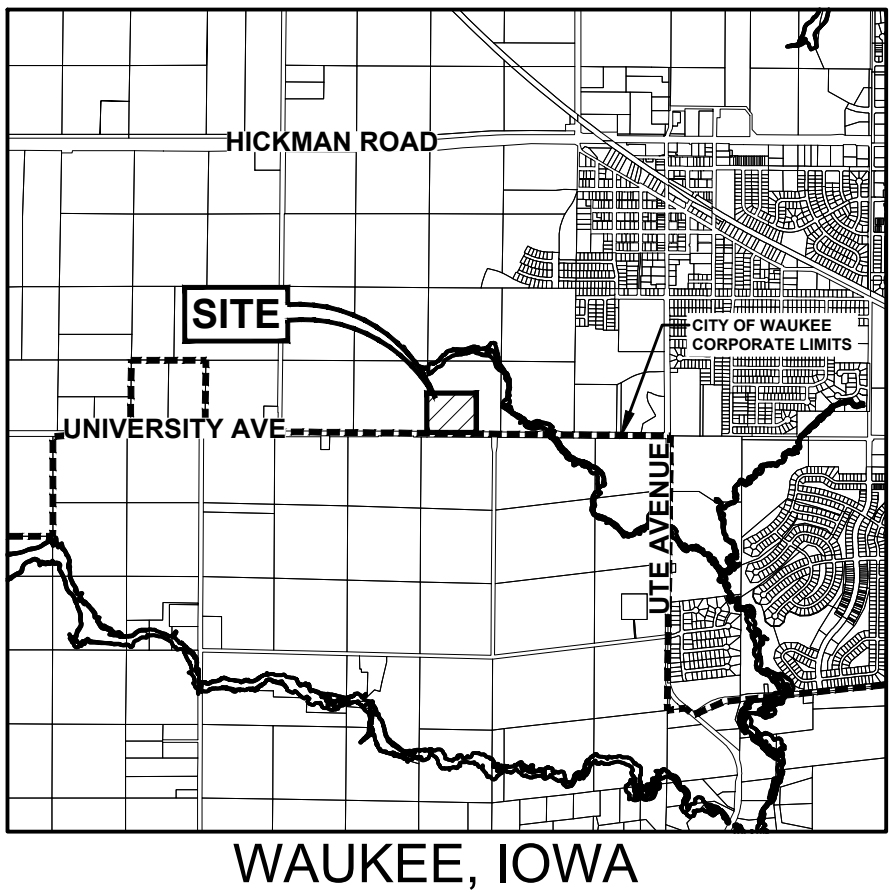


CONSTRUCTION PLANS FOR:

PRAIRIE VILLAGE PLAT 3

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 = 9.83 ACRES (428,338 SF)

PARKLAND DEDICATION

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

TOTAL REQUIRED = 0.51 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: 01/06/2022
THIRD SUBMITTAL: 01/31/2022
FORTH SUBMITTAL: 02/09/2022
FINAL SUBMITTAL: 04/14/2022
AS-BUILT SUBMITTAL: 06/01/2023

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 2023

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
2-3	TYPICAL SECTIONS AND DETAILS
4	QUANTITIES, GENERAL NOTES AND BID ITEM REFERENCE NOTES
5	HYDRANT COVERAGE AND LANDSCAPE PLAN
6-7	GRADING PLAN
8-9	EROSION AND SEDIMENT CONTROL PLAN
10-14	STORM & SANITARY SEWER PLAN AND PROFILE
15-18	WATER MAIN PLAN AND PROFILE
19-20	INTERSECTION DETAILS

LEGAL DESCRIPTION

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL '21-54'; THENCE NORTH 00°07'02" EAST ALONG THE WEST LINE OF SAID PARCEL '21-54', A DISTANCE OF 89.91 FEET; THENCE NORTH 00°17'41" EAST CONTINUING ALONG SAID WEST LINE, 76.17 FEET; THENCE NORTH 06°00'19" EAST CONTINUING ALONG SAID WEST LINE, 50.25 FEET; THENCE NORTH 00°17'41" EAST CONTINUING ALONG SAID WEST LINE, 629.39 FEET; THENCE SOUTH 89°42'19" EAST, 483.00 FEET; THENCE SOUTH 89°58'16" EAST, 63.83 FEET; THENCE NORTH 85°48'51" EAST, 61.32 FEET; THENCE NORTH 80°20'07" EAST, 61.32 FEET; THENCE NORTH 74°51'23" EAST, 61.32 FEET; THENCE NORTH 69°34'59" EAST, 62.38 FEET; THENCE NORTH 68°13'22" EAST, 130.00 FEET; THENCE SOUTH 21°46'38" EAST, 128.50 FEET; THENCE SOUTH 68°13'22" WEST, 32.73 FEET; THENCE SOUTH 21°46'38" EAST, 144.76 FEET; THENCE SOUTH 16°38'39" EAST, 63.26 FEET; THENCE SOUTH 14°25'38" EAST, 63.26 FEET; THENCE SOUTH 12°12'37" EAST, 32.98 FEET; THENCE NORTH 89°42'19" WEST, 950.29 FEET; THENCE SOUTH 00°17'41" WEST, 306.33 FEET; THENCE SOUTH 05°24'57" EAST, 50.25 FEET; THENCE SOUTH 00°17'41" WEST, 75.22 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.09 FEET AND WHOSE CHORD BEARS SOUTH 44°40'19" EAST, 42.40 FEET; THENCE SOUTH 89°38'19" EAST, 200.04 FEET; THENCE SOUTH 83°55'41" EAST, 75.37 FEET; THENCE SOUTH 89°38'19" EAST, 503.94 FEET; THENCE NORTH 84°39'03" EAST, 75.37 FEET; THENCE SOUTH 89°38'19" EAST, 100.00 FEET; THENCE SOUTH 00°21'41" WEST, 67.50 FEET TO THE SOUTH LINE OF SAID PARCEL '21-54'; THENCE NORTH 89°38'19" WEST ALONG SAID SOUTH LINE, 1051.38 FEET; THENCE NORTH 89°52'58" WEST CONTINUING ALONG SAID SOUTH LINE, 12.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.78 ACRES (426,122 SQUARE FEET).

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

GENERAL LEGEND

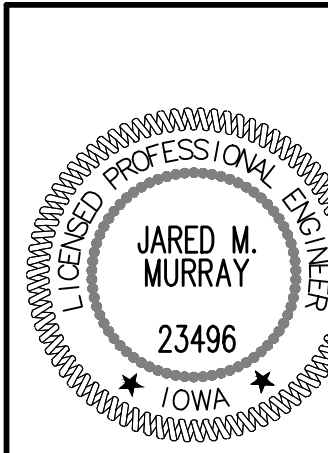
PROPOSED	EXISTING
SECTION LINE	SANITARY MANHOLE
CENTER LINE	WATER VALVE BOX
RIGHT OF WAY	FIRE HYDRANT
PERMANENT EASEMENT	WATER CURB STOP
TEMPORARY EASEMENT	WELL
TYPE SW-501 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-503 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-505 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-506 STORM INTAKE	FLARED END SECTION
TYPE SW-513 STORM INTAKE	DECIDUOUS TREE
TYPE SW-401 STORM MANHOLE	CONIFEROUS TREE
TYPE SW-402 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-301 SANITARY MANHOLE	CONIFEROUS SHRUB
STORM/SANITARY CLEANOUT	ELECTRIC POWER POLE
WATER VALVE	GUY ANCHOR
FIRE HYDRANT ASSEMBLY	STREET LIGHT
SIGN	POWER POLE W/ TRANSFORMER
DETECTABLE WARNING PANEL	UTILITY POLE W/ LIGHT
WATER CURB STOP	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
TOP OF PROPOSED GROUND	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
MINIMUM GRADE AT EXPOSED STRUCTURE	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

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. 2110.855

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

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-20



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.

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

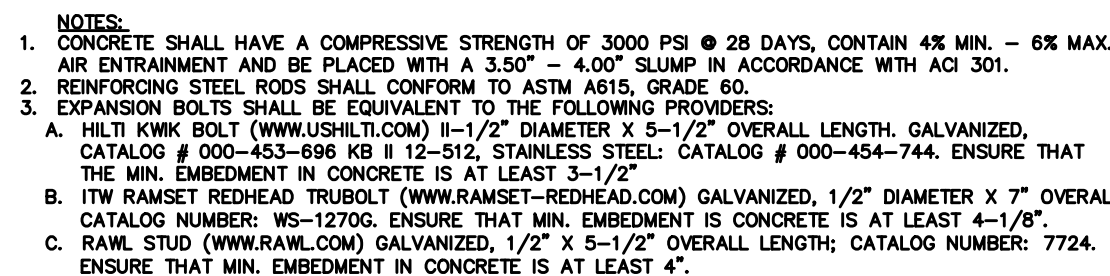
NOT TO SCALE



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

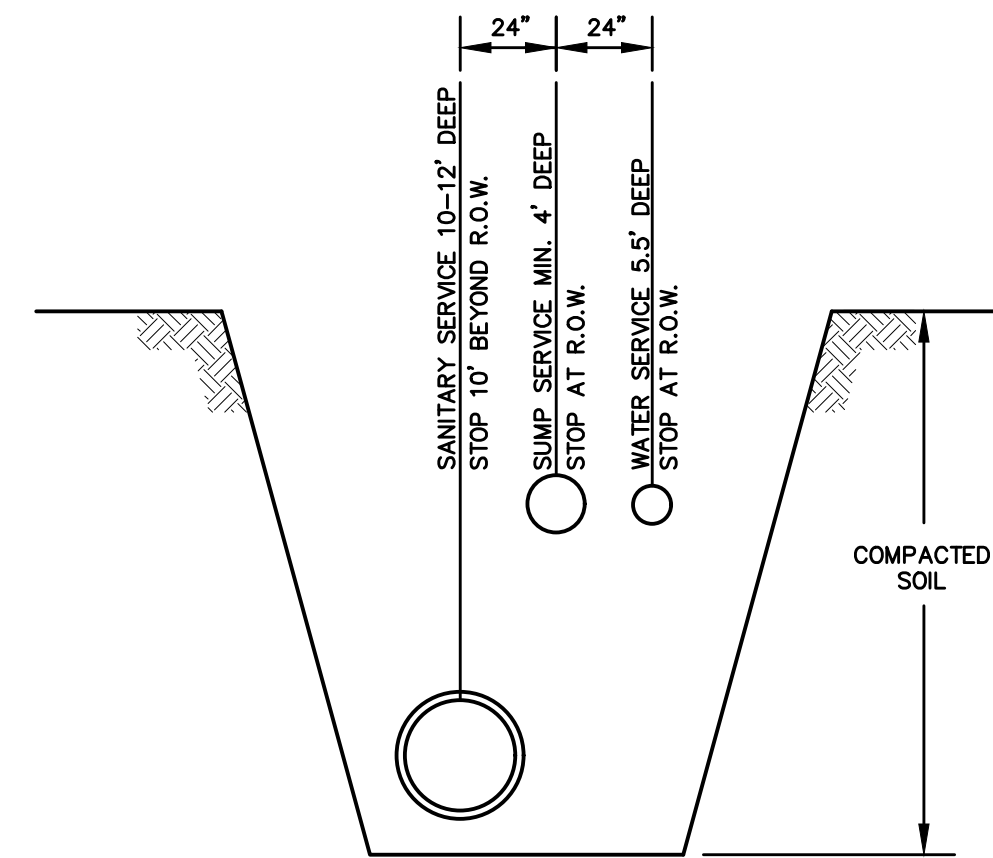


- NOTES**
1. SLOPE SUBDRAINS TO DRAIN.
 2. 6" BACK OF CURB SUBDRAINS AND ALL BACK AND SIDE YARD SUBDRAINS; USE PEA GRAVEL FOR POROUS BACKFILL.
 3. DIRECT PERFORATIONS DOWN FOR SUBDRAINS AND UP FOR SUMP PUMP COLLECTOR LINES.



