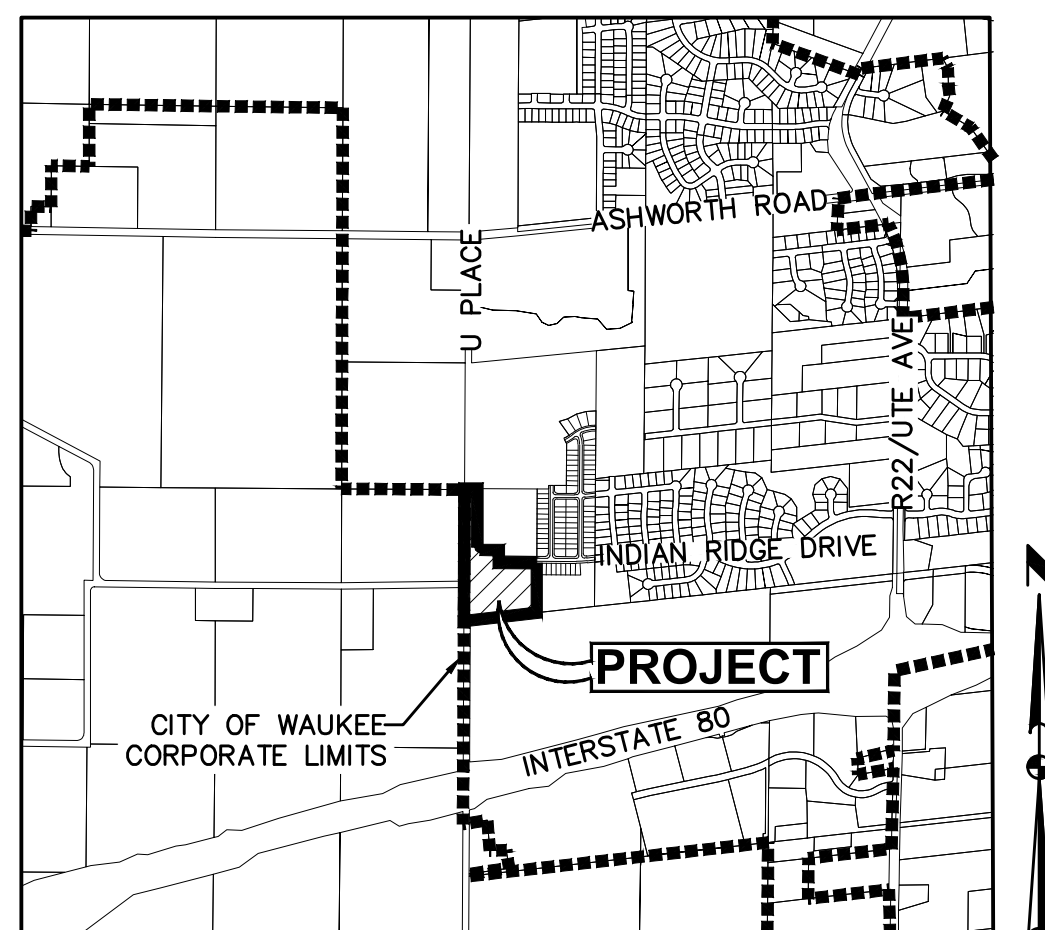


PRELIMINARY PLAT & SITE PLAN FOR: PAINTED WOODS WEST TOWNHOMES PLAT 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER

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

APPLICANT

D.R. HORTON
CONTACT: ANASTACIA SMITH
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
PH: (515) 460-6633

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 = SEPTEMBER 2023
ANTICIPATED FINISH DATE = MAY 2024

SUBMITTAL DATES

FIRST SUBMITTAL:	03/28/2023
SECOND SUBMITTAL:	04/25/2023
THIRD SUBMITTAL:	06/05/2023
FOURTH SUBMITTAL:	06/21/2023
FIFTH SUBMITTAL:	07/11/2023
FINAL SUBMITTAL:	09/21/2023
AS-BUILT SUBMITTAL:	08/07/2024

PLAT DESCRIPTION

A PART OF PARCEL "B" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4998, BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 7, TOWNSHIP 78 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 SAID PARCEL "B"; THENCE NORTH 00°17'11" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B", 1359.33 FEET; THENCE SOUTH 89°42'49" EAST, 35.00 FEET; THENCE SOUTH 00°16'56" WEST, 45.07 FEET; THENCE SOUTH 00°17'11" WEST, 427.06 FEET; THENCE SOUTH 03°31'39" EAST, 75.17 FEET; THENCE SOUTH 00°17'11" WEST, 120.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS SOUTH 44°42'49" EAST, 42.43 FEET; THENCE SOUTH 89°42'49" EAST, 214.22 FEET; THENCE SOUTH 00°17'11" WEST, 70.00 FEET; THENCE SOUTH 89°42'49" EAST, 430.22 FEET; THENCE SOUTH 00°17'11" WEST, 510.98 FEET; THENCE SOUTH 83°48'03" WEST, 719.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.09 ACRES (439,505 SQUARE FEET).

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

ZONING

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

NOTES

- 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.
- 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.
- 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
94 UNITS * 2.25 PEOPLE/UNIT * 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED	= 1.37 ACRES
TOTAL PROVIDED	= 0.00 ACRES

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

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
C2.0-2.1	DETAILS
C3.0-3.1	PRELIMINARY PLAT
C4.0	DIMENSION PLAN
C5.0-5.3	GRADING PLAN
C6.0-6.1	EROSION AND SEDIMENT CONTROL PLAN
C7.0-7.3	UTILITY PLAN
L1.0-1.1	LANDSCAPE PLAN

DEVELOPMENT SUMMARY

AREA:	8.55 ACRES (372,289 SF)	PARKING:	TOTAL REQUIRED:
			1 GUEST SPACE PER 5 UNITS = 19 SPACES
			2 SPACES PER UNIT = 188 SPACES
SETBACKS:			TOTAL PROVIDED:
FRONT: 30 FEET			GUEST PARKING SPACES = 19 SPACES
REAR: 30 FEET			1 DRIVEWAY AND 1 GARAGE
SIDE: 7 FEET MINIMUM (15 FEET TOTAL)			SPACE PER UNIT * 58 UNITS = 116 SPACES
			2 DRIVEWAY AND 2 GARAGE
MINIMUM LOT WIDTH:			SPACE PER UNIT * 36 UNITS = 144 SPACES
20' PER UNIT			
MINIMUM DENSITY:			ACCESSIBLE SPACES REQUIRED:
3,500 SQ FT PER UNIT			1-25 SPACES PROVIDED = 1 SPACE
MAXIMUM BUILDING HEIGHT:			ACCESSIBLE SPACES PROVIDED: = 2 SPACE
3 STORIES OR 40 FT			
MINIMUM UNIT SQUARE FOOTAGE:			
800 SF			
OPEN SPACE CALCULATION:			
TOTAL SITE	= 372,289 SF		
BUILDINGS	= 97,504 SF		
STREETS	= 43,869 SF		
DRIVEWAYS	= 25,440 SF		
FLUME	= 516 SF		
PARKING	= 3,455 SF		
SIDEWALK	= 9,848 SF		
OPEN SPACE PROVIDED	= 191,657 SF		
TOTAL IMPERVIOUS AREA:			
180,632 SF			
TOTAL OPEN SPACE PROVIDED:			
191,657 SF (51%)			
TOTAL OPEN SPACE REQUIRED:			
372,289 SF * 20% = 74,458 SF (20%)			
UNITS:			
94 UNITS (10.99 UNITS PER ACRE)			
UNIT SIZES:			
UNITS 1-36: 1,511SF			
UNITS 37-94: 1,418SF			
*ALL UNITS HAVE 3 BEDROOMS			

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	UNDERGROUND TELEPHONE
OUTSIDE FACE OF GARAGE DOOR	OVERHEAD ELECTRIC
FINISHED FLOOR ELEVATION	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

AS-BUILT DRAWINGS

AS-BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.

*** 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. 2303.181

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.

