

**LEGAL DESCRIPTION:**  
 LOT 8, WAUKEE TOWNE CENTER PLAT 3, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 12.30 ACRES

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2025 EDITION OF CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2025 EDITION OF S.I.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
  - CITY OF WAUKEE PUBLIC WORKS DEPARTMENT.
  - WAUKEE TOWNE CENTER, LLC
  - CIVIL ENGINEERING CONSULTANTS, INC.
  - IOWA ONE-CALL
- CONTRACTOR IS RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETING WITH CITY OF WAUKEE ENGINEERING DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
- ALL TESTING SHALL BE COMPLETED PER CITY OF WAUKEE STANDARD SPECIFICATIONS. ALL TESTING IS TO BE WITNESSED BY CITY OF WAUKEE.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA AND IOWA ONE CALL TO DETERMINE EXISTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE.
- ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF WAUKEE ENGINEERING DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF WAUKEE ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL NOTIFY CITY OF WAUKEE ENGINEERING DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER DIRECT SUPERVISION OF LICENSED ENGINEER OR LAND SURVEYOR.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION, AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY AND PRIOR TO ANY RAIN EVENT.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
- SIDEWALKS AND PEDESTRIAN RAMPS ARE TO BE DESIGNED AND INSTALLED PER LATEST PROWAG AND ADA REQUIREMENTS. CURB RAMPS ARE TO BE STAKED OUT BY CONTRACTOR.
- ALL TEMPORARY TRAFFIC CONTROLS MUST BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACKFILL SHALL BE IN 6-INCH LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, OR AS PRESCRIBED IN GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
- CIVIL ENGINEERING CONSULTANTS, INC. IS NOT A GEOTECHNICAL ENGINEER.
- GEOTECHNICAL REPORT CAN BE OBTAINED BY CONTACTING APPLICANT AND ASKING FOR GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN:231420
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES.

**WATER NOTES**

- FOLLOW WAUKEE STANDARD SPECIFICATIONS FOR PIPE MATERIALS, FIRE HYDRANTS, CURB STOPS, VALVES AND INSTALLATION.
- CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- HYDRANTS, MANHOLE COVERS AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
- HYDRANTS SHALL BE SET NOT MORE THAN 4 FEET FROM CENTER OF WATER MAIN UNO.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE STORM SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN:
  - PROVIDE FLEXIBLE O-RING-GASKET JOINTS MEETING ASTM C443 AT A MINIMUM OF 10 FEET ON EACH SIDE OF THE WATER MAIN CROSSING.
  - SEWER MUST BE ADEQUATELY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
  - LOW PERMEABLE SOIL SHALL BE USED FOR BACKFILL WITHIN 10' OF POINT OF CROSSING.
  - ALL HYDRANTS SHALL HAVE 5" STORZ FITTINGS INCLUDING ANY RELOCATED HYDRANTS.
- WATER MAIN DEPTH BURIED SHALL BE MINIMUM OF 3'-6".

**FIRE NOTES**

- COMPLY WITH ABOVE WATER NOTES.
- PIPE MATERIAL SHALL BE DR 14.
- FIRE MAIN SHALL BE TESTED TO 200 PSI.

**GRADING NOTES**

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - CITY OF WAUKEE - ENGINEERING DEPARTMENT
  - WAUKEE TOWNE CENTER, LLC
  - CIVIL ENGINEERING CONSULTANTS, INC. PHONE: 515.276.4884
  - IOWA ONE-CALL
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF WAUKEE STANDARD SPECIFICATIONS, CODES, AND POLICIES, S.I.D.A.S., AND IN ACCORDANCE WITH GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS PN:231420
- ALL SPOT ELEVATIONS UNO.
- WAUKEE EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO SITE.
- LOCATIONS AND DIMENSIONS SHOWN ON PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. ENGINEER DOES NOT GUARANTEE ACCURACY OR INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS RESPONSIBILITY OF CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING AREA TO DETERMINE PRESENT EXTENT AND EXACT LOCATION OF FACILITIES BEFORE BEGINNING WORK.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OF APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION CONTRACTOR SHALL NOTIFY ENGINEER SO THAT CONFLICT MAY BE RESOLVED.
- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- ALL FINAL GRADERS SHALL BE WITHIN 0.1' OF FINISHED PLAT GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF GENERAL PERMIT #2 ARE MET.
- BACKFILL TO TOP OF ALL CURBS.
- ANY CONFLICTS BETWEEN THESE DRAWINGS AND GEOTECHNICAL REPORT, FOLLOW GEOTECHNICAL REPORT.

**PAVING NOTES**

- SEE PAVING PLANS FOR PAVING TYPES AND THICKNESS.
- ALL PUBLIC TRAILS, SIDEWALKS & RAMPS TO BE 6-INCH (MIN) NON REINFORCED P.C.C., TRINGATED DOMES SHALL BE PER CITY SPECIFICATION.
- ALL PRIVATE TRAILS & SIDEWALKS TO BE 4-INCH (MIN) NON-REINFORCED P.C.C.
- ALL DRIVES & PARKING SHALL HAVE 6-INCH CURBS UNO.
- ALL PAVEMENT MARKINGS SHALL BE DURABLE, COLOR AS SELECTED.
- PREPARED SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR, OR AS PRESCRIBED IN GEOTECHNICAL REPORT, WHICHEVER IS MORE STRINGENT.
- ALL PAVED AREAS TO CONDUCT A PROOF-ROLL TEST IN PRESENCE OF GEOTECHNICAL ENGINEER, AS PRESCRIBED BY GEOTECHNICAL ENGINEER.

**SANITARY NOTES**

- CASTING TYPES ARE FROM S.I.D.A.S. SPECS.
- CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE LINK SEAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING INFORMATION TO ENGINEER.
- CONTRACTOR SHALL CLEAN SANITARY SEWER AT PROJECT COMPLETION.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.
- ALL SANITARY MANHOLES SHALL BE VACUUM TESTED.
- ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, CONTRACTOR SHALL NOTIFY CITY OF WAUKEE.
- PIPE MATERIALS PER WAUKEE STANDARD SPECIFICATIONS.

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**POND MAINTENANCE PLAN FROM ISAMM SECTION 9.11 PG. 44**

ACTIVITY	SCHEDULE
INSPECT STORM INLETS, OUTLETS FOR DEBRIS. LOOK FOR SIGNS OF SEDIMENT ACCUMULATION, FLOW CHANNELIZATION, EROSION DAMAGE, LOCAL STREAMBANK INSTABILITY. CHECK THE OUTFALL FOR SIGNS OF SURFACE EROSION, SEEPAGE, OR TUNNELING ALONG OUTFALL PIPE.	AT LEAST ANNUALLY AND AFTER RAIN EVENTS OF 1.25" OR LARGER
INSPECT FOREBAYS AND OTHER PRETREATMENT AREAS.	AT LEAST TWICE ANNUALLY
CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURE.	AT LEAST THREE TIMES ANNUALLY
MONITOR VEGETATION AND PERFORM REPLACEMENT PLANTING AS NECESSARY.	ANNUALLY (AFTER SHORT-TERM ESTABLISHMENT PERIOD)
- EXAMINE STABILITY OF THE SAFETY BENCH AND SHORELINE EDGE - INSPECT FOR INVASIVE VEGETATION AND REMOVE WHERE POSSIBLE - INSPECT FOR DAMAGE TO THE EMBANKMENT AND INLET/OUTLET STRUCTURES; REPAIR AS NECESSARY - NOTE ANY SIGNS OF HYDROCARBON BUILD-UP AND REMOVE ACCORDINGLY	ANNUAL INSPECTION
REPAIR UNDERCUT OR ERODED AREAS.	WHEN OBSERVED
HARVEST WETLAND PLANTS THAT HAVE BEEN "CHOKED OUT" BY SEDIMENT ACCUMULATION.	ANNUALLY
REMOVE SEDIMENT WHEN TOTAL POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (~25%), WHEN PLANTS ALONG POND EDGE ARE "CHOKED" WITH SEDIMENT OR THE POND BECOMES EUTROPHIC (ESTIMATED TIME: EVERY 10-20 YEARS).	AS NEEDED, WHEN APPROXIMATELY 6-INCHES OF DEPTH IS LOST IN THE PORTION LOCATED ON LOT 2, OR AS NOTED

**THE PRESERVER NOTES**

- THE PRESERVER SHALL BE MAINTAINED AND INSPECTED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL. THE MANUAL CAN BE OBTAINED BY CONTACTING THE ENGINEER.
- THE PRESERVER SHALL BE INSPECTED, AT A MINIMUM, TWICE ANNUALLY, IN THE SPRING AND FALL.
  - SPRING INSPECTION SHALL OCCUR AFTER SNOWMELT, BLOSSOM/SEED FALL AND SPRING STREET CLEANING AND SHALL OCCUR PRIOR TO HEAVY RAINFALL. FALL INSPECTION SHALL OCCUR AFTER LEAF FALL AND FALL STREET CLEANING AND SHALL OCCUR PRIOR TO SNOW/RAINFALL.
  - NOTEWORTHY ITEMS DURING INSPECTION SHALL INCLUDE (BUT NOT LIMITED TO):
    - POLLUTANT DEPTH - OIL/FLOATABLES/SEDIMENT/LEACHABLE SOLIDS
    - SITE CONDITIONS - STABILIZATION, CONSTRUCTION ACTIVITY, EQUIPMENT WASH-DOWN, EROSION, WINTER SANDING
    - MAINTENANCE/CLEANING PERFORMANCE
    - POLLUTANT COMPOSITION - HYDROCARBONS (OIL, GAS, GREASE), TRASH, ORGANICS
    - WATER LEVEL - BELOW OUTLET INVERT INDICATES LEAKING
    - STRUCTURAL CONDITION - CASTING CONDITION, CHIMNEY CONDITION (ADJUSTING RING DETERIORATION, LEAKING/PROPER SEAL), SPALLING CONCRETE, PRESERVER COMPONENTS (CONDITION, CONNECTIONS, DEBRIS ACCUMULATION)
  - MAINTENANCE FREQUENCY SHALL BE DETERMINED BASED OFF OF INSPECTIONS AND THE POLLUTANT STORAGE VOLUME (POLLUTANT STORAGE VOLUME SHALL BE DETERMINED IN ACCORDANCE WITH MOMENTUM ENVIRONMENTAL'S PRESERVER INSPECTION AND MAINTENANCE MANUAL.
  - TYPICAL STRUCTURE CLEANOUT SHALL INCLUDE VACUUMING OUT THE WATER AND DEBRIS CONTAINED IN THE STRUCTURE. WATER CAN BE SPRAYED TO DISLODGE AND/OR MOVE DEBRIS FOR VACUUM COLLECTION. COLLECTED POLLUTANTS SHALL BE PROPERLY DISPOSED OF. CONFINED ENTRY PROCEDURES SHALL BE FOLLOWED IF PHYSICAL ACCESS IS NECESSARY.
  - STRUCTURAL CONDITION SHALL BE DETERMINED AFTER CLEANOUT OF THE STRUCTURE. ANY NECESSARY REPAIRS SHALL OCCUR AS SOON AS POSSIBLE.

**STORM NOTES**

- PROVIDE A 3' WIDE CLAY WATER STOP, APRON GUARDS & CONCRETE FOOTINGS ON ALL FLARED END SECTIONS. CONTRACTOR SHALL TIE LAST THREE PIPE JOINTS AT FLARED END SECTION.
- ALL STORM SEWER ARE TO BE CLEANED AND TELEVIEWED UPON COMPLETION.
- PAVEMENT REINFORCEMENT IS REQUIRED WHERE EARTH COVER OVER STORM SEWERS IS LESS THAN 2 FEET.

**FIRE SAFETY CONSTRUCTION NOTES:**

- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WHEN CONSTRUCTION BEGINS.
- IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION AFTER FOOTING INSTALLATION, AN APPROVED ROUTE AROUND EXTERIOR OF BUILDING TO EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH I.F.C. SECTION 503.2.

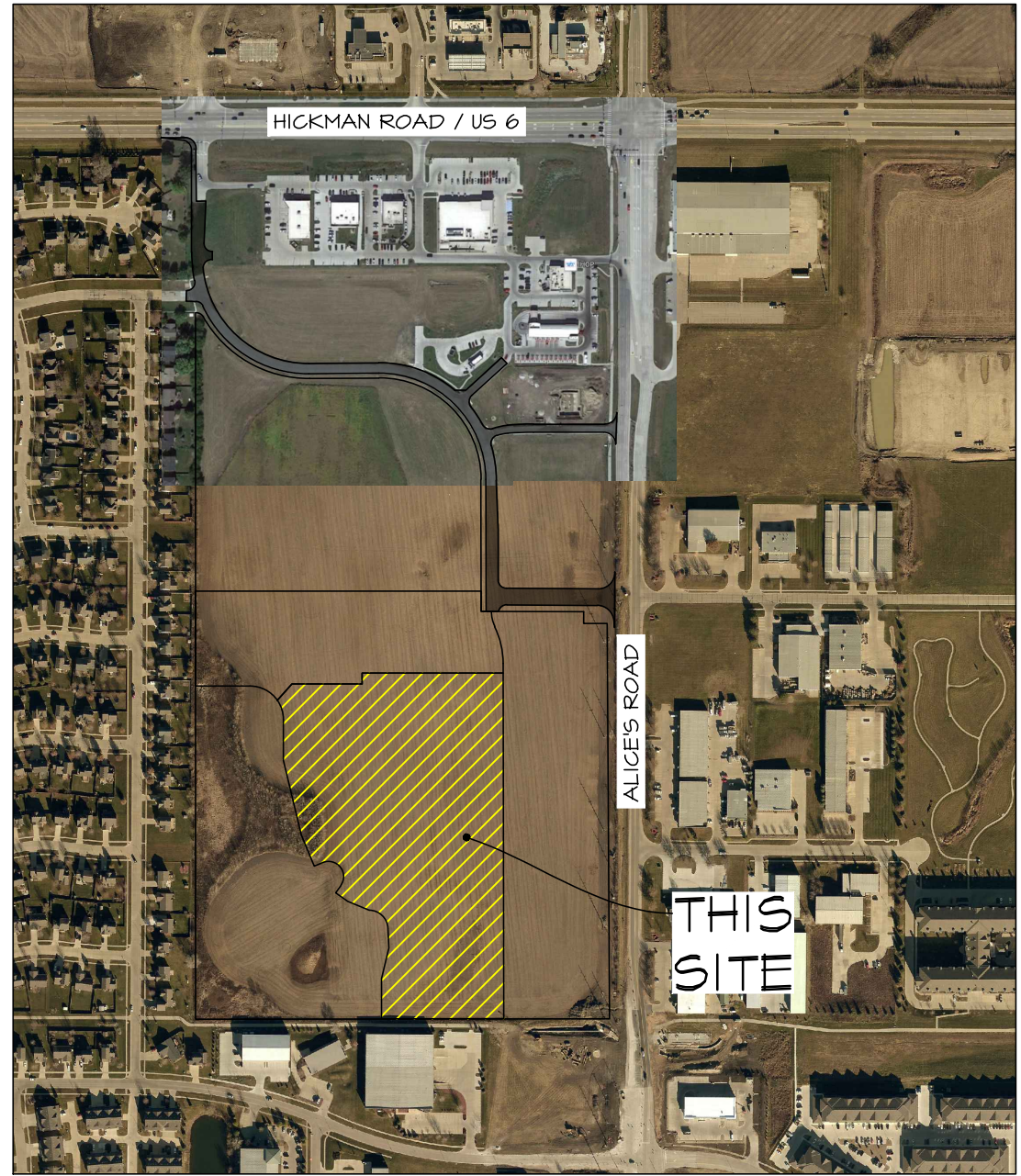
**TRENCH DRAIN MAINTENANCE**

- AT LEAST ONCE ANNUALLY, THE FOLLOWING SHALL BE REQUIRED FOR MAINTENANCE AND CLEANING AT ALL TRENCH DRAIN LOCATIONS:
  - REMOVE GRATE SECTIONS FROM TRENCH.
  - REMOVE ANY DEBRIS, LEAVES, SILT, SEDIMENT, AND LAWN CLIPPINGS AND DISPOSE OF THEM.
  - PUT TRENCH GRATES BACK AND LOCK THEM INTO PLACE.

# SITE PLAN

# WAUKEE TOWNE CENTER, PHASE 2

## WAUKEE, IOWA



**VICINITY SKETCH**

**PROPERTY OWNER:**

MIKE PIERSON  
 WAUKEE TOWNE CENTER, LLC  
 611 MONTICELLO DRIVE  
 BURLINGTON, IOWA 52601  
 (319) 512-0125  
 EMAIL: MIKE.PIERSON@PIERSONCORP.COM

**PROJECT MANAGER:**

EDWARD ARP  
 CIVIL ENGINEERING CONSULTANTS, INC.  
 2400 - 86TH STREET, #12  
 DES MOINES, IA 50322  
 (515) 276-4884  
 EMAIL: ARP@CECLAC.COM

**APPLICANT:**

MIKE PIERSON  
 WAUKEE TOWNE CENTER, LLC  
 611 MONTICELLO DRIVE  
 BURLINGTON, IOWA 52601  
 (319) 512-0125  
 EMAIL: MIKE.PIERSON@PIERSONCORP.COM

**ZONING/LAND USE**

PD C-1 (BOOK: 2022; PAGE: 2020)

**BULK REGULATIONS:**

LOT WIDTH: NO MINIMUM  
 FRONT YARD SETBACK: 30 FEET  
 REAR YARD SETBACK: 30 FEET  
 SIDE YARD SETBACK: NO MINIMUM  
 MAXIMUM HEIGHT: 40 FEET  
 OPEN SPACE: 20%

**UTILITY CONTACTS**

- SANITARY SEWER - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
- WATER MAIN - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
- STORM SEWER - WAUKEE PUBLIC WORKS DEPARTMENT (515-478-7420)
- NATURAL GAS UTILITY - CITY OF WAUKEE (515-478-7420)
- ELECTRIC - MID AMERICAN ENERGY (515-252-6597)

**P.U.D. PARKING (LESS TARGET):**

REQUIRED: 454 SPACES - SEE ACCOMPANYING MATERIALS

PROPOSED: 496 SPACES INCLUDING 24 ADA STALLS

**BUFFERS:**

BUFFER SOUTH - 25'

**SITE ADDRESS:**

1050 SE LAUREL STREET  
 WAUKEE, IOWA 50263



**GENERAL LEGEND**

- PROPOSED**
- PLAT BOUNDARY
  - SECTION LINE
  - LOT LINE
  - CENTERLINE
  - EASEMENT LINE
  - FLARED END SECTION
  - TYPE SW-501 STORM INTAKE
  - TYPE SW-502 STORM INTAKE
  - TYPE SW-503 STORM INTAKE
  - TYPE SW-504 STORM INTAKE
  - TYPE SW-505 STORM INTAKE
  - TYPE SW-506 STORM INTAKE
  - TYPE SW-511 STORM INTAKE
  - TYPE SW-512 STORM INTAKE
  - TYPE SW-513 STORM INTAKE
  - TYPE SW-401 STORM MANHOLE
  - TYPE SW-402 STORM MANHOLE
  - TYPE SW-403 STORM MANHOLE
  - TYPE SW-403 STORM MANHOLE
  - TYPE SW-301 SANITARY MANHOLE
  - TYPE SW-302 SANITARY MANHOLE
  - TYPE SW-304 SANITARY MANHOLE
  - STORM/SANITARY CLEANOUT
  - WATER VALVE
  - FIRE HYDRANT ASSEMBLY
  - BLOW-OFF HYDRANT
  - DETECTABLE WARNING PANEL
  - SANITARY SEWER WITH SIZE
  - SANITARY SERVICE
  - STORM SEWER WITH SIZE
  - STORM SERVICE
  - WATER SEWER WITH SIZE
  - WATER SERVICE
  - PROPOSED CONTOUR
  - SILT FENCE
  - RIP RAP
  - ADDRESS
  - BUILDING SETBACK LINE
  - PUBLIC UTILITY EASEMENT
  - MINIMUM OPENING ELEVATION
  - CRITICAL CROSSING
  - CRITICAL CROSSING LOCATION
  - UNO. UNLESS NOTED OTHERWISE
- EXISTING**
- LOT LINE
  - SANITARY/STORM MANHOLE
  - WATER VALVE
  - STORM SEWER SINGLE INTAKE
  - STORM SEWER DOUBLE INTAKE
  - STORM SEWER ROUND INTAKE
  - FLARED END SECTION
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - SHRUB
  - POWER POLE
  - STREET LIGHT
  - GUY ANCHOR
  - ELECTRIC TRANSFORMER
  - GAS METER
  - TELEPHONE RISER
  - SIGN
  - UNDERGROUND TELEVISION
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND TELEPHONE
  - OVERHEAD ELECTRIC
  - SANITARY SEWER WITH SIZE
  - STORM SEWER WITH SIZE
  - WATER MAIN WITH SIZE
  - EXISTING CONTOUR
  - TREE LINE
  - TRAFFIC SIGNAL
  - UNO. UNLESS NOTED OTHERWISE
  - FACE OF CURB
- FLOOD ZONE**
- ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #14044C0335F MAP REVISED DECEMBER 7, 2018.
- \*\*\*FEMA MAPS ARE SUBJECT TO CHANGES AND REVISIONS. PLEASE SEE FLOOD MAP SERVICE CENTER FOR CURRENT MAPS.\*\*\*
- NPDES/SWPPP**
- APPLICANT AND/OR CONTRACTOR ARE REQUIRED TO FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
  - APPLICANT AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN CITY OF WAUKEE COSESCO PERMIT.

**P.U.D. OPEN SPACE CALCULATION:**

CATEGORY	REQUIRED AREA	REQUIRED %	PROPOSED AREA	PROPOSED %
BUILDINGS*			319,778.38	18.68%
PAVEMENTS			863,972.12	50.46%
OPEN SPACE	342,437.32	20.00%	528,436.12	30.86%
<b>TOTAL</b>			<b>1,712,186.62</b>	<b>100.00%</b>

\*INCLUDES BUILDINGS AS SHOWN

**CERTIFICATION**

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
 EDWARD H. ARP IOWA REG. NO. 2250  
 MY LICENSE RENEVAL DATE IS: JUNE 30, 2026  
 PAGES OR SHEETS COVERED BY THIS SEAL:

---

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.

**PRELIMINARY**

CODY T. WEAVER, IOWA LIC. NO. 25095 DATE MY LICENSE RENEVAL DATE IS: DECEMBER 31, 2026  
 PAGES OR SHEETS COVERED BY THIS SEAL:

**PRELIMINARY - NOT FOR CONSTRUCTION**

**Civil Engineering Consultants, Inc.**  
 2400 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 mail@ceclac.com

**CEC**

DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKKA

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**COVER**

SHEET 44 OF 44  
 A-2212

## NDS TECHNICAL SPECIFICATIONS

### DURA SLOPE™ CHANNEL DRAINS

**Specifications:** NDS Dura Slope™ is a 6" x 4" long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polypropylene with UV inhibitors and has a 4" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to a maximum of 192 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProTite™ locking system, which maintains structural integrity during installation. LevelLock™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (1/2" - 5/8") for easier channel height adjustment during installation. DrainLock™ longitudinal and groove ends connect allowing for a precise fit and ensure straight channel runs, incorporating an integral snap-lock feature that prevents joint movement during channel installation. Each channel section is molded with a bottom offset allowing for system versatility and ensuring proper drainage. Expansion joints must be provided parallel to each side of the drain run.

Channel	Length (inches)	Height (inches)	Ø Outer (inches)	Hydrant Section (inches)	Ø Inlet (inches)	Ø Outlet (inches)	Ø Skimmer (inches)	Ø Disipator (inches)	Ø Skimmer (inches)	Ø Disipator (inches)	Ø Skimmer (inches)	Ø Disipator (inches)
U1000R	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000B	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000S	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000L	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000M	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000N	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000O	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000P	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000Q	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000R	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000S	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000L	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000M	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000N	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000O	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000P	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-
U1000Q	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-	-

## U100K

LOAD CLASS UP TO C250 EN-1433 STANDARD

ULMA Linear Drainage Channel type U100K: External width 130mm; Internal width 100mm; Available with overall heights between 130mm and 250mm for 0.3% prestiged channels and between 150 and 300 mm for cascaded slope, to collect rainwater in 1 metre long units. Integrated galvanized steel\* edges for lateral protection. Locking system consists of CS100 locking bar and screws.

Channel	Length (inches)	Height (inches)	Ø Outer (inches)	Ø Inlet (inches)	Ø Outlet (inches)	Ø Skimmer (inches)	Ø Disipator (inches)	Ø Skimmer (inches)	Ø Disipator (inches)	Ø Skimmer (inches)	Ø Disipator (inches)
U1000R	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000B	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000S	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000L	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000M	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000N	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000O	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000P	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000Q	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000R	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000S	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000L	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000M	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000N	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000O	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000P	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-
U1000Q	39.37	9.71	9.71	4.33	-	-	-	97	97	-	-

**Polymer Concrete Property Tests**

Resistance to Compression: 250 kg/cm<sup>2</sup> (3500 psi)

Water absorption by capillarity: 1.000 kg/m<sup>2</sup> (0.25 gal/ft<sup>2</sup>)

Resistance to chemical products: No visible effects, No considerable damage

Resistance to freeze/thaw: No visible effects, No considerable damage

Resistance to impact: 500 kg (1100 lbs)

Shrinkage: 0.12%

Modulus of elasticity: 20000 kg/cm<sup>2</sup> (280000 psi)

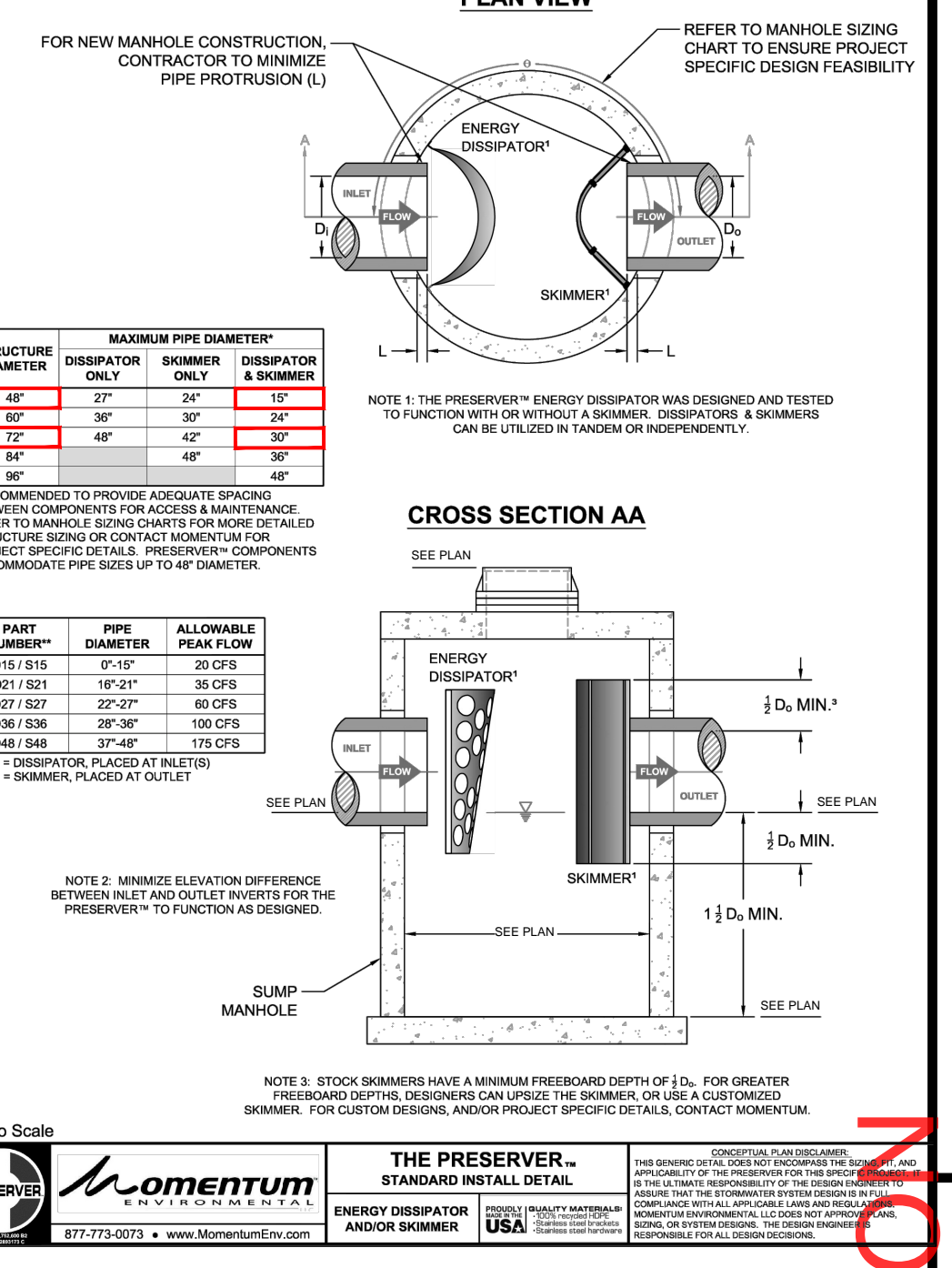
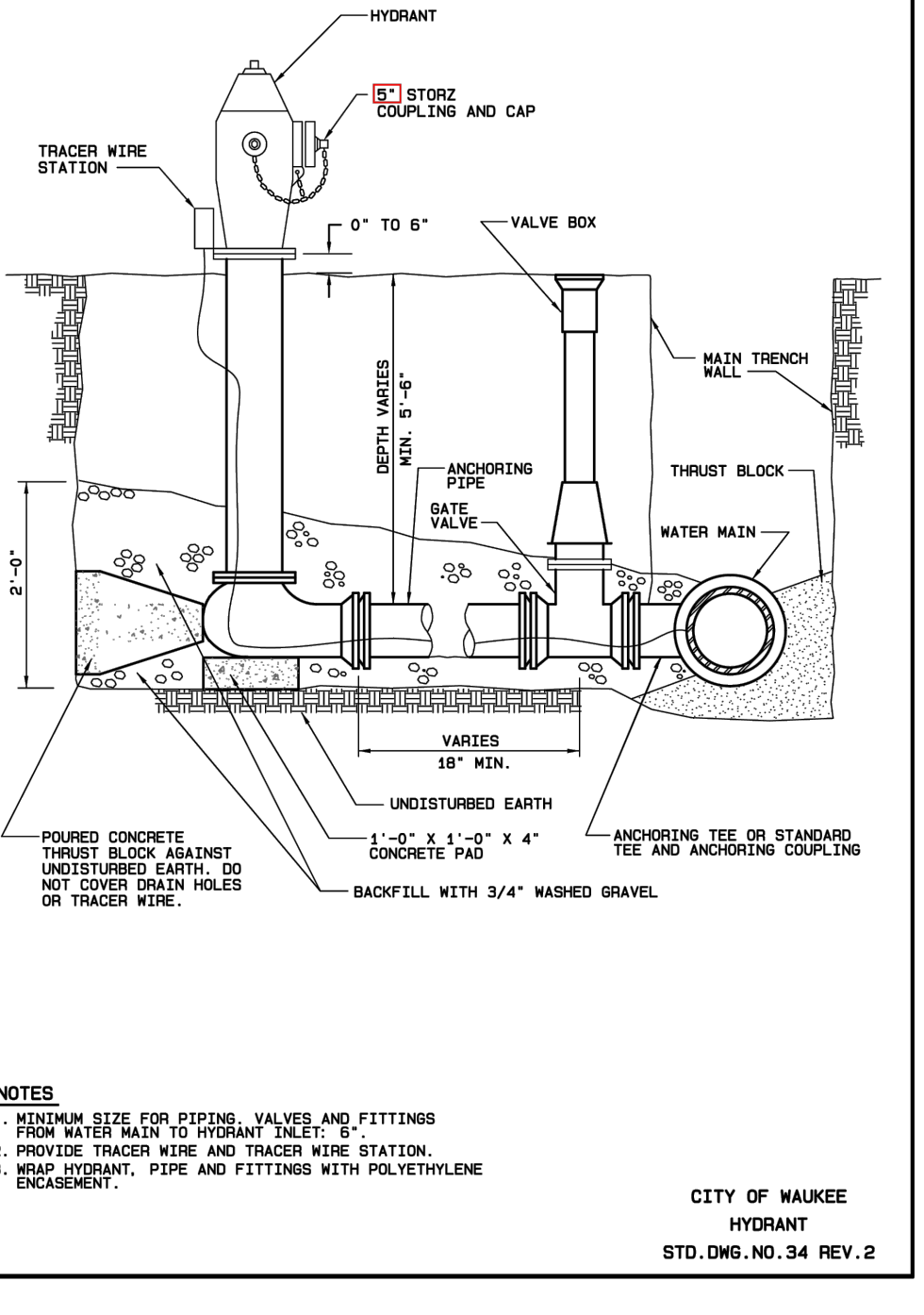
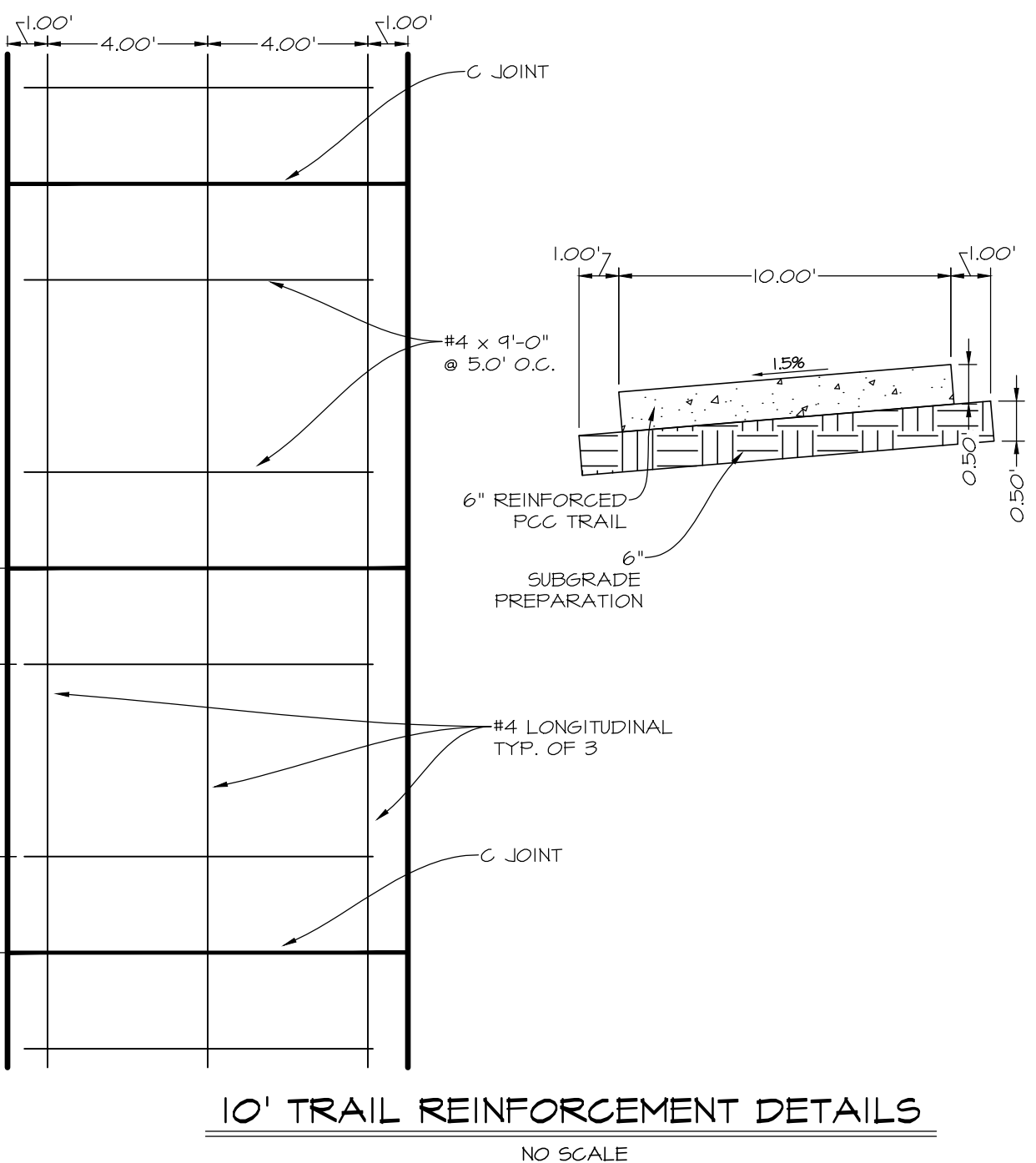
Compressive strength: 250 kg/cm<sup>2</sup> (3500 psi)

Flexural strength: 120 kg/cm<sup>2</sup> (1700 psi)

Impact strength: 500 kg (1100 lbs)

Shrinkage: 0.12%

Modulus of elasticity: 20000 kg/cm<sup>2</sup> (280000 psi)



Supplied by: **TRENCH DRAIN SUPPLY** 877-903-7246 www.trenchdrainsupply.com

## NDS TECHNICAL SPECIFICATIONS

### 2 FT. GALVANIZED STEEL DURA SLOPE GRATE

24" x 6" Grate Opening

3/4" x 4 7/16" Grate Opening

Material: Galvanized Steel (DS-221)  
Weight: DS-221—6.64 lbs each  
Fits: Use with Dura Slope Channel Drains and Dura Slope Catch Basin (DS-340)  
Grate Opening: 23.09 in<sup>2</sup> per foot  
Will accommodate 70.64 gallons per minute per foot with 1/2" of head.

**Load Recommendation Guide**

**Class B**

- Loads of 61-175 psi.
- Recommended for medium-duty pneumatic tire traffic, autos and light trucks at speeds less than 20 m.p.h.

Notes: Some installations may require a concrete collar to meet head rating. Loads are based on standard products in concrete. Product must be installed using NDS instructions.

