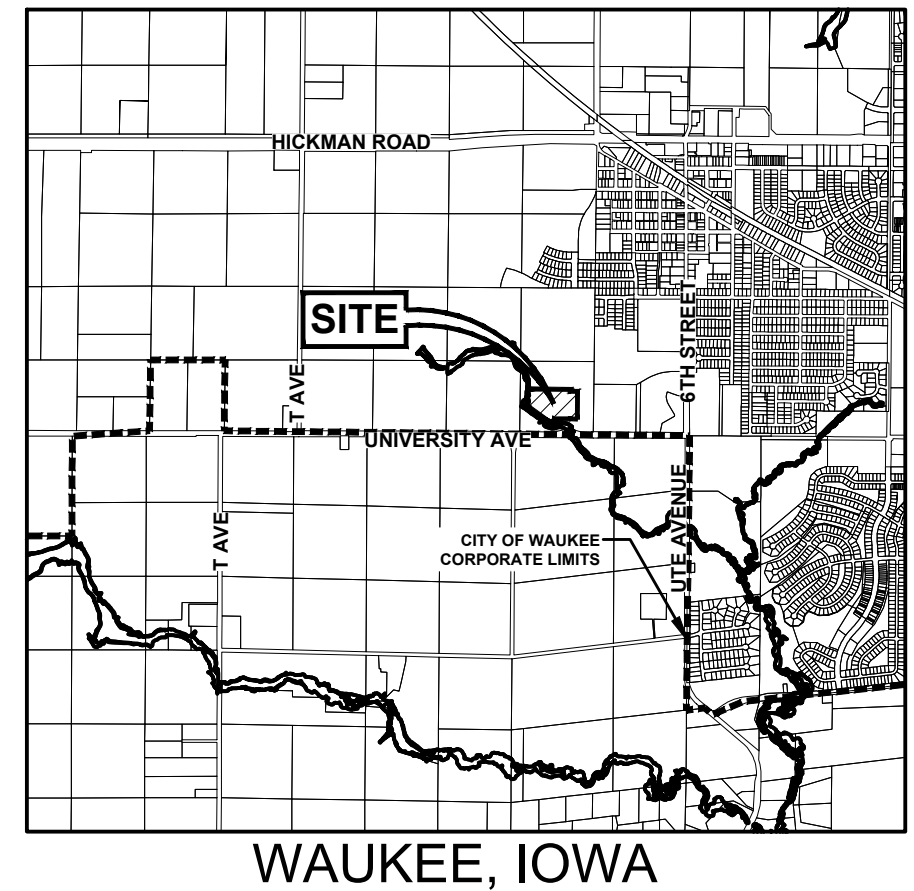


# PRELIMINARY PLAT / SITE PLAN FOR: PRAIRIE VILLAGE APARTMENTS

## 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.

### 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-C2.1	TYPICAL SECTIONS AND DETAILS
C3.0	PRELIMINARY PLAT
C4.0	HYDRANT COVERAGE PLAN
C5.0-C5.2	DIMENSION PLAN
C6.0-C6.3	GRADING PLAN
C7.0-C7.1	EROSION AND SEDIMENT CONTROL PLAN
C8.0-C8.2	UTILITY PLAN
L1.0	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
STORM SEWER	GAS VALVE BOX
WATERMAIN WITH SIZE	CABLE TV JUNCTION BOX
WATER SERVICE	CABLE TV MANHOLE/VAULT
SAWCUT (FULL DEPTH)	MAIL BOX
SILT FENCE	BENCHMARK
USE AS CONSTRUCTED (UAC)	SOIL BORING
MINIMUM PROTECTION ELEVATION	UNDERGROUND TV CABLE
FINISHED FLOOR ELEVATION AT FRONT OF GARAGE	GAS MAIN
FINISHED FLOOR ELEVATION	FIBER OPTIC
	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  
4800 E 57TH STREET, SUITE A  
SIOUX FALLS, SOUTH DAKOTA 57108  
PH: (515) 371-3669  
EMAIL: BRAIN@SIGNATURECOMPANIESLLC.COM

### ENGINEER

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

### SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: CHARLIE MCGLOTHLEN  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: (515) 369-4400  
EMAIL: CHARLIE@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 = FALL 2024  
ANTICIPATED FINISH DATE = FALL 2027

### ZONING

R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

### SUBMITTAL DATES

FIRST SUBMITTAL: 06/13/2024  
SECOND SUBMITTAL: 07/09/2024  
THIRD SUBMITTAL: 07/23/2024  
FOURTH SUBMITTAL: 08/06/2024  
FINAL SUBMITTAL: 08/21/2024

### DEVELOPMENT SUMMARY

AREA: LOT 1 - 8.22 ACRES (358,204 SF)  
OUTLOT 'Z' (PARKLAND DEDICATION) - 0.57 ACRES (24,617 SF)  
STREET LOT 'A' - 1.37 ACRES (59,784 SF)

#### SETBACKS:

FRONT: 30 FEET  
REAR: 30 FEET (DWELLING)  
40 FEET (OTHER PRINCIPLE PERMITTED USES)  
SIDE: 7 FEET MINIMUM (15 FEET TOTAL)

#### MAXIMUM BUILDING HEIGHT:

3 STORIES OR 45 FT

#### OPEN SPACE CALCULATION: LOT 1 & OUTLOT 'Z'

TOTAL SITE	= 382,821 SF
BUILDINGS	= 51,529 SF
POOL	= 3,182 SF
STREETS	= 100,500 SF
SIDEWALK	= 13,850 SF
OPEN SPACE PROVIDED	= 213,760 SF

#### TOTAL IMPERVIOUS AREA:

169,061 SF

#### TOTAL OPEN SPACE PROVIDED:

213,760 SF (56%)

#### TOTAL OPEN SPACE REQUIRED:

382,821 SF \* 20% = 76,564 SF (20%)

#### UNITS: (18.0 UNITS/ACRE MAX)

148 UNITS (18.0 UNITS/ACRE PROVIDED)

#### APPROXIMATE UNIT SIZES:

1 BEDROOM: 603 SF-734 SF  
2 BEDROOM: 908 SF-1,078 SF  
3 BEDROOM: 1,243 SF

#### PARKING:

TOTAL REQUIRED:  
1 GUEST SPACE PER 5 UNITS = 30 SPACES  
(50) 1-BEDROOM = 50 SPACES  
(85) 2-BEDROOM = 170 SPACES  
(13) 3-BEDROOM = 39 SPACES  
TOTAL = 289 SPACES

ACCESSIBLE PARKING REQUIRED:  
201-300 SPACES PROVIDED = 7 SPACES

TOTAL PROVIDED:  
STANDARD SPACES = 264 SPACES  
GARAGES = 20 SPACES  
ACCESSIBLE SPACES = 8 SPACES  
TOTAL = 292 SPACES

### LEGAL DESCRIPTION

A PART OF THE SOUTHEAST 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:

BEGINNING AT THE SOUTHWEST CORNER OF PRAIRIE VILLAGE TOWNHOMES PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 89°31'41" EAST ALONG THE SOUTH LINE OF SAID PRAIRIE VILLAGE TOWNHOMES PLAT 1, A DISTANCE OF 771.16 FEET TO THE SOUTHEAST CORNER OF SAID PRAIRIE VILLAGE TOWNHOMES PLAT 1; THENCE SOUTH 00°28'19" WEST ALONG THE WEST LINE OF PRAIRIE VILLAGE PLAT 2, AN OFFICIAL PLAT, 38.00 FEET TO THE SOUTHWEST CORNER OF SAID PRAIRIE VILLAGE PLAT 2; THENCE SOUTH 89°31'41" EAST ALONG THE SOUTHERLY LINE OF SAID PRAIRIE VILLAGE PLAT 2, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF STREET LOT 'A', SAID PRAIRIE VILLAGE PLAT 2; THENCE SOUTH 00°28'19" WEST, 573.81 FEET; THENCE SOUTH 10°50'17" EAST, 43.58 FEET; THENCE SOUTH 44°34'51" EAST, 45.63 FEET; THENCE SOUTH 85°49'10" EAST, 218.63 FEET; THENCE SOUTH 89°37'08" EAST, 36.42 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°41'28" WEST ALONG SAID EAST LINE, 59.94 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 89°38'19" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 445.03 FEET TO THE SOUTHEAST CORNER OF PRAIRIE VILLAGE PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°21'41" EAST ALONG THE EASTERLY LINE OF SAID PRAIRIE VILLAGE PLAT 1, A DISTANCE OF 60.00 FEET; THENCE NORTH 17°32'55" WEST, 19.85 FEET; THENCE NORTH 45°25'09" EAST, 29.84 FEET; THENCE NORTH 00°28'19" EAST, 29.70 FEET; THENCE NORTH 06°11'18" EAST, 100.82 FEET; THENCE NORTH 89°38'01" WEST, 286.00 FEET; THENCE SOUTH 23°20'43" WEST, 60.17 FEET TO SAID EASTERLY LINE; THENCE NORTH 78°54'20" WEST ALONG SAID EASTERLY LINE, 83.44 FEET; THENCE NORTH 54°09'18" WEST ALONG SAID EASTERLY LINE, 486.48 FEET; THENCE NORTH 04°46'21" EAST ALONG SAID EASTERLY LINE, 291.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.37 ACRES (495,452 SQUARE FEET).

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

### PARKLAND DEDICATION

#### REQUIRED

148 UNITS \* 1.75 PEOPLE/UNIT \* 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED = 1.68 ACRES

TOTAL PROVIDED = 0.57 ACRES

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

#### \*\*\*\*\* NOTE \*\*\*\*\*

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



1-800-292-8989

www.iowaonecall.com

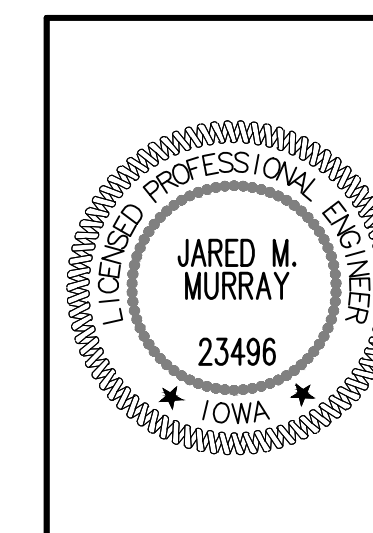


Call before you dig.

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

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

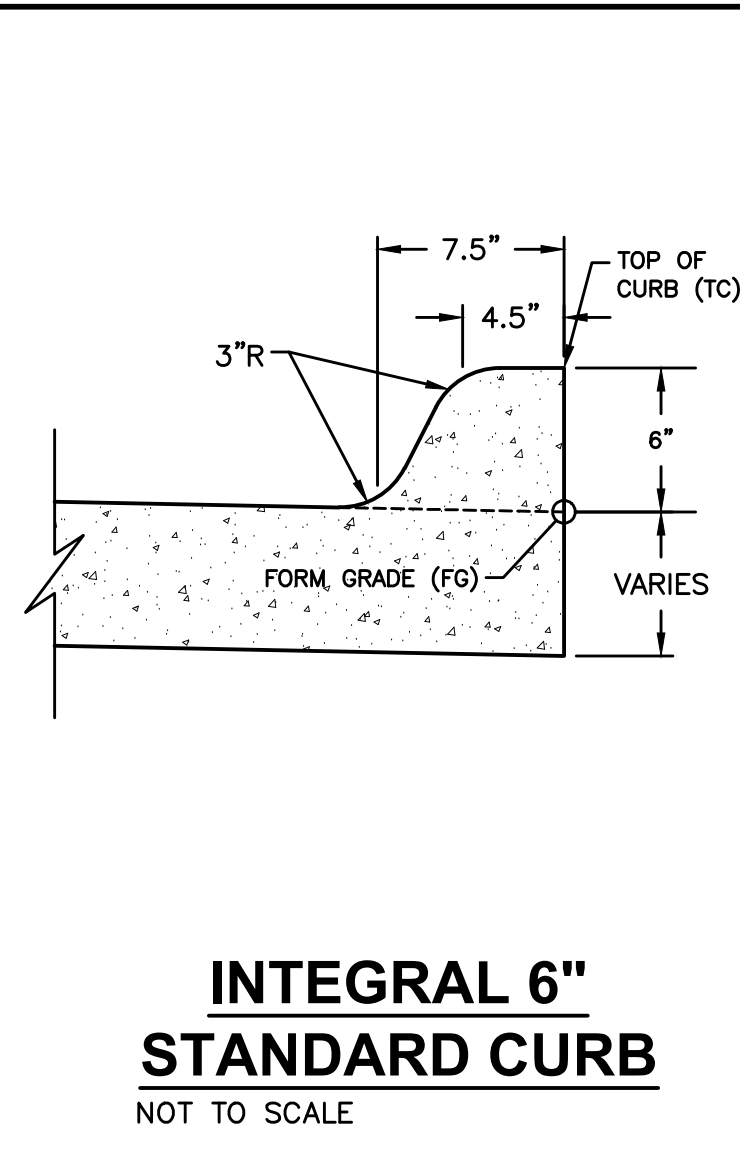
THE 2024 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



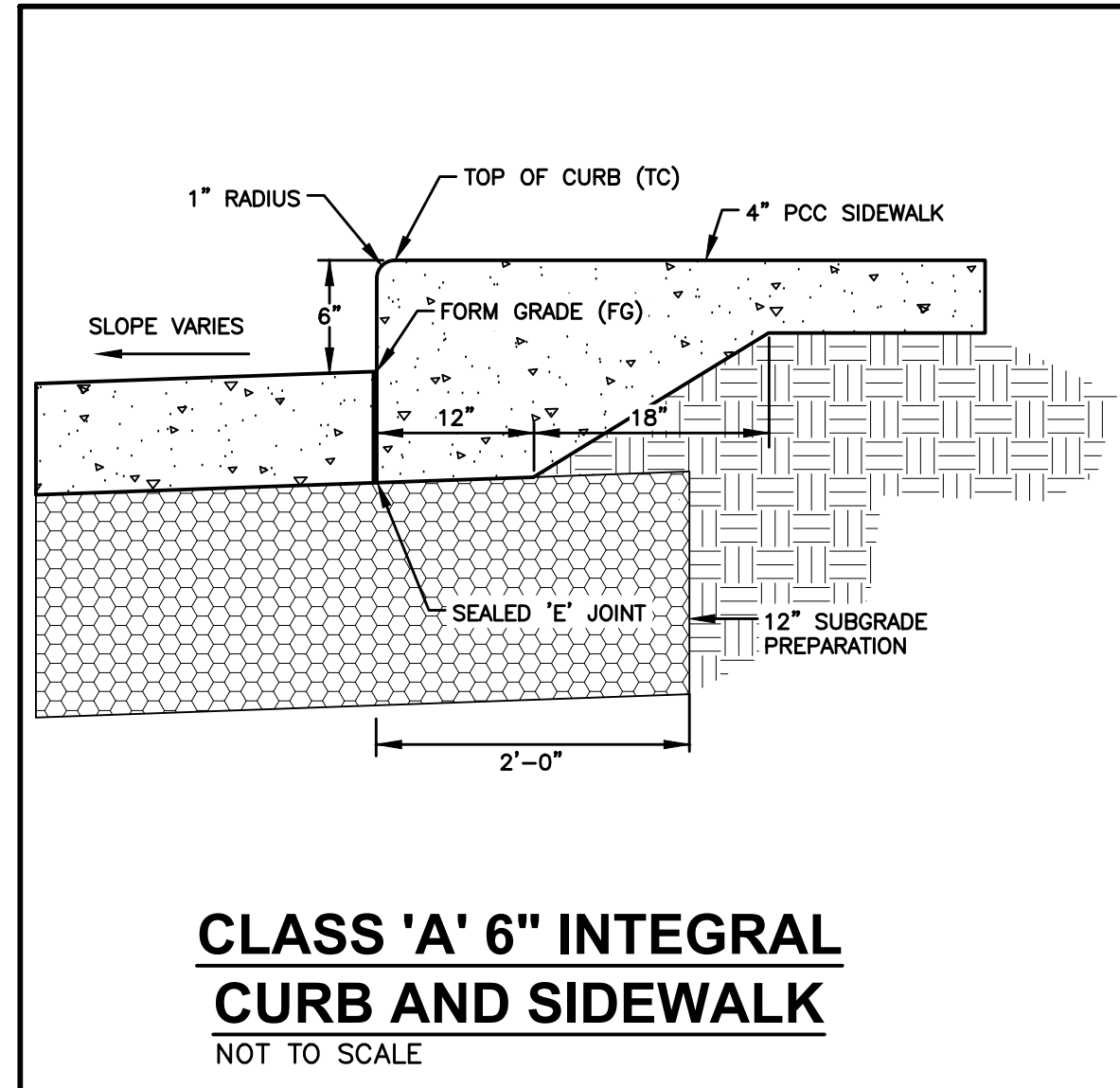
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. DATE

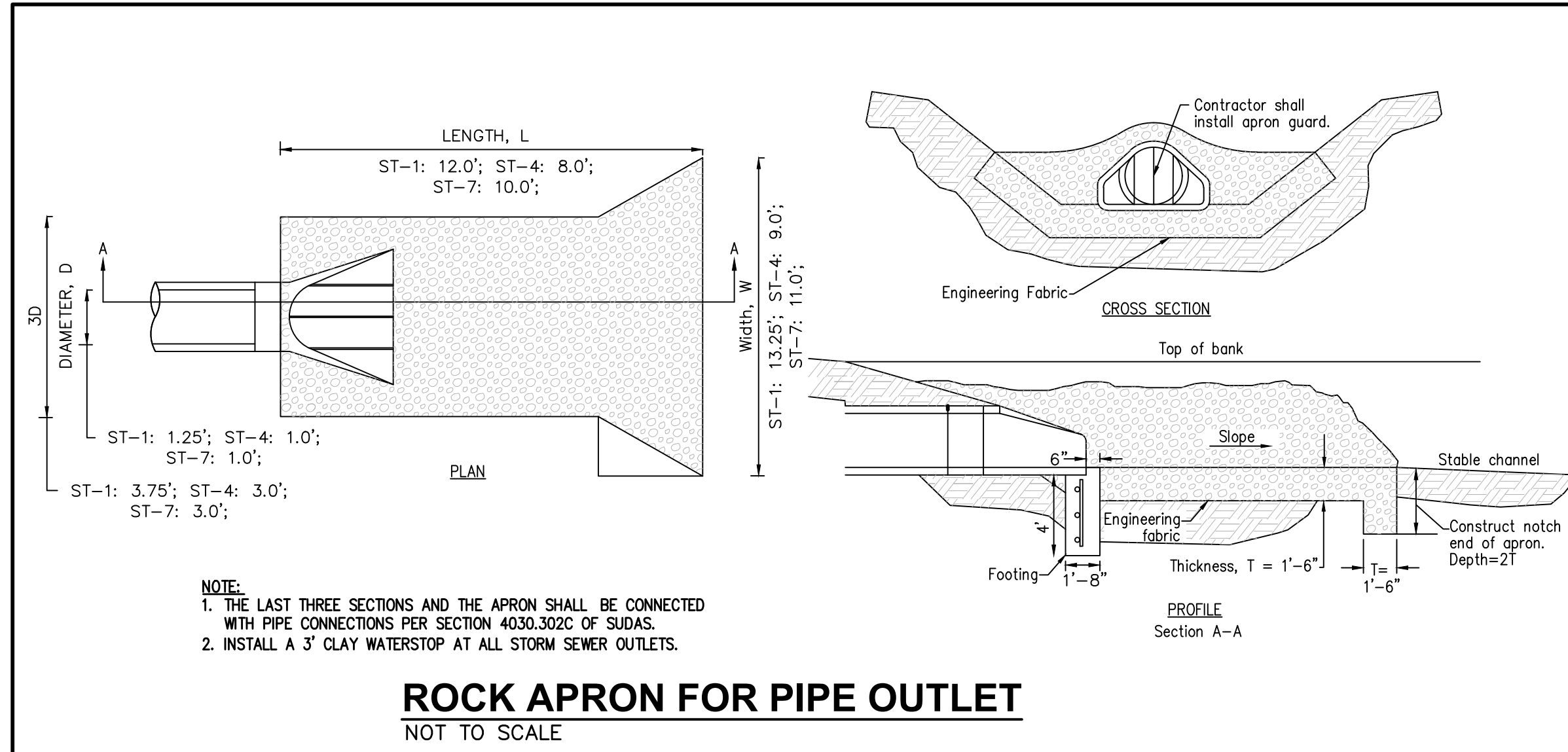
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MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL:  
C1.0-C8.2



