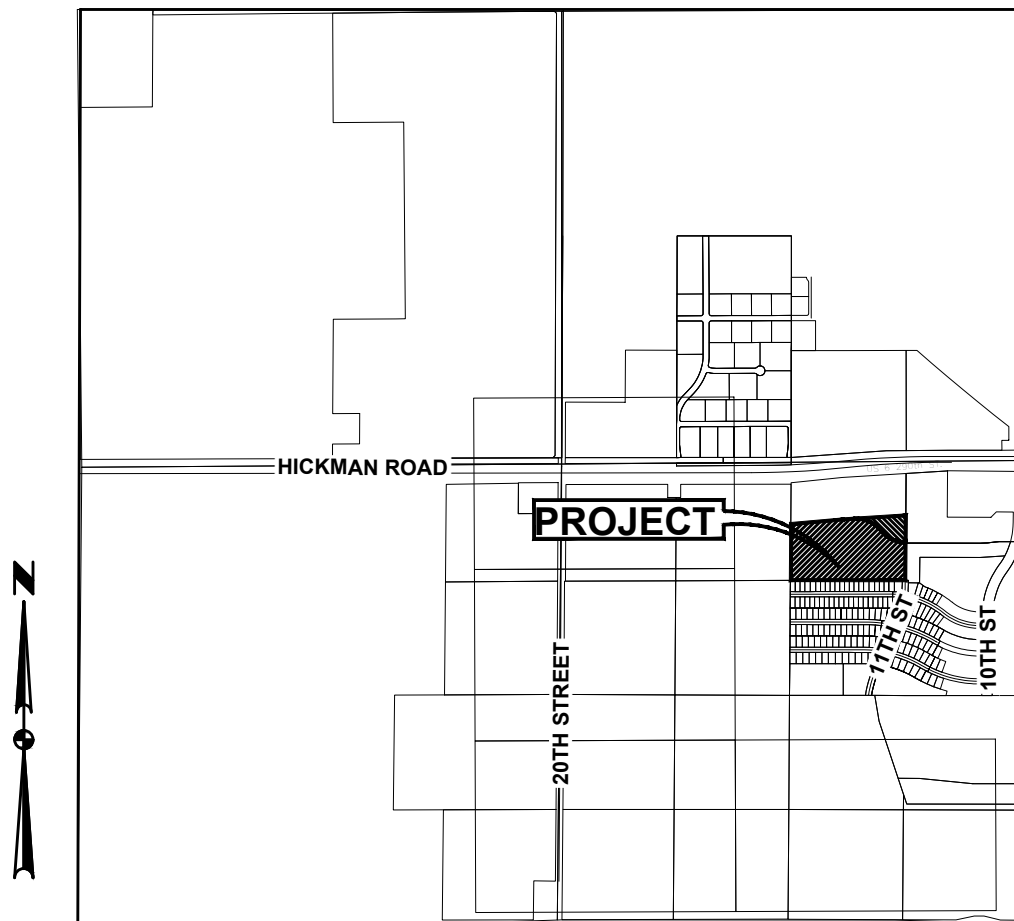


# PRELIMINARY PLAT / SITE PLAN FOR: COMMONWEALTH PLACE

## WAUKEE, IOWA

### VICINITY MAP NOT TO SCALE



### WAUKEE, IOWA

#### OWNER

CROSS COUNTRY ESTATES LLC  
5721 MERLE HAY RD STE 18  
JOHNSTON, IA 50131

#### AND

HOPE K FARMS LLC  
1548 S 45TH ST  
WEST DES MOINES, IA 50265

#### APPLICANT

CROSS COUNTRY ESTATES LLC  
CONTACT: JOHN LARSON  
5721 MERLE HAY RD STE 18  
JOHNSTON, IA 50131  
PH: (515) 491-4090  
EMAIL: JOHNLARSON89@GMAIL.COM

#### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: JOSH TRYGSTAD  
EMAIL: JOSHT@CDA-ENG.COM  
PH: (515) 369-4400  
FX: (515) 369-4410

#### SURVEYOR

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

#### SUBMITTAL DATES

FIRST SUBMITTAL: 11/06/2024  
SECOND SUBMITTAL: 01/17/2025  
THIRD SUBMITTAL: 02/12/2025  
FOURTH SUBMITTAL: 03/05/2025

#### LEGAL DESCRIPTION

A PART OF PARCEL 21-10 AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2021 PAGE 10161 OF THE OFFICE OF THE DALLAS COUNTY RECORDER, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA.

EXCEPT STREET LOT A AS SHOWN ON SPRING CREST TOWNHOMES PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

#### ZONING

R-4 : ROW DWELLING AND TOWNHOME DISTRICT

#### PROPOSED USE

MULTI-FAMILY TOWNHOME DEVELOPMENT

#### DEVELOPMENT SUMMARY

**SITE AREA:** 17.16 ACRES (747,465 SF)

#### SETBACKS:

FRONT YARD = 30 FEET  
REAR YARD = 30 FEET FOR DWELLING  
40 FEET FOR OTHER PERMITTED USES

SIDE YARD = 12 FEET TOTAL FOR SINGLE UNIT TOWNHOMES

MIN LOT WIDTH = 20 FEET

MIN LOT AREA = NONE

MAX HEIGHT= 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING  
1 STORY OR 14 FEET FOR ACCESSORY BUILDING

#### OPEN SPACE CALCULATION:

TOTAL SITE: = 747,465 SF (17.16 AC.)  
OPEN SPACE REQUIRED = 149,493 SF (20%)  
OPEN SPACE PROVIDED = 392,415 SF (52%)

IMPERVIOUS SURFACE AREA = 355,050 SF

#### UNITS:

117 UNITS (6.82 UNITS PER ACRE)

ALLOWABLE FLOOR AREA PER UNIT = 800 SF

#### PARKING:

TOTAL REQUIRED:  
1 VISITOR SPACE PER 5 UNITS = 24 SPACES  
2 SPACES PER UNIT = 234 SPACES  
TOTAL = 258 SPACES

TOTAL PROVIDED:  
VISITOR = 28 SPACES  
DRIVEWAY = 234 SPACES  
GARAGE = 234 SPACES  
TOTAL = 496 SPACES

VISITOR ADA SPACES REQUIRED = 2 SPACES  
VISITOR ADA SPACES PROVIDED = 3 SPACES

#### DATE OF SURVEY

JUNE, 2024

#### BENCHMARKS

1. 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

#### INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	REFERENCE AND HYDRANT COVERAGE PLAN
C1.2	PRELIMINARY PLAT
C2.0-C2.2	DIMENSION PLAN
C3.0-C3.4	GRADING PLAN
C4.0-C4.2	UTILITY PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0-C6.2	DETAILS
L1.0-L1.2	LANDSCAPE PLAN

#### 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.

#### 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
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

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 CONTRACTOR'S 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 2025 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.

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

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.

JOSHUA A. TRYGSTAD, P.E. DATE \_\_\_\_\_  
LICENSE NUMBER 19228  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
C1.0-C6.2

**CIVIL DESIGN ADVANTAGE**  
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322  
PH: (515) 369-4400  
PROJECT NO. 2405.424

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CHECKED BY: A. MCCARTHY  
PLOTTED BY: A. MCCARTHY  
DATE: 3/7/2025 3:57 PM

DATE	DESCRIPTION
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02/12/25	THIRD SUBMITTAL
01/17/25	SECOND SUBMITTAL
11/06/24	FIRST SUBMITTAL

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

**CDA**

CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

COMMONWEALTH PLACE  
COVER

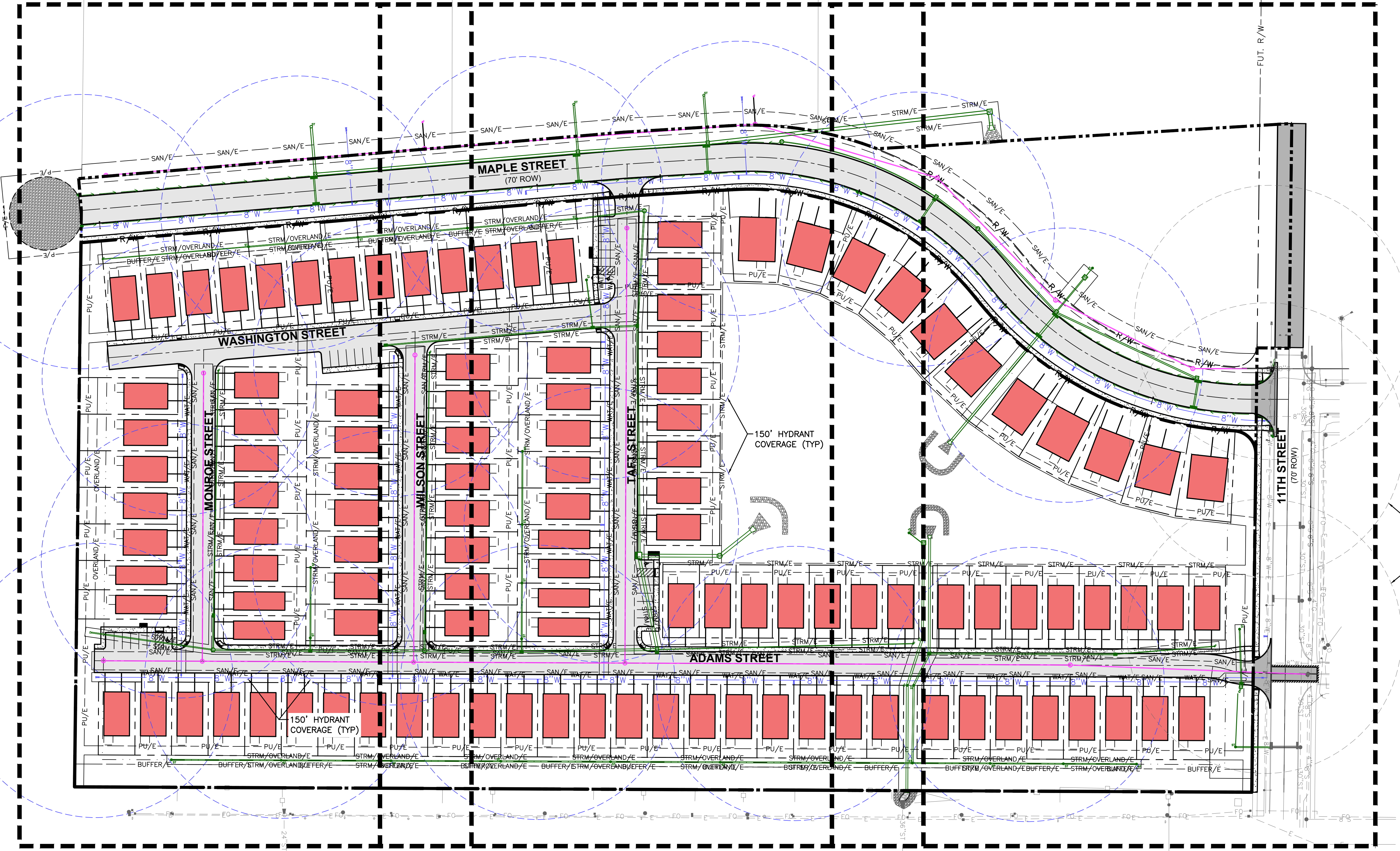
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2405.424

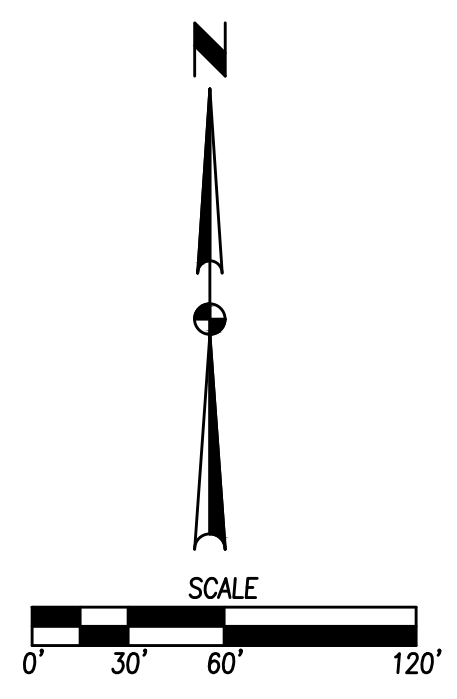
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C2.0, C3.0, C4.0, L1.0

**SHEETS**  
C2.1, C3.1, C4.1, L1.1

**SHEETS**  
C2.2, C3.2, C4.2, L1.2

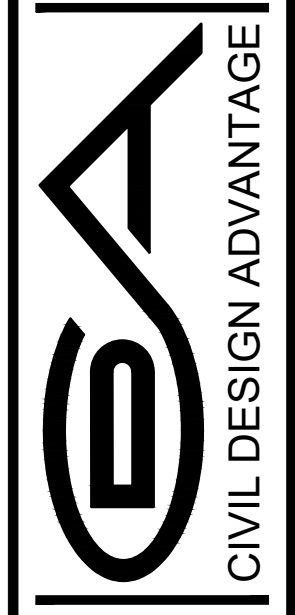


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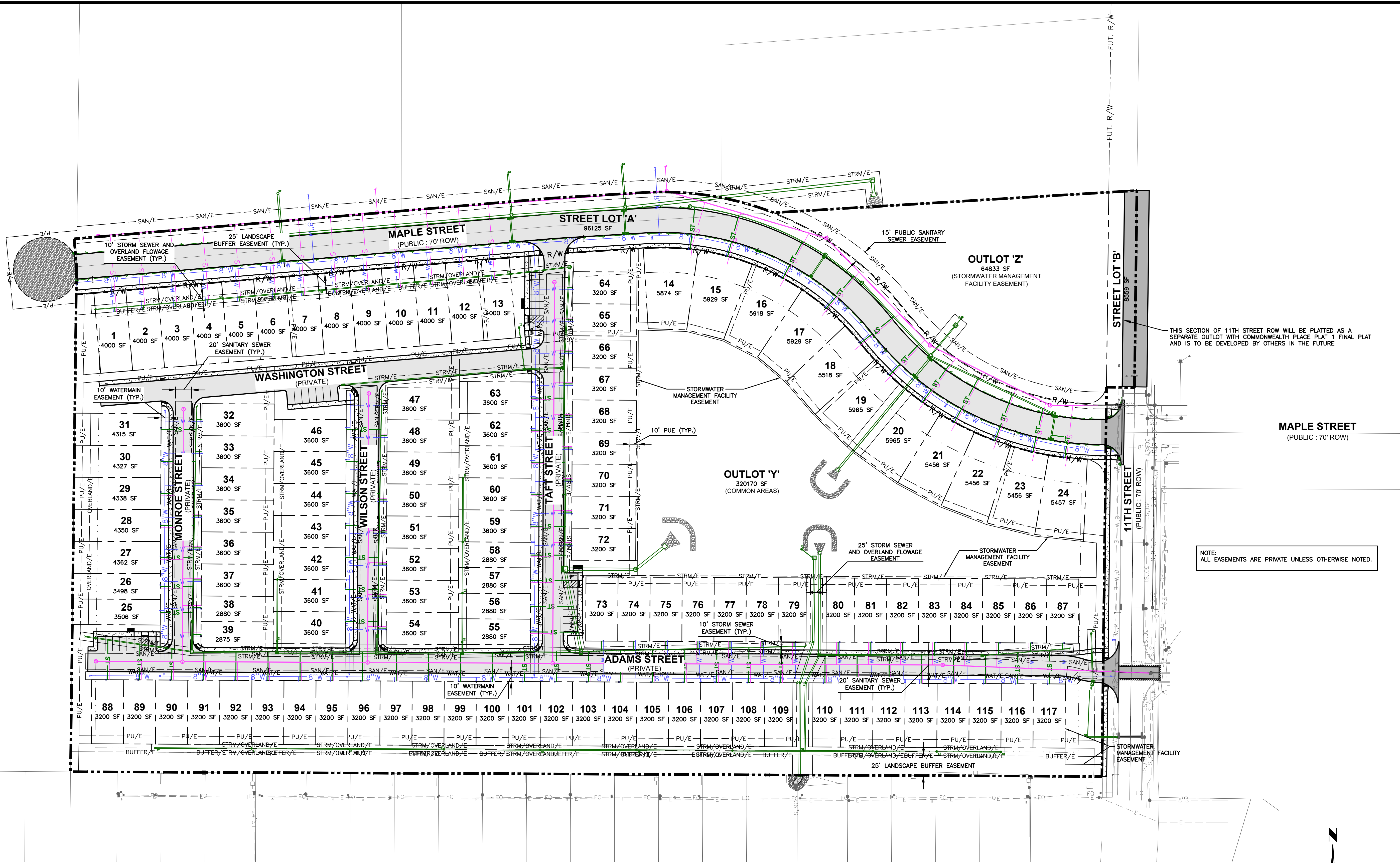
4121 NW URBANDALE DRIVE  
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 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JAT  
 ENGINEER: BDH



**COMMONWEALTH PLACE**  
 REFERENCE AND HYDRANT COVERAGE PLAN  
 WAUKEE, IOWA

**C1.1**  
 2405.424

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NOTE:  
 ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.