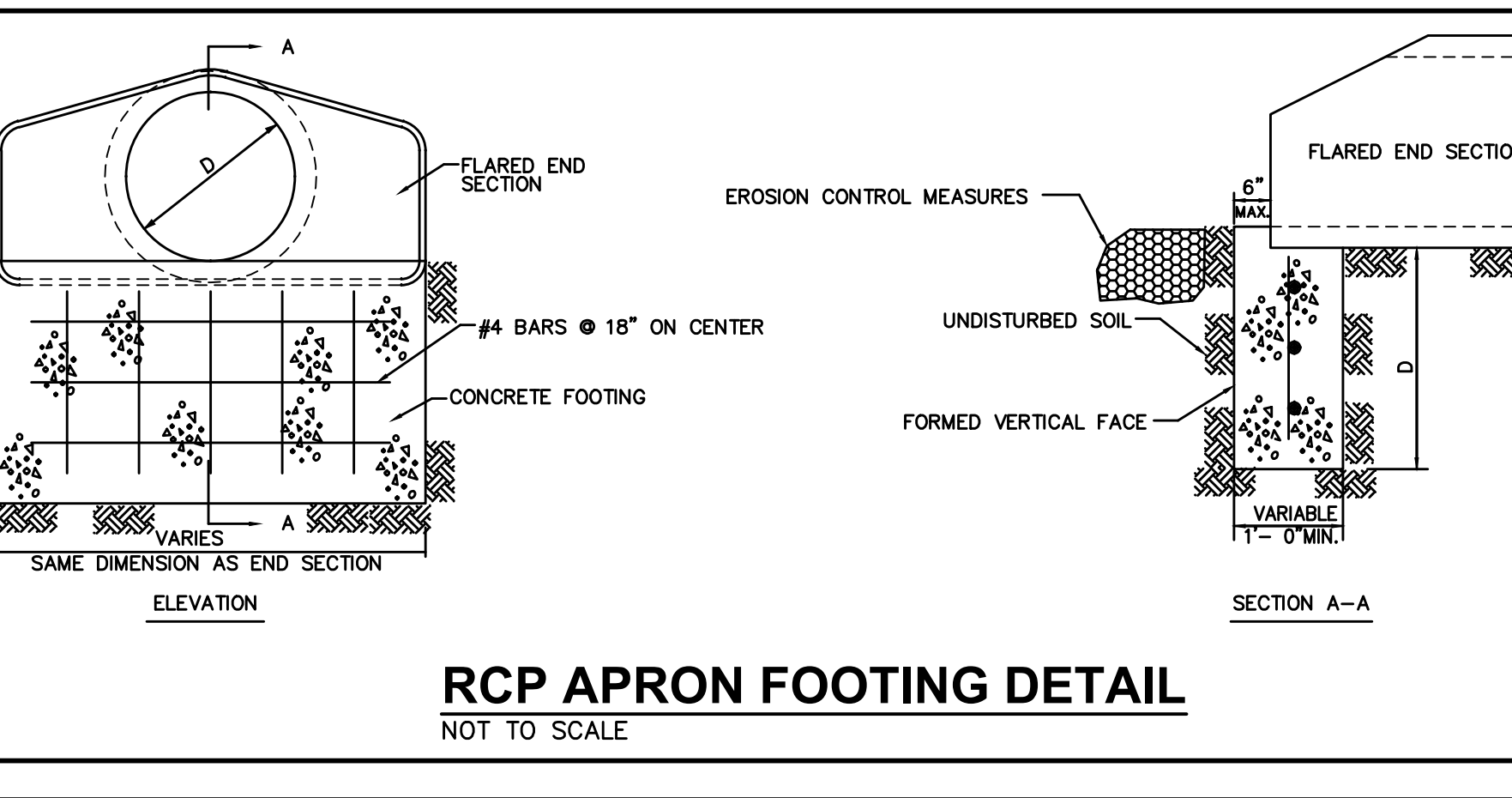
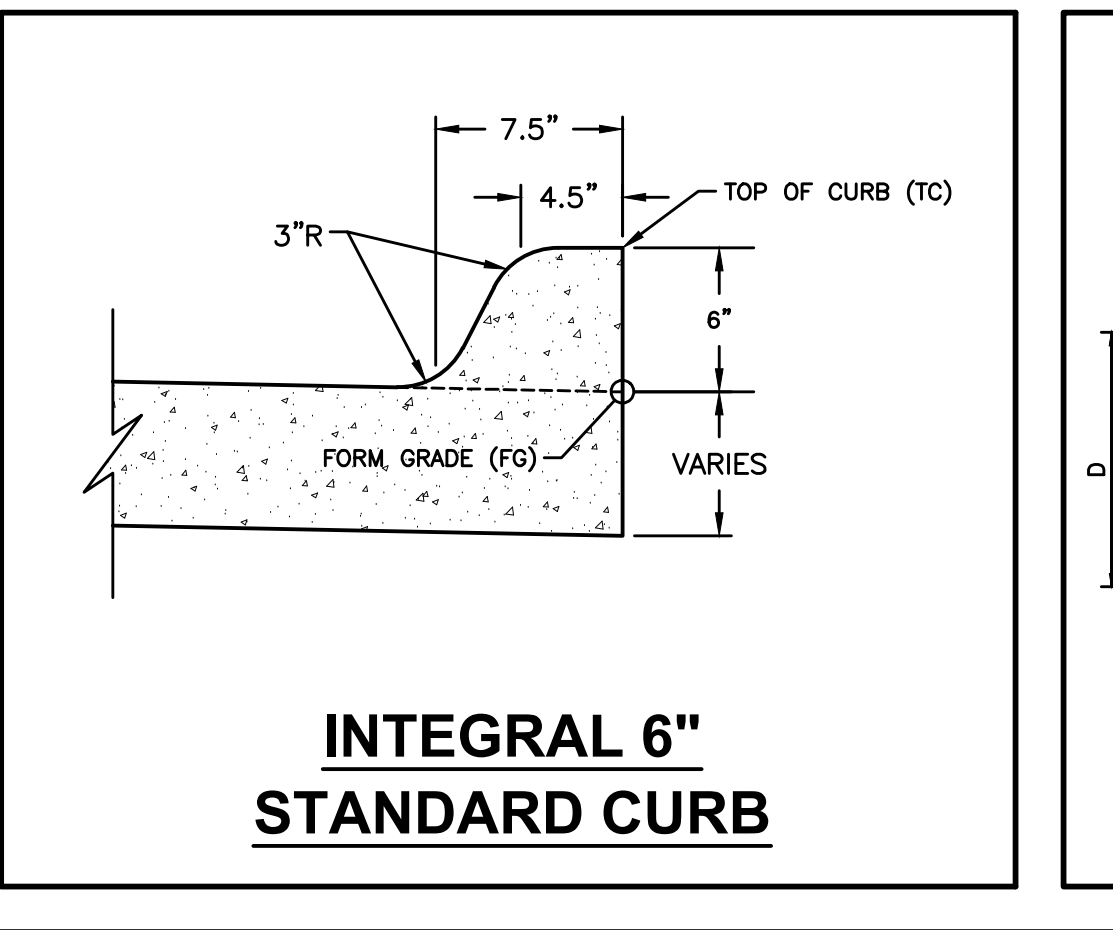
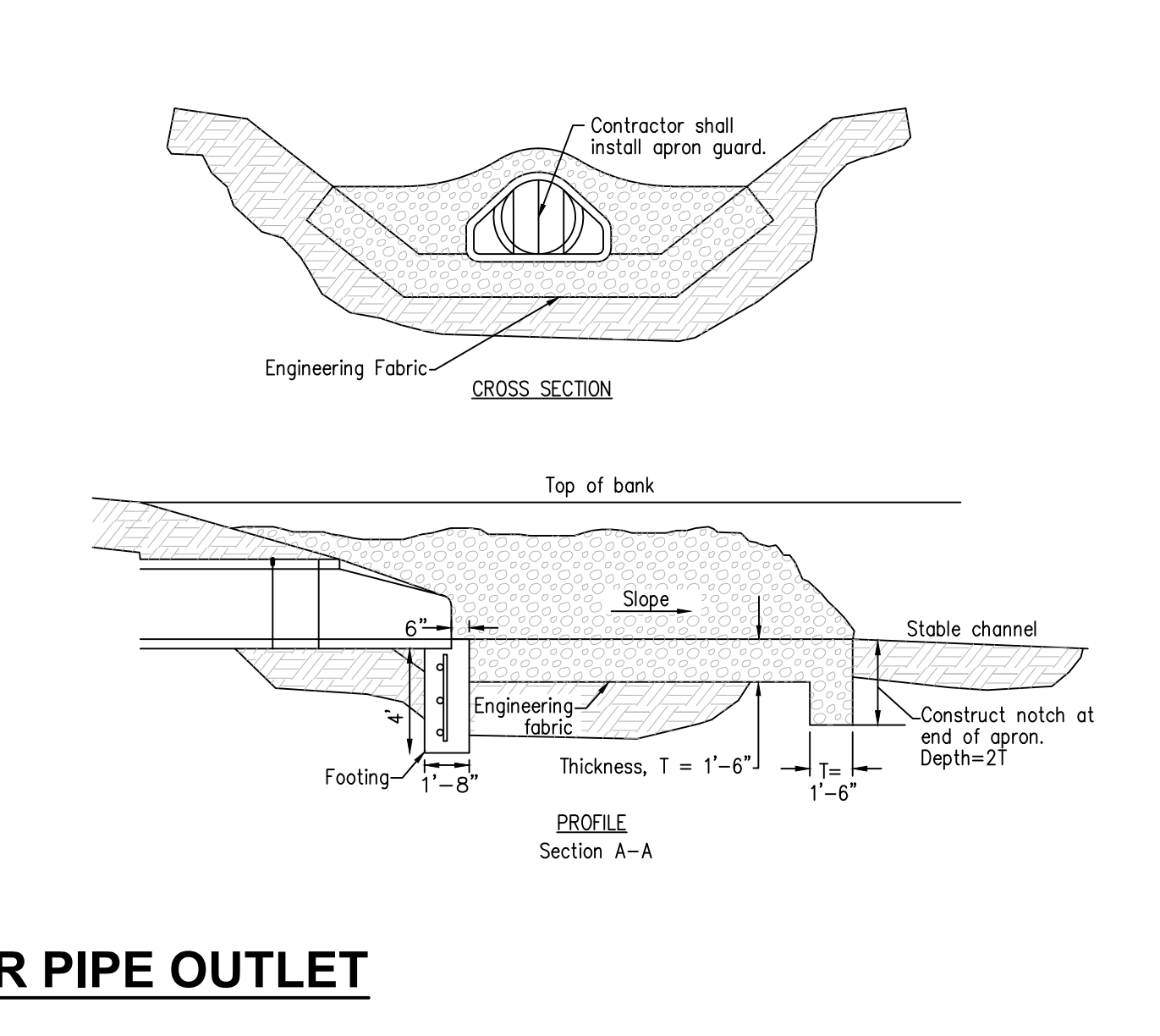
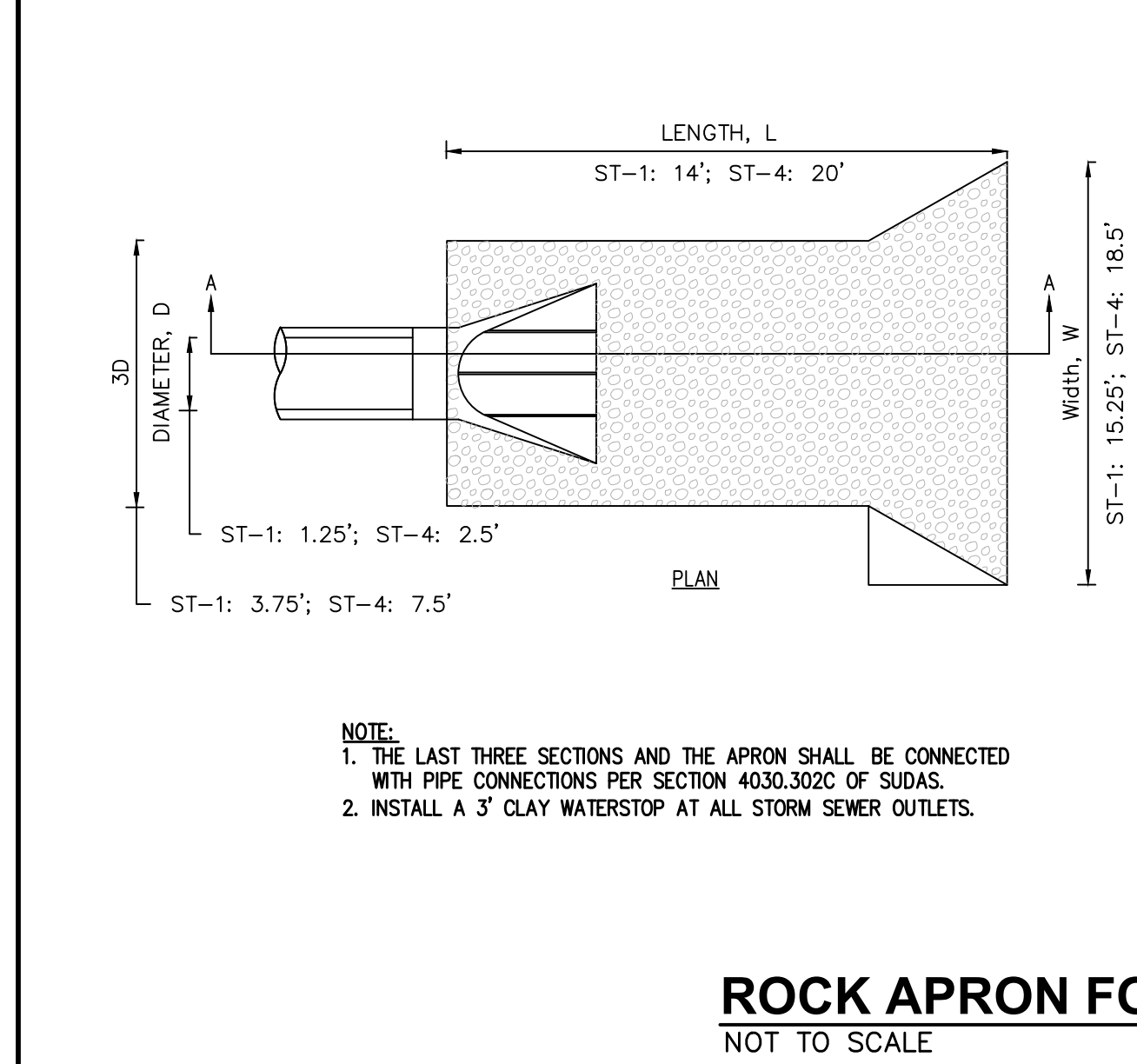
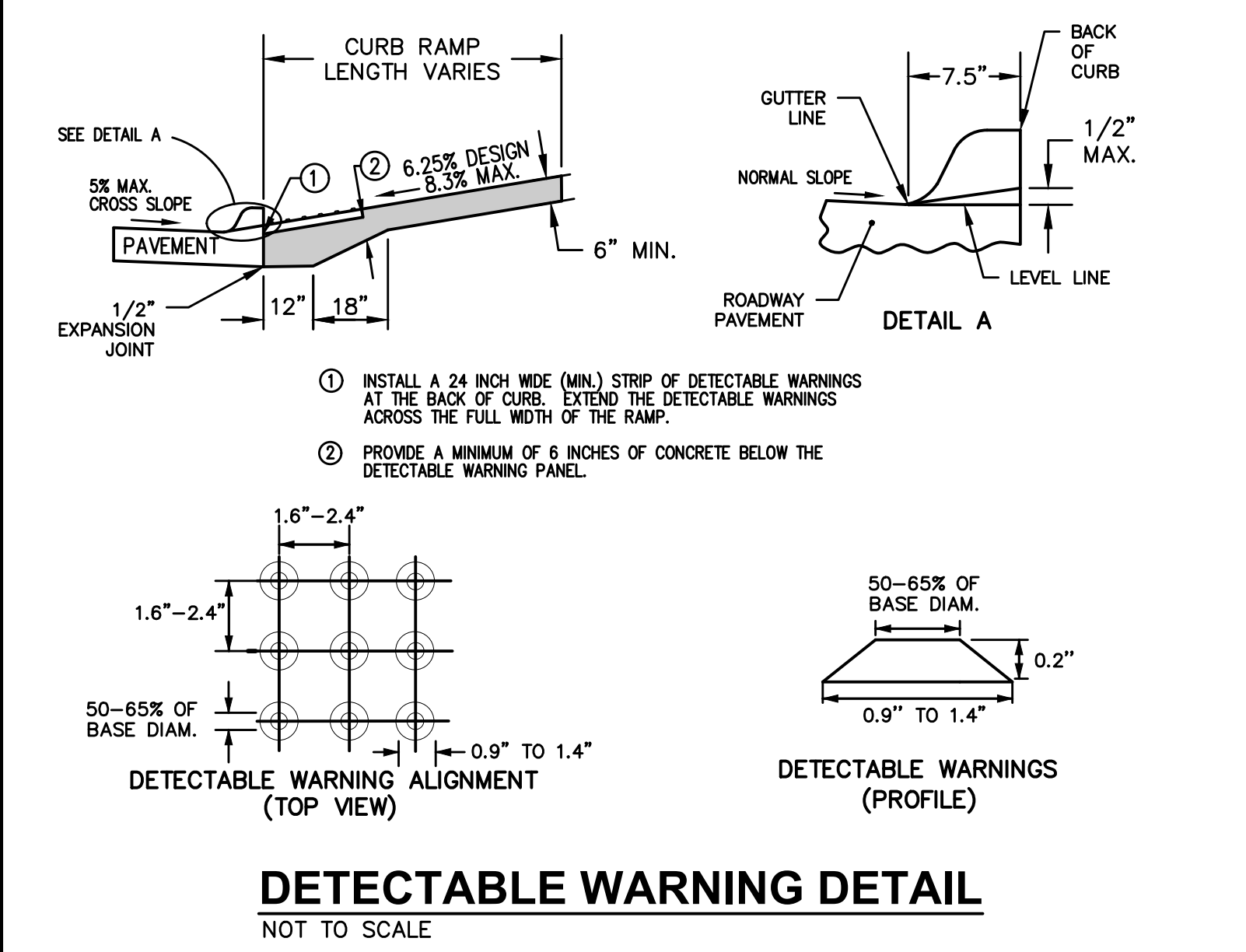
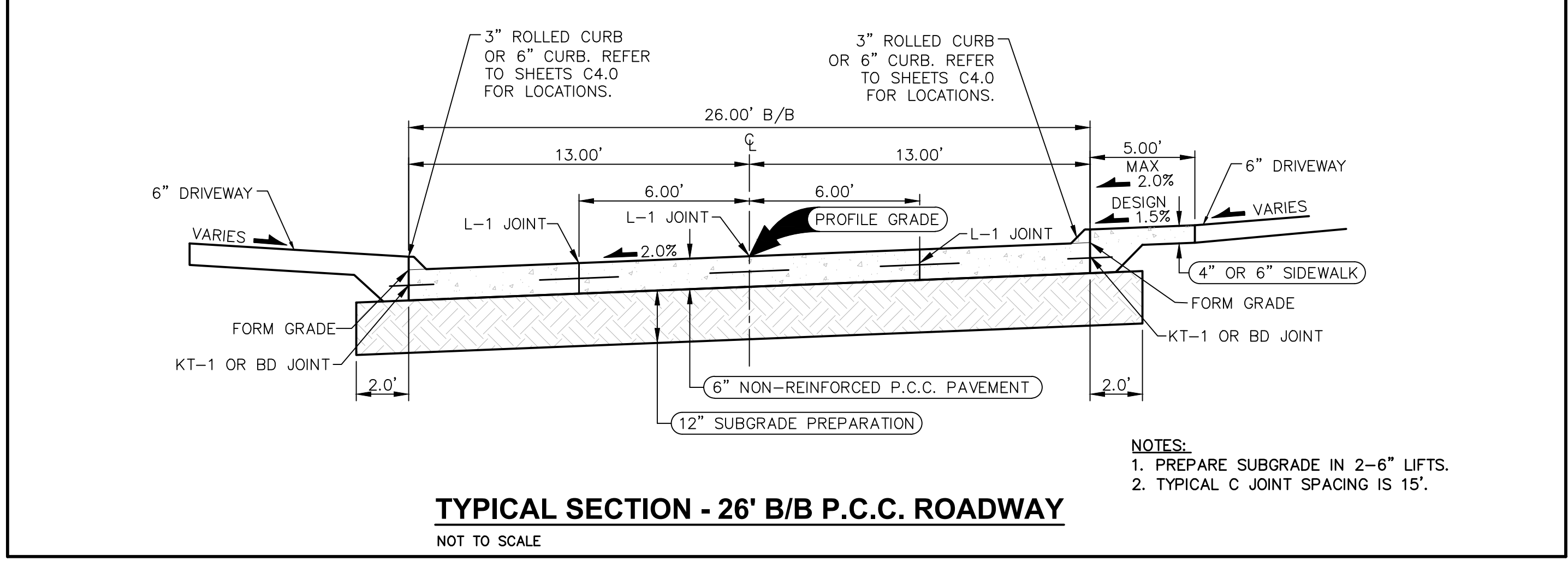
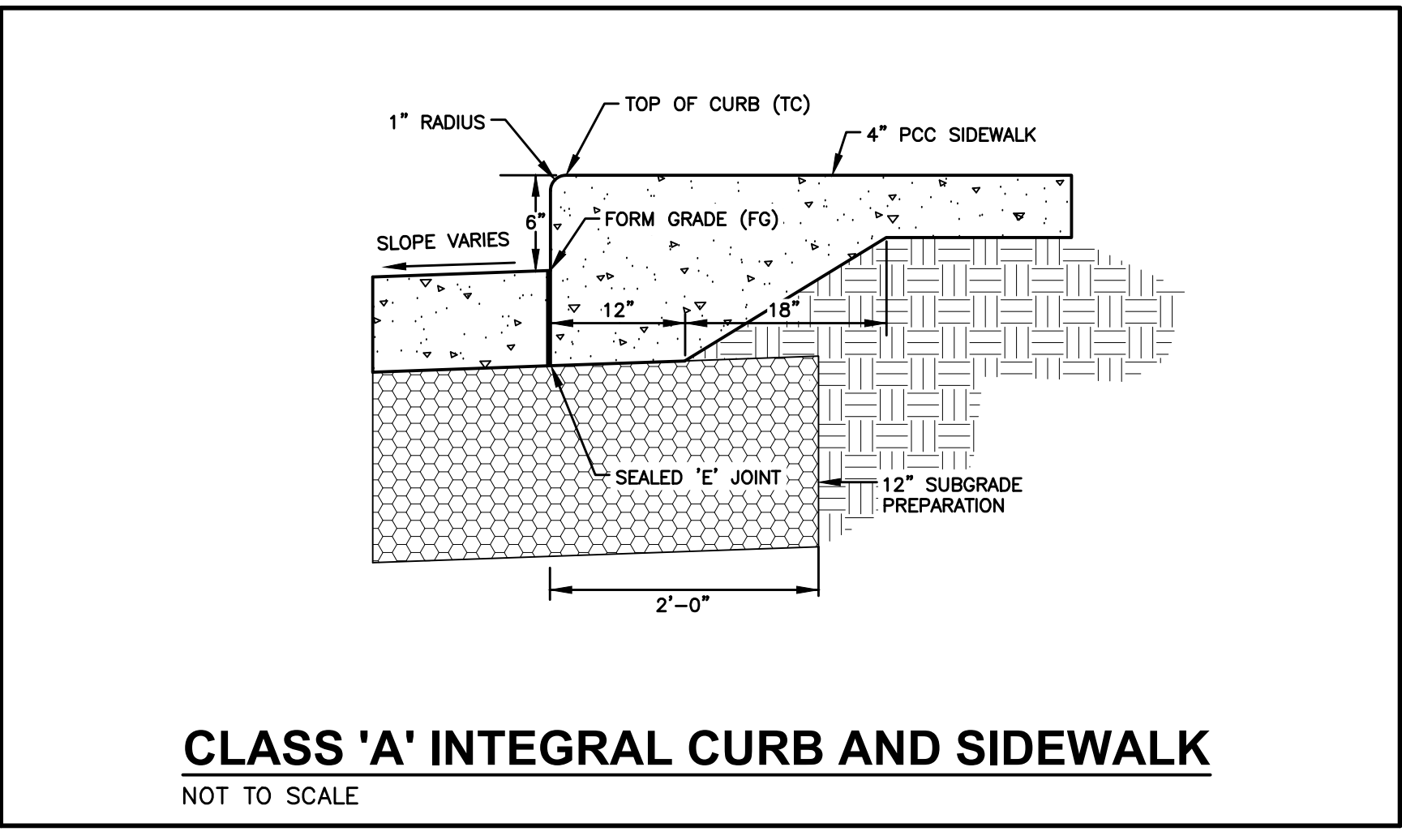
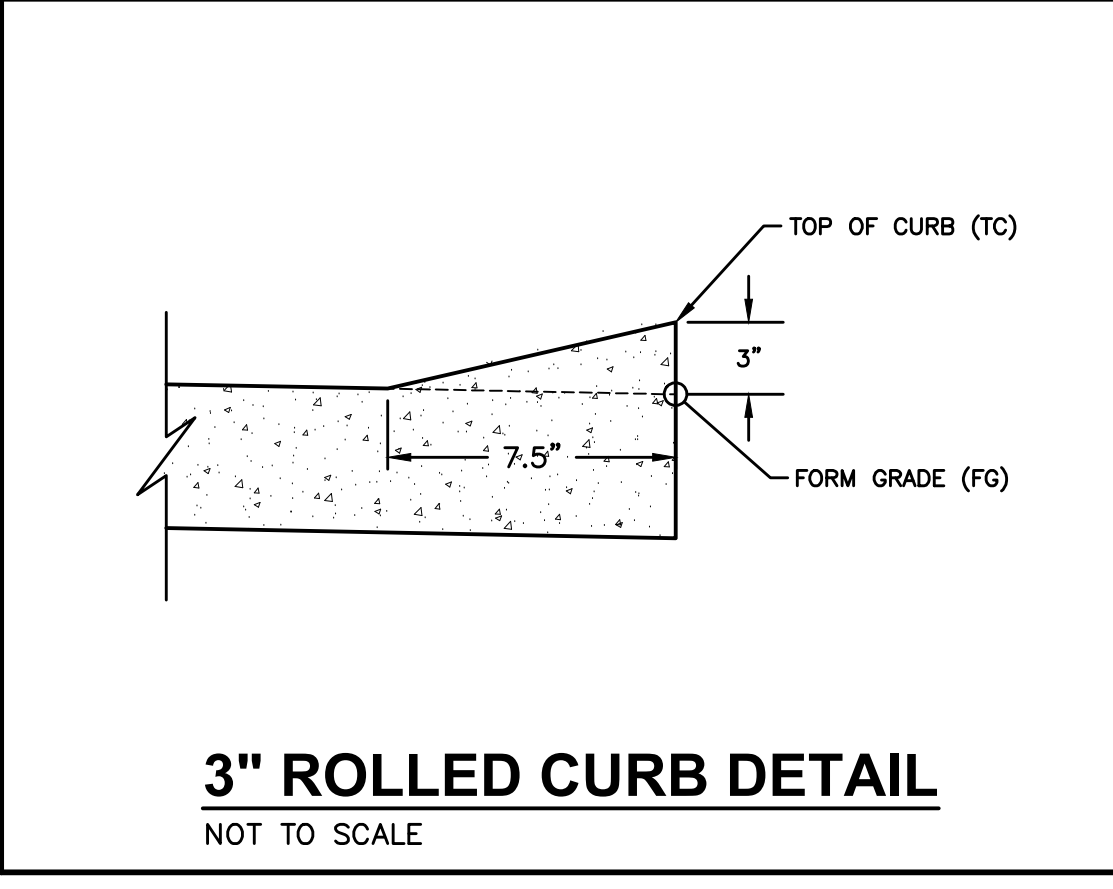
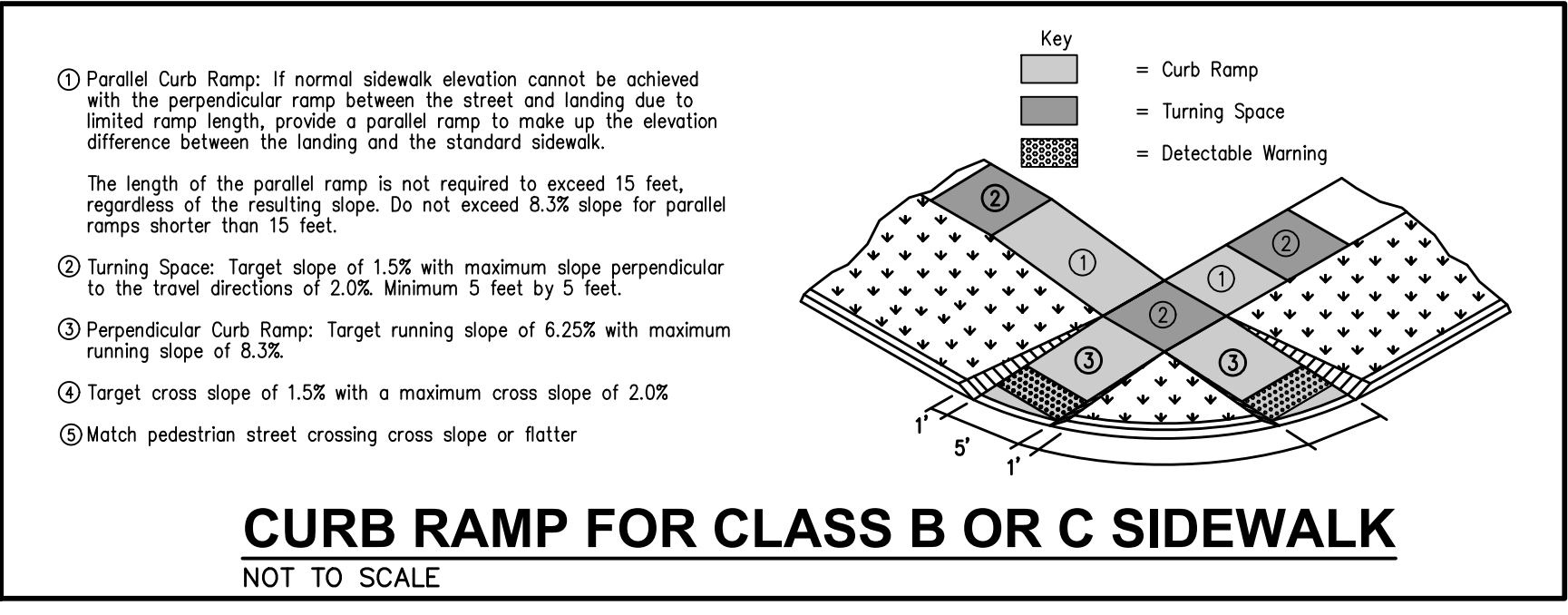
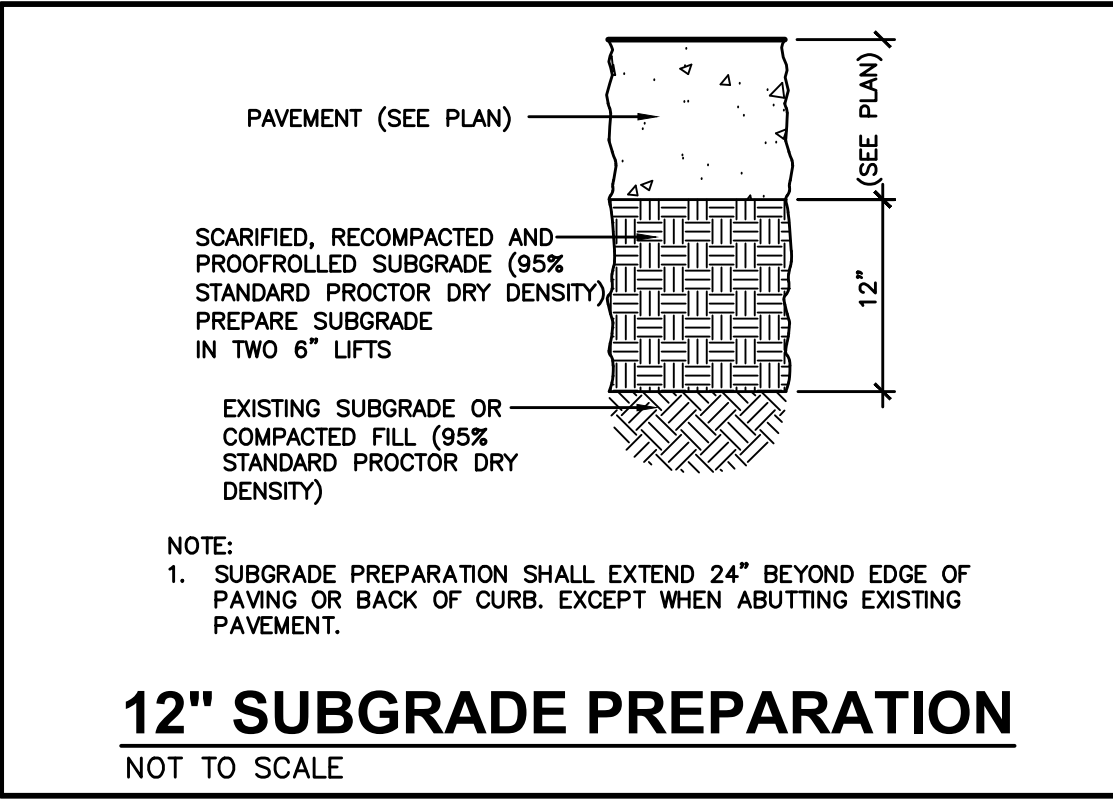
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2023 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 K. Ollendike 08/07/2024
ERIN K. OLLENDIKE, P.E. DATE

LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1.0-7.3

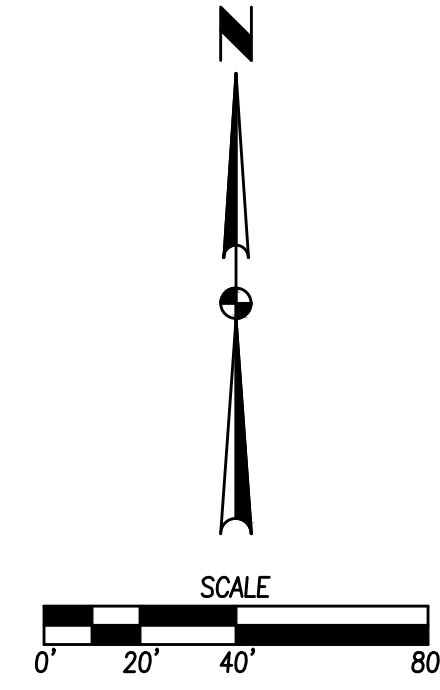
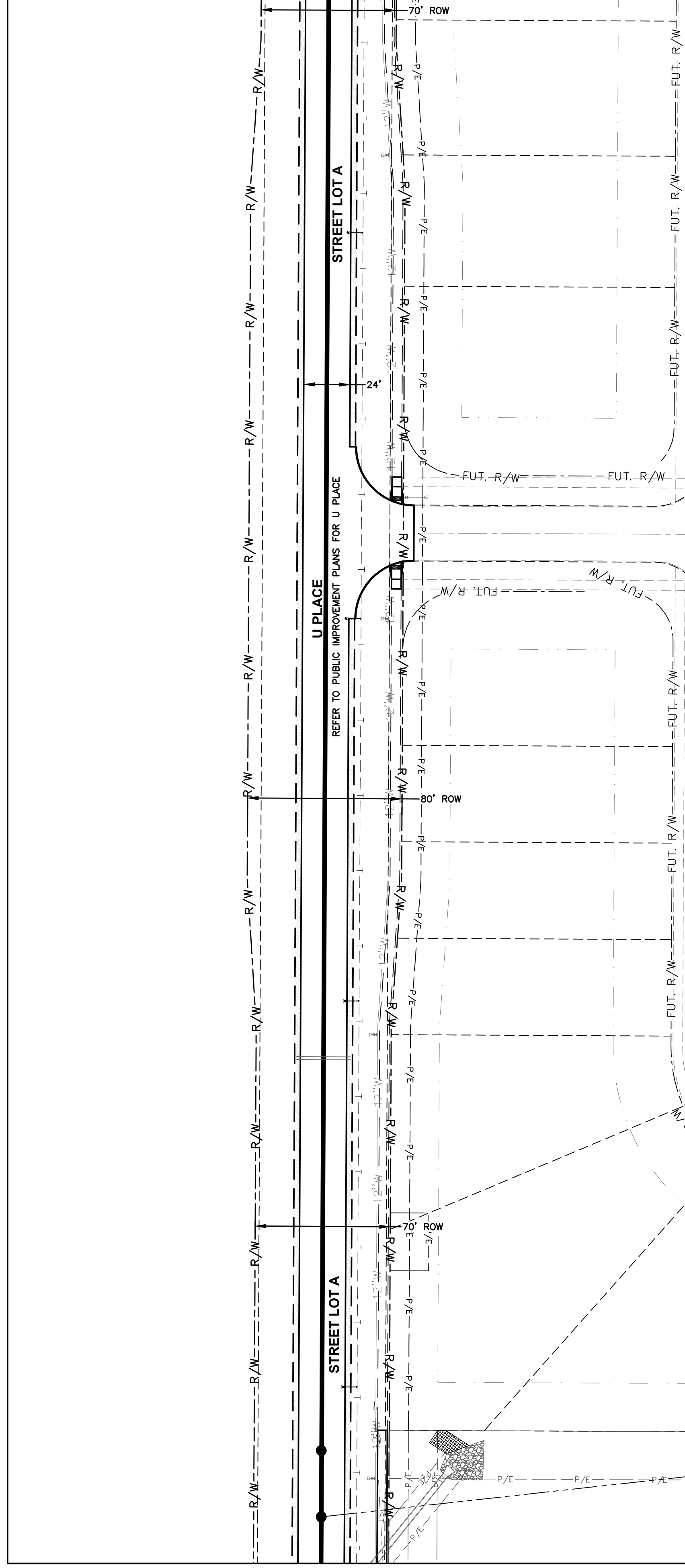


NOTES:
 1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
 2. INSTALL 3" WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

