

PRELIMINARY PLAT & SITE PLAN FOR: PAINTED WOODS WEST TOWNHOMES PLAT 1

WAUKEE, IOWA

INDEX OF SHEETS

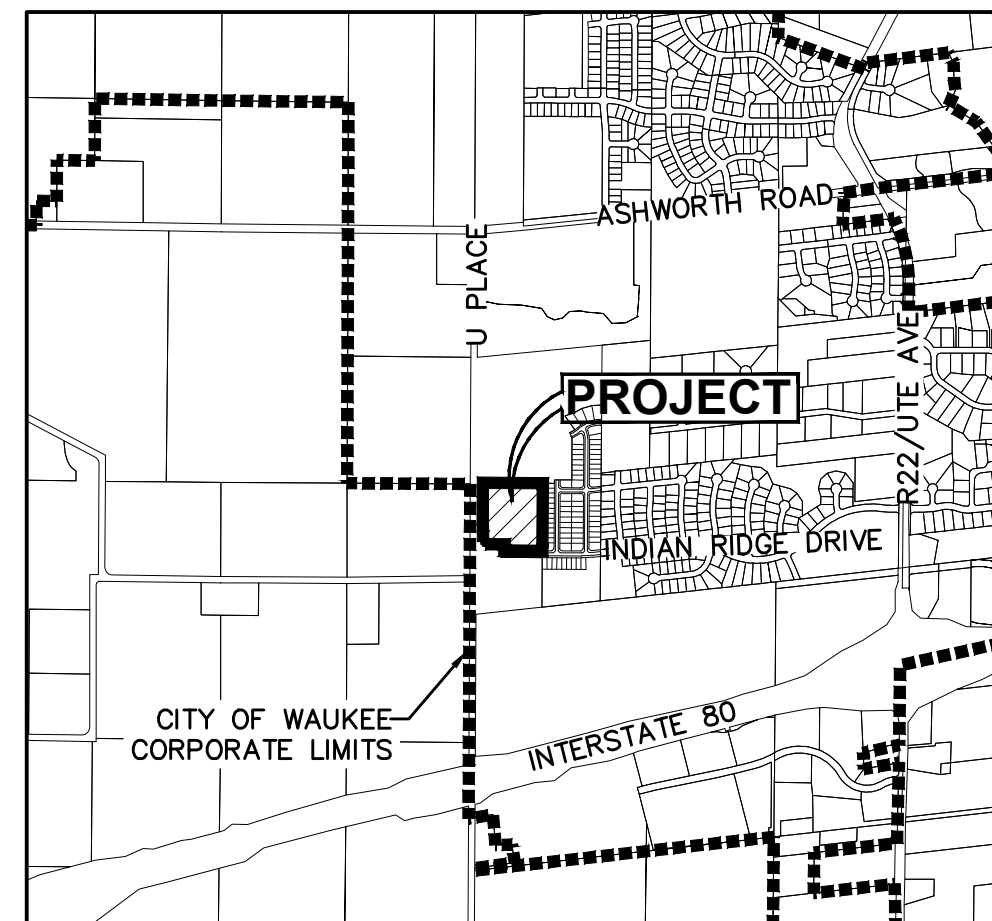
NO.	DESCRIPTION
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C3.0	PRELIMINARY PLAT
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C7.0-7.3	UTILITY PLAN
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GENERAL LEGEND

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-507 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-512 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-513 STORM INTAKE	GUY ANCHOR
TYPE SW-401 STORM MANHOLE	STREET LIGHT
TYPE SW-402 STORM MANHOLE	POWER POLE W/ TRANSFORMER
FLARED END SECTION	UTILITY POLE W/ LIGHT
TYPE SW-301 SANITARY MANHOLE	ELECTRIC BOX
STORM/SANITARY CLEANOUT	ELECTRIC TRANSFORMER
WATER VALVE	ELECTRIC MANHOLE OR VAULT
FIRE HYDRANT ASSEMBLY	TRAFFIC SIGN
SIGN	TELEPHONE JUNCTION BOX
DETECTABLE WARNING PANEL	TELEPHONE MANHOLE/VAULT
WATER CURB STOP	TELEPHONE POLE
SANITARY SEWER	GAS VALVE BOX
SANITARY SERVICE	CABLE TV JUNCTION BOX
STORM SEWER	CABLE TV MANHOLE/VAULT
STORM SERVICE	MAIL BOX
WATERMAIN WITH SIZE	BENCHMARK
WATER SERVICE	SOIL BORING
SAWCUT (FULL DEPTH)	UNDERGROUND TV CABLE
SILT FENCE	GAS MAIN
USE AS CONSTRUCTED	FIBER OPTIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND TELEPHONE
GARAGE FLOOR ELEVATION	OVERHEAD ELECTRIC
FINISHED FLOOR ELEVATION	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

PLAT DESCRIPTION

A PART OF PARCEL "B" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4998, BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 7, TOWNSHIP 78 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 SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°17'11" EAST ALONG THE WEST LINE OF SAID PARCEL "B", 692.20 FEET; THENCE SOUTH 89°42'49" EAST, 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'11" EAST, 120.00 FEET; THENCE NORTH 03°31'39" WEST, 75.17 FEET; THENCE NORTH 00°17'11" EAST, 427.06 FEET; THENCE NORTH 00°16'56" EAST, 45.07 FEET; THENCE SOUTH 89°42'49" EAST, 679.44 FEET; THENCE SOUTH 00°17'11" WEST, 697.13 FEET; THENCE NORTH 89°42'49" WEST, 644.44 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS NORTH 44°42'49" WEST, 42.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.85 ACRES (472,528 SQUARE FEET).

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

DEVELOPMENT SUMMARY

AREA: 10.85 ACRES (472,528 SF)

SETBACKS:

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

MINIMUM LOT WIDTH:

20' PER UNIT

MINIMUM DENSITY:

3,500 SQ FT PER UNIT

MAXIMUM BUILDING HEIGHT:

3 STORIES OR 40 FT

MINIMUM UNIT SQUARE FOOTAGE:

800 SF

OPEN SPACE CALCULATION:

TOTAL SITE	=	472,528 SF
BUILDINGS	=	68,058 SF
STREETS	=	34,509 SF
DRIVEWAYS	=	28,500 SF
SIDEWALK	=	7,040 SF
OPEN SPACE PROVIDED	=	334,421 SF

TOTAL IMPERVIOUS AREA:

138,107 SF

TOTAL OPEN SPACE PROVIDED:

334,421 SF (71%)

TOTAL OPEN SPACE REQUIRED:

472,528 SF * 20% = 94,506 SF (20%)

UNITS:

57 UNITS (5.25 UNITS PER ACRE)

UNIT SIZE:

UNITS 1-57: 1,511 SF
*ALL UNITS HAVE 3 BEDROOMS

PARKING:

TOTAL REQUIRED:	
1 GUEST SPACE PER 5 UNITS	= 12 SPACES
2 SPACES PER UNIT	= 114 SPACES

TOTAL PROVIDED:	
GUEST PARKING SPACES	= 12 SPACES
2 DRIVEWAY AND 2 GARAGE SPACES PER UNIT	= 228 SPACES

ACCESSIBLE SPACES REQUIRED:	
1-25 SPACES PROVIDED	= 1 SPACE

ACCESSIBLE SPACES PROVIDED:	= 1 SPACE
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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 COMMUNITY DEVELOPMENT DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.
- THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE SITE PLAN IS SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

ZONING

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

PARKLAND DEDICATION

REQUIRED:
57 UNITS * 2.25 PEOPLE/UNIT * 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED = 0.83 ACRES

TOTAL PROVIDED = 0.00 ACRES

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

UTILITY WARNING

THE 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.

OWNER

CMBK LC
CONTACT: JENNA KIMBERLEY
2785 N ANKENY BLVD SUITE 22
ANKENY, IA 50023
PH: (515) 963-8335

APPLICANT

D.R. HORTON
CONTACT: ANASTACIA SMITH
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
PH: (515) 460-6633

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IOWA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IOWA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

FEBRUARY 21, 2022

BENCHMARKS

DALLAS COUNTY BM# G121, EAST SIDE OF R16 0.1
MILE SOUTH OF 300TH STREET.
ELEVATION=1032.82

BURY BOLT ON HYDRANT @ NW CORNER OF DAYBREAK
DRIVE & CREST RIDGE DRIVE.
ELEVATION=1023.95

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = MAY 2023
ANTICIPATED FINISH DATE = MAY 2024

SUBMITTAL DATES

FIRST SUBMITTAL:	03/28/2023
SECOND SUBMITTAL:	04/25/2023
THIRD SUBMITTAL:	06/06/2023
4TH SUBMITTAL:	06/21/2023



CIVIL DESIGN ADVANTAGE

4121 NW URBAN DALE DRIVE, URBAN DALE, IOWA 50322

PH: (515) 369-4400

PROJECT NO. 2303.180

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

IOWA ONE CALL

1-800-292-8989

www.iowaonecall.com

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSESCO 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 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) 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.

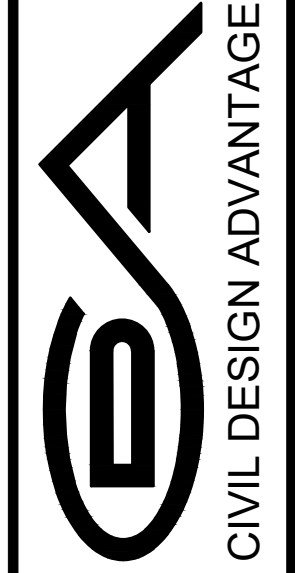
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SHEETS 1.0-7.3

