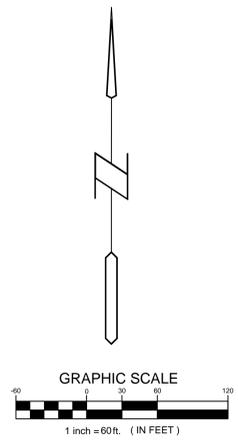


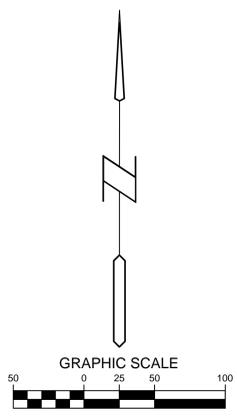
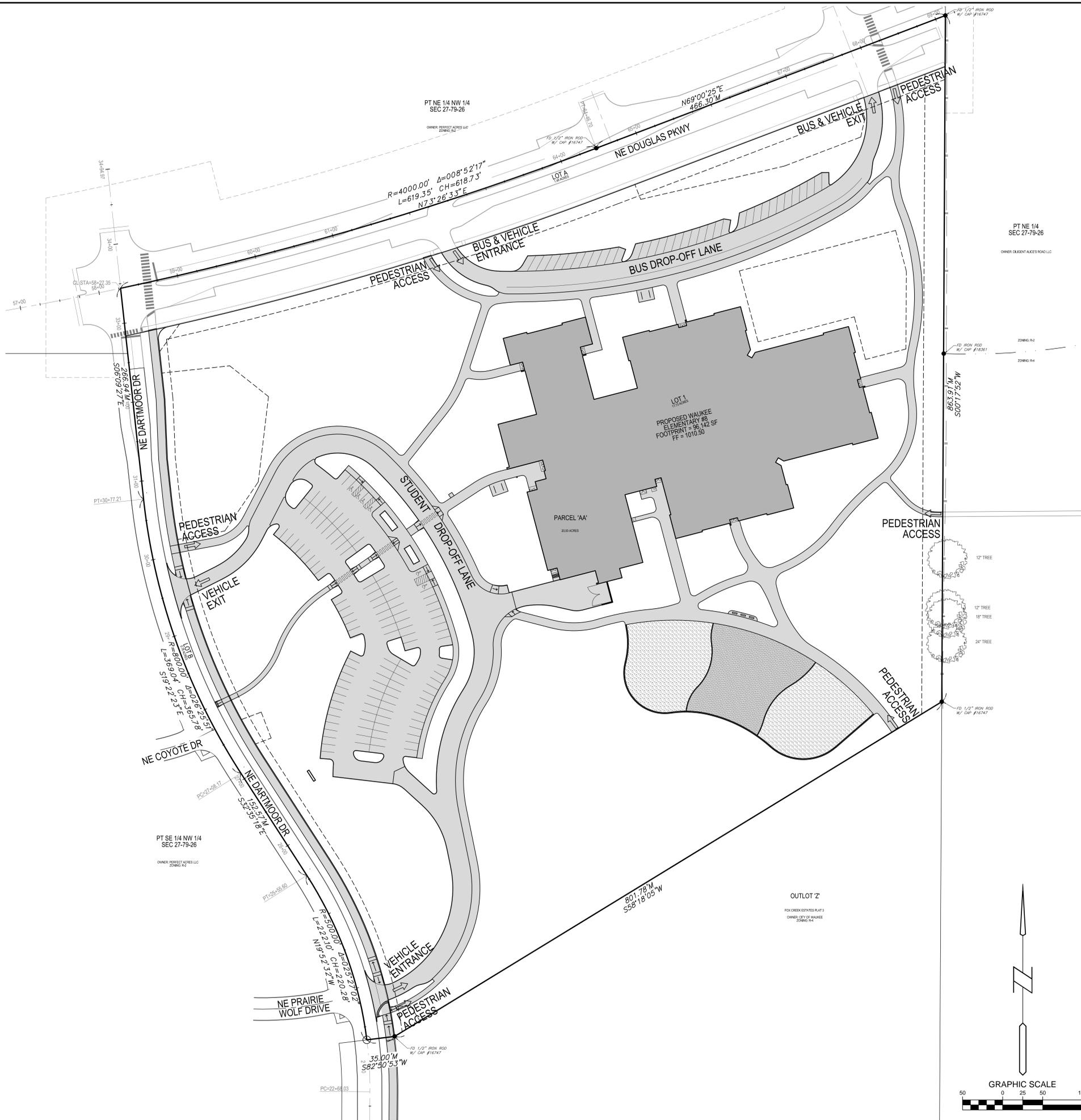
NE DARTMOOR DR AND UTILITIES NOTE:
 UTILITY INFORMATION ALONG NE DARTMOOR DR IS SHOWN PER PLAN PREPARED BY CIVIL DESIGN ADVANTAGE DATED 7/31/2013.



FIELD WORK COMPLETED ON: JANUARY 27TH, 2014 : J. JAMES



UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



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TRAFFIC SIGN NOTES:

- THESE NOTES SHALL APPLY ONLY TO SIGNS CALLED OUT WITH A TRAFFIC SIGN NUMBER. FOR HANDICAP PARKING SIGNS SEE DETAIL PROVIDED ON SHEET C-501.
- ALL SIGNS SHALL BE MOUNTED ON A 2" ROUND BLACK POST WITH A DEPTH AND HEIGHT IN ACCORDANCE WITH MUTCD. SIGNS MAY ALSO BE MOUNTED ON LIGHT POLES.
- SIGNS SHALL BE MOUNTED 6" HIGH FROM THE FINISHED GROUND GRADE TO BOTTOM OF THE SIGN.
- ALL ONE WAY SIGNS SHALL BE MOUNTED ABOVE STOP / DO NOT ENTER SIGNS.
- ALL TRAFFIC SIGNS SHALL BE PROVIDED & INSTALLED BY THE CONTRACTOR.
- TRAFFIC SIGN NUMBERS ARE FOR THE FOLLOWING SIGNS:
 - STOP SIGN, MUTCD CODE R1-1, SIZE 30"x30"
 - DO NOT ENTER SIGN, MUTCD CODE R8-1, SIZE 30"x30"
 - ONE WAY SIGN POINTING LEFT, MUTCD CODE R6-1, SIZE 36"x12"
 - ONE WAY SIGN POINTING RIGHT, MUTCD CODE R6-1, SIZE 36"x12"

