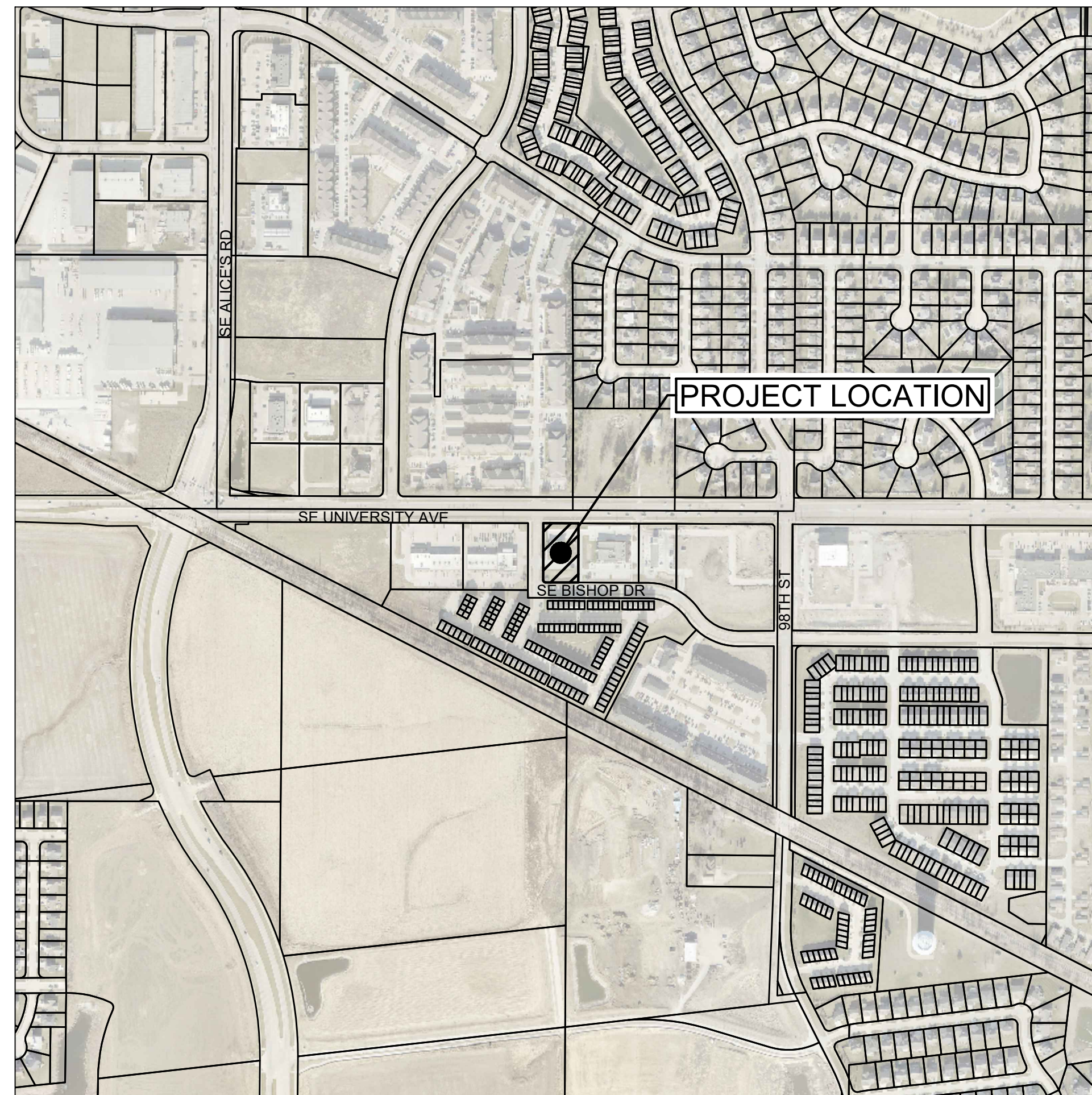
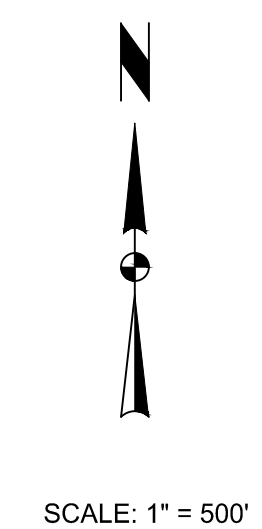


SITE PLAN FOR THE NEST PEDIATRIC DENTISTRY BUILDING - ADDITION

1250 SE UNIVERSITY AVENUE
CITY OF WAUKEE, DALLAS COUNTY, IOWA



VICINITY MAP




OWNER
ARTEMIS CONSORTIUM, LLC
1250 SE UNIVERSITY AVENUE
WAUKEE, IA 50263

DEVELOPER
DOWNING CONSTRUCTION, INC
509 E SCENIC VALLEY AVENUE
INDIANOLA, IA 50125
CONTACT: NICK WELTER
PHONE: 515-961-5386

ENGINEER
SNYDER & ASSOCIATES, INC
2727 SNYDER BOULEVARD
ANKENY, IA 50023
CONTACT: MONTE APPELGATE, PLA
PHONE: 515-964-2020

Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION AND UTILITY PLAN
C300	GRADING, EROSION, AND SEDIMENT CONTROL PLAN
C301	GRADING DETAILS
C400	PLANTING PLAN



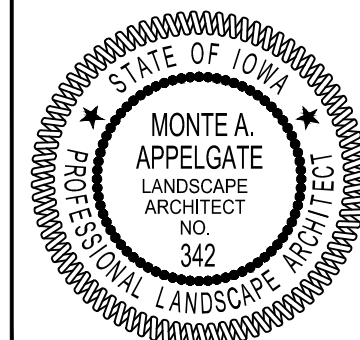
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jon L. Hanson, P.E. _____ Date _____

License Number P15562

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:



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.

Monte A. Applegate, PLA _____ Date _____

License Number 342

Pages or sheets covered by this seal:

License Expires: June 30, 2024

THE NEST PEDIATRIC DENTISTRY BUILDING - ADDITION

WAUKEE, IOWA

TITLE SHEET

SNYDER & ASSOCIATES, INC.