NOT TO SCALE

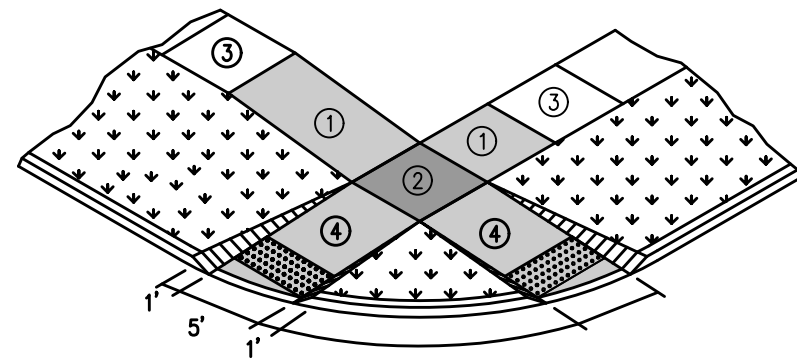
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DATE PLOTTED: 6/7/2023 3:08 PM
PLOT BY: JARED MURRAY
SCALE: 1/8"=1'-0"



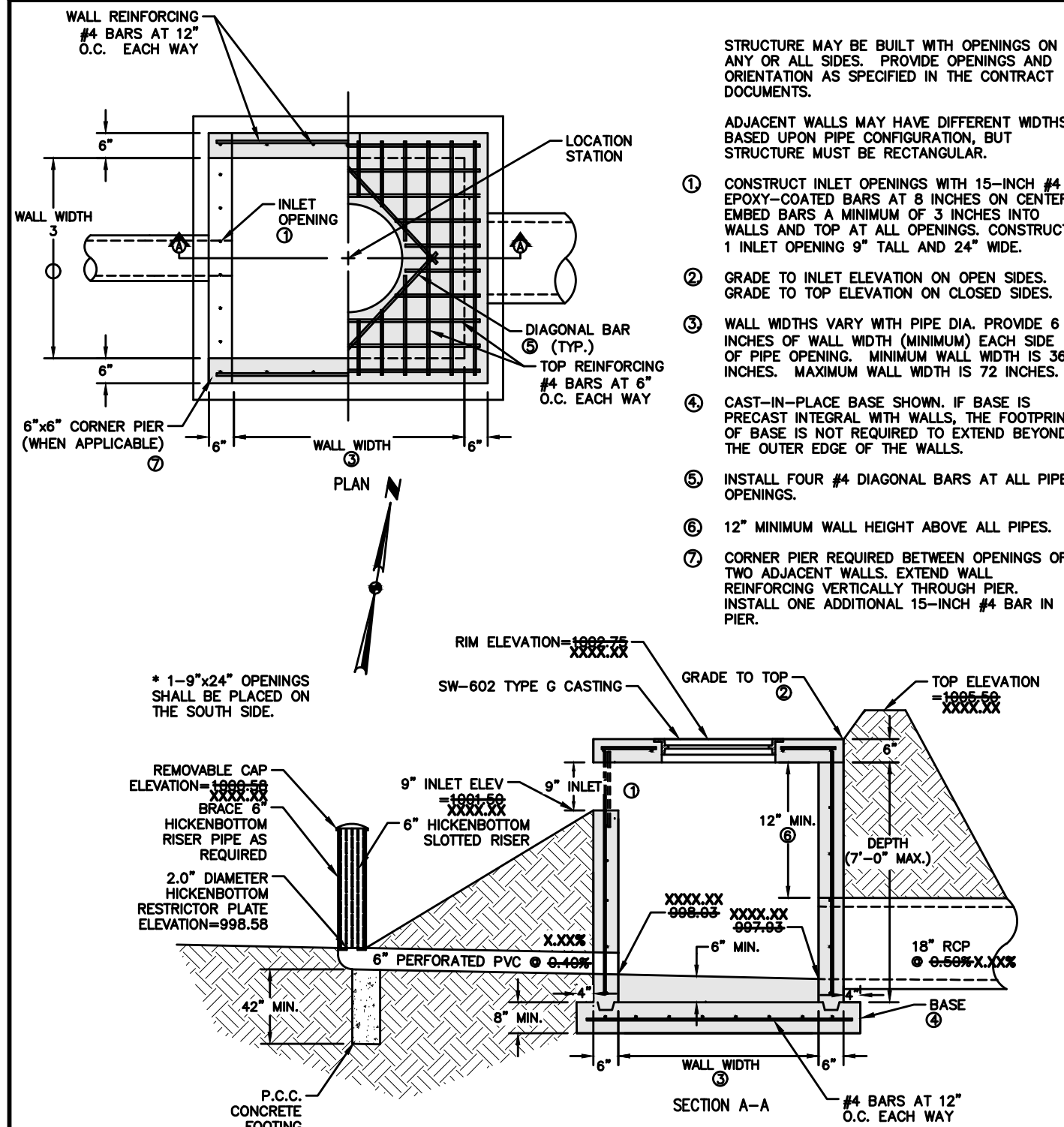
SERVICE LOCATION DETAIL
NOT TO SCALE

- NOTES:**
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX. STEEL POST SHALL BE PAINTED BLUE.
 2. BRING SUMP SERVICE STUB TO A MINIMUM OF 1-FOOT ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A GREEN PAINTED STEEL POST NEXT TO THE STUB.
 3. BRING SANITARY SERVICE STUB TO A MINIMUM OF 1-FOOT ABOVE FINISHED GROUND LEVEL ELEVATION. INSTALL WATER TIGHT CAP ON THE END. PLACE A RED PAINTED STEEL POST NEXT TO THE STUB.

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS
NOT TO SCALE

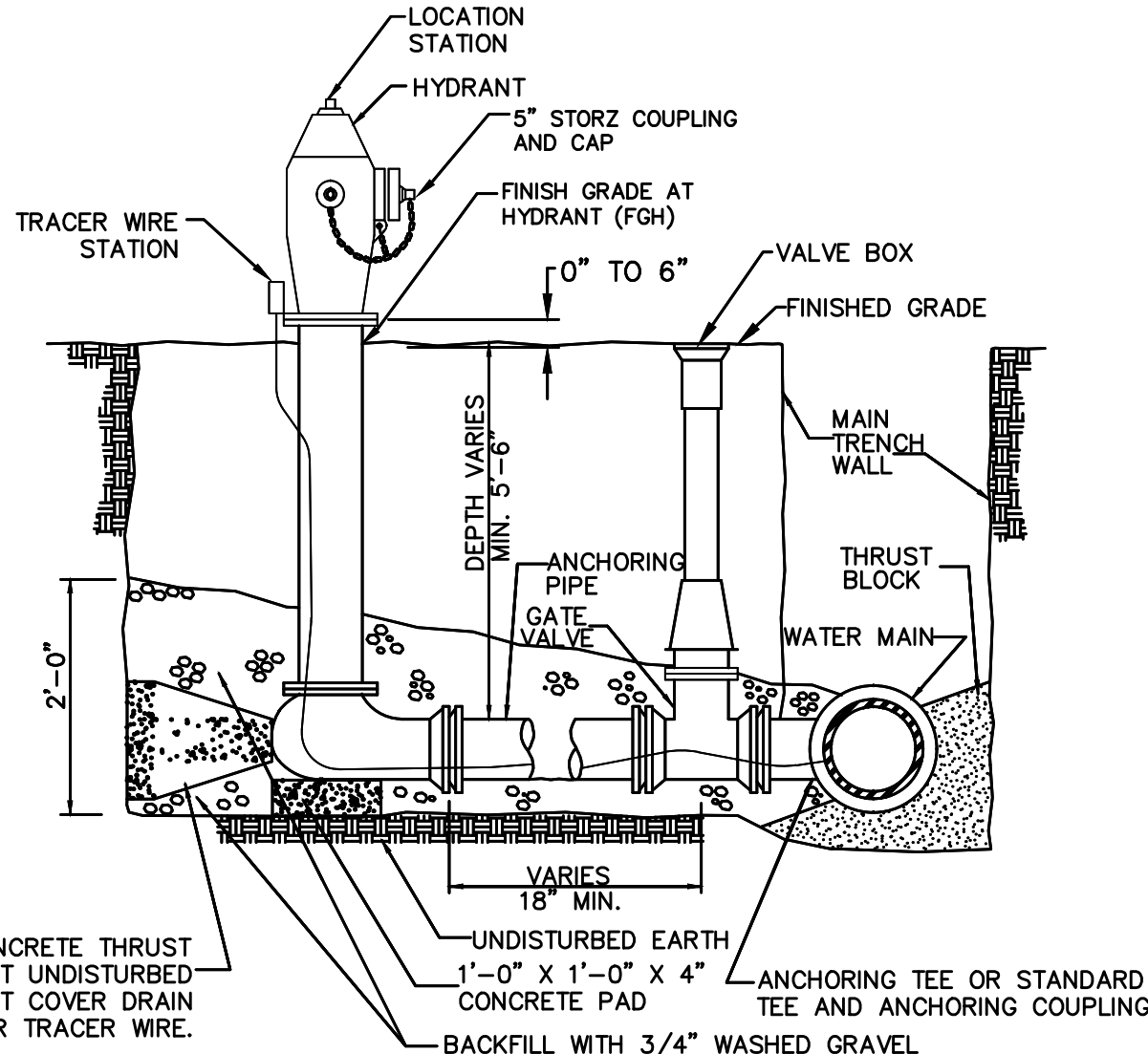


- Key:**
- CURB RAMP
 - TURNING SPACE
 - DETECTABLE WARNING
1. Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
 2. Turning Space: Target slope of 1.5% with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 5 feet by 5 feet.
 3. Target cross-slope of 1.5% with a maximum cross-slope of 2.0%.
 4. Perpendicular curb ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- The minimum pavement depth for ramps and landings shall be 6-inches.



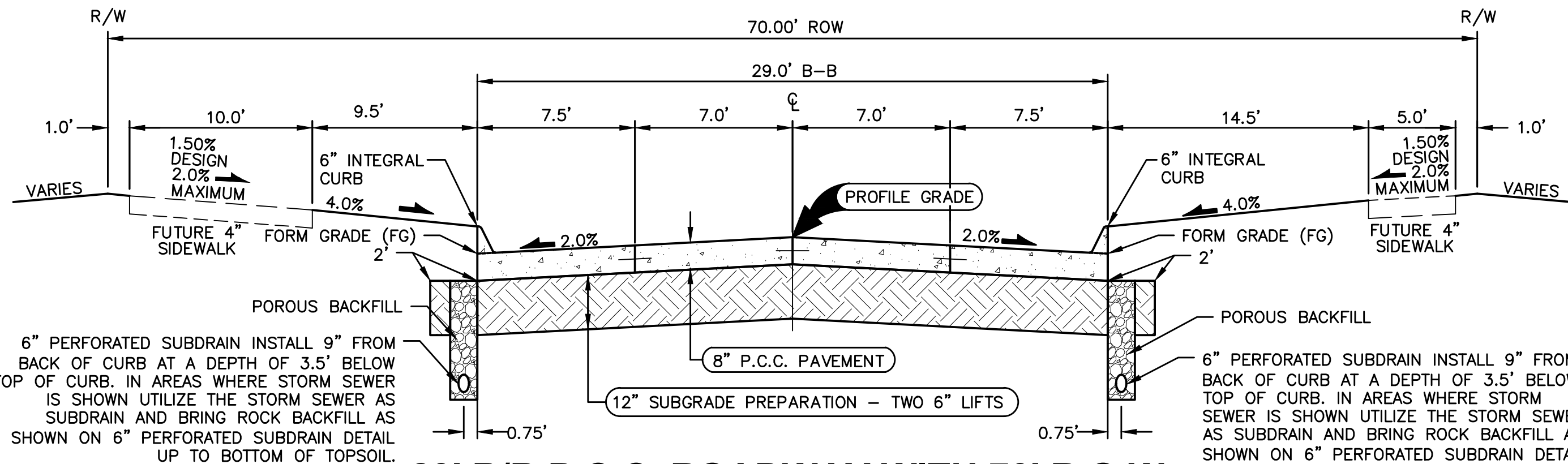
4'X4' MODIFIED SW-513 INTAKE (ST-15)
NOT TO SCALE

- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
1. CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS. CONSTRUCT 1 INLET OPENING 9" TALL AND 24" WIDE.
 2. GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
 3. WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
 4. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 5. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 6. 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.
 7. CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.



