED FOR: SUBMITTAL  
 DATE: 02/22/2019  
 PROJECT NO: 4180249  
 FIELD BOOK: -  
 CLIENT NO: -

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

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 Iowa | Illinois | Indiana





PROPOSED DRAINAGE  
 TO BE INSTALLED IN  
 ACCORDANCE WITH  
 IOWA REGULATIONS  
 AND IOWA DEPARTMENT  
 OF NATURAL RESOURCES  
 (DNR) REQUIREMENTS  
 FOR EROSION CONTROL  
 MEASURES. SEE  
 ATTACHED EROSION  
 CONTROL PLAN FOR  
 DETAILED INFORMATION.

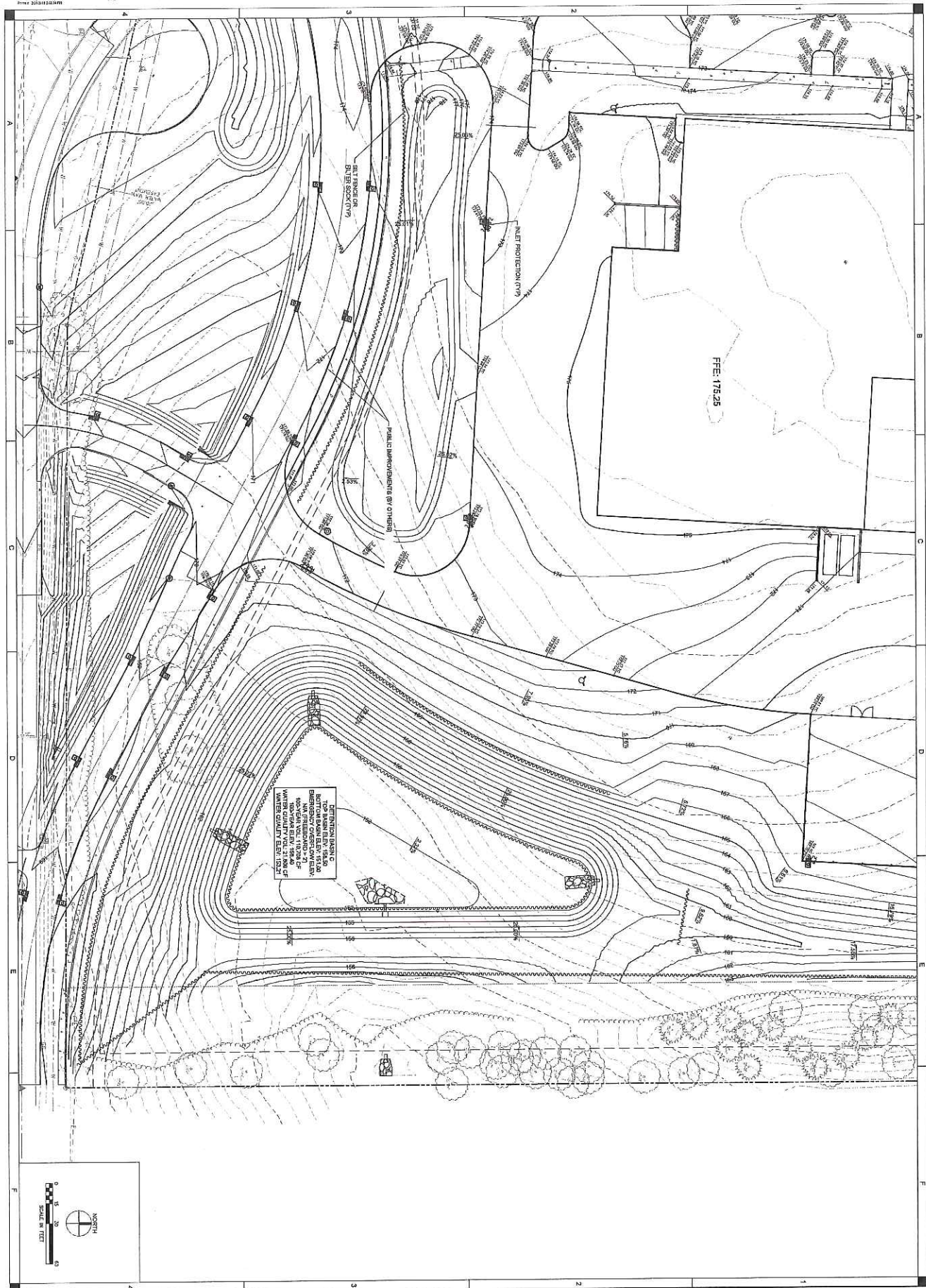
GRADING PLAN -  
 SOUTHWEST  
**C203**

OWNER: T.S.  
 APPROVED: M.A.  
 ISSUED FOR: SUBMITTAL  
 DATE: 02/26/2019  
 PROJECT NO: 4182000  
 FIELD BOOK: --  
 CLIENT NO: --

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

**THE WALDINGER CORPORATION  
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 THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

**SHIVEHATTERY**  
 ARCHITECTURAL ENGINEERING  
 4125 Windsor Pike, Suite 100 | West Des Moines, Iowa 50326  
 515.273.8104 | www.shivehattery.com  
 Iowa | Illinois | Indiana



DETENTION BASIN TO BE CONSTRUCTED BY OTHERS. SEE PLAN SHEET 181024-01 FOR DETAILS. ALL GRADING SHALL BE IN ACCORDANCE WITH IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION. SEE PLAN SHEET 181024-01 FOR DETAILS.

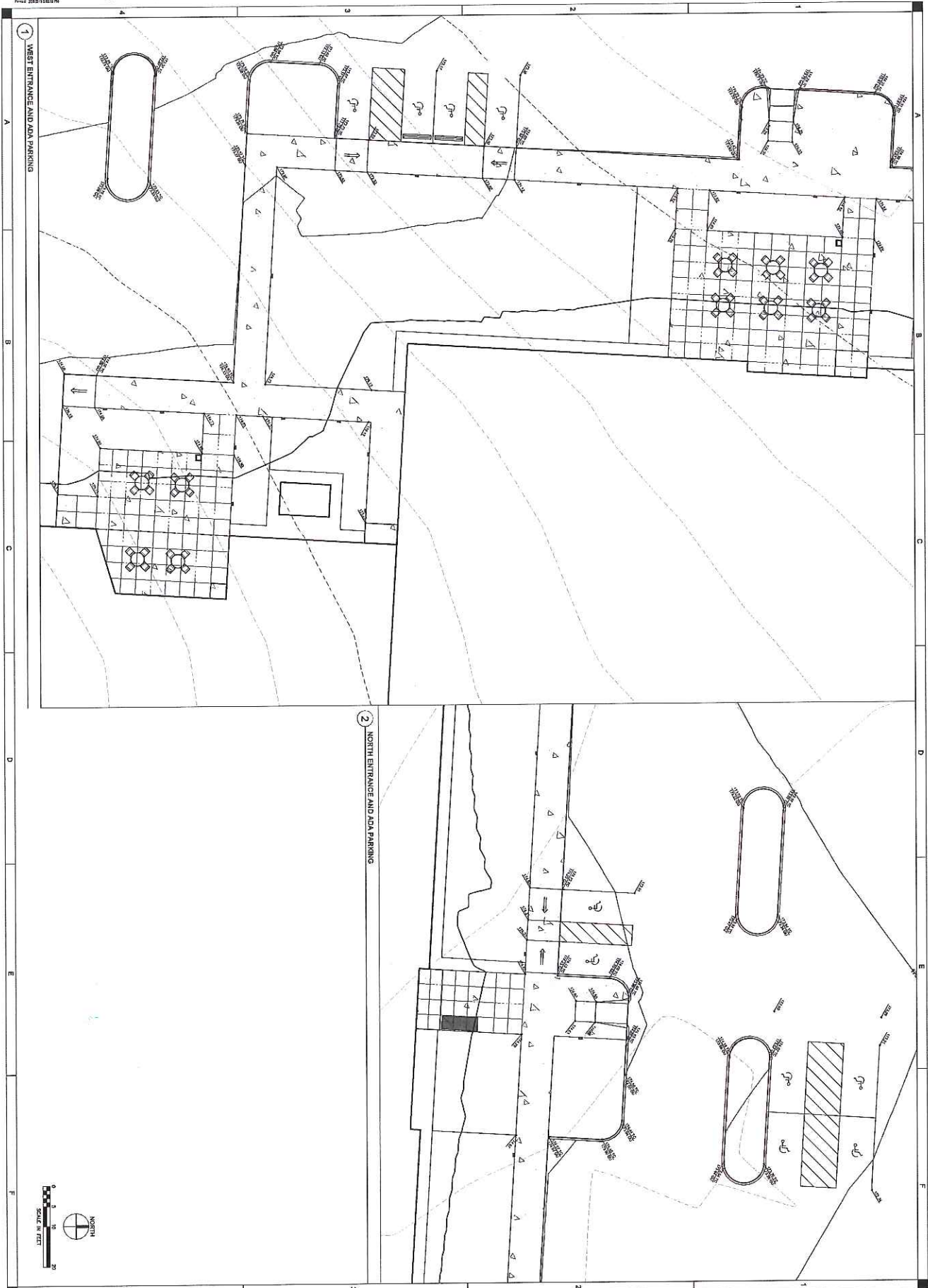
GRADING PLAN - SOUTHEAST  
**C204**

DRAWN: TJS  
APPROVED: MJA  
ISSUED FOR: SUBMITTAL  
DATE: 02/20/19  
PROJECT NO: 181024  
FIELD BOOK: ---  
CLIENT NO: ---

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

**THE WALDINGER CORPORATION  
OFFICE & PRODUCTION BUILDING**  
THE WALDINGER CORPORATION  
6230 SCOUT TRAIL, DEER MOINES, IA 50321

**SHIVE-HATTERY**  
ARCHITECTURE • ENGINEERING  
4125 Hickman Plwy., Suite 100 | West Des Moines, Iowa 50309  
515.223.6104 | www.shive-hattery.com  
Iowa | Illinois | Indiana



