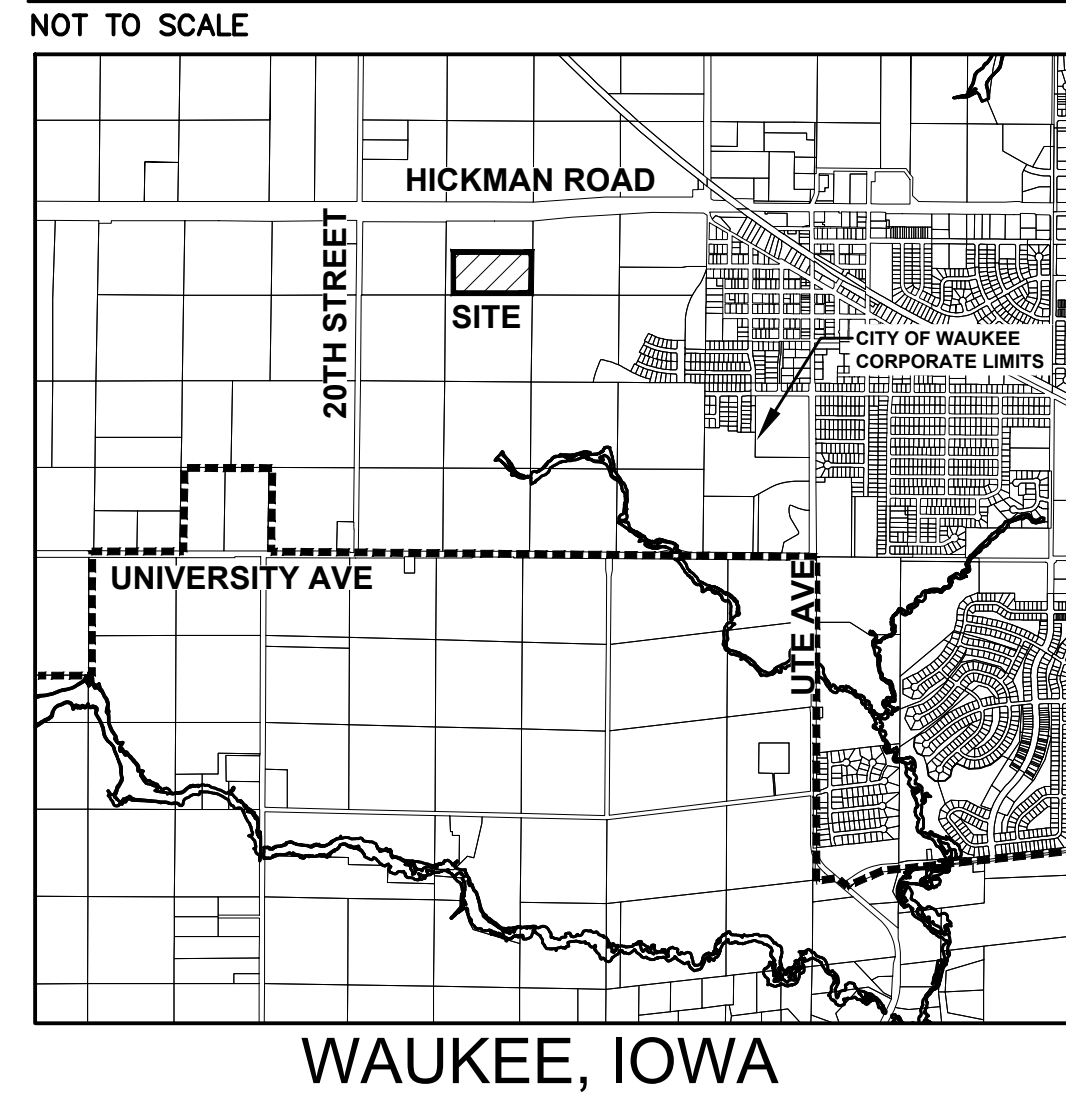


# SITE PLAN FOR: MAPLE STREET VILLAGE

## WAUKEE, IOWA

### VICINITY MAP



### OWNER

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

### APPLICANT

STARK ENTERPRISES  
629 EUCLID AVE SUITE 1300  
CLEVELAND, OH 44114  
CONTACT: JASON KULIK  
PH: (216) 292-0237  
EMAIL: JKULIK@STARKENTERPRISES.COM

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: JOSH TRYGSTAD  
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### SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: CHARLIE MCGLOTHLEN  
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PH: (515) 369-4400

### SUBMITTAL DATES

FIRST SUBMITTAL: 04/22/2025  
SECOND SUBMITTAL: 07/18/2025  
THIRD SUBMITTAL: 09/30/2025  
FOURTH SUBMITTAL: 11/14/2025  
FIFTH SUBMITTAL: 12/01/2025

### BENCHMARKS

- DALLAS COUNTY BENCHMARK #120. 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET. ELEVATION=1011.79

### LEGAL DESCRIPTION

FUTURE PARCEL TO BE CREATED AS A PART OF HOPE SPRINGS, BEING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°40'15" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1207.01 FEET; THENCE NORTH 00°19'45" EAST, 38.55 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 535.00 FEET, WHOSE ARC LENGTH IS 208.79 FEET AND WHOSE CHORD BEARS NORTH 10°51'03" WEST, 207.46 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 183.57 FEET AND WHOSE CHORD BEARS NORTH 10°43'16" WEST, 182.38 FEET; THENCE NORTH 00°35'18" EAST, 285.04 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.06 FEET AND WHOSE CHORD BEARS NORTH 45°21'03" EAST, 35.21 FEET; THENCE SOUTH 89°53'11" EAST, 801.21 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 315.00 FEET, WHOSE ARC LENGTH IS 204.35 FEET AND WHOSE CHORD BEARS SOUTH 71°18'07" EAST, 200.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 283.26 FEET AND WHOSE CHORD BEARS SOUTH 73°47'40" EAST, 276.91 FEET; THENCE NORTH 85°07'42" EAST, 1.52 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°40'41" WEST ALONG SAID EAST LINE, 595.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.38 ACRES (887,790 SQUARE FEET).

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

### DEVELOPMENT SUMMARY

**SITE AREA** 20.38 ACRES (887,790 SQUARE FEET)

**ZONING** R-4 : ROW DWELLING AND TOWNHOME DISTRICT

#### SETBACKS

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

**SIDE YARD** = A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES. A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING

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

**MIN. LOT WIDTH** = 20 FEET PER UNIT

**MIN. FLOOR AREA** = 800 SF PER UNIT

#### OPEN SPACE CALCULATION:

TOTAL SITE: = 887,790 SF  
OPEN SPACE REQUIRED = 177,558 SF (20%)  
OPEN SPACE PROVIDED = 382,629 SF (43%)  
TOTAL IMPERVIOUS AREA = 505,161 SF (57%)

#### BUILDINGS:

CLUBHOUSE = 1  
MAINTENANCE = 1  
TOWNHOMES = 38  
TOTAL = 40

#### UNITS:

133 UNITS (6.5 UNITS PER ACRE)

#### PARKING:

TOTAL REQUIRED:  
1 VISITOR SPACE PER 5 UNITS = 27 SPACES  
2 SPACES PER UNIT = 266 SPACES  
TOTAL = 293 SPACES

TOTAL PROVIDED:  
VISITOR = 45 SPACES  
DRIVEWAY = 264 SPACES  
GARAGE = 264 SPACES  
TOTAL = 573 SPACES

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

### INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	NOTES
C2.0	REFERENCE AND HYDRANT COVERAGE PLAN
C3.0	PHASING PLAN
C4.0	UNIT SUMMARY & BUILDING LAYOUT
C5.0-C5.3	DIMENSION PLAN
C6.0-C6.5	GRADING PLAN
C7.0-C7.3	UTILITY PLAN
C8.0	EROSION AND SEDIMENT CONTROL PLAN
C9.0-C9.1	DETAILS
L1.0-L1.4	LANDSCAPE PLAN

### 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.

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



### UTILITY WARNING

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

### DATE OF SURVEY

FEBRUARY 6, 2025

### FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MAP NUMBER 19049C0335F WITH A REVISION DATE OF DECEMBER 7, 2018.

### WETLANDS:

NO WETLANDS WERE DELINEATED AT THE TIME OF SURVEY OR SHOWN ON THE U.S. FISH AND WILDLIFE MAPPER.

### 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
4" SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
1.5" WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

### SHEET INDEX



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

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

THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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

JOSHUA M. TRYGSTAD, P.E. DATE: \_\_\_\_\_  
LICENSE NUMBER 19228  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
C1.0-C9.1

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

DATE: 12/01/2025, 11/14/2025, 09/30/2025, 07/18/2025, 04/22/2025  
REVISIONS: FIFTH SUBMITTAL, FOURTH SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322, PHONE: (515) 369-4400  
TECH: \_\_\_\_\_, ENGINEER: \_\_\_\_\_

CIVIL DESIGN ADVANTAGE, WAUKEE, IOWA

MAPLE STREET VILLAGE COVER SHEET

C1.0, 2501.038

FILE: H:\2025\2501038\2501038-SITE-COV-REF-BE.DWG, COMMENT: ENR, PLOTTED BY: ERAGON, HUBER, TECH, PLOTTED: 12/17/2025 3:40 PM

**GENERAL NOTES**

- THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC UTILITIES CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS AND MUD SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK. ANY PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
- MONUMENT SIGNS ARE TO BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
- AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DEPTHS OF SITE UTILITIES AND GRADES FOR DRAINAGE SWALES, DETENTION FACILITIES AND FFE'S SHALL BE PROVIDED IN PDF FORM AND HARD COPY UPON COMPLETION OF EACH PHASE OF DEVELOPMENT TO THE CITY WAUKEE'S COMMUNITY DEVELOPMENT DEPARTMENT.
- ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NET BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL SITE LIGHTING FIXTURES SHALL BE FULL CUT-OFF AT THE PROPERTY LINE PER THE CITY OF WAUKEE'S LIGHTING ORDINANCE.
- ALL GROUND AND ROOFTOP MOUNTED MECHANICAL EQUIPMENT IS REQUIRED TO BE SCREENED.
- ALL PROPOSED STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

**TRAFFIC CONTROL NOTES**

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

**PAVEMENT THICKNESS**

1. SIDEWALKS	4" P.C.C. (C-4 MIX)
2. DRIVEWAYS	5" P.C.C. (C-4 MIX)
3. SIDEWALK RAMPS	6" P.C.C. (C-4 MIX)
4. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C. (C-4 MIX)
5. PARKING STALLS	6" P.C.C. (C-4 MIX)
6. PRIVATE STREETS	7" P.C.C. (C-4 MIX)
7. PAVEMENT WITHIN RIGHT-OF-WAY	8" P.C.C. (C-4 MIX)

**GRADING NOTES**

- THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 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.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- 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.
- 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.
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
- CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

**UTILITY NOTES**

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS; REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS; REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE STANDARDS.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TELEVISED 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.
- PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.
- ALL UTILITIES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED OTHERWISE.

**LANDSCAPE NOTES**

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
- 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.
- 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 3" 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. R.O.W. SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO ANY 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.
- SOD ALL DISTURBED AREAS INCLUDING THOSE IN THE RIGHT-OF-WAY. ONCE CONFIRMED PLANTING WILL BE PROVIDED TO SCREEN AC UNITS FROM PUBLIC R.O.W. WITH BUILDER.
- MINIMUM PLANTING HEIGHTS ARE AS FOLLOWS:
  - DECIDUOUS OVERSTORY TREES: 8- FEET
  - EVERGREEN AND UNDERSTORY: 6- FEET
  - DECIDUOUS ORNAMENTAL TREES: 6- FEET

**LANDSCAPE REQUIREMENTS**

**LOT DEVELOPMENT LANDSCAPE REQUIREMENTS**

2 TREES PER DWELLING UNIT  
133 UNITS

REQUIRED TREES	266 TREES
PROVIDED TREES	266 TREES

**BUFFER LANDSCAPE REQUIREMENTS**

25 FOOT LANDSCAPE BUFFERS SHALL PROVIDE THE FOLLOWING NUMBER OF TREES PER FIFTY (50) FEET OF LINEAR BUFFER: ONE (1) OVERSTORY TREE, TWO (2) EVERGREEN TREES, AND TWO (2) UNDERSTORY TREES.

**NORTHEAST BUFFER LENGTH 725 LF**

REQUIRED	
OVERSTORY TREES	15 TREES
EVERGREEN TREES	30 TREES
UNDERSTORY TREES	30 TREES

PROVIDED	
OVERSTORY TREES	15 TREES
EVERGREEN TREES	30 TREES
UNDERSTORY TREES	30 TREES

**NORTHWEST BUFFER LENGTH 320 LF (EXCLUDES CLUBHOUSE AND POOL)**

REQUIRED	
OVERSTORY TREES	7 TREES
EVERGREEN TREES	14 TREES
UNDERSTORY TREES	14 TREES

PROVIDED	
OVERSTORY TREES	7 TREES
EVERGREEN TREES	14 TREES
UNDERSTORY TREES	14 TREES

**WEST BUFFER LENGTH 716 LF**

REQUIRED	
OVERSTORY TREES	15 TREES
EVERGREEN TREES	30 TREES
UNDERSTORY TREES	30 TREES

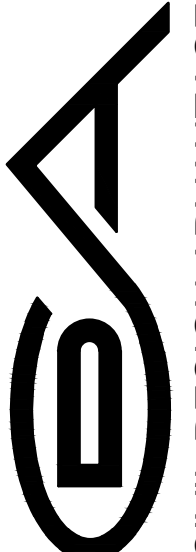
PROVIDED	
OVERSTORY TREES	15 TREES
EVERGREEN TREES	30 TREES
UNDERSTORY TREES	30 TREES

**SOUTH BUFFER LENGTH 1,183 LF**

REQUIRED	
OVERSTORY TREES	24 TREES
EVERGREEN TREES	48 TREES
UNDERSTORY TREES	48 TREES

PROVIDED	
OVERSTORY TREES	24 TREES
EVERGREEN TREES	48 TREES
UNDERSTORY TREES	48 TREES

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 <p><b>ES&amp;A</b> CIVIL DESIGN ADVANTAGE</p>	DATE 12/01/2025 11/14/2025 09/30/2025 07/19/2025 04/22/2025
	REVISIONS FIFTH SUBMITTAL FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL
	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400
	ENGINEER:
	TECH:

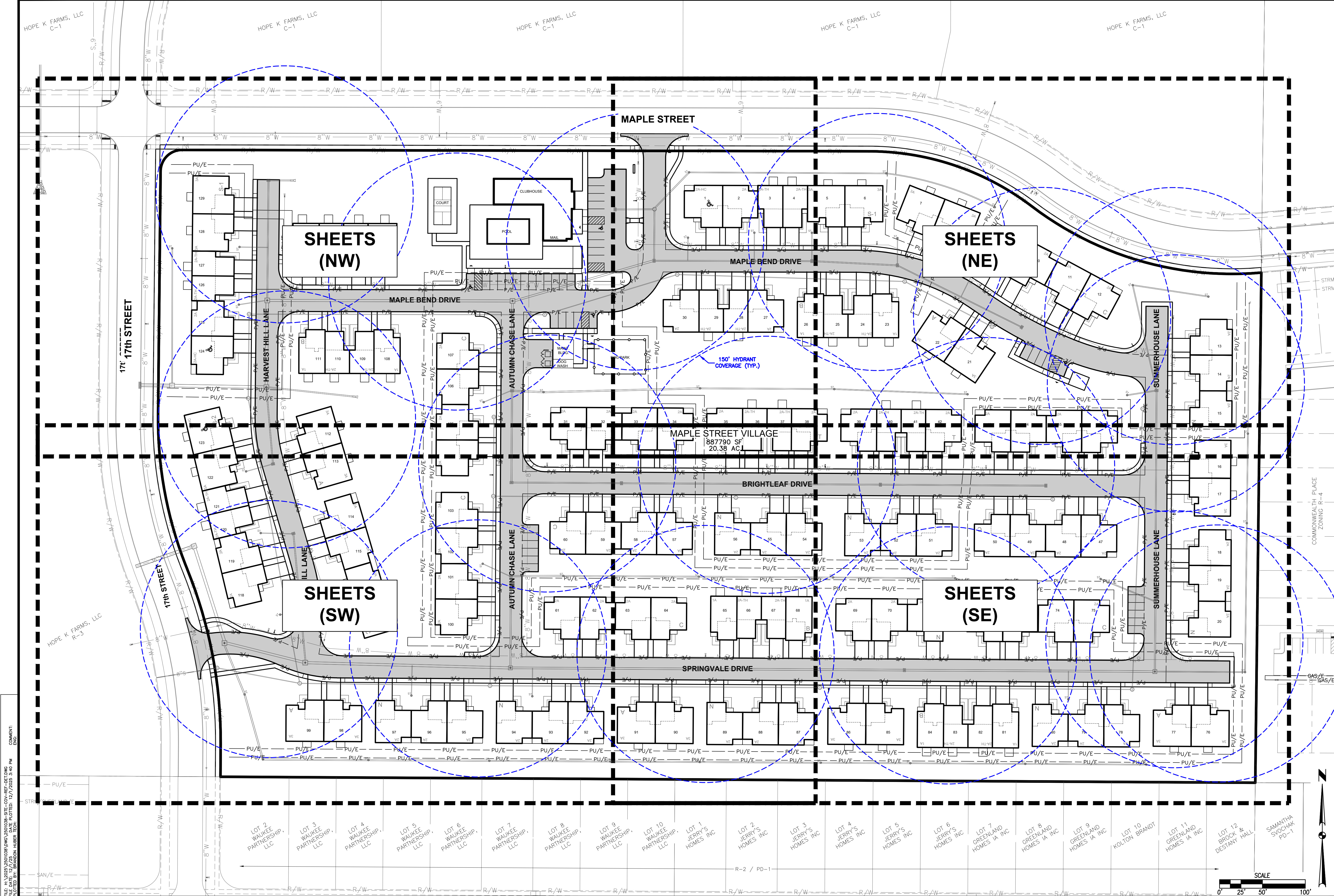
**MAPLE STREET VILLAGE**

**NOTES**

WAUKEE, IOWA

**C1.1**

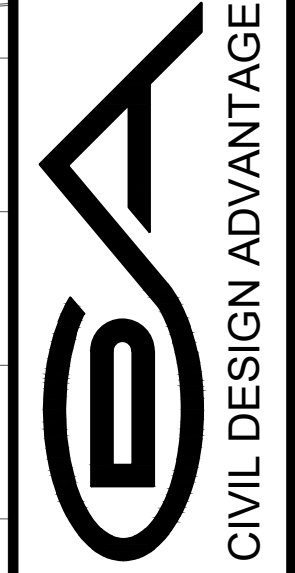
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 PLOTTED BY: ERANDON HUBER TECH  
 PLOTTED: 12/11/2025 3:40 PM

DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/18/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

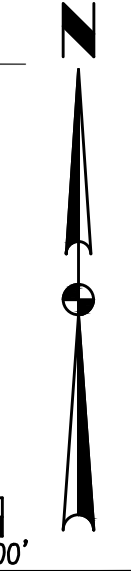
4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 PHONE: (515) 369-4400



**MAPLE STREET VILLAGE**  
 REFERENCE / HYDRANT COVERAGE PLAN  
 WAUKEE, IOWA

**C2.0**  
 2501.038

TECH: ENGINEER:



COMMONWEALTH PLACE  
 ZONING R-4

- LOT 2 WAUKEE PARTNERSHIP, LLC
- LOT 3 WAUKEE PARTNERSHIP, LLC
- LOT 4 WAUKEE PARTNERSHIP, LLC
- LOT 5 WAUKEE PARTNERSHIP, LLC
- LOT 6 WAUKEE PARTNERSHIP, LLC
- LOT 7 WAUKEE PARTNERSHIP, LLC
- LOT 8 WAUKEE PARTNERSHIP, LLC
- LOT 9 WAUKEE PARTNERSHIP, LLC
- LOT 10 WAUKEE PARTNERSHIP, LLC
- LOT 1 JERRY'S HOMES INC
- LOT 2 JERRY'S HOMES INC
- LOT 3 JERRY'S HOMES INC
- LOT 4 JERRY'S HOMES INC
- LOT 5 JERRY'S HOMES INC
- LOT 6 JERRY'S HOMES INC
- LOT 7 GREENLAND HOMES IA INC
- LOT 8 GREENLAND HOMES IA INC
- LOT 9 GREENLAND HOMES IA INC
- LOT 10 KOLTON BRANDT
- LOT 11 GREENLAND HOMES IA INC
- LOT 12 BROOK & DESTANY HALL
- SAMANTHA SVOCHAK PD-1

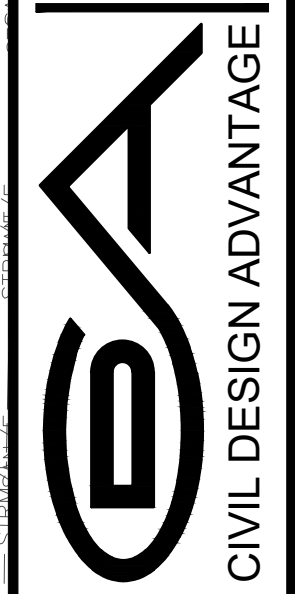
**CONSTRUCTION TIMELINE**

PHASE 1: SPRING 2026  
 PHASE 2: SUMMER 2026  
 PHASE 3: FALL 2026

DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/19/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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

ENGINEER:

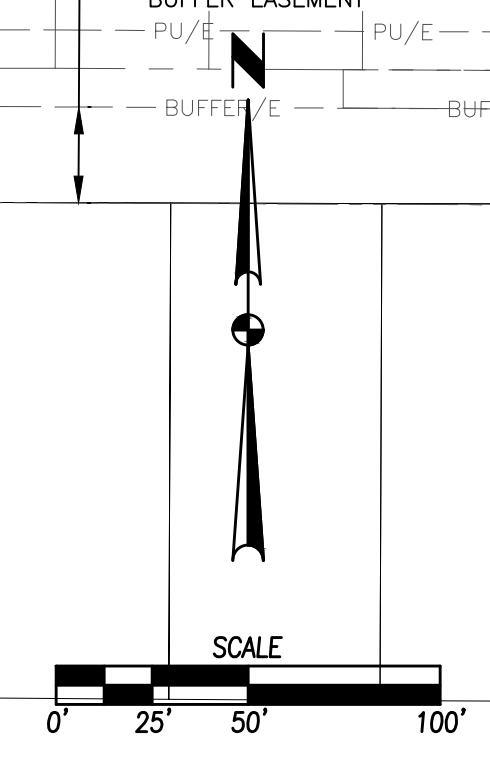
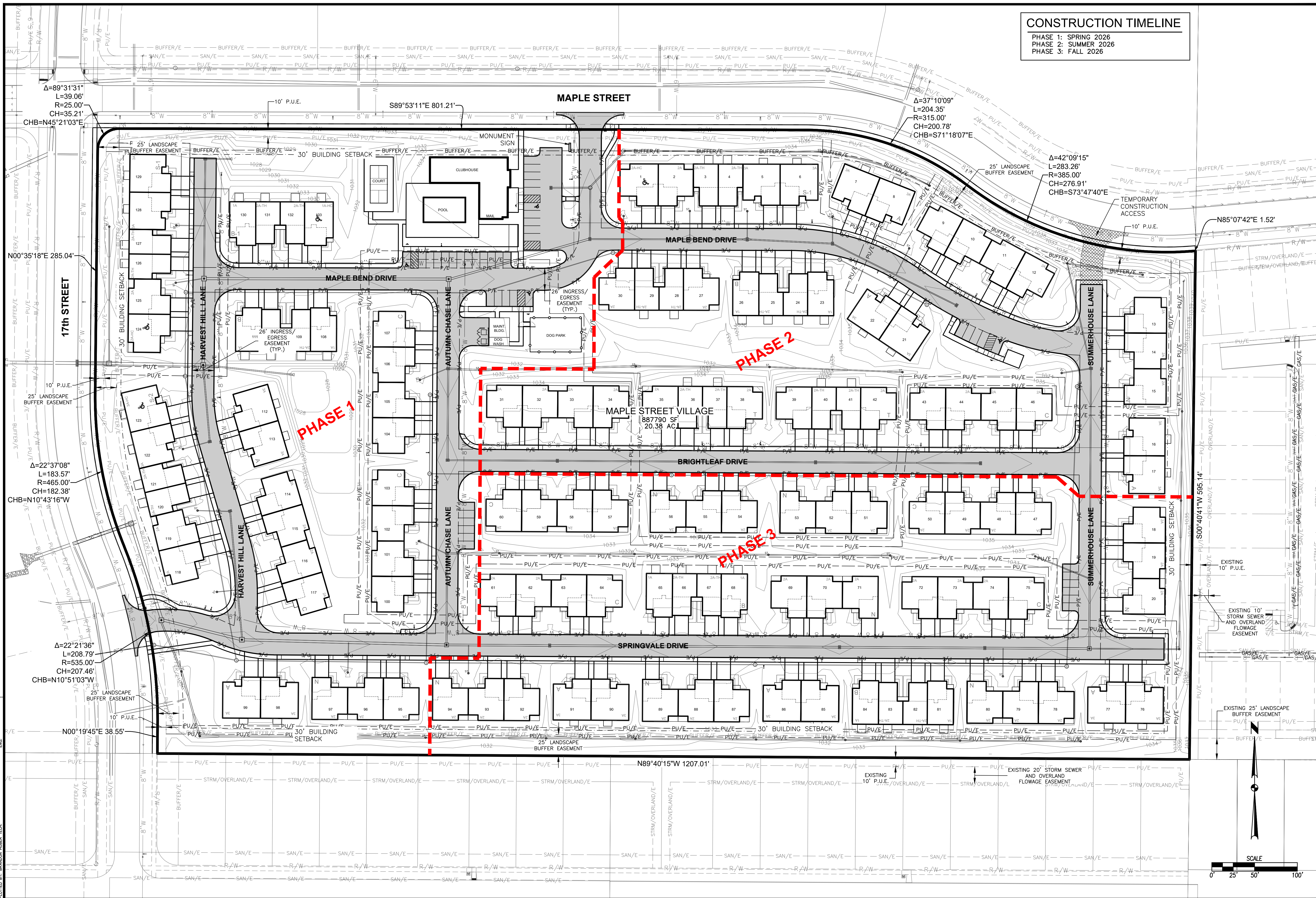


WAUKEE, IOWA

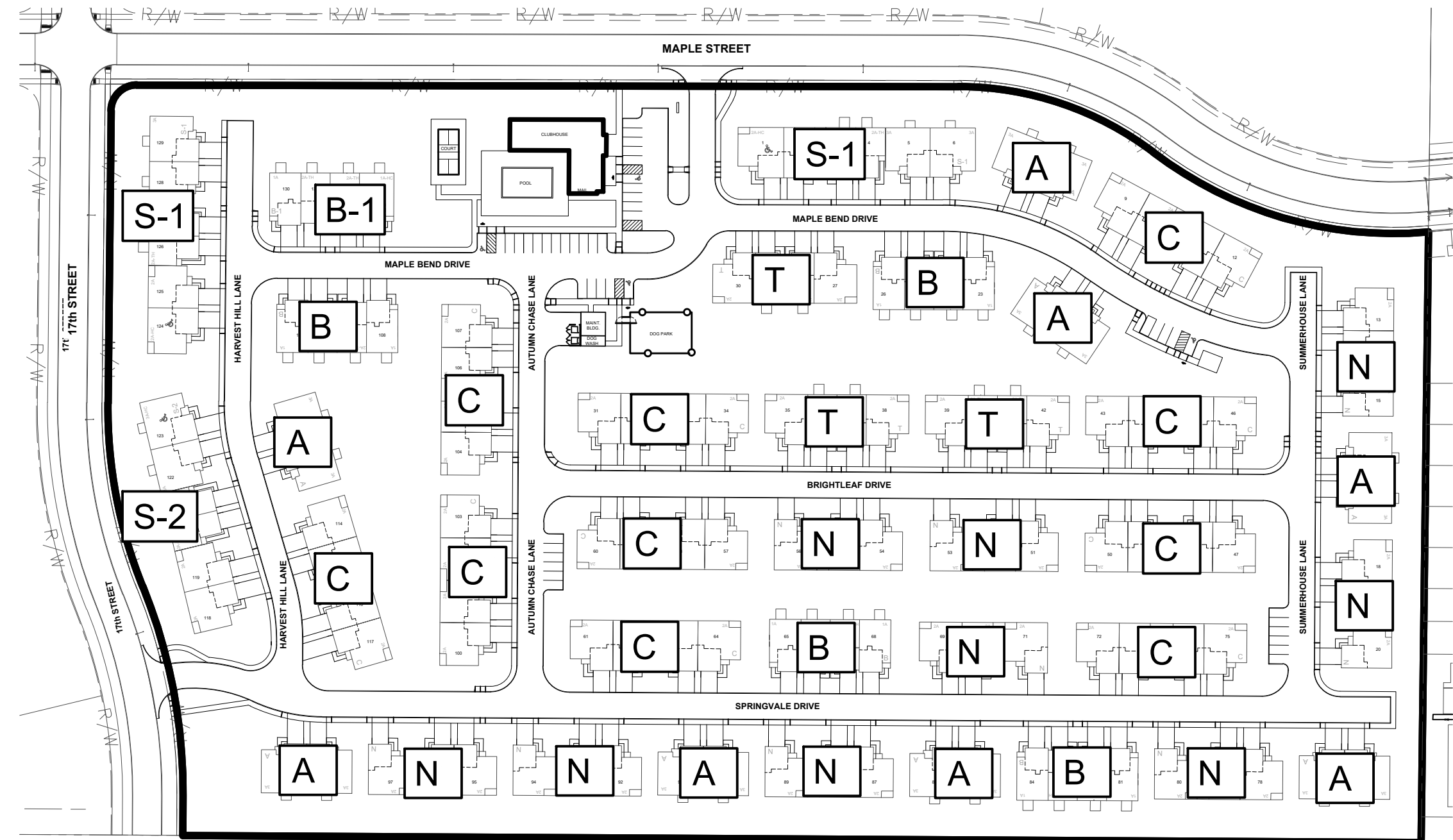
**MAPLE STREET VILLAGE**  
**PHASING PLAN**