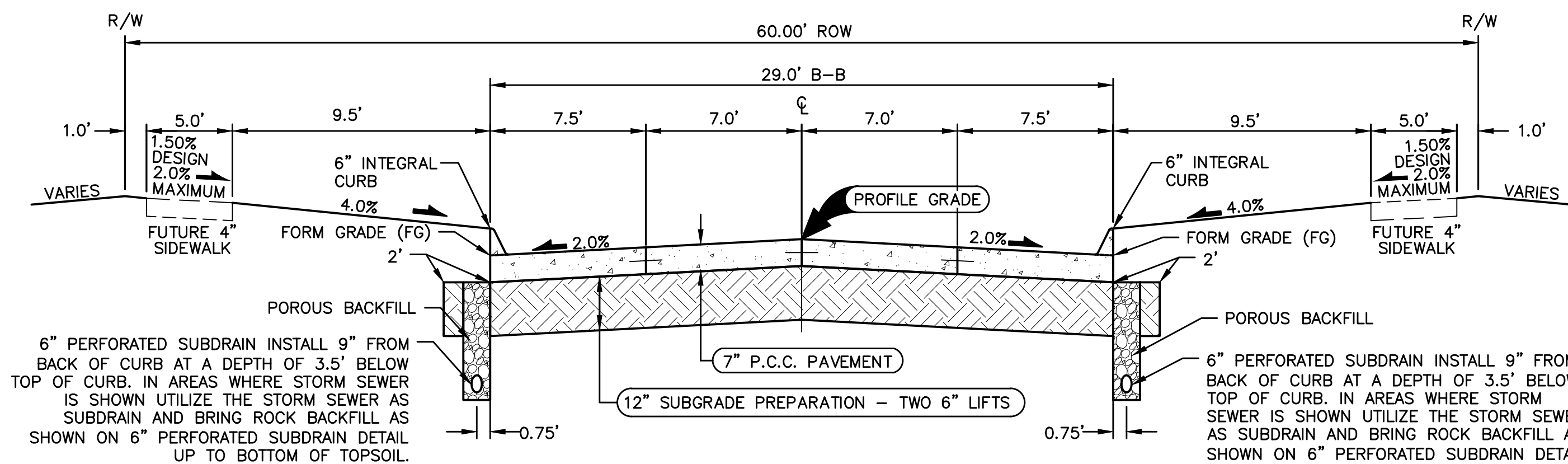
- NOTES:**
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASUREMENT.

HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



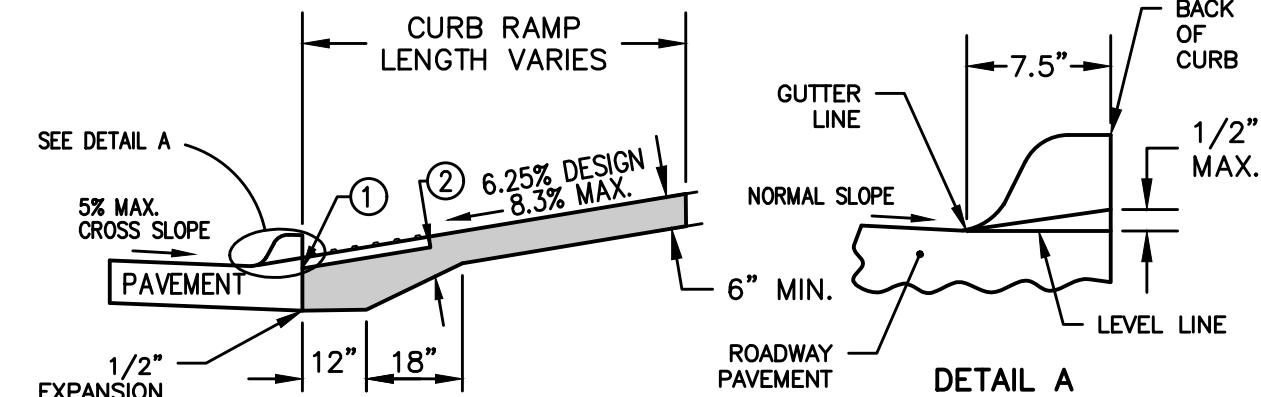
- NOTES:**
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
 2. MAXIMUM CD JOINT SPACING IS 15'.

29' B/B P.C.C. ROADWAY WITH 70' R.O.W.
NOT TO SCALE



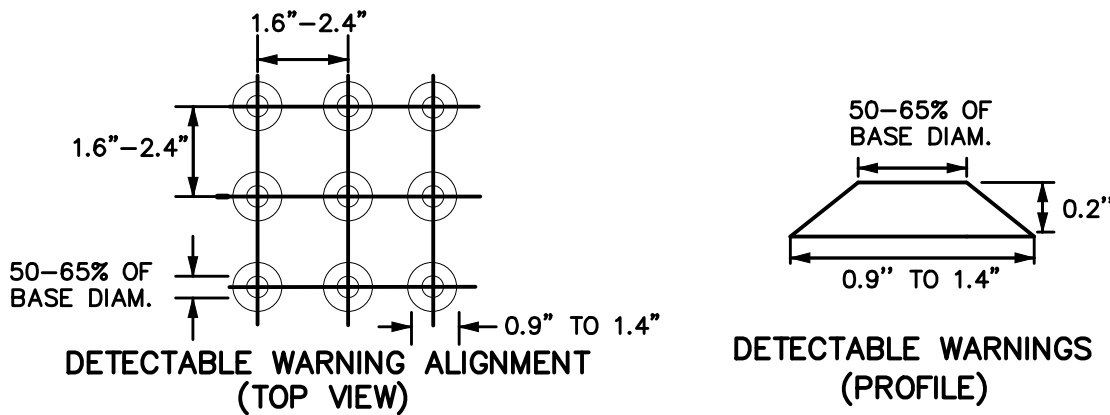
- NOTES:**
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
 2. MAXIMUM C JOINT SPACING IS 15'.

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

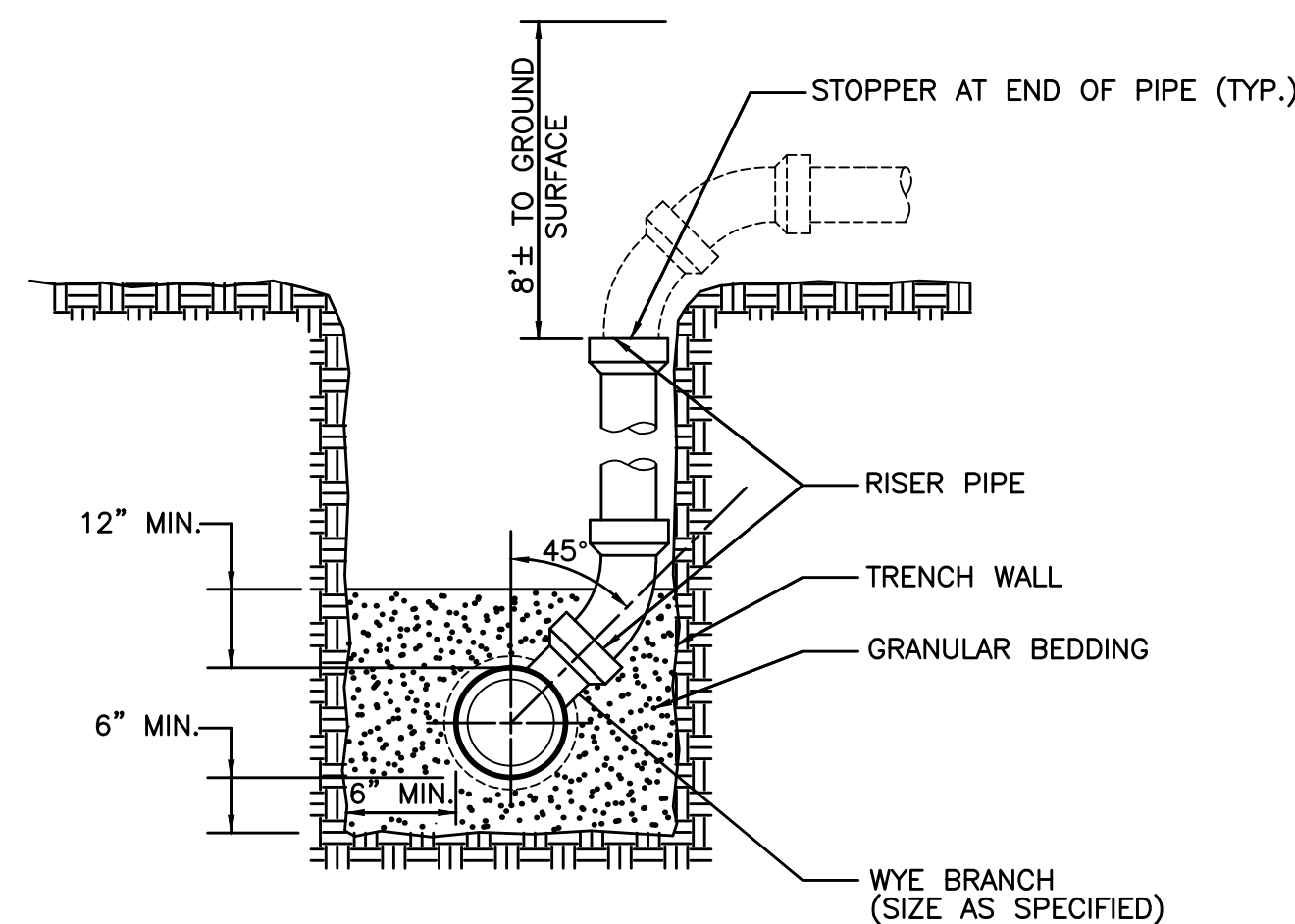
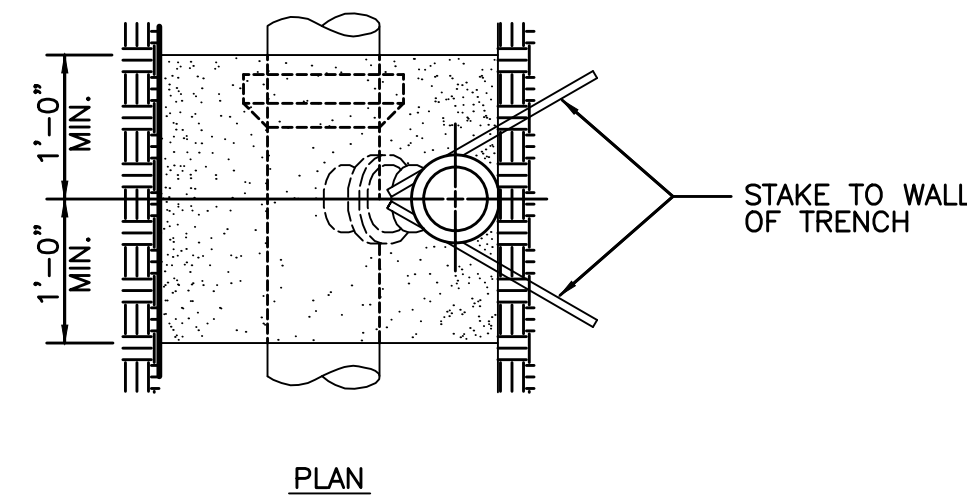


1. INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
2. PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

NOTE:
ALL TRUNCATED DOMES SHALL BE CAST IRON.



