

Above Par TECH Site Plan (1625 NW Gettysburg Lane, Waukee, Iowa 50263)

- GENERAL NOTES**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
 - ALL CONSTRUCTION PROCEDURES AND METHODS TO MEET OR EXCEED MINIMUM REQUIREMENTS AS PER 2024 SUDAS AND 2023 WAUKEE SUPPLEMENTAL SPECIFICATIONS AND THE URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO GRADING, EROSION CONTROL, AND SLOPE PROTECTION.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 - THE OWNER/DEVELOPER IS RESPONSIBLE FOR MEETING ALL STATE OF IOWA DEPARTMENT OF NATURAL RESOURCES' APPLICABLE COUNTY, URBAN DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS, OR ANY OTHER CODES, REGULATIONS, OR RESTRICTIONS SET FORTH BY ANY AND ALL GOVERNING AGENCIES.
 - THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER STRUCTURES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - GRADING
 - OWNER/DEVELOPER IS RESPONSIBLE FOR ALL COMPACTION, DENSITY OR ANY OTHER TEST.
 - ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
 - ALL PROPOSED CONTOURS AND SPOT ELEVATION SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB UNLESS OTHERWISE NOTED.
 - PRIOR TO COMMENCEMENT OF ANY BUILDING CONSTRUCTION ACTIVITY THE SITE PLAN MUST BE APPROVED BY COUNCIL AND IN FINAL FORM. ADDITIONALLY, A BUILDING PERMIT SHALL HAVE BEEN OBTAINED. PLEASE ALLOW A MINIMUM OF 10 BUSINESS DAYS FOR THE BUILDING PERMIT TO BE PROCESSED.
 - RETAINING WALLS AS SHOWN WILL NEED TO BE FIELD CHECKED FOR HEIGHT AND LENGTH AT TIME OF CONSTRUCTION. RETAINING WALLS OVER 4 FEET NEED TO BE DESIGNED BY A STRUCTURAL ENGINEER.

- DEMOLITION NOTES**
- CONTRACTOR SHALL CALL IOWA ONE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
 - DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS NOTED DURING CONSTRUCTION.
 - CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - ALL CONCRETE NOTED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.
 - INSTALL ALL INTAKE PROTECTION AND PERIMETER SILT FENCE PRIOR TO DEMOLITION.

- SITE UTILITIES**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY THE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
 - ALL PROPOSED SANITARY PIPE SHALL BE 6" SDR 35.
 - CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUS, AN 8" PVC FROST SLEEVE SHALL BE PROVIDED THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT TO FLUSH WITH THE SURFACE GRADE. THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES. SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS.
 - ALL PROPOSED WATER SERVICES 2-INCHES OR LESS SHALL BE COPPER AND ALL WATER SERVICES GREATER THAN 2-INCHES SHALL BE PVC. 6 FOOT MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE NOTED.
 - ALL PROPOSED HOPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F405 AND F667. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C76. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED.
 - SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10 OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
 - SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 6" FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
 - ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE) PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE IF ATTACHED. THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
 - THE CITY OF WAUKEE SHALL BE NOTIFIED 24 HOURS PRIOR TO CONNECTING TO PUBLIC UTILITIES.
 - VALVE OPERATION SHALL BE COORDINATED WITH WAUKEE PUBLIC WORKS.
 - SITE UTILITIES THAT STATES WATER MAIN SHALL MAINTAIN 18 INCHES OF VERTICAL SEPARATION FROM ALL STORM SEWER PIPES. STORM SEWER LOCATED ABOVE THE WATER MAIN AND STORM SEWER 6-18 INCHES BELOW THE WATER MAIN SHALL BE GASKETED.
 - ALL PROPOSED STORM SEWER SHALL BE PRIVATE.

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.

- STORMWATER DETENTION AND SGR AREAS MAINTENANCE INFORMATION**
- MOW ON A REGULAR BASIS TO MAINTAIN THE VEGETATION AT THE HEIGHT DESIGNATED ON THE ORIGINAL DESIGN TO PREVENT EROSION. NATIVE VEGETATION SHOULD NOT BE MOWED MORE THAN TWICE PER YEAR.
 - REMOVE ALL TRASH, LITTER, DEBRIS, OR OBSTRUCTIONS IN THE BASIN IN THE EASEMENT AREA ADJUT R/W SLOTTED OR LOCATED WITHIN THE EASEMENT AREA.
 - PLANT, MAINTAIN, AND REPLANT AS NECESSARY PERMITTED VEGETATION.
 - INSPECT FOR ANY DEFECTS, OBSTRUCTIONS, OR ANY CHANGES IN THE ORIGINAL DESIGN, INCLUDING EROSION SUCH AS DITCHING AND RILLS, AND REPAIR AS NEEDED.
 - MAINTAIN THE DAM PER IOWA CODE.
 - INSPECT AND DETERMINE THE DEPTH OF THE POND OR BASIN ON AN ANNUAL BASIS.
 - REMOVE ANY DEBRIS FROM THE OUTLET STRUCTURES INTO THE POND AND REMOVE ANY SEDIMENT WHICH MAY ACCUMULATE GREATER THAN 12 INCHES IN PONDS OR BASINS. UNDERGROUND DETENTION BASINS NEED TO BE CLEANED OUT WHENEVER SEDIMENT EXCEEDS 10% OF THE STORAGE VOLUME. FOREBAYS NEED TO BE CLEANED OUT WHENEVER SEDIMENT EXCEEDS 25% OF THE STORAGE VOLUME.
 - ALL REPAIRS SHALL CONFORM TO THE ORIGINAL DESIGN.
 - MAINTAIN THE STORMWATER AND RETENTION POND OR BASIN TO ASSURE THE EFFECTIVENESS FOR STORMWATER RUNOFF FOR THE SUBDIVISIONS.
 - INSPECT STORM INLETS, OUTLETS FOR DEBRIS.
 - LOOK FOR SIGNS OF SEDIMENT ACCUMULATION, FLOW CHANNELIZATION, EROSION DAMAGE, LOCAL STREAMBANK INSTABILITY.
 - CHECK THE OUTFALL FOR SIGNS OF SURFACE EROSION, SEEPAGE OR TUNNELING ALONG OUTFALL PIPE.
 - PERFORM ANNUAL INSPECTION PER CITY OF WAUKEE.
 - CHECK SOIL QUALITY RESTORATION AREAS FOR COMPACTION AND AERATE AS NEEDED.

- Inspection and Maintenance Procedures**
 The contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. The following inspection and maintenance practices will be used to maintain erosion and sediment controls and stabilization measures.
- All control measures will be inspected at least once every seven (7) calendar days.
 - All measures will be repaired or replaced as needed within 72 hours after being documented in the report and completed within 7 days of the event.
 - A maintenance inspection report will be made after each inspection and recorded in the project diary. The report must be signed by a qualified inspector in accordance with General Permit #2. The report shall include the inspector's findings related to the condition of any existing erosion control devices or newly seeded areas, the condition of the construction exit and review of any offsite tracking, and the inspection of any equipment storage and maintenance areas for any fuel, oil or other pollutant leaks. The inspections shall include the inspection of points from the site to ensure there is no evidence of pollutants leaving the site.
 - The contractor/owner will be responsible for selecting a qualified inspector to conduct the inspections. Qualified is defined as a person knowledgeable in the principles and practices of erosion and sediment controls who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the construction activity. The inspector shall also possess knowledge in the appropriate governmental agency's storm water pollution prevention and/or environmental ordinances and be able to provide the agency with any information or data requested within the time frame required by that agency. SWPPP inspectors shall also have a basic knowledge of hydrology, soil mechanics and comprehension of construction drawings and specifications. A general understanding of the equipment and materials used in managing erosion and sediment on a project site will also be required.
 - The contractor/owner will be responsible for maintaining records for 3 years from the date the site is finally stabilized.
 - Corrections not made in first 72 hrs after being documented in the weekly inspection report will be documented in the plan why it is not possible and an estimated time for completion.
- Intended Sequence of Controls**
- Install perimeter silt fence and inlet protections as required.
 - Construct temporary construction exits/entrances and designate staging/materials storage area.
 - Designate areas for temporary sanitary facilities, employee parking and dumpster location.
 - Begin clearing and grubbing operations. These operations should only take place in those areas requiring site preparation is expected to take place within 14 days after completion.
 - Begin topsoil stripping and designate area for stockpile. Topsoil shall be preserved on site.
 - Site grading shall be completed and the contractor shall be responsible for the maintenance of the site until the site will not be disturbed for at least 90 days no later than 14 days from the last construction activity.
 - Complete construction estimate 180 days.
 - Monitor SWPPP.
 - Remove all silt fence and other temporary erosion controls.
 - DO NOT REMOVE PERIMETER CONTROLS UNTIL UPRISING AREAS ARE STABILIZED.
 - Soil entire site.
 - File Notice of Discontinuation.

Perimeter Silt Fence
 Silt fence shall be installed around the perimeter before construction begins. Silt fence will be installed around the stockpile once it is established. Other areas will require silt fence during construction and post construction. Break silt fence into 200 foot segments with j-hooks on the ends.

