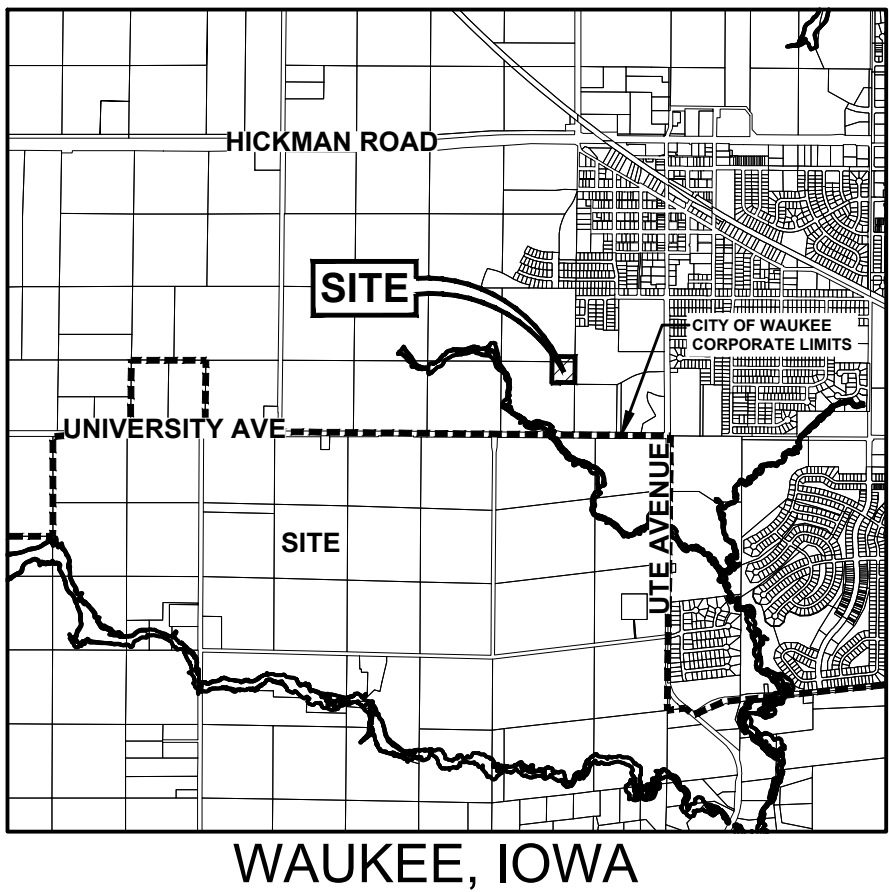


CONSTRUCTION PLANS FOR:

PRAIRIE VILLAGE PLAT 2

WAUKEE, IOWA

VICINITY MAP



OWNER / APPLICANT

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DR., STE 400
GRIMES, IA 50111
PH: 1-(515) 371-3669

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515)-369-4400

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 5.06 ACRES (220,526 SF)

PARKLAND DEDICATION

SINGLE FAMILY:
10 UNITS * 3 PEOPLE/UNIT * 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED = 0.20 ACRES

TOTAL PROVIDED = 0.00 ACRES

PARKLAND IS BEING PROVIDED NEAR THE EXISTING GREEN WAY AS PART OF THE OVERALL PRAIRIE VILLAGE DEVELOPMENT.

DATE OF SURVEY:

MAY 24, 2021

SUBMITTALS

FIRST SUBMITTAL:	12/14/2021
SECOND SUBMITTAL:	01/04/2022
THIRD SUBMITTAL:	01/25/2022
FINAL SUBMITTAL:	03/02/2022
REVISED FINAL SUBMITTAL:	04/20/2022
REVISED FINAL SUBMITTAL:	06/08/2022
AS-BUILT SUBMITTAL:	02/03/2023
AS-BUILT SUBMITTAL:	04/26/2023

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET – ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

BENCHMARKS

DALLAS COUNTY BENCHMARK #120. 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET.
ELEVATION=1011.79

CONSTRUCTION SCHEDULE

SPRING 2022 – SUMMER 2022

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE ENGINEERING DEPARTMENT.
3. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.

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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2-4	TYPICAL SECTIONS AND DETAILS
5	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
6	HYDRANT COVERAGE AND LANDSCAPE PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENT CONTROL PLAN
9-13	STORM & SANITARY SEWER PLAN AND PROFILE
14-16	WATER MAIN PLAN AND PROFILE
17	INTERSECTION DETAILS

LEGAL DESCRIPTION

OUTLOT 'Y', CLAYTON ESTATES PLAT 2 AND A PART OF PARCEL '21-54' OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741 AND A PART OF PARCEL '21-137' OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 36486, ALL IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID OUTLOT 'Y' AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 959.93 FEET, WHOSE ARC LENGTH IS 326.35 FEET AND WHOSE CHORD BEARS SOUTH 09°55'03" EAST, 324.78 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 959.93 FEET, WHOSE ARC LENGTH IS 14.70 FEET AND WHOSE CHORD BEARS SOUTH 00°15'38" WEST, 14.70 FEET; THENCE SOUTH 00°41'58" WEST CONTINUING ALONG SAID EASTERLY LINE, 114.83 FEET; THENCE SOUTH 00°41'58" WEST CONTINUING ALONG SAID EASTERLY LINE, 109.97 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 89°28'20" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Y' AND THE EASTERLY LINE OF SAID PARCEL '21-54', A DISTANCE OF 358.56 FEET; THENCE SOUTH 00°28'19" WEST CONTINUING ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID PARCEL '21-137', A DISTANCE OF 187.63 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '21-137'; THENCE NORTH 89°31'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL '21-137', A DISTANCE OF 120.00 FEET; THENCE NORTH 00°28'19" EAST CONTINUING ALONG SAID SOUTHERLY LINE AND THE NORTHERLY EXTENSION THEREOF, 658.56 FEET TO THE NORTHERLY LINE OF SAID PARCEL '21-54'; THENCE SOUTH 89°44'55" EAST ALONG SAID NORTHERLY LINE, 420.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '21-54'; THENCE NORTH 00°41'28" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y', 85.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.68 ACRES (247,416 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

AS-BUILT DRAWINGS

AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

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

PROJECT NO. 2106.503

GENERAL LEGEND

PROPOSED

SECTION LINE	----
CENTER LINE	----
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
WATER CURB STOP	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(UAC)
TOP OF PROPOSED GROUND	TG
MINIMUM PROTECTION ELEVATION	MPE
MINIMUM GRADE AT EXPOSED STRUCTURE	MGS

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	

ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS AND THE SOILS REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING (CMT), (PN 212128PVH), DATED JANUARY 6, 2022.

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

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



1-800-292-8989

www.iowaonecall.com



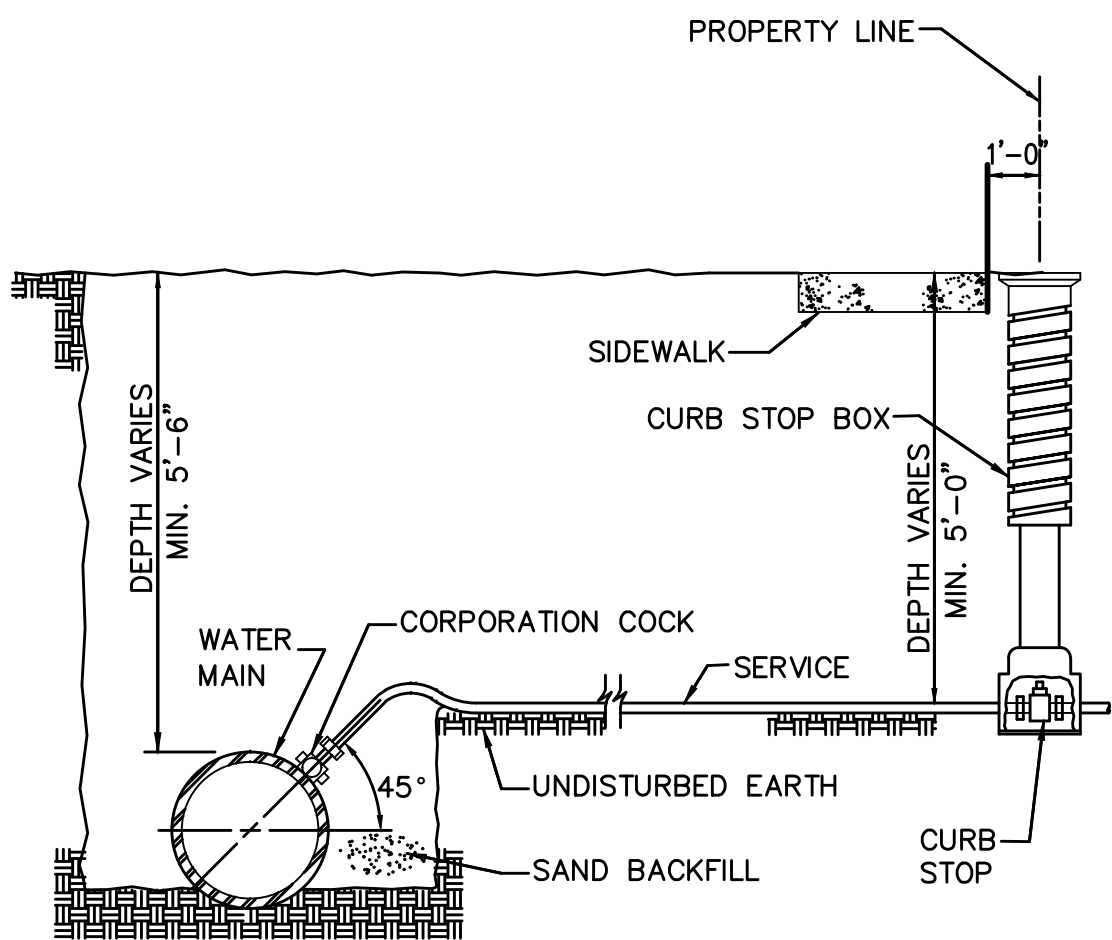
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E.
06/01/2023
DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-17

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DATE: 04/26/2023

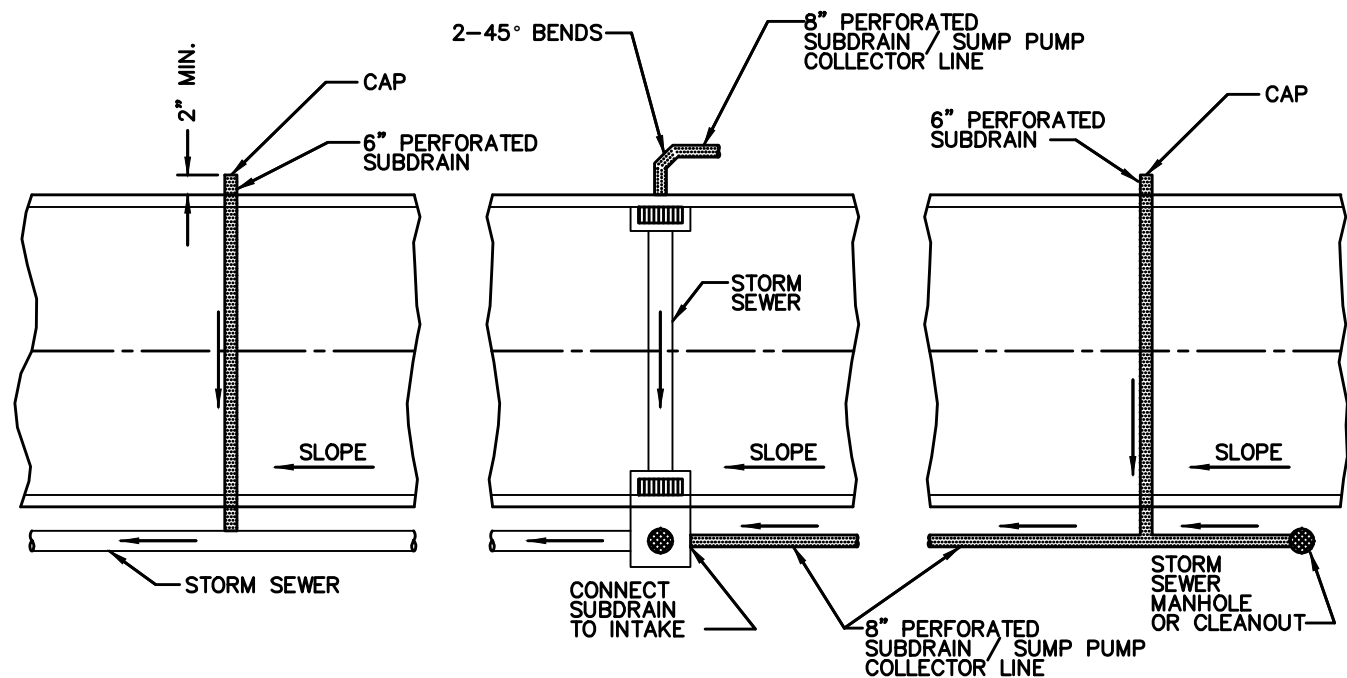


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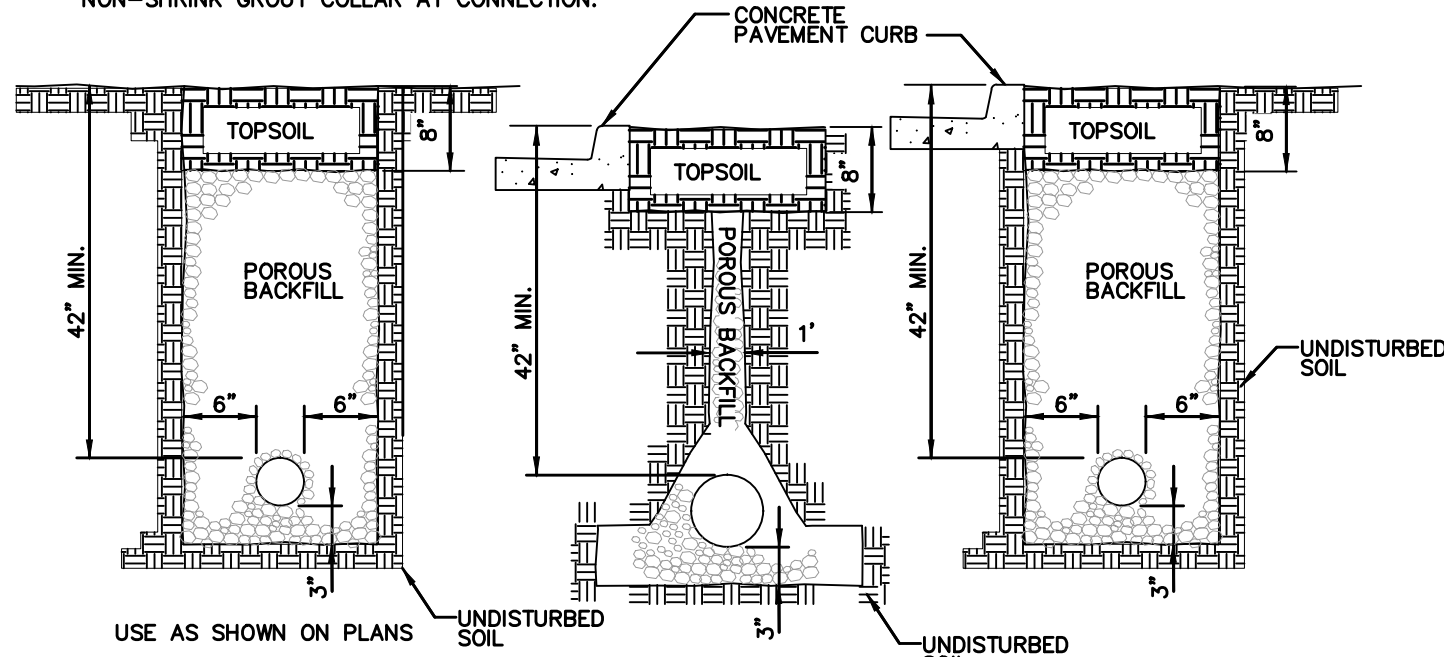
1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

