

VICINITY MAP

LINE	LENGTH	BEARING
L1	50.00'	N 78°15'02" E
L2	26.09'	S 59°29'58" E
L3	50.00'	N 70°09'58" E
L4	18.58'	N 19°17'52" W
L5	8.02'	N 70°42'08" E

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	8.65'	135.50'	8.65'	N 17°50'57" W	3°39'35"
C2	46.77'	337.93'	46.73'	N 15°42'51" W	7°55'47"
C3	157.03'	611.76'	156.59'	N 22°28'09" E	14°42'23"
C4	123.94'	611.76'	123.72'	N 24°01'06" E	11°36'27"
C5	33.09'	611.76'	33.08'	N 16°39'55" E	3°05'56"
C6	217.26'	1071.41'	216.88'	N 08°41'28" E	11°37'06"
C7	84.59'	1071.41'	84.56'	N 12°14'19" E	4°31'24"
C8	132.67'	1071.41'	132.59'	N 06°25'46" E	7°05'41"
C9	36.75'	280.00'	36.72'	N 83°54'54" E	7°31'10"
C10	34.53'	25.00'	31.85'	N 60°16'51" W	7°07'40"
C11	5.06'	328.04'	5.06'	N 20°16'31" W	0°52'59"
C12	41.41'	25.00'	36.84'	N 27°37'21" E	9°45'48"
C13	64.66'	245.00'	64.47'	N 82°38'23" E	15°07'15"
C14	128.55'	135.50'	123.78'	N 11°09'33" E	54°21'25"
C15	53.69'	387.93'	53.65'	N 15°42'51" W	7°55'47"
C16	152.47'	85.50'	133.06'	N 31°24'32" E	102°10'34"
C17	5.23'	719.70'	5.23'	N 82°37'49" E	0°24'58"

- LEGEND**
- PROPERTY CORNER
  - EXISTING SANITARY MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING CURB STOP
  - EXISTING TREE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ST — EXISTING STORM SEWER
  - UE — EXISTING UNDERGROUND ELECTRIC
  - UT — EXISTING UNDERGROUND TELEPHONE
  - SWS — EXISTING GAS MAIN
  - W — EXISTING SANITARY SEWER
  - W — EXISTING WATER MAIN
  - F — EXISTING FENCE
  - EXISTING CONTOURS

**GARDEN & ASSOCIATES, LTD.**  
**ENGINEERS & SURVEYORS**  
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 800.491.2524 Iowa Toll Free

**WAUKEE MEMORY CARE**  
**1505 SE LAUREL STREET**  
**WAUKEE, IOWA**  
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SHEET TITLE  
**EXISTING CONDITIONS**