**C3.0**

2501.038



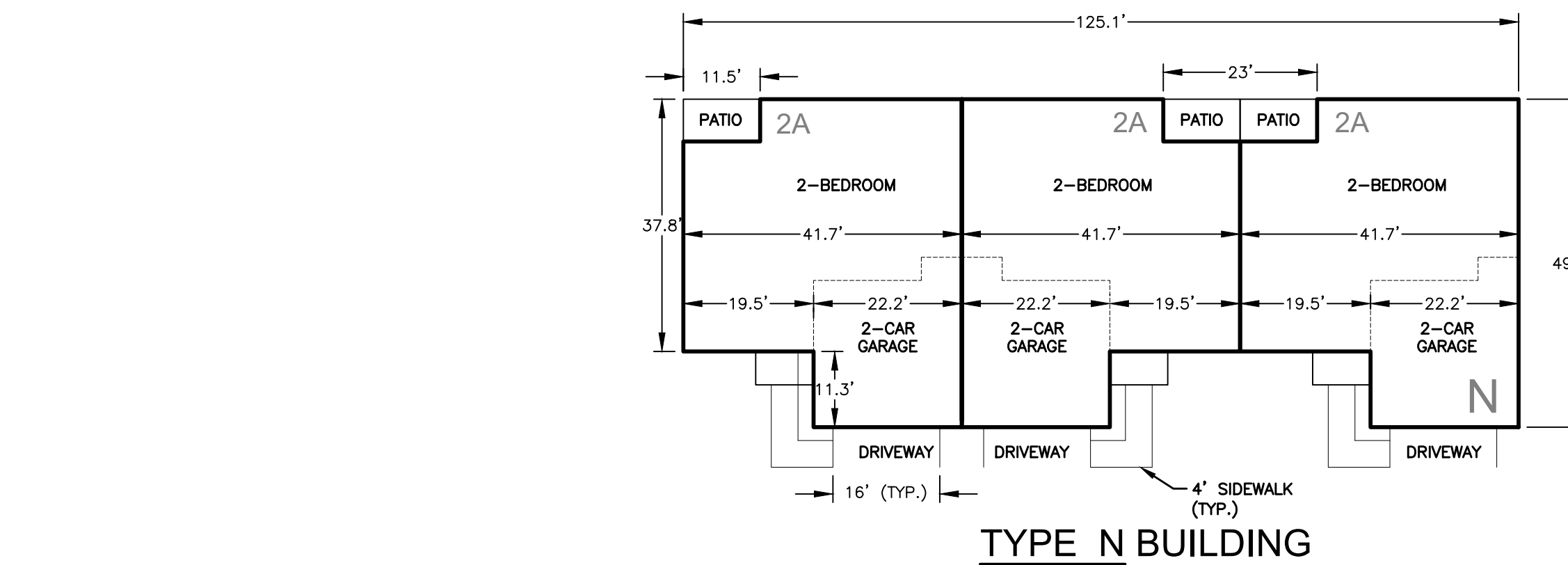
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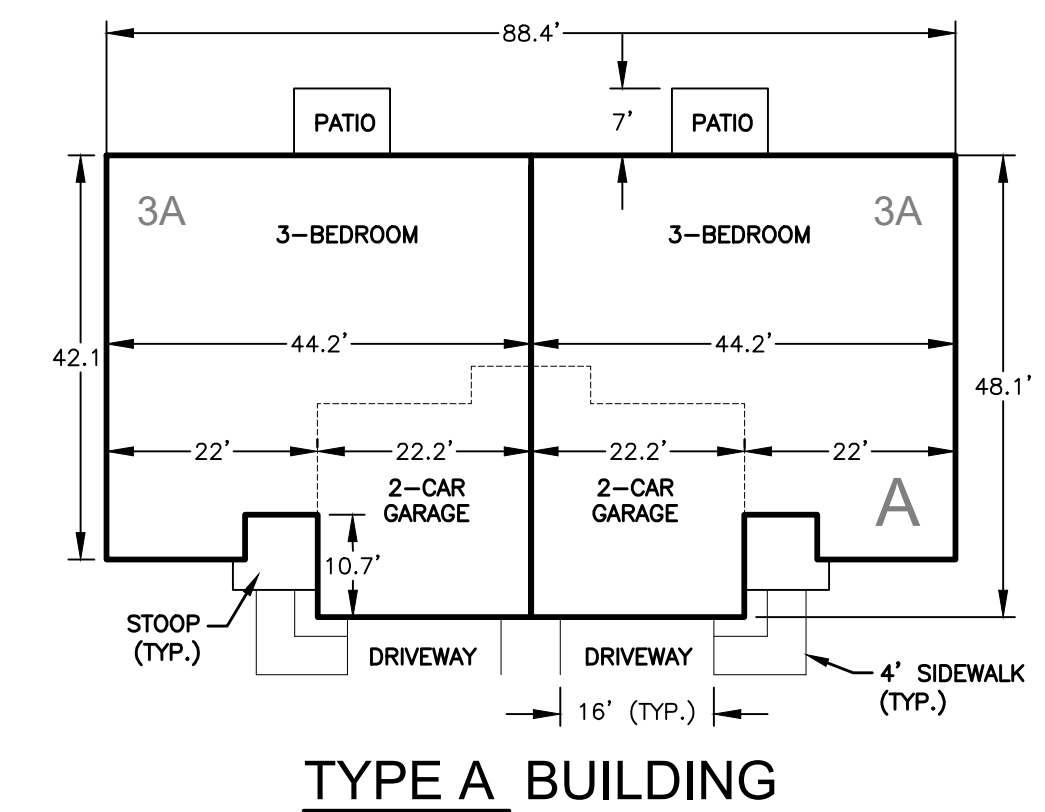
BUILDING TYPE - PLAN

TOWNHOME UNIT SUMMARY

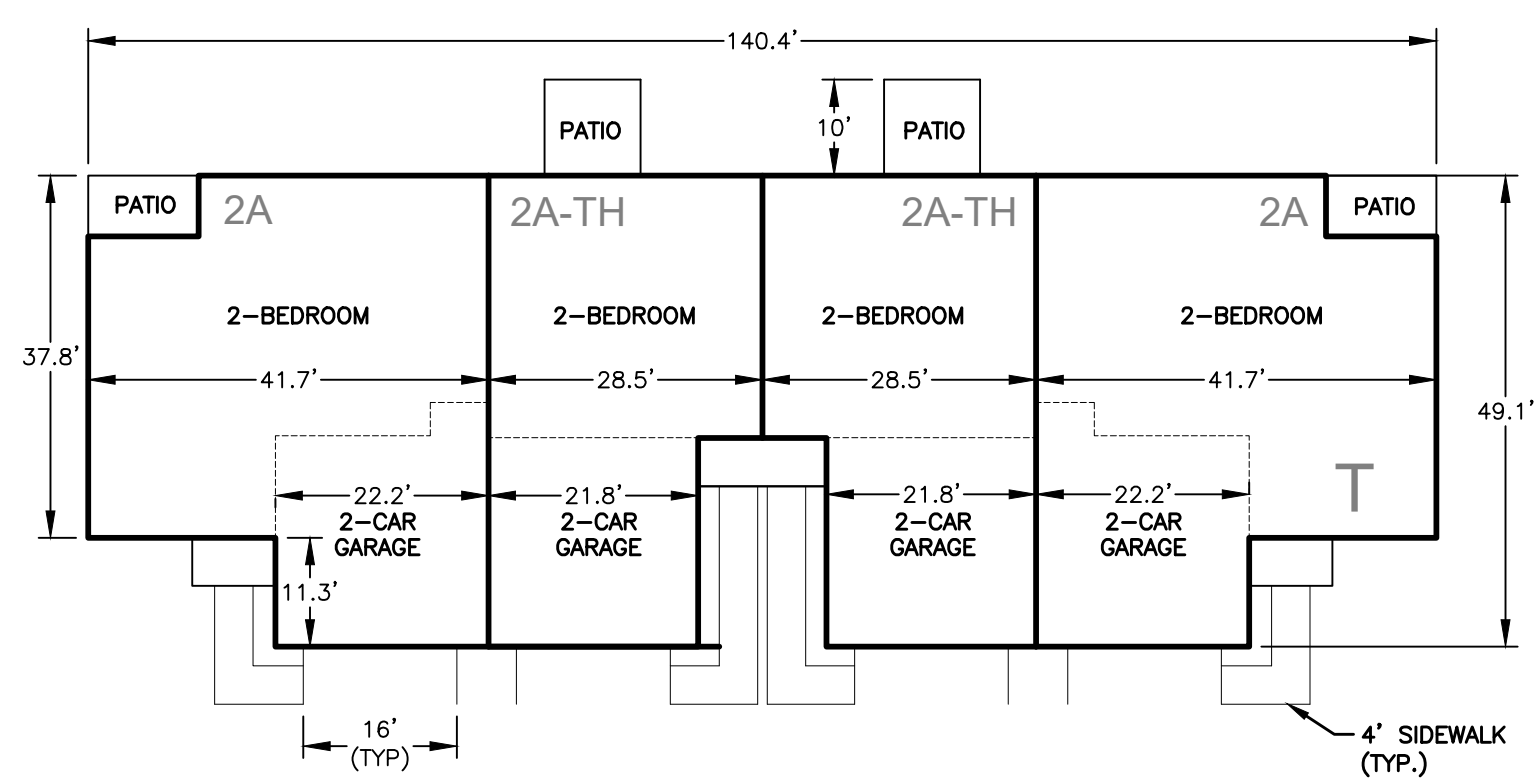
SITE AREA	20.38 ACRES (887,790 SQUARE FEET)				
TOTAL UNITS	133				
DENSITY	6.5 UNITS PER ACRE				
BUILDING TYPE BREAKDOWN					
A	2PLEX	2 X 3BD	8 BUILDINGS		
B	4PLEX	2 X 1BD, 2 X 2BD TH	5 BUILDINGS		
T	4PLEX	2 X 2BD, 2 X 2BD TH	3 BUILDINGS		
C	4PLEX	4 X 2BD	10 BUILDINGS		
D	6PLEX	2 X 2BD, 2 X 2BD TH, 3 X 3BD	3 BUILDINGS		
N	3PLEX	3 X 2BD	9 BUILDINGS		
TOTAL	38 BUILDINGS				
UNIT TYPE BREAKDOWN					
1A	1BD	904 SF	1,467 SF	10 UNITS	8%
2A	2BD	1,175 SF	1,748 SF	79 UNITS	58%
2A TH	2 BD TH	1,445 SF	2,019 SF	22 UNITS	17%
3A	3BD	1,376 SF	1,953 SF	22 UNITS	17%
TOTAL	UNITS			133 UNITS	



TYPE N BUILDING



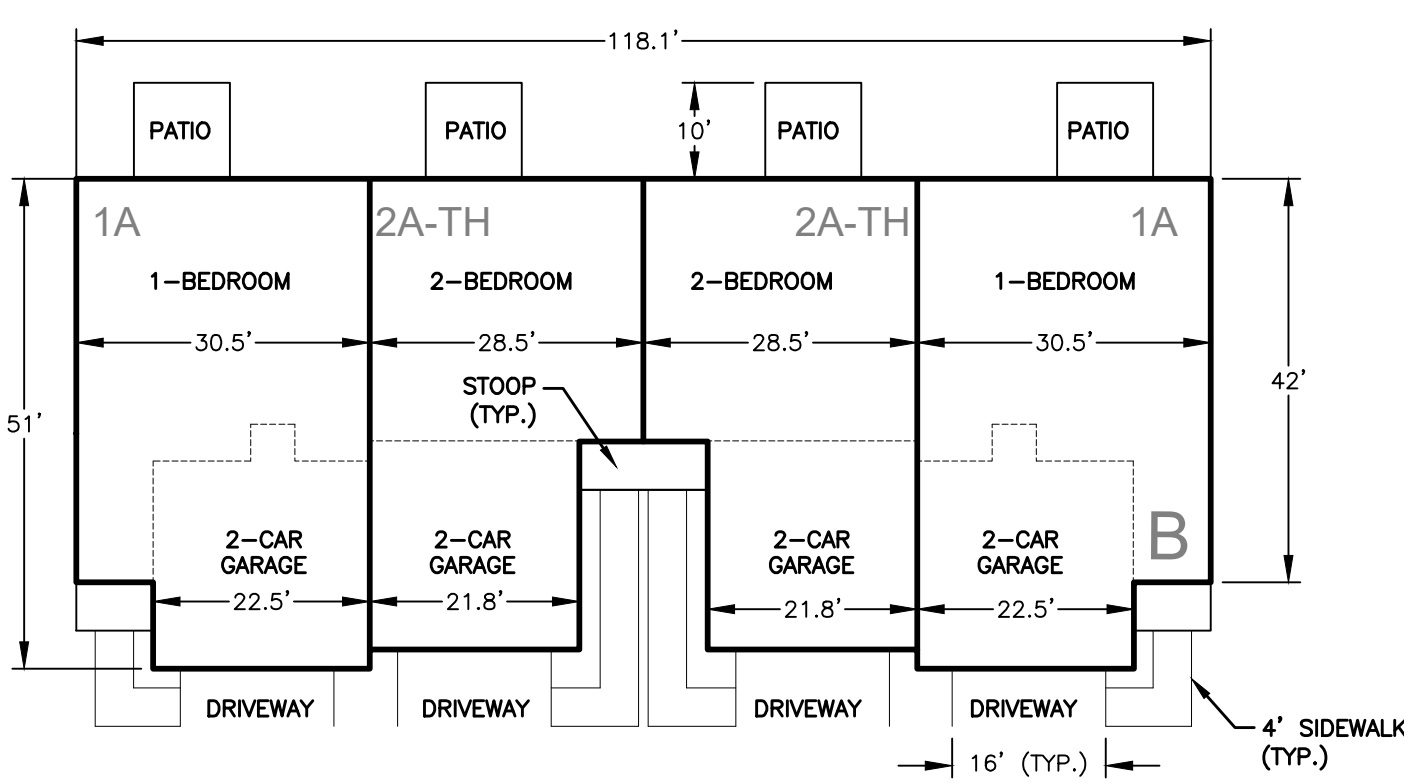
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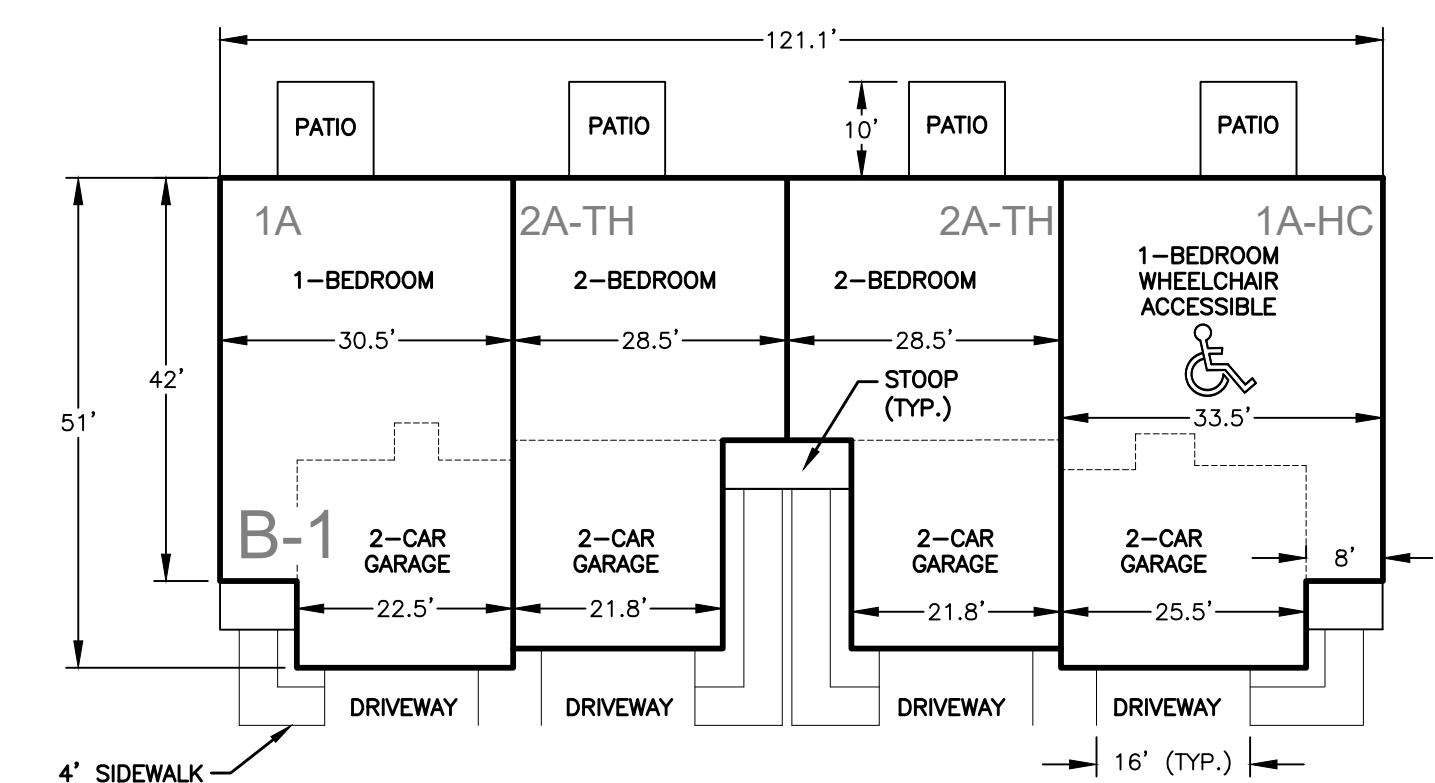
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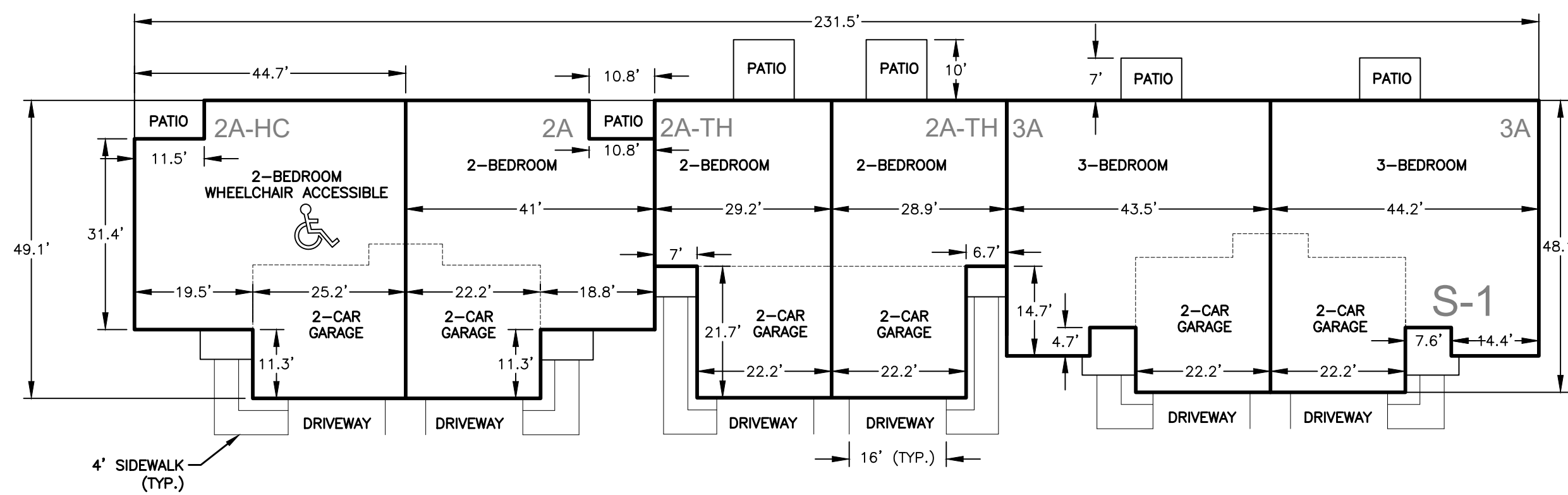
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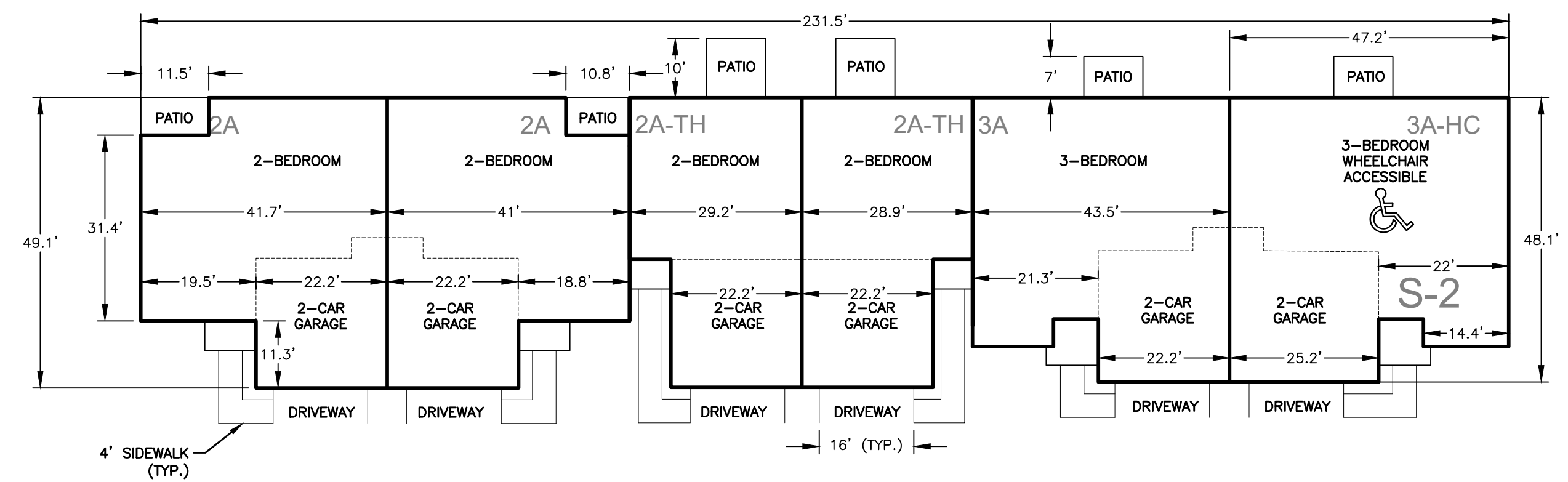
TYPE B BUILDING



TYPE B-1 BUILDING



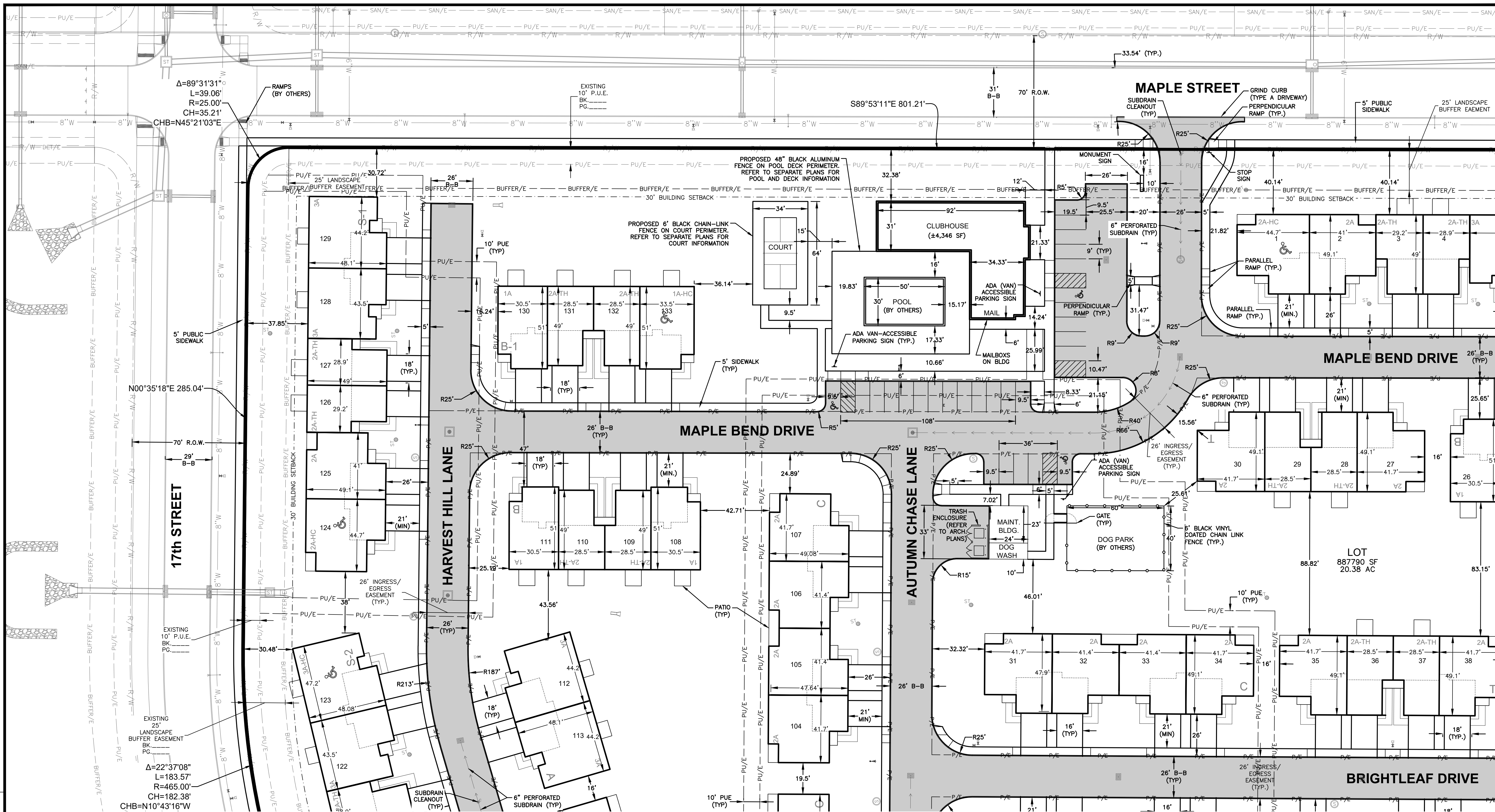
TYPE S-1 BUILDING



TYPE S-2 BUILDING

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DATE	12/01/2025
REVISIONS	FIFTH SUBMITTAL
	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400	TECH: _____ ENGINEER: _____
 <b>CIVIL DESIGN ADVANTAGE</b>	
<b>MAPLE STREET VILLAGE</b> <b>UNIT SUMMARY AND BUILDING LAYOUT</b>	
<b>C4.0</b> 2501.038	



DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/18/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_



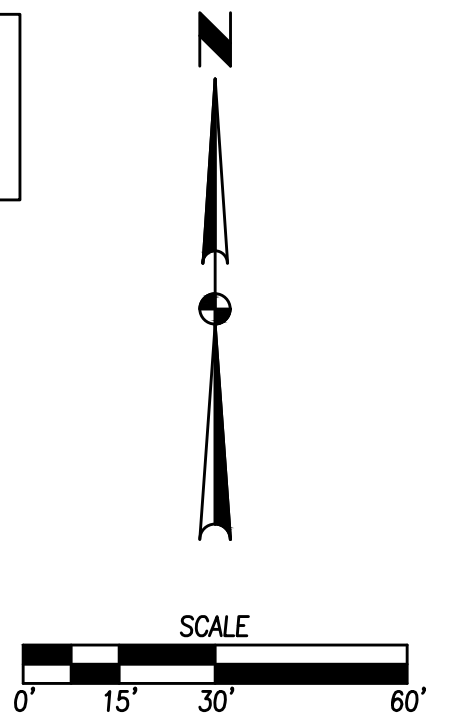
**MAPLE STREET VILLAGE**  
**DIMENSION PLAN (NW)**

**C5.0**  
 2501.038

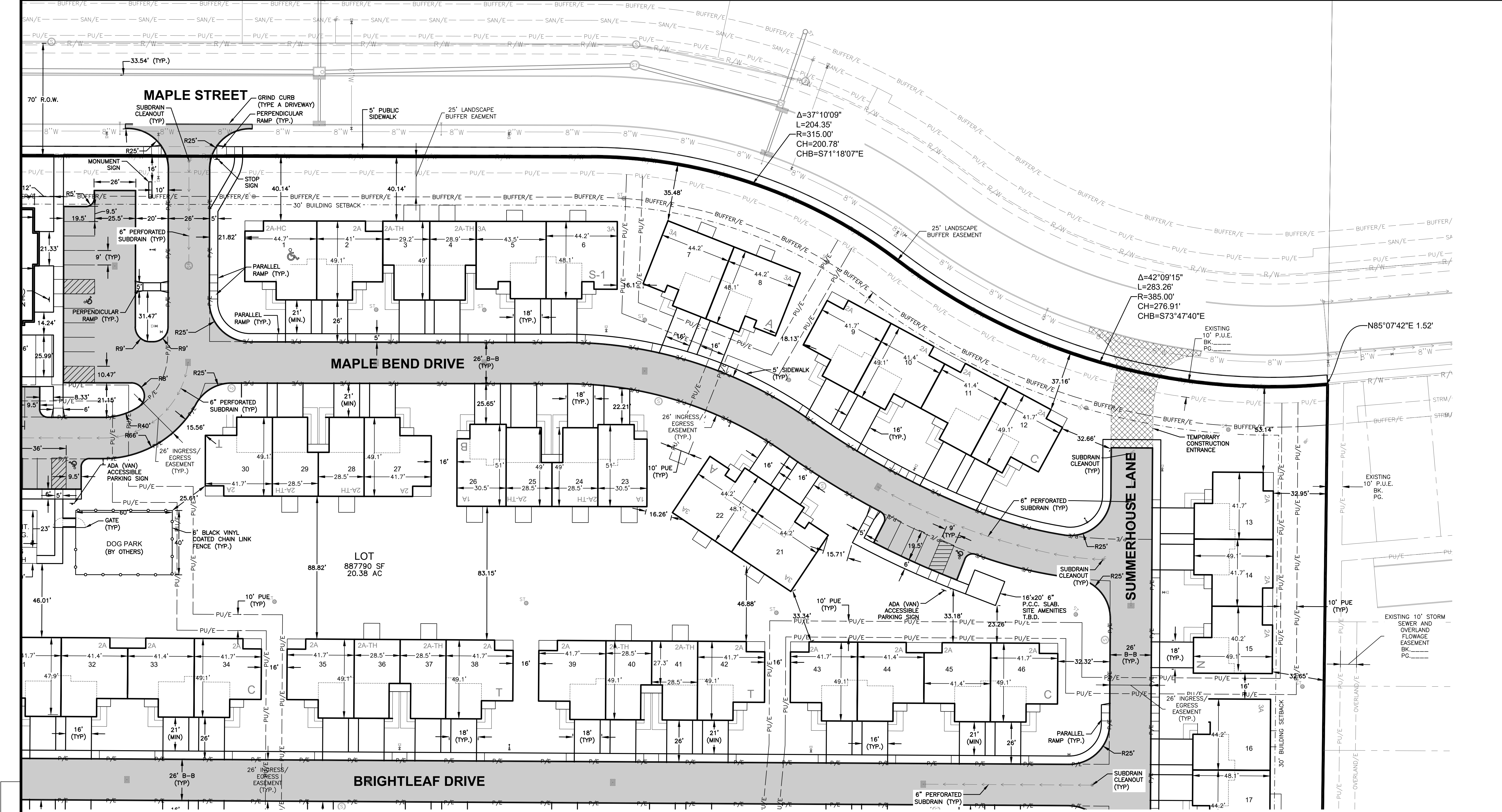
**PAVEMENT THICKNESS**

1. SIDEWALKS	4" P.C.C. (C-4 MIX)
2. DRIVEWAYS	5" P.C.C. (C-4 MIX)
3. SIDEWALK RAMPS	6" P.C.C. (C-4 MIX)
4. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C. (C-4 MIX)
5. PARKING STALLS	6" P.C.C. (C-4 MIX)
6. PRIVATE STREETS	7" P.C.C. (C-4 MIX)
7. PAVEMENT WITHIN RIGHT-OF-WAY	8" P.C.C. (C-4 MIX)

