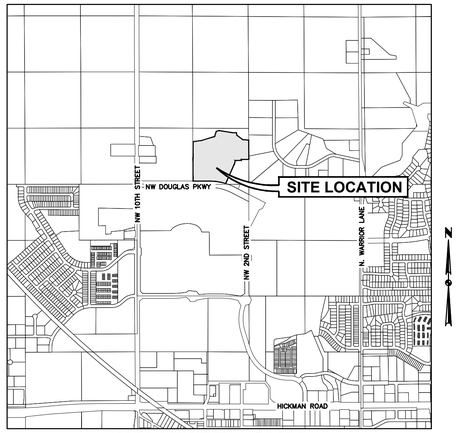
PRELIMINARY PLAT/SITE PLAN FOR:

COURTYARDS AT PARKSIDE PLAT 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

LEGAL DESCRIPTION

PARCEL "21–70" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 22847, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT COURTYARDS AT PARKSIDE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE.

THE PROPERTY CONTAINS 27.40 ACRES (1,193,760 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

EXISTING: A–1: AGRICULTURE DISTRICT
COS: CONSERVATION AND OPEN SPACE DISTRICT

PROPOSED: R–4/PD–1(BK 2021 PG 20905)
R–3/PD–1(BK 2021 PG 20905)

BULK REGULATIONS

SETBACKS:
FRONT: 30' FOR BUILDINGS ALONG ROW
25' FROM BOC FOR INTERNAL BUILDINGS
SIDE: 10' BUILDING SEPARATION
REAR: 30'

PROJECT SITE ADDRESS

1008 NW CREEKSIDE DRIVE

PROPOSED USE

DETACHED TOWN HOMES.

DEVELOPMENT SUMMARY

COURTYARDS AT PARKSIDE PHASE 2 LOT AREA:	1,193,760 SF (27.40 AC)
OPEN SPACE	
REQUIRED:	238,752 SF (20.0%)
PROVIDED:	816,509 SF (68.4%)
UNITS:	76
IMPERVIOUS SURFACE AREA:	
PROVIDED:	377,251 SF (8.66 AC)
PARKING:	
TOWNHOMES	
TOTAL REQUIRED:	168 SPACES (2 PER UNIT +1 PER 5 UNITS)
TOTAL PROVIDED:	306 SPACES
REFUSE COLLECTION:	CURBSIDE PICK–UP (NO DUMPSTERS)

HOUSING STRUCTURES WILL HAVE NO BASEMENTS

BENCHMARKS

DALLAS COUNTY MONUMENT G134 AT THE INTERSECTION OF MEREDITH AVE AND WARRIOR LANE.
ELEVATION=1018.84

SANITARY MANHOLE @ THE SE CORNER OF WARRIOR LANE & GRACEWOOD DRIVE.
ELEVATION=1019.45

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1–C1.2	DETAILS
C2.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C3.1	DIMENSION PLAN REFERENCE
C3.2–C3.5	DIMENSION PLAN
C4.1	GRADING PLAN REFERENCE
C4.2–C4.5	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN REFERENCE
C6.2–C6.5	UTILITY PLAN
C7.1–C7.7	SANITARY SEWER & WATERMAIN PLAN AND PROFILE
L1.1	LANDSCAPE PLAN REFERENCE
L1.2–L1.5	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED		EXISTING	
SECTION LINE		SANITARY MANHOLE	S
CENTER LINE		WATER VALVE BOX	
RIGHT OF WAY	R/W	FIRE HYDRANT	
PERMANENT EASEMENT	P/E	WATER CURB STOP	
TEMPORARY EASEMENT	T/E	WELL	WELL
TYPE SW–501 STORM INTAKE		STORM SEWER MANHOLE	ST
TYPE SW–503 STORM INTAKE		STORM SEWER SINGLE INTAKE	
TYPE SW–505 STORM INTAKE		STORM SEWER DOUBLE INTAKE	
TYPE SW–506 STORM INTAKE		FLARED END SECTION	
TYPE SW–513 STORM INTAKE	ST	ROOF DRAIN/ DOWNSPOUT	RD
TYPE SW–401 STORM MANHOLE	ST	DECIDUOUS TREE	
TYPE SW–402 STORM MANHOLE	ST	CONIFEROUS TREE	
TYPE SW–301 SANITARY MANHOLE	S	DECIDUOUS SHRUB	
STORM/SANITARY CLEANOUT		CONIFEROUS SHRUB	
WATER VALVE		ELECTRIC POWER POLE	
FIRE HYDRANT ASSEMBLY		GUY ANCHOR	
SIGN		STREET LIGHT	
DETECTABLE WARNING PANEL		POWER POLE W/ TRANSFORMER	
WATER CURB STOP		UTILITY POLE W/ LIGHT	
STORM SEWER STRUCTURE NO.	ST–10	ELECTRIC BOX	E
STORM SEWER PIPE NO.	L–10	ELECTRIC TRANSFORMER	E
SANITARY SEWER STRUCTURE NO.	S–10	ELECTRIC MANHOLE OR VAULT	E
SANITARY SEWER PIPE NO.	P–10	TRAFFIC SIGN	
SANITARY SEWER WITH SIZE	8"S	TELEPHONE JUNCTION BOX	T
SANITARY SERVICE	S	TELEPHONE MANHOLE/VAULT	T
STORM SEWER	ST	TELEPHONE POLE	
STORM SUBDRAIN		GAS VALVE BOX	G
WATERMAIN WITH SIZE	8"W	CABLE TV JUNCTION BOX	TV
WATER SERVICE	W	CABLE TV MANHOLE/VAULT	TV
SAWCUT (FULL DEPTH)		MAIL BOX	M
SILT FENCE		BENCHMARK	BM
USE AS CONSTRUCTED	(UAC)	SOIL BORING	SB
TOP OF PROPOSED GROUND	TG	UNDERGROUND TV CABLE	TV
MINIMUM FINISHED ELEVATION	MFE	GAS MAIN	G
MINIMUM GRADE AT EXPOSED STRUCTURE	MGS	FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15" RCP
		WATER MAIN W/ SIZE	8"W

APPLICANT/OWNER

COURTYARDS AT PARKSIDE, LLC
CONTACT: JAMES LINDGREN
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IOWA 50023
PH: (515) 650–0530

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA–ENG.COM
PH. (515) 369–4400
FX. (515) 369–4410

DATE OF SURVEY

JUNE 7, 2021

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 05/01/2022
ANTICIPATED FINISH DATE = 11/01/2022

SUBMITTAL DATES

FIRST SUBMITTAL:	02/22/2022
SECOND SUBMITTAL:	03/17/2022
THIRD SUBMITTAL:	04/28/2022
FOURTH SUBMITTAL:	06/03/2022
FIFTH SUBMITTAL:	06/28/2022
SIXTH SUBMITTAL:	07/13/2022

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PLOTTED BY: KRIS BOWER
DATE PLOTTED: 8/2/2022 1:01 PM
TECH:
COMMENT:
ENG:

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 2022.047

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
It's the law! Dig Safe. Call before you dig.

UTILITY WARNING

THE 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. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.

REFER TO ALLENDER BUTZKE ENGINEERS INC. GEOTECHNICAL ENGINEERING REPORT NO. 201434 FOR GEOTECHNICAL REQUIREMENTS.

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 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, 2020 WAUKEE SUPPLEMENTAL SPECIFICATIONS, THE PUBLIC RIGHTS–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG), AMERICANS WITH DISABILITY ACT GUIDELINES (ADA), 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.

PROFESSIONAL LANDSCAPE ARCHITECT
KEITH D. WEGGEN
00442
IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

KEITH D. WEGGEN, ASLA — DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

DATE
REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2

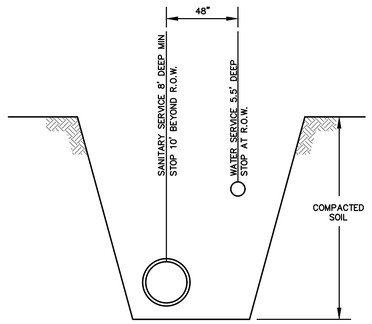
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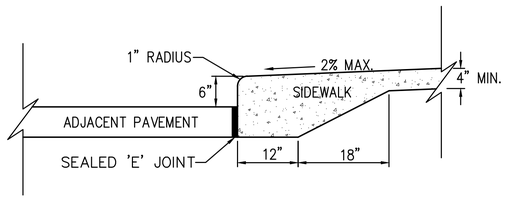
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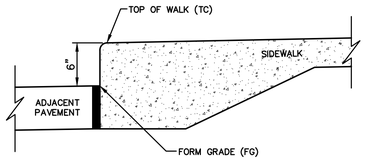
NOTES:
1. PLACE ONE 6' STEEL POST BURIED 3' AT WATER CURB BOX. STEEL POST SHALL BE PAINTED BLUE.
2. BRING SUMP SERVICE STUB TO A MINIMUM OF 1-FOOT ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A GREEN PAINTED STEEL POST NEXT TO THE STUB.
3. BRING SANITARY SERVICE STUB TO A MINIMUM OF 1-FOOT ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A RED PAINTED STEEL POST NEXT TO THE STUB.



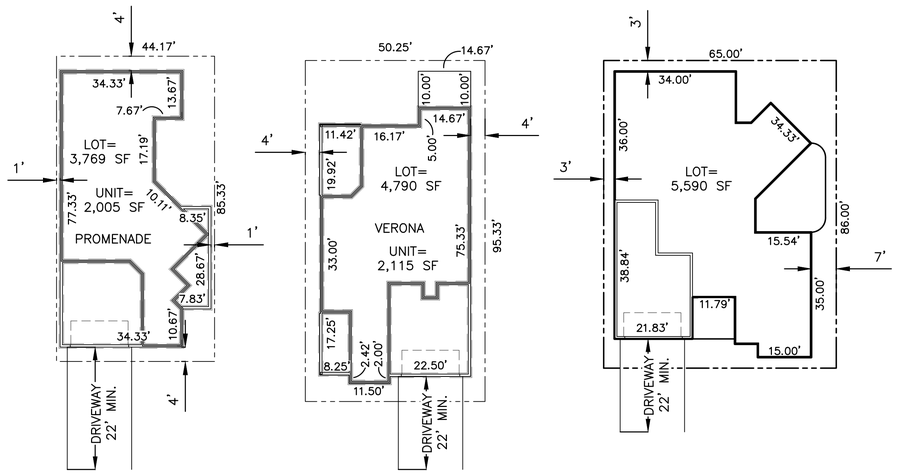
SERVICE LOCATION DETAIL
NOT TO SCALE



CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



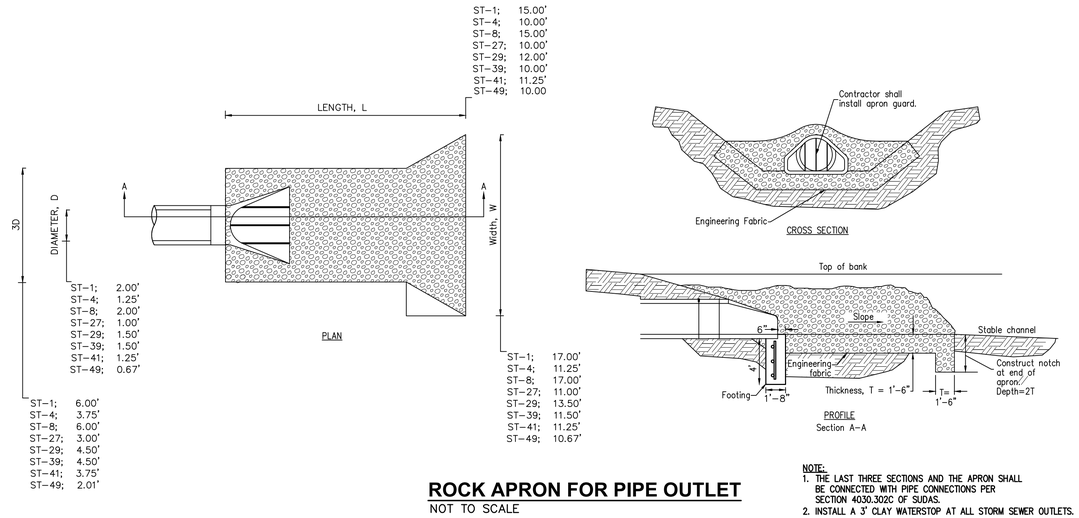
CLASS "A" INTEGRAL CURB AND SIDEWALK SPOT ELEVATION REFERENCE DETAIL



TOWNHOME AND CLUBHOUSE LOT DETAILS

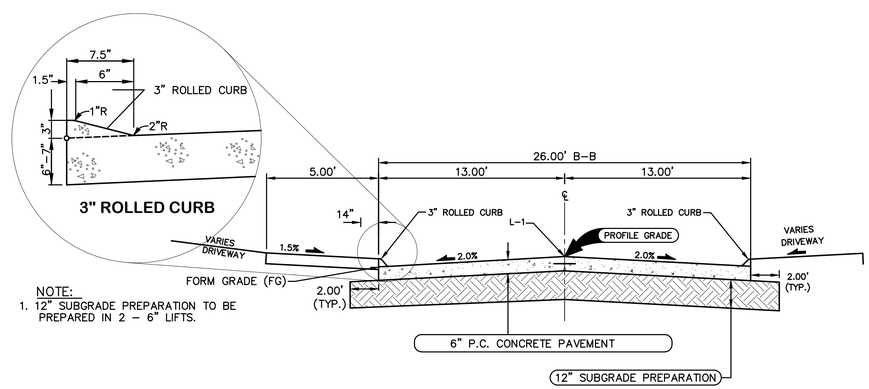


HYDRANT COVERAGE PLAN



ROCK APRON FOR PIPE OUTLET
NOT TO SCALE

NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.



NOTE:
1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 - 6" LIFTS.

NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - PRIVATE 26' P.C.C. ROADWAY

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DATE PLOTTED: 8/2/2022 1:01 PM
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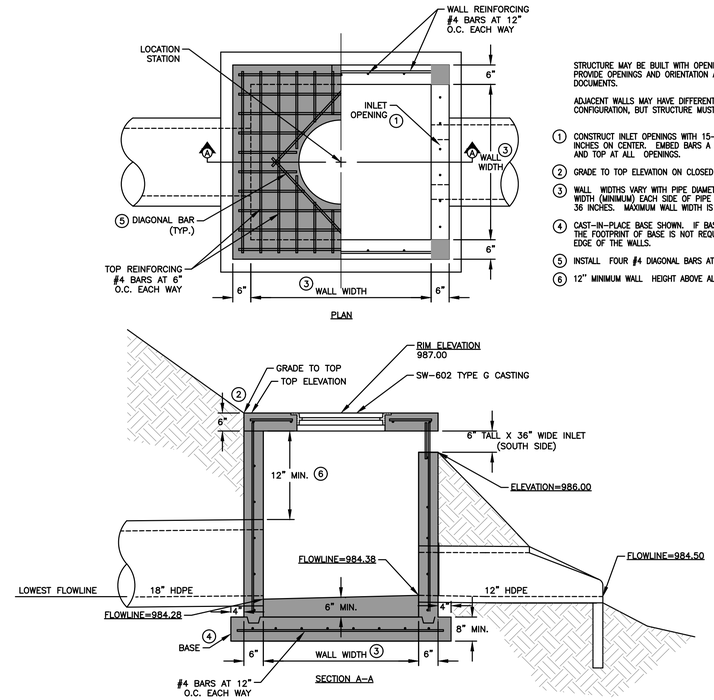
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DATE | REVISIONS | ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2
DETAILS

DATE: 08/02/2022
SHEET NUMBER: C1.1
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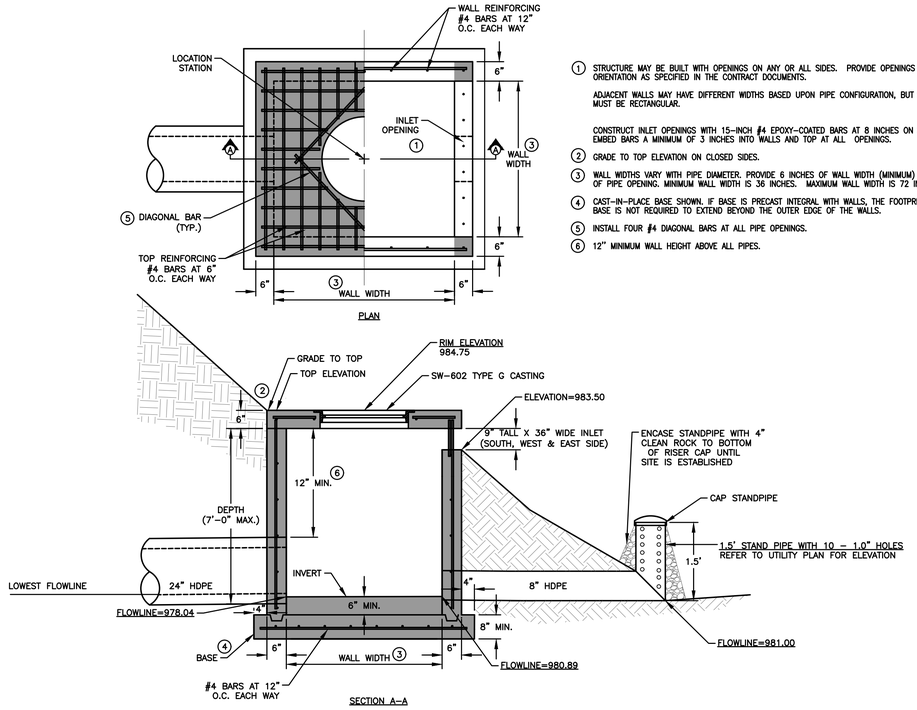


STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

1. CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
2. GRADE TO TOP ELEVATION ON CLOSED SIDES.
3. WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

2 SW-513 INTAKE - DETENTION BASIN 2B (ST-11)
NOT TO SCALE



1. STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

   ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

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5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

1 SW-513 INTAKE WITH STANDPIPE - DETENTION BASIN 2A (ST-2)
NOT TO SCALE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DRAFTED:
ENGINEER:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2

