

SITE PLAN/PRELIMINARY PLAT FOR:

WAUKEE PRIMARY & SPECIALTY CARE CLINIC

INVISION
ARCHITECTURE

501 Sycamore Street
Suite 101
Waterloo, IA 50703
319.233.8419
319.233.9772 Fax
www.invisionarch.com

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
2515 GRAND PRAIRIE PKWY, WAUKEE, IA 50263

PROJECT NO:
22020

DATE:
10.21.2022

SHEET SET:
RESUBMITTAL #1

SHEET NAME:
COVER SHEET

SHEET:
C1.1

WAUKEE, IOWA

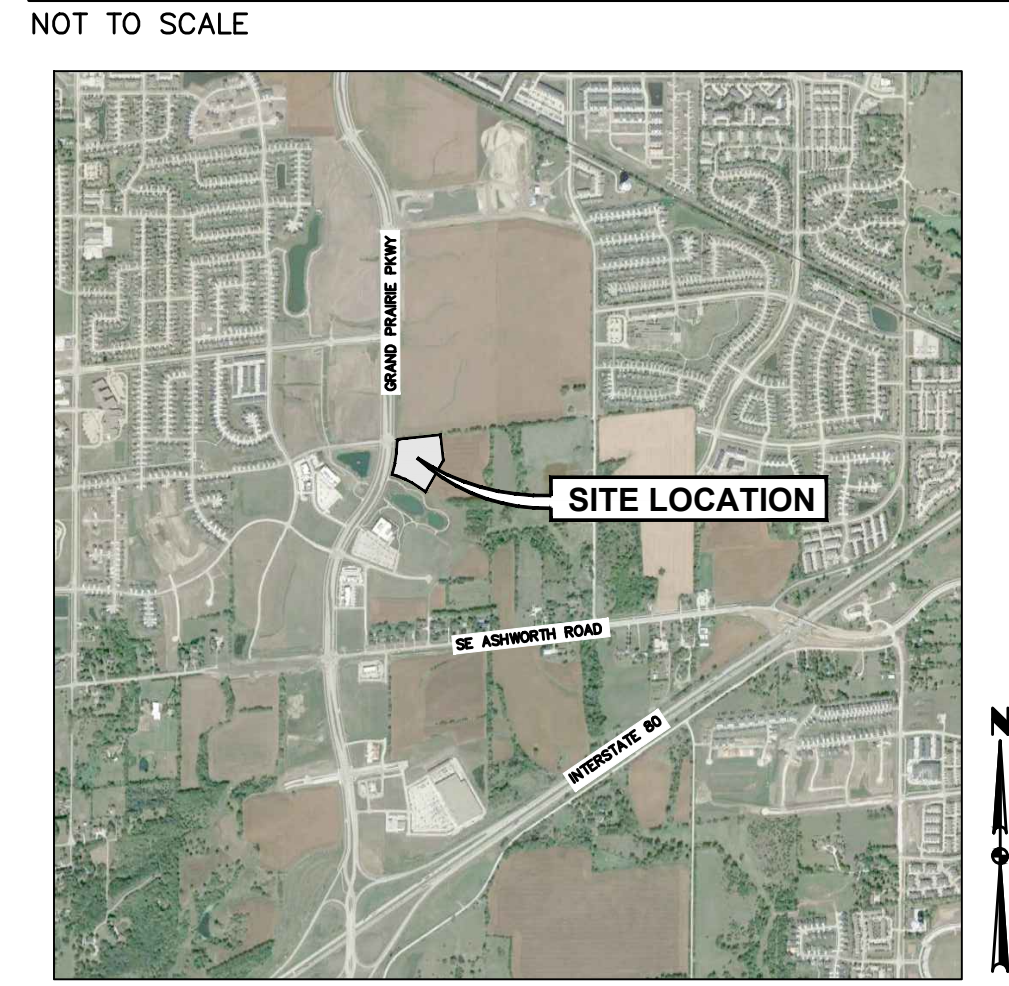
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GENERAL LEGEND

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

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:	75,000 SF
F.A.R.	0.25
BUILDING HEIGHT: 2 STORY BLDG	29 FEET
OPEN SPACE REQUIRED:	47,894 SF (15%)
PROVIDED:	±106,055 SF (34.8%)
IMPERVIOUS AREA:	198,084 SF (4.54 AC)
PARKING: MEDICAL OFFICE/CLINIC TOTAL REQUIRED:	165 SPACES (3 SPACES PER 1,000 SF)
TOTAL PROVIDED:	363 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 PRAIRIE AND 300TH ST.
ELEVATION=1011.76

CONSTRUCTION SCHEDULE

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

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 URBAN DALE DRIVE
URBAN DALE, IOWA 50322
CONTACT: KEITH WEGEN
EMAIL: KEITHW@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBAN DALE DRIVE
URBAN DALE, IOWA 50322
CONTACT: CHARLIE MCGLOTHLIN
EMAIL: CHARLIEM@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

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
BID PACKAGE #1	09/09/2022
FIFTH SUBMITTAL	09/16/2022
SIXTH SUBMITTAL	10/05/2022
ISSUANCE #1	10/07/2022
SIGNED SUBMITTAL	10/18/2022
RESUBMITTAL #1	10/21/2022



CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE, URBAN DALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2202.110



1-800-292-8989
www.iowaonecall.com

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NO FOR CONSTRUCTION

DATE: _____
LICENSE RENEWAL DATE IS JUNE 30, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

THIS SHEET MUST BE PRINTED IN COLOR TO VIEW CONTENT PROPERLY

SHEET RESUBMITTAL #1 Author 5/9/2022 3:03:31 PM A:\invision\DocSet\22020\IUC\Waukees_Clinic\22020_IUC\Waukees_Clinic_822.rvt