FIRE LANE SIGN NOTES:

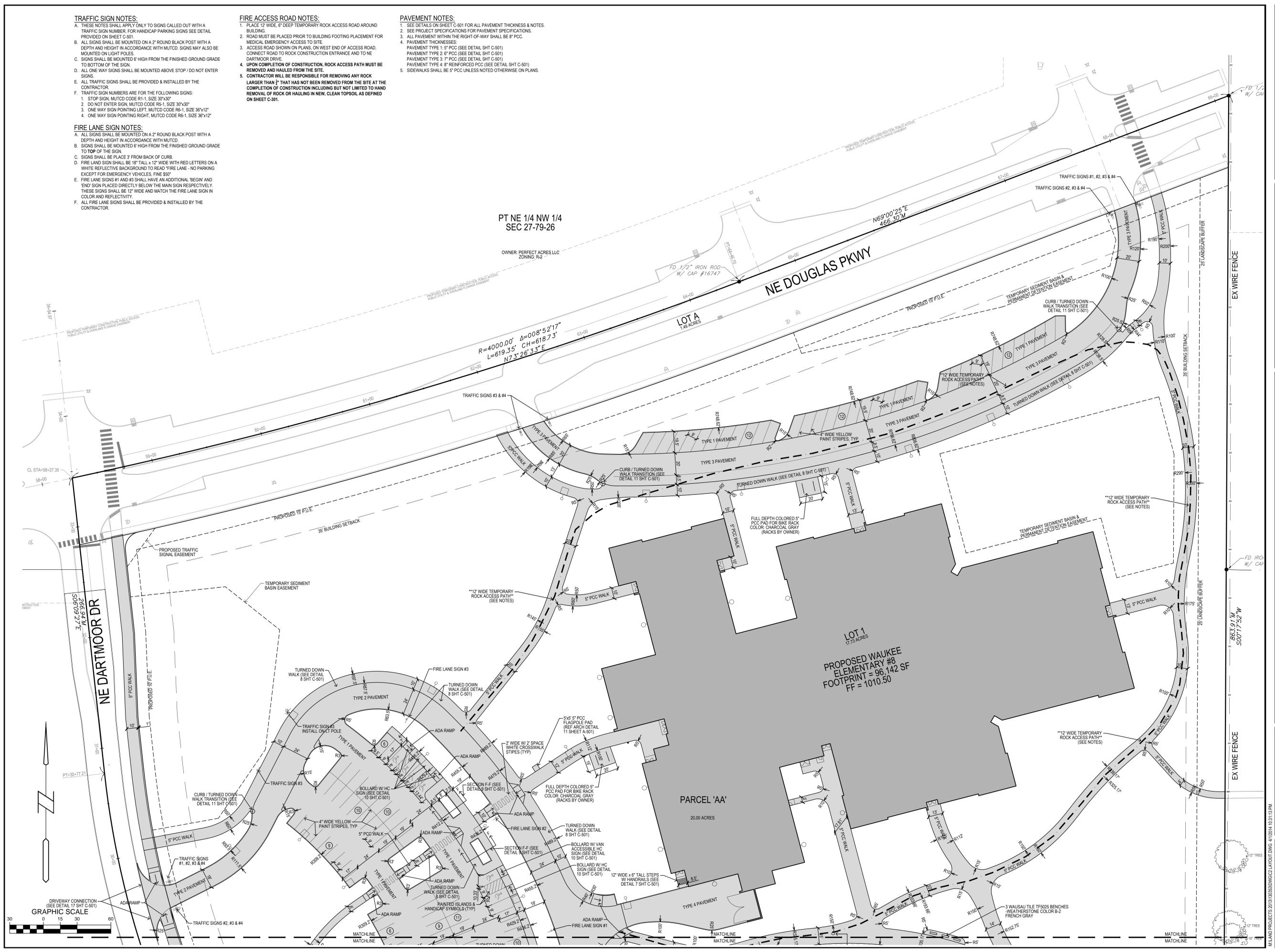
- ALL SIGNS SHALL BE MOUNTED ON A 2" ROUND BLACK POST WITH A DEPTH AND HEIGHT IN ACCORDANCE WITH MUTCD.
- SIGNS SHALL BE MOUNTED 6" HIGH FROM THE FINISHED GROUND GRADE TO TOP OF THE SIGN.
- SIGNS SHALL BE PLACED 3' FROM BACK OF CURB.
- FIRE LANE SIGN SHALL BE 18" TALL x 12" WIDE WITH RED LETTERS ON A WHITE REFLECTIVE BACKGROUND TO READ "FIRE LANE - NO PARKING EXCEPT FOR EMERGENCY VEHICLES. FINE \$50"
- FIRE LANE SIGNS #1 AND #3 SHALL HAVE AN ADDITIONAL "BEGIN" AND "END" SIGN PLACED DIRECTLY BELOW THE MAIN SIGN RESPECTIVELY. THESE SIGNS SHALL BE 12" WIDE AND MATCH THE FIRE LANE SIGN IN COLOR AND REFLECTIVITY.
- ALL FIRE LANE SIGNS SHALL BE PROVIDED & INSTALLED BY THE CONTRACTOR.

FIRE ACCESS ROAD NOTES:

- PLACE 12" WIDE, 6" DEEP TEMPORARY ROCK ACCESS ROAD AROUND BUILDING.
- ROAD MUST BE PLACED PRIOR TO BUILDING FOOTING PLACEMENT FOR MEDICAL EMERGENCY ACCESS TO SITE.
- ACCESS ROAD SHOWN ON PLANS, ON WEST END OF ACCESS ROAD, CONNECT ROAD TO ROCK CONSTRUCTION ENTRANCE AND TO NE DARTMOOR DRIVE.
- UPON COMPLETION OF CONSTRUCTION, ROCK ACCESS PATH MUST BE REMOVED AND HAULED FROM THE SITE.
- CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ANY ROCK LARGER THAN 2" THAT HAS NOT BEEN REMOVED FROM THE SITE AT THE COMPLETION OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO HAND REMOVAL OF ROCK OR HAULING IN NEW, CLEAN TOPSOIL AS DEFINED ON SHEET C-301.