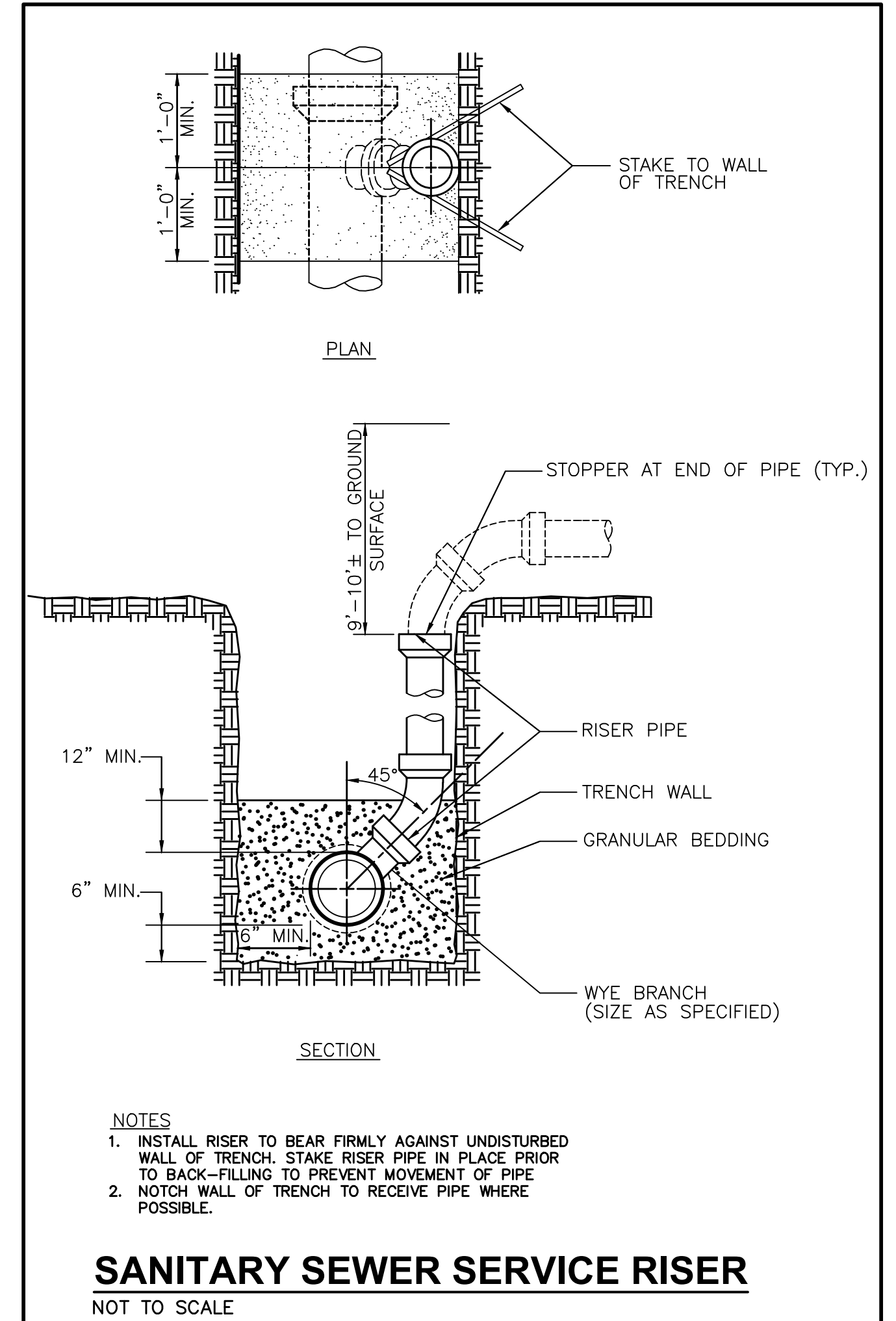
**INTEGRAL 6\"/>**



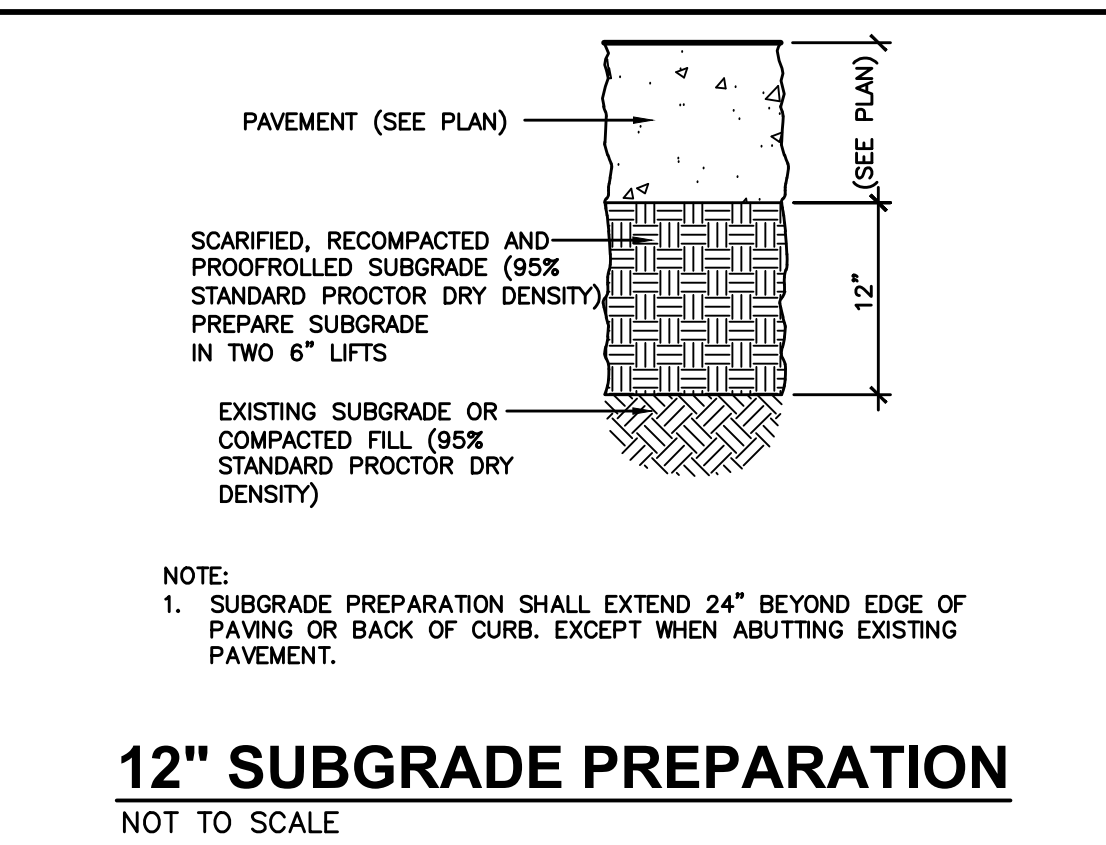
**CLASS 'A' 6\"/>**



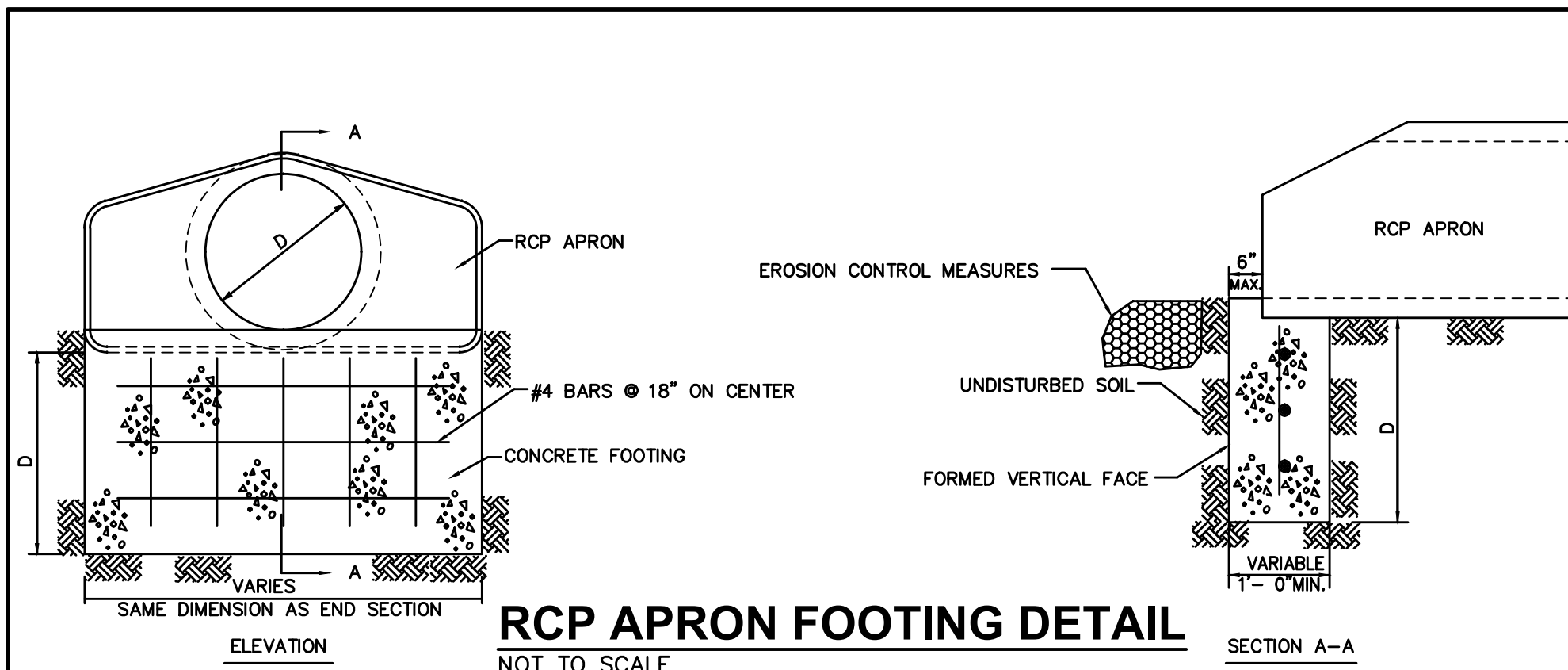
**ROCK APRON FOR PIPE OUTLET**  
NOT TO SCALE



**SANITARY SEWER SERVICE RISER**  
NOT TO SCALE



**12\"/>**

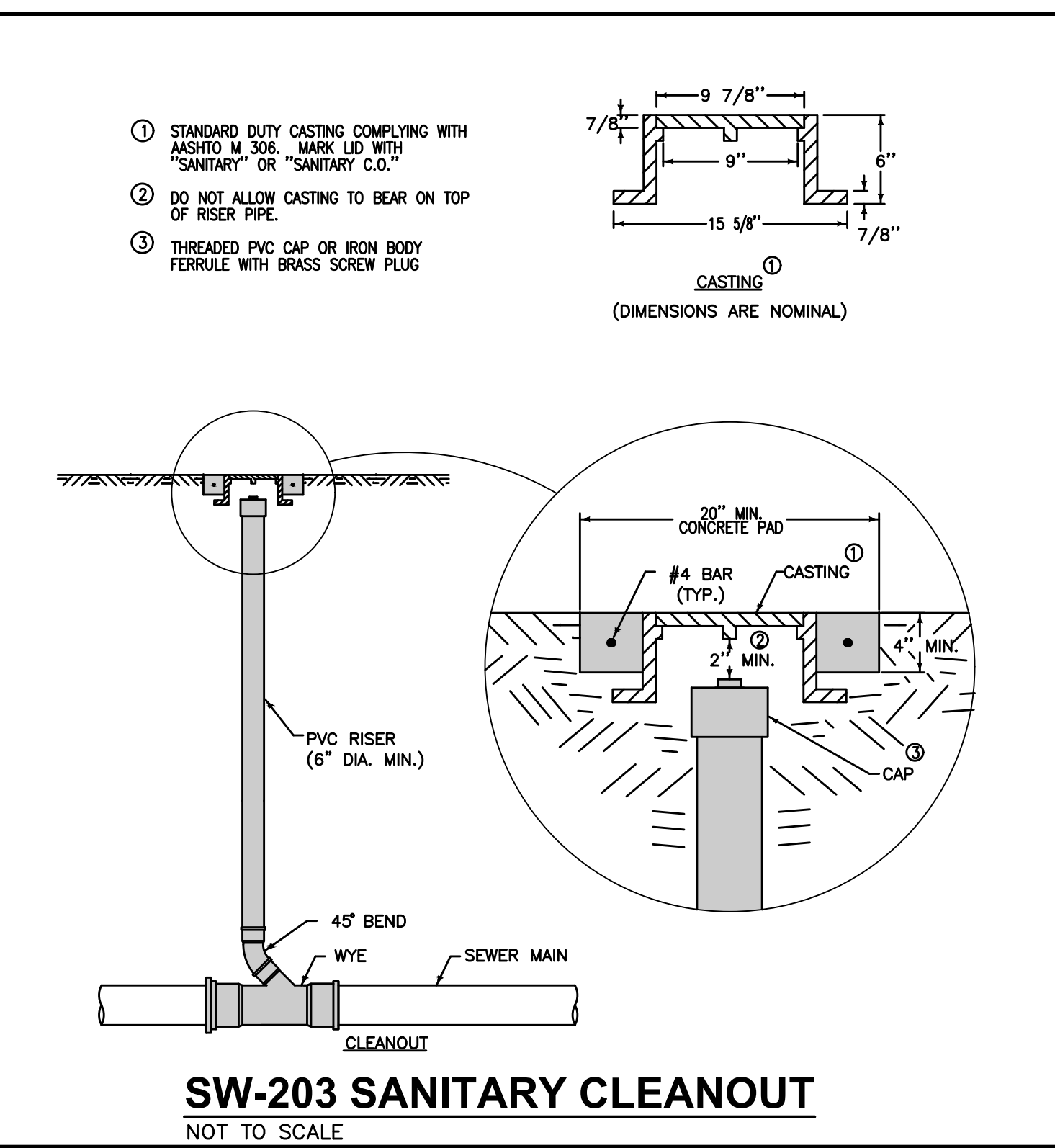


**RCP APRON FOOTING DETAIL**  
NOT TO SCALE

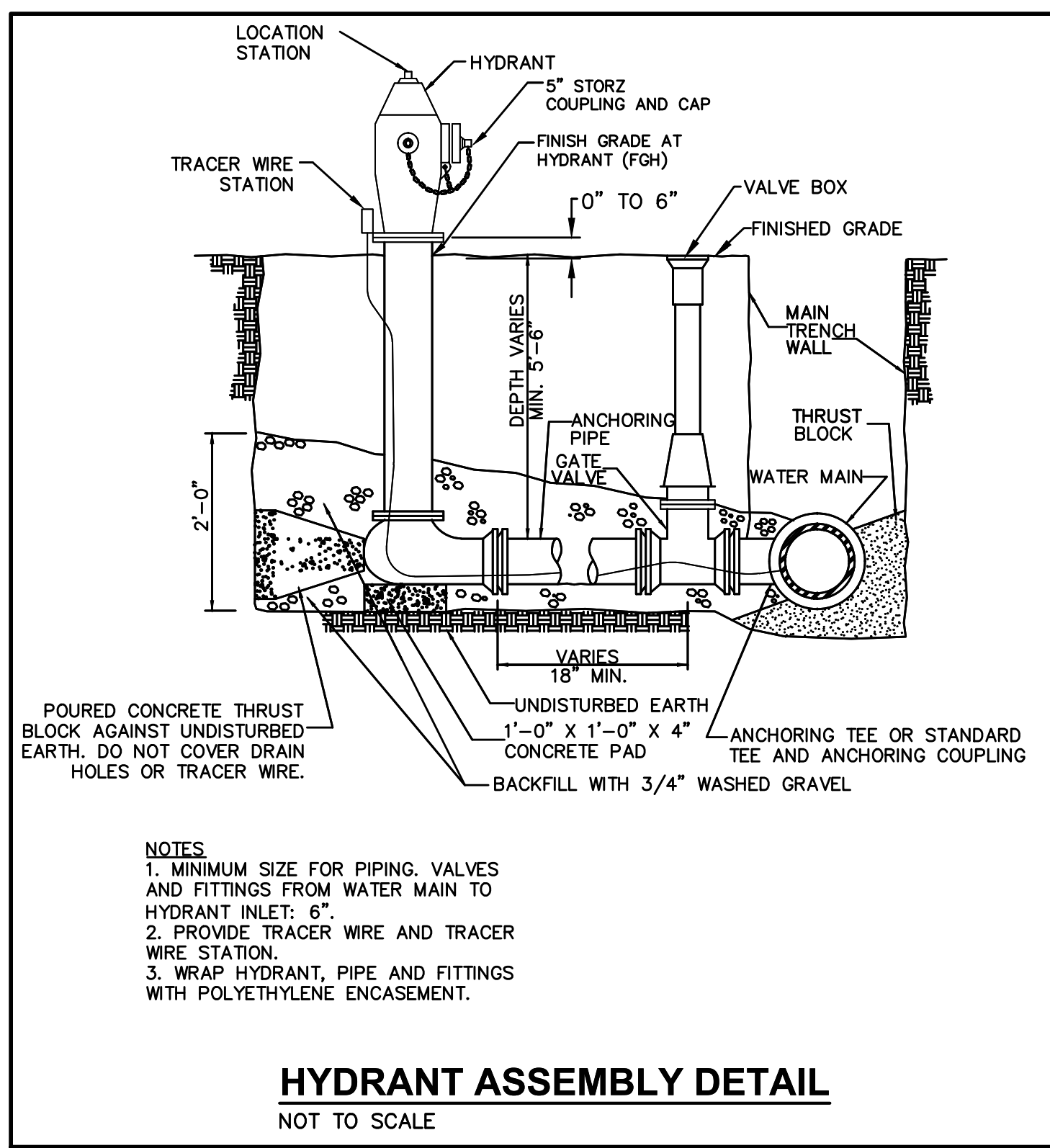
NOTES:  
1. D=DIFFERENCE IN ELEVATION BETWEEN RCP APRON INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF RCP APRON; MINIMUM D=42"  
2. INSTALL 3' WIDE CLAY WATERSTOP AT RCP APRON SECTION PIPE JOINT.  
3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

