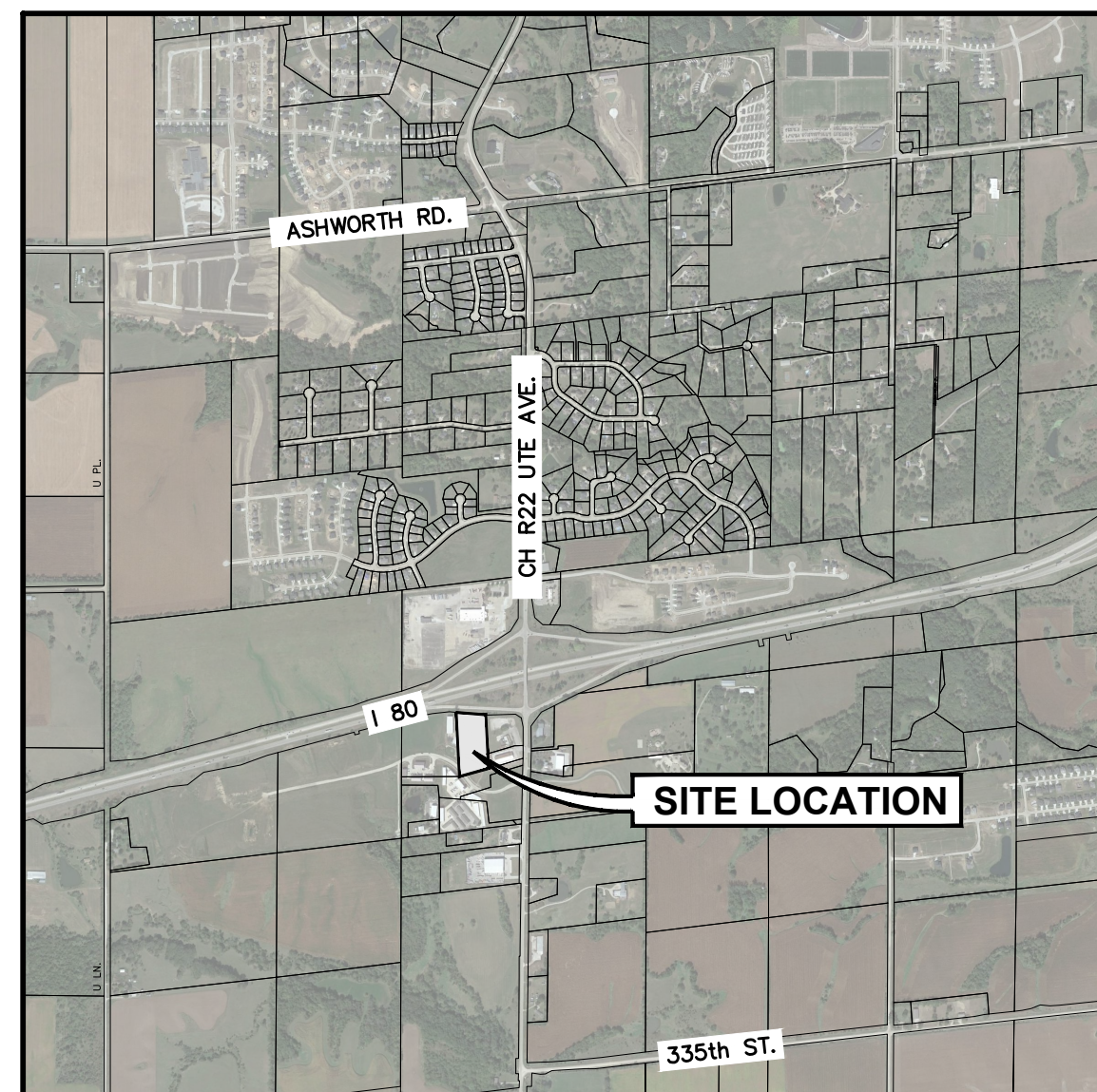


SITE PLAN FOR: RJ LAWN & LANDSCAPE EXPANSION

655 INTERSTATE PARKWAY
WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

LOT 5 IN I-80 WEST INDUSTRIAL PARK, PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IA.

ZONING

EXISTING: M-1 LIGHT COMMERCIAL

BULK REGULATIONS

SETBACKS:
FRONT YARD: 30 FT
REAR YARD: 30 FT
SIDE YARD: 40 FT WHEN ADJ. TO "C-1" DIST.

LAND USE

EXISTING: PROFESSIONAL OFFICE/WAREHOUSE SPACE

PROPOSED: STORAGE WAREHOUSE

DEVELOPMENT SUMMARY

IMPERVIOUS AREA
BUILDING: 19,777 SF
PAVEMENT: 23,527 SF
TOTAL: 43,304 SF

BUILDING SUMMARY
EXISTING:
PROFESSIONAL OFFICE: 4,950 SF
WAREHOUSE: 10,560 SF
PROPOSED:
STORAGE (18 UNITS): 19,777 SF

PARKING REQUIRED
EXISTING: 26 SPACES
PROFESSIONAL OFFICE: 3 SPACES/1,000 SF GFA
WAREHOUSE: 1 SPACE/1,000 SF GFA
PROPOSED: 2 SPACES
STORAGE: 1 SPACE/20,000 SF GFA

PARKING PROVIDED
EXISTING: 44 SPACES
PROPOSED: 17 SPACES

1 LANDSCAPE ISLAND/15 PARKING SPACES

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C4.1	EROSION AND SEDIMENT CONTROL PLAN
C5.1	UTILITY PLAN
C6.1	DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROPERTY LINE	---
PERMANENT EASEMENT	- - - P/E - - -
TYPE SW-501 STORM INTAKE	
TYPE SW-502 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
DETECTABLE WARNING PANEL	
STORM SEWER	
SAWCUT (FULL DEPTH)	
SILT FENCE	
SPOT ELEVATION	• XXXX.XX

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	--- TV ---
GAS MAIN	--- G ---
FIBER OPTIC	--- FO ---
UNDERGROUND TELEPHONE	--- T ---
OVERHEAD ELECTRIC	--- OE ---
UNDERGROUND ELECTRIC	--- E ---
FIELD TILE	--- TILE ---
SANITARY SEWER W/ SIZE	--- 8" S ---
STORM SEWER W/ SIZE	--- 15" RCP ---
WATER MAIN W/ SIZE	--- 8" W ---

APPLICANT/OWNER

RJ LAWN & LANDSCAPE
CONTACT: RYAN MCCARTHY
655 INTERSTATE PKWY
WAUKEE, IOWA 50263
PH: (515) 987-4394

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

MARCH 2022

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 09/01/2022
ANTICIPATED FINISH DATE = 09/01/2023

SUBMITTAL DATES

SITE SUBMITTAL #1: 03/08/2022
SITE SUBMITTAL #2: 05/05/2022
SITE SUBMITTAL #3: 05/31/2022

THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.

