

SPORTSPLEX, USA, WEST

895 SE OLSON DRIVE, WAUKEE, IOWA 50263

PROPERTY OWNER / PREPARED FOR:
SPORTSPLEX USA, L.C.
840 SE OLSON DRIVE
WAUKEE, IOWA 50263
PH: 515-481-0806
CONTACT: JAKE SHANDRI

PROJECT MANAGER:
SHANE DEVICK
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET UNIT 12
DES MOINES, IOWA 50322
PH: 515-276-4884

LEGAL DESCRIPTION
LOT B, WESTGATE BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 1.031 ACRES.

SITE ADDRESS
845 SE OLSON DRIVE
WAUKEE, IOWA

ZONING
M-1 LIGHT INDUSTRIAL

LAND USE
SPORTS TRAINING FACILITY

BULK REQUIREMENTS

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	30 FEET
MINIMUM FRONT YARD SETBACK:	30 FEET
MINIMUM REAR YARD SETBACK:	30 FEET
MINIMUM SIDE YARD SETBACK:	NONE, 25' ADJACENT TO RESIDENTIAL OR C-1 ZONED PROPERTIES.
MAXIMUM HEIGHT:	40 FEET
MAXIMUM NUMBER OF STORIES:	3 STORIES

SITE AREAS

IMPERVIOUS BUILDING	10,665 SQ. FT.	23.6%
PAVING	16,430 SQ. FT.	36.3%
GREEN SPACE	18,121 SQ. FT.	40.1%
TOTAL	45,216 SQ. FT.	100%

ERU RATE = IMPERVIOUS SF/2413 SF = 9.11

OPEN SPACE REQUIREMENTS
REQUIRED: 45,216 SQ. FT. X 20% = 9,044
PROPOSED: 18,121 SQ. FT.

PARKING REQUIREMENTS
REQUIRED 4 SPACES PER 1000 SQ. FT.
10,650 SQ. FT. / 1000 = 43 SPACES

REQUIRED SPACES: 43
PROVIDED SPACES: 43

QUANTITIES

1. SANITARY SEWER

78 L.F. 6-INCH SANITARY SERVICE
1 EA. SANITARY SEWER CLEANOUT

2. WATER MAIN

37 L.F. 6-INCH WATER MAIN
1 EA. HYDRANT, TEE & 6" VALVE
1 EA. 8"x8"x6" TAPPING TEE
1 EA. 6-INCH VALVE
1 EA. 6" TO 4" REDUCER
1 EA. 6-INCH 1/4" BEND
1 EA. 4-INCH 90° BEND

3. STORM SEWER - PUBLIC STORM SEWER STRUCTURES

1 EA. TYPE 'SN-401' MANHOLE
3 EA. TYPE 'SN-301' INTAKE
2 EA. TYPE 'A-1' STORM CLEANOUT
45 L.F. 8-INCH STORM SEWER SERVICE
125 L.F. 6-INCH STORM TILE
170 L.F. 8-INCH STORM TILE

STORM SEWER PIPE
20 L.F. 10-INCH A2000 PERFORATED PVC
140 L.F. 12-INCH RCP CLASS III
143 L.F. 15-INCH RCP CLASS III

4. PAVING

1709 S.Y. 6-INCH NON-REINFORCED PCC
44 S.Y. 8-INCH NON-REINFORCED PCC
2,032 S.Y. SUBGRADE PREP
17 S.Y. SIDEWALK REMOVE AND REPLACE
30 L.F. DEEPRESSED 3-SIDEWALK

5. STOCKPILE TOPSOIL VOLUME L.S. CUBIC YARDS

6. SEEDINGS
XX ACRES - TYPE 4
XX ACRES - TYPE 1
XX SQUARES SOD

7. EROSION CONTROL

XX L.F. SILT FENCE
X EA. INLET FILTER SOCK
XX TL. RIP RAP

NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - WAUKEE DEVELOPMENT SERVICES DEPARTMENT
 - SPORTSPLEX, USA, L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR UTILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGING ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTING THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICES AND SUDAS.
- SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WAUKEE. THE OBSERVATION OF TIE-INS BEING MADE TO PUBLIC UTILITIES IN THE RIGHT-OF-WAY AND ALL INSPECTIONS REQUIRE 48 HOUR NOTICE.
- TYPE 'A' DRIVEWAY WITHIN R.O.W. SHALL BE 8-INCH NON-REINFORCED P.C.C., PARKING LOT PAVEMENT THICKNESS SHALL BE 6" NON-REINFORCED P.C.C., PAVEMENT SHALL HAVE A 6-INCH CURB.
- CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION IN THE RIGHT-OF-WAY OR ON ANY PUBLIC UTILITY OR BEFORE ANY HOLIDAY WORK.
- ANY CHANGES PROPOSED TO THE PLAN SET DURING CONSTRUCTION TO RECEIVE WRITTEN APPROVAL FROM THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT RECEIVED PERMISSION FROM THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
- ALL STAKING TO BE DONE UNDER THE SUPERVISION OF A LICENSED ENGINEER OR LAND SURVEYOR INCLUDING CURB RAMPERS.
- ALL PEDESTRIAN CROSSINGS AND ACCESS POINTS INTO THE PROPOSED BUILDINGS TO COMPLY WITH ADA AND FROWNS STANDARDS.
- EMERGENCY ACCESS THROUGH CONTROLLED GATES TO BE COORDINATED WITH THE CITY OF WAUKEE FIRE DEPARTMENT. ACCESS GATE IS REQUIRED TO HAVE A KNOX SWITCH.
- THERE IS NO MONUMENT SIGN PROPOSED FOR THIS LOT.
- THERE IS NO TRASH ENCLOSURE PROPOSED FOR THIS SITE.
- A KNOX BOX IS REQUIRED FOR BUILDING KEYS.
- THE CONTRACTOR IS RESPONSIBLE TO SET UP A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE AND CIVIL ENGINEERING CONSULTANTS.
- THE CONTRACTOR IS TO PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
- TESTING IS TO BE COMPLETED PER CITY OF WAUKEE SPECIFICATIONS AND THAT ALL TESTS ARE TO BE WITNESSED BY THE CITY.
- AS-BUILTS SHOULD BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.