Project No: 123.1290.01
Sheet C100

2	PER CITY COMMENTS	01-03-24	JRC
1	PER CITY COMMENTS	12-19-23	JRC
MARK	REVISION	DATE	BY
Engineer: JRC	Checked By: MAA	Scale: 1" = 500'	
Technician: TLS	Date: 12/05/2023	T-R-S: TTN-RRW-SS	
Project No: 123.1290.01			Sheet C100

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LEGEND

FEATURES		FOUND	SET
Section Corner		▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)		●	○
ROW Marker		■	□
ROW Rail		■	□
Control Point		CCP	
Bench Mark		●	
Platted Distance		P	
Measured Bearing & Distance		M	
Recorded As		R	
Deed Distance		D	
Calculated Distance		C	
Minimum Protection Elevation		MPE	
Centerline		---	
Section Line		---	
1/4 Section Line		---	
1/4 1/4 Section Line		---	
Easement Line		---	

FEATUES		EXISTING	PROPOSED
Spot Elevation		X 1225.25	X 1225.25
Contour Elevation		X 1225	X 1225
Fence (Barbed, Field, Hog)			
Fence (Chain Link)		□	□
Fence (Wood)		□	□
Fence (Silt)		○	○
Tree Line		○	○
Tree Stump		○	○
Deciduous Tree \ Shrub		○	○
Coniferous Tree \ Shrub		○	○
Communication		C(+)	C
Overhead Communication		OC(+)	OC
Fiber Optic		FO	FO
Underground Electric		E(+)	E
Overhead Electric		OE(+)	OE
Gas Main with Size		G(+)	G
High Pressure Gas Main with Size		HPG	HPG
Water Main with Size		W(+)	W
Sanitary Sewer with Size		S(+)	S
Duct Bank		DUCT(+)	DUCT
Test Hole Location for SUE w/D		⊕	⊕

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	⊕	⊕
Storm Sewer with Size	ST(*)	ST(*)
Storm Manhole	⊕	⊕
Single Storm Sewer Intake	⊕	⊕
Double Storm Sewer Intake	⊕	⊕
Fire Hydrant	⊕	⊕
Fire Hydrant on Building	⊕	⊕
Water Main Valve	⊕	⊕
Water Service Valve	⊕	⊕
Well	⊕	⊕
Utility Pole	⊕	⊕
Guy Anchor	⊕	⊕
Utility Pole with Light	⊕	⊕
Utility Pole with Transformer	⊕	⊕
Street Light	⊕	⊕
Yard Light	⊕	⊕
Electric Box	⊕	⊕
Electric Transformer	⊕	⊕
Traffic Sign	⊕	⊕
Communication Pedestal	⊕	⊕
Communication Manhole	⊕	⊕
Communication Handhole	⊕	⊕
Fiber Optic Manhole	⊕	⊕
Fiber Optic Handhole	⊕	⊕
Gas Valve	⊕	⊕
Gas Manhole	⊕	⊕
Gas Apparatus	⊕	⊕
Fence Post or Guard Post	⊕	⊕
Underground Storage Tank	⊕	⊕
Above Ground Storage Tank	⊕	⊕
Sign	⊕	⊕
Satellite Dish	⊕	⊕
Mailbox	⊕	⊕
Sprinkler Head	⊕	⊕
Irrigation Control Valve	⊕	⊕

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2023 SUDAS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, CITY OF WAUKEE ENGINEERING DEPARTMENT, AND CITY OF WAUKEE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WAUKEE, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- CITY SHALL APPROVE ALL CHANGES IN WRITING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES MADE WITHOUT WRITTEN PERMISSION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY ADDRESS

1250 SE UNIVERSITY AVE
COVE AT KETTLESTONE PLAT 2, LOT 1

ZONING

PD - PLANNED DEVELOPMENT DISTRICT (OVERLAY)
C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
RECORDED IN BOOK 2015 PAGE 9498

GENERAL

DENTAL CLINIC

BULK REGULATIONS

FRONT YARD SETBACK =NONE
SIDE YARD SETBACK =NONE
REAR YARD SETBACK =NONE

PARKING REQUIREMENTS

1 SPACES PER 250 SF OF OFFICE/RETAIL
5,949 SF / 250 SF X 1 SPACE =24 SPACES REQUIRED
=42 SPACES PROVIDED
(INCLUDING 2 ACCESSIBLE SPACE)

LOT AREA

43,638 SF (1.0 AC)

SITE INFORMATION

PROPOSED BUILDING HEIGHT	=17'-11"
EXISTING BUILDING	=3,480 SF
PROPOSED BUILDING ADDITION	=2,471 SF
TOTAL BUILDING AREA	=5,949 SF
EXISTING PAVEMENT AREA	=16,093 SF
PROPOSED PAVEMENT AREA	=3,732 SF
TOTAL PAVEMENT AREA	=19,825 SF
EXISTING IMPERVIOUS AREA	=19,573 SF (INCLUDES BUILDING AND PAVEMENT)
PROPOSED IMPERVIOUS AREA	=6,203 SF (INCLUDES BUILDING AND PAVEMENT)
TOTAL IMPERVIOUS AREA	=25,776 SF (25,802 SF IN INITIAL BASIN DESIGN)
OPEN SPACE	=17,862 SF (40.9%)
REQUIRED OPEN SPACE	=6,546 SF (15.0%)

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552306738.

FO1-FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
NO RESPONSE	CONSOLIDATED COMMUNICATIONS PHILLIP WILLIAMS JR 515-867-4769 PHILLIP.WILLIAMS@CONSOLIDATED.COM
CLEAR PER MAP	INTERNET CONSULTING SERVICES ADAM WOODARD 515-268-4045 LOCATES@ICS-LLC.NET
FO4-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 JEFF.KLOCKO@AUREON.COM
OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC	MIDAMERICAN ENERGY JAIME NEER 515-252-6972 MECDMSDESIGNLOCATES@MIDAMERICAN.COM
NO RESPONSE	MI-FIBER JUSTIN MILLER 515-897-8802 JMILLER@MI-FIBER.NET
CLEAR PER EMAIL	NEXGEN INTEGRATED COMMUNICATIONS RYAN ROLWES 515-369-7131 RYAN@NEXGENCOM.COM
FO8-FIBER OPTIC	UNITE PRIVATE NETWORKS JOE KILZER 816-425-3556 UPNGIS@UPNFIBER.COM
FO3-FIBER OPTIC	WINDSTREAM COMMUNICATIONS LOCATE DESK 800-289-1901 LOCATE.DESK@WINDSTREAM.COM
ST1-STORM SEWER S1-SANITARY SEWER G1-GAS MAIN W1-WATER MAIN	WAUKEE, CITY OF TIM ROYER 515-978-7920 TROYER@WAUKEE.ORG

CONTROL POINTS

- IOWA SOUTH STATE PLANE COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
- CP1 N=583023.26 E=1545554.63 Z=1060.72
SET CUT "X" ON TOP OF CURB LOCATED EAST SIDE DRIVE AT NORTH CURB DROP FOR ELITE EYE CARE ENTRANCE, +-100' NORTH OF BISHOP DRIVE. (AS SHOWN ON SURVEY)
 - CP2 N=583207.73 E=1545584.72 Z=1061.15
SET CUT "X" AT TOP CURB LOCATED NE CORNER NORTH PARKING LOT FOR ELITE EYE CARE, +-40' SOUTH OF UNIVERSITY AVENUE, AND +-275' NORTH OF BISHOP DRIVE. (AS SHOWN ON SURVEY)
 - CP3 N=583220.21 E=1545331.10 Z=1058.49
SET CUT "X" ON TOP OF CURB LOCATED WEST SIDE BISHOP DRIVE, +-5' SOUTH OF CURB DROP AND +-25' SOUTH OF UNIVERSITY AVENUE. (AS SHOWN ON SURVEY)
 - CP4 N=583011.33 E=1545329.14 Z=1059.26
SET CUT "X" ON TOP CURB LOCATED WEST SIDE BISHOP DRIVE AT SOUTH CURB DROP TO CENTRAL STANDARD ENTRANCE, +-250' SOUTH OF UNIVERSITY AVENUE. (AS SHOWN ON SURVEY)