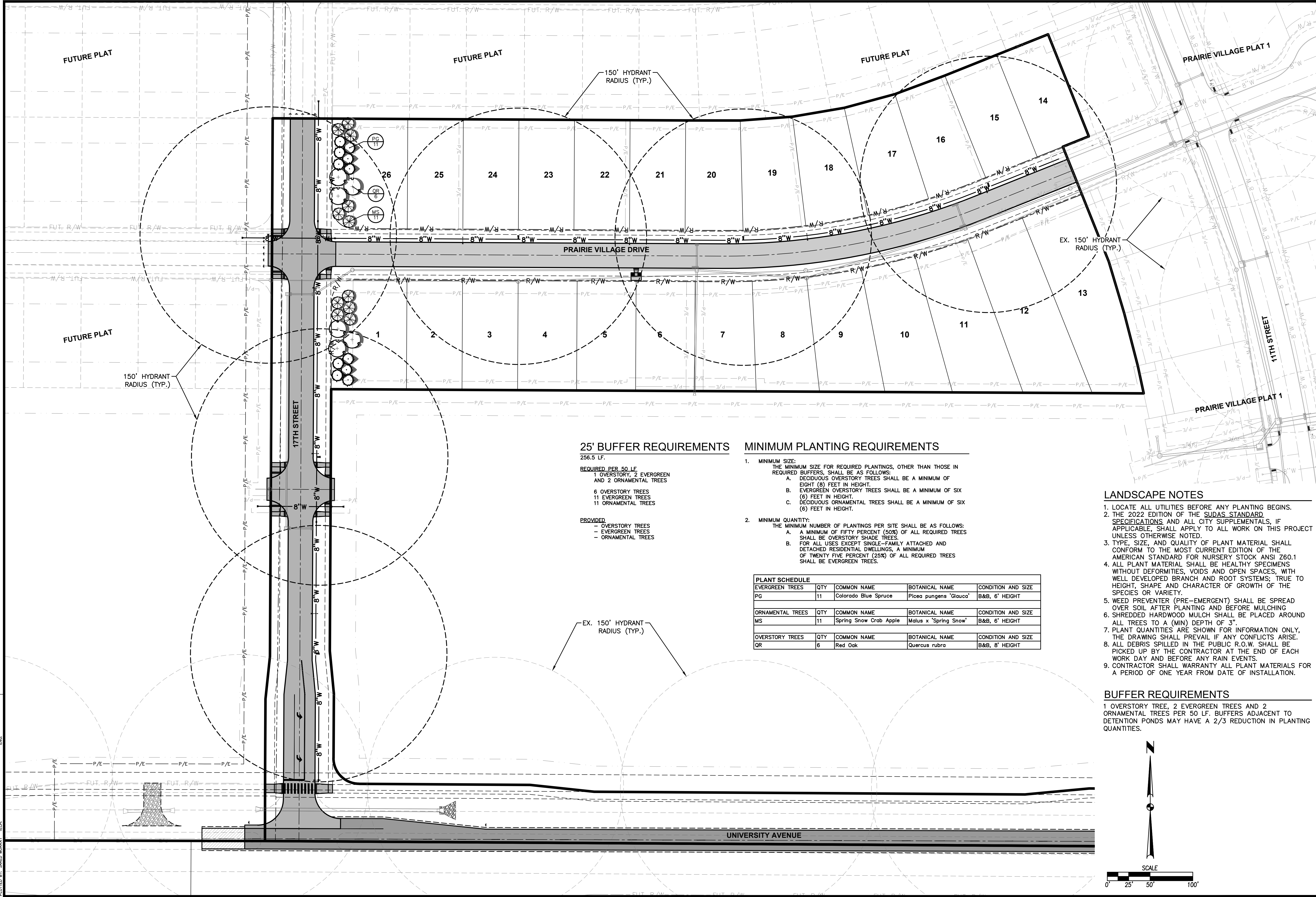
DETECTABLE WARNING DETAIL
NOT TO SCALE



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

SANITARY SEWER SERVICE RISER
NOT TO SCALE

FILE: H:\2021\210855\DWG\ASBUILTS\210855-COV-DET-TAB-ASBUIL.DWG
DATE PLOTTED: 6/7/2023 3:09 PM
PLOTTER: HP DesignJet T1200
PLOTTER DRIVER: HPGL-ET
PLOTTER MODEL: HP DesignJet T1200



25' BUFFER REQUIREMENTS

256.5 LF.
REQUIRED PER 50 LF.
1 OVERSTORY, 2 EVERGREEN
AND 2 ORNAMENTAL TREES

6 OVERSTORY TREES
11 EVERGREEN TREES
11 ORNAMENTAL TREES

PROVIDED
- OVERSTORY TREES
- EVERGREEN TREES
- 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.

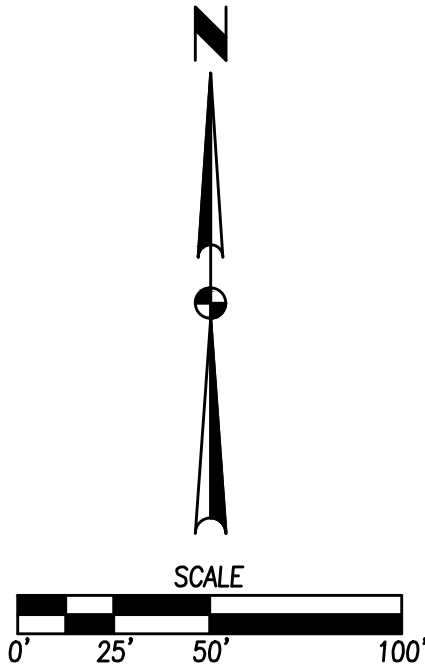
PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	11	Colorado Blue Spruce	Picea pungens 'Glauca'	B&B, 6" HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	11	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6" HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
QR	6	Red Oak	Quercus rubra	B&B, 8" HEIGHT

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- 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.
- 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.
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES TO A (MIN) DEPTH OF 3".
- 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 BEFORE ANY RAIN EVENTS.
- 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.



DATE

06/01/2023

AS-BUILT SUBMITTAL

04/14/2023

FINAL SUBMITTAL

02/09/2023

4TH SUBMITTAL

01/31/2023

3RD SUBMITTAL

01/06/2023

2ND SUBMITTAL

12/14/2021

REVISIONS

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

TECH: CWO

ENGINEER: JMM

5

20

2110.855

PRAIRIE VILLAGE PLAT 3

HYDRANT COVERAGE AND LANDSCAPE PLAN

WAUKEE, IOWA



AREA OF DISTURBANCE = 32.24 AC

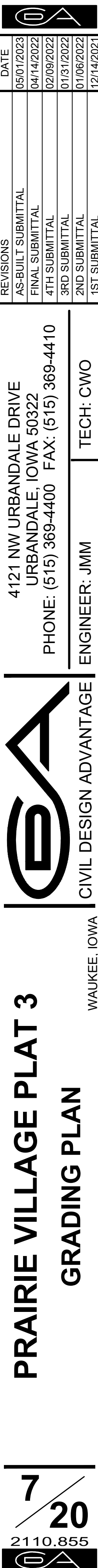
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM	TECH: CWO
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3
WAUKEE, IOWA

6 / 20
2110.855
GA



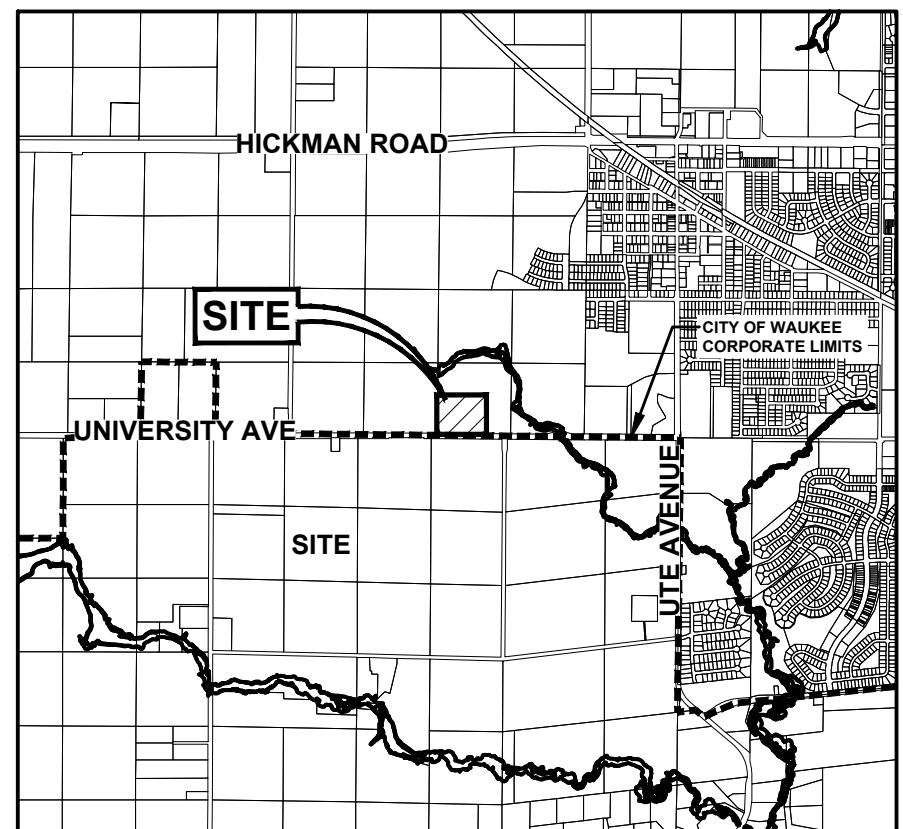


PRAIRIE VILLAGE PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

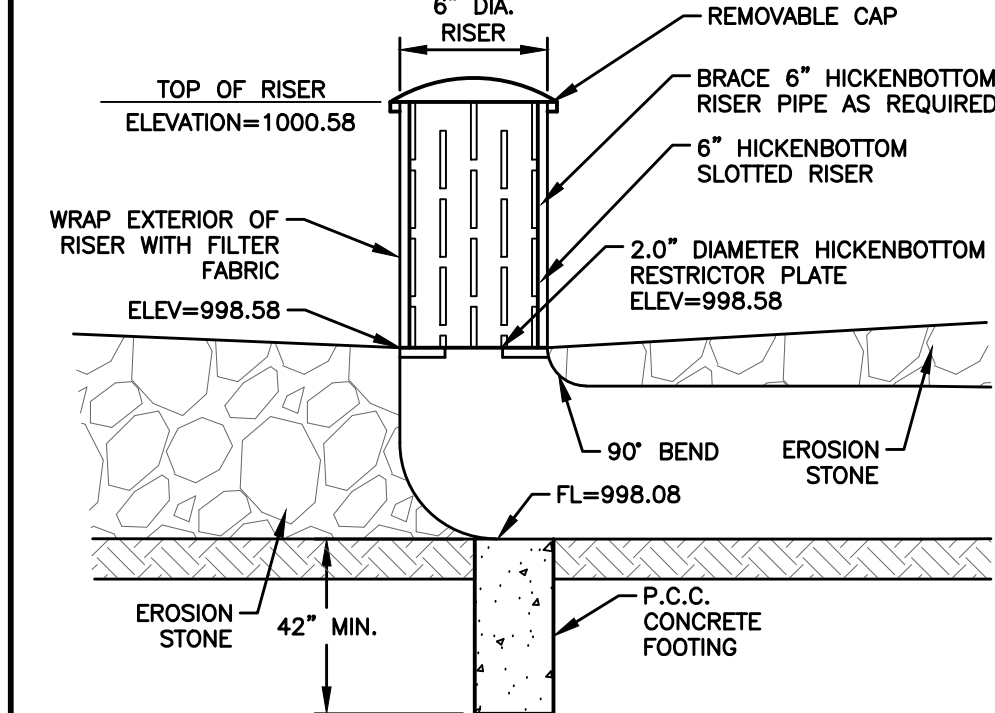
NOT TO SCALE



WAUKEE, IOWA

PERMANENT STAND PIPE DETAIL - ST-16

NOT TO SCALE



NOTE: INSTALL FILTER FABRIC AROUND BOTTOM HALF OF STANDPIPE AND INSTALL TEMPORARY EROSION STONE AROUND PIPE TO PROTECT. IN ORDER TO CONVERT SEDIMENT BASIN INTO A PERMANENT FINAL CONDITION, REMOVE THE FILTER FABRIC AND EROSION STONE AROUND THE STANDPIPE AND CLEAN OUT SEDIMENT AROUND PIPE.