851 N. Harvard Avenue, Escondido, CA 92027, 888-726-1994

ULMA ARCHITECTURAL SOLUTIONS

## TDS TRENCH DRAIN SYSTEMS

610-638-1221 sales@trenchdrain.com

PROJECT NO: CONTRACT NO: LOCATION:

### 436 TDS WEDGE WIRE 316L STAINLESS STEEL GRATE

PART NO.	MATERIAL	WEIGHT	OPEN AREA	FLOW RATE
436	316L MARINE STAINLESS	10.0 LBS.	43%	86.29 GPM PER LINEAR FOOT WITH 1/2" OF HEAD
437	5.0 LBS.	-	-	-

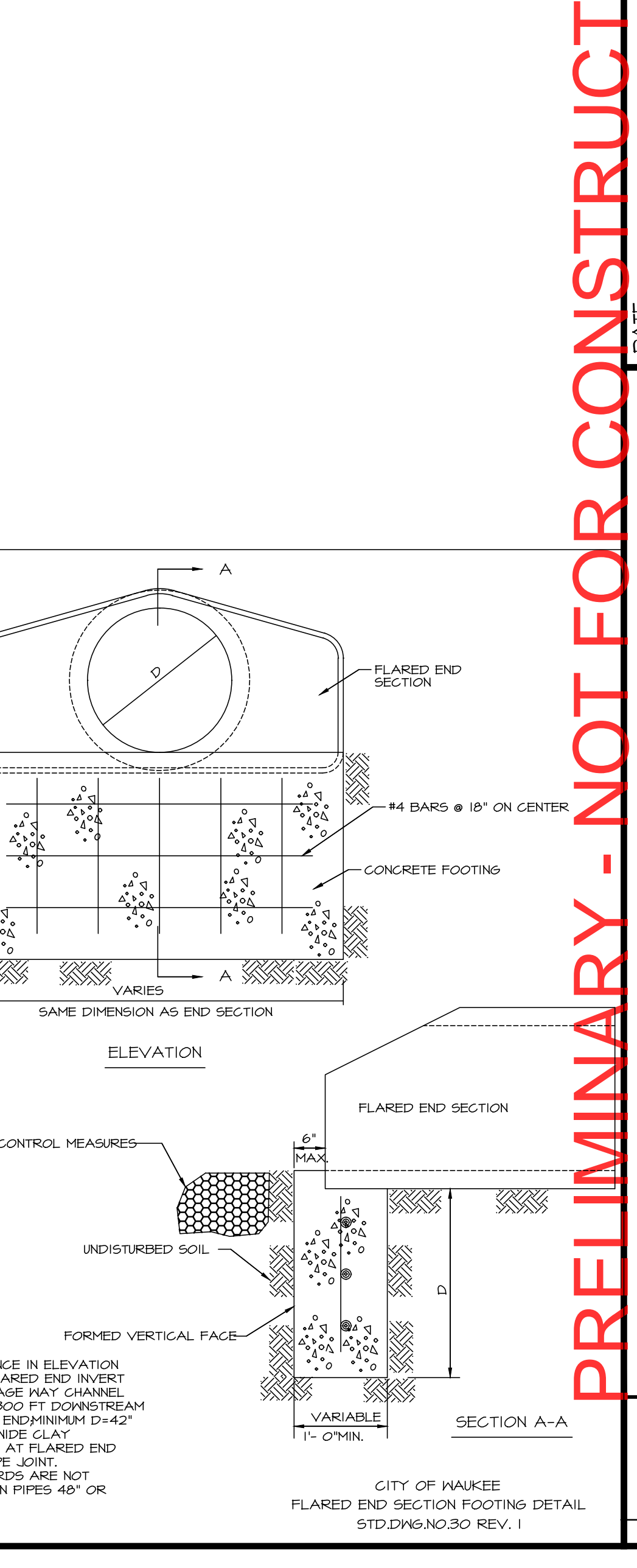
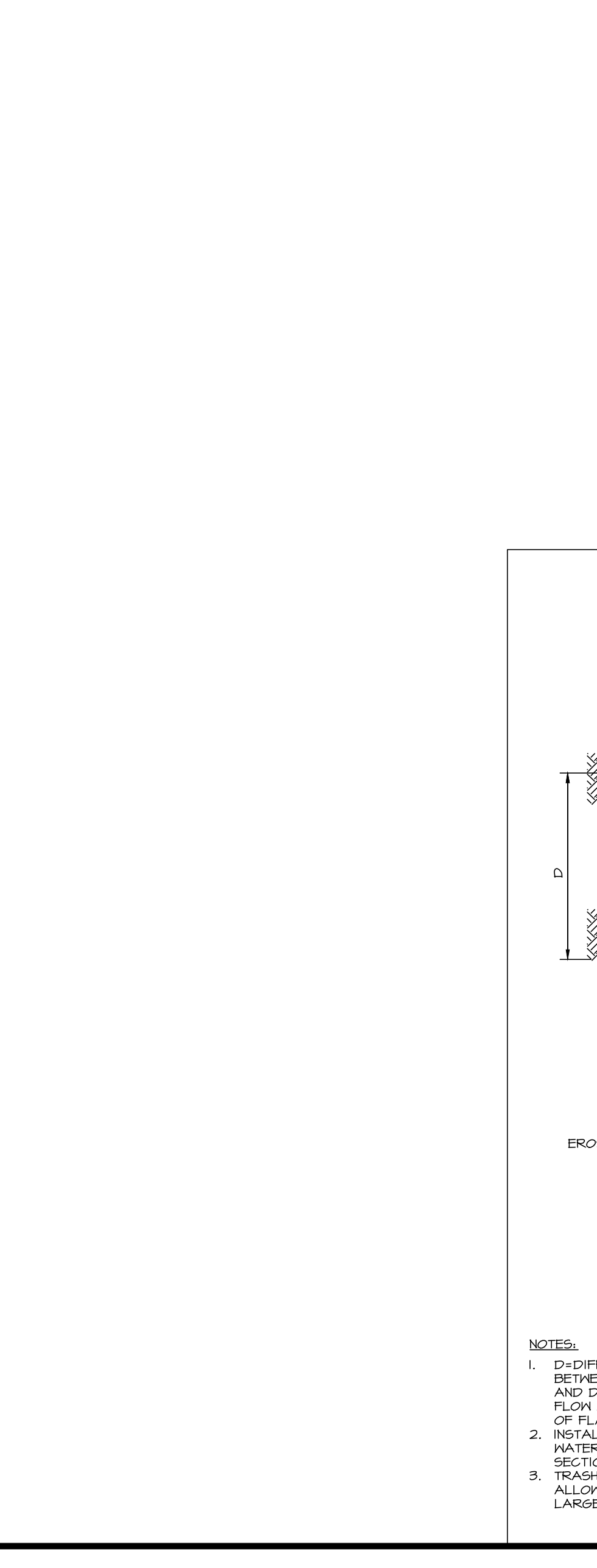
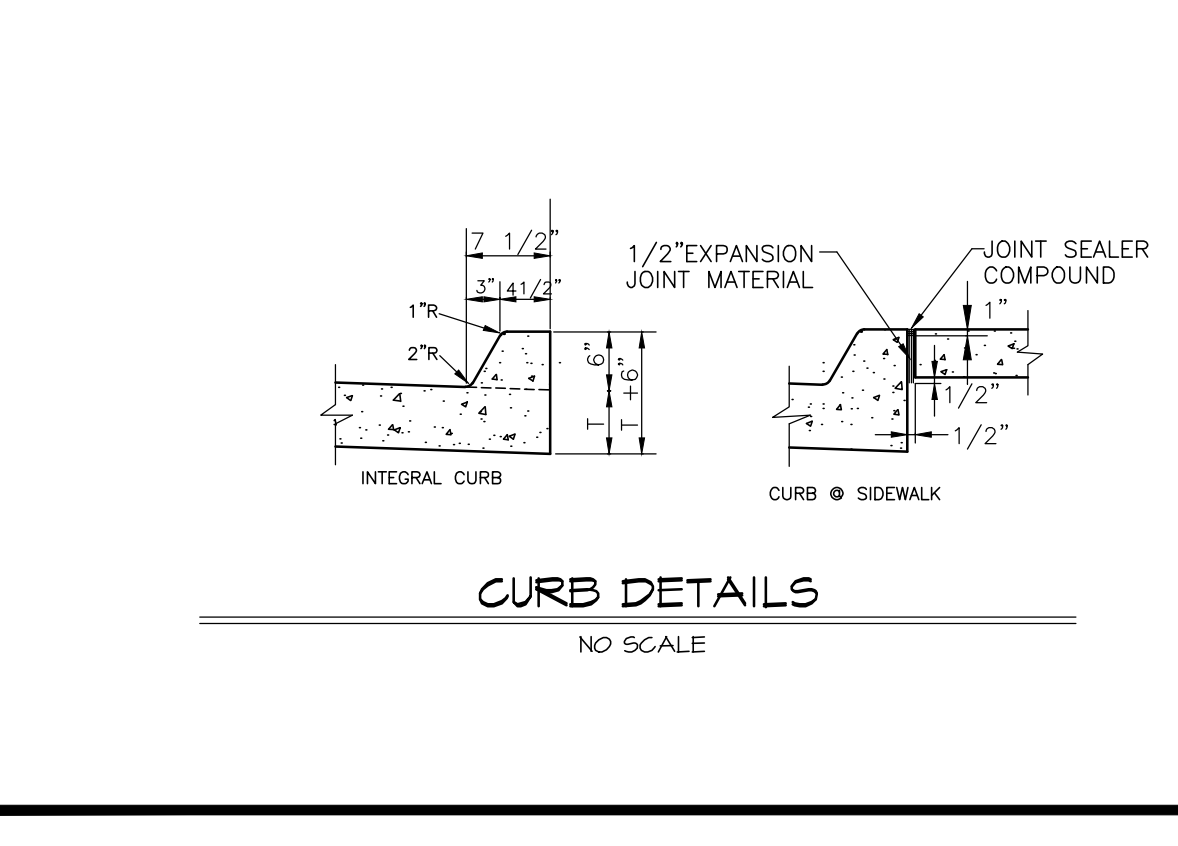
APPLICATION LOAD CLASS B125: SIDEWALKS, PARKING LOTS AND CAR PARKING DECKS. DESIGNED FOR A DISTRIBUTED PRESSURE OF 26,100 LBS. (125KSI) ADA COMPLIANT FOR ACCESSIBLE ROUTES.

MEETS THE FOLLOWING STANDARDS AND SPECIFICATIONS:  
-THE AMERICANS WITH DISABILITIES ACT OF 1990: 4.3.4  
-ASME A112.3 SECTION 7.12 HEEL RESISTANT STRAINERS AND GRATES

LOCKING DEVICE (NOT INCLUDED)  
436 REQUIRE QTY 2 PER GRATE  
437 REQUIRE QTY 1 PER GRATE

SYSTEM MFG	SYSTEM	LOCKING DEVICE
ULMA	U100K & U100KX	LD100K-2
	U100K CATCH BASIN	LD100K-OCB
	M100K & M100KX	LD100MX-2
	M100V	LD100MX-2
	HYDROPLUS	LD100K-2
	HYDROPLUS MINI	LD100MX-2
	D100	LD100K-2

DISCLAIMER: The customer and the customer's architect, engineer, contractor, and other professionals are completely responsible for the selection, installation and maintenance of any product purchased from Trench Drain Systems and/or its manufacturers. TRENCH DRAIN SYSTEMS MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE SUITABILITY, DESIGN, MERCHANTABILITY, OR FITNESS OF THE PRODUCT FOR CUSTOMER APPLICATION. The drawing and information provided remain the property and copyright of the manufacturer listed. The manufacturer reserves the right to modify specification without notice.



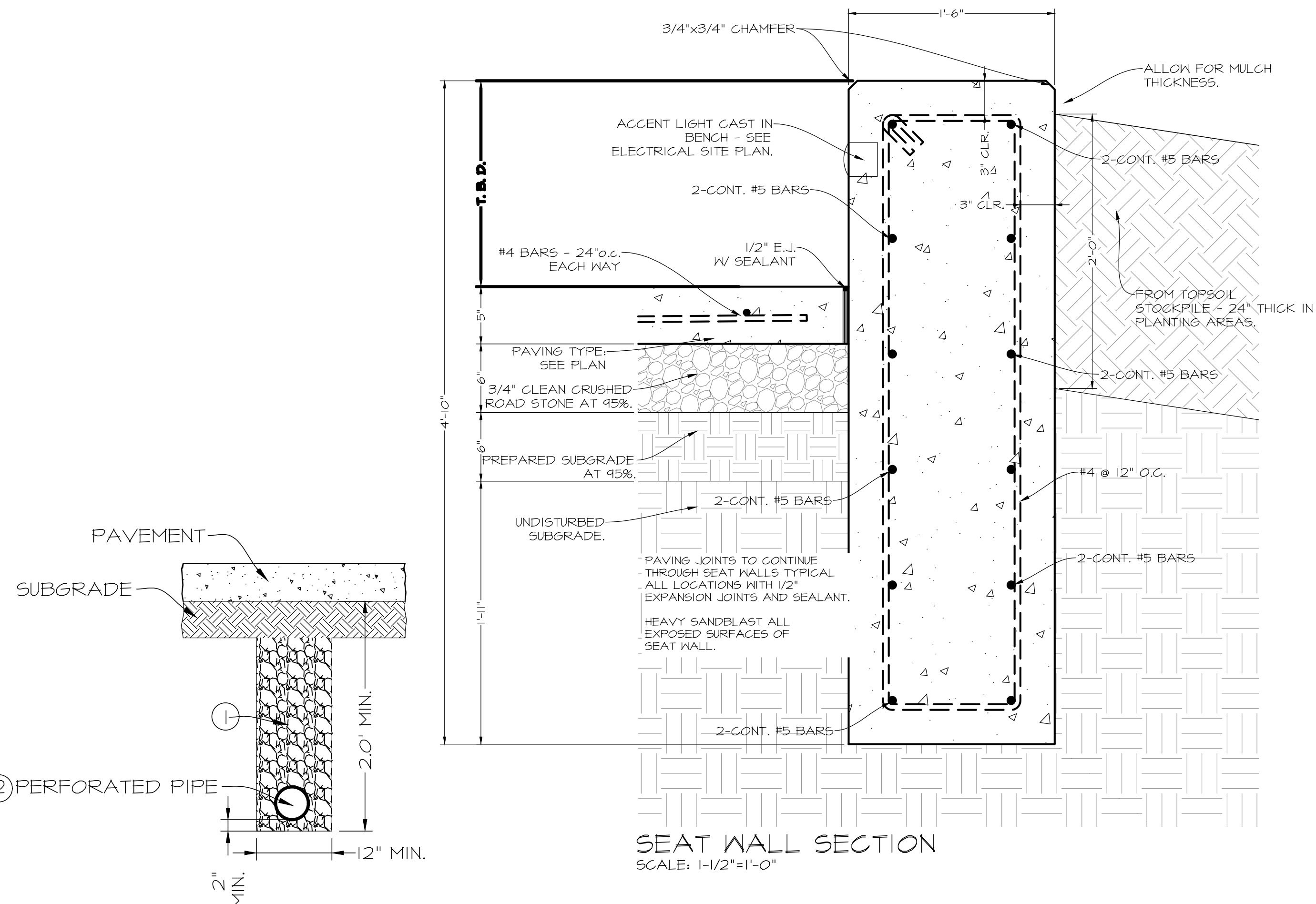
PRELIMINARY - NOT FOR CONSTRUCTION

Waukee Towne Center, Phase 2  
Waukee, Iowa  
SHEET 2 OF 44  
A-2212

Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 mail@cecinc.com

CEC

DATE: 2025-06-24 - THIRD SUBMITTAL  
2025-06-10 - SECOND SUBMITTAL  
2025-05-22 - FIRST SUBMITTAL  
DATE OF SURVEY: 2023-05-03  
DESIGNED BY: EHA  
DRAWN BY: LKA

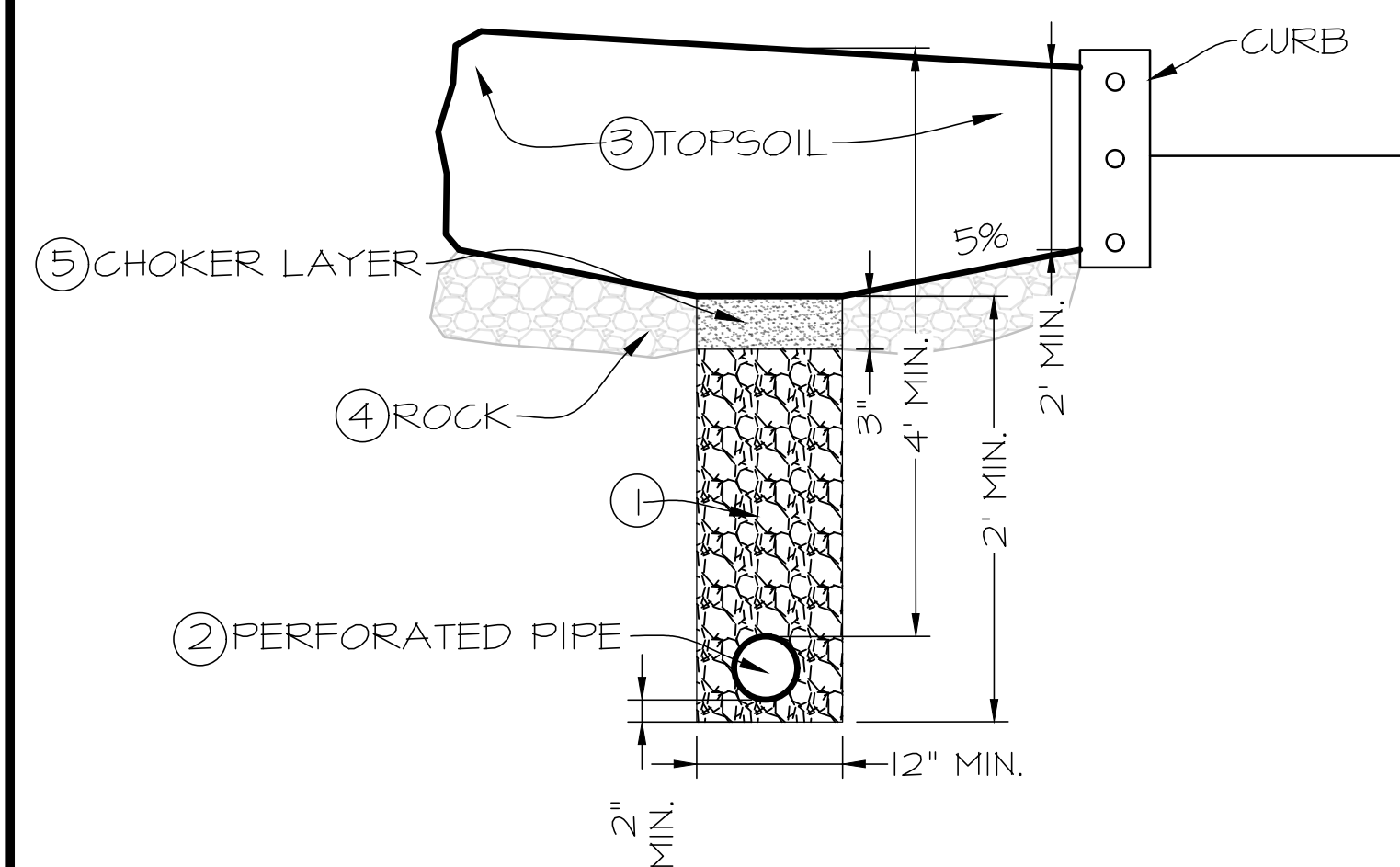


NOTES:

1. BACKFILL ALL SUBDRAIN WITH POROUS BACKFILL
2. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.

IMPERVIOUS SUBDRAIN DETAIL

NO SCALE

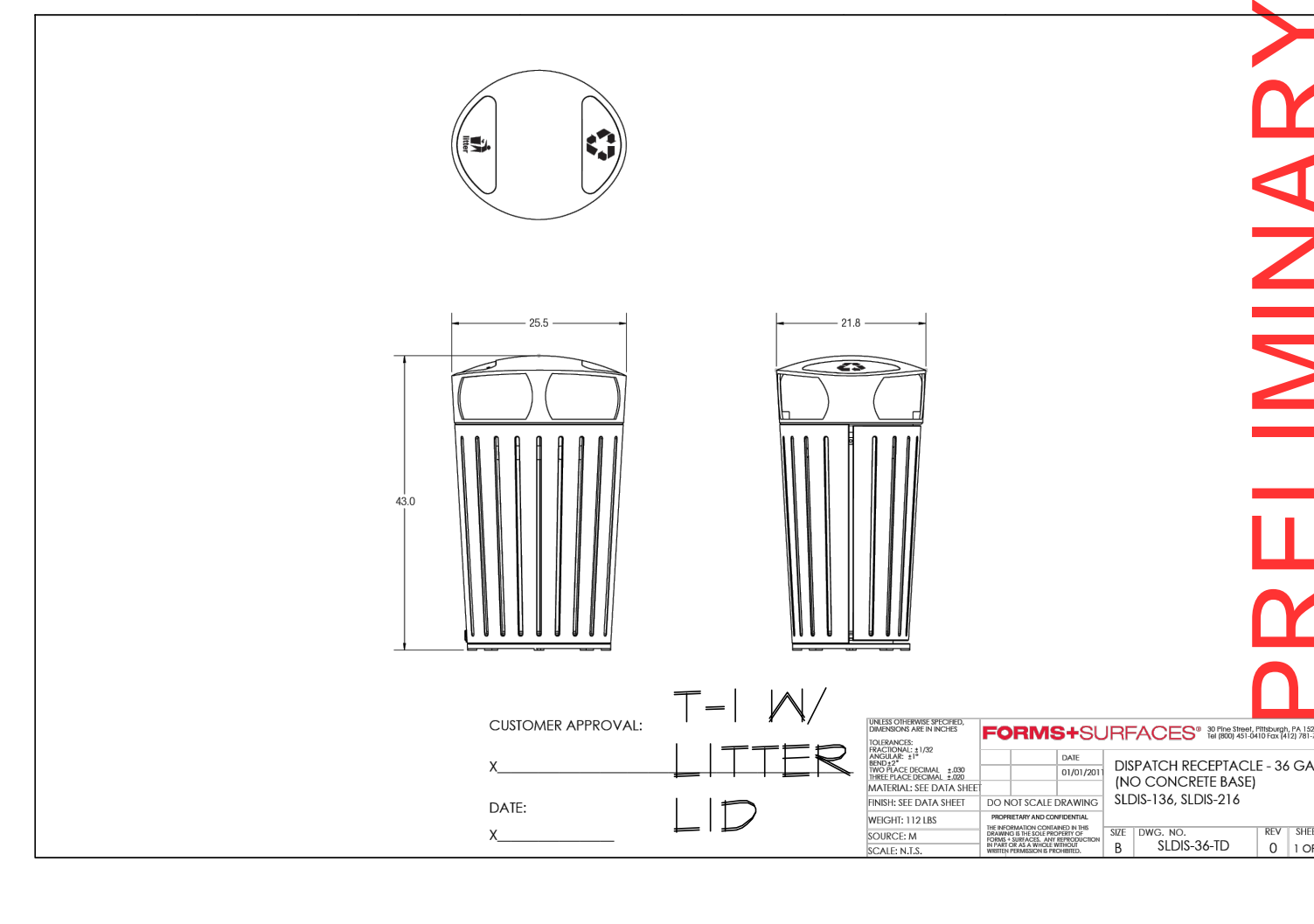
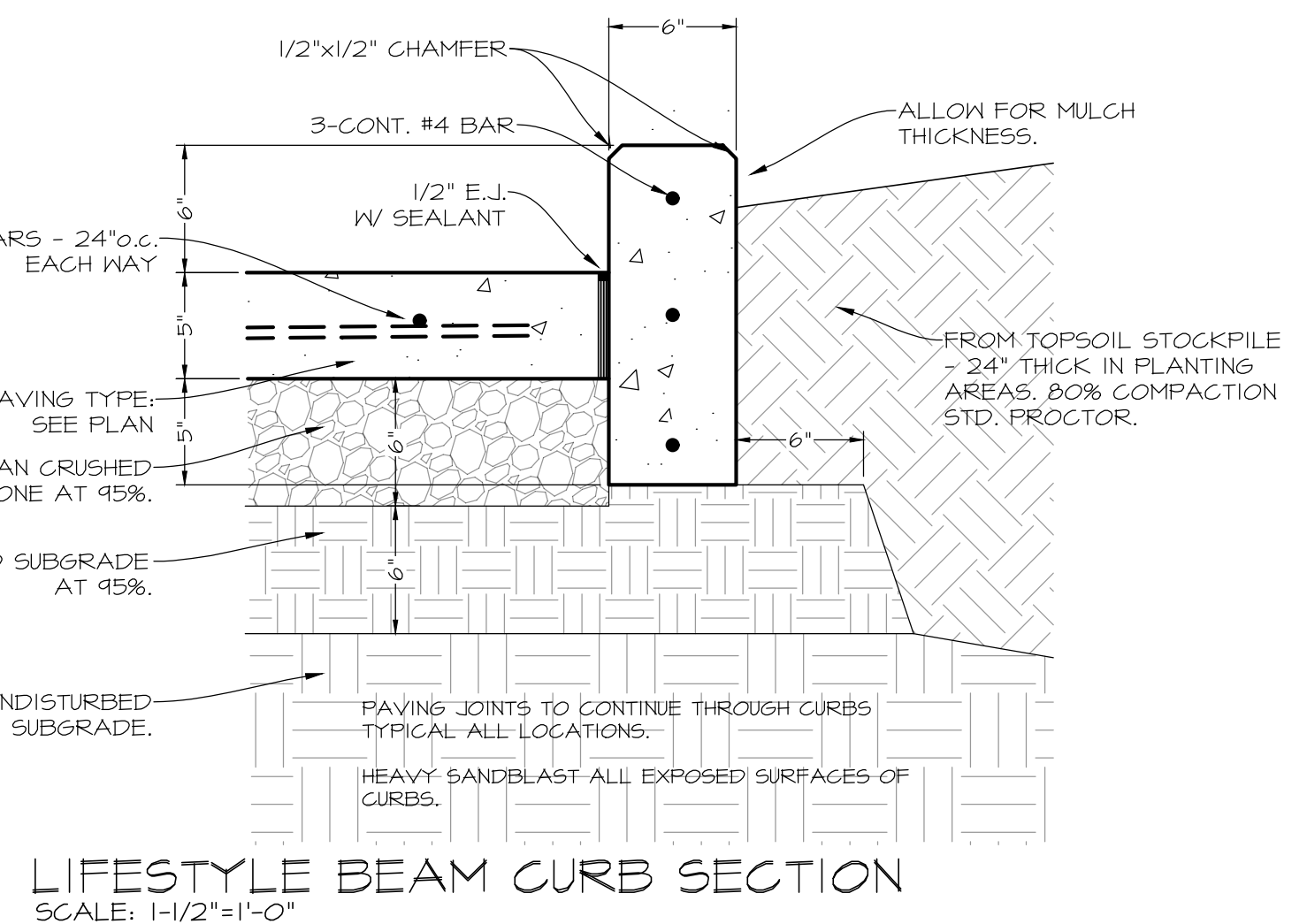
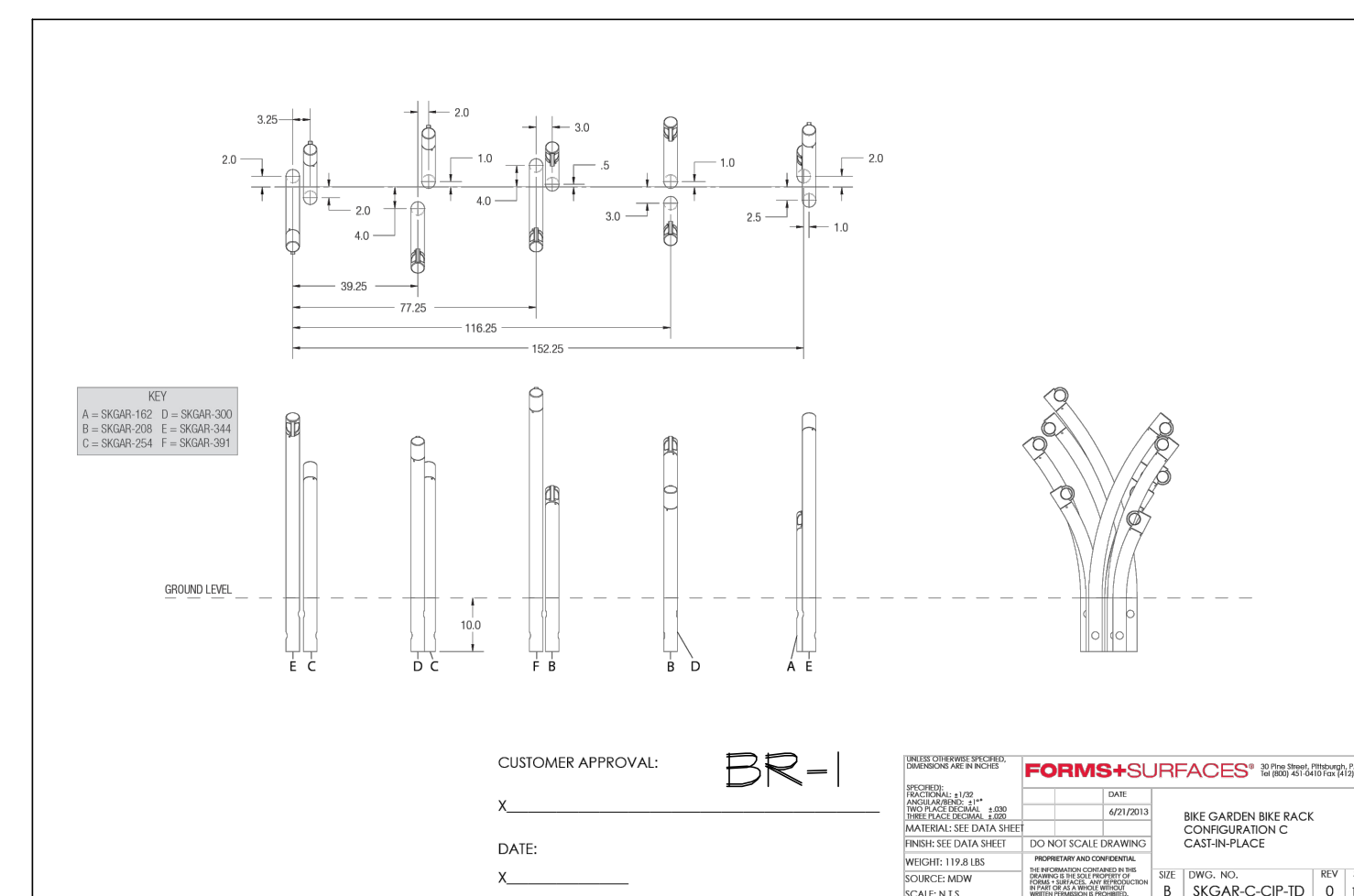