UTILITY NOTES:

- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL CALL IOWA ONE CALL (MINIMUM OF 48 HOURS NOTICE). THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
- THE SITE UTILITY CONTRACTOR SHALL INSTALL SANITARY AND WATER SERVICE TO WITHIN 5 FEET OF BUILDING AND COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
- COORDINATE EXISTING CITY UTILITIES TIE-INS WITH THE CITY ENGINEERING DEPARTMENT.
- ALL UTILITIES TO BE TESTED TO CITY OF WAUKEE STANDARDS.
- ALL HYDRANTS SHALL HAVE 4" SIZING FITTINGS.
- GAS AND ELECTRIC SERVICE LOCATIONS SHOWN ARE ESTIMATED. ACTUAL LOCATION TO BE COORDINATED WITH SERVICE PROVIDER.
- POTHOLE EXISTING WATER MAIN ALONG SE OLSON DRIVE PRIOR TO CONSTRUCTION.

Sheet List Table

Sheet Number	Sheet Title
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03	UTILITY PLAN
04	GRADING PLAN
05	SNPPP PLAN
06	SNPPP NOTES
07	LANDSCAPE PLAN

GRADING NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - SPORTSPLEX, USA, L.C.
 - CIVIL ENGINEERING CONSULTANTS, INC.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICES AND SUDAS.
- ALL SPOT ELEVATIONS ARE AT GUTTER UNLESS NOTED OTHERWISE.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR UTILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR INTERRUPTING THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- AREAS TO RECEIVE FILL TO BE BENCHMARKED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DIGGING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.

LANDSCAPING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS WITH THE CITY OF WAUKEE SPECIAL PROVISIONS.
- ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z601.1-1986).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
- AFTER FINAL GRADING DISTURBED AREAS SHALL BE SODDED OR SEEDDED (SUDAS PERMANENT LAWN MIXTURE) AS SHOWN. ANY FAILED AREAS OF SEEDINGS SHALL BE RESEEDDED. PROVIDE MULCH AROUND TREES AND SHRUBS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.

LANDSCAPING REQUIREMENTS

LOT B
REQUIRED OPEN SPACE = 45,216 SF X 15% = 6,783 S.F.
REQUIRED PLANTINGS: 1 TREE PER 1000 SF = 7 TREES.
(MINIMUM 50% OVERSTORY & 25% EVERGREEN)
1 SHRUB PER 1000 SF = 7 SHRUBS.
1 TREE PER INTERNAL PARKING ISLANDS.

PROVIDED PLANTINGS: 7 TREES
61 SHRUBS
6 TREES IN PARKING ISLANDS

REQUIRED BUFFER = 168 SF / 50 LF = 3.36 (4)

REQUIRED PLANTINGS: 4 OVERSTORY TREES
8 EVERGREEN TREES
8 ORNAMENTAL TREES

PROVIDED PLANTINGS: 4 OVERSTORY TREES
8 EVERGREEN TREES
8 ORNAMENTAL TREES

REQUIRED PARKING LANDSCAPE SETBACK = 1 OVERSTORY TREE PER 40 LF OF STREET FRONTAGE - 242 L.F. / 40 L.F. = 6

REQUIRED PLANTINGS 6 OVERSTORY TREES

PROVIDED PLANTINGS 6 OVERSTORY TREES

EROSION AND SEDIMENT CONTROL QUANTITIES
250 L.F. SILT FENCE / FILTER SOCK
SEED 0.42 ACRES

BENCHMARK

BURY BOLT ON HYDRANT E. SIDE OF HARRIOR LANE & SOUTH OF SUNRISE DRIVE ELEV = 1022.23



VICINITY MAP
NO SCALE

GENERAL LEGEND

PROPOSED	EXISTING
PLAT BOUNDARY	LOT LINE
SECTION LINE	SANITARY/STORM MANHOLE
LOT LINE	WATER VALVE
CENTERLINE	FIRE HYDRANT
EASEMENT LINE	STORM SEWER SINGLE INTAKE
FLARED END SECTION	STORM SEWER DOUBLE INTAKE
DRAIN BASIN OR SEDIMENT RISER	STORM SEWER ROUND INTAKE
DRAIN BASIN WITH SOLID GRATE	FLARED END SECTION
WATER VALVE	DECIDUOUS TREE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE
BLOW-OFF HYDRANT	SHRUB
SCOUR STOP MAT	POWER POLE
TURF REINFORCEMENT MAT	STREET LIGHT
STORM SEWER WITH SIZE	GUY ANCHOR
WATER SEWER WITH SIZE	ELECTRIC TRANSFORMER
WATER SERVICE	GAS METER
PROPOSED CONTOUR	TELEPHONE RISER
ADDRESS	SIGN
RIPRAP	UNDERGROUND TELEVISION
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TRAILLINE
	BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION

UTILITY CONTACT INFORMATION

COMMUNICATIONS
Consolidated
Contact: Joni McCabe
Phone: 507-391-1110
Email: Joni.McCabe@consolidated.com

MEDIA/COM COMMUNICATIONS CORP
Name: Paul May
Phone: 515-246-2252
Contact: Tim Royer
Email: pmay@mediacomcc.com

CENTURYLINK LOCAL NETWORK
Name: Tom Sturmer
Phone: 303-664-8040
Email: Thomas.sturmer@centurylink.com

WATER, SEWER, GAS
CITY OF WAUKEE
Contact: Tim Royer
Phone: 515-481-4363
Email: troyer@waukeed.org

ELECTRIC
MIDAMERICAN ENERGY COMPANY
Name: Craig Reinhold
Phone: 515-252-6632
Email: mecdmsdesignlocates@midamerican.com

CERTIFICATIONS

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. SHANE J. DEVICK, IOWA LIC. NO. 18007 DATE: 12/20/2016 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: Sheets 1-4
	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESIGNATED HEREIN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. MICHAEL D. JORDAN LANDSCAPE ARCHITECT NO. 383 DATE: 12/20/2016 PAGES OR SHEETS COVERED BY THIS SEAL: Sheet 5

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



NO.	DATE	REVISIONS	COMMENTS
1	AUG. 19, 2016		
2			
3			
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5			
6			

DATE OF SURVEY: 5-D
DESIGNED BY:
DRAWN BY:

SPORTSPLEX USA WEST
845 SE OLSON DRIVE, WAUKEE, IOWA

COVER SHEET

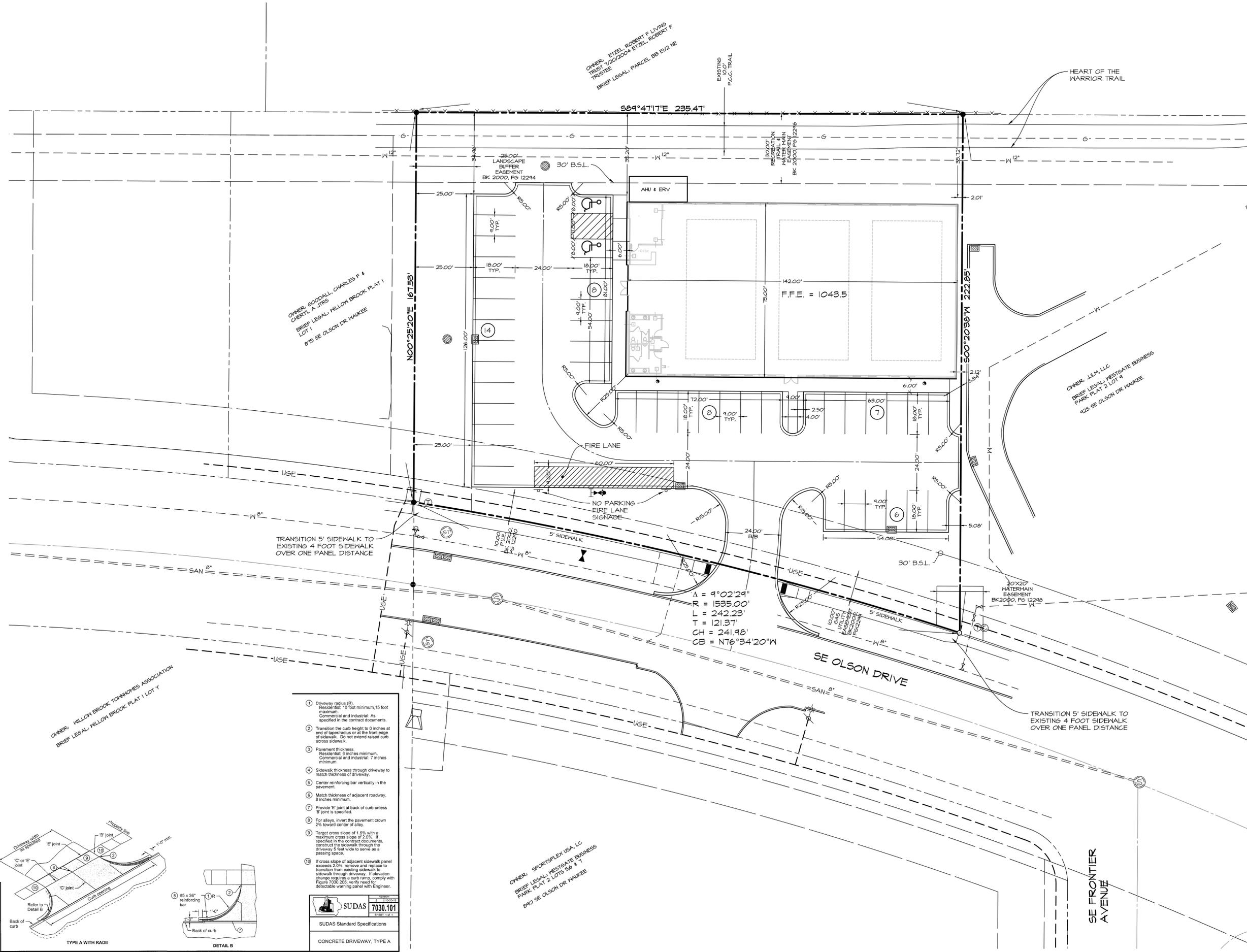
SHEET 01 OF 7

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IOWA ONE CALL
1-800-292-8989

Call Before You Dig!
1.800.292.8989
Call the toll-free number at least 48 hours prior to ALL excavations in Iowa.

