

# SITE PLAN

## FOR

# VILLAGE AT SHADOW CREEK PLAT 1

## MULTI - FAMILY RESIDENTIAL DEVELOPMENT

## CITY OF WAUKEE, DALLAS COUNTY, IOWA



1"=500'

VICINITY MAP

**PROJECT CONSTRUCTION MANAGER**

GREENLAND HOMES  
 10888 HICKMAN ROAD, SUITE 3A  
 CLIVE, IA 50325  
 CONTACT: COREY KAUTZ  
 PHONE: (515) 865-2546

**OWNER/DEVELOPER**

GREENLAND HOMES  
 10888 HICKMAN ROAD, SUITE 3A  
 CLIVE, IA 50325  
 CONTACT: COREY KAUTZ  
 PHONE: (515) 865-2546

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8. PLANTING PLAN
9. SITE DETAILS
10. CITY OF WAUKEE STANDARD DETAILS
11. SIDEWALK RAMP DETAILS
12. TURN LANE DETAILS



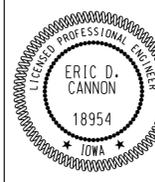
I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

\_\_\_\_\_  
 Clay R. Schneckloth, ASLA      Date \_\_\_\_\_

License Number 512

Pages or sheets covered by this seal:  
 Sheet 8

License Expires:  
 June 30, 2017



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.

\_\_\_\_\_  
 Eric D. Cannon, P.E.      Date \_\_\_\_\_

License Number 18954

My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:  
 Sheets 1-7, 9-12

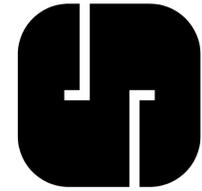
3	REVISED AS PER OWNER	08/23/16	JWM		
2	REVISED AS PER CITY COMMENTS	06/10/16	JWM		
1	REVISED AS PER CITY COMMENTS	05/20/16	JWM		
<b>MARK</b>		<b>REVISION</b>	<b>DATE</b>	<b>BY</b>	
Engineer:	EDC	Checked By:	EDC	Scale:	1"=500'
Technician:	JWM	Date:	04-25-16	Field Bk:	
Project No:	115.1084		Sheet 1 of 12		

VILLAGE AT SHADOW CREEK PLAT 1

TITLE SHEET

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com



Project No: 115.1084

Sheet 1 of 12

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 jwccormick  
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LEGEND

Features

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

Existing

- 93.0
93
C(x)
OC(x)
FO(x)
E(x)
OE(x)
4" G(x)
4" HPG(x)
8" W(x)
8" S(x)
DUCT(x)
12" ST
12" ST

Proposed

- 93.0
93
C
OC
FO
E
OE
4" G
4" HPG
8" W
8" S
12" ST
12" ST

- Deciduous Tree or Shrub
Coniferous Tree or Shrub

- Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

(x) Denotes the survey quality service level for utilities

- Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Soil Boring

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551501715.

Table with utility contact details including F01 HICKORY TECH, C-2 IOWA NETWORK SERVICES, OE/E MIDAMER-ELEC, C-2 WINSTREAM MCLEOD, CLEAR MEDIACOM COMMUNICATIONS CORP, C-1 CENTURYLINK, W-2 WAUKEE, CITY OF, NO RESPONSE NEXGEN INTEGRATED COMMUNICATIONS, and GAS WAUKEE, CITY OF.



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

CONTROL POINTS

Table with control points CP7, CP1, and CP3, including coordinates and corner descriptions.

GENERAL NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION.
B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)...

IMPERVIOUS AREA

154,346 SF

PERVIOUS AREA

120,194 SF

TOTAL AREA OF DISTURBANCE

6.05 AC.

LEGAL DESCRIPTION

LOT 33, LANDING AT SHADOW CREEK PLAT 4, BEING AND OFFICIAL PLAT DALLAS COUNTY, IOWA.