DETAILS

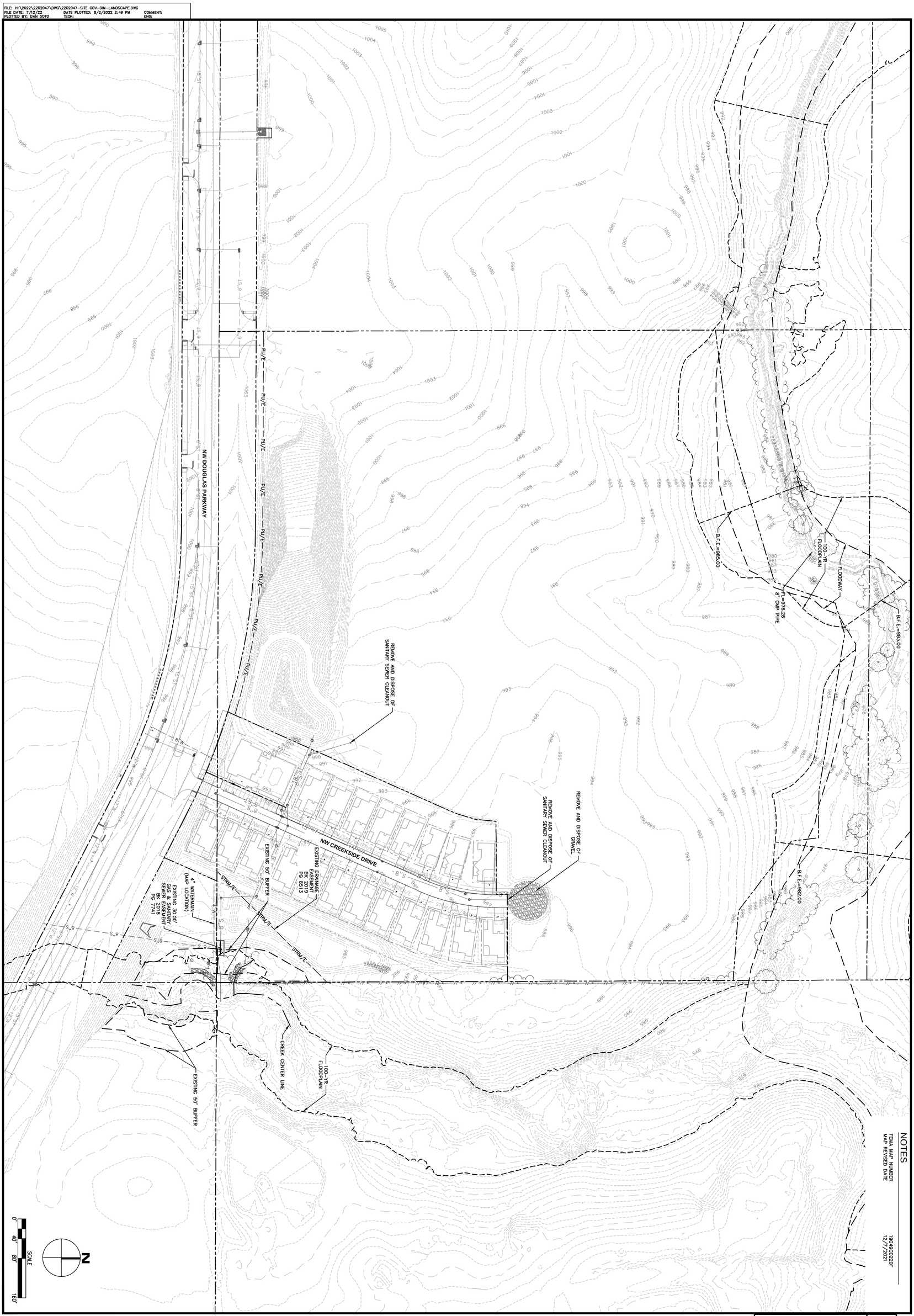
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2202.047

REVISIONS	DATE

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FILE DATE: 7/11/22 DATE PLOTTED: 8/2/2022 2:49 PM COMMENT:
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NOTES

FEMA MAP NUMBER 19049C0320F
MAP REVISED DATE 12/7/2021

SCALE 0' 40' 80' 160'

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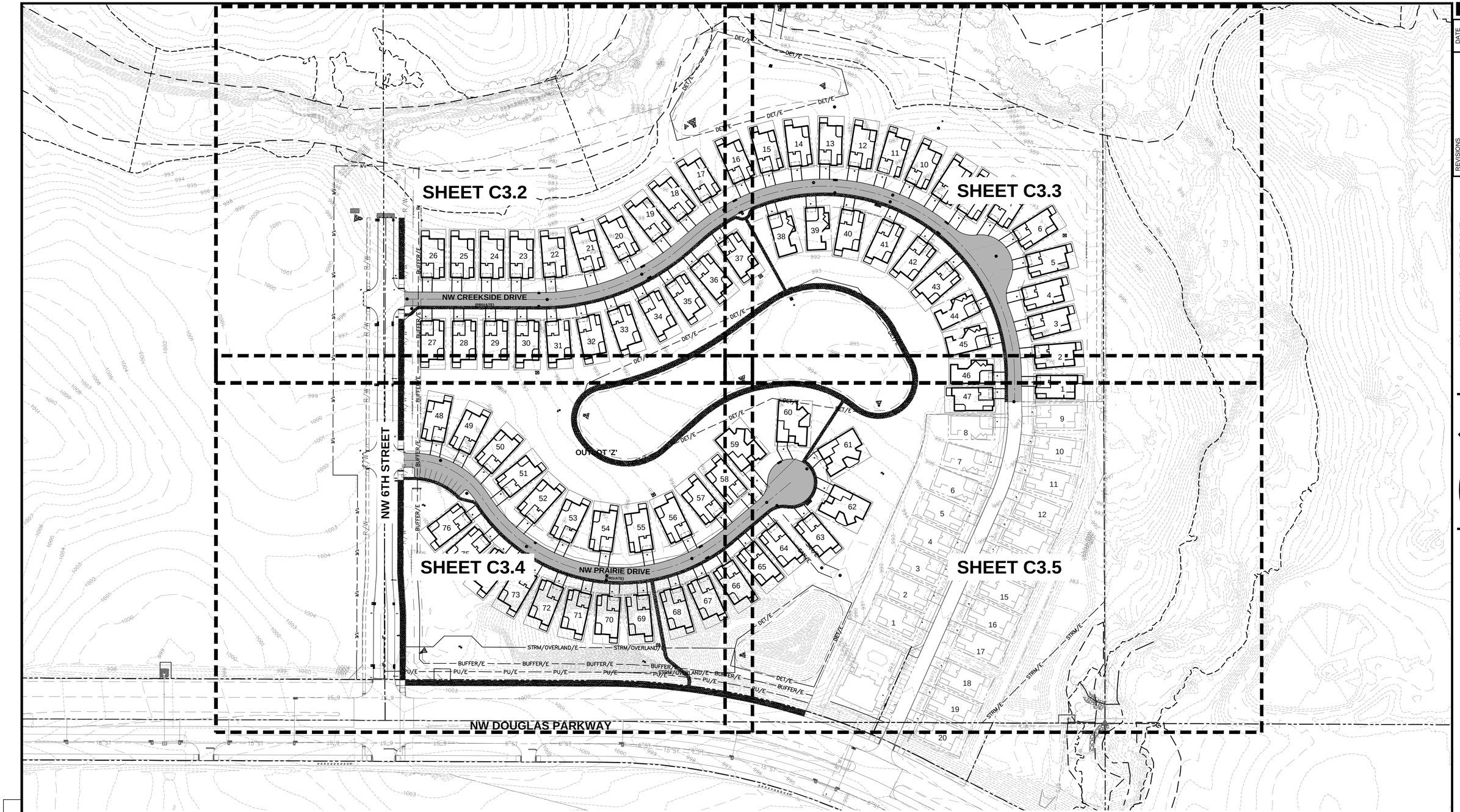
COURTYARDS AT PARKSIDE PLAT 2

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:
DRAFTED:

REVISIONS	DATE



GENERAL NOTES

1. THE 2020 CITY OF WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2022 SUDAS STANDARD SPECIFICATIONS AND THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) 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 OF WAUKEE ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
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 EVENT.
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. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR THESE BUILDINGS OR A PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND SHALL EXTEND TO WITHIN 100 FEET OF ALL EXTERIOR PORTIONS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
20. DURING CONSTRUCTION ONLY THE USE OF MOVEABLE BARRIERS THAT CAN BE READILY MOVED IN AN EMERGENCY ARE ALLOWED TO SEPARATE CONSTRUCTION AND TENANT TRAFFIC
21. THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF STREET BLADE SIGNS STREET BLADE SIGN LOCATIONS SHOULD BE NOTED AND NOTE ADDED INDICATING THAT STREET BLADE SIGNS ARE TO BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION BEGINNING.
22. REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR INFORMATION REGARDING NW 6TH STREET.

PAVEMENT SCHEDULE

26' WIDE PRIVATE DRIVES & PARKING SPACES 6" P.C.C. WITH 6" SUBBASE OVER 12" PREPARED SUBGRADE DEPTH	
5' WIDE PRIVATE SIDEWALKS 4" P.C.C.	
10' WIDE PUBLIC TRAIL WITHIN THE RIGHT-OF-WAY 6" P.C.C. (6" P.C.C. FOR PEDESTRIAN RAMPS) WITH 6" PREPARED SUBGRADE DEPTH	

N

SCALE
0' 40' 80' 160'

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

DATE
REVISIONS

COURTYARDS AT PARKSIDE PLAT 2

DIMENSION PLAN REFERENCE

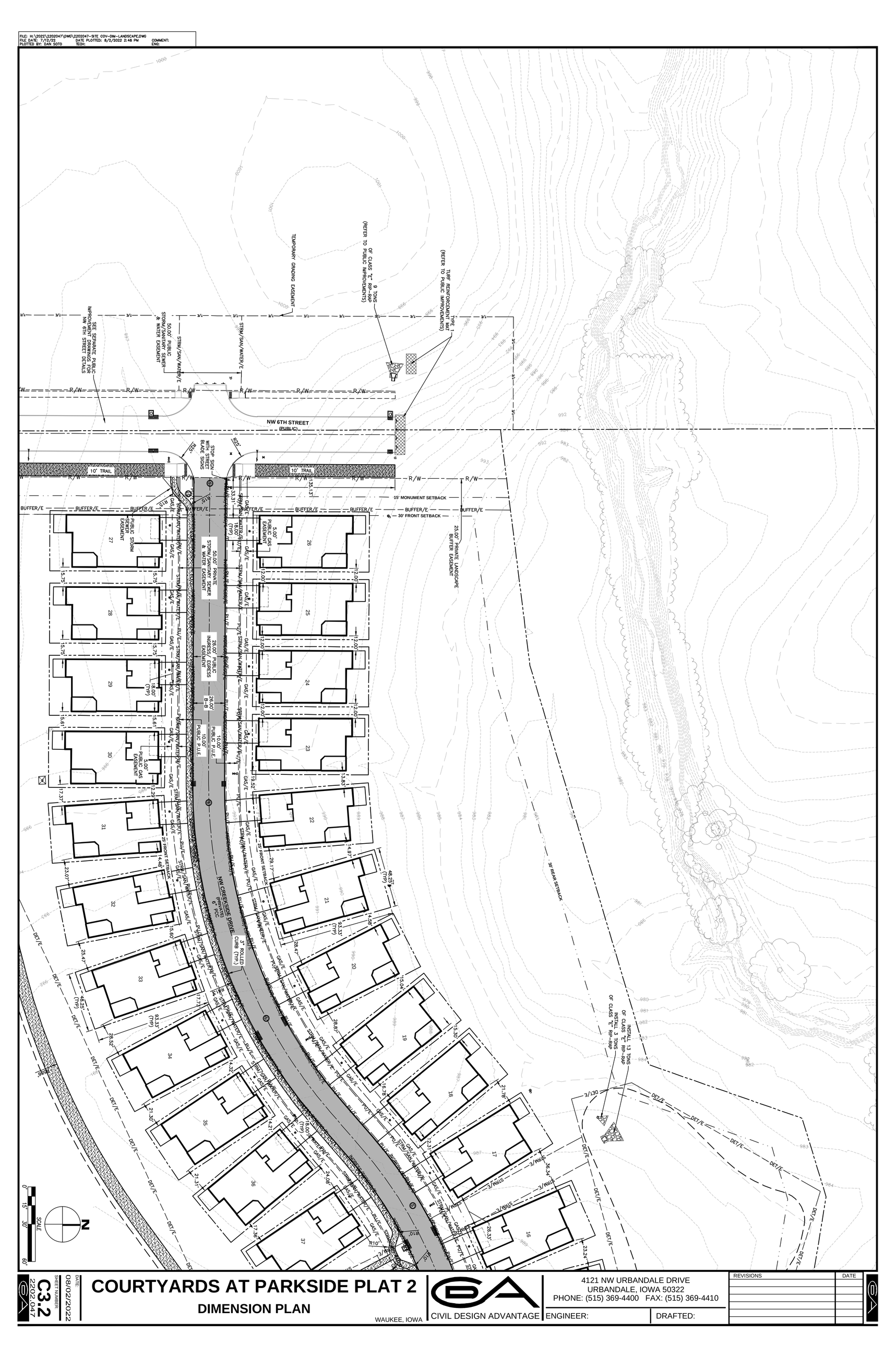
WAUKEE, IOWA

DATE: 08/02/2022

SHEET NUMBER: C3.1

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PLOTTED BY: DAN BOYD
DATE PLOTTED: 8/2/2022 2:48 PM
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DWG:



DATE:	08/02/2022
SHEET NUMBER:	C3.2
	2202047

COURTYARDS AT PARKSIDE PLAT 2

DIMENSION PLAN

WAUKEE, IOWA

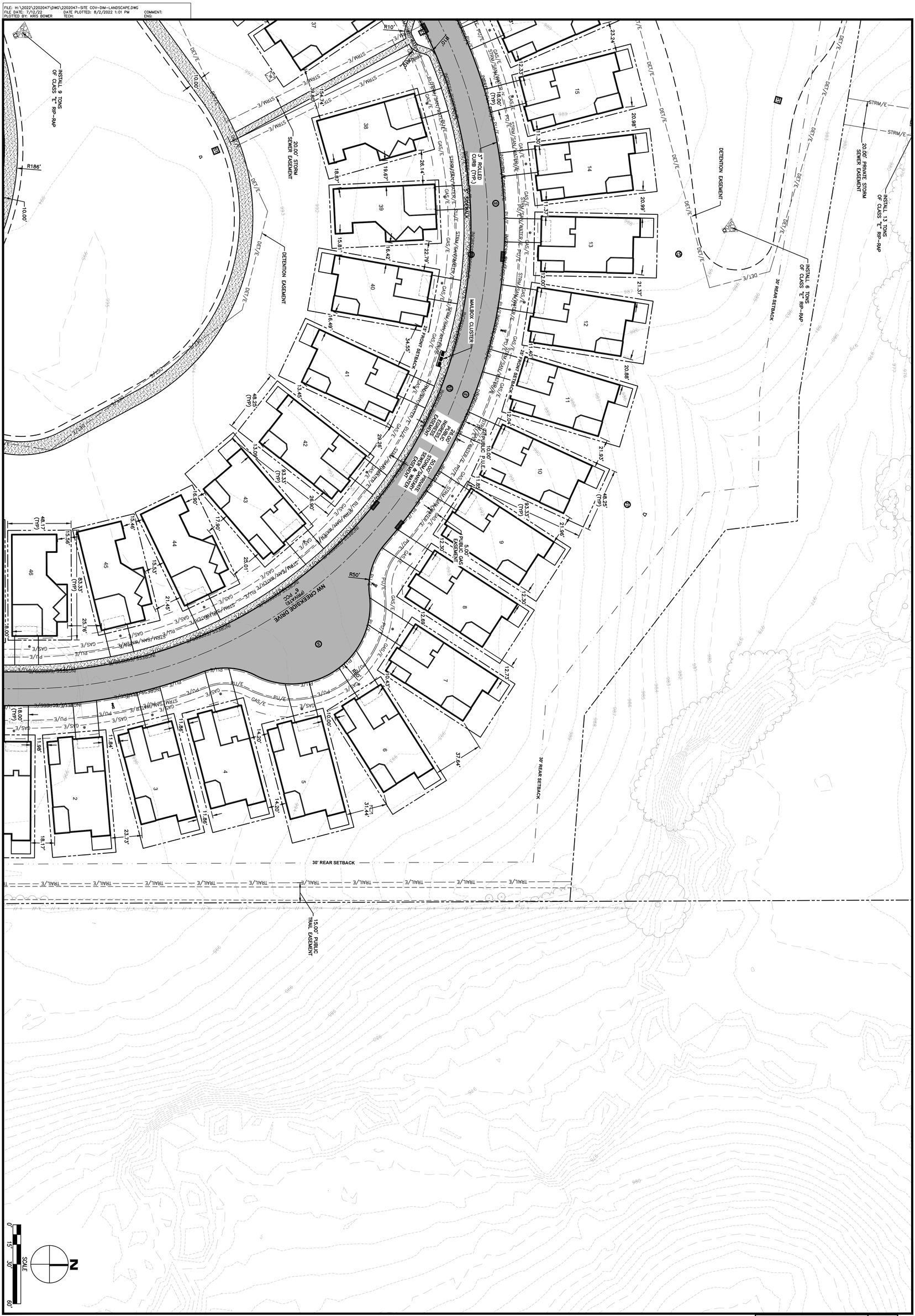
CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

DRAFTED:

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2202.047

COURTYARDS AT PARKSIDE PLAT 2

DIMENSION PLAN

WAUKEE, IOWA

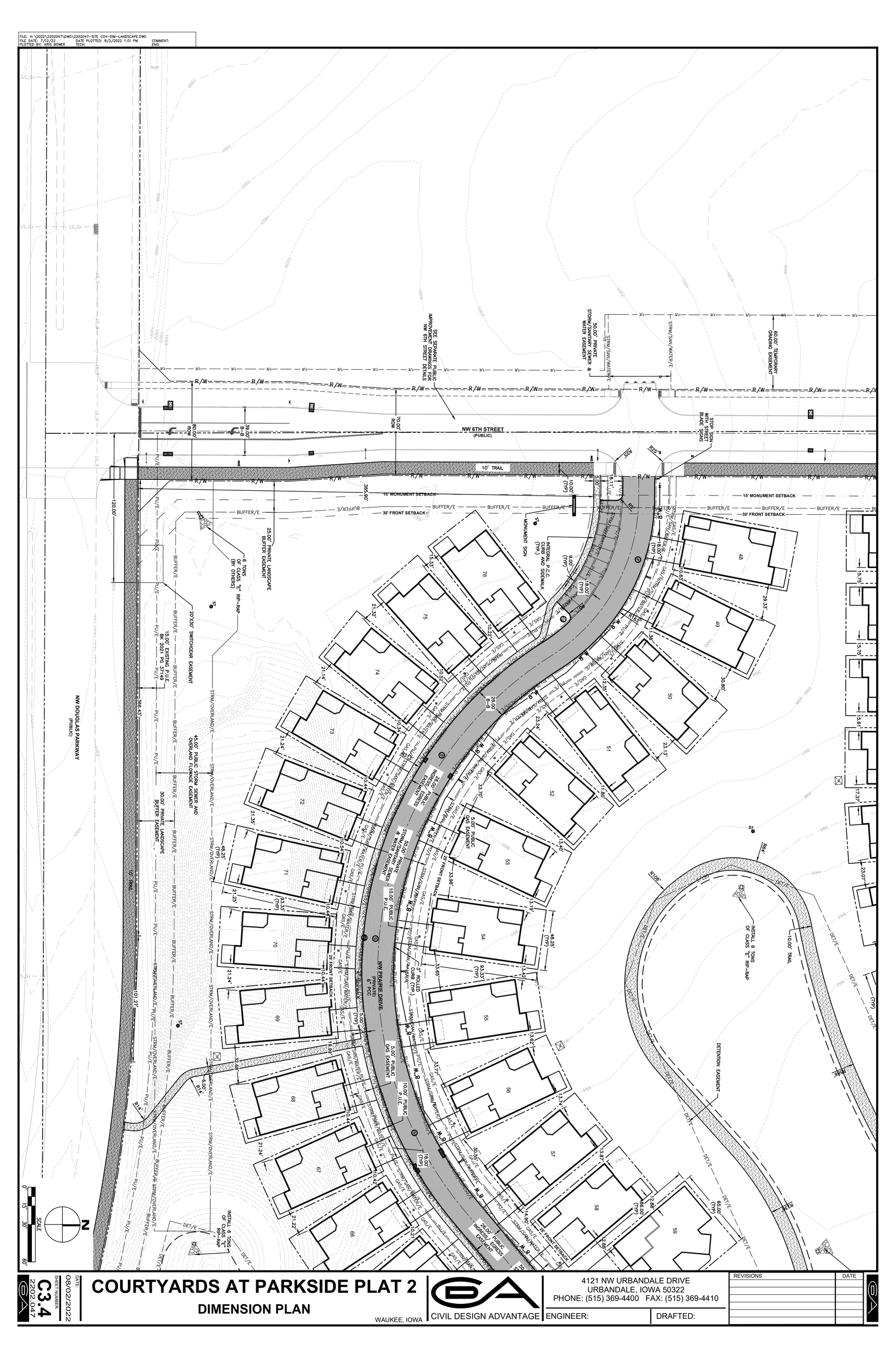
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2202.047

COURTYARDS AT PARKSIDE PLAT 2

DIMENSION PLAN

WAUKEE, IOWA

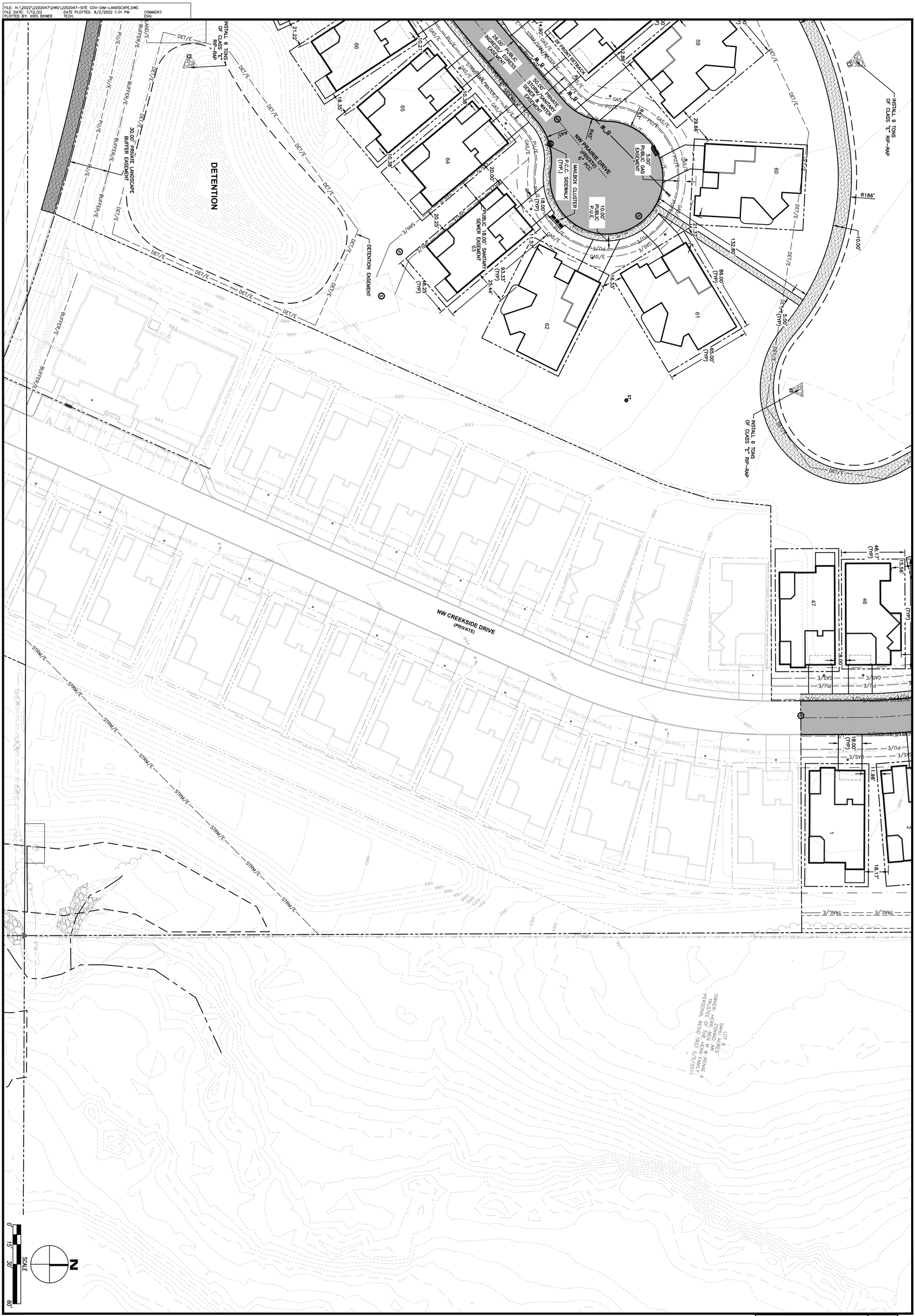
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COURTYARDS AT PARKSIDE PLAT 2

DIMENSION PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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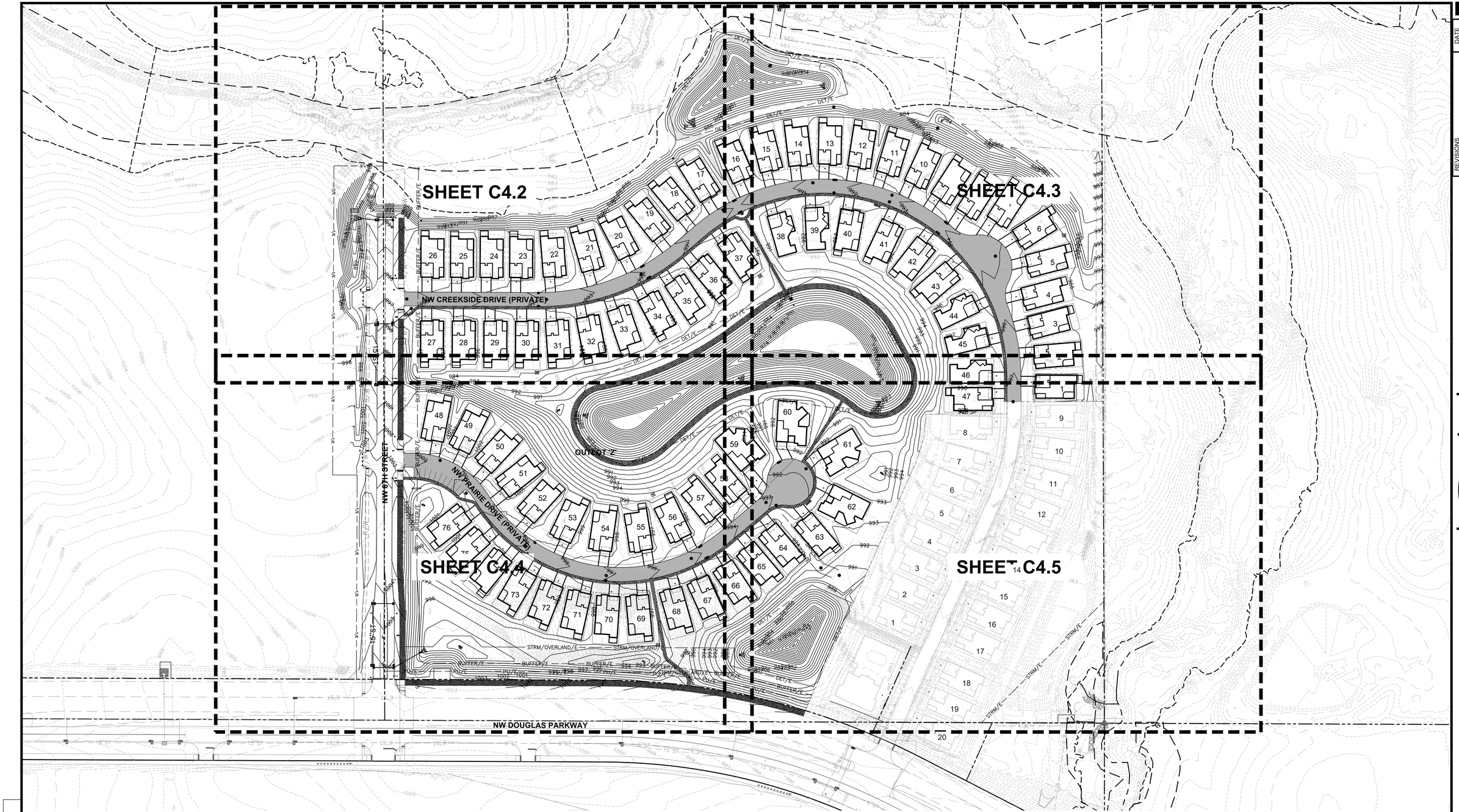
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DATE: 06/02/2022

SHEET NUMBER: C3.5

2202.047



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION. 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 GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND A MINIMUM OF 8" RESPREAD SHALL BE USED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND 2020 CITY OF WAUKEE SPECIFICATIONS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. 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.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. 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.
12. 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.
13. 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.
14. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
15. REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR INFORMATION REGARDING NW 6TH STREET.

N

SCALE
0' 40' 80' 160'

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URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

COURTYARDS AT PARKSIDE PLAT 2

GRADING PLAN REFERENCE

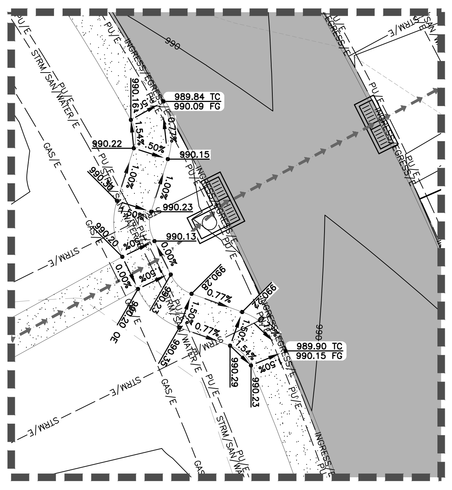
WAUKEE, IOWA

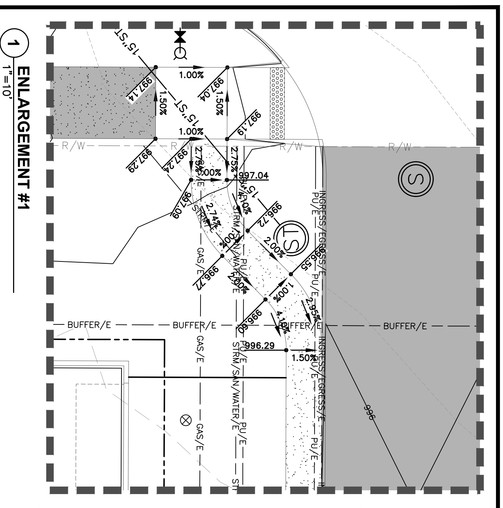
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SHEET NUMBER: C4.1

2202.047

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COURTYARDS AT PARKSIDE PLAT 2

GRADING PLAN

WAUKEE, IOWA

DATE: 08/02/2022
SHEET NUMBER: C4.2
2202.047

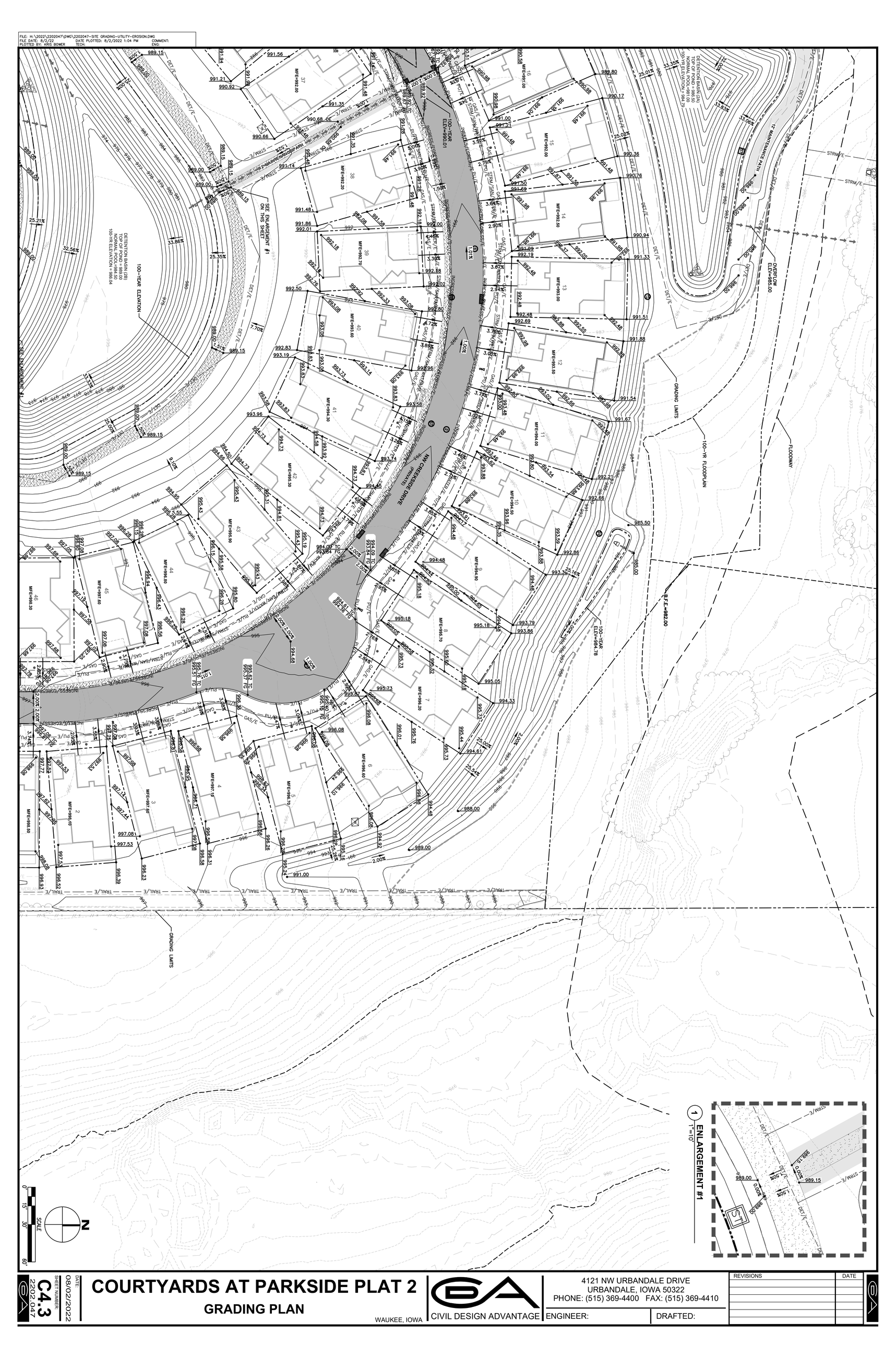
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COURTYARDS AT PARKSIDE PLAT 2