THIS SECTION OF 11TH STREET ROW WILL BE PLATTED AS A SEPARATE OUTLOT WITH COMMONWEALTH PLACE PLAT 1 FINAL PLAT AND IS TO BE DEVELOPED BY OTHERS IN THE FUTURE

DATE	03/05/25
FOURTH SUBMITTAL	02/12/25
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FIRST SUBMITTAL	11/06/24

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

**ESA**  
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**COMMONWEALTH PLACE**  
 PRELIMINARY PLAT

**C1.2**  
 2405.424

**GENERAL NOTES**

1. THE 2024 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2025 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 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 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 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 CONTRACTOR'S 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 FEE'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**

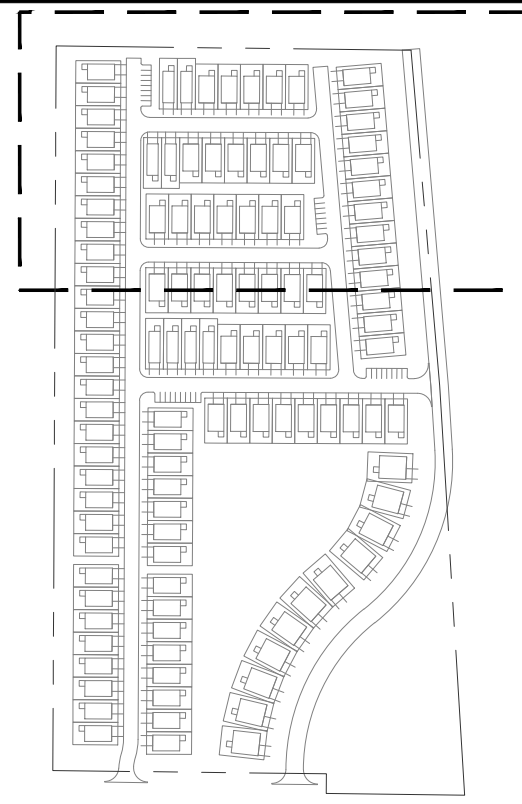
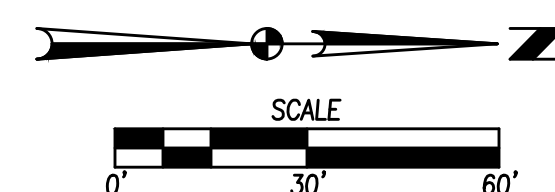
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
3. PERMANENT 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 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.

\*\*\*NOTE\*\*\*  
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\*\*\*NOTE\*\*\*  
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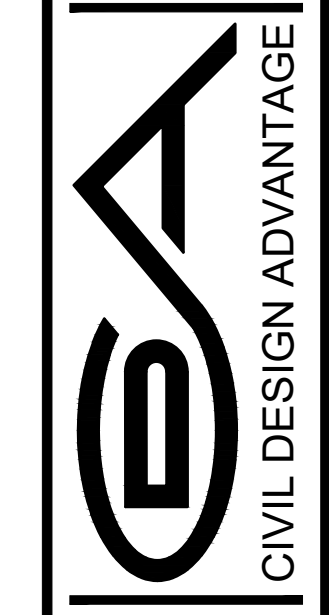
**PAVEMENT THICKNESS**

1. SIDEWALKS 4" P.C.C. (C-4 MIX)
2. PARKING STALLS 6" P.C.C. (C-4 MIX)
3. PRIVATE STREETS AND MAPLE STREET 7" P.C.C. (C-4 MIX)
4. 11TH STREET 8" P.C.C. (C-4 MIX)



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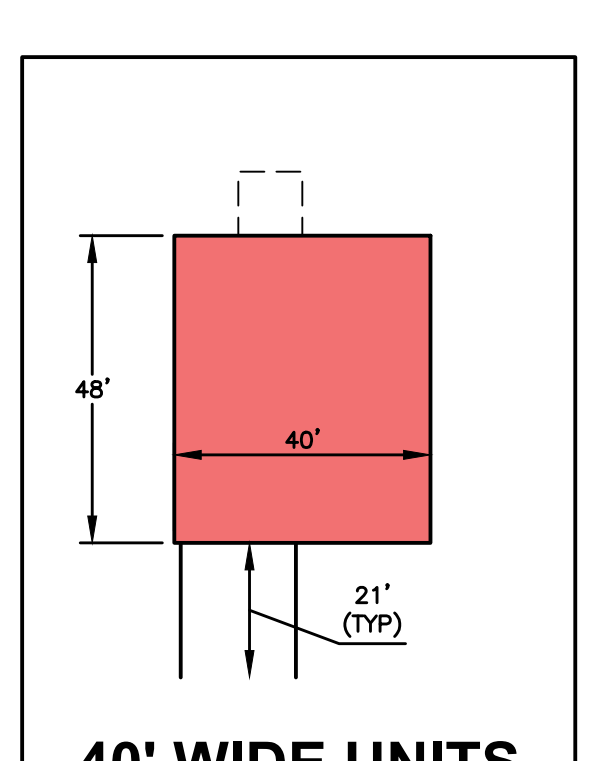
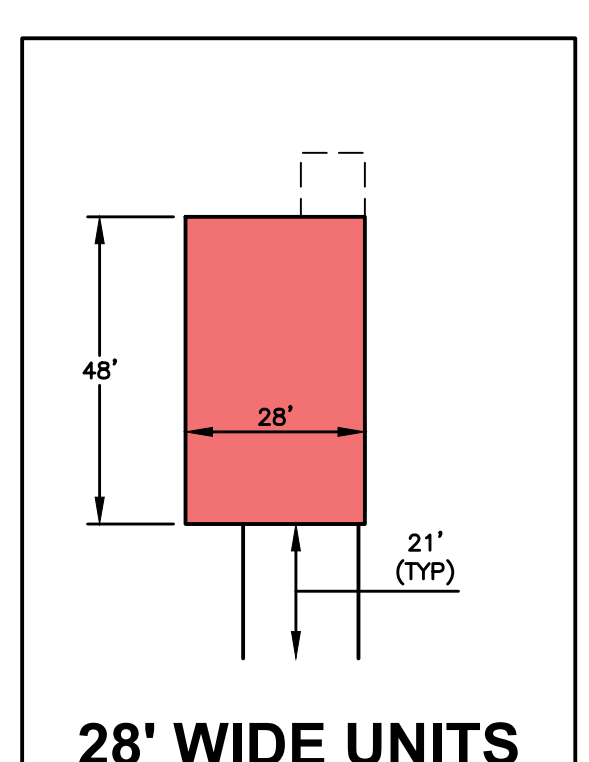
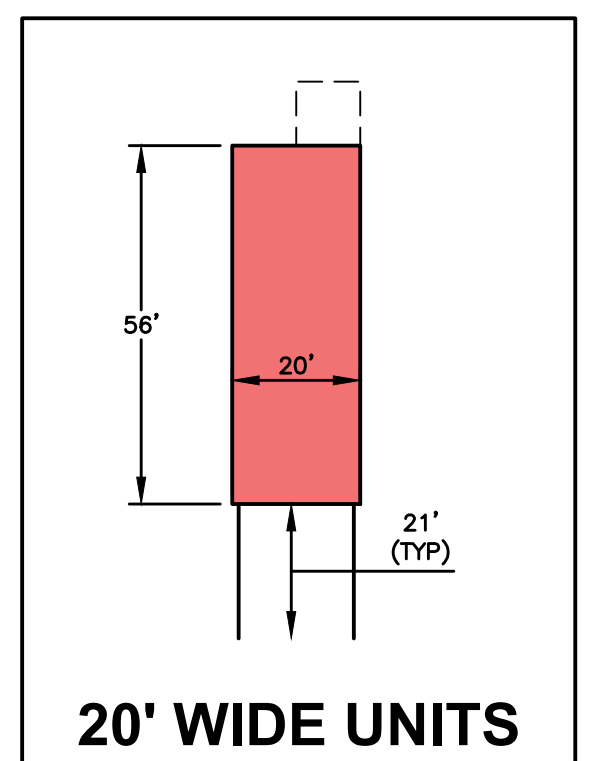
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
ENGINEER: BDH



CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

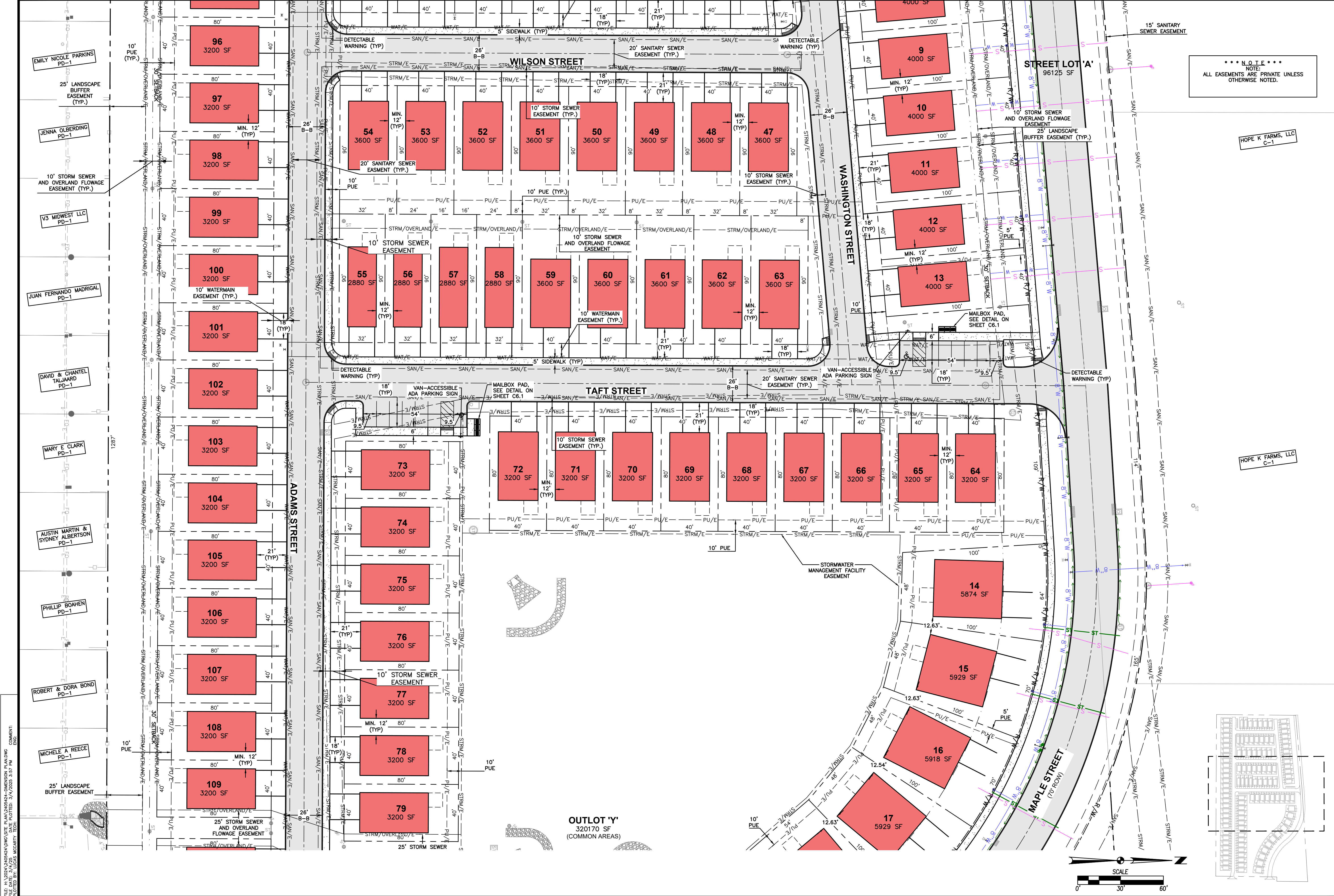
**COMMONWEALTH PLACE  
DIMENSION PLAN**

**C2.0**  
2405.424



- GREENLAND HOMES INC PD-1
- SAMANTHA SVOCHAK PD-1
- ALLISON WESTBAY PD-1
- MELISSA RIVERA & ALTAGARCIA FIGUEROA PD-1
- KIMBERLY ANN STONEHOCKER PD-1
- RAMON LOPEZ MATEO PD-1
- MEREDITH AHRENHOLTZ PD-1
- EMILY NICOLE PARKINS PD-1
- JENNA OLBERTING PD-1

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PLOT BY: ALGOS MCCARTY, TECH



\*\*\*\* NOTE \*\*\*\*  
 NOTE:  
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 ENGINEER: BDH