Temporary Vegetative Cover
 Contractor will be responsible for temporarily stabilizing any area that will not be disturbed for at least 90 days no later than 14 days from the last construction activity.

Any area that will not be disturbed for at least 90 days no later than 14 days from the last construction activity will need to have temporary seeding. Temporary seeding is typically done for areas that will be undisturbed for less than one year and should only be done certain times of the year. Installation, seed specifications and fertilizer specifications will be according to Section 9010 of SUDAS. The typical seeding season is from March 1st to May 31st and from August 10th to September 30th. Any area requiring seeding outside of these dates may need to be mulched until such time seeding may take place. The seeded area requiring seeding shall be tilled to a minimum depth with a disk, harrow or field cultivator. Appropriate seeding equipment shall be used to apply the area with seed. The seed shall then be covered by lightly tilling the seeded areas with a disk, rigid harrow, spring tooth harrow or field cultivator. Mulch all seeded areas with straw or prairie hay the same day the seed is sown. Care should be taken to minimize the displacement of the soil. Conventional or Hydromulching shall be utilized in areas that cannot be stabilized by seeding due to season or ground conditions. Installation and materials will be according to Section 9010 of SUDAS. Conventional mulching shall be applied uniformly at a rate of 2 tons/acre for dry cereal straw or 2.5 tons/acre for prairie hay. The mulch needs to be worked into the soil with a tucker or similar device designed to anchor the mulch into soil using dull blades or disks. Hydromulching shall be applied in multiple layers from opposing directions where possible. A homogeneous slurry needs to be mixed per manufacturer's recommendations. If the soil is dry, the contractor shall dampen the soil prior to application to avoid clumping of the material. The slurry shall be applied evenly over the area at the following rates: wood cellulose mulch at 2600 lb/acre dry weight and tackifier at 50 lb/acre; bonded fiber matrix at 3600 lb/acre dry weight; and mechanically bonded fiber matrix at 3600 lb/acre dry weight.

Construction Entrance
 Temporary stabilized exits will be installed at any areas leaving the site that have potential of construction traffic tracking sediment on to existing paved areas. The exit area will be installed at a minimum of 150 feet in length and consist of a 3" crushed rock at a minimum depth of 6 inches. A layer of geotextile filter fabric may need to be installed prior to the rock in order to reduce the displacement of soil underneath the crushed rock. The exit shall be flared at the end closest to the paved areas to provide greater protection. The exit should be graded to prevent runoff from flowing onto the existing paved areas. The construction exit will be installed according to Section 9 of SUDAS and at locations shown on the Erosion and Sediment Control Plan.

Dust Control
 Dust control shall be used in areas that are susceptible to wind erosion. Installation will be according to Section 9 of SUDAS and shall be used as needed based on weather and site conditions. The most common dust control agent is water. It should be applied frequently to any ground surface that has problems with dirt particles becoming airborne which could result in low visibility health hazards or offsite damage to surrounding properties. Chemical agents such as Calcium Chloride, Lignosulfonate or Soapstock can also be used.

Trash and Construction Debris Disposal
 All trash materials will be collected and disposed of into designated trash receptacles or dumpsters located in the staging area. All trash containers will have a secured lid, be placed in an area away from storm water conveyances and drains, and meet all local and state solid waste management regulations. No construction debris will be allowed to be stored onsite. Trash placed in the receptacles will only be trash related to construction on the construction site. The site superintendent is responsible for training all personnel on the correct procedure for the disposal of trash and construction debris.

Dumpsters and/or trash receptacles will be installed once the staging area is constructed.

Concrete Washout Area
 Concrete trucks will be allowed to washout or discharge excess concrete in specifically designated areas. The washout will be installed as shown on the detail provided in Section 4 of the SWPPP. The washout area should be constructed at a minimum length and width of 10 feet and will be lined with a 10 mil thick plastic lining. Filter sock will be installed surrounding the washout area to prevent the spillage of concrete. The site superintendent is responsible for posting signs at the washout locations to ensure concrete operators use the proper facility.

Non-Storm Water Discharges
 The following is a list of non-storm water discharges allowed by the Environmental Protection Agency and the Iowa Department of Natural Resources and may occur at the job site under the condition that no pollutants will be allowed to come into contact with the water prior to or after its discharge from the site:

- Water from fire fighting activities and fire hydrant flushing excluding the presence of dry residual chlorine
- Water used to wash vehicles when detergents are not used
- Potable water sources including waterline flushing, irrigation drainage and routine building wash downs excluding detergents.
- Uncontaminated air conditioning condensate
- Uncontaminated springs or ground water
- Foundation or footing drains where flows have not been exposed to solvents
- Pavement wash waters where spills or leaks of hazardous material has not occurred and no detergents are present
- Water used to control dust
- Uncontaminated excavation dewatering

Prohibited Discharges
 The following discharges are prohibited under the permit, and are considered a violation should any occur.

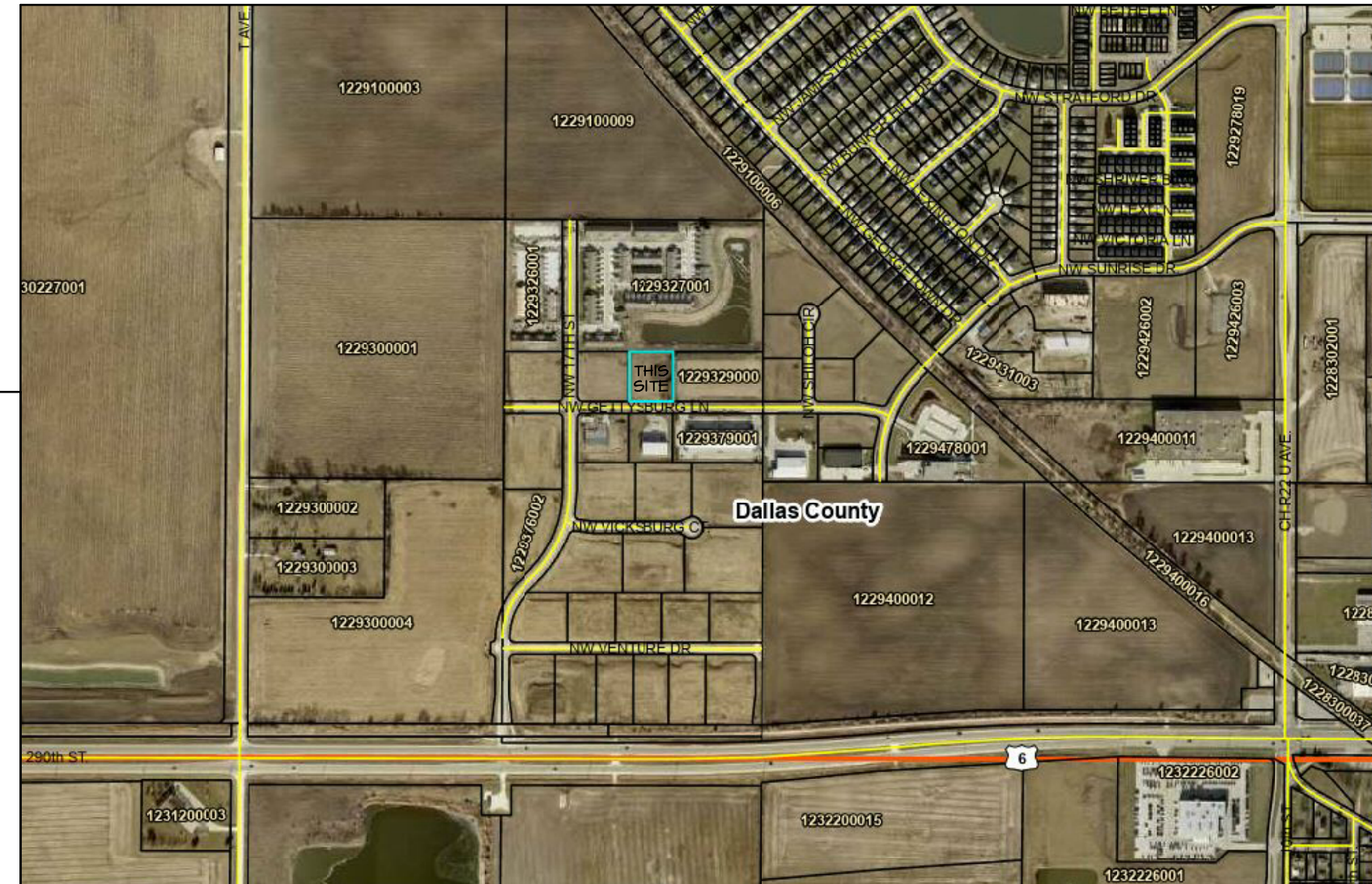
- Wastewater from washout of concrete, and from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance.
- Soaps, solvents, or detergents used in vehicle and equipment washing.
- Toxic or hazardous substances from a spill or other release.
- The following shall NOT discharge directly to the storm drain or to surface water
 - Saw cutting and grinding
 - Vehicle wash
- Discharges of runoff from material storage areas containing chemicals, fuels, grease, oil or hazardous materials;