GRADING PLAN

WAUKEE, IOWA

DATE: 08/02/2022

SHEET NUMBER: C4.3

2202.047

CIVIL DESIGN ADVANTAGE

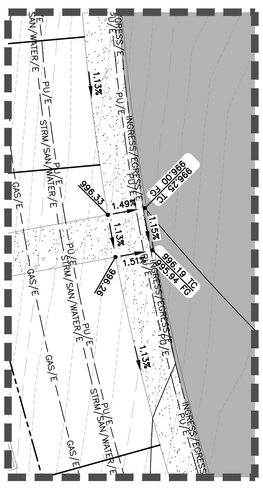
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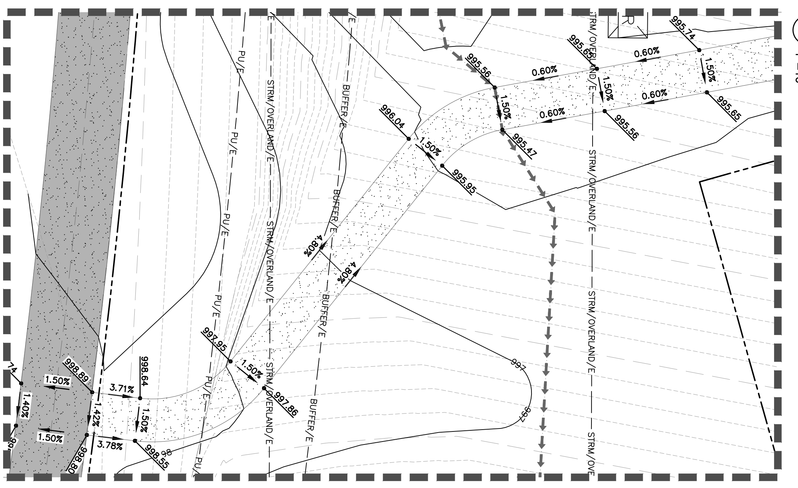
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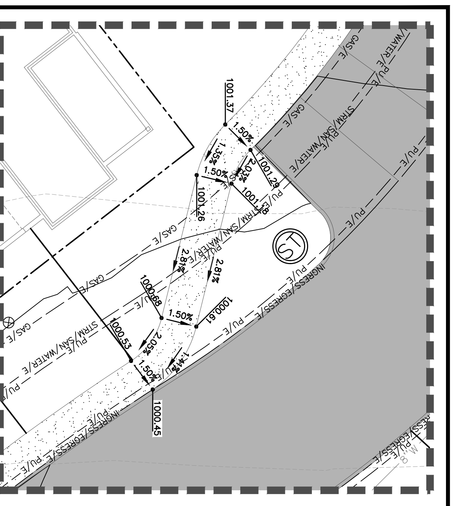
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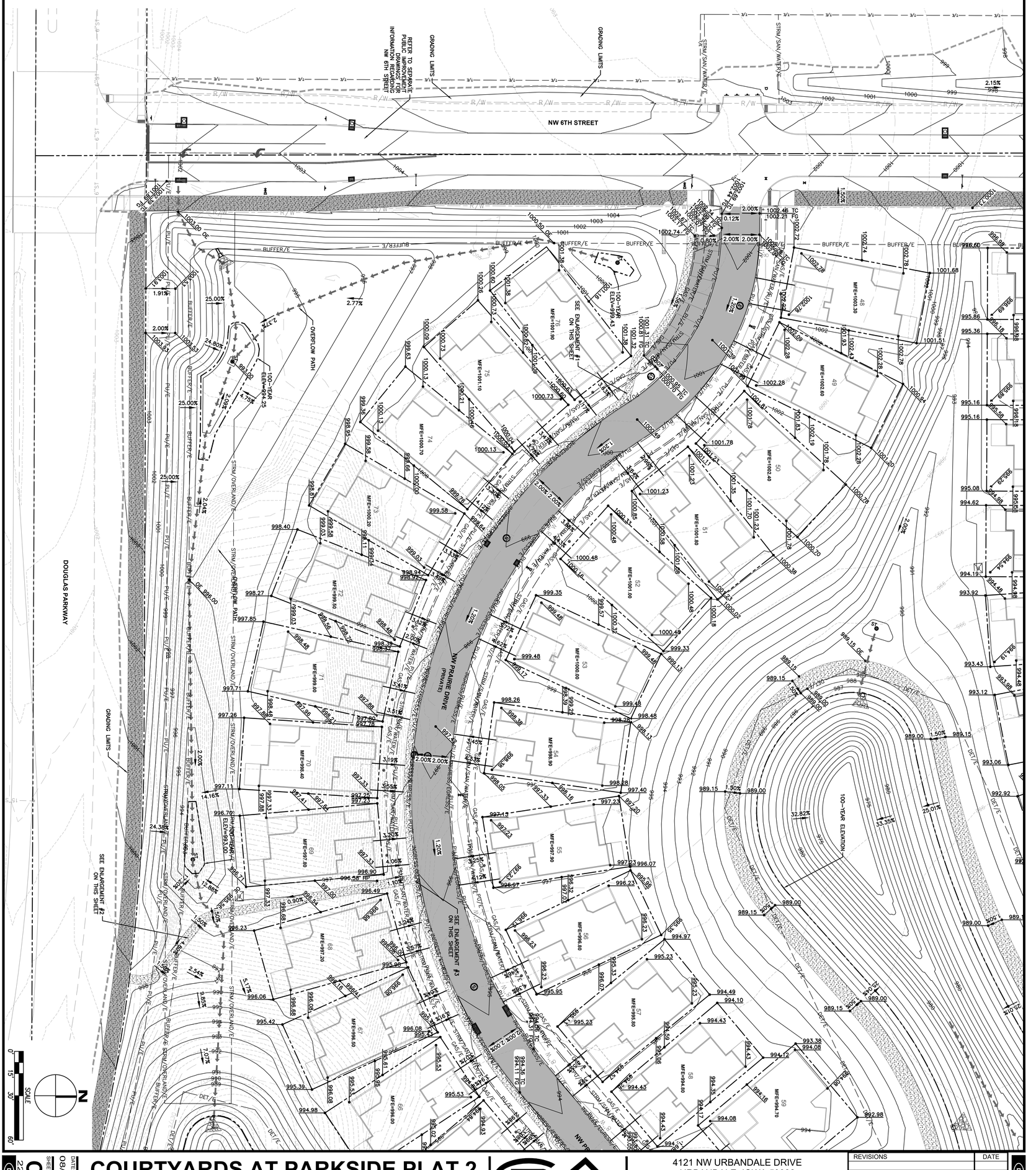
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COURTYARDS AT PARKSIDE PLAT 2

GRADING PLAN

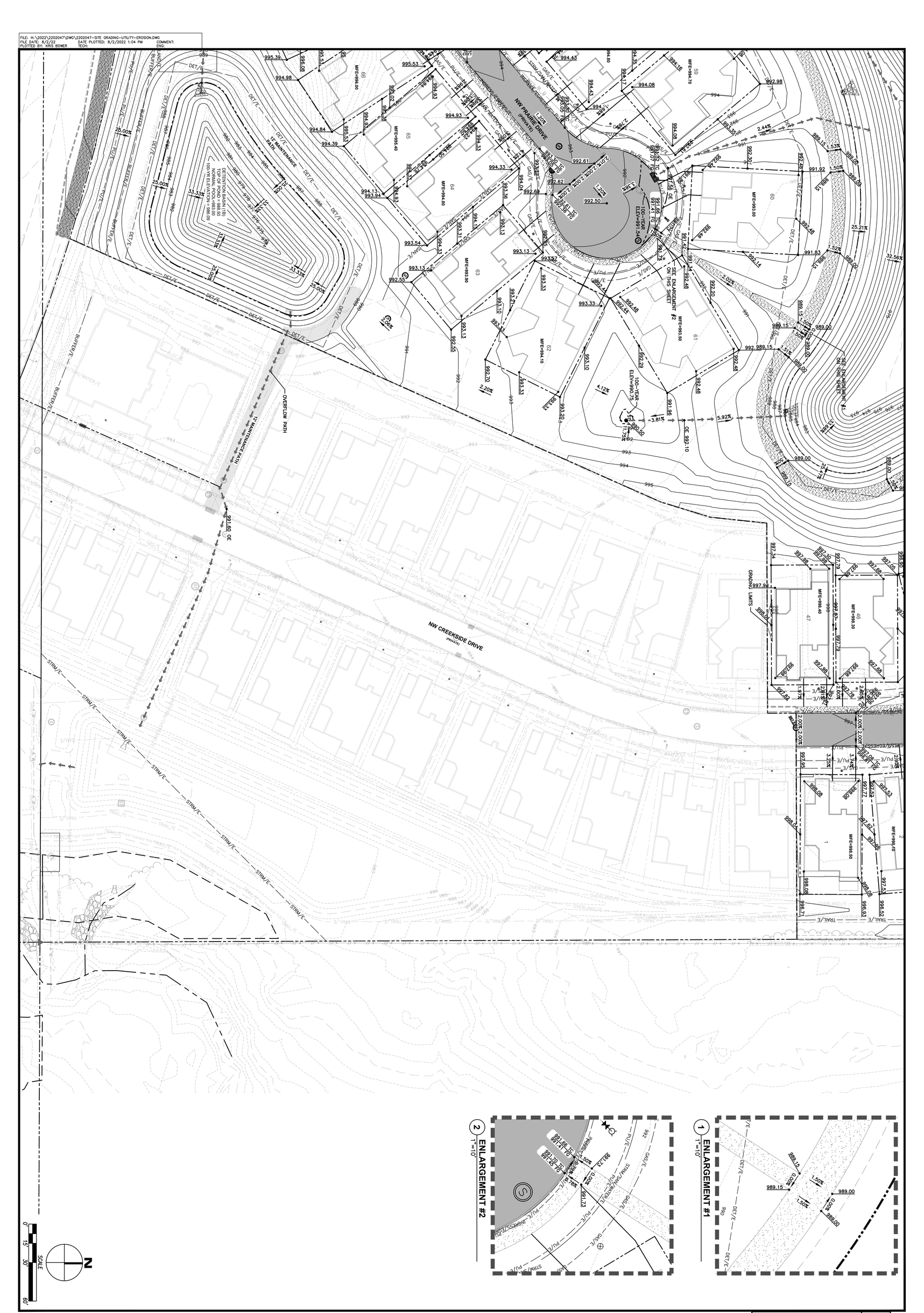
WAUKEE, IOWA

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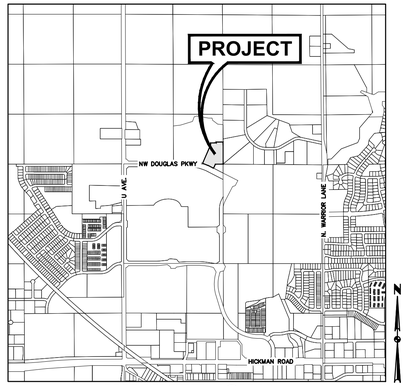

NW PRAIRIE DRIVE
(PRIVATE)
NW CREEKSIDE DRIVE
(PRIVATE)
DETENTION BASIN (1B)
TOP OF POND = 988.50
100-YR ELEVATION = 990.69
12' MAINTENANCE PATH
OVERFLOW PATH
SEE ENLARGEMENT #2 ON THIS SHEET
SEE ENLARGEMENT #1 ON THIS SHEET
GRADING LIMITS
100-YEAR ELEV=990.75
991.80 OE
992.10 OE
992.50
991.41 TC
990.91 FL
991.98
990.50
989.00
989.15
997.94
997.34
997.27
997.08
997.02
996.93
996.52
996.71
996.08
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995.53
995.39
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992.62
992.69
992.48
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991.83
991.45
991.34
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3.81%
2.44%
2.02%
1.53%
1.50%
25.21%
32.56%
2.20%
1.20%
3.35%
2.00%
1.97%
2.63%
2.40%
2.01%
2.00%
2.00%
2.00

COURTYARDS AT PARKSIDE PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. 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.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. TSB #1 TO BE OUTLETTED THROUGH PERMANENT STANDPIPE EX ST–14.
5. TSB #3 TO BE OUTLETTED THROUGH PERMANENT STANDPIPE ST–3.
6. SOIL QUALITY RESTORATION (SQR) WILL BE COMPLETED FOR THIS SITE USING METHOD 4 OF SECTION C5–S6 OF THE IOWA STORMWATER MANAGEMENT MANUAL. 8 IN TOPSOIL TO BE STRIPPED, STOCKPILE ON SITE AND RESPREAD

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	9,183
2	FILTER SOCK	LF	104
3	INLET PROTECTION DEVICES	EA	29
4	CONCRETE WASHOUT PIT	EA	1
5	TYPE 1 SEEDING	AC	0.66
6	TYPE 3 SEEDING	AC	2.37
7	SOD	AC	12.65
8	SOIL QUALITY RESTORATION	AC	1.23
9	ROCK CHECK DAM	LF	45
10	TYPE 1 TURF REINFORCEMENT MAT	SF	384

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±800 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	5.50 ACRES
STORAGE VOLUME REQUIRED (5.50 ACRES*3600 CU FT)	19,800 CU FT
VOLUME PROVIDED IN SILT FENCE (2,313 LF @ 4.5 CU FT/LF OF FENCE)	10,409 CU FT
VOLUME PROVIDED IN TSB #1	41,405 CU FT
TOTAL VOLUME PROVIDED	51,814 CU FT

DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±100 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	21.74 ACRES
STORAGE VOLUME REQUIRED (21.74 ACRES*3600 CU FT)	78,264 CU FT
VOLUME PROVIDED IN SILT FENCE (6,870 LF @ 4.5 CU FT/LF OF FENCE)	30,915 CU FT
VOLUME PROVIDED IN FILTER SOCK (104 LF @ 2.0 CU FT/LF OF SOCK)	208 CU FT
VOLUME PROVIDED IN TSB #2	233,288 CU FT
VOLUME PROVIDED IN DITCH CHECK (45 LF @ 4.5 CU FT/LF)	203 CU FT
TOTAL VOLUME PROVIDED	264,614 CU FT

SWPPP LEGEND

DRAINAGE ARROW X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
DITCH CHECK
INLET PROTECTION
PORTABLE RESTROOM (R)
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT

AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP–RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN (TSB #)



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FILE DATE: 8/2/22
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DATE PLOTTED: 8/2/2022 1:05 PM
COMMENT: ENG
TECH:

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PHONE: (515) 369-4400 FAX: (515) 369-4410

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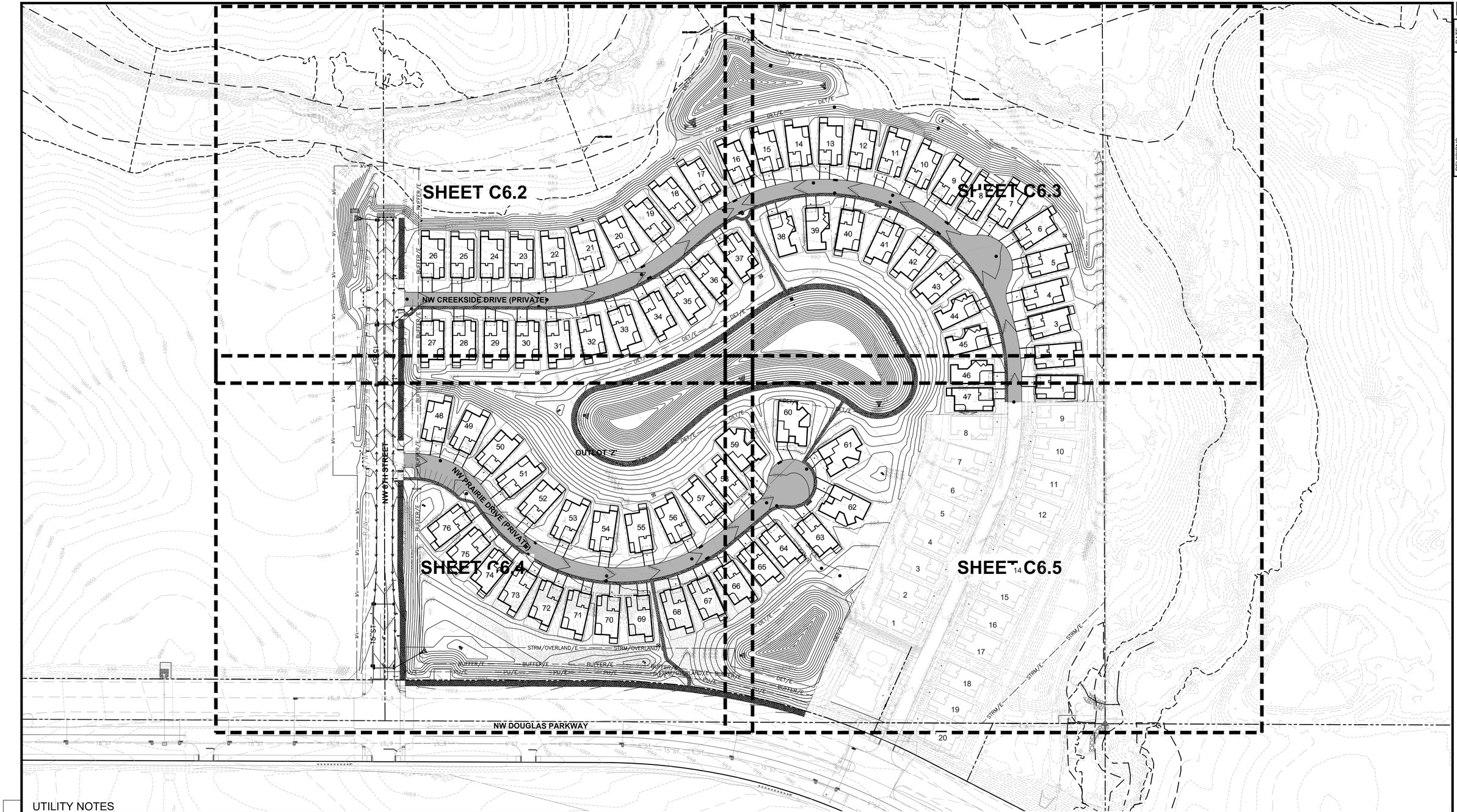
CIVIL DESIGN ADVANTAGE

COURTYARDS AT PARKSIDE PLAT 2
EROSION & SEDIMENT CONTROL PLAN
WAUKEE, IOWA

DATE: 08/02/2022

SHEET NUMBER: C5.1

2202.047



UTILITY NOTES

1. 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.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF WAUKEE 2020 STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPORVEMENTS.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. 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 CONTRACTORS 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 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF WAUKEE'S 2020 STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
12. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
13. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
14. ALL UTILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
15. 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 INLETS.
16. IF EXISTING SANITARY SEWER AND WATER STUBS ARE TO NOT BE UTILIZED, THEY WILL NEED TO BE ABANDONED PER WAUKEE STANDARD SPECIFICATIONS AND ABANDONED AT THE MAIN.
17. ALL SW-511 AND SW-502 INTAKES WITHIN PAVEMENT SHALL HAVE A DEETER 2326 GRATE AND FRAME.
18. ALL PIPE TO PIPE CONNECTIONS FOR STORM SEWER SHALL BE MADE WITH INSERTA TEE FITTINGS.
19. CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
20. ALL JOINTS AT STORM SEWER AND WATER MAIN CROSSINGS SHALL BE GASKETED.
21. CITY OF WAUKEE ENGINEERING DEPARTMENT IS TO WITNESS ALL TIE INS TO PUBLIC UTILITIES AND OPERATE ALL VALVES.
22. REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR UTILITIES ALONG NW 6TH STREET.
23. REFER TO PLAN AND PROFILE SHEETS FOR CRITICAL CROSSING INFORMATION.
24. BUILDINGS WILL NOT HAVE BASEMENTS, THEREFORE, SUMP DRAIN SERVICES WILL NOT BE PROVIDED.

