

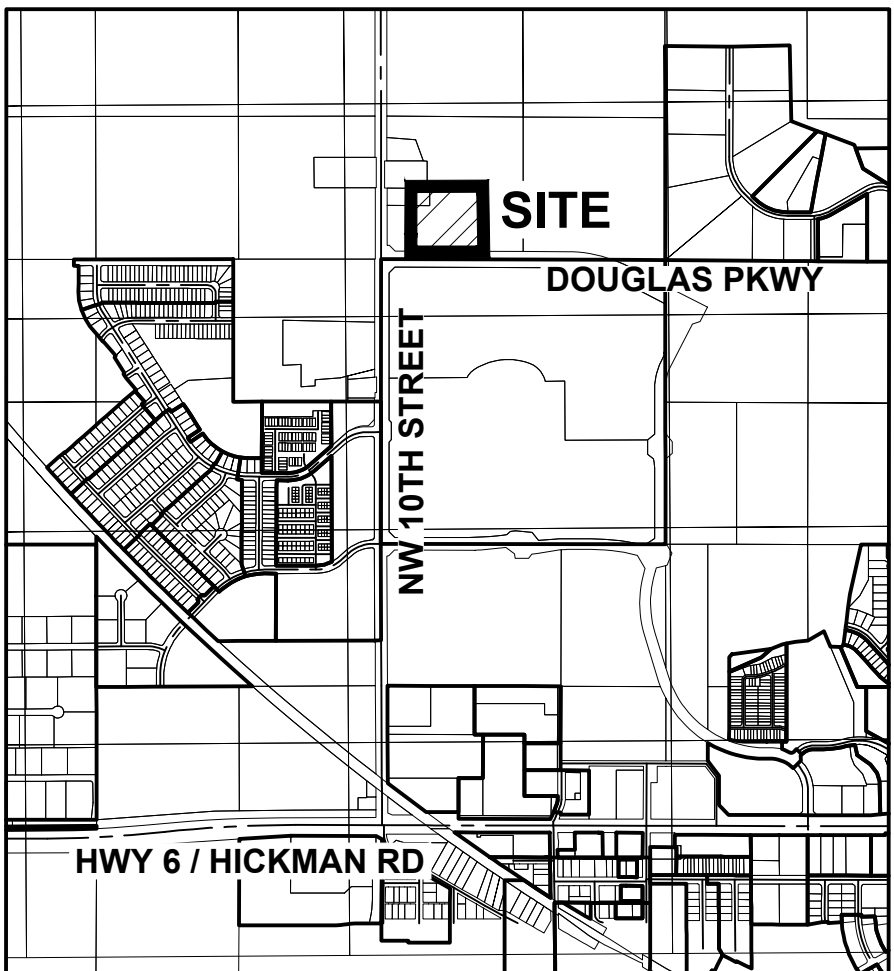
SITE PLAN/PRELIMINARY PLAT FOR:

PARKSIDE PROPER

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER/APPLICANT

PARKSIDE PROPER, LLC
2400 86TH ST, SUITE 24
URBANDALE, IA 50322
CONTACT: DEREK TEMPLE
EMAIL: DEREK@VISTAREI.COM
PH: (515) 778-2601

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
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PH: (515) 369-4400

ARCHITECT

SIMONSON & ASSOCIATES
1717 INGERSOLL AVE, SUITE 117
DES MOINES, IA 50309
CONTACT: AUSTIN WEIL
PH: (515) 440-5626

SUBMITTAL DATES

FIRST SUBMITTAL: 08/09/2022
SECOND SUBMITTAL: 08/29/2022
THIRD SUBMITTAL: 11/01/2022
FOURTH SUBMITTAL: 11/22/2022
FIFTH SUBMITTAL: 12/30/2022

LEGAL DESCRIPTION

A PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, 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 SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°09'10" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 379.97 FEET; THENCE NORTH 89°46'00" WEST, 34.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NW 6TH/ STREET AND THE POINT OF BEGINNING; THENCE SOUTH 00°14'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 108.98 FEET; THENCE SOUTH 04°02'50" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 75.17 FEET; THENCE SOUTH 00°14'00" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 96.00 FEET; THENCE SOUTH 45°14'00" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 35.36 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NW DOUGLAS PARKWAY; THENCE NORTH 89°46'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 533.44 FEET; THENCE NORTH 00°14'00" EAST, 341.17 FEET; THENCE SOUTH 89°46'00" EAST, 212.78 FEET; THENCE SOUTH 74°46'00" EAST, 139.82 FEET; THENCE SOUTH 89°46'00" EAST, 215.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.15 ACRES (180,876 SQUARE FEET).

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

ZONING

MULTI-FAMILY RESIDENTIAL, R-3

PROJECT SITE ADDRESS

815 NW DOUGLAS PARKWAY

EXISTING/ PROPOSED USE

EXISTING: SINGLE FAMILY HOME

PROPOSED: MULTI-FAMILY RESIDENTIAL

DEVELOPMENT SUMMARY

AREA: 4.15 ACRES (180,876 SF)

ZONING: R-3

SETBACKS:

FRONT: 30 FEET
SIDE: 15 FEET
REAR: 30 FEET

OPEN SPACE CALCULATION:

TOTAL SITE: = 180,876 SF (4.15 AC.)
BUILDING = 39,573 SF
PARKING AREAS = 40,187 SF
DRIVEWAYS = 10,402 SF
SIDEWALK = 14,287 SF
OPEN SPACE PROVIDED = 76,427 SF (42.25%)

OPEN SPACE REQUIRED = 36,176 SF (20.00%)

TOTAL IMPERVIOUS AREA = 104,449 SF (2.40 AC.)

UNITS:

50 UNITS (12.0 UNITS PER ACRE)

PARKING:

TOTAL REQUIRED = 110 (2 SPACES PER UNIT, 1 VISITOR SPACE PER 5 UNITS)

TOTAL PROVIDED = 49 GARAGE SPACES
49 DRIVEWAY SPACES
26 PROP. SURFACE SPACES
10 FUT. SURFACE SPACES
134 PARKING SPACES

PARKLAND DEDICATION

TOWNHOMES

2.25 PERSONS/HOUSEHOLD x 8 UNITS = 18.00
0.0065x18.00 = 0.117 ACRES

VILLAS

1.75 PERSONS/HOUSEHOLD x 42 UNITS = 73.50
0.0065x73.50 = 0.48 ACRES

TOTAL REQUIRED =0.597 ACRES

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE
3-6	DIMENSION PLAN
7-12	GRADING PLAN
13	EROSION & SEDIMENT CONTROL PLAN
14-16	UTILITY PLAN
17	LANDSCAPE PLAN
18-20	DETAILS

BULK REGULATIONS

- MINIMUM LOT WIDTH: 75 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 45 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES
- MINIMUM UNIT SIZE: 750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY UNITS & ONE BEDROOM APARTMENTS IN WHICH CASE IT IS 600 SQUARE FEET



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.

GENERAL LEGEND

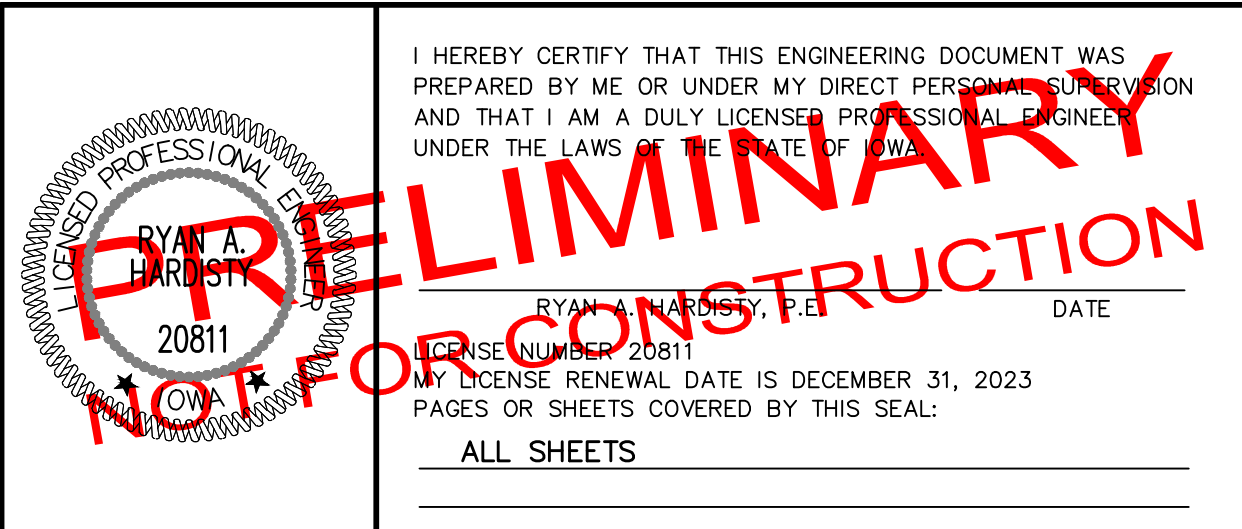
PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 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
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

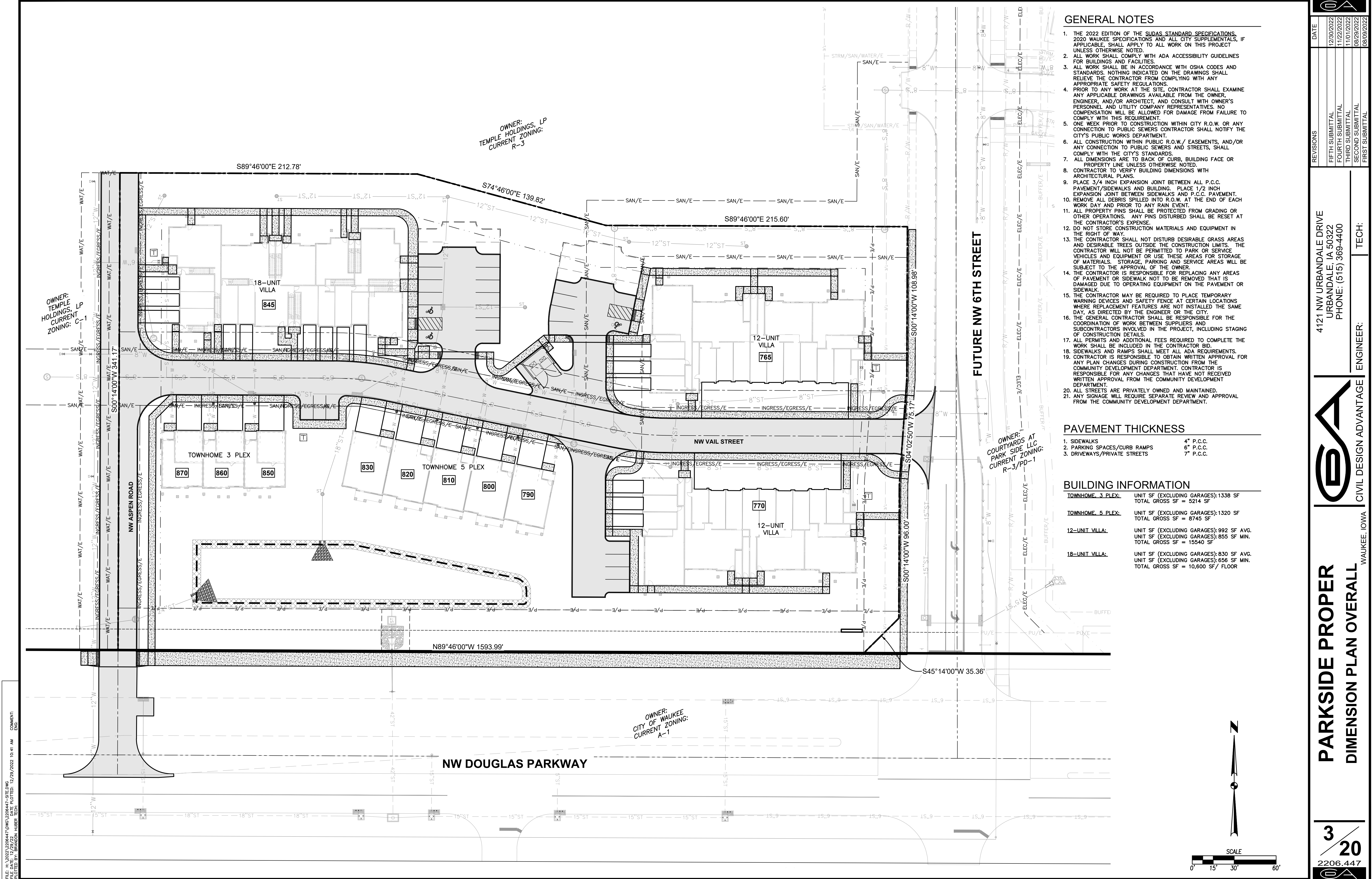
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSECO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE WAUKEE SPECIFICATIONS IS REQUIRED FOR ALL PUBLIC IMPROVEMENTS ON THIS PROJECT UNLESS OTHERWISE NOTED.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.





