

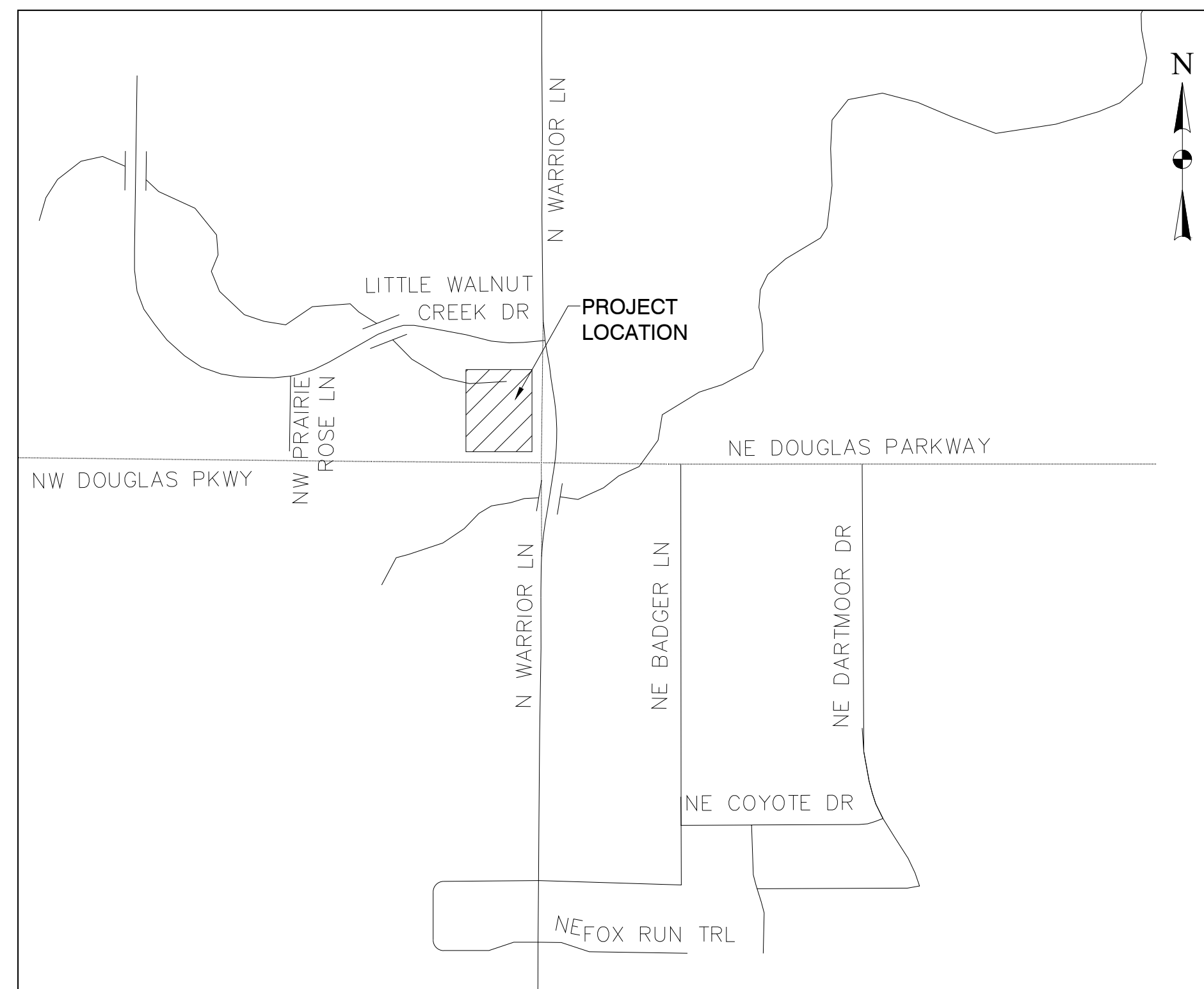
SITE PLAN & PRELIMINARY PLAT

FOR

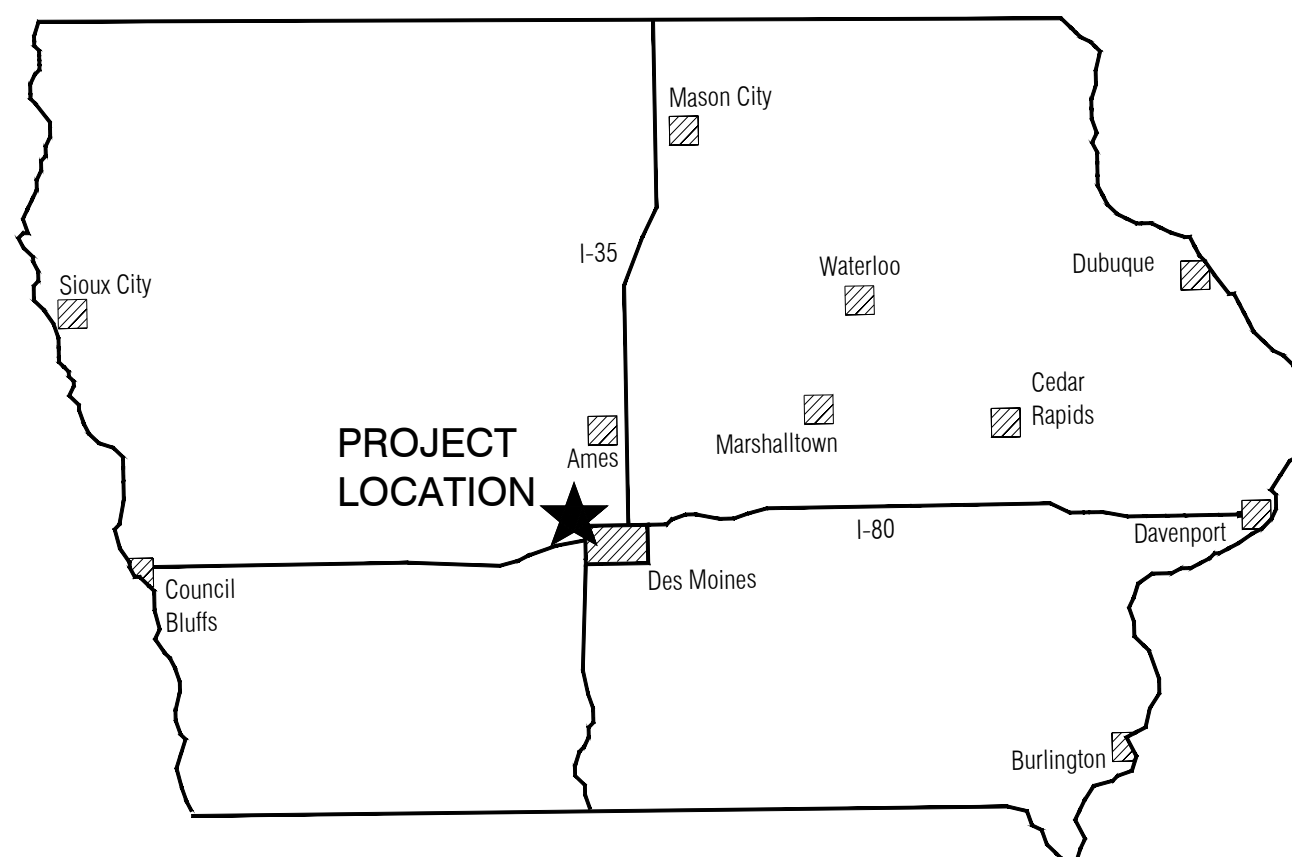
WALNUT CROSSING

WAUKEE, IOWA

~2025~



VICINITY MAP
NOT TO SCALE



LOCATION MAP

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH
THE IOWA STATEWIDE URBAN STANDARD
SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, CURRENT
EDITION (SUDAS) AND THE CITY OF WAUKEE STANDARD
SPECIFICATIONS

UNIT INFORMATION:

1. BUILDING TYPE A:
 - 1.1. UNIT 100 & 400
 - 1.1.1. USABLE AREA SF = 1,629 SF
 - 1.1.1.1. W/GARAGE = 1,742 SF
 - 1.1.2. 3 BED, 2 1/2 BATH
 - 1.2. UNIT 200 & 300
 - 1.2.1. USABLE AREA SF = 1,667 SF
 - 1.2.1.1. W/GARAGE = 1,730 SF
 - 1.2.2. 3 BED, 2 1/2 BATH
2. BUILDING TYPE B:
 - 1.1. UNIT 100 & 400
 - 1.1.1. USABLE AREA SF = 2,320 SF
 - 1.1.1.1. W/GARAGE = 2,479 SF
 - 1.1.2. 3 BED, 2 BATH
 - 1.2. UNIT 200 & 300
 - 1.2.1. USABLE AREA SF = 2,206 SF
 - 1.2.1.1. W/GARAGE = 2,327 SF
 - 1.2.2. 4 BED, 3 1/2 BATH

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.101	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS & DEMOLITION PLAN
C.200	SITE PLAN & PRELIMINARY PLAT
C.201	UTILITY PLAN
C.300	OVERALL GRADING PLAN
C.301 - C.305	GRADING PLAN
C.310	STORM WATER POLLUTION PREVENTION PLAN
C.400	LANDSCAPE PLAN
C.500	DETAILS



Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Phone 515-288-4823
www.cgaconsultants.com

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.

Signature: _____ Date: _____
 Brad A. Friseman, PE
 Iowa License Number 25470
 My license renewal date is December 8, 2025

Pages or sheets covered by this seal: _____

PRELIMINARY

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
		---W(*)---	---W---	WATERLINE	SECTION/R.O.W. LINE
				WATER VALVE	BOUNDARY LINE
				FIRE HYDRANT	PROPERTY LINE
				WATER METER	EASEMENT LINE
				CURB STOP	SETBACK LINE
				YARD HYDRANT	R.O.W. RAIL OR LOT CORNER
				FIRE DEPT. CONNECTION	CONCRETE MONUMENT
				POST INDICATOR VALVE	GOVERNMENT CORNER MONUMENT
				SANITARY SEWER LINE	PARCEL OR LOT CORNER MONUMENT
				STORM SEWER LINE	TEMP. CONSTRUCTION EASEMENT CORNER
				DRAIN TILE	SURVEY CONTROL POINT
				SUBDRAIN	
				MANHOLE	
				CLEANOUT	
				INTAKE	
				BEEHIVE INTAKE	
				ROOF DRAIN	
				ROOF DRAIN (SURFACE)	
				ROOF DRAIN (UNDERGROUND)	
				GAS LINE	
				GAS VALVE	
				GAS METER	
				OVERHEAD ELECTRICAL LINE	
				BURIED ELECTRICAL LINE	
				POWER POLE	
				ELECTRICAL METER	
				ELECTRICAL HIGHLINE TOWER	
				TRAFFIC SIGNAL	
				STREET LIGHT	
				LUMINAIRE	
				ELECTRICAL BOX/TRANSFORMER	
				FIBER OPTICS LINE	
				FIBER OPTICS BOX	
				FIBER PEDESTAL	
				TELEPHONE LINE	
				TELEPHONE POLE	
				TELEPHONE PEDESTAL	
				TELEPHONE BOX	
				CABLE TELEVISION LINE	
				TELEVISION PEDESTAL	
				TELEVISION BOX	
				AIR CONDITIONER	

EXISTING	PROPOSED	EXISTING	PROPOSED

ABBREVIATIONS

PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
STM	STORM SEWER MANHOLE
INT	STORM SEWER INTAKE
INT-MH	STORM SEWER INTAKE WITH MANHOLE
STCO	STORM SEWER CLEANOUT
FES	STORM SEWER FLARED END SECTION
STP	STORM SEWER PIPE
STFM	STORM SEWER FORCE MAIN
SMH	SANITARY SEWER MANHOLE
SACO	SANITARY SEWER CLEANOUT
SAP	SANITARY SEWER PIPE
SAFM	SANITARY SEWER FORCE MAIN
FH	FIRE HYDRANT ASSEMBLY
YH	YARD HYDRANT ASSEMBLY
WV	WATER VALVE
CS	CURB STOP
PIV	POST INDICATOR VALVE
FDC	FIRE DEPT. CONNECTION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	DUCTILE IRON PIPE
CP	SURVEY CONTROL POINT
BM	SURVEY BENCHMARK
SB	SOIL BORING
MW	MONITORING WELL
PM	PARKING METER
SH	SPRINKLER HEAD
GV	GAS VALVE
GM	GAS METER
PP	POWER POLE
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
LP	LIGHT POLE/STREET LIGHT
EB	ELECTRICAL BOX/TRANSFORMER
FB	FIBER OPTICS BOX/PEDESTAL
TB	TELEPHONE BOX/PEDESTAL
TP	TELEPHONE POLE
CB	CABLE/TELEVISION BOX
AC	AIR CONDITIONER UNIT
CBU	CLUSTER MAILBOX UNIT

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM IOWA NORTH ZONE NAD83(2011)(EPOCH 2010) IARTN DERIVED -US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
103	593176.119	1538510.754	999.311	1/2" IR RED CONTROL CAP
2	592534.012	1538370.040	999.937	CUT 'X'

LEGAL DESCRIPTION

PARCEL 24-37: Part of Outlots "X" and "Z" in PRAIRIE ROSE PLAT 2, an Official Plat, and part of Outlet "Z" in PRAIRIE ROSE PLAT 6, an Official Plat, all now included in and forming a part of the City of Waukee, Dallas County, Iowa, being more particularly described as follows:

Commencing at the Northeast corner of said Outlet "X" in PRAIRIE ROSE PLAT 2; thence South 00°(degrees) 22'(minutes) 55"(seconds) West, 241.98 feet along the East line of said Outlet "X" to the Point of Beginning; thence continuing South 00°22'55" West, 622.89 feet along the East line of said Outlet "X"; thence South 45°03'58" West, 35.48 feet along the Southeast line of said Outlet "X"; thence South 88°42'58" West, 230.38 feet along the South line of said Outlet "X" to the Southeast corner of said Outlet "Z" in PRAIRIE ROSE PLAT 2; thence South 89°43'23" West, 32.28 feet along the South line of said Outlet "Z"; thence North 00°16'37" West, 57.22 feet; thence North 42°15'27" West, 144.70 feet; thence North 09°45'36" East, 177.84 feet to and along the West line of said Outlet "X" in PRAIRIE ROSE PLAT 2; thence North 07°38'13" West, 68.66 feet along the West line of said Outlet "X"; thence North 18°12'29" East, 80.92 feet along the West line of said Outlet "X"; thence North 02°38'00" West, 107.23 feet; thence North 23°54'48" East, 81.25 feet; thence North 45°18'40" East, 66.01 feet to the West line of said Outlet "X" in PRAIRIE ROSE PLAT 2; thence North 18°12'29" East, 31.51 feet along the West line of said Outlet "X"; thence South 89°41'09" East, 162.83 feet; thence South 46°03'32" East, 132.75 feet to the point of beginning.

