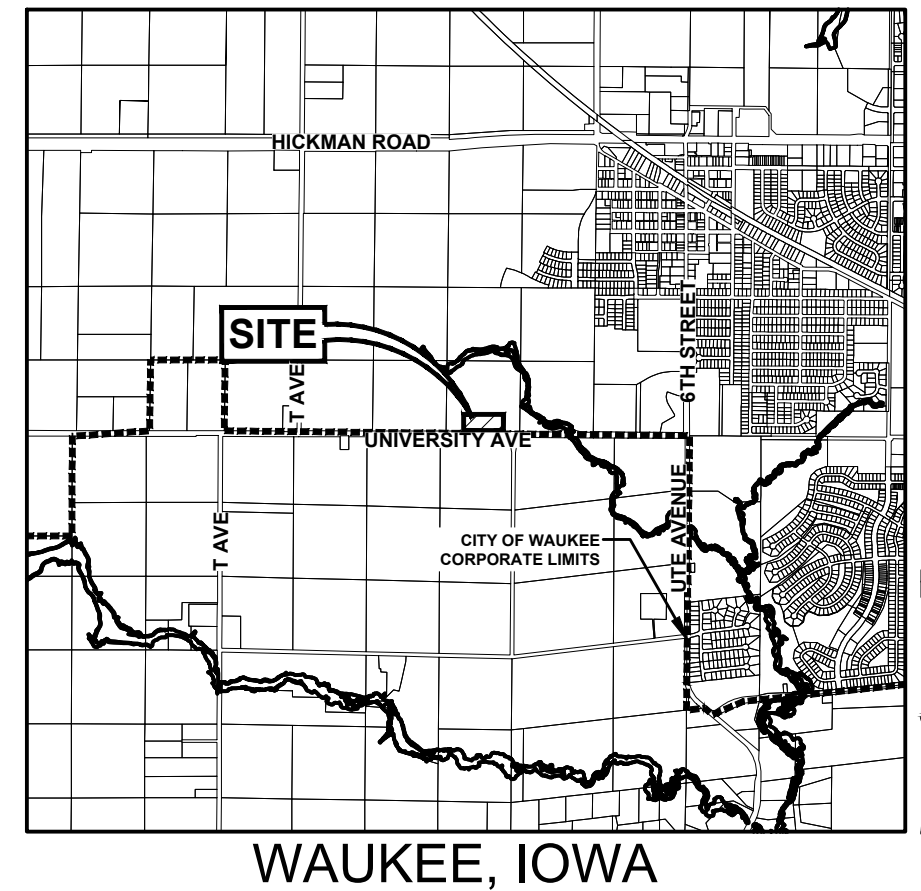


PRELIMINARY PLAT / SITE PLAN FOR: PRAIRIE VILLAGE TOWNHOMES PLAT 2

WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN UPDATED SITE PLAN ILLUSTRATING ANY CHANGES MADE DURING CONSTRUCTION AND RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.
2. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE SITE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
3. A COPY OF THE GEOTECHNICAL REPORT SHOULD BE PROVIDED TO THE ARCHITECT AND STRUCTURAL ENGINEER TO ENSURE THAT FOOTINGS AND FOUNDATION WALLS ARE BEING DESIGNED PROPERLY.

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.

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0-2.1	TYPICAL SECTIONS AND DETAILS
C3.0-3.1	PRELIMINARY PLAT
C4.0	HYDRANT COVERAGE PLAN
C5.0-C5.4	DIMENSION PLAN
C6.0-C6.5	GRADING PLAN
C7.0-C7.4	UTILITY PLAN
C8.0	EROSION AND SEDIMENT CONTROL PLAN
L1.0-L2.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
FINISHED FLOOR ELEVATION AT FRONT OF GARAGE	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER / APPLICANT

PRAIRIE VILLAGE OF IOWA, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE 400
GRIMES, IOWA 50111
PH: (515) 371-3669

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
EMAIL: JAREDM@CDA-ENG.COM

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
EMAIL: CHARLIEM@CDA-ENG.COM

DATE OF SURVEY

MAY 24, 2021

BENCHMARKS

DALLAS COUNTY BENCHMARK #120. 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET. ELEVATION=1011.79

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2023
ANTICIPATED FINISH DATE = SPRING 2026

SUBMITTAL DATES

FIRST SUBMITTAL: 08/11/2022
SECOND SUBMITTAL: 10/07/2022
THIRD SUBMITTAL: 11/01/2022

DEVELOPMENT SUMMARY

AREA: 10.76 ACRES (468,624 SF)

SETBACKS:

AREA: 30 FEET
REAR: 30 FEET
SIDE: 7 FEET MINIMUM (15 FEET TOTAL)

MAXIMUM BUILDING HEIGHT:

3 STORIES OR 40 FT

MINIMUM UNIT SQUARE FOOTAGE:

800 SF

OPEN SPACE CALCULATION:

TOTAL SITE = 468,624 SF
BUILDINGS = 156,183 SF
STREETS = 66,547 SF
DRIVEWAYS = 44,169 SF
SIDEWALK = 11,742 SF
OPEN SPACE PROVIDED = 189,983 SF

TOTAL IMPERVIOUS AREA:

278,641 SF

TOTAL OPEN SPACE PROVIDED:

189,983 SF (40.5%)

TOTAL OPEN SPACE REQUIRED:

468,624 SF * 20% = 93,725 SF (20%)

UNITS:

118 UNITS (10.97 UNITS PER ACRE)

PARKING:

TOTAL REQUIRED:
1 GUEST SPACE PER 5 UNITS = 23.6 SPACES
2 SPACES PER UNIT = 236 SPACES
TOTAL = 259.6 SPACES

TOTAL PROVIDED:

PARKING SPACES = 24 SPACES
GARAGES = 236 SPACES
DRIVEWAYS = 236 SPACES
TOTAL = 496 SPACES

LEGAL DESCRIPTION

A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 0°40'56" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 97.84 FEET; THENCE SOUTH 89°19'04" EAST, 66.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'41" EAST, 75.22 FEET; THENCE NORTH 05°24'57" WEST, 50.25 FEET; THENCE NORTH 00°17'41" EAST, 306.33 FEET; THENCE SOUTH 89°42'19" EAST, 950.29 FEET; THENCE SOUTH 12°12'37" EAST, 30.27 FEET; THENCE NORTH 78°53'54" EAST, 130.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1765.00 FEET, WHOSE ARC LENGTH IS 101.09 FEET AND WHOSE CHORD BEARS SOUTH 09°27'39" EAST, 101.08 FEET; THENCE SOUTH 82°10'48" WEST, 130.00 FEET; THENCE SOUTH 06°42'41" EAST, 63.26 FEET; THENCE SOUTH 04°29'40" EAST, 63.26 FEET; THENCE SOUTH 02°16'39" EAST, 63.26 FEET; THENCE SOUTH 00°09'45" EAST, 63.80 FEET; THENCE SOUTH 00°21'41" WEST, 88.00 FEET; THENCE NORTH 89°38'19" WEST, 100.00 FEET; THENCE SOUTH 84°39'03" WEST, 75.37 FEET; THENCE NORTH 89°38'19" WEST, 503.94 FEET; THENCE NORTH 83°55'41" WEST, 75.37 FEET; THENCE NORTH 89°38'19" WEST, 200.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.09 FEET AND WHOSE CHORD BEARS NORTH 44°40'19" WEST, 42.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.76 ACRES (468,624 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R-4: ROW DWELLING & TOWNHOME DWELLING

PARKLAND DEDICATION

REQUIRED

118 UNITS * 2.25 PEOPLE/UNIT * 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED = 1.73 ACRES

TOTAL PROVIDED = 0.00 ACRES

PARKLAND DEDICATION REQUIREMENTS ARE BEING MET THROUGH DEDICATIONS BEING PROVIDED WITH OTHER PLATS THAT ARE A PART OF THE OVERALL PRAIRIE VILLAGE DEVELOPMENT.



THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PREPARE 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 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.

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.