DETAIL 'A'

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 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.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,894
2	DITCH CHECKS	LF	120
3	FILTER SOCK	LF	58
4	SEEDING, FERTILIZING, AND MULCHING	AC	31.65
5	INLET PROTECTION DEVICES	EA	6
6	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 DIRECTLY TO UNNAMED TRIBUTARY OF SUGAR CREEK
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

3.98 ACRES
14,328 CU FT

VOLUME PROVIDED IN SILT FENCE (607 LF @ 10.0 CU FT/LF OF FENCE)
VOLUME PROVIDED IN TSB #1
TOTAL VOLUME PROVIDED

6,070 CU FT
13,451 CU FT
19,521 CU FT

DISCHARGE POINT #2 TO SUGAR CREEK ±1200 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

27.59 ACRES
99,324 CU FT

VOLUME PROVIDED IN FILTER SOCK (58 LF @ 2.0 CU FT/LF OF SOCK)
VOLUME PROVIDED IN SILT FENCE (4,706 LF @ 10.0 CU FT/LF OF FENCE)
VOLUME PROVIDED IN EX TSB #2 (PRAIRIE VILLAGE PLAT 1)
TOTAL VOLUME PROVIDED

116 CU FT
47,060 CU FT
128,439 CU FT
175,615 CU FT

DISCHARGE POINT #3 DIRECTLY TO UNNAMED TRIBUTARY OF SUGAR CREEK
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)

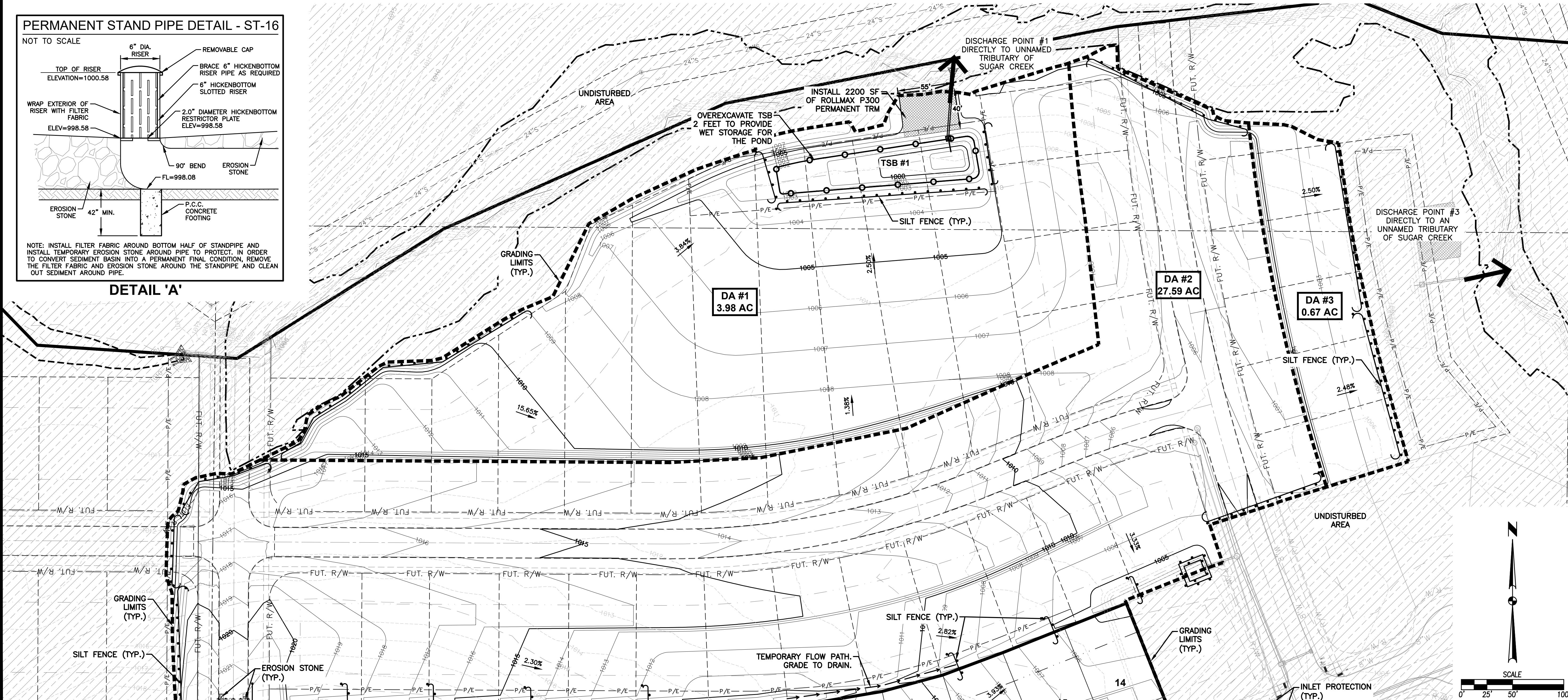
0.67 ACRES
2,412 CU FT

VOLUME PROVIDED IN SILT FENCE (354 LF @ 10.0 CU FT/LF OF FENCE)
TOTAL VOLUME PROVIDED

3,540 CU FT
3,540 CU FT

SWPPP LEGEND

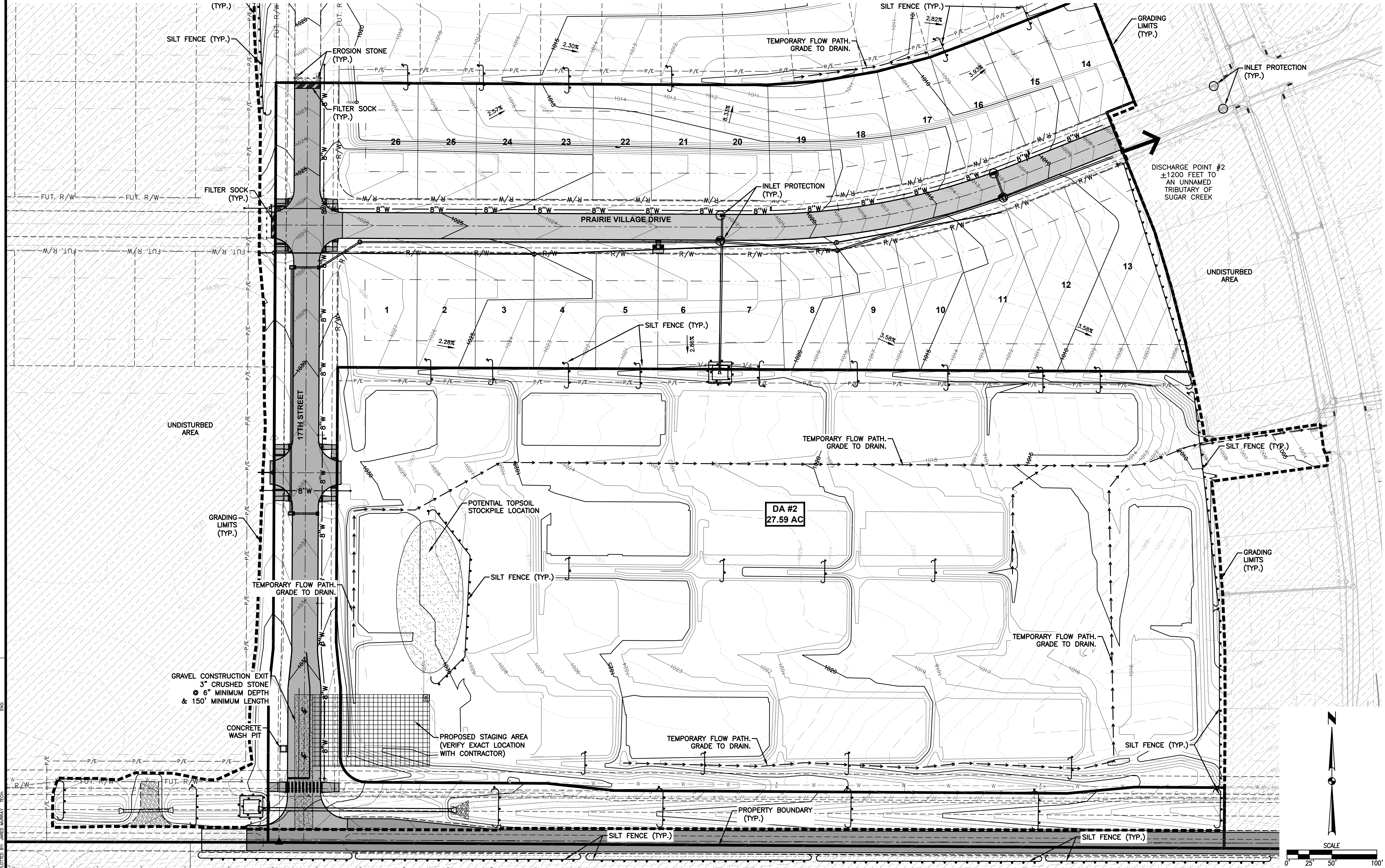
DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN	TSB #
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



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PLOT: 1010855-EROSION AND SEDIMENT CONTROL PLAN
DATE: 6/7/2023 3:09 PM
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY
TECH: J. MURRAY

PRAIRIE VILLAGE PLAT 3

EROSION AND SEDIMENT CONTROL PLAN



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PLOT: 1010855-SWPP-ASBUILT.DWG
DATE: 6/7/2023 3:09 PM
DRAWN BY: JMM
CHECKED BY: JMM

DATE	
06/01/2023	AS-BUILT SUBMITTAL
04/14/2023	FINAL SUBMITTAL
02/09/2023	4TH SUBMITTAL
01/31/2023	3RD SUBMITTAL
01/06/2023	2ND SUBMITTAL
12/14/2021	1ST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 3

