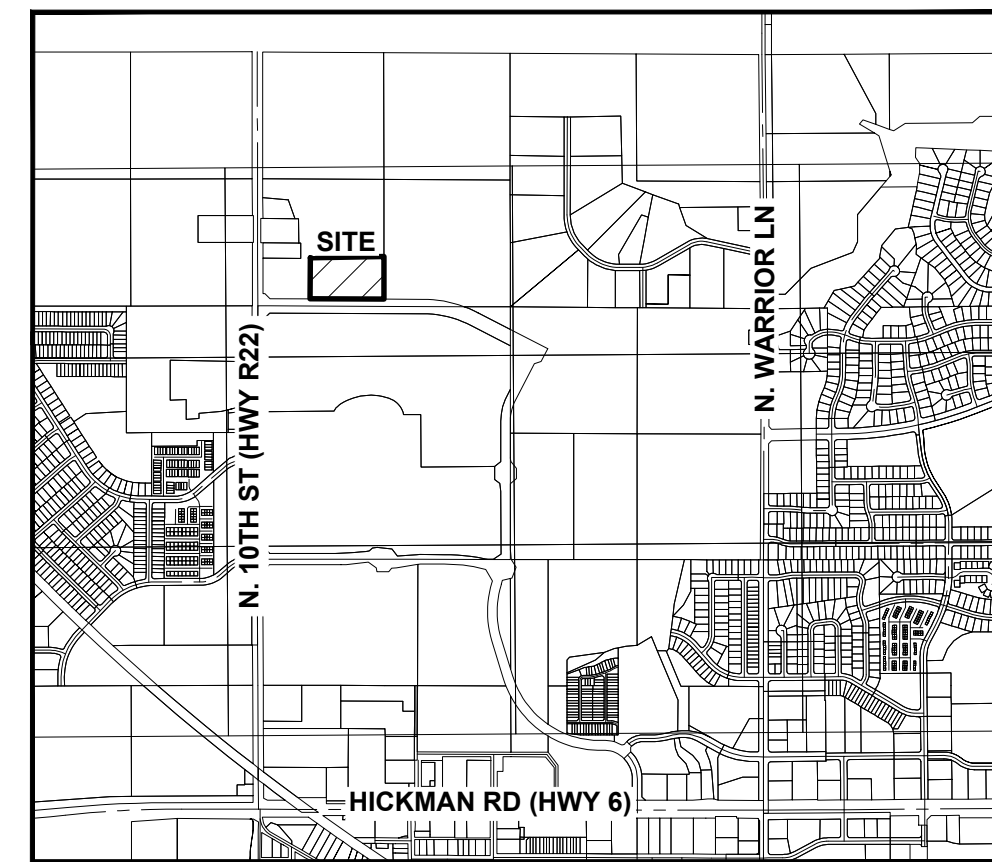


# PRELIMINARY PLAT/SITE PLAN FOR: CONVERGE NW PHASE 2

## WAUKEE, IOWA

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

### LEGAL DESCRIPTION

OUTLOT 'X', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 14.33 ACRES (624,215 SQUARE FEET).

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

### ZONING

R-3, MULTI-FAMILY DISTRICT

### PROJECT SITE ADDRESS

XXX NW 6TH STREET  
WAUKEE, IOWA 50263

### EXISTING/ PROPOSED USE

EXISTING: AGRICULTURAL  
PROPOSED: MULTI-FAMILY RESIDENTIAL

### DEVELOPMENT SUMMARY

AREA: 14.33 ACRES (624,215 SF)

ZONING: R-3

#### SETBACKS:

FRONT: 30 FT  
SIDE: 15 FT TOTAL (7 FT MINIMUM)  
REAR: 30 FT

#### OPEN SPACE CALCULATION:

|                     |   |                     |
|---------------------|---|---------------------|
| TOTAL SITE:         | = | 624,215 (14.33 AC.) |
| BUILDING            | - | 112,766 SF          |
| GARAGES             | - | 14,400 SF           |
| PAVEMENT            | - | 151,056 SF          |
| SIDEWALK            | - | 20,412 SF           |
| OPEN SPACE PROVIDED | = | 325,581 SF (52.2%)  |

#### UNITS:

256 UNITS (17.86 UNITS PER ACRE)

### PARKING REQUIREMENTS

#### APARTMENT PARKING REQUIREMENTS:

|                                   |   |            |
|-----------------------------------|---|------------|
| 1 SPACE PER BEDROOM               | = | 384 SPACES |
| 1 PER VISITOR/5 UNITS (240 UNITS) | = | 48 SPACES  |

|                |   |            |
|----------------|---|------------|
| TOTAL REQUIRED | = | 432 SPACES |
| TOTAL PROVIDED | = | 432 SPACES |

|                       |   |            |
|-----------------------|---|------------|
| (84 DETACHED GARAGES) | = | 84 SPACES  |
| (348 SURFACE PARKING) | = | 348 SPACES |
|                       | = | 432 SPACES |

#### TOWNHOME PARKING REQUIREMENTS:

|                       |   |           |
|-----------------------|---|-----------|
| TOWNHOMES (16 UNITS)  | = | 32 SPACES |
| (2 SPACES PER UNIT)   | = | 32 SPACES |
| 1 PER VISITOR/5 UNITS | = | 5 SPACES  |

|                |   |           |
|----------------|---|-----------|
| TOTAL REQUIRED | = | 37 SPACES |
| TOTAL PROVIDED | = | 37 SPACES |

|                            |   |           |
|----------------------------|---|-----------|
| (32 SPACES WITHIN GARAGES) | = | 32 SPACES |
| (11 SURFACE PARKING)       | = | 11 SPACES |
|                            | = | 43 SPACES |

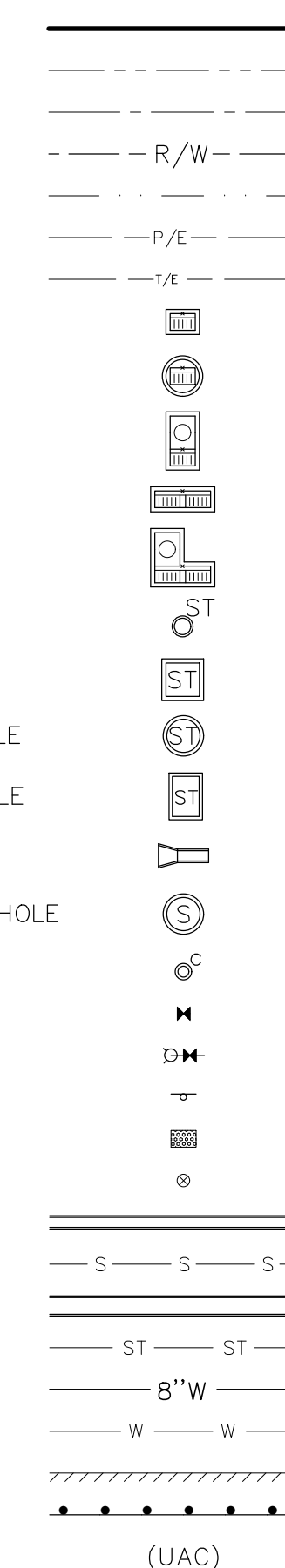
### INDEX OF SHEETS

| NO.   | DESCRIPTION                     |
|-------|---------------------------------|
| 1     | COVER SHEET                     |
| 2     | EXISTING SITE                   |
| 3-8   | DIMENSION PLAN                  |
| 9-16  | GRADING PLAN                    |
| 17    | EROSION & SEDIMENT CONTROL PLAN |
| 18-23 | UTILITY PLAN                    |
| 24    | LANDSCAPE PLAN                  |
| 25-26 | DETAILS                         |

### GENERAL LEGEND

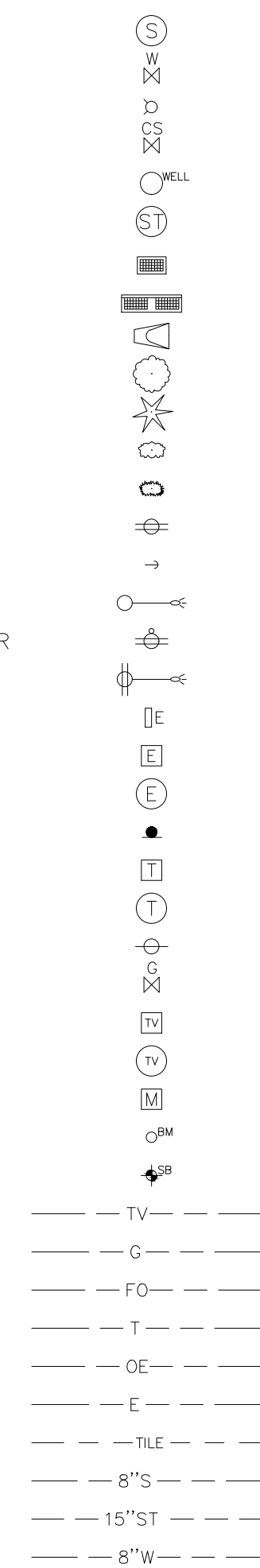
#### PROPOSED

PROPERTY BOUNDARY  
SECTION LINE  
CENTER LINE  
RIGHT OF WAY  
BUILDING SETBACK  
PERMANENT EASEMENT  
TEMPORARY EASEMENT  
TYPE SW-501 STORM INTAKE  
TYPE SW-502 STORM INTAKE  
TYPE SW-503 STORM INTAKE  
TYPE SW-505 STORM INTAKE  
TYPE SW-506 STORM INTAKE  
TYPE SW-512 STORM INTAKE  
TYPE SW-513 STORM INTAKE  
TYPE SW-401 STORM MANHOLE  
TYPE SW-402 STORM MANHOLE  
FLARED END SECTION  
TYPE SW-301 SANITARY MANHOLE  
STORM/SANITARY CLEANOUT  
WATER VALVE  
FIRE HYDRANT ASSEMBLY  
SIGN  
DETECTABLE WARNING PANEL  
WATER CURB STOP  
SANITARY SEWER  
SANITARY SERVICE  
STORM SEWER  
STORM SERVICE  
WATERMAIN WITH SIZE  
WATER SERVICE  
SAWCUT (FULL DEPTH)  
SILT FENCE  
USE AS CONSTRUCTED



#### EXISTING

SANITARY MANHOLE  
WATER VALVE BOX  
FIRE HYDRANT  
WATER CURB STOP  
WELL  
STORM SEWER MANHOLE  
STORM SEWER SINGLE INTAKE  
STORM SEWER DOUBLE INTAKE  
FLARED END SECTION  
DECIDUOUS TREE  
CONIFEROUS TREE  
DECIDUOUS SHRUB  
CONIFEROUS SHRUB  
ELECTRIC POWER POLE  
GUY ANCHOR  
STREET LIGHT  
POWER POLE W/ TRANSFORMER  
UTILITY POLE W/ LIGHT  
ELECTRIC BOX  
ELECTRIC TRANSFORMER  
ELECTRIC MANHOLE OR VAULT  
TRAFFIC SIGN  
TELEPHONE JUNCTION BOX  
TELEPHONE MANHOLE/VAULT  
TELEPHONE POLE  
GAS VALVE BOX  
CABLE TV JUNCTION BOX  
CABLE TV MANHOLE/VAULT  
MAIL BOX  
BENCHMARK  
SOIL BORING  
UNDERGROUND TV CABLE  
GAS MAIN  
FIBER OPTIC  
UNDERGROUND TELEPHONE  
OVERHEAD ELECTRIC  
UNDERGROUND ELECTRIC  
FIELD TILE  
SANITARY SEWER W/ SIZE  
STORM SEWER W/ SIZE  
WATER MAIN W/ SIZE



### OWNER

WAUKEE CROSSING, LLC  
611 MONTICELLO DR.  
BURLINGTON, IA 52601

### APPLICANT

HUBBELL DEVELOPMENT SERVICES  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IA 50266  
CONTACT: MATTHEW WELLER  
EMAIL: MATT.WELLER@HUBBELLREALTY.COM  
PHONE: (515) 280-2041

### ENGINEER

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

### SURVEYOR

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

### ARCHITECT

SIMONSON & ASSOCIATES INC.  
1717 INGERSOLL AVE. #117  
DES MOINES, IA 50309  
CONTACT: STEPHANIE POOLE  
EMAIL: SPOOLE@SIMONSONASSOC.COM  
PH: (515) 440-5626

### SUBMITTAL DATES

|                   |            |
|-------------------|------------|
| FIRST SUBMITTAL:  | 08/23/2022 |
| SECOND SUBMITTAL: | 09/12/2022 |
| THIRD SUBMITTAL:  | 11/01/2022 |
| FOURTH SUBMITTAL: | 12/29/2022 |



### 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.



4121 NW URBAN DALE DRIVE, URBAN DALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2207.532

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.

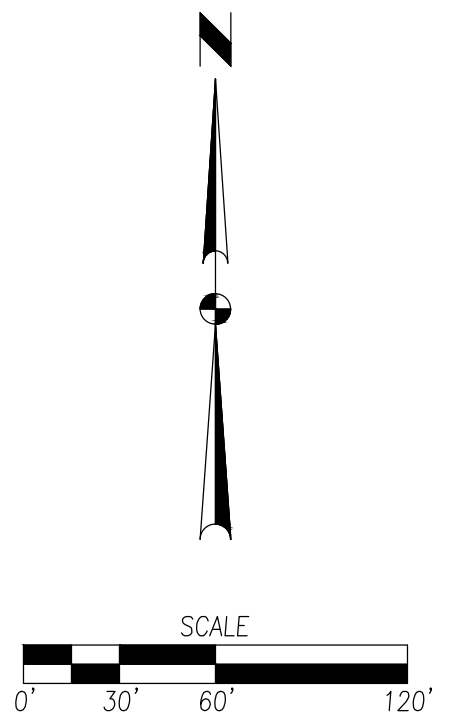
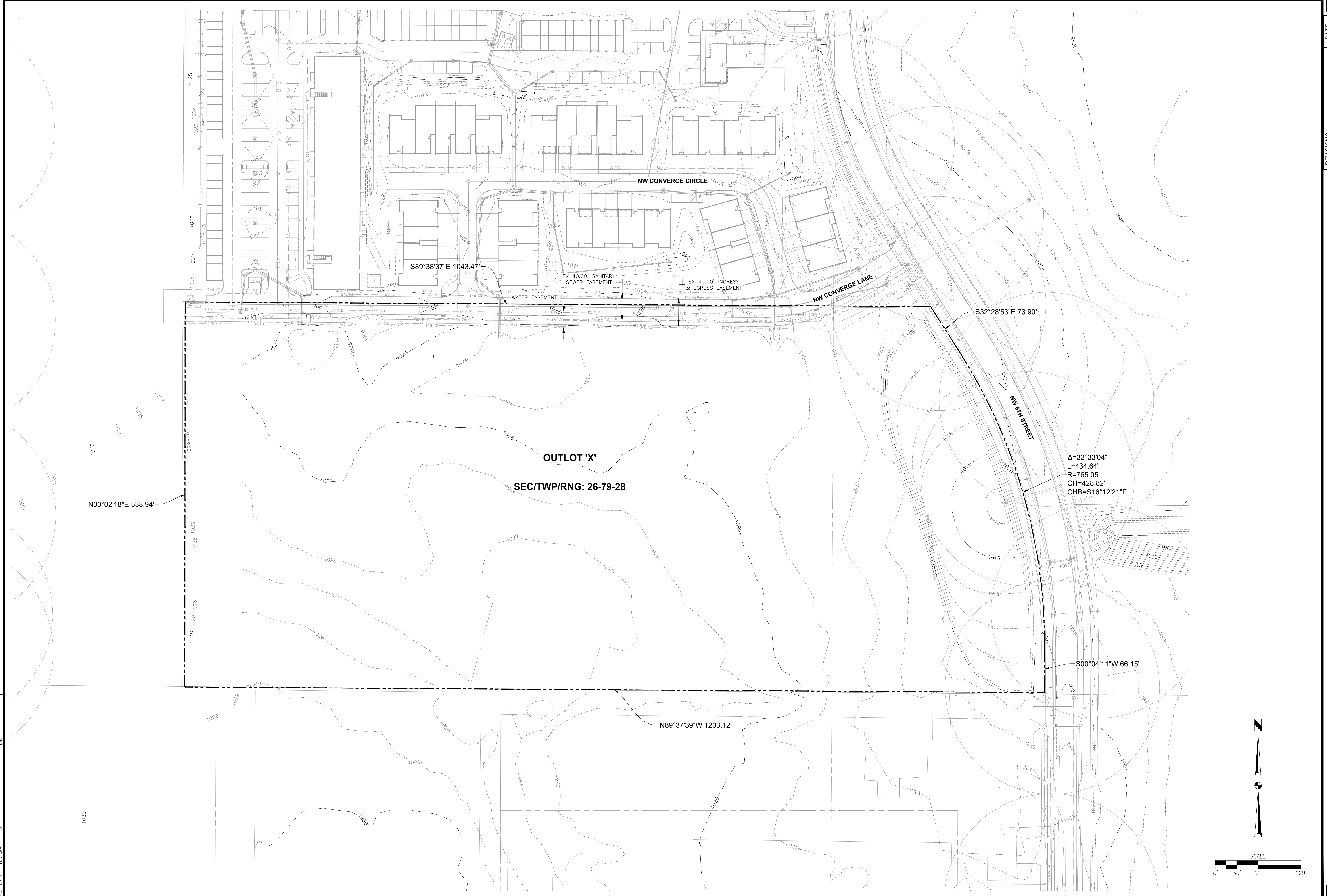
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

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.

|  |   |
|--|---|
|  | 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. |
|  | DATE: _____<br>LICENSE RENEWAL DATE IS DECEMBER 31, 2023<br>PAGES OR SHEETS COVERED BY THIS SEAL:<br>ALL SHEETS   |

FILE: H:\2022\2207532\DWG\SITE PLAN\2207532-COVER, EXISTING SITE, AND DETAILS.DWG  
 PLOTTED BY: T. KRAEGER  
 DATE: 12/28/2022 2:19 PM  
 PLOT SCALE: 1"=60'



| REVISIONS        | DATE       |
|------------------|------------|
| FOURTH SUBMITTAL | 12/29/2022 |
| THIRD SUBMITTAL  | 11/01/2022 |
| SECOND SUBMITTAL | 09/09/2022 |
| FIRST SUBMITTAL  | 08/23/2022 |

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

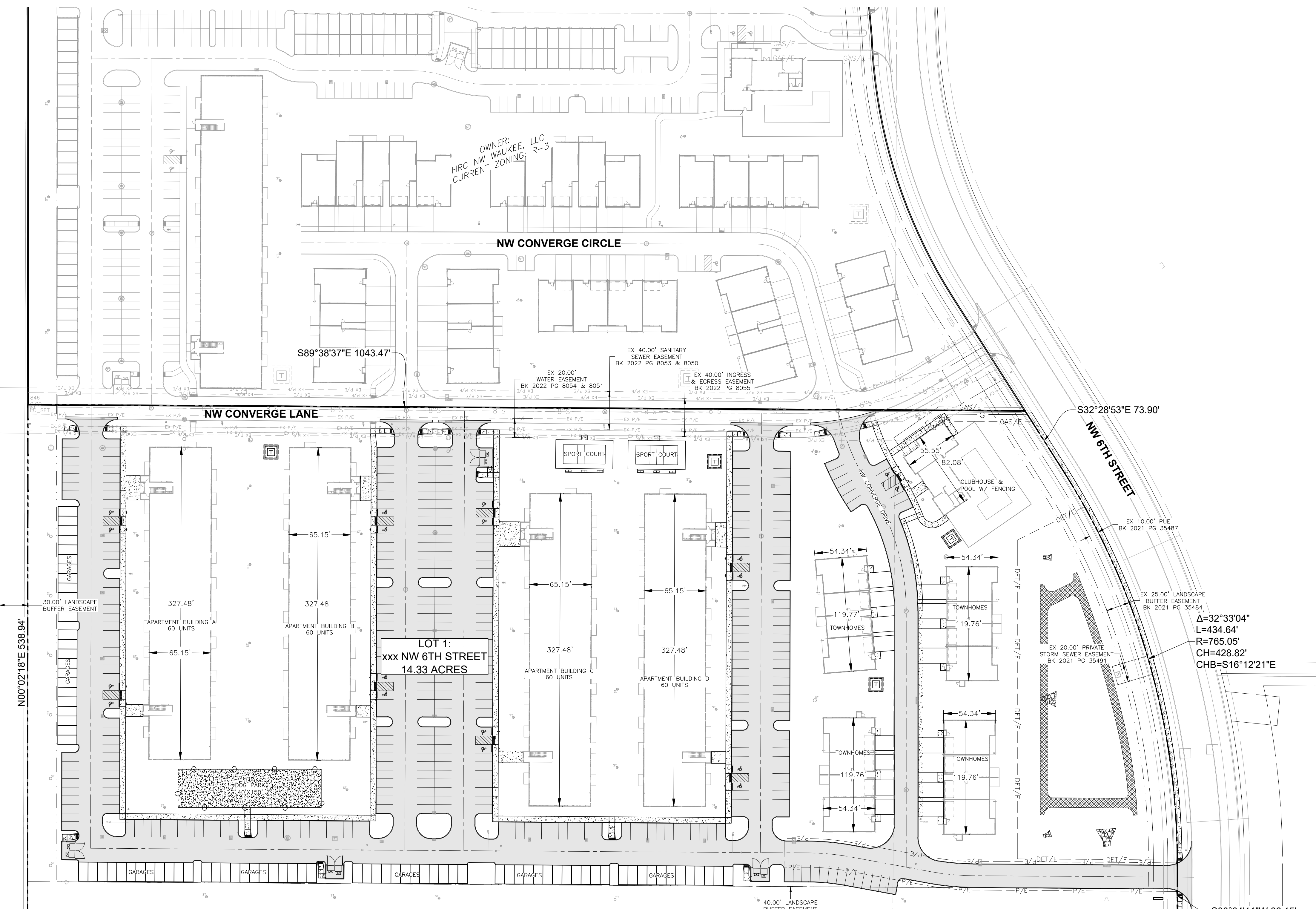


CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

# CONVERGE NW PHASE 2 EXISTING SITE

ENGINEER: \_\_\_\_\_  
 TECH: \_\_\_\_\_

FILE: H:\2022\2207532\DWG\SITE PLAN\2207532-DIMENSION PLAN.DWG  
 COMMENT: DIMENSION PLAN PLOTTED: 12/28/2022 2:19 PM  
 PLOTTED BY: TALKER GRAFF  
 DATE: 12/28/2022



**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 CONSTRUCTION DIVISION.
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 RAMP 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 WITHIN OUTLOT 'X' ARE PRIVATELY OWNED AND MAINTAINED.