EROSION CONTROL	
DESCRIPTION	QUANTITY
PERIMETER SILT FENCE	980 L.F.
INTERIOR SILT FENCE	500 L.F.
INTAKE PROTECTION (FILTER SOCKS)	6 EACH
OUTLET PROTECTION (EROSION STONE)	15 TONS
SGR	44,473 SF
SGR (8" AMENDED SOIL TO %SOM=8.1%)	18,216 SF
SGR COMPOST REQUIRED (4-inches deep)	225 CYDS

SITE ADDRESS	
1625 NW GETTYSBURG LANE WAUKEE, IOWA 50263	
LEGAL DESCRIPTION	
Lot 26 in JAMES POINTE PLAT 1, an Official Plat all now included in and forming part of the City of Waukee, Dallas County, Iowa. Containing 1.32 acres, more or less. Subject to all easements and restrictions of record.	
TITLE HOLDER	
ABOVE PAR TECH OF IOWA, LLC. 2707 NW 154TH COURT CLIVE, IOWA 50325 (563) 249-8492	
GENERAL PERMIT #2 & COSECOO PERMITS: BOTH ARE REQUIRED	
DISTURBED AREA: 1.32 ACRES (TOTAL SITE AREA=1.32 ACRES)	
HORIZONTAL/VERTICAL CONTROL	
HORIZONTAL CONTROL: IOWA SOUTH, NAD 83 DATUM VERTICAL: NAVD88	
AREA SUMMARY	
BUILDING PAVING	5,000 SF
OPEN SPACE	44,473 SF
TOTAL	57,500 SF
AREA IMPERVIOUS	13,027 SF (23%)
AREA PERVIOUS	44,473 SF (77%)
OPEN SPACE Req'd = (57,500 sf) x (15%) = 8,625 sf	
OPEN SPACE Prv'd = 44,473 sf (77% PROVIDED)	
PARKING REQUIREMENTS	
BUILDING USE: WAREHOUSE, 500 SF OFFICE REQUIRED: - 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA OR 1 SPACE PER 2 EMPLOYEES, WHICHEVER IS GREATER - 3 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.	
BUILDING SQUARE FEET = 5,000 SF # EMPLOYEES = LESS THAN 4 REQ'D = 4,500/1000+500/1000*3 = 4.5 + 1.5 = 7 TOTAL	
PROVIDED: 8 SPACE	
ZONING INFORMATION	
ZONING: M-1	FRONT YARD: 30 FEET
SIDE YARD: NONE REQUIRED EXCEPT WHEN ADJACENT TO AN R OR C-1 DISTRICT OR STREET RIGHT OF WAY LINE, A SIDE YARD OF 40 FEET SHALL BE REQUIRED	
REAR YARD: 30 FEET UNLESS THE REAR LOT LIE ADJUTINS A RAILROAD RIGHT OF WAY, IN WHICH CASE, NONE REQUIRED.	
MAXIMUM HEIGHT: 40 FEET, EXCEPT THAT RADIO COMMUNICATIONS TOWERS ARE EXCLUDED IN COMPLIANCE WITH CHAPTER 211 OF THIS CODE OF ORDINANCES MAY NOT EXCEED 45 FEET IN HEIGHT	
MAX. # OF STORIES: 3 STORIES	
SITE USAGE	
EXISTING SITE USAGE: VACANT SITE INDUSTRIAL SITE PROPOSED USAGE: WARE HOUSE AND OFFICE	
BUILDING HEIGHT = 21'00"	

SHEET INDEX

SHEET C1	COVER SHEET
SHEET C2	GRADING & SMP
SHEET C3	DIMENSIONING PLAN
SHEET C4	LANDSCAPING PLAN
SHEET C5	LIGHTING PLAN
SHEET A200	EXTERIOR ELEVATIONS
SHEET A201	TRASH ENCLOSURE, ELEVATIONS, DETAILS



DATE	REVISION	DESCRIPTION
02-06-2024	1ST SUBMITTAL	REVIEW COMMENTS RECEIVED
02-15-2024	1ST SUBM AS NOTED	
02-21-2024	2ND SUBMITTAL	REVIEW COMMENTS RECEIVED
03-01-2024	2ND SUBMITTAL	REVIEW COMMENTS RECEIVED
03-07-2024	3RD SUBMITTAL	REVIEW COMMENTS RECEIVED
03-15-2024	3RD SUBMITTAL	REVIEW COMMENTS RECEIVED
03-21-2024	4TH SUBMITTAL	

- MONUMENT FOUND AS NOTED
- ▲ SECTION CORNER FOUND AS NOTED
- CURB MANHOLE AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- WATER MAIN AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS METER AS NOTED
- VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- CURB INTAKE AS NOTED
- AREA AS NOTED
- HANDICAP PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX AS NOTED
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- M= MEASURED DISTANCE OR BEARING
- P= RECORDED DISTANCE OR BEARING
- 100' EXISTING CONTOUR
- PROPOSED CONTOUR
- 5' M AS NOTED
- BURIED TELEVISION AS NOTED
- 6" UTILITY AS NOTED
- OVER-HEAD ELECTRIC & UTILITIES
- 12" GAS MAIN AS NOTED
- 18" WATER MAIN AS NOTED
- 24" STORM SEWER AS NOTED
- 36" WATER MAIN AS NOTED
- 48" BURIED TELEPHONE
- BURIED CABLE/UTILITIES AS NOTED

ENGINEERING CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF IOWA.

SONER: NICHOLAUS COFFELT PE DATE: 1/29/25
 IOWA REG. NO. 1615 REG. # 16973
 DATE CHECKED BY THE STATE: 2/11/25

DATE PRINTED: Thu Mar 21, 2024
 AEC #: 212753

ASSOCIATED ENGINEERING COMPANY OF IOWA
 1830 SE Princeton Drive, Suite M, Granger, Iowa 50111
 Phone: (515) 255-3156 Fax: (515) 255-3157
 COMMERCIAL SITE PLAN

Calculation Summary						
Label	CalcType	Units	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	5.0	0.1	16.70	50.00

Luminaire Schedule						
Symbol	Qty	Arrangement	Description	Tag	Manufacturer	Mounting Height
☐	4	Single	WDGE2 LED P4 40K 70CRI T4M	W1	Lithonia Lighting	15

250.00'
N00%17617'25"E

15' SANITARYS SEWER EASEMENT

20.00'

PROPOSED BUILDING (5000 SF)

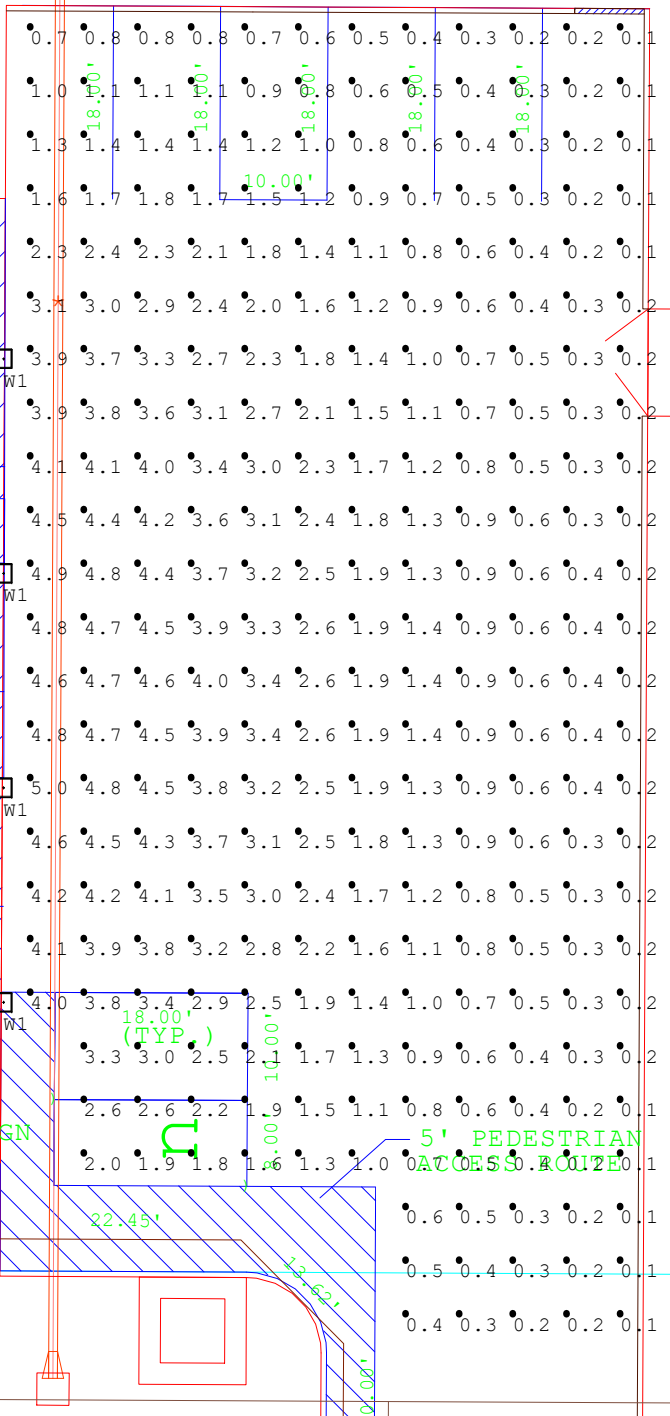
H.C. SIGN

5' PEDESTRIAN ACCESS ROUTE

TRASH ENCLOSURE

30' SETBACK

EXISTING ELECTRIC



#	Date	Comments

Revisions			

Drawn By:	
Checked By:	
Date:	3/21/2024
Scale:	