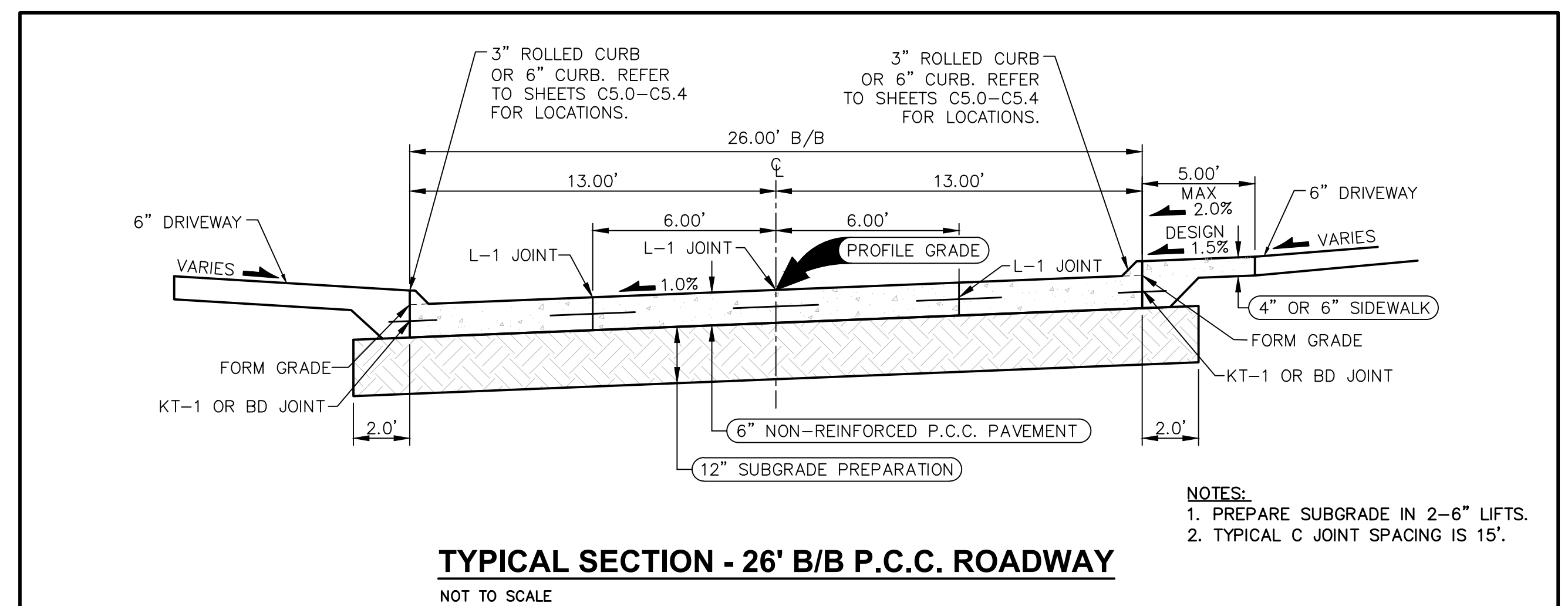
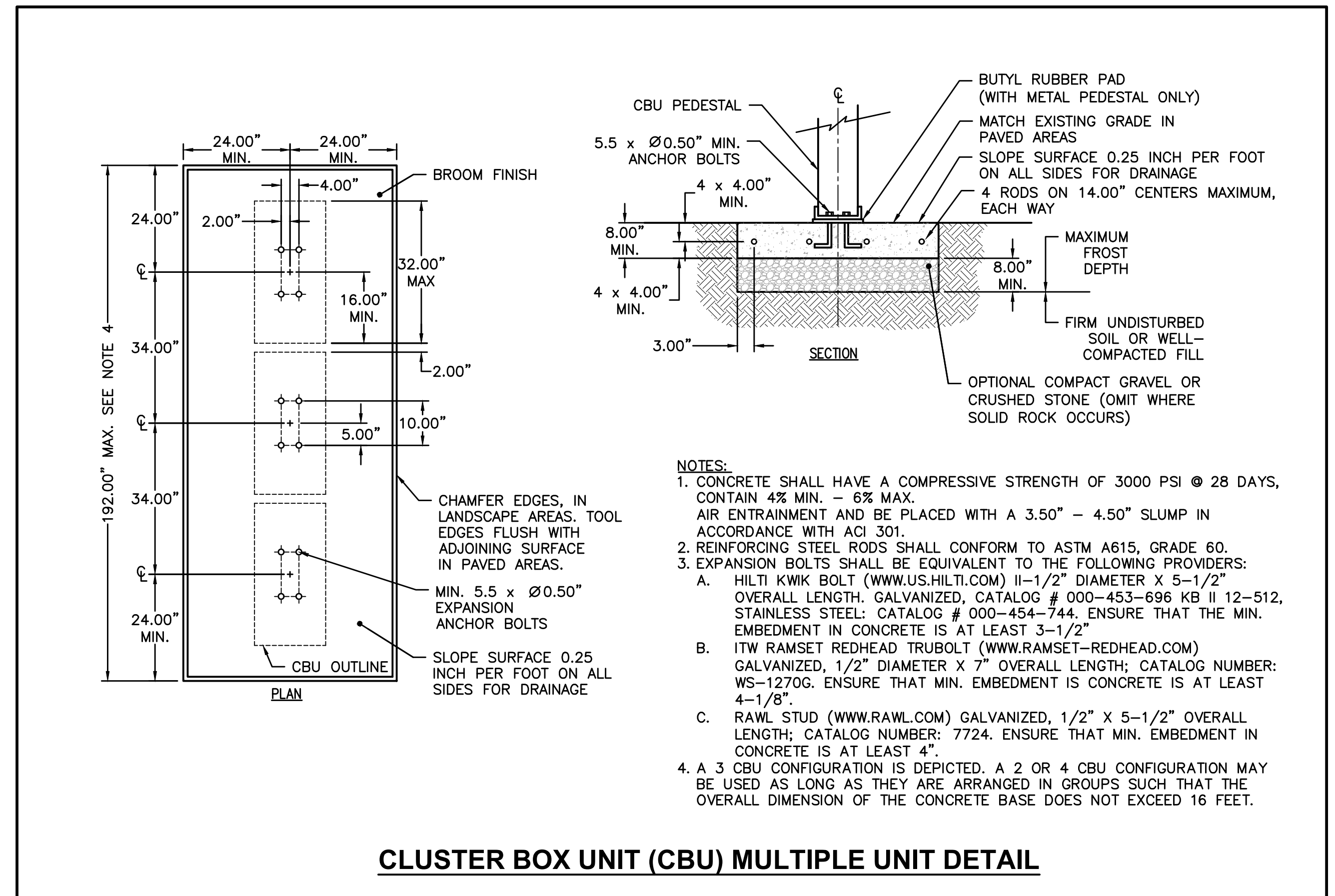
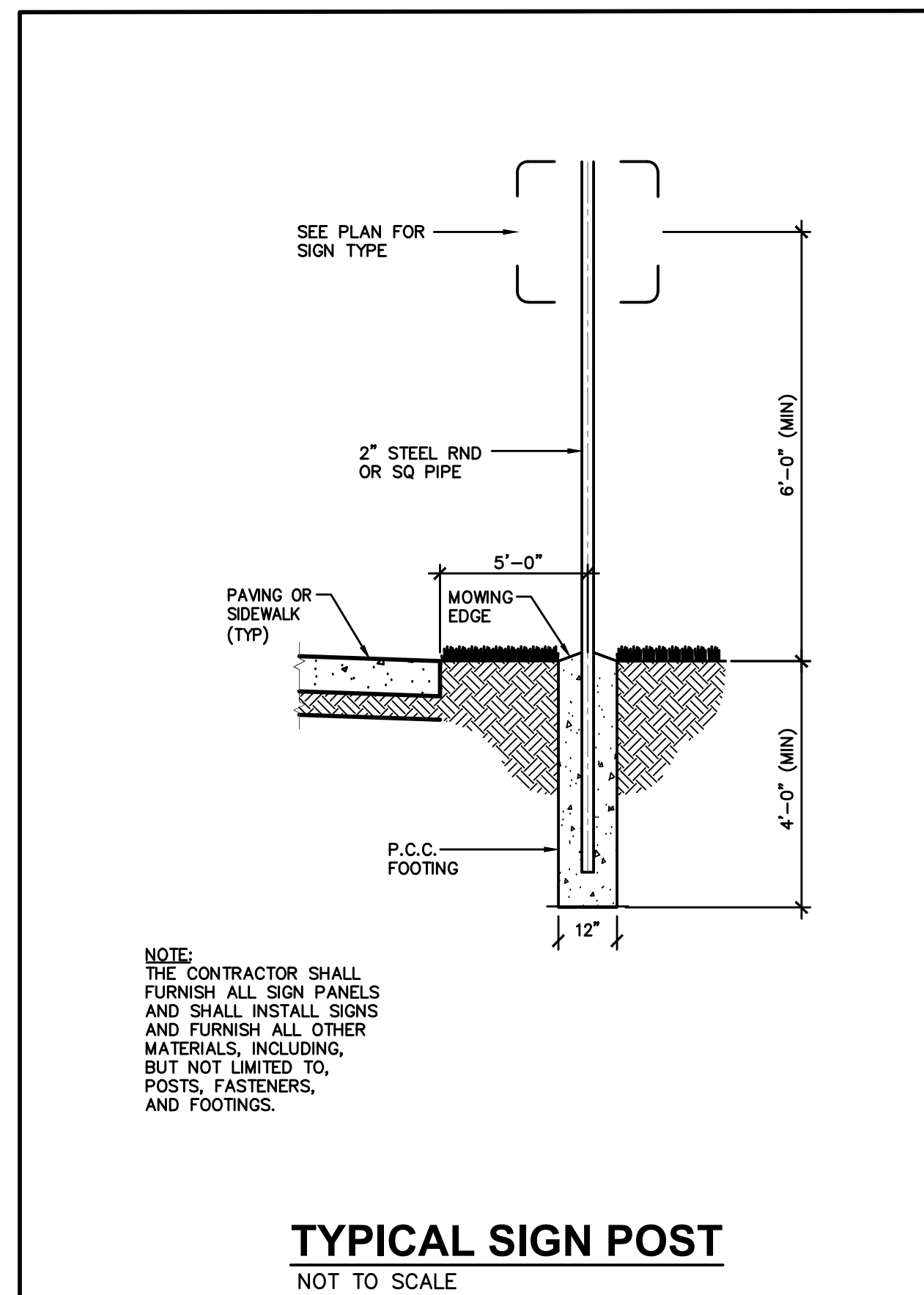
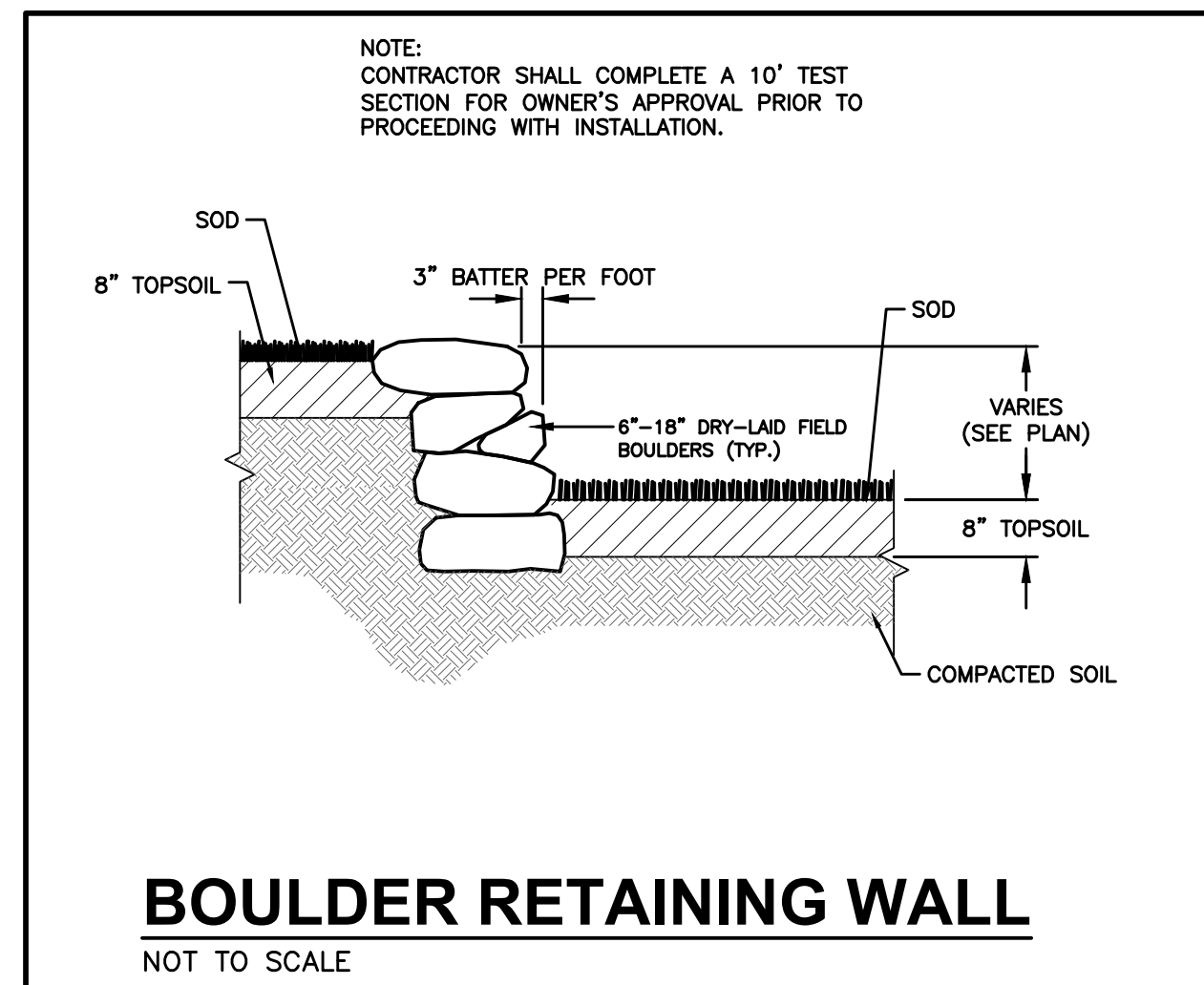
JARED M. MURRAY, P.E.
LICENSE NUMBER: 23496
RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: C1.0-C8.0

PRELIMINARY NOT FOR CONSTRUCTION

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PLOT BY: JARED MURRAY

PRAIRIE VILLAGE TOWN HOMES PLAT 2

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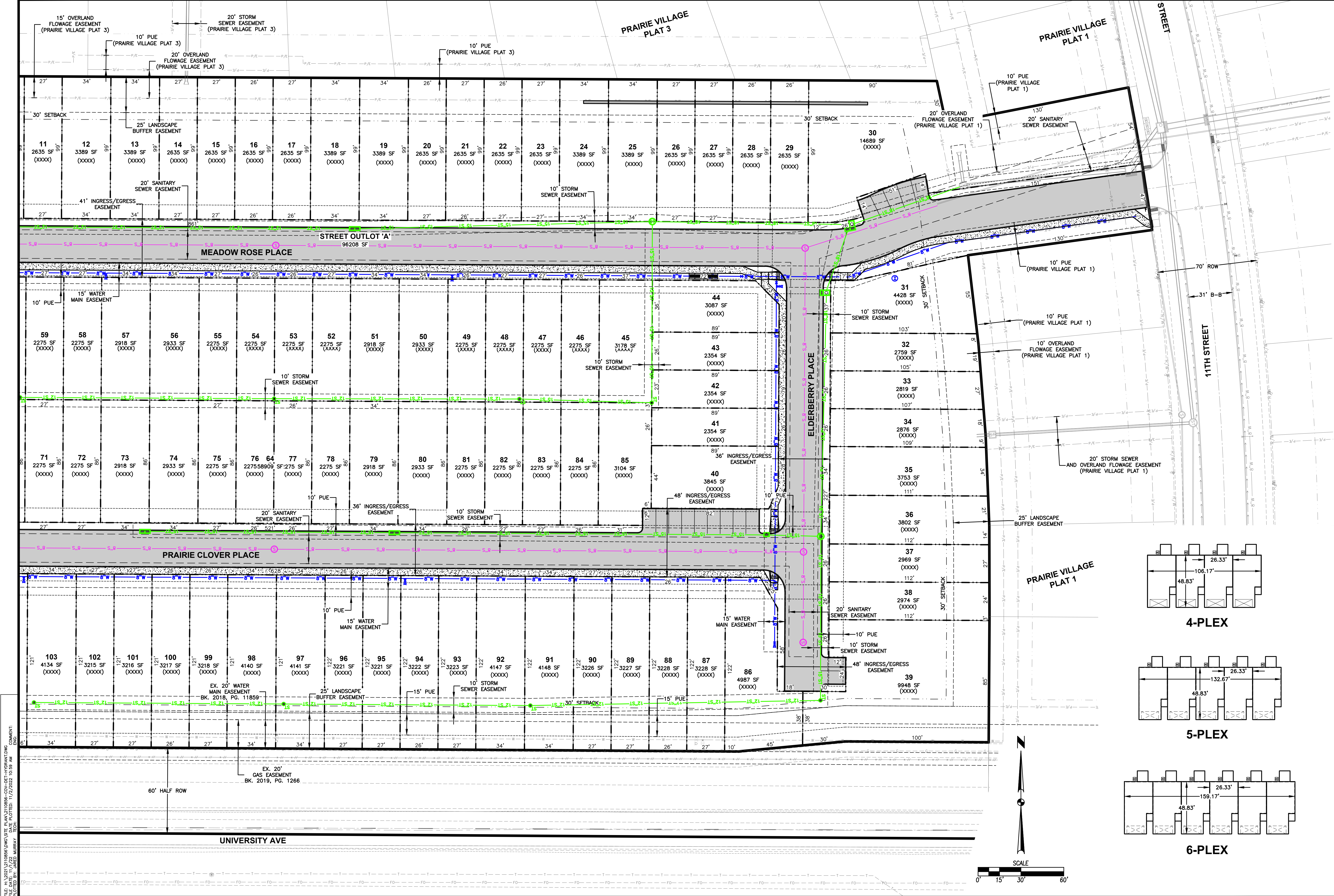
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REVISIONS	10/07/2022
	08/11/2022

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

ESA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
TYPICAL SECTIONS AND DETAILS