Containing 5.68 acres. Survey referenced has not been filed

PROPOSED USE

TOWNHOMES

PROPERTY ADDRESS:

DALLAS COUNTY WAUKEE SEC. 28, T79N, R26W (NE 1/4) OUTLOTS X & Z, PRAIRIE ROSE PLAT 2 OUTLOT Z, PRAIRIE ROSE PLAT 6

OWNER OF RECORD:

CITY OF WAUKEE 230 W. HICKMAN ROAD WAUKEE, IA 50263 PH 515-978-7900

APPLICANT:

GREATER DES MOINES HABITAT FOR HUMANITY P.O. BOX 716 DES MOINES, IA 50303

DALLAS COUNTY WAUKEE REAL ESTATE & LAND DEVELOPMENT MANAGER RYAN DOYLE PH 515-329-6963

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC 2413 GRAND AVENUE DES MOINES, IOWA 50312 PH 515-288-4823 WWW.CGACONSULTANTS.COM

DATE OF PREPARATION:

11-08-2024

FIELD WORK COMPLETED:

04-25-2024

SITE PLAN PREPARED BY:

PROJECT MANAGER: BRAD FREEMAN CLAPSADDLE-GARBER ASSOCIATES, INC 2413 GRAND AVENUE DES MOINES, IOWA 50312 PH 515-288-4823 WWW.CGACONSULTANTS.COM

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

Mid-American (Gas)	Jaime Neer	515-252-6972
CenturyLink	Sadie Hull	918-547-0147
Aureon Networks Services	Jeff Klocko	515-830-0445
Mid-American (Electric)	Jaimie Neer	515-252-6972
Verizon	John Bachelder	972-729-7000
Metro FiberNet	Lori Kemper	812-213-1050
MediaCom	Jerry Broughton	845-587-2521
Unite Private Networks	Joe Kilzer	816-425-3556
City of Waukee	Melissa DeBoer	515-978-7898
Waukee Water/ Wastewater	Tim Royer	515-978-7928
Verizon Wireless	Ryan Schaffer	515-201-5382
Windstream Communications	Locate Desk	800-289-1901

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE CODES, ORDINANCES, REGULATIONS AND RULES, INCLUDING THE CITY STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. WHERE NOT OTHERWISE COVERED BY THE ABOVE, IN THE NOTES BELOW, OR WITHIN THIS PLAN SET, THE 2025 IOWA SUDAS STANDARDS AND SPECIFICATIONS SHALL GOVERN.
- ALL DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. REQUIRED TO BE AT THE END OF EACH WORKDAY AND PRIOR TO A RAIN EVENT.
- ALL CONSTRUCTION PROCEDURES AND MATERIALS TO MEET OR EXCEED MINIMUM REQUIREMENTS OF THE CITY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, CUT SHEETS OR MATERIAL SPECIFICATIONS TO CITY PUBLIC WORKS FOR APPROVAL ON ALL CONSTRUCTION MATERIALS USED PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY AND ALL APPROPRIATE SAFETY REGULATIONS.
- THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL ROADS SHALL BE BARRICADED UNTIL ACCEPTANCE BY CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE CITY PROPER NOTICE FOR THEIR REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
- WORK SHALL INCLUDE CONNECTION TO EXISTING PUBLIC UTILITIES AND ANY AND ALL FITTINGS, CLEANOUTS AND APPURTENANCES REQUIRED BY CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEARING & GRUBBING THE SITE, AND REMOVAL & DISPOSAL OF ANY DELETERIOUS AND EXCESS MATERIALS FROM THE SITE.
- ANY DAMAGE DONE TO THE EXISTING FENCES, YARDS OR OTHER IMPROVEMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THIS SHALL ALSO INCLUDE TEMPORARY PASTURE FENCING AND COORDINATION WITH PASTURE LEASEE. CONTACT OWNER/DEVELOPER FOR CONTACT INFORMATION.
- THE CONTRACTOR SHALL PLACE SILT FENCE AROUND ALL STORM SEWER INLET LOCATIONS, STEEP SLOPES, OR AS DIRECTED BY THE CITY. ALL EROSION/SEDIMENTATION CONTROL SHALL BE SET UP PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, WEEKEND WORK AND HOLIDAY WORK.
- THE TRAIL PATH INSTALLATION IS REQUIRED THROUGH THE ADJOINING OPEN SPACE AS IDENTIFIED BY THE PLANS, AND SIDEWALK SHALL BE INSTALLED ADJACENT TO OUTLOTS.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING. ANY EXISTING ESTABLISHED LAWNS SHALL BE REPLACED WITH SOD. SOD MAINTENANCE PERIOD SHALL BE WHEN SOD IS DEEM ESTABLISHED BY THE CITY, BUT SHALL NOT EXTEND BEYOND 1-YEAR.
- ALL CONSTRUCTION STAKING TO BE DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.
- NPDES NOI GENERAL PERMIT HOLDER IDENTIFIED IN CURRENT SWPPP SHALL PROVIDE WRITTEN VERIFICATION TO THE CITY ON COMPLIANCE WITH THE GENERAL PERMIT #2 TOPSOIL REQUIREMENTS UPON COMPLETION OF THE PROJECT.
- ANY CHANGES TO THE PROPOSED PLAN SHALL BE SUBMITTED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT IN WRITING PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH CHANGES MADE WITHOUT CITY APPROVAL.
- STORM AND SANITARY SEWER LENGTHS AND LINENWORK ARE SHOWN FROM THE REFERENCE POINT LOCATIONS. CONTRACTOR SHALL LENGTHS DUE TO OPEN AREA OF STRUCTURE AND CONNECTION LOCATIONS.
- CONTRACTOR TO NOTIFY ENGINEERING DEPARTMENT AT LEAST 48-HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
- ALL SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY COMMUNITY DEVELOPMENT DEPARTMENT

PCC PAVING NOTES:

- ALL SUBGRADE UNDER SLAB TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY FOR A MINIMUM OF 12". RECOMMENDED MOISTURE CONTENT RANGE 0% TO +4% OF OPTIMUM.
- MOISTEN SUBGRADE PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- AGGREGATE SHALL BE CLASS 4.
- CONCRETE SURFACES SHALL BE BURLAP FINISH. CHECK SURFACE WITH TEMPLATE. NO DEVIATION OVER 1/8" IN 10' IS PERMITTED. ALL CONCRETE SHALL SLOPE TO DRAIN.
- ALL CONCRETE SHALL BE CURED WITH AN ASTM C309 TYPE 2, WATER BASED WHITE PIGMENTED CURING COMPOUND PER IDOT SEC. 4105.
- SAW CUT JOINTS AS SOON AS CONCRETE HAS SET ENOUGH TO PREVENT RAVELING AND PRIOR TO ANY CRACKING.
- SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
- LONGITUDINAL JOINT SPACING SHALL NOT BE GREATER THAN 12'. JOINT LAYOUT SHALL BE PER SUDAS, OR AS APPROVED BY THE ENGINEER AND CITY. ADDITIONALLY, TRANSVERSE SPACING SHALL NOT BE GREATER THAN 15'.
- BARs AT LONGITUDINAL JOINTS TO BE 5/8" (#5) X 30' DEFORMED AT 30° O.C. ALL BARs SHALL BE EPOXY COATED.
- ALL JOINTS SHALL BE FILLED WITH W-R MEADOWS D-164 HOT POUR RUBBER BASE JOINT SEALER OR APPROVED EQUAL.
- THE CONTRACTOR TO BARRICADE SLAB FOR 14 DAYS AFTER PLACING.
- PAVING THICKNESS SHALL BE PER TYPICAL SECTIONS OR NOTED. OTHERWISE 6" DRIVES; 5" PARKING AND TRAILS; 4" SIDEWALKS (WHERE NOT THROUGH DRIVE); 7" DRIVES (INCLUDING SIDEWALK IN DRIVE); PATCHES MATCH EX PAVT SECTION. ALL ROADWAYS SHALL INCLUDE 12" OF SUBGRADE PREPARATION.
- SUBMIT DESIGN MIX AS DESIGNED BY INDEPENDENT TESTING LABORATORY PRIOR TO PLACING ANY CONCRETE.
- ALL WORK TO COMPLY WITH CURRENT ACI STANDARDS.
- FULL DEPTH SAW CUT AND TIE INTO EXISTING PAVEMENT AS REQUIRED.

NOTES:






- ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
- ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
- UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:
 - (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.
 - (B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.
 - (C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.
 - (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

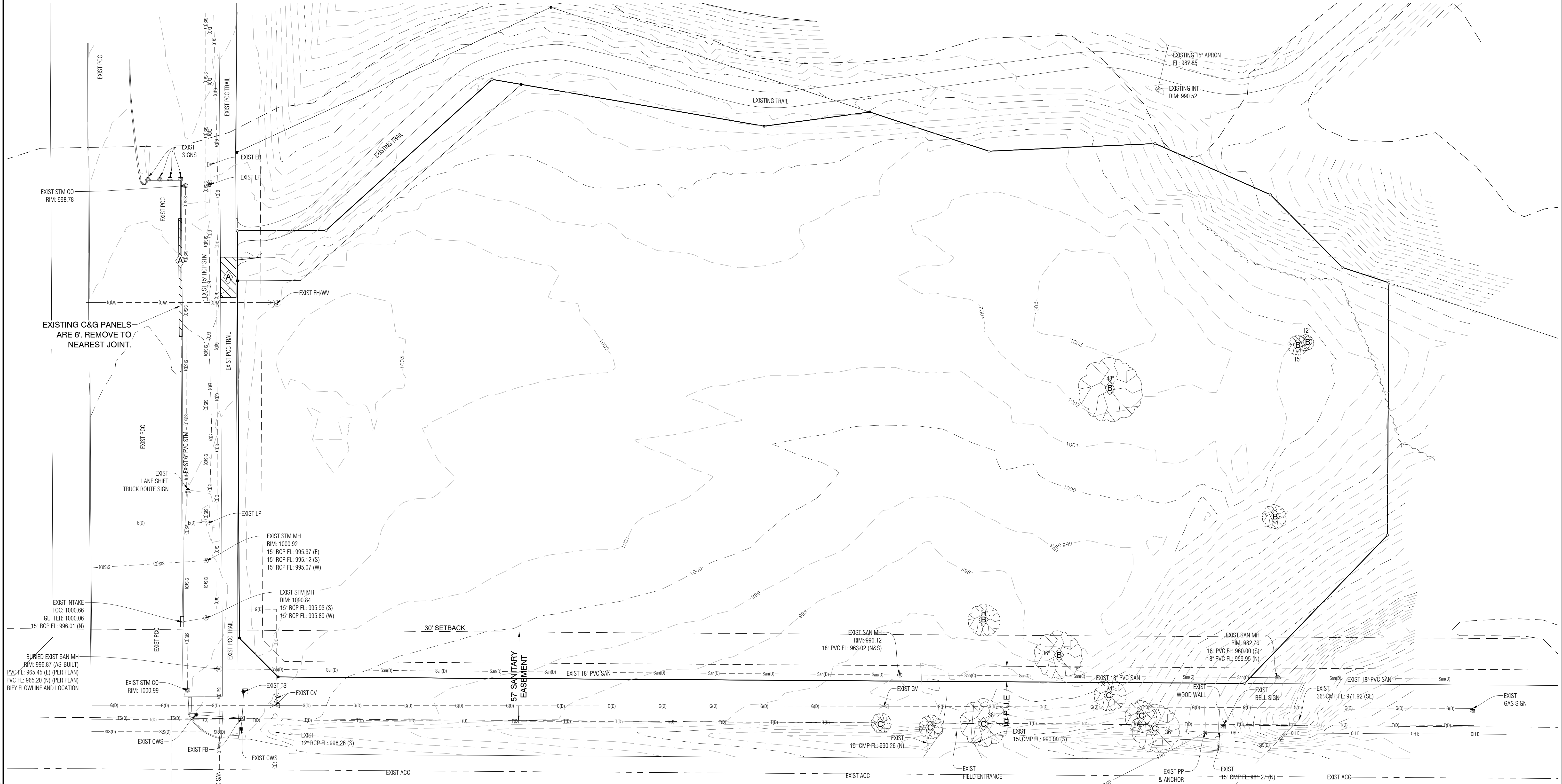
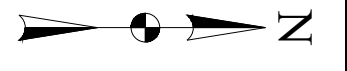
Zoning Compliance Summary (Based upon Chapter 169 Zoning Regulations, District Regulations of the City of Waukee, County of Polk, State of Iowa, in current usage)			
CRITERION	REQUIRED/PERMITTED	PROPOSED	PRIMARY CODE REFERENCE
Applicable Zoning District	R-4: ROW DWELLING & TOWNHOME DWELLING DISTRICT		Zoning Map & FIRM
Principal Permitted Use	ROW DWELLING OR TOWNHOMES CONSISTING NOT MORE THAN 12 DWELLING UNITS PER BUILDING	TOWNHOMES	169.11.1-A-I
Minimum Lot Area in Square Feet	3,500SF	NA	169.11.3
Minimum Lot Width	2FT PER UNIT, 75FT OVERALL	NA	169.11.3
Minimum Front Lot Line	30Ft	30Ft	169.11.3
Minimum Side Lot Line	15Ft	30Ft	169.11.3

GENERAL DEMOLITION NOTES:

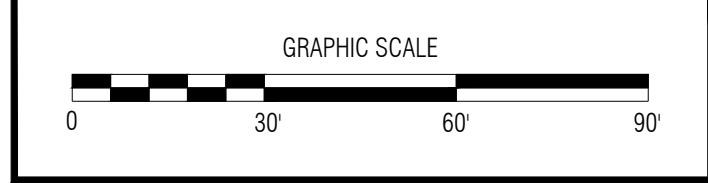
- ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
- ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
- REMOVE ALL SIGNS, LIGHTS, POSTS, POLES, WALLS, AND ASSOCIATED FOUNDATIONS AS INDICATED. BACKFILL ALL HOLES AND DEPRESSIONS WITH SUITABLE SOIL.
- CONTRACTOR SHALL SUPPLY DETAILED CONSTRUCTION SCHEDULE TO THE CITY. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - CITY OF WAUKEE COMMUNITY DEVELOPMENT
 - OWNER
 - CLAPSADDLE-GARBER ASSOCIATES, INC.
- CONTRACTOR SHALL DISPOSE OF PAVEMENT & FENCING OFF-SITE.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL SLURRY FROM WET SAWING OF CONCRETE MUST BE CONTAINED ON SITE AND PROPERLY DISPOSED.

