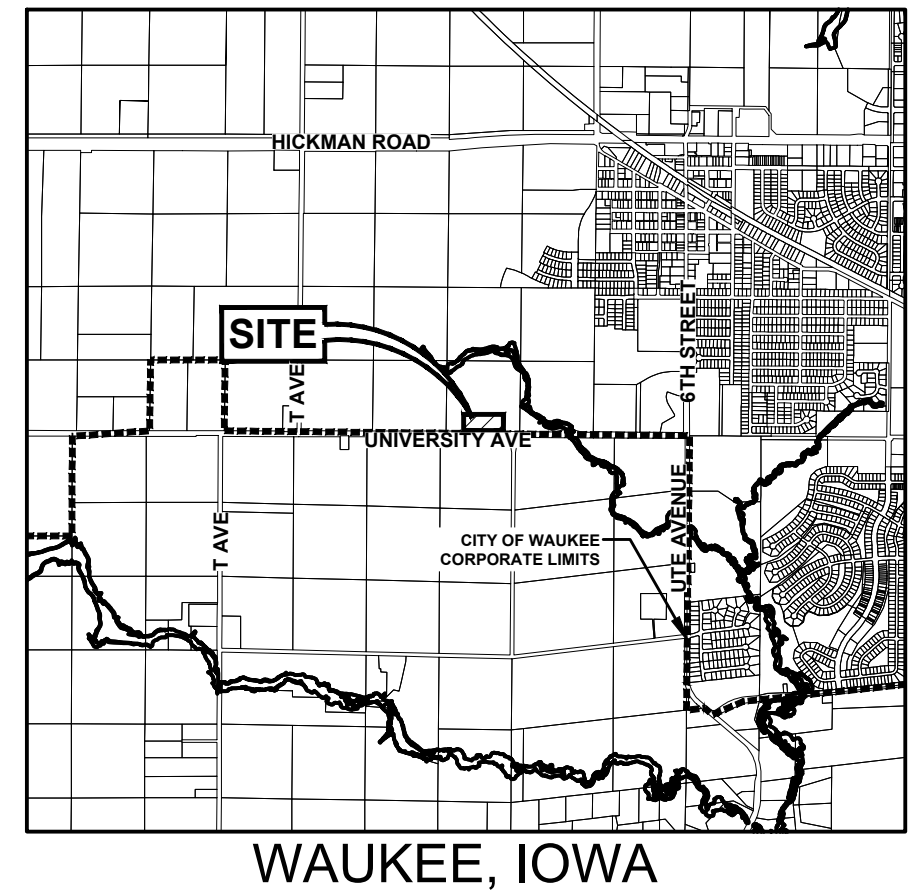


PRELIMINARY PLAT / SITE PLAN FOR: PRAIRIE VILLAGE TOWNHOMES PLAT 2 WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



NOTES

1. 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.
2. 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.
3. 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.

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
C1.0	COVER SHEET
C2.0-2.1	TYPICAL SECTIONS AND DETAILS
C3.0-3.1	PRELIMINARY PLAT
C4.0	HYDRANT COVERAGE PLAN
C4.1	PHASING PLAN
C5.0-C5.4	DIMENSION PLAN
C6.0-C6.5	GRADING PLAN
C7.0-C7.4	UTILITY PLAN
C8.0	EROSION AND SEDIMENT CONTROL PLAN
L1.0-L2.0	LANDSCAPE PLAN

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

OWNER / APPLICANT

PRAIRIE VILLAGE OF IOWA, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE 400
GRIMES, IOWA 50111
PH: (515) 371-3669

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBAN DALE DRIVE
URBAN DALE, IOWA 50322
PH: (515) 369-4400
EMAIL: JAREDM@CDA-ENG.COM

SURVEYOR

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

DATE OF SURVEY

MAY 24, 2021

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

ANTICIPATED START DATE = SPRING 2024
ANTICIPATED FINISH DATE = SPRING 2027

SUBMITTAL DATES

FIRST SUBMITTAL:	08/11/2022
SECOND SUBMITTAL:	10/07/2022
THIRD SUBMITTAL:	11/01/2022
FOURTH SUBMITTAL:	04/25/2023
FIFTH SUBMITTAL:	05/19/2023
SIXTH SUBMITTAL:	11/07/2023
SEVENTH SUBMITTAL:	02/02/2024
FINAL SUBMITTAL:	03/05/2024

DEVELOPMENT SUMMARY

AREA: 10.76 ACRES (468,624 SF)

SETBACKS:

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

MAXIMUM BUILDING HEIGHT:

3 STORIES OR 40 FT

MINIMUM UNIT SQUARE FOOTAGE:

800 SF

OPEN SPACE CALCULATION:

TOTAL SITE	= 468,624 SF
BUILDINGS	= 156,183 SF
STREETS	= 66,547 SF
DRIVEWAYS	= 44,169 SF
SIDEWALK	= 11,742 SF
OPEN SPACE PROVIDED	= 189,983 SF

TOTAL IMPERVIOUS AREA:

278,641 SF

TOTAL OPEN SPACE PROVIDED:

189,983 SF (40.5%)

TOTAL OPEN SPACE REQUIRED:

468,624 SF * 20% = 93,725 SF (20%)

UNITS:

118 UNITS (10.97 UNITS PER ACRE)

PARKING:

TOTAL REQUIRED:	
1 GUEST SPACE PER 5 UNITS	= 23.6 SPACES
2 SPACES PER UNIT	= 236 SPACES
TOTAL	= 259.6 SPACES

TOTAL PROVIDED:

PARKING SPACES	= 24 SPACES
GARAGES	= 236 SPACES
DRIVEWAYS	= 236 SPACES
TOTAL	= 496 SPACES

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 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF 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:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 0°40'56" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 97.84 FEET; THENCE SOUTH 89°19'04" EAST, 66.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'41" EAST, 75.22 FEET; THENCE NORTH 05°24'57" WEST, 50.25 FEET; THENCE NORTH 00°17'41" EAST, 306.33 FEET; THENCE SOUTH 89°42'19" EAST, 950.29 FEET; THENCE SOUTH 12°12'37" EAST, 30.27 FEET; THENCE NORTH 78°53'54" EAST, 130.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1765.00 FEET, WHOSE ARC LENGTH IS 101.09 FEET AND WHOSE CHORD BEARS SOUTH 09°27'39" EAST, 101.08 FEET; THENCE SOUTH 82°10'48" WEST, 130.00 FEET; THENCE SOUTH 06°42'41" EAST, 63.26 FEET; THENCE SOUTH 04°29'40" EAST, 63.26 FEET; THENCE SOUTH 02°16'39" EAST, 63.26 FEET; THENCE SOUTH 00°09'45" EAST, 63.80 FEET; THENCE SOUTH 00°21'41" WEST, 88.00 FEET; THENCE NORTH 89°38'19" WEST, 100.00 FEET; THENCE SOUTH 84°39'03" WEST, 75.37 FEET; THENCE NORTH 89°38'19" WEST, 503.94 FEET; THENCE NORTH 83°55'41" WEST, 75.37 FEET; THENCE NORTH 89°38'19" WEST, 200.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.09 FEET AND WHOSE CHORD BEARS NORTH 44°40'19" WEST, 42.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.76 ACRES (468,624 SQUARE FEET).

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

ZONING

R-4: ROW DWELLING & TOWNHOME DWELLING

PARKLAND DEDICATION

REQUIRED

118 UNITS * 2.25 PEOPLE/UNIT * 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED = 1.73 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 PRAIRIE VILLAGE DEVELOPMENT.



CIVIL DESIGN ADVANTAGE

4121 NW URBAN DALE DRIVE, URBAN DALE, IOWA 50322

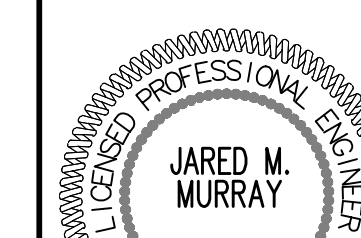
PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2110.856



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. DATE

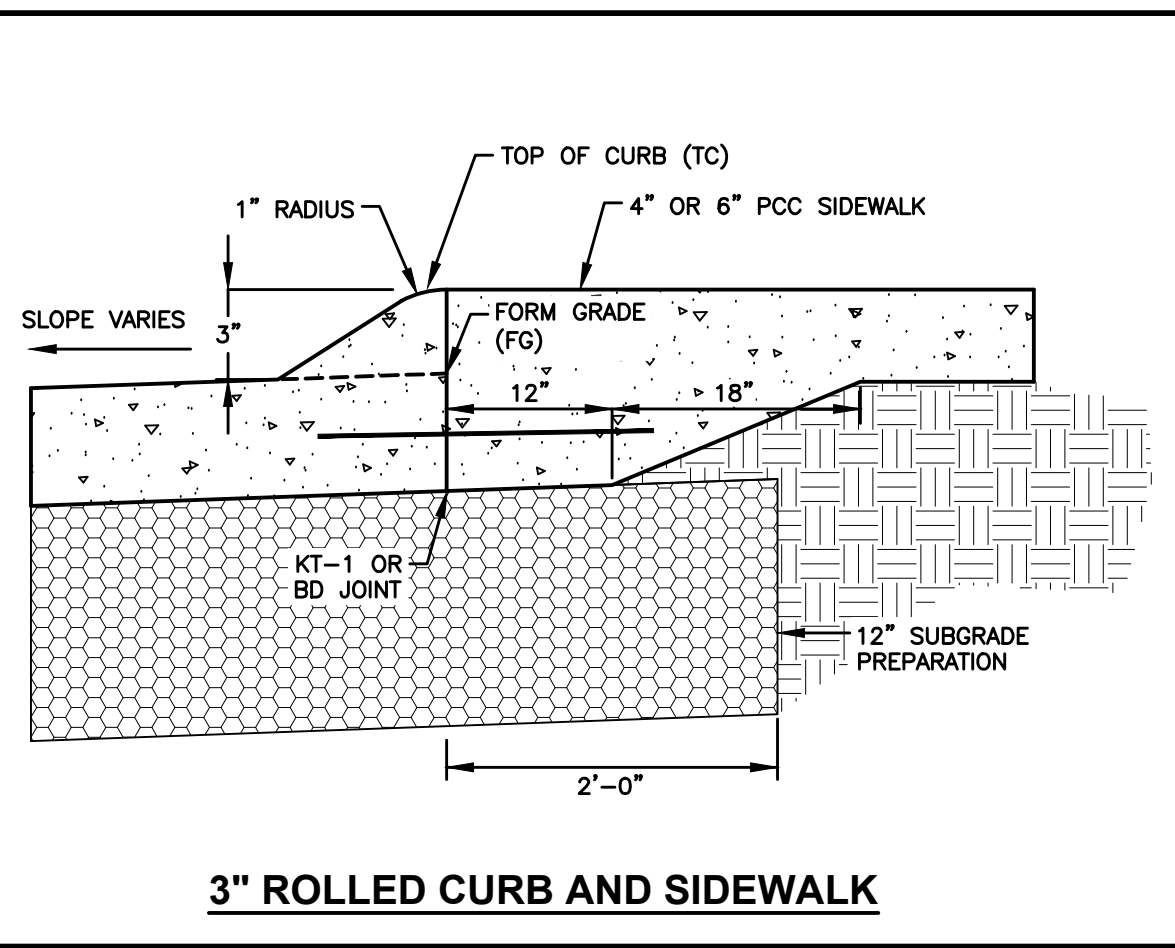
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MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

C1.0-C8.0

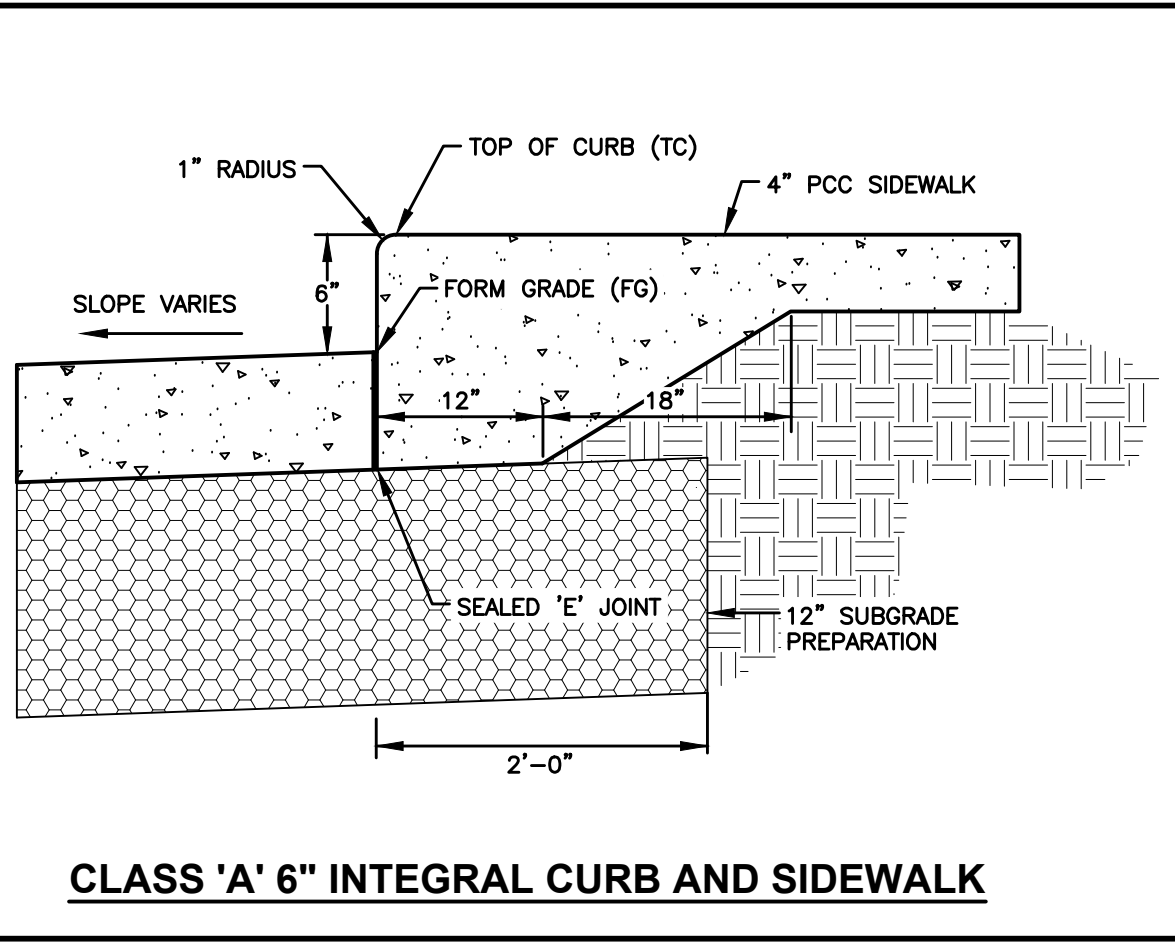
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL,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

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

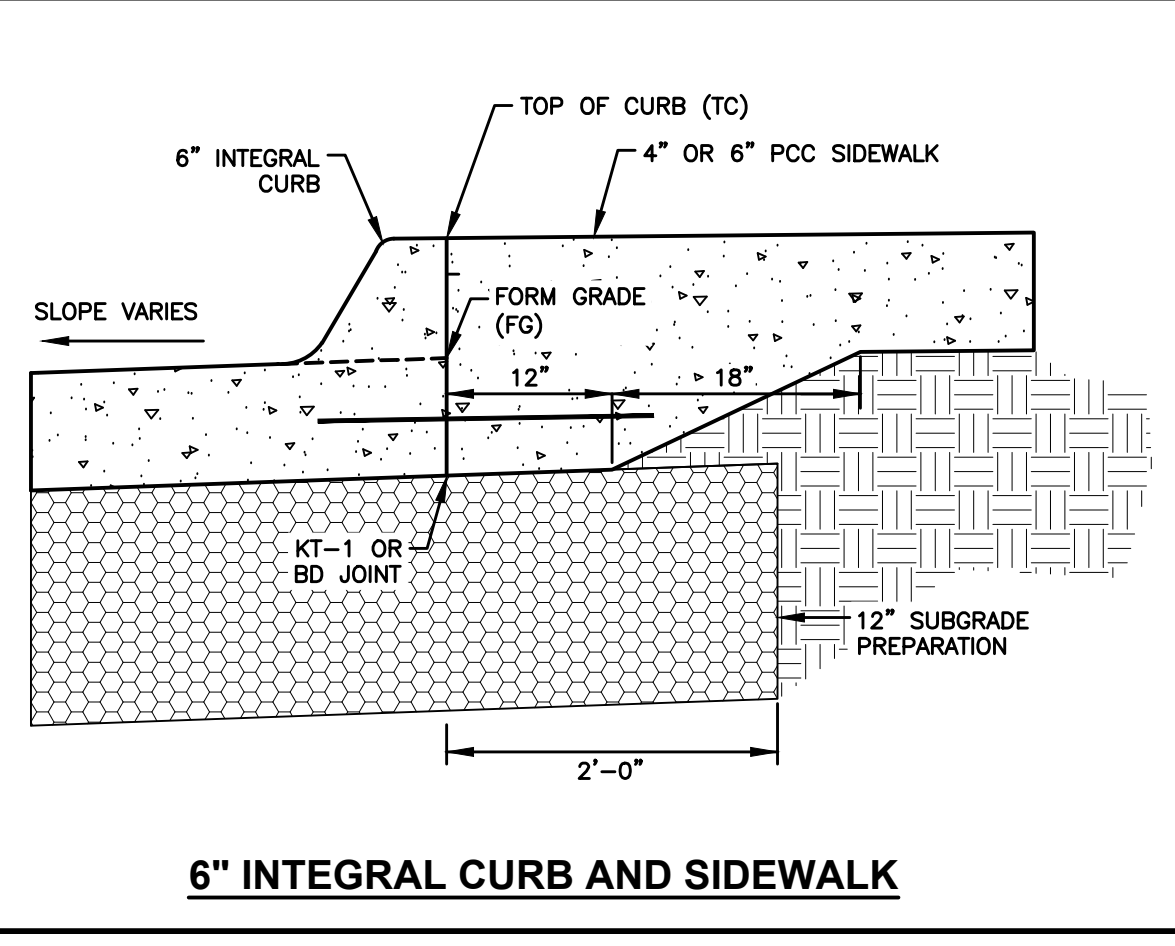
THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2024 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.