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



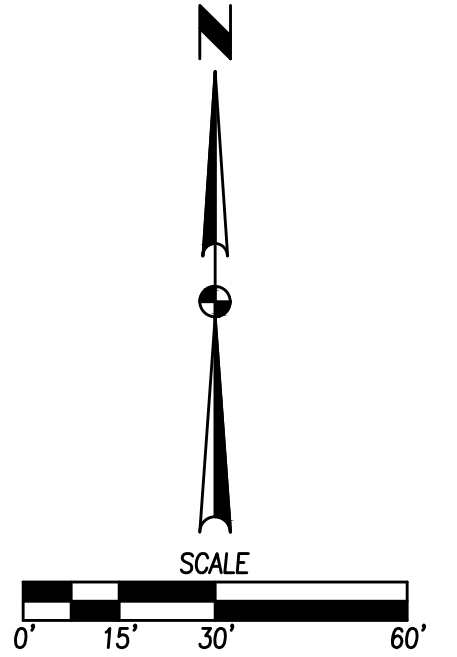
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 PLOTTED BY: BRADSON HUBER TECH  
 PLOTTED: 12/17/2025 3:41 PM



**PAVEMENT THICKNESS**

1. SIDEWALKS	4" P.C.C. (C-4 MIX)
2. DRIVEWAYS	5" P.C.C. (C-4 MIX)
3. SIDEWALK RAMPS	6" P.C.C. (C-4 MIX)
4. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C. (C-4 MIX)
5. PARKING STALLS	6" P.C.C. (C-4 MIX)
6. PRIVATE STREETS	7" P.C.C. (C-4 MIX)
7. PAVEMENT WITHIN RIGHT-OF-WAY	8" P.C.C. (C-4 MIX)

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

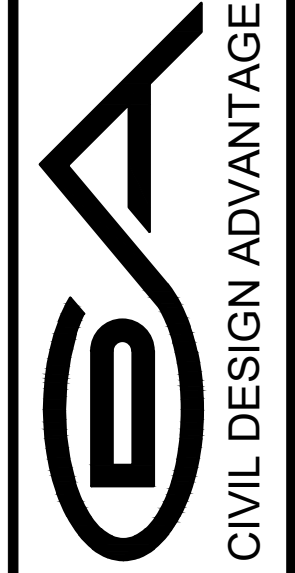


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DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/18/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

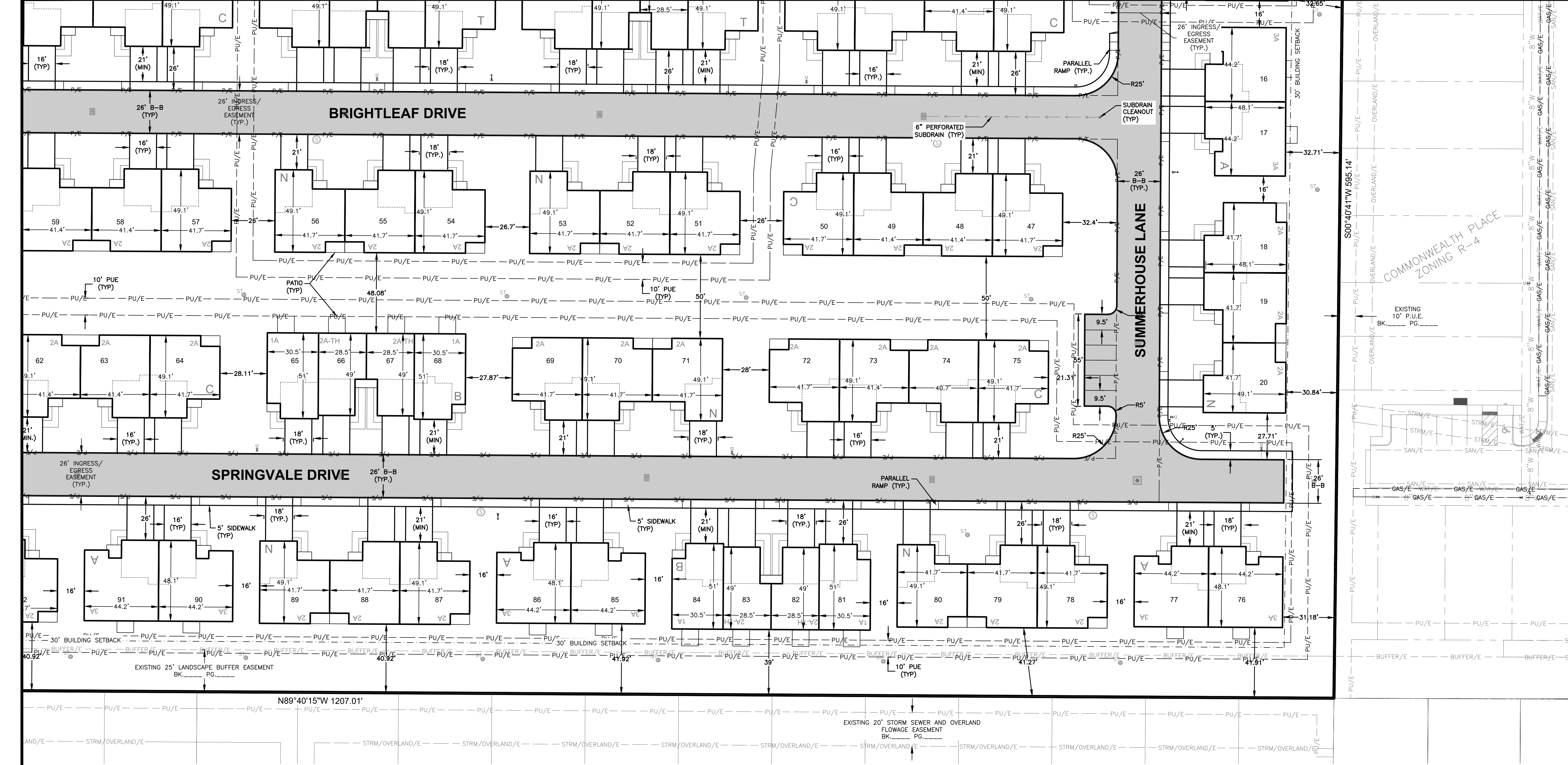


WAUKEE, IOWA

**MAPLE STREET VILLAGE**  
**DIMENSION PLAN (NE)**

**C5.1**  
 2501.038

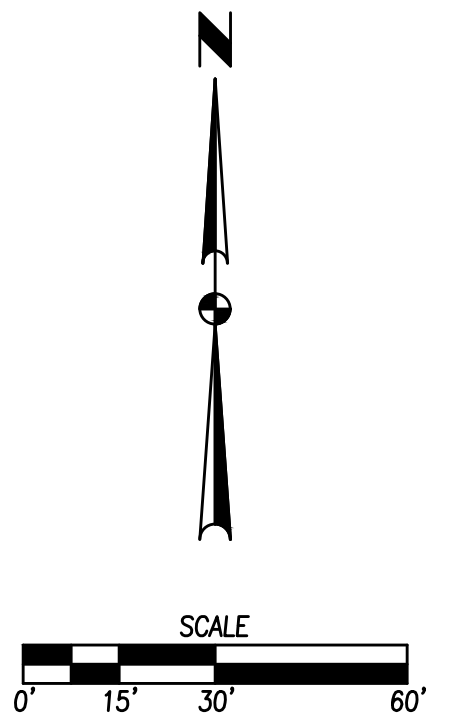




**PAVEMENT THICKNESS**

- |                                 |                     |
|---------------------------------|---------------------|
| 1. SIDEWALKS                    | 4" P.C.C. (C-4 MIX) |
| 2. DRIVEWAYS                    | 5" P.C.C. (C-4 MIX) |
| 3. SIDEWALK RAMPS               | 6" P.C.C. (C-4 MIX) |
| 4. SIDEWALKS WITHIN DRIVEWAYS   | 6" P.C.C. (C-4 MIX) |
| 5. PARKING STALLS               | 6" P.C.C. (C-4 MIX) |
| 6. PRIVATE STREETS              | 7" P.C.C. (C-4 MIX) |
| 7. PAVEMENT WITHIN RIGHT-OF-WAY | 8" P.C.C. (C-4 MIX) |

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

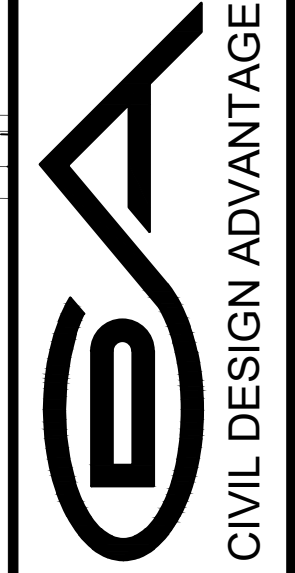


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DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/18/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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

ENGINEER:

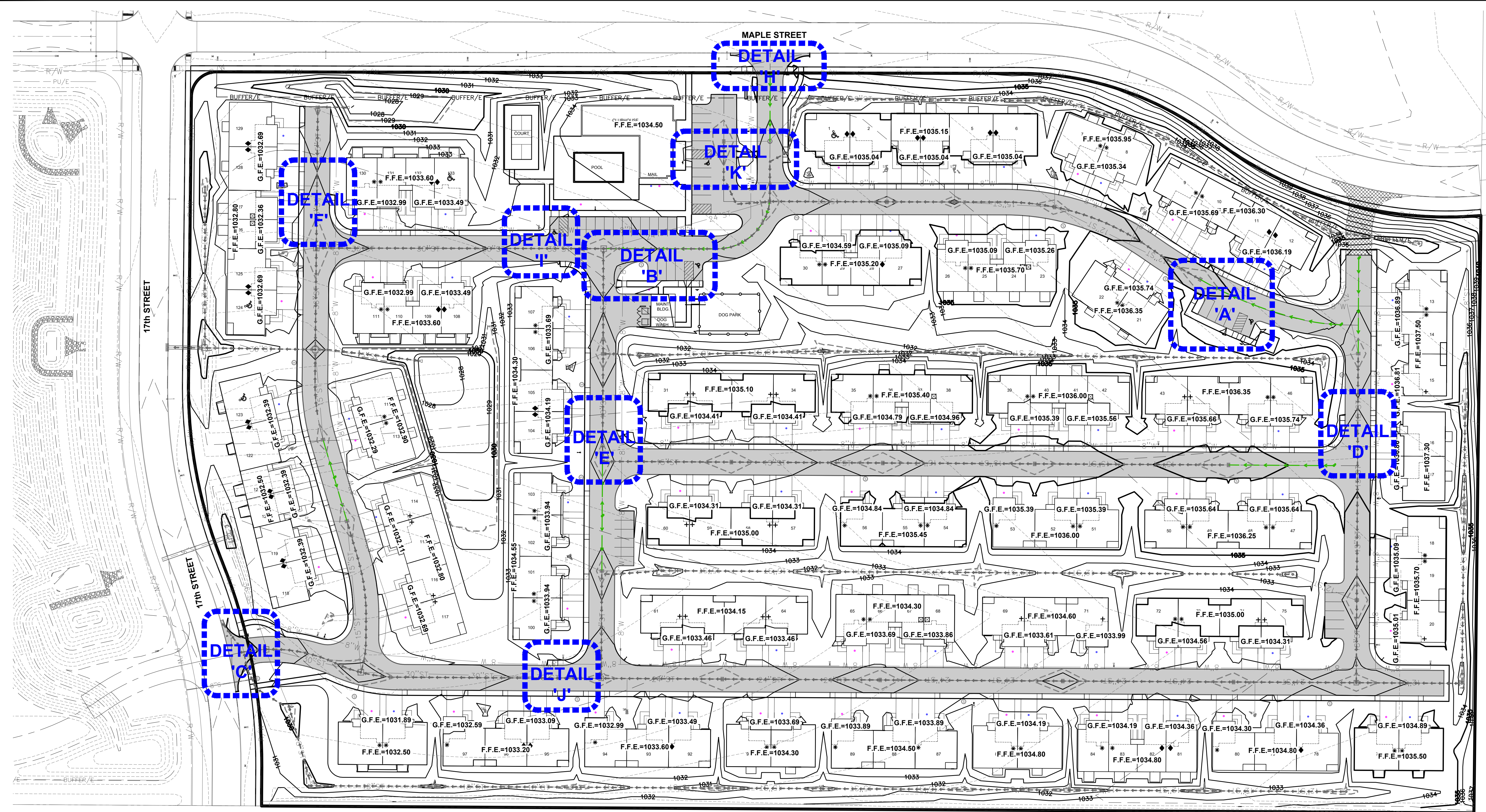


WAUKEE, IOWA

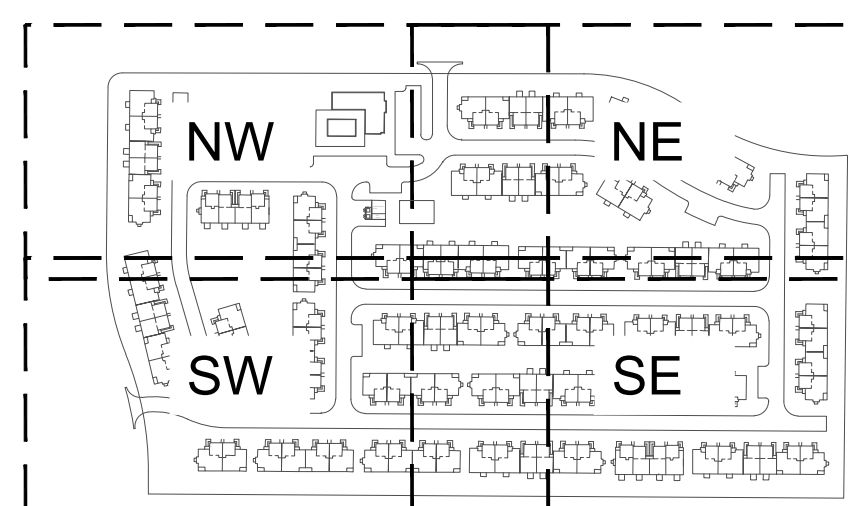
**MAPLE STREET VILLAGE**  
**DIMENSION PLAN (SE)**

**C5.3**  
 2501.038

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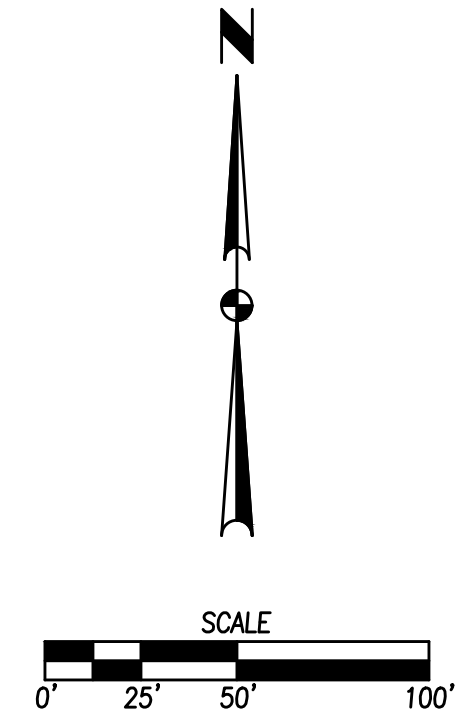


**SHEET INDEX**



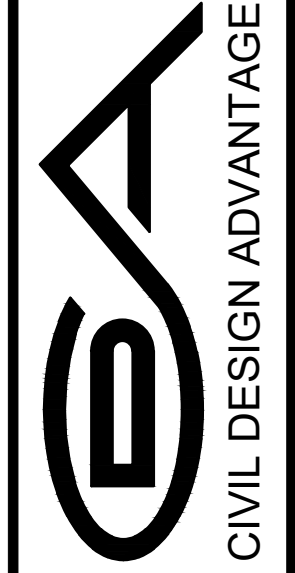
**LEGEND**

- + -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.69' (7" STEP)
- \* -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.61' (6" STEP)
- -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.44' (4" STEP)
- ◆ -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.11' (ZERO STEP)
- △ -FRONT DOOR PORCH PAVEMENT  
ELEVATION = FFE -0.10'
- -OVERFLOW PATH



REVISIONS	DATE
FIRST SUBMITTAL	04/22/2025
SECOND SUBMITTAL	07/18/2025
THIRD SUBMITTAL	09/30/2025
FOURTH SUBMITTAL	11/14/2025
FIFTH SUBMITTAL	12/01/2025

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

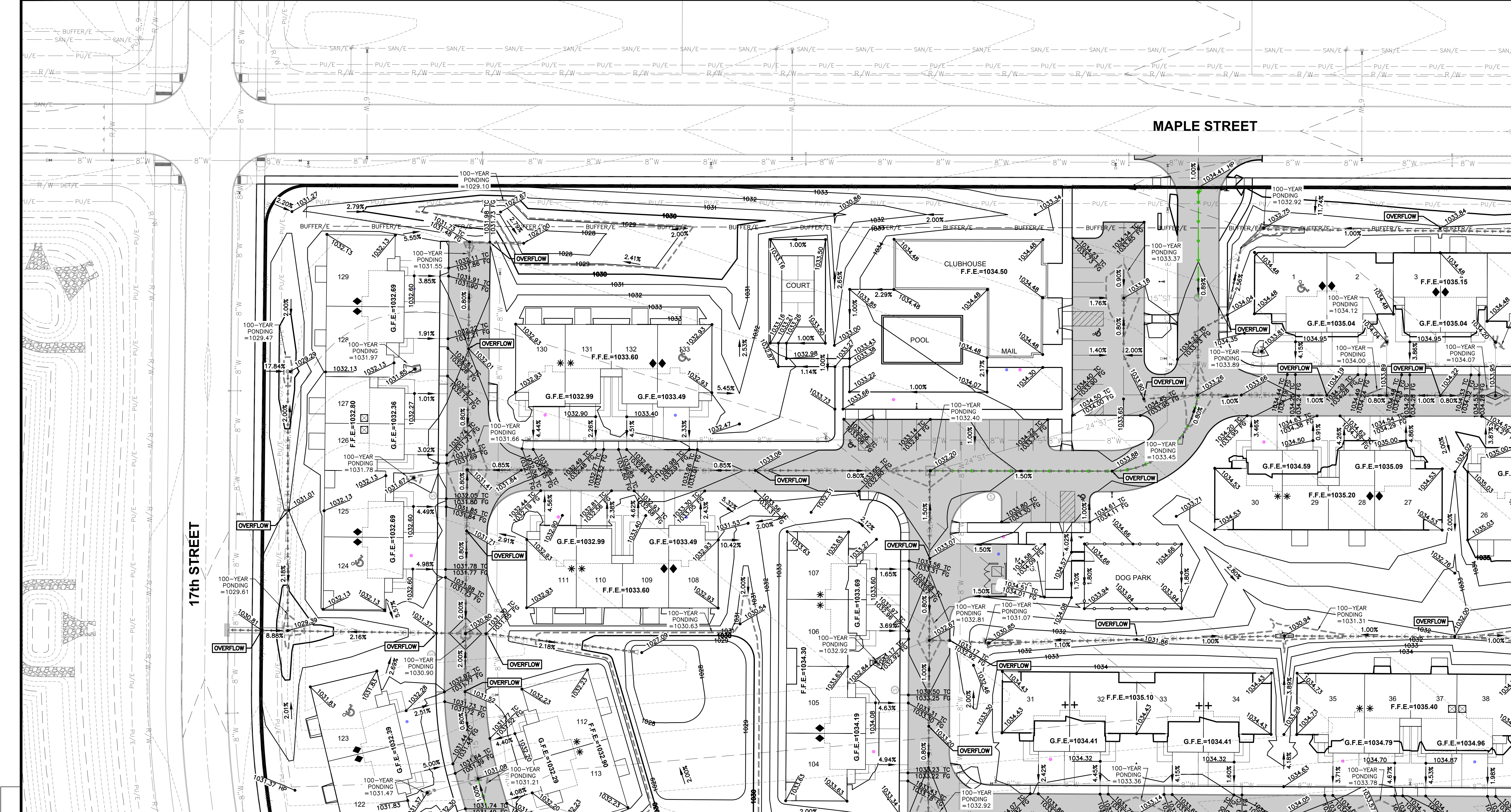


WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

**MAPLE STREET VILLAGE  
 OVERALL GRADING PLAN**

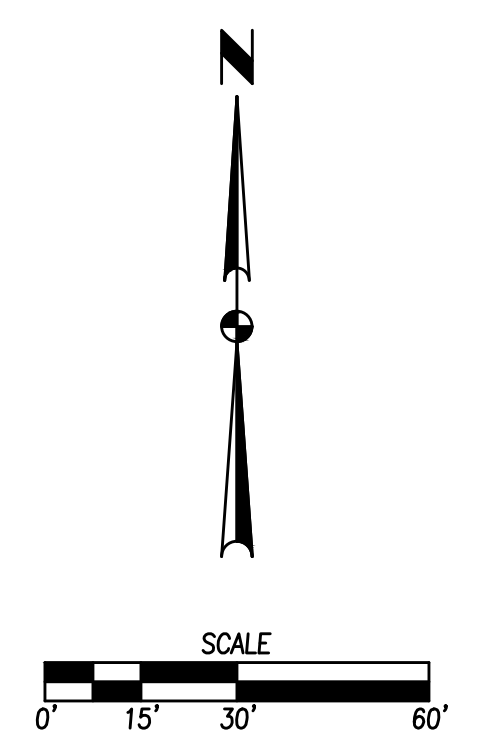
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 TECH:



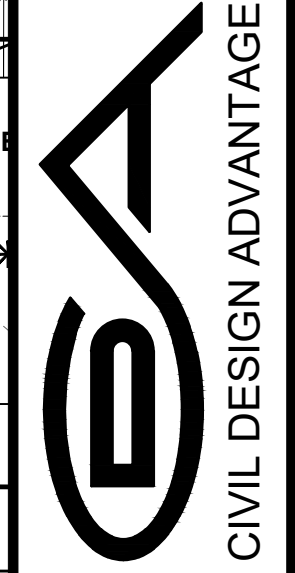
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 PLOTTED BY: BRADSON HUBER TECH  
 DATE: 12/1/2025 3:41 PM

- LEGEND**
- + -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.69' (7" STEP)
  - \* -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.61' (6" STEP)
  - ☒ -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.44' (4" STEP)
  - ◆ -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.11' (ZERO STEP)
  - △ -FRONT DOOR PORCH PAVEMENT  
ELEVATION = FFE -0.10'
  - -OVERFLOW PATH



DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/19/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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



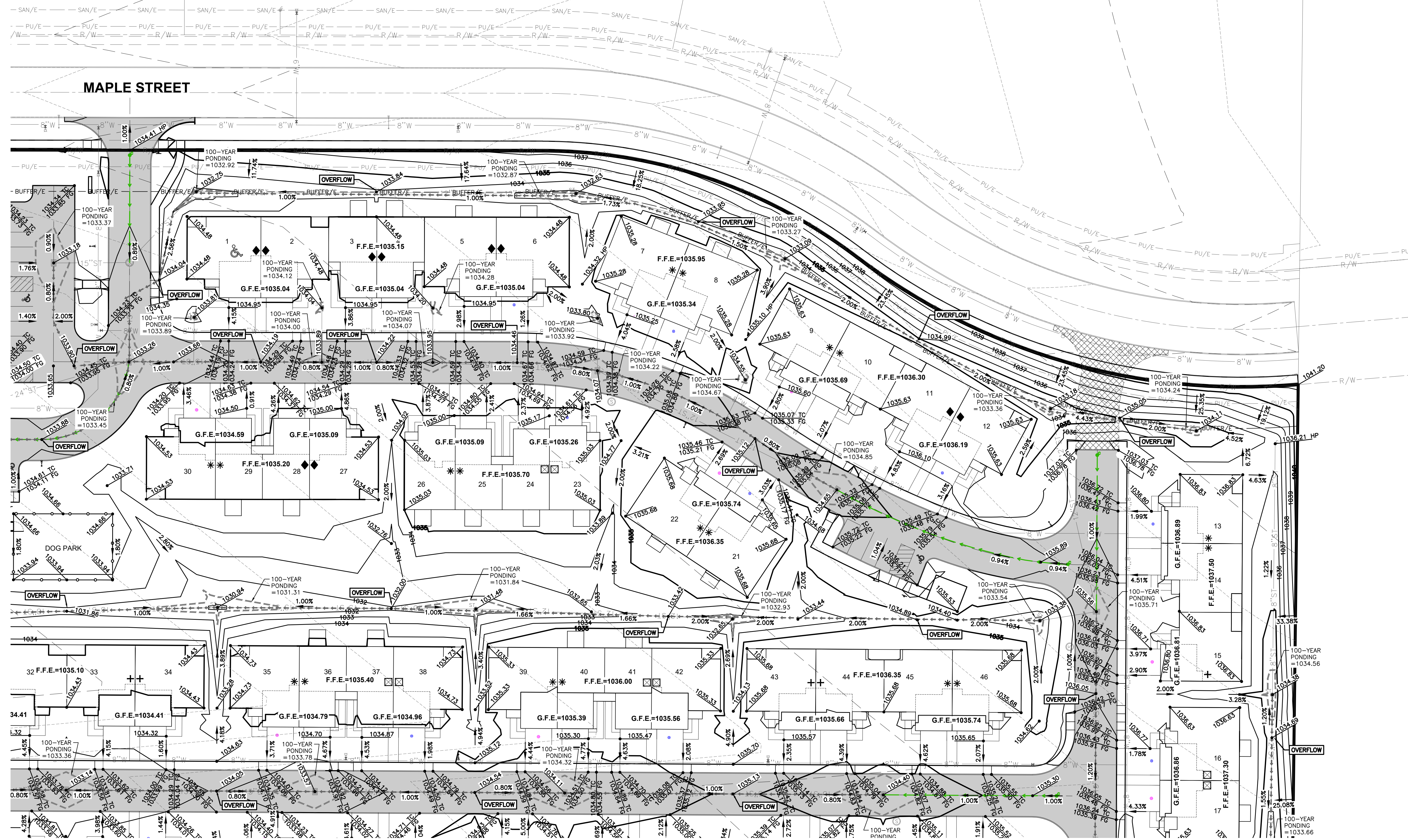
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**MAPLE STREET VILLAGE  
 GRADING PLAN (NW)**

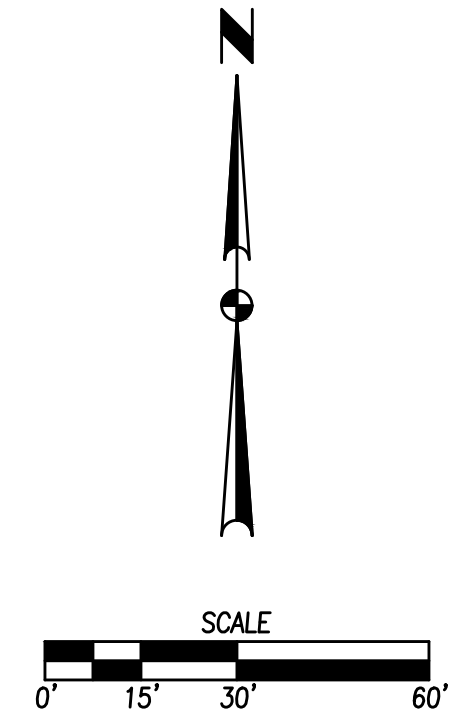
**C6.1**  
 2501.038

ENGINEER:

TECH:



- LEGEND**
- + -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.69' (7" STEP)
  - \* -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.61' (6" STEP)
  - ⊠ -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.44' (4" STEP)
  - ◆ -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.11' (ZERO STEP)
  - △ -FRONT DOOR PORCH PAVEMENT  
ELEVATION = FFE -0.10'
  - -OVERFLOW PATH



COMMENT:  
 FILE: H:\2025\2501038\2501038-PROTIN SITE GRADING  
 PLOTTED BY: BRADSON HUBER TECH. 12/1/2025 3:41 PM

<b>DATE</b>	12/01/2025
<b>FIFTH SUBMITTAL</b>	11/14/2025
<b>FOURTH SUBMITTAL</b>	09/30/2025
<b>THIRD SUBMITTAL</b>	07/18/2025
<b>FIRST SUBMITTAL</b>	04/22/2025

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

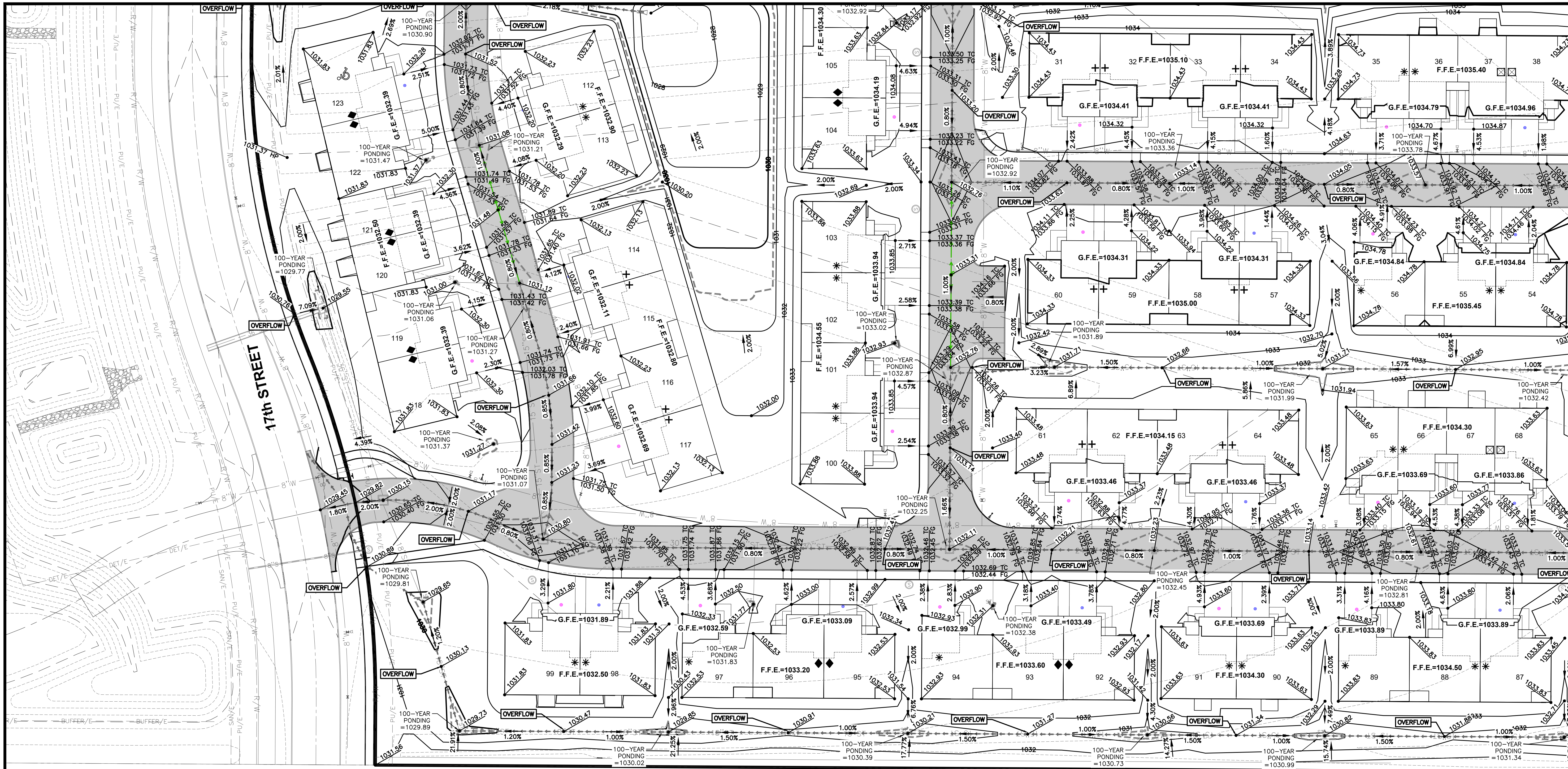
**TECH:** \_\_\_\_\_  
**ENGINEER:** \_\_\_\_\_