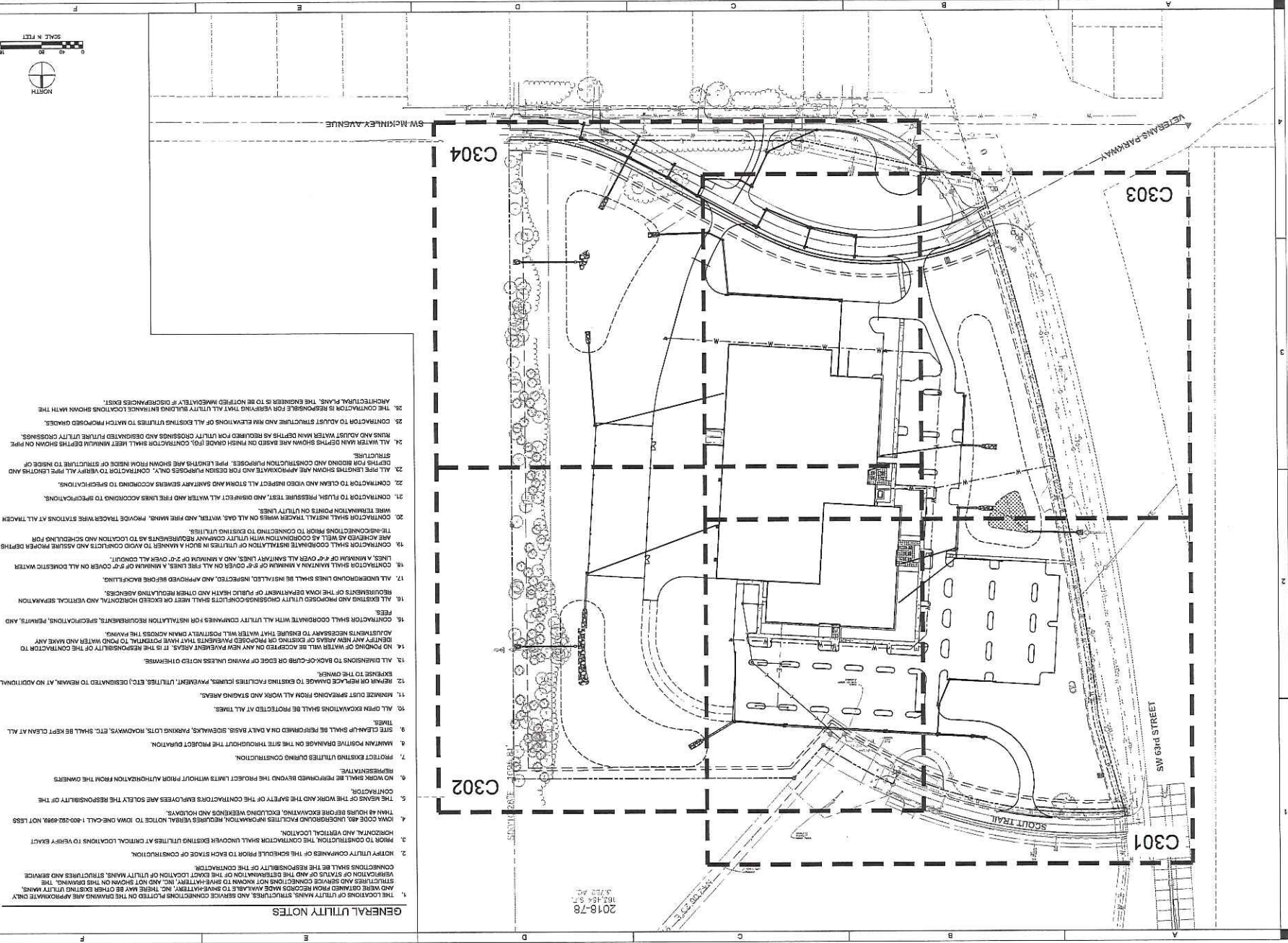
**C205**  
 DETAILED GRADING  
 PLAN

DRAWN: SAULTS  
 APPROVED: MJA  
 ISSUED FOR: SUBMITTAL  
 DATE: 03/28/2019  
 PROJECT NO: 4182019  
 FIELD BOOK: ---  
 CLIENT NO: ---

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

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 OFFICE & PRODUCTION BUILDING**  
 THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

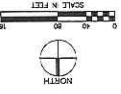
**SHIVE-HATTERY**  
 ARCHITECTURE-ENGINEERING  
 4125 Wadsworth Pkwy, Suite 100 | West Des Moines, Iowa 50266  
 515.223.8104 | www.shive-hattery.com  
 Iowa | Illinois | Indiana



2016-8-28  
10:52:00 AM

GENERAL UTILITY NOTES

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES, AND SERVICES CONNECTED TO UTILITIES SHOWN ON THE DRAWING ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITY MAINS, STRUCTURES, AND SERVICES BY FIELD SURVEY AND SHALL BE RESPONSIBLE FOR THE LOCATION OF UTILITY MAINS, STRUCTURES, AND SERVICES.
2. NOTIFY UTILITY COMPANIES OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
3. MOVE TO CONSTRUCTION THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.
4. WORK COORDINATION: THE CONTRACTOR SHALL NOTIFY THE IOWA DEPARTMENT OF PUBLIC HEALTH AND OTHER REGULATING AGENCIES, PERMITS, AND FEES.
5. THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNERS REPRESENTATIVE.
7. PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
8. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
9. SITE CLEANUP SHALL BE PERFORMED ON A DAILY BASIS, SIDEWALKS, PARKWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
10. ALL OPEN EXCAVATIONS SHALL BE PROTECTED AT ALL TIMES.
11. MINIMIZE DUST SPREADING FROM ALL WORK AND STAGING AREAS.
12. REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
13. ALL DIMENSIONS TO FACE OF CURB OR EDGE OF PAVING UNLESS NOTED OTHERWISE.
14. NO PONDING OF WATER WILL BE ACCEPTED ON ANY NEW PAVEMENT AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY AREAS OF EXISTING OR PROPOSED PAVEMENTS THAT WATER WILL PENETRATE THROUGH AND MAKE ANY ADJUSTMENTS NECESSARY TO ENSURE THAT WATER WILL NOT PENETRATE THROUGH THE PAVEMENT.
15. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS, PERMITS, AND FEES.
16. ALL EXISTING AND PROPOSED UTILITY CROSSINGS/CONNECTIONS SHALL MEET OR EXCEED HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS OF THE IOWA DEPARTMENT OF PUBLIC HEALTH AND OTHER REGULATING AGENCIES.
17. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED BEFORE BACKFILLING.
18. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" OVER ALL SANITARY LINES, AND A MINIMUM OF 2'-0" OVER ALL CONDUIT.
19. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER TO AVOID CONFLICTS AND SCHEDULING FOR THE CONNECTIONS AS WELL AS COMPANY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR THE CONNECTIONS.
20. CONTRACTOR SHALL INSTALL TRACER WIRE ON ALL GAS, WATER, AND FIRE MAINS. PROVIDE TRACER WIRE STATIONS AT ALL TRACER WIRE TERMINATION POINTS ON UTILITY LINES.
21. CONTRACTOR TO FLUSH, PRESSURE TEST, AND DISINFECT ALL WATER AND FIRE LINES ACCORDING TO SPECIFICATIONS.
22. CONTRACTOR TO CLEAN AND VIDEO INSPECT ALL STORM AND SANITARY SEWERS ACCORDING TO SPECIFICATIONS.
23. CONTRACTOR SHALL MAINTAIN TRACER WIRE ON ALL UTILITY LINES.
24. ALL WATER MAIN DEPTHS SHOWN ARE BASED ON FINISH GRADE (FG). CONTRACTOR SHALL MEET MINIMUM DEPTHS SHOWN ON PIPE DEPTHS FOR BUILDING AND CONSTRUCTION PURPOSES. PIPE LENGTHS ARE SHOWN FROM INSIDE OF STRUCTURE TO INSIDE OF STRUCTURE.
25. CONTRACTOR SHALL SHOW THE APPROXIMATE AND TYPICAL DEPTHS ONLY. CONTRACTOR TO VERIFY ALL PIPE LENGTHS AND RUNS AND ADJUST WATER MAIN DEPTHS AS REQUIRED FOR UTILITY CROSSINGS AND DESIGNATED FUTURE UTILITY CROSSINGS.
26. ALL WATER MAIN DEPTHS SHOWN ARE BASED ON FINISH GRADE (FG). CONTRACTOR SHALL MEET MINIMUM DEPTHS SHOWN ON PIPE DEPTHS FOR BUILDING AND CONSTRUCTION PURPOSES. PIPE LENGTHS ARE SHOWN FROM INSIDE OF STRUCTURE TO INSIDE OF STRUCTURE.
27. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL UTILITY BUILDING ENTRANCE LOCATIONS SHOWN MATCH THE ARCHITECTURAL PLANS. THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IF DISCREPANCIES EXIST.



C300  
OVERALL UTILITY  
PLAN

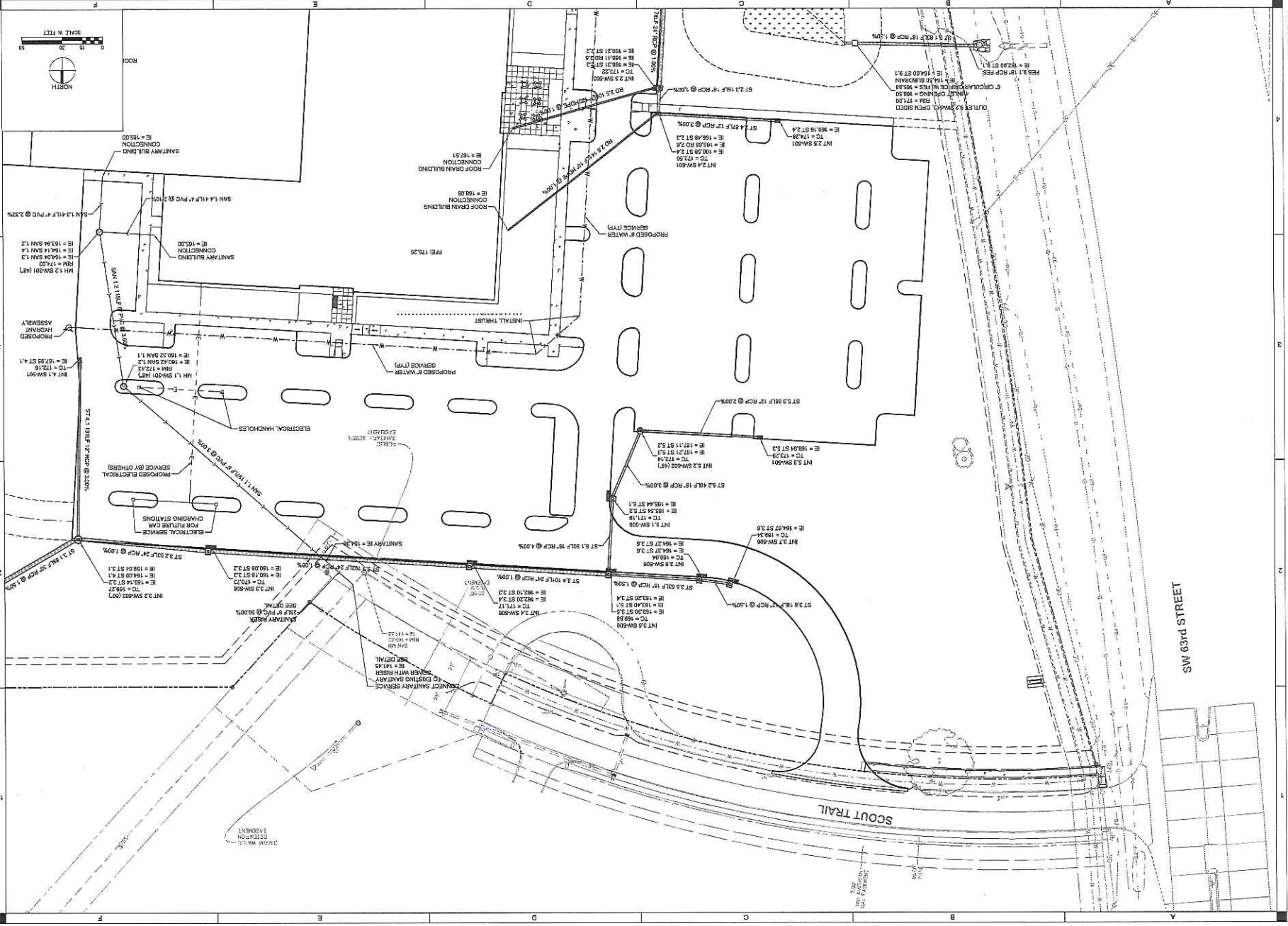
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CHECKED: JH  
DATE: 08/20/16  
PROJECT NO.: 1600000000  
DRAWING NO.: 1600000000  
CLIENT NO.: 1600000000