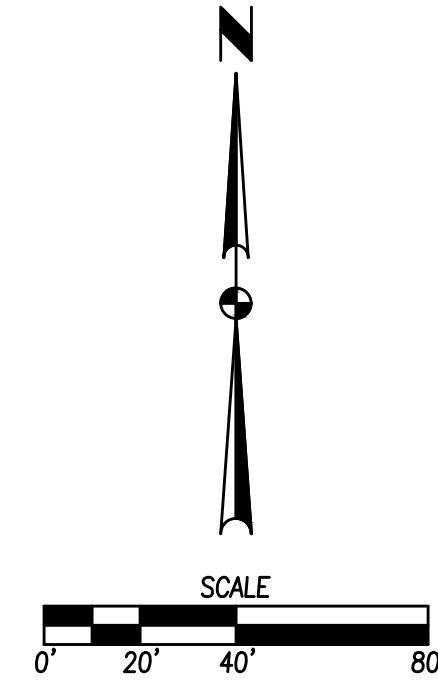
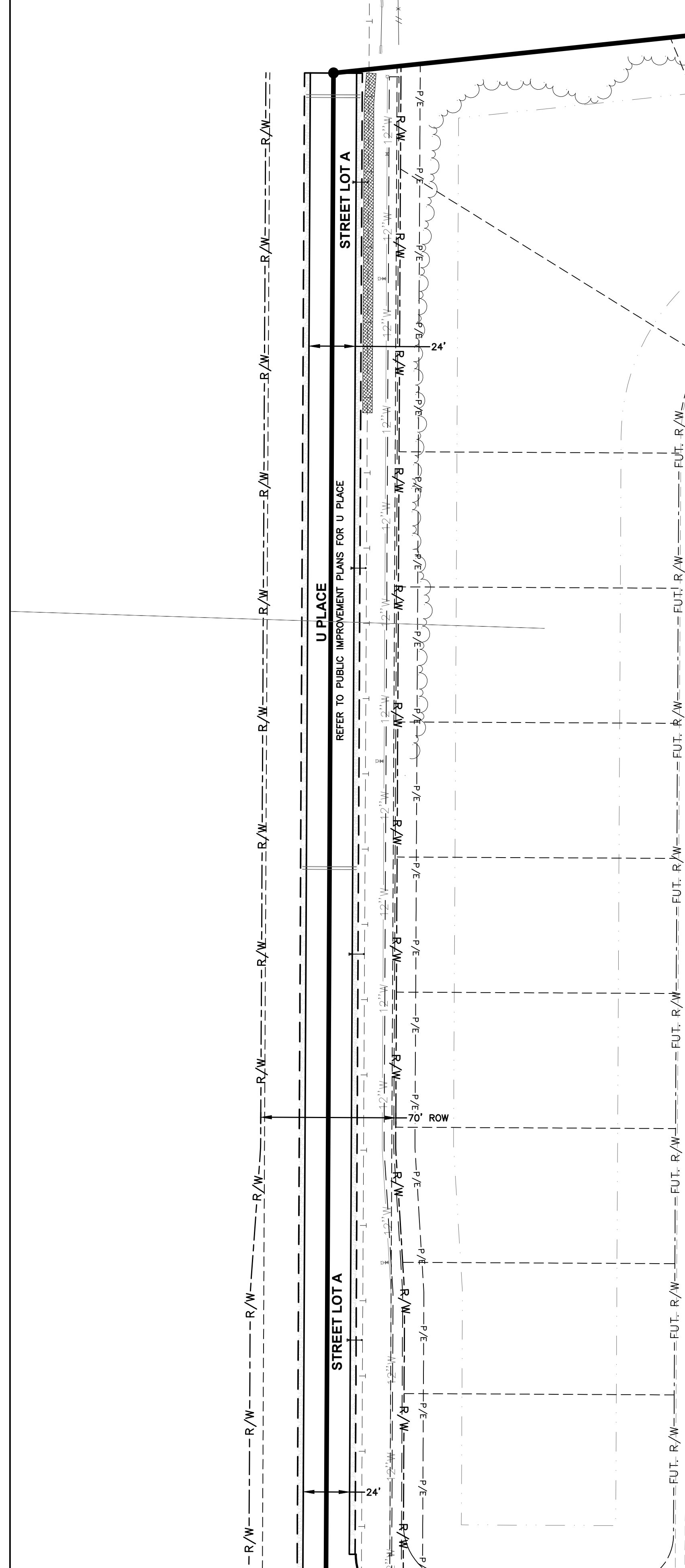
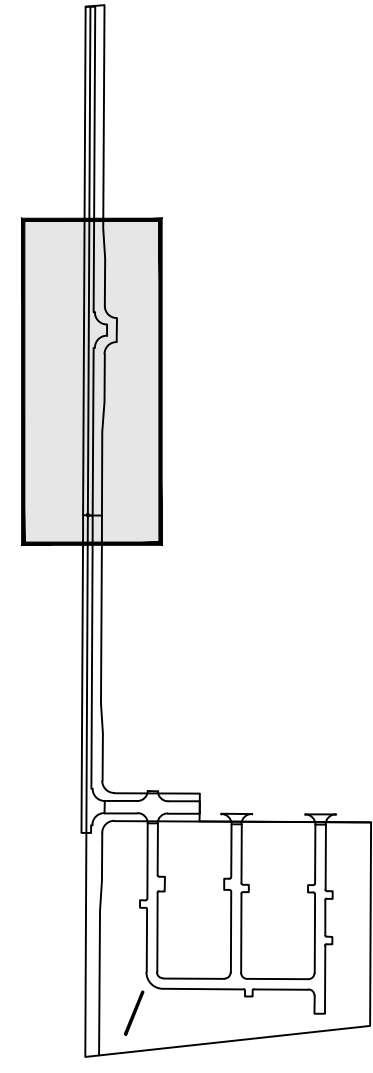
REINFORCING BAR LIST

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

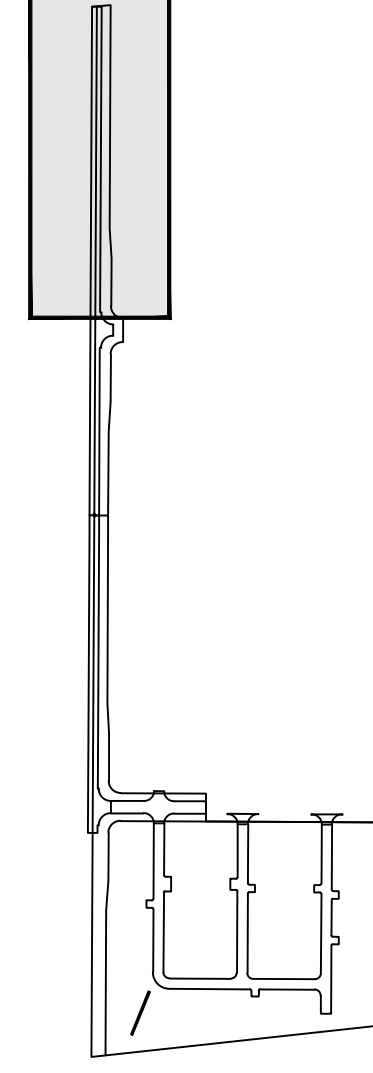
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 CHECKED BY: M.A. EVANS

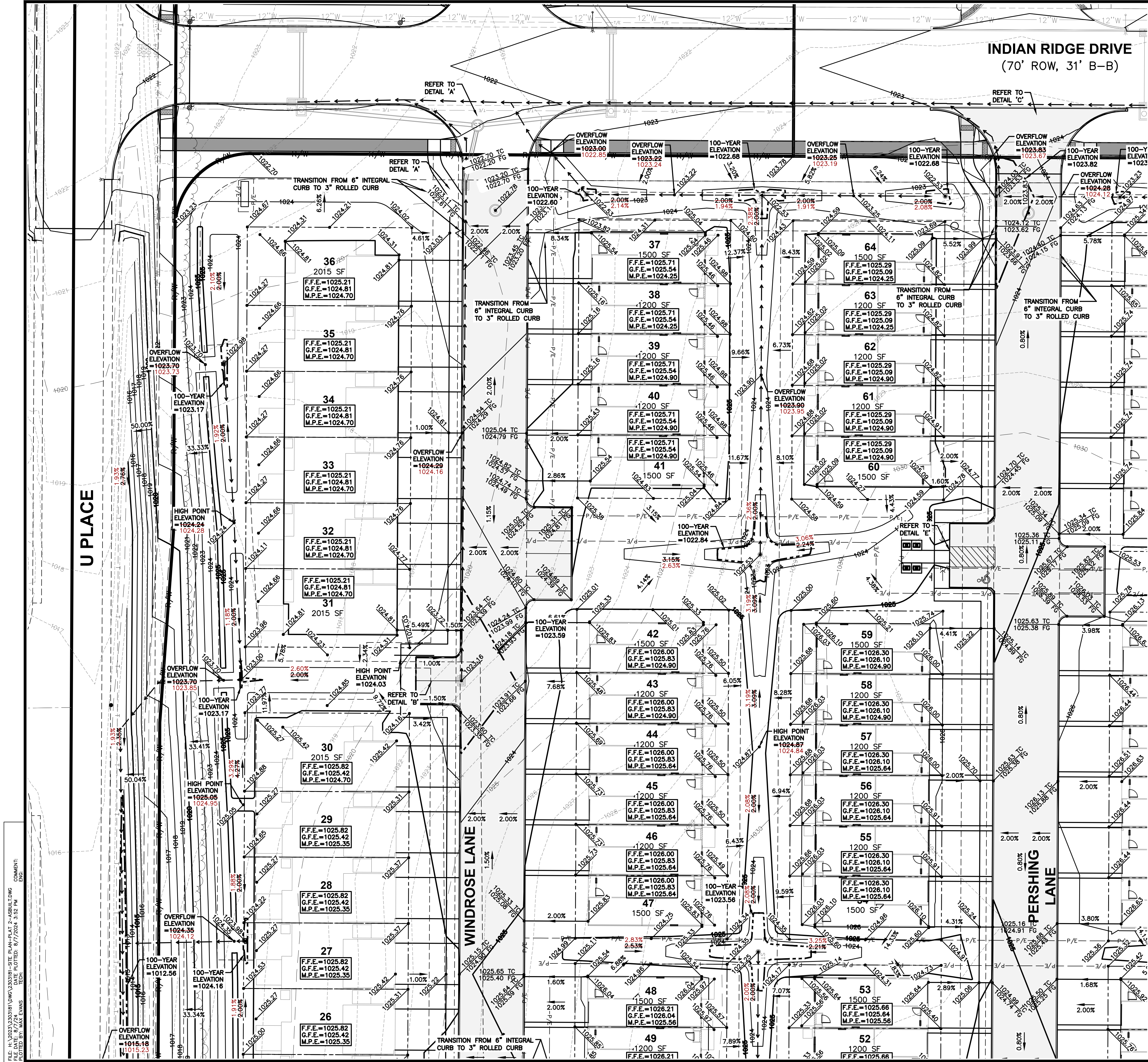


SHEET INDEX



SHEET INDEX

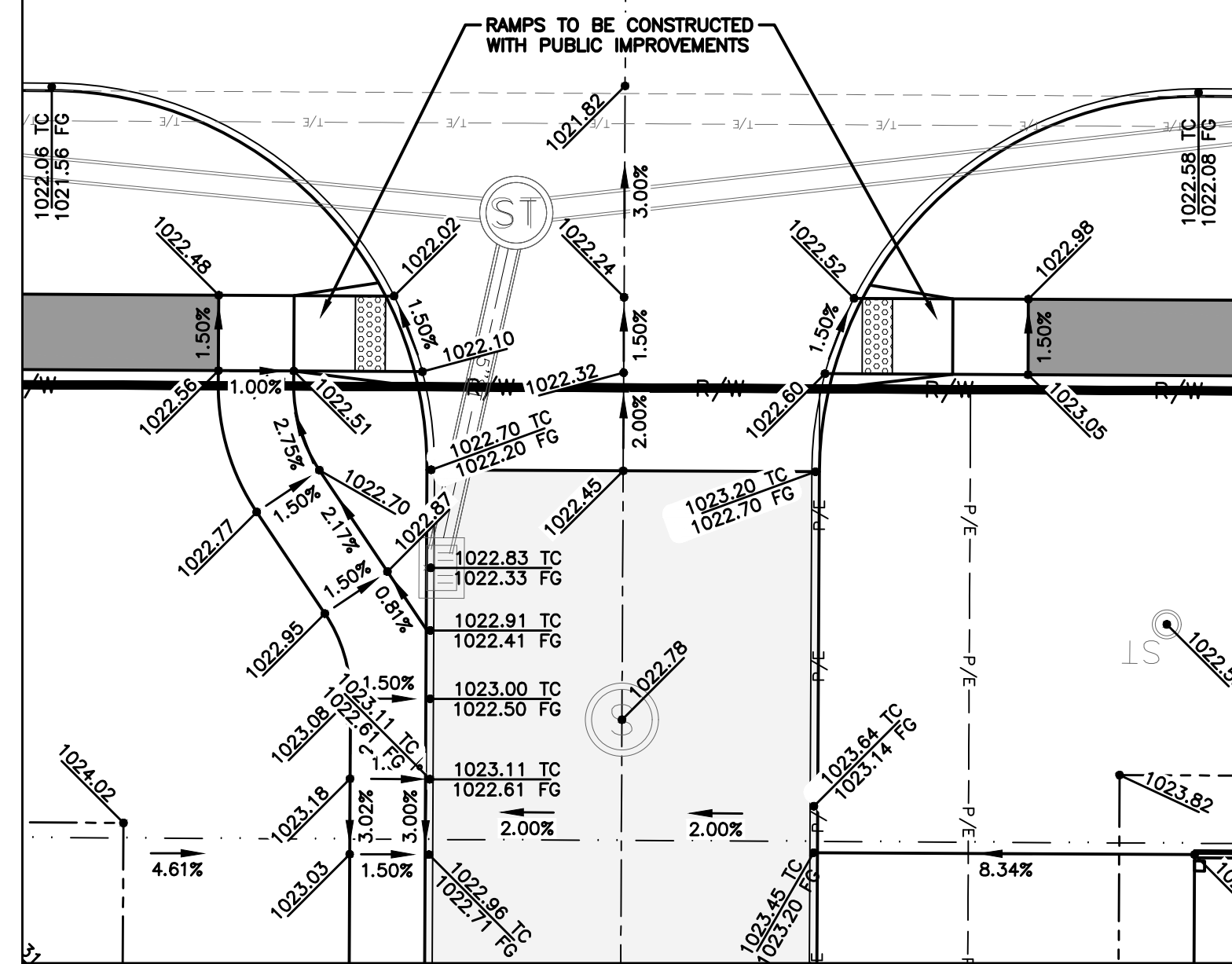




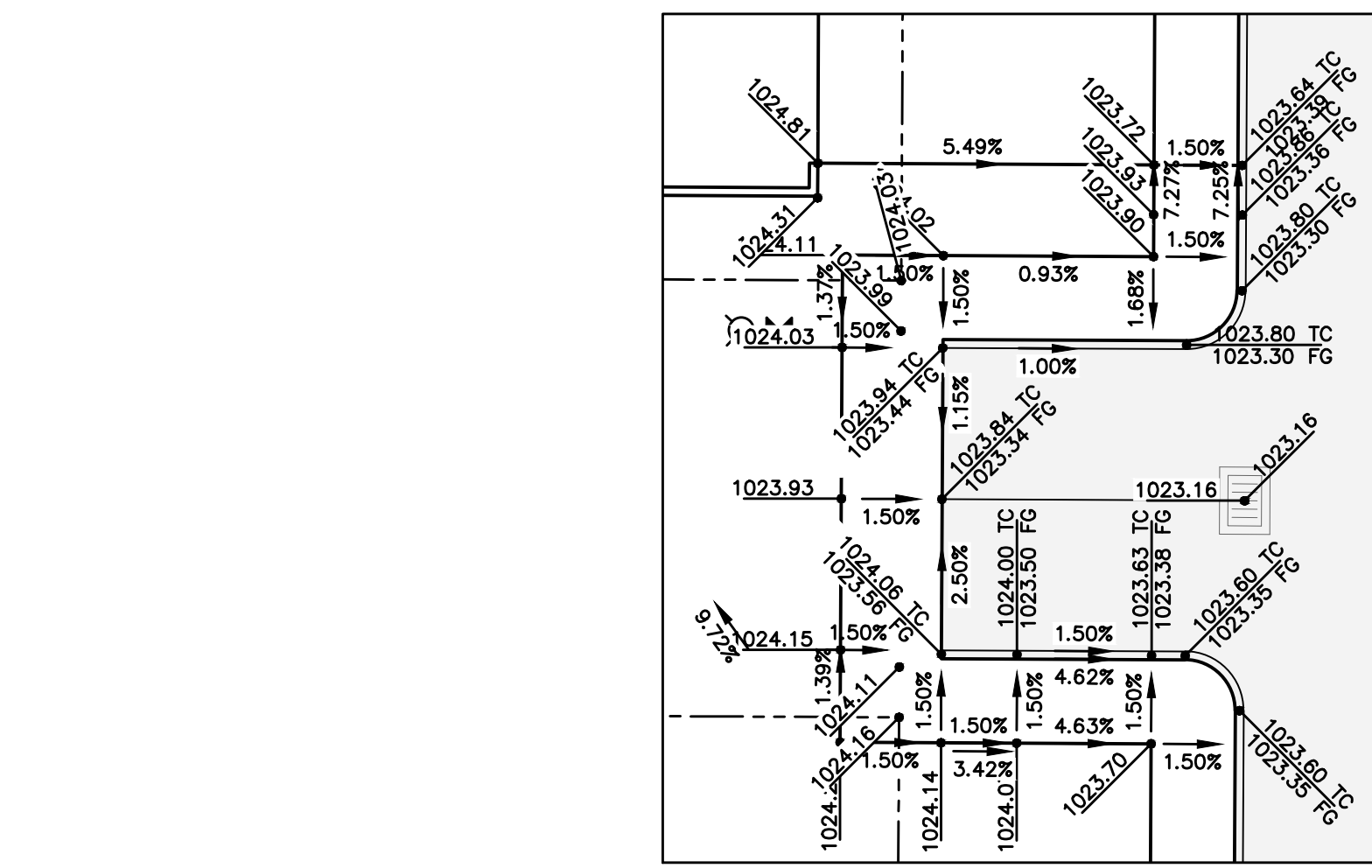
GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSECO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. A MINIMUM OF 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 0.8% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

