

SITE PLAN SYRVET - BUILDING ADDITION

SHEET 1 OF 2

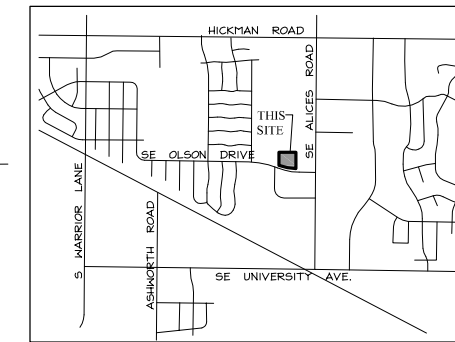
OWNER/DEVELOPER
WAUKEE REAL ESTATE ASSOCIATES, LLC
955 SE OLSON DRIVE
WAUKEE, IA 50263

ZONING
PD (PLANNED DEVELOPMENT OVERLAY DISTRICT)
M-1 (LIGHT INDUSTRIAL DISTRICT)

SITE AREAS

EXISTING BUILDING	25,154 S.F.	19%
PROPOSED BUILDING	19,000 S.F.	14%
EXISTING PAVEMENT	24,725 S.F.	19%
PROPOSED PAVEMENT	10,458 S.F.	8%
OPEN SPACE **	53,788 S.F.	40%
TOTAL	133,125 S.F.	100%

** REQUIRED OPEN SPACE (10% OF TOTAL AREA) = 13,313 S.F.



VICINITY SKETCH

SETBACKS

FRONT - 30 FEET
SIDE - NONE
REAR - 35 FEET

LANDSCAPE REQUIREMENTS - OPEN SPACE

(BASED ON 10% REQUIRED OPEN SPACE = 13,313 SQ FT)

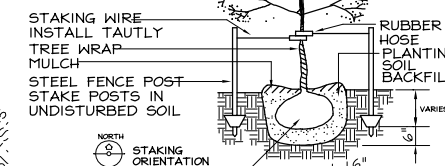
REQUIRED: 1 TREE PER 1500 SQ FT OPEN SPACE = 9 TREES
1 SHRUB PER 1000 SQ FT OPEN SPACE = 13 SHRUBS

PROVIDED: 61 TREES (59 EXISTING + 2 PROPOSED)
78 SHRUBS (ALL EXISTING)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS
2. THE CONTRACTOR SHALL CALL IOWA ONE CALL (MINIMUM OF 48 HOURS NOTICE). THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BRAKING 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.
3. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE BUILDING SERVICE CONNECTIONS WITH THE BUILDING MECHANICAL CONTRACTOR.
4. INSPECTION AND TESTING IS MANDATORY ON ALL PRIVATE STORM SEWER SYSTEMS.
5. ALL PAVEMENTS SHALL BE 6" P.C.C. WITH INTEGRAL CURB & GUTTER SECTION AND 8" P.C.C. IN THE PUBLIC RIGHT OF WAY.
6. CONTRACTOR SHALL NOTIFY WAUKEE PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
7. CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED OR WASHED ONTO ADJACENT RIGHT-OF-WAY OR PRIVATE PROPERTY IMMEDIATELY.
8. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM FOLLOWING ALL O.S.H.A. REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW THE LATEST O.S.H.A. REQUIREMENTS. THE OWNER AND ENGINEER ARE NOT LIABLE FOR ANY INFRACTIONS.
9. CORRUGATED METAL PIPE IN SLOTTED DRAIN SHALL BE 14 GAUGE STEEL.
10. ANY PLANTINGS DAMAGED AS A PART OF CONSTRUCTION SHOULD BE REPLACED WITH THE SAME TYPE OR AS OTHERWISE APPROVED BY THE CITY.
11. ANY ADDITIONAL MECHANICAL UNITS WILL NEED TO BE SCREENED APPROPRIATELY AS APPROVED BY THE CITY.
12. UTILITY CONNECTIONS TO BUILDING ADDITION WILL BE FROM WITHIN THE EXISTING BUILDING.