KEY DEMOLITION CONSTRUCTION NOTES:

-  REMOVE CONCRETE & ALL ASSOCIATED CURBS TO NEAREST JOINT LINE OR AS INDICATED.
-  COMPLETELY REMOVE EXISTING TREE/SHRUB & ROOTBALL. DISPOSE OF OFFSITE. BACKFILL DEPRESSIONS WITH SUITABLE SOIL.
-  PROTECT EXISTING TREE DURING DEMOLITION & THROUGHOUT THE COMPLETE CONSTRUCTION ON THE PROJECT.
-  SALVAGE & RELOCATE EXISTING 30" FLAT ROUND INTAKE. SEE SHEET C.200.
-  PROTECT EXISTING INLET STRUCTURE.



J:\24-MS-0119\Drawings\24-MS-0119-C.110 (Ex Cond Demo) DWG - C.110 - 01-28-25 - 3:55pm - calhar



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
 2413 Grand Avenue
 Des Moines, Iowa 50312
 Ph 515-288-4823
 www.cgaconsultants.com

DESIGNED: ____ DATE: ____
 DRAWN: ____ DATE: ____
 CHECKED: ____ DATE: ____
 APPROVED: ____ DATE: ____

**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
 WAUKEE, IOWA**

**EXISTING CONDITIONS &
 DEMOLITION PLAN**

PROJECT NO.
24-MS-0119
 SHEET NO.
C.110

GENERAL LAYOUT NOTES:

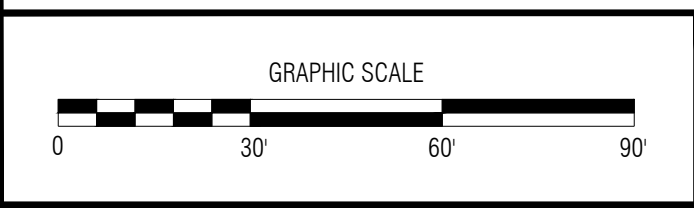
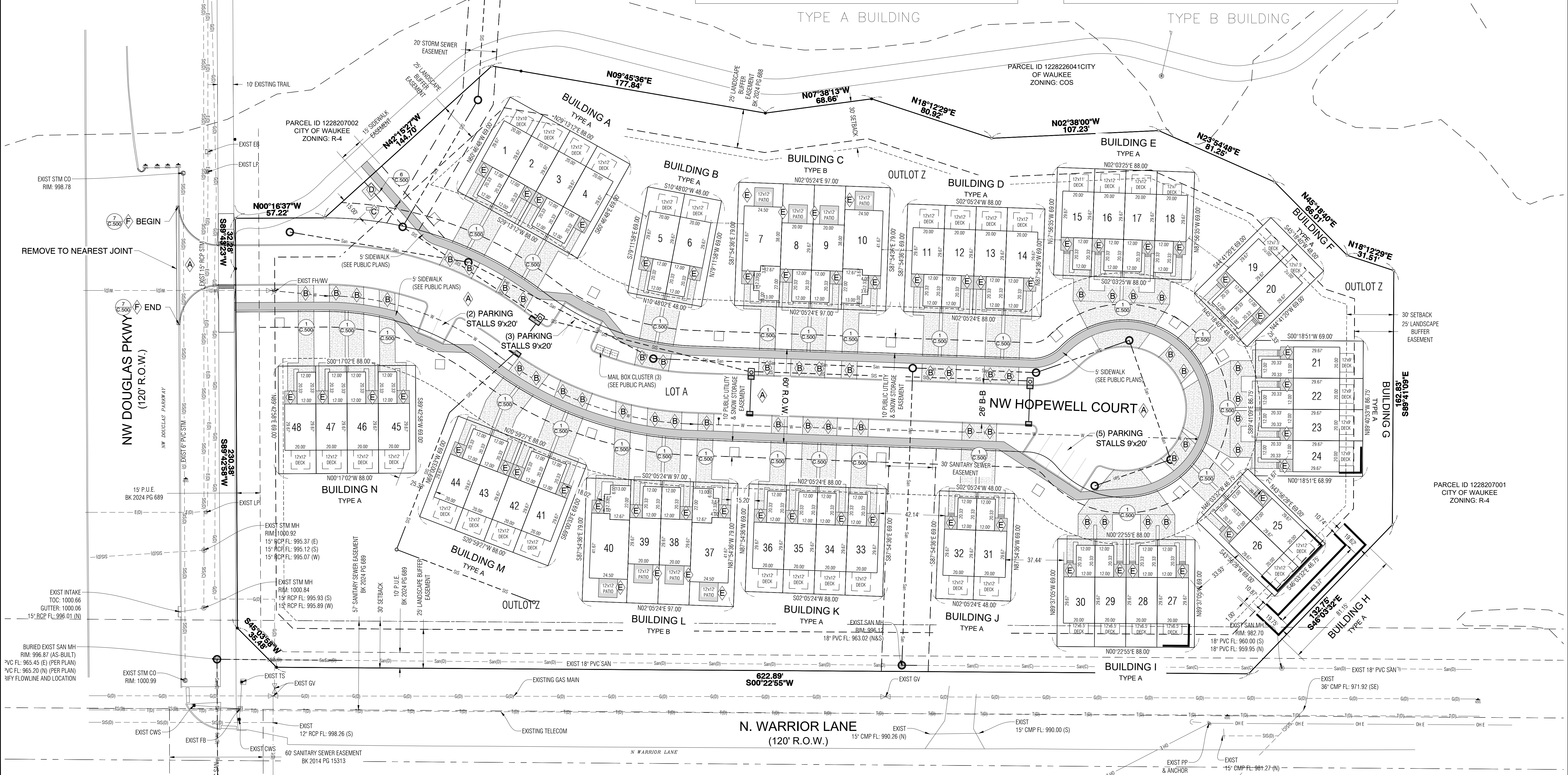
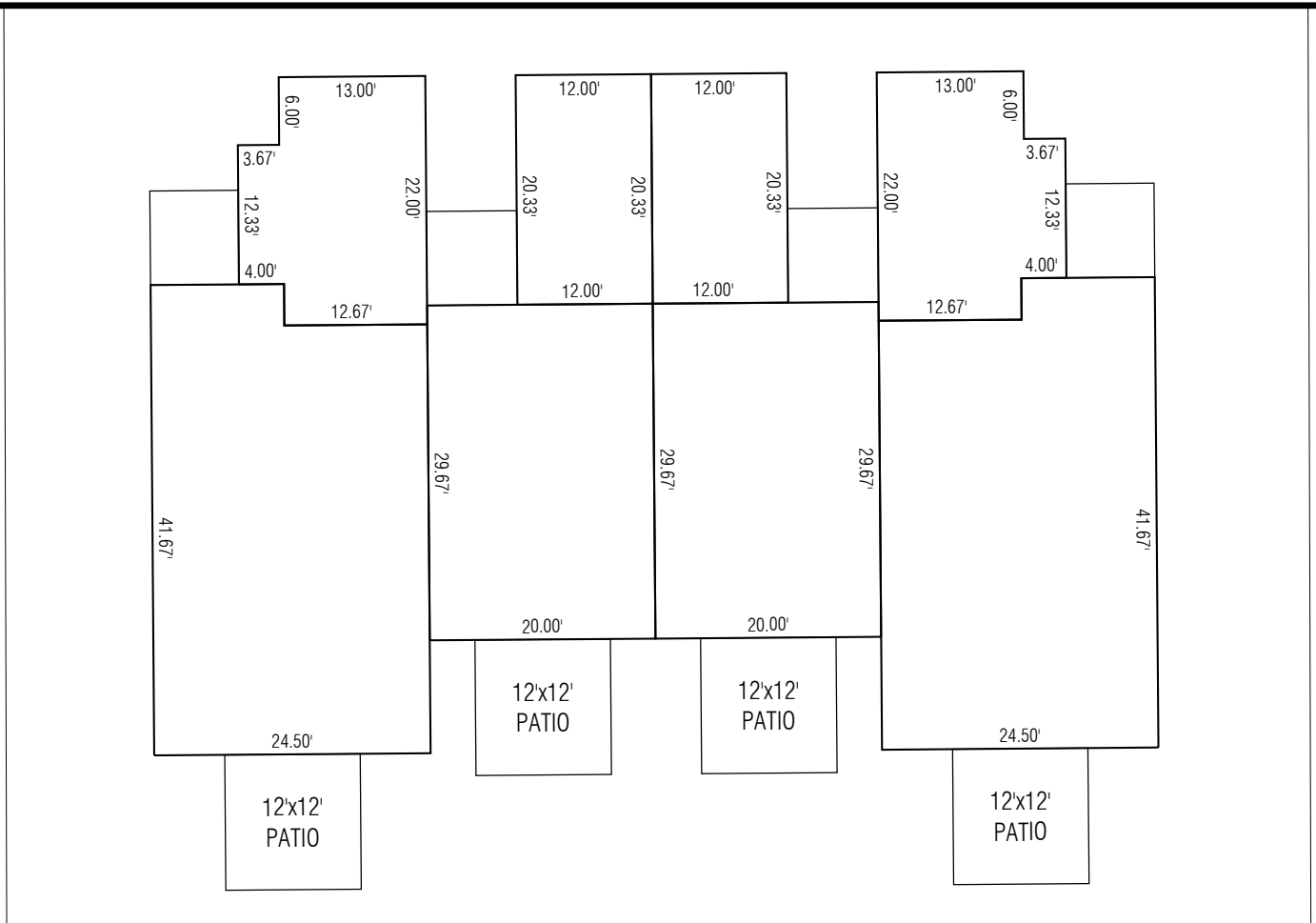
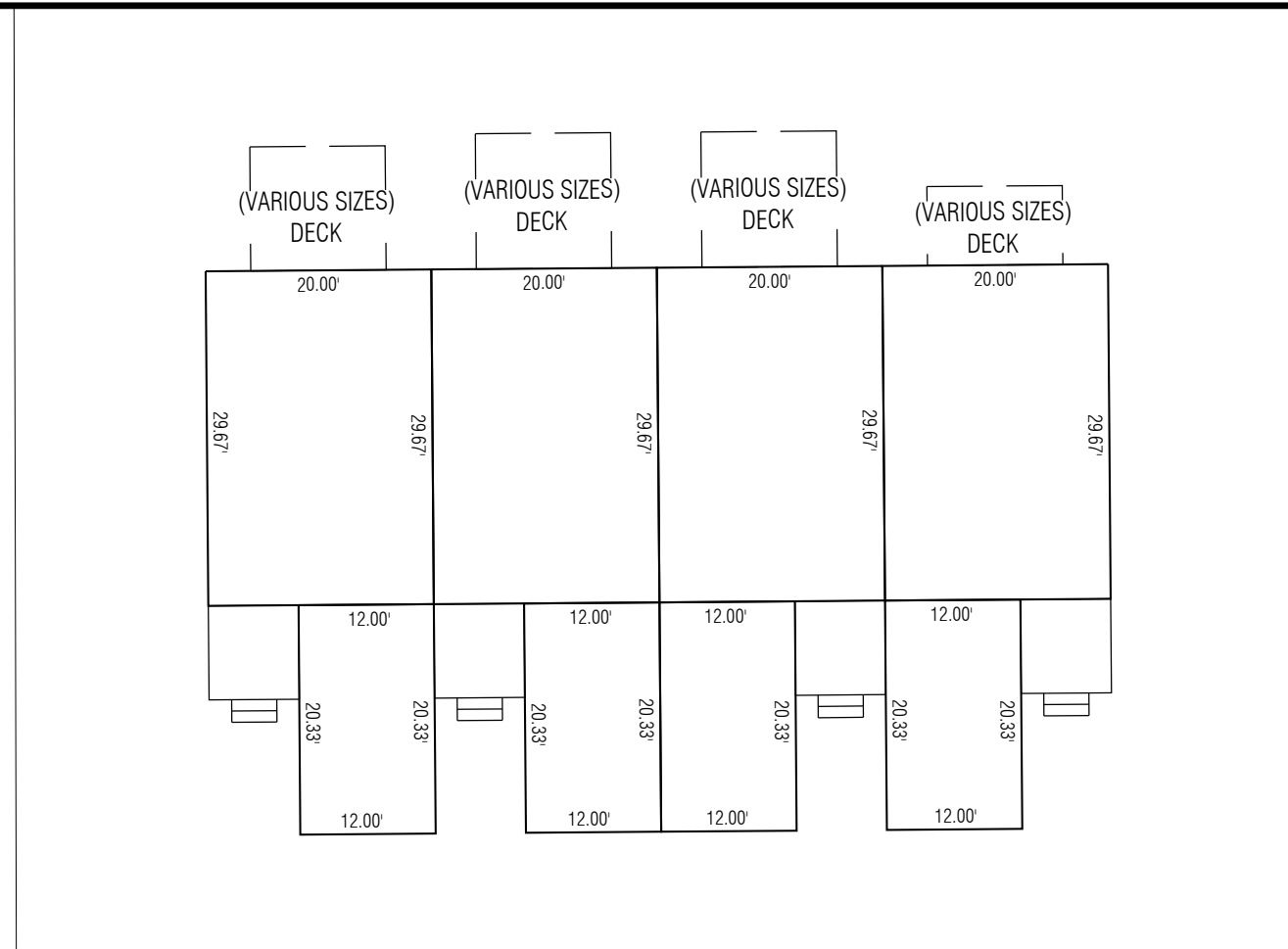
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
- SIGHT LIGHTING SHALL BE DETERMINED BY THE OWNER.
- ALL DISTURBED AREAS, INCLUDING THE RIGHT-OF-WAY ARE REQUIRED TO BE SODDED. REFER TO LANDSCAPING PLAN SHEET C.400.
- ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
- COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
- ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE FOR OUTLOT Z.

CONSTRUCTION DETAILS

- 1 INSTALL 6" DRIVEWAY PCC PAVEMENT.
- 6 BICYCLE REPAIR STATION.
- 7 INSTALL 6" STANDARD CURB & GUTTER.

CONSTRUCTION NOTES:

- A PUBLIC STREET & UTILITIES. RE: PUBLIC IMPROVEMENT PLANS.
- B INSTALL 8.5FT WIDE DRIVEWAY.
- C PROPOSED MONUMENT SIGN.
- D PROPOSED BICYCLE REPAIR & MAINTENANCE STATION.
- E INSTALL 4" PCC PAVEMENT. (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- F INSTALL 6" STANDARD CURB & GUTTER.



