

PROJECT:
**9499.00 IPBS PARKING LOT REPLACEMENT &
 9512.00 AUDITORIUM WALKWAY IMPROVEMENTS**



IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES

109 SE 13TH STREET
 DES MOINES, IA 50319

VICINITY MAP



INDEX OF DRAWINGS

C000	Civil Cover Sheet
C100	Existing Conditions and Demolition Plan
C200	Site Plan
C300	Grading and Erosion Control Plan
C301	SWPPP
C302	SWPPP
C400	Auditorium Walkway Improvements
C500	Civil Details

Note: All work performed shall meet the standards outlined in the enclosed plans and specifications, as well as the latest Statewide Urban Design and Specifications (SUDAS) standard specifications unless noted otherwise.

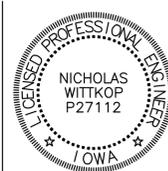
PROJECT CONTACTS

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

Nick Wittkop
 SIGNATURE & DATE 02.27.26

PRINTED OR TYPED NAME NICHOLAS WITTKOP
 LICENSE NUMBER P27112
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
 PAGES OR SHEETS COVERED BY THIS SEAL: "C" Sheets



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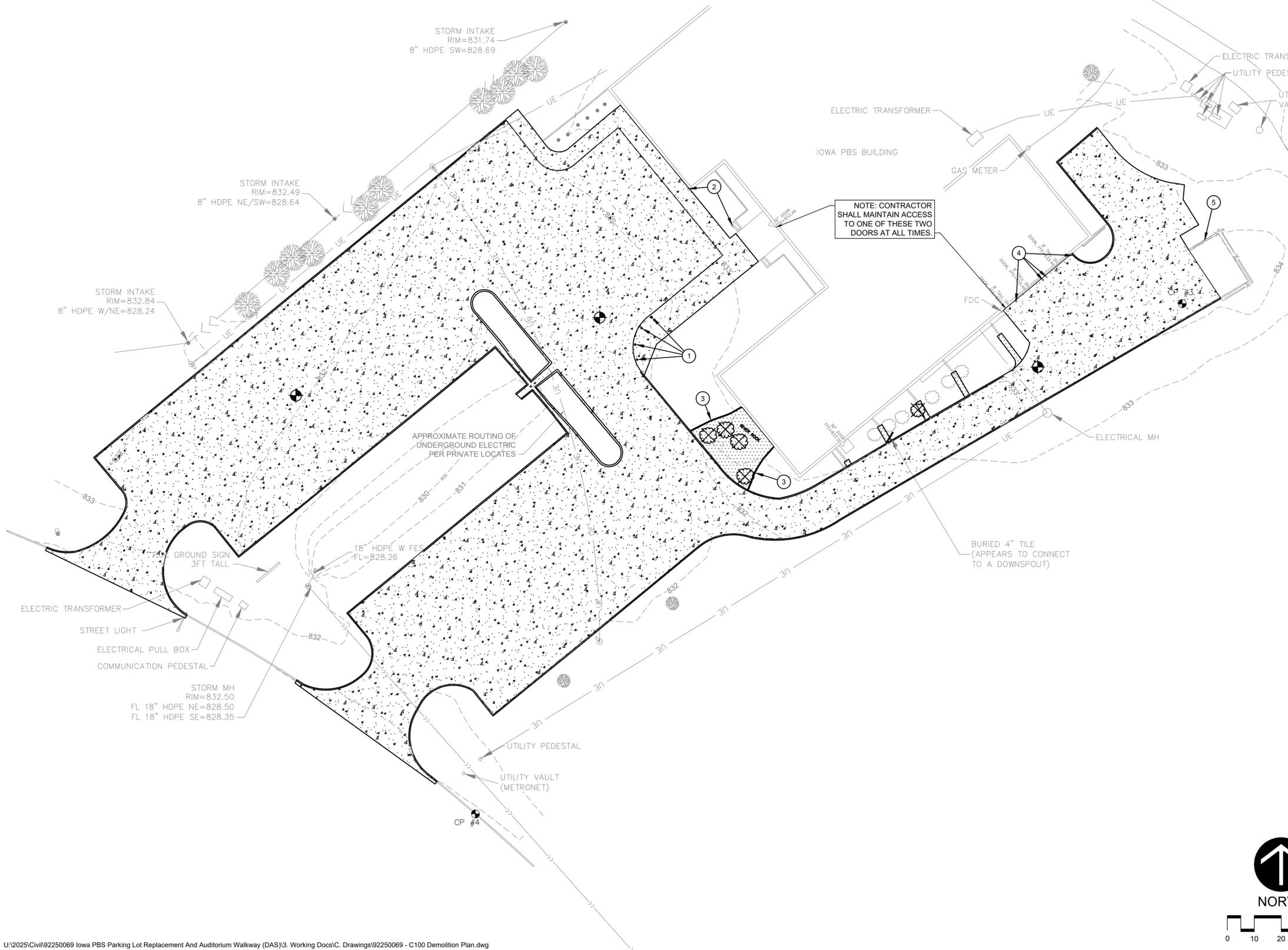
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 CORPORATE DRIVE, JOHNSTON, IA 50131

Project #:
 Drawn By:
 Checked By:
 Issue Date:
 Sheet Title:

Rev.	Date	Description

Project #: 92250069.000
 Drawn By: NWW
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CIVIL COVER SHEET
 Sheet:
C000



SYMBOL LEGEND

- REMOVE AND SALVAGE EXISTING RIVER ROCK FOR REUSE.
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.
- DENOTES TREE/SHRUB REMOVAL.
- APPROXIMATE PAVEMENT CORE/BORING LOCATION. SEE PROJECT GEOTECHNICAL REPORT.

DEMOLITION NOTES

1. Demolition/Construction must be phased such that approximately half the parking lot is available to the Owner at all times. Contractor shall submit a proposed Phasing Plan to CM & Engineer for review with Owner prior to construction.
2. Contractor shall coordinate with Owner for trash removal on Wednesdays.
3. Verify all existing utility locations.
4. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
5. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
6. Sawcut along edges of pavements, sidewalks, and curbs to remain.
7. All construction shall be performed in accordance with state and local standard specifications for construction.
8. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.

KEY NOTES

- ① REMOVE AND DISPOSE OF EXISTING BOLLARDS AND FOOTINGS.
- ② REMOVE AND DISPOSE OF EXISTING ADA PARKING SIGNS AFFIXED TO BUILDING.
- ③ REMOVE AND SALVAGE EXISTING LANDSCAPE BLOCK EDGING FOR REUSE. ANY EXTRA EDGING BLOCKS SHALL BE RETURNED TO OWNER.
- ④ PROTECT EXISTING BOLLARDS.
- ⑤ PROTECT EXISTING TRASH ENCLOSURE.

