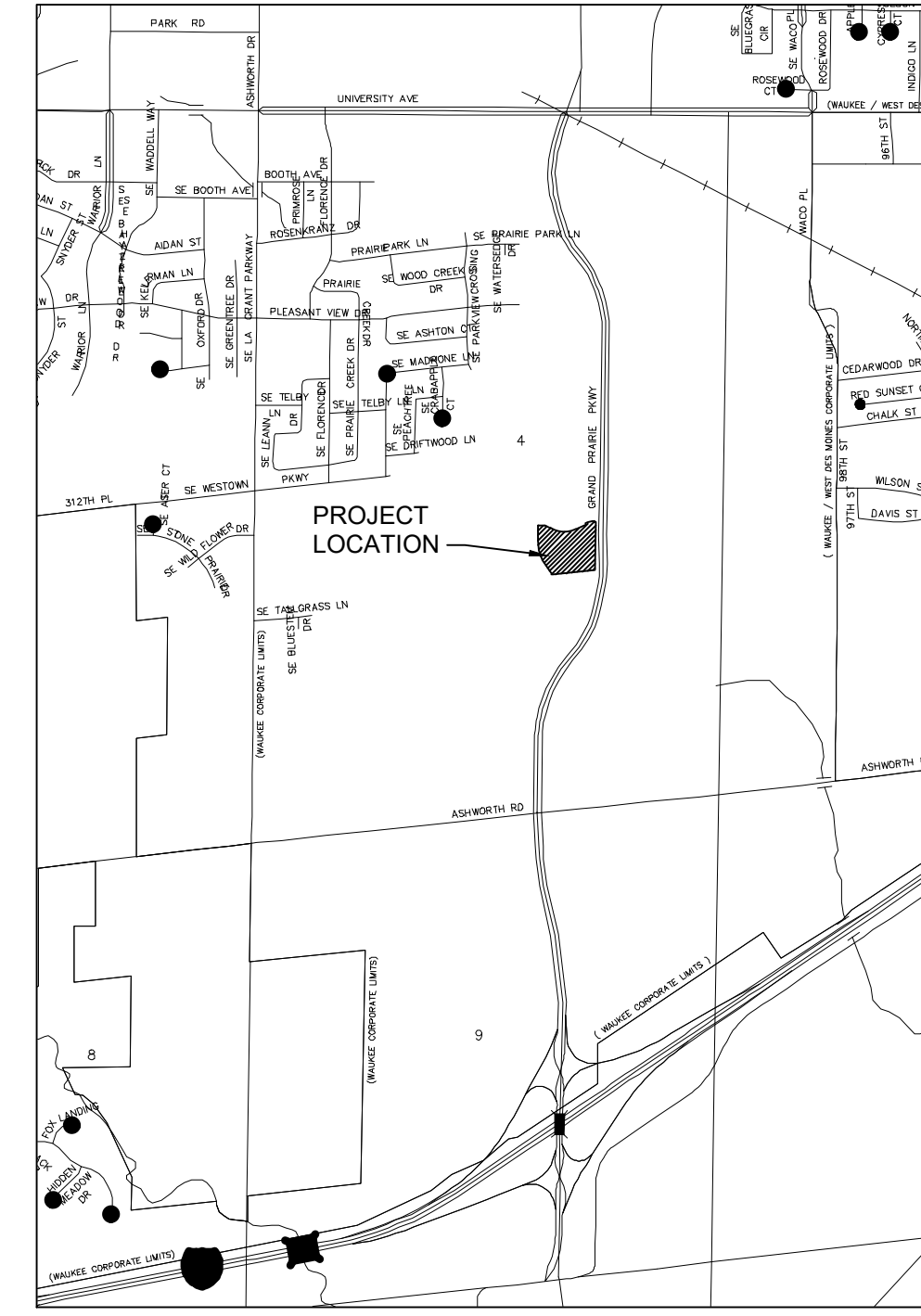
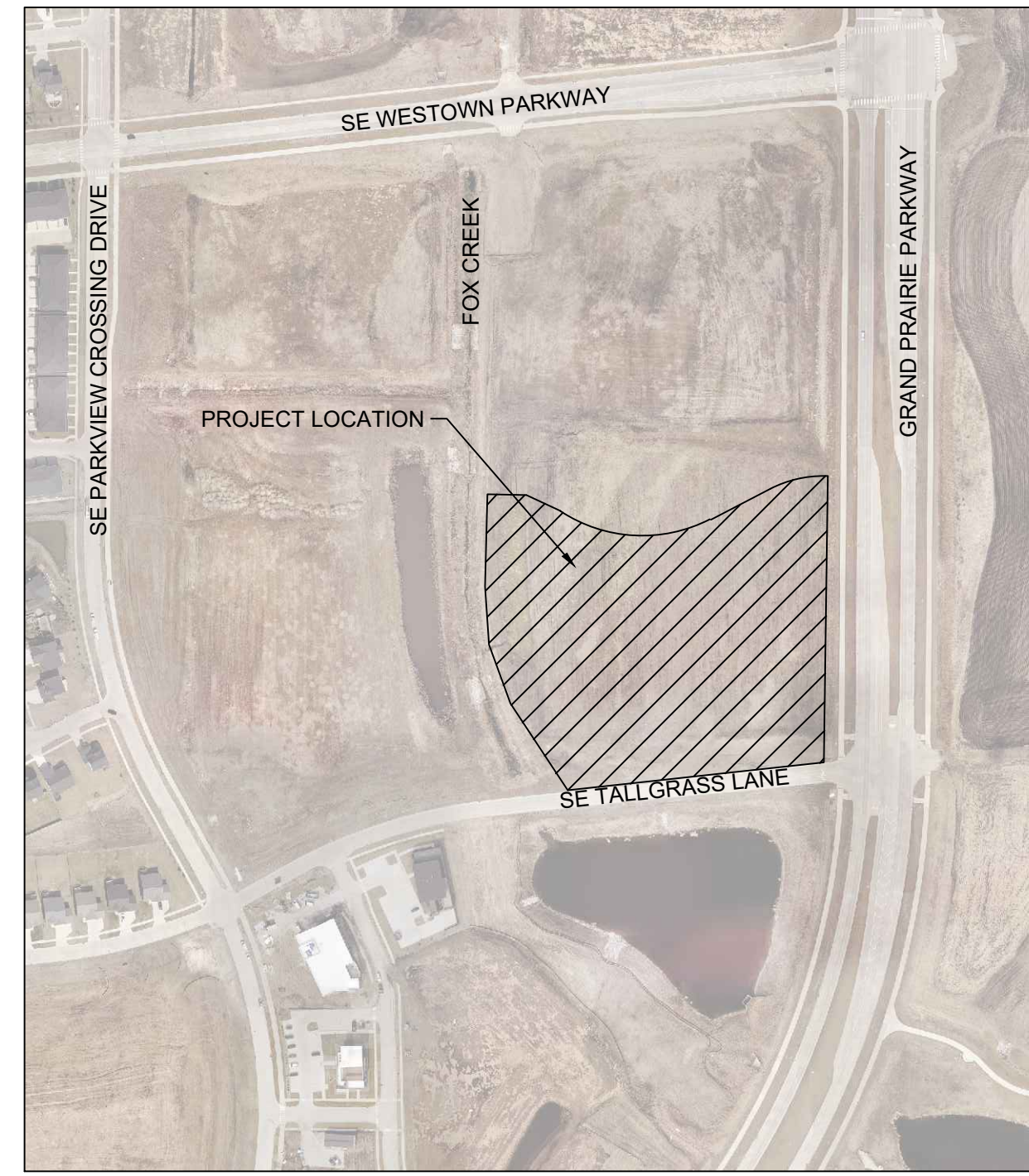


# THE IOWA CLINIC WAUKEE - PRELIMINARY PLAT / SITE PLAN

1025 SE TALLGRASS LANE, WAUKEE, IOWA



VICINITY MAP  
1" = 2000'



LOCATION MAP  
1" = 300'

**PROPERTY OWNER**  
TIC PROPERTIES, LLC  
ATTN: NATE ESSER  
5850 UNIVERSITY AVE STE 321  
WEST DES MOINES, IA 50266  
EMAIL: NESSER@IOWACLINIC.COM

**ENGINEER**  
SHIVE-HATTERY, INC.  
ATTN: KELSEY SCALLON  
4125 WESTOWN PARKWAY, SUITE 100  
WEST DES MOINES, IA 50266  
EMAIL: KSCALLON@SHIVE-HATTERY.COM  
PHONE: 515-223-8104

**LEGAL DESCRIPTION**  
PARCEL 21-120 AS RECORDED IN BOOK  
2022, PAGE 363

**ZONING**  
KETTLESTONE RETAIL COMMUNITY (K-RC)

**PARKING SUMMARY**

PARKING REQUIRED:	
TOTAL PARKING REQUIRED =	MEDICAL OFFICE/CLINIC 3 SPACES / 1000 SF GFA 56,993 SF / 1000 SF = 171 SPACES
TOTAL PARKING PROVIDED =	228 SPACES (10 ACCESSIBLE)
FUTURE PARKING REQUIRED =	93588 SF / 1000 SF = 281 SPACES
FUTURE PARKING PROVIDED =	339 SPACES (10 ACCESSIBLE)
BICYCLE PARKING REQUIRED =	3% OF REQUIRED PARKING 171 SPACES * 0.03 = 5.13 = 6 SPACES
BICYCLE PARKING PROVIDED =	6 SPACES

**SETBACK REQUIREMENTS**

FRONT YARD =	0 FEET
SIDE YARD =	0 FEET
REAR YARD =	0 FEET

**PROJECT DATA**

**PROPOSED SITE CALCULATIONS:**

IMPERVIOUS AREA =	202,305 SF (61.7%)
PERVIOUS AREA =	125,600 SF (38.3%)
*THIS ACCOUNTS FOR FUTURE CONDITION	
TOTAL DISTURBED AREA =	9.3 ACRES
TOTAL LOT AREA =	360,440 SF (8.27 ACRES)
BUILDING USE =	MEDICAL CLINIC/OFFICE
BUILDING HEIGHT (MAX) =	38'-4"
NUMBER OF STORIES =	2
FLOOR AREA RATIO =	0.176

**FLOODPLAIN NOTE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 19049C0355F PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREAS TO BE OUTSIDE 500 YEAR FLOOD PLAIN). TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEYOR UTILIZED THE ABOVE REFERENCE FLOODPLAIN MAP FOR THIS DETERMINATION. FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

**Sheet List Table**

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
CD01	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	SITE PLAN
C200	OVERALL GRADING PLAN
C201	ENLARGED GRADING PLAN
C202	ENLARGED GRADING PLAN
C203	ENLARGED GRADING PLAN
C204	ENLARGED GRADING PLAN
C251	EROSION AND SEDIMENT CONTROL PLAN
C252	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C301	UTILITY PLAN
C501	CONSTRUCTION DETAILS
C502	CONSTRUCTION DETAILS
L101	LANDSCAPE PLAN
L102	LANDSCAPE DETAILS AND NOTES

THE 2022 EDITION OF THE IOWA STATEWIDE URBAN DESIGN SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

**CIVIL ENGINEER**

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.	
Signature:	Date:
Printed or typed name: KELSEY A. SCALLON	
License Number: 25081	
My License Renewal Date is: DECEMBER 31, 2023	
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL SHEETS	

DRAWN BY	...
APPROVED BY	...
ISSUED FOR	CITY SUBMITTAL 03
ISSUE DATE	09/29/2022
PROJECT NUMBER	4219111
FIELD BOOK	...

**GENERAL NOTES:**

- THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THIS 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 EXISTENCE OF, AND THE DETERMINATION OF THE EXACT LOCATION OF, UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
- NOTIFY UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR KNOWN TO BE WITHIN CONSTRUCTION LIMITS OF THE SCHEDULE PRIOR TO EACH STAGE OF CONSTRUCTION.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- NO WORK SHALL BE PERFORMED BEYOND THE PROJECT LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.
- PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
- MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
- SITE CLEAN-UP SHALL BE PERFORMED AT THE END OF THE DAY AND PRIOR TO A RAIN EVENT. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES.
- ALL OPEN EXCAVATIONS SHALL BE PROTECTED.
- 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.
- CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
- 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.
- REPAIR OR REPLACE EXISTING FACILITIES (CURBS, PAVEMENT, PAVEMENT MARKINGS, UTILITIES, ETC.) TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 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 OWNERS REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE OWNER'S REPRESENTATIVE, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- NOT ALL DIMENSIONS REQUIRED TO CONSTRUCT IMPROVEMENTS ARE SHOWN ON THE DRAWINGS.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION TO MEET REQUIREMENTS OF ALL REGULATORY AGENCIES.
- CONTRACTOR TO COORDINATE ANY GRADE ADJUSTMENTS WITH THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- NO PONDING OF WATER WILL BE ACCEPTED ADJACENT TO OR 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 OR OVERLAY.
- STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- CONTRACTOR RESPONSIBLE FOR COORDINATING AND MINIMIZING DISTURBANCES THROUGHOUT CONSTRUCTION TO ACCOMMODATE EXISTING TRAFFIC FLOW, COORDINATE STAGING AND SCHEDULE OF IMPROVEMENTS WITH THE OWNER'S REPRESENTATIVE. OWNERS RESERVES THE RIGHT TO LIMIT CONSTRUCTION WORK AREA AS NEEDED TO FACILITATE OPERATIONS.
- REMOVAL AND REPLACEMENT OF PAVEMENT SHALL BE DONE ON FULL OR HALF PANELS. REMOVE TO THE NEAREST JOINT. AREAS TO BE REMOVED SHALL BE VERIFIED IN THE FIELD BY ENGINEER.
- ALL DISTURBED AREAS SHALL BE RESTORED BY SOD, INCLUDING ROW.
- THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR IS TO COMPLETE THE CITY OF WAUKEE WATER WORKS APPLICATION FOR NEW WATER SERVICE.
- A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), THE CITY OF WAUKEE COSECO PERMIT, AND IOWA DNR GENERAL PERMIT #2 WILL BE AVAILABLE TO THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COMPILE SAID DOCUMENTS PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING AND PRIOR TO EARTH DISTURBING ACTIVITIES.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR THE BUILDING OR PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES ON THE BUILDING. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND SHALL EXTEND TO WITHIN 100-FEET OF ALL EXTERIOR PORTIONS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING, WITH PAVING INSTALLED PRIOR TO CONSTRUCTION STARTING TO GO VERTICAL THEN ACCESS IS MET. IF PAVING IS NOT INSTALLED THEN TEMPORARY MEANS MEETING THIS COMMENT SHALL BE SUBMITTED AND APPROVED.
- ALL STAKING SHALL BE DONE UNDER THE DIRECTION OF LICENSED ENGINEER OR LAND SURVEYOR INCLUDING PEDESTRIAN FACILITIES. ALL STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY CHANGES PROPOSED TO THE DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
- CONTRACTOR SHALL COORDINATE ALL TIE-INS TO UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TIE-INS.
- ALL SIGNAGE SHALL REQUIRE SEPARATE REVIEW AND SIGN PERMIT APPROVAL.

**GRADING AND EROSION CONTROL NOTES:**

- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SEEDED IMMEDIATELY. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED AND SHALL NOT RESUME WITHIN 14 CALENDAR DAYS SHALL BE TEMPORARILY STABILIZED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE SEDIMENT CONTROL MEASURES (SILT FENCES, WATTLE, INLET PROTECTION, ETC.) TO PREVENT EROSION.
- ALL STORM SEWER INTAKES THAT RECEIVE STORMWATER RUNOFF FROM DISTURBED AREAS SHALL BE PROVIDED WITH A FILTER SACK. SEE DETAIL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, INSPECTIONS AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES. CONTRACTOR SHALL MEET ALL REQUIREMENTS OF THE IOWA DNR ASSOCIATED WITH THE GENERAL PERMIT #2.
- A SWPPP SHALL BE PREPARED AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

**WATER LINE CONSTRUCTION NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- CONTRACTOR SHALL NOTIFY WAUKEE PUBLIC WORKS ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
- WATER TO BE INSTALLED WITH A MINIMUM COVER OF 5 FEET DEEP OR LOWER TO ACCOMMODATE UTILITY CROSSINGS.
- CONTACT FIRE DEPARTMENT OF ANY CHANGES THAT AFFECT FIRE/EMERGENCY ACCESS TO SITE, BUILDING, FDC'S, PVS, HYDRANTS, AND FRONT DOORS.
- ALL WATER LINE SHALL BE PVC C900.
- ALL EXISTING AND PROPOSED HYDRANTS AND VALVES SHALL BE ADJUSTED TO FINAL GRADES.
- CONTACT WAUKEE PUBLIC WORKS FOR ANYTHING AFFECTING WATER INFRASTRUCTURE.
- ALL FIRE HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.

**SANITARY SEWER CONSTRUCTION NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- PIPE LENGTHS SHOWN ARE CENTERLINE TO CENTERLINE OF STRUCTURES.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING MANHOLES AS NECESSARY TO MATCH FINAL GRADES. CHIMNEY SEALS SHALL BE USED.

**STORM SEWER CONSTRUCTION NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES AND WHETHER ADDITIONAL UTILITIES EXIST.
- PIPE LENGTHS SHOWN ARE INSIDE EDGE TO INSIDE EDGE OF STRUCTURES.
- RCP STORM SEWER PIPING TO HAVE WRAPPED JOINTS, AND PIPE TRENCHES WILL BE BACKFILLED WITH GRANULAR MATERIAL TO AID IN PAVEMENT SUBDRAINAGE.
- CONTRACTOR TO MODIFY EXISTING INVERTS TO ACCOMMODATE NEW PIPE CONNECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING AND TELEVISIONING STORM SEWER WITHIN THE PROJECT AREA.
- CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND REBUILDING STORM STRUCTURES AS NECESSARY TO MATCH FINAL GRADES.
- WHERE RCP STORM SEWER CROSSES THE WATER SERVICE, PROVIDE O-RING GASKETS AT JOINTS ONE FULL LENGTH OF SEWER PIPE ON EITHER SIDE OF THE CROSSING.

**FIRE SAFETY CONSTRUCTION NOTE:**

- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	RIGHT-OF-WAY LINE	---
---	LOT LINE	---
---	ELECTRICAL LINE - UNDERGROUND	---
---	STORM SEWER	---
---	WATER SERVICE	---
---	GAS SERVICE	---
---	SANITARY SERVICE	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	STORM INTAKES	---
---	STORM OUTLET	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	LIGHT FIXTURE	---
---	ELECTRIC TRANSFORMER	---
---	BOLLARD	---
---	SIGNAGE	---
---	BUILDING	---
---	TREE	---
---	MINOR CONTOUR	---
---	MAJOR CONTOUR	---
---	7" P.C.C. PAVING	---
---	6" P.C.C. PAVING	---
---	5" P.C.C. SIDEWALK	---



THE IOWA CLINIC WAUKEE - SITE PLANS

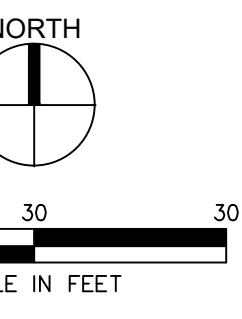
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CONSTRUCTION

DRAWN BY	ISSUED FOR	PROJECT NUMBER	FIELD BOOK
APPROVED BY	CITY SUBMITTAL 03	4218111	
ISSUE DATE	09/29/2022		

EXISTING  
CONDITIONS AND  
DEMOLITION  
PLAN

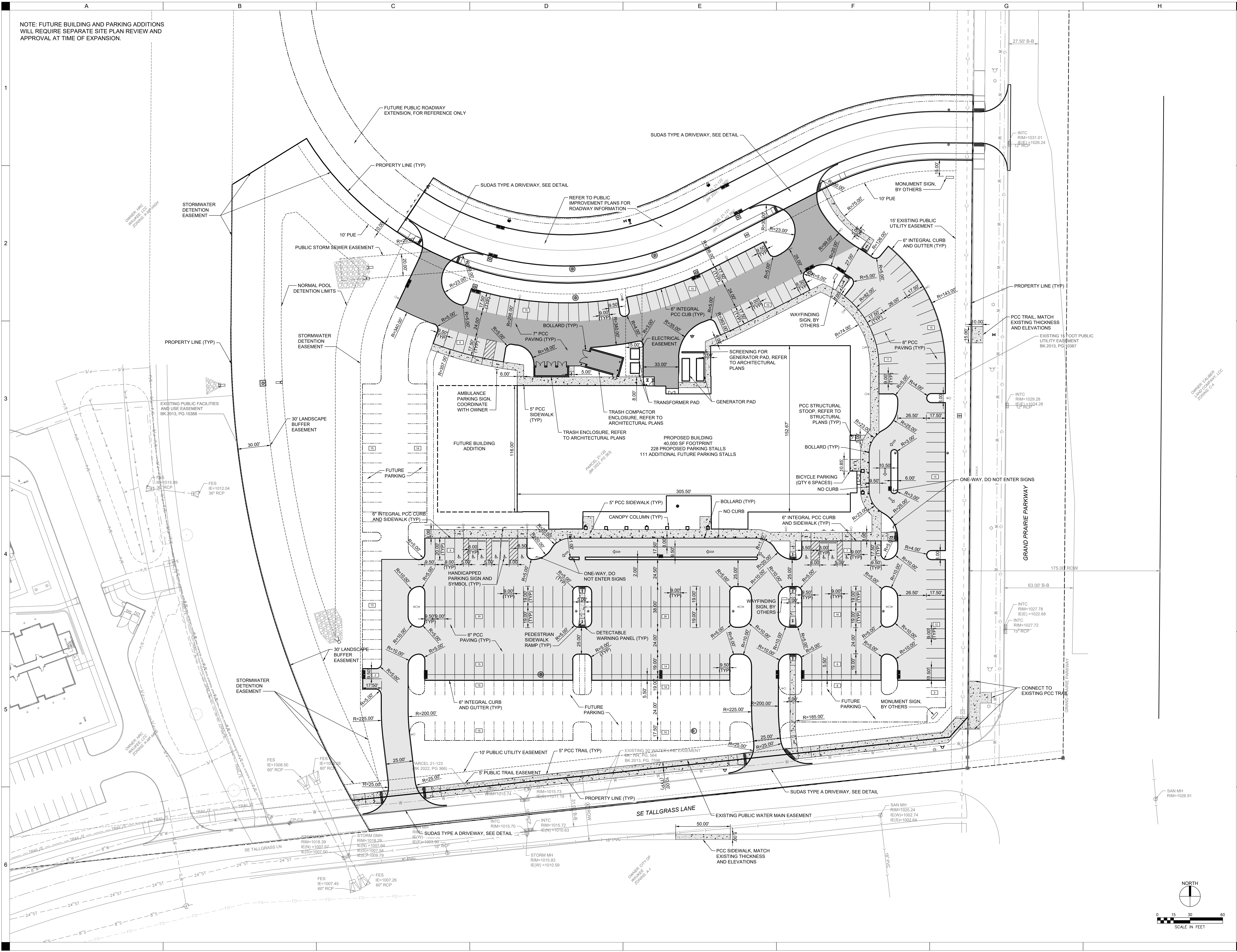
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1025 SE TALLGRASS LANE, WAUKEE, IOWA



