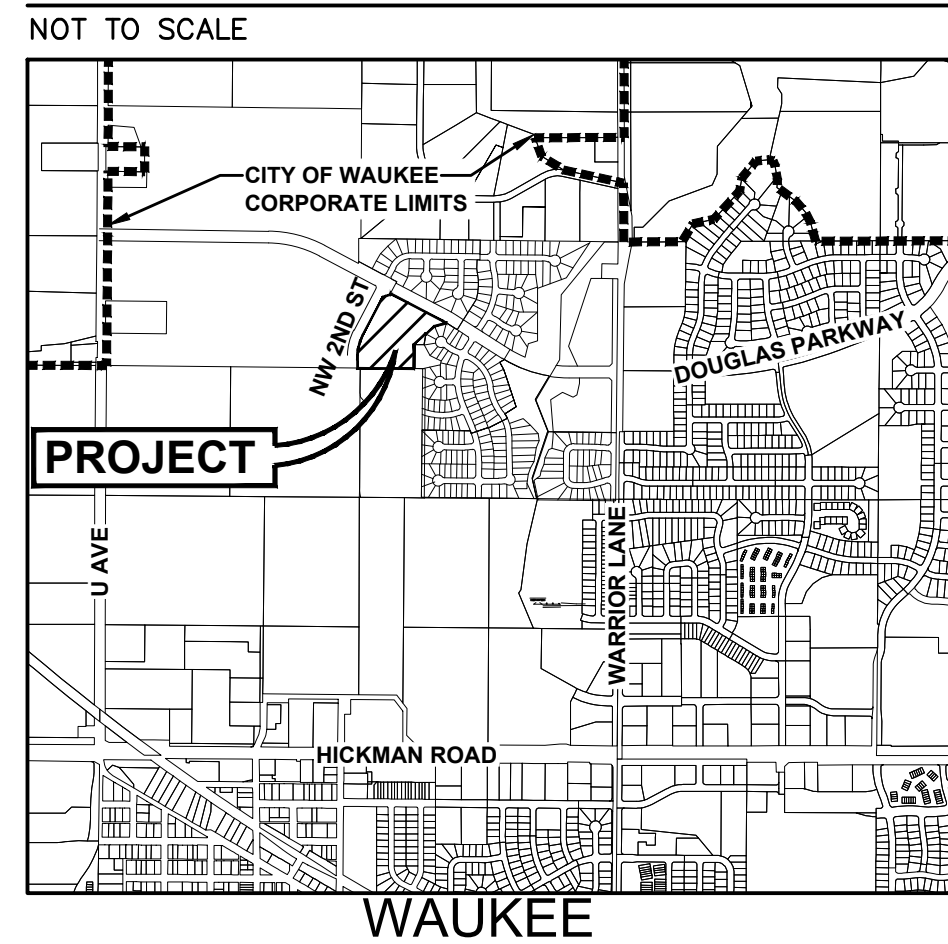


PRELIMINARY PLAT & SITE PLAN FOR: THE PITCH

WAUKEE, IOWA

VICINITY MAP



OWNER / DEVELOPER

LLOYD COMPANIES
CONTACT: LAURA DEVINE
101 S. REID STREET #201
SIOUX FALLS, SD 57103
PH. (605) 275-4298

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

BENCHMARKS

- SANITARY MANHOLE AT SOUTHEAST CORNER OF WARRIOR LANE AND GRACEWOOD DRIVE. ELEVATION=1019.4
- BURY BOLT ON HYDRANT @ SE CORNER OF BADGER AND WARRIOR LANE. ELEVATION=1014.03

DATE OF SURVEY

JANUARY 21, 2021

ZONING

R-3: MULTI-FAMILY RESIDENTIAL DISTRICT

PROJECT SITE ADDRESS

BUILDING #1 -
BUILDING #2 -
BUILDING #3 -
CLUBHOUSE -

SUBMITTAL DATES

1ST SUBMITTAL 12/21/2021
2ND SUBMITTAL 05/24/2022
3RD SUBMITTAL 06/14/2022
4TH SUBMITTAL 06/28/2022

NOTES

- 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 DEVELOPMENT SERVICES DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.

LEGAL DESCRIPTION

OUTLOT 'Y', PRAIRIE ROSE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 9.22 ACRES (401,750 SQUARE FEET).

EXISTING / PROPOSED USE

EXISTING: UNDEVELOPED PROPERTY

PROPOSED: MULTI-FAMILY RESIDENTIAL

BULK REGULATIONS

DENSITY - 18 DWELLING UNITS/ACRES
LOT WIDTH - 75 FEET
FRONT YARD SETBACK - 30 FEET
REAR YARD SETBACK - 30 FEET FOR DWELLING, 40 FEET FOR OTHER PERMITTED USES
SIDE YARD SETBACK - TOTAL 15 FEET. ONE SIDE YARD MAY BE REDUCED TO NOT LESS THAN 7 FEET. 15 FEET FOR OTHER PRINCIPAL BUILDINGS
FLOOR AREA - 750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY AND ONE BEDROOM UNITS WHICH SHALL BE 600 SQUARE FEET
MAX HEIGHT - 3-STORY OR 45 FT PRINCIPAL BUILDING
1-STORY OR 14 FT ACCESSORY BUILDING

DEVELOPMENT SUMMARY

SITE AREA: 401,750 SF (9.22 ACRES)

OPEN SPACE CALCULATION:

OPEN SPACE PROVIDED:
TOTAL SITE = 401,750 SF
BUILDINGS = 58,843 SF
STREETS = 74,695 SF
PARKING AREAS = 65,891 SF
SIDEWALK = 20,316 SF
FLUME = 1,725 SF
DUMPSTERS = 384 SF
TOTAL = 179,896 SF

OPEN SPACE PROVIDED:

179,896 SF (45%)

OPEN SPACE REQUIRED:

401,750 SF * (20%) = 80,350 SF

TOTAL IMPERVIOUS AREA:

221,854 SF (55%)

BUILDING TYPES:

36-UNIT BUILDING - 3 STORY - APPROX. HEIGHT = 38'
52-UNIT BUILDING - 3 STORY - APPROX. HEIGHT = 38'
74-UNIT BUILDING - 3 STORY - APPROX. HEIGHT = 38'
CLUBHOUSE - 1 STORY - APPROX. HEIGHT = 22.5'

UNITS:

STUDIO UNITS = 6 UNITS
ONE BEDROOM UNITS = 69 UNITS
TWO BEDROOM UNITS = 54 UNITS
THREE BEDROOM UNITS = 33 UNITS
TOTAL UNITS = 162 UNITS

DENSITY:

MAX DENSITY = 18 UNITS/ACRE

PROPOSED DENSITY = 17.79 UNITS/ACRE

PARKING:

STANDARD PARKING:
1 SPACE / BEDROOM = 284 SPACES
1 SPACE / 5 UNITS = 57 GUEST SPACES

TOTAL REQUIRED = 341 SPACES

TOTAL PROVIDED = 390 SPACES

ACCESSIBLE PARKING:

TOTAL REQUIRED
2% OF TOTAL PROVIDED
(301-400 SPACES PROVIDED) = 8 SPACES

STALLS PROVIDED = 16 SPACES

CONSTRUCTION SCHEDULE

SUMMER 2022

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2-3	DETAILS
4	PRELIMINARY PLAT
5-6	DIMENSION PLAN
7-12	GRADING PLAN
13-14	EROSION AND SEDIMENT CONTROL PLAN
15-16	UTILITY PLAN
17-18	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
DOWNSPOUT LOCATION	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
GARAGE FINISH ELEVATION (LOCATION AT OVERHEAD DOOR)	UNDERGROUND TELEPHONE
ELECTRICAL TRANSFORMER	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



1-800-292-8989

www.iowaonecall.com

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.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2108.647

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. 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 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.