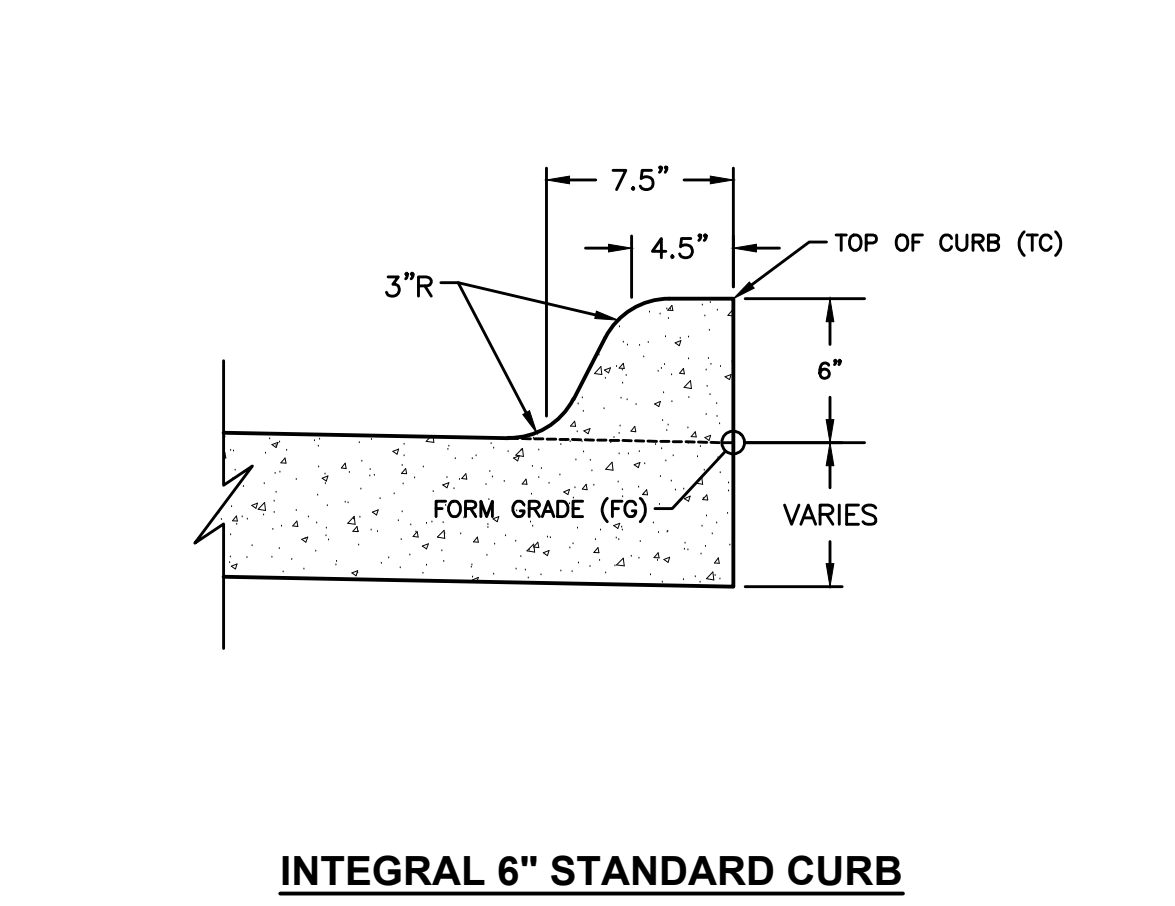
3" ROLLED CURB AND SIDEWALK



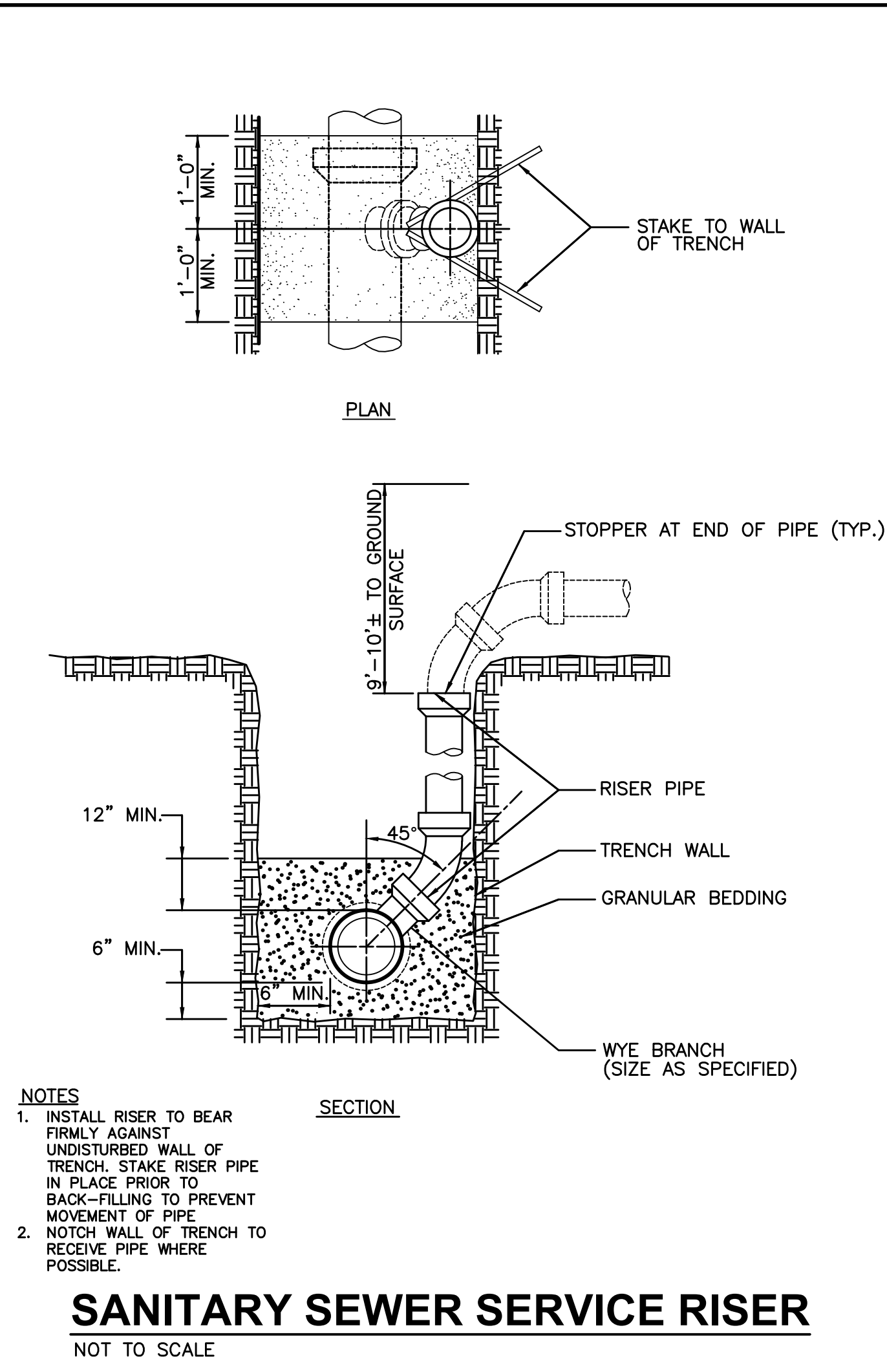
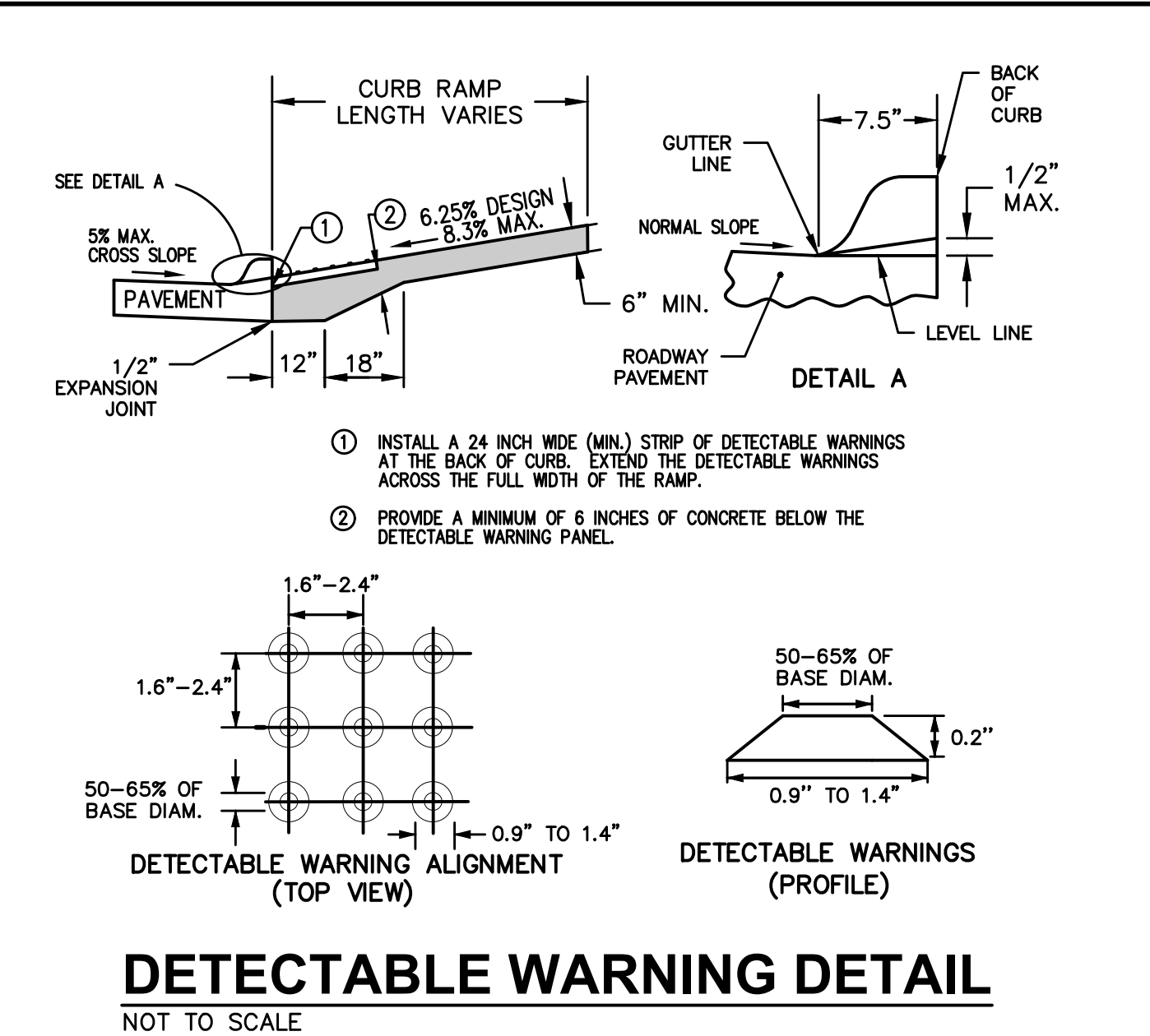
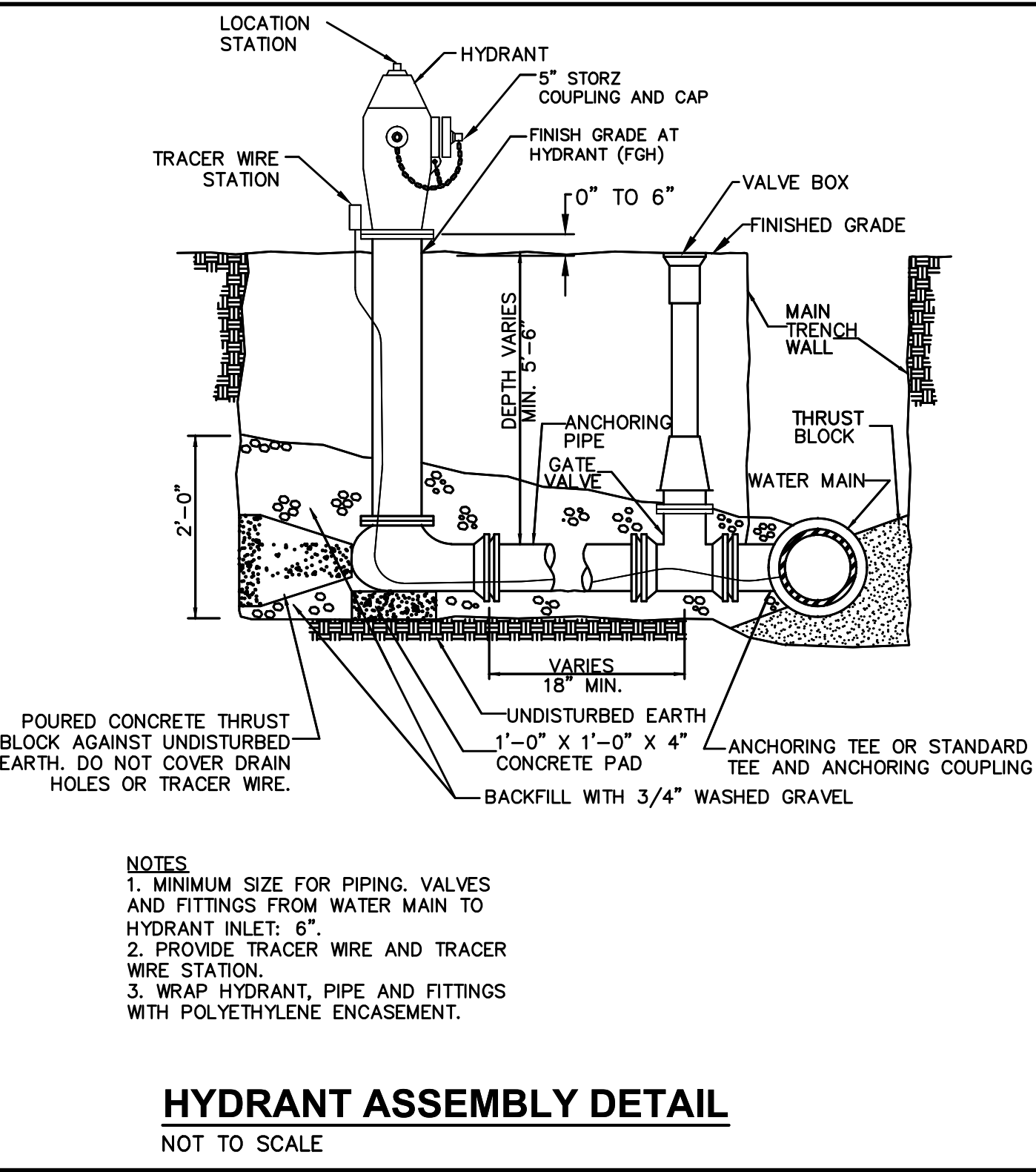
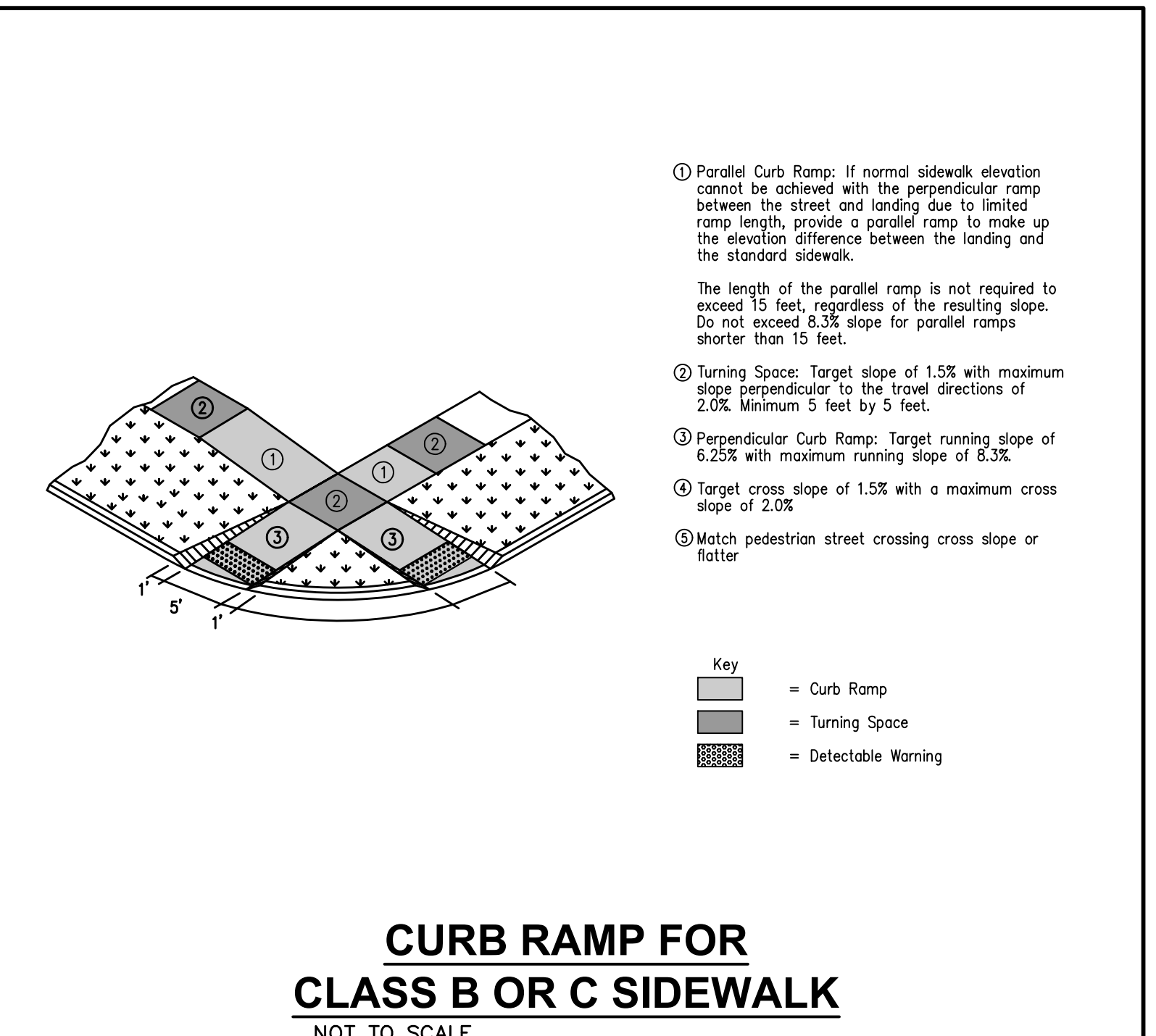
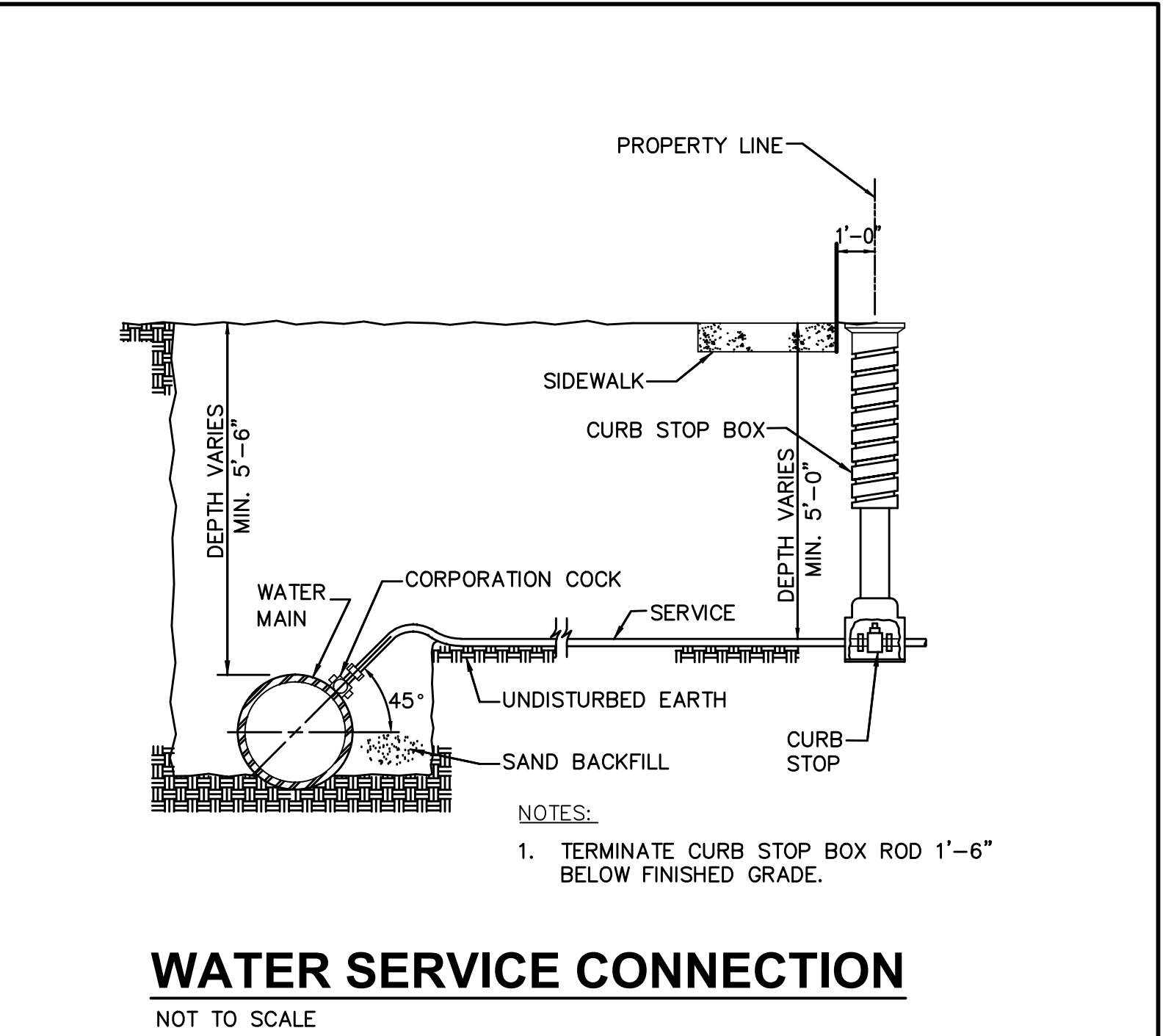
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK



6" INTEGRAL CURB AND SIDEWALK



INTEGRAL 6" STANDARD CURB



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	02/02/2024
	7TH SUBMITTAL
	11/07/2023
	6TH SUBMITTAL
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	04/25/2023
	4TH SUBMITTAL
	11/01/2022
	3RD SUBMITTAL

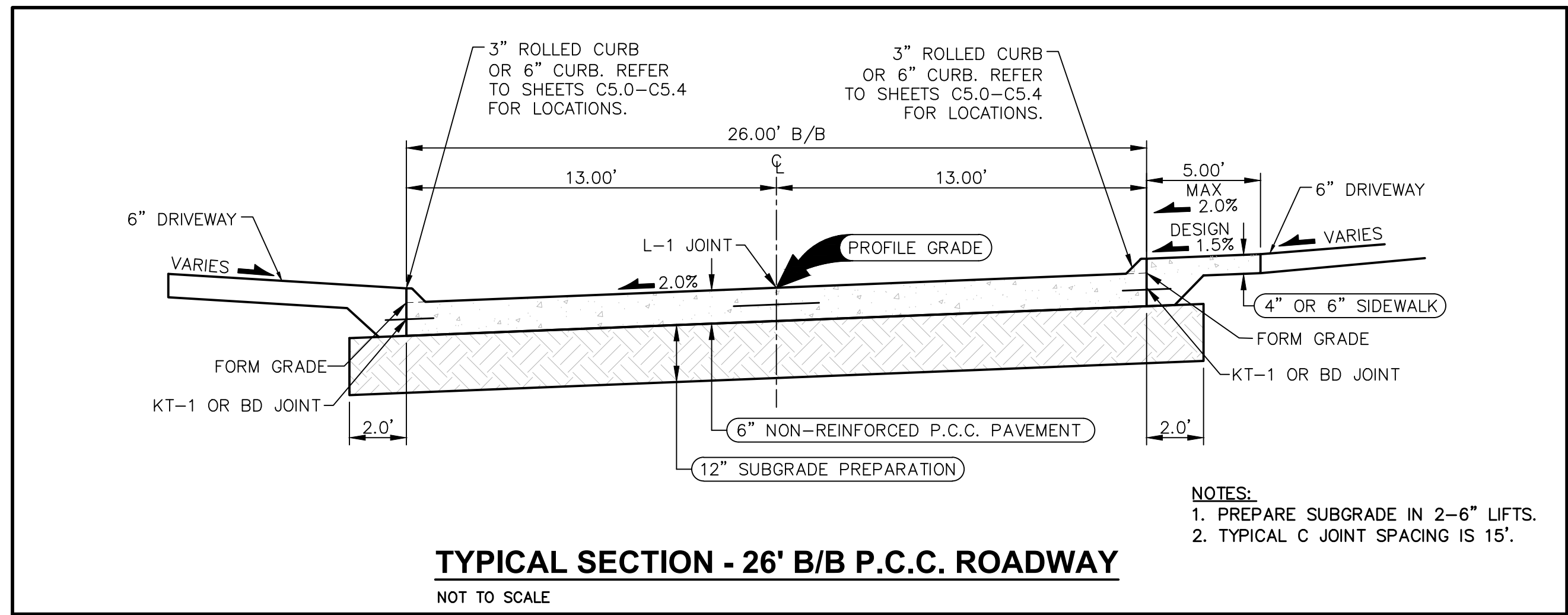
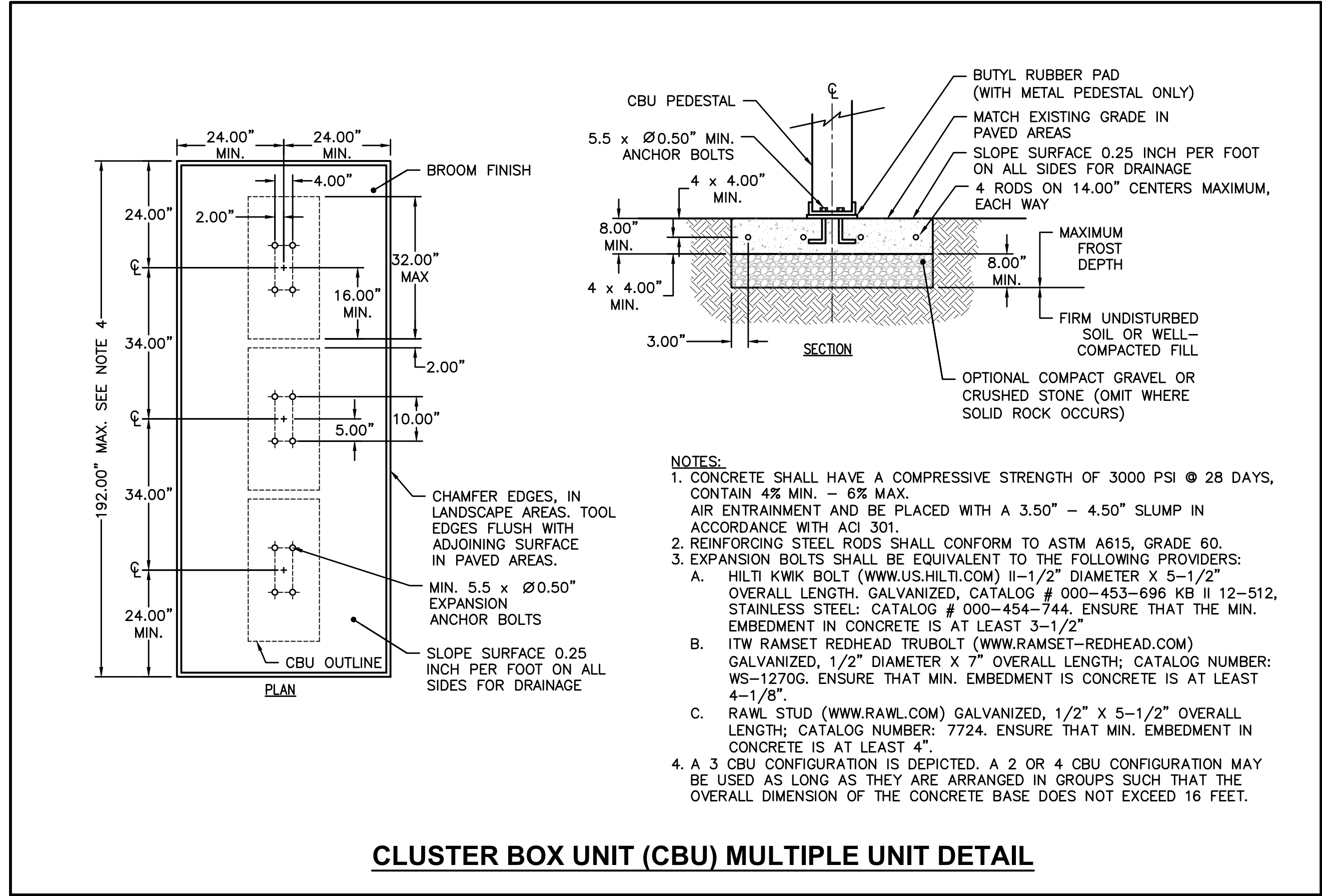
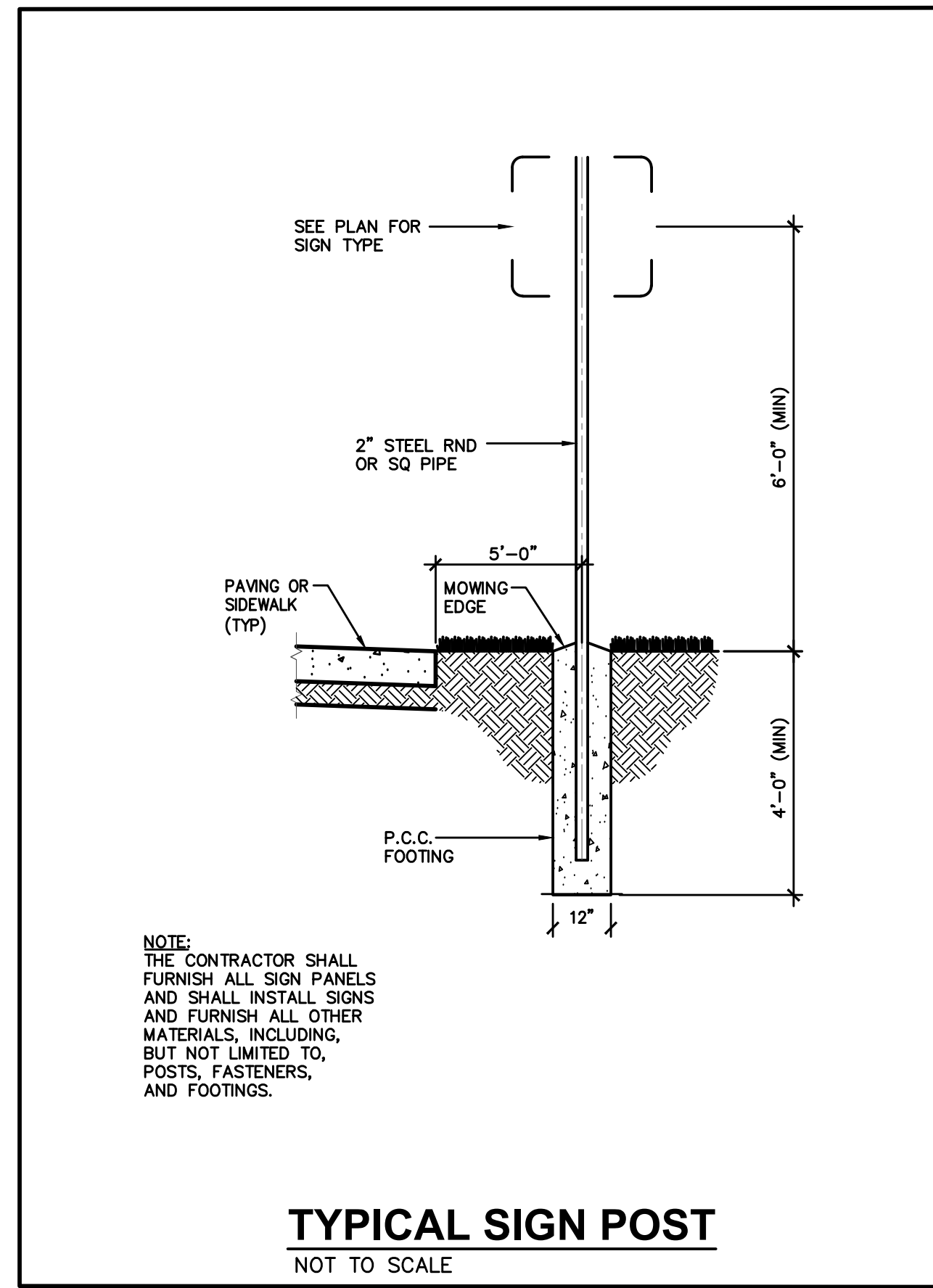
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

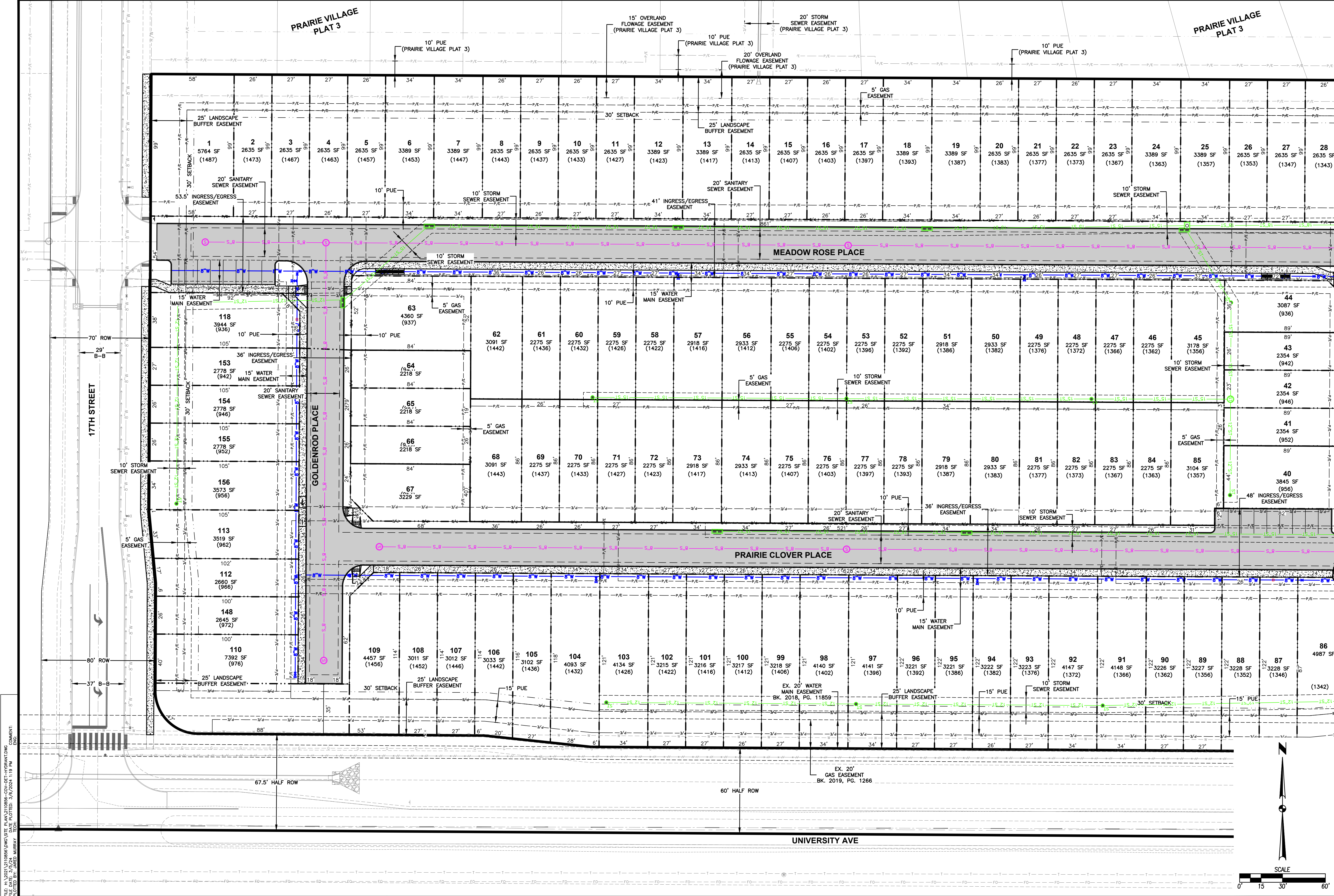
TECH: CWO
 ENGINEER: JMM

ESA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
TYPICAL SECTIONS AND DETAILS

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6TH SUBMITTAL	05/19/2023
5TH SUBMITTAL	04/25/2023
4TH SUBMITTAL	11/01/2022
3RD SUBMITTAL	

REVIEWS

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

TECH: CWO

ENGINEER: JMM

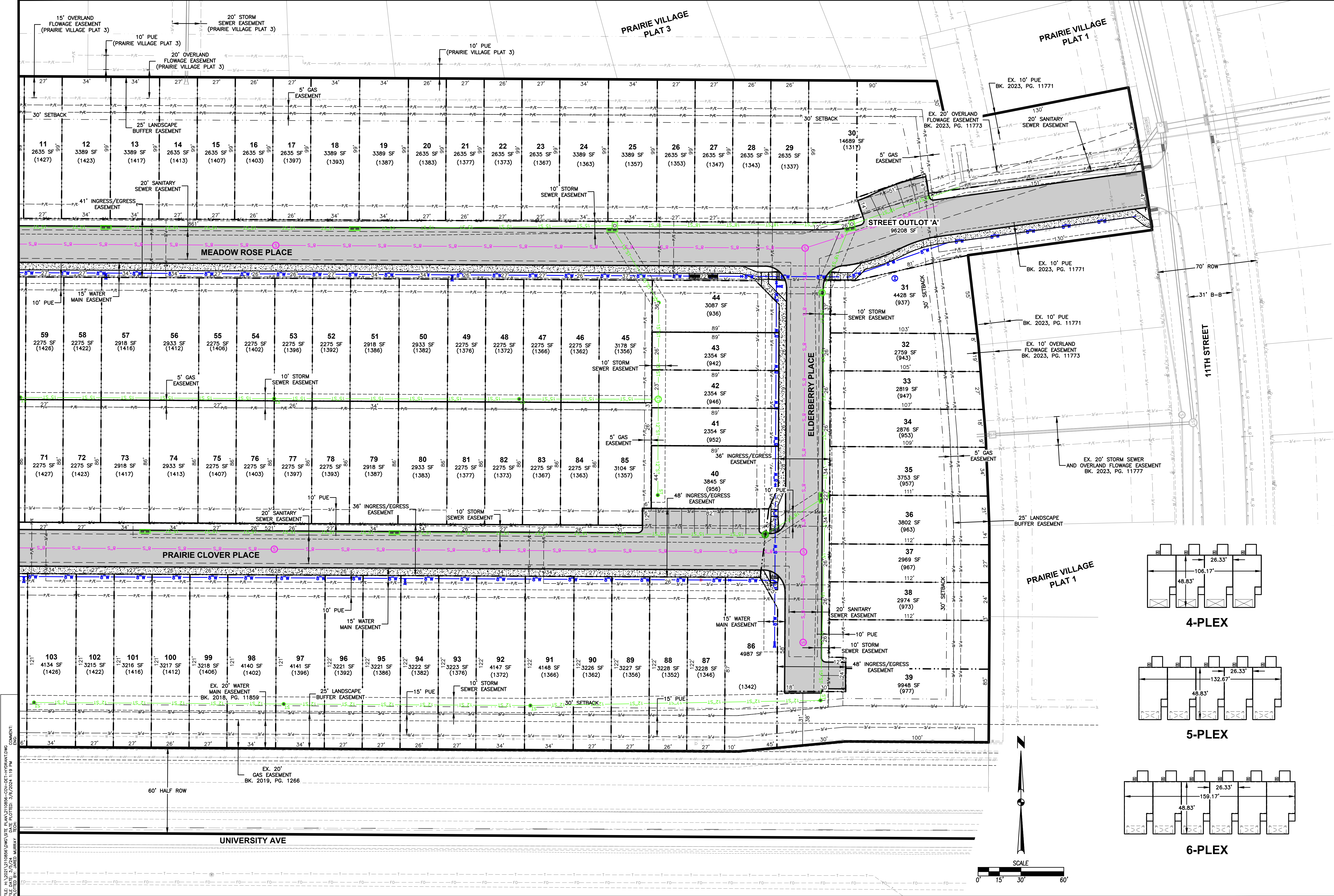
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PRAIRIE VILLAGE TOWNHOMES PLAT 2
PRELIMINARY PLAT

WAUKEE, IOWA

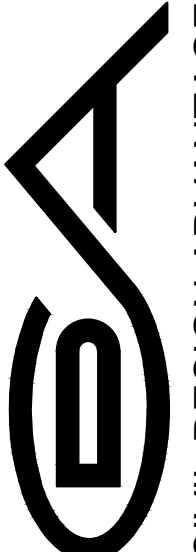
CIVIL DESIGN ADVANTAGE



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4TH SUBMITTAL	11/01/2022
3RD SUBMITTAL	