SCALE:  
**1" = 30'**

FIELD BOOK:  
**54-B**

DRAWN BY:  
**BJU**

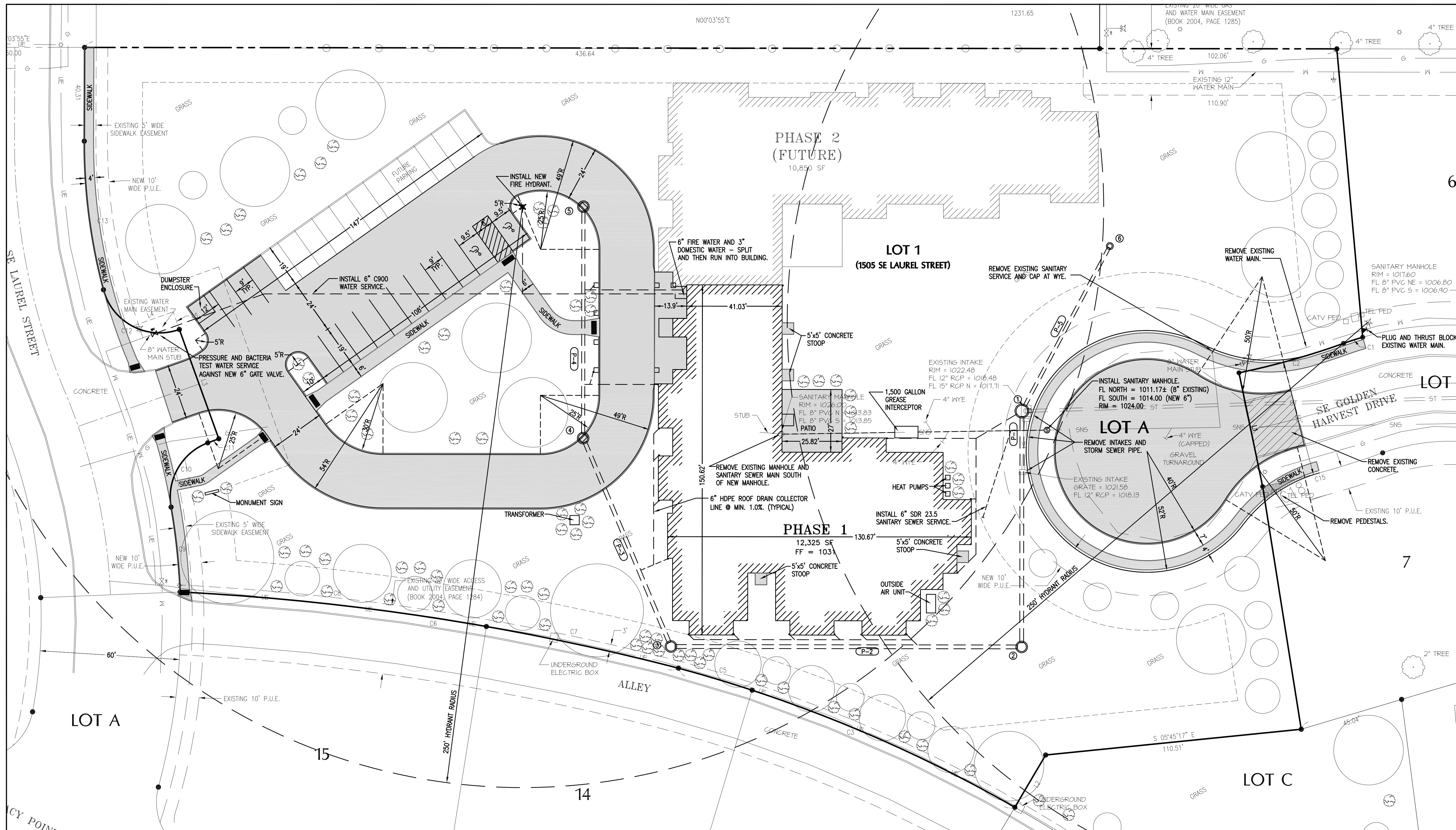
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**BJU**

REVISIONS:

DATE:  
**2/3/10**

PROJECT NO.:  
**9009245**

SHEET NO.:  
**1 OF 5**



**MISCELLANEOUS INFORMATION**

**OWNER AND DEVELOPER:**  
 WAUKEE MEMORY CARE, LLC  
 909 W. 16th STREET  
 PELLA, IOWA 50219

**SITE PLAN PREPARED BY:**  
 GARDEN & ASSOCIATES  
 1703 3RD AVE. EAST SUITE 1  
 PO BOX 451  
 OSKALOOSA, IOWA 52577

**ARCHITECT:**  
 SYPA ARCHITECTS, INC.  
 1466 28TH ST., SUITE 200  
 WEST DES MOINES, IOWA 50266

**MECHANICAL/ELECTRICAL ENGINEER**  
 KCL ENGINEERING  
 400 33RD ST.  
 WEST DES MOINES, IOWA 50265

AREA OF DEVELOPMENT: 2.96 ACRES

**BASE ZONING:** R3 - MULTI-FAMILY RESIDENTIAL DISTRICT

**OVERLAY DISTRICT:** PD - PLANNED DEVELOPMENT DISTRICT

**SETBACKS:**  
 FRONT YARD - 25 FEET  
 REAR YARD - 25 FEET  
 SIDE YARD - 15 FEET

**PROPOSED BUILDING USE:**  
 MEMORY CARE FACILITY  
 PHASE 1 - 12,325 SF  
 PHASE 2 (FUTURE) - 10,850 ADDITIONAL SF

**NUMBER OF DWELLING UNITS:**  
 PHASE 1 - 16 UNITS  
 PHASE 2 (FUTURE) - 16 ADDITIONAL UNITS

**ESTIMATED NUMBER OF EMPLOYEES:**  
 PHASE 1 - 6 EMPLOYEES (LARGEST SHIFT)  
 PHASE 2 (FUTURE) - 5 ADDITIONAL EMPLOYEES

**OCCUPANCY GROUP:** I-1

**BUILDING CONSTRUCTION TYPE:** V (FIVE)

**PARKING REQUIREMENTS:**  
 PHASE 1 - 6 SPACES @ 1 SPACE PER EMPLOYEE  
 8 SPACES @ 1 SPACE PER 2 DWELLING UNITS  
 14 SPACES TOTAL

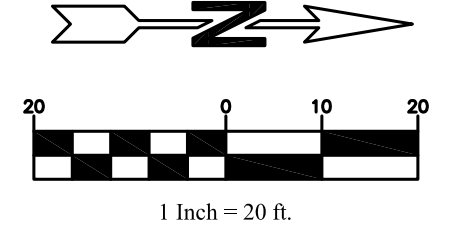
**PARKING PROVIDED:**  
 14 SPACES

**IMPERVIOUS SURFACE:**  
 PHASE 1 NEW - 29,735 SF  
 PHASE 2 (FUTURE) - 13,652 SF

**STORM WATER DETENTION:**  
 NO ON-SITE DETENTION IS REQUIRED. A REGIONAL DETENTION BASIN FOR THIS PART OF LEGACY POINTE WAS CONSTRUCTED AS PART OF THE LEGACY POINTE AT WAUKEE - PLAT 1 IMPROVEMENTS.

**LEGAL DESCRIPTION:**  
 LOT 1 OF LEGACY POINTE AT WAUKEE - PLAT 6 IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA

**NOTES:**  
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED; AREAS DISTURBED WITHIN PUBLIC STREET RIGHT-OF-WAYS SHALL BE SODDED.  
 - SIDEWALKS SHALL HAVE PEDESTRIAN RAMPS WITH TRUNCATED DOME WARNING PANELS AT ALL DRIVEWAY CROSSINGS.  
 - P.C.C. PAVEMENT IN PARKING LOT SHALL BE A MINIMUM OF 6" THICK; P.C.C. PAVEMENT WITHIN PROPOSED CUL-DE-SAC SHALL BE A MINIMUM OF 7" THICK.



Waukee Standard Specifications shall apply to construction work on this project.

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**1505 SE LAUREL STREET**  
**WAUKEE, IOWA**  
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SHEET TITLE  
 LAYOUT PLAN

SCALE:  
 1" = 20'