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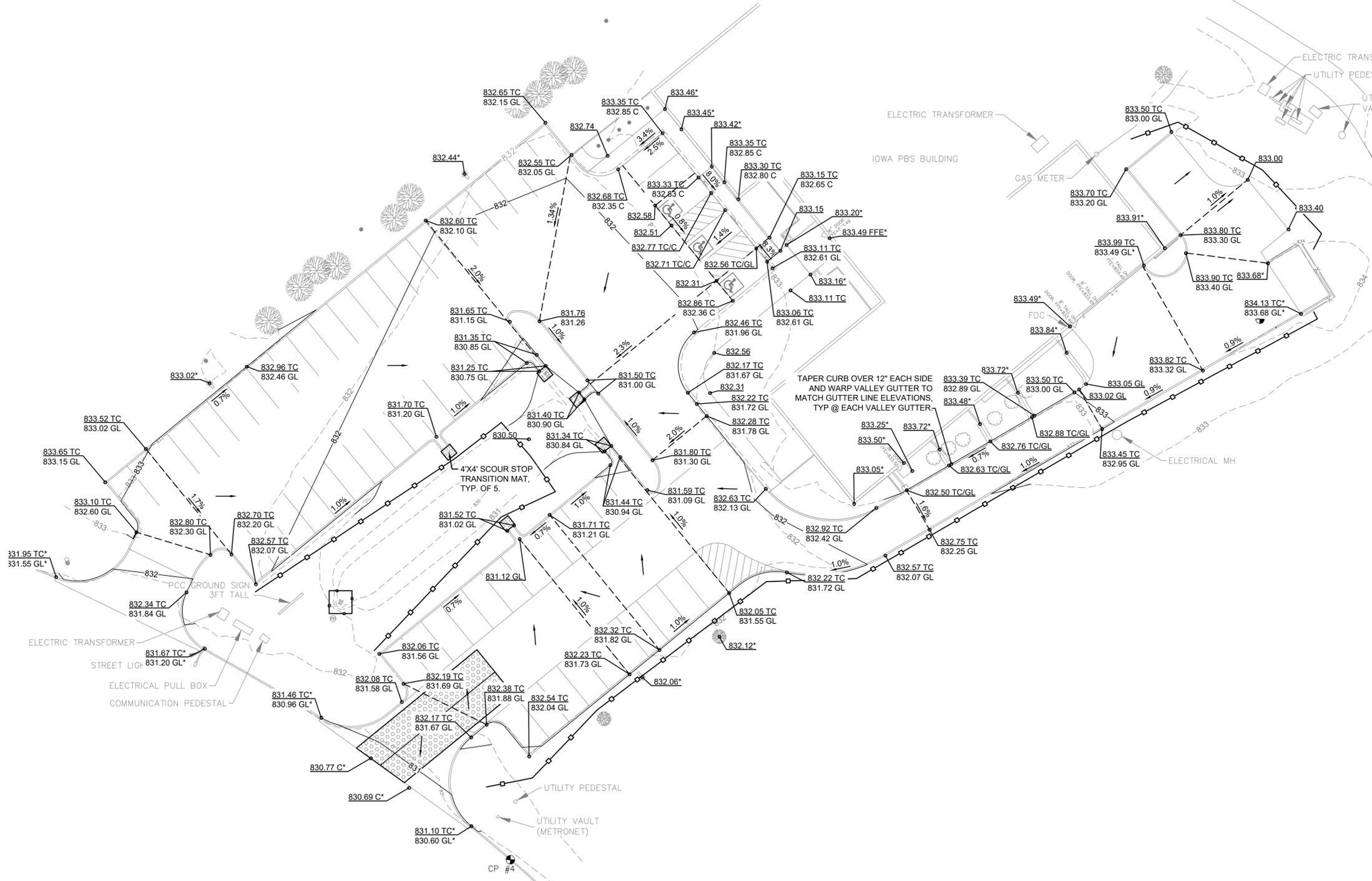
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 Sheet Title:

EXISTING CONDITIONS AND DEMOLITION PLAN

Sheet:
C100



SYMBOL LEGEND

- 950 EXISTING CONTOURS
 - 950 PROPOSED CONTOURS - MAJOR INTERVAL
 - 949 PROPOSED CONTOURS - MINOR INTERVAL
 - GRADE BREAK LINE
 - 2.0% GRADE SLOPE
 - SILT FENCE
 - SEDIMENT LOG
 - RIP-RAP / ROCK CONST. ENTRANCE
 - INLET PROTECTION
 - CONCRETE WASHOUT STATION (TO BE DETERMINED ON SITE)
 - SCOUR STOP TRANSITION MAT
- SPOT ABBREVIATIONS:**
- TC - TOP OF CURB
 - GL - GUTTER LINE
 - B - BITUMUNOUS
 - C - CONCRETE
 - EO - EMERGENCY OVERFLOW
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL (F/G)
 - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 4" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. Contractor shall prepare and provide an As-Built Topographic Survey to the Owner following the completion of paving.

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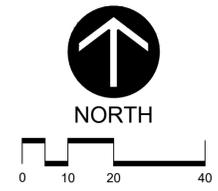
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GRADING AND EROSION CONTROL PLAN

Sheet:
C300



STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SECTION 1: GENERAL NOTES

- 1.1. THE SWPPP IS COMPRISED OF THE ENCLOSED PLANS AND SPECIFICATIONS, AND THE SWPPP KEPT ONSITE.
- 1.2. OWNER AND CONTRACTOR SHALL OBTAIN IOWA DNR-NPDES PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES PERTAINING TO THIS PERMIT. THE SWPPP SHALL BE KEPT ONSITE AT ALL TIMES.
- 1.3. INSTALL TEMPORARY EROSION CONTROL MEASURES (INLET PROTECTION, SILT FENCE, AND ROCK CONSTRUCTION ENTRANCES) PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION WORK AT THE SITE.
- 1.4. EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL TEMPORARY EARTH DIKES, SEDIMENT TRAPS OR BASINS, ADDITIONAL SILTATION FENCING, AND/OR DISK THE SOIL PARALLEL TO THE CONTOURS AS DEEMED NECESSARY TO FURTHER CONTROL EROSION. ALL CHANGES SHALL BE RECORDED IN THE SWPPP.
- 1.5. ALL CONSTRUCTION SITE ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE AND FROM THE ENTRANCE TO A POINT 50' INTO THE CONSTRUCTION ZONE.
- 1.6. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN A MINIMUM OF 6". THE TRENCH BACKFILL SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR.
- 1.7. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN.
- 1.8. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G. CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.
- 1.9. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.
- 1.10. PIPE OUTLETS MUST BE PROVIDED WITH ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO SURFACE WATER.
- 1.11. ALL STORM SEWER CATCH BASINS NOT NEEDED FOR SITE DRAINAGE DURING CONSTRUCTION SHALL BE COVERED TO PREVENT RUNOFF FROM ENTERING THE STORM SEWER SYSTEM. CATCH BASINS NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION SHALL BE PROVIDED WITH INLET PROTECTION.
- 1.12. IN AREAS WHERE CONCENTRATED FLOWS OCCUR (SUCH AS SWALES AND AREAS IN FRONT OF STORM CATCH BASINS AND INTAKES) THE EROSION CONTROL FACILITIES SHALL BE BACKED BY STABILIZATION STRUCTURE TO PROTECT THOSE FACILITIES FROM THE CONCENTRATED FLOWS.
- 1.13. INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS SHALL BE RECORDED IN THE SWPPP.
- 1.14. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. ALL REPAIRS SHALL BE RECORDED IN THE SWPPP.
- 1.15. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
- 1.16. ALL SOILS TRACKED ONTO PAVEMENT SHALL BE REMOVED DAILY.
- 1.17. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
- 1.18. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH IOWA DNR DISPOSAL REQUIREMENTS.
- 1.19. OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH IOWA DNR REGULATIONS.
- 1.20. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ONSITE.
- 1.21. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH IOWA DNR REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- 1.22. UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL GRADED AREAS, ALL TEMPORARY EROSION CONTROL FACILITIES (SILT FENCES, HAY BALES, ETC.) SHALL BE REMOVED FROM THE SITE.
- 1.23. SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH EROSION CONTROL FABRIC.
- 1.24. ALL PERMANENT SEDIMENTATION BASINS MUST BE RESTORED TO THEIR DESIGN CONDITION IMMEDIATELY FOLLOWING STABILIZATION OF THE SITE.

