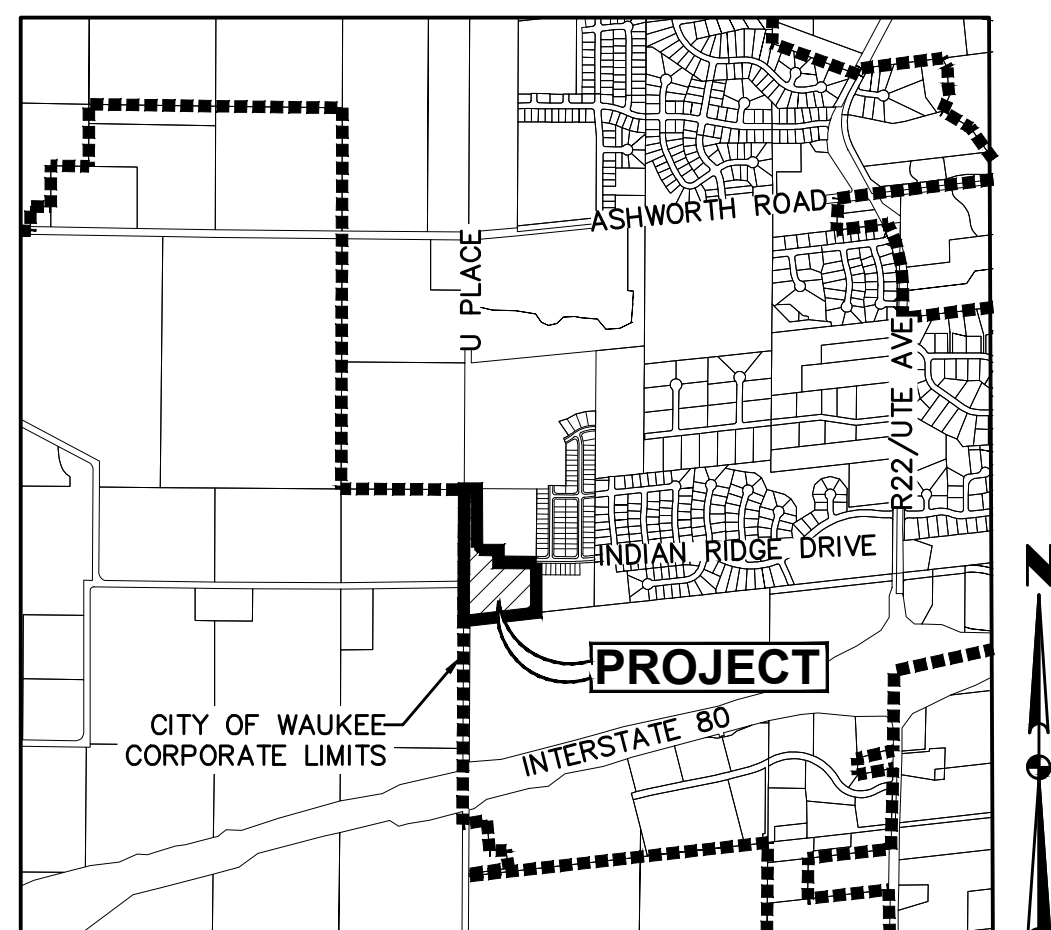


# PRELIMINARY PLAT & SITE PLAN FOR: PAINTED WOODS WEST TOWNHOMES PLAT 2

## WAUKEE, IOWA

### 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 SOUTHEAST 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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 00°17'11" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B", 1359.33 FEET; THENCE SOUTH 89°42'49" EAST, 35.00 FEET; THENCE SOUTH 00°16'56" WEST, 45.07 FEET; THENCE SOUTH 00°17'11" WEST, 427.06 FEET; THENCE SOUTH 03°31'39" EAST, 75.17 FEET; THENCE SOUTH 00°17'11" WEST, 120.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS SOUTH 44°42'49" EAST, 42.43 FEET; THENCE SOUTH 89°42'49" EAST, 214.22 FEET; THENCE SOUTH 00°17'11" WEST, 70.00 FEET; THENCE SOUTH 89°42'49" EAST, 430.22 FEET; THENCE SOUTH 00°17'11" WEST, 510.98 FEET; THENCE SOUTH 83°48'03" WEST, 719.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.09 ACRES (439,505 SQUARE FEET).

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

### ZONING

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

### 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.
- A COPY OF THE GEOTECHNICAL REPORT SHOULD BE PROVIDED TO THE ARCHITECT AND STRUCTURAL ENGINEER TO ENSURE THAT FOOTINGS AND FOUNDATION WALLS ARE BEING DESIGNED PROPERLY.

### PARKLAND DEDICATION

REQUIRED  
94 UNITS \* 2.25 PEOPLE/UNIT \* 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED = 1.37 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.

### INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0-2.1	DETAILS
C3.0-3.1	PRELIMINARY PLAT
C4.0	DIMENSION PLAN
C5.0-5.3	GRADING PLAN
C6.0-6.1	EROSION AND SEDIMENT CONTROL PLAN
C7.0-7.3	UTILITY PLAN
L1.0-1.1	LANDSCAPE PLAN

### DEVELOPMENT SUMMARY

AREA: 8.55 ACRES (372,289 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 = 372,289 SF  
BUILDINGS = 97,504 SF  
STREETS = 43,869 SF  
DRIVEWAYS = 25,440 SF  
FLUME = 516 SF  
PARKING = 3,455 SF  
SIDEWALK = 9,848 SF  
OPEN SPACE PROVIDED = 191,657 SF

TOTAL IMPERVIOUS AREA:  
180,632 SF

TOTAL OPEN SPACE PROVIDED:  
191,657 SF (51%)

TOTAL OPEN SPACE REQUIRED:  
372,289 SF \* 20% = 74,458 SF (20%)

UNITS:  
94 UNITS (10.99 UNITS PER ACRE)

UNIT SIZES:  
UNITS 1-36: 1,511SF  
UNITS 37-94: 1,418SF  
\*ALL UNITS HAVE 3 BEDROOMS

PARKING:  
TOTAL REQUIRED:  
1 GUEST SPACE PER 5 UNITS = 19 SPACES  
2 SPACES PER UNIT = 188 SPACES  
TOTAL PROVIDED:  
GUEST PARKING SPACES = 19 SPACES  
1 DRIVEWAY AND 1 GARAGE SPACE PER UNIT \* 58 UNITS = 116 SPACES  
2 DRIVEWAY AND 2 GARAGE SPACE PER UNIT \* 36 UNITS = 144 SPACES

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

ACCESSIBLE SPACES PROVIDED: = 2 SPACE

### 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
GARAGE FLOOR ELEVATION AT OUTSIDE FACE OF GARAGE DOOR	UNDERGROUND TELEPHONE
FINISHED FLOOR ELEVATION	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

### 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 URBANDALE DRIVE  
URBANDALE, IOWA 50322  
CONTACT: ERIN OLLENDIKE  
EMAIL: ERINO@CDA-ENG.COM  
PH: (515) 369-4400  
FX: (515) 369-4410

### SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, 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: 06/05/2023  
FOURTH SUBMITTAL: 06/21/2023

\*\*\* 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 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.

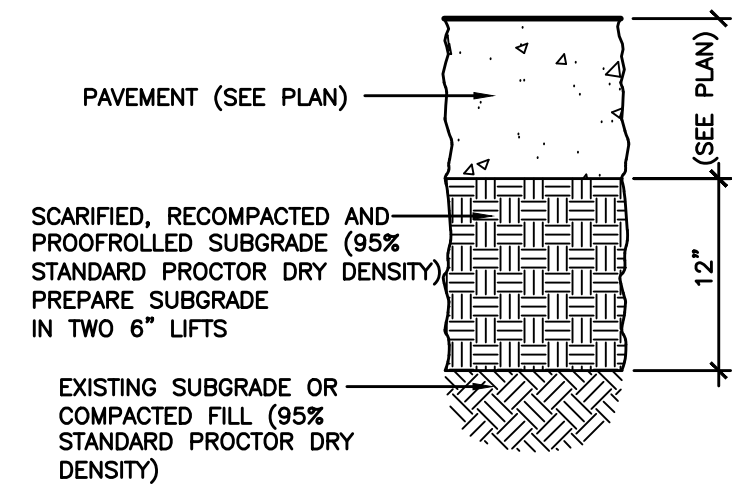
THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

ERIN OLLENDIKE, P.E.  
LICENSE NUMBER 16926  
DATE: \_\_\_\_\_  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1.0-7.3

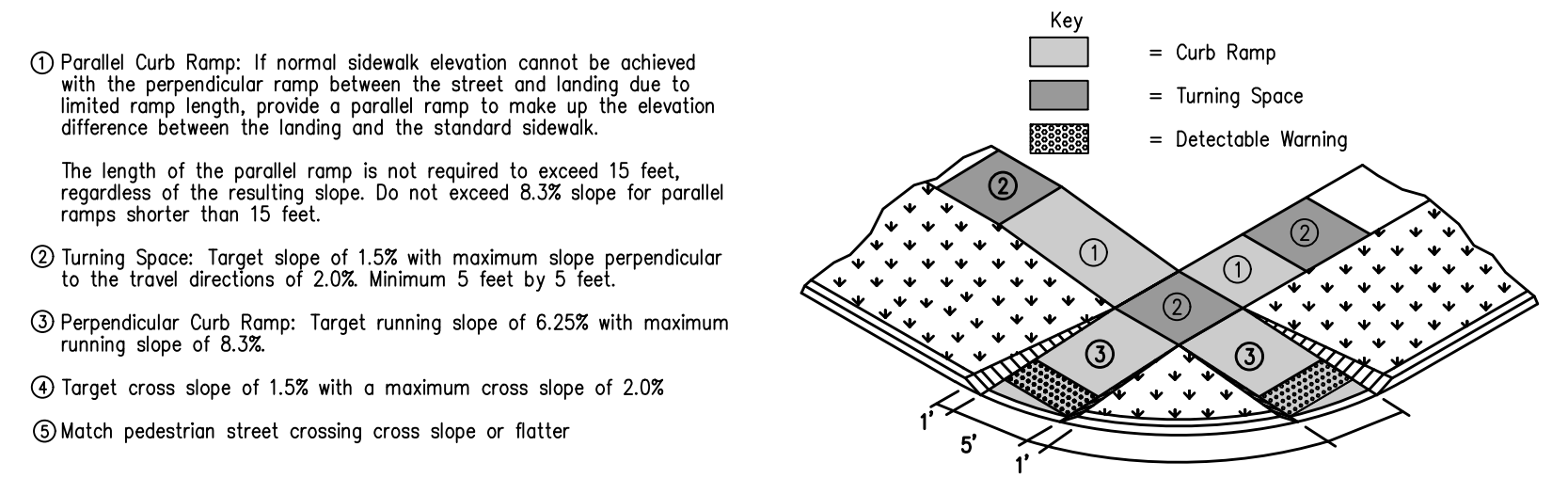
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**CDA**  
CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322  
PH: (515) 369-4400  
PROJECT NO. 2303.181

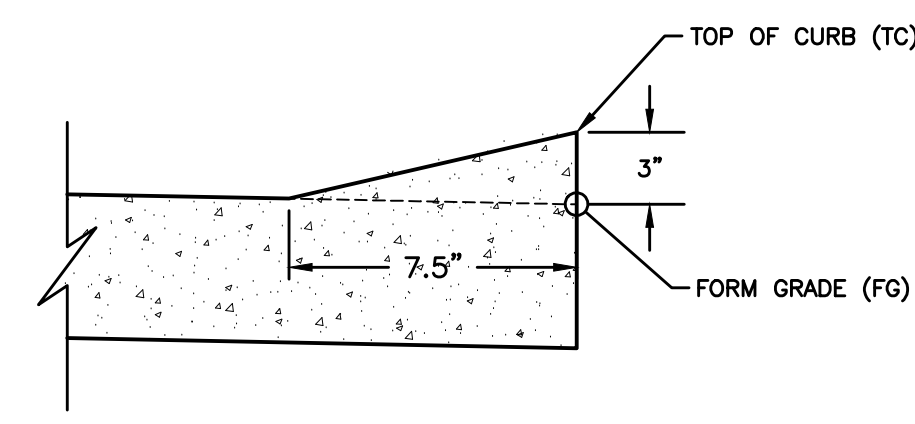


NOTE:  
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

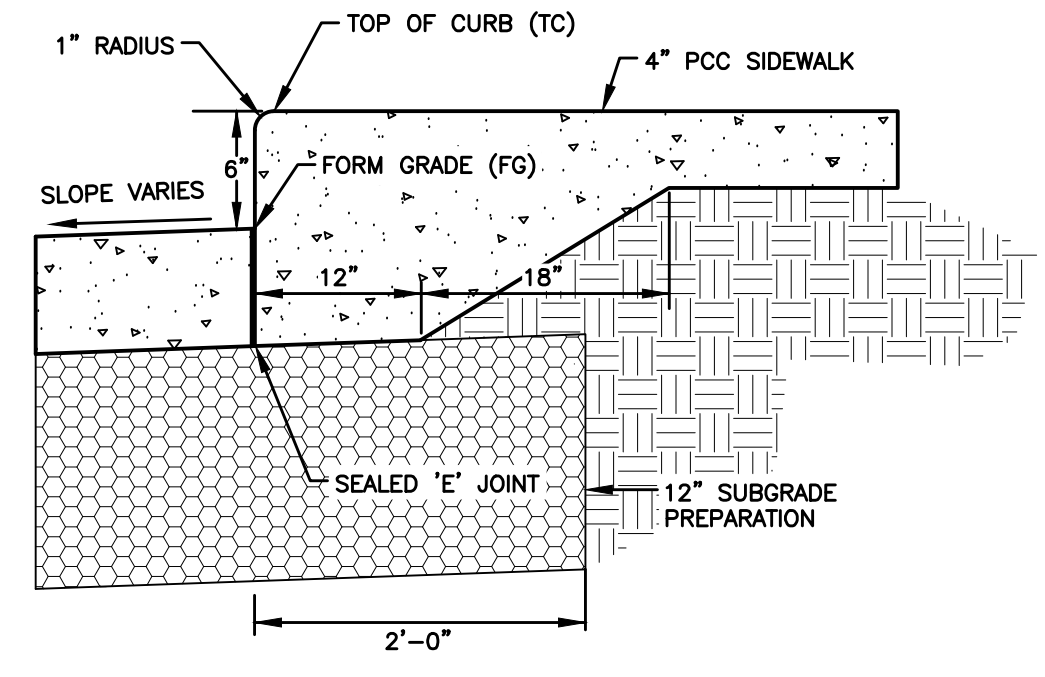
**12" SUBGRADE PREPARATION**  
NOT TO SCALE



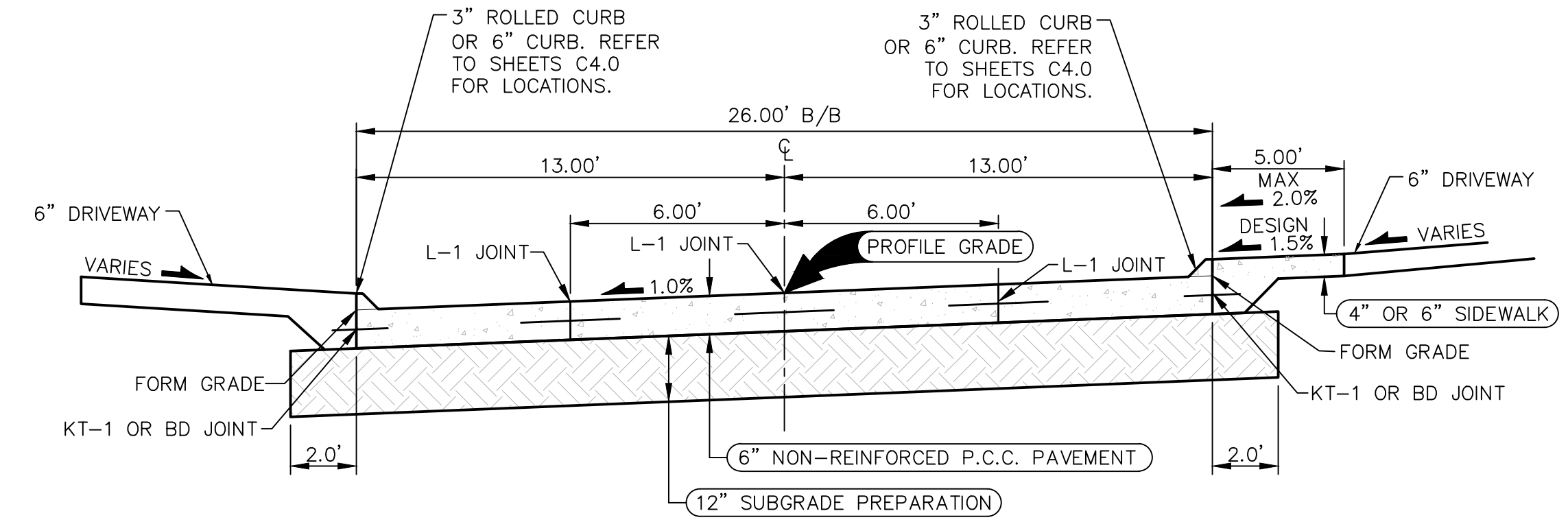
**CURB RAMP FOR CLASS B OR C SIDEWALK**  
NOT TO SCALE



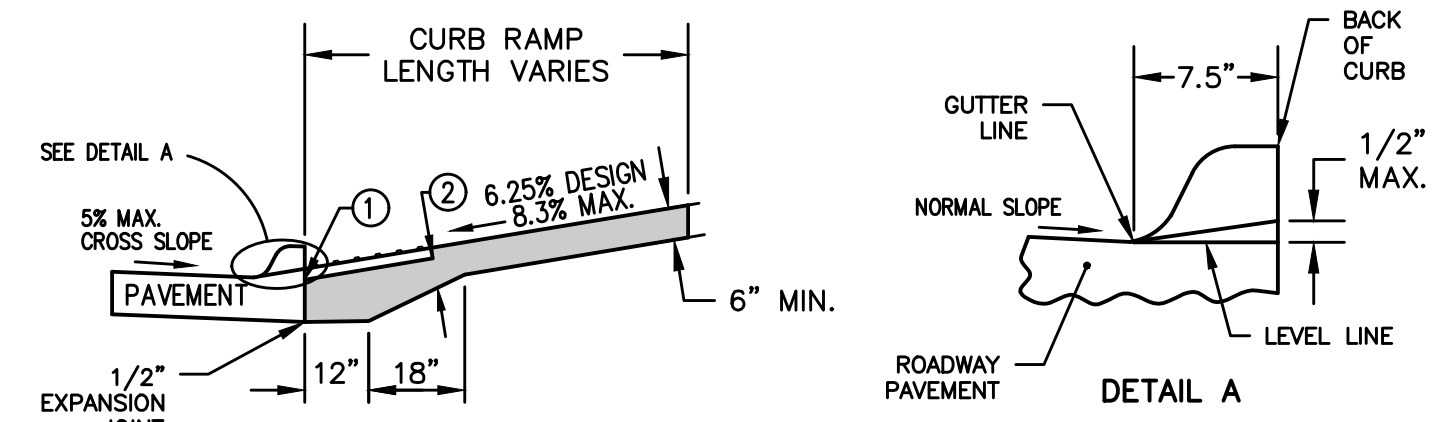
**3" ROLLED CURB DETAIL**  
NOT TO SCALE



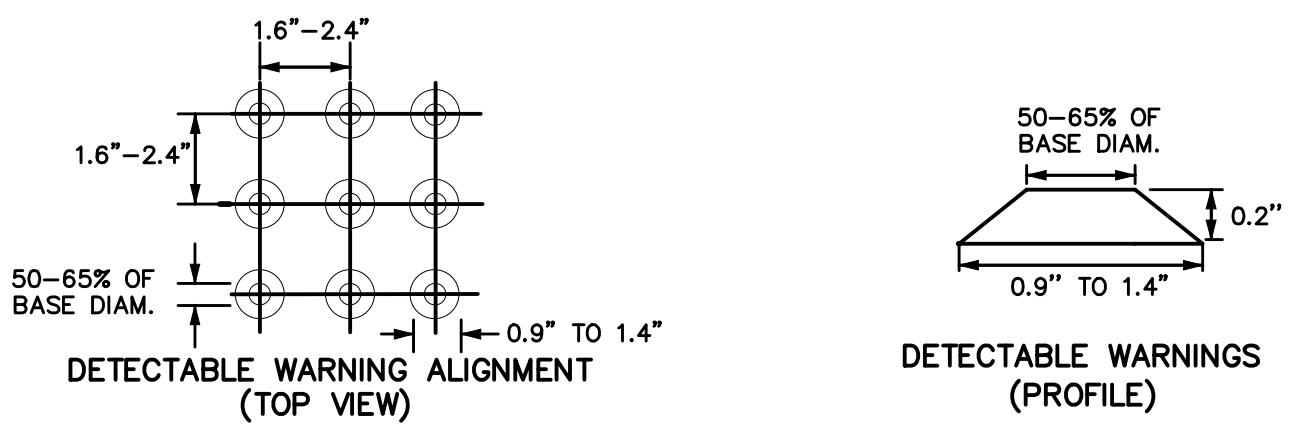
**CLASS 'A' INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE



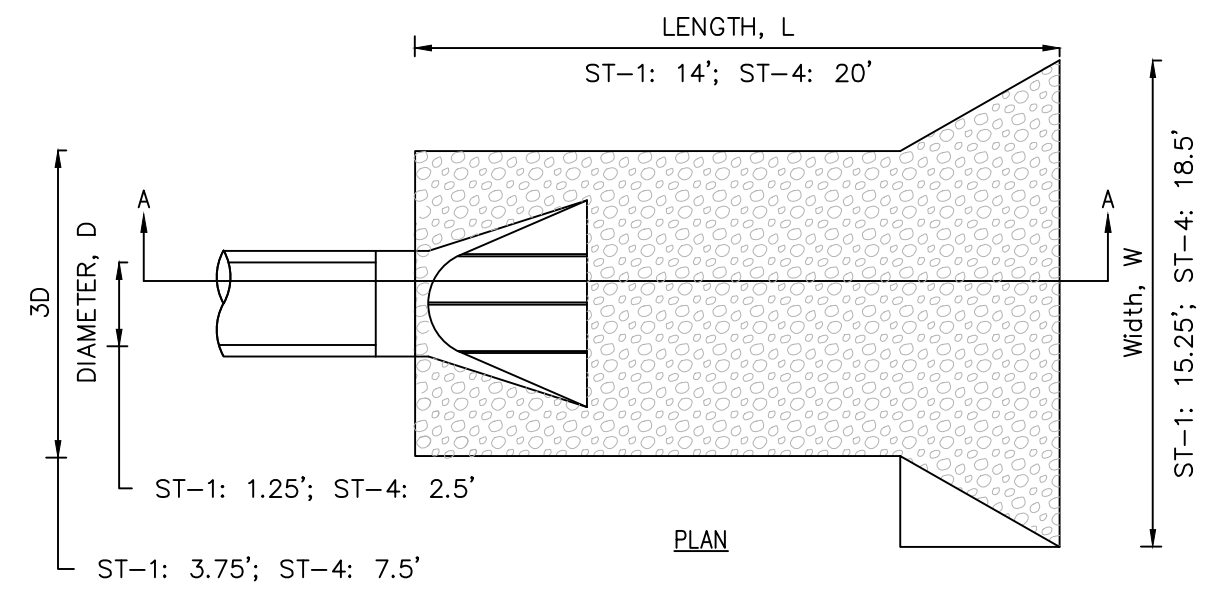
**TYPICAL SECTION - 26' B/B P.C.C. ROADWAY**  
NOT TO SCALE



- INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
- PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

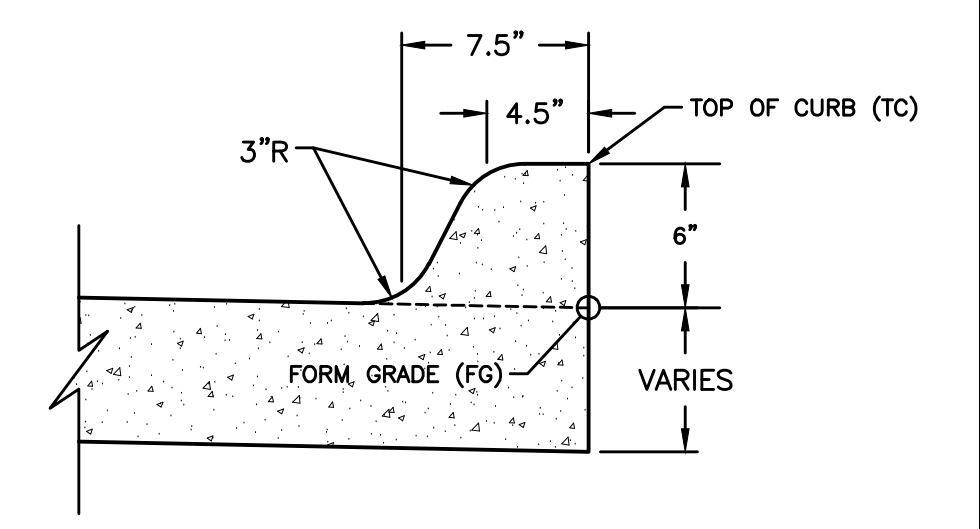
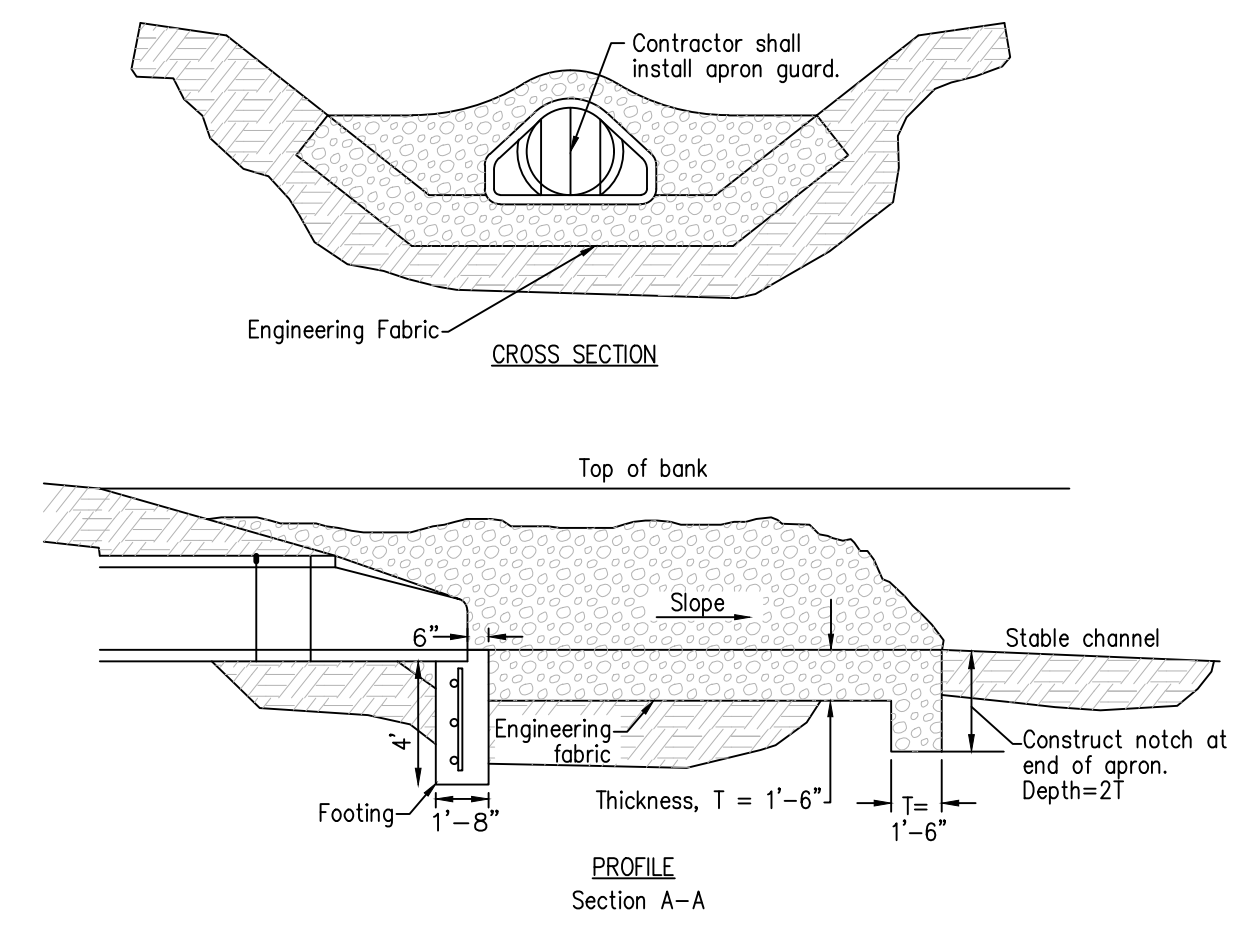


**DETECTABLE WARNING DETAIL**  
NOT TO SCALE

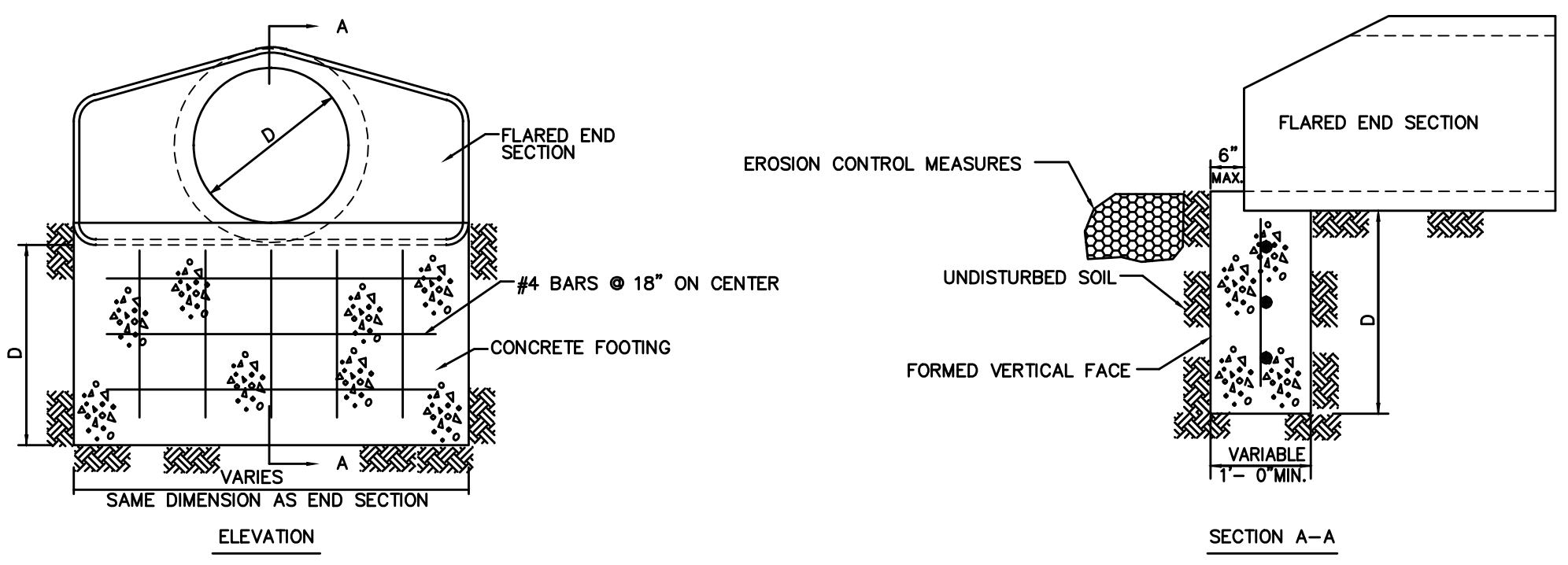


- NOTE:  
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.  
2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

**ROCK APRON FOR PIPE OUTLET**  
NOT TO SCALE



**INTEGRAL 6" STANDARD CURB**

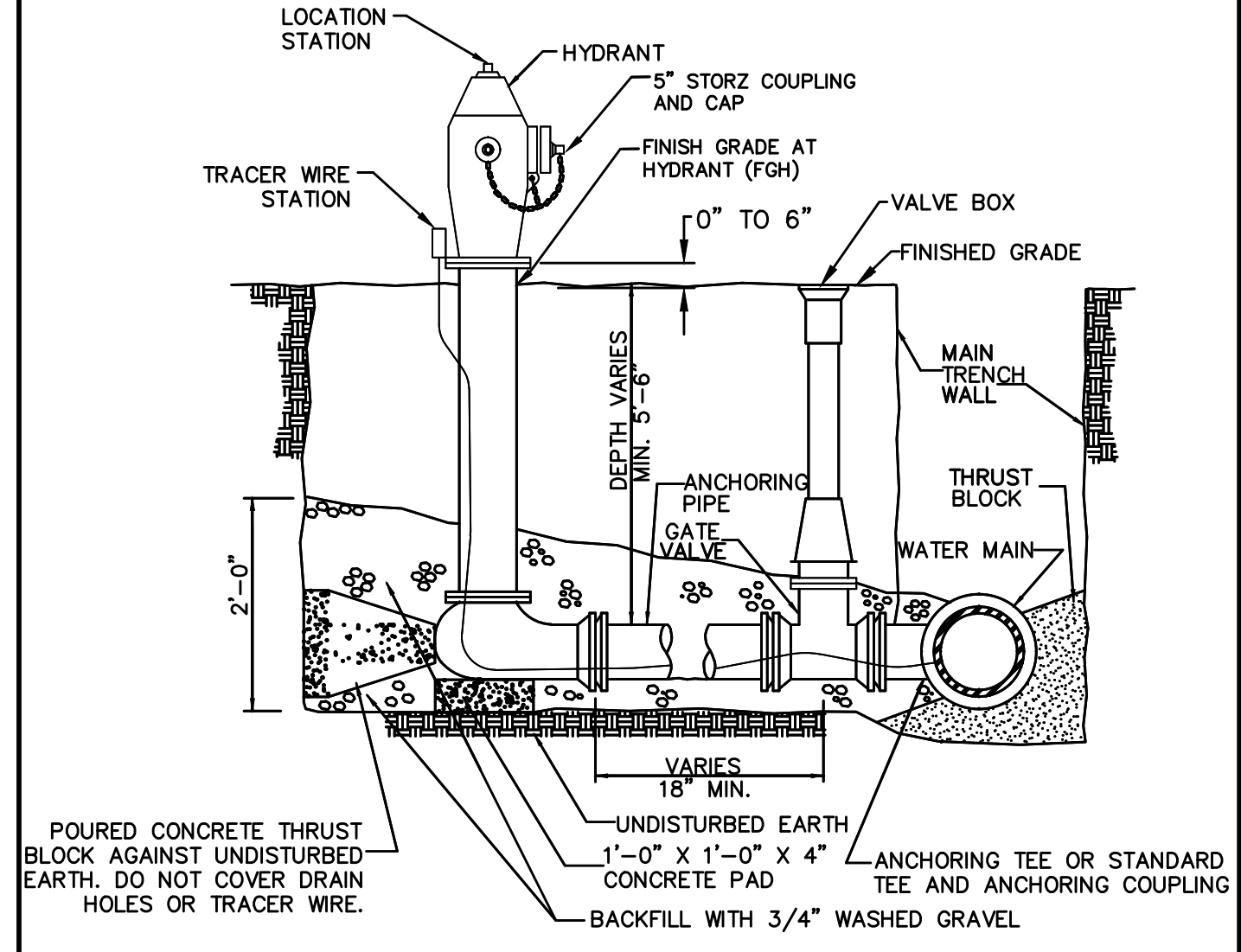


**RCP APRON FOOTING DETAIL**  
NOT TO SCALE

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



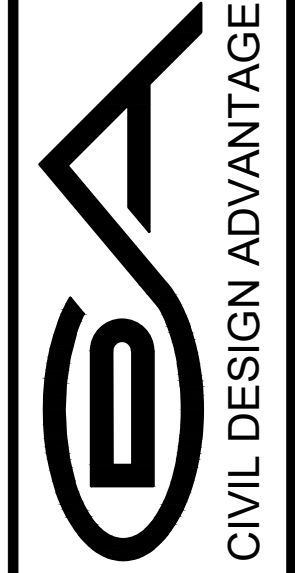
- NOTES:  
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATERMAIN TO HYDRANT INLET: 6".  
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.  
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASUREMENT.