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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 www.cgaconsultants.com

DESIGNED: _____ DATE: _____
 DRAWN: _____ DATE: _____
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**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
 WAUKEE, IOWA**

SITE PLAN & PRELIMINARY PLAT

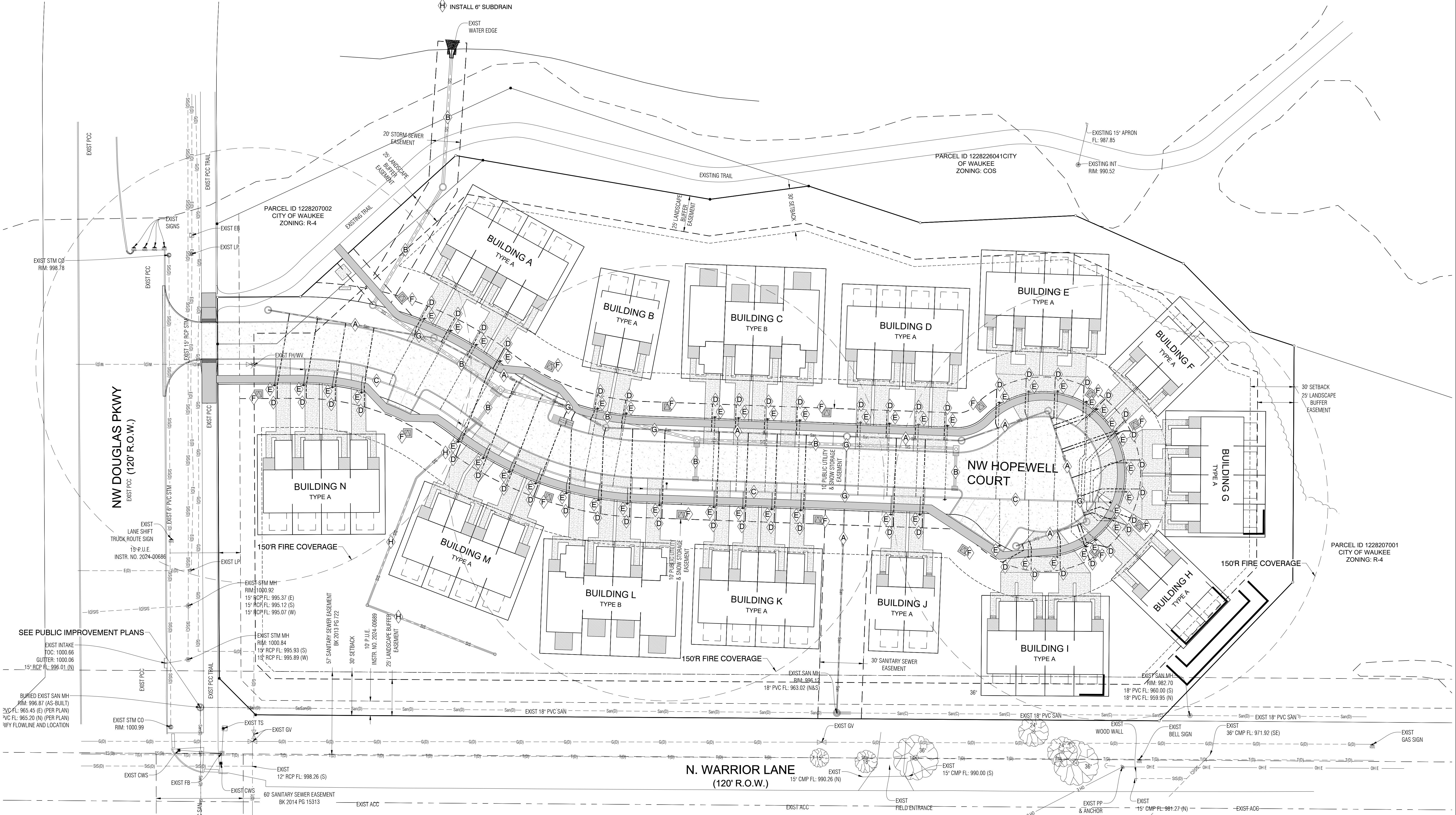
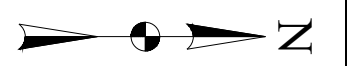
PROJECT NO.
24-MS-0119
 SHEET NO.
C.200

GENERAL UTILITY NOTES:

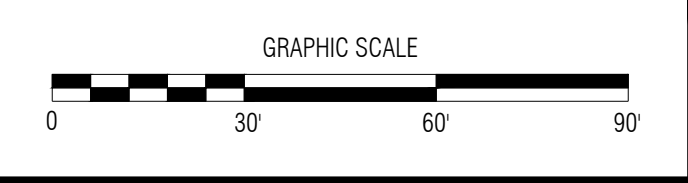
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE, IA.
- ALL SITE UTILITIES SHALL BE BROUGHT WITHIN 5' OF THE BUILDING TO CONNECT TO PLUMBING CONTRACTORS WORK.
- COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES. COSTS ASSOCIATED WITH RELOCATING THESE UTILITIES ON THE PUBLIC SIDE OF THE METER/BUILDING DEMARCATION POINT FOR THE PURPOSES OF CONSTRUCTION SHALL BE BY THE OWNER. COSTS FOR RELOCATING THESE UTILITIES ON THE PRIVATE SIDE OF THE METER/BUILDING DEMARCATION POINT SHALL BE PART OF THE CONTRACTOR'S BASE BID.
- SEWER FLOW LINES, PIPE MATERIAL, & PIPE SIZES SHALL BE FIELD VERIFIED PRIOR TO INSTALLING PIPE OR ORDERING STRUCTURES.
- FINAL LOCATION AND SIZE OF UTILITIES SERVICE LINES TO BE DETERMINED BY OWNER.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
- REFER TO SHEET C.200 FOR UTILITY DETAILS.
- ALL ROOF DRAINS SHALL BE TIED INTO STORM SEWER LINES.
- ALL UNDERGROUND UTILITIES SHALL HAVE TRACER WIRE INSTALLED.

CONSTRUCTION NOTES:

- (A) PUBLIC SANITARY SEWER. RE: PUBLIC IMPROVEMENT PLANS.
- (B) PUBLIC STORM SEWER. RE: PUBLIC IMPROVEMENT PLANS.
- (C) PUBLIC WATER MAIN. RE: PUBLIC IMPROVEMENT PLANS.
- (D) INSTALL 6" SEWER SERVICE LINE @ 1.00% MIN AND CONNECT TO EXISTING STUB.
- (E) INSTALL DOMESTIC WATER & FIRE SERVICE AND CONNECT TO EXISTING STUB.
- (F) COORDINATE ELECTRIC SERVICE CONNECTION WITH UTILITY COMPANY.
- (G) CRITICAL UTILITY CROSSINGS.
- (H) INSTALL 6" SUBDRAIN



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CGA Clapsaddle-Garber Associates, Inc.
 2413 Grand Avenue
 Des Moines, Iowa 50312
 Ph 515-288-4823
 www.cgaconsultants.com

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SITE PLAN & PRE PLAT FOR WALNUT CROSSING
WAUKEE, IOWA

UTILITY PLAN

PROJECT NO.
 24-MS-0119
 SHEET NO.
 C.201

GENERAL GRADING NOTES

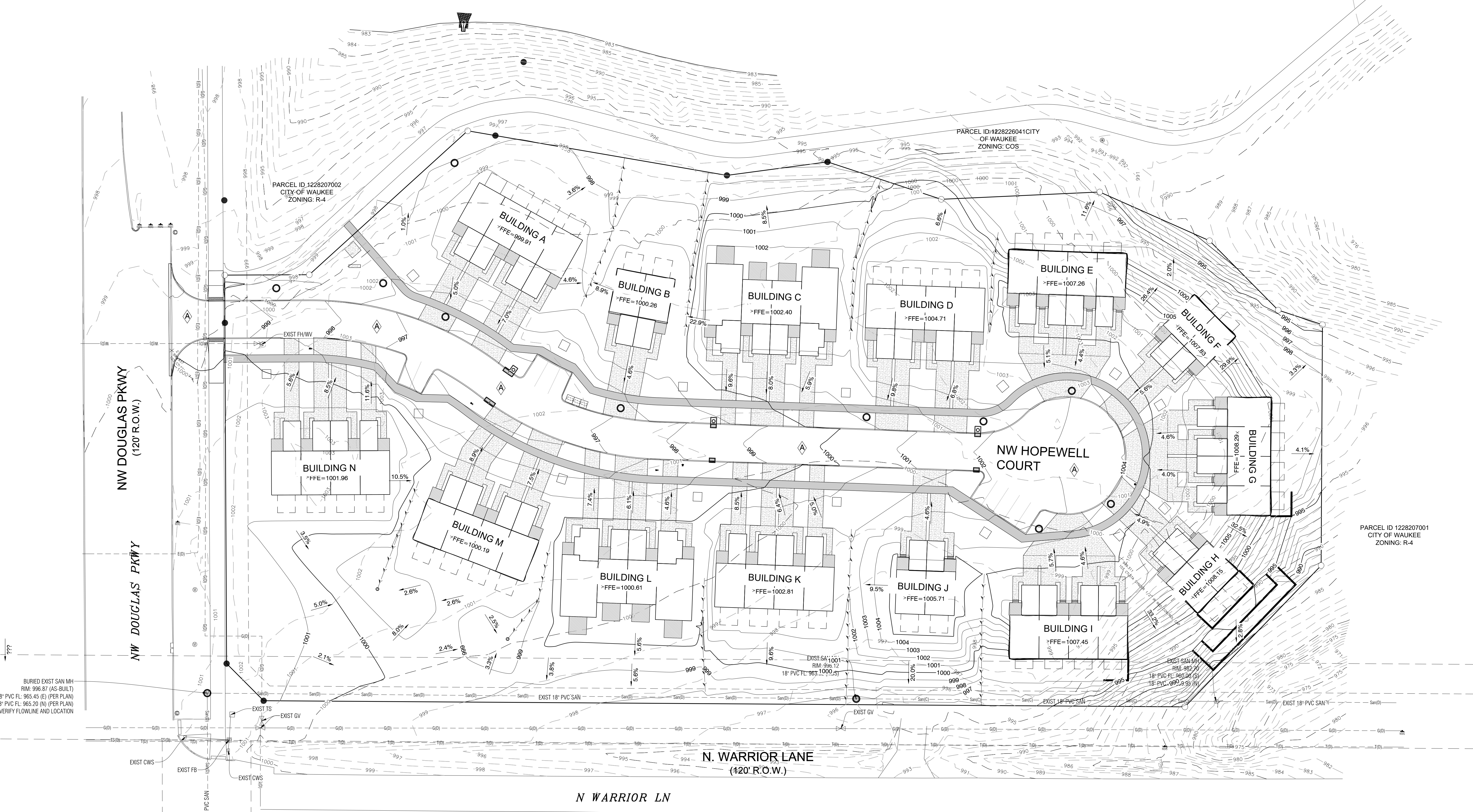
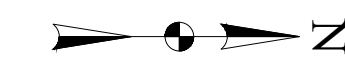
- SLOPES SHALL NOT BE GREATER THAN 3:1.
- GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
- SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED & STOCKPILE AS PER PLAN. RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.
- GEOTECHNICAL REPORT IS AVAILABLE UPON REQUEST.
- RE: PUBLIC IMPROVEMENT PLANS FOR PUBLIC ROAD GRADING & UTILITIES.

LEGEND

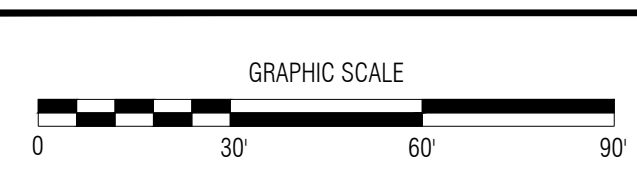
- TOC TOP OF CURB
- HP HIGH POINT
- LP LOW POINT
- T/W TOP OF WALL
- B/W BOTTOM OF WALL
- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN

CONSTRUCTION NOTES:

▲ PUBLIC STREET & UTILITIES. RE: PUBLIC IMPROVEMENT PLANS.



BURIED EXIST SAN MH
RIM: 996.87 (AS-BUILT)
8" PVC FL: 965.45 (E) (PER PLAN)
3" PVC FL: 965.20 (N) (PER PLAN)
VERIFY FLOWLINE AND LOCATION



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**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
WAUKEE, IOWA**

OVERALL GRADING PLAN

PROJECT NO.
24-MS-0119
SHEET NO.
C.300

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GENERAL GRADING NOTES

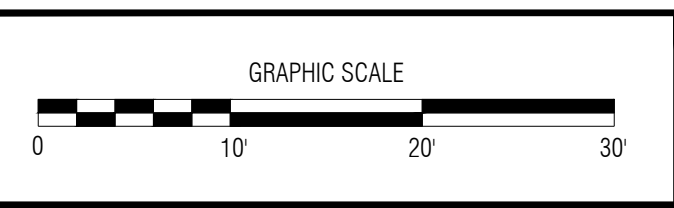
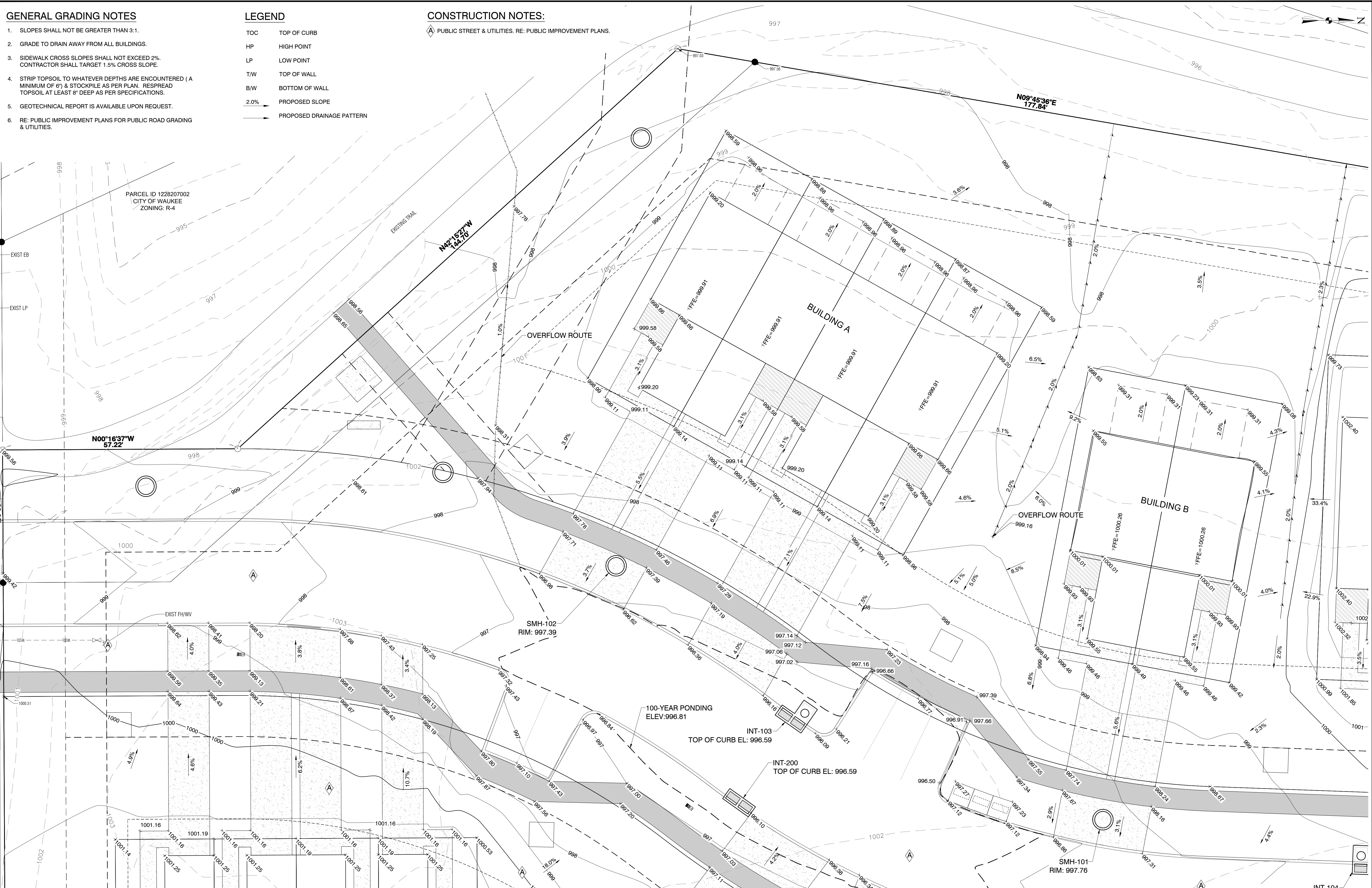
1. SLOPES SHALL NOT BE GREATER THAN 3:1.
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4. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED (A MINIMUM OF 6") & STOCKPILE AS PER PLAN. RESPREAD TOPSOIL AT LEAST 8" DEEP AS PER SPECIFICATIONS.
5. GEOTECHNICAL REPORT IS AVAILABLE UPON REQUEST.
6. RE: PUBLIC IMPROVEMENT PLANS FOR PUBLIC ROAD GRADING & UTILITIES.

