

SITE PLAN/PRELIMINARY PLAT FOR:

WAUKEE PRIMARY & SPECIALTY CARE CLINIC

INVISION
ARCHITECTURE & ENGINEERING

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CONSULTANT:
CIVIL ENGINEER
CIVIL DESIGN
ADVANTAGE
STRUCTURAL ENGINEER
BISHOP CONSULTING
ENGINEERS, PC
MECH ENGINEER
BLUESTONE
ENGINEERING

REVISIONS:
Description Date No.

OWNER SIGN-OFF:
DATE NAME

UNITYPOINT CLINICS
WAUKEE PRIMARY & SPECIALTY CARE CLINIC

PROJECT NO:
22020

DATE:
09/02/2022

SHEET SET:
REVIEW SET

SHEET NAME:
COVER SHEET

SHEET:
C1.1

2515 GRAND PRAIRIE PKWY., WAUKEE, IA 50263

WAUKEE, IOWA

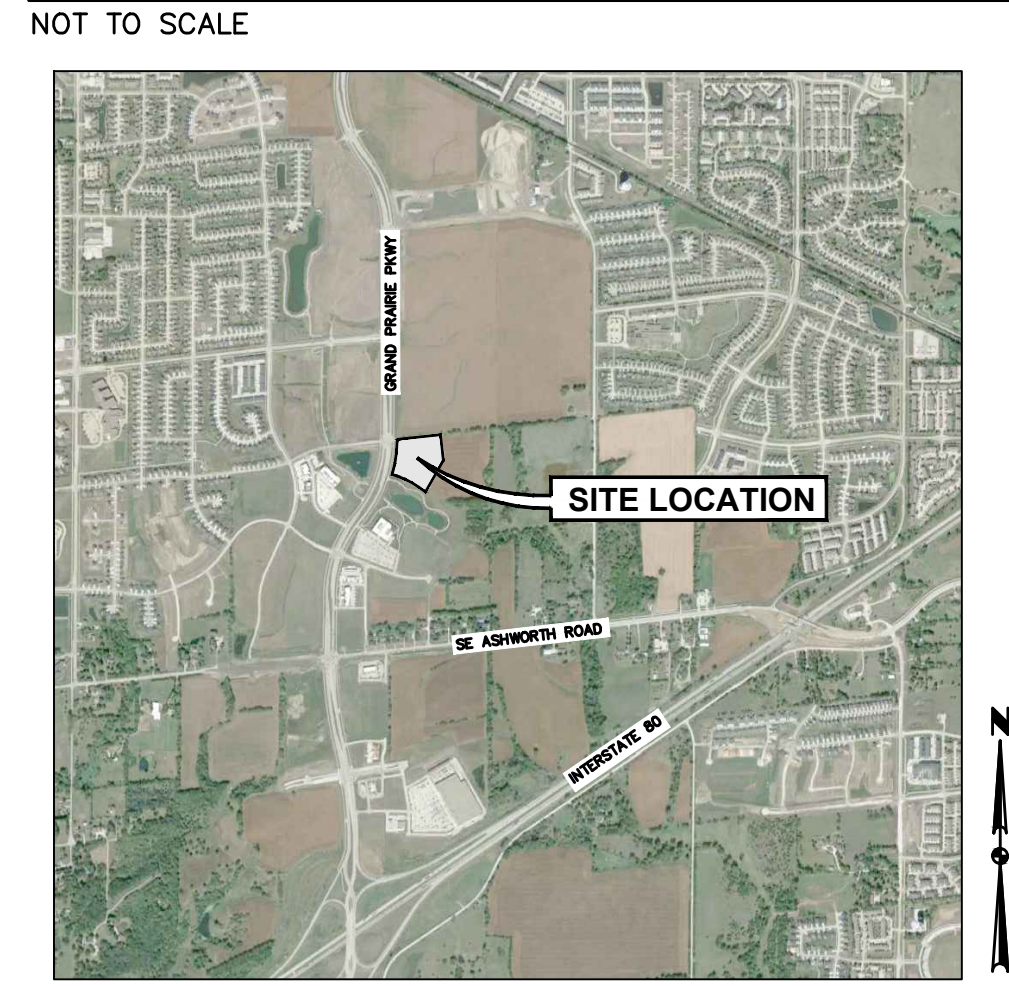
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GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT

UNITYPOINT HEALTH
CONTACT: TOM KIEFFER
1776 WEST LAKES PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266
PH: (515) 241-6161

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGEN
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SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
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ARCHITECT

INVISION
303 WATSON POWELL JUNIOR WAY, SUITE 200
DES MOINES, IOWA 50309
CONTACT: COLTON HOWELL
EMAIL: COLTONH@INVISIONARCH.COM
PH: (515) 657-4708

SUBMITTAL DATES

SCHEMATIC DESIGN	05/06/2022
FIRST SUBMITTAL	06/07/2022
DESIGN DEVELOPMENT	07/07/2022
SECOND SUBMITTAL	07/07/2022
THIRD SUBMITTAL	08/05/2022
REVIEW SET	08/31/2022
FOURTH SUBMITTAL	09/02/2022

PROJECT SITE ADDRESS

2515 GRAND PRAIRIE PARKWAY

ZONING

EXISTING: K-OF

BULK REGULATIONS

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 0'

PROPOSED USE

PRIMARY & SPECIALTY CARE CLINIC

DEVELOPMENT SUMMARY

WAUKEE PRIMARY & SPECIALTY CARE CLINIC LOT AREA:	304,139 SF (6.98 AC)
BUILDING TYPE:	IIB
BUILDING AREA:	
PROPOSED:	55,000 SF
FUTURE:	10,000 SF
F.A.R.:	0.25
BUILDING HEIGHT:	
2 STORY BLDG	29 FEET
OPEN SPACE	
REQUIRED:	47,894 SF (15%)
PROVIDED:	±91,387 SF (30.0%)
IMPERVIOUS AREA:	212,752 SF (4.88 AC)
PARKING:	
MEDICAL OFFICE/CLINIC	
TOTAL REQUIRED:	165 SPACES (3 SPACES PER 1,000 SF)
TOTAL PROVIDED:	362 SPACES
BICYCLE PARKING REQUIRED	11 SPACES
BICYCLE PARKING PROVIDED	11 SPACES

DATE OF SURVEY

APRIL 27, 2022

BENCHMARKS

DALLAS COUNTY MONUMENT G120 AT THE CORNER OF U
PALLAS AND 300TH ST.
ELEVATION=1011.76

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 09/01/2022
ANTICIPATED FINISH DATE = 05/01/2024



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400

PROJECT NO. 2202.110



UTILITY WARNING

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

REFER TO GEOTECH ENGINEERING REPORT NO. 221210 FOR GEOTECHNICAL REQUIREMENTS.

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

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

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY OF WAUKEE 2020 STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