PAVEMENT NOTES:

- SEE DETAILS ON SHEET C-501 FOR ALL PAVEMENT THICKNESS & NOTES.
- SEE PROJECT SPECIFICATIONS FOR PAVEMENT SPECIFICATIONS.
- ALL PAVEMENT WITHIN THE RIGHT-OF-WAY SHALL BE 8" PCC.
- PAVEMENT THICKNESSES:
 - PAVEMENT TYPE 1: 5" PCC (SEE DETAIL SHT C-501)
 - PAVEMENT TYPE 2: 6" PCC (SEE DETAIL SHT C-501)
 - PAVEMENT TYPE 3: 7" PCC (SEE DETAIL SHT C-501)
 - PAVEMENT TYPE 4: 8" REINFORCED PCC (SEE DETAIL SHT C-501)
- SIDEWALKS SHALL BE 5" PCC UNLESS NOTED OTHERWISE ON PLANS.



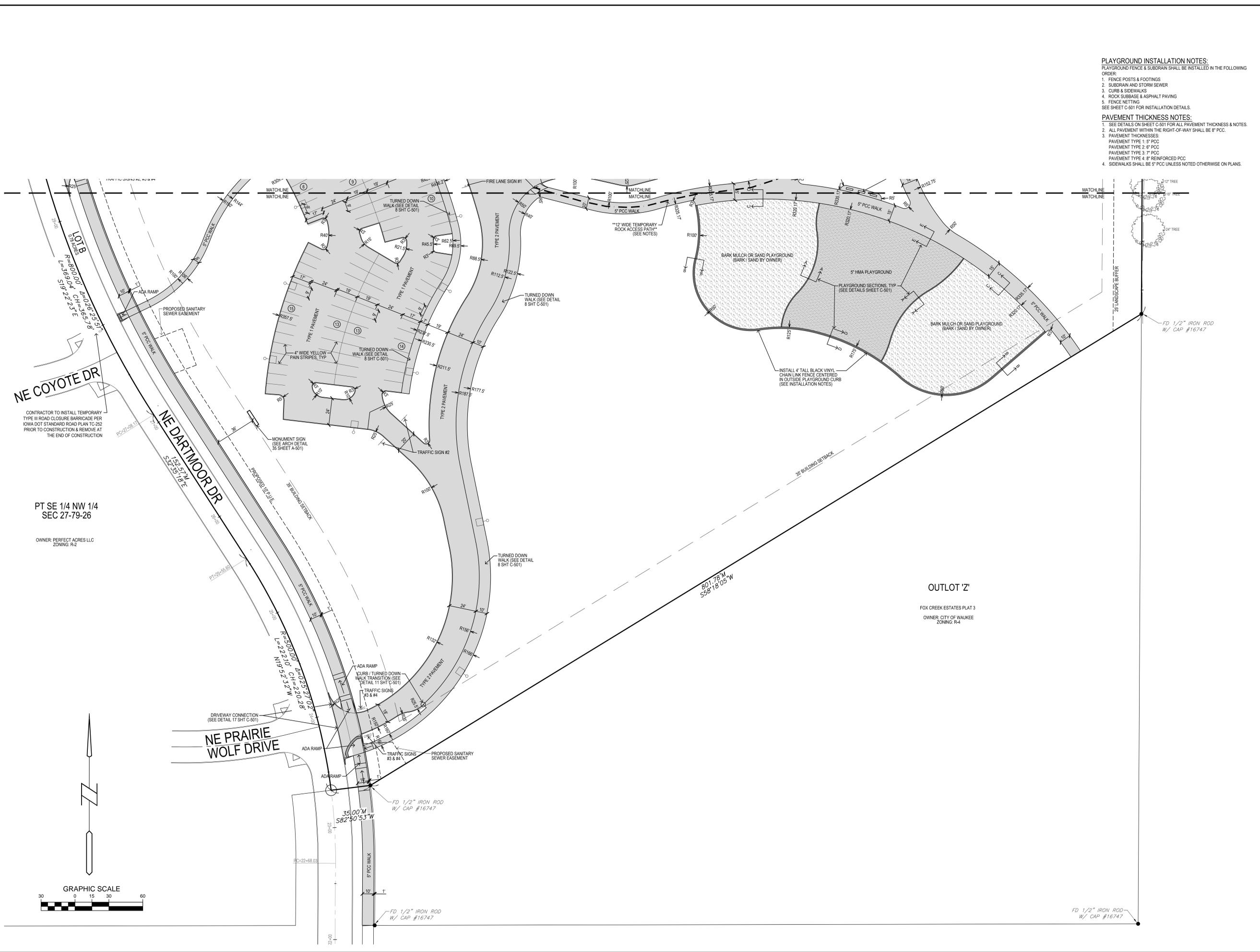
PT NE 1/4 NW 1/4
SEC 27-79-26

OWNER: PERFECT ACRES LLC
ZONING: R2

LOT 1
17.73 ACRES
PROPOSED WAUKEE
ELEMENTARY #8
FOOTPRINT = 96,142 SF
FF = 1010.50

DRIVEWAY CONNECTION
(SEE DETAIL 17 SHT C-501)





- PLAYGROUND INSTALLATION NOTES:**
 PLAYGROUND FENCE & SUBDRAIN SHALL BE INSTALLED IN THE FOLLOWING ORDER:
 1. FENCE POSTS & FOOTINGS
 2. SUBDRAIN AND STORM SEWER
 3. CURB & SIDEWALKS
 4. ROCK SUBBASE & ASPHALT PAVING
 5. FENCE NETTING
 SEE SHEET C-501 FOR INSTALLATION DETAILS.
- PAVEMENT THICKNESS NOTES:**
 1. SEE DETAILS ON SHEET C-501 FOR ALL PAVEMENT THICKNESS & NOTES.
 2. ALL PAVEMENT WITHIN THE RIGHT-OF-WAY SHALL BE 6" PCC.
 3. PAVEMENT THICKNESSES:
 PAVEMENT TYPE 1: 5" PCC
 PAVEMENT TYPE 2: 6" PCC
 PAVEMENT TYPE 3: 7" PCC
 PAVEMENT TYPE 4: 8" REINFORCED PCC
 4. SIDEWALKS SHALL BE 5" PCC UNLESS NOTED OTHERWISE ON PLANS.