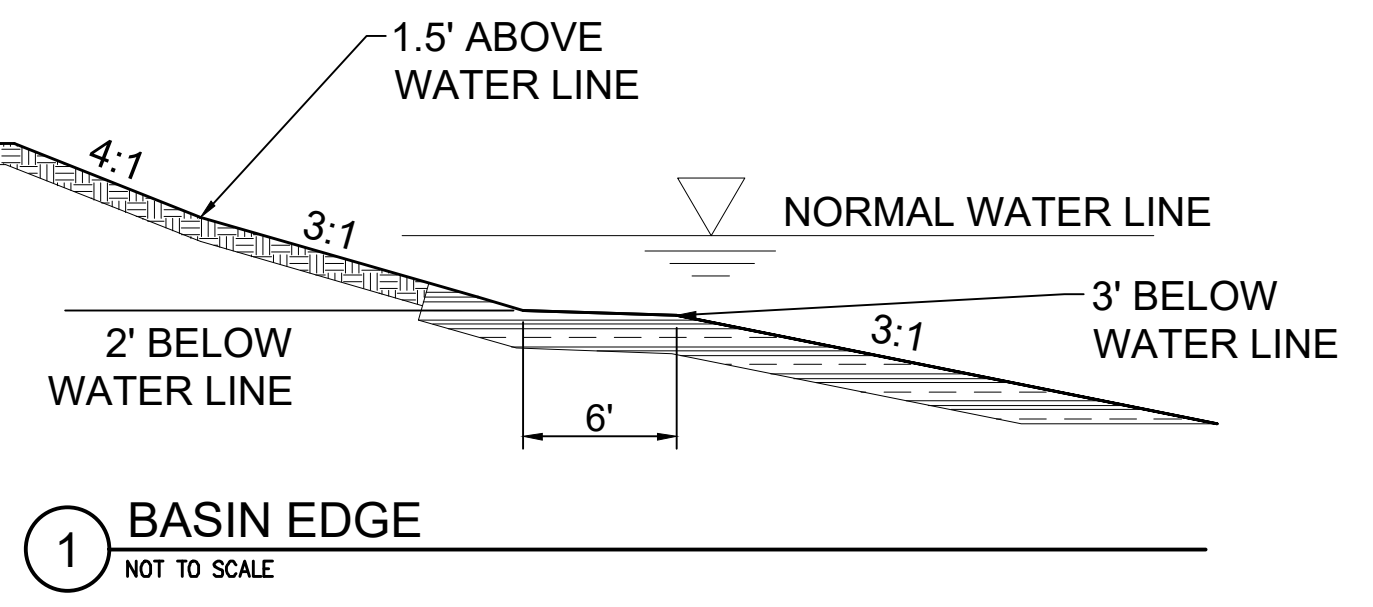
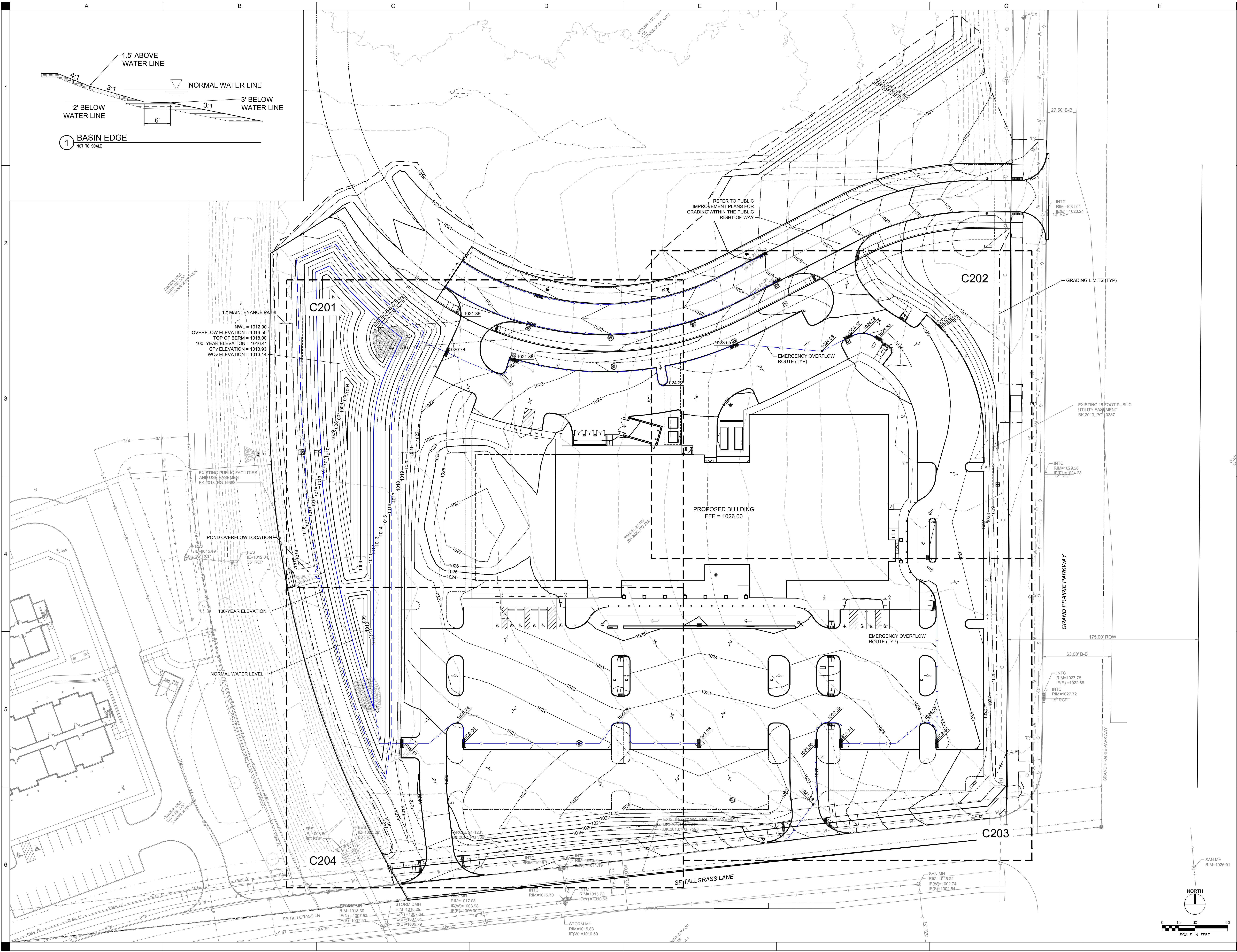
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NOTE: FUTURE BUILDING AND PARKING ADDITIONS WILL REQUIRE SEPARATE SITE PLAN REVIEW AND APPROVAL AT TIME OF EXPANSION.

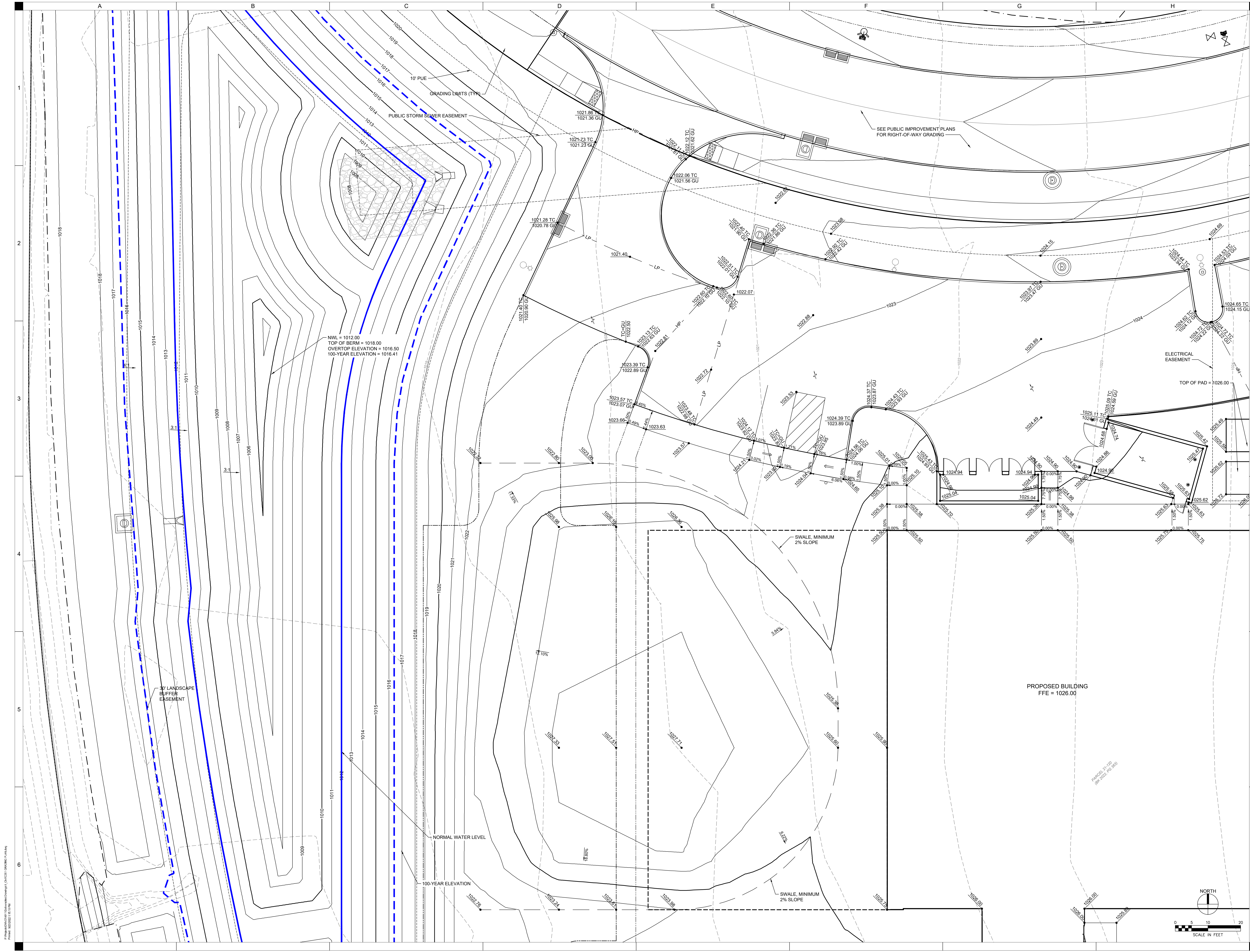


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ISSUED FOR	09/29/2022
ISSUE DATE	4219111
PROJECT NUMBER	
FIELD BOOK	

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APPROVED BY	...
ISSUED FOR	CITY SUBMITTAL 03
ISSUE DATE	09/29/2022
PROJECT NUMBER	421911
FIELD BOOK	...



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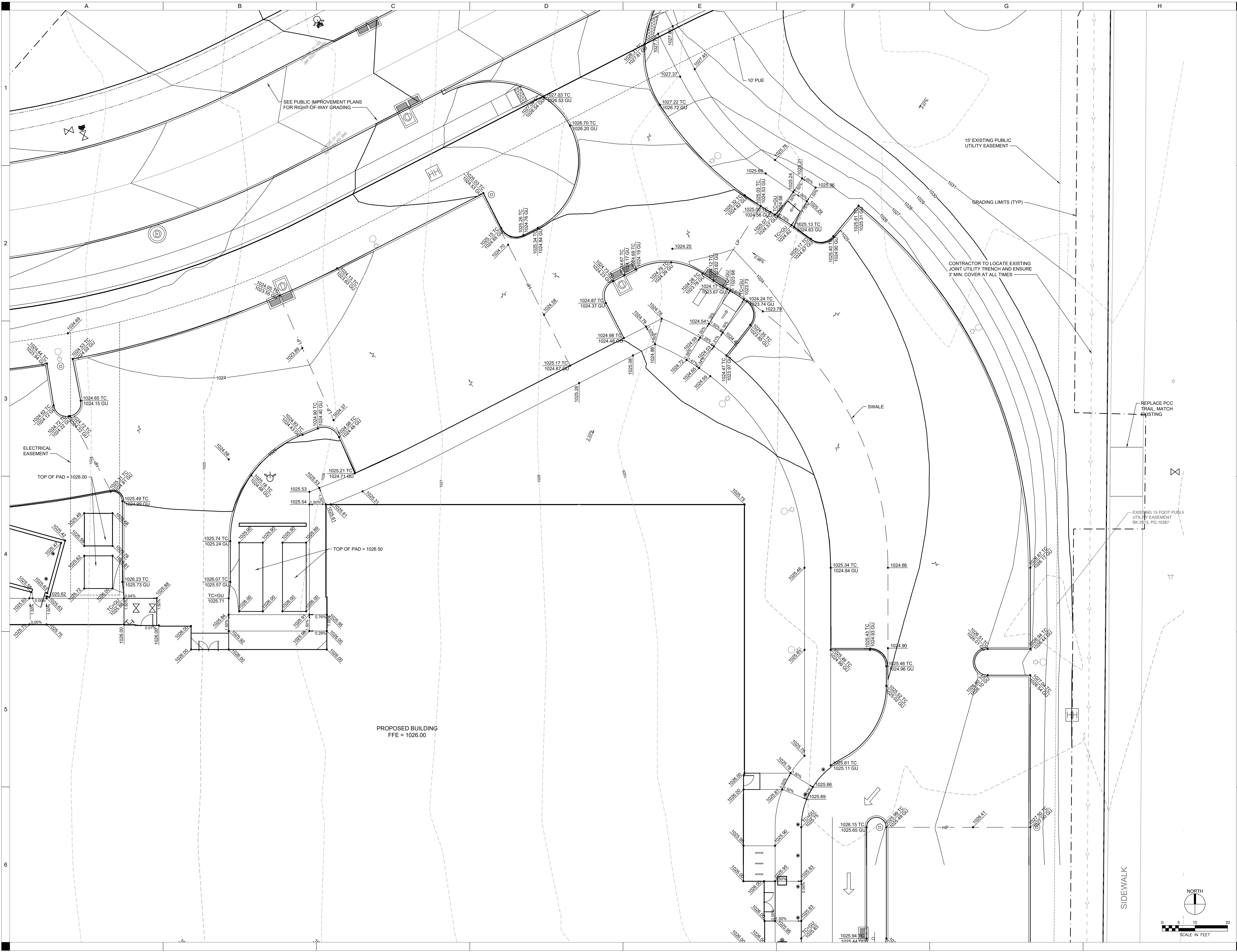
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**PRELIMINARY - NOT FOR CONSTRUCTION**

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APPROVED BY	CITY SUBMITTAL 03
ISSUED FOR	09/29/2022
ISSUE DATE	421911
PROJECT NUMBER	
FIELD BOOK	

**C201**

PROJECT: 1025 SE TALLGRASS LANE, WAUKEE, IOWA  
DATE: 09/29/2022



**THE IOWA CLINIC WAUKEE - SITE PLANS**

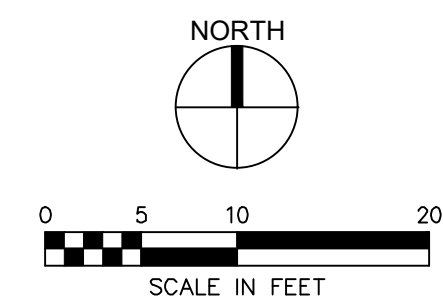
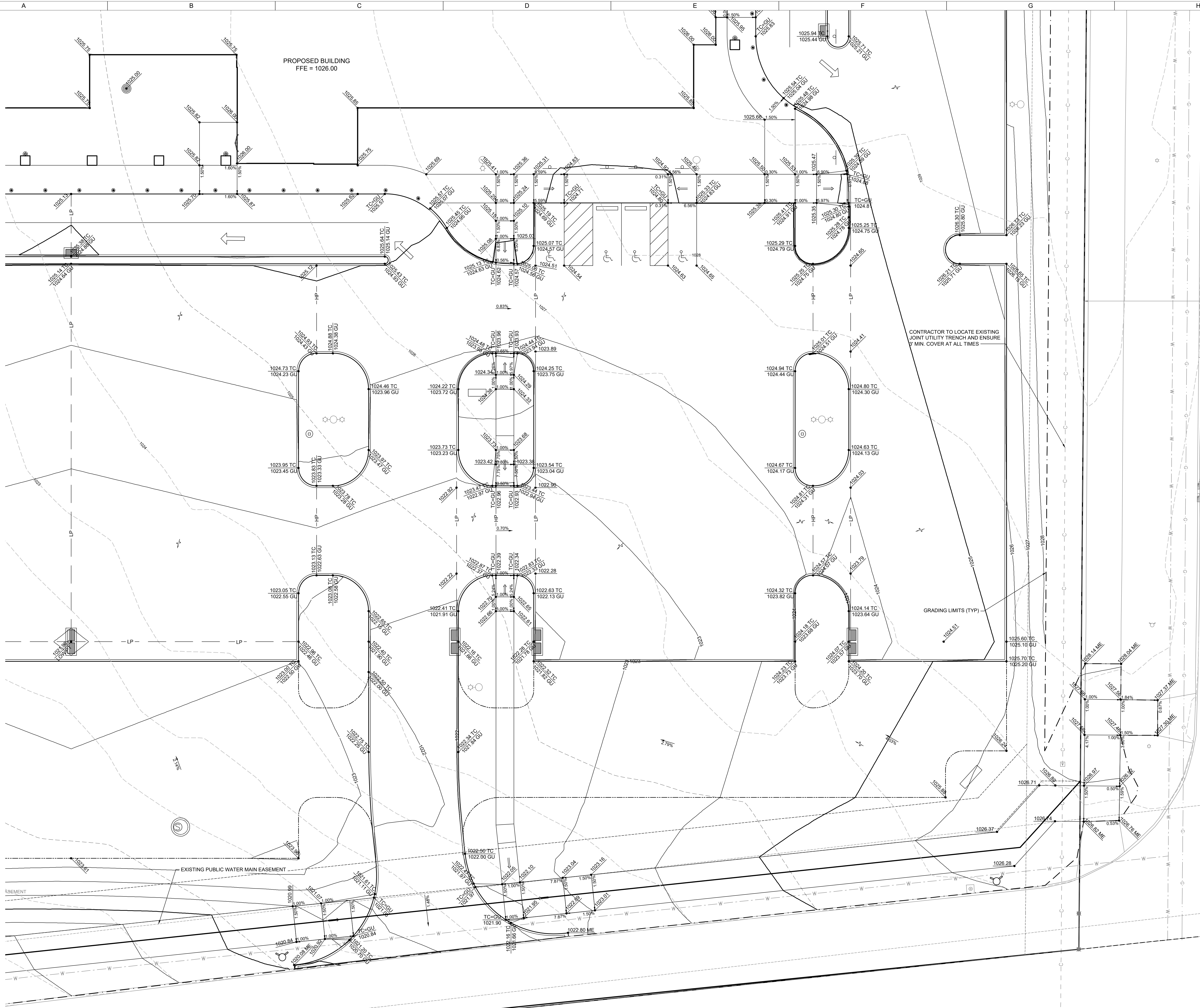
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**PRELIMINARY - NOT FOR CONSTRUCTION**

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ISSUED FOR	CITY SUBMITTAL 03
ISSUE DATE	09/29/2022
PROJECT NUMBER	421911
FIELD BOOK	...

**C202**

1025 SE TALLGRASS LANE, WAUKEE, IOWA



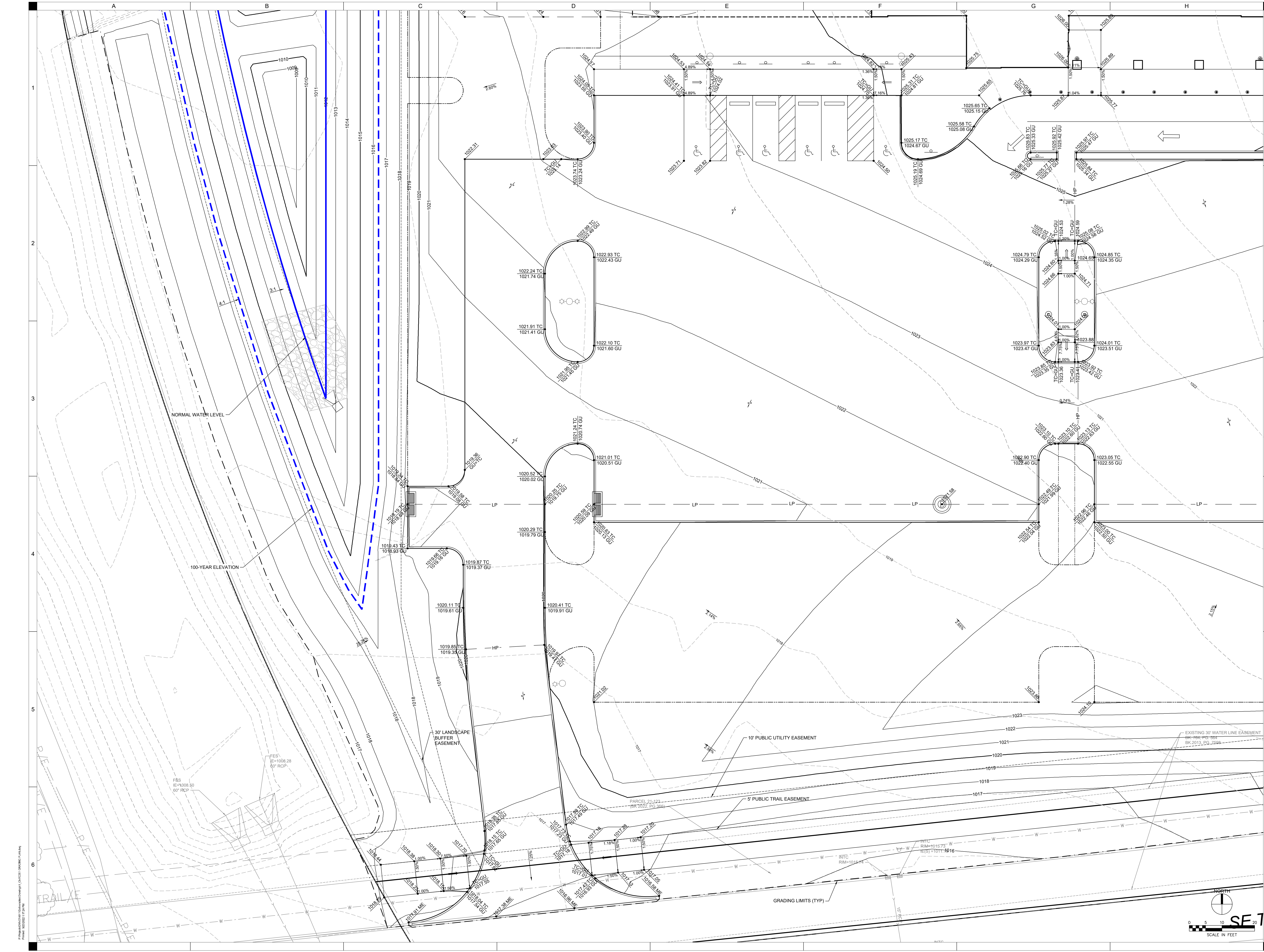
ENLARGED  
GRADING PLAN

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

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THE IOWA CLINIC WAUKEE - SITE PLANS