CONTROL POINTS

ZONE 8 IOWA AMES-DESMOINES COORDINATE SYSTEM IARTN DERIVED - US SURVEY FEET

Table with control points CP7, CP1, and CP3, including coordinates and corner descriptions.

ZONING

R-4 ROW DWELLING AND TOWNHOME DISTRICT

GENERAL USE

TOWNHOMES

PARKING REQUIREMENTS:

2 SPACES PER UNIT
1 SPACE PER 5 UNITS
2 SPACES X 74 UNITS = 148 SPACES(1 IN GARAGE, 1 IN DRIVEWAY)
74 UNITS / 5 = 15 SPACES
163 SPACES TOTAL REQUIRED
163 SPACES TOTAL PROVIDED

BULK REGULATIONS

DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
LOT WIDTH = 24 FEET MINIMUM
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
REAR YARD = 30 FEET
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.
MINIMUM OPEN SPACE = 20%

POLLUTION PREVENTION NOTES

- A. POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (DNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE, WHATSOEVER, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER, FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
B. STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA)...

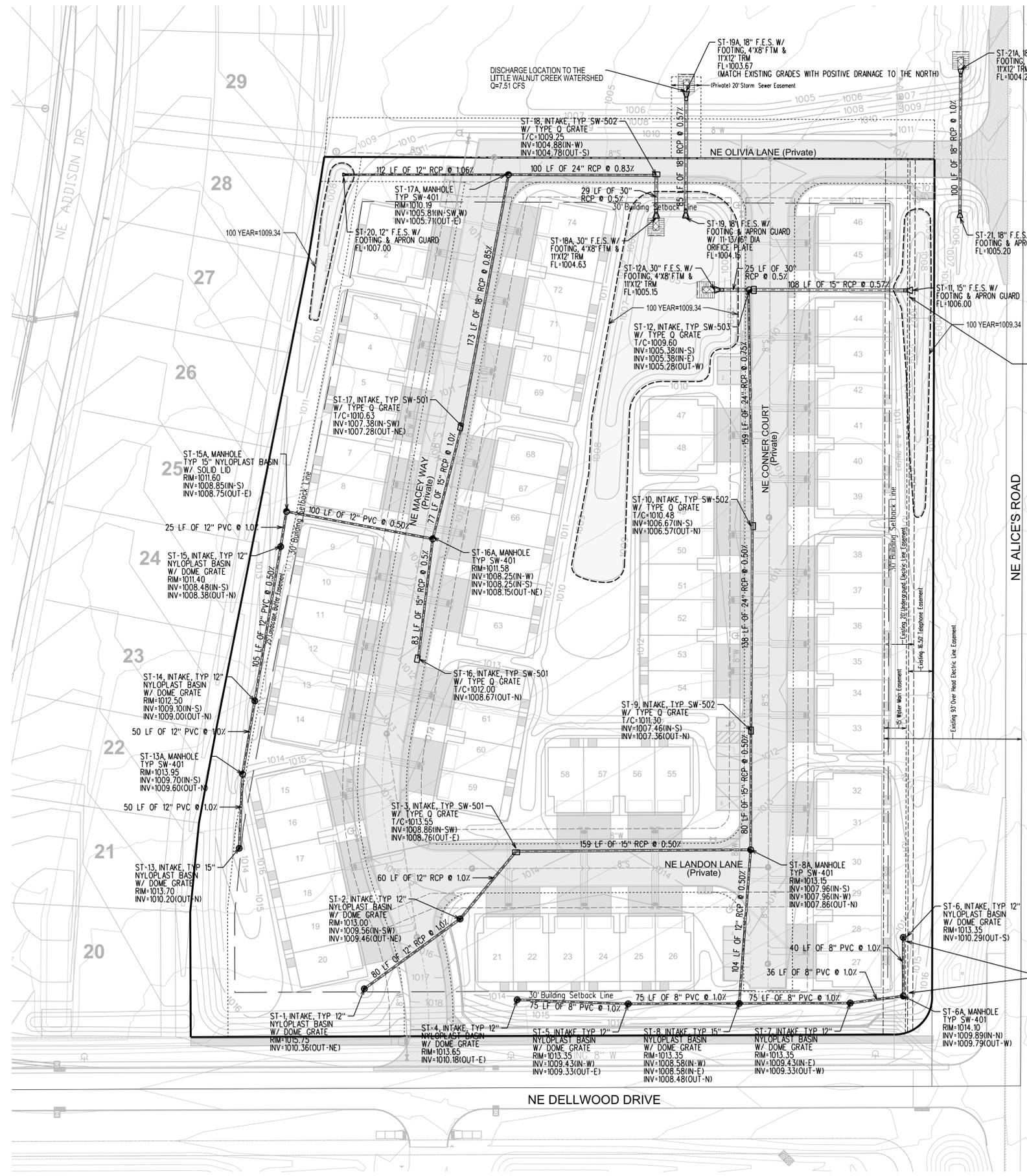
VILLAGE AT SHADOW CREEK PLAT 1

Table with revision information including columns for date, revision number, and description.

PROJECT INFORMATION
WAUKEE, IA
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com
SNYDER & ASSOCIATES, INC.





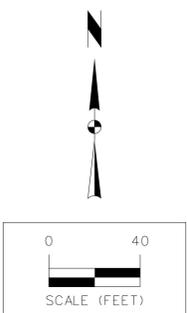