GENERAL NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, 2020 WAUKEE SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, 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 CONTRACTOR SHALL NOTIFY THE CITY'S PUBLIC WORKS DEPARTMENT.
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 PRIOR TO ANY RAIN EVENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. SIDEWALKS AND RAMPS SHALL MEET ALL ADA REQUIREMENTS.
19. CONTRACTOR IS RESPONSIBLE TO OBTAIN WRITTEN APPROVAL FOR ANY PLAN CHANGES DURING CONSTRUCTION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.
20. ALL STREETS ARE PRIVATELY OWNED AND MAINTAINED.
21. ANY SIGNAGE WILL REQUIRE SEPARATE REVIEW AND APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

PAVEMENT THICKNESS

- | | |
|------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. PARKING SPACES/CURB RAMPS | 6" P.C.C. |
| 3. DRIVEWAYS/PRIVATE STREETS | 7" P.C.C. |

BUILDING INFORMATION

TOWNHOME 3 PLEX:	UNIT SF (EXCLUDING GARAGES): 1338 SF TOTAL GROSS SF = 5214 SF
TOWNHOME 5 PLEX:	UNIT SF (EXCLUDING GARAGES): 1320 SF TOTAL GROSS SF = 8745 SF
12-UNIT VILLA:	UNIT SF (EXCLUDING GARAGES): 992 SF AVG. UNIT SF (EXCLUDING GARAGES): 855 SF MIN. TOTAL GROSS SF = 15540 SF
18-UNIT VILLA:	UNIT SF (EXCLUDING GARAGES): 830 SF AVG. UNIT SF (EXCLUDING GARAGES): 656 SF MIN. TOTAL GROSS SF = 10,600 SF/ FLOOR

DATE

12/30/2022

11/22/2022

11/01/2022

08/29/2022

08/09/2022

REVISIONS

FIFTH SUBMITTAL

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER:

PARKSIDE PROPER

DIMENSION PLAN OVERALL

WAUKEE, IOWA

3

20

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DATE: 12/29/2022 10:41 AM
COMMENT:
END

OWNER:
TEMPLE HOLDINGS, LP
CURRENT ZONING: C-1

40.00'
PUBLIC SANITARY
SEWER EASEMENT

20.00'
PUBLIC WATER
MAIN
EASEMENT

30.00'
INGRESS/EGRESS
EASEMENT

PROPERTY BOUNDARY
(TYP)

30.00' LANDSCAPE
BUFFER

EX 20.00' STORM
SEWER EASEMENT
BK 2019 PG 8513

EX 15.00' PUE
BK 2021 PG 37148

PROPERTY BOUNDARY
(TYP)

SCALE
0' 10' 20' 40'

DATE	REVISIONS
12/30/2022	FIFTH SUBMITTAL
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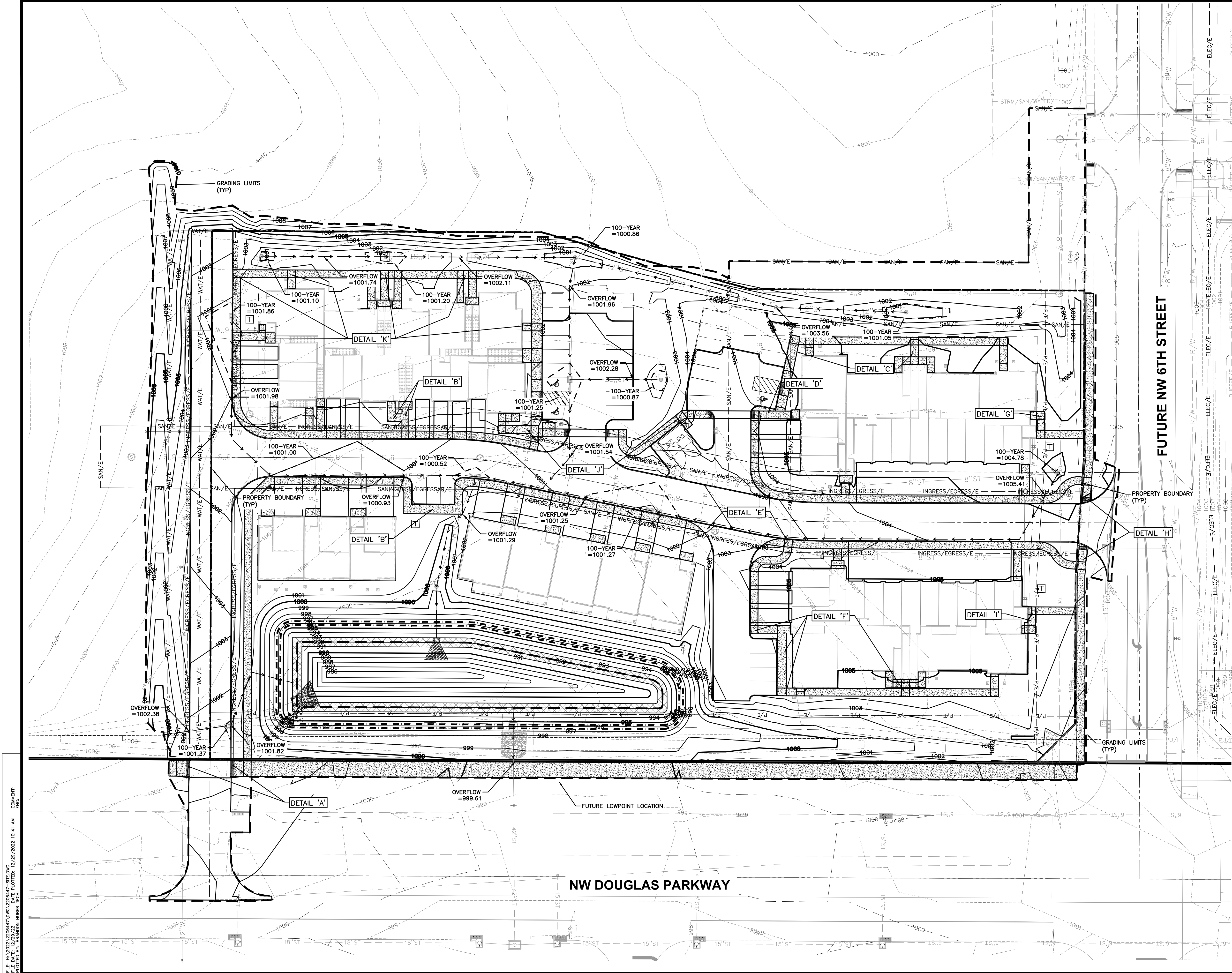
ENGINEER:



WAUKEE, IOWA

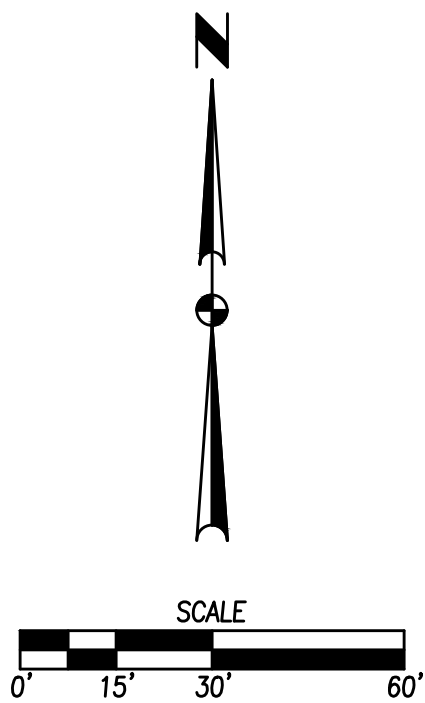
PARKSIDE PROPER DIMENSION PLAN

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CHECKED BY: RANDON HUBER



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO CITY OF WAUKEE ENGINEERING DEPARTMENT AND A COSESCO PERMIT NEEDS TO BE ISSUED BY THE WAUKEE STORMWATER DEPARTMENT.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. 8" OF TOPSOIL IS TO BE STOCKPILED AND 8" OF TOPSOIL IS TO BE RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 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. 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.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
10. 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.
11. 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 1/3, TRANSVERSE 1/4.
12. THE INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE STANDPIPES (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.



DATE

12/30/2022

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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

TECH: ENGINEER:

PARKSIDE PROPER

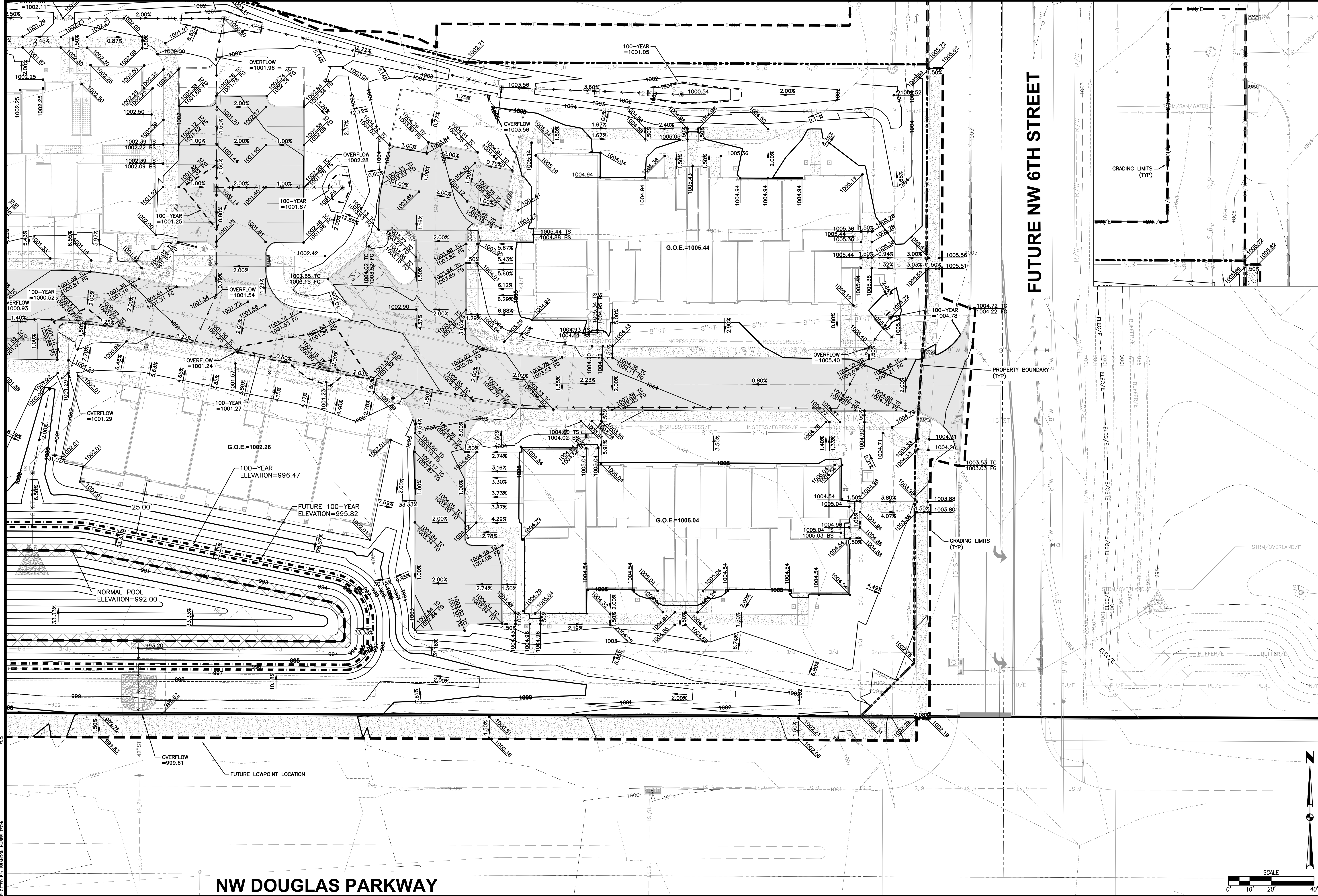
GRADING PLAN OVERALL

7

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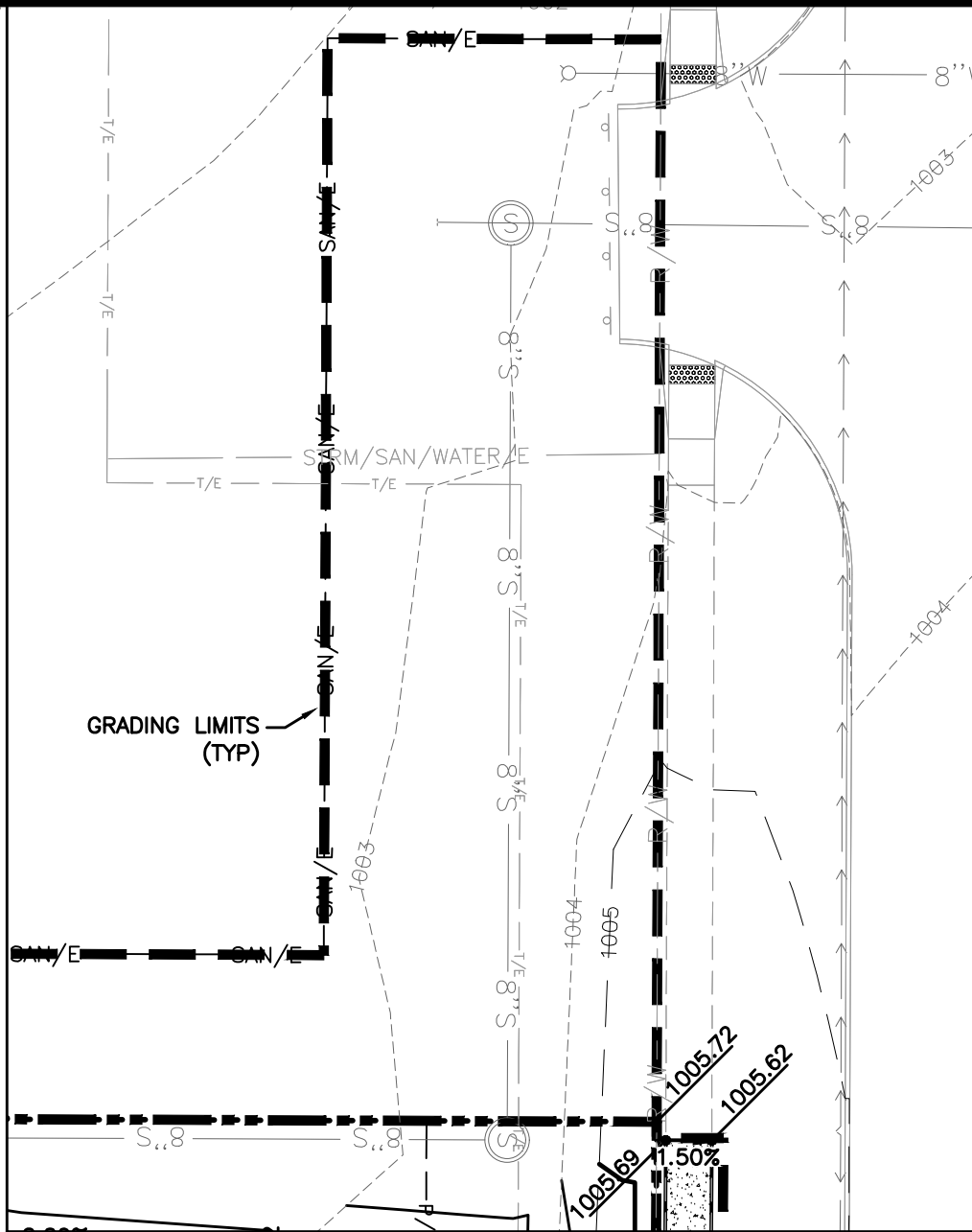
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CHECKED BY: BRANDON HUBER



FUTURE NW 6TH STREET

NW DOUGLAS PARKWAY



DATE

12/30/2022

FIFTH SUBMITTAL

11/22/2022

FOURTH SUBMITTAL

11/01/2022

THIRD SUBMITTAL

08/29/2022

FIRST SUBMITTAL

08/09/2022

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URBANDALE, IA 50322
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TECH:



CIVIL DESIGN ADVANTAGE, INC.