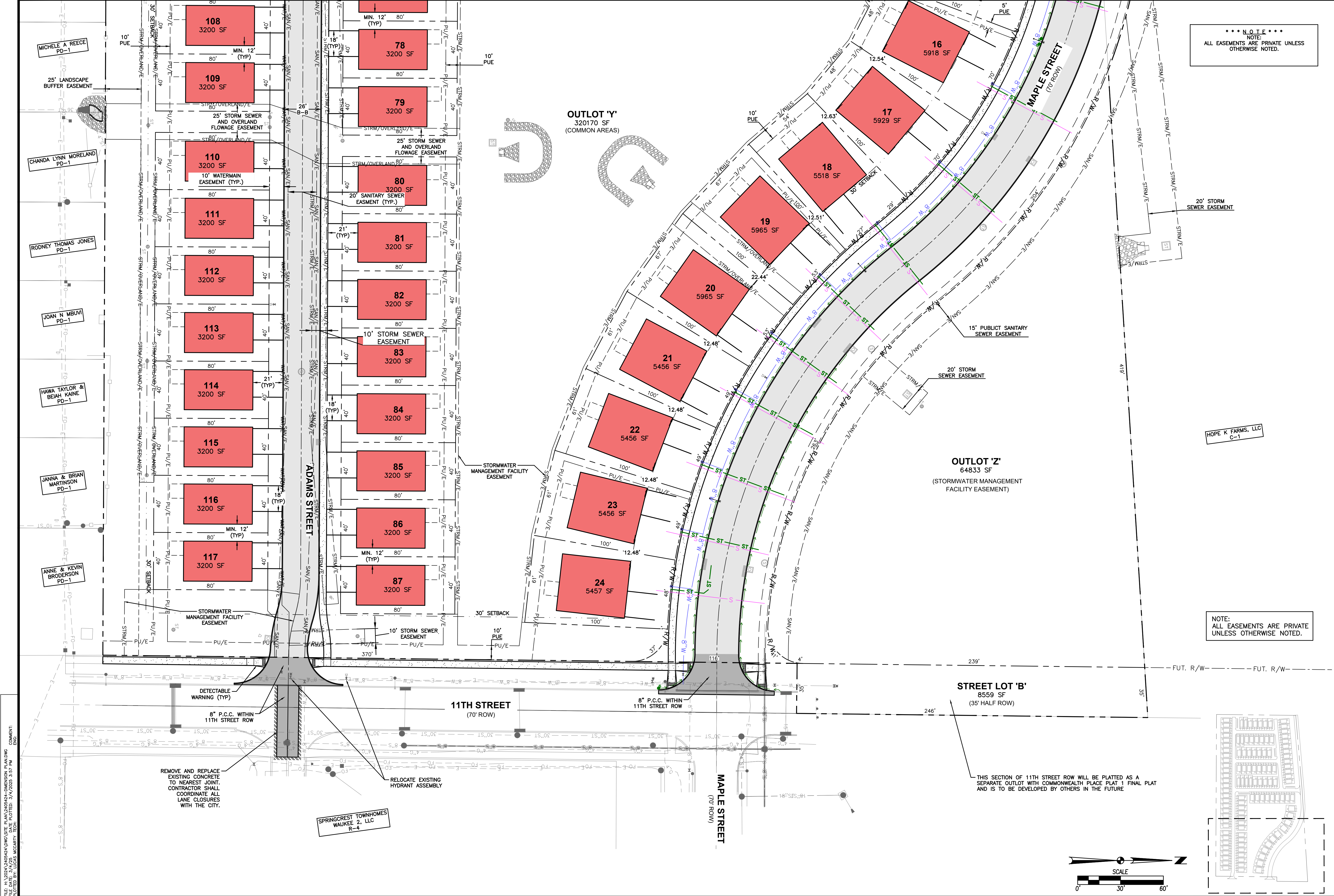
WAUKEE, IOWA

# COMMONWEALTH PLACE

## DIMENSION PLAN

C2.1  
 2405.424

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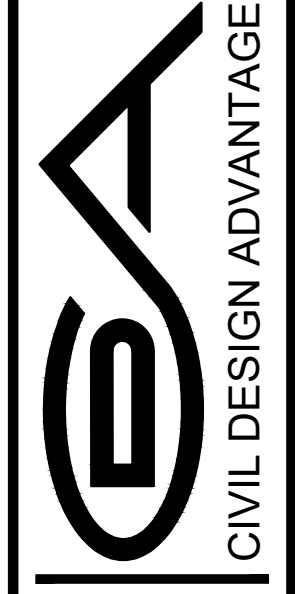
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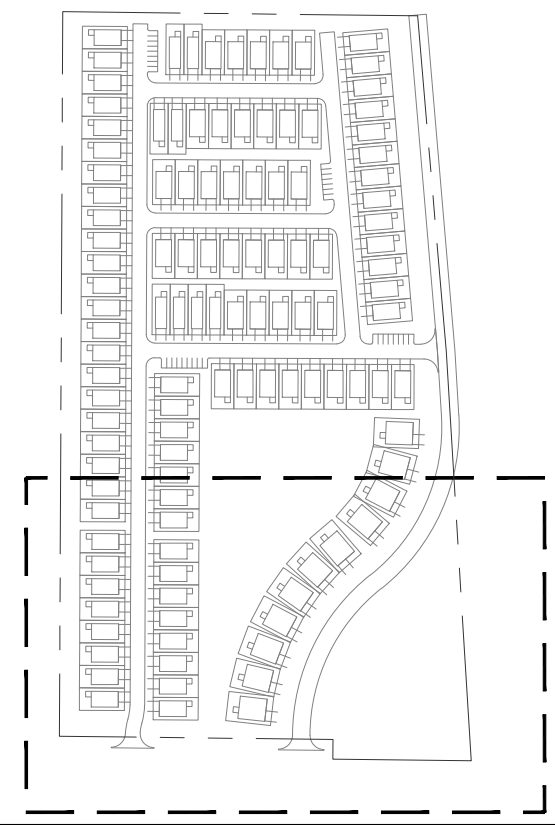
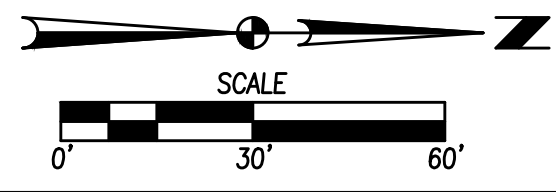


WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# COMMONWEALTH PLACE

## DIMENSION PLAN

**C2.2**  
 2405.424



STREET LOT 'B'  
 8559 SF  
 (35' HALF ROW)  
 THIS SECTION OF 11TH STREET ROW WILL BE PLATTED AS A SEPARATE OUTLOT WITH COMMONWEALTH PLACE PLAT 1 FINAL PLAT AND IS TO BE DEVELOPED BY OTHERS IN THE FUTURE

11TH STREET  
 (70' ROW)

MAPLE STREET  
 (70' ROW)

SPRINGCREST TOWNHOMES  
 WAUKEE R-4

REMOVE AND REPLACE  
 EXISTING CONCRETE  
 TO NEAREST JOINT.  
 CONTRACTOR SHALL  
 COORDINATE ALL  
 LANE CLOSURES  
 WITH THE CITY.

RELOCATE EXISTING  
 HYDRANT ASSEMBLY

OUTLOT 'Y'  
 320170 SF  
 (COMMON AREAS)

OUTLOT 'Z'  
 64833 SF  
 (STORMWATER MANAGEMENT  
 FACILITY EASEMENT)

STORMWATER  
 MANAGEMENT FACILITY  
 EASEMENT

20' STORM  
 SEWER EASEMENT

15' PUBLIC SANITARY  
 SEWER EASEMENT

20' STORM  
 SEWER EASEMENT

108  
 3200 SF

109  
 3200 SF

110  
 3200 SF

111  
 3200 SF

112  
 3200 SF

113  
 3200 SF

114  
 3200 SF

115  
 3200 SF

116  
 3200 SF

117  
 3200 SF

78  
 3200 SF

79  
 3200 SF

80  
 3200 SF

81  
 3200 SF

82  
 3200 SF

83  
 3200 SF

84  
 3200 SF

85  
 3200 SF

86  
 3200 SF

87  
 3200 SF

24  
 5457 SF

23  
 5456 SF

22  
 5456 SF

21  
 5456 SF

20  
 5965 SF

19  
 5965 SF

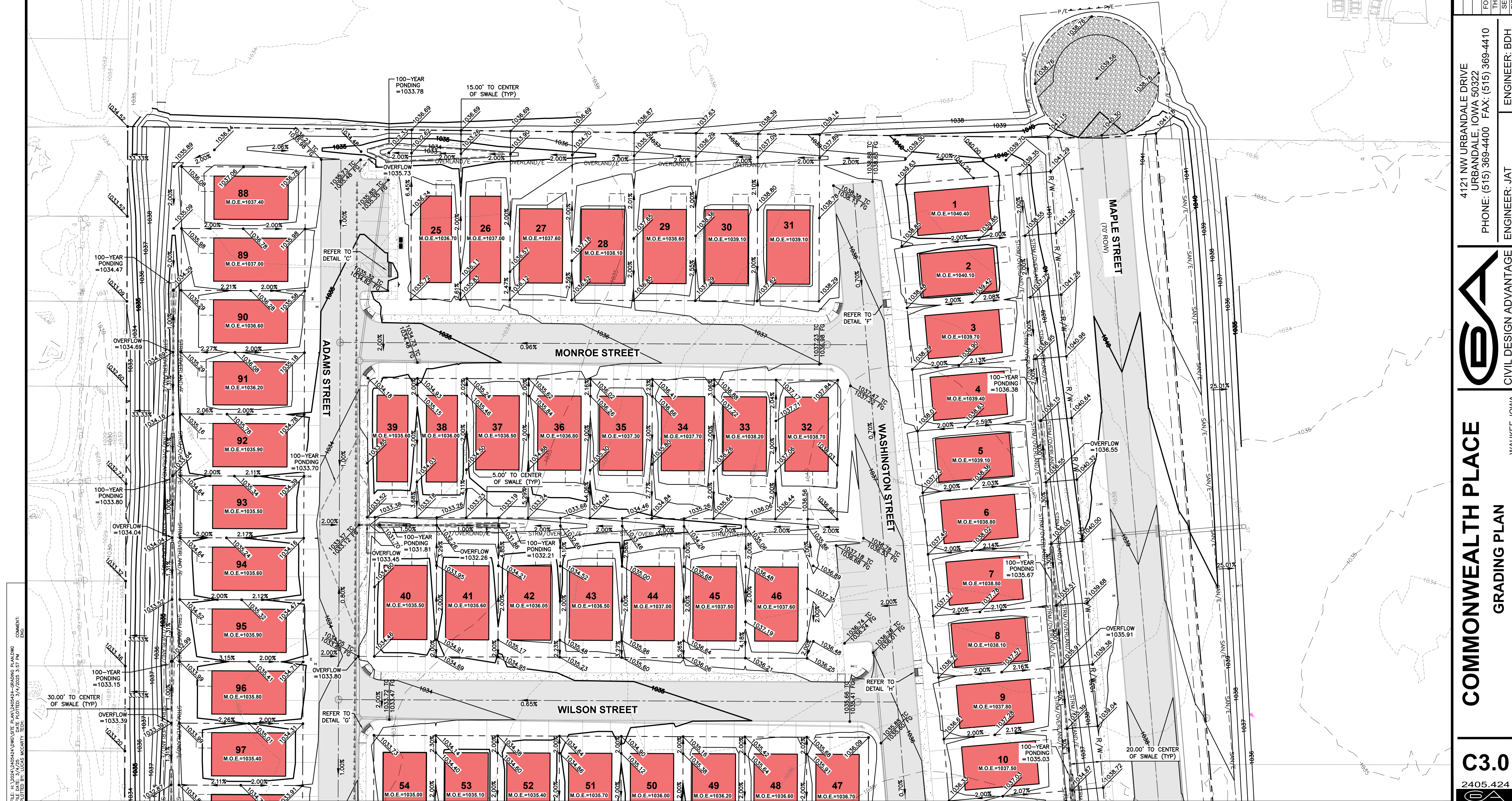
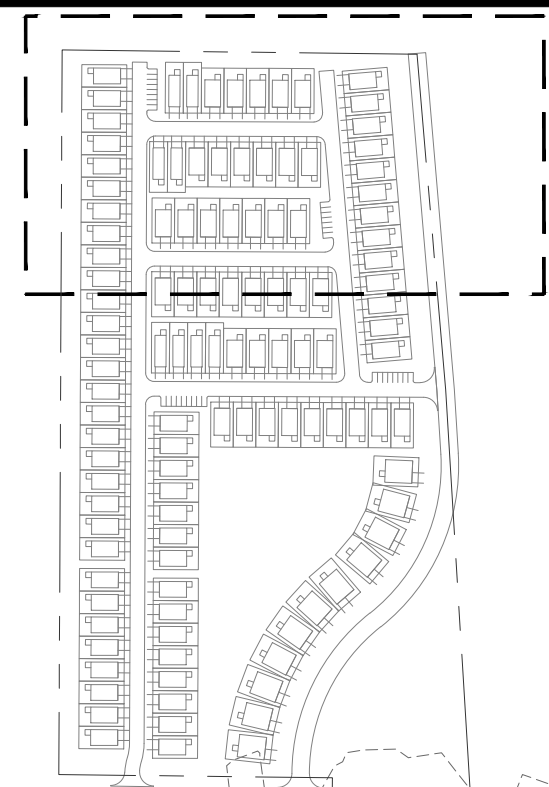
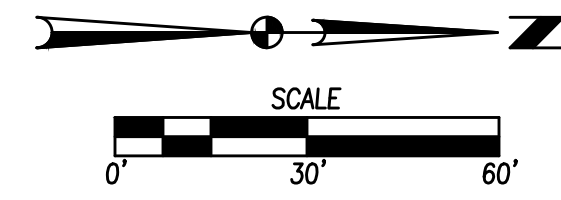
18  
 5518 SF

17  
 5929 SF

16  
 5918 SF

**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. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPAVED 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 2025 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. THE GRADING OF THE DETENTION FACILITY, 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.
16. HOME BUILDER WILL BE RESPONSIBLE TO STRIP AND RE-SREAD TOPSOIL AS PART OF INDIVIDUAL LOT DEVELOPMENT. IN ADDITION, THE HOME BUILDER WILL BE REQUIRED TO PROVIDE A GEOTECHNICAL REPORT AT THE TIME OF FINAL LOT GRADING TO VERIFY 8-INCHES OF TOPSOIL HAS BEEN PROVIDED ACROSS THE LOT TO MEET SOIL QUALITY RESTORATION REQUIREMENTS, INCLUDING THAT 2% ORGANIC MATTER IS IN THE TOPSOIL BEING USED FOR RESPAVED.



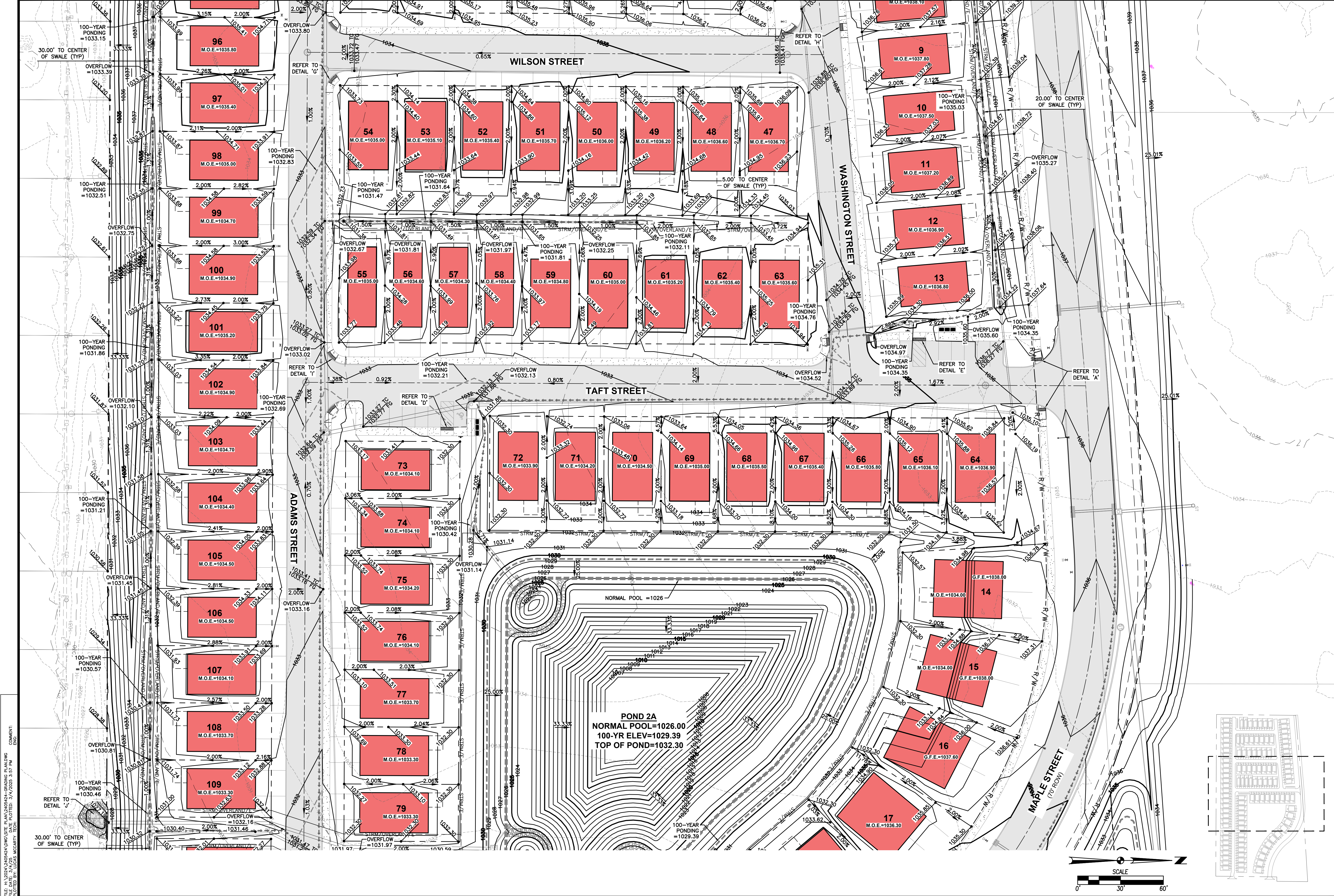
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DATE	03/05/25
FOURTH SUBMITTAL	02/12/25
THIRD SUBMITTAL	01/17/25
SECOND SUBMITTAL	
FIRST SUBMITTAL	11/06/24