**CIVIL DESIGN ADVANTAGE**  
WAUKEE, IOWA

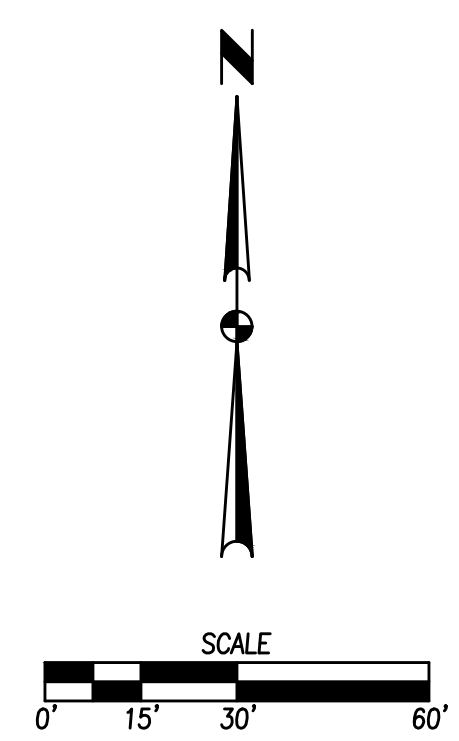
**MAPLE STREET VILLAGE**  
**GRADING PLAN (NE)**

**C6.2**  
 2501.038

FILE: H:\2025\2501038\2501038-PROTIN SITE GRADING  
 COMMENT: PLOTTED BY: BRADSON HUBER TECH  
 DATE: 12/1/2025 3:41 PM



- LEGEND**
- + - GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.69' (7" STEP)
  - \* - GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.61' (6" STEP)
  - ☒ - GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.44' (4" STEP)
  - ◆ - GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.11' (ZERO STEP)
  - △ - FRONT DOOR PORCH PAVEMENT  
ELEVATION = FFE -0.10'
  - - OVERFLOW PATH



DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
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09/30/2025	THIRD SUBMITTAL
07/19/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

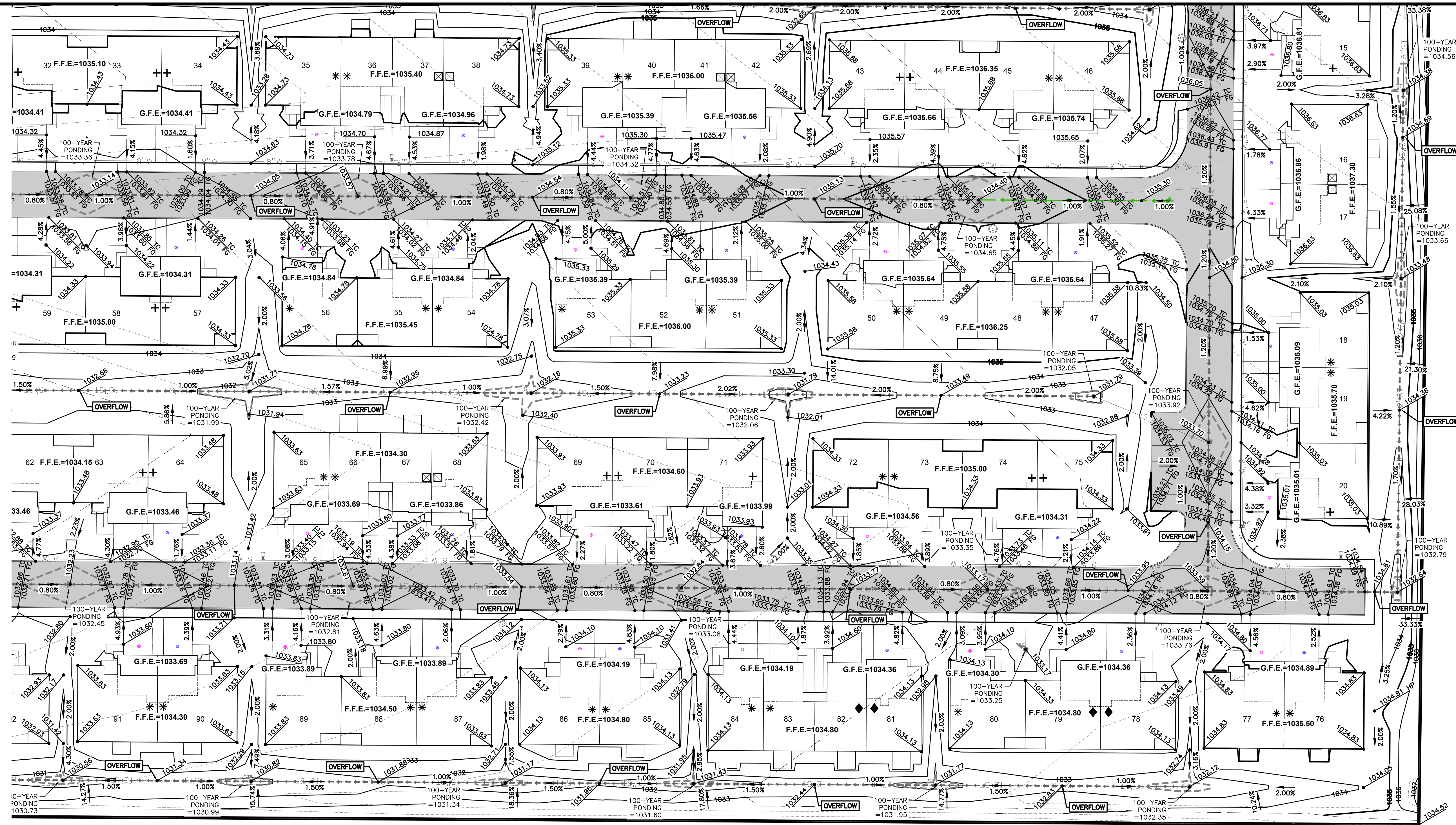
**MAPLE STREET VILLAGE**  
**GRADING PLAN (SW)**

**C6.3**  
 2501.038

ENGINEER:

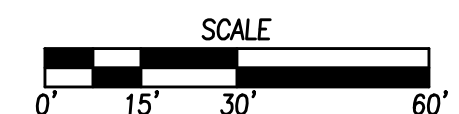
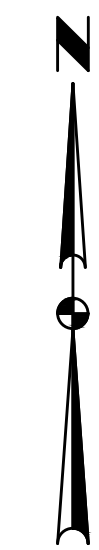
TECH:

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 COMMENT:  
 ENCL:  
 PLOTTED BY: BRADSON HUBER TECH  
 PLOTTED: 12/11/2025 3:41 PM



**LEGEND**

- + -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.69' (7" STEP)
- \* -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.61' (6" STEP)
- ☒ -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.44' (4" STEP)
- ◆ -GARAGE ENTRY PAVEMENT  
ELEVATION = FFE -0.11' (ZERO STEP)
- △ -FRONT DOOR PORCH PAVEMENT  
ELEVATION = FFE -0.10'
- -OVERFLOW PATH

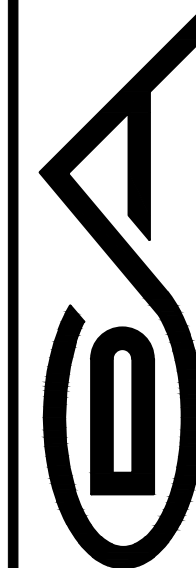


DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/19/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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

TECH:

ENGINEER:

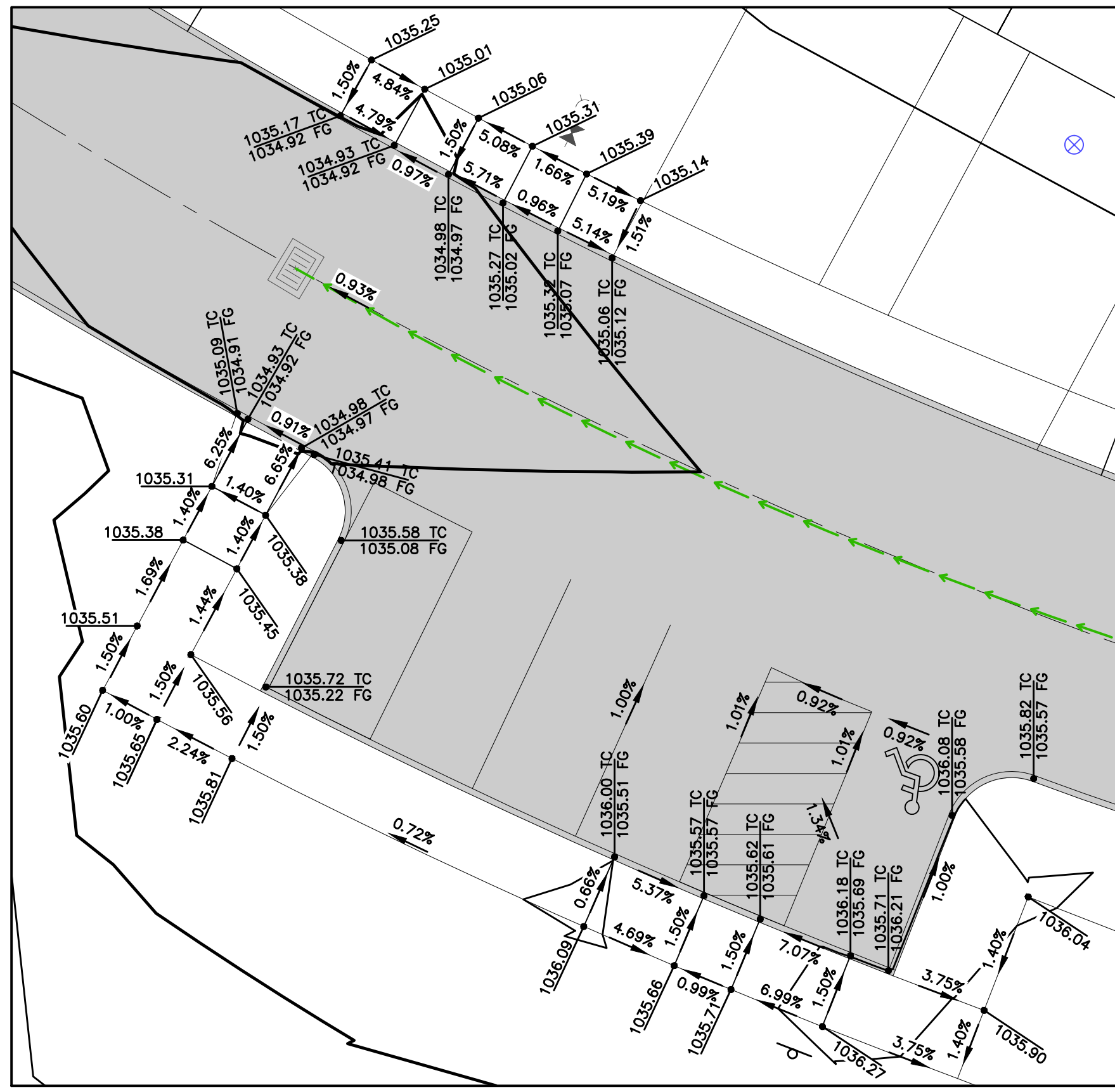


WAUKEE, IOWA

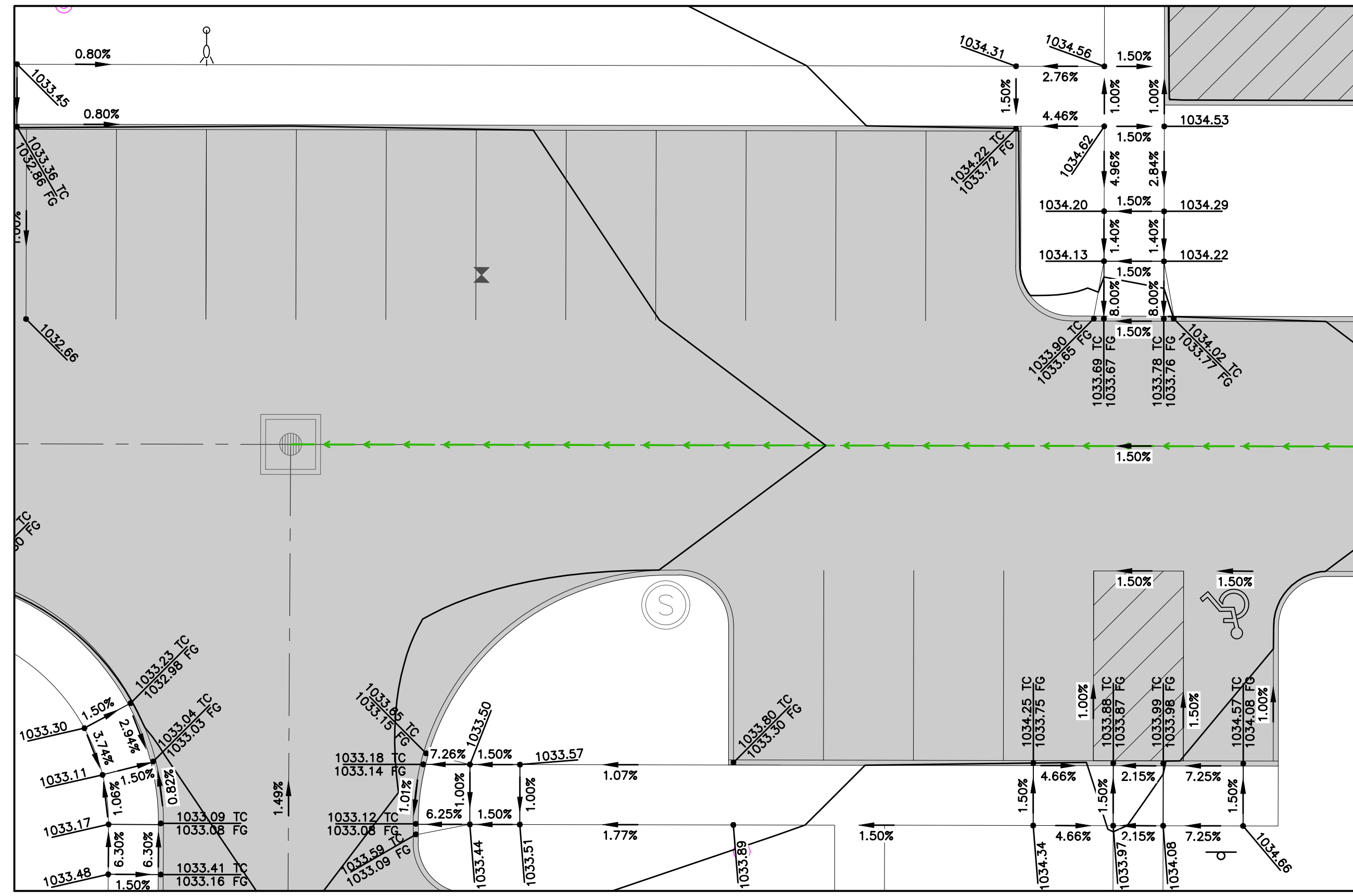
**MAPLE STREET VILLAGE  
 GRADING PLAN (SE)**

**C6.4**

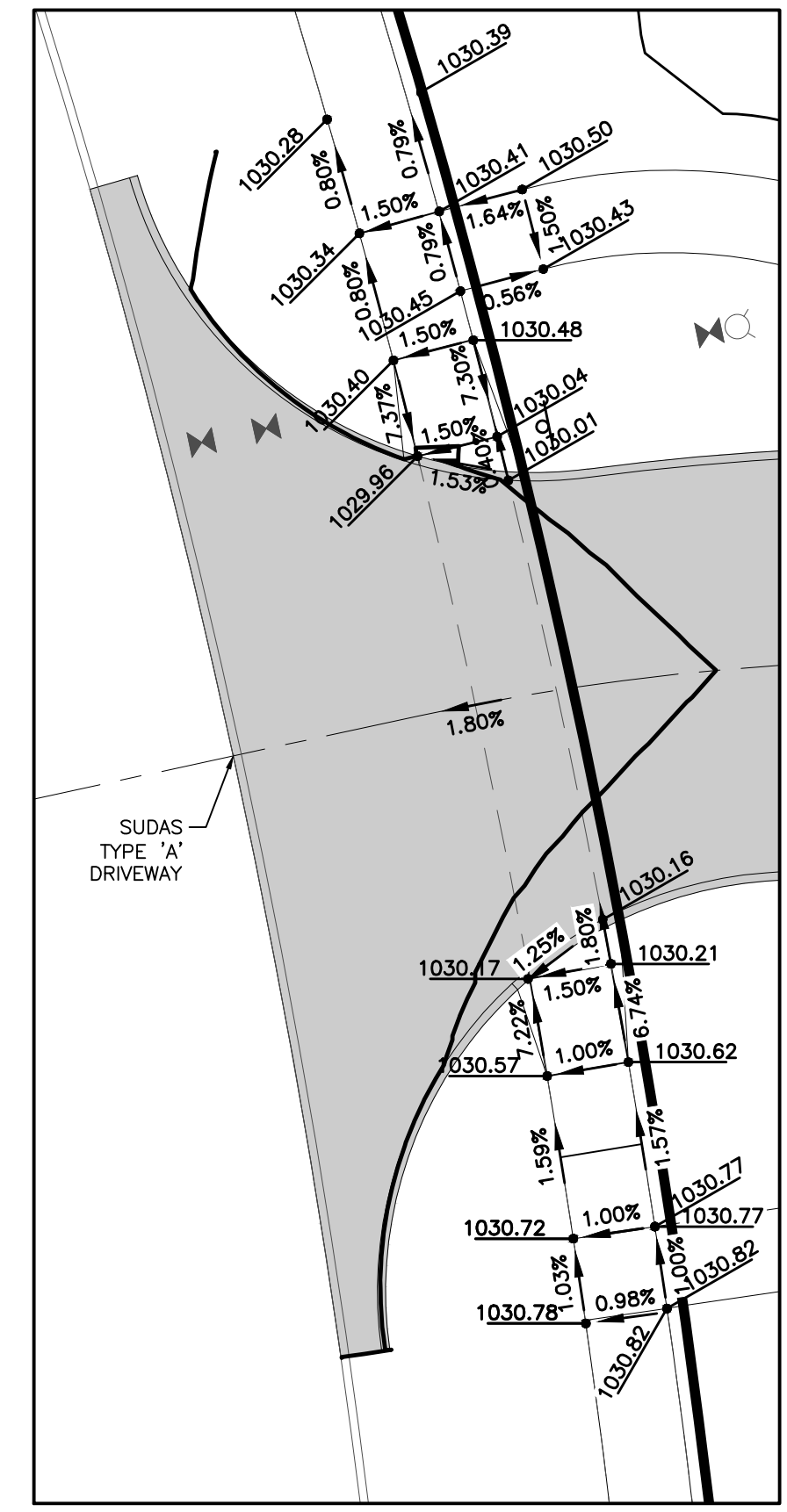
2501.038



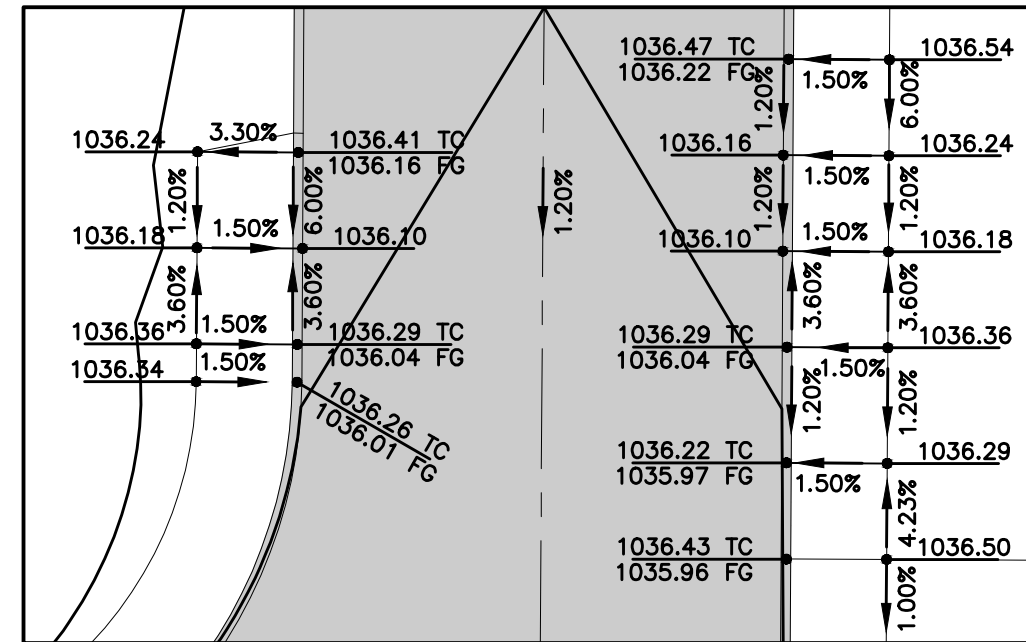
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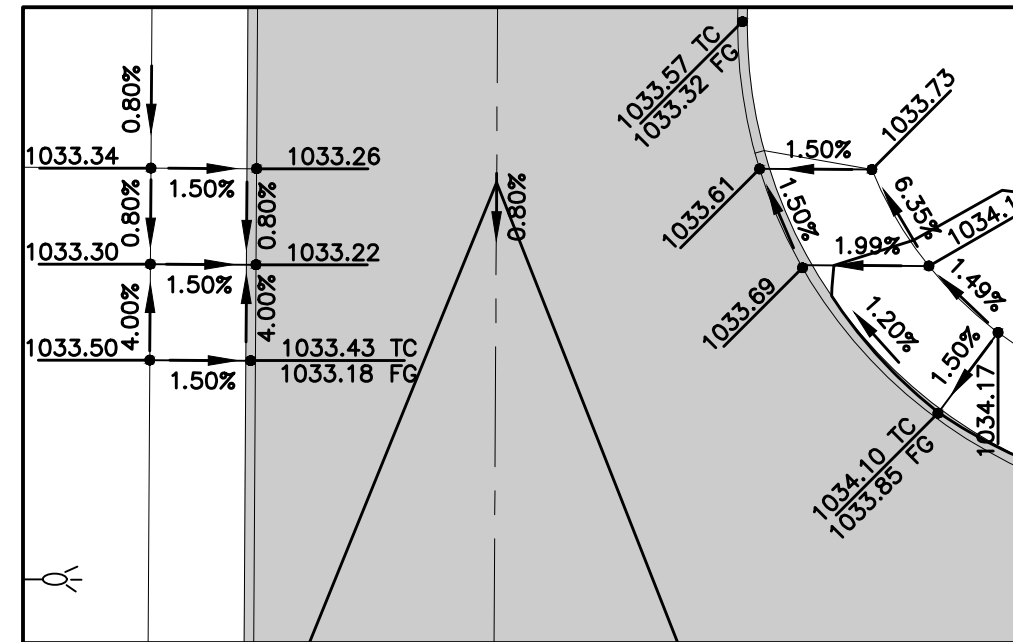
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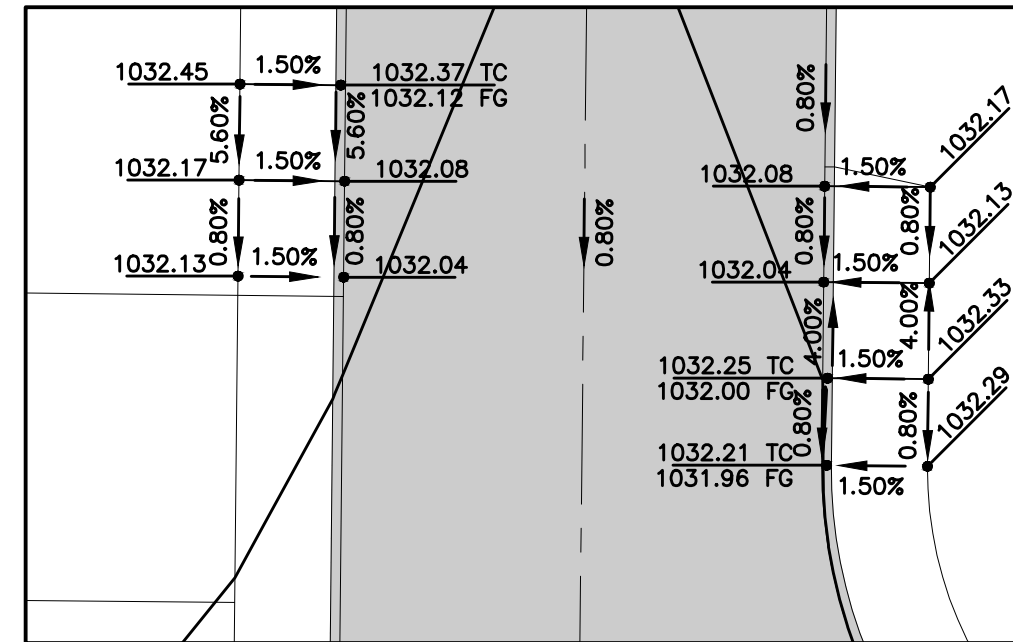
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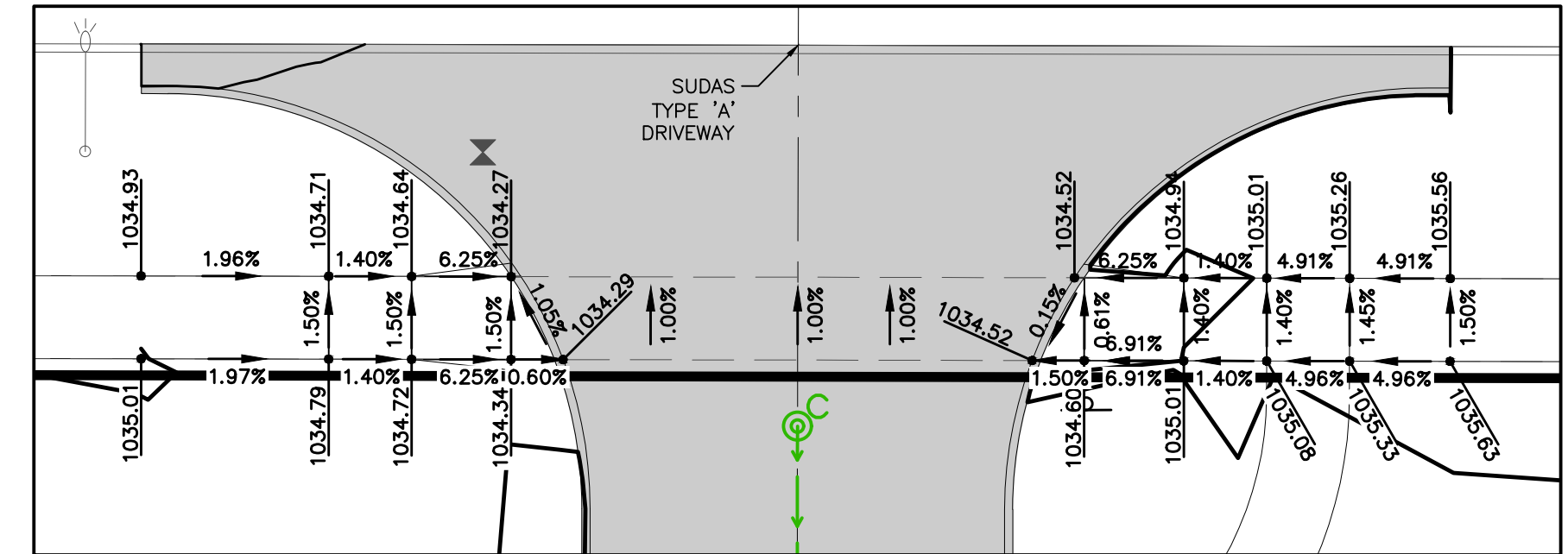
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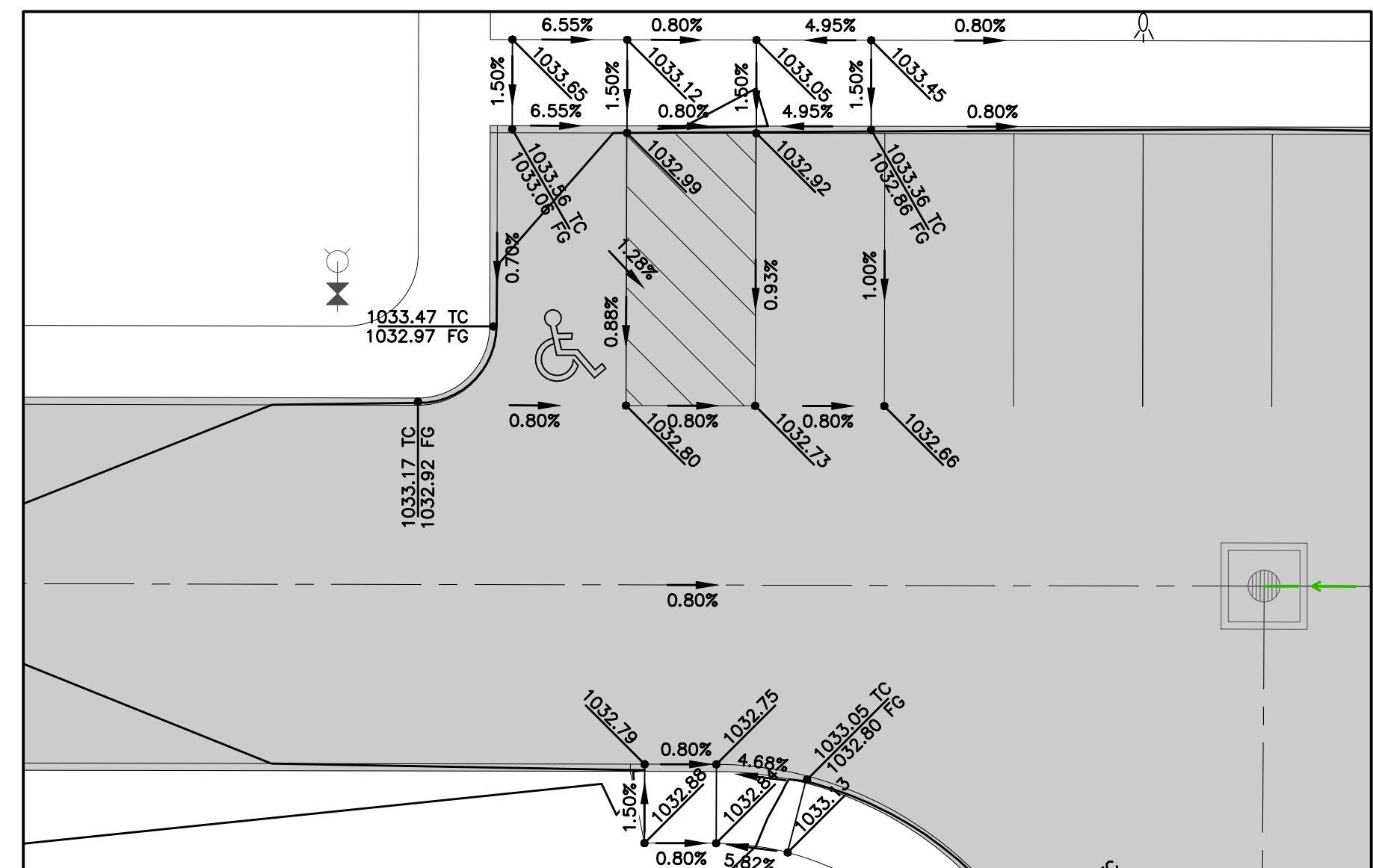
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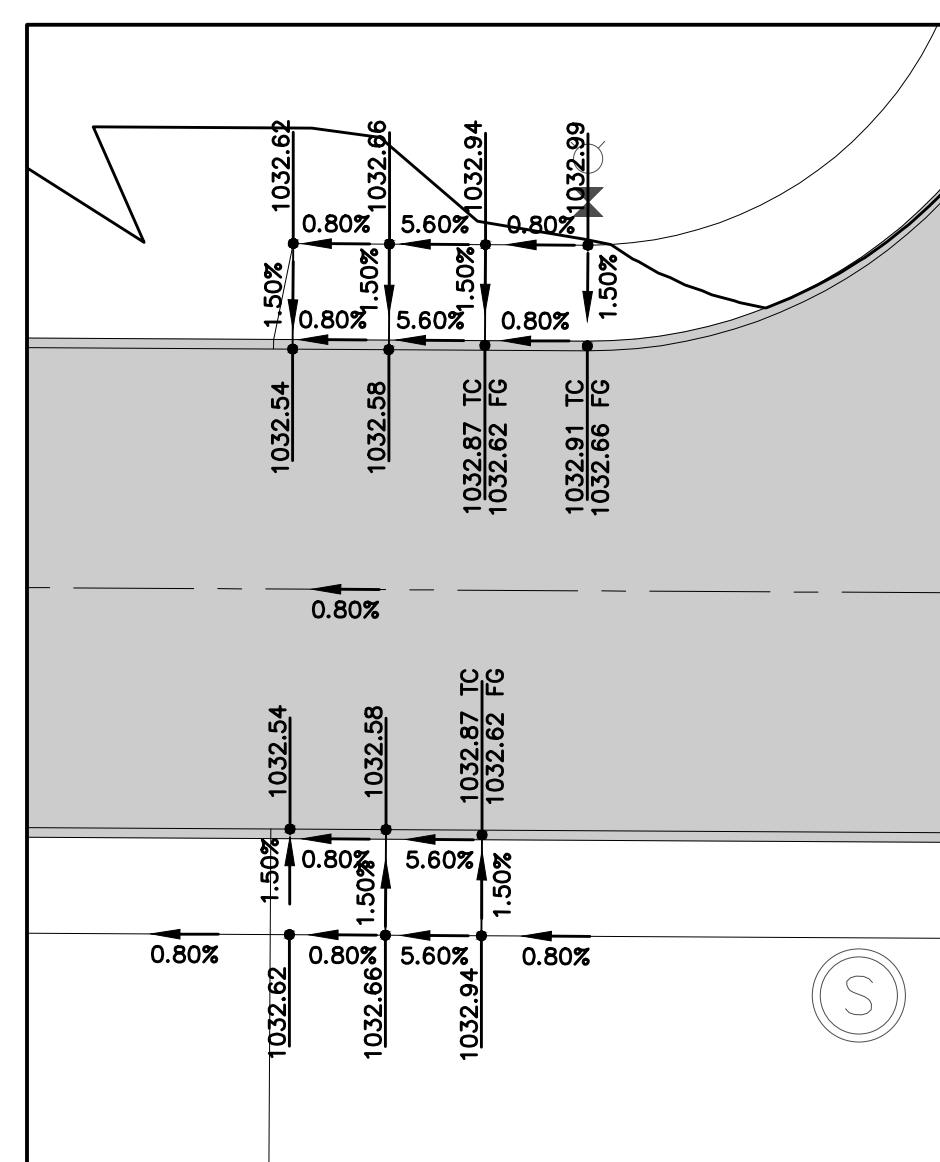
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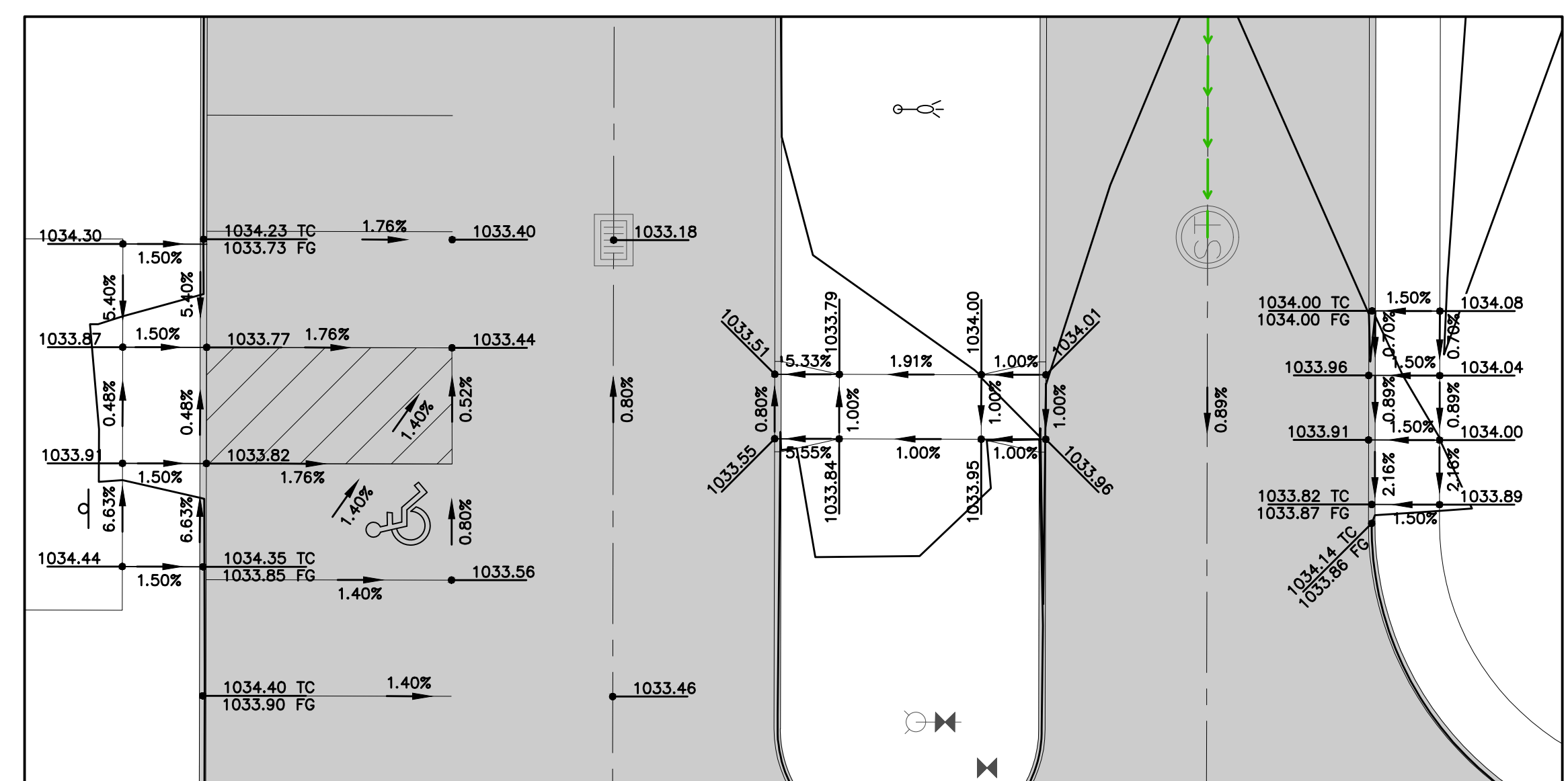
GRADING DETAIL 'H'



