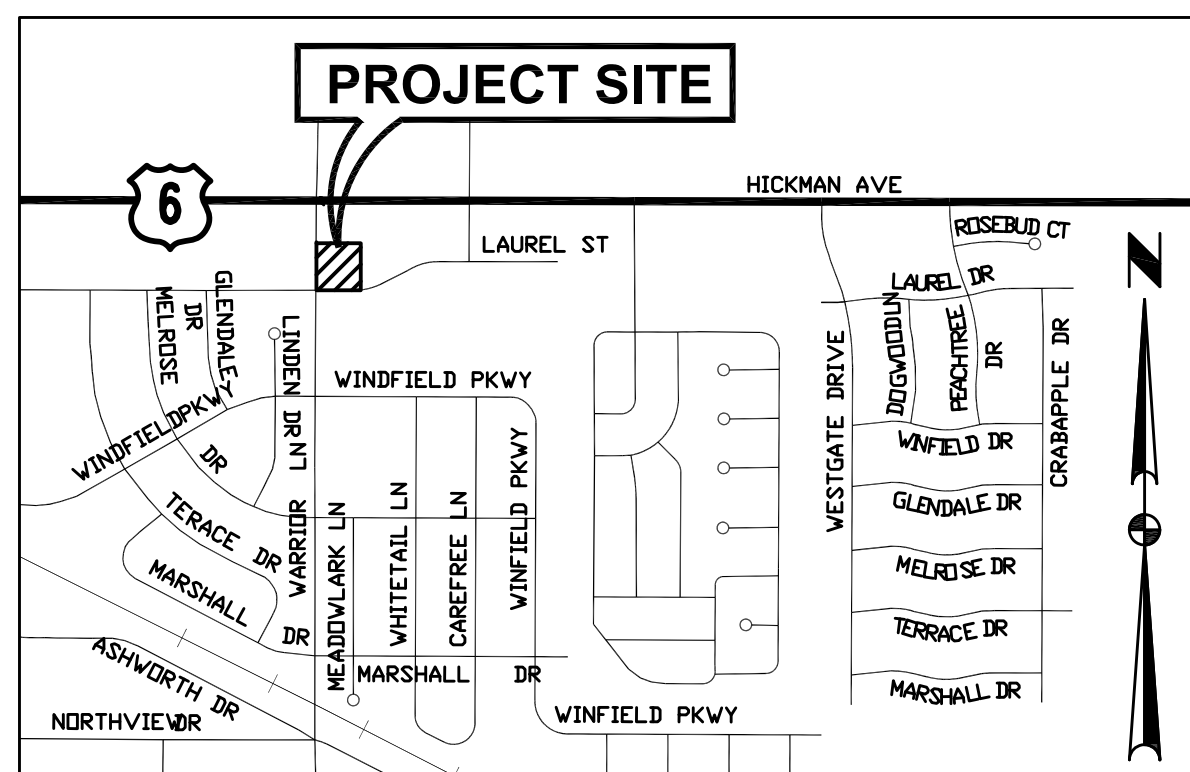


SITE PLAN FOR: CRAIG DENTAL CENTER ADDITION

15 WARRIOR LANE
WAUKEE, IOWA

VICINITY MAP



INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN / GRADING PLAN

GENERAL LEGEND

PROPOSED	EXISTING
SILT FENCE	STORM SEWER MANHOLE
PROPERTY LINE	SANITARY SEWER MANHOLE
INLET PROTECTION	WATER VALVE
	FIRE HYDRANT
	STORM SEWER INTAKE
	TELEPHONE JUNCTION BOX
	ELECTRIC BOX
	CABLE TV PEDESTAL
	MAILBOX
	SIGN
	POWER POLE
	STREET LIGHT
	GUY ANCHOR
	BUSH
	CONIFEROUS TREE
	DECIDUOUS TREE
	WATERMAIN
	SANITARY SEWER
	EASEMENT