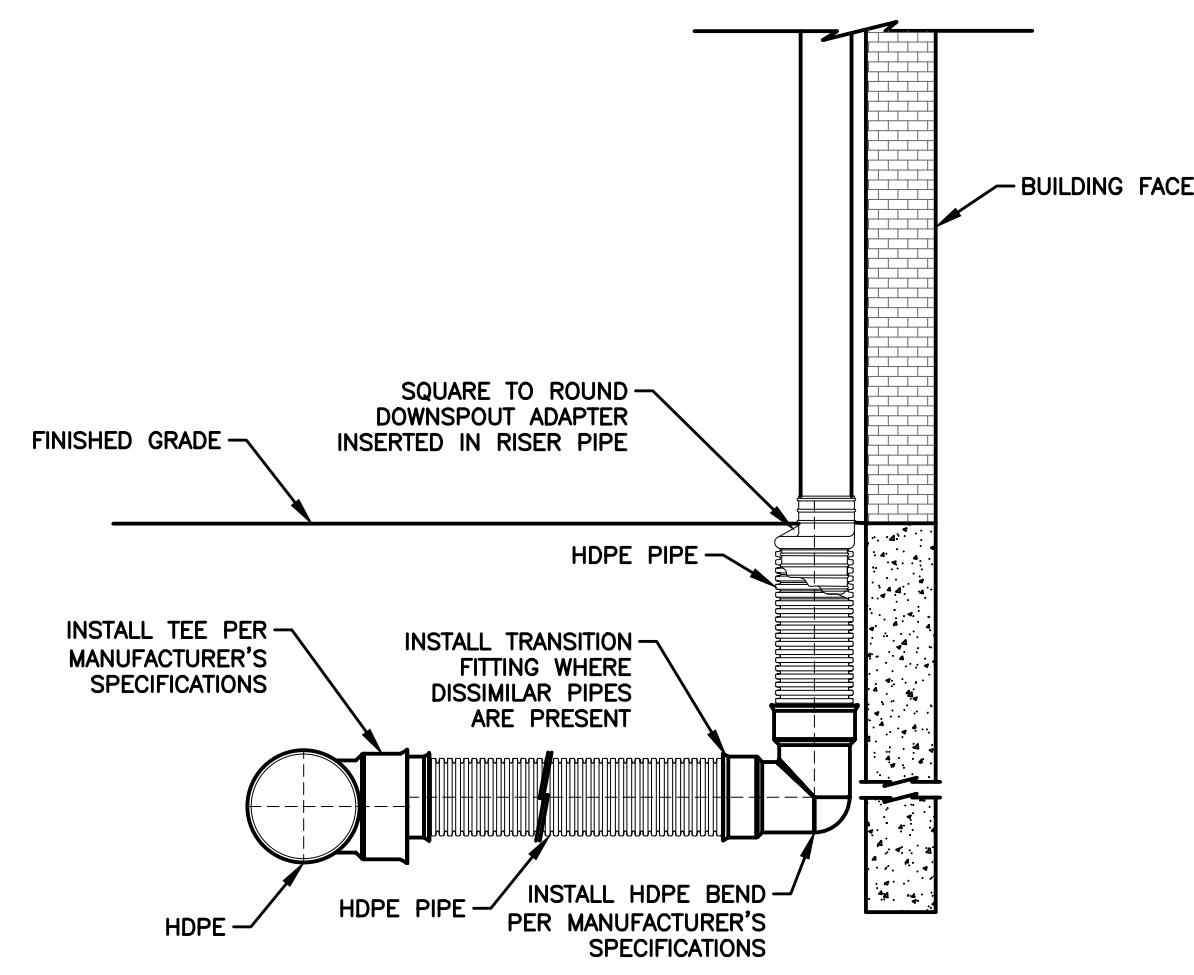
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND PERSONAL PARTICIPATION. I AM A DULY LICENSED PROFESSIONAL ENGINEER REGISTERED UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____

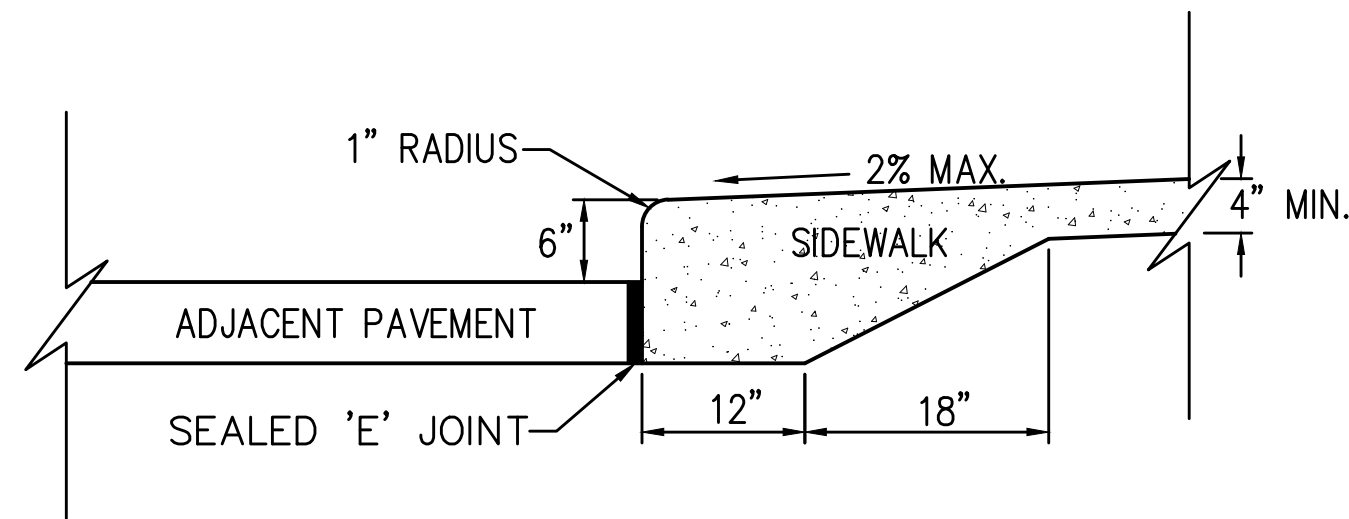
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PRELIMINARY
NO FOR CONSTRUCTION