SECTION 2: SITE EVALUATION, ASSESSMENT, AND PLANNING

- 2.1. PROJECT / SITE INFORMATION

PROJECT / SITE NAME: 9499.00 IPBS PARKING LOT REPLACEMENT & 9512.00 AUDITORIUM WALKWAY IMPROVEMENTS

PROJECT STREET/LOCATION: 6535 CORPORATE DRIVE, JOHNSTON, IA 50131

COUNTY: POLK

LATITUDE: 41° 39' 57" N

LONGITUDE: 93° 32' 42" W

METHOD FOR DETERMINING LATITUDE / LONGITUDE: GOOGLE EARTH PRO
- 2.2. CONTACT INFORMATION / RESPONSIBLE PARTIES

SWPPP PREPARER:

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 1820 NW 118TH STREET, SUITE 230
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 (515) 225-4377
 nwittkop@larsonengr.com

SECTION 2: SITE EVALUATION, ASSESSMENT, AND PLANNING (CONTINUED)

- 2.3. NATURE AND SEQUENCE OF CONSTRUCTION ACTIVITY

SCOPE OF WORK COVERED BY THIS SWPPP IS TO INCLUDE THE REPLACEMENT OF EXISTING CONCRETE PAVEMENT, INCLUDING PARKING AREA, SIDEWALKS, AND CURB AND GUTTER. PROPOSED WORK INCLUDES GRADING ADJUSTMENTS AND SITE DRAINAGE IMPROVEMENTS.

SEQUENCE OF CONSTRUCTION ACTIVITIES AND STABILIZATION PRACTICE:

 - 2.3.1. PRIOR TO ANY WORK ON SITE

PERIMETER SILT FENCE IS TO BE INSTALLED BEFORE ANY WORK ON SITE IS STARTED. DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED. A CONSTRUCTION STAGING AREA IS TO BE CONSTRUCTED ON SITE IN A LOCATION THAT IS MINIMALLY AFFECTED BY STORMWATER RUNOFF. ALL CONSTRUCTION MATERIALS SHALL BE STORED AT THIS LOCATION. THE CONTRACTOR IS TO INSTALL A TEMPORARY GRAVEL ENTRANCE/EXIT DRIVE TO MINIMIZE THE AMOUNT OF DIRT TRACKING OFF SITE. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM WEATHER/SEASONAL CHANGES.
 - 2.3.2. PRE-CONSTRUCTION INSPECTION

CONTACT THE CONSTRUCTION MANAGER TO DETERMINE PRE-CONSTRUCTION INSPECTION REQUIREMENTS.
 - 2.3.3. CLEARING & GRUBBING

VERIFY ALL SILT FENCING IS IN PLACE AND IN GOOD WORKING ORDER. CLEAR ALL AREAS THAT WILL BE AFFECTED BY CONSTRUCTION ACTIVITY. NO MATERIALS ARE TO BE BURIED ON SITE. ALL WASTE MATERIALS ARE TO BE DISPOSED OF PROPERLY AND MUST COMPLY WITH IOWA DNR DISPOSAL REQUIREMENTS. COVER OR STABILIZED DISTURBED AREAS IMMEDIATELY IF AN AREA WILL NOT BE ACTIVE FOR 14 DAYS OR MORE.
 - 2.3.4. ROUGH GRADING

VERIFY ALL PERIMETER SILT FENCE IS IN PLACE AND IN GOOD WORKING ORDER FOLLOWING CLEARING AND GRUBBING. CONSTRUCTION OF ANY DIVERSION DIKES AND/OR SILT BASINS ARE TO BE CONSTRUCTED FIRST TO PREVENT ANY EROSION FROM LEAVING THE SITE. AFTER COMPLETION OF ROUGH GRADING, ALL INTERIOR SILT FENCE OR OTHER EROSION CONTROL MEASURES ARE TO BE INSTALLED.
 - 2.3.5. SITE UTILITY CONSTRUCTION

VERIFY ALL SILT FENCING AND OTHER EROSION CONTROL MEASURES ARE IN PLACE AND IN GOOD WORKING ORDER FOLLOWING ROUGH GRADING. INSTALL SITE UTILITIES AND PLACE PERMANENT SEEDING ON ANY AREAS THAT ARE NOT TO BE DISTURBED BY FUTURE CONSTRUCTION ACTIVITY. STORM OUTLETS SHALL BE PROTECTED USING RIP-RAP AND ENGINEERING FABRIC. PROTECT ALL STORM SEWER INLETS FROM ANY EROSION INFILTRATION INTO THE STORM SEWER WITH AN APPROVED METHOD.
 - 2.3.6. PAVING CONSTRUCTION

VERIFY ALL SILT FENCING AND OTHER EROSION CONTROL MEASURES ARE IN PLACE AND IN GOOD WORKING ORDER FOLLOWING UTILITY CONSTRUCTION. CONSTRUCT ALL CURB AND GUTTER, SIDEWALK, INTAKES, AND MANHOLES IN PREPARATION FOR FINAL CURB/SIDEWALK BACKFILL. PROTECT ALL STORM SEWER INTAKES WITH AN APPROVED EROSION CONTROL METHOD, WHICH ARE TO BE LEFT IN PLACE UNTIL FINAL STABILIZATION IS REACHED.
 - 2.3.7. FINAL GRADING

VERIFY ALL SILT FENCING AND OTHER EROSION CONTROL MEASURES ARE IN PLACE AND IN GOOD WORKING ORDER. REMOVE ALL INTERIOR EROSION CONTROL MEASURES LONG ENOUGH TO COMPLETE FINAL GRADING, BEING SURE TO REINSTALL ALL MEASURES UNTIL FINAL STABILIZATION IS MET. ONCE SEEDING HAS BEEN COMPLETED, ANY TEMPORARY SILT BASINS CAN BE CLEANED AND REMOVED. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED. INSTALL INFILTRATION CONTROLS AFTER UPSTREAM AREAS ARE STABILIZED.
 - 2.3.8. POST-CONSTRUCTION

CONTACT THE CONSTRUCTION MANAGER FOR A POST-CONSTRUCTION INSPECTION. REMOVE TEMPORARY CONTROLS WHEN 70% STABILIZATION IS REACHED. FILE NOTICE OF DISCONTINUATION (NOD) WITHIN 30 DAYS OF REMOVAL. PROVIDE THE CONSTRUCTION MANAGER A COPY OF THE NOD.

SEASONAL CONSIDERATIONS:

COLD CLIMATE CONSIDERATIONS - THE CONTRACTOR SHALL PLAN AHEAD AT THE START OF THE PROJECT, AND DEVELOP A SEQUENCED CONSTRUCTION SCHEDULE TO ENSURE THAT ALL EXPOSED AREAS HAVE COVER BEFORE THE FIRST FREEZE. PREPARATION OF VEGETATIVE COVER SHOULD BEGIN IN THE FALL. SEEDS MUST BE STARTED EARLY ENOUGH FOR THEM TO GERMINATE. ESTABLISH ROOTS AND PROVIDE COVER BEFORE THE WINTER BEGINS. REFERENCE THE IDOT STANDARD SPECIFICATIONS FOR THE LAST SEEDING DATE.

NOTE THAT SITE MUST REMAIN IN COMPLIANCE WITH THE NPDES PERMIT THROUGHOUT THE WINTER, EVEN IF NO CONSTRUCTION IS OCCURRING. FOR THIS REASON, ENSURE THE SITE IS COMPLIANT WITH THE PERMIT REQUIREMENTS PRIOR TO CEASING CONSTRUCTION DUE TO FROZEN CONDITIONS. THE SITE MUST BE INSPECTED AND MAINTAINED ON A REGULAR BASIS DURING THE WINTER MONTHS.

CONSTRUCTION ACTIVITY FUNCTION: COMMERCIAL

ESTIMATED PROJECT START DATE: JUNE 2026

ESTIMATED PROJECT COMPLETION DATE: AUGUST 2026
- 2.4. SOILS, SLOPES, VEGETATION, AND CURRENT DRAINAGE PATTERNS

SOIL TYPE(S): PER THE GEOTECHNICAL REPORT (TEAM SERVICES, JANUARY 22, 2026), FILL CONSISTING OF LEAN CLAY OR SANDY LEAN CLAY WAS DISCOVERED UNDER THE PAVEMENT IN ALL BORINGS. ALLUVIAL SOILS CONSISTING OF LEAN CLAY, SANDY LEAN CLAY, AND LOOSE SAND WERE ENCOUNTERED BELOW THE FILL. ALLUVIUM EXTENDED TO THE BOTTOM OF BORINGS.