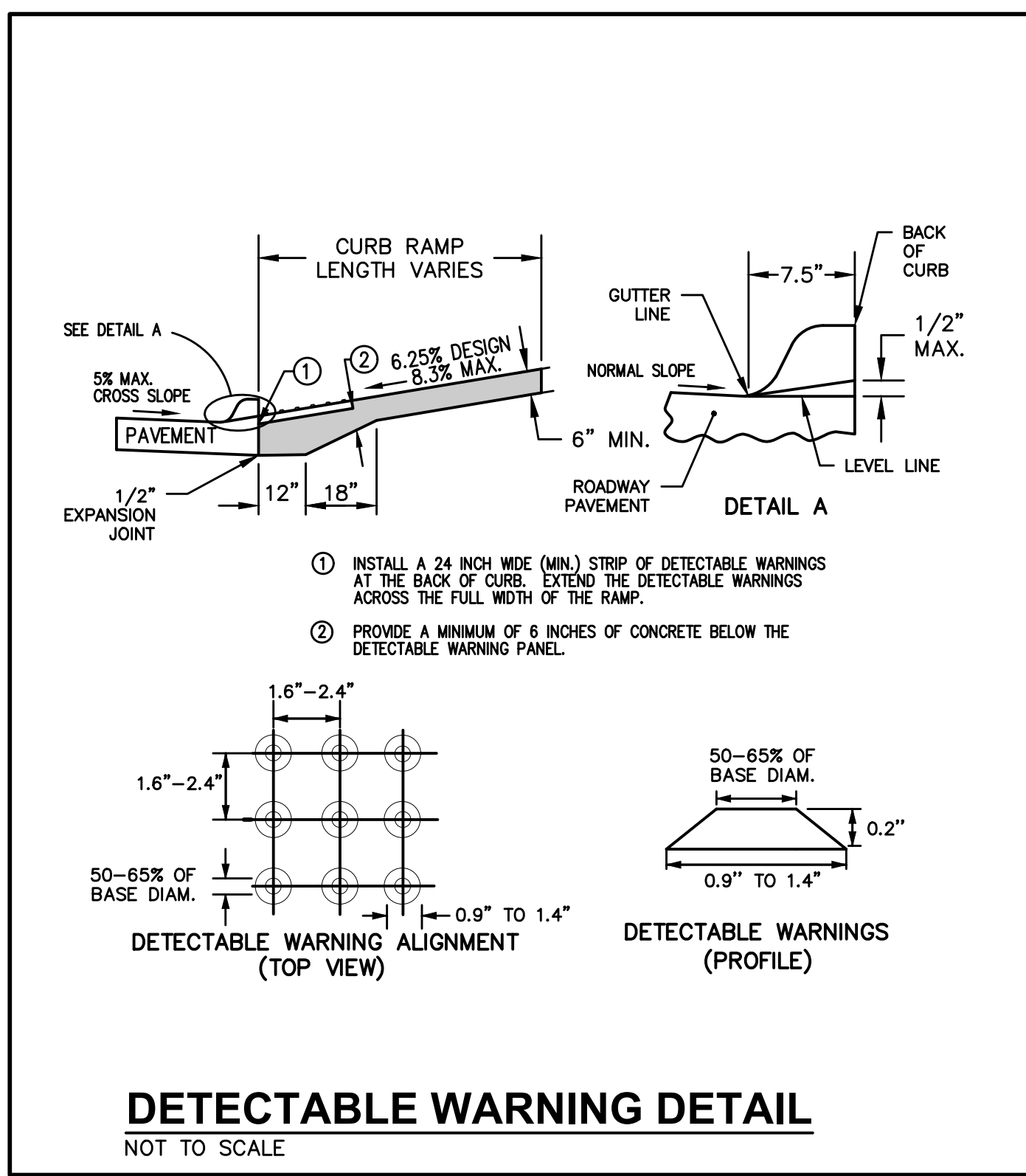
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		4f2	4	3'-8"	2			4f2	4	3'-8"	6
15"	2'-10"	4f1	4	2'-6"	3	54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
18"	3'-5"	4f1	4	3'-1"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
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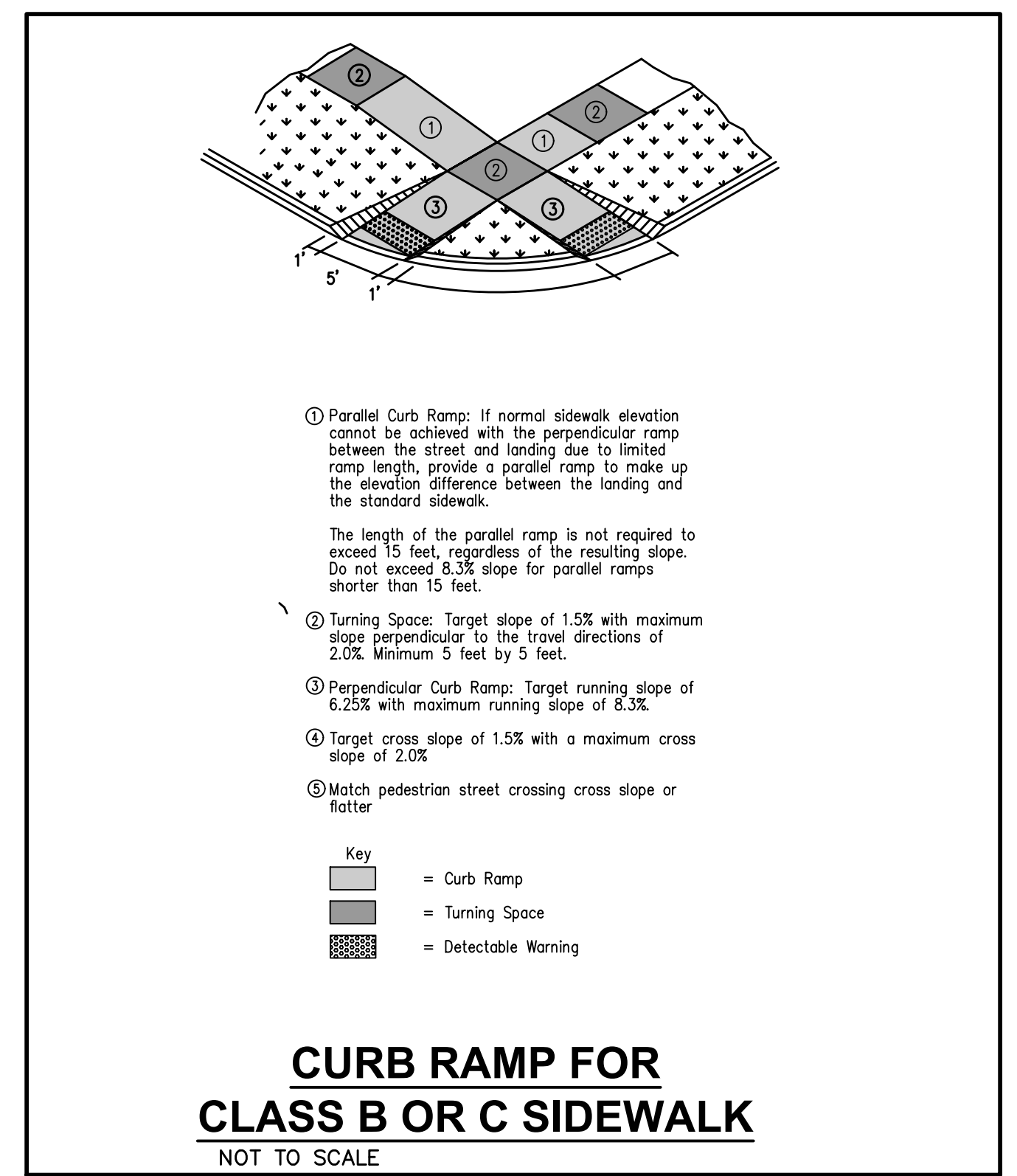
**SW-203 SANITARY CLEANOUT**  
NOT TO SCALE



**HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



**DETECTABLE WARNING DETAIL**  
NOT TO SCALE



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

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 PLOTTED BY: CLAY OTTO  
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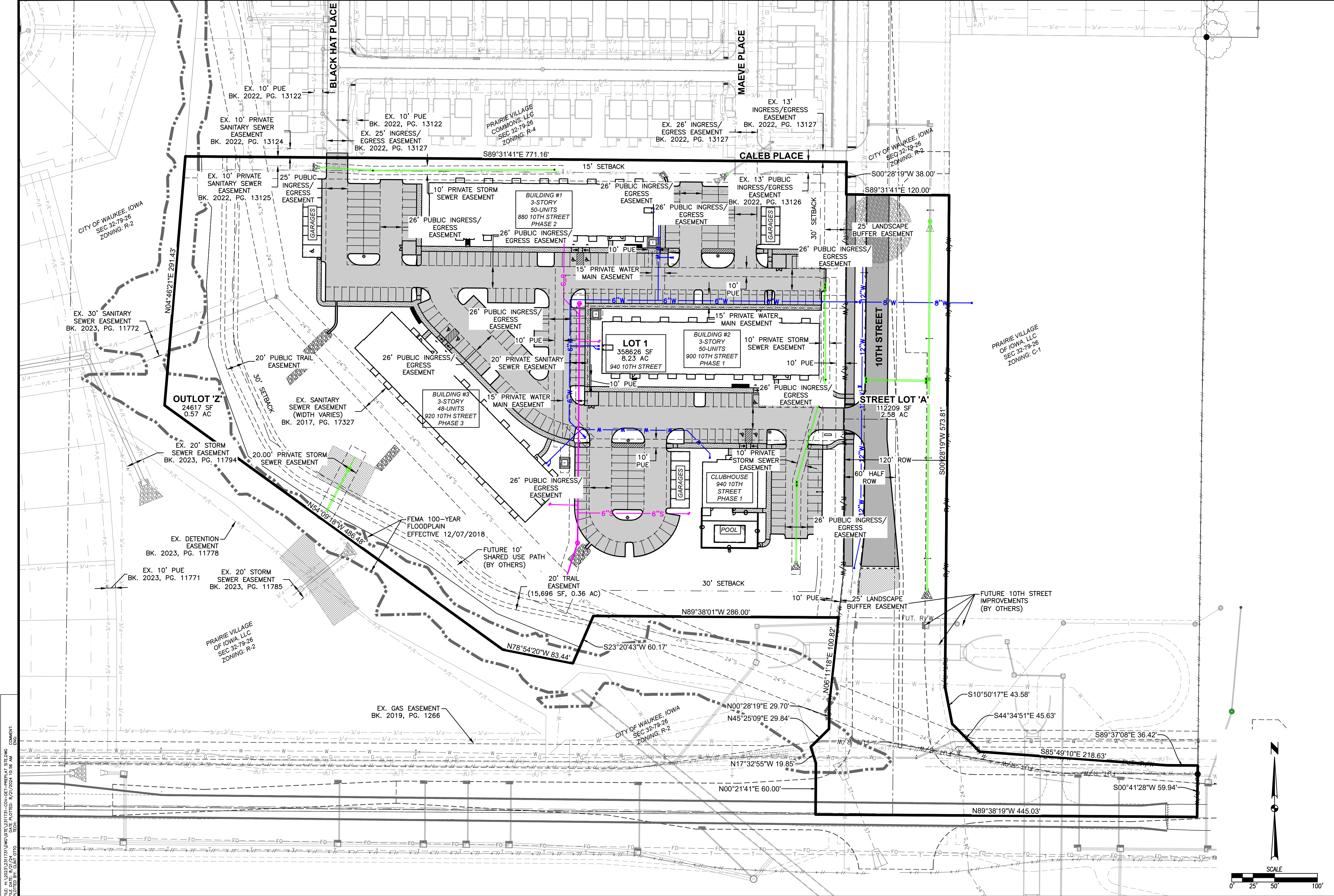
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FINAL SUBMITTAL	08/06/2024
4TH SUBMITTAL	07/23/2024
3RD SUBMITTAL	07/09/2024
2ND SUBMITTAL	
1ST SUBMITTAL	06/13/2024

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

**PRAIRIE VILLAGE APARTMENTS**  
**TYPICAL SECTIONS AND DETAILS**  
 WAUKEE, IOWA

**C2.0**  
 2311.731

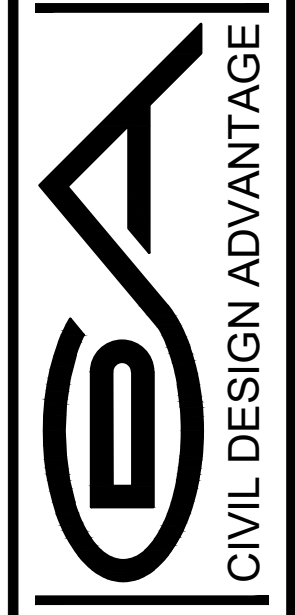




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DATE	REVISIONS
08/21/2024	FINAL SUBMITTAL
08/06/2024	4TH SUBMITTAL
07/23/2024	3RD SUBMITTAL
07/09/2024	2ND SUBMITTAL
06/13/2024	1ST SUBMITTAL

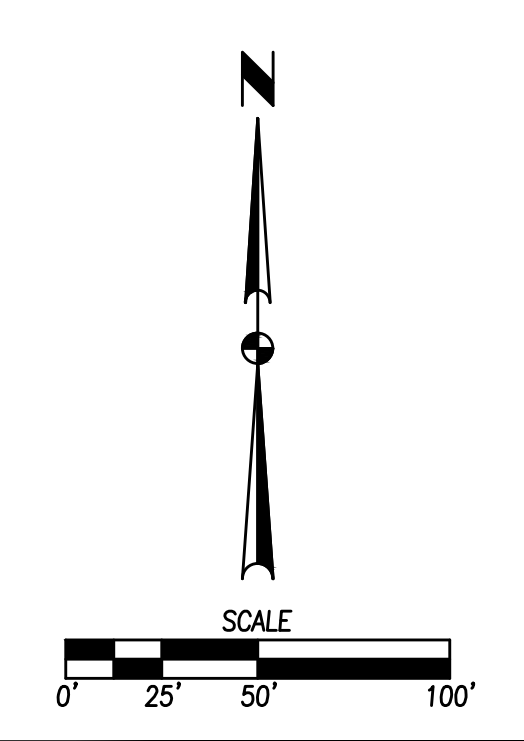
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM  
 TECH: CWO



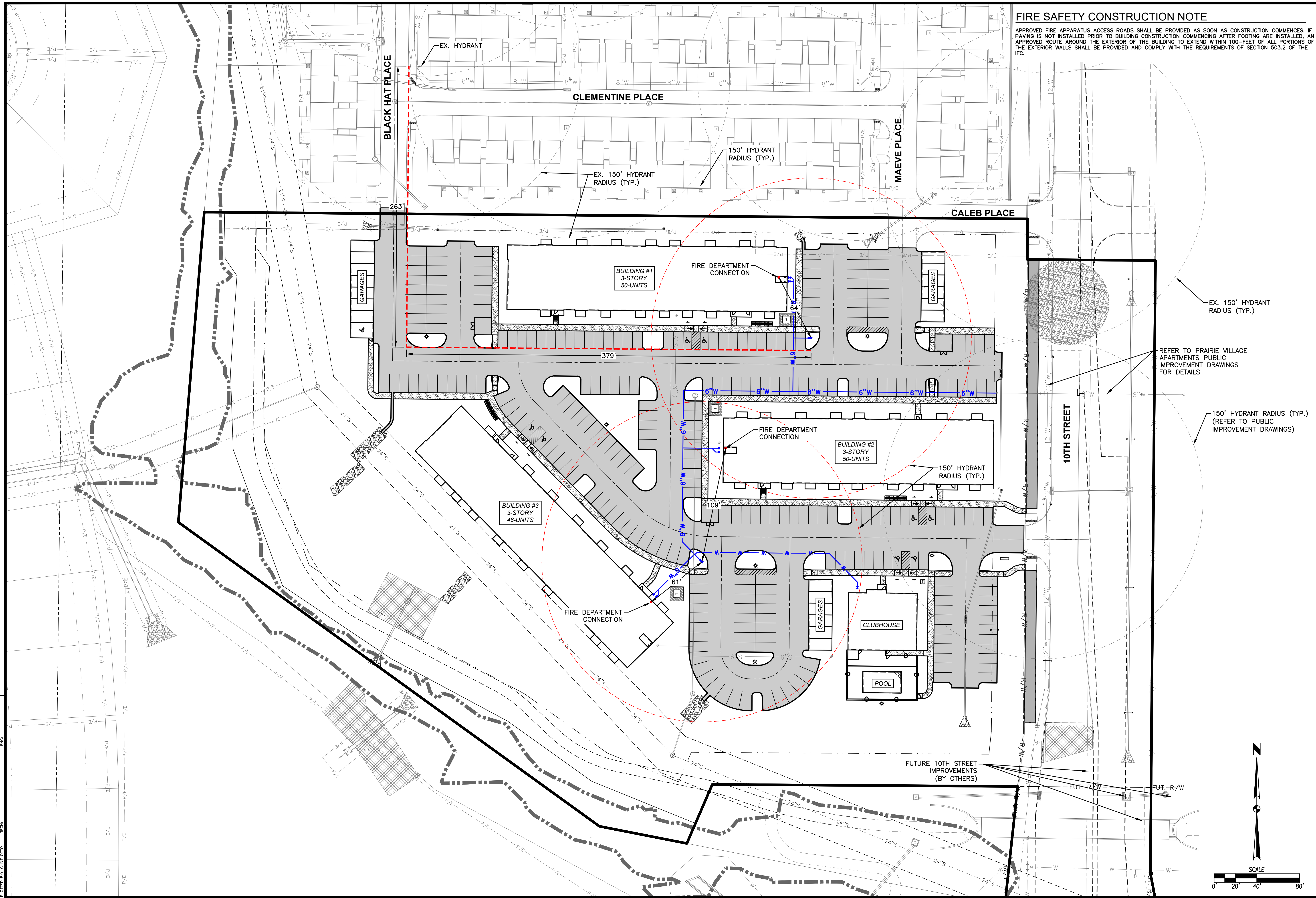
WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS**  
**PRELIMINARY PLAT**

**C3.0**  
 2311.731



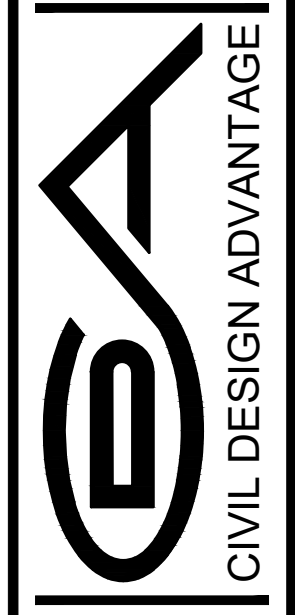
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 PLOTTED BY: CLAY OTTO TECH DATE: 8/21/2024 10:56 AM



**FIRE SAFETY CONSTRUCTION NOTE**  
 APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

REVISIONS	DATE
FINAL SUBMITTAL	08/21/2024
4TH SUBMITTAL	08/06/2024
3RD SUBMITTAL	07/23/2024
2ND SUBMITTAL	07/09/2024
1ST SUBMITTAL	06/13/2024