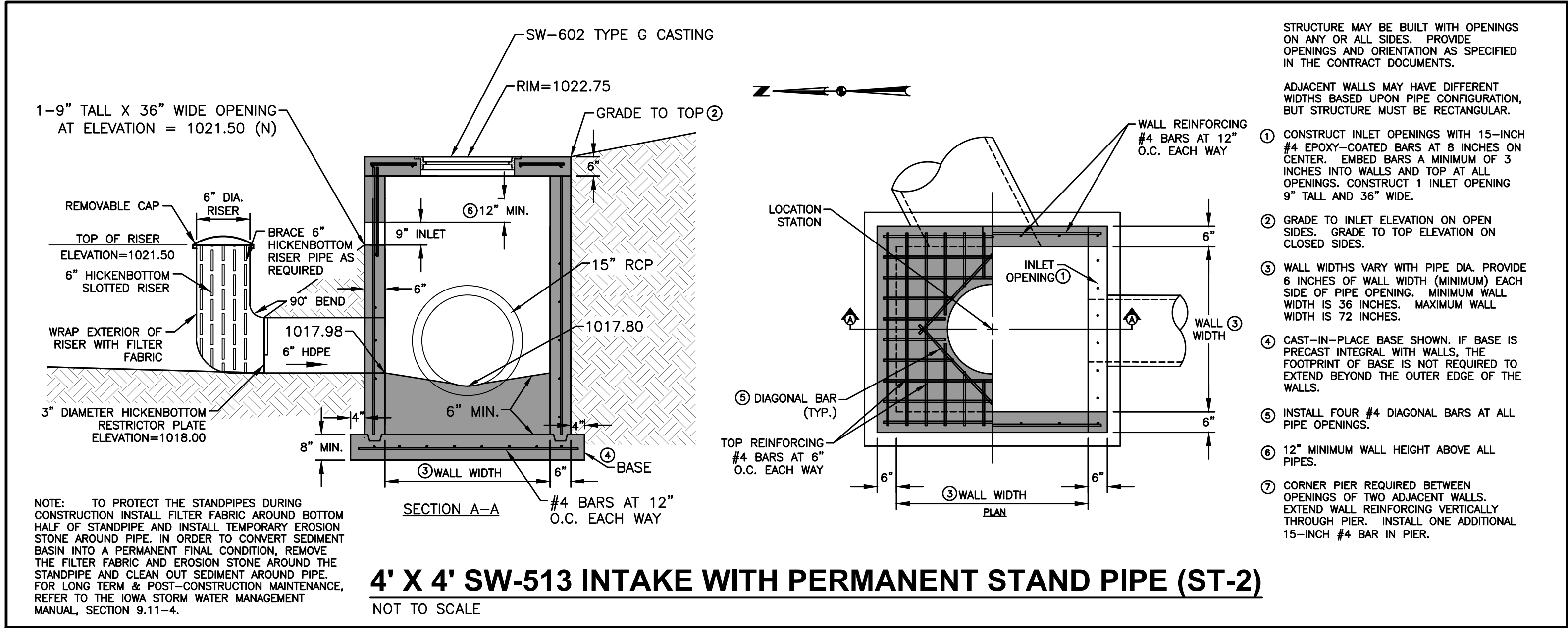
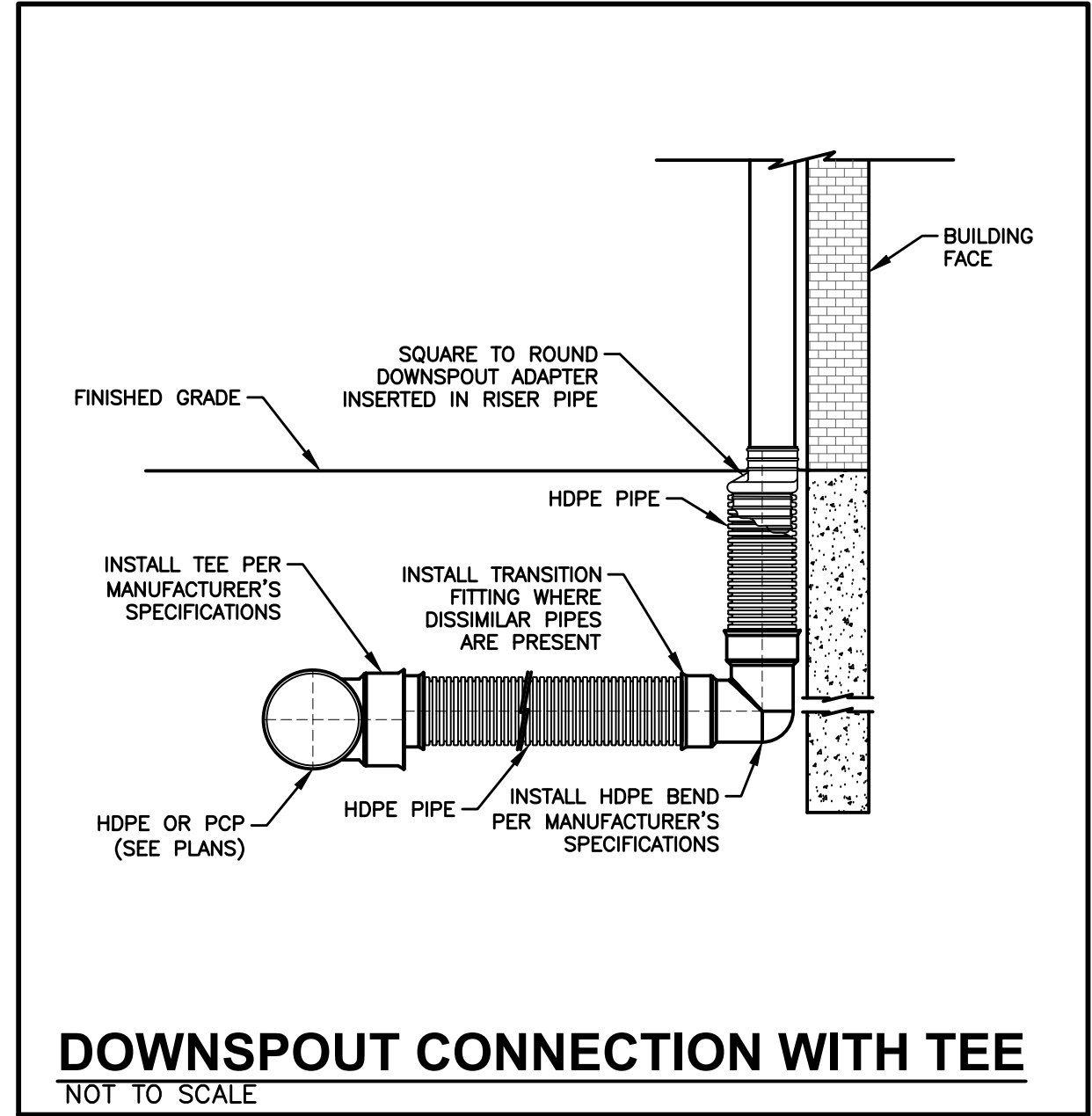
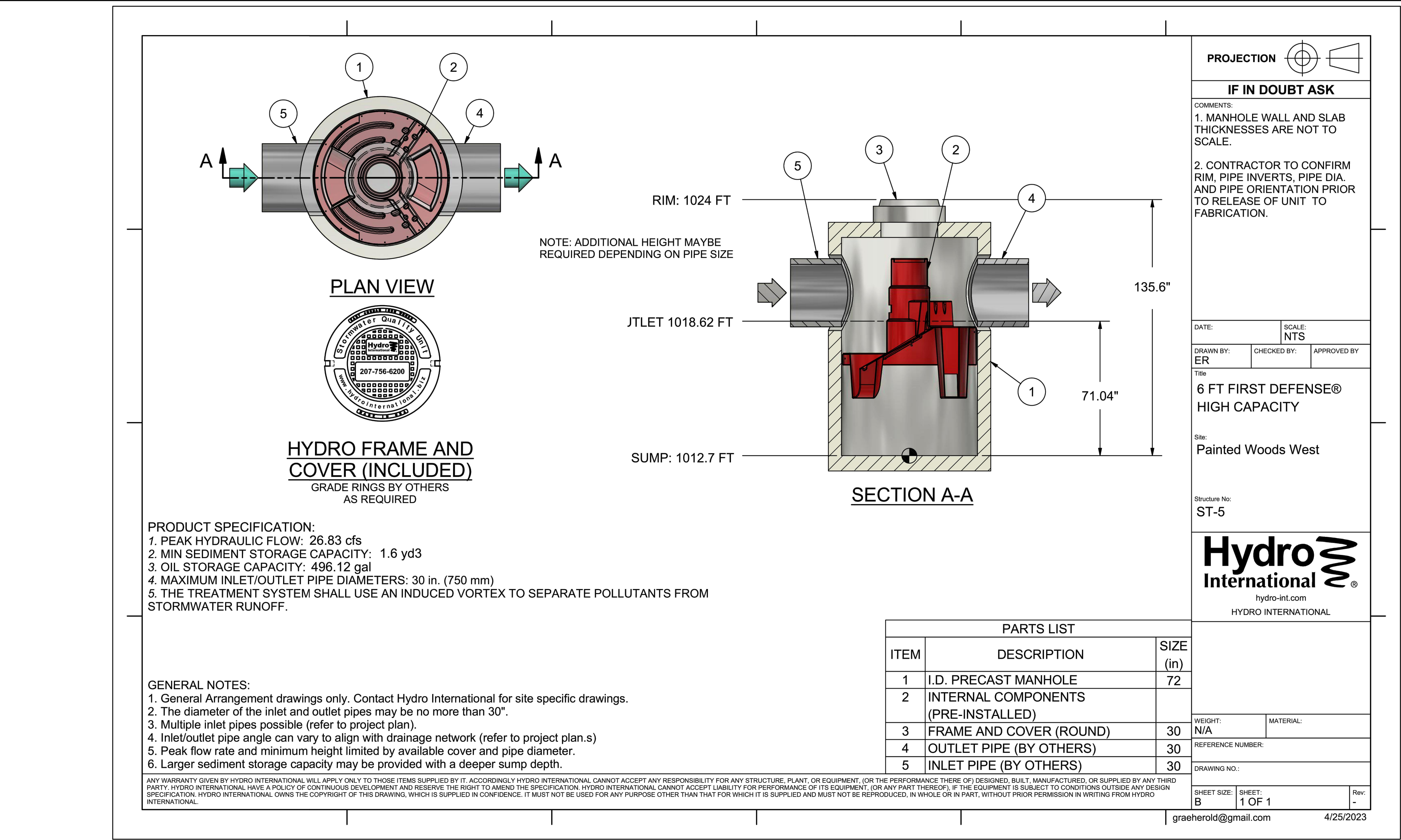
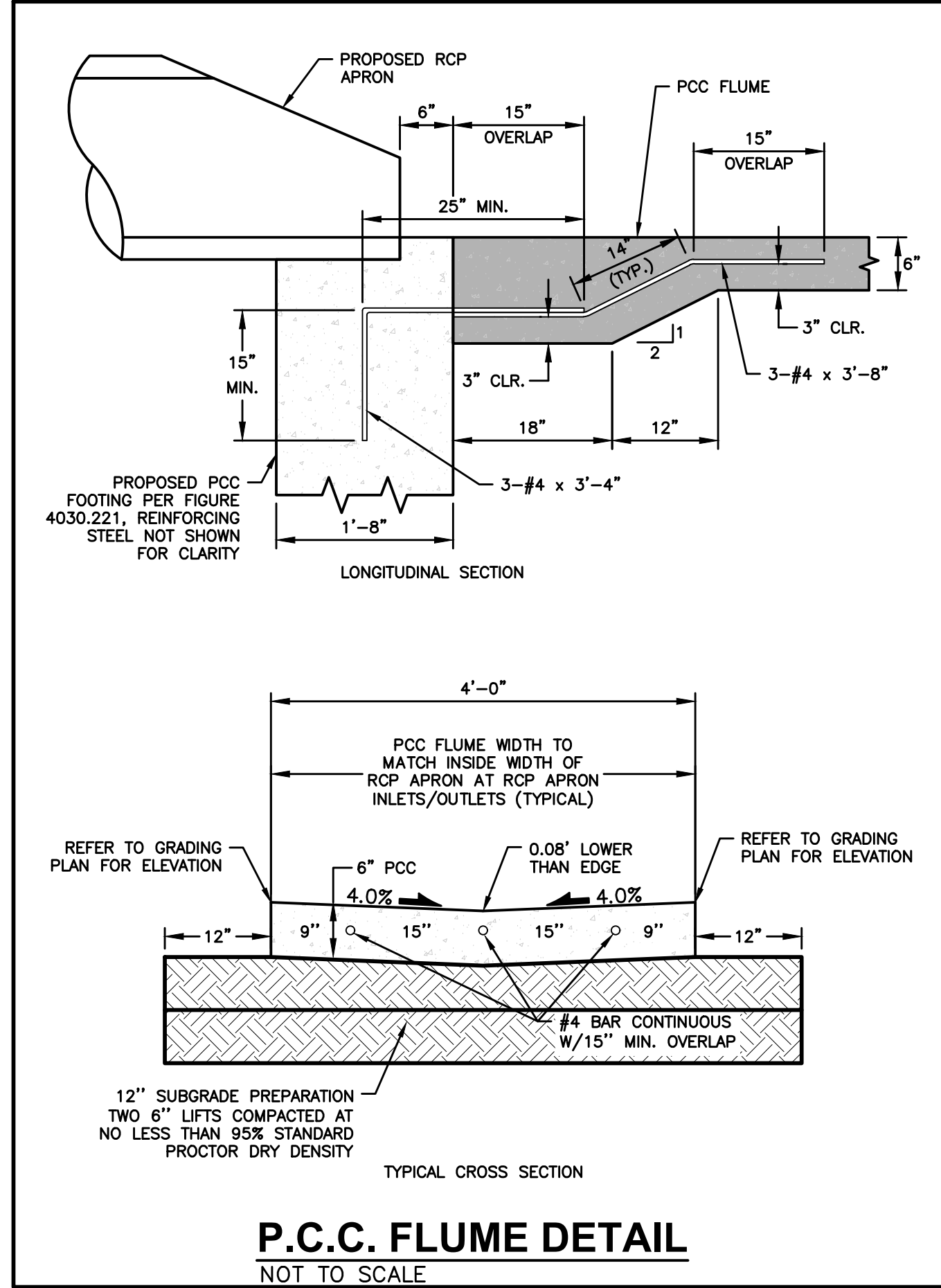
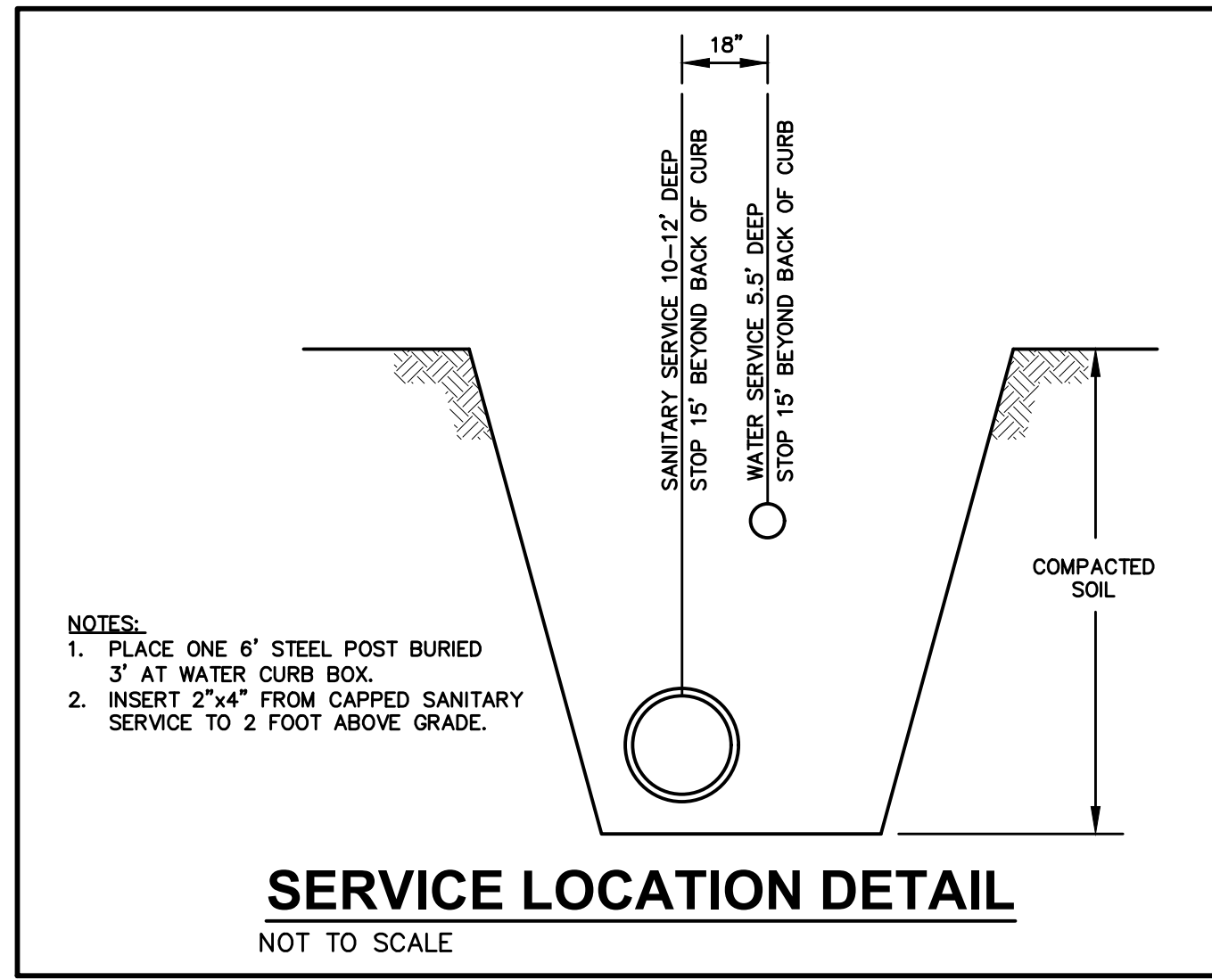
**HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE

DRAWING: ENGS  
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 PLOTTED BY: JACOBSON, MCDONALD  
 PLOTTED ON: 6/21/2023 1:49 PM

REVISIONS	DATE	DESCRIPTION
FOURTH SUBMITTAL	06/21/2023	
THIRD SUBMITTAL	06/05/2023	
SECOND SUBMITTAL	04/25/2023	
FIRST SUBMITTAL	03/29/2023	

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





**PROJECTION**

**IF IN DOUBT ASK**

COMMENTS:  
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.  
2. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: \_\_\_\_\_ SCALE: NTS  
DRAWN BY: ER CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
Title: **6 FT FIRST DEFENSE® HIGH CAPACITY**  
Site: Painted Woods West  
Structure No: ST-5

**Hydro International**  
hydro-int.com  
HYDRO INTERNATIONAL

**PARTS LIST**

ITEM	DESCRIPTION	SIZE (in)
1	I.D. PRECAST MANHOLE	72
2	INTERNAL COMPONENTS (PRE-INSTALLED)	
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	30
5	INLET PIPE (BY OTHERS)	30

WEIGHT: N/A MATERIAL: -  
REFERENCE NUMBER: -  
DRAWING NO: -  
SHEET SIZE: B SHEET: 1 OF 1 Rev: -  
graeheroled@gmail.com 4/25/2023

FILE: H:\2023\2303181\2303181-SITE PLAN-PLAT 2.DWG  
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 PLOTTED BY: ACONATION\WCDONALD  
 PLOTTED: 6/25/2023 1:49 PM

DATE: 06/21/2023  
06/09/2023  
04/25/2023  
03/29/2023

REVISIONS:  
FOURTH SUBMITTAL  
THIRD SUBMITTAL  
SECOND SUBMITTAL  
FIRST SUBMITTAL

4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410

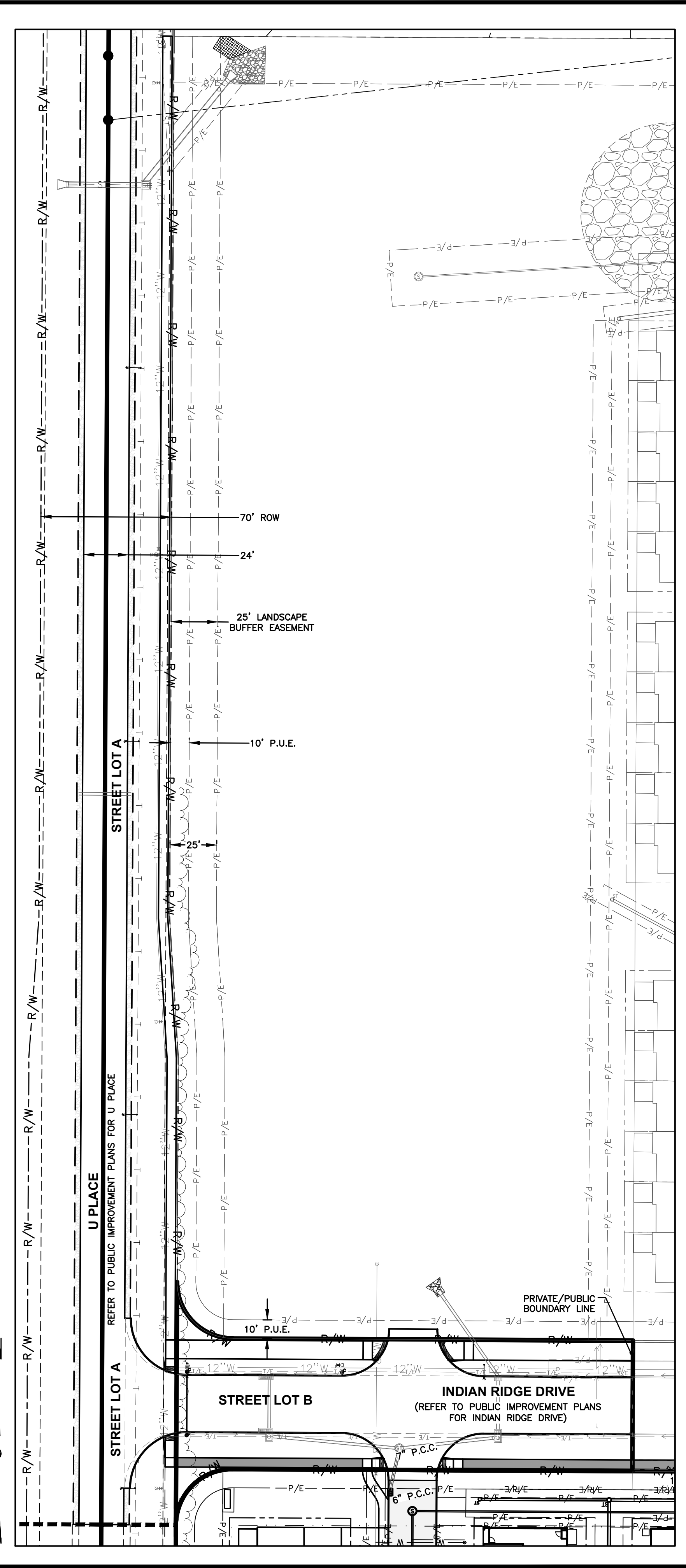
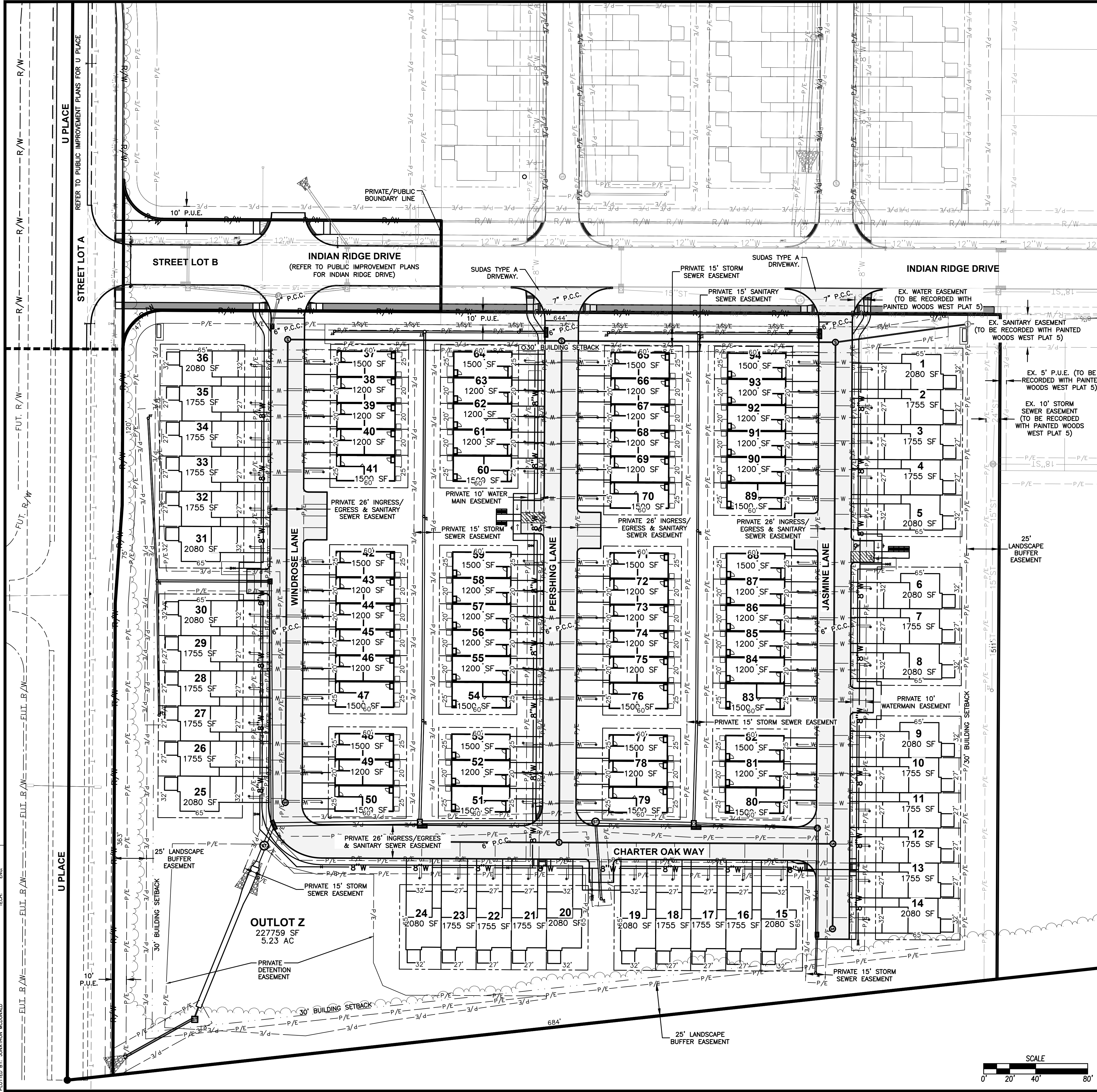
ENGINEER: GH/JWM TECH: MST

