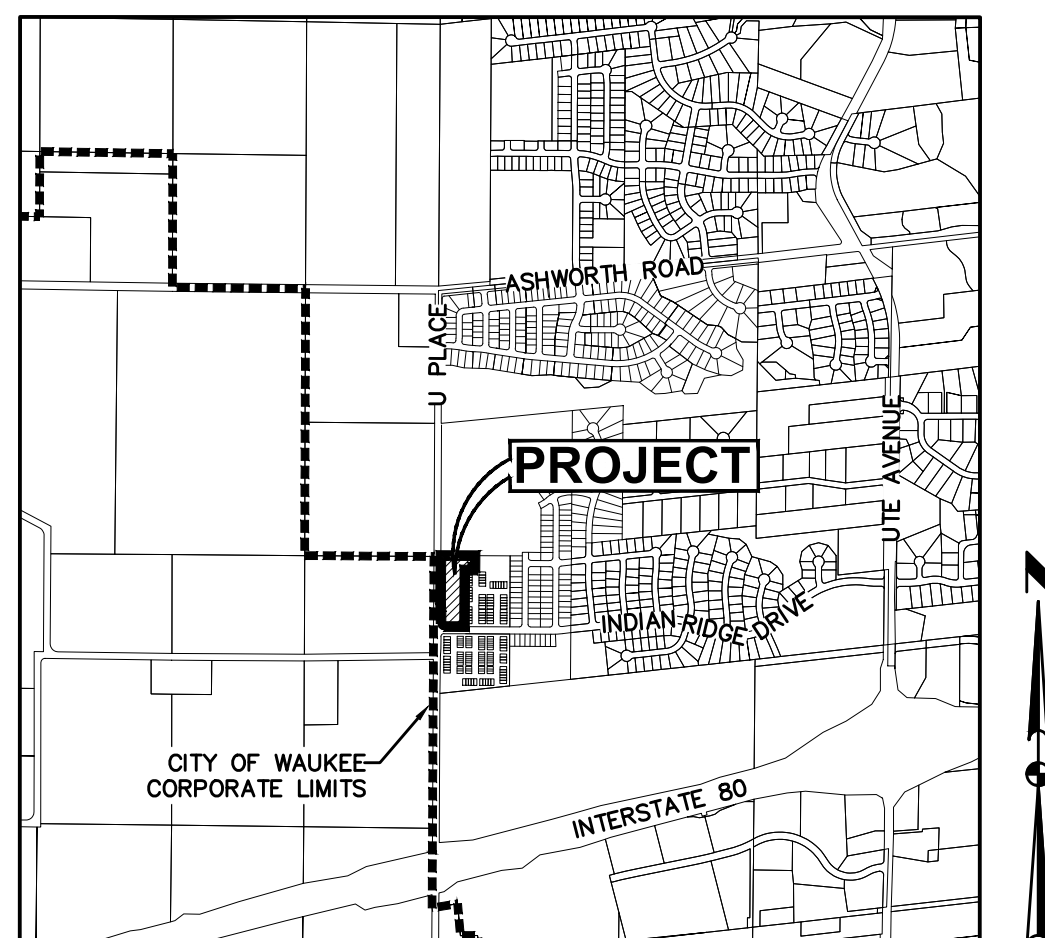


# PRELIMINARY PLAT & SITE PLAN FOR: PAINTED WOODS WEST TOWNHOMES PLAT 3

## WAUKEE, IOWA

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

### OWNER / APPLICANT

JJR HOLDINGS, LLC  
CONTACT: JOSH SHOULTON  
1910 SW PLAZA SHOPS LANE  
ANKENY, IOWA 50023  
PH. (515) 249-8069

### ENGINEER

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
CONTACT: ERIN OLLENDIKE  
EMAIL: ERINO@CDA-ENG.COM  
PH. (515) 369-4400  
FX. (515) 369-4410

### SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
CONTACT: CHARLIE MCGLOTHLEN  
EMAIL: CHARLIEM@CDA-ENG.COM  
PH. (515) 369-4400  
FX. (515) 369-4410

### DATE OF SURVEY

FEBRUARY 21, 2022

### BENCHMARKS

DALLAS COUNTY BM# G121, EAST SIDE OF R16 0.1  
MILE SOUTH OF 300TH STREET.  
ELEVATION=1032.82

BURY BOLT ON HYDRANT @ NW CORNER OF DAYBREAK  
DRIVE & CREST RIDGE DRIVE.  
ELEVATION=1023.95

### CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2024  
ANTICIPATED FINISH DATE = SUMMER 2025

### SUBMITTAL DATES

FIRST SUBMITTAL: 09/24/2024  
SECOND SUBMITTAL: 10/18/2024  
THIRD SUBMITTAL: 12/03/2024  
FOURTH SUBMITTAL: 12/17/2024

### PLAT DESCRIPTION

A PART OF OUTLOT 'Z', PAINTED WOODS WEST TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°42'49" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Z', 335.60 FEET; THENCE SOUTH 00°17'11" WEST, 115.13 FEET; THENCE NORTH 89°42'49" WEST, 21.38 FEET; THENCE SOUTH 00°17'11" WEST, 26.00 FEET; THENCE NORTH 89°42'49" WEST, 79.00 FEET; THENCE SOUTH 00°17'11" WEST, 556.00 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Z'; THENCE NORTH 89°42'49" WEST ALONG SAID SOUTH LINE, 200.22 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT 'Z' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS NORTH 44°42'49" WEST, 42.43 FEET; THENCE NORTH 00°17'11" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 120.00 FEET; THENCE NORTH 03°31'39" WEST ALONG SAID WEST LINE, 75.17 FEET; THENCE NORTH 00°17'11" EAST ALONG SAID WEST LINE, 427.06 FEET; THENCE NORTH 00°16'56" EAST ALONG SAID WEST LINE, 45.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.05 ACRES (176,459 SQUARE FEET).

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

### ZONING

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

### 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.

### PARKLAND DEDICATION

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

TOTAL REQUIRED = 0.61 ACRES

TOTAL PROVIDED = 0.00 ACRES

PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED WHEN OUTLOT 'Z' OF PAINTED WOODS WEST PLAT 5 WAS DEDICATED TO THE CITY OF WAUKEE.

### UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

### INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	DETAILS
C3.0	PRELIMINARY PLAT
C4.0-4.1	DIMENSION PLAN
C5.0-5.1	GRADING PLAN
C6.0-6.1	EROSION AND SEDIMENT CONTROL PLAN
C7.0-7.1	UTILITY PLAN
L1.0-1.1	LANDSCAPE PLAN

### DEVELOPMENT SUMMARY

AREA: 4.05 ACRES (176,459 SF)

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

MINIMUM LOT WIDTH:  
20' PER UNIT

MINIMUM DENSITY:  
3,500 SQ FT PER UNIT

MAXIMUM BUILDING HEIGHT:  
3 STORIES OR 40 FT

MINIMUM UNIT SQUARE FOOTAGE:  
800 SF

OPEN SPACE CALCULATION:  
TOTAL SITE = 176,459 SF  
BUILDINGS = 48,723 SF  
STREETS = 21,679 SF  
DRIVEWAYS = 14,950 SF  
PARKING = 1,502 SF  
SIDEWALK = 4,477 SF  
OPEN SPACE PROVIDED = 85,128 SF

TOTAL IMPERVIOUS AREA:  
91,331 SF

TOTAL OPEN SPACE PROVIDED:  
85,128 SF (48%)

TOTAL OPEN SPACE REQUIRED:  
176,459 SF \* 20% = 35,292 SF (20%)

DENSITY:  
42 UNITS (10.37 UNITS PER ACRE)

UNIT SIZES:  
UNITS 1-42= 1,050 SF  
\*ALL UNITS HAVE 3 BEDROOMS

PARKING:  
TOTAL REQUIRED:  
1 GUEST SPACE PER 5 UNITS = 9 SPACES  
2 SPACES PER UNIT = 84 SPACES

TOTAL PROVIDED:  
GUEST PARKING SPACES = 9 SPACES  
1 DRIVEWAY AND 1 GARAGE SPACE PER UNIT \* 42 UNITS = 84 SPACES

ACCESSIBLE SPACES REQUIRED: = 1 SPACE

ACCESSIBLE SPACES PROVIDED: = 1 SPACE

### GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
GARAGE FLOOR ELEVATION AT OUTSIDE FACE OF GARAGE DOOR	UNDERGROUND TELEPHONE
FINISHED FLOOR ELEVATION	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

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

**CIVIL DESIGN ADVANTAGE**  
4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322  
PH: (515) 369-4400  
PROJECT NO. 2409.691

**IOWA ONE CALL**  
1-800-292-8989  
www.iowaonecall.com

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.

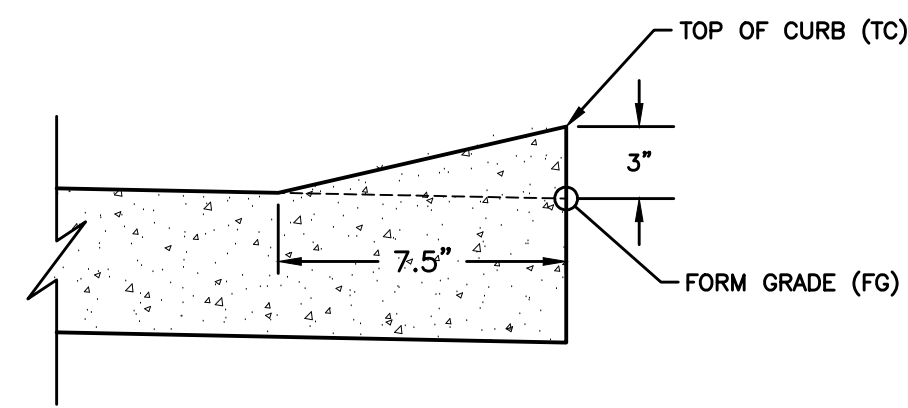
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

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.

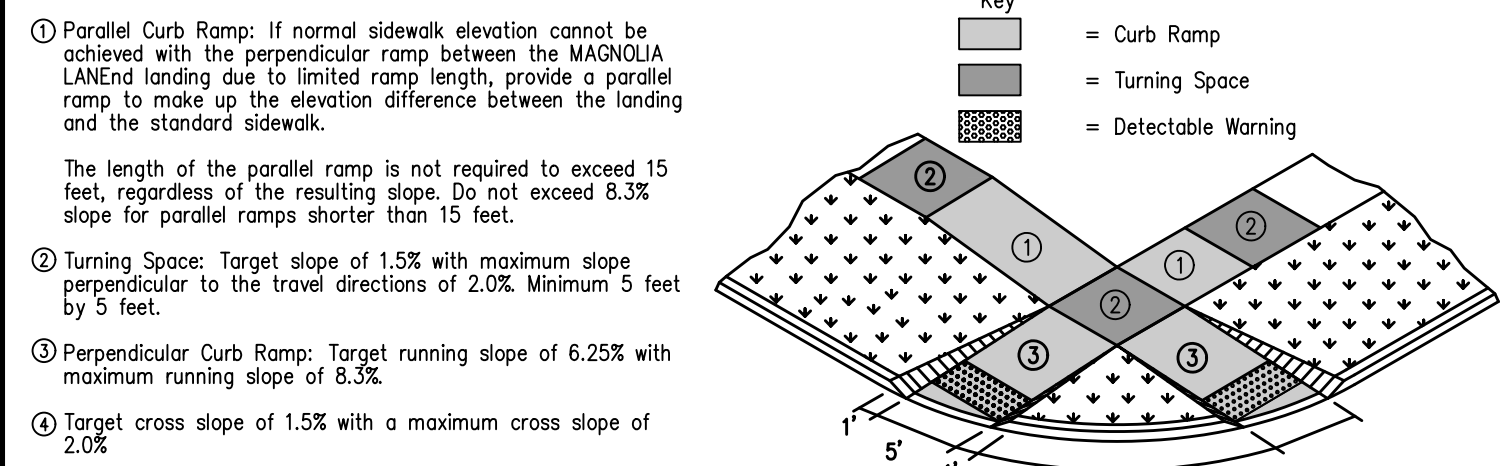
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ERIN OLLENDIKE, P.E.  
DATE: \_\_\_\_\_  
LICENSE NUMBER 16926  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1.0-7.1