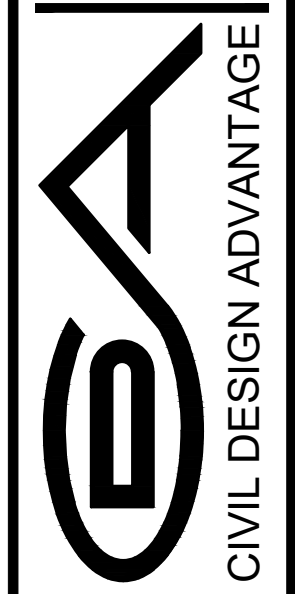
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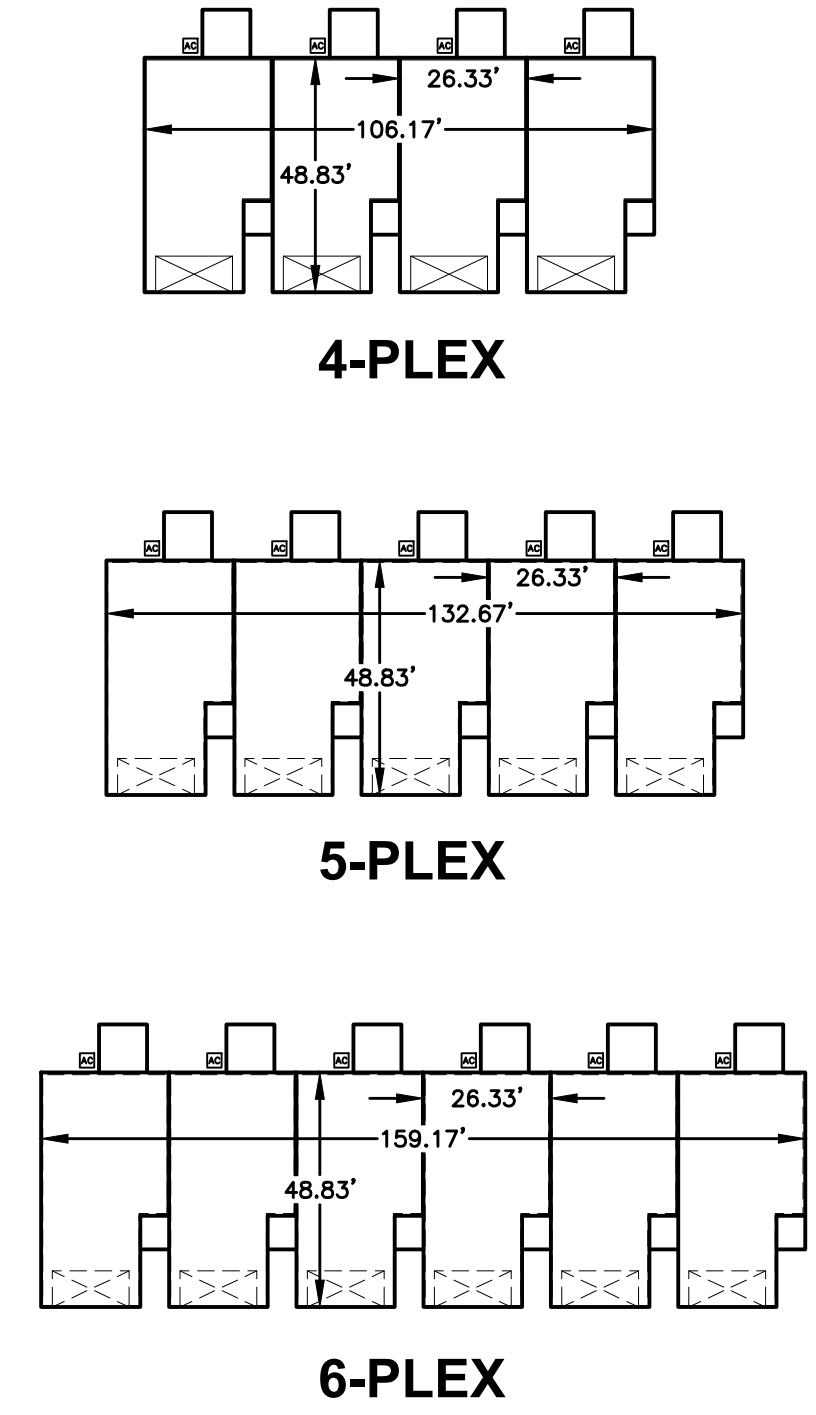
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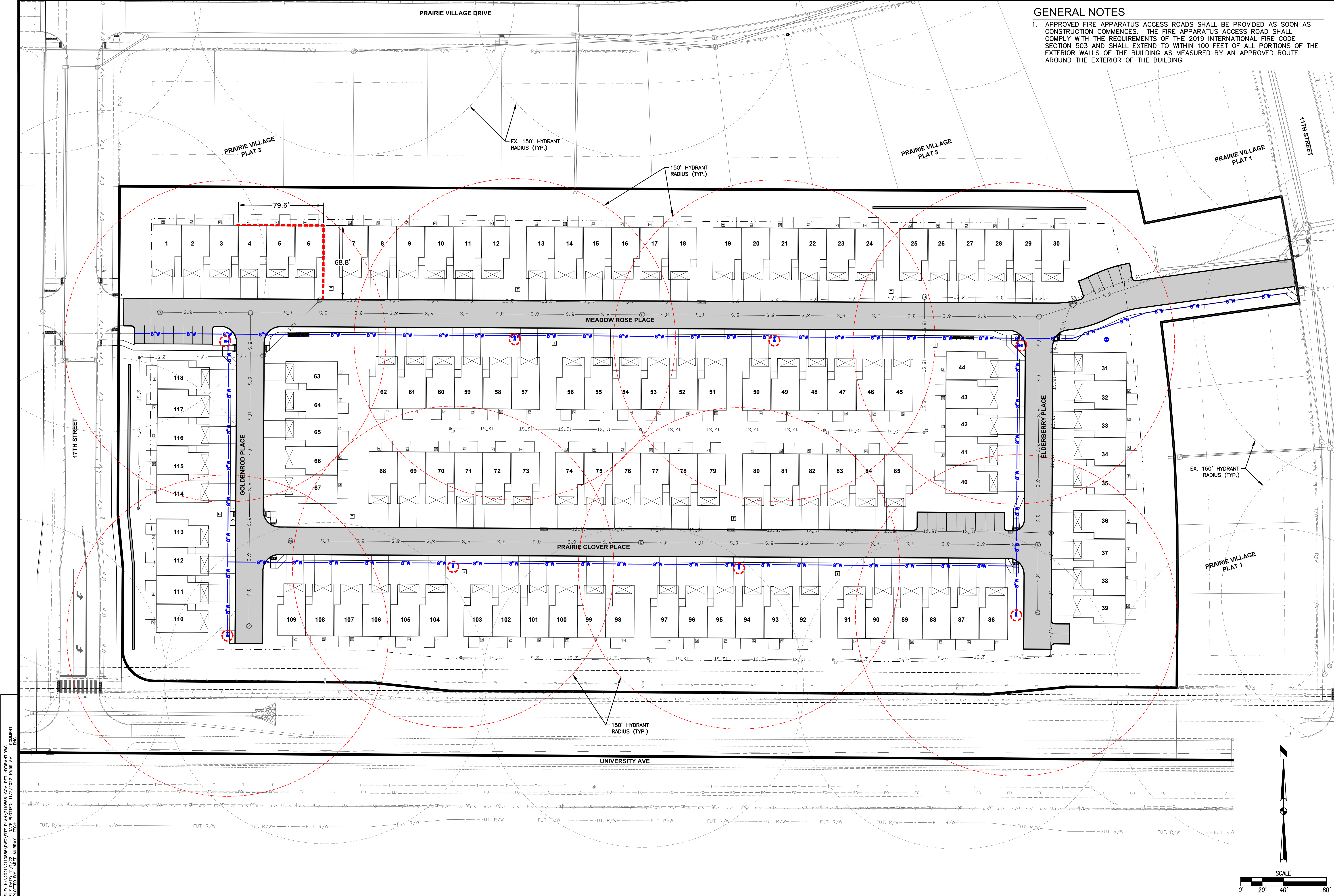
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: CWO



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
PRELIMINARY PLAT



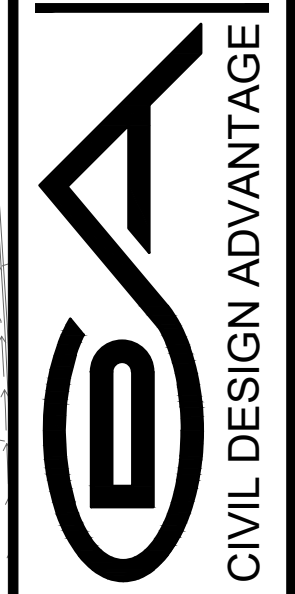


GENERAL NOTES

- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 INTERNATIONAL FIRE CODE SECTION 503 AND SHALL EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

DATE	REVISIONS
11/01/2022	3RD SUBMITTAL
10/07/2022	2ND SUBMITTAL
08/11/2022	1ST SUBMITTAL

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

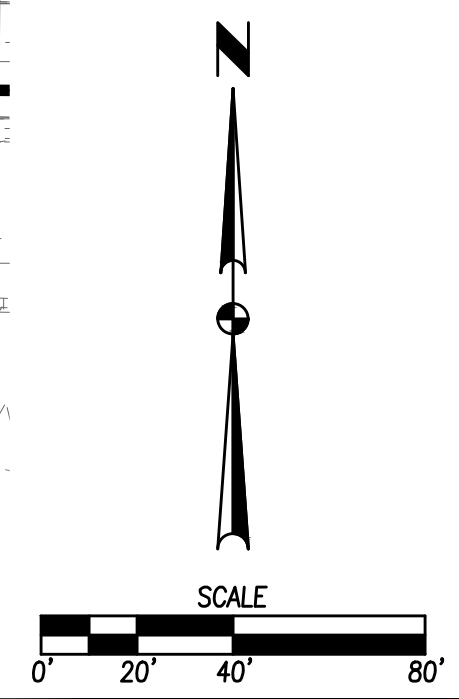


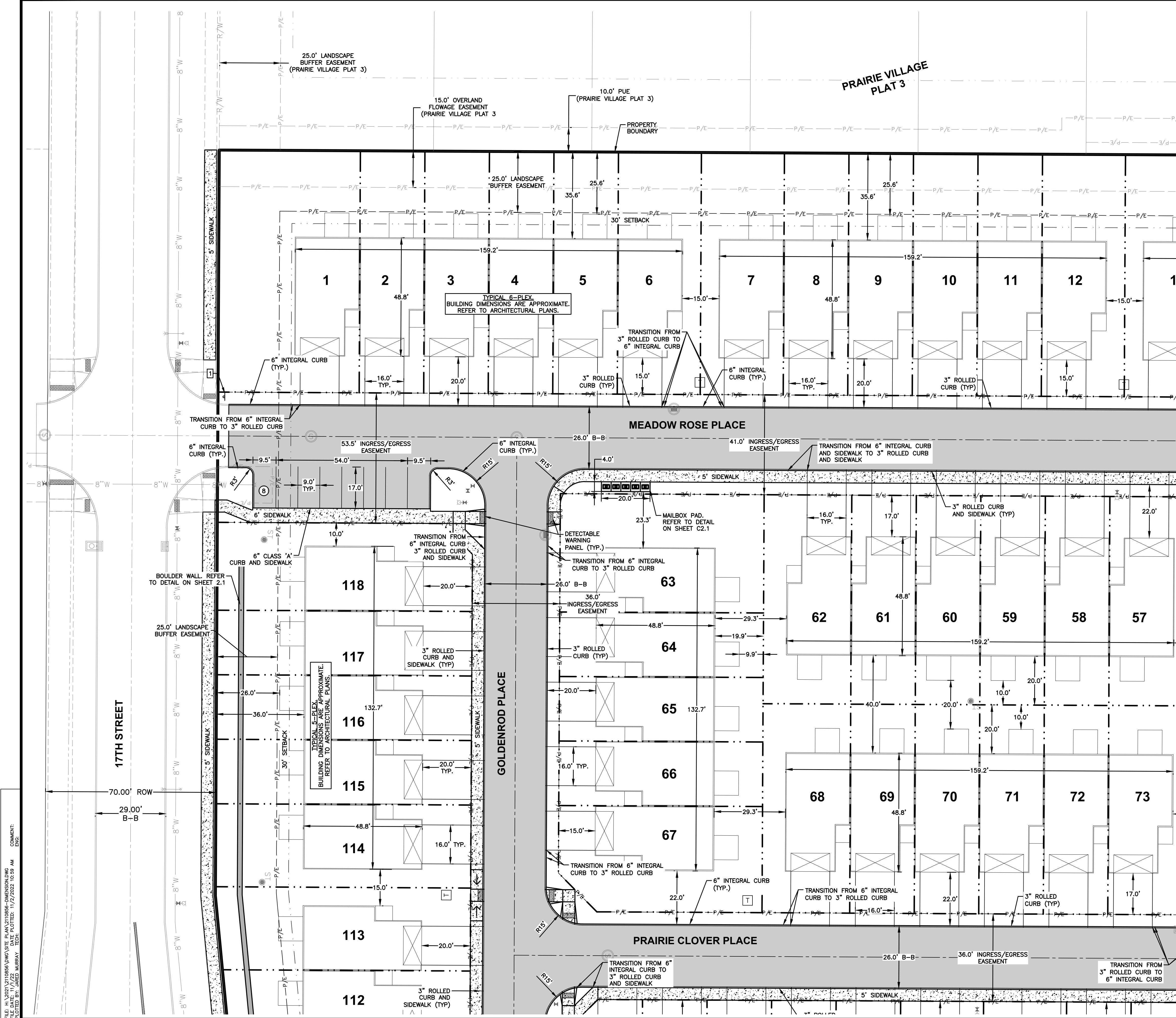
WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER: JMM

PRAIRIE VILLAGE TOWNHOMES PLAT 2
HYDRANT COVERAGE

C4.0
 2110.856

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 CHECKED: JMM
 PLOTTED BY: JMM
 PLOTTED ON: 11/2/2022 10:59 AM





GENERAL NOTES

1. THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, 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 UTILITIES 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 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
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 AND MUD 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. ANY PAVEMENT REPLACEMENT SHALL COMPLY WITH THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
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 MATERIALS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
18. ALL STAKING, INCLUDING PEDESTRIAN FACILITIES, IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
20. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
21. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR THESE BUILDINGS OR PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS 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.
22. INDIVIDUAL GARBAGE TOTES ARE TO BE USED FOR GARBAGE PICKUP.
23. ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.
24. INSTALLATION OF STREET BLADE SIGNS FOR THE PRIVATE STREETS TO BE INSTALLED AT THE TIME VERTICAL CONSTRUCTION BEGINS.
25. CONTRACTOR IS RESPONSIBLE TO OBTAIN WRITTEN APPROVAL FOR ANY PLAN CHANGES DURING CONSTRUCTION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

TRAFFIC CONTROL NOTES

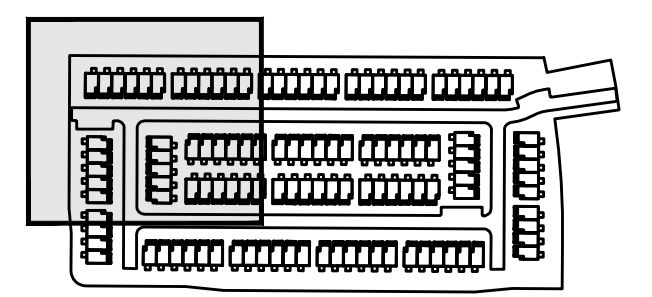
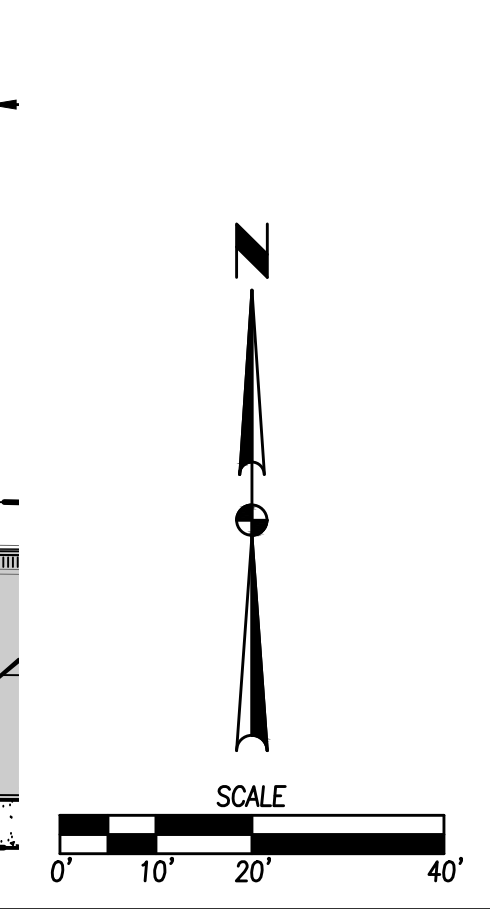
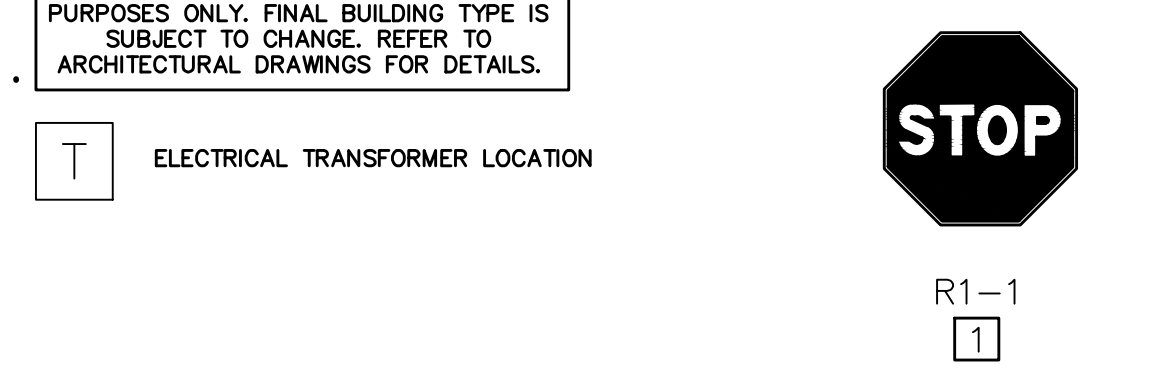
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

- | | |
|--------------------------------------|---------------------|
| 1. SIDEWALKS | 4" P.C.C. (C-4 MIX) |
| 2. DRIVEWAYS AND PARKING SPACES | 6" P.C.C. (C-4 MIX) |
| 3. PRIVATE ROADS | 6" P.C.C. (C-4 MIX) |
| 4. SIDEWALK RAMPS AND TURNING SPACES | 6" P.C.C. (C-4 MIX) |