**CSA**  
CIVIL DESIGN ADVANTAGE

PAINTED WOODS WEST TOWNHOMES PLAT 2  
DETAILS

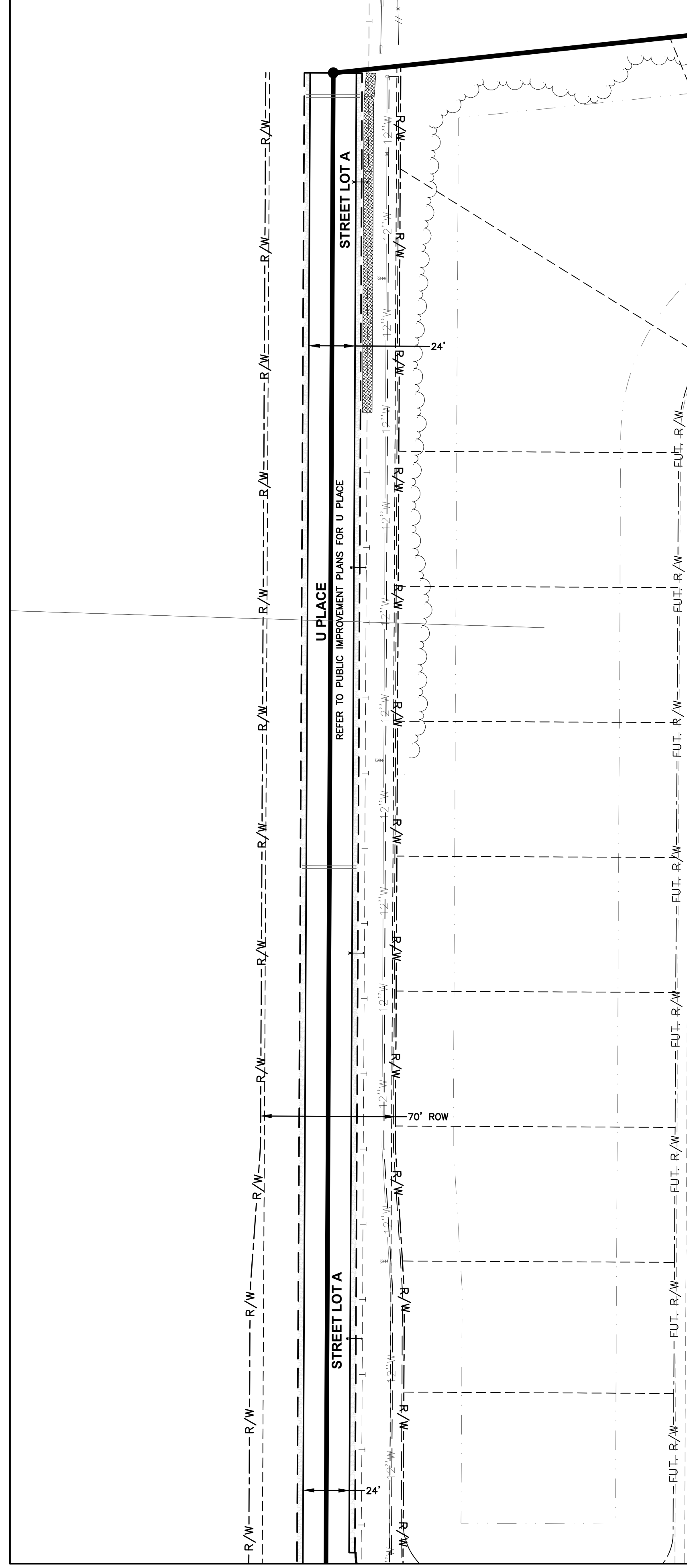
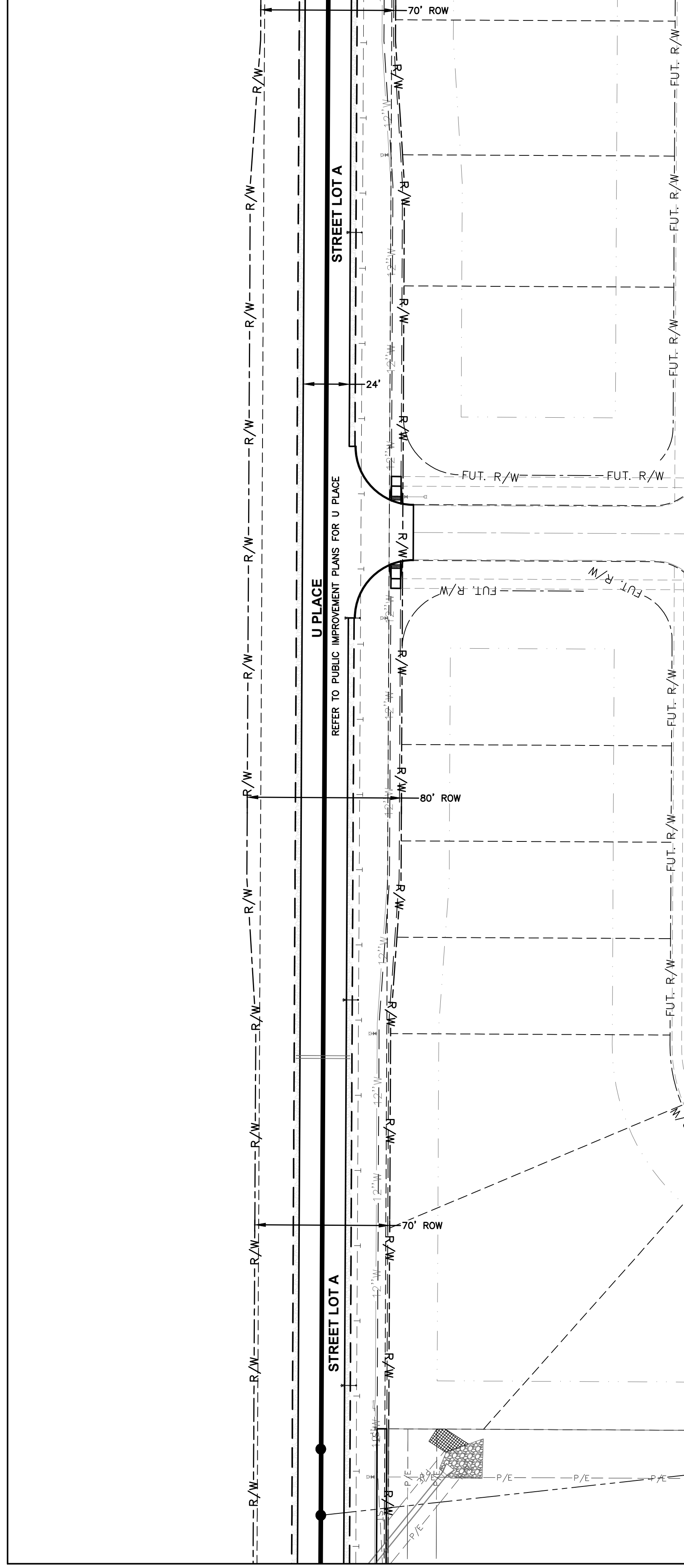
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2303.181

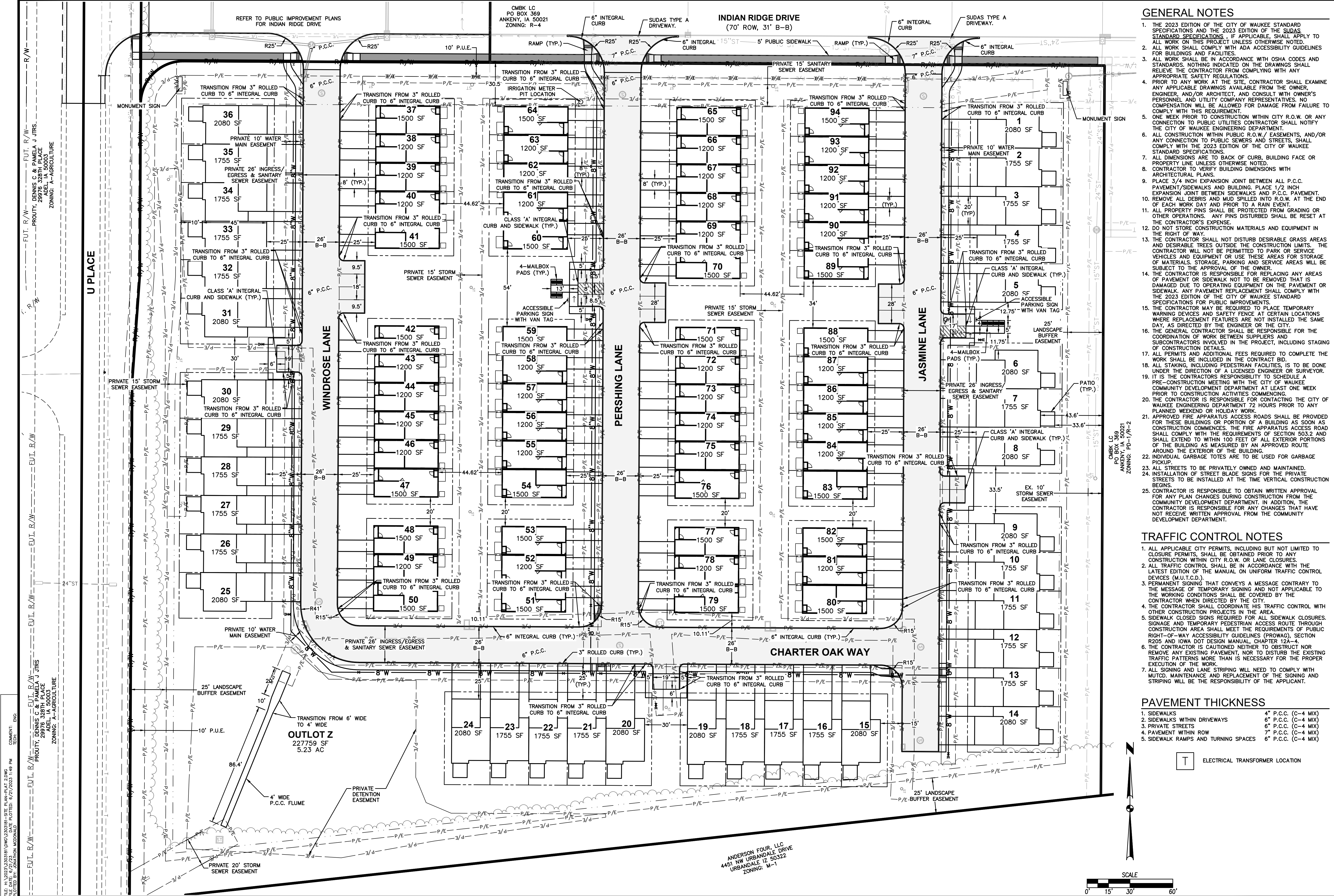
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 PLOTTED BY: AARON MCDONALD  
 PLOTTED ON: 6/21/2023 1:49 PM



	DATE	06/21/2023
	REVISIONS	FOURTH SUBMITTAL
		THIRD SUBMITTAL
		SECOND SUBMITTAL
<b>PAINTED WOODS WEST TOWNHOMES PLAT 2</b> <b>PRELIMINARY PLAT</b>		4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: EKO ENGINEER: GHJWM TECH: MST
SHEET NUMBER: <b>C3.0</b> 2303.181		WAUKEE, IOWA CIVIL DESIGN ADVANTAGE

FILE: H:\2023\2303181\2303181-SITE PLAN-PLAT 2.DWG  
 COMMENTS: 2303181 SITE PLAN-PLAT 2.DWG  
 PLOTTED BY: GAVATHON MCCOY  
 DATE PLOTTED: 6/21/2023 1:49 PM





**GENERAL NOTES**

1. THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, THE 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 UTILITIES CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
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 AND MUD SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A 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 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 CITY.
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. ANY PAVEMENT REPLACEMENT SHALL COMPLY WITH THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCING 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 CONTRACT BID.
18. ALL STAKING INCLUDING PEDESTRIAN STAKES IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
20. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
21. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR THESE BUILDINGS OR PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND SHALL EXTEND TO WITHIN 100 FEET OF ALL EXTERIOR PORTIONS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
22. INDIVIDUAL GARBAGE TOTES ARE TO BE USED FOR GARBAGE.
23. ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED.
24. INSTALLATION OF STREET BLADE SIGNS FOR THE PRIVATE STREETS TO BE INSTALLED AT THE TIME VERTICAL CONSTRUCTION BEGINS.
25. CONTRACTOR IS RESPONSIBLE TO OBTAIN WRITTEN APPROVAL FOR ANY PLAN CHANGES DURING CONSTRUCTION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES THAT HAVE NOT RECEIVED WRITTEN APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

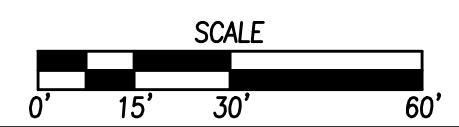
**TRAFFIC CONTROL NOTES**

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

**PAVEMENT THICKNESS**

- |                                     |                     |
|-------------------------------------|---------------------|
| 1. SIDEWALKS                        | 4" P.C.C. (C-4 MIX) |
| 2. SIDEWALKS WITHIN DRIVEWAYS       | 6" P.C.C. (C-4 MIX) |
| 3. PRIVATE STREETS                  | 6" P.C.C. (C-4 MIX) |
| 4. PAVEMENT WITHIN ROW              | 6" P.C.C. (C-4 MIX) |
| 5. SIDEWALK RAMP AND TURNING SPACES | 6" P.C.C. (C-4 MIX) |

**T** ELECTRICAL TRANSFORMER LOCATION



**PAINTED WOODS WEST TOWNHOMES PLAT 2**

**DIMENSION PLAN**

WAUKEE, IOWA

SHEET NUMBER: **C4.0**  
2303.181

DATE: 06/21/2023

FOURTH SUBMITTAL: 06/29/2023

THIRD SUBMITTAL: 04/25/2023

FIRST SUBMITTAL: 03/29/2023

4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO  
TECH: MST



DATE	REVISIONS
08/21/2023	FOURTH SUBMITTAL
06/09/2023	SECOND SUBMITTAL
04/25/2023	FIRST SUBMITTAL

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

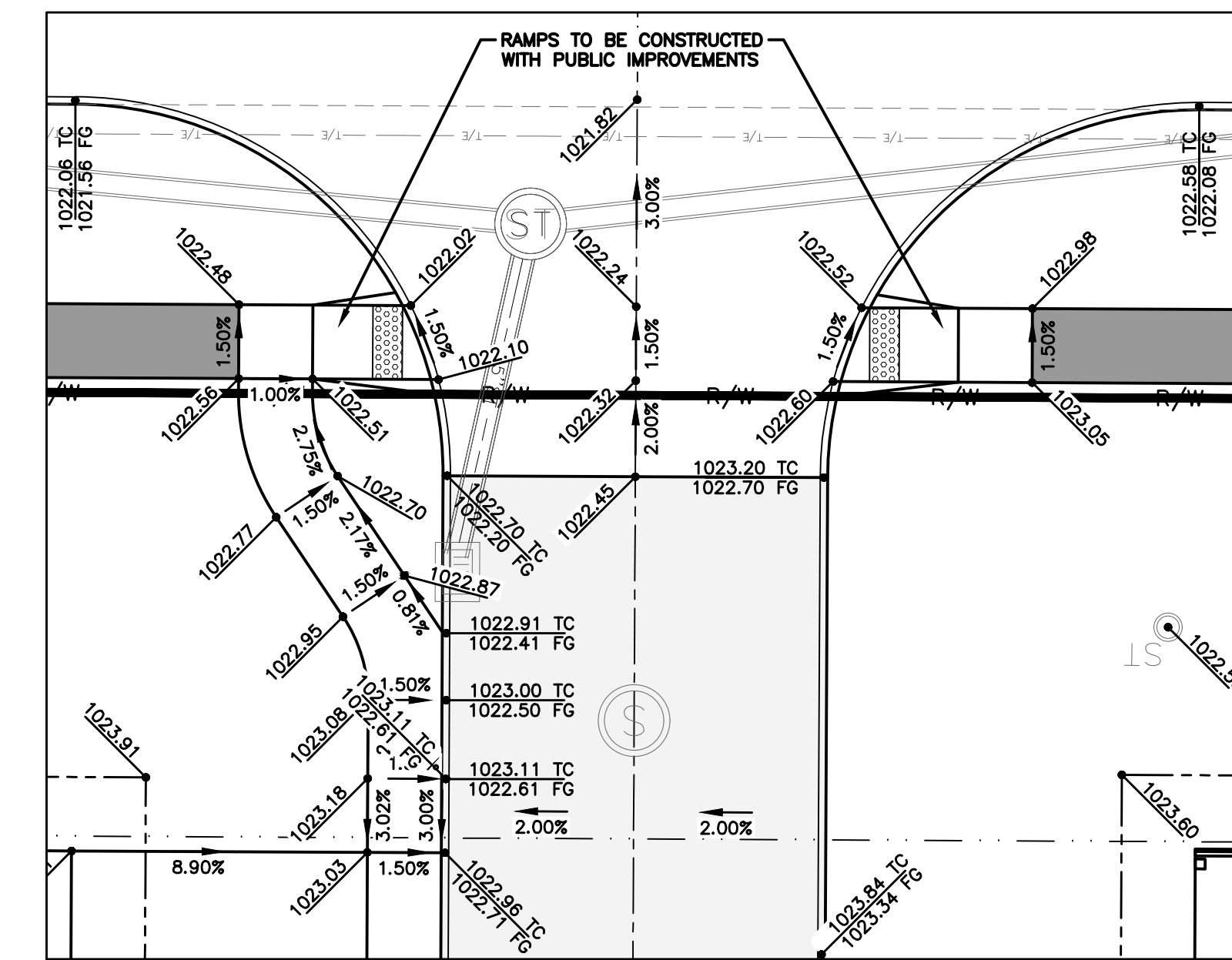


PAINED WOODS WEST TOWNHOMES PLAT 2  
GRADING PLAN  
WAUKEE, IOWA

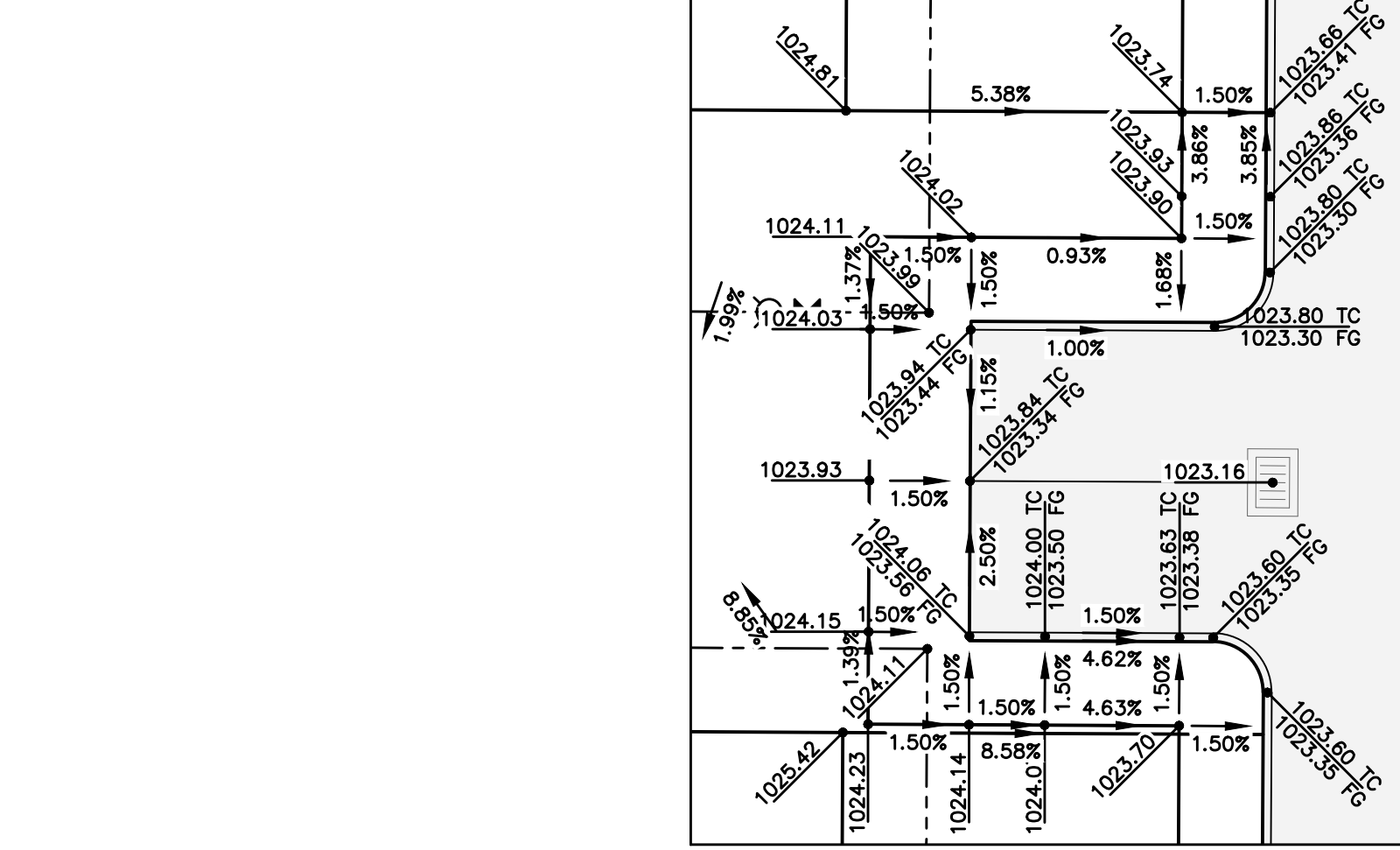
**GRADING NOTES**

1. THE COMPLETION AND APPROVAL OF THE COSECO 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 RESPREAD 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 SDAS 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 T/3, TRANSVERSE T/4.
13. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

G.F.E. = GARAGE FINISHED FLOOR AT THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.  
F.F.E. = FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE HOME. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DETAILS.