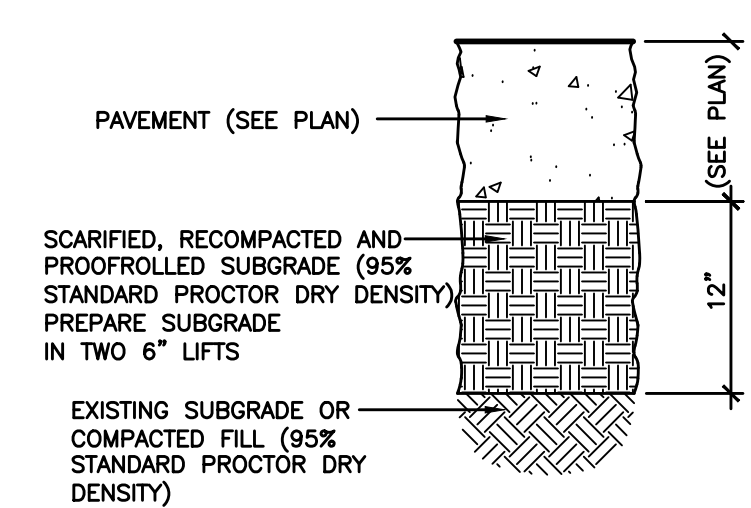
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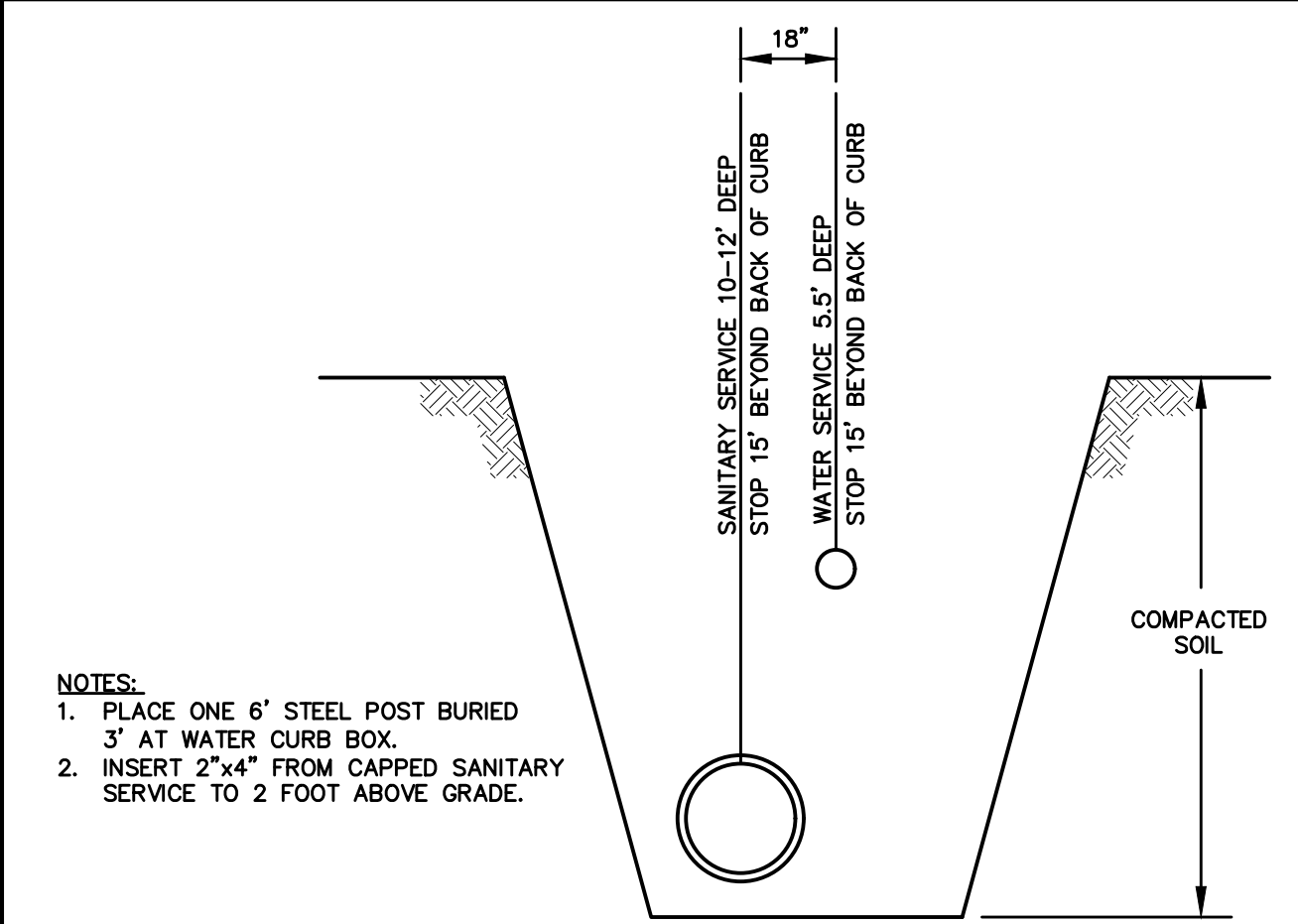
**3" ROLLED CURB DETAIL**  
NOT TO SCALE



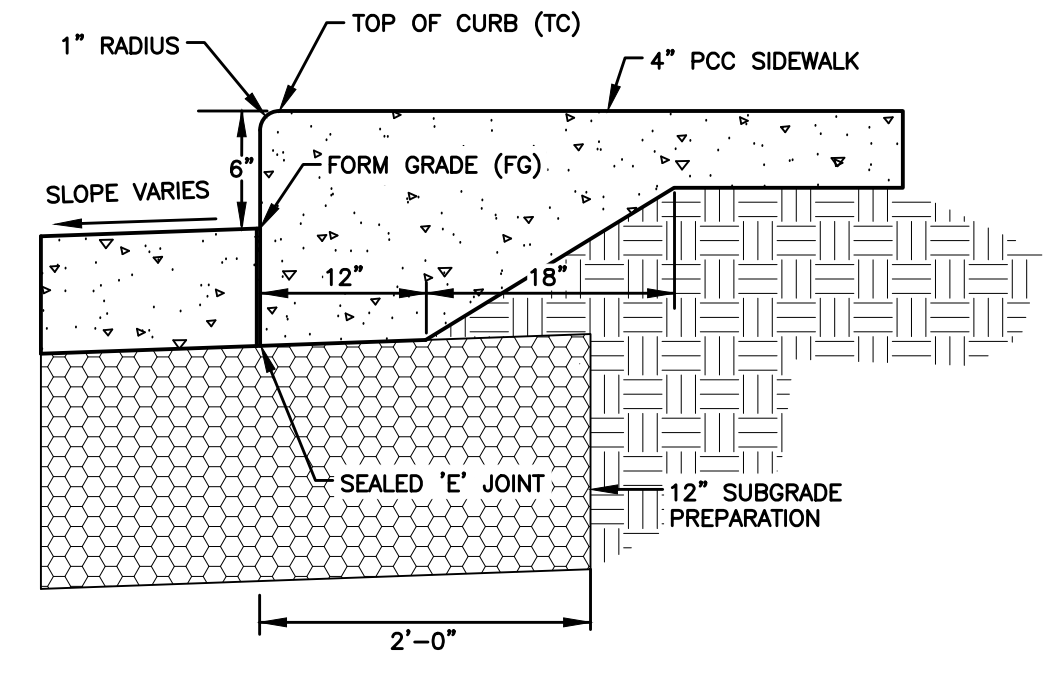
**CURB RAMP FOR CLASS B OR C SIDEWALK**  
NOT TO SCALE



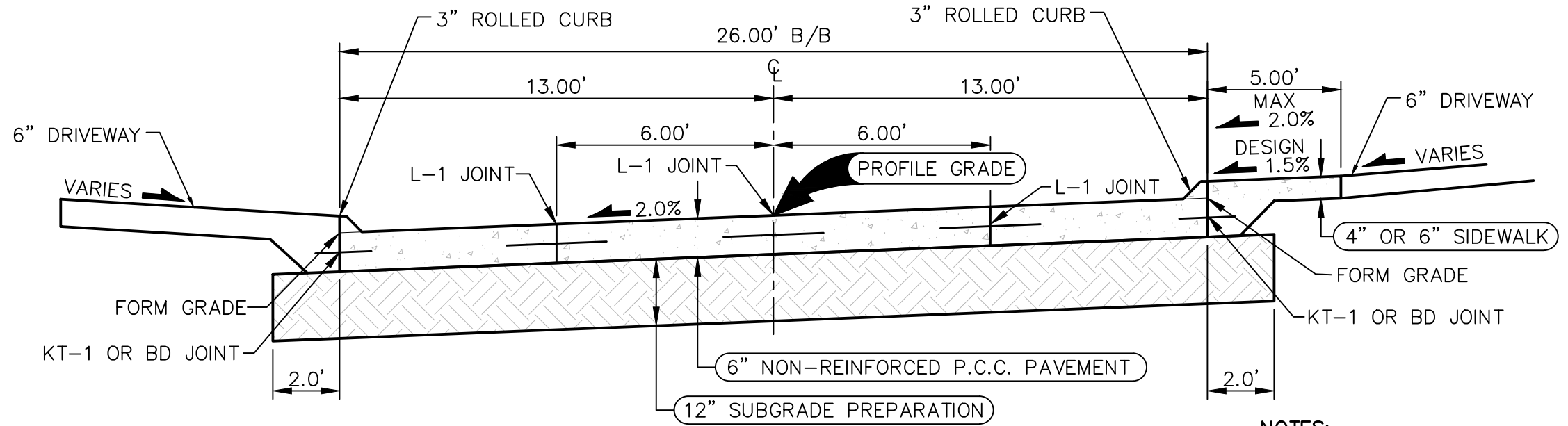
**12" SUBGRADE PREPARATION**  
NOT TO SCALE



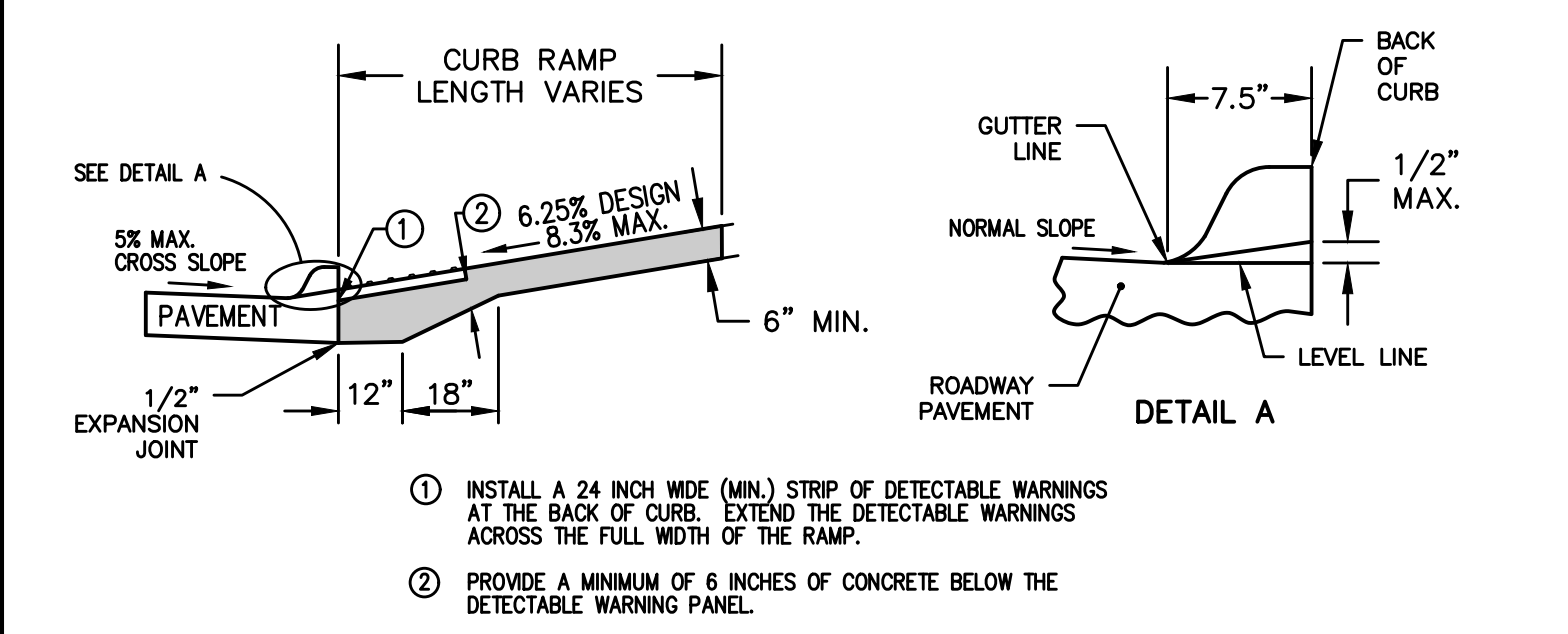
**SERVICE LOCATION DETAIL**  
NOT TO SCALE