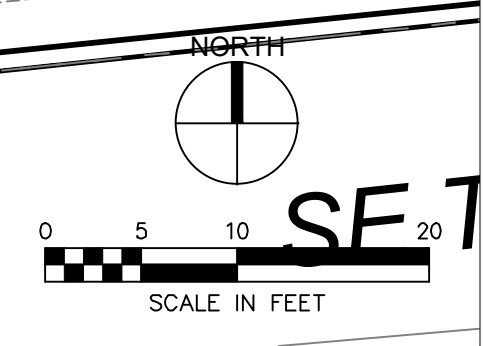
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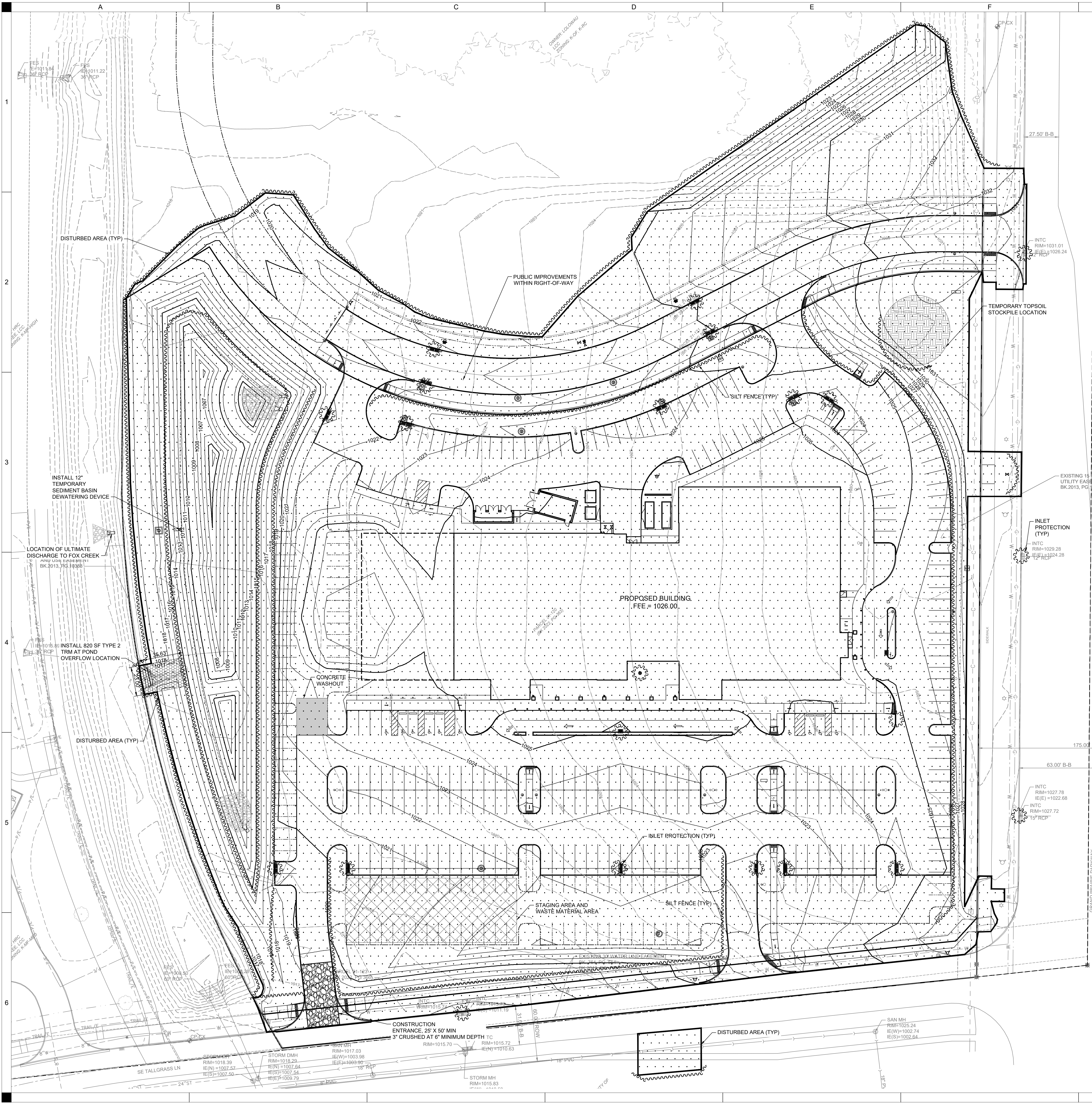
**THE IOWA CLINIC WAUKEE - SITE PLANS**

**PRELIMINARY  
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1025 SE TALLGRASS LANE, WAUKEE, IOWA



**SWPPP LEGEND**

- DISTURBED AREA/PROJECT SITE
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- STAGING AREA
- SILT FENCE
- INLET PROTECTION
- TEMPORARY TOPSOIL STOCKPILE LOCATION

**STABILIZATION QUANTITIES**

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	4,485
2	SOD	SF	120,152
3	ECO-GRASS LOW MAINTENANCE LAWN BLEND	SF	34,115
4	NATIVE WETLAND SEED MIX	SF	13,713
5	TURF SEED WITH HYDROMULCH	SF	39,130
6	INLET PROTECTION DEVICES	EA	22
7	CONCRETE WASHOUT PIT	EA	1
8	12" TEMPORARY SEDIMENT BASIN DEWATERING DEVICE	EA	1

**DISCHARGE POINT SUMMARY**

DISCHARGE POINT #1 TO FOX CREEK ± 0 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	9.3 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	33,400 CU FT
VOLUME PROVIDED IN TEMPORARY SEDIMENT BASIN/ DETENTION BASIN	41,460 CU FT

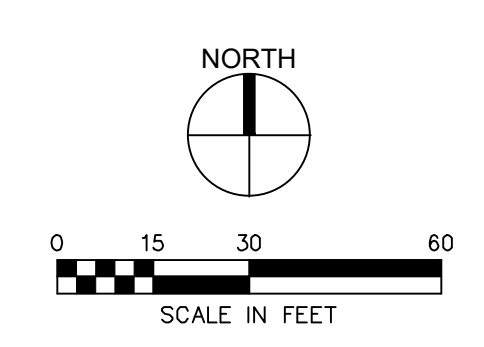
**THE IOWA CLINIC WAUKEE - SITE PLANS**

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

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APPROVED BY	...
ISSUED FOR	CITY SUBMITTAL 03
ISSUE DATE	09/29/2022
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FIELD BOOK	...

**EROSION AND  
SEDIMENT  
CONTROL PLAN**

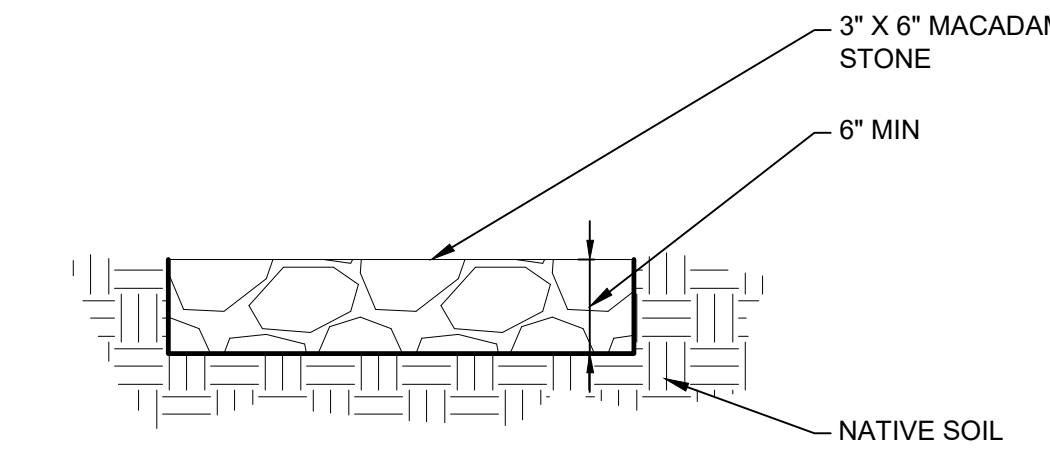
**C251**



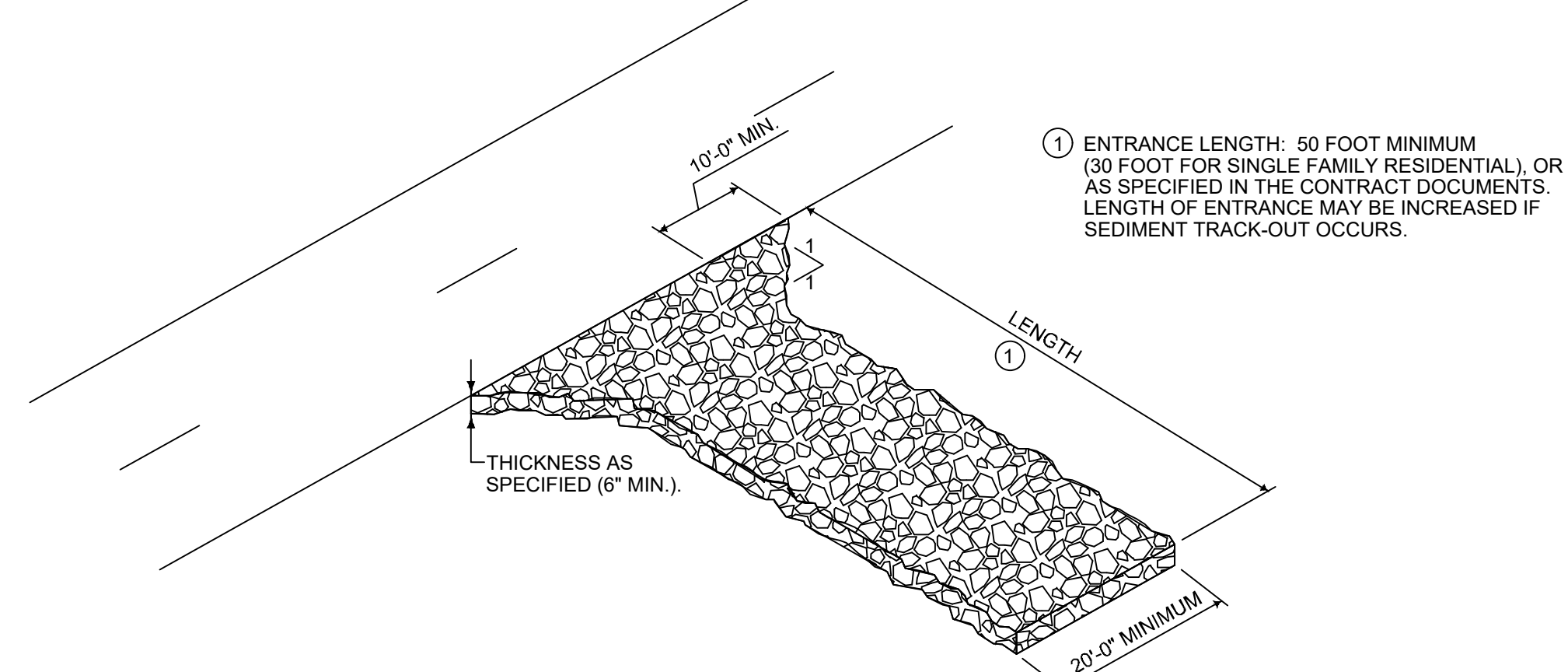
PREPARED BY: SHIVE-HATTERY ARCHITECTURE+ENGINEERING, 4125 WESTOWN PARKWAY, SUITE 100, WEST DES MOINES, IOWA 50366  
 DATE: 09/29/2022  
 PROJECT: THE IOWA CLINIC WAUKEE - SITE PLANS

**EROSION AND SEDIMENT CONTROL NOTES**

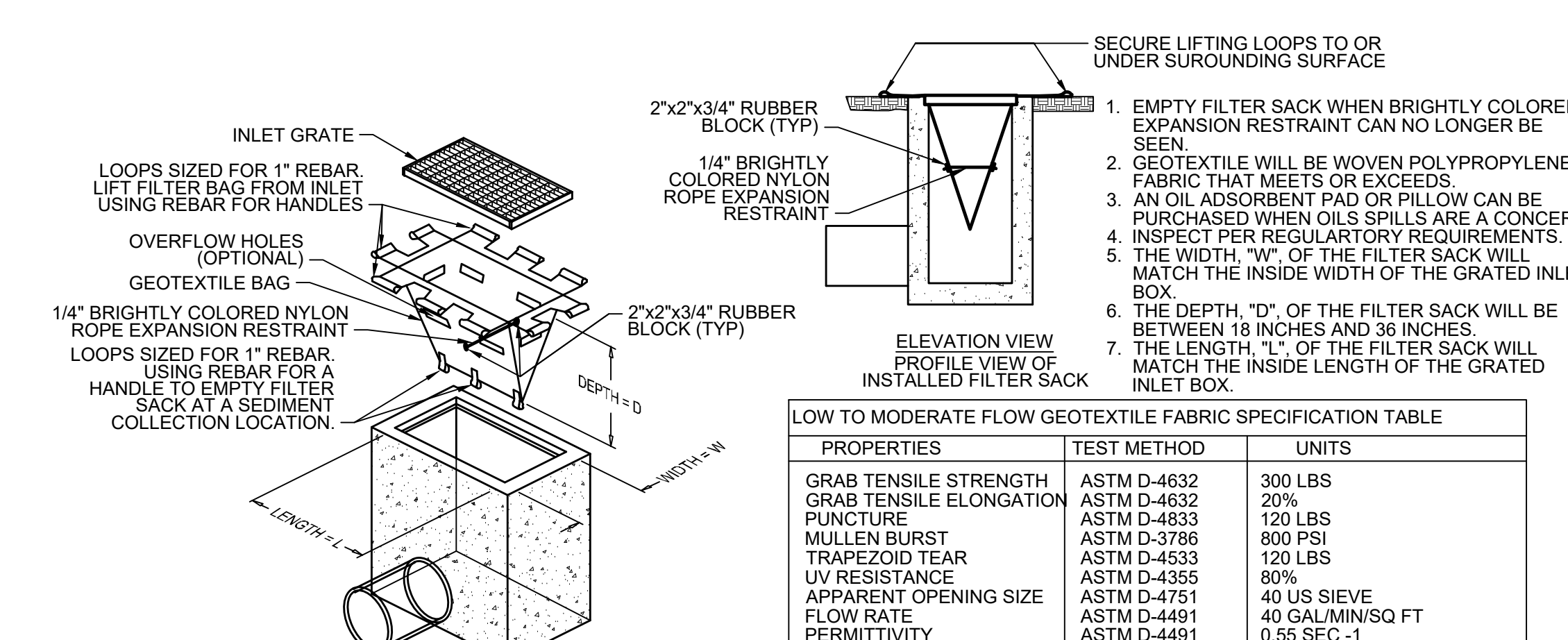
- EROSION/SEDIMENT CONTROL MEASURES ARE REQUIRED REGARDLESS OF THE TIME OF YEAR. THIS PLAN AND ITS ASSOCIATED REQUIREMENTS FOR THE PERMIT MUST BE IMPLEMENTED DURING WINTER MONTHS AS WELL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION/SEDIMENT ON THE SITE AT ALL TIMES. THE CONTROL MEASURES IDENTIFIED ON THE PLAN ARE A MINIMUM. THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS NECESSARY AND BY CONSTRUCTION PHASE, TO FULFILL THIS REQUIREMENT.
- THE CONTRACTOR IS REQUIRED TO USE STABILIZATION CONTROLS ON ALL DISTURBED AREAS OF THE SITE REGARDLESS OF THE TIME PERIOD BEFORE THEY WILL BE DISTURBED AGAIN. IN THE EVENT THAT CONSTRUCTION ACTIVITY WITHIN A DISTURBED AREA WILL NOT OCCUR FOR A PERIOD OF 14 OR MORE CALENDAR DAYS, THE CONTRACTOR IS REQUIRED TO INSTALL STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY CEASED IN THAT AREA.
- IN THE EVENT THAT SOILS LEAVE THE SITE, CLEANUP OF ALL SURROUNDING ROADS, DRIVES AND PARKING LOTS SHALL BE PERFORMED IMMEDIATELY AND UPON REQUEST BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST. PAVEMENT IS TO BE SCRAPED OF DEBRIS AND MUD AND BROOMED CLEAN. MUD TRACKS ARE TO BE REMOVED AS THEY ARE CREATED.
- MAINTAIN SILT FENCING AT ALL TIMES IN AN UPRIGHT POSITION. CLEAN SILT FROM FENCING/FILTER SOCKS ON A REGULAR BASIS AS PER THE SPECIFICATIONS. SILT FENCES MUST BE CLEANED OUT WHEN THEY ARE 50% FULL. FILTER SOCKS MUST BE CLEANED OUT WHEN THEY ARE 33% FULL.
- CONTRACTOR TO LOCATE/RELOCATE SILT FENCING/FILTER SOCKS AS NECESSARY THROUGHOUT THE PROJECT TO CONTROL EROSION/SEDIMENT.
- REMOVE ALL TEMPORARY EROSION/SEDIMENT CONTROLS, NOT CALLED OUT TO REMAIN, AFTER SITE HAS BEEN STABILIZED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL STORM INTAKES/CULVERTS, WITHIN AND ADJACENT TO THE PROJECT AREA, MUST BE PROTECTED THROUGHOUT THE DURATION OF THE PROJECT AS IDENTIFIED ON THE DRAWINGS. THESE PROTECTION MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO USE EXTREME CAUTION WHILE INSTALLING SILT FENCE OR OTHER EROSION/SEDIMENT CONTROL DEVICES TO NOT DAMAGE UNDERGROUND UTILITIES.
- WHERE WATER IS PUMPED FROM EXCAVATIONS ON SITE, PROVISIONS SHALL BE MADE TO REMOVE SEDIMENT FROM THE WATER BEFORE IT IS RELEASED INTO THE STORM SEWER SYSTEM. METHODS INCLUDE: DEWATERING BAGS, ADDING FLOCCULANTS TO SILTY WATER AND PLACING A FILTER FABRIC BARRIER AROUND THE PUMP INLET. THE COMBINATION OF THESE METHODS HELPS TO REMOVE SEDIMENT FROM THE WATER. THE MOST COMMON METHOD INCLUDES PLACING CHITOSAN GEOTEXTILE TREATMENT BAGS WITHIN THE DEWATERING BAG AND INSTALLING AN ADDITIONAL INTAKE PROTECTION BAG AT THE NEAREST DOWNSTREAM INTAKE. METHODS NEED TO BE UNDER DIRECTION OF A MANUFACTURER REPRESENTATIVE.
- WHERE WATER IS RELEASED FROM A DEWATERING SYSTEM, PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT EROSION GULLIES DO NOT FORM. ONE METHOD IS TO PIPE THE WATER DIRECTLY INTO A STORM SEWER STRUCTURE. WATER MUST BE FREE OF SEDIMENT PRIOR TO DISCHARGING INTO THE STORM SEWER.
- CONTRACTOR TO CLEAN OUT ALL INTAKES WITHIN THE PROJECT SITE AT COMPLETION OF WORK. THIS INCLUDES ALL CURB INTAKES, AREA DRAINS AND CULVERTS.
- CONCRETE SLURRY AND DUST FROM SAWCUTTING ACTIVITIES IS PROHIBITED FROM ENTERING THE STORM SEWER SYSTEM. ALL STORM INTAKES LOCATED NEAR SAWCUTTING ACTIVITIES ARE REQUIRED TO BE PROTECTED. SAWCUT SLURRY AND DUST MUST BE CONTAINED, CLEANED UP, AND DISPOSED OF OFF-SITE. A TEMPORARY 8" FILTER SOCK IS REQUIRED.
- SANITARY WASTE DISPOSAL: ALL LOCATIONS OF PORTABLE RESTROOM FACILITIES MUST BE IDENTIFIED ON THE PLAN. IN THE EVENT THAT PORTABLE RESTROOM FACILITIES ARE USED ON-SITE, THE CONTRACTOR IS REQUIRED TO INSTALL AN 8" FILTER SOCK AROUND THE FACILITY TO MINIMIZE THE RADIUS OF THE AFFECTED ZONE IN THE EVENT OF A SPILL. WASTES SHALL BE COLLECTED AND DISPOSED OF IN COMPLETE COMPLIANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. PORTABLE RESTROOM FACILITIES MUST NOT BE LOCATED NEAR DRAINAGE WAYS. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- IDENTIFICATION OF ALLOWABLE NON-STORMWATER DISCHARGES: DURING CONSTRUCTION THE NON-STORMWATER DISCHARGES, WHICH INCLUDE WATER FLUSHED FROM WATER LINES, PAVEMENT WASHING (WHERE NO SPILLS OR LEAKS HAVE OCCURRED, UNLESS THE SPILLED MATERIAL HAS BEEN CLEANED UP), VEHICLE WASHING, AND GROUNDWATER (DEWATERING), SHOULD BE DIRECTED AS MUCH AS POSSIBLE TOWARDS VEGETATED AREAS AND AWAY FROM DRAINAGE WAYS. REFER TO THE IDNR NPDES GENERAL PERMIT NO. 2 FOR ALLOWABLE NON-STORMWATER DISCHARGES.
- POLLUTION AND SPILL PREVENTION PLANNING: POTENTIALLY HAZARDOUS MATERIALS ON THE CONSTRUCTION SITE INCLUDE FUEL, LUBRICANTS, CURING COMPOUNDS, FERTILIZERS, GREASE AND CLEANING SOLVENTS. THE CONTRACTOR STAGING AREA FOR PORTABLE RESTROOM FACILITIES, TEMPORARY FUEL TANKS, WASTE CONTAINERS AND OTHER HAZARDOUS CHEMICALS MUST BE PROTECTED BY AN 8" FILTER SOCK AT ALL TIMES. ALL REASONABLE PRECAUTIONS WILL BE TAKEN TO PREVENT SPILLS. ANY SPILLED MATERIAL WILL IMMEDIATELY BE DIRECTED AWAY FROM STORMWATER INTAKES, DETENTION BASINS, OR DRAINAGE WAYS. SPILLED MATERIALS WILL BE CLEANED AND, IF NECESSARY, SOIL REMEDIATION PRACTICES WILL BE USED. A RECORD OF SPILLS WILL BE MAINTAINED BY THE PRIME CONTRACTOR. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- CONCRETE, PAINT AND GROUT WASHOUT AREA: PROTECT WITH (2) 18" STACKED FILTER SOCKS LINED WITH AN IMPERMEABLE PLASTIC LINER OR A METAL ROLL-OFF WASTEBIN. CLEAN OUT AND MAINTENANCE OF THE WASHOUT SHALL BE INCIDENTAL TO SWPPP MANAGEMENT. IF A PUMP TRUCK IS USED ON-SITE AND UNABLE TO USE THE WASHOUT AREA, THE CONTRACTOR SHALL DIG A PIT FOR WASTE MATERIAL AND LINE IT WITH AN IMPERMEABLE PLASTIC LINER. CONTRACTOR TO HAUL OFF ALL WASTE MATERIAL. ALL LOCATIONS OF CONCRETE, PAINT AND GROUT WASHOUT AREAS MUST BE PROVIDED BY THE CONTRACTOR AND IDENTIFIED ON THE PLAN. THE CONTRACTOR IS REQUIRED TO INSTALL A SIGN THAT DESIGNATES THE WASHOUT AREA. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- SPILL KIT: THE LOCATION OF THE SPILL KIT MUST BE IDENTIFIED ON THE PLAN. THE SPILL KIT SHALL BE A SEALED STORAGE SHED LOCATED NEAR THE CONSTRUCTION TRAILER OR FUELING AREA. THE SPILL KIT SHALL CONTAIN, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: A GARBAGE CAN, GLOVES, SAFETY GOGGLES, BROOM AND DUST PAN AND OIL ABSORBENT CLAY CHIPS OR PADS. THE SPILL KIT SHALL BE RESTOCKED AS SUPPLIES ARE USED. THE CONTRACTOR SHALL INSTALL A SIGN THAT DESIGNATES THE SPILL KIT. RELOCATE AS REQUIRED FOR CONSTRUCTION.
- STOCKPILED MATERIALS: CONTRACTOR TO IDENTIFY ALL LOCATIONS OF STOCKPILED MATERIALS ON THE PLAN. CONTRACTOR SHALL PROVIDE ALL EROSION/SEDIMENT CONTROLS AS REQUIRED TO CONTAIN MATERIALS ON-SITE. AT A MINIMUM, THE CONTRACTOR IS REQUIRED TO PROVIDE SILT FENCE/8" FILTER SOCKS AROUND THE PERIMETER OF STOCKPILED SOILS BEFORE STOCKPILE IS RE-SPREAD. FOR STOCKPILES THAT REMAIN FOR 14 DAYS OR MORE, CONTRACTOR TO PROVIDE COVER OR TEMPORARY STABILIZATION CONTROLS.
- DUST CONTROL: THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES WHERE DUST IS GENERATED. FREQUENT WATERING OF THE SITE, SPRINKLING/IRRIGATION, VEGETATIVE COVER, MULCH, WINDBREAKS, TILLAGE, STONE AND SPRAY-ON CHEMICAL SOIL TREATMENTS (PALLIATIVES) ARE POSSIBLE DUST CONTROL MEASURES. IF THE DUST CONTROL IS NOT ACCEPTABLE IT SHALL BE CHANGED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- SEQUENCE OF MAJOR ACTIVITIES: INCORPORATE ALL TEMPORARY STABILIZING AND PERMANENT EROSION/SEDIMENT CONTROL FEATURES AT THE EARLIEST TIME PRACTICABLE.
- MINIMUM TOPSOIL RESPADE REQUIREMENT GP#2 IS TO BE MET WITH SUDAS SPEC 2010 FOR ON SITE TOPSOIL.