NOTE: THE BUILDING THAT IS SHOWN IS FOR REFERENCE PURPOSES ONLY. FINAL BUILDING TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SIGN LEGEND



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DATE
 11/01/2022
 10/07/2022
 08/11/2022

REVISIONS

3RD SUBMITTAL
 2ND SUBMITTAL
 1ST SUBMITTAL

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

TECH: CWO
 ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2

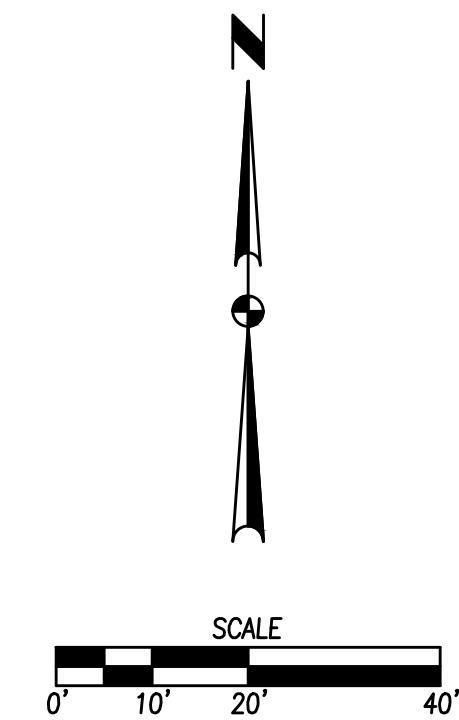
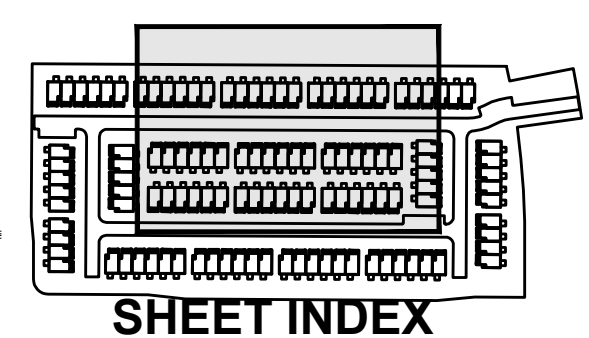
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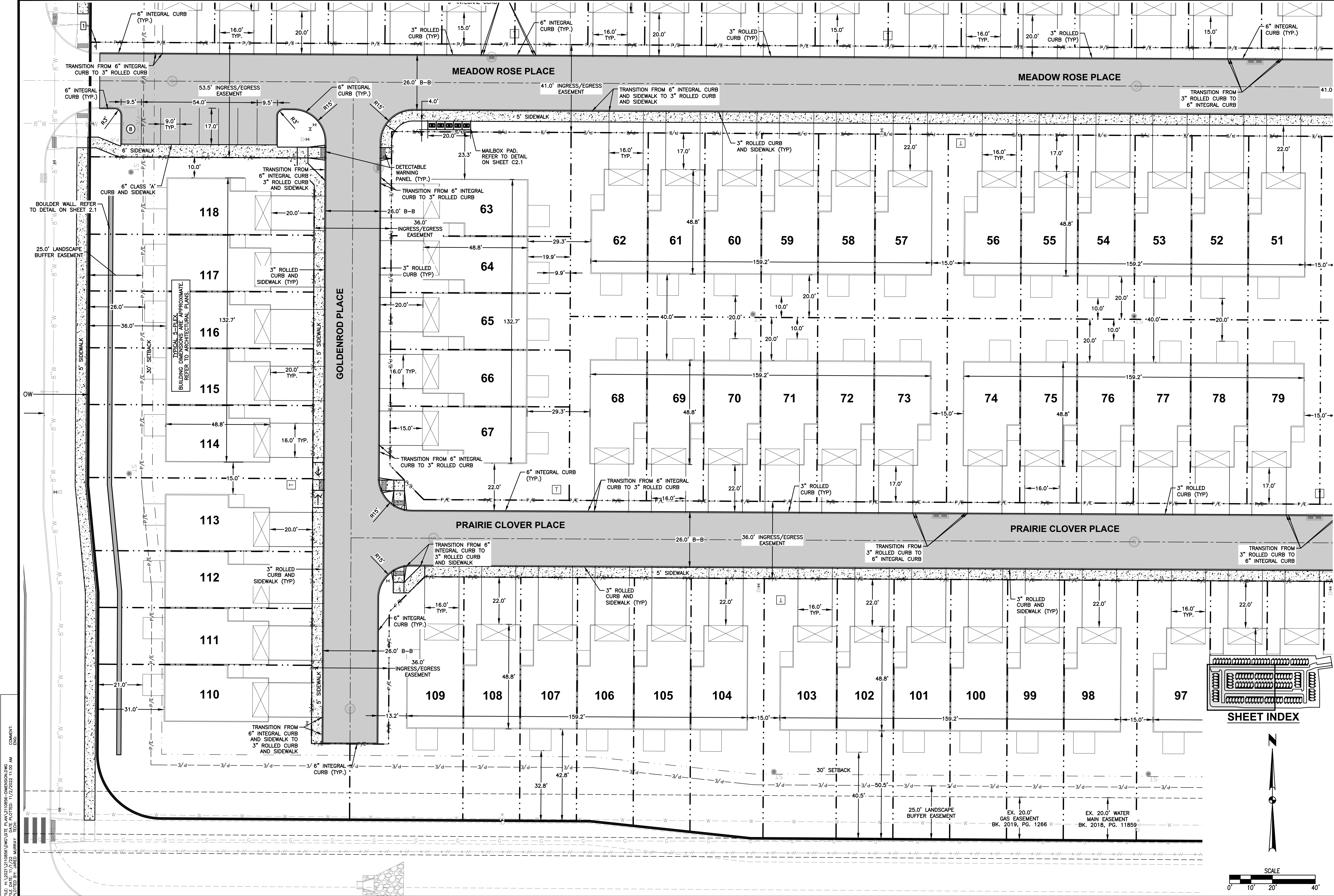


<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">DATE</th> <th style="width: 90%;">REVISIONS</th> </tr> <tr> <td>11/01/2022</td> <td>3RD SUBMITTAL</td> </tr> <tr> <td>10/07/2022</td> <td>2ND SUBMITTAL</td> </tr> <tr> <td>08/11/2022</td> <td>1ST SUBMITTAL</td> </tr> </table>	DATE	REVISIONS	11/01/2022	3RD SUBMITTAL	10/07/2022	2ND SUBMITTAL	08/11/2022	1ST SUBMITTAL	<p>4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410</p> <p>TECH: CWO</p> <p>ENGINEER: JMM</p>
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

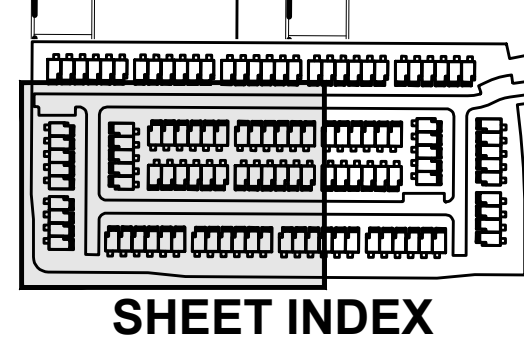
PRAIRIE VILLAGE TOWNHOMES PLAT 2
DIMENSION PLAN

C5.1
 2110.856

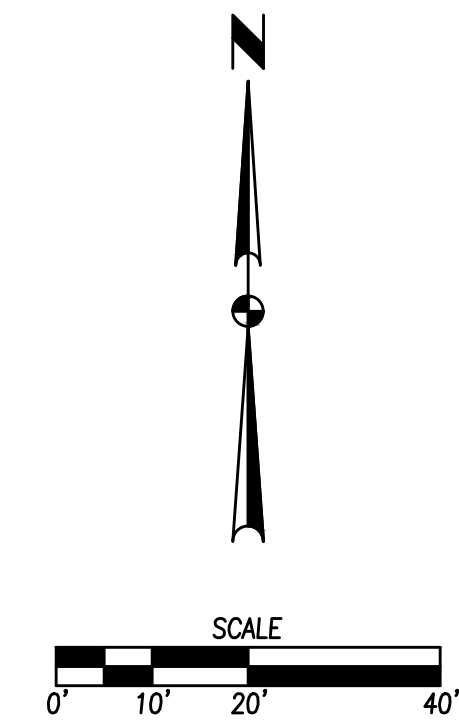


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 PLOTTED BY: NAGD MURRAY
 DATE: 11/2/2022 11:00 AM

USUAL E-KEY BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL PLANS.



SHEET INDEX



DATE	11/01/2022
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4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	
CIVIL DESIGN ADVANTAGE	
WAUKEE, IOWA	
PRAIRIE VILLAGE TOWNHOMES PLAT 2	
DIMENSION PLAN	
C5.3	
2110.856	



GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSECO 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. A MINIMUM OF 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2022 EDITION OF THE SUDAS STANDARD 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 0.8% 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. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

TOTAL AREA OF DISTURBANCE = 10.47 AC (455,988) SF

**** NOTE ****
G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.

STORM WATER OVERFLOW ROUTE → → → →

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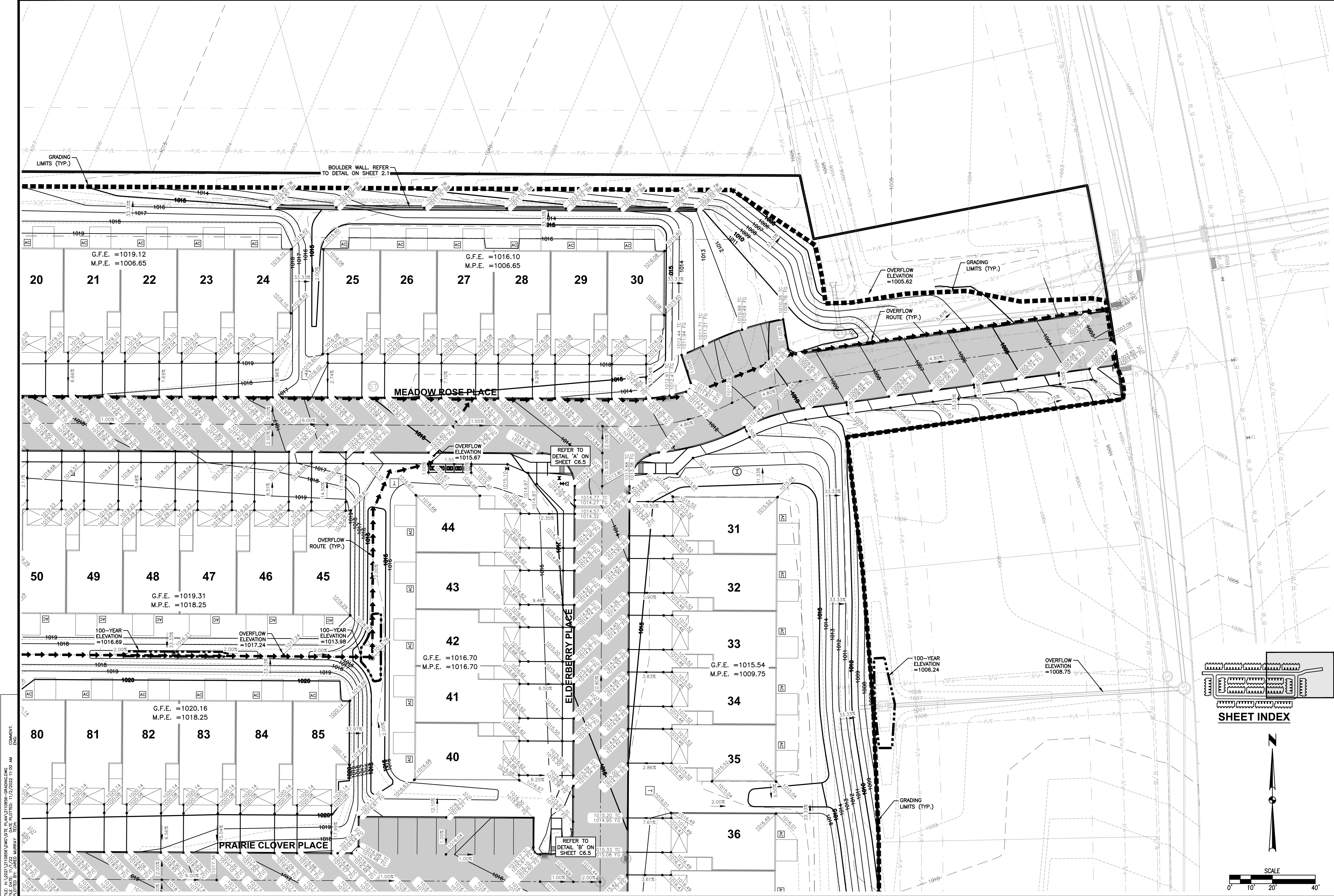
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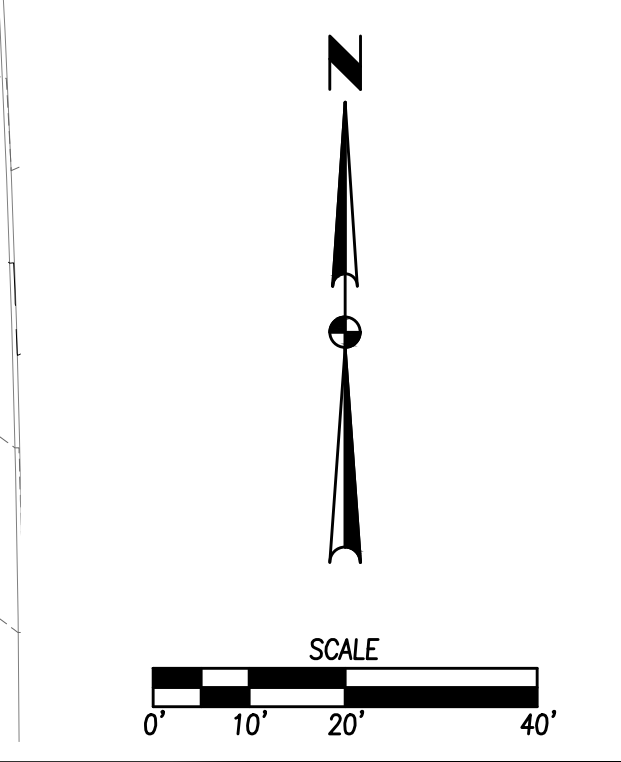
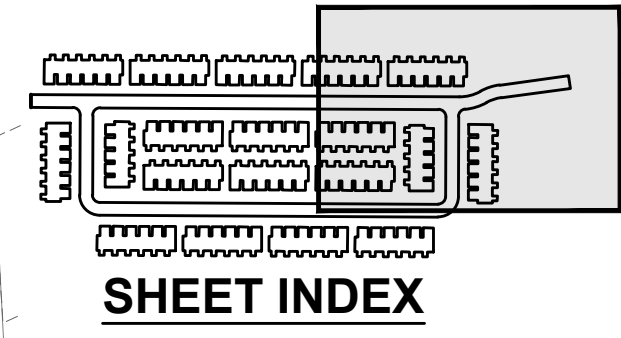
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 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN

C6.0
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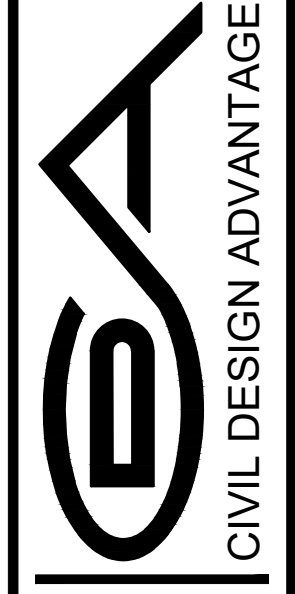


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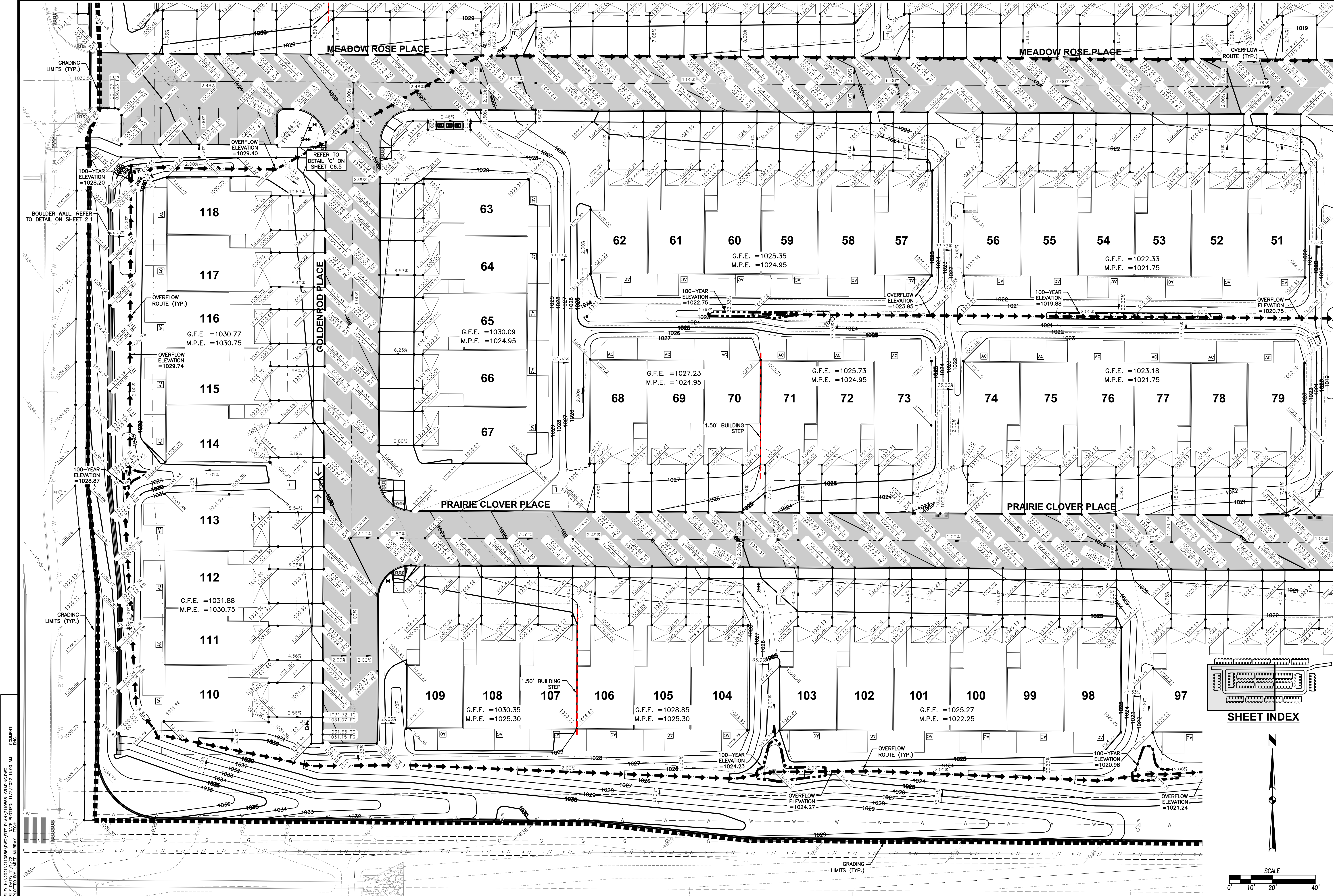
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WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN

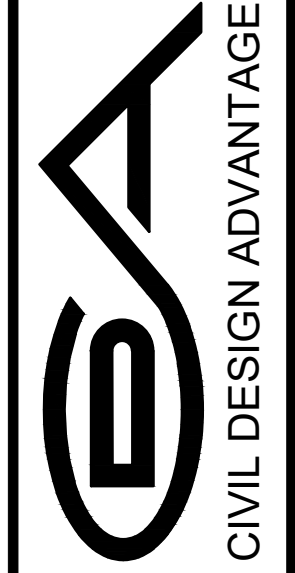
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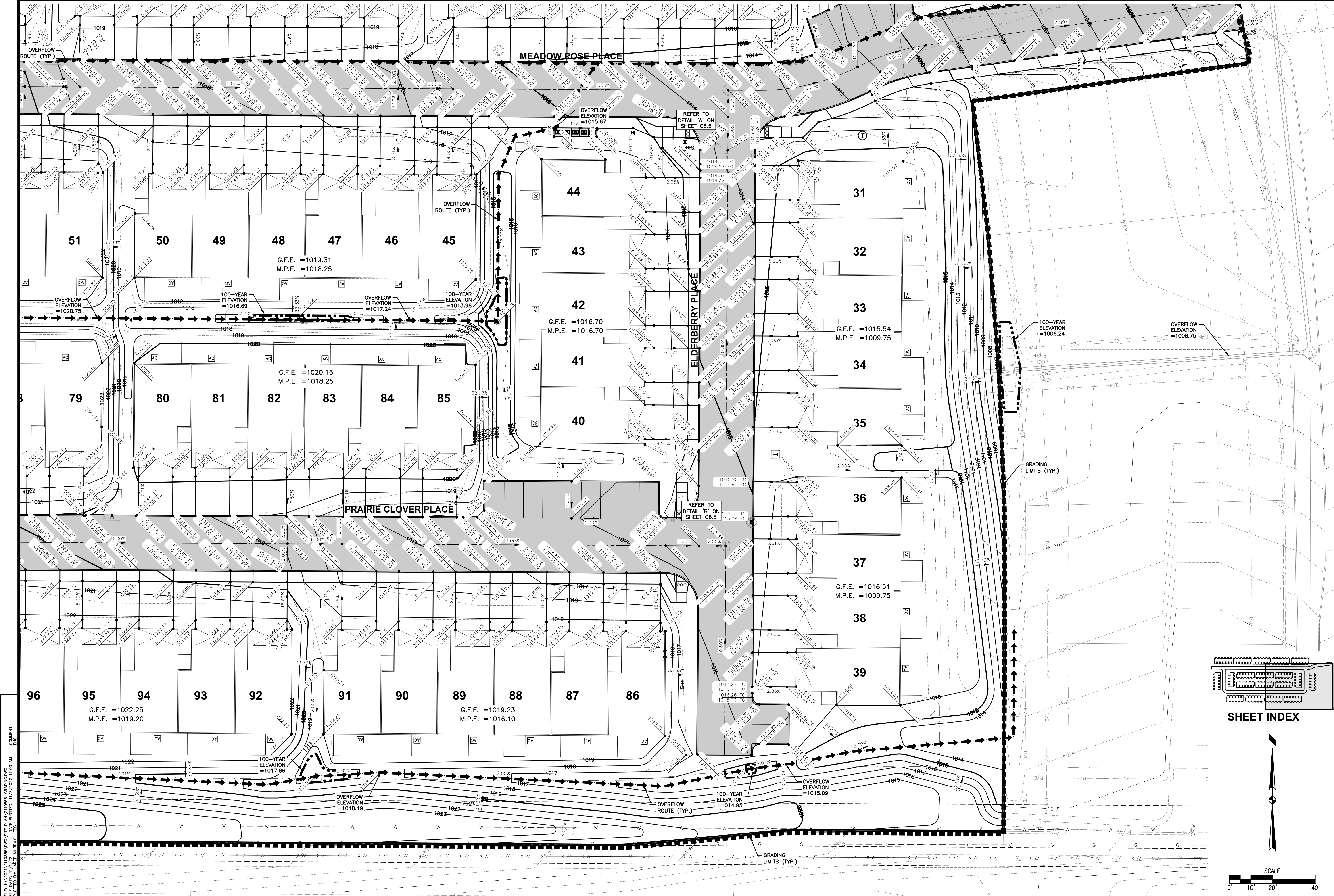
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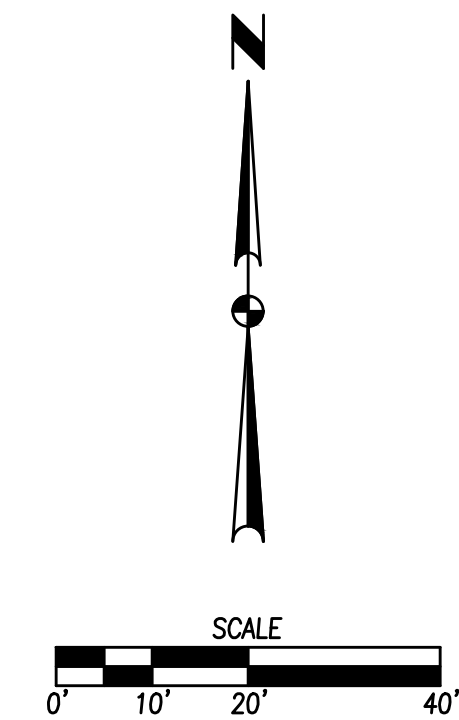
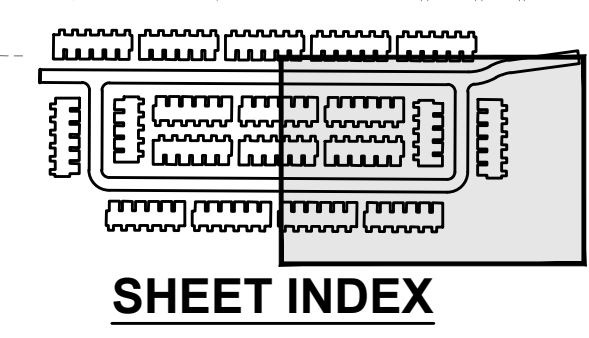
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN
C6.3
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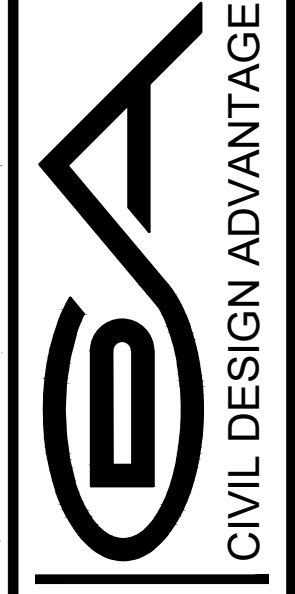


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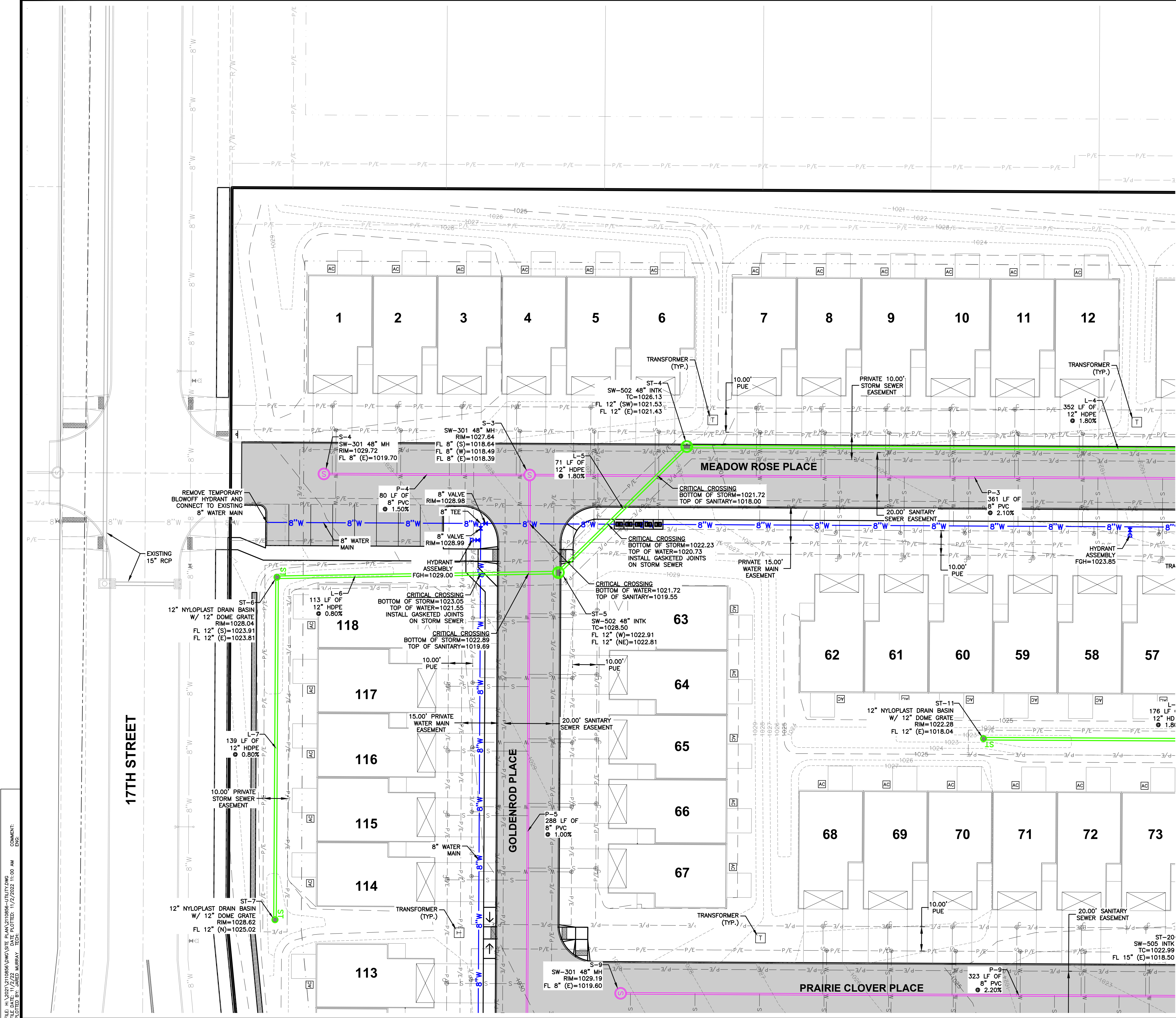
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WAUKEE, IOWA

