

SITE PLAN FOR: IOWA ORTHO WAUKEE

2425 GRAND PRAIRIE PARKWAY WAUKEE, IOWA 50263

VICINITY MAP NOT TO SCALE



PROPOSED USE

MEDICAL OFFICE/CLINIC

LEGAL DESCRIPTION

LOT 7 OF KETTLESTONE CENTRAL SOUTH PLAT 2.

BULK REGULATIONS

BULK REGULATIONS (K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT):

LOT AREA:	NO MINIMUM REQUIREMENT
LOT WIDTH:	NO MINIMUM REQUIREMENT
FRONT YARD:	NO MINIMUM FOR PRINCIPAL PERMITTED USES. 20 FEET MINIMUM FOR ACCESSORY STRUCTURES
SIDE YARDS:	NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
REAR YARD:	NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
PRINCIPAL BUILDING SEPARATION:	25 FEET
ACCESSORY BUILDING SEPARATION:	25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING
MAXIMUM HEIGHT:	PRINCIPAL BUILDING - 4 STORIES ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO:	0.35

DEVELOPMENT SUMMARY

SITE AREA:	87,120 SF (2.00 ACRES)
BUILDING AREA	
PROPOSED:	14,242 SF
FLOOR AREA RATIO PROVIDED:	0.16
BUILDING INFORMATION	
HEIGHT:	19.15 FT
NUMBER OF STORIES:	1 STORY
IMPERVIOUS AREA	
BUILDING & ASSOCIATED IMPERVIOUS AREA:	15,930 SF
DRIVES/PARKING:	39,702 SF
SIDEWALK:	2,814 SF
58,246 SF	
OPEN SPACE	
REQUIRED:	17,424 SF (20.0%)
PROPOSED:	28,874 SF (33.1%)
PARKING REQUIRED	
MEDICAL OFFICE/CLINIC (3 SPACES/1,000 SF OF GFA):	46 SPACES
PARKING PROVIDED	
STANDARD PARKING:	88 SPACES
ACCESSIBLE PARKING:	8 SPACES
96 SPACES	
BICYCLE PARKING REQUIRED	
(3% OF THE NUMBER OF AUTOMOBILE PARKING SPACES):	2 SPACES
BICYCLE PARKING PROVIDED	
	2 SPACES

BENCHMARKS

DALLAS COUNTY BM 120 (G120)
5/8" DIA. X 6"-0" LONG ALUMINUM ROD WITH CAP STAMPED G120 & NGS STYLE
ACCESS COVER 3" DEEP LOCATED ON EAST SIDE OF U PLACE ABOUT 150' SOUTH OF
200TH STREET. ELEVATION=1011.76

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

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



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.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2412.973

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSESCO 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 2024 EDITION OF THE WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

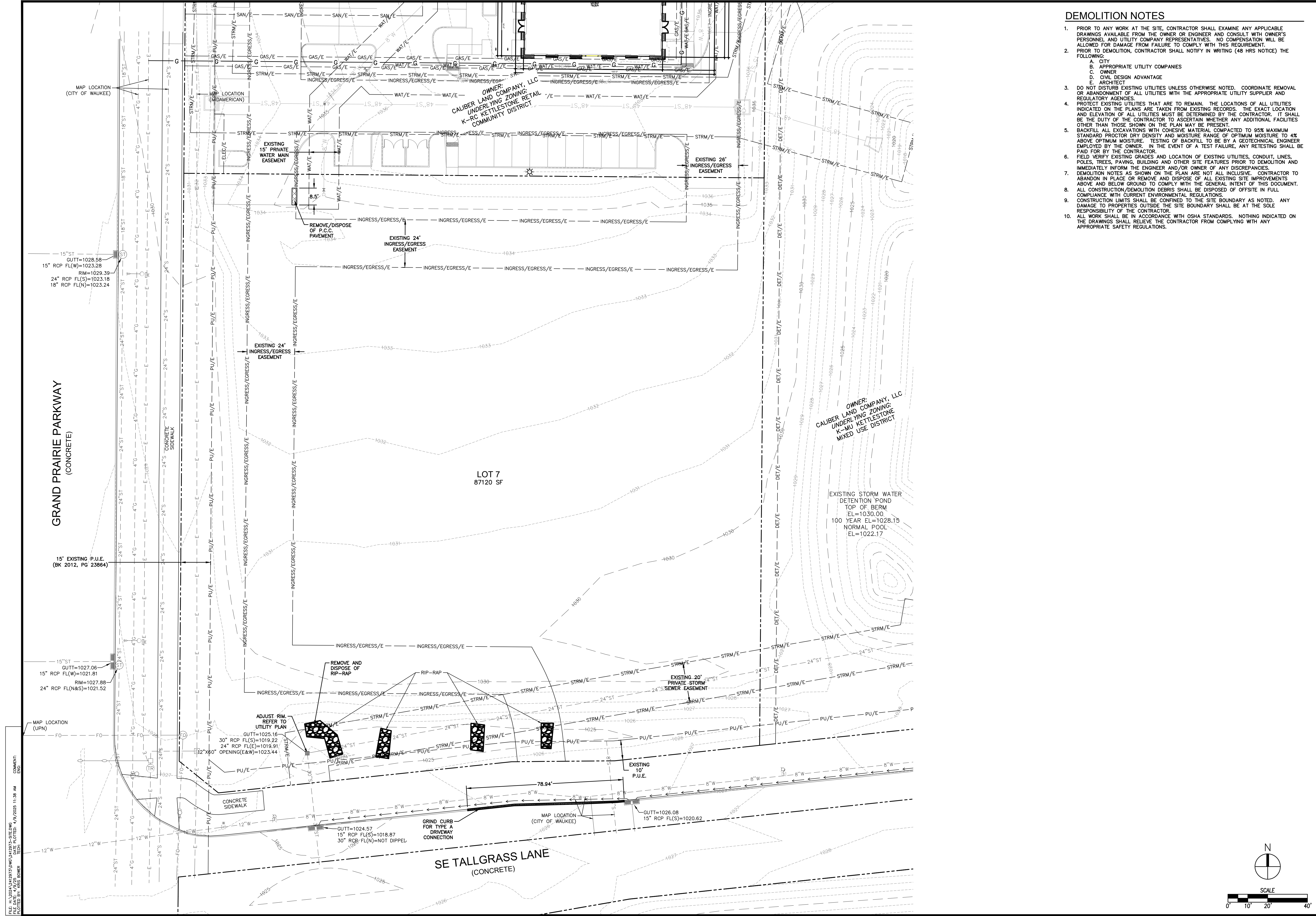
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NOT FOR CONSTRUCTION