**4 CONTRACTOR STAGING AREA AND LAYDOWN AREA**  
NOT TO SCALE

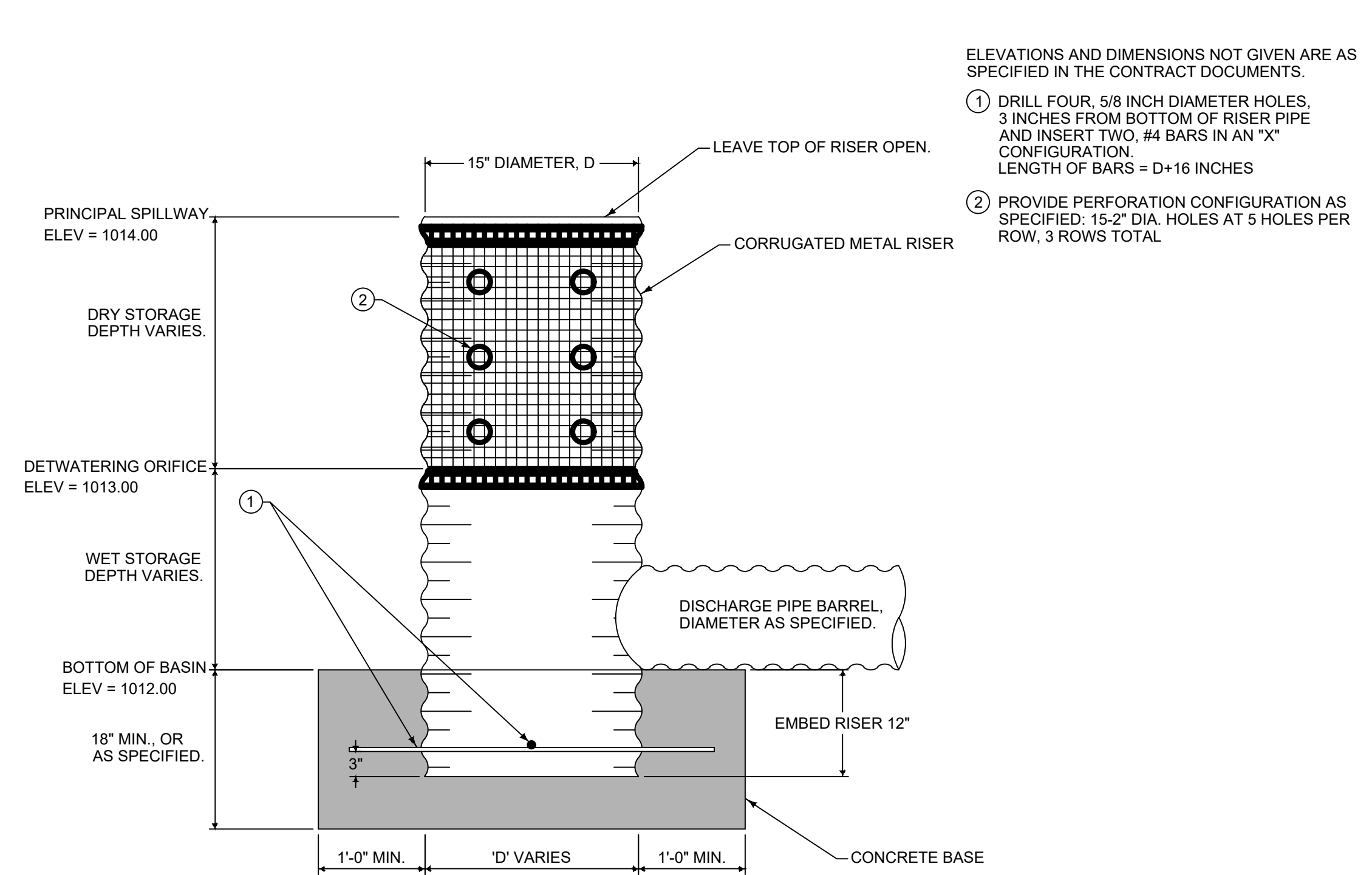


**3 STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

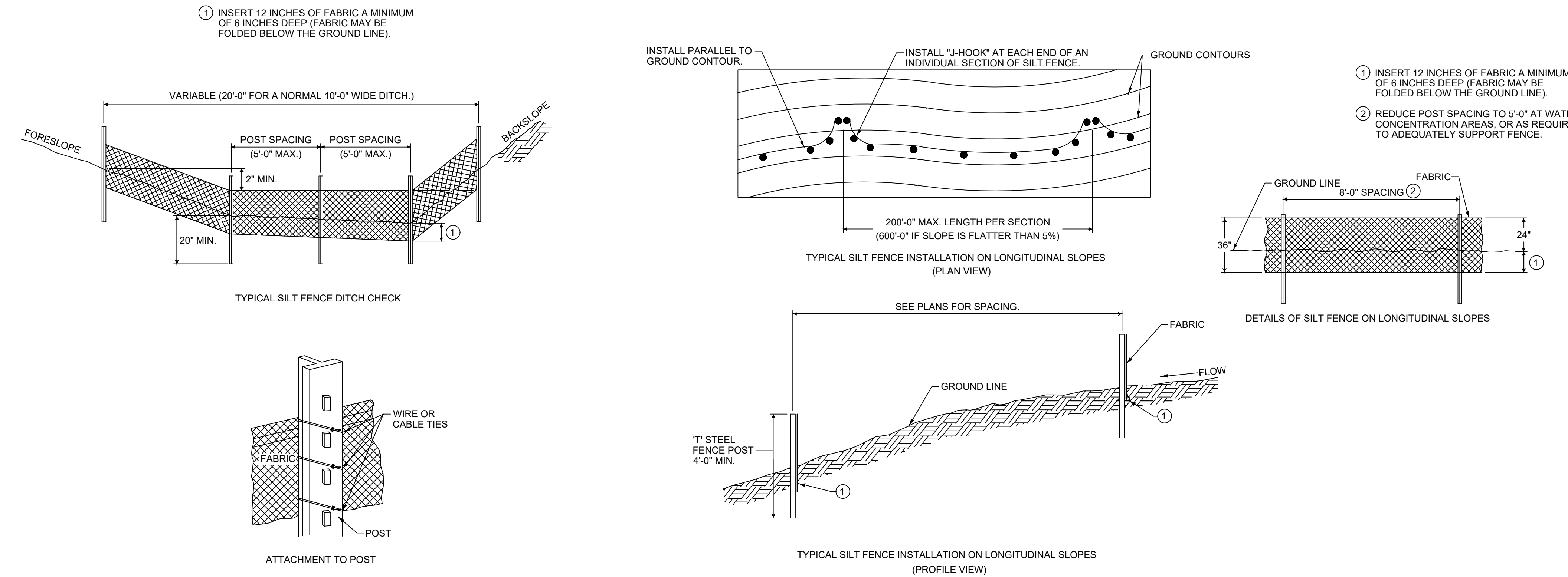


LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC <sup>-1</sup>
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	8420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC <sup>-1</sup>

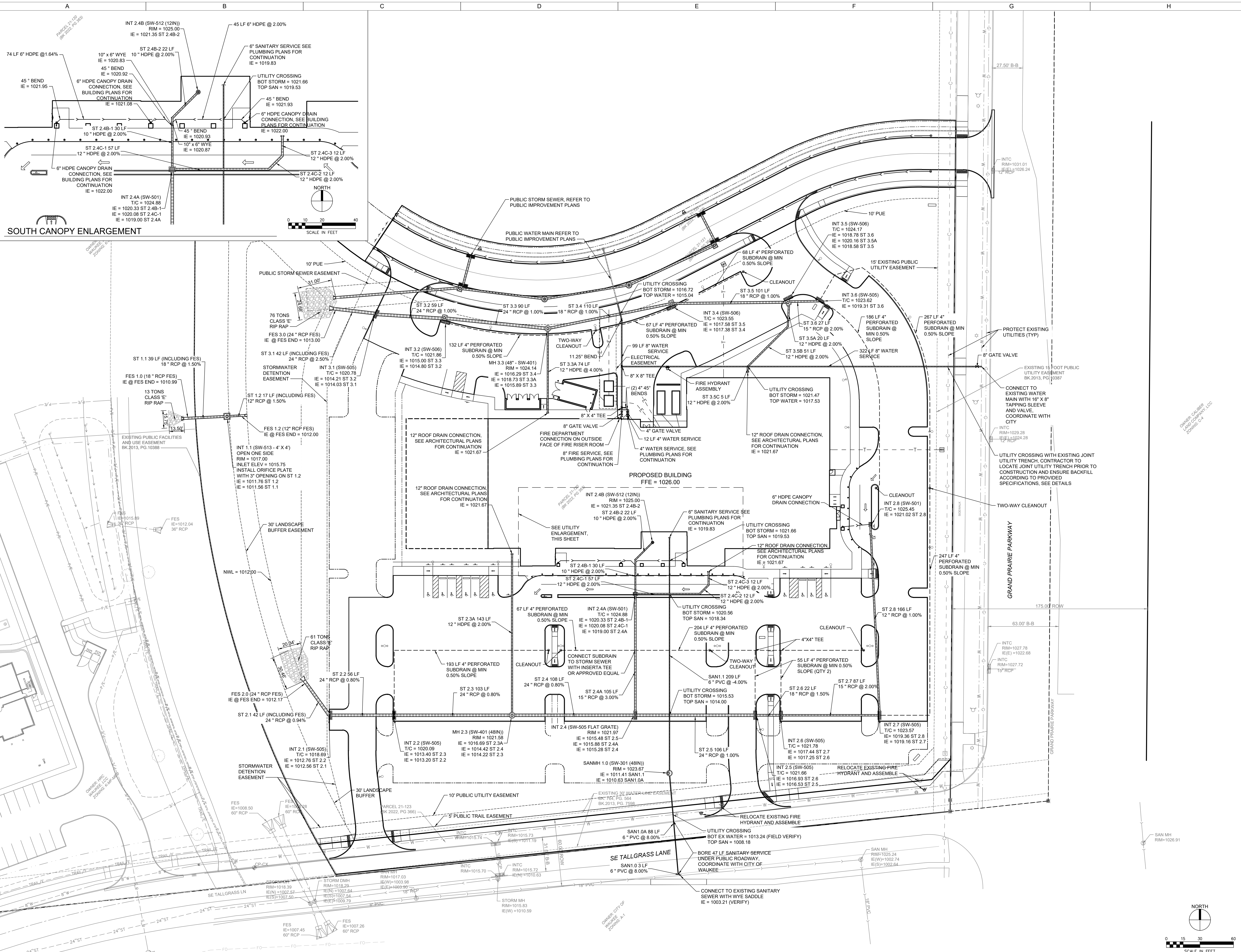
**2 INLET PROTECTION - FILTER SACKS**  
NOT TO SCALE