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

**COMMONWEALTH PLACE**  
**GRADING PLAN**

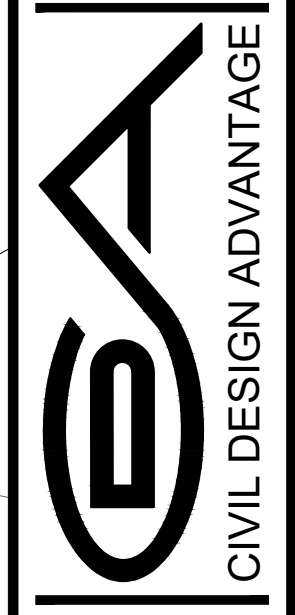
**C3.0**  
 2405.424



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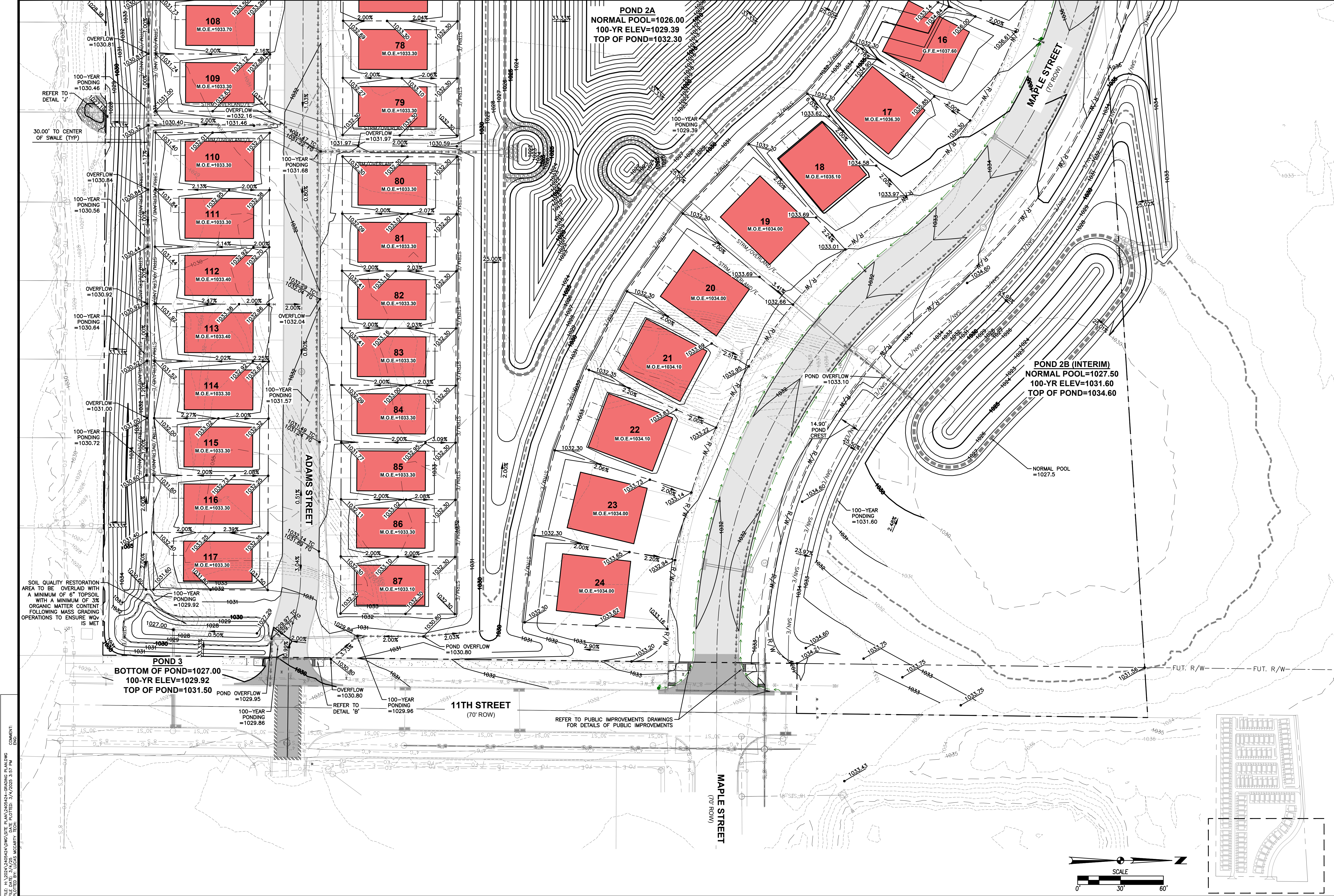


WAUKEE, IOWA

# COMMONWEALTH PLACE

## GRADING PLAN

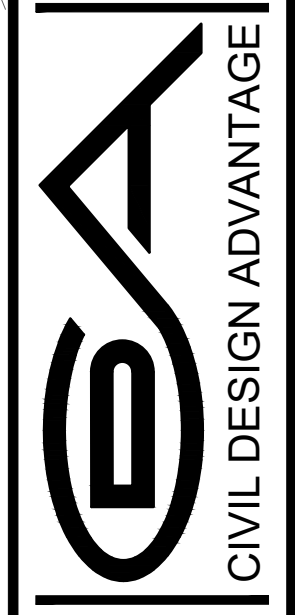
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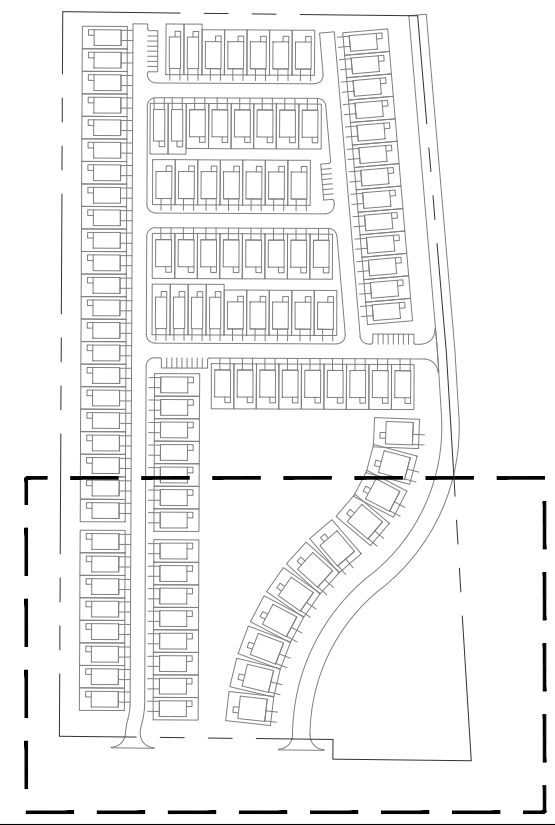
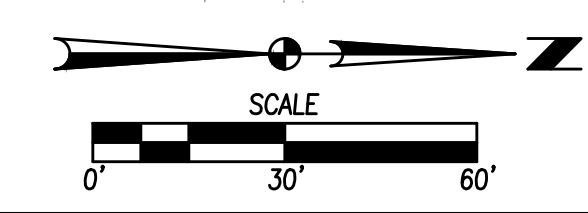


WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# COMMONWEALTH PLACE

## GRADING PLAN

**C3.2**  
 2405.424



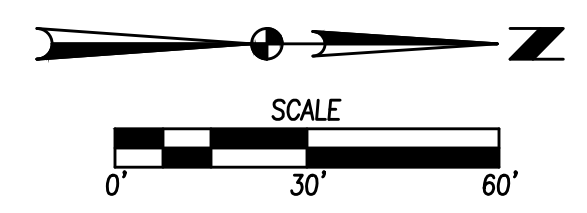
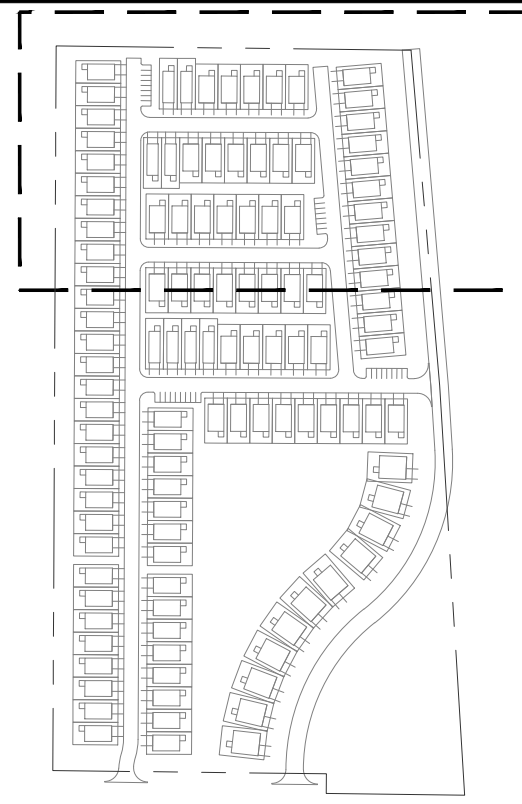




**UTILITY NOTES**

- 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 5.5' 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 FIGURES 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 TELEVISION PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUM 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.
- PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.

.....NOTE.....  
 NOTE:  
 ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.



REFER TO PUBLIC IMPROVEMENTS DRAWINGS FOR DETAILS OF PUBLIC UTILITIES

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**COMMONWEALTH PLACE**  
 UTILITY PLAN

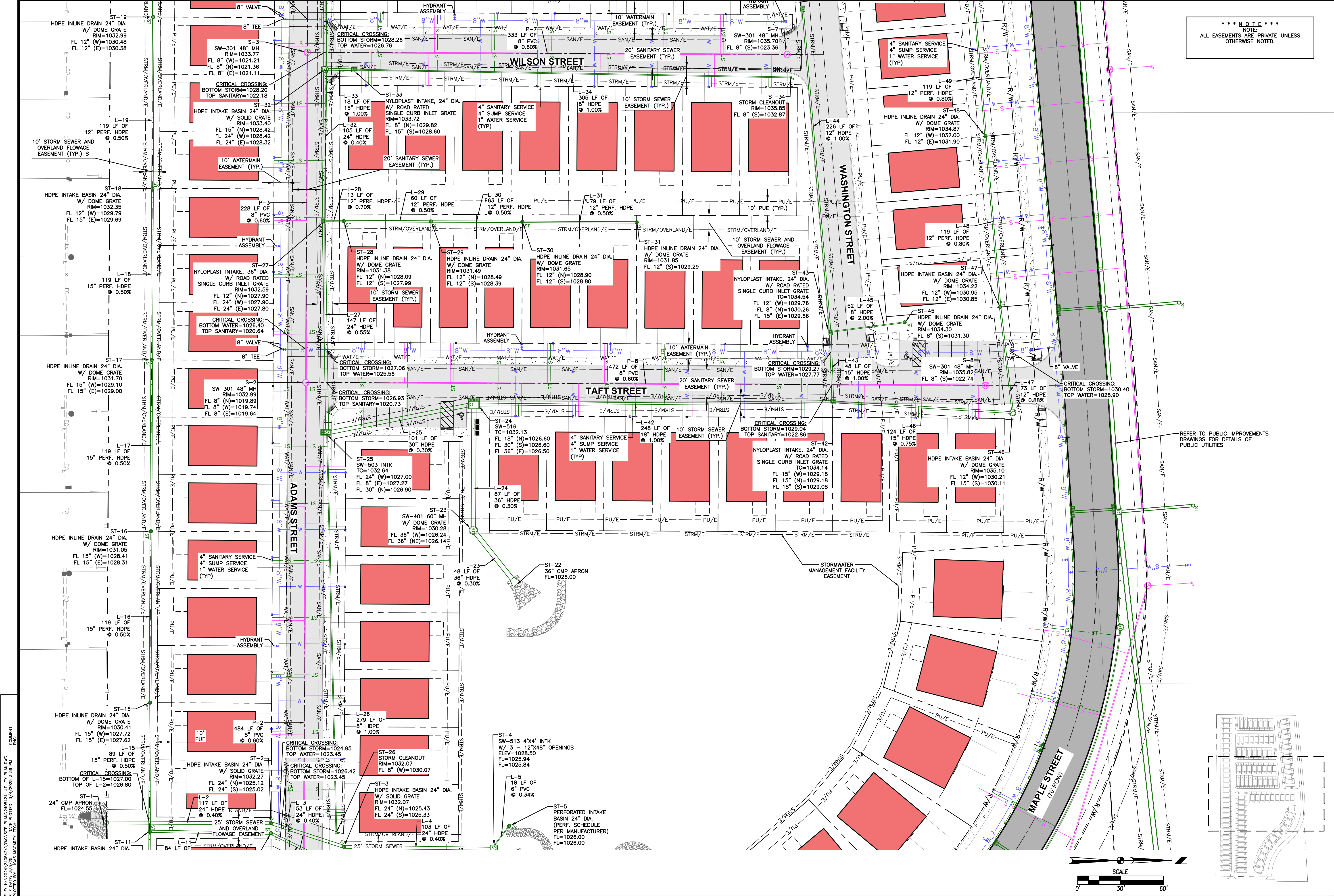
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT  
 ENGINEER: BDH

WAUKEE, IOWA

**C4.0**  
 2405.424

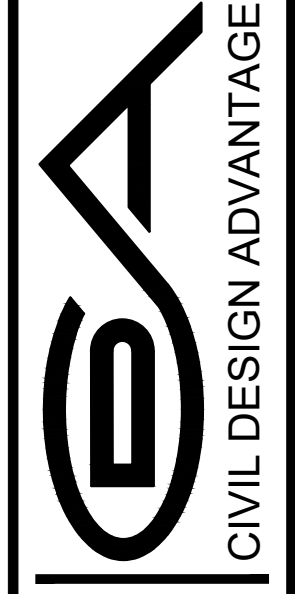
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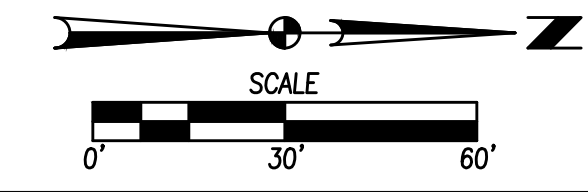
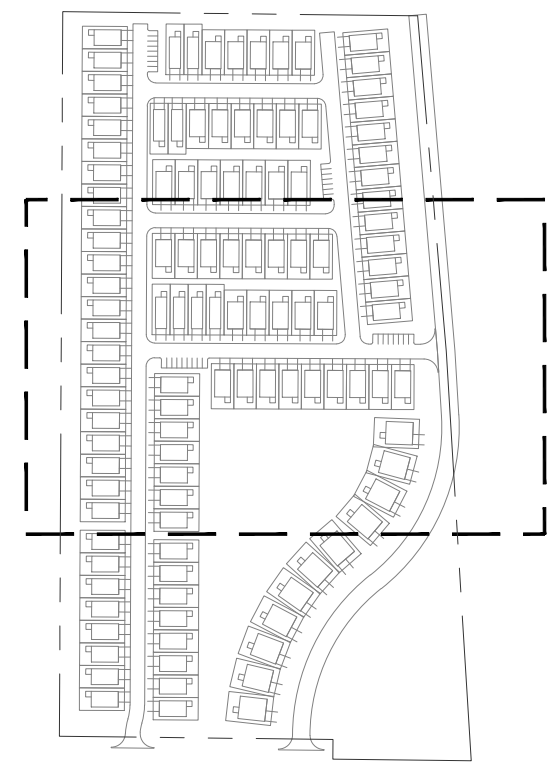
WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# COMMONWEALTH PLACE

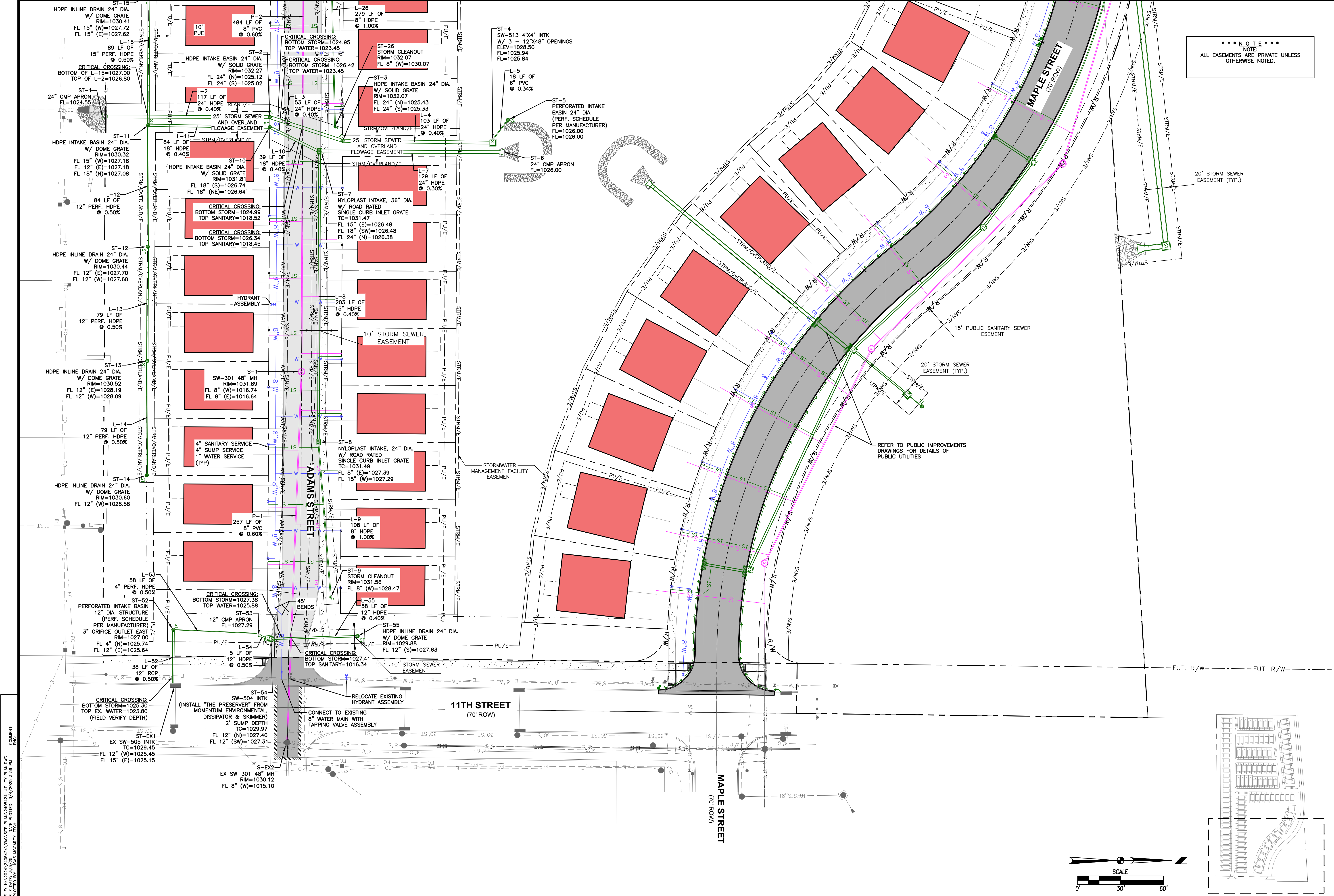
## UTILITY PLAN

C4.1  
 2405.424

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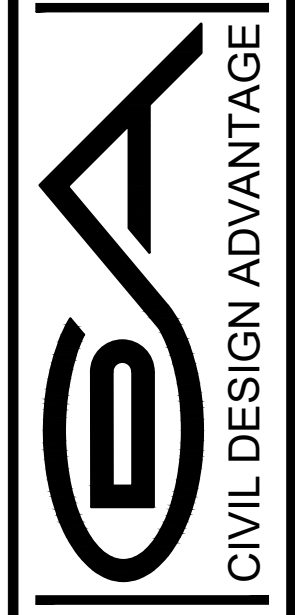