**PAVEMENT THICKNESS**

- |                              |           |
|------------------------------|-----------|
| 1. SIDEWALKS                 | 4" P.C.C. |
| 2. PARKING SPACES/CURB RAMPS | 6" P.C.C. |
| 3. PRIVATE STREETS/DRIVEWAYS | 7" P.C.C. |
| 4. DRIVEWAYS WITHIN ROW      | 8" P.C.C. |

**BUILDING INFORMATION**

**4-PLEX 2-STORY TOWNHOUSE:**  
 FOOTPRINT = 5746 SF  
 SECOND FLOOR = 2250 SF  
 TOTAL SF = 7996 SF  
 RENTABLE SF OF EACH UNIT (PAINT-TO-PAINT) = 1730 SF (END UNITS) & 2028 SF (MIDDLE 2-STORY UNITS)

**CLUBHOUSE: 3154 SF**

**APARTMENTS A-D:**  
 UNIT 1A = 717 SF (27/BLDG)  
 UNIT 1B = 673 SF (3/BLDG)  
 UNIT 2A = 1029 SF (21/BLDG)  
 UNIT 2B = 1043 SF (3/BLDG)  
 UNIT 3A = 1383 SF (6/BLDG)

|            |                  |
|------------|------------------|
| DATE       | 12/29/2022       |
| 11/01/2022 |                  |
| 09/09/2022 |                  |
| 08/23/2022 |                  |
| REVISIONS  | FOURTH SUBMITTAL |
|            | THIRD SUBMITTAL  |
|            | SECOND SUBMITTAL |
|            | FIRST SUBMITTAL  |

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

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

**CSA**  
 CIVIL DESIGN ADVANTAGE

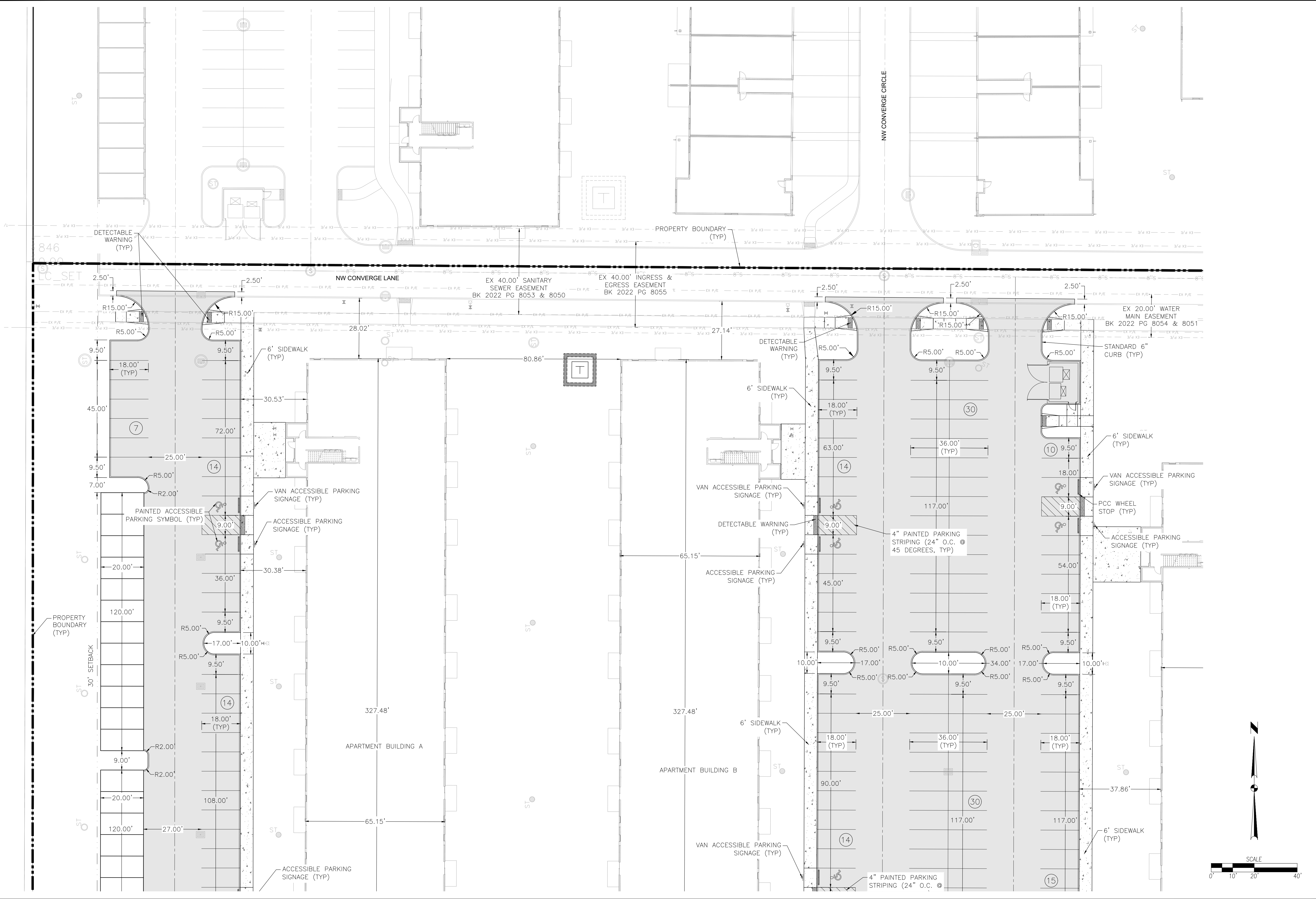
WAUKEE, IOWA

**CONVERGE NW PHASE 2**  
**OVERALL DIMENSION PLAN**

3 / 26

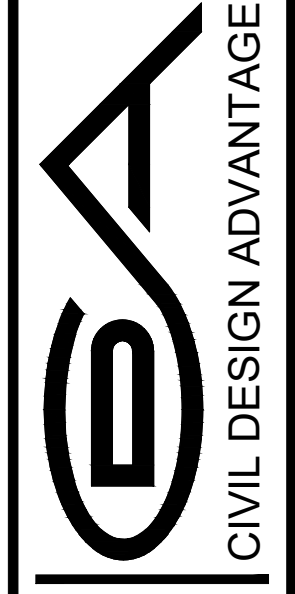
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 TECH: TALKER GRAFF



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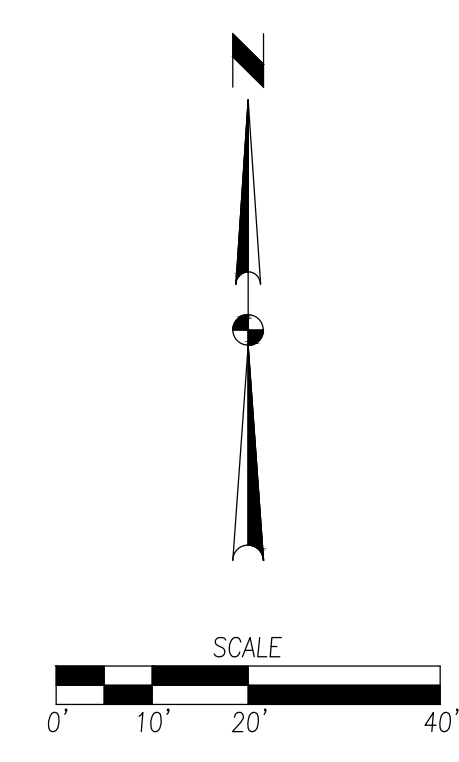
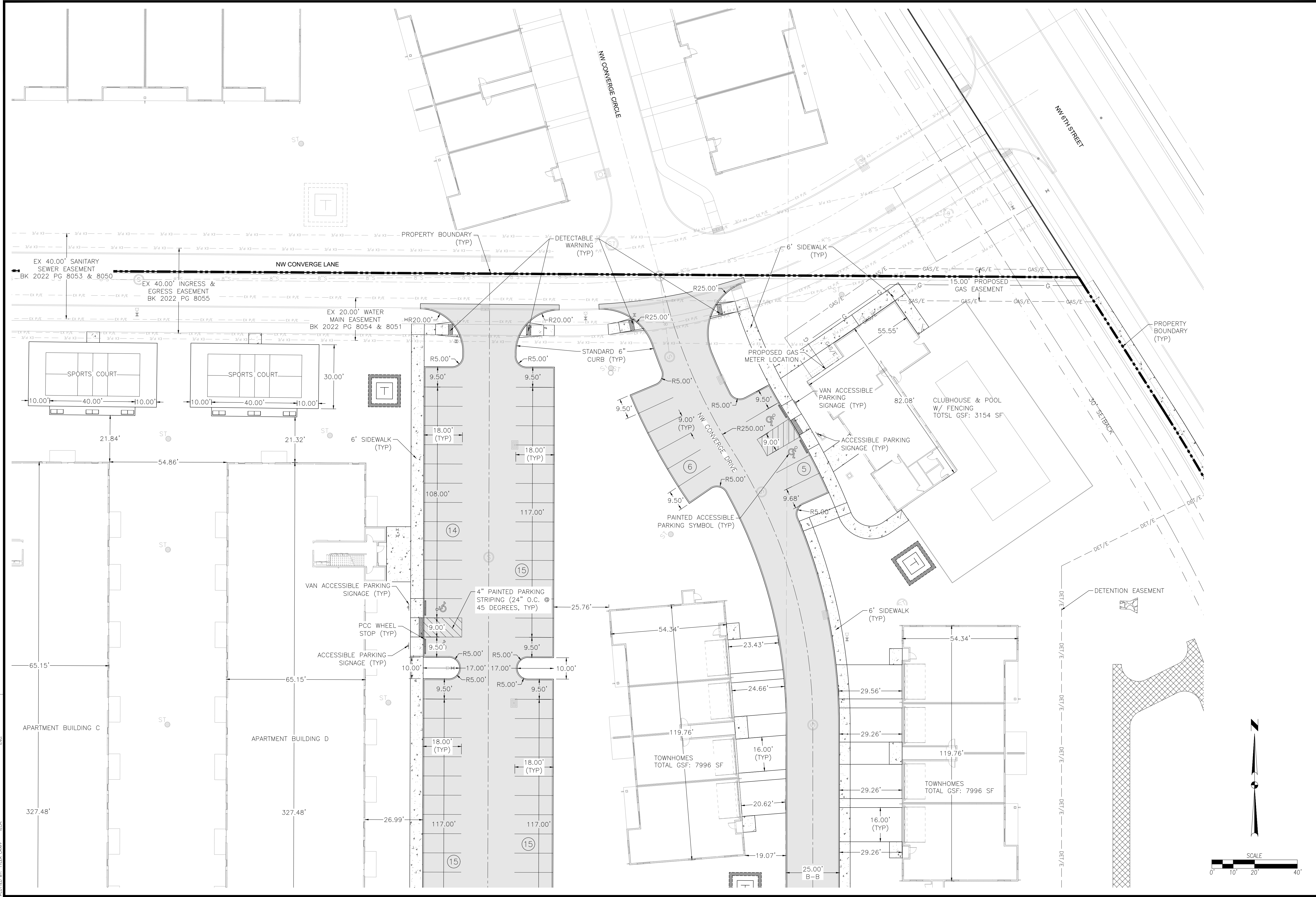
WAUKEE, IOWA  
 ENGINEER:

# CONVERGE NW PHASE 2

## DIMENSION PLAN

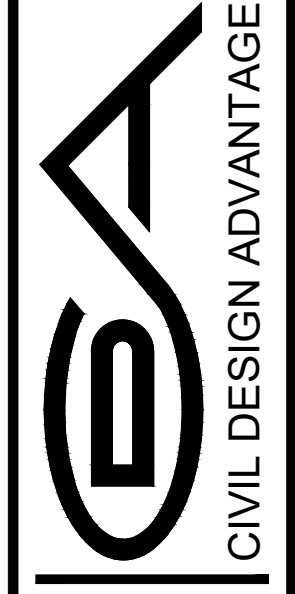
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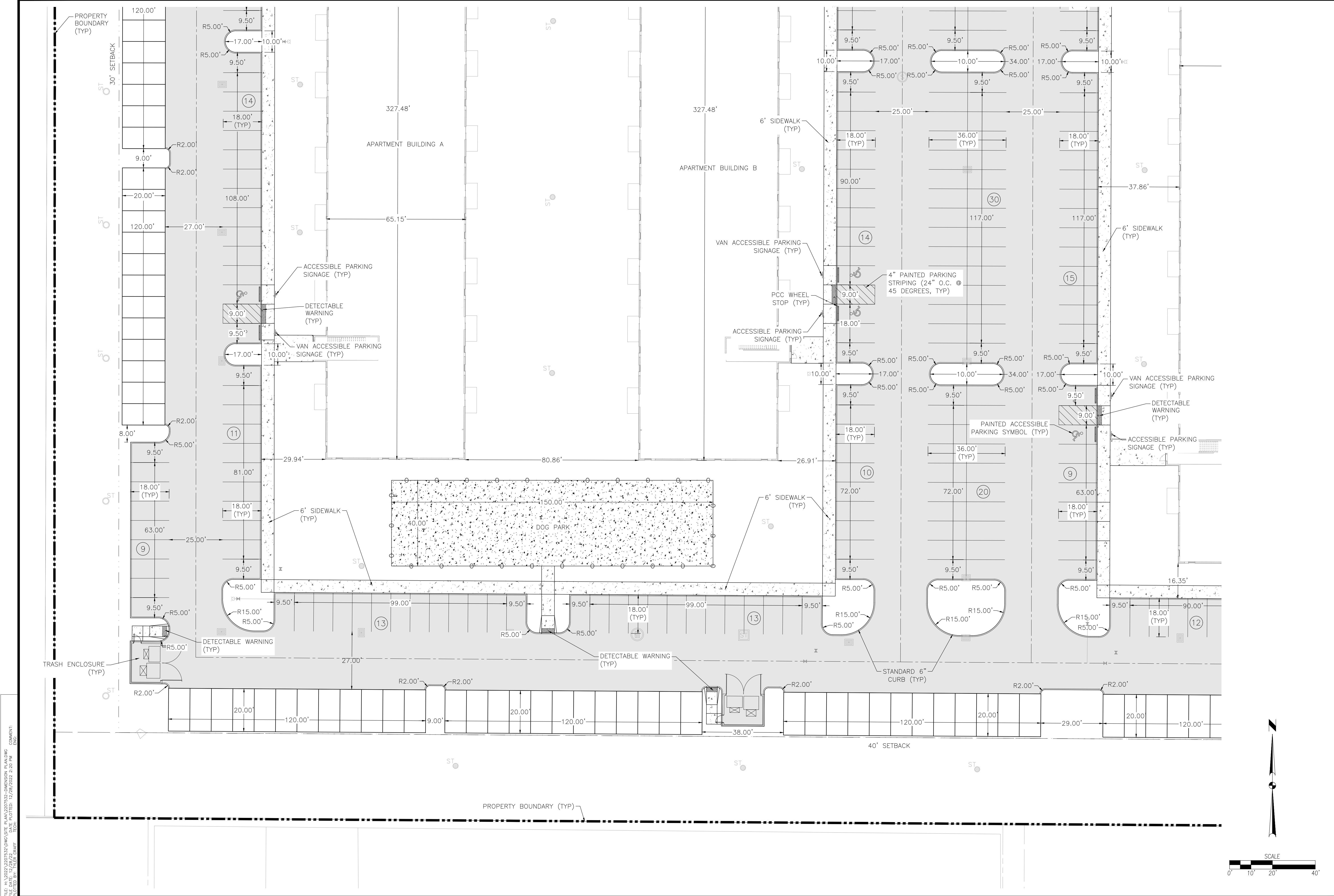


WAUKEE, IOWA

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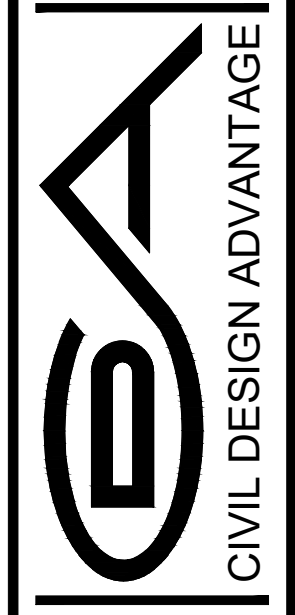
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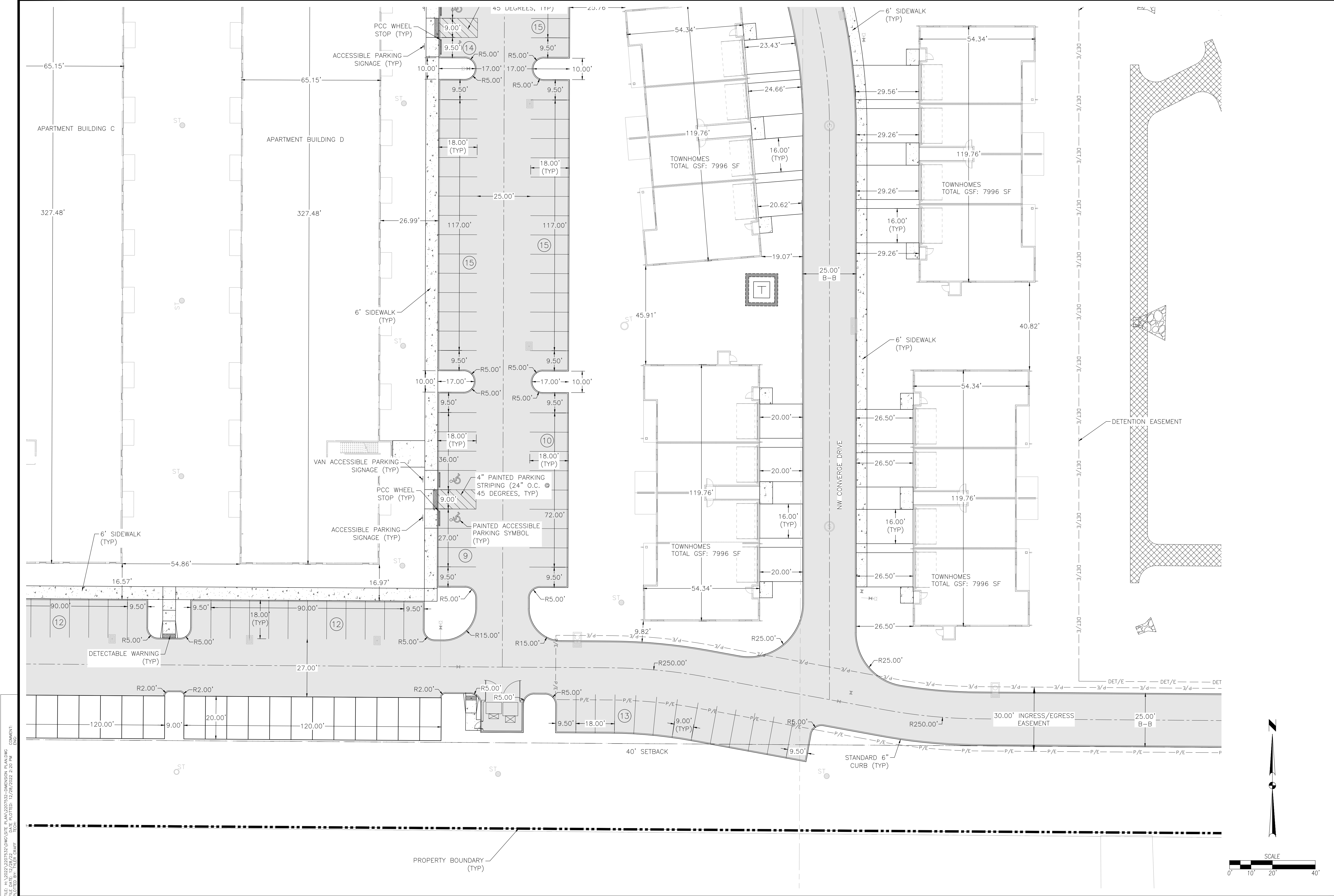
WAUKEE, IOWA

# CONVERGE NW PHASE 2

## DIMENSION PLAN

TECH:

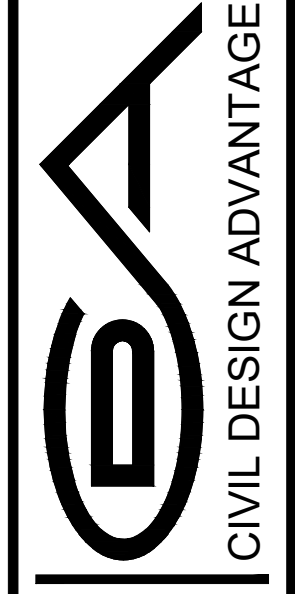
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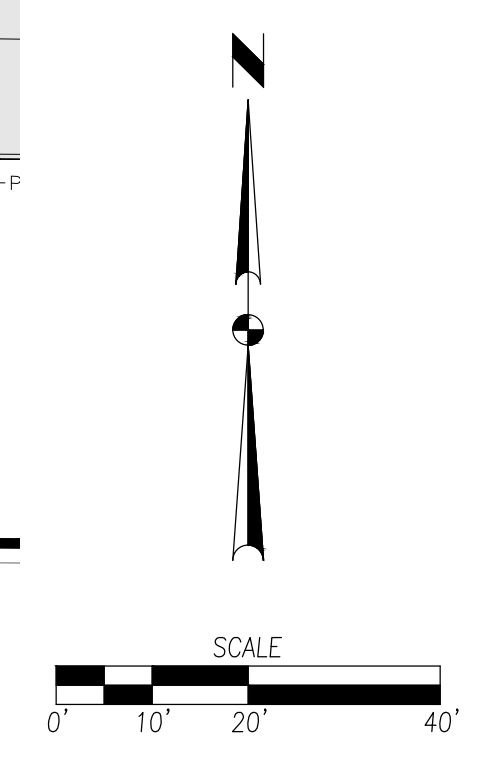
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 ENGINEER:

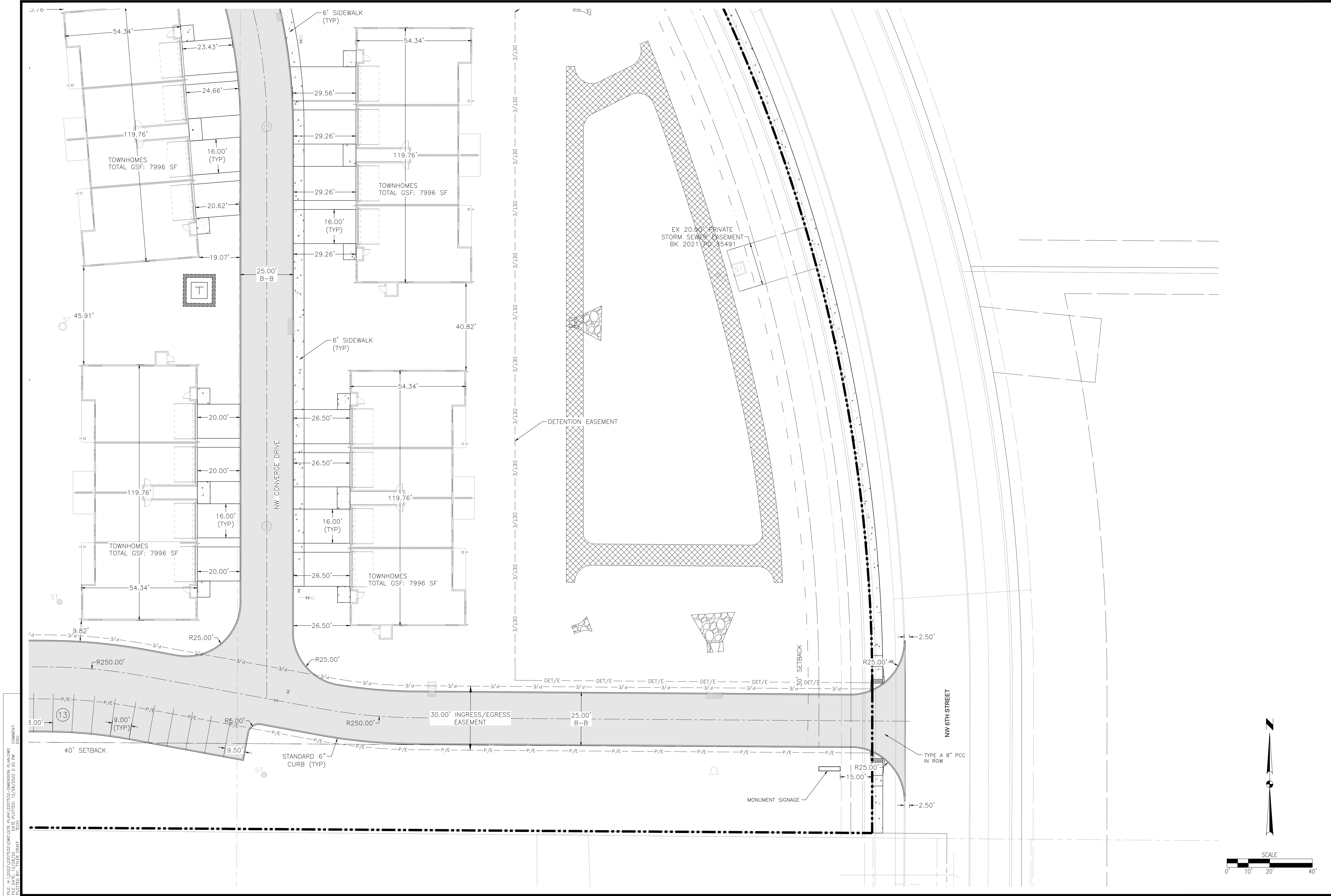


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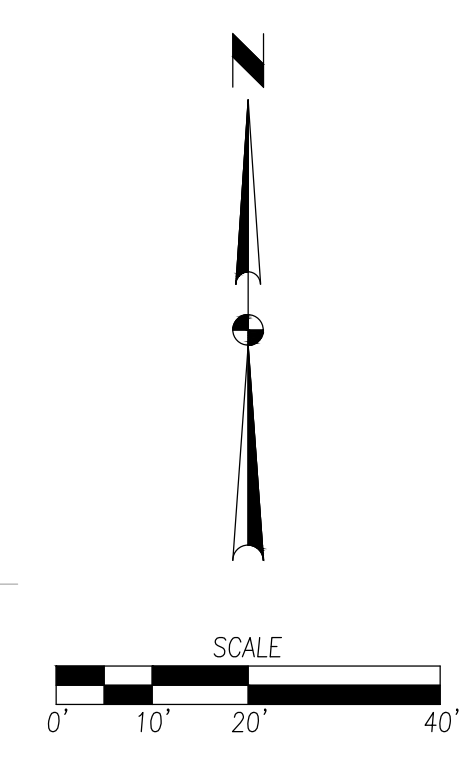
# CONVERGE NW PHASE 2