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

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

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



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2103.226



UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

PRELIMINARY
NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

KEITH WEGGEN, ASLA DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

FILE IN: 2103.226 URBANDALE IOWA
FILE DATE: 3/07/22
PLOTTED BY: KSB BOWER

COMMENT:
ENG.

REVISIONS	DATE

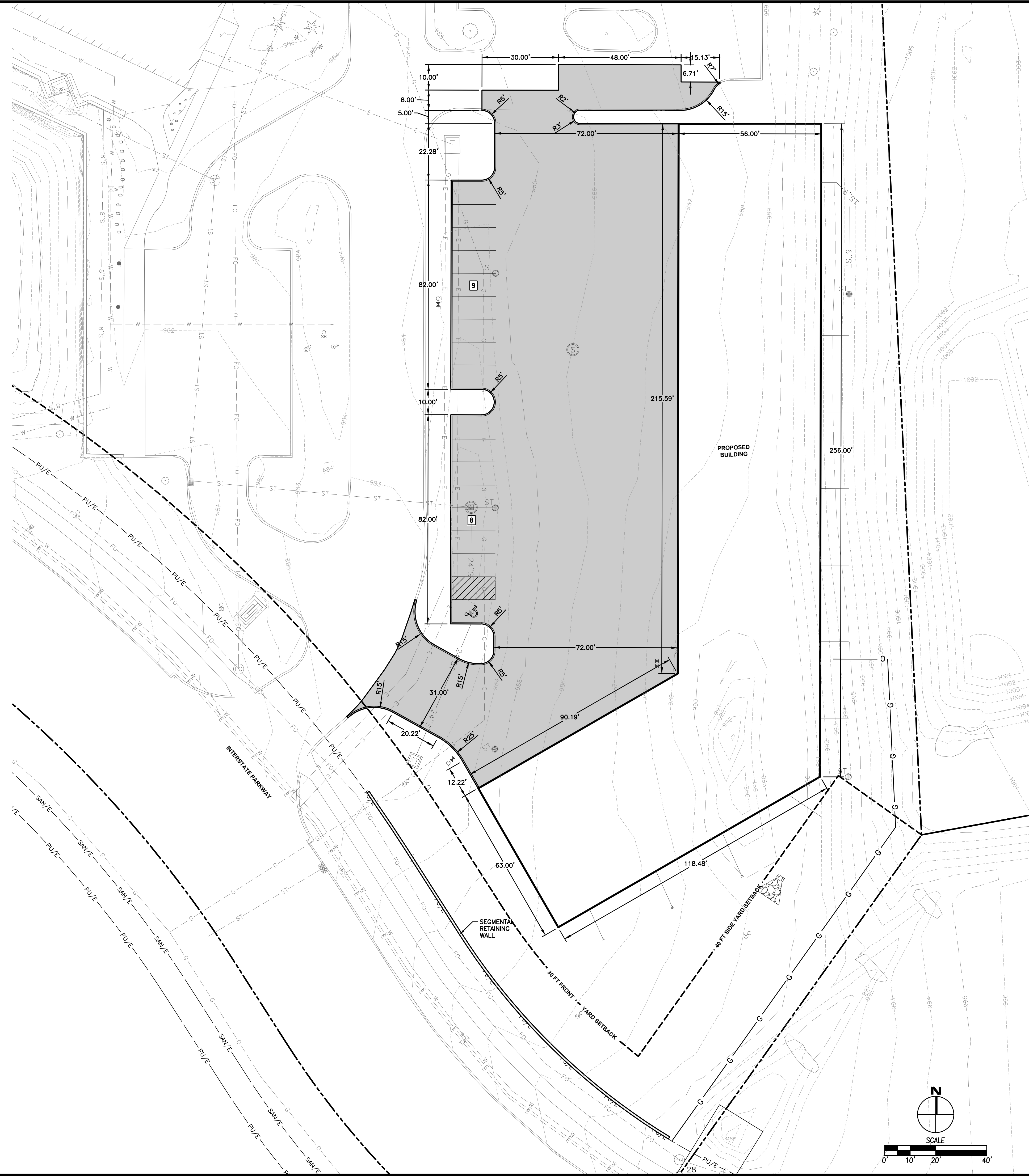
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410