REFER TO PUBLIC IMPROVEMENTS DRAWINGS FOR DETAILS OF PUBLIC UTILITIES



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WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# COMMONWEALTH PLACE

## UTILITY PLAN

**STABILIZATION QUANTITIES**

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	5,640
2	SEEDING, FERTILIZING, AND MULCHING	AC	13.25
3	SOD	AC	13.25
4	INLET PROTECTION DEVICES	EA	25
5	CONCRETE WASHOUT PIT	EA	1
6	CLASS "E" RIP RAP	TON	60
6	SOIL QUALITY RESTORATION AREA	SF	11,384

**DISCHARGE POINT SUMMARY**

DISCHARGE POINT #1 TO SUGAR CREEK ±3000 FT  
 TOTAL AREA DISTURBED TO DISCHARGE POINT 21.60 ACRES  
 STORAGE VOLUME REQUIRED (# OF ACRES\*3600 CU FT) 77,760 CU FT

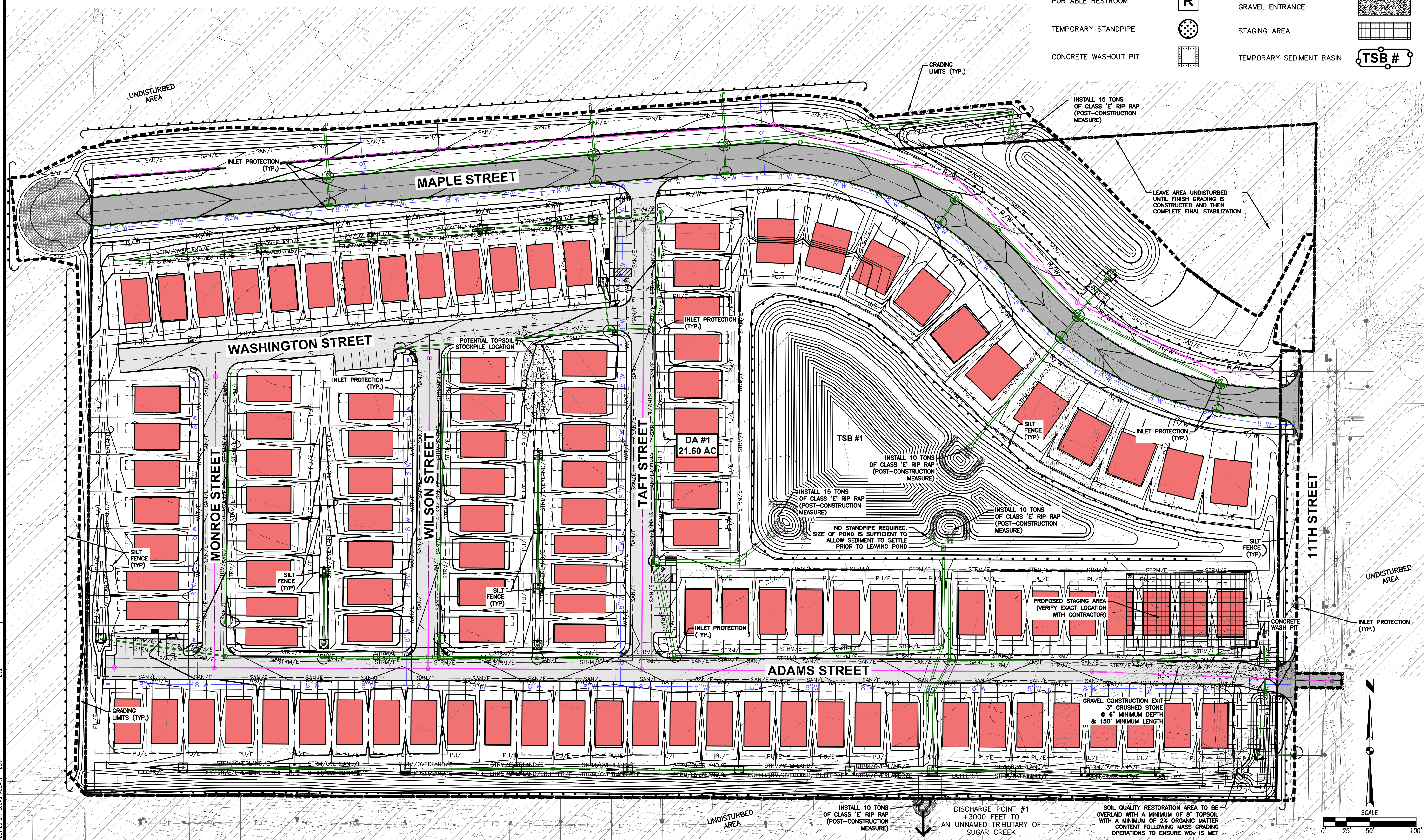
VOLUME PROVIDED IN SILT FENCE (5640 LF @ 4.5 CU FT/LF OF FENCE) 25,380 CU FT  
 VOLUME PROVIDED IN TSB #1 255,728 CU FT  
 TOTAL VOLUME PROVIDED 281,108 CU FT

**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.

**SWPPP LEGEND**

DRAINAGE ARROW	← X.XX %	AREA TO BE SEEDED	
GRADING LIMITS	— — — — —	SOIL QUALITY RESTORATION	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE	— — — — —	RIP-RAP	
INLET PROTECTION	○	GRAVEL ENTRANCE	
PORTABLE RESTROOM	<b>R</b>	STAGING AREA	
TEMPORARY STANDPIPE	⊙	TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT			



DRAWN BY: J. VANDERKAM  
 CHECKED BY: J. VANDERKAM  
 DATE: 3/7/2025 3:59 PM  
 PLOTTED BY: ALGOS MCGARTY  
 DATE: 3/7/2025 3:59 PM

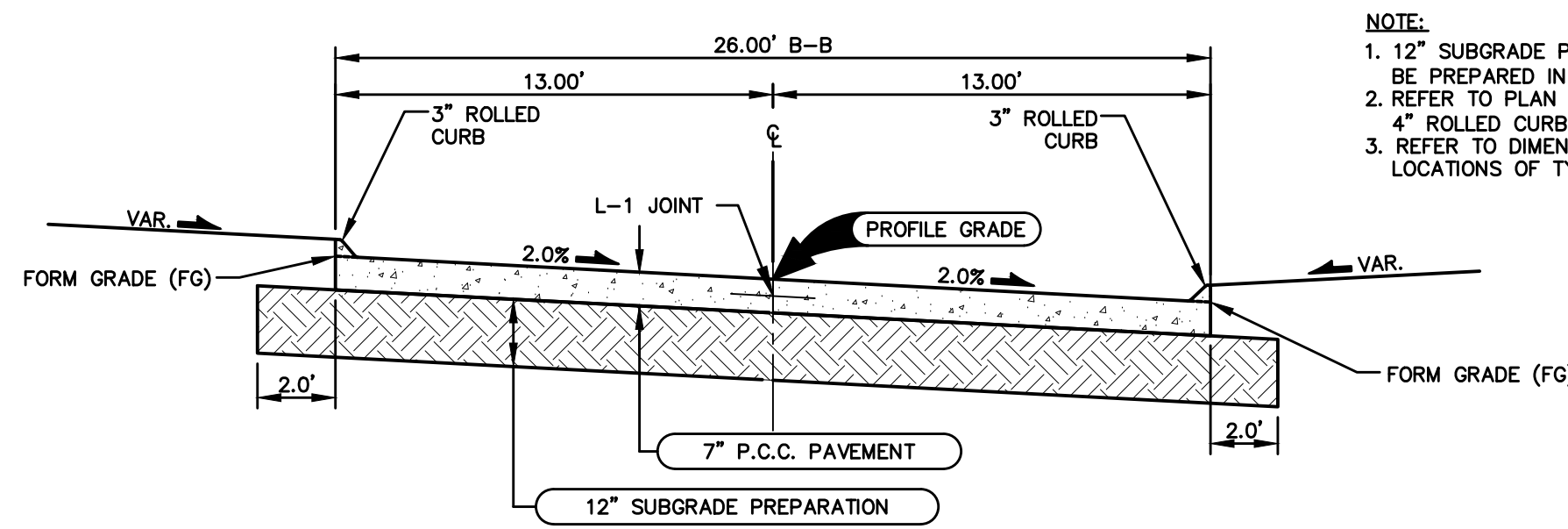
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**CSA**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

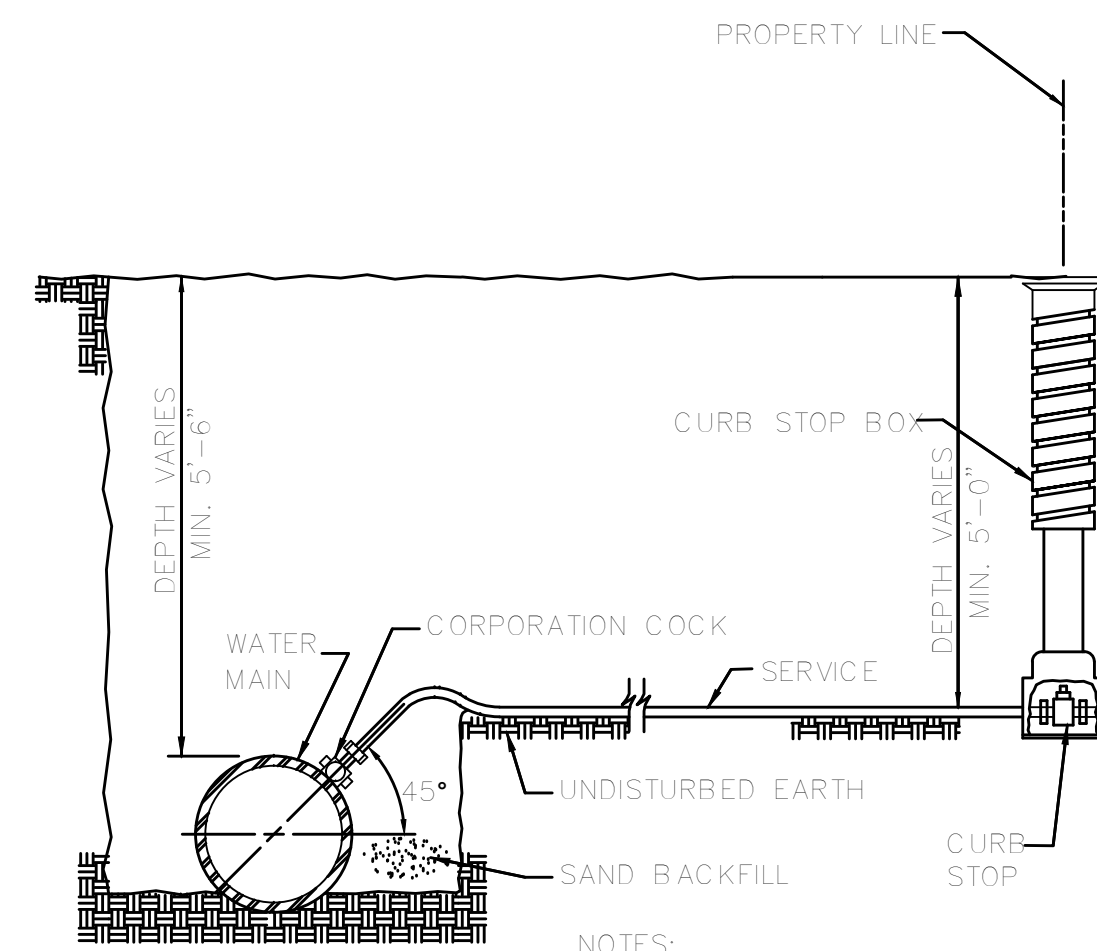
**COMMONWEALTH PLACE**  
 EROSION AND SEDIMENT CONTROL PLAN

**C5.0**  
 2405.424



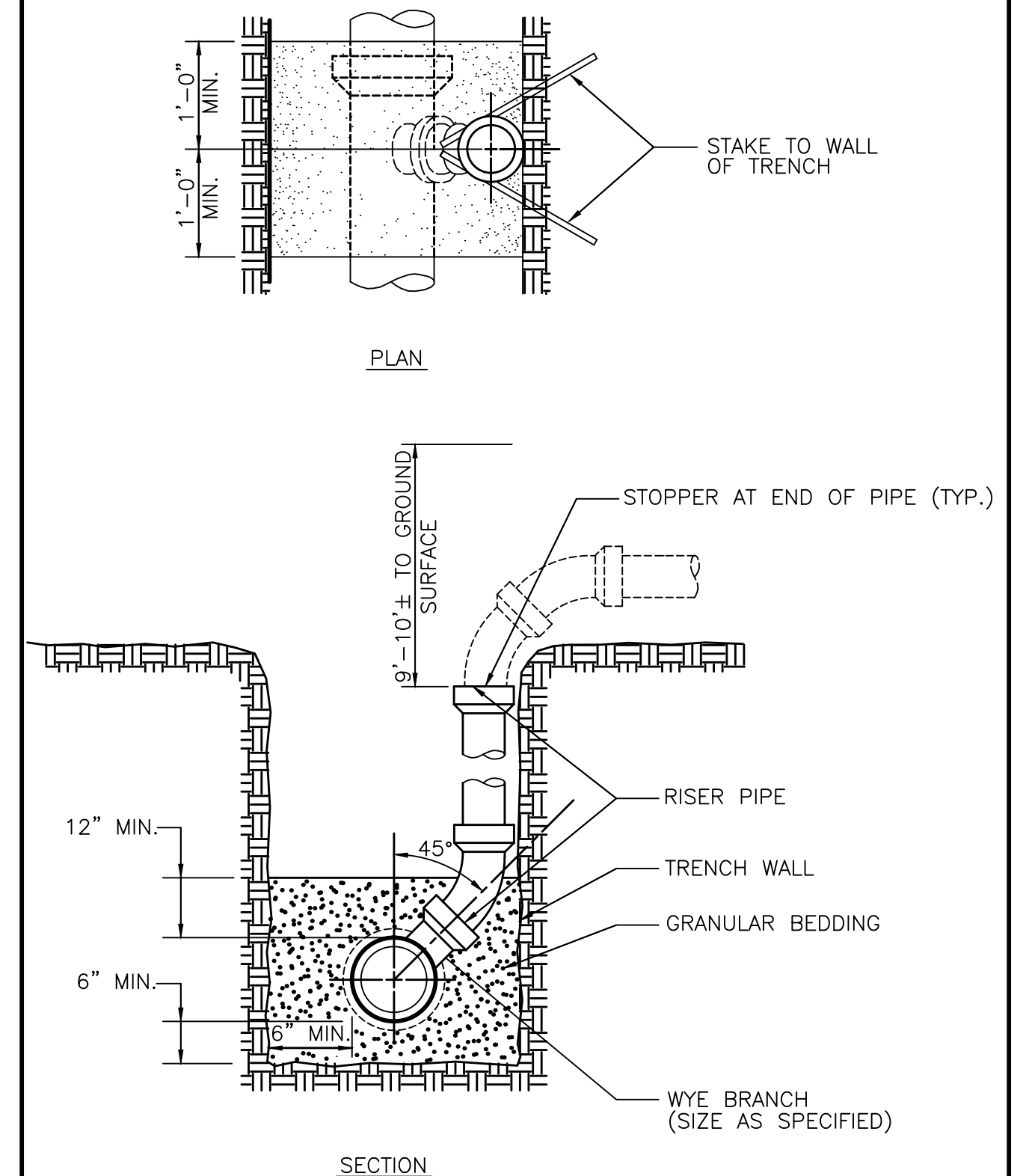
**NOTE:**  
 1. 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 - 6" LIFTS.  
 2. REFER TO PLAN FOR LOCATIONS OF 4" ROLLED CURB.  
 3. REFER TO DIMENSION PLAN FOR LOCATIONS OF TYPICAL SECTION.