**UTILITY PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES, PROTECT THE FOLLOWING:
  - EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
- PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN AS PER CITY OF WAUKEE STANDARDS.
- CRITICAL CROSSING. CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.
- ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES.

CONTRACTOR TO VERIFY LOCATION AND ELEVATION AND COORDINATE INSTALLATION AND CRITICAL CROSSINGS OF EXISTING WATER MAIN AND UNDERGROUND ELECTRIC DISTRIBUTION LINE PRIOR TO CONSTRUCTION

CONTRACTOR TO VERIFY LOCATION AND ELEVATION AND COORDINATE INSTALLATION AND CRITICAL CROSSINGS OF EXISTING WATER MAIN AND UNDERGROUND ELECTRIC DISTRIBUTION LINE PRIOR TO CONSTRUCTION

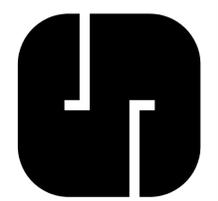


**VILLAGE AT SHADOW CREEK PLAT 1**

**STORM SEWER PLAN**

**WAUKEE, IA**

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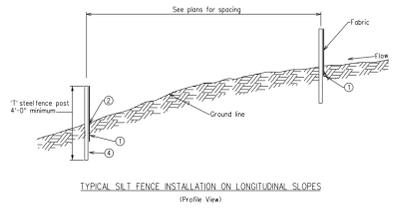
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1	REVISED AS PER CITY COMMENTS	JMM	05/20/16	DATE	BY
MARK REVISION Engineer: EDC Checked By: EDC Scale: 1"=					
Technician: JMM Date: 04-25-16 Field Bk:					
Project No: 115.1084 Sheet 5 of 12					



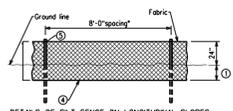




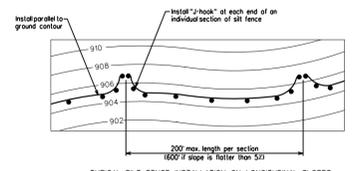
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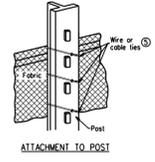
TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)



DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

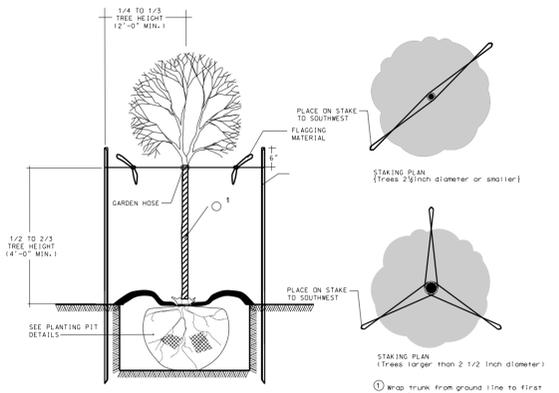


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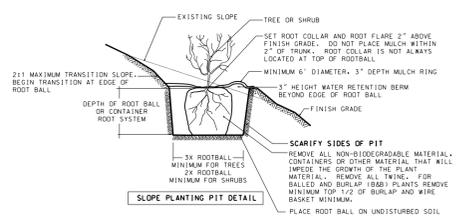
GENERAL NOTES:

- Install silt fence according to the requirements of Section 904.3.07 and at locations shown in the contract documents or as directed by the Jurisdictional Engineer.
- Insert 1/2 in. of fabric a minimum of 6 in. deep fabric may be loaded below the ground line.
- Compact ground by driving along each side of the silt fence as required to sufficiently secure the fabric in the trench to prevent pullout and flow under the fence.
- In ditches, extend silt fence up side slope to the bottom elevation at the end of the fence is a minimum of 2 in. higher than the top of the fence in the low point of the ditch.
- Steel posts to be embedded 20 in. unless otherwise allowed by the Jurisdictional Engineer.
- Secure top of engineering fabric to steel posts using wire or plastic ties (20 lb. min.). See details of "Attachment to Posts."

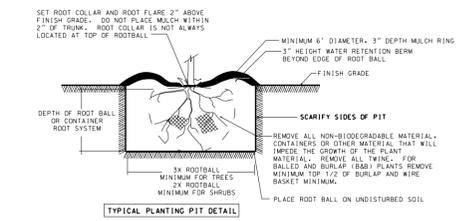
1  
9  
SILT FENCE DETAIL  
NO SCALE



3  
9  
DECIDUOUS TREE STAKING DETAIL  
NO SCALE

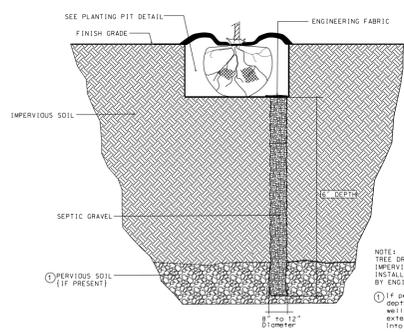


SLOPE PLANTING PIT DETAIL



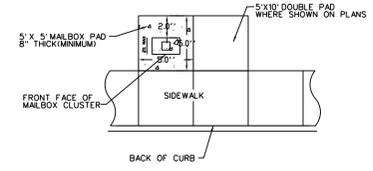
TYPICAL PLANTING PIT DETAIL

2  
9  
PLANTING PIT DETAILS  
NO SCALE



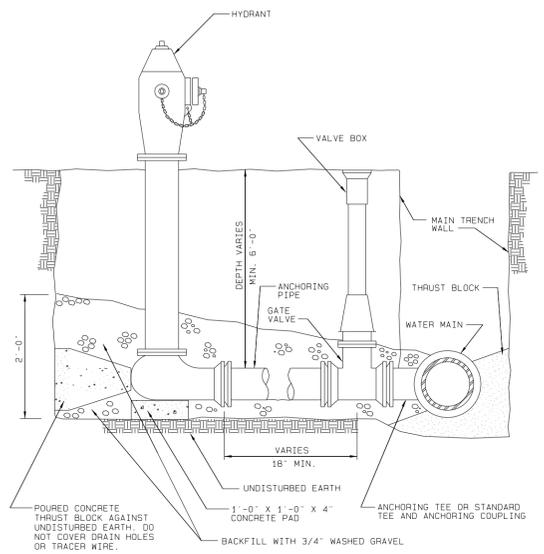
4  
9  
TREE DRAINAGE WELL DETAIL  
NO SCALE

NOTE:  
TREE DRAINAGE WELL ONLY REQUIRED IF IMPERVIOUS SOILS ARE FOUND DURING INSTALLATION AS APPROVED BY ENGINEER.  
If pervious soil is encountered at a depth less than 6 feet, the drainage well may be terminated when the well extends a minimum of 12 inches into the pervious soil layer.