N

SCALE
0' 40' 80' 160'

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PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: DRAFTED:

CIVIL DESIGN ADVANTAGE

COURTYARDS AT PARKSIDE PLAT 2

WAUKEE, IOWA

UTILITY PLAN REFERENCE

DATE: 08/02/2022

SHEET NUMBER: C6.1

2202.047



COURTYARDS AT PARKSIDE PLAT 2

UTILITY PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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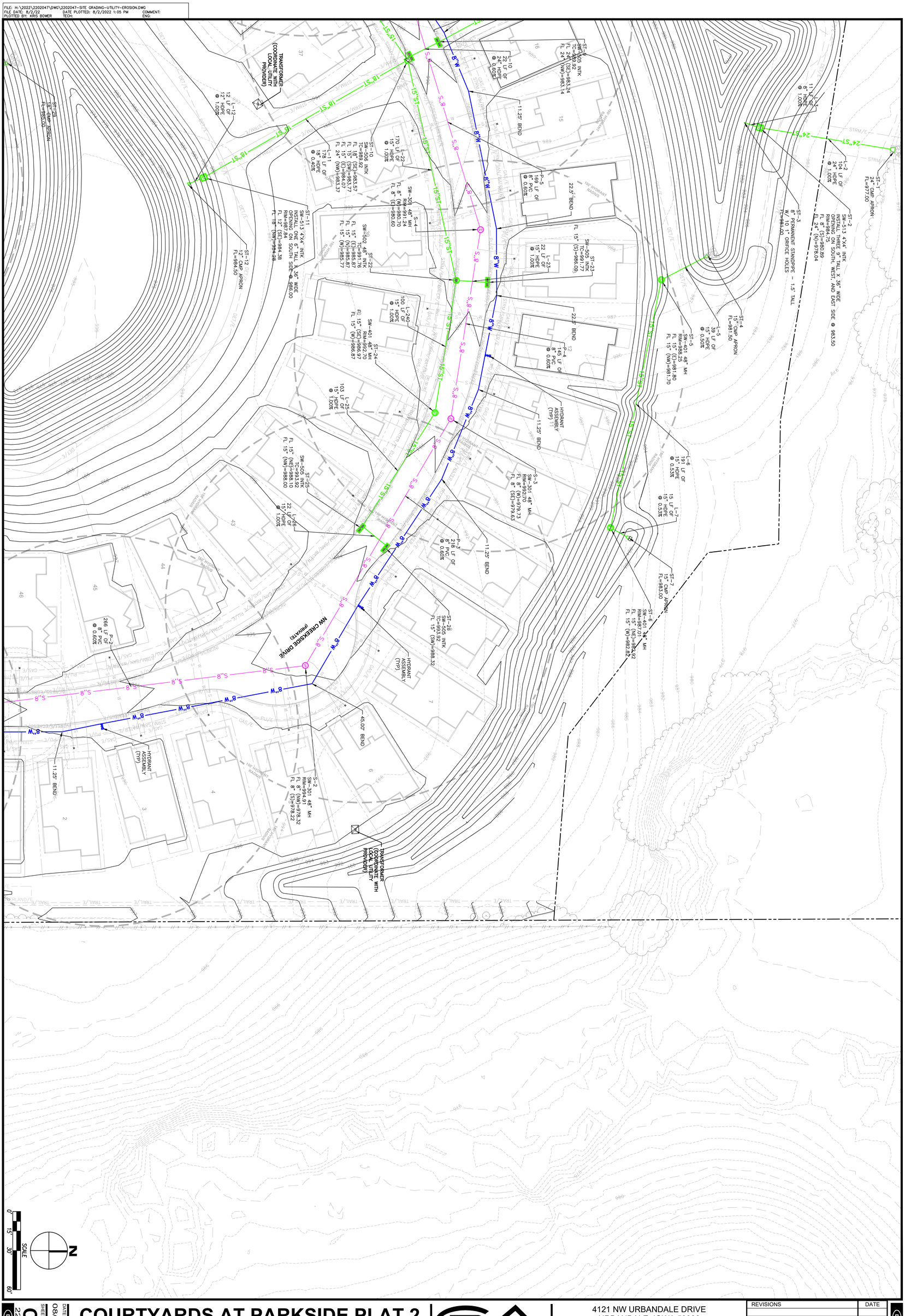
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2202.047



COURTYARDS AT PARKSIDE PLAT 2

UTILITY PLAN

WAUKEE, IOWA

DATE: 06/02/2022

SHEET NUMBER: C6.3

2202.047

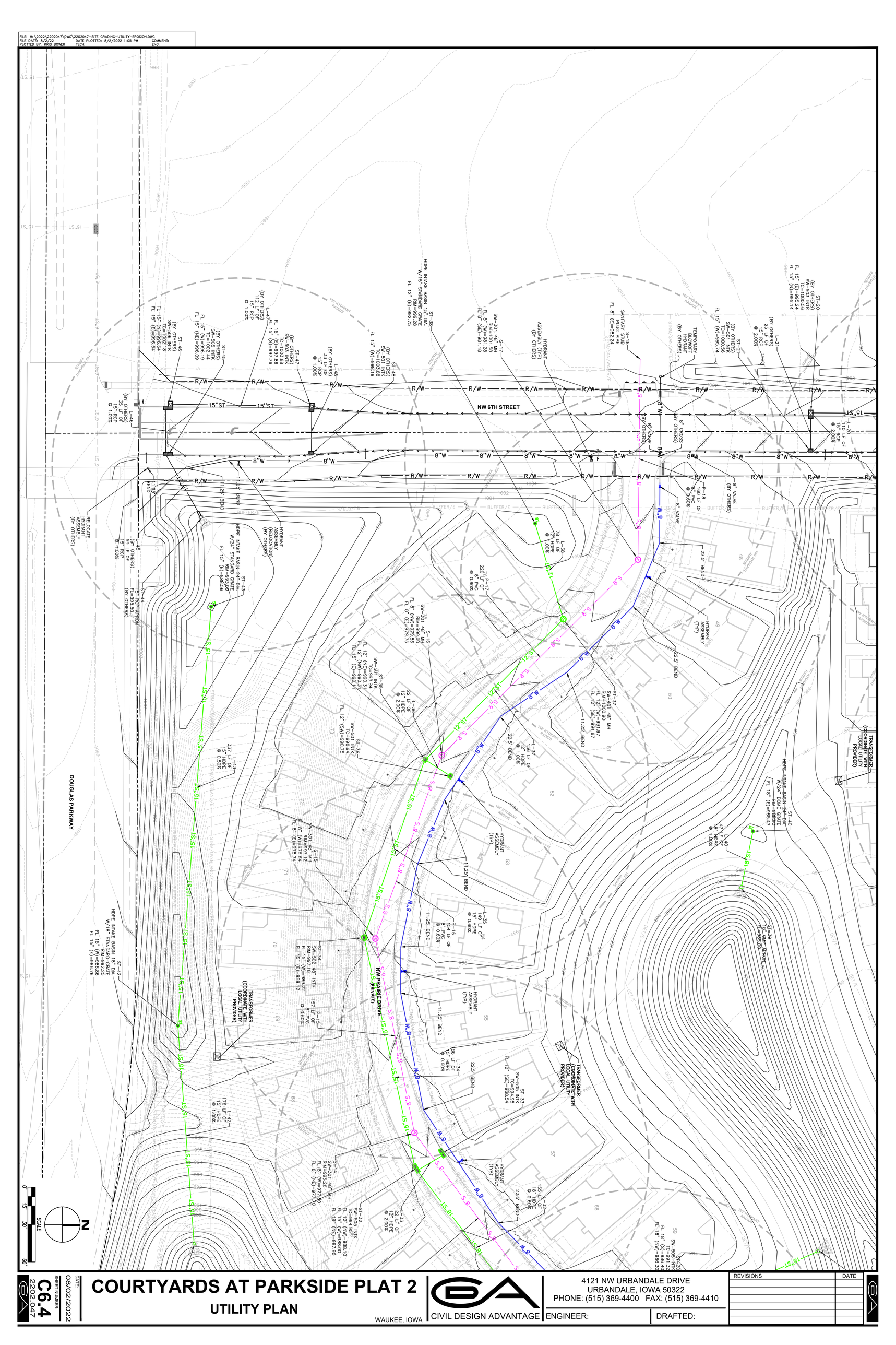
CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

DRAFTED:

REVISIONS	DATE



FILE: H:\2022\2202047\DWG\2202047-SITE GRADING-UTILITY-EROSION.DWG
FILE DATE: 8/2/22 DATE PLOTTED: 8/2/2022 1:05 PM COMMENT:
PLOTTED BY: KRIS BOWER TCH: ENG:

DATE: 08/02/2022
SHEET NUMBER: C6.4
2202.047

COURTYARDS AT PARKSIDE PLAT 2

UTILITY PLAN

WAUKEE, IOWA

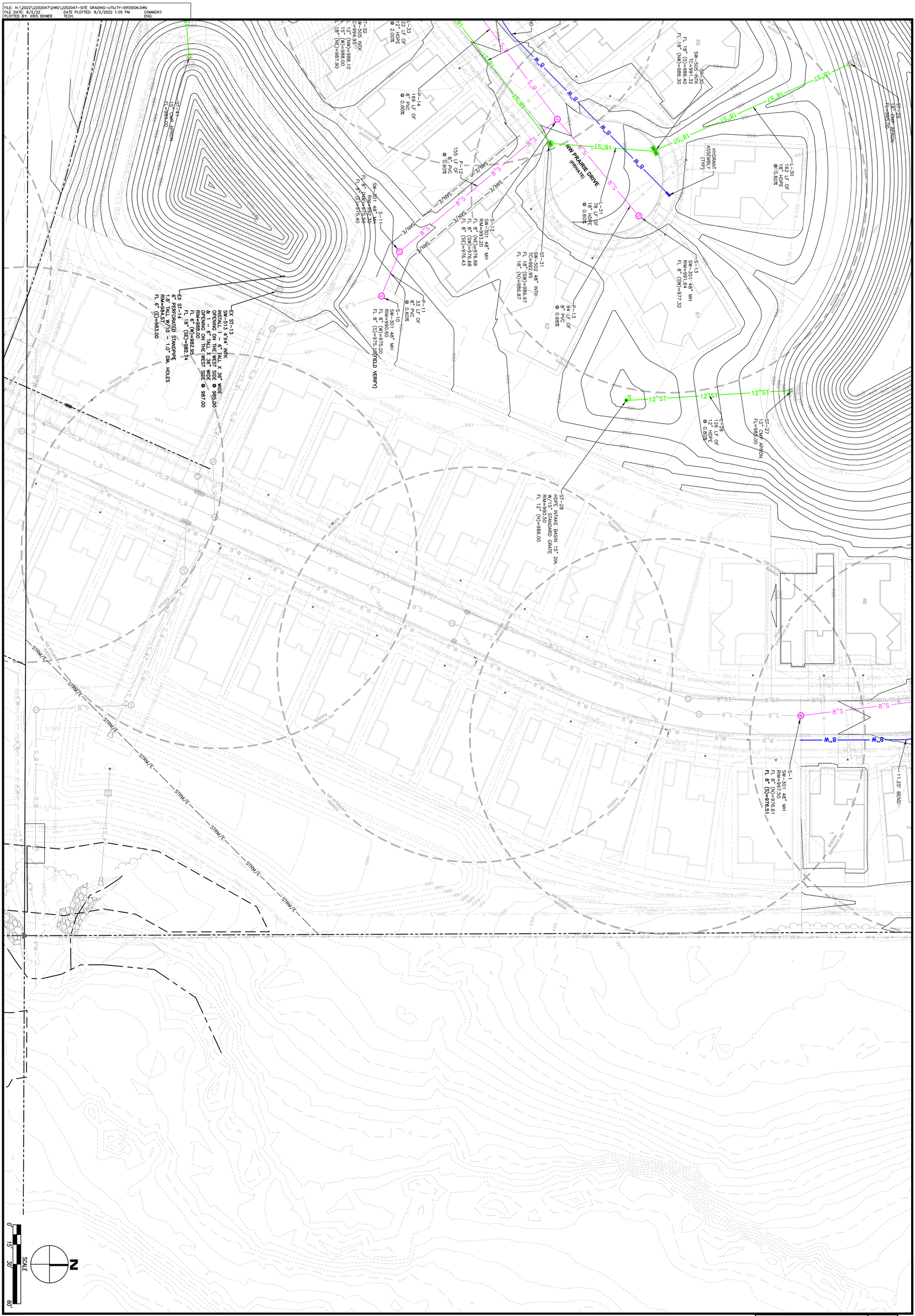
CIVIL DESIGN ADVANTAGE

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PHONE: (515) 369-4400 FAX: (515) 369-4410

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COURTYARDS AT PARKSIDE PLAT 2

UTILITY PLAN

WAUKEE, IOWA

DATE: 06/02/2022

SHEET NUMBER: C6.5

2202.047

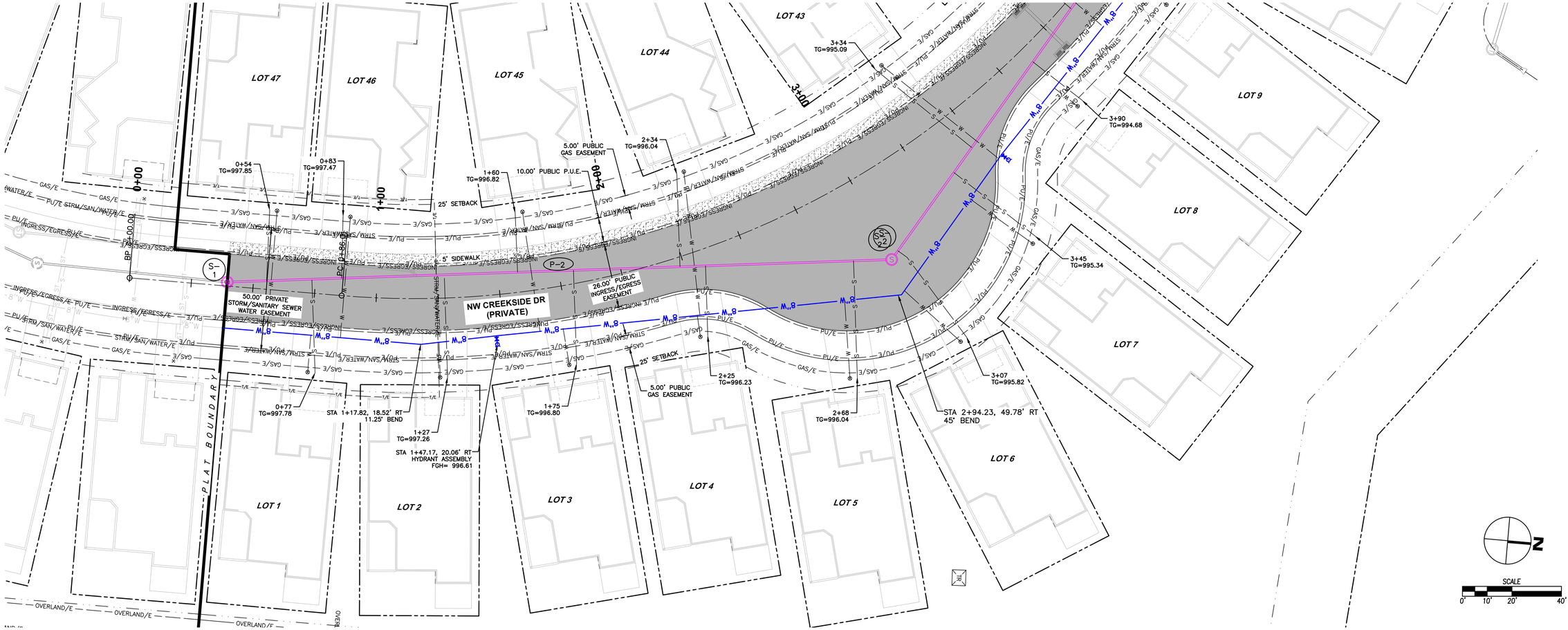
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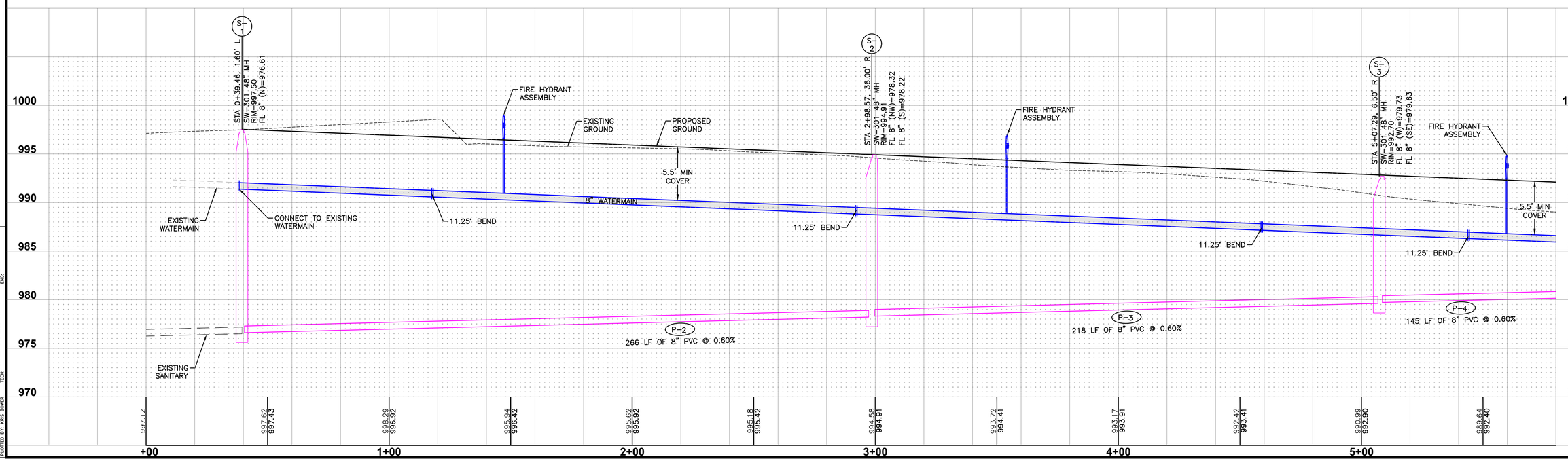
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4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2
SANITARY SEWER & WATERMAIN
PLAN AND PROFILE

DATE: 08/02/2022
SHEET NUMBER: C7.1
2202.047

FILE: P:\L2022\2202047\DWG\2202047-SITE_PWP5.DWG
FILE DATE: 7/13/22
PLOTTED BY: KRIS BEWER
DATE PLOTTED: 8/2/2022 1:17 PM
COMMENT:
DISC:
TEAM:

LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 14
LOT 15
LOT 16

5+00
4+00
3+00
6+00

3+34
TG=995.09
4+12
TG=994.39
4+94
TG=993.51
5+84
TG=992.71
7+29
TG=991.21
6+81
TG=991.71
6+33
TG=992.20
5+85
TG=992.71
5+37
TG=993.19
4+88
TG=993.62
4+40
TG=994.18
3+90
TG=994.68
3+45
TG=995.34
3+07
TG=995.82
2+68
TG=996.04

STA 2+95.30, 50.32' RT
45° BEND
S-2

10.00' PUBLIC P.U.E.
5.00' PUBLIC GAS EASEMENT
5' SIDEWALK
50.00' PRIVATE STORM/SANITARY SEWER WATER EASEMENT
26.00' PUBLIC INGRESS/EGRESS EASEMENT
NW CREEKSIDE DR (PRIVATE)
P-4
P-3
S-3
S-4
S-1
25' FRONT SETBACK
STA 5+34.37, 19.43' RT
11.25° BEND
STA 4+63.85, 19.27' RT
11.25° BEND
STA 5+59.87, 21.40' RT
HYDRANT ASSEMBLY
FGH= 992.54
STA 6+52.49, 18.78' RT
11.25° BEND
STA 6+04.03, 19.88' RT
11.25° BEND
CRITICAL CROSSING
BOTTOM OF STORM=988.13
TOP OF SANITARY=979.65
CRITICAL CROSSING
BOTTOM OF STORM=986.11
TOP OF SANITARY=981.03
5.00' PUBLIC GAS EASEMENT
10.00' PUBLIC P.U.E.