LEGEND

- TOC TOP OF CURB
- HP HIGH POINT
- LP LOW POINT
- T/W TOP OF WALL
- B/W BOTTOM OF WALL
- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN

CONSTRUCTION NOTES:

▲ PUBLIC STREET & UTILITIES. RE: PUBLIC IMPROVEMENT PLANS.



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**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
WAUKEE, IOWA**

GRADING PLAN

PROJECT NO. 24-MS-0119
SHEET NO. C.301

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100 YR FLOOD ELEVATION = 989.66'
 OVERFLOW ELEVATION = 990.50'

CONSTRUCTION NOTES:

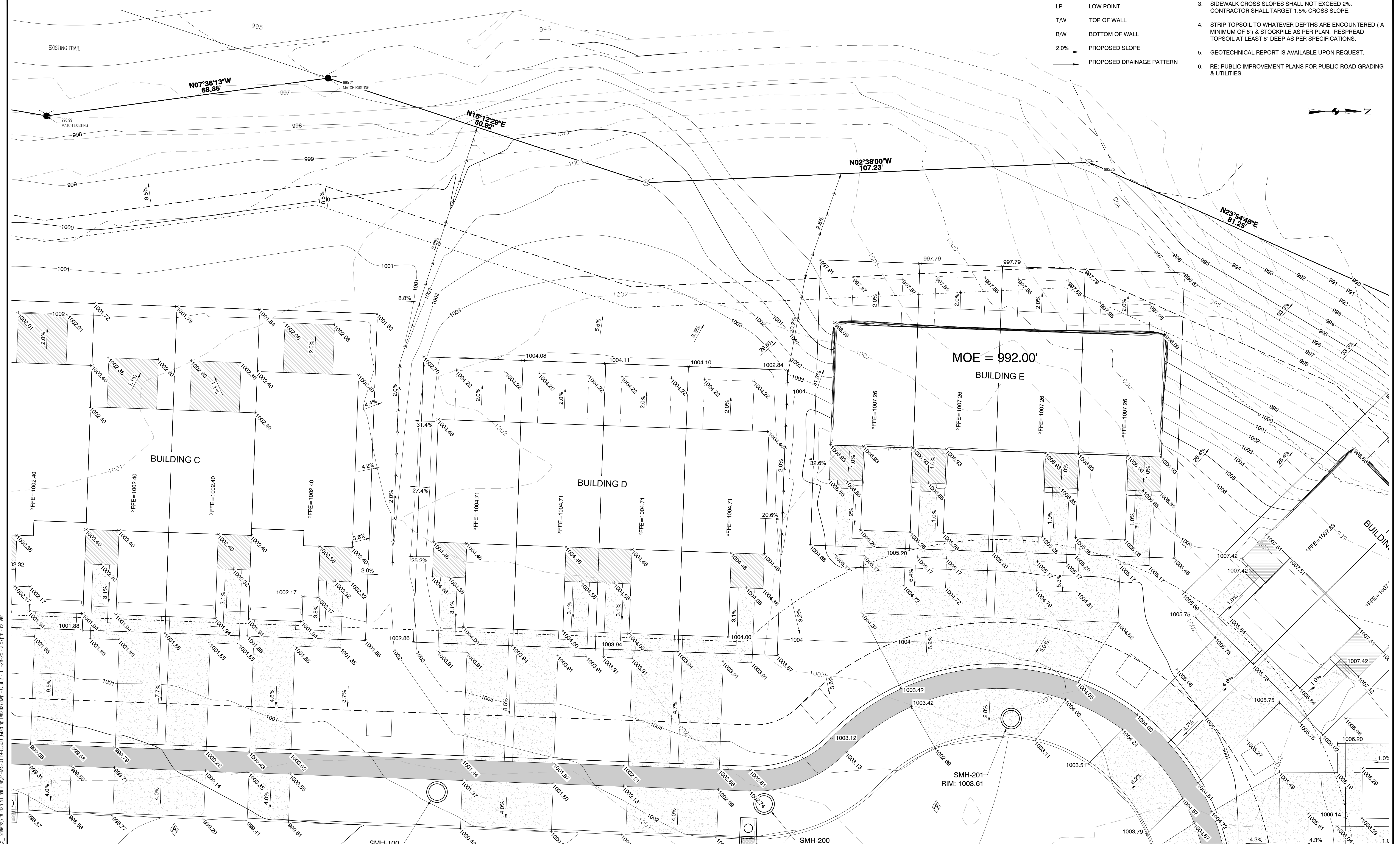
▲ PUBLIC STREET & UTILITIES. RE: PUBLIC IMPROVEMENT PLANS.

LEGEND

- TOC TOP OF CURB
- HP HIGH POINT
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- T/W TOP OF WALL
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- PROPOSED DRAINAGE PATTERN

GENERAL GRADING NOTES

1. SLOPES SHALL NOT BE GREATER THAN 3:1.
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6. RE: PUBLIC IMPROVEMENT PLANS FOR PUBLIC ROAD GRADING & UTILITIES.



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APPROVED: ---	DATE: ---

**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
 WAUKEE, IOWA**

GRADING PLAN

PROJECT NO. 24-MS-0119
SHEET NO. C.302

GENERAL GRADING NOTES

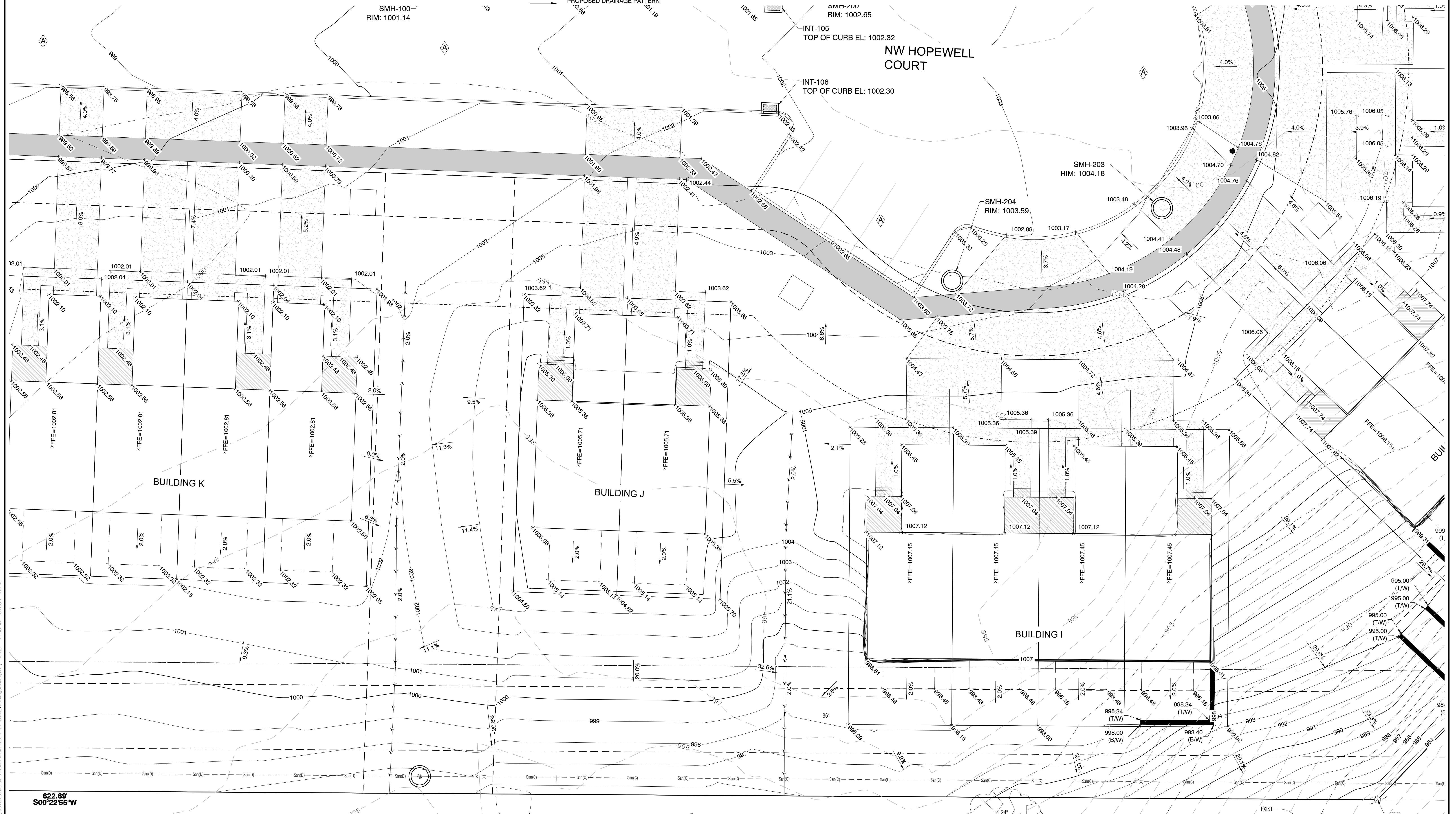
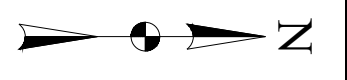
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6. RE: PUBLIC IMPROVEMENT PLANS FOR PUBLIC ROAD GRADING & UTILITIES.

LEGEND

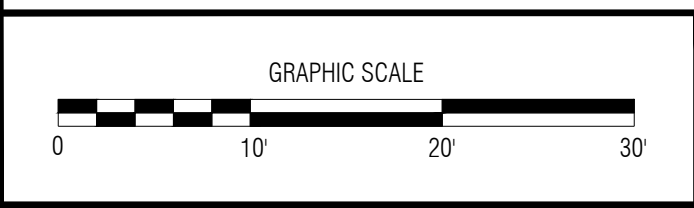
- TOC TOP OF CURB
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- T/W TOP OF WALL
- B/W BOTTOM OF WALL
- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN

CONSTRUCTION NOTES:

△ PUBLIC STREET & UTILITIES. RE: PUBLIC IMPROVEMENT PLANS.



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**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
 WAUKEE, IOWA**