FIELD BOOK:  
 54-B

DRAWN BY:  
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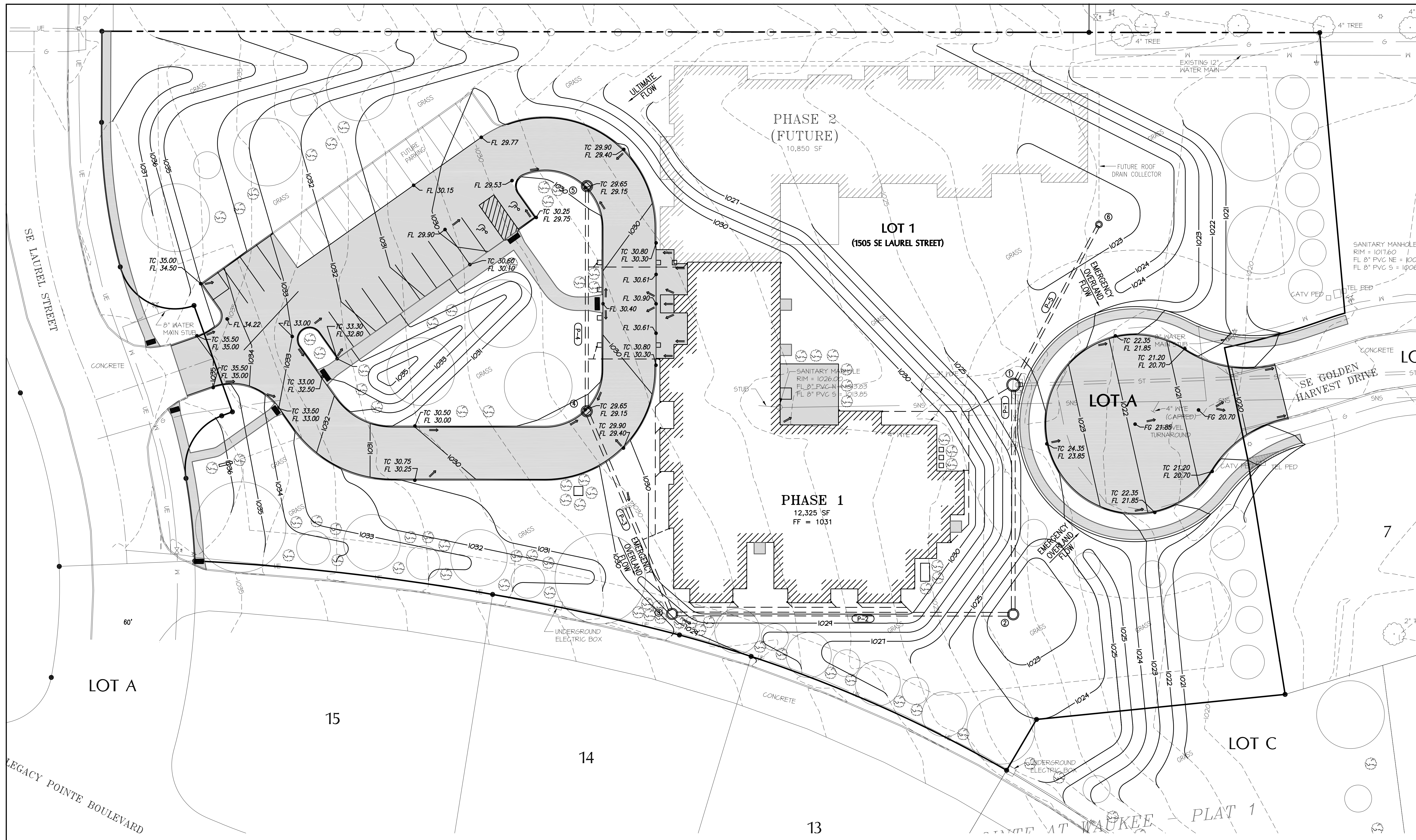
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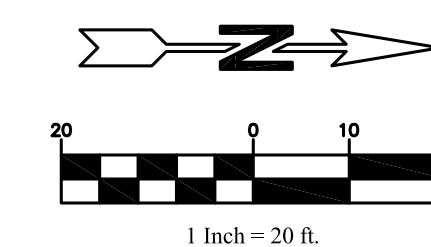


LIST OF STORM SEWER STRUCTURES

NUMBER	LOCATION	STRUCTURE TYPE	GRATE OR LID Elev.	BOTTOM WELL Elev.
1	N 6811.31, E 5157.00	SW-401 CIRCULAR STORM SEWER MANHOLE - 60" DIA.	1024.20	1017.21
2	N 6811.19, E 5258.49	SW-401 CIRCULAR STORM SEWER MANHOLE W/ GRATED LID	1022.75	1018.75
3	N 6660.31, E 5258.32	SW-401 CIRCULAR STORM SEWER MANHOLE W/ GRATED LID	1028.75	1022.04
4	N 6621.84, E 5167.95	SW-502 CIRCULAR SINGLE GRATE INTAKE	1029.15	1023.08
5	N 6621.95, E 5069.78	SW-502 CIRCULAR SINGLE GRATE INTAKE	1029.15	1024.14
6	N 6849.11, E 5086.04	SW-512 CIRCULAR AREA INTAKE - 24" DIA.	1022.00	1018.00