GRADING DETAIL 'I'

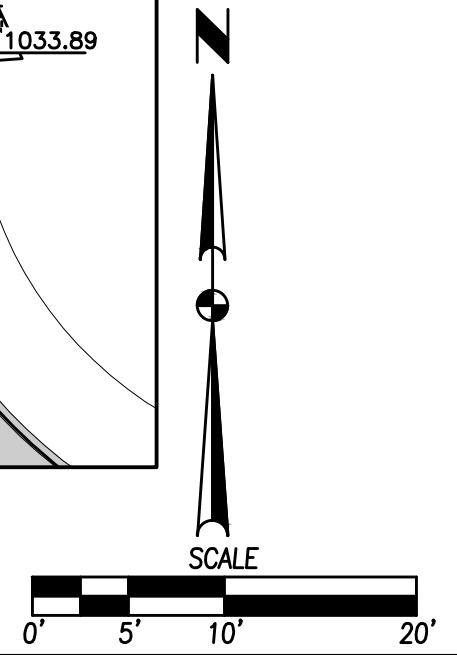


GRADING DETAIL 'J'



GRADING DETAIL 'K'

FILE: H:\2025\2501038\2501038-SITE- RAMP SPOTS.DWG  
 PLOTTED BY: BRADSON HUBER TECH  
 DATE: 12/17/2025 3:41 PM  
 COMMENT:



DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/18/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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



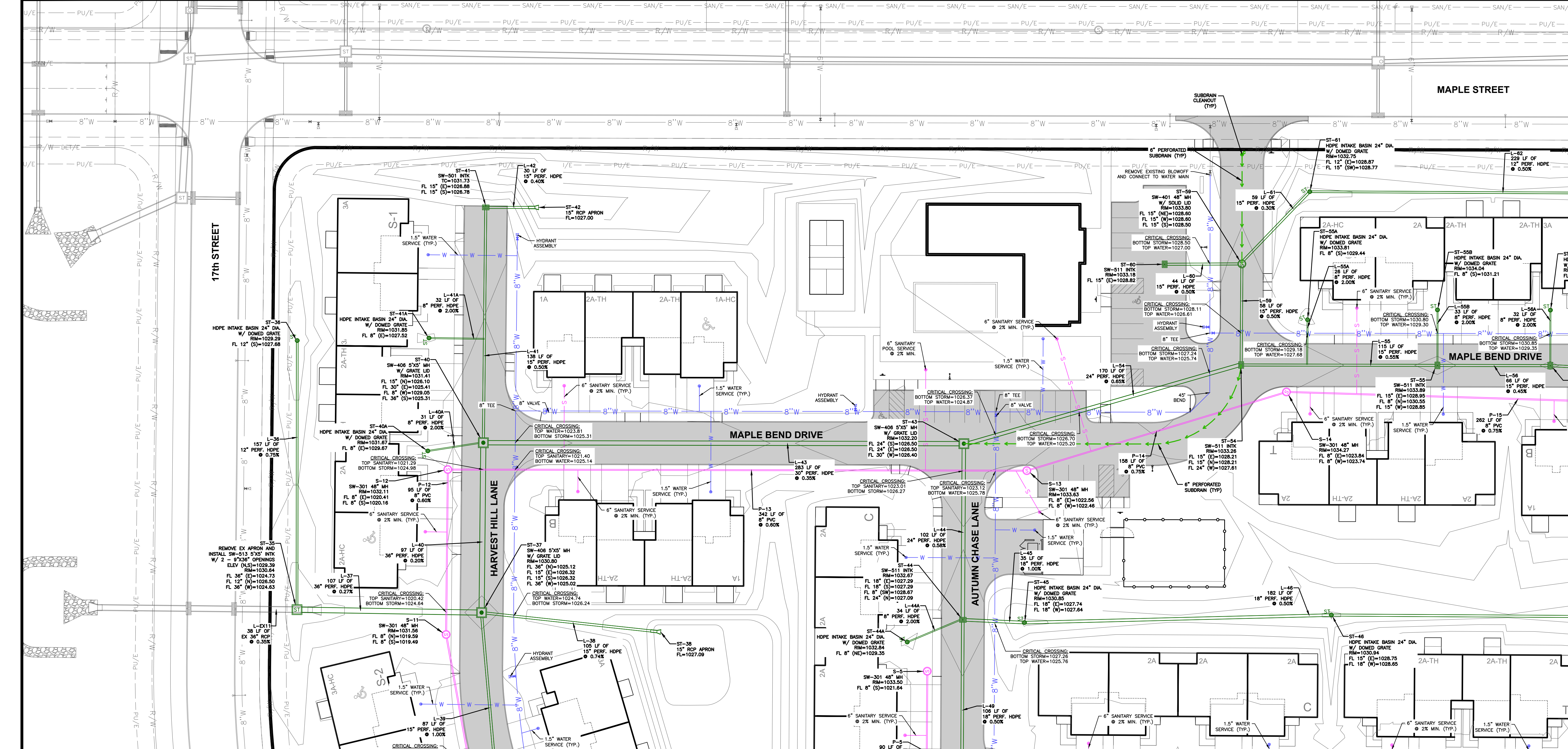
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**MAPLE STREET VILLAGE**  
**GRADING DETAILS**

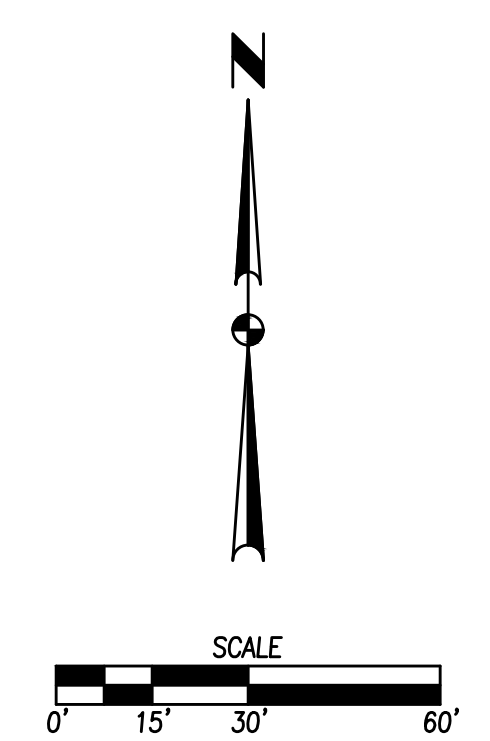
**C6.5**  
 2501.038

ENGINEER:

TECH:



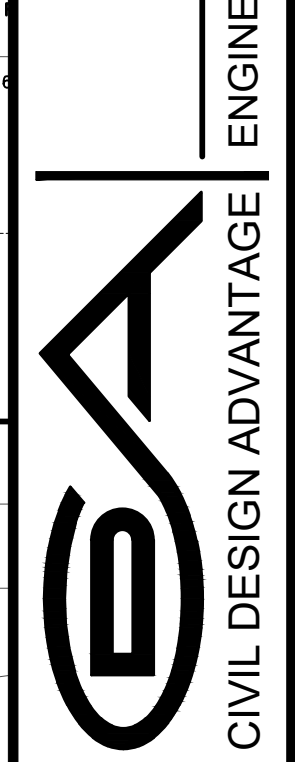
**NOTE**  
 ALL UTILITIES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED OTHERWISE.



FILE: H:\2025\2501038\DWG\2501038-SITE-UTILITY PLAN.dwg  
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 PLOTTED BY: BRADSON HUBER TECH  
 DATE: 12/17/2025 3:41 PM

DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
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04/22/2025	FIRST SUBMITTAL

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



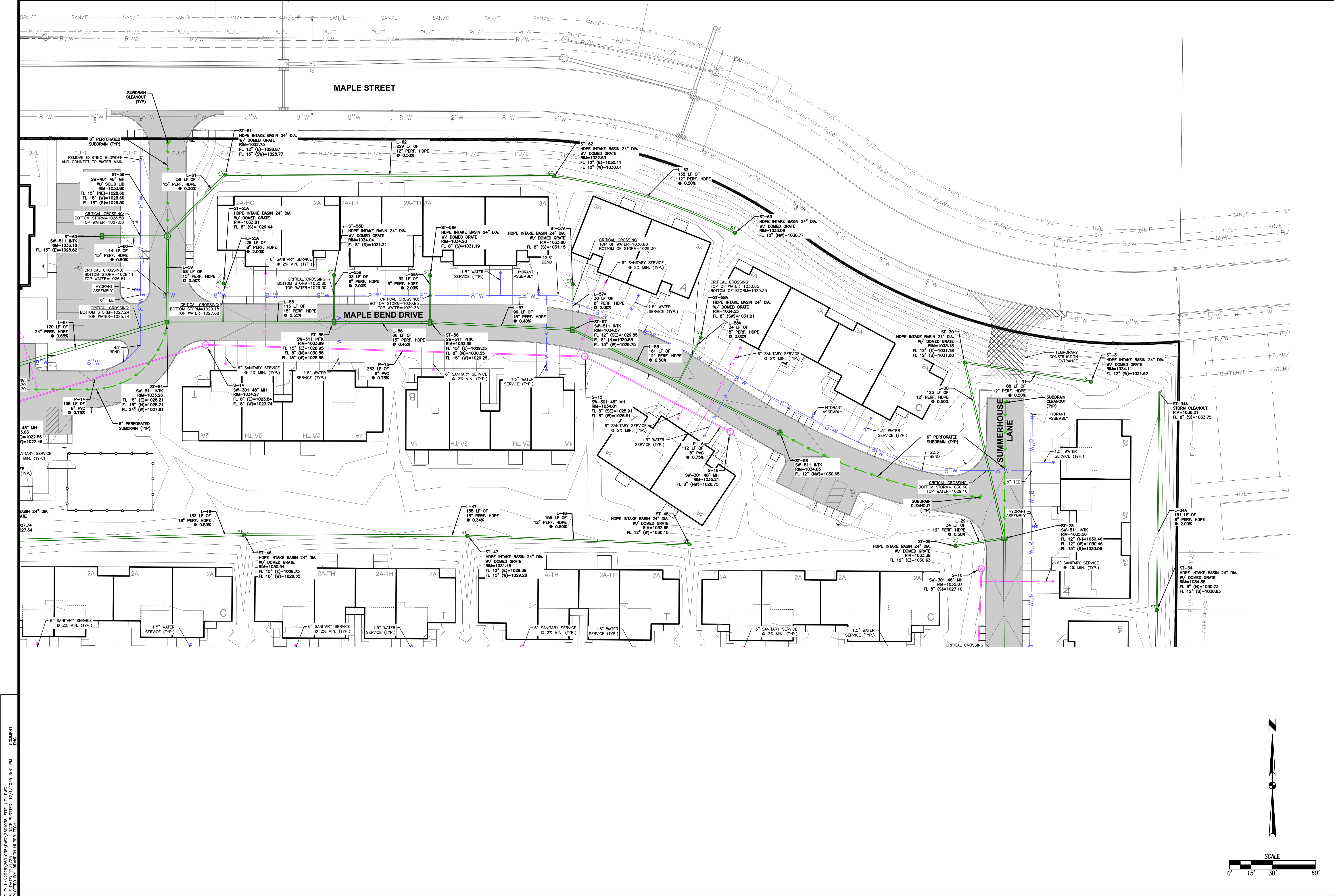
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**MAPLE STREET VILLAGE**  
 UTILITY PLAN (NW)

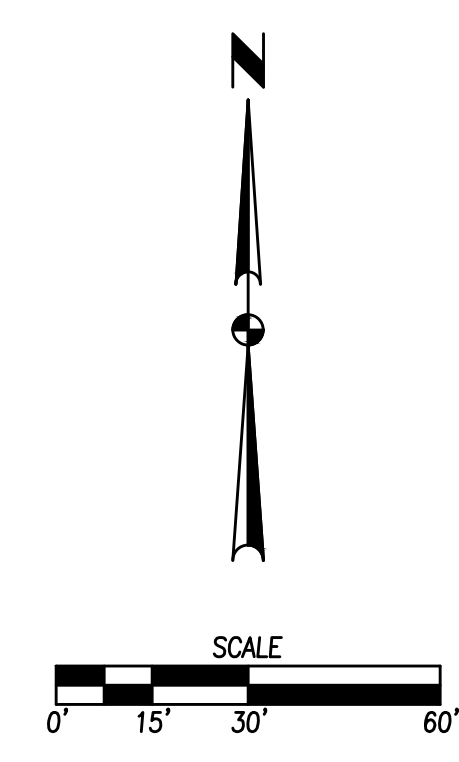
**C7.0**  
 2501.038

TECH:

ENGINEER:

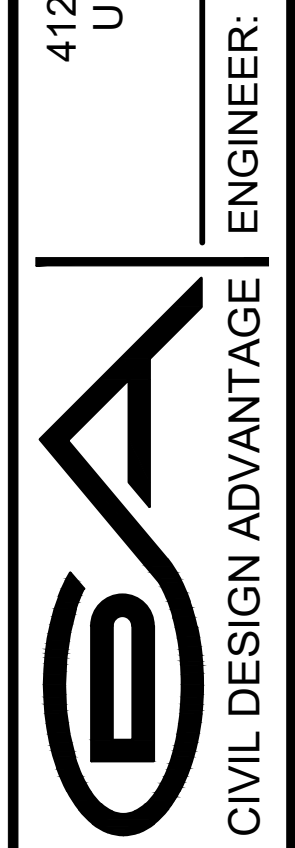


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 PLOTTED: 12/17/2025 3:41 PM



DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/18/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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



WAUKEE, IOWA

# MAPLE STREET VILLAGE

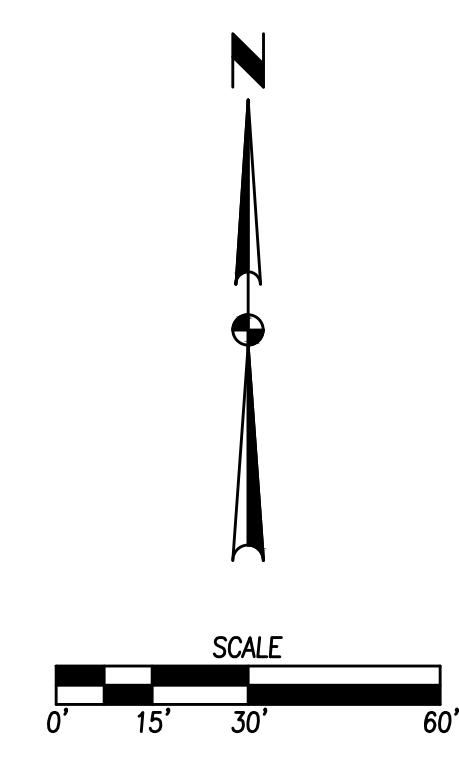
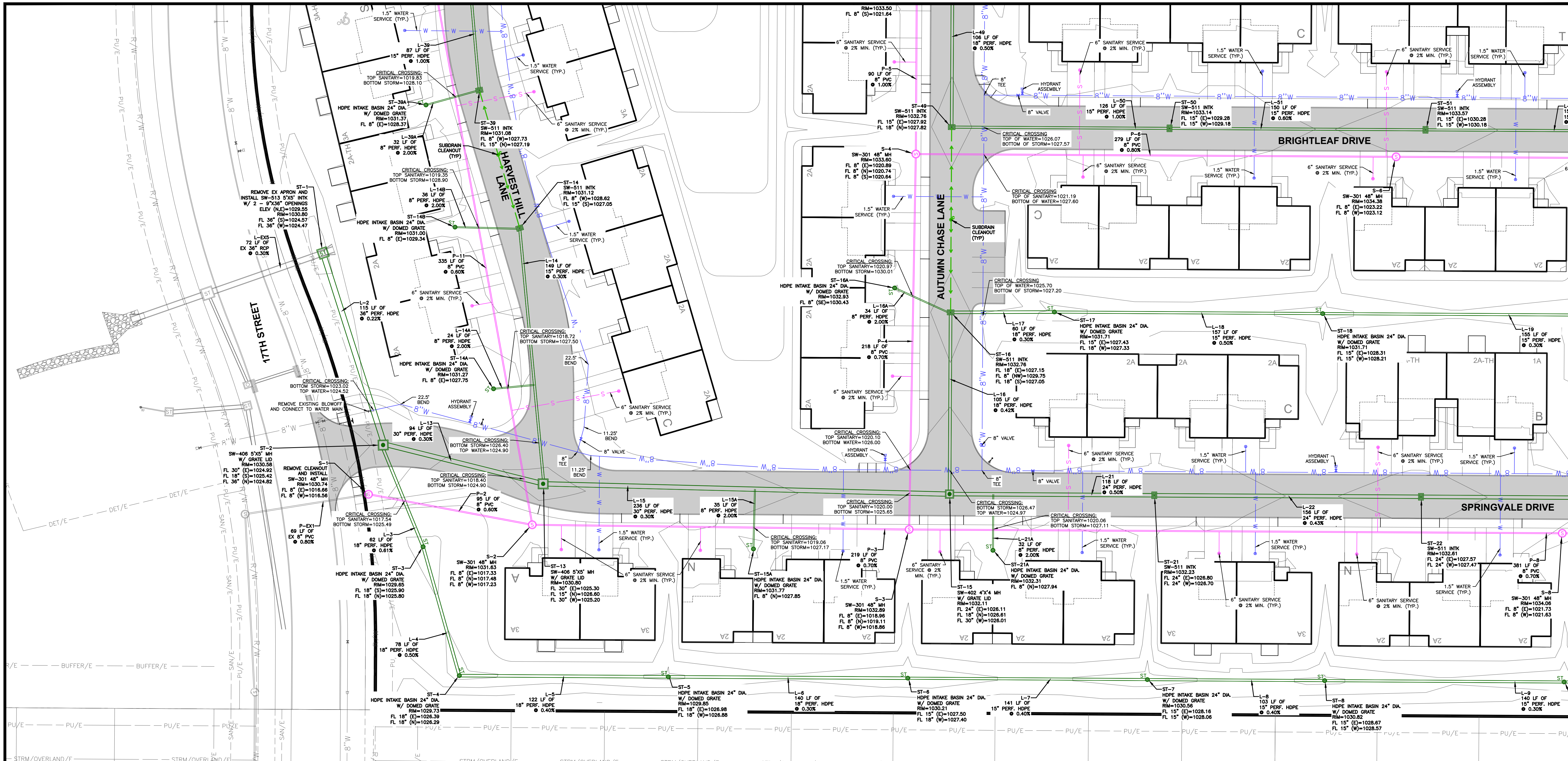
## UTILITY PLAN (NE)

**C7.1**  
 2501.038

ENGINEER:

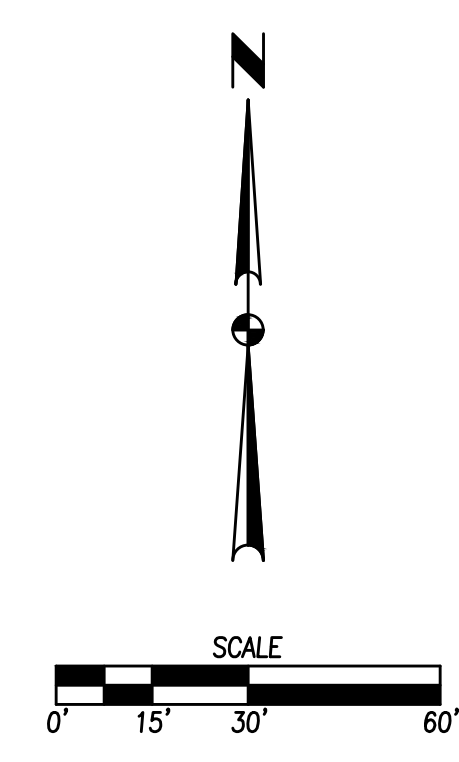
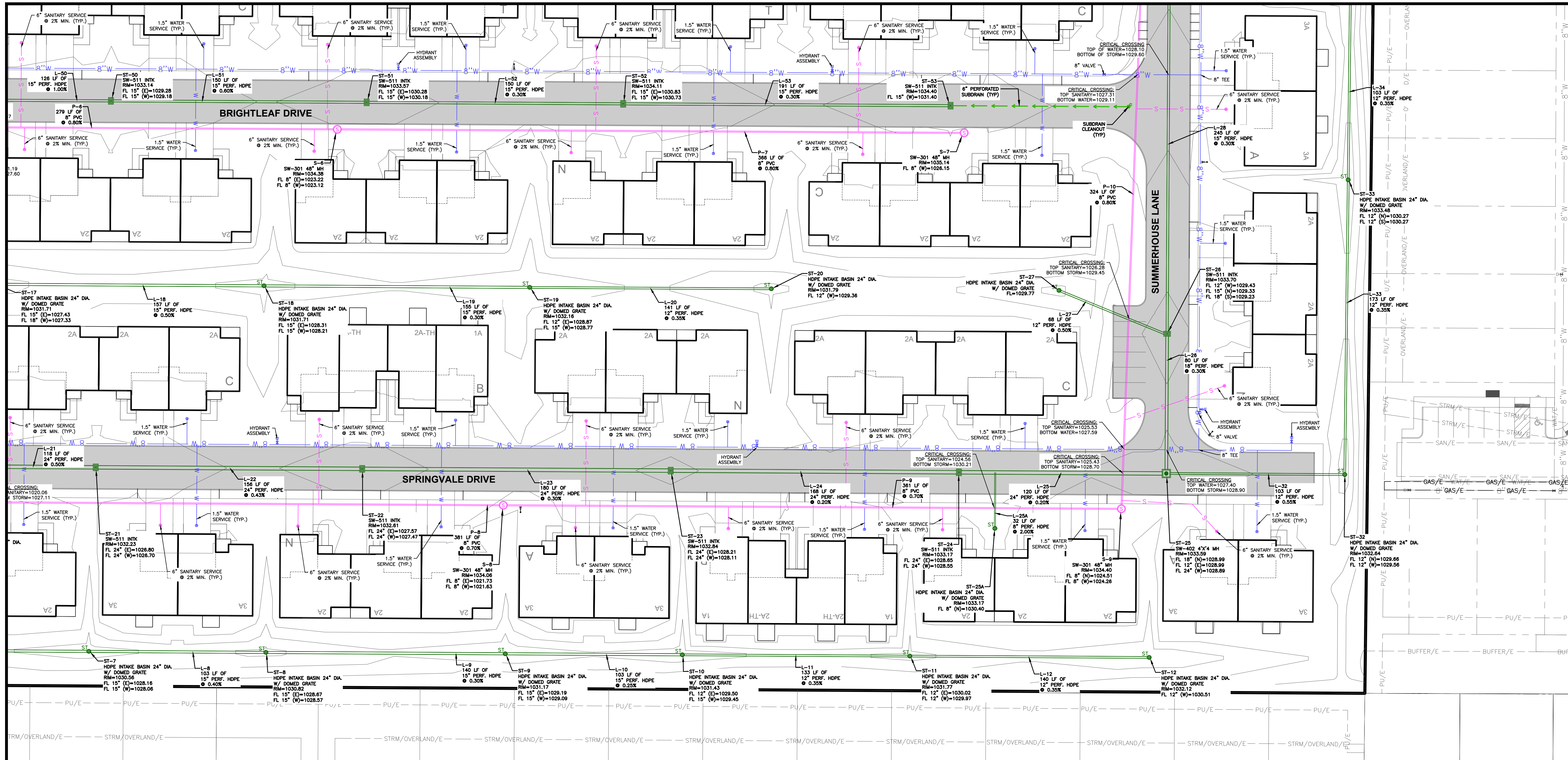
TECH:

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PLOTTED: 12/17/2025 3:41 PM



	DATE	12/01/2025	
	FIFTH SUBMITTAL	11/14/2025	
	FOURTH SUBMITTAL	09/30/2025	
	THIRD SUBMITTAL	07/19/2025	
REVISIONS		FIRST SUBMITTAL	04/22/2025
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400		ENGINEER:	TECH:
<b>MAPLE STREET VILLAGE</b> UTILITY PLAN (SW)		CIVIL DESIGN ADVANTAGE	
WAUKEE, IOWA			
<b>C7.2</b>		2501.038	

FILE: H:\2501\2501038\2501038-SITE-UTIL.DWG  
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DATE: 12/17/2025 3:41 PM



	DATE	12/01/2025
	REVISIONS	
	FIFTH SUBMITTAL	11/14/2025
	FOURTH SUBMITTAL	09/30/2025
	THIRD SUBMITTAL	07/18/2025
	FIRST SUBMITTAL	04/22/2025

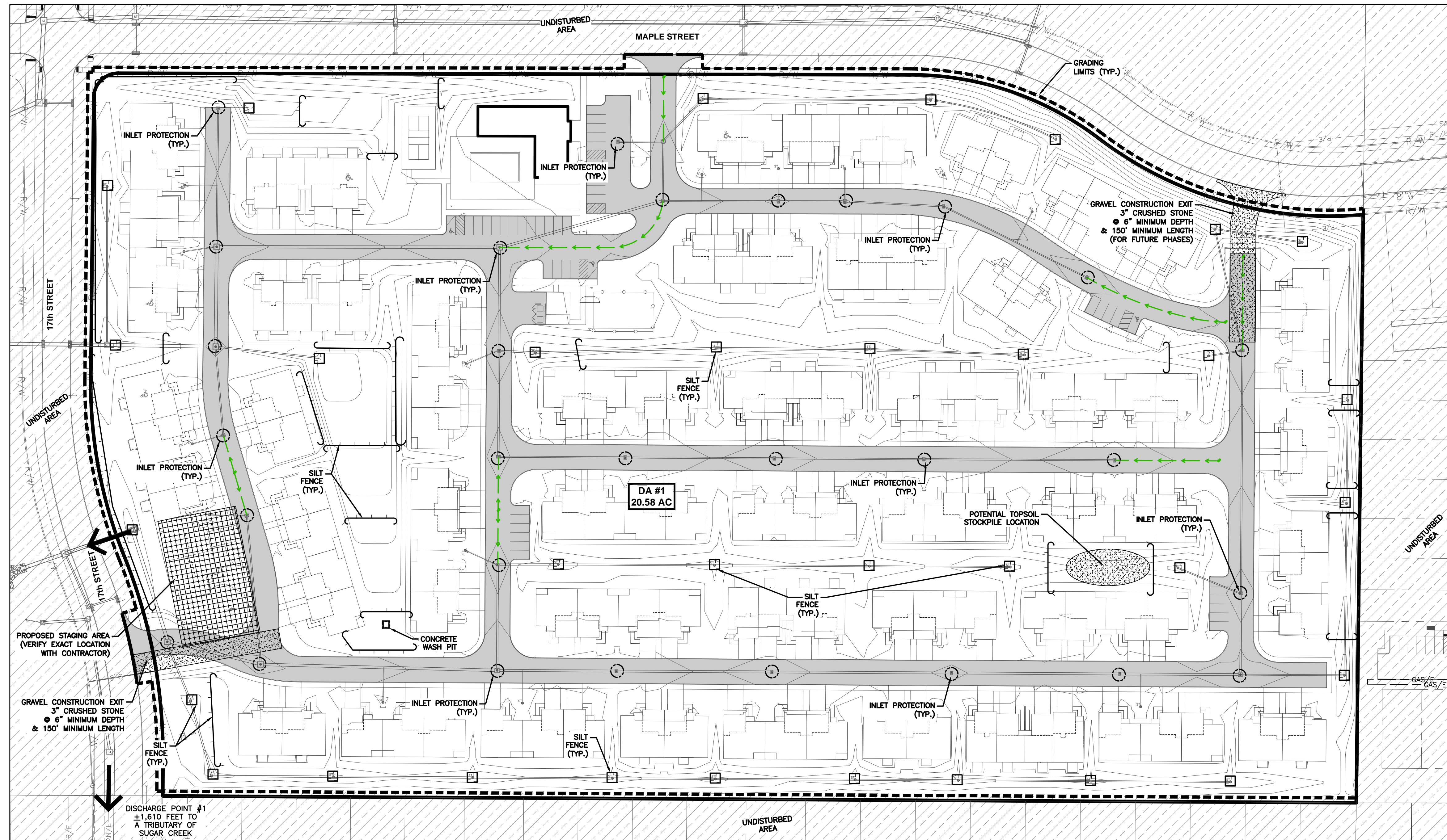
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

WAUKEE, IOWA

**MAPLE STREET VILLAGE**  
UTILITY PLAN (SE)

**C7.3**  
2501.038



### DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO SUGAR CREEK ±1610 FT	20.58 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	74,088 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (3,156 LF @ 4.5 CU FT/LF OF FENCE)	14,202 CU FT
VOLUME PROVIDED IN EXISTING TSB #1 (HOPE SPRINGS PLAT 1)	922,529 CU FT
<b>TOTAL VOLUME PROVIDED</b>	<b>936,731 CU FT</b>

### STABILIZATION QUANTITIES

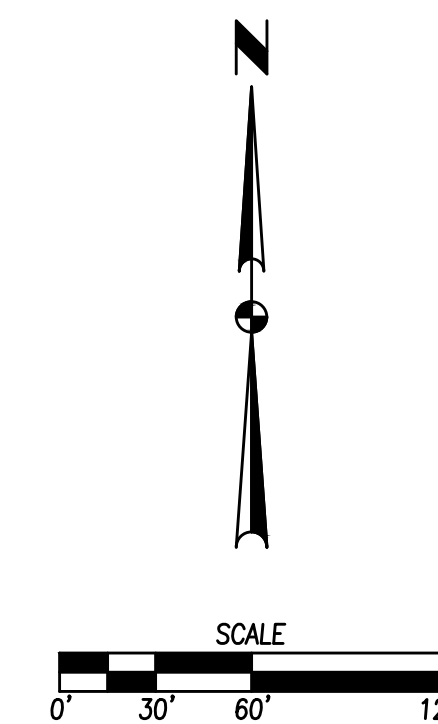
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,156
2	SEEDING, FERTILIZING, AND MULCHING	AC	8.78
3	SOD	AC	8.78
4	INLET PROTECTION DEVICES	EA	29
5	CONCRETE WASHOUT PIT	EA	1

### 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 SEEDDED (SUDAS TYPE 4 - TEMPORARY EROSION CONTROL MIXTURE) OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

### SWPPP LEGEND

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



FILE: H:\2025\2501038\2501038-SITE-SWPPP.DWG  
 COMMENT: EXISTING  
 PLOTTED BY: BRADON HUBER TECH  
 DATE: 12/1/2025 3:47 PM

REVISIONS  
 DATE  
 12/01/2025  
 11/14/2025  
 09/30/2025  
 07/18/2025  
 04/22/2025  
 FIFTH SUBMITTAL  
 FOURTH SUBMITTAL  
 THIRD SUBMITTAL  
 SECOND SUBMITTAL  
 FIRST SUBMITTAL

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

CIVIL DESIGN ADVANTAGE ENGINEER:

WAUKEE, IOWA

**MAPLE STREET VILLAGE**  
**EROSION & SEDIMENT CONTROL PLAN**

2501.038

DATE	12/01/2025
REVISIONS	
FIFTH SUBMITTAL	11/14/2025
FOURTH SUBMITTAL	09/30/2025
THIRD SUBMITTAL	07/18/2025
SECOND SUBMITTAL	
FIRST SUBMITTAL	04/22/2025

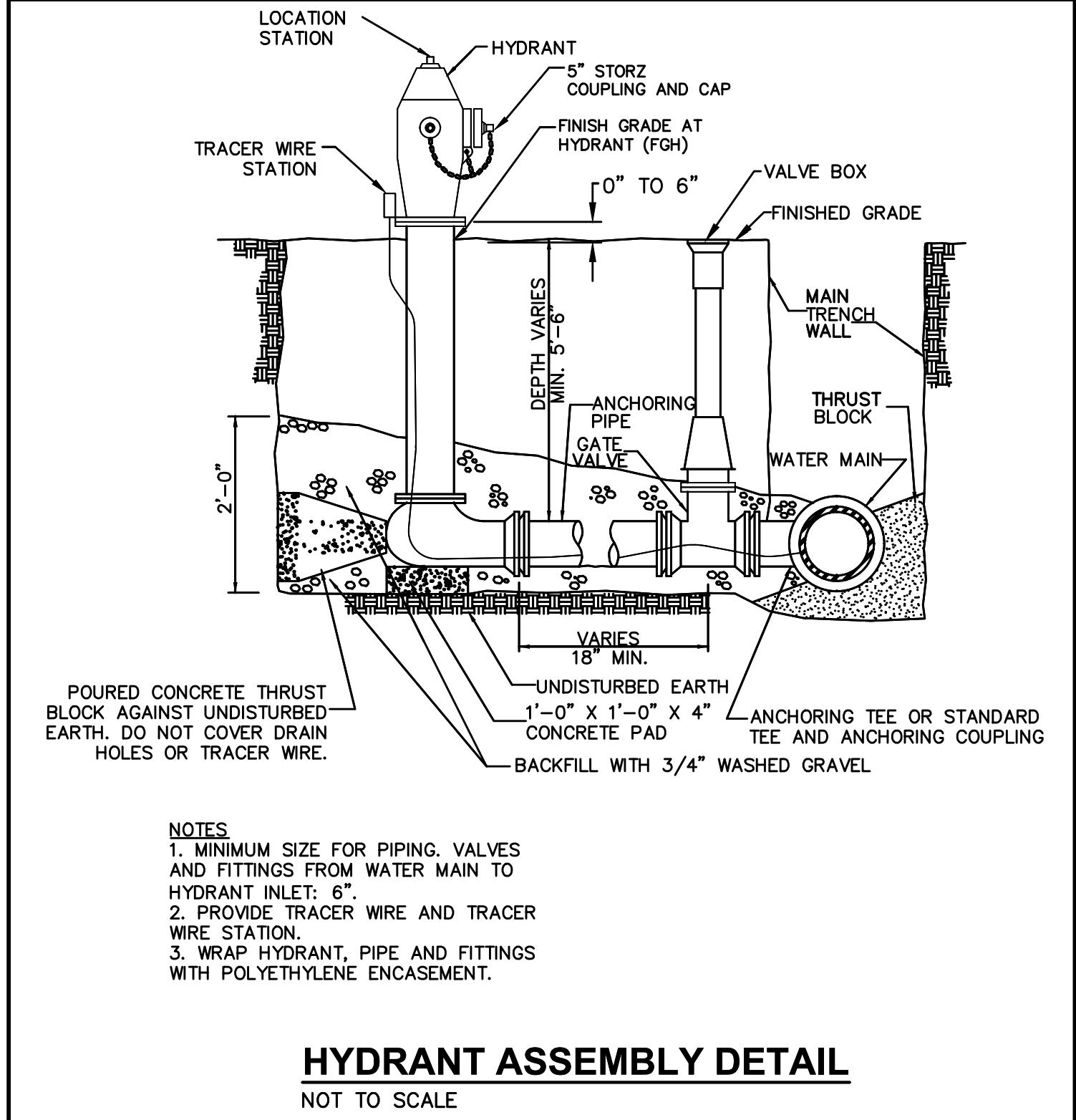
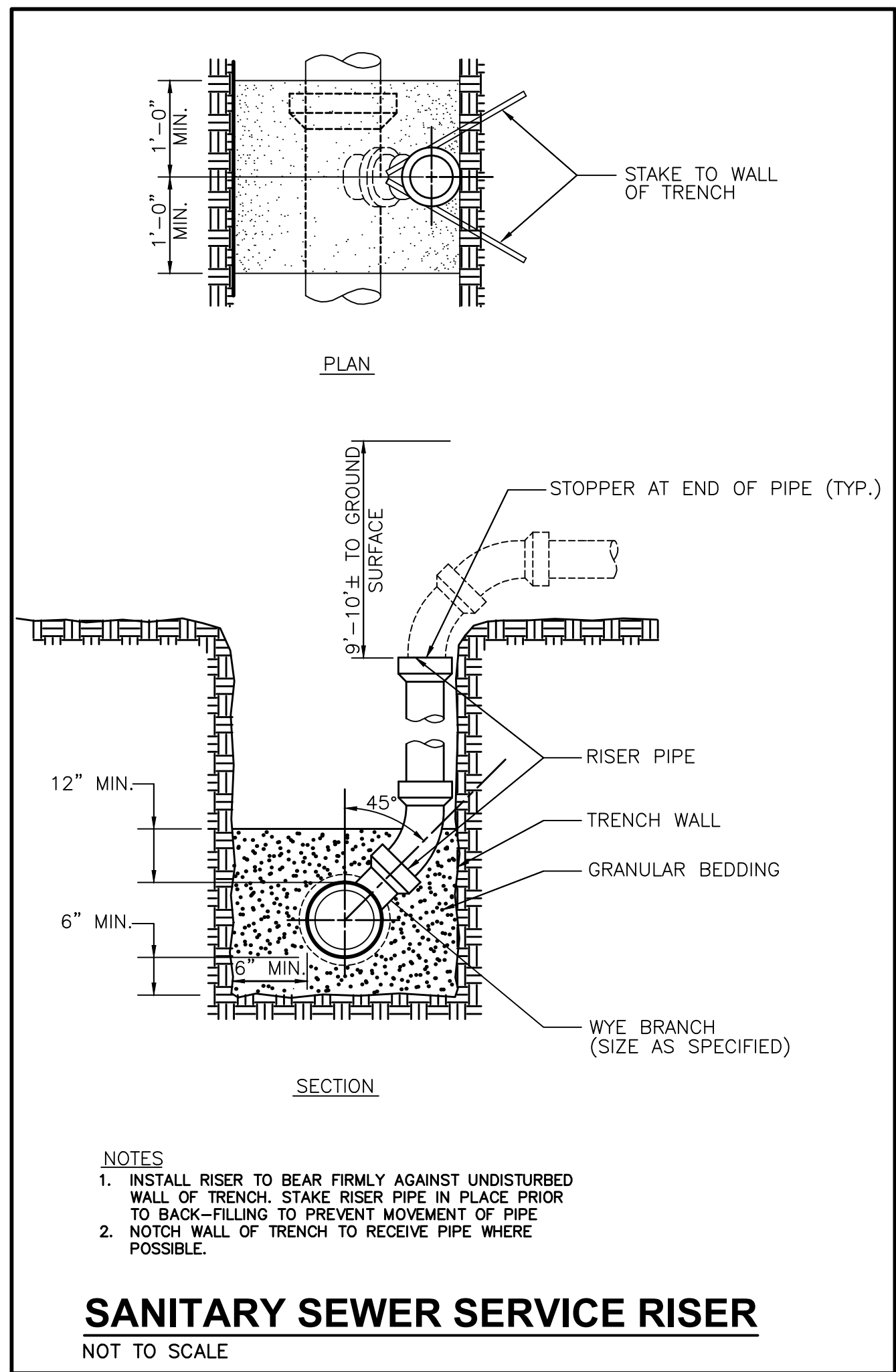
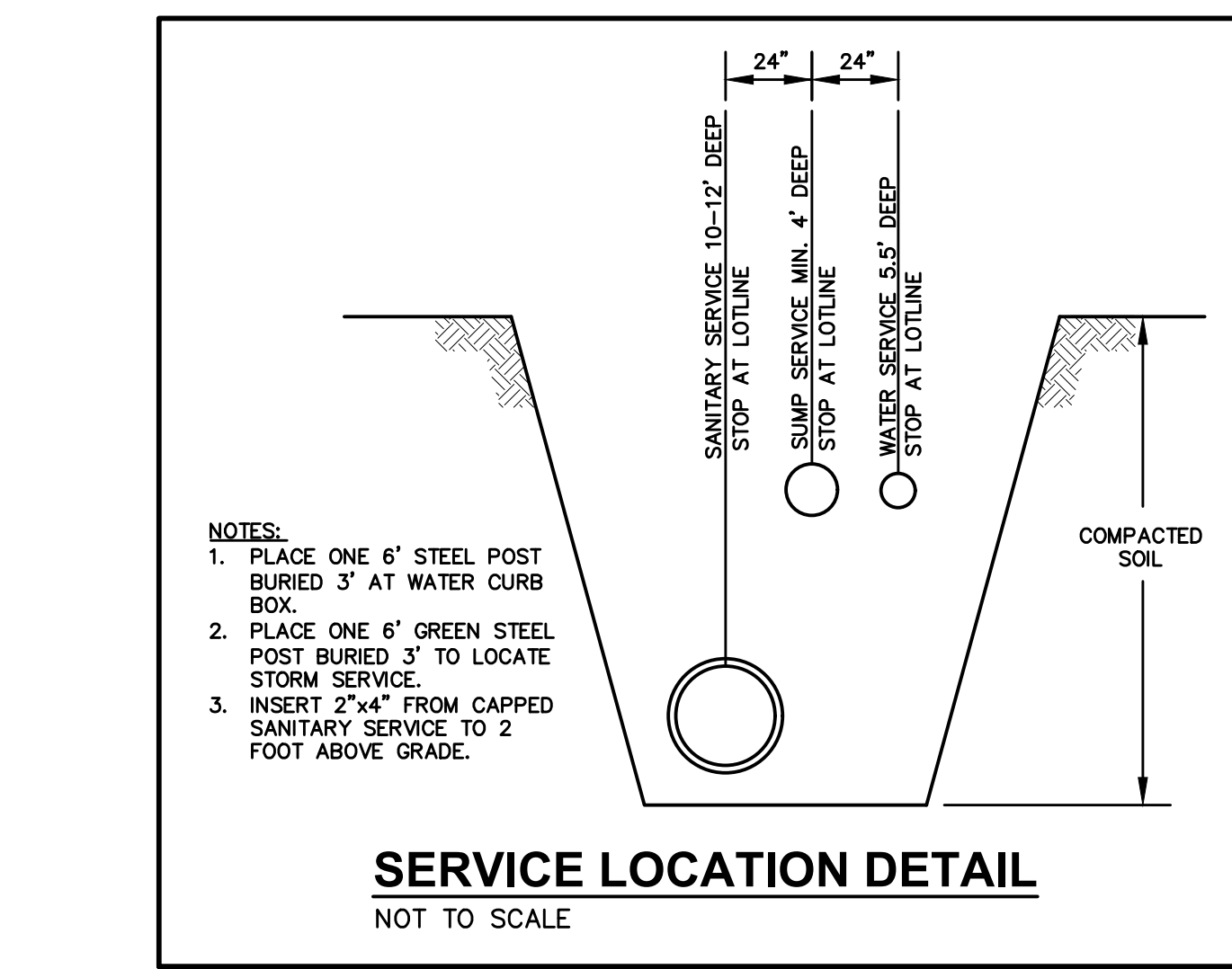
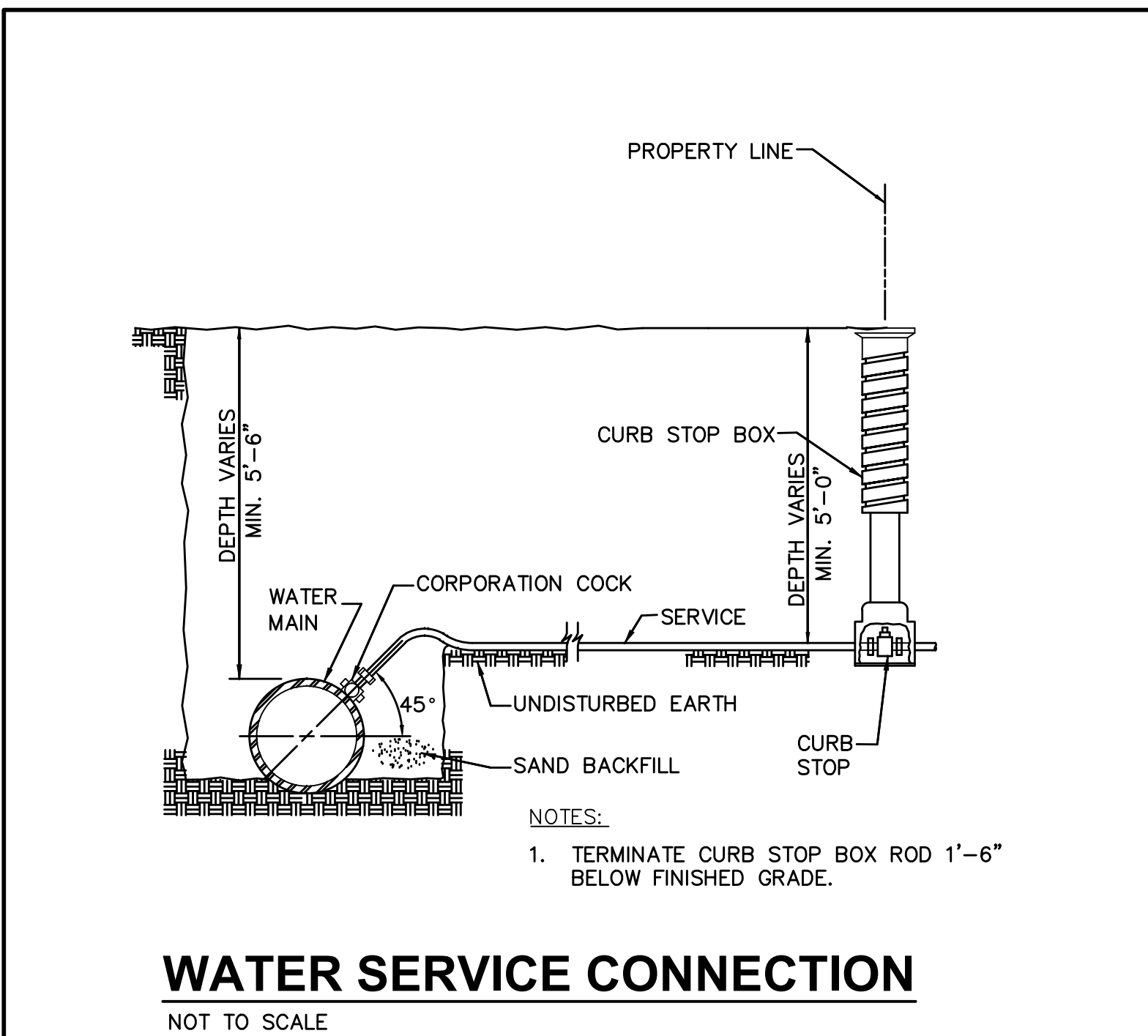
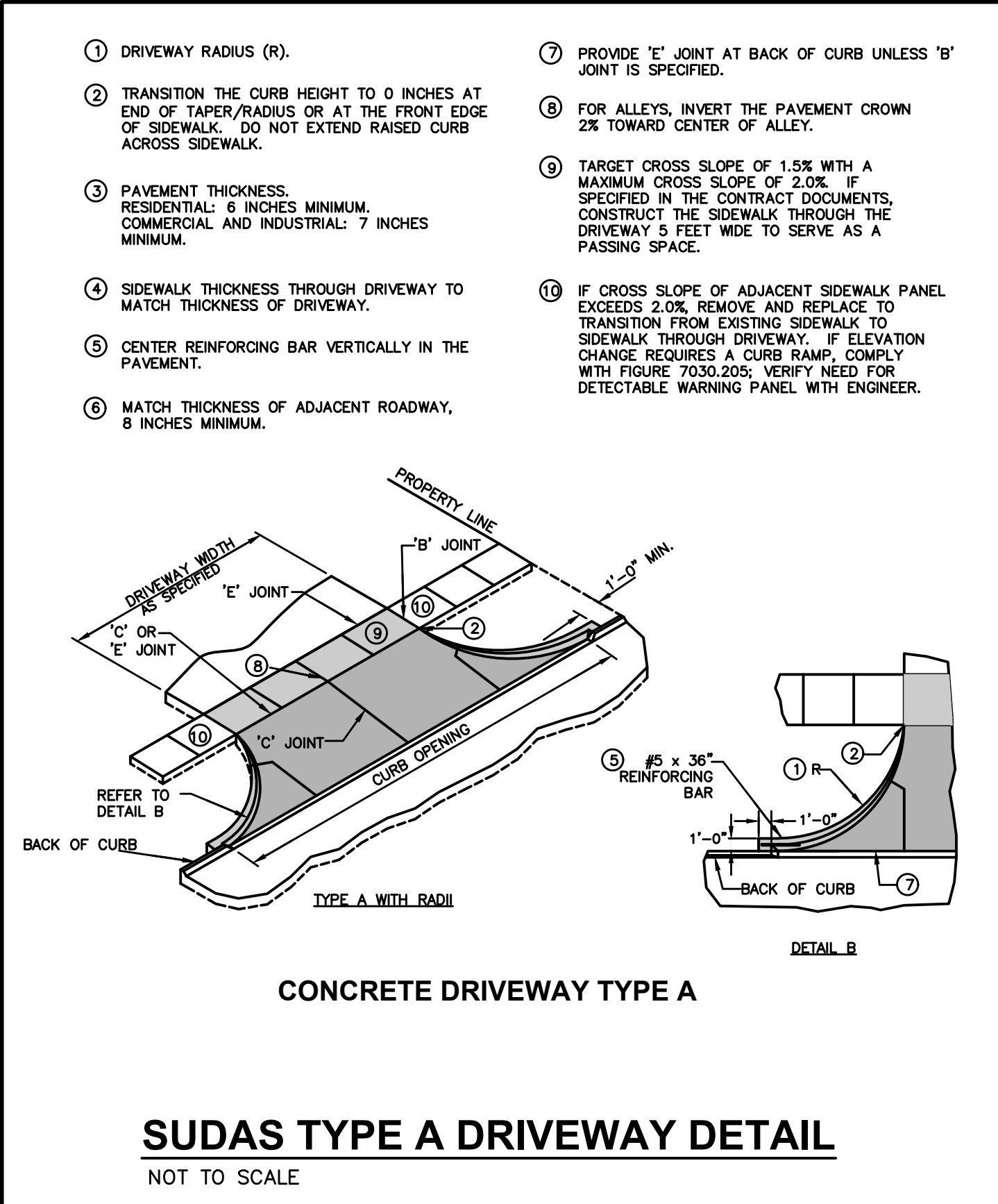
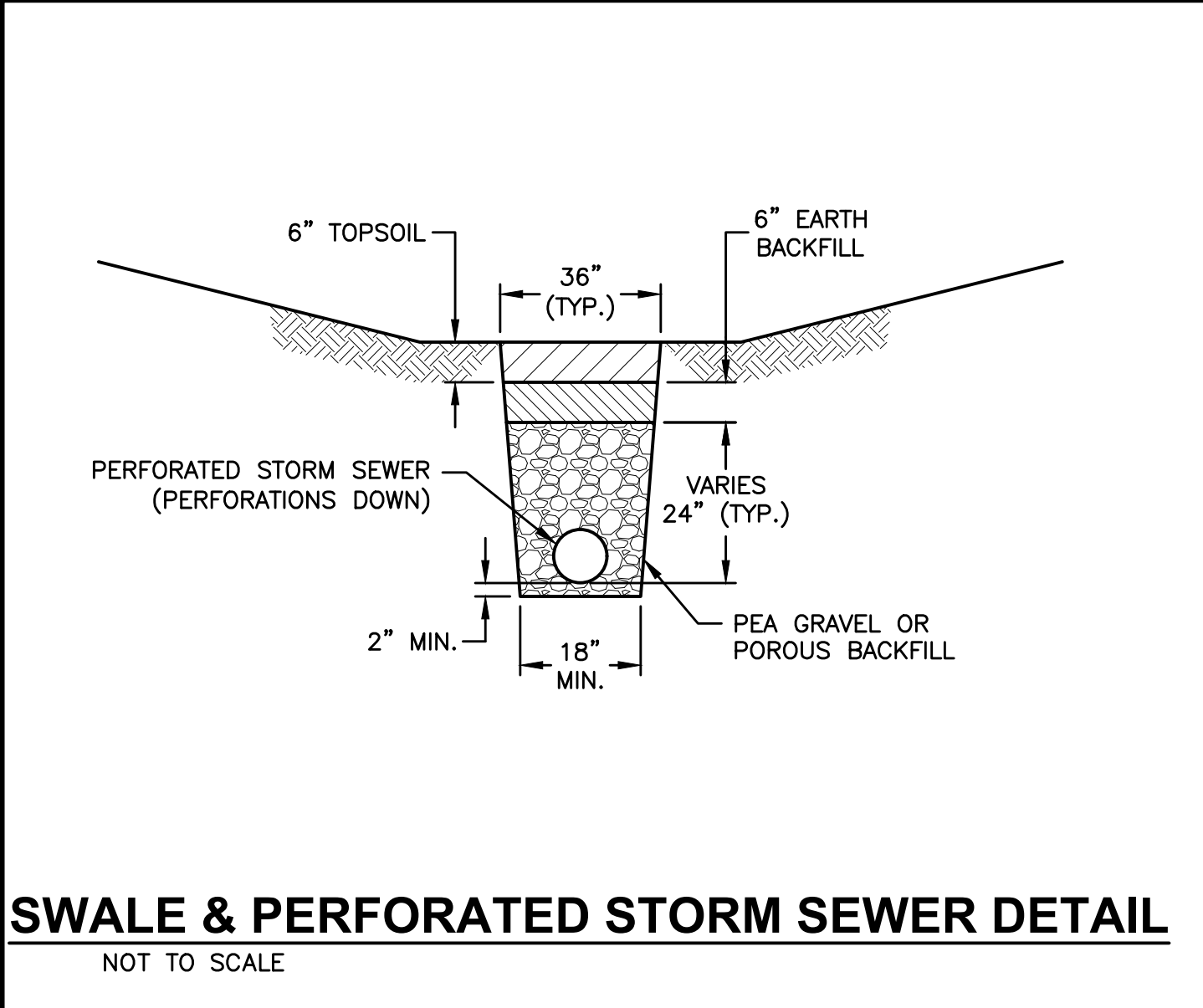
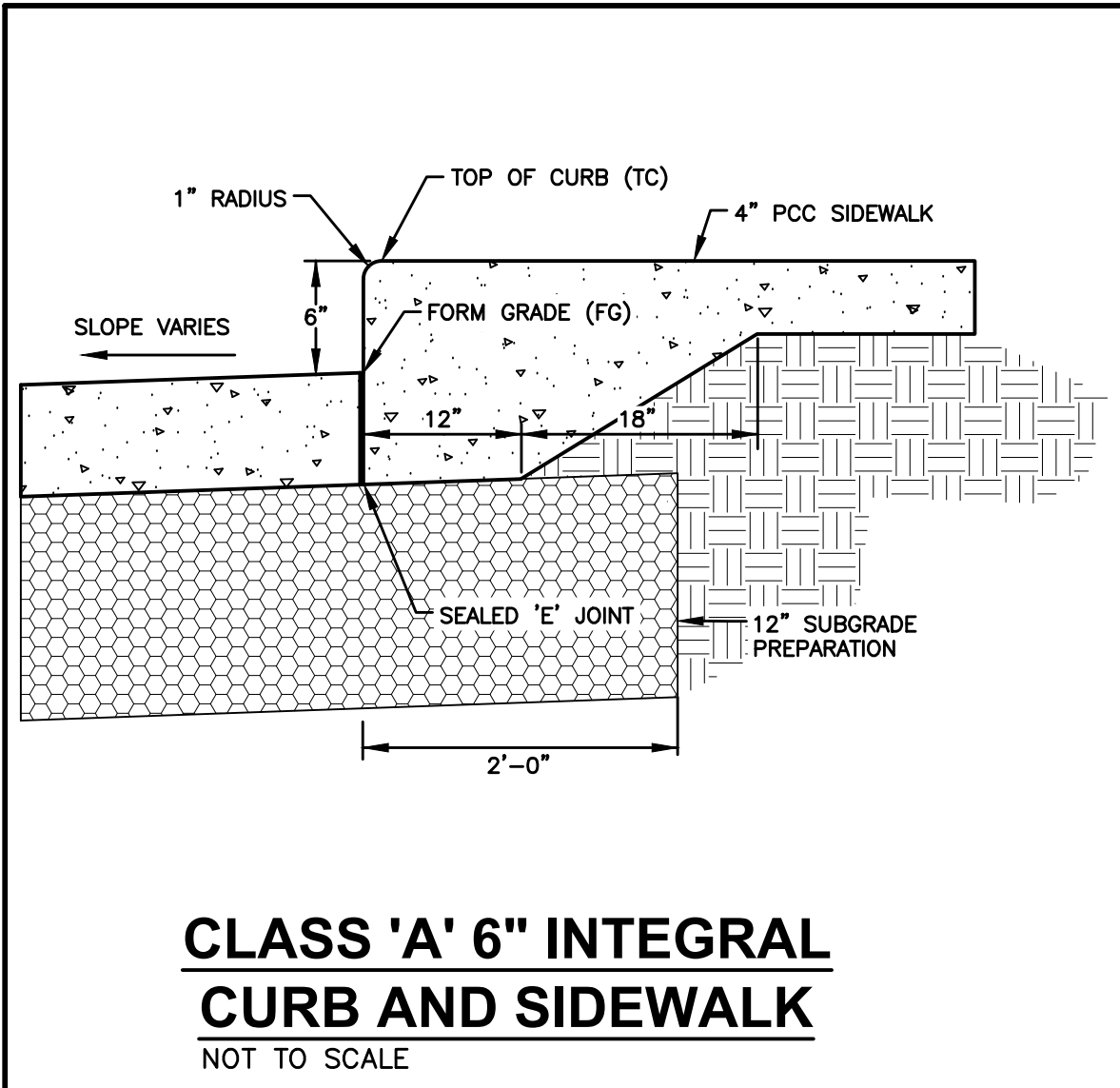
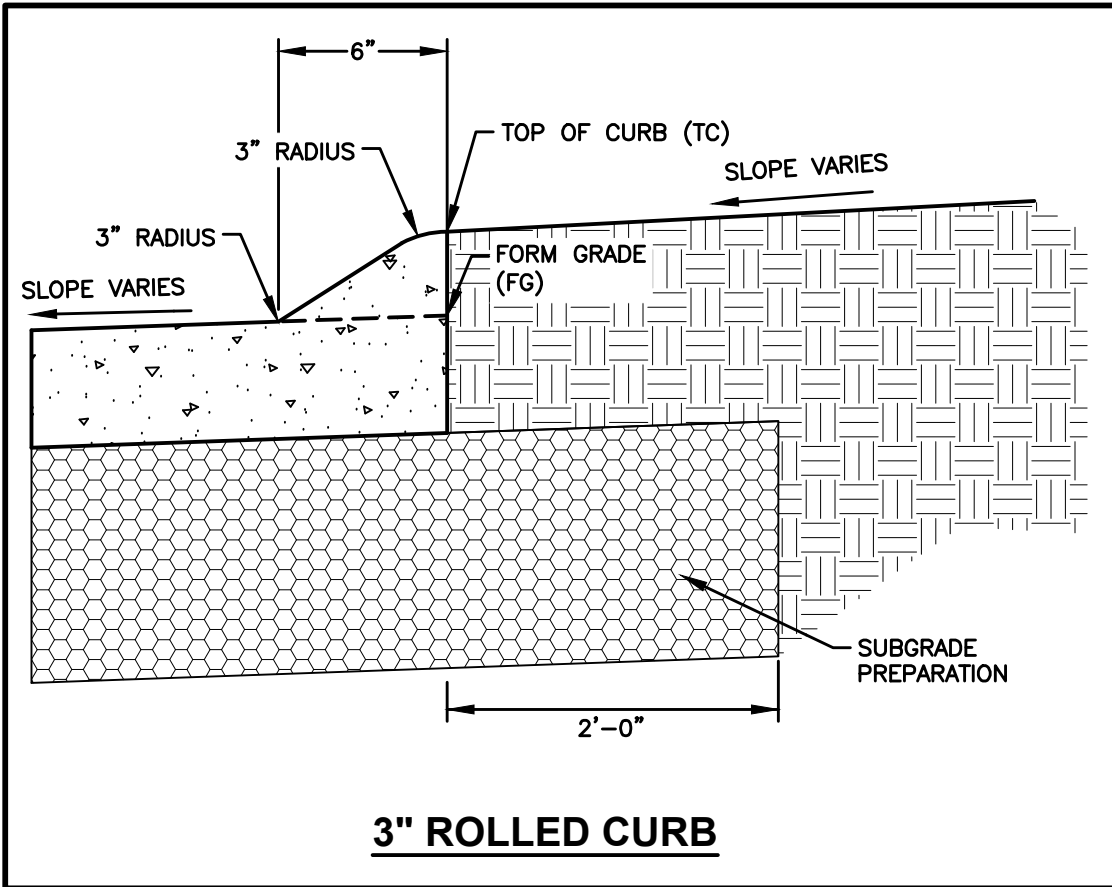
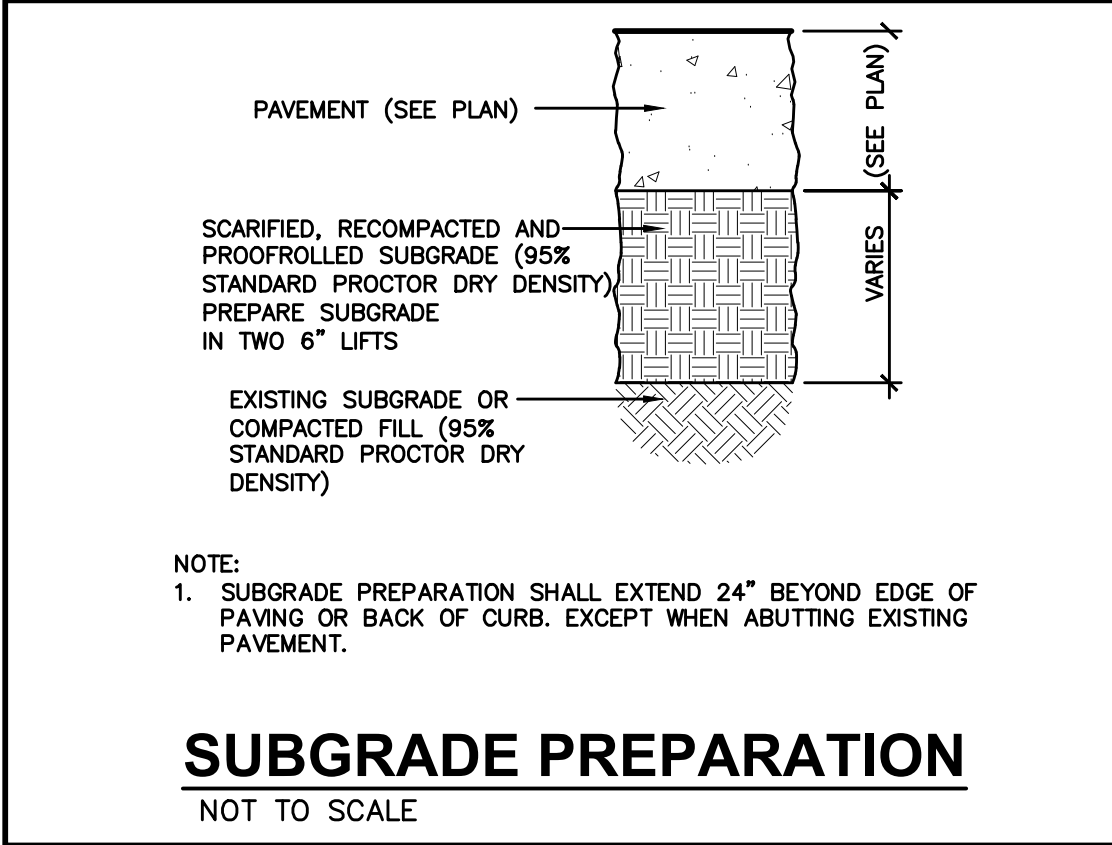
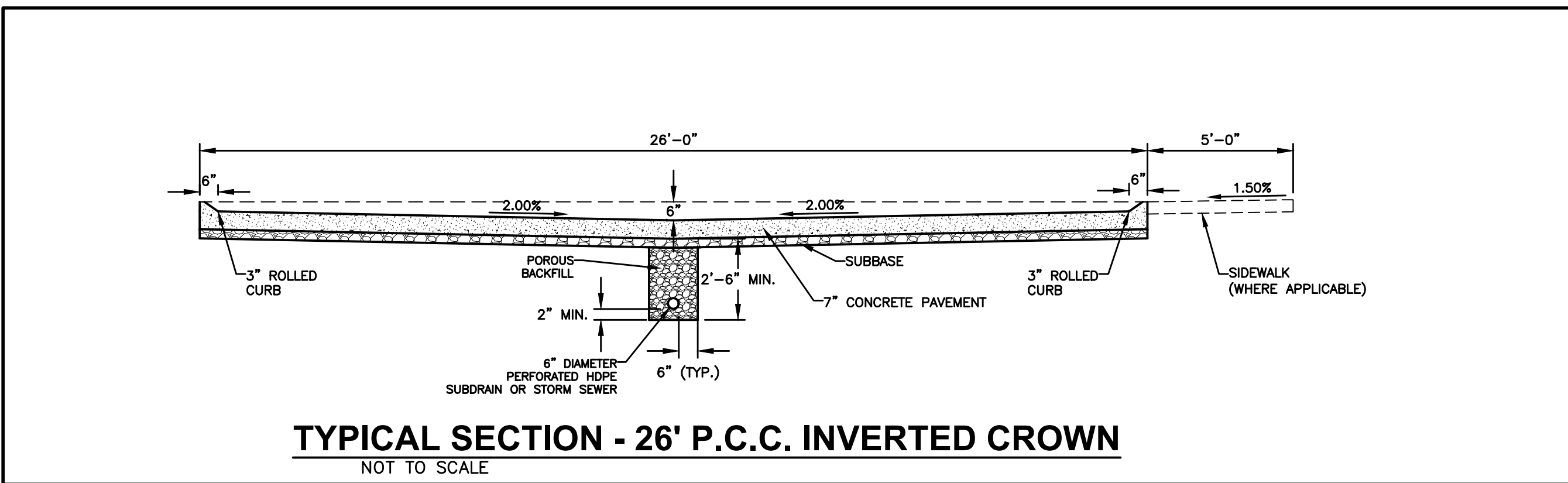
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