GRADING PLAN

PROJECT NO.
24-MS-0119
 SHEET NO.
C.304

GENERAL GRADING NOTES

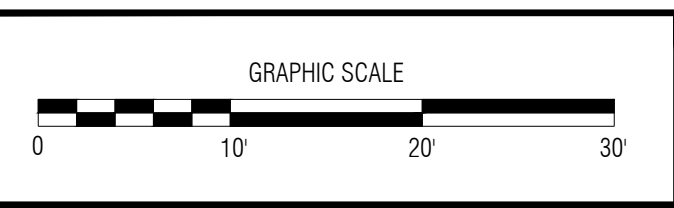
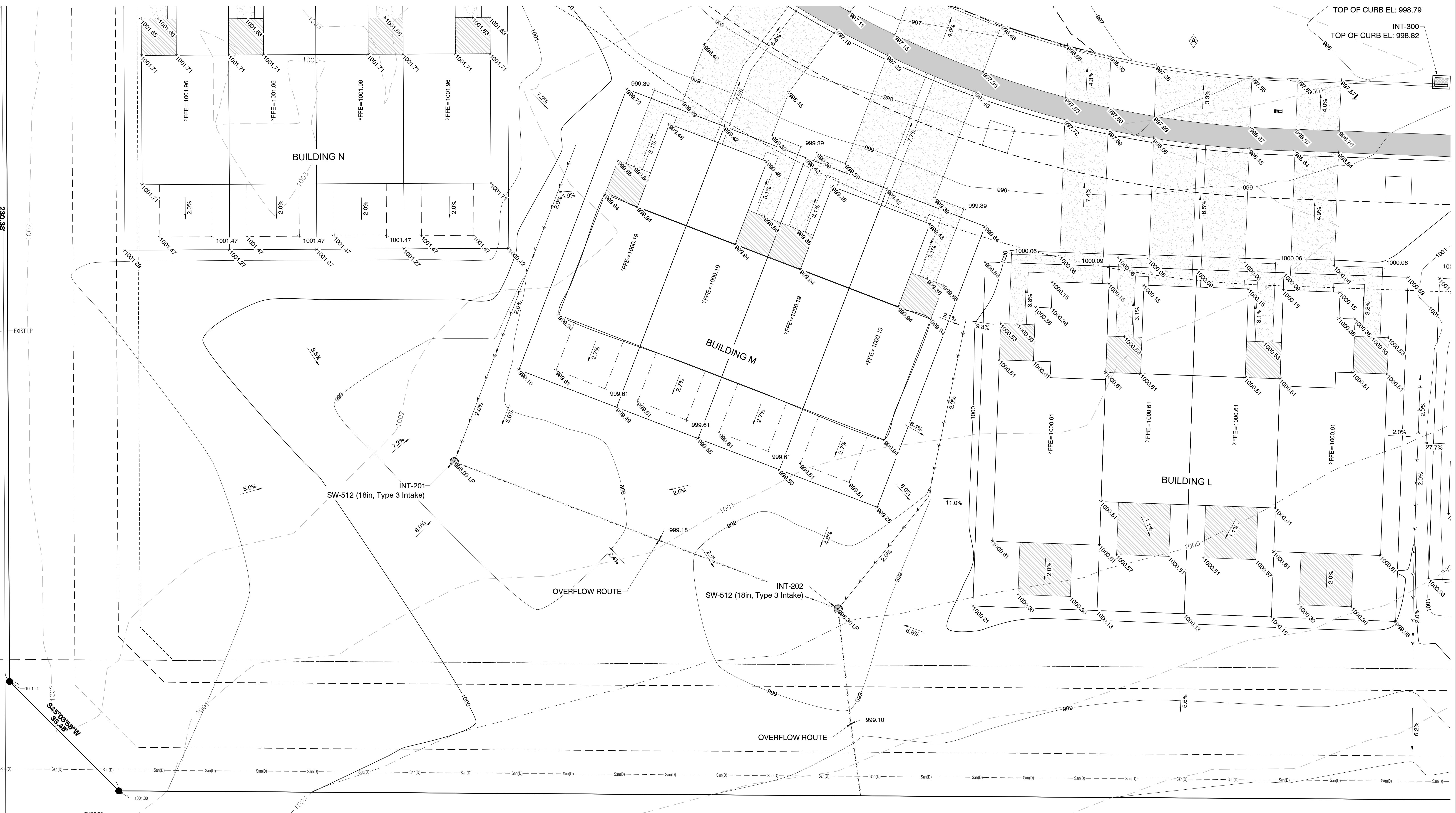
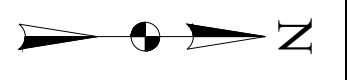
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6. RE: PUBLIC IMPROVEMENT PLANS FOR PUBLIC ROAD GRADING & UTILITIES.

LEGEND

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- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN

CONSTRUCTION NOTES:

△ PUBLIC STREET & UTILITIES. RE: PUBLIC IMPROVEMENT PLANS.



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**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
 WAUKEE, IOWA**

GRADING PLAN

PROJECT NO.
24-MS-0119
 SHEET NO.
C.305

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POLLUTION PREVENTION PLAN

ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT SITE. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN (PPP) IS FOR WALNUT CROSSING IN WAUKEE, IOWA. THIS PPP COVERS APPROXIMATELY 5.68 ACRES WITH AN ESTIMATED 5.68 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 5.68 ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF CLARION-NICOLETT-WEBSTER SOIL ASSOCIATION. THE ESTIMATED AVERAGE CURVE NUMBER FOR THIS PPP AFTER COMPLETION WILL BE 85.

REFER TO THIS SHEET, AND THE GRADING SHEETS FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO POND AND ONTO LITTLE WALNUT CREEK.

2. POTENTIAL SOURCES OF POLLUTION

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RUNOFF THAT IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES - RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES, AND FERTILIZERS.

COMMERCIAL AND INDUSTRIAL ACTIVITIES - RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

3. CONTROLS

PRIOR TO BEGINNING GRADING, EXCAVATION, OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCE, SILT BASINS, COMPOST FILLED SOCKS, & INTERCEPTING DITCHES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE OR EQUIVALENT AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING MULCH SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AS LEAST 14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY MULCHING IMMEDIATELY. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS SEDIMENT TRAPS, AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE PRIME OR SUBCONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

4. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

5. APPROVED STATE OR LOCAL PLANS

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

6. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

7. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY (IF APPLICABLE) EVERY SEVEN CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE SWPPP BOOKLET OR PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

8. NON-STORM DISCHARGES

THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

9. GENERAL NOTES

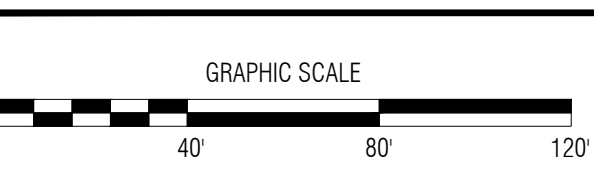
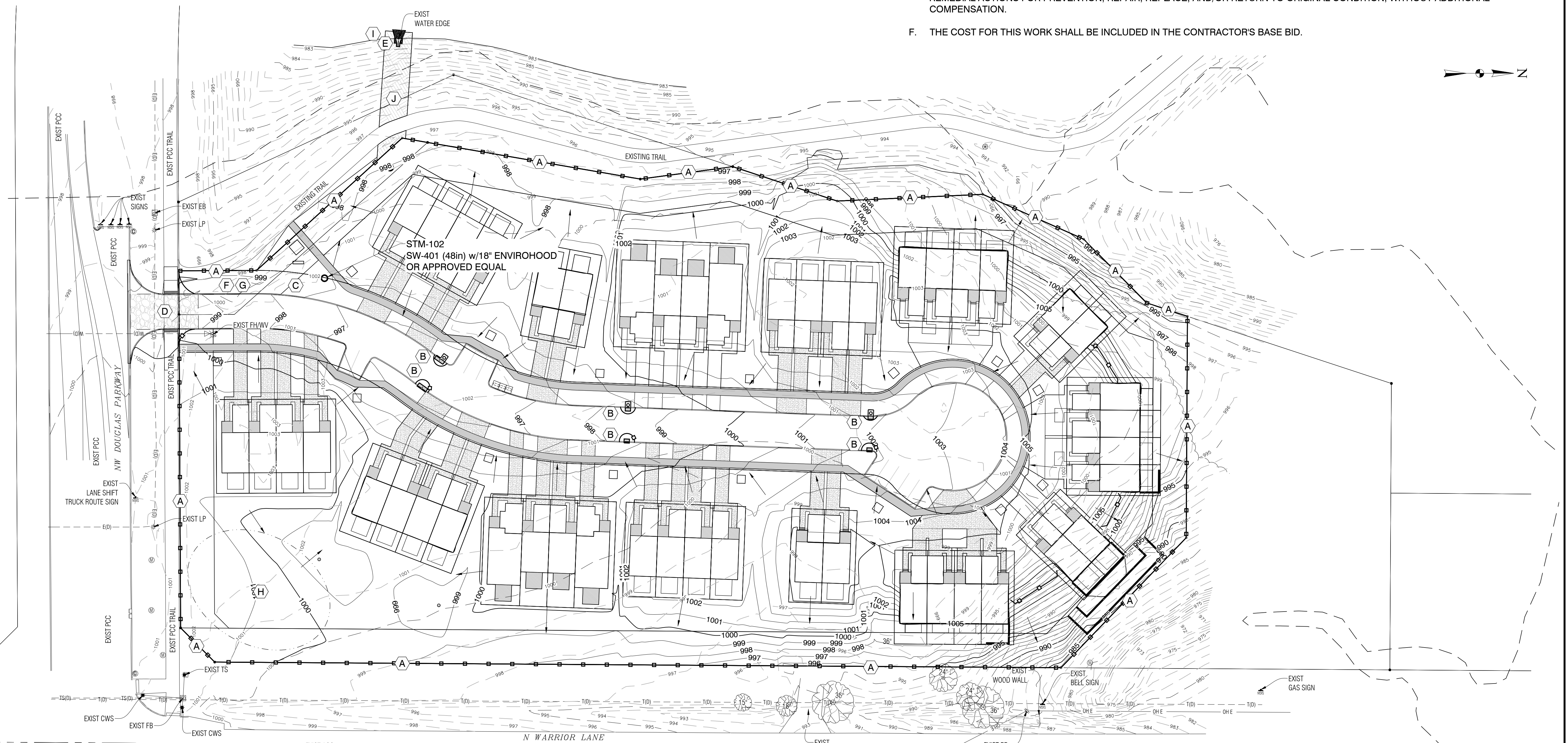
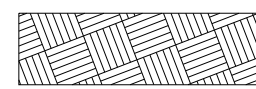
- A. THE ABOVE PLAN IS NOT THE COMPLETE STORM WATER PREVENTION PLAN (SWPPP), BUT RATHER A PART OF THE SWPPP THAT IS TO BE UPDATED REGULARLY BY THE CONTRACTOR. IT IS PRIME CONTRACTORS RESPONSIBILITY TO DEVELOP AND UPDATE THE SWPPP PLAN AS NEED AS WELL AS CONDUCT ANY NECESSARY INSPECTIONS IN ACCORDANCE WITH IOWA DNR, EPA, AND JURISDICTION GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DEFICIENCIES, CORRECTING THOSE DEFICIENCIES IMMEDIATELY AND DOCUMENTING SUCH WITH THE SWPPP. ALL EROSION CONTROL ITEMS SHALL BE REMOVED AT THE END OF THE PROJECT.
- B. ALL STOCK PILES NOT INTENDED TO BE REDISTRIBUTED IN 14 DAYS MUST BE SEEDED OR OTHERWISE CONTROLLED WITH EROSION CONTROL FEATURES IMMEDIATELY AFTER STOCK PILING. STOCK PILE LOCATIONS SHALL BE APPROVED BY THE OWNER.
- C. THE GENERAL CONTRACTOR SHALL PROVIDE CONTAINMENT OF ALL SOURCES OF POTENTIAL POLLUTION INCLUDING FUELING AREA, PORTABLE SANITARY FACILITIES, WASTE DEPOSITORY AREAS (DUMPSTER LOCATIONS), AND OTHER POLLUTION SOURCES. ALL AREAS WHERE CONCRETE TRUCKS ARE WASHED OUT SHALL BE DEFINED AND CONTAINED ON SITE. CONCRETE WASHOUT AREA SHALL BE CLEARLY MARKED AND THE CONTRACTOR SHALL CLEAN OUT THIS AREA PRIOR TO FINALIZING THE PROJECT (INCIDENTAL). ALL EROSION CONTROL DEVICES MUST BE MAINTAINED AS STATED IN THE POLLUTION PREVENTION PLAN.
- D. CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND PLANTING OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, IRRIGATION SYSTEMS, AND OTHER FACILITIES. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.
- E. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AT NO COST TO THE OWNER. TAKE REMEDIAL ACTIONS FOR PREVENTION, REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION, WITHOUT ADDITIONAL COMPENSATION.
- F. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.

10. GENERAL LAYOUT NOTES:

- 1. ANY DEBRIS THAT IS SPILLED ONTO PUBLIC RIGHT OF WAY SHALL BE PICKED UP AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
- 2. PROJECT REQUIRES GP #2 AUTHORIZATION FROM IDNR AND COSESCO PERMIT.
- 3. 2018 FEMA FLOODPLAIN MAPPING USED.

11. CONSTRUCTION NOTES:

- (A) INSTALL SILT FENCE OR COMPOST FILLED SOCK - TO BE REMOVED AT THE END OF THE PROJECT.
- (B) INSTALL INLET PROTECTION - TO BE REMOVED AT THE END OF THE PROJECT.
- (C) INSTALL CONCRETE WASH OUT AREA - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.
- (D) INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- (E) INSTALL PIPE OUTLET PROTECTION PER SUDAS 9040.110 CLASS E RIP-RAP
- (F) LOCATION OF STAGING AND MATERIALS STORAGE
- (G) LOCATION OF WASTE MATERIALS
- (H) LOCATION OF TOPSOIL STOCKPILE
- (I) LOCATION OF ULTIMATE DISCHARGE
- (J) INSTALL 1,422 SF OF EROSION CONTROL MATTING (SEE SHEET C.400 LANDSCAPE FOR SEEDING DETAILS)



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 One Moines, Iowa 50312
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**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
 WAUKEE, IOWA**

STORM WATER POLLUTION PLAN

PROJECT NO. 24-MS-0119
 SHEET NO. C.310

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LANDSCAPE NOTES:

- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN SPECIFIED PLANTING BEDS(SEE LANDSCAPE CONSTRUCTION NOTES) TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
- THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
- SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
- STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING. REMOVE STAKING AT END OF WARRANTY PERIOD.
- ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS, SHALL BE SEEDED, FERTILIZED, AND MULCHED AS APPROVED BY THE OWNER.
- ALL SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT
- TREE HEIGHT REQUIREMENTS AT TIME OF PLANTING
 - DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF 8' IN HEIGHT
 - EVERGREEN TREES SHALL BE A MINIMUM OF 6' IN HEIGHT
 - ORNAMENTAL TREES SHALL BE A MINIMUM OF 6' IN HEIGHT

LANDSCAPE CONSTRUCTION NOTES:

- A SOD
- B ORGANIC MULCH
- C LANDSCAPE ROCK
- D NO-DIG PLASTIC EDGING IN SPECIFIED AREAS
- E TYPE 1 (LAWN MIXTURE)
(SEE SHEET C.310 FOR EROSION CONTROL MATTING)

SITE INFORMATION:

TOTAL SITE AREA = 247,565 SF(5.68 AC)
 TOTAL SOD AREA = 40,365.01 SF(16.3%)
 TOTAL GRAVEL AREA = 2,364 SF(1.19%)
 TOTAL MULCH AREA = 288 SF(0.11%)
 TOTAL OPEN SPACE = 146,030.69 SF (58.98%)(SOD-SEEDING-GRAVEL-MULCH)
 TOTAL IMPERVIOUS AREA AREA = 101,534.31 SF(41.01%)