EROSION AND SEDIMENT CONTROL PLAN

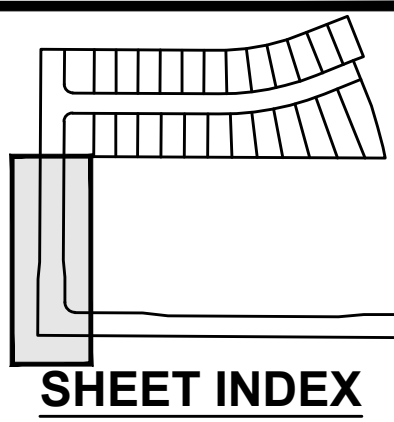
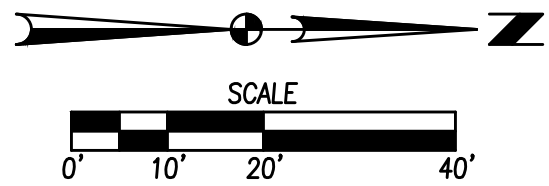
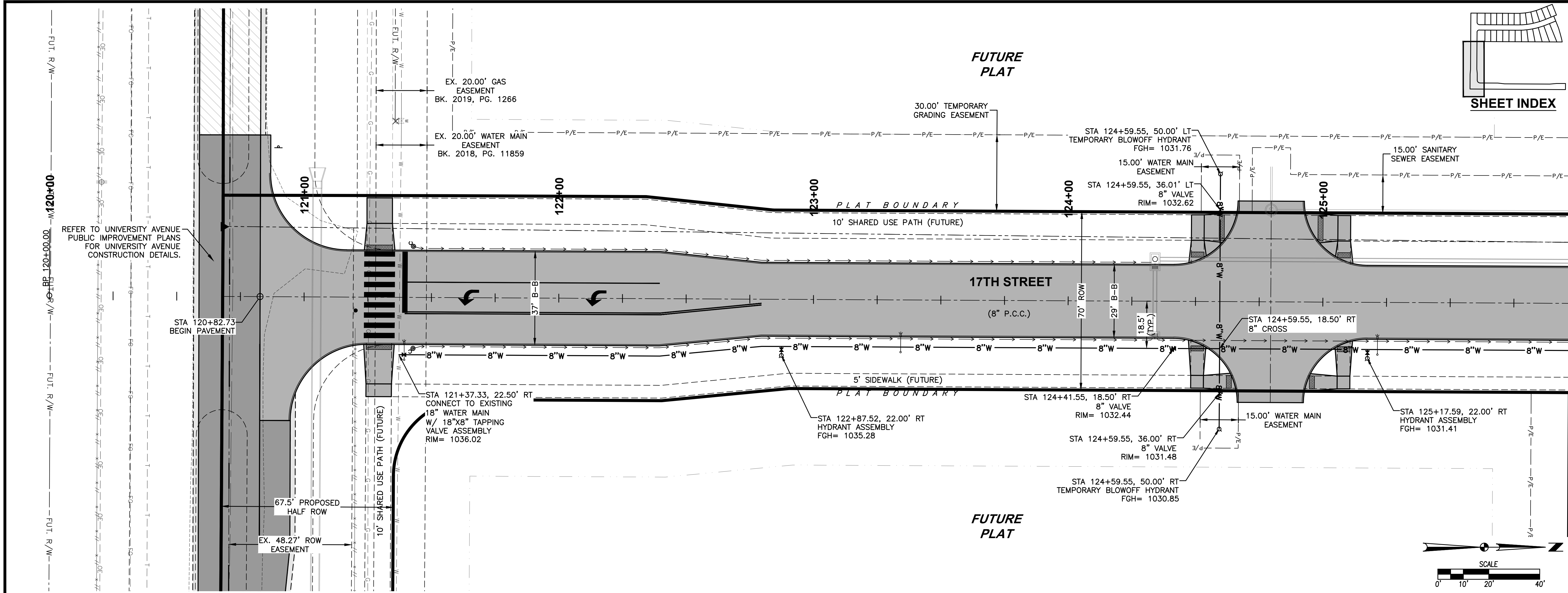
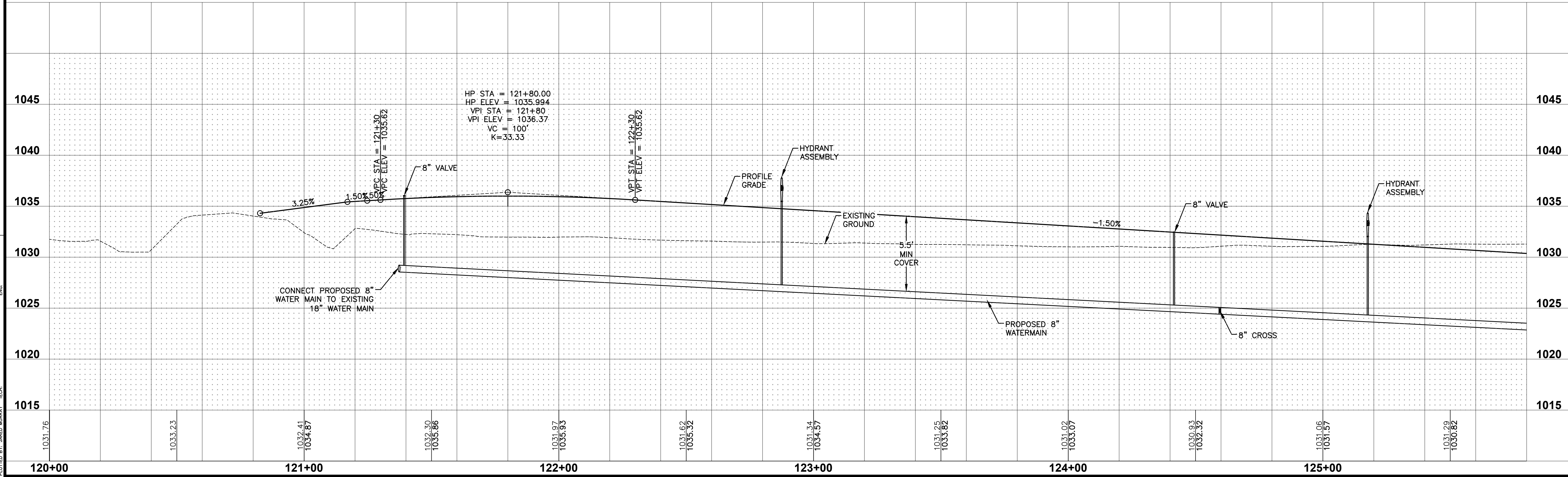
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PLOT BY: JARED MURRAY



15/20

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PRAIRIE VILLAGE PLAT 3

WATER MAIN PLAN AND PROFILE

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

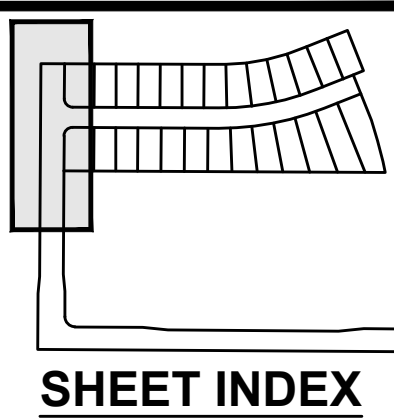
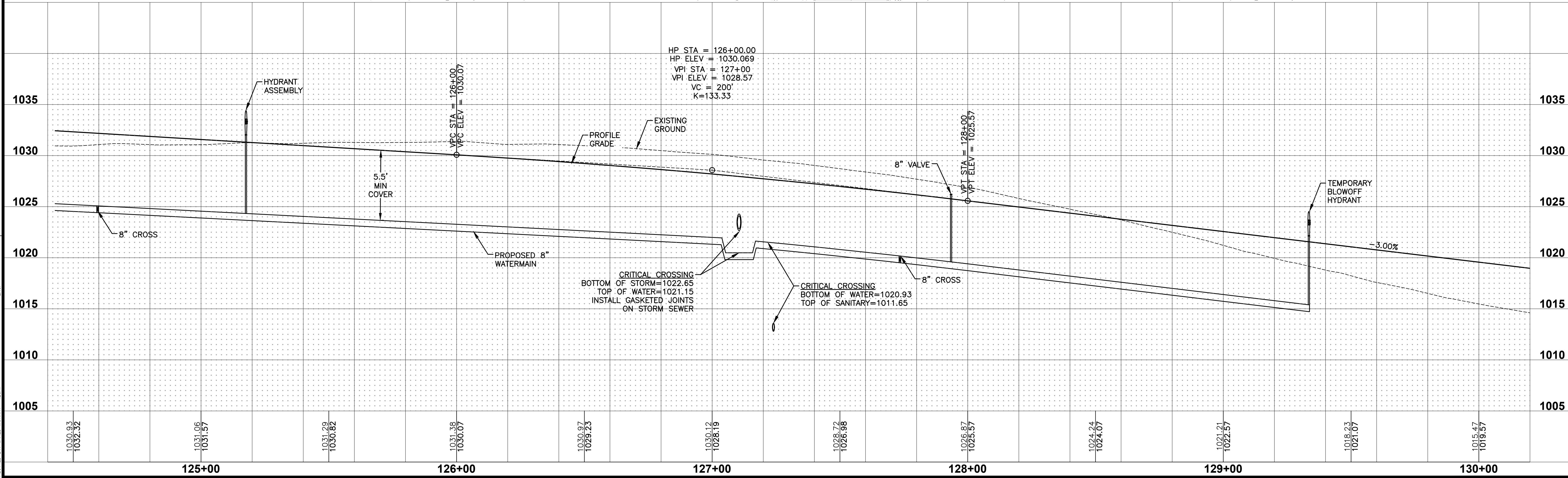
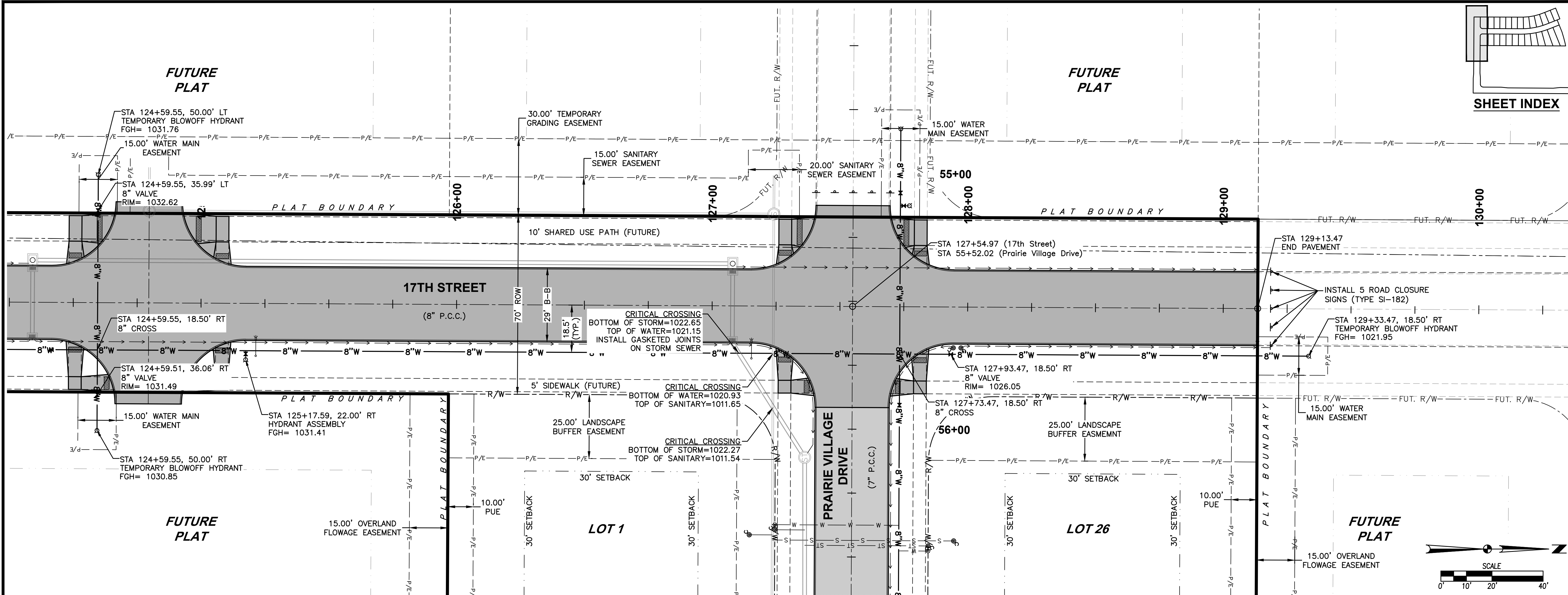
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CWO

ENGINEER: JMM

REVISIONS	DATE
AS-BUILT SUBMITTAL	06/01/2023
FINAL SUBMITTAL	04/14/2023
4TH SUBMITTAL	02/09/2022
3RD SUBMITTAL	01/31/2022
2ND SUBMITTAL	01/06/2022
1ST SUBMITTAL	12/14/2021

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PLOTTER: HP
PLOT BY: J. MURRAY



REVISIONS	
DATE	DESCRIPTION
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04/14/2023	FINAL SUBMITTAL
02/09/2023	4TH SUBMITTAL
01/31/2023	3RD SUBMITTAL
01/06/2022	2ND SUBMITTAL
12/14/2021	1ST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