KEITH WEGGEN, A.S.L.A. DATE
00442
MY LICENSE RENEWAL DATE IS JUNE 30, 2026
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ALL SHEETS

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PHONE: (515) 369-4400
DRAFTED: _____
ENGINEER: _____
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA
IOWA ORTHO WAUKEE
COVER SHEET
2425 GRAND PRAIRIE PARKWAY
DATE: 04/09/2025
SHEET NUMBER: **C1.1**
2412.973



DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED 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 FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

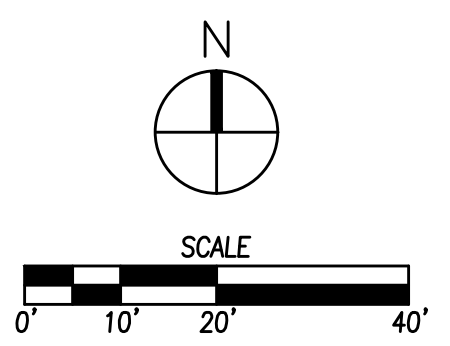
DATE	REVISIONS

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 URBANDALE, IA 50322
 PHONE: (515) 369-4400

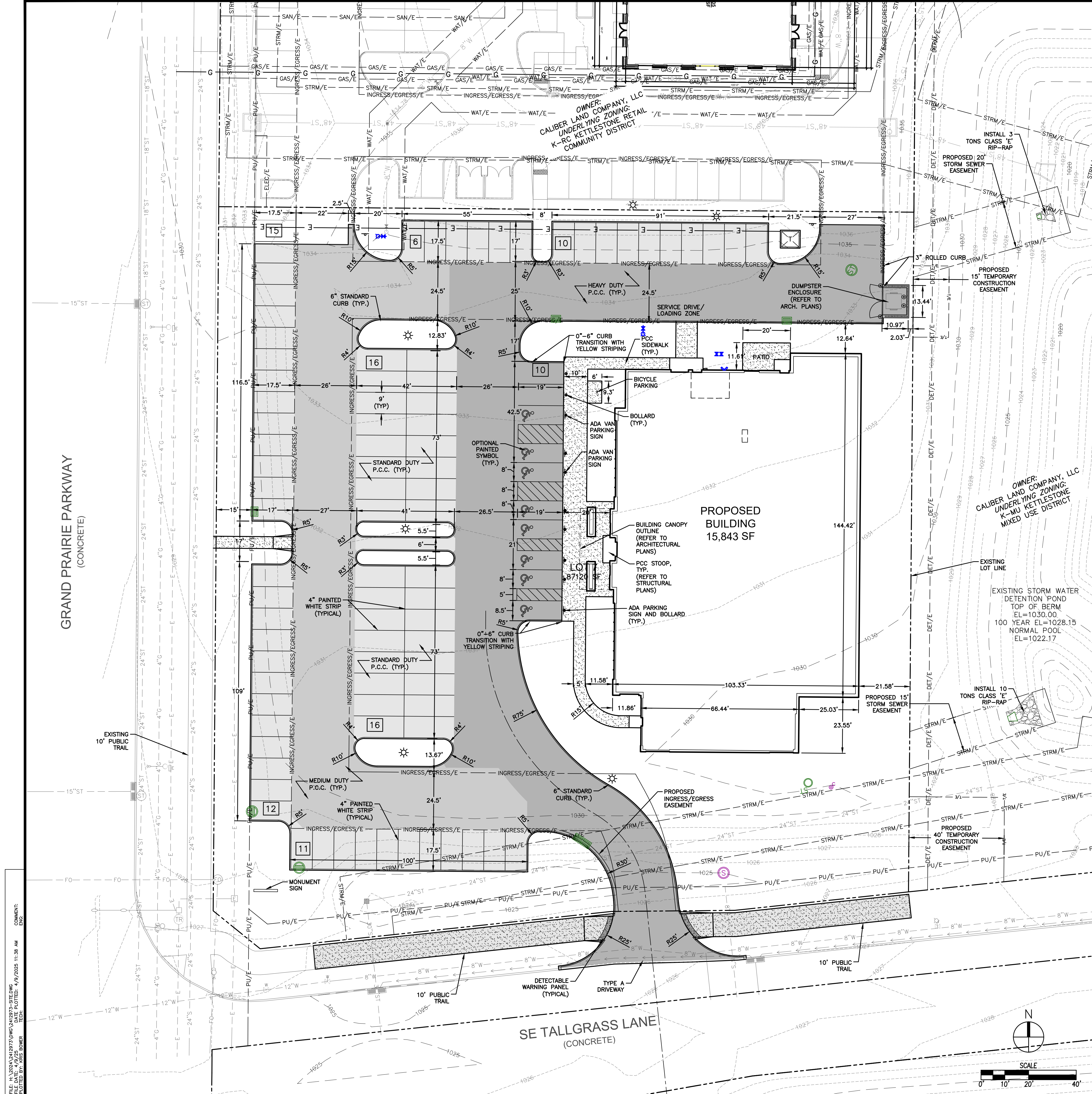


IOWA ORTHO WAUKEE
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
 WAUKEE, IOWA
 2425 GRAND PRAIRIE PARKWAY

DATE: 04/09/2025
 SHEET NUMBER: **C1.1**
 2412.973



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GENERAL NOTES

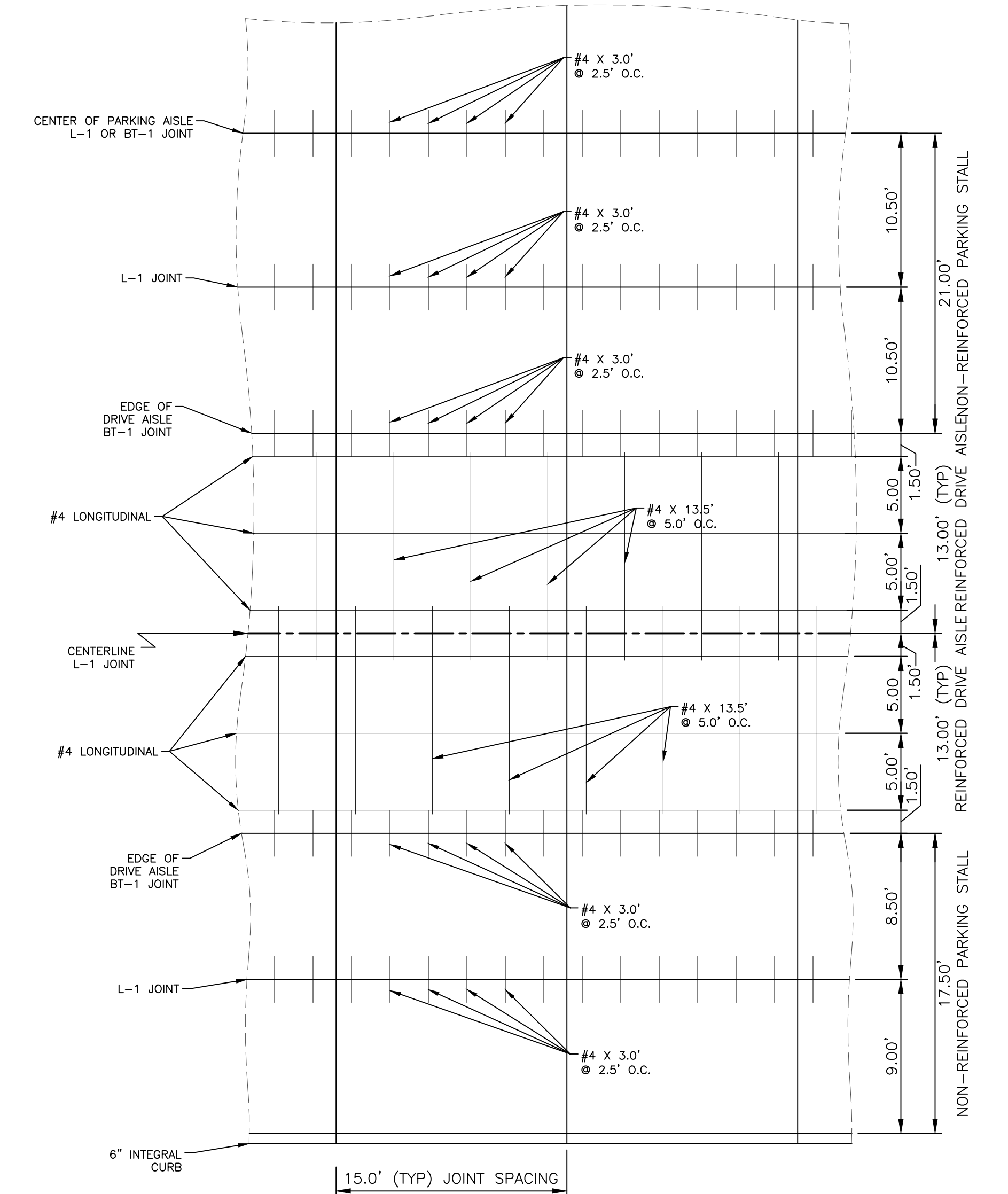
1. THE 2024 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF THE SDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. FUTURE ADDITION WILL REQUIRE SEPARATE SITE PLAN APPROVAL.