BENCHMARKS

- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
- BM500 N=583160- E=1545523- Z=1061.83
BURY BOLT ON HYDRANT LOCATED IN NOSE OF PARKING LOT, +-50' NE OF BUILDING, +-150' EAST OF BISHOP DRIVE, AND +-100' SOUTH OF UNIVERSITY. (AS SHOWN ON SURVEY)

DATE OF SURVEY

OCTOBER 25TH, 2023



PER CITY COMMENTS	01-03-24 JRC	DATE	BY
PER CITY COMMENTS	12-19-23 JRC	DATE	BY
REVISION	MAA	Scale:	1" = NONE
Checked By:	MAA	Date:	12/05/2023
Engineer:	JRC	Technician:	TLS
Project No.:		123.1290.01	
Sheet:		C101	

THE NEST PEDIATRIC DENTISTRY BUILDING - ADDITION

PROJECT INFORMATION

WAUKEE, IOWA

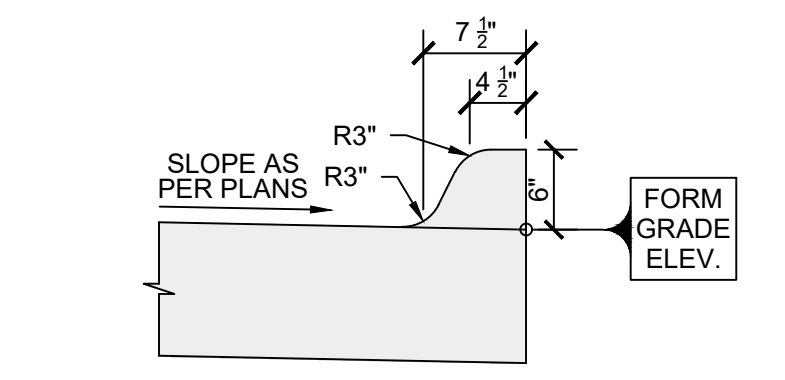
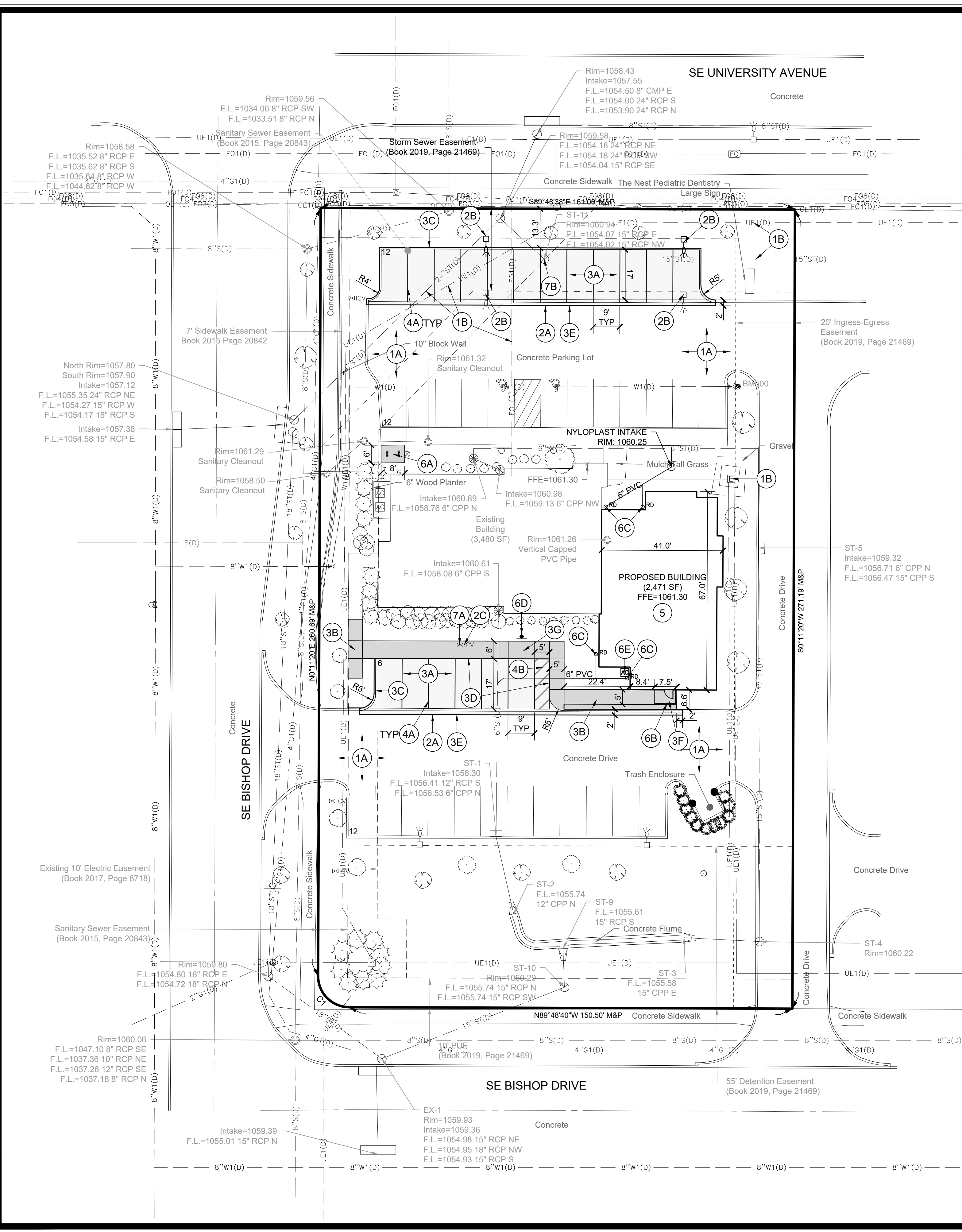
SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