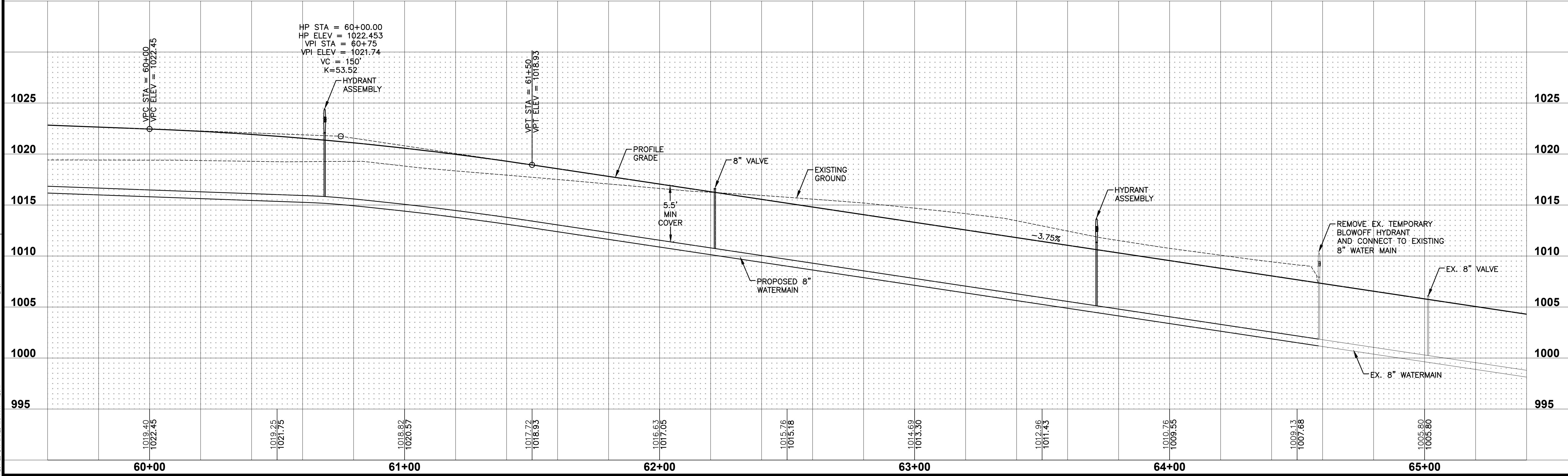
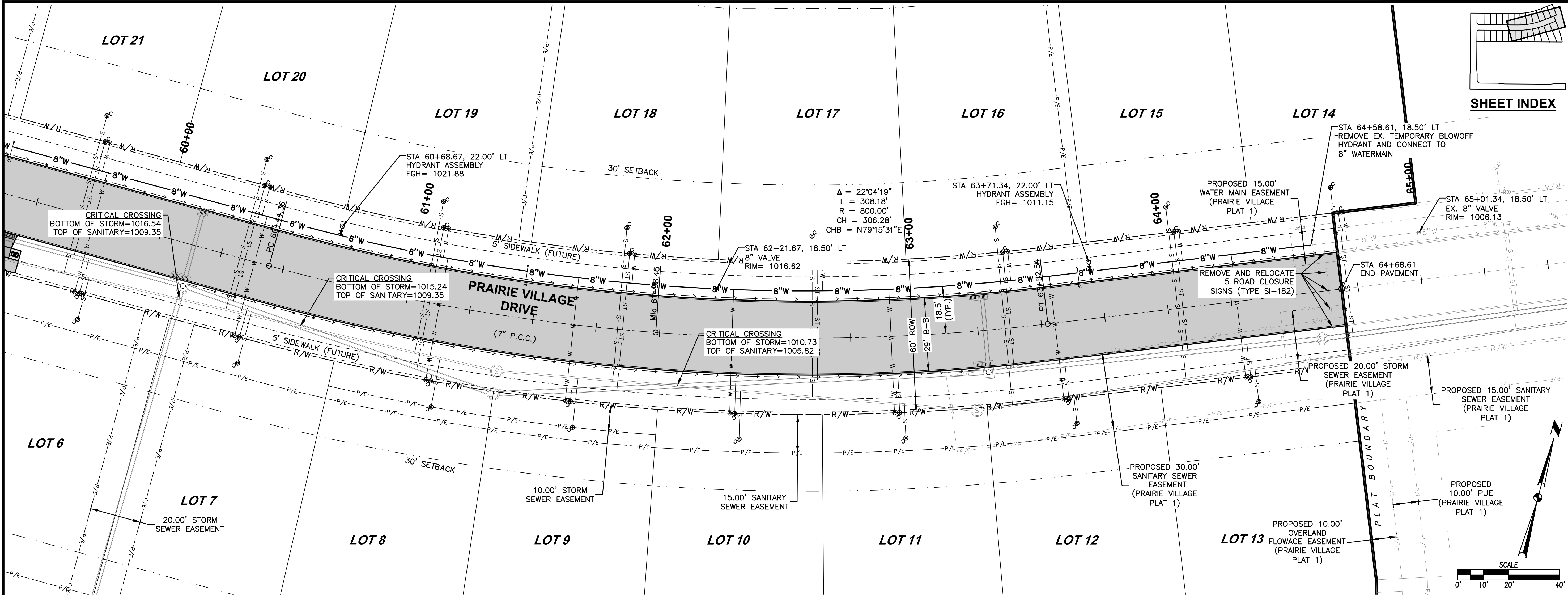
PRAIRIE VILLAGE PLAT 3

WATER MAIN PLAN AND PROFILE

16/20

2110.855

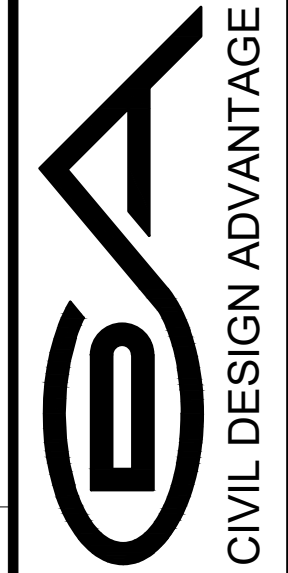
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PLOT BY: MURRAY
TECH: JMM



SHEET INDEX

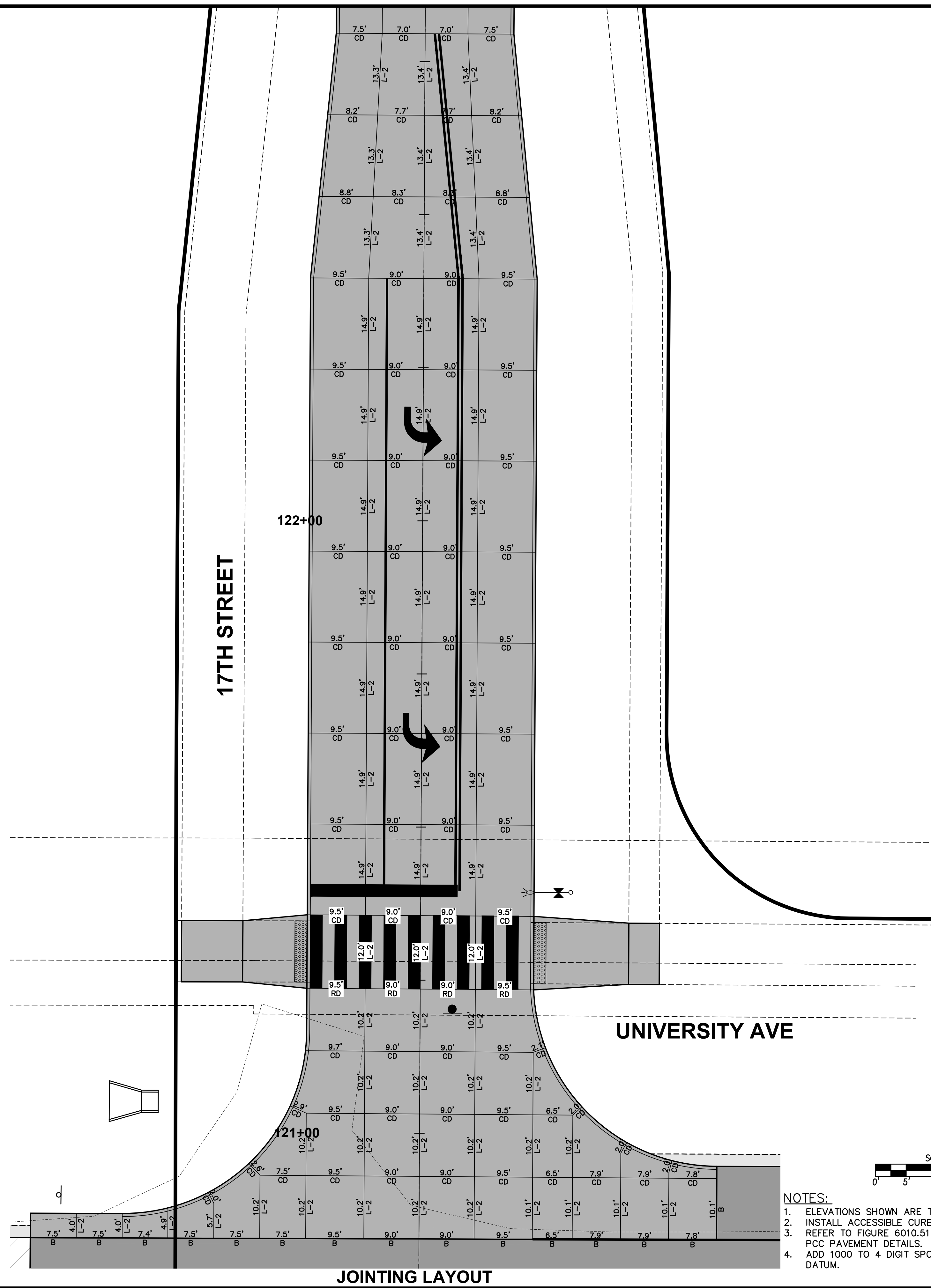
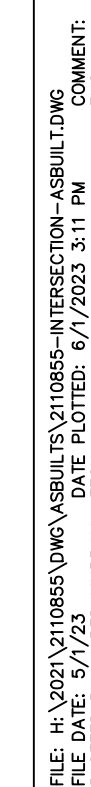
DATE	REVISIONS
06/01/2023	AS-BUILT SUBMITTAL
04/14/2023	FINAL SUBMITTAL
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4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: CWO
ENGINEER: JMM