RJ LAWN & LANDSCAPE EXPANSION
COVER SHEET
655 INTERSTATE PARKWAY
WAUKEE, IOWA

DATE: 05/31/2022
SHEET NUMBER:
C0.1
2103.226

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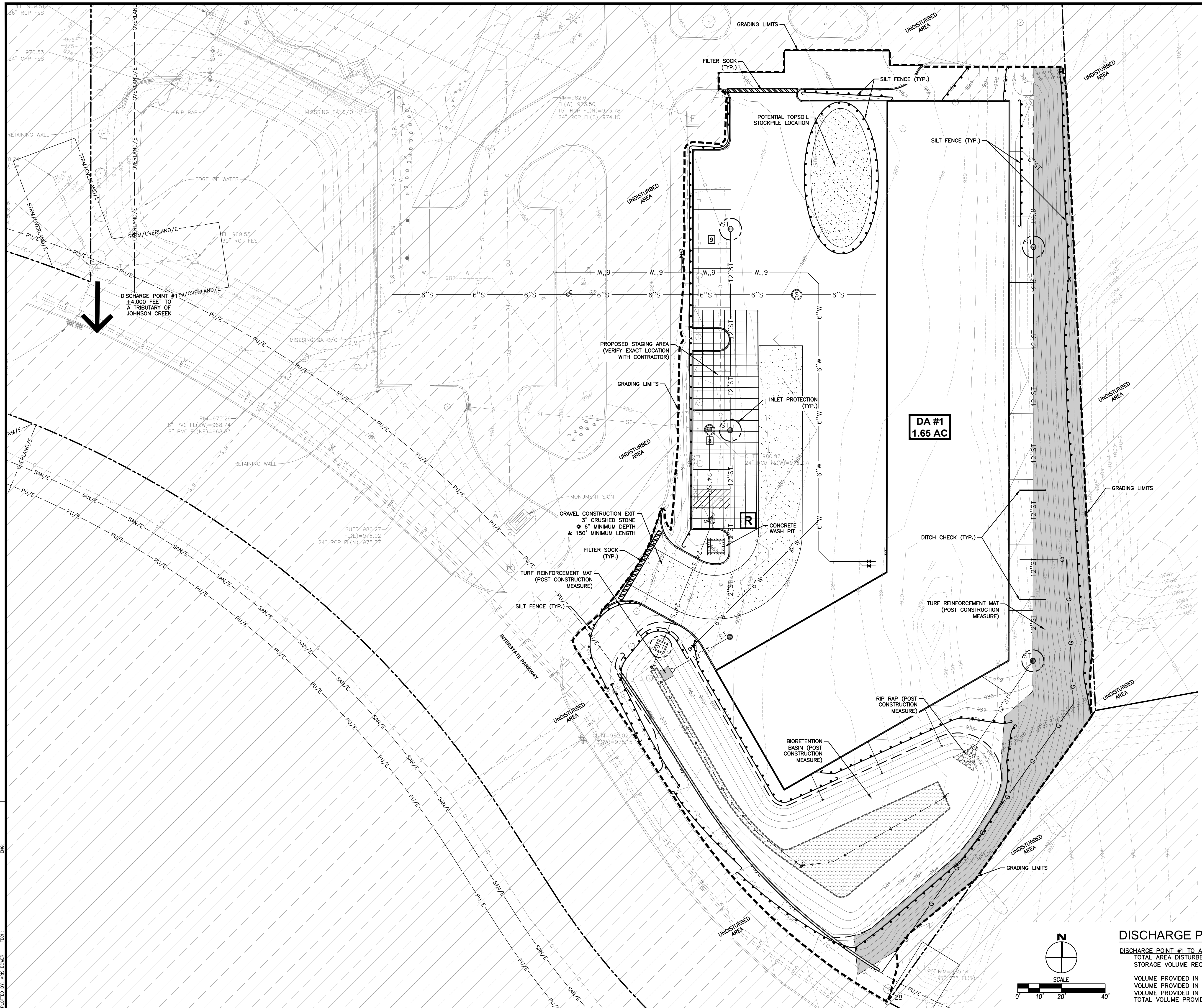
GENERAL NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION SHALL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PAVEMENT THICKNESS

- STANDARD DUTY PAVING 6" P.C.C.

DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	DRAFTED:
CIVIL DESIGN ADVANTAGE	ENGINEER:
RJ LAW & LANDSCAPE ARCHITECTS P.C.	
RJ LAW & LANDSCAPE EXPANSION	WAUKEE, IOWA
DIMENSION PLAN	
655 INTERSTATE PARKWAY	
DATE: 05/31/2022	
SHEET NUMBER: C2.1	
2103.226	



SWPPP LEGEND

- DRAINAGE ARROW: X.XX %
- GRADING LIMITS: [Symbol]
- FILTER SOCK: [Symbol]
- SILT FENCE: [Symbol]
- DITCH CHECK: [Symbol]
- INLET PROTECTION: [Symbol]
- PORTABLE RESTROOM: [Symbol]
- TEMPORARY STANDPIPE: [Symbol]
- CONCRETE WASHOUT PIT: [Symbol]
- AREA TO BE SEEDED: [Symbol]
- STRAW MAT: [Symbol]
- UNDISTURBED AREA: [Symbol]
- RIP-RAP: [Symbol]
- GRAVEL ENTRANCE: [Symbol]
- STAGING AREA: [Symbol]
- TEMPORARY SEDIMENT BASIN: [Symbol]

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,494
2	DITCH CHECK	LF	24
3	FILTER SOCK	LF	68
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY SEEDING (TYPE 4), FERTILIZING, AND MULCHING	AC	0.67
7	SOD	AC	0.54
8	TYPE 3 SEEDING	AC	0.16

- NOTES:**
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
 - DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
 - DEBRIS SPILLED ONTO THE STREET SHALL BE CLEANED UP BY THE END OF THE WORK DAY OR PRIOR TO A RAIN EVENT.
 - SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.
 - SWPPP AND CHECKLIST TO BE PROVIDED FOR REVIEW BY STORMWATER STAFF.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF JOHNSON CREEK ±4,000 FT	1.65 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	5,940 CU FT
STORAGE VOLUME REQUIRED (1.65 ACRES*3600 CU FT)	6,723 CU FT
VOLUME PROVIDED IN SILT FENCE (1,494 LF @ 4.5 CU FT/LF OF FENCE)	108 CU FT
VOLUME PROVIDED IN DITCH CHECK (24 LF @ 4.5 CU FT/LF)	136 CU FT
VOLUME PROVIDED IN FILTER SOCK (68 LF @ 2.0 CU FT/LF OF SOCK)	136 CU FT
TOTAL VOLUME PROVIDED	6,967 CU FT