WATER SERVICE CONNECTION

NOT TO SCALE



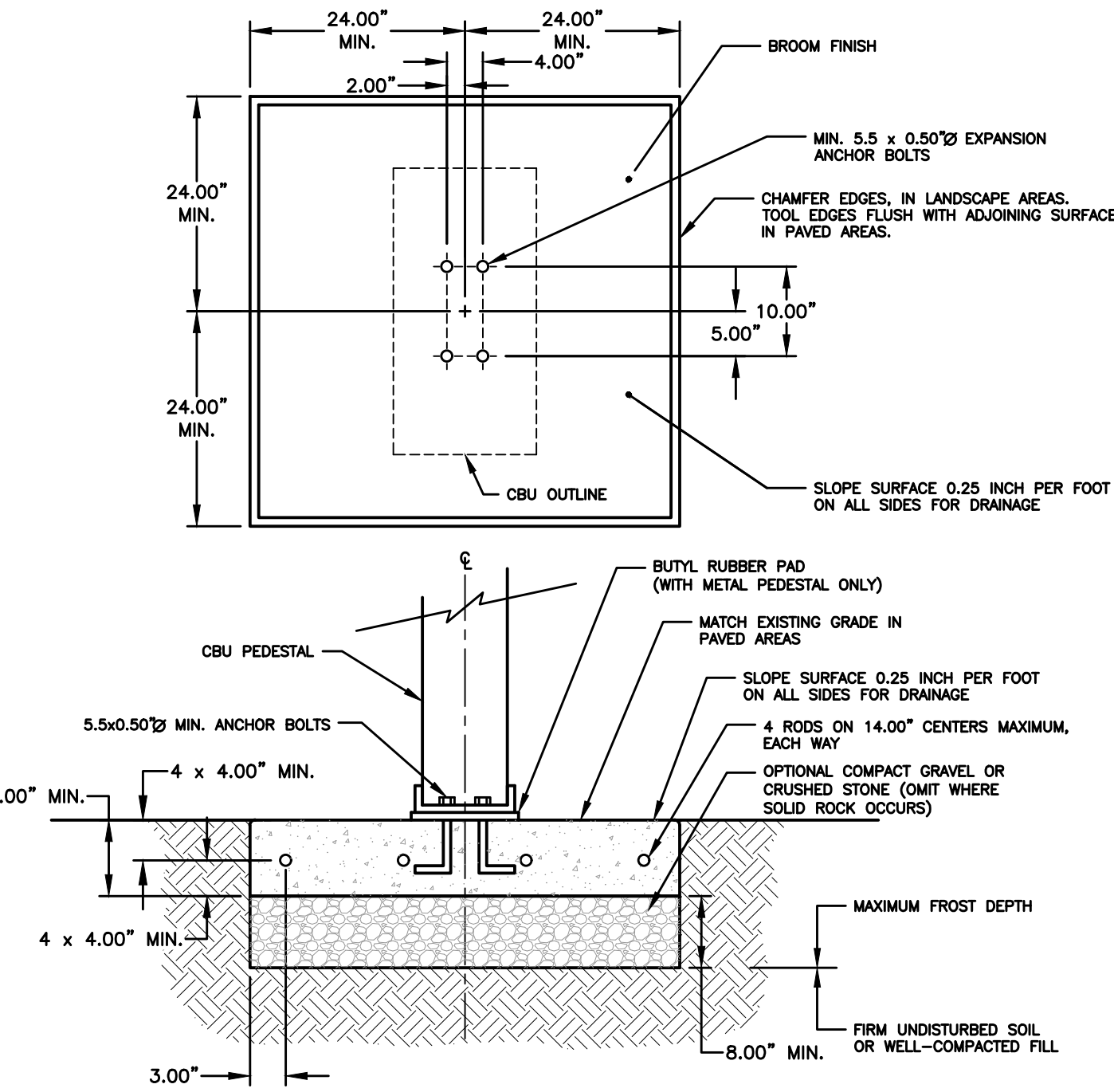
NOTE:
CORE DRILL ALL STORM SEWER AND PLACE NON-SHRINK GROUT COLLAR AT CONNECTION.



NOTES:

1. SLOPE SUBDRAINS TO DRAIN.
2. 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS; USE PEA GRAVEL FOR POROUS BACKFILL.
3. DIRECT PERFORATIONS DOWN FOR SUBDRAINS AND UP FOR SUMP PUMP COLLECTOR LINES.

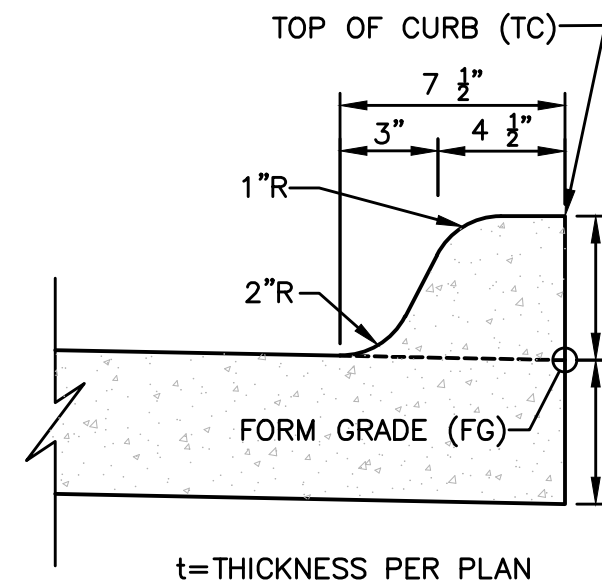
6" PERFORATED SUBDRAIN



- NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
A. HILTI KWIK BOLT (WWW.HILTI.COM) 1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-698 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
B. ITW RAMSET REDHEAD TRIBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-12706. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

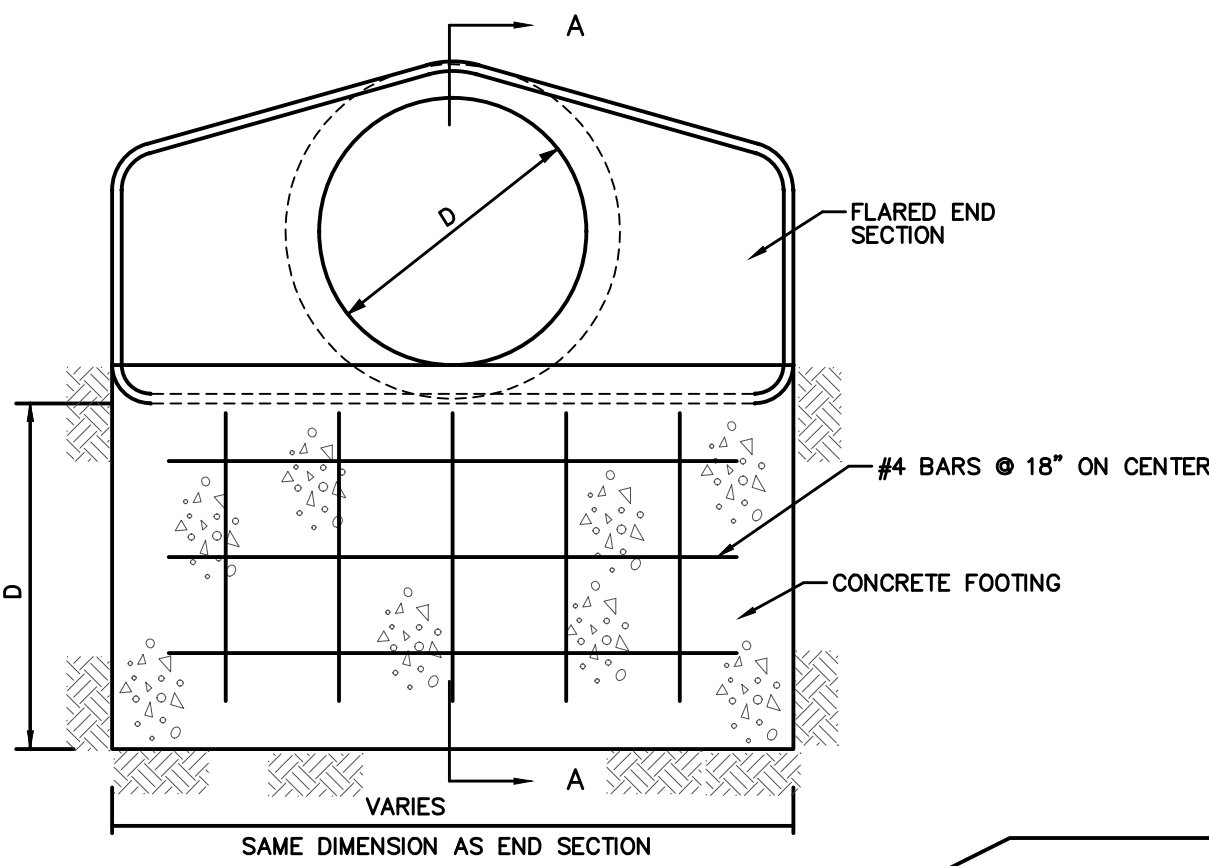
MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE



INTEGRAL 6" STANDARD SPOT ELEVATION REFERENCE 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

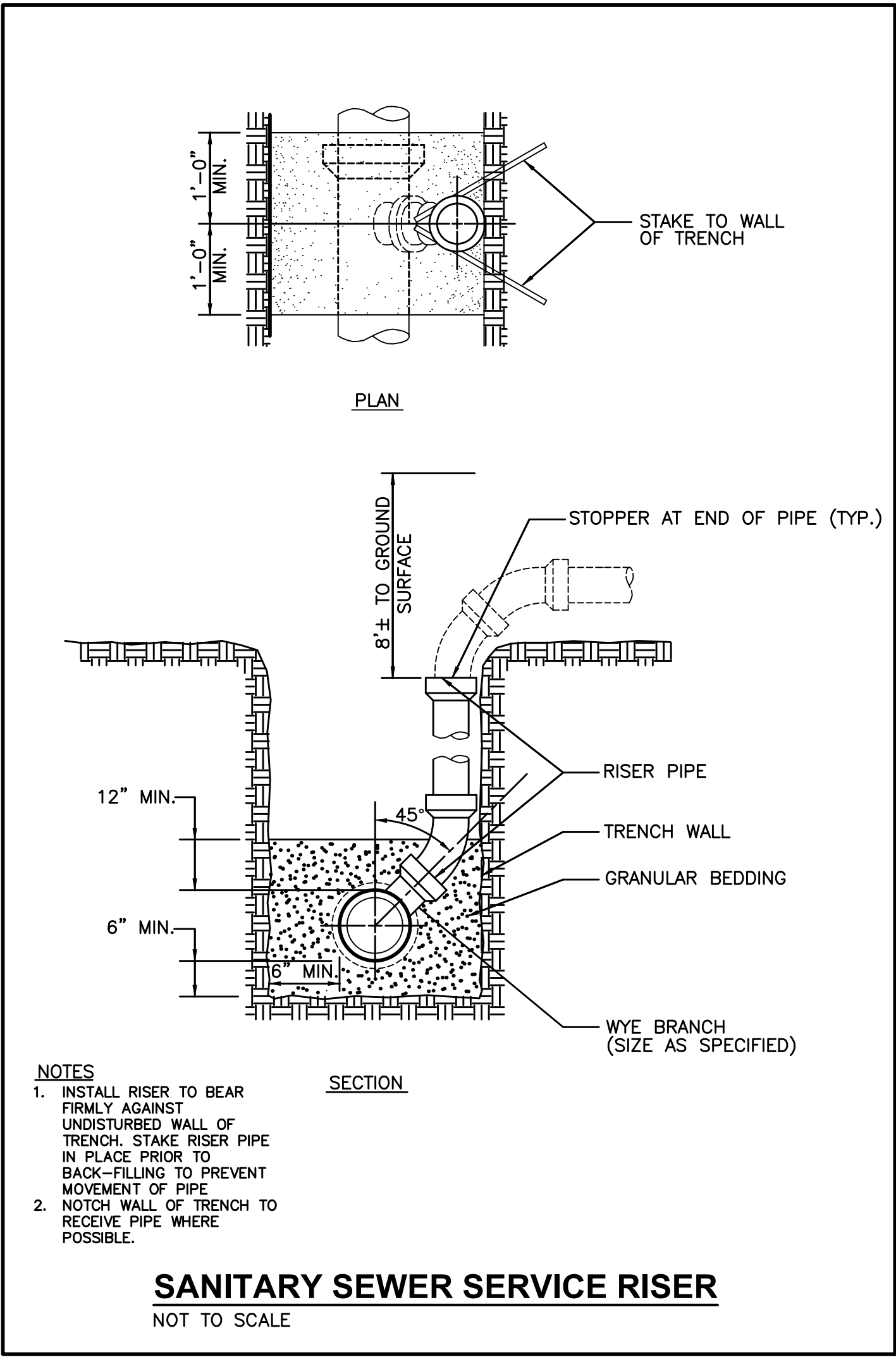
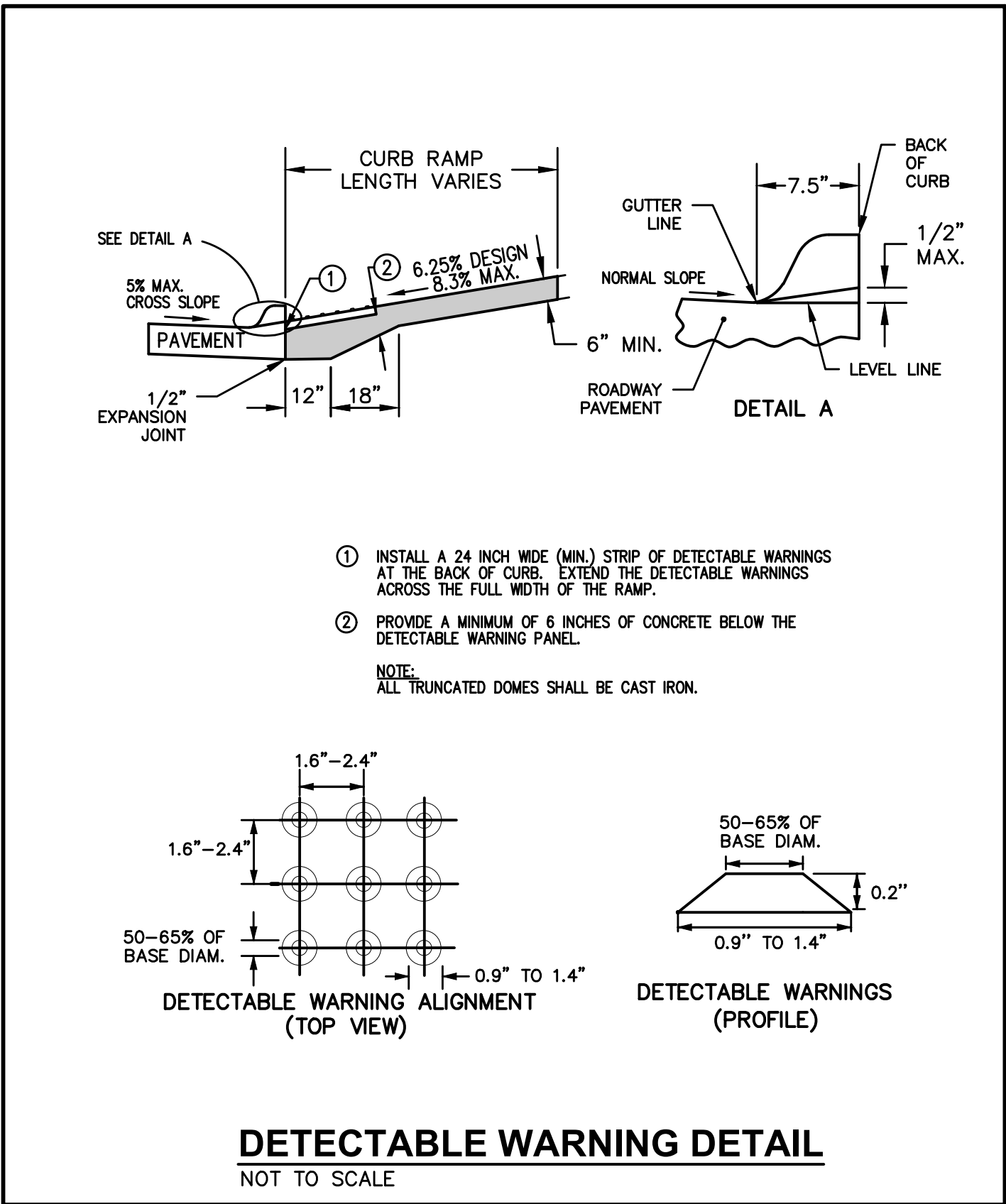
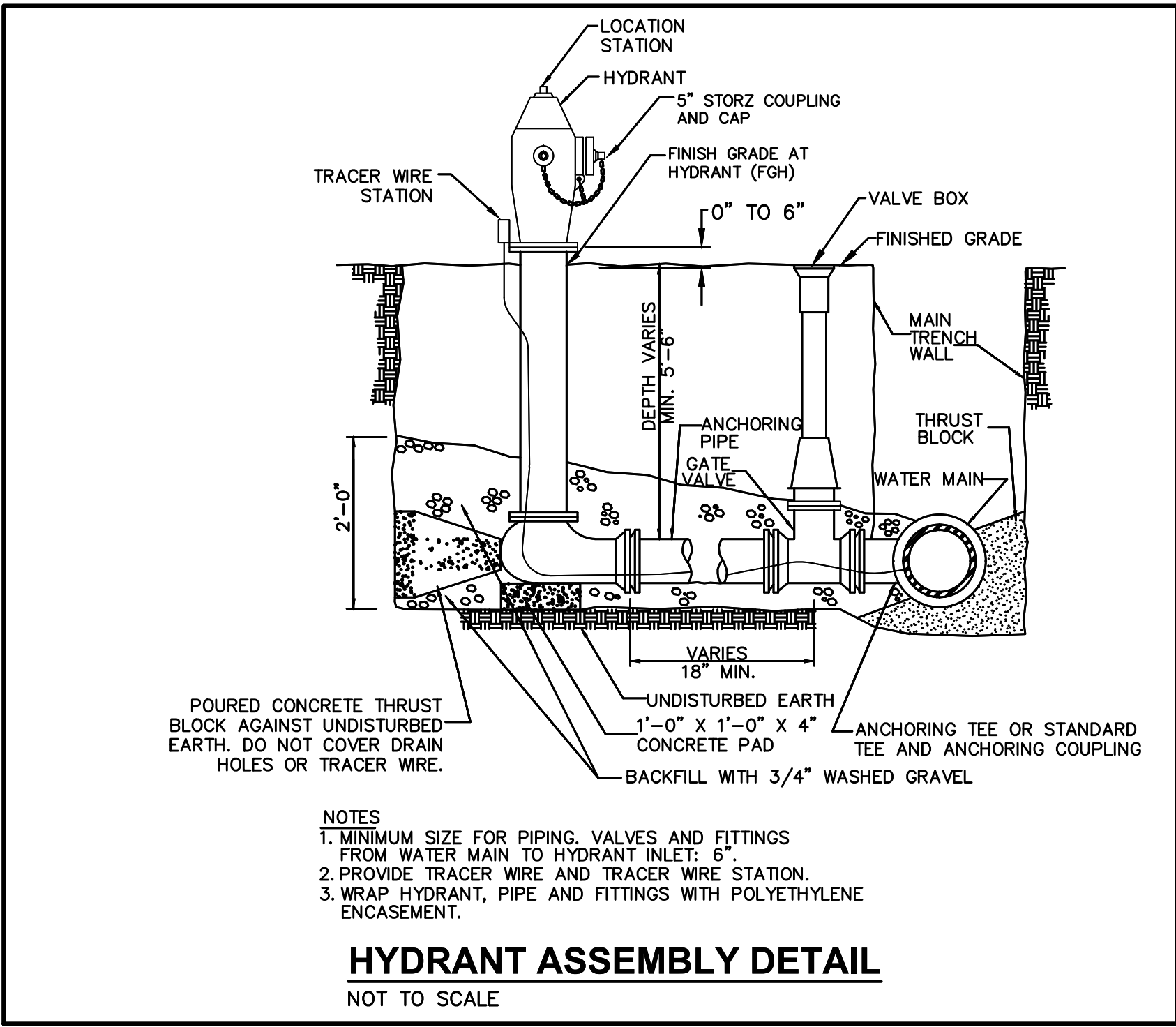
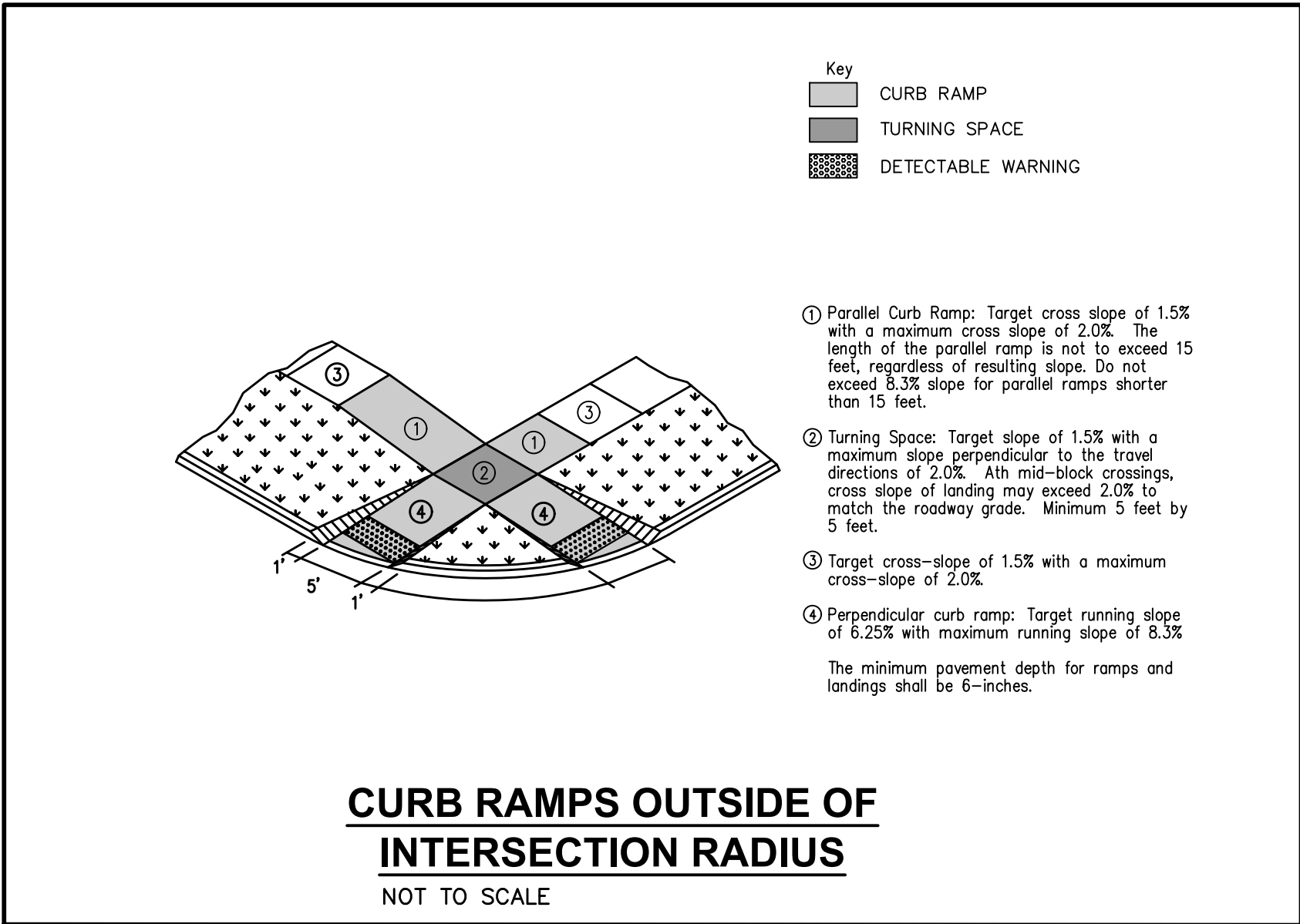
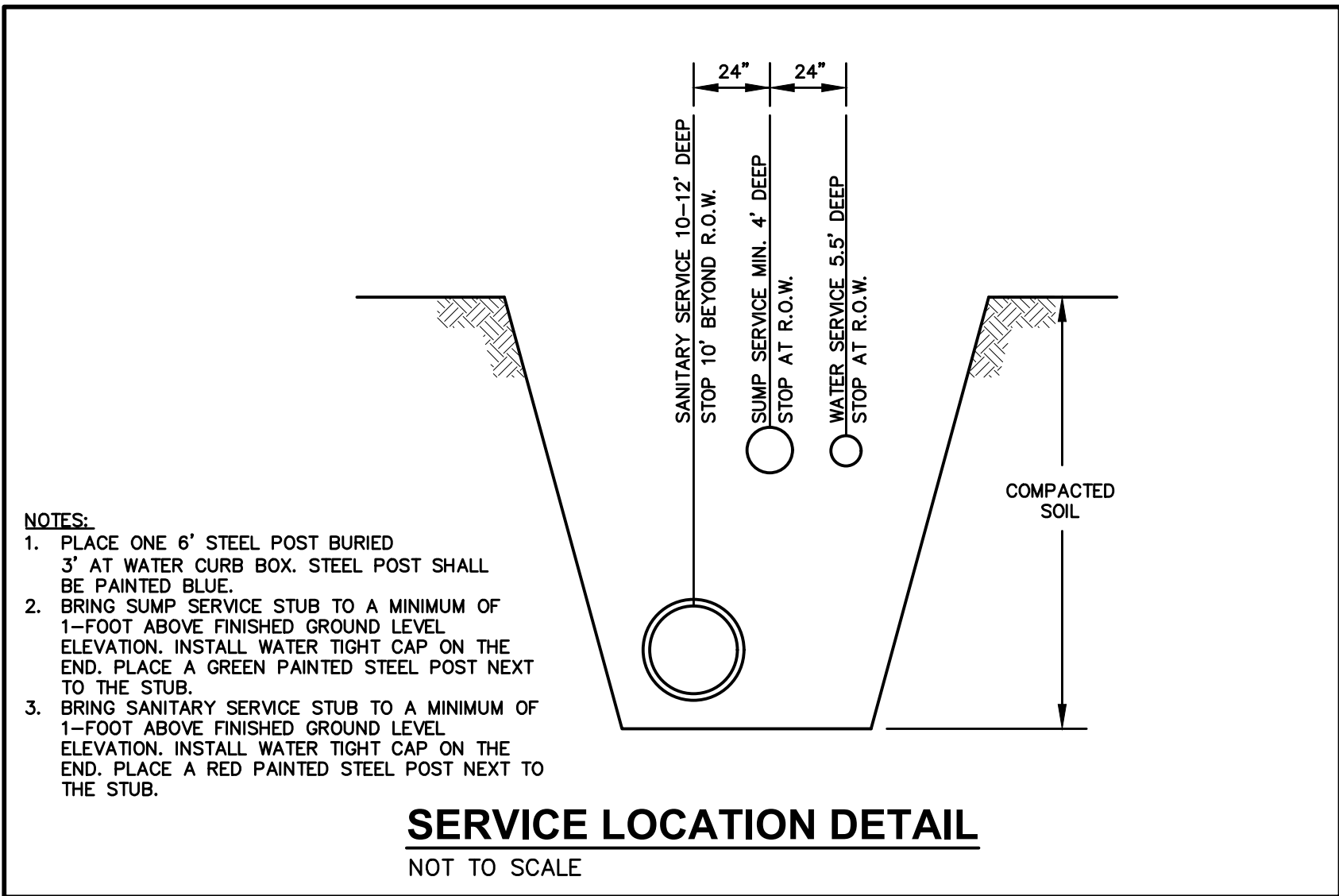
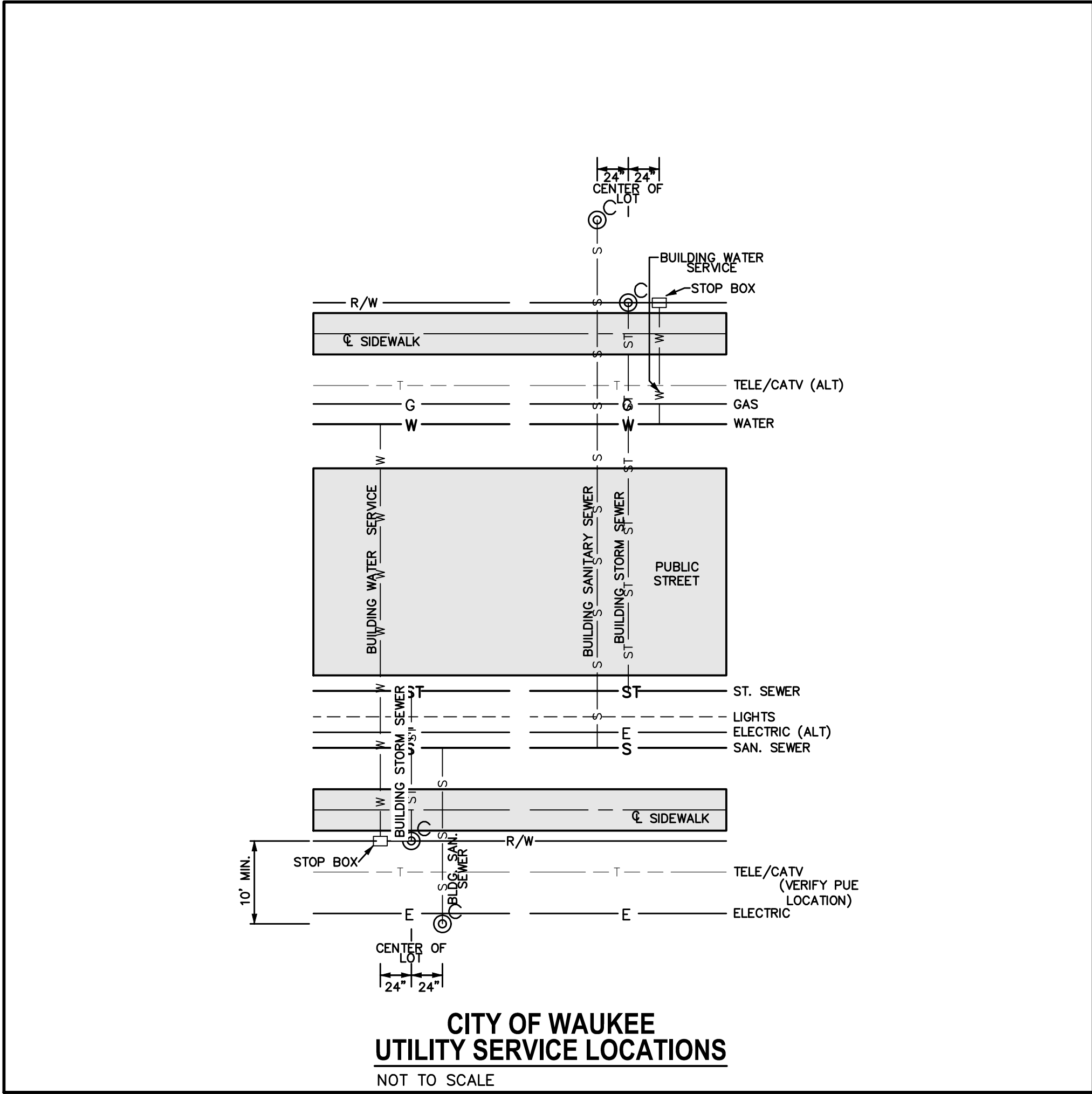
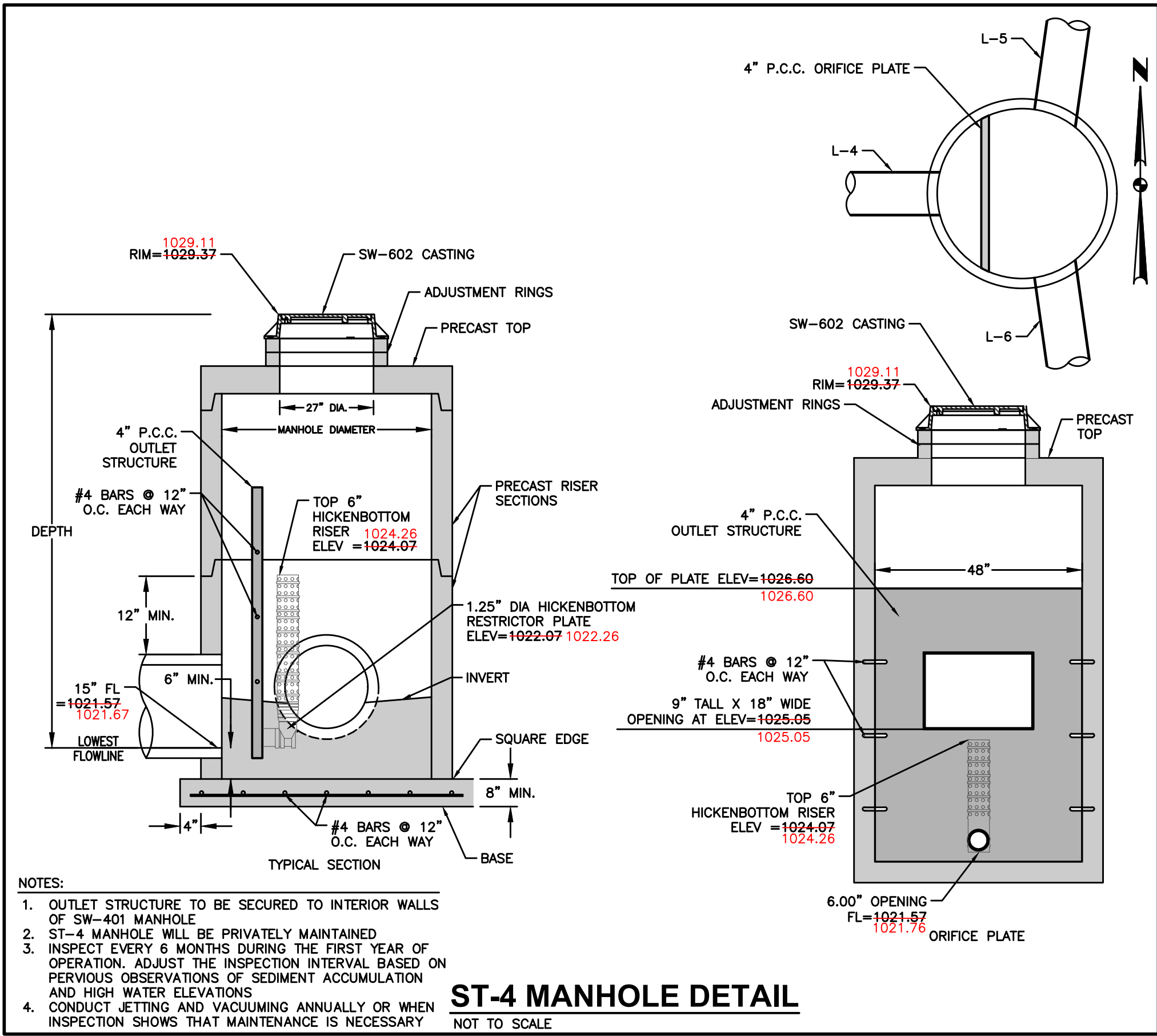
D	W	Mark	Size	Length	Count
12"	2'-4"	41	4	2'-0"	3
		42	4	3'-8"	2
15"	2'-10"	41	4	2'-8"	3
		42	4	3'-8"	2
18"	3'-5"	41	4	3'-1"	3
		42	4	3'-8"	3
24"	4'-6"	41	4	4'-2"	3
		42	4	3'-8"	3
30"	5'-7"	41	4	5'-3"	3
		42	4	3'-8"	4
36"	6'-8"	41	4	6'-4"	3
		42	4	3'-8"	5
42"	7'-3"	41	4	6'-11"	3
		42	4	3'-8"	5