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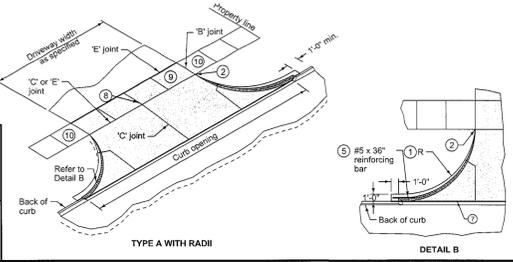
OWNER: GOODALL, CHARLES F & CHERYL A JRS
BRIEF LEGAL: WILLOW BROOK PLAT 1
875 SE OLSON DR WAUKEE

OWNER: ETZEL ROBERT F LIVING TRUST
TRUST 1/20/2004 ETZEL ROBERT F
BRIEF LEGAL: PARCEL 88 E1/2 NE

OWNER: JLM, LLC
BRIEF LEGAL: WESTGATE BUSINESS PARK PLAT 2 LOT 9
425 SE OLSON DR WAUKEE

OWNER: SPORTSPLEX USA, LC
BRIEF LEGAL: WESTGATE BUSINESS PARK PLAT 2 LOTS 5A & 1
840 SE OLSON DR WAUKEE

- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 Center reinforcing bar vertically in the pavement.
- 6 Match thickness of adjacent roadway, 8 inches minimum.
- 7 Provide 'E' joint at back of curb unless 'B' joint is specified.
- 8 For alleys, invert the pavement crown 2% toward center of alley.
- 9 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- 10 If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 1032.205, verify need for detectable warning panel with Engineer.



SUDAS
7030.101
SUDAS Standard Specifications
CONCRETE DRIVEWAY, TYPE A



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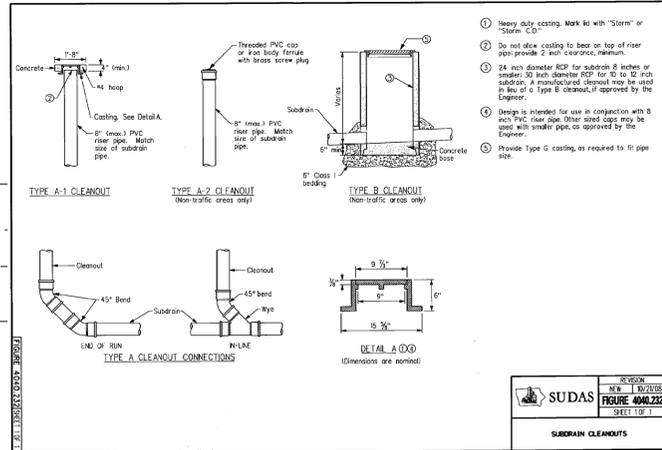
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	6	REH