THE MAJORITY OF THE SITE DRAINS TO CURB CUTS AT A SMALL DEPRESSED GREEN SPACE DIVIDING TWO HALVES OF THE PARKING LOT. THE DEPRESSION OUTLETS TO A FLARED END WITH AN 18" HDPE OUTLETTING OFFSITE TO THE SOUTHEAST.

THE SITE IS PROPOSED TO MAINTAIN EXISTING DRAINAGE PATTERNS.
- 2.5. CONSTRUCTION SITE ESTIMATES

TOTAL PROJECT AREA: 1.04 ACRES

CONSTRUCTION SITE AREA TO BE DISTURBED: 0.92 ACRES

PERCENTAGE IMPERVIOUS AREA BEFORE CONSTRUCTION: 82%

RUNOFF COEFFICIENT BEFORE CONSTRUCTION: 0.77 [0.9 * PERCENTAGE IMPERVIOUS / 100 + 0.2 * PERCENTAGE PERVIOUS / 100]

PERCENTAGE IMPERVIOUS AREA AFTER CONSTRUCTION: 82%

RUNOFF COEFFICIENT AFTER CONSTRUCTION: 0.77 [0.9 * PERCENTAGE IMPERVIOUS / 100 + 0.2 * PERCENTAGE PERVIOUS / 100]
- 2.6. RECEIVING WATERS

RUNOFF FROM THE SITE IS CONVEYED BY STORM SEWERS UNTIL OUTLETTING SOUTHEAST AT TERRA LAKE, WHICH OUTLETS TO BEAVER CREEK WHICH ULTIMATELY OUTLETS TO THE DES MOINES RIVER.

PER SEGMENT ID 04-UDM-1233, BEAVER CREEK IS DESIGNATED AS IR 5 - WATER IS IMPAIRED OR THREATENED AND A TMDL IS NEEDED. CLASS A1 RECREATION IS NOT SUPPORTED (E. COLI). CLASS BWW2 AQUATIC LIFE - WARM WATER TYPE 2 IS FULLY SUPPORTED.

SECTION 2: SITE EVALUATION, ASSESSMENT, AND PLANNING (CONTINUED)

- 2.7. POTENTIAL SOURCES OF POLLUTION

SITE GRADING IS THE LARGEST POTENTIAL SOURCE OF SEDIMENT RUNOFF ON SITE.

POTENTIAL POLLUTANTS AND SOURCES, OTHER THAN SEDIMENT, TO STORMWATER RUNOFF: DURING CONSTRUCTION, STORAGE OF MATERIALS AND VEHICLES CAN BE DEEMED AS POTENTIAL POLLUTANT SOURCES. OIL, FUEL, AND ANY HAZARDOUS MATERIAL MUST BE PROPERLY STORED TO PREVENT SPILLAGE, LEAKAGE, AND DISCHARGE. ADDITIONALLY, A LOCATION FOR WASHING OF VEHICLES AND/OR EQUIPMENT HAS BEEN DESIGNATED ON SHEET C300, GRADING AND EROSION CONTROL PLAN. UPON THE COMPLETION OF CONSTRUCTION, PARKING LOTS POSE AS POTENTIAL POLLUTANT SOURCES DUE TO VEHICULAR TRAFFIC.
 - 2.8. ENDANGERED SPECIES CERTIFICATION

THERE ARE NO DELINEATED AREAS OF ENDANGERED SPECIES ON THE U.S. FISH AND WILDLIFE SERVICE'S CRITICAL HABITAT FOR THREATENED AND ENDANGERED SPECIES MAP.
 - 2.9. HISTORIC PRESERVATION

ACCORDING TO THE IOWA SITE FILES PUBLIC DATA MAP, THE NEAREST HISTORIC SITE IS APPROXIMATELY 0.51 MILES FROM THE CONSTRUCTION SITE.
- ### SECTION 3: EROSION AND SEDIMENT CONTROL BMPS
- THE FOLLOWING BMPS ARE LISTED AS GENERAL BMPS THAT ARE TO BE USED ON THE PROJECT SITE. SHOULD THE CONTRACTOR CHOOSE TO INCLUDE ADDITIONAL BMPS, THE SWPPP SHOULD BE UPDATED ACCORDINGLY. INSTALLATION AND MAINTENANCE PROCEDURES SHOULD FOLLOW THAT LISTED IN THE PROJECT SPECIFICATIONS, AS WELL AS APPLICABLE CITY, STATE, AND FEDERAL RULES AND REGULATIONS, INCLUDING THE MOST RECENT IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND IOWA STORM WATER MANUAL (ISWMM). LOCATION OF PROPOSED BMPS AND DETAILS CAN BE FOUND IN THE PROJECT PLANS.
- 3.1. MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

STABILIZATION PRACTICES:

 - 3.1.1. STORMWATER MANAGEMENT

STORM WATER RUNOFF WILL BE MANAGED BY STORM SEWER AND DRAINAGE SWALES. THE AREAS THAT ARE NOT DEVELOPED WILL BE GRADED AT THE SLOPES AS SHOWN ON THE GRADING PLAN, AND SHALL HAVE PERMANENT SEEDING OR LANDSCAPING UPON FINAL GRADING. ALL PIPE OUTLETS WILL BE STABILIZED WITH RIP-RAP AND ENGINEERING FABRIC TO REDUCE EROSION AT THE PIPE OUTLETS.
 - 3.1.2. PERMANENT STABILIZATION PRACTICES

PERMANENT SEEDING AND PLANTING OF ALL DISTURBED AREAS BY SEEDING, FERTILIZING, AND MULCHING SHALL BE COMPLETED AFTER FINAL GRADING IS FINISHED. THIS SHALL OCCUR IN A TIME OF YEAR THAT IS APPROPRIATE FOR SEED GERMINATION. ALL VEGETATION IN AREAS NOT DISTURBED DURING CONSTRUCTION IS TO BE MAINTAINED.
 - 3.1.3. PERMANENT STRUCTURAL PRACTICES

INLET PROTECTION SHALL BE PLACED AT EACH CATCH BASIN UNTIL VEGETATION IS FULLY ESTABLISHED.
 - 3.1.4. TEMPORARY STABILIZATION PRACTICES

IF CONSTRUCTION ACTIVITY CEASES AFTER STRIPPING AND STOCKPILING FOR MORE THAN 21 DAYS, TEMPORARY SEED AND MULCHING SHALL BE PLACED NO MORE THAN 14 DAYS AFTER CONSTRUCTION CEASES. SILT FENCE MAY BE USED TO TEMPORARILY CHECK FLOWS ON SITE AND HELP PROTECT INTAKES AND MANHOLES ON SITE. ANY AREA WHERE RUNOFF FLOWS OFF SITE, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE SITE PRIOR TO ANY GRADING. FREQUENT WATERING OF THE GRADE ON SITE SHALL ALSO BE PRACTICED TO MINIMIZE DUST POLLUTION ON SITE.
 - 3.1.5. TEMPORARY STRUCTURAL PRACTICES

TEMPORARY SEDIMENT TRAPS MAY BE USED AND PLACED NEAR OUTLETS FROM THE POND TO COLLECT SEDIMENT PRIOR TO ENTERING THE EXISTING POND. A COMBINATION OF SILT FENCES, SEDIMENT TRAPS, AND INLET PROTECTION MEASURES MAY BE USED TO REDUCE EROSION.
 - 3.1.6. OTHER CONTROLS

ALL DISPOSAL OF CONSTRUCTION MATERIALS AND WASTE SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DISPOSAL OF SUCH MATERIALS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF A TEMPORARY GRAVEL ENTRANCE INTO THE PROJECT TO MINIMIZE THE AMOUNT OF TRACKING FROM THE SITE. THE BORDERING STREETS SHALL BE INSPECTED DAILY, AND ANY TRACKING SHALL BE CLEANED IMMEDIATELY.
 - 3.2. CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

BMP DESCRIPTION: SILT FENCE

INSTALLATION SCHEDULE: PRIOR TO STORM SEWER INSTALLATION

MAINTENANCE AND INSPECTION: ONCE EVERY 7 DAYS OR WITHIN 24 HOURS OF A 1/2" RAIN EVENT OR GREATER

RESPONSIBLE STAFF: CONTRACTOR
 - 3.3. STABILIZE SOILS

BMP DESCRIPTION: ESTABLISH PERENNIAL VEGETATION

PERMANENT/TEMPORARY: PERMANENT

INSTALLATION SCHEDULE: FINAL STABILIZATION

MAINTENANCE AND INSPECTION: WATER AND/OR FERTILIZE UNTIL TURF HAS ESTABLISHED.