DATE: _____

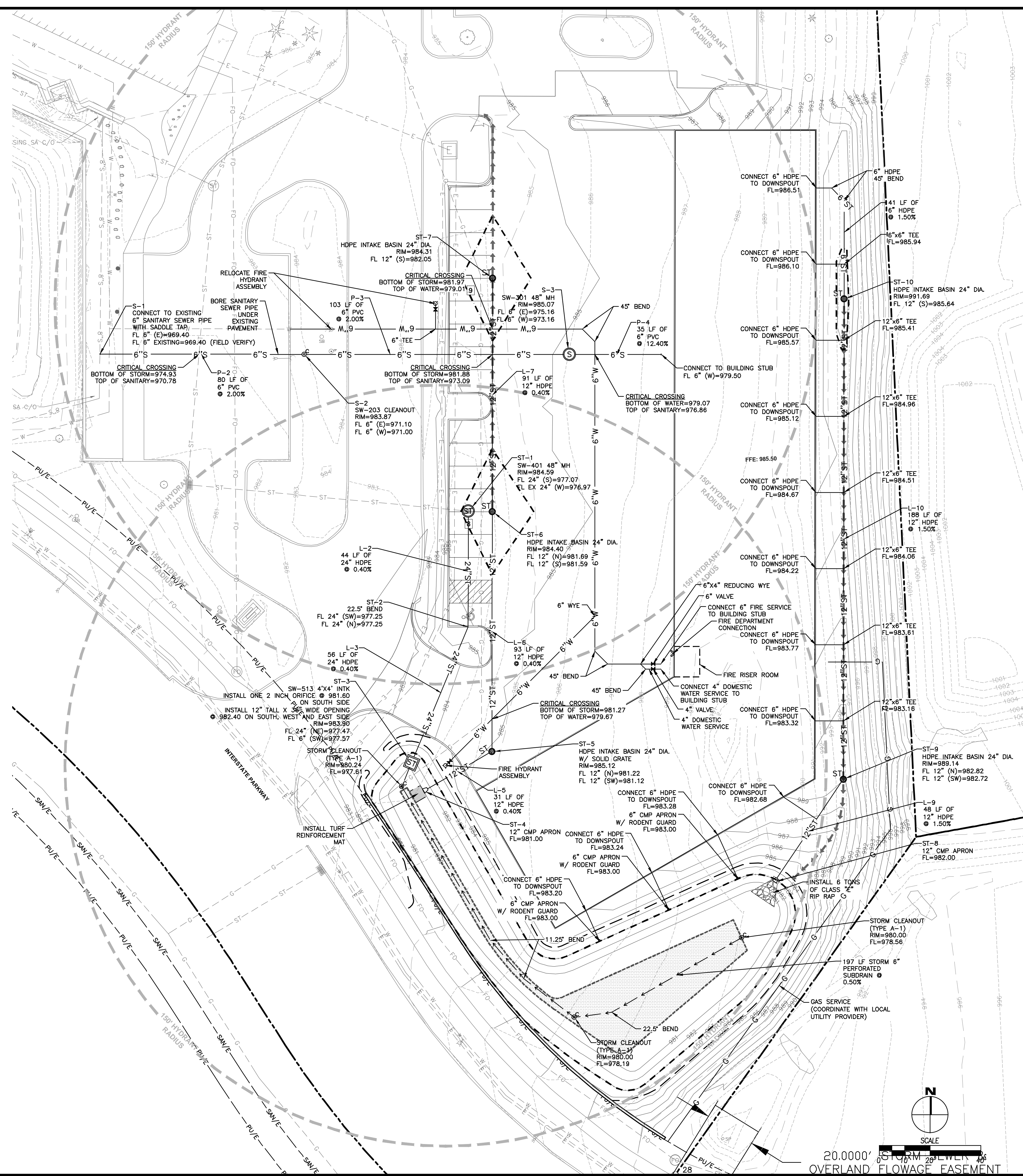
REVISIONS: _____

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: _____ DRAFTED: _____

RJ LAW & LANDSCAPE EXPANSION
EROSION & SEDIMENT CONTROL PLAN
WAUKEE, IOWA
655 INTERSTATE PARKWAY

DATE: 05/31/2022
SHEET NUMBER: **C4.1**
2103.226



UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY; IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-9989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE STANDARDS.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TESTED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL HYDRANTS SHALL HAVE 5" STORZ FITTINGS.
- THERE WILL BE ONE MASTER WATER METER FOR THE BUILDING.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- THE FIRE STANDPIPE SHALL BE OPERATIONAL TO PROVIDE FIRE PROTECTION DURING CONSTRUCTION ACTIVITIES ONCE FRAMING IS COMPLETED, PRIOR TO ROUGH-IN.
- WATER MAIN SHALL BE TYPE C900.
- WATER SERVICE FOR THE FIRE DEPARTMENT CONNECTION AND SPRINKLER SYSTEM WILL CONNECT INTO THE EXISTING BUILDING FROM PHASE 1.
- NO GREASE INTERCEPTOR WILL BE REQUIRED FOR THIS PHASE OF CONSTRUCTION.

COMMENTS:
 DATE: 05/31/2022
 FILE: 2103.226
 PLOTTED BY: KASE BOWEN

DATE		REVISIONS	
DATE	DATE	DATE	DATE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DRAFTED:
ENGINEER:

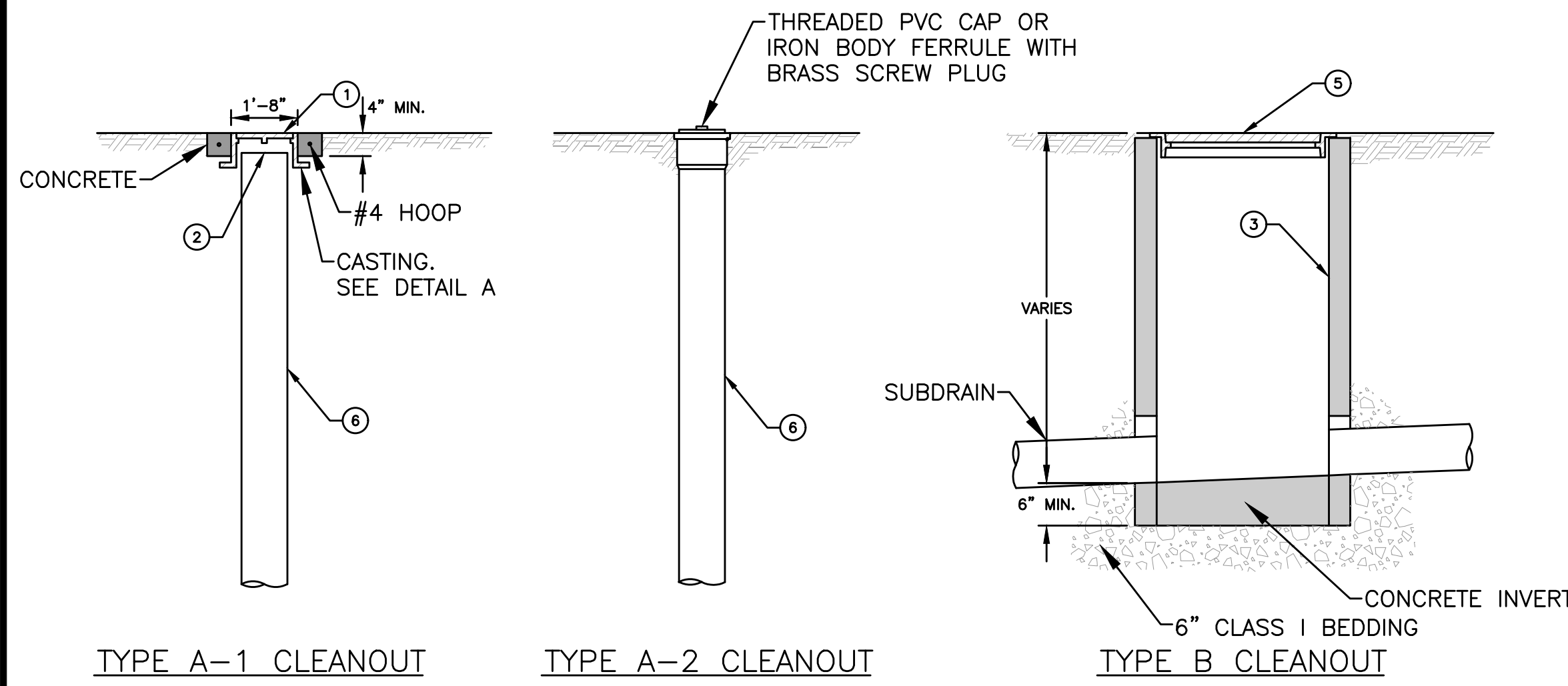
RJ LAW & LANDSCAPE EXPANSION
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