EXTERIOR MATERIALS

- WAUKEE ZONING SECTION 160.07 SITE AND BUILDING DESIGN STANDARDS
- BUILDINGS SHALL BE COMPATIBLE IN ARCHITECTURAL STYLE OR THEME WITH SURROUNDING BUILDINGS.
 - BUILDINGS SHALL BE DESIGNED WITH EMPHASIS PLACED UPON PROMOTING INTEREST ON THOSE FACADES FACING A PUBLIC STREET RIGHT-OF-WAY AND BREAKING UP LONG EXPANSES OF CONTINUOUS WALLS WITH SPECIFIC CONSIDERATION GIVEN TO THE TREATMENT OF ENTRANCES, DOORS, AND WINDOW AREAS.
 - BUILDINGS WITHIN THE INDUSTRIAL DISTRICT SHALL BE DESIGNED UTILIZING PRIMARY MATERIALS ON THOSE ELEVATIONS FACING A PUBLIC STREET RIGHT-OF-WAY INCLUDING:
 - ALUMINUM COMPOSITE MATERIALS
 - BRICK
 - CAST STONE
 - GLASS
 - PLATE CLADDING SYSTEM
 - PRECAST CONCRETE PANELS
 - FIBER CEMENT SIDING
 - SECONDARY MATERIALS USED ON THE REMAINDER OF THE BUILDING AND COMPROMISING NOT MORE THAN 40 PERCENT OF ALL ELEVATIONS SHALL INCLUDE BUT NOT BE LIMITED TO:
 - ARCHITECTURAL METALS (INSULATED METAL PANELS, CORRUGATED METAL PANELS OR SIMILAR MATERIALS)
 - EPS
 - SPLIT FACED BRICK
 - STRUCTURAL COMPOSITE SANDWICH PANELING
 - TLING
 - THOSE MATERIALS LISTED AS PRIMARY MATERIALS

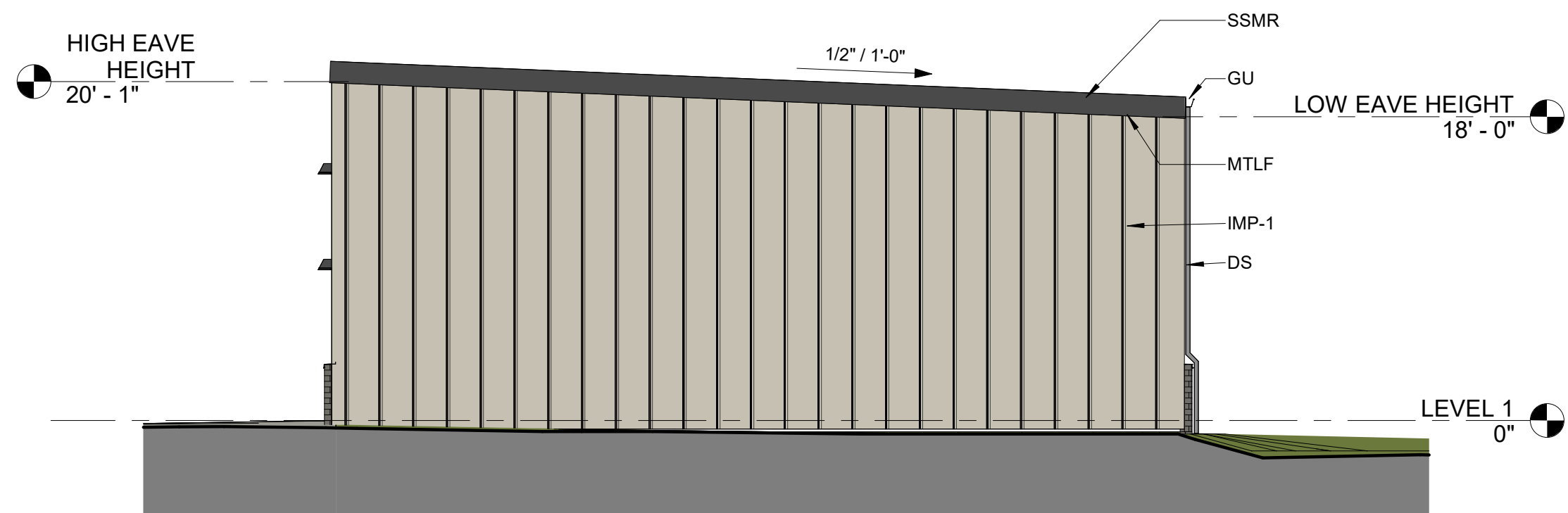
EXTERIOR MATERIALS: SF & PERCENTAGE

	NORTH			SOUTH			EAST			WEST		
	SF	%	CLASS	SF	%	CLASS	SF	%	CLASS	SF	%	CLASS
BRICK VENEER				171	18	P	199	12	P	337	19	P
INSULATED METAL PANELS	962	100	S	730	76	S	1308	81	S	1474	81	S
GLASS				64	6	P	100	7	P			
TOTALS	962	100		965	100		1607	100		1811	100	

EXTERIOR MATERIALS

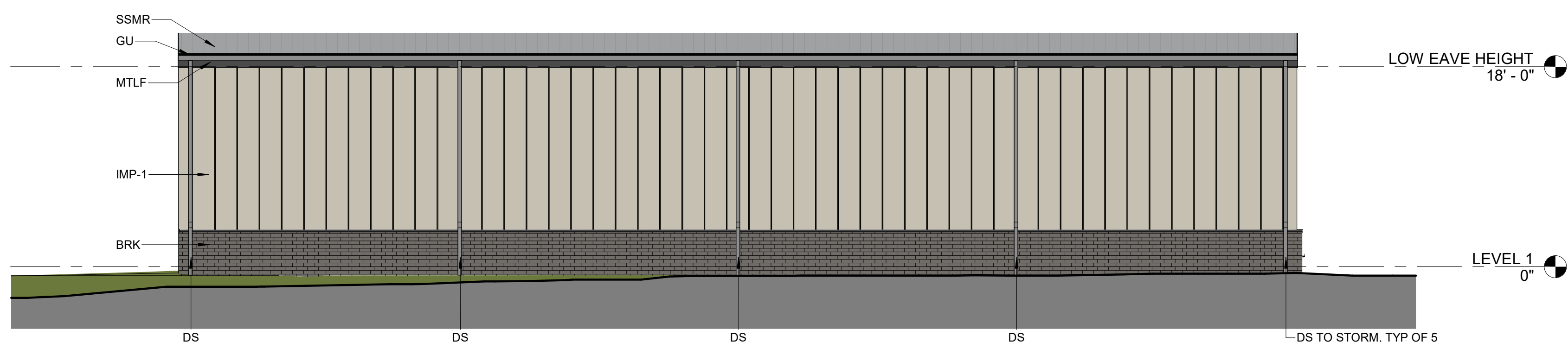
ABBREVIATION	MATERIAL	COLOR	MODEL/STYLE	MANUFACTURER*
BRK	BRICK MASONRY	EBONITE VELOUR	UTILITY	SIoux CITY BRICK
IMP-1	INSULATED METAL PANEL	LIMESTONE	FORMAWALL DIMENSION	CENTRIA
IMP-2	INSULATED METAL PANEL	CHARCOAL GRAY	FORMAWALL DIMENSION	CENTRIA
WDW	ALUMINUM FRAMED WINDOW	BLACK	2" X 4 1/2" FRAMING	KAWNEER
SF	ALUMINUM FRAMED STOREFRONT	BLACK	2" X 4 1/2" FRAMING	KAWNEER
SSMR	STANDING SEAM METAL ROOF	CHARCOAL	CFR	NUCOR
OHD	OVERHEAD DOOR	GRAY	THERMACORE 596	OVERHEAD DOOR
MTLF	METAL FASCIA	CHARCOAL	COLOR TO MATCH ROOF	
HMDF	HOLLOW METAL DOOR AND FRAME	CHARCOAL	COLOR TO MATCH ROOF	
GU	METAL GUTTER	CHARCOAL	COLOR TO MATCH ROOF	
DS	METAL DOWNSPOUT	CHARCOAL	COLOR TO MATCH ROOF	

*MANUFACTURERS LISTED ARE BASIS OF DESIGN. OTHER EQUIVALENT MANUFACTURERS MAY BE USED.