## DIMENSION PLAN



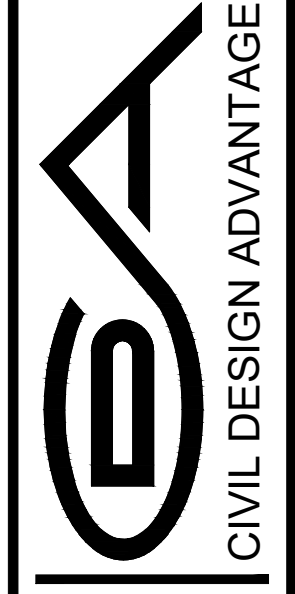


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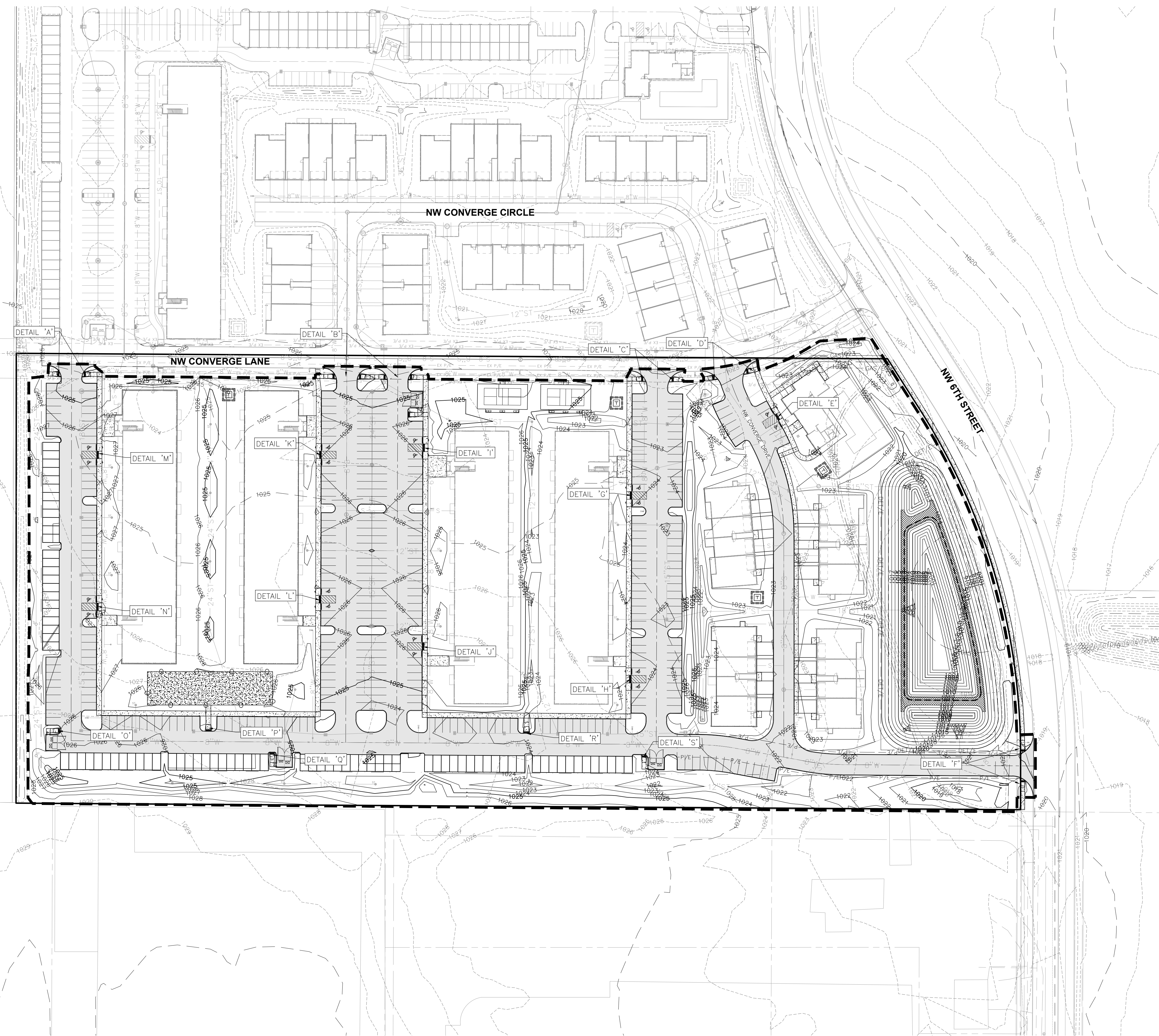


WAUKEE, IOWA

# CONVERGE NW PHASE 2


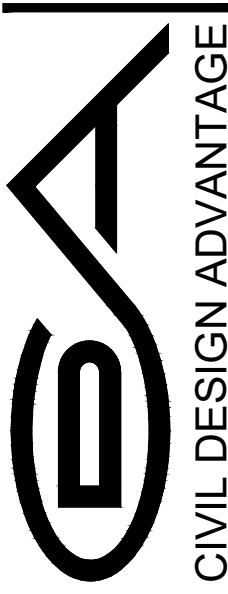
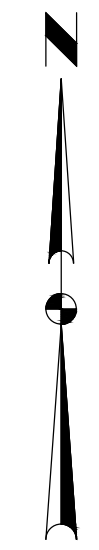
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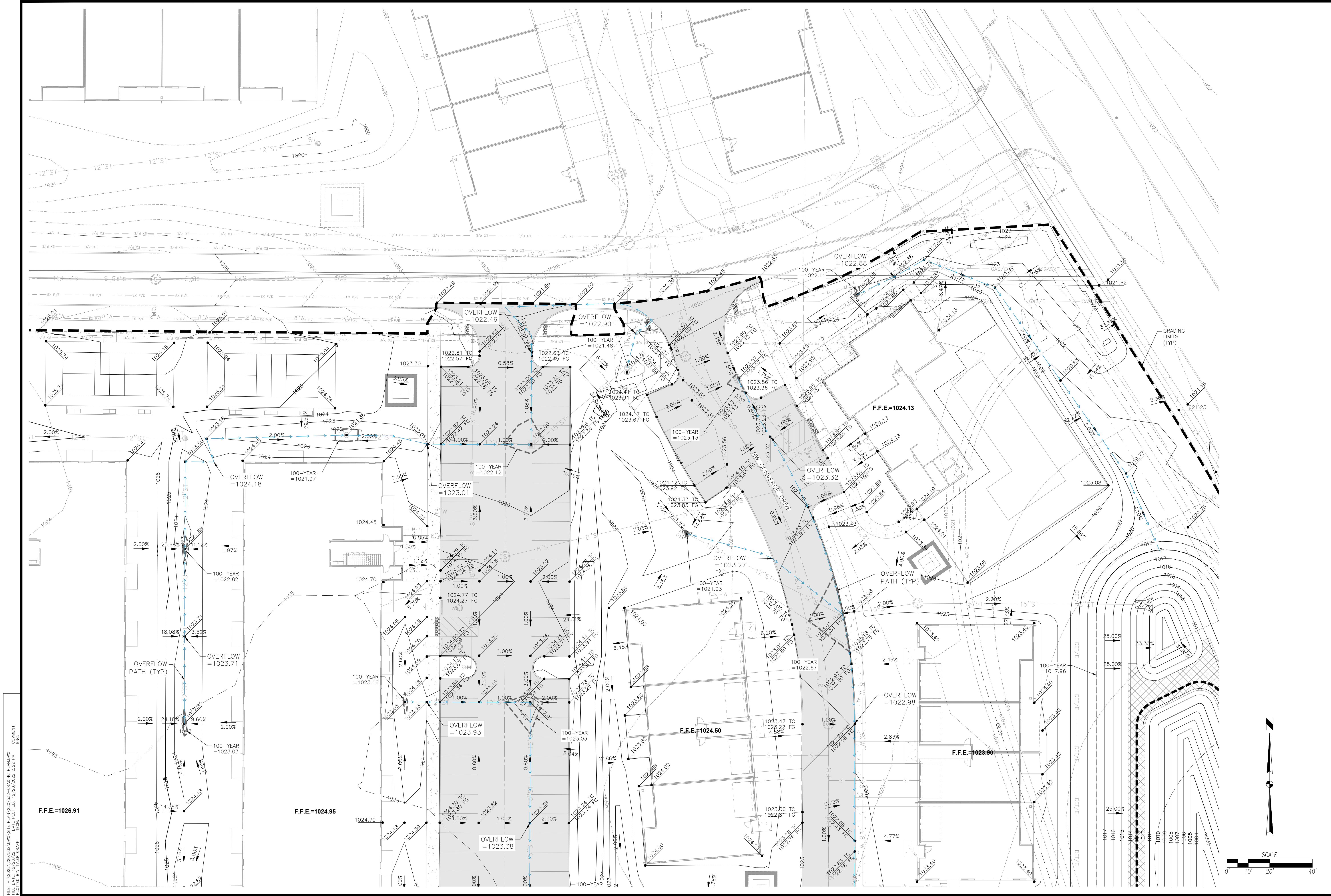


**GRADING NOTES**

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO CITY OF WAUKEE ENGINEERING DEPARTMENT AND A GOSSEDO 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 RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 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.
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 1/3, TRANSVERSE 1/4.
13. 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             | 12/29/2022 |
|   | REVISIONS        | 11/01/2022 |
|   | FOURTH SUBMITTAL | 09/09/2022 |
|   | THIRD SUBMITTAL  | 08/23/2022 |
| 4121 NW URBANDALE DRIVE<br>URBANDALE, IA 50322<br>PHONE: (515) 369-4400   |                  |            |
| ENGINEER:   |                  | TECH:      |
| <br>CIVIL DESIGN ADVANTAGE    |                  |            |
| WAUKEE, IOWA  |                  |            |
| <b>CONVERGE NW PHASE 2</b><br><b>OVERALL GRADING PLAN</b>   |                  |            |
| <br>SCALE<br>0' 30' 60' 120' |                  |            |
| <b>9</b><br><b>26</b><br>2207.532   |                  |            |





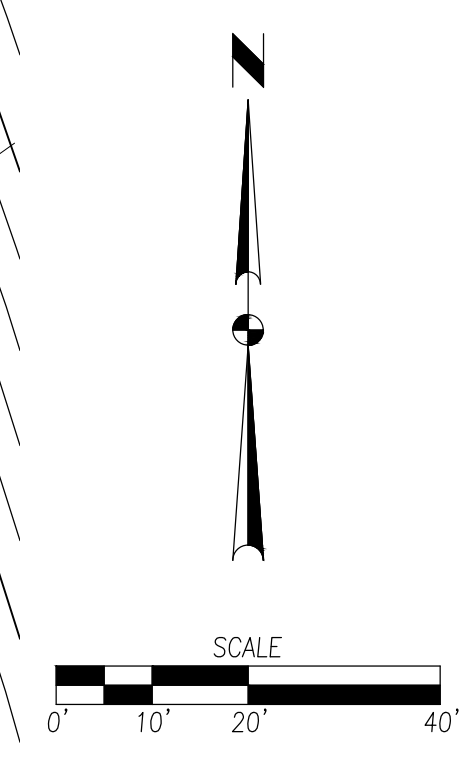
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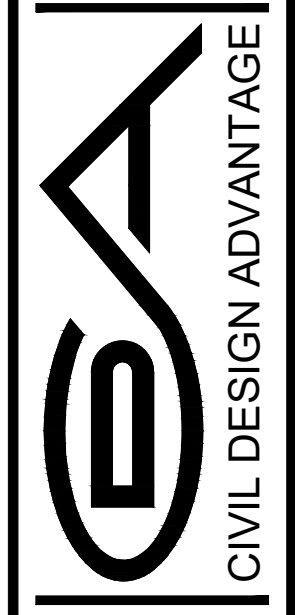
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| REVISIONS        | DATE       |
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4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

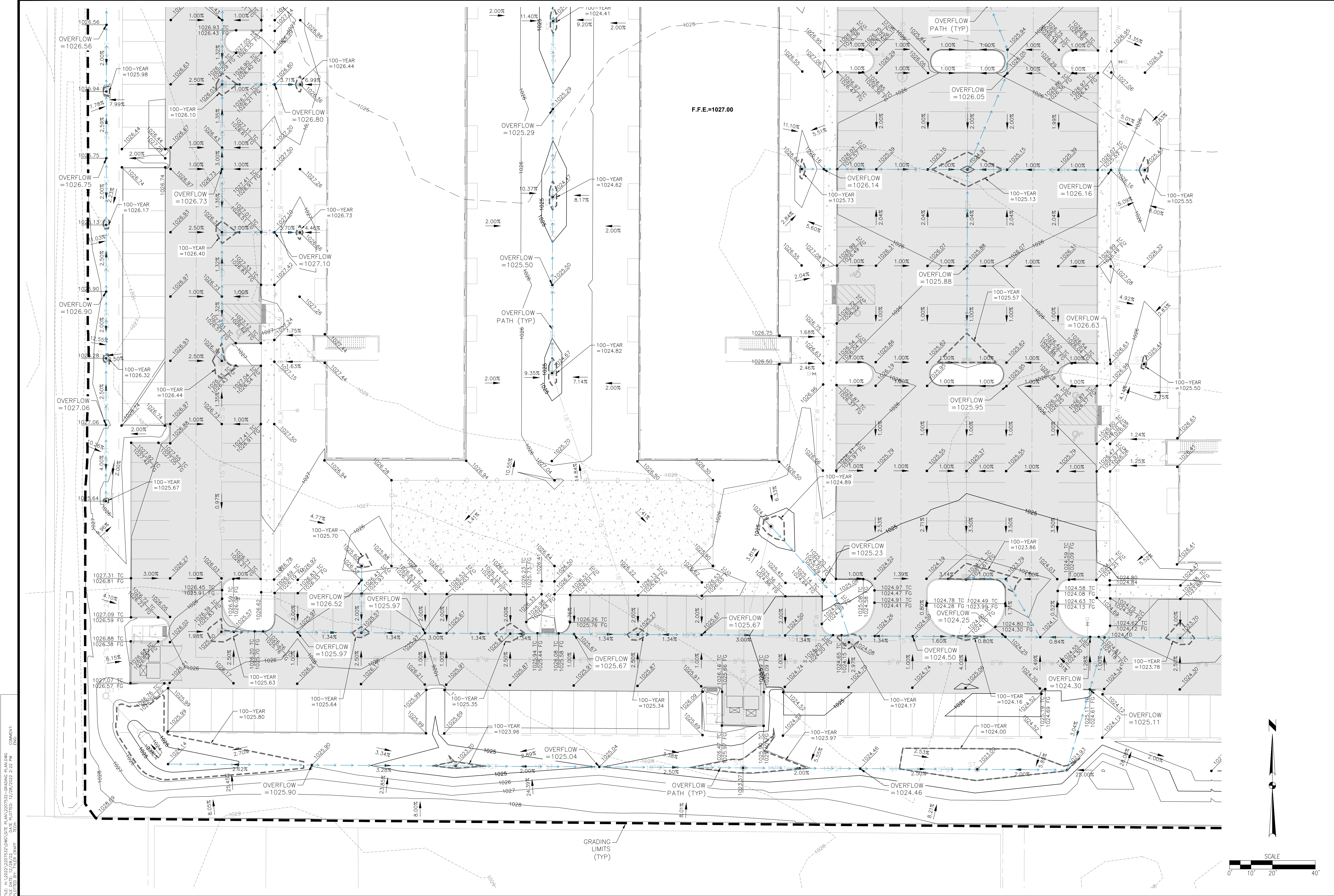


CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

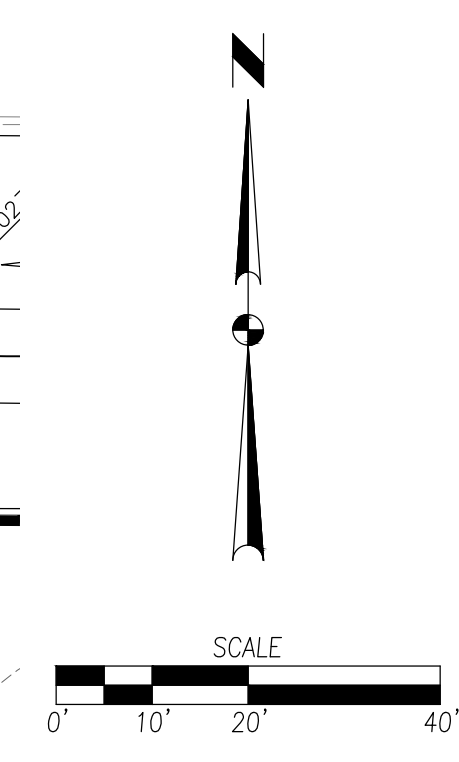
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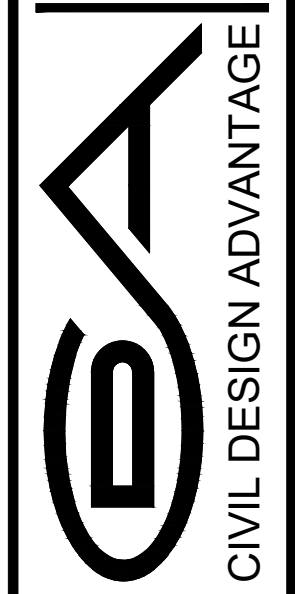


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 PLOTTED BY: T. GRAFF  
 DCH



| DATE       | REVISIONS        |
|------------|------------------|
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| 09/09/2022 | SECOND SUBMITTAL |
| 08/23/2022 | FIRST SUBMITTAL  |

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



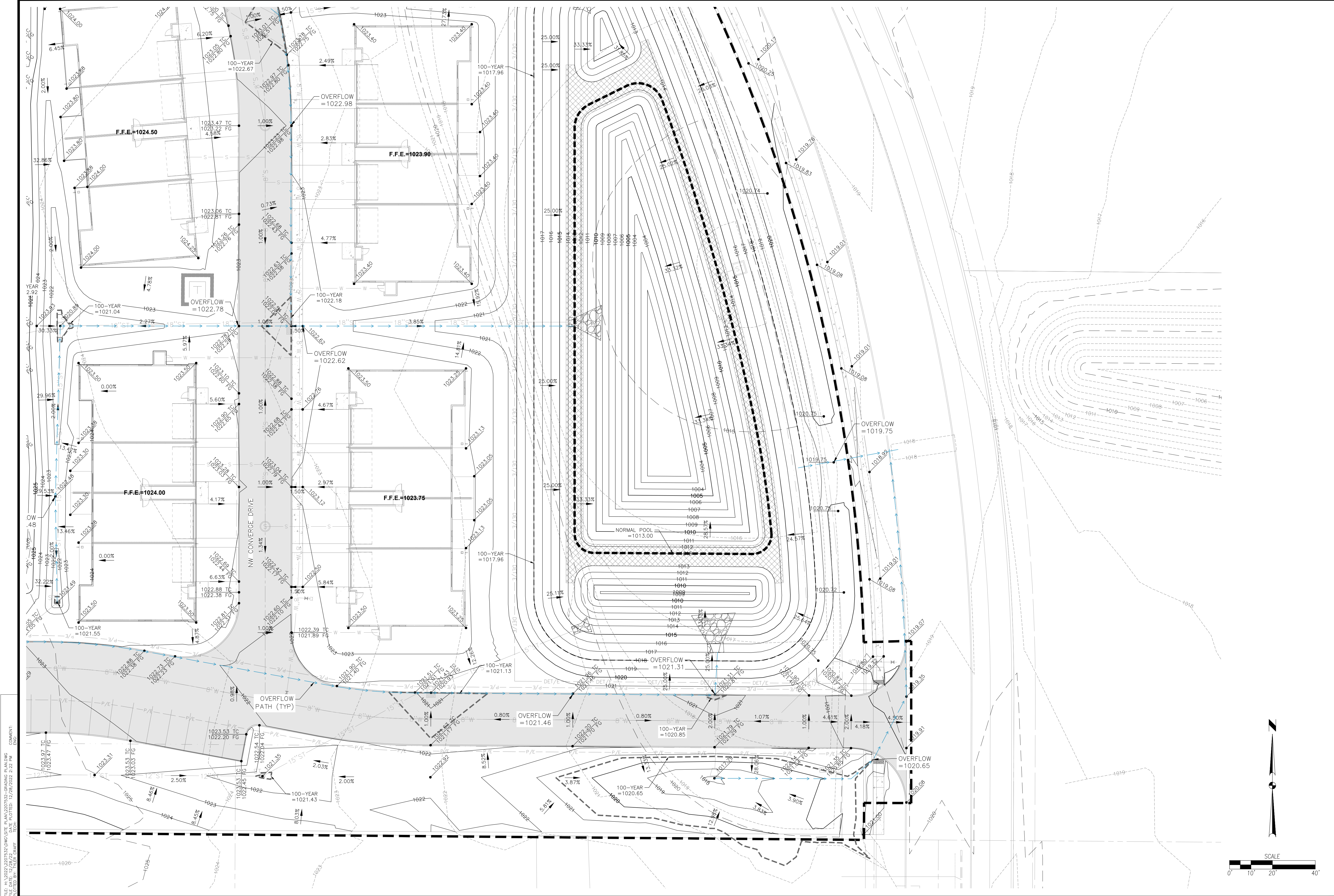
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

# CONVERGE NW PHASE 2

## GRADING PLAN

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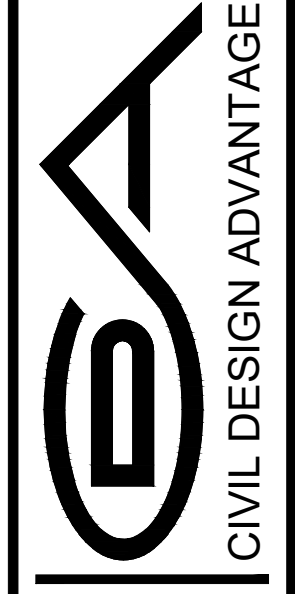




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 PLOTTED BY: J. WALKER  
 DCH: J. WALKER

| REVISIONS        | DATE       |
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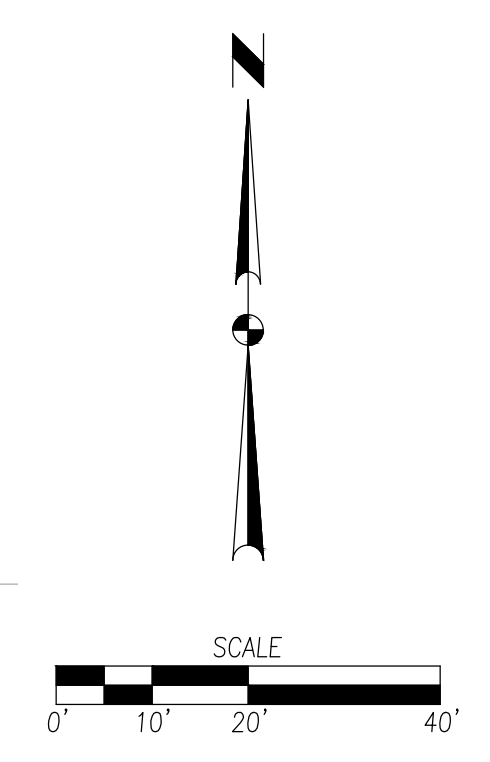
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 ENGINEER:

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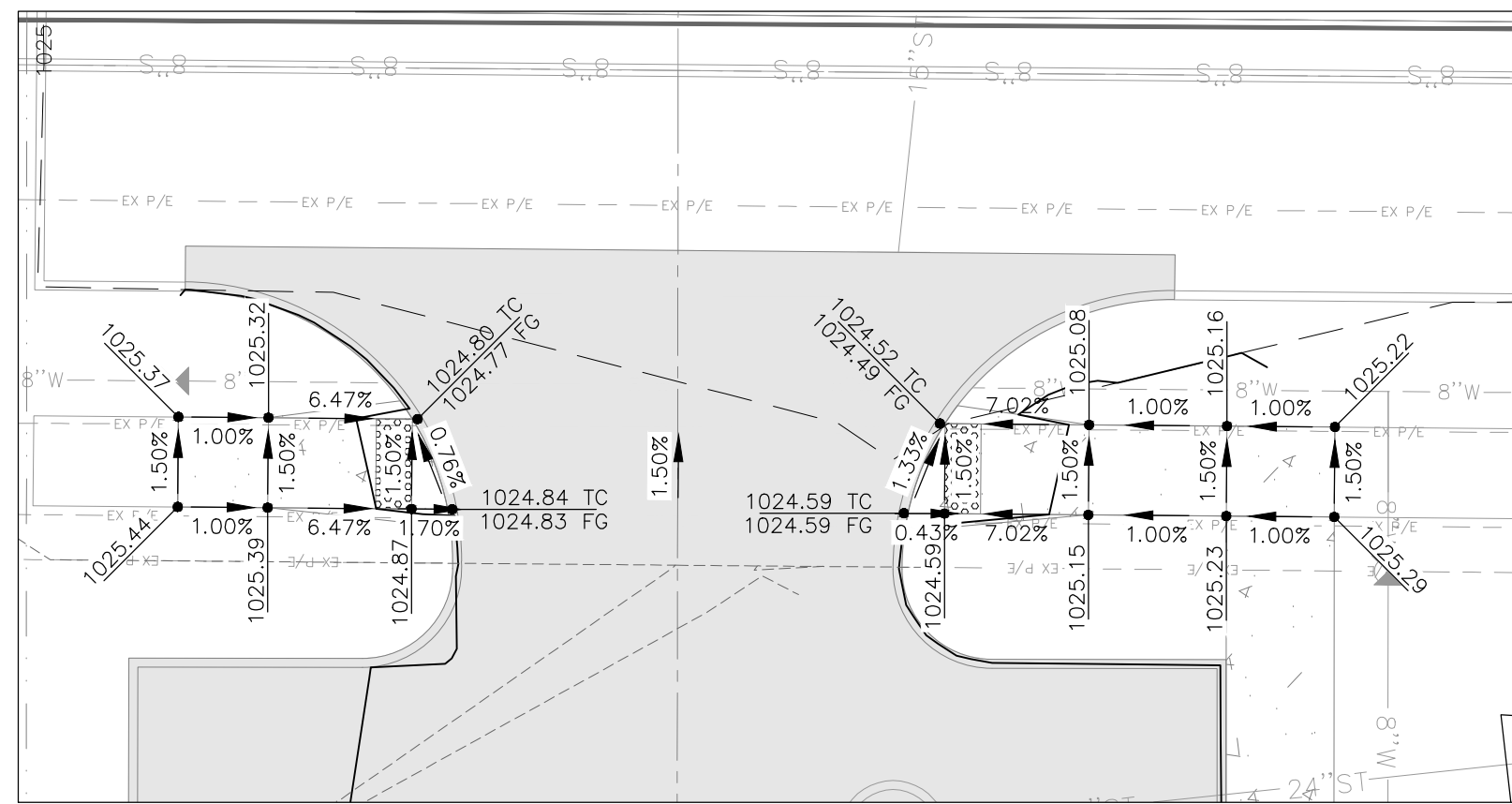
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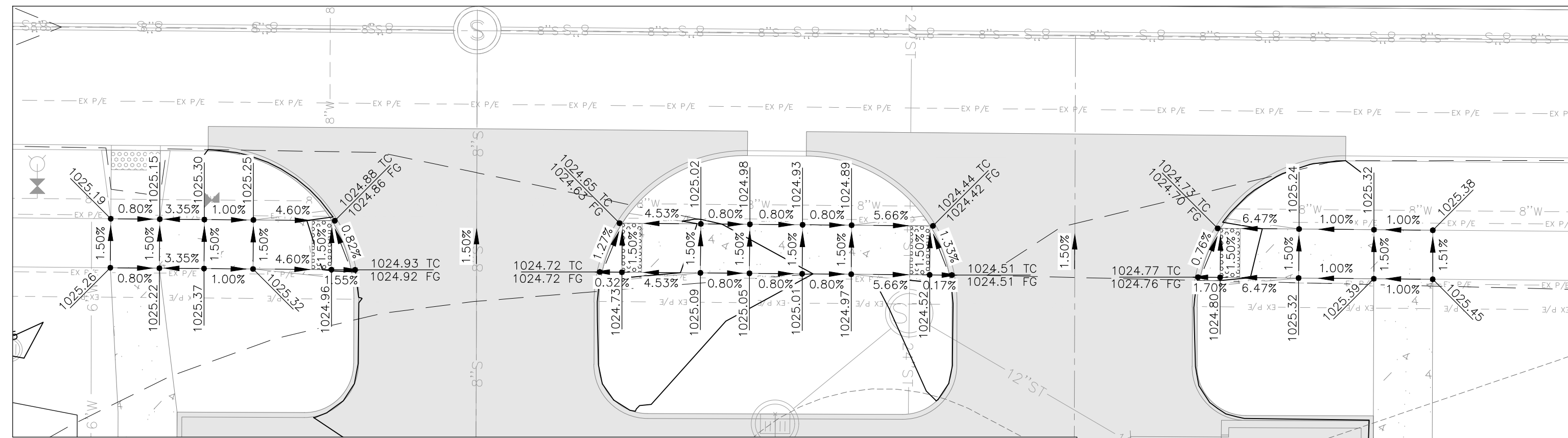
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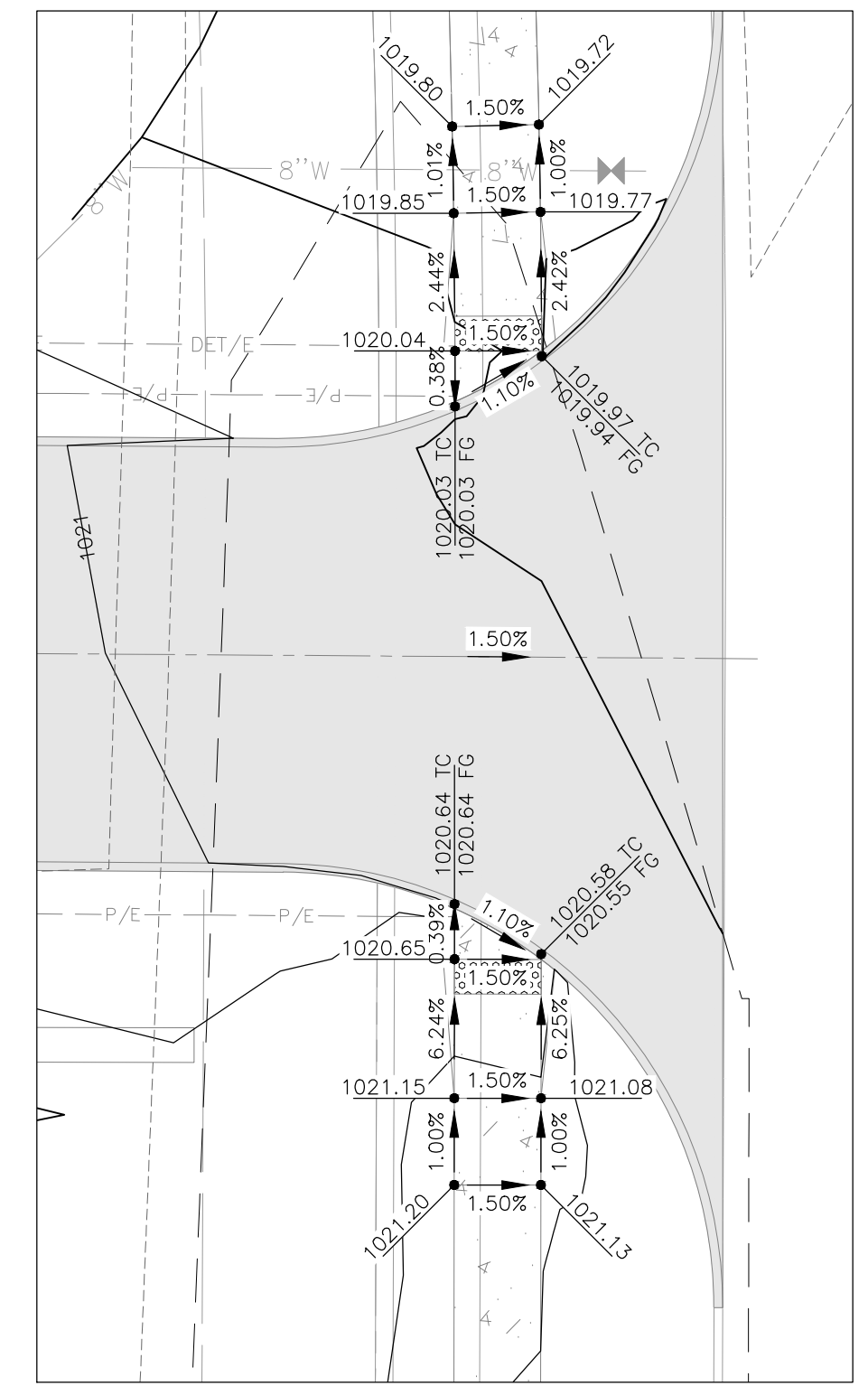
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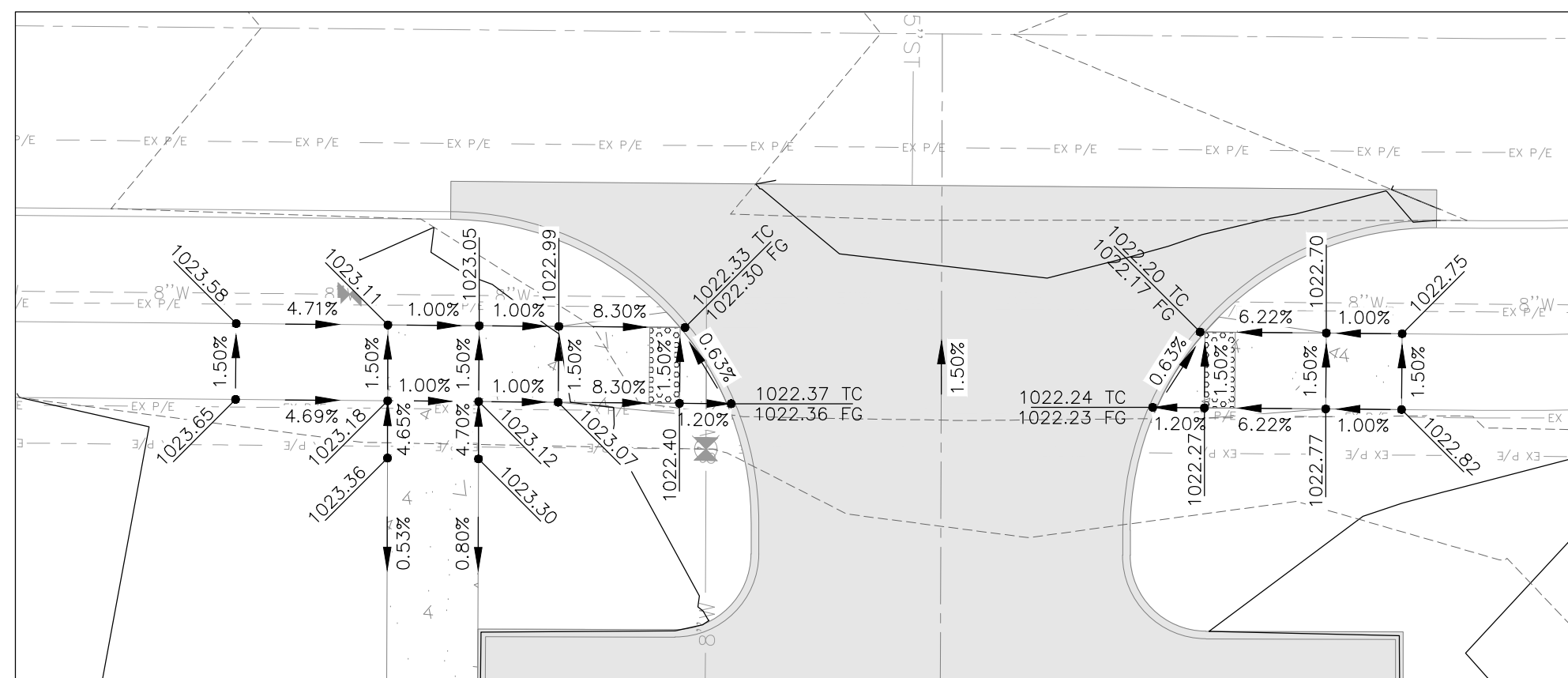
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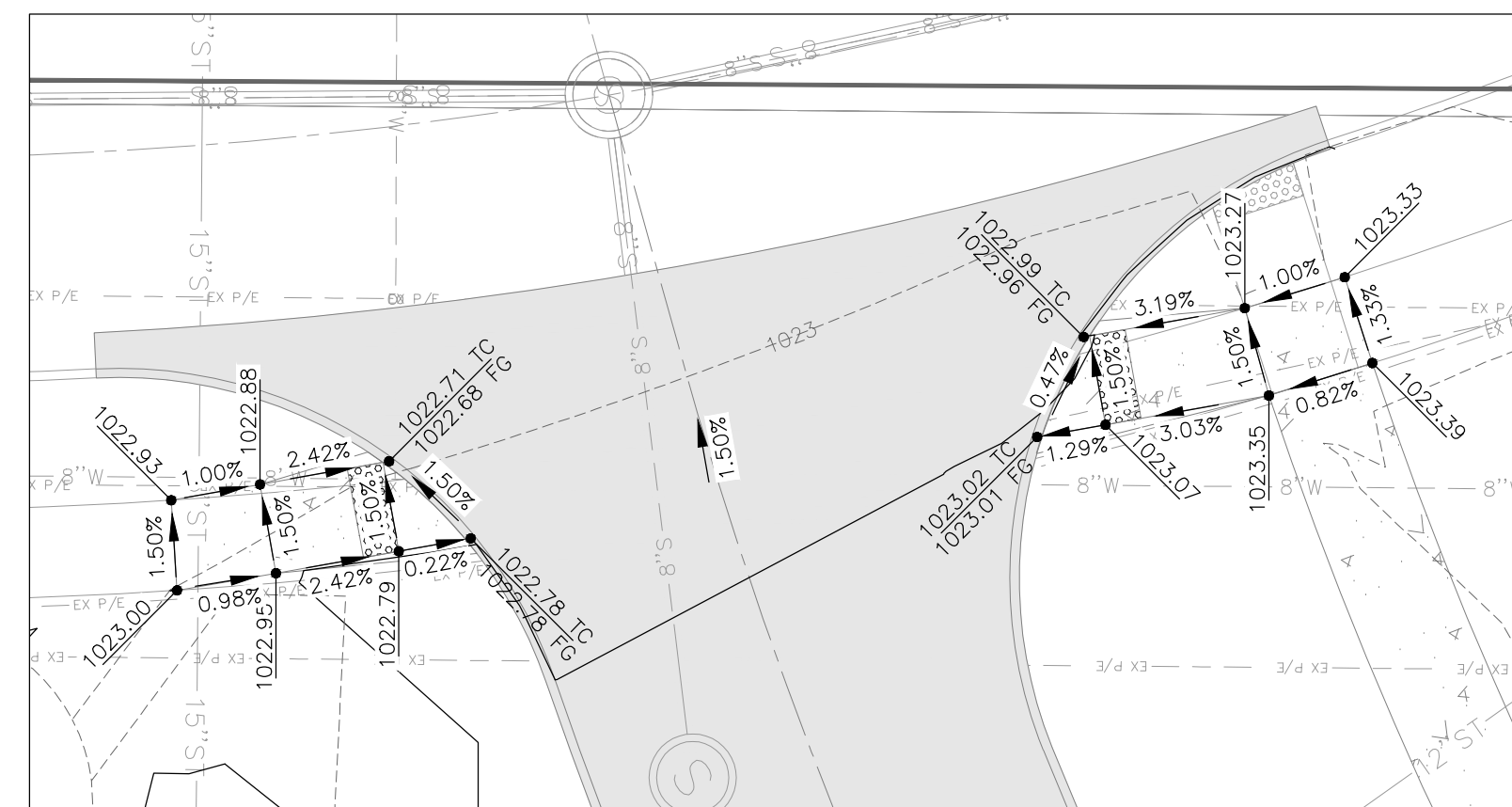
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DETAIL 'F' SCALE 0' 10' 20'



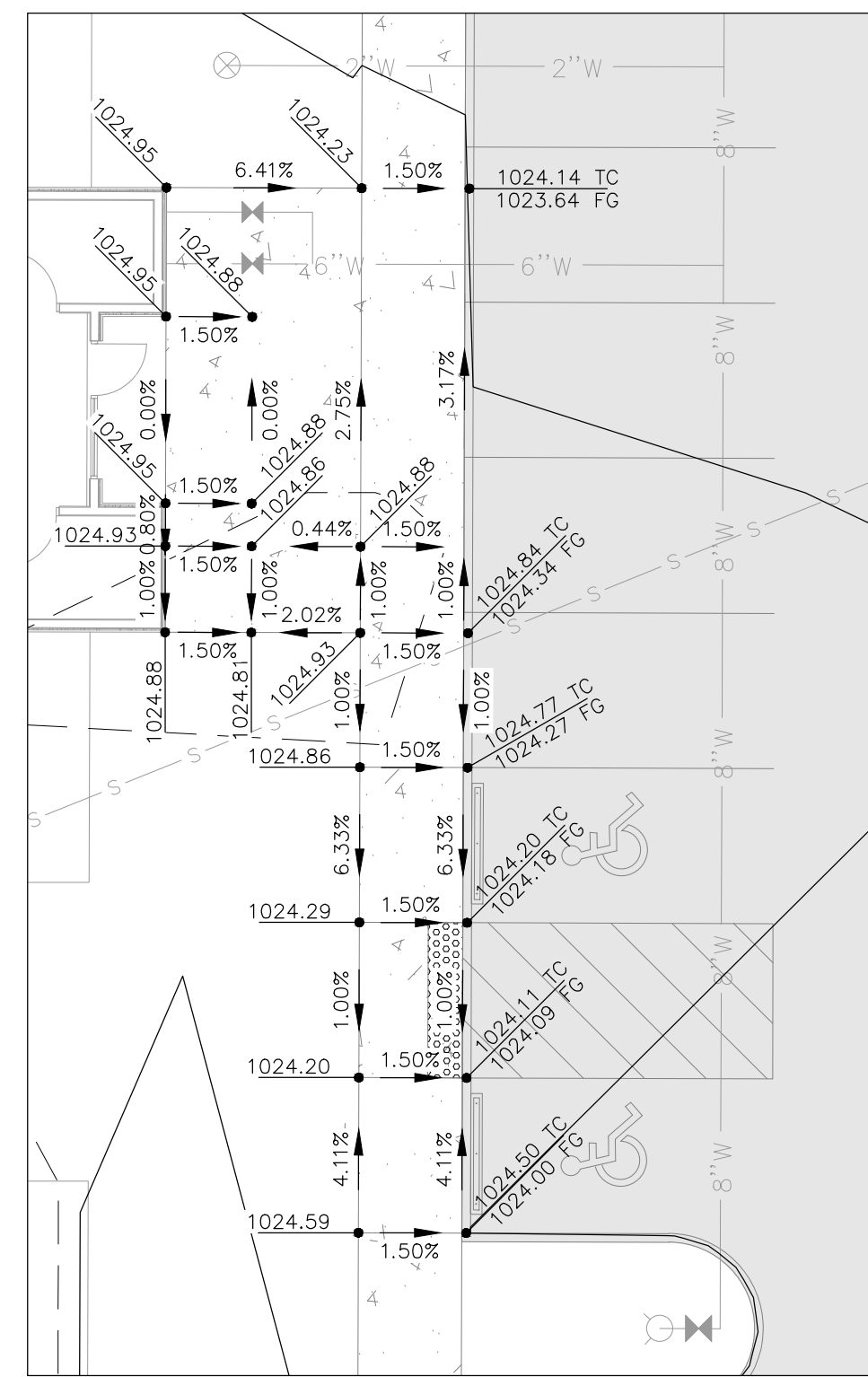
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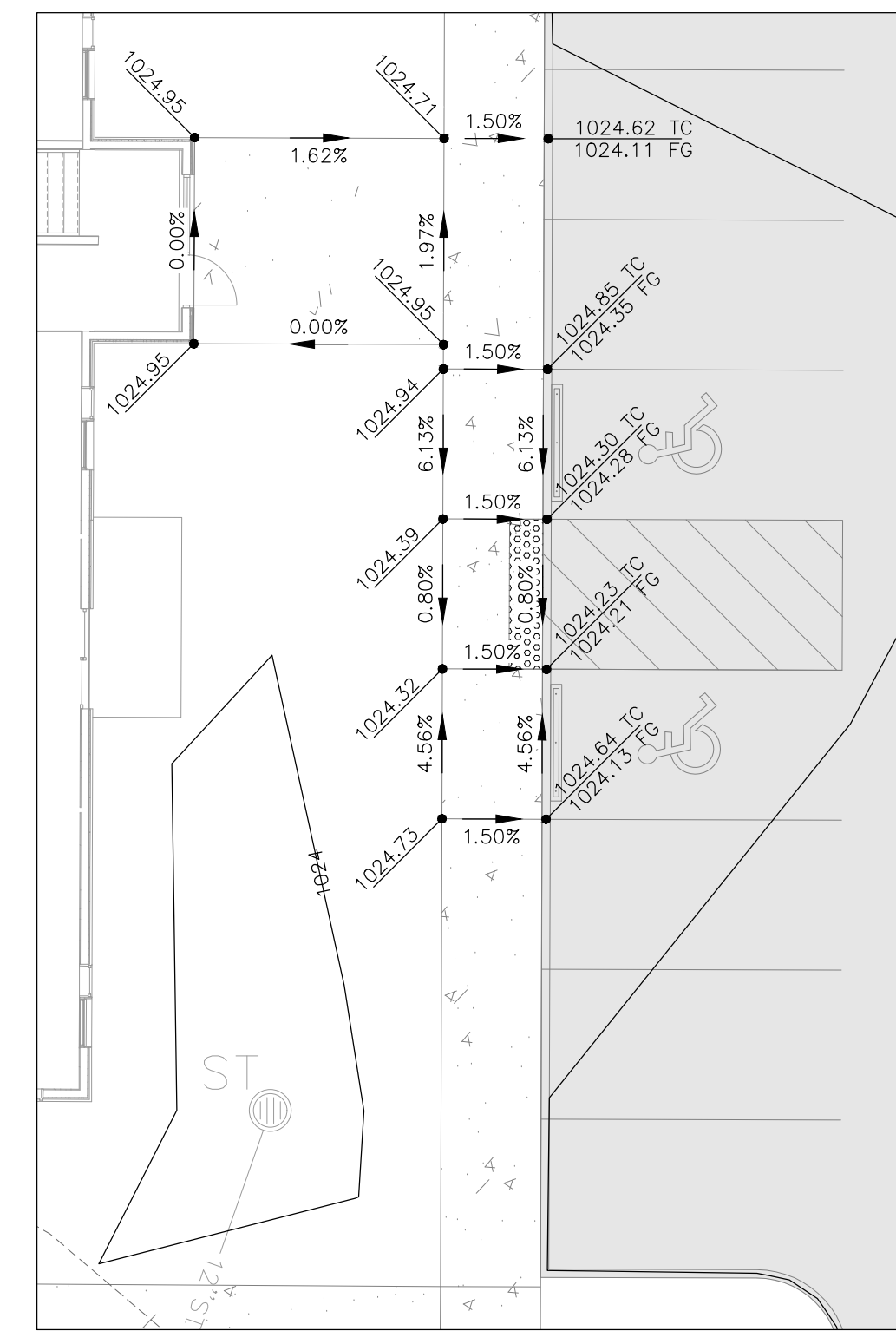
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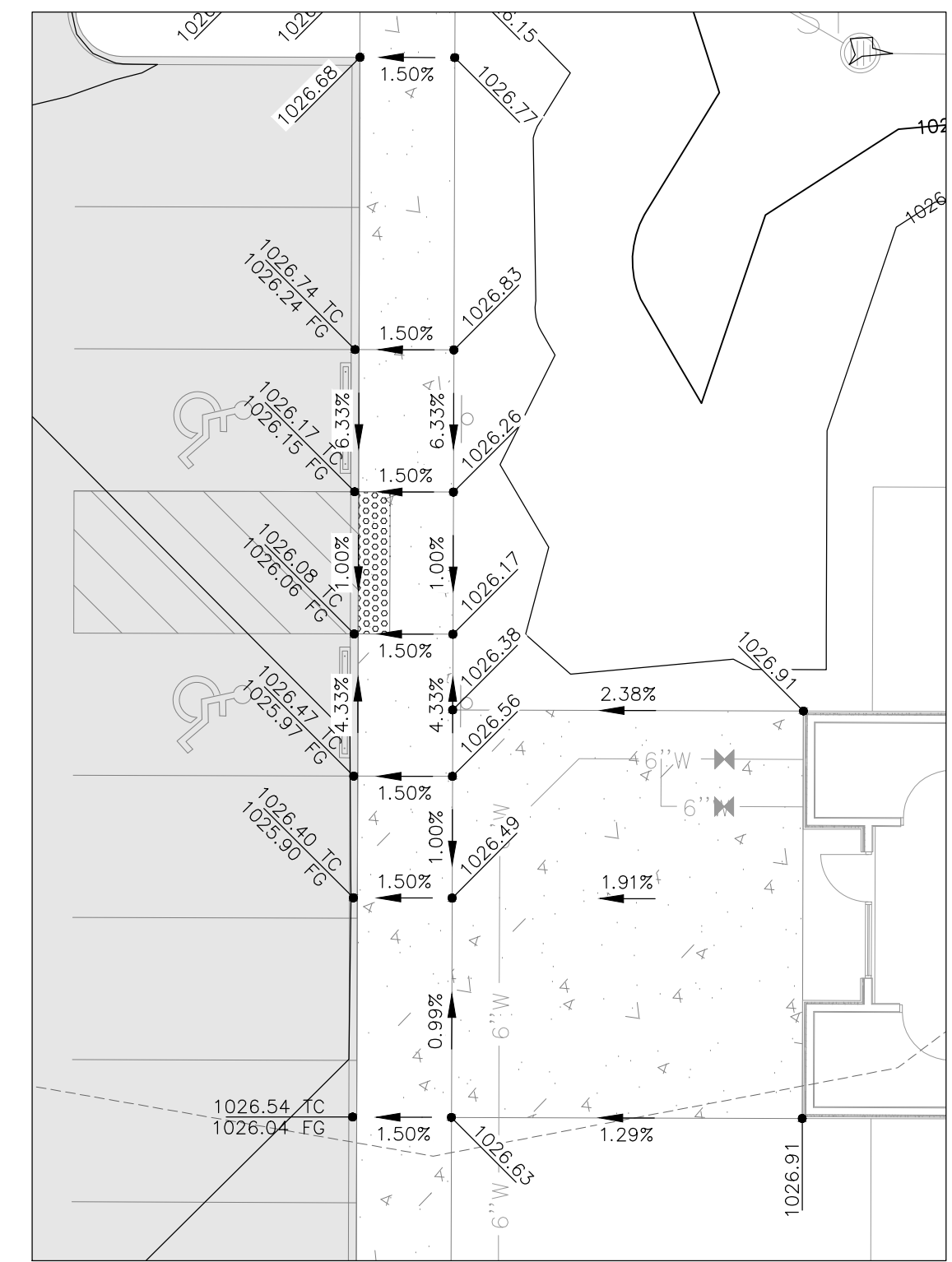
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DETAIL 'G' SCALE 0' 10' 20'



DETAIL 'H' SCALE 0' 10' 20'



DETAIL 'I' SCALE 0' 10' 20'

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

ENGINEER:  
 TECH:

**CONVERGE NW PHASE 2**  
**GRADING PLAN - SIDEWALK DETAILS**  
 WAUKEE, IOWA

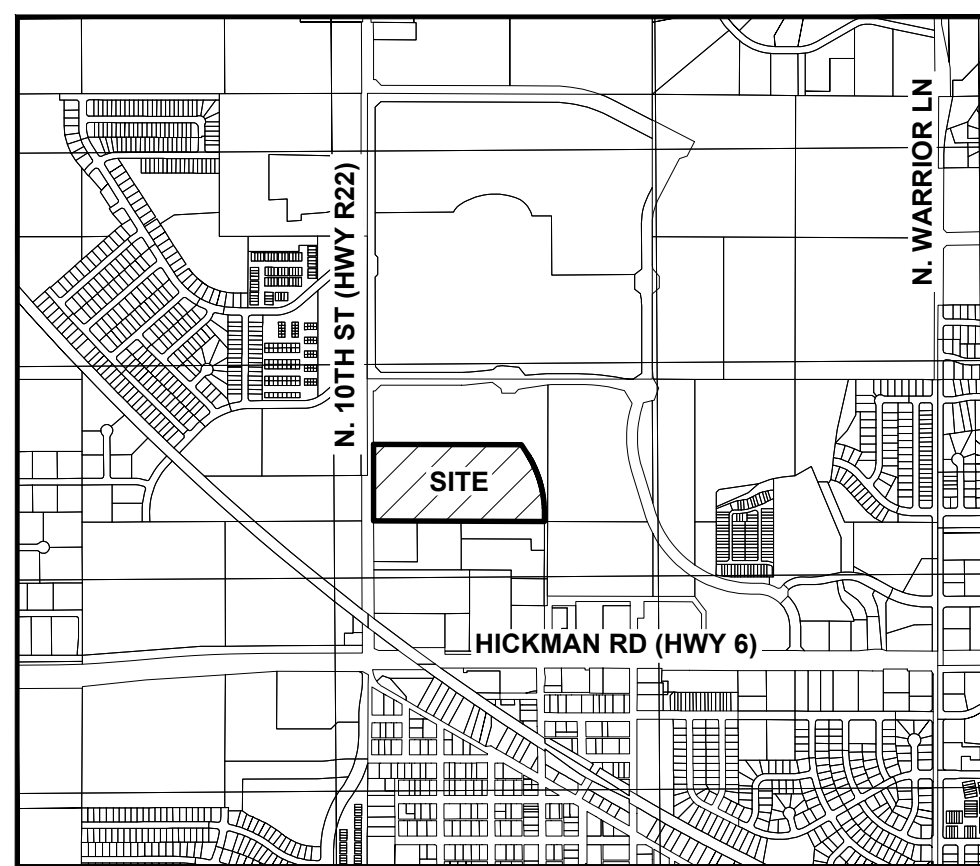
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**26**  
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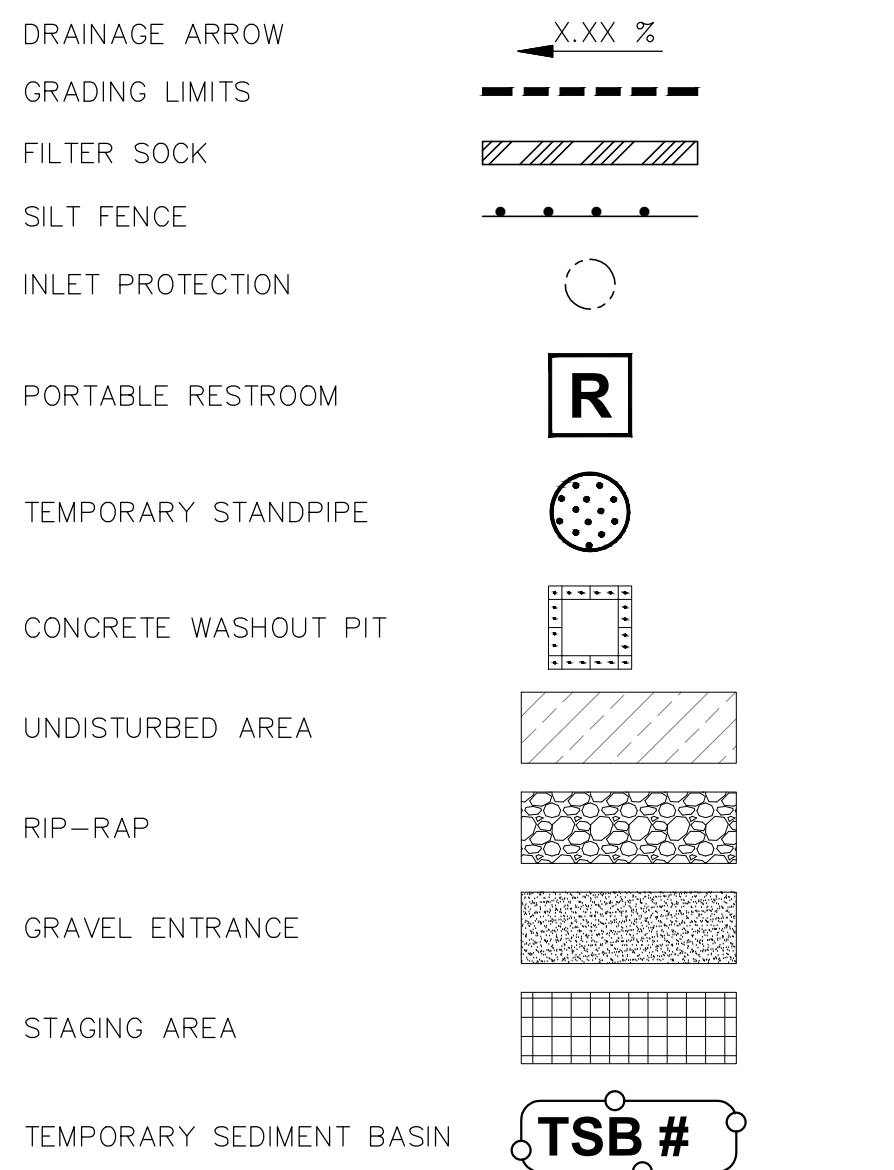
VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

SWPPP LEGEND

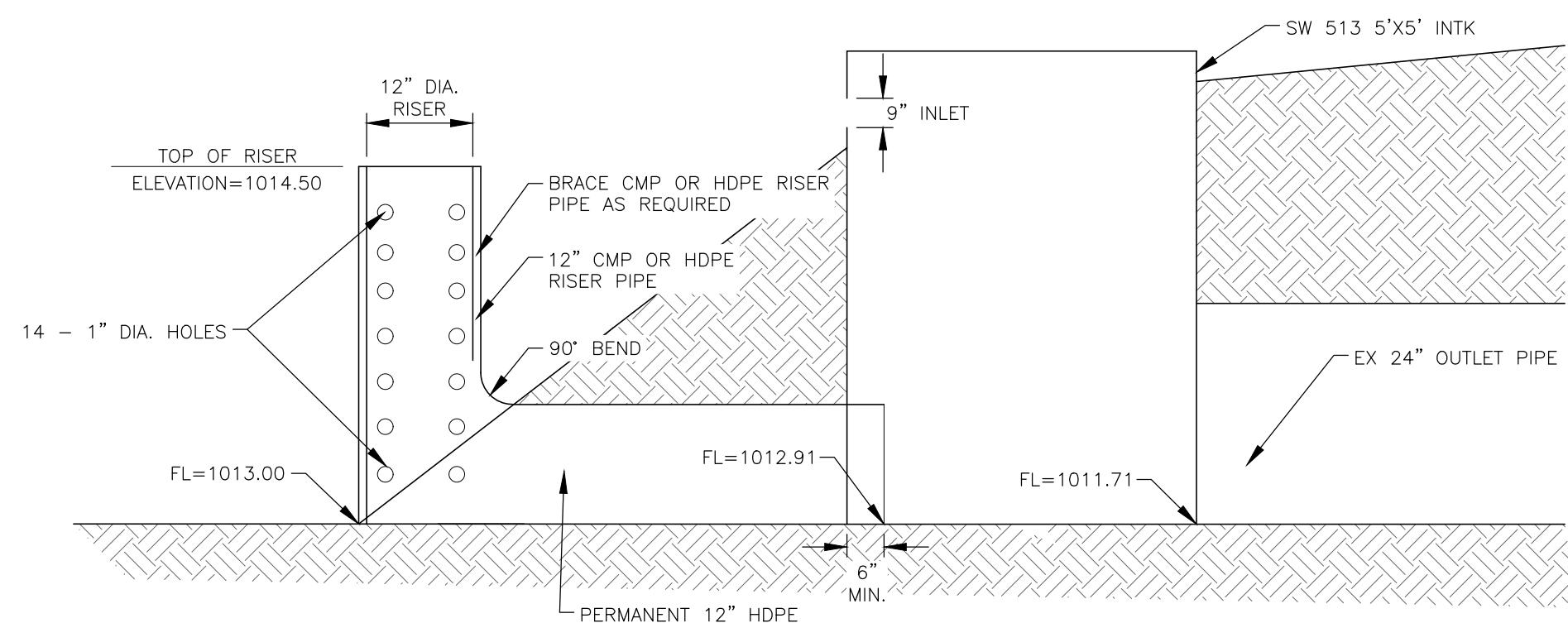


NOTES:

- 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 SEED 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.

PERMANENT STAND PIPE DETAIL #1

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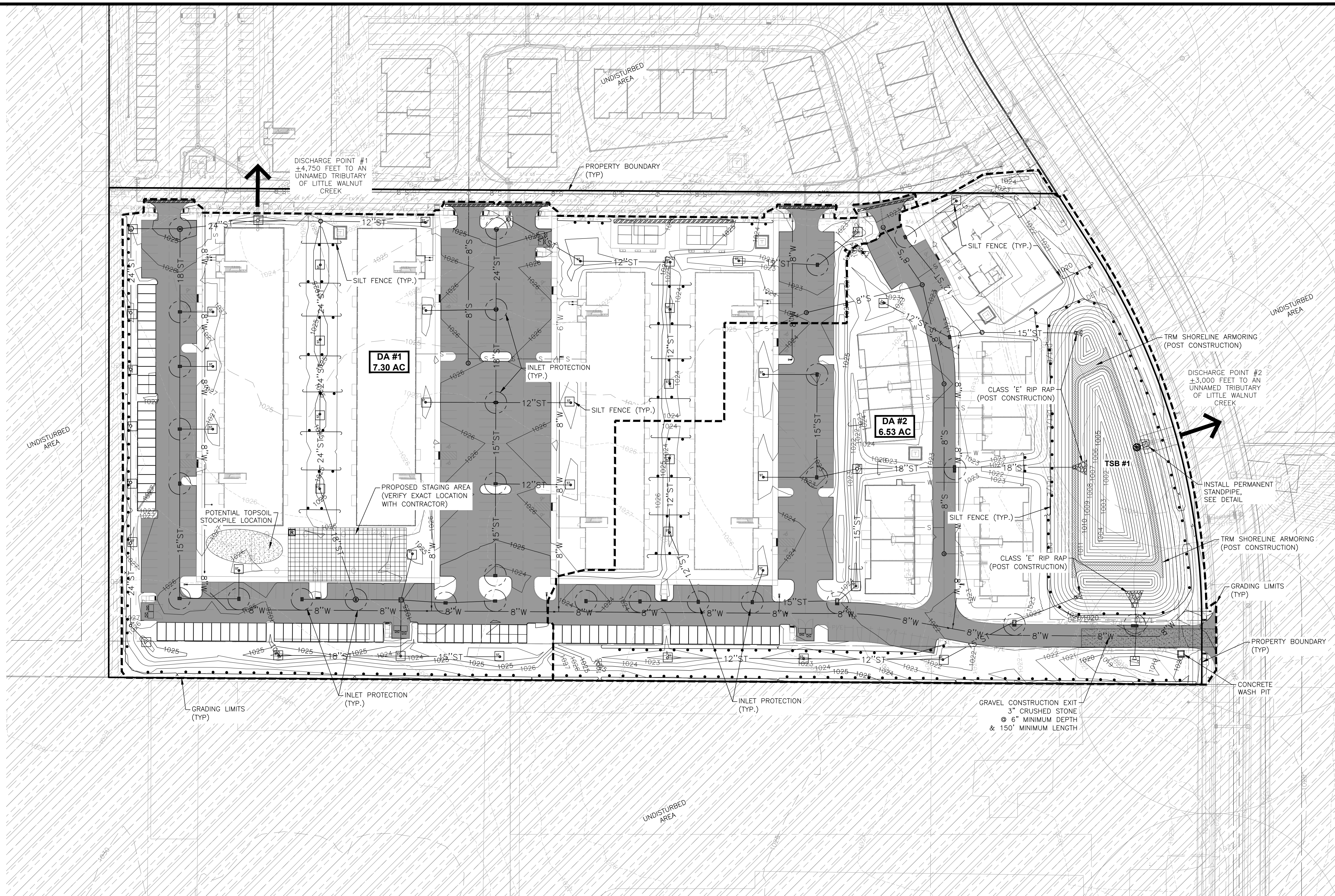


DISCHARGE POINT SUMMARY

| DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±4,750 FT | 7.30 ACRES    |
|---|---------------|
| TOTAL AREA DISTURBED TO DISCHARGE POINT                                     | 26,280 CU FT  |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)                             |               |
| VOLUME PROVIDED IN SILT FENCE (3,000 LF @ 4.5 CU FT/LF OF FENCE)            | 13,500 CU FT  |
| VOLUME PROVIDED IN FILTER SOCK (422 LF @ 2.0 CU FT/LF OF SOCK)              | 844 CU FT     |
| VOLUME PROVIDED IN EXISTING TSB (CONVERGE NW)                               | 429,090 CU FT |
| TOTAL VOLUME PROVIDED   | 443,434 CU FT |
| DISCHARGE POINT #2 TO UNNAMED TRIBUTARY OF LITTLE WALNUT CREEK ±3,000 FT    | 6.53 ACRES    |
| TOTAL AREA DISTURBED TO DISCHARGE POINT                                     | 23,508 CU FT  |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)                             |               |
| VOLUME PROVIDED IN SILT FENCE (2,976 LF @ 4.5 CU FT/LF OF FENCE)            | 13,392 CU FT  |
| VOLUME PROVIDED IN TSB #1   | 68,631 CU FT  |
| TOTAL VOLUME PROVIDED   | 82,023 CU FT  |

STABILIZATION QUANTITIES

| ITEM NO. | ITEM                     | UNIT | TOTAL |
|----------|--------------------------|------|-------|
| 1        | SILT FENCE               | LF   | 5,976 |
| 2        | SOD                      | SQ   | 3,034 |
| 3        | INLET PROTECTION DEVICES | EA   | 29    |
| 4        | CONCRETE WASHOUT PIT     | EA   | 1     |
| 5        | FILTER SOCK              | LF   | 422   |
| 6        | 12" PERMANENT STANDPIPE  | EA   | 1     |
| 7        | CLASS 'E' RIP-RAP        | TON  | 45    |



DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

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

TECH: \_\_\_\_\_

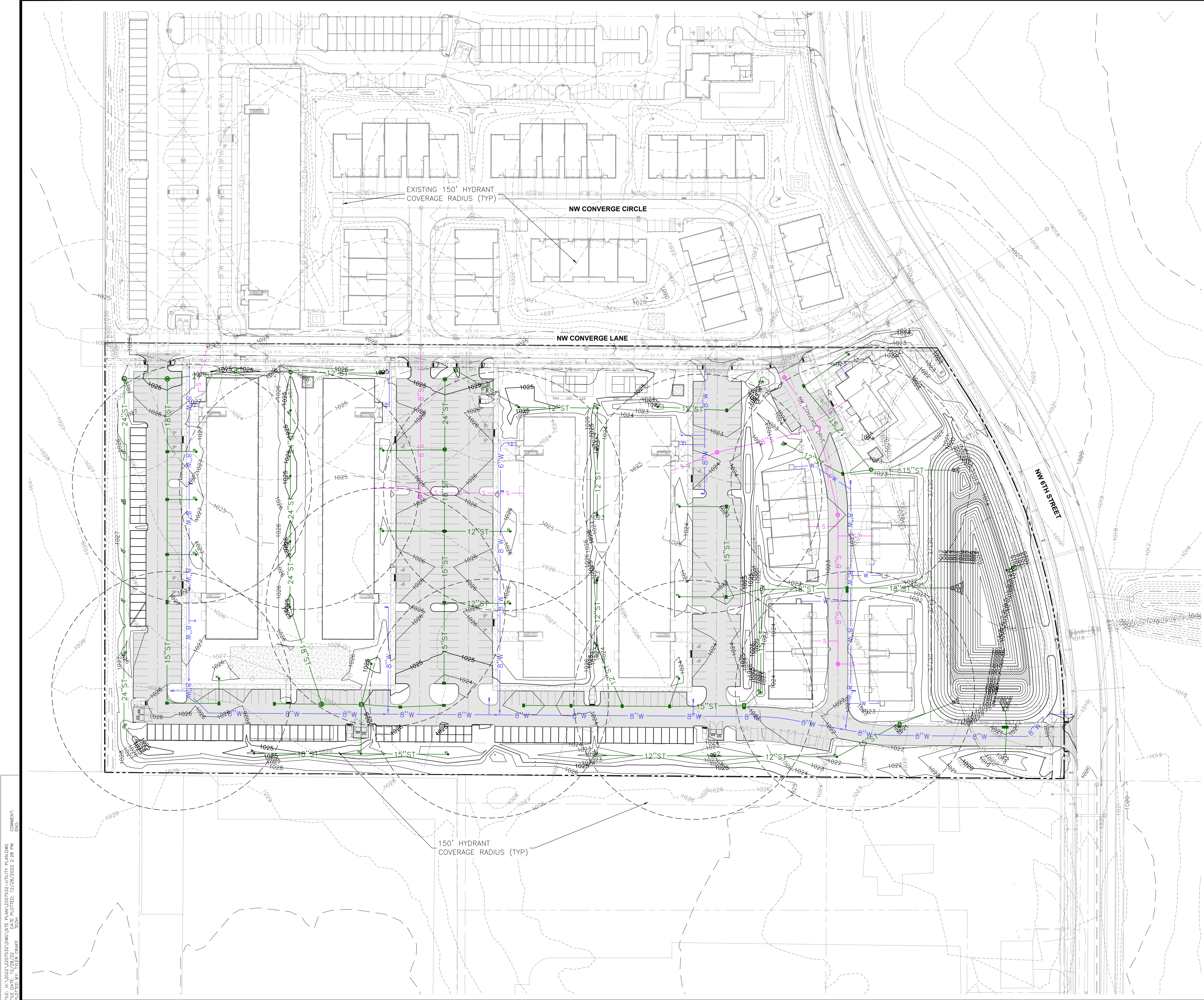
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**CONVERGE NW PHASE 2**  
EROSION AND SEDIMENT CONTROL PLAN

WAUKEE, IOWA

17/27

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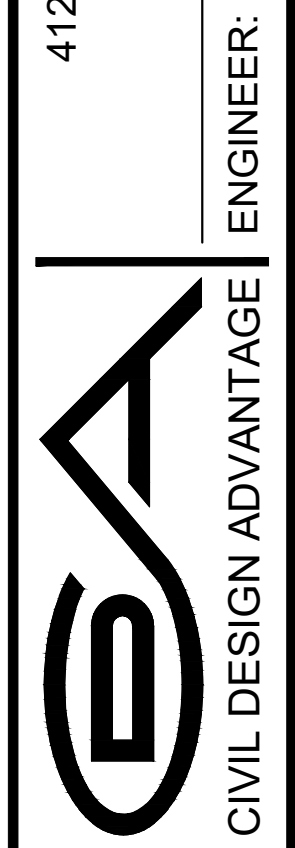


**UTILITY NOTES**

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. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
3. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
4. 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.
5. ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
6. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
7. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
8. 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.
9. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
11. 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.
12. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
13. 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.
14. MAINTENANCE OF ALL STORM SEWER CONSTRUCTED WITH THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.
15. AFTER CONSTRUCTION IS COMPLETED, SANITARY SEWER AND STORM SEWER SHALL BE TELEVIEWED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
16. ALL UTILITIES ARE TO BE PRIVATELY OWNED AND MAINTAINED.

| DATE       | REVISIONS        |
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| 11/01/2022 | THIRD SUBMITTAL  |
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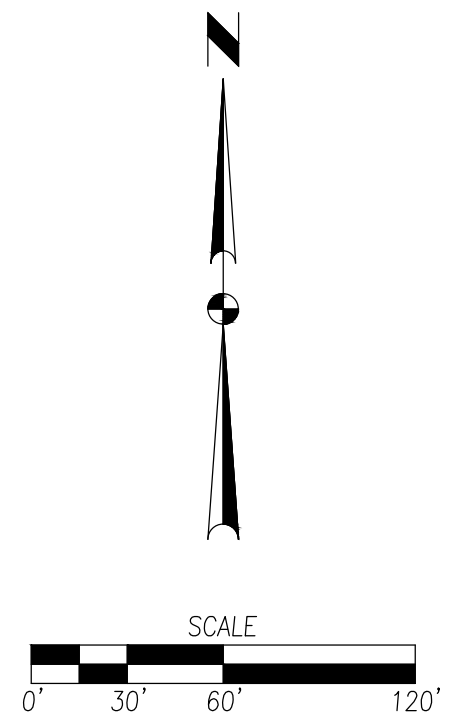
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

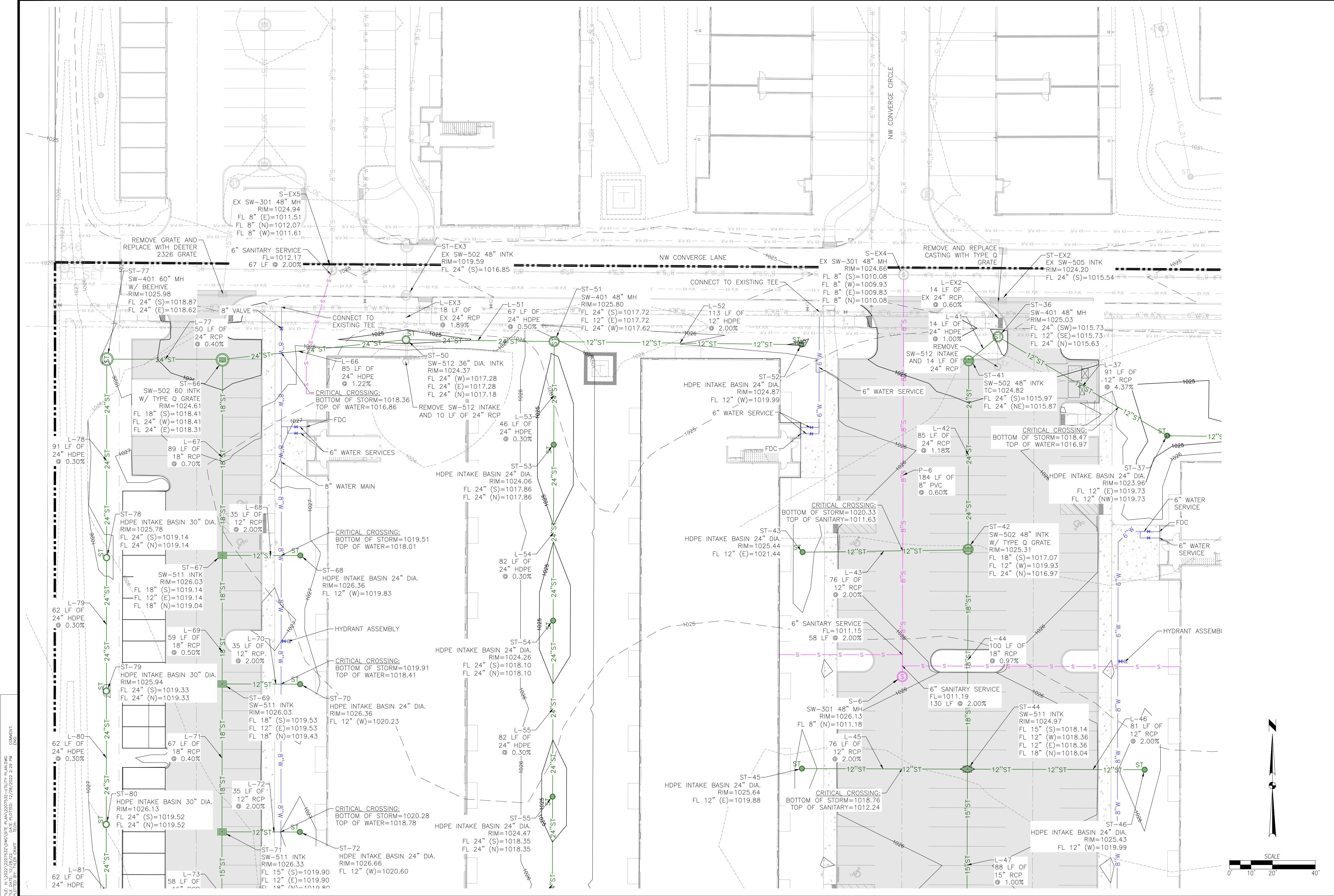


WAUKEE, IOWA  
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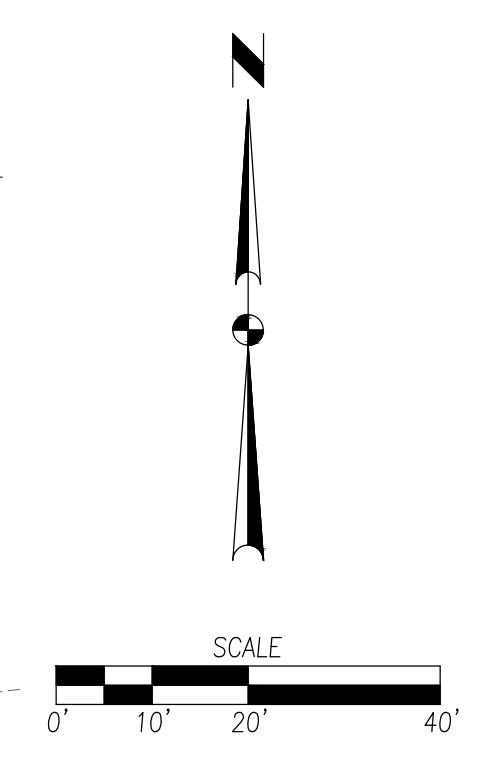
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**OVERALL UTILITY PLAN**