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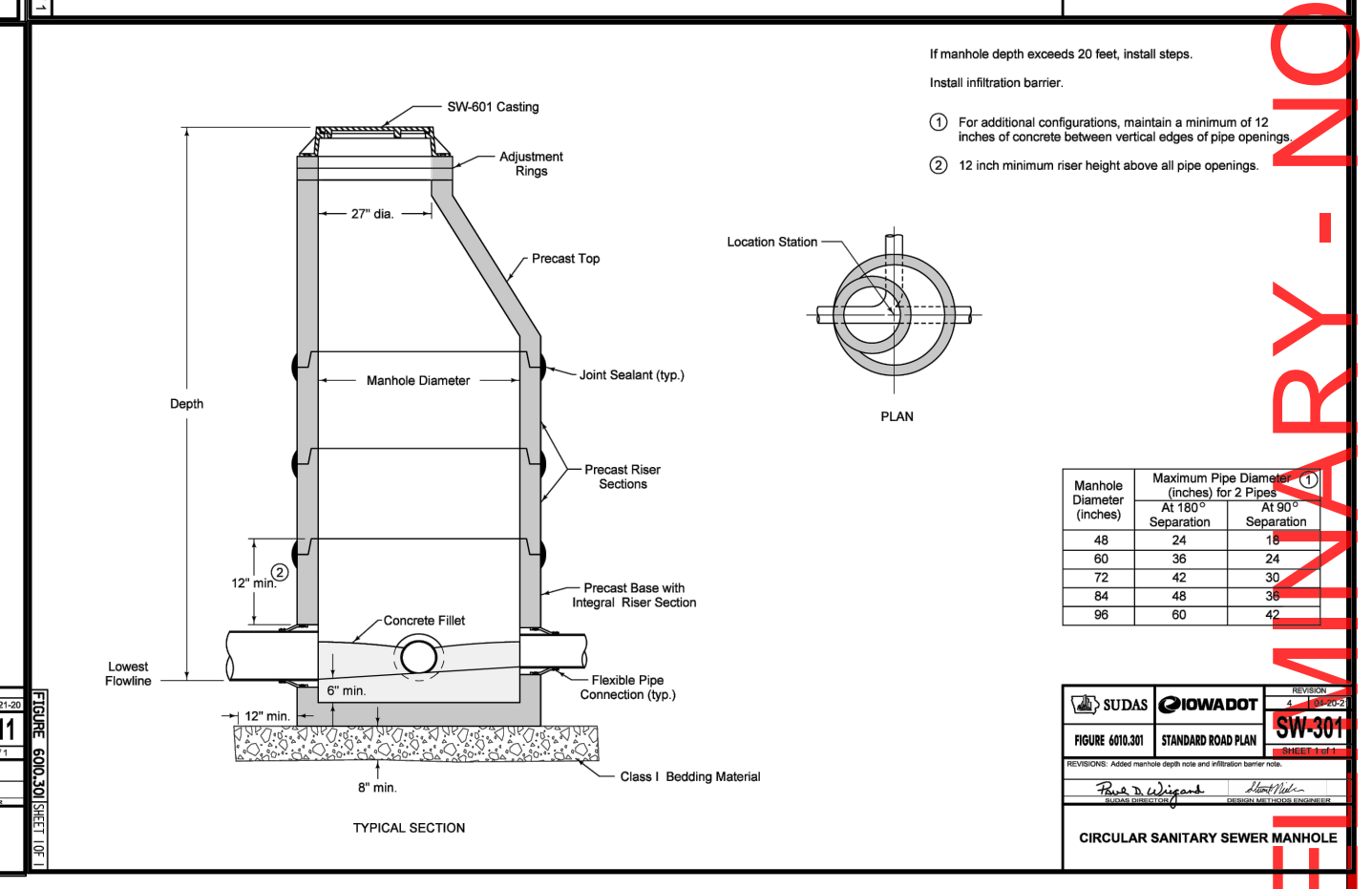
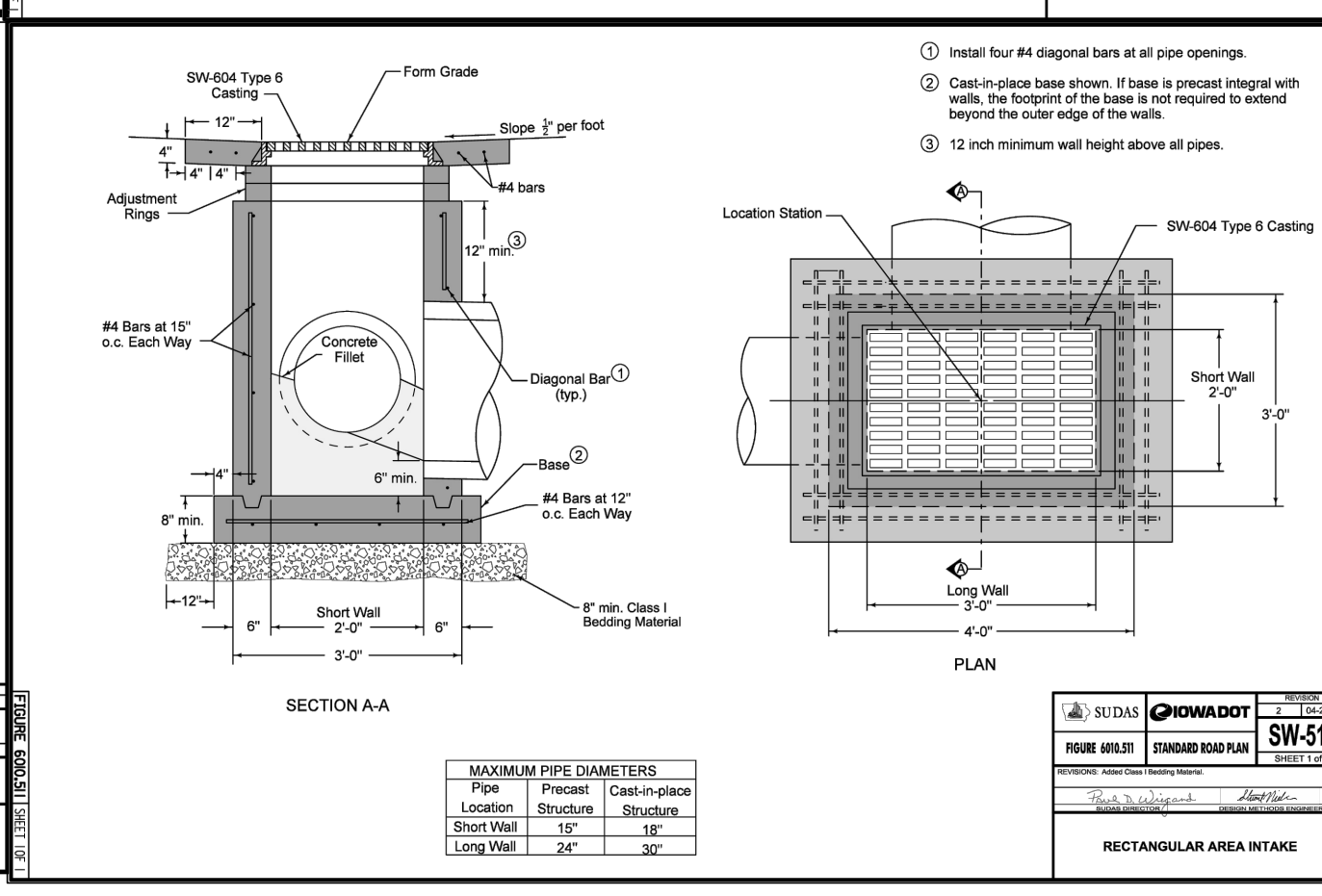
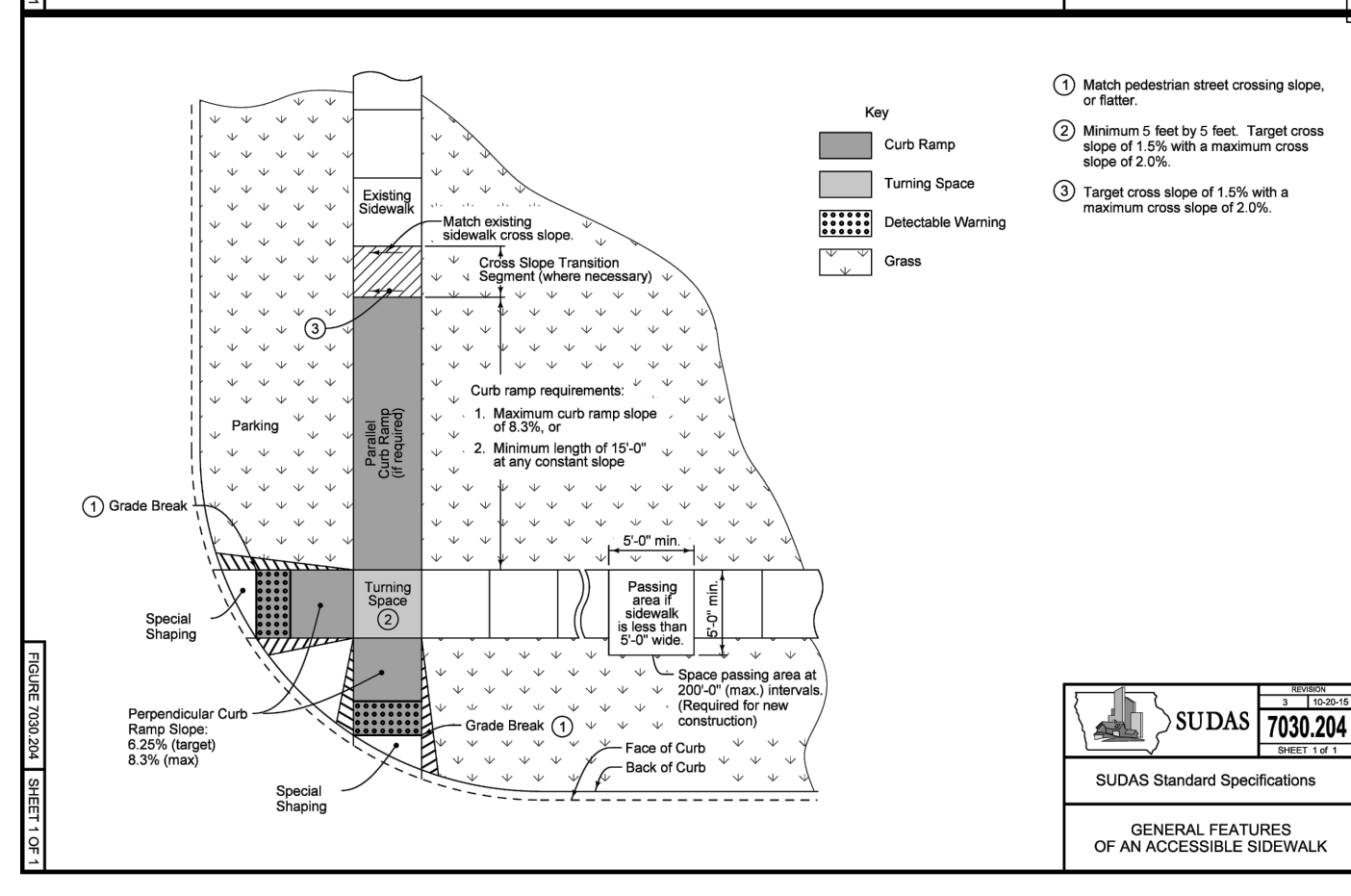
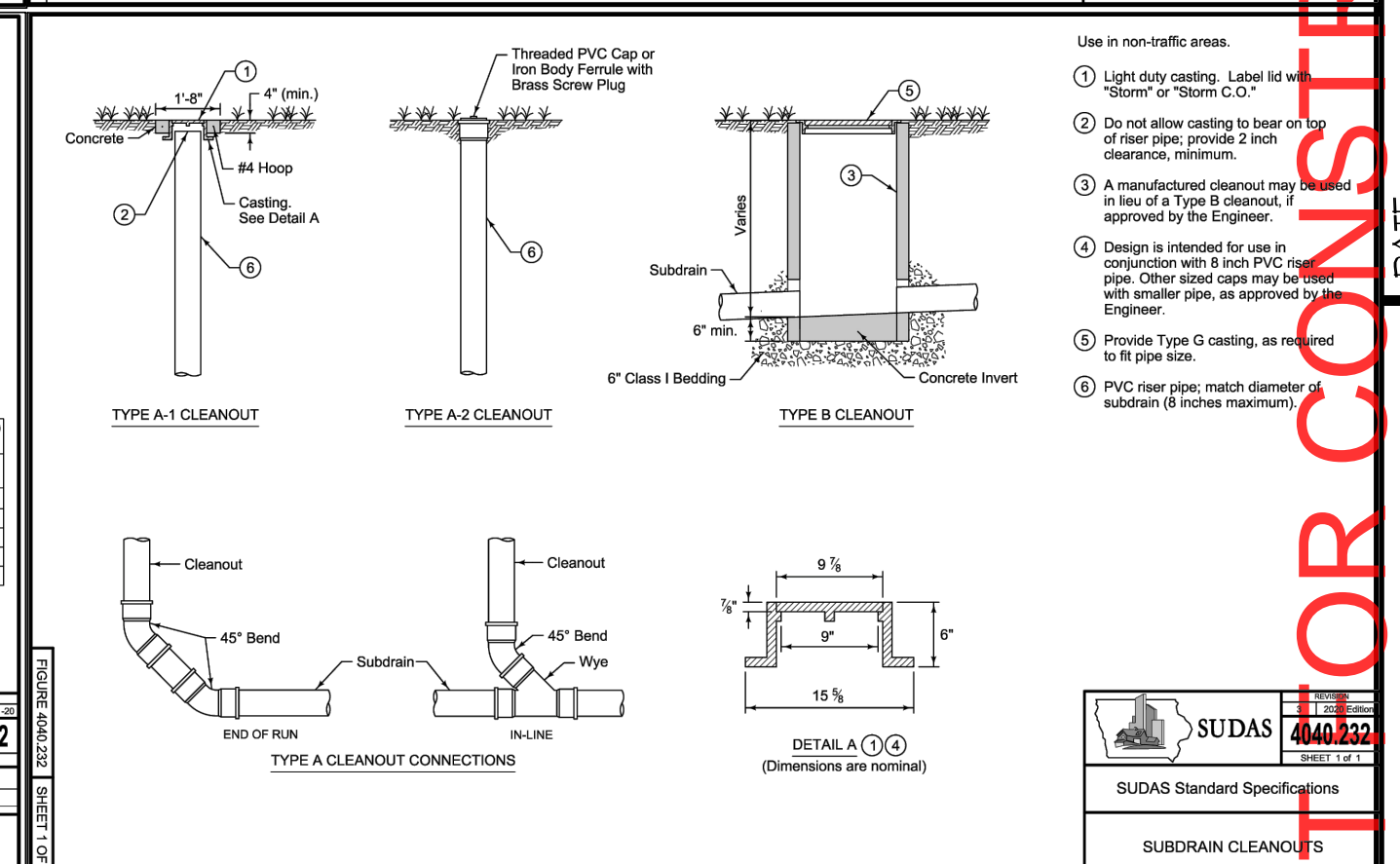
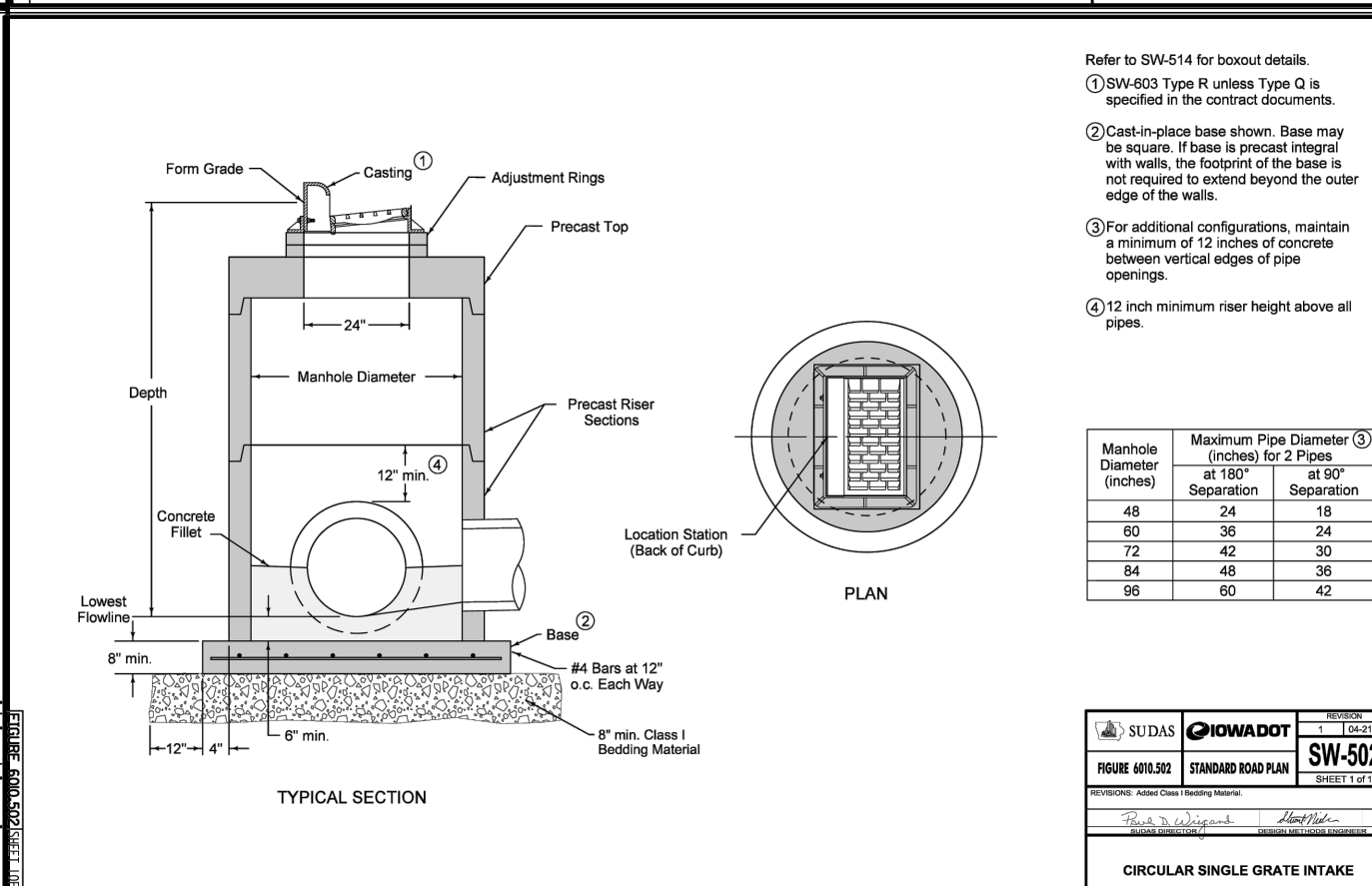
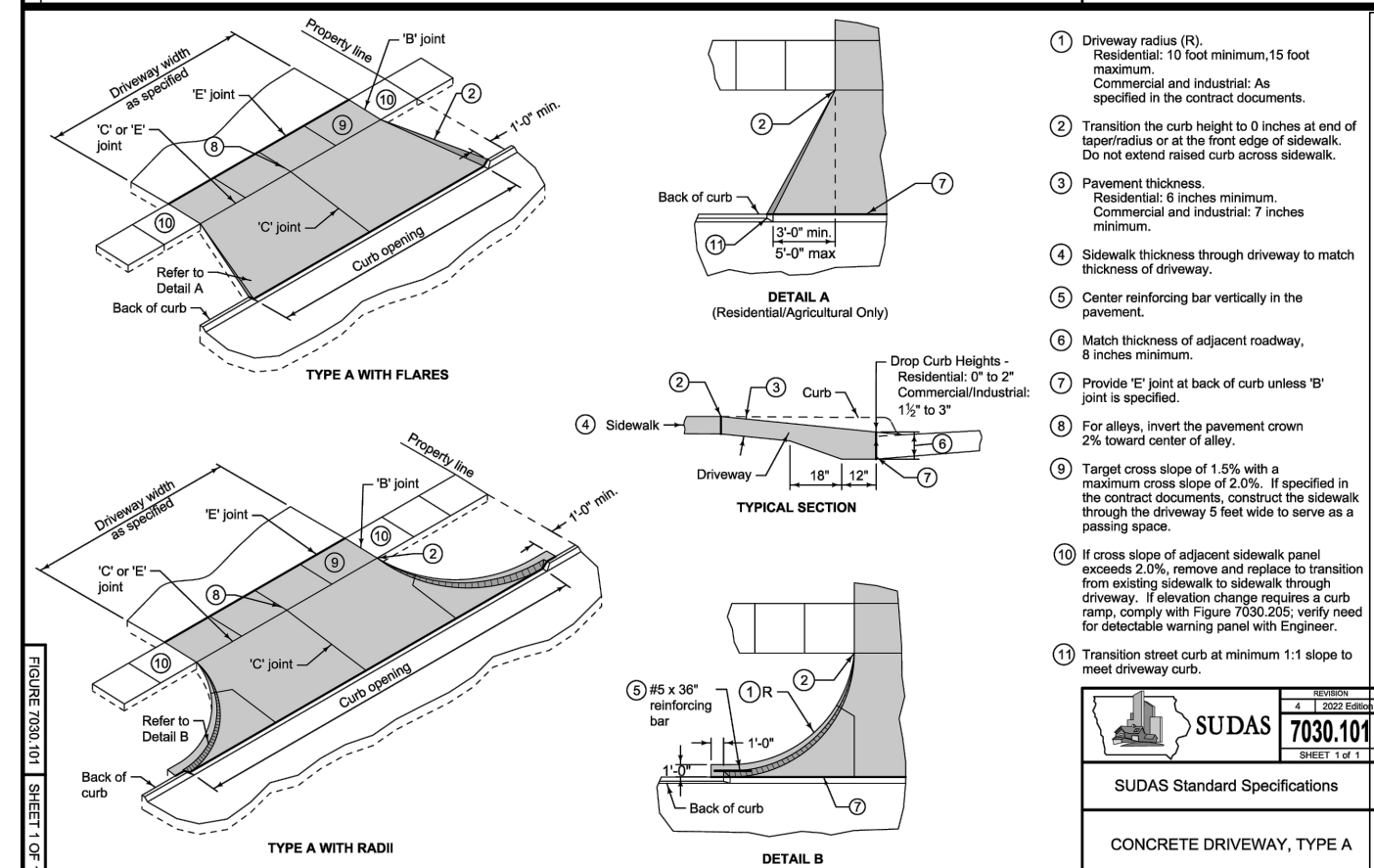
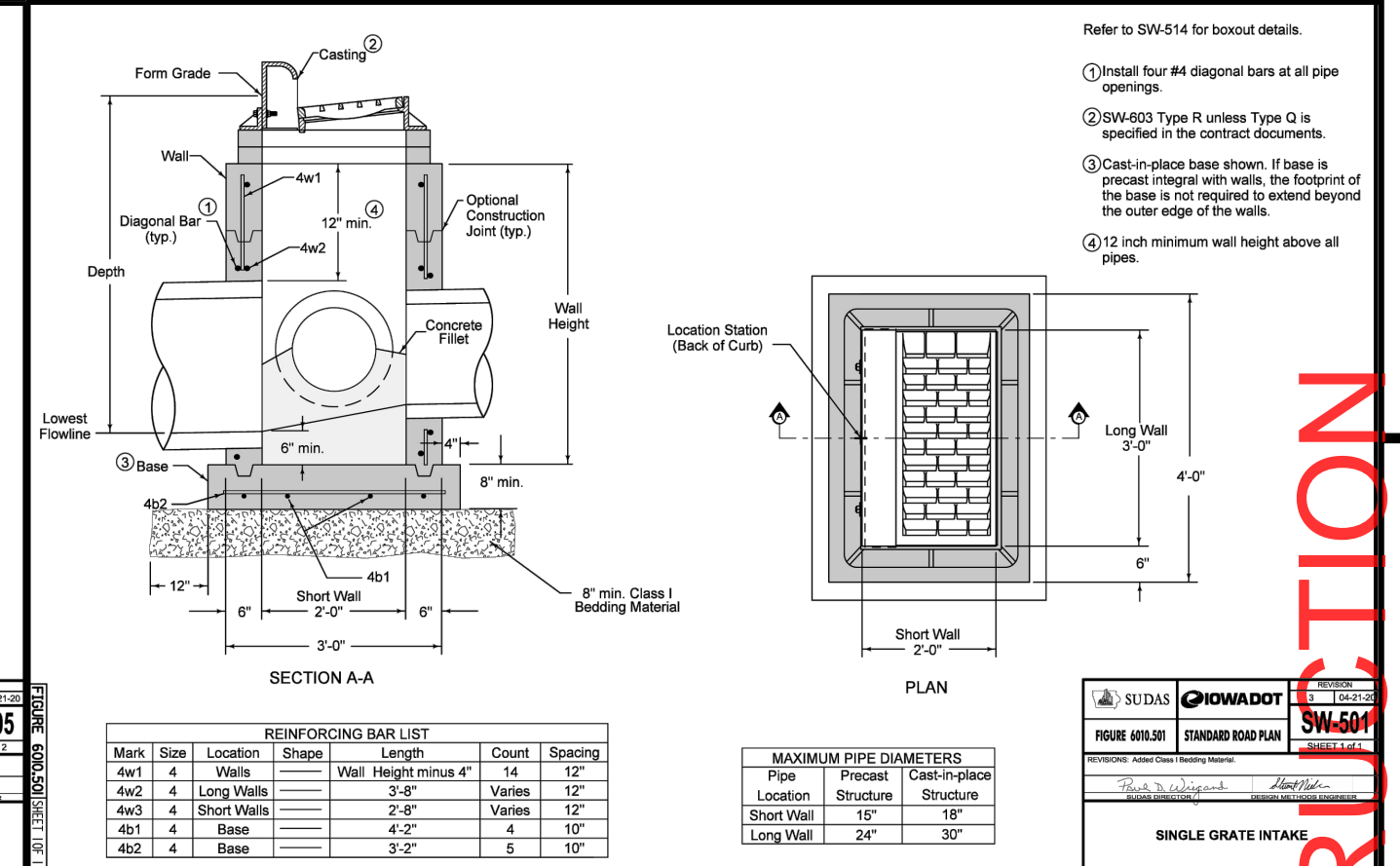
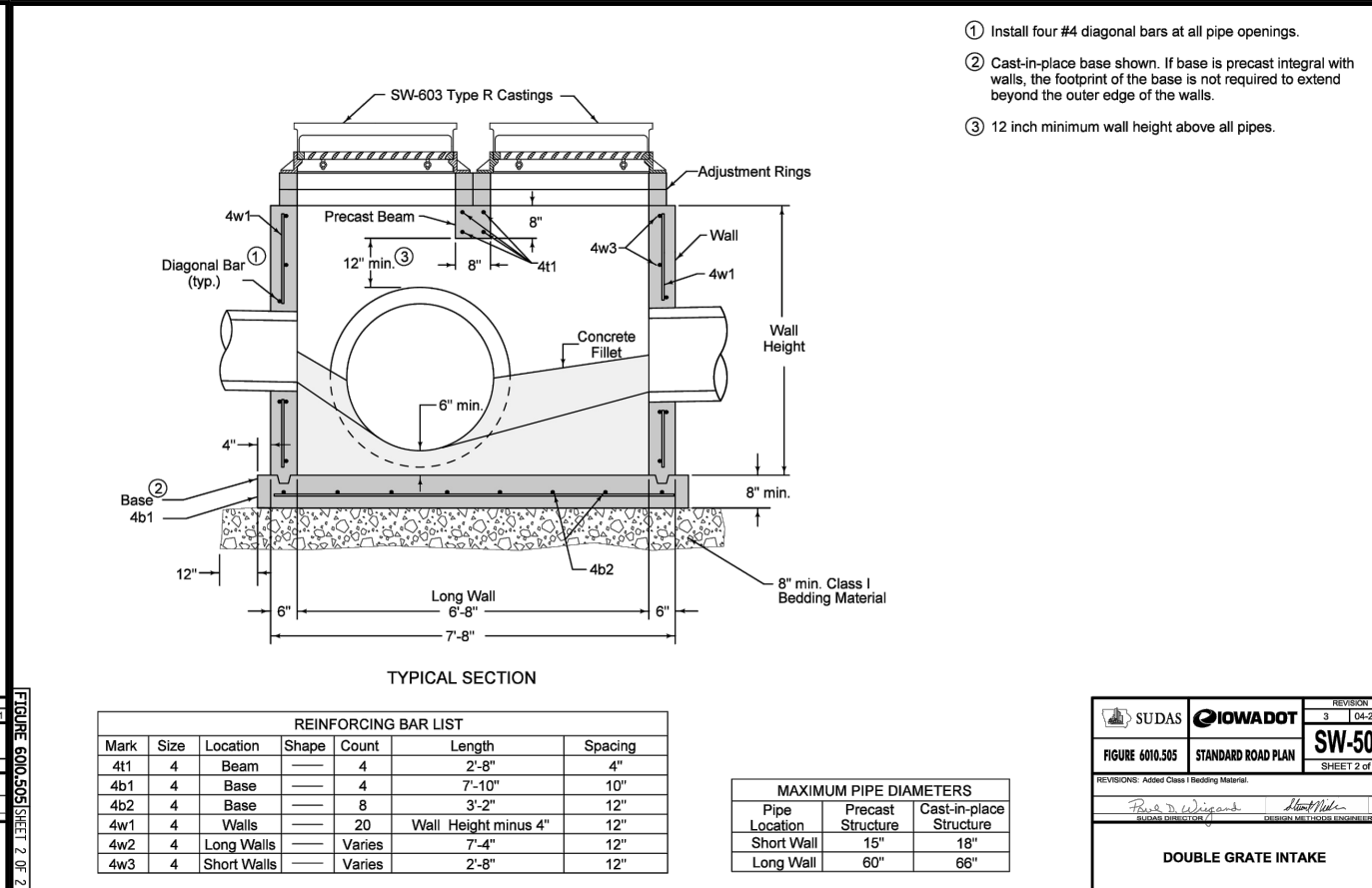
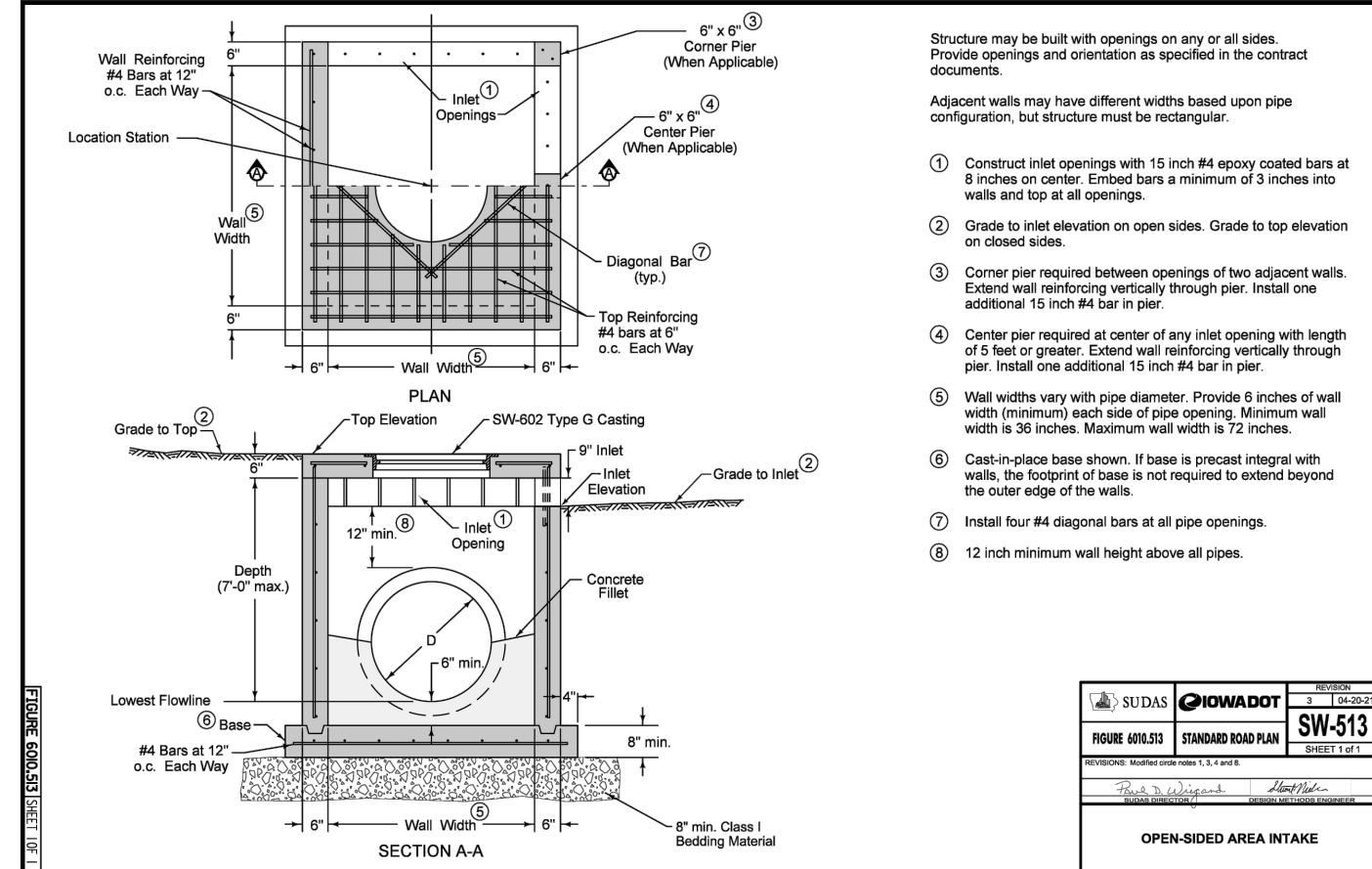
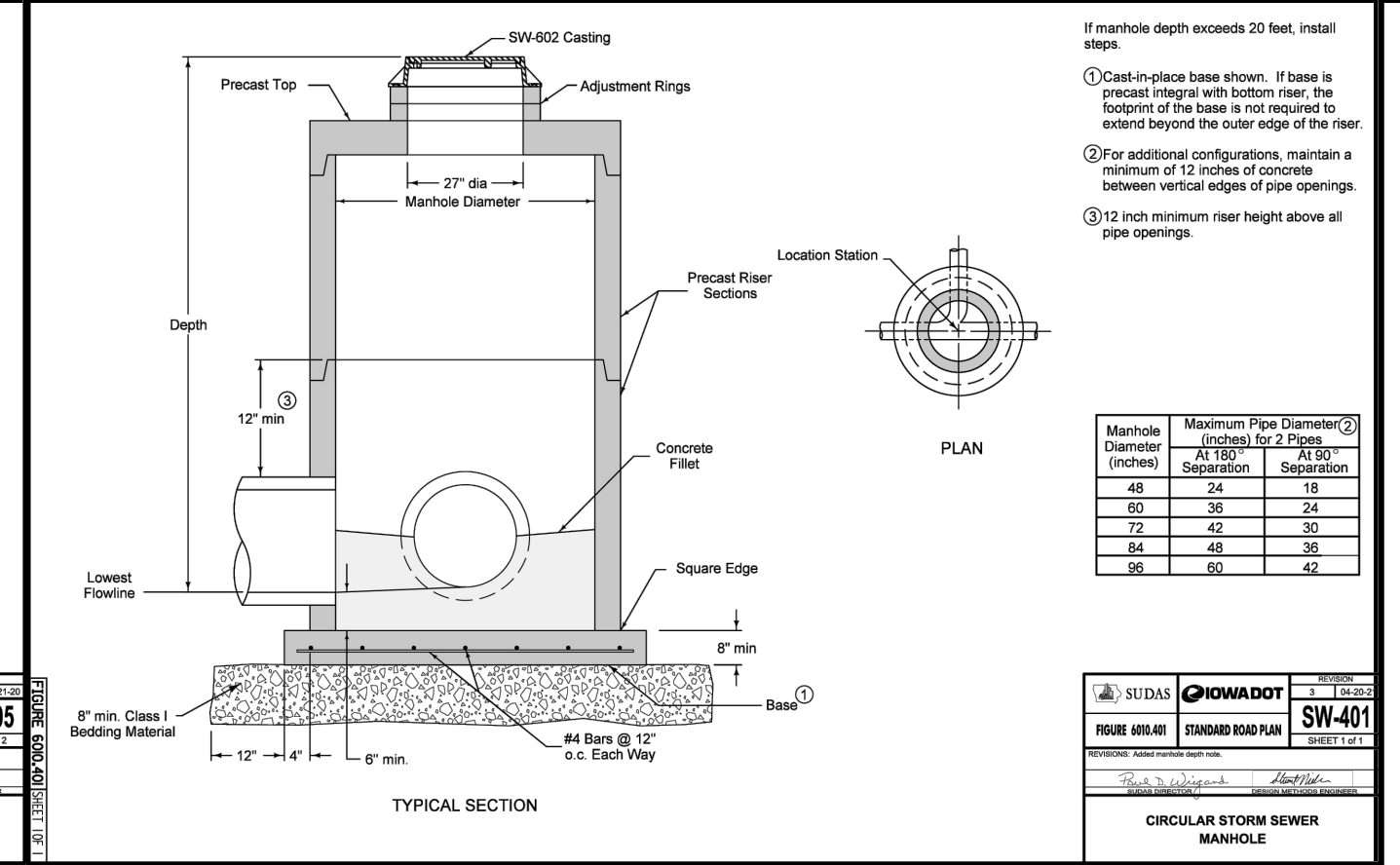
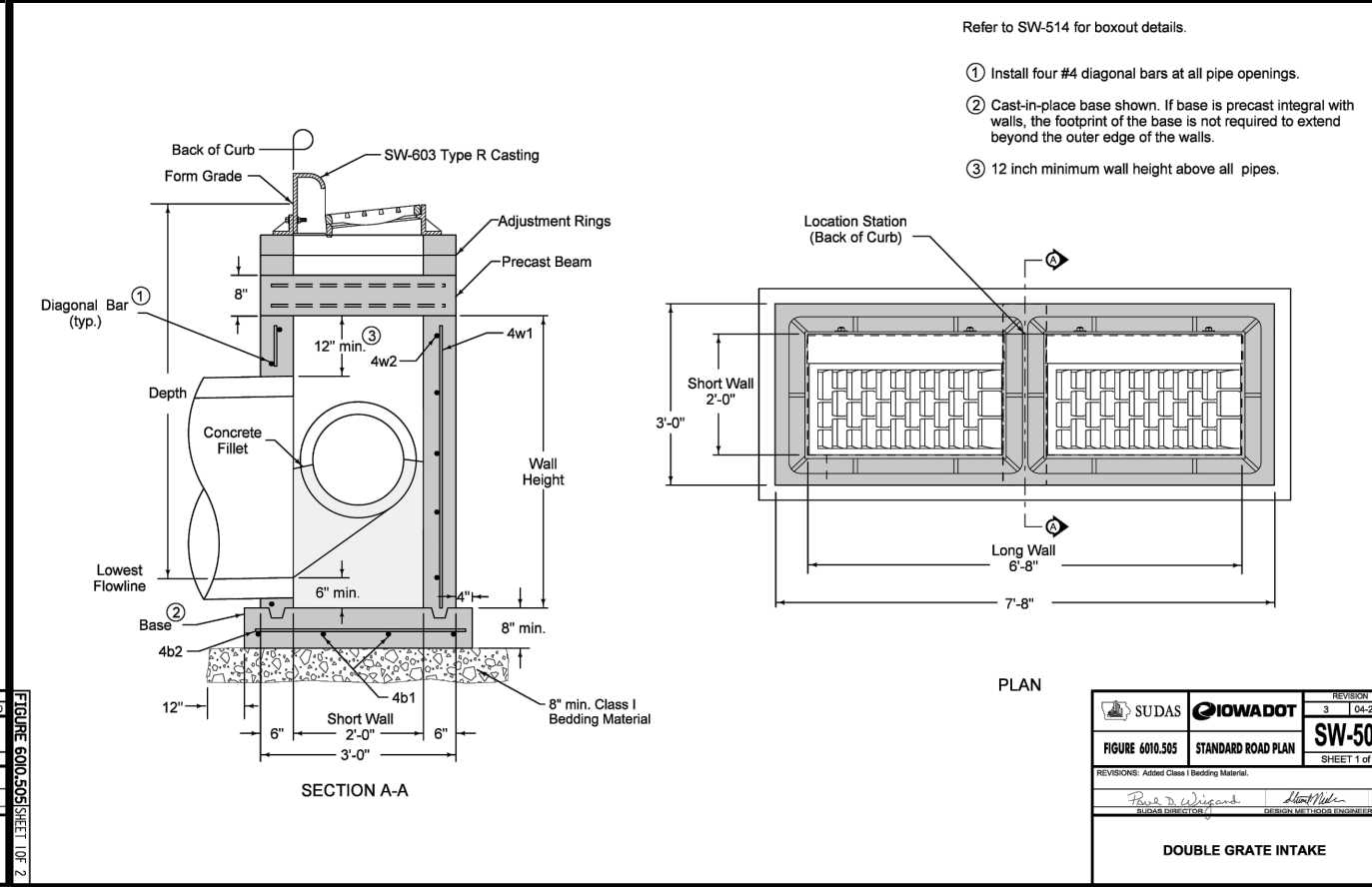
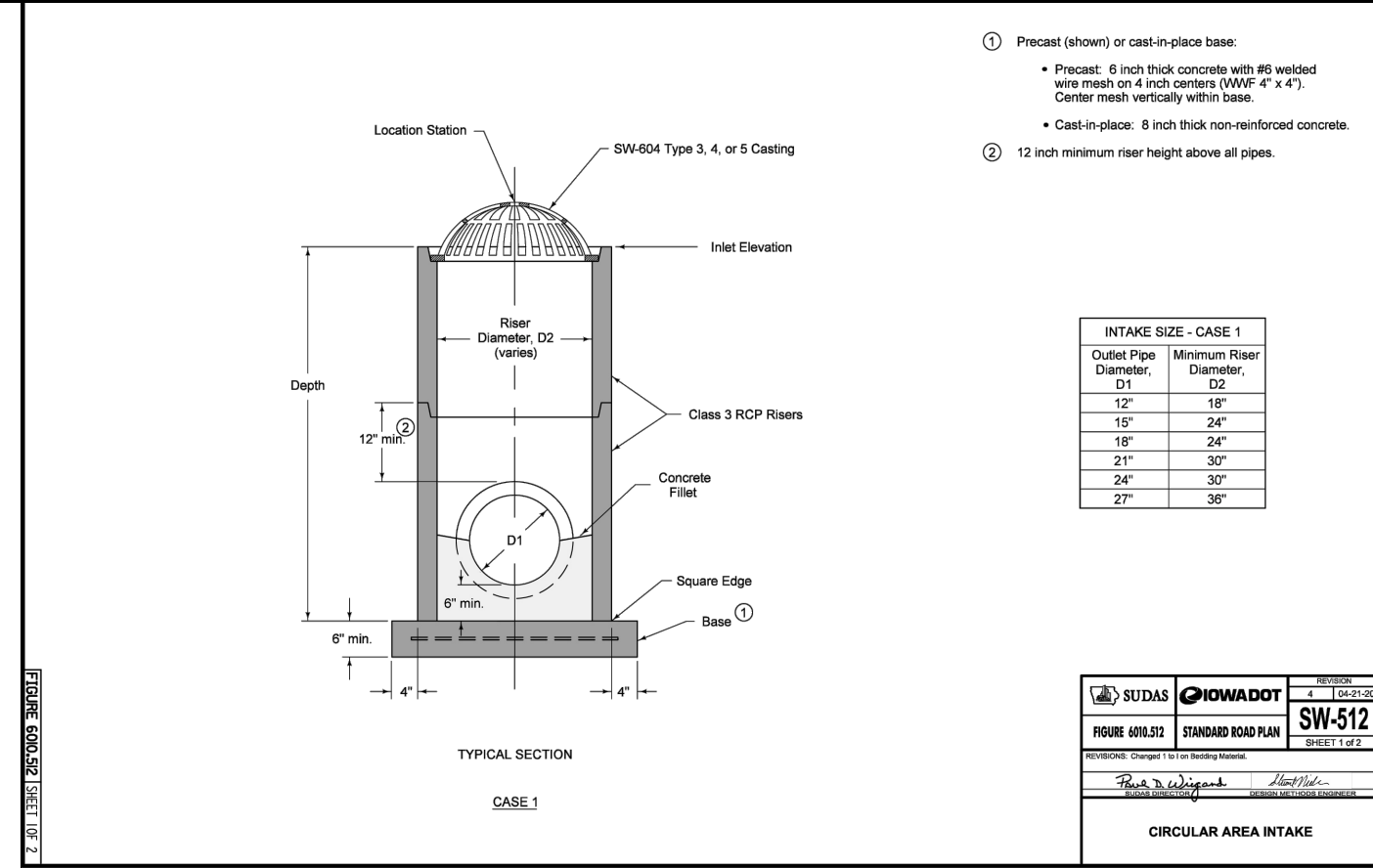
1. BACKFILL ALL SUBDRAIN WITH POROUS BACKFILL (1/2" - 3/4" CRUSHED, CLEAN STONE)
2. PLACE PERFORATIONS DOWN FOR ALL INSTALLATIONS.
3. TOPSOIL SHALL BE COMPACTED TO 80%-85%
4. PLACE ROCK AS NECESSARY BETWEEN PROPOSED TOPSOIL AND EXISTING SUBGRADE
5. 3" CHOKER LAYER CONSISTS OF CLEAN, DURABLE 3/8" DIAMETER CHIP

PERVIOUS SUBDRAIN DETAIL

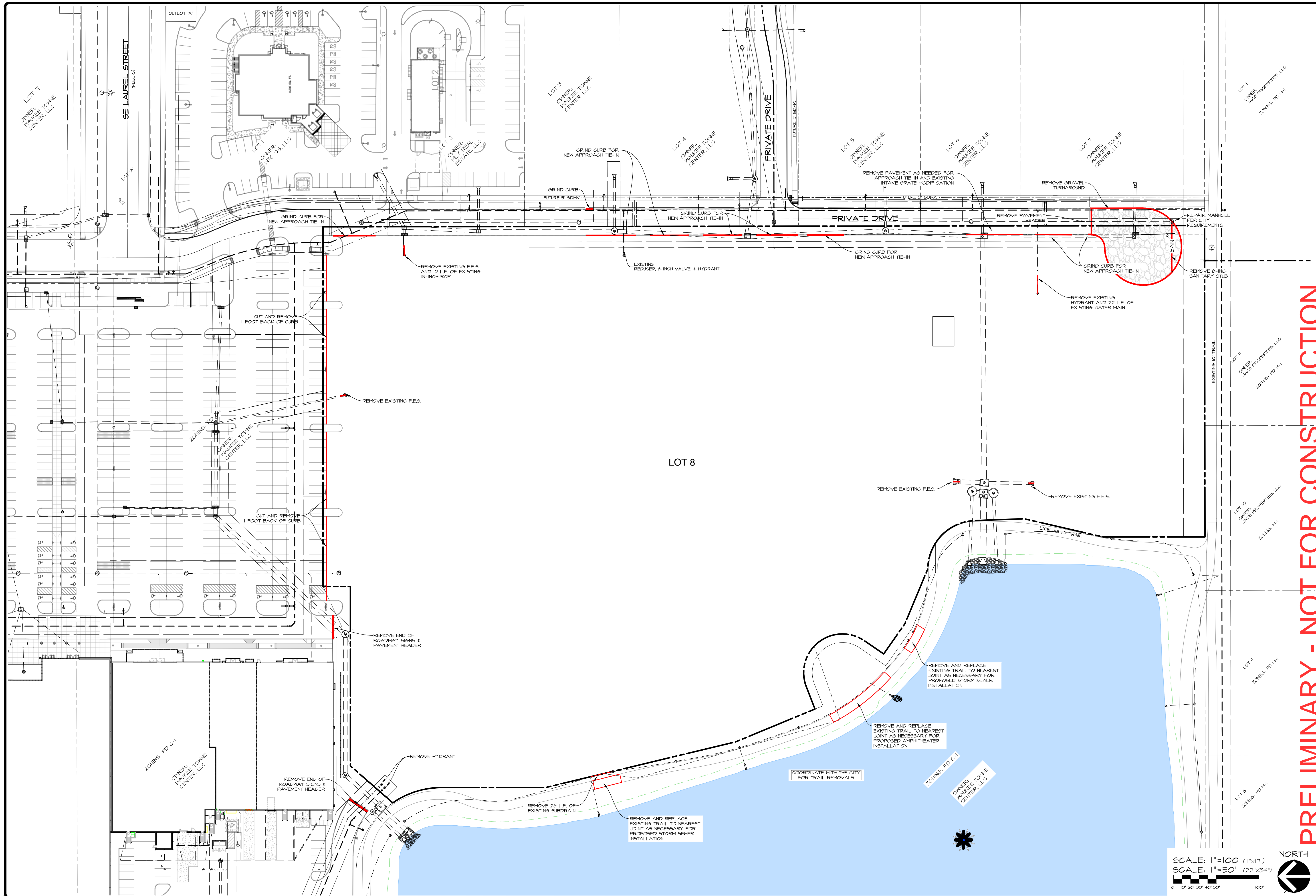
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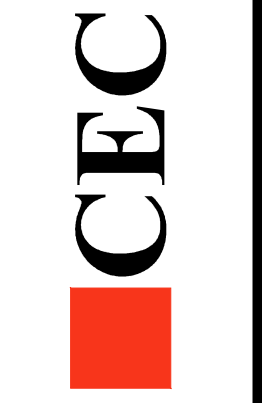
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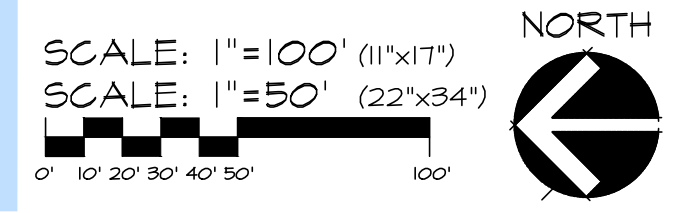
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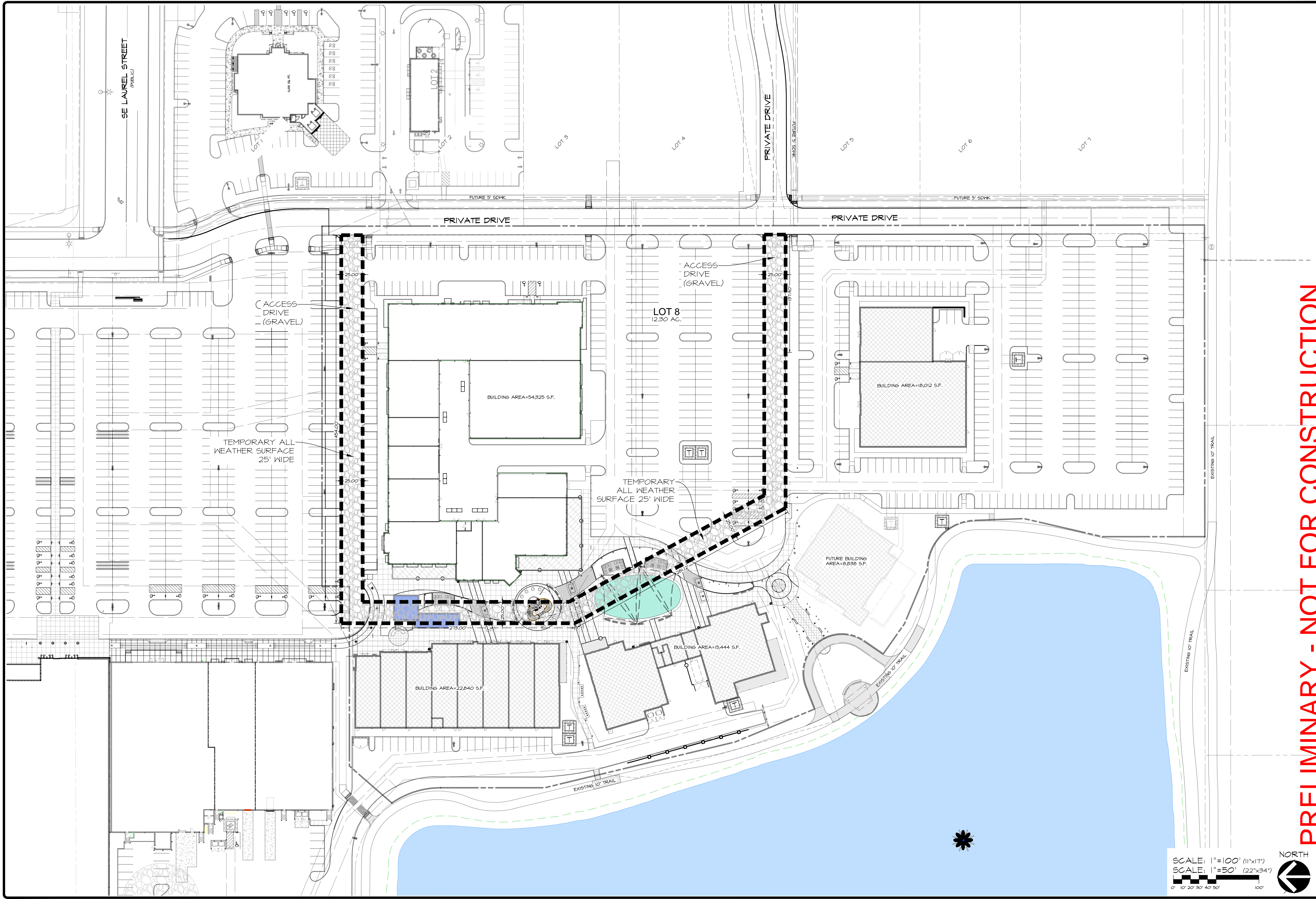
**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**DEMOLITION PLAN**

DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA



**Civil Engineering Consultants, Inc.**  
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884 · mail@cecinc.com





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**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**TEMPORARY ACCESS PLAN**

SHEET  
 OF 44  
 A-2212

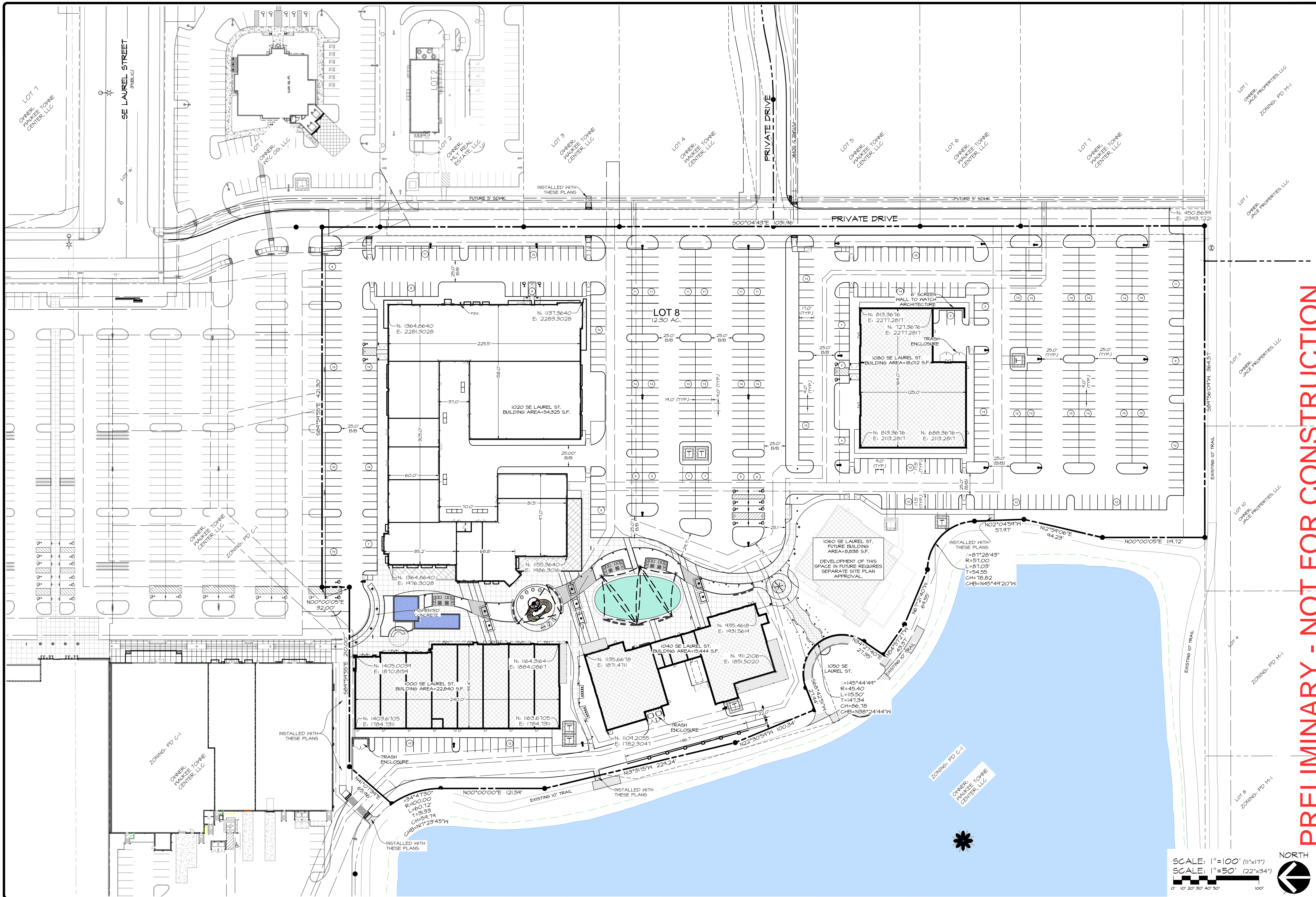
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DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