G.F.E. = GARAGE FINISHED FLOOR AT THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.
 F.F.E. = FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE HOME. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DETAILS.



DETAIL 'A' SCALE 0' 5' 10' 20'



DETAIL 'B' SCALE 0' 5' 10' 20'



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 COMMENT:
 DRAWING

PAINTED WOODS WEST TOWNHOMES PLAT 2
GRADING PLAN

WAUKEE, IOWA

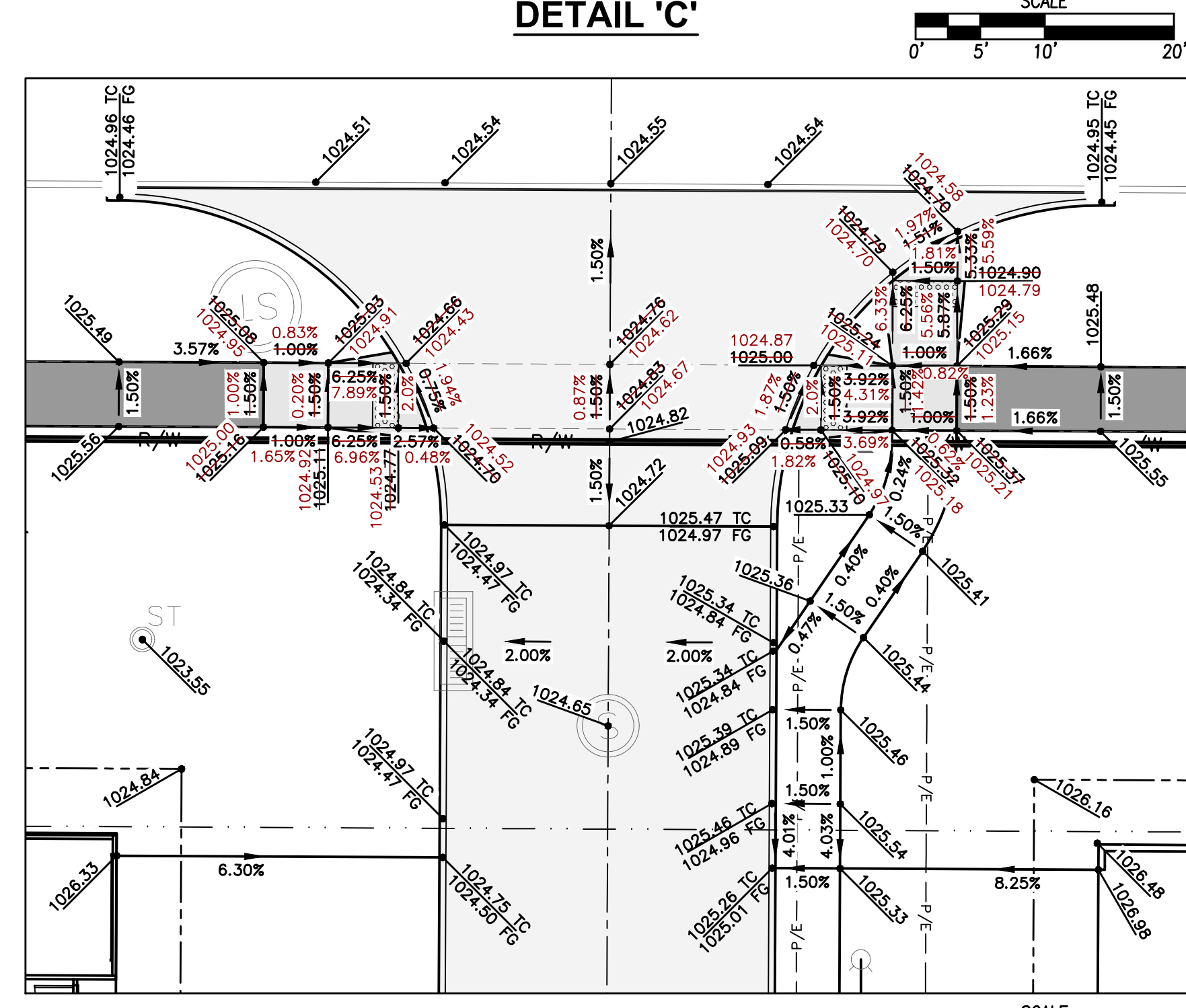
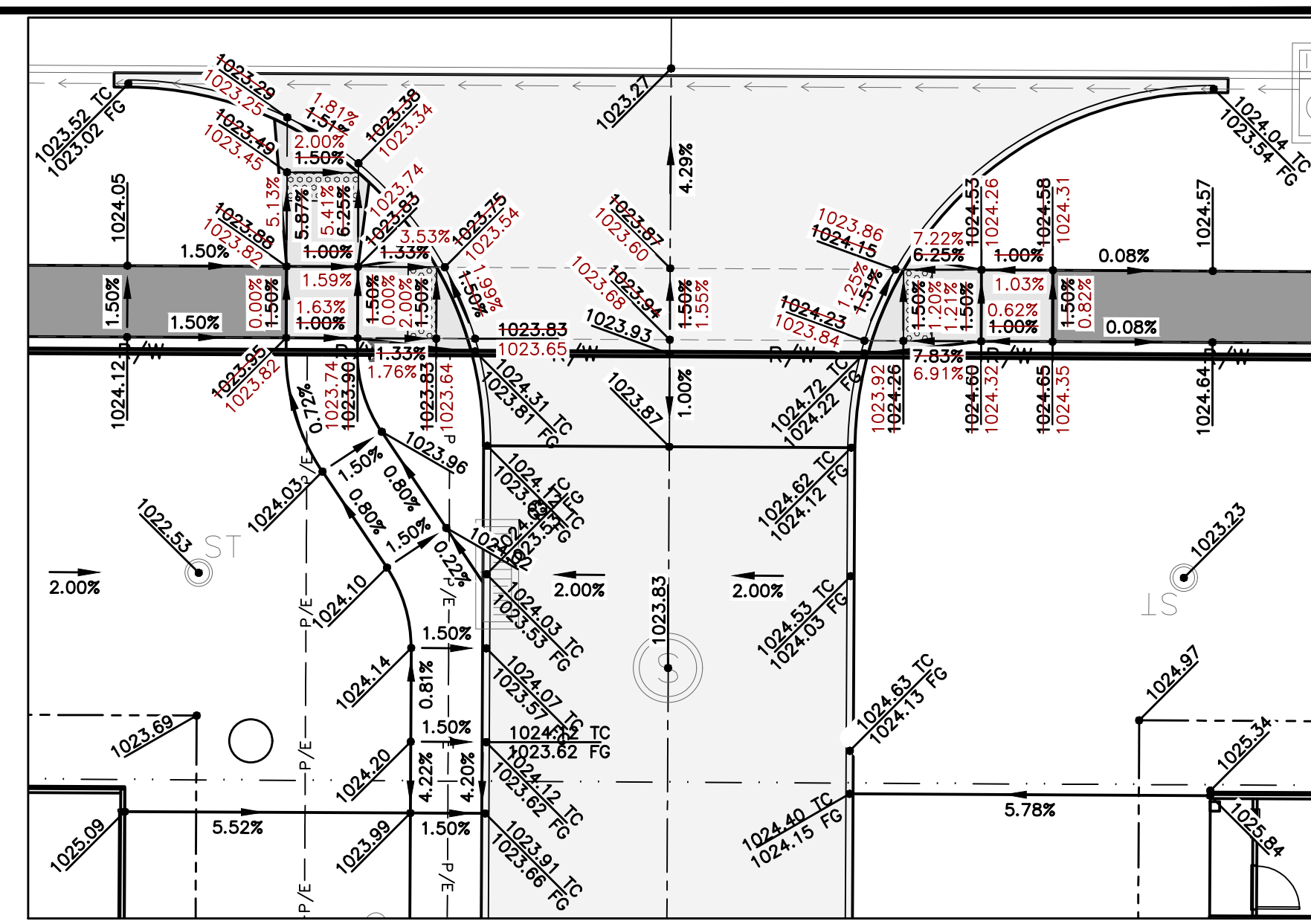
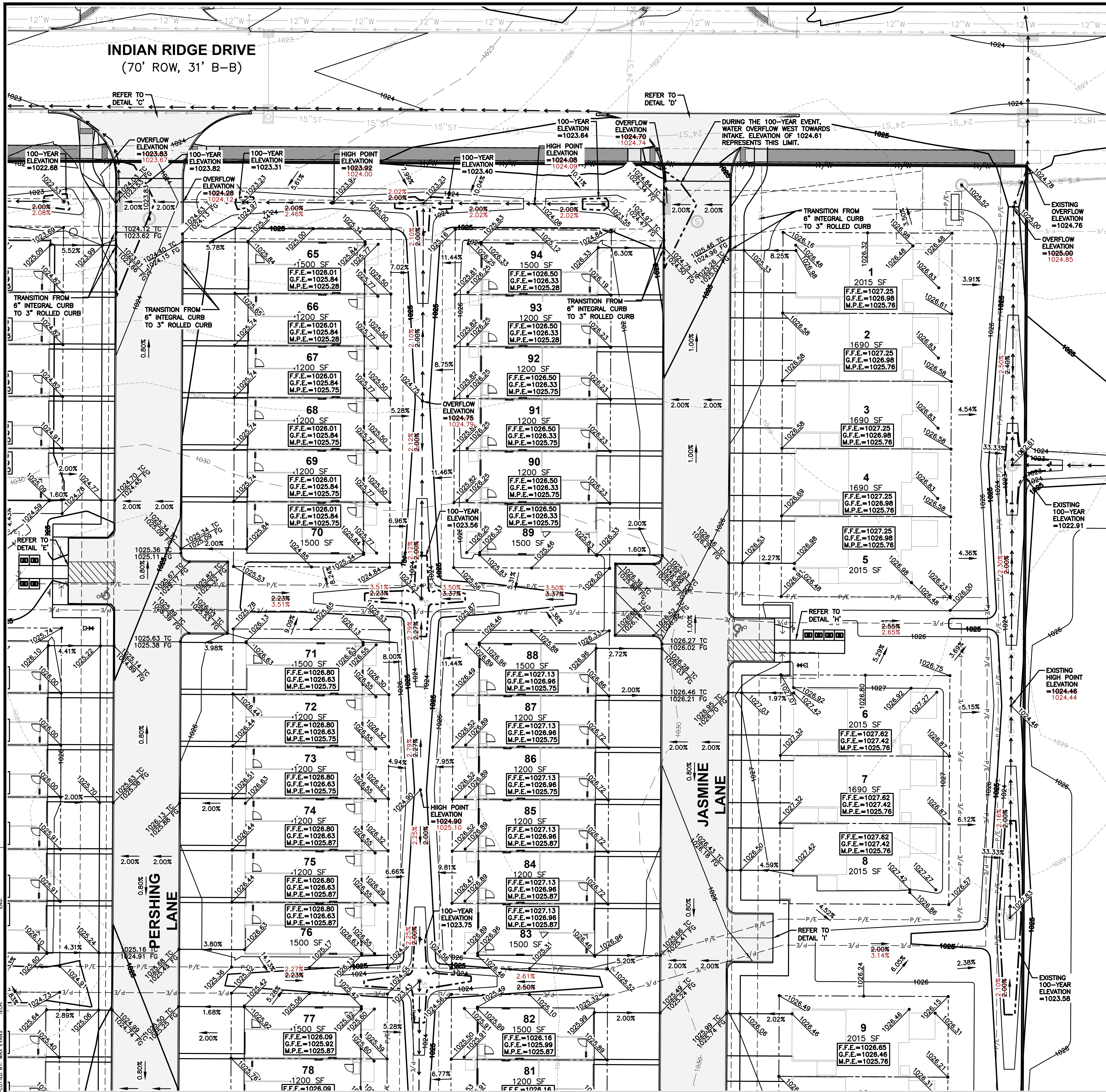
ENGINEER: EKO
 ENGINEER: GHJWM TECH: MST

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

DATE
 09/07/2024
 09/21/2023
 07/11/2023
 08/21/2023
 06/05/2023
 04/25/2023

REVISED FINAL SUBMITTAL
 FINAL SUBMITTAL
 FIFTH SUBMITTAL
 FOURTH SUBMITTAL
 THIRD SUBMITTAL
 SECOND SUBMITTAL

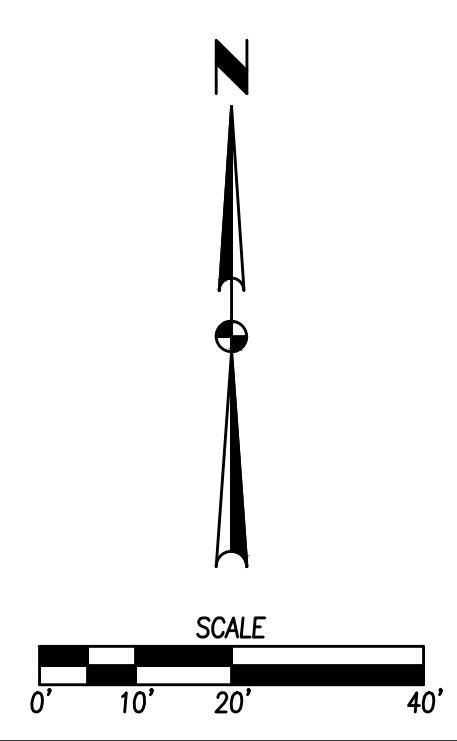
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C5.0
 2303.181



GRADING NOTES

G.F.E. = GARAGE FINISHED FLOOR AT THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.