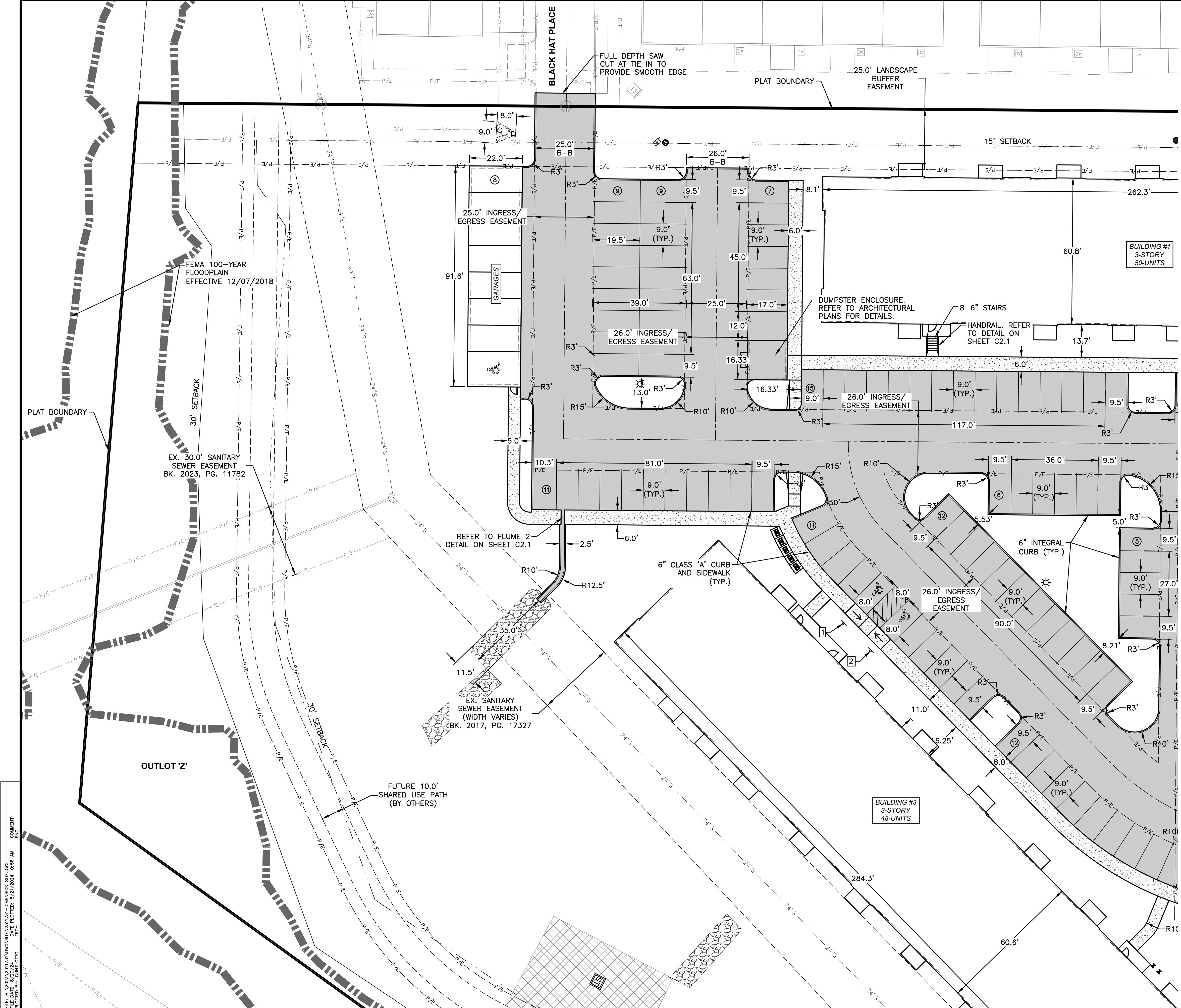
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM TECH: CWO



WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS  
 HYDRANT COVERAGE**

**C4.0**  
 2311.731



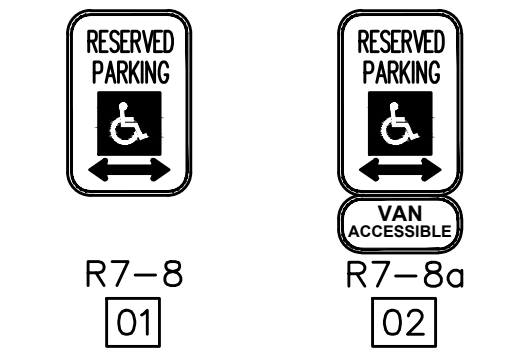
**GENERAL NOTES**

1. THE 2024 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SDAS 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 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.
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 DESTROYED 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 FOR EQUIPMENT 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 WAUKEE STANDARD SPECIFICATIONS FOR 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 DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
19. MONUMENT SIGNS ARE TO BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
20. ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.
21. IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
23. AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DEPTHS OF SITE UTILITIES AND GRADES FOR DRAINAGE SWALES, DETENTION FACILITIES AND FFE'S SHALL BE PROVIDED IN PDF FORM AND HARD COPY UPON COMPLETION OF EACH PHASE OF DEVELOPMENT TO THE CITY OF WAUKEE'S COMMUNITY DEVELOPMENT DEPARTMENT.
24. ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
25. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
26. ALL SITE LIGHTING FIXTURES SHALL BE FULL CUT-OFF AT THE PROPERTY LINE PER THE CITY OF WAUKEE'S LIGHTING ORDINANCE.
27. ALL GROUND OR ROOFTOP MOUNTED MECHANICAL EQUIPMENT IS REQUIRED TO BE SCREENED.
28. ALL PROPOSED STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

**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 CLOSURES 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.

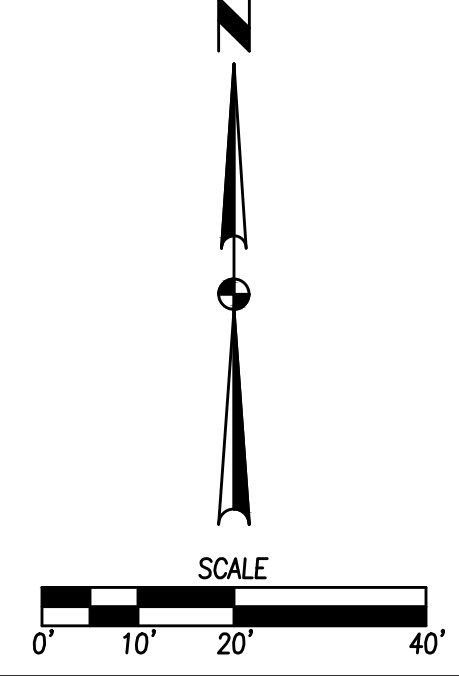
**SIGN LEGEND**



**PAVEMENT THICKNESS**

- |                                 |                     |
|---------------------------------|---------------------|
| 1. SIDEWALKS                    | 4" P.C.C. (C-4 MIX) |
| 2. DRIVEWAYS AND PARKING STALLS | 6" P.C.C. (C-4 MIX) |
| 3. DUMPSTER ENCLOSURES          | 8" P.C.C. (C-4 MIX) |

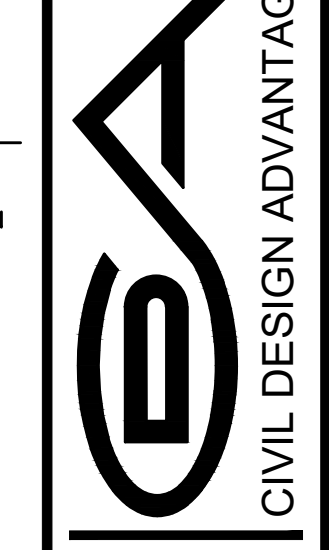
\*\*\*\*\* NOTE \*\*\*\*\*  
 THE BUILDING THAT IS SHOWN IS FOR REFERENCE PURPOSES ONLY. FINAL BUILDING TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



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 PLOTTED BY: GUY OTTO  
 DATE: 8/21/2024 10:56 AM  
 TECH: JMM

DATE	REVISIONS
08/21/2024	FINAL SUBMITTAL
08/06/2024	4TH SUBMITTAL
07/23/2024	3RD SUBMITTAL
07/09/2024	2ND SUBMITTAL
06/13/2024	1ST SUBMITTAL

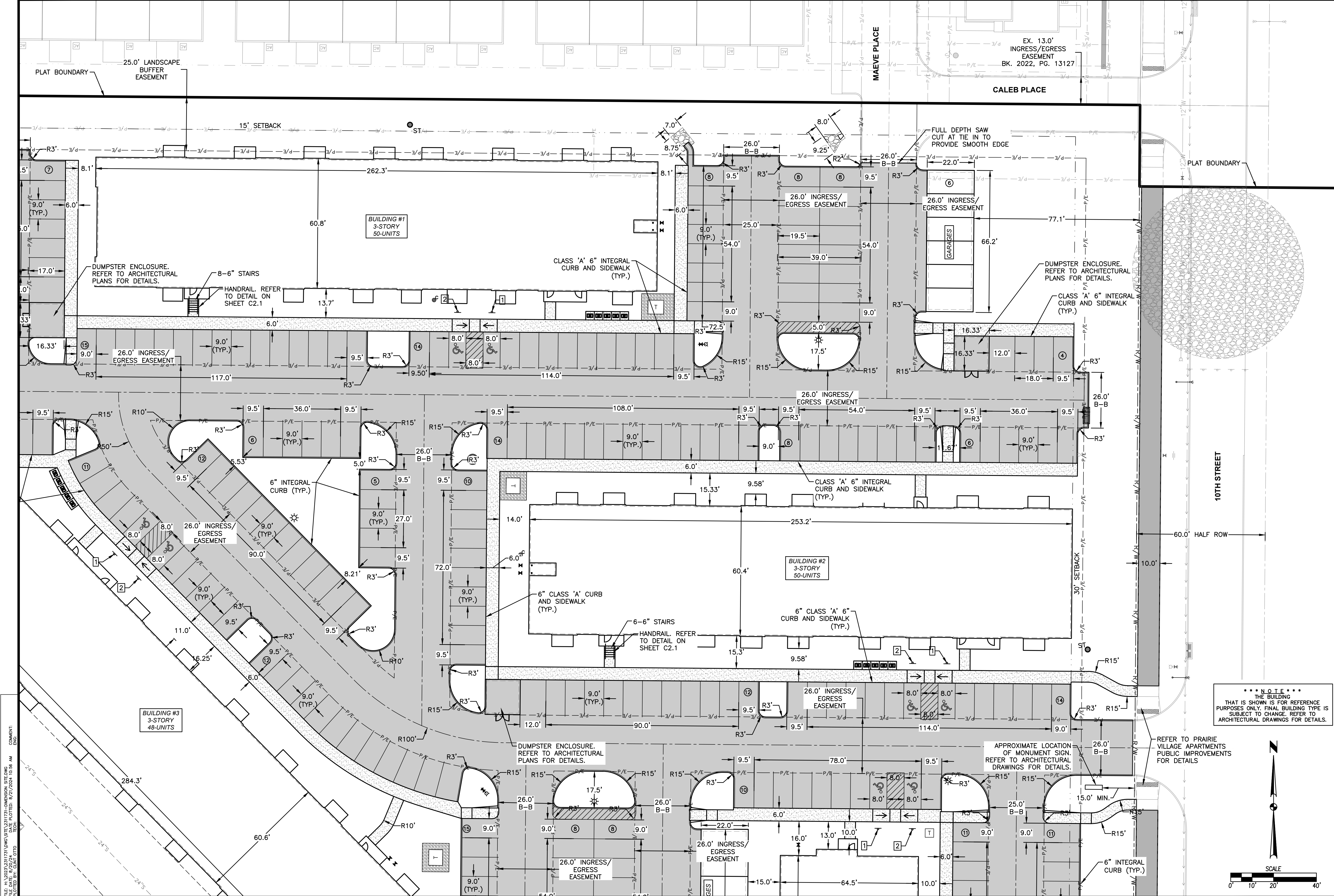
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 TECH: CWO  
 ENGINEER: JMM



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

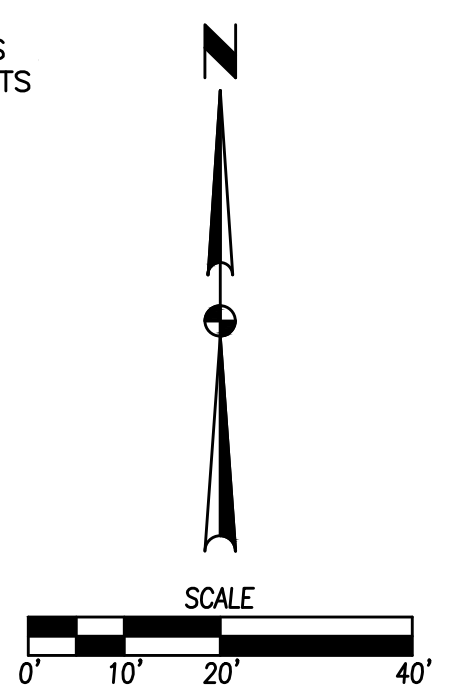
**PRAIRIE VILLAGE APARTMENTS**  
**DIMENSION PLAN**

**C5.0**  
 2311.731



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

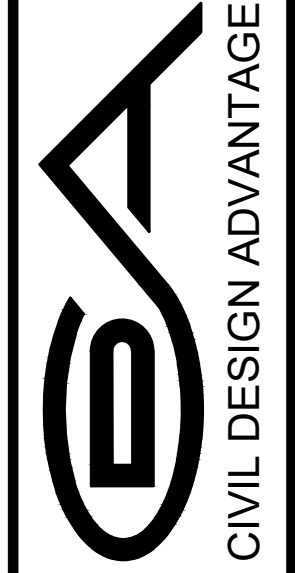
REFER TO PRAIRIE VILLAGE APARTMENTS PUBLIC IMPROVEMENTS FOR DETAILS



COMMENT: DIMENSION SCHEDULING  
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 PLOTTED BY: GUY OTTO  
 DATE: 8/21/2024 10:56 AM

DATE	REVISIONS
08/21/2024	FINAL SUBMITTAL
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07/09/2024	2ND SUBMITTAL
06/13/2024	1ST SUBMITTAL

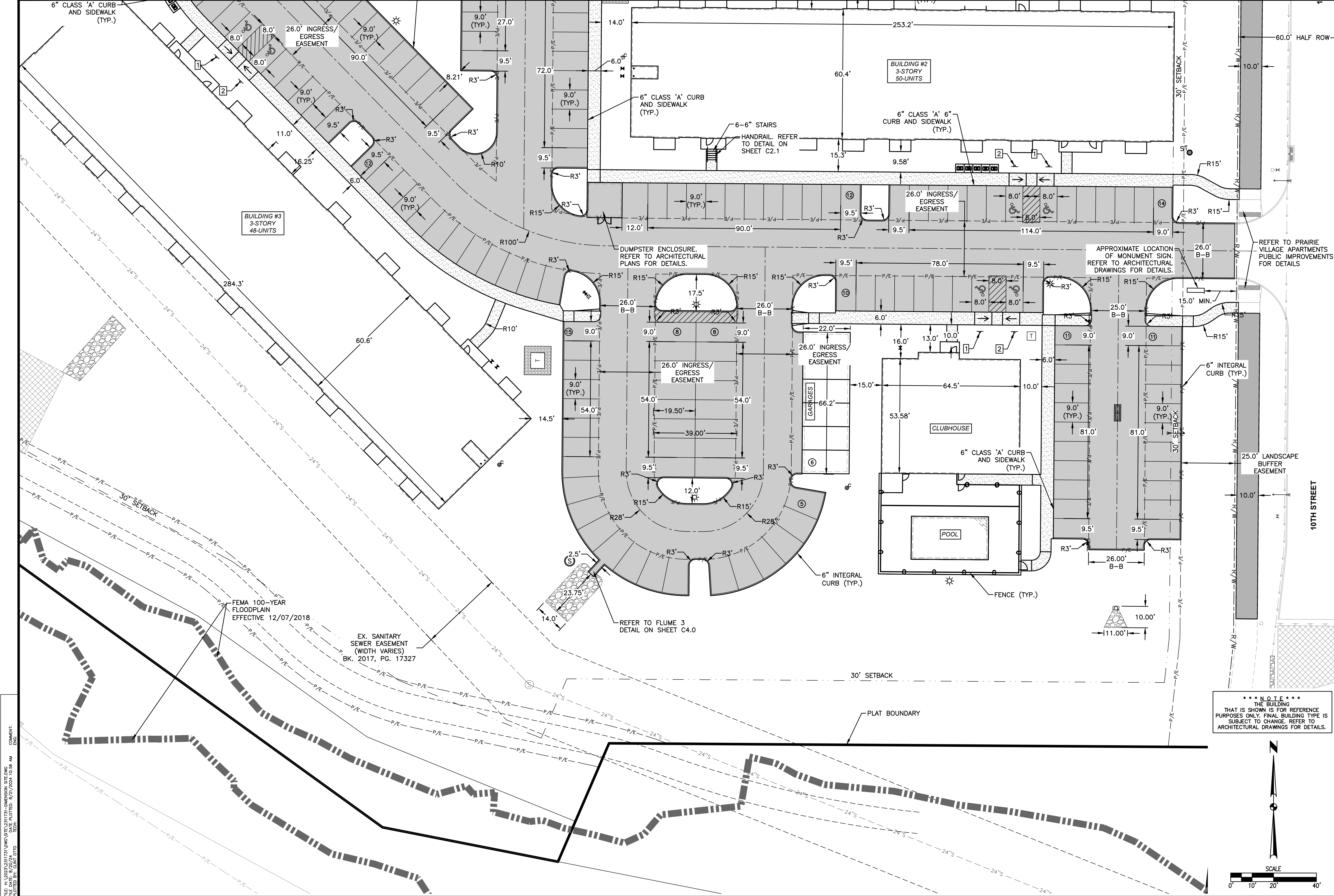
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 TECH: CWO



WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS**  
**DIMENSION PLAN**

**C5.1**  
 2311.731



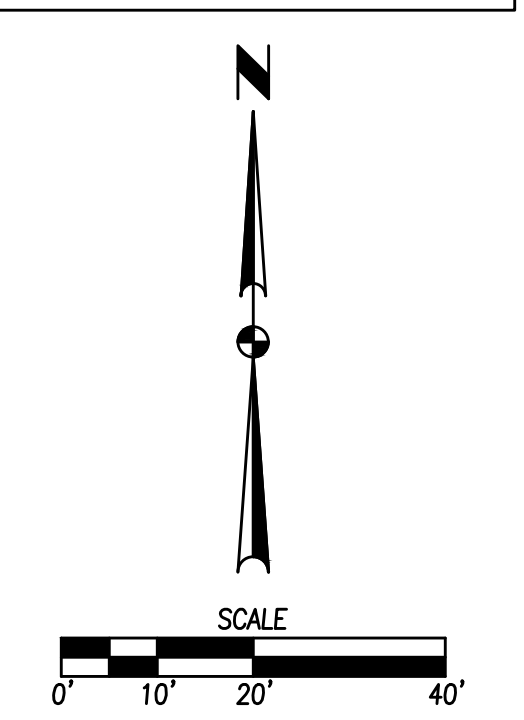
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 PLOTTED BY: GJZ OTTO  
 DATE: 8/21/2024 10:56 AM  
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FEMA 100-YEAR FLOODPLAIN EFFECTIVE 12/07/2018