DEVELOPMENT SUMMARY

SITE AREA:	0.80 (34,848 SF)
SETBACKS	
FRONT:	30'
REAR:	30'
SIDE:	NONE
PROPOSED BUILDING AREA	
EXISTING MAIN LEVEL:	2,855 SF
PROPOSED ADDITION:	600 SF
BASEMENT:	1,800 SF
	5,255 SF
ESTIMATED NUMBER OF EMPLOYEES	
CURRENT:	9
PARKING REQUIREMENTS	
3 SPACES/1,000 SF OF FGA (EXCLUDING BASEMENT)	
CURRENT:	11
PARKING PROVIDED	
EXISTING:	25 SPACES
IMPERVIOUS AREA	
EXISTING PAVING:	14,298 SF
EXISTING BUILDING:	2,855 SF
PROPOSED BUILDING:	600 SF
EXISTING SIDEWALKS TO REMAIN:	2,164 SF
	19,917 SF (57.15%)
TOTAL DISTURBED AREA:	1,197 SF (3.43%)
OPEN SPACE REQUIRED:	20.00% (6,970 SF)
OPEN SPACE PROVIDED (PERVIOUS AREA)	
PROPOSED:	42.85% (14,931 SF)

OWNER / APPLICANT

CRAIG DENTAL CENTER
DR. ELIZABETH CRAIG
WAUKEE, IA 50263
(515) 987-8387

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
(515) 369-4400 PH.
(515) 369-4410 FAX

LEGAL DESCRIPTION

LOT 2, WINFIELD COMMERCIAL PLAT 1.

SITE ADDRESS

15 WARRIOR LANE
WAUKEE, IOWA

ZONING DESIGNATION

C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

EXISTING/PROPOSED USE

EXISTING USE: PROFESSIONAL OFFICE
PROPOSED USE: PROFESSIONAL OFFICE

BENCHMARKS

BENCHMARK #1
NW BOLT, 1ST HYDRANT EAST OF WARRIOR LANE
ON NORTH SIDE OF LAUREL STREET.

ELEVATION = 1023.08

BENCHMARK #2
NW BOLT ON 2ND HYDRANT EAST OF WARRIOR
LANE ON NORTH SIDE OF LAUREL STREET.

ELEVATION = 1024.68

BENCHMARK #3
ARROW ON HYDRANT AT SOUTHEAST CORNER OF
IMMC CLINIC.

ELEVATION = 1026.91

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE: JANUARY OF 2018
ANTICIPATED FINISH DATE: JUNE OF 2018

SUBMITTAL DATES

SITE PLAN SUBMITTAL #1: 12/22/17
SITE PLAN SUBMITTAL #2: 01/04/18

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

3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111

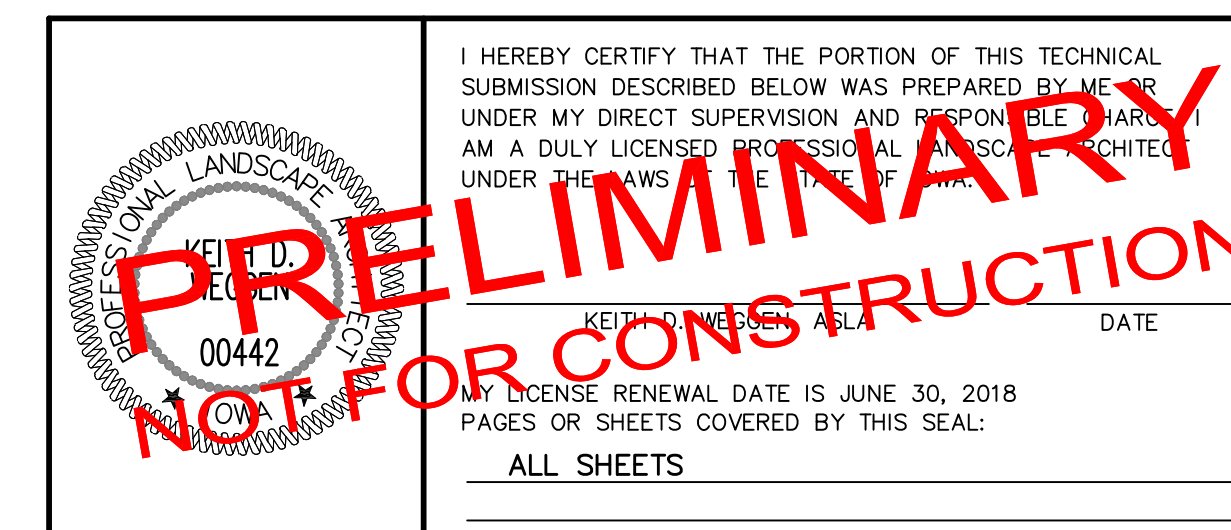
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 1712.671