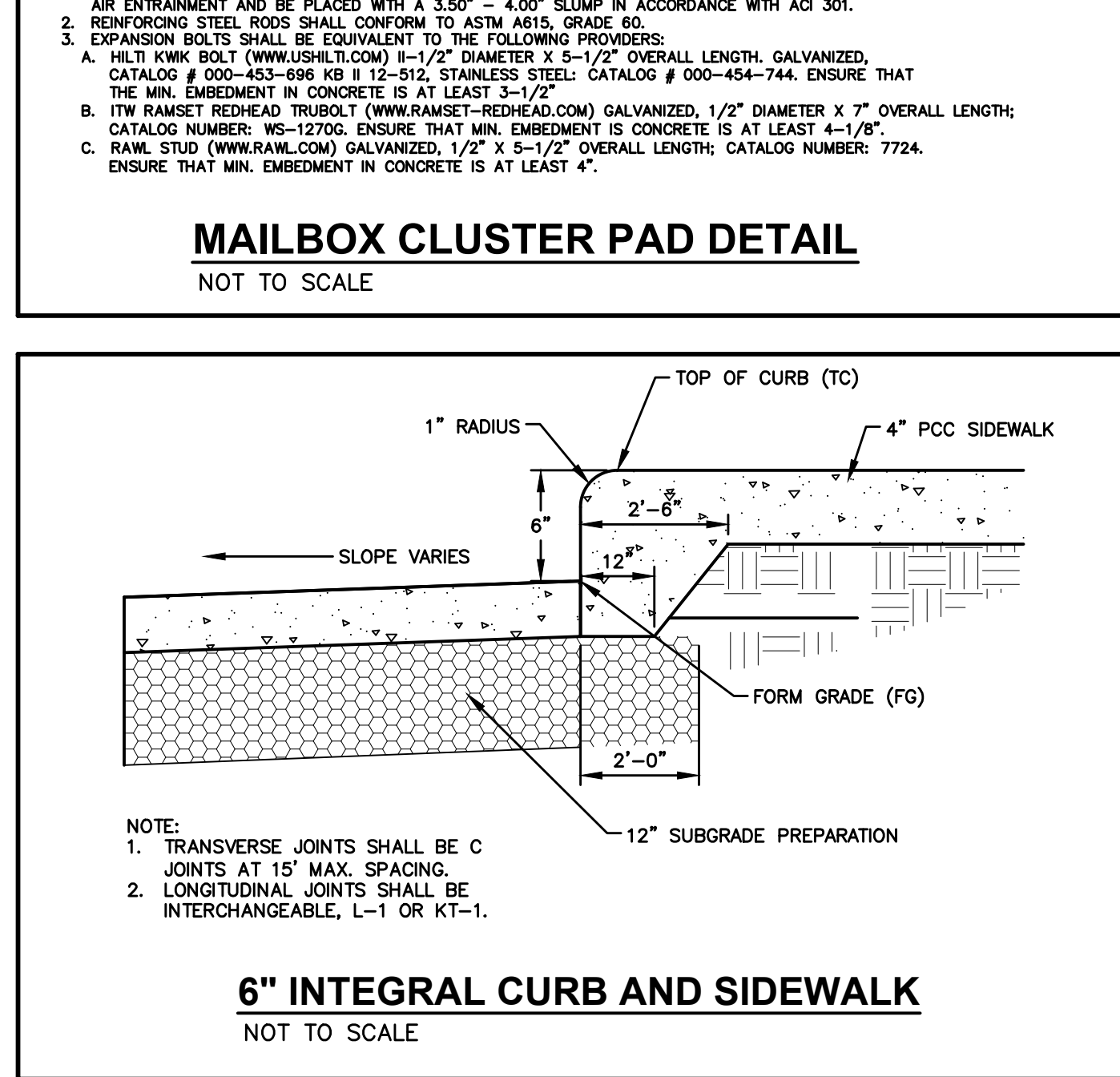
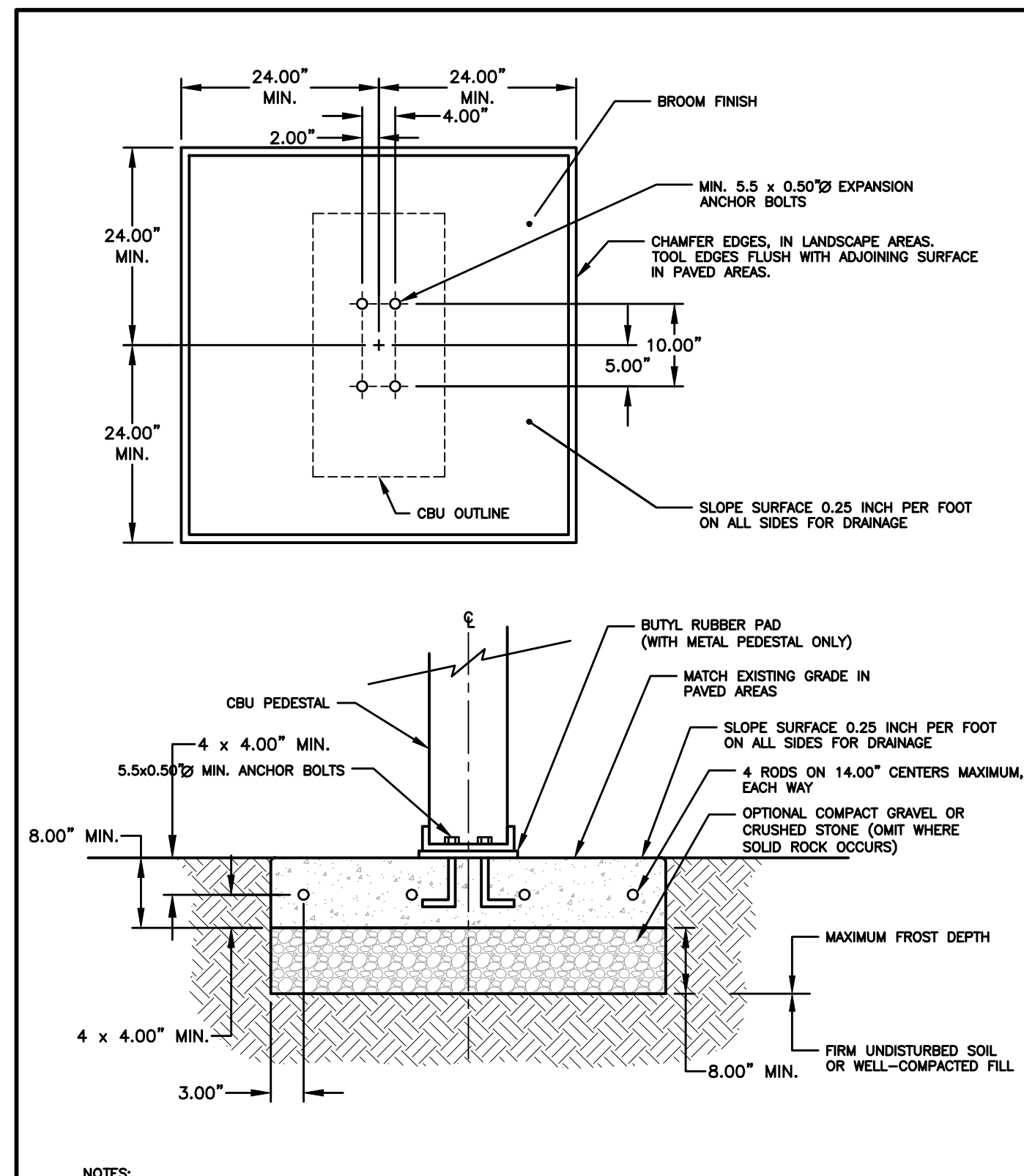
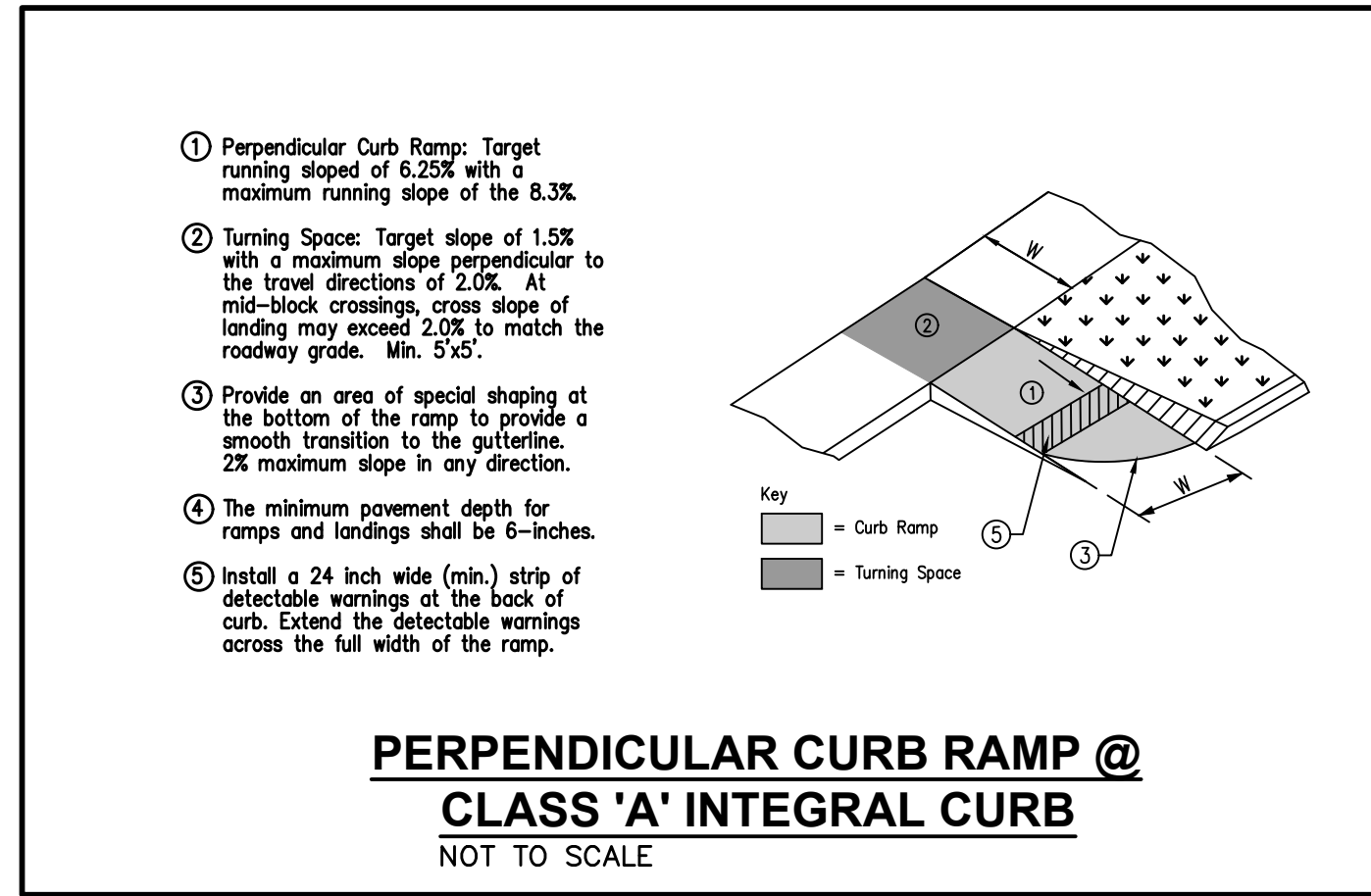
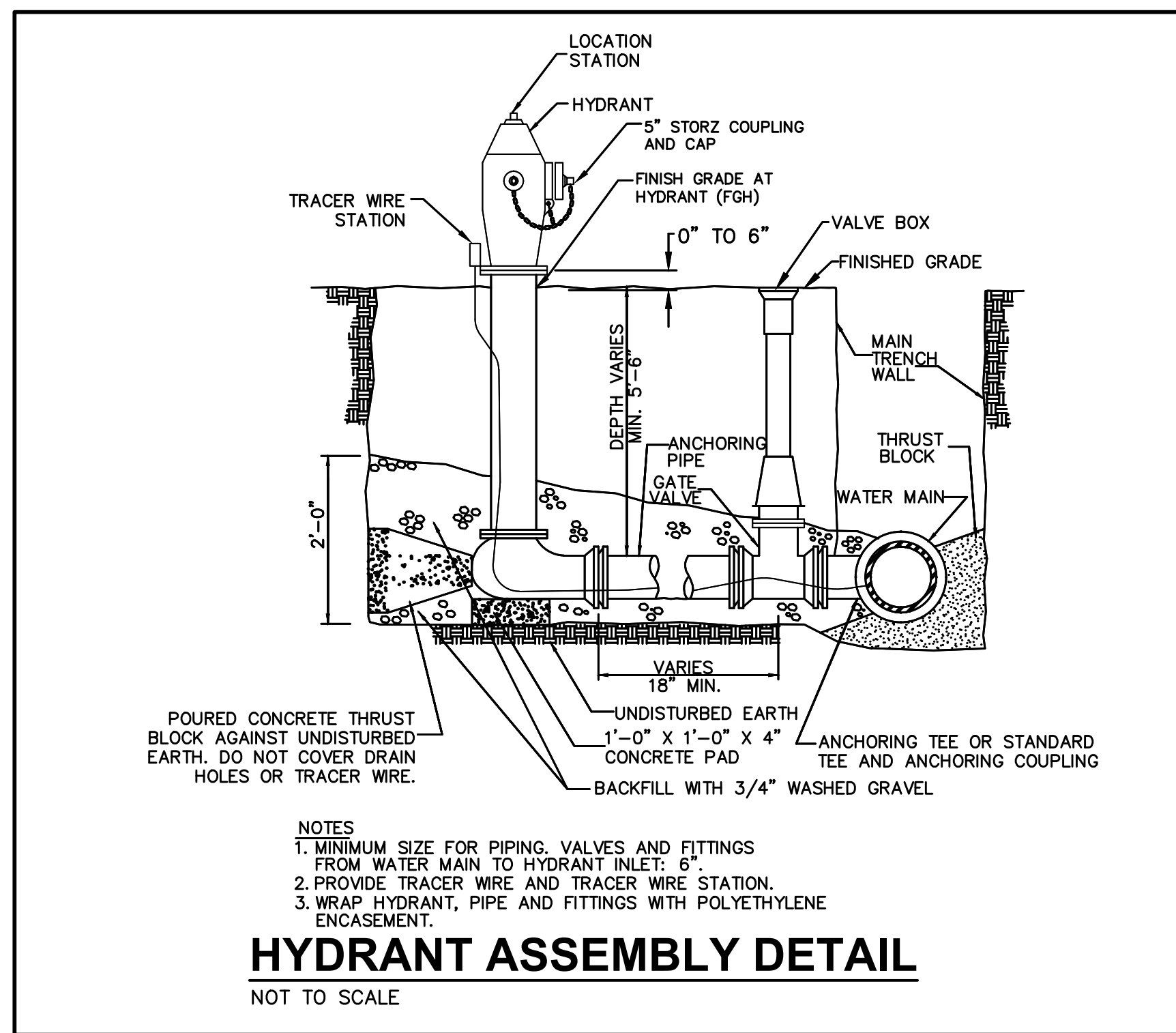
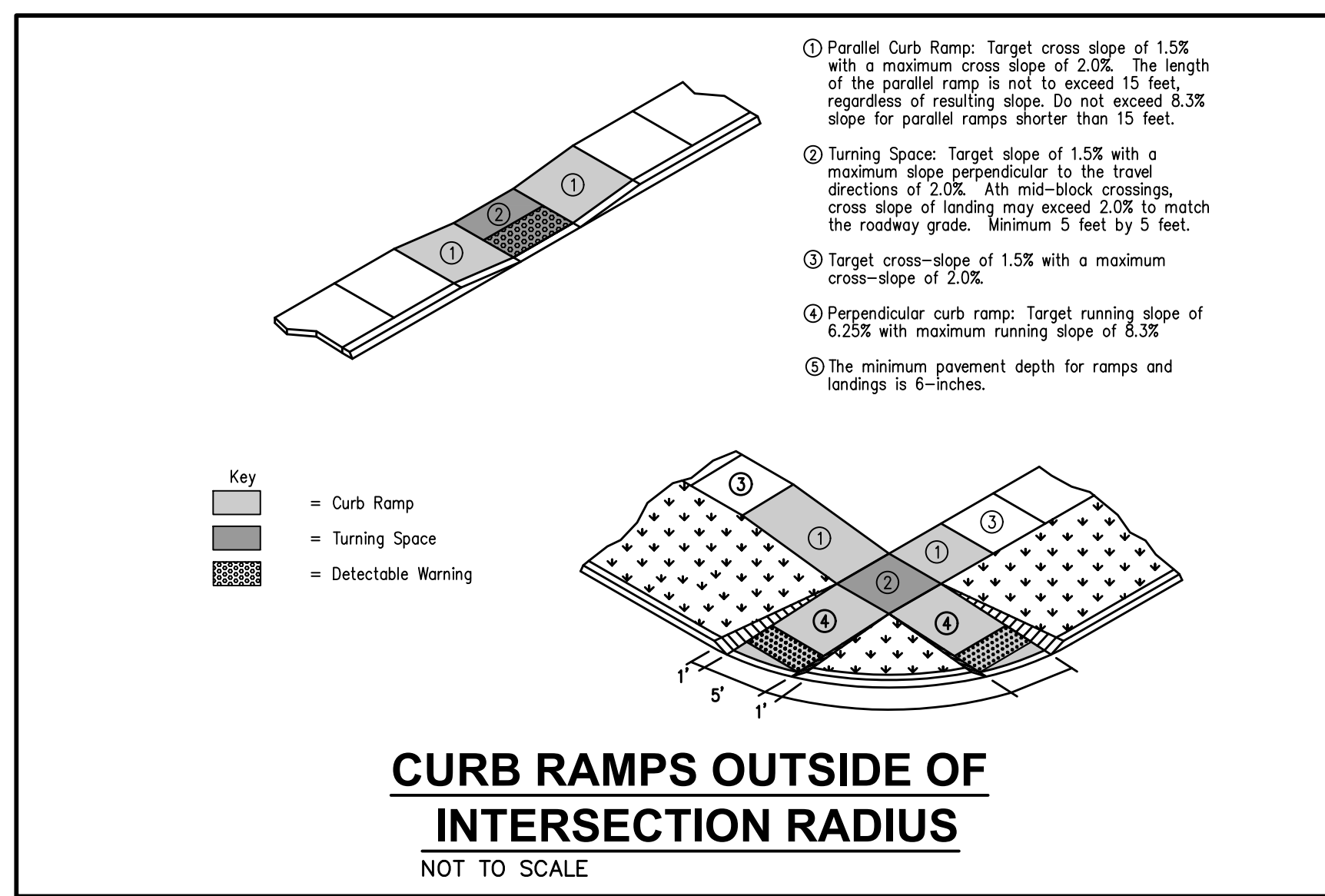
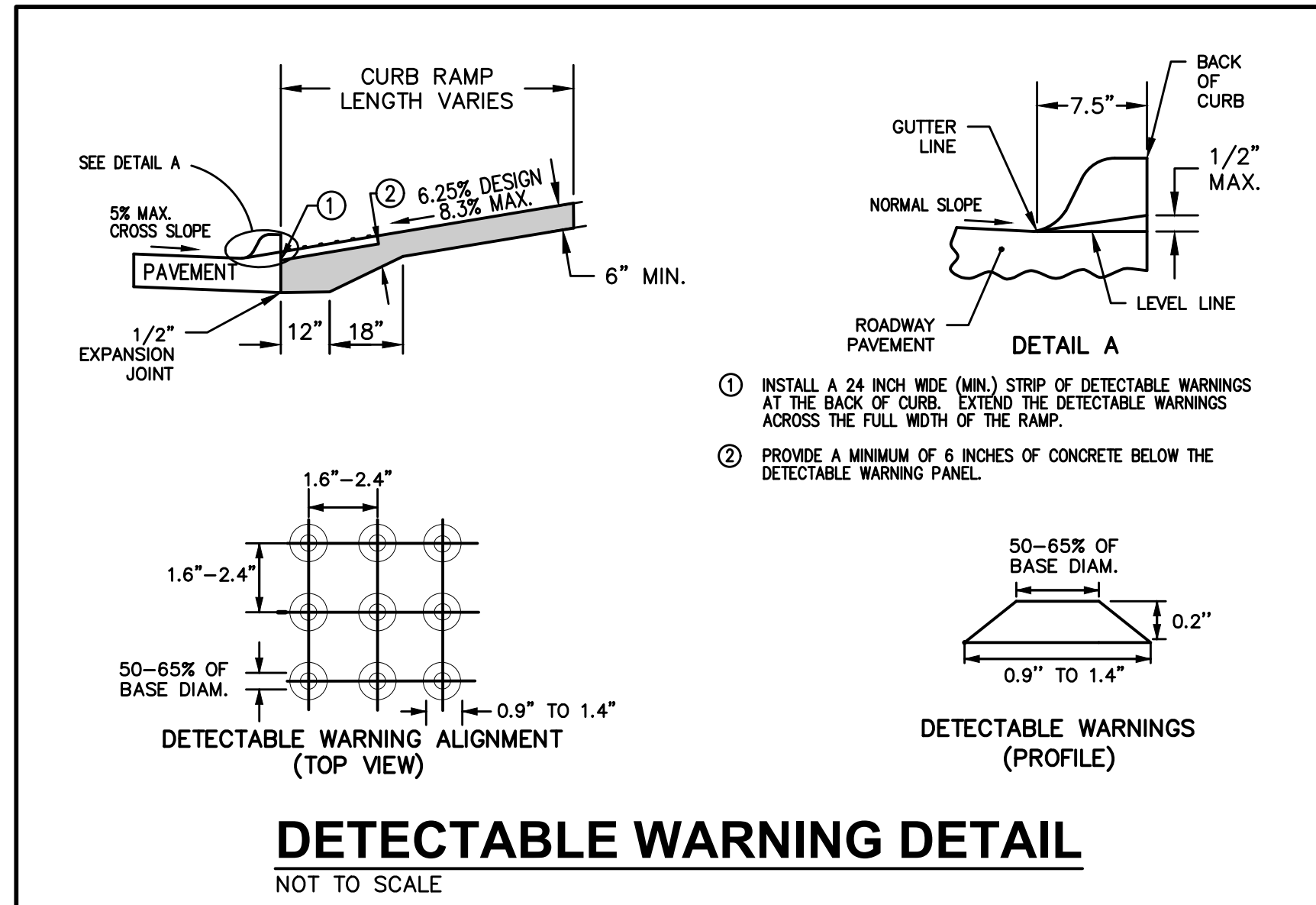
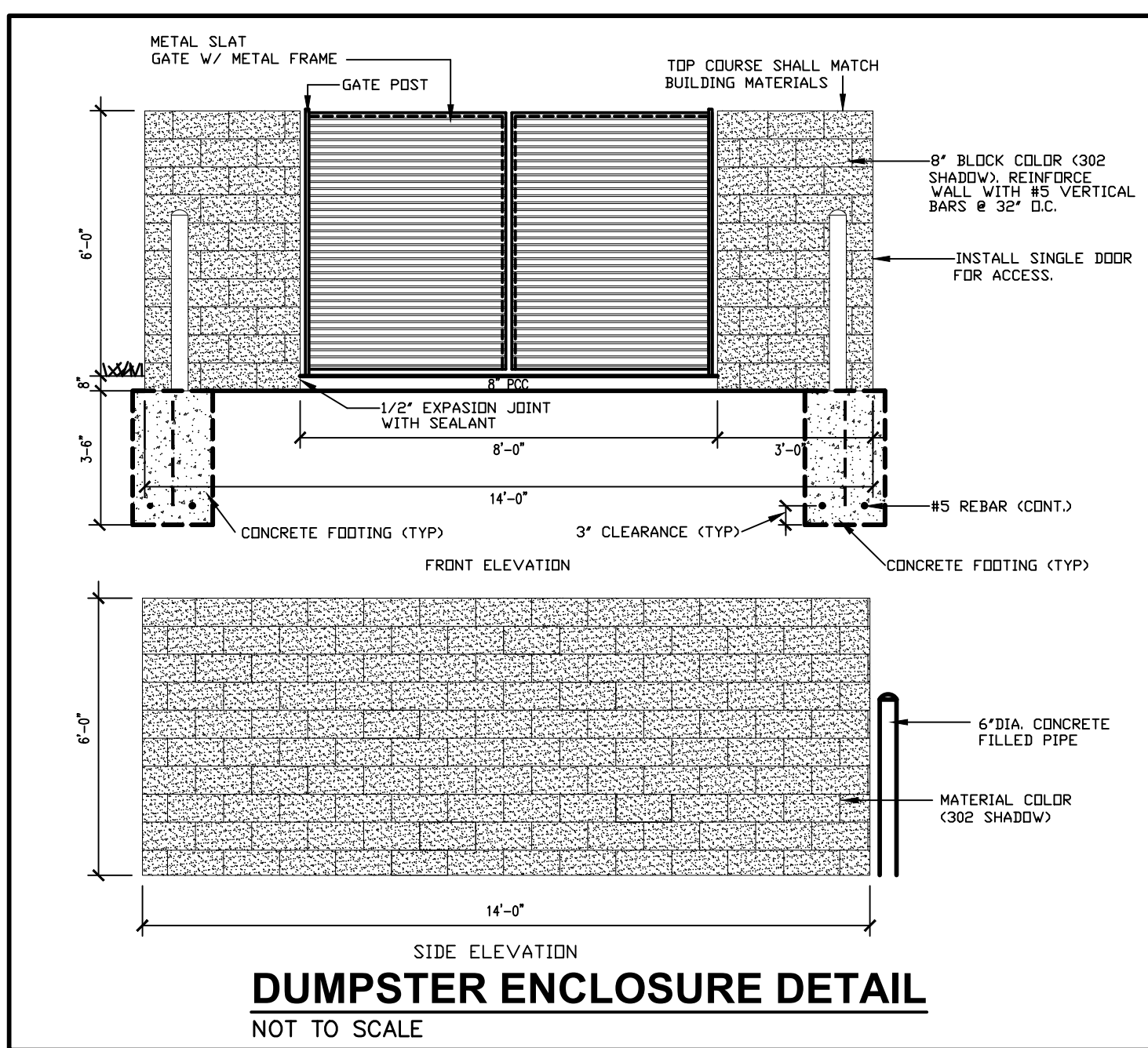
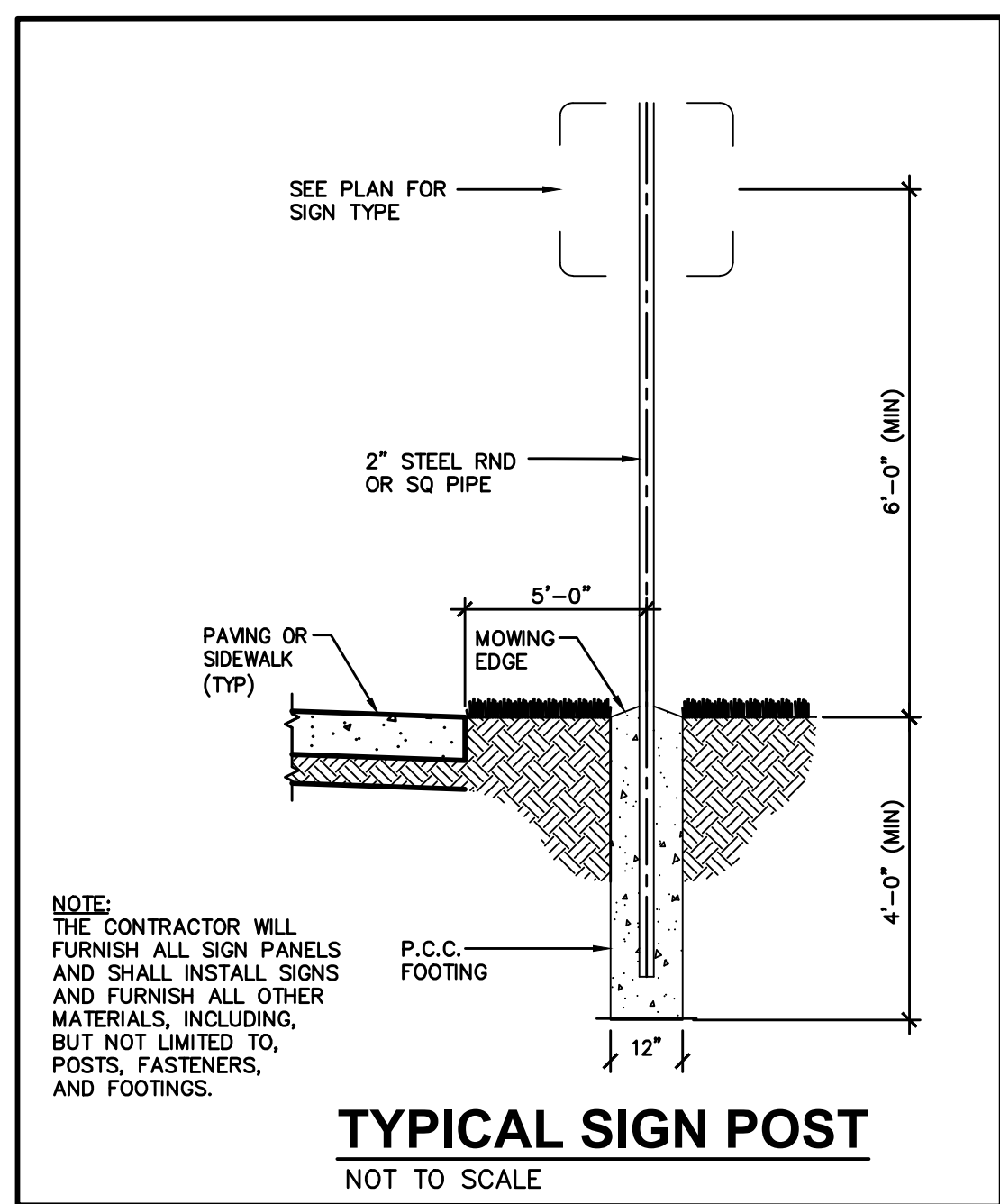
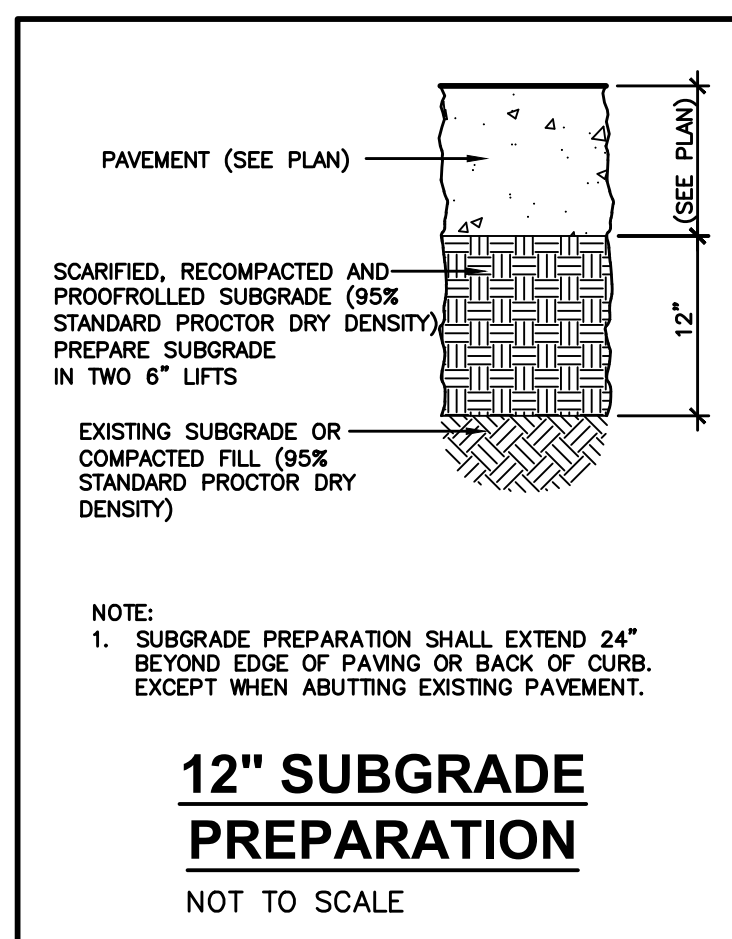
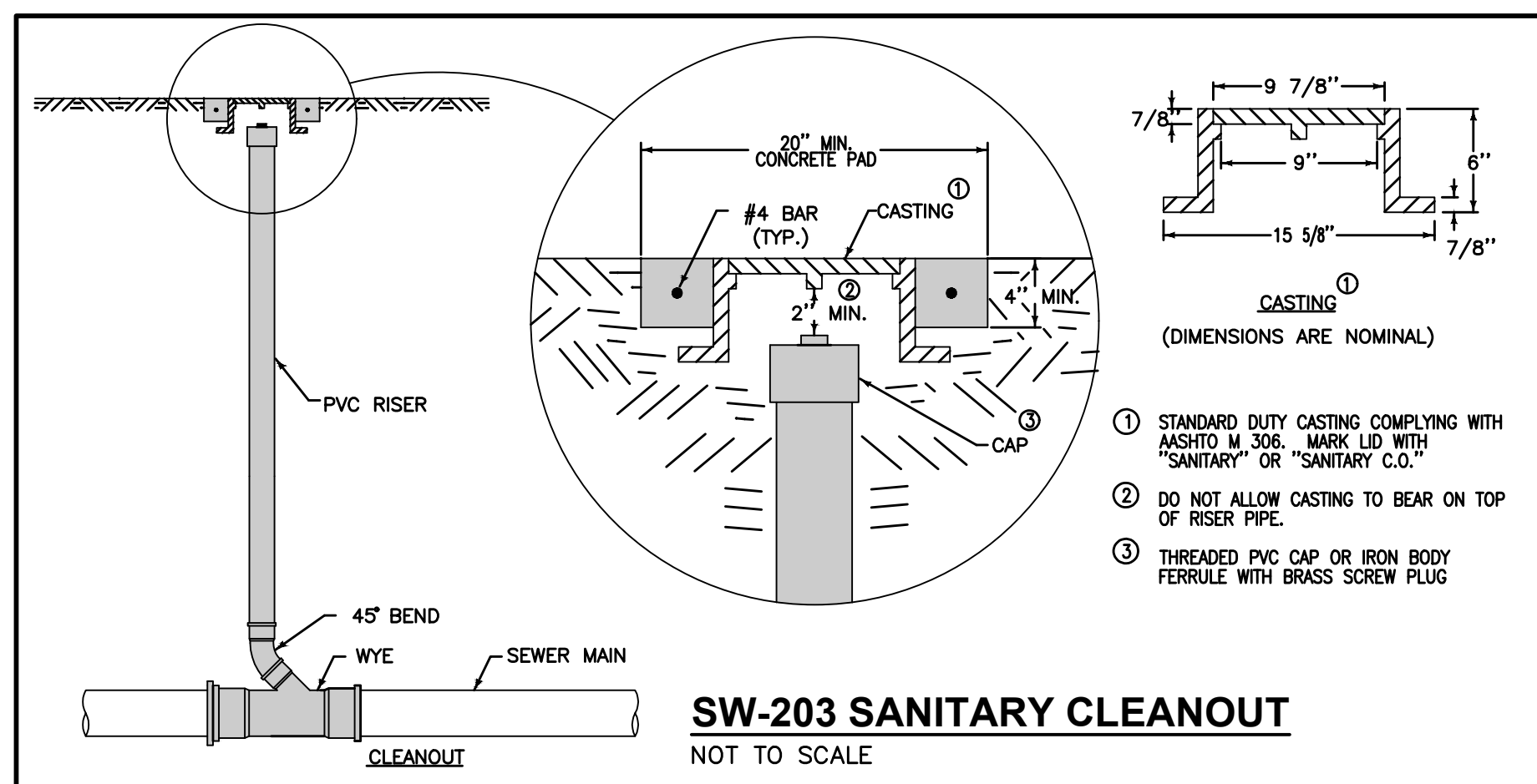
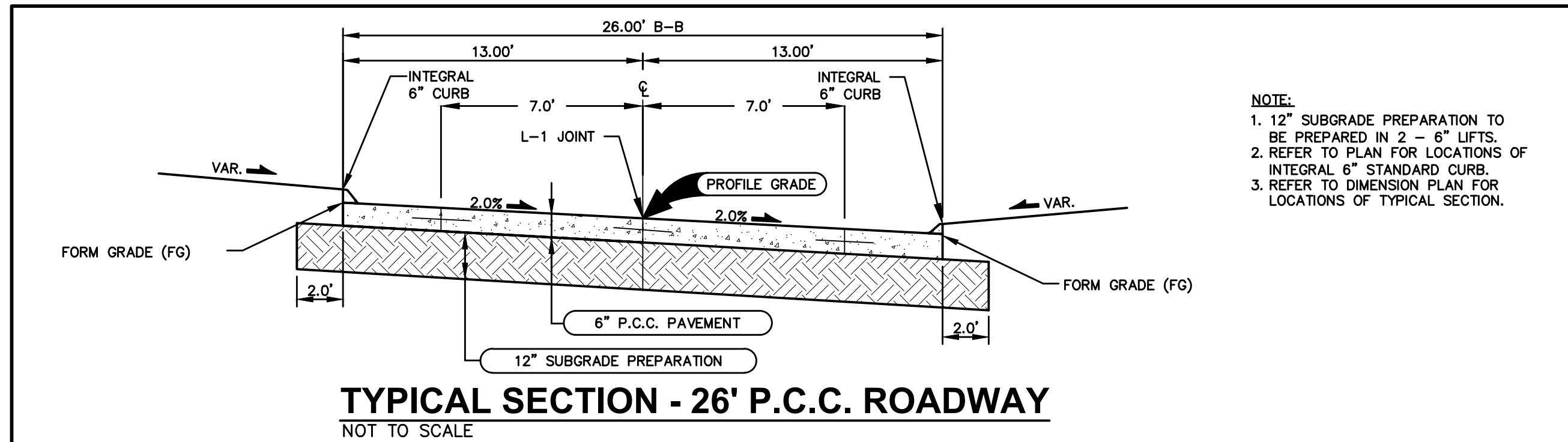
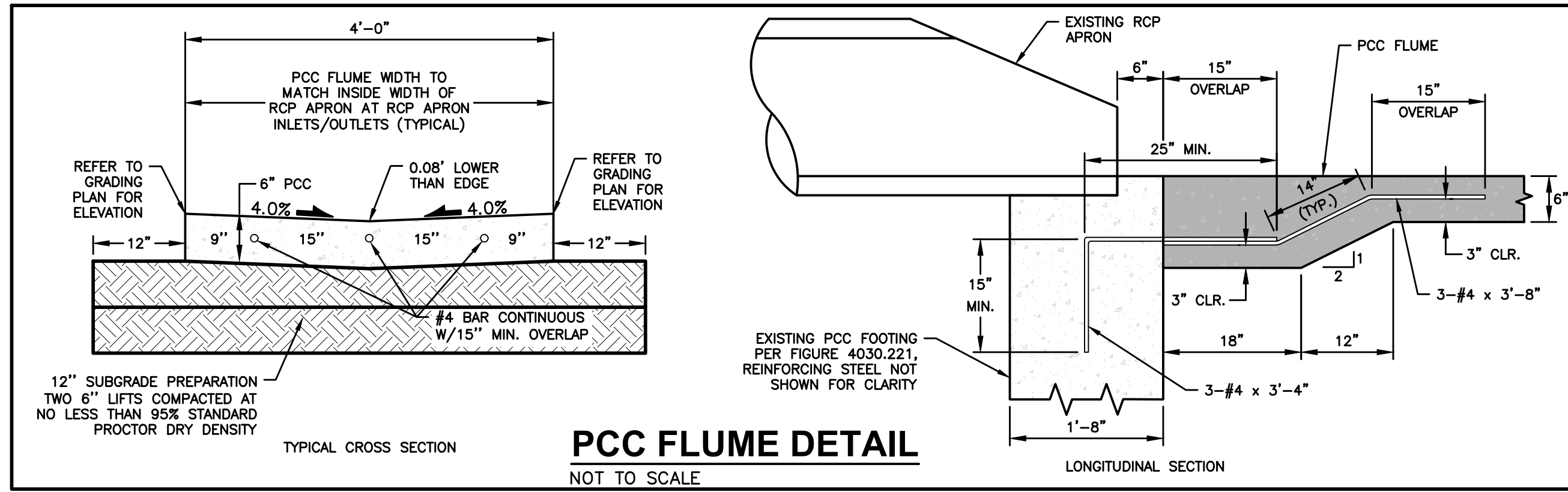
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NOT FOR CONSTRUCTION