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

SPORTSPLEX USA WEST
845 SE OLSON DRIVE, WAUKEE, IOWA
DIMENSION PLAN

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02
OF 7
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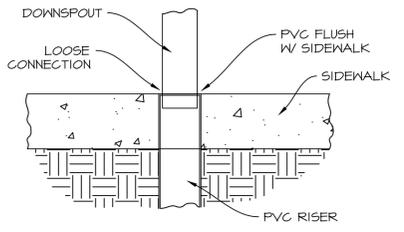
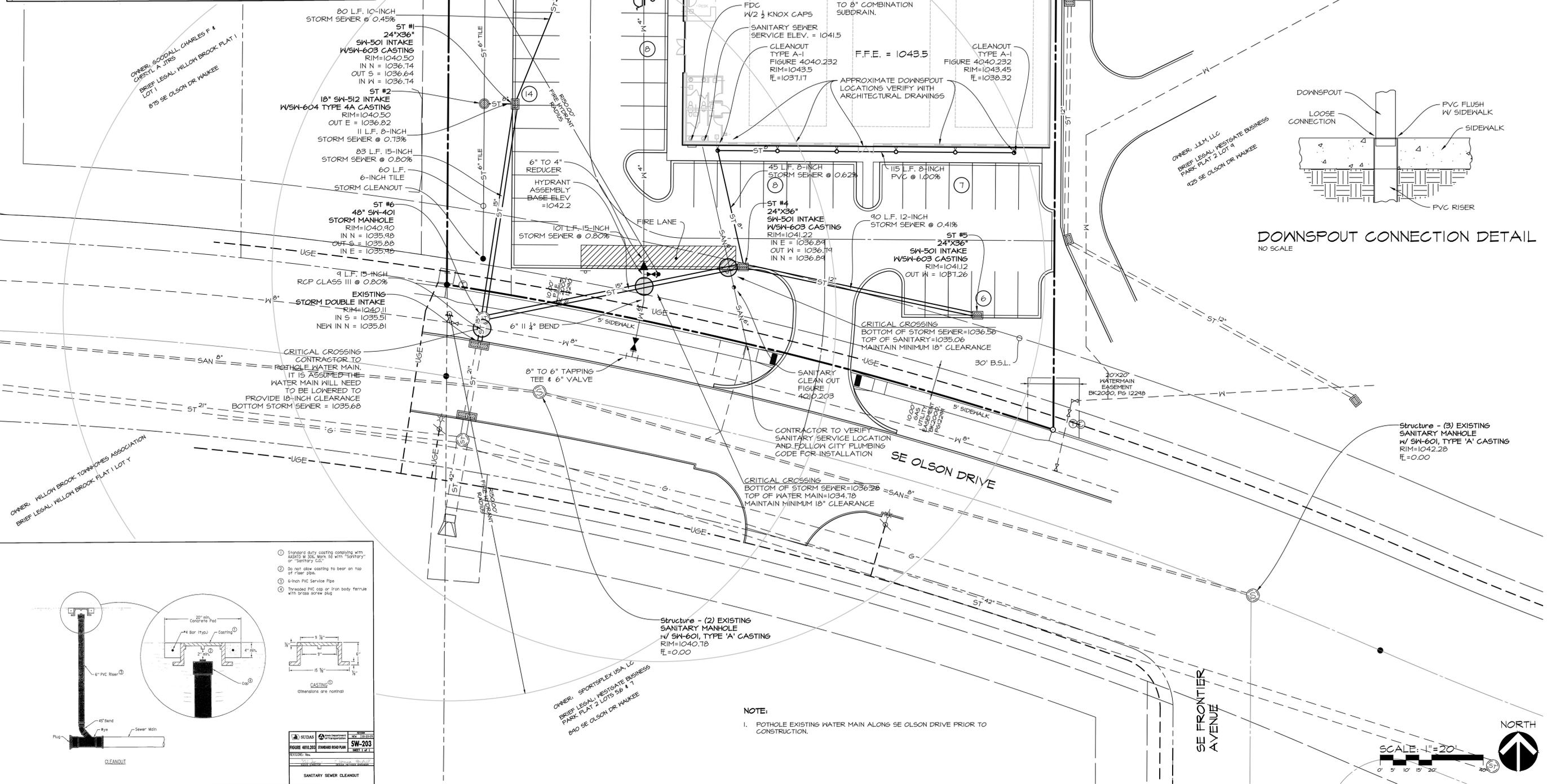


- 1 Heavy duty casting. Mark lid with "Storm" or "Storm C.O."
- 2 Do not allow casting to bear on top of riser pipe provide 2 inch clearance minimum.
- 3 24 inch diameter RCP for subdrain 8 inches or smaller 30 inch diameter RCP for 10 to 12 inch subdrain. A manufacturer's approval may be used in lieu of Type B cleanout, if approved by the Engineer.
- 4 Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized pipe may be used with similar pipe, as approved by the Engineer.
- 5 Provide Type G casting, as required to fit pipe size.

SUDAS
 FIGURE 400.232
 SHEET 1 OF 1
 SUBDRAIN CLEANOUTS

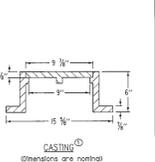
ST #3
 10" SW-512 INTAKE
 WSW-604 TYPE 4A CASTING
 RIM=1040.50
 OUT S = 1037.10

OWNER: ETZEL ROBERT F LIVING TRUST
 TRUST 1/20/2004 ETZEL, ROBERT F
 BRIEF LEGAL, PARCEL 88 E1/2 NE



DOWNSPOUT CONNECTION DETAIL
 NO SCALE

- 1 Standard duty casting complying with ASTM A 152 or 305. Mark lid with "Sanitary" or "Sanitary C.O."
- 2 Do not allow casting to bear on top of riser pipe.
- 3 8-inch PVC Service Pipe
- 4 Threaded PVC cap or iron body ferrule with brass screw plug