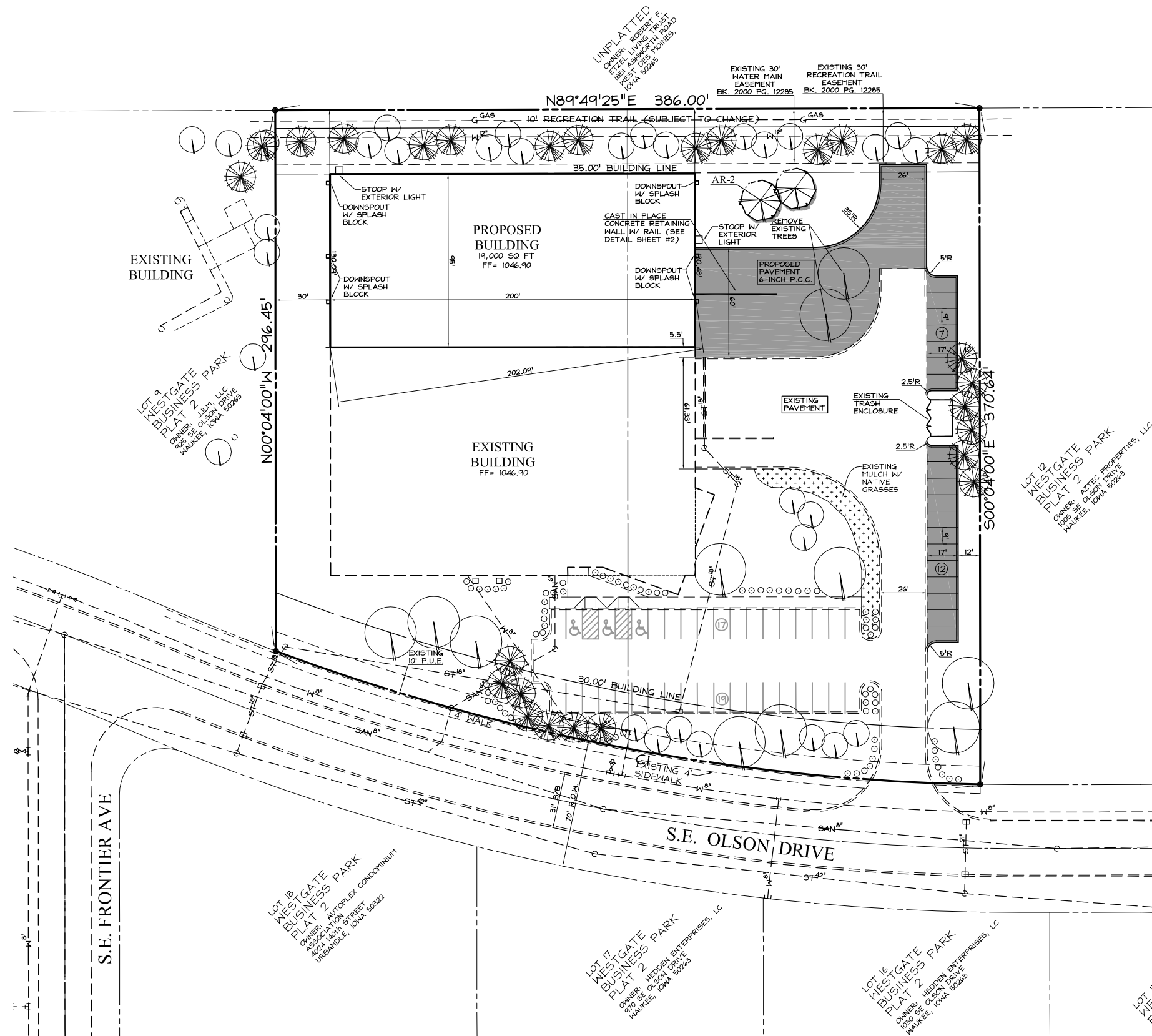
DO NOT CUT OR DAMAGE LEADER ALL MATERIALS SPECIFIED



ROOT BALL - REMOVE ENTIRE CONTAINER (CONTAINER GROWN) OR CUT ALL CORDS AND REMOVE COVERING FROM TOP OF ROOT BALL (BALL & BURLAPPED)

**DECIDUOUS TREE
PLANTING & STAKING DETAIL**

NO SCALE



EXISTING PLANT SCHEDULE

SYMBOL	COUNT	TYPE
⊙	34	DECIDUOUS TREE
⊗	25	EVERGREEN TREE
○	78	SHRUB

PROPOSED PLANT SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
2	AR	Acer rubrum RED MAPLE	2" cal.	TS/B4B	SEE PLAN

CURVE TABLE

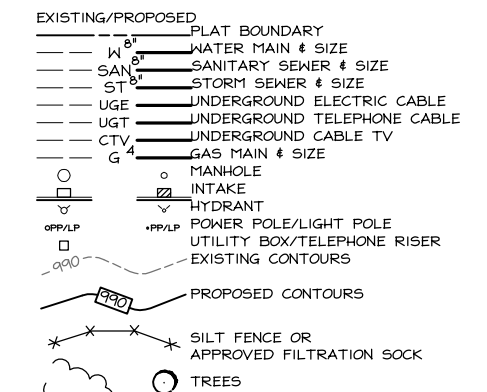
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
CI	19°25'02"	1165.00	394.81	199.32	392.93	S79°17'34"E

LEGAL DESCRIPTION

LOTS 10 & 11, WESTGATE BUSINESS PARK PLAT 2, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA;

SAID TRACT OF LAND SUBJECT TO ALL EASMENTS OF RECORD; SAID TRACT OF LAND CONTAINS 3.06 ACRES MORE OR LESS.

LEGEND



CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-2

**COOPER CRAWFORD
& ASSOCIATES, L.L.C.**
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 1-4-2011
REVISIONS: 4-7-2011
4-21-2011

APPROVED: _____ INITIALS: _____ AS-BUILT: _____
SCALE: 1"=30'

**DIMENSION/LANDSCAPE PLAN
SYRVET - BUILDING ADDITION**

**CC
1276**

**SHEET
1 OF 2**