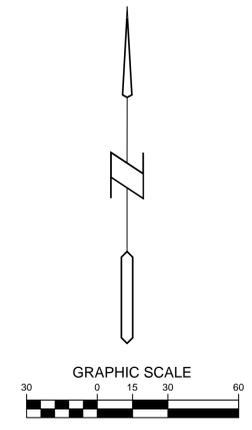
CONTRACTOR TO INSTALL TEMPORARY TYPE III ROAD CLOSURE BARRICADE PER IOWA DOT STANDARD ROAD PLAN TC-292 PRIOR TO CONSTRUCTION & REMOVE AT THE END OF CONSTRUCTION

PT SE 1/4 NW 1/4 SEC 27-79-26

OWNER: PERFECT ACRES LLC
 ZONING: R-2

OUTLOT 'Z'

FOX CREEK ESTATES PLAT 3
 OWNER: CITY OF WAUKEE
 ZONING: R-4



PROJECT NO.:
1018000

DATE:
 MAY 2014

REVISIONS:

DRAWING TITLE:
 LAYOUT PLAN

DRAWING NO.:
C-202

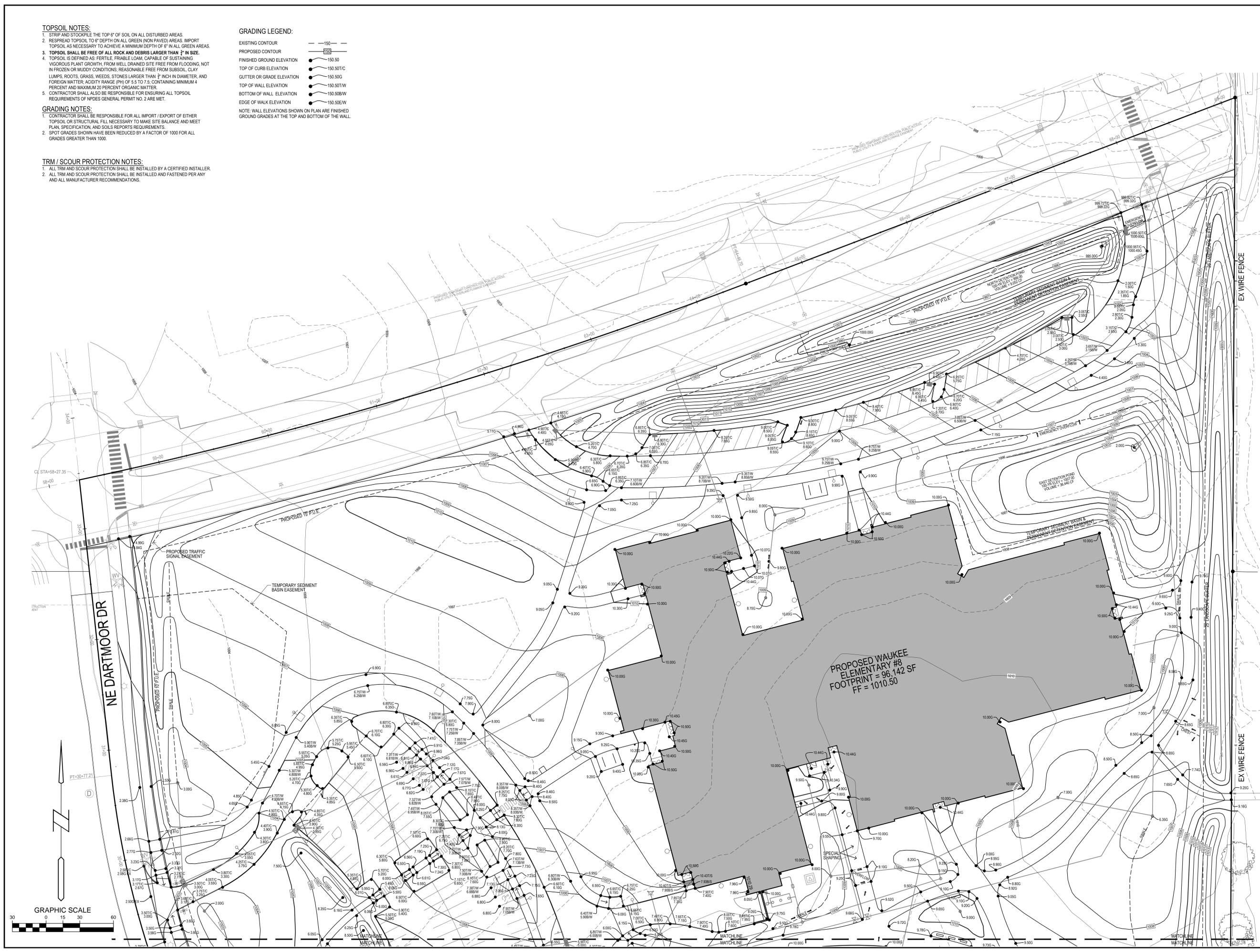
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- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO 6" DEPTH ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6" IN ALL GREEN AREAS.
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 2" IN SIZE.
 4. TOPSOIL IS DEFINED AS FERTILE, FRABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 2" INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- GRADING NOTES:**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPORT / EXPORT OF EITHER TOPSOIL OR STRUCTURAL FILL NECESSARY TO MAKE SITE BALANCE AND MEET PLAN, SPECIFICATION, AND SOILS REPORTS REQUIREMENTS.
 2. SPOT GRADES SHOWN HAVE BEEN REDUCED BY A FACTOR OF 1000 FOR ALL GRADES GREATER THAN 1000.