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



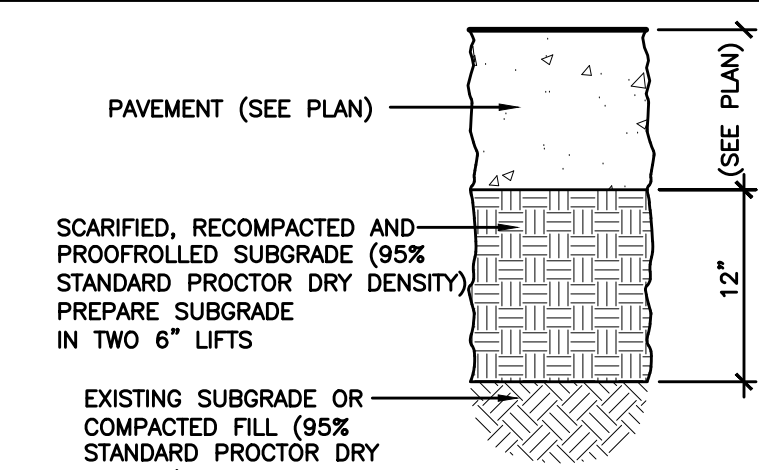
**NOTES:**  
 1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

**WATER SERVICE CONNECTION**  
 NOT TO SCALE



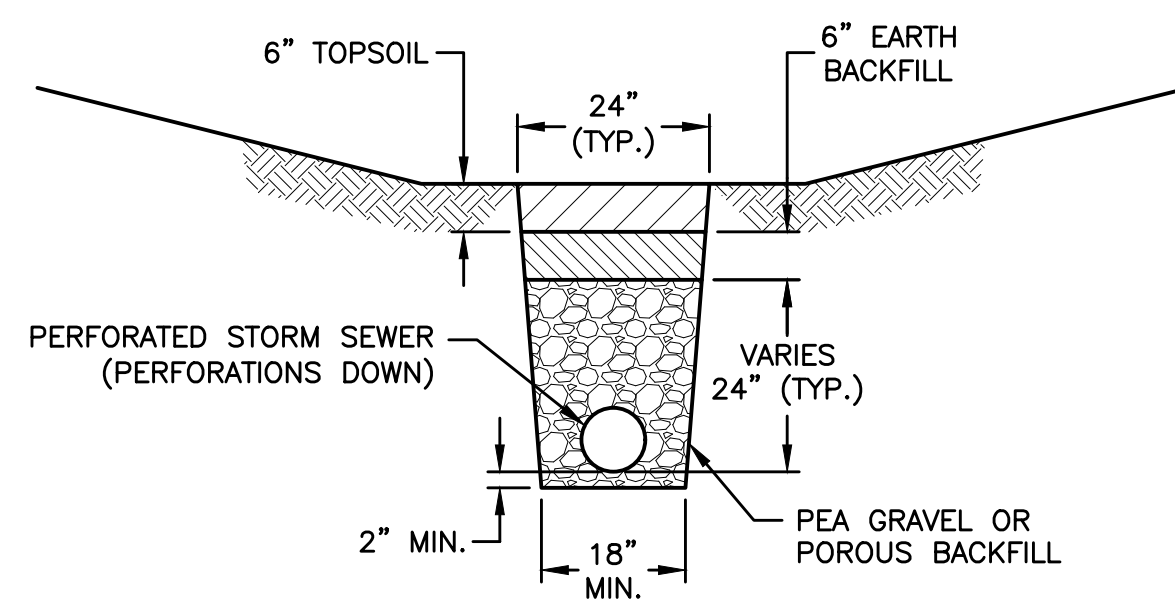
**NOTES:**  
 1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED EARTH. BACKFILL TO PREVENT MOVEMENT OF PIPE.  
 2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

**SANITARY SEWER SERVICE RISER**  
 NOT TO SCALE

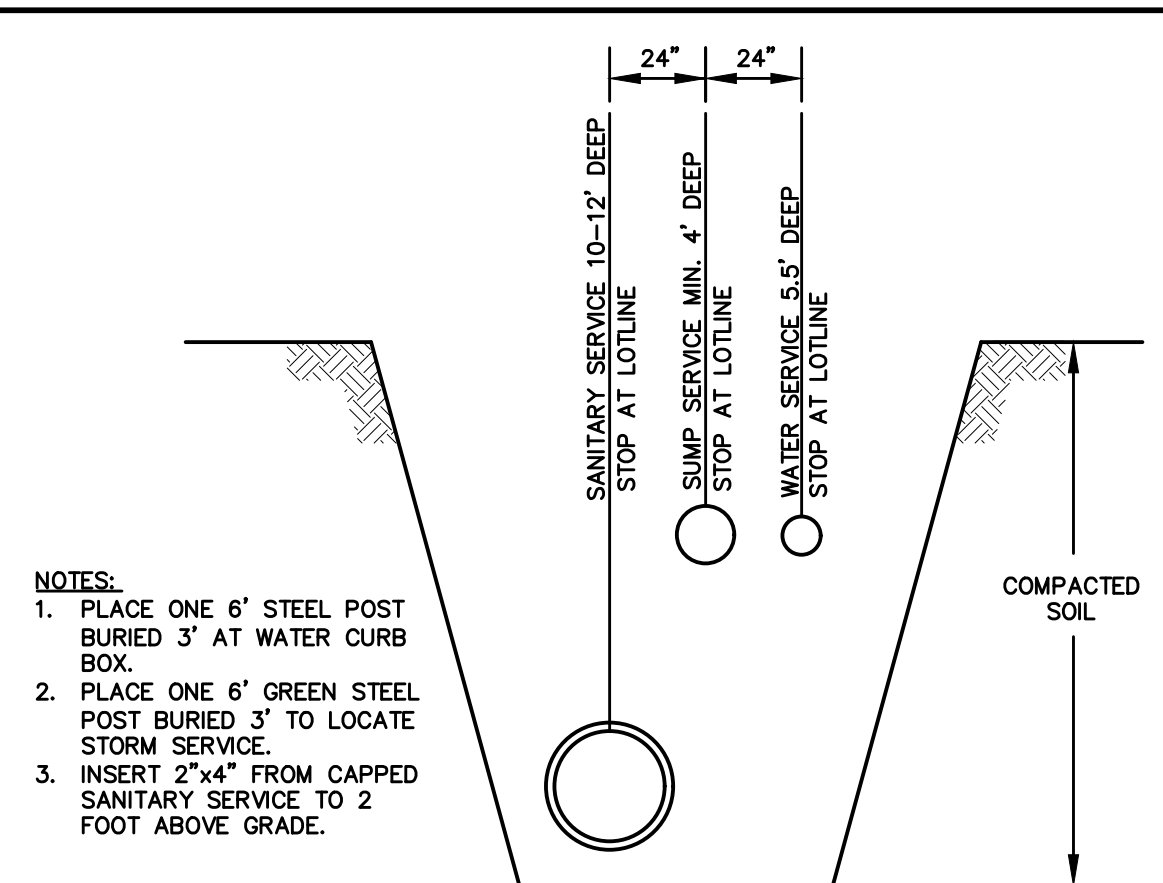


**NOTE:**  
 1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

**12" SUBGRADE PREPARATION**  
 NOT TO SCALE

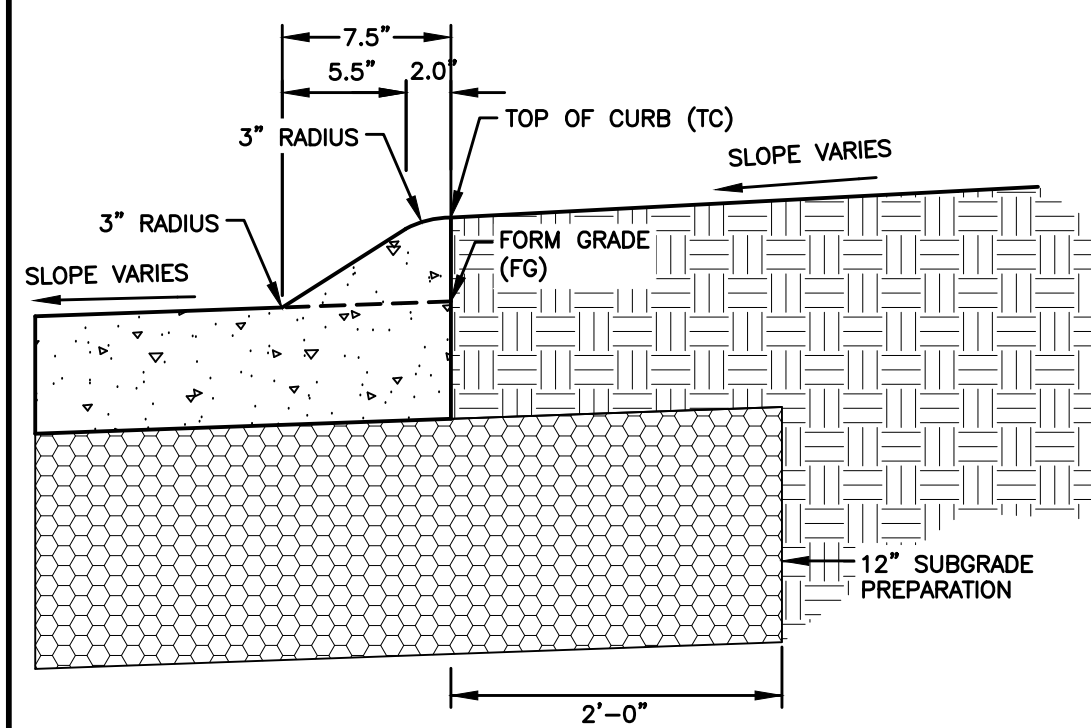


**SWALE & PERFORATED STORM SEWER DETAIL**  
 NOT TO SCALE

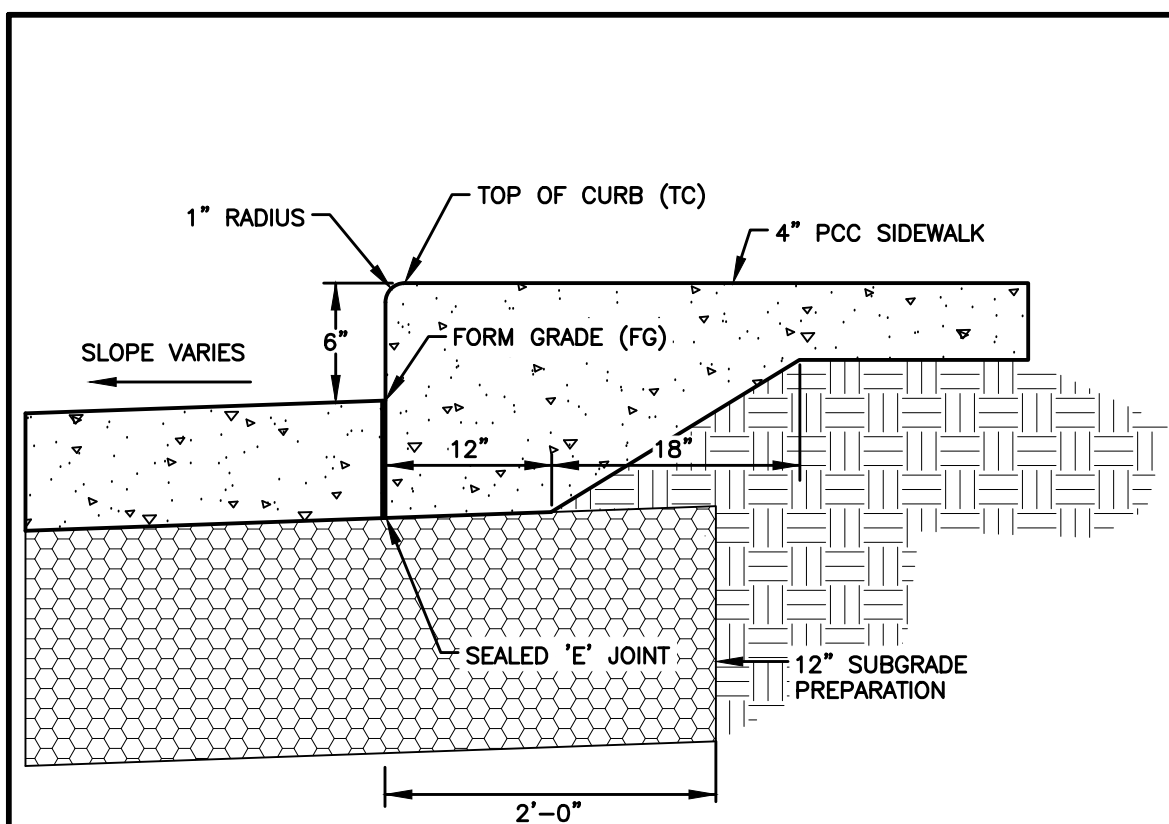


**NOTES:**  
 1. PLACE ONE 6" STEEL POST BURIED 3" AT WATER CURB BOX.  
 2. PLACE ONE 6" GREEN STEEL POST BURIED 3" TO LOCATE STORM SERVICE.  
 3. INSERT 2"x4" FROM CAPPED SANITARY SERVICE TO 2 FOOT ABOVE GRADE.

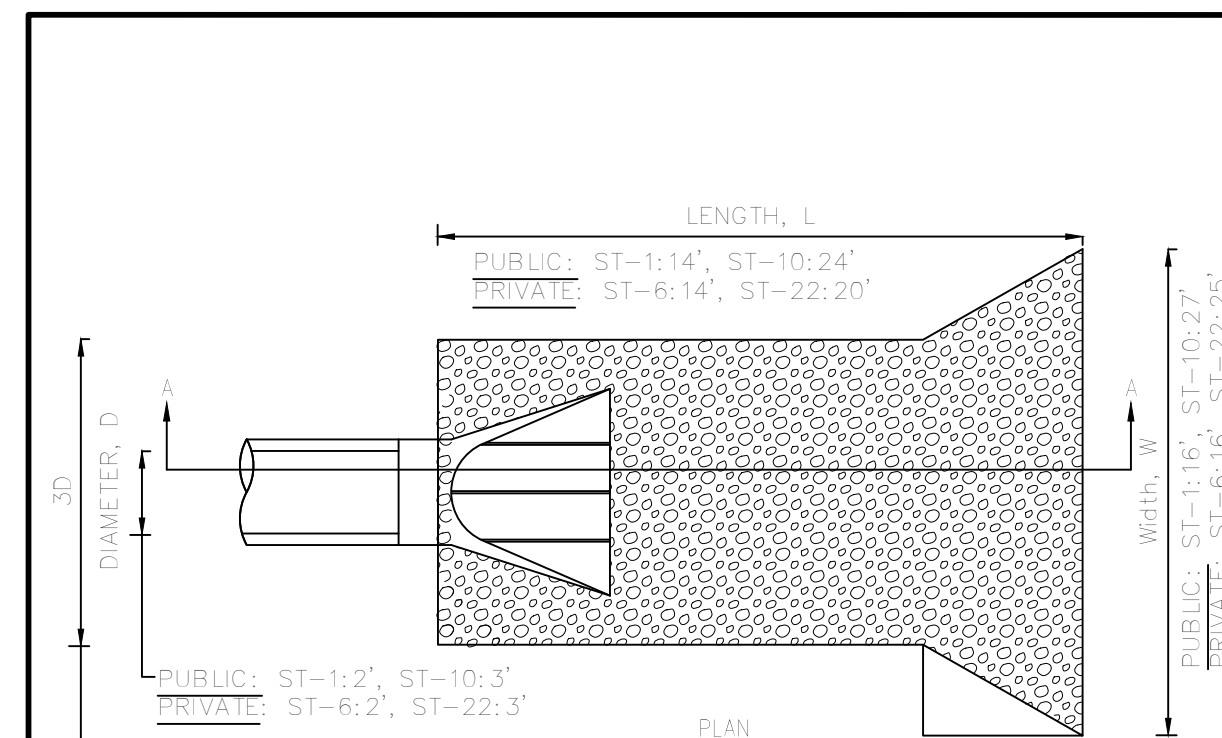
**SERVICE LOCATION DETAIL**  
 NOT TO SCALE