F.F.E. = FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE HOME. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DETAILS.



FILE: H:\2303181\2303181-SITE PLAN-PLAT 2-AS-BUILDING
 PLOTTED BY: ALX EVANS
 DATE: 8/7/2024 3:52 PM

PAINTED WOODS WEST TOWNHOMES PLAT 2

GRADING PLAN

DATE: 08/07/2024
 REVISIONS: 09/21/2023
 FINAL SUBMITTAL: 07/11/2023
 FIFTH SUBMITTAL: 07/11/2023
 FOURTH SUBMITTAL: 08/21/2023
 THIRD SUBMITTAL: 06/05/2023
 SECOND SUBMITTAL: 04/25/2023

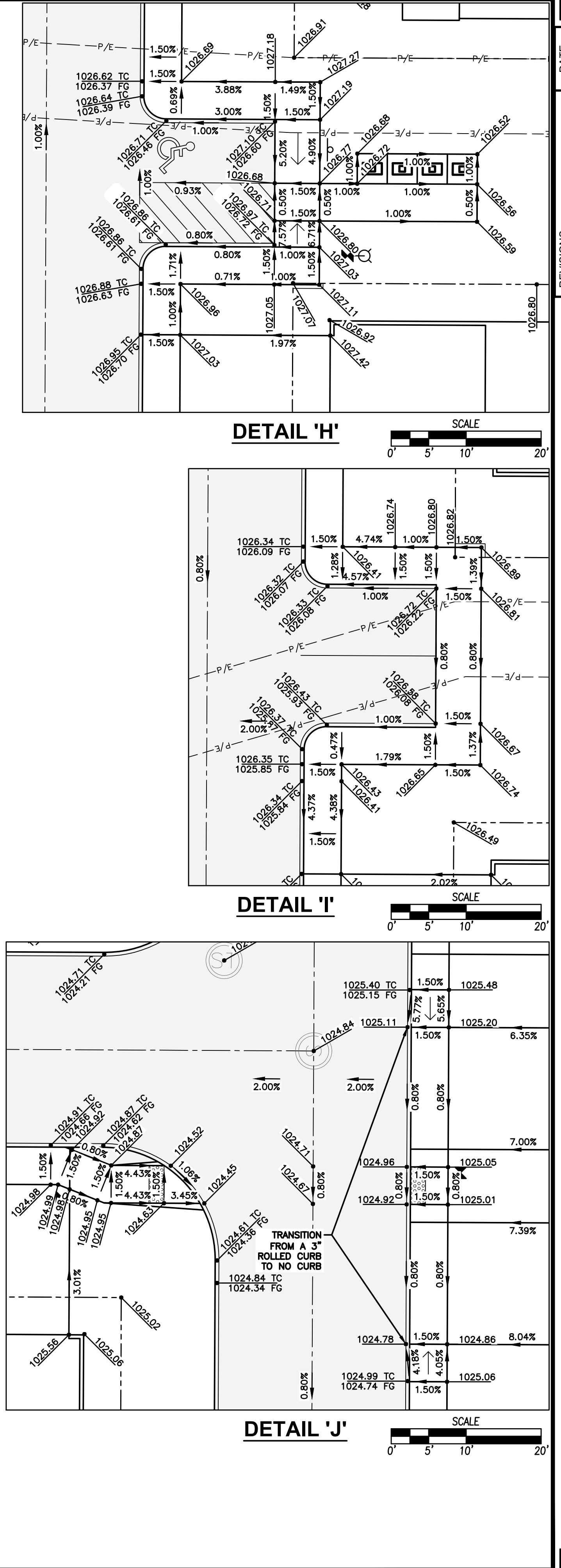
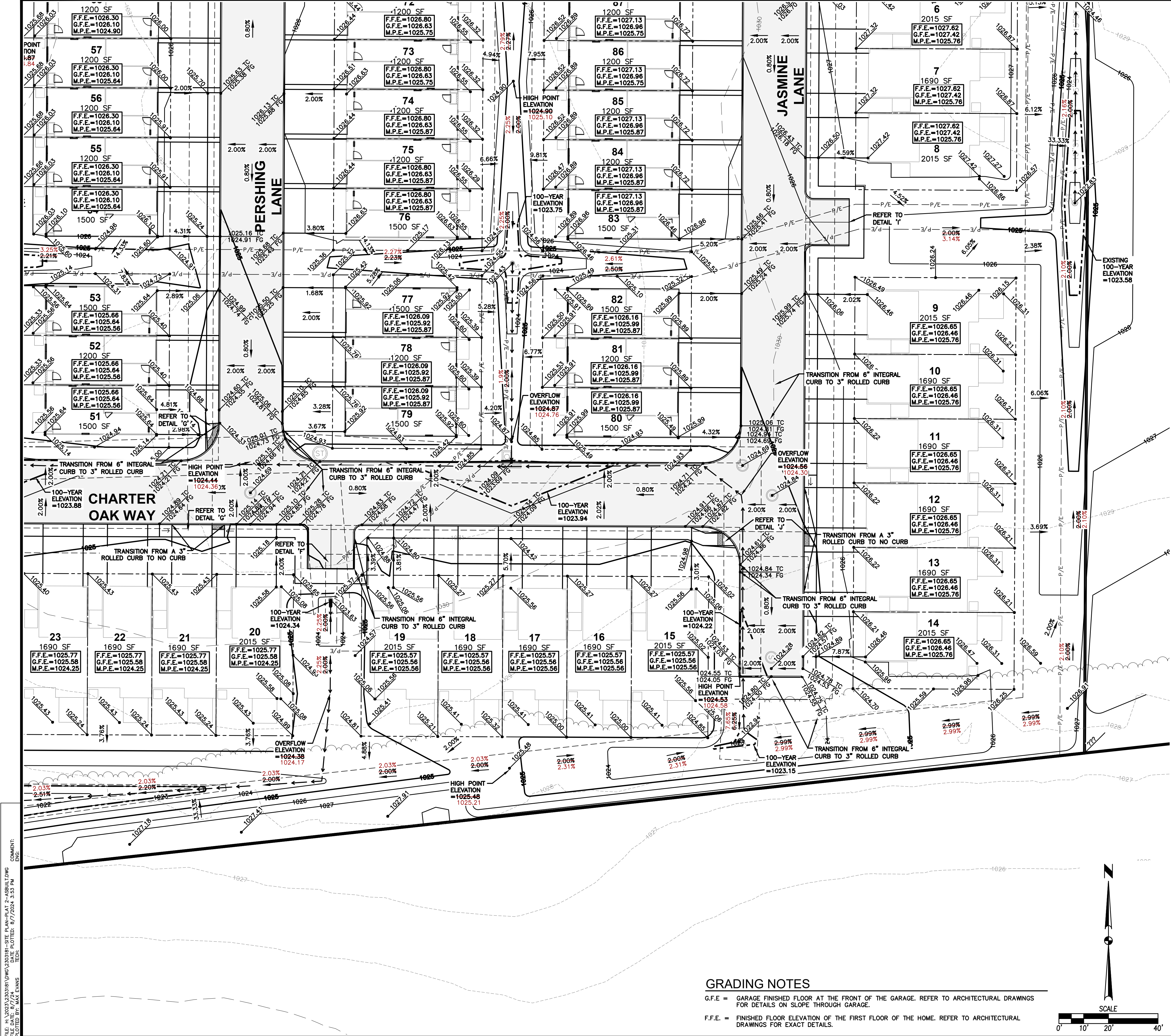
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO
 ENGINEER: GHJWM TECH: MST

WAUKEE, IOWA

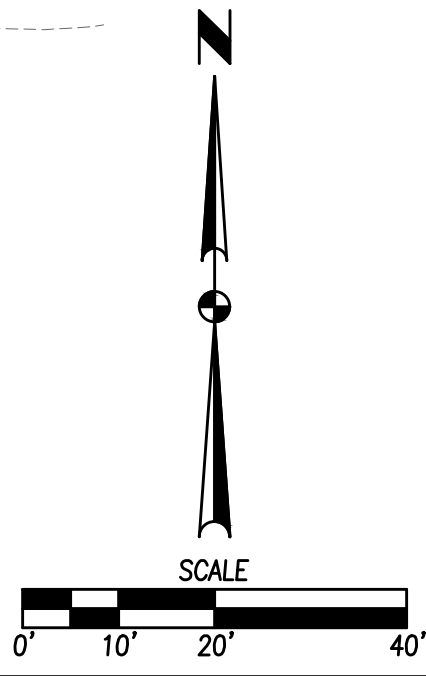
CIVIL DESIGN ADVANTAGE

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 2303.181



GRADING NOTES

G.F.E. = GARAGE FINISHED FLOOR AT THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.
 F.F.E. = FINISHED FLOOR ELEVATION OF THE FIRST FLOOR OF THE HOME. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT DETAILS.



COMMENT: 2303181-VIEW-2-AS-BUILDING
 PLOTTED BY: ALAN EVANS
 DATE: 8/7/2024 3:53 PM
 TECH:

DATE	09/07/2024
REVISED FINAL SUBMITTAL	09/21/2023
FINAL SUBMITTAL	07/11/2023
FIFTH SUBMITTAL	08/21/2023
FOURTH SUBMITTAL	06/05/2023
THIRD SUBMITTAL	06/05/2023
SECOND SUBMITTAL	04/25/2023

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: GHJWM TECH: MST

PAINTED WOODS WEST TOWNHOMES PLAT 2
GRADING PLAN

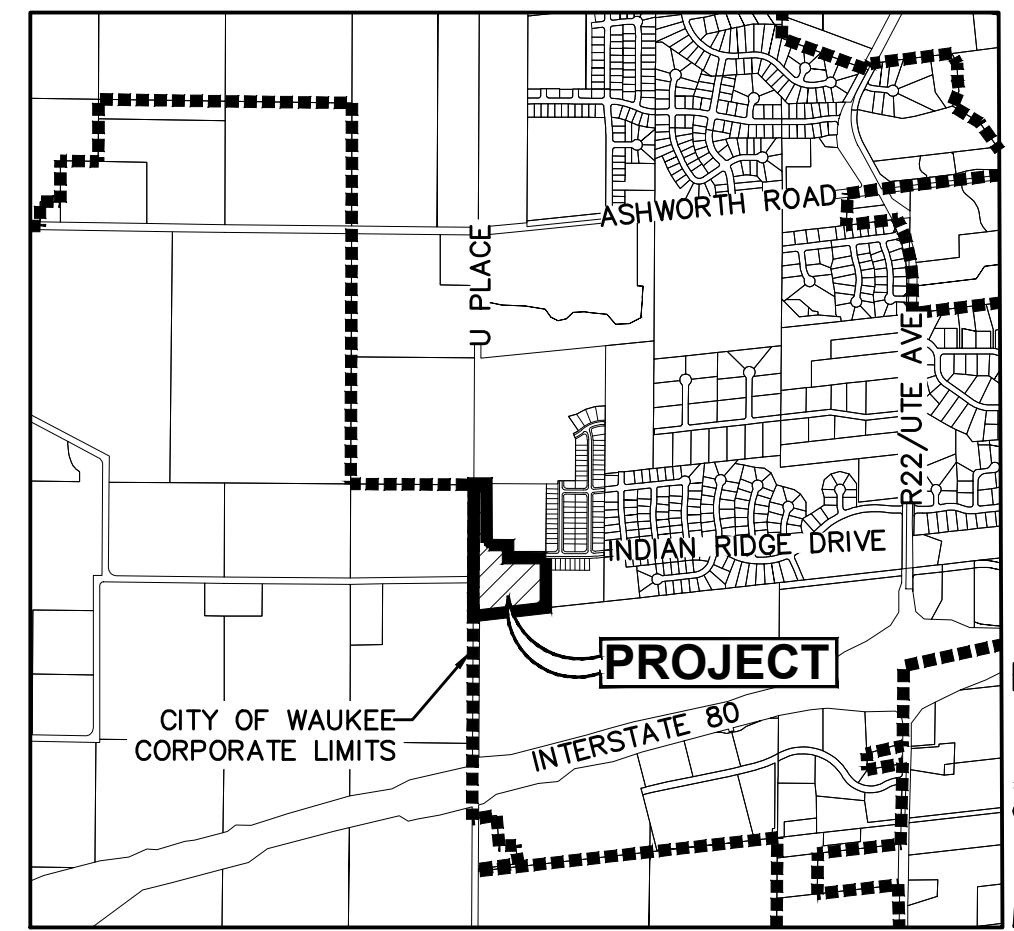
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 2303.181

PAINTED WOODS WEST TOWNHOMES PLAT 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,820
2	SEEDING, FERTILIZING, AND MULCHING	AC	4.71
3	INLET PROTECTION DEVICES	EA	7
4	CONCRETE WASHOUT PIT	EA	1
5	HDPE PERMANENT STANDPIPE	EA	1
6	CLASS "E" RIPRAP	TONS	30
7	SOIL QUALITY RESTORATION	AC	4.24
8	SOD (PERMANENT STABILIZATION)	AC	4.71

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.
- WRAP PERMANENT STANDPIPE WITH FILTER FABRIC AND EROSION STONE DURING CONSTRUCTION. ONCE ALL LOTS AND ROADWAYS WITHIN PAINTED WOODS WEST TOWNHOMES PLATS 1 & 2 HAVE BEEN DEVELOPED AND PLAT 2 PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED, THE TSB SHALL BE CONVERTED TO A PERMANENT DETENTION BASIN. REMOVE FABRIC AND EROSION STONE.
- ALL OPEN SPACE IS TO BE TREATED AS SOIL QUALITY RESTORATION AREAS TO BE OVERLAID WITH A MINIMUM OF 8" OF TOPSOIL WITH A MINIMUM OF 2% ORGANIC MATTER CONTENT PRIOR TO SOD TO ENSURE WATER QUALITY VOLUME IS MET.
- FOR SOIL QUALITY RESTORATION, CONTRACTOR SHALL WORK WITH THE GEOTECHNICAL COMPANY ONSITE TO TEST THE TOPSOIL PRIOR TO PLACEMENT TO ENSURE ORGANIC CONTENT REQUIREMENTS ARE BEING MET. PROVIDE TEST REPORTS TO CITY OF WAUKEE STORMWATER DEPT.
- WHEN THE TEMPORARY SEDIMENT BASIN IS CONVERTED TO A PERMANENT BASIN, 8-INCHES OF TOPSOIL SHALL BE PLACED WITHIN THE BASIN PRIOR TO SOD INSTALLATION OCCURRING TO MEET SOIL QUALITY RESTORATION REQUIREMENTS.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF RACCOON RIVER ±3500 FT
 TOTAL AREA DISTURBED TO DISCHARGE POINT 8.91 ACRES
 STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 32,076 CU FT
 VOLUME PROVIDED IN SILT FENCE (1,820 LF @ 9 CU FT/LF OF FENCE) 16,380 CU FT
 VOLUME PROVIDED IN TSB #1 21,648 CU FT
 TOTAL VOLUME PROVIDED 38,028 CU FT

MAINTENANCE PLANS FOR HYDRODYNAMIC SEPARATORS:

THE FREQUENCY OF CLEAN OUT IS DETERMINED IN THE FIELD AFTER INSTALLATION. DURING THE FIRST YEAR OF OPERATION, THE UNIT SHOULD BE INSPECTED EVERY SIX MONTHS TO DETERMINE THE RATE OF SEDIMENT AND FLOATABLES ACCUMULATION. A SIMPLE PROBE SUCH AS A SLUDGE-JUDGE CAN BE USED TO DETERMINE THE LEVEL OF ACCUMULATED SOLIDS STORED IN THE SUMP. THIS INFORMATION CAN BE RECORDED IN THE MAINTENANCE LOG TO ESTABLISH A ROUTINE MAINTENANCE SCHEDULE.