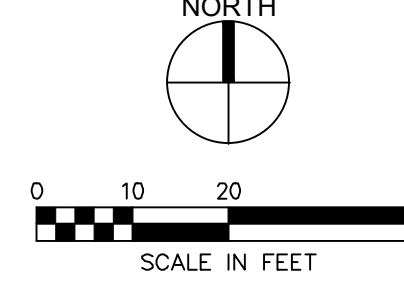
**1 TEMPORARY SEDIMENT BAIN DEWATERING DEVICE**  
NOT TO SCALE



**5 SILT FENCE DETAIL**  
NOT TO SCALE



**SOUTH CANOPY ENLARGEMENT**



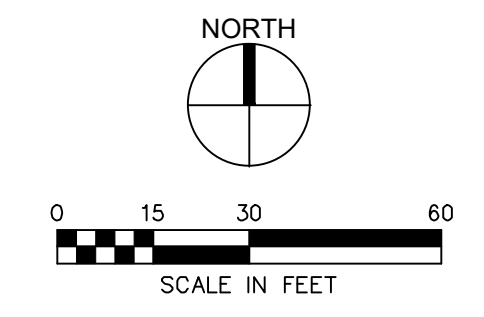
**THE IOWA CLINIC WAUKEE - SITE PLANS**

**PRELIMINARY  
- NOT FOR  
CONSTRUCTION**

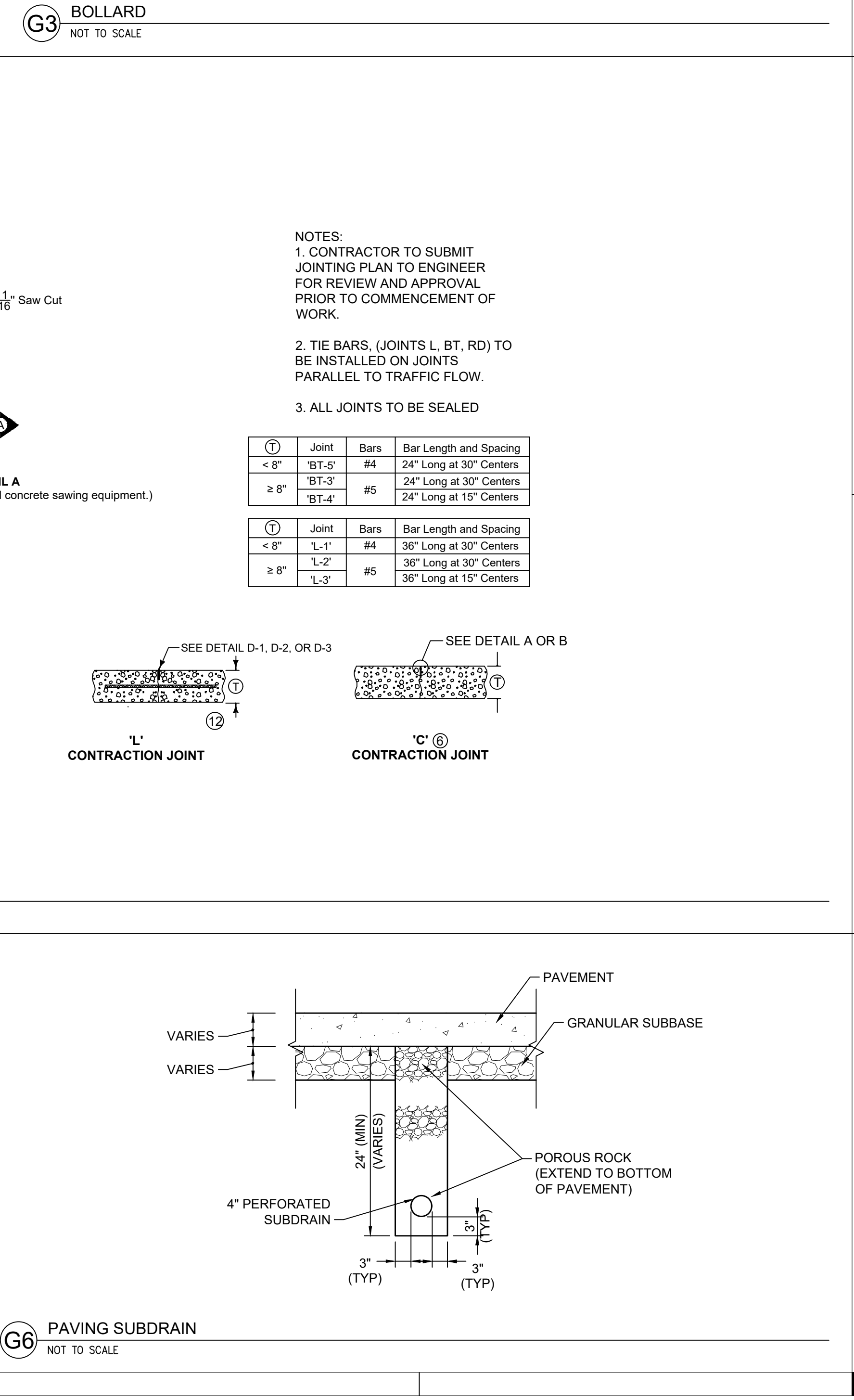
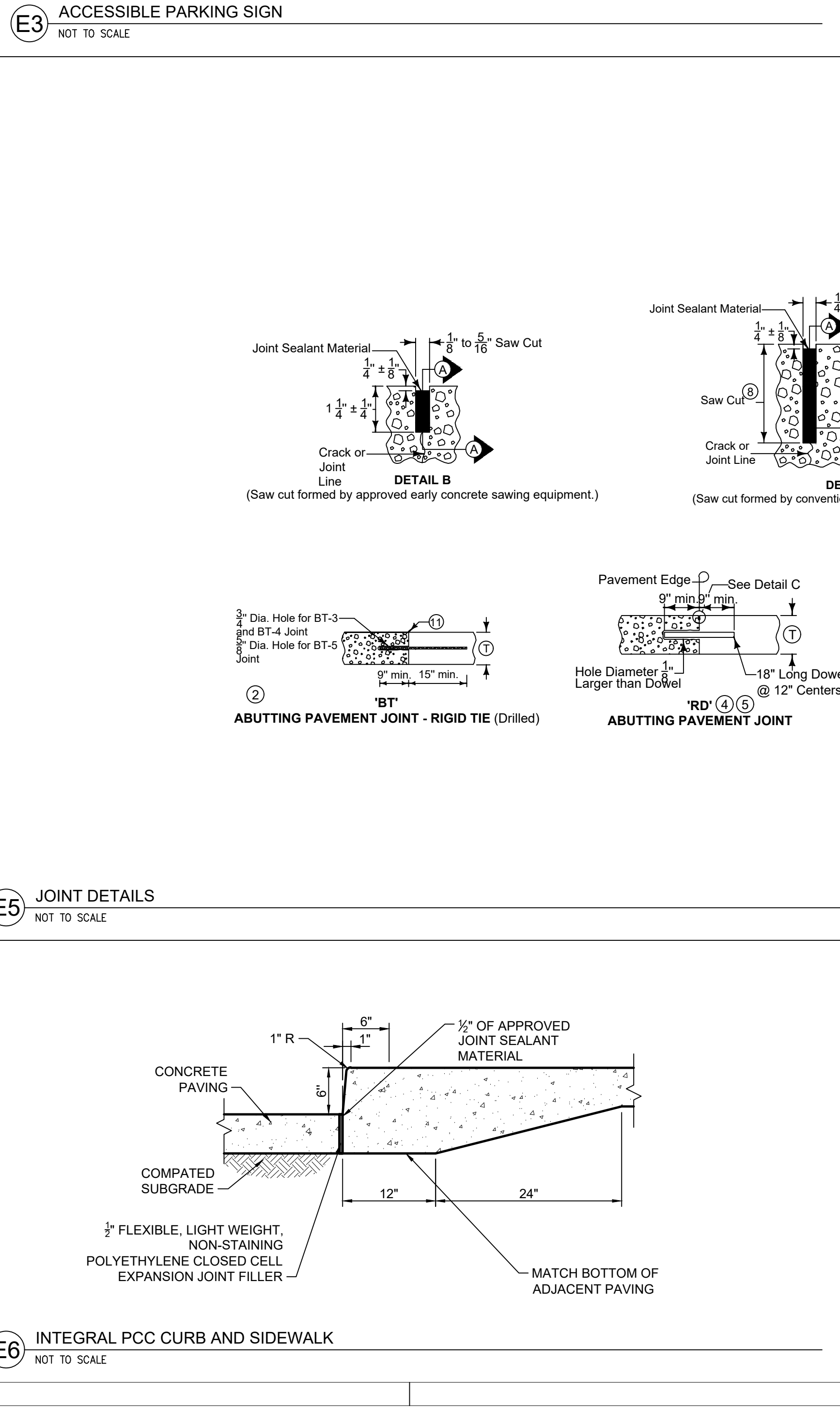
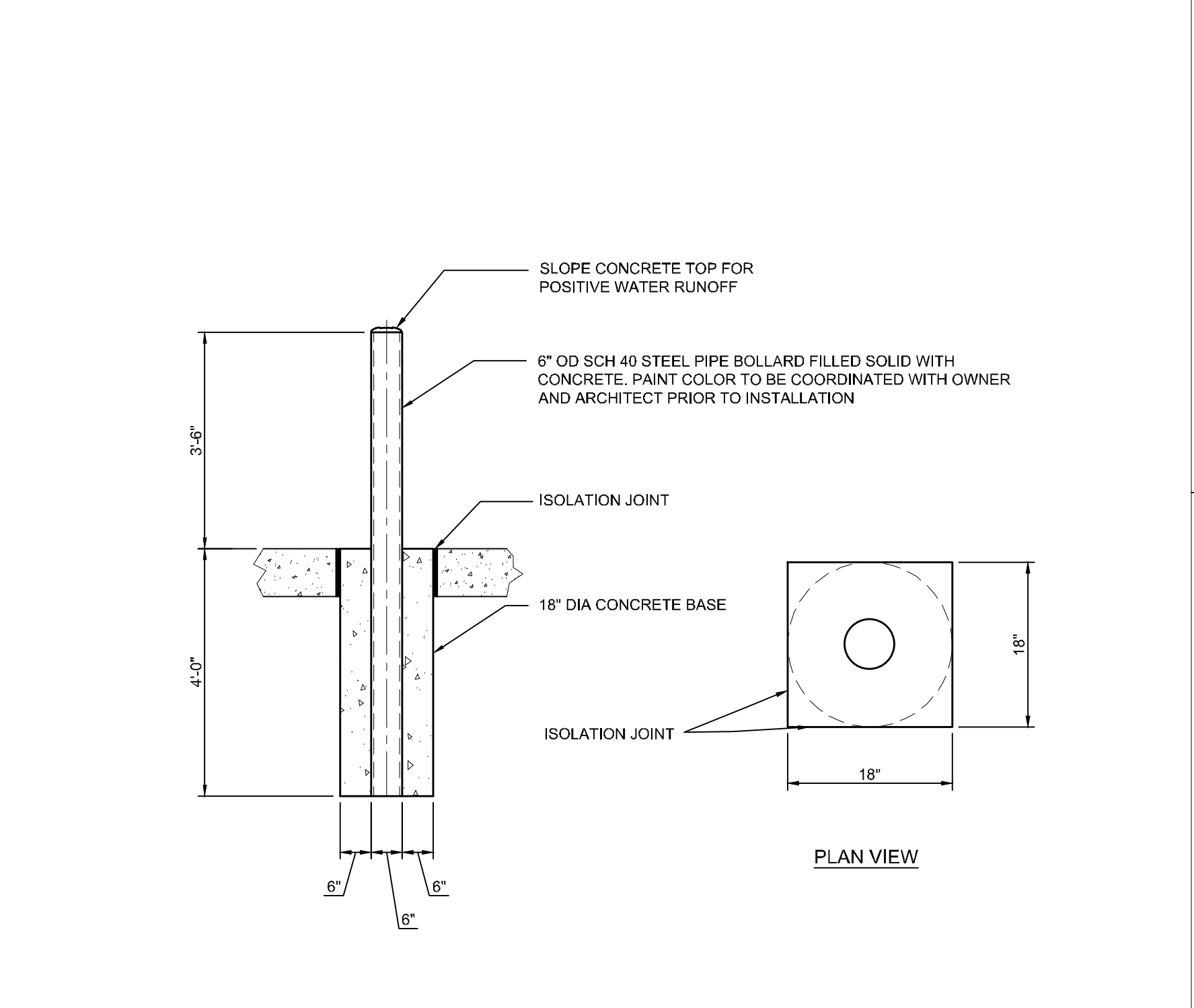
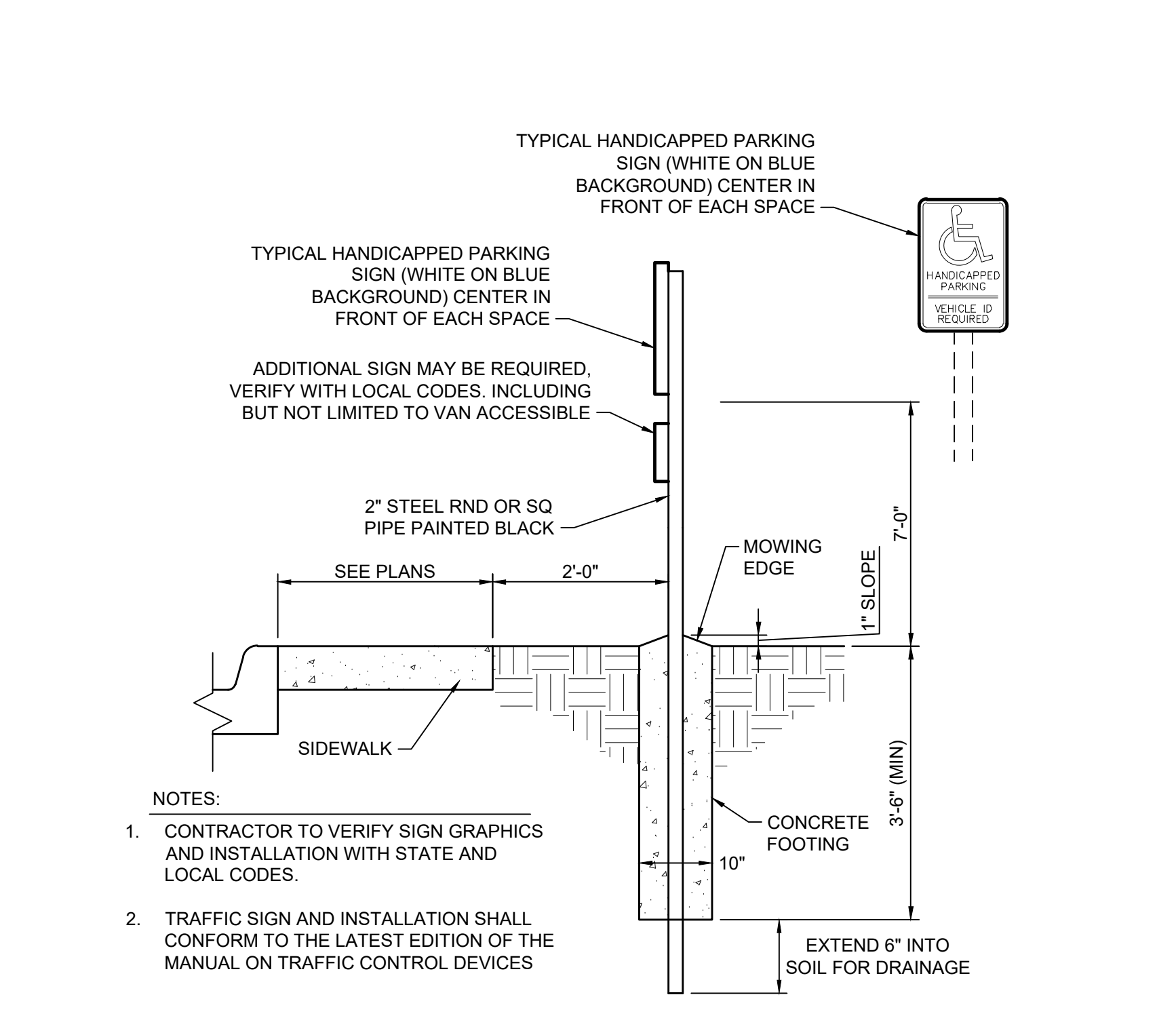
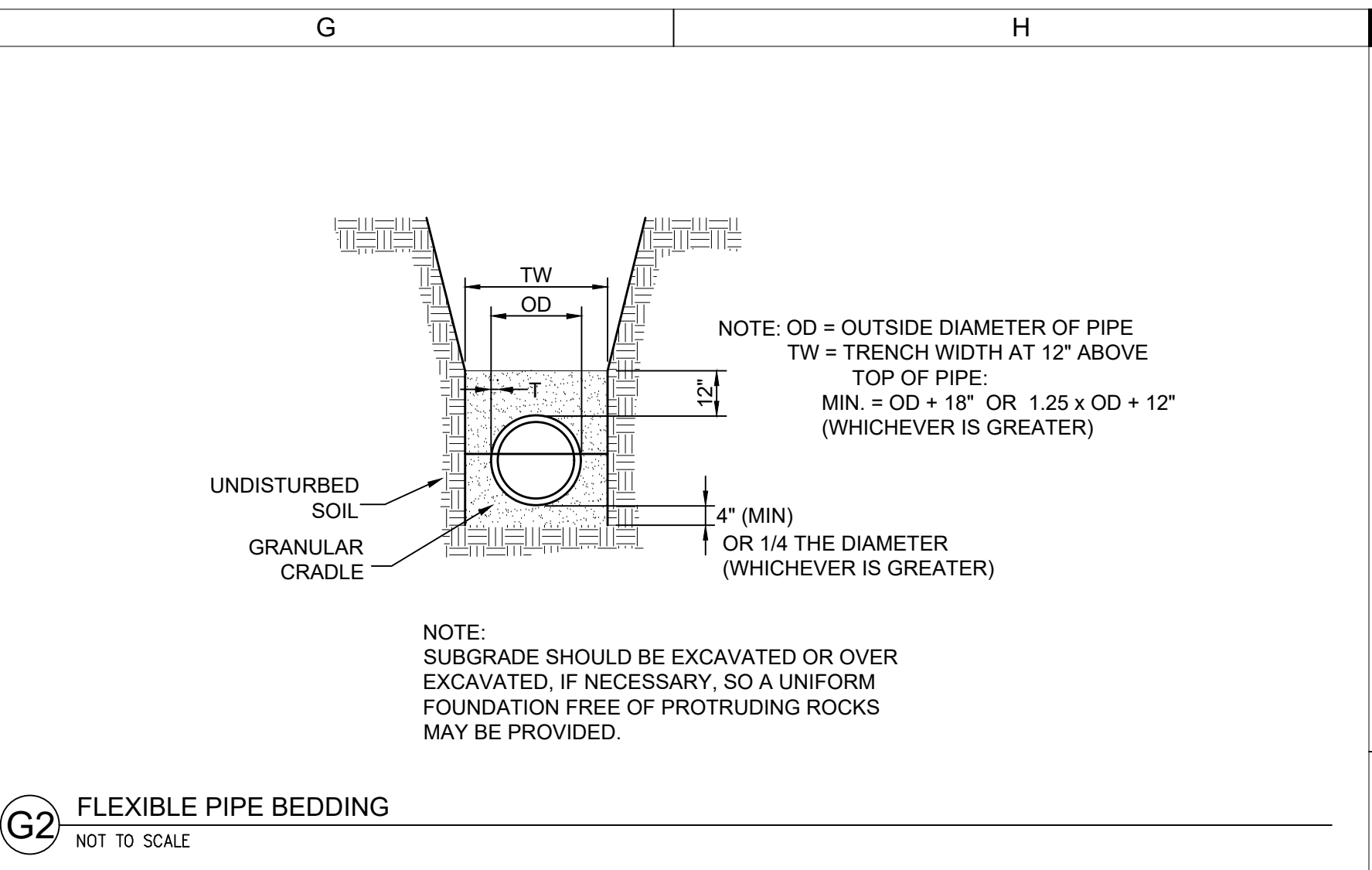
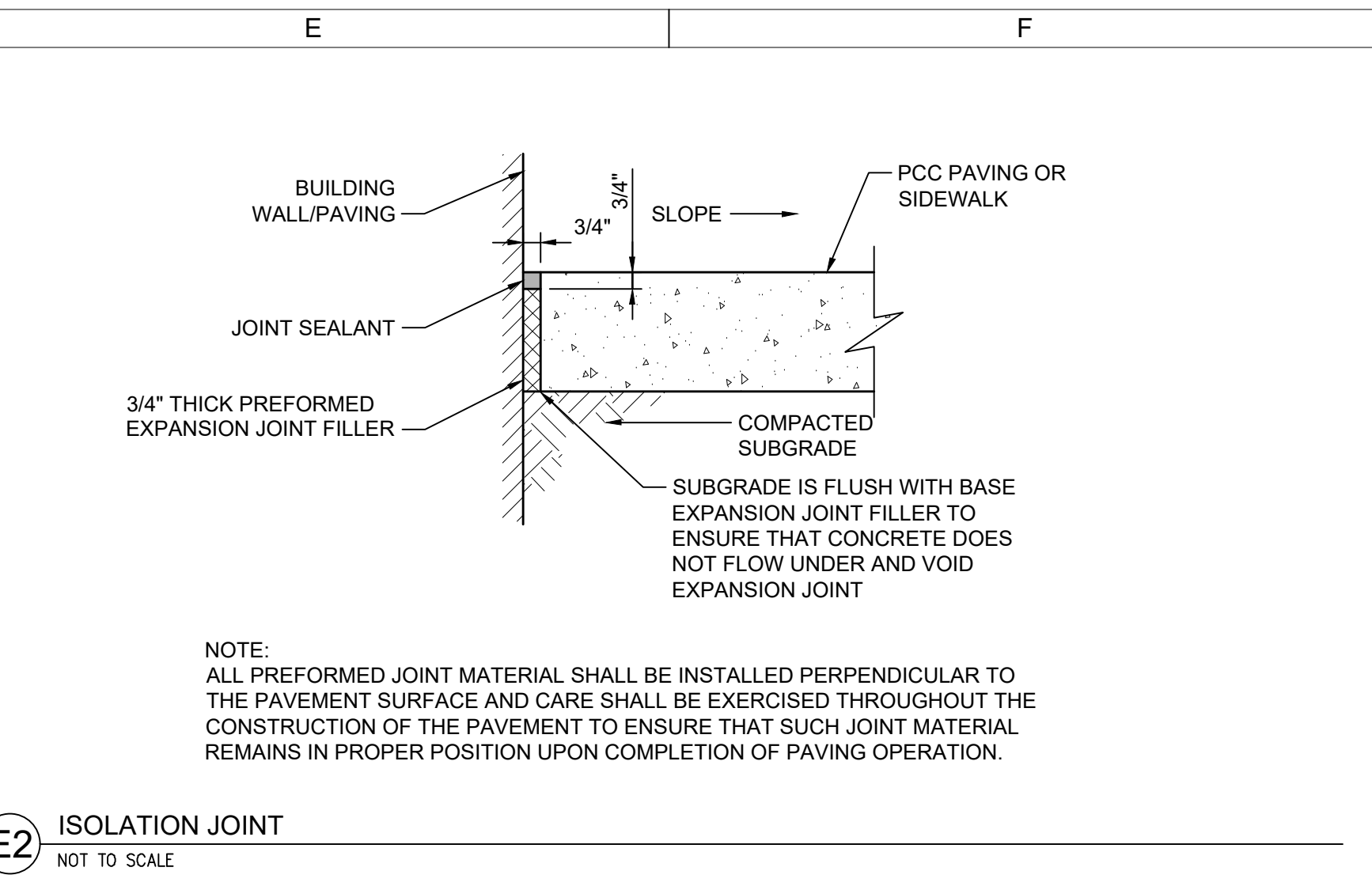
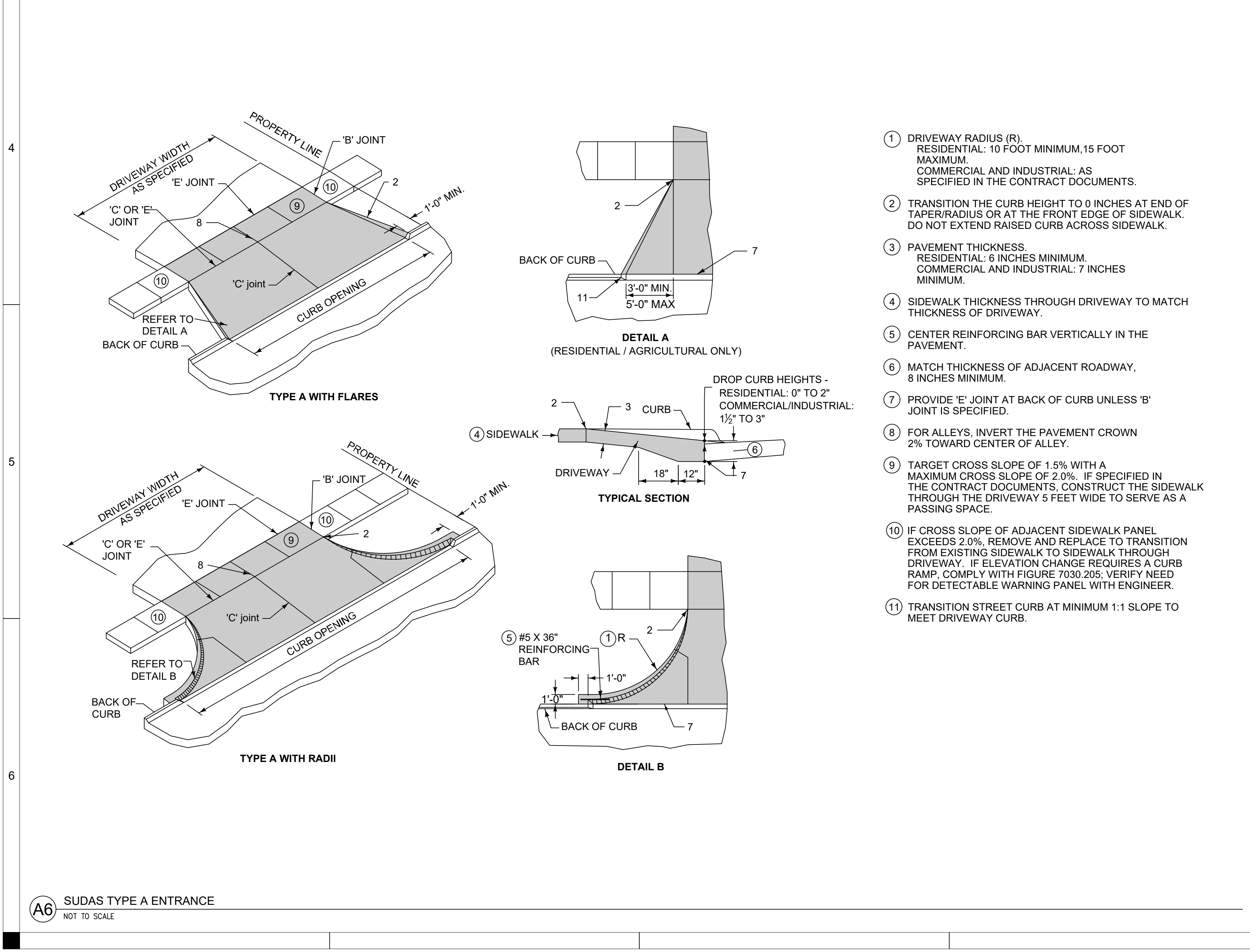
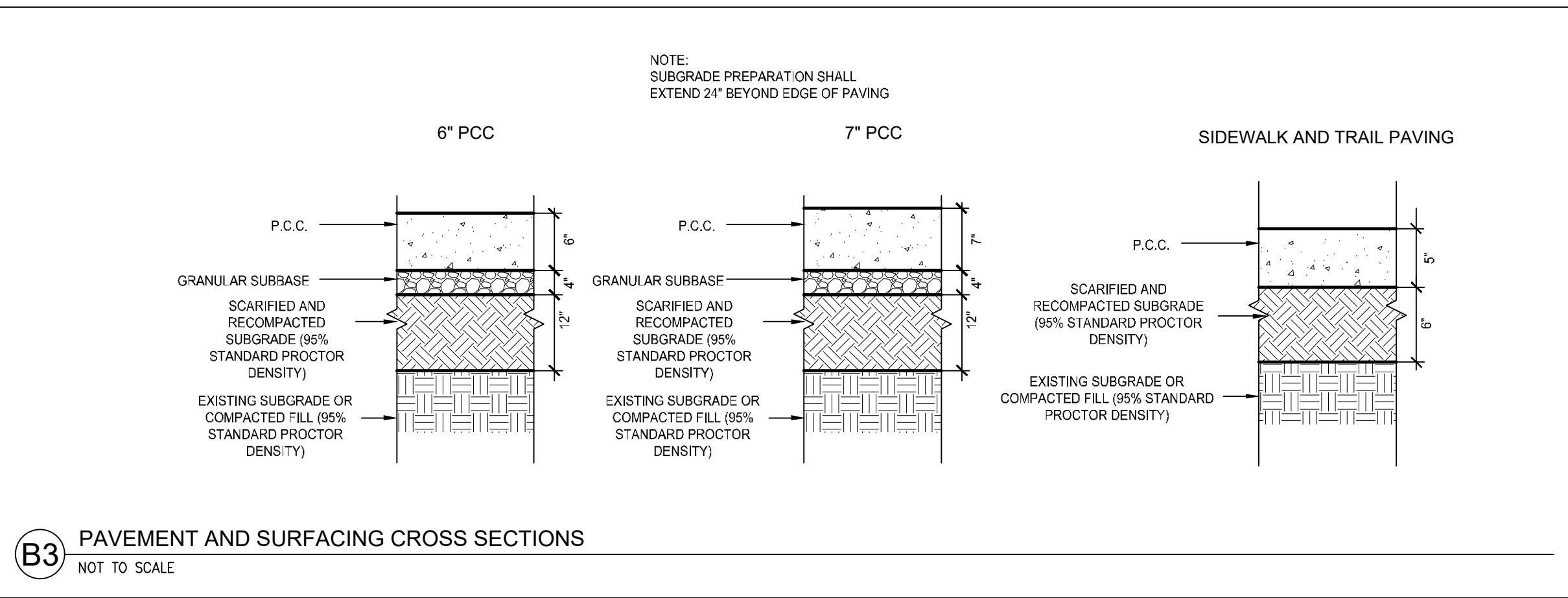
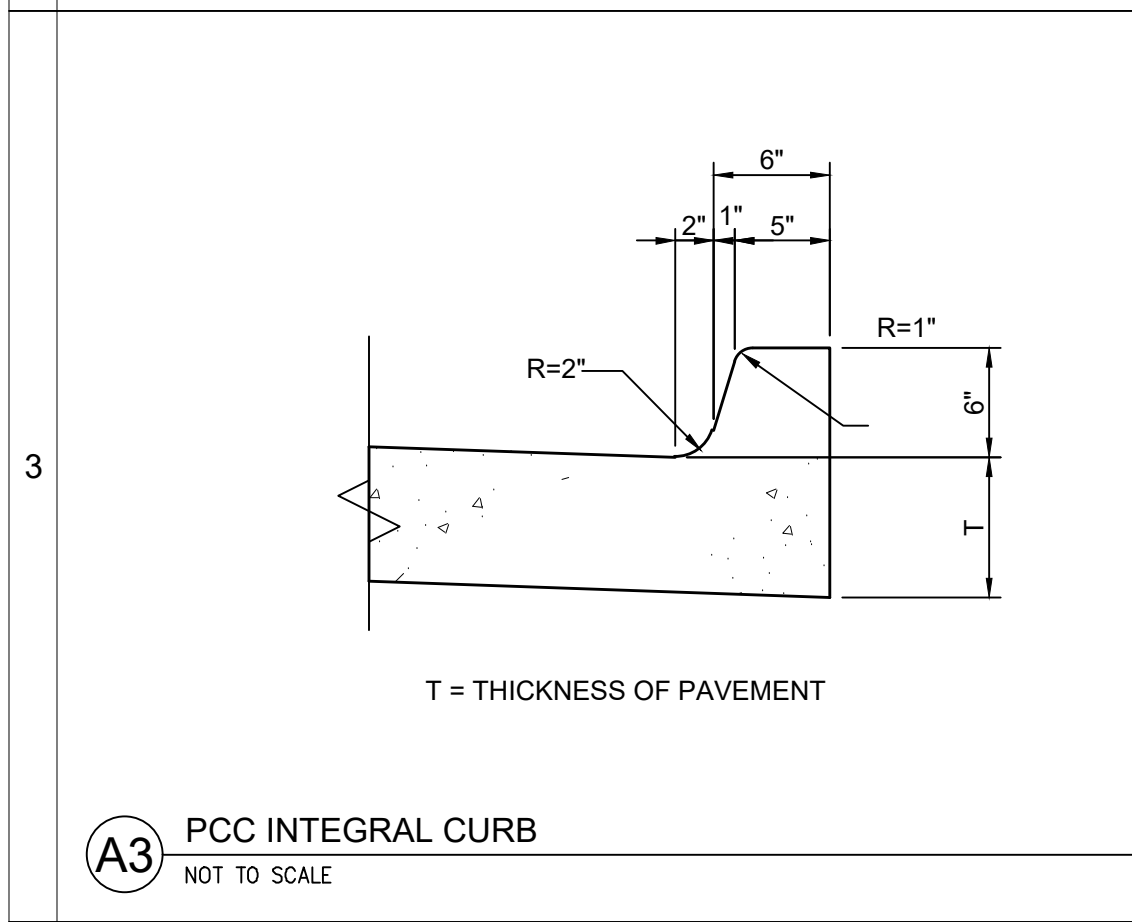
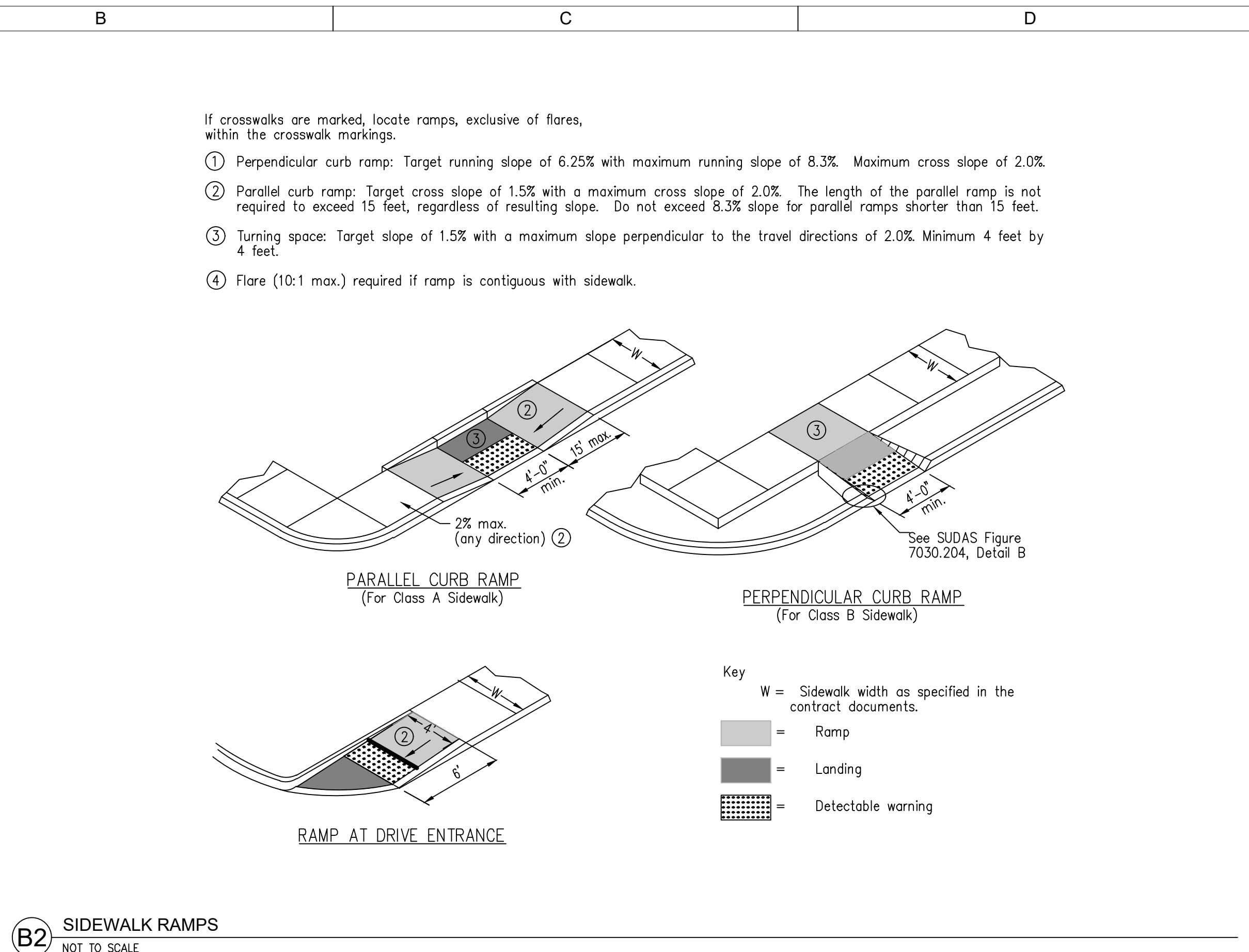
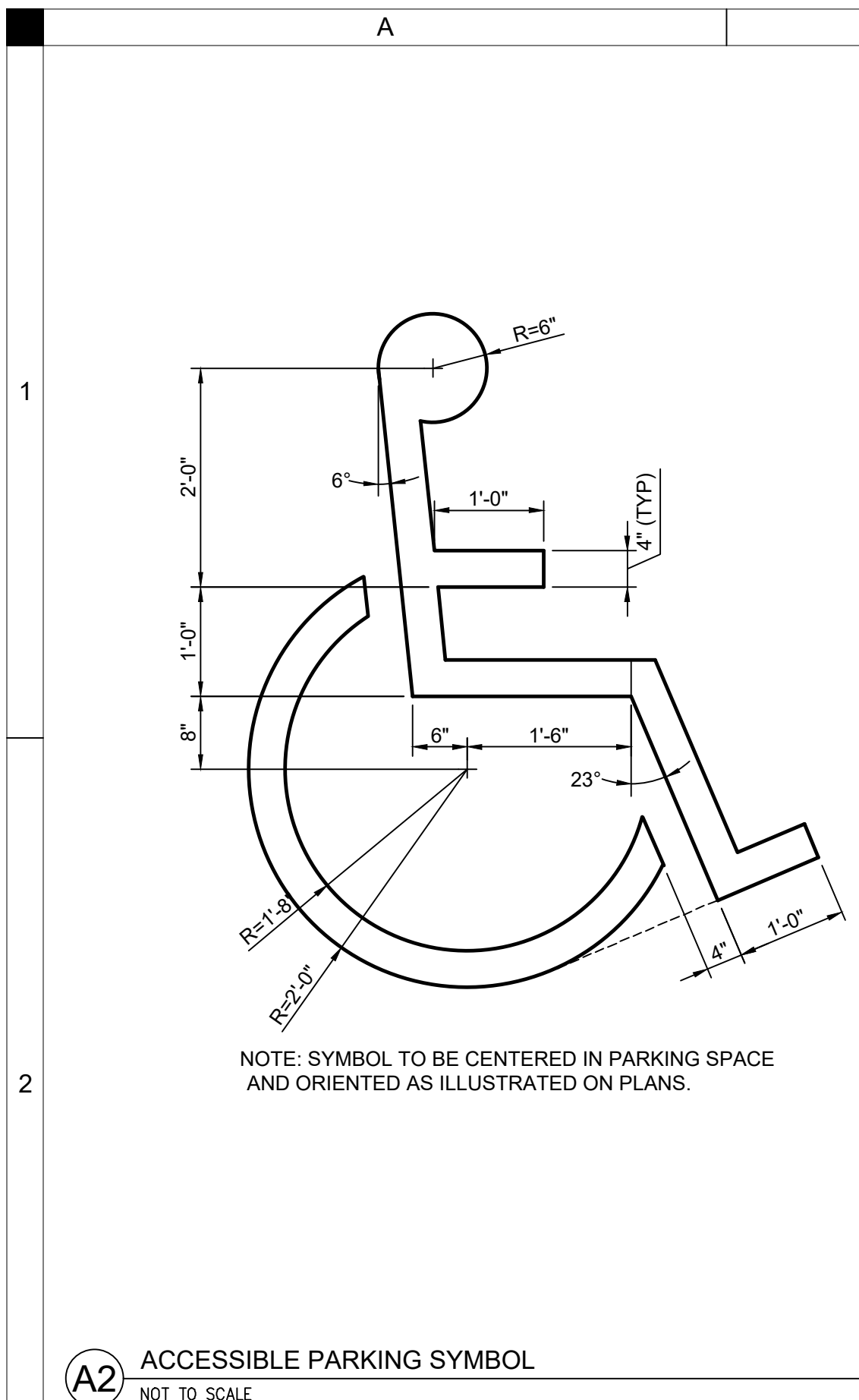
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APPROVED BY	CITY SUBMITTAL 03	4219111	
ISSUED DATE	09/29/2022		