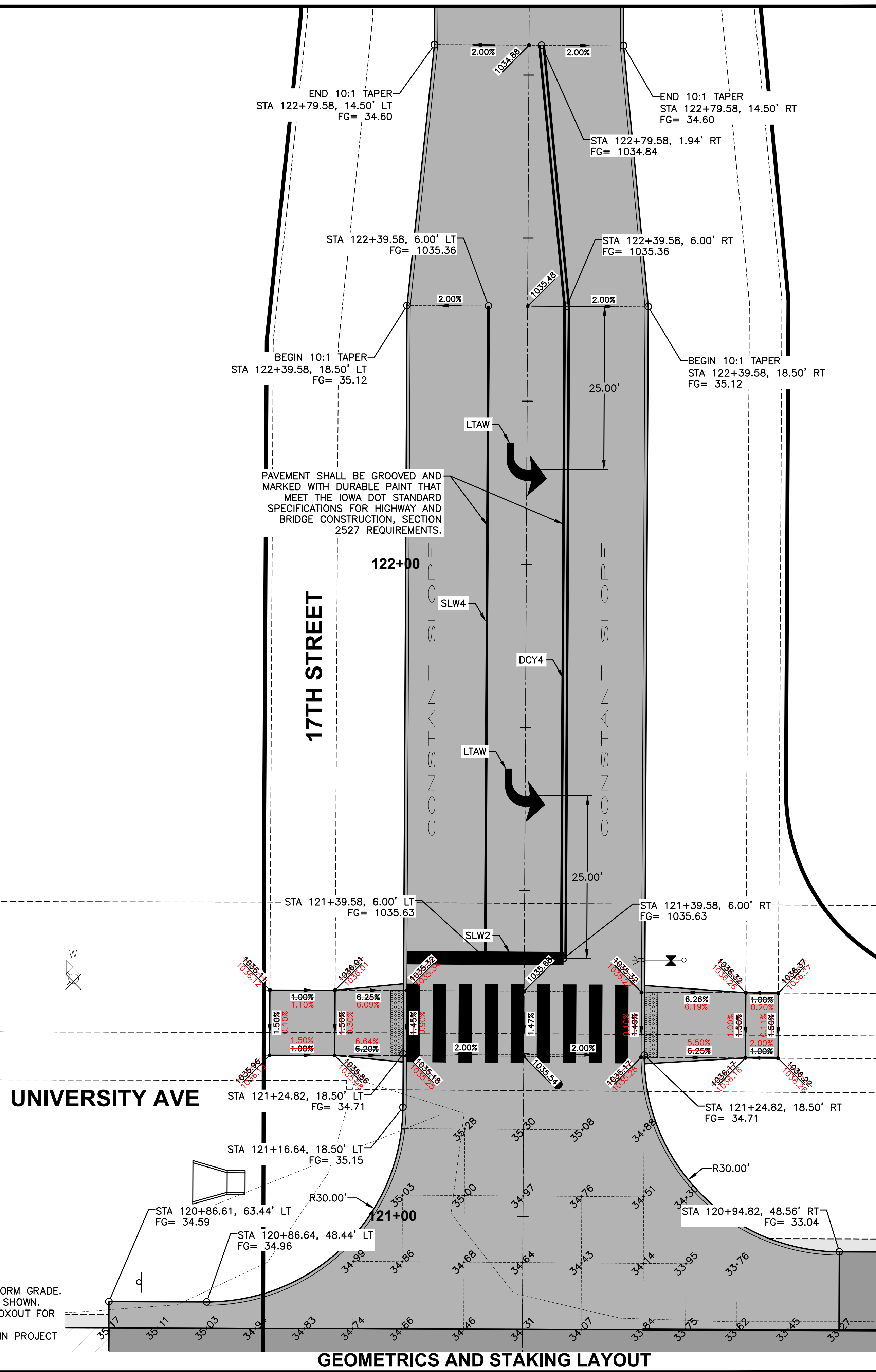
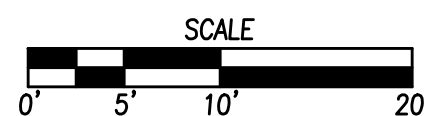
CIVIL DESIGN ADVANTAGE, INC.
WAUKEE, IOWA

PRAIRIE VILLAGE PLAT 3 WATER MAIN PLAN AND PROFILE

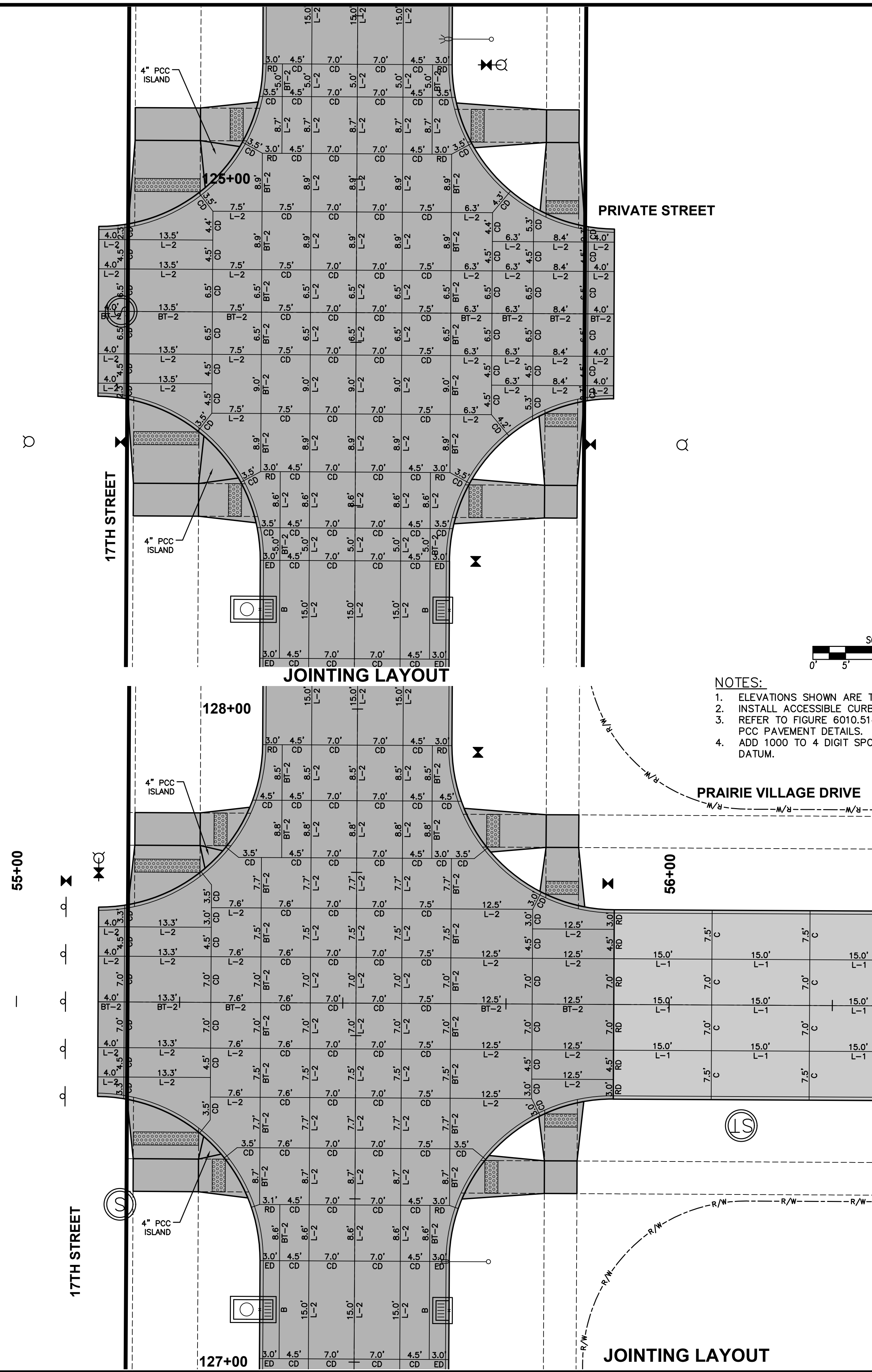


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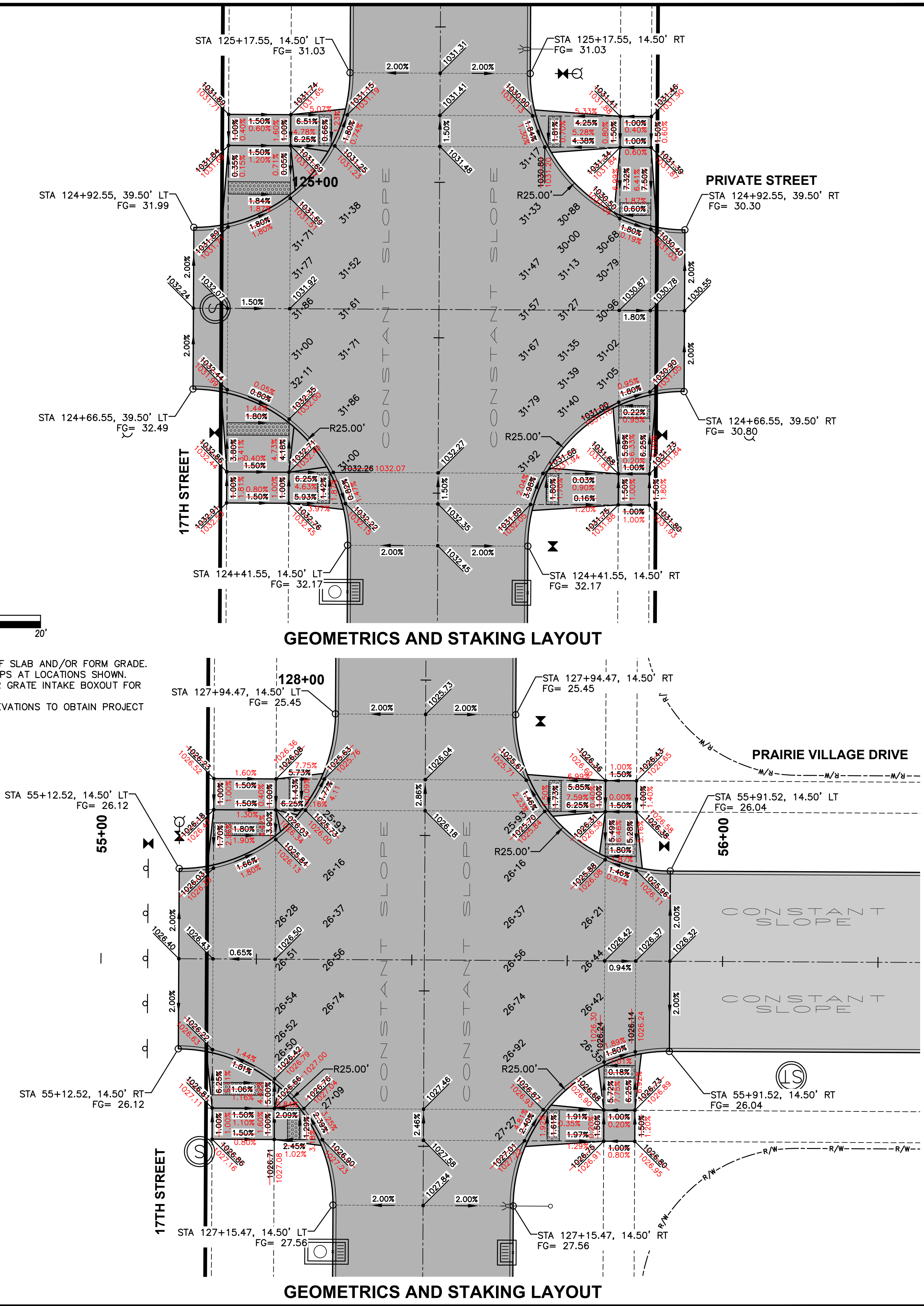
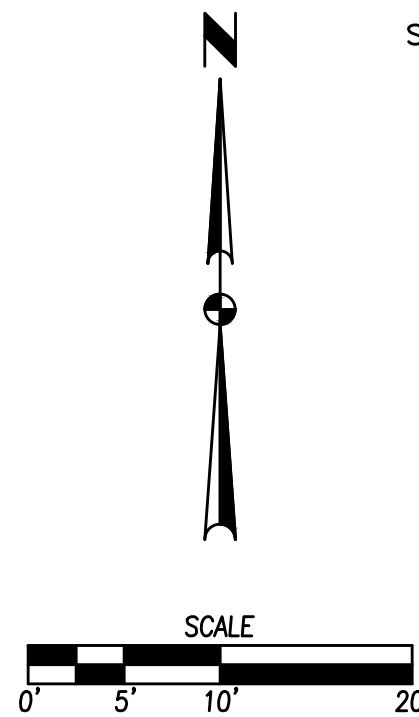
1. ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE
2. INSTALL ACCESSIBLE CURB RAMPS AT LOCATIONS SHOWN.
3. REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
4. ADD 1000 TO 4 DIGIT SPOT ELEVATIONS TO OBTAIN PROJECT DATUM.



4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410		ENGINEER: JMM		TECH: CWO	
REVISONS		DATE			
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4TH SUBMITTAL		02/09/2022			
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2ND SUBMITTAL		01/06/2022			
1ST SUBMITTAL		12/14/2021			



- NOTES:**
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 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.



PRAIRIE VILLAGE PLAT 3		CIVIL DESIGN ADVANTAGE WAUKEE, IOWA
INTERSECTION DETAIL		
20' / 20'		
2110.855		
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: JMM	TECH: CWO
REVISIONS	DATE	
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