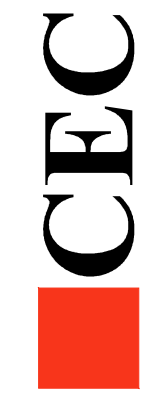


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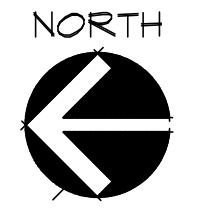
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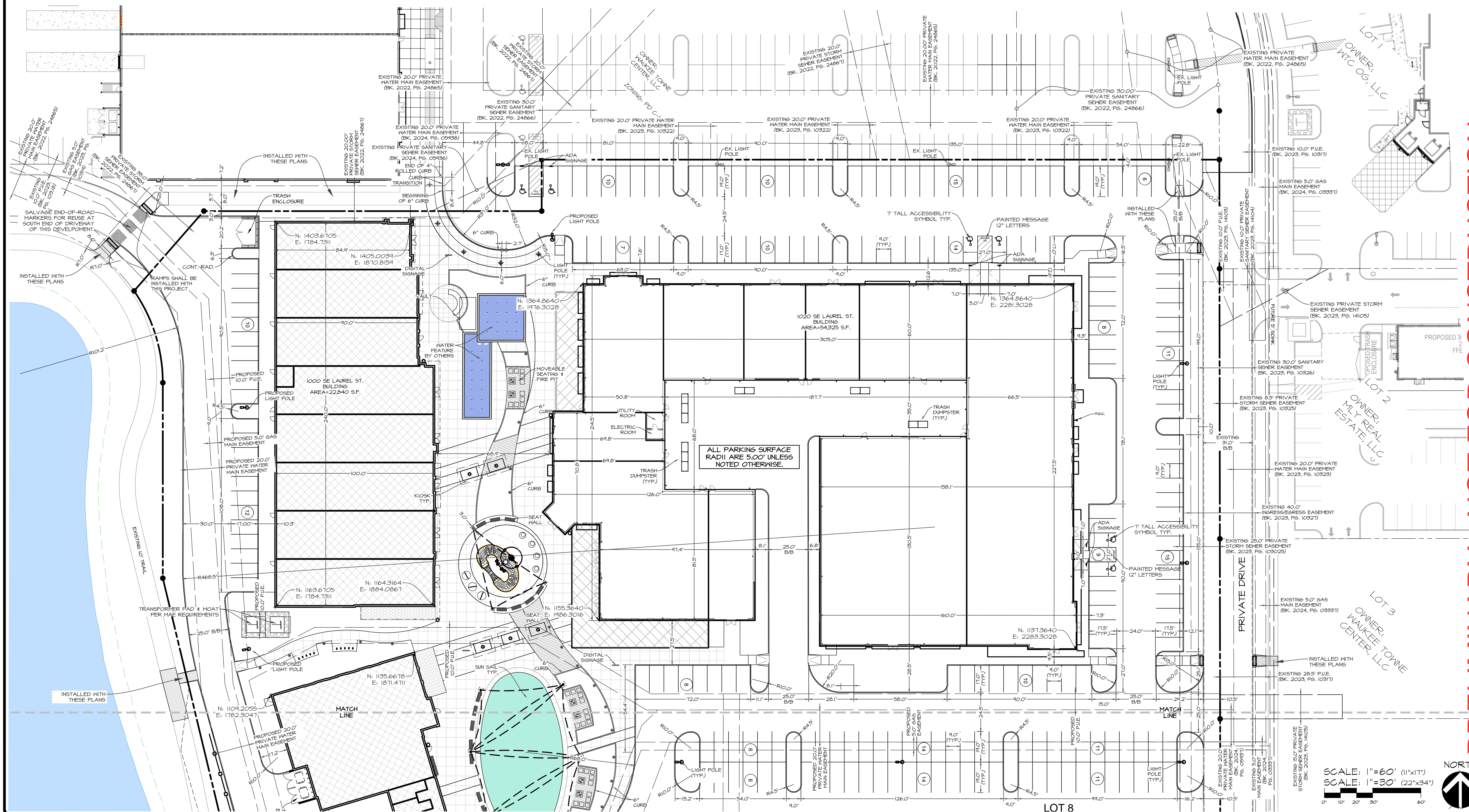
DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**OVERALL DIMENSION PLAN**

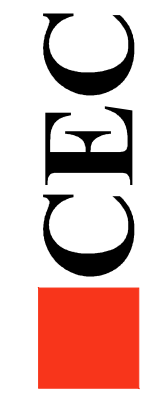
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SHEET  
 OF 44  
 A-2212



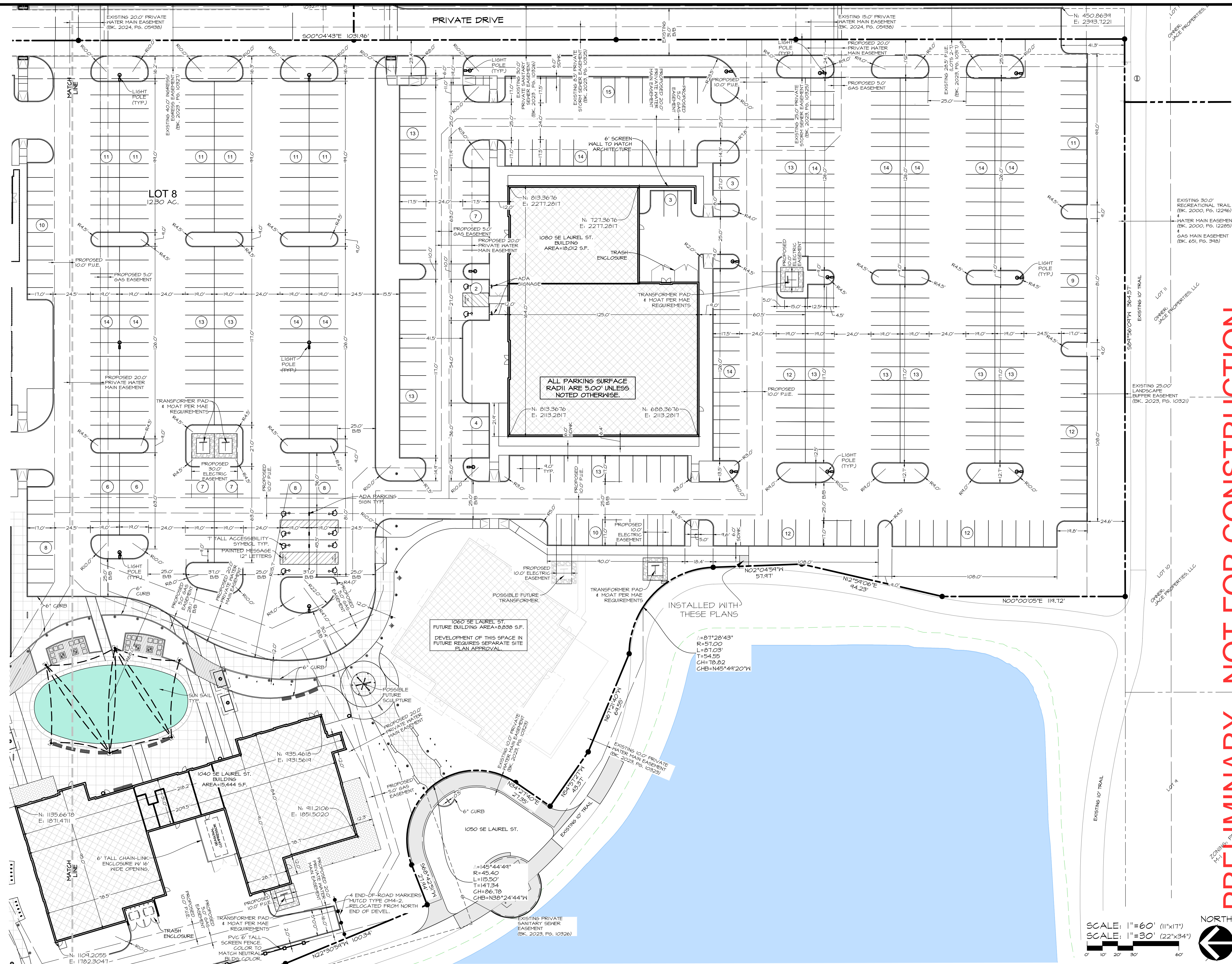
**PRELIMINARY - NOT FOR CONSTRUCTION**



DATE:	2025-06-24 - THIRD SUBMITTAL
DESIGNED BY:	EHA
DRAWN BY:	LKA
DATE OF SURVEY:	2023-05-03
PROJECT:	2025-06-10 - SECOND SUBMITTAL
PROJECT:	2025-05-22 - FIRST SUBMITTAL

SCALE: 1"=60' (11"x17")  
 SCALE: 1"=30' (22"x34")





PRIVATE DRIVE

LOT 8  
12.50 AC.

1080 SE LAUREL ST.  
BUILDING AREA=10,012 S.F.

N: 013,3676  
E: 22711.2811

N: 127,3676  
E: 22711.2811

N: 013,3676  
E: 2113.2811

N: 608,3676  
E: 2113.2811

ALL PARKING SURFACE  
RADI ARE 5.00' UNLESS  
NOTED OTHERWISE.

1060 SE LAUREL ST.  
FUTURE BUILDING AREA=0,838 S.F.  
DEVELOPMENT OF THIS SPACE IN  
FUTURE REQUIRES SEPARATE SITE  
PLAN APPROVAL.

INSTALLED WITH  
THESE PLANS

L=87'28'43"  
R=51.00  
L=87.03'  
T=54.55  
CH=78.82  
CHB=N45°44'20"W

L=145'44'44"  
R=45.40  
L=115.50'  
T=141.34  
CH=86.78  
CHB=N38°24'44"W

SCALE: 1"=60' (11"x17")  
SCALE: 1"=30' (22"x34")



**PRELIMINARY - NOT FOR CONSTRUCTION**

**Civil Engineering Consultants, Inc.**

2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 mail@cecinc.com

**CEC**

DATE: 2025-06-24 - THIRD SUBMITTAL  
2025-06-10 - SECOND SUBMITTAL  
2025-05-22 - FIRST SUBMITTAL

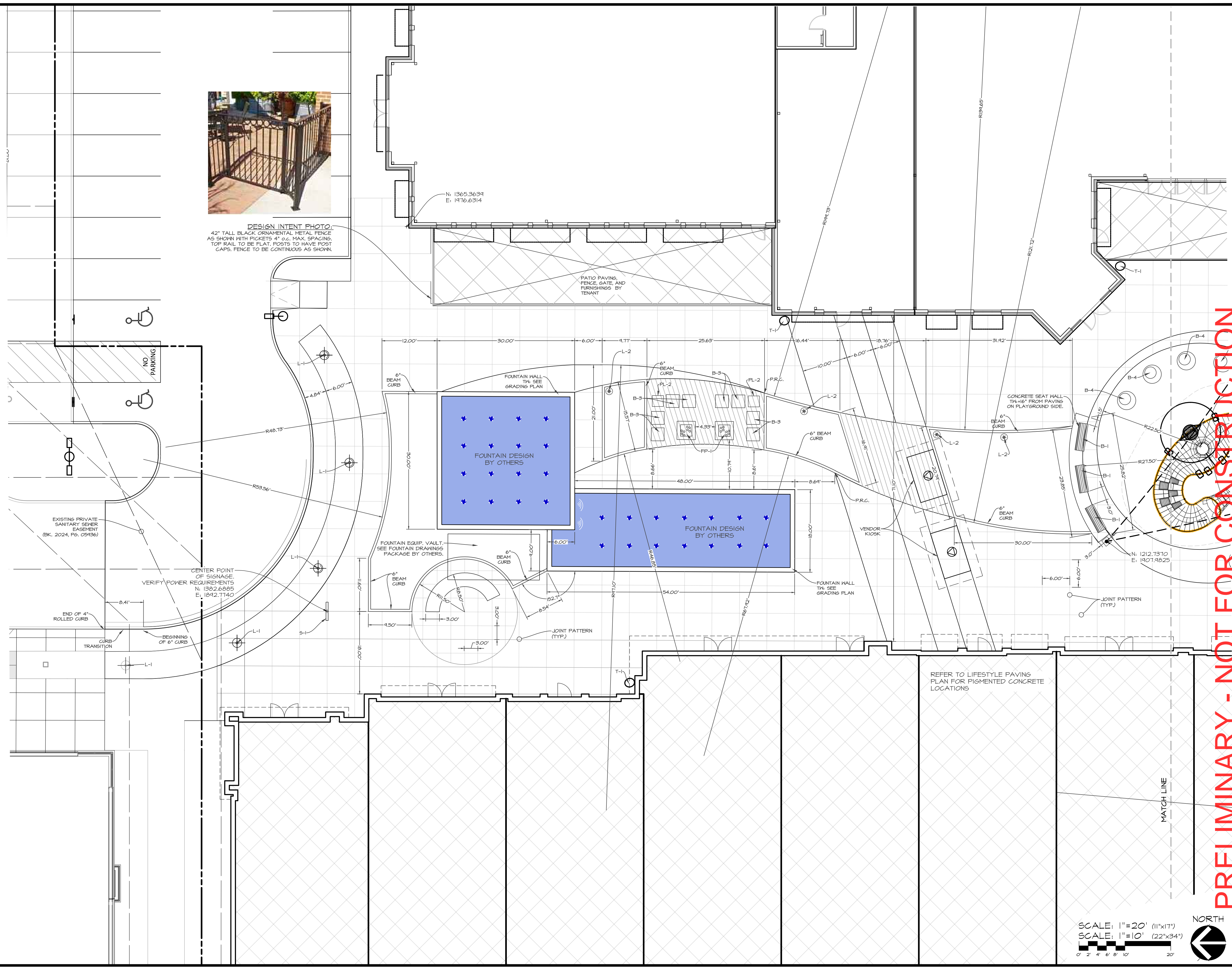
DATE OF SURVEY: 2023-05-03  
DESIGNED BY: EHA  
DRAWN BY: LKA

**WAUKEE TOWNE CENTER, PHASE 2**

WAUKEE, IOWA

**DIMENSION PLAN - SOUTH**

SHEET  
OF 44  
A-2212



DESIGN INTENT PHOTO:  
42" TALL BLACK ORNAMENTAL METAL FENCE AS SHOWN WITH PICKETS 4" O.C. MAX. SPACING, TOP RAIL TO BE FLAT, POSTS TO HAVE POST CAPS. FENCE TO BE CONTINUOUS AS SHOWN.

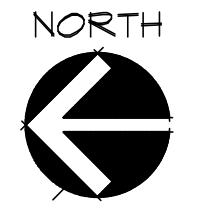
**PRELIMINARY - NOT FOR CONSTRUCTION**

DATE: 2025-06-24 - THIRD SUBMITTAL  
2025-06-10 - SECOND SUBMITTAL  
2025-05-22 - FIRST SUBMITTAL  
DATE OF SURVEY: 2023-05-03  
DESIGNED BY: EHA  
DRAWN BY: LKJ

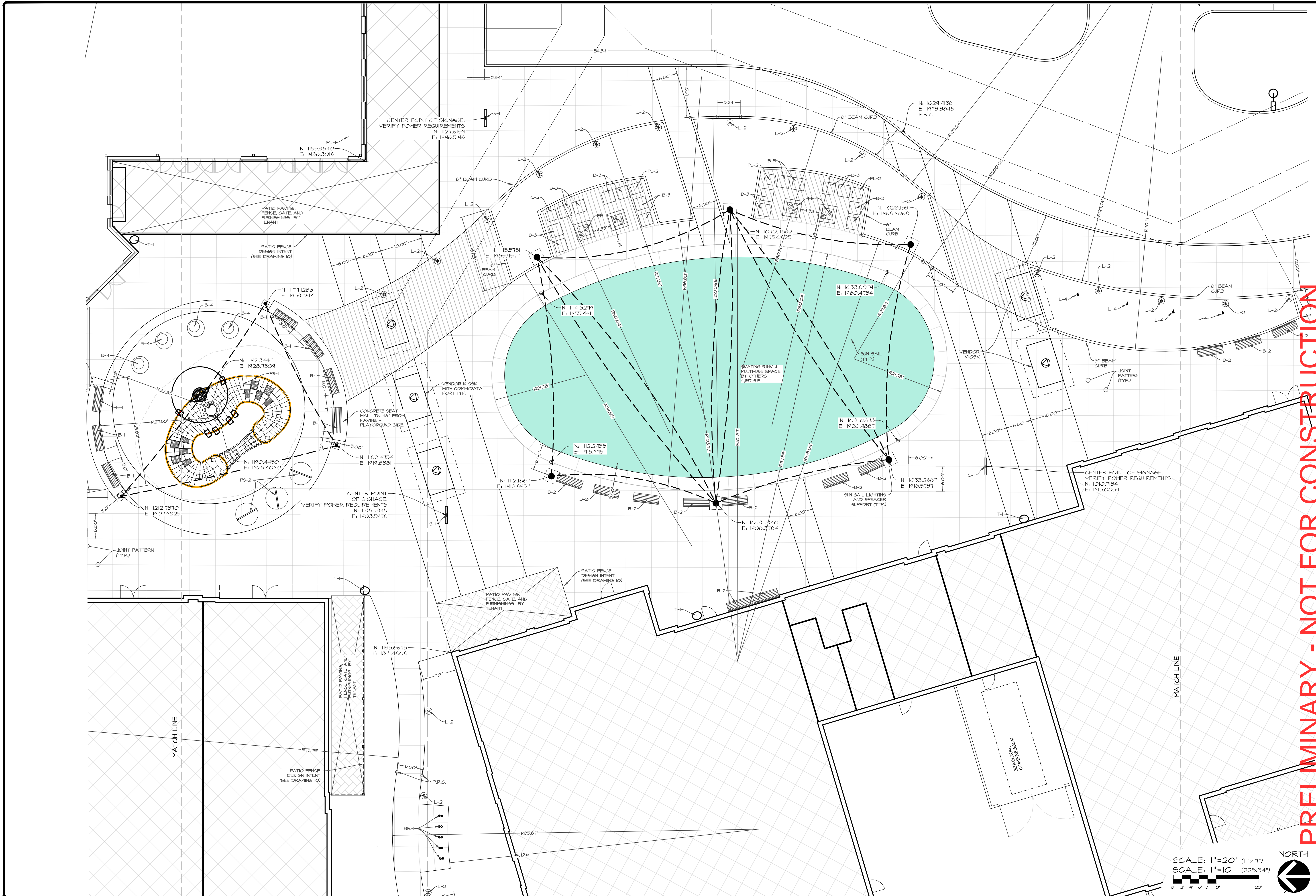
WAUKEE TOWNE CENTER, PHASE 2  
WAUKEE, IOWA  
DIMENSION PLAN DETAILS - LIFESTYLE

**CEC**  
Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · mail@cecinc.com

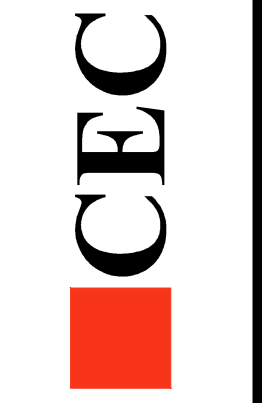
SCALE: 1" = 20' (11"x17")  
SCALE: 1" = 10' (22"x34")



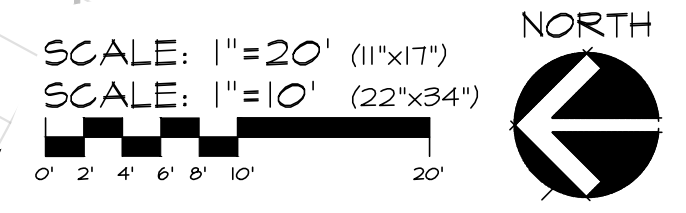
SHEET  
OF 44  
A-2212



PRELIMINARY - NOT FOR CONSTRUCTION

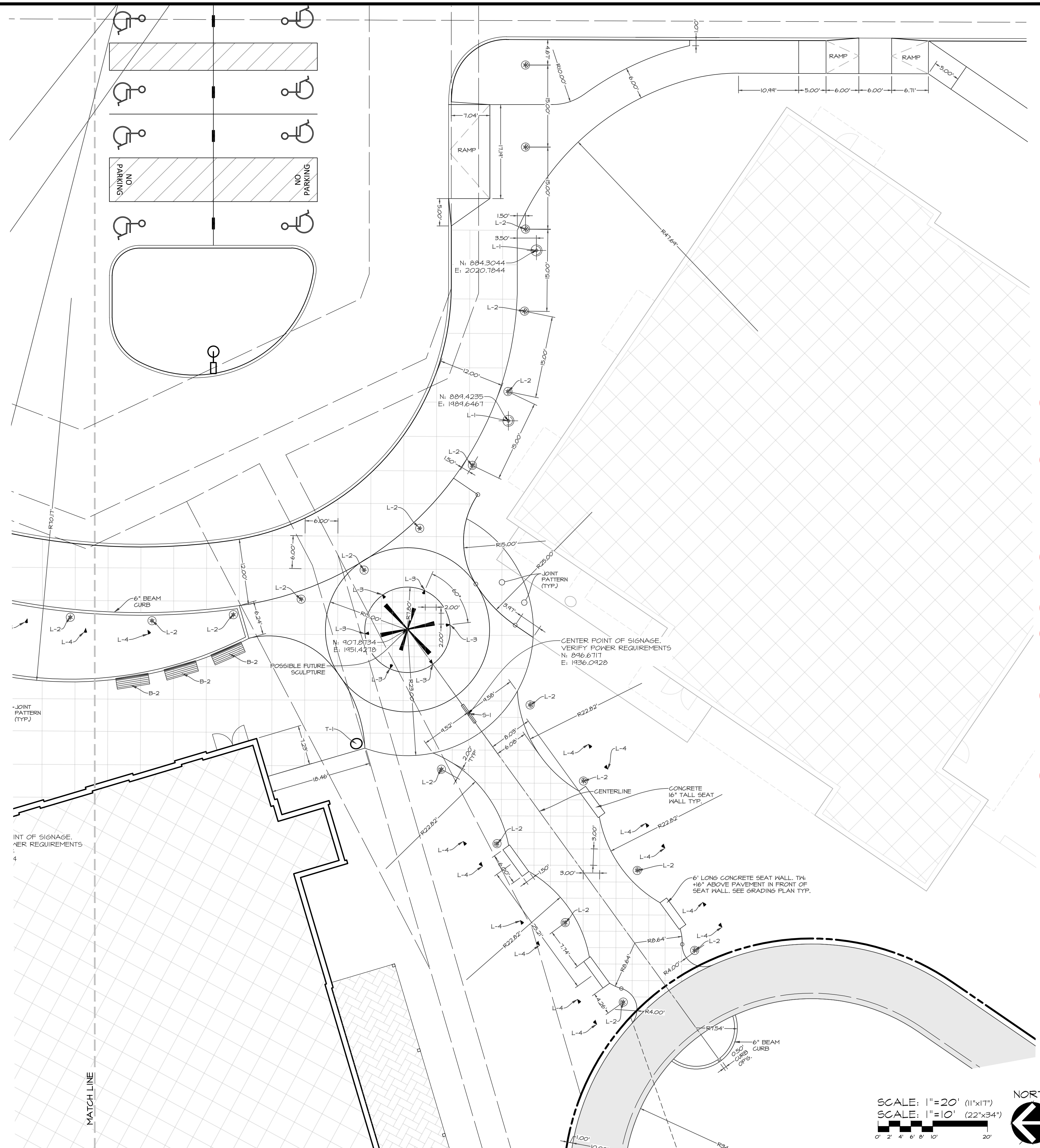


DATE:	2025-06-24 - THIRD SUBMITTAL	DATE:	2023-05-03
	2025-06-10 - SECOND SUBMITTAL		EHA
	2025-05-22 - FIRST SUBMITTAL		LKA
DATE OF SURVEY:	2023-05-03	DESIGNED BY:	
DRAWN BY:			



T. B. D.  
WAUKEE TOWNE CENTER - LIFESTYLE CENTER FURNISHINGS

MARK	MANUFACTURER	DESCRIPTION	MODEL	COLOR	ACCESSORIES
B-1	ANOVA FURNISHINGS	WALL MOUNT, 6' LONG, W/ BACK	AL1980WT	TEXTURED CHARCOAL/ DRIFTWOOD GREY SLATS	
B-2	ANOVA FURNISHINGS	STAND ALONE, 6' LONG, W/BACK	AL1980R	TEXTURED CHARCOAL/ DRIFTWOOD GREY SLATS	
B-3	WISHBONE	ADIRONDACK CHAIR	JEM LOUNGE CHAIR (JLC-34)	GREY/ MODIFIED PINE GREY SLATS	
B-4	HERMAN MILLER	OUTDOOR CHAIR	MAGIS SPUN CHAIR	COLOR AS SELECTED	
BR-1	FORMS+SURFACES	BIKE GARDEN	CONFIGURATION C-CIP	COLOR AS SELECTED	
PL-1	VICTOR STANLEY	URBAN LONG PLANTER	24"Wx72"Lx27"H	TITANIUM METALLIC	DRAIN HOLES
PL-2	VICTOR STANLEY	URBAN SQUARE PLANTER	36"Wx36"Lx27"H	TITANIUM METALLIC	DRAIN HOLES
PS-1	BERLINER	CANARISWEG, HANOVER	SON.594	COLOR AS SELECTED	
PS-2	ape studio	STREET MUSICIANS	9.10100	COLOR AS SELECTED	
L-1	BEGA	LIGHT COLUMN BUILDING ELEMENT	99.075	MATTE BLACK	
L-2	BEGA	LIGHT COLUMN BOLLARD	88.062	MATTE BLACK	
L-3	IN-GROUND UP LIGHTING			STAINLESS STEEL	
L-4	12v LANDSCAPE LIGHTING			DARK GREEN/BLACK	
FP-1	HART CONCRETE DESIGN	44" DIA. BOWL	44"x18"	COLOR AS SELECTED	
P-1	NON-REINF. P.C.C.	WHITE CEMENT	SEE PAVING PLAN - LIFESTYLE	WHITE	
P-2	NON-REINF. P.C.C.	GRAY 1	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 20%	
P-3	NON-REINF. P.C.C.	GRAY 2	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 50%	
P-4	STEPSTONE	12" x 48"	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 50%	ADA SLIP RESISTANT
P-5	NON-REINF. P.C.C.	GRAY 3	SEE PAVING PLAN - LIFESTYLE	COOL GRAY 70%	
P-6	NON-REINF. P.C.C.	GRAY 4	SEE PAVING PLAN - LIFESTYLE	CHARCOAL	
T-1	FORMS+SURFACES	DISPATCH TRASH RECEPTACLE	SLDIS-136	ALUMINUM TEXTURE - BODY DARK GREY METALLIC TEXTURE - LID	LITTER LID



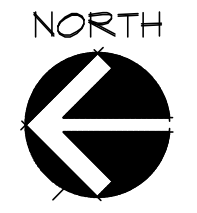
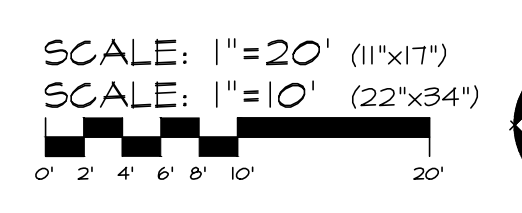
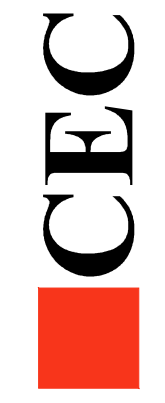
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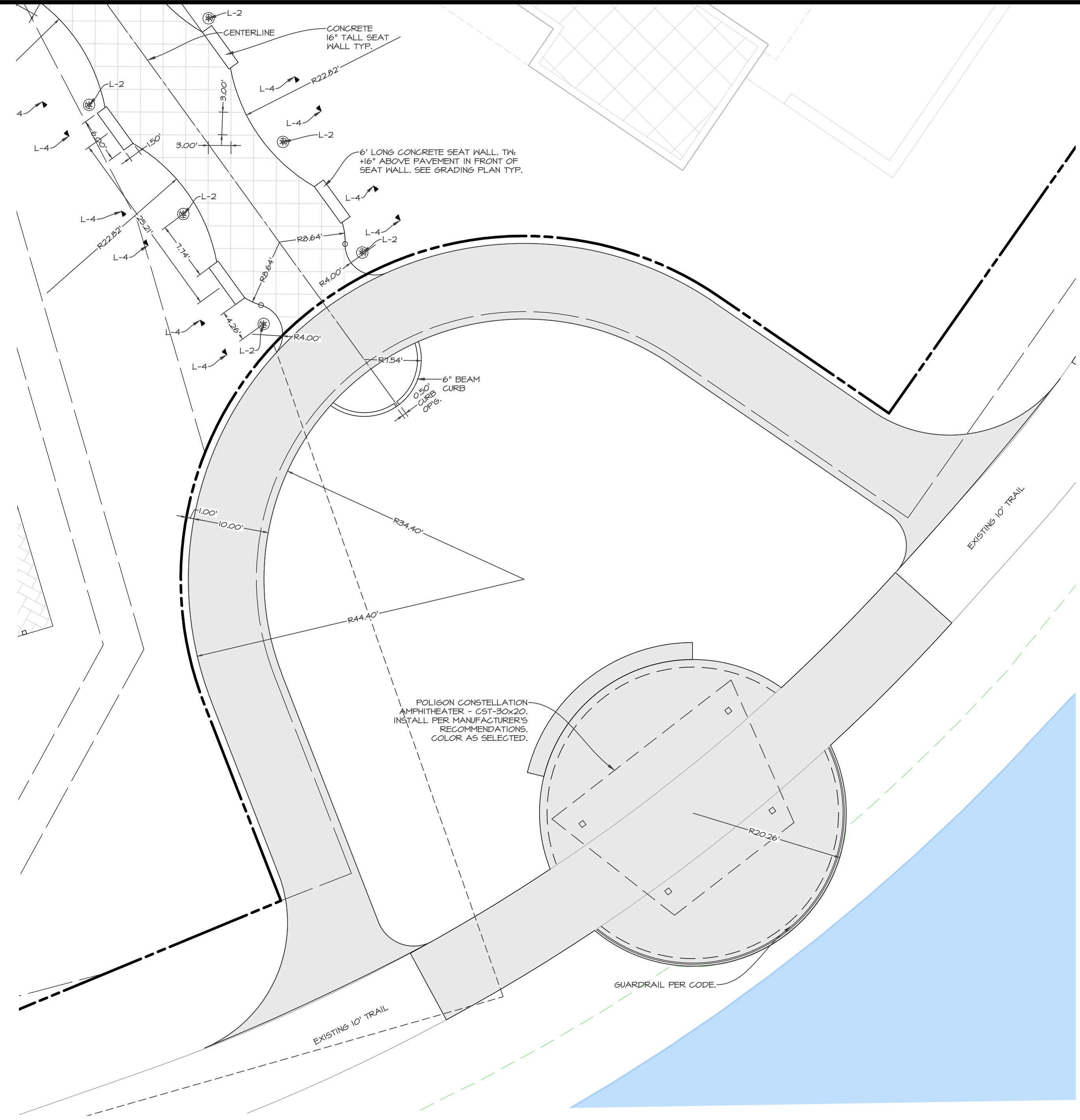
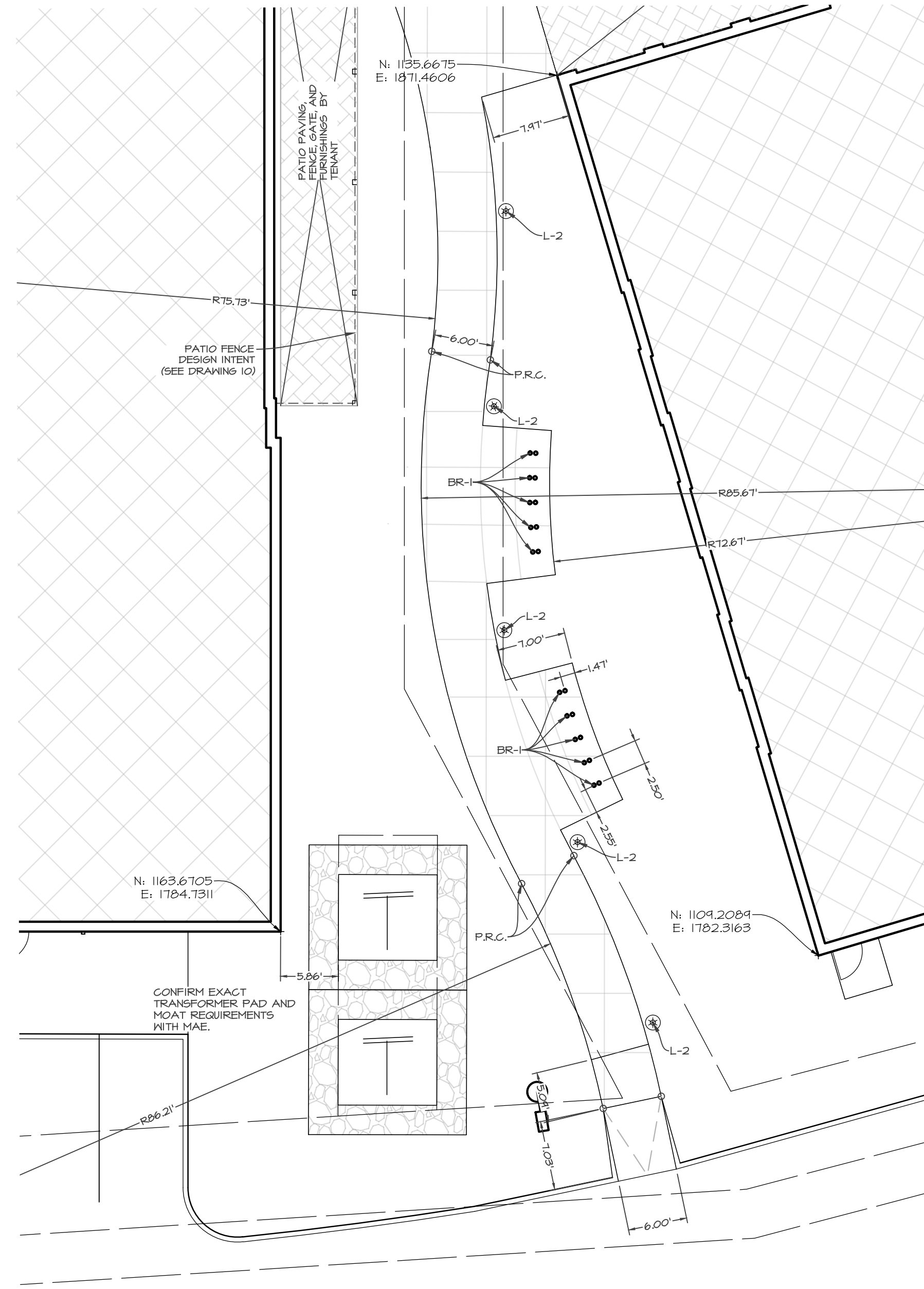
WAUKEE TOWNE CENTER, PHASE 2  
WAUKEE, IOWA  
DIMENSION PLAN DETAILS - LIFESTYLE

SHEET  
OF 44  
A-2212

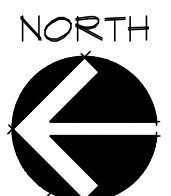
Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, mail@cecinc.com

DATE: 2025-06-24 - THIRD SUBMITTAL  
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2025-05-22 - FIRST SUBMITTAL  
DATE OF SURVEY: 2023-05-03  
DESIGNED BY: EHA  
DRAWN BY: LKA





SCALE: 1"=20' (11"x17")  
 SCALE: 1"=10' (22"x34")



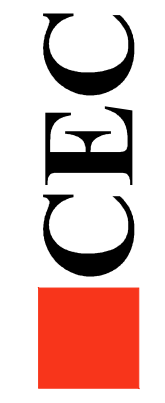
SHEET  
 OF 44

A-2212

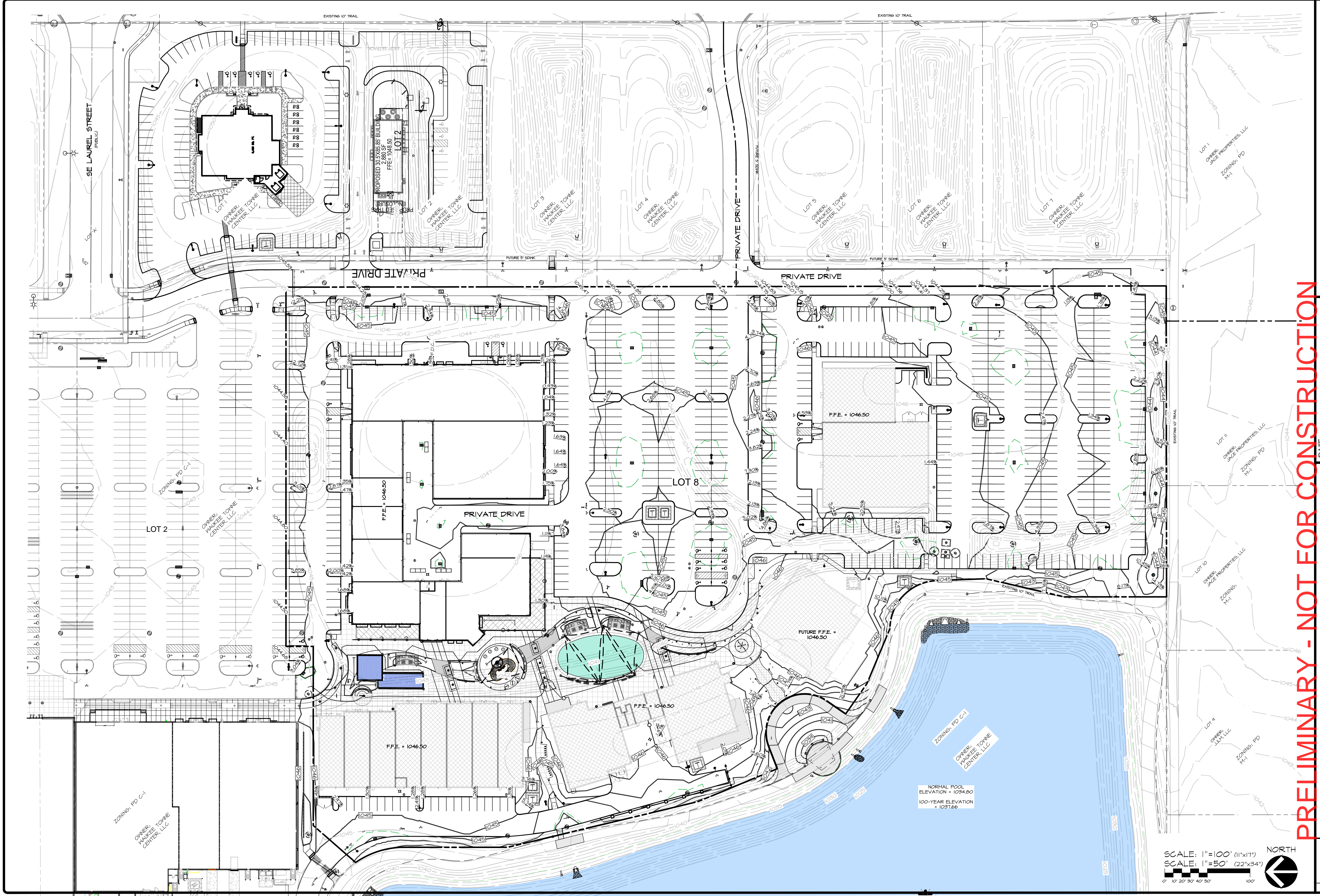
**PRELIMINARY - NOT FOR CONSTRUCTION**

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**DIMENSION PLAN DETAILS - ANCILLARY**

DATE: 2025-06-24 - THIRD SUBMITTAL  
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 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

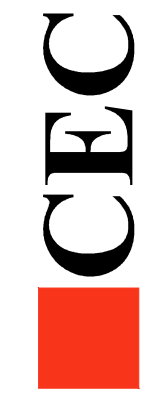


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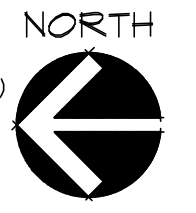
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 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**OVERALL GRADING PLAN**

SCALE: 1"=100' (11"x17")  
 SCALE: 1"=50' (22"x34")  
 0' 10' 20' 30' 40' 50' 100'



SHEET 14 OF 44  
 A-2212

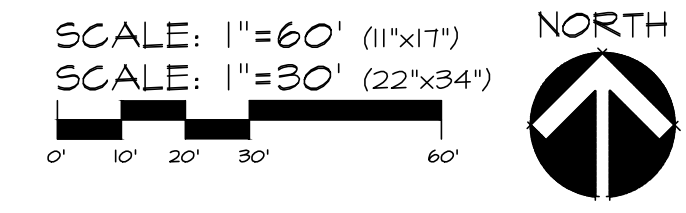


DATE: 2025-06-24 - THIRD SUBMITTAL  
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 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
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 DRAWN BY: LKA