EX. SANITARY SEWER EASEMENT (WIDTH VARIES) BK. 2017, PG. 17327

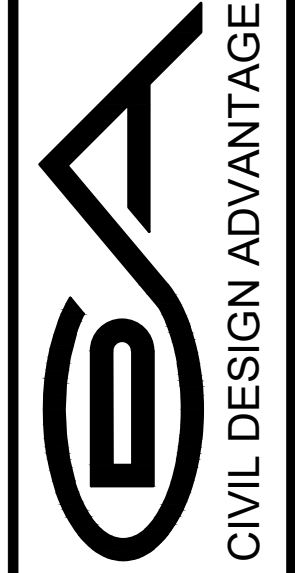
REFER TO FLUME 3 DETAIL ON SHEET C4.0

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



REVISIONS	DATE
FINAL SUBMITTAL	08/21/2024
4TH SUBMITTAL	08/06/2024
3RD SUBMITTAL	07/23/2024
2ND SUBMITTAL	07/09/2024
1ST SUBMITTAL	06/13/2024

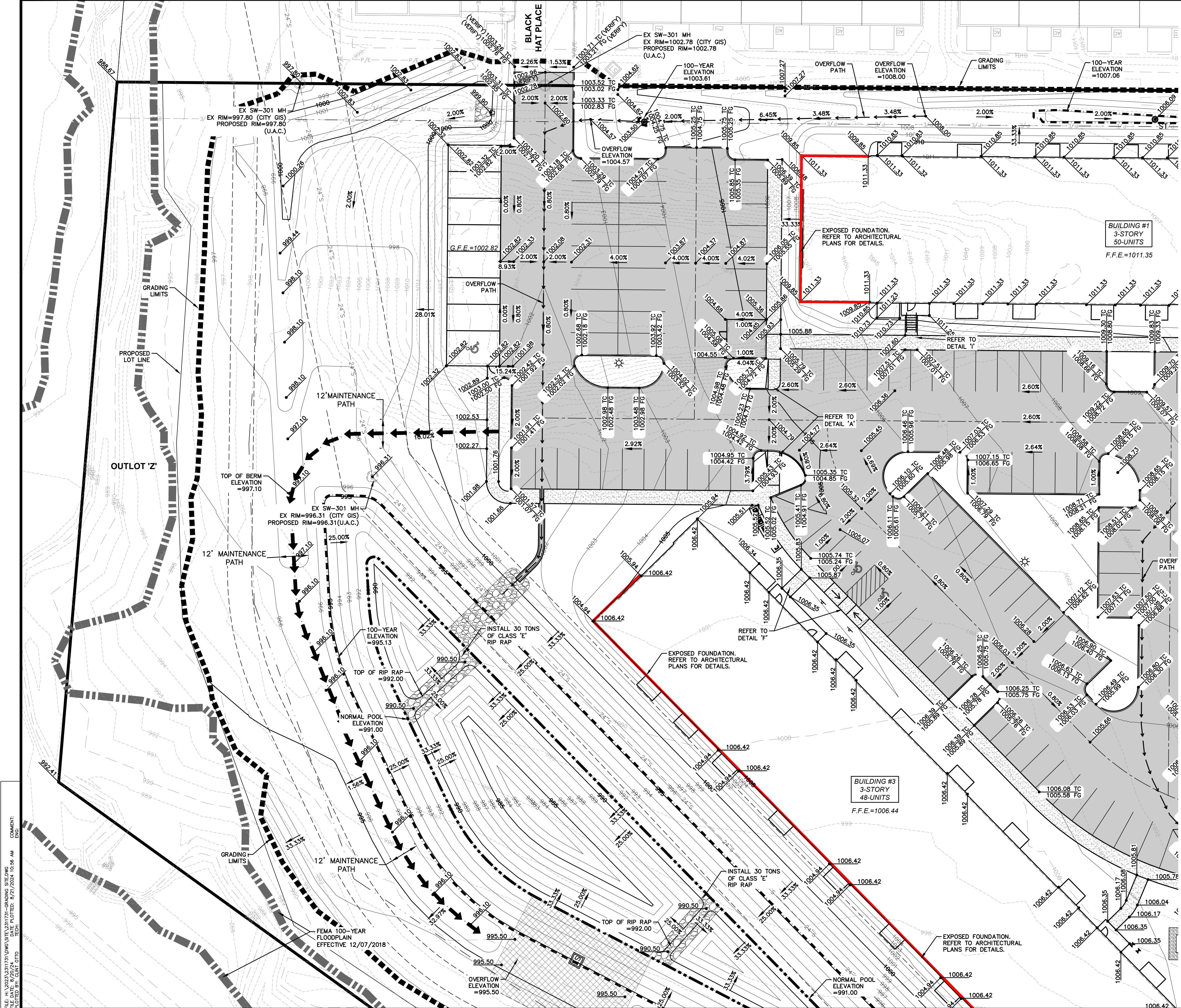
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM  
 TECH: CWO



WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

**PRAIRIE VILLAGE APARTMENTS**  
**DIMENSION PLAN**

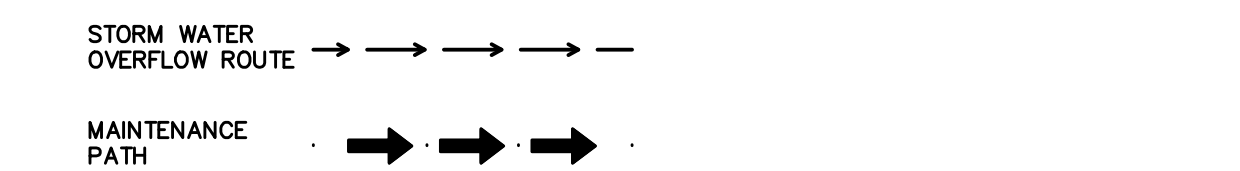
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**GRADING NOTES**

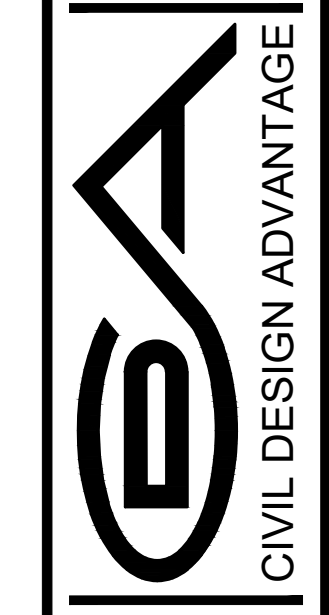
1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 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 HAIL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 0.8% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF WAUKEE UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

**AREA OF DISTURBANCE = 8.14 AC**



DATE	REVISIONS
08/21/2024	FINAL SUBMITTAL
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07/09/2024	2ND SUBMITTAL
06/13/2024	1ST SUBMITTAL

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

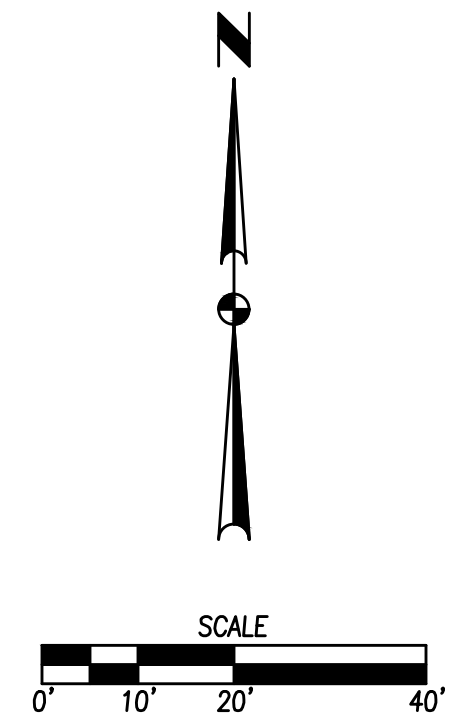


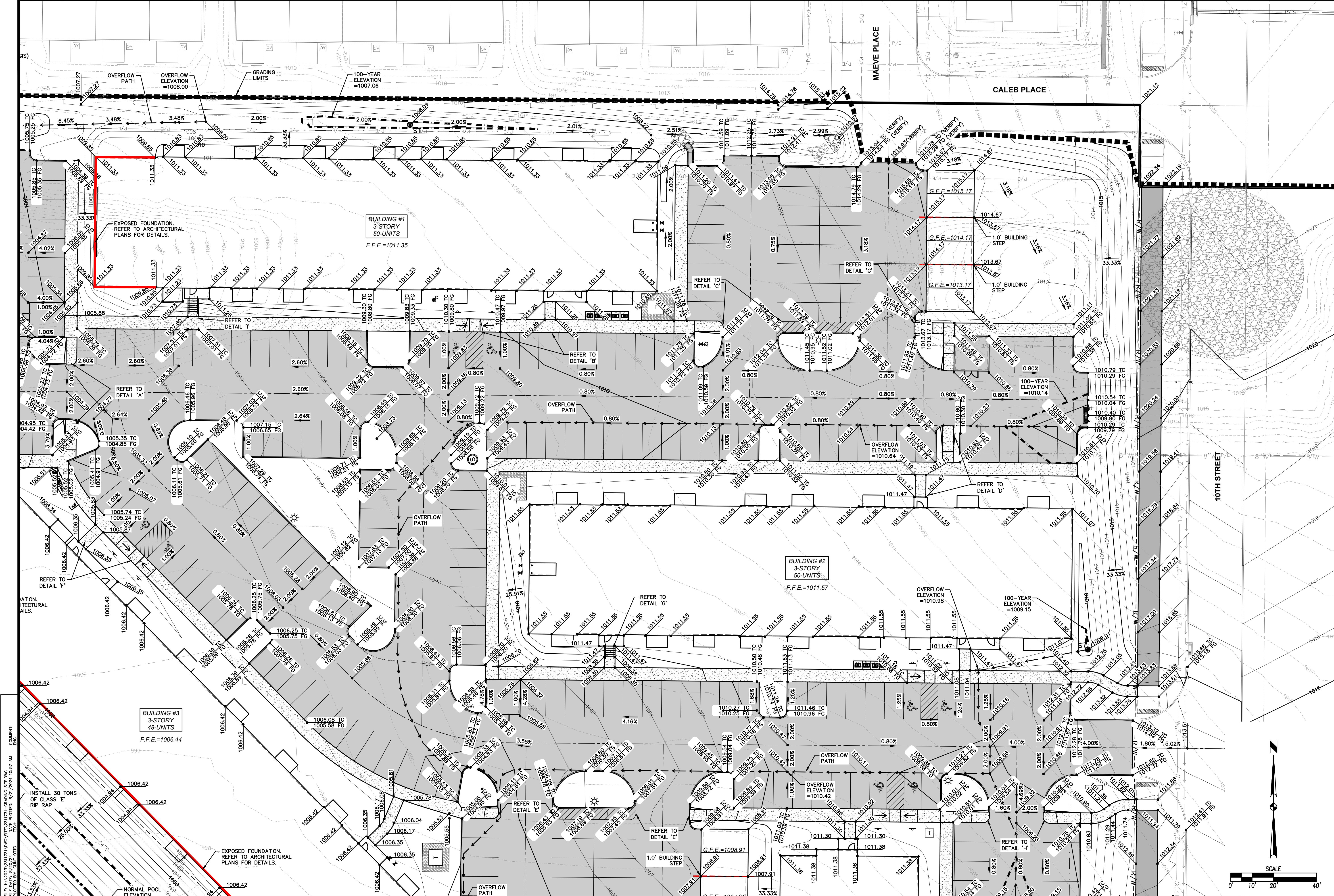
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS  
 GRADING PLAN**

**C6.0**  
 2311.731

FILE: H:\2023\2311731\2311731-GRADING SITE.DWG  
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 PLOTTED BY: CWAJ OTTO  
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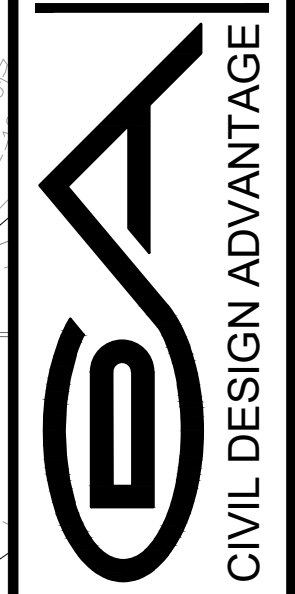




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DATE	REVISIONS
08/21/2024	FINAL SUBMITTAL
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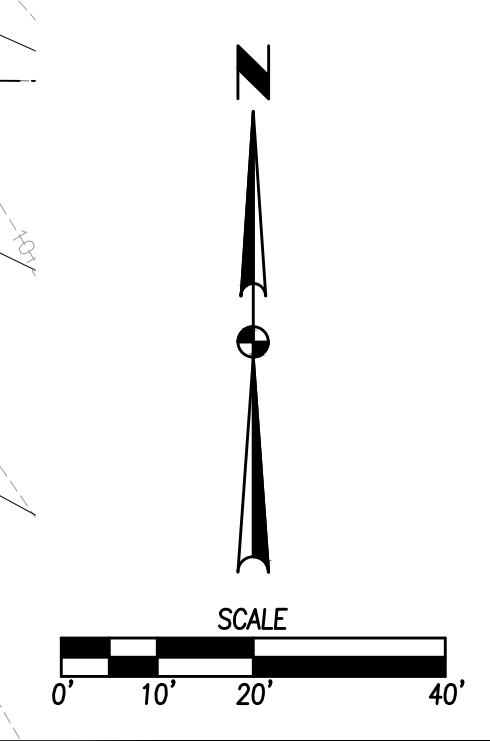
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM  
 TECH: CWO

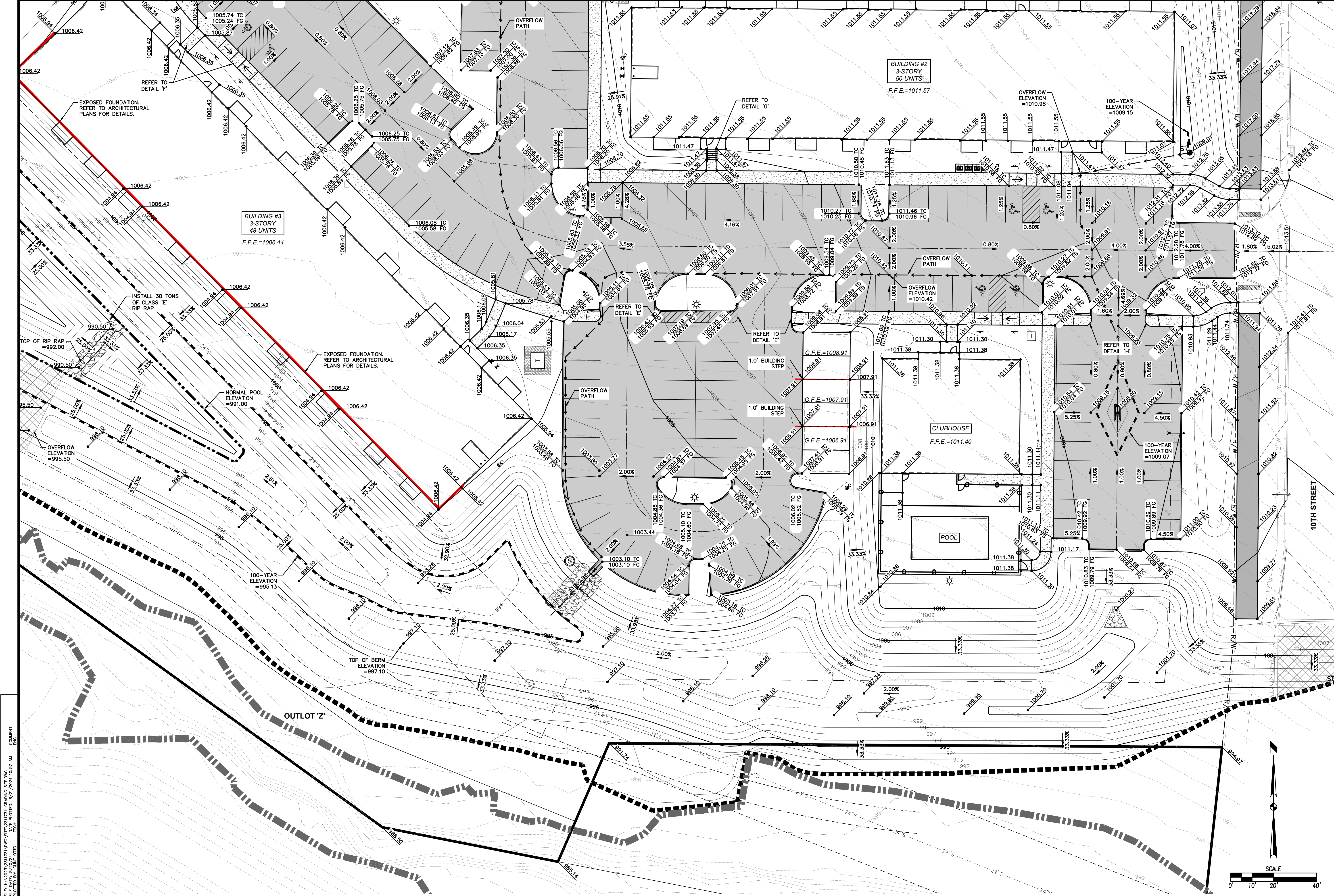


CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS**  
**GRADING PLAN**

**C6.1**  
 2311.731

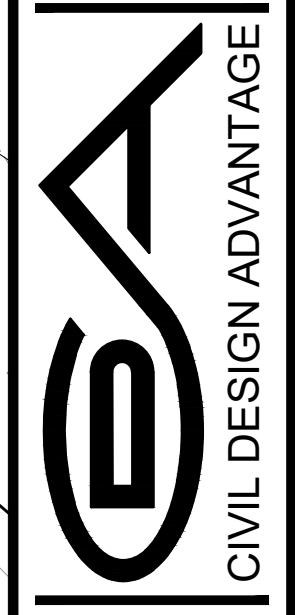




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DATE	REVISIONS
08/21/2024	FINAL SUBMITTAL
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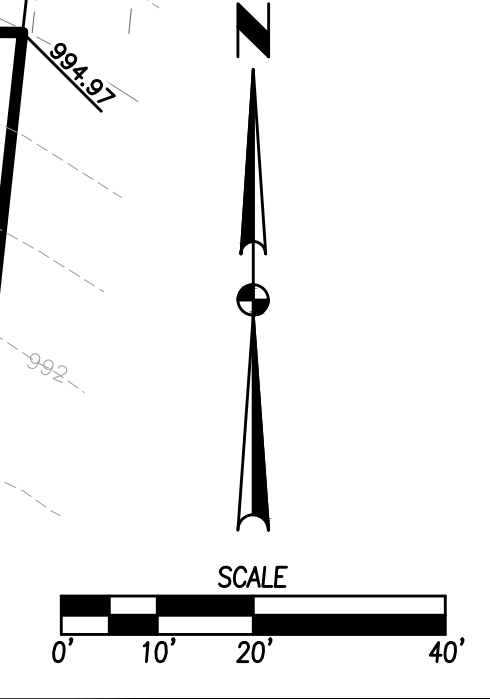
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 TECH: CWO  
 ENGINEER: JMM