- TRM / SCOUR PROTECTION NOTES:**
1. ALL TRM AND SCOUR PROTECTION SHALL BE INSTALLED BY A CERTIFIED INSTALLER.
 2. ALL TRM AND SCOUR PROTECTION SHALL BE INSTALLED AND FASTENED PER ANY AND ALL MANUFACTURER RECOMMENDATIONS.

- GRADING LEGEND:**
- EXISTING CONTOUR ——— 150 ———
 - PROPOSED CONTOUR ——— 150 ———
 - FINISHED GROUND ELEVATION ● 150.50
 - TOP OF CURB ELEVATION ● 150.50TC
 - GUTTER OR GRADE ELEVATION ● 150.50G
 - TOP OF WALL ELEVATION ● 150.50TW
 - BOTTOM OF WALL ELEVATION ● 150.50BW
 - EDGE OF WALK ELEVATION ● 150.50EW
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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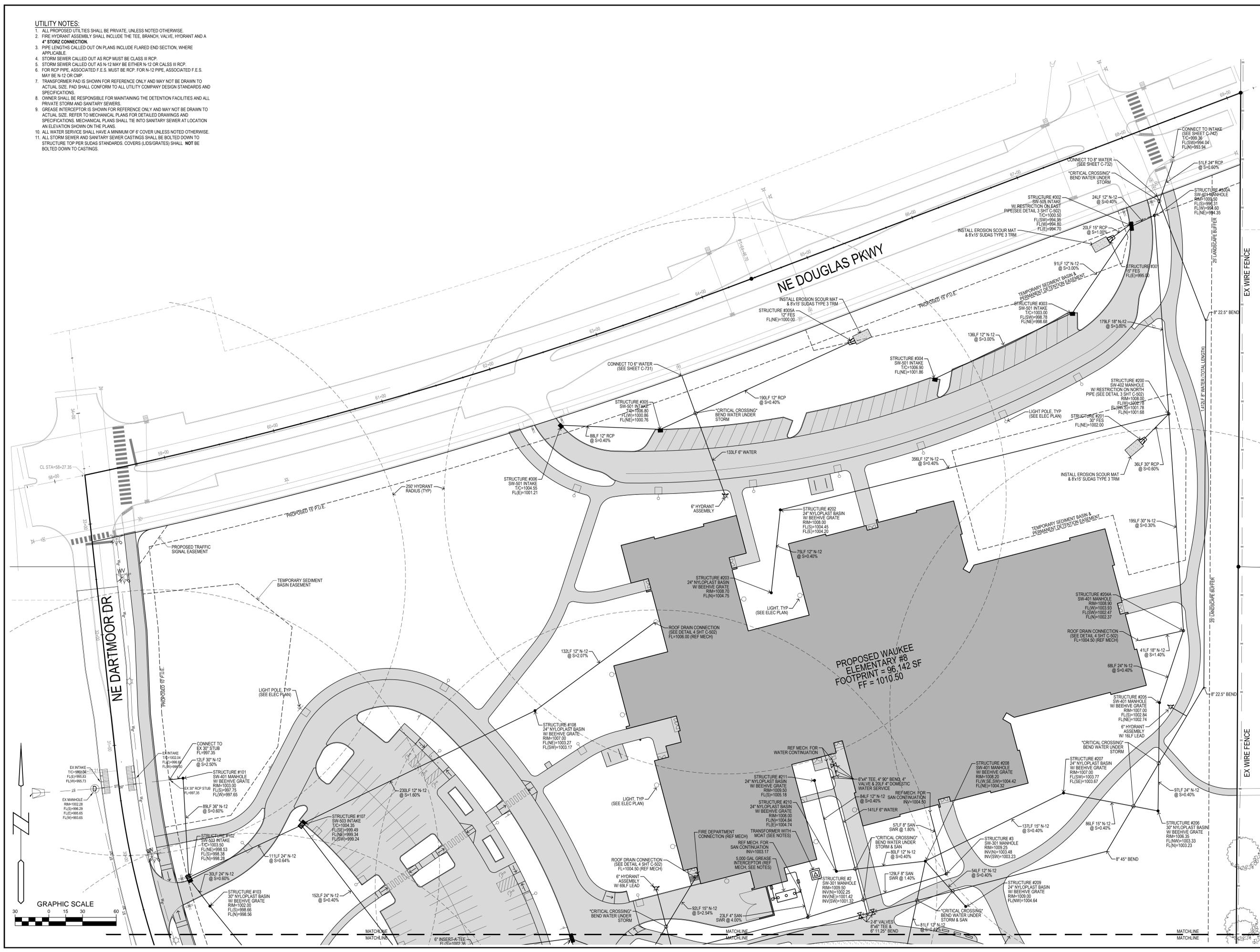
SOIL WASTE AREA NOTES:

1. STRIP AND STOCKPILE THE TOP 6" OF SOIL ALL STOCKPILE AREAS.
2. WASTE DIRT SHALL BE 100% FREE OF ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
3. WASTE PILE SHALL NOT EXCEED 6' IN HEIGHT. MAKE PILE LARGER AREA AS NECESSARY.
4. PRIOR TO PLACEMENT OF EXCESS SOIL WASTE ON ADJACENT CITY PROPERTY, CONTRACTOR SHALL SUBMIT A PLAN AND COORDINATE WITH CITY OF WAUKEE.