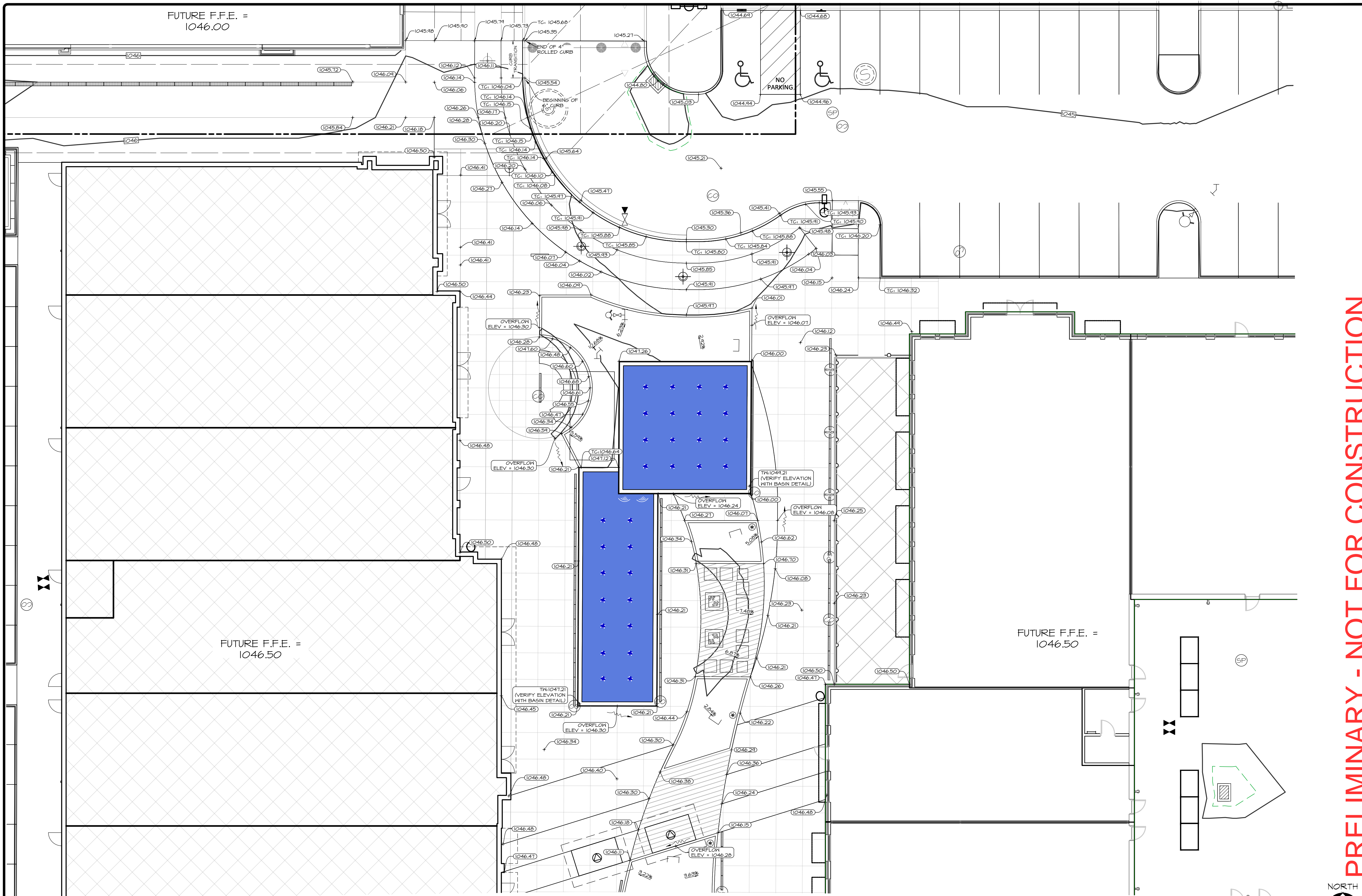
WAUKEE TOWNE CENTER, PHASE 2  
 WAUKEE, IOWA  
 GRADING PLAN - NORTH

SHEET  
 OF 44  
 A-2212

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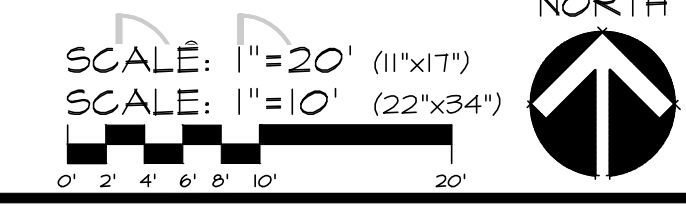
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 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**GRADING DETAIL - LIFESTYLE**

SHEET  
 OF 44  
 A-2212

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FUTURE F.F.E. =  
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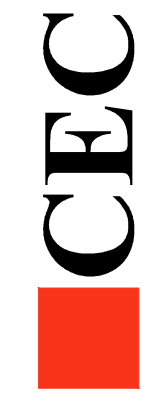
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FUTURE F.F.E. =  
1046.50

**PRELIMINARY - NOT FOR CONSTRUCTION**

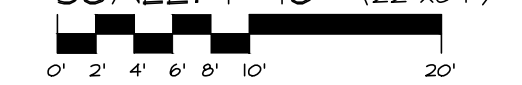
**WAUKEE TOWNE CENTER, PHASE 2**  
WAUKEE, IOWA  
**GRADING DETAIL - LIFESTYLE**

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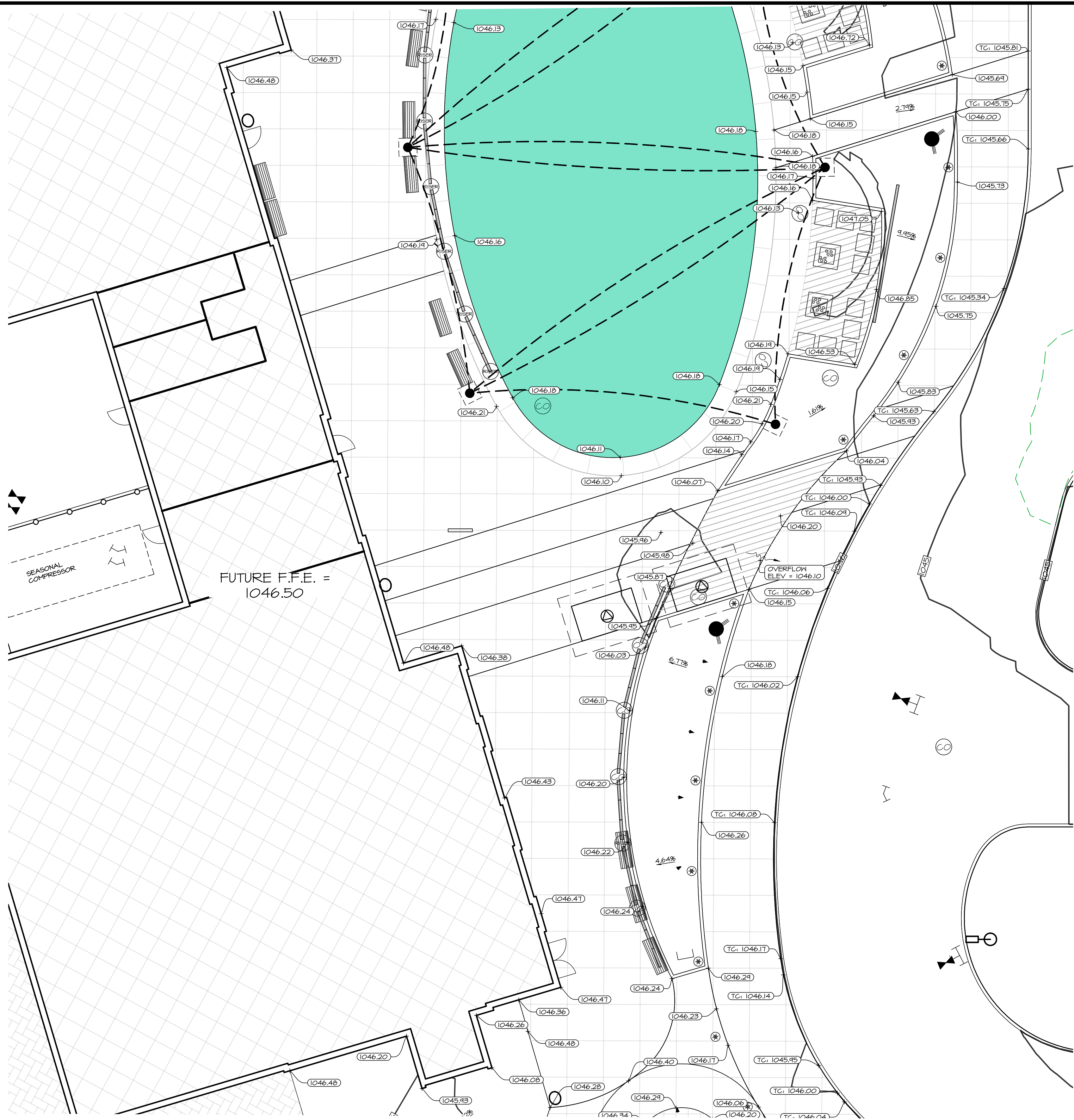


DATE: 2025-06-24 - THIRD SUBMITTAL  
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DATE OF SURVEY: 2023-05-03  
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DRAWN BY: LKA

SCALE: 1" = 20' (11"x17")  
SCALE: 1" = 10' (22"x34")



SHEET  
OF 44  
A-2212

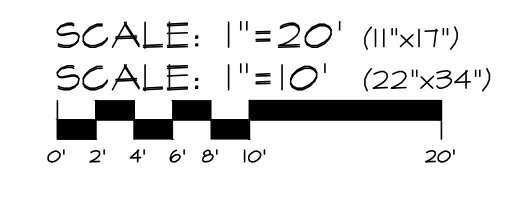


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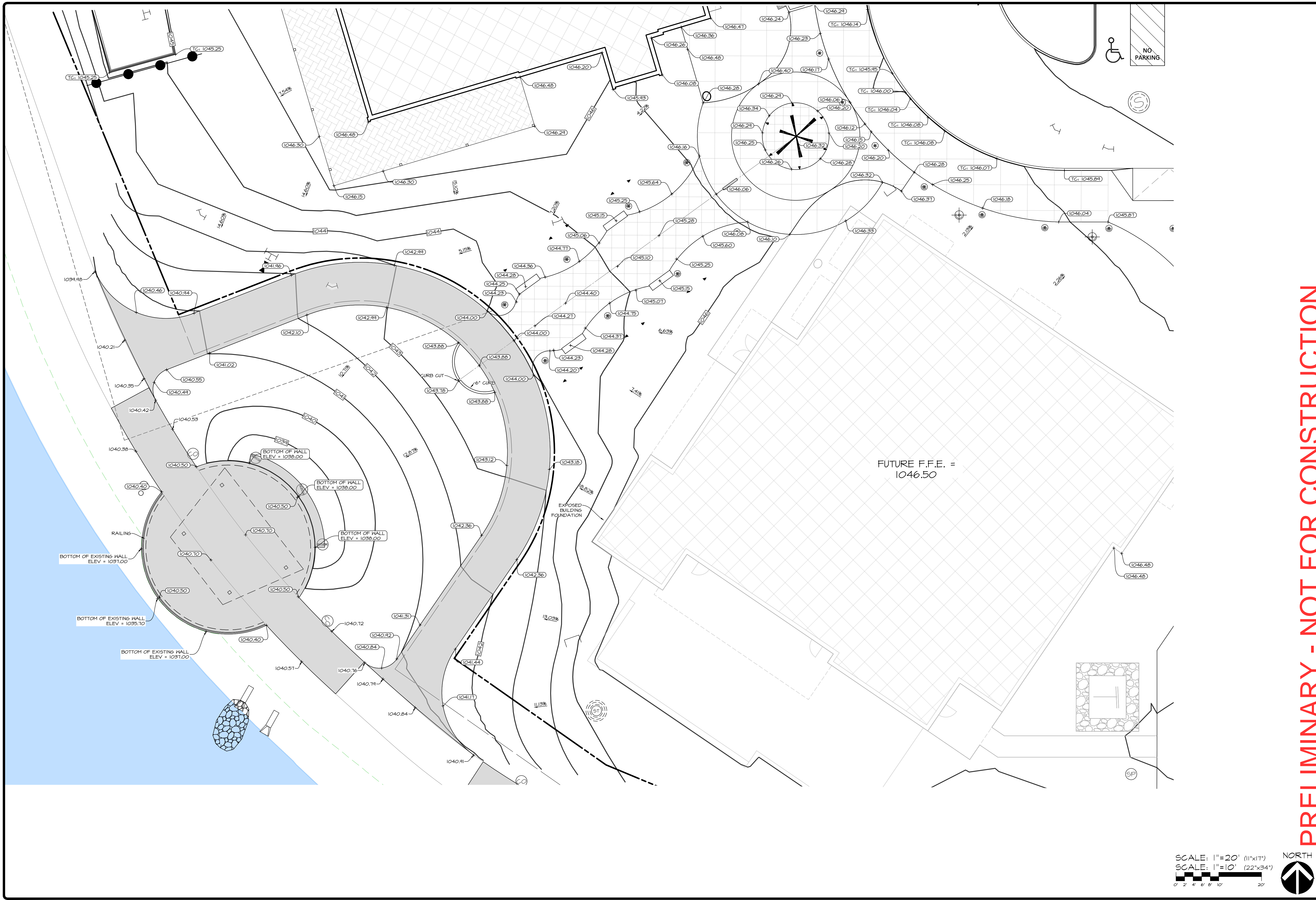
**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**GRADING DETAIL - LIFESTYLE**

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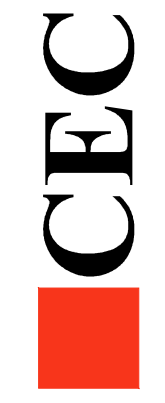
SHEET  
 OF 44  
 A-2212



**PRELIMINARY - NOT FOR CONSTRUCTION**

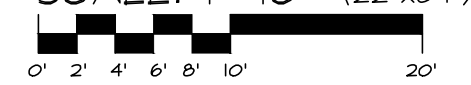
**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**GRADING DETAIL - LIFESTYLE**

DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
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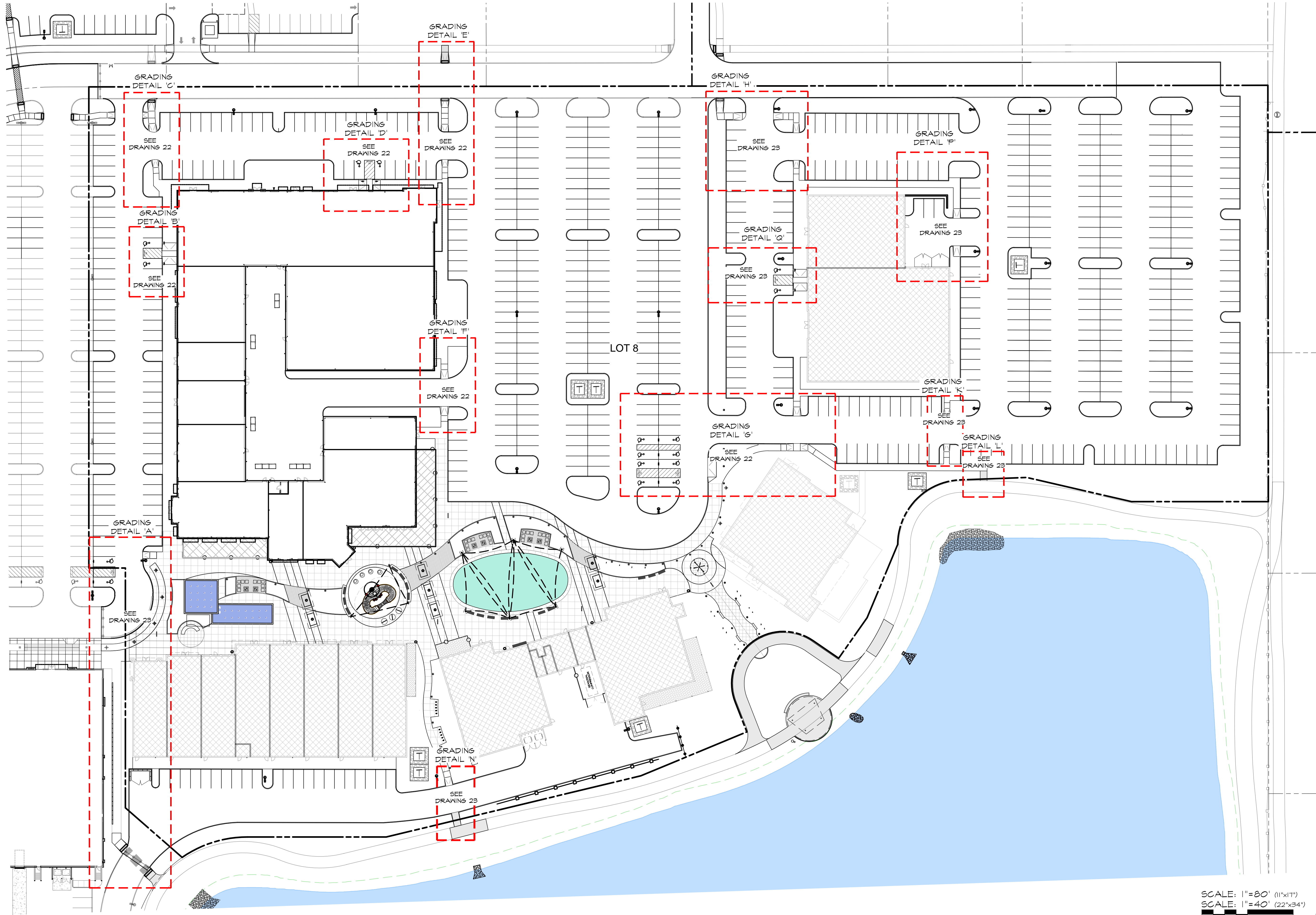


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SCALE: 1" = 20' (11"x17")  
 SCALE: 1" = 10' (22"x34")



SHEET  
 OF 44  
 A-2212



**PRELIMINARY - NOT FOR CONSTRUCTION**

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**GRADING DETAILS - LEGEND**

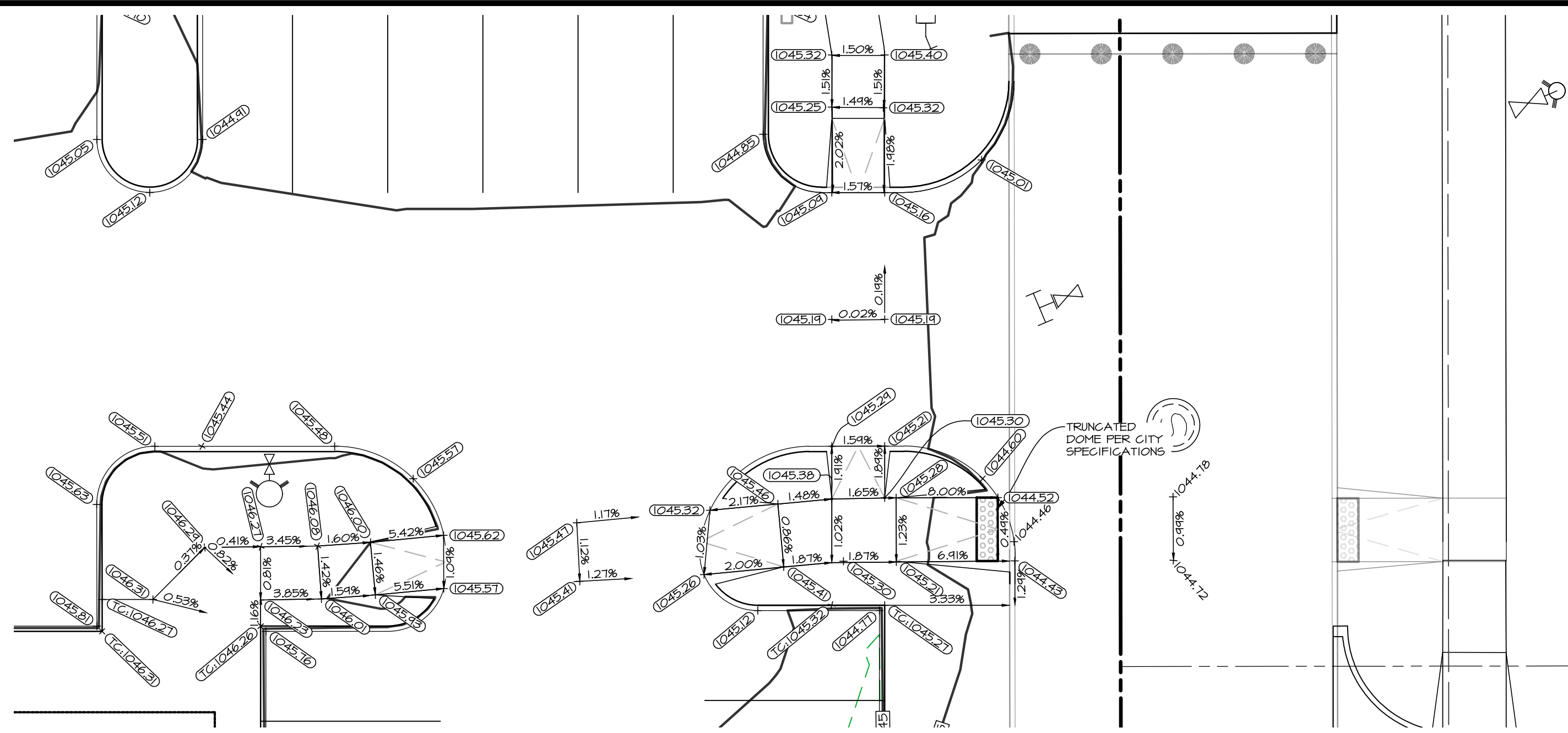
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NORTH

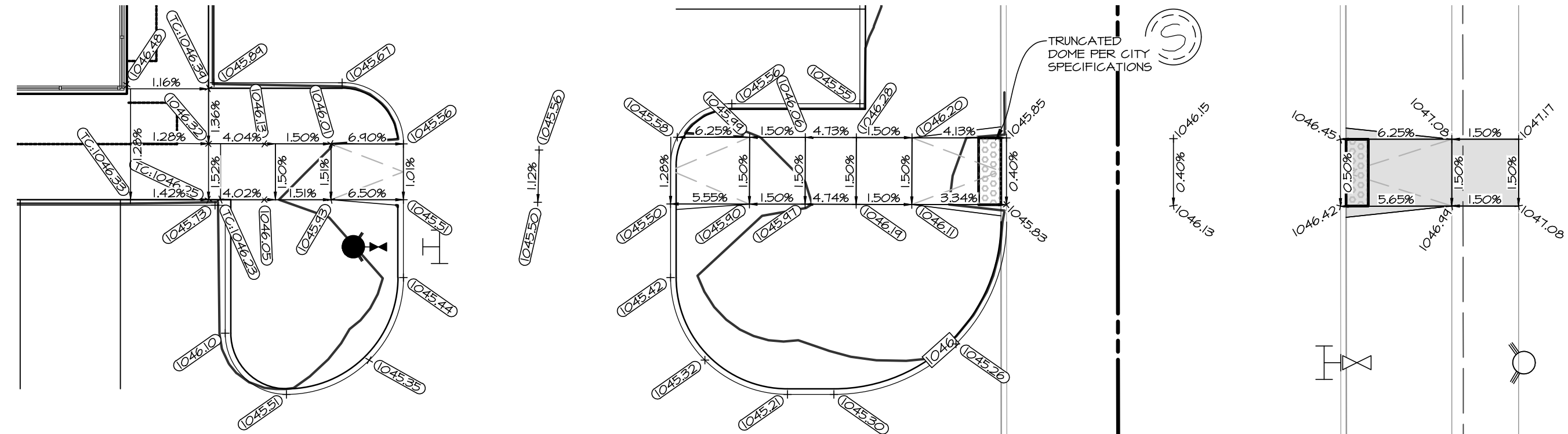
SHEET 2 OF 44  
 A-2212

DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
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 DESIGNED BY: EHA  
 DRAWN BY: LKA

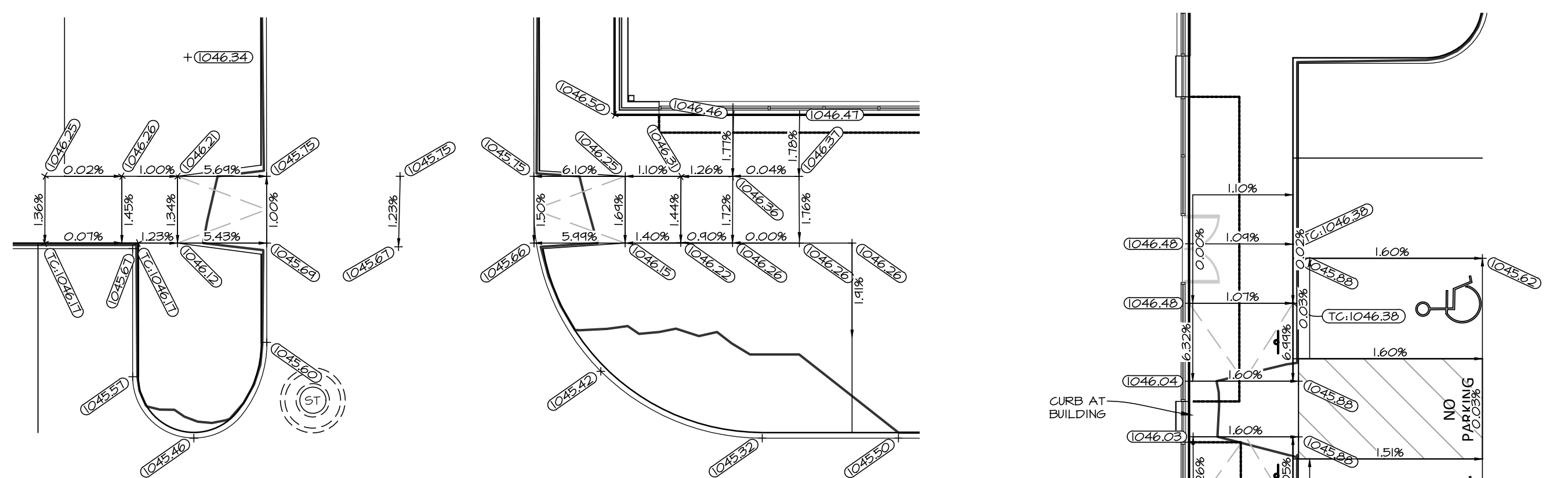
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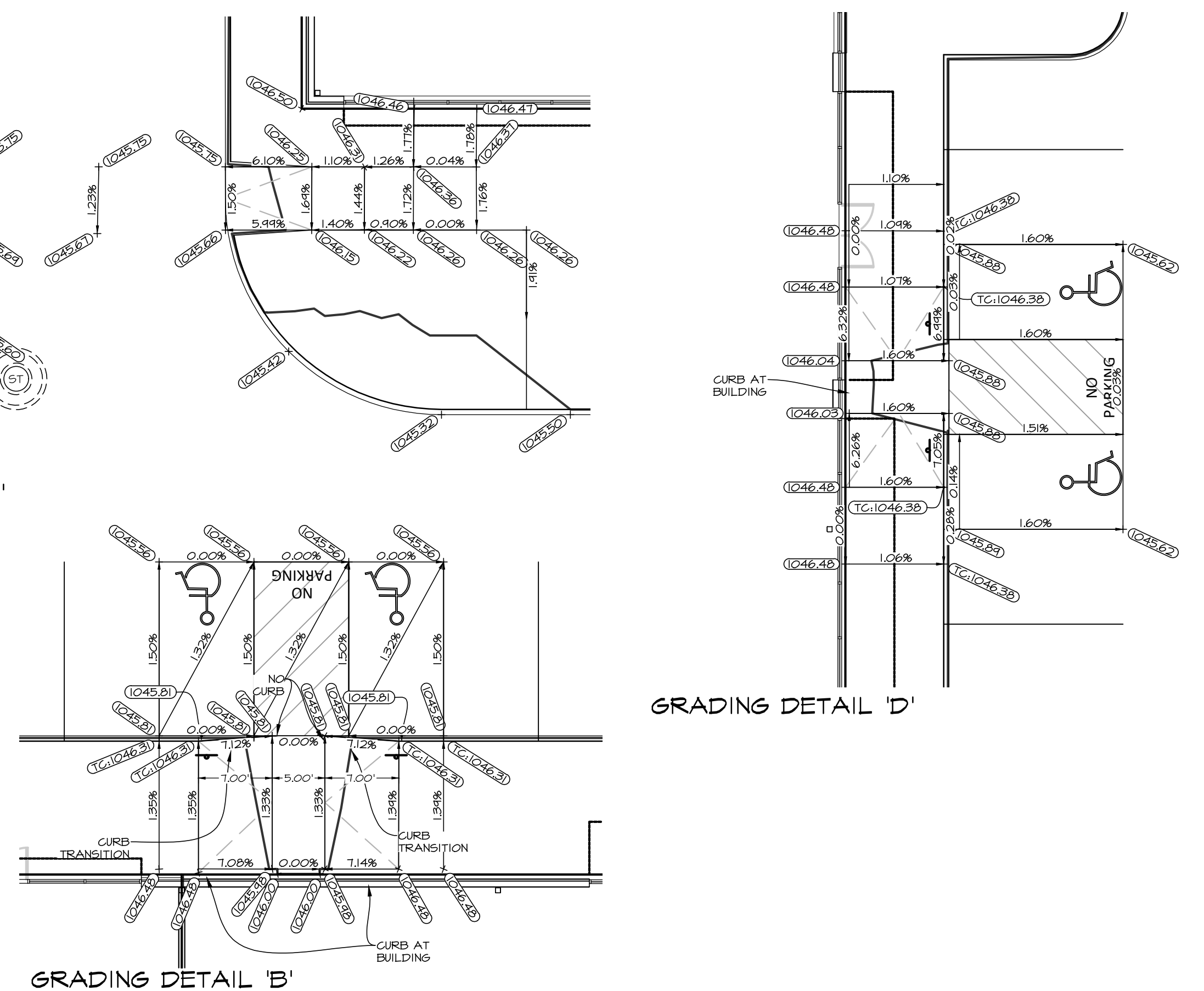
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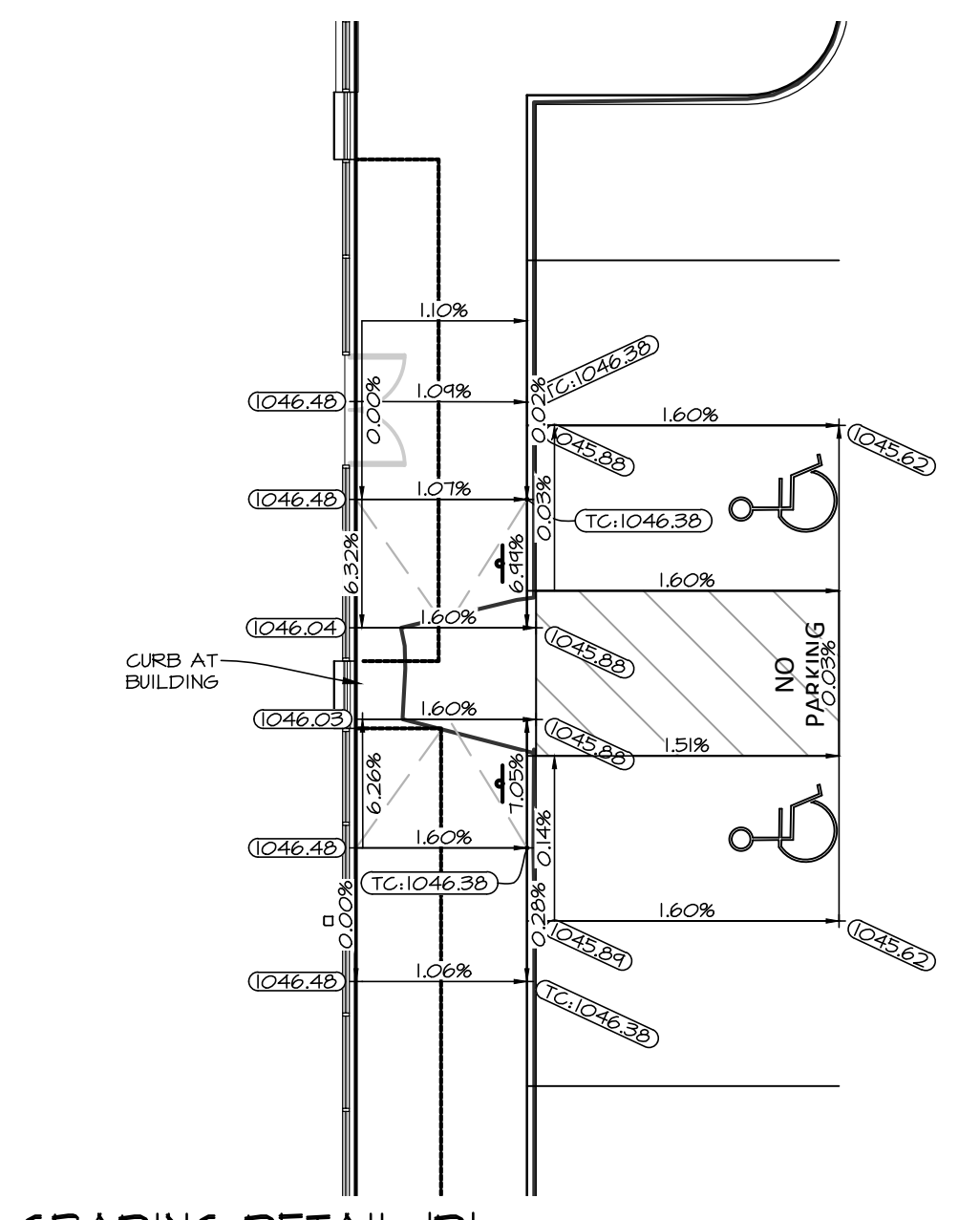
GRADING DETAIL 'E'



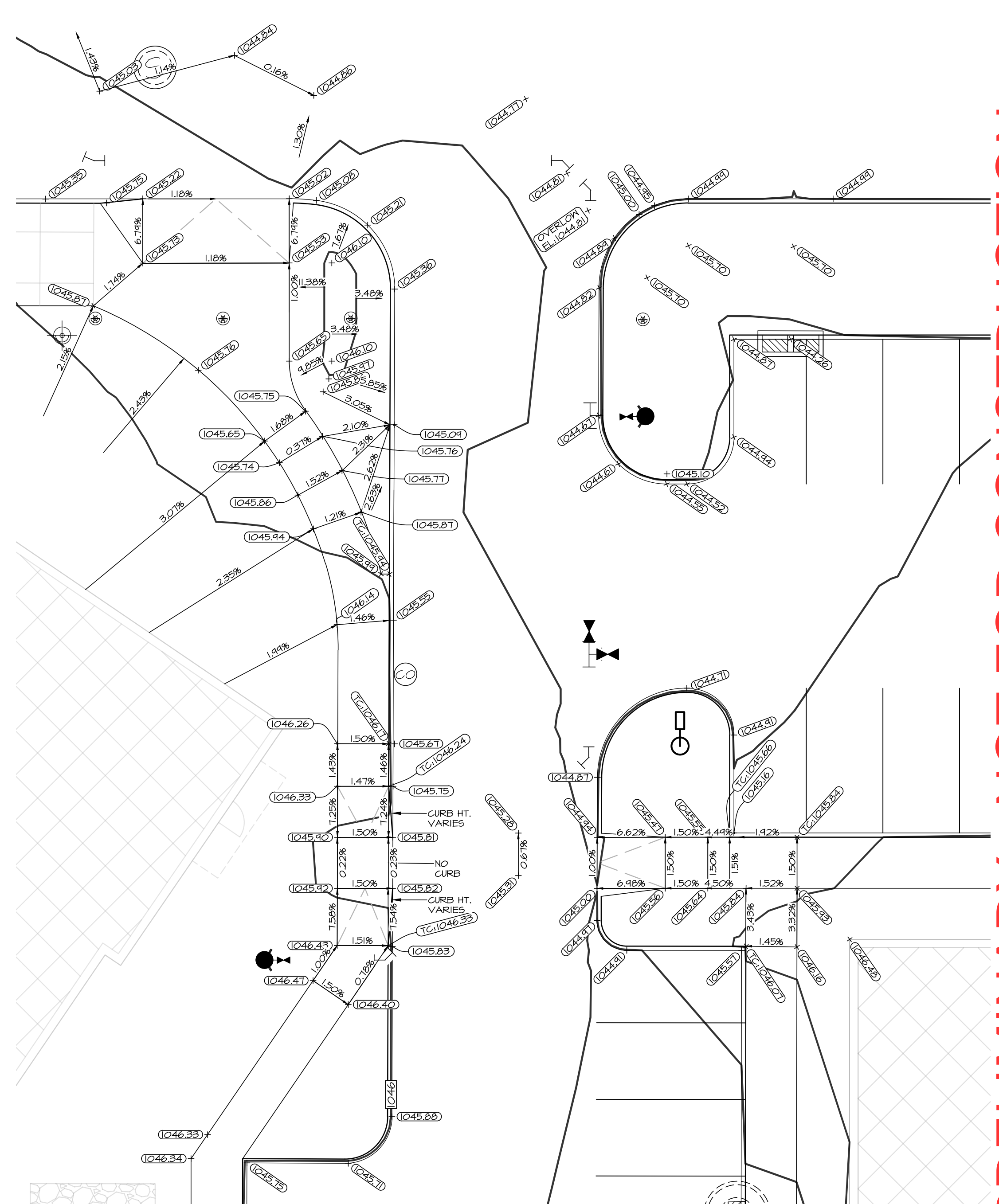
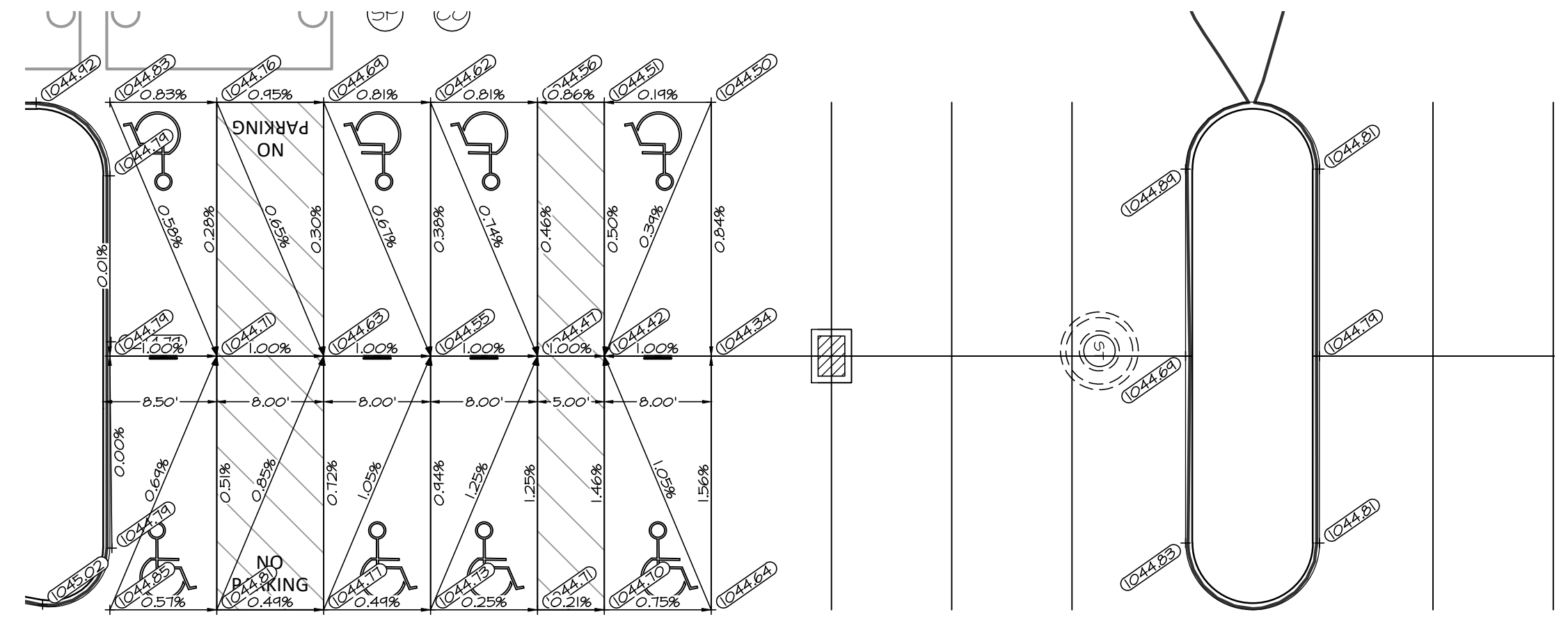
GRADING DETAIL 'F'



GRADING DETAIL 'B'

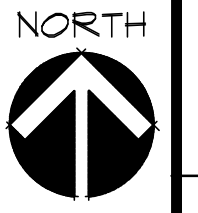


GRADING DETAIL 'D'



GRADING DETAIL 'G'

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SCALE: 1"=10' (22"x34")

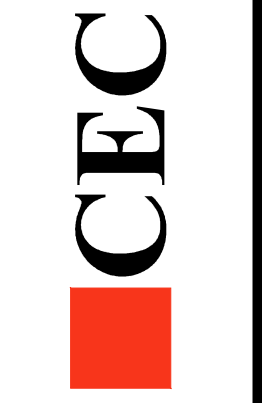


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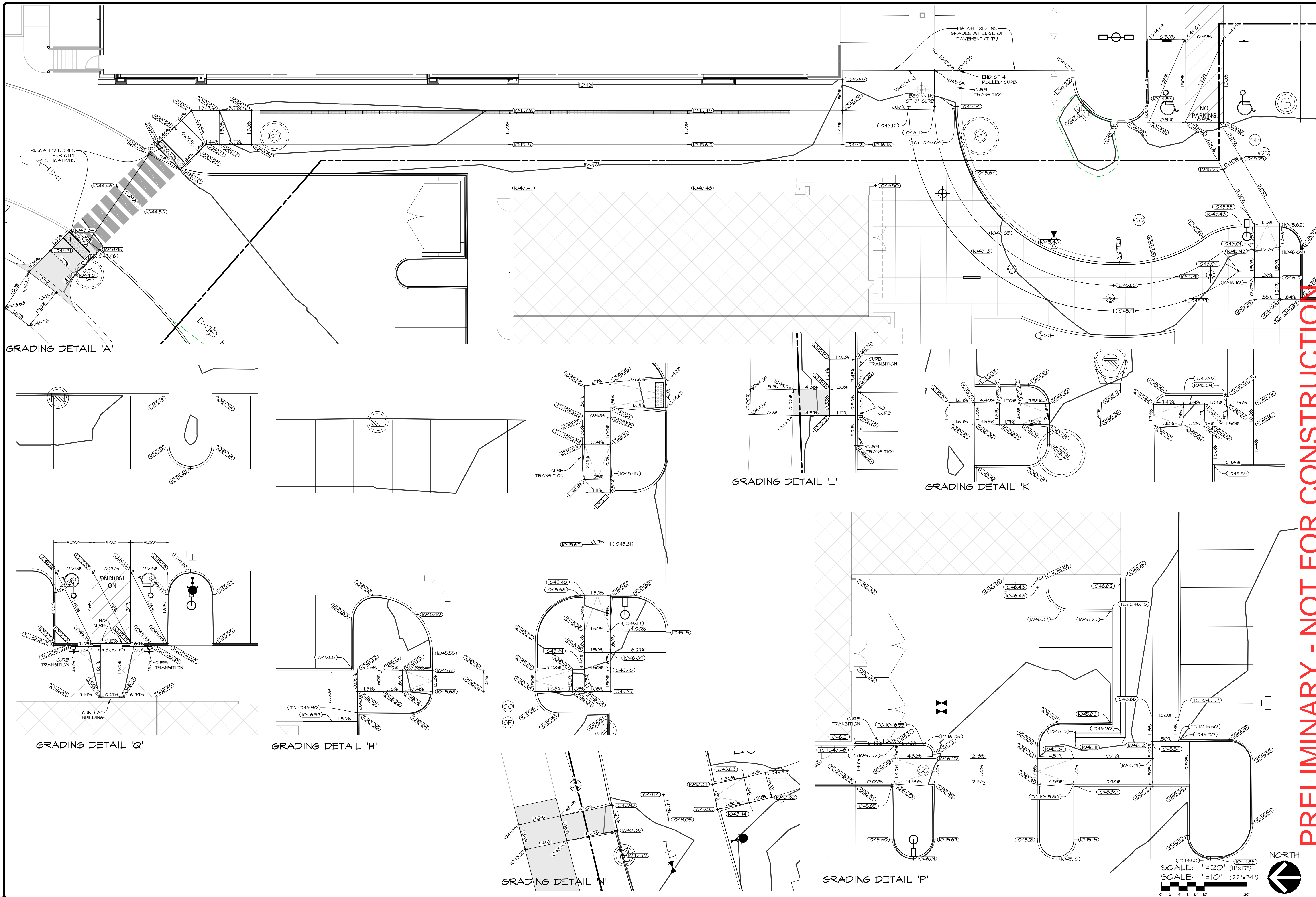
WAUKEE TOWNE CENTER, PHASE 2  
WAUKEE, IOWA  
GRADING DETAILS

SHEET 22 OF 44  
A-2212

DATE: 2025-06-24 - THIRD SUBMITTAL  
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2025-05-22 - FIRST SUBMITTAL  
DATE OF SURVEY: 2023-05-03  
DESIGNED BY: EHA  
DRAWN BY: LKA

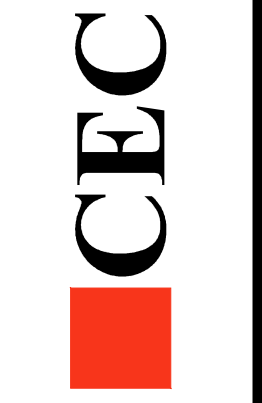


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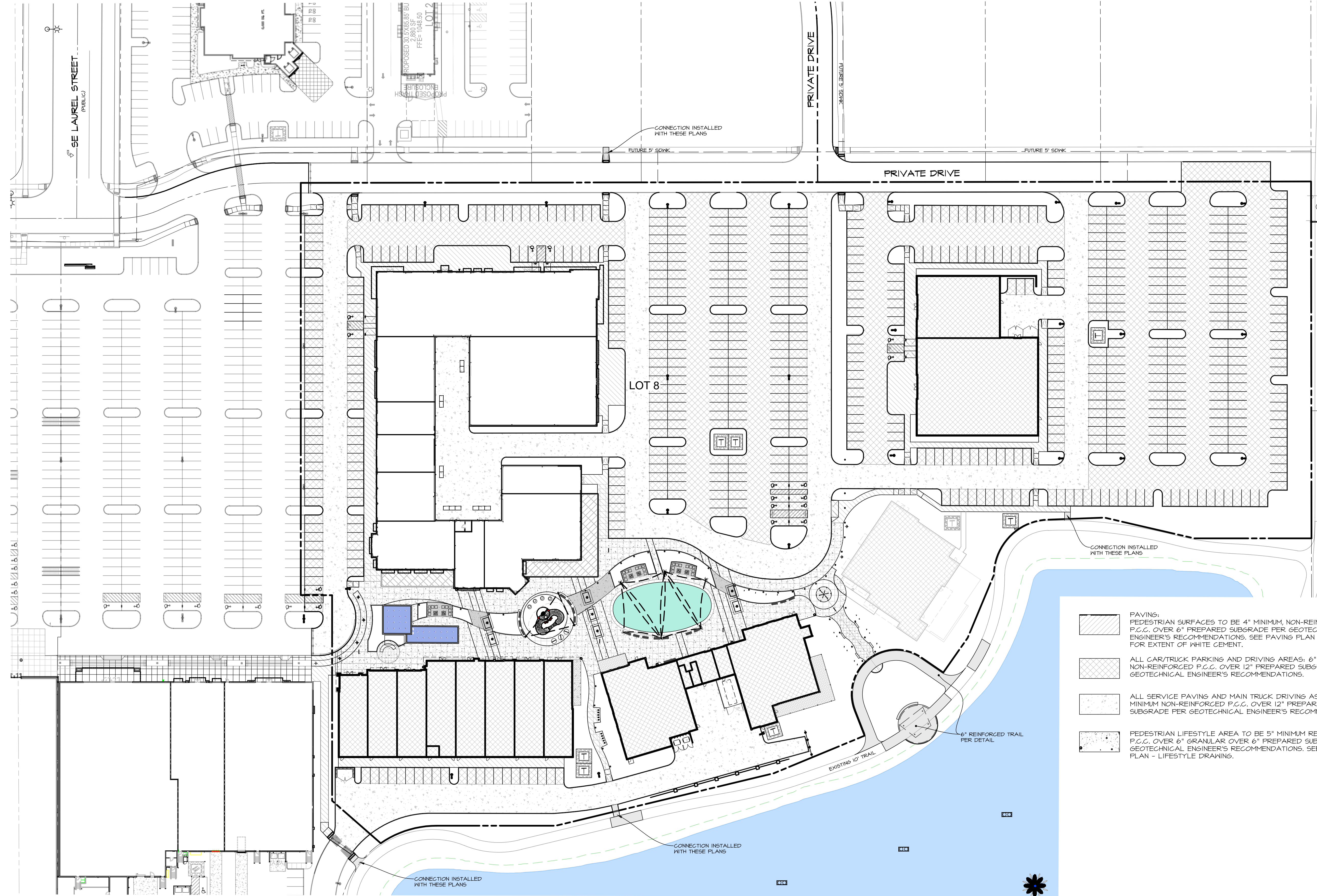





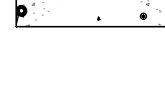
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**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**GRADING DETAILS**


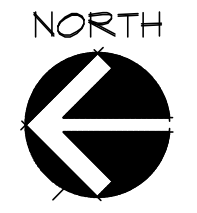
SHEET  
 OF 44  
 A-2212

NORTH  
 SCALE: 1" = 20' (11'x17")  
 SCALE: 1" = 10' (22'x34")



-  PAVING:  
PEDESTRIAN SURFACES TO BE 4" MINIMUM, NON-REINFORCED P.C.C. OVER 6" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. SEE PAVING PLAN - LIFESTYLE FOR EXTENT OF WHITE CEMENT.
-  ALL CAR/TRUCK PARKING AND DRIVING AREAS: 6" MINIMUM NON-REINFORCED P.C.C. OVER 12" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
-  ALL SERVICE PAVING AND MAIN TRUCK DRIVING ASILE: 7" MINIMUM NON-REINFORCED P.C.C. OVER 12" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
-  PEDESTRIAN LIFESTYLE AREA TO BE 5" MINIMUM REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. SEE PAVING PLAN - LIFESTYLE DRAWING.