ERIN K. OLLENDIKE P.E. DATE _____
16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1-11

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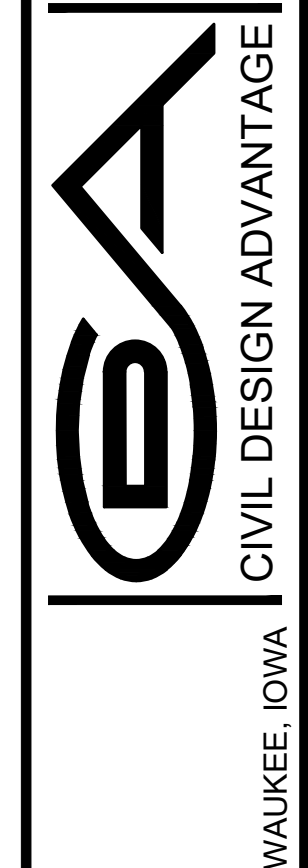
THE PITCH



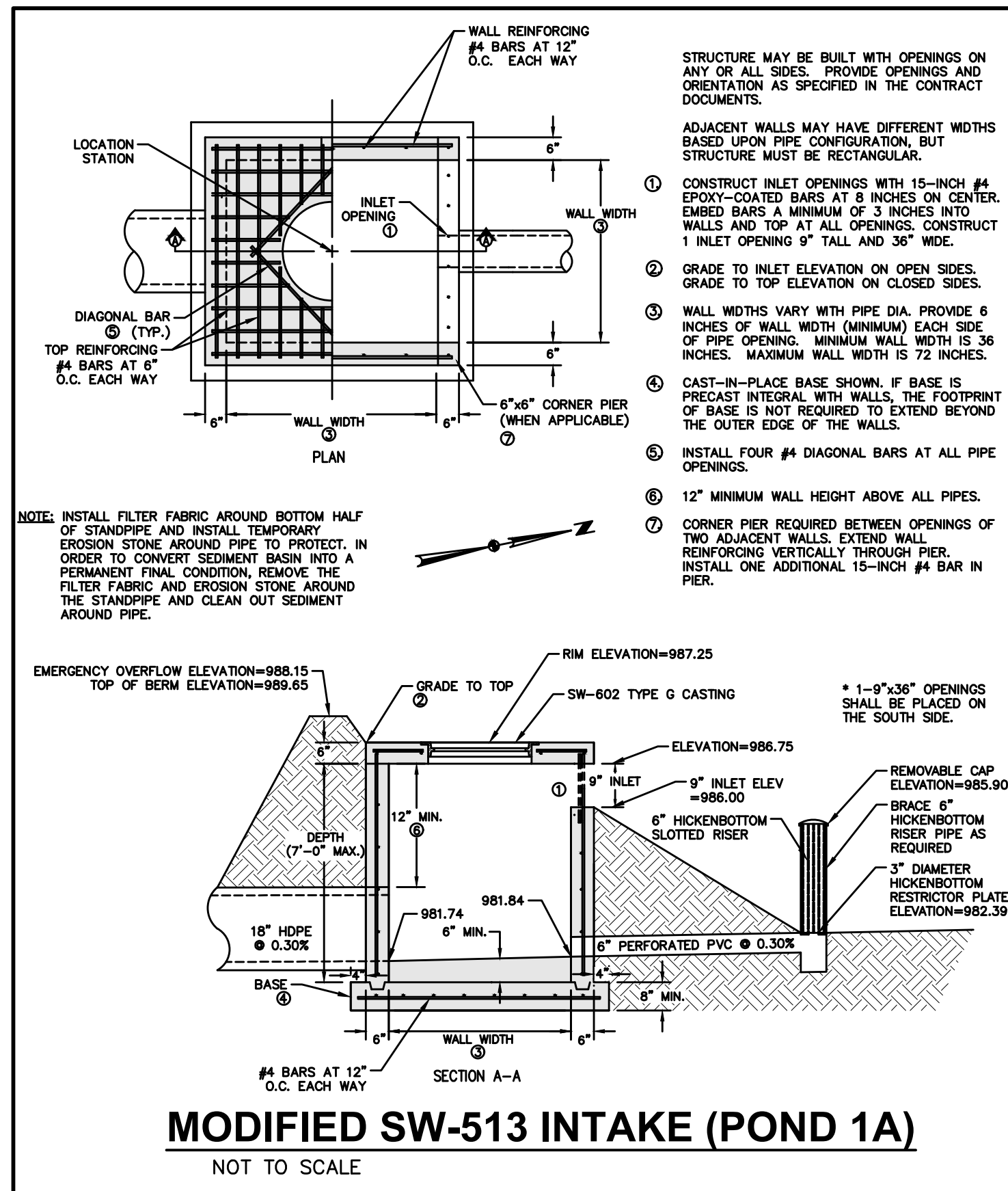
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06/14/2022	THIRD SUBMITTAL
05/24/2022	SECOND SUBMITTAL
12/21/2021	FIRST SUBMITTAL

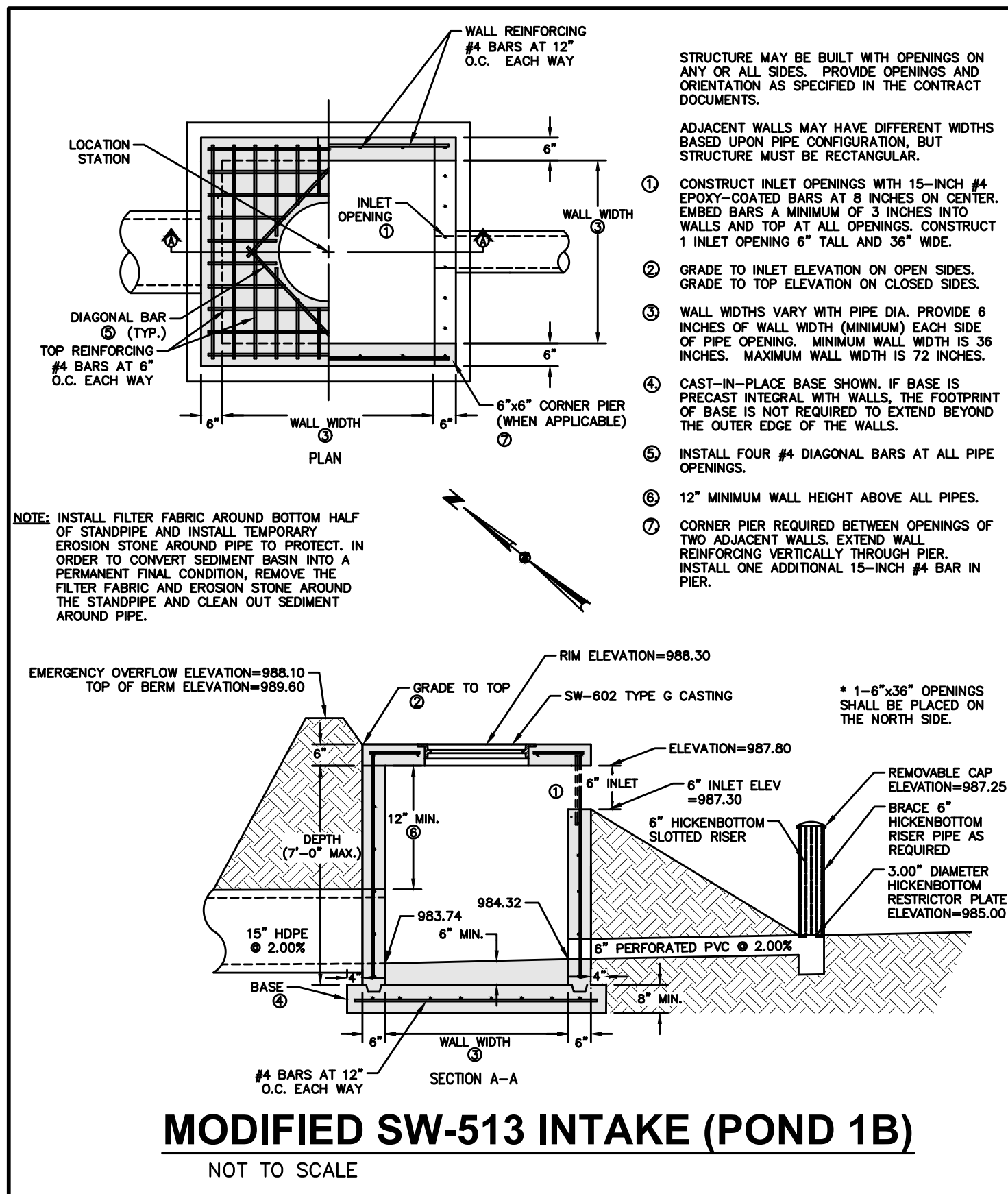
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400