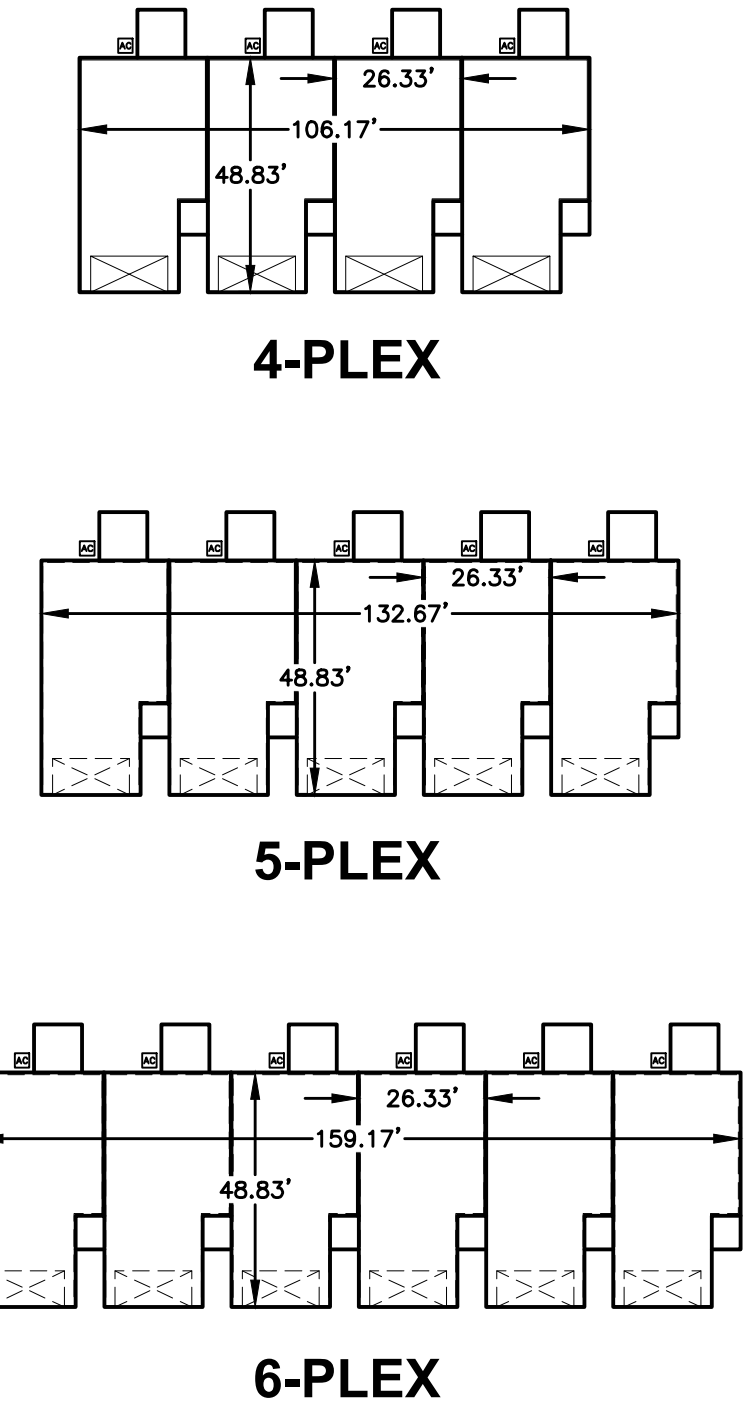
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
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 ENGINEER: JMM

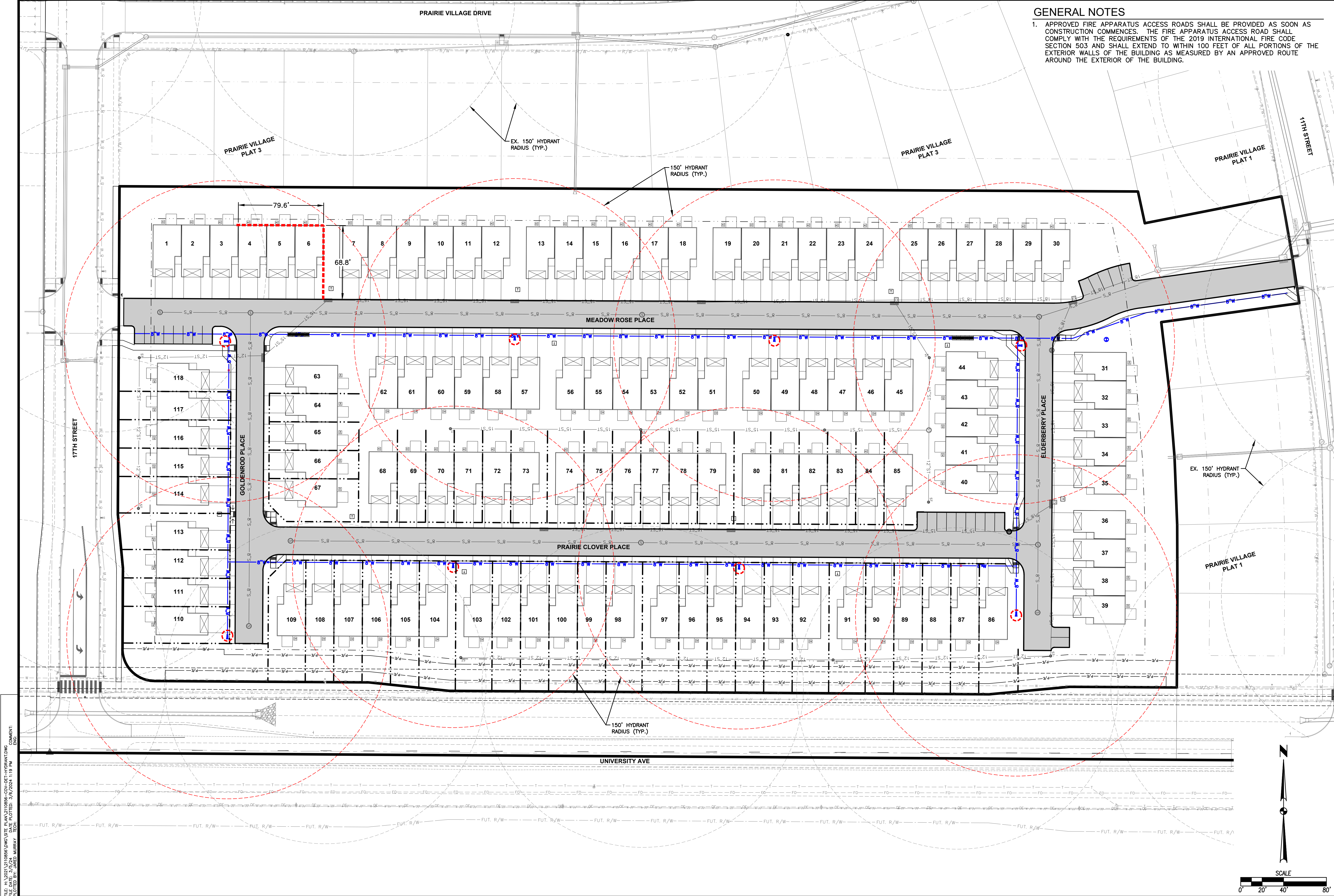


CIVIL DESIGN ADVANTAGE

PRAIRIE VILLAGE TOWNHOMES PLAT 2
PRELIMINARY PLAT

WAUKEE, IOWA
C3.1
 2110.856



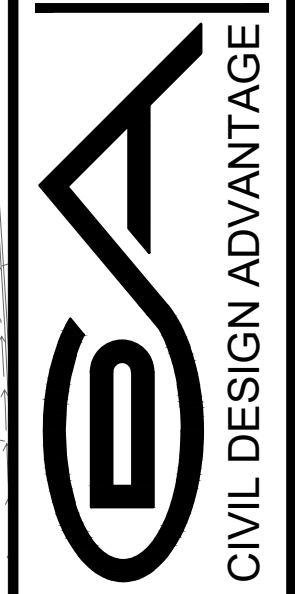


GENERAL NOTES
 1. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 INTERNATIONAL FIRE CODE SECTION 503 AND SHALL EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

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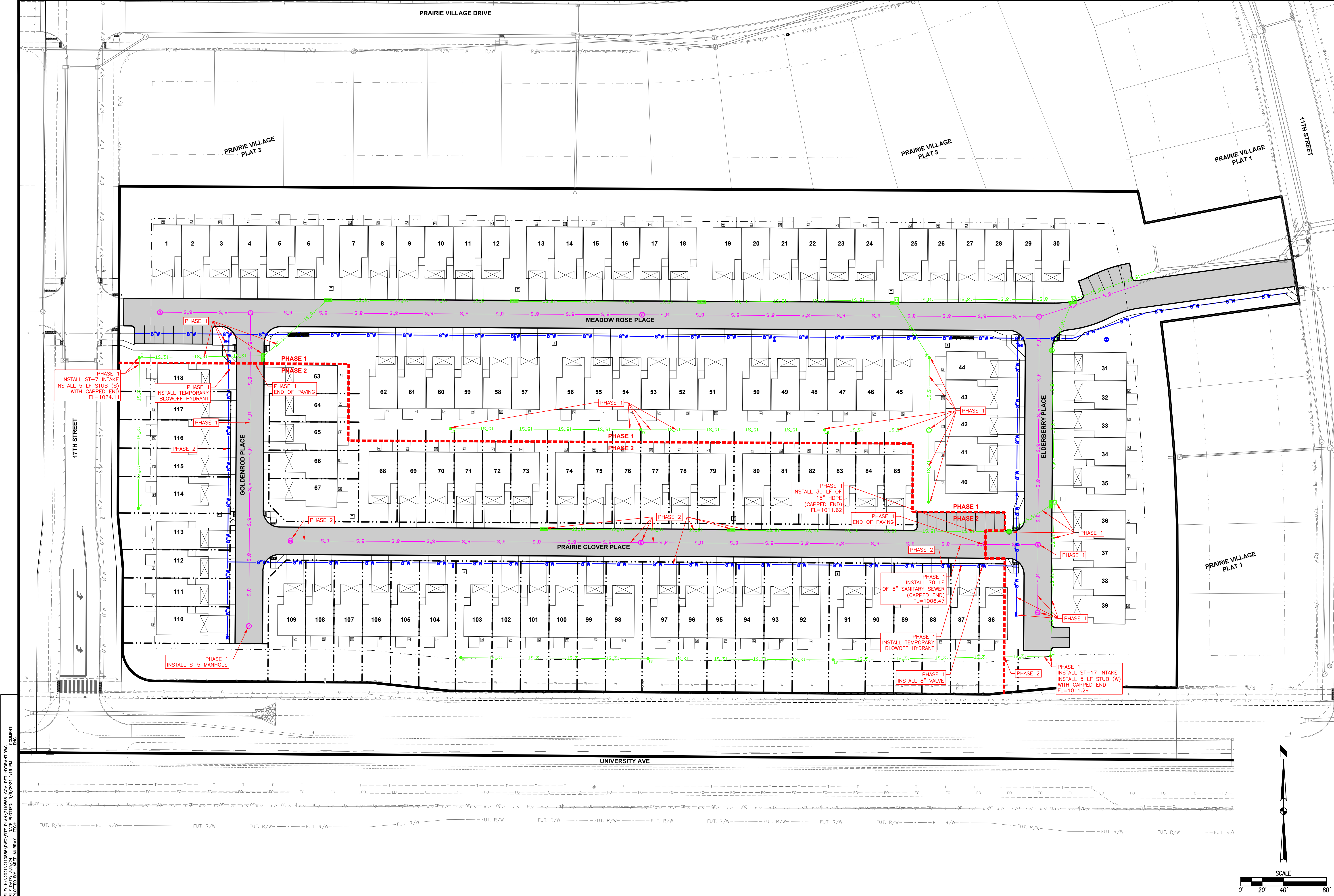
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 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: CWO



WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
HYDRANT COVERAGE PLAN

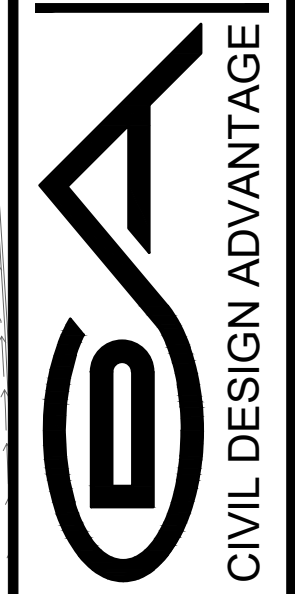
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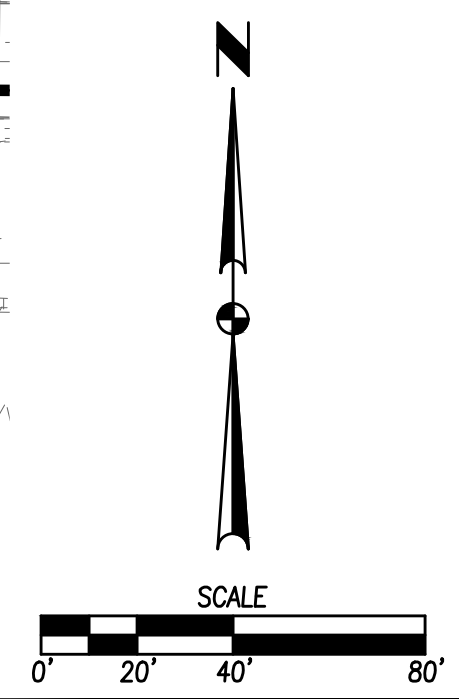
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 TECH: CWO

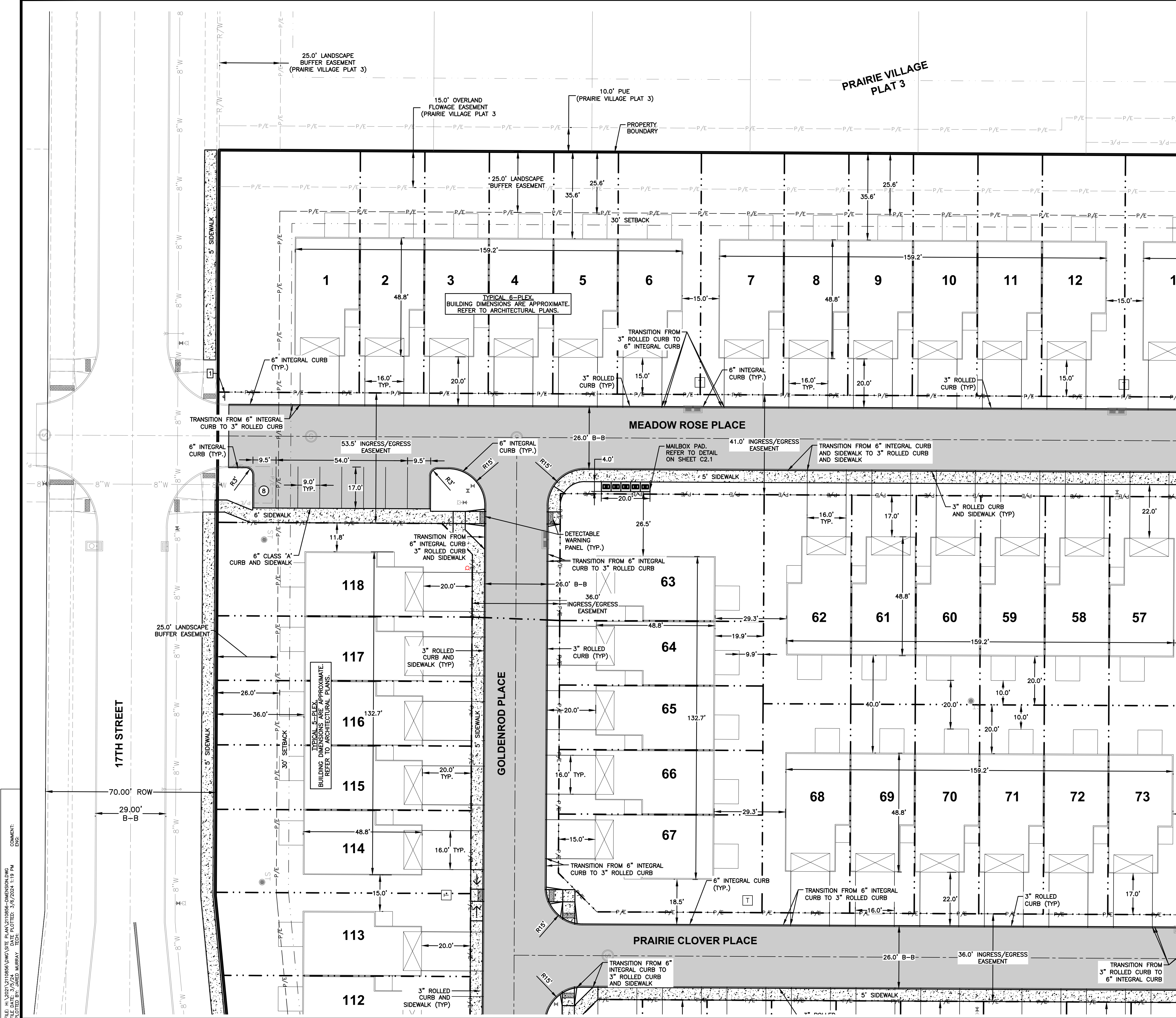


WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
PHASING PLAN

C4.1
 2110.856





GENERAL NOTES

1. THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 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, 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 2020 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 DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK. ANY PAVEMENT REPLACEMENT SHALL COMPLY WITH THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION MATERIALS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
18. ALL STAKING, INCLUDING PEDESTRIAN FACILITIES, 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 PICKUP.
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

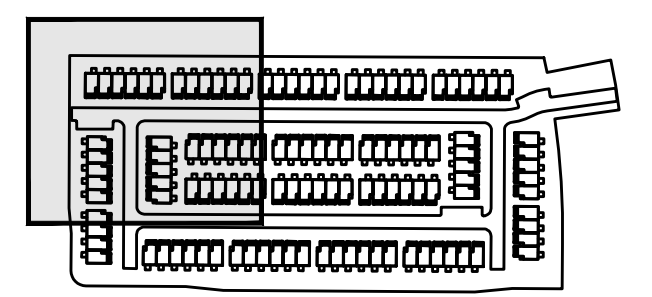
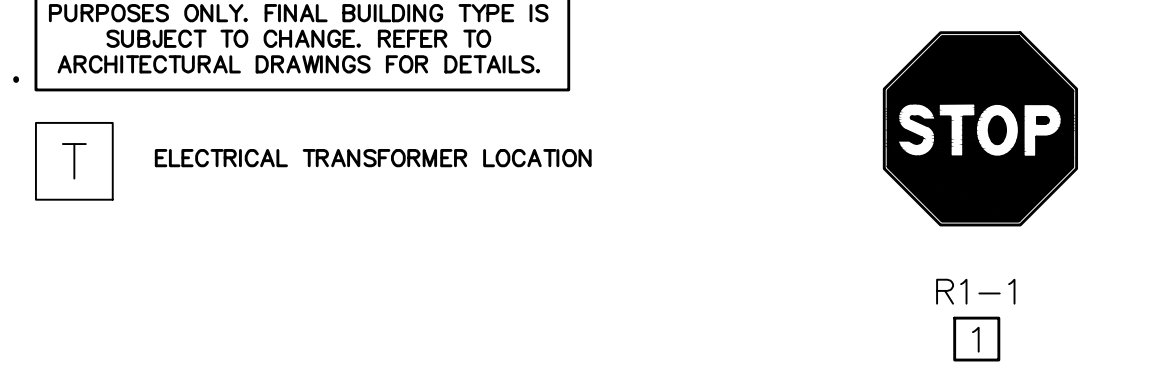
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
3. PERMANENT 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. DRIVEWAYS AND PARKING SPACES | 6" P.C.C. (C-4 MIX) |
| 3. PRIVATE ROADS | 6" P.C.C. (C-4 MIX) |
| 4. SIDEWALK RAMPS AND TURNING SPACES | 6" P.C.C. (C-4 MIX) |

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

SIGN LEGEND



DATE
 03/05/2024
 02/02/2024
 11/07/2023
 05/19/2023
 04/25/2023
 11/01/2022

REVISIONS
 FINAL SUBMITTAL
 7TH SUBMITTAL
 6TH SUBMITTAL
 5TH SUBMITTAL
 4TH SUBMITTAL
 3RD SUBMITTAL

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

TECH: CWO
 ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

PRAIRIE VILLAGE TOWNHOMES PLAT 2
DIMENSION PLAN

WAUKEE, IOWA

C5.0
 2110.856

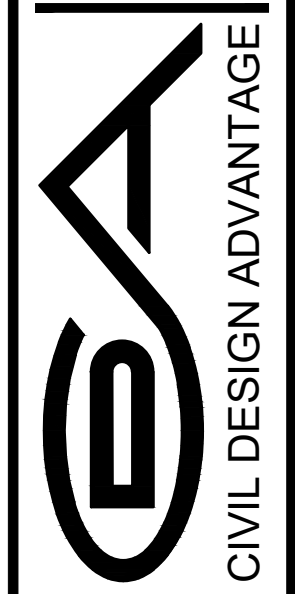
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3RD SUBMITTAL	11/01/2022