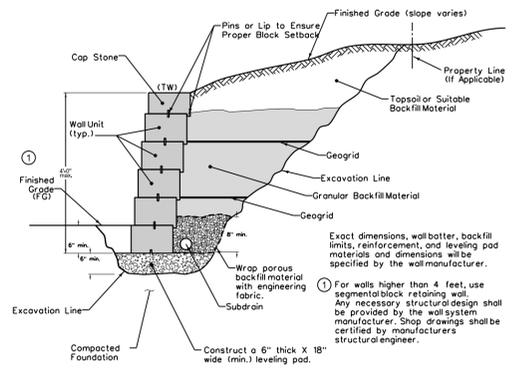
- NOTES:
- Cluster Mailbox to be located on the no parking/street light side of street.
  - Do not locate at intersection.
  - Locate near shored property line per approved plan.

5  
9  
CLUSTER MAILBOX PAD DETAIL  
NO SCALE



6  
9  
FIRE HYDRANT ASSEMBLY  
NO SCALE

- NOTES:
- MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6"
  - PROVIDE TRACER WIRE AND TRACER WIRE STATION.
  - WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.



7  
9  
MODULAR BLOCK WALL DETAIL  
NO SCALE

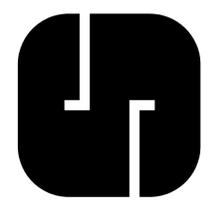
VILLAGE AT SHADOW CREEK PLAT 1

SITE DETAILS

WAUKEE, IA

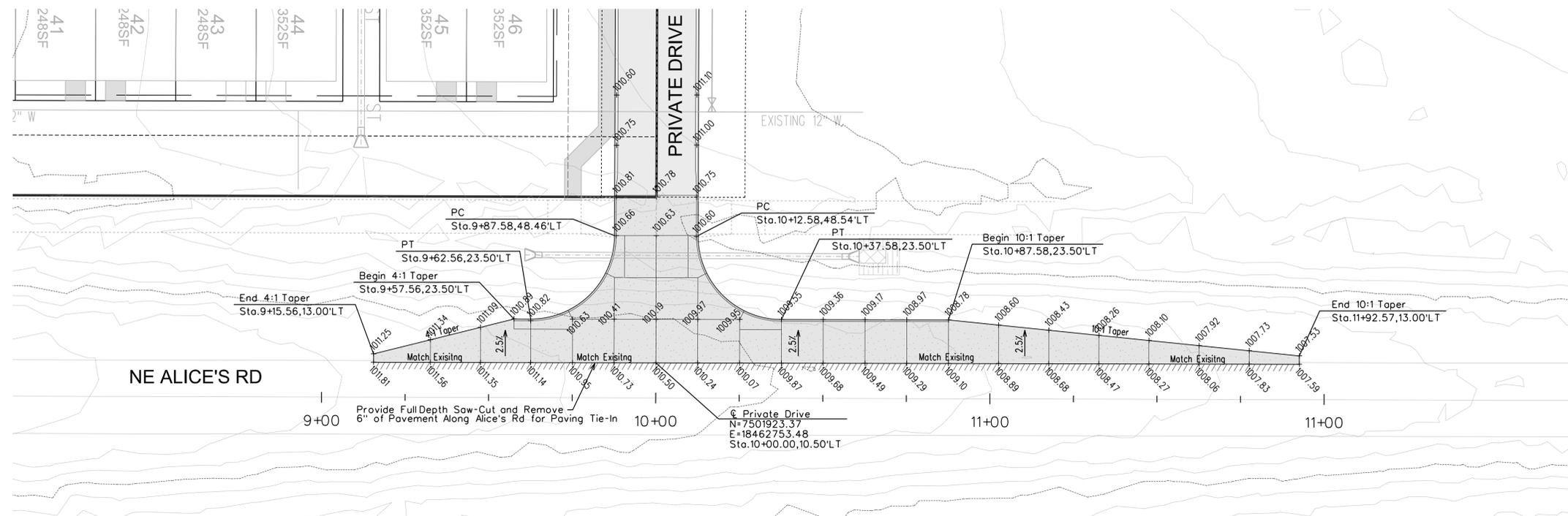