MAPLE STREET VILLAGE  
DETAILS

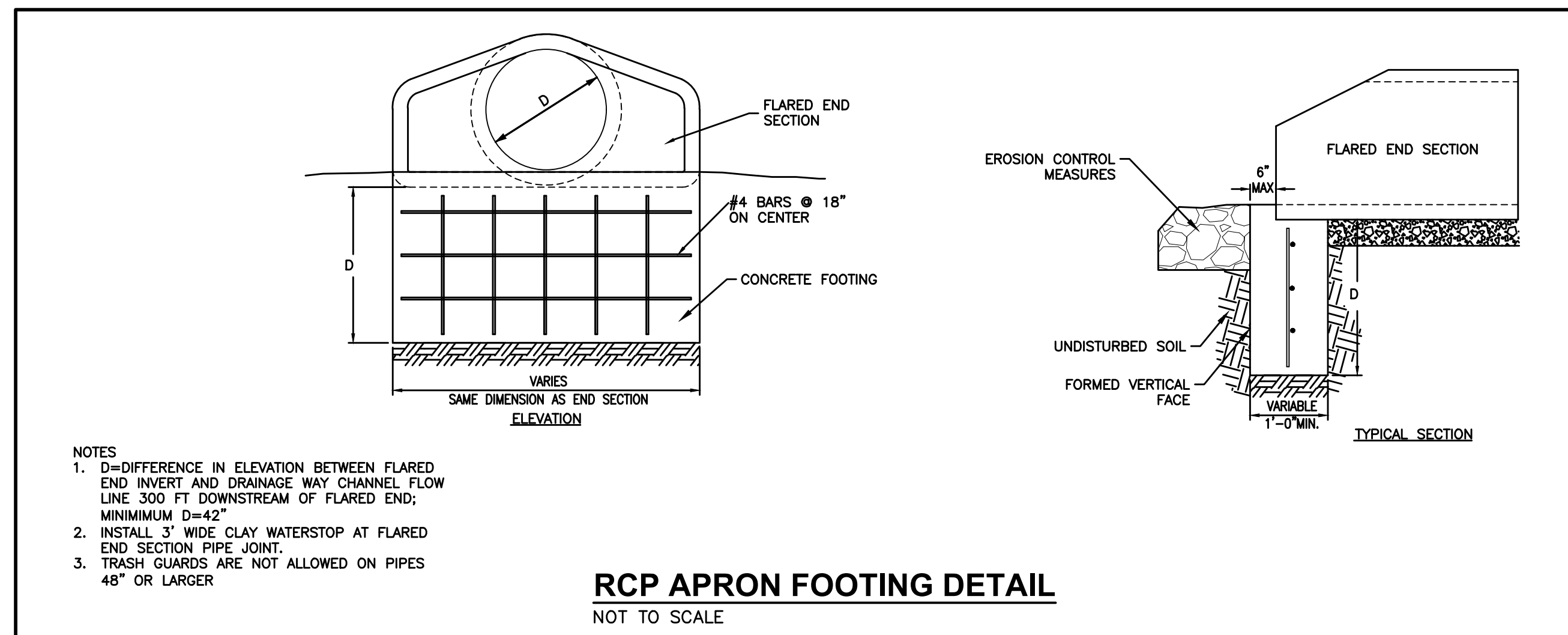
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA  
**C9.0**  
2501.038

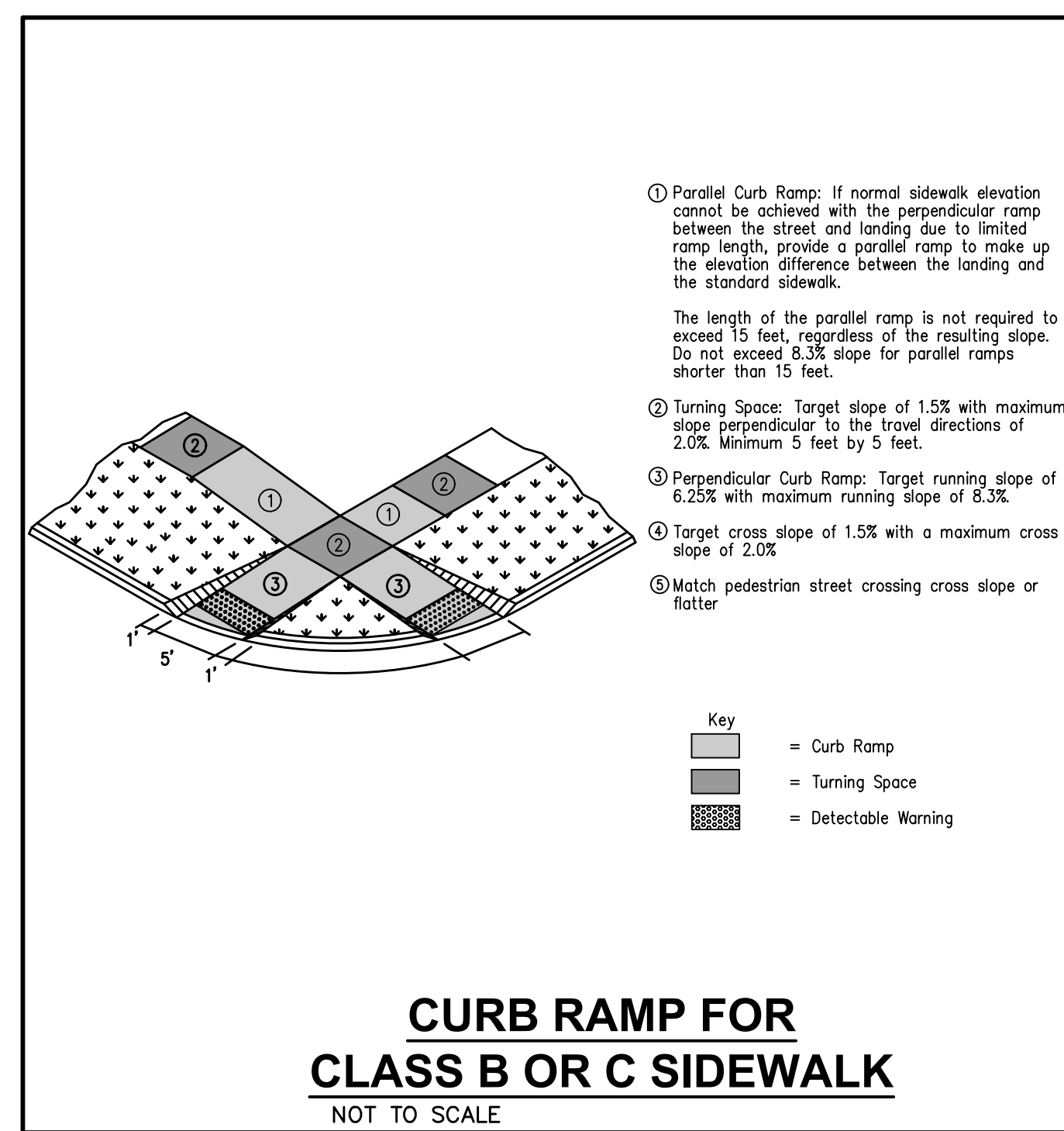


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COMMENT: CIVIL  
PLOT: 12/17/2025 3:41 PM  
PLOT BY: BRADSON HUBER TECH

FILE: H:\2023\2501038\DWG\2501038-SITE-COV-REF-BE.DWG  
 COMMENT: ENCL  
 PLOTTED BY: BRADSON HUBER TECH  
 DATE: 12/17/2023 3:41 PM

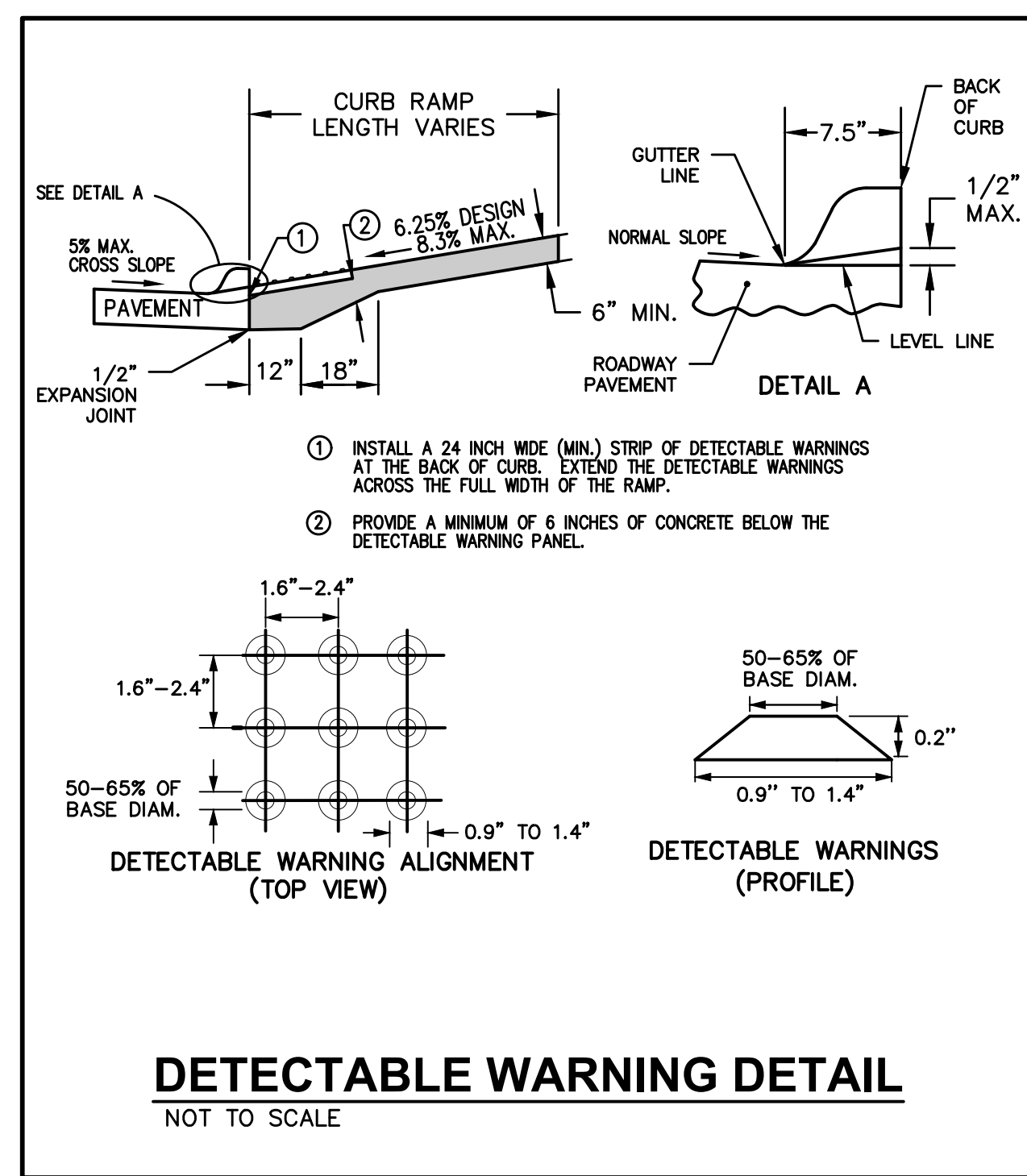


**NOTES**  
 1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"  
 2. INSTALL 3" WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.  
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER



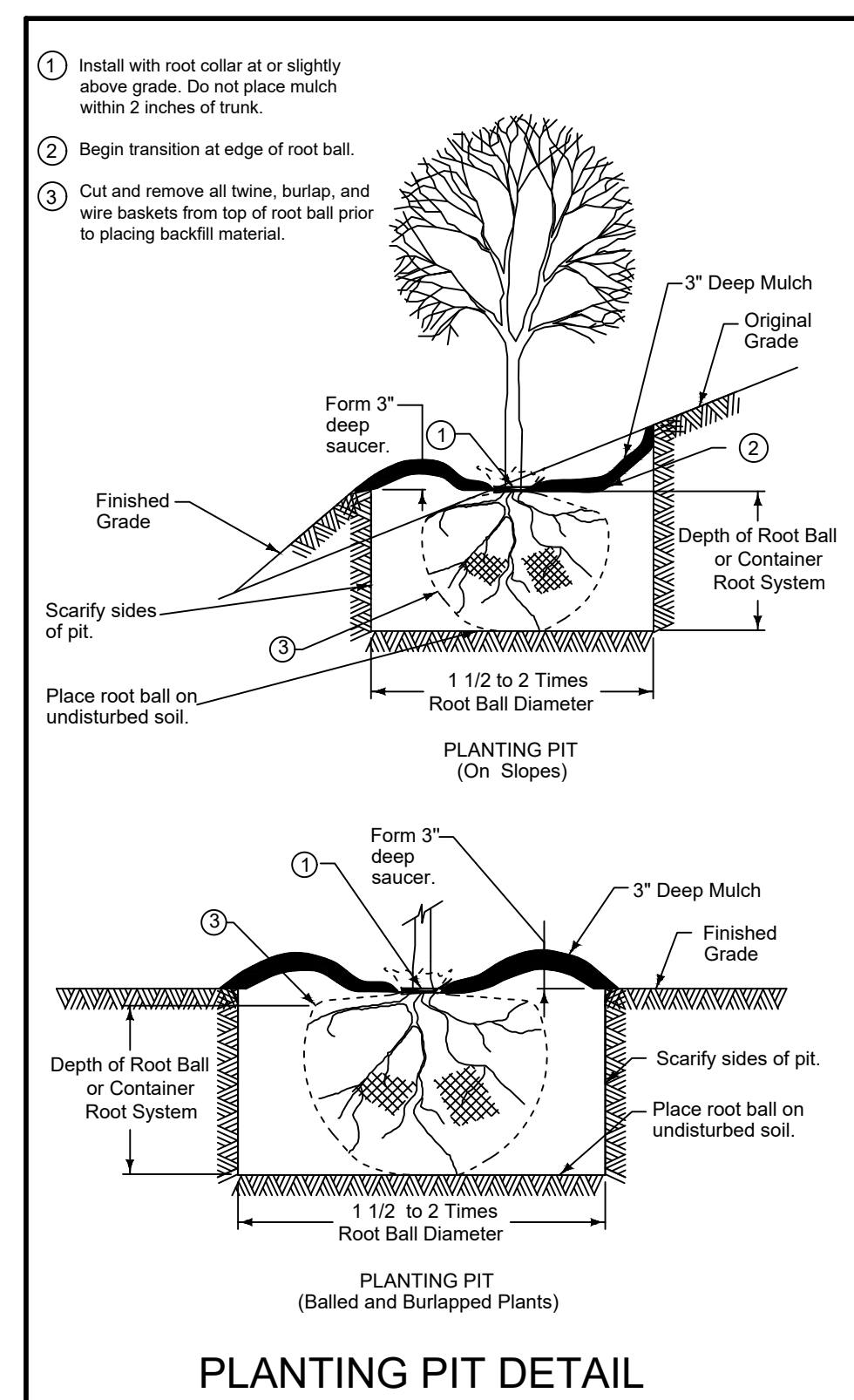
① Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.  
 The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 6.3% slope for parallel ramps shorter than 15 feet.  
 ② Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.  
 ③ Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.  
 ④ Target cross slope of 1.5% with a maximum cross slope of 2.0%.  
 ⑤ Match pedestrian street crossing cross slope or flatter

Key  
 [Pattern] = Curb Ramp  
 [Pattern] = Turning Space  
 [Pattern] = Detectable Warning



① INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.  
 ② PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

DETECTABLE WARNING ALIGNMENT (TOP VIEW)  
 DETECTABLE WARNINGS (PROFILE)



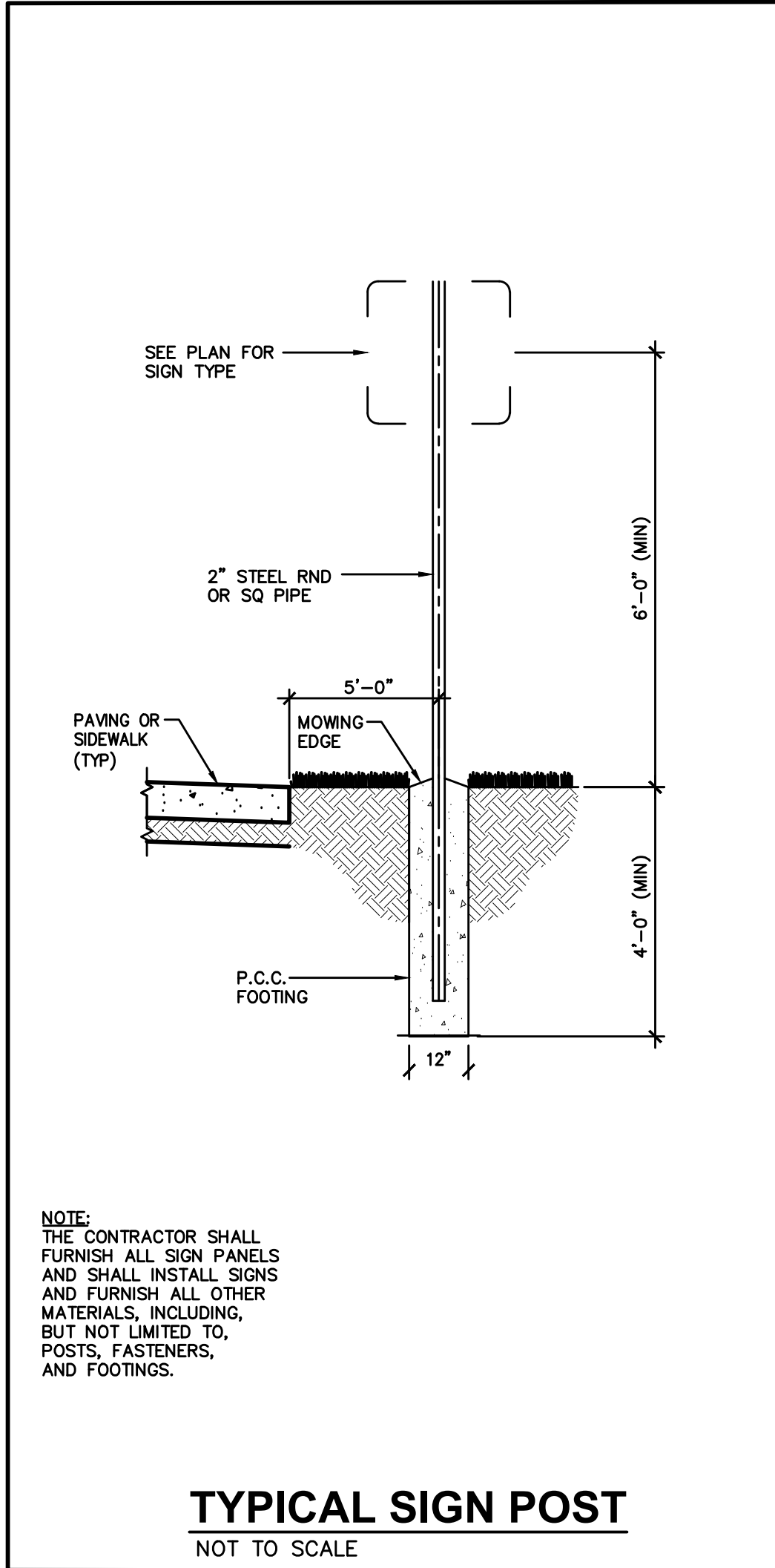
① Install with root collar at or slightly above grade. Do not place mulch within 2 inches of trunk.  
 ② Begin transition at edge of root ball.  
 ③ Cut and remove all twine, burlap, and wire baskets from top of root ball prior to placing backfill material.