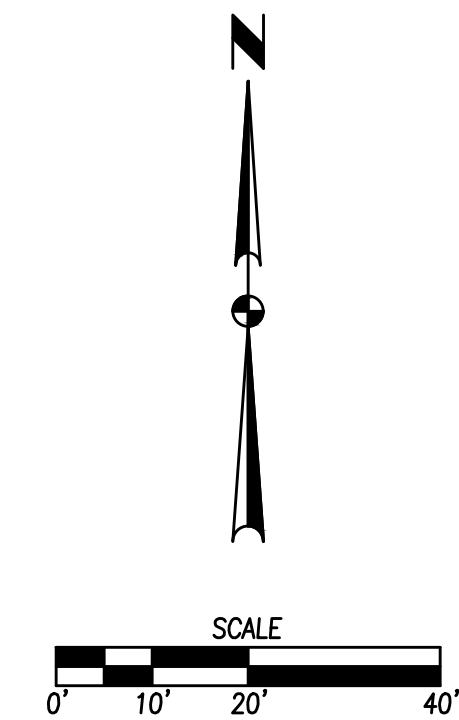
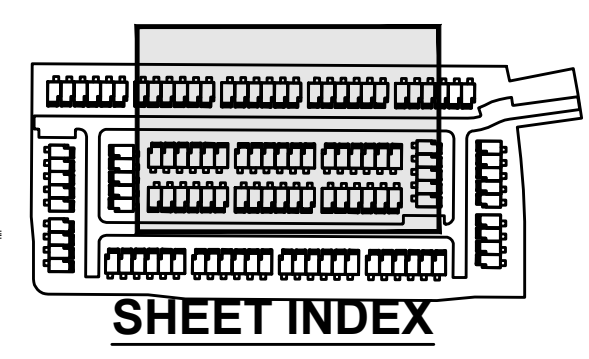
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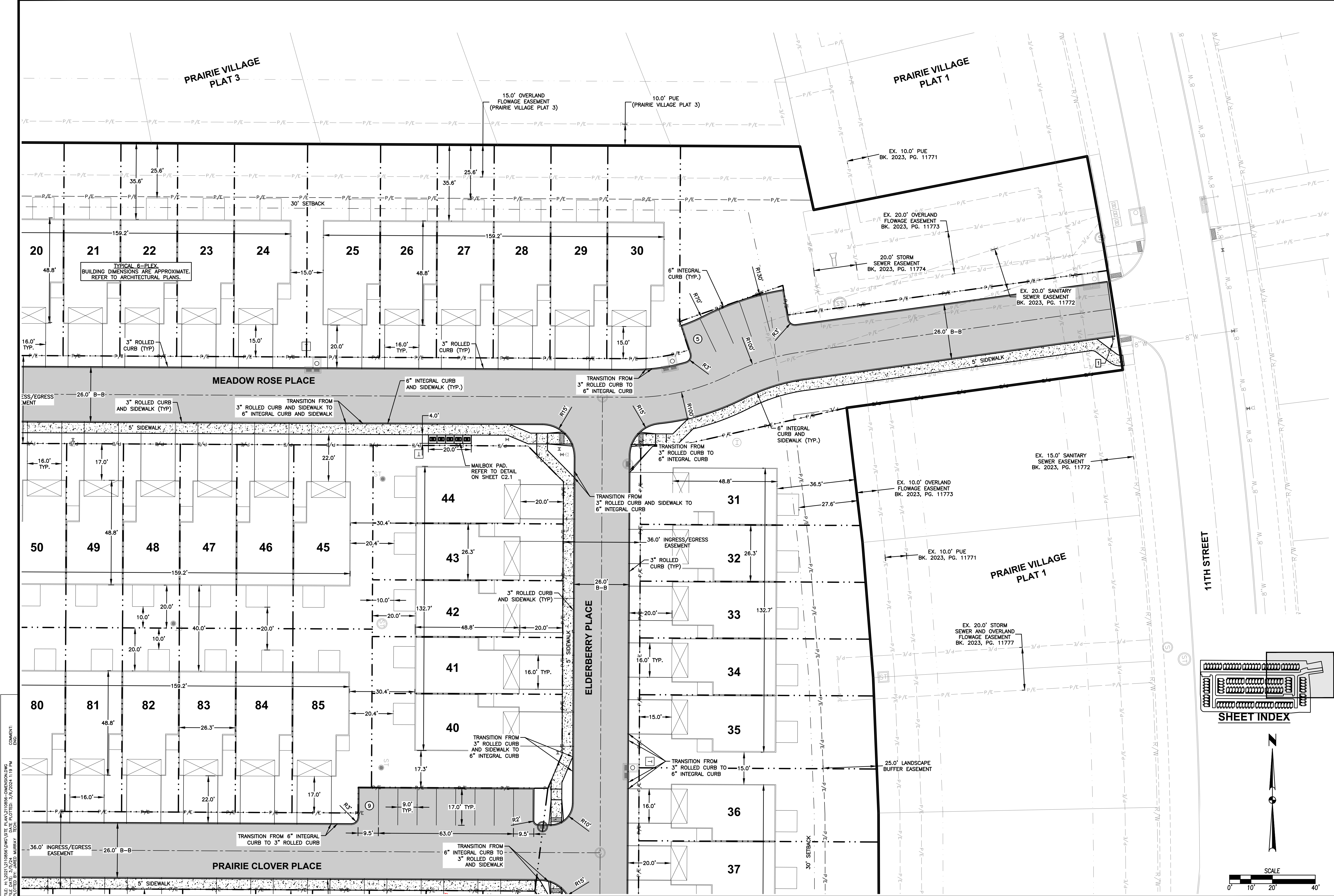


WAUKEE, IOWA
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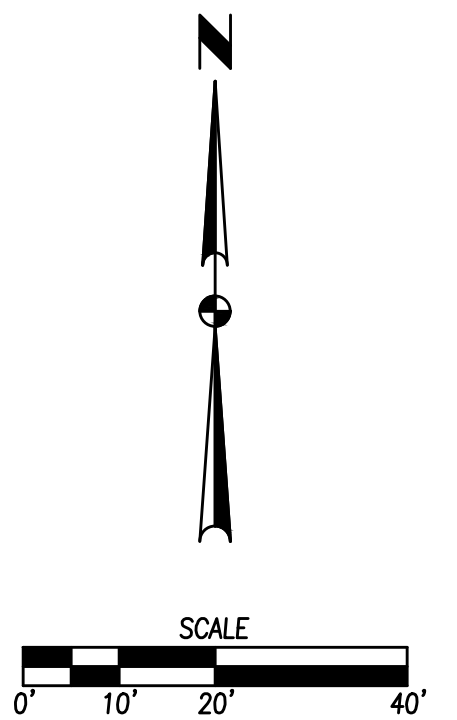
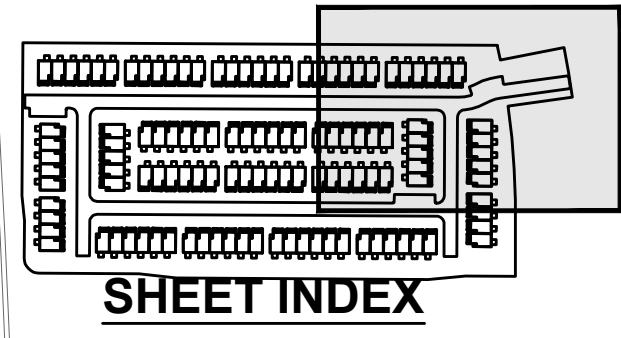
PRAIRIE VILLAGE TOWNHOMES PLAT 2
DIMENSION PLAN

C5.1
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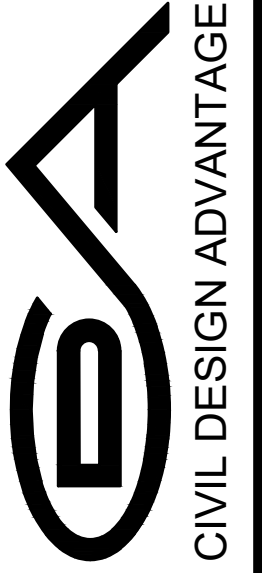


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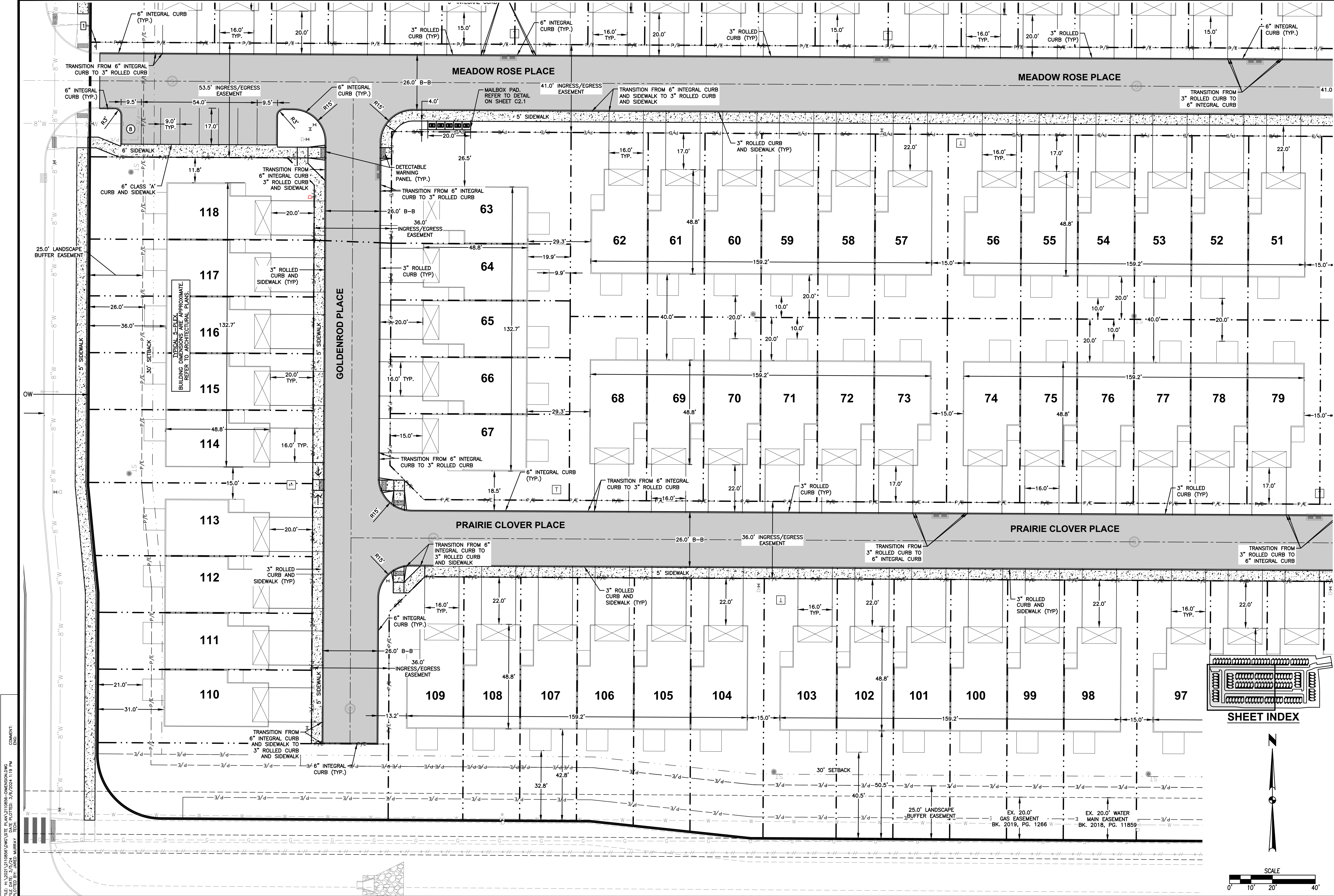
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

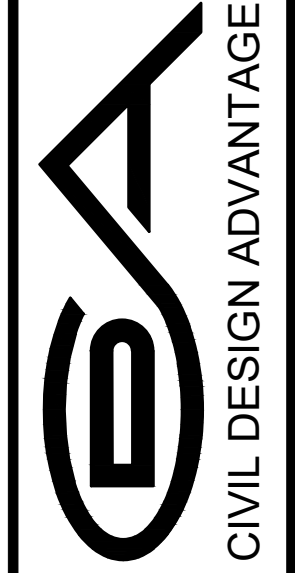
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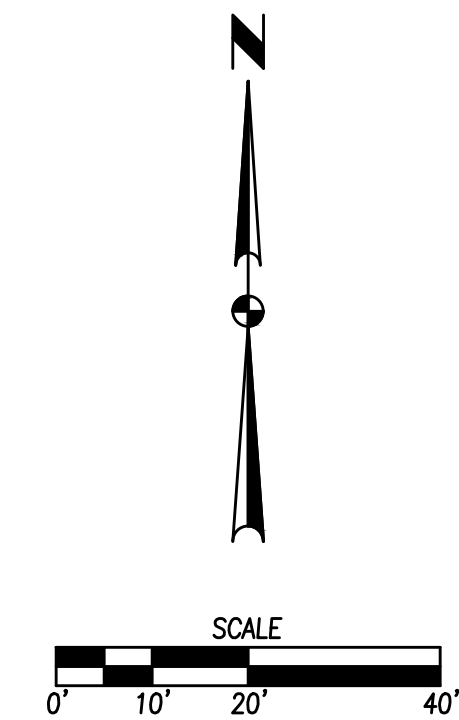
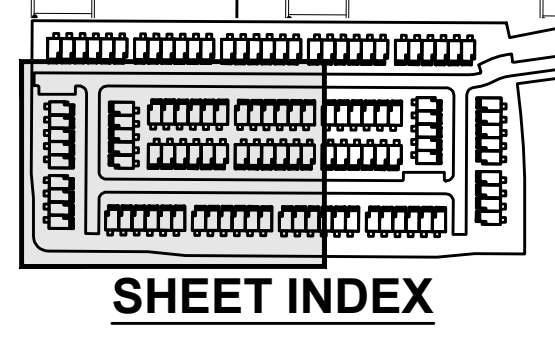
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WAUKEE, IOWA
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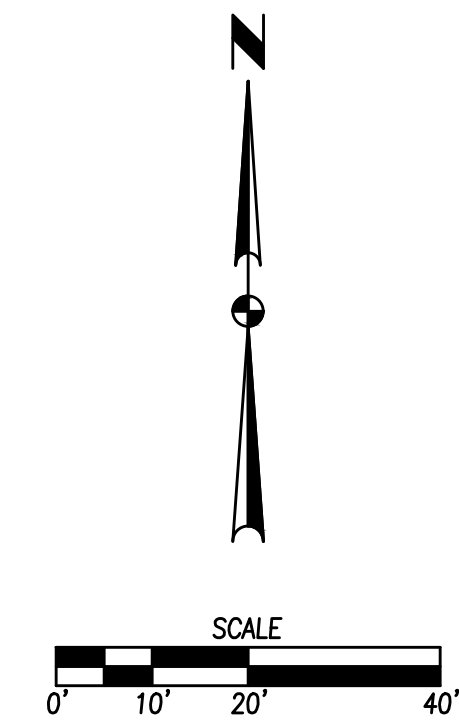
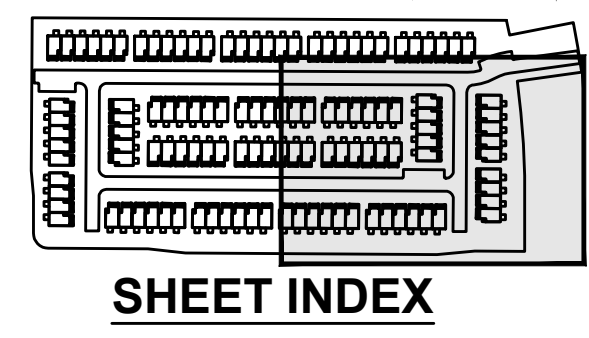
PRAIRIE VILLAGE TOWNHOMES PLAT 2
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C5.3
 2110.856



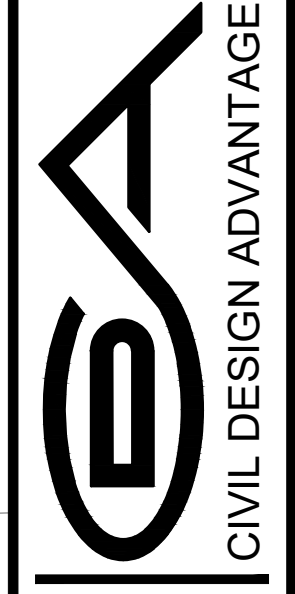


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4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 TECH: CWO



WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 2
DIMENSION PLAN

C5.4
 2110.856



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 RESPAID 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 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 0.8% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

TOTAL AREA OF DISTURBANCE = 10.47 AC (455,988) SF

**** NOTE ****
G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.

STORM WATER OVERFLOW ROUTE → → → → →

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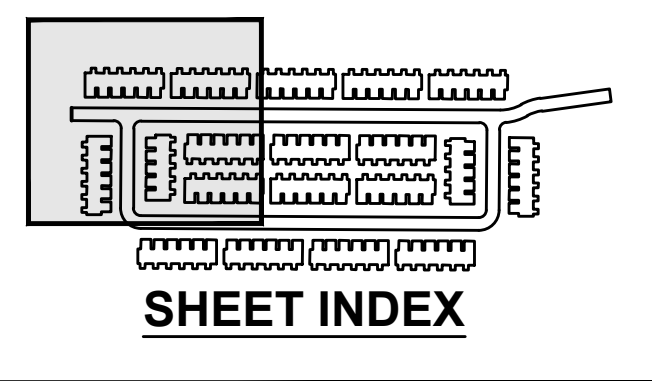
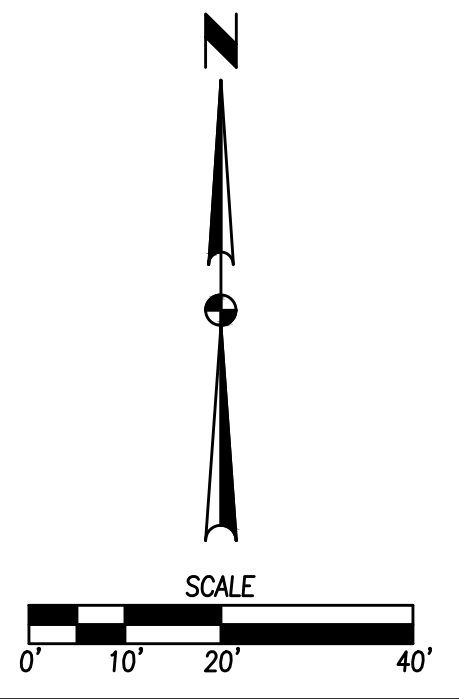
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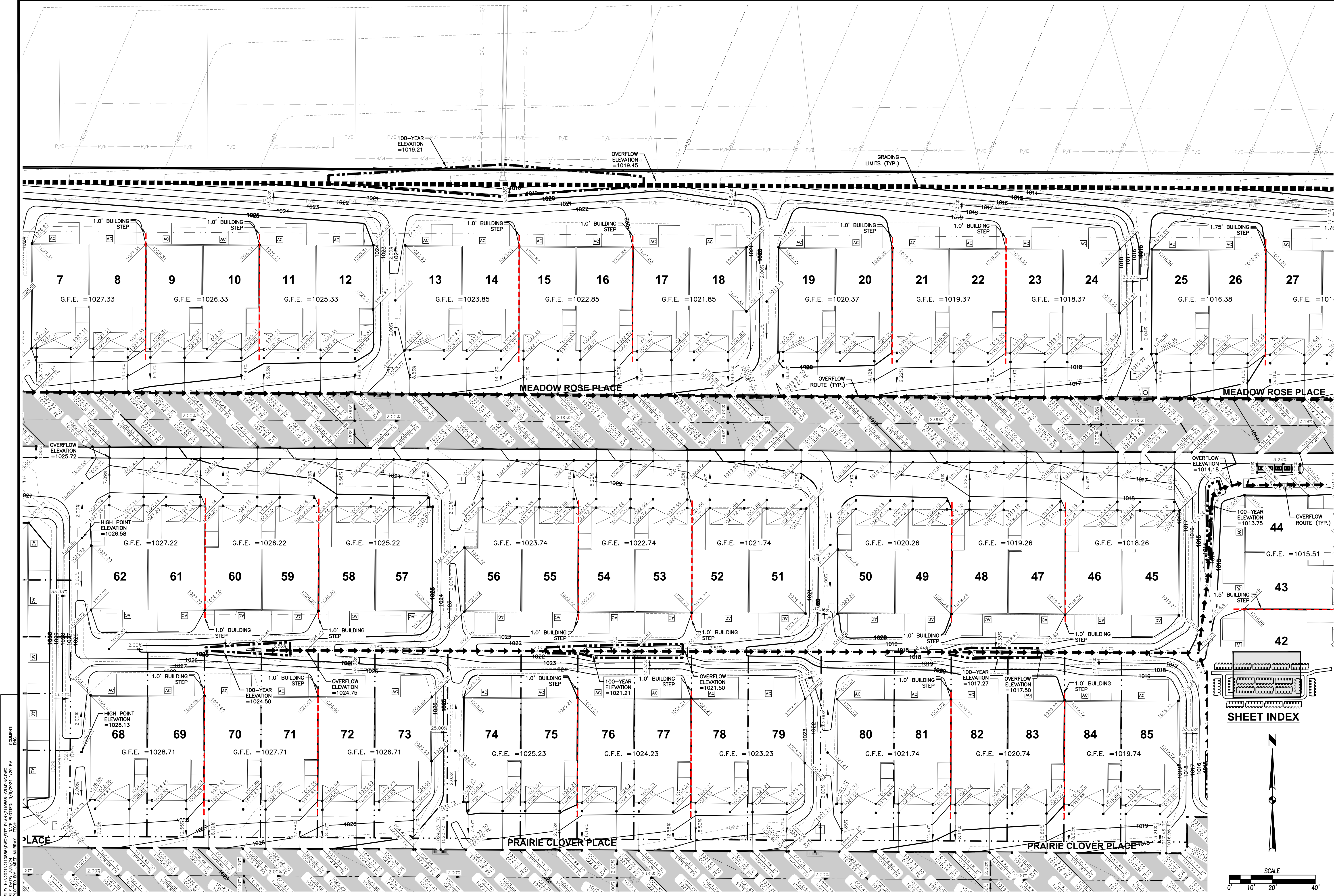
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: CWO
ENGINEER: JMM



PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN
WAUKEE, IOWA

C6.0
2110.856

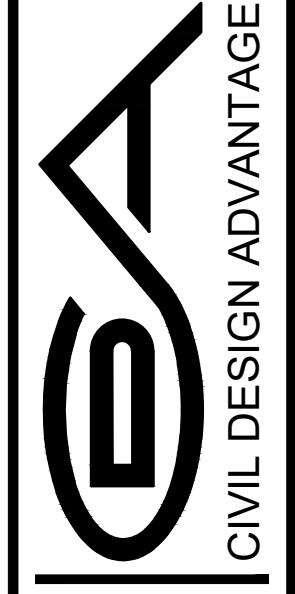




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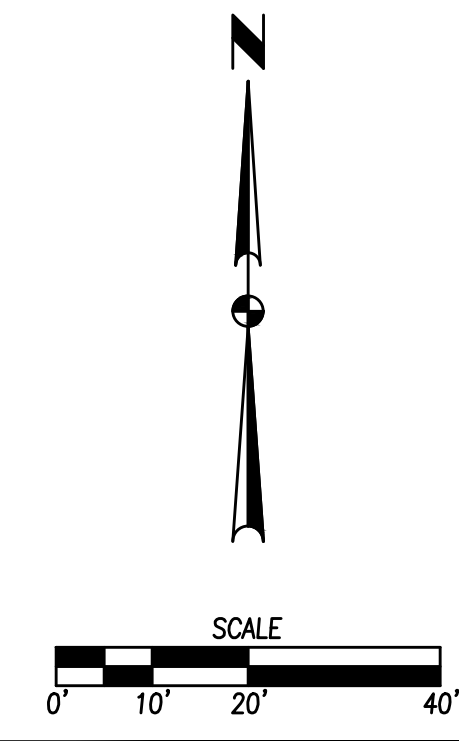
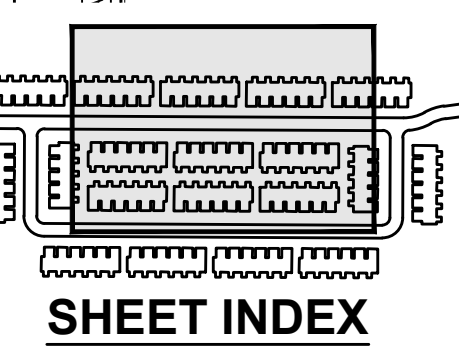
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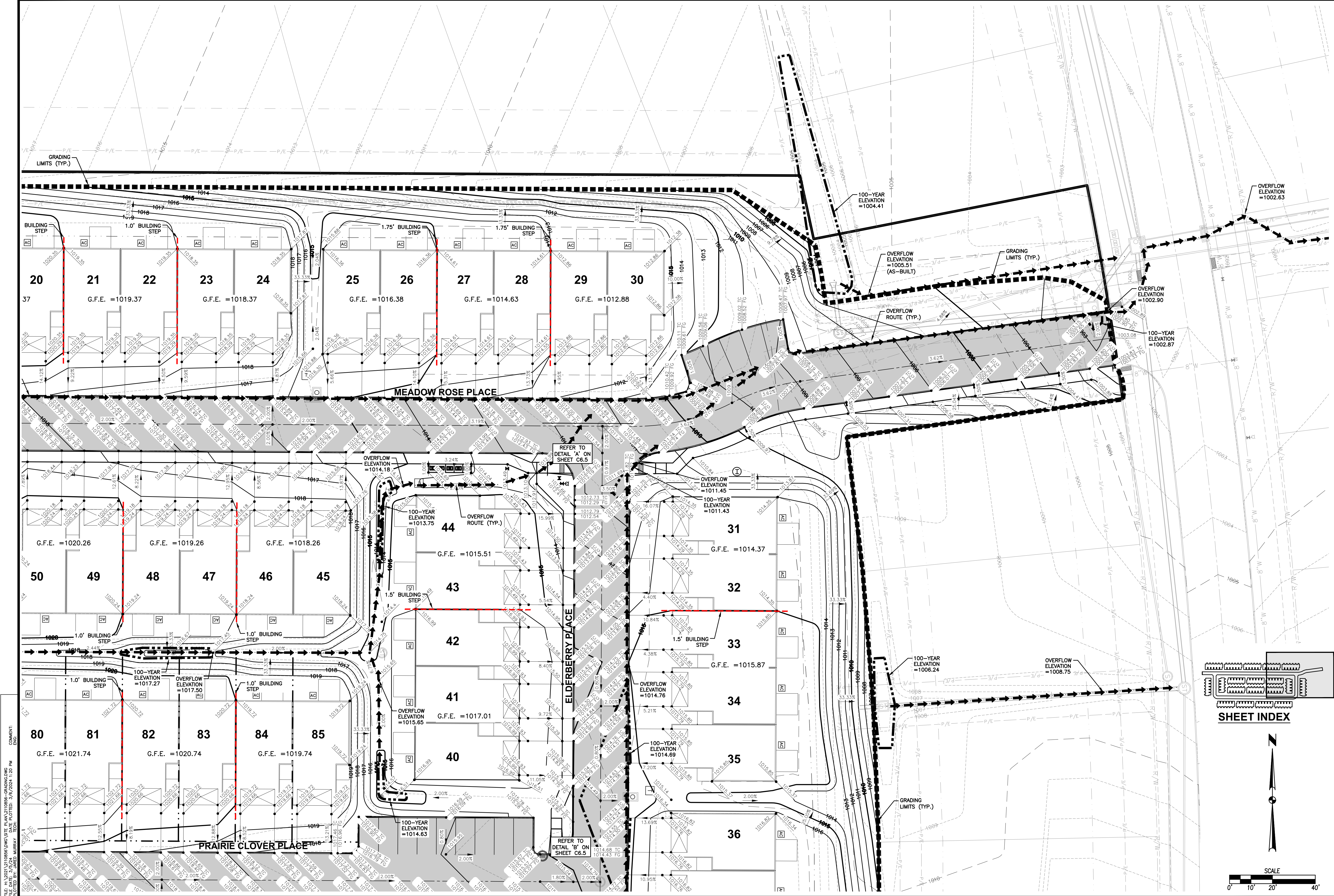
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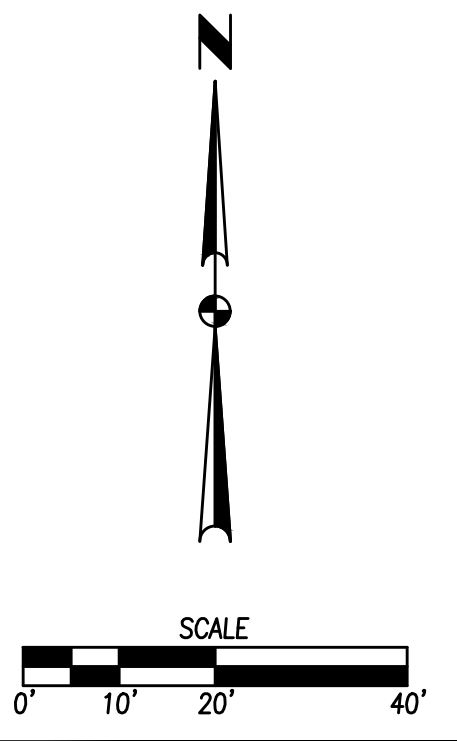
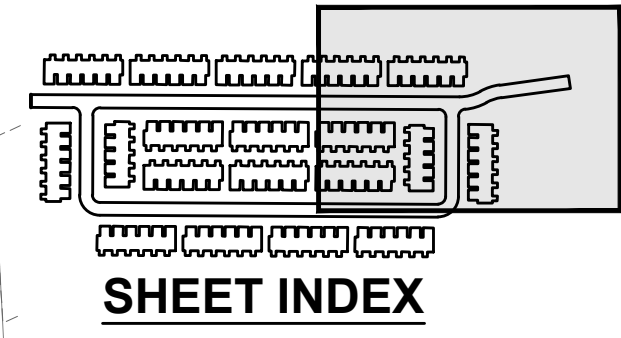
PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN
 WAUKEE, IOWA

C6.1
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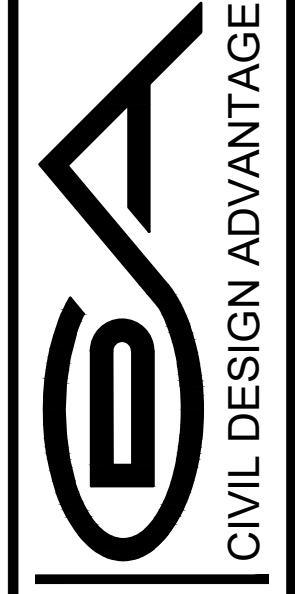


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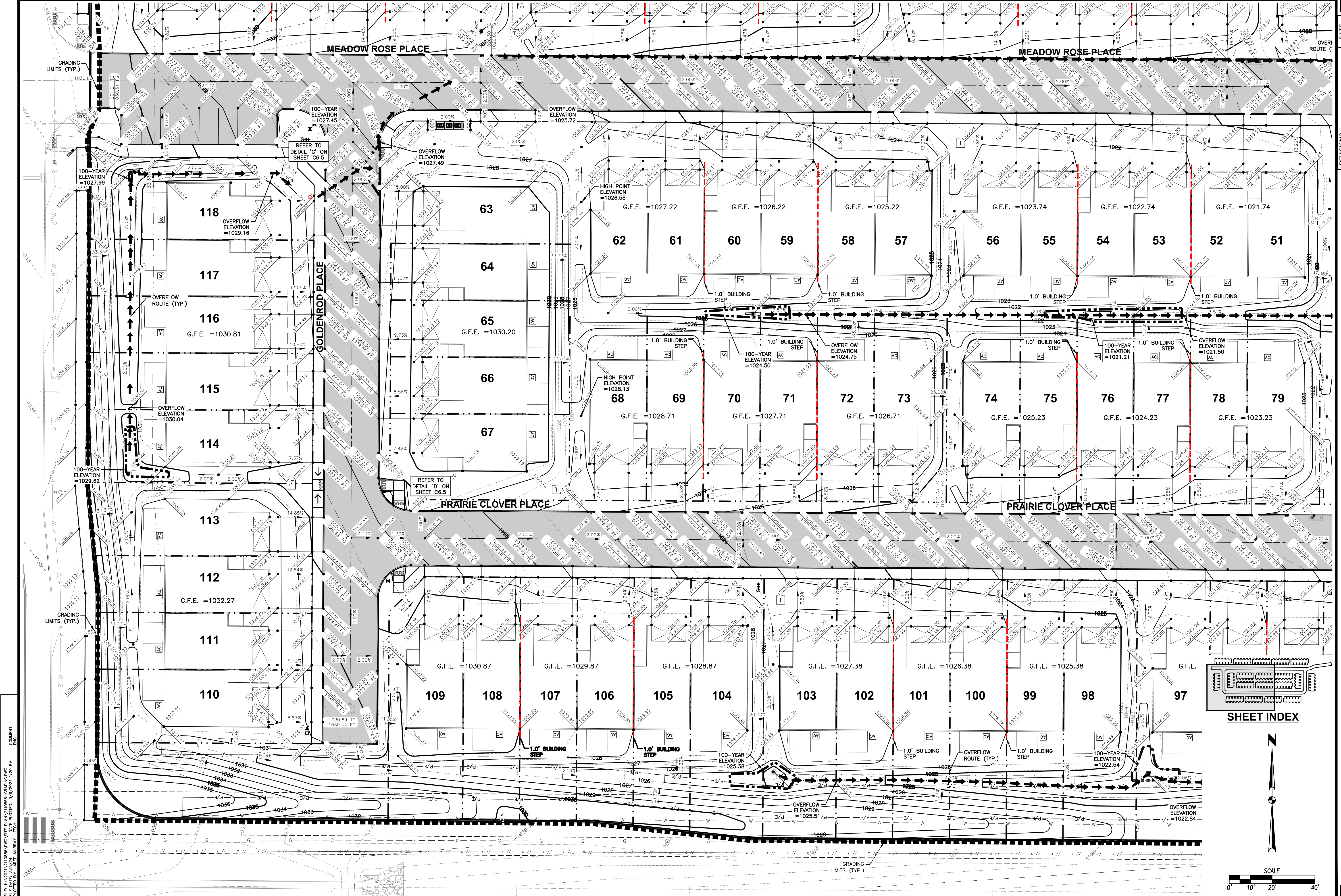
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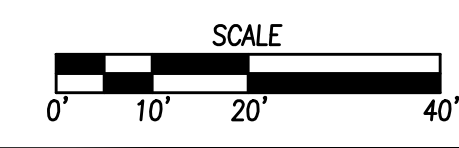
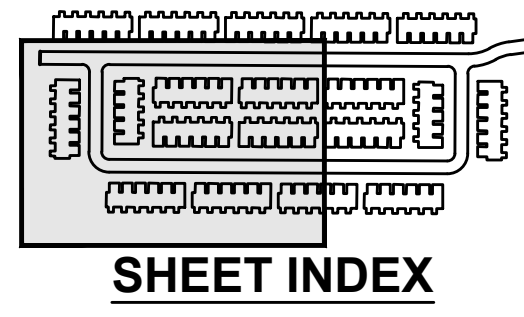
WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN

C6.2
 2110.856

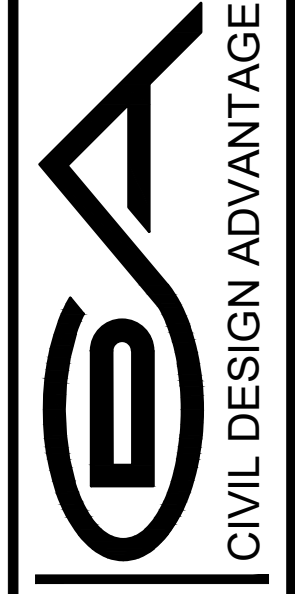


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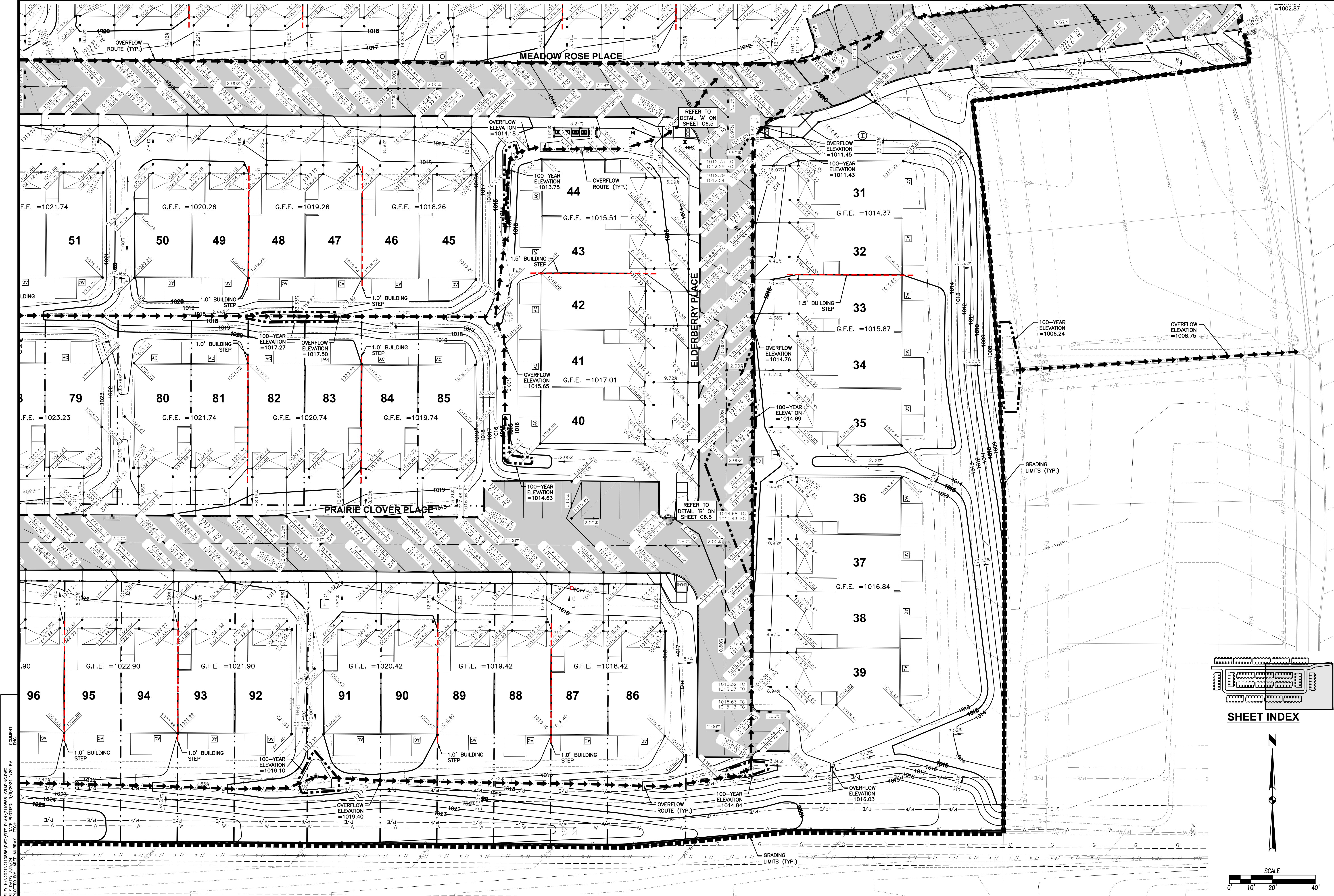