SCALE
0' 10' 20' 40'

STA 2+98.57, 36.00' R
SW=301.48" MH
RIM=994.91
FL 8" (NW)=978.32
FL 8" (S)=978.22

STA 5+07.29, 6.50' R
SW=301.48" MH
RIM=992.70
FL 8" (W)=979.73
FL 8" (SE)=979.63

STA 6+52.49, 6.50' R
SW=301.48" MH
RIM=991.24
FL 8" (W)=980.70
FL 8" (E)=980.60

STA 8+22.72, 6.50' R
SW=301.48" MH
RIM=990.05
FL 8" (SW)=981.81
FL 8" (E)=981.71

FIRE HYDRANT ASSEMBLY
FIRE HYDRANT ASSEMBLY
FIRE HYDRANT ASSEMBLY
EXISTING GROUND
PROPOSED GROUND
5.5' MIN COVER
11.25° BEND
11.25° BEND
11.25° BEND
11.25° BEND
11.25° BEND
8" WATERMAIN
CRITICAL CROSSING
BOTTOM OF STORM=982.90
TOP OF WATER=981.40
CRITICAL CROSSING
BOTTOM OF STORM=986.11
TOP OF SANITARY=981.03
CRITICAL CROSSING
BOTTOM OF STORM=983.16
TOP OF SANITARY=982.23
USE SEWER PIPE SUPPORT
PER SUDAS FIG. 3010.901

P-3
218 LF OF 8" PVC @ 0.60%
P-4
145 LF OF 8" PVC @ 0.60%
P-5
169 LF OF 8" PVC @ 0.60%

1000
995
990
985
980
975
970

905.18 995.42
904.58 994.91
903.72 994.41
903.17 993.91
902.42 993.41
900.93 992.90
899.64 992.40
898.72 991.90
898.38 991.40
898.96 990.89
899.41 990.39
899.34 989.95

3+00
4+00
5+00
6+00
7+00
8+00

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FILE DATE: 7/13/22
PLOTTED BY: ANGIE SUMER
DATE PLOTTED: 8/2/2022 1:17 PM
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COMMENT:
ENG:

REVISIONS
DATE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:
DRAFTED:

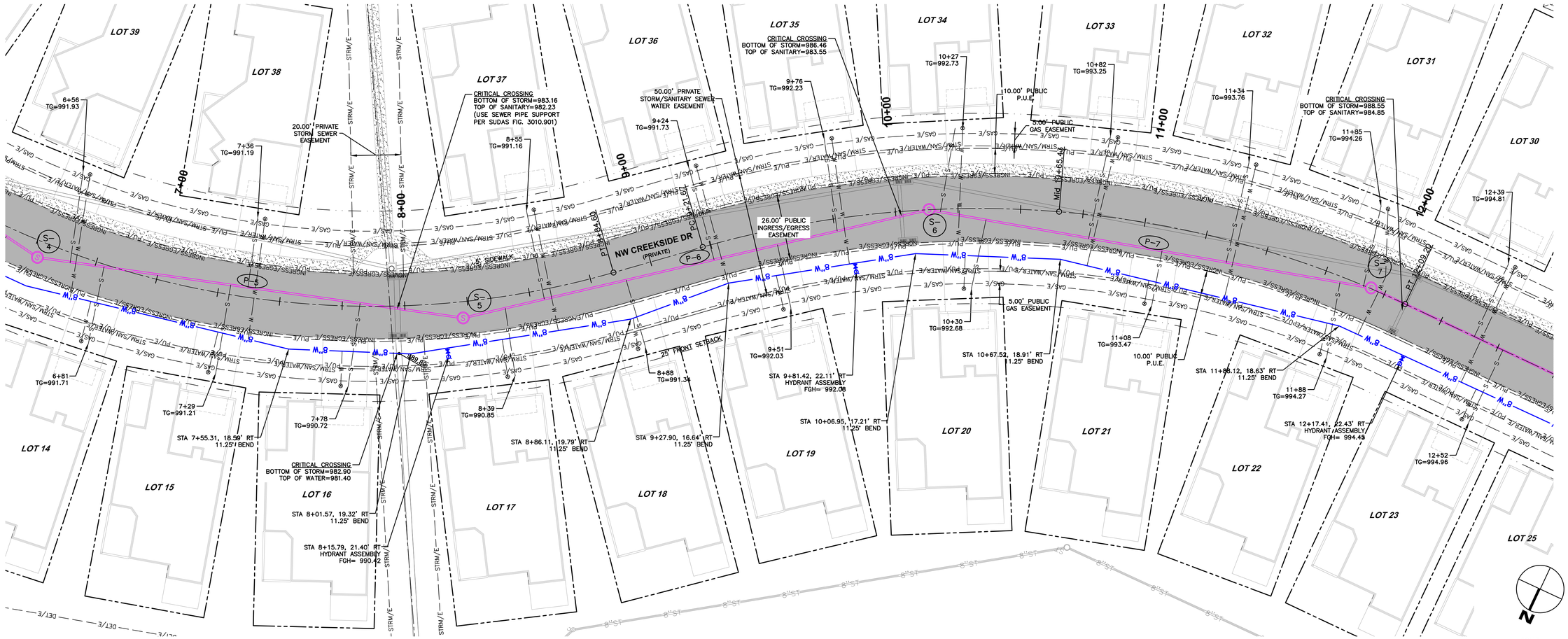
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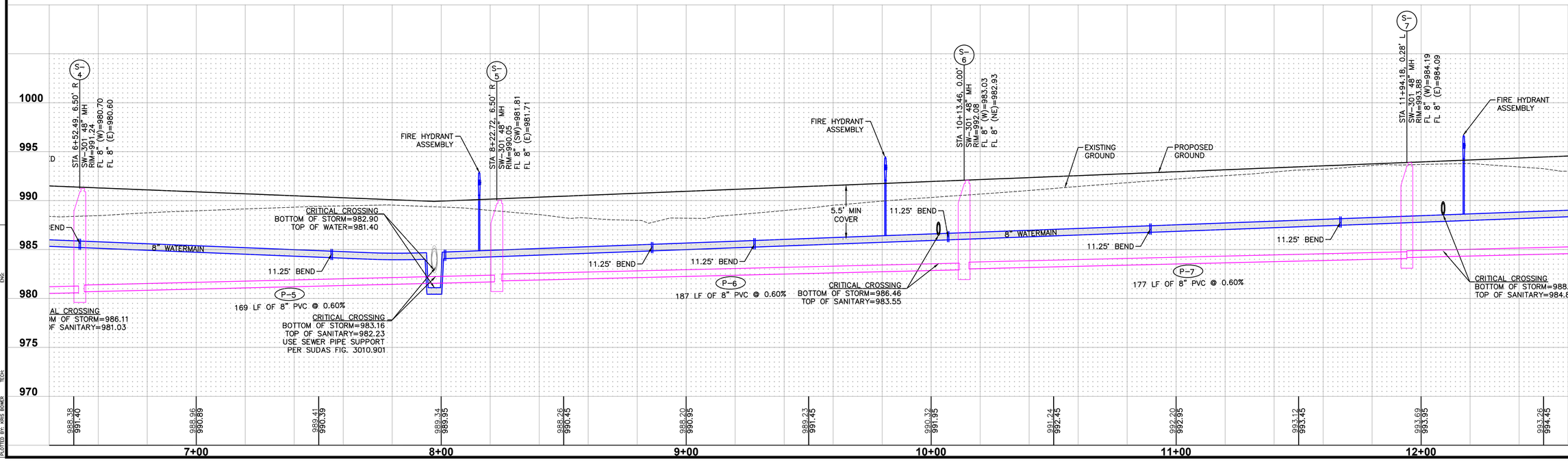
COURTYARDS AT PARKSIDE PLAT 2
SANITARY SEWER & WATERMAIN
PLAN AND PROFILE

WAUKEE, IOWA

DATE:
08/02/2022

SHEET NUMBER:
C7.2
2202.047





4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

DATE | REVISIONS

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE | WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2
SANITARY SEWER & WATERMAIN
PLAN AND PROFILE

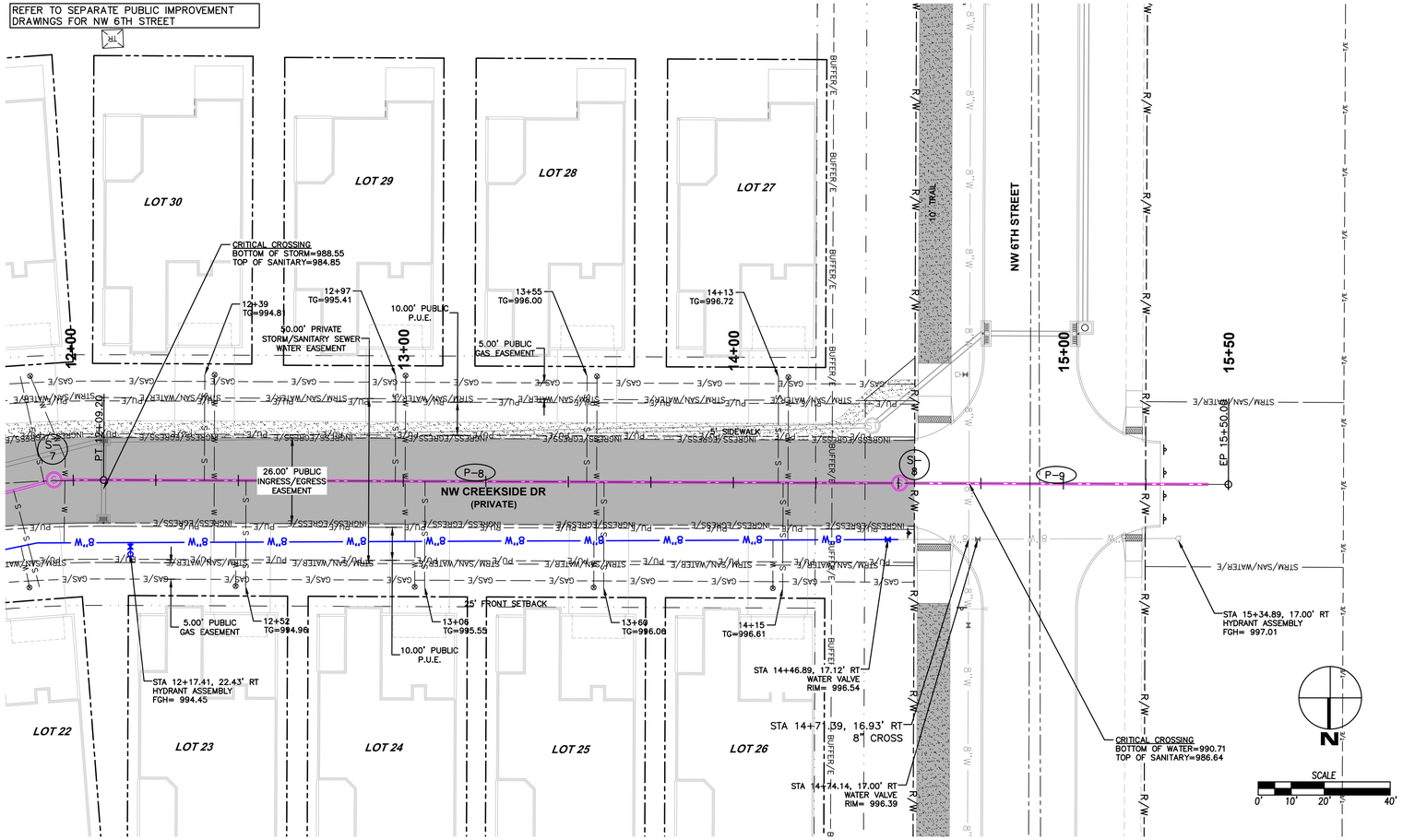
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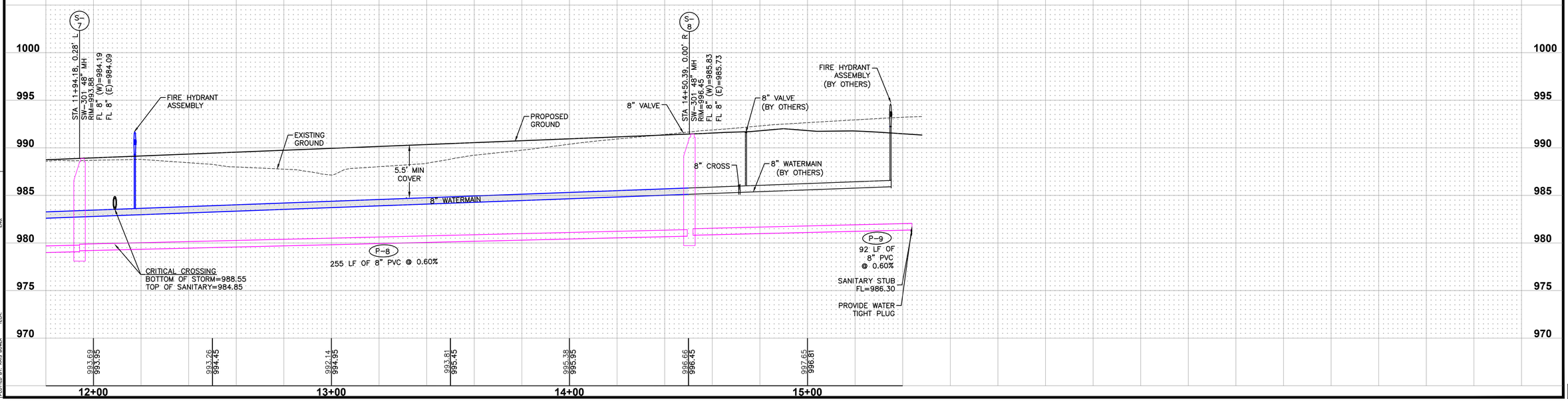
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PLOTTED BY: KRIS BAKER
DATE PLOTTED: 8/2/2022 11:17 PM
COMMENT:
DISC:
TECH:

REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR NW 6TH STREET





4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2
SANITARY SEWER & WATERMAIN
PLAN AND PROFILE

DATE: 08/02/2022

SHEET NUMBER: C7.4

2202.047

COMMENT:
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FILE DATE: 7/12/22
PLOTTED BY: ANNE SUMER
TECH:

REFER TO SEPARATE PUBLIC IMPROVEMENT DRAWINGS FOR NW 6TH STREET

LOT 48 | LOT 49 | LOT 50 | LOT 51 | LOT 52 | LOT 53 | LOT 54 | LOT 55 | LOT 56

STA 18+08.87, 19.51' LT
HYDRANT ASSEMBLY
FGH= 1001.79

STA 18+83.38, 20.80' LT
22.5° BEND

STA 19+32.34, 19.78' LT
22.5° BEND

STA 19+99.48, 17.95' LT
11.25° BEND

STA 20+65.81, 12.85' LT
22.5° BEND

STA 21+30.27, 22.17' LT
HYDRANT ASSEMBLY
FGH= 999.13

STA 21+51.08, 17.74' LT
11.25° BEND

STA 22+10.91, 18.55' LT
11.25° BEND

STA 22+83.50, 17.88' LT
11.25° BEND

STA 23+04.41, 21.98' LT
HYDRANT ASSEMBLY
FGH= 997.00

STA 23+22.76, 17.88' LT
11.25° BEND

STA 18+42.05, 16.93' LT
WATER VALVE
RIM= 1002.58

STA 18+14.80, 16.75' LT
WATER VALVE
RIM= 1002.60

STA 17+54.05, 16.34' LT
HYDRANT ASSEMBLY
FGH= 1002.76

STA 18+17.55, 16.77' LT
8" CROSS

18+88
TG=1002.50

19+27
TG=1002.01

19+72
TG=1001.50

20+19
TG=1000.89

20+93
TG=1000.13

21+84
TG=999.12

22+69
TG=997.99

23+61
TG=996.89

22+92
TG=997.58

22+48
TG=998.16

22+02
TG=998.52

21+53
TG=999.27

20+95
TG=999.93

20+60
TG=1000.40

20+13
TG=1001.01

18+00 | 19+00 | 20+00 | 21+00 | 22+00 | 23+00 | 24+00

S-17 | S-16 | S-15

P-18 | P-17 | P-16 | P-15

Mid Rad 1427.42

PRC 20+12.67

NW PRAIRIE DRIVE
(PRIVATE)

26.00' PUBLIC INGRESS/EGRESS EASEMENT

5' SIDEWALK

25' FRONT SETBACK

10.00' PUBLIC P.U.E.