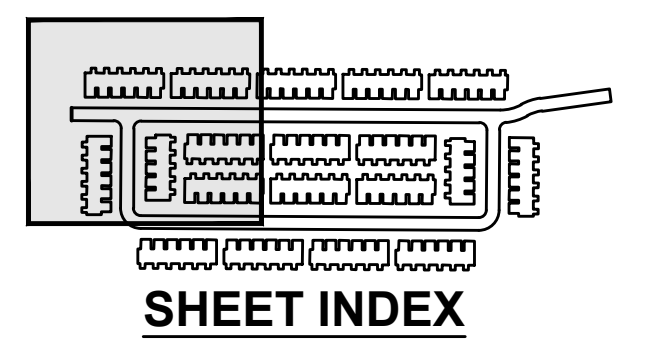
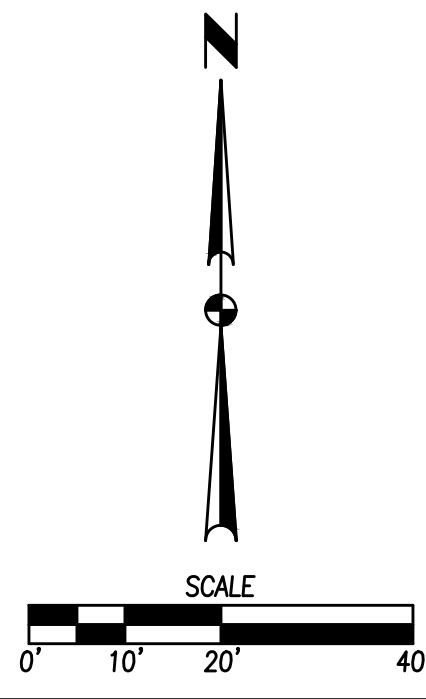
PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN

C6.4
 2110.856



- ### UTILITY NOTES
- 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.
 - FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
 - BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
 - ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
 - ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
 - ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
 - MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
 - 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 CONTRACTOR'S 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 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - PRIVATE UTILITIES TO BE INSTALLED PER THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
 - OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE UTILITIES.
 - 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 SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
 - CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE STANDARDS.
 - ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
 - ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TESTED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
 - ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
 - IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
 - ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
 - COORDINATE INSTALLATION OF UTILITIES AND PAVING WITH SURROUNDING PROPERTIES.
 - PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.
 - ALL UTILITIES ARE PRIVATE.

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 PLOTTED BY: MURRAY TECH
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PRAIRIE VILLAGE TOWNHOMES PLAT 2
UTILITY PLAN

DATE: 11/01/2022
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 2ND SUBMITTAL: 10/07/2022
 1ST SUBMITTAL: 08/11/2022

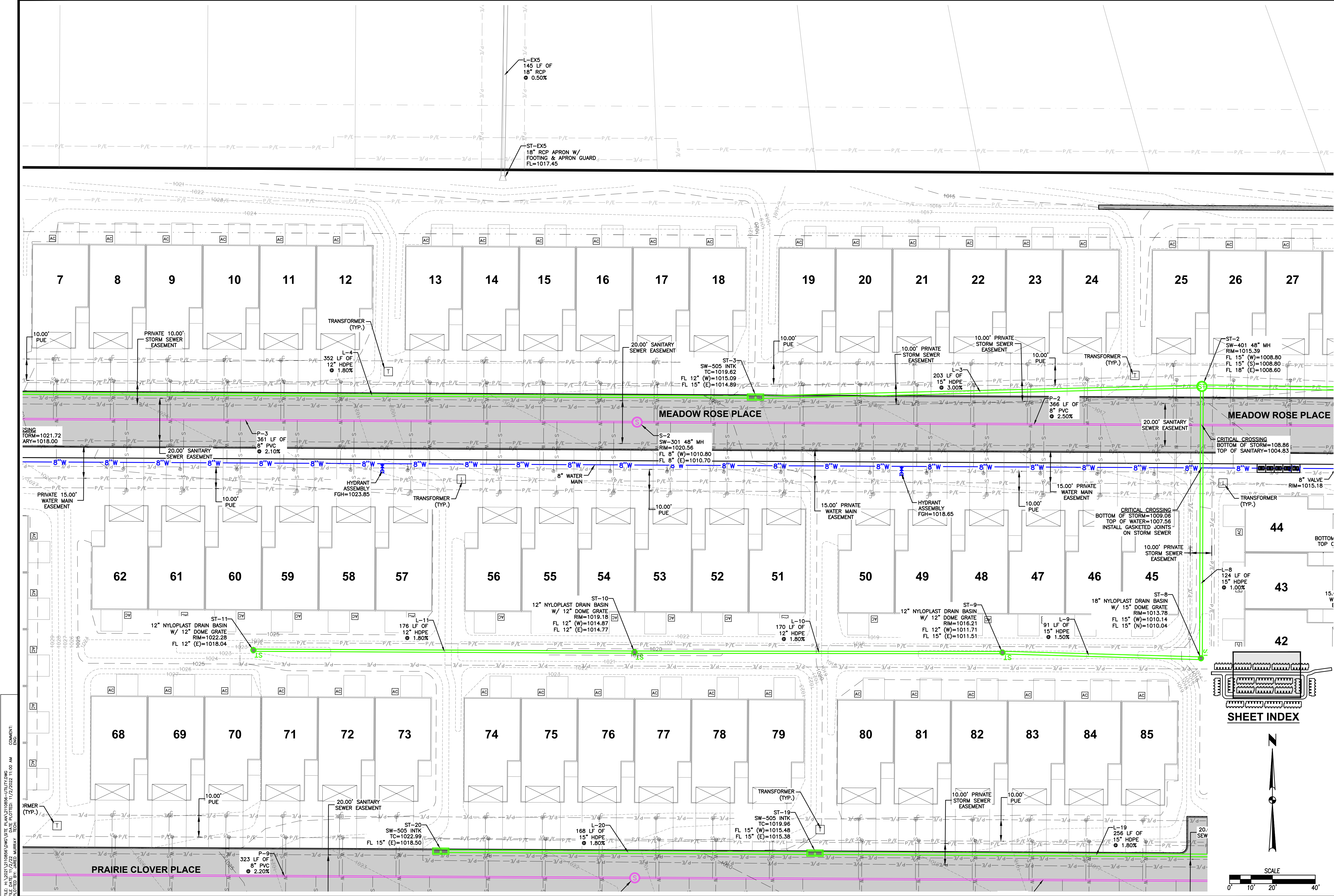
REVISIONS:

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

TECH: CWO
 ENGINEER: JMM

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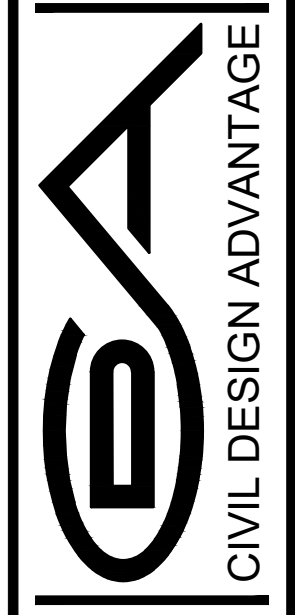
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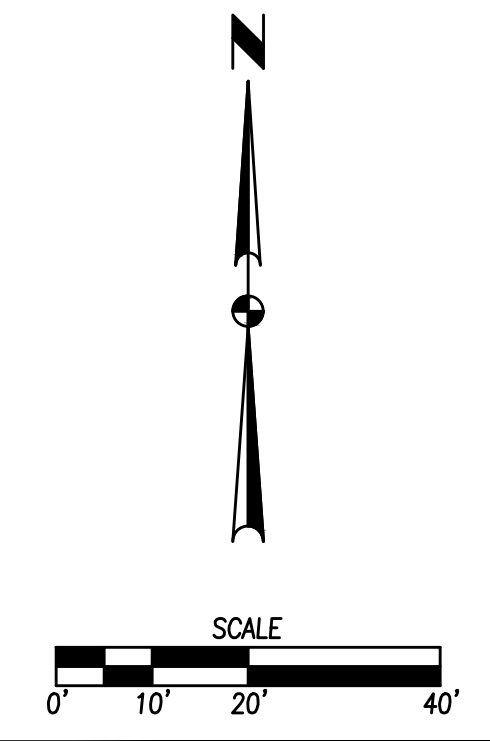
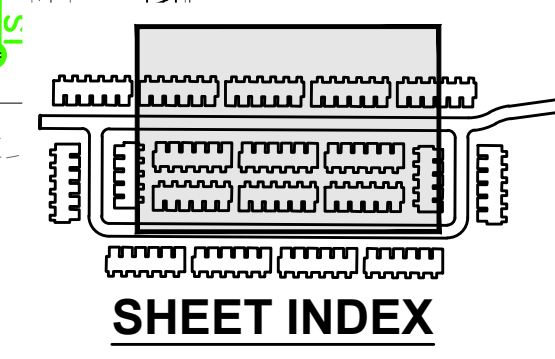
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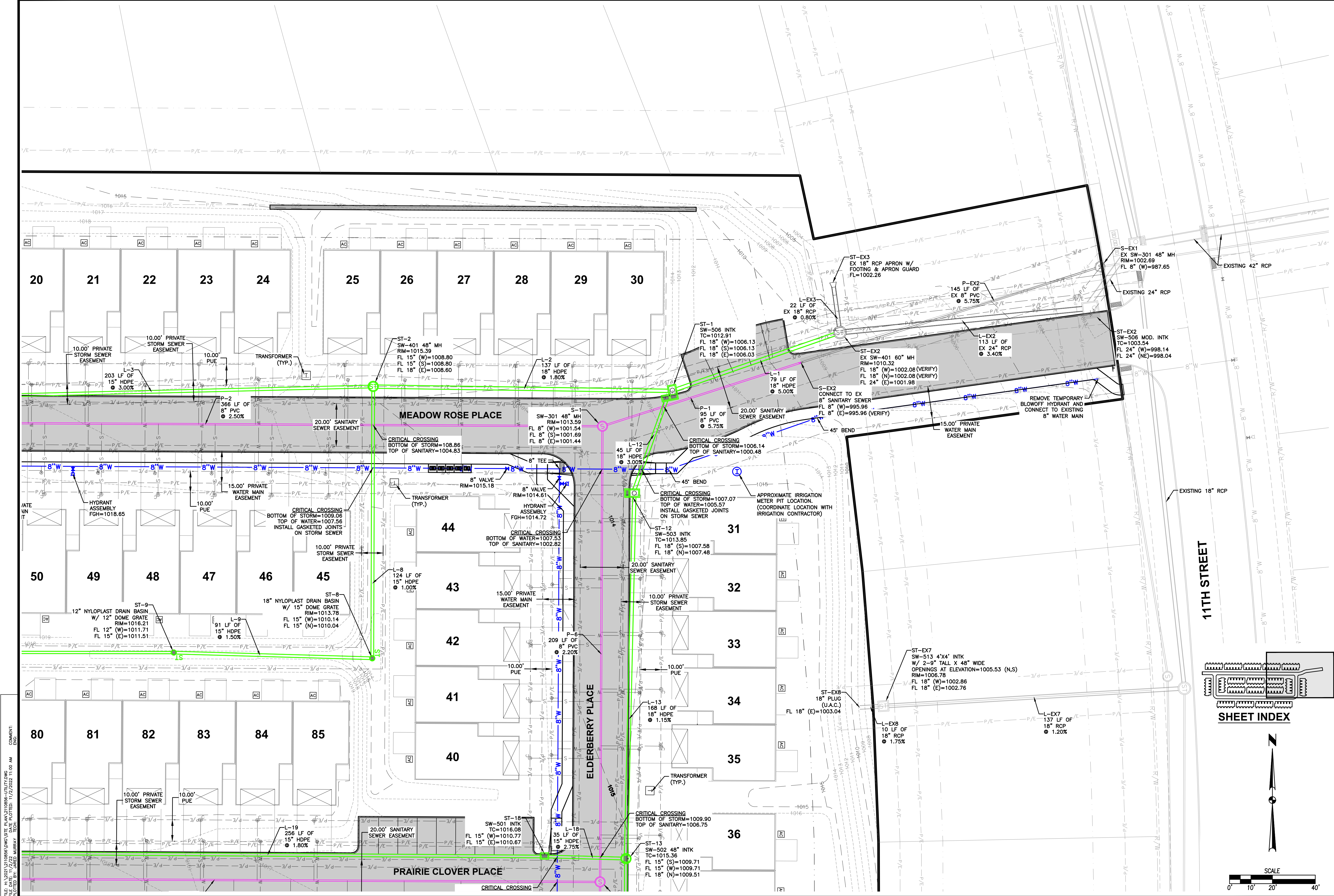
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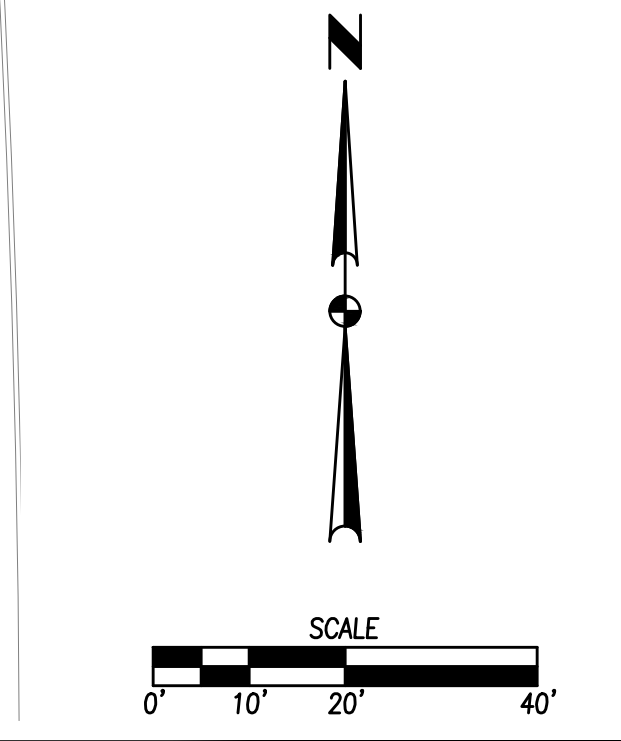
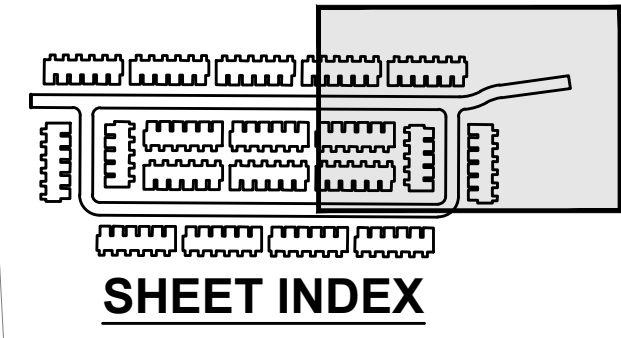