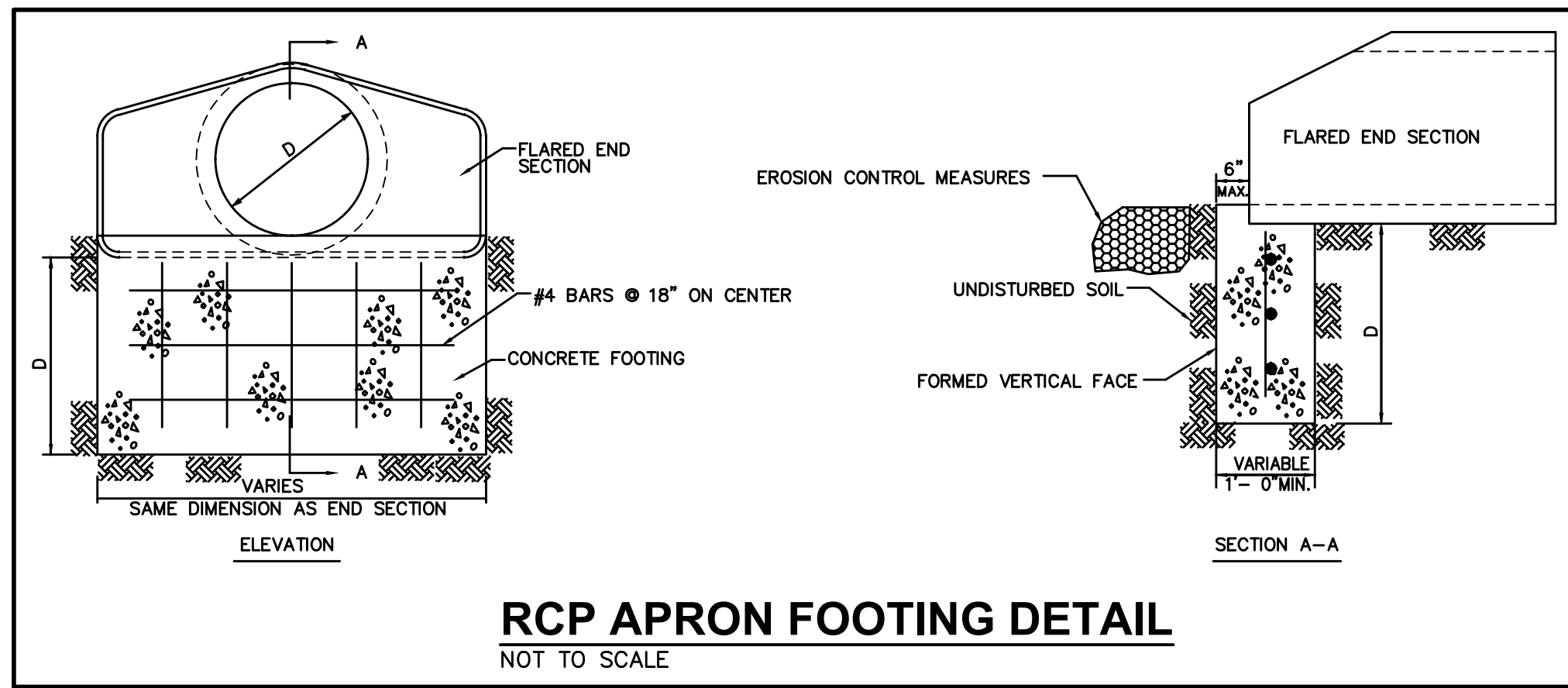
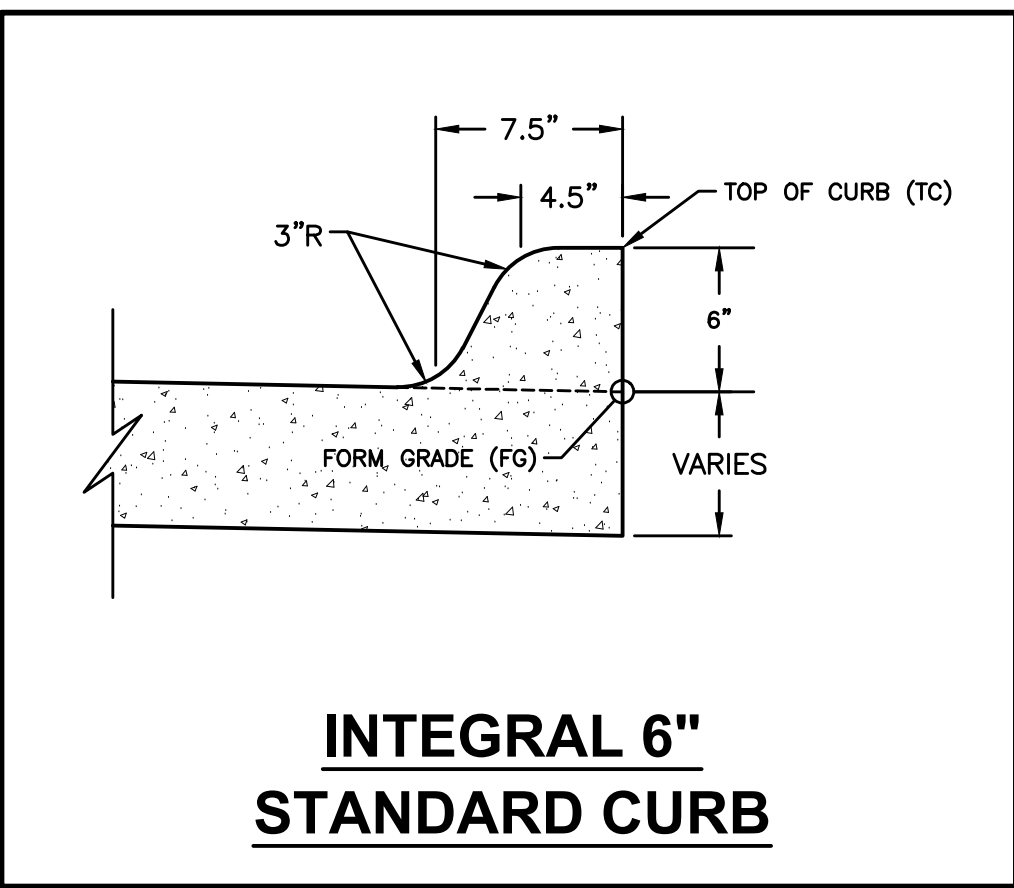
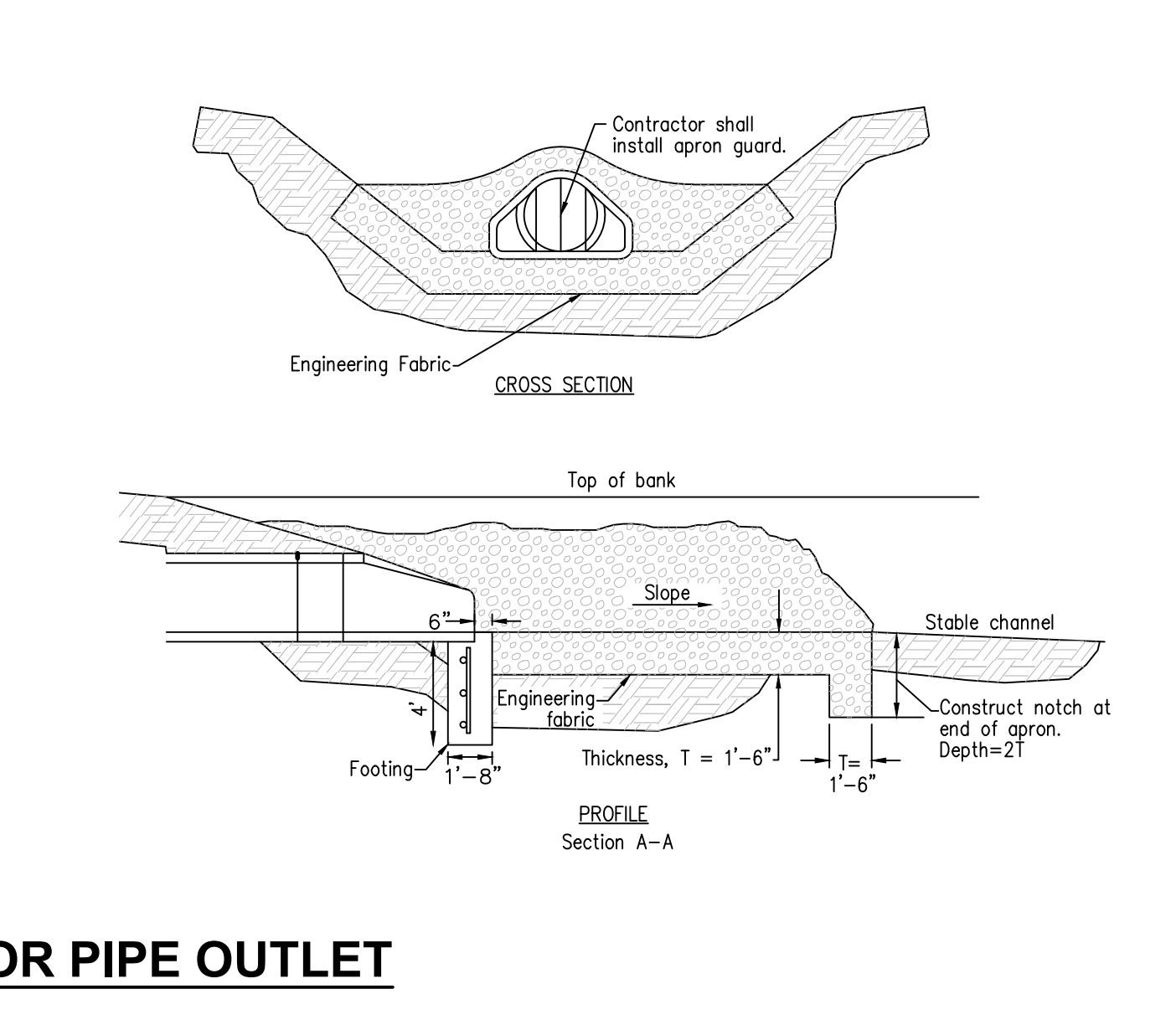
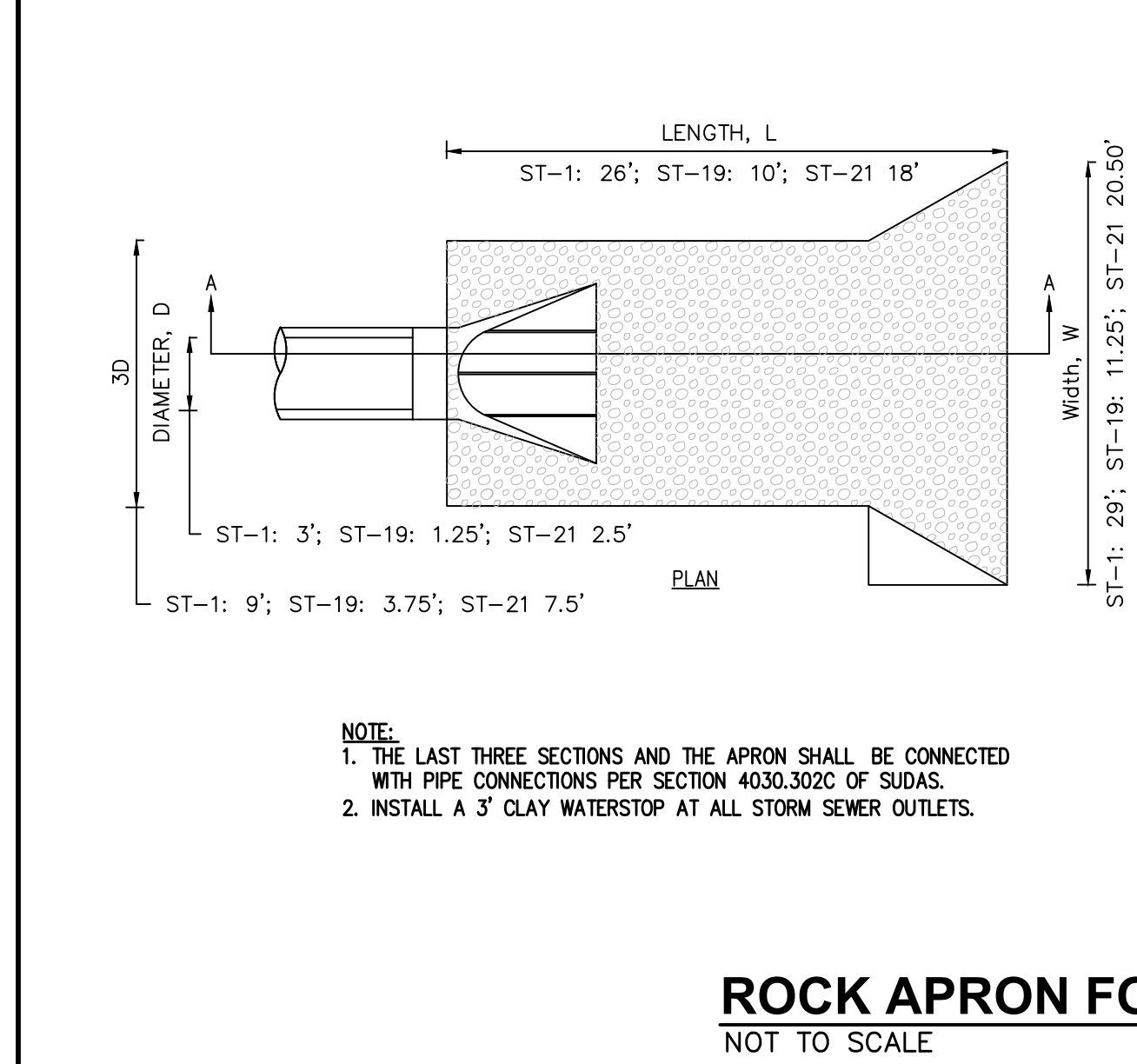
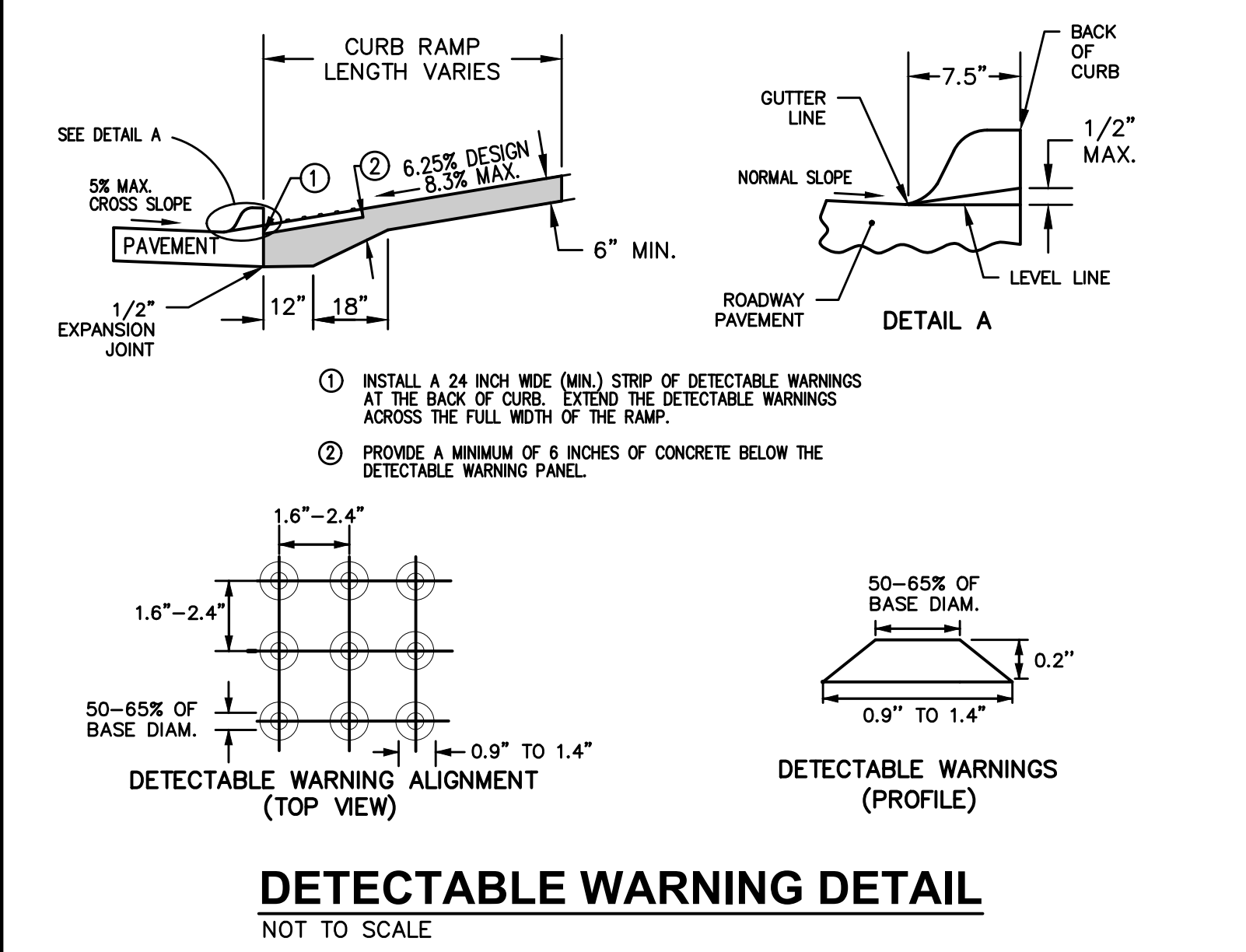