PAVEMENT THICKNESS

- | | | |
|--|-----------|--|
| 1. STANDARD DUTY P.C.C. PAVING | 6" P.C.C. | |
| 2. MEDIUM DUTY P.C.C. PAVING | 7" P.C.C. | |
| 3. HEAVY DUTY P.C.C. PAVING | 8" P.C.C. | |
| 4. PRIVATE SIDEWALK | 5" P.C.C. | |
| 5. 10' WIDE PUBLIC TRAIL WITHIN THE RIGHT-OF-WAY | 6" P.C.C. | |

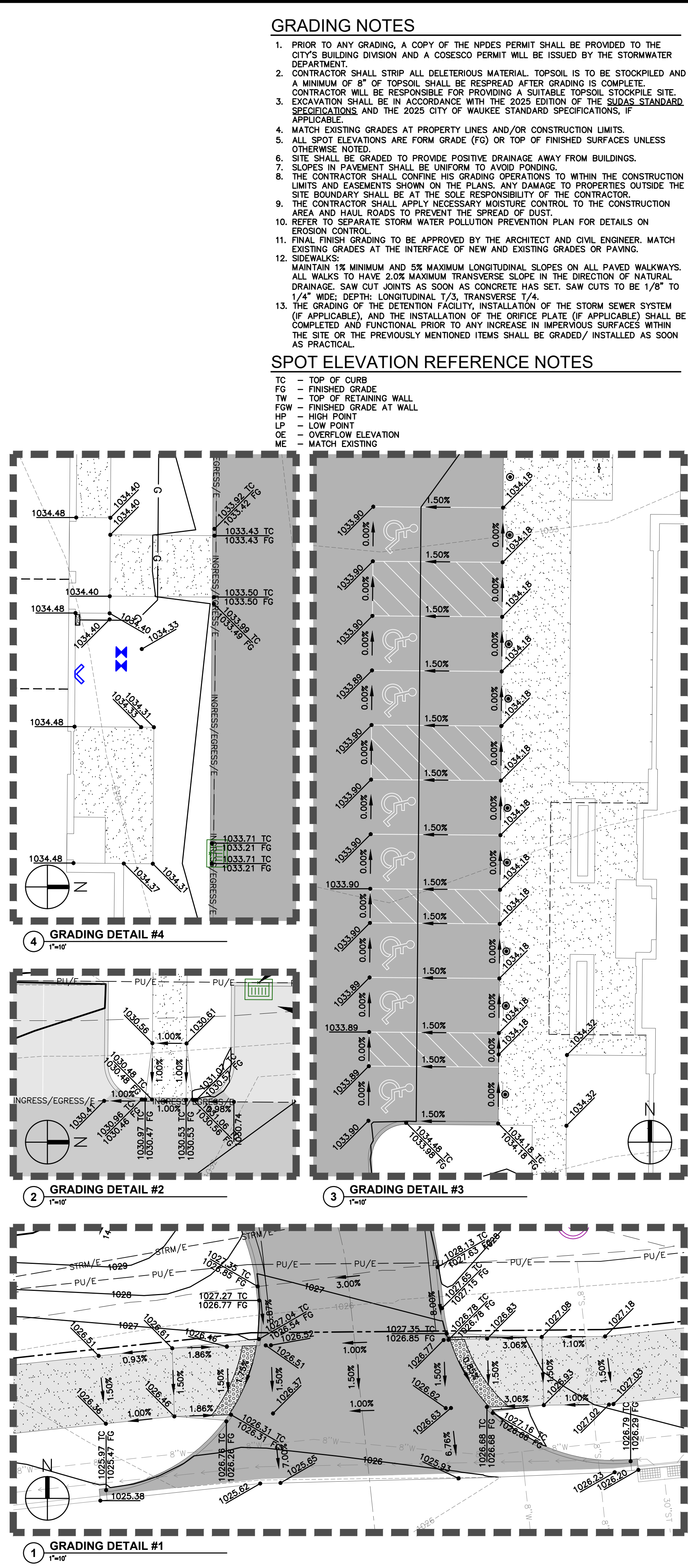
ADDITIONAL NOTES

- *ALL PAVING SHALL BE IN IDOT C4 MIX.
- *CONTRACTOR SHALL PROVIDE ALTERNATE BID TO INCLUDE REINFORCEMENT IN ALL CONCRETE PAVEMENT. SEE DETAIL ON THIS SHEET.



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 4121 NW URBANDALE DRIVE
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 ENGINEER: _____
 WAUKEE, IOWA
IOWA ORTHO WAUKEE
 DIMENSION PLAN
 2425 GRAND PRAIRIE PARKWAY
 DATE: 04/09/2025
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 2412.973



- ### GRADING NOTES
- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION AND A COSESCO PERMIT WILL BE ISSUED BY THE STORMWATER DEPARTMENT.
 - CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. TOPSOIL IS TO BE STOCKPILED AND A MINIMUM OF 8" OF TOPSOIL SHALL BE RESPAID AFTER GRADING IS COMPLETE.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE 2025 CITY OF WAUKEE STANDARD SPECIFICATIONS, IF APPLICABLE.
 - MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 - ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 - SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 - SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 - THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
 - REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
 - FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
 - SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
 - THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

- ### SPOT ELEVATION REFERENCE NOTES
- TC - TOP OF CURB
 - FG - FINISHED GRADE
 - TW - TOP OF RETAINING WALL
 - FW - FINISHED GRADE AT WALL
 - HP - HIGH POINT
 - LP - LOW POINT
 - OE - OVERFLOW ELEVATION
 - ME - MATCH EXISTING

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NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,734
2	FILTER SOCK	LF	200
3	TYPE 4 SEED	AC	2.19
4	INLET PROTECTION DEVICES	EA	10
5	CONCRETE WASHOUT PIT	EA	1
6	SOD	AC	0.66

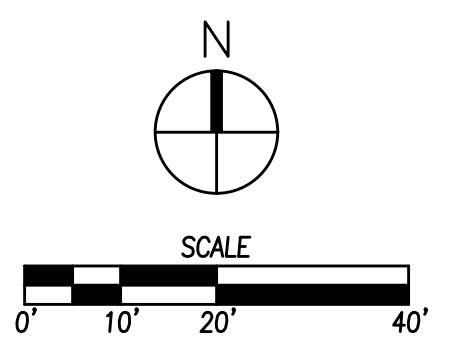
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOX CREEK ±1500 FT
 TOTAL AREA DISTURBED TO DISCHARGE POINT 2.19 ACRES
 STORAGE VOLUME REQUIRED (2.19 ACRES*3600 CU FT) 7,884 CU FT
 VOLUME PROVIDED IN FILTER SOCK (200 LF @ 2.0 CU FT/LF OF SOCK) 400 CU FT
 VOLUME PROVIDED IN SILT FENCE (1,734 LF @ 4.5 CU FT/LF OF FENCE) 7,803 CU FT
 TOTAL VOLUME PROVIDED 8,203 CU FT