WAUKEE, IOWA

PARKSIDE PROPER

GRADING PLAN

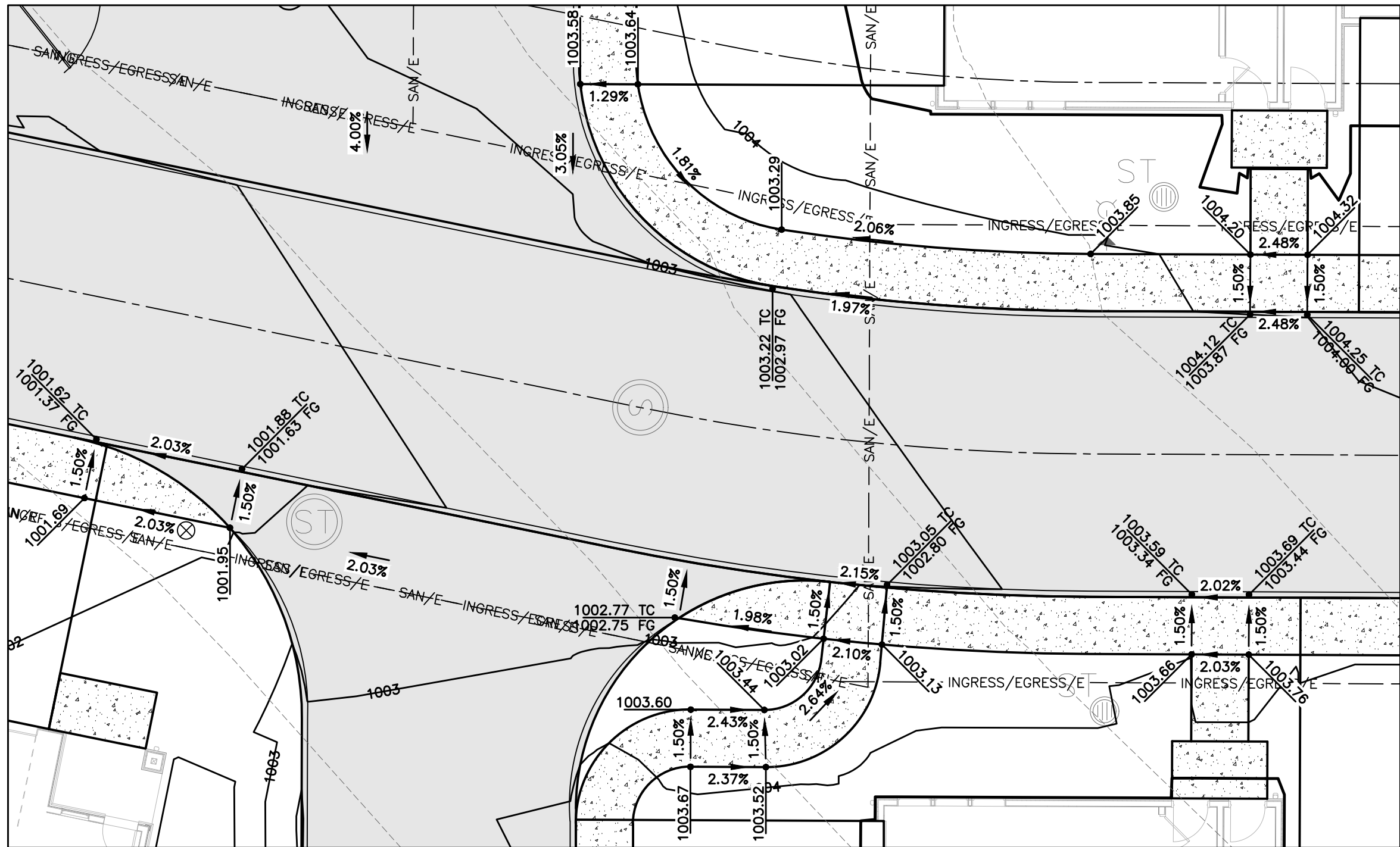
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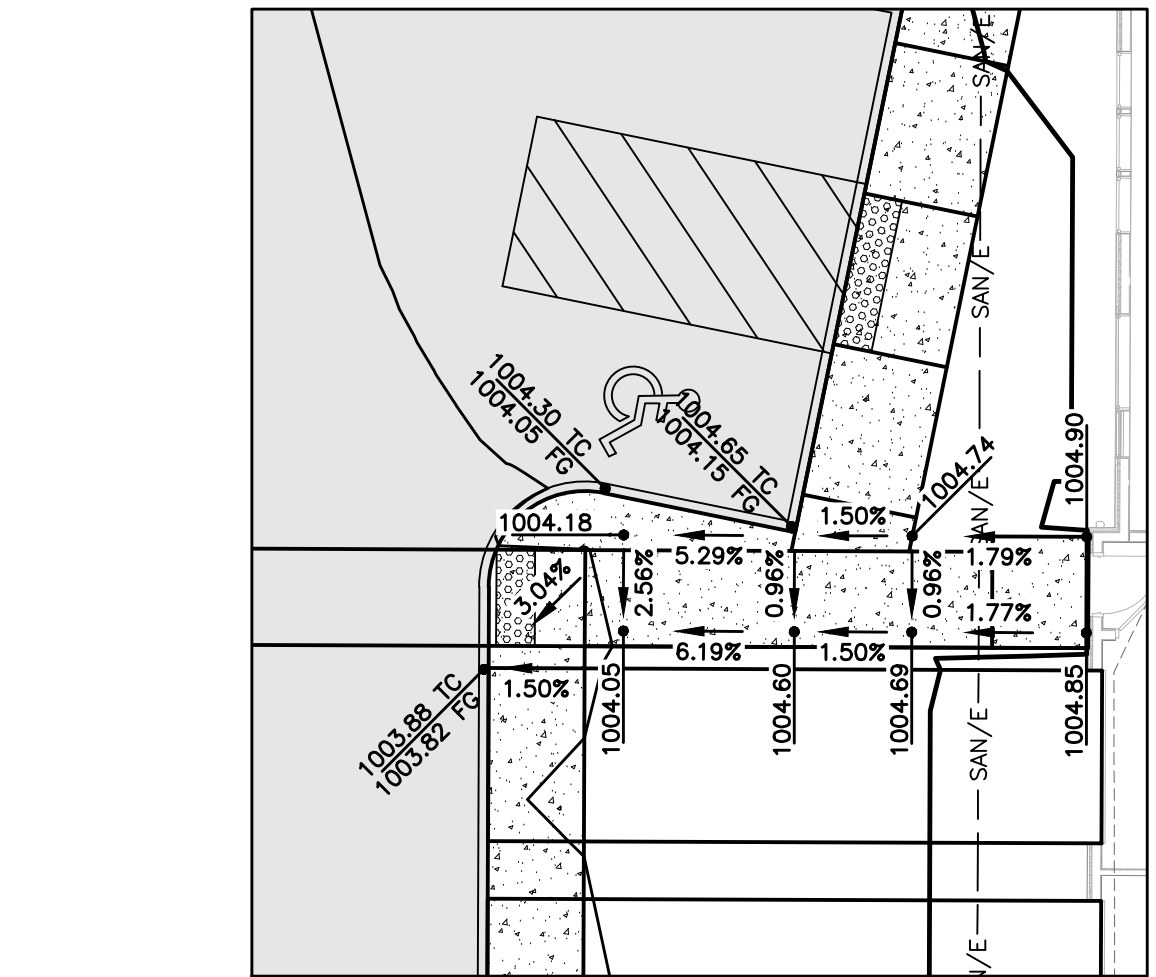
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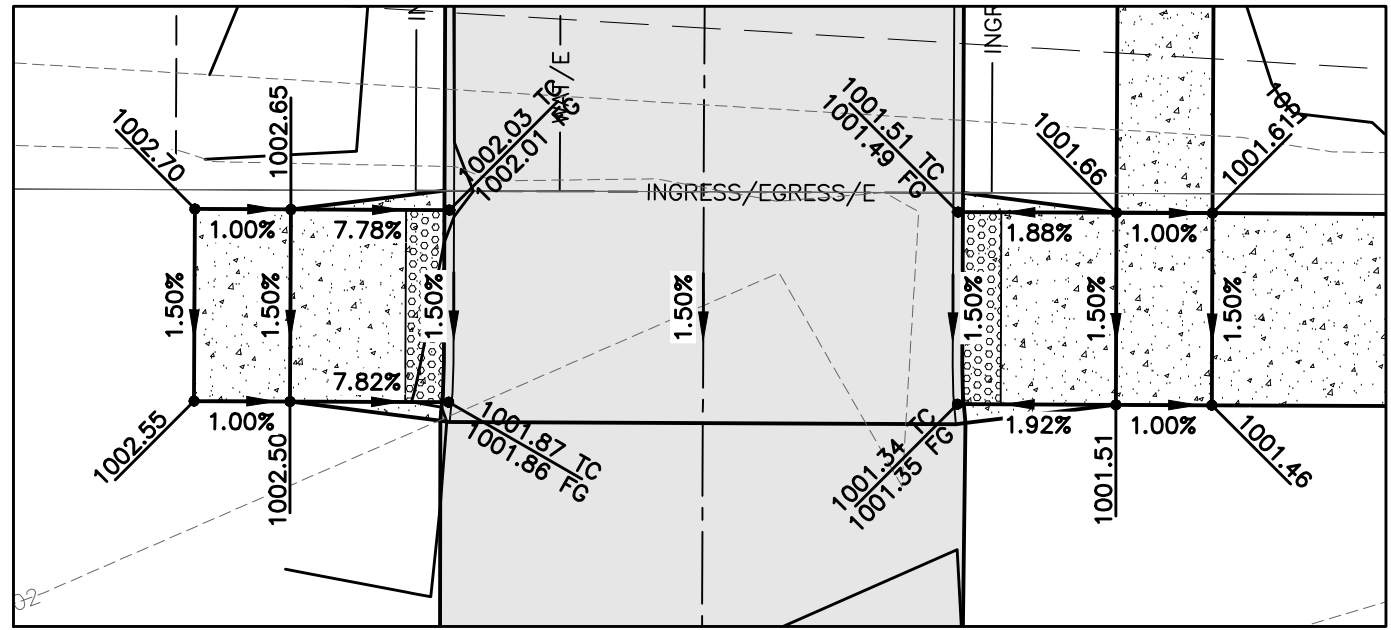
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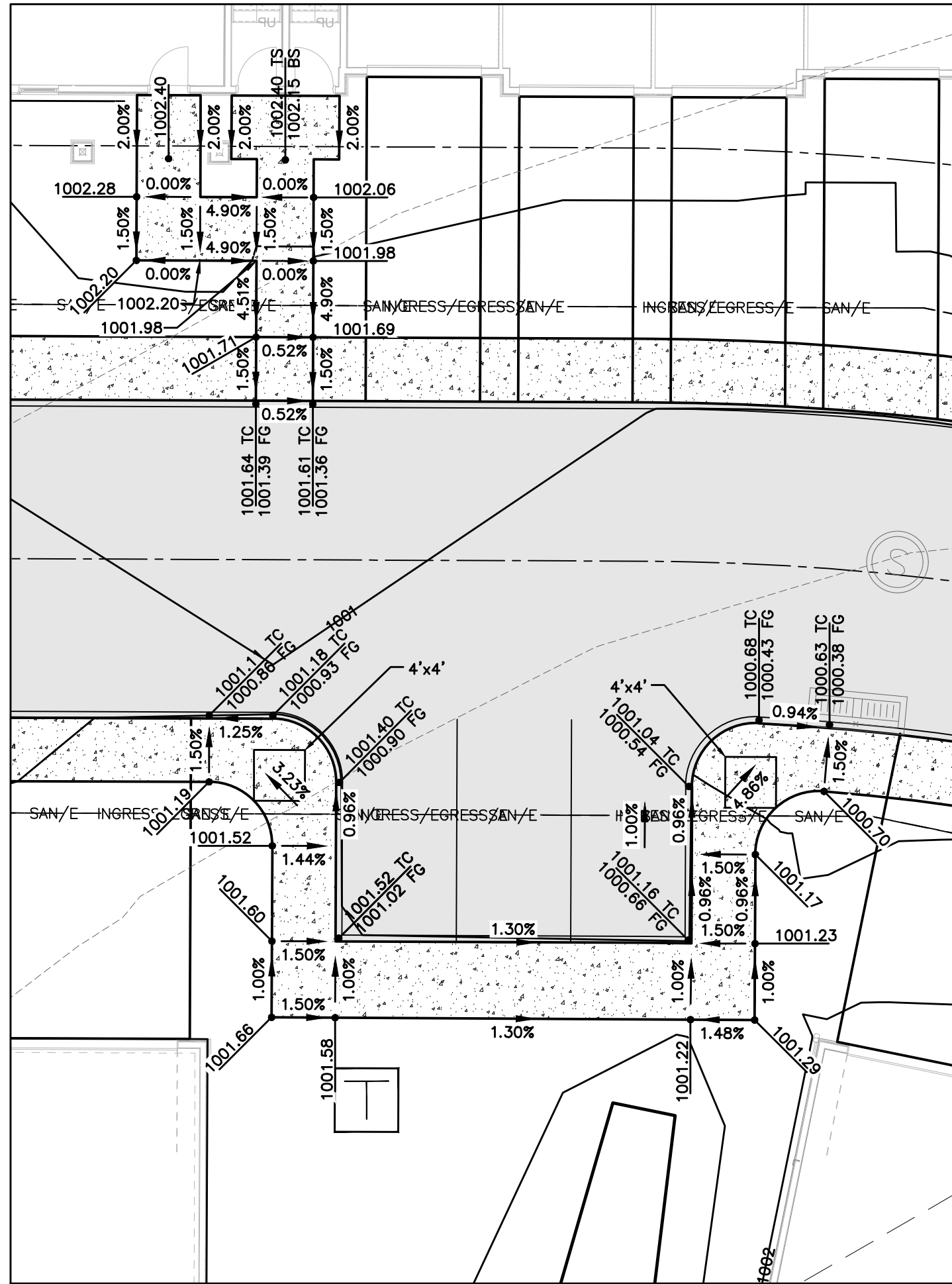
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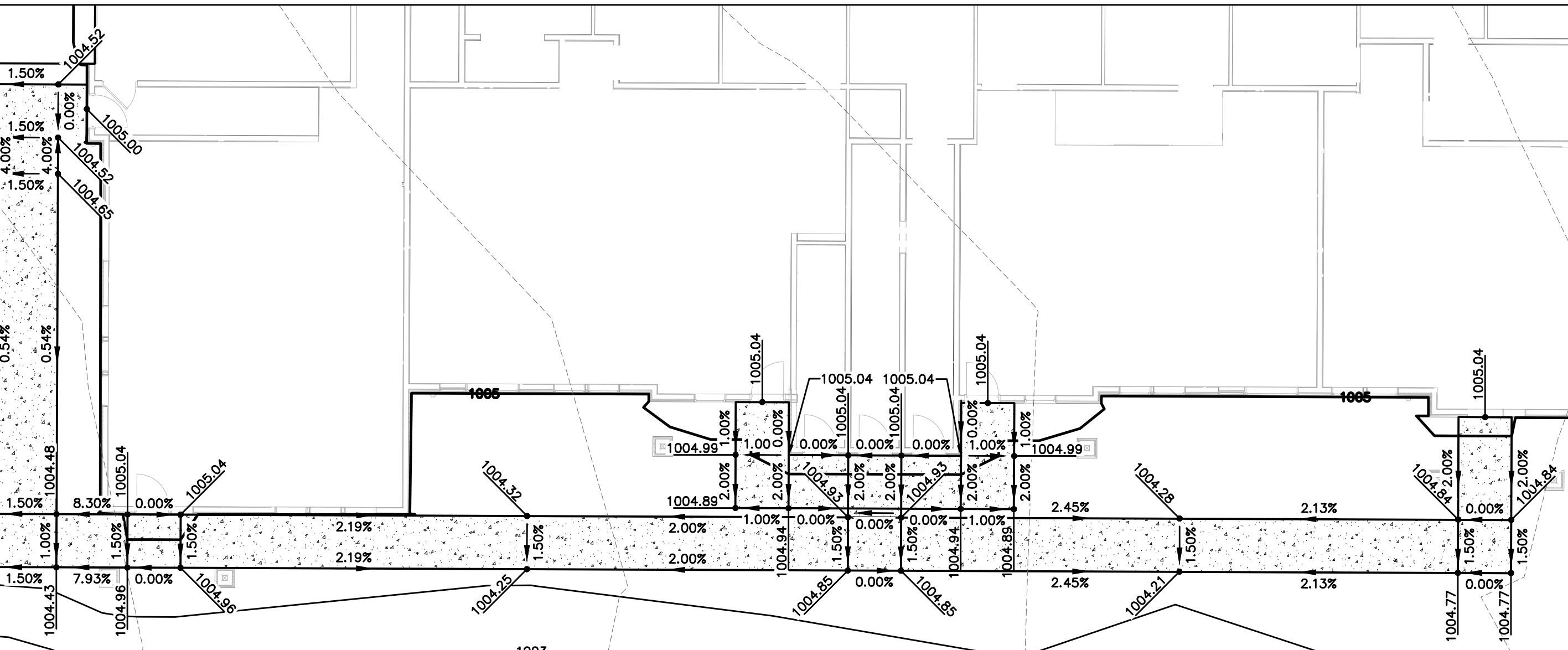
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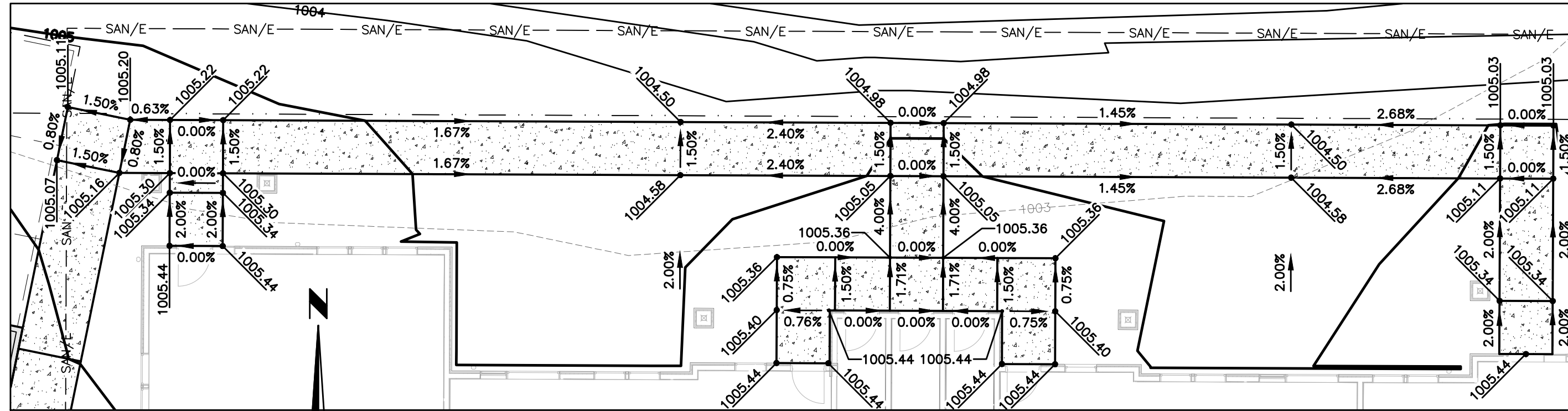
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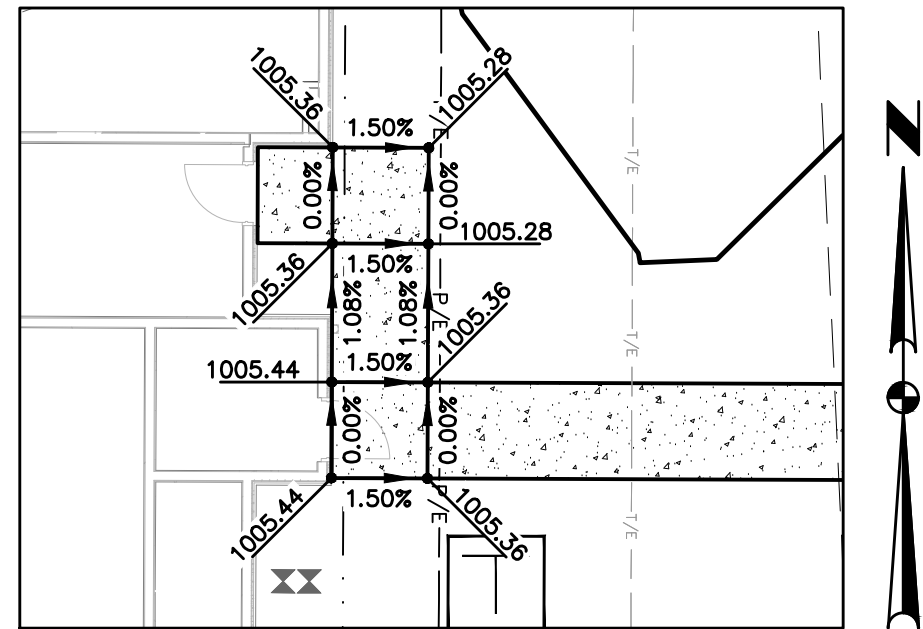
DETAIL 'B'



DETAIL 'F'