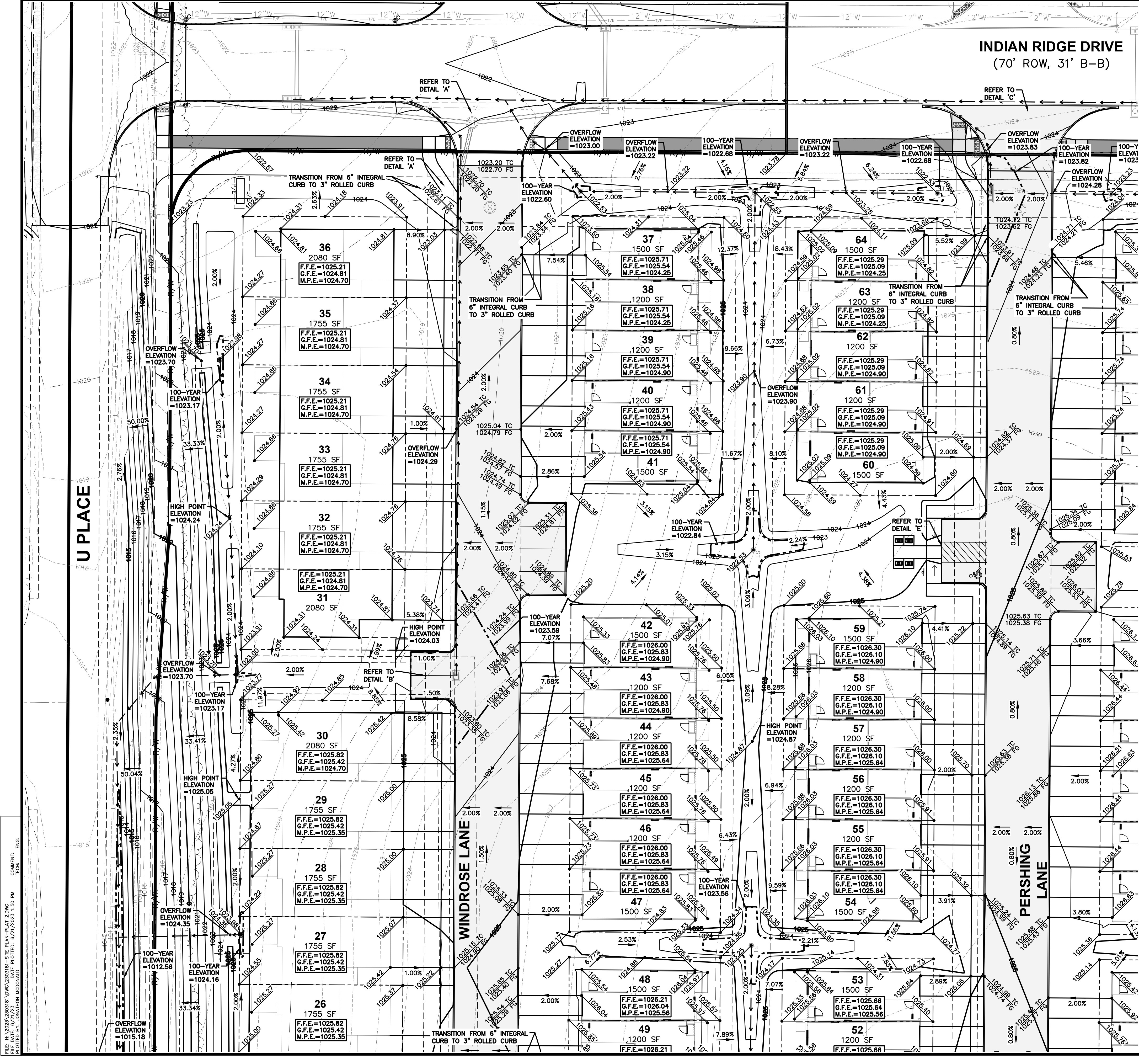
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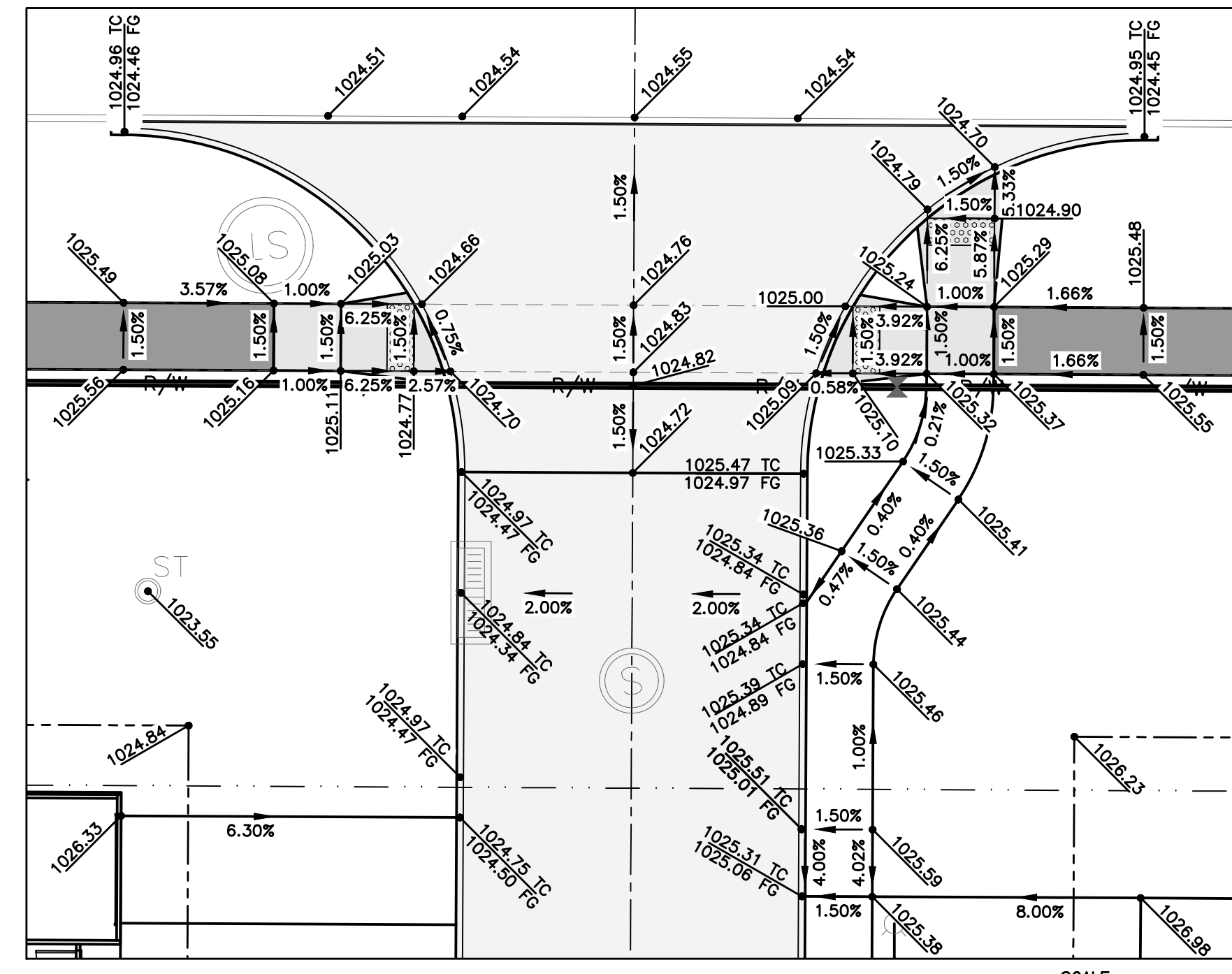
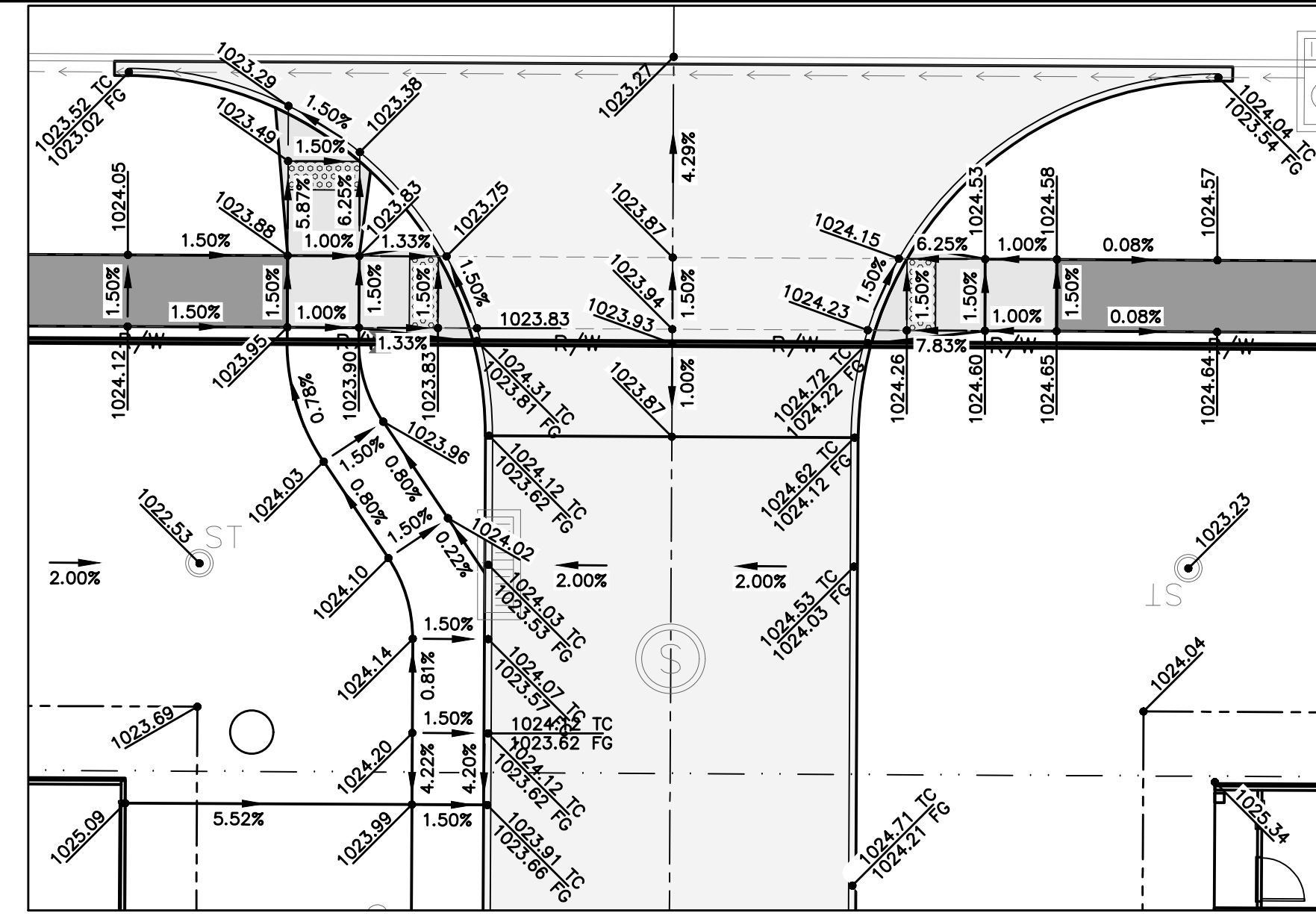
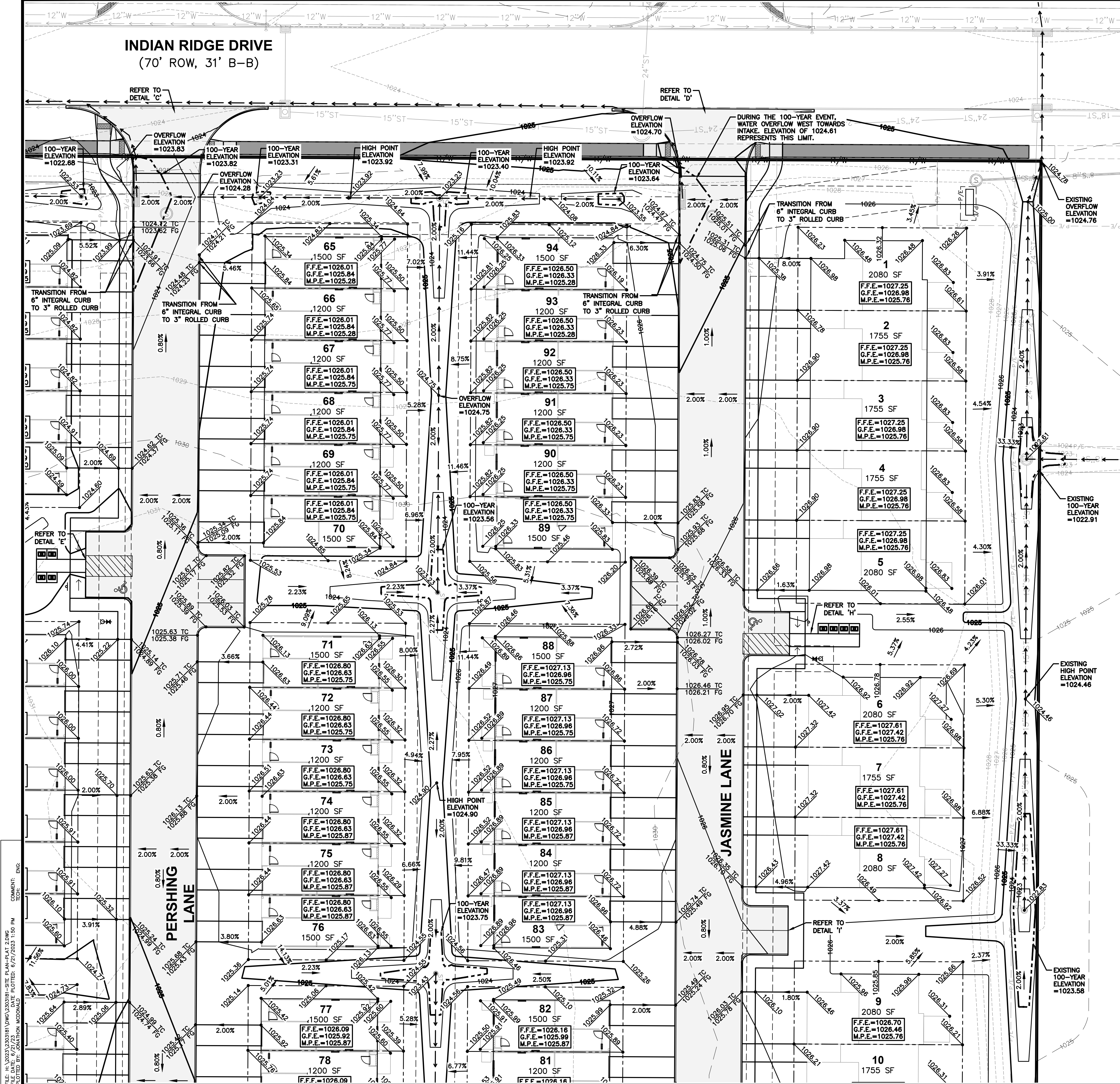
**DETAIL 'B'** SCALE 0' 5' 10' 20'



**INDIAN RIDGE DRIVE**  
(70' ROW, 31' B-B)



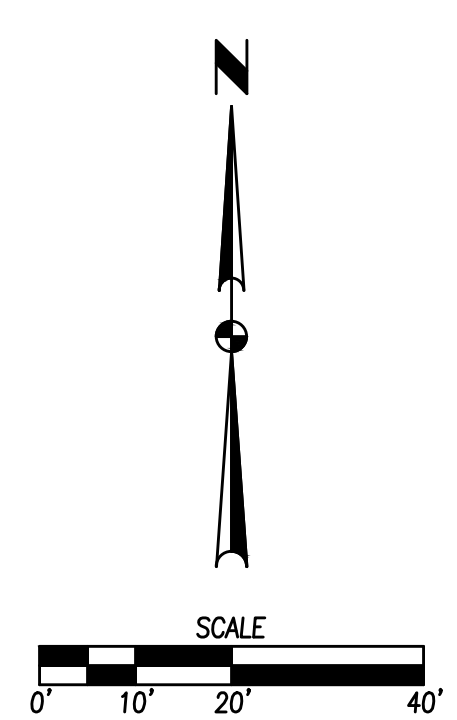
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DRAWN BY: JMW  
CHECKED BY: JMW  
PLotted BY: JMW  
DATE: 6/27/2023 1:30 PM



**GRADING NOTES**

G.F.E. = GARAGE FINISHED FLOOR AT THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.

F.F.E. = FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE HOME. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DETAILS.

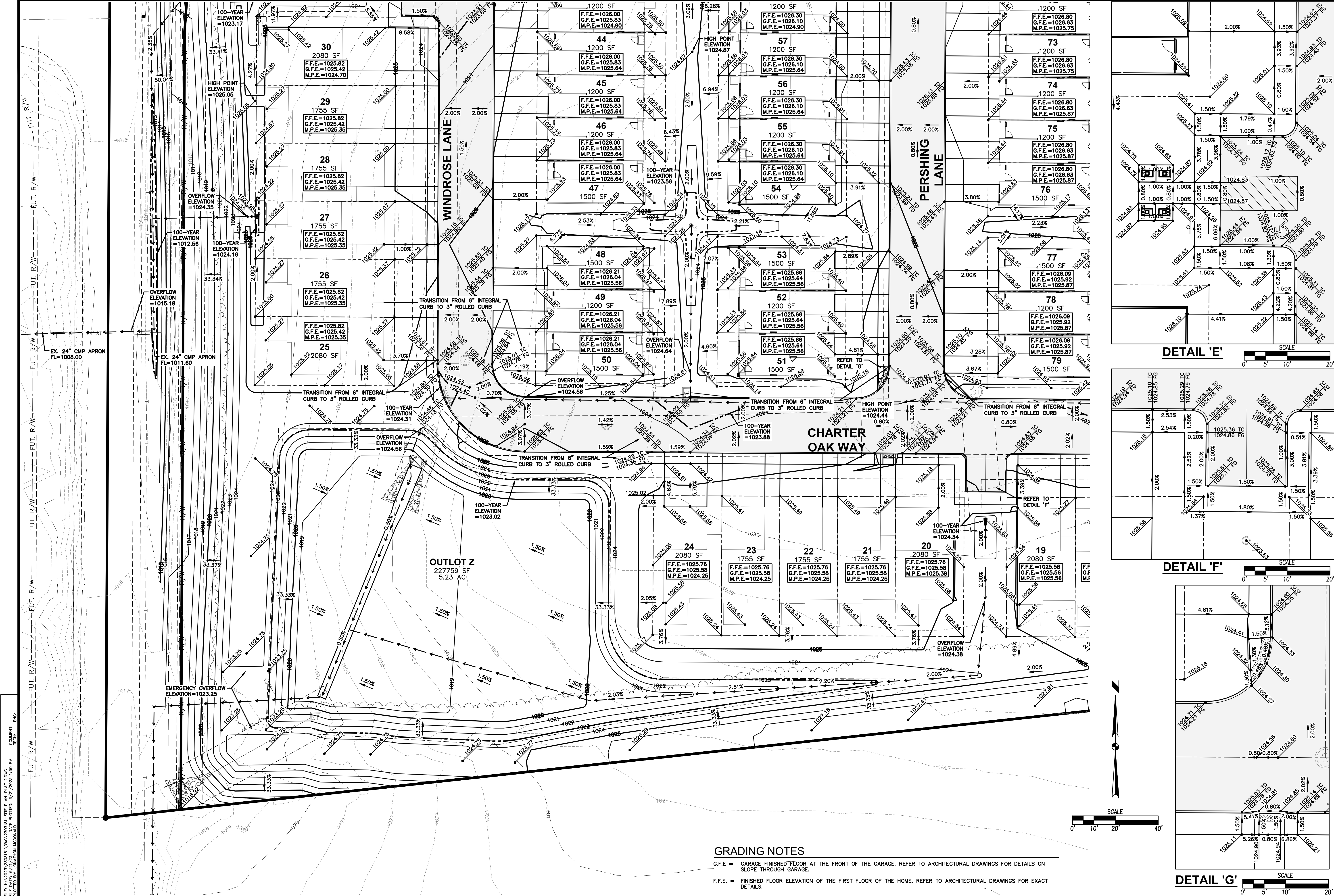


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DATE	08/21/2023
FOURTH SUBMITTAL	08/25/2023
THIRD SUBMITTAL	04/25/2023
SECOND SUBMITTAL	
FIRST SUBMITTAL	03/29/2023