D	W	Mark	Size	Length	Count
48"	7'-10"	41	4	7'-8"	3
		42	4	3'-8"	6
54"	8'-5"	41	4	8'-1"	3
		42	4	3'-8"	6
60"	8'-11"	41	4	8'-7"	3
		42	4	3'-8"	6
66"	8'-11"	41	4	8'-7"	3
		42	4	3'-8"	7
72"	10'-0"	41	4	9'-8"	3
		42	4	3'-8"	7
78"	10'-7"	41	4	10'-3"	3
		42	4	3'-8"	7
84"	11'-1"	41	4	10'-9"	3
		42	4	3'-8"	8

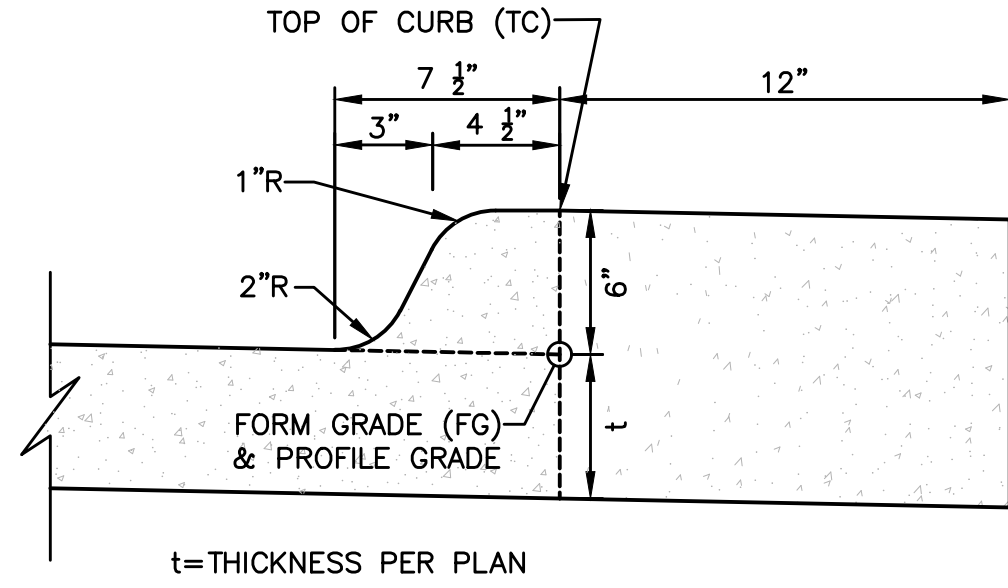
RCP APRON FOOTING DETAIL

NOT TO SCALE

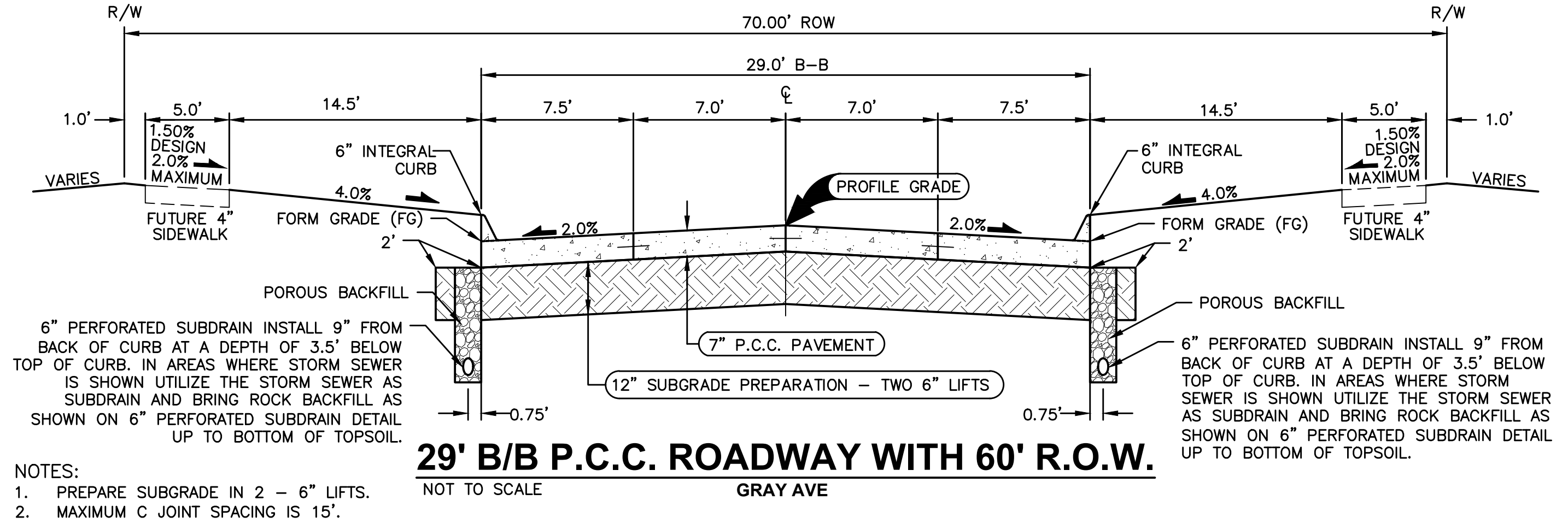
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PLOTTER BY: CLAY OTTO



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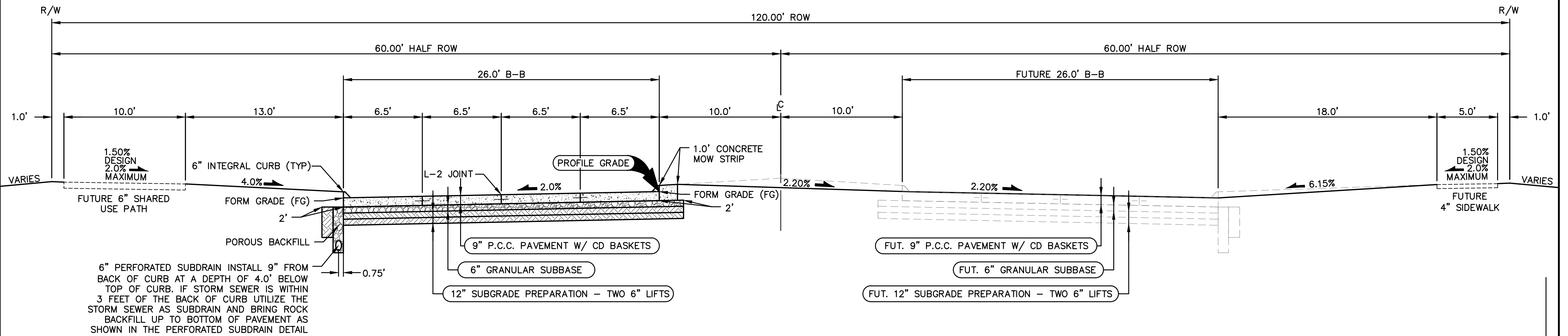


6" MODIFIED MEDIAN CURB DETAIL
NOT TO SCALE



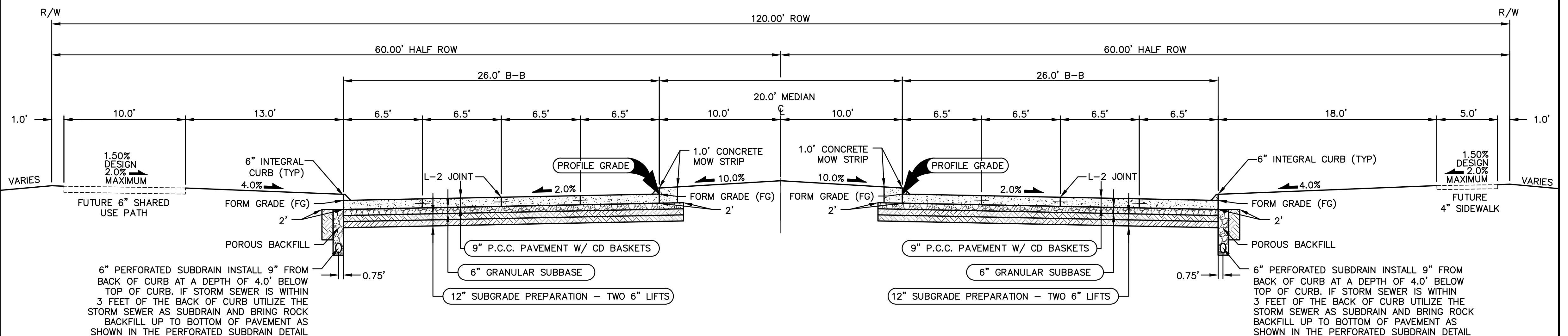
NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. MAXIMUM C JOINT SPACING IS 15'.

29' B/B P.C.C. ROADWAY WITH 60' R.O.W.
NOT TO SCALE
GRAY AVE



NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. MAXIMUM CD JOINT SPACING IS 15'.

10TH STREET (PARTIAL BUILD) WITH 120' R.O.W.
NOT TO SCALE



NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
2. MAXIMUM CD JOINT SPACING IS 15'.

10TH STREET (FULL BUILD) WITH 120' R.O.W.
NOT TO SCALE

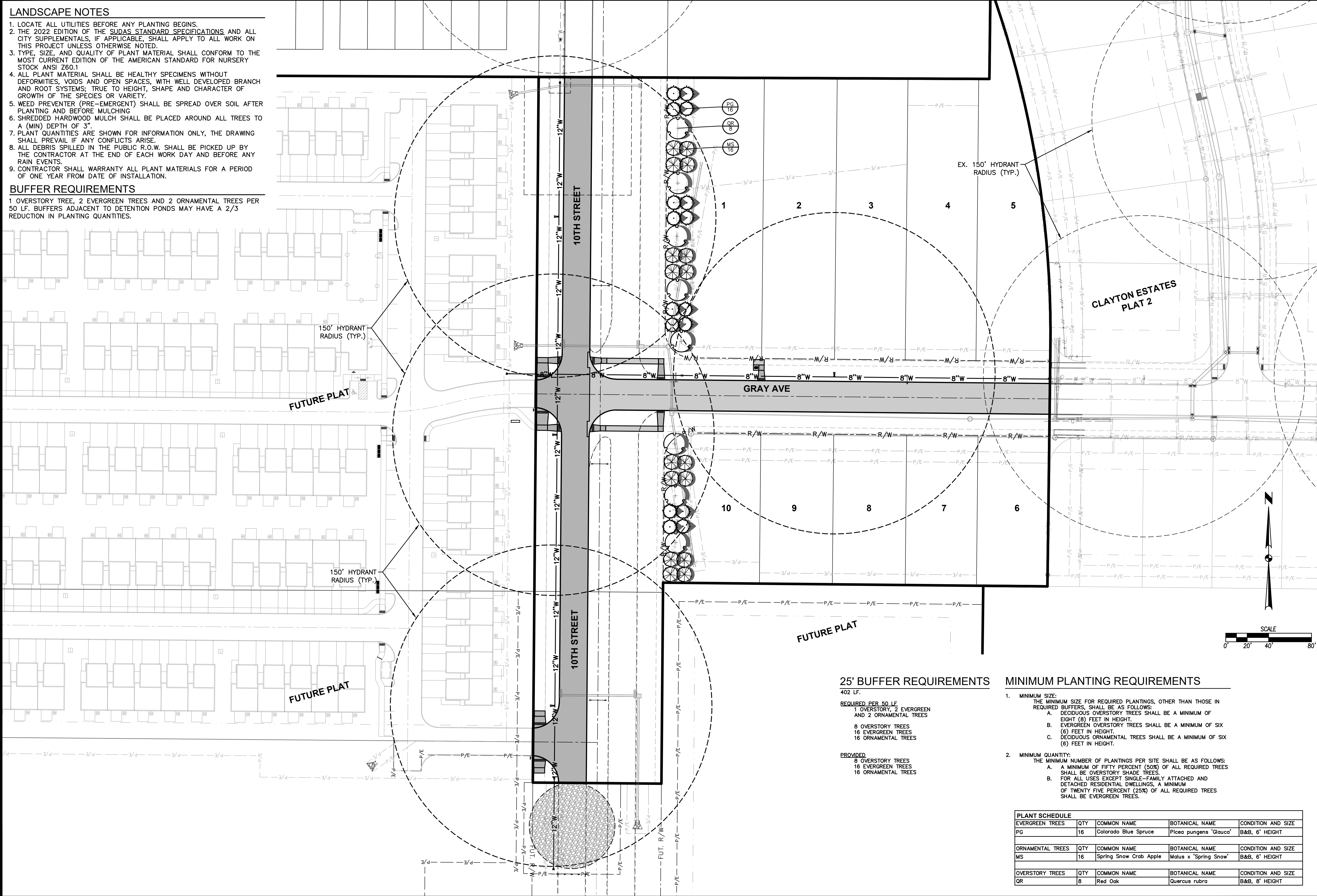
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LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING
6. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES TO A (MIN) DEPTH OF 3".
7. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
8. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND BEFORE ANY RAIN EVENTS.
9. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

BUFFER REQUIREMENTS

1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF. BUFFERS ADJACENT TO DETENTION PONDS MAY HAVE A 2/3 REDUCTION IN PLANTING QUANTITIES.