SCALE: 1"=100' (11"x17")  
SCALE: 1"=50' (22"x34")

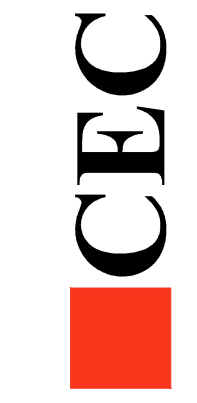



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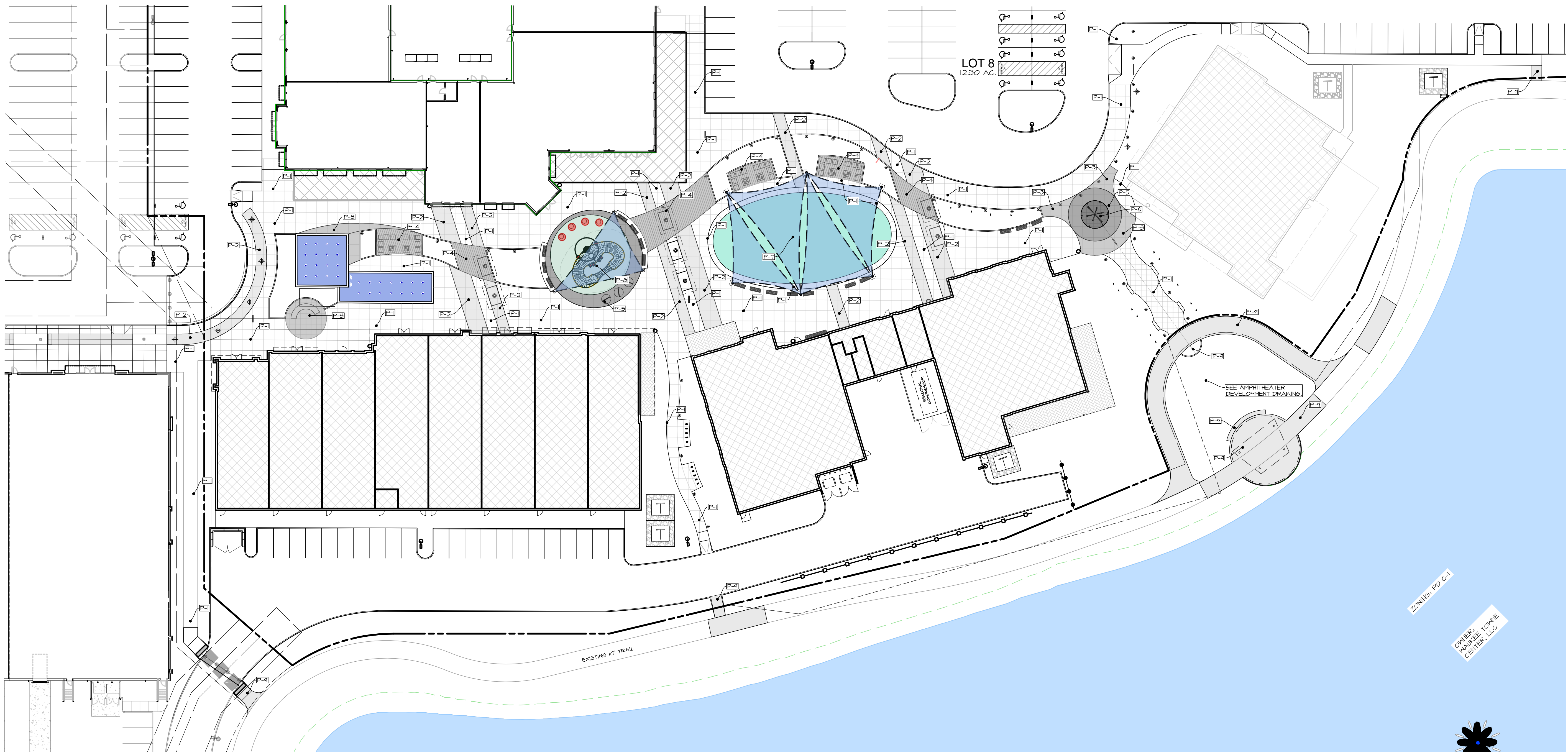
**WAUKEE TOWNE CENTER, PHASE 2**  
WAUKEE, IOWA  
**PAVING PLAN**

SHEET  
**24**  
OF 44  
A-2212

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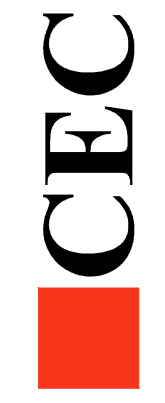
LIFESTYLE PAVEMENT SCHEDULE

PAVING DESIGNATION	MATERIAL DESCRIPTION
P-1	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. WHITE CEMENT.
P-2	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PIGMENT: 20% COOL GRAY.
P-3	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PIGMENT: 50% COOL GRAY.
P-4	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PORCELAIN PLANK TILES 12"x48" MIN. COLOR TO MATCH P-3.
P-5	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PIGMENT: 10% COOL GRAY.
P-6	MIN. 5" THICK REINFORCED P.C.C. OVER 6" GRANULAR OVER 6" PREPARED SUBGRADE. PIGMENT: CHARCOAL BY OTHERS.
P-7	BY OTHERS.
P-8	BY OTHERS. TURF TYPE OVER GRANULAR DETERMINED BY OTHERS.
P-9	MEET REQUIREMENTS OF CITY P.C.C. TRAIL CONSTRUCTION.

P-1 THROUGH P-5 REINFORCING: #4 BARS 24"o.c. E.W. - CONTRACTOR'S OPTION: USE GLASS FIBER REINFORCED P.C.C.

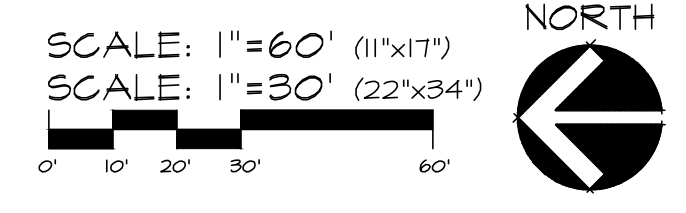
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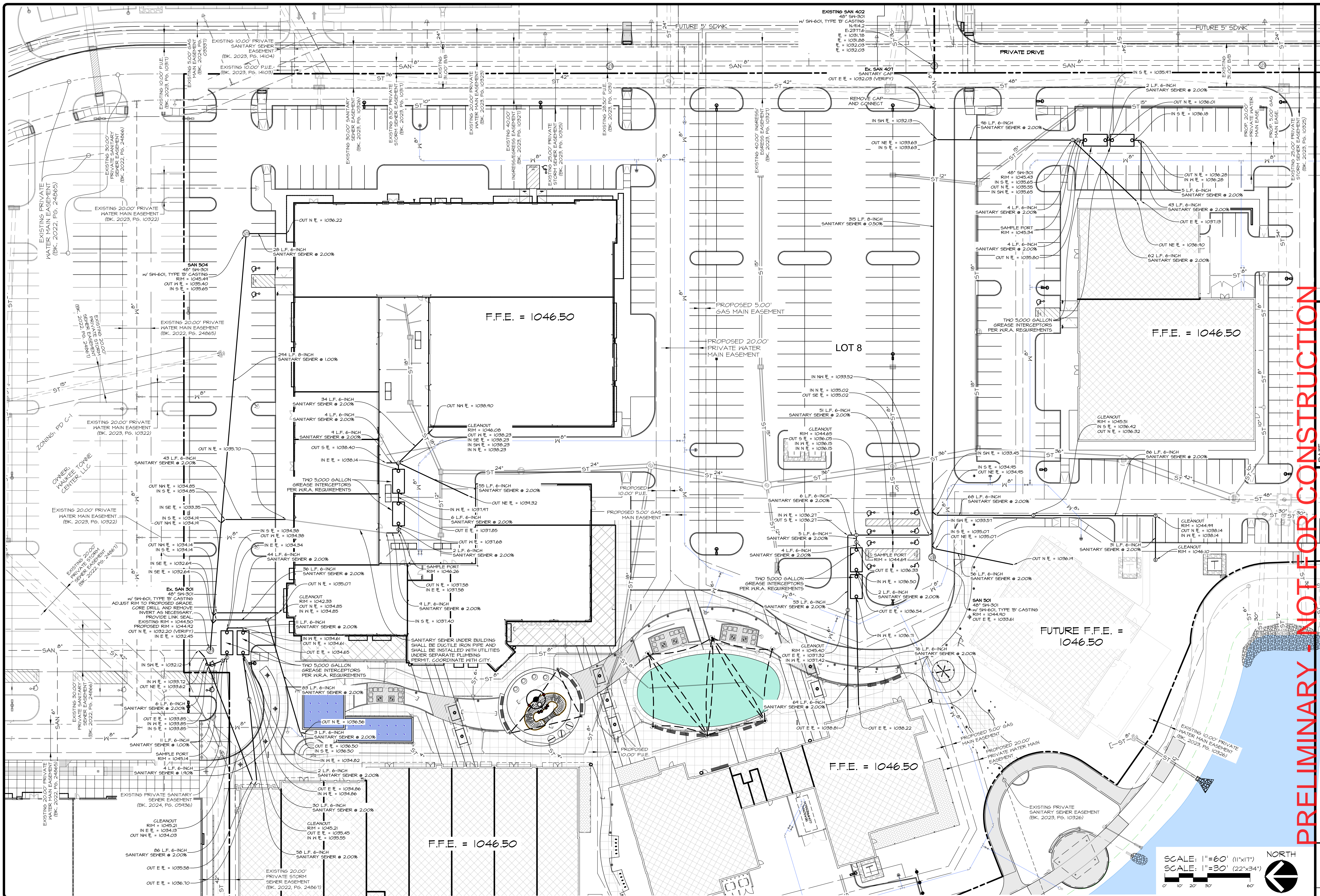


DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

WAUKEE TOWNE CENTER, PHASE 2  
 WAUKEE, IOWA  
 PAVING PLAN - LIFESTYLE



SHEET 25 OF 44  
 A-2212



**PRELIMINARY - NOT FOR CONSTRUCTION**

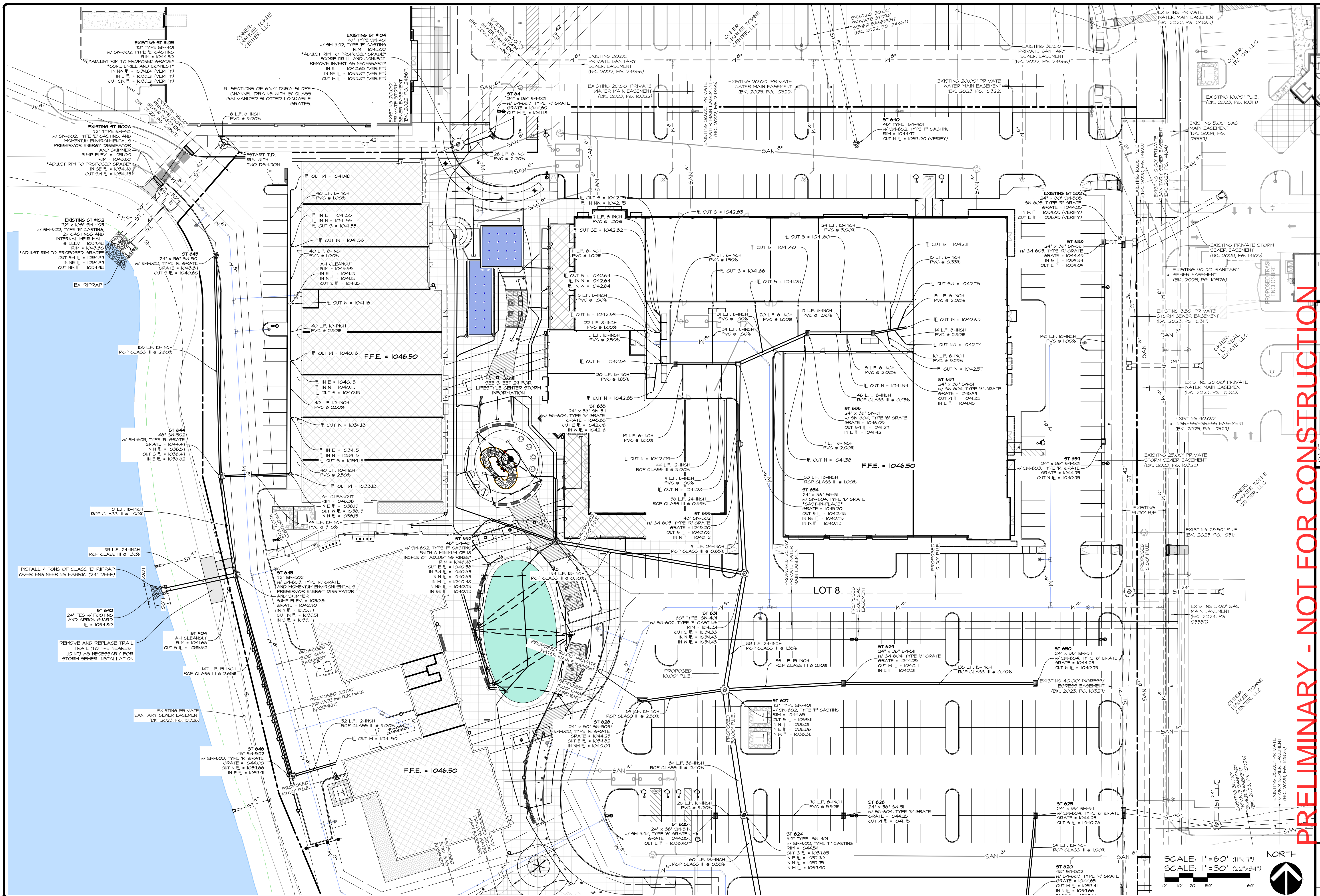
**Waukee Towne Center, Phase 2**  
 Waukee, Iowa  
 Utility Plan - Sanitary

**CEC**  
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 2400 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 mail@cecinc.com

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 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

SCALE: 1"=60' (11"x17")  
 SCALE: 1"=30' (22"x34")

SHEET  
 26  
 OF 44  
 A-2212



**PRELIMINARY - NOT FOR CONSTRUCTION**

**Waukee Towne Center, LLC**

**Civil Engineering Consultants, Inc.**

2400 86th Street Unit 12 Des Moines, Iowa 50322  
515.276.4884 mail@cecinc.com

**CEC**

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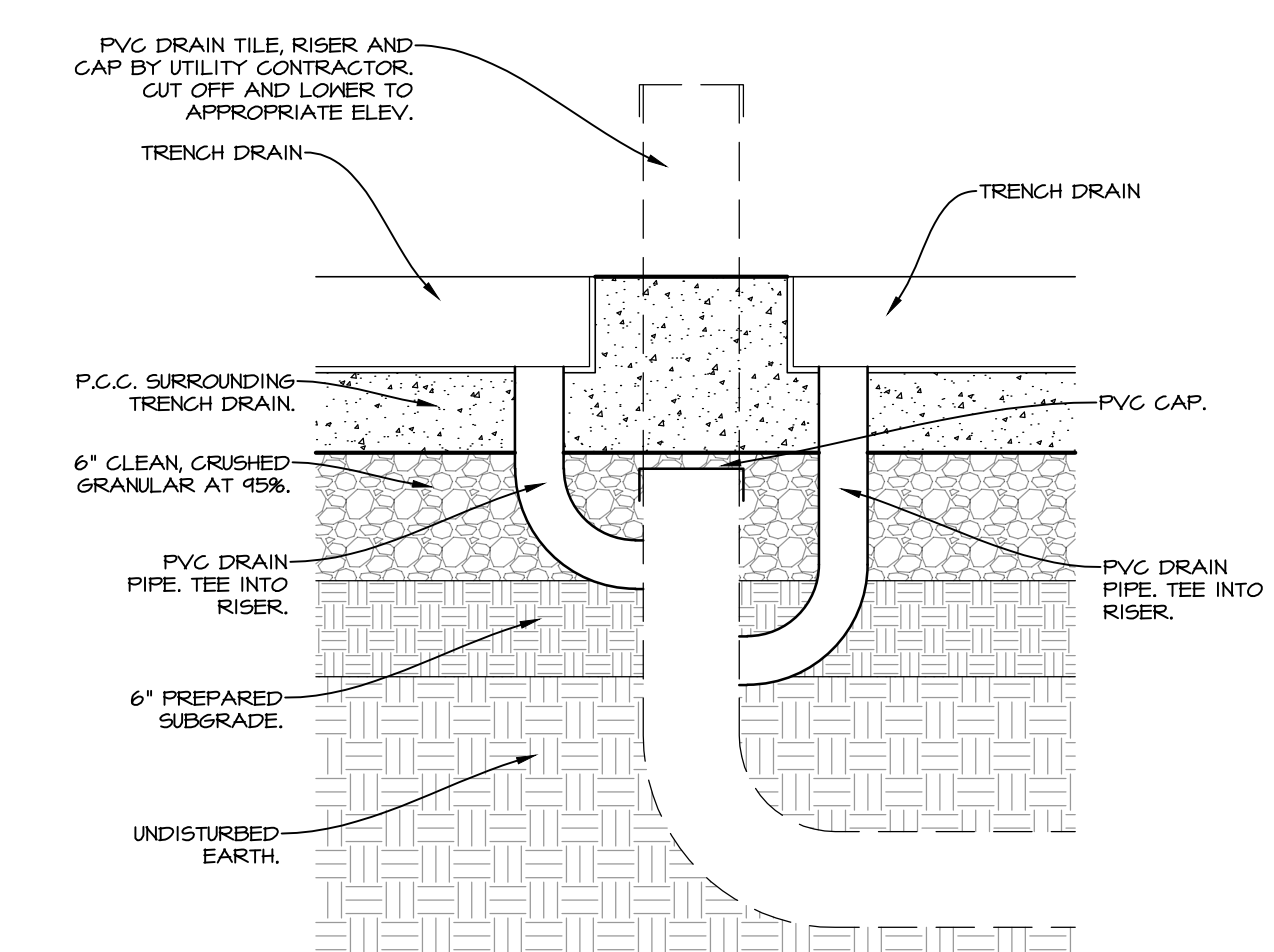
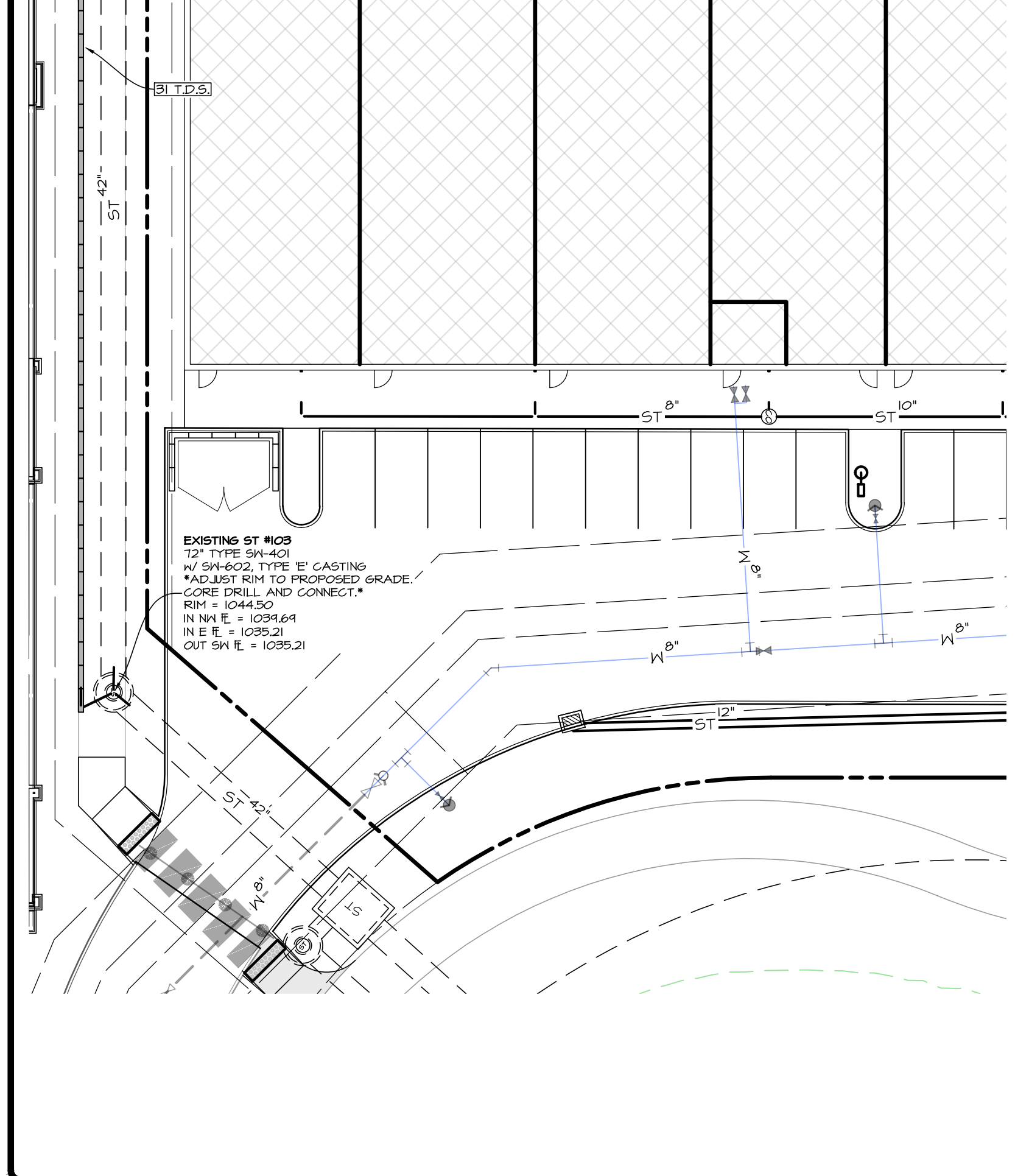
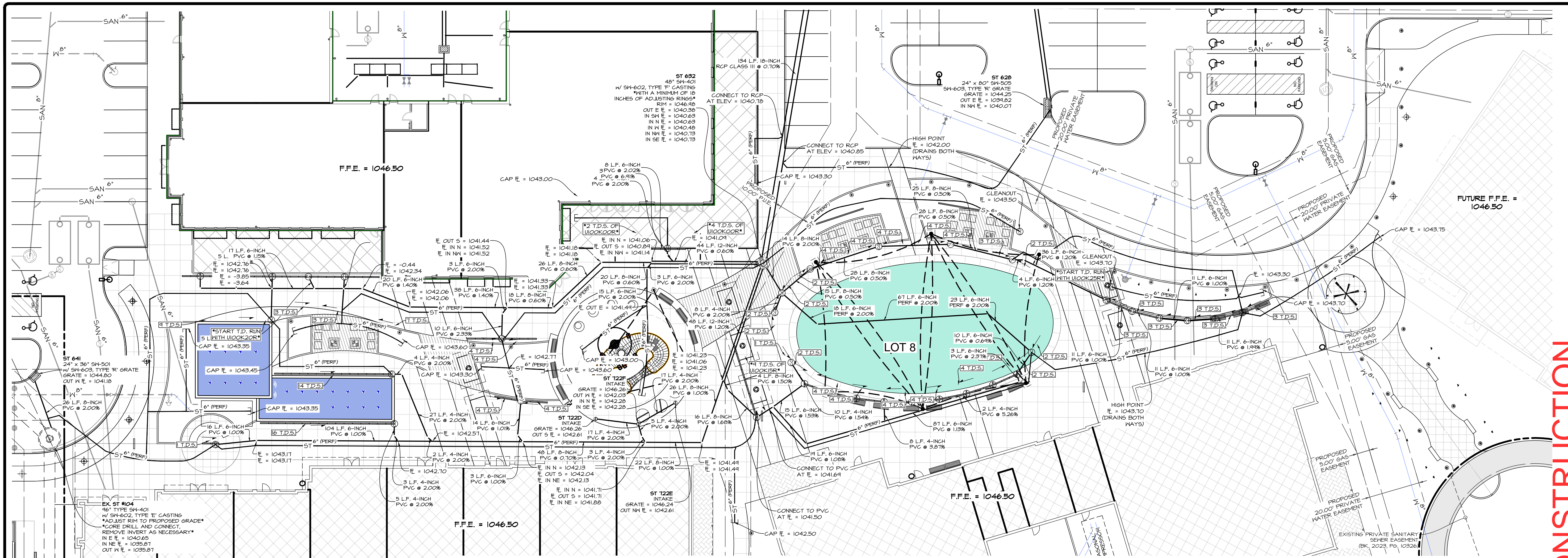
DATE OF SURVEY: 2023-05-03  
DESIGNED BY: EHA  
DRAWN BY: LKA

**Waukee Towne Center, Phase 2**  
Waukee, Iowa  
**UTILITY PLAN - STORM**

SCALE: 1"=60' (11'x17")  
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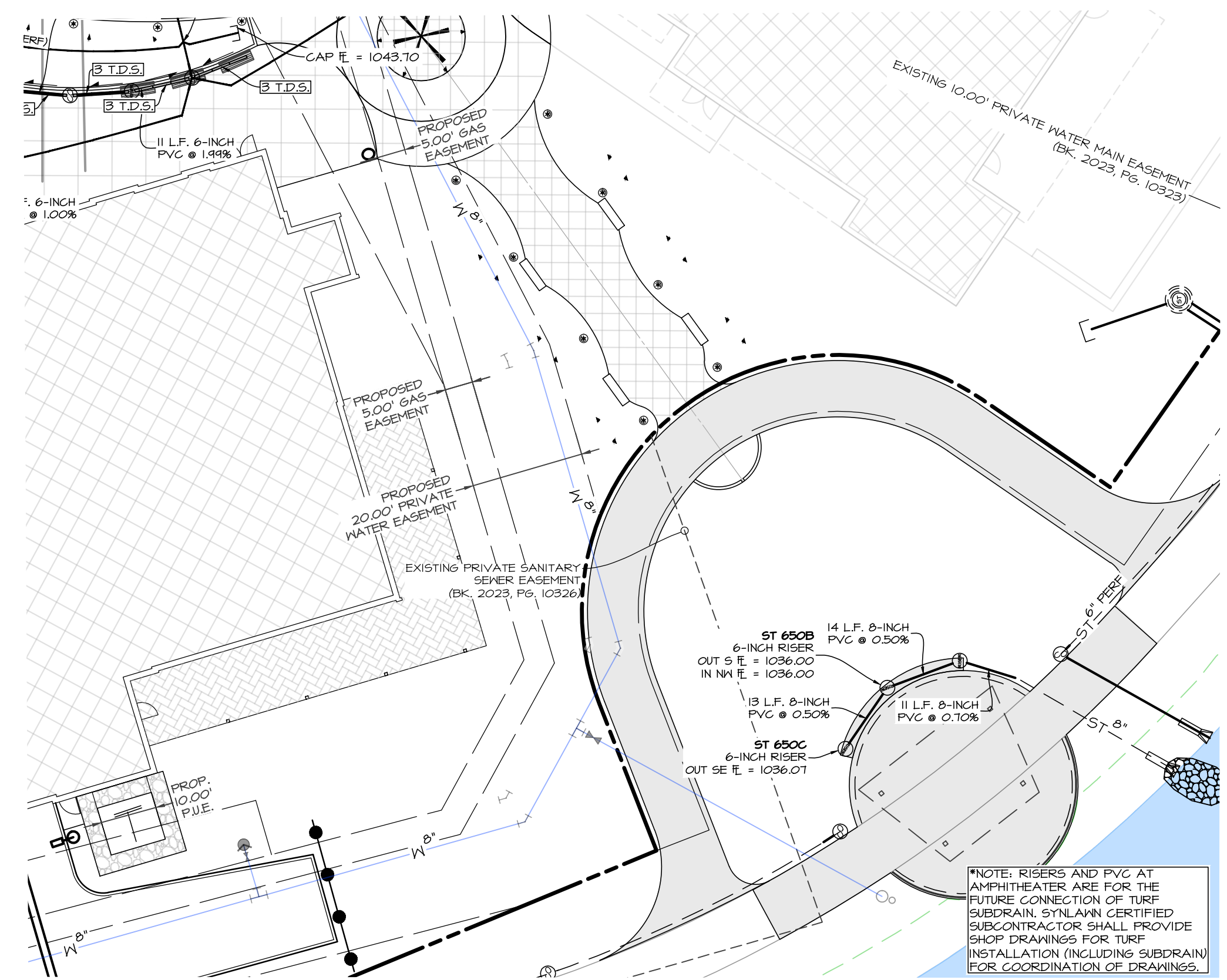
SHEET 27 OF 44  
A-2212



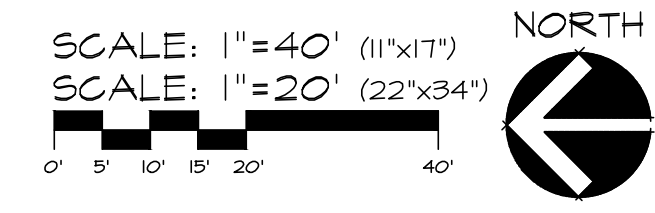


TRENCH DRAIN CONNECTION  
NO SCALE

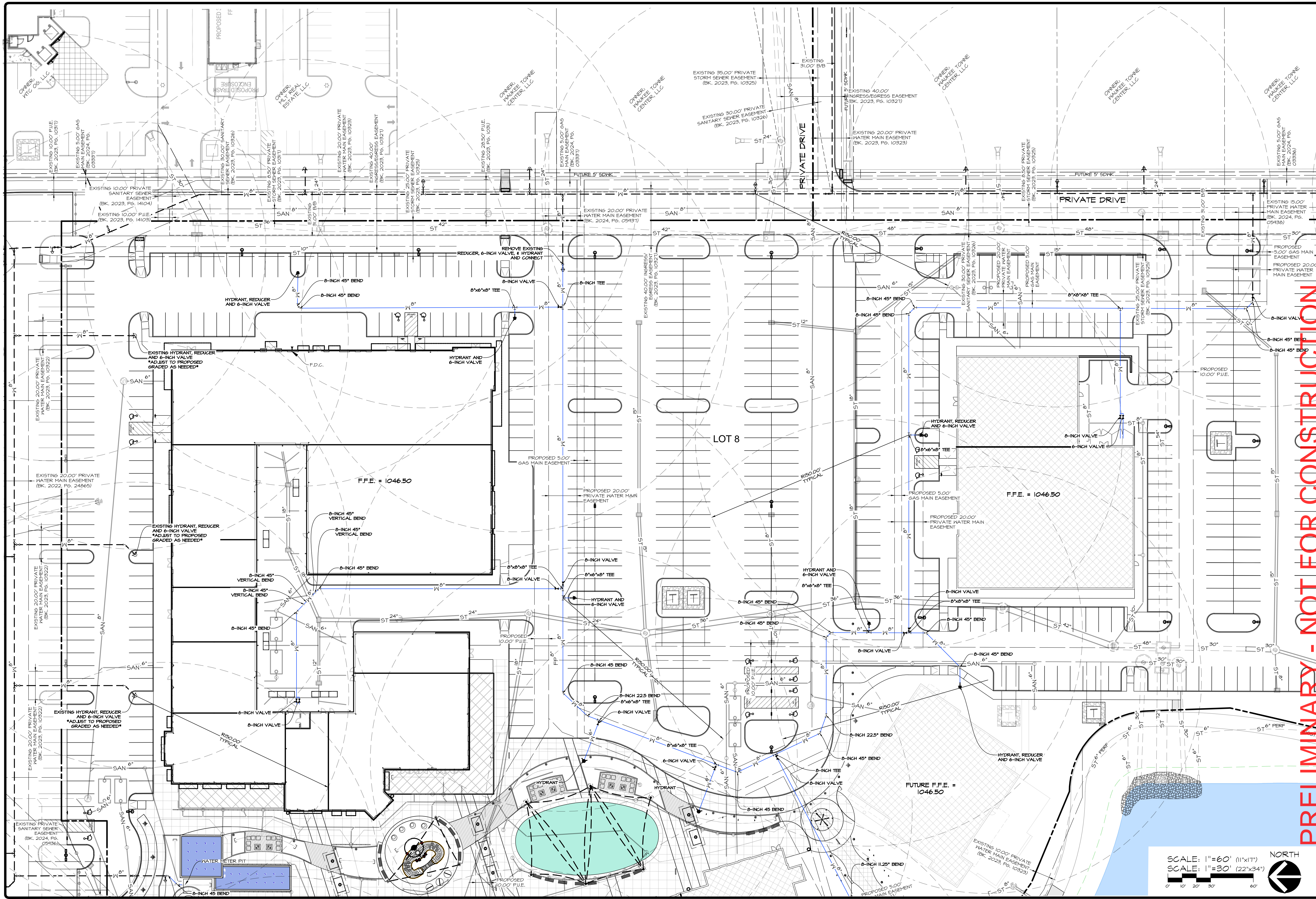
TRENCH DRAIN:  
 UNIT: ULMA WOOD BY TRENCH DRAIN SYSTEMS (TDS), 39.31" LONG x 5.11" WIDE WITH 0.5% PRE-SLOPED INVERT.  
 GRATE: LOCKING STAINLESS STEEL WEDGE WIRE GRATE.  
 GRATE LOCKING BY SAME MANUFACTURER.  
 END CAPS: OPEN OR SOLID AS REQUIRED AT CONNECTION OR END OF RUN.  
 QUANTITY: 166 UNITS (T.D.S. = TRENCH DRAIN SECTIONS)  
 TRENCH DRAIN SLOPE DIRECTION: →  
 SUBMIT SHOP DRAWINGS FOR ALL TRENCH DRAIN SECTIONS  
 NON-REGULAR WOOD TRENCH DRAIN SECTIONS ARE LABELED ON PLANS.  
 AREA INTAKES:  
 GRATE: SLOTTED ZURN GRATE FOR INSERTION INTO AN 8" RISER.  
 GRATE: STAINLESS STEEL TO MATCH STYLE OF TRENCH DRAIN GRATE, WITH BRUSHED FINISH.



NOTE: RISERS AND PVC AT AMPHITHEATER ARE FOR THE FUTURE CONNECTION OF TURF SUBDRAIN. SYN'LAIN CERTIFIED SUBCONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR TURF INSTALLATION INCLUDING SUBDRAIN FOR COORDINATION OF DRAWINGS.