**3" ROLLED CURB**

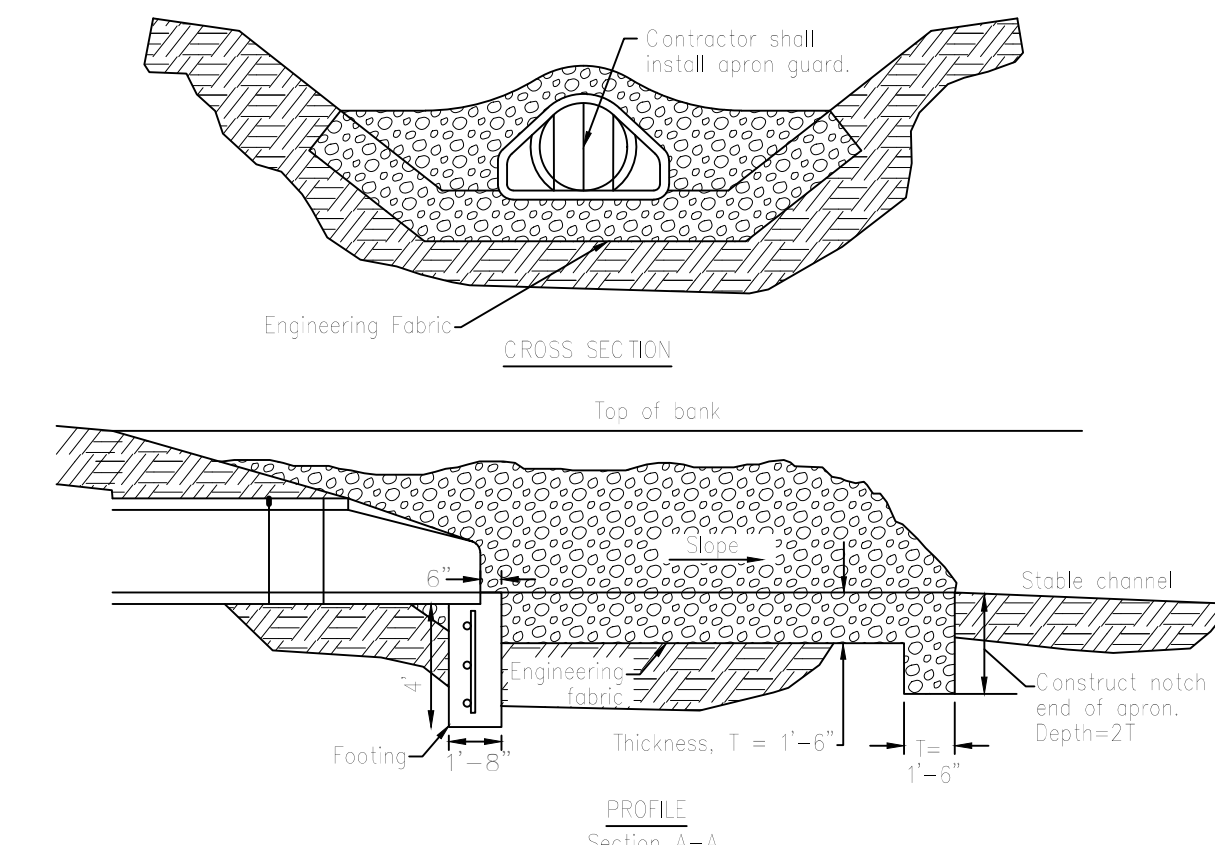


**CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK**  
 NOT TO SCALE



**NOTE:**  
 1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.  
 2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

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



POURED CONCRETE THRUST BLOCK AGAINST UNDISTURBED EARTH. DO NOT COVER DRAIN HOLES OR TRACER WIRE.

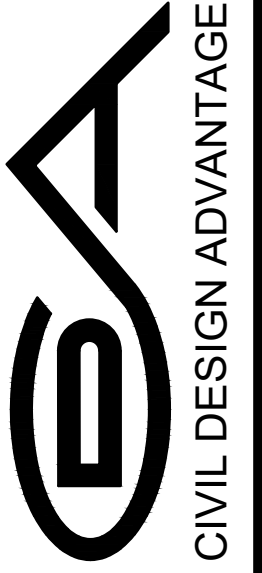
**NOTES:**  
 1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".  
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.  
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASUREMENT.

**HYDRANT ASSEMBLY DETAIL**  
 NOT TO SCALE

FILE: H:\2024\2405424\DWG\SITE PLAN\2405424-COVER-REF-DETAILS.DWG  
 PLOTTED BY: AUCAS MCCARTHY, TECH  
 DATE: 3/7/2025 3:39 PM

DATE	DESCRIPTION
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02/12/25	THIRD SUBMITTAL
01/17/25	SECOND SUBMITTAL
11/06/24	FIRST SUBMITTAL

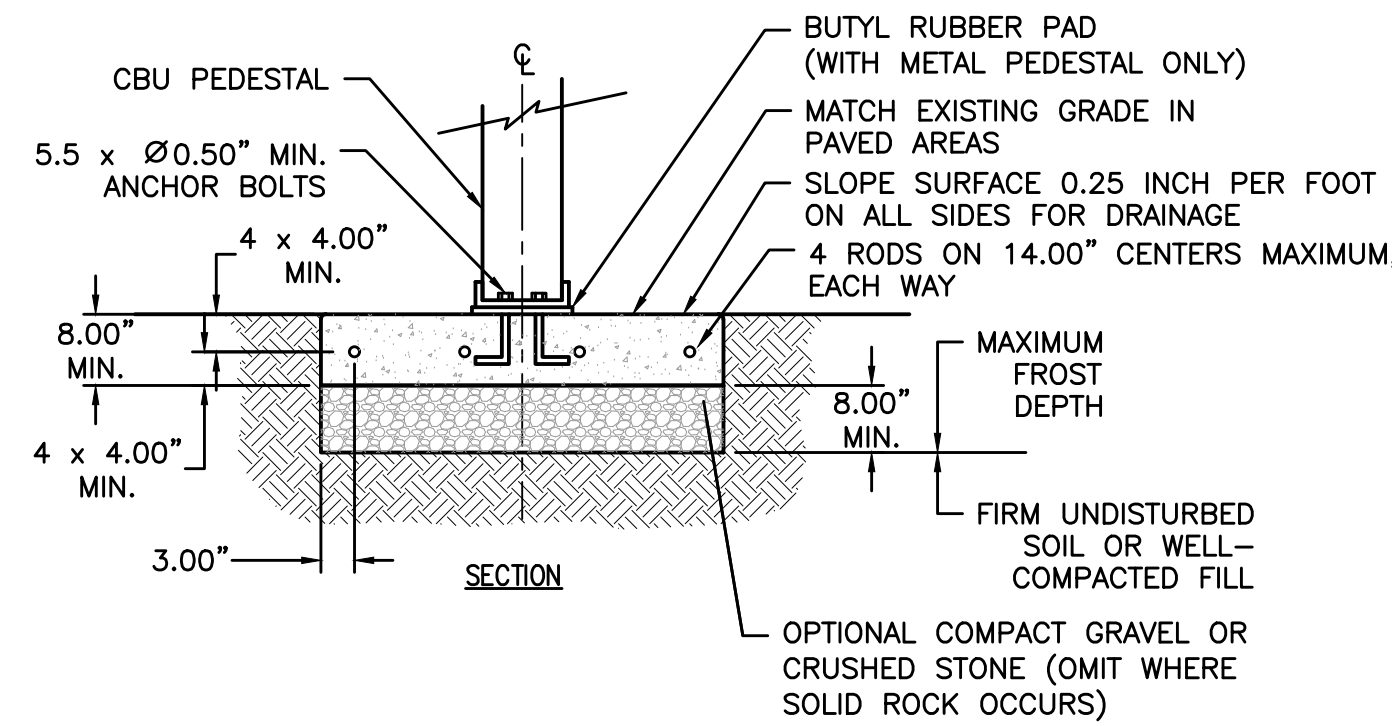
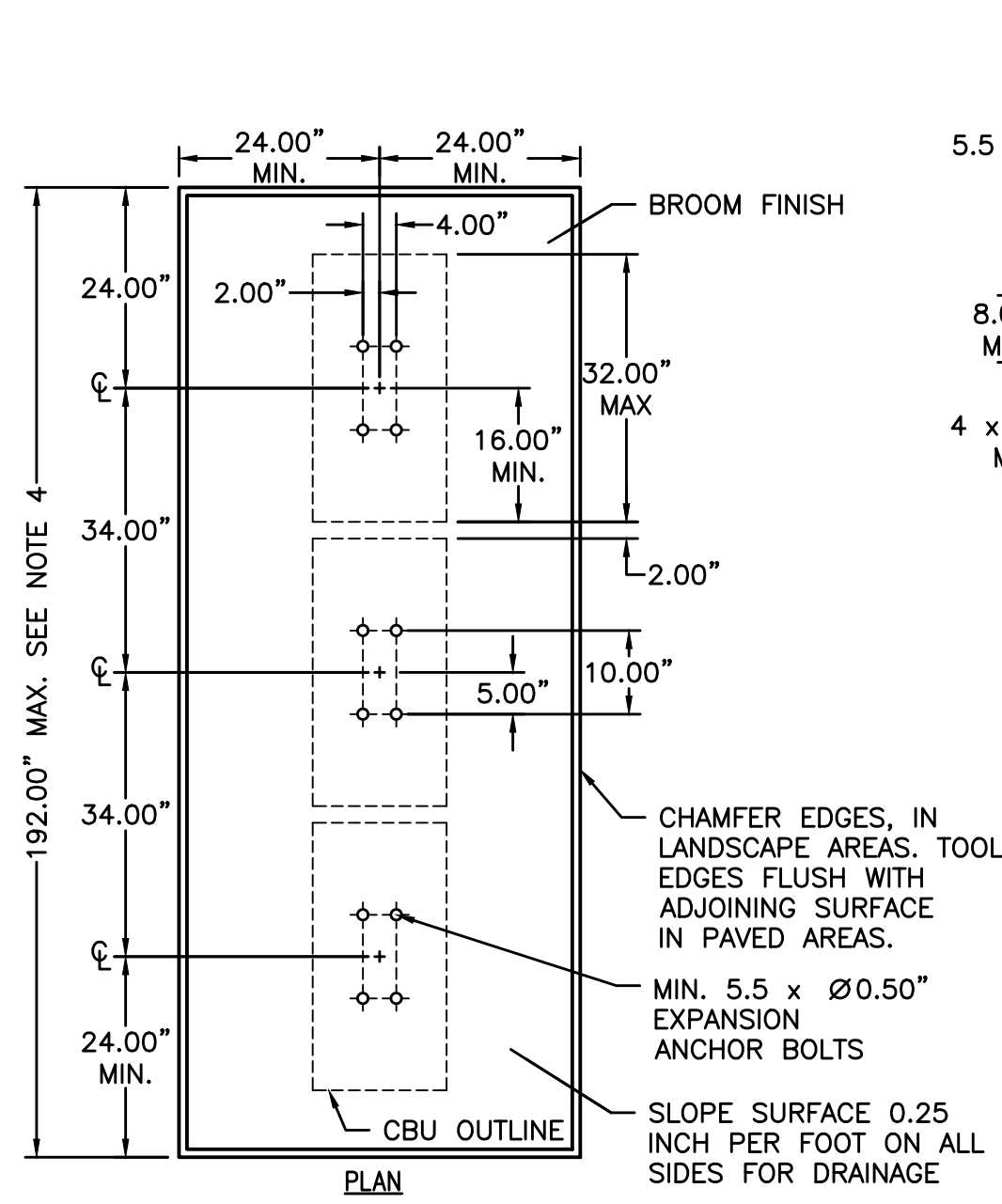
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JAT  
 ENGINEER: BDH



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**COMMONWEALTH PLACE**  
**DETAILS**

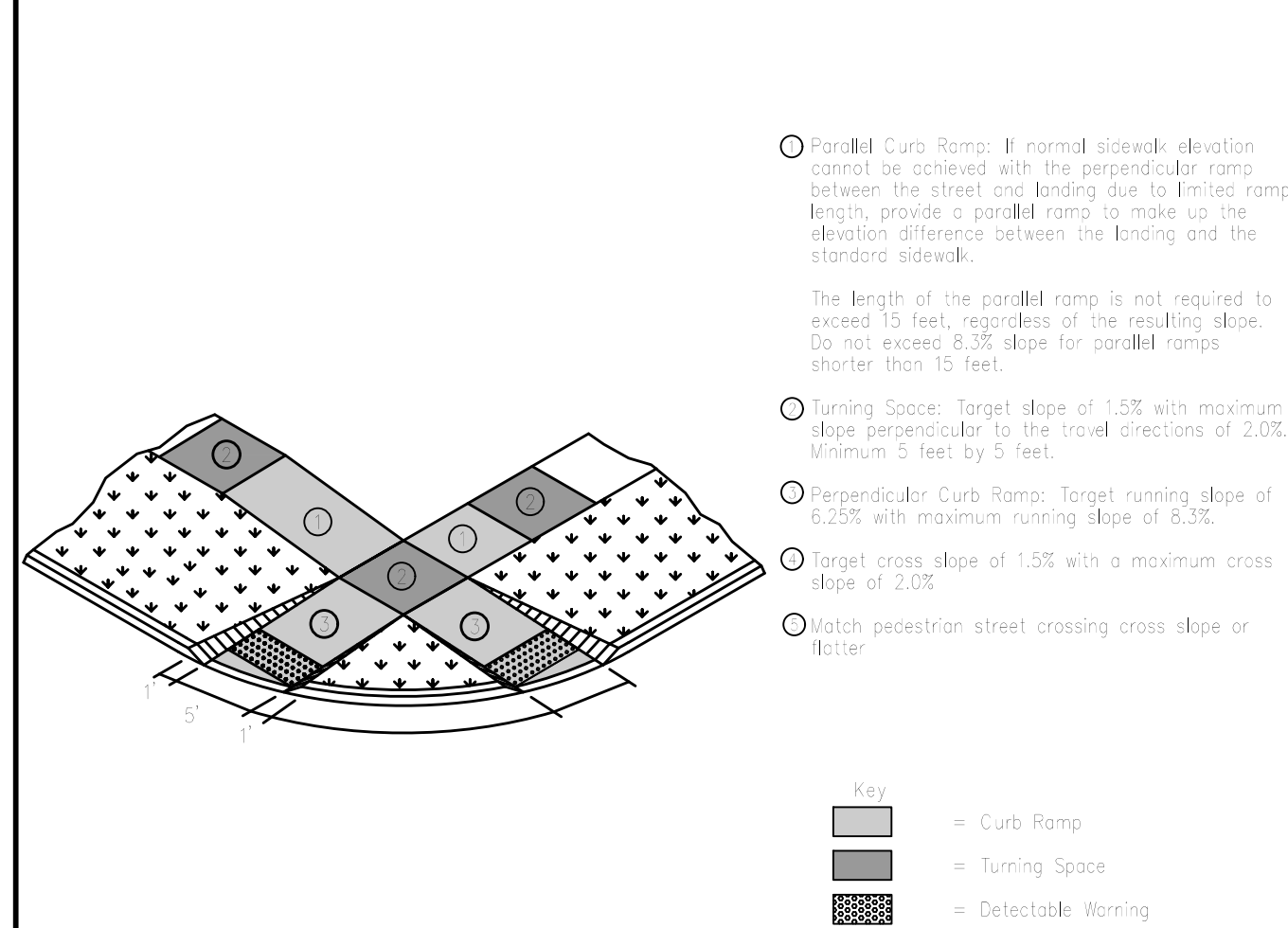
**C6.0**  
 2405.424



- NOTES:**
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.50" SLUMP IN ACCORDANCE WITH ACI 301.
  - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
  - EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
    - HILTI KWIK BOLT (WWW.US.HILTI.COM) 1/2" DIAMETER X 5-1/2" OVERALL LENGTH, GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
    - ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8"
    - RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4"
  - A 3 CBU CONFIGURATION IS DEPICTED. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 16 FEET.