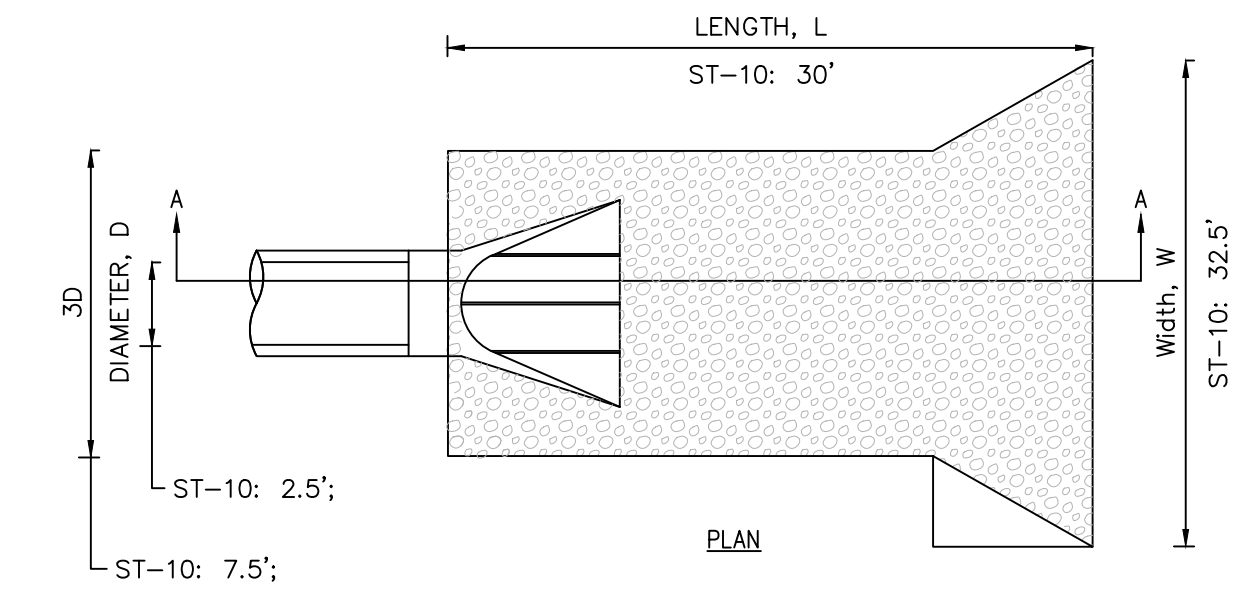
**CLASS 'A' INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE



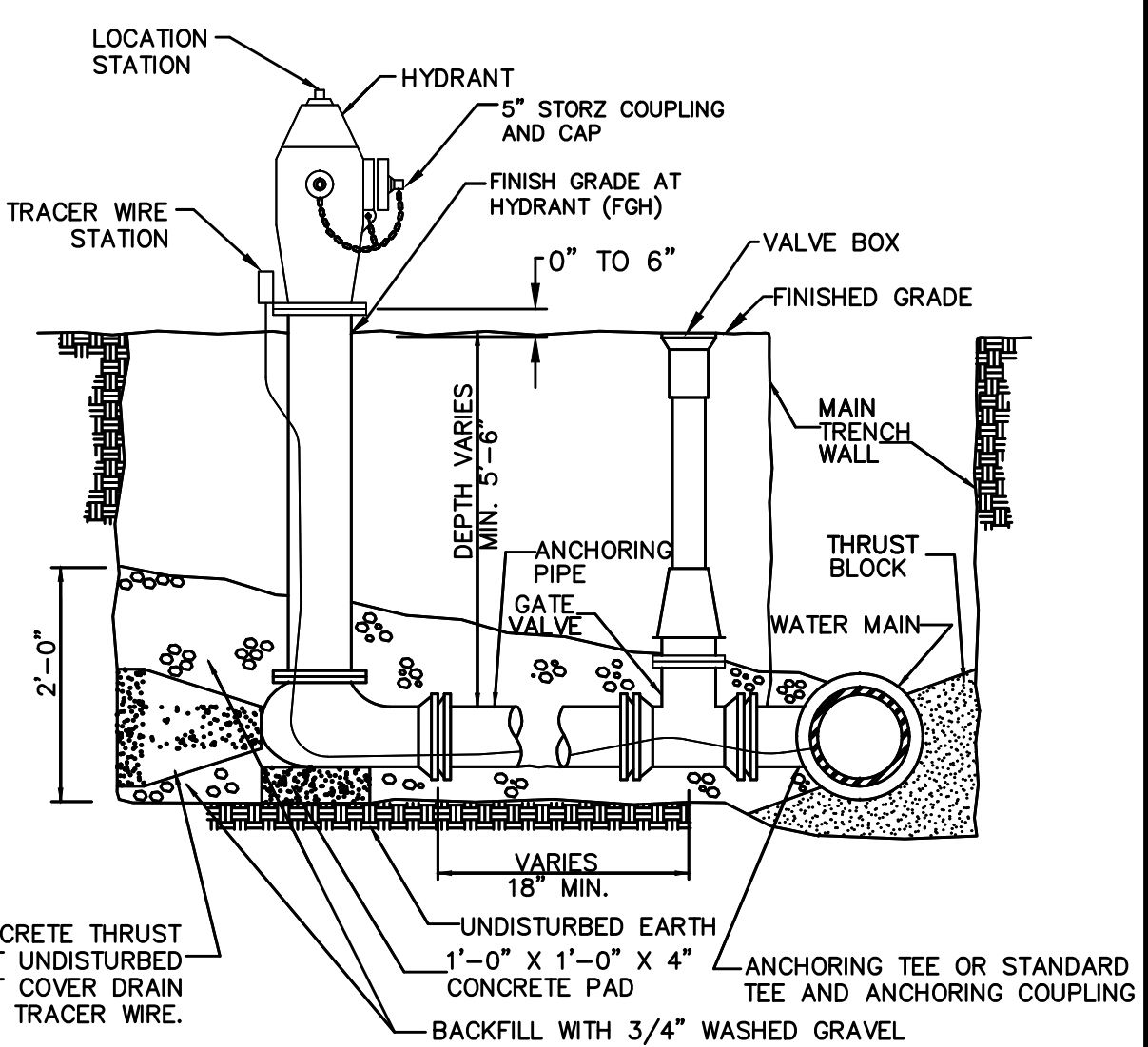
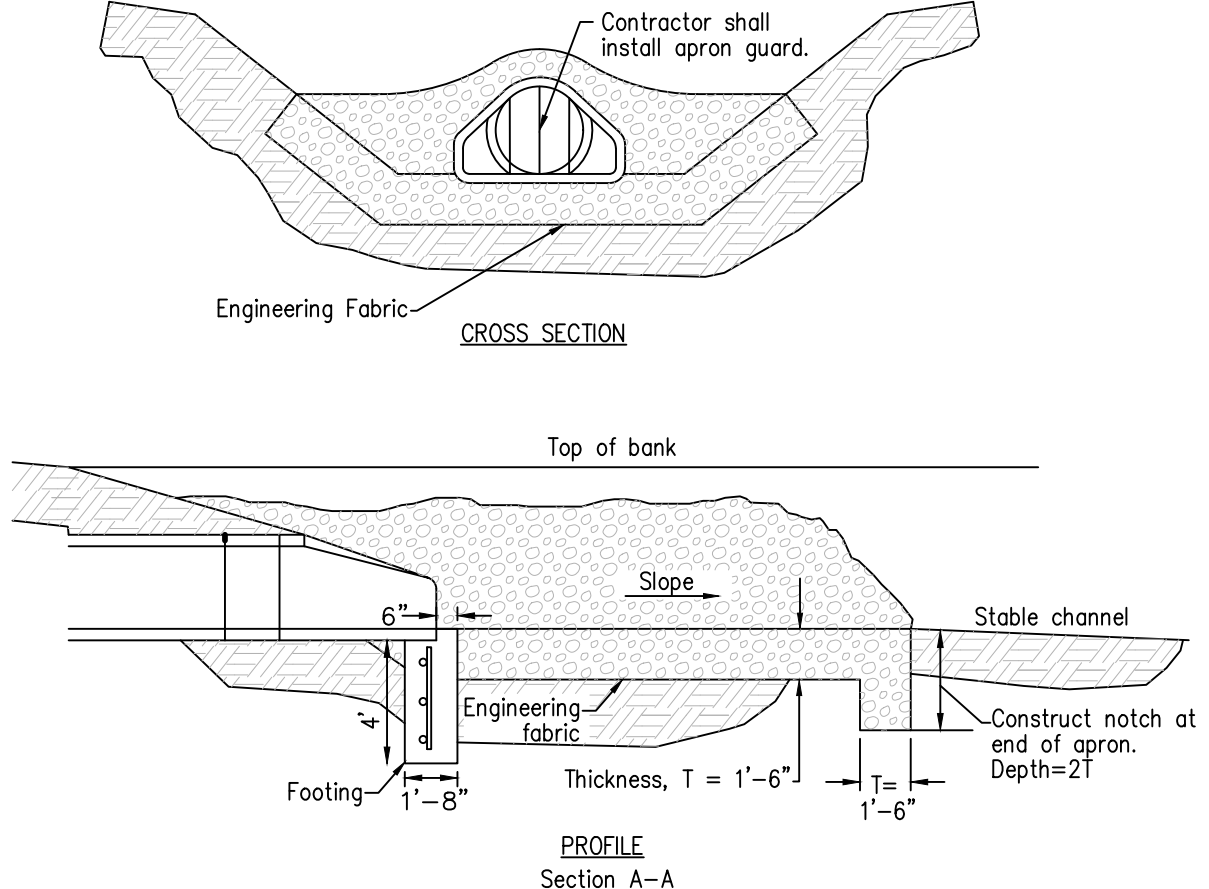
**TYPICAL SECTION - 26' B/B P.C.C. ROADWAY**  
NOT TO SCALE



**DETECTABLE WARNING DETAIL**  
NOT TO SCALE

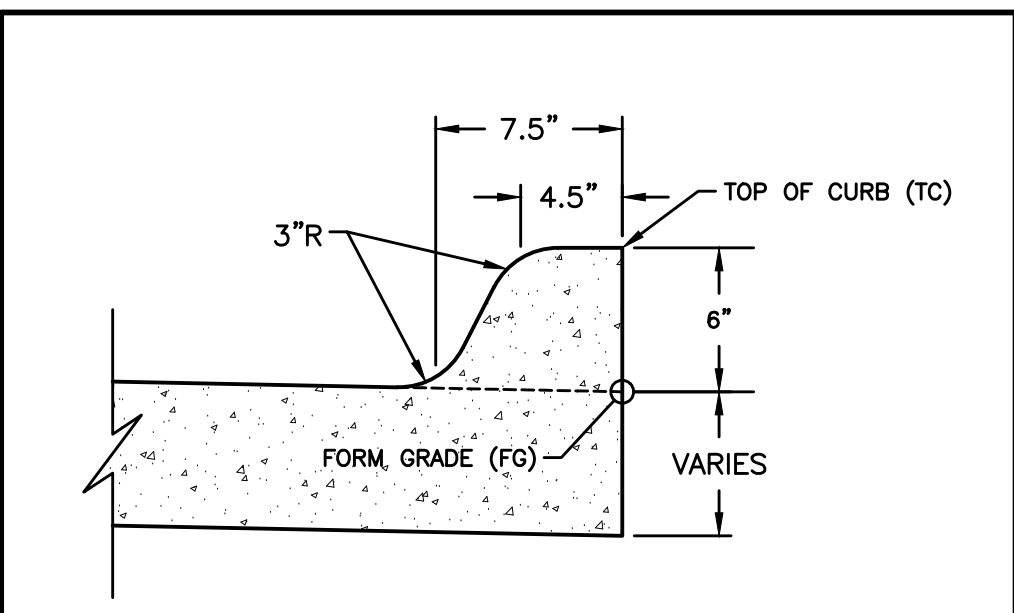


**ROCK APRON FOR PIPE OUTLET**  
NOT TO SCALE

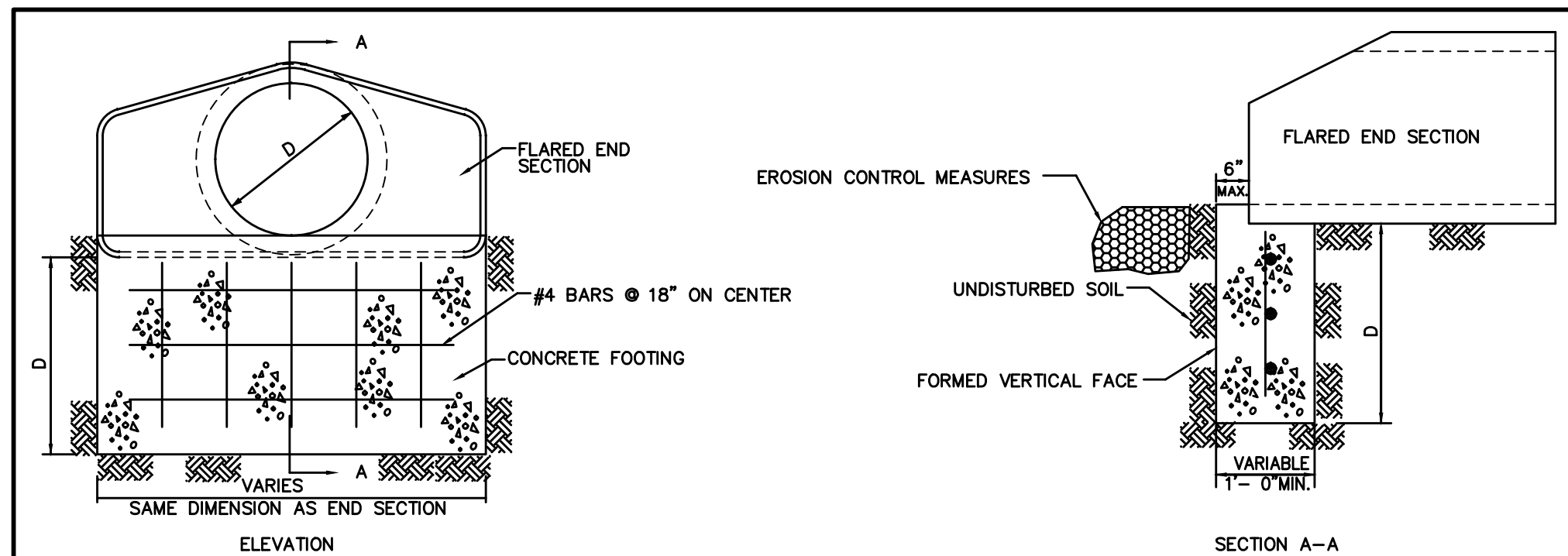


NOTES:  
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATERMAIN TO HYDRANT INLET: 6".  
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.  
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASUREMENT.

**HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



**INTEGRAL 6" STANDARD CURB**



**RCP APRON FOOTING DETAIL**  
NOT TO SCALE

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

REINFORCING BAR LIST

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

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**PAINTED WOODS WEST TOWNHOMES PLAT 3**

**DETAILS**

WAUKEE, IOWA

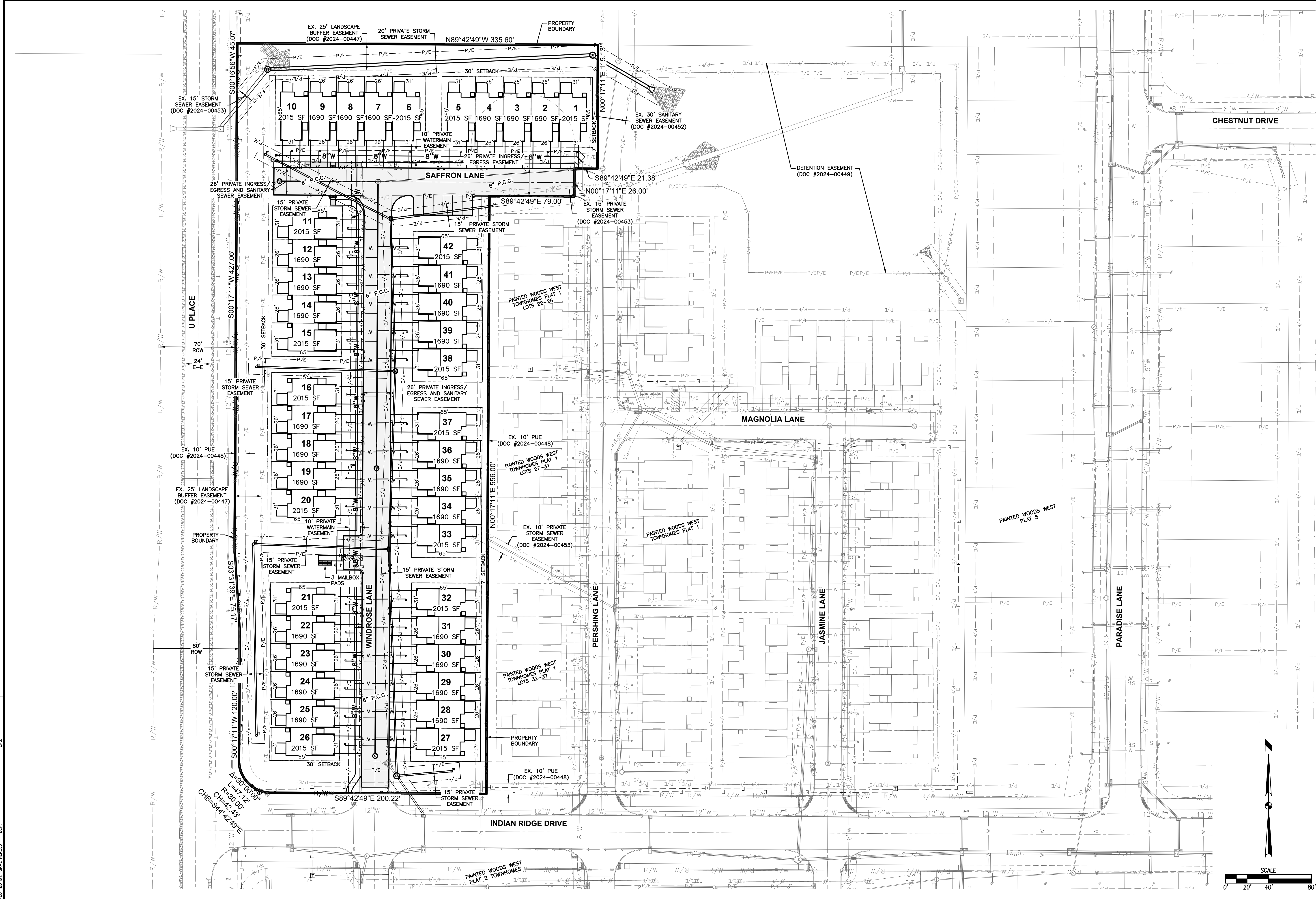
ENGINEER: EKO ENGINEER: GH EI: MAE

SHEET NUMBER: **C2.0**  
2409.691

DATE	REVISIONS
12/17/2024	FOURTH SUBMITTAL
12/03/2024	THIRD SUBMITTAL
10/18/2024	SECOND SUBMITTAL
09/24/2024	FIRST SUBMITTAL

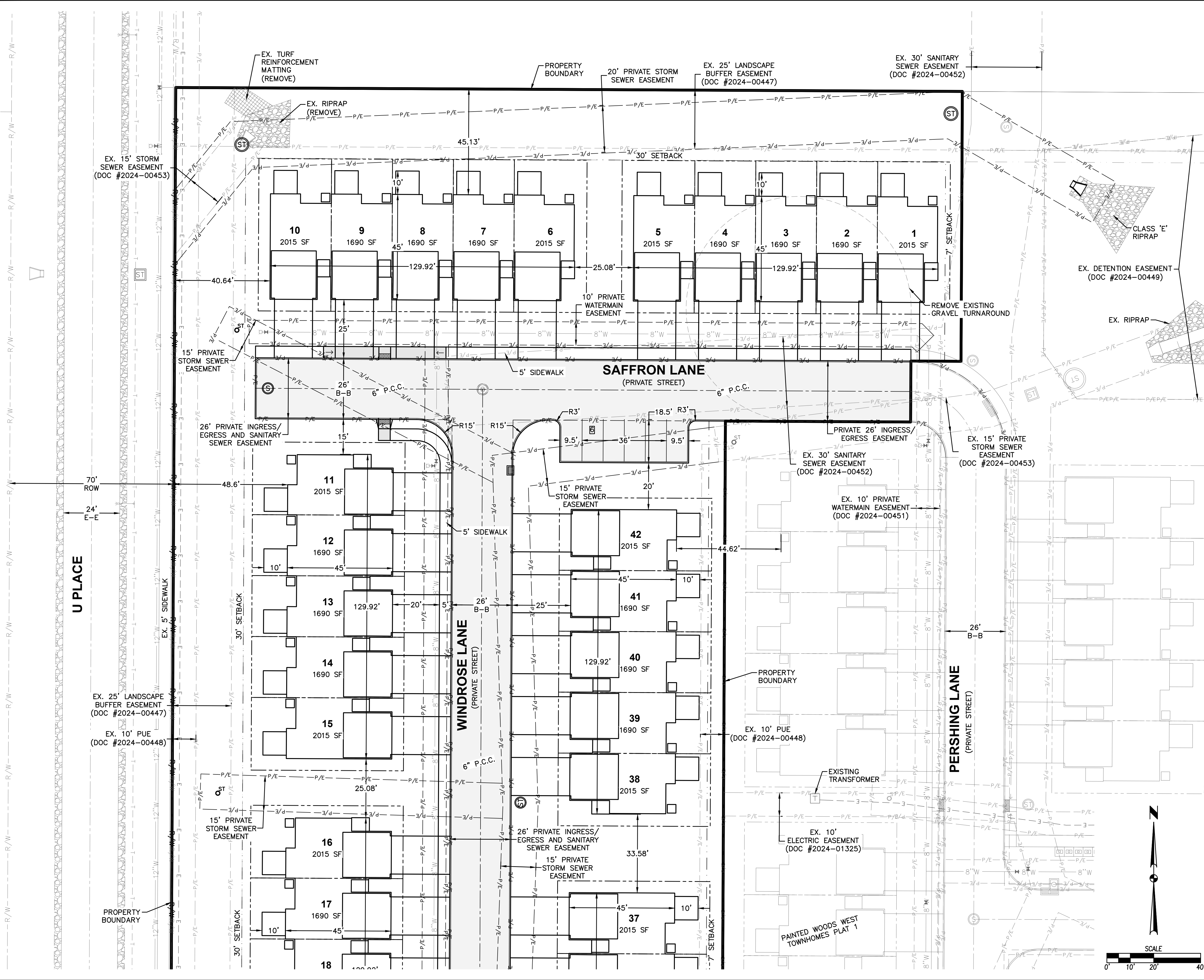
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410

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 DATE: 12/17/2024 1:03 PM



	DATE	12/17/2024
	FOURTH SUBMITTAL	12/03/2024
	THIRD SUBMITTAL	10/18/2024
	FIRST SUBMITTAL	09/24/2024
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410		
ENGINEER: EKO		ENGINEER: GH EI, MAE
<b>PAINTED WOODS WEST TOWNHOMES PLAT 3</b> <b>PRELIMINARY PLAT</b>		
WAUKEE, IOWA		
SHEET NUMBER: <b>C3.0</b> 2409.691		

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**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 2024 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 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY 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 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 CONTRACTORS 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 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**

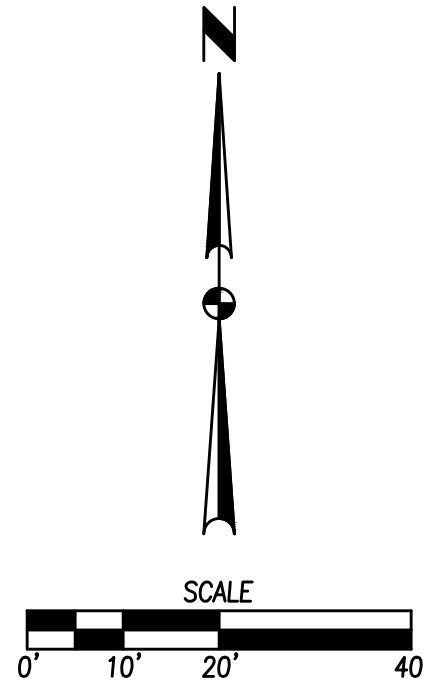
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
3. PERMANENT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

**T** ELECTRICAL TRANSFORMER LOCATION

NOTE: BUILDING DIMENSIONS SHOWN SHALL BE VERIFIED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS.