RESPONSIBLE STAFF: CONTRACTOR
 - 3.4. PROTECT SLOPES

THE PROPOSED FINAL GRADING OF THE DISTURBED AREA WILL NOT CONTAIN ANY SLOPES GREATER THAN 3:1.
 - 3.5. PROTECT STORM DRAIN INLETS

BMP DESCRIPTION: AREA INLET SEDIMENT BARRIER - SILT FENCE

INSTALLATION SCHEDULE: FOLLOWING STORM SEWER INSTALLATION

MAINTENANCE AND INSPECTION: ONCE EVERY 7 DAYS OR WITHIN 24 HOURS OF 1/2" RAIN EVENT OR GREATER.

RESPONSIBLE STAFF: CONTRACTOR
 - 3.6. ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS
 - 3.6.1. **BMP DESCRIPTION:** PERIMETER SILT FENCE

INSTALLATION SCHEDULE: PRIOR TO LAND DISTURBANCE

MAINTENANCE AND INSPECTION: ONCE EVRY 7 DAYS OR WITHIN 24 HOURS OF 1/2" RAIN EVENT OR GREATER.

RESPONSIBLE STAFF: CONTRACTOR
 - 3.6.2. **BMP DESCRIPTION:** CONSTRUCTION FENCING

INSTALLATION SCHEDULE: PRIOR TO LAND DISTURBANCE

MAINTENANCE AND INSPECTION: INSPECT AT MINIMUM ONCE EVERY 7 DAYS. NECESSARY REPAIRS SHALL BE MADE WITHIN 24 HOURS.

RESPONSIBLE STAFF: CONTRACTOR



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Client:

IOWA DEPARTMENT OF ADMINISTRATIVE SERVICES
 109 SE 13TH ST.
 DES MOINES, IA 50319

Project Title:

9499.00 IPBS PARKING LOT REPLACEMENT & 9512.00 AUDITORIUM WALKWAY IMPROVEMENTS
 CORPORATE DRIVE, JOHNSTON, IA 50131

Rev.	Date	Description

Project #: 92250069.000
 Drawn By: NWW
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SWPPP

Sheet:

C301

STORMWATER POLLUTION PREVENTION PLAN (SWPPP), CONTINUED

SECTION 3: EROSION AND SEDIMENT CONTROL BMPS

- 3.7. **RETAIN SEDIMENT ON-SITE**
BMP DESCRIPTION: ROCK CONSTRUCTION ENTRANCE
INSTALLATION SCHEDULE: PRIOR TO LAND DISTURBANCE
MAINTENANCE AND INSPECTION: MAINTAIN 6" MINIMUM DEPTH. RESHAPE ENTRANCE AS NEEDED TO MAINTAIN FUNCTION AND INTEGRITY OF INSTALLATION. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
RESPONSIBLE STAFF: CONTRACTOR
- 3.8. **ESTABLISH STABILIZED CONSTRUCTION EXITS**
BMP DESCRIPTION: ROCK CONSTRUCTION ENTRANCE
INSTALLATION SCHEDULE: PRIOR TO LAND DISTURBANCE
MAINTENANCE AND INSPECTION: MAINTAIN 6" MINIMUM DEPTH. RESHAPE ENTRANCE AS NEEDED TO MAINTAIN FUNCTION AND INTEGRITY OF INSTALLATION. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
RESPONSIBLE STAFF: CONTRACTOR

SECTION 4: GOOD HOUSEKEEPING BMPS

- 4.1. **MATERIAL HANDLING AND WASTE MANAGEMENT**
 4.1.1. **BMP DESCRIPTION:** TRASH DUMPSTERS
INSTALLATION SCHEDULE: DUMPSTERS WILL BE INSTALLED ONCE THE MATERIALS STORAGE AREA HAS BEEN ESTABLISHED.
MAINTENANCE AND INSPECTION: DUMPSTERS TO BE INSPECTED WEEKLY AND IMMEDIATELY AFTER STORM EVENTS. IF TRASH AND CONSTRUCTION DEBRIS ARE EXCEEDING THE DUMPSTERS' CAPACITY, THE DUMPSTERS WILL BE EMPTIED MORE FREQUENTLY.
RESPONSIBLE STAFF: CONTRACTOR
- 4.1.2. **BMP DESCRIPTION:** PORTABLE SANITARY FACILITIES (PORTABLE TOILETS)
INSTALLATION SCHEDULE: PORTABLE TOILETS WILL BE BROUGHT TO THE SITE ONCE THE STAGING AREA HAS BEEN ESTABLISHED.
MAINTENANCE AND INSPECTION: INSPECT WEEKLY FOR EVIDENCE OF LEAKAGE IN HOLDING TANKS. CONTRACTOR TO SCHEDULE SANITARY WASTE COLLECTION AS NECESSARY.
RESPONSIBLE STAFF: CONTRACTOR
- 4.5. **ESTABLISH PROPER BUILDING MATERIAL STAGING AREAS**
BMP DESCRIPTION: MATERIALS STAGING AREA
INSTALLATION SCHEDULE: STAGING AREA TO BE ESTABLISHED PRIOR TO ANY INFRASTRUCTURE INSTALLATION.
MAINTENANCE AND INSPECTION: INSPECT WEEKLY AND AFTER STORM EVENTS.
RESPONSIBLE STAFF: CONTRACTOR
- 4.6. **DESIGNATE WASHOUT AREAS**
BMP DESCRIPTION: CONCRETE WASHOUT
INSTALLATION SCHEDULE: PRIOR TO THE PLACEMENT OF ANY CONCRETE.
MAINTENANCE AND INSPECTION: INSPECTED DAILY TO ENSURE ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTED NEED TO BE REMOVED.
RESPONSIBLE STAFF: CONTRACTOR
- 4.7. **ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES**
BMP DESCRIPTION: VEHICLE/EQUIPMENT FUELING AND MAINTENANCE
INSTALLATION SCHEDULE: START OF THE PROJECT
MAINTENANCE AND INSPECTION: ALL MAJOR EQUIPMENT/VEHICLE FUELING AND MAINTENANCE WILL BE PERFORMED OFF SITE. WHEN VEHICLE FUELING MUST OCCUR ON SITE, THE FUELING ACTIVITY WILL OCCUR IN THE STAGING AREA. INSPECT EQUIPMENT/VEHICLE STORAGE AREAS AND FUEL TANK WEEKLY AND AFTER STORM EVENTS.
RESPONSIBLE STAFF: CONTRACTOR
- 4.8. **CONTROL EQUIPMENT/VEHICLE WASHING**
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL EQUIPMENT AND VEHICLE WASHING IS PERFORMED OFF-SITE.
- 4.9. **SPILL PREVENTION AND CONTROL PLAN**
VEHICLE MAINTENANCE - VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF SITE. ALL VEHICLES AND EQUIPMENT INCLUDING SUBCONTRACTOR VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON SITE.
HAZARDOUS MATERIAL STORAGE - HAZARDOUS MATERIALS WILL BE STORED IN ACCORDANCE WITH FEDERAL AND MUNICIPAL REGULATIONS.
SPILLS - ALL SPILLS WILL BE CLEANED IMMEDIATELY UPON DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS WILL BE HAULED OFF SITE IMMEDIATELY AFTER THE SPILL IS CLEANED.
MATERIAL SAFETY DATA SHEETS, MATERIAL INVENTORY, AND EMERGENCY CONTACT INFORMATION WILL BE MAINTAINED AT THE ON-SITE PROJECT TRAILER.
- 4.8. **ALLOWABLE NON-STORMWATER DISCHARGE MANAGEMENT**
 ANY CHANGES IN CONSTRUCTION ACTIVITIES THAT PRODUCE OTHER ALLOWABLE NON-STORMWATER DISCHARGES WILL BE IDENTIFIED BY THE CONTRACTOR, THE SWPPP WILL BE AMENDED, AND THE APPROPRIATE EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED.
- 4.9. **EMERGENCY CONTACT NUMBERS**
EMERGENCY SERVICES (POLICE, AMBULANCE SERVICE): 911
IDNR: (515) 725-8694
 CITY OF JOHNSTON: (515) 278-2344
 CITY OF JOHNSTON PUBLIC WORKS: (515) 278-0822
 CITY OF JOHNSTON POLICE: (515) 278-2345
 CITY OF JOHNSTON FIRE DEPARTMENT: (515) 276-5182