25' BUFFER REQUIREMENTS

402 LF.
REQUIRED PER 50 LF.
1 OVERSTORY, 2 EVERGREEN
AND 2 ORNAMENTAL TREES
8 OVERSTORY TREES
16 EVERGREEN TREES
16 ORNAMENTAL TREES

PROVIDED
8 OVERSTORY TREES
16 EVERGREEN TREES
16 ORNAMENTAL TREES

MINIMUM PLANTING REQUIREMENTS

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

PLANT SCHEDULE			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME
PG	16	Colorado Blue Spruce	Picea pungens 'Glauca'
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME
MS	16	Spring Snow Crab Apple	Malus x 'Spring Snow'
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME
QR	8	Red Oak	Quercus rubra
		CONDITION AND SIZE	
		B&B, 6' HEIGHT	
		B&B, 6' HEIGHT	
		B&B, 8' HEIGHT	

DATE

04/26/2023

AS-BUILT SUBMITTAL

02/03/2023

REVISED FINAL SUBMITTAL

06/08/2022

REVISED FINAL SUBMITTAL

04/20/2022

FINAL SUBMITTAL

03/02/2022

3RD SUBMITTAL

01/25/2022

REVISIONS

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

TECH: JDS/CWO

6

17

2106.503

PRAIRIE VILLAGE PLAT 2

HYDRANT COVERAGE AND LANDSCAPE PLAN

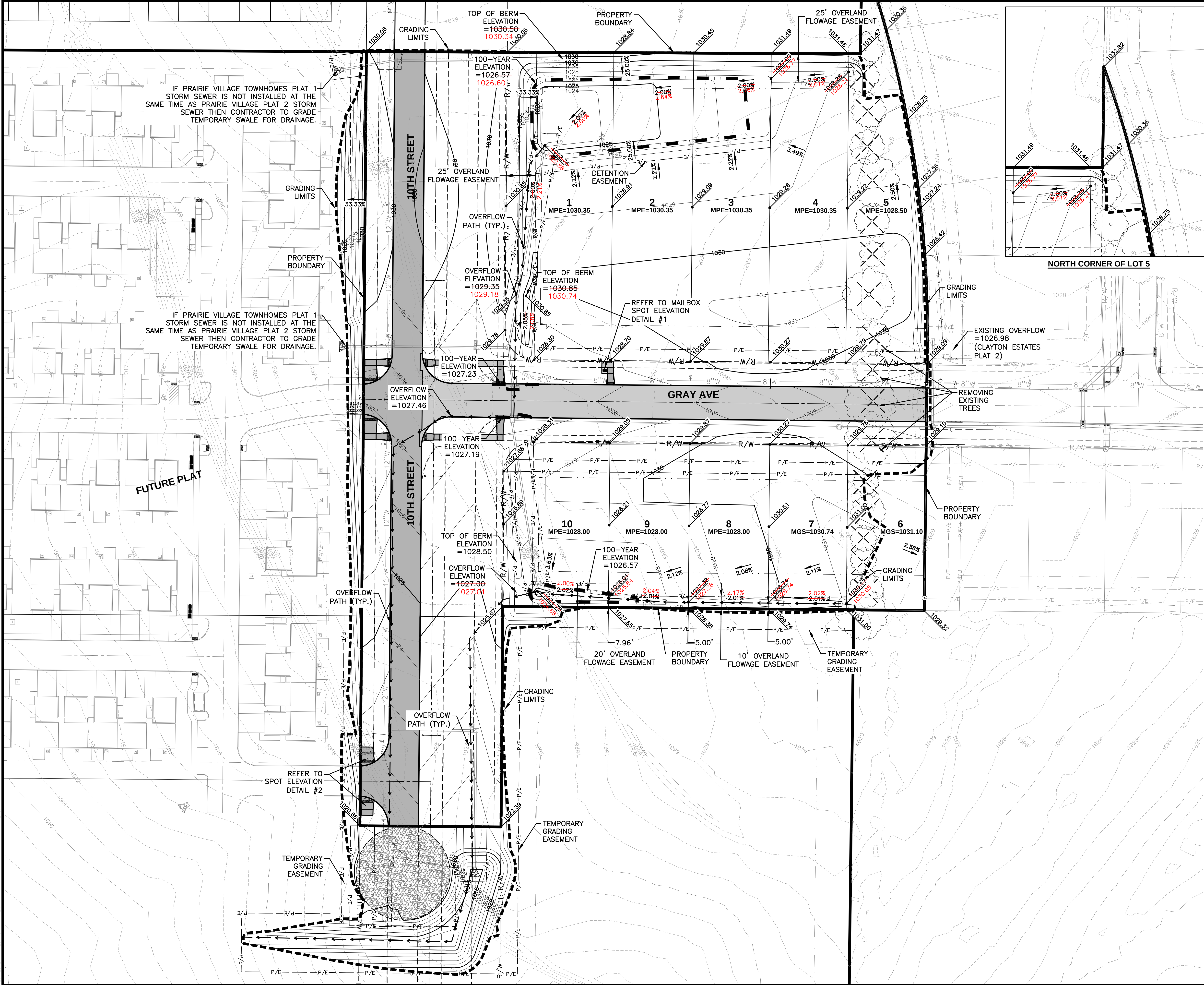
WAUKEE, IOWA

EA

CIVIL DESIGN ADVANTAGE

ENGINEER: JMM

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DATE: 4/26/2023 2:48 PM
TECH: MURRAY



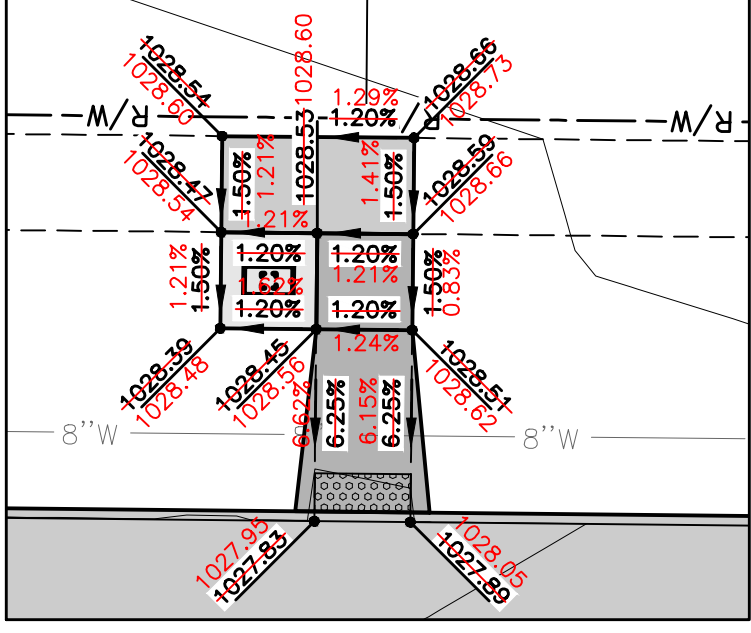
IF PRAIRIE VILLAGE TOWNHOMES PLAT 1 STORM SEWER IS NOT INSTALLED AT THE SAME TIME AS PRAIRIE VILLAGE PLAT 2 STORM SEWER THEN CONTRACTOR TO GRADE TEMPORARY SWALE FOR DRAINAGE.

IF PRAIRIE VILLAGE TOWNHOMES PLAT 1 STORM SEWER IS NOT INSTALLED AT THE SAME TIME AS PRAIRIE VILLAGE PLAT 2 STORM SEWER THEN CONTRACTOR TO GRADE TEMPORARY SWALE FOR DRAINAGE.

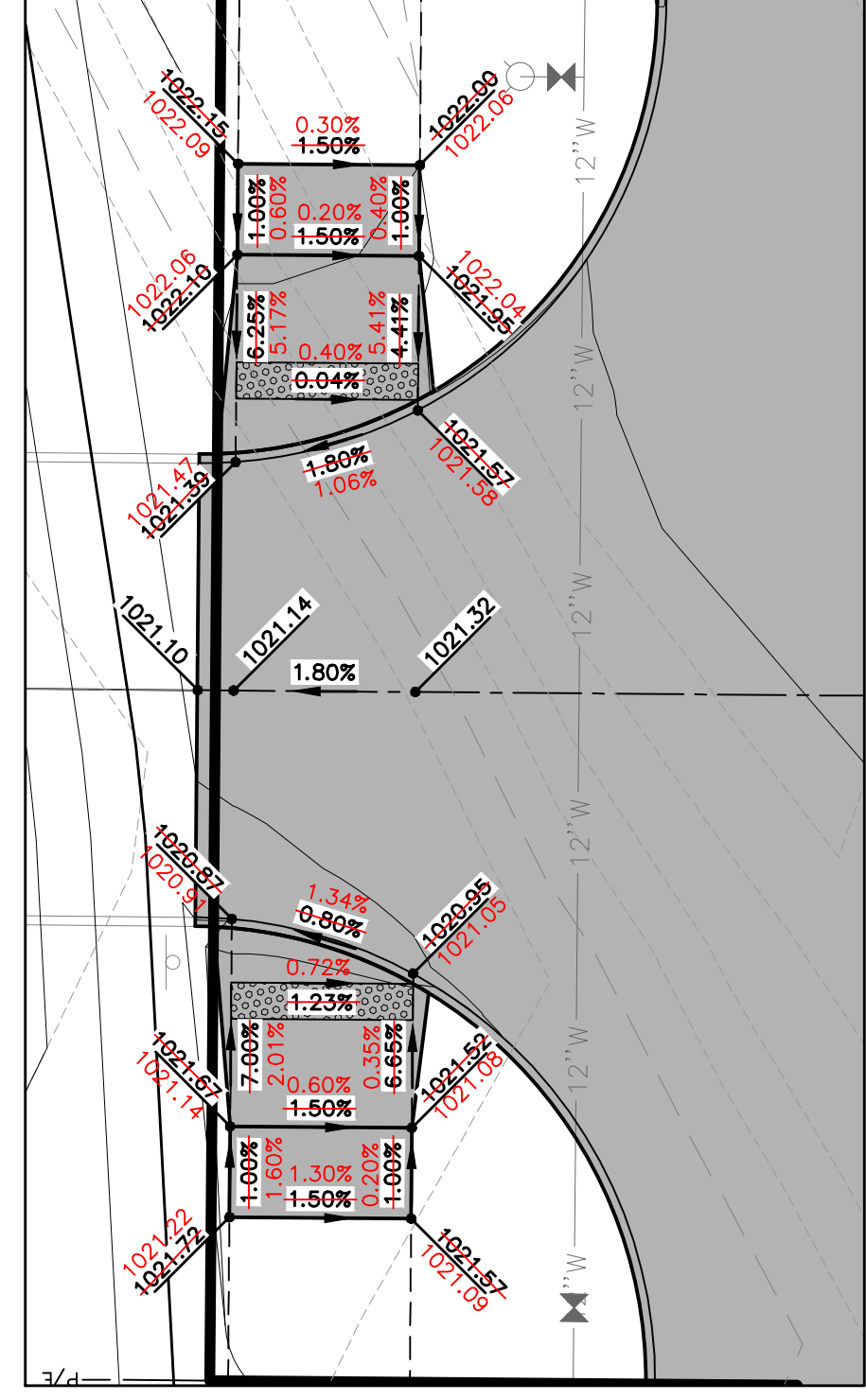
GRADING NOTES

1. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
2. REMOVE ANY FARM FENCING ON THE PROPERTY AS PART OF THE IMPROVEMENTS.

AREA OF DISTURBANCE = 6.16 AC



MAILBOX SPOT ELEVATION DETAIL #1
SCALE: 1"=10'



SPOT ELEVATION DETAIL #2
SCALE: 1"=10'

DATE	
04/26/2023	AS-BUILT SUBMITTAL
02/03/2023	AS-BUILT SUBMITTAL
06/08/2022	REVISED FINAL SUBMITTAL
04/20/2022	REVISED FINAL SUBMITTAL
03/02/2022	FINAL SUBMITTAL
01/25/2022	3RD SUBMITTAL

REVISIONS	
4121 NW URBANDALE DRIVE	TECH: JDS/CWO
URBANDALE, IOWA 50322	ENGINEER: JMM
PHONE: (515) 369-4400	
FAX: (515) 369-4410	

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 2

GRADING PLAN

7

17

2106.503

EROSION AND SEDIMENT CONTROL PLAN

NOT TO SCALE

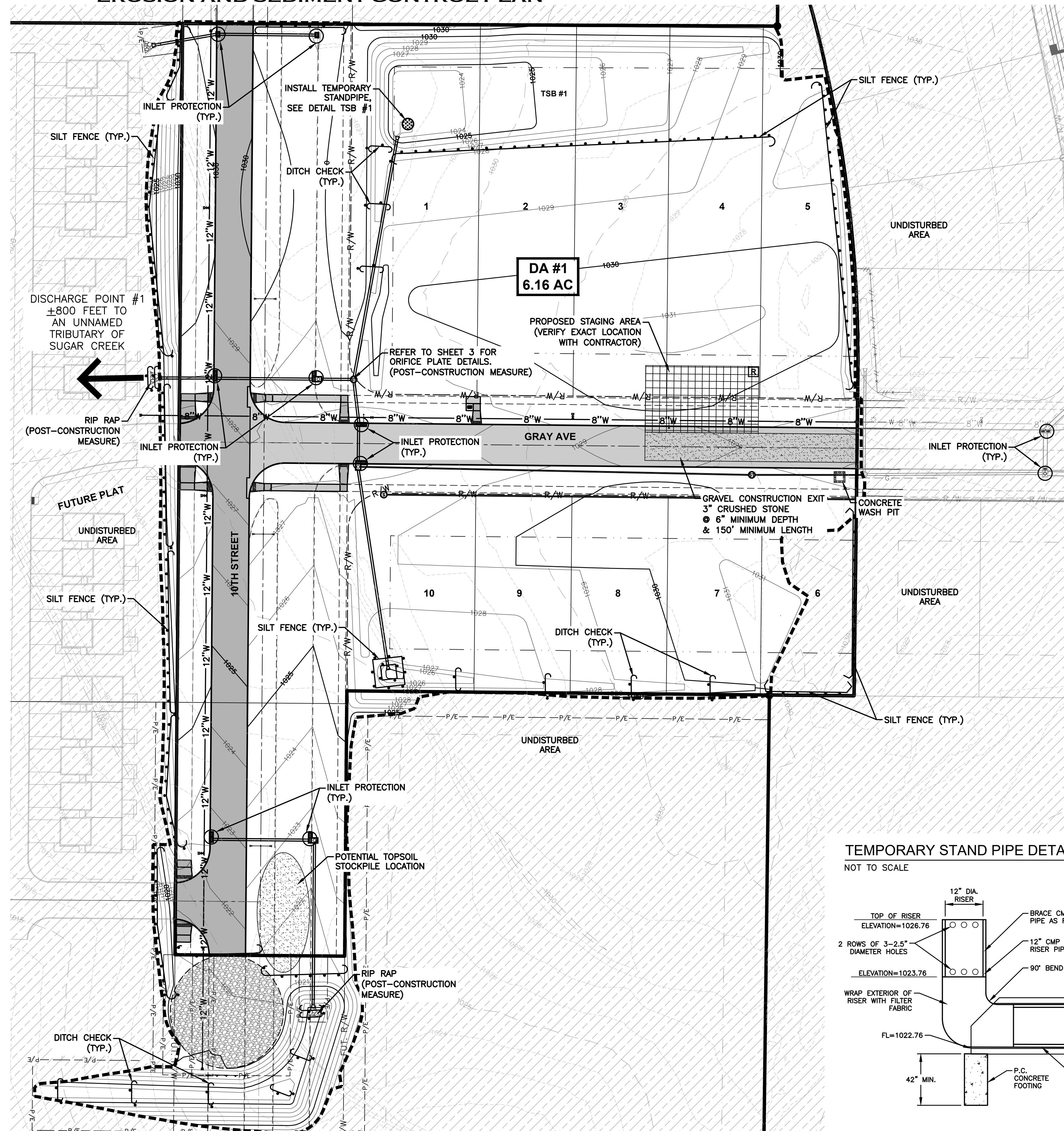


ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,605
2	DITCH CHECKS	LF	380
3	SEEDING, FERTILIZING, AND MULCHING	AC	5.43
4	INLET PROTECTION DEVICES	EA	10
5	CONCRETE WASHOUT PIT	EA	1
6	12" PVC TEMPORARY STANDPIPE	EA	1