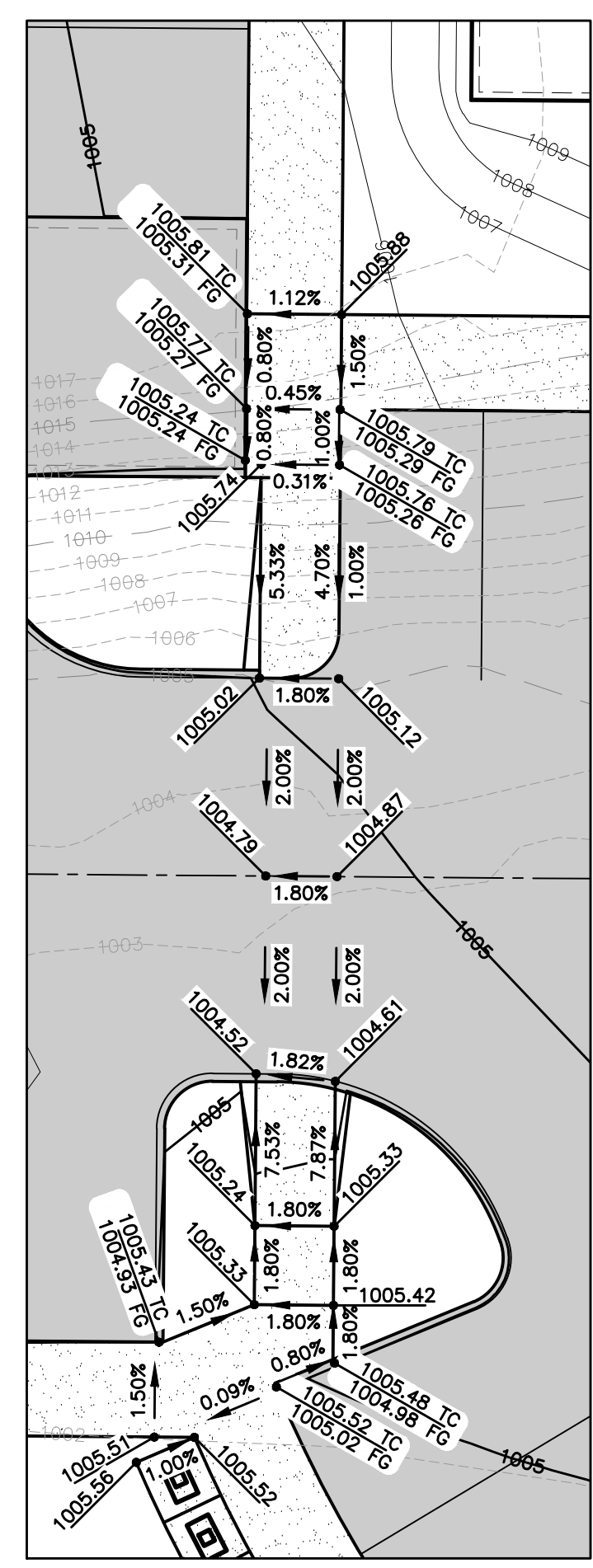
WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS**  
**GRADING PLAN**

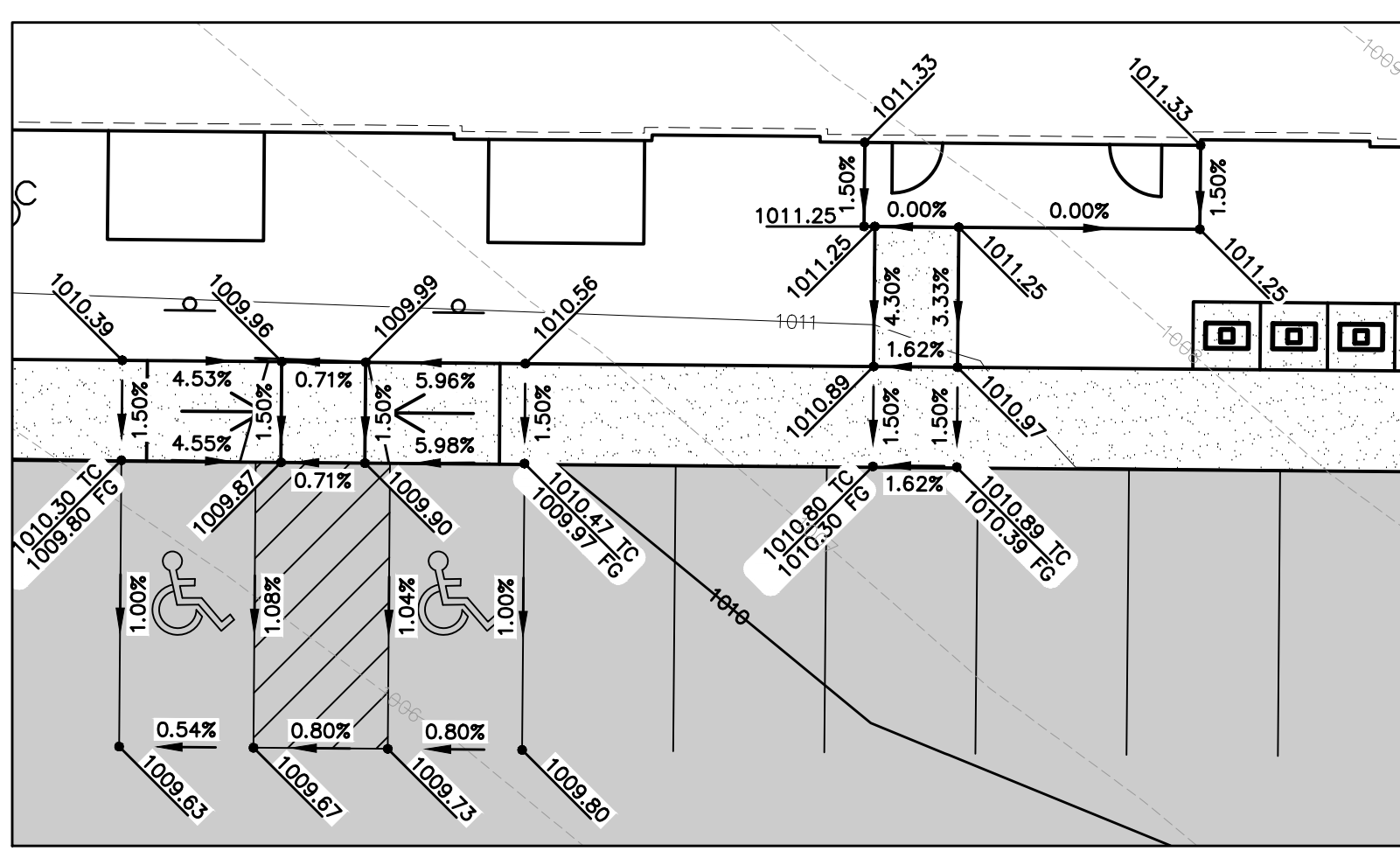
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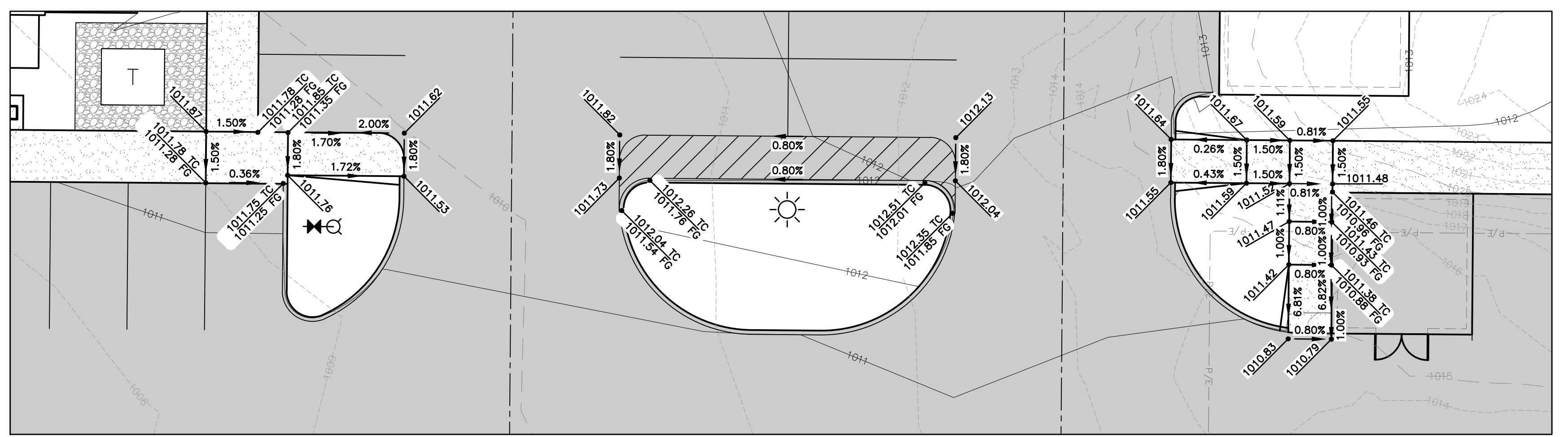
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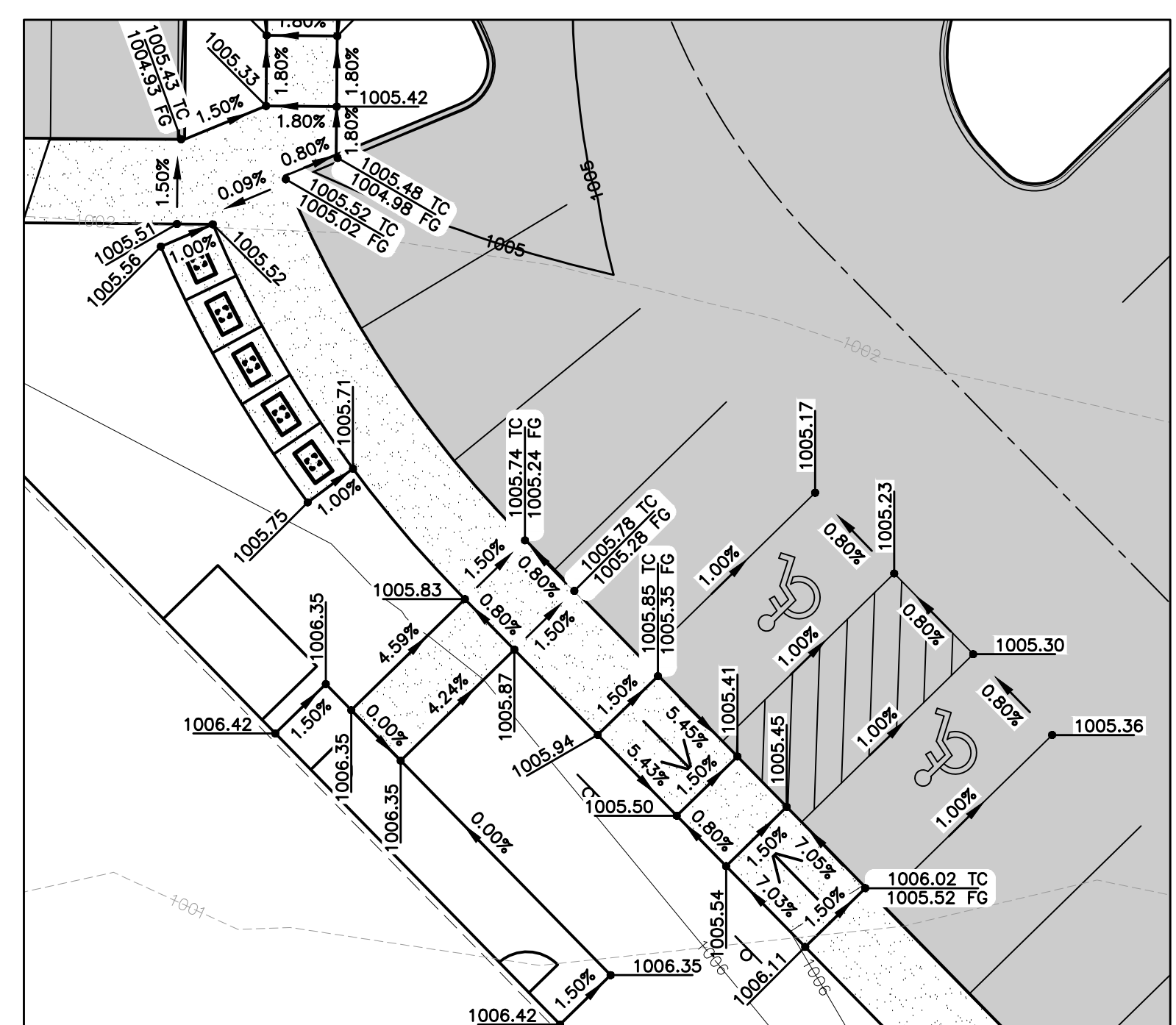
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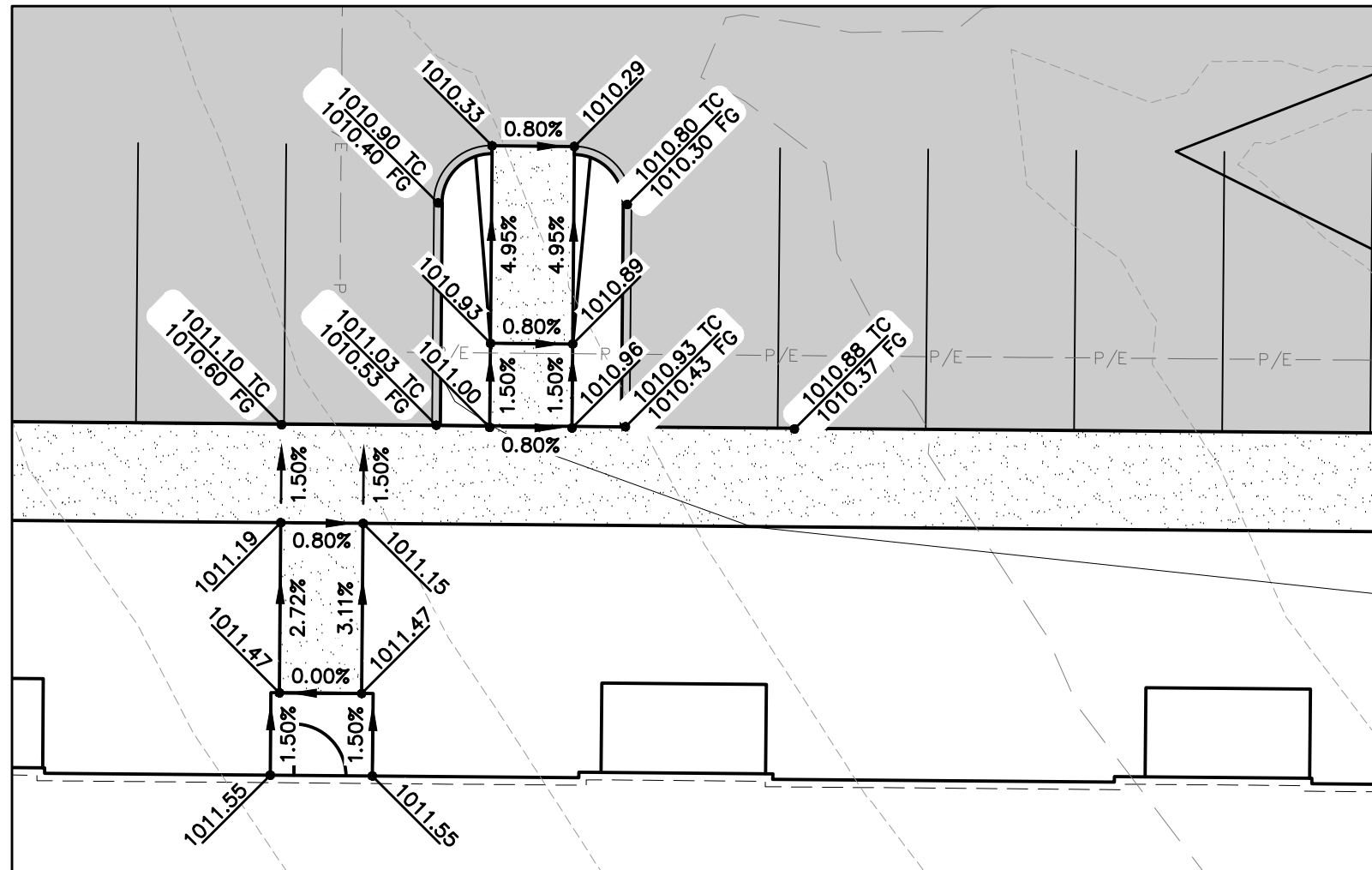
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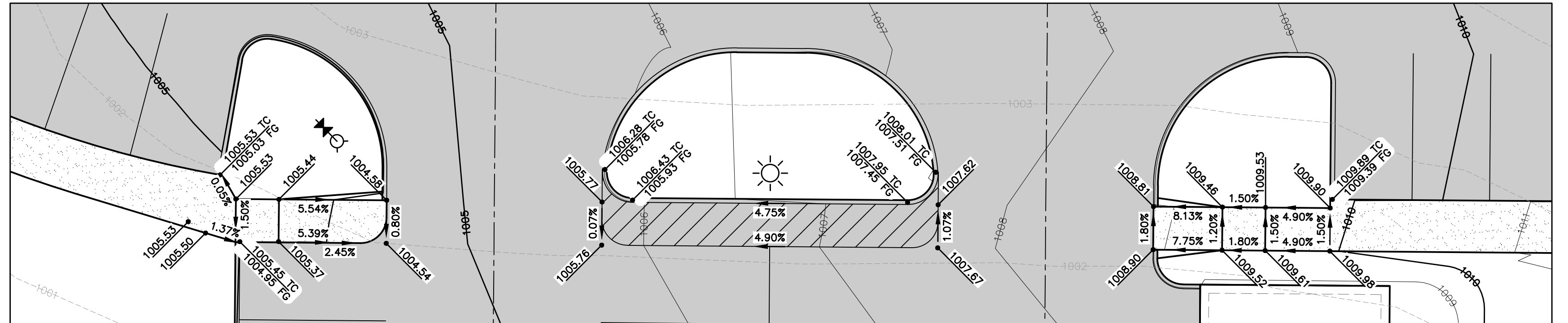
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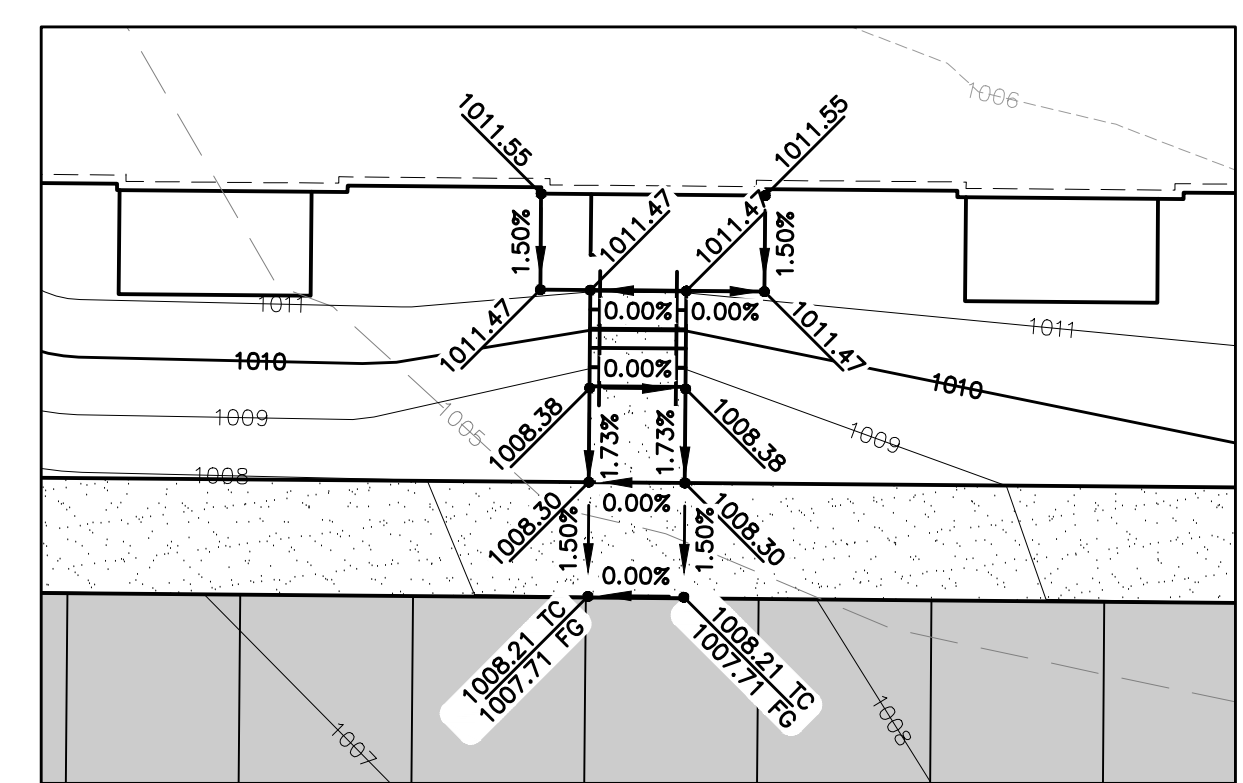
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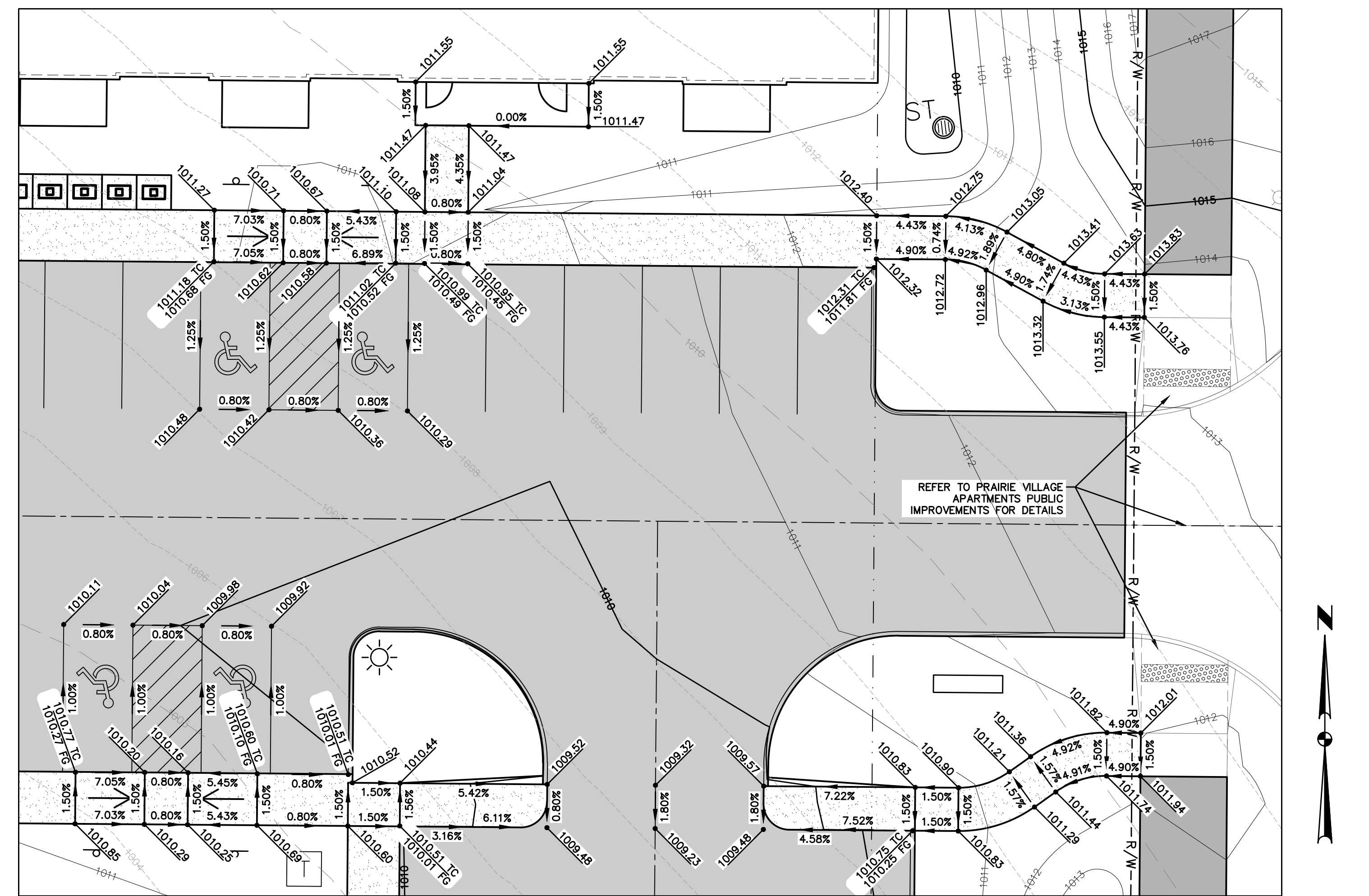
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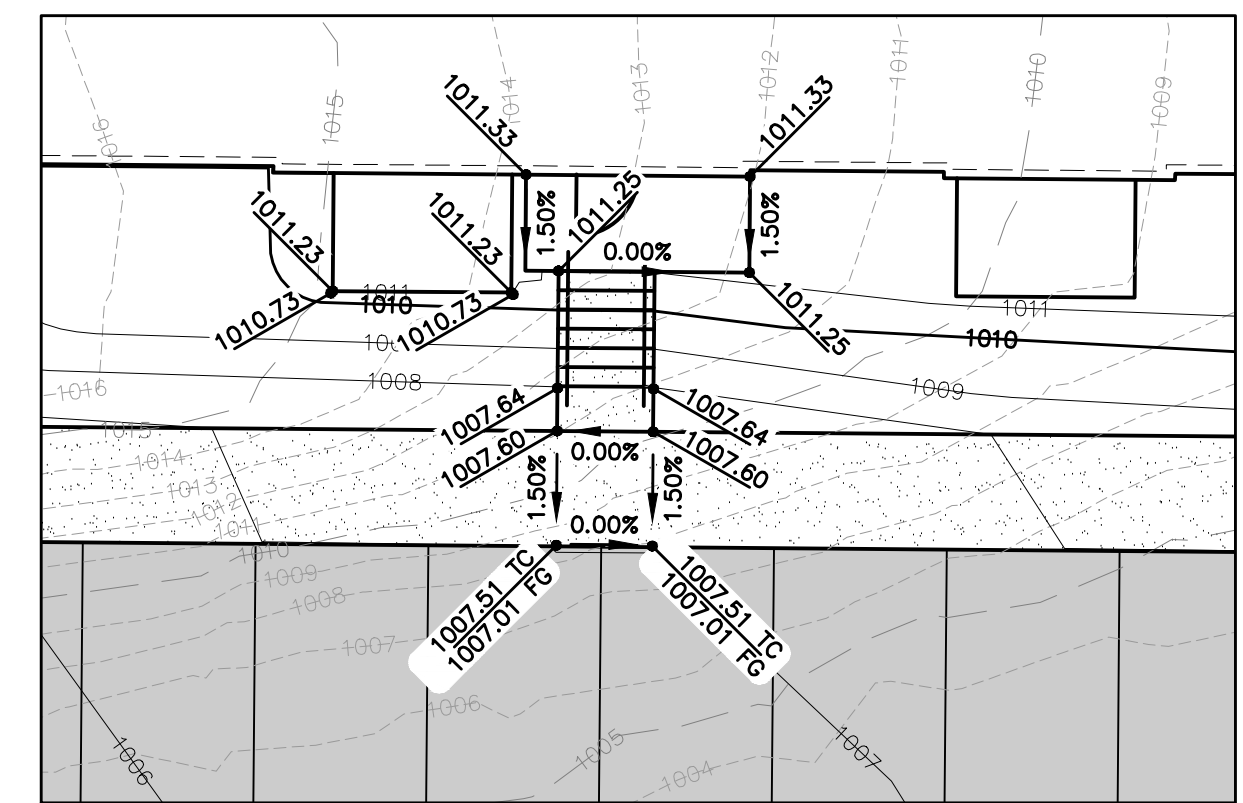
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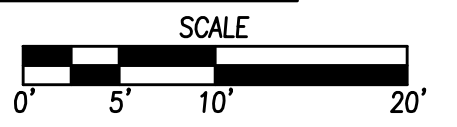
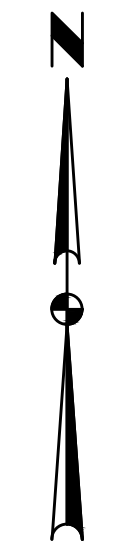