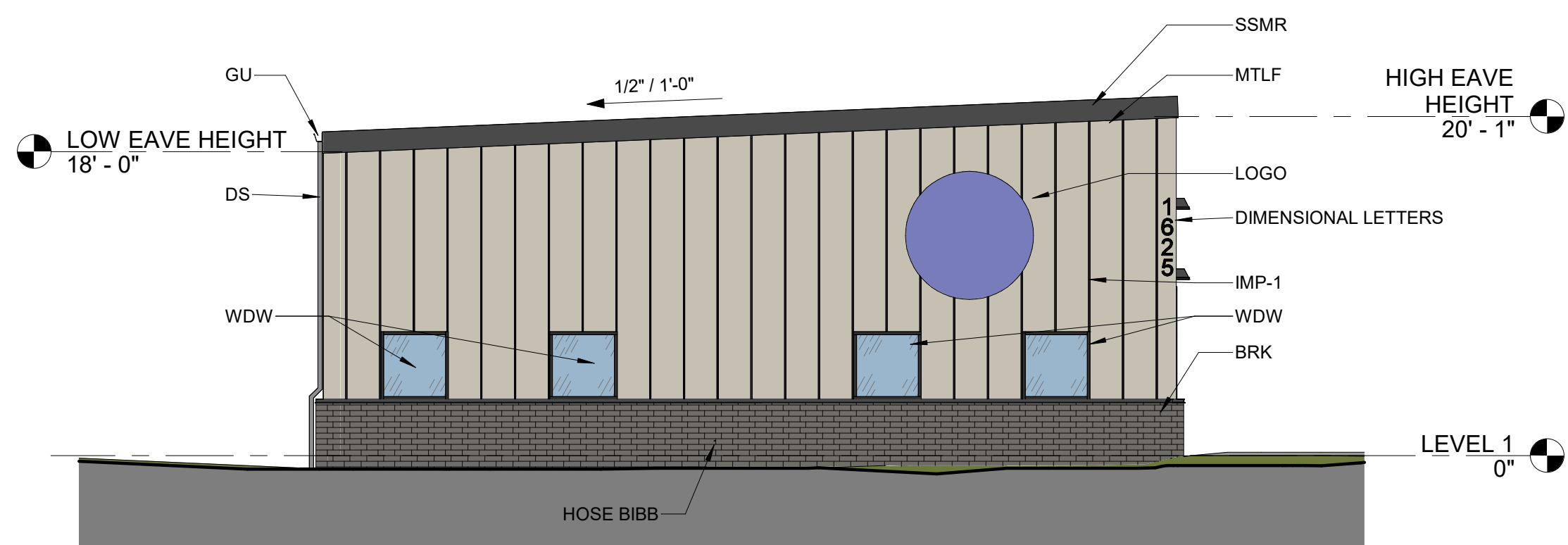
4 EXTERIOR ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



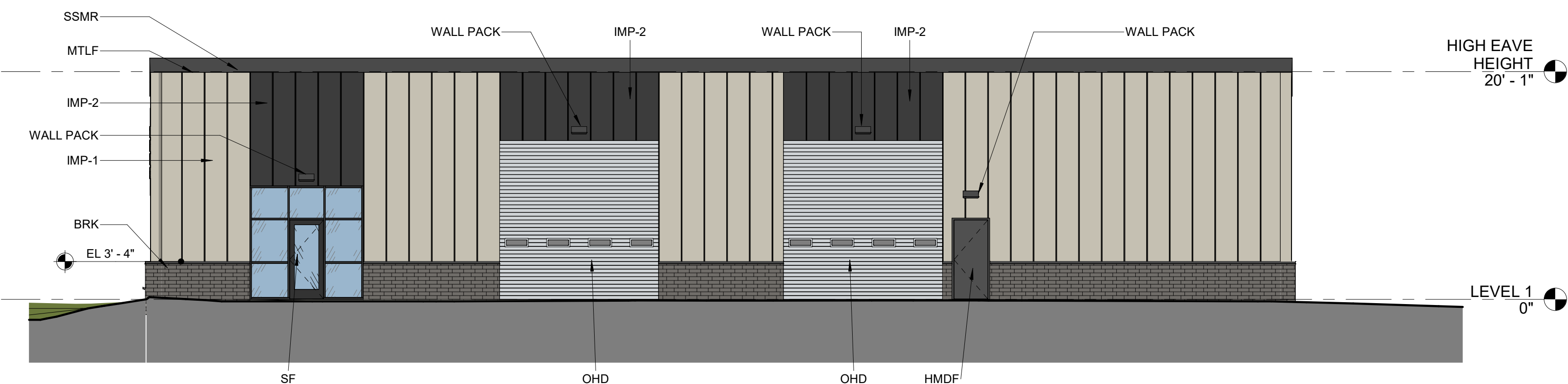
3 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

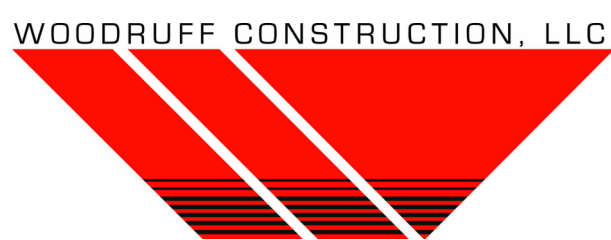


1 EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"



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ABOVE PAR TECH WAREHOUSE

1625 NW GETTYSBURG LN
WAUKEE, IA 50263

ISSUANCE

CITY SUBMITTAL
02/02/2024

REVISIONS
02/21/2024 2ND CITY SUBMITTAL
03/07/2024 3RD CITY SUBMITTAL
03/21/2024 4TH CITY SUBMITTAL

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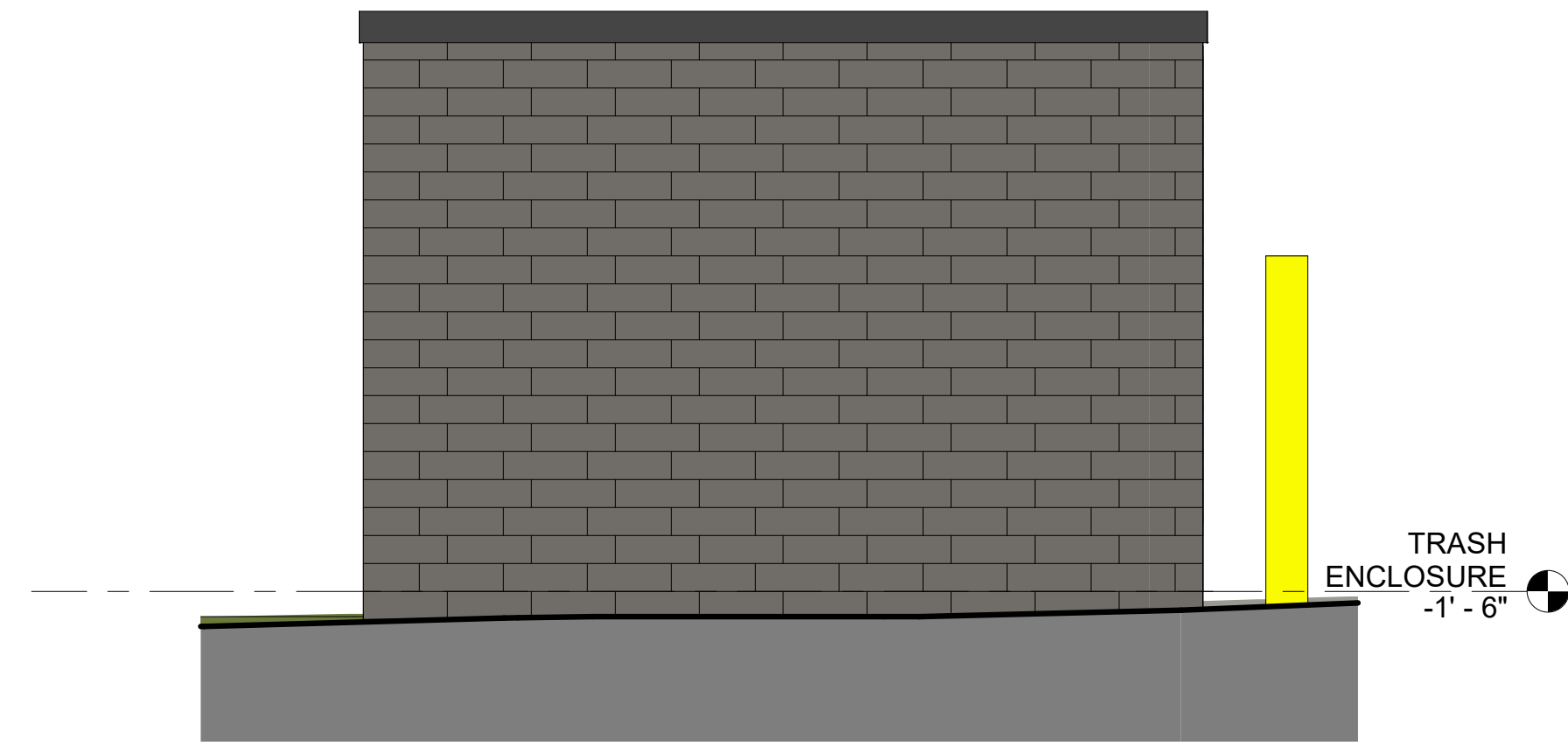
PROJECT NUMBER