655 INTERSTATE PARKWAY

UTILITY PLAN

DATE: 05/31/2022
SHEET NUMBER:
C5.1
2103.226

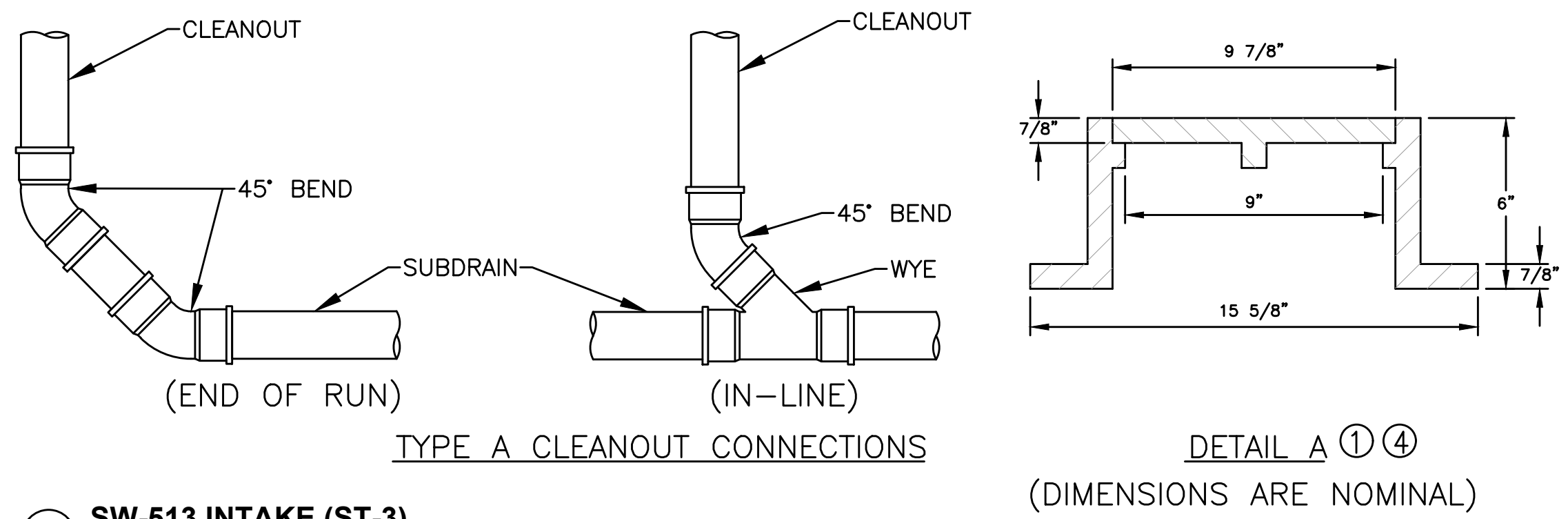


TYPE A-1 CLEANOUT

TYPE A-2 CLEANOUT

TYPE B CLEANOUT

- USE IN NON-TRAFFIC AREAS.
- 1 LIGHT DUTY CASTING, LABEL LID WITH "STORM" OR "STORM C.O."
 - 2 DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE; PROVIDE 2 INCH CLEARANCE, MINIMUM.
 - 3 A MANUFACTURED CLEANOUT MAY BE USED IN LIEU OF A TYPE B CLEANOUT, IF APPROVED BY THE ENGINEER.
 - 4 DESIGN IS INTENDED FOR USE IN CONJUNCTION WITH 8 INCH PVC RISER PIPE. OTHER SIZED CAPS MAY BE USED WITH SMALLER PIPE AS APPROVED BY THE ENGINEER.
 - 5 PROVIDE TYPE G CASTING, AS REQUIRED TO FIT PIPE SIZE.
 - 6 PVC RISER PIPE; MATCH DIAMETER OF SUBDRAIN (8 INCHES MAXIMUM).