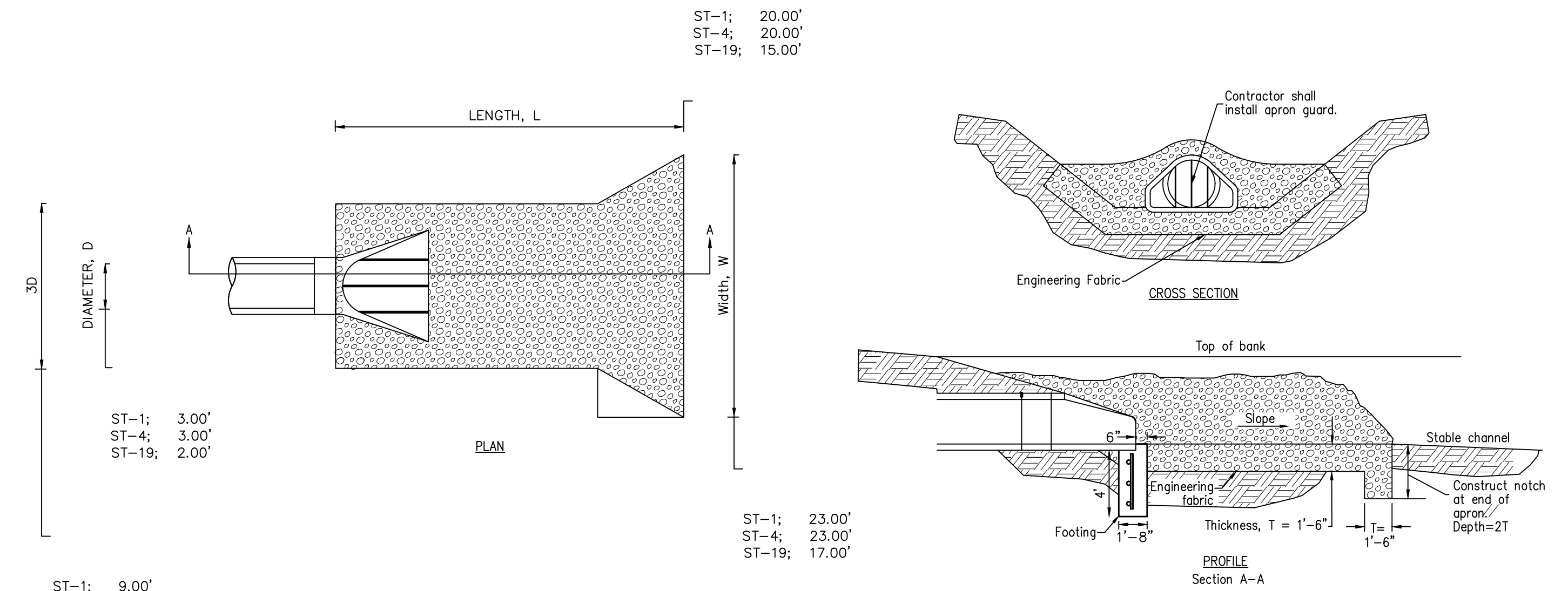
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