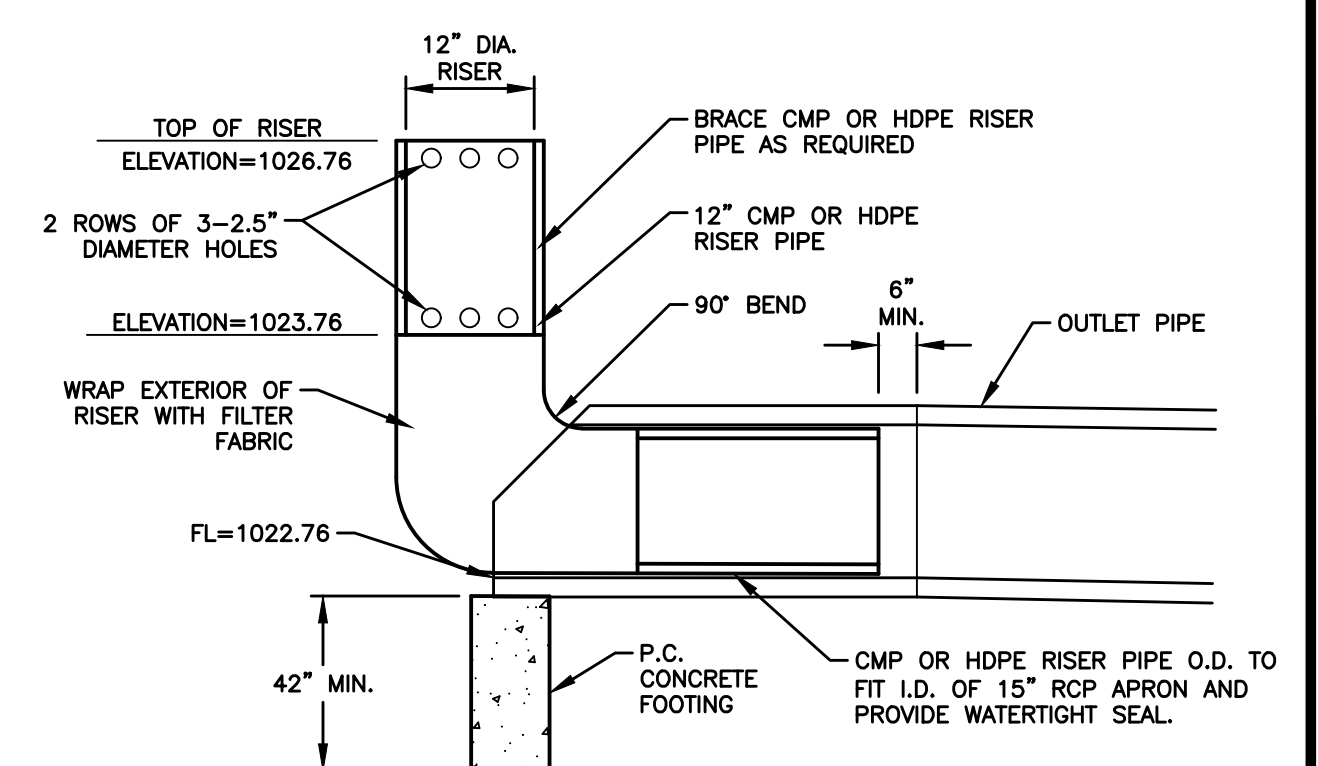
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

<u>DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF SUGAR CREEK CREEK ±800 FT</u>	
TOTAL AREA DISTURBED TO DISCHARGE POINT	6.16 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES×3600 CU FT)	22,176 CU FT
VOLUME PROVIDED IN SILT FENCE (1,605 LF @ 4.5 CU FT/LF OF FENCE)	7,223 CU FT
VOLUME PROVIDED IN DITCH CHECK @ 2% (380 LF @ 15 CU FT/LF)	5,700 CU FT
VOLUME PROVIDED IN TSB #1	<u>19,868 CU FT</u>
TOTAL VOLUME PROVIDED	32,791 CU FT

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

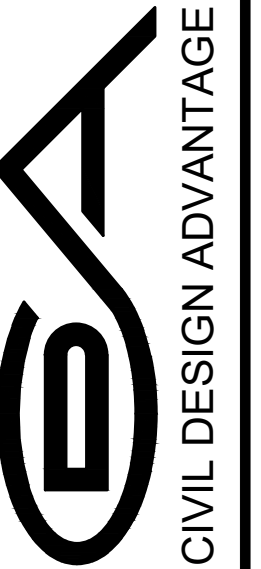


NOT TO SCALE



AS-BUILT SUBMITTAL	04/28/2023
AS-BUILT SUBMITTAL	02/03/2023
REVISED FINAL SUBMITTAL	06/08/2022
REVISED FINAL SUBMITTAL	04/20/2022
FINAL SUBMITTAL	03/02/2022
3RD SUBMITTAL	01/25/2022

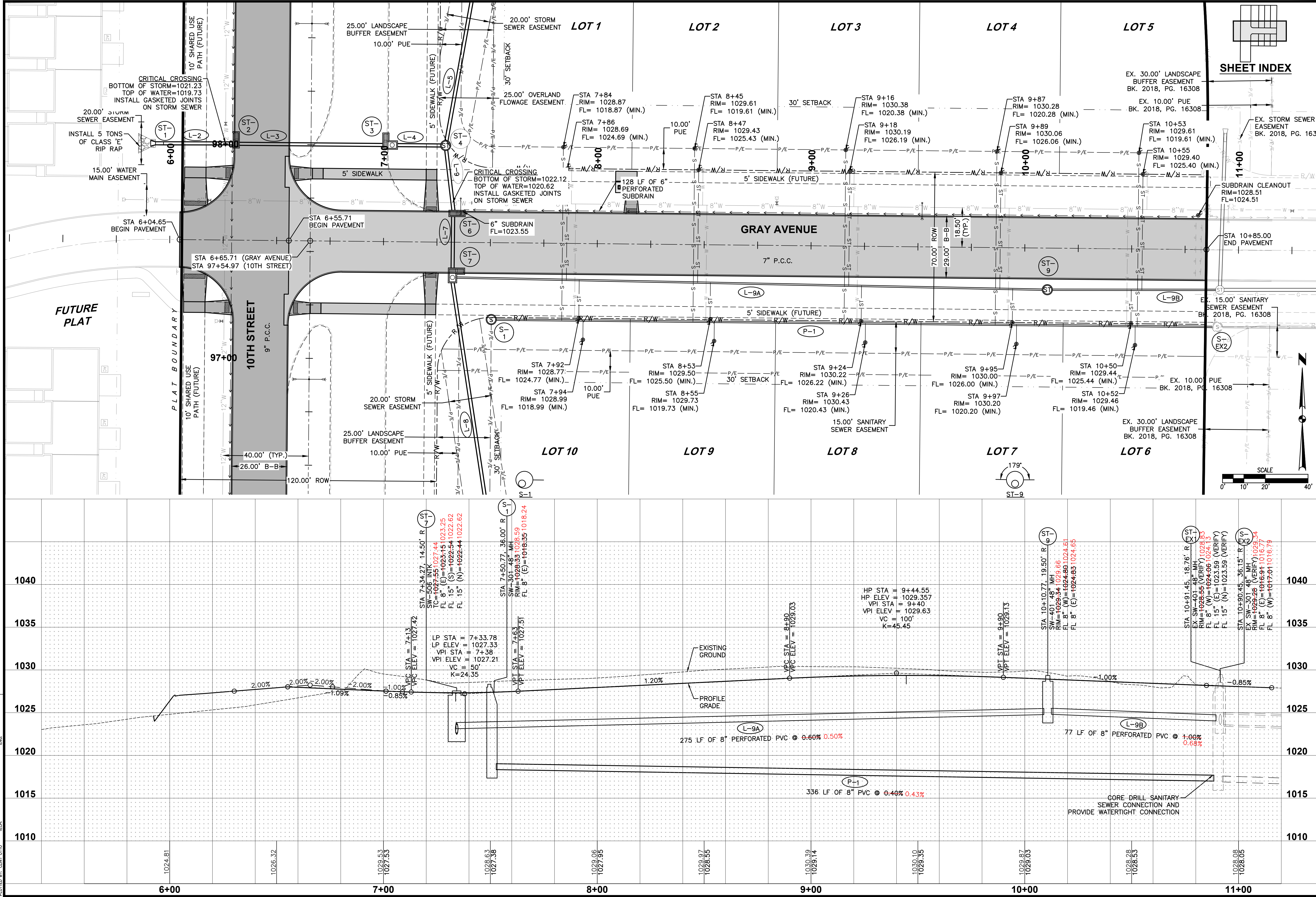
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM TECH: JDS/CWO

2
LAN
WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 2
EROSION AND SEDIMENT CONTROL PLAN
WAL

FILE: H:\2021\2106503\DWG\ASBUILTS\2106503-SWPPP - ASBUILT.DWG
FILE DATE: 2/3/23 DATE PLOTTED: 4/26/2023 9:53 AM COMMENT:

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DATE: 4/26/2023 9:53 AM
DRAWN BY: JMM
CHECKED BY: JMM
PLotted BY: JMM



DATE

04/26/2023

AS-BUILT SUBMITTAL

02/03/2023

REVISED FINAL SUBMITTAL

06/08/2023

REVISED FINAL SUBMITTAL

04/20/2022

FINAL SUBMITTAL

03/02/2022

3RD SUBMITTAL

01/25/2022

REVISIONS

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

TECH: JDS/CWO
ENGINEER: JMM

9

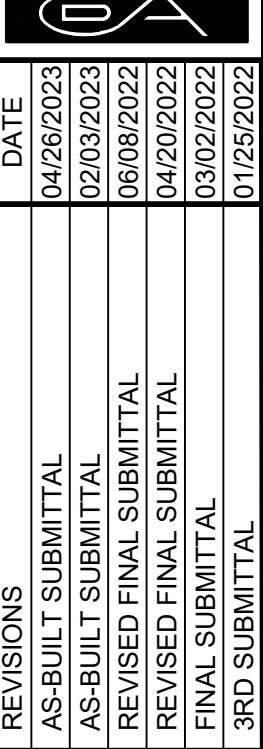
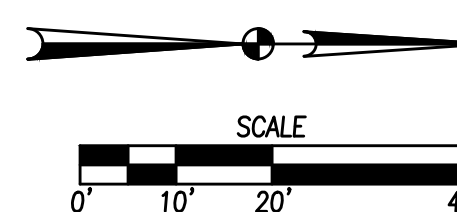
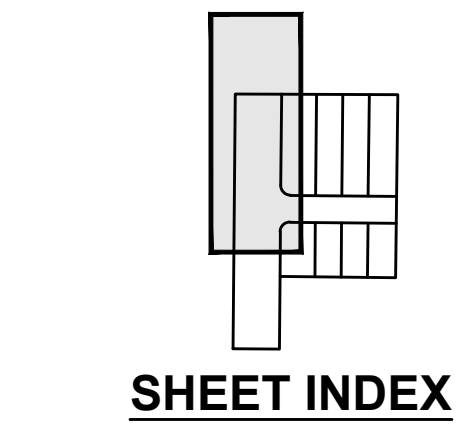
17