DETAIL 'H'



DETAIL 'I'

REFER TO PRAIRIE VILLAGE APARTMENTS PUBLIC IMPROVEMENTS FOR DETAILS



	DATE	08/21/2024
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	4TH SUBMITTAL	07/23/2024
	3RD SUBMITTAL	07/09/2024
REVISIONS	2ND SUBMITTAL	06/13/2024
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 TECH: CWO		
ENGINEER: JMM		
CIVIL DESIGN ADVANTAGE		
WAUKEE, IOWA		

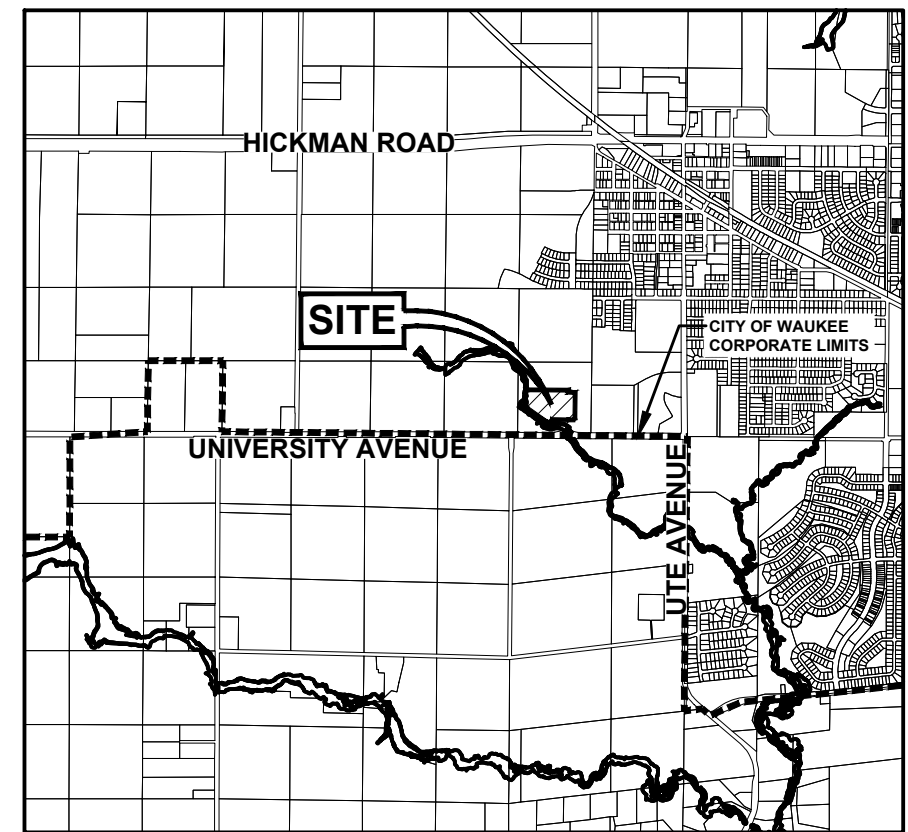
**PRAIRIE VILLAGE APARTMENTS**  
**GRADING PLAN**

# PRAIRIE VILLAGE APARTMENTS

## EROSION AND SEDIMENT CONTROL PLAN

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

### STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	5,194
2	SEEDING, FERTILIZING, AND MULCHING	AC	5.10
3	SOD	AC	3.74
4	INLET PROTECTION DEVICES	EA	3
5	CONCRETE WASHOUT PIT	EA	1

### DISCHARGE POINT SUMMARY

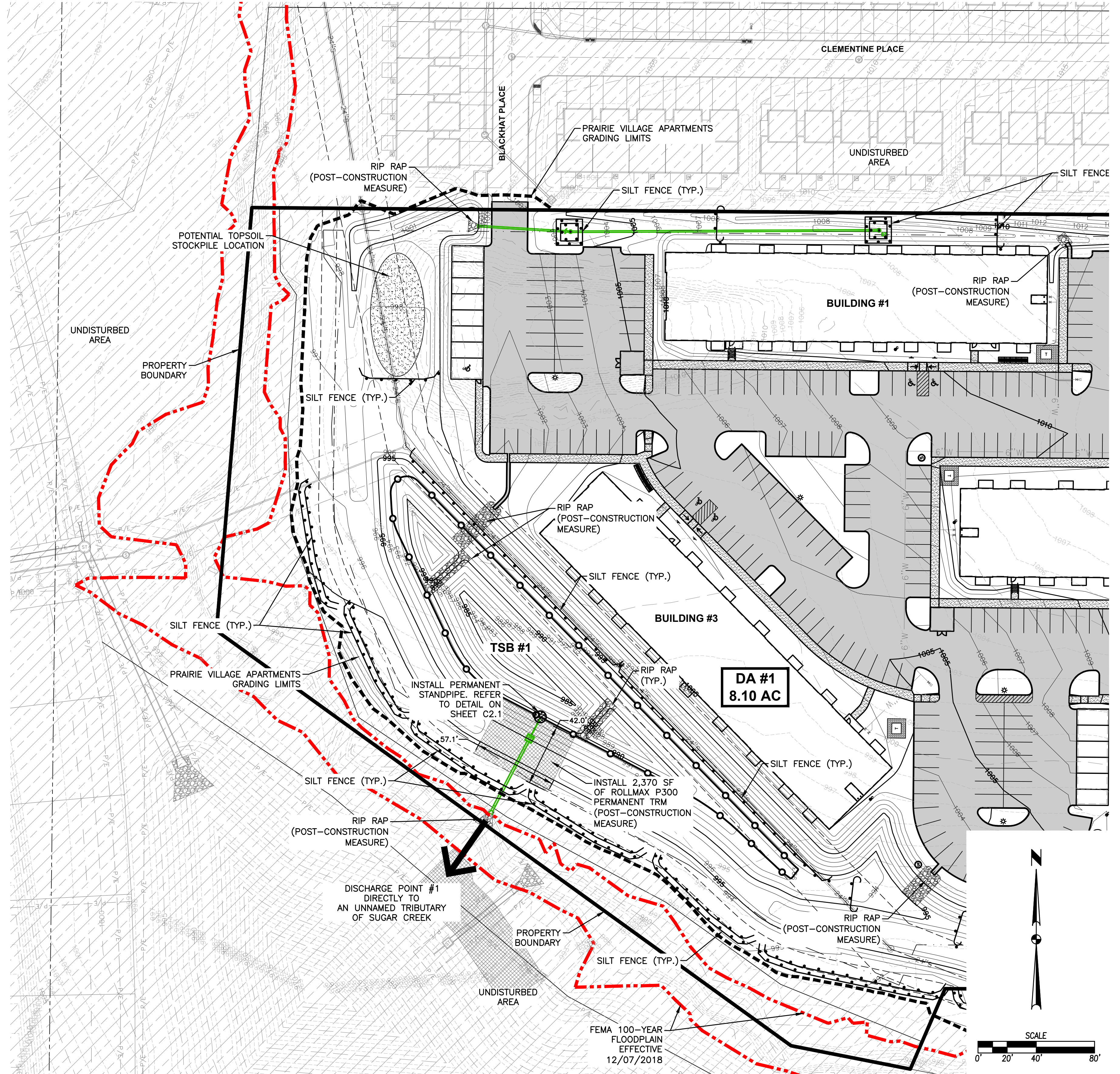
DISCHARGE POINT #	DISCHARGE POINT DESCRIPTION	TOTAL AREA DISTURBED TO DISCHARGE POINT (ACRES)	STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	VOLUME PROVIDED IN SILT FENCE (3,269 LF @ 4.5 CU FT/LF OF FENCE)	VOLUME PROVIDED IN TSB #1	TOTAL VOLUME PROVIDED
#1	DIRECTLY TO AN UNNAMED TRIBUTARY OF SUGAR CREEK	8.10 ACRES	29,160 CU FT	14,711 CU FT	45,285 CU FT	59,996 CU FT
#2	TO AN UNNAMED TRIBUTARY OF SUGAR CREEK +150 FT	1.27 ACRES	4,572 CU FT	9,870 CU FT	9,870 CU FT	9,870 CU FT
#3	TO AN UNNAMED TRIBUTARY OF SUGAR CREEK +200 FT	4.14 ACRES	14,904 CU FT	19,005 CU FT	19,005 CU FT	19,005 CU FT

### SWPPP LEGEND

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

### 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.
- 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.



FILE: H:\2023\2311731\DWG\SITE\2311731-SWPPP-SITE.DWG  
 COMMENT: SWPPP SITE PLAN  
 PLOTTED BY: GUY OTTO  
 DATE: 8/21/2024 10:57 AM

DATE	REVISIONS
08/21/2024	FINAL SUBMITTAL
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4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM TECH: CWO