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

THE WALDINGER CORPORATION  
OFFICE & PRODUCTION BUILDING  
9230 SCOUT TRAIL, IOWA MONROE, IA 50321

SHIVE/HATTERY  
ARCHITECTURAL-ENGINEERING  
4150 WESTERN DRIVE, SUITE 100, IOWA CITY, IOWA 52246  
PHONE: 319.335.1100  
WWW.SHIVEHATTERY.COM

DATE PLOTTED: 11/11/2010 10:58:11 AM



SW 63rd STREET

SCOUT TRAIL

UTILITY PLAN -  
NORTHWEST

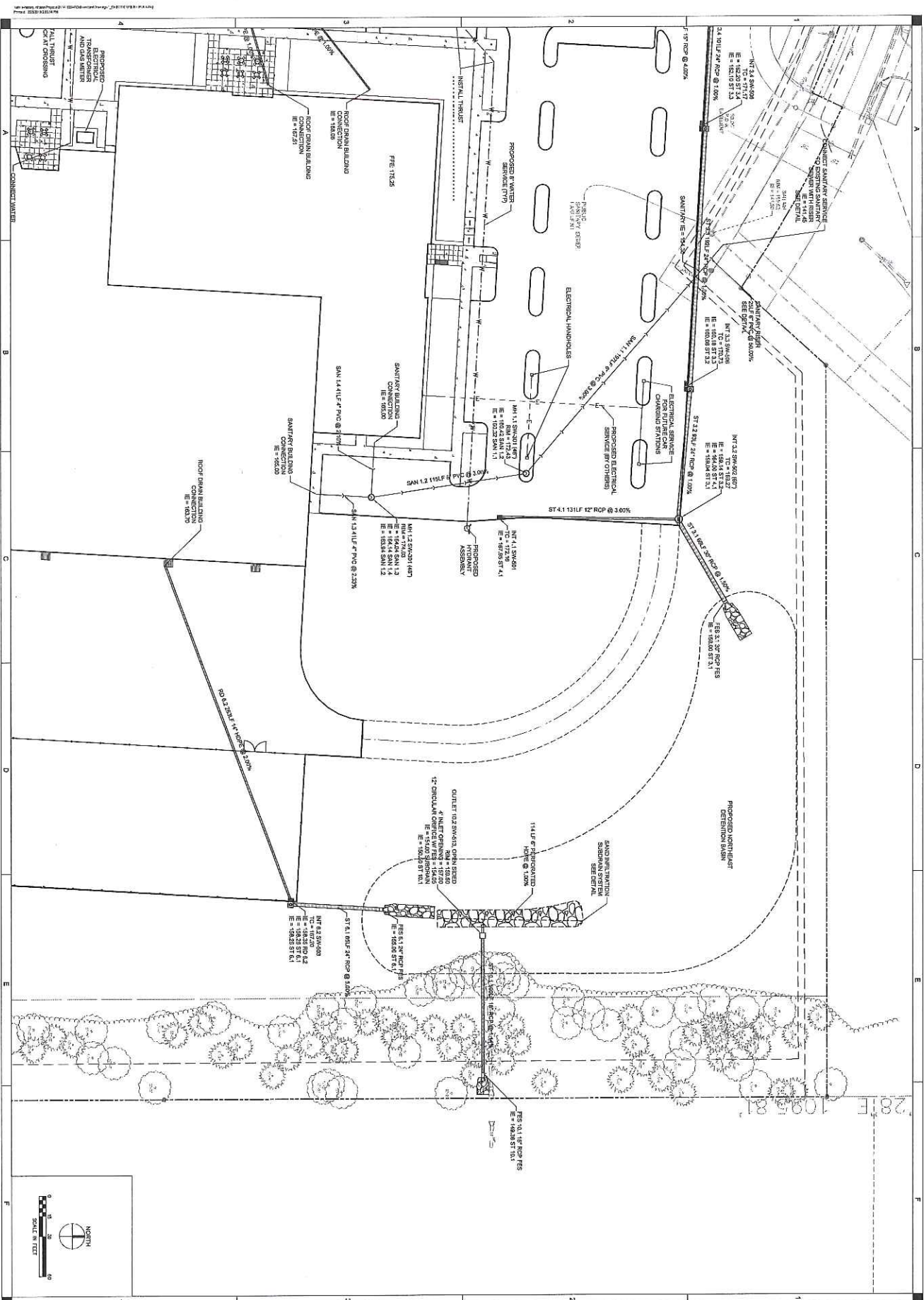
ISSUED	XX
APPROVED BY	
DESIGNED BY	MM
DATE	02/20/10
PROJECT NO.	0410
FIELD BOOK	
CADIST NO.	

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

THE WALDINGER CORPORATION  
OFFICE & PRODUCTION BUILDING  
THE WALDINGER CORPORATION  
6230 SCOUT TRAIL, DEER PARK, IA 50221

SHIVEHATTERY  
ARCHITECTURE - ENGINEERING  
4133 Walnut Pkwy, Suite 101, West Des Moines, Iowa 50266  
Phone | 515.281.1000  
www.shivehattery.com

C301



UTILITY PLAN - NORTHEAST

C302

DRAWN: KXL  
 APPROVED: MAA  
 ISSUED FOR: SUBMITTAL  
 DATE: 02/29/2019  
 PROJECT NO: 4118249  
 FIELD BOOK: -  
 CLIENT NO: -

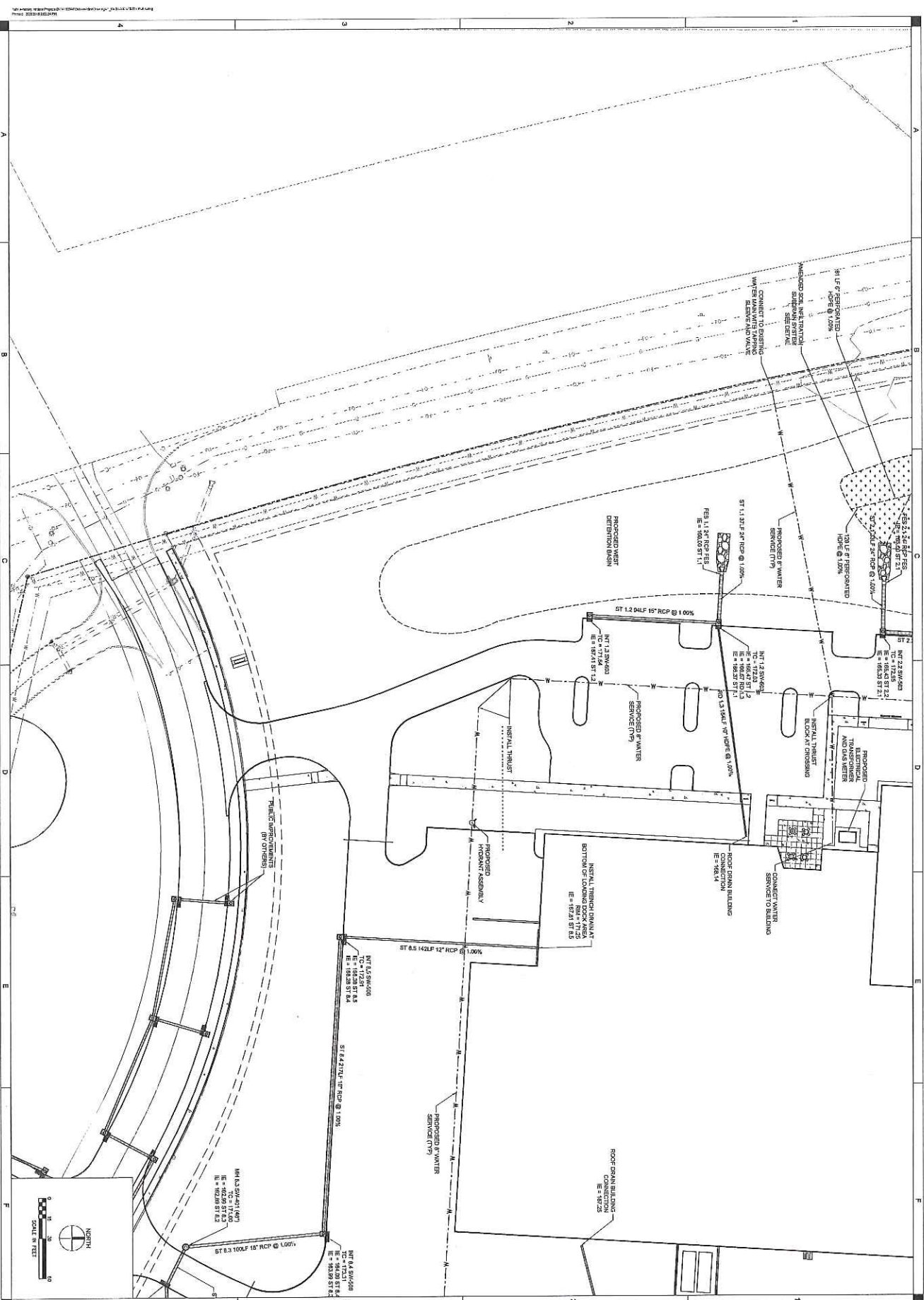
**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

**THE WALDINGER CORPORATION  
 OFFICE & PRODUCTION BUILDING**

THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

**SHIVEHATTERY**  
 ARCHITECTURAL ENGINEERING

4125 Weston Pkwy, Suite 100 | West Des Moines, Iowa 50369  
 515.223.8104 | www.shivehattery.com  
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C303