SUDAS
 FIGURE 401.303
 STANDARD ROAD PLAN
 SW-203
 SHEET 1 OF 1
 SANITARY SEWER CLEANOUT

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DATE:	REVISIONS	COMMENTS
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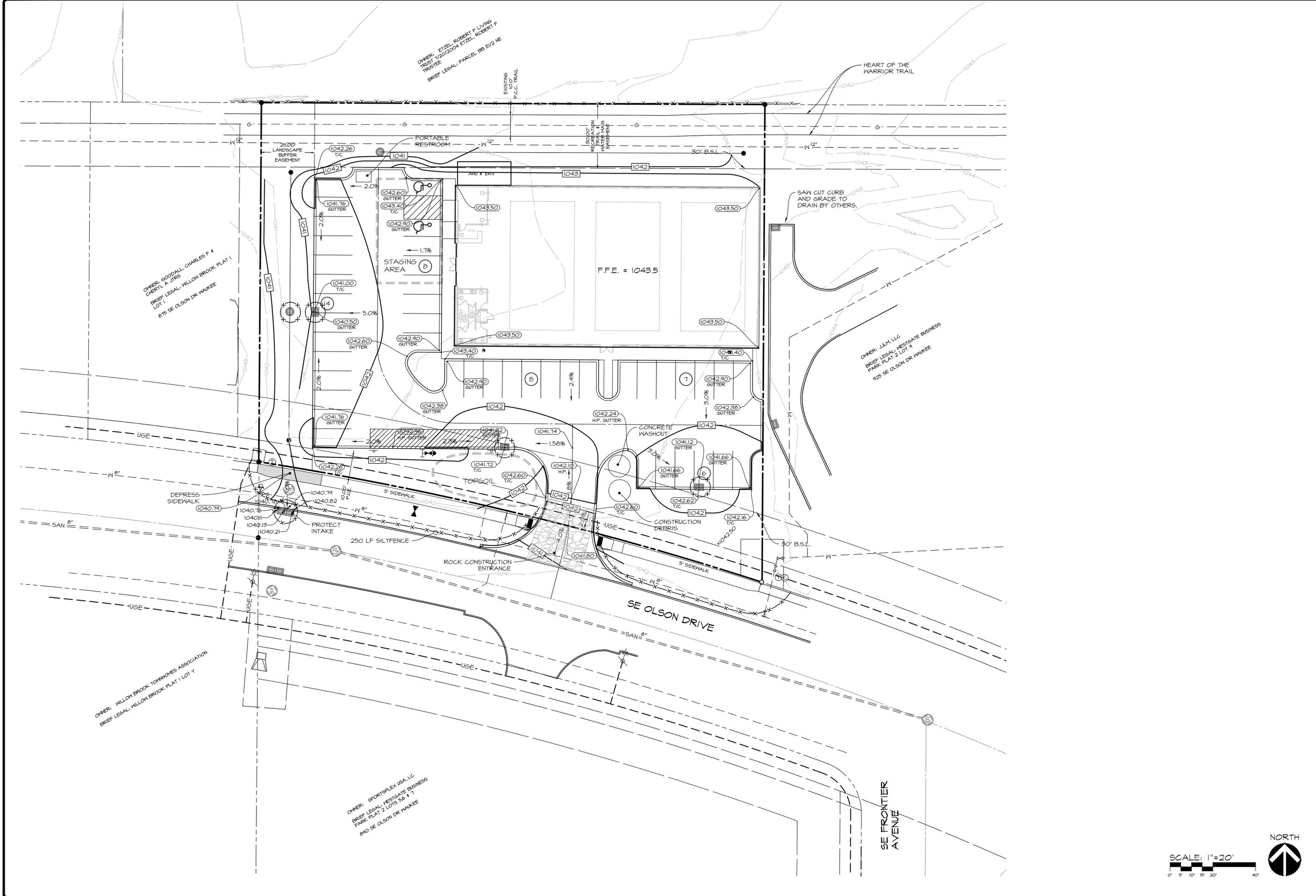
SPORTSPLEX USA WEST
 845 SE OLSON DRIVE, WAUKEE, IOWA

UTILITY PLAN

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03
 OF 1

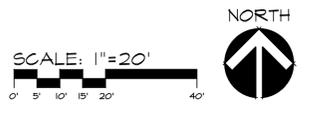
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DATE OF SURVEY:
 DESIGNED BY:
 DRAWN BY:



STORM WATER POLLUTION PREVENTION PLAN

I. SITE DESCRIPTION/APPLICANT/SCHEDULE

OWNER:

- SPORTSPLEX USA WEST, 840 SE OLSON DRIVE, WAUKEE, IOWA 50263 PH: 515-987-0806
- LOCATION: SEC 33-14-26, DALLAS COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING FOR AND CONSTRUCTION OF A NEW BUILDING.
- AREAS: SITE AREAL SITE AREA = 1.03 ACRES
- SITE AREAL SITE AREA = 0.9 ACRES
- RUNOFF COEFFICIENT = 0.1 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1, OR FLATTER. RUNOFF FROM THIS PROJECT WILL FLOW THROUGH STORM SEWER TO AN EXISTING DETENTION POND.
- SOILS: NICOLLET & CANISTEO.
- ESTIMATED DATE WORK IS TO COMMENCE: JUNE 1, 2016
- ESTIMATED DATE WORK IS TO BE COMPLETED: NOVEMBER 1, 2016

2. CONTROLS

- EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- EXISTING VEGETATION IS PRESERVED WHENEVER POSSIBLE.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- STRUCTURAL PRACTICES
- ROCK OUTLET PROTECTION
- SILT FENCES
- DRAINAGE SWALES
- STORM WATER MANAGEMENT
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM THE SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE THE ENTRANCE WITH 8-INCHES OF LIMESTONE.
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

3. CONTRACTORS

THE GRADING CONTRACTOR SHALL HAVE THE PRIMARY RESPONSIBILITY OF IMPLEMENTING THE MEASURES CONTAINED IN THIS PLAN.

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT THE SITE RELATING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT. SEE CERTIFICATION THIS SHEET.
- PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: _____

ADDRESS: _____

PHONE: _____

4. IMPLEMENTATION / MAINTENANCE

- MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- PRIOR TO MASS GRADING, CONSTRUCT DIVERSION DRAINAGE SWALES ON THE UPHILL SIDES OF THE DISTURBED AREA TO DIVERT UPHILL RUNOFF FROM EXPOSED SOILS.
- DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE THE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDING AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS SHALL REMAIN IN PLACE UNTIL THE SITE HAS A PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER UNTIL THE SITE HAS A PERENNIAL GROUND COVER. THE COVER SHALL BE CLEANED AFTER EVERY RAIN.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR EACH DAY AND BEFORE ANY RAIN EVENT. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN THE LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING THE SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 21 DAYS, IT SHALL BE SEEDING BY DAY 7.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEEDING. - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SWALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED AS SOON AS POSSIBLE BUT NOT LONGER THAN SEVEN (7) DAYS AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE AT LEAST 10% COVERAGE OF THE SOIL SURFACE BY THE INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 10% COVERAGE BY THE COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING THE SITE OVER ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN THE GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS A CERTAINTY.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF THE VEGETATION BECOMES A NUISANCE.