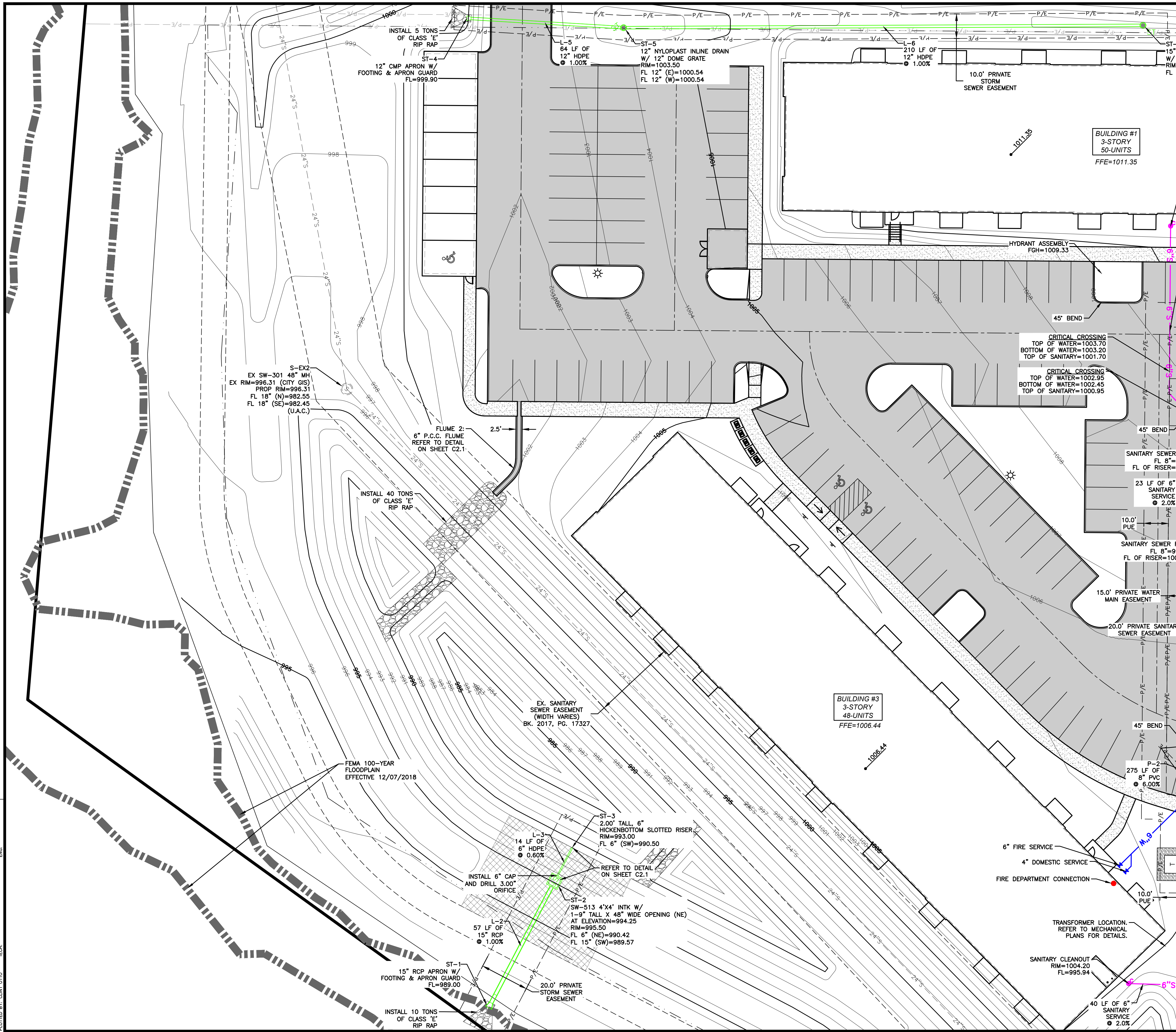
**CSA**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS**  
**EROSION AND SEDIMENT CONTROL PLAN**

**C7.0**  
 2311.731



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 COMMENT: ENR  
 PLOTTED BY: CLAY OTTO  
 DATE: 8/21/2024 10:57 AM  
 TECH: ENR



**UTILITY NOTES**

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE STANDARDS.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TESTED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUMED TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
- COORDINATE INSTALLATION OF UTILITIES AND PAVING WITH SURROUNDING PROPERTIES.
- PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.
- ALL UTILITIES ARE PRIVATE.

DATE	08/21/2024
FINAL SUBMITTAL	08/06/2024
4TH SUBMITTAL	07/23/2024
3RD SUBMITTAL	07/09/2024
2ND SUBMITTAL	06/13/2024

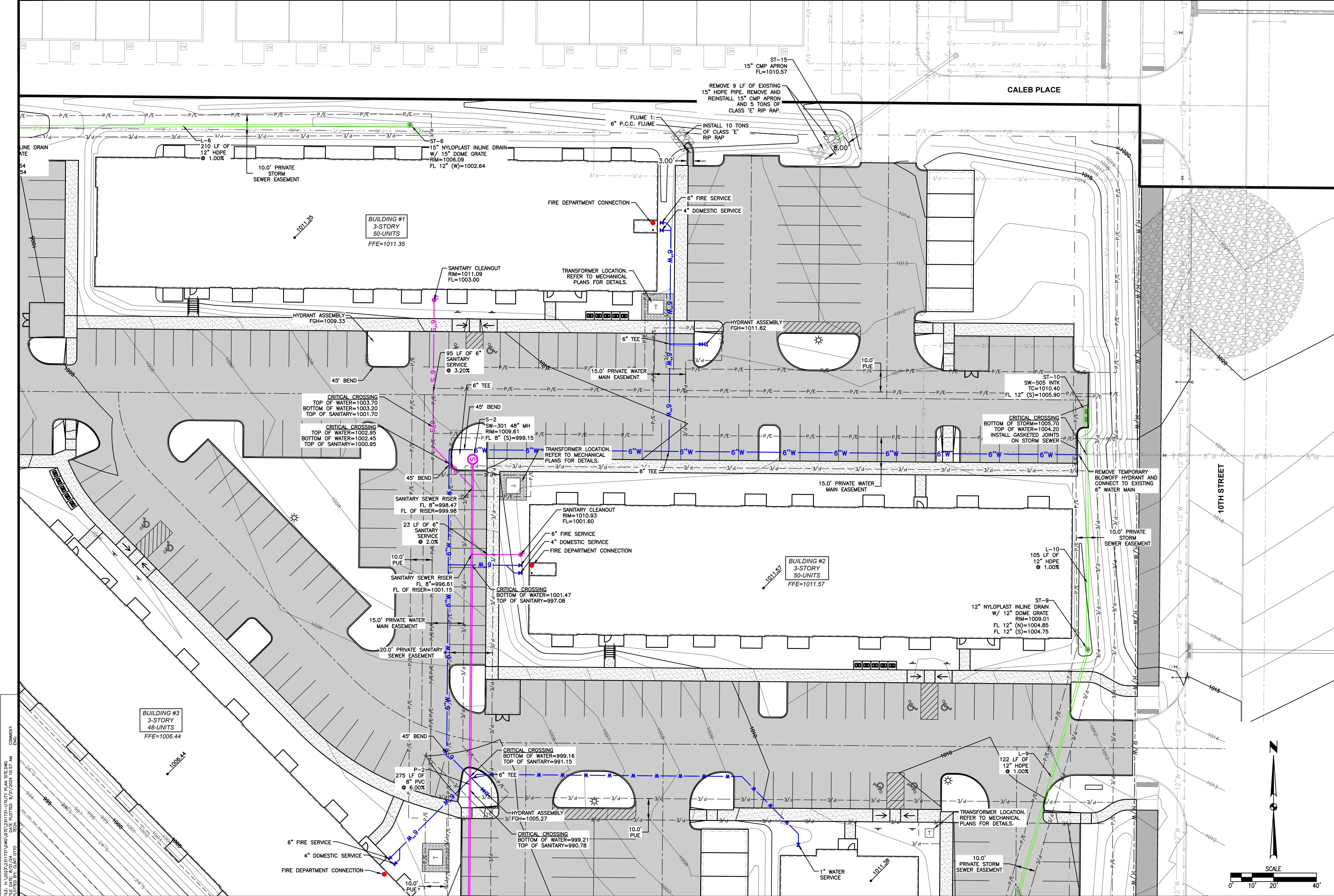
REVISIONS	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: CWO	ENGINEER: JMM

**ESA**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS**  
**UTILITY PLAN**

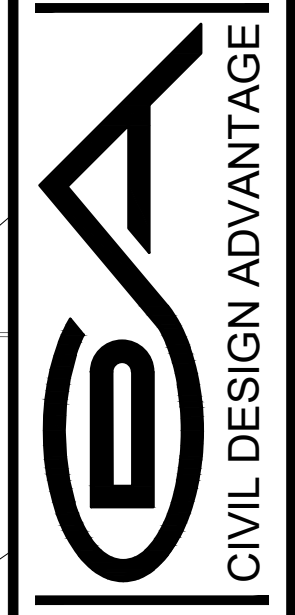
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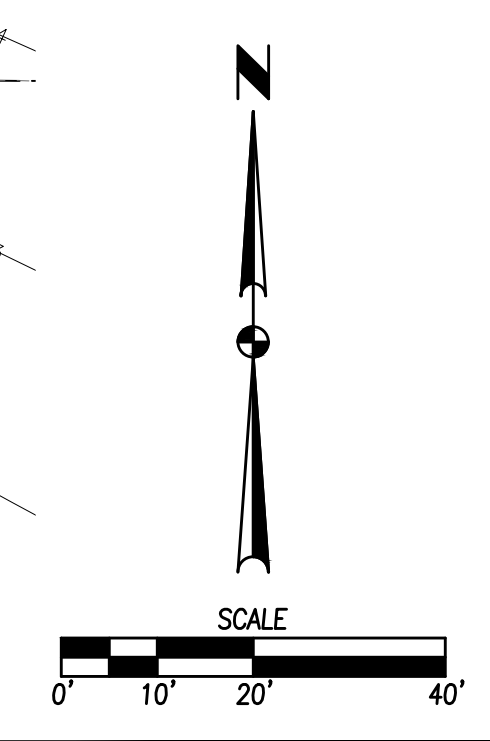
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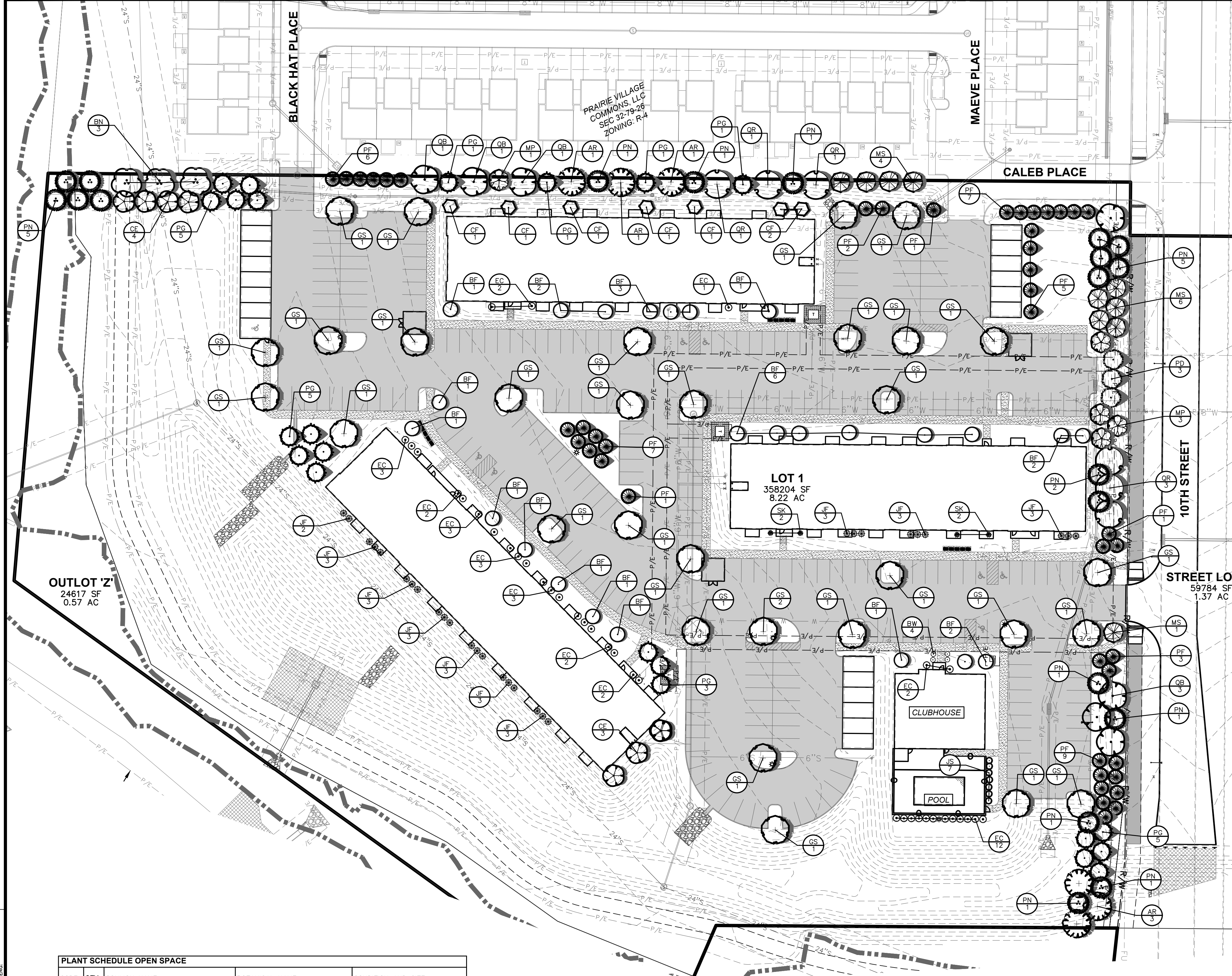
WAUKEE, IOWA

**PRAIRIE VILLAGE APARTMENTS**  
**UTILITY PLAN**

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**LANDSCAPE NOTES**

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2024 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.
- 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 WARRANT 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:
  - A. DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
  - B. EVERGREEN 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.
- 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.

**25' BUFFER REQUIREMENTS (NORTH)**

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OF BUFFER)  
1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES.

BUFFER LENGTH = 597'

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

PROVIDED:  
OVERSTORY TREES = 12  
EVERGREEN TREES = 25  
ORNAMENTAL TREES = 24

**25' BUFFER REQUIREMENTS (EAST)**

BUFFER MATERIAL REQUIREMENTS (PER 50 LINEAR FEET OF BUFFER)  
1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES.

BUFFER LENGTH = 507'

REQUIRED:  
OVERSTORY TREES = 11  
EVERGREEN TREES = 22  
ORNAMENTAL TREES = 22

PROVIDED:  
OVERSTORY TREES = 11  
EVERGREEN TREES = 23  
ORNAMENTAL TREES = 22

**OPEN SPACE REQUIREMENTS**

LOT 1  
OPEN SPACE REQUIRED = 76,564 SF  
1 TREE AND 1 SHRUB PER 1,000 SF OF REQ. OPEN SPACE.

TREES REQUIRED = 77  
TREES PROVIDED = 77

SHRUBS REQUIRED = 77  
SHRUBS PROVIDED = 81

**OFF-STREET PARKING REQUIREMENTS**

- OFF-STREET PARKING AREAS.
- ALL ROWS OF PARKING SPACES SHALL BE PROVIDED A TERMINAL LANDSCAPED ISLAND, WITH A MINIMUM WIDTH OF TEN FEET AND A MINIMUM LENGTH OF 17 FEET FOR SINGLE PARKING ROWS AND 34 FEET FOR DUAL PARKING ROWS, TO PROTECT PARKED VEHICLES, PROVIDE VISIBILITY, CONFINE MOVING TRAFFIC TO DRIVEWAYS, AND PROVIDE SPACE FOR LANDSCAPING.
  - THERE SHALL BE PROVIDED WITHIN EACH ROW OF PARKING SPACES, LANDSCAPED ISLANDS, WITH A MINIMUM WIDTH OF 6 FEET AND A MINIMUM LENGTH OF 17 FEET FOR SINGLE PARKING ROWS AND 34 FEET FOR DUAL PARKING ROWS, LOCATED 50 AS TO PREVENT MORE THAN 15 VEHICLES FROM BEING PARKED SIDE BY SIDE IN AN ABUTTING CONFIGURATION.
  - ALL LANDSCAPED ISLANDS REQUIRED IN SUBSECTIONS 1 AND 2 OF THIS SECTION SHALL BE PLANTED WITH AT LEAST ONE ORNAMENTAL OR ONE DECIDUOUS OVERSTORY TREE. A MINIMUM OF 50 PERCENT OF THE LANDSCAPED ISLANDS SHALL BE PROVIDED WITH A DECIDUOUS OVERSTORY TREE. THE ENTIRE LANDSCAPED ISLAND AREA SHALL BE COVERED WITH PLANT MATERIALS, LAWN, OR MULCHES.
  - THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC RIGHT-OF-WAY SHALL BE LANDSCAPED WITH A MINIMUM OF ONE OVERSTORY DECIDUOUS TREE PER 40 LINEAR FEET OF FRONTAGE. THE FRONTAGE CALCULATION SHALL BE EXCLUSIVE OF THE DRIVEWAYS. THE PLANTINGS MAY BE PLANTED INDIVIDUALLY OR IN CLUSTERS. THIS REQUIREMENT SHALL BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS NOT IN ADDITION TO.

LANDSCAPED ISLAND PROVIDED = 31  
OVERSTORY TREES PROVIDED = 30 (97%)  
UNDERSTORY TREES PROVIDED = 1 (3%)

**PLANT SCHEDULE OPEN SPACE**

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>				
PF	13	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT
PG	8	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>				
CE	3	Eastern Redbud Multi-trunk	<i>Cercis canadensis</i>	B&B, 6' HEIGHT, MULTI-STEM
<b>OVERSTORY TREES</b>				
BF	25	Dakota Pinnacle Asian White Birch	<i>Betula platyphylla 'Fargo'</i>	B&B, 8' HEIGHT
GS	30	Skyline Honey Locust	<i>Gleditsia triacanthos 'Skyline'</i>	B&B, 8' HEIGHT
<b>SHRUBS</b>				
BW	4	Wintergreen Boxwood	<i>Buxus microphylla 'Wintergreen'</i>	15" HT
EC	37	Compact Burning Bush	<i>Euonymus alatus 'Compactus'</i>	24" HT.
JF	29	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	24" HT.
JS	7	Spartan Juniper	<i>Juniperus chinensis 'Spartan'</i>	36" HT.
SK	4	Miss Kim Korean Lilac	<i>Syringa pubescens 'Miss Kim'</i>	24" HT.

**PLANT SCHEDULE NORTH BUFFER**

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>				
PF	16	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT
PG	9	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>				
CE	4	Eastern Redbud Multi-trunk	<i>Cercis canadensis</i>	B&B, 6' HEIGHT, MULTI-STEM
CF	7	Flowering Dogwood	<i>Cornus florida</i>	B&B, 6' HEIGHT
MP	1	Prairie Crab Apple	<i>Malus x 'Prairie'</i>	B&B, 6' HEIGHT
MS	4	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT
PN	8	Newport Flowering Plum	<i>Prunus cerasifera 'Newport'</i>	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>				
AR	3	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT
BN	3	River Birch Multi-trunk	<i>Betula nigra</i>	B&B, 8' HEIGHT
OB	3	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT
OR	3	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT

**PLANT SCHEDULE EAST BUFFER**

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>				
PD	5	Black Hills White Spruce	<i>Picea glauca 'Densata'</i>	B&B, 6' HEIGHT
PF	15	Pyramidal White Pine	<i>Pinus strobus 'Fastigiata'</i>	B&B, 6' HEIGHT
PG	5	Colorado Blue Spruce	<i>Picea pungens 'Glauca'</i>	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>				
MP	4	Prairie Crab Apple	<i>Malus x 'Prairie'</i>	B&B, 6' HEIGHT
MS	6	Spring Snow Crab Apple	<i>Malus x 'Spring Snow'</i>	B&B, 6' HEIGHT
PN	12	Newport Flowering Plum	<i>Prunus cerasifera 'Newport'</i>	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>				
AR	3	Red Maple	<i>Acer rubrum</i>	B&B, 8' HEIGHT
GS	1	Skyline Honey Locust	<i>Gleditsia triacanthos 'Skyline'</i>	B&B, 8' HEIGHT
OB	4	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 8' HEIGHT
OR	3	Red Oak	<i>Quercus rubra</i>	B&B, 8' HEIGHT

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