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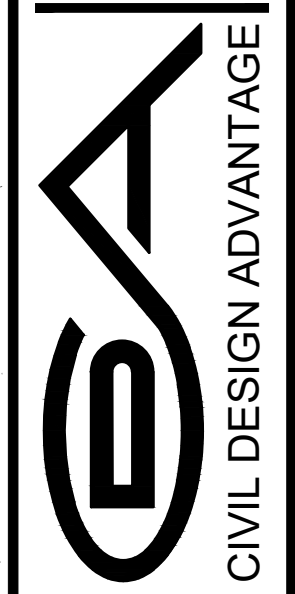
WAUKEE, IOWA
PRAIRIE VILLAGE TOWNHOMES PLAT 2
GRADING PLAN
C6.3
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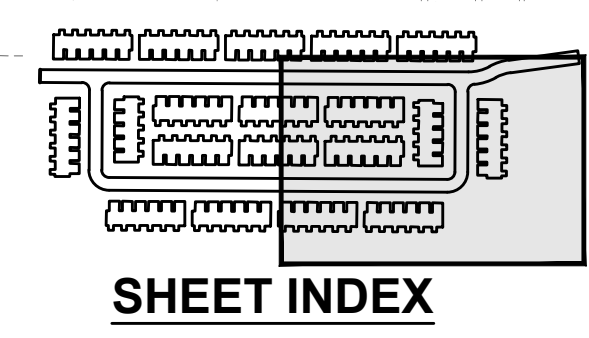
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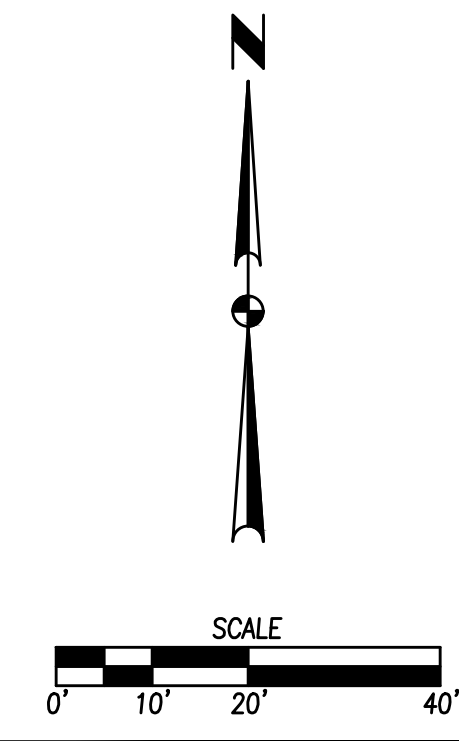
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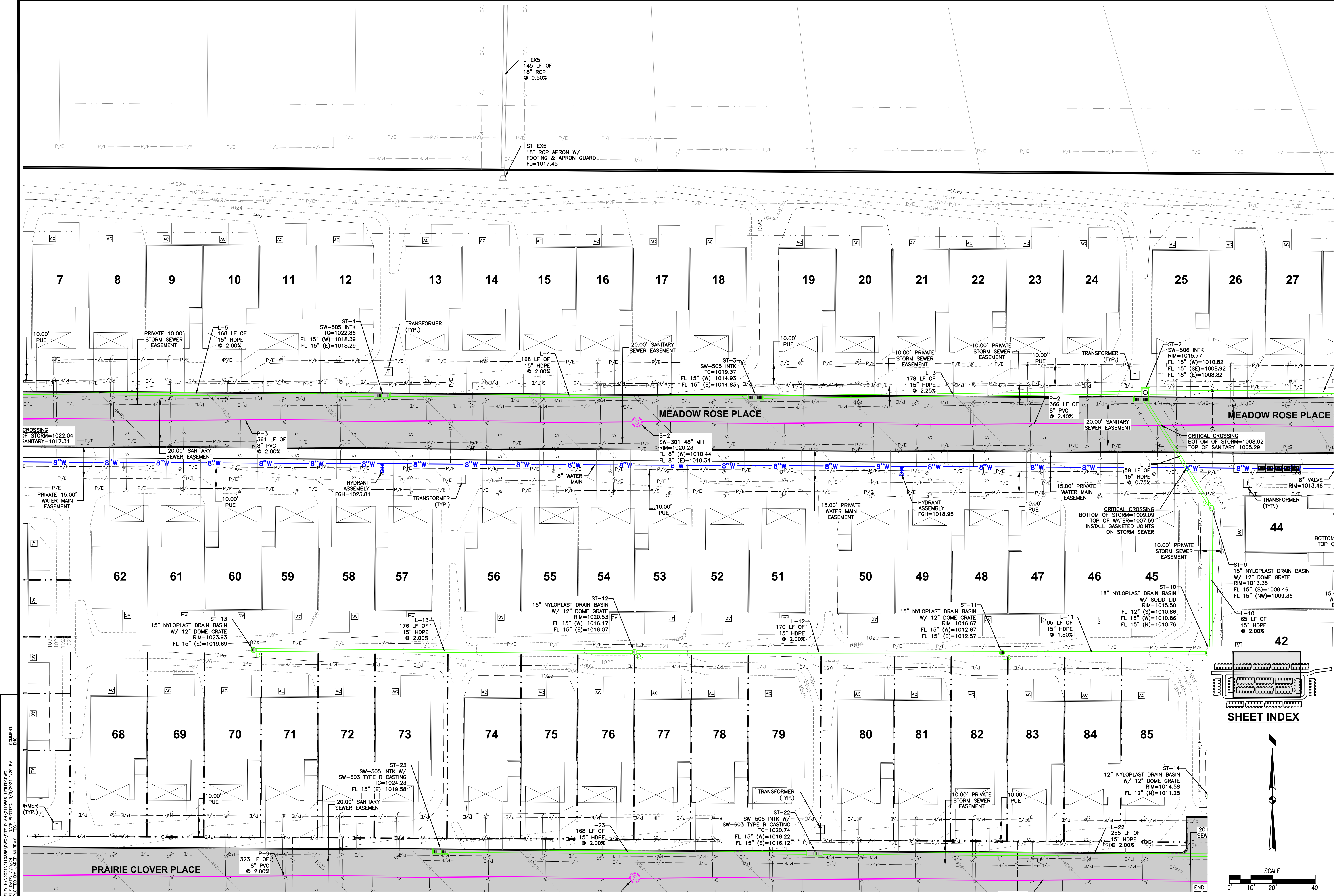
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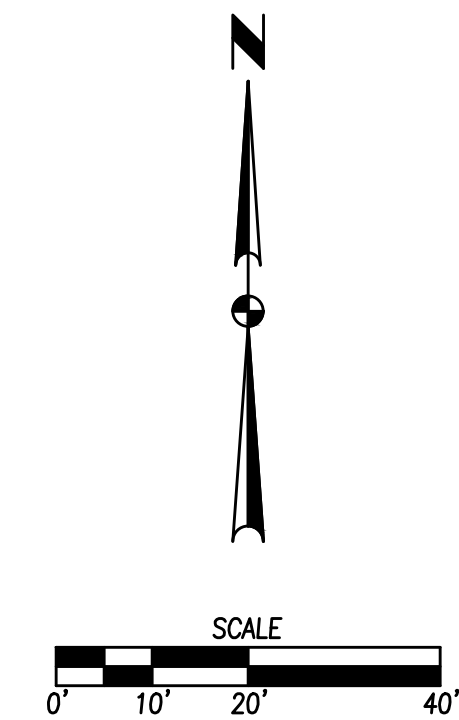
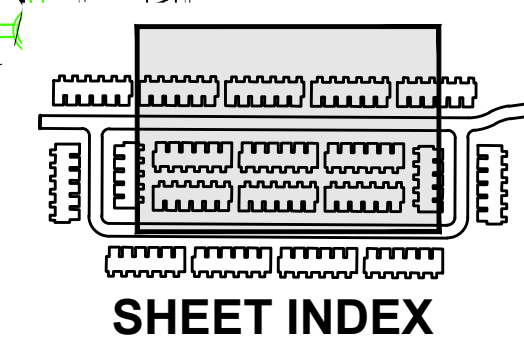


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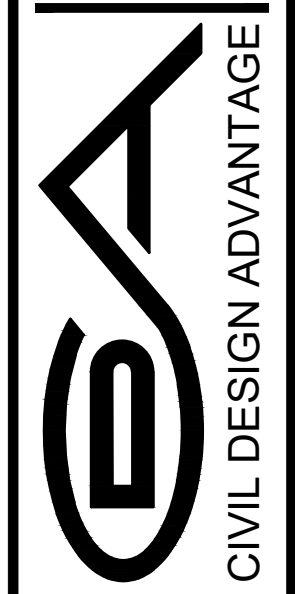


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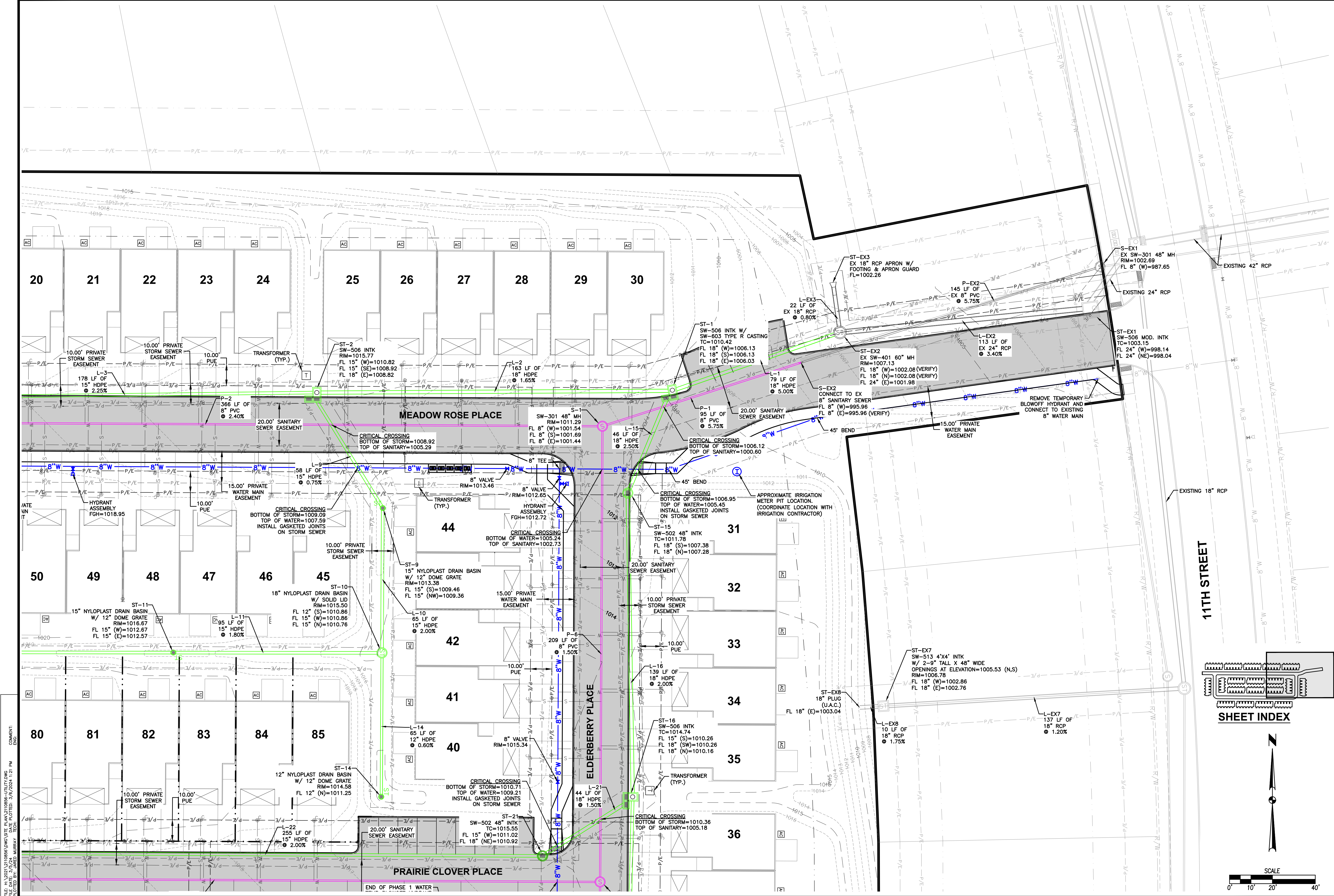


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3RD SUBMITTAL	11/01/2022

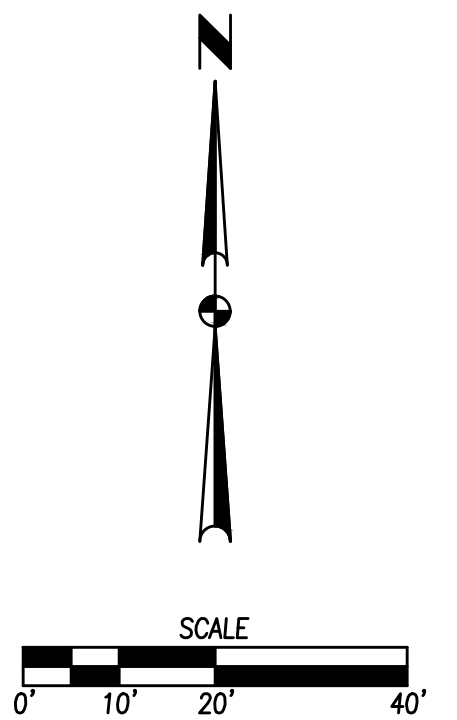
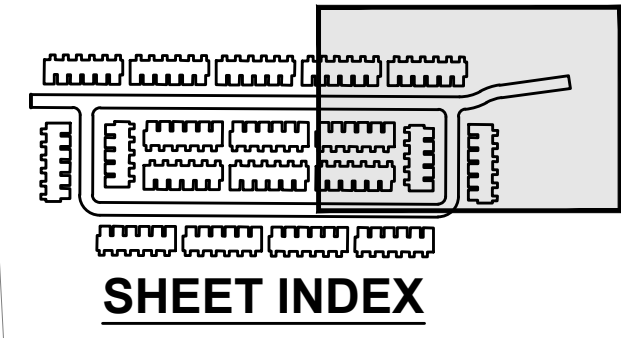
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 TECH: CWO



PRAIRIE VILLAGE TOWNHOMES PLAT 2
UTILITY PLAN
 WAUKEE, IOWA
C7.1
 2110.856



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DATE	REVISIONS
03/05/2024	FINAL SUBMITTAL
02/02/2024	7TH SUBMITTAL
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11/01/2022	3RD SUBMITTAL

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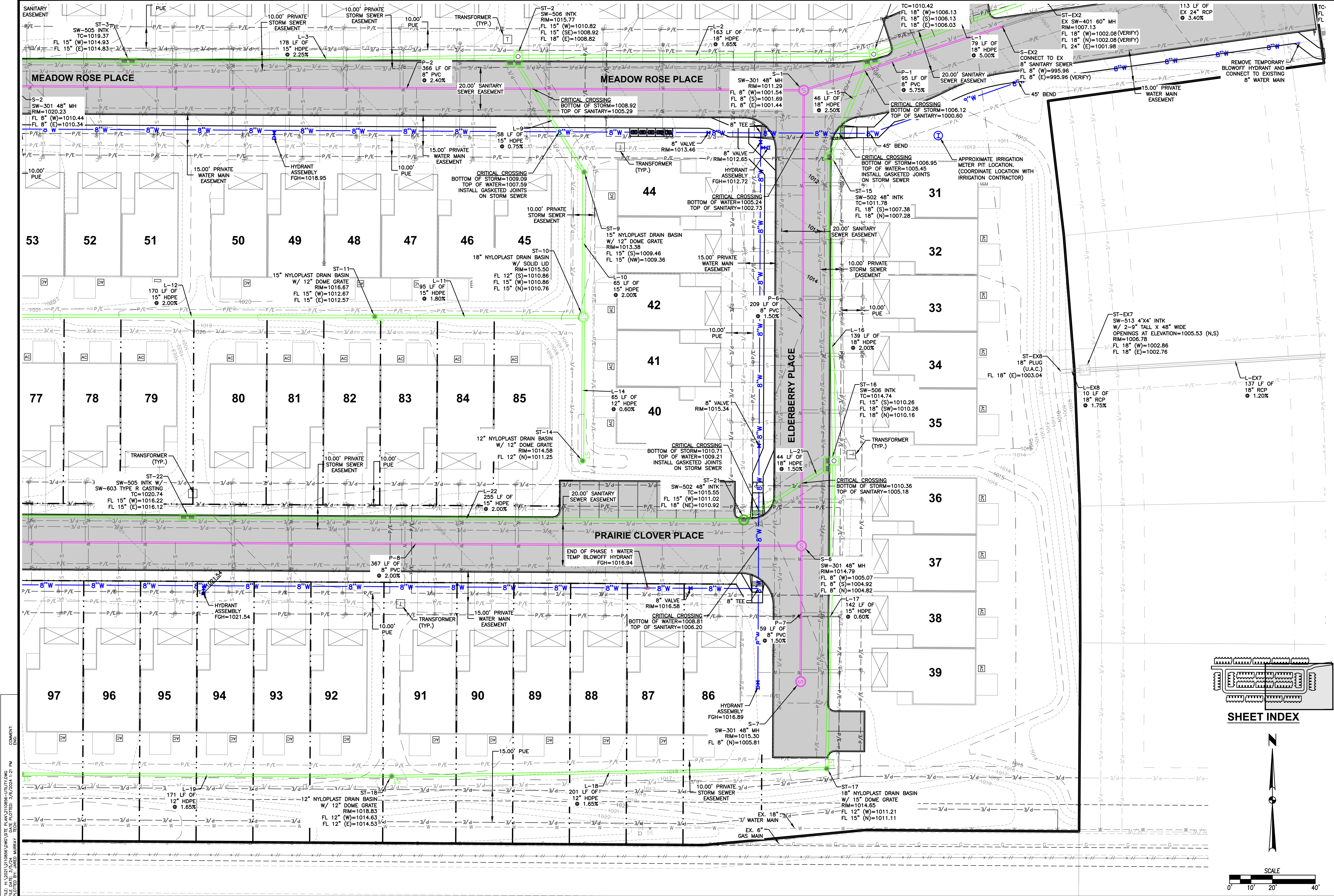
WAUKEE, IOWA

UTILITY PLAN

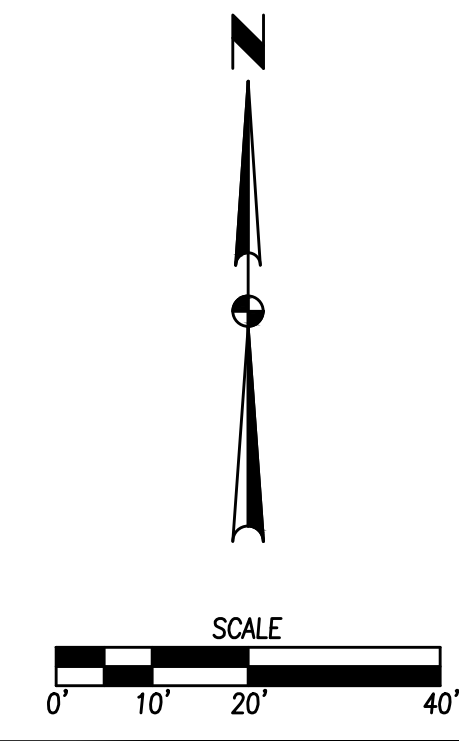
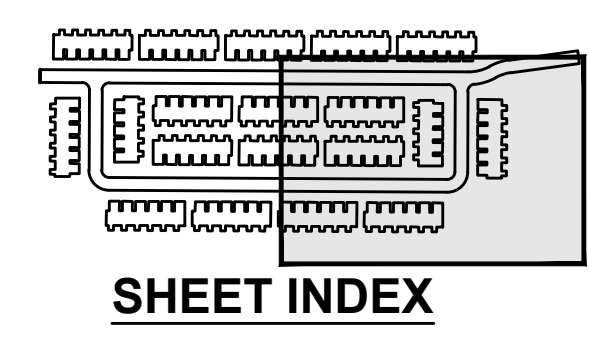
PRAIRIE VILLAGE TOWNHOMES PLAT 2