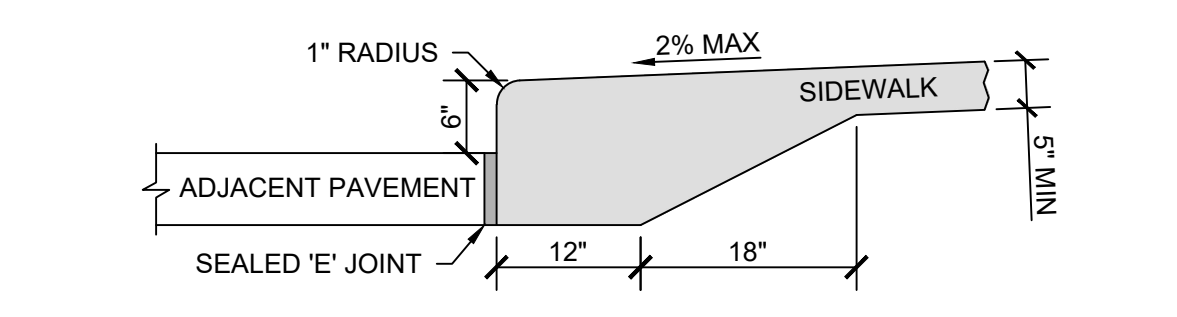
Project No: 123.1290.01
Sheet C101

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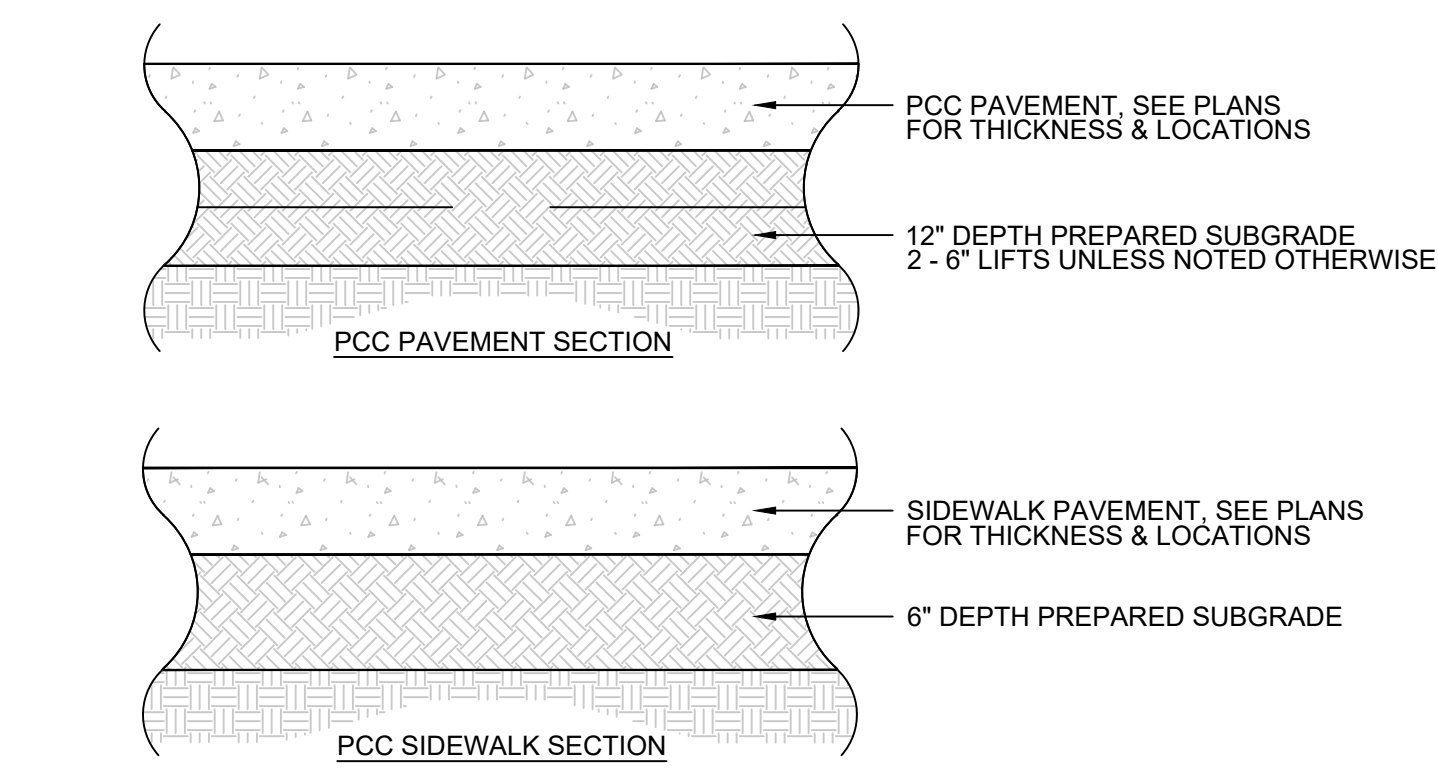
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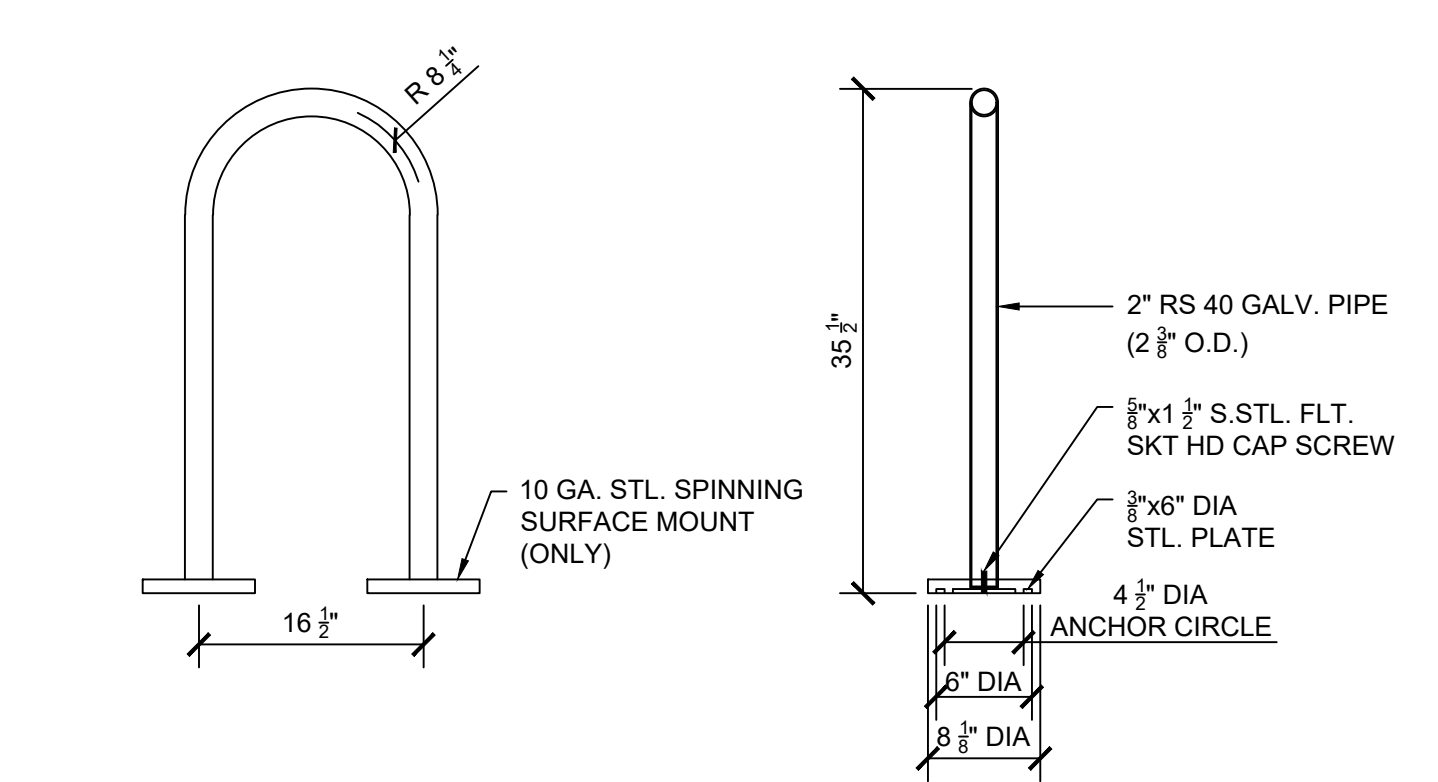
1 6-INCH STANDARD CURB
C200 NO SCALE



2 INTEGRAL SIDEWALK AND CURB DETAIL
C200 NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
C200 NO SCALE



FINISH OPTIONS:
COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER COATING. COLOR AS PER OWNER.