5. INSPECTIONS

- QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY, REPAIR AND REPLACEMENT AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- ANY MODIFICATIONS TO THE PLAN AS A RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF THE INSPECTION.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF THE PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN THE FOLLOWING:
 - A SUMMARY OF THE SCOPE OF THE INSPECTION.
 - QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION.
 - MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE PREVENTION PLAN.
 - ANY ACTIONS TAKEN
 - SIGNATURE
- THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE OWNER.
- THE CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE INSPECTION.
- RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS OR UNTIL PROJECT TERMINATION.

6. NON-STORM WATER DISCHARGES

- WATER MAIN FLUSHING
- FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
 - SILTATION BASIN
 - DECHLORINATION
 - ROCK OUTLET PROTECTION (RIPRAP)
 - SILT FENCING
 - EXISTING VEGETATION
- PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
- CONCRETE WASHOUT AREAS SHALL BE CONTAINED TO A 50' BY 50' AREA WITH A PLASTIC LINING SURROUNDED BY SILT FENCE.
- PORTABLE TOILETS SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. THE HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.

- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH "IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- TOPSOIL SHALL BE RESPREAD ON ALL DISTURBED UNPAVED AREAS TO MEET GENERAL PERMIT #2 REQUIREMENTS.
- BACKFILL TO TOP OF ALL ROCK OR PAVED SURFACES.
- ADDITIONAL SILT FENCING MAY BE REQUIRED BY THE CITY AFTER FIELD INSPECTION.

OWNER'S CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY" FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: _____

COMPANY: _____ DATE: _____

TELEPHONE NUMBER: _____

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I AND MY COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

GENERAL CONTRACTOR

NAME / TITLE: _____

COMPANY: _____ DATE: _____

TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____ DATE: _____

TELEPHONE NUMBER: _____

SUBCONTRACTOR

NAME / TITLE: _____

COMPANY: _____ DATE: _____

TELEPHONE NUMBER: _____

OTHER

NAME / TITLE: _____

COMPANY: _____ DATE: _____

TELEPHONE NUMBER: _____

BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK
SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

ELEVATION-----1034.63

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE:	REVISED:	COMMENTS:
AUG 19, 2016	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: _____
DESIGNED BY: _____
DRAWN BY: _____