LIST OF STORM SEWER PIPE

LINE NUMBER	LOCATION		PIPE MATERIAL	PIPE DIAMETER Inches	LENGTH OF LINE Feet	SLOPE %	FLOW LINES		
	From	To					INLET Elevation	OUTLET Elevation	OTHER Elevation
P-1	1	2	HDPE	15	98	1.25	1019.23	1018.00	
P-2	2	3	HDPE	15	148	2.17	1022.54	1019.33	
P-3	3	4	HDPE	15	94	1.00	1023.58	1022.64	
P-4	4	5	HDPE	12	96	1.00	1024.64	1023.68	
P-5	1	6	HDPE	12	78	1.00	1018.78	1018.00	



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SHEET TITLE  
**GRADING PLAN**

SCALE:  
 1" = 20'

FIELD BOOK:  
 54-B

DRAWN BY:  
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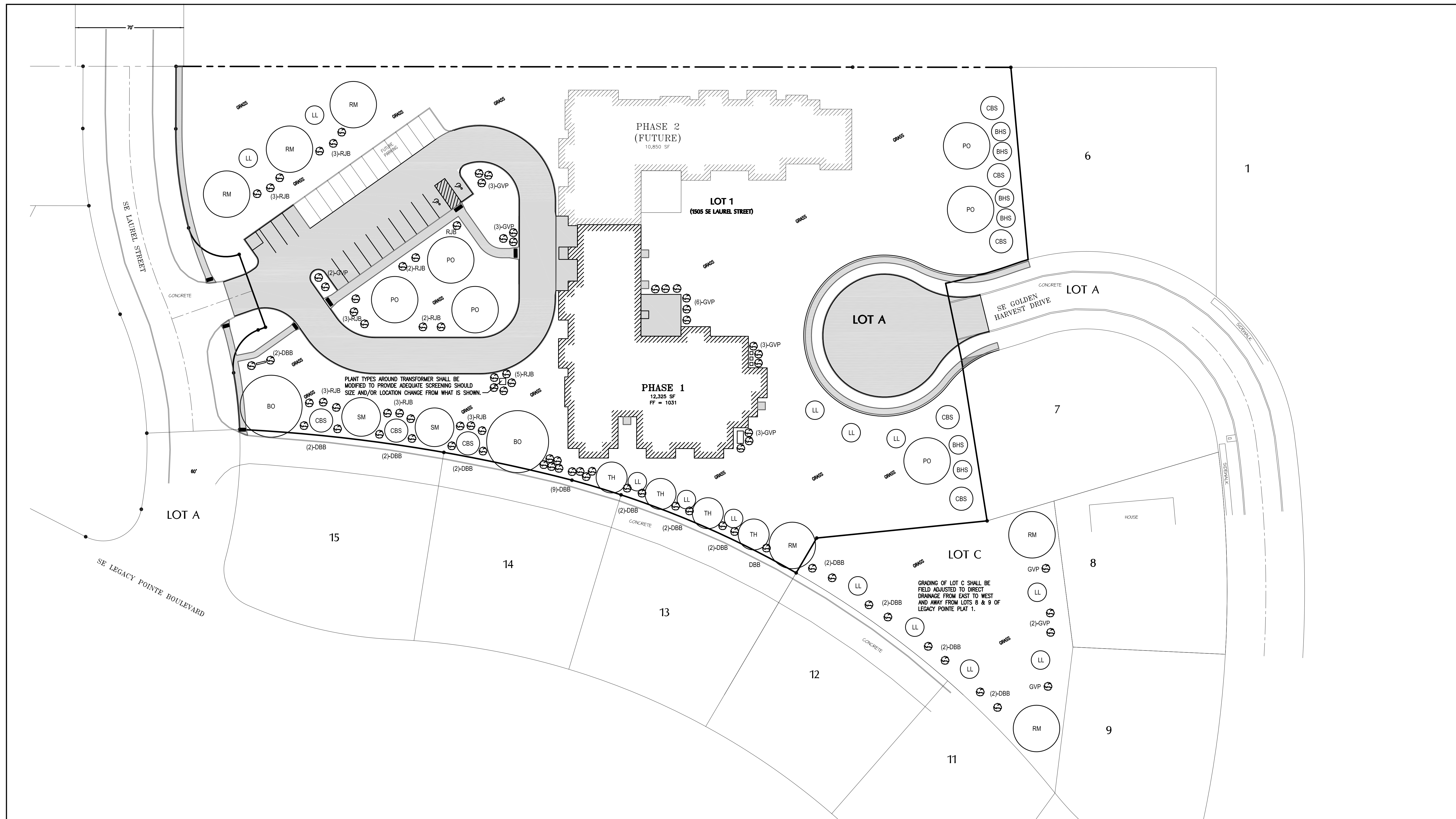
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**3 OF 5**