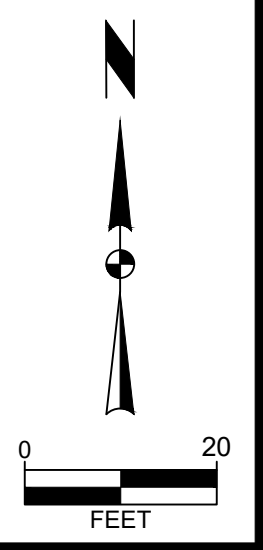
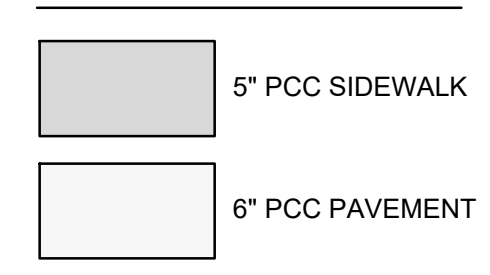
NOTES:
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
2. 1/2\"/>

4 LOOP BIKE RACK
C200 NO SCALE

DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES, ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTORS EXPENSE WITH WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
- DEMOLITION, REMOVE THE FOLLOWING:
 - FULL DEPTH SAWCUT EXISTING CURB SECTION TO WIDTH OF 24". ADJUST LIMITS OF REMOVAL TO MATCH EXISTING JOINT LOCATIONS. PROTECT EXISTING PAVEMENT EDGE DURING REMOVAL.
 - REMOVE AND RELOCATE EXISTING SITE LIGHTING POLE TO LOCATION IDENTIFIED. PROTECT EXISTING ELECTRIC CONDUIT DURING DEMOLITION. COORDINATE WITH SITE ELECTRICAL PLAN.
 - REMOVE AND RELOCATE EXISTING IRRIGATION EQUIPMENT AS REQUIRED TO BE LOCATED OUTSIDE THE NEW PAVEMENT LIMITS.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC PARKING, 6" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC SIDEWALKS, 5" DEPTH PAVEMENT.
 - 6" STANDARD CURB. SEE DETAIL THIS SHEET.
 - 5" PCC INTEGRAL SIDEWALK AND CURB. SEE DETAIL THIS SHEET.
 - CONNECT TO EXISTING PAVEMENT USING DRIVE 'TYPE A' CONNECTION.
 - PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - 45" STRIPING AT 3" ON CENTER SPACING WHERE SHOWN.
- COORDINATE BUILDING WITH ARCHITECTURAL PLANS.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - BICYCLE RACK. SEE DETAIL THIS SHEET.
 - SURFACE MOUNTED HANDRAIL.
 - 3' LONG PCC SPLASH BLOCK AT DOWNSPOUT LOCATION.
 - SIGN "RESERVE PATIENT PARKING".
 - AC UNIT. SEE ARCHITECTURAL AND MECHANICAL PLANS.
- SITE UTILITIES, PROVIDE THE FOLLOWING:
 - ADJUST IRRIGATION CONTROL VALVE TO BE LOCATED OUTSIDE OF THE PROPOSED SIDEWALK AREA.
 - REPLACE MANHOLE CASTING WITH 3-PIECE ADJUSTABLE CASTING.