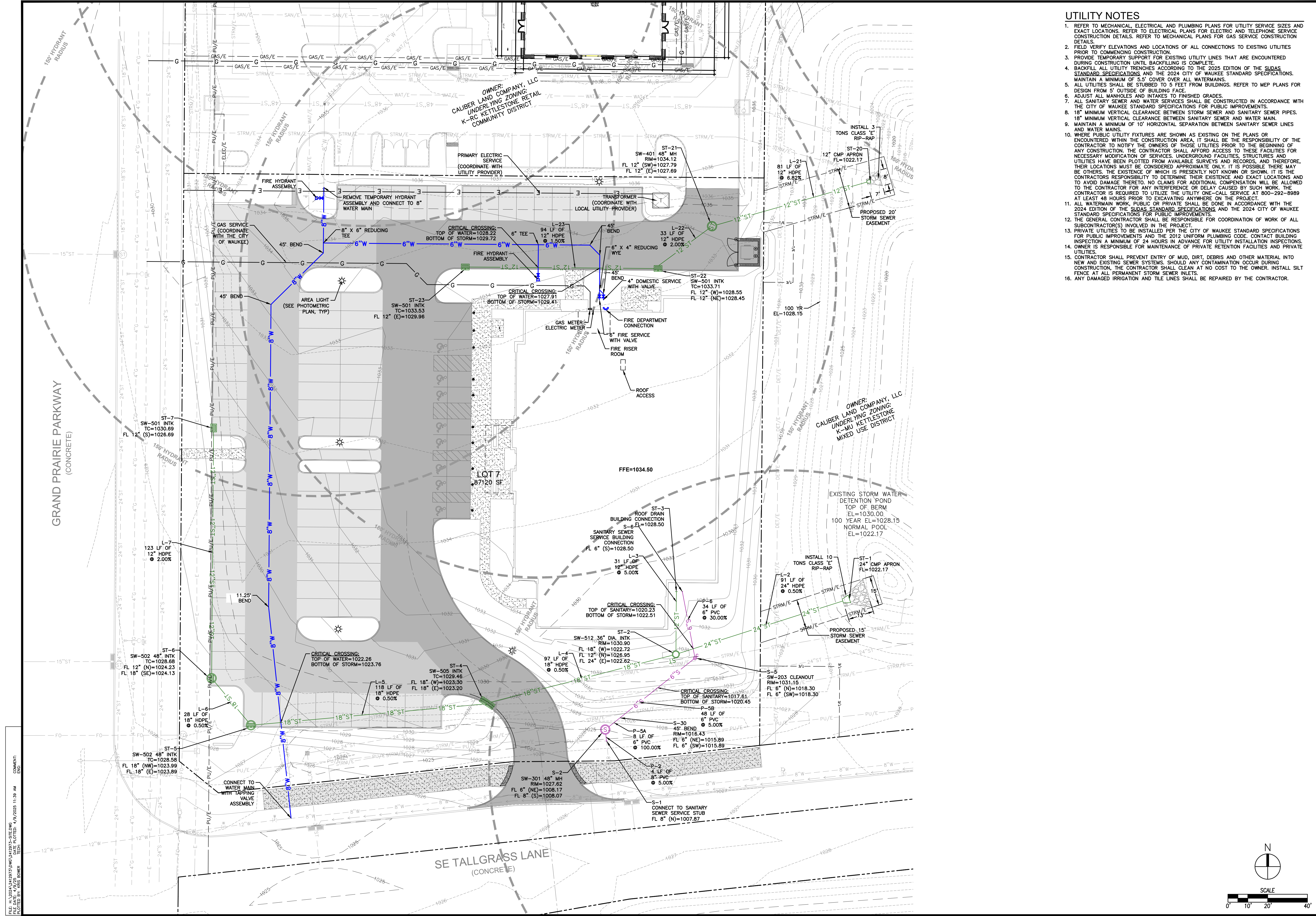
SWPPP LEGEND

DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT TRAP	
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT			

COMMENT: ENC.
 FILE DATE: 4/9/23
 PLOTTED BY: KES BOWER



DATE: _____
 REVISIONS: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 DRAFTED: _____
 CIVIL DESIGN ADVANTAGE ENGINEER:
 WAUKEE, IOWA
IOWA ORTHO WAUKEE
EROSION & SEDIMENT CONTROL PLAN
 2425 GRAND PRAIRIE PARKWAY
 DATE: 04/09/2025
 SHEET NUMBER:
C3.2
 2412.973



- ### UTILITY NOTES
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
 - FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
 - BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2024 CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
 - ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
 - ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
 - ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
 - MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
 - WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
 - ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2024 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE, CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
 - OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
 - CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INTAKES.
 - ANY DAMAGED IRRIGATION AND TILE LINES SHALL BE REPAIRED BY THE CONTRACTOR.

COMMENTS:
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 DATE: 04/09/2025 11:39 AM
 FILE: 192535.DWG
 PLOTTED BY: KRS BOWER

DATE	REVISIONS

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 URBANDALE, IA 50322
 PHONE: (515) 369-4400