SECTION 5: SELECTING POST-CONSTRUCTION BMPS

BMP DESCRIPTION: 4'X4' SCOUR TRANSITION MAT
INSTALLATION SCHEDULE: TO BE INSTALLED IMMEDIATELY FOLLOWING PAVING.
MAINTENANCE AND INSPECTION: INSPECT WEEKLY AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE IT IS IN PLACE.
RESPONSIBLE STAFF: CONTRACTOR

SECTION 6: INSPECTIONS

- 6.1. **INSPECTIONS**
 INSPECTIONS OF THE SITE WILL BE PERFORMED ONCE EVERY 7 DAYS, AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 1/2" OR GREATER. THE INSPECTIONS WILL VERIFY THAT ALL BMPS REQUIRED IN SECTIONS 3 AND 4 ARE IMPLEMENTED, MAINTAINED, EFFECTIVELY MINIMIZING EROSION, AND PREVENTING STORMWATER CONTAMINATION FROM CONSTRUCTION MATERIALS.

SECTION 7: RECORDKEEPING AND TRAINING

- 7.1. **RECORDKEEPING**
 RECORDS WILL BE RETAINED FOR A MINIMUM PERIOD OF AT LEAST 3 YEARS AFTER THE PERMIT IS TERMINATED.
- 7.2. **LOG OF CHANGES TO THE SWPPP**
 ALL WORKERS ONSITE SHALL BE MADE AWARE OF CONTROLS AND REGULATIONS. SITE MAP SHALL BE UPDATED AS CONDITIONS AND/OR CONTROL LOCATIONS CHANGE. IF CONTROL LOCATIONS CANNOT BE PRE-DETERMINED, THE SWPPP MANAGER SHALL ADD THEM TO THE SITE MAP AS THEY ARE IMPLEMENTED. OFFICIAL LOG TO BE COMPLETED BY THE CONTRACTOR.

SECTION 8: FINAL STABILIZATION

BMP DESCRIPTION: PERMANENT SEEDING
INSTALLATION SCHEDULE: AFTER FINAL DESIGN GRADES ARE ACHIEVED.
MAINTENANCE AND INSPECTION: ALL SEEDED AREAS WILL BE INSPECTED WEEKLY DURING CONSTRUCTION ACTIVITIES FOR FAILURE, AND AFTER STORM EVENTS UNTIL A DENSE COVER OF VEGETATION HAS BEEN ESTABLISHED.
RESPONSIBLE STAFF: CONTRACTOR



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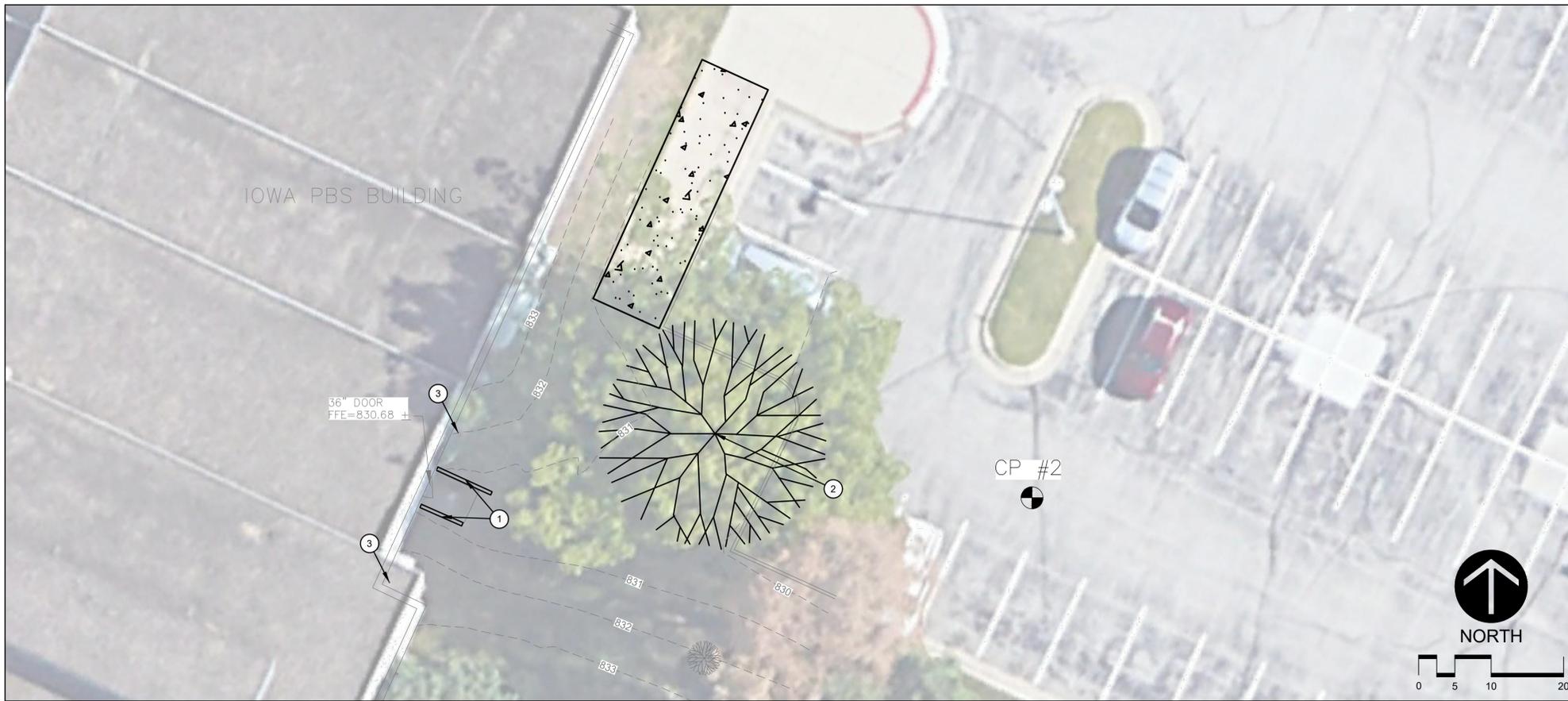
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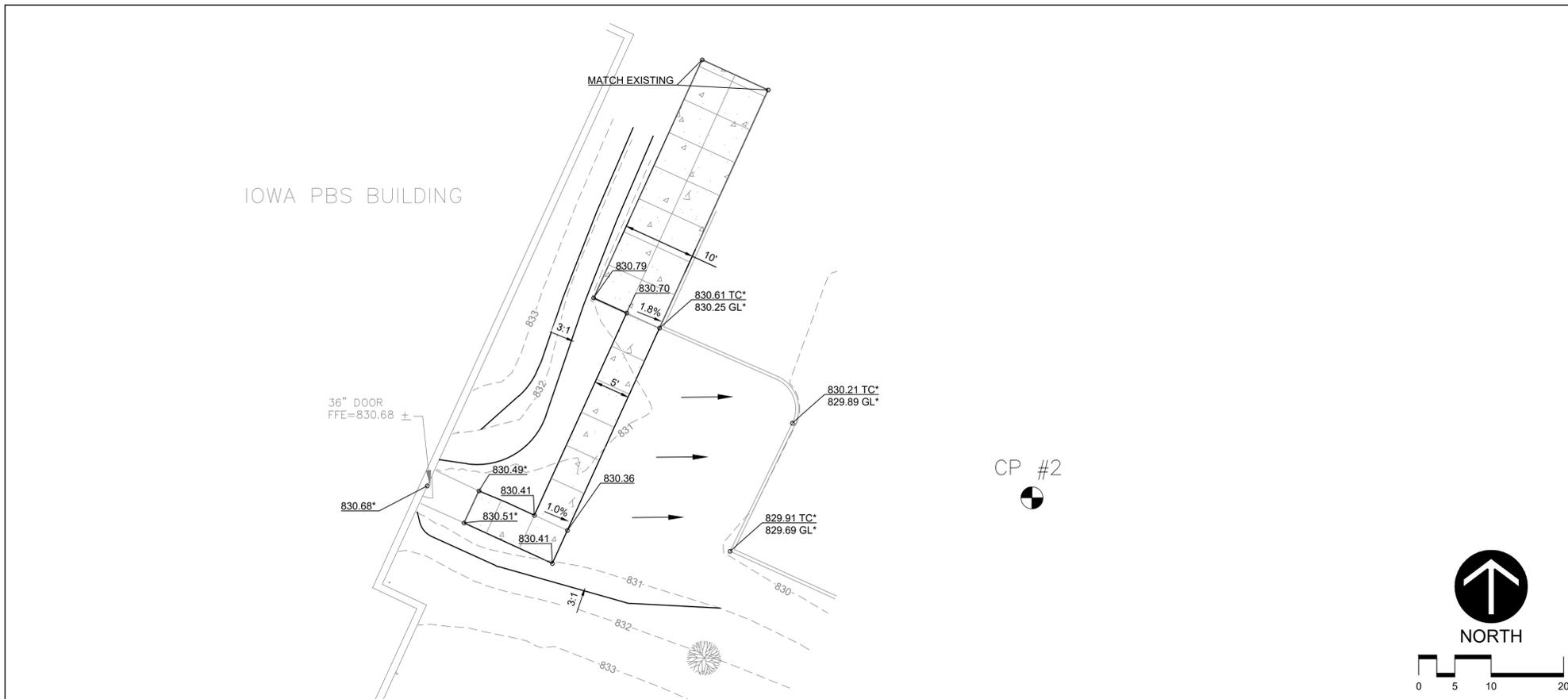
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DEMOLITION PLAN