PLANT SCHEDULE: TREES AND SHRUBS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
RM	6	ACER RUBRUM	RED MAPLE	2" CALIPER	
SM	2	ACER SACCHARUM	SUGAR MAPLE	2" CALIPER	
TH	4	GLEDTISIA TRIACANTHOS VAR. INERMIS	THORNLESS COMMON HONEYLOCUST	1 1/2" CALIPER	
LL	13	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	1 1/2" CALIPER	
BO	2	QUERCUS MACROCARPA	BUR OAK	2" CALIPER	
PO	8	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER	
CBS	8	PICEA PLUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	1 1/2" CALIPER	
BHS	6	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	1 1/2" CALIPER	
DBB	32	EUCONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	MIN. 2 GAL POT	MINIMUM 12" TALL
RJB	28	BERBERIS THUNBERGII 'ATROPURPUREA'	RED JAPANESE BARBERRY	MIN. 2 GAL POT	MINIMUM 12" TALL
GVP	24	LIGUSTRUM X VICARYI	GOLDEN VICARY PRIVET	MIN. 2 GAL POT	MINIMUM 12" TALL

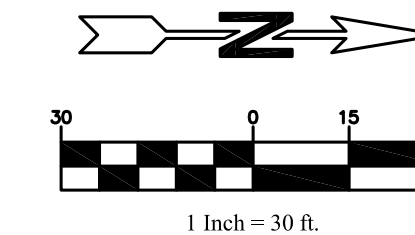
**LANDSCAPING:**

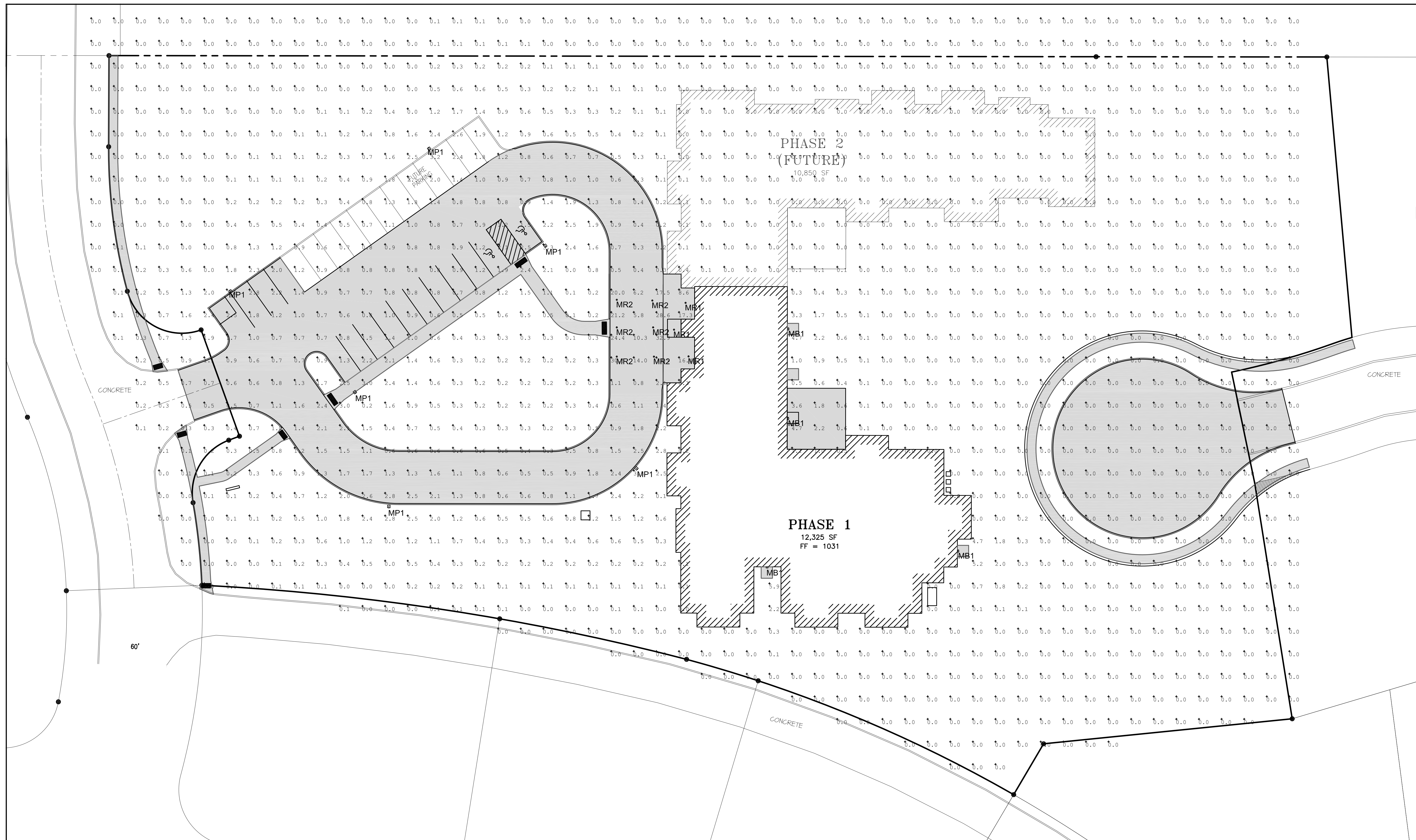
AREA BEING DEVELOPED = 128,938 SF - OPEN SPACE REQUIREMENT = 20% (25,787 SF)  
 - 35 TREES REQUIRED @ 2 PER 1,500 SF OF REQUIRED OPEN SPACE (14 OVERSTORY)  
 - 40 TREES PROVIDED (14 OVERSTORY)  
 - 52 SHRUBS REQUIRED @ 2 PER 1,000 SF OF OPEN SPACE  
 - 72 SHRUBS PROVIDED