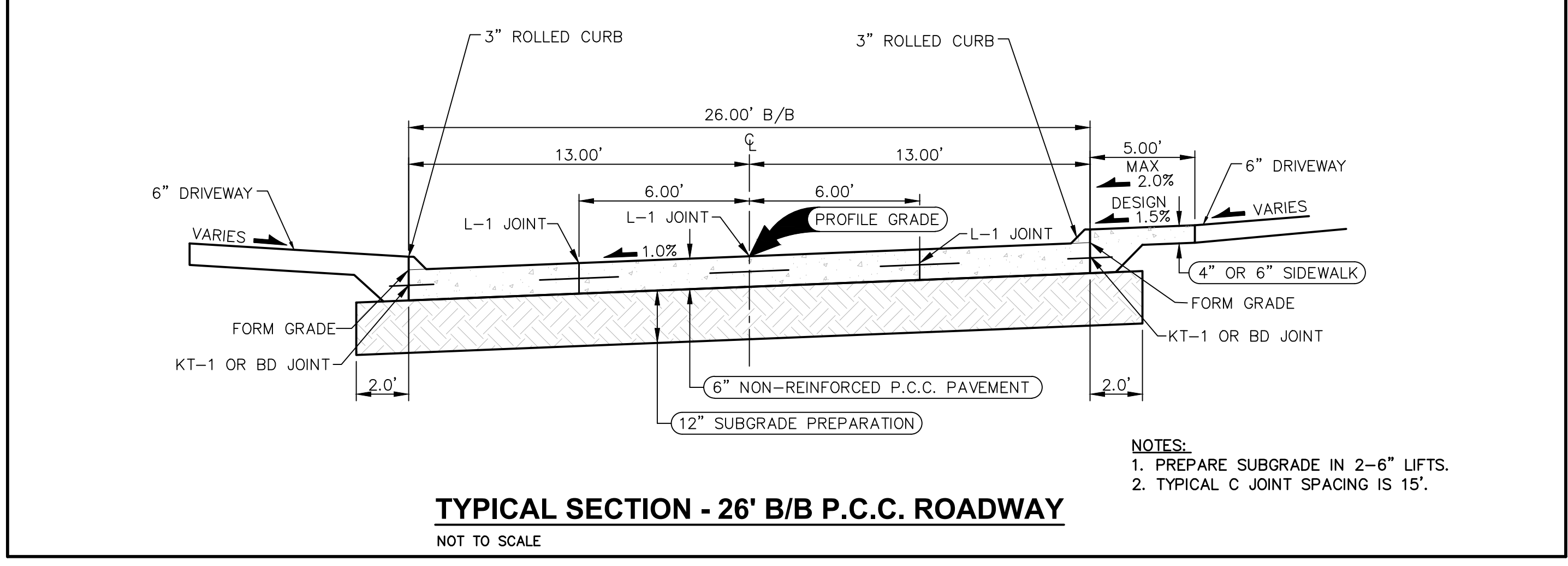
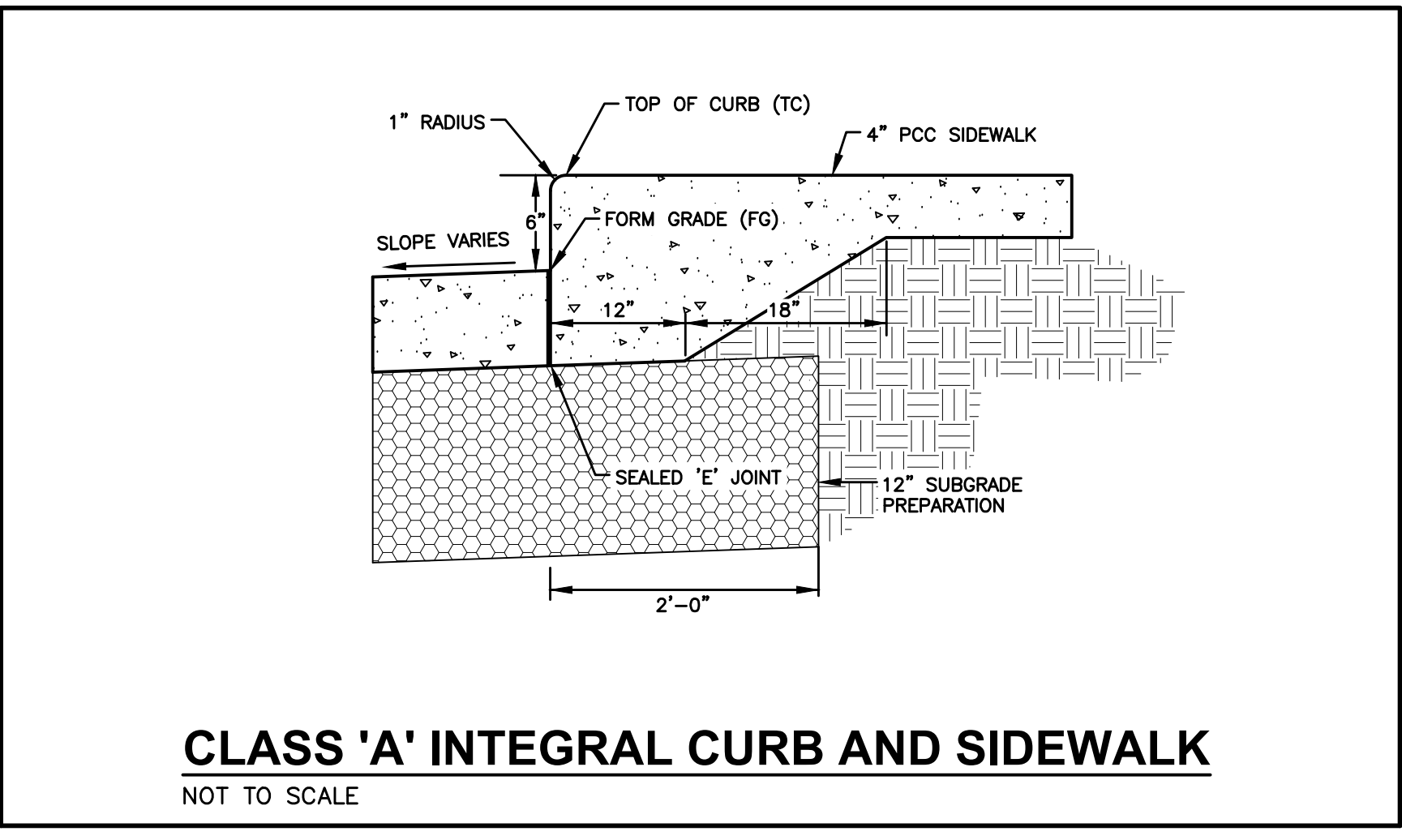
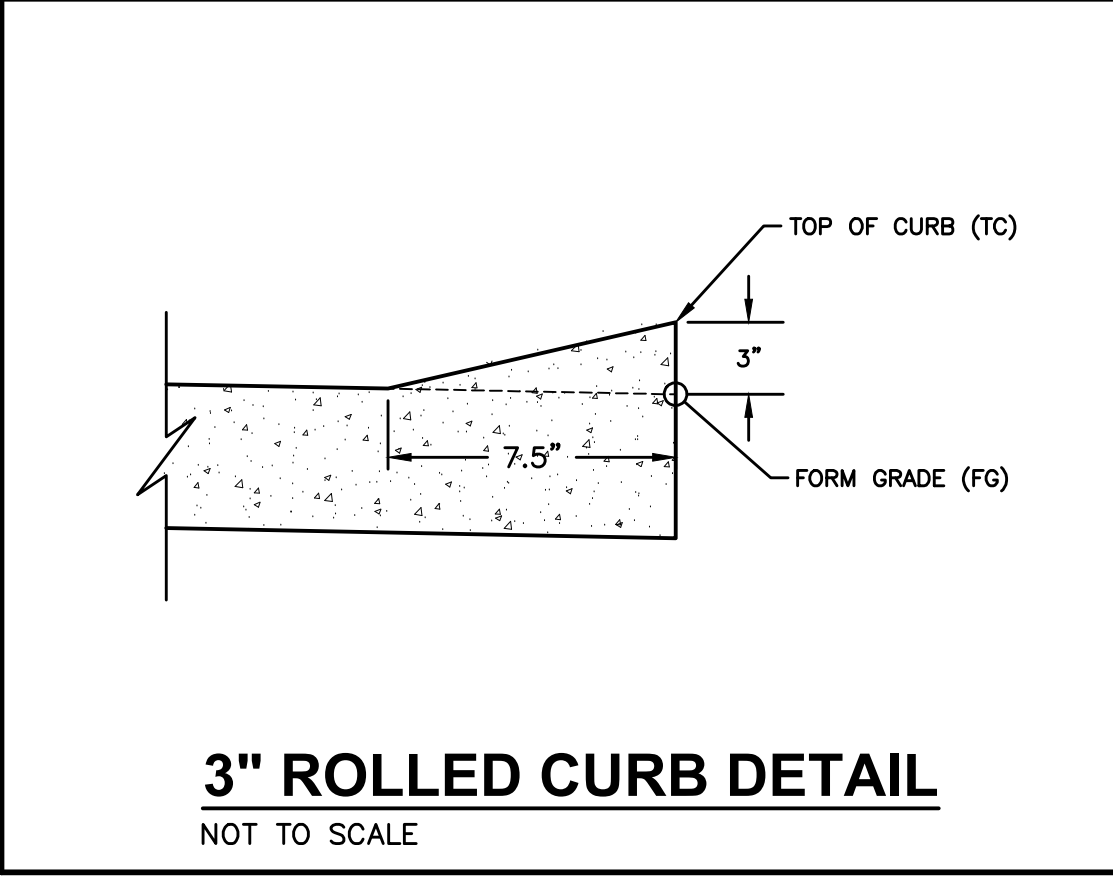
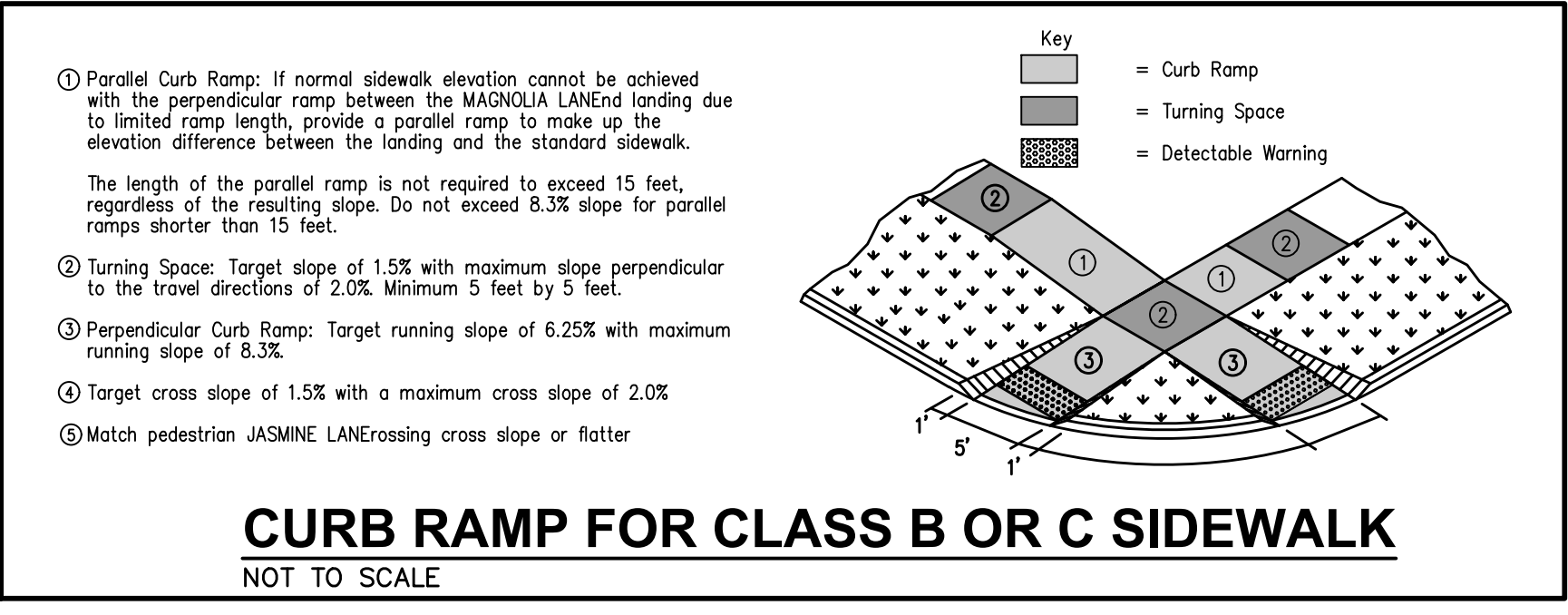
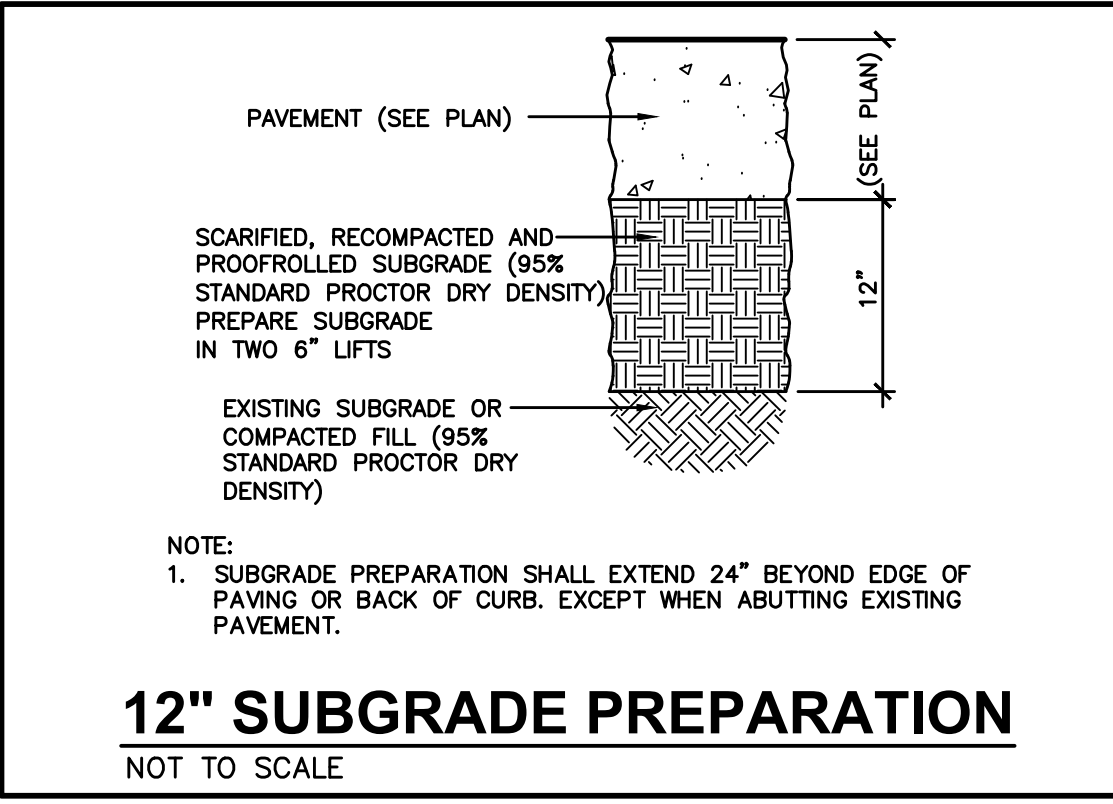
PRELIMINARY NOT FOR CONSTRUCTION