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

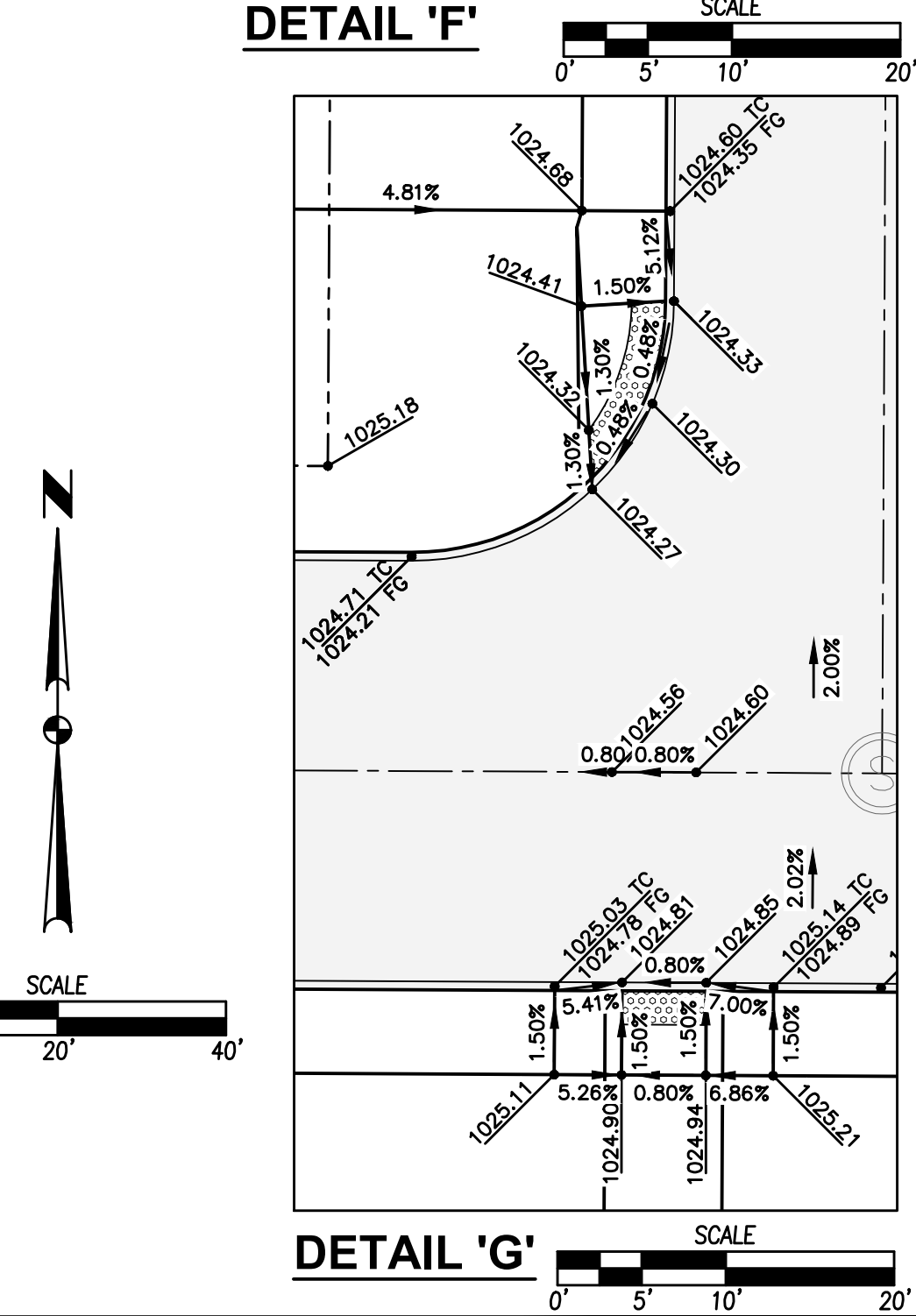
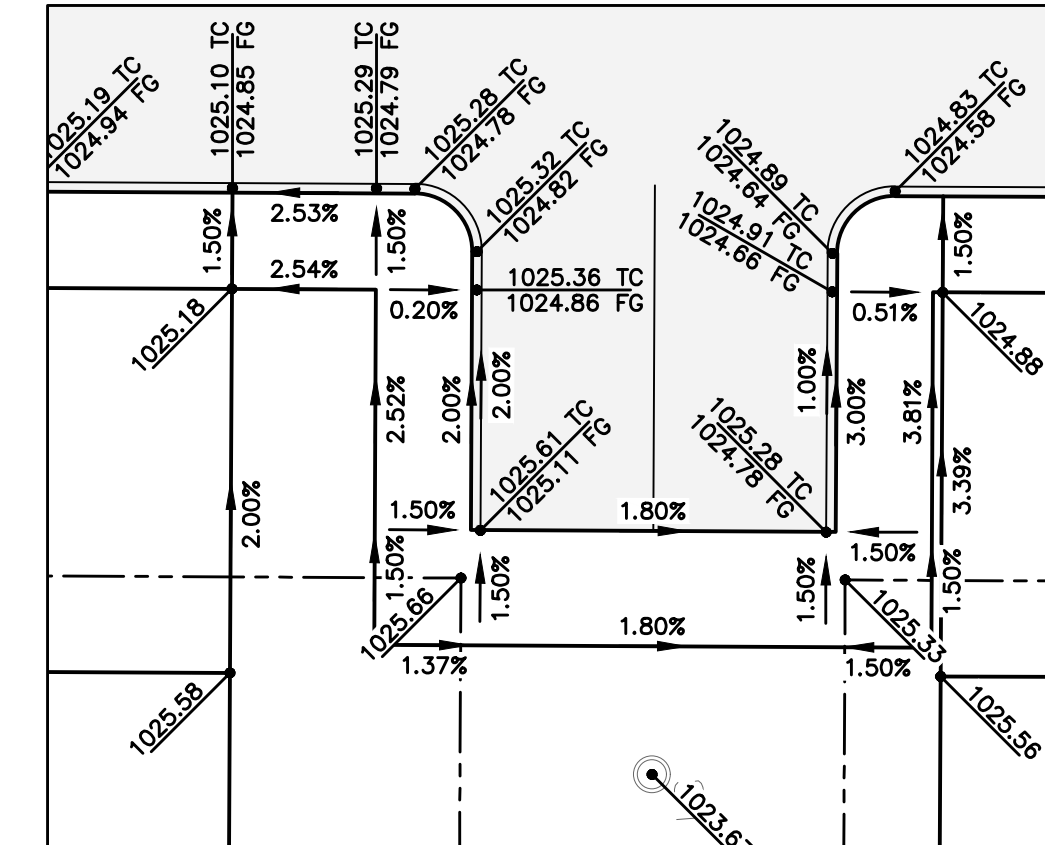
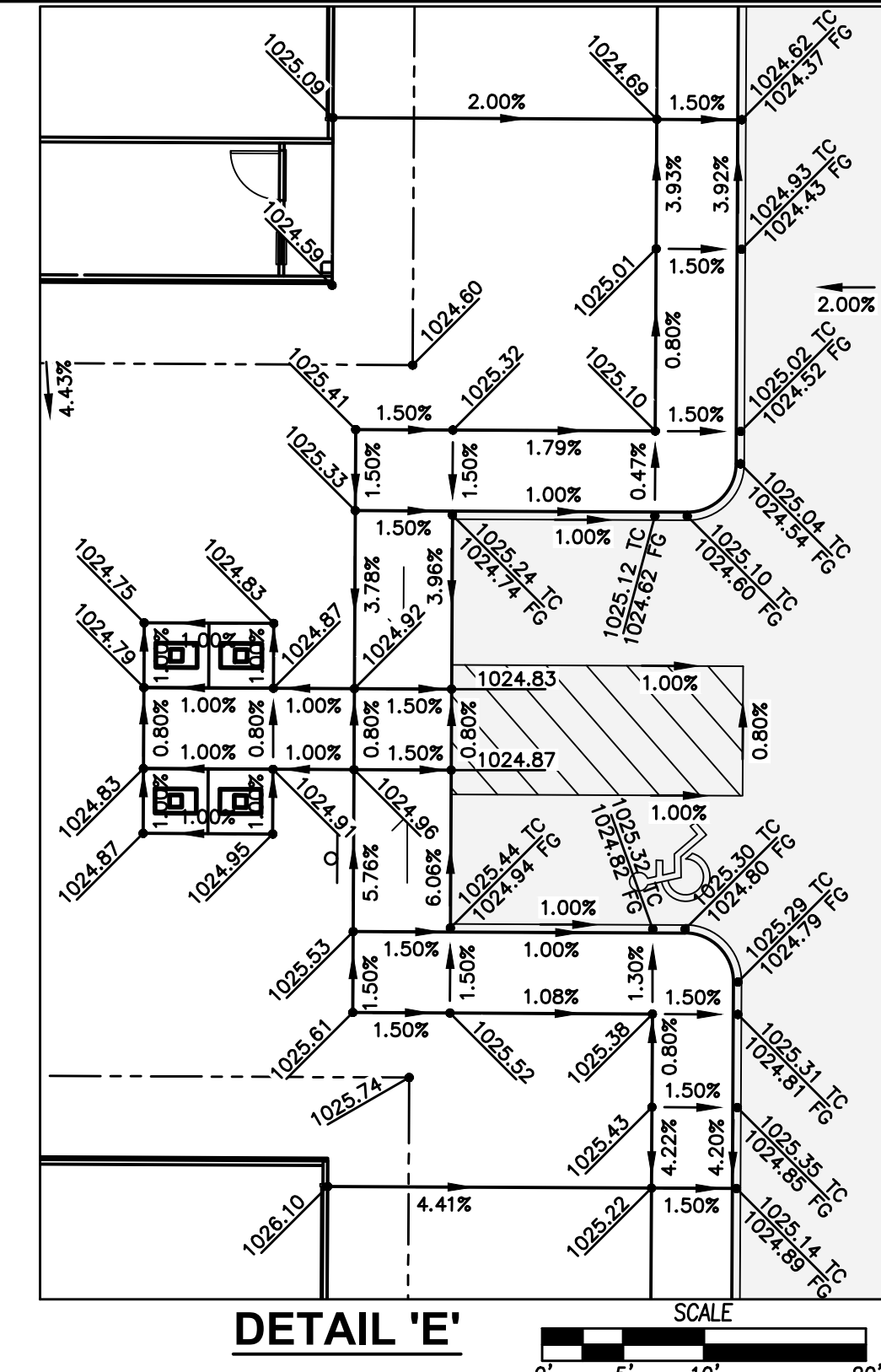
**PAINTED WOODS WEST TOWNHOMES PLAT 2**  
**GRADING PLAN**  
 SHEET NUMBER:  
**C5.1**  
 2303.181



**GRADING NOTES**

G.F.E. = GARAGE FINISHED FLOOR AT THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.

F.F.E. = FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE HOME. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DETAILS.



FILE: H:\2303\2303181\2303181-SITE PLAN-PLAT 2.DWG  
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DATE	06/21/2023
FOURTH SUBMITTAL	06/05/2023
THIRD SUBMITTAL	04/25/2023
SECOND SUBMITTAL	
FIRST SUBMITTAL	03/29/2023

REVISIONS

4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO  
 ENGINEER: GHJWM TECH: MST

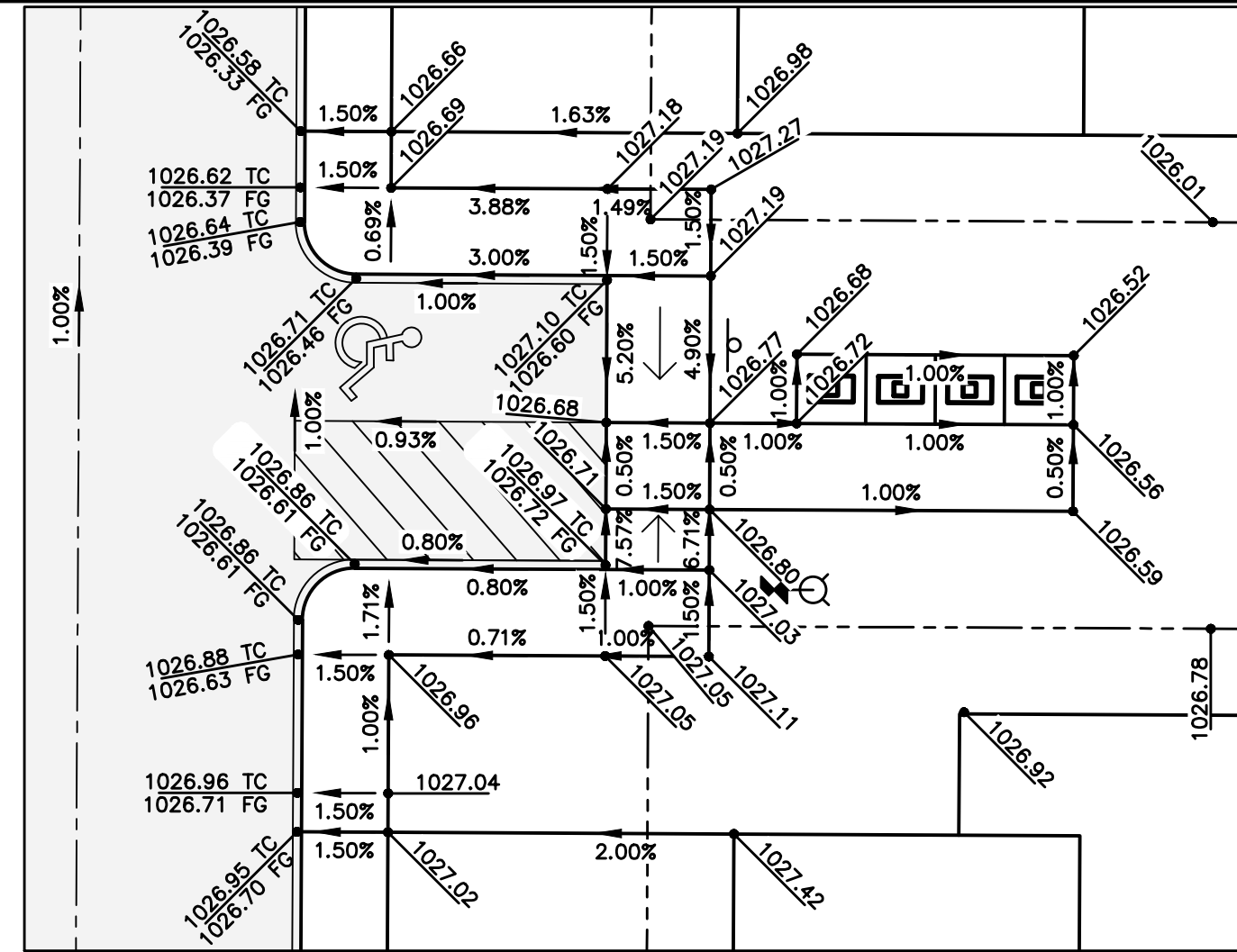
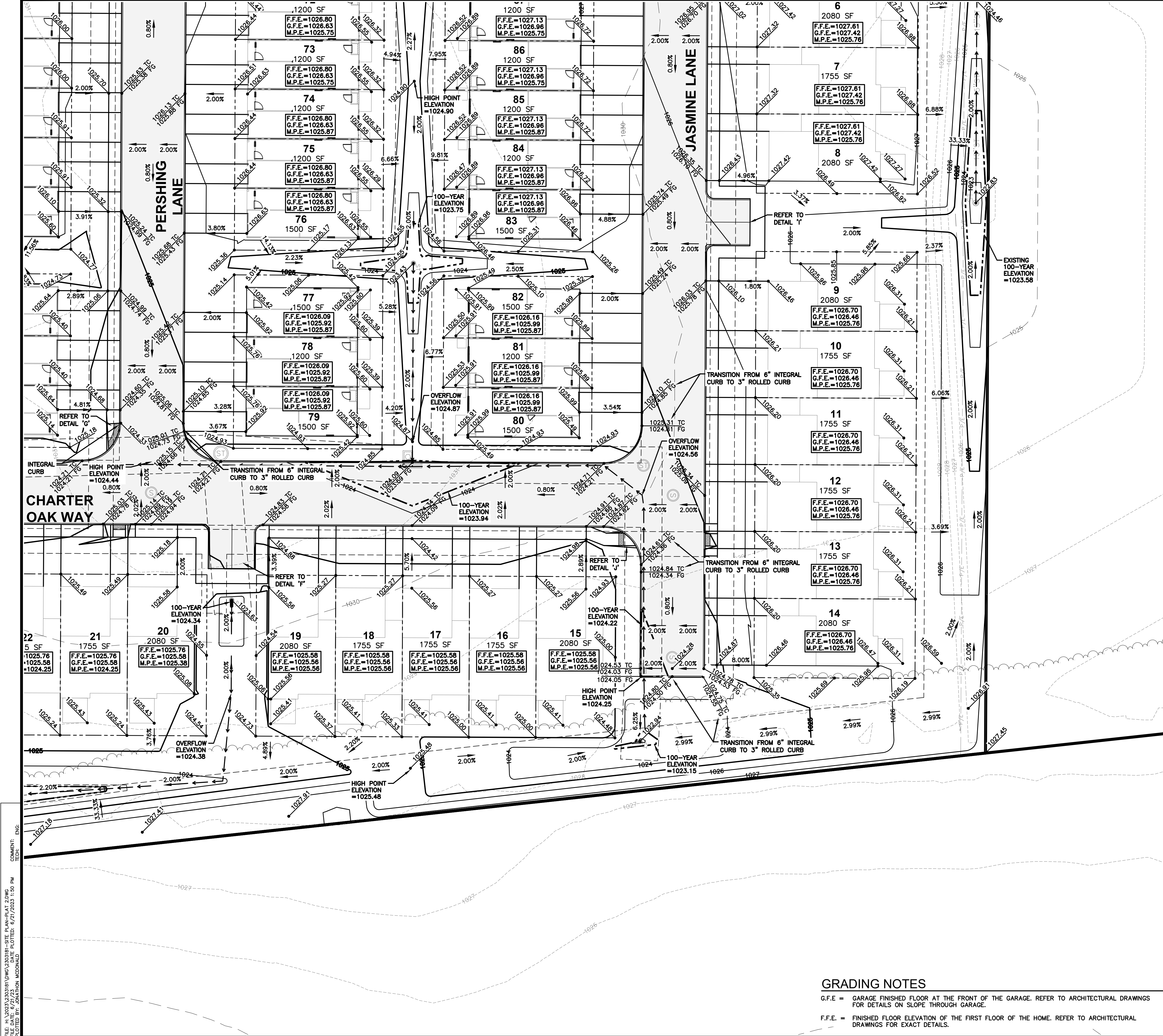
**CIVIL DESIGN ADVANTAGE**