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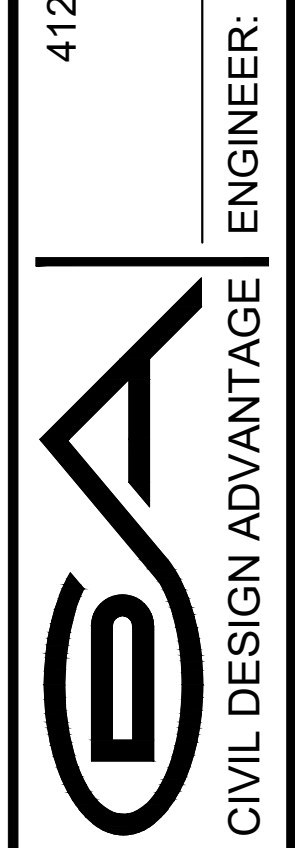


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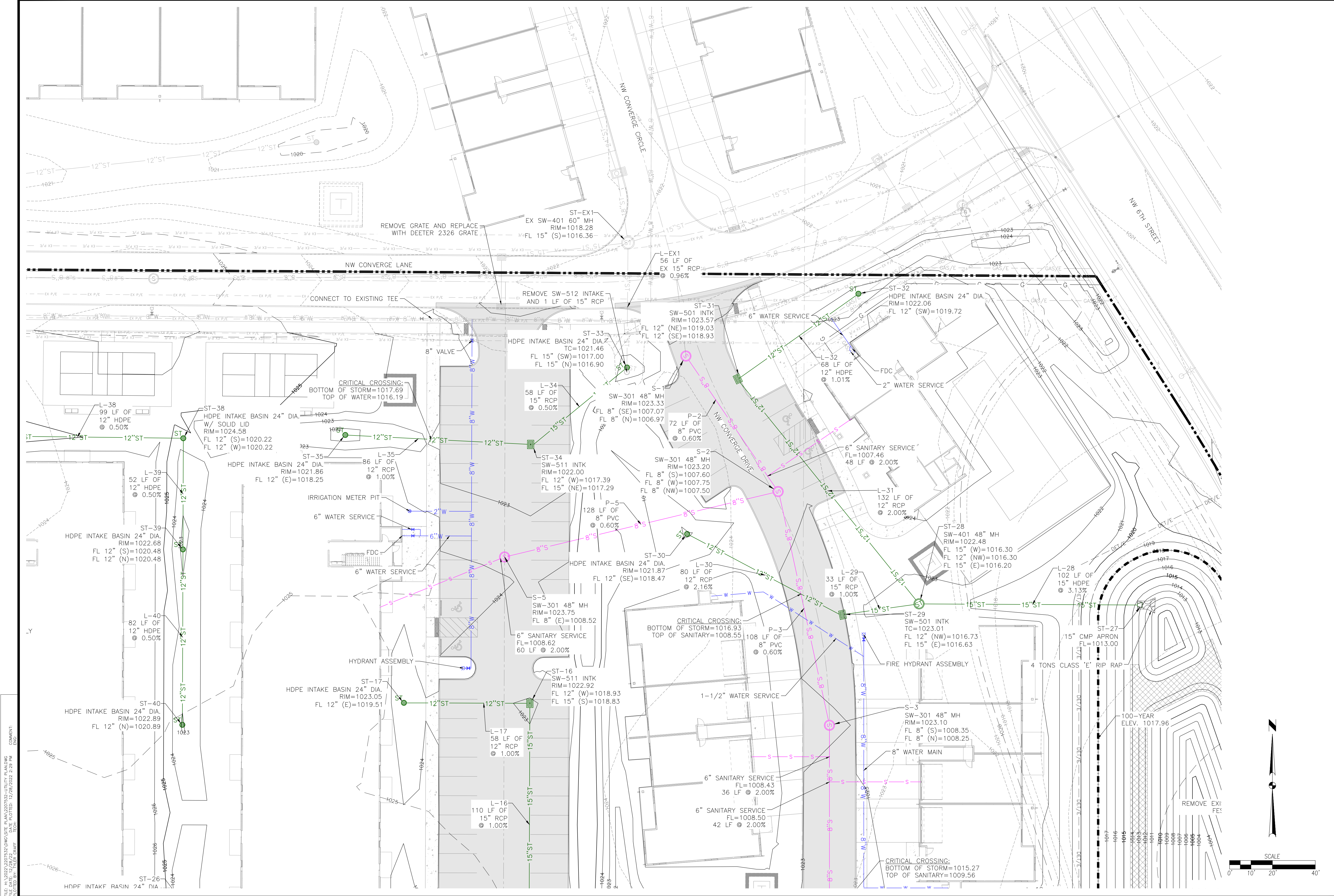


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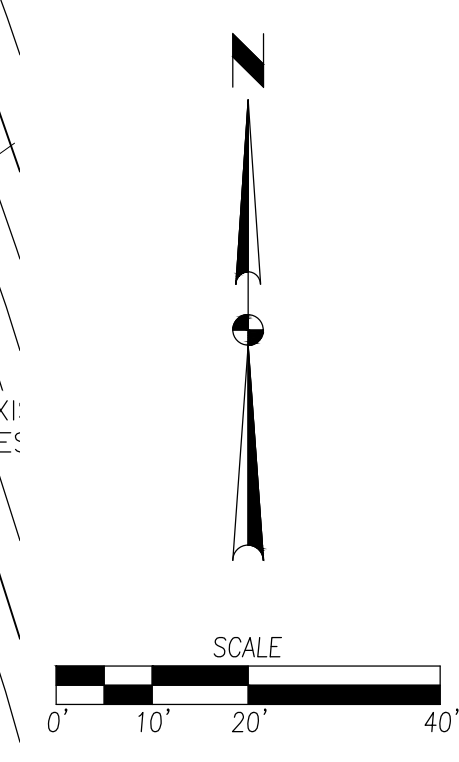
## UTILITY PLAN

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WAUKEE, IOWA



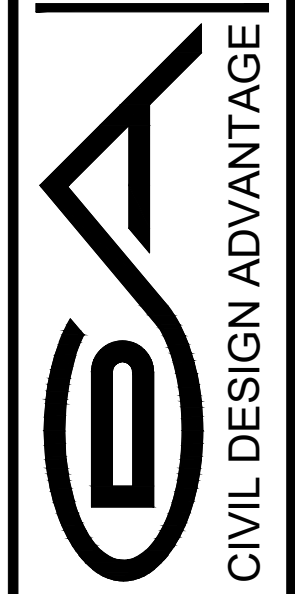
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 PHONE: (515) 369-4400

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_



WAUKEE, IOWA

# CONVERGE NW PHASE 2

## UTILITY PLAN

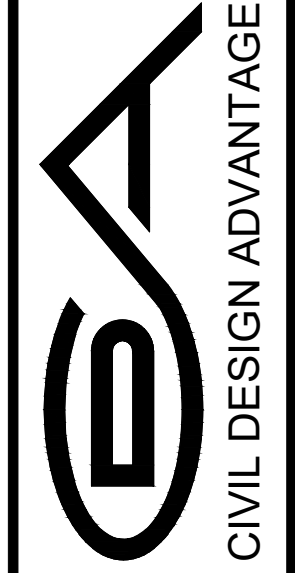




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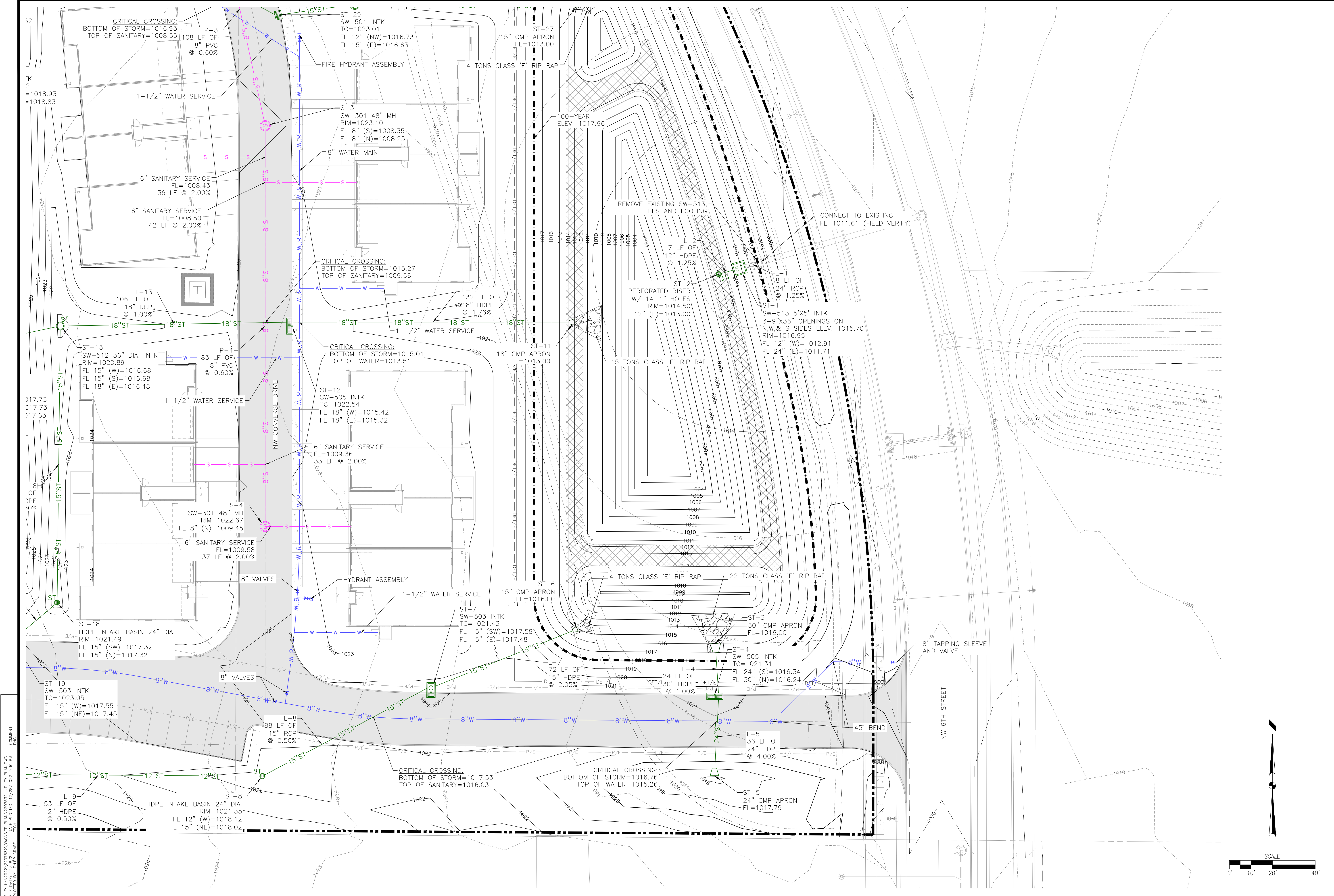
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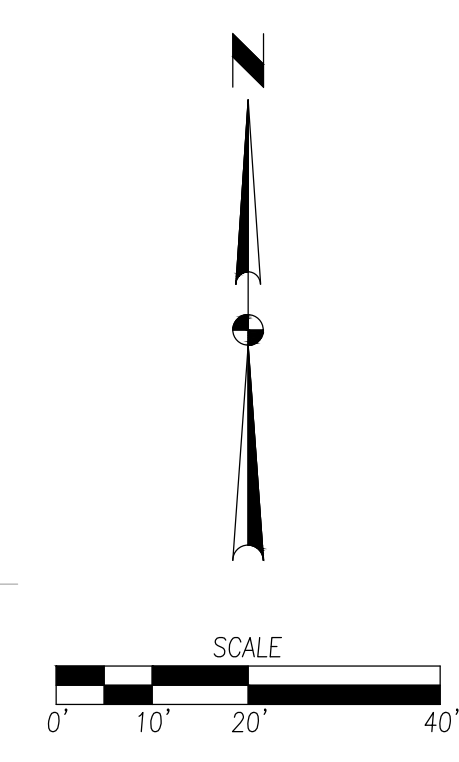
WAUKEE, IOWA  
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# CONVERGE NW PHASE 2

## UTILITY PLAN

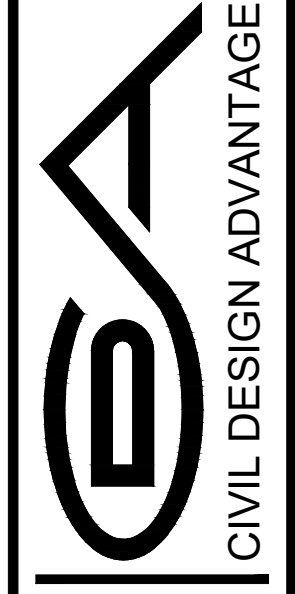


COMMENT: SEE PLAN 2207532-UTILITY PLAN FOR  
 DATE PLOTTED: 12/28/2022 2:30 PM  
 PLOTTED BY: J. KRAFF



| DATE       | REVISIONS        |
|------------|------------------|
| 12/29/2022 | FOURTH SUBMITTAL |
| 11/01/2022 | THIRD SUBMITTAL  |
| 09/09/2022 | SECOND SUBMITTAL |
| 08/23/2022 | FIRST SUBMITTAL  |

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



WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# CONVERGE NW PHASE 2

## UTILITY PLAN

ENGINEER:

TECH:

### PARKING LANDSCAPE REQUIREMENTS

LANDSCAPING REQUIRED  
(1 TREE/ LANDSCAPE ISLAND): 30 TREES  
LANDSCAPING PROVIDED: 30 TREES

### NW 6TH STREET LANDSCAPE BUFFER

BUFFER LENGTH: 543 LF  
BUFFER LANDSCAPING REQUIRED  
(2 OVERSTORY TREE/ 50 LF BUFFER): 22 TREES  
(3 EVERGREEN TREE/ 50 LF BUFFER): 33 TREES  
(2 ORNAMENTAL TREE/ 50 LF BUFFER): 22 TREES  
LANDSCAPING PROVIDED  
OVERSTORY TREES: 22 TREES  
EVERGREEN TREES: 33 TREES  
UNDERSTORY TREES: 22 TREES

### SOUTH LANDSCAPE BUFFER

BUFFER LENGTH: 1203 LF  
BUFFER LANDSCAPING REQUIRED  
(2 OVERSTORY TREE/ 50 LF BUFFER): 48 TREES  
(4 EVERGREEN TREE/ 50 LF BUFFER): 96 TREES  
(3 ORNAMENTAL TREE/ 50 LF BUFFER): 72 TREES  
LANDSCAPING PROVIDED  
OVERSTORY TREES: 48 TREES  
EVERGREEN TREES: 96 TREES  
ORNAMENTAL TREES: 72 TREES

### OPEN SPACE REQUIREMENTS

SITE AREA: 14.33 AC. (624,215 SF)  
PERVIOUS AREA: 325,581 SF  
IMPERVIOUS AREA: 298,634 SF  
OPEN SPACE  
REQUIRED: 124,843 SF (20.00%)  
PROVIDED: 325,581 SF (52.16%)  
LANDSCAPING REQUIRED  
1 TREE/1,000 SF OF REQUIRED OPEN SPACE: 125 TREES  
1 SHRUB/1,000 SF OF REQUIRED OPEN SPACE: 125 SHRUBS  
LANDSCAPING PROVIDED  
TREES  
EVERGREEN: 33 TREES  
UNDERSTORY: 33 TREES  
OVERSTORY: 88 TREES  
154 TREES  
SHRUBS/PERENNIALS: 125 SHRUBS/PERENNIALS  
SOD AREA PROPOSED: 302,400 SF

### LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL 2020 CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
- OVERSTORY TREES SHALL BE A MINIMUM OF 8-FT IN HEIGHT.
- EVERGREEN TREES SHALL BE A MINIMUM OF 6-FT IN HEIGHT.
- ORNAMENTAL TREES SHALL BE A MINIMUM OF 6-FT IN HEIGHT.

### PLANT SCHEDULE NW 6TH ST. BUFFER

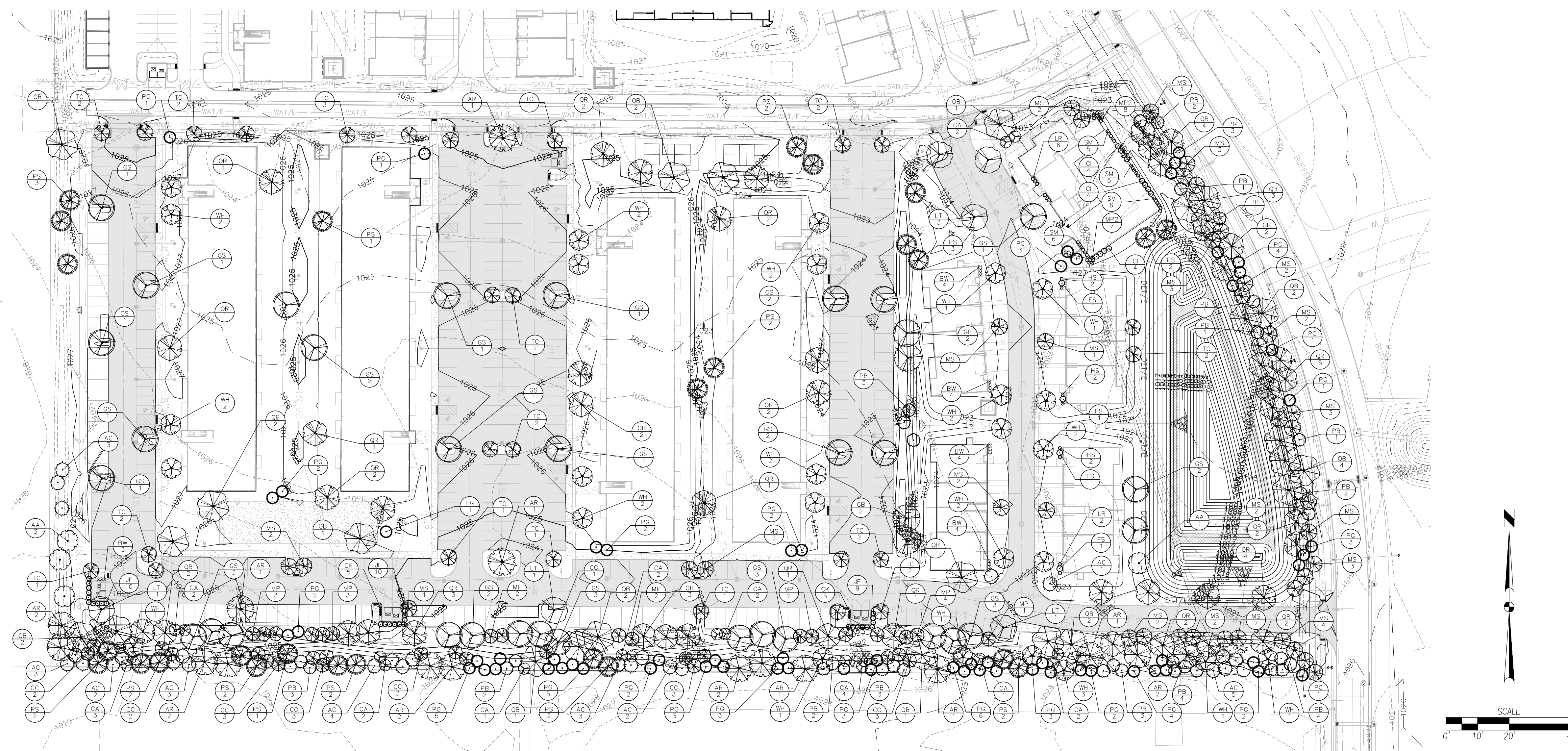
| EVERGREEN TREES  | QTY | COMMON NAME           | BOTANICAL NAME         | CONDITION AND SIZE |
|------------------|-----|-----------------------|------------------------|--------------------|
| PB               | 9   | Black Hills Spruce    | Picea glauca densata   | B&B, 6' HEIGHT     |
| PG               | 13  | Blue Colorado Spruce  | Picea pungens 'Glauca' | B&B, 6' HEIGHT     |
| ORNAMENTAL TREES | QTY | COMMON NAME           | BOTANICAL NAME         | CONDITION AND SIZE |
| MS               | 22  | Spring Snow Crabapple | Malus x 'Spring Snow'  | B&B, 1.5" CALIPER  |
| OVERSTORY TREES  | QTY | COMMON NAME           | BOTANICAL NAME         | CONDITION AND SIZE |
| QB               | 9   | Swamp White Oak       | Quercus bicolor        | B&B, 2" CALIPER    |
| QR               | 13  | Red Oak               | Quercus rubra          | B&B, 1.5" CALIPER  |

### PLANT SCHEDULE SOUTH BUFFER

| EVERGREEN TREES  | QTY | COMMON NAME           | BOTANICAL NAME                          | CONDITION AND SIZE |
|------------------|-----|-----------------------|---|--------------------|
| AC               | 22  | White Fir             | Abies concolor                          | B&B, 6' HEIGHT     |
| PB               | 21  | Black Hills Spruce    | Picea glauca densata                    | B&B, 6' HEIGHT     |
| PG               | 40  | Blue Colorado Spruce  | Picea pungens 'Glauca'                  | B&B, 6' HEIGHT     |
| PS               | 13  | White Pine            | Pinus strobus                           | B&B, 6' HEIGHT     |
| ORNAMENTAL TREES | QTY | COMMON NAME           | BOTANICAL NAME                          | CONDITION AND SIZE |
| CA               | 19  | Pagoda Dogwood        | Cornus alternifolia                     | B&B, 1.5" CALIPER  |
| CC               | 20  | Eastern Redbud        | Cercis canadensis                       | B&B, 1.5" CALIPER  |
| MP               | 17  | Prairifire Crabapple  | Malus x 'Prairifire'                    | B&B, 1.5" CALIPER  |
| MS               | 8   | Spring Snow Crabapple | Malus x 'Spring Snow'                   | B&B, 1.5" CALIPER  |
| WH               | 8   | Washington Hawthorn   | Crataegus phaenopyrum                   | B&B, 1.5" CALIPER  |
| OVERSTORY TREES  | QTY | COMMON NAME           | BOTANICAL NAME                          | CONDITION AND SIZE |
| AR               | 12  | Red Maple             | Acer rubrum                             | B&B, 2" CALIPER    |
| GS               | 14  | Skyline Honey Locust  | Gleditsia triacanthos inermis 'Skyline' | B&B, 2" CALIPER    |
| QB               | 8   | Swamp White Oak       | Quercus bicolor                         | B&B, 2" CALIPER    |
| QR               | 14  | Red Oak               | Quercus rubra                           | B&B, 1.5" CALIPER  |

### PLANT SCHEDULE OPEN SPACE

| EVERGREEN TREES  | QTY | COMMON NAME                  | BOTANICAL NAME                             | CONDITION AND SIZE |
|------------------|-----|------------------------------|--|--------------------|
| AC               | 5   | White Fir                    | Abies concolor                             | B&B, 6' HEIGHT     |
| PB               | 3   | Black Hills Spruce           | Picea glauca densata                       | B&B, 6' HEIGHT     |
| PG               | 12  | Blue Colorado Spruce         | Picea pungens 'Glauca'                     | B&B, 6' HEIGHT     |
| PS               | 13  | White Pine                   | Pinus strobus                              | B&B, 6' HEIGHT     |
| ORNAMENTAL TREES | QTY | COMMON NAME                  | BOTANICAL NAME                             | CONDITION AND SIZE |
| CA               | 2   | Pagoda Dogwood               | Cornus alternifolia                        | B&B, 1.5" CALIPER  |
| MS               | 11  | Spring Snow Crabapple        | Malus x 'Spring Snow'                      | B&B, 1.5" CALIPER  |
| WH               | 20  | Washington Hawthorn          | Crataegus phaenopyrum                      | B&B, 1.5" CALIPER  |
| OVERSTORY TREES  | QTY | COMMON NAME                  | BOTANICAL NAME                             | CONDITION AND SIZE |
| AA               | 4   | Autumn Blaze Red Maple       | Acer rubrum 'Autumn Blaze'                 | B&B, 2" CALIPER    |
| AR               | 4   | Red Maple                    | Acer rubrum                                | B&B, 2" CALIPER    |
| GB               | 4   | Maidenhair Tree              | Ginkgo biloba                              | B&B, 1.5" CALIPER  |
| GS               | 18  | Skyline Honey Locust         | Gleditsia triacanthos inermis 'Skyline'    | B&B, 2" CALIPER    |
| LT               | 6   | Tulip Poplar                 | Liriodendron tulipifera                    | B&B, 1.5" CALIPER  |
| QB               | 6   | Swamp White Oak              | Quercus bicolor                            | B&B, 2" CALIPER    |
| QR               | 20  | Red Oak                      | Quercus rubra                              | B&B, 1.5" CALIPER  |
| TC               | 26  | Chancellor Littleleaf Linden | Tilia cordata 'Chancloe' TM                | B&B, 1.5" CALIPER  |
| SHRUBS           | QTY | COMMON NAME                  | BOTANICAL NAME                             | CONDITION AND SIZE |
| BW               | 19  | Wintergreen Boxwood          | Buxus microphylla 'Wintergreen'            | 3 GAL              |
| CI               | 12  | Isanti Red Twig Dogwood      | Cornus sericea 'Isanti'                    | 5 GAL              |
| FS               | 4   | Gro-Low Fragrant Sumac       | Rhus aromatica 'Gro-Low'                   | 3 GAL              |
| HS               | 6   | Strawberry Sundae Hydrangea  | Hydrangea paniculata 'Rensun' TM           | 3 GAL              |
| JF               | 29  | Sea Green Juniper            | Juniperus chinensis 'Sea Green'            | 5 GAL              |
| LR               | 8   | Kodiak Orange Honeysuckle    | Diervilla x 'G2X88544' TM                  | 3 GAL              |
| SM               | 22  | Miss Kim Korean Lilac        | Syringa patula 'Miss Kim'                  | 5 GAL              |
| PERENNIALS       | QTY | COMMON NAME                  | BOTANICAL NAME                             | CONDITION AND SIZE |
| CK               | 10  | Feather Reed Grass           | Calamagrostis x acutiflora 'Karl Foerster' | 1 GAL              |
| MP2              | 15  | Purple Eulalia Grass         | Miscanthus sinensis 'Purpurescens'         | 3 GAL              |