REFER TO MAINTENANCE AT A GLANCE INFORMATION AND REFER TO WEBSITE ADDRESS:
[HTTPS://HYDRO-INT.COM/SITES/DEFAULT/FILES/FIRST_DEFENSE_OPERATION_AND_MAINTENANCE_5-17-21.PDF](https://hydro-int.com/sites/default/files/first_defense_operation_and_maintenance_5-17-21.pdf)
 FOR DETAILED OPERATION AND MAINTENANCE INFORMATION.

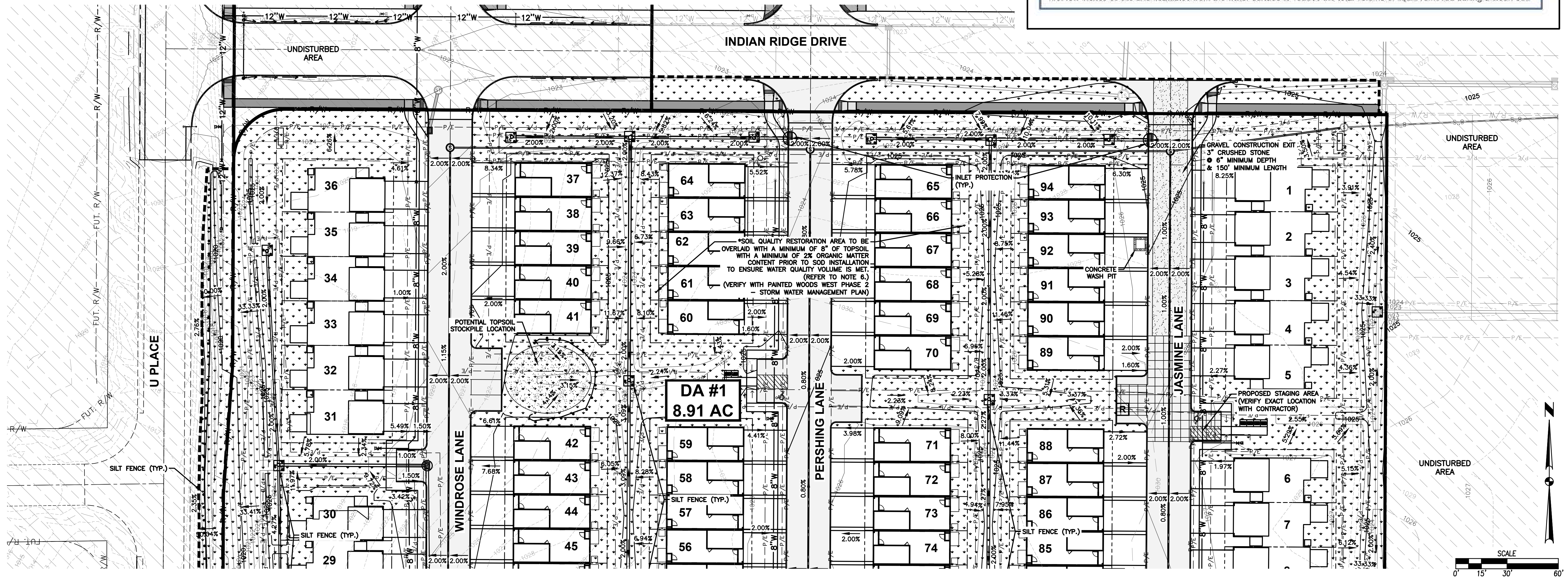
SWPPP LEGEND

DRAINAGE ARROW	X.XX %	UNDISTURBED AREA	
GRADING LIMITS		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE		SOIL QUALITY RESTORATION	
CONCRETE WASHOUT PIT			

MAINTENANCE AT A GLANCE FOR HYDRODYNAMIC SEPARATORS

Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



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 REVISIONS: 09/21/2023
 REVISED FINAL SUBMITTAL
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 07/11/2023
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 08/21/2023
 FOURTH SUBMITTAL
 06/06/2023
 THIRD SUBMITTAL
 04/25/2023
 SECOND SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO ENGINEER: GHJWM TECH: MST

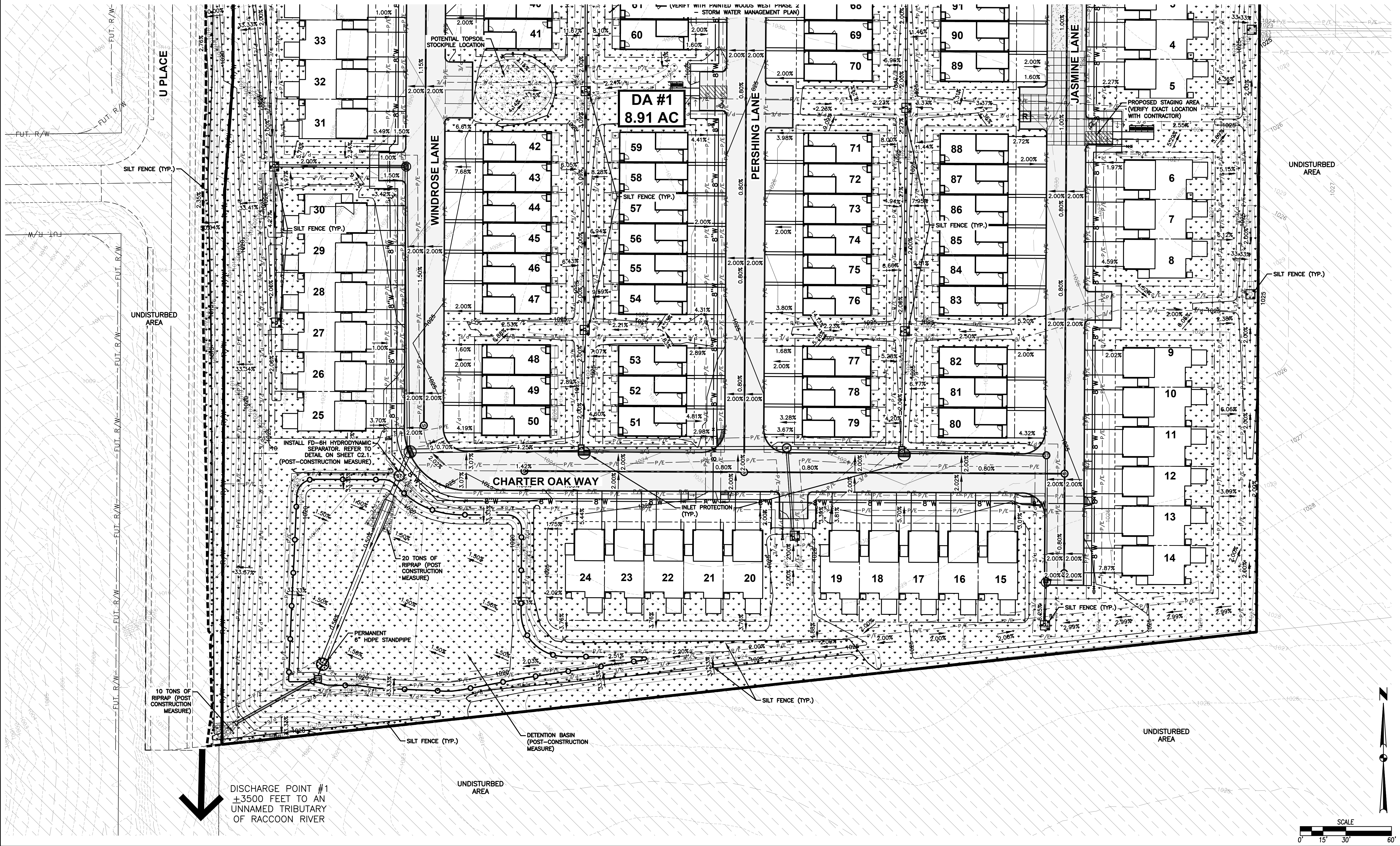
CSA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2
 EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
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 2303.181

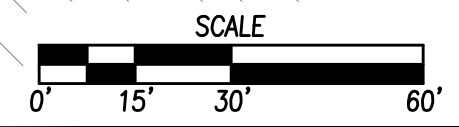
PAINTED WOODS WEST TOWNHOMES PLAT 2

EROSION AND SEDIMENT CONTROL PLAN



FILE: H:\2023\230318\230318 - SWPPP.dwg
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DISCHARGE POINT #1
 ±3500 FEET TO AN
 UNNAMED TRIBUTARY
 OF RACCOON RIVER



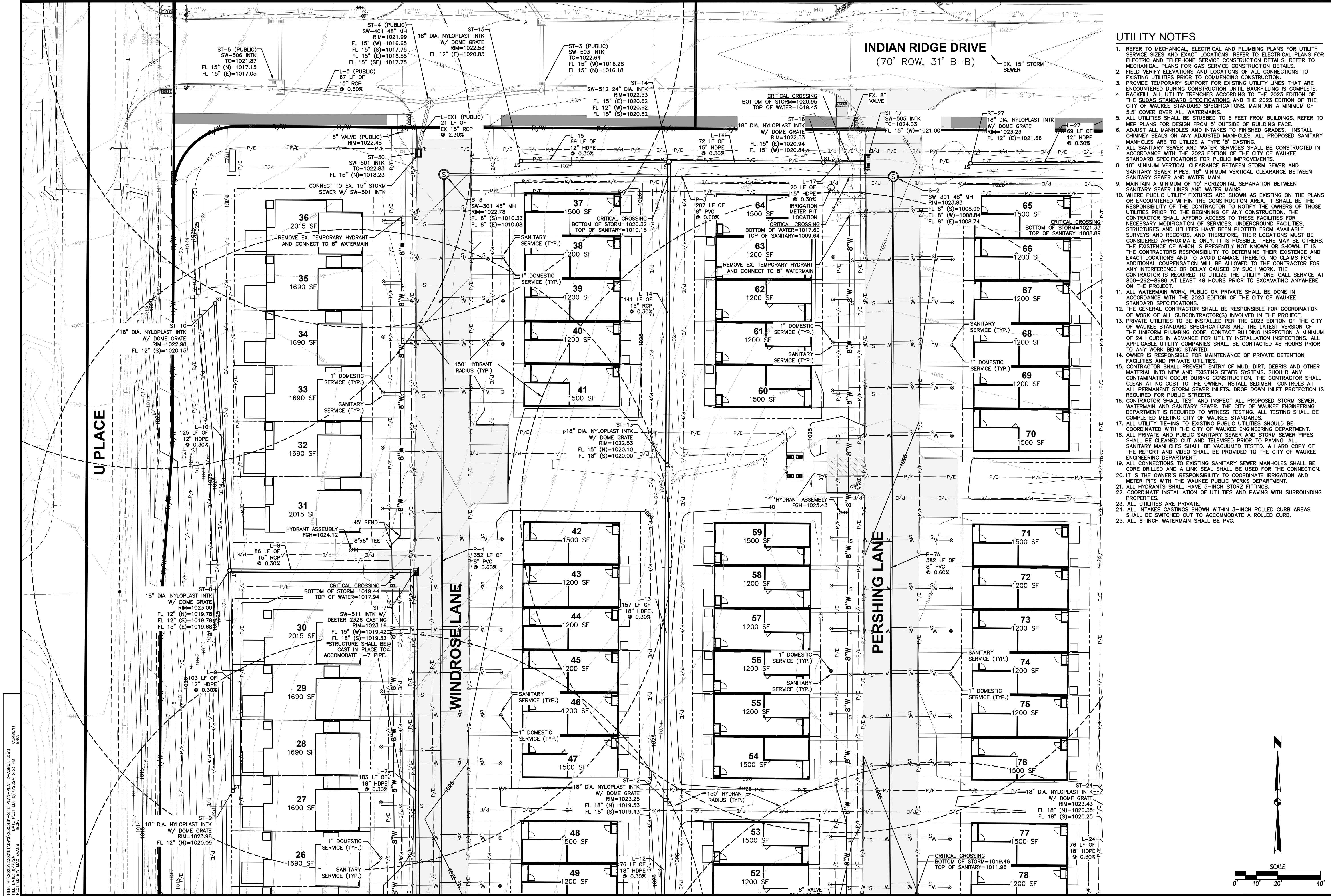
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2
EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C6.1
 2303.181



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.
- REMOVE EX. TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5'-0" 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 INTAKES. 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 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.
- 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 MAY BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE LOCATION OF WHICH IS UNKNOWN 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 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.
- ALL UTILITIES ARE PRIVATE.
- ALL INTAKES 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	09/07/2024
REVISED FINAL SUBMITTAL	09/21/2023
FINAL SUBMITTAL	07/11/2023
FIFTH SUBMITTAL	08/11/2023
FOURTH SUBMITTAL	08/09/2023
THIRD SUBMITTAL	08/09/2023
SECOND SUBMITTAL	08/09/2023

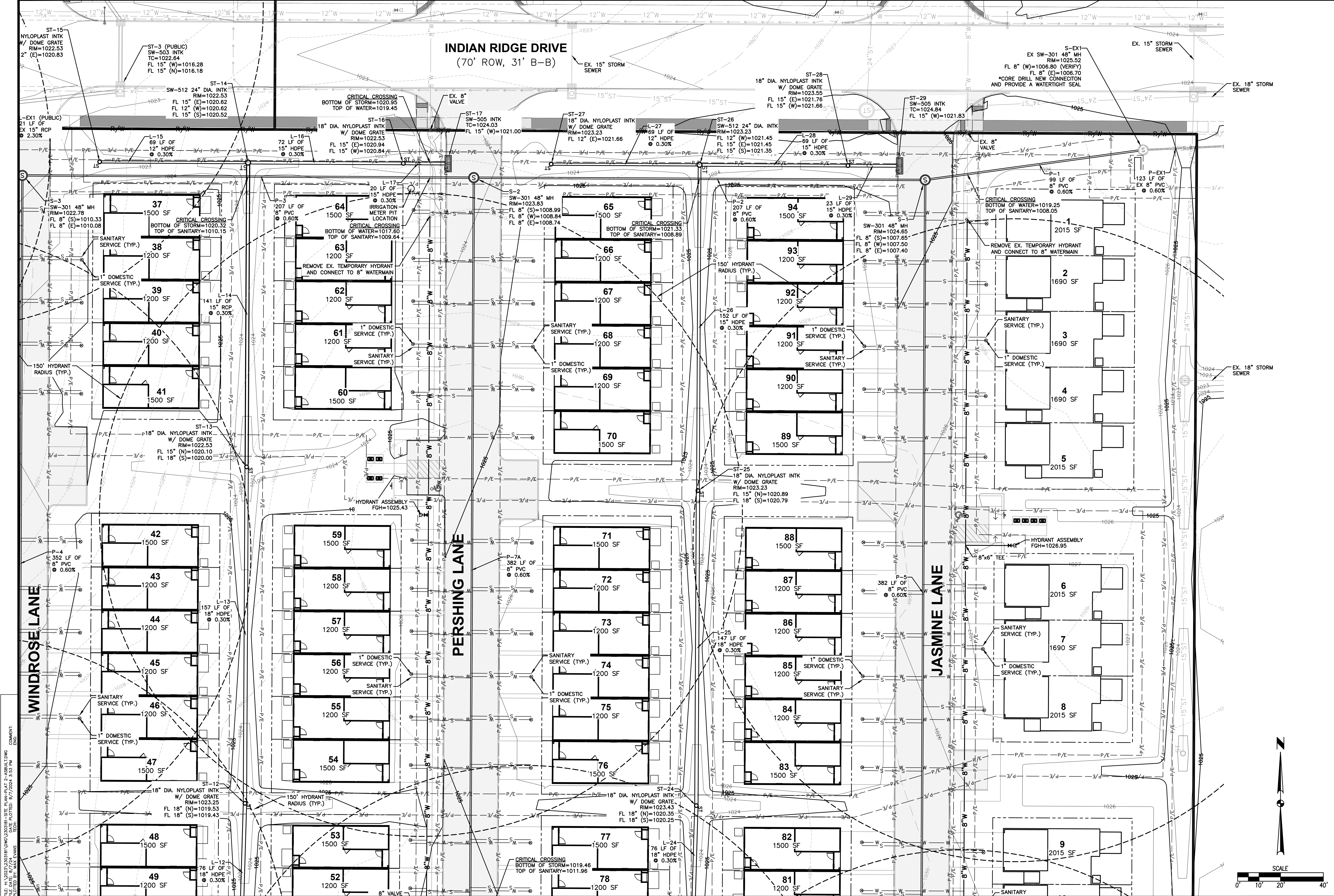
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO ENGINEER: GHJWM TECH: MST