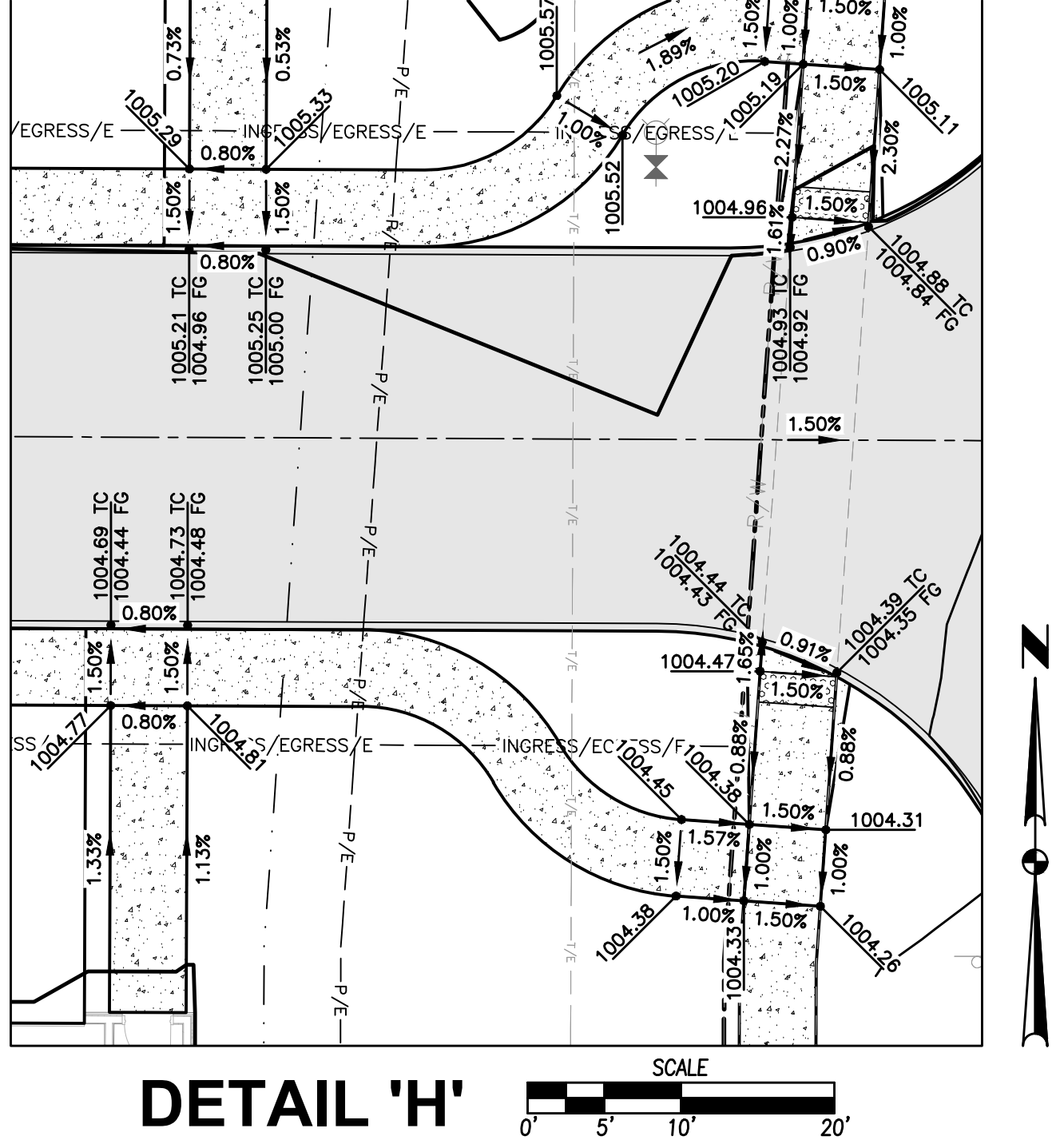


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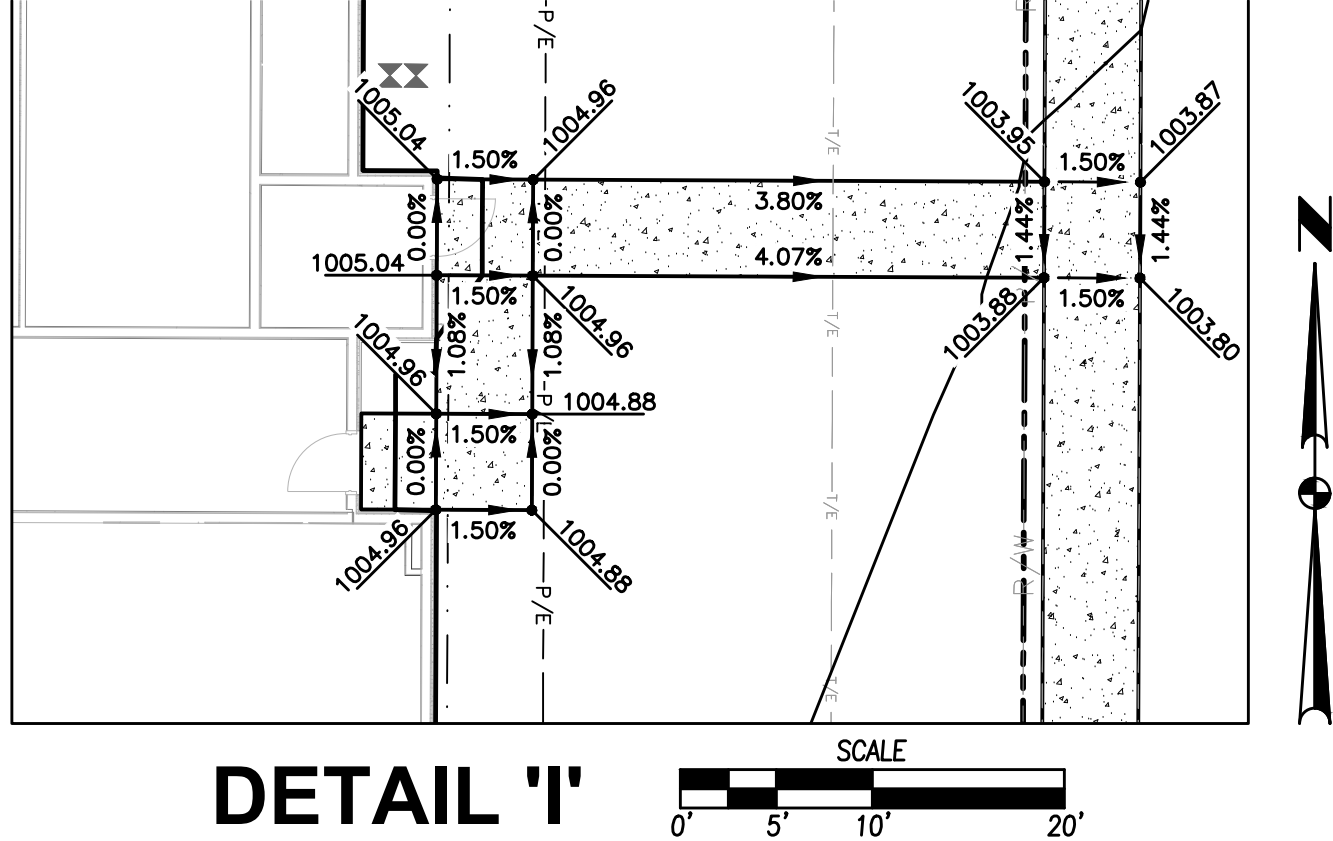


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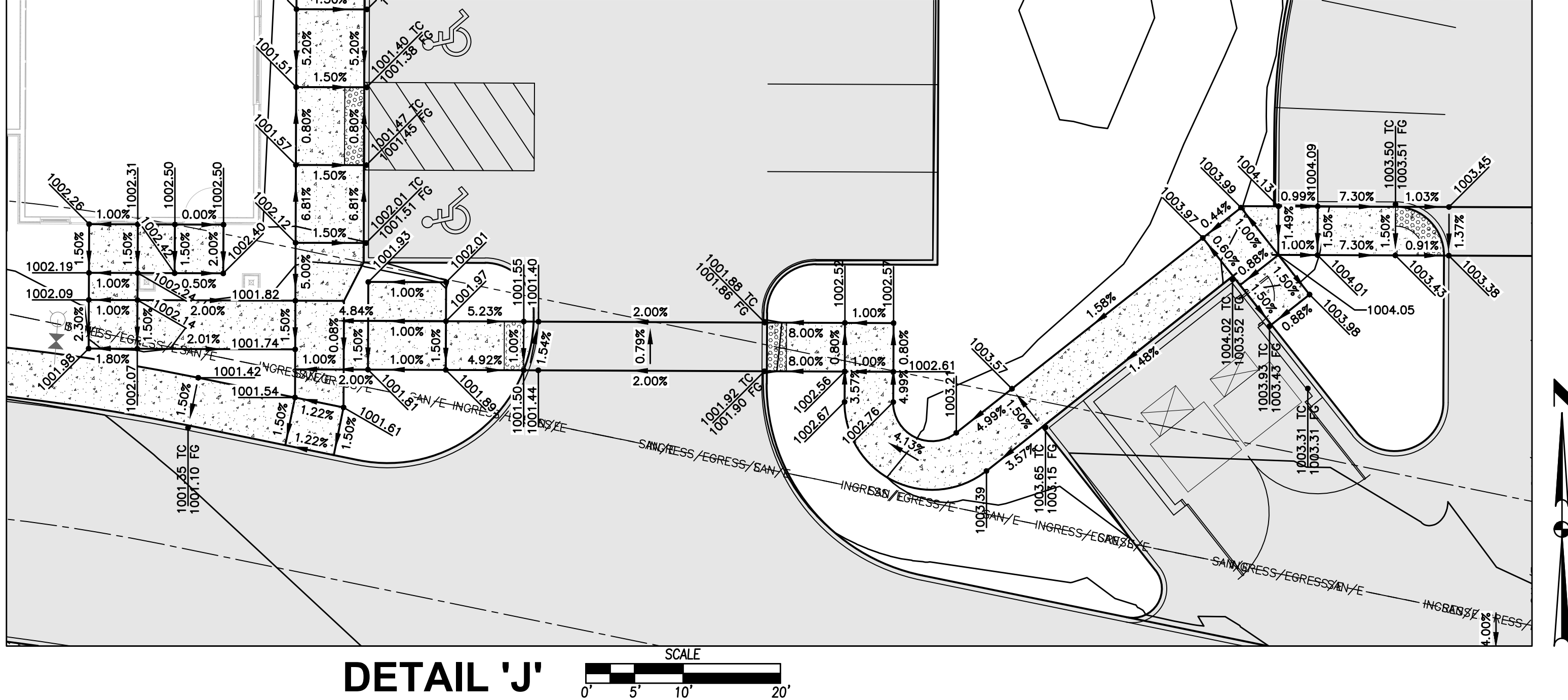
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PLOTTER: BRANSON HUBER
CNC



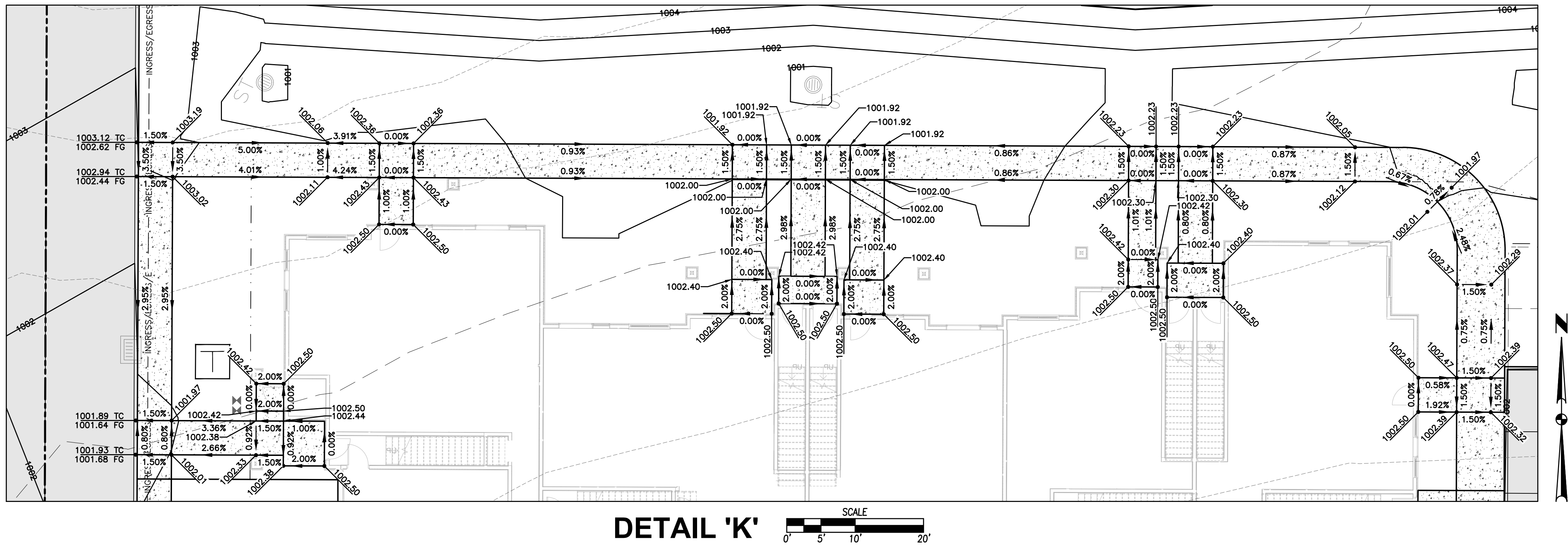
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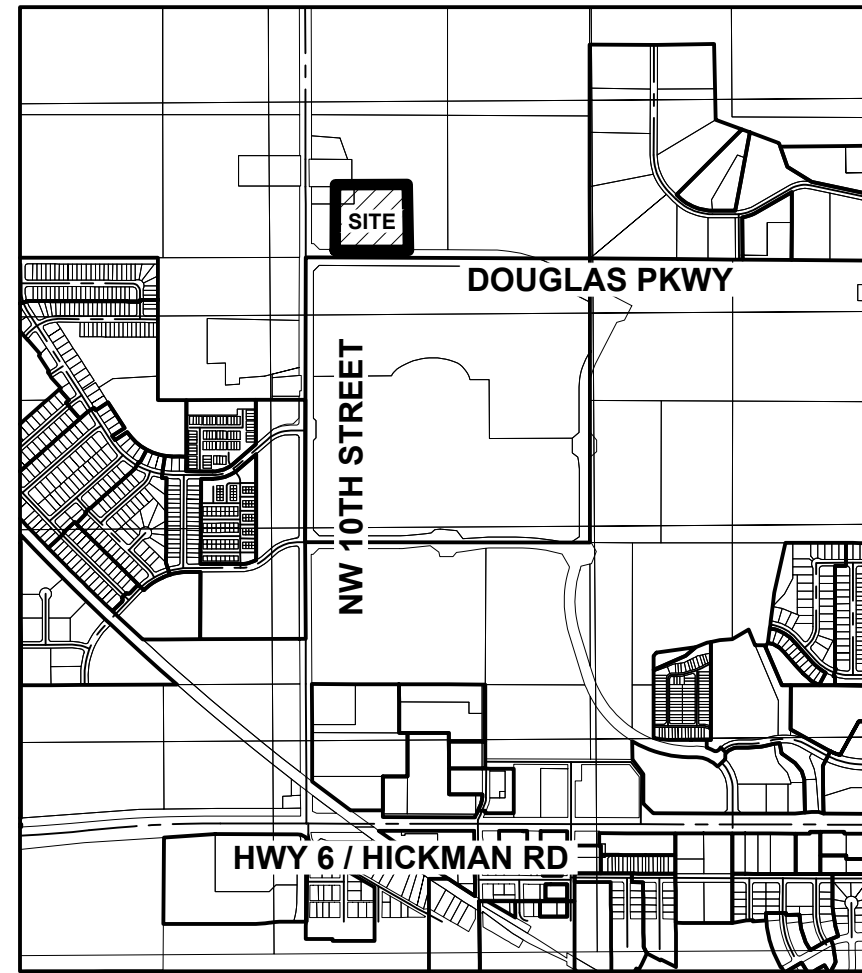
DETAIL 'I'