24003

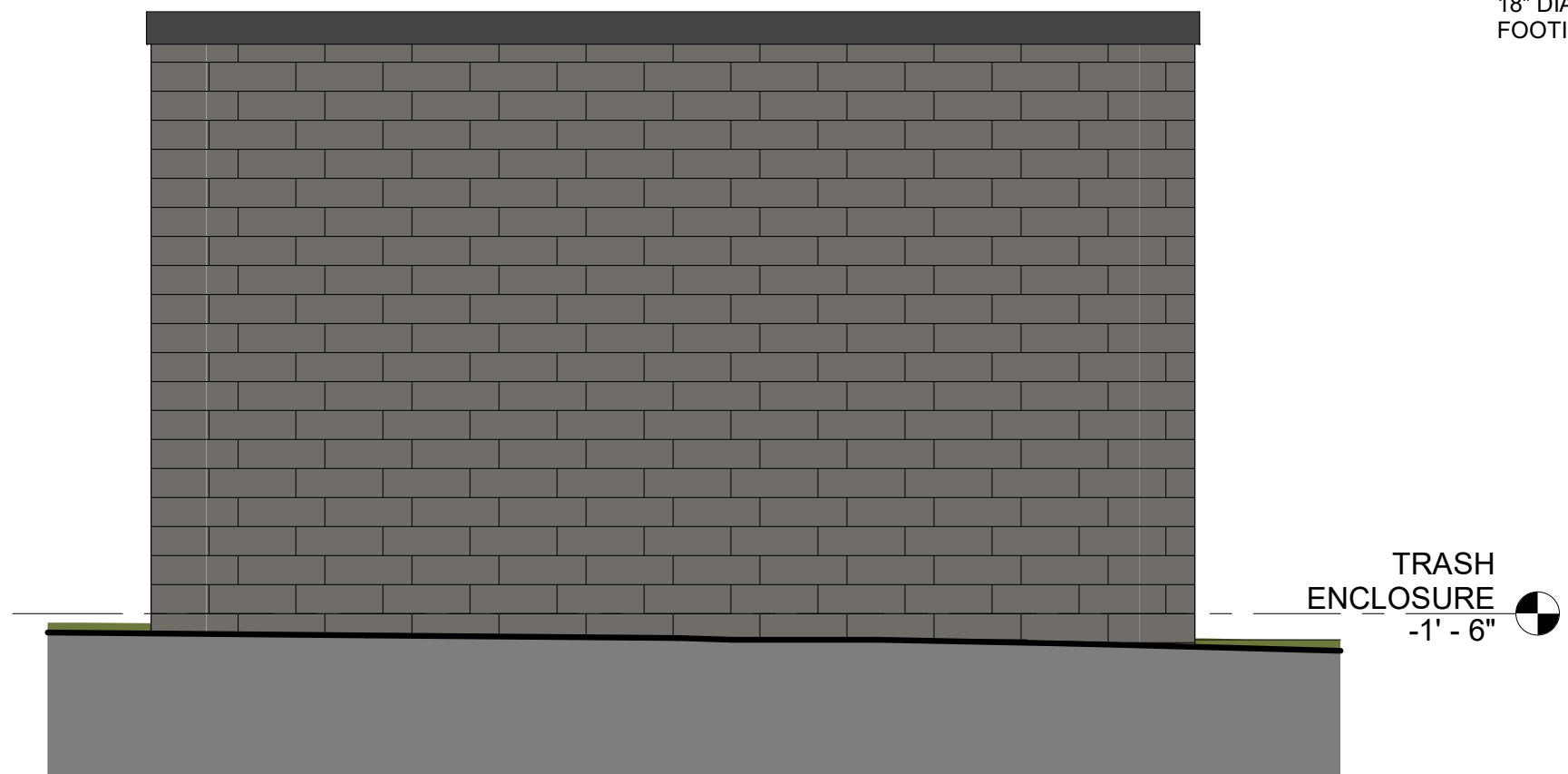
EXTERIOR ELEVATIONS

A200

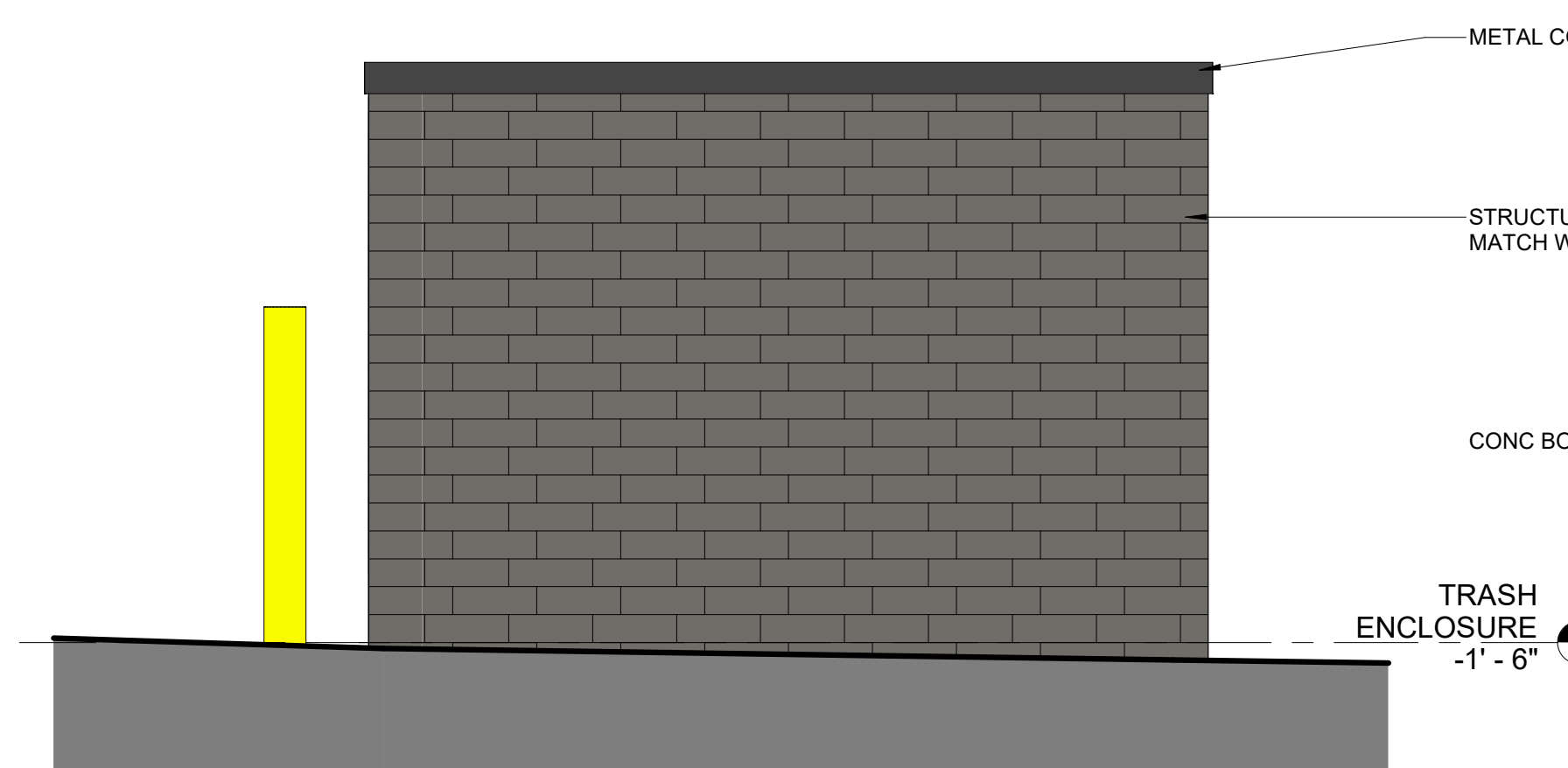
3/21/2024 1:01:06 PM
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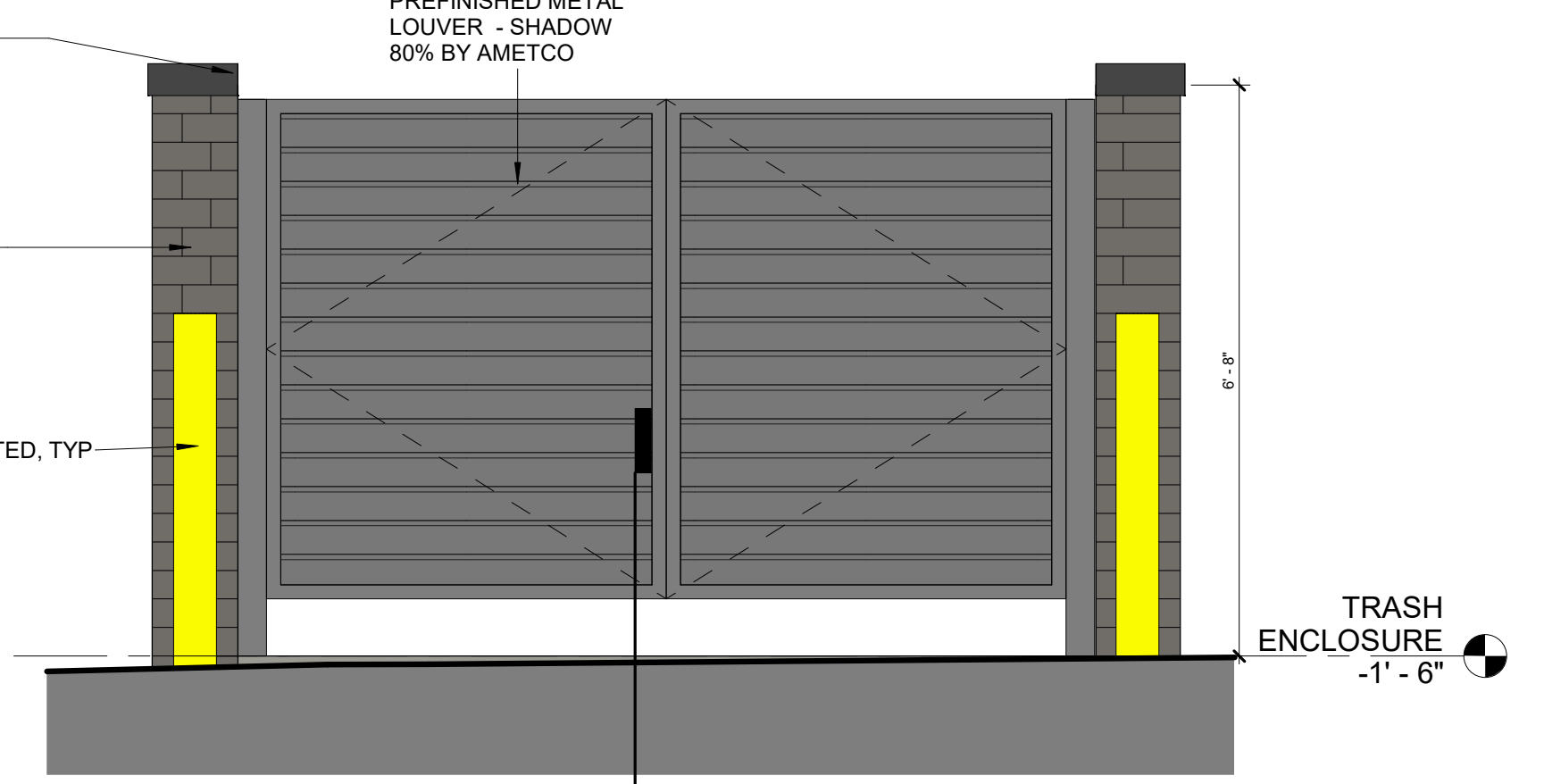
4 NORTH ELEVATION
SCALE: 1/2" = 1'-0"