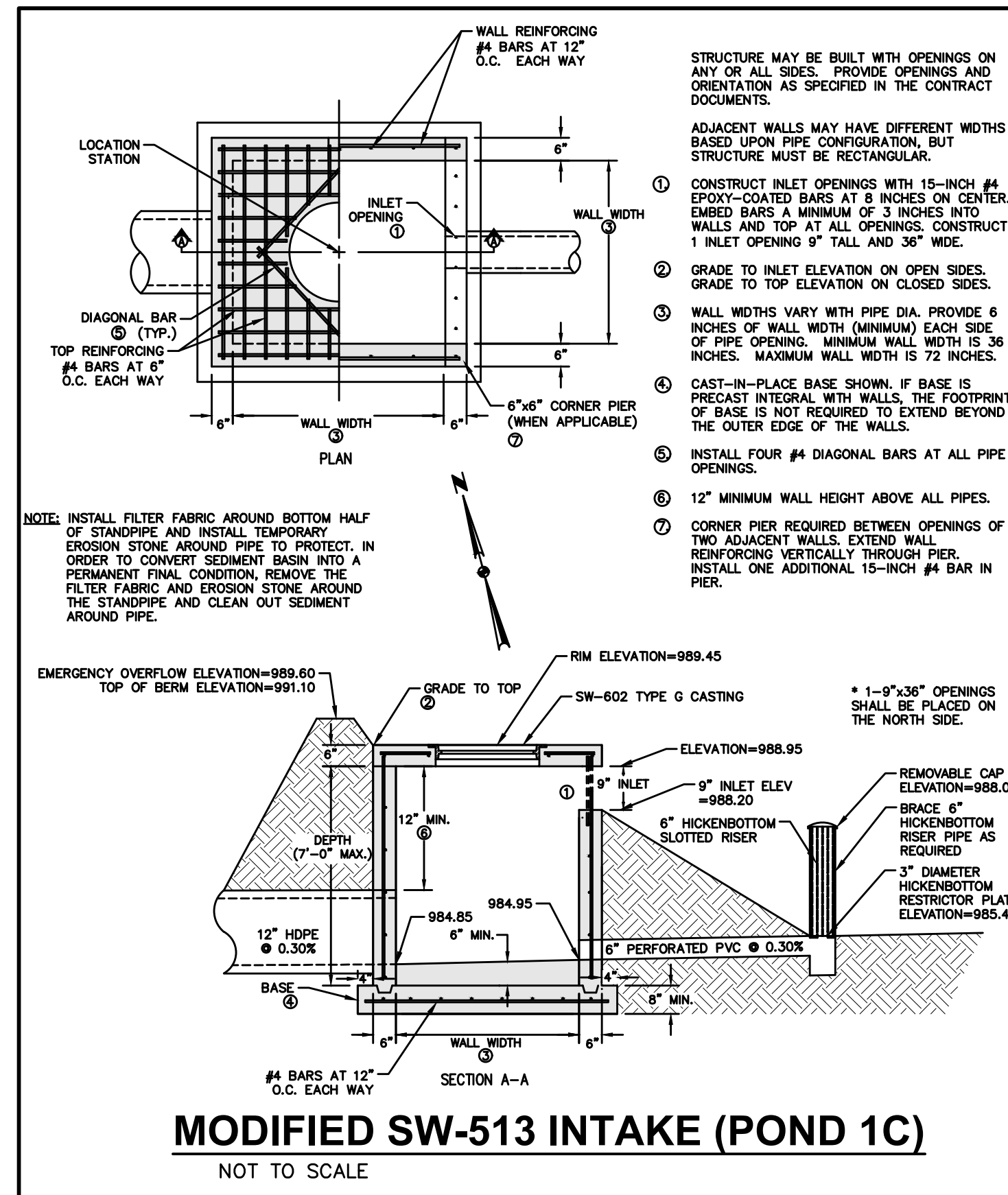
**THE PITCH
DETAILS**



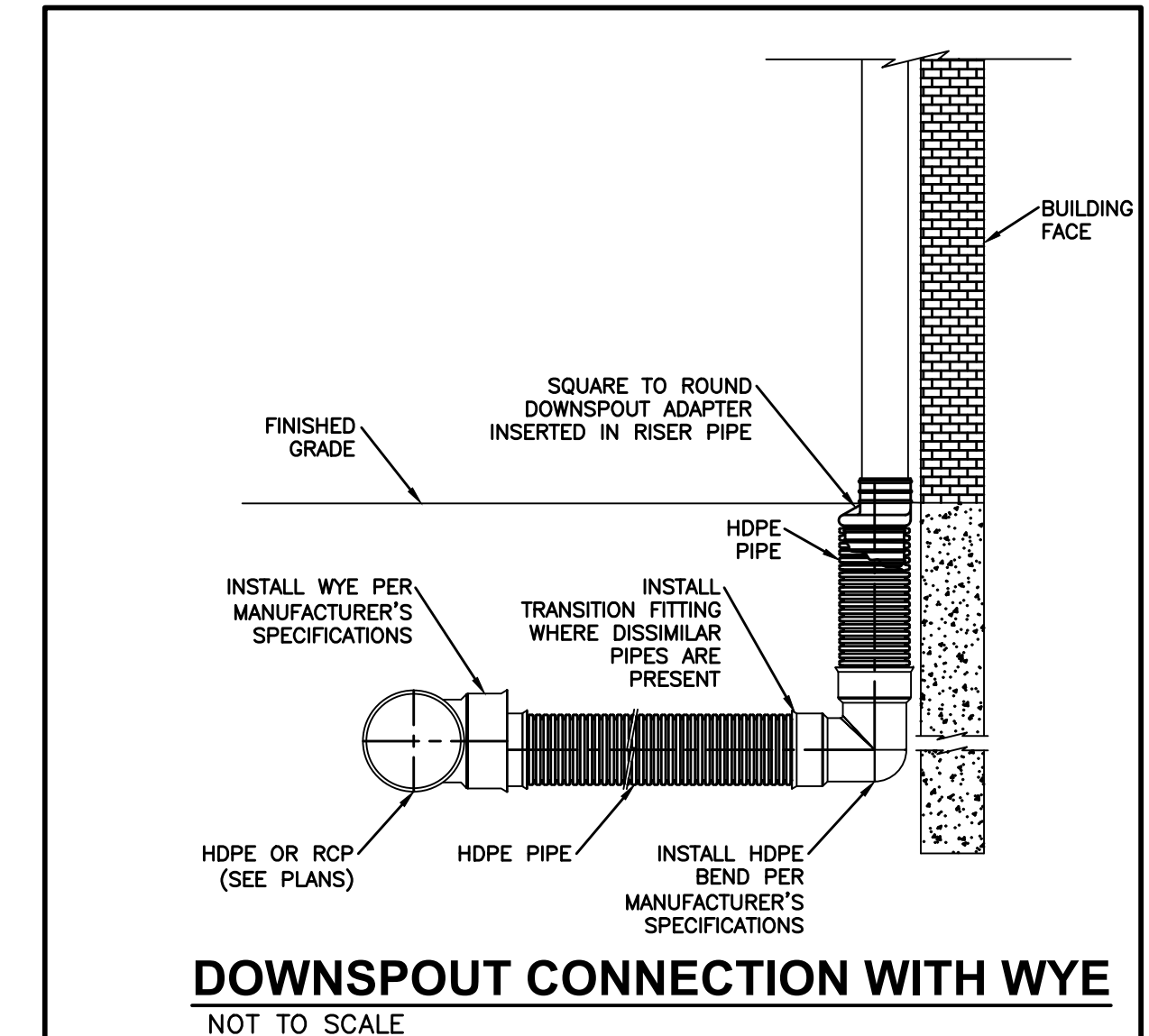
MODIFIED SW-513 INTAKE (POND 1A)
NOT TO SCALE



MODIFIED SW-513 INTAKE (POND 1B)
NOT TO SCALE



MODIFIED SW-513 INTAKE (POND 1C)
NOT TO SCALE



NOTES:
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=4\"/>

REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4F1	4	2'-0"	3
		4F2	4	3'-8"	2
15"	2'-10"	4F1	4	2'-8"	3
		4F2	4	3'-8"	2
18"	3'-5"	4F1	4	3'-1"	3
		4F2	4	3'-8"	3
24"	4'-6"	4F1	4	4'-2"	3
		4F2	4	3'-8"	3
30"	5'-7"	4F1	4	5'-3"	3
		4F2	4	3'-8"	4
36"	6'-8"	4F1	4	6'-4"	3
		4F2	4	3'-8"	5
42"	7'-3"	4F1	4	6'-11"	3
		4F2	4	3'-8"	5

R-4995 - R-4996 Type M Trench Frame with Solid or Grated Cover

Heavy Duty

Cast Iron Trench Assemblies—Light or Heavy Duty—For Use in Sidewalks, Driveways, Garages, Loading Docks, etc.

Read Carefully Before Ordering

Specify:
1. Complete catalog number.
2. Light or heavy duty.
3. Overall length of cover required.
4. Lid solid, flat grated, or diagonally barred convex grate.
5. Location of outlet, side, bottom or end (give dimensional location and pipe size).
6. Whether one end or both ends

Illustrating Type M frame with grated cover. Standard with 4-inch outside caulk outlet. Can be equipped for inside caulk if specified.

Standard Sizes—Light Duty

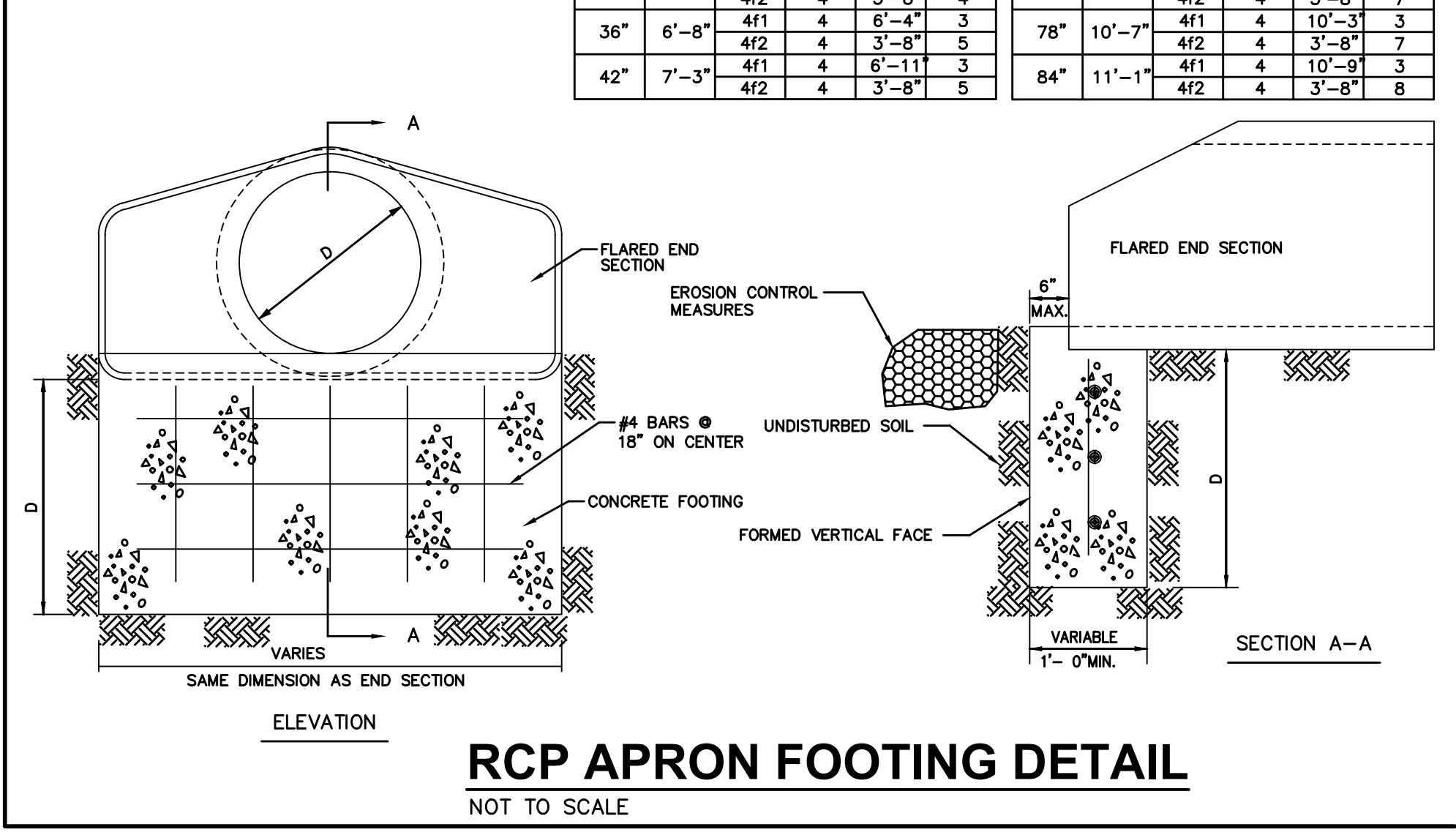
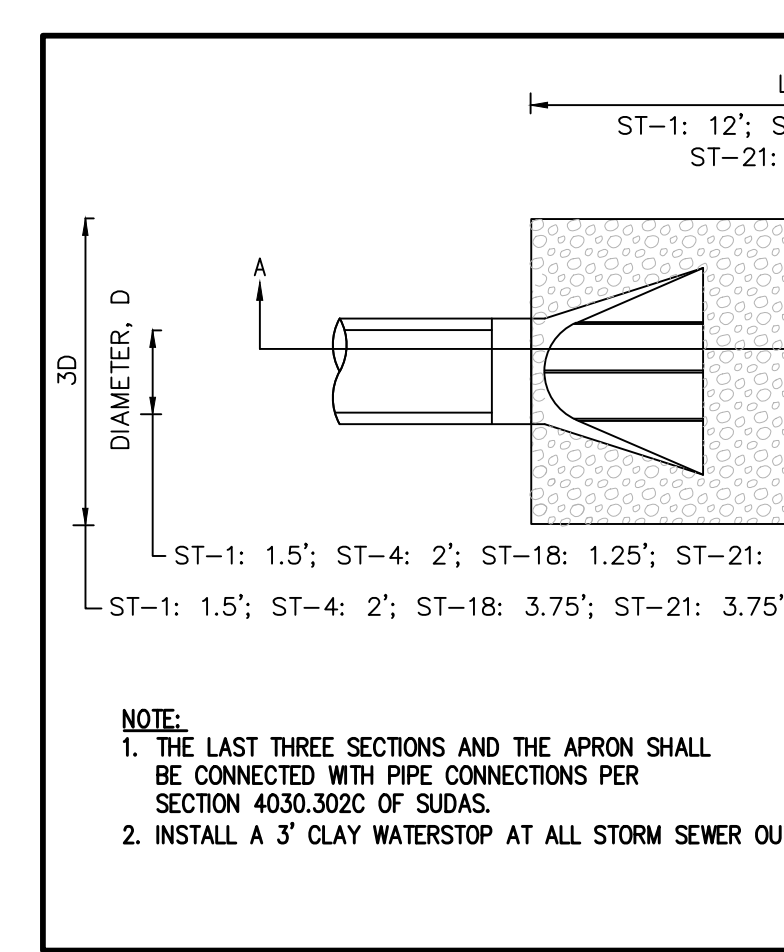
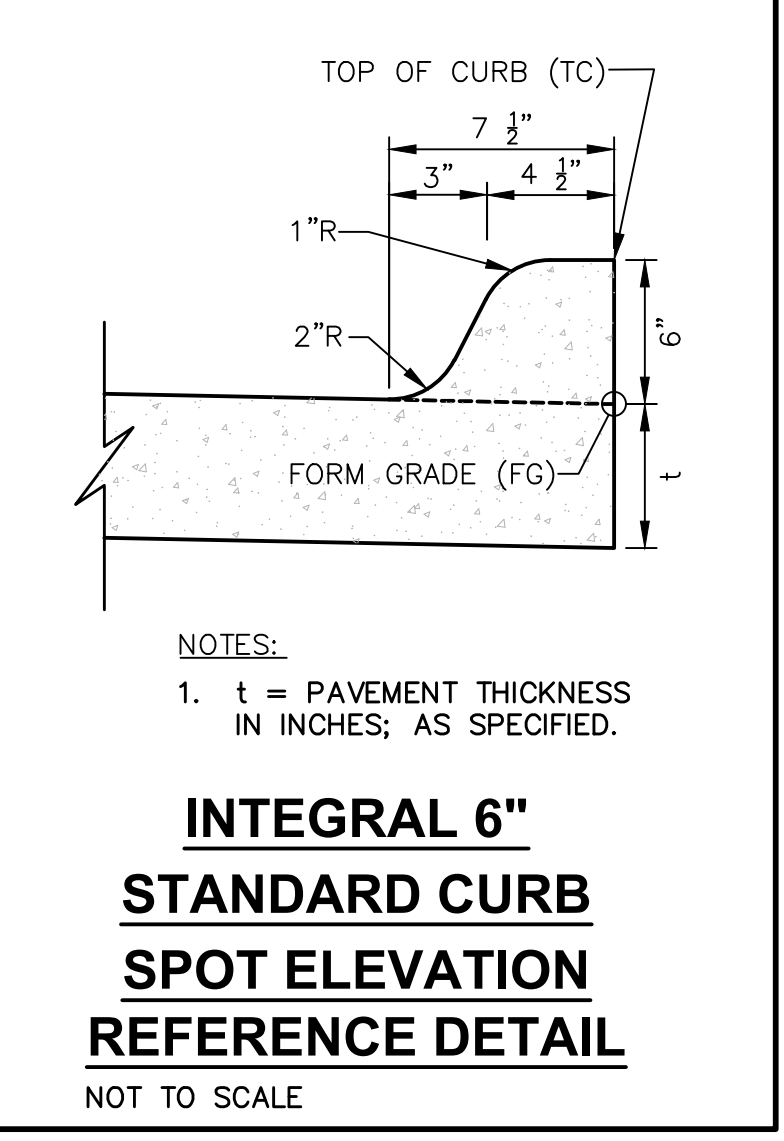
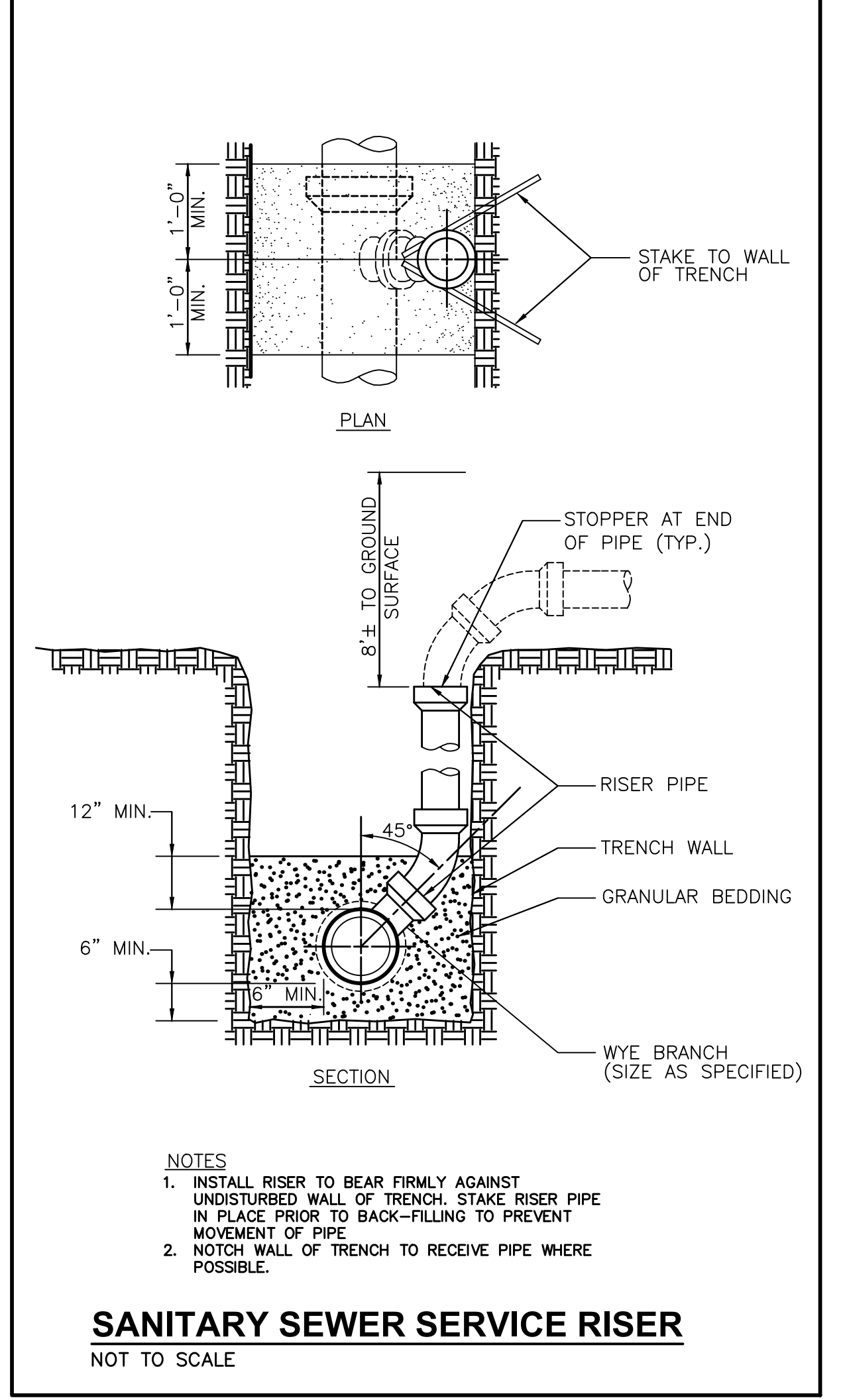
Catalog No.	Description	A	B	C	D	Length
R-4995-A1**	With grated cover	11 1/2	3/4	10	6	As ordered
R-4995-A2*	With solid cover	7	3/4	5	4	As ordered
R-4995-B1	With solid cover	11 1/2	3/4	10	6	As ordered
R-4995-B2	With solid cover	7	3/4	5	4	As ordered