DETAIL 'J'



DETAIL 'K'

VICINITY MAP
NOT TO SCALE

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,622
2	FILTER SOCK	LF	25
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.93
4	INLET PROTECTION DEVICES	EA	8
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	1
7	SOIL QUALITY RESTORATION	SF	37,213
7	SOD	SQ	825

DISCHARGE POINT SUMMARY

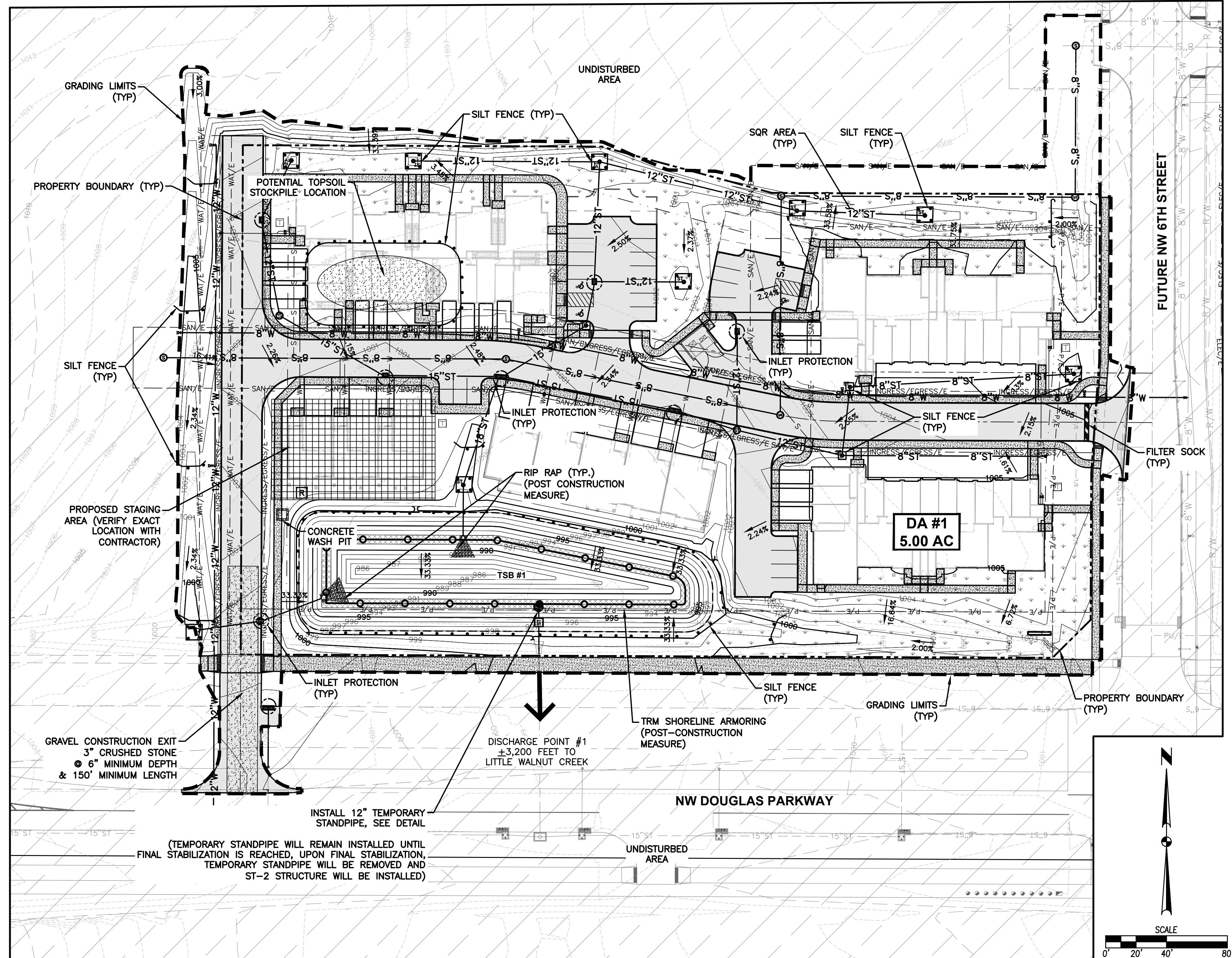
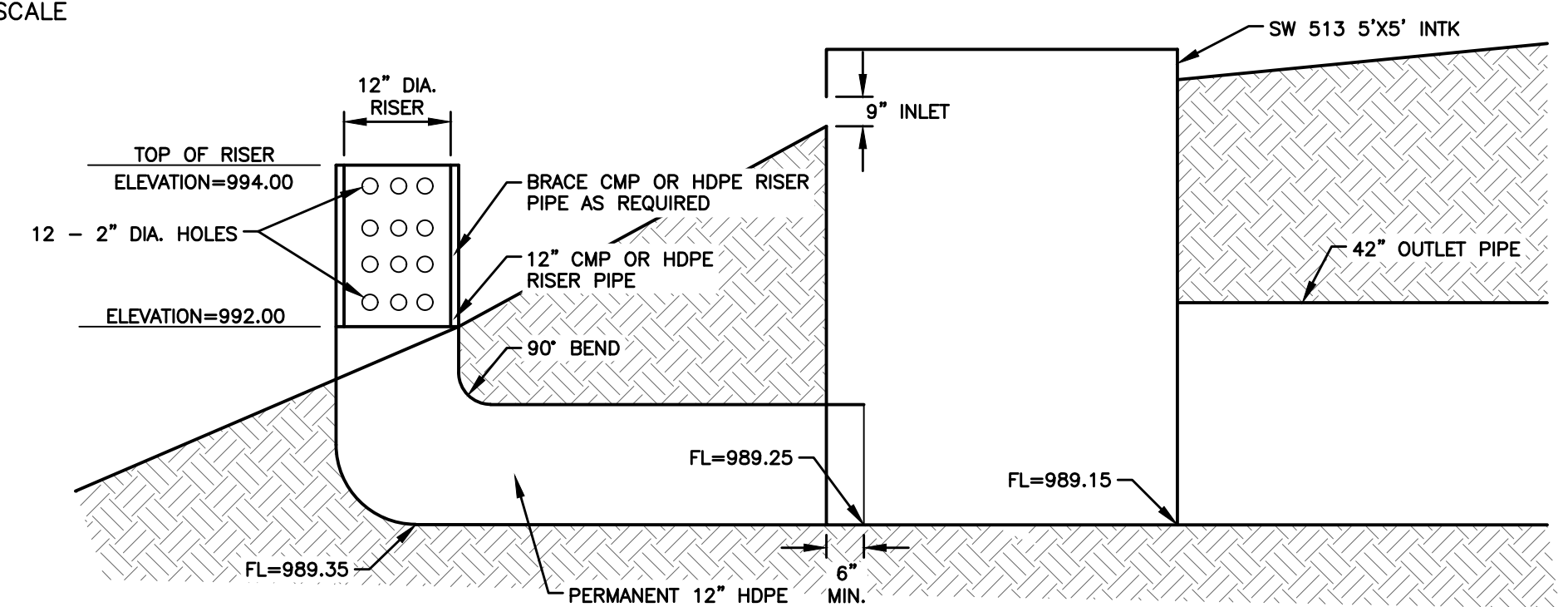
DISCHARGE POINT #1 TO LITTLE WALNUT CREEK +3200 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	5.00 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	18,000 CU FT
VOLUME PROVIDED IN FILTER SOCK (25 LF @ 2.0 CU FT/LF OF SOCK)	50 CU FT
VOLUME PROVIDED IN SILT FENCE (1,622 LF @ 4.5 CU FT/LF OF FENCE)	7,299 CU FT
VOLUME PROVIDED IN TSB	31,335 CU FT
TOTAL VOLUME PROVIDED	38,684 CU FT

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. 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.
5. SOIL QUALITY RESTORATION WILL OCCUR IN IDENTIFIED OPEN SPACE AREAS AND IS TO BE OVERLAIN WITH A MINIMUM OF 8" OF TOPSOIL WITH A MINIMUM OF 2% ORGANIC MATTER CONTENT FOLLOWING MASS GRADING OPERATIONS TO ENSURE WATER QUALITY VOLUME IS MET. CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL COMPANY ONSITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPARTMENT.

SWPPP LEGEND

DRAINAGE ARROW		AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



DATE	DESCRIPTION
08/09/22	FIRST SUBMITTAL
08/29/22	SECOND SUBMITTAL
11/01/22	THIRD SUBMITTAL
11/22/22	FOURTH SUBMITTAL
12/30/22	FIFTH SUBMITTAL

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

ENGINEER:



WAUKEE, IOWA

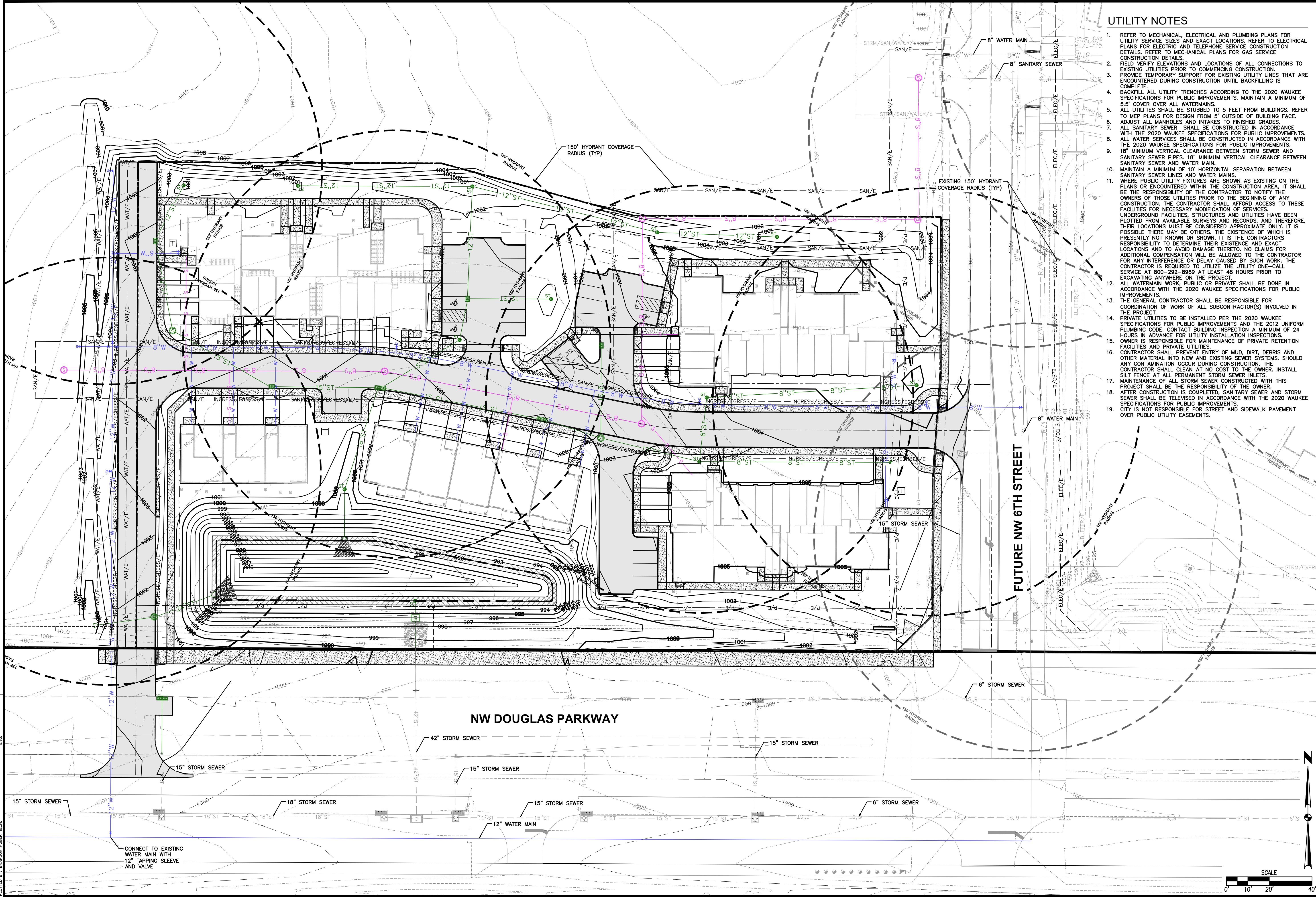
PARKSIDE PROPER

EROSION AND SEDIMENT CONTROL PLAN

13/20
2206.447

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PLOT: 12/29/2022 10:43 AM
DRAWN BY: RANDON HUBER
CHECKED BY: RANDON HUBER



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
8. ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
17. MAINTENANCE OF ALL STORM SEWER CONSTRUCTED WITH THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.
18. AFTER CONSTRUCTION IS COMPLETED, SANITARY SEWER AND STORM SEWER SHALL BE TELEVIEWED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
19. CITY IS NOT RESPONSIBLE FOR STREET AND SIDEWALK PAVEMENT OVER PUBLIC UTILITY EASEMENTS.