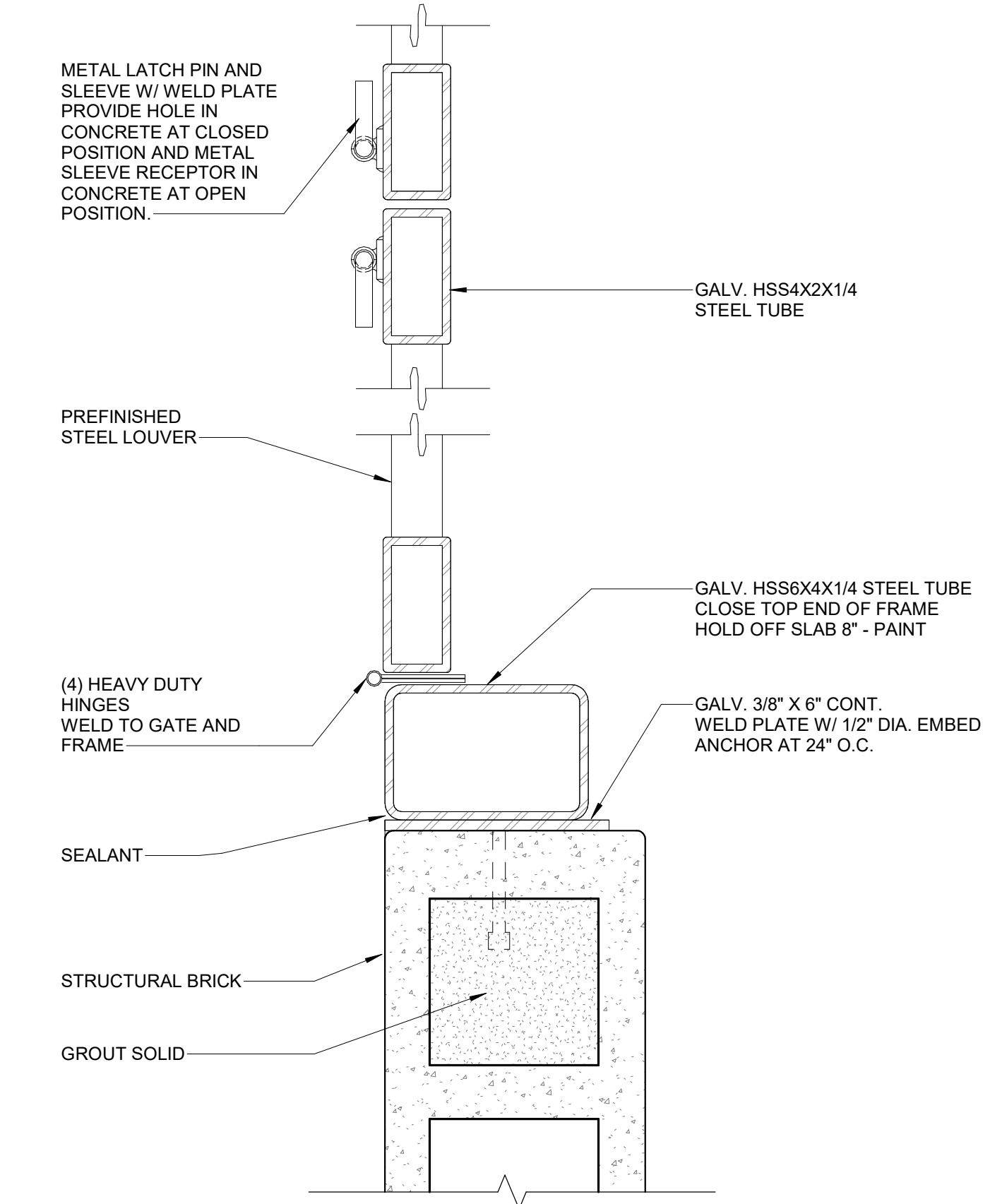
5 EAST ELEVATION
SCALE: 1/2" = 1'-0"



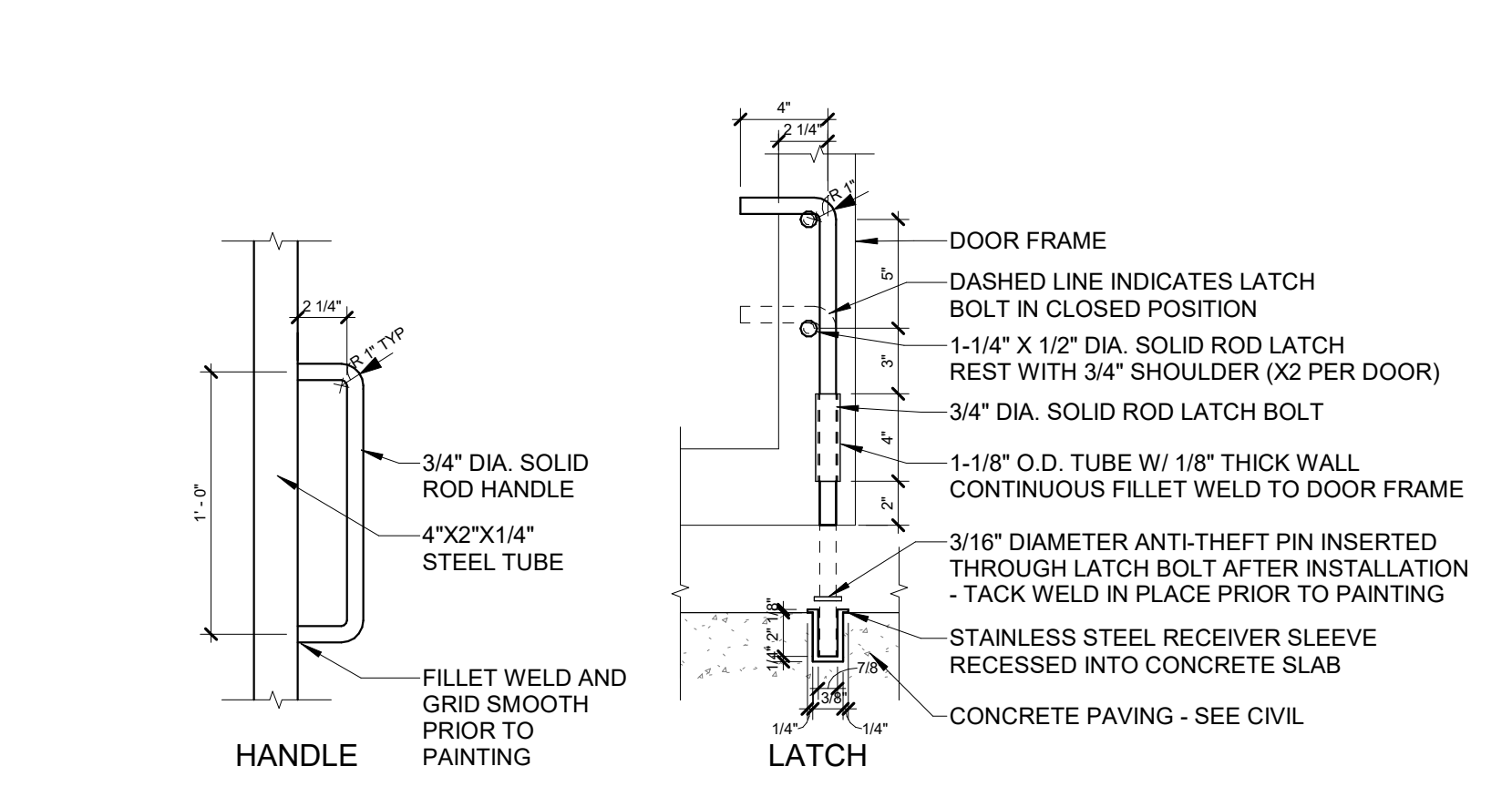
3 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