Standard Sizes—Heavy Duty

Catalog No.	Description	A	B	C	D	Length
R-4996-A1**	With grated cover	11 1/2	1 1/2	10	6	As ordered
R-4996-A2*	With solid cover	7	1 1/2	5	4	As ordered
R-4996-B1	With solid cover	11 1/2	1 1/2	10	6	As ordered
R-4996-B2	With solid cover	7	1 1/2	5	4	As ordered

Sections: Thru Drains, Type M

Click [HERE](#) to go back to the Table of Contents



THE PITCH DETAILS

3/18

2108.647

DATE: 06/28/2022, 06/14/2022, 05/24/2022, 12/21/2021

REVISIONS: FOURTH SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

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

ENGINEER: EKO, CIVIL DESIGN ADVANTAGE, WAUKEE, IOWA

FIRE SAFETY CONSTRUCTION NOTE

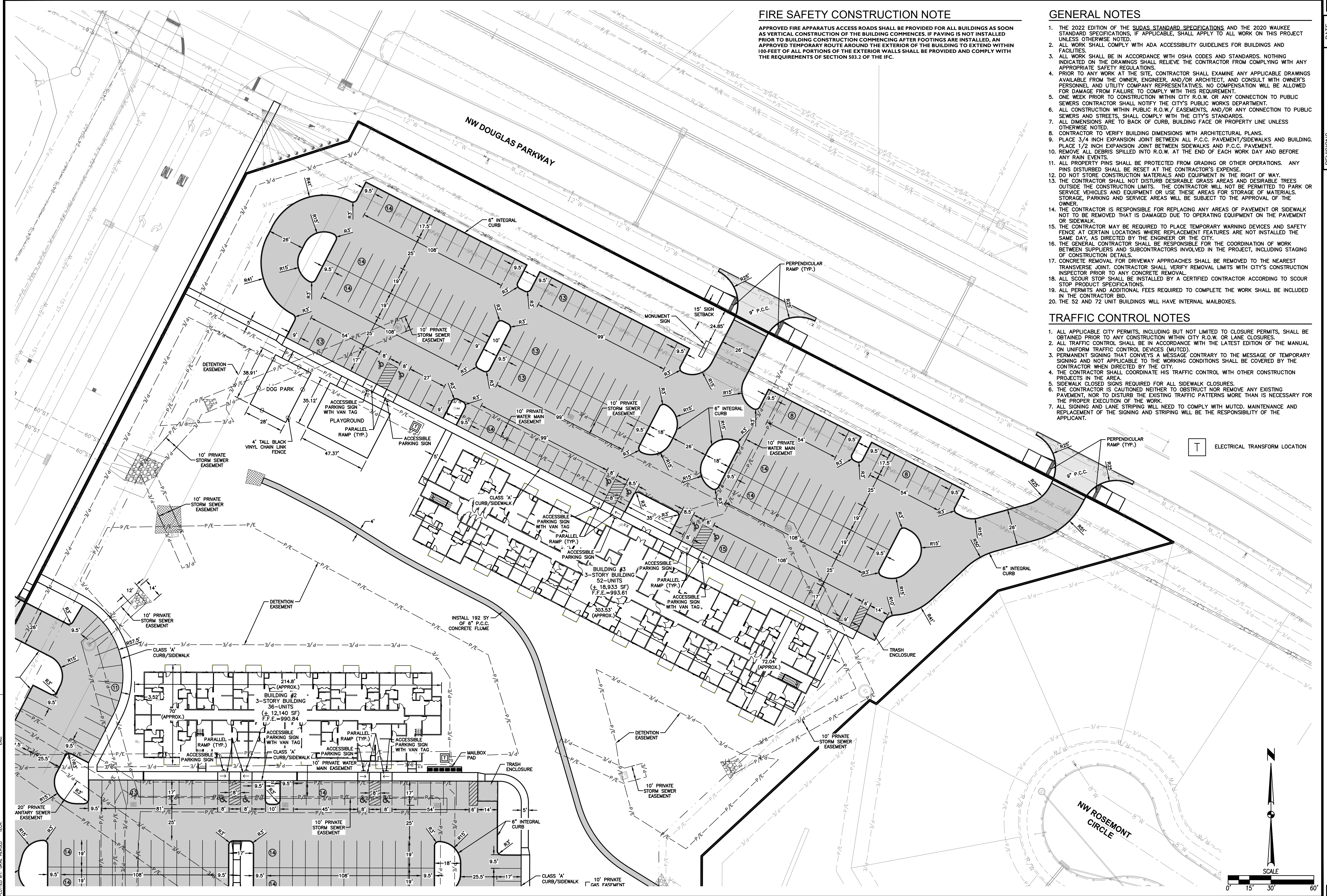
APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR ALL BUILDINGS AS SOON AS VERTICAL CONSTRUCTION OF THE BUILDING COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTINGS ARE INSTALLED, AN APPROVED TEMPORARY ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

GENERAL NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2020 WAUKEE 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 SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
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 BEFORE ANY RAIN EVENTS.
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 SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. THE 52 AND 72 UNIT BUILDINGS WILL HAVE INTERNAL MAILBOXES.

TRAFFIC CONTROL NOTES

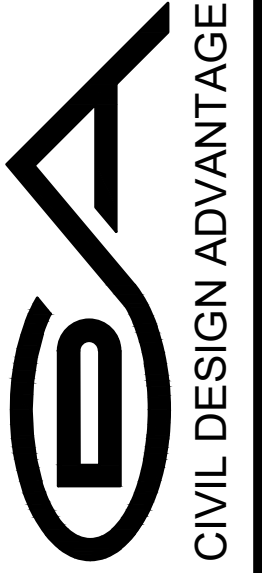
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING 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.
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.



DATE	REVISIONS
06/28/2022	FOURTH SUBMITTAL
06/14/2022	THIRD SUBMITTAL
05/24/2022	SECOND SUBMITTAL
12/21/2021	FIRST SUBMITTAL

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

ENGINEER: EKO
 EI: GH

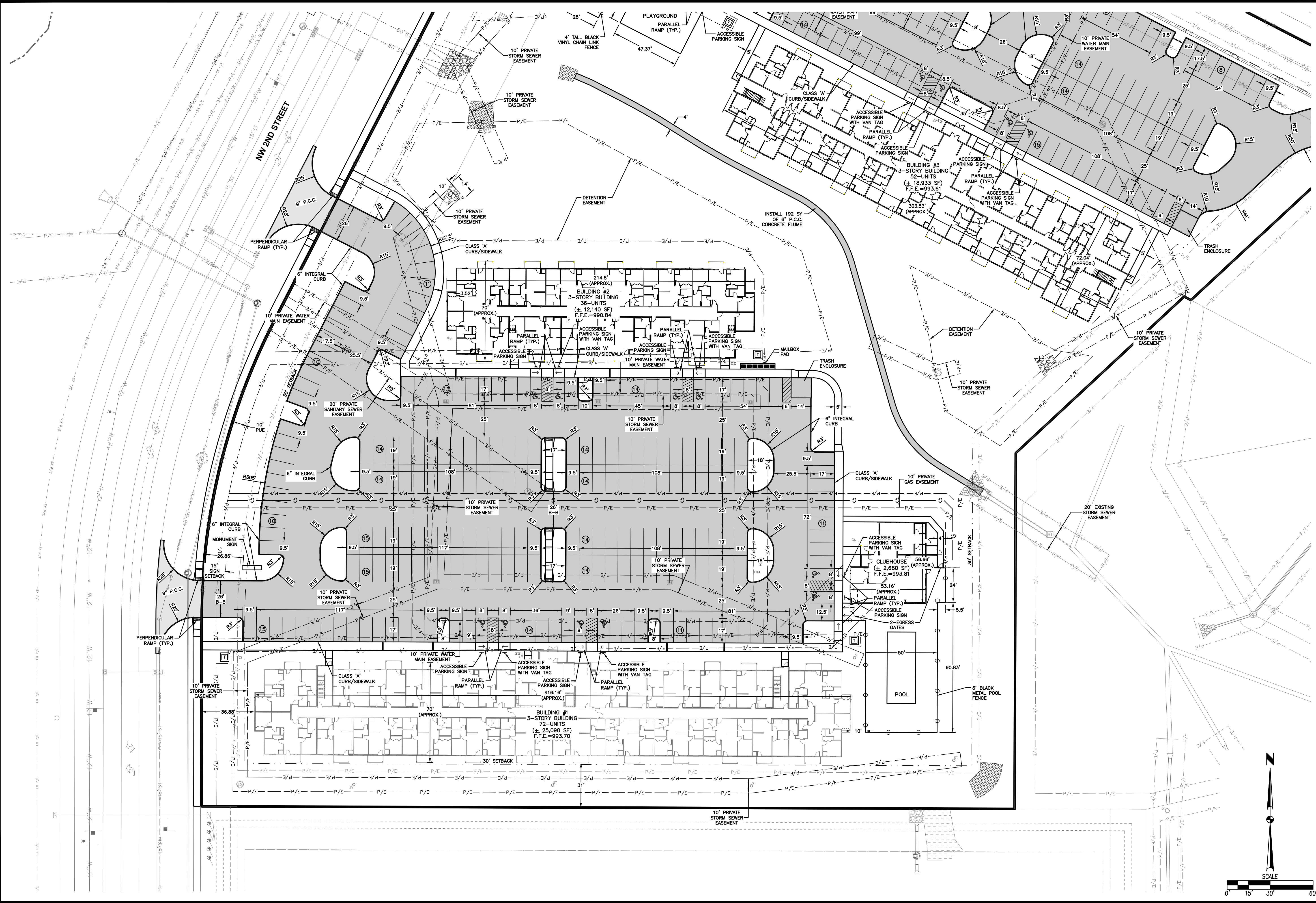


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

THE PITCH
 DIMENSION PLAN

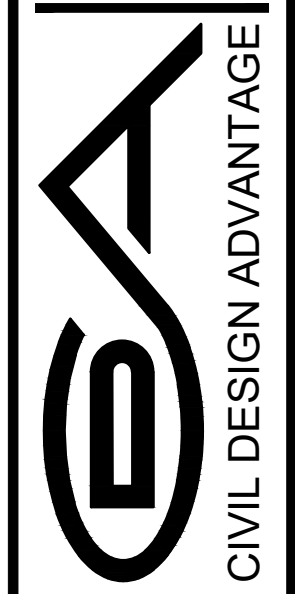
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 DATE: 6/28/2022 5:10 PM
 COMMENT:
 END



DATE	REVISIONS
06/28/2022	FOURTH SUBMITTAL
06/14/2022	THIRD SUBMITTAL
05/24/2022	SECOND SUBMITTAL
12/21/2021	FIRST SUBMITTAL

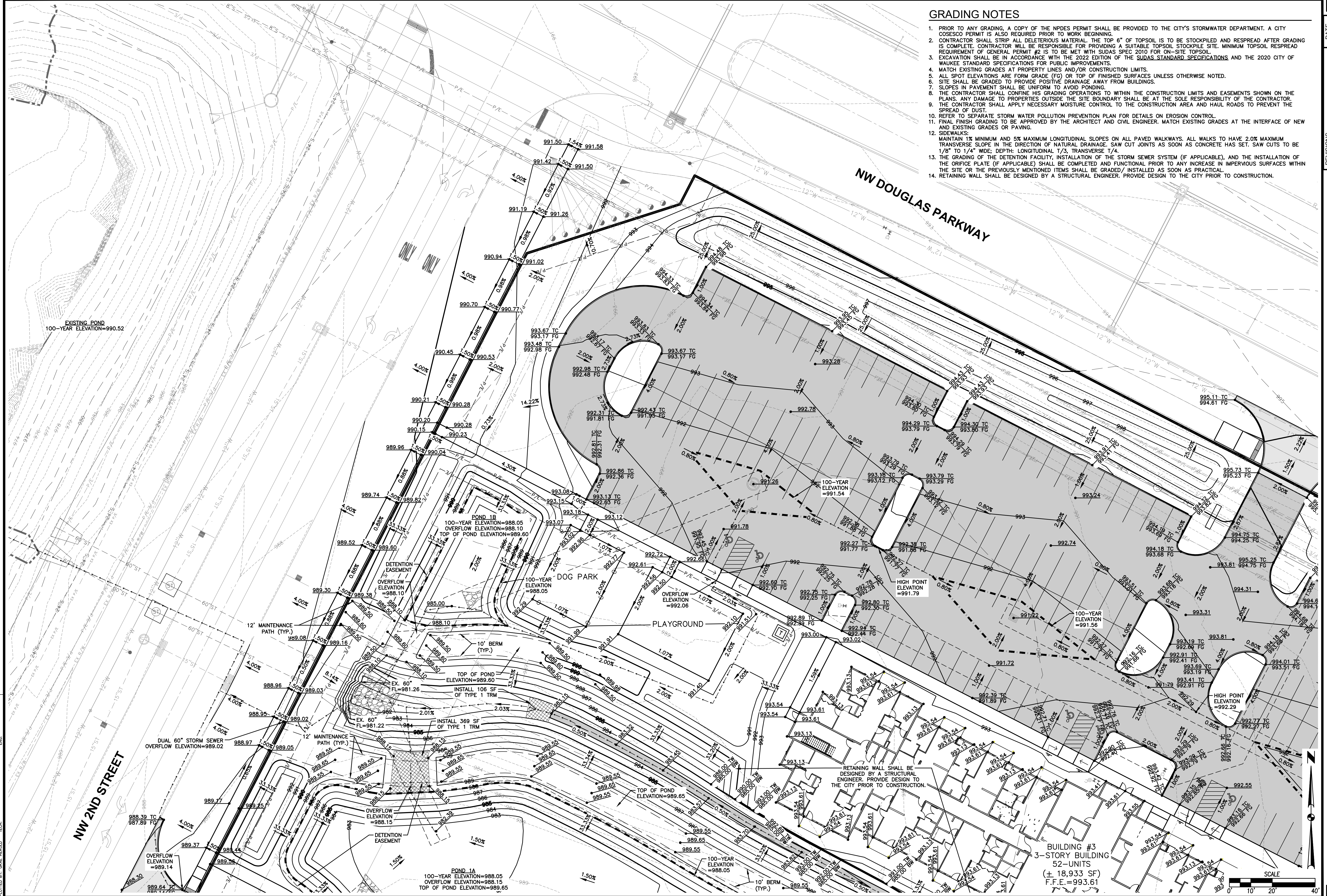
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

THE PITCH DIMENSION PLAN

ENGINEER: EKO
 EI: GH



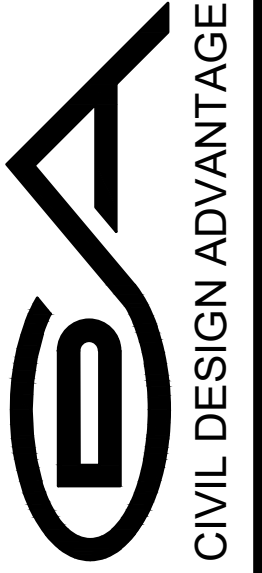
GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DEPARTMENT. A CITY COSCO PERMIT IS ALSO REQUIRED PRIOR TO WORK BEGINNING.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE. MINIMUM TOPSOIL RESPREAD REQUIREMENT OF GENERAL PERMIT #2 IS TO BE MET WITH SUDAS SPEC 2010 FOR ON-SITE TOPSOIL.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
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. RETAINING WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER. PROVIDE DESIGN TO THE CITY PRIOR TO CONSTRUCTION.

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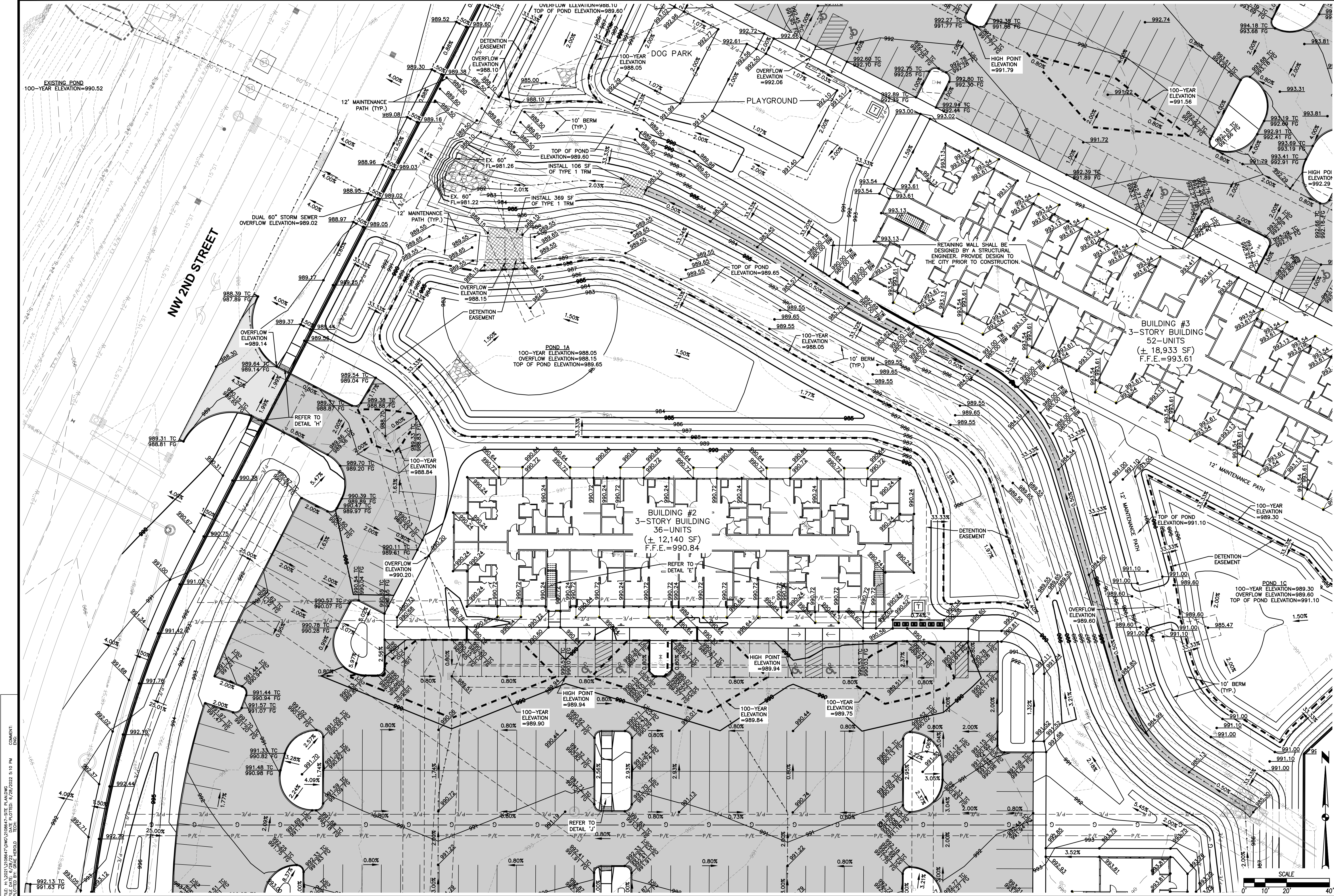
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