2106.503

PRAIRIE VILLAGE PLAT 2

STORM & SANITARY PLAN AND PROFILE

WAUKEE, IOWA



4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: JDS/CWO



CIVIL DESIGN ADVANTAGE

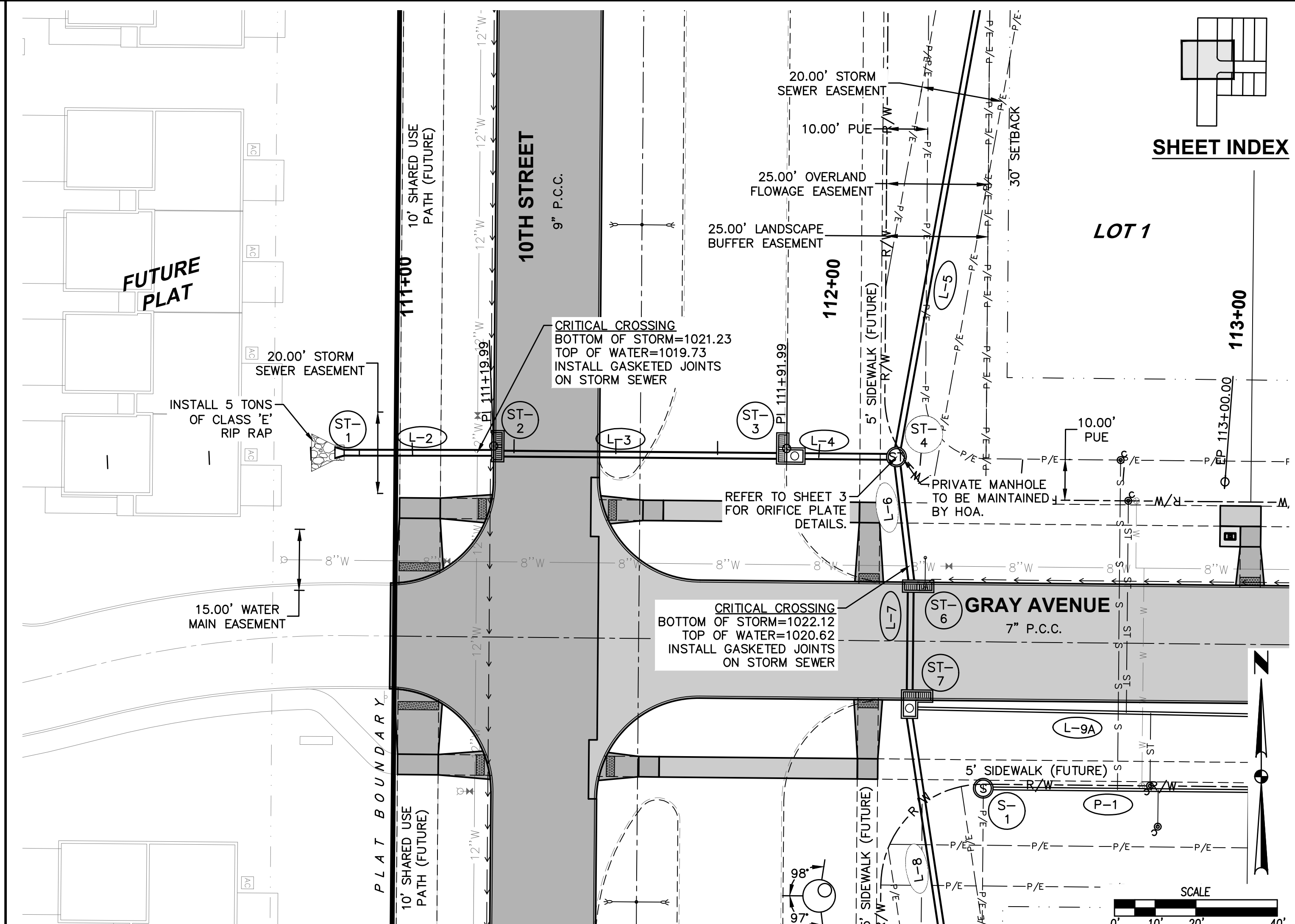
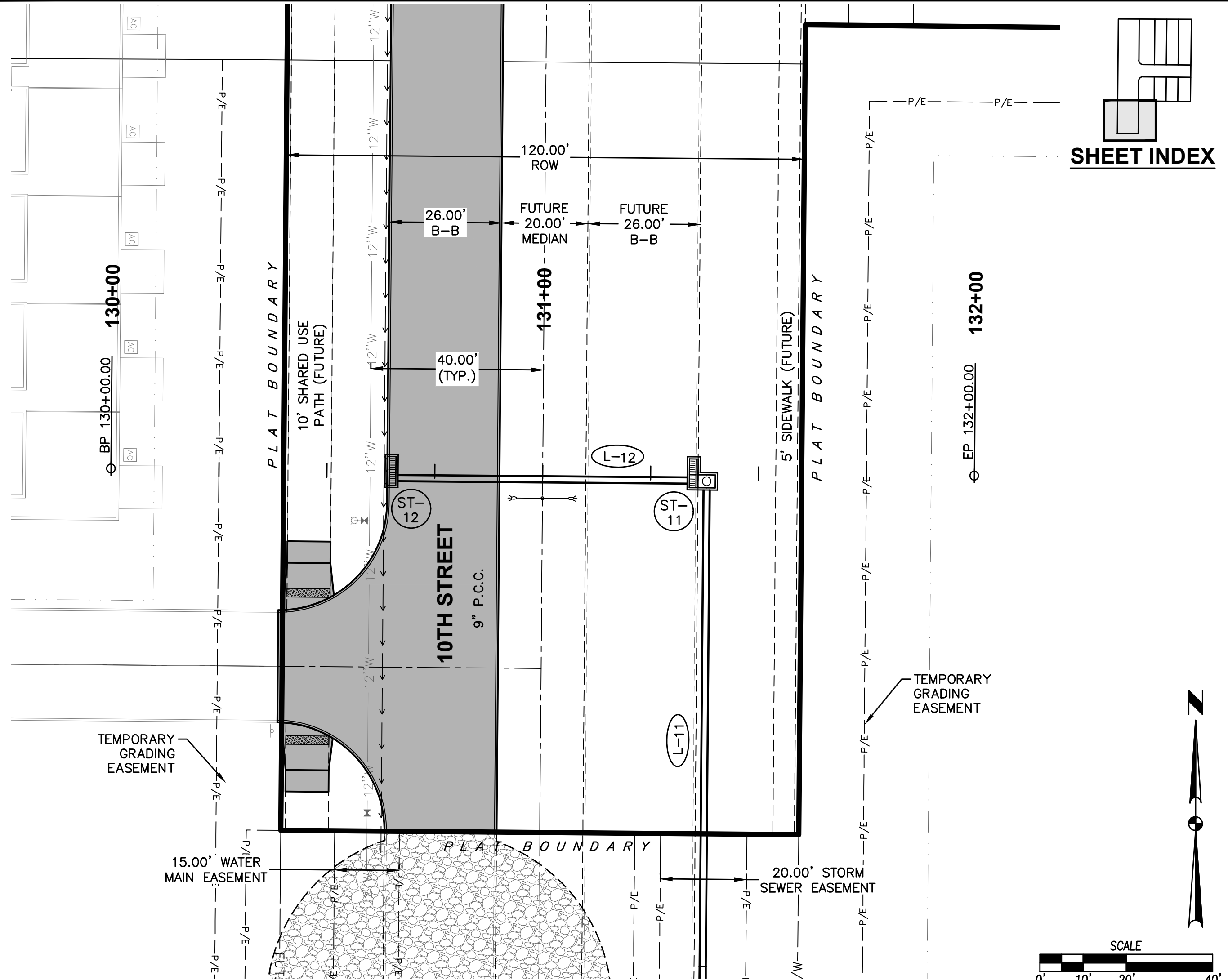
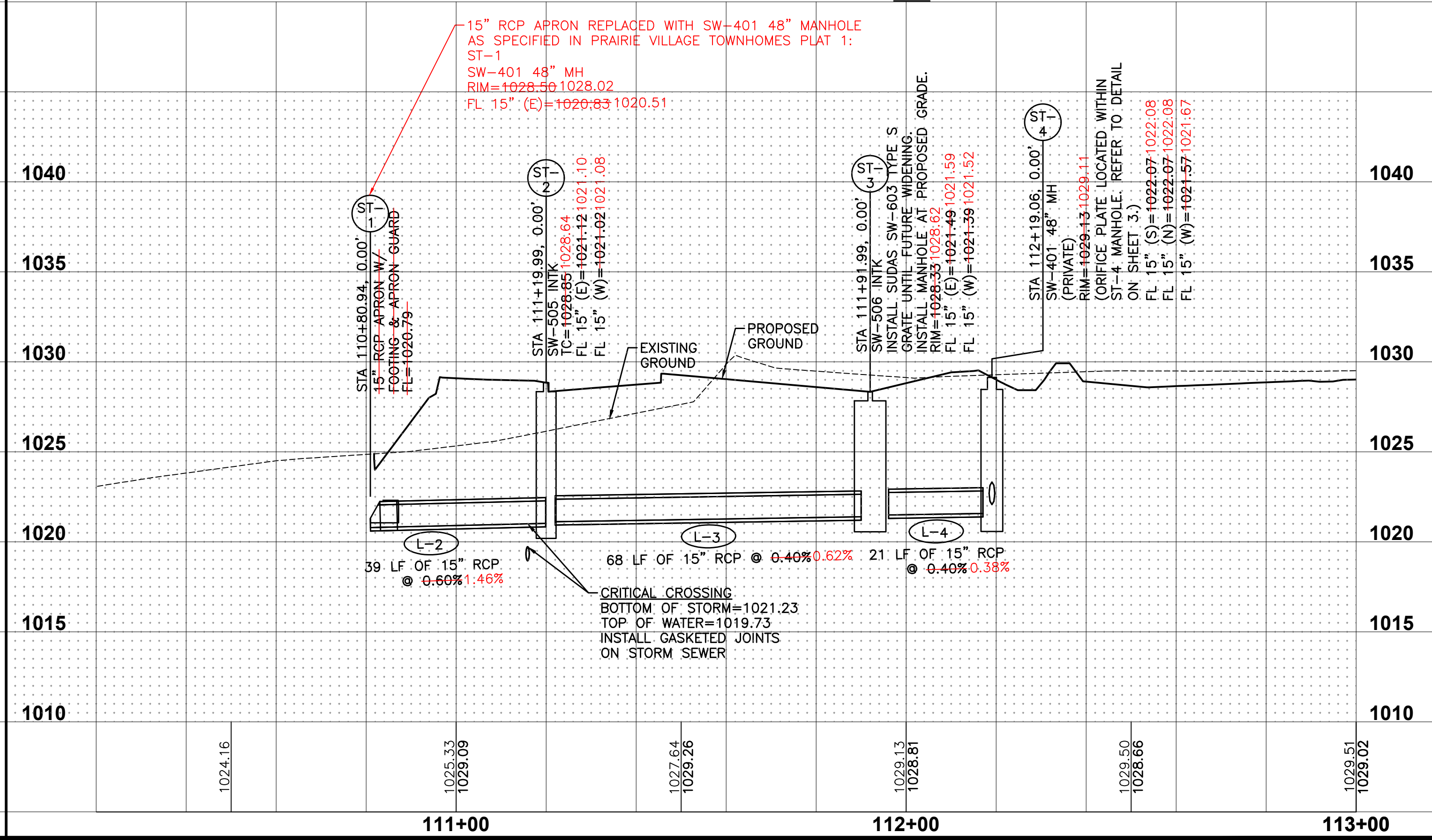
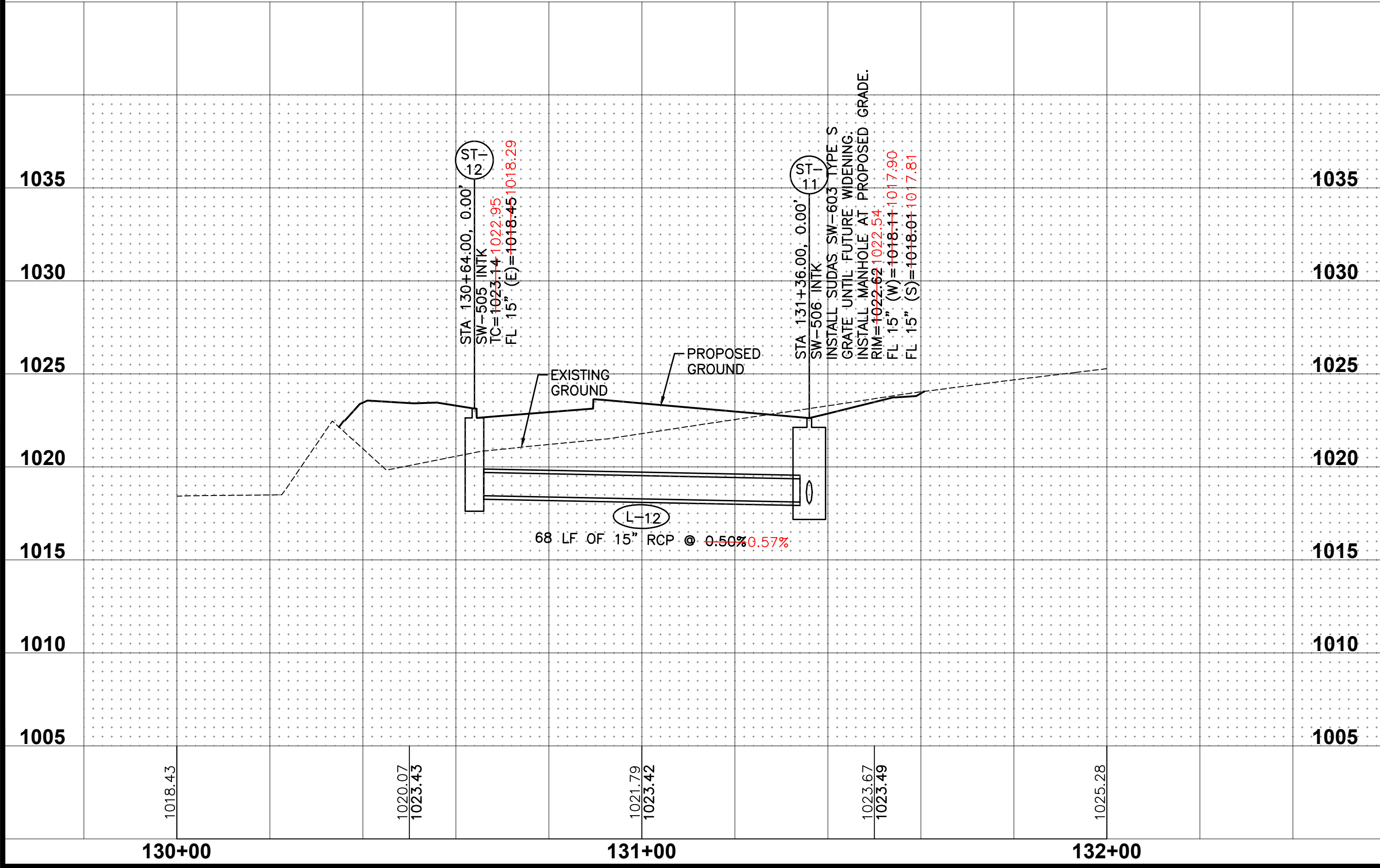
PRAIRIE VILLAGE PLAT 2
STORM & SANITARY PLAN AND PROFILE
WAUKEE, IOWA

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DATE: 04/26/2023
PLOT: 4/26/2023 9:54 AM
PLOT BY: JMM
SCALE: 1"=40'

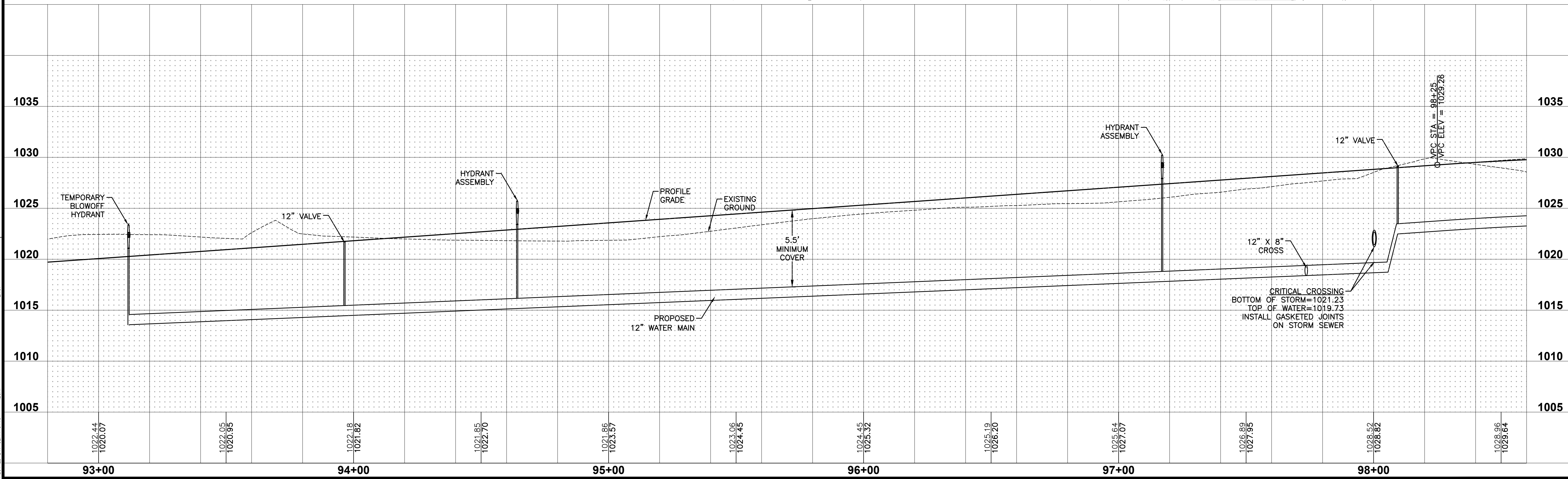
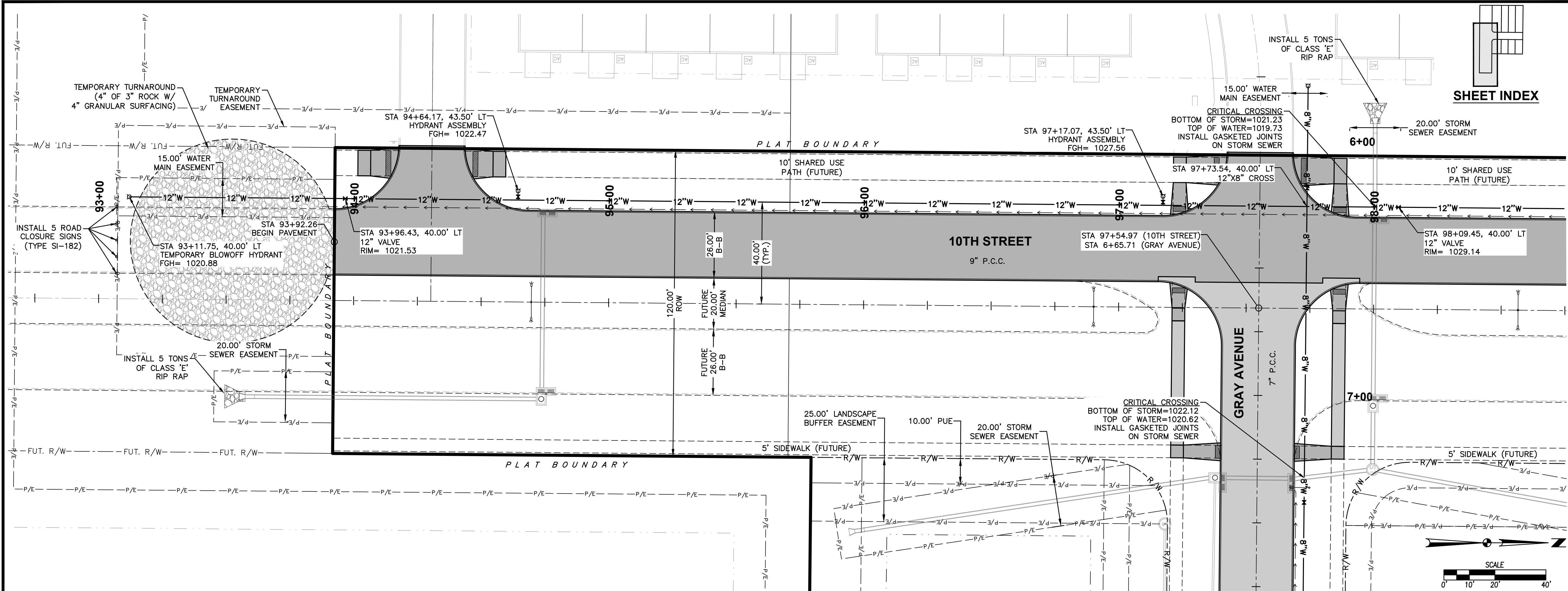
COMMENTS:

1. SEE SHEET 3 FOR ORIFICE PLATE DETAILS.

2. SEE SHEET 3 FOR ORIFICE PLATE DETAILS.



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PLOT DATE: 4/26/2023 9:54 AM
PLOT BY: JMM
PLOT DATE: 4/26/2023 9:54 AM