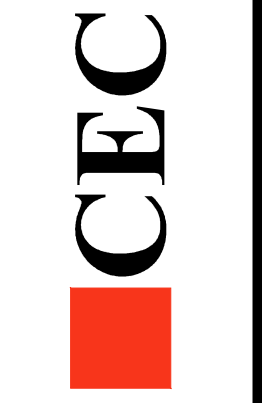


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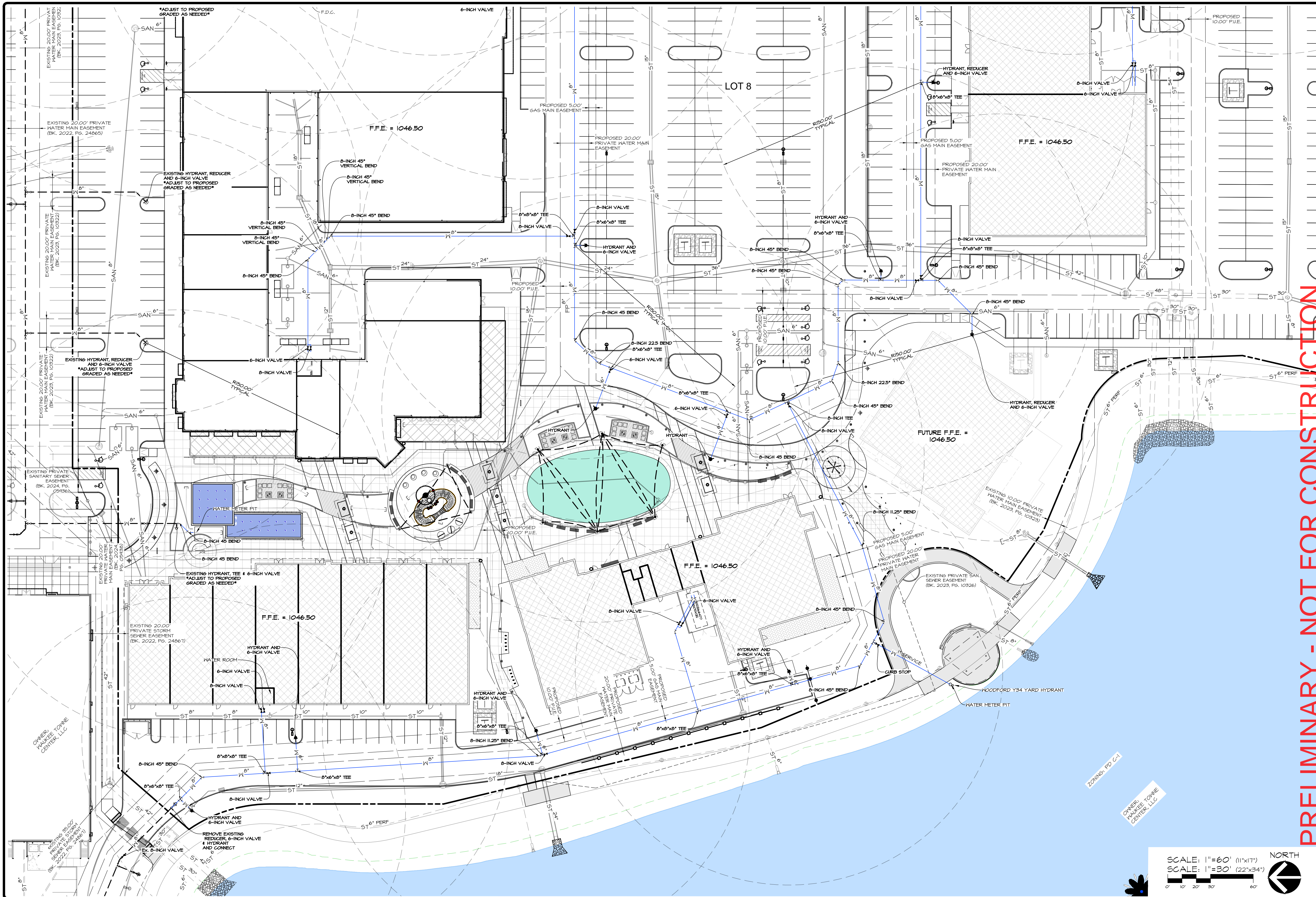


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 DESIGNED BY: EHA  
 DRAWN BY: LKA

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**UTILITY PLAN - WATER**

SCALE: 1"=60' (11"x17")  
 SCALE: 1"=30' (22"x34")  
 NORTH

SHEET  
 OF 44  
 A-2212

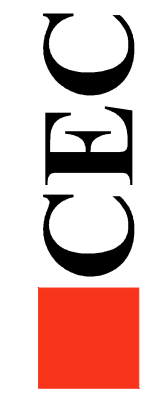


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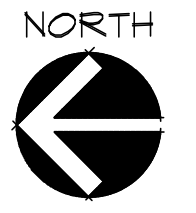
**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**UTILITY PLAN - WATER**

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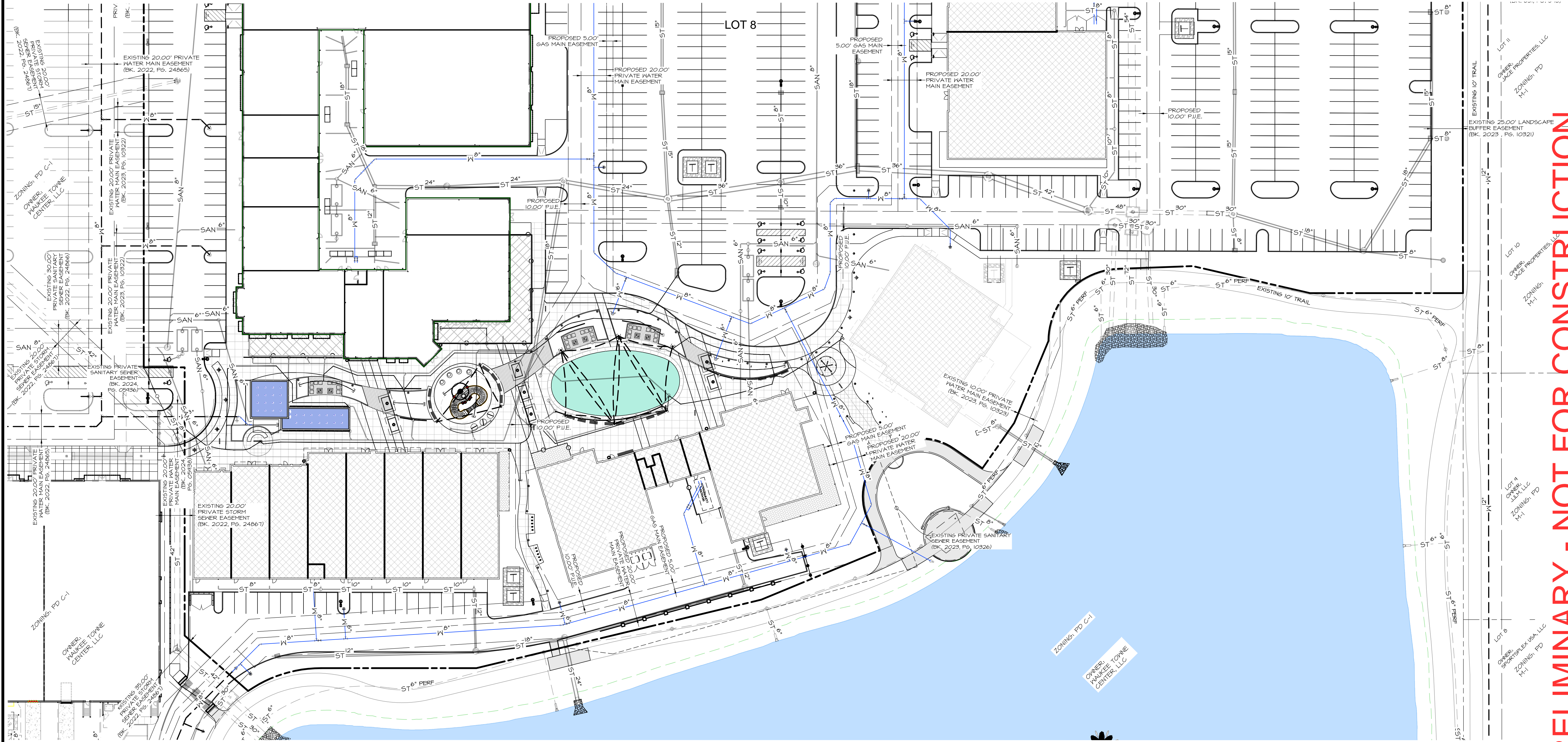
SCALE: 1"=60' (11"x17")  
 SCALE: 1"=30' (22"x34")



SHEET  
 OF 44  
 A-2212

**UTILITIES TO BE DESIGNED BY OTHERS (NONE SHOWN):**

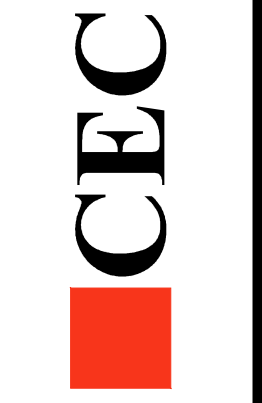
1. JOINT UTILITY CONDUIT THROUGH P.U.E.
2. GAS SERVICES TO EXTERIOR FIREPLACES
3. EXTERIOR ELECTRICAL AND COMMUNICATIONS
4. ICE RINK PIPING
5. FOUNTAIN PIPING
6. CONDUIT FOR FIRE COMMUNICATION LINES BETWEEN PROPOSED BUILDINGS
7. ELECTRICAL OR GAS SERVICES



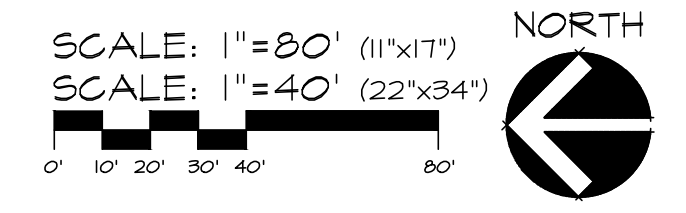
**PRELIMINARY - NOT FOR CONSTRUCTION**

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
 UTILITY PLAN - BY OTHERS

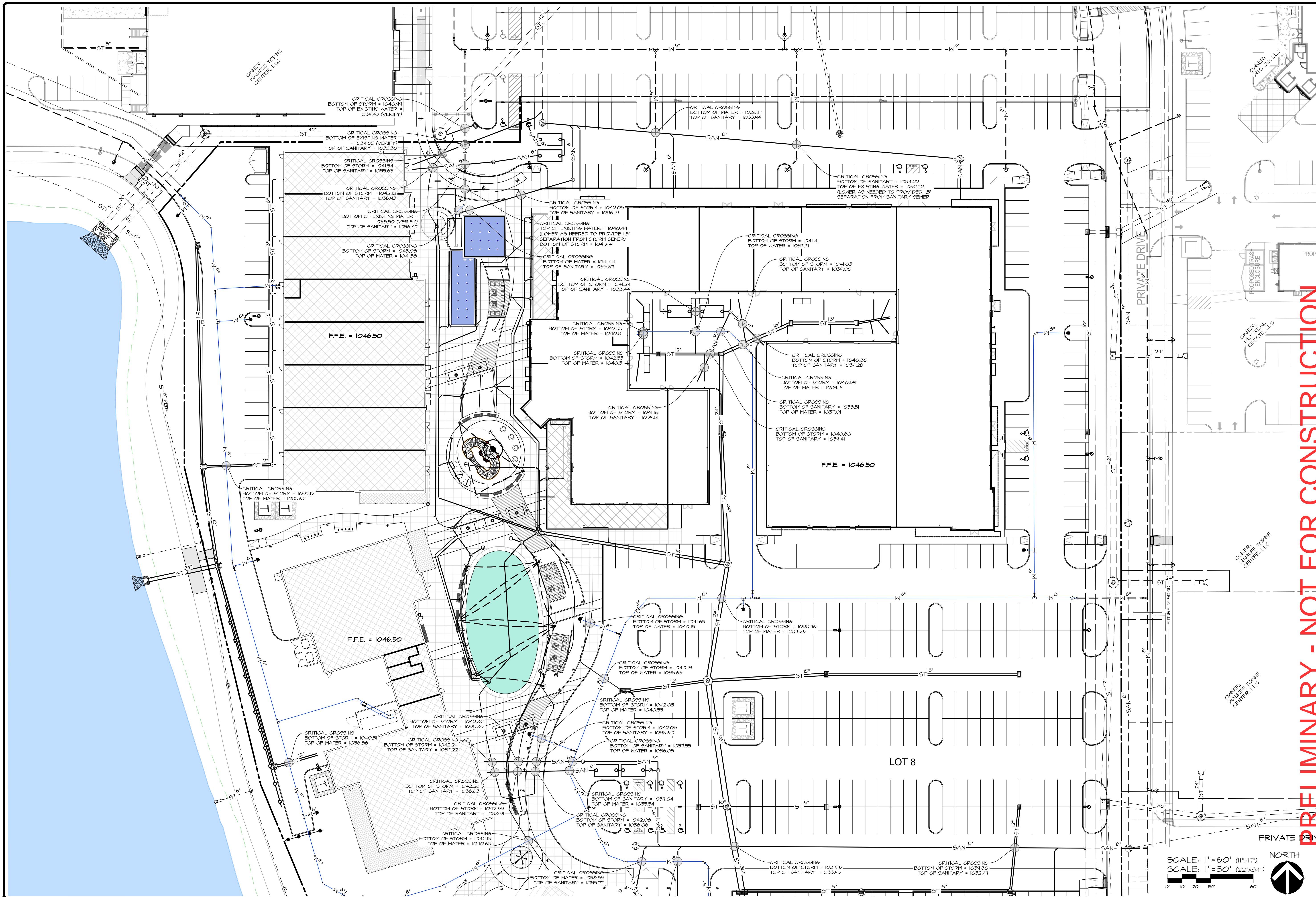
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 DESIGNED BY: EHA  
 DRAWN BY: LKJ



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SHEET  
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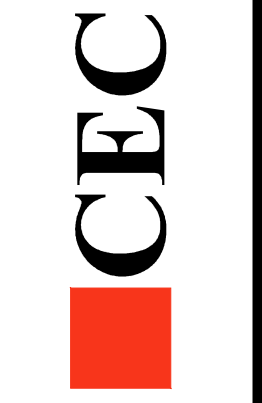
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SHEET  
 OF 44  
 A-2212

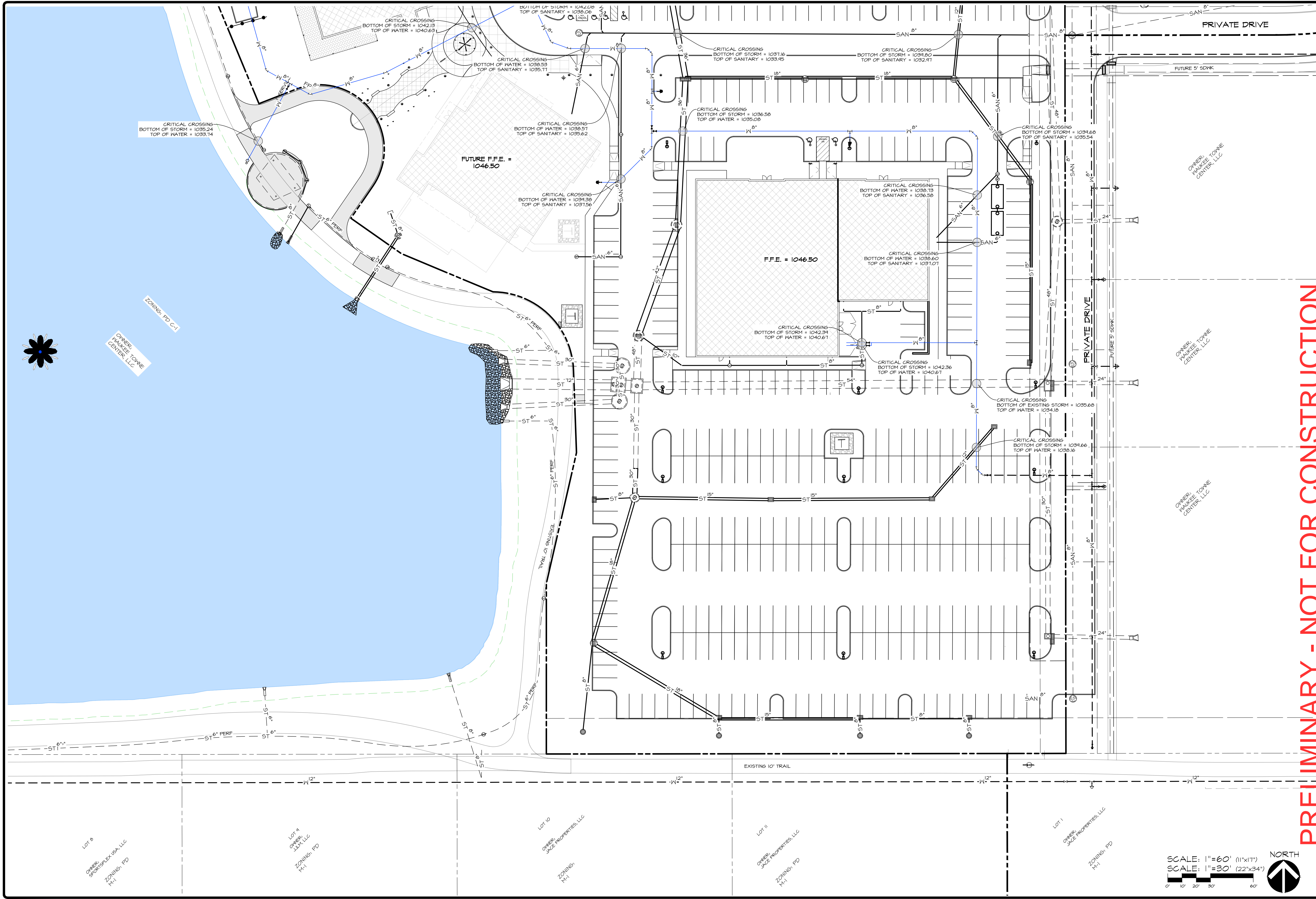
WAUKEE TOWNE CENTER, PHASE 2  
 WAUKEE, IOWA  
 UTILITY PLAN - CRITICAL CROSSINGS

DATE: 2025-06-24 - THIRD SUBMITTAL  
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**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**UTILITY PLAN - CRITICAL CROSSINGS**

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SCALE: 1"=60' (11"x17")  
 SCALE: 1"=30' (22"x34")  
 NORTH

Lot 8  
 OWNER: SPOKESPEX USA, LLC  
 ZONING: PD  
 M-1

Lot 9  
 OWNER: JAY, LLC  
 ZONING: PD  
 M-1

Lot 10  
 OWNER: JACE PROPERTIES, LLC  
 ZONING: PD  
 M-1

Lot 11  
 OWNER: JACE PROPERTIES, LLC  
 ZONING: PD  
 M-1

Lot 1  
 OWNER: JACE PROPERTIES, LLC  
 ZONING: PD  
 M-1

OWNER: WAUKEE TOWNE CENTER, LLC  
 ZONING: PD C-1

OWNER: WAUKEE TOWNE CENTER, LLC

OWNER: WAUKEE TOWNE CENTER, LLC

FUTURE F.F.E. = 1046.50

F.F.E. = 1046.50

PRIVATE DRIVE

PRIVATE DRIVE

EXISTING 10' TRAIL

FUTURE 5' SIDEWALK

FUTURE 5' SIDEWALK

CRITICAL CROSSING  
BOTTOM OF STORM = 1035.24  
TOP OF WATER = 1033.14

CRITICAL CROSSING  
BOTTOM OF STORM = 1042.09  
TOP OF SANITARY = 1039.06

CRITICAL CROSSING  
BOTTOM OF STORM = 1038.53  
TOP OF SANITARY = 1035.11

CRITICAL CROSSING  
BOTTOM OF WATER = 1038.51  
TOP OF SANITARY = 1035.62

CRITICAL CROSSING  
BOTTOM OF WATER = 1034.38  
TOP OF SANITARY = 1031.56

CRITICAL CROSSING  
BOTTOM OF STORM = 1037.16  
TOP OF SANITARY = 1033.95

CRITICAL CROSSING  
BOTTOM OF STORM = 1034.80  
TOP OF SANITARY = 1032.41

CRITICAL CROSSING  
BOTTOM OF STORM = 1036.58  
TOP OF WATER = 1035.08

CRITICAL CROSSING  
BOTTOM OF STORM = 1034.68  
TOP OF SANITARY = 1035.54

CRITICAL CROSSING  
BOTTOM OF WATER = 1038.73  
TOP OF SANITARY = 1036.59

CRITICAL CROSSING  
BOTTOM OF STORM = 1038.60  
TOP OF SANITARY = 1031.01

CRITICAL CROSSING  
BOTTOM OF STORM = 1042.34  
TOP OF WATER = 1040.61

CRITICAL CROSSING  
BOTTOM OF STORM = 1042.36  
TOP OF WATER = 1040.61

CRITICAL CROSSING  
BOTTOM OF EXISTING STORM = 1035.68  
TOP OF WATER = 1034.18

CRITICAL CROSSING  
BOTTOM OF STORM = 1034.66  
TOP OF WATER = 1033.16

PLANT SCHEDULE

MARK	Botanical name	COMMON NAME	QUAN.	SIZE	ROOT TYPE	ROOT REMARKS	MATURE HEIGHT
AC	<i>Abies concolor</i>	WHITE FIR	3	7 FT.	B&B	MATCHED, SPECIMEN	50'
AM	<i>Ametanther arborea</i>	AMERICAN BURNING BUSH	6	6 FT.	CONT.	MATCHED, SPECIMEN, 3 STEM MIN.	20'
AS	<i>Acer saccharum</i> subsp. <i>negundum</i>	GREEN BAY MAPLE	6	8 FT.	CONT.	MATCHED, SPECIMEN	50'
AT	<i>Asclepias tuberosa</i>	BUTTERFLY WEED	4	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
BP	<i>Betula papyrifera</i>	WHITE BIRCH	10	8 FT.	CONT.	MATCHED, SPECIMEN	30'
CC	<i>Cercis canadensis</i>	RED BUD	12	6 FT.	CONT.	MATCHED, SPECIMEN, MULCH BED	25'
CM	<i>Comus mas</i>	DOGWOOD	4	6 FT.	CONT.	MATCHED, SPECIMEN	18'
CS	<i>Comus stricta</i>	DOGWOOD	24	3 GAL.	CONT.	MATCHED, SPECIMEN	3'
EP	<i>Empetrum nigrum</i>	WAXY LEAVED VACCINUM	3	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
GT	<i>Gaillardia xandersonii</i>	GAillardia	2	8 FT.	CONT.	MATCHED, SPECIMEN	40'
HM	<i>Hesperaloe parviflora</i>	CHOCOLATE CHIPS	2	7 FT.	CONT.	MATCHED, SPECIMEN	18'
HP	<i>Hydrangea paniculata</i>	DOGWOOD	12	5 GAL.	CONT.	MATCHED, SPECIMEN	6'
JH	<i>Juniperus horizontalis</i>	GROUND HURDLE	7	7 FT.	CONT.	MATCHED, SPECIMEN	35'
JP	<i>Juniperus procumbens</i>	GROUND HURDLE	20	3 GAL.	CONT.	MATCHED, SPECIMEN	2'
LS	<i>Liquidambar styraciflua</i>	STARBUCK	10	8 FT.	CONT.	MATCHED, SPECIMEN	60'
LT	<i>Liriodendron tulipifera</i>	YELLOW PINE	9	8 FT.	CONT.	MATCHED, SPECIMEN	55'
OV	<i>Ostrya virginiana</i>	HICKORY	7	8 FT.	CONT.	MATCHED, SPECIMEN	40'
PA	<i>Philadelphus Snowflake</i>	FLORIDA YEW	12	5 GAL.	CONT.	MATCHED, SPECIMEN	4'
PF	<i>Physocarpus opulifolius</i>	DIABLO	35	5 GAL.	CONT.	MATCHED, SPECIMEN	5'
PH	<i>Physocarpus opulifolius</i>	DIABLO	22	3 GAL.	CONT.	MATCHED, SPECIMEN	4'
PL	<i>Pinus strobus</i>	RED PINE	6	7 FT.	CONT.	MATCHED, SPECIMEN	30'
POA	<i>Poa annua</i>	POA	35	3 GAL.	CONT.	MATCHED, SPECIMEN	3'
POF	<i>Poa flaccida</i>	POA	18	3 GAL.	CONT.	MATCHED, SPECIMEN	3'
PS	<i>Prunella serotina</i>	BLACKBERRY	11	7 FT.	CONT.	MATCHED, SPECIMEN	50'
OM	<i>Quercus macrocarpa</i>	WHITE OAK	13	8 FT.	CONT.	MATCHED, SPECIMEN	55'
RA	<i>Rhus aromatica</i>	SMOKY BURNING BUSH	58	3 GAL.	CONT.	MATCHED, SPECIMEN	2'
RF	<i>Rudbeckia hirta</i>	BLACK EYED SUSAN	82	1 GAL.	CONT.	MATCHED, SPECIMEN	1.25'
SB	<i>Schizachyria scoparium</i>	PRairie BLADE	16	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	3'
VB	<i>Viburnum x andersonianum</i>	DOWNY VIBURNUM	10	5 GAL.	CONT.	MATCHED, SPECIMEN	8'
VC	<i>Viburnum cuneatum</i>	SWAMP WHITEBERRY	21	3 GAL.	CONT.	MATCHED, SPECIMEN	4'
VP	<i>Viburnum prunifolium</i>	BLACKBERRY	35	6 FT.	CONT.	MATCHED, SPECIMEN	25'
WE	<i>Weigela florida</i>	WEIGELA	64	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	2'
WR	<i>Wormwood</i>	WORMWOOD	105	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED	4'

OPEN SPACE REQUIREMENTS

20% REQUIRED OPEN SPACE OF TOTAL LOT  
 535,100 SF x 20% = 107,020 SF.  
 107,170 / 1,000 = 107.2  
 PER 1,000 OPEN SPACE  
 - 1 TREE = 107 TREES  
 - 1 SHRUB = 107 SHRUBS

OPEN SPACE PROPOSED PLANTINGS:  
 - 110 TREES  
 - 321 SHRUBS

GREEN SPACE PROVIDED: 74,916 S.F.  
 REMAINDER WITHIN P.U.D. PROVIDED WITHIN SHOPPING CENTER. SEE CALC. ON COVER.

25' SOUTH BUFFER

1 OVERSTORY TREE + 2 EVERGREEN TREES + 2 UNDERSTORY TREES / 50 L.F.  
 364 L.F. / 50 = 7.28 PLANT UNITS  
 REQUIRED BUFFER: 8 OVERSTORY TREES + 15 EVERGREEN TREES + 15 UNDERSTORY TREES

BUFFER PROPOSED PLANTINGS:  
 - 8 OVERSTORY TREES + 15 EVERGREEN TREES + 15 UNDERSTORY TREES

PARKING SETBACK REQUIREMENTS

1 SHADE TREE PER 40 L.F. FRONTAGE OF PARKING  
 420 L.F. / 40 = 10.5 TREES REQUIRED.  
 11 TREES PROVIDED.

ALL OF LOT AREA NOT COVERED BY BUILDING, PAVING, OR MULCH BED TO BE SOUPPED, INCLUDING R.O.M. UNLESS NOTED OTHERWISE.

ANY SUBSTITUTIONS TO THE PLANT SCHEDULE ARE TO BE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT AND CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.

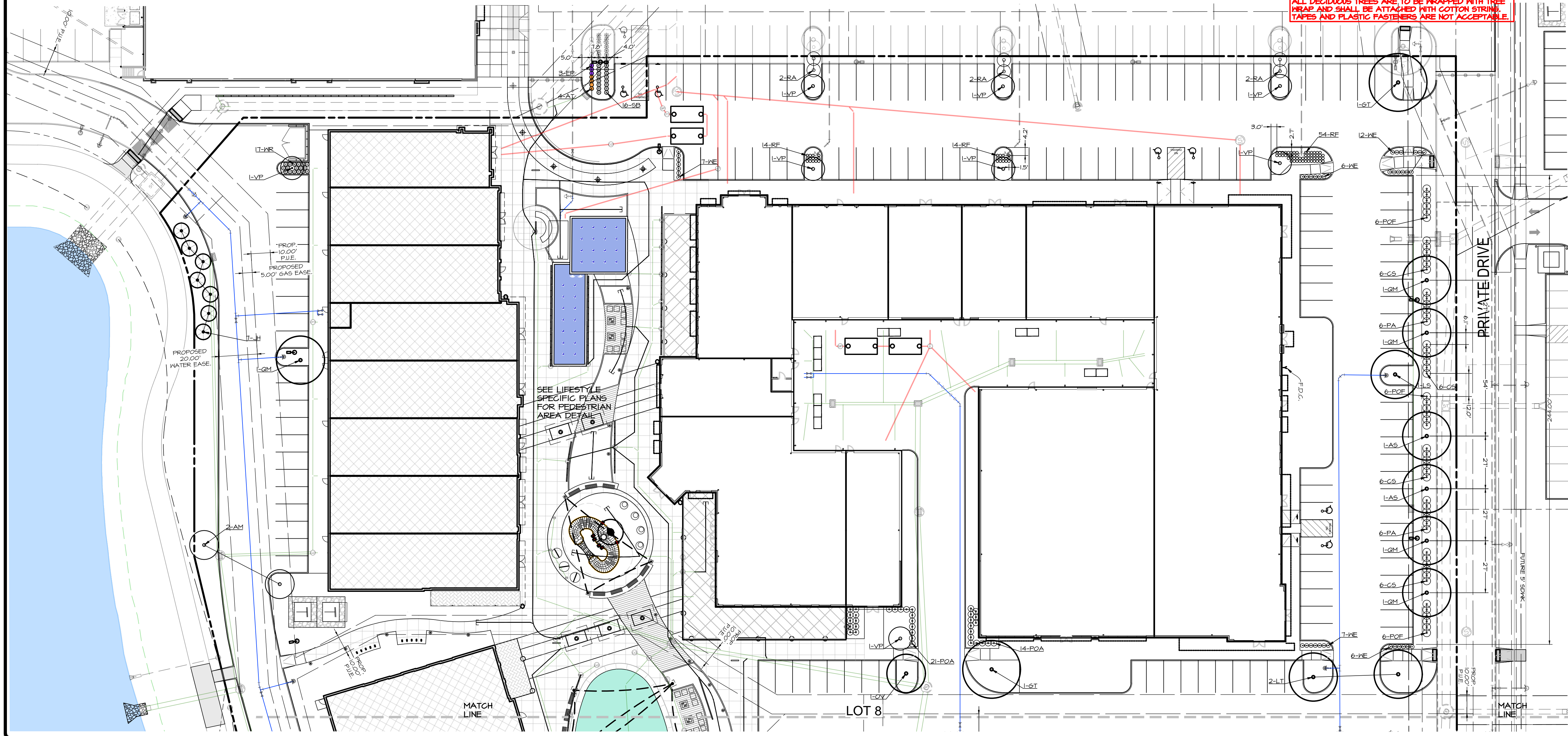
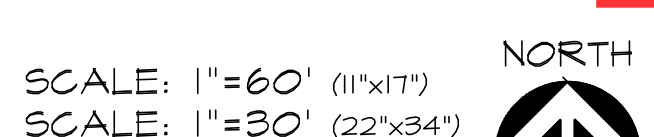
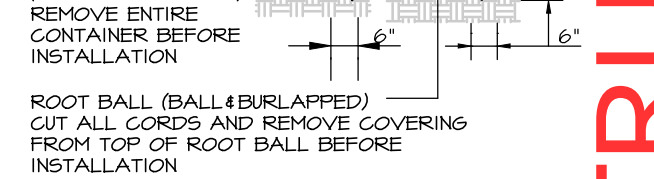
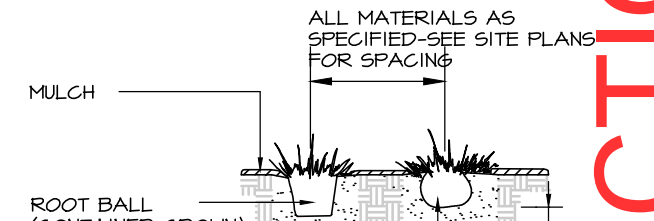
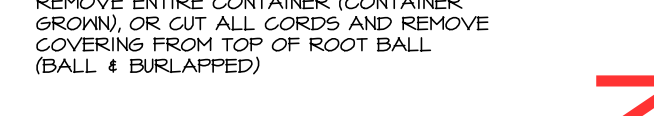
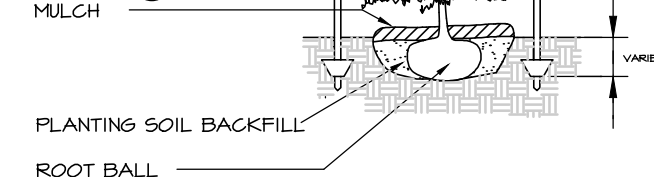
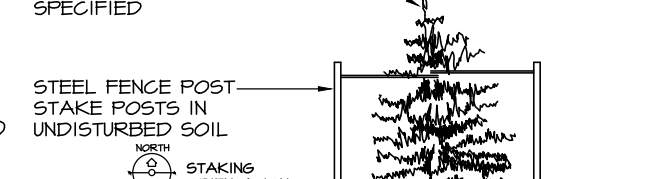
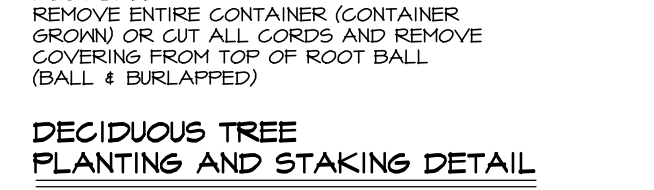
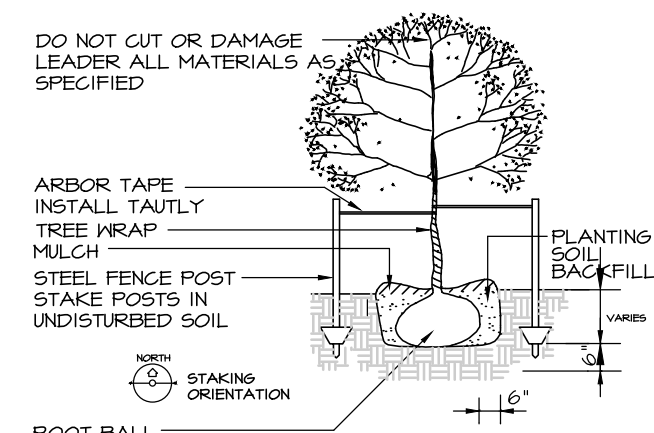
REGULATORY PLANT MINIMUM SIZES:  
 DECIDUOUS OVERSTORY TREE: 6 FEET TALL  
 EVERGREEN TREE: 6 FEET TALL  
 DECIDUOUS UNDERSTORY TREE: 6 FEET TALL  
 PROVIDE PLANT MATERIAL SIZE AS SCHEDULED & PER ANSI Z60.1

ALL MULCH BEDS TO BE 3" THICK. SHREDDED HARDWOOD, NATURAL COLOR UNLESS NOTED OTHERWISE.

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRINGS. TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.



SCALE: 1" = 60' (11"x17")  
 SCALE: 1" = 30' (22"x34")

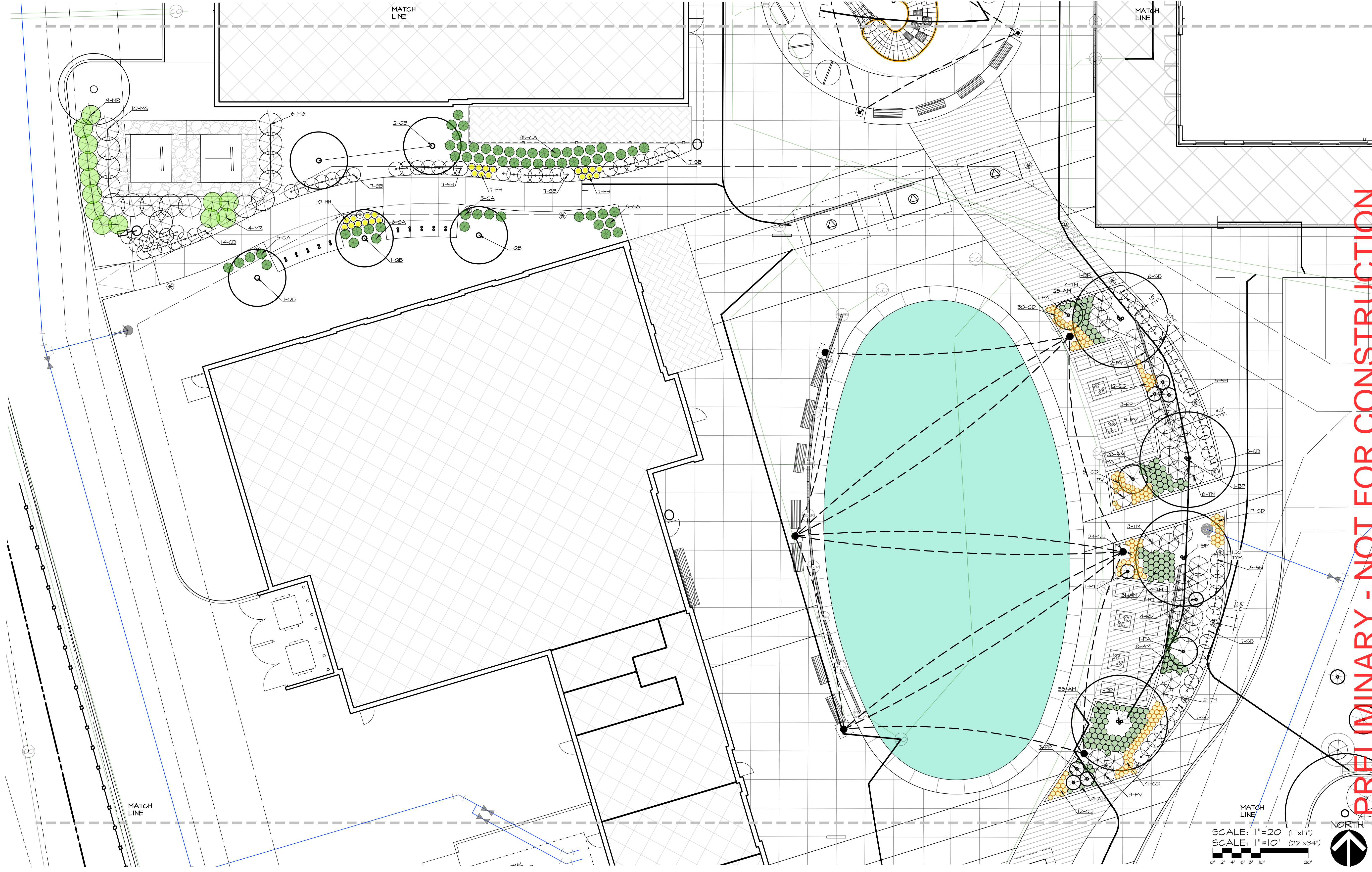
NORTH

0' 10' 20' 30' 60'

PRELIMINARY - NOT FOR CONSTRUCTION







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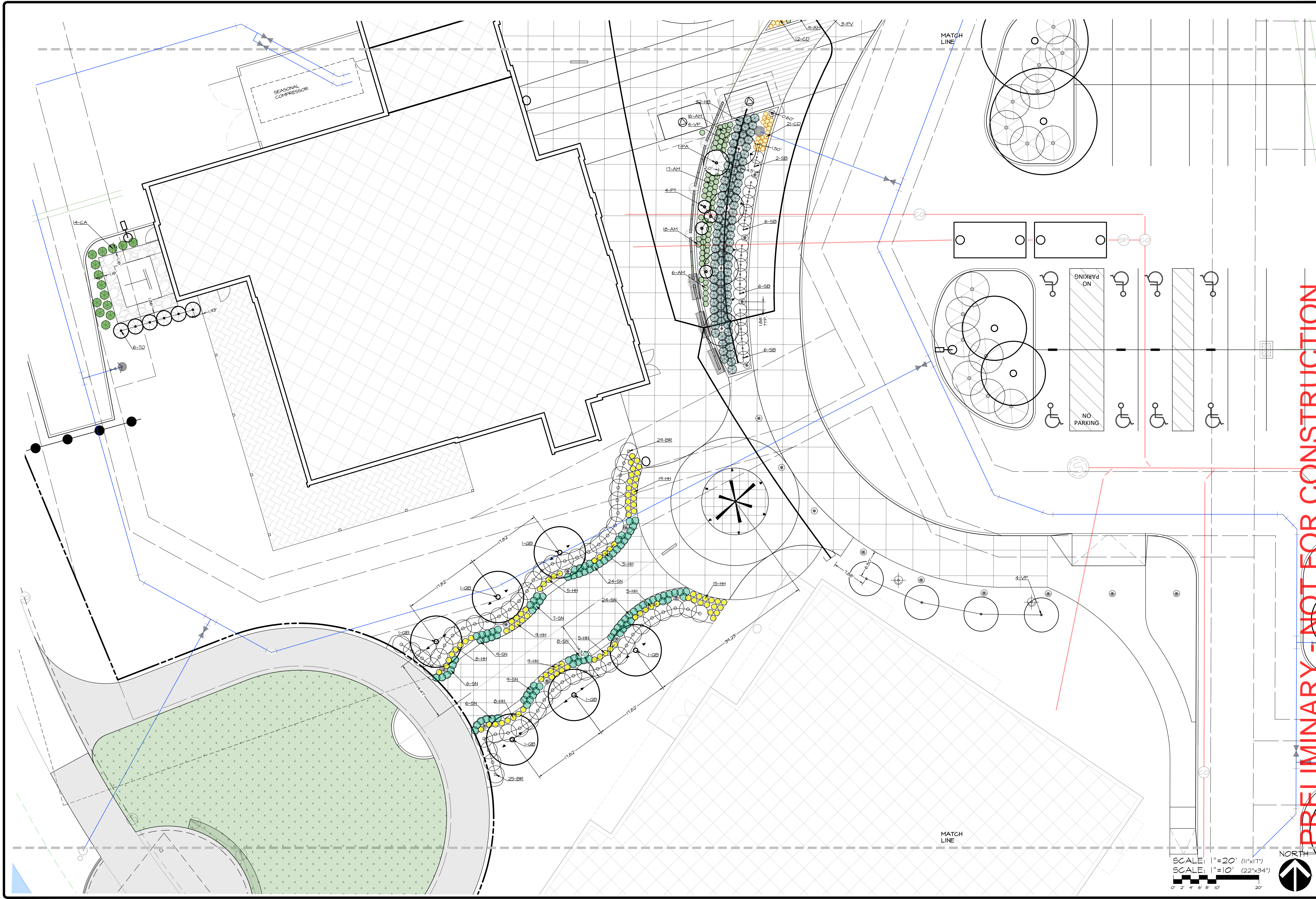
**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
 LANDSCAPING PLAN - LIFESTYLE

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DATE: 2025-06-24 - THIRD SUBMITTAL  
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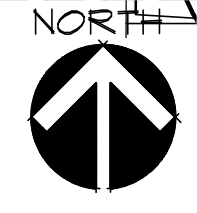
**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**LANDSCAPING PLAN - LIFESTYLE**

DATE: 2025-06-24 - THIRD SUBMITTAL  
 2025-06-10 - SECOND SUBMITTAL  
 2025-05-22 - FIRST SUBMITTAL  
 DATE OF SURVEY: 2023-05-03  
 DESIGNED BY: EHA  
 DRAWN BY: LKA