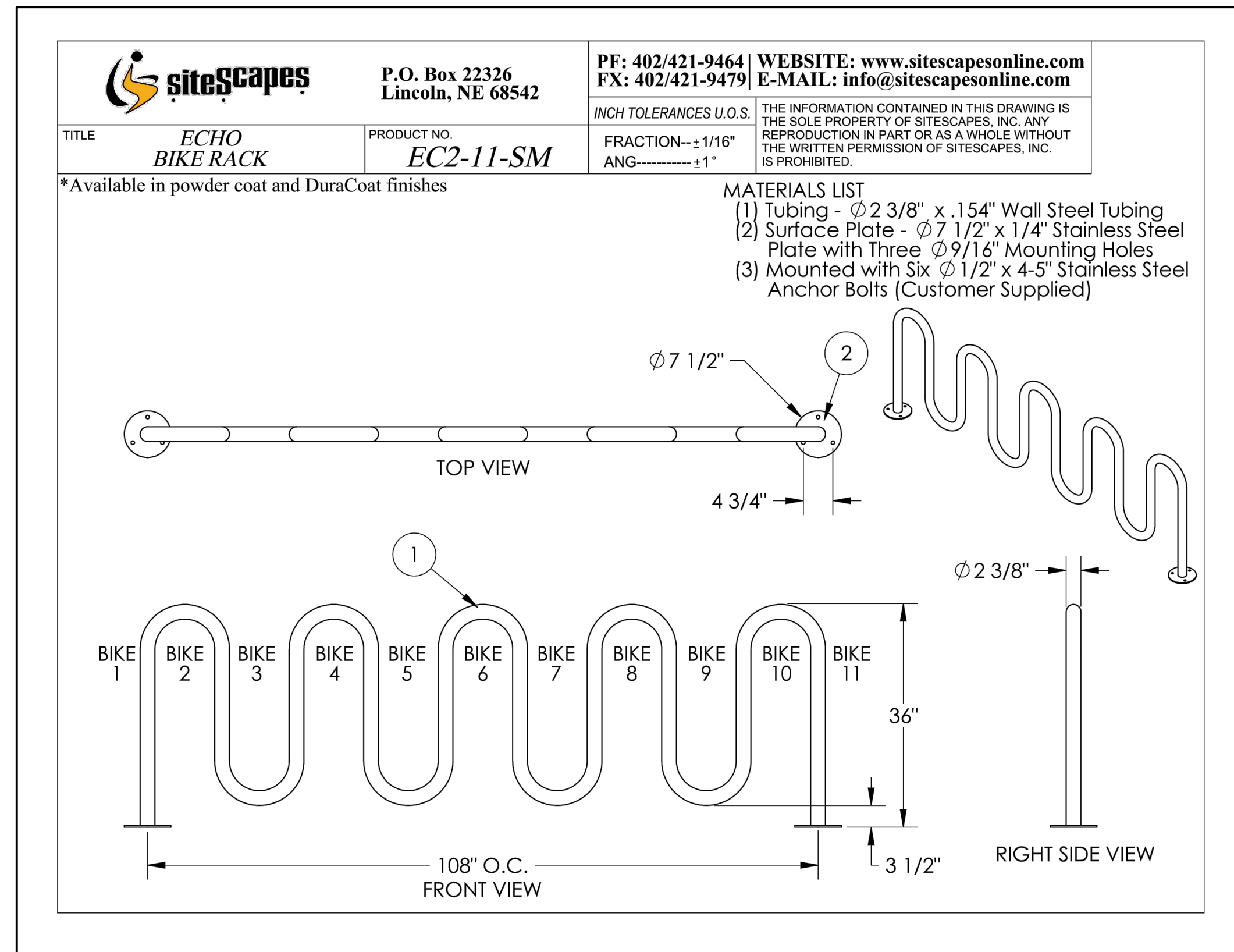
4 ROOF DRAIN CONNECTIONS
NOT TO SCALE