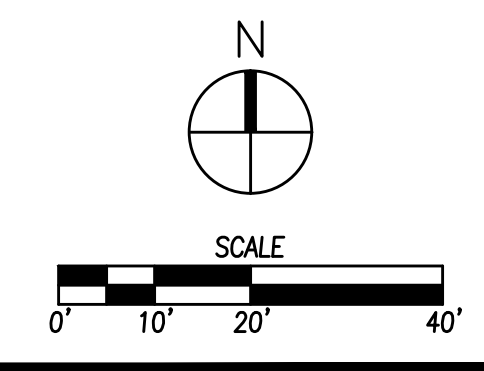
CIVIL DESIGN ADVANTAGE
 ENGINEER

IOWA ORTHO WAUKEE

UTILITY PLAN

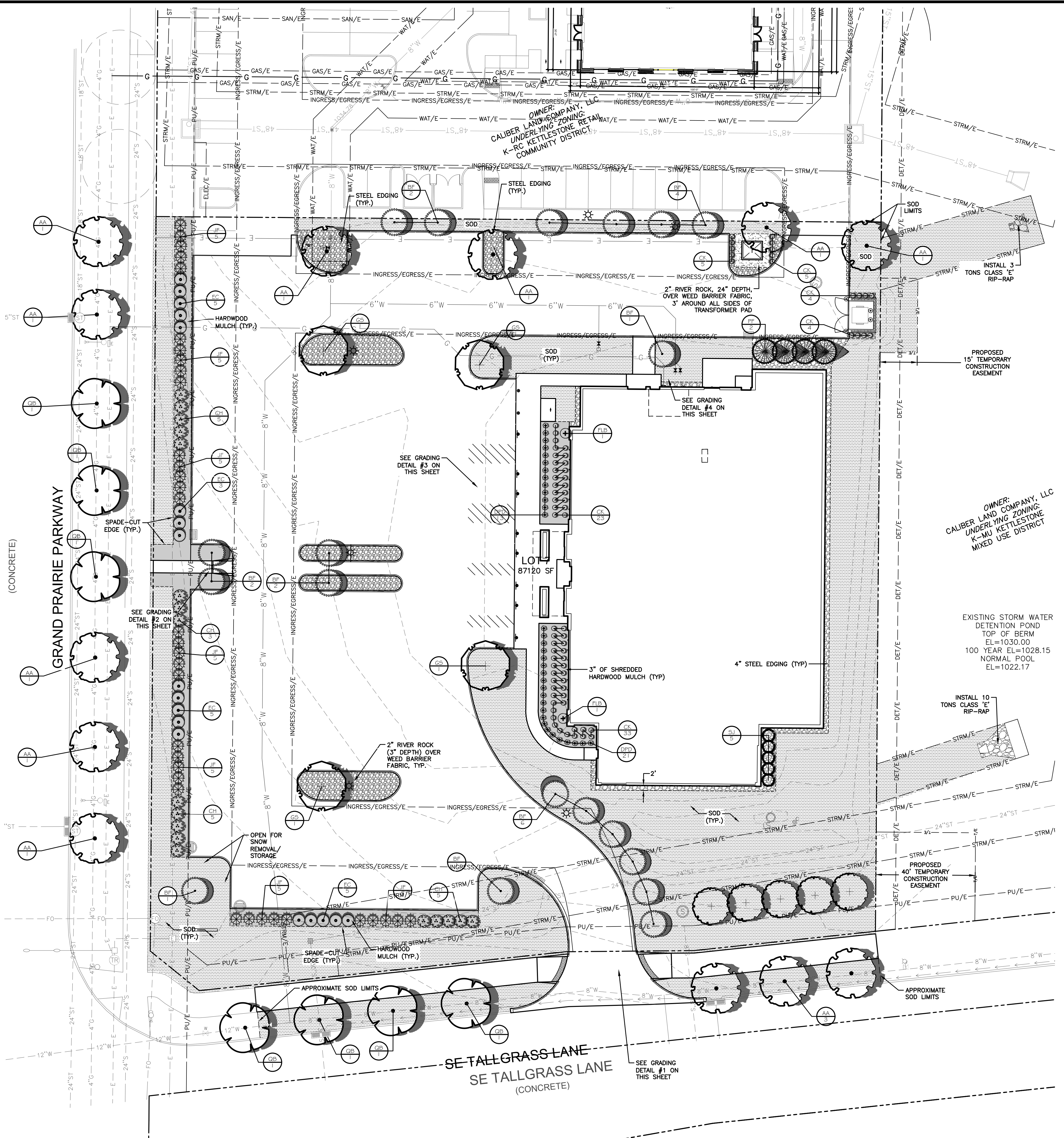
2425 GRAND PRAIRIE PARKWAY
 WAUKEE, IOWA

DATE: 04/09/2025
 SHEET NUMBER: C4.1
 2412.973



LEGEND

- RIVER ROCK (24" DEEP)
AROUND TRANSFORMERS
- 2" RIVER ROCK (3" DEEP)
W/ WEED BARRIER FABRIC
- SHREDDED HARDWOOD MULCH
- SOD
(ALL DISTURBED AREAS)



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS, INCLUDING THE RIGHT-OF-WAY.
6. BACKFILL TO TOP OF SOIL SHALL BE 1/2" FOR SOD, IF REQ.
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 6" DIAMETER CIRCLE.
9. ALL EDGING FOR HARDWOOD MULCH SHALL BE SPADE-CUT EDGE (SEE PLAN FOR LOCATION)
10. ALL EDGING FOR RIVER ROCK SHALL BE STEEL EDGE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. (SEE PLAN FOR LOCATION)
11. 2" RIVER ROCK W/ WEED BARRIER FABRIC SHALL BE PLACED IN PARKING ISLANDS TO A (MIN) DEPTH OF 3". (SEE PLAN FOR LOCATION)
12. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
13. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
14. CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
15. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

MINIMUM PLANTING REQUIREMENTS

1. MINIMUM SIZE: THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
 - A. DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
 - B. EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 - C. DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 - D. STREET TREES SHALL BE A MINIMUM OF TWELVE (12) FEET IN HEIGHT.
2. MINIMUM QUANTITY: THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
 - A. A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
 - B. FOR ALL USES EXCEPT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS, A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL REQUIRED TREES SHALL BE EVERGREEN TREES.