SPORTSPLEX USA WEST
845 SE OLSON DRIVE, WAUKEE, IOWA

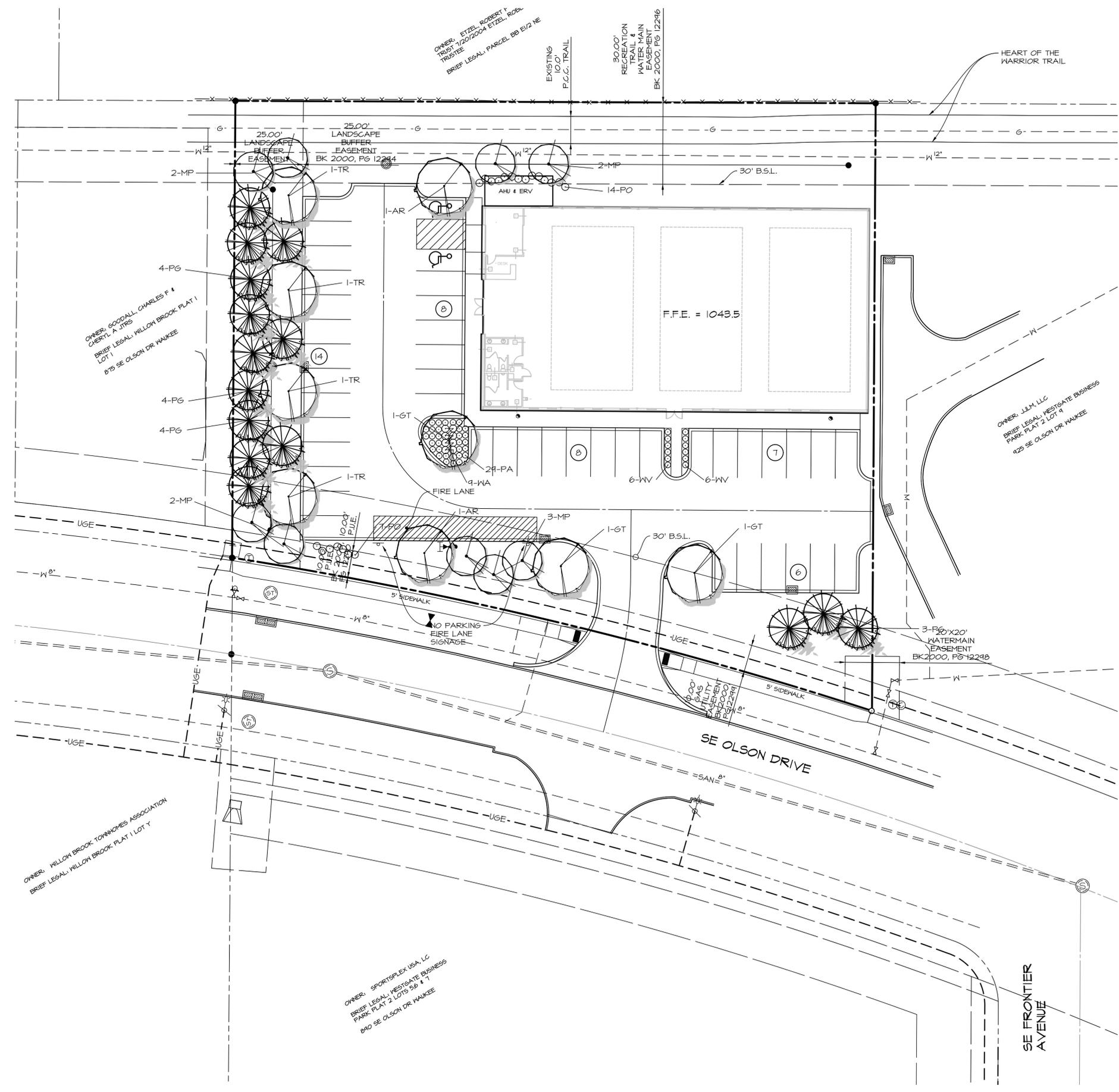
SWPPP NOTES

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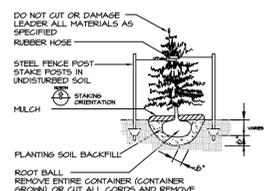
1-800-292-8989
www.iowacall.com

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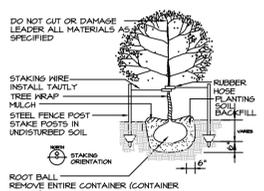


PLANTING SCHEDULE

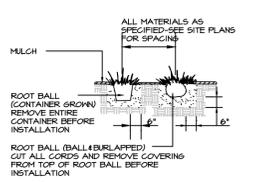
AR	2	Acer rubrum Red Maple	3" Cal.	B4B	See Plan
GT	3	Gleditsia triacanthos 'skyline' Skyline Honeylocust	3" Cal.	B4B	See Plan
PG	15	Picea glauca densata BlackHills Spruce	6'-8" HT.	TS/B4B	See Plan
TR	4	Tilia americana 'Redmond' Redmond American Linden	3" Cal.	B4B	See Plan
MP	4	Malus species Prairietree Crabapple	2" Cal.	Cont.	See Plan
WA	4	Wegelia Florida 'Alexandra' Nine & Roses Wegelia	#2	Cont.	See Plan
WV	12	Wegelia Florida 'Vernelg' My Monet Wegelia	#2	Cont.	See Plan
PO	21	Physocarpus opulifolius 'Amber Jubilee' Amber Jubilee Ninebark	#2	Cont.	See Plan
PA	29	Picea abies 'Nidiformis' Birds Nest Spruce	#2	Cont.	See Plan



EVERGREEN TREE PLANTING AND STAKING DETAIL
NO SCALE



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

LANDSCAPING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS WITH THE CITY OF WAUKEE SPECIAL PROVISIONS.
- ALL PLANT MATERIAL SHALL MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1996).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
- AFTER FINAL GRADING DISTURBED AREAS SHALL BE SODDED OR SEEDED (SUDAS PERMANENT LAMN MIXTURE) AS SHOWN. ANY FAILED AREAS OF SEEDING SHALL BE RESEED. PROVIDE MULCH AROUND TREES AND SHRUBS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP CORDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF THE CONTRACT.
- PARKING LANDSCAPE SETBACK: IS ONE OVERSTORY TREE REQUIRED PER 40 LINEAR FEET OF STREET FRONTAGE.

LANDSCAPING REQUIREMENTS

LOT 8
REQUIRED OPEN SPACE = 45,216 SF X 15% = 6,783 SF.
REQUIRED PLANTINGS: 1 TREE PER 1000 SF = 7 TREES.
(MINIMUM 50% OVERSTORY & 25% EVERGREEN)
1 SHRUB PER 1000 SF = 7 SHRUBS.
1 TREE PER INTERNAL PARKING ISLANDS.

PROVIDED PLANTINGS: 7 TREES
61 SHRUBS
6 TREES IN PARKING ISLANDS

REQUIRED BUFFER = 168 SF / 50 LF = 3.36 (4)
REQUIRED PLANTINGS: 4 OVERSTORY TREES
8 EVERGREEN TREES
8 ORNAMENTAL TREES

PROVIDED PLANTINGS: 4 OVERSTORY TREES
8 EVERGREEN TREES
8 ORNAMENTAL TREES

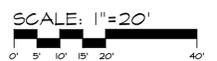
REQUIRED PARKING LANDSCAPE SETBACK = 1 OVERSTORY TREE PER 40 LF OF STREET FRONTAGE - 242 LF. / 40 LF. = 6

REQUIRED PLANTINGS 6 OVERSTORY TREES
PROVIDED PLANTINGS 6 OVERSTORY TREES

SITE AREAS

IMPERVIOUS		
BUILDING	10,665 SQ. FT.	23.6%
PAVING	16,430 SQ. FT.	36.3%
GREEN SPACE	18,121 SQ. FT.	40.1%
TOTAL	45,216 SQ. FT.	100%

OPEN SPACE REQUIREMENTS
REQUIRED: 45,216 SQ. FT. X 20% = 9,044
PROPOSED: 18,121 SQ. FT.



DATE:	REVISIONS	COMMENTS
AUG. 19, 2016	1	
	2	
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	6	

SPORTSPLEX USA WEST
845 SE OLSON DRIVE, WAUKEE, IOWA
LANDSCAPE PLAN