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 PLOT: 11x17 INCH  
 SCALE: 1"=20'

DATE: 12/29/2022  
 11/01/2022  
 09/09/2022  
 08/23/2022

REVISIONS:

FOURTH SUBMITTAL  
 THIRD SUBMITTAL  
 SECOND SUBMITTAL  
 FIRST SUBMITTAL

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

TECH:

ENGINEER:

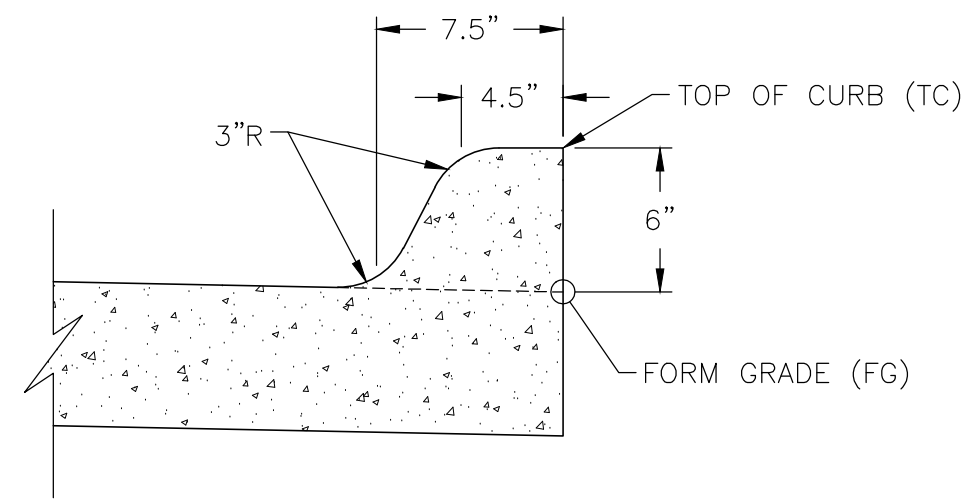
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

CONVERGE NW PHASE 2  
 LANDSCAPE PLAN

24

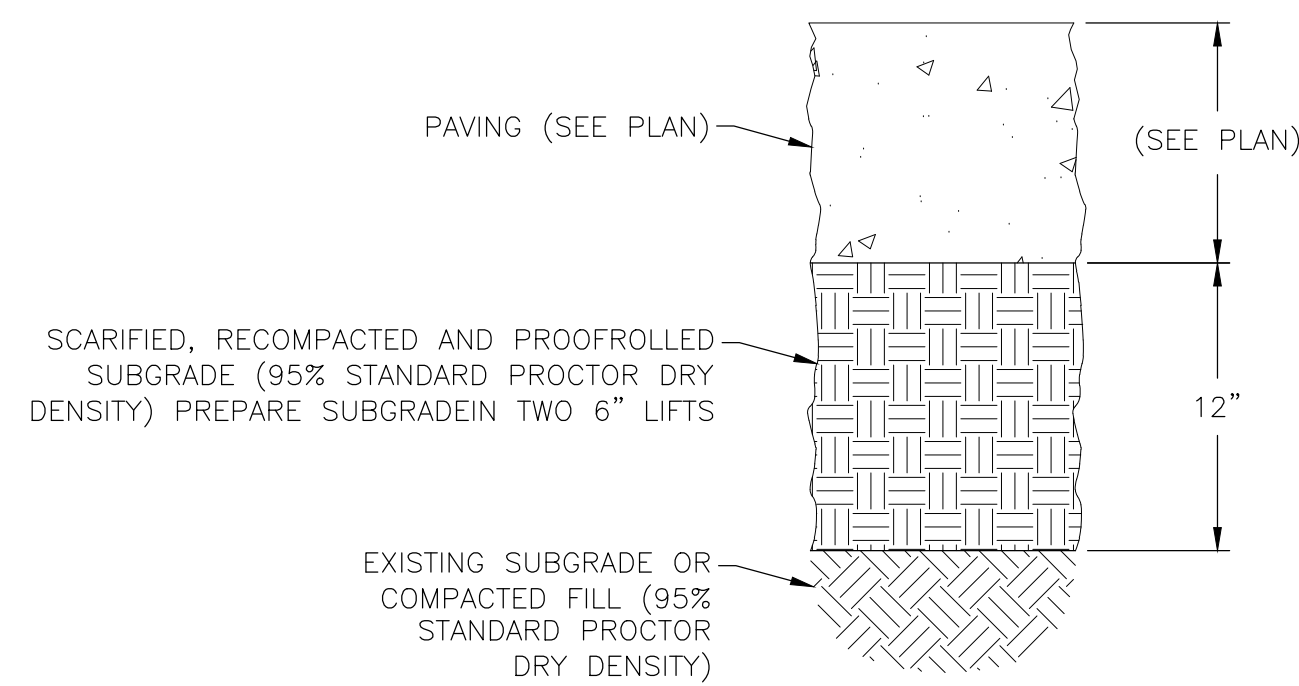
26

2207.532



### 6" STANDARD CURB

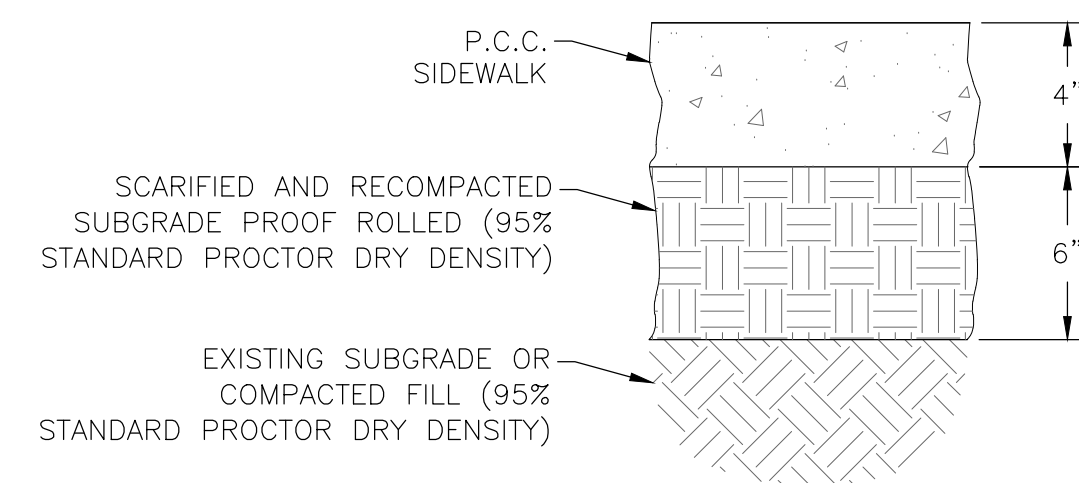
NOT TO SCALE



- NOTES:
- SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

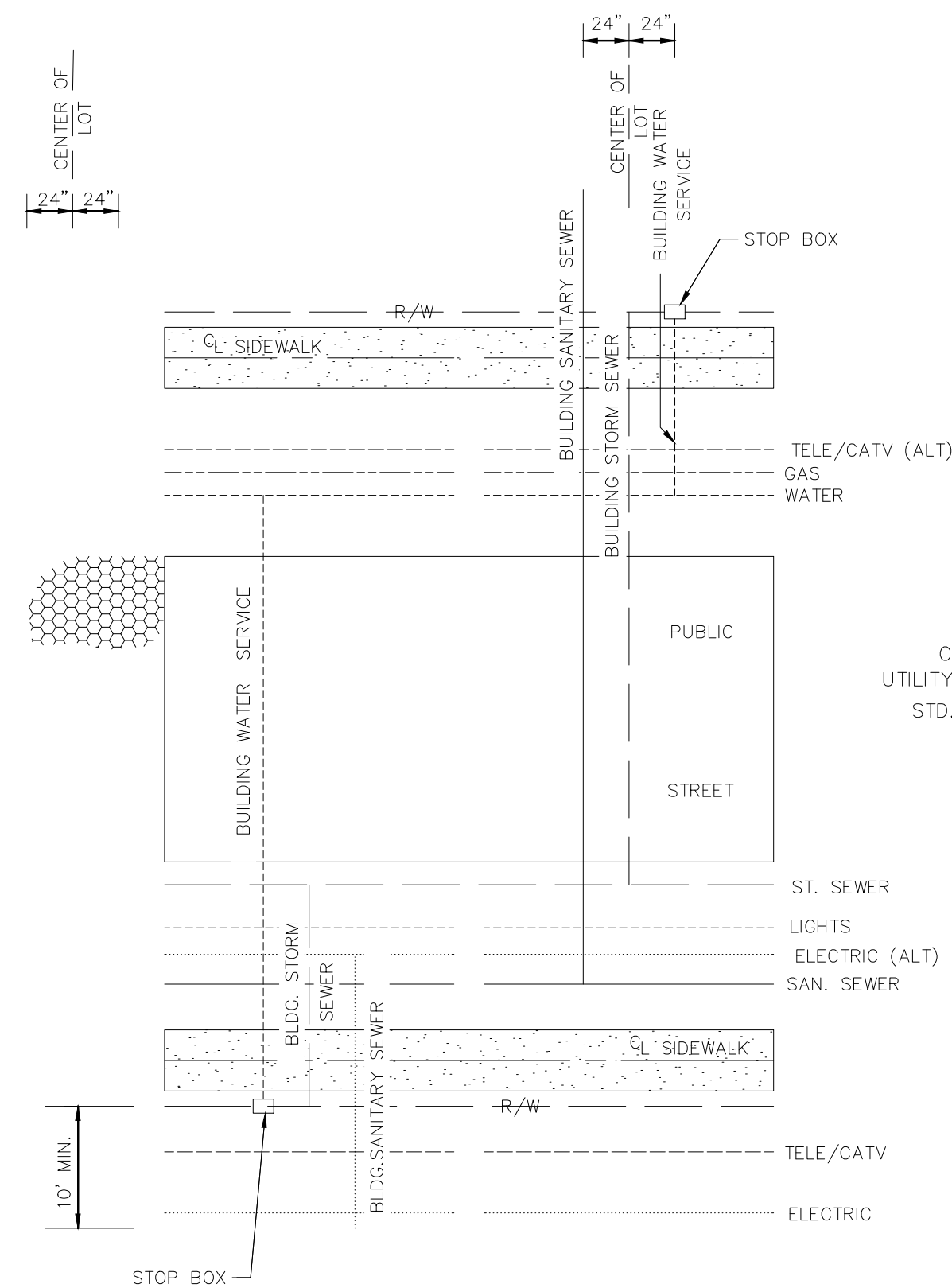
### 12" SUBGRADE PREPARATION

NOT TO SCALE



### SIDEWALK

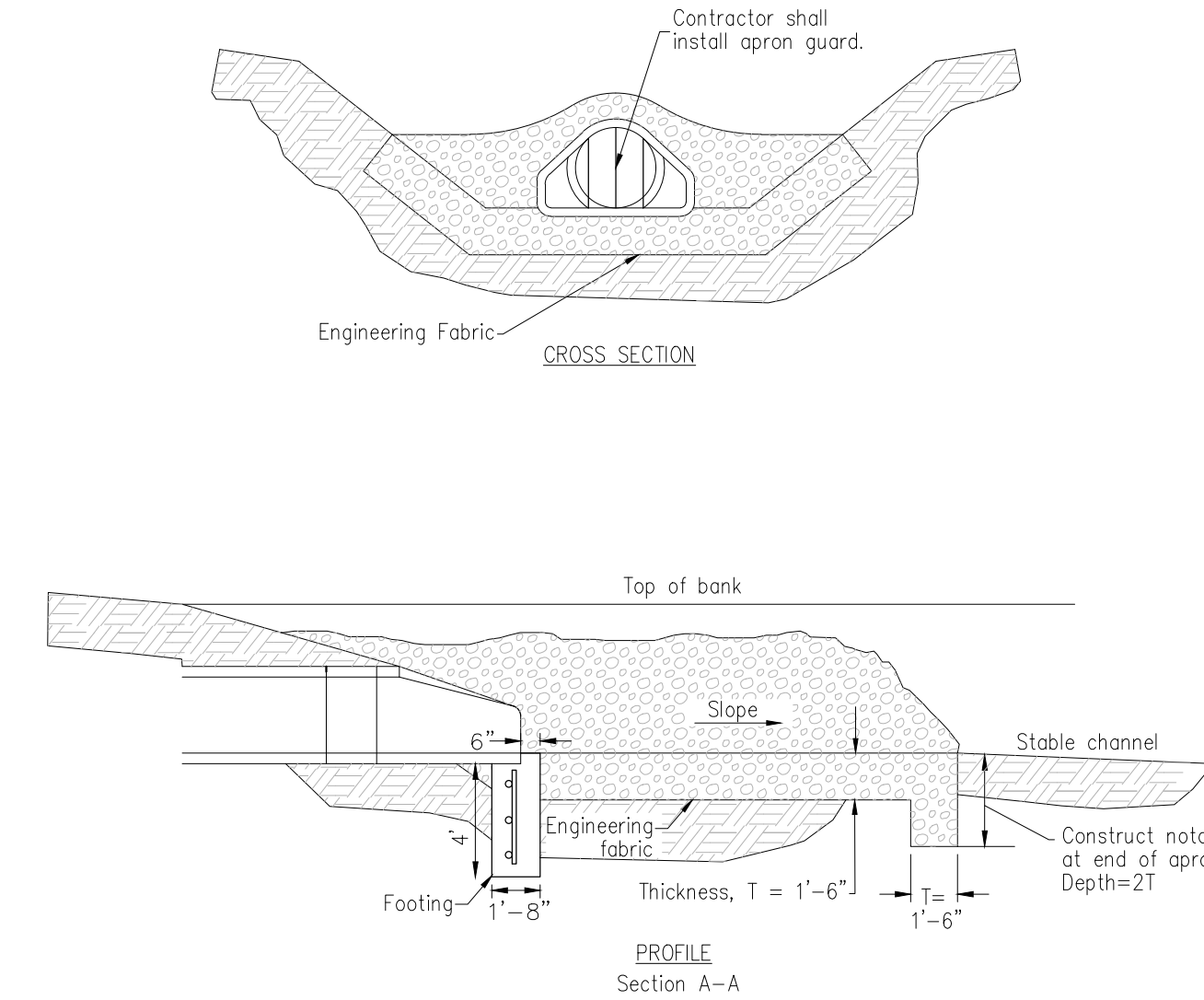
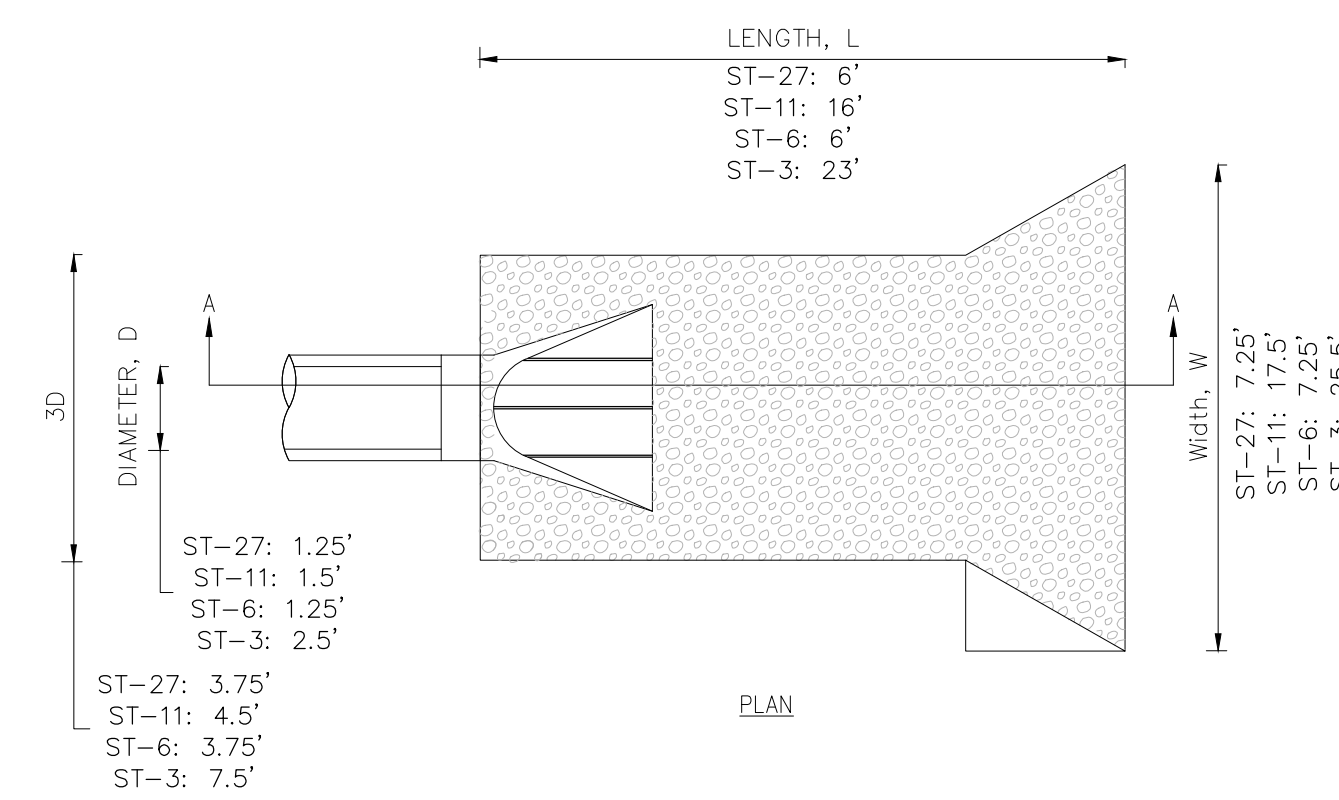
NOT TO SCALE



### CITY OF WAUKEE UTILITY SERVICE LOCATIONS

NOT TO SCALE

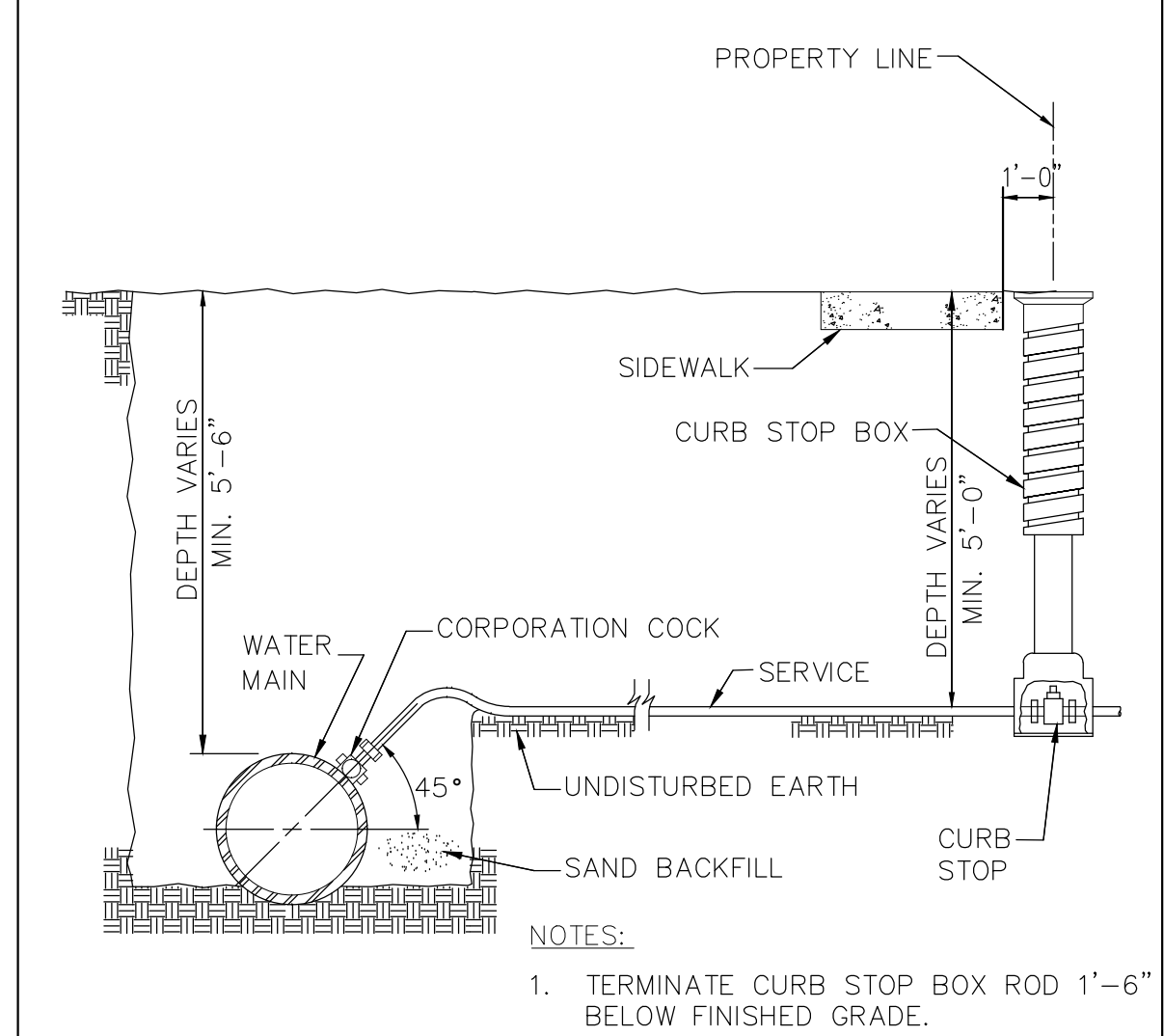
CITY OF WAUKEE  
UTILITY SERVICE LOCATIONS  
STD.DWG.NO.1A REV. 1



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

### ROCK APRON FOR PIPE OUTLET

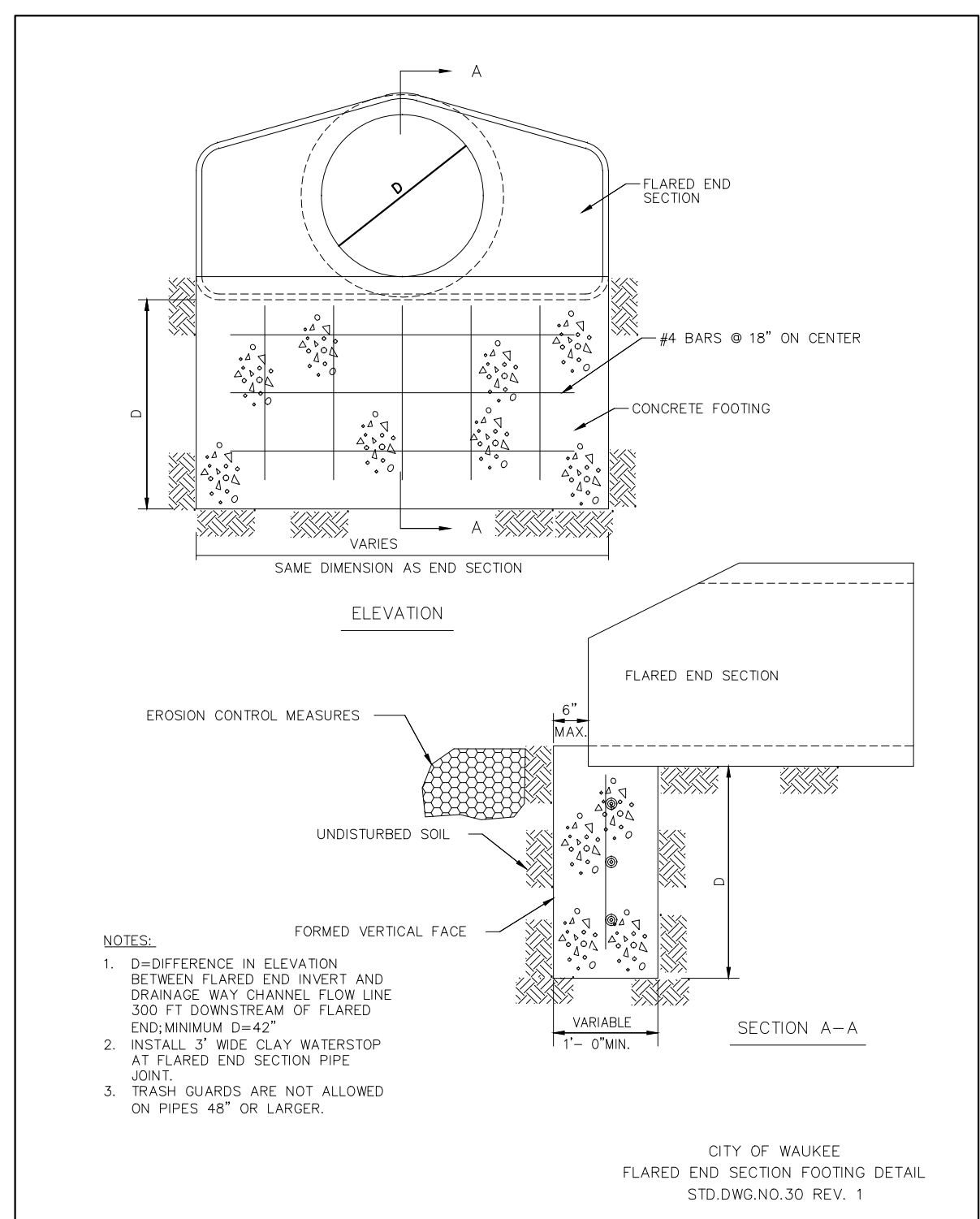
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### WATER SERVICE CONNECTION