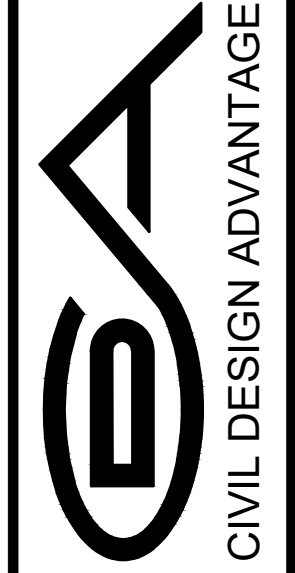
**THE PITCH
GRADING PLAN**



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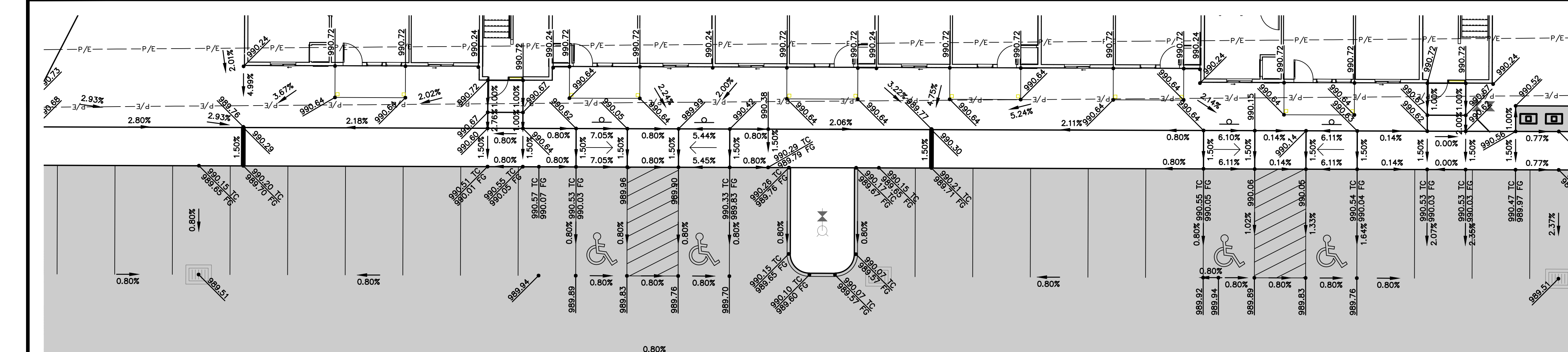
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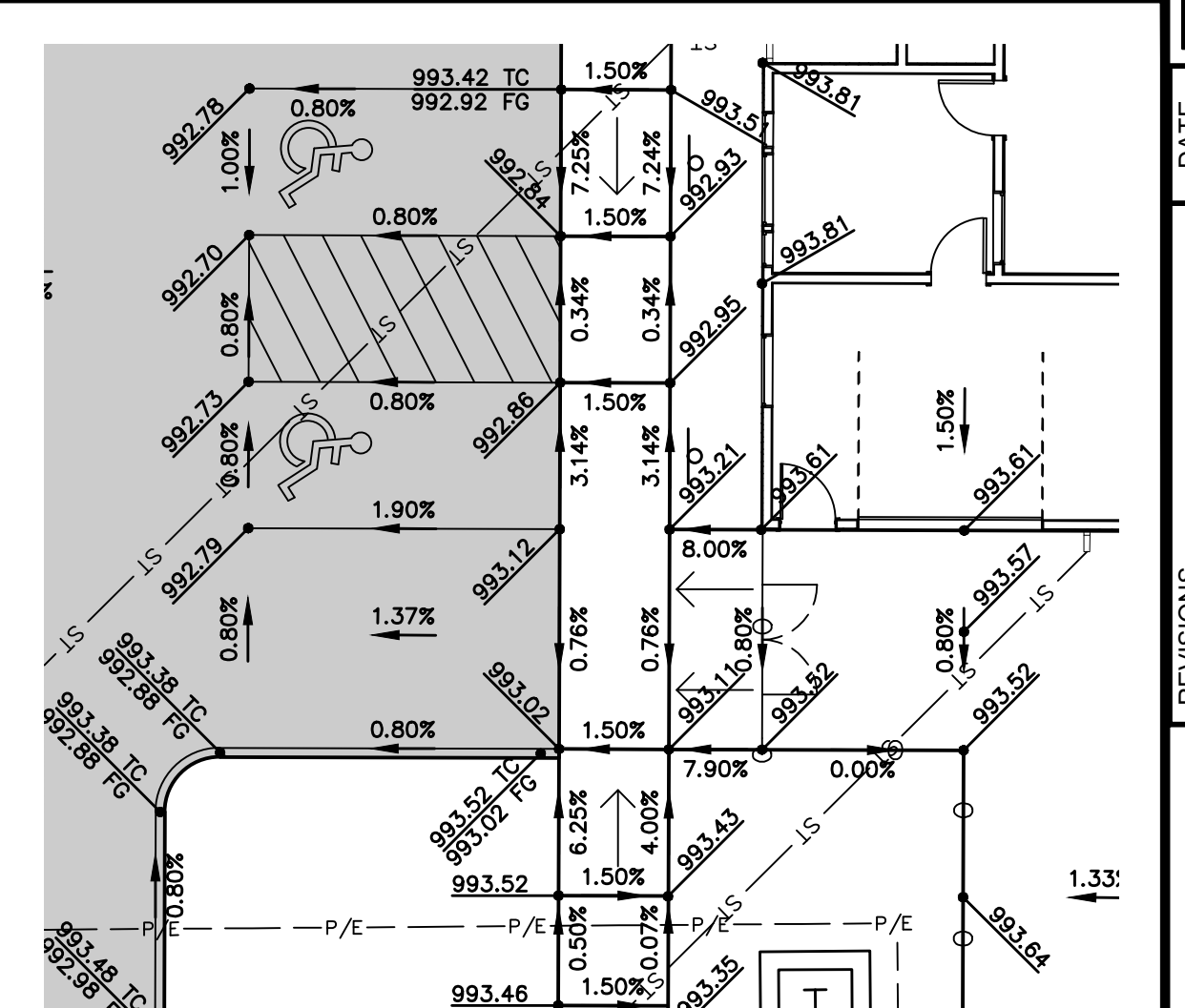


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

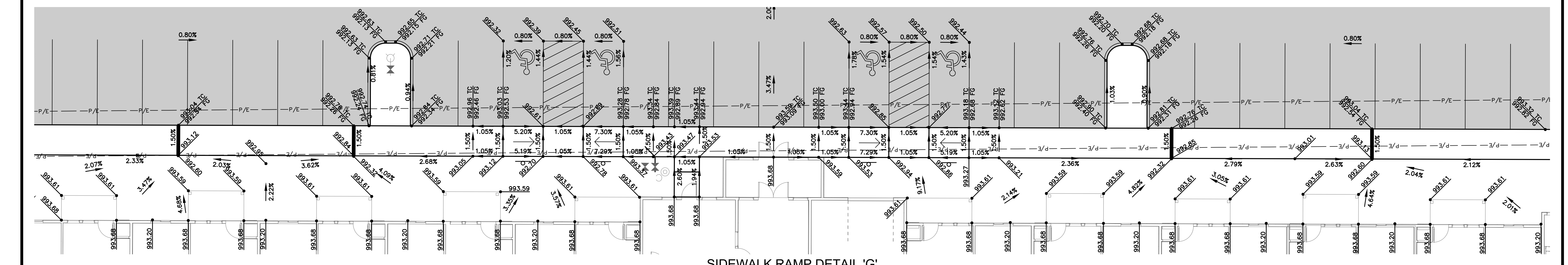
THE PITCH
GRADING PLAN



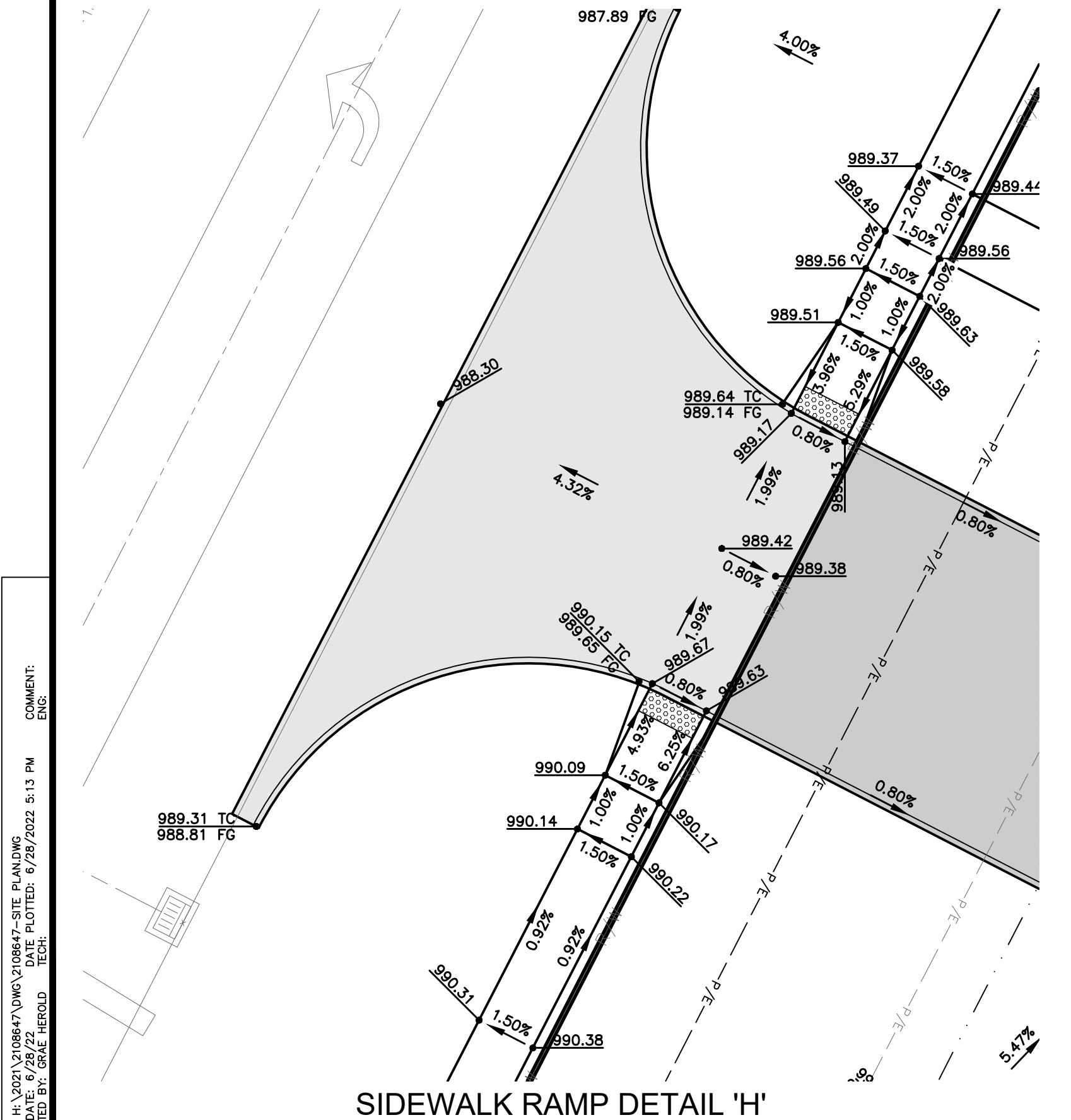
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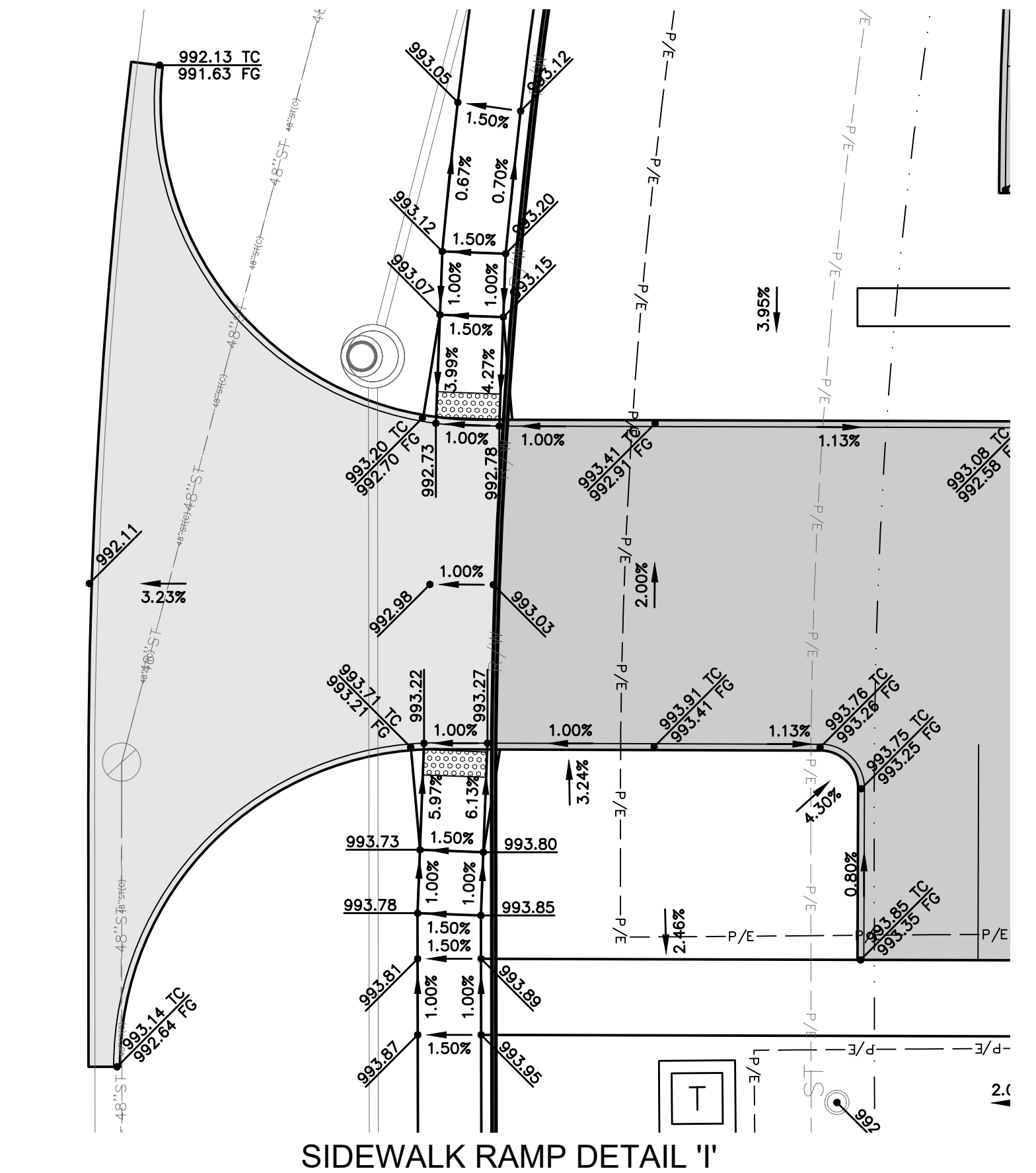
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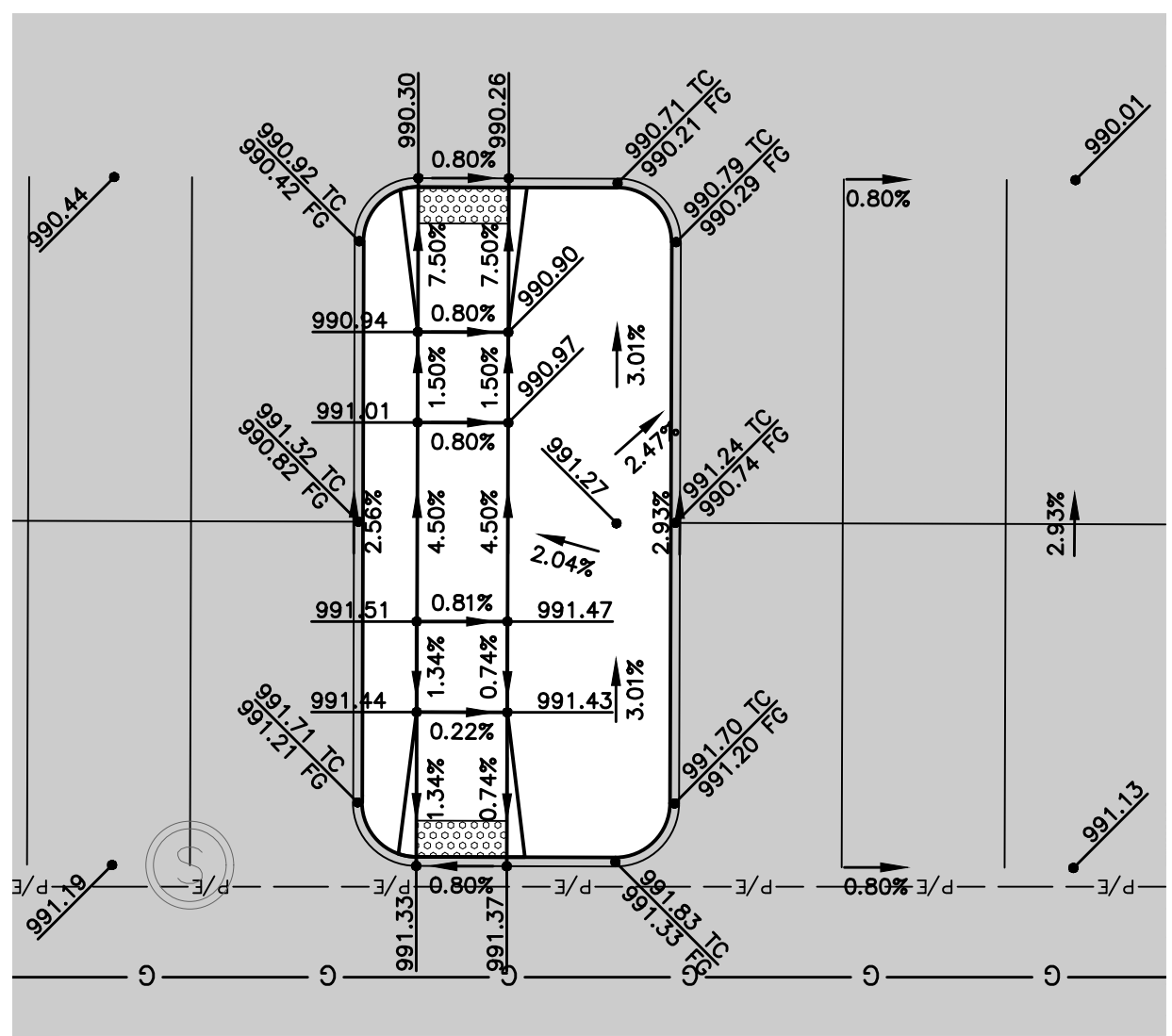
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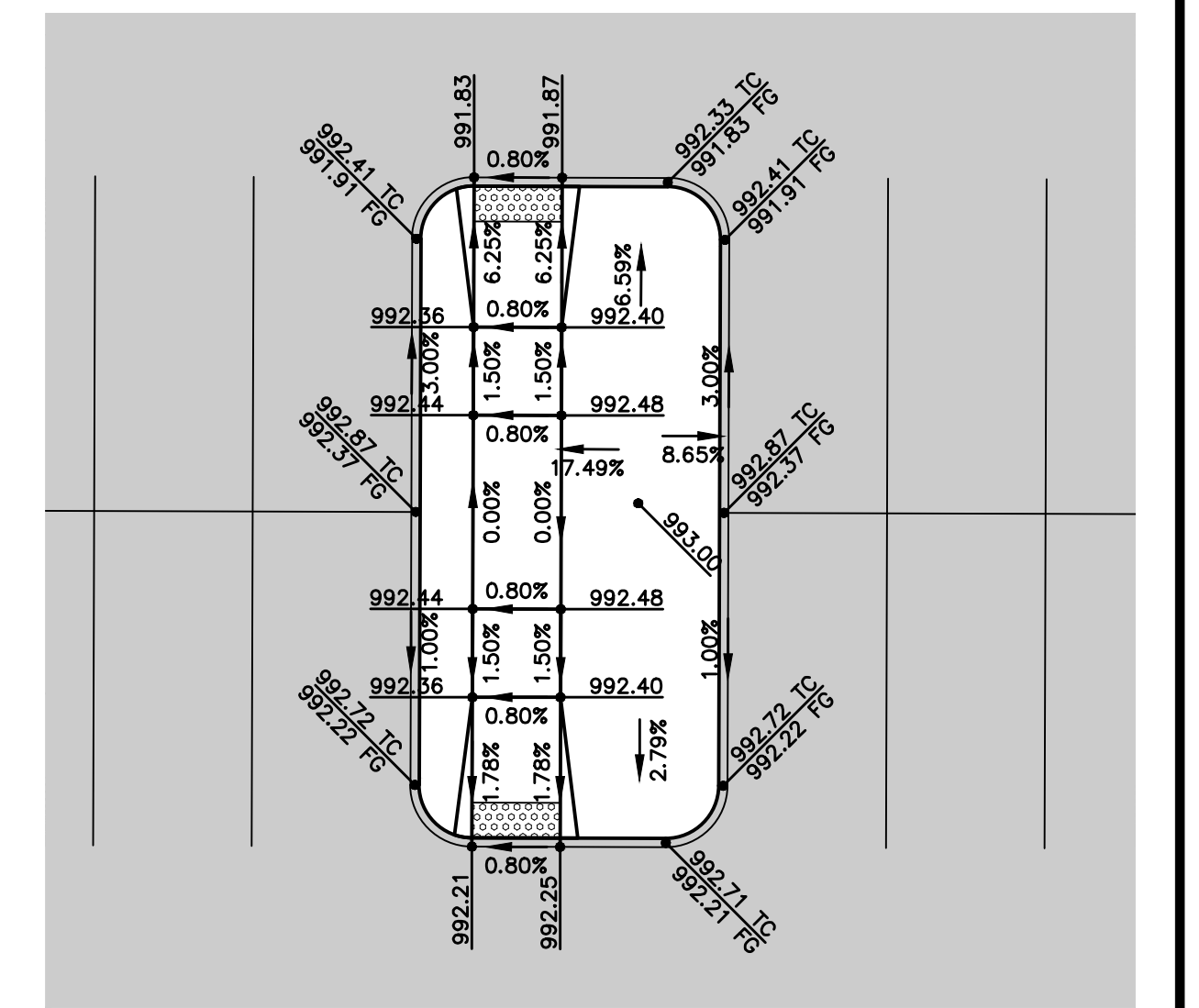
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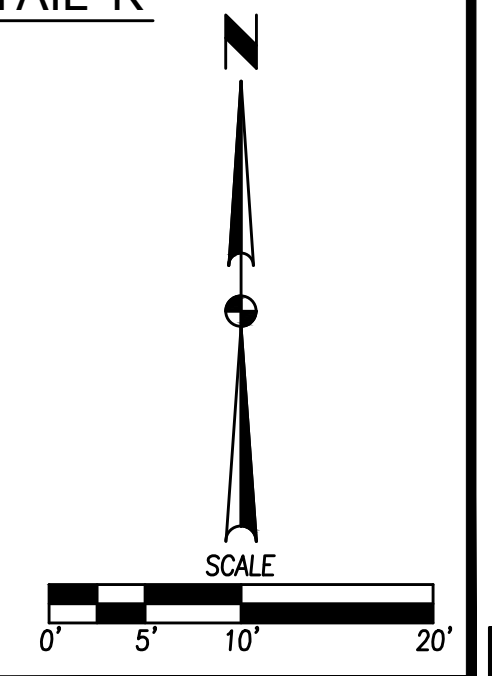
SIDEWALK RAMP DETAIL 'I'