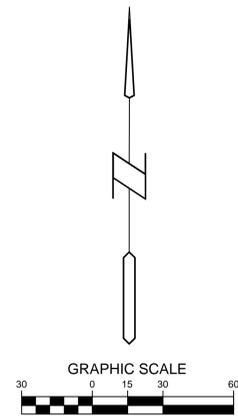
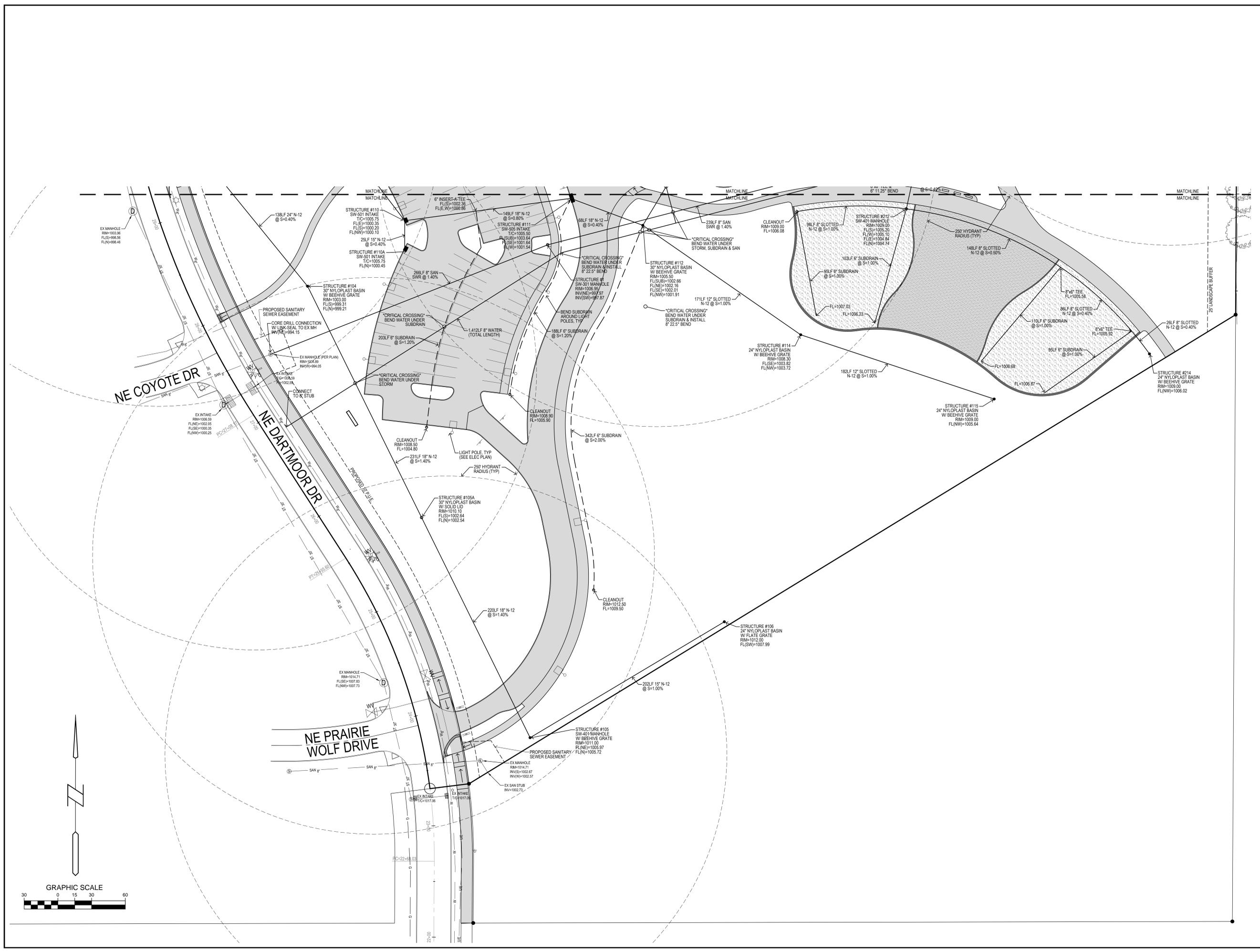
EXCESS SOIL WASTE AREA
SEE NOTES FOR REQUIREMENTS
(PROVIDE PLAN TO CITY OF WAUKEE
PRIOR TO ANY PLACEMENT OF
WASTE EXCAVATION)

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- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE, HYDRANT AND A 4" STORZ CONNECTION.
 3. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 4. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 5. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CALS III RCP.
 6. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. MAY BE N-12 OR CMP.
 7. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
 8. OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION FACILITIES AND ALL PRIVATE STORM AND SANITARY SEWERS.
 9. GREASE INTERCEPTOR IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. REFER TO MECHANICAL PLANS FOR DETAILED DRAWINGS AND SPECIFICATIONS. MECHANICAL PLANS SHALL TIE INTO SANITARY SEWER AT LOCATION AN ELEVATION SHOWN ON THE PLANS.
 10. ALL WATER SERVICE SHALL HAVE A MINIMUM OF 6' COVER UNLESS NOTED OTHERWISE.
 11. ALL STORM SEWER AND SANITARY SEWER CASTINGS SHALL BE BOLTED DOWN TO STRUCTURE TOP PER SDAS STANDARDS. COVERS (LIDS/GRATES) SHALL NOT BE BOLTED DOWN TO CASTINGS.