**UTILITY PLAN**

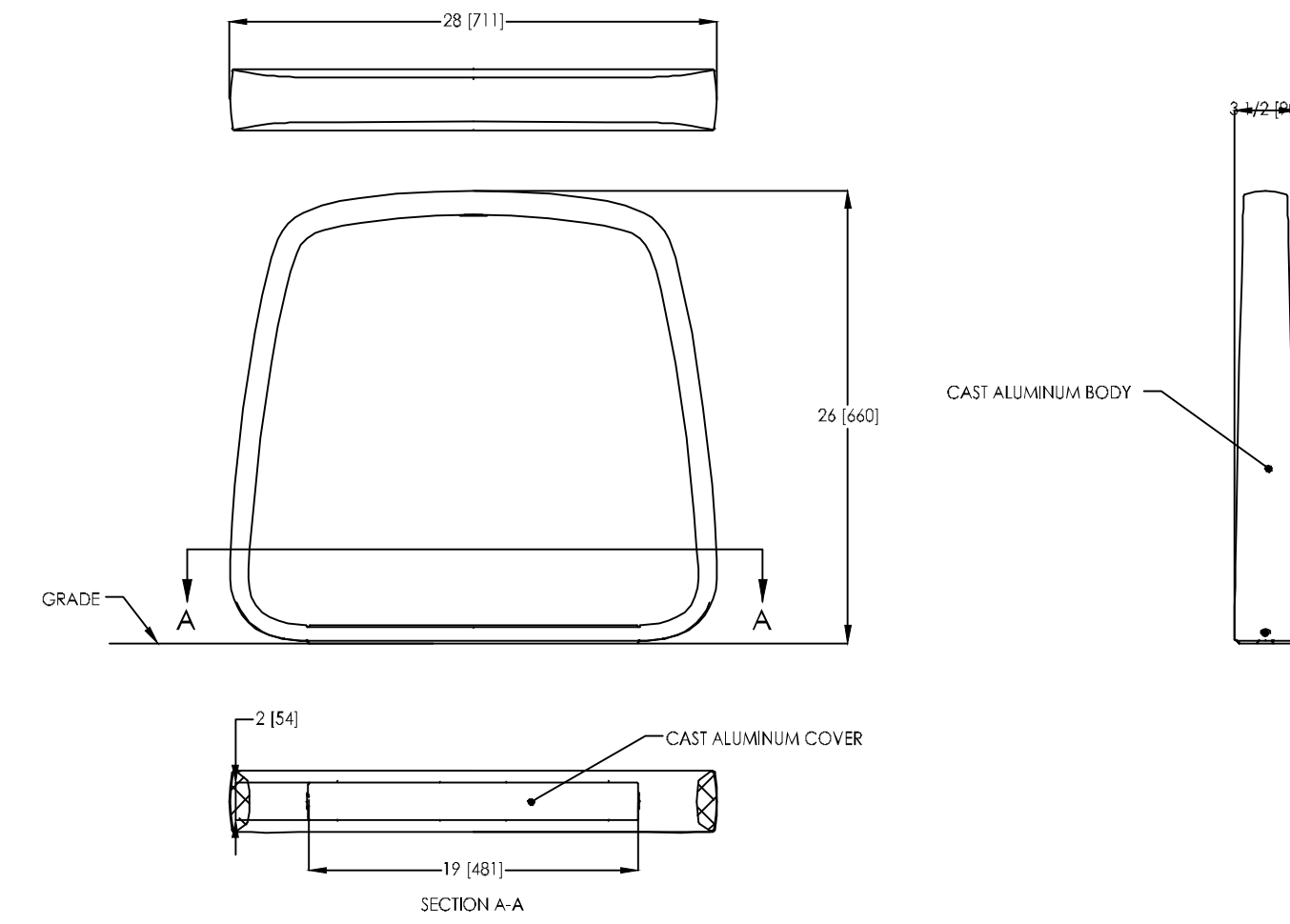
**C301**



1025 SE TALLGRASS LANE, WAUKEE, IOWA



Ride™ Bike Rack, Surface Mount  
Product Drawing  
www.landscapeforms.com  
Date: 5/7/2010  
PH: 800.521.2546



landscapeforms Drawing: R665-01  
Drawing Scale: 1/8" = 1'-0" (3.175 mm)

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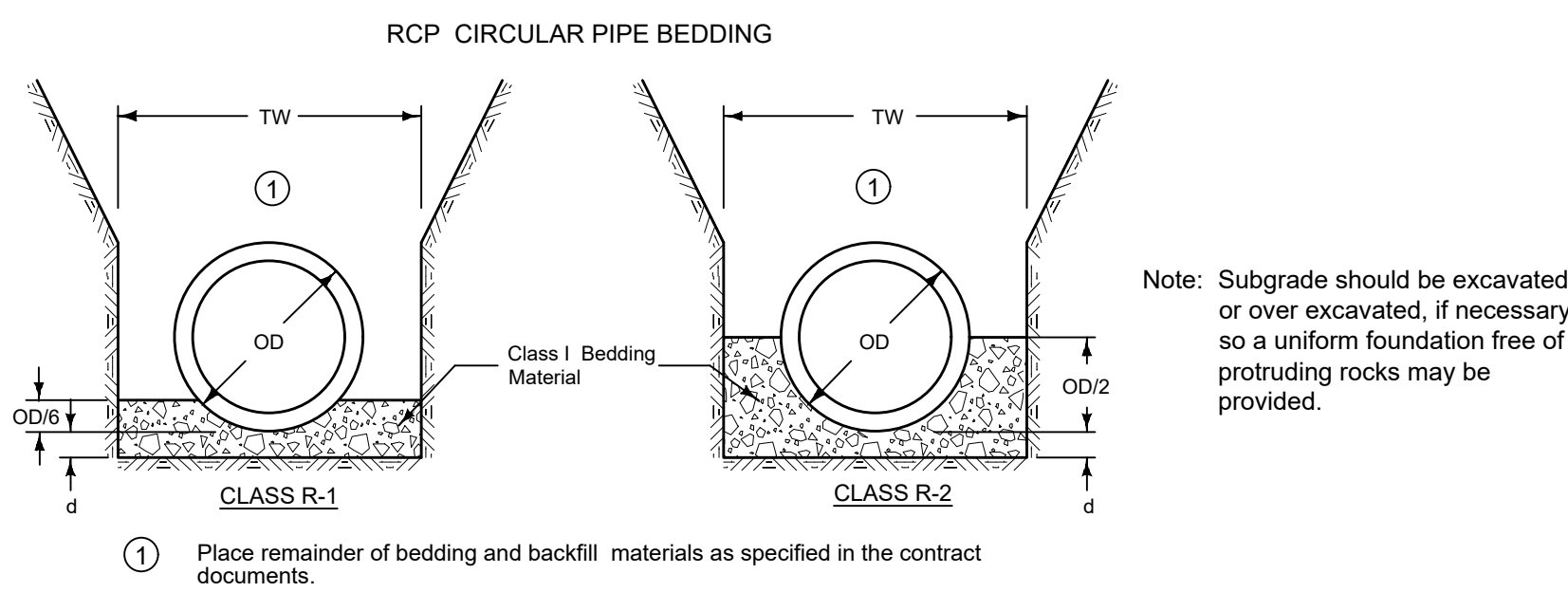
**E2** BIKE RACK  
NOT TO SCALE

OPEN CUTTING THE WATER MAIN WILL REQUIRE EXPOSING THE JOINT UTILITY TRENCH. THE CONDUIT SHALL BE BACKFILLED WITH SPECIFIED MANUFACTURED SAND. SEE GRADATION BELOW.

**BASIC QUALITY STATISTICAL SUMMARY REPORT**

PRODUCT	MANUFACTURED SAND			
SIEVE/TEST	TESTS	AVERAGE	ST DEV	SPECIFICATION
3/8" (9.5mm)	205	100.0	0.00	100-100
#4 (4.75mm)	205	94.8	1.73	92-100
#8 (2.36mm)	205	62.7	2.41	60-70
#16 (1.18mm)	205	33.6	4.09	
#30 (0.6mm)	205	15.4	1.89	13-21
#50 (0.3mm)	205	4.6	1.21	
#100 (0.15mm)	205	1.2	0.57	
#200 (75 µm)	205	0.69	0.408	0-2.5
Pan	205	0.00	0.000	

**G2** JOINT UTILITY TRENCH BACKFILL  
NOT TO SCALE



**ALLOWABLE BURY DEPTH**

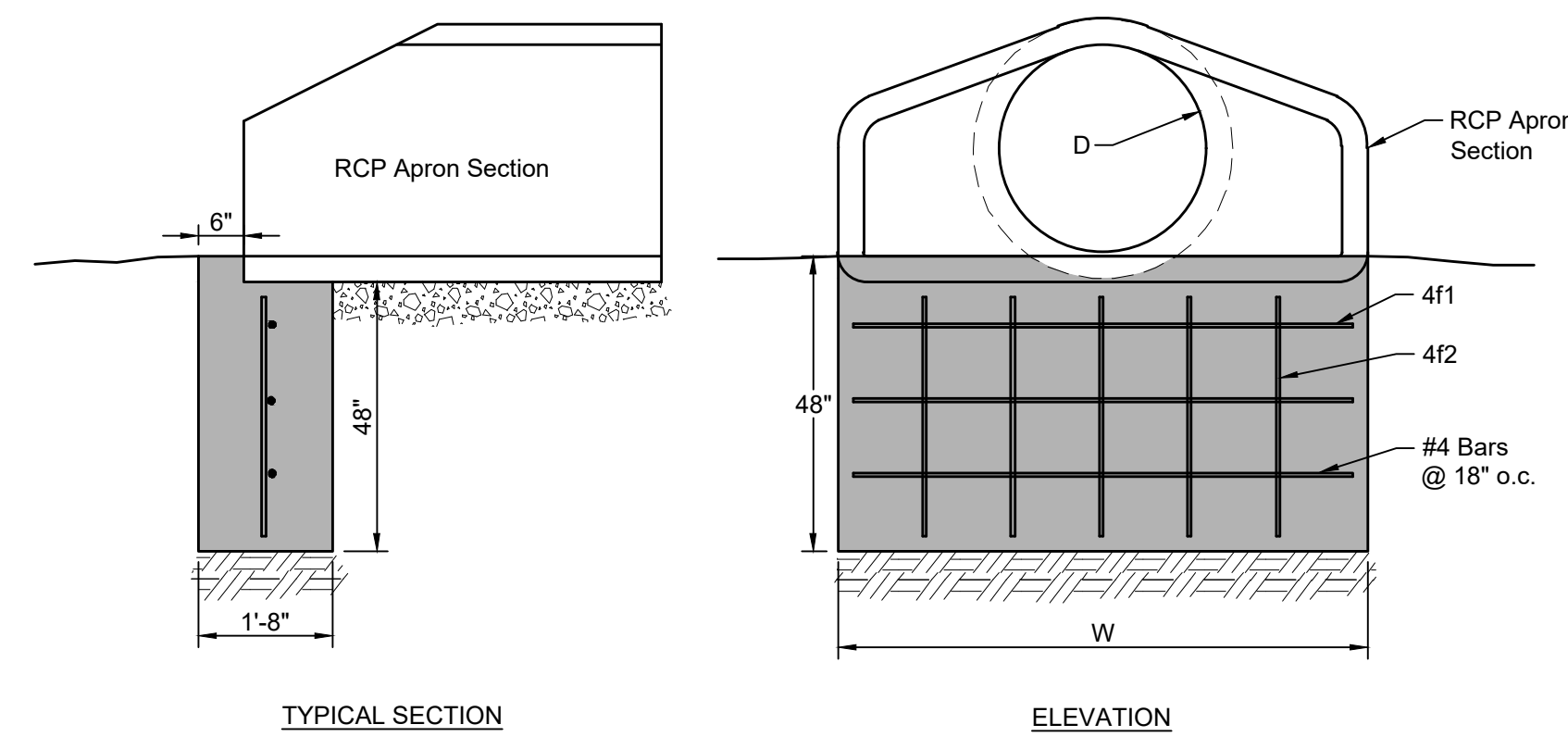
**CLASS III RCP**

Pipe Diameter (in)	Class R-1 Bedding	Class R-2 Bedding
12	7"	10"
15	8"	10"
18	8"	11"
21	8"	11"
24	8"	12"
27	10"	15"
30	11"	15"
33	11"	15"
36	11"	15"
42	11"	15"
48	11"	15"
54	11"	15"
60	11"	15"
66	11"	15"
72	11"	15"

As = Area of Steel Reinforcing

- Key**
- OD = Outside diameter of pipe
  - TW = Trench width at top of pipe:  
Min. = OD+18 inches  
Max. = 1.25xOD+12 inches OR  
54 inches (whichever is greater)
  - d = Depth of bedding material below pipe:  
OD8 or OS8, OR 4 inches  
(whichever is greater)