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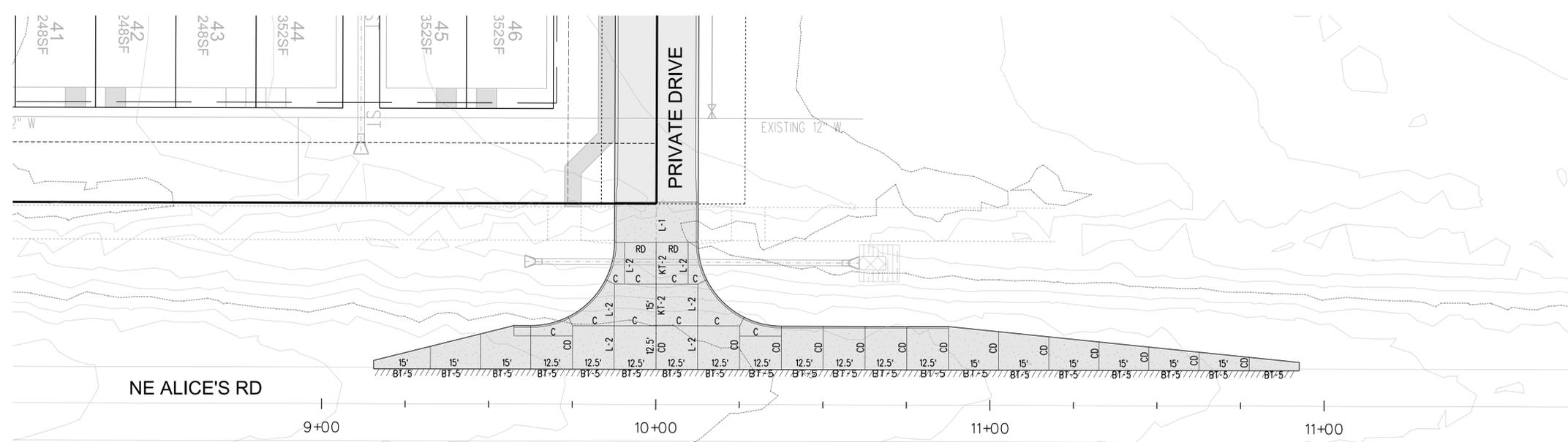








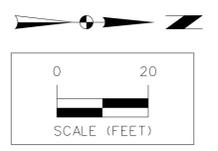
GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

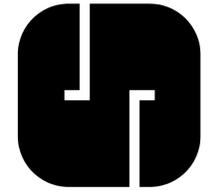
NOTES

A. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL WHICH MEETS MUTCD REQUIREMENTS FOR LANE WIDENING. ONE WEEK NOTICE SHALL BE GIVEN PRIOR TO ANY LANE OR ROAD CLOSURE.



VILLAGE AT SHADOW CREEK PLAT 1

TURN LANE DETAIL



Project No: 115.1084

Sheet 12 of 12

WAUKEE, IA

SNYDER & ASSOCIATES, INC.

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Field Bk:		Scale:	1"=20'
Project No:		115.1084	
Sheet:		12 of 12	

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