5.00' PUBLIC GAS EASEMENT

50.00' PRIVATE STORM/SANITARY WATER EASEMENT

CRITICAL CROSSING
BOTTOM OF STORM=990.26
TOP OF SANITARY=980.40

CRITICAL CROSSING
BOTTOM OF WATER=996.76
TOP OF SANITARY=982.50

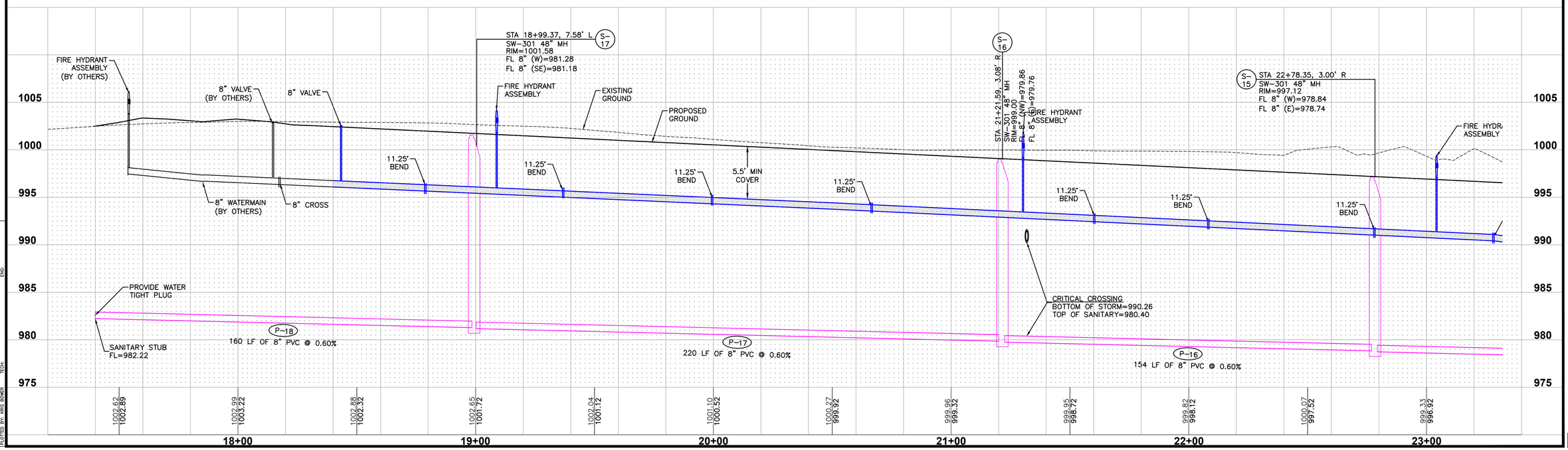
NW 6TH STREET

BUFFER E/E

R/W

PU/E | GAS/E | STRM/SAN/WATER/E | INGRESS/EGRESS/E

SCALE
0' 10' 20' 40'



FILE: H:\2022\2202047\DWG\2202047-SITE_PKPS.DWG
FILE DATE: 7/12/22
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URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE

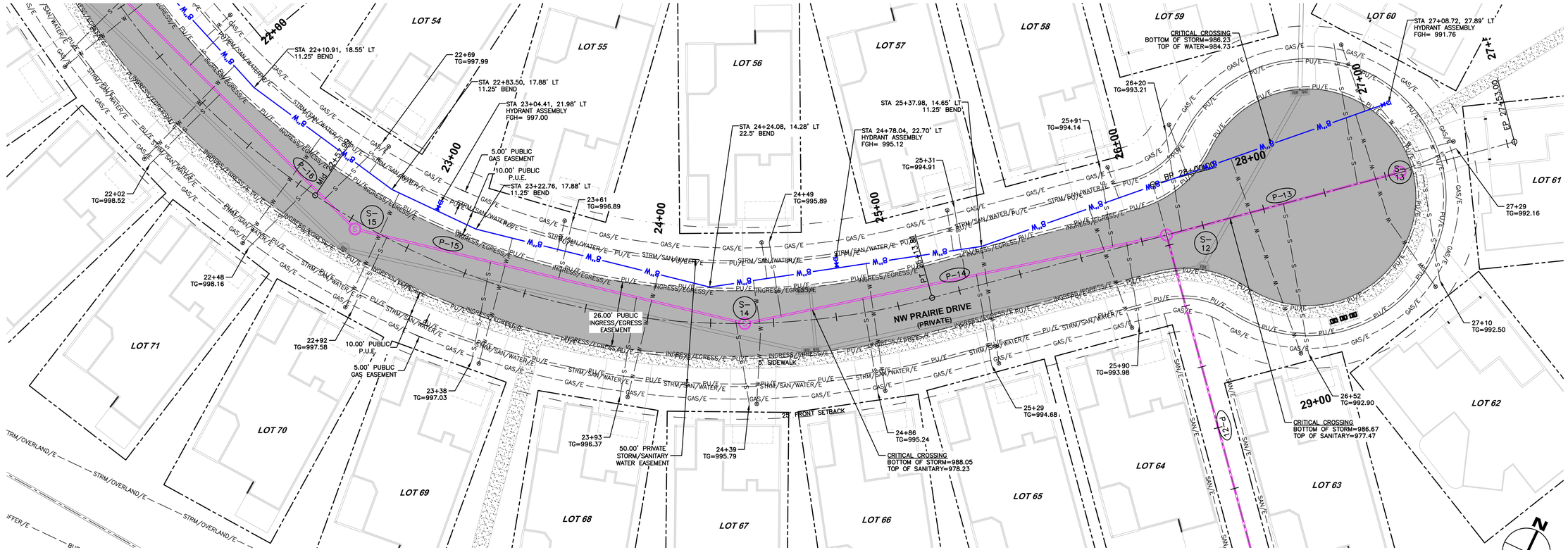
WAUKEE, IOWA

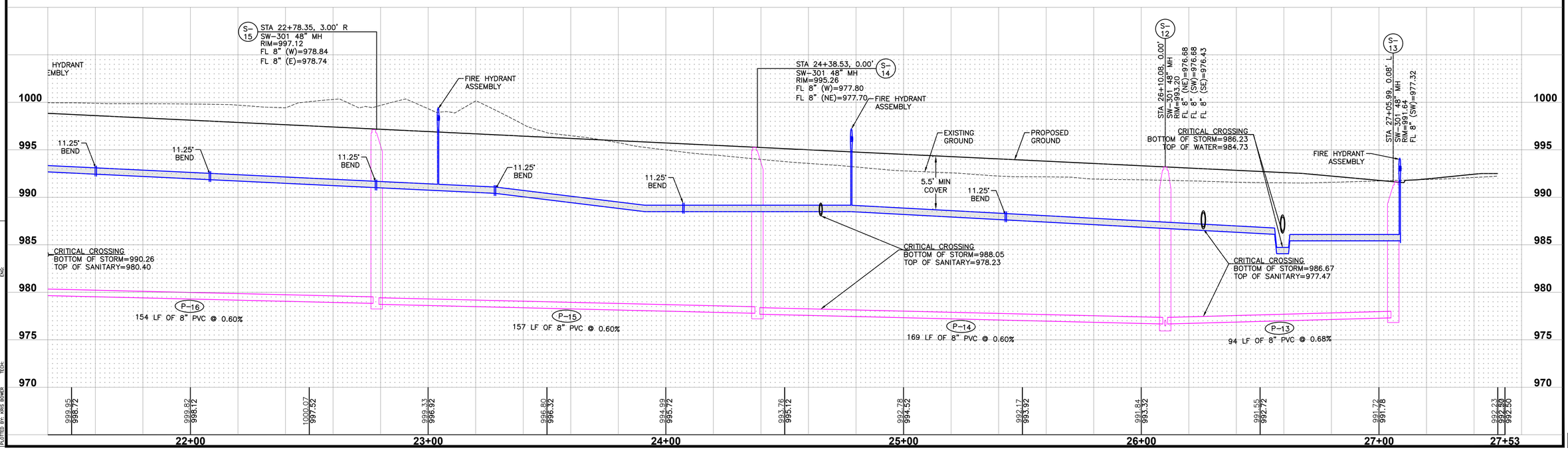
COURTYARDS AT PARKSIDE PLAT 2
SANITARY SEWER & WATERMAIN
PLAN AND PROFILE

DATE: 08/02/2022

SHEET NUMBER: C7.5

2202.047





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REVISIONS

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2

SANITARY SEWER & WATERMAIN

PLAN AND PROFILE

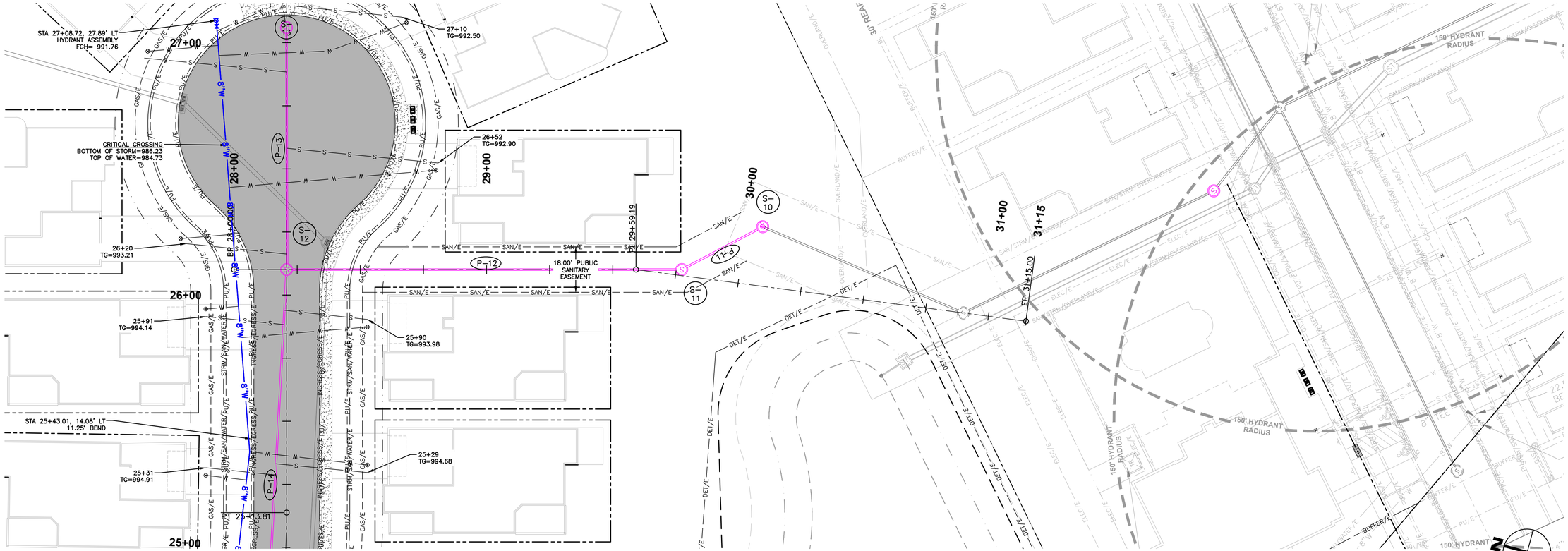
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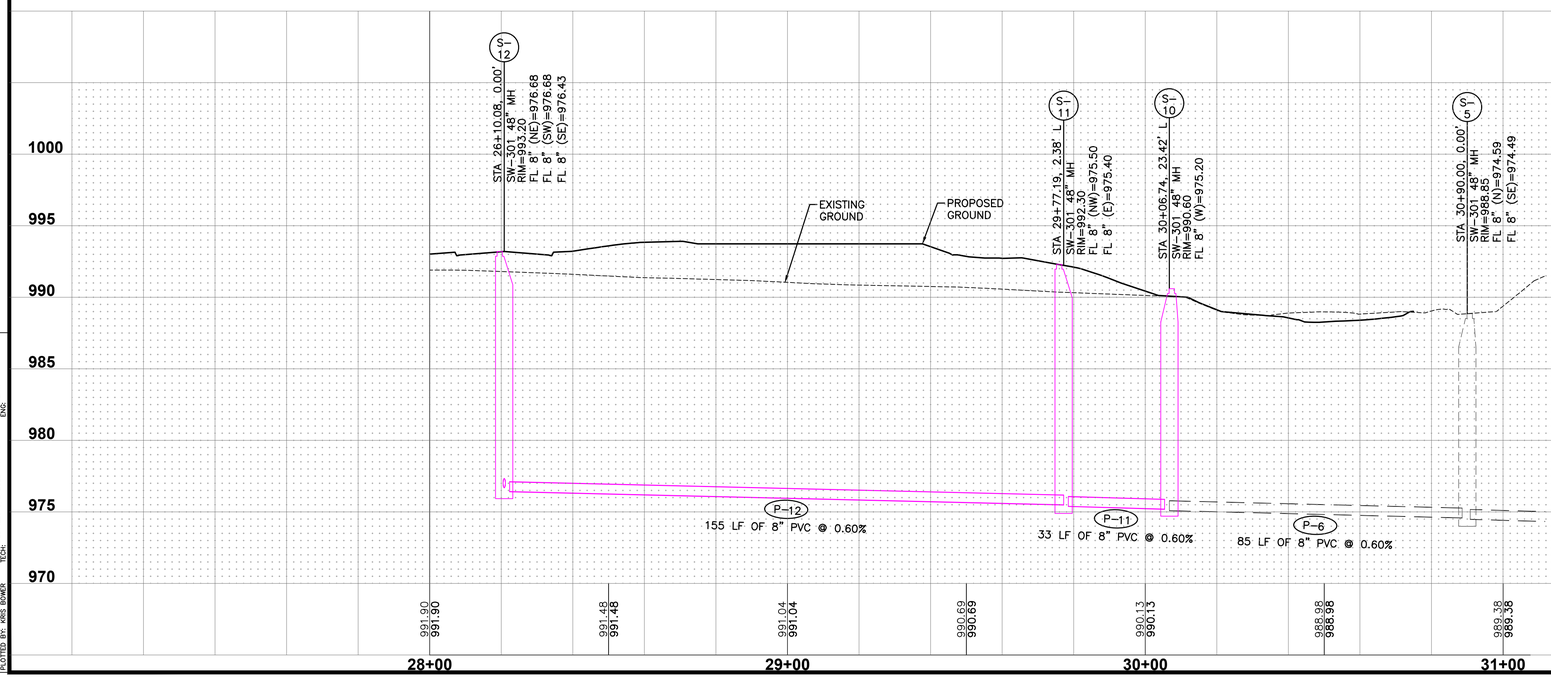
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C7.6

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DATE PLOTTED: 8/2/2022 1:17 PM
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END:





4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

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CIVIL DESIGN ADVANTAGE

COURTYARDS AT PARKSIDE PLAT 2

SANITARY SEWER & WATERMAIN

PLAN AND PROFILE

WAUKEE, IOWA

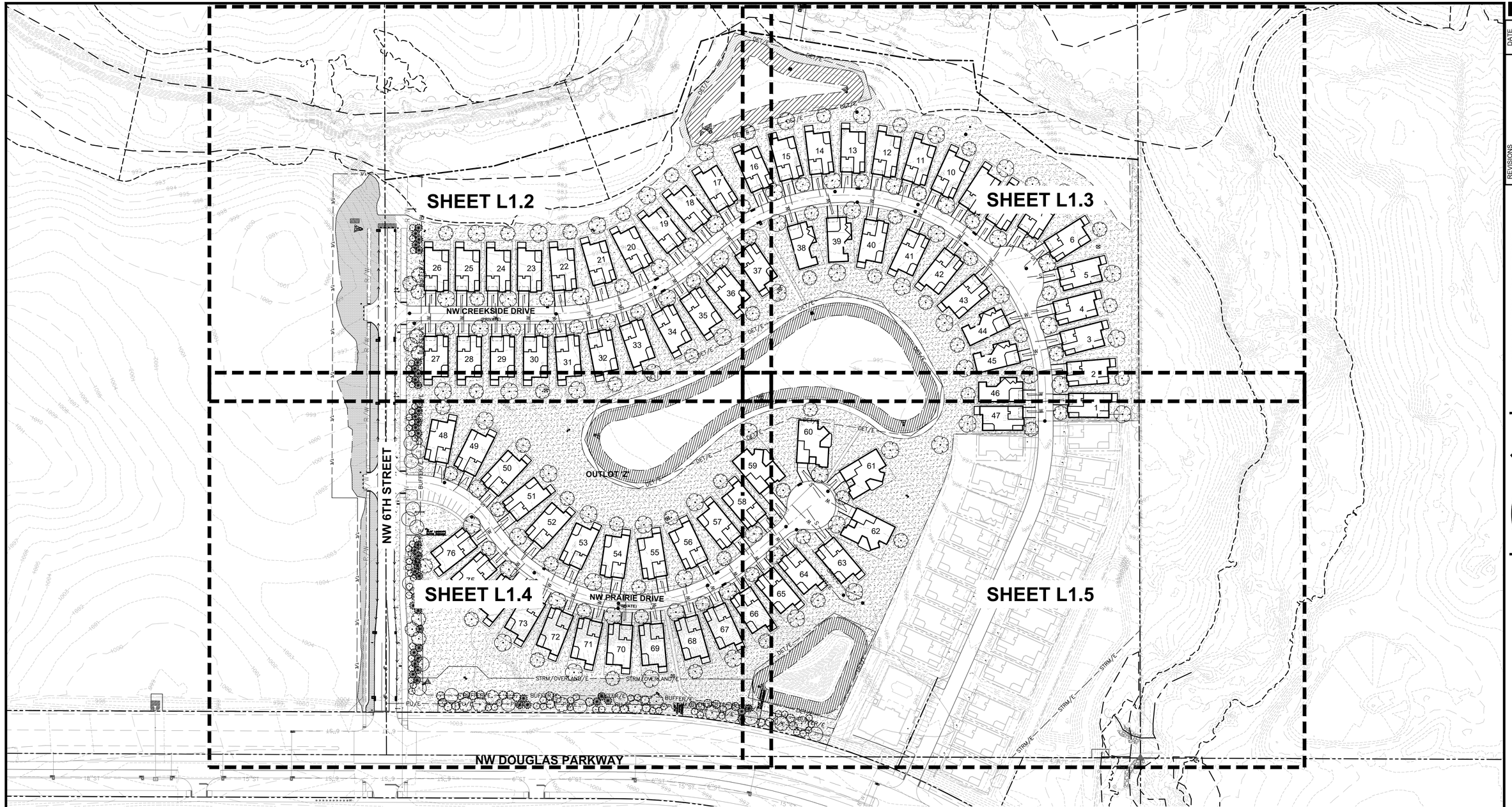
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2202.047

REVISIONS | DATE

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PLOTTED BY: ANDE SUMER
DATE PLOTTED: 8/2/2022 1:17 PM
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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2020 WAUKEE SPOFICATIONS, 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 AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE 3" SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

GROUNDCOVER KEY

- SOD (TYP)
- TYPE 1 SEED MIX (TYP)
- TYPE 3 SEED MIX, PERMANENT WARM SEASON SLOPE AND DITCH.