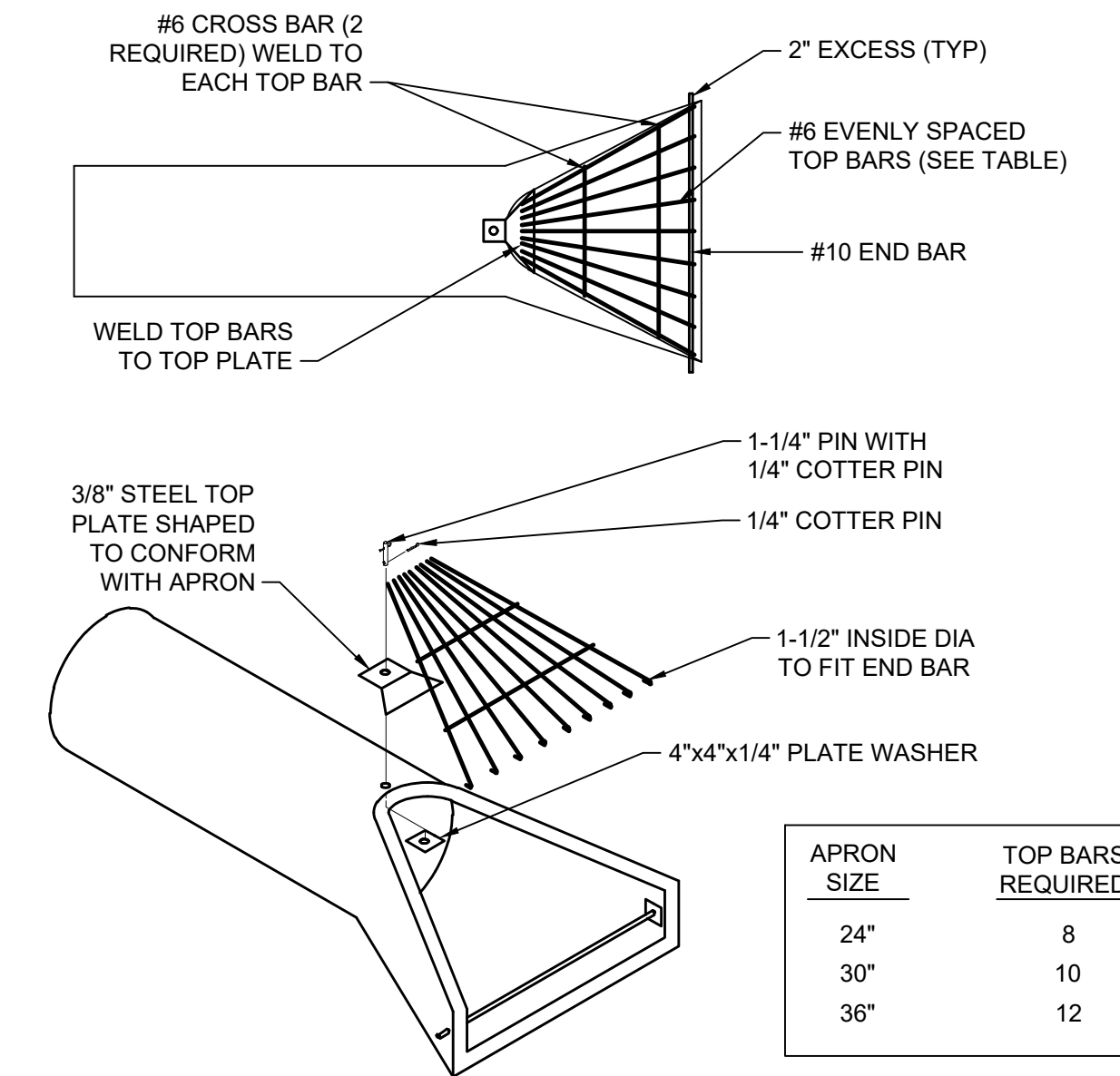
**A4** RIGID PIPE EXCAVATION BEDDING  
NOT TO SCALE



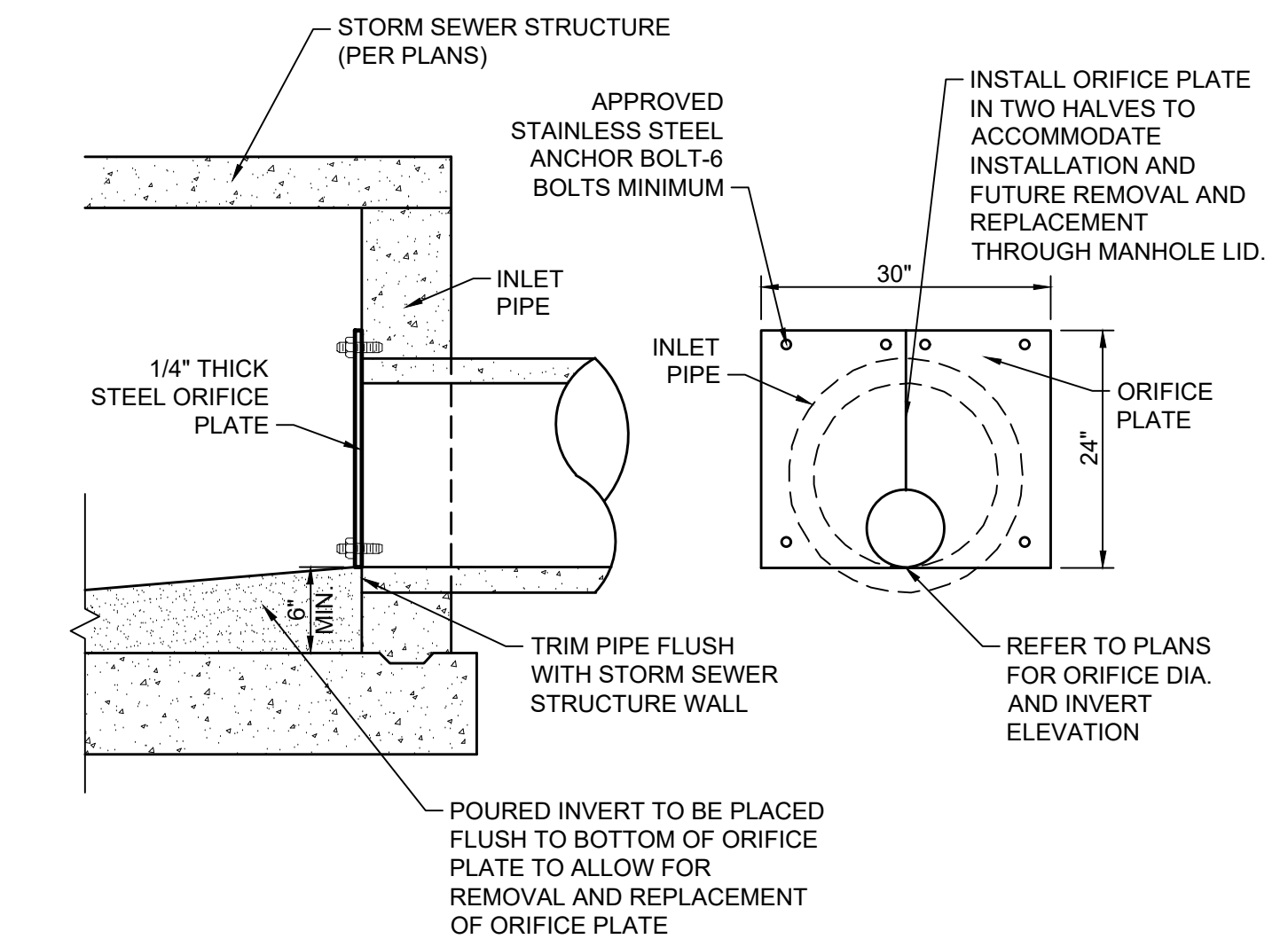
**REINFORCING BAR LIST**

D	W	Mark	Size	Length	Count
12"	2'-4"	411	4	2'-0"	3
		412	4	3'-8"	2
		411	4	2'-6 1/2"	3
15"	2'-10 1/2"	412	4	3'-8"	2
		411	4	3'-1"	3
18"	3'-5"	412	4	3'-8"	3
		411	4	4'-2"	3
24"	4'-6"	412	4	3'-8"	3
		411	4	5'-3"	3
30"	5'-7"	412	4	3'-8"	4
		411	4	6'-4"	3
36"	6'-8"	412	4	3'-8"	5
		411	4	6'-11"	3
42"	7'-3"	412	4	3'-8"	5

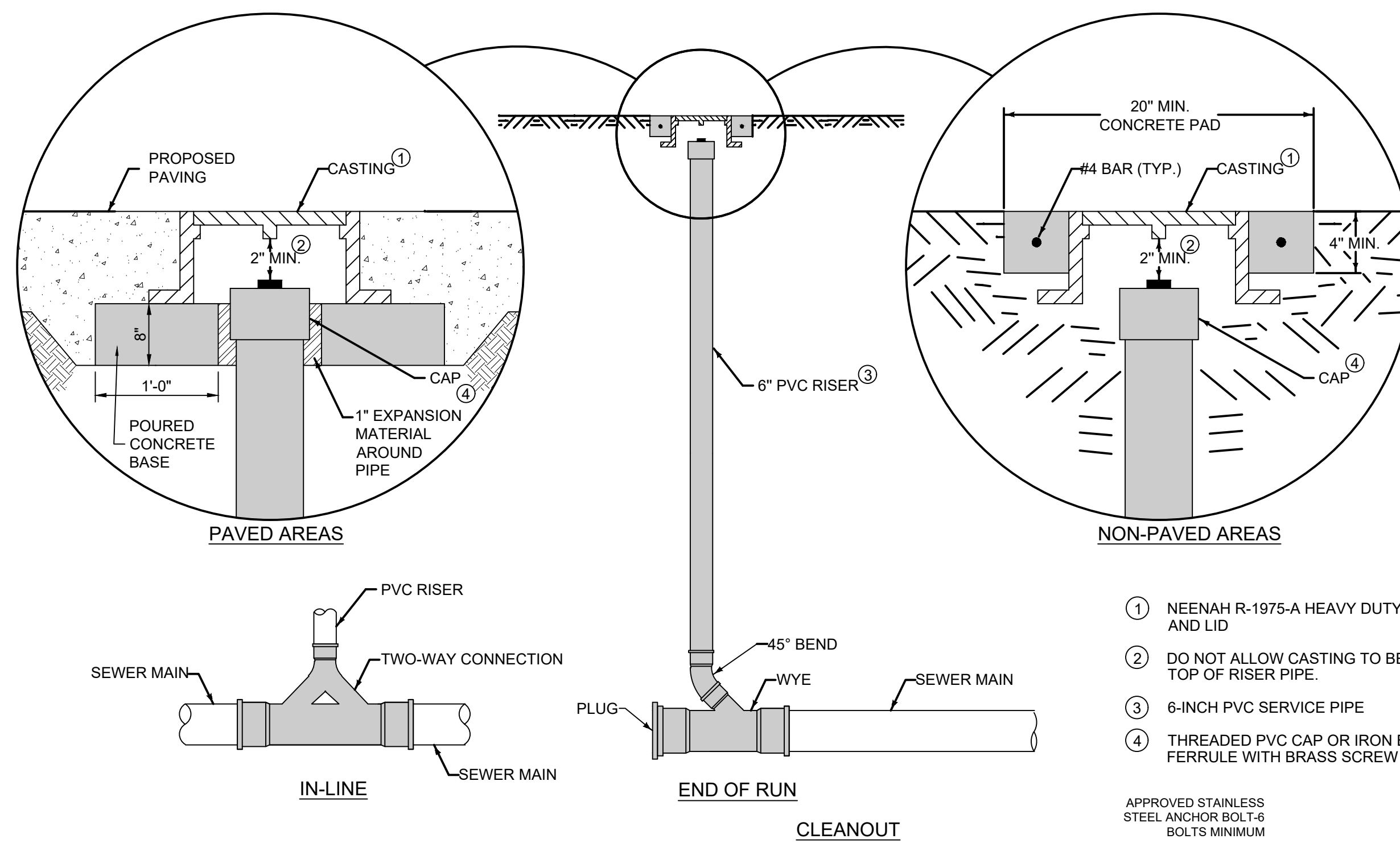
**C4** FLARED END SECTION FOOTING  
NOT TO SCALE



**E4** FLARED END SECTION W/ TRASH GUARD  
NOT TO SCALE



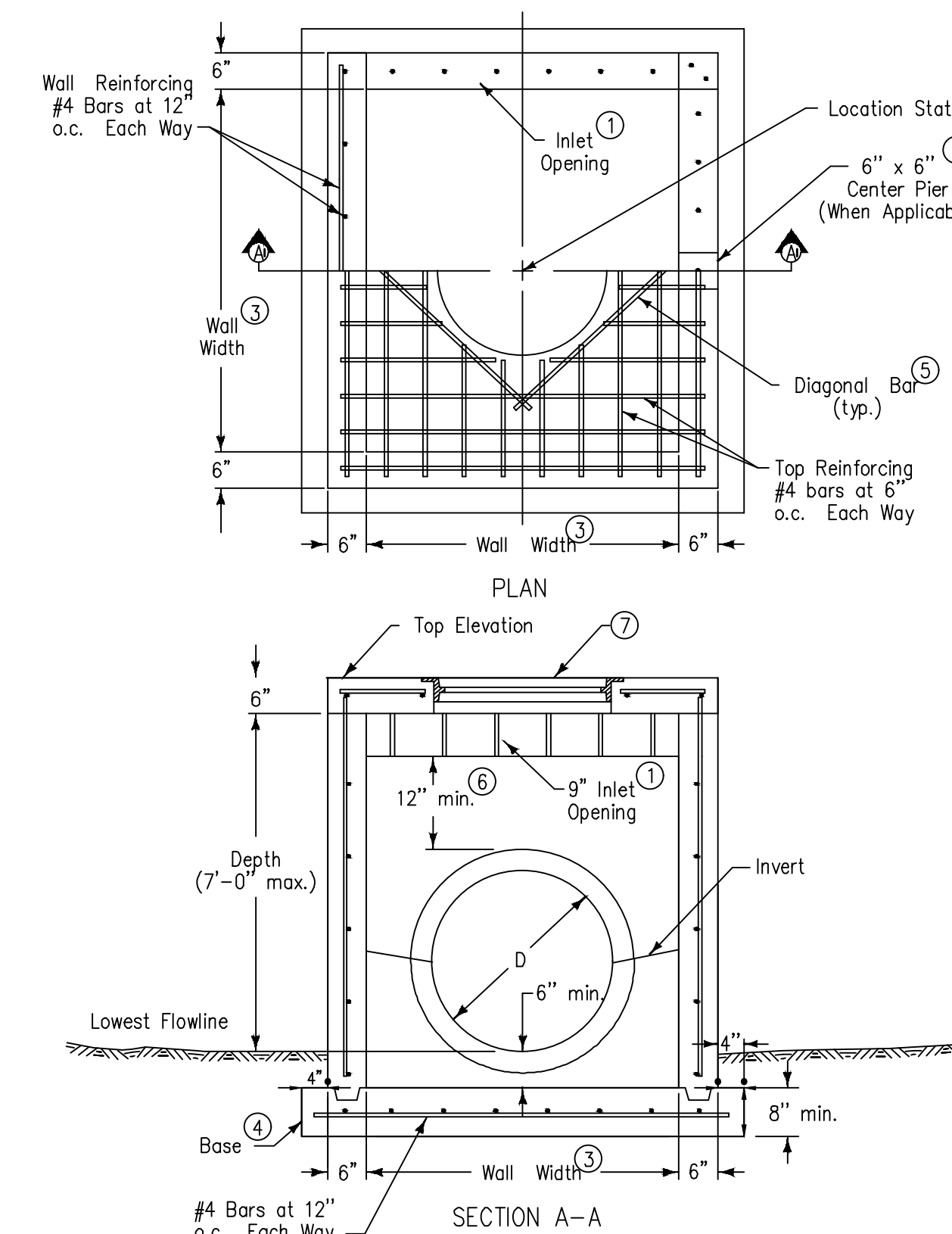
**G4** ORIFICE PLATE  
NOT TO SCALE



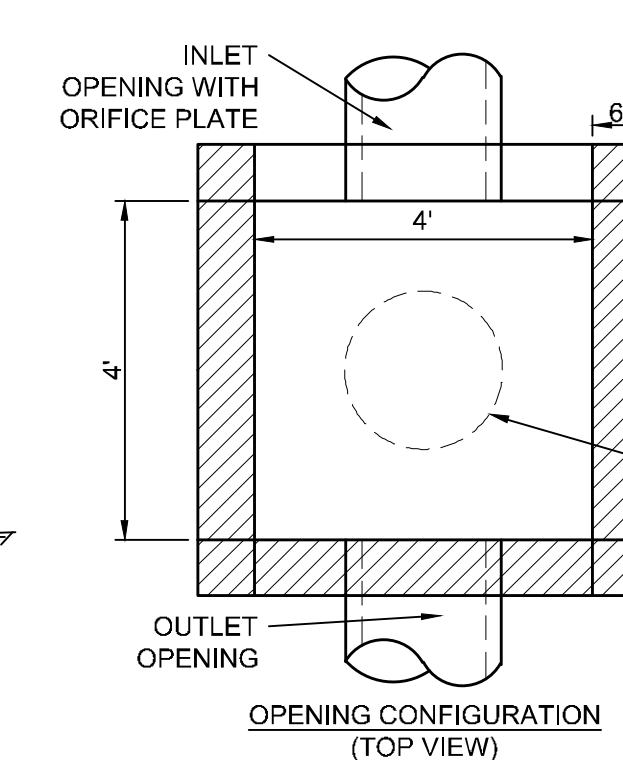
- NEENAH R-1975-A HEAVY DUTY CASTING AND LID
- DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- 6-INCH PVC SERVICE PIPE
- THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

APPROVED STAINLESS STEEL ANCHOR BOLTS & BOLTS MINIMUM

**A6** SUBDRAIN CLEANOUTS  
NOT TO SCALE



- Structure may be built with openings on any or all sides. Provide openings and orientation as specified in the contract documents. Adjacent walls may have different widths based upon pipe configuration, but structure must be rectangular.
- Construct inlet openings with 15-inch #4 epoxy-coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top of all openings. Openings to be provided on west, south, and east faces of structure.
- Center pier required at center of any inlet opening with length of 5 feet or greater. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.
- Wall widths vary with pipe diameter. Provide 6 inches of wall width (minimum) each side of pipe opening. Minimum wall width is 36 inches. Maximum wall width is 72 inches.
- Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- Install four #4 diagonal bars at all pipe openings.
- 12" minimum wall height above all pipes.
- Manhole frame and lid to be Neenah R-6115 or approved equal.



**E6** OPEN SIDED INTAKE (SW-513)

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APPROVED BY	ISSUED FOR	PROJECT NUMBER	FIELD BOOK
ISSUED FOR	ISSUE DATE	PROJECT NUMBER	FIELD BOOK
ISSUE DATE	PROJECT NUMBER	PROJECT NUMBER	FIELD BOOK
PROJECT NUMBER	PROJECT NUMBER	PROJECT NUMBER	FIELD BOOK
FIELD BOOK	FIELD BOOK	FIELD BOOK	FIELD BOOK



**SEEDING NOTES:**

1. ALL SEED INSTALLATION AND RELATED WORK SHALL CONFORM TO CURRENT IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) DIVISION 9, SECTION 9010 - SEEDING, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL PROVIDE ALL SUBMITTAL INFORMATION AS DESCRIBED IN SUDAS SECTION 9010 INCLUDING PROPOSED SEEDING METHODS AND SCHEDULE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PREPARE TOPSOIL AND SEED BED IN CONFORMANCE WITH SUDAS SECTION 2010 - EARTHWORK, AND SECTION 9010.
4. THE CONTRACTOR SHALL UTILIZE TEMPORARY COVER CROPS IN CONFORMANCE WITH SUDAS SECTION 9010 AS NEEDED IN DETENTION BASIN TO COMPLY WITH SITE STABILIZATION AND EROSION CONTROL REGULATIONS.
5. NATIVE WETLAND SEED MIX SHALL BE UNITED SEEDS "FLOODPLAIN MIXTURE" (G0-IOWA CERTIFIED YELLOW TAG) OR APPROVED EQUAL. INSTALL IN COMPLIANCE WITH SEEDING RATES, DATES, AND METHODS RECOMMENDED BY SUPPLIER, AND IN CONFORMANCE WITH SUDAS DIVISION 9, SECTION 9010, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL PROVIDE A 12 MONTH WARRANTY ON LOW MAINTENANCE LAWN MIX AS DESCRIBED IN SUDAS SECTION 9010.

**SODDING AND LIVE PLANTING NOTES:**

1. ALL SOD INSTALLATION AND RELATED WORK SHALL CONFORM TO CURRENT IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) DIVISION 9, SECTION 9020 - SODDING, UNLESS OTHERWISE NOTED.
2. ALL PLANT INSTALLATION AND RELATED WORK SHALL CONFORM TO CURRENT IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) DIVISION 9, SECTION 9030 - PLANT MATERIAL AND PLANTING, UNLESS OTHERWISE NOTED.
3. ALL PLANTING WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES ON SITE.
4. LOCATIONS OF ALL UTILITIES SHOWN 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 UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. IF CONFLICTS EXIST BETWEEN PROPOSED PLANTING LOCATIONS AND OTHER STRUCTURES AND UTILITIES, CONTRACTOR SHALL COORDINATE PLANTING ADJUSTMENTS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THIS PLANT SCHEDULE. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND QUANTITIES LISTED IN THE PLANT SCHEDULE, THE PLAN QUANTITIES SHALL PREVAIL.
8. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S.
9. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION VERIFYING PLANT CULTURE, SIZE, CONDITION, AND NURSERY CERTIFICATION IN CONFORMANCE WITH SUDAS SECTION 9030 TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT PLANTS THAT DO NOT CONFORM TO PROJECT SPECIFICATIONS AND ANSI STANDARDS UPON DELIVERY TO THE SITE.
11. SOD SHALL BE RHIZOMATOUS TURF-TYPE TALL FESCUE BY AGRILAND FS OR APPROVED EQUAL.
12. WOOD MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD MULCH, PLACED TO A 3" TYPICAL DEPTH PER PLAN.
13. ROCK MULCH SHALL BE 1-1/2"- 2" RIVER ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC PER PLAN.
14. PLANTING SOIL MIX SHALL CONSIST OF (1) PART LEAF-BASED ORGANIC COMPOST THOROUGHLY MIXED WITH (4) PARTS EXISTING OR IMPORTED LOAM TOPSOIL, PLACED TO A MINIMUM DEPTH OF 12".
15. THE CONTRACTOR SHALL PREPARE TOPSOIL IN ALL SODDED AREAS TO CONFORM WITH SUDAS SECTION 2010 - EARTHWORK.
16. THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING SOIL MIX.
17. THE CONTRACTOR SHALL PROVIDE A MECHANICAL SPADE-CUT EDGE AT THE PERIMETER OF MULCHED PLANTING BEDS PER PLAN.
18. APPLY PRE-EMERGENT WEED PREVENTER TO PLANTING AREAS PRIOR TO MULCHING.
19. CLUSTERED PLANTINGS OF PERENNIALS AND SHRUBS SHALL BE PLANTED IN A CONTIGUOUS MULCH BED. DECIDUOUS TREES SHALL RECEIVE INDIVIDUAL MULCH RINGS PER DETAIL, WHICH SHALL BE A MINIMUM DISTANCE OF 5' APART TO ACCOMMODATE MOWING OPERATIONS.
20. THE CONTRACTOR SHALL GUARANTEE ALL SOD TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR 60 DAYS AFTER SUBSTANTIAL COMPLETION OR SHALL BE REPLACED FREE OF CHARGE, BY CONTRACTOR, WITH THE SAME GRADE AND SPECIES IN CONFORMANCE WITH THE ESTABLISHMENT PERIOD DESCRIBED IN SUDAS SECTION 9020.
21. THE CONTRACTOR SHALL GUARANTEE ALL LIVE PLANT MATERIAL TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL YEAR AFTER SUBSTANTIAL COMPLETION OR SHALL BE REPLACED FREE OF CHARGE, BY CONTRACTOR, WITH THE SAME GRADE AND SPECIES IN CONFORMANCE WITH THE ESTABLISHMENT PERIOD DESCRIBED IN SUDAS SECTION 9030.
22. POINTS OF INSPECTION: THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE AT LEAST FIVE (5) DAYS PRIOR TO START OF WORK, INSPECTIONS, OR DELIVERY TO THE PROJECT SITE TO ALLOW FOR INSPECTION SCHEDULING FOR EACH OF THE FOLLOWING WORK ACTIVITIES LISTED BELOW. THE NOTICE MUST BE SENT VIA CONFIRMABLE EMAIL OR FACSIMILE TRANSMISSION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE.
  - A. PRE-INSTALLATION MEETING: THE CONTRACTOR SHALL MEET WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE TO REVIEW SCHEDULE, SUBMITTALS, AND PROJECT EXPECTATIONS. THIS MEETING SHALL OCCUR AT LEAST 10 DAYS PRIOR TO THE START OF ANY WORK OR DELIVERIES TO THE JOB SITE.
  - B. 1ST INSPECTION MEETING: THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE 5 DAYS IN ADVANCE FOR REVIEW ON PLANT STOCK DELIVERY, BALLED AND BURLAPPED TREE PLANTING PROCEDURES, PLANT BED PREPARATION, AND OTHER REVIEW. THIS MEETING SHALL OCCUR BEFORE PLANTING BEGINS TO ENSURE BEDS ARE CORRECT AND THE PROPER PLANTING PROCEDURES ARE FOLLOWED.
  - C. FINAL INSPECTION MEETING: THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE 5 DAYS IN ADVANCE FOR REVIEW OF COMPLETE INSTALLATION. A PUNCHLIST BY THE OWNER AND/OR OWNER'S REPRESENTATIVE SHALL BE CREATED AND SENT TO THE CONTRACTOR AND OWNER TO COORDINATE ANY CLEAN UP, PLANT REPLACEMENT, AND REPAIR.
  - D. FINAL PROJECT ACCEPTANCE: THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR SITE INSPECTION AT LEAST FOURTEEN (14) DAYS BEFORE THE ANTICIPATED DATE OF INSPECTION.