OPEN SPACE REQUIREMENTS

SITE AREA: 87,120 SF
 OPEN SPACE REQUIRED: 20% (17,424 SF)
 OPEN SPACE PROVIDED: 33.1% (28,874 SF)

LANDSCAPING REQUIRED

1.5 OVERSTORY TREES/1,000 SF OPEN SPACE:	27 TREES
0.5 UNDERSTORY TREES/1,000 SF OPEN SPACE:	9 TREES
2 SHRUBS/1,000 SF OPEN SPACE:	35 SHRUBS

LANDSCAPING PROVIDED

OVERSTORY TREES:	27 TREES
EVERGREEN TREES:	9 TREES
SHRUBS:	72 SHRUBS

PARKING SETBACK AREA

THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC R O W SHALL BE LANDSCAPED WITH A MINIMUM OF TWO (2) OVERSTORY DECIDUOUS TREES AND EIGHT (8) SHRUBS PER FIFTY (50) LINEAR FEET OF FRONTAGE. THE FRONTAGE CALCULATION SHALL BE EXCLUSIVE OF THE DRIVEWAYS. THIS REQUIREMENT SHALL NOT BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS IN ADDITION TO THE REQUIRED MINIMUM.

PARKING FRONTAGE: 385 LF
TREES REQUIRED:
 2 OVERSTORY TREES/50 LF OF FRONTAGE: 15 OVERSTORY TREES
TREES PROVIDED: 15 OVERSTORY TREES
SHRUBS REQUIRED: 8 PER 50 LF OF FRONTAGE: 58
SHRUBS PROVIDED: 72

STREET TREES

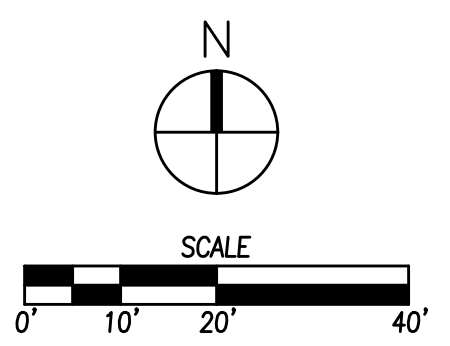
THE MINIMUM SIZES FOR STREET TREE PLANTINGS SHALL BE DECIDUOUS OVERSTORY TREES AT A MINIMUM OF TWELVE (12) FT TALL. STREET TREES MAY BE COUNTED TOWARDS THE SATISFACTION OF THE TREE PLANTING REQUIREMENT FOR ANY ADJOINING OFF-STREET PARKING AREA.

GRAND PRAIRIE PARKWAY FRONTAGE: 296 LF
TREES REQUIRED:
 1 OVERSTORY TREE/40 LF OF FRONTAGE: 8 TREES
TREES PROVIDED: 7 TREES (MINUS 1)

SE TALLGRASS LANE FRONTAGE: 247 LF
TREES REQUIRED:
 1 OVERSTORY TREE/40 LF OF FRONTAGE: 7 TREES
TREES PROVIDED: 8 TREES (PLUS 1)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION
OVERSTORY TREES				
AA	12	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 12' T
BF	19	DAKOTA PINNACLE ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 8' HE
GS	4	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 8' HE
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 12' T
EVERGREEN TREES				
BHS	5	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B, 6' HE
PF	4	PRINCIPAL WHITE PINE	PINUS STROBUS 'ASTIGIATA'	B&B, 6' HE
SJ	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 5' G
SHRUBS				
BW	1	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3' G
CH	18	IVORY HALO TATARIAN DOGWOOD	CORNUS ALBA 'BAIHALO'	CONT, 3' G
EC	18	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3' G
FLB	2	FINE LEAF BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	CONT, 3' G
JF	35	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3' G
GRASSES				
CK	74	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1' G
DPD	34	DWARF PRAIRIE DROPSID	SPOROBOLOUS HETEROLEPIS 'TARA'	CONT, 1' G



COMMENTS:
 ENG.
 FILE DATE: 4/9/23
 PLOTTED BY: KRS BOWER

DATE: _____
 REVISIONS: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 DRAFTED: _____
 ENGINEER: _____
 WAUKEE, IOWA
IOWA ORTHO WAUKEE
LANDSCAPE PLAN
 2425 GRAND PRAIRIE PARKWAY
 DATE: 04/09/2025
 SHEET NUMBER:
L1.1
 2412.973