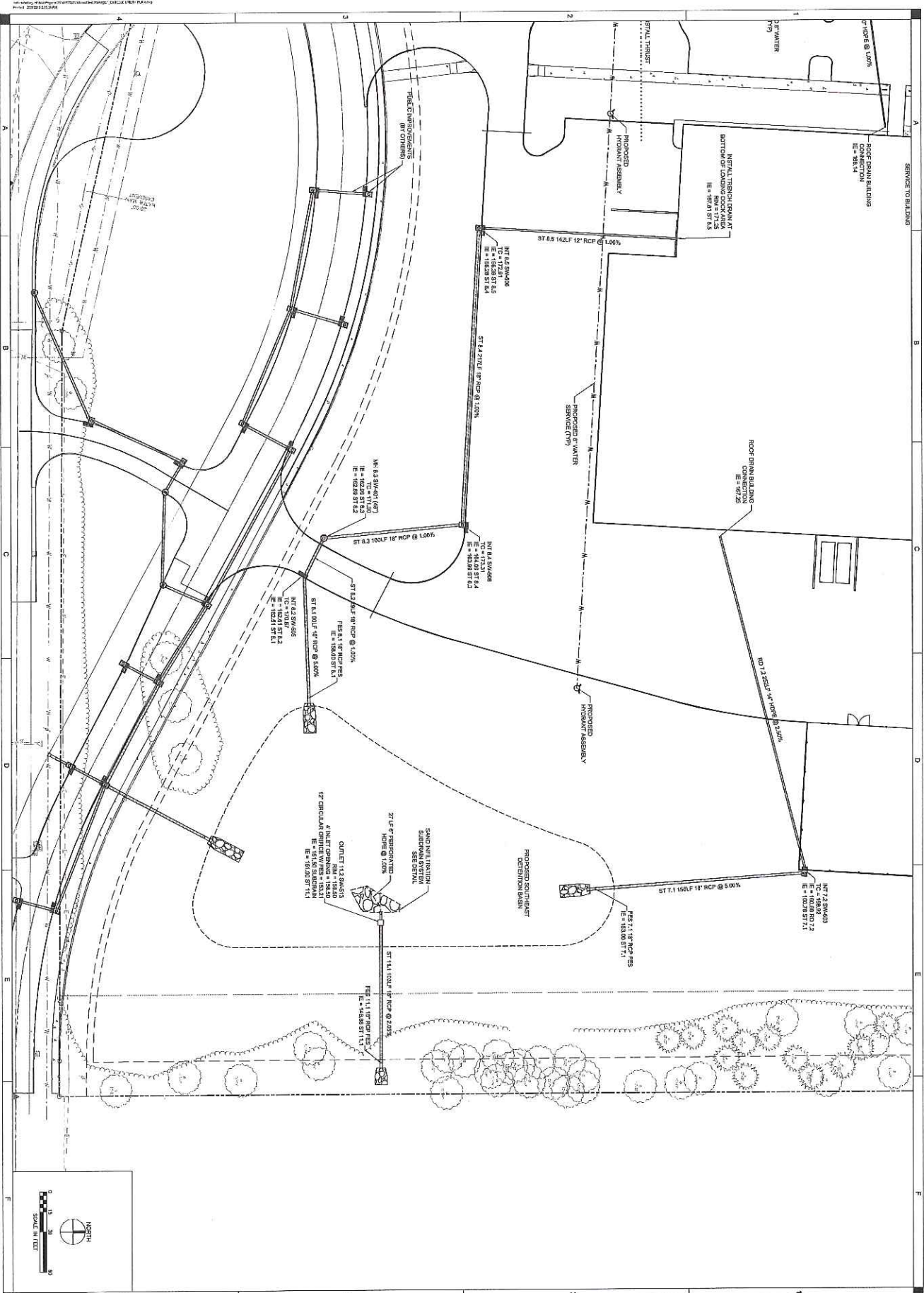
UTILITY PLAN -  
SOUTHWEST

DRAWN: JAL  
 APPROVED: HJA  
 ISSUED FOR: SUBMITTAL  
 DATE: 02/20/19  
 PROJECT NO: 418043  
 FIELD BOOK: -  
 CLIENT NO: -

**PRELIMINARY**  
**- NOT FOR**  
**CONSTRUCTION**

**THE WALDINGER CORPORATION**  
**OFFICE & PRODUCTION BUILDING**  
 THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

**SHIVEHATTERY**  
 ARCHITECTURE+ENGINEERING  
 4125 Westman Pkwy, Suite 100 | West Des Moines, Iowa 50399  
 515.233.8104 | www.shivehattery.com  
 Iowa | Illinois | Indiana



UTILITY PLAN -  
SOUTHEAST

C304

OWNER: WJL  
 APPROVED: WJA  
 ISSUED FOR: SUBMITTAL  
 DATE: 02-20-2019  
 PROJECT NO: 438249  
 FIELD BOOK: -  
 CLIENT NO: -

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

**THE WALDINGER CORPORATION  
OFFICE & PRODUCTION BUILDING**

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4155 Western Pkwy, Suite 100 | West Des Moines, Iowa 50266  
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PLANT SCHEDULE WALDINGER					
TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ACE RUB	24	<i>Acer rubrum</i> 'Balloway'	First Edition Sycamore/Jewel Maple	B & B	2' Cal
AES OH	15	<i>Aesculus glabra</i>	Ohio Buckeye	B & B	1.5' Cal
CAR AME	14	<i>Carpinus ostryifolia</i>	American Hornbeam	B & B	2' Cal
CAR OVA	8	<i>Carya ovata</i>	Shagbark Hickory	B & B	1.5' DBH
CEL OCC	16	<i>Celtis occidentalis</i>	Common Hackberry	B & B	2' Cal
GYM REN	10	<i>Gymnocladia dioica</i>	Witchyodan Tree	B & B	1.5' Cal
LUN VIR	30	<i>Liriodendron virginicum</i>	Eastern Red Cedar	B & B	6' HT.
LIG SUT	8	<i>Liquidambar styraciflua</i>	American Sweet Gum	B & B	1.5' Cal
PIA ABI	21	<i>Pinus abies</i>	Norway Spruce	B & B	6' HT.
PIA BLA	60	<i>Pinus strobus</i>	White Pine	B & B	6' HT.
PIA STR	40	<i>Pinus strobus</i>	White Pine	B & B	6' HT.
PSE DOU	43	<i>Pseudotsuga menziesii</i>	Douglas Fir	B & B	6' HT.
QUE WC	19	<i>Quercus bicolor</i>	Swamp White Oak	B & B	2' Cal
QUE BOR	11	<i>Quercus borealis</i>	Northern Red Oak	B & B	2' Cal
QUE MAC	23	<i>Quercus macrocarpa</i>	Burr Oak	B & B	2' Cal
TIL CO3	10	<i>Tilia cordata</i> 'Corzam'	Coimbra Linden	B & B	1.5' Cal

PUBLIC IMPROVEMENTS PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
CAR OVA	8	<i>Carya ovata</i>	Shagbark Hickory	B & B	1.5' DBH
QUE WC	9	<i>Quercus bicolor</i>	Swamp White Oak	B & B	2' Cal
QUE BOR	9	<i>Quercus borealis</i>	Northern Red Oak	B & B	2' Cal
QUE MAC	10	<i>Quercus macrocarpa</i>	Burr Oak	B & B	2' Cal

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
ARD MOR	154	<i>Arctostaphylos uva-ursi</i>	Trailing Black Chokeberry	5 gal	3' Tall
COR MU2	28	<i>Cornus racemosa</i> 'Muscum'	Muskingum Dogwood	3 gal	12' Tall
COR ART	77	<i>Cornus sericea</i> 'Atto Fire'	Atto Fire Dogwood	3 gal	2' Tall
DIE LON	188	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	2 gal	12' Tall
SYR KIM	40	<i>Syringa pubescens</i> 'Miss Kim'	Miss Kim Korean Lilac	3 gal	3' Tall
TAX TAU	28	<i>Taxus media</i> 'Tauntoni'	Tauntoni Yew	3 gal	2' Tall

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
PAN VIR	68	<i>Panicum virgatum</i>	Switch Grass	1 gal	12' Tall

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
HEM GRP	158	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	1 gal	12' Tall
SAL CA2	155	<i>Salvia nemorosa</i> 'Caradonna'	Caradonna Perennial Salvia	1 gal	12' Tall
TIA COR	71	<i>Taraxacum officinale</i>	Foamflower	1 gal	2' Tall

**LEGEND**

- BLUEGRASS LAWN MIX
- LOW MAINTENANCE LAWN MIX
- UPLAND SHORT GRASS NATIVE MIX
- NATIVE WETLAND SEED MIX
- DOUBLE-SHREDDED HARDWOOD MULCH
- 1 1/2" TRAP ROCK MAINTENANCE STRIP AT BUILDING PERIMETER
- VIEW TRIANGLES

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1425 Madison Plaza, Suite 100 | Rock Hill, South Carolina 29733  
803.781.1111 | www.shivehattery.com

**THE WALDINGER CORPORATION**  
OFFICE & PRODUCTION BUILDING

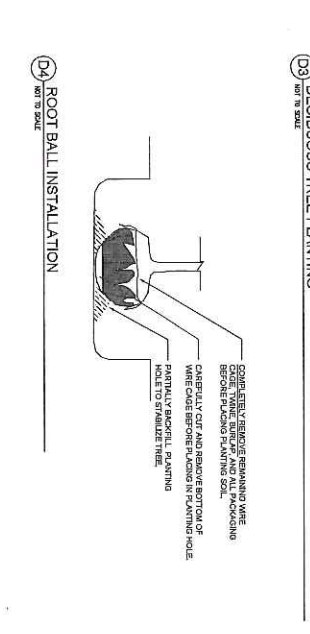
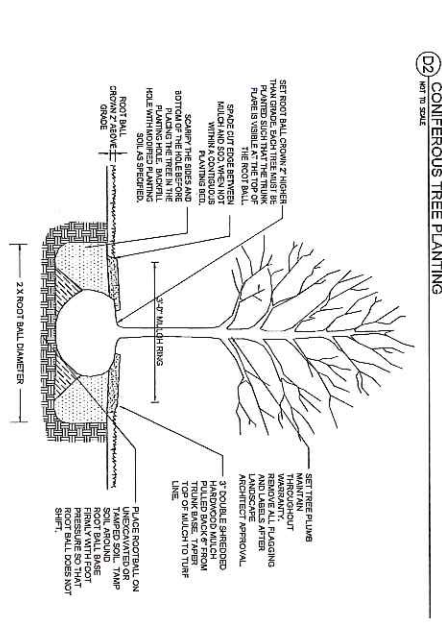
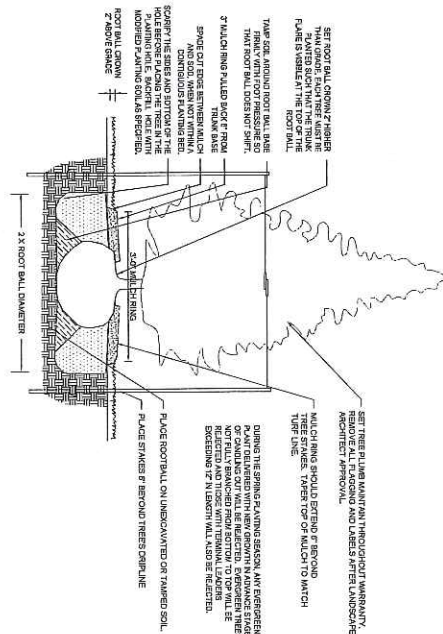
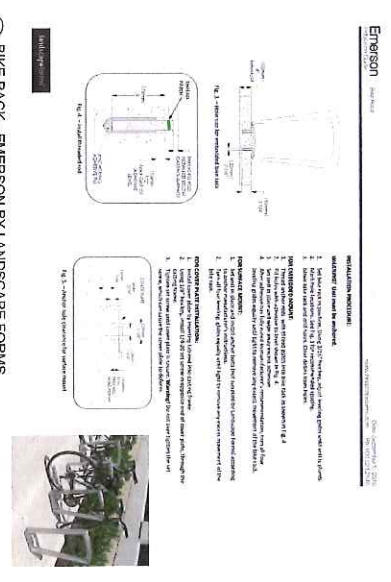
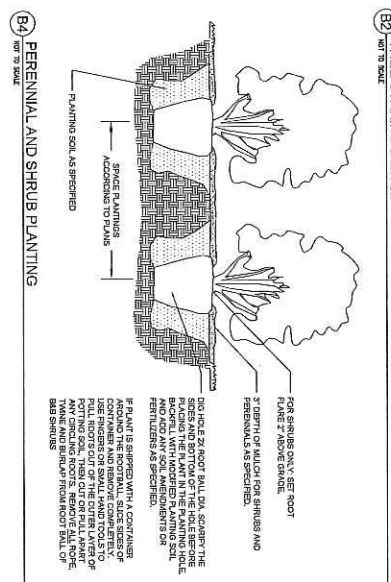
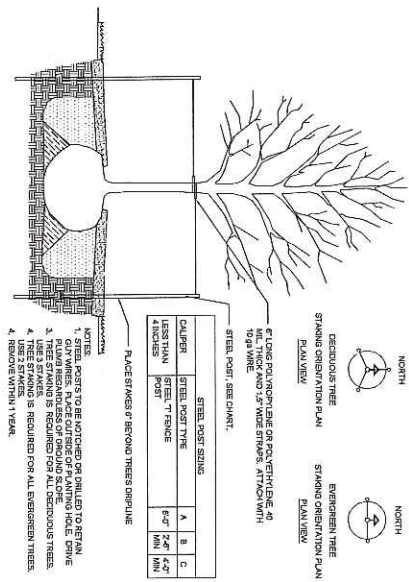
THE WALDINGER CORPORATION  
8239 SCOUT TRAIL | DES MOINES, IA 50321