PRAIRIE VILLAGE TOWNHOMES PLAT 2
UTILITY PLAN
 WAUKEE, IOWA
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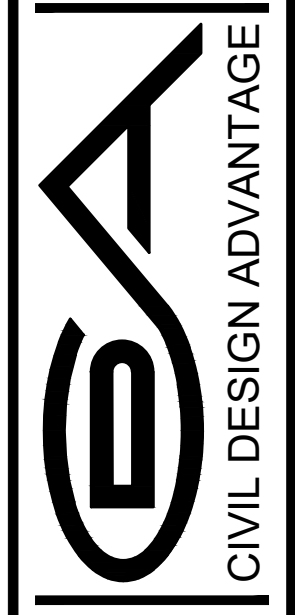


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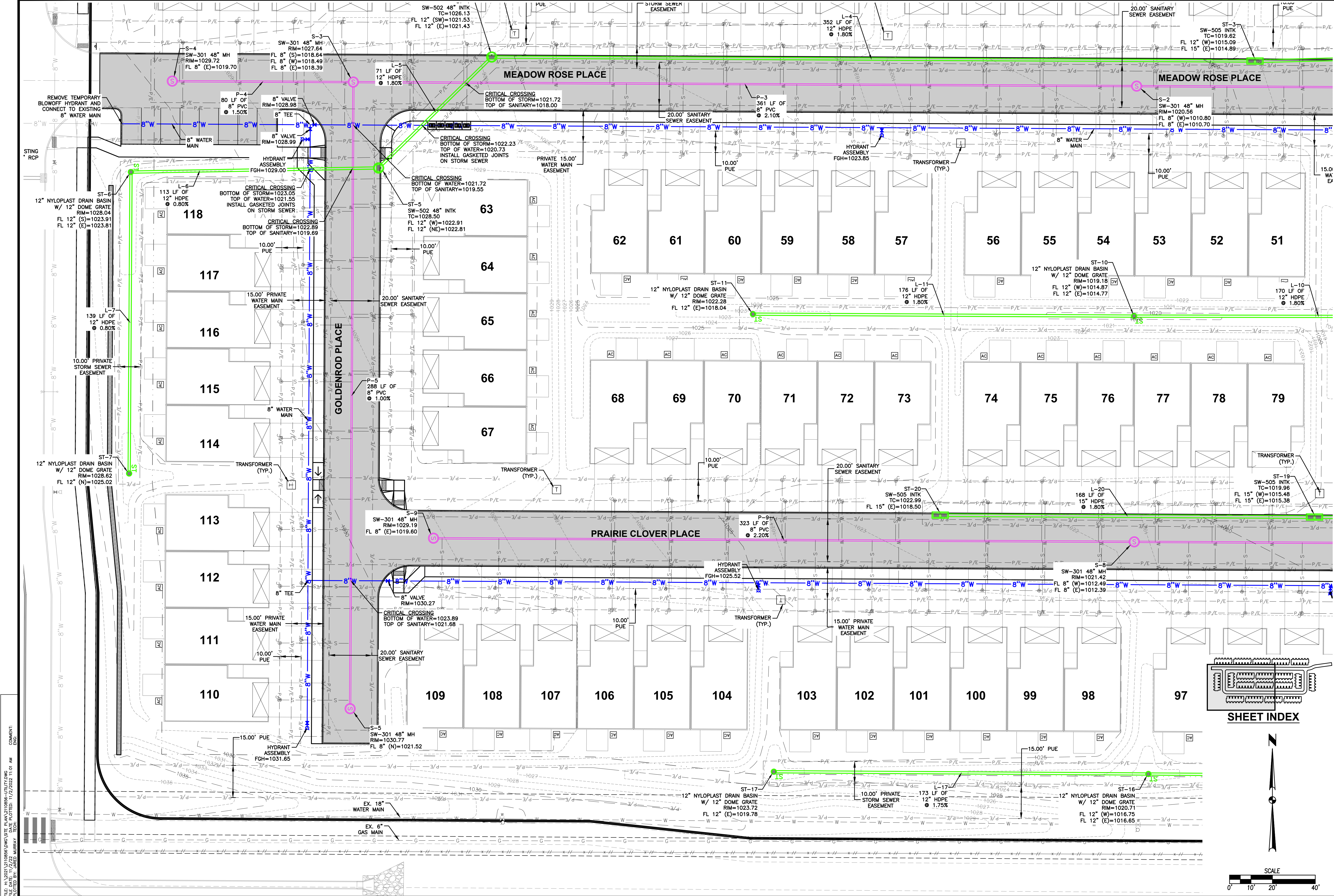
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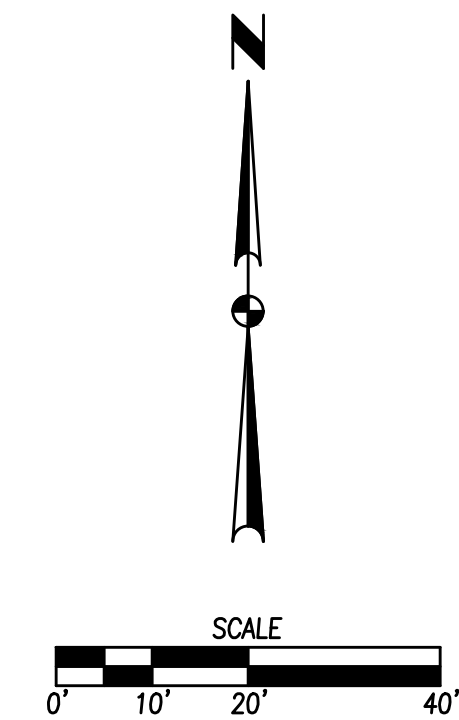
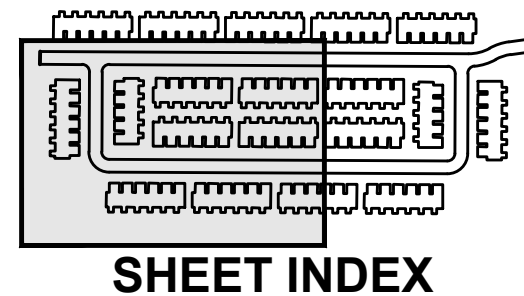


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
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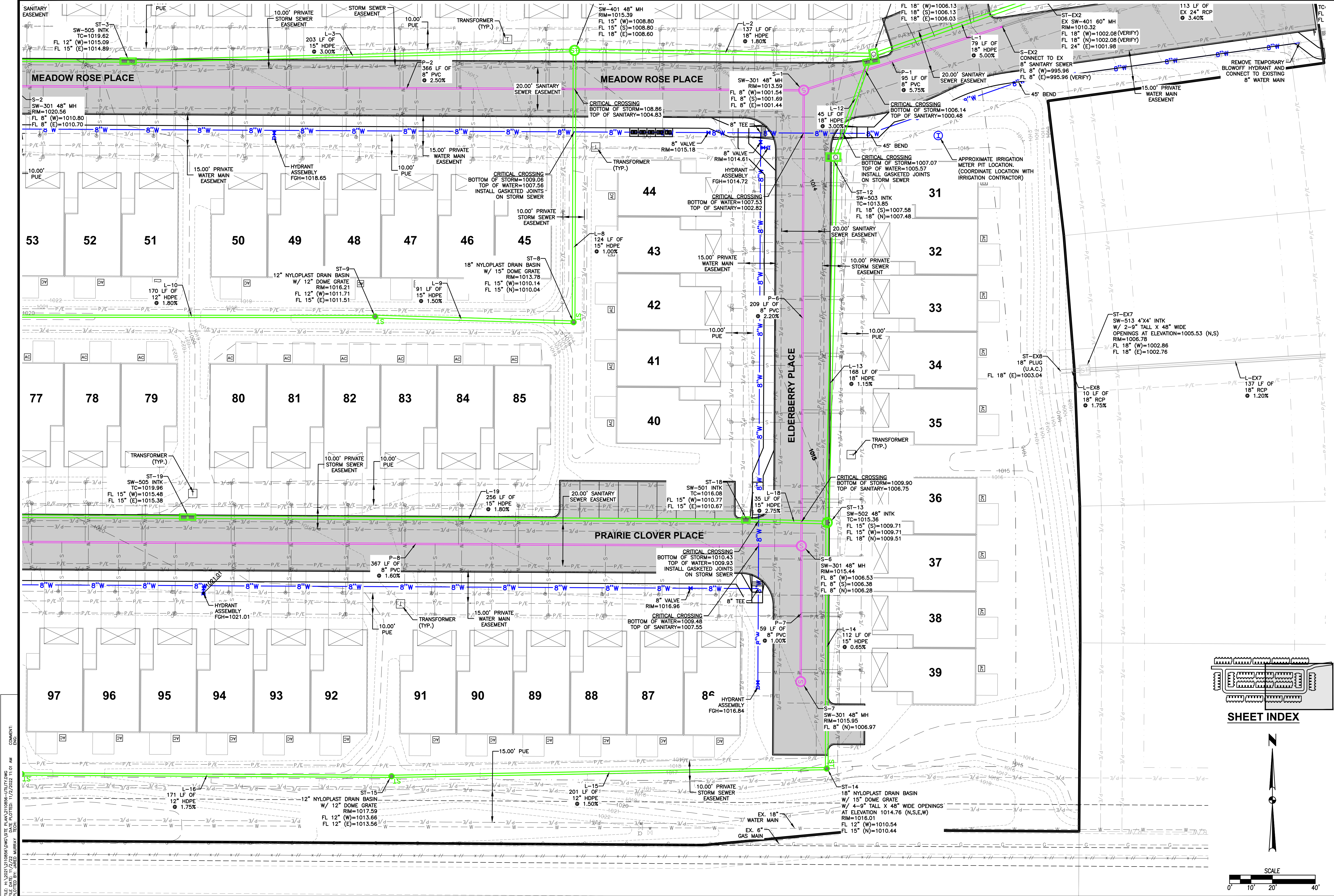
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PRAIRIE VILLAGE TOWNHOMES PLAT 2

UTILITY PLAN

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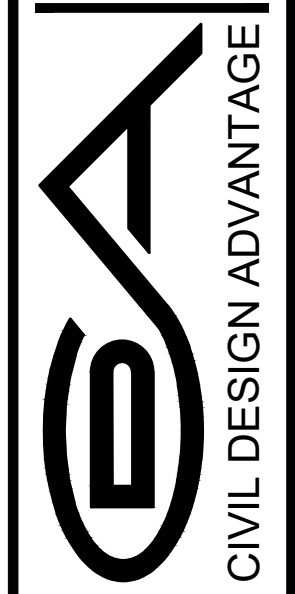
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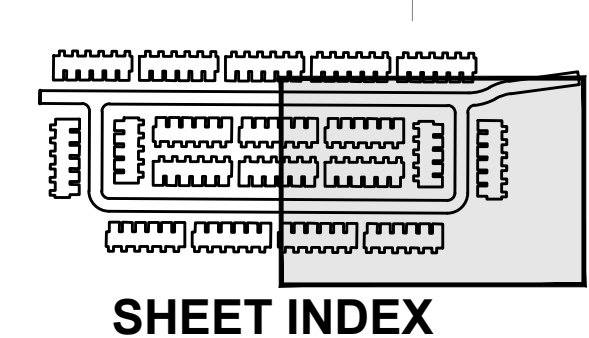


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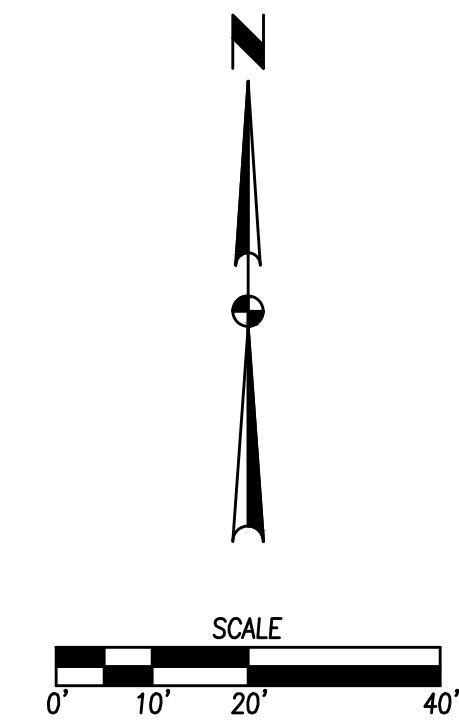
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PRAIRIE VILLAGE TOWNHOMES PLAT 2
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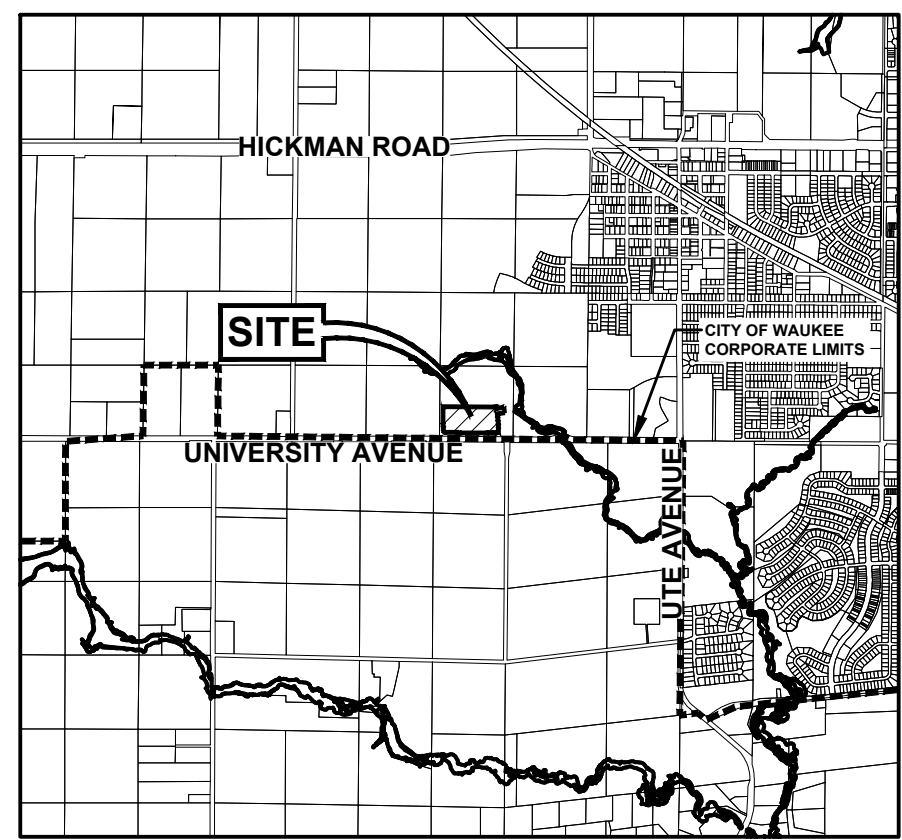
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PRAIRIE VILLAGE TOWNHOMES PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,384
2	SEEDING, FERTILIZING, AND MULCHING	AC	4.18
3	SOD	AC	4.18
4	INLET PROTECTION DEVICES	EA	7
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO SUGAR CREEK ±700 FT
 TOTAL AREA DISTURBED TO DISCHARGE POINT
 STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 10.50 ACRES
 37,800 CU FT