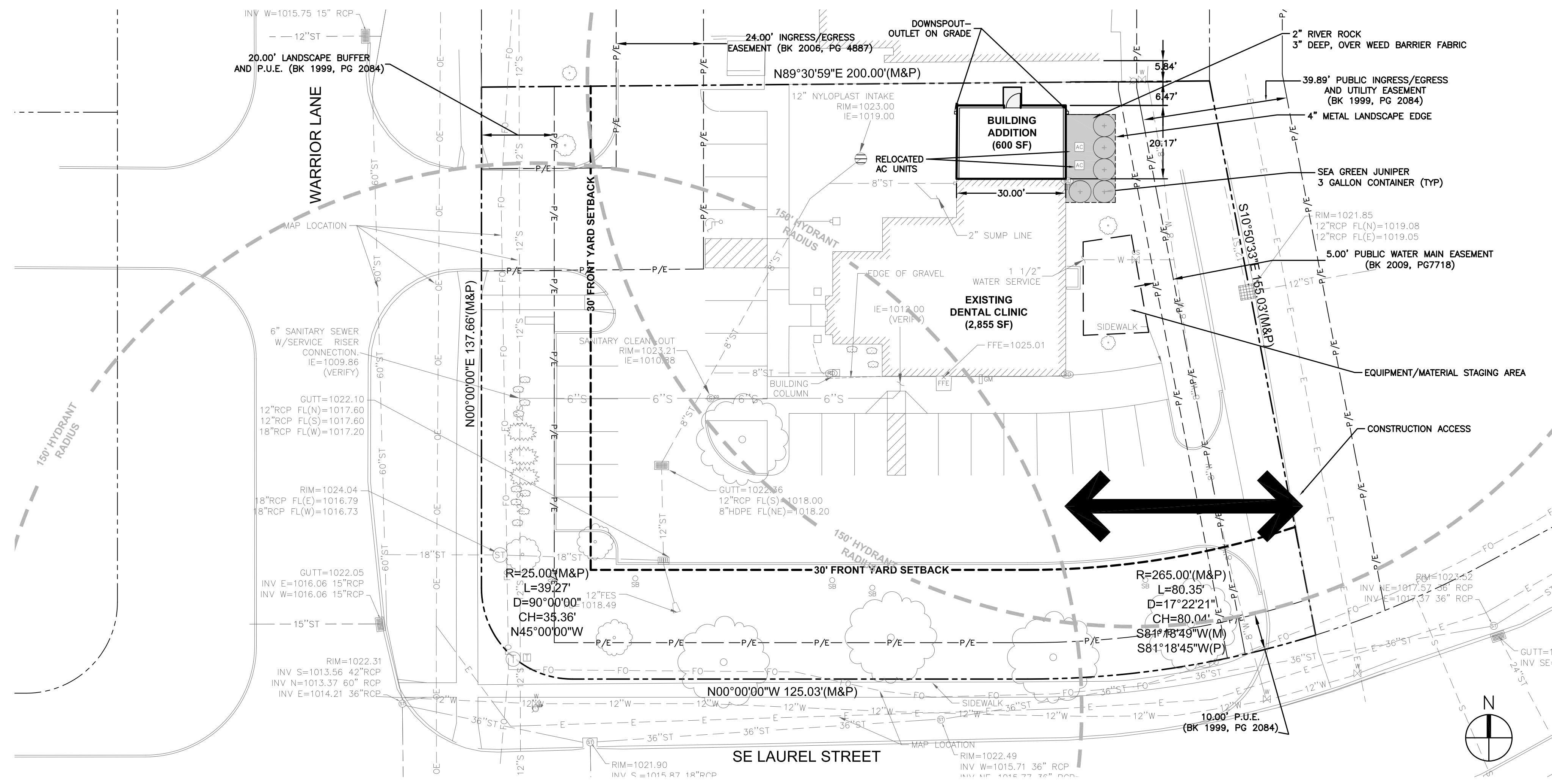


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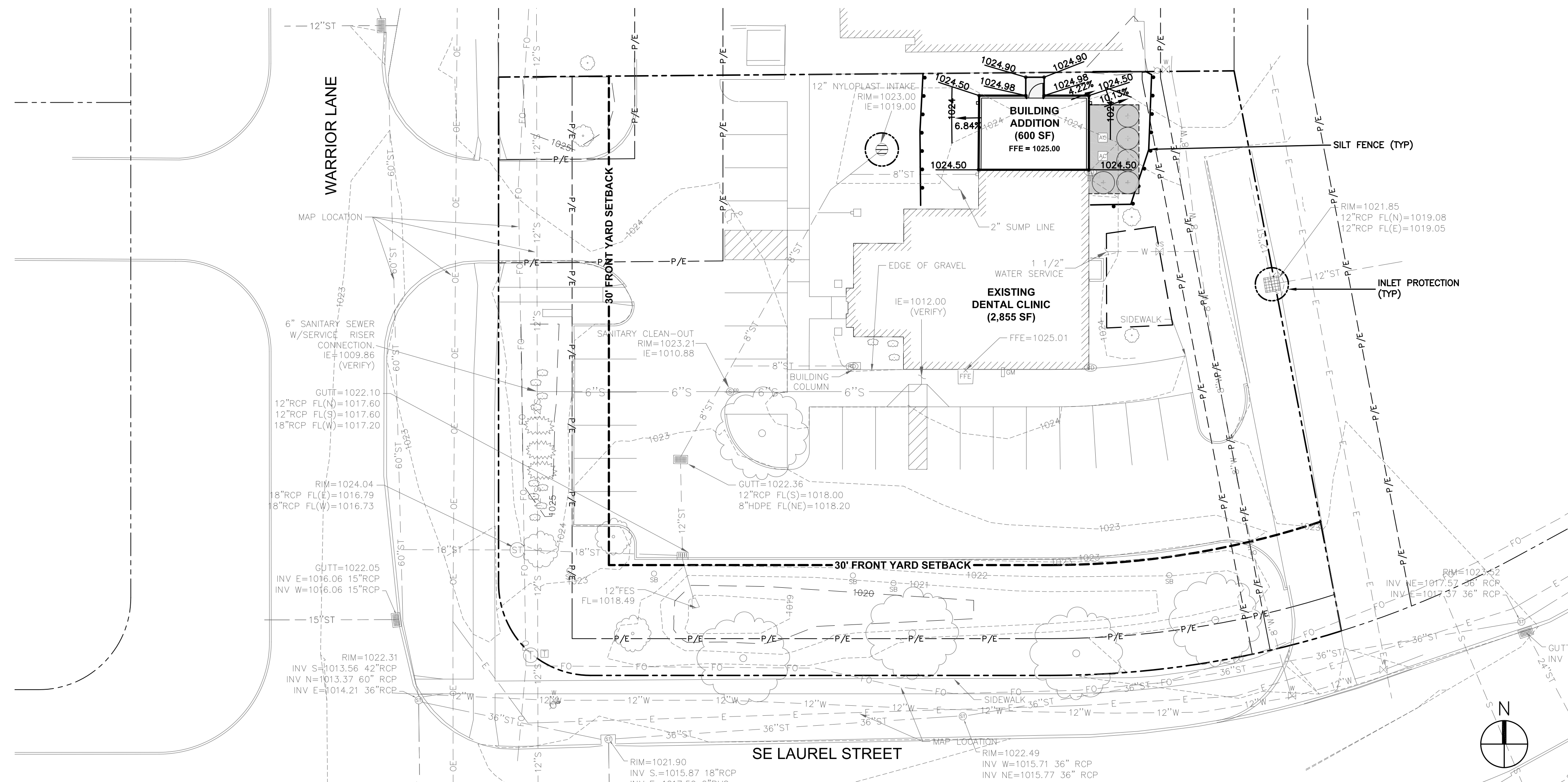
www.iowaonecall.com



CRAIG DENTAL CENTER BUILDING
EXPANSION (PN 1712.671)



SITE DIMENSION PLAN



GRADING PLAN

GENERAL NOTES

- CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE MOST RECENT EDITION OF THE SUDAS STANDARDS IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 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.
- THE CONTRACTOR SHALL SATISFY ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
- 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.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- 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.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT ARE DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF WAUKEE CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

GRADING NOTES

- THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY CONSTRUCTION ACTIVITY ON SITE.
- TOPSOIL STRIPPING AND STOCKPILING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 2010.
- EXCAVATION SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2018 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FO) 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 HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- SEE 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 0.5% 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 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 PLAT (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.
- CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

FILE IN: S:\PROJECTS\2018\1712.671 - CRAIG DENTAL CENTER ADDITION - DIMENSION & GRADING PLAN
 FILE DATE: 1/9/18
 DATE PLOTTED: 1/9/2018 2:58 PM
 PLOTTED BY: JOHN TRACY

DATE	01/04/18
REVISIONS	
SITE PLAN SUBMITTAL #2	1712.671
SITE PLAN SUBMITTAL #1	1712.671

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TECH: [Blank]

ENGINEER: [Blank]

WAUKEE, IOWA

CRAIG DENTAL CENTER ADDITION
DIMENSION & GRADING PLAN

2 / 2
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