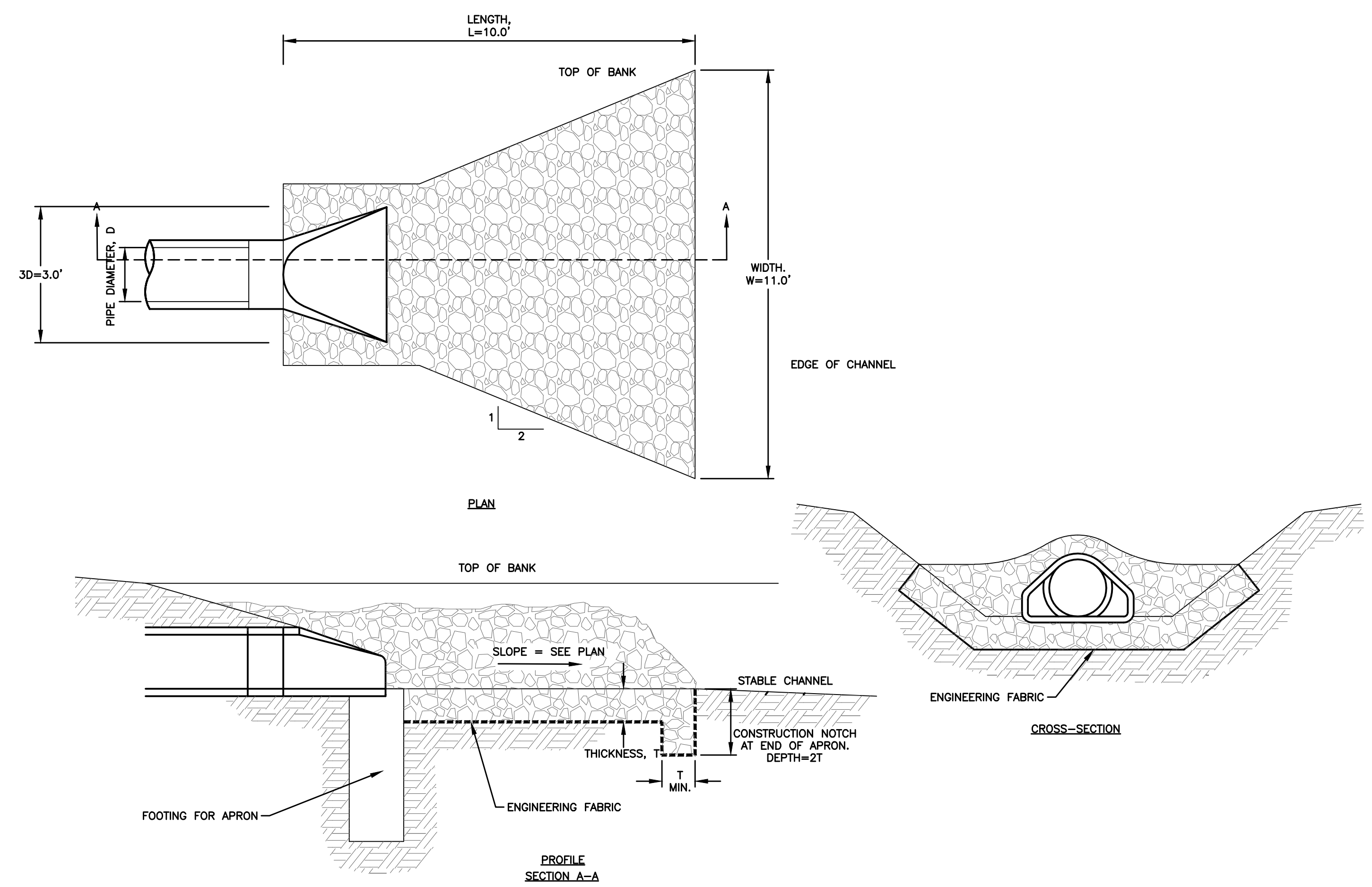


TYPE A CLEANOUT CONNECTIONS

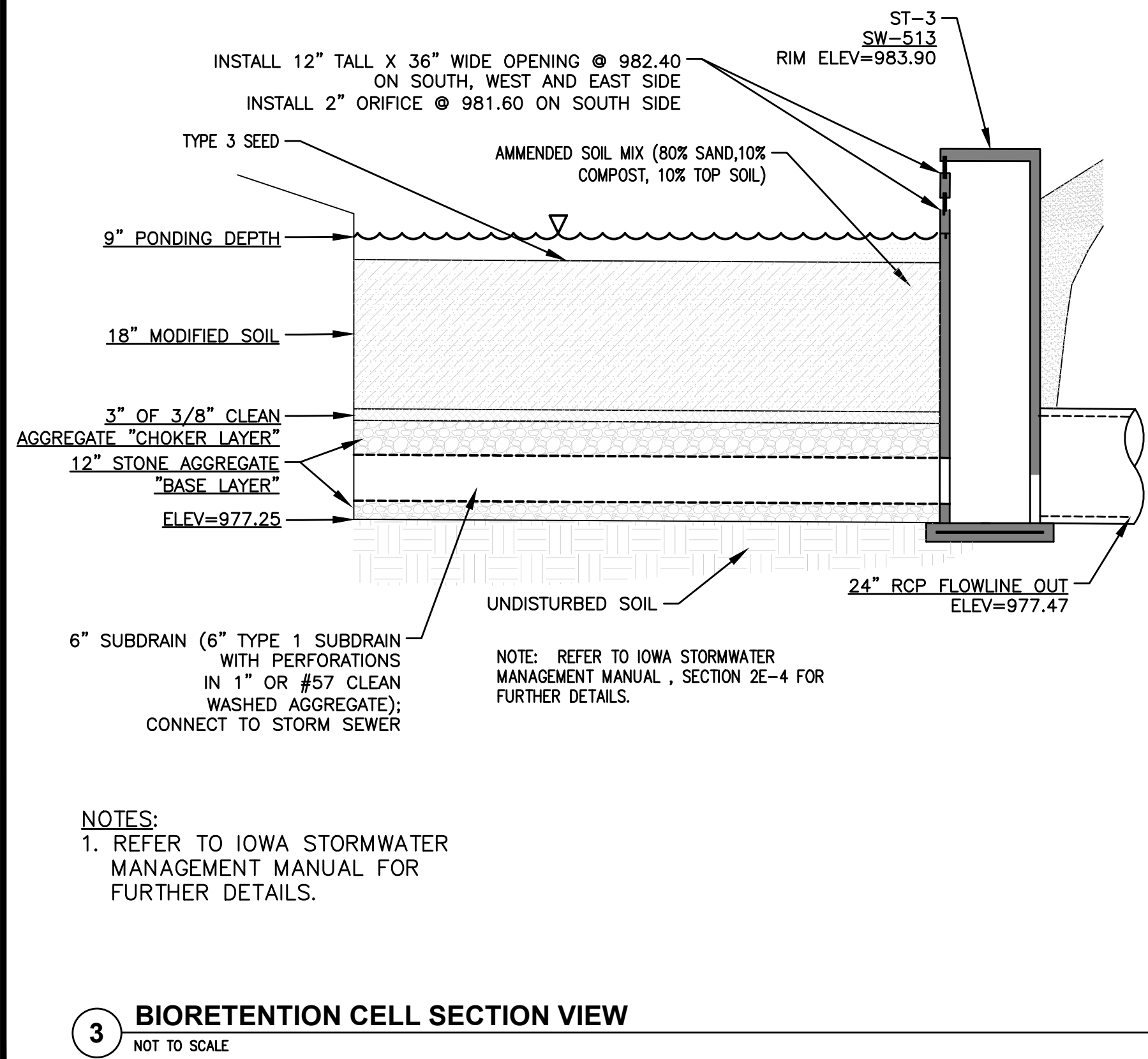
DETAIL A ① ④

(DIMENSIONS ARE NOMINAL)