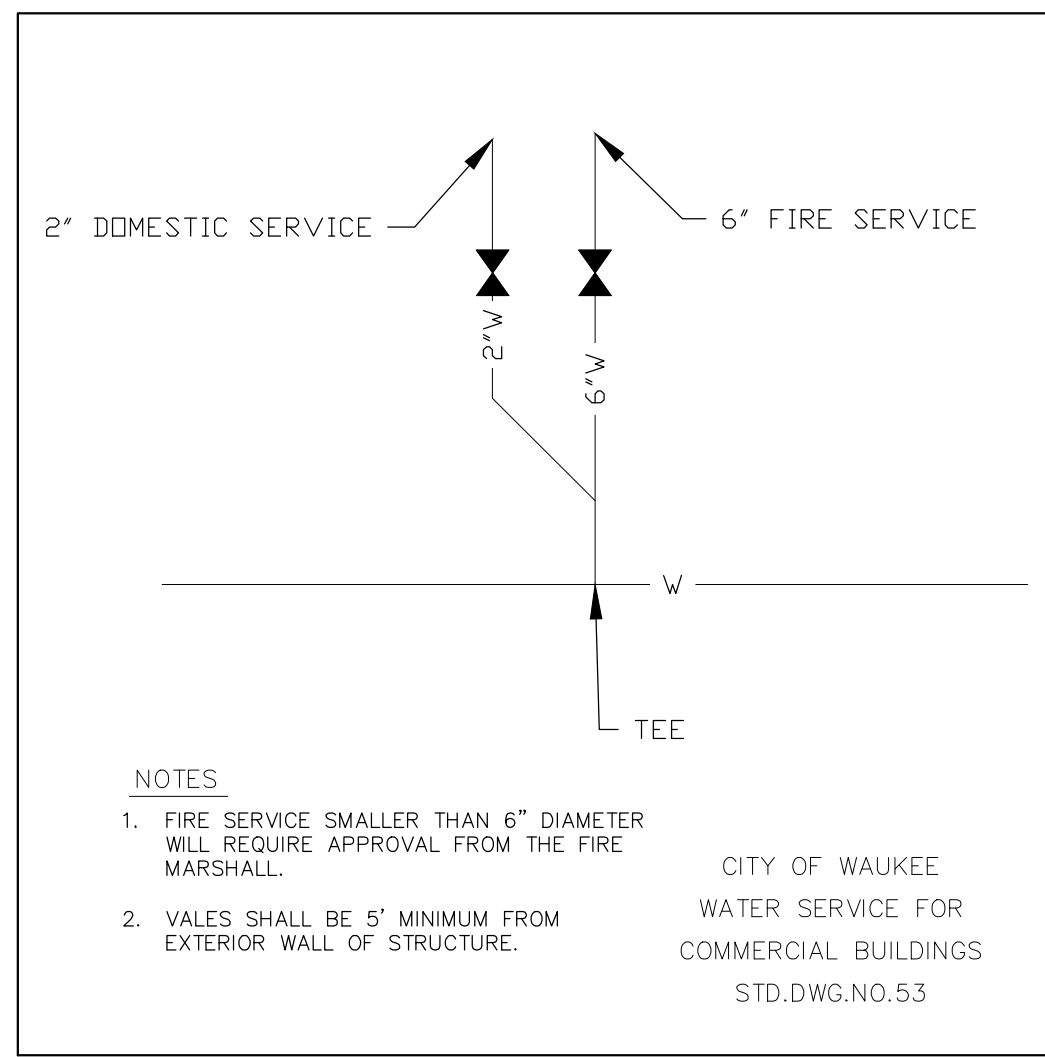
NOT TO SCALE

- NOTES:
- TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

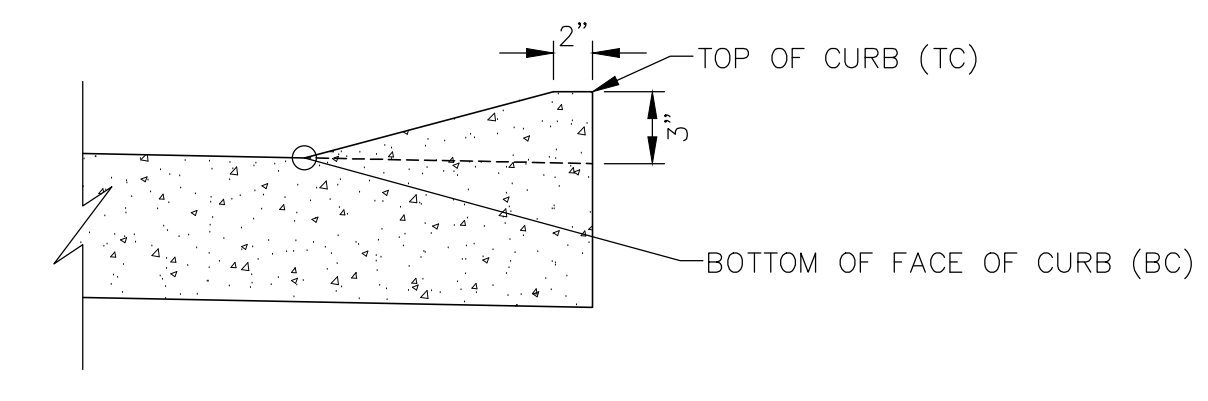


- NOTES:
- D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 500 FT DOWNSTREAM OF FLARED END. MINIMUM D=4"
  - INSTALL 3" WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
  - TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

CITY OF WAUKEE  
FLARED END SECTION FOOTING DETAIL  
STD.DWG.NO.30 REV. 1

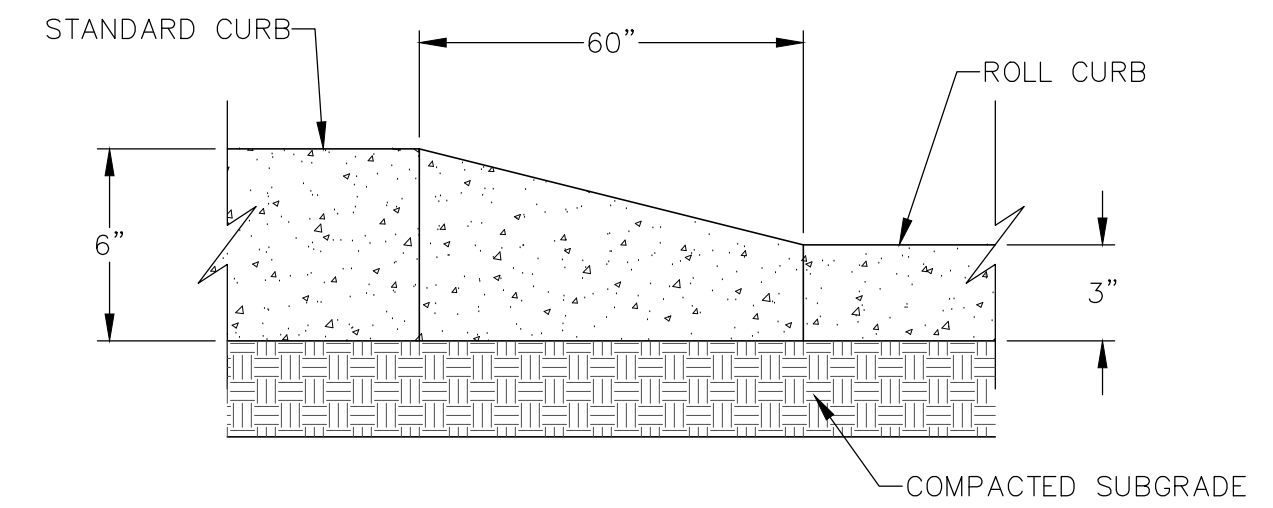


- NOTES:
- FIRE SERVICE SMALLER THAN 6" DIAMETER WILL REQUIRE APPROVAL FROM THE FIRE MARSHALL.
  - VALES SHALL BE 5" MINIMUM FROM EXTERIOR WALL OF STRUCTURE.
- CITY OF WAUKEE  
WATER SERVICE FOR  
COMMERCIAL BUILDINGS  
STD.DWG.NO.53



### 3" INTEGRAL ROLLED CURB

NOT TO SCALE



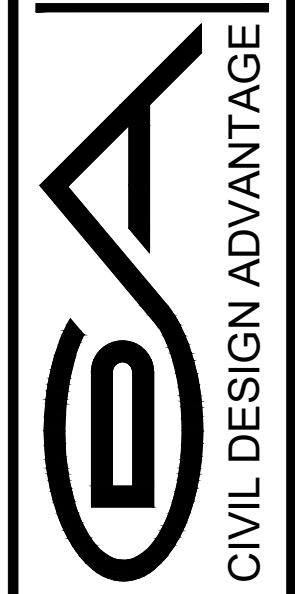
### 6" TO 3" CURB TRANSITION

NOT TO SCALE

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PLOTTED BY: T. WALKER  
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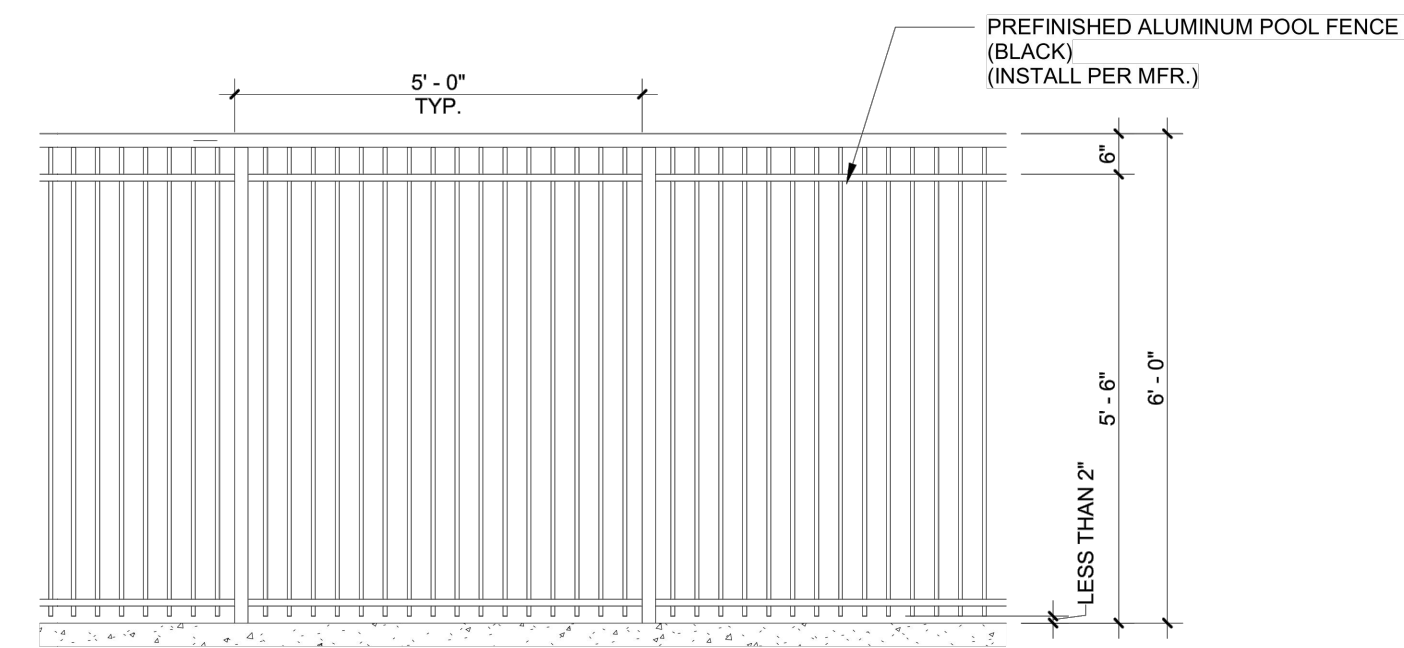
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WAUKEE, IOWA

# CONVERGE NW PHASE 2 DETAILS



1 TYPICAL POOL FENCE ELEVATION  
SCALE: 1/2" = 1'-0"

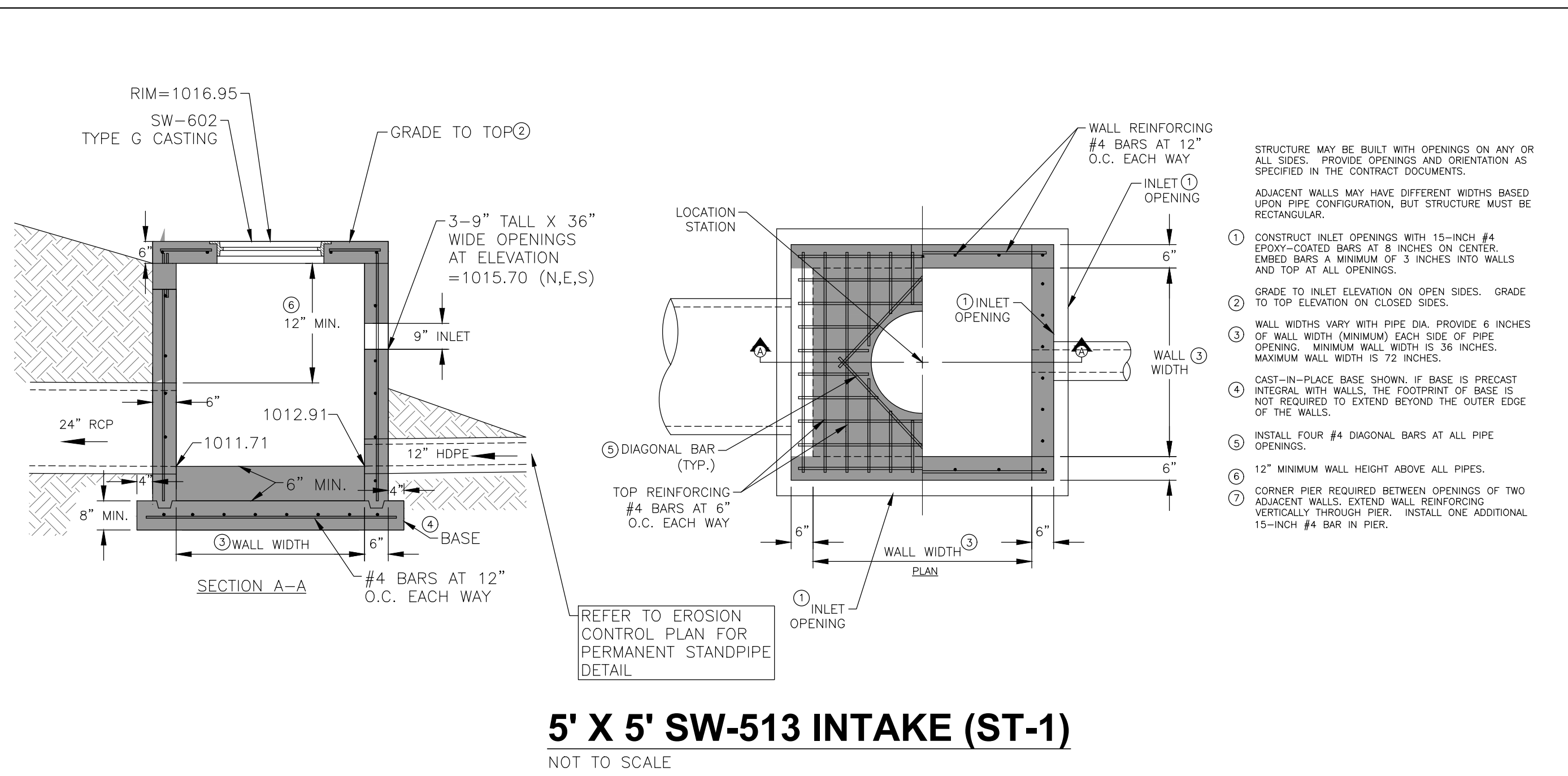
**CLUBHOUSE POOL FENCE**  
NOT TO SCALE



FENCING STYLE EXAMPLE

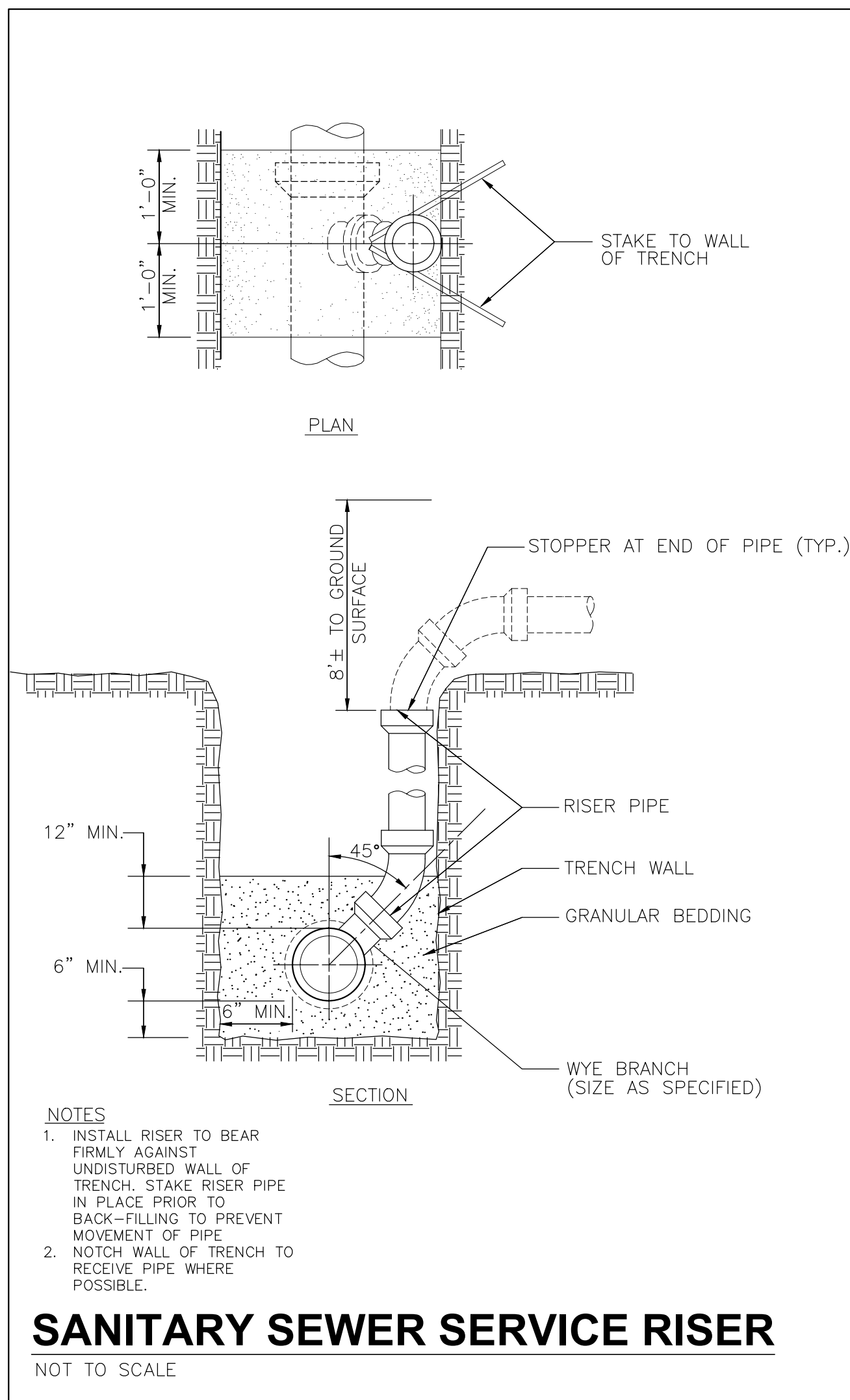


FENCING STYLE EXAMPLE



**5' X 5' SW-513 INTAKE (ST-1)**  
NOT TO SCALE

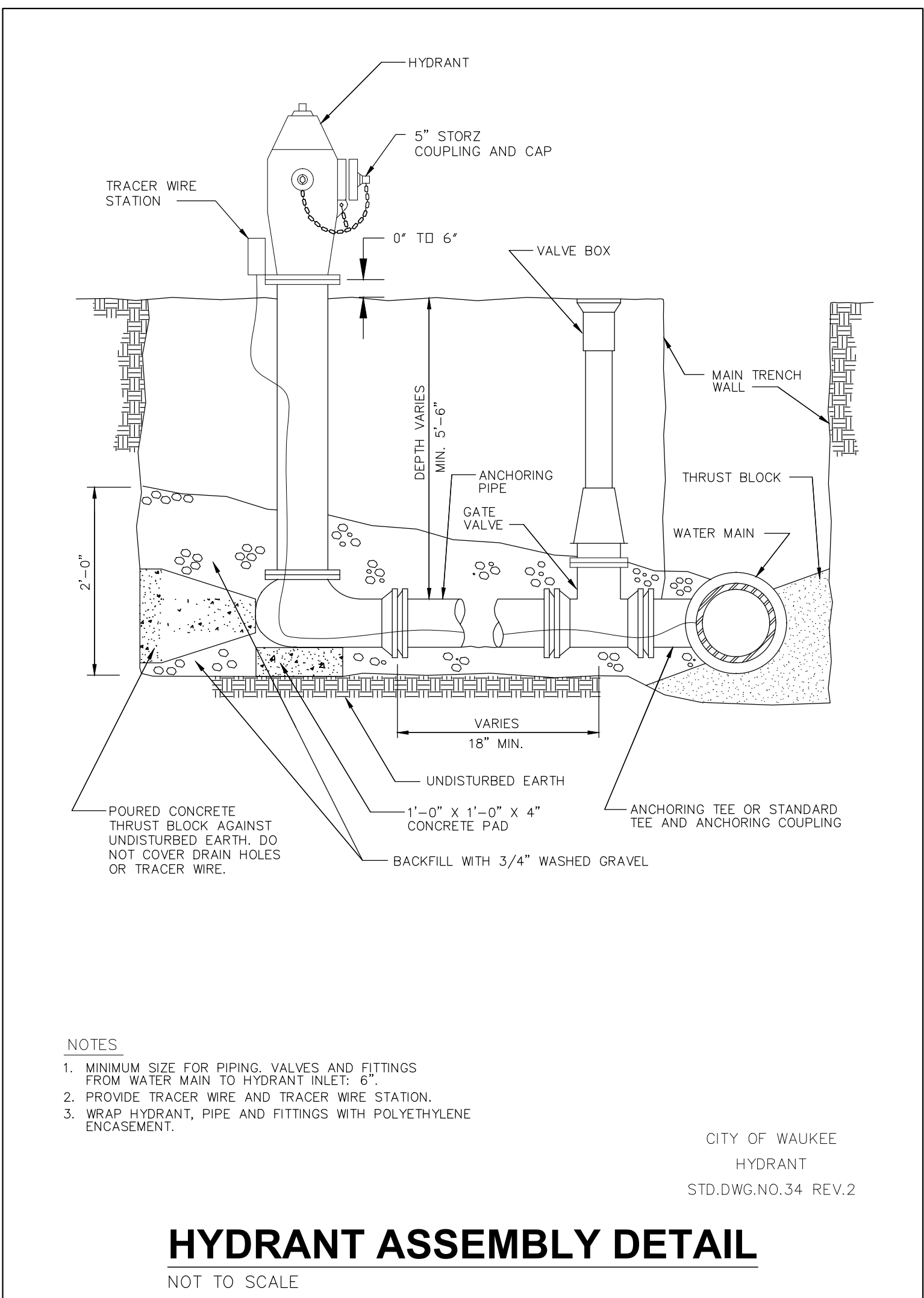
- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
- CONSTRUCT INLET OPENINGS WITH 1 1/2-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
  - GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
  - WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
  - 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.
  - INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
  - 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.
  - CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 1 1/2-INCH #4 BAR IN PIER.



**SANITARY SEWER SERVICE RISER**  
NOT TO SCALE

NOTES

- INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE.
- NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.



**HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE

NOTES

- MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
- PROVIDE TRACER WIRE AND TRACER WIRE STATION.
- WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENGAGEMENT.

CITY OF WAUKEE  
HYDRANT  
STD.DWG.NO.34 REV.2

FILE: H:\2022\2207532\DWG\SITE PLAN\2207532-COVER, EXISTING SITE, AND DETAILS.DWG  
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PLOT BY: J. GRAF  
TECH: J. GRAF

|           |                  |
|-----------|------------------|
| DATE      | 12/29/2022       |
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ENGINEER: \_\_\_\_\_

**CONVERGE NW PHASE 2**  
DETAILS

WAUKEE, IOWA

26  
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