WAUKEE, IOWA

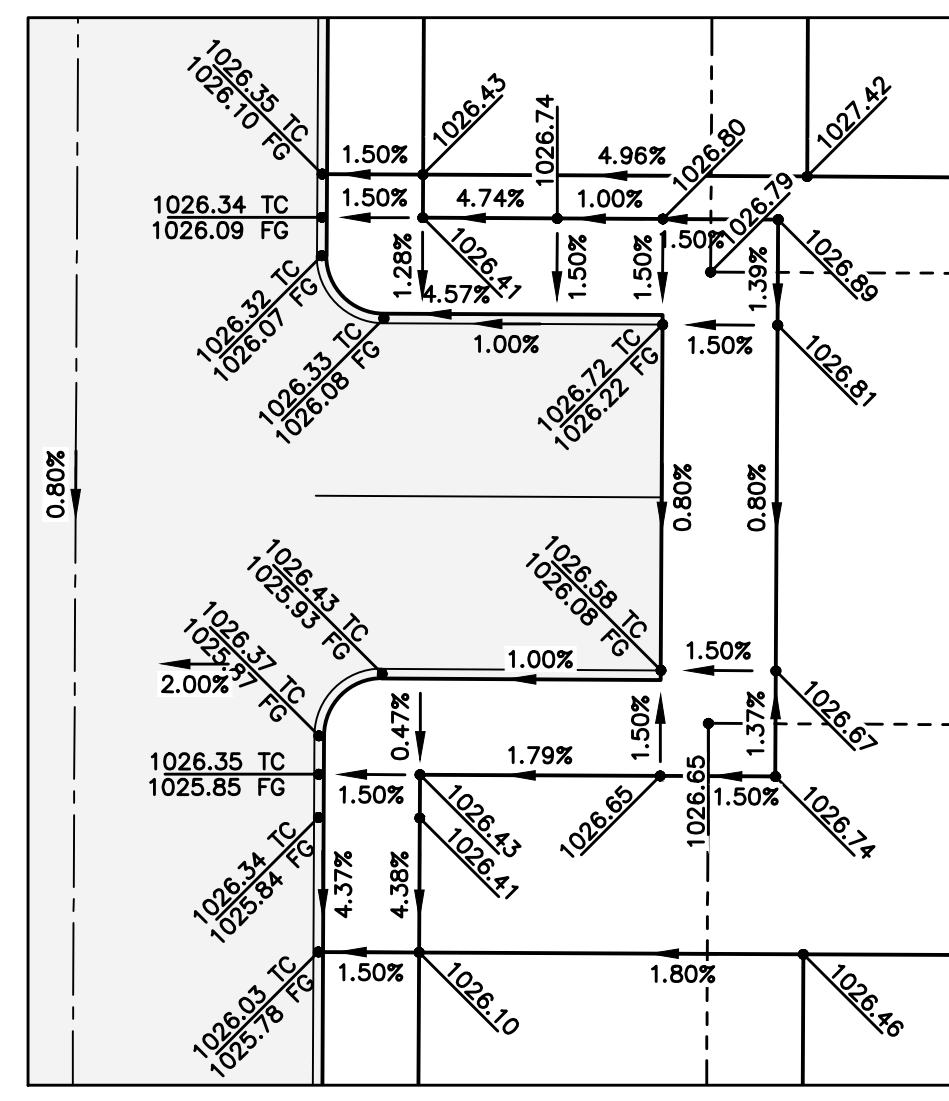
**PAINTED WOODS WEST TOWNHOMES PLAT 2**

**GRADING PLAN**

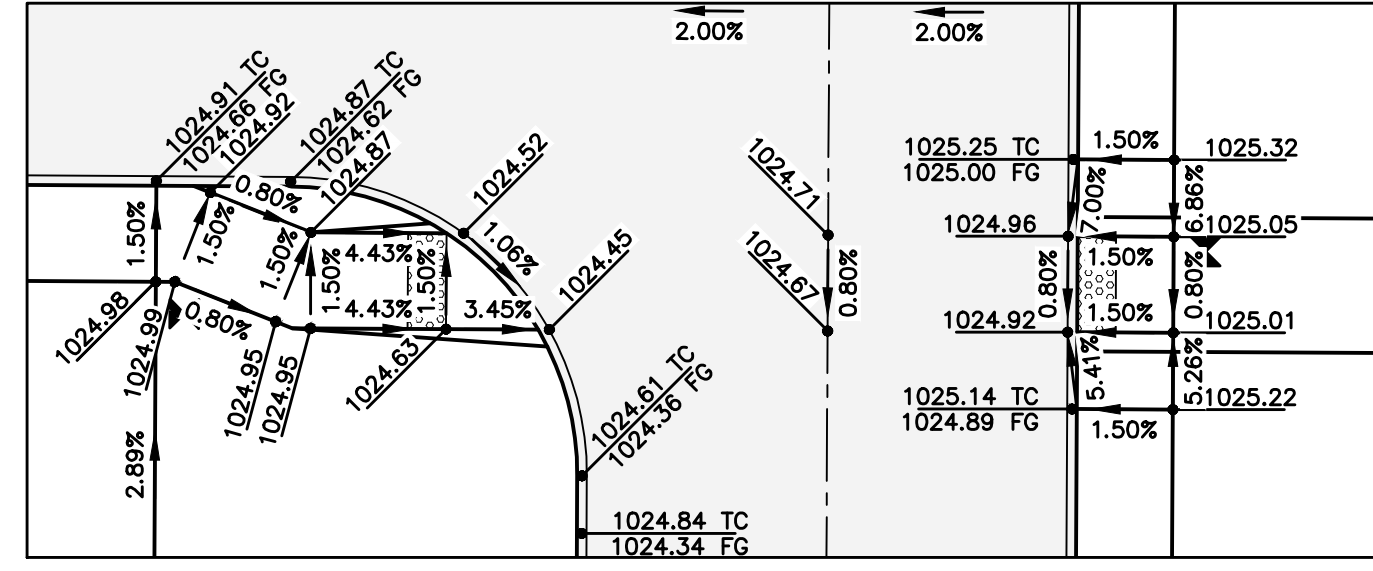
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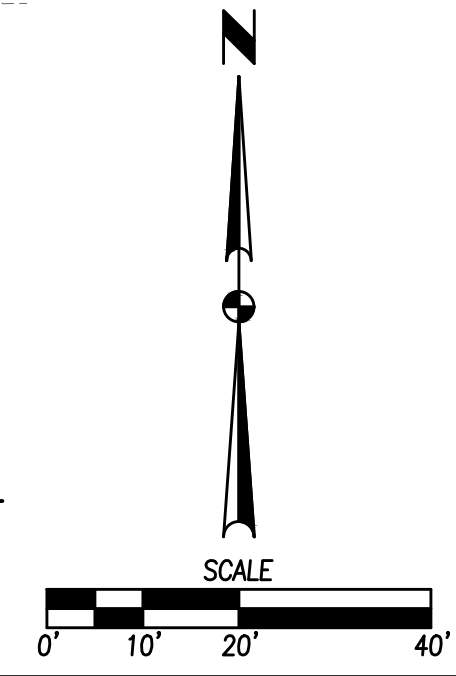
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DETAIL 'J' SCALE 0' 5' 10' 20'

**GRADING NOTES**

G.F.E. = GARAGE FINISHED FLOOR AT THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.  
 F.F.E. = FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE HOME. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DETAILS.



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DATE	06/21/2023
REVISIONS	FOURTH SUBMITTAL 06/09/2023
	THIRD SUBMITTAL 04/25/2023
	FIRST SUBMITTAL 03/29/2023

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

**CIVIL DESIGN ADVANTAGE**

WAUKEE, IOWA

**PAINTED WOODS WEST TOWNHOMES PLAT 2**

**GRADING PLAN**

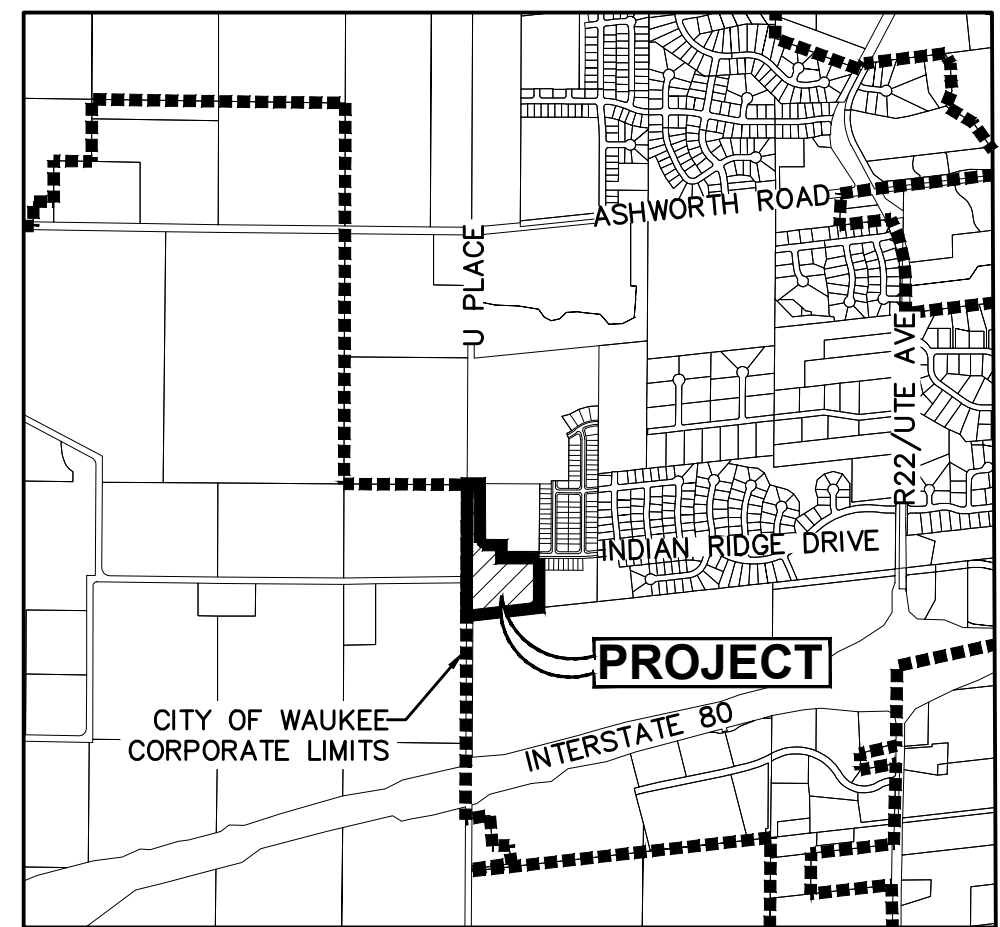
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# PAINTED WOODS WEST TOWNHOMES PLAT 2

## EROSION AND SEDIMENT CONTROL PLAN

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

### STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,820
2	SEEDING, FERTILIZING, AND MULCHING	AC	4.71
3	INLET PROTECTION DEVICES	EA	7
4	CONCRETE WASHOUT PIT	EA	1
5	HDPE PERMANENT STANDPIPE	EA	1
6	CLASS "E" RIPRAP	TONS	30
7	SOIL QUALITY RESTORATION	AC	4.24
8	SOD (PERMANENT STABILIZATION)	AC	4.71

### NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED (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 PLAT 2 PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, THE TSB SHALL BE CONVERTED TO A PERMANENT DETENTION BASIN. REMOVE FABRIC AND EROSION STONE.
- ALL OPEN SPACE IS TO BE TREATED AS SOIL QUALITY RESTORATION AREAS TO BE OVERLAID WITH A MINIMUM OF 8" OF TOPSOIL WITH A MINIMUM OF 2% ORGANIC MATTER CONTENT PRIOR TO SOD TO ENSURE WATER QUALITY VOLUME IS MET.
- 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.
- WHEN THE TEMPORARY SEDIMENT BASIN IS CONVERTED TO A PERMANENT BASIN, 8-INCHES OF TOPSOIL SHALL BE PLACED WITHIN THE BASIN PRIOR TO SOD INSTALLATION OCCURRING TO MEET SOIL QUALITY RESTORATION REQUIREMENTS.

### DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF RACCOON RIVER ±3500 FT	8.91 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	32,076 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,820 LF @ 9 CU FT/LF OF FENCE)	16,380 CU FT
VOLUME PROVIDED IN TSB #1	21,648 CU FT
TOTAL VOLUME PROVIDED	38,028 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.

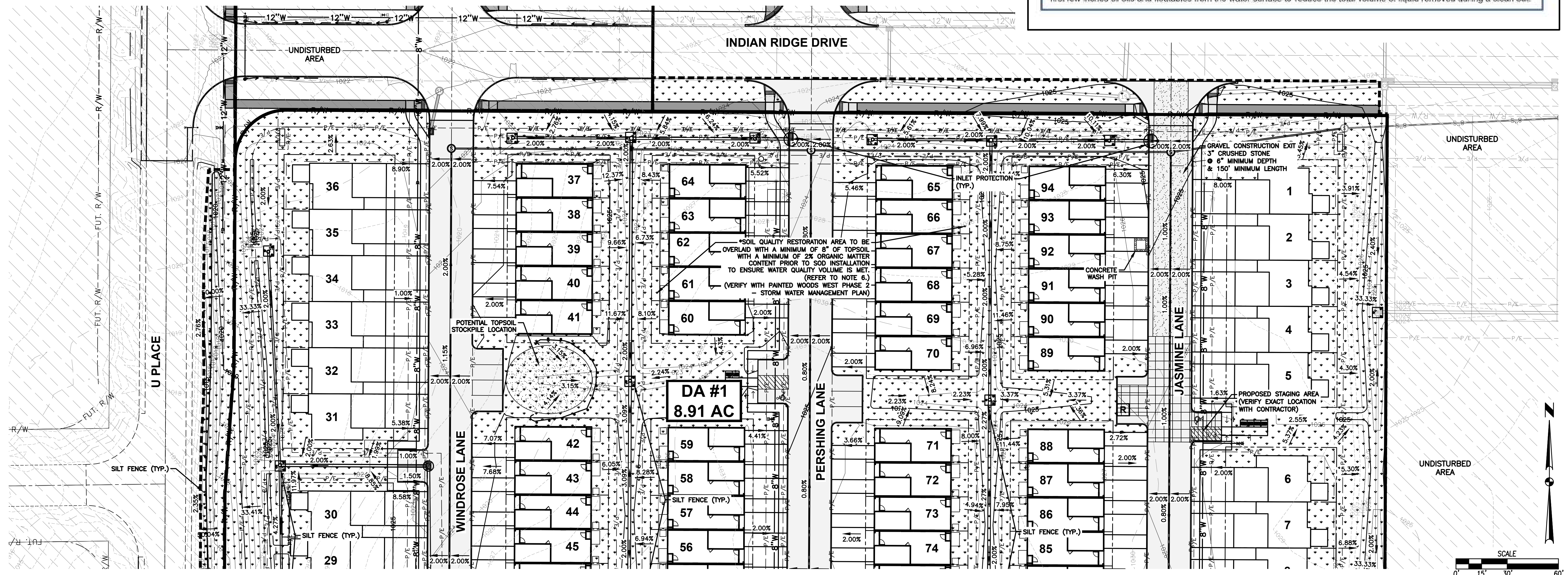
### SWPPP LEGEND

DRAINAGE ARROW	X.XX %	UNDISTURBED AREA
GRADING LIMITS	---	RIP-RAP
SILT FENCE	---	GRAVEL ENTRANCE
INLET PROTECTION	○	STAGING AREA
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN
TEMPORARY STANDPIPE	●	SOIL QUALITY RESTORATION
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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 2303.181

DATE: 06/21/2023  
 REVISIONS: 06/05/2023  
 FOURTH SUBMITTAL  
 THIRD SUBMITTAL  
 SECOND SUBMITTAL  
 FIRST SUBMITTAL

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

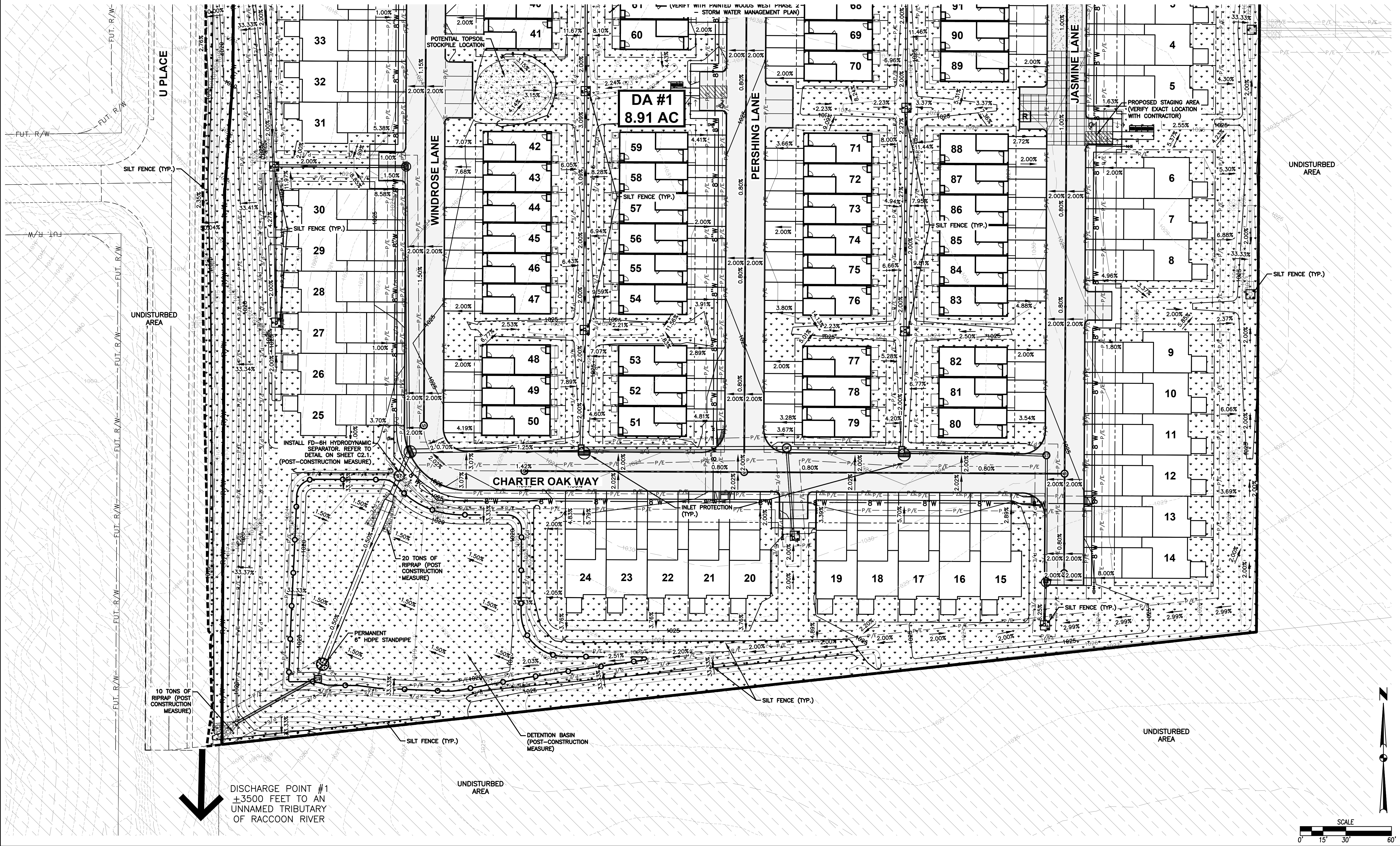
**SA**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2  
 EROSION AND SEDIMENT CONTROL PLAN

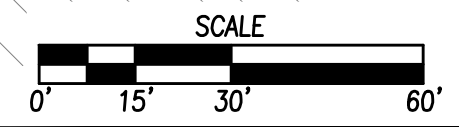
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# PAINTED WOODS WEST TOWNHOMES PLAT 2

## EROSION AND SEDIMENT CONTROL PLAN

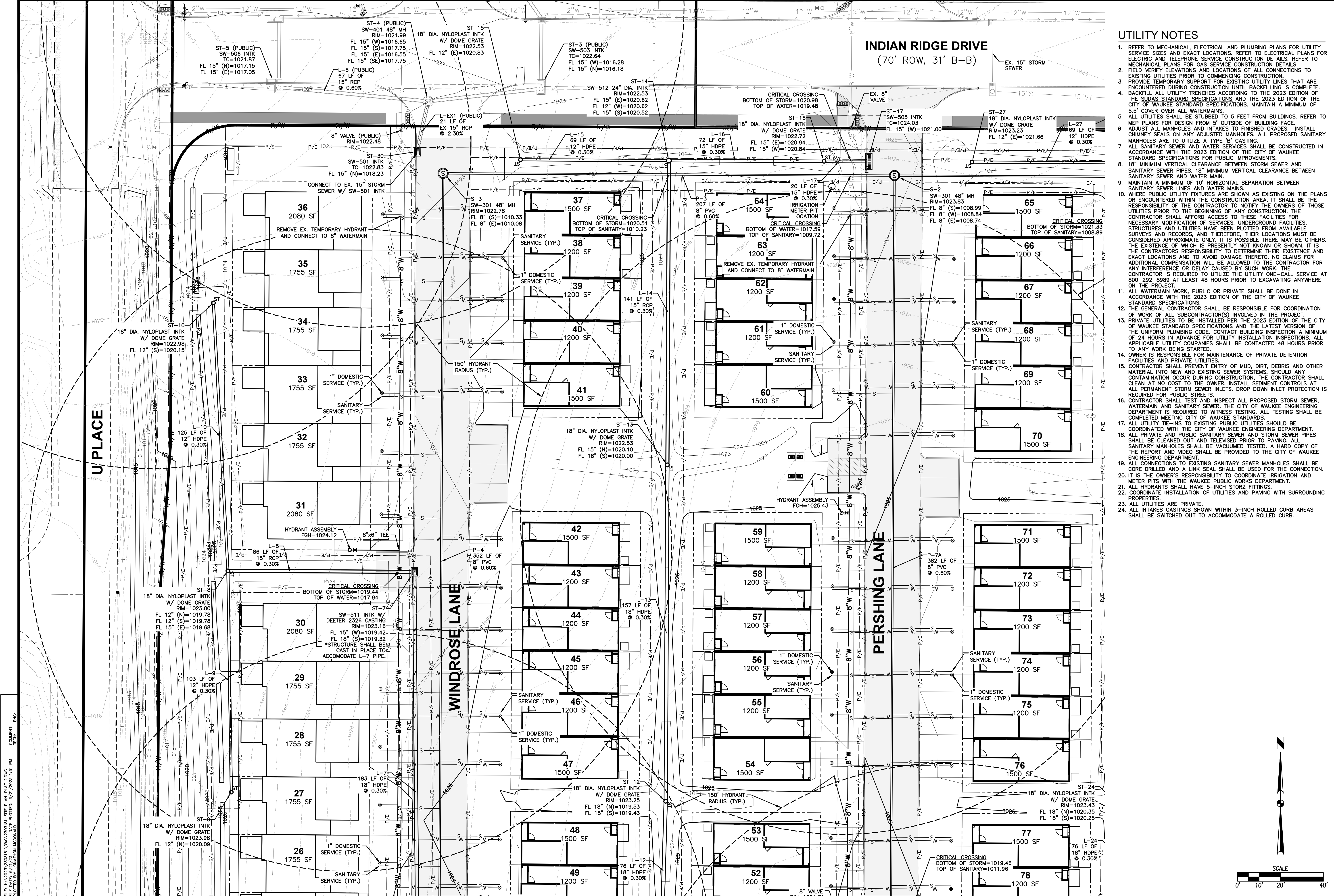


DISCHARGE POINT #1  
±3500 FEET TO AN  
UNNAMED TRIBUTARY  
OF RACCOON RIVER



	DATE	06/21/2023
	FOURTH SUBMITTAL	06/05/2023
	THIRD SUBMITTAL	04/25/2023
	FIRST SUBMITTAL	03/29/2023
REVISIONS		
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410		
ENGINEER: EKO ENGINEER: GHJWM TECH: MST		
CIVIL DESIGN ADVANTAGE		
PAINTED WOODS WEST TOWNHOMES PLAT 2 EROSION AND SEDIMENT CONTROL PLAN WAUKEE, IOWA		
SHEET NUMBER: <b>C6.1</b> 2303.181		

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**UTILITY NOTES**

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- 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 WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 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 MAY BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS 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 TESTED 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 INTAKES CASTINGS SHOWN WITHIN 3-INCH ROLLED CURB AREAS SHALL BE SWITCHED OUT TO ACCOMMODATE A ROLLED CURB.