DATE	REVISIONS
12/30/2022	FIFTH SUBMITTAL
11/22/2022	FOURTH SUBMITTAL
11/01/2022	THIRD SUBMITTAL
08/29/2022	SECOND SUBMITTAL
08/09/2022	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

WAUKEE, IOWA

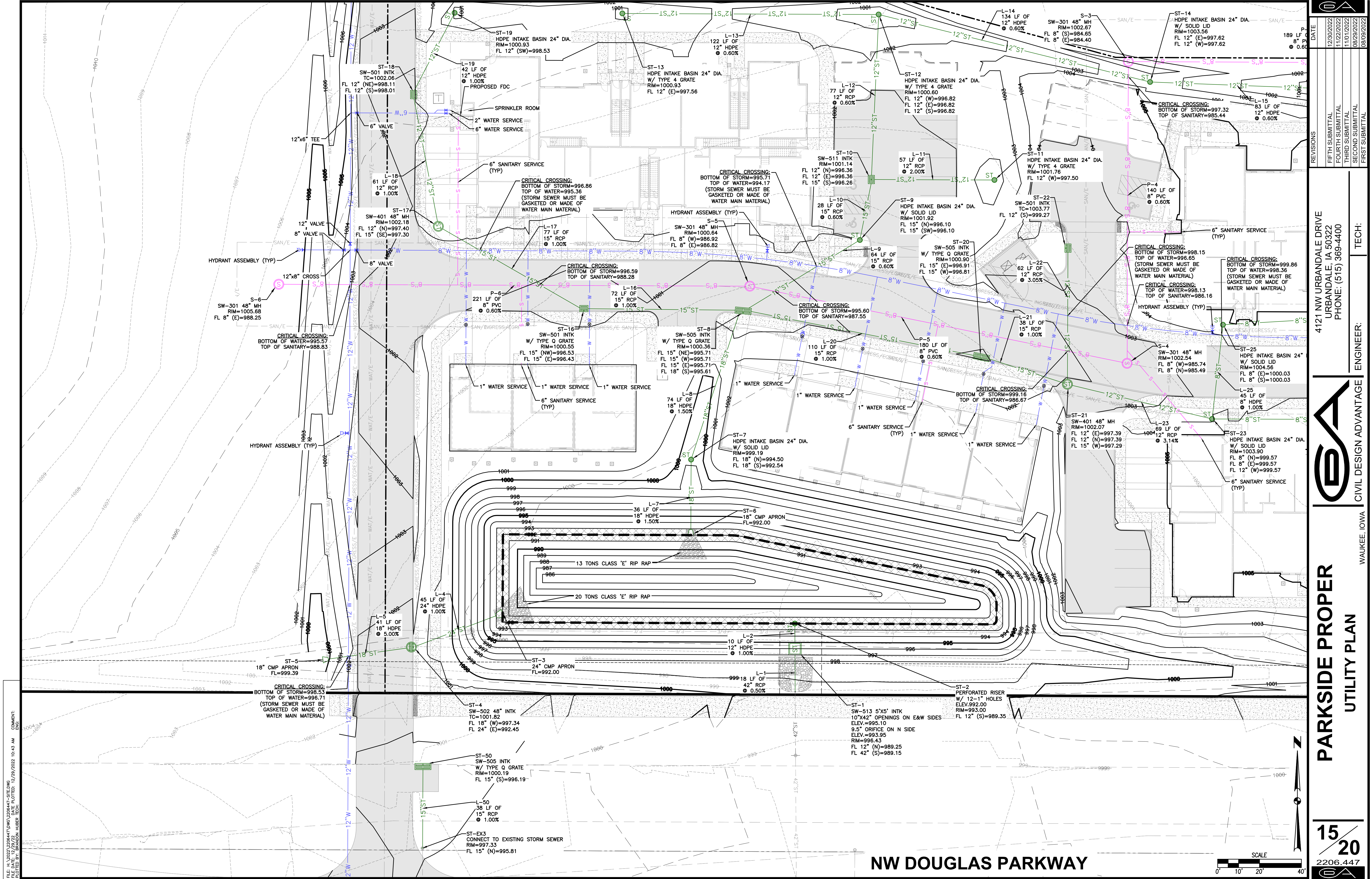
PARKSIDE PROPER

UTILITY PLAN

14/20

2206.447





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PLOTTER: HP DesignJet 5000

REVISIONS	
DATE	12/29/2022
FIFTH SUBMITTAL	11/22/2022
FOURTH SUBMITTAL	11/01/2022
THIRD SUBMITTAL	08/29/2022
SECOND SUBMITTAL	08/29/2022
FIRST SUBMITTAL	08/09/2022

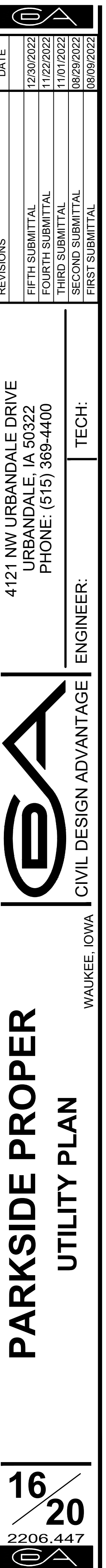
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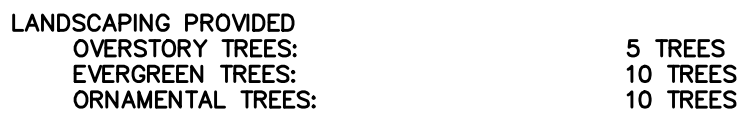
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ENGINEER:
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

PARKSIDE PROPER
UTILITY PLAN

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2206.447



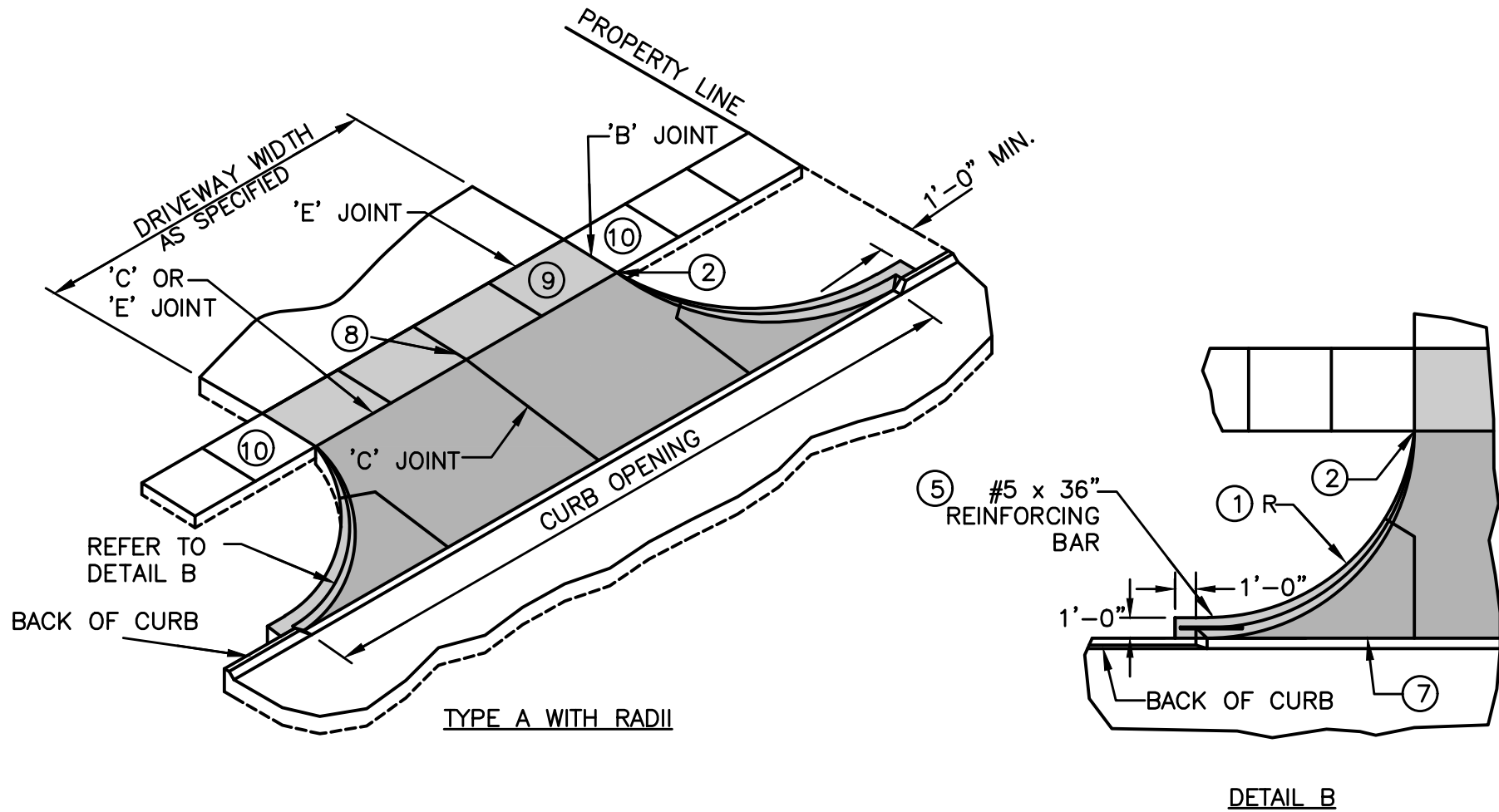


PLANT SCHEDULE NW 6TH BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	2	White Fir	Abies concolor	B&B, 6' HEIGHT
PB	4	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PD	4	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	8	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
PN	2	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	1	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 2" CALIPER
AR	2	Red Maple	Acer rubrum	B&B, 2" CALIPER
QM	2	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER

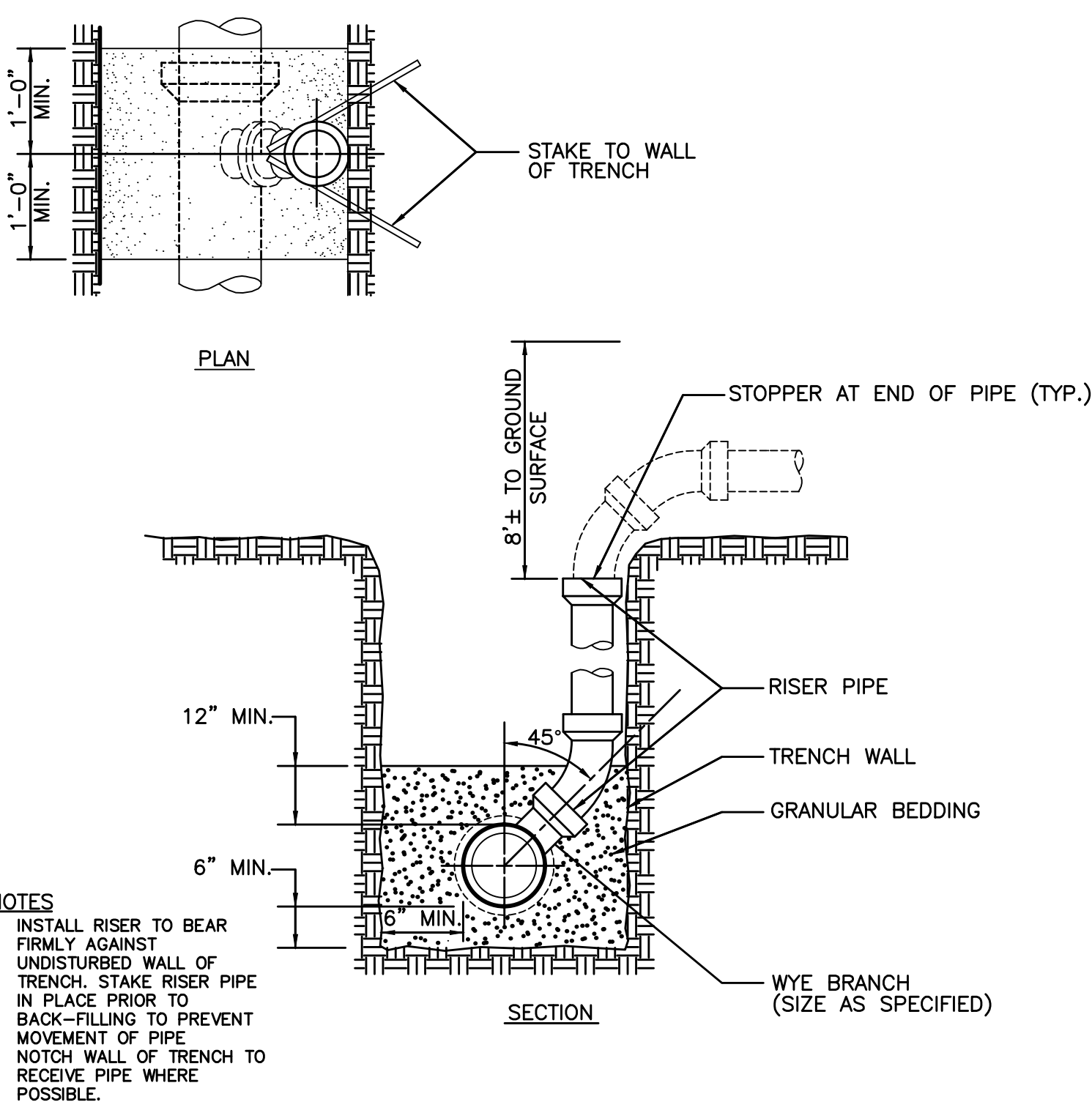
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COMMENTS:
DRAWN BY: BRANDON HUBER
CHECKED BY: BRANDON HUBER

- 1 DRIVEWAY RADIUS (R).
RESIDENTIAL: 10' MINIMUM, 15' MAXIMUM
COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN CONTRACT DOCUMENTS
- 2 TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- 3 PAVEMENT THICKNESS.
RESIDENTIAL: 6 INCHES MINIMUM.
COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 4 SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 5 CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- 6 MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.