DATE	06/21/2023
REVISIONS	06/06/2023
	04/25/2023
	03/29/2023
FINAL SUBMITTAL	
THIRD SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: GHJWM TECH: MST



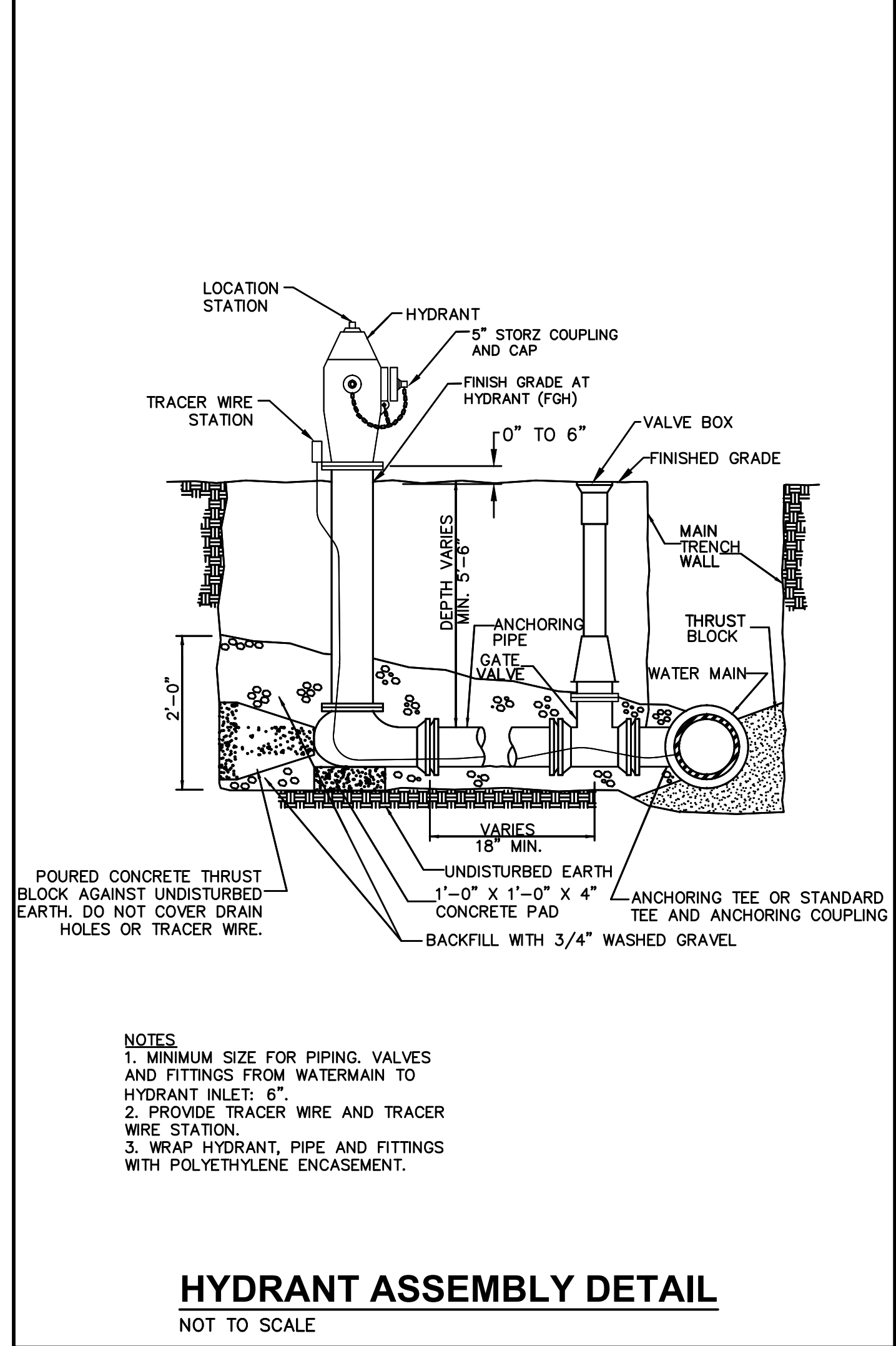
PAINTED WOODS WEST TOWNHOMES PLAT 1
DETAILS
 WAUKEE, IOWA