④ SW-513 INTAKE (ST-3)
NOT TO SCALE



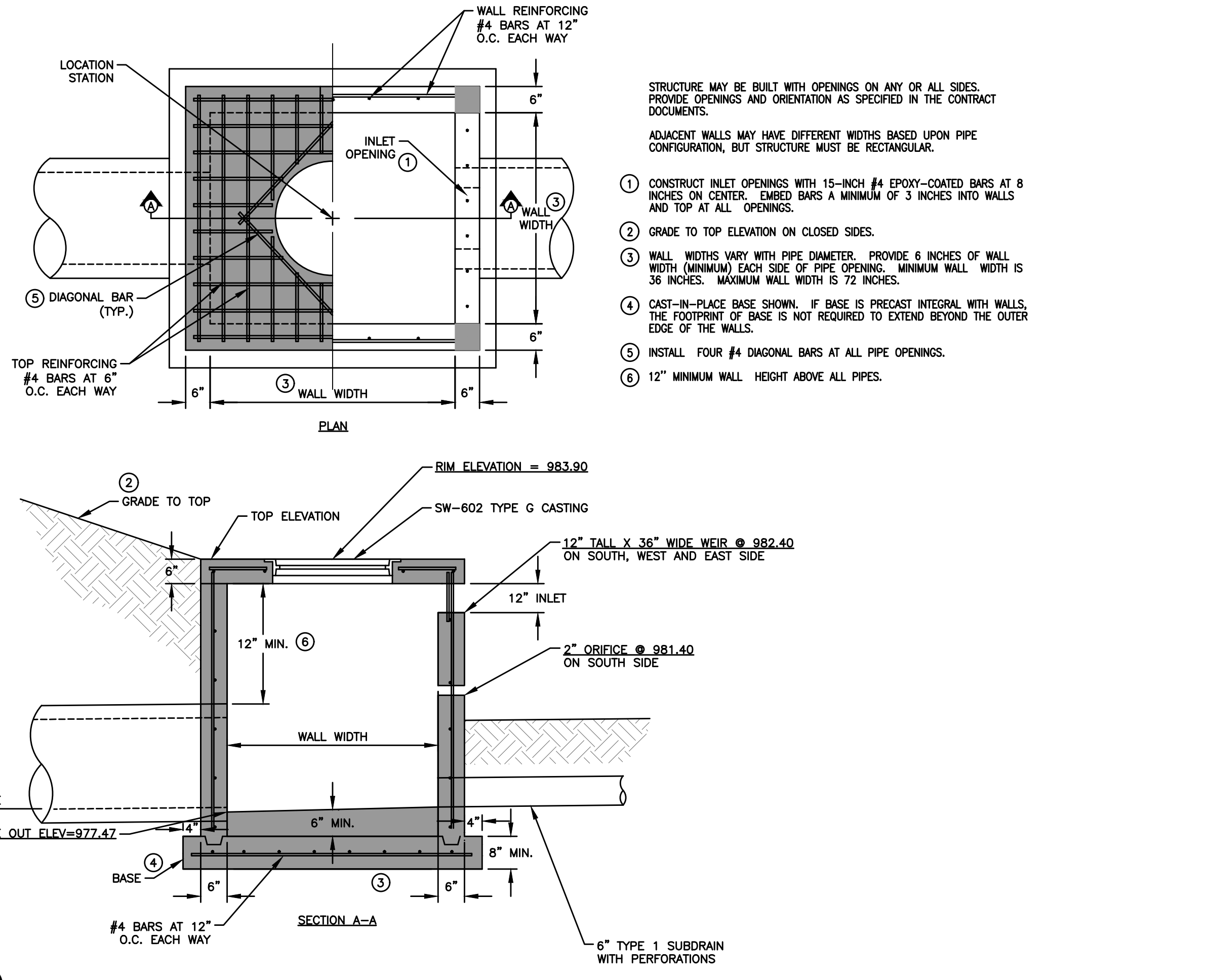
② RIP RAP INSTALLATION (ST-8)
NOT TO SCALE



BIO-RETENTION CONSTRUCTION NOTES

1. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO-RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
2. TYPE 3 SEED SHALL BE INSTALLED WITHIN THE BIO-RETENTION AREA.
3. CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO-RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
4. ENSURE THAT THE BOTTOM OF THE BIO-RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.