PAVING & GRADING PLAN

SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION.

DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Iowa One Call (800-292-8989) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.
6. All construction materials, dumpsters, detached trailers, or similar items are prohibited on public streets or within the public right-of-way.

KEY NOTES

- ① REMOVE AND DISPOSE OF EXISTING DETERIORATED RAILROAD TIE RETAINING WALL.
- ② REMOVE AND DISPOSE OF EXISTING TREE & STUMP.
- ③ PROTECT EXISTING SPRINKLER HEADS THROUGHOUT CONSTRUCTION. NOTE THERE MAY BE ADDITIONAL SPRINKLER HEADS NOT IDENTIFIED ON THESE PLANS.

SYMBOL LEGEND

NEW 5" CONCRETE OVER PREPARED SUBGRADE. SEE DETAIL 1/C500.

WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE.

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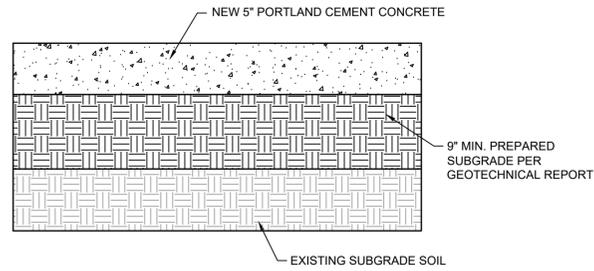
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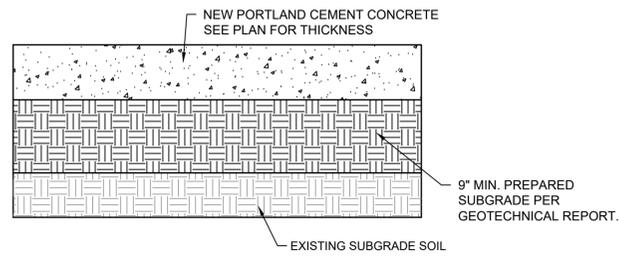
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AUDITORIUM WALKWAY IMPROVEMENTS

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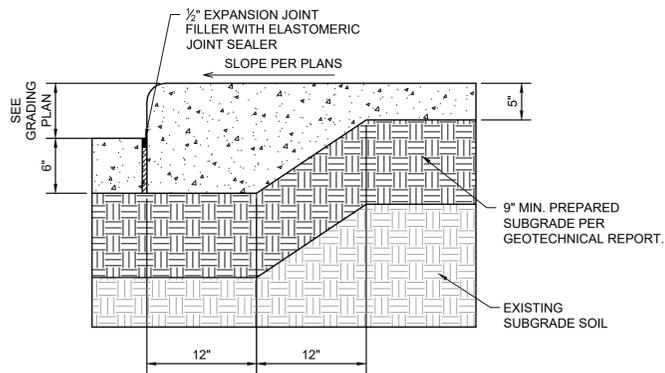
1
C500
SIDEWALK CONSTRUCTION DETAIL

NOT TO SCALE



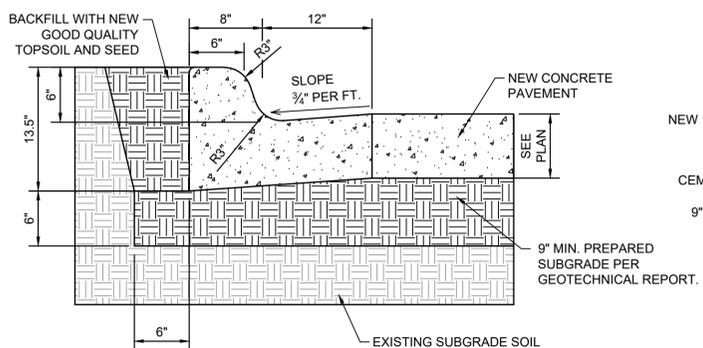
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C500
CONCRETE PAVEMENT CONSTRUCTION DETAIL

NOT TO SCALE



3
C500
THICKENED EDGE DETAIL

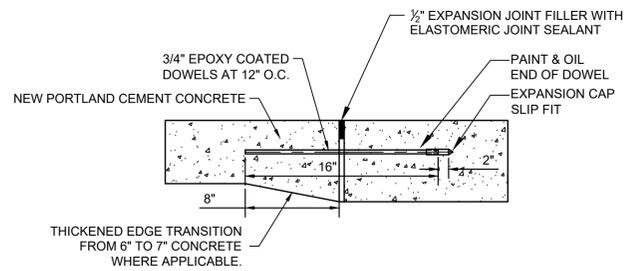
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4
C500
CURB & GUTTER DETAIL

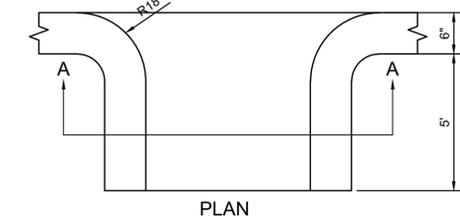
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NOTE: WHERE CURB & GUTTER ABUTS NEW PCC PAVEMENT, CURB & GUTTER MAY BE PAVED MONOLITHICALLY.