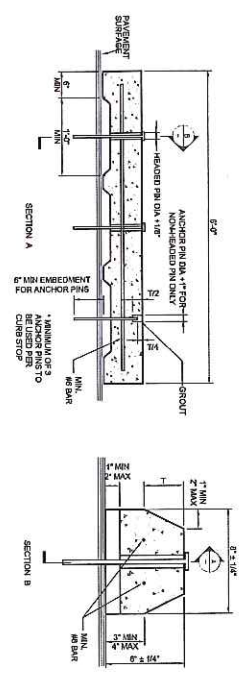
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- NOT FOR  
CONSTRUCTION

DESIGNED BY: SHIVEHATTERY  
DATE: 07/20/2014  
PROJECT NO.: 1400000000  
CLIENT NO.:

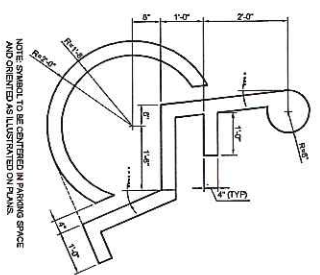
LANDSCAPE PLAN -  
SOUTH

C402



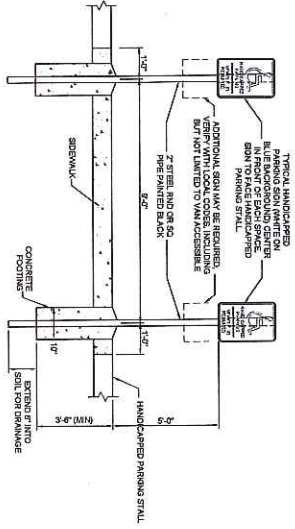


A1 PCC WHEEL STOP  
1/8\"/>



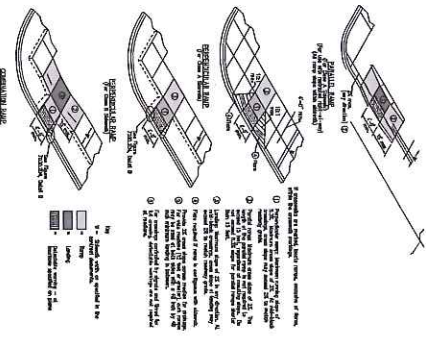
NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

A3 HANDICAP PARKING SYMBOL  
1/8\"/>

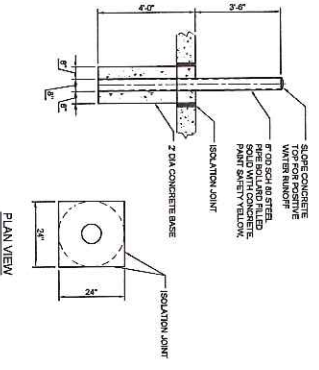


- NOTES:
1. CONTRACTOR TO VERIFY SIGN REQUIREMENTS AND INSTALLATION WITH STATE AND LOCAL CODES.
  2. TRAFFIC SIGN AND INSTALLATION SHALL BE THE MANUAL OR AUTOMATIC CONTROL OF DEVICES.

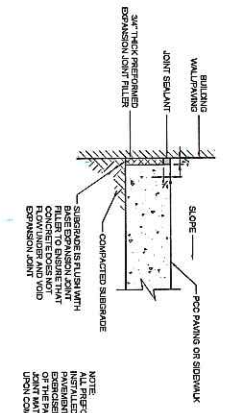
A4 HANDICAP PARKING SIGN  
1/8\"/>



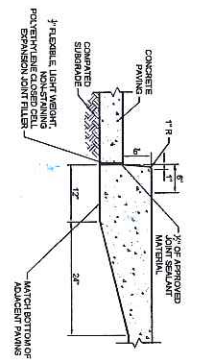
C3 SIDEWALK RAMPS  
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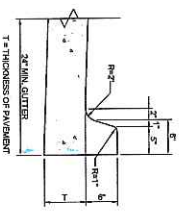
C4 ROLLAND  
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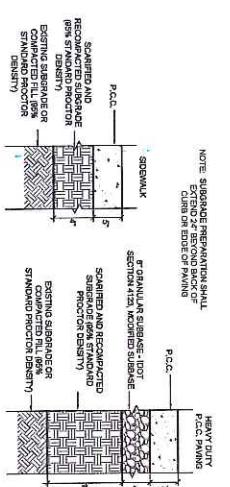
E1 ISOLATION JOINT  
1/8\"/>



E2 INTEGRAL PCC CURBS AND SIDEWALK  
1/8\"/>



E3 PCC CURBS AND GUTTER  
1/8\"/>



E4 PAVEMENT CROSS-SECTIONS  
1/8\"/>

CONSTRUCTION DETAILS

C501

DRAWN	DATE
DESIGNED	DATE
CHECKED FOR SUBMITTAL	DATE
DATE	DATE
PROJECT NO.	192240
FIELD BOOK	1
CLIENT NO.	1

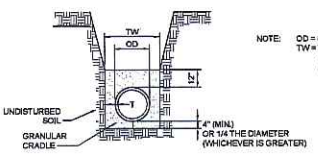
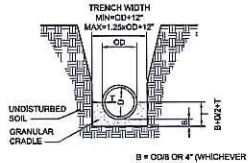
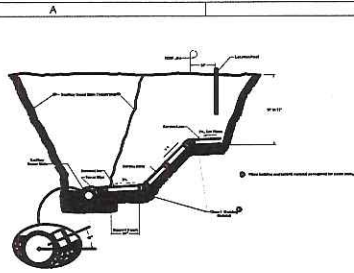
PRELIMINARY  
- NOT FOR  
CONSTRUCTION

THE WALDINGER CORPORATION  
OFFICE & PRODUCTION BUILDING

THE WALDINGER CORPORATION  
6230 SCOUT TRAIL | DES MOINES, IA 50321

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ARCHITECTURE + ENGINEERING

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Iowa | Illinois | Indiana



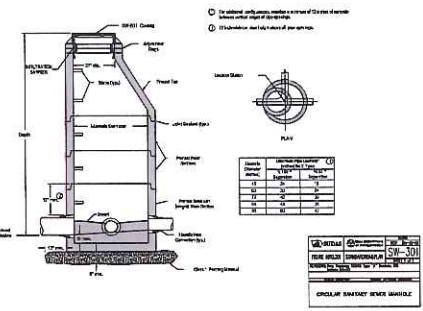
**A1** SANITARY SEWER SERVICE WITH RISER  
NTS

**C1** RIGID PIPE EXCAVATION & BEDDING  
NTS

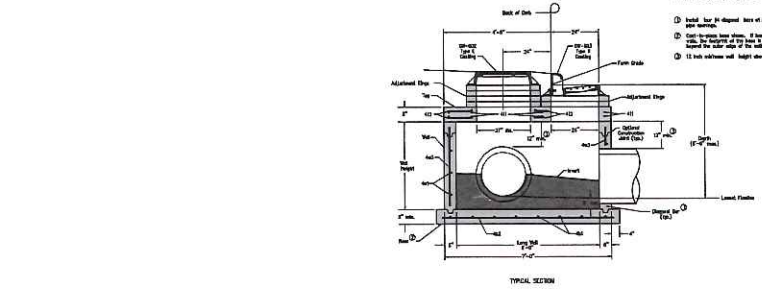
**E1** FLEXIBLE PIPE BEDDING  
NTS

NOTE: SUBGRADE SHOULD BE EXCAVATED OR OVER EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

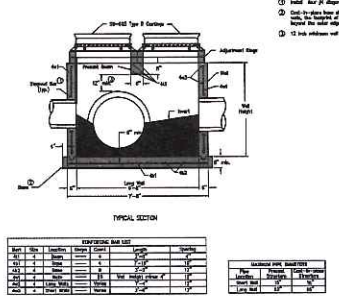
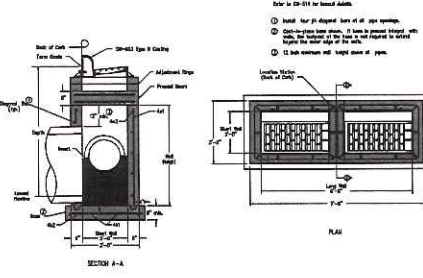
NOTE: SUBGRADE SHOULD BE EXCAVATED OR OVER EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.



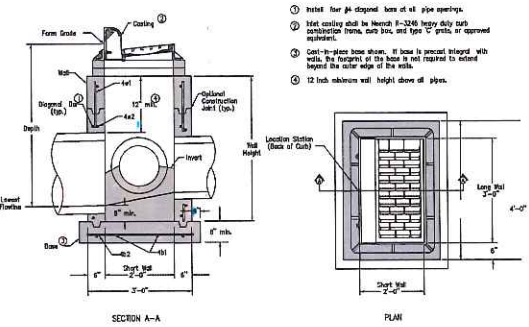
**A3** CIRCULAR SANITARY SEWER MANHOLE (SW-301)  
NTS