C7.2

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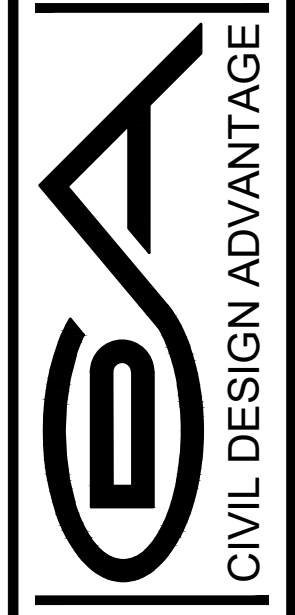


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 TECH: CWO



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

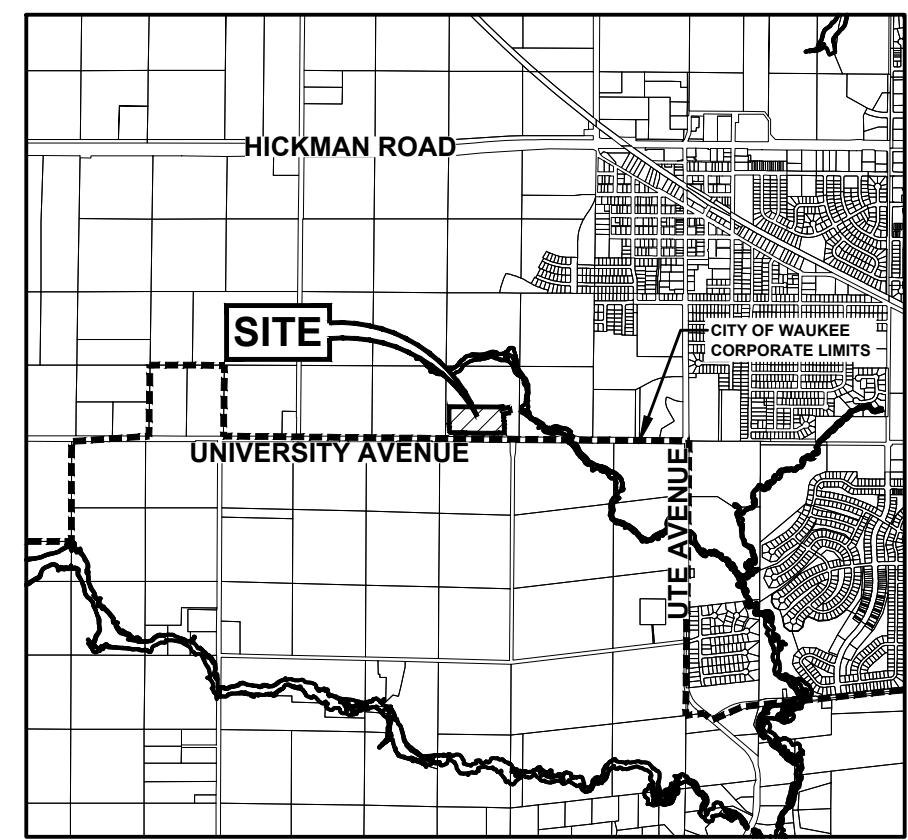
PRAIRIE VILLAGE TOWNHOMES PLAT 2
UTILITY PLAN
C7.4
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PRAIRIE VILLAGE TOWNHOMES PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,384
2	SEEDING, FERTILIZING, AND MULCHING	AC	4.18
3	SOD	AC	4.18
4	INLET PROTECTION DEVICES	EA	12
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO SUGAR CREEK ±700 FT
 TOTAL AREA DISTURBED TO DISCHARGE POINT
 STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 10.50 ACRES
 37,800 CU FT

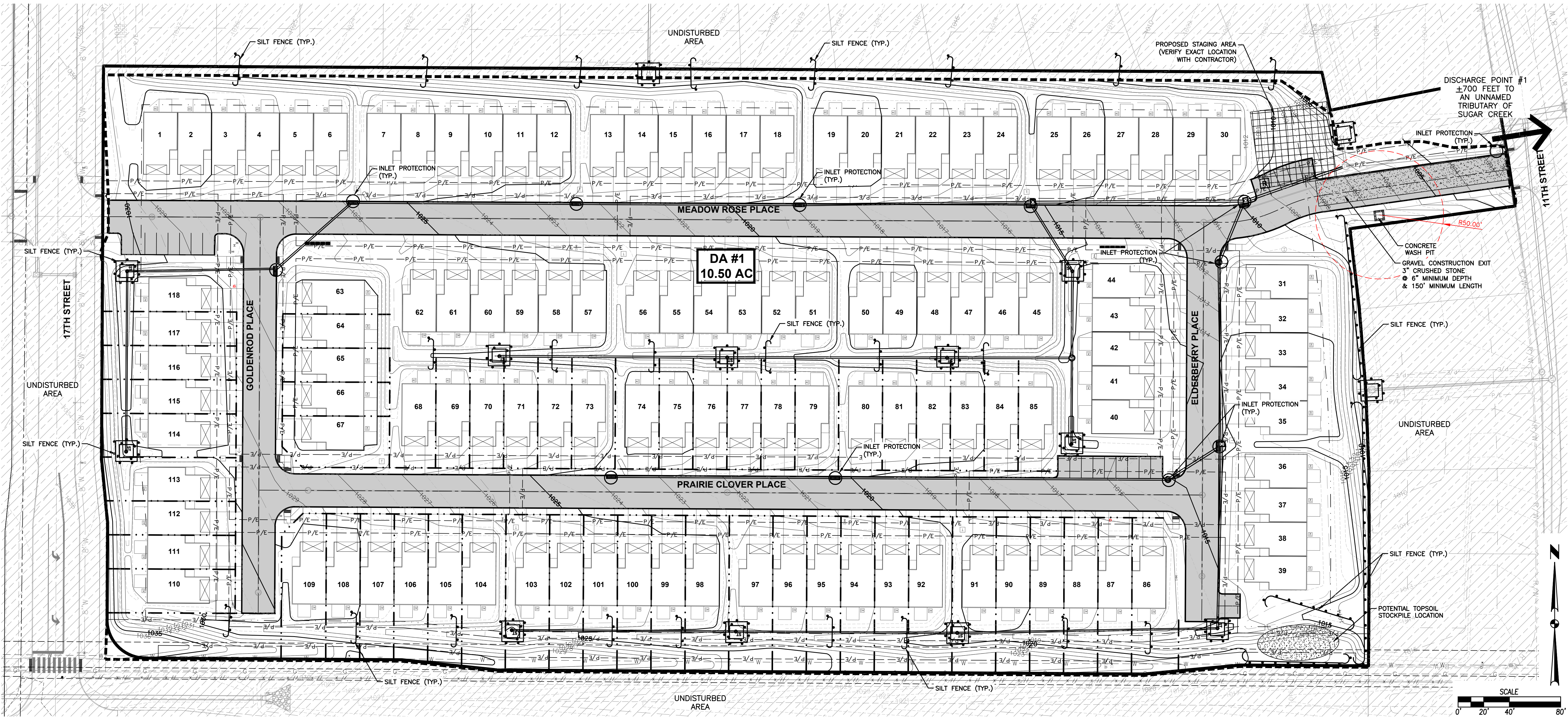
VOLUME PROVIDED IN SILT FENCE (2,491 LF @ 10.0 CU FT/LF OF FENCE) 24,910 CU FT
 VOLUME PROVIDED IN EX TSB #1 (PRAIRIE VILLAGE PLAT 1) 76,291 CU FT
 TOTAL VOLUME PROVIDED 101,141 CU FT

SWPPP LEGEND

DRAINAGE ARROW	← X.XX %	AREA TO BE SEEDED	
GRADING LIMITS	--- (dashed line)	STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE	— (solid line)	RIP-RAP	
DITCH CHECK	— (solid line)	GRAVEL ENTRANCE	
INLET PROTECTION	○ (circle)	STAGING AREA	
PORTABLE RESTROOM	R (in square)		
CONCRETE WASHOUT PIT			

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.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.

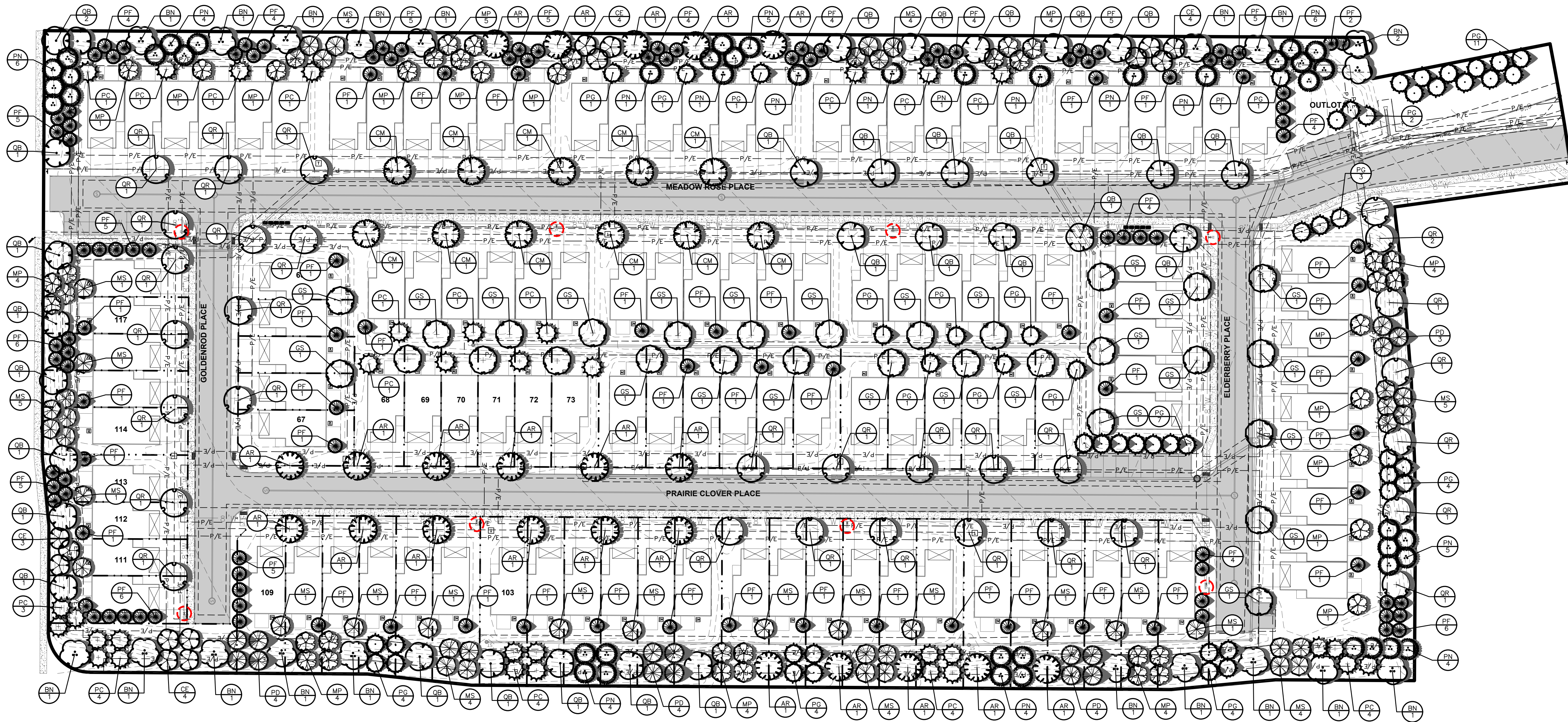


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 DATE: 3/7/2024 1:21 PM

DATE	03/05/2024	FINAL SUBMITTAL	4121 NW URBANDALE DRIVE	TECH: CWO
	02/02/2024	7TH SUBMITTAL	URBANDALE, IOWA 50322	
	11/07/2023	6TH SUBMITTAL	PHONE: (515) 369-4400	
	05/19/2023	5TH SUBMITTAL	FAX: (515) 369-4410	
	04/25/2023	4TH SUBMITTAL	ENGINEER: JMM	
	11/01/2022	3RD SUBMITTAL		

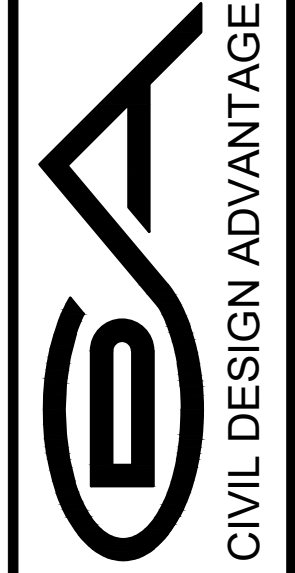
CIVIL DESIGN ADVANTAGE

PRAIRIE VILLAGE TOWNHOMES PLAT 2
 EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA
C8.0
 2110.856



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WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

PRAIRIE VILLAGE TOWNHOMES PLAT 2
LANDSCAPE PLAN

L1.0
 2110.856

AC CONDENSER UNIT
T ELECTRICAL TRANSFORMER

SCREENING
 ALL GROUND MOUNTED MECHANICAL UNITS TO BE ADEQUATELY SCREENED FROM PUBLIC VIEW.

PROVIDED:
 ALL LOCATIONS ARE SCREENED WITH A 25' LANDSCAPE BUFFER FROM PUBLIC VIEW.

25' BUFFER REQUIREMENTS (NORTH)

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

BUFFER LENGTH = 931' (MINUS WEST BUFFER)

REQUIRED:
 OVERSTORY TREES = 19
 EVERGREEN TREES = 38
 ORNAMENTAL TREES = 38

PROVIDED:
 OVERSTORY TREES = 19
 EVERGREEN TREES = 38
 ORNAMENTAL TREES = 38

25' BUFFER REQUIREMENTS (EAST)

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

BUFFER LENGTH = 317' (MINUS SOUTH BUFFER)

REQUIRED:
 OVERSTORY TREES = 7
 EVERGREEN TREES = 14
 ORNAMENTAL TREES = 14

PROVIDED:
 OVERSTORY TREES = 7
 EVERGREEN TREES = 14
 ORNAMENTAL TREES = 14

25' BUFFER REQUIREMENTS (SOUTH)

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

BUFFER LENGTH = 984'

REQUIRED:
 OVERSTORY TREES = 20
 EVERGREEN TREES = 40
 ORNAMENTAL TREES = 40

PROVIDED:
 OVERSTORY TREES = 20
 EVERGREEN TREES = 40
 ORNAMENTAL TREES = 40

25' BUFFER REQUIREMENTS (WEST)

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

BUFFER LENGTH = 437' (MINUS SOUTH BUFFER)

REQUIRED:
 OVERSTORY TREES = 9
 EVERGREEN TREES = 18
 ORNAMENTAL TREES = 18

PROVIDED:
 OVERSTORY TREES = 9
 EVERGREEN TREES = 18
 ORNAMENTAL TREES = 18

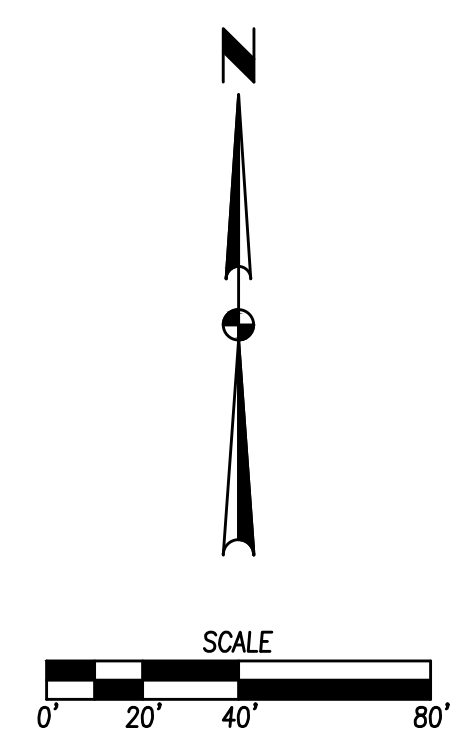
- LANDSCAPE NOTES**
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
 - THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 - TYPE, SIZE, AND QUALITY 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.
 - 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.

- 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.
 - 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.

OPEN SPACE LANDSCAPE REQUIREMENTS

REQUIRED: 236 TREES
 2 TREES PER UNIT (118)

PROVIDED: 240 TREES



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 PLOTTED BY: AARON MURRAY
 TECH:

PLANT SCHEDULE OPEN SPACE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	14	Blue Spruce	<i>Picea pungens</i> 'Colorado Green'	B&B, 6' HEIGHT
PF	71	Pyramidal White Pine	<i>Pinus strobus</i> 'Fastigiata'	B&B, 6' HEIGHT
PG	34	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	11	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT
MS	15	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT
PN	8	Newport Flowering Plum	<i>Prunus cerasifera</i> 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	12	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT
CM	11	Crimson King Maple	<i>Acer platanoides</i> 'Crimson King'	B&B, 8' HEIGHT
GS	29	Skyline Honey Locust	<i>Gleditsia triacanthos</i> 'Skyline'	B&B, 8' HEIGHT
QB	11	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT
QR	24	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT

PLANT SCHEDULE NORTH BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PF	38	Pyramidal White Pine	<i>Pinus strobus</i> 'Fastigiata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	8	Eastern Redbud Multi-trunk	<i>Cercis canadensis</i>	B&B, 6' HEIGHT, MULTI-STEM
MP	8	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT
MS	8	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT
PN	14	Newport Flowering Plum	<i>Prunus cerasifera</i> 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	5	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT
BN	9	River Birch Multi-Trunk	<i>Betula nigra</i>	B&B, 8' HEIGHT
QB	5	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT

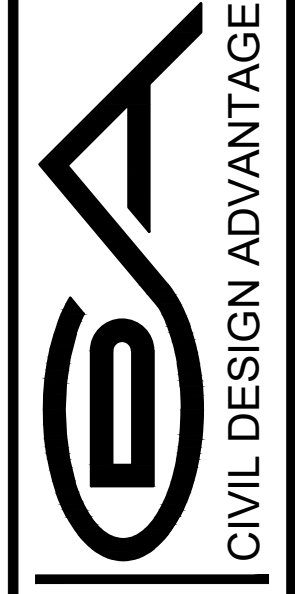
PLANT SCHEDULE EAST BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	3	Douglas Fir	<i>Pseudotsuga menziesii</i>	B&B, 6' HEIGHT
PF	6	Pyramidal White Pine	<i>Pinus strobus</i> 'Fastigiata'	B&B, 6' HEIGHT
PG	5	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	4	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT
MS	5	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT
PN	5	Newport Flowering Plum	<i>Prunus cerasifera</i> 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
QR	7	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT

PLANT SCHEDULE SOUTH BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	16	Blue Spruce	<i>Picea pungens</i> 'Colorado Green'	B&B, 6' HEIGHT
PD	12	Douglas Fir	<i>Pseudotsuga menziesii</i>	B&B, 6' HEIGHT
PG	12	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	4	Eastern Redbud Multi-trunk	<i>Cercis canadensis</i>	B&B, 6' HEIGHT, MULTI-STEM
MP	12	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT
MS	12	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT
PN	12	Newport Flowering Plum	<i>Prunus cerasifera</i> 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	5	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT
BN	10	River Birch Multi-Trunk	<i>Betula nigra</i>	B&B, 8' HEIGHT
QB	5	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT

PLANT SCHEDULE WEST BUFFER				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PC	3	Blue Spruce	<i>Picea pungens</i> 'Colorado Green'	B&B, 6' HEIGHT
PF	15	Pyramidal White Pine	<i>Pinus strobus</i> 'Fastigiata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	3	Eastern Redbud Multi-trunk	<i>Cercis canadensis</i>	B&B, 6' HEIGHT, MULTI-STEM
MP	4	Prairifire Crab Apple	<i>Malus x 'Prairifire'</i>	B&B, 6' HEIGHT
MS	5	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT
PN	6	Newport Flowering Plum	<i>Prunus cerasifera</i> 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
QB	9	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT

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