DATE	12/17/2024
FOURTH SUBMITTAL	12/09/2024
SECOND SUBMITTAL	10/18/2024
FIRST SUBMITTAL	09/24/2024

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

**ENGINEER: GH EI, MAE**

**ENGINEER: EKO**

**CIVIL DESIGN ADVANTAGE**

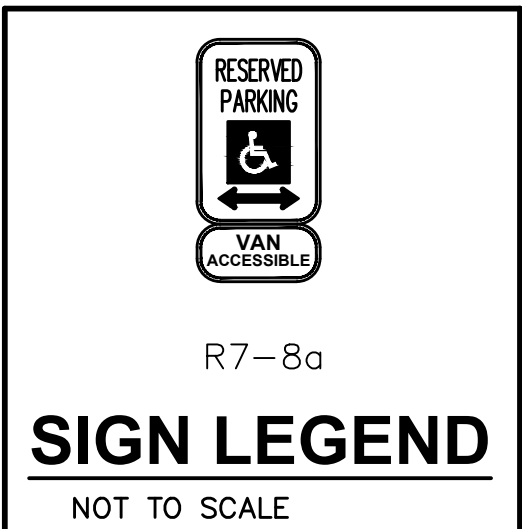
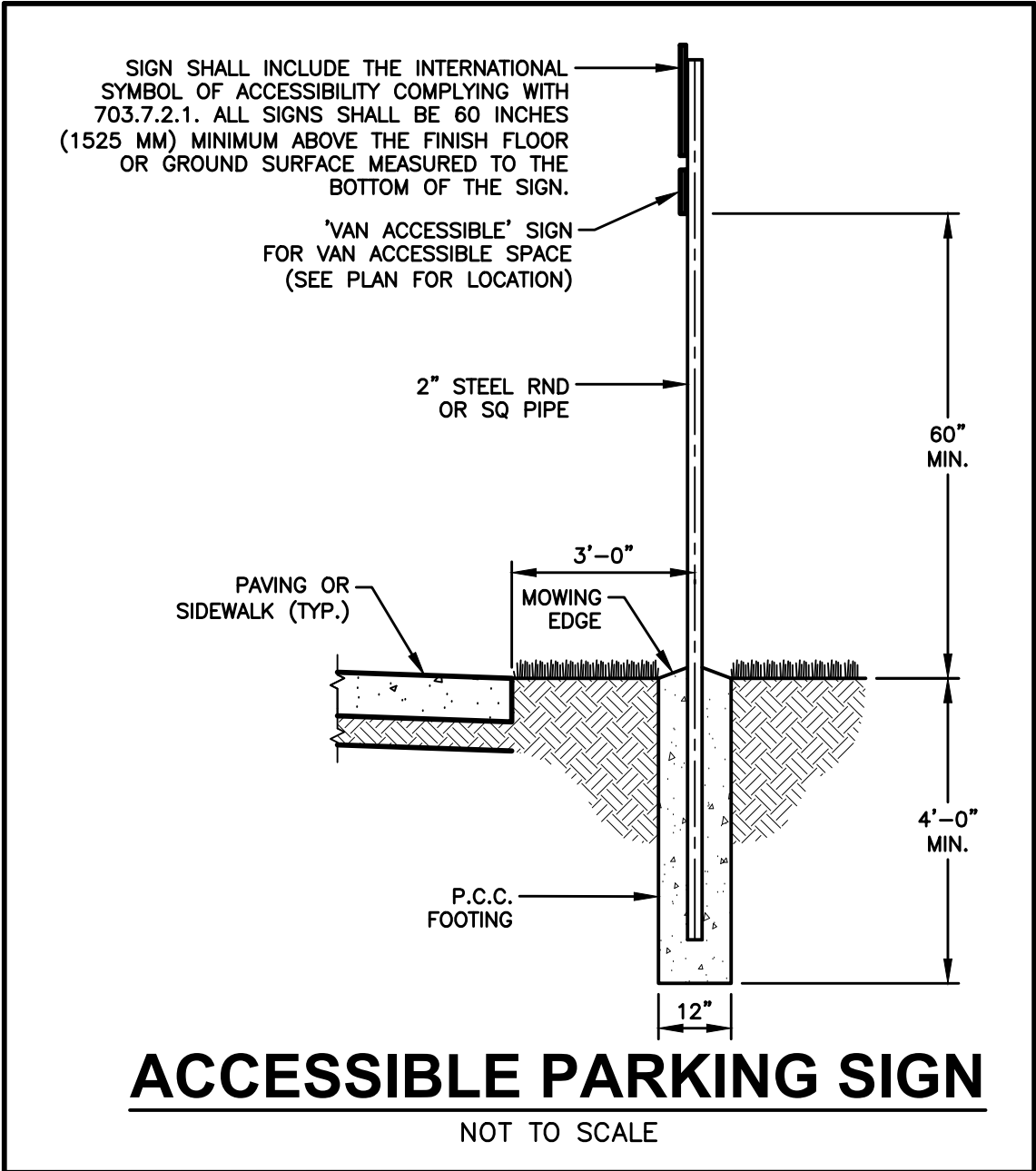
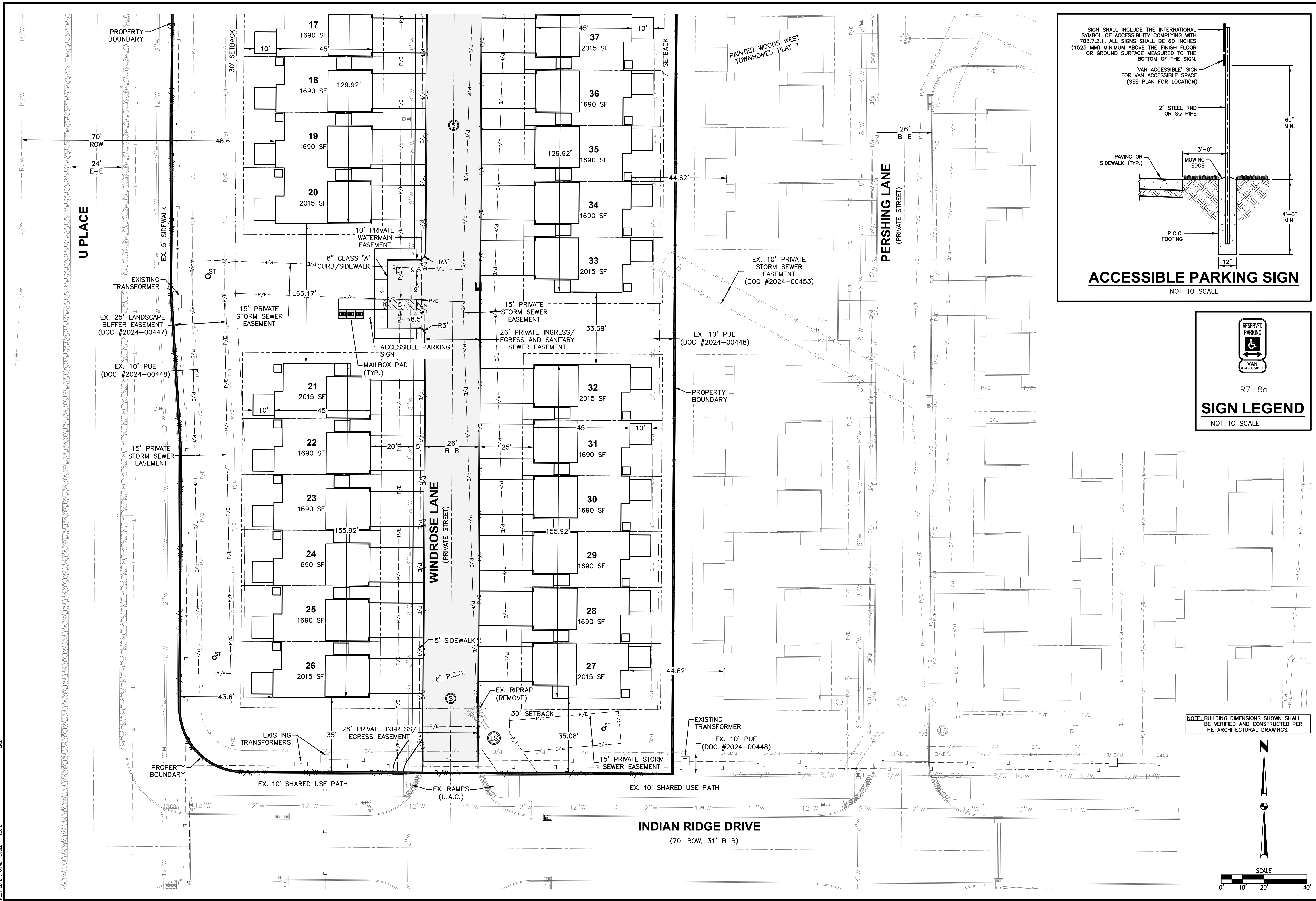
WAUKEE, IOWA

**PAINTED WOODS WEST TOWNHOMES PLAT 3**

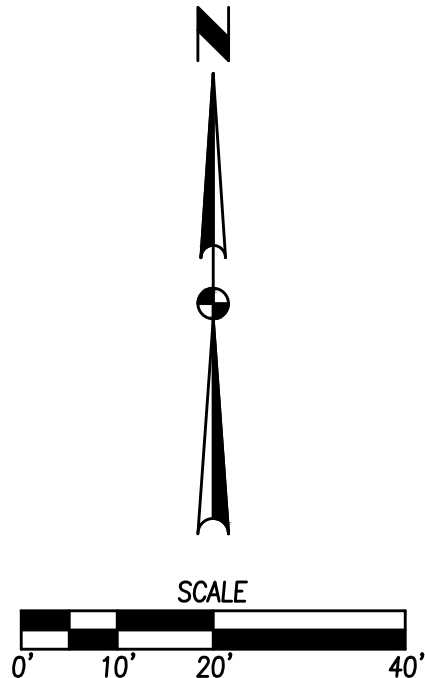
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SHEET NUMBER: **C4.0**  
 2409.691

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 PLOTTED BY: GAZI HEROLD  
 DATE: 12/12/2024 1:03 PM



NOTE: BUILDING DIMENSIONS SHOWN SHALL BE VERIFIED AND CONSTRUCTED PER THE ARCHITECTURAL DRAWINGS.



REVISIONS	DATE
FOURTH SUBMITTAL	12/17/2024
THIRD SUBMITTAL	12/03/2024
SECOND SUBMITTAL	10/18/2024
FIRST SUBMITTAL	09/24/2024