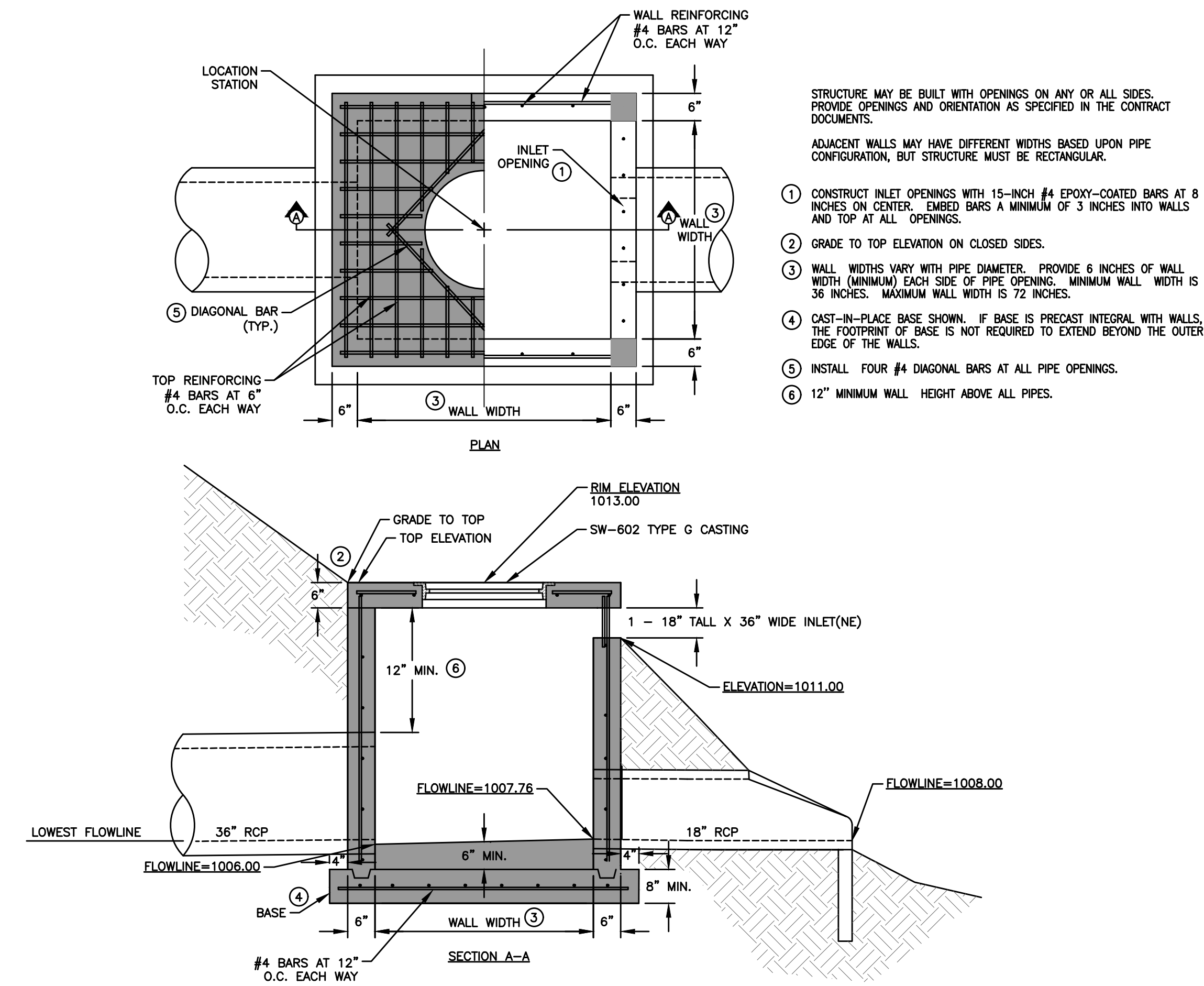
3 CLASS 'A' INTERGRAL CURB AND SIDEWALK DETAIL
NOT TO SCALE



2 ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



5 BIKE RACK