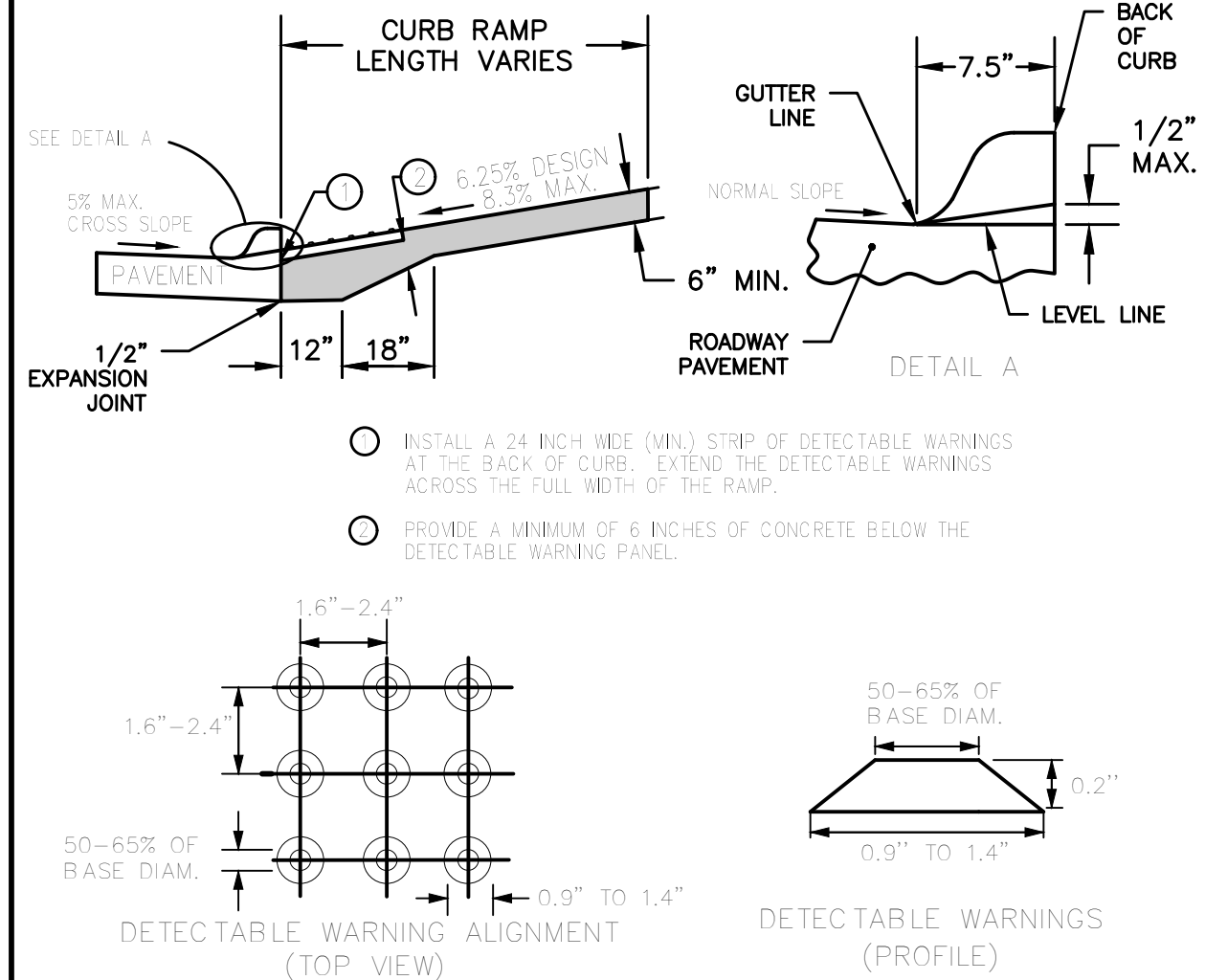
**CLUSTER BOX UNIT (CBU) MULTIPLE UNIT DETAIL**

NOT TO SCALE



**CURB RAMP FOR CLASS B OR C SIDEWALK**

NOT TO SCALE



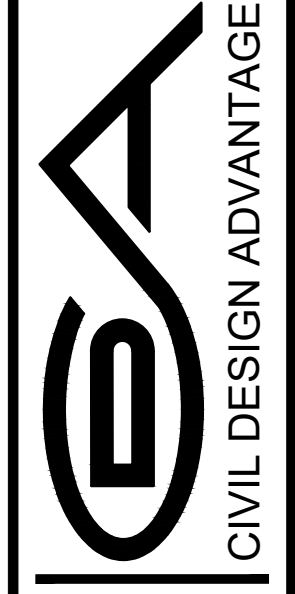
**DETECTABLE WARNING DETAIL**

NOT TO SCALE

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DATE	DESCRIPTION
03/05/25	COVER-REF-DETAILS.DWG
02/12/25	FOURTH SUBMITTAL
01/17/25	THIRD SUBMITTAL
11/06/24	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

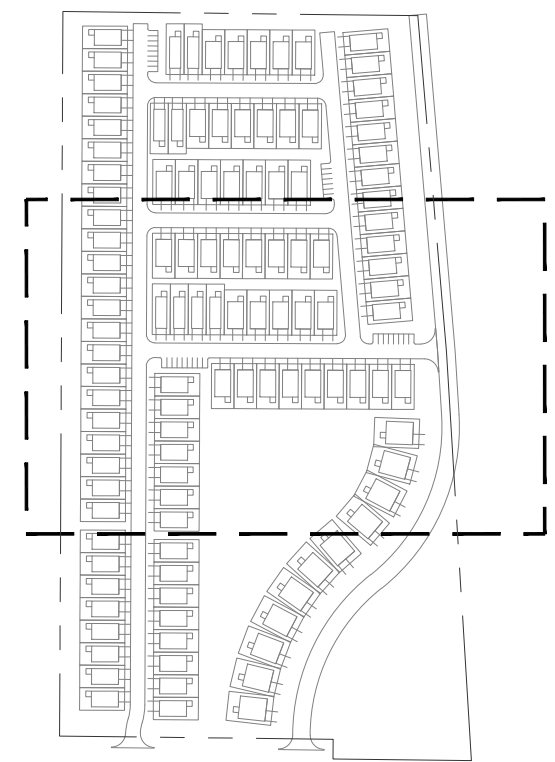
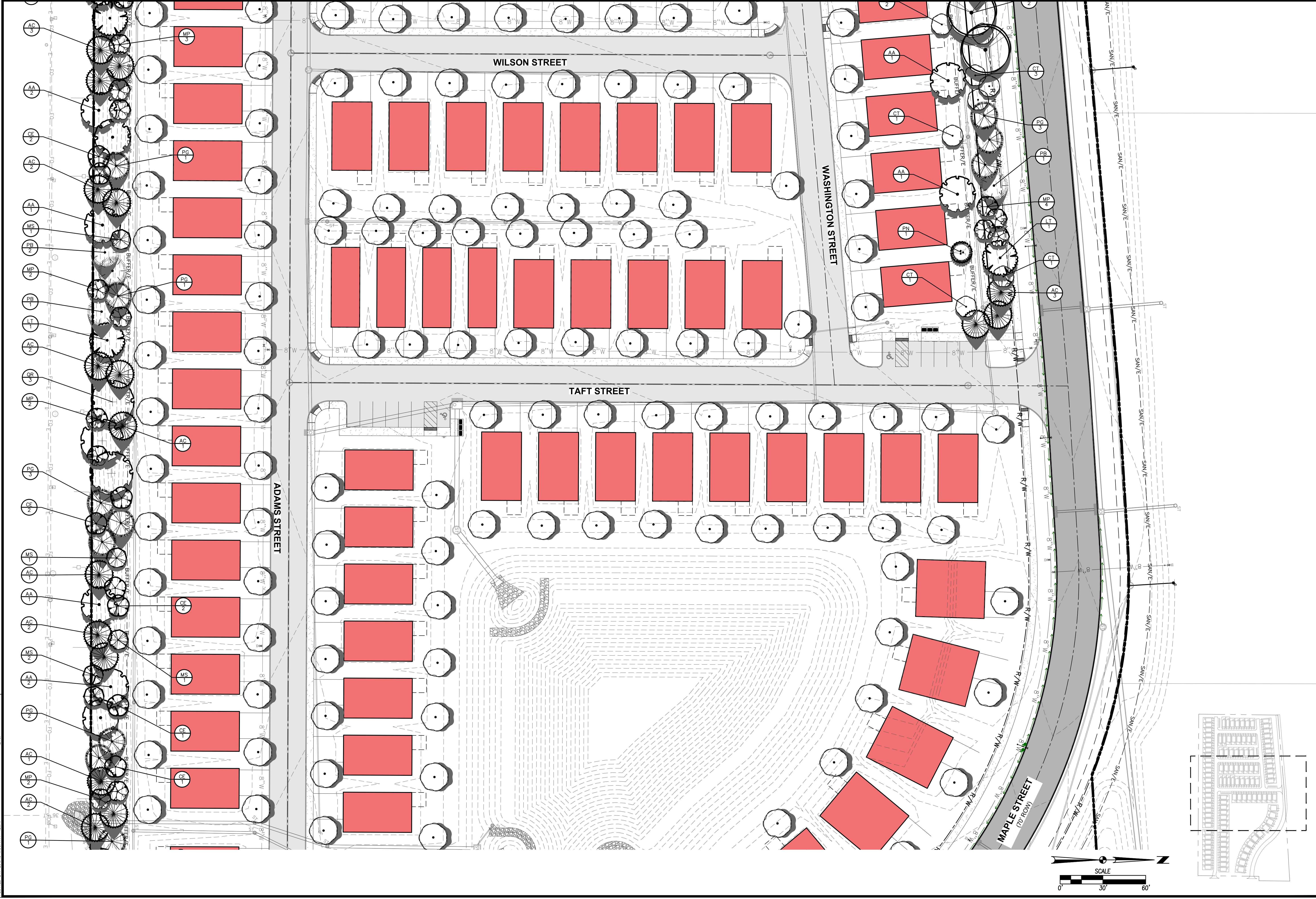


WAUKEE, IOWA

**COMMONWEALTH PLACE**  
**DETAILS**

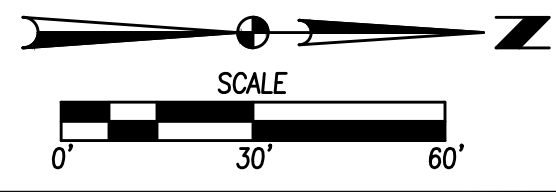
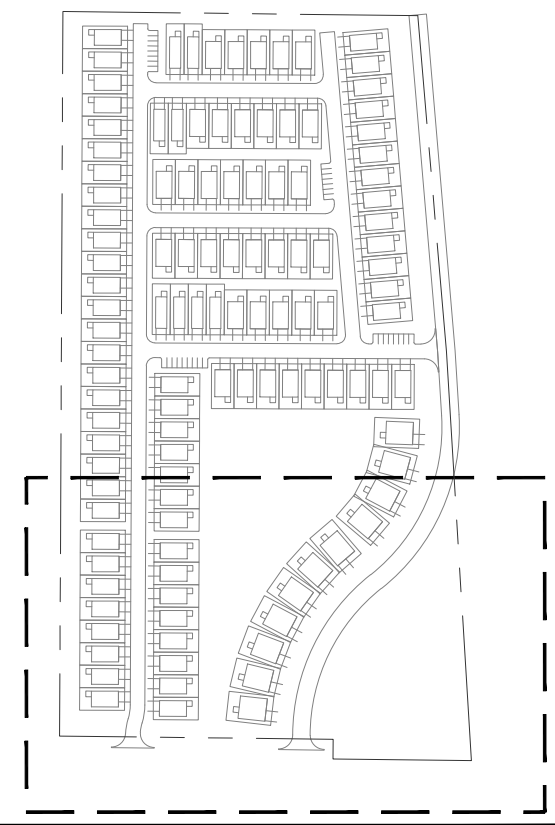
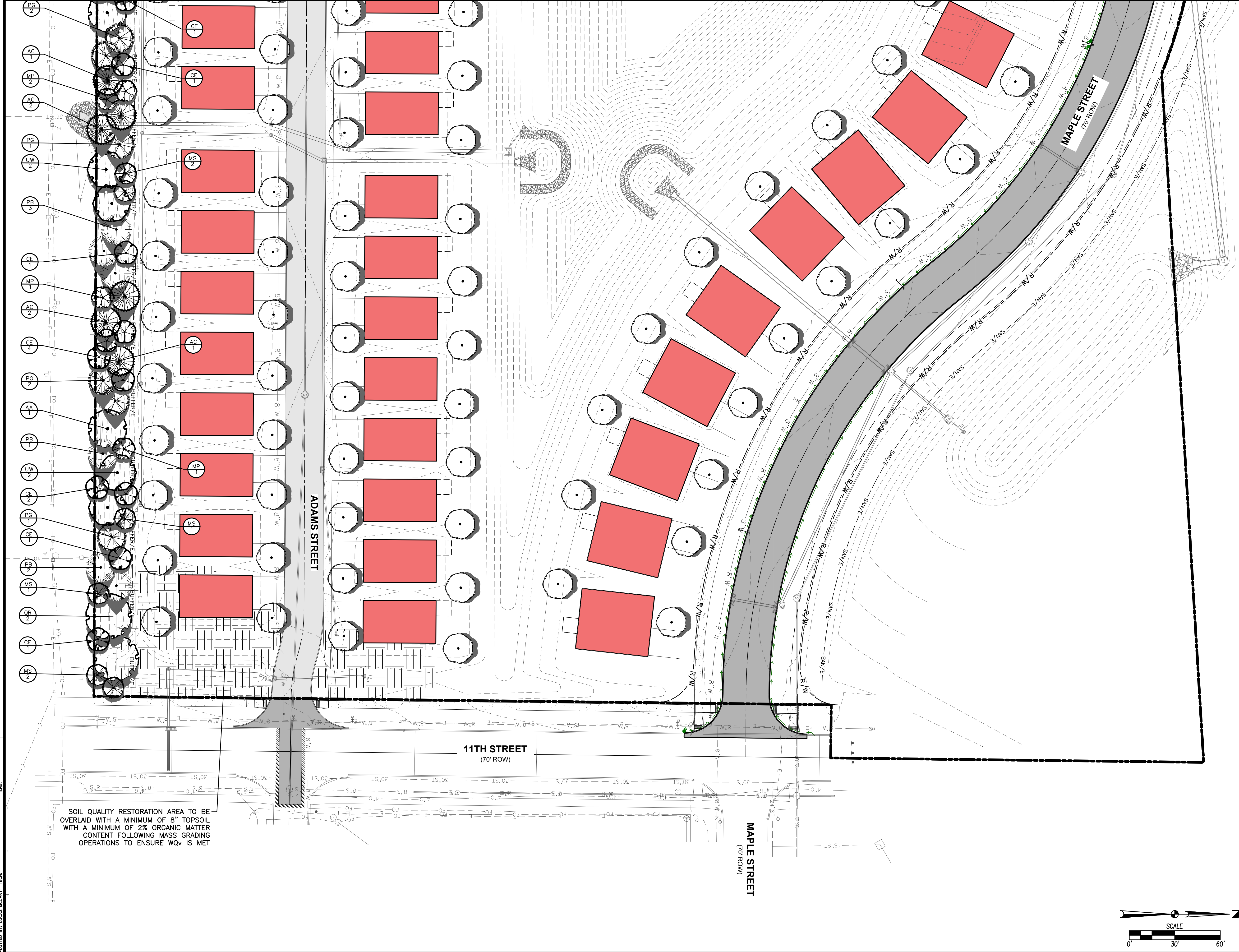







	DATE	03/05/25
	FOURTH SUBMITTAL	02/12/25
	THIRD SUBMITTAL	01/17/25
	FIRST SUBMITTAL	11/06/24
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410		
ENGINEER: JAT		ENGINEER: BDH
WAUKEE, IOWA		
<b>COMMONWEALTH PLACE</b> LANDSCAPE PLAN		
	2405.424	

SOIL QUALITY RESTORATION AREA TO BE OVERLAID WITH A MINIMUM OF 8" TOPSOIL WITH A MINIMUM OF 2% ORGANIC MATTER CONTENT FOLLOWING MASS GRADING OPERATIONS TO ENSURE WQV IS MET



 <p><b>COMMONWEALTH PLACE</b> LANDSCAPE PLAN</p>	<p>4121 NW URBANDALE DRIVE                  URBANDALE, IOWA 50322                  PHONE: (515) 369-4400 FAX: (515) 369-4410</p>	<p>ENGINEER: JAT                  ENGINEER: BDH</p>
	<p>WAUKEE, IOWA</p>	<p>DATE</p>
	<p>FOURTH SUBMITTAL 03/05/25</p>	<p>THIRD SUBMITTAL 02/12/25</p>
	<p>FIRST SUBMITTAL 01/17/25</p>	<p>11/06/24</p>