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

**PAINTED WOODS WEST TOWNHOMES PLAT 3**

**DIMENSION PLAN**

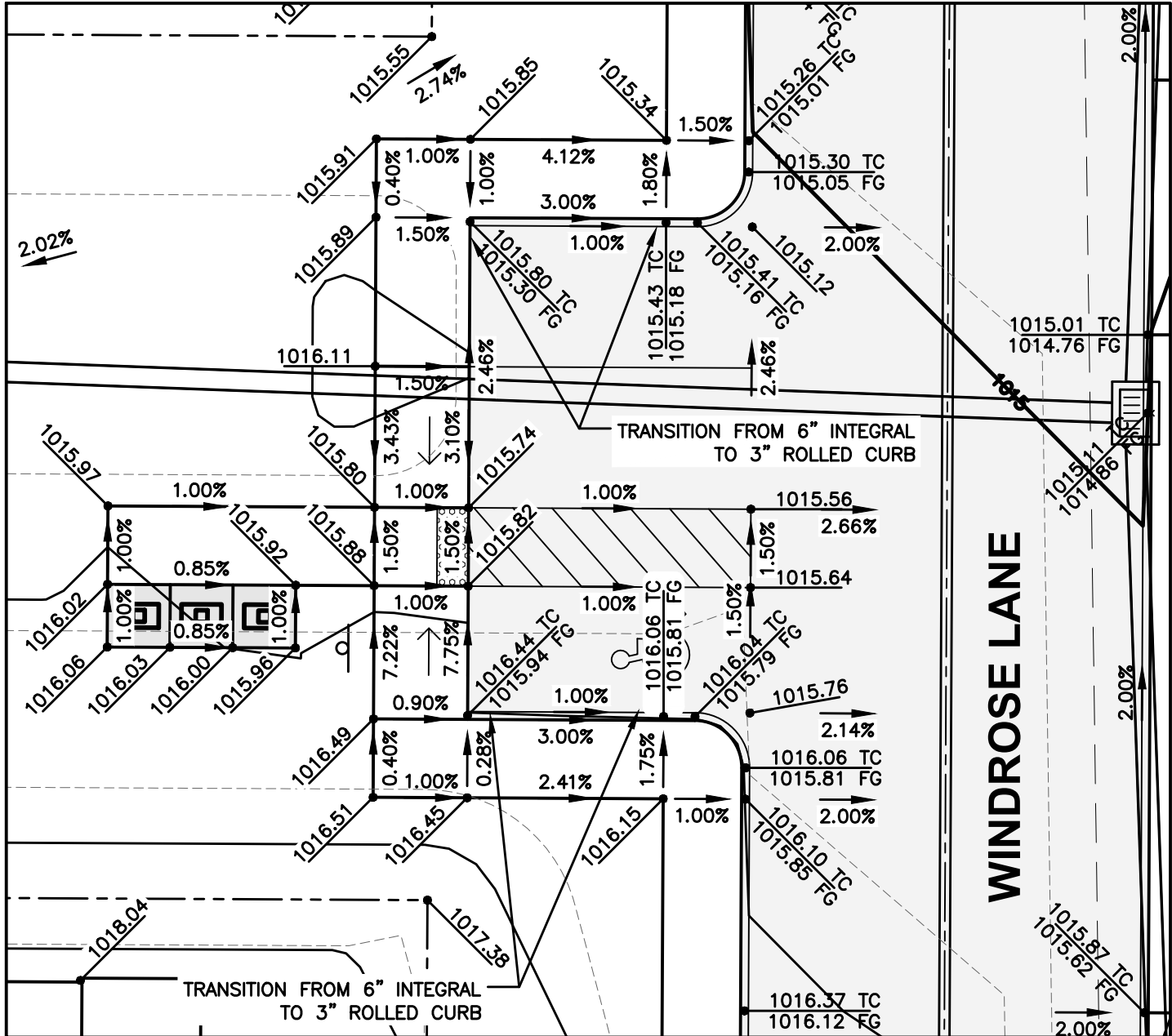
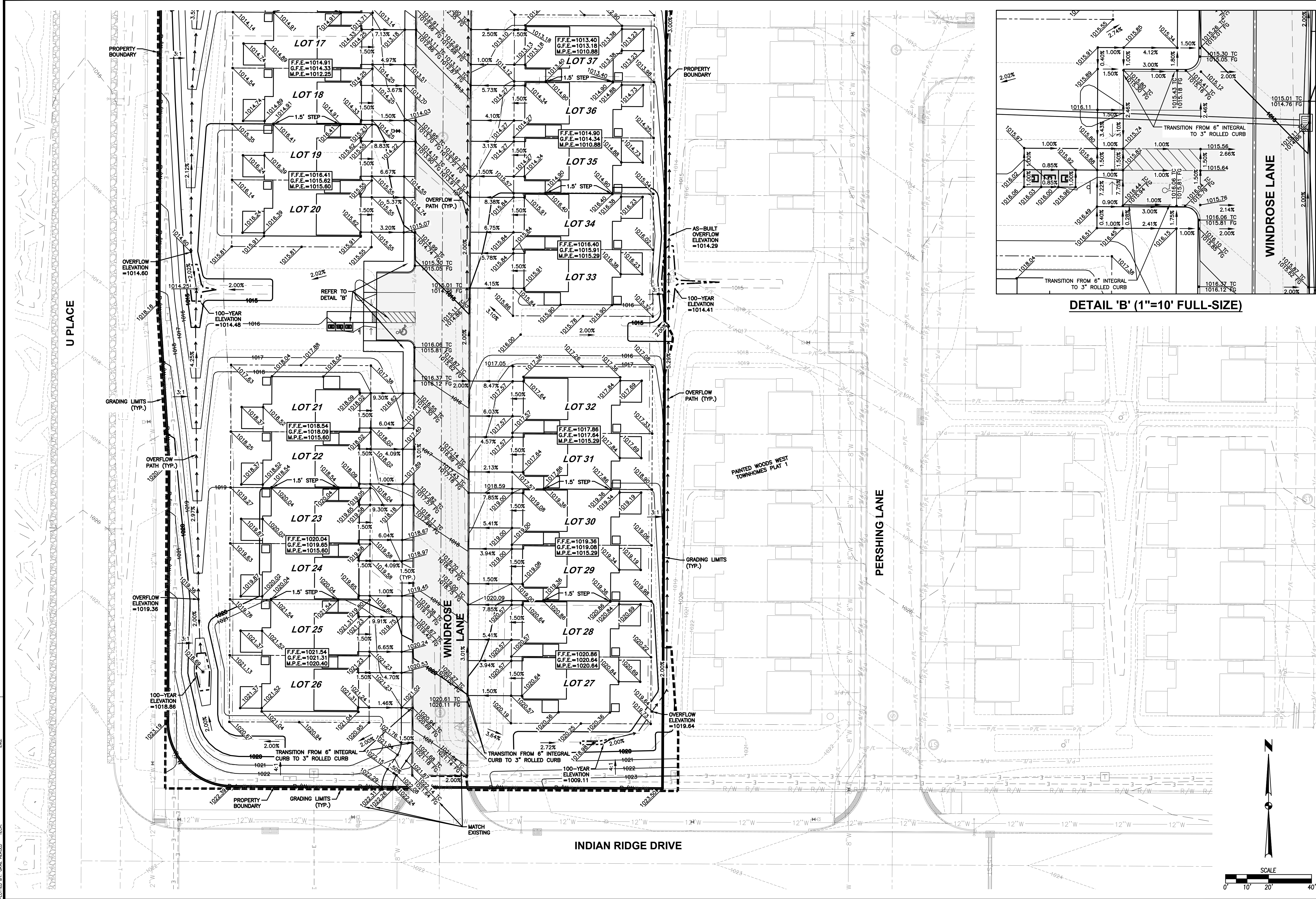
WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

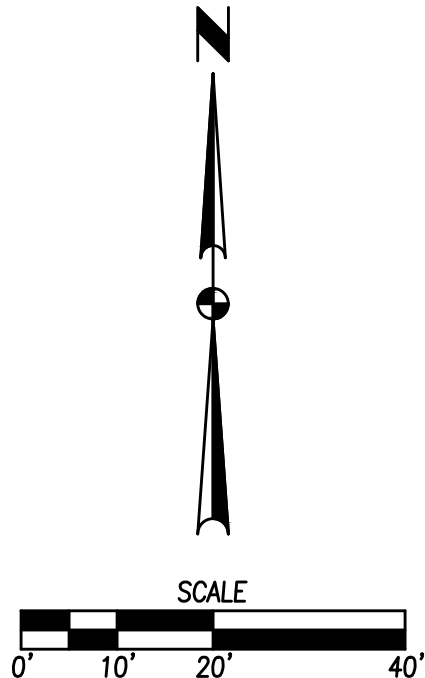
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 2409.691

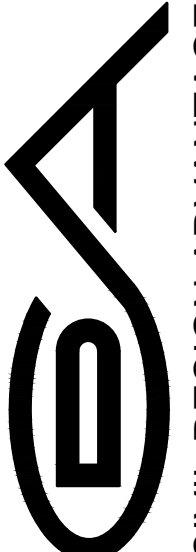


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 PLOTTED BY: GAZZ HEROLD  
 DATE: 12/12/2024 1:03 PM



DETAIL 'B' (1"=10' FULL-SIZE)



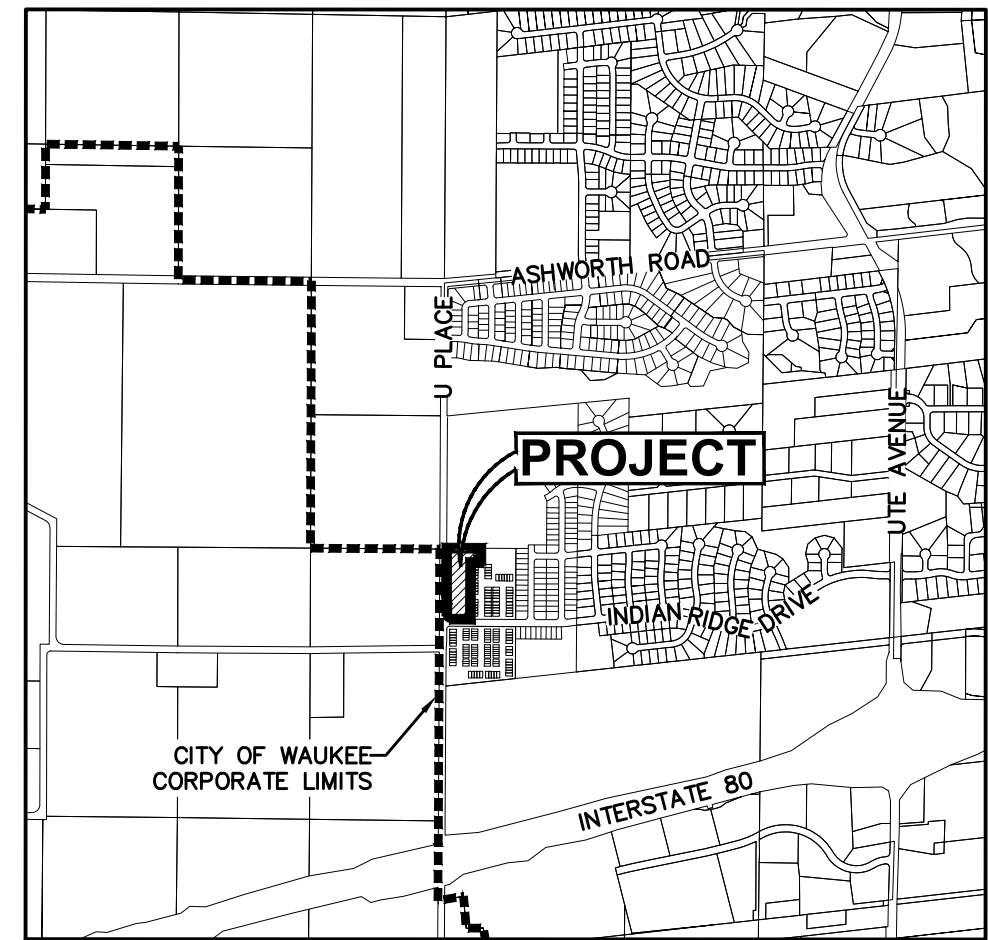
 CIVIL DESIGN ADVANTAGE WAUKEE, IOWA	PAINTED WOODS WEST TOWNHOMES PLAT 3 <b>GRADING PLAN</b>	SHEET NUMBER: <b>C5.1</b> 2409.691	
	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	ENGINEER: EKO ENGINEER: GH EI, MAE	REVISIONS DATE 12/17/2024 12/03/2024 10/18/2024 09/24/2024
	FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL	ENGINEER: GH EI, MAE	REVISIONS DATE 12/17/2024 12/03/2024 10/18/2024 09/24/2024
	ENGINEER: EKO ENGINEER: GH EI, MAE	ENGINEER: GH EI, MAE	REVISIONS DATE 12/17/2024 12/03/2024 10/18/2024 09/24/2024

# PAINTED WOODS WEST TOWNHOMES PLAT 3

## EROSION AND SEDIMENT CONTROL PLAN

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

### NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED (SUDAS TYPE 4 - TEMPORARY EROSION CONTROL MIXTURE) OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- ONCE ALL LOTS AND ROADWAYS WITHIN PAINTED WOODS WEST PLAT 3 TOWNHOMES HAVE BEEN COMPLETED, THE TSB SHALL BE CONVERTED TO A PERMANENT DETENTION BASIN. REMOVE FABRIC AND EROSION STONE.
- THERE ARE NO AREAS WITHIN THE PROPERTY BOUNDARY THAT ARE LOCATED WITHIN FEMA FLOODPLAIN.  
PANEL #: 19049C0335F EFFECTIVE DATE: 12/07/2018

### SWPPP LEGEND

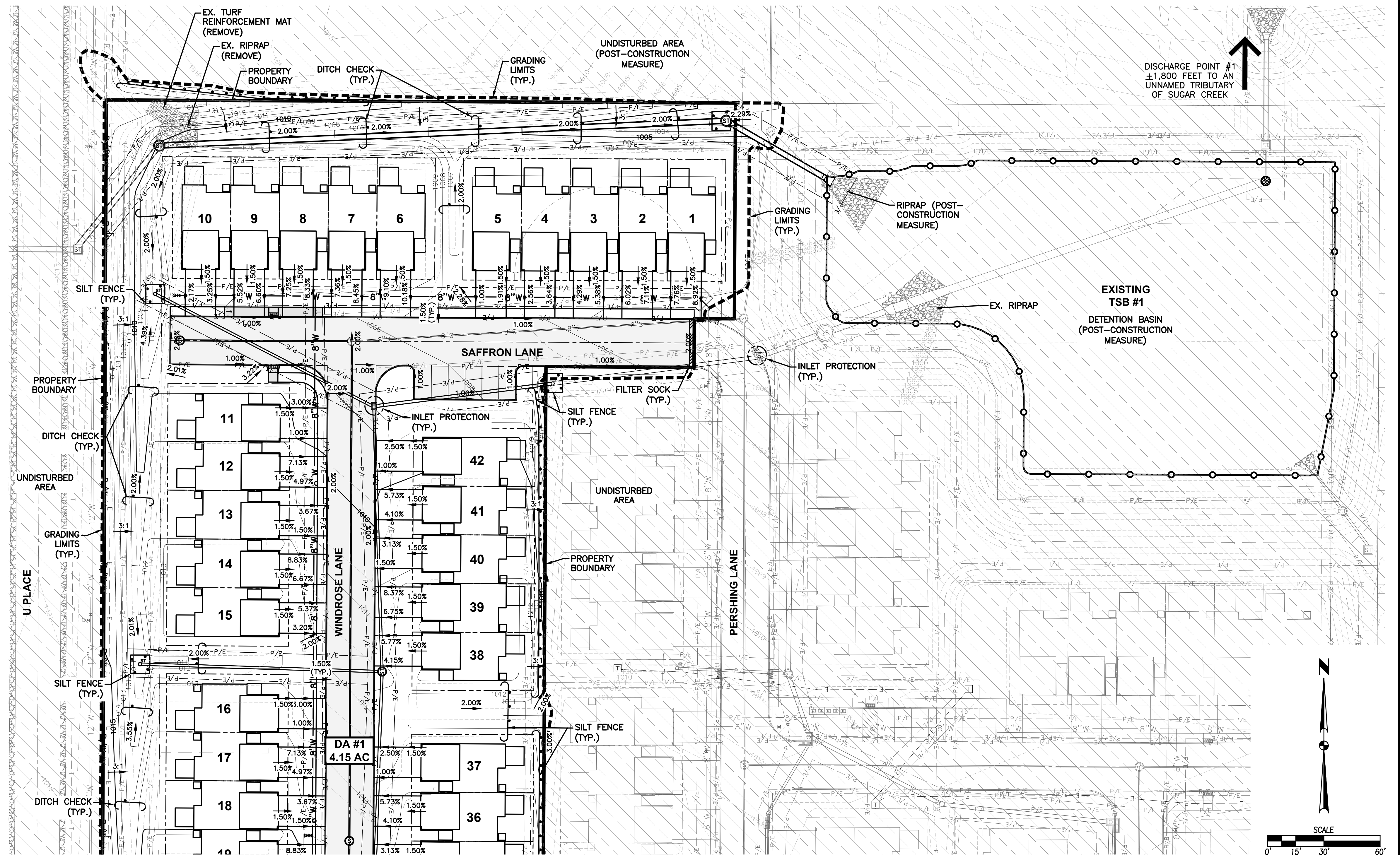
DRAINAGE ARROW	
GRADING LIMITS	
FILTER SOCK	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	
TEMPORARY STANDPIPE	
CONCRETE WASHOUT PIT	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	
TEMPORARY SEDIMENT BASIN	

### STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,080
2	DITCH CHECKS	LF	400
3	FILTER SOCK	LF	25
4	SEEDING, FERTILIZING, AND MULCHING	AC	0.10
5	SOD	AC	1.95
6	INLET PROTECTION DEVICES	EA	2
7	CLASS 'E' RIPRAP	TONS	45
8	CONCRETE WASHOUT PIT	EA	1
9	SOIL QUALITY RESTORATION AREA	AC	1.95

### STABILIZATION QUANTITIES

DISCHARGE POINT #1 TO UNKNOWN TRIBUTARY OF SUGAR CREEK ±1,800 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	4.15 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	14,954 CU FT
VOLUME PROVIDED IN FILTER SOCK (25 LF @ 2.0 CU FT/LF OF SOCK)	50 CU FT
VOLUME PROVIDED IN SILT FENCE (1,080 LF @ 10.0 CU FT/LF OF FENCE)	10,800 CU FT
VOLUME PROVIDED IN DITCH CHECK (400 LF @ 15.0 CU FT/LF)	6,000 CU FT
VOLUME PROVIDED IN EXISTING TSB #1	87,360 CU FT
TOTAL VOLUME PROVIDED	84,210 CU FT



DATE	12/17/2024
FOURTH SUBMITTAL	12/03/2024
THIRD SUBMITTAL	10/16/2024
SECOND SUBMITTAL	09/24/2024

REVISIONS

4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
ENGINEER: EKO ENGINEER: GH EI, MAE


**ESA**  
CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

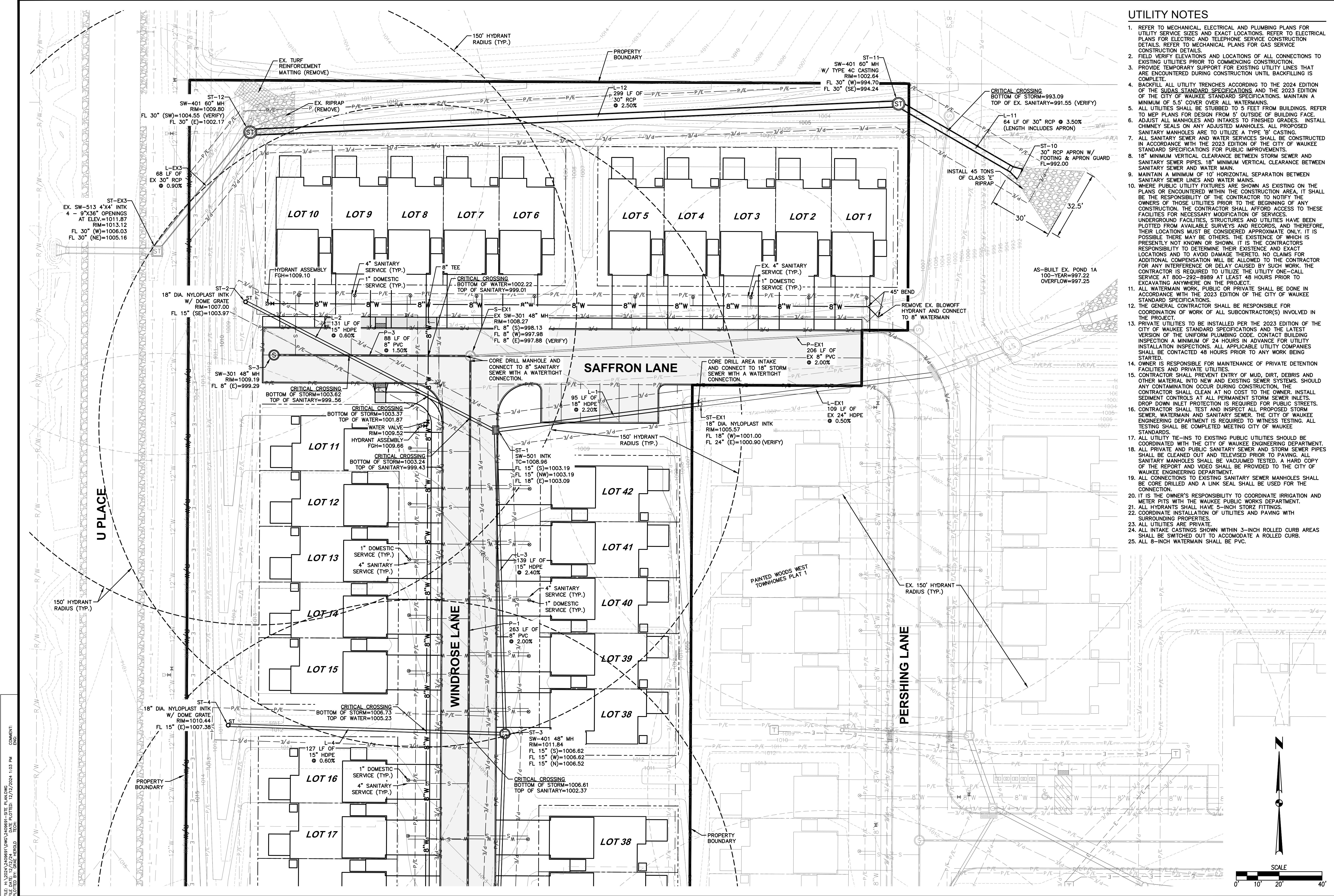
**PAINTED WOODS WEST TOWNHOMES PLAT 3**  
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:  
**C6.0**  
2409.691

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 PLOTTED BY: KACZ HEROLD  
 DATE: 12/12/2024 1:03 PM



 <b>CIVIL DESIGN ADVANTAGE</b>	<b>PAINTED WOODS WEST TOWNHOMES PLAT 3</b> <b>EROSION AND SEDIMENT CONTROL PLAN</b>	<b>DATE</b> 12/17/2024 12/03/2024 10/18/2024 09/24/2024	
	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	<b>REVISIONS</b> FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL	<b>ENGINEER: EKO</b> <b>ENGINEER: GH EI, MAE</b>
	<b>WAUKEE, IOWA</b>	<b>SHEET NUMBER:</b> <b>C6.1</b> 2409.691	



**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 2024 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS 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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION 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 TELEVIEWED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUMED TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
- COORDINATE INSTALLATION OF UTILITIES AND PAVING WITH SURROUNDING PROPERTIES.
- ALL UTILITIES ARE PRIVATE.
- ALL INTAKE CASTINGS SHOWN WITHIN 3-INCH ROLLED CURB AREAS SHALL BE SWITCHED OUT TO ACCOMMODATE A ROLLED CURB.
- ALL 8-INCH WATERMAIN SHALL BE PVC.

DATE	12/17/2024
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE  
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PHONE: (515) 369-4400 FAX: (515) 369-4410  
ENGINEER: GH EI, MAE

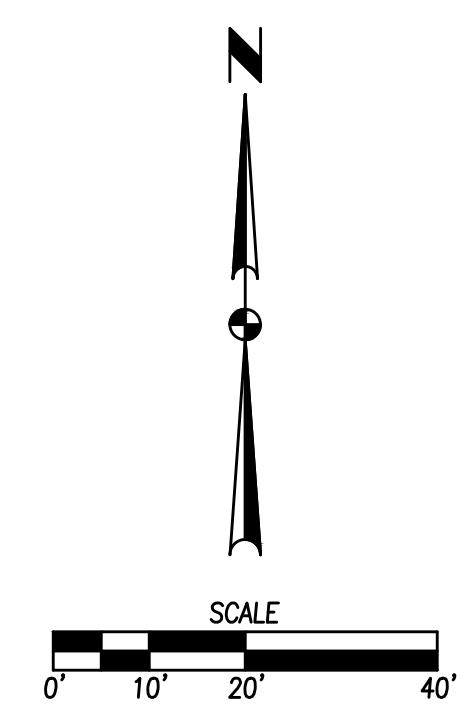
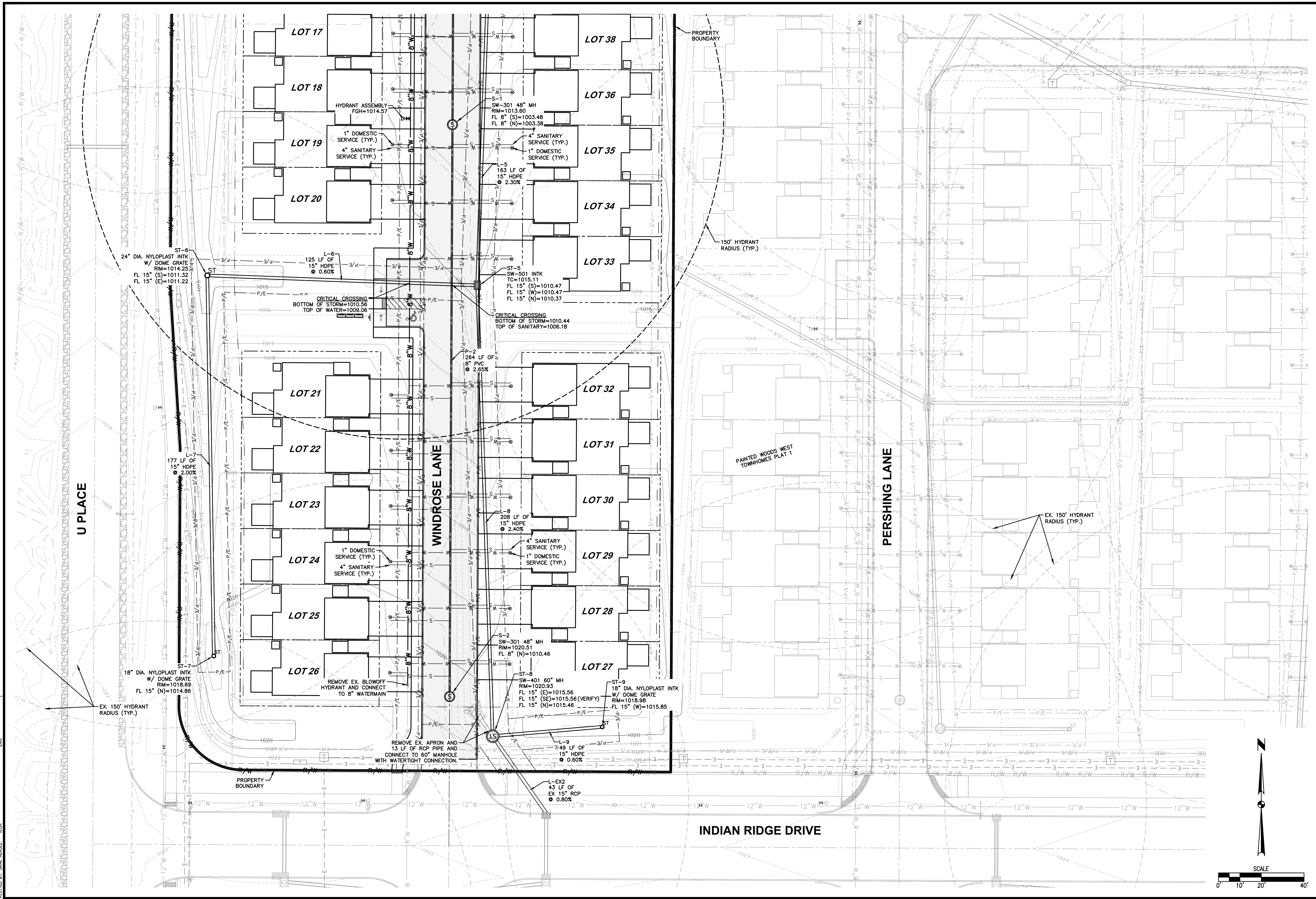
**CIVIL DESIGN ADVANTAGE**  
WAUKEE, IOWA