**D3** SINGLE GRATE INTAKE WITH MANHOLE (SW-503)  
NTS



**A4** DOUBLE GRATE INTAKE (SW-505)  
NTS

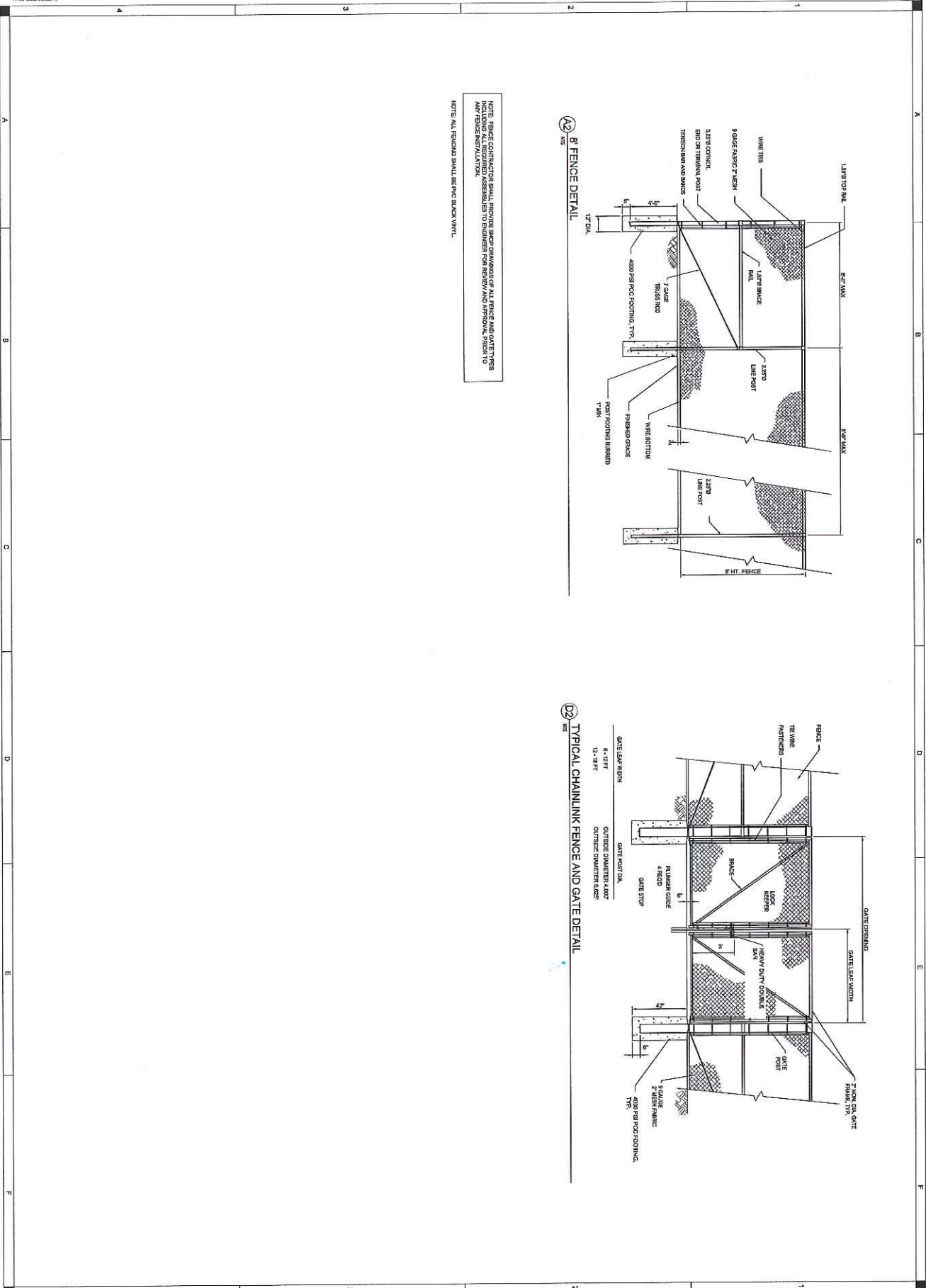


Item	Qty	Notes
12" Dia. Riser	1	See Note 1
12" Dia. Cover	1	See Note 2
12" Dia. Frame	1	See Note 3
12" Dia. Grate	1	See Note 4
12" Dia. Manhole	1	See Note 5
12" Dia. Chamber	1	See Note 6
12" Dia. Inlet	1	See Note 7
12" Dia. Outlet	1	See Note 8
12" Dia. Sill	1	See Note 9
12" Dia. Gasket	1	See Note 10
12" Dia. Seal	1	See Note 11
12" Dia. Bolt	1	See Note 12
12" Dia. Nut	1	See Note 13
12" Dia. Washer	1	See Note 14
12" Dia. Spacer	1	See Note 15
12" Dia. Shim	1	See Note 16
12" Dia. Pad	1	See Note 17
12" Dia. Plug	1	See Note 18
12" Dia. Cap	1	See Note 19
12" Dia. Key	1	See Note 20
12" Dia. Pin	1	See Note 21
12" Dia. Cotter	1	See Note 22
12" Dia. Lock	1	See Note 23
12" Dia. Key	1	See Note 24
12" Dia. Pin	1	See Note 25
12" Dia. Cotter	1	See Note 26
12" Dia. Lock	1	See Note 27
12" Dia. Key	1	See Note 28
12" Dia. Pin	1	See Note 29
12" Dia. Cotter	1	See Note 30
12" Dia. Lock	1	See Note 31
12" Dia. Key	1	See Note 32
12" Dia. Pin	1	See Note 33
12" Dia. Cotter	1	See Note 34
12" Dia. Lock	1	See Note 35
12" Dia. Key	1	See Note 36
12" Dia. Pin	1	See Note 37
12" Dia. Cotter	1	See Note 38
12" Dia. Lock	1	See Note 39
12" Dia. Key	1	See Note 40
12" Dia. Pin	1	See Note 41
12" Dia. Cotter	1	See Note 42
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12" Dia. Key	1	See Note 44
12" Dia. Pin	1	See Note 45
12" Dia. Cotter	1	See Note 46
12" Dia. Lock	1	See Note 47
12" Dia. Key	1	See Note 48
12" Dia. Pin	1	See Note 49
12" Dia. Cotter	1	See Note 50

**E4** SINGULAR CURB INTAKE (SW-501)  
NTS

REVISION:	DATE:
APPROVED:	DATE:
ISSUED FOR:	DATE:
DESIGNED/DRAWN/CHKD:	DATE:
CHECKED:	DATE:





NOTE: FENCE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL FENCE AND GATE TYPES AND PROVIDE ALL ACCESSORIES TO ENGINEER FOR REVIEW AND APPROVAL. FENCE TO BE PVC BLACK VINYL.

A2 8' FENCE DETAIL

D2 TYPICAL CHAINLINK FENCE AND GATE DETAIL

FENCING DETAILS

ORIGINAL	DATE
APPROVED	DATE
ISSUED FOR SUBMITTAL	DATE
DATE	02/20/2016
PROJECT NO.	418240
FIELD BOOK	-
CLIENT NO.	-

**PRELIMINARY  
 - NOT FOR  
 CONSTRUCTION**

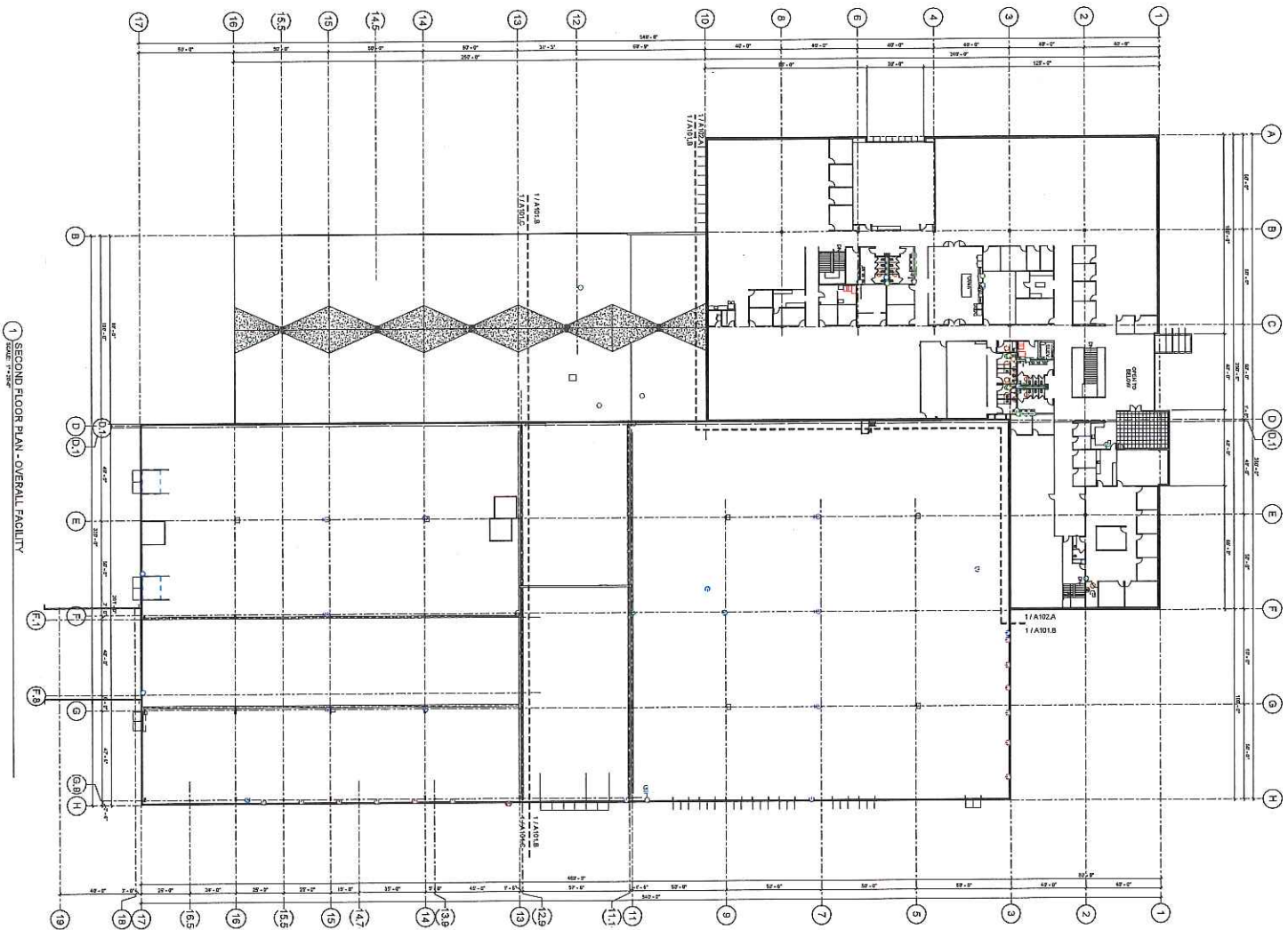
**THE WALDINGER CORPORATION  
 OFFICE & PRODUCTION BUILDING**  
 THE WALDINGER CORPORATION  
 6230 SCOUT TRAIL | DES MOINES, IA 50321

**SHIVEHATTERY**  
 ARCHITECTURE + ENGINEERING  
 4125 Westown Parkway, Suite 100 | West Des Moines, Iowa 50266  
 515.223.5104 | www.shivehattery.com  
 Iowa | Illinois | Indiana