PAVEMENT LEGEND

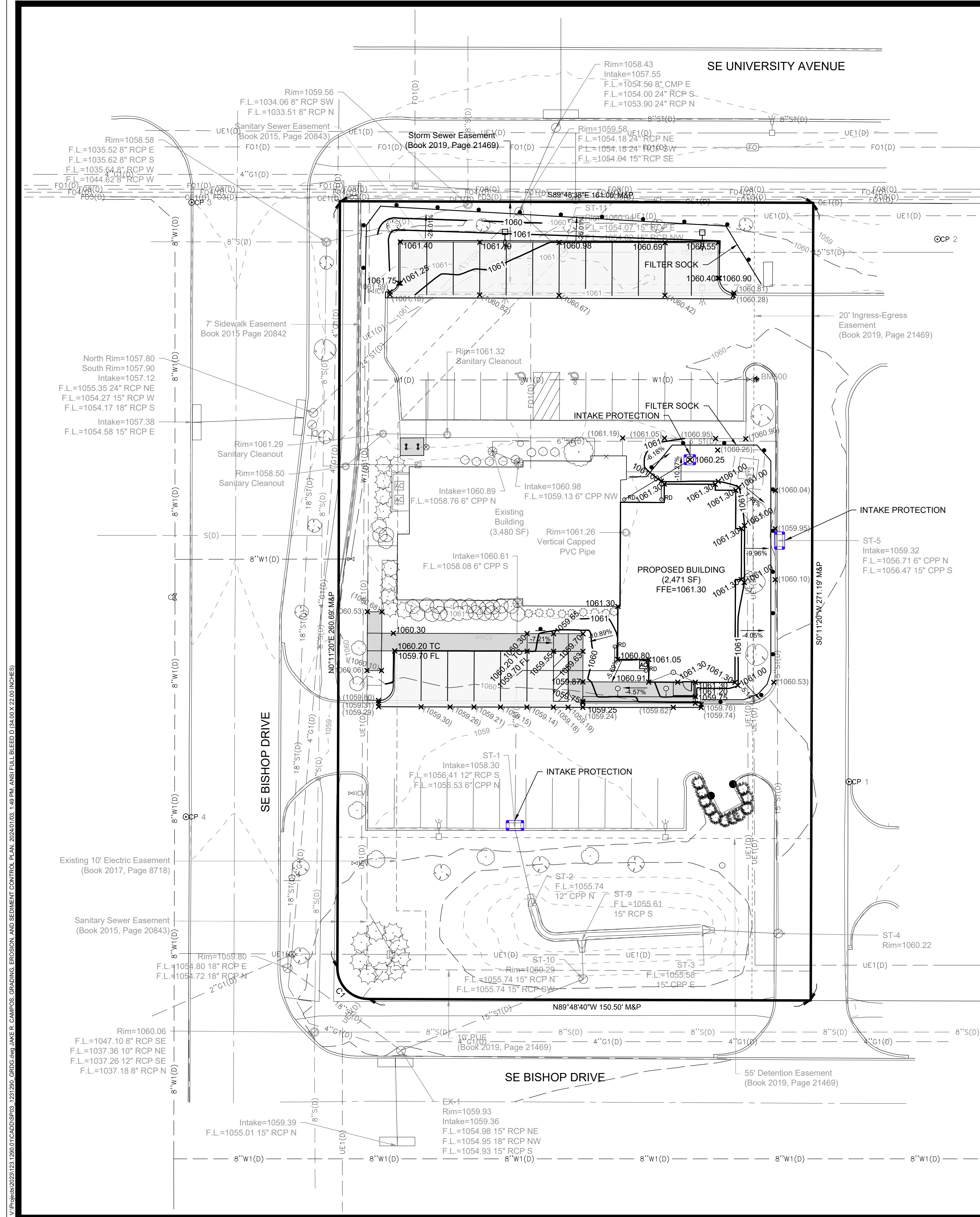


MARK	REVISION	DATE	BY
2	PER CITY COMMENTS	01-03-24	JRC
1	PER CITY COMMENTS	12-19-23	JRC

Engineer: JRC
 Checked By: MAA
 Date: 12/05/2023
 Technician: TJS
 Scale: 1" = 20'
 T-R-S: TTN-RRW-SS

THE NEST PEDIATRIC DENTISTRY BUILDING - ADDITION
DIMENSION AND UTILITY PLAN
WAUKEE, IOWA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 123.1290.01
 Sheet C200



POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION**
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
 2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. POLLUTION PREVENTION PLAN**
1. THERE IS NOT A SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL LAW REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - a. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - b. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - c. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - e. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - f. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - g. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - h. COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY OWNER DURING CONSTRUCTION IF POSSIBLE. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED WITH TYPE 4 SEED MIX. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH IDNR GENERAL PERMIT #2.
4. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS. INLETS NEED TO BE PROTECTED PRIOR TO PAVING AS WELL.

QUANTITIES

FILTER SOCK	= 330 LF
INTAKE PROTECTION	= 3 EA
DISTURBED AREA	= 0.25 AC
SOD	= 0.05 AC

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET

BM500 N=583160- E=1545523- Z=1061.83
 BURY BOLT ON HYDRANT LOCATED IN NOSE OF PARKING LOT, +50' N OF BUILDING, +150' EAST OF BISHOP DRIVE, AND +100' SOUTH OF UNIVERSITY. (AS SHOWN ON SURVEY)

PER CITY COMMENTS	DATE	BY
2	01-03-24	JRC
1	12-19-23	JRC

MARK REVISION

Checked By: MAA
 Engineer: JRC
 Technician: TJS
 Date: 12/05/2023
 Scale: 1" = 20'
 T-R-S: TTN-RRW-SS

THE NEST PEDIATRIC DENTISTRY BUILDING - ADDITION

GRADING, EROSION, AND SEDIMENT CONTROL PLAN

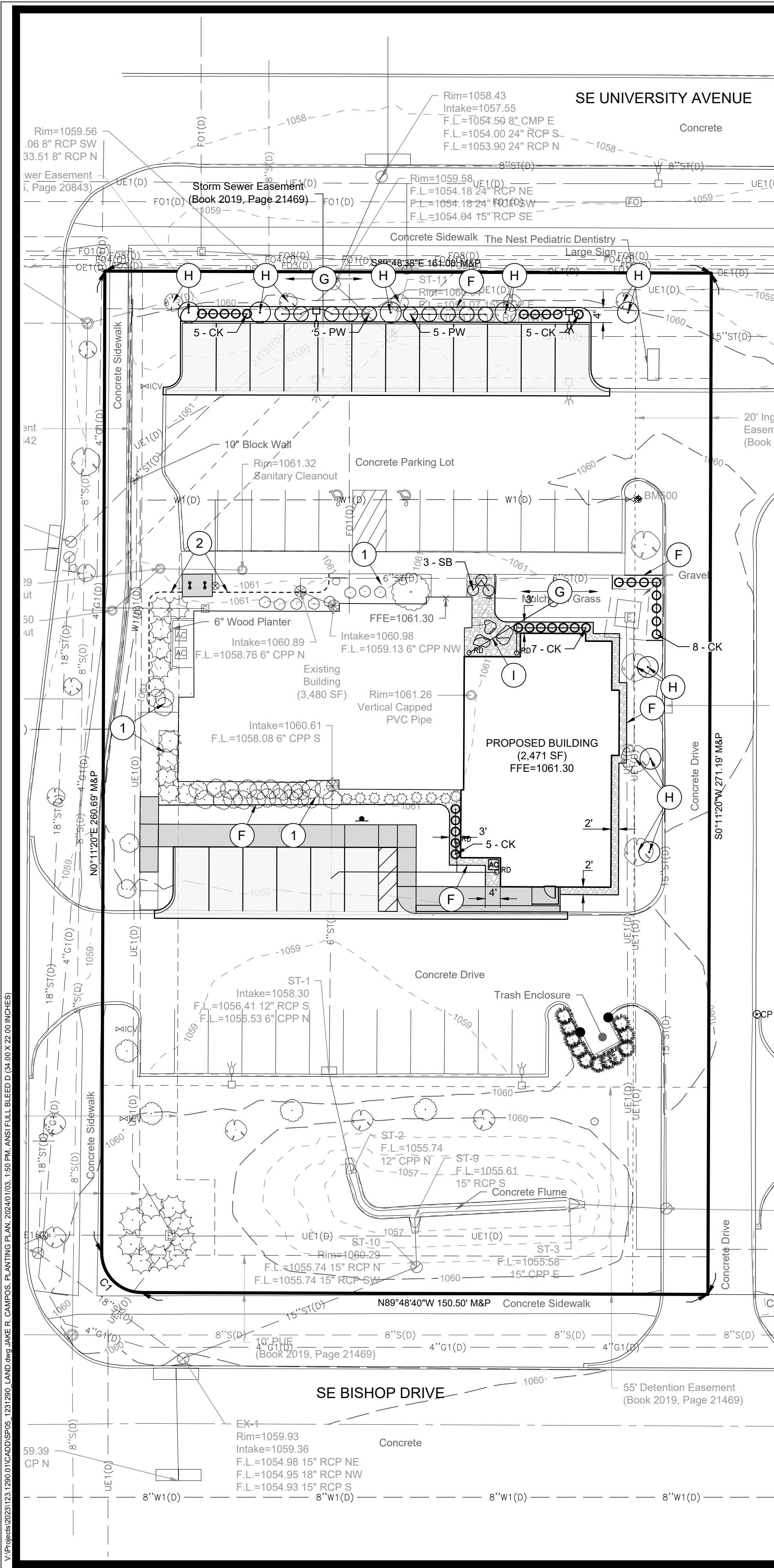
WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

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 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

Project No: 123.1290.01
 Sheet C300

12/12/2023 12:29:00 (C:\ADD\SP03_1231290_GROD.dwg) JAKE R. CAMPOS, GRADING, EROSION, AND SEDIMENT CONTROL PLAN, 2024/01/03, 1:49 PM, ANSI FULL BLEED (0.400 X 22.00 INCHES)



PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:**
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION.** CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).**
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.**
- E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL INDIVIDUAL TREES.**
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT AND 6-INCH BLACK STEEL EDGER WITH STAKES IN PLANT BED AREAS SHOWN ON PLAN.**
- G. SOD ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING ROW.**
- H. SPADE REMOVE OVERSTORY TREES (5 - HORNBEAM ALONG SE UNIVERSITY AND 3 - LINDEN ALONG EAST PRIVATE DRIVE), STORE OFF SITE AT APPROVED NURSERY, AND REPLANT AT SPECIFIED LOCATION AT APPROPRIATE PLANTING SEASON.**
- I. INSTALL BOULDERS. SIZE AND LOCATION TO BE COORDINATED WITH OWNER.**
- J. MINIMUM NURSERY PLANT SIZE REQUIREMENTS:**
DECIDUOUS OVER-STORY TREES 6-FT B&B
EVERGREEN OVERSTORY TREES 6-FT B&B
DECIDUOUS ORNAMENTAL TREES 6-FT B&B

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF WAUKEE SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
43,638 SF (1.00 AC) OVERALL PROPERTY X 20% MINIMUM OPEN SPACE = 8,727.6 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 19,747 SF
43,638 SF = 45.25% TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
8,727.6 SF/1000 SF = 8.73 PLANT UNITS REQUIRED
8.73 PU X 1 TREES = 8.73 TREES REQUIRED (23 EXISTING [11 EVERGREEN], 0 PROVIDED)
8.73 PU X 1 SHRUBS = 8.73 SHRUBS REQUIRED (56 EXISTING, 43 PROVIDED)

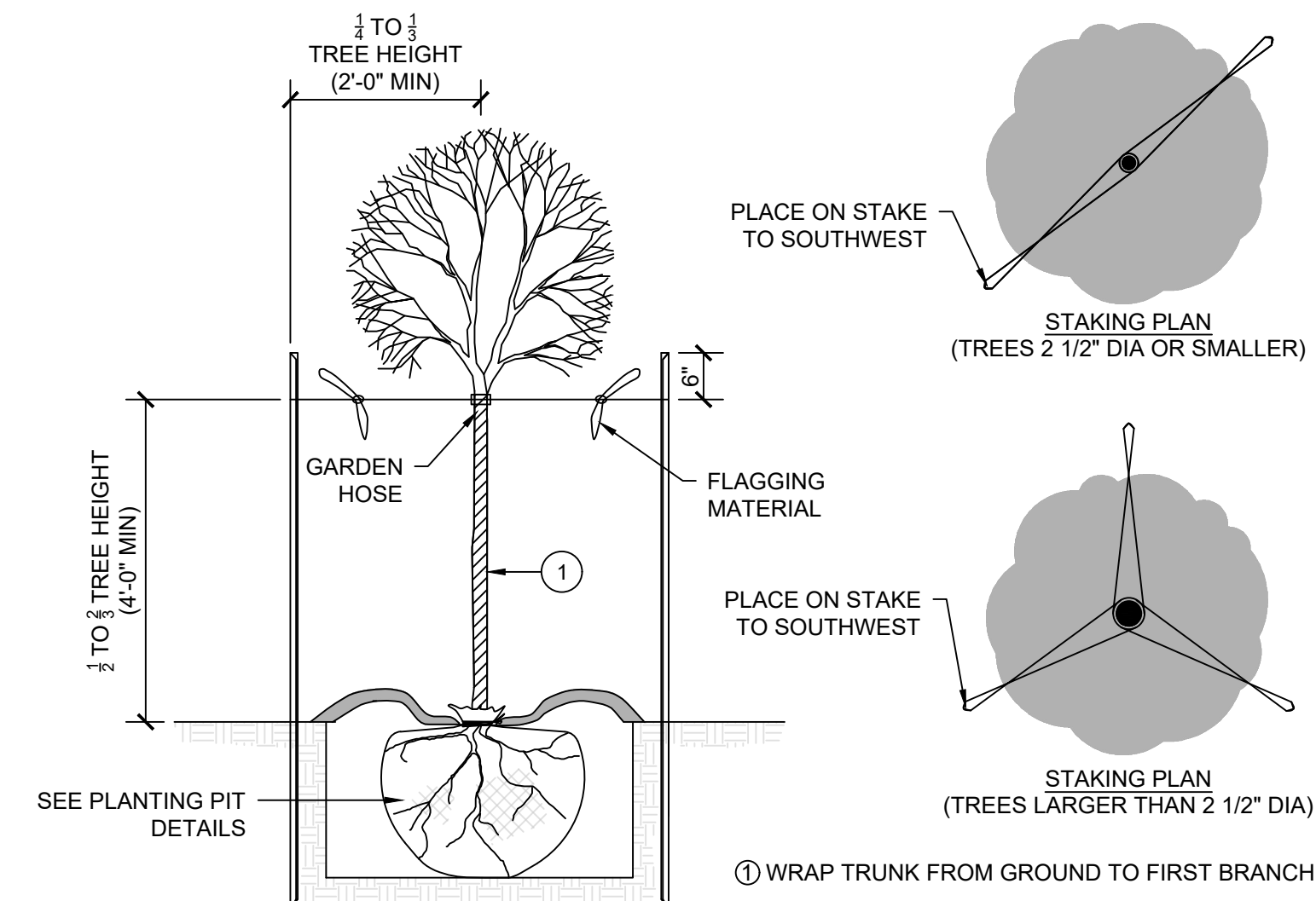
OFF STREET PARKING REQUIREMENT:
ONE TREE PER ISLAND.
MINIMUM OF ONE OVERSTORY DECIDUOUS TREE PER 50 LF OF FRONTAGE.
161 LF OF FRONTAGE / 50 = 3.22 TREES REQUIRED. (5 PROVIDED)

STREET TREE REQUIREMENTS:
1 TREE PER 40 LF OF FRONTAGE
161 LF / 40 LF = 4.03 TREES REQUIRED (5 PROVIDED)