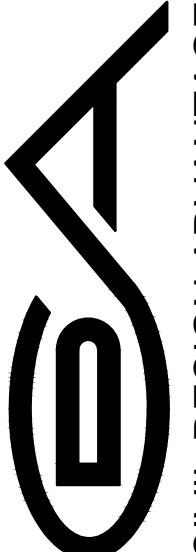
**PAINTED WOODS WEST TOWNHOMES PLAT 3**  
**UTILITY PLAN**

SHEET NUMBER: **C7.0**  
2409.691

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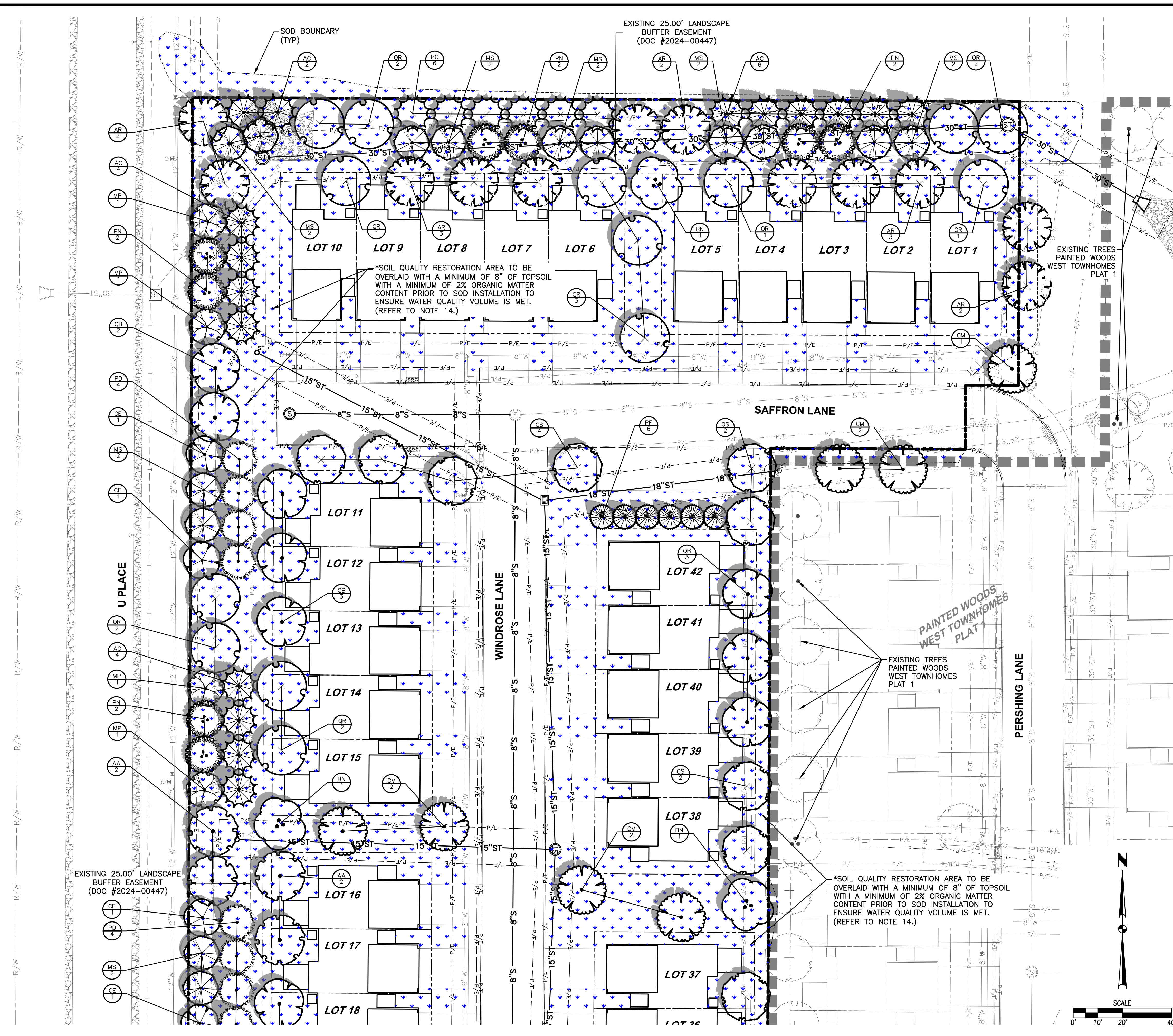
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 <b>CIVIL DESIGN ADVANTAGE</b>	<b>PAINTED WOODS WEST TOWNHOMES PLAT 3</b> <b>UTILITY PLAN</b>	WAUKEE, IOWA
	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	
	ENGINEER: EKO ENGINEER: GH EI: MAE	
	SHEET NUMBER: <b>C7.1</b> 2409.691	

REVISIONS	DATE
FOURTH SUBMITTAL	12/17/2024
THIRD SUBMITTAL	12/03/2024
SECOND SUBMITTAL	10/18/2024
FIRST SUBMITTAL	09/24/2024

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**LANDSCAPE NOTES**

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. 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.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS INCLUDING ROW.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. 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.
12. CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
14. FOR SOIL QUALITY RESTORATION, CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL COMPANY ON SITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPT. SOIL QUALITY RESTORATION SHALL BE COMPLETED PRIOR TO SODDING IN ALL LOCATIONS.

**MINIMUM PLANTING REQUIREMENTS**

1. MINIMUM SIZE: THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
  - A. DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
  - B. EVERGREEN TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
  - C. DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
2. MINIMUM QUANTITY: THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
  - A. A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES. (95 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. (48 TREES)

**LANDSCAPE REQUIREMENTS**

REQUIRED: 84 TREES  
 2 TREES PER UNIT (42 UNITS)

PROVIDED: 84 TREES

**25' BUFFER REQUIREMENTS (NORTH)**

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

BUFFER LENGTH: = 336 LF

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

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

**25' BUFFER REQUIREMENTS (WEST)**

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

BUFFER LENGTH: = 689 LF (MINUS NORTH BUFFER)

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

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

**OPEN SPACE REQUIREMENTS**

OPEN SPACE CALCULATION:

TOTAL SITE IMPERVIOUS AREA = 176,459 SF  
 OPEN SPACE PROVIDED = 85,128 SF (48%)

TOTAL OPEN SPACE PROVIDED: 85,128 SF (48%)

TOTAL OPEN SPACE REQUIRED: 176,459 SF \* 20% = 35,292 SF (20%)

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

ENGINEER: GH EI MAE

**ES** CIVIL DESIGN ADVANTAGE

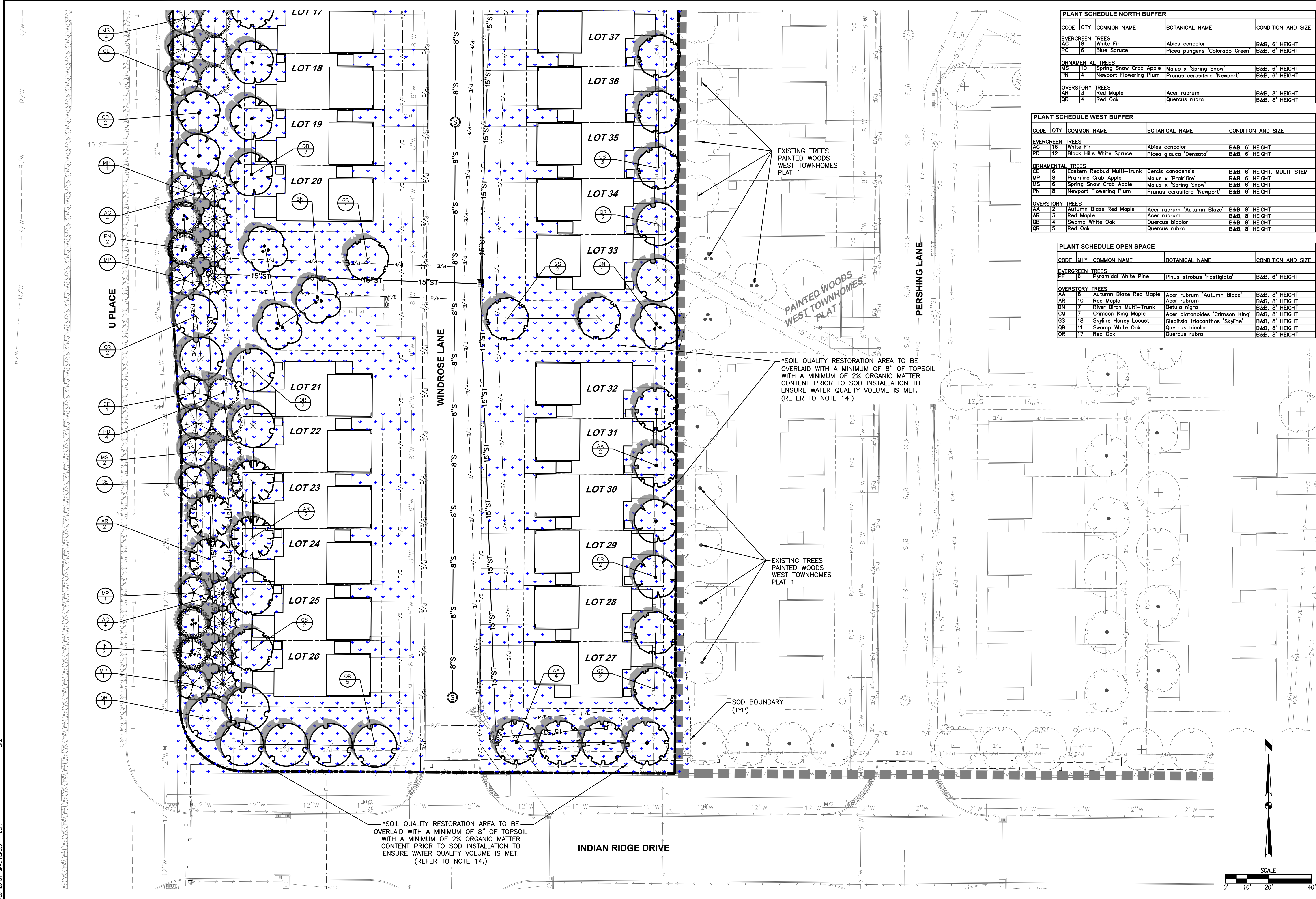
WAUKEE, IOWA

**PAINTED WOODS WEST TOWNHOMES PLAT 3**

**LANDSCAPE PLAN**

SHEET NUMBER: **L1.0**  
 2409.691

FILE: H:\2024\240991\240991-LANDSCAPE.DWG  
 COMMENT: EXISTING TOWNHOMES PLAT 1  
 PLOTTED BY: GAVIN HEROLD  
 DATE: 12/12/2024 1:04 PM



PLANT SCHEDULE NORTH BUFFER				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>				
AC	18	White Fir	Abies concolor	B&B, 6' HEIGHT
PC	6	Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>				
MS	10	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	4	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>				
AR	3	Red Maple	Acer rubrum	B&B, 8' HEIGHT
QR	4	Red Oak	Quercus rubra	B&B, 8' HEIGHT

PLANT SCHEDULE WEST BUFFER				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>				
AC	16	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	12	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>				
CE	16	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	8	Prairie Crab Apple	Malus x 'Prairie'	B&B, 6' HEIGHT
MS	6	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	8	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>				
AA	12	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
AR	3	Red Maple	Acer rubrum	B&B, 8' HEIGHT
QB	4	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	5	Red Oak	Quercus rubra	B&B, 8' HEIGHT

PLANT SCHEDULE OPEN SPACE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>				
PF	6	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>				
AA	8	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
AR	10	Red Maple	Acer rubrum	B&B, 8' HEIGHT
BN	7	River Birch Multi-trunk	Betula nigra	B&B, 8' HEIGHT
CM	7	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GS	18	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 8' HEIGHT
QB	11	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	17	Red Oak	Quercus rubra	B&B, 8' HEIGHT

**PAINTED WOODS WEST TOWNHOMES PLAT 3**  
**LANDSCAPE PLAN**  
 WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER: EKO ENGINEER: GH EI: MAE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 SHEET NUMBER: **L1.1**  
 2409.691