SHEET INDEX

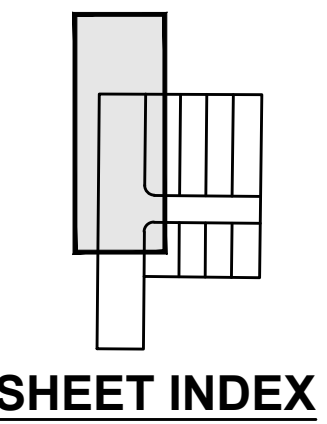
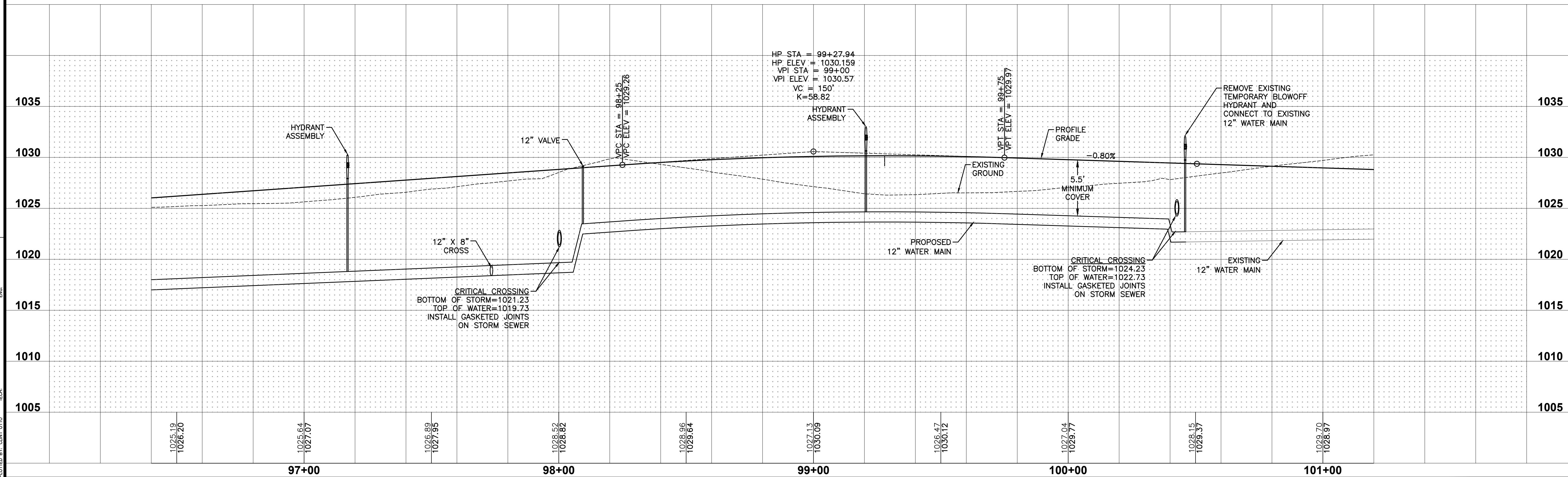
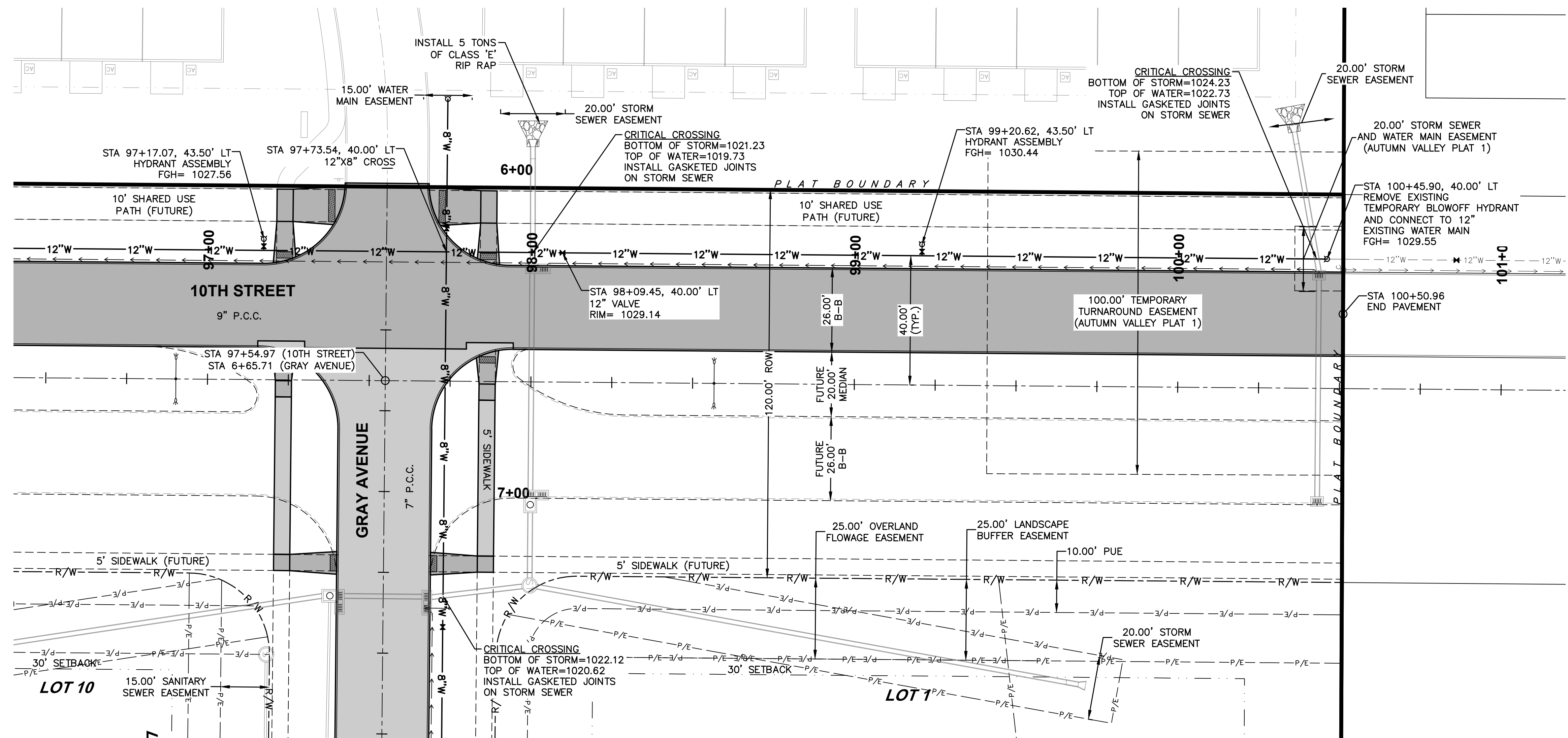
DATE	
04/26/2023	AS-BUILT SUBMITTAL
02/03/2023	AS-BUILT SUBMITTAL
06/08/2022	REVISED FINAL SUBMITTAL
04/20/2022	REVISED FINAL SUBMITTAL
03/02/2022	FINAL SUBMITTAL
01/25/2022	3RD SUBMITTAL

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

ENGINEER: JMM
TECH: JDS/CWO

PRAIRIE VILLAGE PLAT 2
WATER MAIN PLAN AND PROFILE

15/17
2106.503



REVISIONS	DATE
AS-BUILT SUBMITTAL	04/26/2023
AS-BUILT SUBMITTAL	02/03/2023
REVISED FINAL SUBMITTAL	06/08/2022
REVISED FINAL SUBMITTAL	04/20/2022
FINAL SUBMITTAL	03/02/2022
3RD SUBMITTAL	01/25/2022

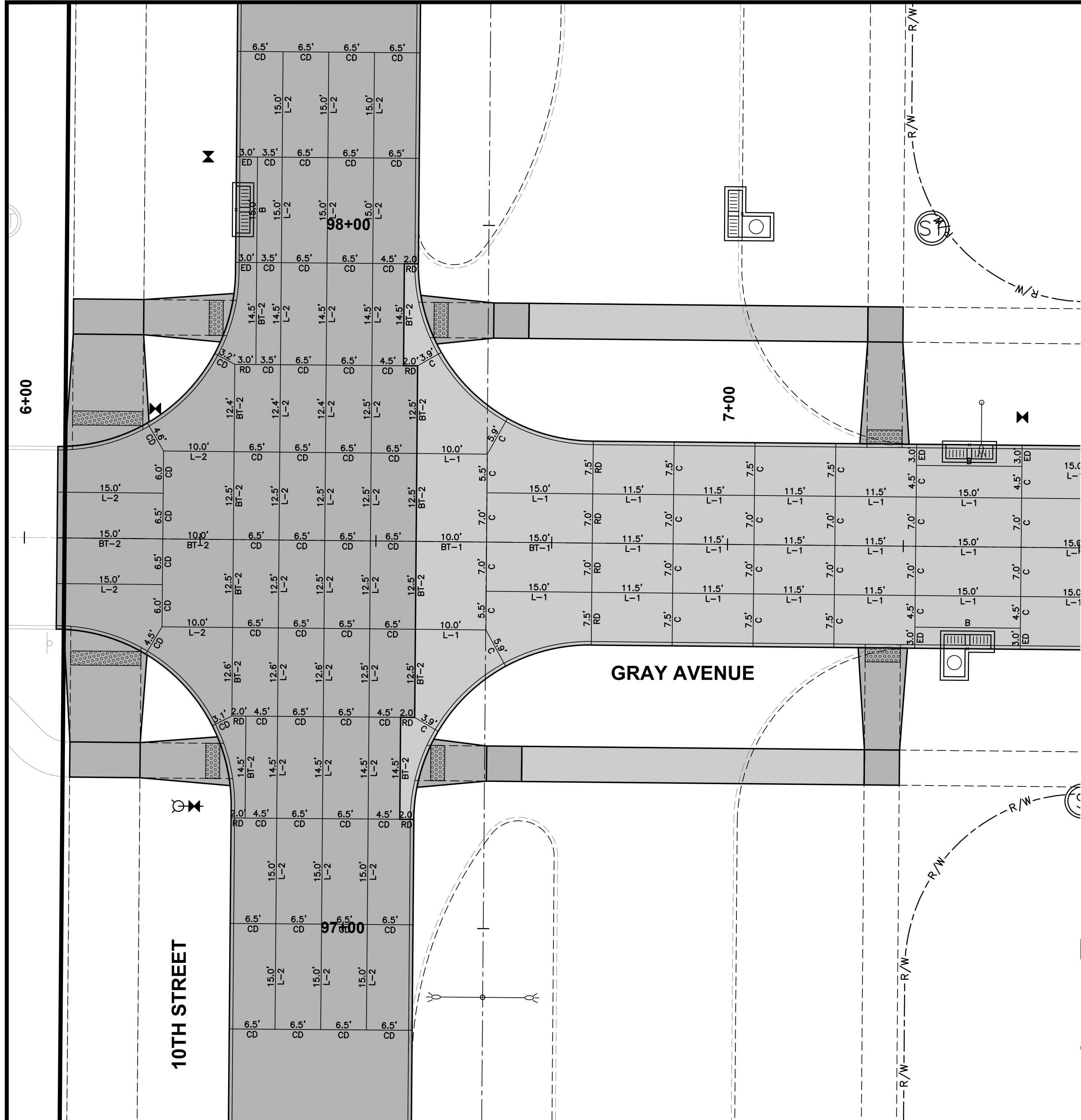
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM TECH: JDS/CWO



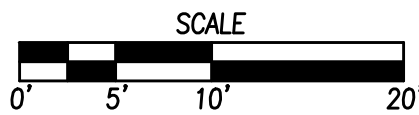
D&A
CIVIL DESIGN ADVANTAGE

PRAIRIE VILLAGE PLAT 2 WATER MAIN PLAN AND PROFILE

FILE: H:\2021\2106503\DWG\AS-BUILT\2106503-INTERSECTION - AS-BUILT.DWG
DATE PLOTTED: 4/26/2023 9:54 AM
PLOTTER: HP DesignJet 5000
PLOTTER DRIVER: HPGL-ETL

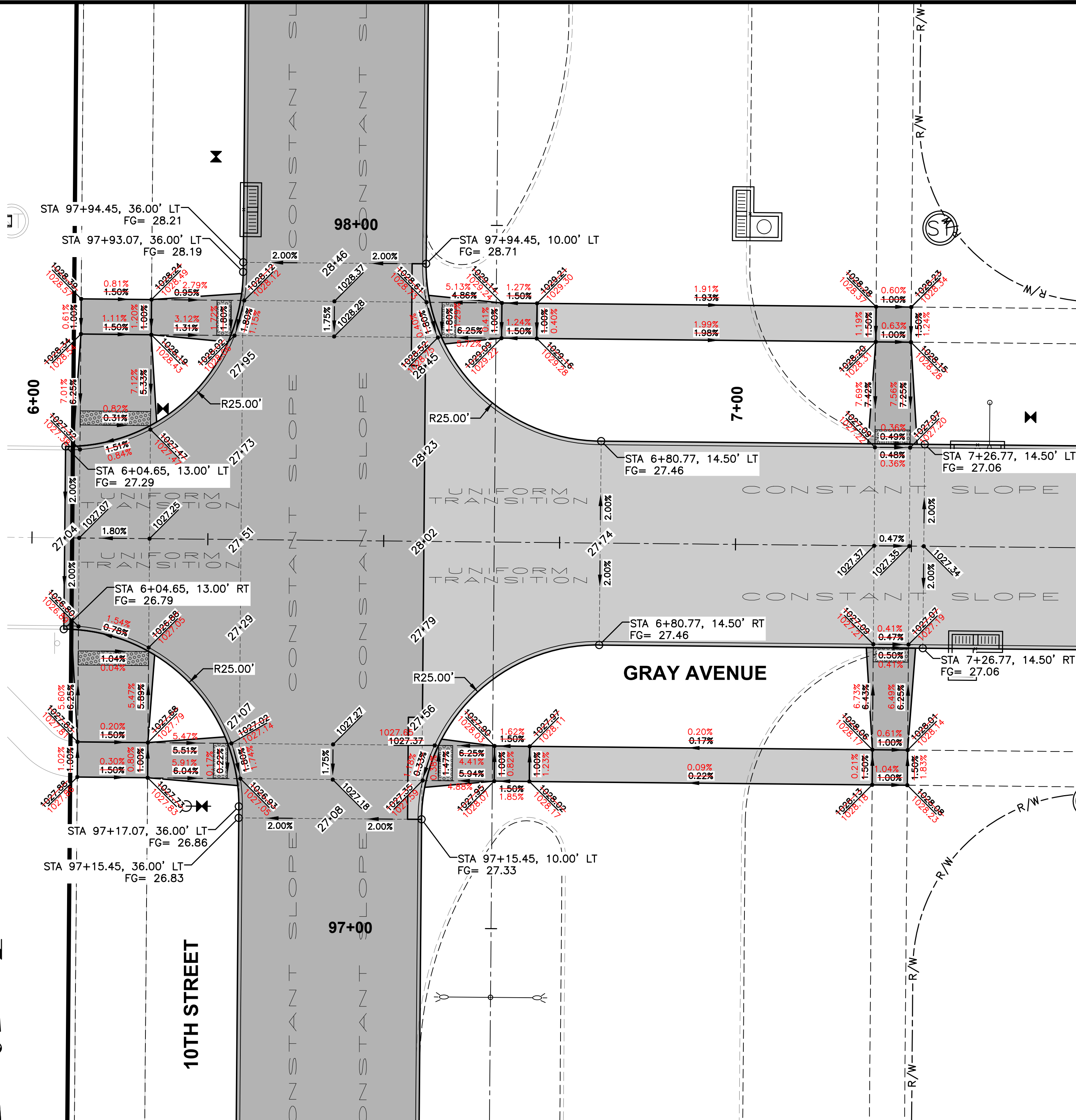


JOINTING LAYOUT



NOTES:

1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. ADD 1000 TO 4 DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.



GEOMETRICS AND STAKING LAYOUT

	PRAIRIE VILLAGE PLAT 2		INTERSECTION DETAIL		WAUKEE, IOWA	
						CIVIL DESIGN ADVANTAGE
						ENGINEER: JMM
						TECH: JDS/CWO
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410						
REVISIONS						
DATE	AS-BUILT SUBMITTAL	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410				
04/26/2023	AS-BUILT SUBMITTAL					
02/03/2023	REVISED FINAL SUBMITTAL					
06/08/2022	REVISED FINAL SUBMITTAL					
04/20/2022	FINAL SUBMITTAL					
03/02/2022	3RD SUBMITTAL					
01/25/2022						