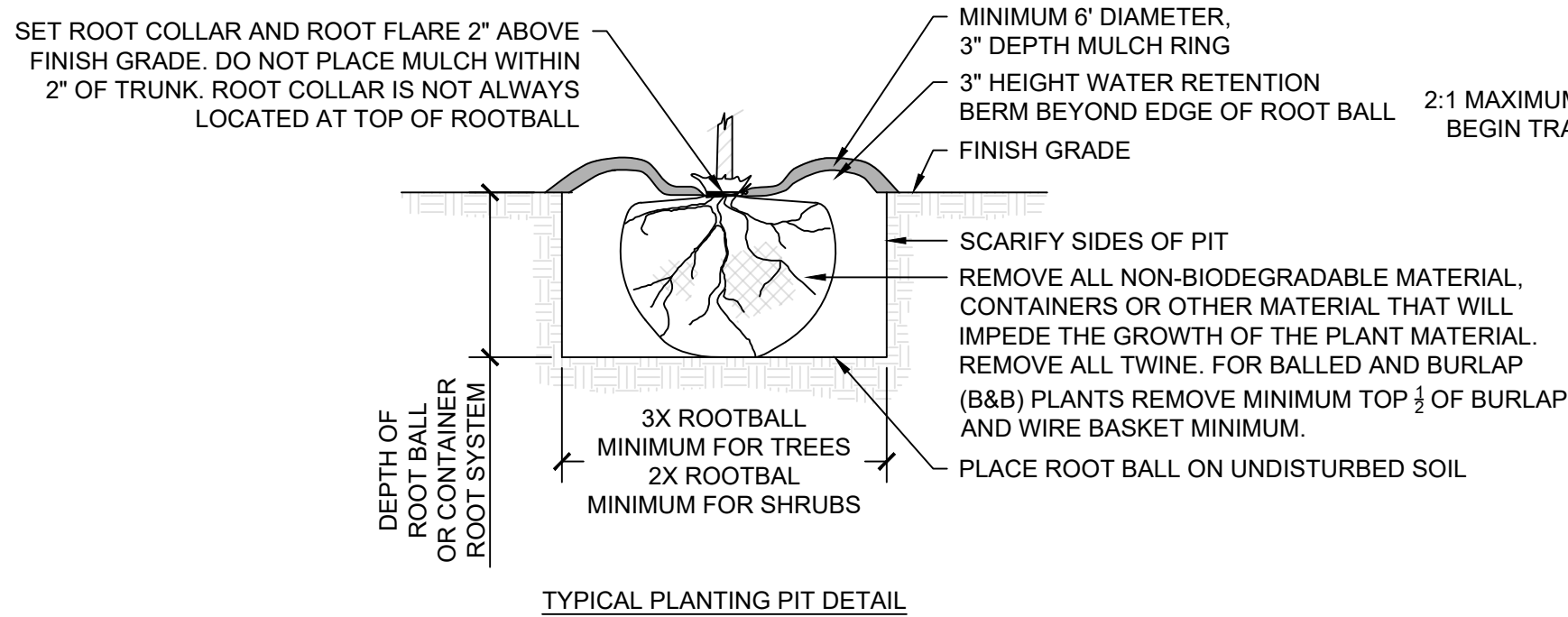
PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
PW	10	Pinus mugo 'White Bud'	White Bud Mugo Pine	2' Ht.	Pot
SB	3	Spireaea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	1.5' Ht.	Pot
GRASSES					
CK	30	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

BID ALTERNATE 1

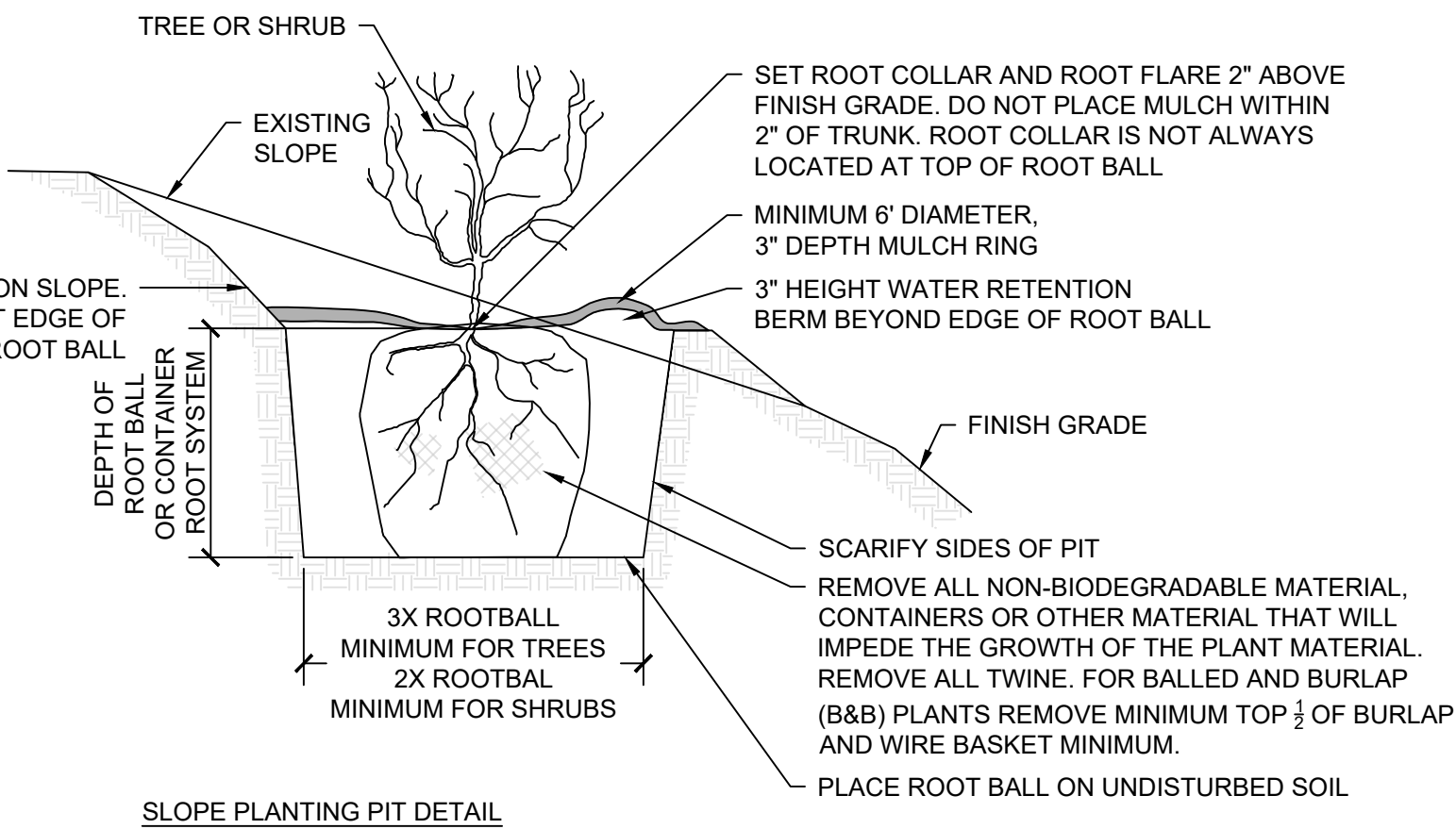
- REMOVE EXISTING MULCH AND REPLACE WITH 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT.
- PROVIDE 6-INCH BLACK STEEL EDGER WITH STAKES IN PLANT BED AREAS AS SHOWN.



1 DECIDUOUS TREES STAKING DETAIL
NO SCALE



2 PLANTING PIT DETAILS
NO SCALE



SLOPE PLANTING PIT DETAIL



MARK	REVISION	DATE	BY
2	PER CITY COMMENTS	01-03-24 JRC	
1	PER CITY COMMENTS	12-19-23 JRC	

Engineer: JRC
Checked By: MAA
Scale: 1" = 20'
Technician: TJS
Date: 12/05/2023
T-R-S: TTN-RRW-SS

THE NEST PEDIATRIC DENTISTRY BUILDING - ADDITION

WAUKEE, IOWA

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