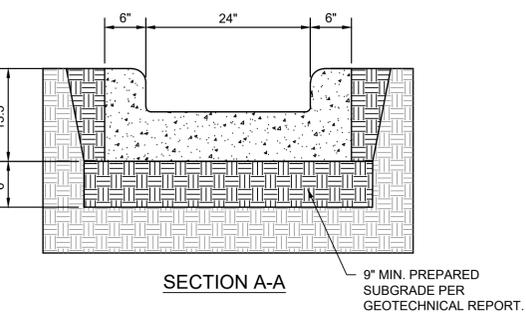
5
C500
DOWELED EXPANSION JOINT

NOT TO SCALE



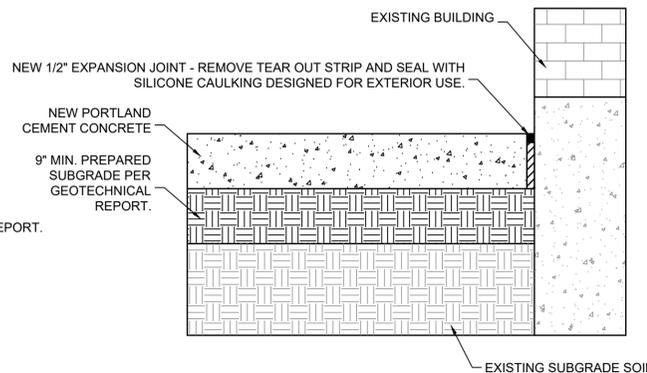
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C500
CURB CUT DETAIL

NOT TO SCALE



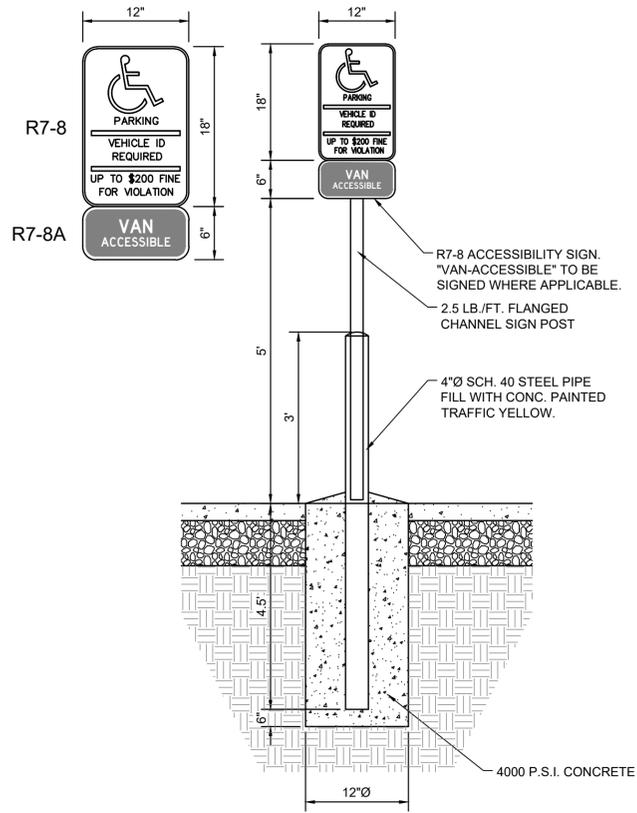
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C500
VALLEY GUTTER DETAIL

NOT TO SCALE



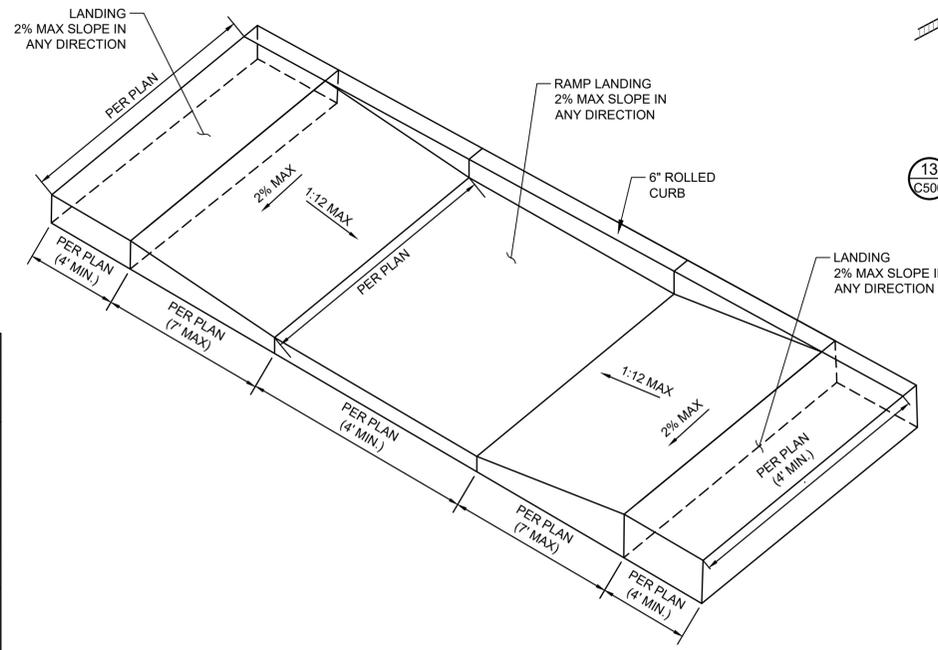
8
C500
BUILDING - SIDEWALK EXPANSION JOINT DETAIL

NOT TO SCALE



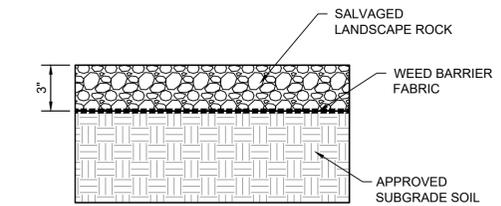
9
C500
ACCESSIBLE PARKING SIGN AND POST DETAIL

NOT TO SCALE



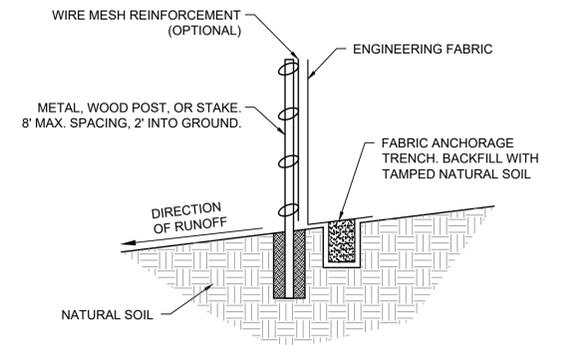
10
C500
PARALLEL CURB RAMP DETAIL

NOT TO SCALE



11
C500
LANDSCAPE ROCK DETAIL

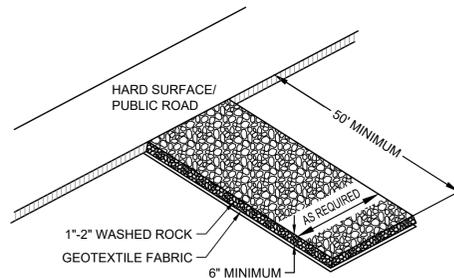
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12
C500
SILT FENCE INSTALLATION DETAIL

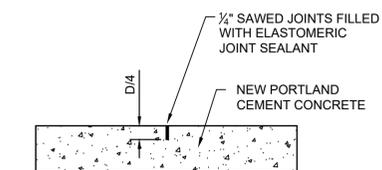
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NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.



13
C500
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



14
C500
CONTROL JOINT DETAIL

NOT TO SCALE

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