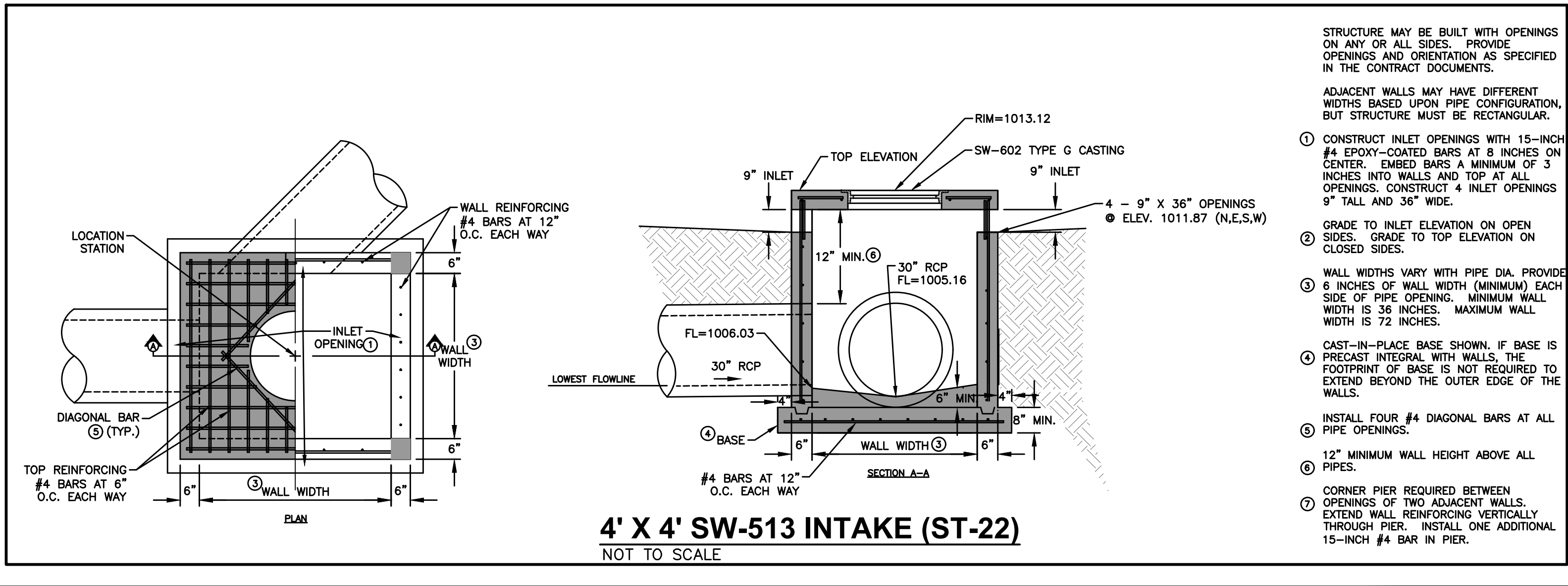
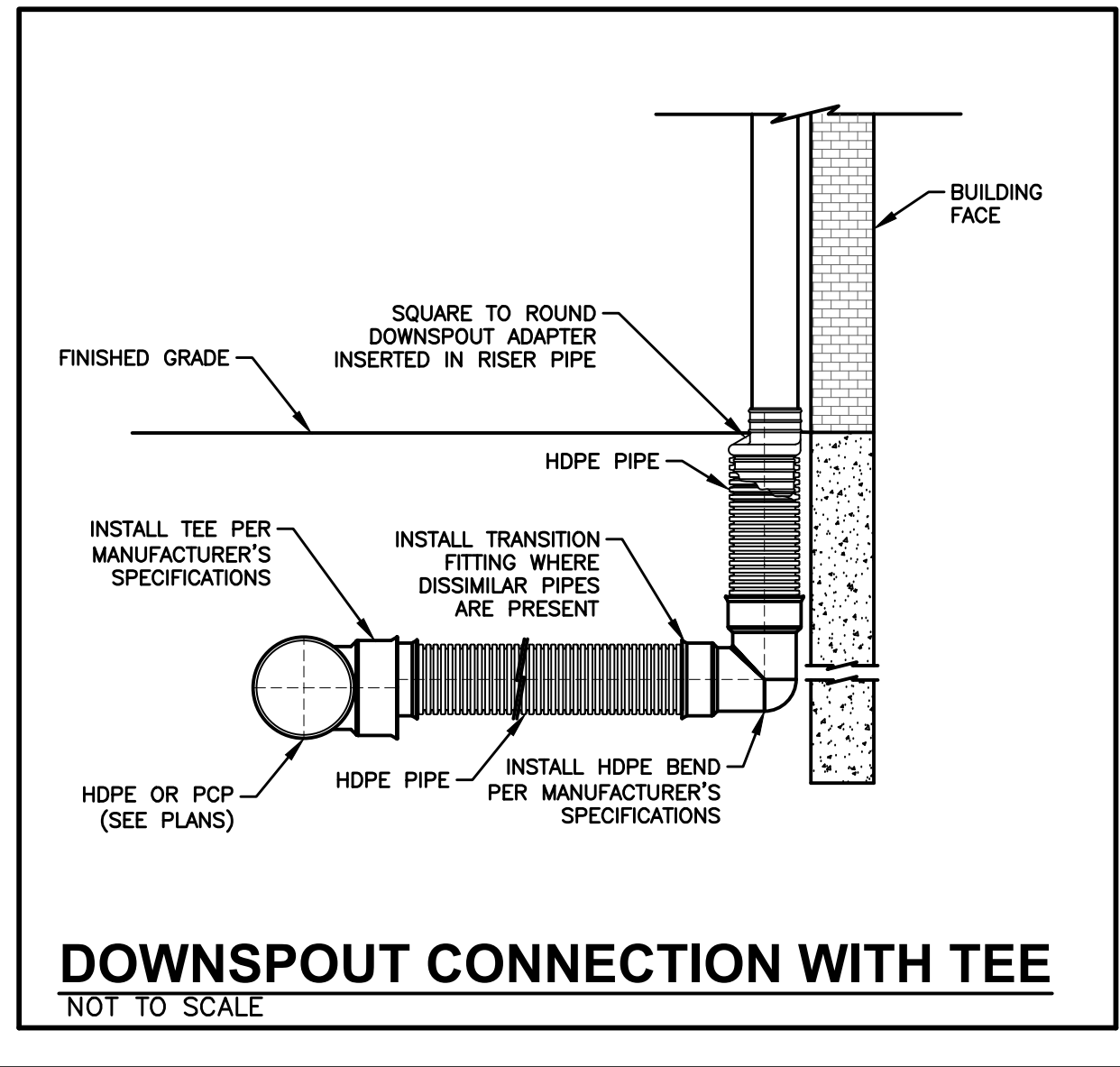
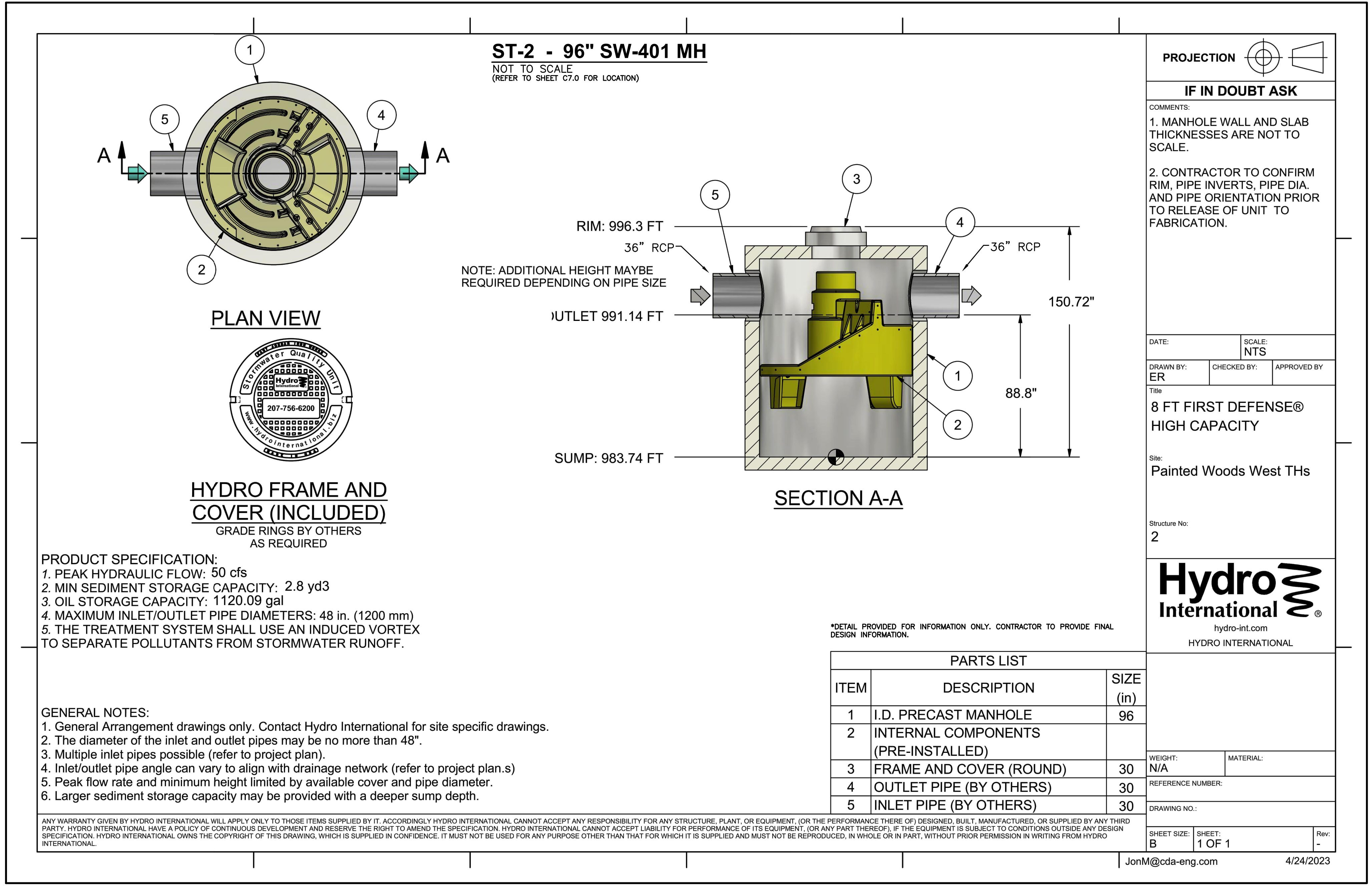
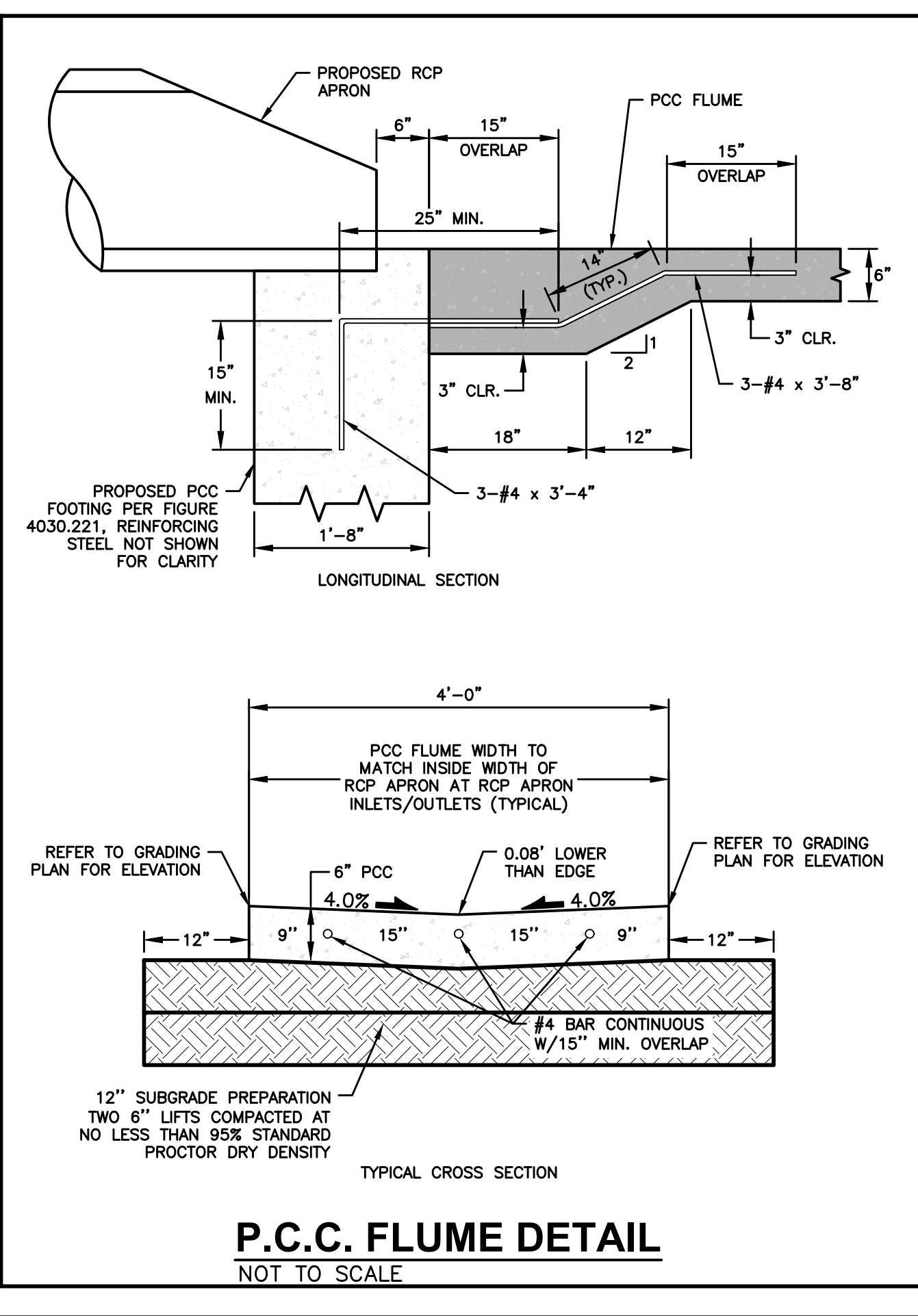
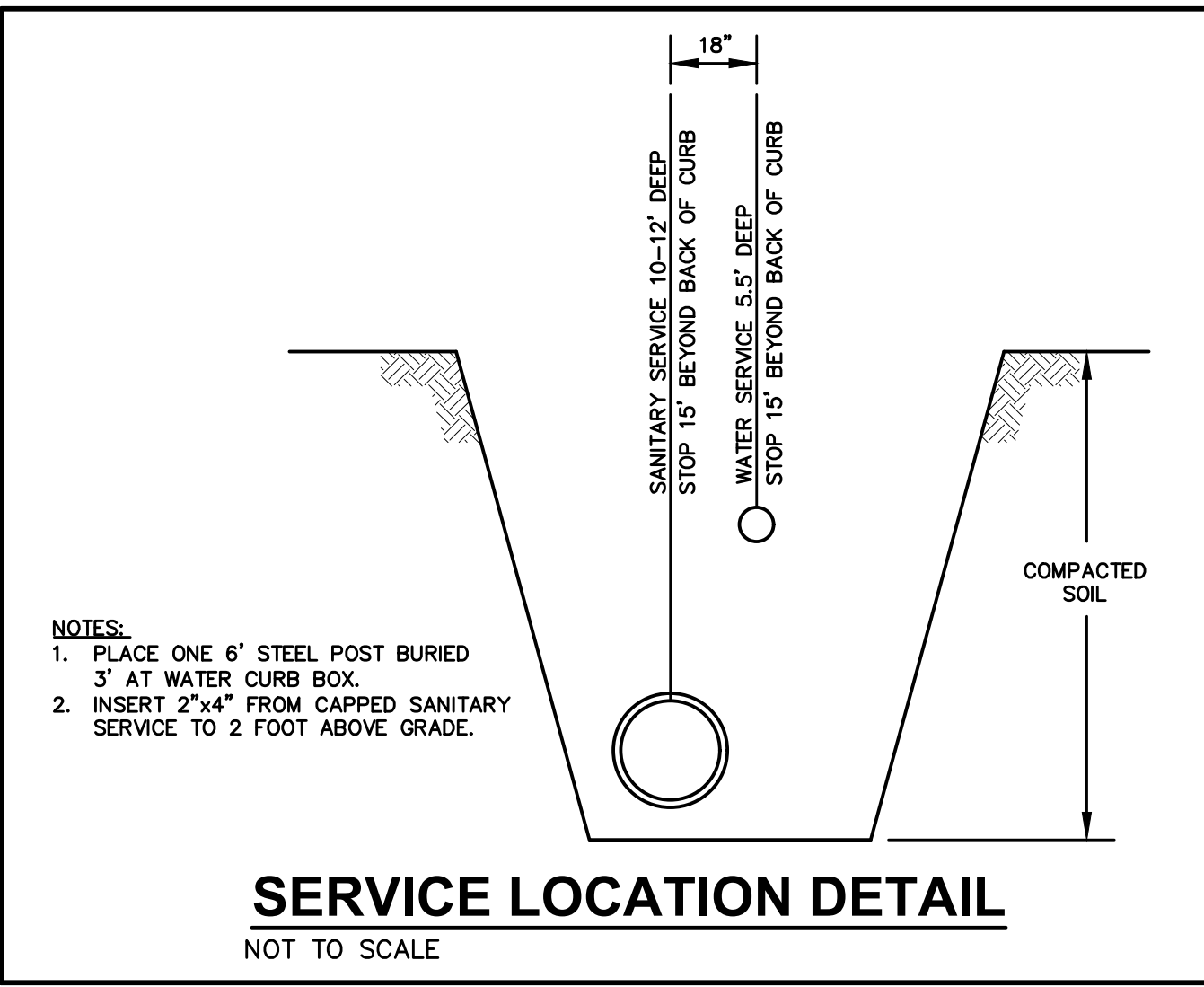
NOTES:
 1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
 2. INSTALL 3" WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
15"	2'-10"	4f1	4	2'-5"	3	54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
18"	3'-5"	4f1	4	3'-11"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8