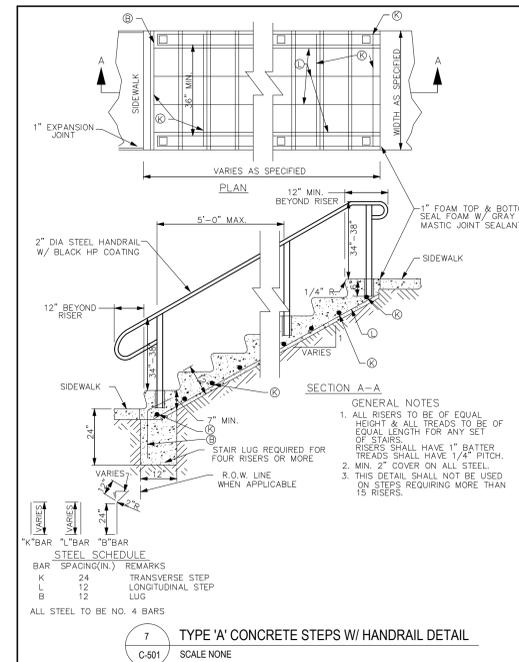
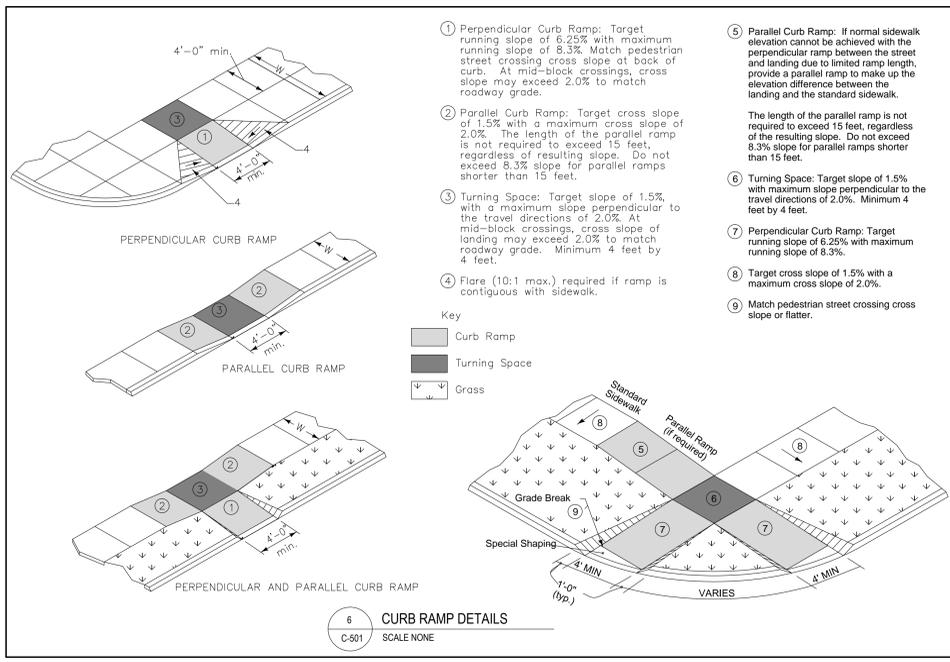
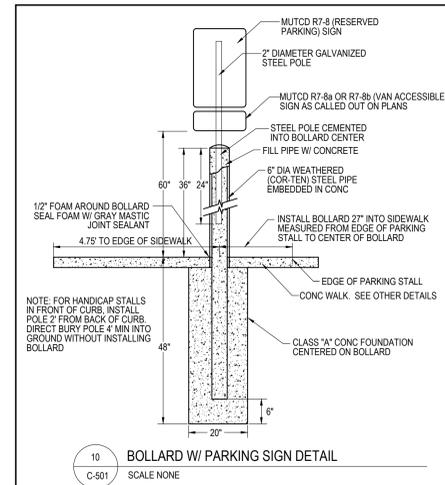
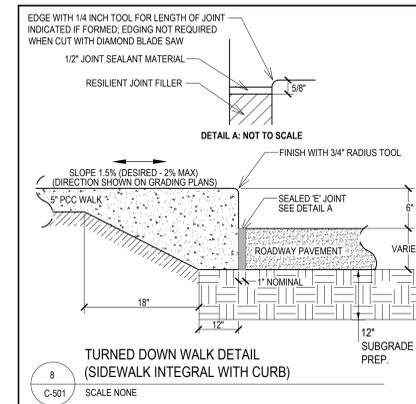
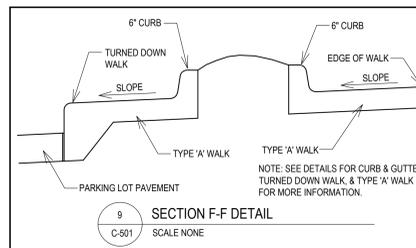
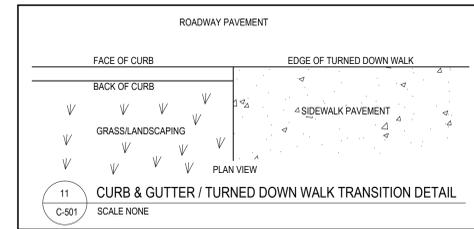
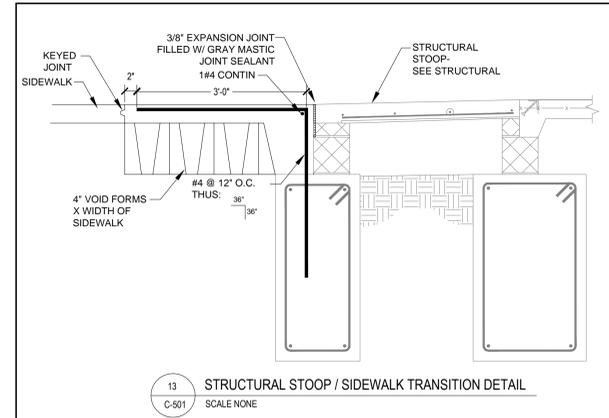
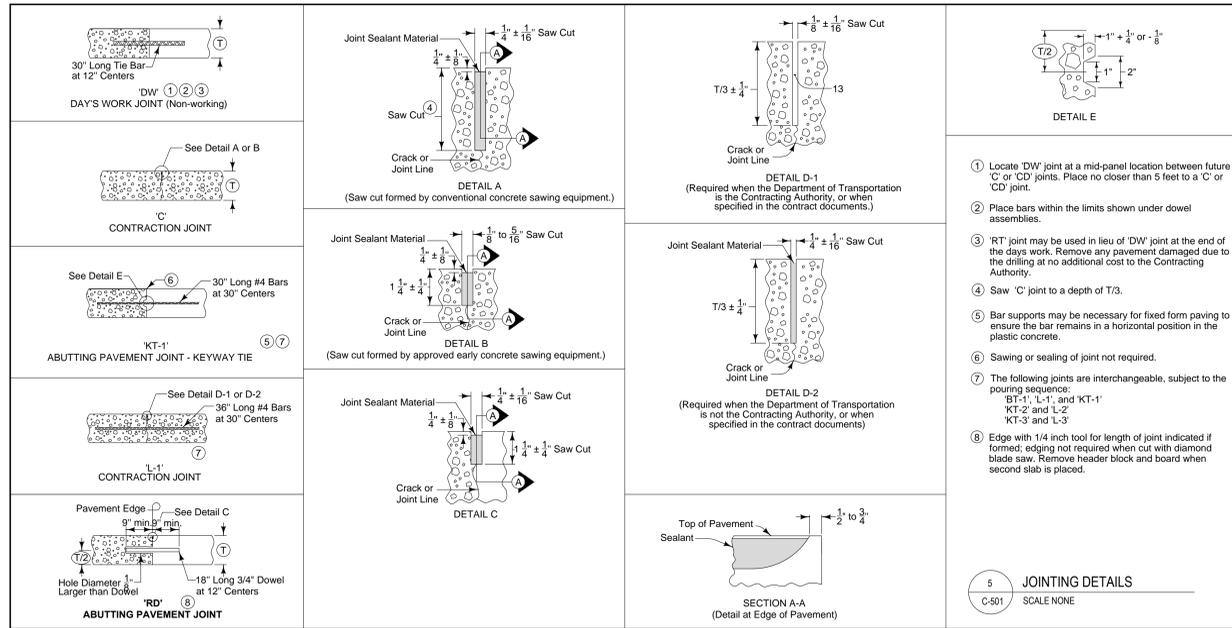
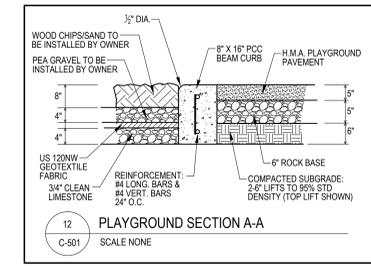
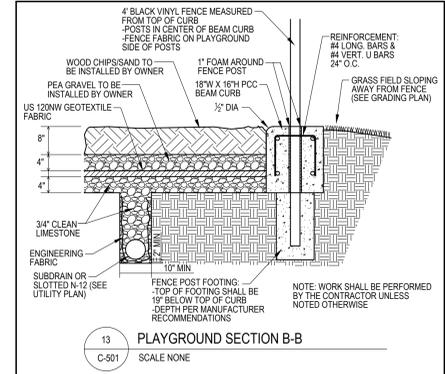