MINIMUM PLANTING QUANTITIES

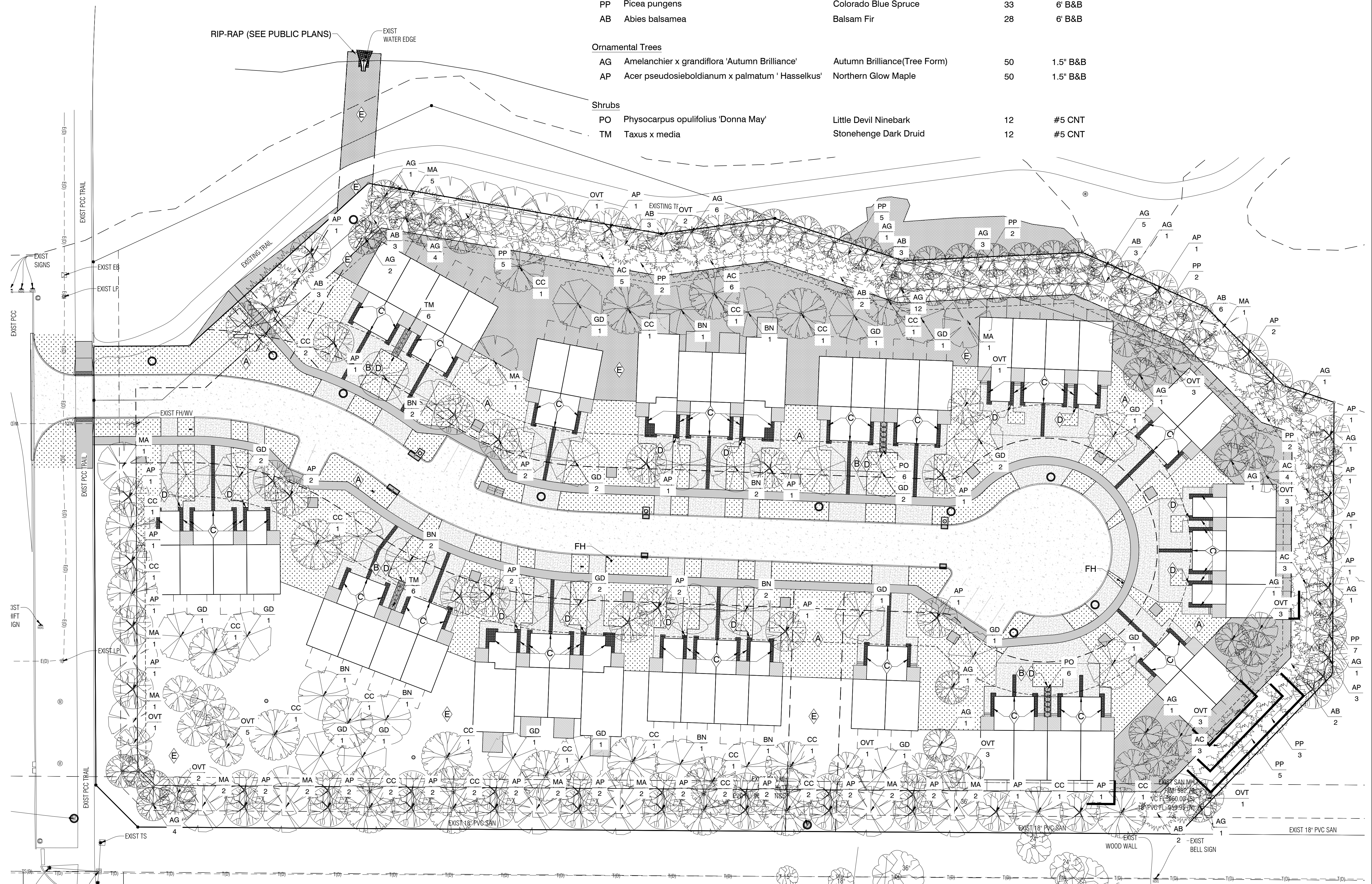
#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	2 Trees per Dwelling Unit	96 Trees	96 Trees

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	Per 50 Lineal Feet of Buffer(25 Foot Buffer = 1 Overstory, 2 Evergreen, & 2 Ornamental)	41 Overstory Trees 82 Evergreen Trees 82 Ornamental Trees	41 Overstory Trees 82 Evergreen Trees 82 Ornamental Trees

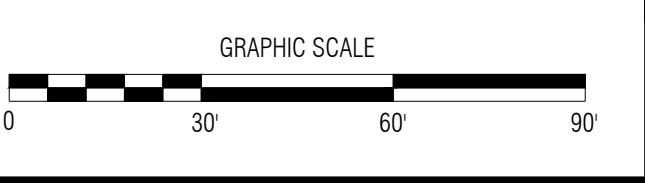
BUFFER REQUIREMENTS

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
GD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree(Male)	23	2" B&B
BN	Betula nigra	River Birch	14	2" B&B
CC	Carpinus caroliniana	American Hornbeam	26	2" B&B
MA	Maackia amurensis	Amur Maackia	23	2" B&B
OVT	Ostrya virginiana	Autumn Treasure Hophornbeam	29	2" B&B
Evergreen Trees				
AC	Abies concolor	Concolor Fir	21	6' B&B
PP	Picea pungens	Colorado Blue Spruce	33	6' B&B
AB	Abies balsamea	Balsam Fir	28	6' B&B
Ornamental Trees				
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance(Tree Form)	50	1.5" B&B
AP	Acer pseudosieboldianum x palmatum 'Hasselkus'	Northern Glow Maple	50	1.5" B&B
Shrubs				
PO	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	12	#5 CNT
TM	Taxus x media	Stonehenge Dark Druid	12	#5 CNT



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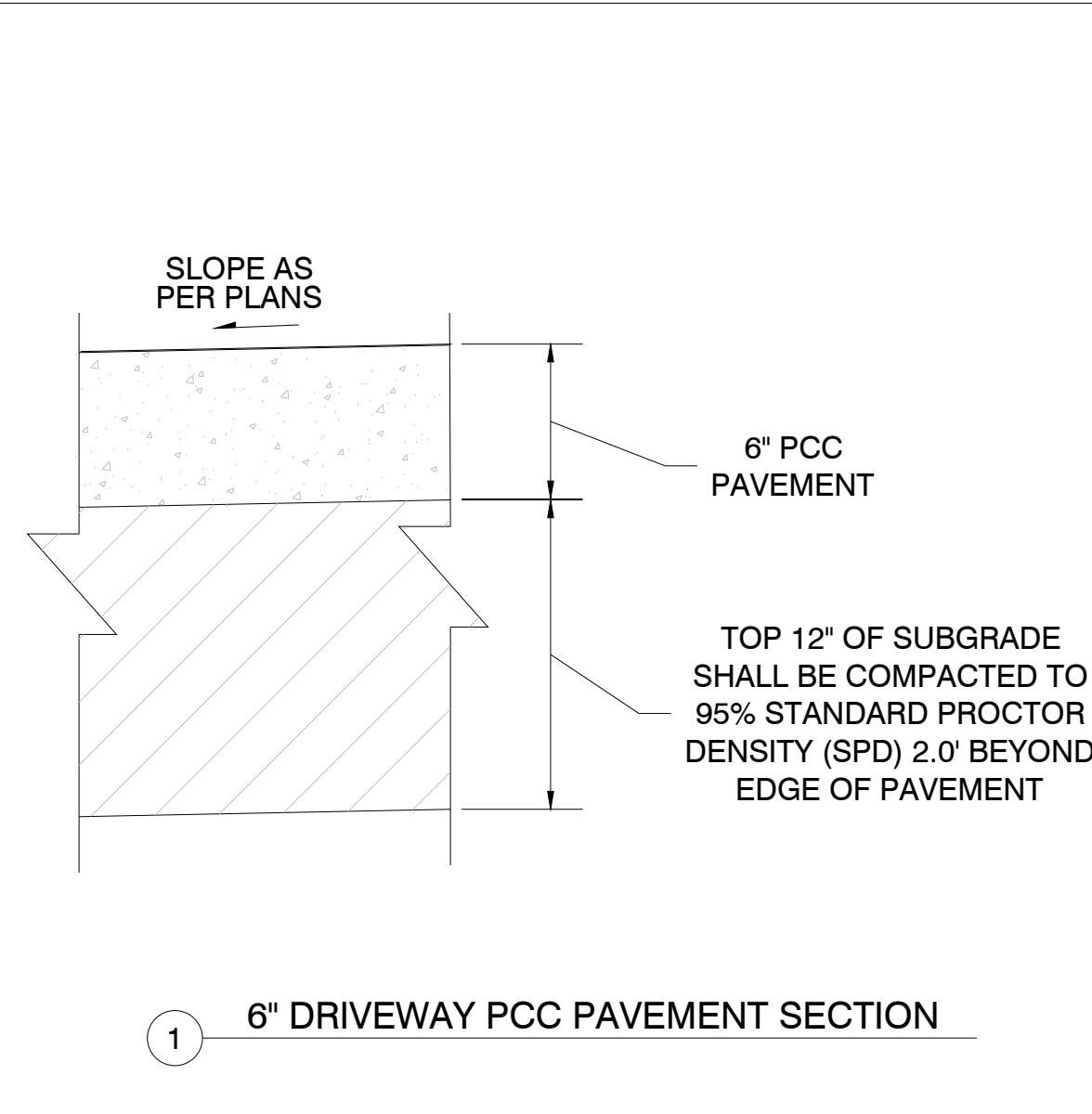
CGA Clapsaddle-Garber Associates, Inc.
 2413 Grand Avenue
 Des Moines, Iowa 50312
 Ph 515-288-4823
 www.cgaconsultants.com

DESIGNED: #### DATE: ####
 DRAWN: #### DATE: ####
 CHECKED: #### DATE: ####
 APPROVED: #### DATE: ####

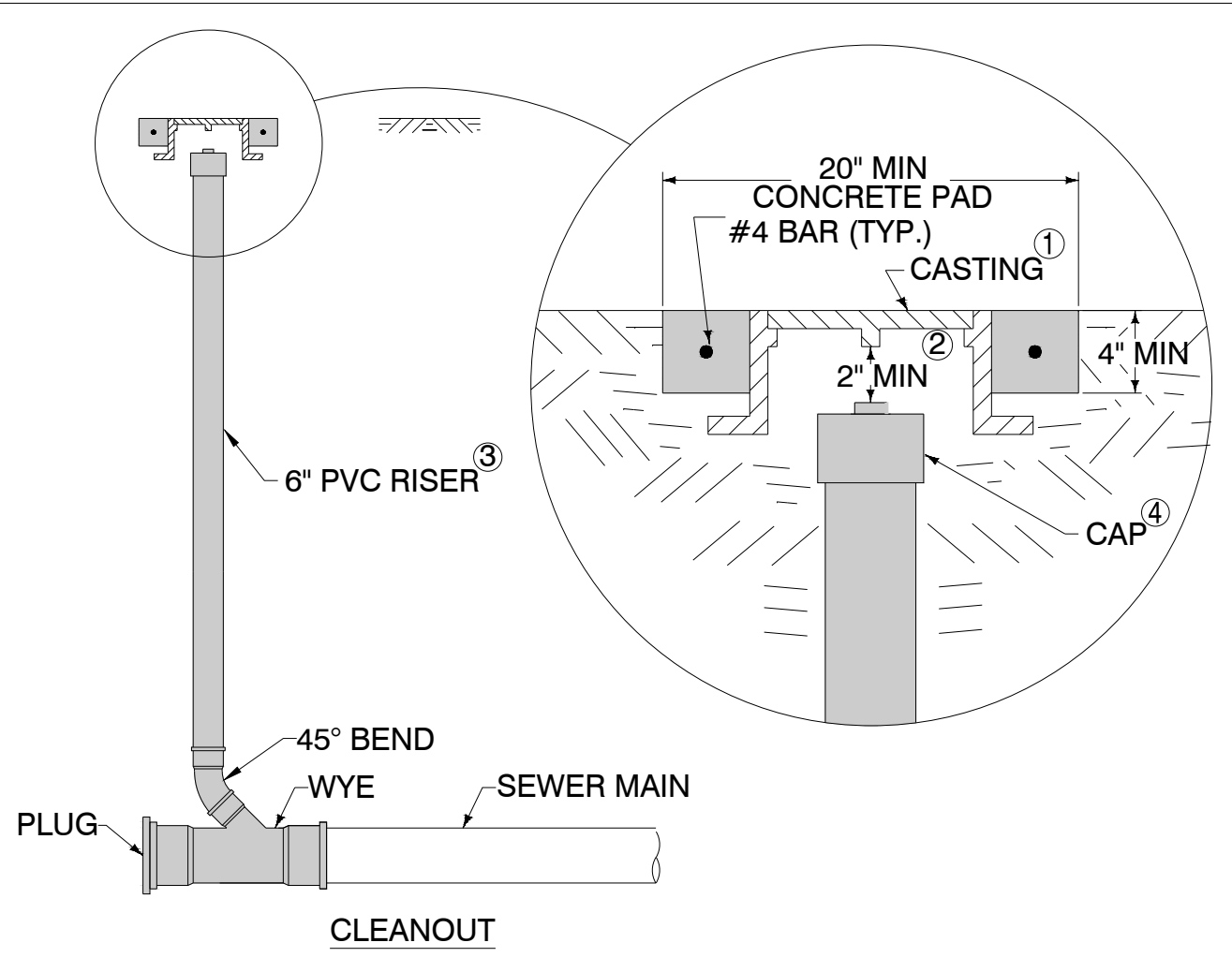
SITE PLAN & PRE PLAT FOR WALNUT CROSSING
 #####, IOWA