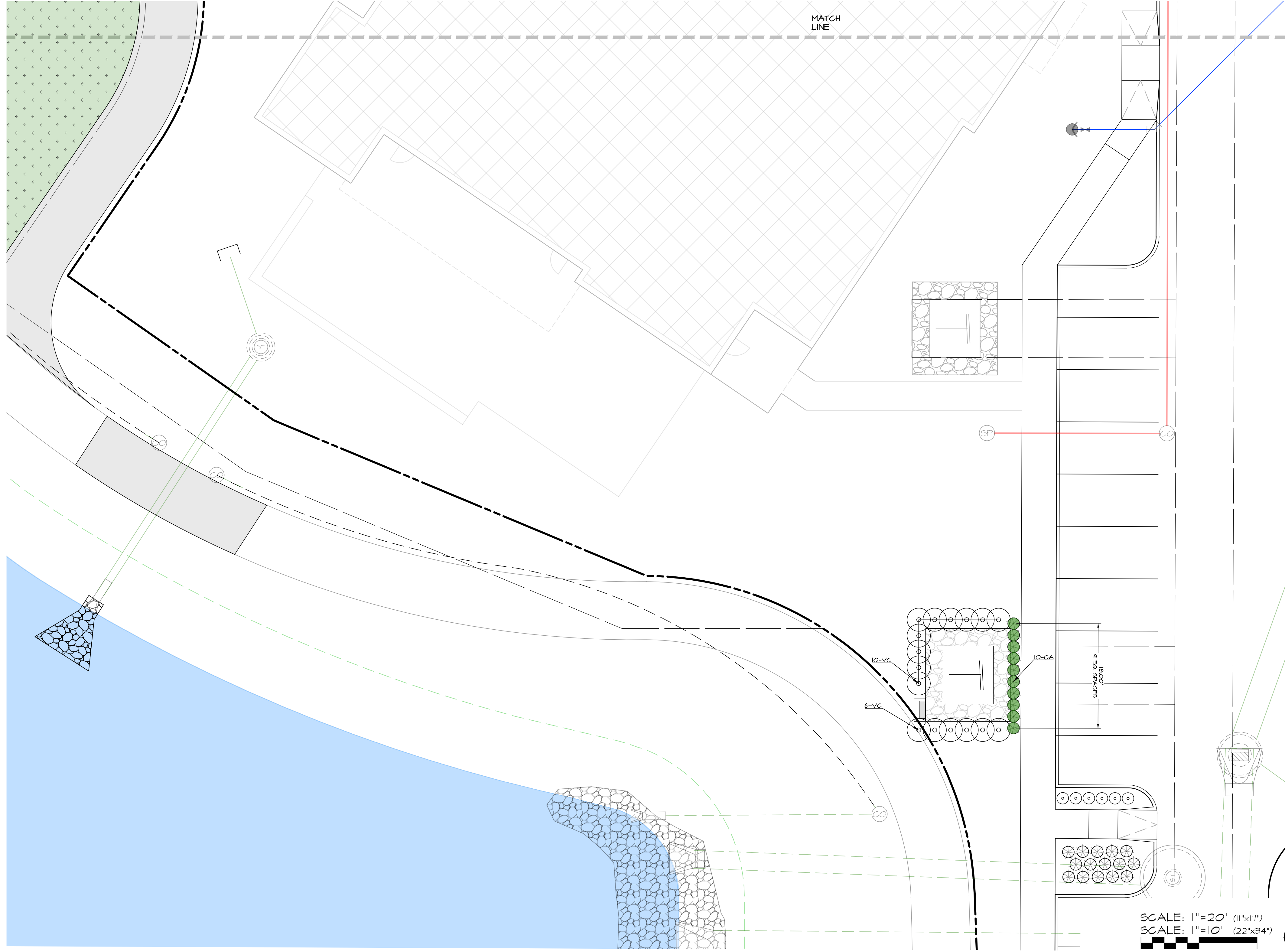


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 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884 · mail@cecinc.com

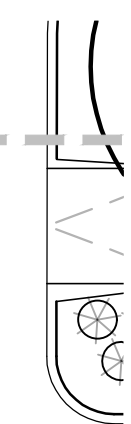
SCALE: 1" = 20' (11"x17")  
 SCALE: 1" = 10' (22"x34")



SHEET  
 OF 44  
 A-2212



PRELIMINARY - NOT FOR CONSTRUCTION



**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**LANDSCAPING PLAN - LIFESTYLE**

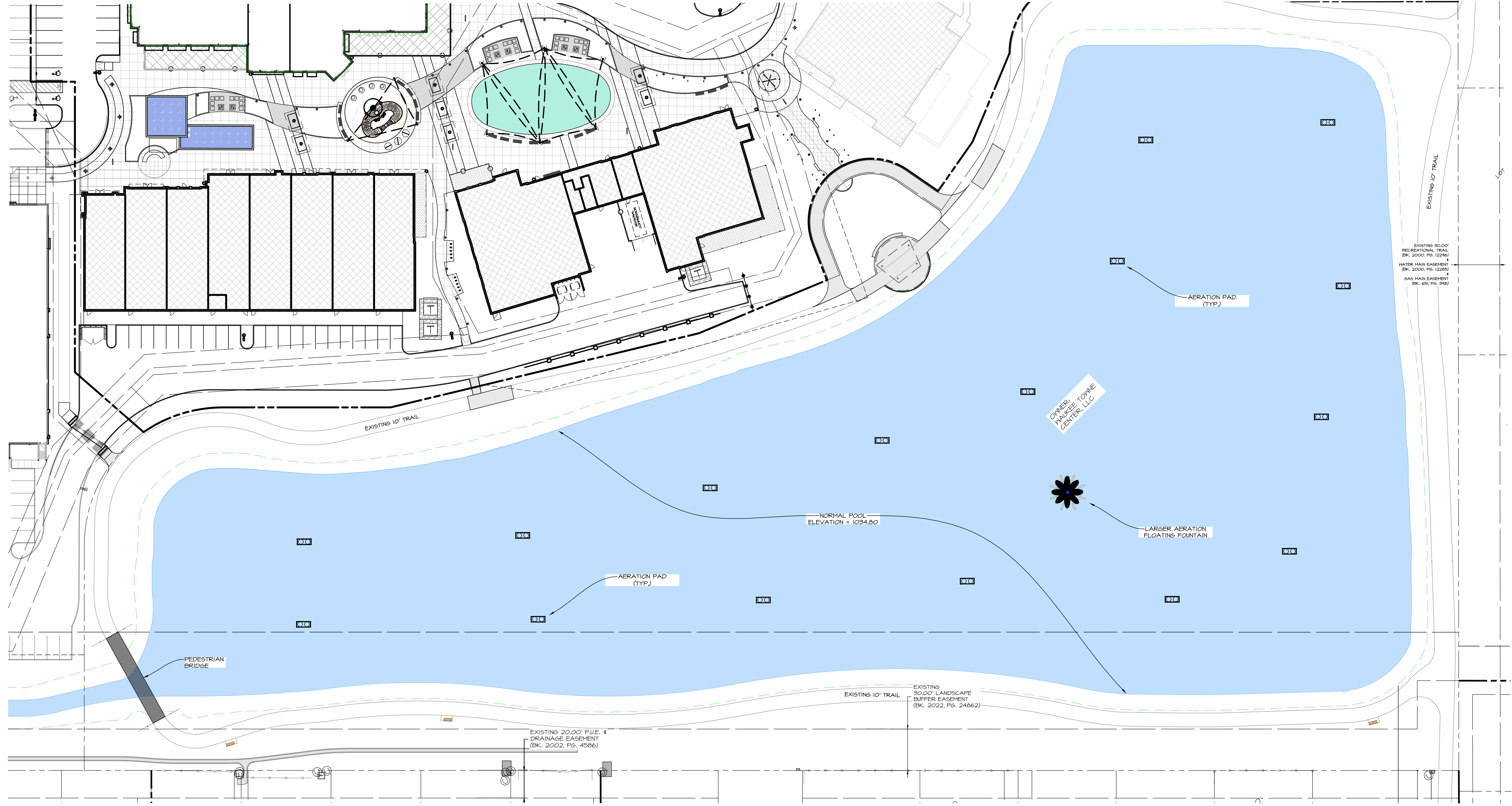
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DATE OF SURVEY:	2023-05-03	EHA
DESIGNED BY:		LKA
DRAWN BY:		



NORTH  
 SCALE: 1" = 20' (11"x17")  
 SCALE: 1" = 10' (22"x34")

SHEET  
**40**  
 OF 44  
 A-2212



**PRELIMINARY - NOT FOR CONSTRUCTION**

**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
 FOUNTAIN PLAN (BY OTHERS)

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 DRAWN BY: LKA

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SCALE: 1"=80' (11"x17")  
 SCALE: 1"=40' (22"x34")



SHEET 4 OF 44  
 A-2212

**STORM WATER POLLUTION PREVENTION PLAN**

**1. SITE DESCRIPTION/APPLICANT/SCHEDULE**

- OWNER/APPLICANT: WAUKEE TOWNE CENTER, LLC  
611 MONTICELLO DR, BURLINGTON, IA 52601
- CONTACT: MIKE PIERSON, PHONE: (319) 512-0125
- LOCATION: LOT 8, WAUKEE TOWNE CENTER PLAT 3, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
- NATURE OF CONSTRUCTION ACTIVITY: GRADING AND CONSTRUCTION FOR COMMERCIAL DEVELOPMENT
- AREAS:  
TOTAL SITE AREA = 12.3 ACRES  
SITE AREA AFFECTED = 12.5 ACRES
- RUNOFF COEFFICIENT = 0.30 (RATIONAL METHOD)
- APPROXIMATE SLOPES ANTICIPATED: 3:1 OR FLATTER
- 100 YEAR RUNOFF: APPROX. 84 CFS
- RUNOFF FROM THIS PROJECT WILL FLOW INTO STORM SEWER TO LITTLE WALNUT CREEK TO WALNUT CREEK AND TO RACCOON RIVER
- SOILS:
  - CANISTEO CLAY LOAM, BEMIS MORAINÉ WITH SLOPES BETWEEN 0% TO 2%
  - NICOLLET LOAM WITH SLOPES BETWEEN 1% TO 3%
  - CLARION LOAM, BEMIS MORAINÉ WITH SLOPES BETWEEN 2% TO 6%
- ESTIMATED DATE WORK IS TO COMMENCE: MARCH 2026
- ESTIMATED DATE WORK IS TO BE COMPLETED: DECEMBER 2028

**2. CONTROLS (ALL SEDIMENT AND EROSION CONTROLS TO BE INSTALLED, MAINTAINED AND REPLACED PER SUDAS SECTION 9040)**

- EROSION AND SEDIMENT CONTROLS
- STABILIZATION PRACTICES
- EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND STABILIZE DISTURBED AREAS.
- PERMANENT SEEDING AND/OR SODDING AFTER CONSTRUCTION.
- VEGETATIVE BUFFER STRIPS THROUGHOUT PROJECT.
- PROTECTION OF TREES AND PRESERVATION OF MATURE VEGETATION WHEREVER POSSIBLE.
- STRUCTURAL PRACTICES
- SILT FENCES - TEMPORARY DEVICE TO REMOVE SEDIMENT FROM RUNOFF
- TEMPORARY SEDIMENTATION BASIN - TEMPORARY STRUCTURE TO DETAIN RUNOFF AND ALLOW SEDIMENTATION TO SETTLE OUT
- RIP RAP - PLACED AT OUTLET OF STORM SEWER TO PREVENT DOWNSTREAM EROSION
- DRAINAGE SWALES - STABILIZES SURFACE FROM EROSION WHILE CARRYING SURFACE RUNOFF
- INLET PROTECTION - FILTERS SEDIMENT FROM RUNOFF PRIOR TO ENTERING STORM SEWER SYSTEM
- STORM WATER MANAGEMENT
- FLOW ATTENUATION BY USE OF OPEN VEGETATED SWALES AND NATURAL DEPRESSIONS.
- INFILTRATION OF RUNOFF ON SITE
- VELOCITY DISSIPATION DEVICES AT DISCHARGE LOCATIONS TO PROVIDE NON-EROSIVE VELOCITY FLOWS.
- WASTE DISPOSAL
- ALL MATERIAL WASTES MUST BE REMOVED FROM SITE.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED.
- STABILIZE ENTRANCE WITH 8-INCHES OF LIMESTONE IN ORDER TO PREVENT MUD FROM TRACKING OUT ONTO ROADWAY
- TOTAL COMPLIANCE WITH APPLICABLE STATE/LOCAL WASTE DISPOSAL REGULATIONS.
- CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.

**3. CONTRACTORS**

- GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY OF IMPLEMENTING MEASURES CONTAINED IN PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL SIGN A CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT SITE RELATING TO NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. SEE CERTIFICATION THIS SHEET.
- PERSONS ACCOMPLISHING WORK UNDER THIS PERMIT:

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

**4. IMPLEMENTATION / MAINTENANCE**

- MAINTAIN EFFECTIVE OPERATING CONDITIONS OF ALL PROTECTIVE MEASURES IDENTIFIED IN PLAN.
- CURB CUT SHALL BE ONE OF THE FIRST ITEMS OF CONSTRUCTION IN ORDER TO ACCESS SITE. "JUMPING THE CURB" IS NOT ALLOWED.
- PRIOR TO INITIAL GRADING, INSTALL PERIMETER SILT FENCE TO PROTECT UNDISTURBED AREAS.
- DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
- AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION, ALL DISTURBED AREAS OUTSIDE PROPOSED RIGHT-OF-WAYS ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTORS AND SUBS ARE TO MINIMIZE DISTURBANCE TO THESE SEEDING AREAS THROUGH USE OF SPECIFIC ACCESS ROUTES WITHIN SITE.
- INSTALL ADDITIONAL CONTROLS AS CONSTRUCTION COMMENCES. PROVIDE SILT FENCE, INTAKE BASKETS, ETC. AS SOON AS POSSIBLE DURING CONSTRUCTION.
- TEMPORARY EARTH PILES SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION.
- ALL INTAKES AND MANHOLES TO HAVE SILT FENCE AROUND THEM PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. INLET FILTERS SHALL REMAIN IN PLACE UNTIL SITE HAS PERENNIAL GROUND COVER.
- ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN STORM SEWER. INTAKE BASKETS SHALL BE PLACED IN STRUCTURE ONCE CASTINGS ARE IN PLACE.
- ANY SOIL OR SPILL WASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY CONTRACTOR IMMEDIATELY. EARTH RAMPS SHALL NOT BE CONSTRUCTED IN STREET GUTTER.
- MATERIAL OR EQUIPMENT STORAGE AREAS MUST BE WITHIN LIMITS OF SOIL DISTURBING ACTIVITY. THESE AREAS SHALL BE INSPECTED FOR POTENTIAL POLLUTANTS ENTERING SYSTEM.
- DURING CONSTRUCTION IF IT BECOMES EVIDENT THAT DISTURBED AREA WILL NOT BE DISTURBED FOR PERIOD EXCEEDING 14 DAYS, STABILIZATION OF THE DISTURBED AREAS SHALL INITIATE IMMEDIATELY.
- PERMANENT SEEDING AND MULCHING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
- ANY FAILED AREA OF SEEDING SHALL BE RESEEDED - IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS SHALL BE MULCHED.
- SILT FENCING SHALL BE CLEANED WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
- DRAINAGE SWALES REMAIN UNDISTURBED.
- ROCK OUTLET PROTECTION SHALL REMAIN INTACT.
- PERMANENT FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED. REPLANTING MAY BE REQUIRED TO ENSURE ADEQUATE VEGETATIVE COVER IS ESTABLISHED. ADEQUATE VEGETATIVE COVER IS CONSIDERED TO BE 70% MIN. COVERAGE OF SOIL SURFACE BY INTENDED SPECIES. IF NATIVE LANDSCAPE IS USED, THEN 70% COVERAGE BY COVER CROP IS REQUIRED.
- SOIL SHALL BE WATERED DURING DRY, WINDY CONDITIONS TO MINIMIZE EROSION.
- WORK REQUIRING ENTERING AND LEAVING SITE OVER COUNTY ROADWAYS INCLUDING MATERIAL DELIVERY AND MOVEMENT OF EQUIPMENT SHALL NOT BE PERMITTED DURING PERIODS WHEN GROUND IS EXCEPTIONALLY SOFT AND WET AND EROSION BY VEHICLE IS CERTAIN.
- SOIL STOCKPILES SHALL BE STABILIZED WITH VEGETATION OR COVERED. MOWING MAY BE REQUIRED IF VEGETATION BECOMES A NUISANCE.
- EROSION CONTROL CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE SITE HAS BEEN PERMANENTLY ESTABLISHED WITH GROUND COVER.
- CONCRETE WASHOUT AREA SHALL BE DESIGNED AND CONSTRUCTED PER SUDAS SECTION 11.050 AND SHALL HAVE AN IMPERMEABLE LINER TO CONTAIN ALL WASTE CONCRETE MATERIALS. WHEN CONTAINER IS ¾ FULL (AVOID SPILLOVER) PCC WASTE SHALL BE DISPOSED OF PROPERLY (SENT TO AN APPROPRIATE RECYCLING FACILITY). PCC WASTE SHALL NOT BE BURIED ON SITE.
- TRASH SHALL BE CLEANED UP DAILY OR PUT INTO COVERED DUMPSTER.

**5. INSPECTIONS**

- CONTRACTOR SHALL KEEP A COPY OF SWPPP ON SITE
- QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- INSPECT SITE FOR EVIDENCE OF, OR POTENTIAL OF, POLLUTANTS ENTERING DRAINAGE SYSTEM FROM STORED MATERIALS.
- OBSERVE EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THEY ARE OPERATING CORRECTLY. REPAIR AND REPLACE AS NECESSARY.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
- INSPECT DISCHARGE LOCATIONS TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.
- ANY MODIFICATIONS TO PLAN AS RESULT OF AN INSPECTION SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS OF INSPECTION. IF IT IS DETERMINED TO BE IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- AN INSPECTION REPORT SHALL BE PREPARED AND RETAINED AS PART OF PREVENTION PLAN UNTIL PROJECT TERMINATION. THIS REPORT WILL CONTAIN FOLLOWING:
  - SUMMARY OF SCOPE OF INSPECTION
  - QUALIFICATIONS OF PERSONNEL MAKING INSPECTION.
  - MAJOR OBSERVATIONS RELATING TO IMPLEMENTATION OF PREVENTION PLAN.
  - ANY ACTIONS TAKEN
  - SIGNATURE
- REPORTS SHALL CONFORM TO STANDARDS SET BY IOWA DNR. COPIES OF THESE REPORTS SHALL BE FORWARDED TO OWNER
- CONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICABLE BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER INSPECTION. IF IT IS DETERMINED THAT IT IS IMPRACTICABLE TO MAKE THESE CHANGES WITHIN 72 HOURS OF INSPECTION, REASONING AND AN ESTIMATED DATE OF WHEN CHANGES WILL BE MADE SHALL BE DOCUMENTED IN PLANS.
- SWPPP RECORDS SHALL BE RETAINED FOR AT LEAST THREE YEARS AFTER NOTICE OF DISCONTINUATION HAS BEEN FILED.

**6. NON-STORM WATER DISCHARGES**

- WATER MAIN FLUSHING
- FLUSHED WATER WILL BE DISCHARGED INTO THE STORM SEWER SYSTEM WHERE, WHEN DISCHARGED, IT WILL UNDERGO EROSION AND SEDIMENT CONTROLS CONSISTING OF:
  - SILTATION BASIN
  - ROCK OUTLET PROTECTION (RIPRAP)
  - SILT FENCING
  - EXISTING VEGETATION
- FLUSHING WATER CONTAINING CHEMICALS (I.E. CHLORINE AND/OR DETERGENTS) NEED TO BE NEUTRALIZED PRIOR TO DISCHARGE TO THE CONTROLS LISTED.
- PETROLEUM STORAGE INCLUDING BUT NOT LIMITED TO FUEL, GEAR OIL, ENGINE OIL, HYDRAULIC OIL, WASTE OIL SHALL NOT BE STORED ON SITE.
- CONCRETE WASHOUT AREAS SHALL BE DESIGNED IN COMPLIANCE WITH SUDAS SPECIFICATION 11.050.
- PORTABLE TOILETS SHALL BE SECURED FROM OVERTURNING AND SHALL HAVE DOWNSLOPE SILT FENCE PROTECTION. HOLDING TANK WILL BE PUMPED OUT AS NEEDED AND DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL CONTAIN AND PROPERLY DISPOSE OF ALL CONCRETE SAWCUTTINGS AND GRINDING.
- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS SUCH AS DEWATERING BAGS OR EQUAL.
- FOLLOWING DISCHARGES ARE PROHIBITED:
  - WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO
  - PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS
  - OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE
  - SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING
- DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS SHALL BE MINIMIZED. WASH WATERS SHALL BE TREATED IN SEDIMENT BASIN OR EQUAL CONTROL.
- EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER PRESENT MATERIALS TO PRECIPITATION AND STORM WATER SHALL BE MINIMIZED.
- DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS SHALL BE MINIMIZED.

**7. REPORT ANY HAZARDOUS CONDITIONS CONDITION AND UPDATE PLAN**

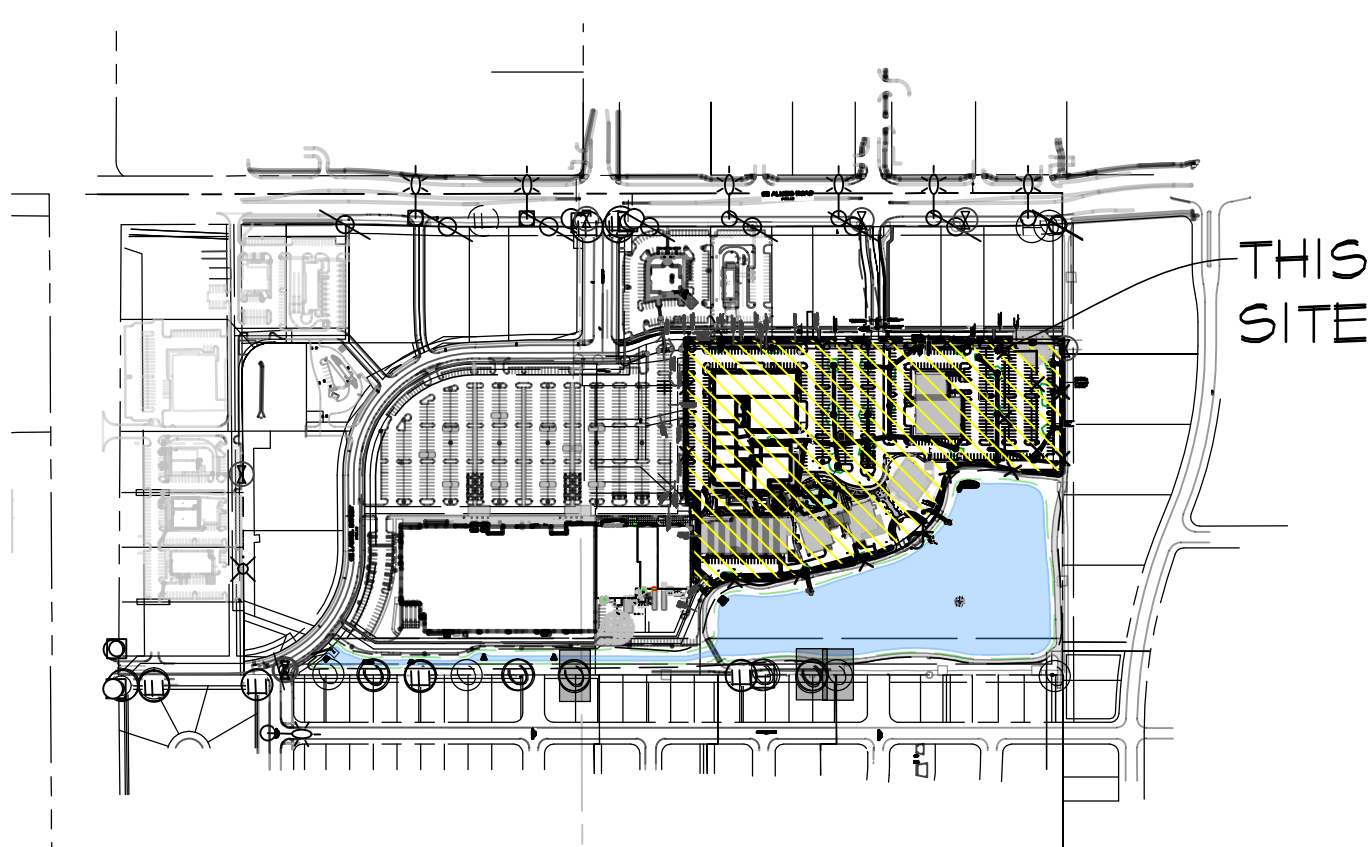
- IOWA LAW REQUIRES THAT HAZARDOUS CONDITION OR SPILL IS REPORTED NOT MORE THAN SIX HOURS AFTER ONSET OF SAID CONDITION OR SPILL. IDNR AND LOCAL OR COUNTY SHERIFF'S OFFICE SHALL BE NOTIFIED.
- MODIFY SWPPP WITHIN 5 CALENDAR DAYS OF HAZARDOUS CONDITION. PLAN UPDATE SHALL INCLUDE RELEASE AND CIRCUMSTANCES OF RELEASE AND PLANS TO PREVENT FUTURE REOCCURRENCE OF SUCH RELEASES.

**8. NOTICE OF DISCONTINUATION (NOD)**

- WITHIN 30 DAYS OF FINAL SITE STABILIZATION OWNER OR GENERAL CONTRACTOR MUST SUBMIT NOTICE OF DISCONTINUATION TO IDNR. NOD SHALL INCLUDE:
  - NAME OF THE OWNER OR OPERATOR TO WHICH COVERAGE UNDER GENERAL PERMIT WAS ISSUED
  - GENERAL PERMIT NUMBER AND PERMIT AUTHORIZATION NUMBER
  - DATE CONSTRUCTION SITE REACHED FINAL STABILIZATION
  - SIGNED CERTIFICATION
- NOD SHALL BE MAILED TO:  
STORM WATER COORDINATOR  
IOWA DEPARTMENT OF NATURAL RESOURCES  
502 E. 9TH STREET  
DES MOINES, IOWA 50319-0034

**SEQUENCE OF MAJOR ACTIVITIES**

1. **PRE-CONSTRUCTION:** SOIL STABILIZATION AND EROSION CONTROL MEASURES WILL BE PLACED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
2. INSTALL UPSTREAM DIVERSIONS, DOWN SLOPE AND SIDE SLOPE PERIMETER CONTROLS BEFORE COMMENCING LAND DISTURBING ACTIVITIES.
3. DO NOT DISTURB AN AREA UNLESS IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
4. COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
5. TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT ON SEASONAL WEATHER CHANGES.
6. IF INFILTRATION METHODS ARE USED, INSTALL THEM AFTER UPSTREAM IS STABILIZED.
7. DO NOT REMOVE PERIMETER CONTROLS UNTIL UPSTREAM AREAS ARE STABILIZED.
8. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE.
9. NOTICE OF DISCONTINUATION WILL BE FILED ONCE SITE IS STABILIZED.



VICINITY SKETCH

**OWNER'S CERTIFICATION**

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE ALONG WITH THE CONTRACTOR AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY ORGANIZATION, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

**CONTRACTOR CERTIFICATION**

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES" AT THE IDENTIFIED SITE. AS A CO-PERMITTEE, I UNDERSTAND THAT I, AND MY COMPANY, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA, TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THIS NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

**GENERAL CONTRACTOR**

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

**SUBCONTRACTOR**

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

**SUBCONTRACTOR**

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

**SUBCONTRACTOR**

NAME / TITLE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

NO ADDITIONAL COSESCO PERMIT TO BE ISSUED FOR THIS WORK. PROVIDE ADDITIONAL CONTRACTOR CERTIFICATIONS FOR ANY NEW CONTRACTORS WORKING ON THIS PHASE OF WORK.

**QUANTITIES**

- 4,797 LF SILT FENCE
- 79,976 S.F. SOD
- 12.5 AC. SEEDING - TYPE 4 (TEMPORARY AS NEEDED)
- 43 EA INTAKE FILTER BASKET LOCATIONS
- 1 EA CONSTRUCTION ENTRANCE

**AREA OF DISTURBANCE**

12.5 ACRES

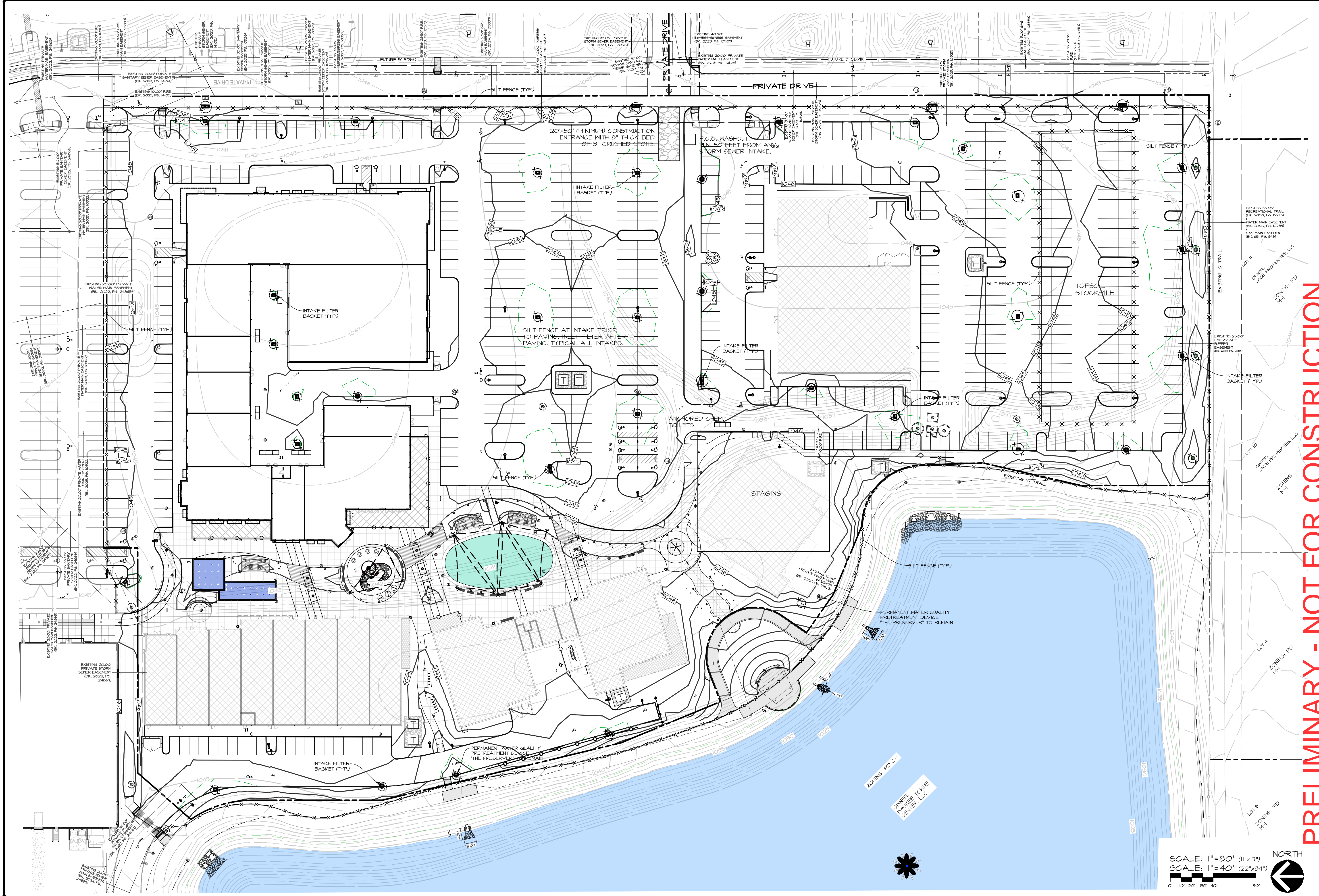
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WAUKEE TOWNE CENTER, PHASE 2  
WAUKEE, IOWA  
SEDIMENTATION & EROSION CONTROL NOTES

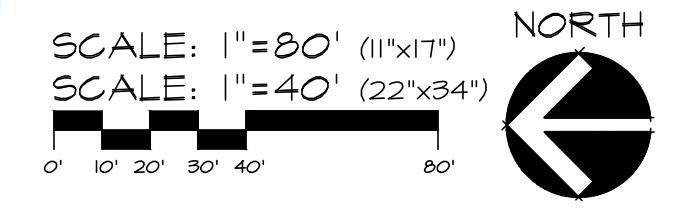
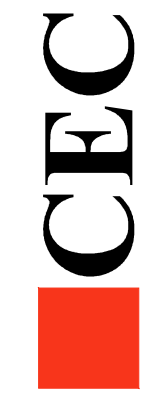


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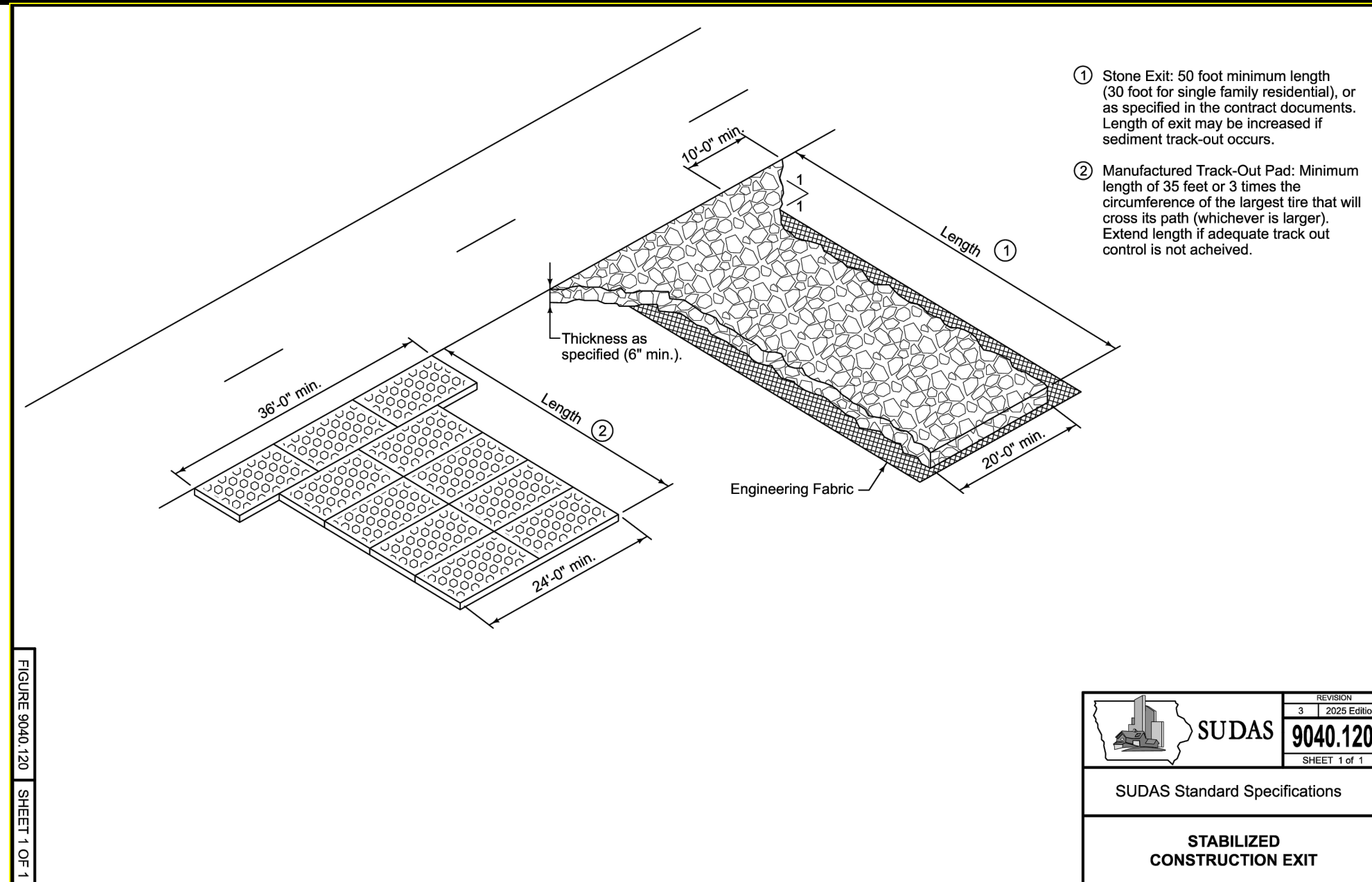
**WAUKEE TOWNE CENTER, PHASE 2**  
 WAUKEE, IOWA  
**SEDIMENTATION & EROSION CONTROL PLAN**

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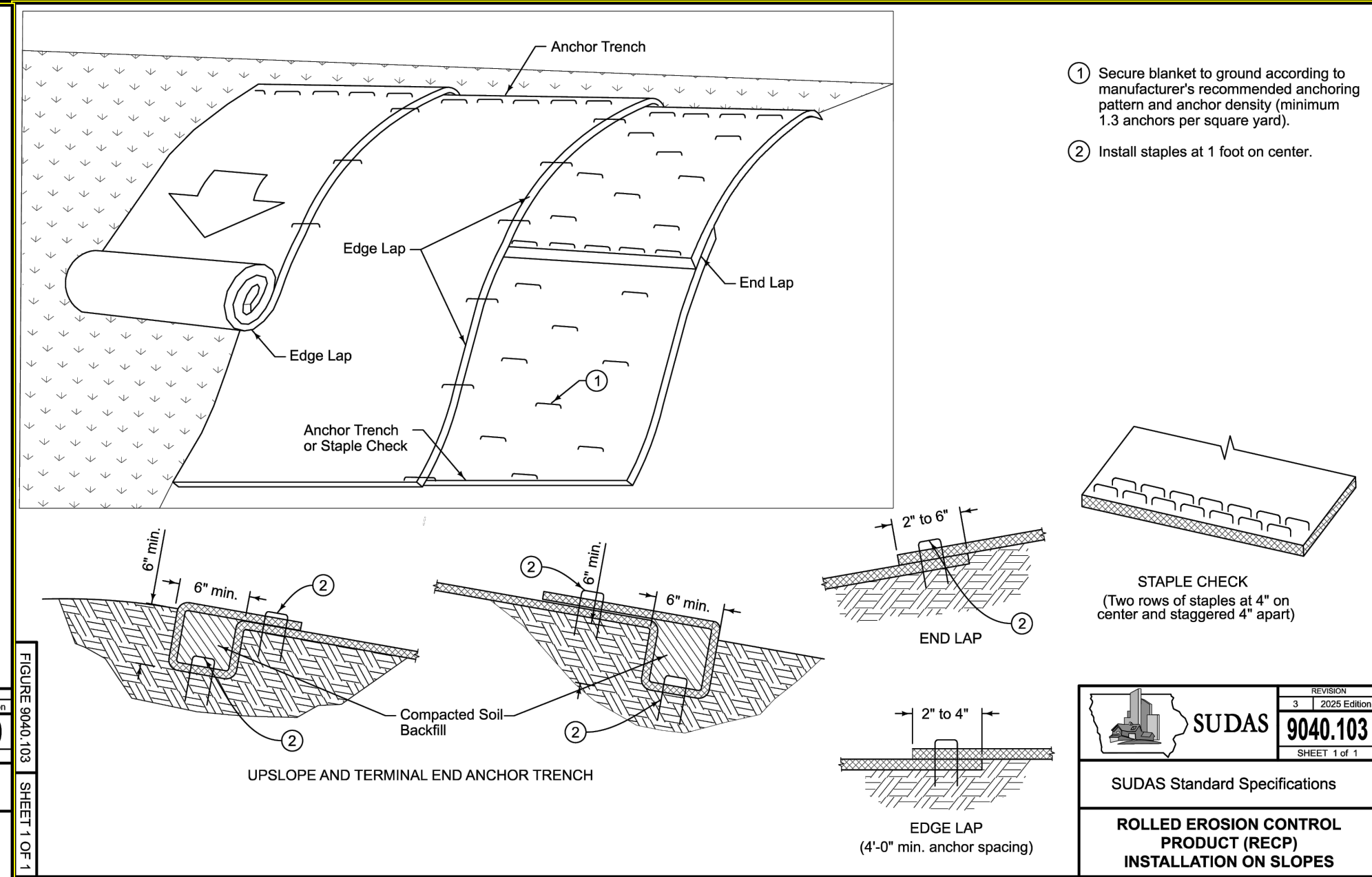
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**SUDAS 9040.120**

SUDAS Standard Specifications

**STABILIZED CONSTRUCTION EXIT**



**SUDAS 9040.103**

SUDAS Standard Specifications

**ROLLED EROSION CONTROL PRODUCT (RECP) INSTALLATION ON SLOPES**

**FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION**

PRODUCT SELECTION AND SPECIFICATION DRAWING

REAR CURB GUARD FLAP WITH MAGNETIC TIE DOWN

STANDARD 6" OVERFLOW AREA

STAINLESS STEEL CLAMPING BAND

REPLACEMENT REMOVABLE BAG WITH GEOTEXTILE FILTER FABRIC

LIFT HANDLES

TYPICAL ROUND INLET FILTER

TYPICAL RECTANGULAR INLET FILTER

COMBINATION INLET FILTER FOR CURB ROADS

STAINLESS STEEL WOUND WIRE MESH BY WIRELASS CASTINGS. CATCHES SPECIFIED BY #4 OR #6 BAGS.

**NOTES:**

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
- UPON ORDERING CONFIRMATION OF THE DDT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round Up to 20" dia grates (41 dia)	62SRD
	Med Round 20.1" - 26.0" dia grates (A) up to 25" dia openings (B)	62MRD
	Large Round 26.1" - 35.0" dia grates (A) up to 30" dia openings (B)	62LRD
	XL Round 35.1" dia - 39" dia grates (A) up to 37" dia openings (B)	62XLRD
RECT	Small Rect / Square Up to 36" (B) x 24" (D) openings or 96" perimeter	62SRQ
	Med Rect / Square Up to 36" (B) x 24" (D) openings or 96" perimeter	62MRQ
	Large Rect / Square Up to 36" (B) x 24" (D) openings or 96" perimeter	62LRQ
	XL Rect / Square (not Rect sizing, shipped with Magnetic Curb Flaps)	62XLRQ
RECT / SQUARE	XL Rect / Square (not Rect sizing, shipped with Magnetic Curb Flaps)	62XLRQ
	12" diameter Nyloplast casting (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast casting (Stainless Steel Framing standard)	6215NY
	18" diameter Nyloplast casting (Stainless Steel Framing standard)	6218NY
NYLOPLAST	24" diameter Nyloplast casting (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast casting (Stainless Steel Framing standard)	6230NY

Nominal Bag Size	Solids Storage (Cu Ft)	Filtered Flow Rate at 50% Max (LFS)
Small	1.6	1.2
Medium	2.1	1.7
Large	2.8	2.2
XL	4.2	3.6

**INSTALLATION:**

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER INTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

**FLEXSTORM CATCH IT**

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (630) 355-3477 FX INFO@INLETFILTERS.COM

DATE: 06/20/2025

BY: [Signature]

REV: 1

DESCRIPTION: FLEXSTORM\_CATCH\_IT

SHEET 1 OF 1