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2
UTILITY PLAN

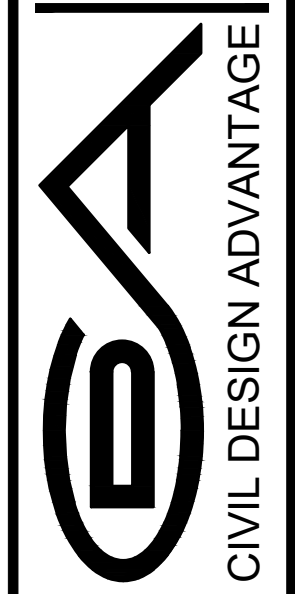
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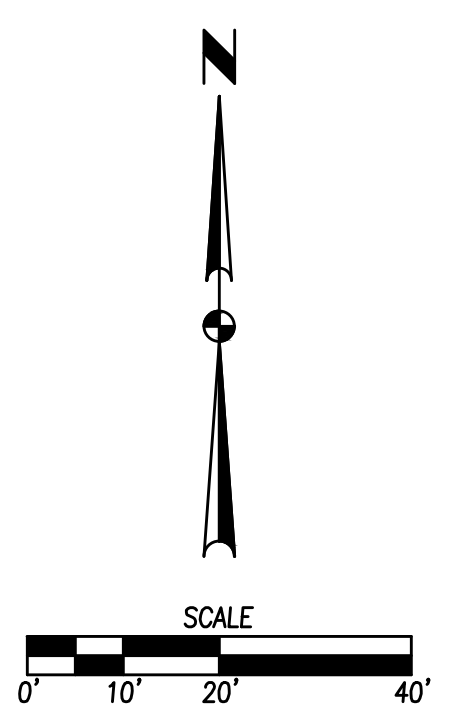
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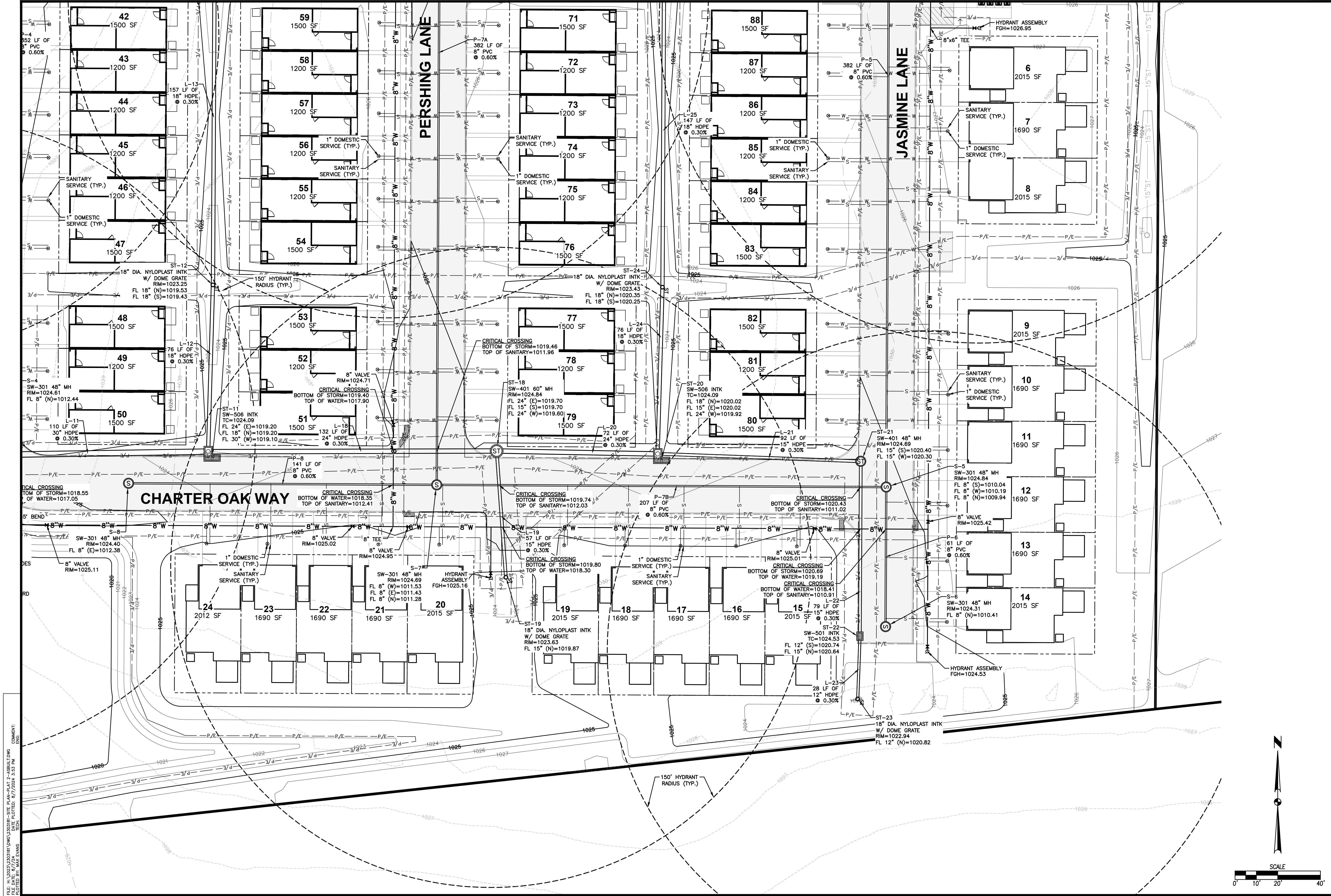
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2
UTILITY PLAN
 SHEET NUMBER:
C7.1
 2303.181

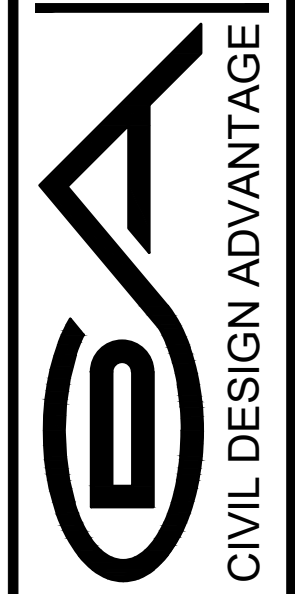




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DATE	REVISIONS
09/07/2024	REVISED FINAL SUBMITTAL
09/21/2023	FINAL SUBMITTAL
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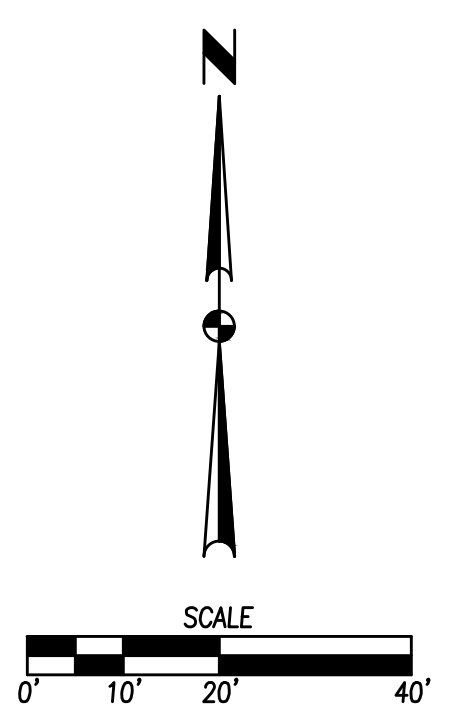
4121 NW URBANDALE DRIVE
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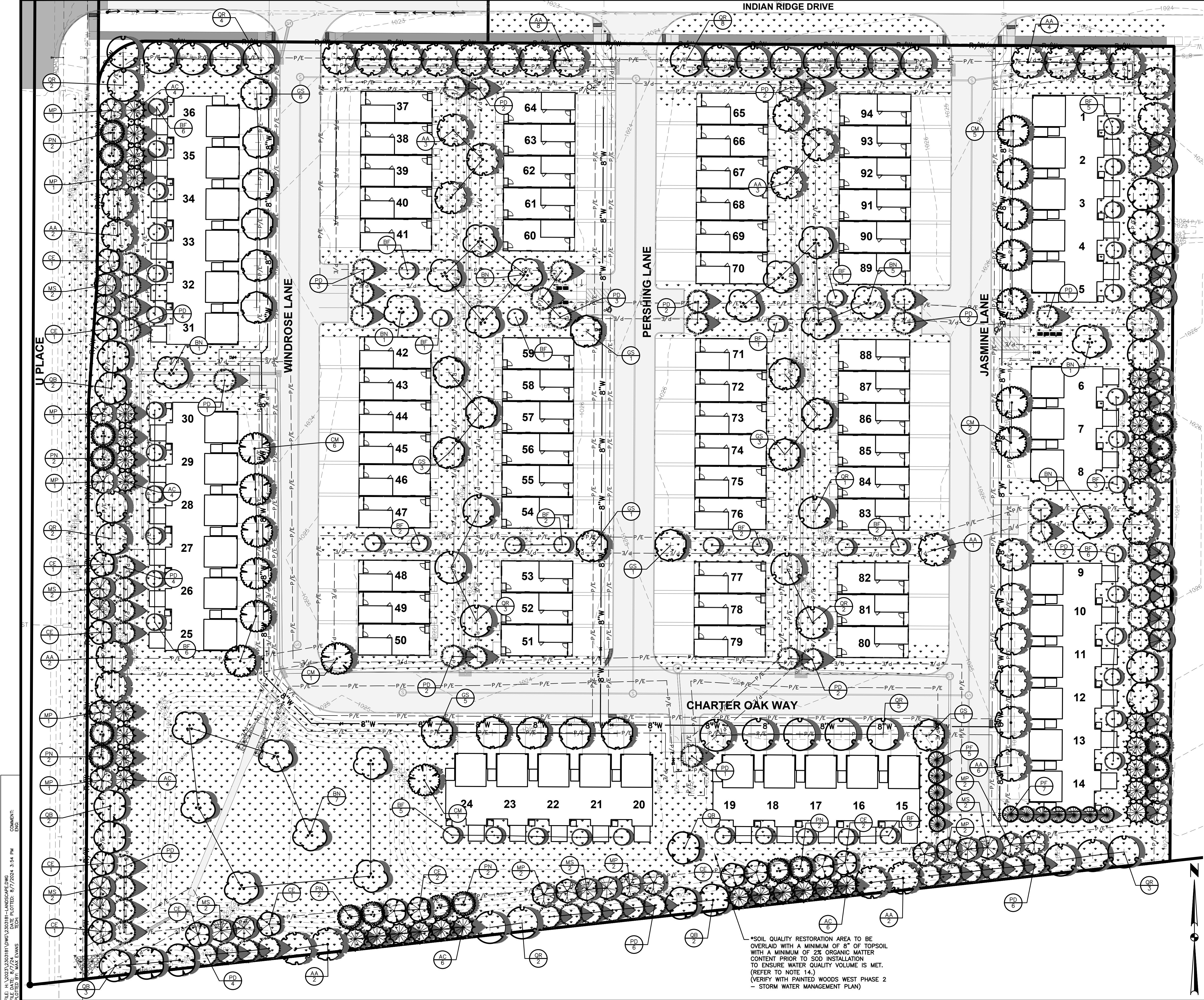


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2
UTILITY PLAN

SHEET NUMBER:
C7.3
 2303.181





LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL DISTURBED AREAS INCLUDING RIGHT-OF-WAY.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.) WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
- 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.

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. (107 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. (54 TREES)

LANDSCAPE REQUIREMENTS

REQUIRED: 188 TREES
 2 TREES PER UNIT (94)

PROVIDED: 189 TREES

25' BUFFER REQUIREMENTS (SOUTH)

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

BUFFER LENGTH = 674'

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

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

25' BUFFER REQUIREMENTS (WEST)

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

BUFFER LENGTH = 560' (MINUS SOUTH BUFFER)

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

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

25' BUFFER REQUIREMENTS (EAST)

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

BUFFER LENGTH = 489' (MINUS WEST BUFFER)

REQUIRED:
 OVERSTORY TREES = 10
 EVERGREEN TREES = 20
 ORNAMENTAL TREES = 20

PROVIDED:
 OVERSTORY TREES = 10
 EVERGREEN TREES = 20
 ORNAMENTAL TREES = 20

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE REQUIRED:
 372,289 SF * 20% = 74,458 SF (20%)

TOTAL OPEN SPACE PROVIDED:
 191,657 SF (51%)

*SOIL QUALITY RESTORATION AREA TO BE OVERLAID WITH A MINIMUM OF 8" OF TOPSOIL WITH A MINIMUM OF 2% ORGANIC MATTER CONTENT PRIOR TO SOD INSTALLATION TO ENSURE WATER QUALITY VOLUME IS MET. (REFER TO NOTE 14.) (VERIFY WITH PAINTED WOODS WEST PHASE 2 - STORM WATER MANAGEMENT PLAN)

FILE: H:\2023\230318\230318-LANDSCAPE.DWG
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DATE	09/07/2024
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

PAINTED WOODS WEST TOWNHOMES PLAT 2

LANDSCAPE PLAN

SHEET NUMBER:
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 2303.181

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

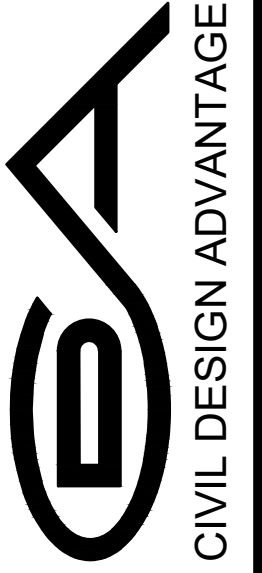
PLANT SCHEDULE BUFFER EAST				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	10	White Fir	Abies concolor	B&B, 6' HEIGHT
PD	10	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	3	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	6	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	7	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	4	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AA	4	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
QB	4	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	2	Red Oak	Quercus rubra	B&B, 8' HEIGHT

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

PLANT SCHEDULE OPEN SPACE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PD	23	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PF	12	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
OVERSTORY TREES				
AA	25	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
BF	49	Dakota Pinnacle®Asian White Birch	Betula platyphylla 'Fargo'	B&B, 8' HEIGHT
BN	20	River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
CM	15	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GS	21	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 8' HEIGHT
QB	1	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	23	Red Oak	Quercus rubra	B&B, 8' HEIGHT

REVISIONS	DATE
REVISED FINAL SUBMITTAL	09/07/2024
FINAL SUBMITTAL	09/21/2023
FIFTH SUBMITTAL	07/11/2023
FOURTH SUBMITTAL	08/21/2023
THIRD SUBMITTAL	06/06/2023
SECOND SUBMITTAL	04/25/2023

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PAINTED WOODS WEST TOWNHOMES PLAT 2
LANDSCAPE PLAN
 WAUKEE, IOWA