NOT TO SCALE



1 SW-513 INTAKE - DETENTION BASIN 1 (ST-2)
NOT TO SCALE

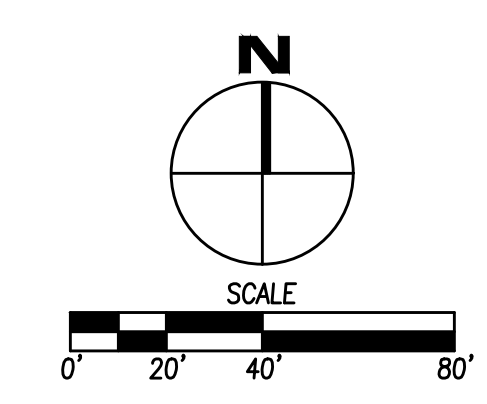
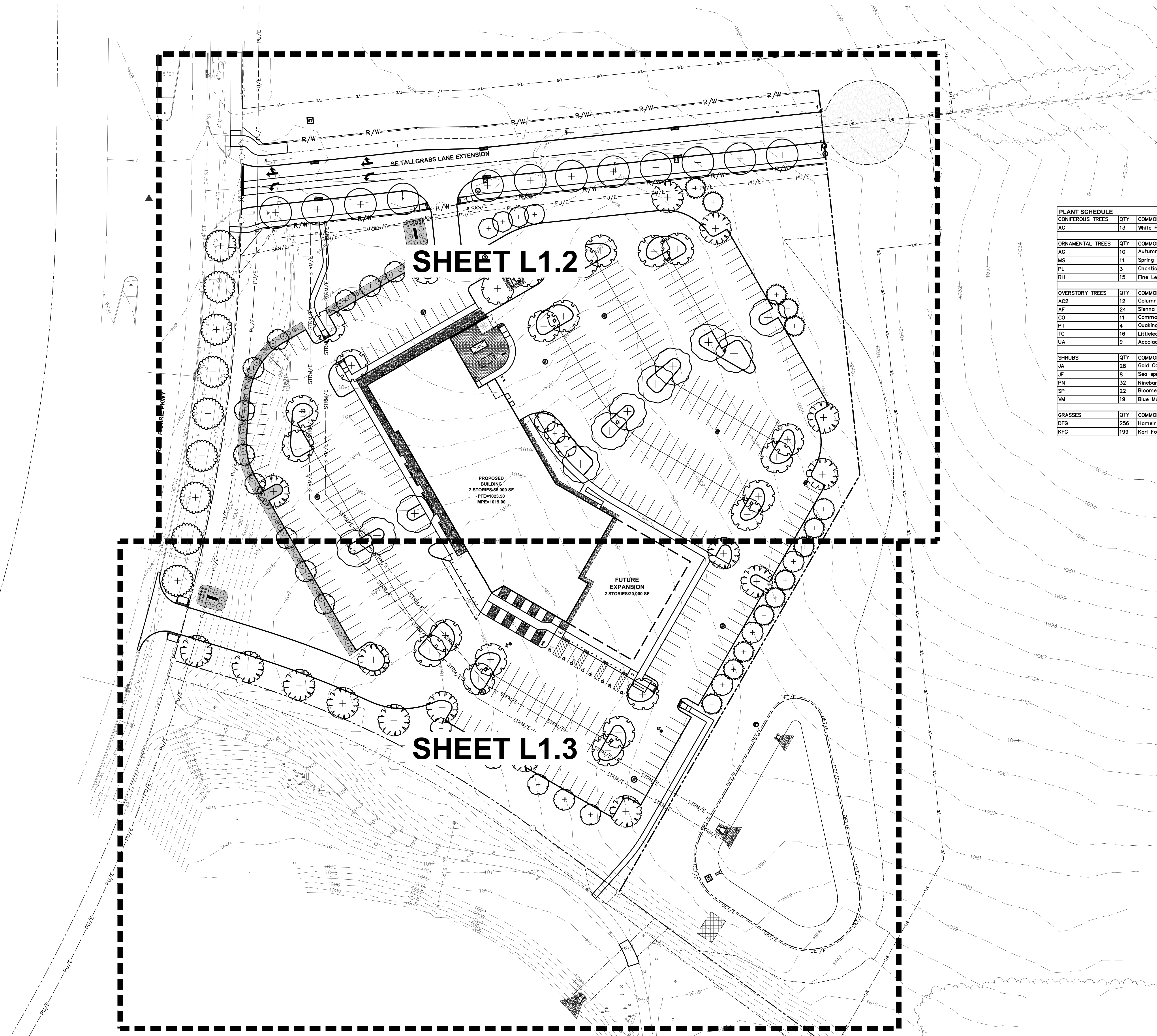
LANDSCAPING REQUIREMENTS