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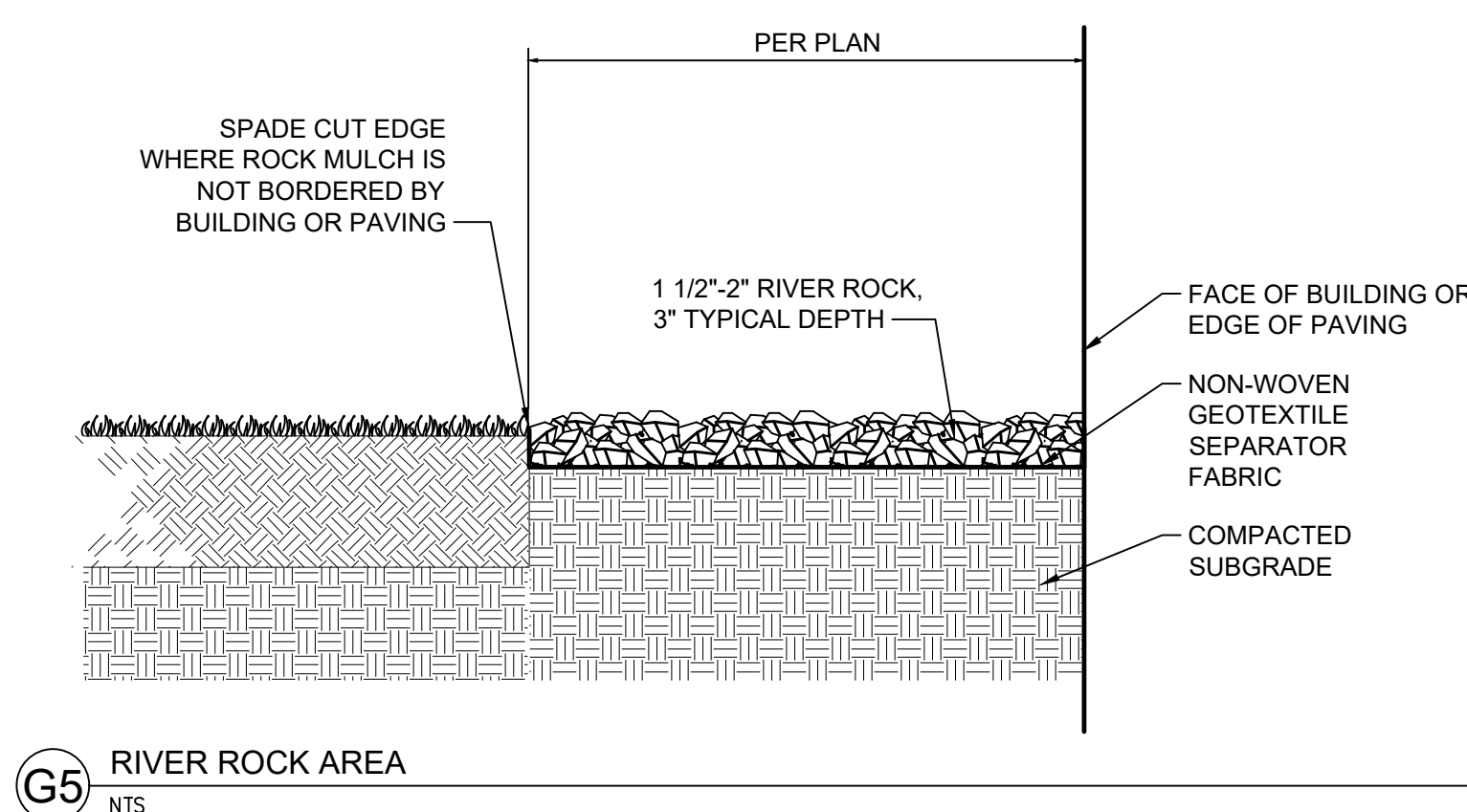
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PLANS

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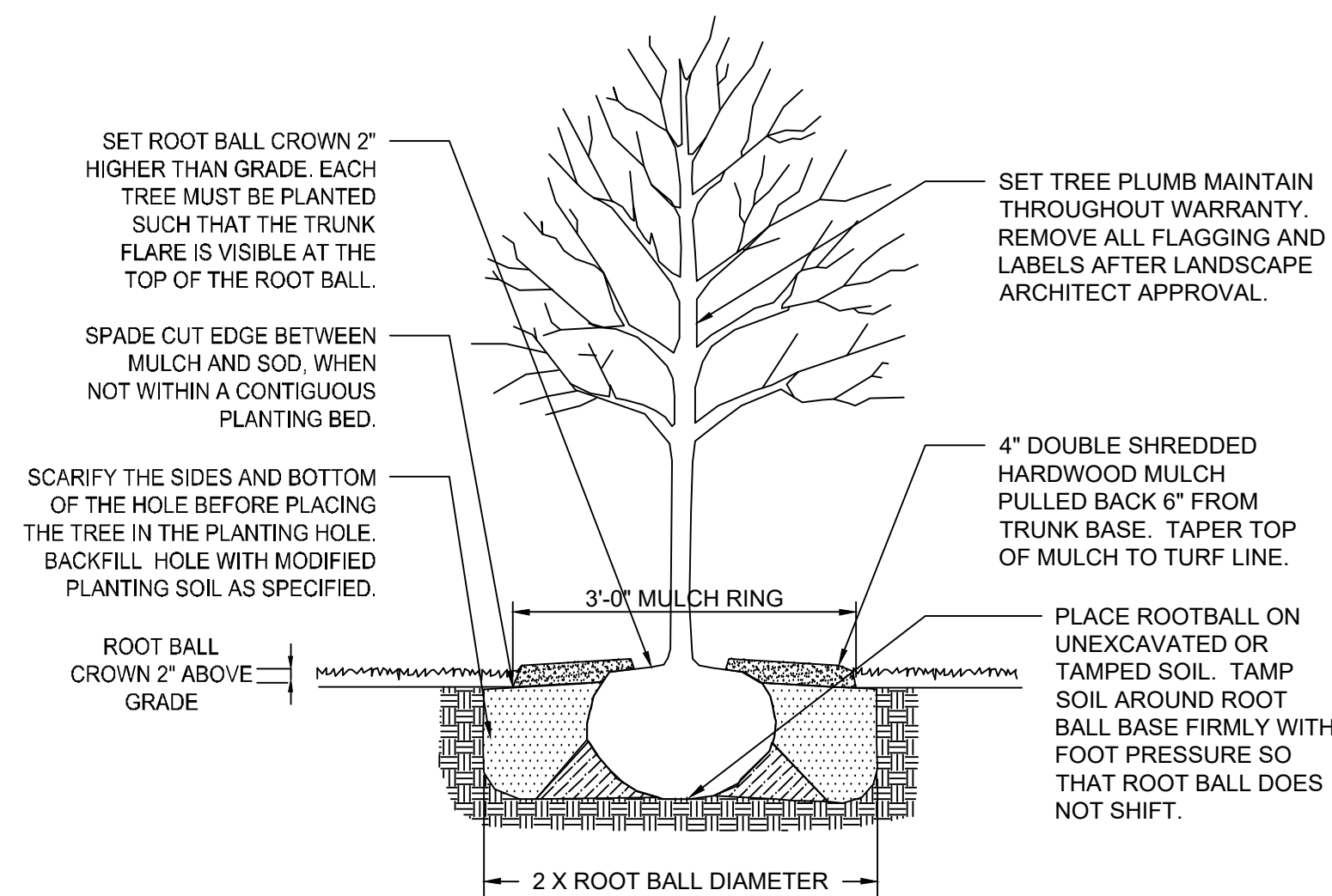
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APPROVED BY	CBE
ISSUED FOR	CITY SUBMITTAL 03
ISSUE DATE	09/29/2022
PROJECT NUMBER	4218111
FIELD BOOK	

LANDSCAPE  
DETAILS AND  
NOTES

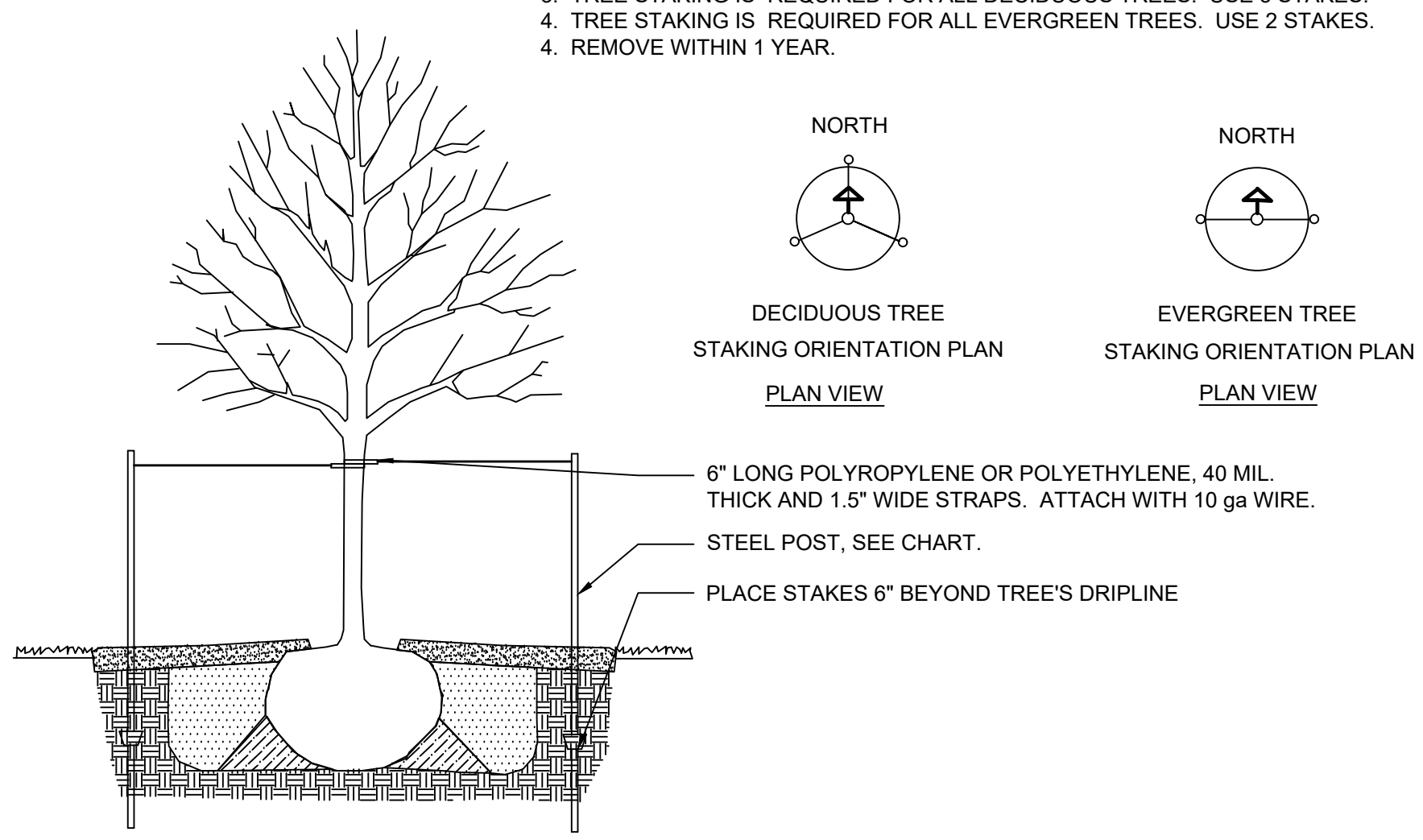
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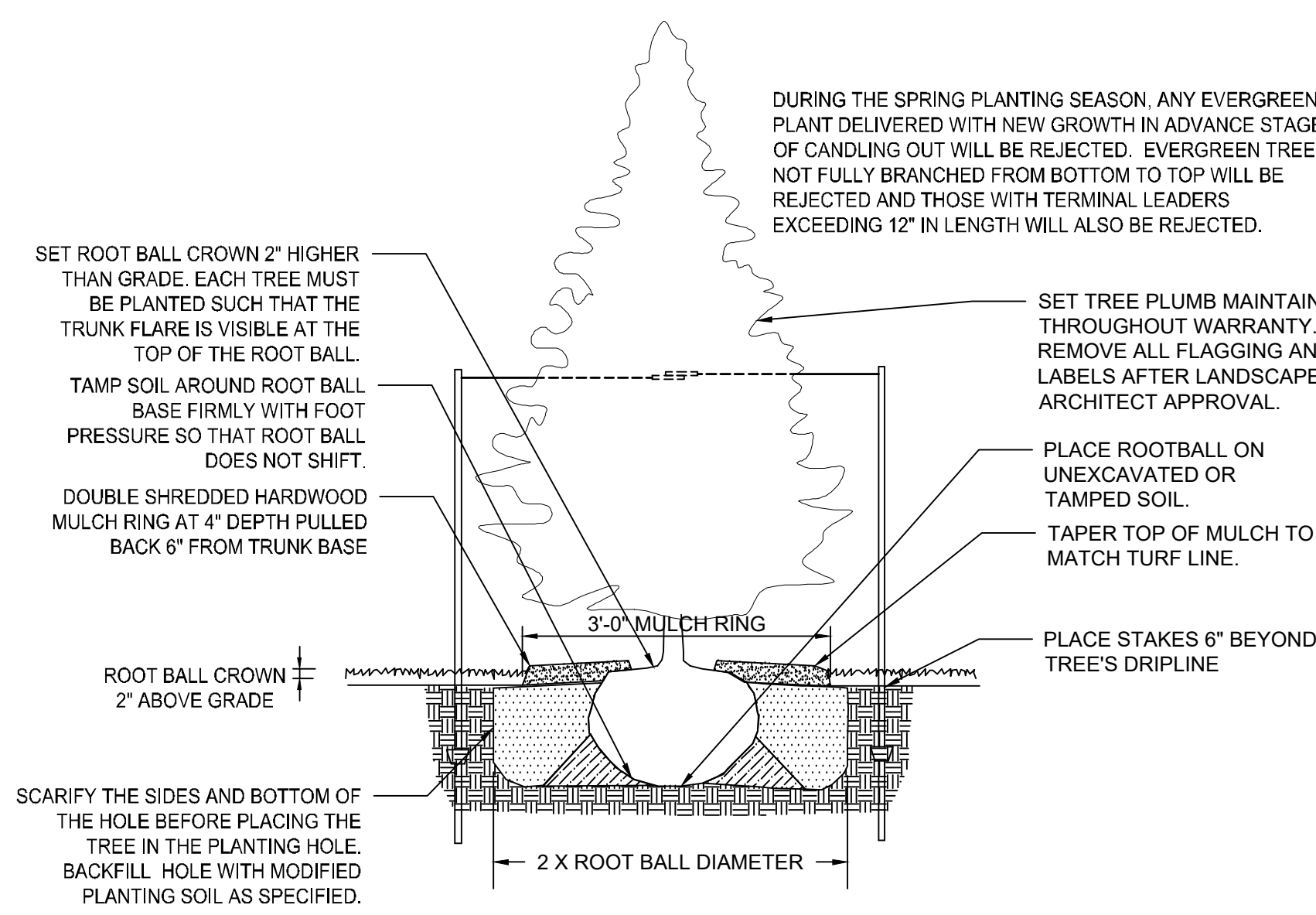
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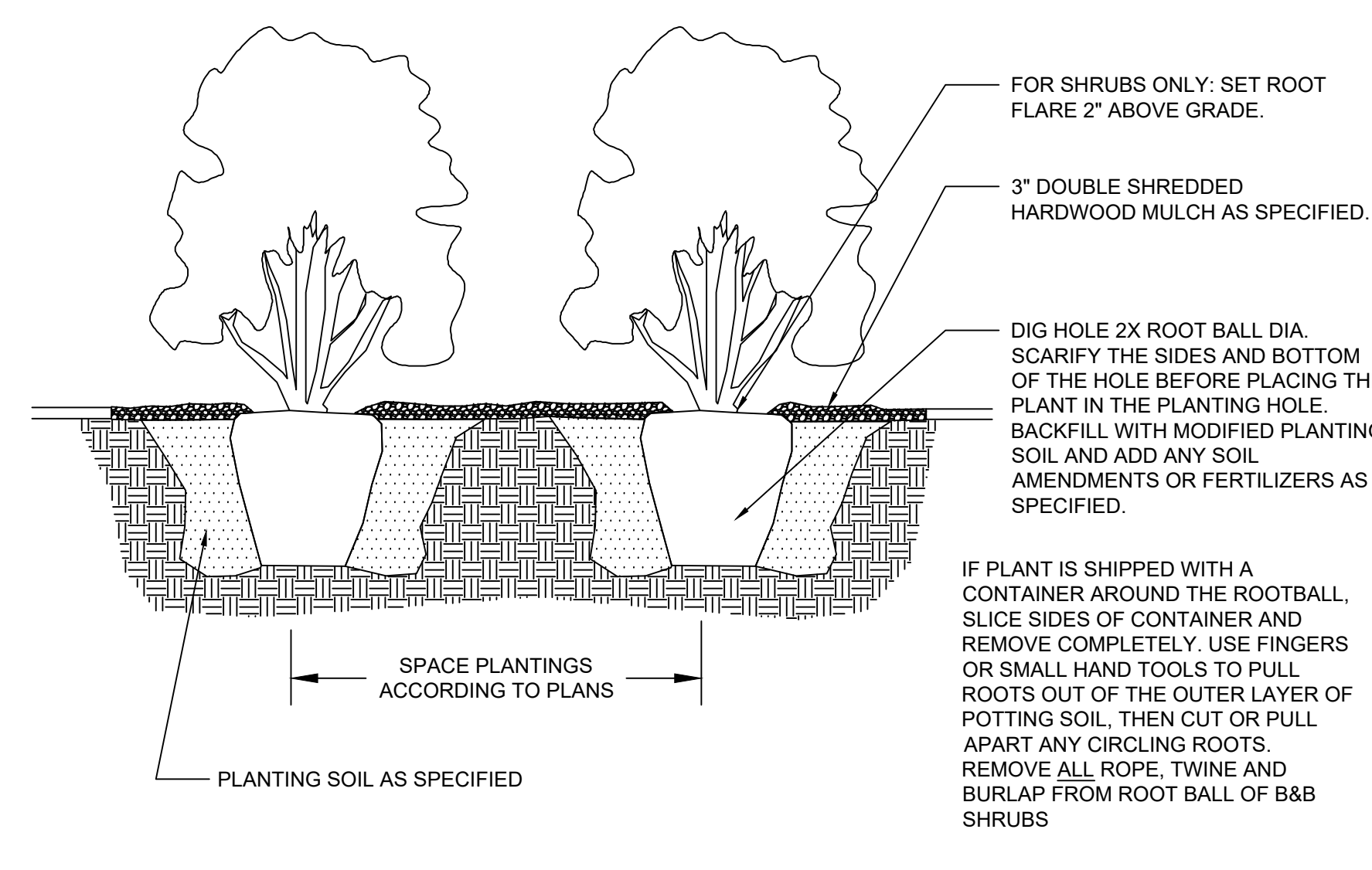
A6 DECIDUOUS TREE PLANTING  
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C6 TREE STAKING DETAIL  
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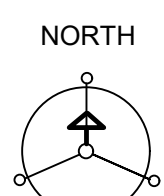


E6 CONIFEROUS TREE PLANTING  
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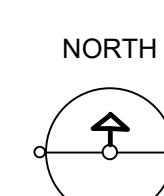


G6 PERENNIAL AND SHRUB PLANTING BED  
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- NOTES:
1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF PLANTING HOLE. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
  3. TREE STAKING IS REQUIRED FOR ALL DECIDUOUS TREES. USE 3 STAKES.
  4. TREE STAKING IS REQUIRED FOR ALL EVERGREEN TREES. USE 2 STAKES.
  4. REMOVE WITHIN 1 YEAR.



DECIDUOUS TREE  
STAKING ORIENTATION PLAN  
PLAN VIEW



EVERGREEN TREE  
STAKING ORIENTATION PLAN  
PLAN VIEW

DURING THE SPRING PLANTING SEASON, ANY EVERGREEN PLANT DELIVERED WITH NEW GROWTH IN ADVANCE STAGE OF CANDLING OUT WILL BE REJECTED. EVERGREEN TREES NOT FULLY BRANCHED FROM BOTTOM TO TOP WILL BE REJECTED AND THOSE WITH TERMINAL LEADERS EXCEEDING 12\"/>

FOR SHRUBS ONLY: SET ROOT FLARE 2\"/>

3\"/>

DIG HOLE 2X ROOT BALL DIA. SCARIFY THE SIDES AND BOTTOM OF THE HOLE BEFORE PLACING THE PLANT IN THE PLANTING HOLE. BACKFILL WITH MODIFIED PLANTING SOIL. AND ADD ANY SOIL AMENDMENTS OR FERTILIZERS AS SPECIFIED.

IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY. USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY CIRCLING ROOTS. REMOVE ALL ROPE, TWINE AND BURLAP FROM ROOT BALL OF B&B SHRUBS

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