C504







1 SECOND FLOOR PLAN - OVERALL FACILITY

18036  
 SECOND FLOOR PLAN - OVERALL FACILITY  
 A002

**NOT FOR CONSTRUCTION**

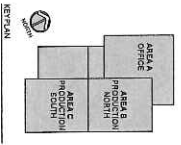
**THE WALDINGER CORPORATION  
 OFFICE & PRODUCTION BUILDING**

6230 SCOUT TRAIL  
 DES MOINES, IA 50321

**THE WALDINGER CORPORATION**  
 2001 BELL AVENUE  
 DES MOINES, IA 50321

REVISIONS:  
 03/01/2010  
 03/01/2010  
 03/01/2010

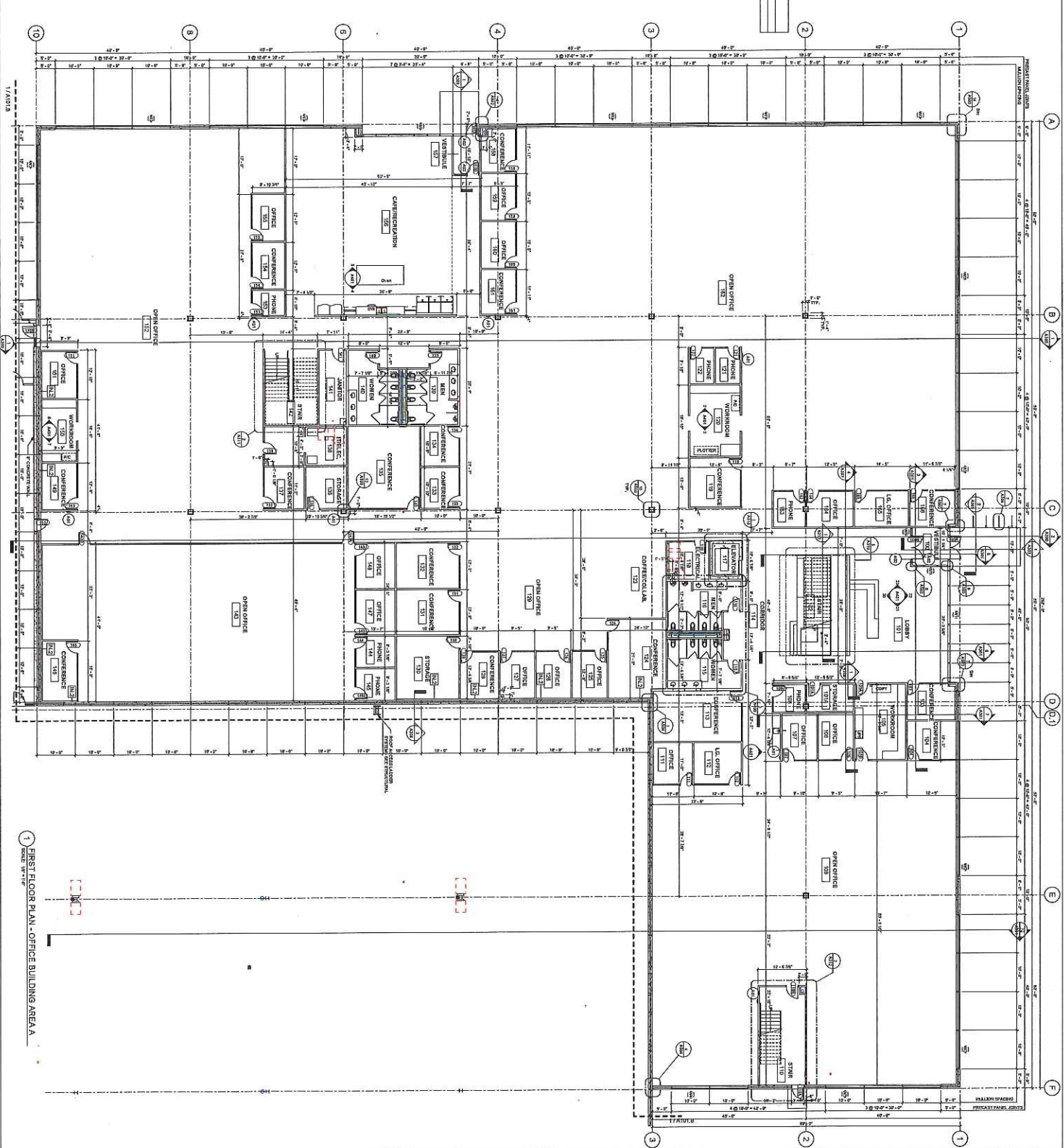
CONSTRUCTION ISSUANCE #01



**SVPA**  
 ARCHITECTS

1000 17th Street, Suite 200 | West Des Moines, Iowa 50309 | 515.275.5100

- FLOOR PLAN NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



1 FIRST FLOOR PLAN - OFFICE BUILDING AREA A

**NOT FOR CONSTRUCTION**

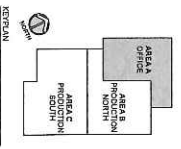
180036  
 6/2/18

FIRST FLOOR PLAN - OFFICE AREA A  
**A101.A**

**THE WALDINGER CORPORATION  
 OFFICE & PRODUCTION BUILDING**

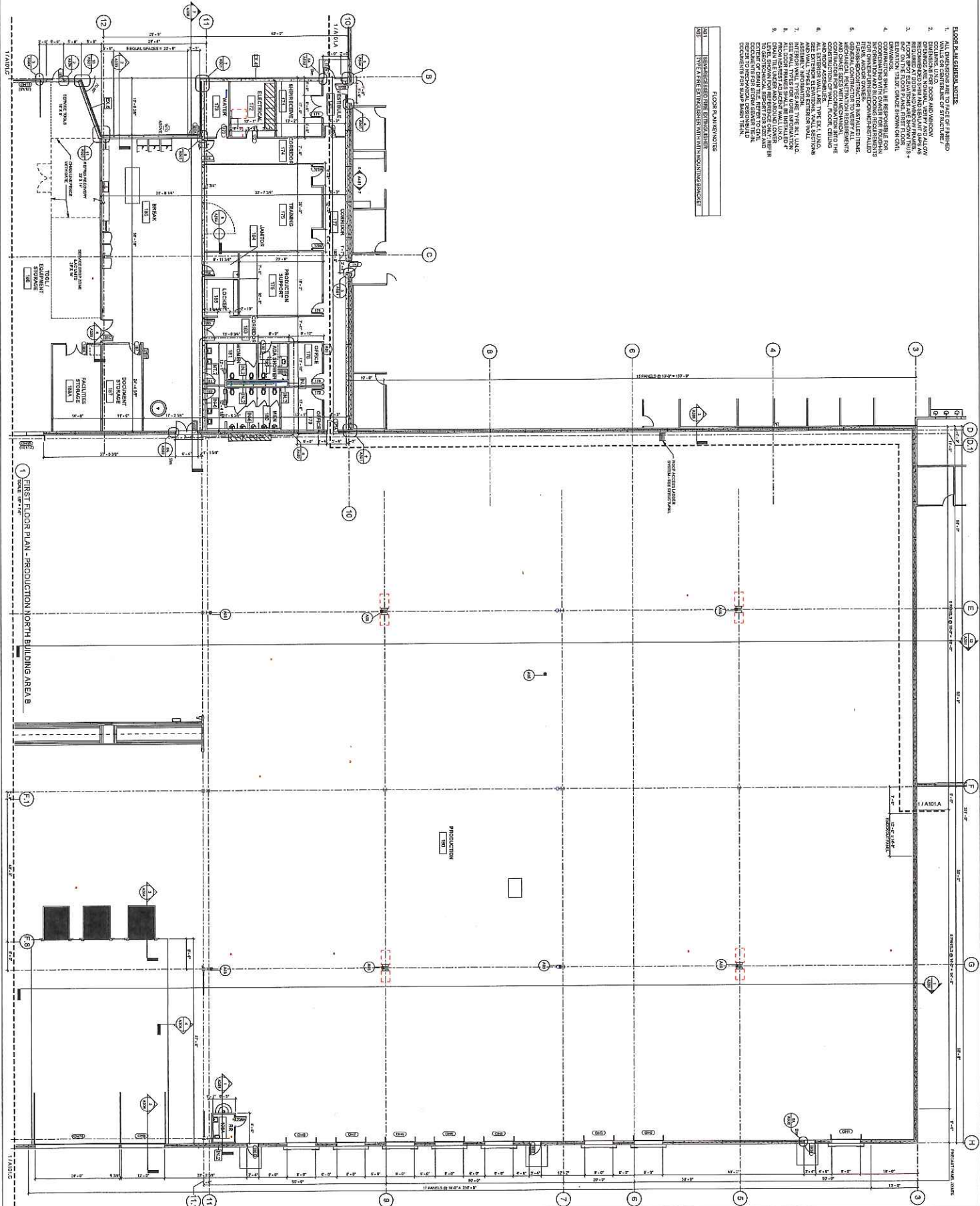
6270 SCOUT TRAIL  
 DES MOINES, IA 50321

**THE WALDINGER CORPORATION**  
 2601 BELL AVENUE  
 DES MOINES, IA 50321



**SVPA**  
 ARCHITECTS

816 N. 2ND ST. SUITE 300 • DES MOINES, IA 50319 • P: 515.281.9500



- FLOOR FINISHES**
- | NO. | FINISH/DETAIL/TYPE OF FINISH |
|-----|------------------------------|
| 1   | CONCRETE FLOOR               |
| 2   | CONCRETE FLOOR               |
| 3   | CONCRETE FLOOR               |
| 4   | CONCRETE FLOOR               |
| 5   | CONCRETE FLOOR               |
| 6   | CONCRETE FLOOR               |
| 7   | CONCRETE FLOOR               |
| 8   | CONCRETE FLOOR               |
| 9   | CONCRETE FLOOR               |
| 10  | CONCRETE FLOOR               |
| 11  | CONCRETE FLOOR               |
| 12  | CONCRETE FLOOR               |