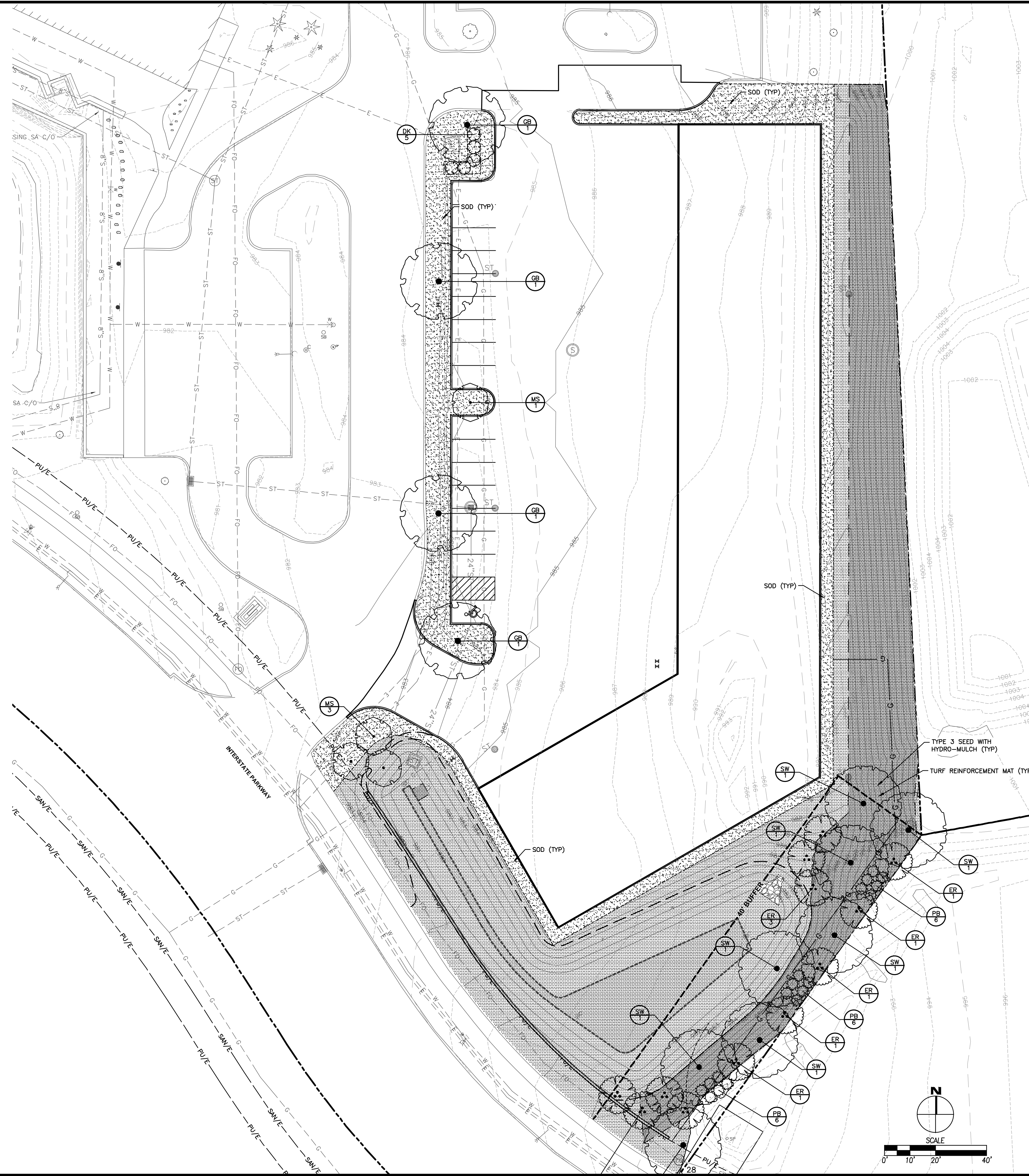
③ BIORETENTION CELL SECTION VIEW
NOT TO SCALE



① SW-513 INTAKE (ST-3)
NOT TO SCALE

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REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	DRAFTED:
ENGINEER:	
RJ LAWN & LANDSCAPE EXPANSION	CIVIL DESIGN ADVANTAGE
WAIKIEE, IOWA	
655 INTERSTATE PARKWAY	DETAILS
DATE: 05/31/2022	SHEET NUMBER: C6.1
	2103.226



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3"
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

LANDSCAPING REQUIREMENTS

OPEN SPACE
 TOTAL SITE AREA: 6.02 ACRES (262,224 SF)
 REQUIRED: 39,334 SF (15%)
 PROVIDED: 94,471 SF (36%)

PARKING
 50% OF LANDSCAPE ISLAND TREES MUST BE OVERSTORY.
 ISLAND TREES COUNT TOWARD OPEN SPACE REQ.
 FRONTAGE TREES COUNT TOWARD OPEN SPACE REQ.
 DRIVEWAYS EXCLUDED
 REQUIRED:
 1 TREE/ISLAND 3 TREES
 1 TREE/40 LF FRONTAGE (170 LF) 5 TREES
 PROVIDED: 8 TREES

OPEN SPACE
 50% MUST BE OVERSTORY
 25% MUST BE EVERGREEN
 REQUIRED:
 1 TREE/1000 SF REQ. OPEN SPACE 40 TREES
 1 SHRUB/1000 SF REQ. OPEN SPACE 40 SHRUBS
 PROVIDED: 42 TREES
 99 SHRUBS

BUFFERS & SCREENING
 BUFFER LENGTH: 164'

REQUIRED:
 2 OVERSTORY TREES/40' OF BUFFER: 8 OVERSTORY
 4 EVERGREEN TREES/40' OF BUFFER: 16 EVERGREEN
 3 ORNAMENTAL TREES/40' OF BUFFER: 12 ORNAMENTAL
 PROVIDED:
 OVERSTORY TREES: 8 TREES
 EVERGREEN TREES: 18 TREES
 ORNAMENTAL TREES: 12 TREES

PLANTING SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PB	18	Brun's Serbian Spruce	Picea omorika 'Bruns'	B&B, 6" HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
ER	12	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER
MS	4	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GB	4	Maidenhair Tree	Ginkgo biloba	B&B, 1.5" CALIPER
SW	8	Swamp White Oak	Quercus bicolor	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
DK	5	Bloomerang Purple Lilac	Syringa x 'Penda' TM	5 GAL

BIO-RETENTION MAINTENANCE & OPERATION

- THE FOLLOWING ACTIVITIES SHALL BE PERFORMED FOR MAINTENANCE PURPOSES:
1. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO-RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING INTO THE FILTER BED.
 2. THE BIO-RETENTION AREA SHALL BE SEEDED WITH TYPE 3 SEEDING.
 3. CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO-RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED.
 4. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
 5. ENSURE THAT THE BOTTOM OF THE BIO-RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION.
 6. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.

BIO-RETENTION MAINTENANCE SCHEDULE

1. DURING THE FIRST YEAR, INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PERFORMED NO LESS THAN NINE TIMES BEGINNING APRIL 1ST AND CONTINUING THROUGH OCTOBER 1ST WITH NO MORE THAN 30 DAYS BETWEEN SUBSEQUENT INSPECTIONS AND MAINTENANCE ACTIVITIES.
2. DURING THE SECOND YEAR, AND ALL SUBSEQUENT YEARS, INSPECTION AND ASSOCIATED MAINTENANCE SHALL BE PERFORMED ONCE A MONTH BEGINNING APRIL 1ST AND CONTINUING THROUGH OCTOBER 1ST OR MORE FREQUENTLY IF NECESSARY TO CONTROL WEED GROWTH.

LEGEND

- 1. SOD
- 1. TYPE 3 SEED WITH HYDRO-MULCH
- 1. TURF REINFORCEMENT MAT

DATE: _____

REVISIONS: _____

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: _____ DRAFTED: _____

RJ LAW & LANDSCAPE EXPANSION
 LANDSCAPE PLAN
 655 INTERSTATE PARKWAY
 WAUKEE, IOWA

DATE: 05/31/2022
 SHEET NUMBER: 1.1
 2103.226