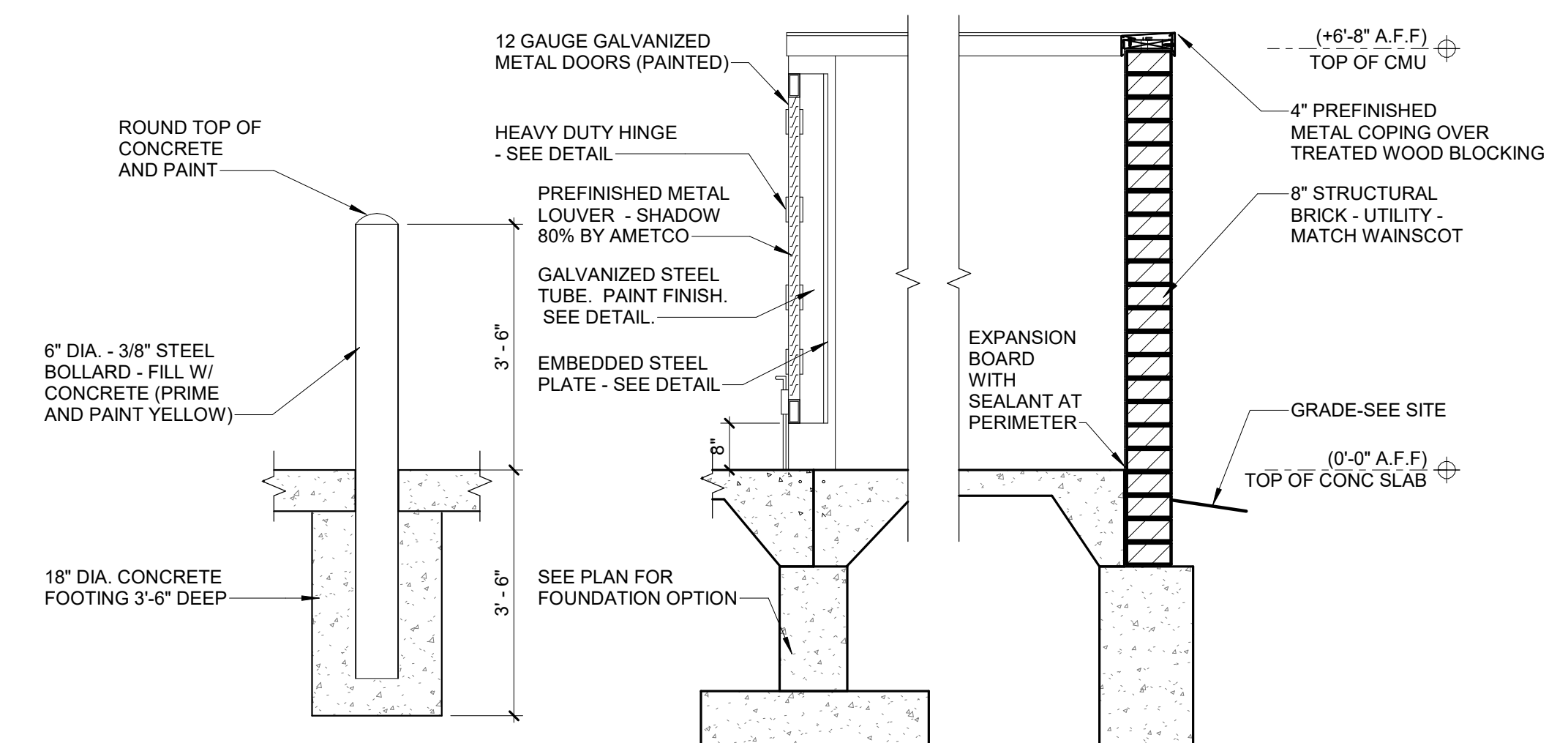
2 WEST ELEVATION
SCALE: 1/2" = 1'-0"



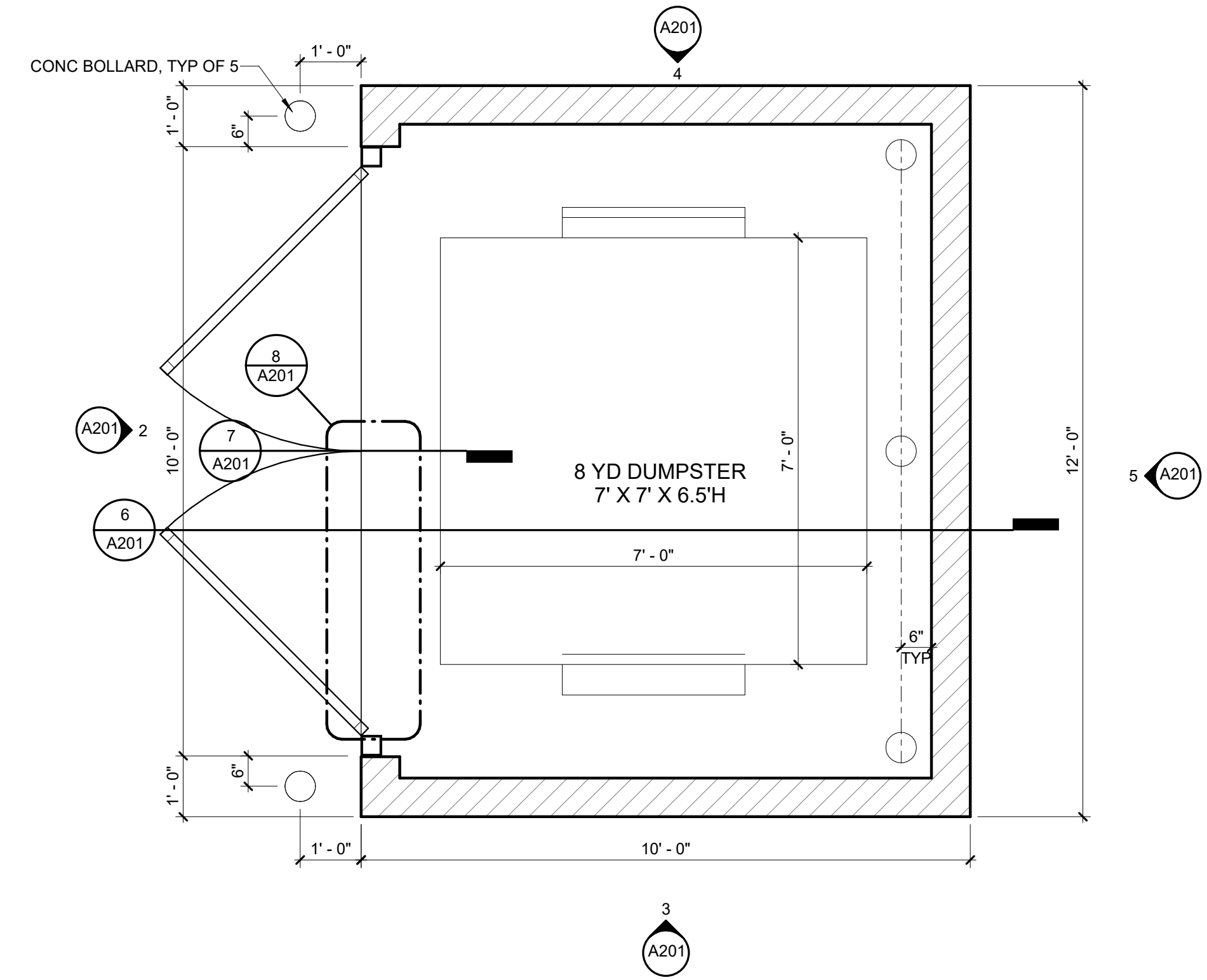
8 TRASH ENCLOSURE DOOR DETAILS
SCALE: 3" = 1'-0"



7 HANDLE / LATCH DETAILS
SCALE: 1 1/2" = 1'-0"



6 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/2" = 1'-0"



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PROJECT NUMBER
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TRASH ENCLOSURE PLAN, ELEVATIONS AND DETAILS

A201

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