1 FIRST FLOOR PLAN - PRODUCTION NORTH BUILDING AREA B

**NOT FOR CONSTRUCTION**

18036  
 4/2012  
 FIRST FLOOR PLAN - PRODUCTION PLAN (AREA B)  
 A101.B

**THE WALDINGER CORPORATION OFFICE & PRODUCTION BUILDING**

6210 SCOUT TRAIL  
 DES MOINES, IA 50321

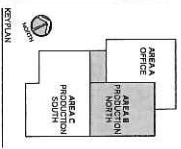
**THE WALDINGER CORPORATION**

2011 BELL AVENUE  
 DES MOINES, IA 50321

REVISIONS

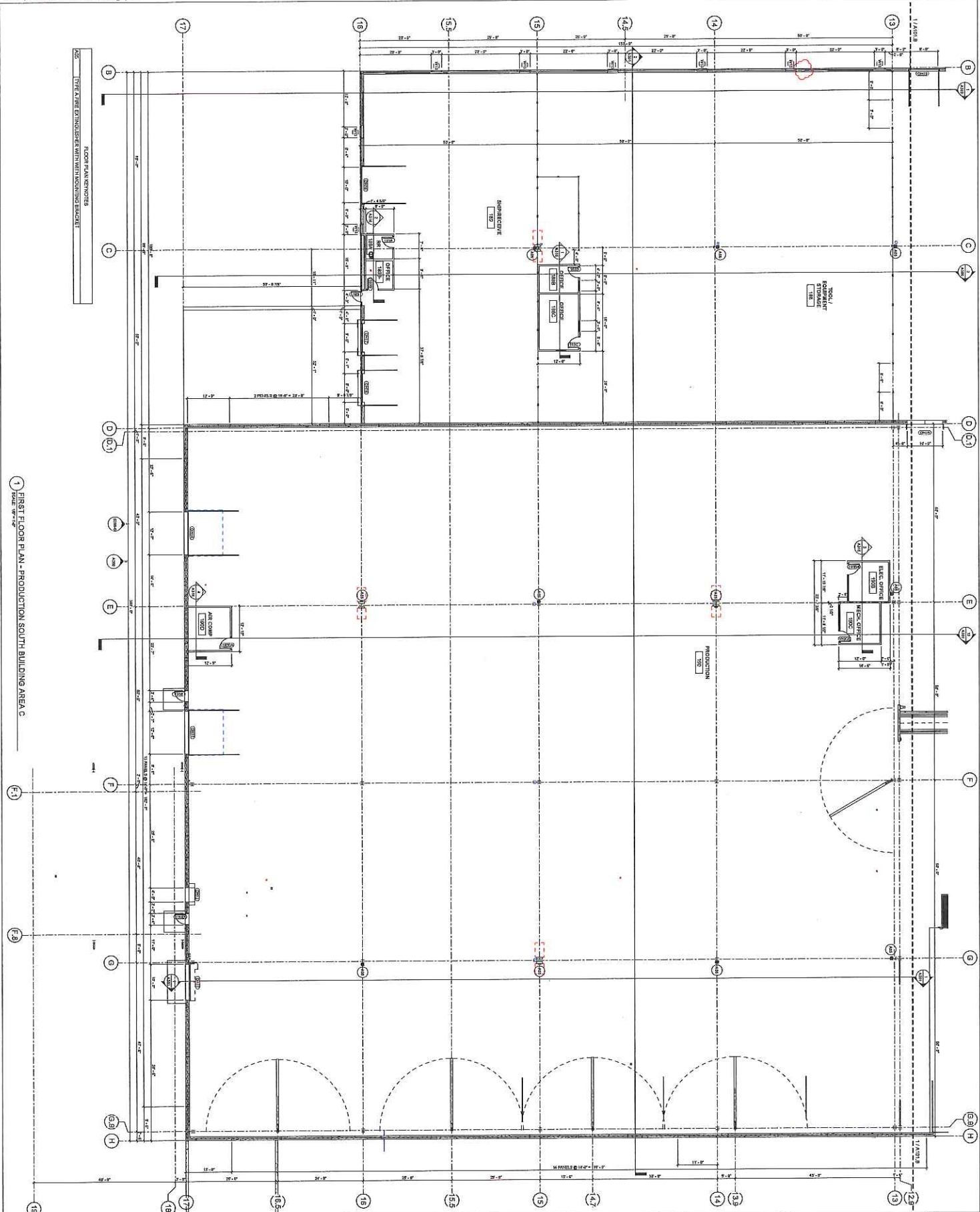
ISSUANCE

CONSTRUCTION ISSUANCE 09/12/12



**SVPA ARCHITECTS**

1001 17th St, Des Moines, IA 50319 | P: 515.277.1970



FLOOR PLAN NOTES  
 1. TYPE A REE DIMENSIONER WITH TYPING SCALES

1 FIRST FLOOR PLAN - PRODUCTION SOUTH BUILDING AREA C

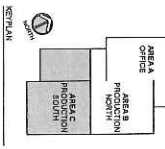
**NOT FOR CONSTRUCTION**

18036  
 © 2018  
 FIRST FLOOR PLAN - PRODUCTION BUILDING (AREA C)  
**A101.C**

ISSUANCE  
 CONSTRUCTION ISSUANCE 001  
 03/01/2018  
 PROJECT NO. 18036

**THE WALDINGER CORPORATION**  
 OFFICE & PRODUCTION BUILDING  
 8270 SCOUT TRAIL  
 DES MOINES, IA 50321

**THE WALDINGER CORPORATION**  
 2001 BELL AVENUE  
 DES MOINES, IA 50321

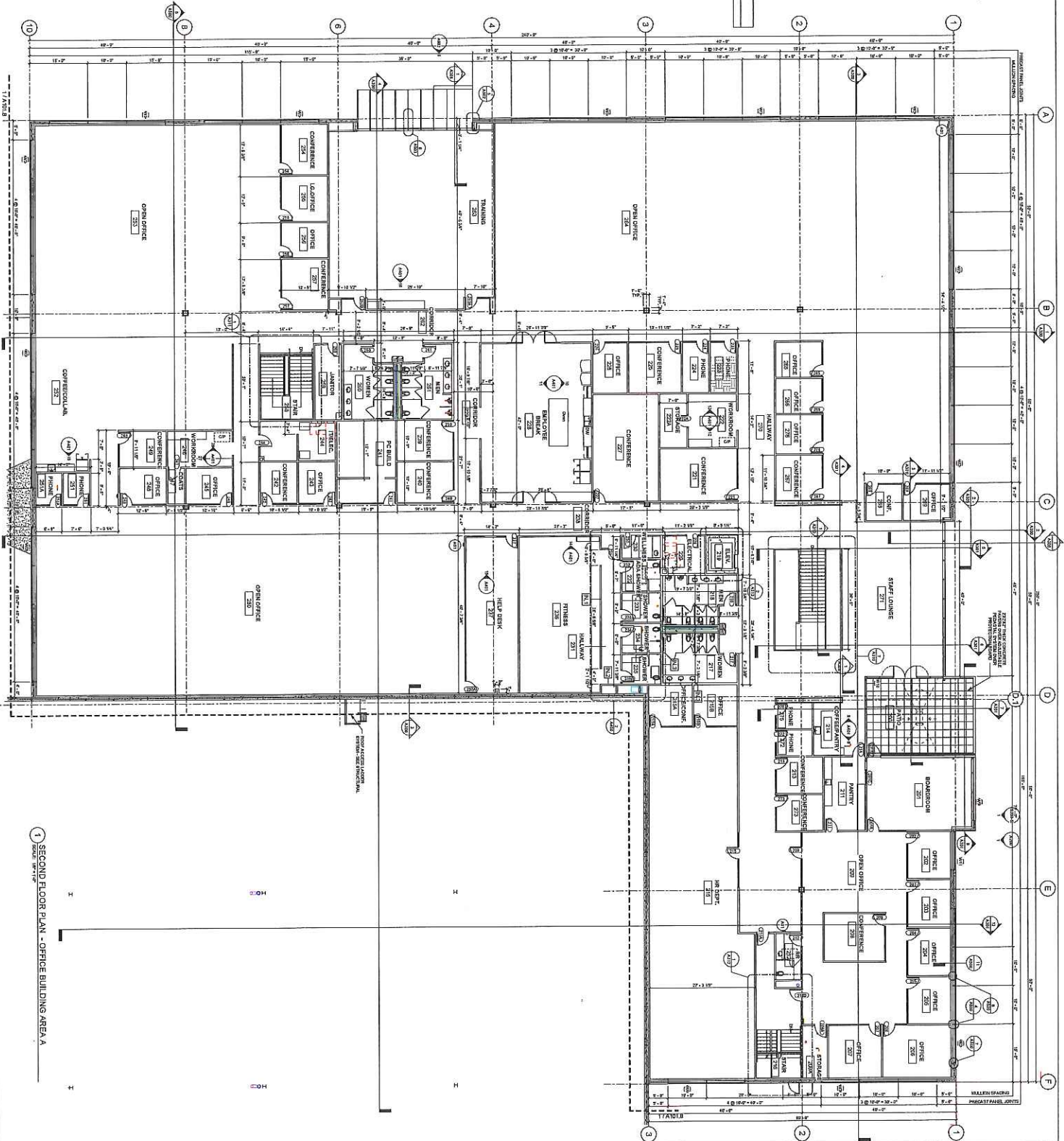


**SVPA**  
 ARCHITECTS

18036  
 © 2018  
 FIRST FLOOR PLAN - PRODUCTION BUILDING (AREA C)  
**A101.C**

- EXHIBIT A - GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND ALARM CODE (IFAC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL TRANSPORTATION AND HIGHWAY BUILDING CODE (ITHBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WOOD PRESERVATION CODE (IWP) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL CONSTRUCTION DOCUMENTS PRACTICE ACT (ICDPA) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL CONTRACT DOCUMENTS PRACTICE ACT (ICDPA) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

101 DIMENSIONS ARE IN FEET AND INCHES



1 SECOND FLOOR PLAN - OFFICE BUILDING AREA A

**NOT FOR CONSTRUCTION**

18036

SECOND FLOOR PLAN - OFFICE (AREA A)

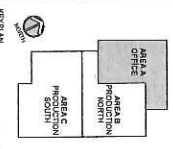
A102.A

**THE WALDINGER CORPORATION OFFICE & PRODUCTION BUILDING**

5230 SCOUT TRAIL  
DES MOINES, IA 50321

**THE WALDINGER CORPORATION**

2021 BELL AVENUE  
DES MOINES, IA 50321

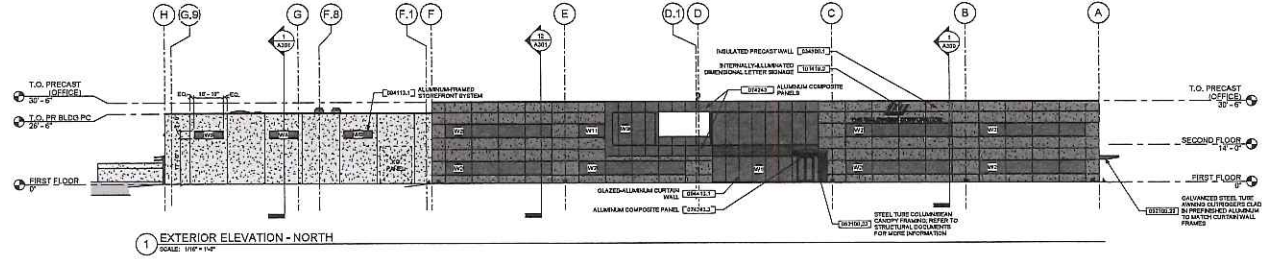


**SVPA ARCHITECTS**

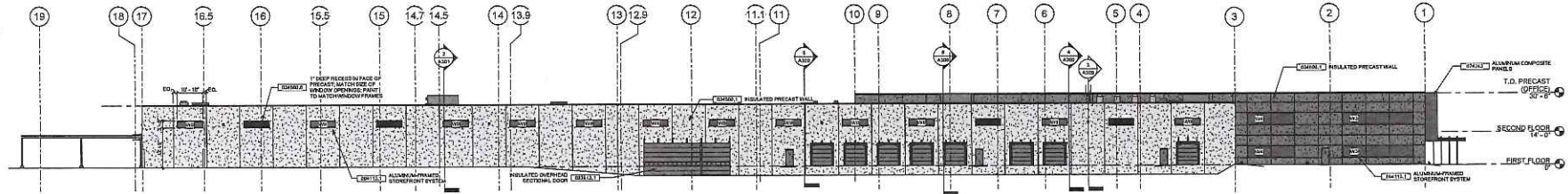
1015 11TH AVENUE, SUITE 100  
DES MOINES, IA 50319

**MATERIAL LEGEND**

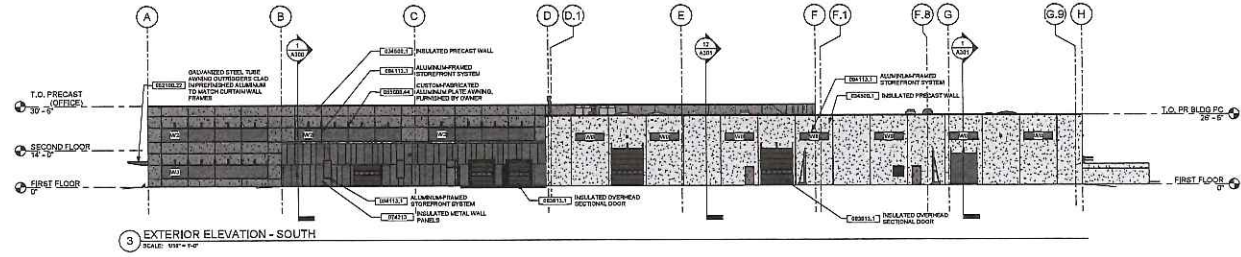
- P.F.1 (PRECAST FINISH 1)
- P.F.2 (PRECAST FINISH 2)
- INSULATED METAL WALL PANEL



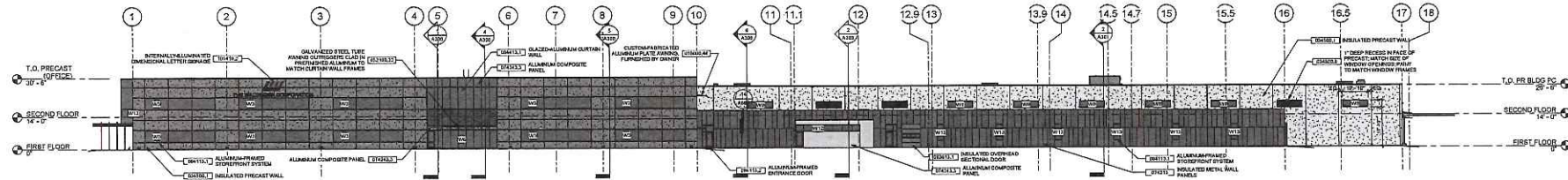
1 EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST  
SCALE: 1/8" = 1'-0"

ISSUANCE  
CONSTRUCTION ISSUANCE #01  
03/0 1/00 19  
PAGE: 18

REVISIONS  
**NOT FOR CONSTRUCTION**

18036



**The Waldinger Corporation Office & Production Facility**

Exterior view - NW aerial

3/12/2019



**The Waldinger Corporation Office & Production Facility**

Exterior view - main entrance

3/12/2019





**The Waldinger Corporation Office & Production Facility**

Exterior view - west facade, office

3/12/2019



**The Waldinger Corporation Office & Production Facility**

Exterior view - west aerial

3/12/2019



**The Waldinger Corporation Office & Production Facility**

Exterior view - SW aerial

3/12/2019



**The Waldinger Corporation Office & Production Facility**

Exterior view - south aerial

3/12/2019



**The Waldinger Corporation Office & Production Facility**

Exterior view - NE aerial

3/12/2019