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 USER: EKO

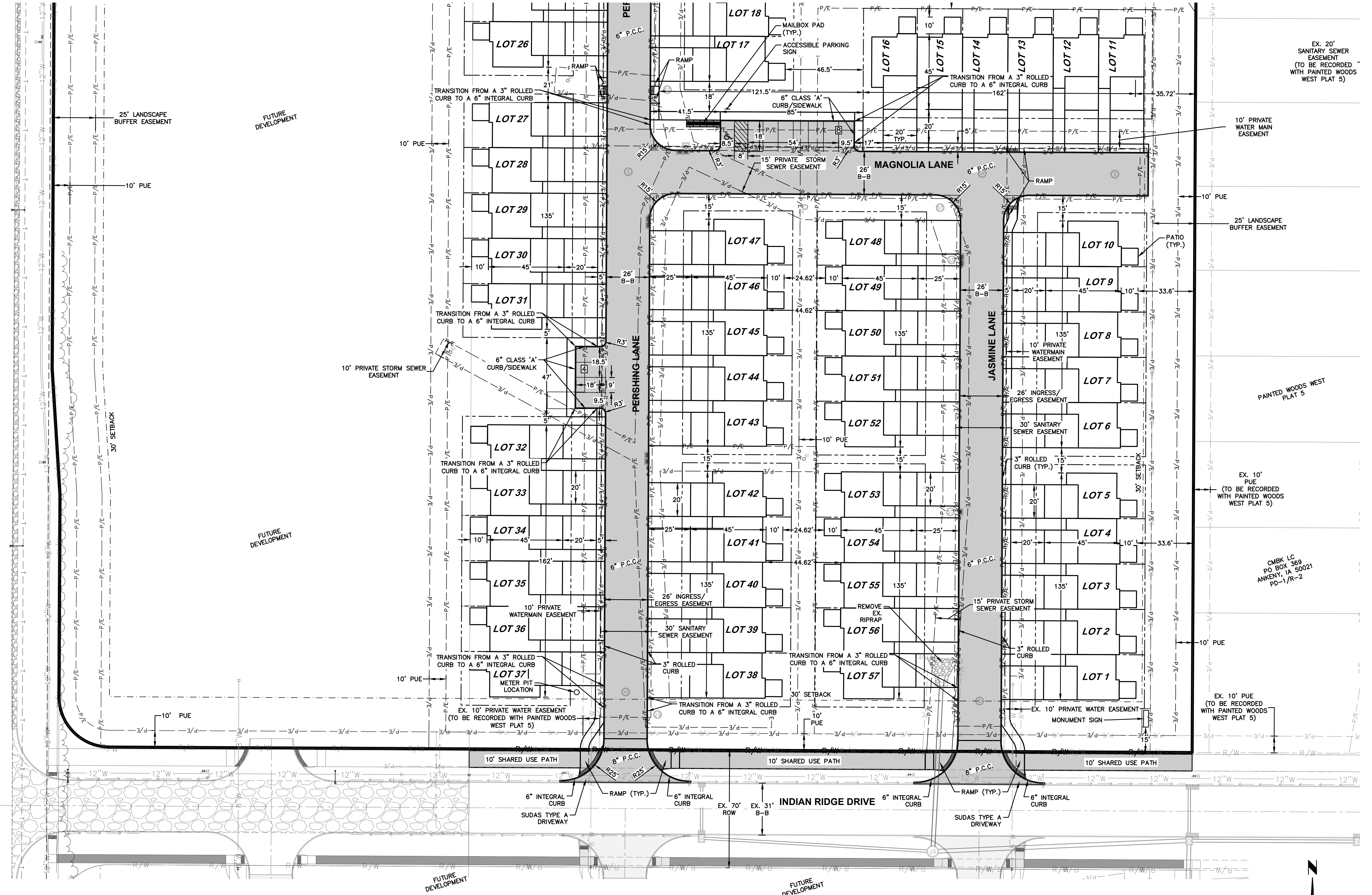


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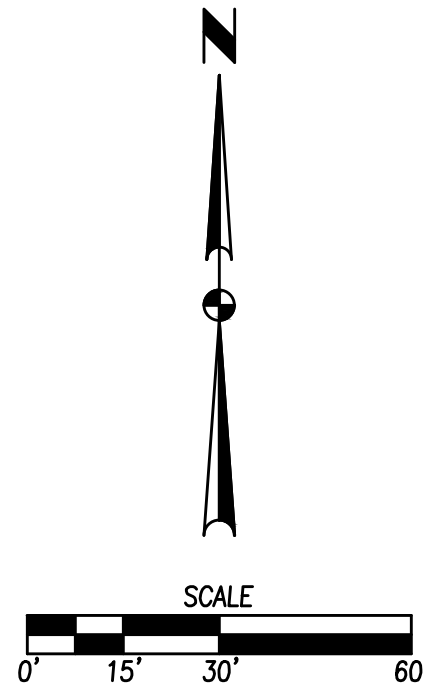
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DENNIS & PAMELA PROUTY
28976 5281 U PLACE
ADEL, IA 50003

U PLACE

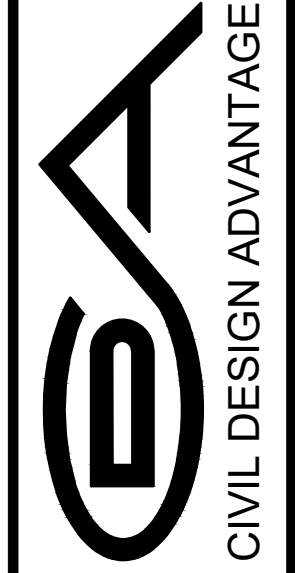


CMK LC
PO BOX 369
ANKENY, IA 50021
PD-1/R-2



REVISIONS	DATE
FINAL SUBMITTAL	06/21/2023
THIRD SUBMITTAL	05/09/2023
SECOND SUBMITTAL	04/25/2023
FIRST SUBMITTAL	03/29/2023

4121 NW URBANDALE DRIVE
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ENGINEER: EKO ENGINEER: GHJWM TECH: MST



WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 1 DIMENSION PLAN

SHEET NUMBER:
C4.1
2303.180

EX. 20' SANITARY SEWER EASEMENT (TO BE RECORDED WITH PAINTED WOODS WEST PLAT 5)

10' PRIVATE WATER MAIN EASEMENT

25' LANDSCAPE BUFFER EASEMENT

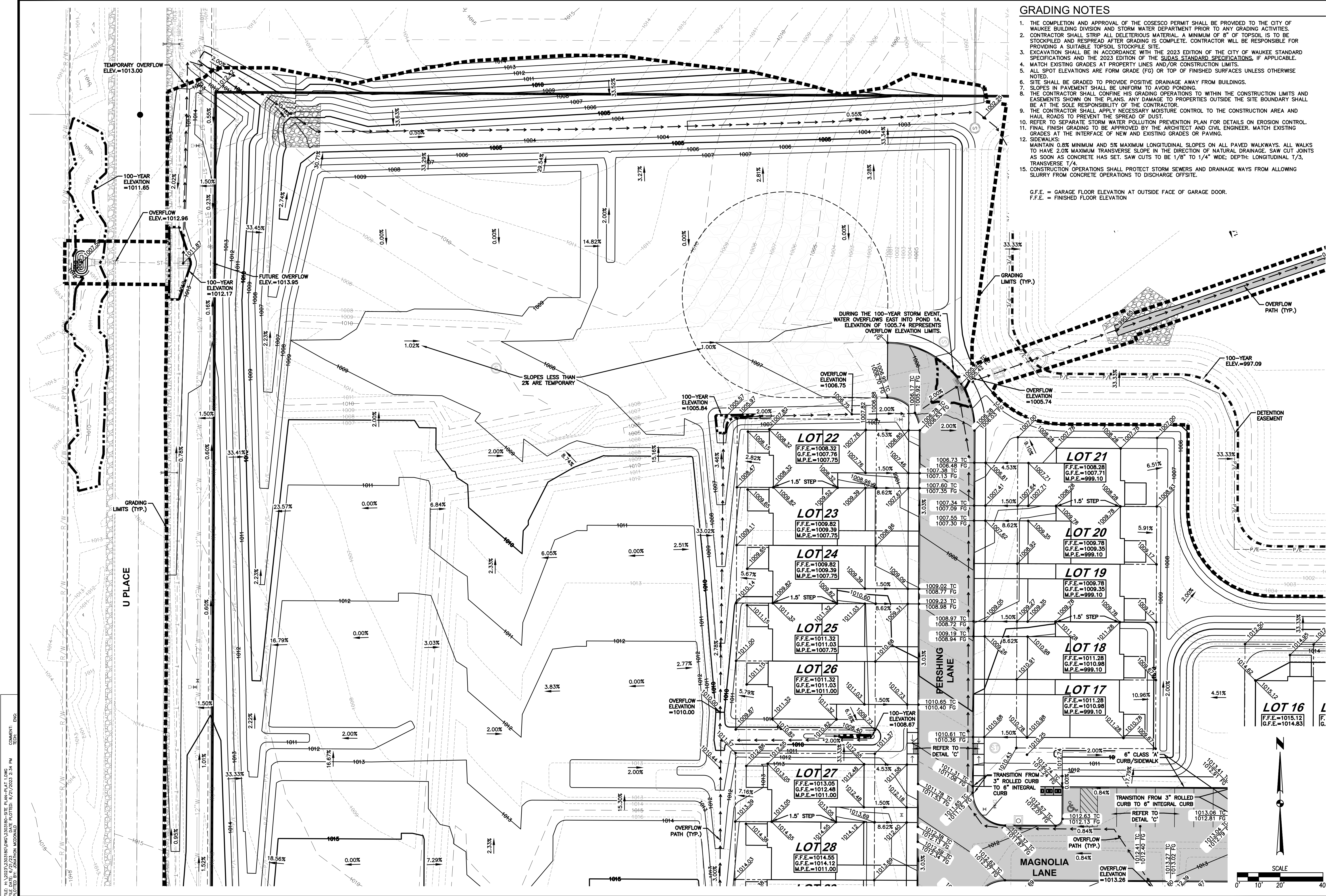
PAINTED WOODS WEST PLAT 5

EX. 10' PUE (TO BE RECORDED WITH PAINTED WOODS WEST PLAT 5)

CMK LC
PO BOX 369
ANKENY, IA 50021
PD-1/R-2

EX. 10' PUE (TO BE RECORDED WITH PAINTED WOODS WEST PLAT 5)

EX. 10' PRIVATE WATER EASEMENT MONUMENT SIGN



GRADING NOTES

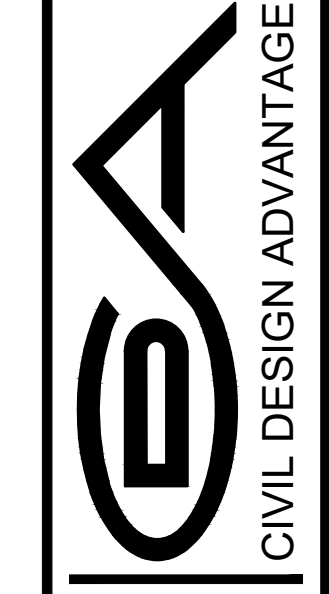
1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. A MINIMUM OF 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPAVED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 0.8% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

G.F.E. = GARAGE FLOOR ELEVATION AT OUTSIDE FACE OF GARAGE DOOR.
 F.F.E. = FINISHED FLOOR ELEVATION

FILE: H:\2023\2303180\DWG\2303180-SITE PLAN-PLAT 1.DWG
 COMMENT: REVISION: ENDS
 PLOTTED BY: GAVIN MCDONALD
 PLOTTED DATE: 6/21/2023 2:34 PM

DATE	REVISIONS
08/21/2023	FINAL SUBMITTAL
06/06/2023	THIRD SUBMITTAL
04/25/2023	SECOND SUBMITTAL
03/29/2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
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 ENGINEER: GHJAWM TECH: MST



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

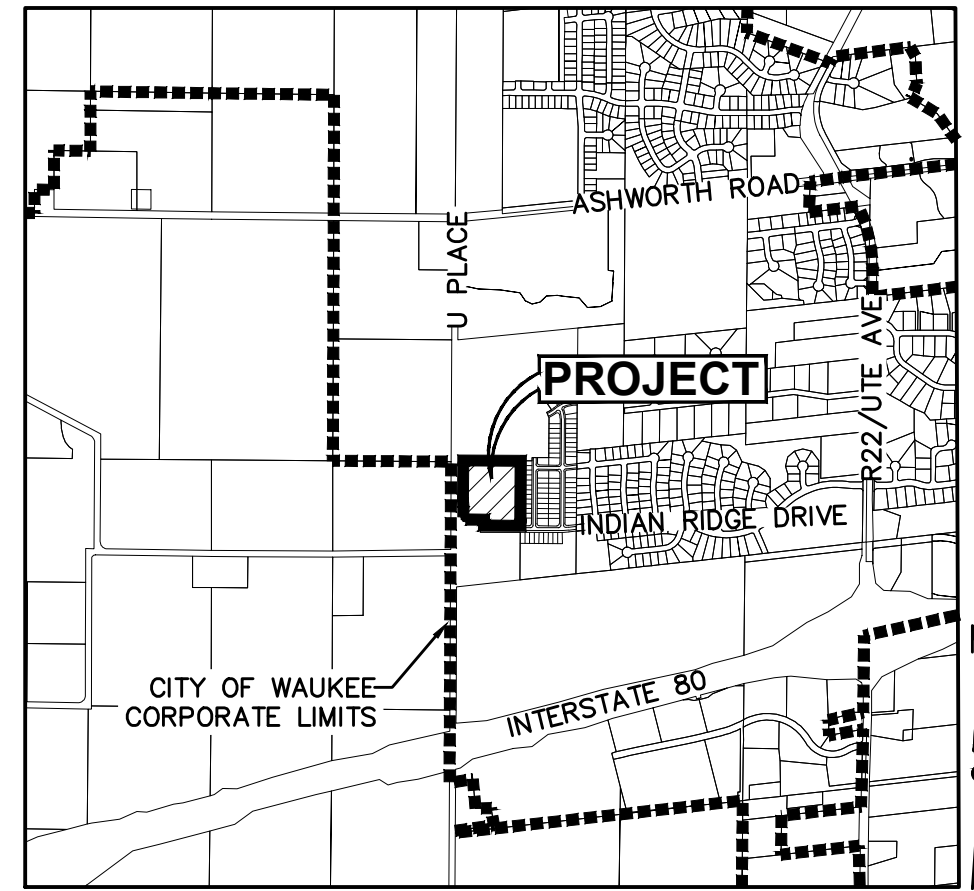
PAINTED WOODS WEST TOWNHOMES PLAT 1
GRADING PLAN
 SHEET NUMBER:
C5.0
 2303.180

PAINTED WOODS WEST TOWNHOMES PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	784
2	DITCH CHECKS	LF	594
3	CLASS E RIP-RAP	TON	67
4	SEEDING, FERTILIZING, AND MULCHING	AC	7.08
5	INLET PROTECTION DEVICES	EA	5
6	CONCRETE WASHOUT PIT	EA	1
7	SOD	SF	98,942
8	SOIL QUALITY RESTORATION	AC	3.46
9	TYPE 1 TRM	SF	140

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNKNOWN TRIBUTARY OF SUGAR CREEK ±1800 FT	10.23 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	36,828 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (784 LF @ 10 CU FT/LF OF FENCE)	7,840 CU FT
VOLUME PROVIDED IN DITCH CHECK (594 LF @ 15.0 CU FT/LF)	8,910 CU FT
VOLUME PROVIDED IN EXISTING TSB #1	67,360 CU FT
TOTAL VOLUME PROVIDED	84,110 CU FT

MAINTENANCE PLANS FOR HYDRODYNAMIC SEPARATORS:

THE FREQUENCY OF CLEAN OUT IS DETERMINED IN THE FIELD AFTER INSTALLATION, DURING THE FIRST YEAR OF OPERATION, THE UNIT SHOULD BE INSPECTED EVERY SIX MONTHS TO DETERMINE THE RATE OF SEDIMENT AND FLOATABLES ACCUMULATION. A SIMPLE PROBE SUCH AS A SLUDGE-JUDGE CAN BE USED TO DETERMINE THE LEVEL OF ACCUMULATED SOLIDS STORED IN THE SUMP. THIS INFORMATION CAN BE RECORDED IN THE MAINTENANCE LOG TO ESTABLISH A ROUTINE MAINTENANCE SCHEDULE.