TOTAL SITE AREA:	7.33 ACRES (319,295 SF)
FRONTAGE:	386'
GRAND PRAIRIE PARKWAY:	532'
SE TALLGRASS LANE:	
OPEN SPACE PROVIDED:	47,894 SF (15%) ±108,408 SF (33.9%)
REQUIRED OPEN SPACE PLANTINGS (BASED ON REQUIRED OPEN SPACE):	
1.5 OVERSTORY TREES/1,000 SF:	72 TREES*
0.5 UNDERSTORY TREES/1,000 SF:	24 TREES
*50% MUST BE OVERSTORY, 25% MUST BE EVERGREEN	
PROVIDED OPEN SPACE PLANTINGS:	
OVERSTORY TREES:	76 TREES
CONIFEROUS TREES:	15 TREES
UNDERSTORY TREES:	39 TREES

PLANT SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CONIFEROUS TREES				
AC	13	White Fir	Abies concolor	B&B, 6" HEIGHT
ORNAMENTAL TREES				
AG	10	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 1.5" CALIPER
MS	11	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PL	3	Chanticleer Gallery Pear	Pyrus calleryana 'Chanticleer'	B&B, 1.5" CALIPER
RH	15	Fine Leaf Buckthorn	Rhamnus frangula Ron Williams	B&B, 1" GALLON
OVERSTORY TREES				
AC2	12	Columnar Norway Maple	Acer platanoides 'Columnare'	B&B, 2" CALIPER
AF	24	Sienna Glen Freeman Maple	Acer freemanii sienna	B&B, 2" CALIPER
CO	11	Common Hackberry	Celtis occidentalis	B&B, 2" CALIPER
PT	4	Quaking Aspen	Populus tremuloides	B&B, 2" CALIPER
TC	16	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER
UA	9	Accolade Elm	Ulmus x 'Morton' TM	B&B, 2" CALIPER
SHRUBS				
JA	28	Gold Coast Pfitzer Juniper	Juniperus x pfitzeriana 'Aurea Improved'	24" HEIGHT
JF	8	Sea spray Juniper	Juniperus chinensis 'Sea spray'	CONT, 3 GAL
PN	32	Ninebark	Physocarpus opulifolius	CONT, 3 GAL
SP	22	Blooming Purple Lilac	Syringa x 'Penda' TM	CONT, 3 GAL
VM	19	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Blue Muffin'	CONT, 3 GAL
GRASSES				
DFG	256	Hamelin Fountain Grass	Pennisetum alopecuroides 'Hamelin'	24" HEIGHT
KFG	199	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 3 GAL

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2022 EDITION OF THE SUJAS STANDARD SPECIFICATIONS AND THE 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- 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.
- BACKFILL TO TOP OF CURB, (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- 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.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
- ALL DISTURBED AREAS INCLUDING ROW SHALL BE SODDED.
- DECIDUOUS TREES SHALL BE A MINIMUM HEIGHT OF 8-FT AND EVERGREEN AND ORNAMENTAL TREES SHALL BE A MINIMUM HEIGHT OF 6-FT.
- STREET TREES ALONG SE TALLGRASS LANE SHALL BE A MINIMUM HEIGHT OF 12-FT.



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SHEET RESPONSIBILITY: Author