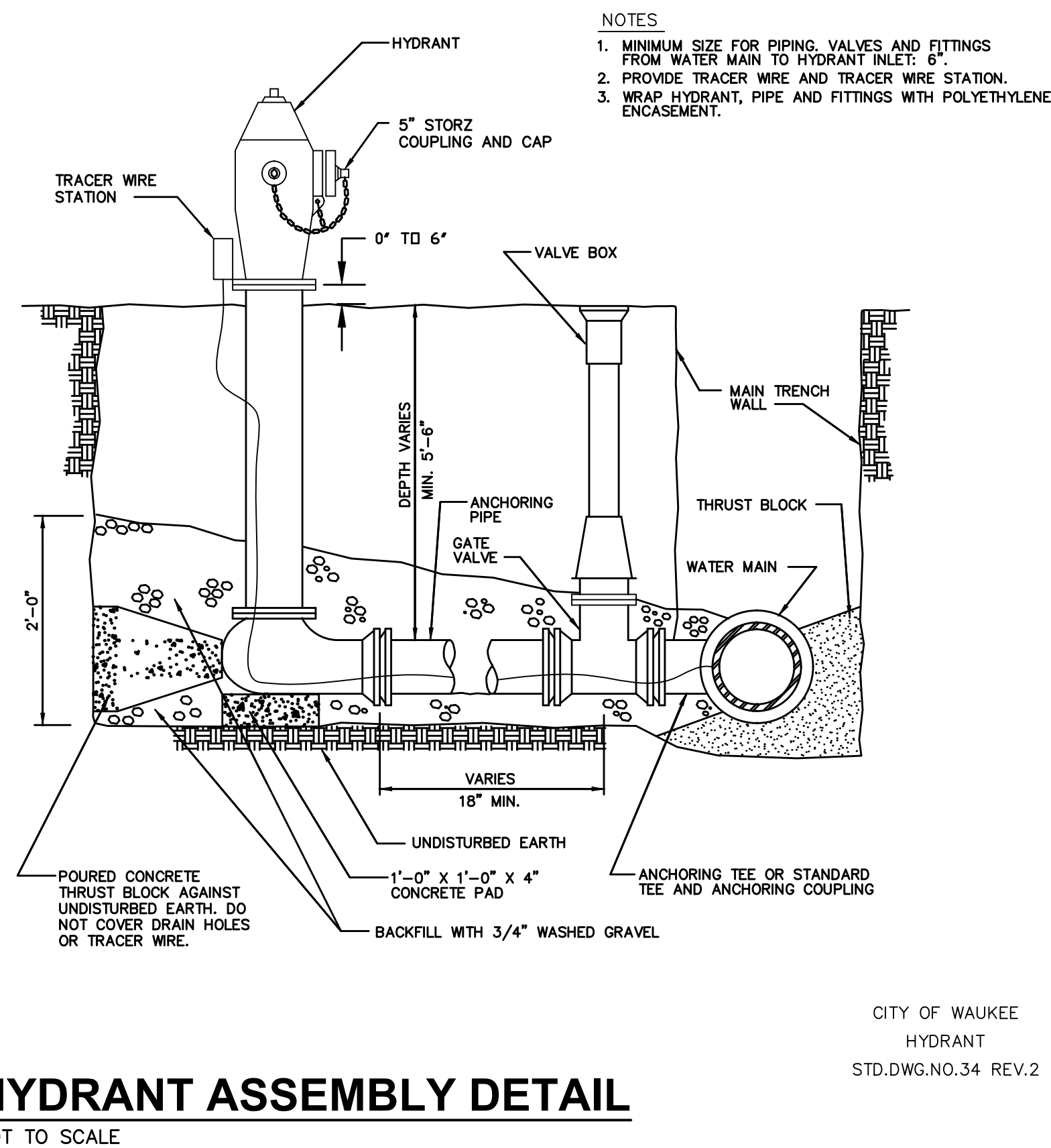
- 7 PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- 8 FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- 9 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 10 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205. VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



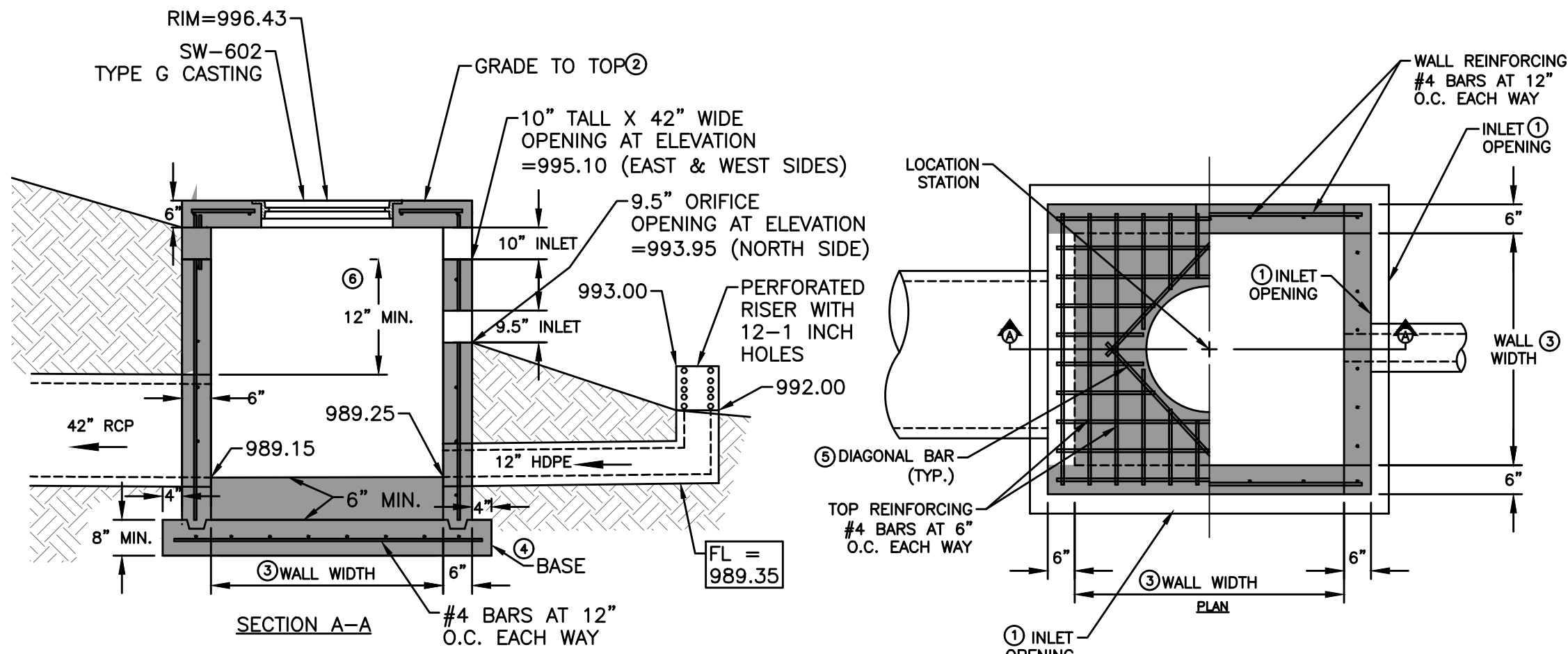
CONCRETE DRIVEWAY TYPE A
NOT TO SCALE



SANITARY SEWER SERVICE RISER
NOT TO SCALE



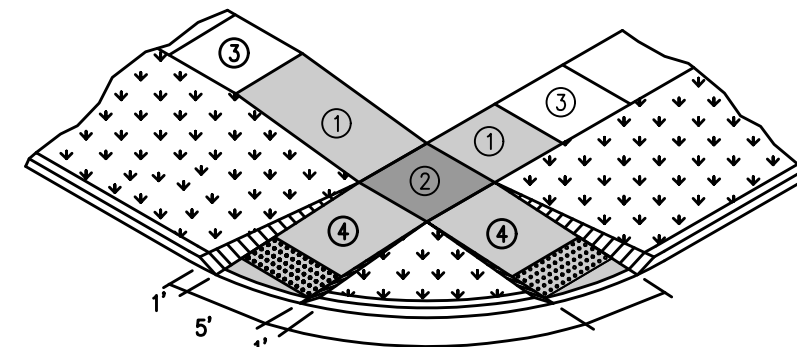
HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



5' x 5' SW-513 INTAKE (ST-2)
NOT TO SCALE

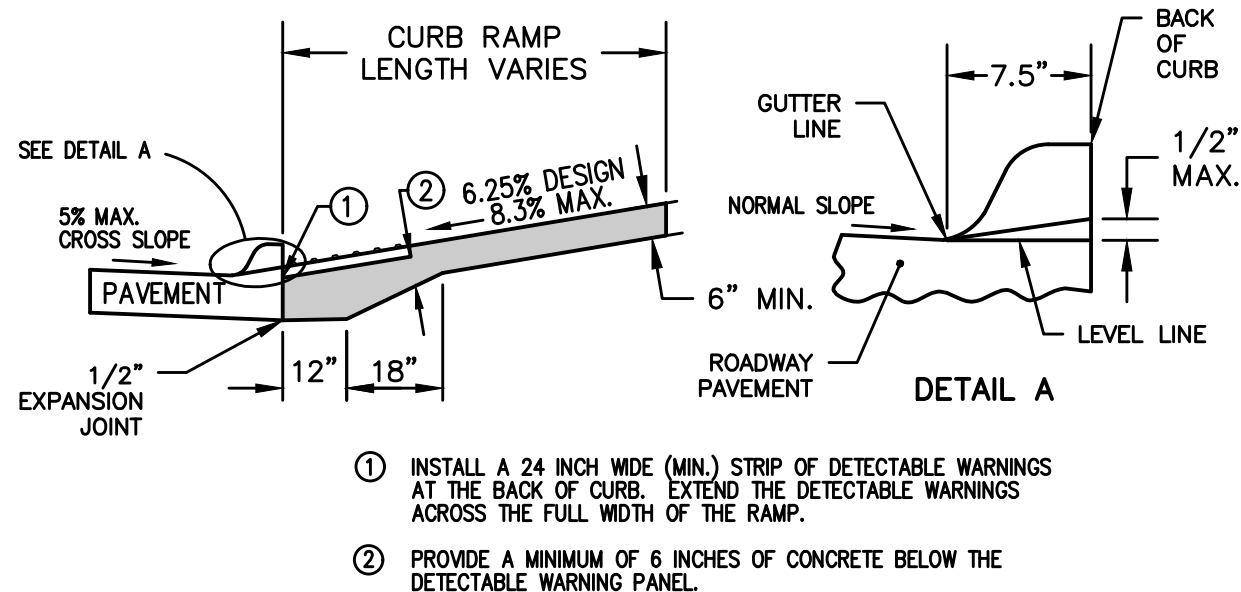
- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
- 1 CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. CURB BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
 - 2 GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
 - 3 WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 8 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
 - 4 CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 - 5 INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 - 6 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.
 - 7 CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.

- Key
- = Curb Ramp
 - = Turning Space
 - = Detectable Warning

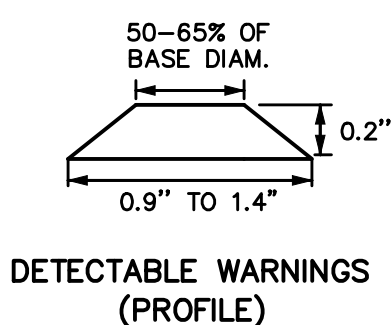
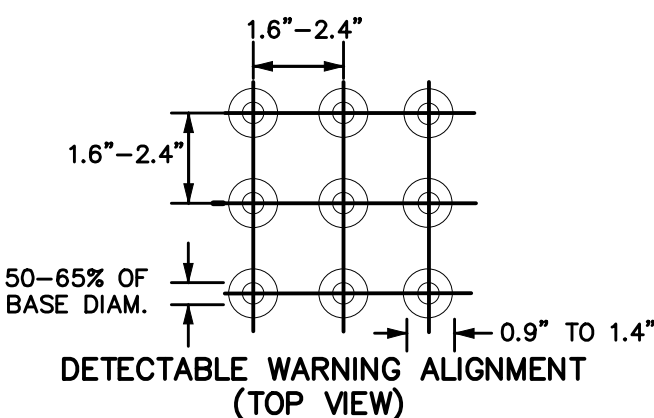


CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE

- 1 Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- 2 Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- 3 Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- 4 Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- 5 Match pedestrian street crossing cross slope or flatter



DETECTABLE WARNING DETAIL
NOT TO SCALE





TYPICAL SCREENING DETAIL

NOT TO SCALE

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