3" Deep Mulch  
 Original Grade  
 Form 3" deep saucer.  
 Finished Grade  
 Scarify sides of pit.  
 Place root ball on undisturbed soil.  
 1 1/2 to 2 Times Root Ball Diameter  
 Depth of Root Ball or Container Root System

PLANTING PIT (On Slopes)

Form 3" deep saucer.  
 3" Deep Mulch  
 Finished Grade  
 Scarify sides of pit.  
 Place root ball on undisturbed soil.  
 1 1/2 to 2 Times Root Ball Diameter  
 Depth of Root Ball or Container Root System

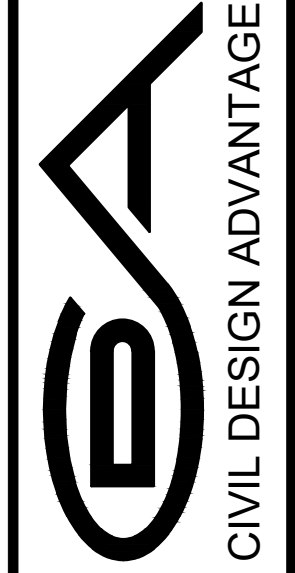
PLANTING PIT (Balled and Burlapped Plants)



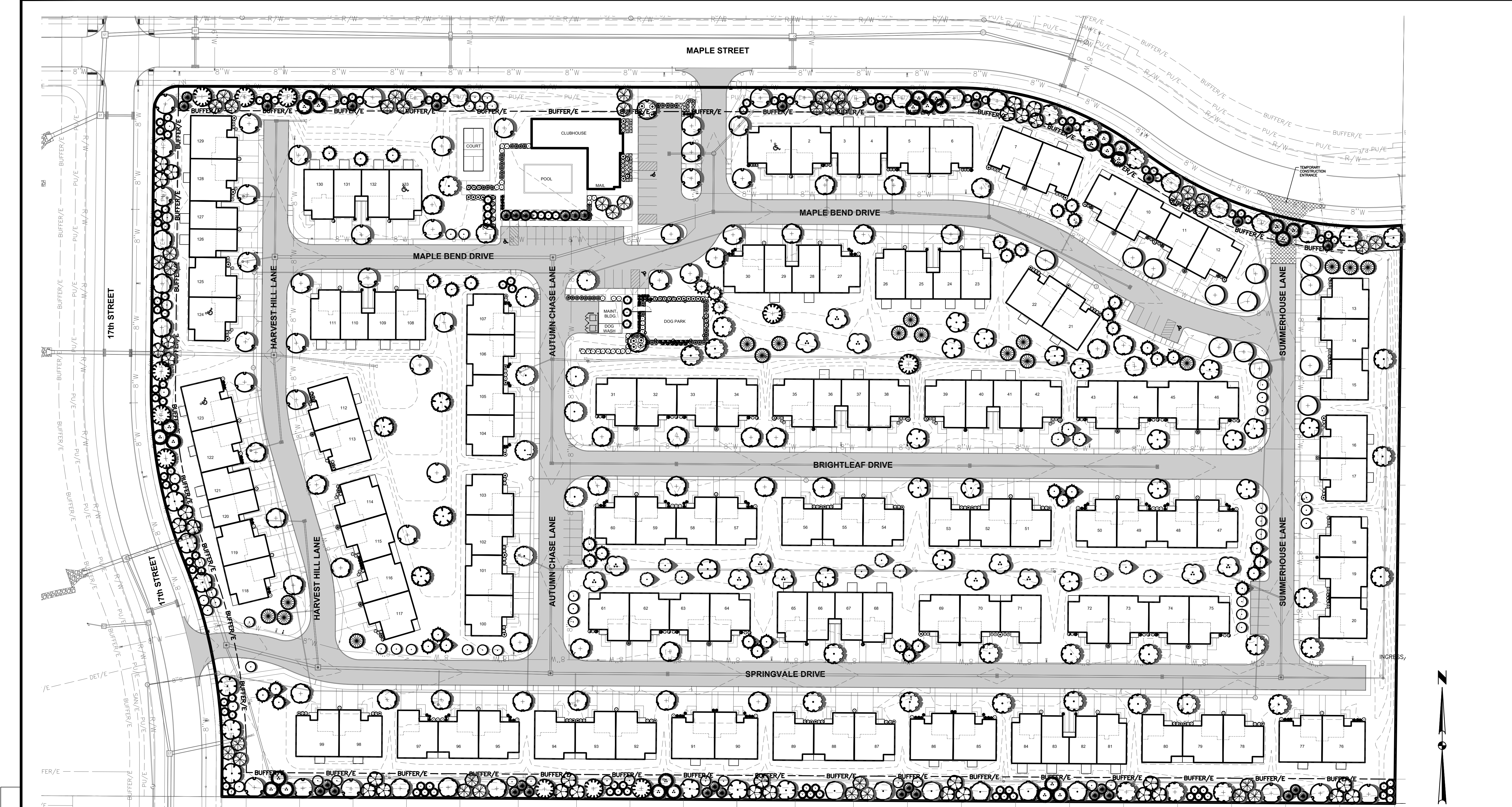
**NOTE:**  
 THE CONTRACTOR SHALL FURNISH ALL SIGN PANELS AND SHALL INSTALL SIGNS AND FURNISH ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO, POSTS, FASTENERS, AND FOOTINGS.

REVISIONS	DATE
FIFTH SUBMITTAL	12/01/2025
FOURTH SUBMITTAL	11/14/2025
THIRD SUBMITTAL	09/30/2025
SECOND SUBMITTAL	07/18/2025
FIRST SUBMITTAL	04/22/2025

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



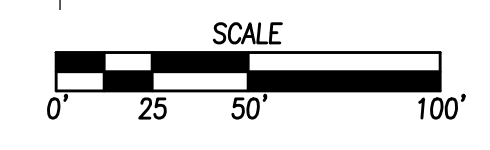
**MAPLE STREET VILLAGE**  
 DETAILS



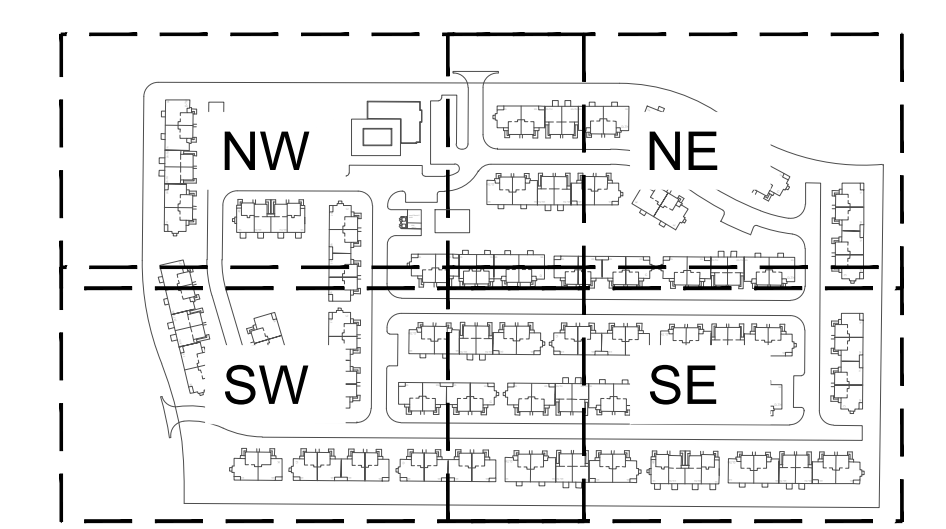
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CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>PLANT SCHEDULE WEST BUFFER</b>				
<b>OVERSTORY TREES</b>				
AR	3	RED MAPLE	ACER RUBRUM	B&B, 8' HEIGHT
EPT	3	EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 8' HEIGHT
QB	6	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 8' HEIGHT
QR	3	RED OAK	QUERCUS RUBRA	B&B, 8' HEIGHT
	15	SUBTOTAL:		
<b>EVERGREEN TREES</b>				
PP	30	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	30	SUBTOTAL:		
<b>ORNAMENTAL TREES</b>				
BF	12	DAKOTA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	6	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT
MP	3	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	3	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 6' HEIGHT
	30	SUBTOTAL:		

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>PLANT SCHEDULE SOUTH BUFFER</b>				
<b>OVERSTORY TREES</b>				
AR	3	RED MAPLE	ACER RUBRUM	B&B, 8' HEIGHT
CHB	3	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B, 8' HEIGHT
EPT	3	EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 8' HEIGHT
KCT	3	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	B&B, 8' HEIGHT
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 8' HEIGHT
QR	6	RED OAK	QUERCUS RUBRA	B&B, 8' HEIGHT
RL	3	REDMOND AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	B&B, 8' HEIGHT
	24	SUBTOTAL:		
<b>EVERGREEN TREES</b>				
PP	18	PYRAMIDAL WHITE PINE	PINUS STROBUS 'FASTIGIATA'	B&B, 6' HEIGHT
PP	30	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
	48	SUBTOTAL:		
<b>ORNAMENTAL TREES</b>				
BF	12	DAKOTA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
CE	18	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT
MS	9	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
PN	9	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 6' HEIGHT
	48	SUBTOTAL:		



**SHEET INDEX**



<b>DATE</b>	12/01/2025
<b>FIFTH SUBMITTAL</b>	11/14/2025
<b>FOURTH SUBMITTAL</b>	09/30/2025
<b>THIRD SUBMITTAL</b>	07/18/2025
<b>FIRST SUBMITTAL</b>	04/22/2025

<b>REVISIONS</b>	
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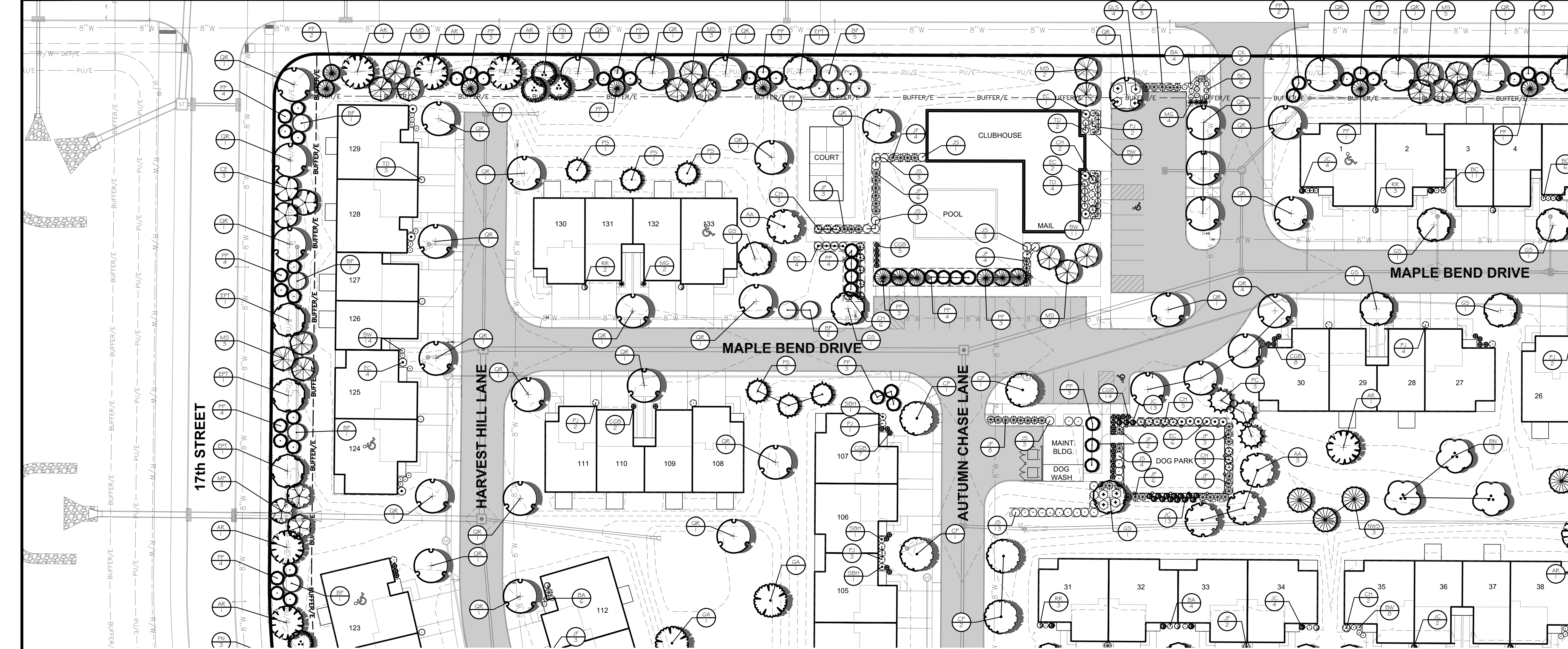
**MAPLE STREET VILLAGE**  
**OVERALL LANDSCAPE PLAN**

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

**ES&A**  
 CIVIL DESIGN ADVANTAGE

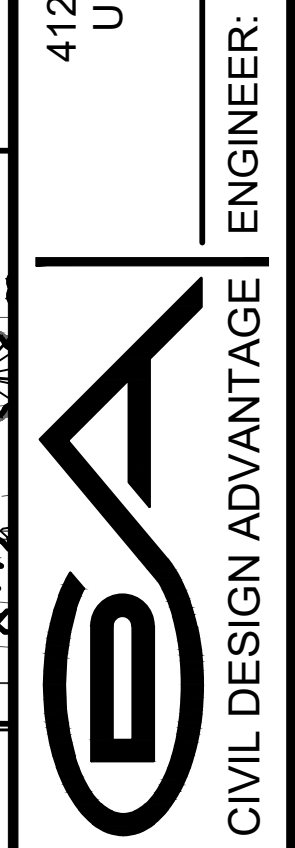
WAUKEE, IOWA  
 ENGINEER: \_\_\_\_\_  
 TECH: \_\_\_\_\_

**L1.0**  
 2501.038



DATE	REVISIONS
12/01/2025	FIFTH SUBMITTAL
11/14/2025	FOURTH SUBMITTAL
09/30/2025	THIRD SUBMITTAL
07/19/2025	SECOND SUBMITTAL
04/22/2025	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

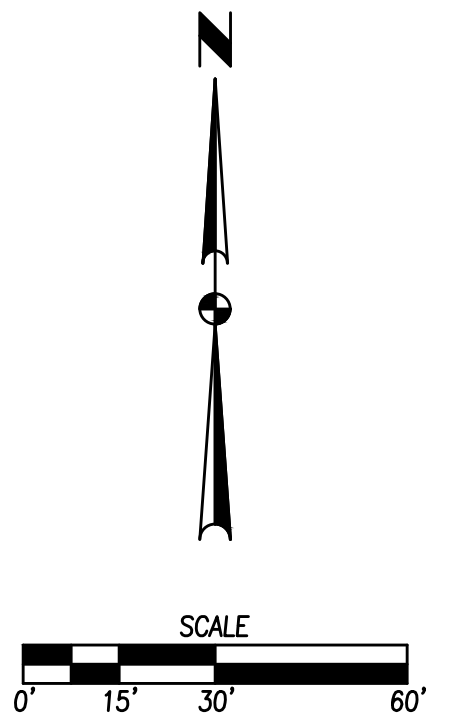
# MAPLE STREET VILLAGE LANDSCAPE PLAN (NW)

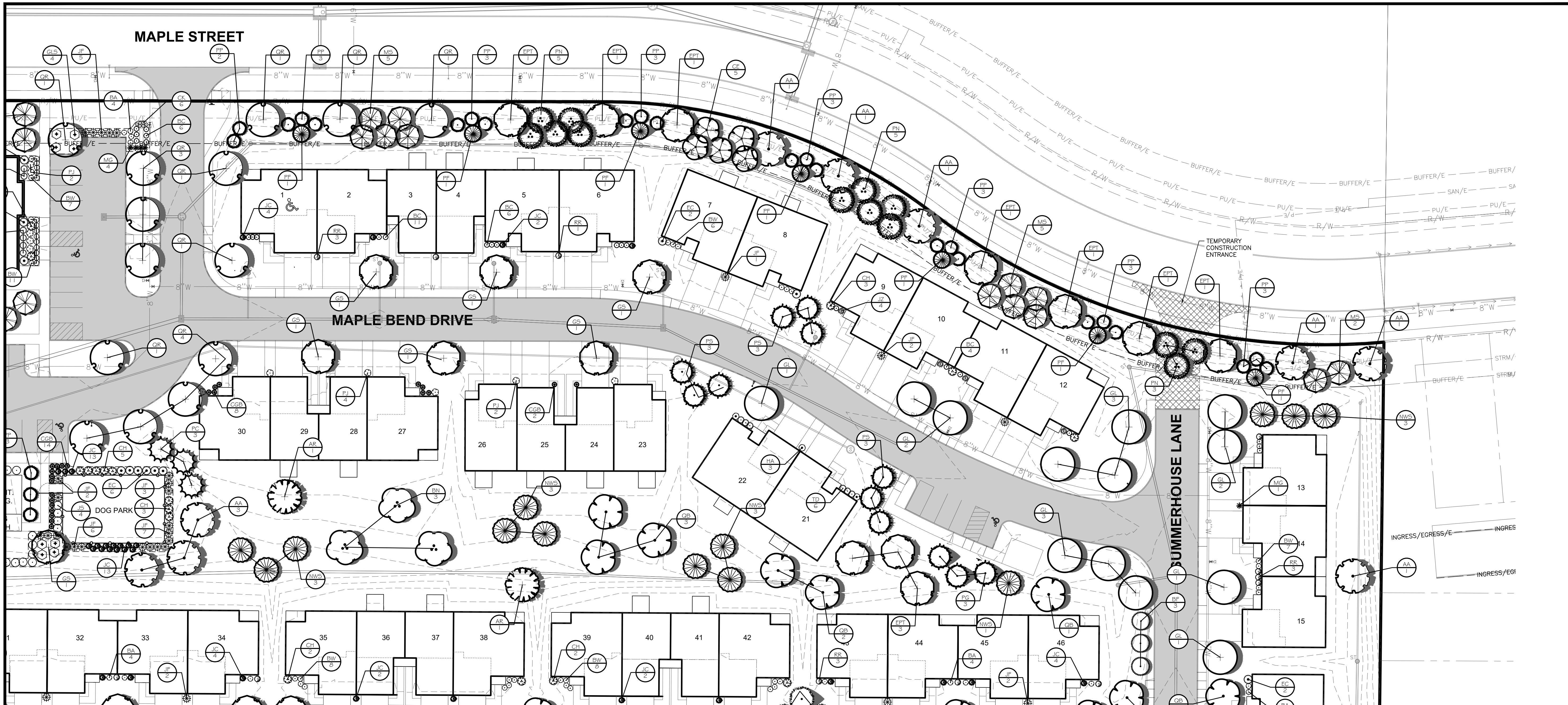
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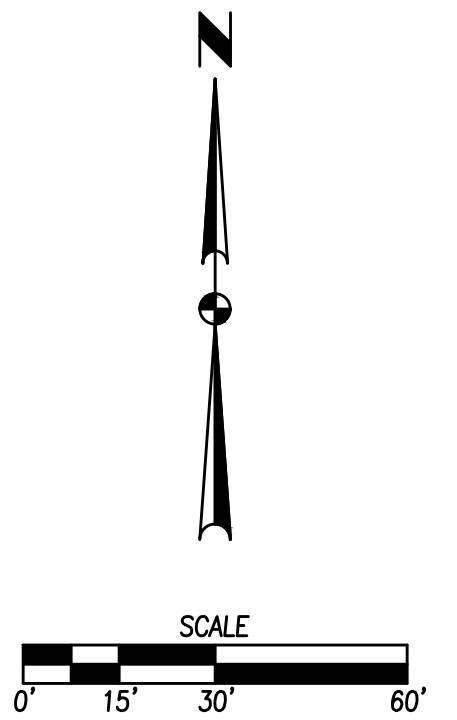
PLANT SCHEDULE NORTHWEST BUFFER				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>OVERSTORY TREES</b>				
AR	3	RED MAPLE	ACER RUBRUM	B&B, 8' HEIGHT
EPT	1	EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 8' HEIGHT
QR	3	RED OAK	QUERCUS RUBRA	B&B, 8' HEIGHT
7		SUBTOTAL:		
<b>EVERGREEN TREES</b>				
PF	5	PYRAMIDAL WHITE PINE	PINUS STROBUS 'FASTIGIATA'	B&B, 6' HEIGHT
PP	9	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
14		SUBTOTAL:		
<b>ORNAMENTAL TREES</b>				
BF	5	DAKOTA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
MS	6	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
PN	3	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 6' HEIGHT
14		SUBTOTAL:		

PLANT SCHEDULE INTERIOR SITE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>OVERSTORY TREES</b>				
AA	21	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 8' HEIGHT
AR	2	RED MAPLE	ACER RUBRUM	B&B, 8' HEIGHT
BN	13	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 8' HEIGHT
CP	8	RAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	B&B, 8' HEIGHT
EPT	21	EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 8' HEIGHT
GA	4	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD'™	B&B, 8' HEIGHT
GL	13	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	B&B, 8' HEIGHT
GS	14	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 8' HEIGHT
QB	19	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 8' HEIGHT
QR	29	RED OAK	QUERCUS RUBRA	B&B, 8' HEIGHT
144		SUBTOTAL:		
<b>EVERGREEN TREES</b>				
NWS	17	NORWAY SPRUCE	PICEA ABIES	B&B, 6' HEIGHT
PC	3	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B&B, 6' HEIGHT
PD	12	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B, 6' HEIGHT
PF	6	PYRAMIDAL WHITE PINE	PICEA STROBUS 'FASTIGIATA'	B&B, 6' HEIGHT
PG	22	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	14	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	18	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
92		SUBTOTAL:		
<b>ORNAMENTAL TREES</b>				
BF	25	DAKOTA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 6' HEIGHT
MS	5	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
30		SUBTOTAL:		
<b>SHRUBS</b>				
BA	42	JAPANESE BARBERRY	BERBERIS THUNBERGII 'AUREA'	CONT, 3 GAL
BC	21	CRIMSON PYGMY JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CONT, 3 GAL
BW	74	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	CONT, 3 GAL
CGB	122	CHICAGOLAND GREEN® BOXWOOD	BUXUS X 'GLENCOE'	CONT, 3 GAL
CH	25	IVORY HALO® YATARIAN DOGWOOD	CORNUS ALBA 'BAIHALO'	CONT, 3 GAL
EC	26	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 3 GAL
GLS	8	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
HA	20	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	CONT, 3 GAL
JC	42	GOLD CONE COMMON JUNIPER	JUNIPERUS COMMUNIS 'GOLD CONE'	CONT, 3 GAL
JF	66	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JS	30	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
JZ	4	GOLDEN CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'	CONT, 3 GAL
PJ	46	PJM COMPACT RHODODENDRON	RHODODENDRON X 'PJM COMPACT'	CONT, 3 GAL
RR	29	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 3 GAL
SBH	4	ENDLESS SUMMER® BLOOMSTRUCK® HYDRANGEA	HYDRANGEA MACROPHYLLA 'PIIHM-II'	CONT, 3 GAL
TD	70	DENSE YEW	TAXUS X MEDIA	CONT, 3 GAL
630		SUBTOTAL:		
<b>GRASSES</b>				
CK	10	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
MG	9	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILIMUS'	CONT, 3 GAL
19		SUBTOTAL:		



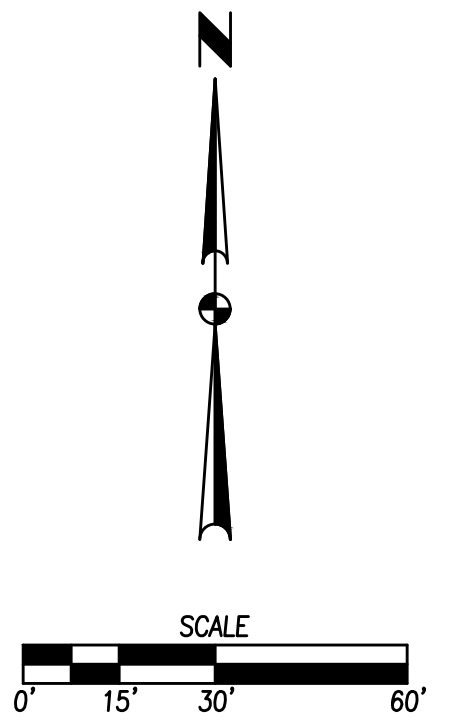


CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>OVERSTORY TREES</b>				
AA	5	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 8' HEIGHT
EPT	7	EXCLAMATION!™ LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	B&B, 8' HEIGHT
QR	3	RED OAK	QUERCUS RUBRA	B&B, 8' HEIGHT
	15	SUBTOTAL:		
<b>EVERGREEN TREES</b>				
PF	7	PYRAMIDAL WHITE PINE	PINUS STROBUS 'FASTIGIATA'	B&B, 6' HEIGHT
PP	23	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKER'	B&B, 6' HEIGHT
	30	SUBTOTAL:		
<b>ORNAMENTAL TREES</b>				
CE	5	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 6' HEIGHT
MS	12	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 6' HEIGHT
PN	13	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 6' HEIGHT
	30	SUBTOTAL:		



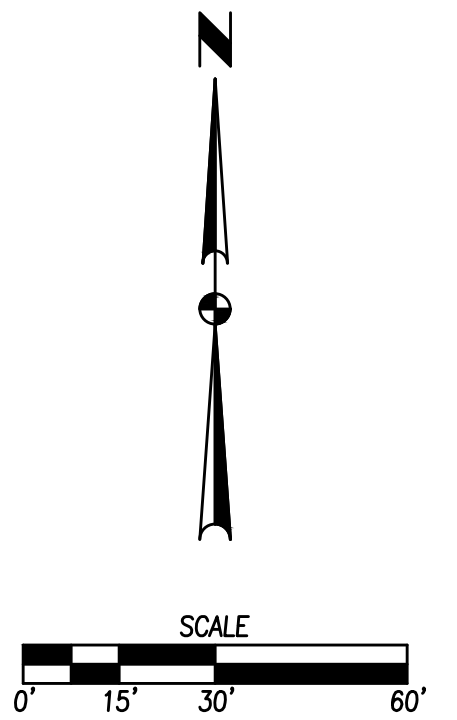
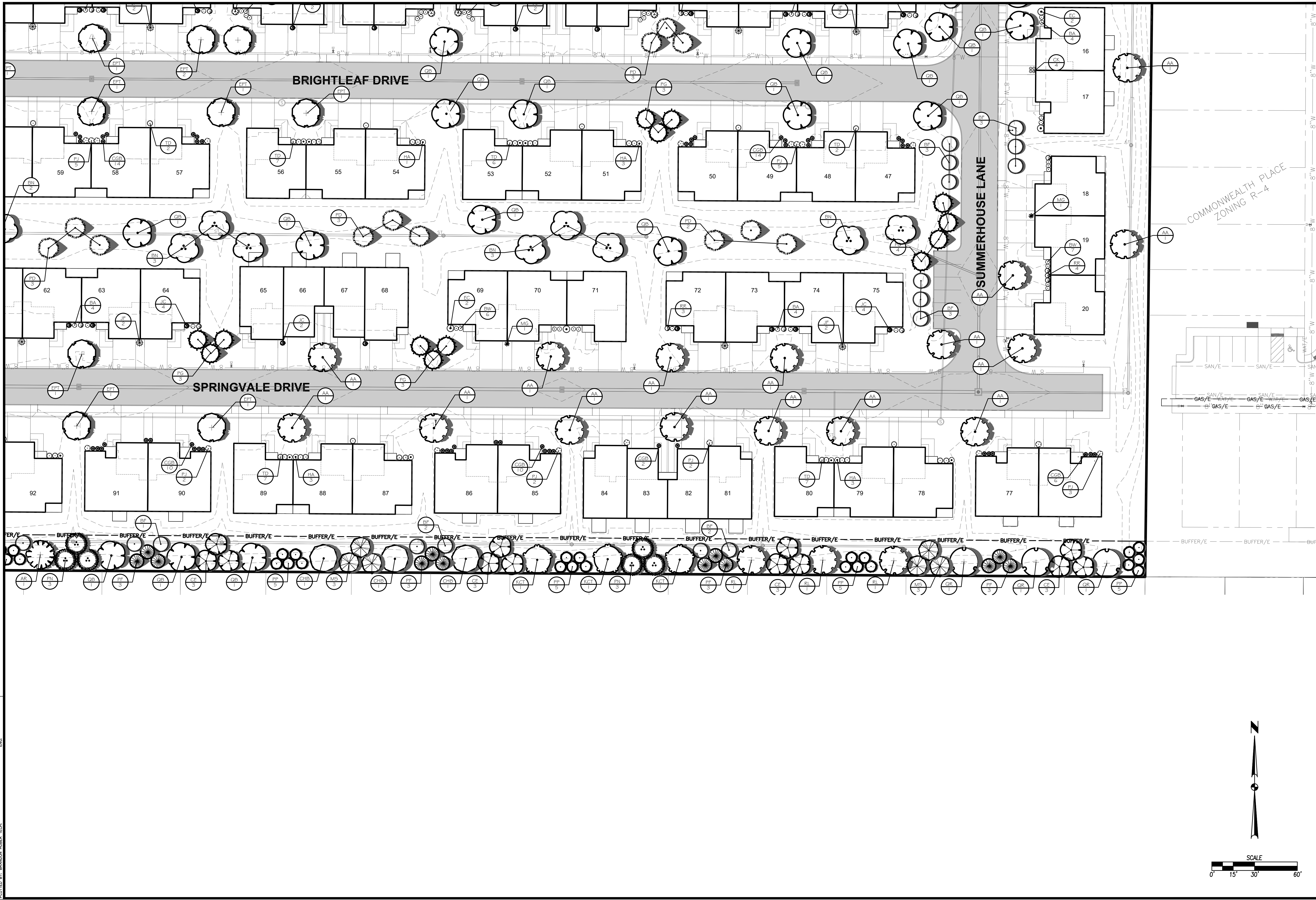
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	<b>MAPLE STREET VILLAGE</b> <b>LANDSCAPE PLAN (NE)</b>	WAUKEE, IOWA	ENGINEER:	TECH:	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400																		
<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>FIFTH SUBMITTAL</td> <td>12/01/2025</td> <td></td> </tr> <tr> <td>FOURTH SUBMITTAL</td> <td>11/14/2025</td> <td></td> </tr> <tr> <td>THIRD SUBMITTAL</td> <td>09/30/2025</td> <td></td> </tr> <tr> <td>SECOND SUBMITTAL</td> <td>07/18/2025</td> <td></td> </tr> <tr> <td>FIRST SUBMITTAL</td> <td>04/22/2025</td> <td></td> </tr> </tbody> </table>						REVISIONS	DATE	DESCRIPTION	FIFTH SUBMITTAL	12/01/2025		FOURTH SUBMITTAL	11/14/2025		THIRD SUBMITTAL	09/30/2025		SECOND SUBMITTAL	07/18/2025		FIRST SUBMITTAL	04/22/2025	
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<b>L1.2</b> 2501.038																							



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4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400		TECH:
CIVIL DESIGN ADVANTAGE		ENGINEER:
WAUKEE, IOWA		
<b>MAPLE STREET VILLAGE</b> <b>LANDSCAPE PLAN (SW)</b>		
<b>L1.3</b> 2501.038		

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

**ES&A**  
 CIVIL DESIGN ADVANTAGE

MAPLE STREET VILLAGE  
 LANDSCAPE PLAN (SE)

L1.4  
 2501.038

WAUKEE, IOWA

ENGINEER: \_\_\_\_\_  
 TECH: \_\_\_\_\_