REFER TO MAINTENANCE AT A GLANCE INFORMATION AND REFER TO WEBSITE ADDRESS:
[HTTPS://HYDRO-INT.COM/SITES/DEFAULT/FILES/FIRST_DEFENSE_OPERATION_AND_MAINTENANCE_5-17-21.PDF](https://hydro-int.com/sites/default/files/first_defense_operation_and_maintenance_5-17-21.pdf)
 FOR DETAILED OPERATION AND MAINTENANCE INFORMATION.

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 SEEDDED (SUDAS TYPE 4 - TEMPORARY EROSION CONTROL MIXTURE) 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.
- WRAP PERMANENT STANDPIPE WITH FILTER FABRIC AND EROSION STONE DURING CONSTRUCTION. ONCE ALL LOTS AND ROADWAYS WITHIN PAINTED WOODS WEST TOWNHOMES PLATS 1 & 2 HAVE BEEN DEVELOPED AND SODDED AND PLAT 2 PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, THE TSB SHALL BE CONVERTED TO A PERMANENT DETENTION BASIN. REMOVE FABRIC AND EROSION STONE.
- THERE ARE NO AREAS WITHIN THE PROPERTY BOUNDARY THAT ARE LOCATED WITHIN FEMA FLOODPLAIN. PANEL #: 19049C0335F EFFECTIVE DATE: 12/07/2018
- SOIL QUALITY RESTORATION LOCATIONS ARE SHOWN ON THE LANDSCAPING SHEETS.

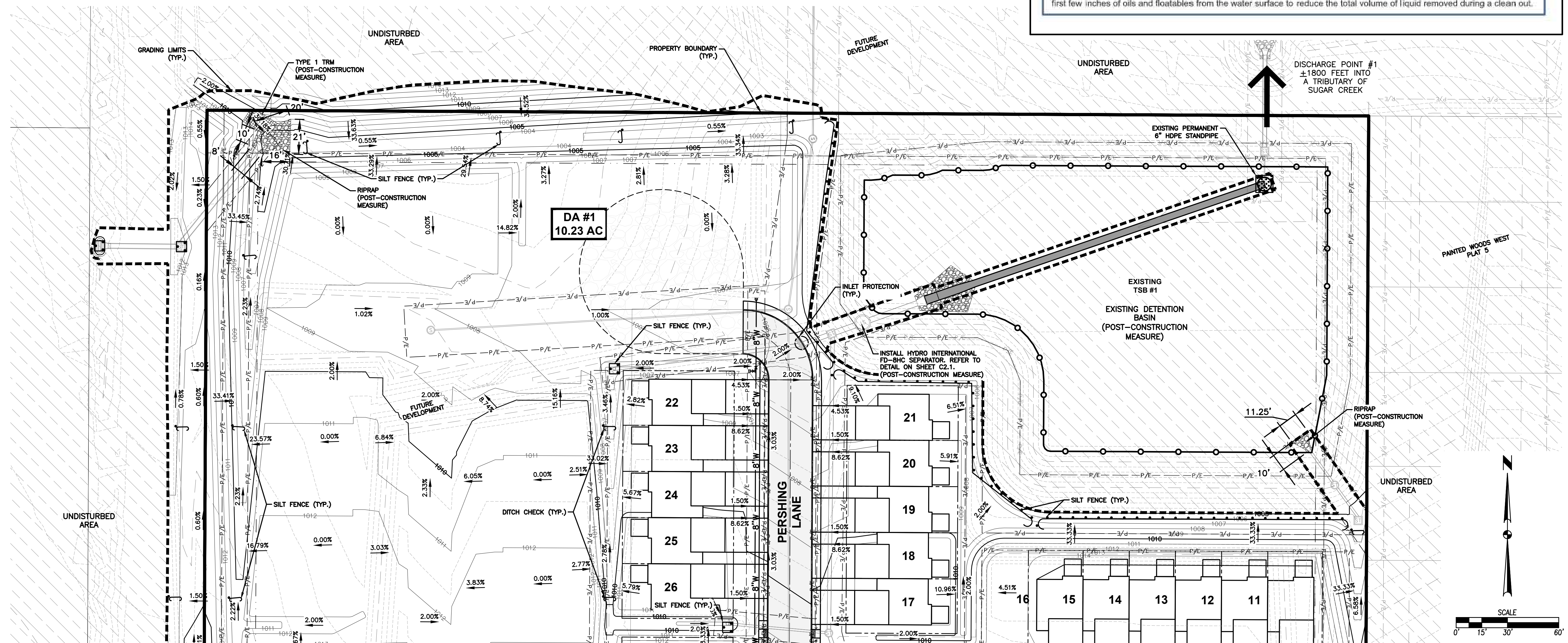
SWPPP LEGEND

DRAINAGE ARROW	X.XX %	UNDISTURBED AREA	
GRADING LIMITS		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			

MAINTENANCE AT A GLANCE FOR HYDRODYNAMIC SEPARATORS

Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



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	FIRST SUBMITTAL

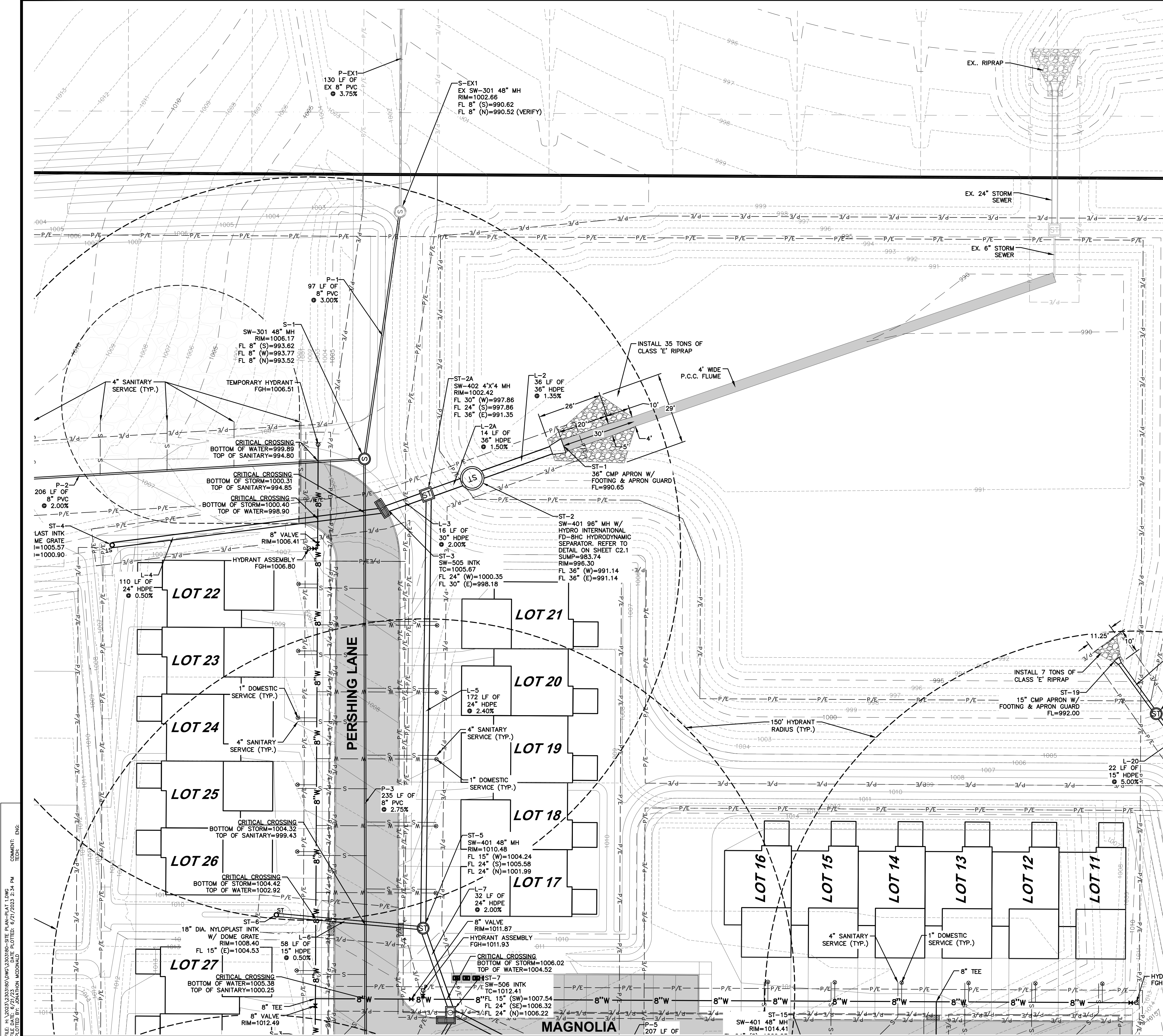
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: GHJAWM TECH: MST



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 1
 EROSION AND SEDIMENT CONTROL PLAN

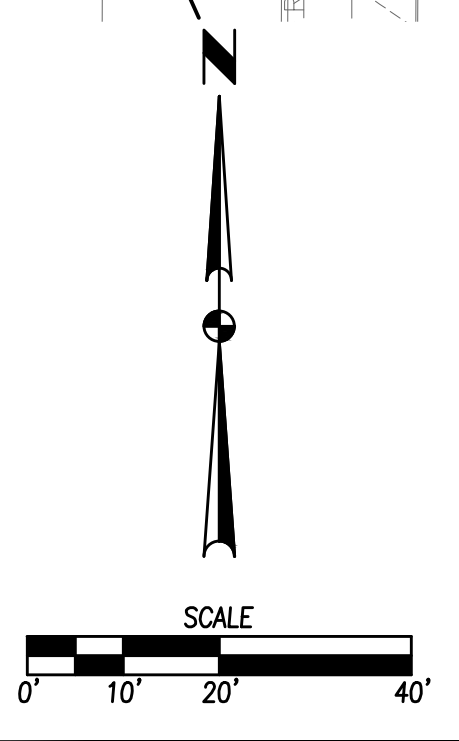
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UTILITY NOTES

- 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. REFER TO 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 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2023 EDITION OF 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 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS, AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE STANDARDS.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TELEVIEWED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUMED 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.
- ALL UTILITIES ARE PRIVATE.
- ALL INTAKE CASTINGS SHOWN WITHIN 3-INCH ROLLED CURB AREAS SHALL BE SWITCHED OUT TO ACCOMMODATE A ROLLED CURB.

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04/25/2023	SECOND SUBMITTAL
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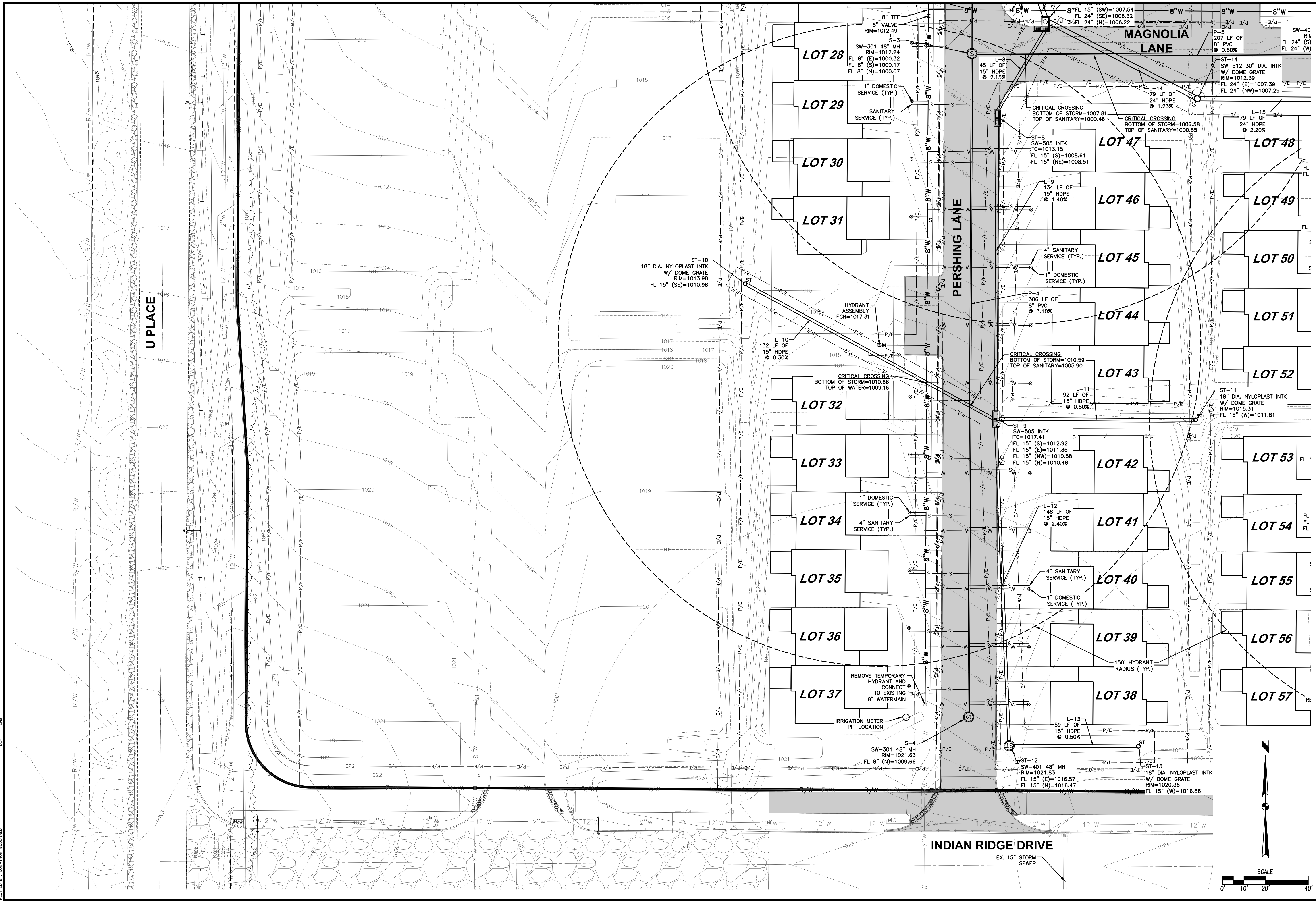
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: GHJMM TECH: MST
 ENGINEER: EKO