SIDEWALK RAMP DETAIL 'J'



SIDEWALK RAMP DETAIL 'K'

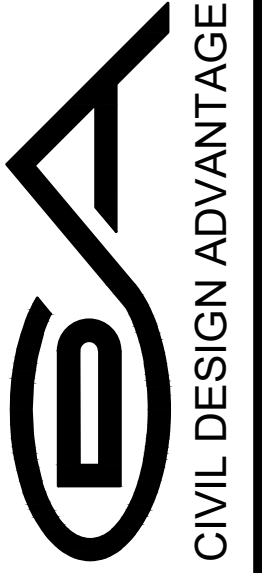


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 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

ENGINEER: EKO
 EI: GH



WAUKEE, IOWA

THE PITCH
 GRADING PLAN

THE PITCH

EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,514
2	DITCH CHECKS	LF	260
3	SOD	AC	4.19
4	INLET PROTECTION DEVICES	EA	9
5	CONCRETE WASHOUT PIT	EA	1
6	CLASS 'E' RIP-RAP	TON	55
7	TYPE 1 TRM	SF	823

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 DIRECTLY INTO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK	9.93 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	35,748 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (3,514 LF @ 10.0 CU FT/LF OF FENCE)	35,140 CU FT
VOLUME PROVIDED IN DITCH CHECK (260 LF @ 15.0 CU FT/LF)	3,900 CU FT
TOTAL VOLUME PROVIDED	38,040 CU FT

NOTES:

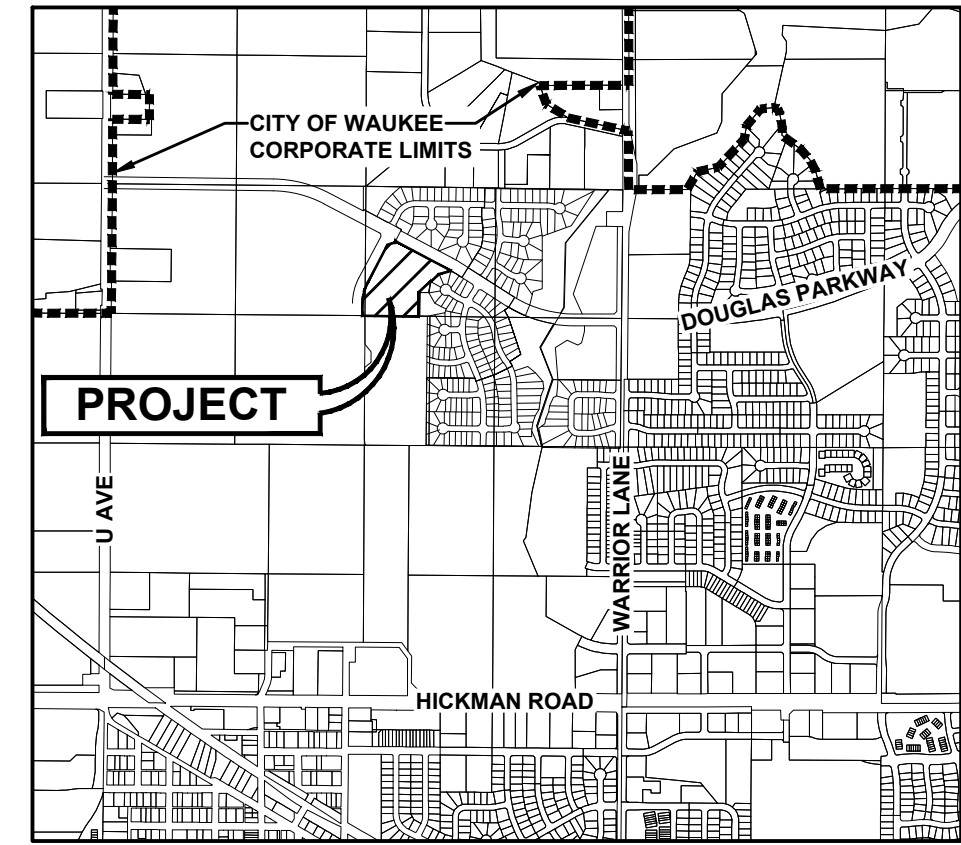
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY 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.
- ALL OPEN SPACE IS TO BE TREATED AS SOIL QUALITY RESTORATION AREAS TO BE OVERLAID WITH A MINIMUM OF 8" OF TOPSOIL WITH A MINIMUM OF 4% ORGANIC MATTER CONTENT FOLLOWING MASS GRADING OPERATIONS PRIOR TO SOD TO ENSURE WATER QUALITY VOLUME IS MET.

SWPPP LEGEND

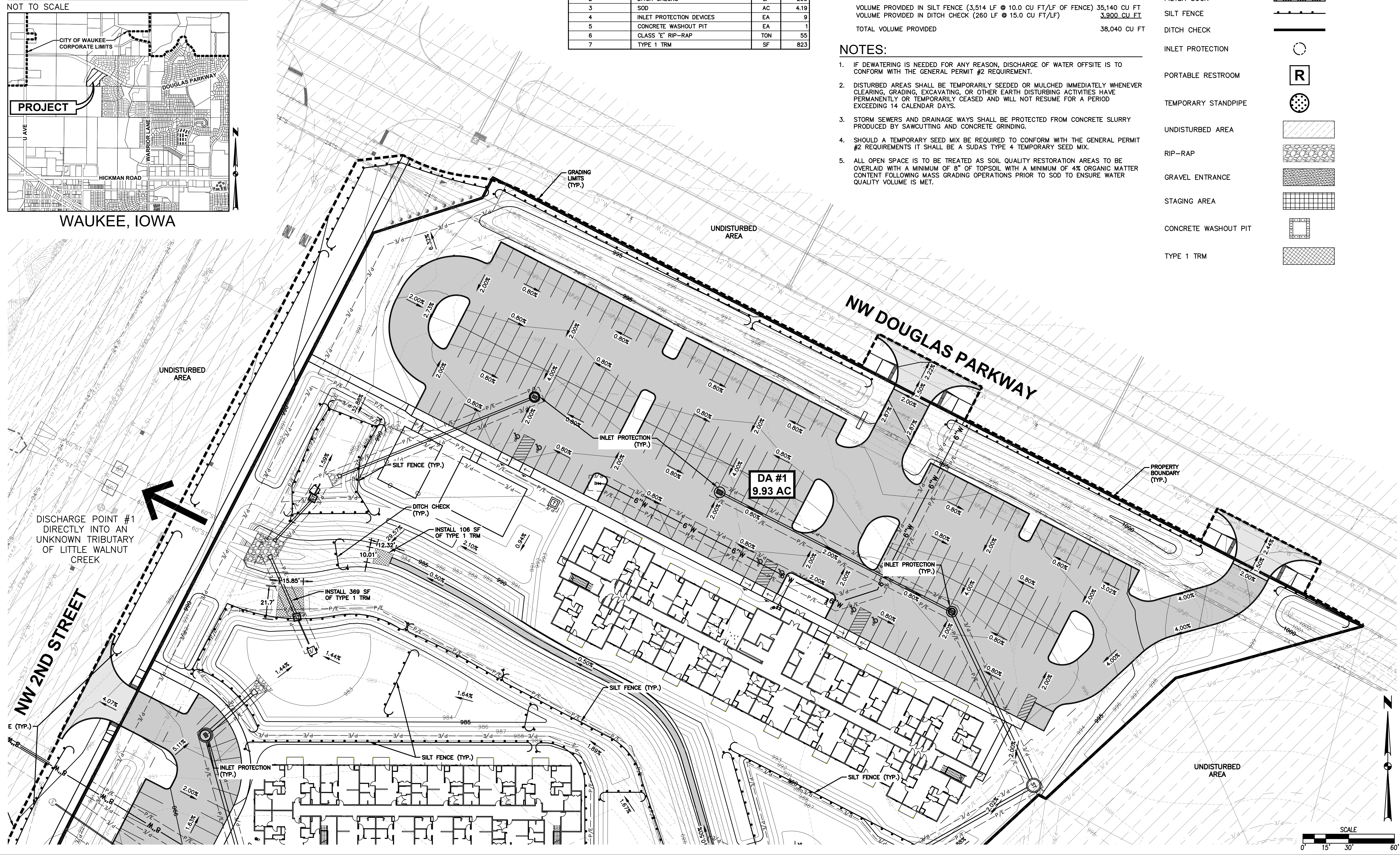
DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
FILTER SOCK	▨
SILT FENCE	—
DITCH CHECK	—
INLET PROTECTION	○
PORTABLE RESTROOM	R
TEMPORARY STANDPIPE	●
UNDISTURBED AREA	▨
RIP-RAP	▨
GRAVEL ENTRANCE	▨
STAGING AREA	▨
CONCRETE WASHOUT PIT	□
TYPE 1 TRM	▨

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA



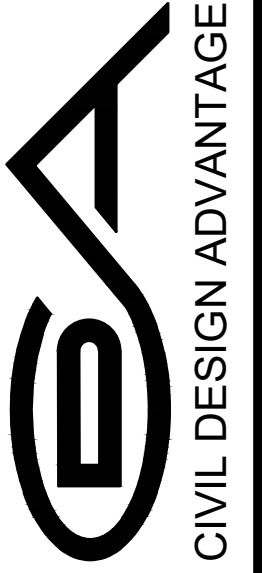
DISCHARGE POINT #1
DIRECTLY INTO AN
UNKNOWN TRIBUTARY
OF LITTLE WALNUT
CREEK

DA #1
9.93 AC

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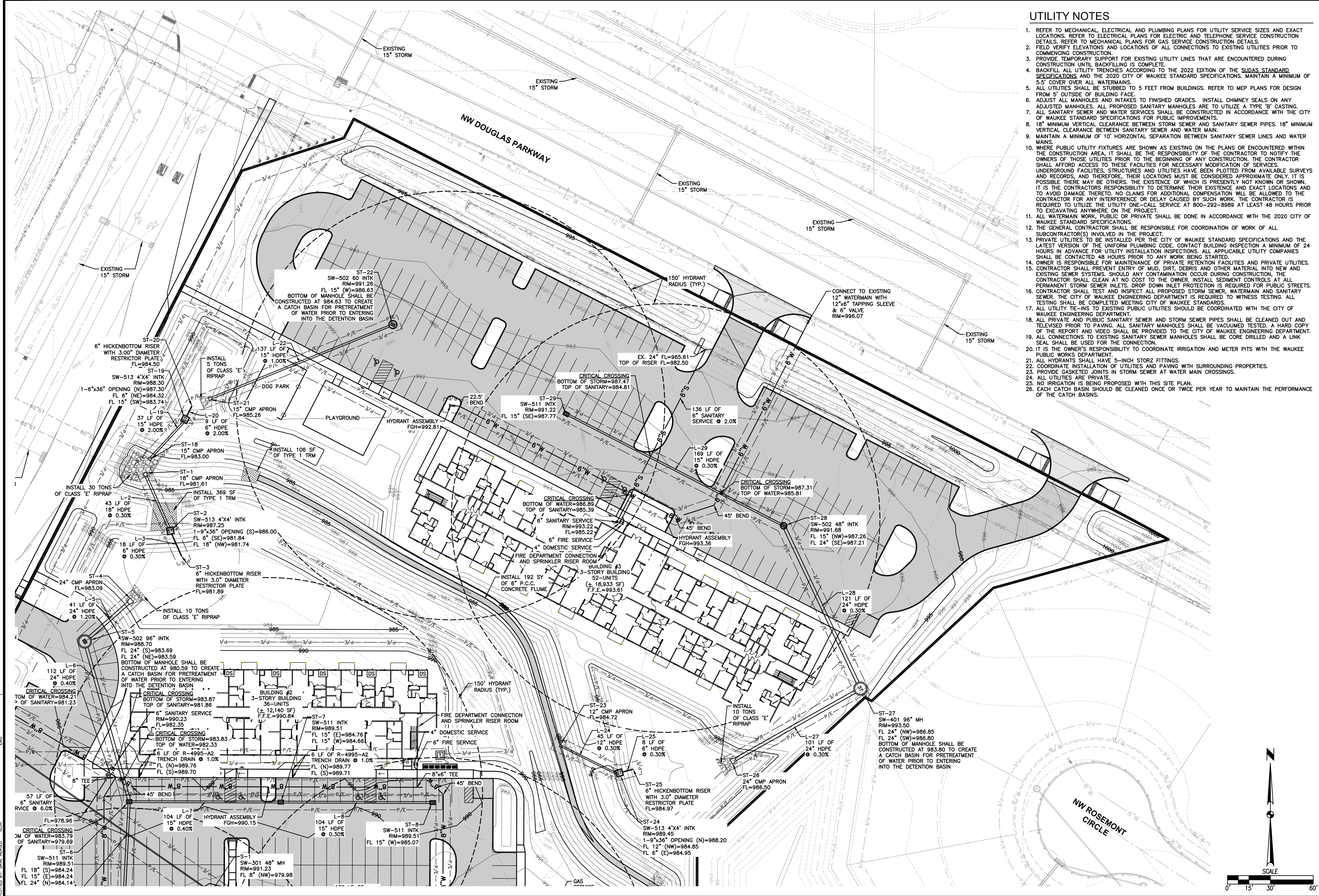
4121 NW URBANDALE DRIVE
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WAUKEE, IOWA

THE PITCH
EROSION AND SEDIMENT CONTROL PLAN
ENGINEER: EKO

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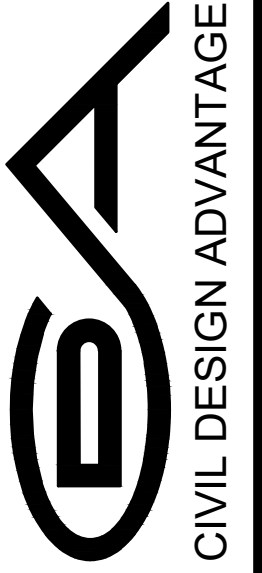


UTILITY NOTES

- 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 SUDAS STANDARD SPECIFICATIONS AND THE 2020 CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- 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 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 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 RETENTION 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.
- NO IRRIGATION IS BEING PROPOSED WITH THIS SITE PLAN.
- EACH CATCH BASIN SHOULD BE CLEANED ONCE OR TWICE PER YEAR TO MAINTAIN THE PERFORMANCE OF THE CATCH BASIN.