PLANTING REQUIREMENTS

FRONTAGE
NW DOUGLAS PARKWAY: 755'
NW 6TH STREET: 878' (EXCLUSIVE OF DRIVEWAYS

OPEN SPACE
REQUIRED: 20%
PROVIDED: 64%

OPEN SPACE PLANTINGS
REQUIRED (2 TREES PER DWELLING UNIT): 152 TREES
PROVIDED: 152 TREES

BUFFER PLANTINGS REQUIRED
NW DOUGLAS PARKWAY
1 OVERSTORY TREE / 50 LF: 16 OVERSTORY TREES
2 EVERGREEN TREES/ 50 LF: 31 EVERGREEN TREES
2 ORNAMENTAL TREES / 50 LF: 31 ORNAMENTAL TREES

NW 6TH STREET
1 OVERSTORY TREE / 50 LF: 18 OVERSTORY TREES
2 EVERGREEN TREES/ 50 LF: 35 EVERGREEN TREES
2 ORNAMENTAL TREES / 50 LF: 35 ORNAMENTAL TREES

BUFFER PLANTINGS PROVIDED
NW DOUGLAS PARKWAY
OVERSTORY TREES: 16 OVERSTORY TREES
EVERGREEN TREES: 31 EVERGREEN TREES
ORNAMENTAL TREES: 31 ORNAMENTAL TREES

NW 6TH STREET
OVERSTORY TREES: 20 OVERSTORY TREES
EVERGREEN TREES: 35 EVERGREEN TREES
ORNAMENTAL TREES: 35 ORNAMENTAL TREES

PLANTING SCHEDULE

PLANT SCHEDULE OPEN SPACE

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	76	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 2" CALIPER
QB	76	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER

PLANT SCHEDULE NW DOUGLAS PARKWAY BUFFER

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	9	White Fir	Abies concolor	B&B, 6' HEIGHT
BH	22	Black Hills Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CC	14	Eastern Redbud	Cercis canadensis	B&B, 1.5" CALIPER
MS	17	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	9	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 2" CALIPER
GL	7	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER

PLANT SCHEDULE NW 6TH STREET BUFFER

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	35	White Fir	Abies concolor	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CC	6	Eastern Redbud	Cercis canadensis	B&B, 1.5" CALIPER
MS	29	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	9	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 2" CALIPER
GL	9	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER

N

SCALE
0' 40' 80' 160'

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
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REVISIONS | DATE

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

COURTYARDS AT PARKSIDE PLAT 2

LANDSCAPE PLAN REFERENCE

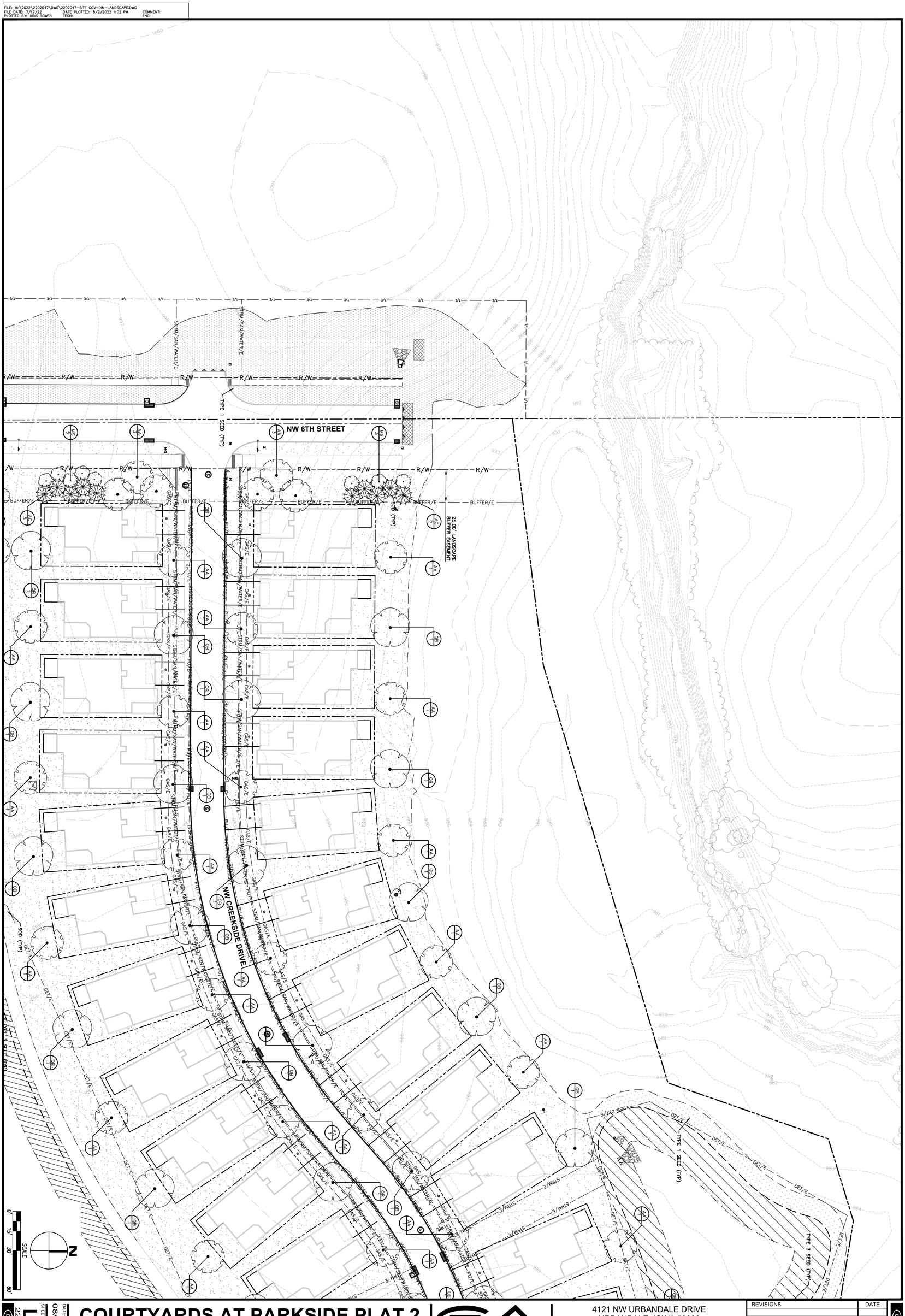
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SHEET NUMBER: L1.1

2202.047

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DATE PLOTTED: 8/2/2022 1:02 PM
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FILE DATE: 7/12/22 DATE PLOTTED: 8/2/2022 1:02 PM COMMENT:
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COURTYARDS AT PARKSIDE PLAT 2

LANDSCAPE PLAN

WAUKEE, IOWA

DATE: 08/02/2022

SHEET NUMBER: L1.2

2202.047

CIVIL DESIGN ADVANTAGE

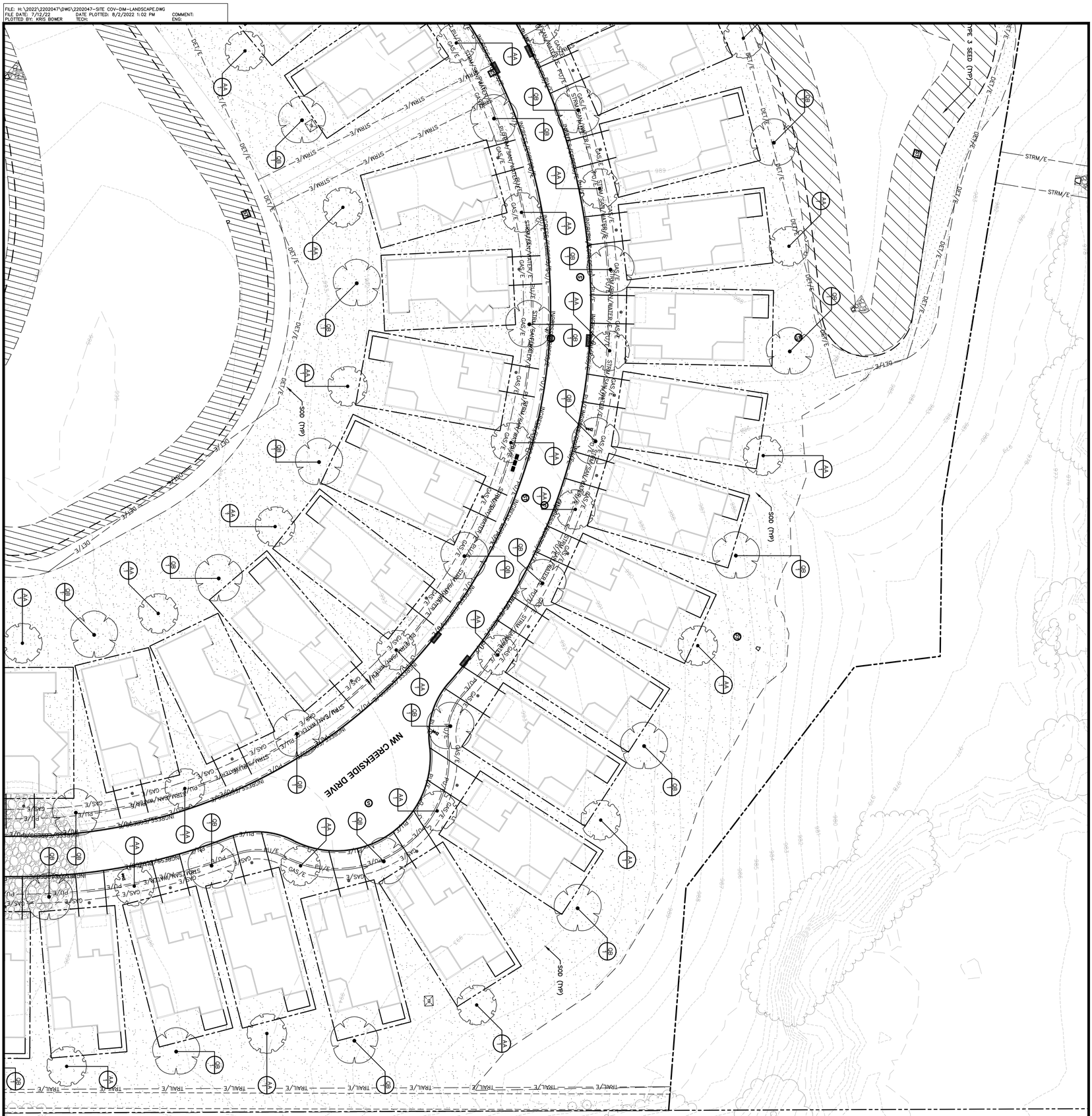
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

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REVISIONS	DATE

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FILE DATE: 7/12/22 DATE PLOTTED: 8/2/2022 1:02 PM COMMENT:
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CIVIL DESIGN ADVANTAGE
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PHONE: (515) 369-4400 FAX: (515) 369-4410
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COURTYARDS AT PARKSIDE PLAT 2

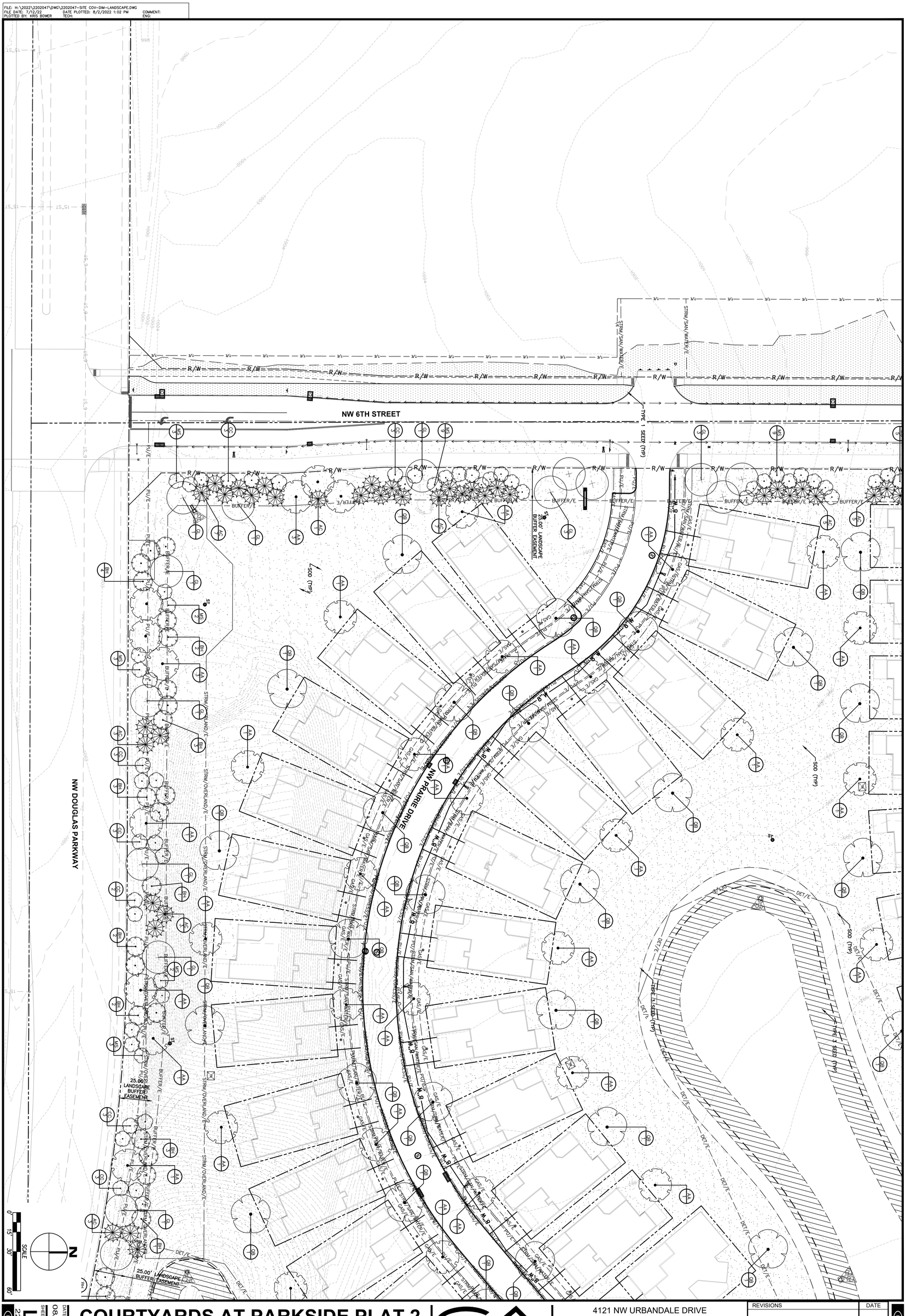
LANDSCAPE PLAN

WAUKEE, IOWA

DATE: 08/02/2022
SHEET NUMBER: L1.3
2202.047

REVISIONS	DATE

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COURTYARDS AT PARKSIDE PLAT 2

LANDSCAPE PLAN

WAUKEE, IOWA

DATE: 08/02/2022

SHEET NUMBER: L1.4

2202.047

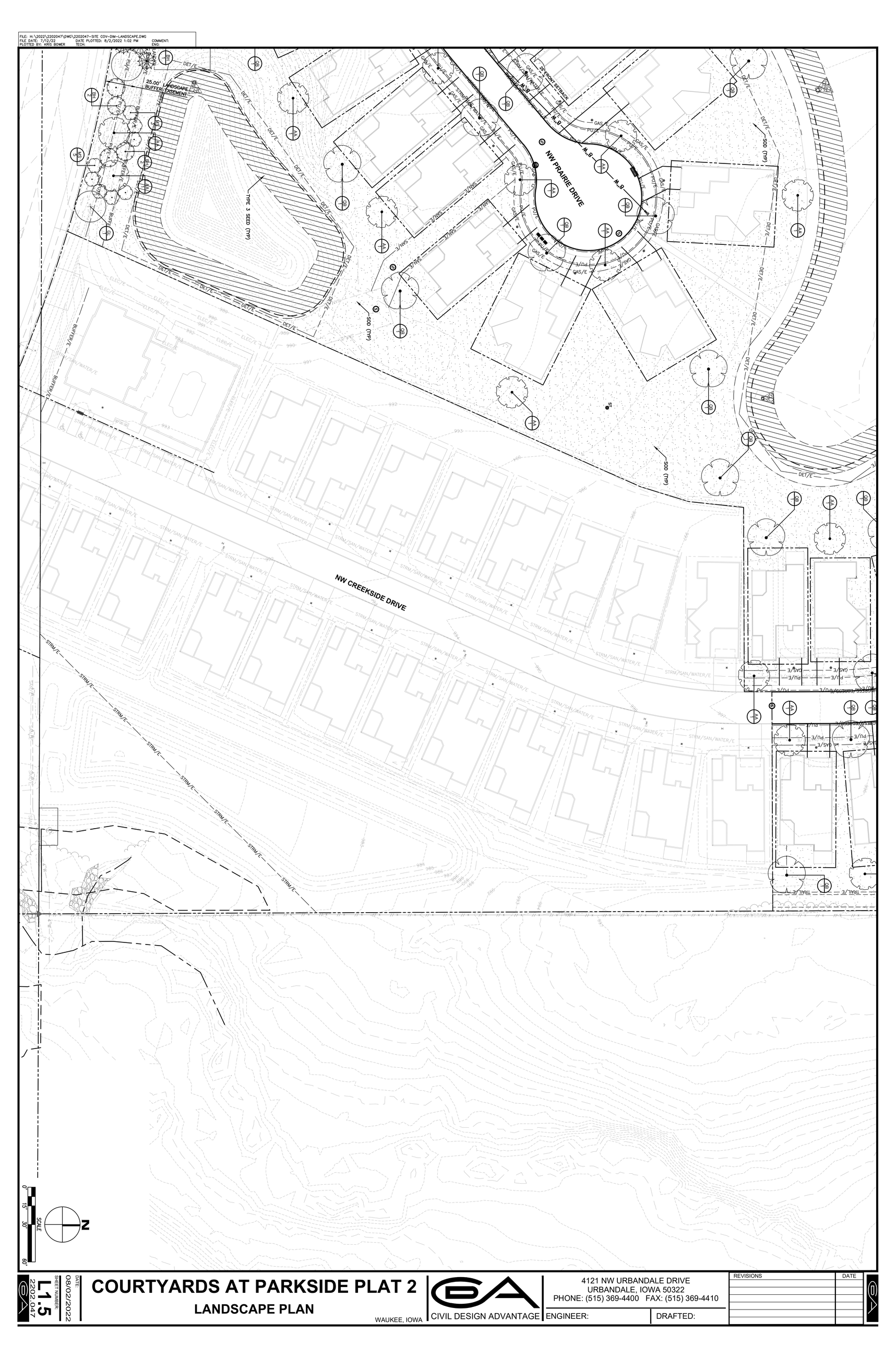
CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

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COURTYARDS AT PARKSIDE PLAT 2

LANDSCAPE PLAN

WAUKEE, IOWA

DATE: 08/02/2022

SHEET NUMBER: L1.5

2202.047

CIVIL DESIGN ADVANTAGE

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