PAINTED WOODS WEST TOWNHOMES PLAT 1
UTILITY PLAN

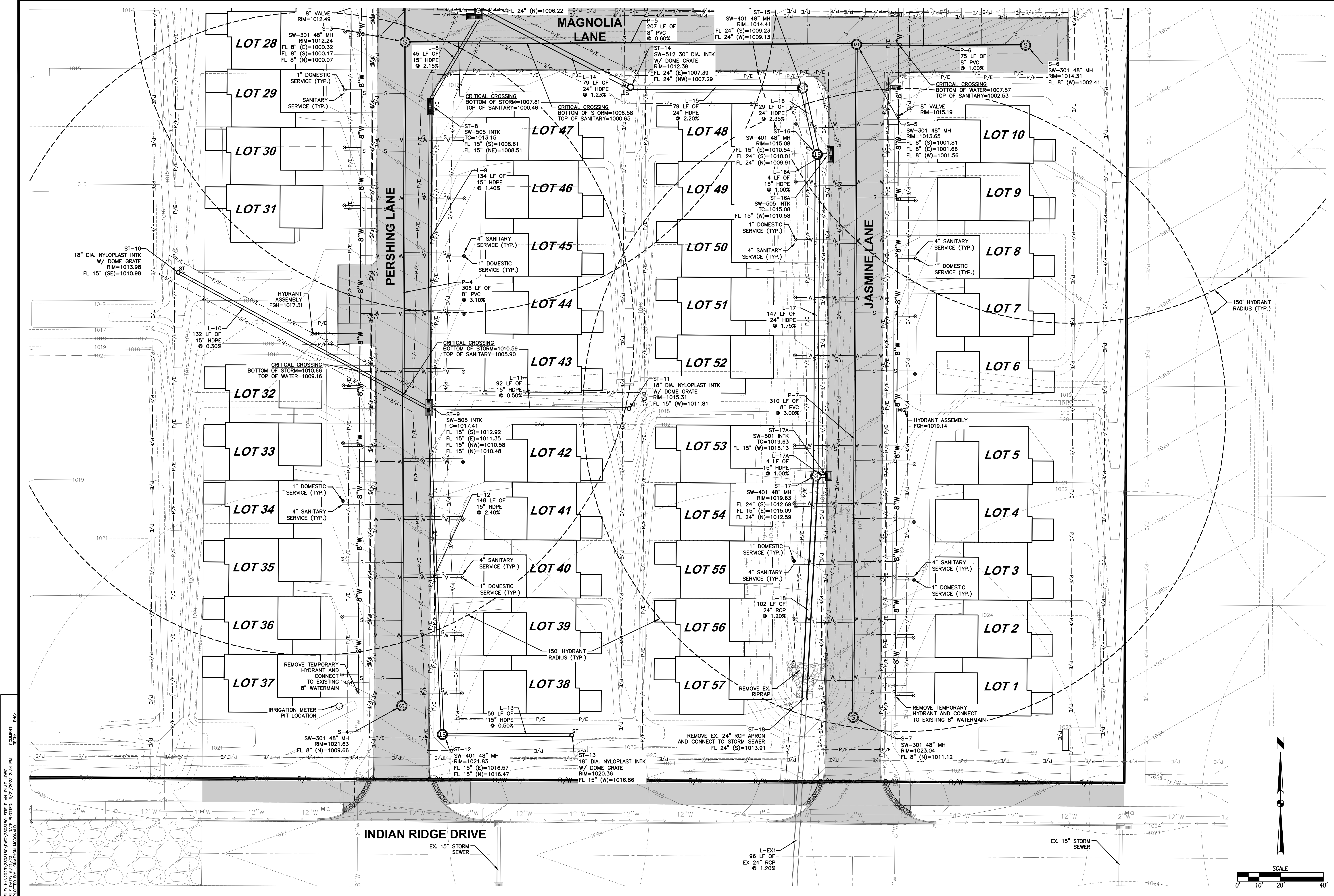
WAUKEE, IOWA

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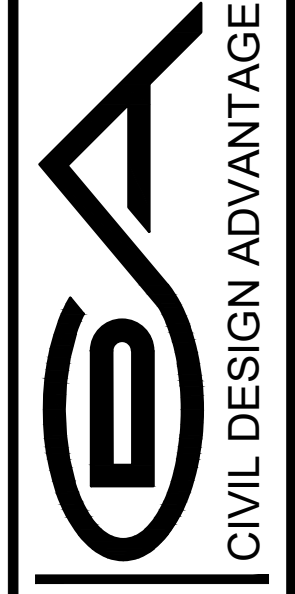
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4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: EKO ENGINEER: GHJWMM TECH: MST		
CIVIL DESIGN ADVANTAGE WAUKEE, IOWA		
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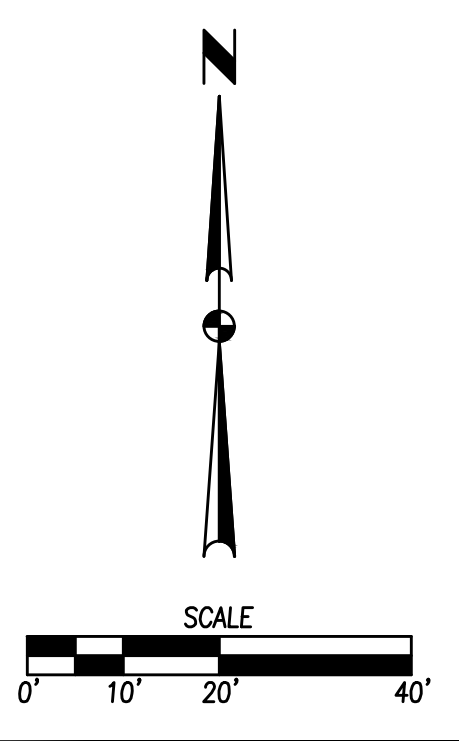
4121 NW URBANDALE DRIVE
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 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: GHJWM TECH: MST



WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

PAINTED WOODS WEST TOWNHOMES PLAT 1
UTILITY PLAN

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LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL DISTURBED AREAS INCLUDING ROW.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
- FOR SOIL QUALITY RESTORATION, 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 DEPT. SOIL QUALITY RESTORATION SHALL BE COMPLETED PRIOR TO SODDING IN ALL LOCATIONS.
- THE WEST 25' LANDSCAPE BUFFER SHALL BE DESIGNED WITH A FUTURE PLAT.

MINIMUM PLANTING REQUIREMENTS

- MINIMUM SIZE: THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
 - DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
 - EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 - DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
- MINIMUM QUANTITY: THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
 - A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES. (107 TREES)
 - FOR ALL USES EXCEPT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS, A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL REQUIRED TREES SHALL BE EVERGREEN TREES. (54 TREES)

LANDSCAPE REQUIREMENTS

REQUIRED: 114 TREES
2 TREES PER UNIT (57)
PROVIDED: 114 TREES

25' BUFFER REQUIREMENTS (NORTH)

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

BUFFER LENGTH = 284' (MINUS WEST BUFFER)

REQUIRED:
OVERSTORY TREES = 6
EVERGREEN TREES = 12
ORNAMENTAL TREES = 12

PROVIDED:
OVERSTORY TREES = 6
EVERGREEN TREES = 12
ORNAMENTAL TREES = 12

25' BUFFER REQUIREMENTS (EAST)

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

BUFFER LENGTH = 697'

REQUIRED:
OVERSTORY TREES = 14
EVERGREEN TREES = 28
ORNAMENTAL TREES = 28

PROVIDED:
OVERSTORY TREES = 15
EVERGREEN TREES = 30
ORNAMENTAL TREES = 30

OPEN SPACE REQUIREMENTS (PHASE 1)

OPEN SPACE CALCULATION:

PHASE 1 IMPERVIOUS AREA = 288,936 SF
OPEN SPACE PROVIDED = 132,799 SF
OPEN SPACE PROVIDED = 156,137 SF (54%)

TOTAL OPEN SPACE PROVIDED: 156,137 SF (54%)

TOTAL OPEN SPACE REQUIRED: 472,528 SF * 20% = 57,787 SF (20%)

PLANT SCHEDULE EAST BUFFER

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	15	White Fir	Abies concolor	B&B, 6' HEIGHT
PC	15	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	5	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	10	Prairie Fire Crab Apple	Malus x 'Prairie Fire'	B&B, 6' HEIGHT
MS	10	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	5	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	6	Red Maple	Acer rubrum	B&B, 8' HEIGHT
QB	9	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT

PLANT SCHEDULE OPEN SPACE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	4	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PF	6	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PG	15	Colorado Blue Spruce	Picea pungens 'Gauca'	B&B, 6' HEIGHT

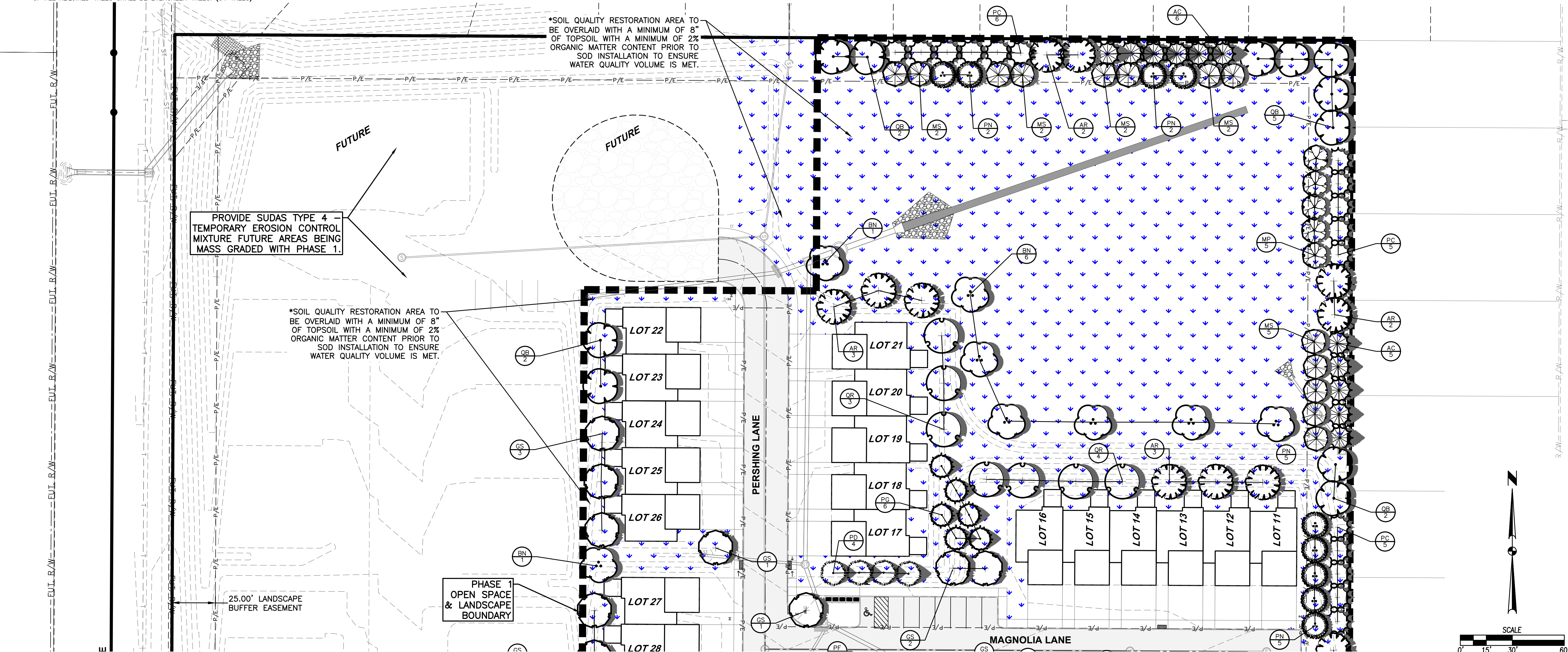
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	18	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
AR	6	Red Maple	Acer rubrum	B&B, 8' HEIGHT
BN	11	River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
CM	3	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GS	22	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 8' HEIGHT
QB	8	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	21	Red Oak	Quercus rubra	B&B, 8' HEIGHT

PLANT SCHEDULE NORTH BUFFER

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	6	White Fir	Abies concolor	B&B, 6' HEIGHT
PC	6	Blue Spruce	Picea pungens 'Colorado Green'	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, 6' HEIGHT
PN	4	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	2	Red Maple	Acer rubrum	B&B, 8' HEIGHT
QB	4	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT



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PAINTED WOODS WEST TOWNHOMES PLAT 1

LANDSCAPE PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

ENGINEER: GHJAWM TECH: MST

PHONE: (515) 369-4400 FAX: (515) 369-4410

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322

DATE: 06/21/2023
06/06/2023
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03/29/2023

REVISIONS: FINAL SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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