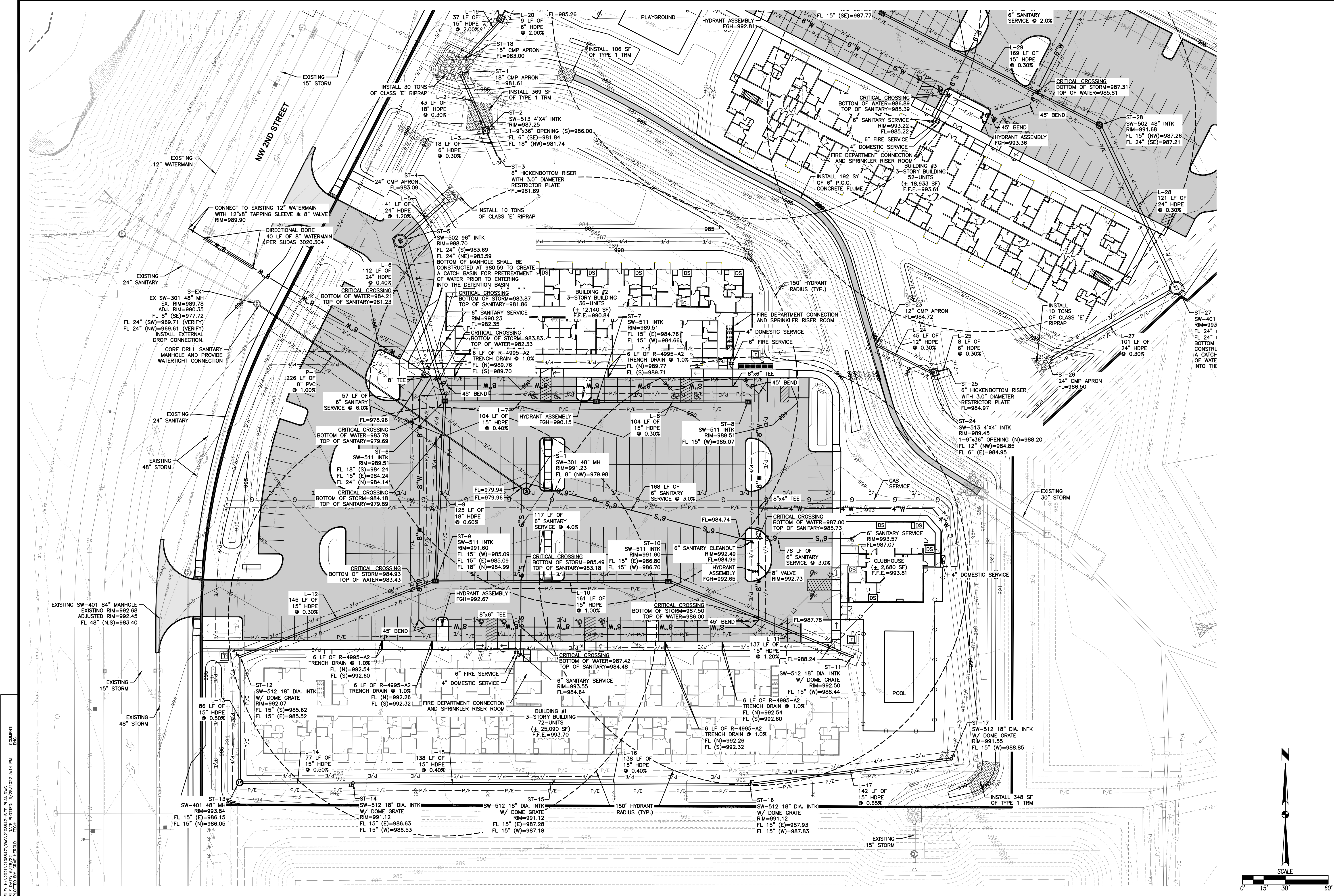
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

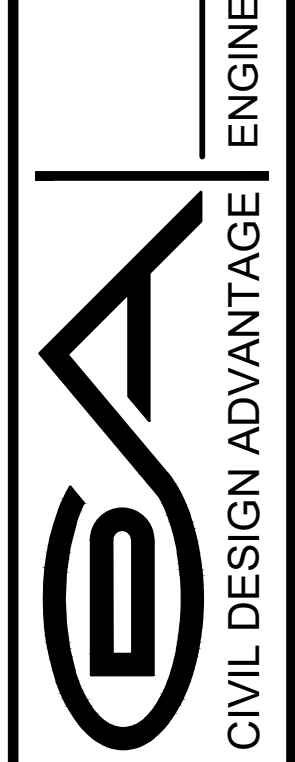
**THE PITCH
 UTILITY PLAN**



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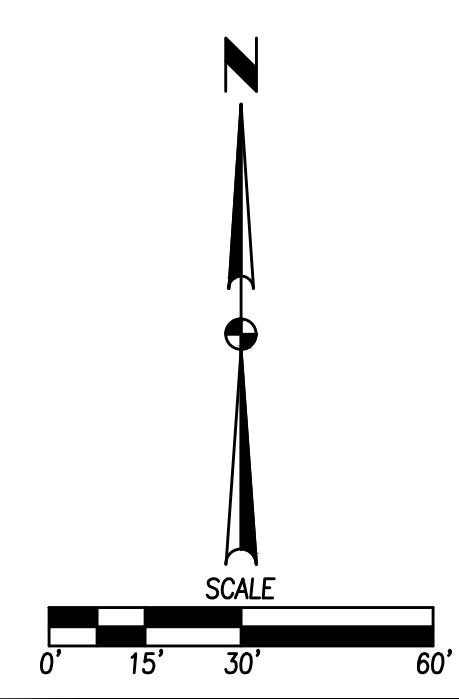
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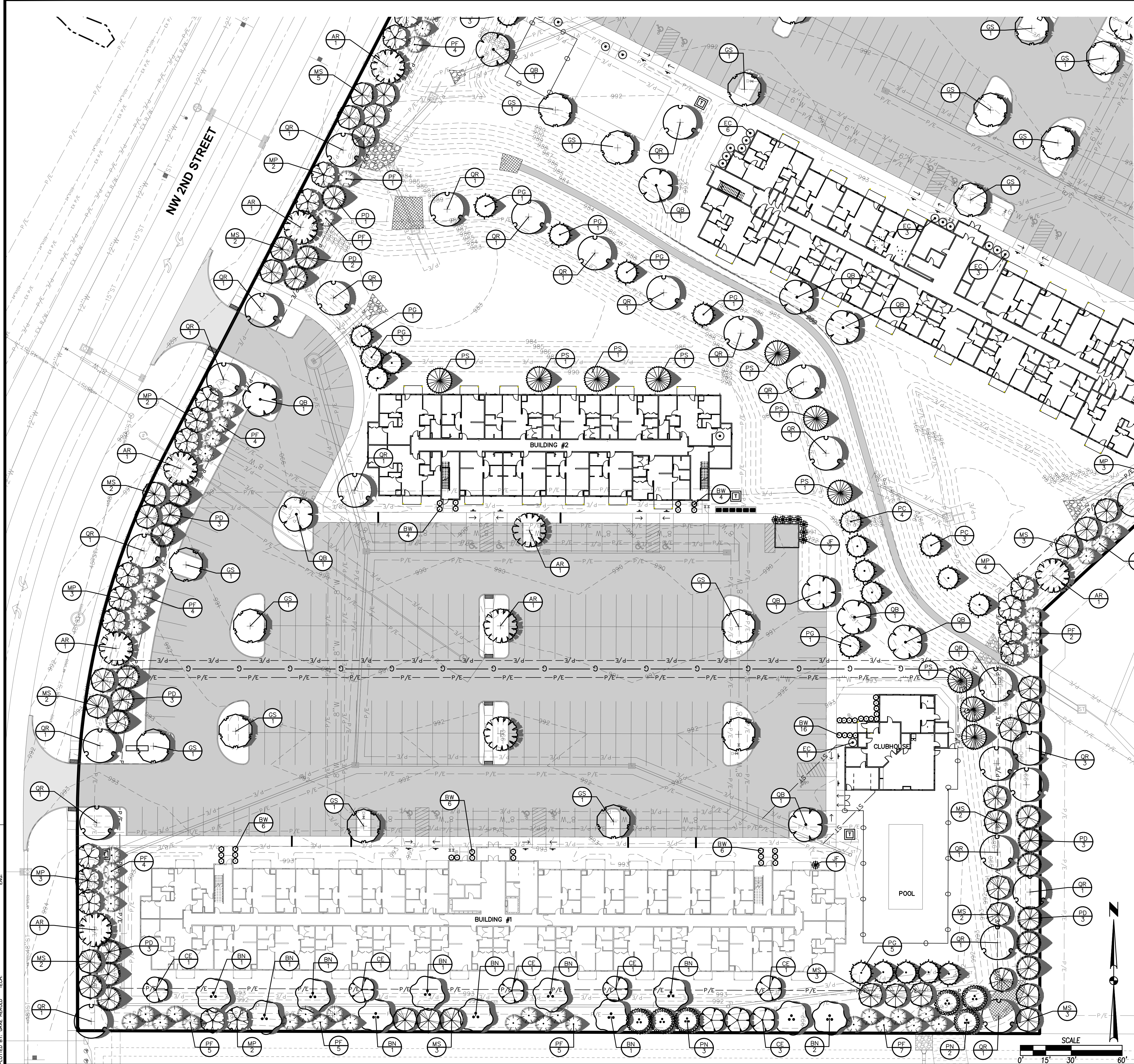
WAUKEE, IOWA
 ENGINEER: EKO
 EI: GH

THE PITCH

UTILITY PLAN



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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2022 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE 2020 EDITION OF THE CITY SUPPLEMENTALS, 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 PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
9. 2" RIVER ROCK WITH WEED BARRIER FABRIC SHALL BE PLACED IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
10. ALL EDGING SHALL BE STEEL EDGING.
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. 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.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. PLANT SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
15. ALL DISTURBED AREAS TO BE SODDED.
16. THE SITE WILL BE IRRIGATED. A DESIGN IS TO BE PROVIDED TO THE OWNER AND THE CONTRACTOR SHALL COORDINATE THE LOCATION OF AN IRRIGATION METER WITH THE CITY OF WAUKEE.

OPEN SPACE REQUIREMENTS

LOT: 401,750 SF
 OPEN SPACE REQUIRED: 80,350 SF (20%)

REQUIRED
 1 TREE / 1,000 SF OF REQUIRED OPEN SPACE: 81 TREES
 -MINIMUM OF 41 OVERSTORY TREES (50%)
 -MINIMUM OF 21 EVERGREEN TREES (25%)
 1 SHRUBS / 1,000 SF OF REQUIRED OPEN SPACE: 81 SHRUBS

PROVIDED
 81 TREES
 81 SHRUBS

NOTE:
 THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC RIGHT-OF-WAY SHALL BE LANDSCAPED WITH A MINIMUM OF ONE OVERSTORY DECIDUOUS TREE PER 40 LINEAR FEET OF FRONTAGE. THE FRONTAGE CALCULATION SHALL BE EXCLUSIVE OF THE DRIVEWAYS. THE PLANTINGS MAY BE PLANTED INDIVIDUALLY OR IN CLUSTERS. THIS REQUIREMENT SHALL BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS NOT IN ADDITION TO.

EAST 25' BUFFER REQUIREMENTS
 620 LF.

REQUIRED PER 50 LF
 1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES
 13 OVERSTORY TREES
 26 EVERGREEN TREES
 26 ORNAMENTAL TREES

PROVIDED
 13 OVERSTORY TREES
 26 EVERGREEN TREES
 26 ORNAMENTAL TREES

SOUTH 25' BUFFER REQUIREMENTS
 517 LF.

REQUIRED PER 50 LF
 1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES
 11 OVERSTORY TREES
 22 EVERGREEN TREES
 22 ORNAMENTAL TREES

PROVIDED
 11 OVERSTORY TREES
 22 EVERGREEN TREES
 22 ORNAMENTAL TREES

MINIMUM PLANTING REQUIREMENTS

1. MINIMUM SIZE:
 THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
 A. DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
 B. EVERGREEN OVERSTORY TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 C. DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
2. MINIMUM QUANTITY:
 THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
 A. A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
 B. 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.

PLANT SCHEDULE OPEN SPACE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	10	Colorado Spruce	<i>Picea pungens</i>	B&B, 6' HEIGHT
PG	14	Black Hills White Spruce	<i>Picea glauca 'Densata'</i>	B&B, 6' HEIGHT
PS	10	White Pine	<i>Pinus strobus</i>	B&B, 8' HEIGHT

OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
3	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT	
24	Skyline Honey Locust	<i>Gleditsia triacanthos 'Skyline'</i>	B&B, 8' HEIGHT	
10	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT	
10	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT	

SHRUBS				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
42	Wintergreen Boxwood	<i>Buxus microphylla 'Wintergreen'</i>	15" HT	
24	Compact Burning Bush	<i>Euonymus alatus 'Compactus'</i>	24" HT.	
15	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	24" HT.	

PLANT SCHEDULE SOUTH BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PF	22	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT

ORNAMENTAL TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
8	Eastern Redbud Multi-trunk	<i>Cercis canadensis</i>	B&B, 6' HEIGHT, MULTI-STEM	
2	Prairie Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT	
6	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT	
6	Newport Flowering Plum	<i>Prunus cerasifera 'Newport'</i>	B&B, 6' HEIGHT	

OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
11	River Birch Multi-Trunk	<i>Betula nigra</i>	B&B, 8' HEIGHT	

PLANT SCHEDULE EAST BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	11	Douglas Fir	<i>Pseudotsuga menziesii</i>	B&B, 6' HEIGHT
PF	15	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT

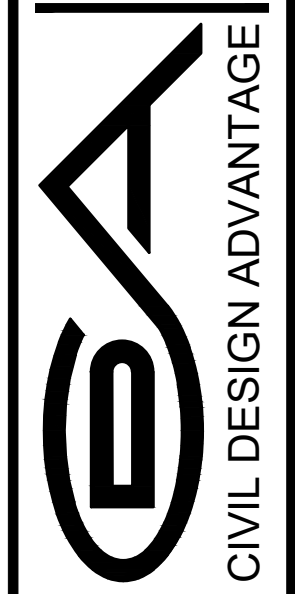
ORNAMENTAL TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
10	Prairie Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT	
16	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT	

OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
3	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT	
10	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT	

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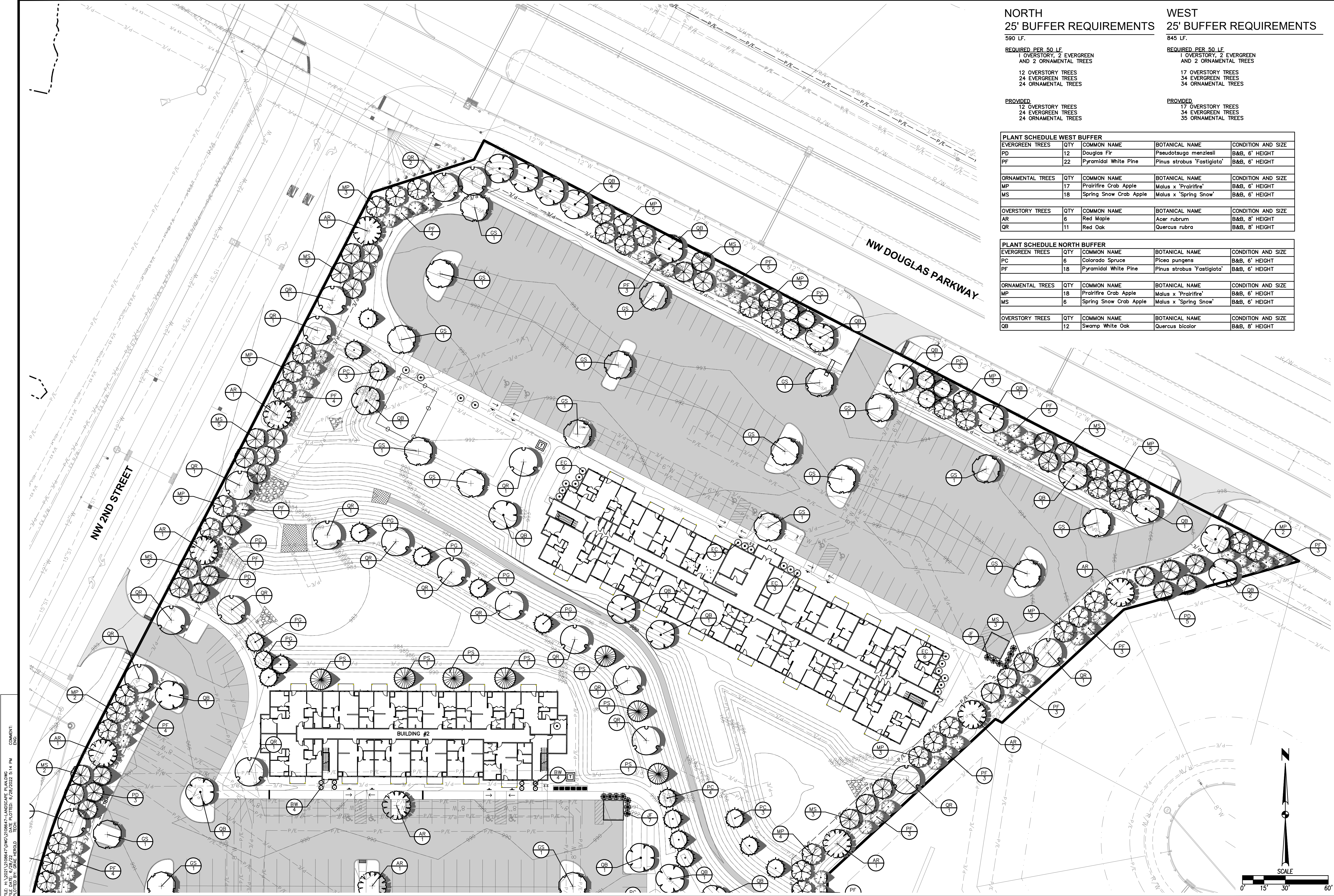
DATE	REVISIONS
06/28/2022	FOURTH SUBMITTAL
06/14/2022	THIRD SUBMITTAL
05/24/2022	SECOND SUBMITTAL
12/21/2021	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

THE PITCH
LANDSCAPE PLAN



NORTH 25' BUFFER REQUIREMENTS	WEST 25' BUFFER REQUIREMENTS
590 LF.	845 LF.
REQUIRED PER 50 LF 1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES	REQUIRED PER 50 LF 1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES
12 OVERSTORY TREES 24 EVERGREEN TREES 24 ORNAMENTAL TREES	17 OVERSTORY TREES 34 EVERGREEN TREES 34 ORNAMENTAL TREES
PROVIDED 12 OVERSTORY TREES 24 EVERGREEN TREES 24 ORNAMENTAL TREES	PROVIDED 17 OVERSTORY TREES 34 EVERGREEN TREES 35 ORNAMENTAL TREES

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	12	Douglas Fir	<i>Pseudotsuga menziesii</i>	B&B, 6' HEIGHT
PF	22	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	17	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT
MS	18	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	6	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT
QR	11	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	6	Colorado Spruce	<i>Picea pungens</i>	B&B, 6' HEIGHT
PF	18	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT

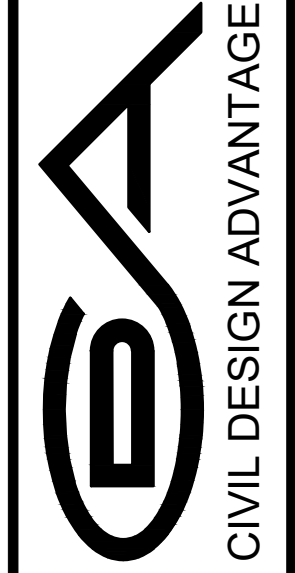
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	18	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT
MS	6	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
QB	12	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT

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DATE	REVISIONS
06/28/2022	FOURTH SUBMITTAL
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 PHONE: (515) 369-4400



WAUKEE, IOWA
 ENGINEER: EKO
 EI: GH

THE PITCH LANDSCAPE PLAN

18/18
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