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URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO  
TECH: MST

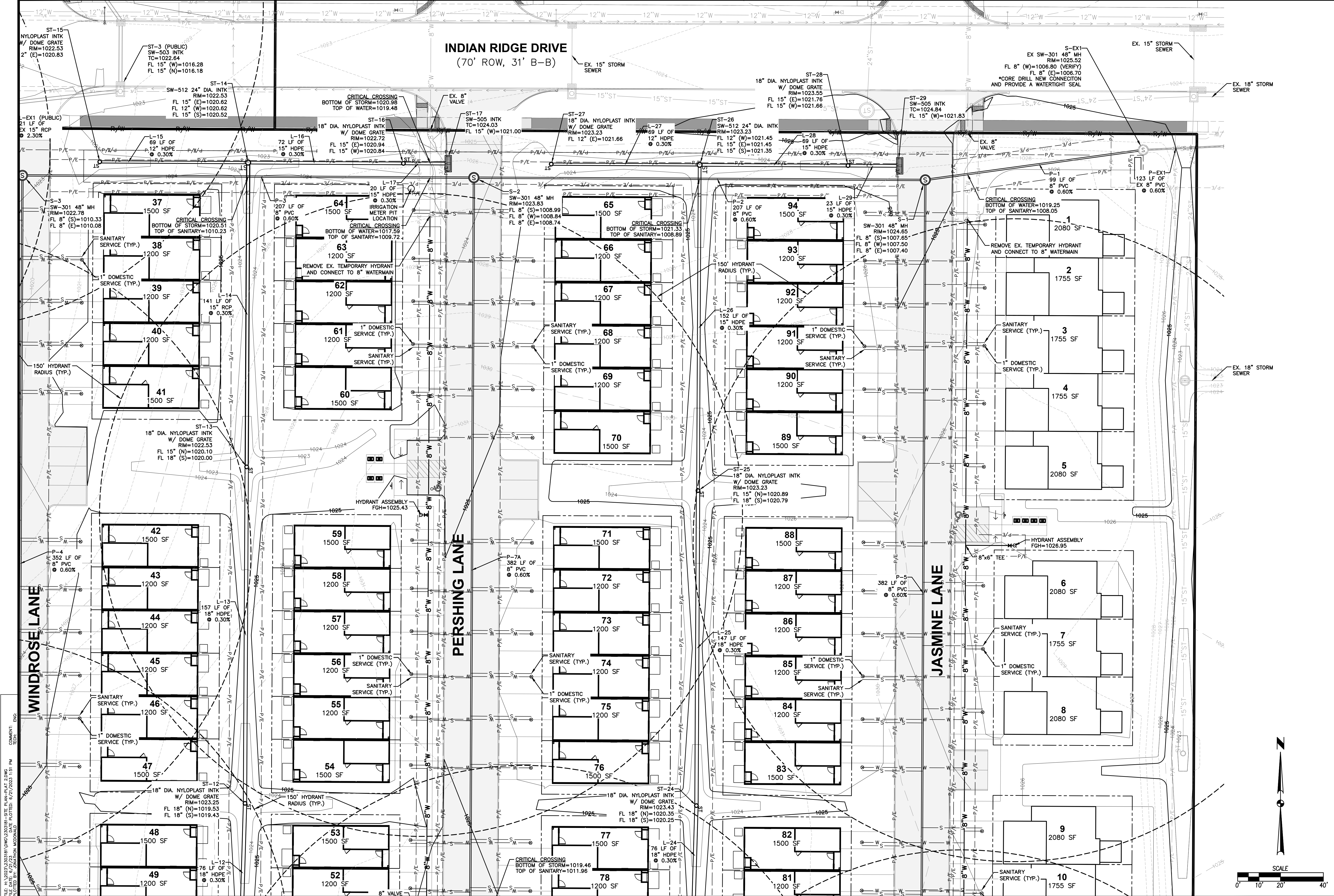
**CIVIL DESIGN ADVANTAGE**

WAUKEE, IOWA

**PAINTED WOODS WEST TOWNHOMES PLAT 2**

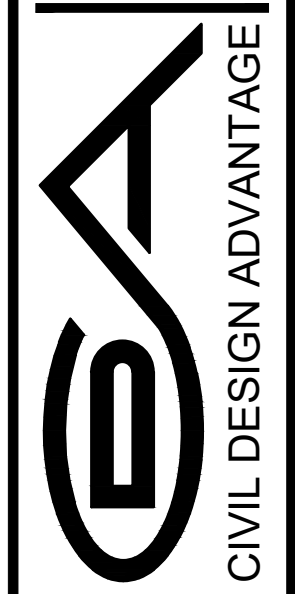
**UTILITY PLAN**

SHEET NUMBER: **C7.0**  
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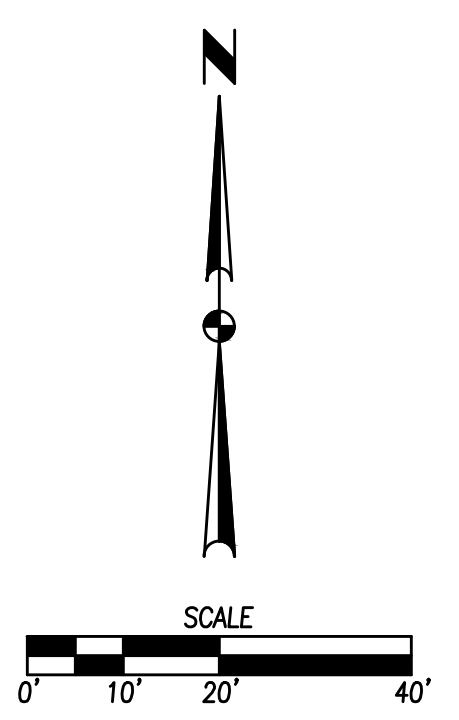
DATE	REVISIONS
08/21/2023	FOURTH SUBMITTAL
06/05/2023	THIRD SUBMITTAL
04/25/2023	SECOND SUBMITTAL
03/29/2023	FIRST SUBMITTAL

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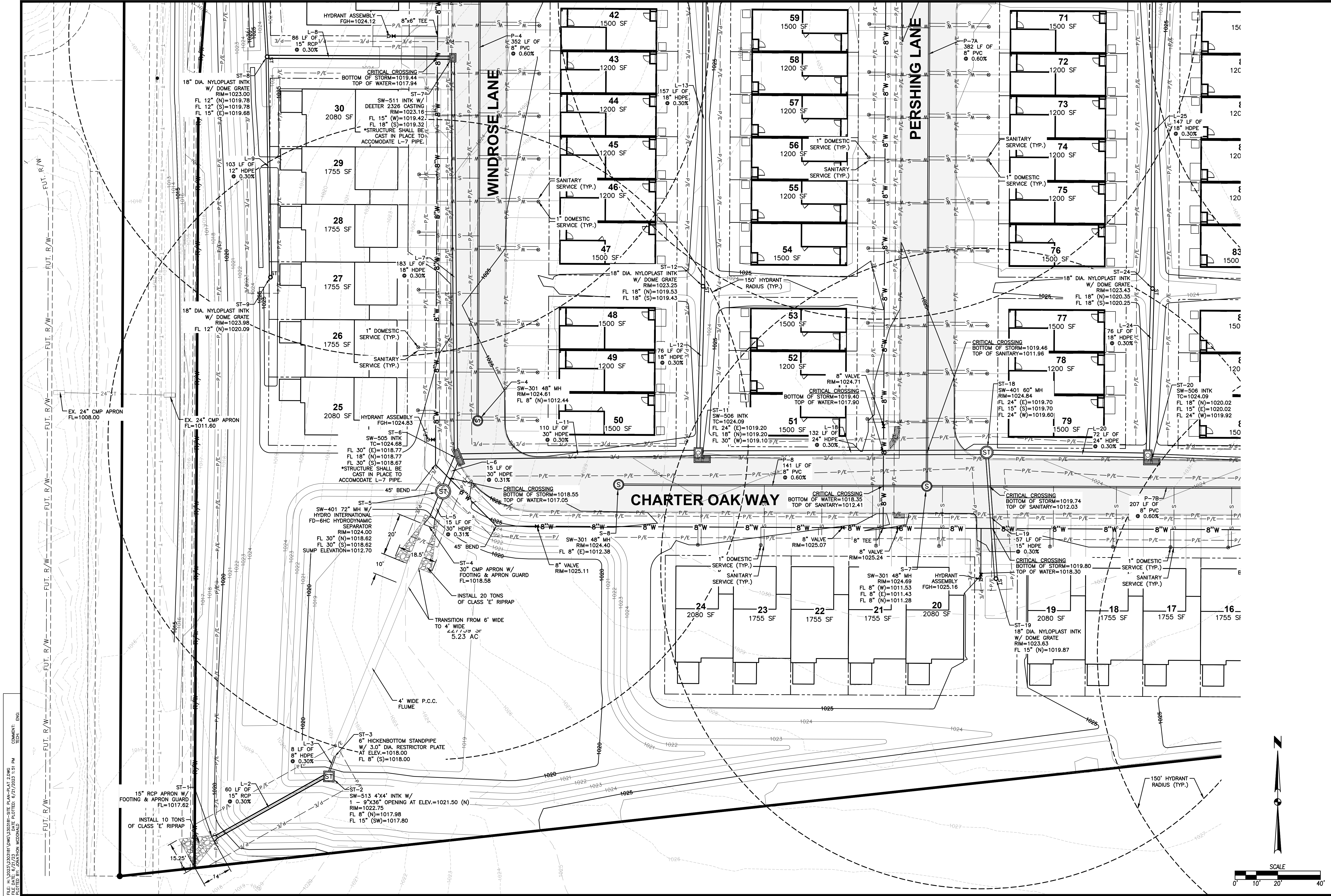


**PAINTED WOODS WEST TOWNHOMES PLAT 2**  
**UTILITY PLAN**  
 WAUKEE, IOWA

SHEET NUMBER:  
**C7.1**  
 2303.181



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DATE	06/21/2023
FOURTH SUBMITTAL	06/09/2023
THIRD SUBMITTAL	04/25/2023
FIRST SUBMITTAL	03/29/2023

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 ENGINEER: EKO ENGINEER: GHJWM TECH: MST

**PAINTED WOODS WEST TOWNHOMES PLAT 2**  
**UTILITY PLAN**

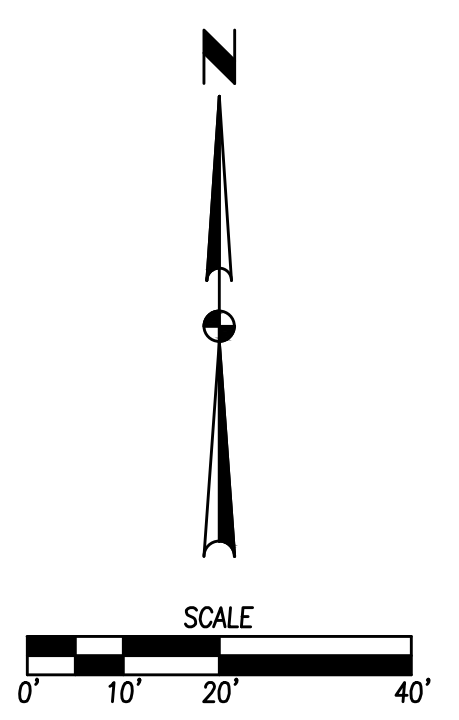
WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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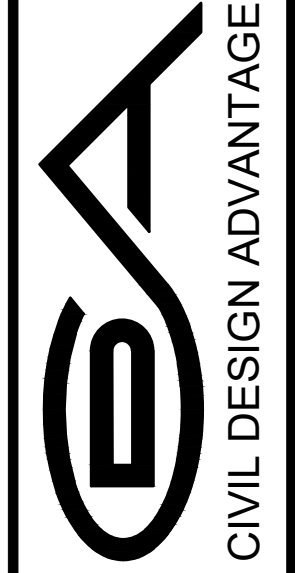


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REVISIONS	DATE
FIRST SUBMITTAL	03/29/2023
SECOND SUBMITTAL	04/25/2023
THIRD SUBMITTAL	05/09/2023
FOURTH SUBMITTAL	06/21/2023

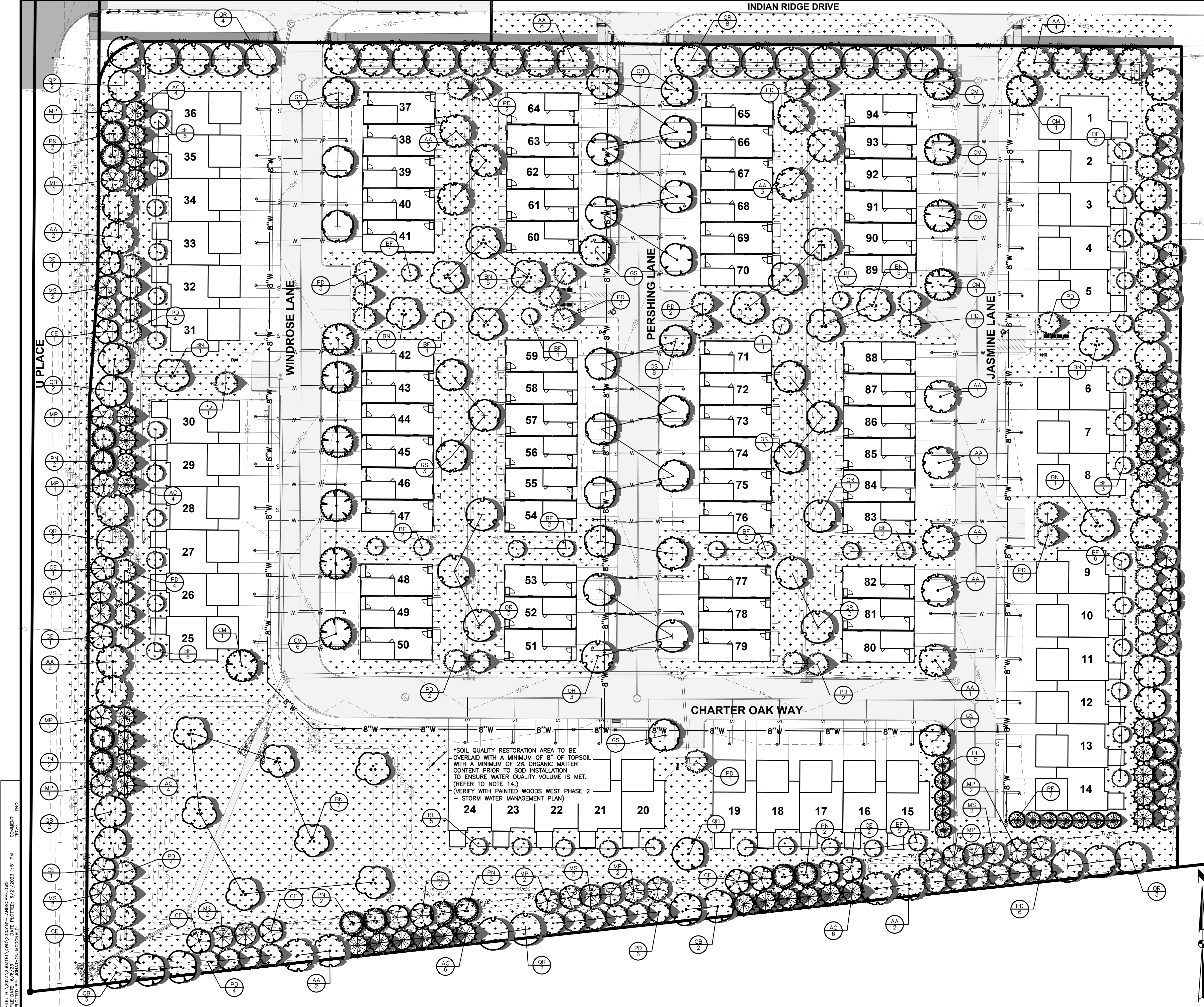
4121 NW URBANDALE DRIVE  
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 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: EKO  
 ENGINEER: GHJWM TECH: MST



WAUKEE, IOWA  
 PAINTED WOODS WEST TOWNHOMES PLAT 2

## UTILITY PLAN

SHEET NUMBER:  
**C7.3**  
 2303.181



### 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 RIGHT-OF-WAY.
- 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 ON SITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPT.

### 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: 188 TREES  
 2 TREES PER UNIT (94)

PROVIDED: 188 TREES

### 25' BUFFER REQUIREMENTS (SOUTH)

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

BUFFER LENGTH = 674'

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

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

### 25' BUFFER REQUIREMENTS (WEST)

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

BUFFER LENGTH = 560' (MINUS SOUTH BUFFER)

REQUIRED:  
 OVERSTORY TREES = 12  
 EVERGREEN TREES = 24  
 ORNAMENTAL TREES = 24

PROVIDED:  
 OVERSTORY TREES = 12  
 EVERGREEN TREES = 24  
 ORNAMENTAL TREES = 24

### 25' BUFFER REQUIREMENTS (EAST)

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

BUFFER LENGTH = 489' (MINUS WEST BUFFER)

REQUIRED:  
 OVERSTORY TREES = 10  
 EVERGREEN TREES = 20  
 ORNAMENTAL TREES = 20

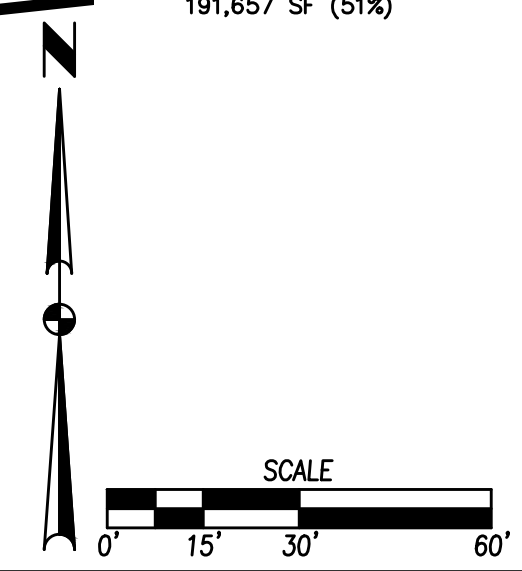
PROVIDED:  
 OVERSTORY TREES = 10  
 EVERGREEN TREES = 20  
 ORNAMENTAL TREES = 20

### OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE REQUIRED:  
 372,289 SF \* 20% = 74,458 SF (20%)

TOTAL OPEN SPACE PROVIDED:  
 191,657 SF (51%)

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**SA** CIVIL DESIGN ADVANTAGE

PAINTED WOODS WEST TOWNHOMES PLAT 2  
 LANDSCAPE PLAN

WAUKEE, IOWA

SHEET NUMBER:  
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 2303.181

PLANT SCHEDULE SOUTH BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	12	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	16	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	8	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	8	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	6	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	6	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	4	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
QB	5	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	5	Red Oak	Quercus rubra	B&B, 8' HEIGHT

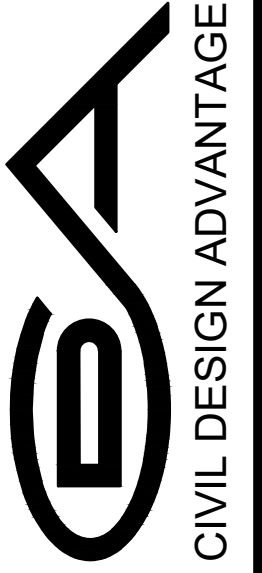
PLANT SCHEDULE BUFFER EAST				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	10	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	10	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	3	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	6	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	7	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
AA	4	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
QB	4	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	2	Red Oak	Quercus rubra	B&B, 8' HEIGHT

PLANT SCHEDULE WEST BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	12	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	12	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	6	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	6	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	6	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	6	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	4	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
QB	4	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	4	Red Oak	Quercus rubra	B&B, 8' HEIGHT

PLANT SCHEDULE OPEN SPACE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	23	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PF	12	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	23	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
BF	50	Dakota Pinnacle® Asian White Birch	Betula platyphylla 'Fargo'	B&B, 8' HEIGHT
BN	20	River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
CM	12	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GS	20	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

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**LANDSCAPE PLAN**