LANDSCAPE PLAN

PROJECT NO.
24-MS-0119
 SHEET NO.
C.400

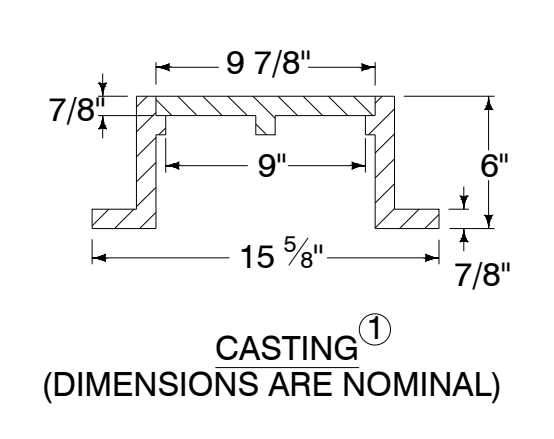


1 6" DRIVEWAY PCC PAVEMENT SECTION

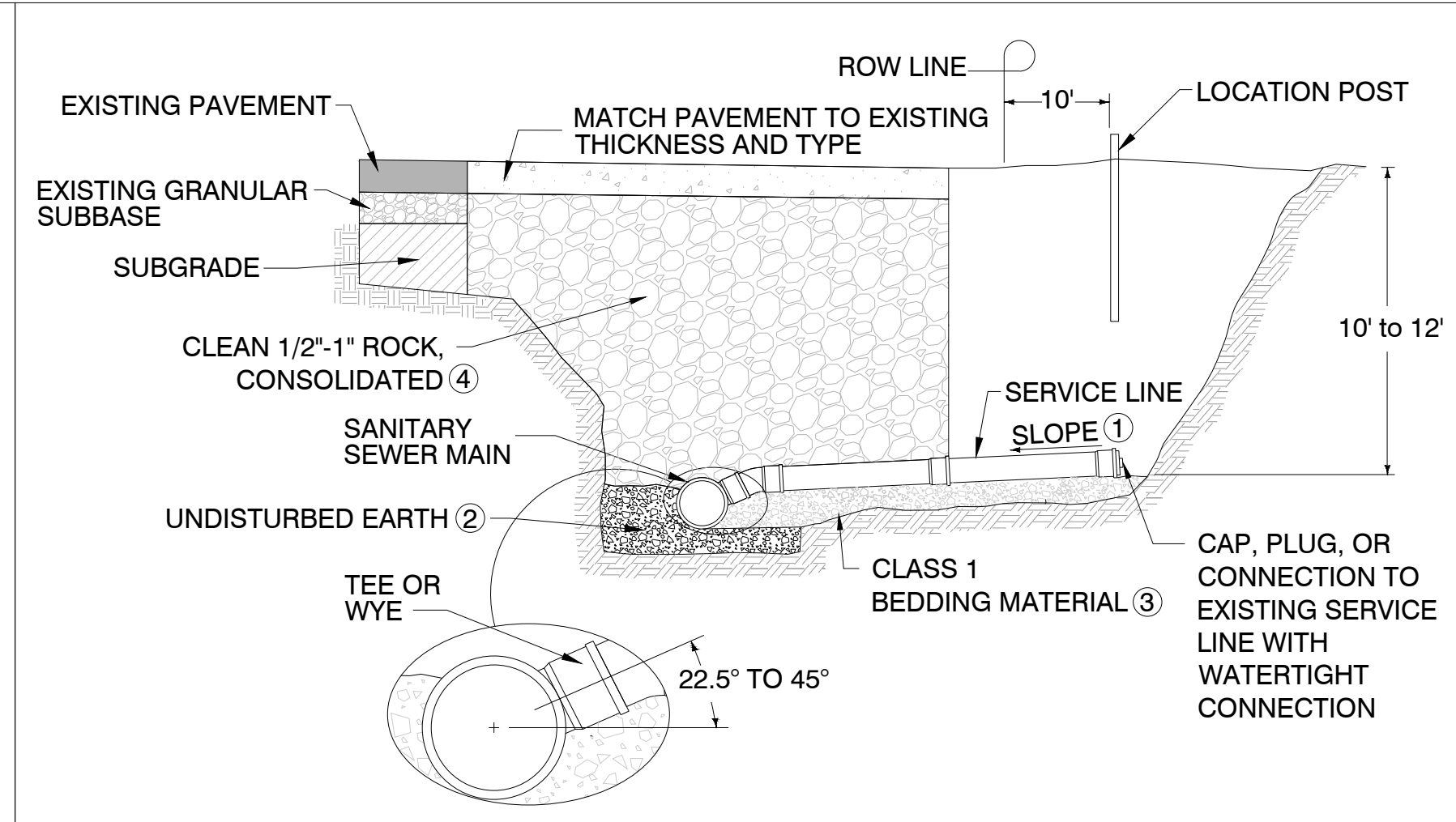


2 SANITARY SEWER CLEANOUT

- 1 STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."
- 2 DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- 3 6-INCH PVC SERVICE PIPE
- 4 THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG



CASTING 1 (DIMENSIONS ARE NOMINAL)



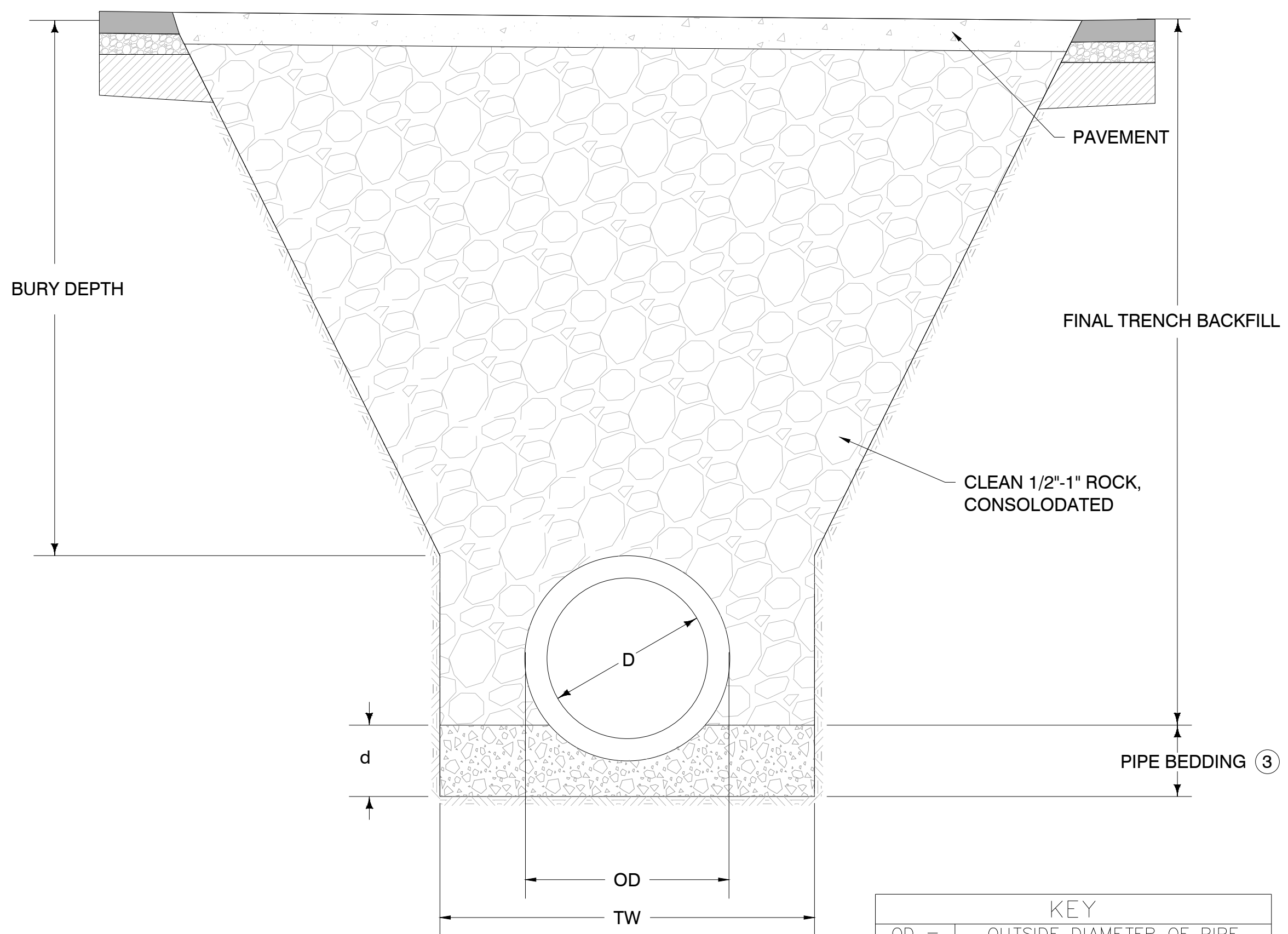
3 SANITARY SEWER SERVICE STUB

- 1 SERVICE LINE SLOPE:
4 INCH: 2% TO 5%
6 INCH AND GREATER: 1% TO 5%
- 2 UNDISTURBED EARTH WHEN REPLACING SERVICE STUB ONLY. CLASS 1 BEDDING MATERIAL WHEN REPLACING MAIN & SERVICE STUB

3

SIEVE	PERCENT PASSING
1 1/2"	100
1"	95 TO 100
1/2"	25 TO 60
No. 4	0 TO 10
No 8	0 TO 5

- 4 CLEAN 1/2"-1" ROCK TO SIT A MINIMUM OF 6 MONTHS. PRIOR TO PAVEMENT INSTALLATION. PAVING MAY BE INSTALLED WHEN THE FORECASTED TEMPERATURES REMAIN ABOVE 38° F FOR THE NEXT 5 DAYS.



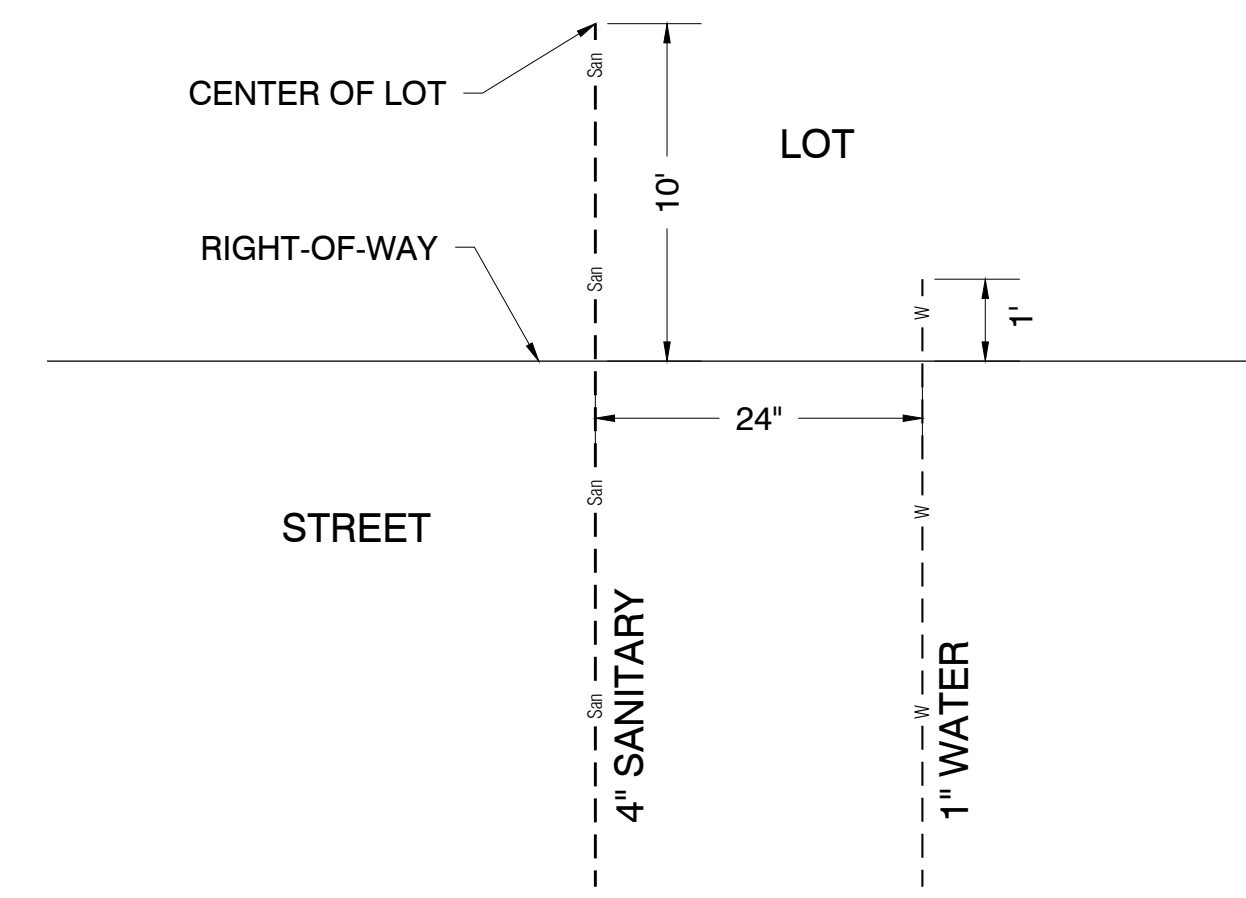
4 TRENCH BEDDING & BACKFILL FOR SERVICE LINES

KEY

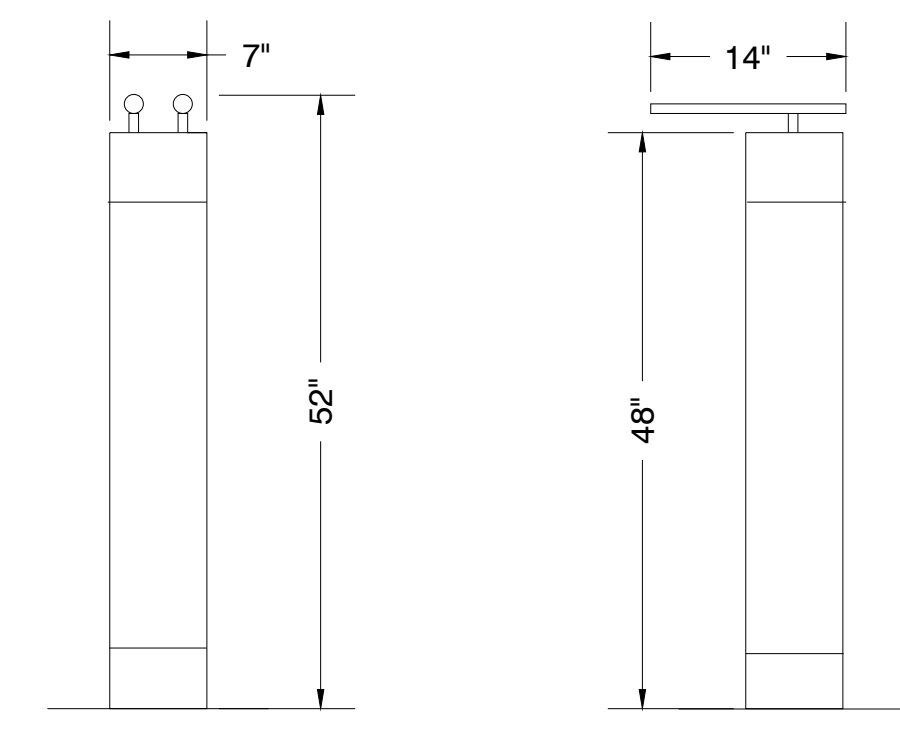
OD =	OUTSIDE DIAMETER OF PIPE
D =	INSIDE DIAMETER OF PIPE
TW =	TRENCH WIDTH AT TOP OF PIPE 1.25 x OD (OD + 8" MINIMUM)
d =	DEPTH OF BEDDING MATERIAL BELOW PIPE (OD/8, 4" MINIMUM)

NOTES:

- 1. INSTALL 6" STEEL POST AT WATER BOX (BLUE PAINT) BURIED 3' DEEP.
- 2. INSTALL 2"x4" FROM SAN SERVICE CAP TO TWO FEET ABOVE GRADE (RED PAINT)
- 3. WHEN REQUIRED, ONE 6" STEEL POST AT STORM SERVICE (GREEN PAINT) BURIED 3' DEEP.



5 TYPICAL SERVICE LOCATIONS
NOT TO SCALE



6 BICYCLE REPAIR STATION

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APPROVED: --- DATE: ---

**SITE PLAN & PRE PLAT FOR WALNUT CROSSING
WAUKEE, IOWA**

DETAILS

PROJECT NO.
24-MS-0119
SHEET NO.
C.500