LOT C OF PLAT 1 = 16,553 SF - OPEN SPACE REQUIREMENT = 20% (3,311 SF)  
 - 5 TREES REQUIRED @ 2 PER 1,500 SF OF REQUIRED OPEN SPACE (2 OVERSTORY)  
 - 7 TREES PROVIDED (2 OVERSTORY)  
 - 7 SHRUBS REQUIRED @ 2 PER 1,000 SF OF OPEN SPACE  
 - 12 SHRUBS PROVIDED

**NOTES:**

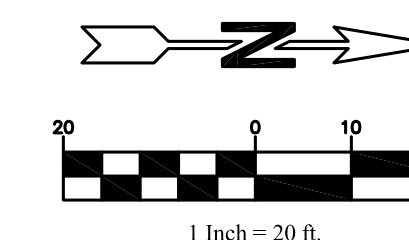
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED; AREAS DISTURBED WITHIN PUBLIC STREET RIGHT-OF-WAYS SHALL BE SOEDED.  
 - KIND, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60-1990, OR MOST RECENT ADDITION





MB1	STONCO NPM-100-PMA-1	WALL	(1) 100 MH COATED	EXTERIOR WALL PACK
MR1	WILLIAMS PH75-242T-EB-120-CGS/AC	RECESSED	(2) 42W CF	EXTERIOR RECESSED CAN
MR2	WILLIAMS MH75-50PS-ED17/MED-CS-C73/MB	RECESSED	(1) 70W MH	EXTERIOR RECESSED CAN
MP1	GARDCO EH14-1-3-150MH-120	20' POLE	(1) 150W MH	EXTERIOR POLE LIGHT WITH 20'-0" POLE.

CALCULATION SUMMARY					
LABEL	CALCTYPE	UNITS	AVG.	MAX.	MIN.
CALCPTS	ILLUMINANCE	FC	0.51	33.9	0.0



NOTES:  
- ALL LIGHTING FIXTURES SHALL UTILIZE A FULL CUT-OFF LENS.

SHEET TITLE  
PHOTOMETRIC  
PLAN

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