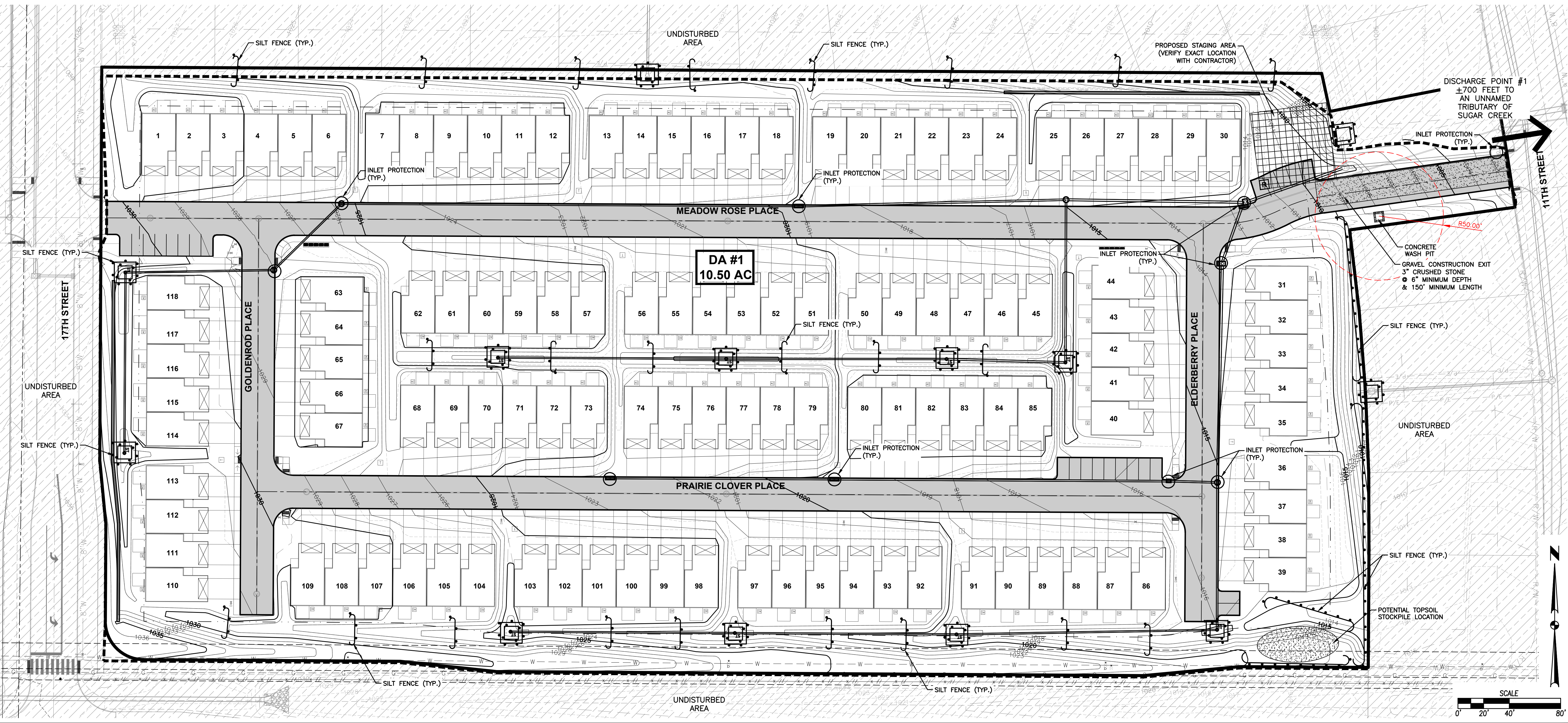
VOLUME PROVIDED IN SILT FENCE (2,384 LF @ 10.0 CU FT/LF OF FENCE) 23,840 CU FT
 VOLUME PROVIDED IN EX TSB #1 (PRAIRIE VILLAGE PLAT 1) 76,291 CU FT
 TOTAL VOLUME PROVIDED 100,131 CU FT

SWPPP LEGEND

DRAINAGE ARROW	← X.XX %	AREA TO BE SEEDED	
GRADING LIMITS	--- (dashed line)	STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE	— (solid line)	RIP-RAP	
DITCH CHECK	— (solid line)	GRAVEL ENTRANCE	
INLET PROTECTION	○ (circle)	STAGING AREA	
PORTABLE RESTROOM	R (square)		
CONCRETE WASHOUT PIT			

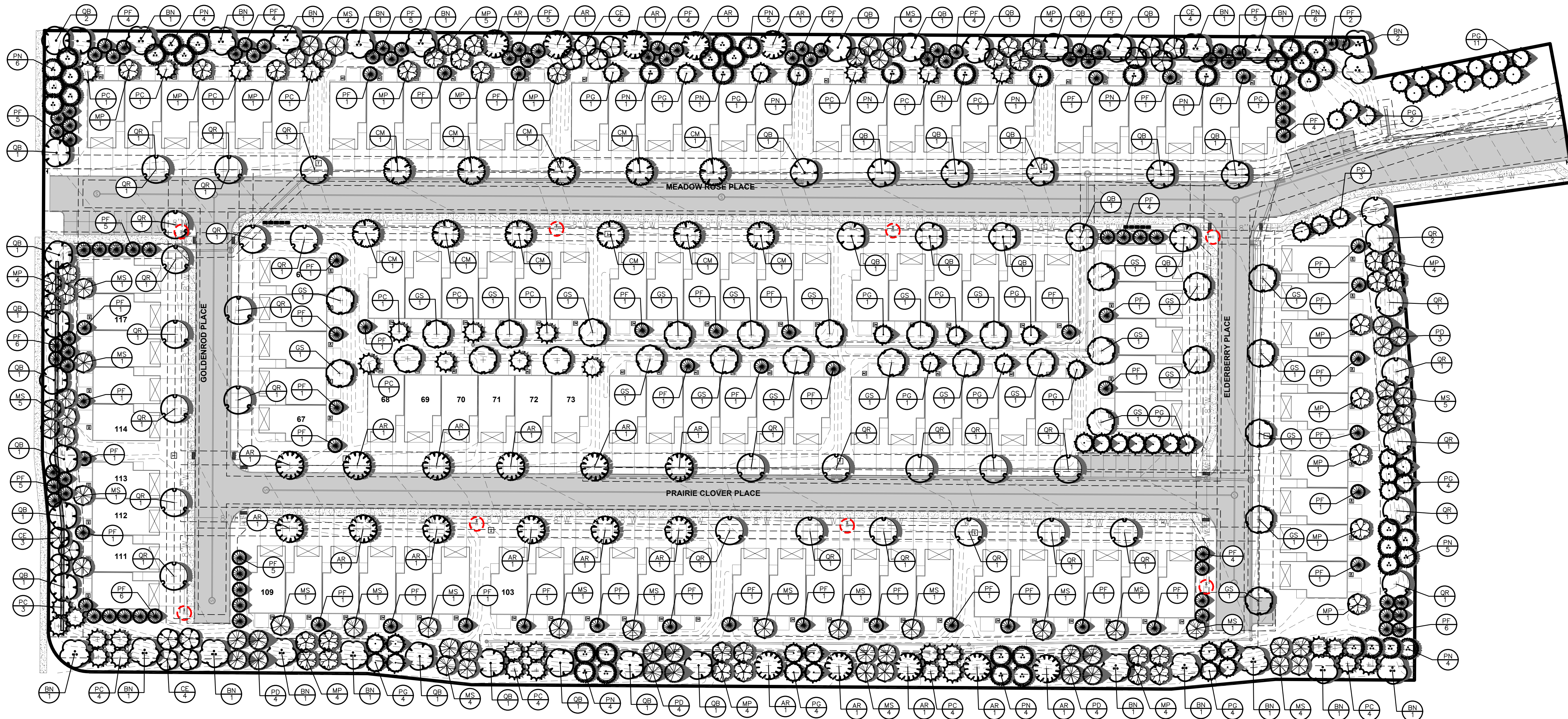
NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- 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.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.



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 COMMENT: SWPPP
 PLOTTED BY: MURRAY
 DATE: 11/2/2022 11:01 AM

DATE	11/01/2022
REVISIONS	10/07/2022
	08/11/2022
3RD SUBMITTAL	
2ND SUBMITTAL	
1ST SUBMITTAL	
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH: CWO
CIVIL DESIGN ADVANTAGE	ENGINEER: JMM
PRAIRIE VILLAGE TOWNHOMES PLAT 2	
EROSION AND SEDIMENT CONTROL PLAN	
C8.0	
2110.856	



SCREENING
ALL GROUND MOUNTED MECHANICAL UNITS TO BE ADEQUATELY SCREENED FROM PUBLIC VIEW.

PROVIDED:
ALL LOCATIONS ARE SCREENED WITH A 25' LANDSCAPE BUFFER FROM PUBLIC VIEW.

AC	CONDENSER UNIT
T	ELECTRICAL TRANSFORMER

25' BUFFER REQUIREMENTS (NORTH)

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OF BUFFER)
1 OVERSTORY 2 EVERGREEN 2 ORNAMENTAL

BUFFER LENGTH = 931' (MINUS WEST BUFFER)

REQUIRED:	
OVERSTORY TREES	= 19
EVERGREEN TREES	= 38
ORNAMENTAL TREES	= 38
PROVIDED:	
OVERSTORY TREES	= 19
EVERGREEN TREES	= 38
ORNAMENTAL TREES	= 38

25' BUFFER REQUIREMENTS (EAST)

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OF BUFFER)
1 OVERSTORY 2 EVERGREEN 2 ORNAMENTAL

BUFFER LENGTH = 317' (MINUS SOUTH BUFFER)

REQUIRED:	
OVERSTORY TREES	= 7
EVERGREEN TREES	= 14
ORNAMENTAL TREES	= 14
PROVIDED:	
OVERSTORY TREES	= 7
EVERGREEN TREES	= 14
ORNAMENTAL TREES	= 14

25' BUFFER REQUIREMENTS (SOUTH)

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OF BUFFER)
1 OVERSTORY 2 EVERGREEN 2 ORNAMENTAL

BUFFER LENGTH = 984'

REQUIRED:	
OVERSTORY TREES	= 20
EVERGREEN TREES	= 40
ORNAMENTAL TREES	= 40
PROVIDED:	
OVERSTORY TREES	= 20
EVERGREEN TREES	= 40
ORNAMENTAL TREES	= 40

25' BUFFER REQUIREMENTS (WEST)

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OF BUFFER)
1 OVERSTORY 2 EVERGREEN 2 ORNAMENTAL

BUFFER LENGTH = 437' (MINUS SOUTH BUFFER)

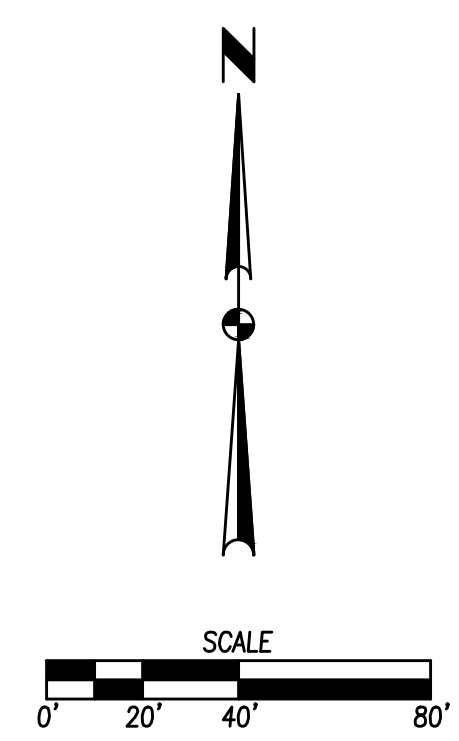
REQUIRED:	
OVERSTORY TREES	= 9
EVERGREEN TREES	= 18
ORNAMENTAL TREES	= 18
PROVIDED:	
OVERSTORY TREES	= 9
EVERGREEN TREES	= 18
ORNAMENTAL TREES	= 18

- LANDSCAPE NOTES**
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 - THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 - TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - 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.
 - SOD ALL DISTURBED AREAS.
 - BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
 - WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
 - SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
 - ALL EDGING SHALL BE SPADE CUT EDGE.
 - PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
 - ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
 - CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
 - CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

- MINIMUM PLANTING REQUIREMENTS**
- MINIMUM SIZE: THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
 - DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
 - EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 - DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 - MINIMUM QUANTITY: THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
 - A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
 - FOR ALL USES EXCEPT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS, A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL REQUIRED TREES SHALL BE EVERGREEN TREES.

OPEN SPACE LANDSCAPE REQUIREMENTS

REQUIRED:	236 TREES
2 TREES PER UNIT (118)	
PROVIDED:	240 TREES



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 COMMENT: 11/2/2022 11:01 AM
 PLOTTED BY: WAGD MURRAY TECH

	DATE	11/01/2022
	REVISIONS	10/07/2022
	3RD SUBMITTAL	
	2ND SUBMITTAL	
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410		
ENGINEER: JMM TECH: CWO		
PRAIRIE VILLAGE TOWNHOMES PLAT 2 LANDSCAPE PLAN		
L1.0 2110.856		

PLANT SCHEDULE OPEN SPACE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	14	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PF	71	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PG	34	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	11	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	15	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	8	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	12	Red Maple	Acer rubrum	B&B, 8' HEIGHT
CM	11	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GS	29	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 8' HEIGHT
QB	11	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	24	Red Oak	Quercus rubra	B&B, 8' HEIGHT

PLANT SCHEDULE NORTH BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PF	38	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	8	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	8	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	8	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	14	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	5	Red Maple	Acer rubrum	B&B, 8' HEIGHT
BN	9	River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
QB	5	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT

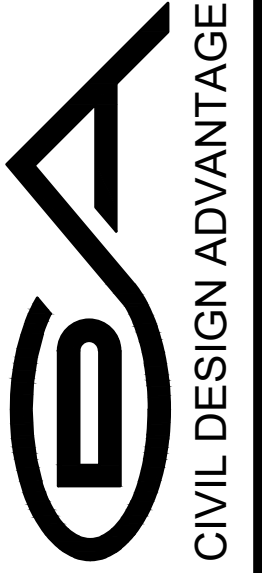
PLANT SCHEDULE EAST BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	3	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PF	6	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PG	5	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	4	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	5	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	5	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
QR	7	Red Oak	Quercus rubra	B&B, 8' HEIGHT

PLANT SCHEDULE SOUTH BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	16	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PD	12	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PG	12	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	4	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	12	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	12	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	12	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	5	Red Maple	Acer rubrum	B&B, 8' HEIGHT
BN	10	River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
QB	5	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT

PLANT SCHEDULE WEST BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	3	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PF	15	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	3	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	4	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	5	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	6	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
QB	9	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT

REVISIONS	DATE
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WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
 LANDSCAPE PLAN