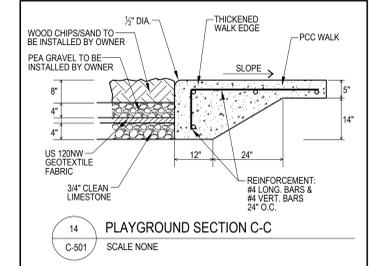
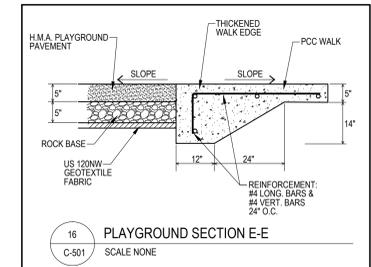
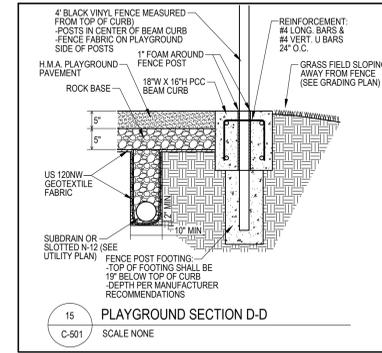
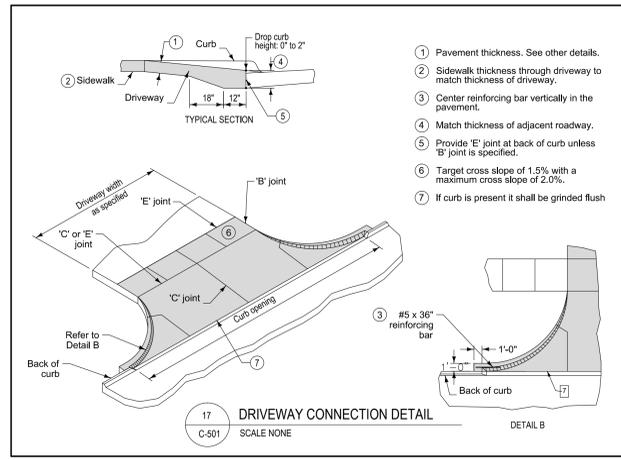
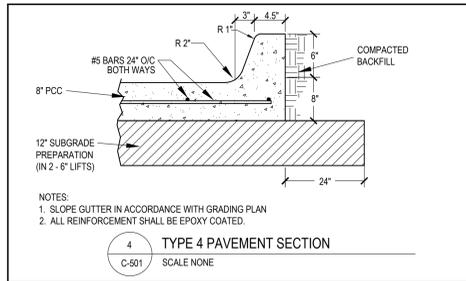
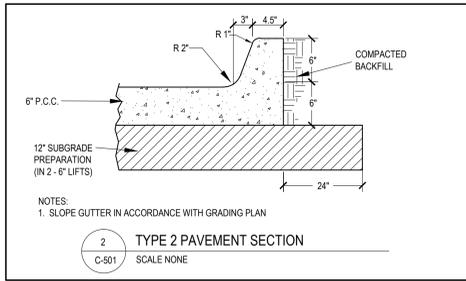
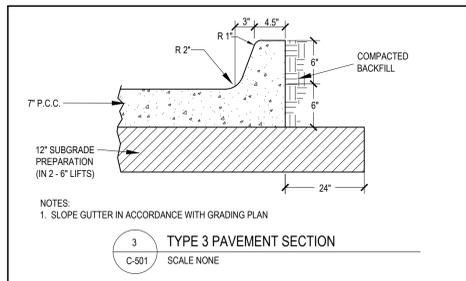
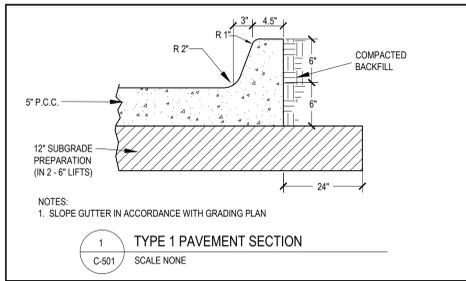


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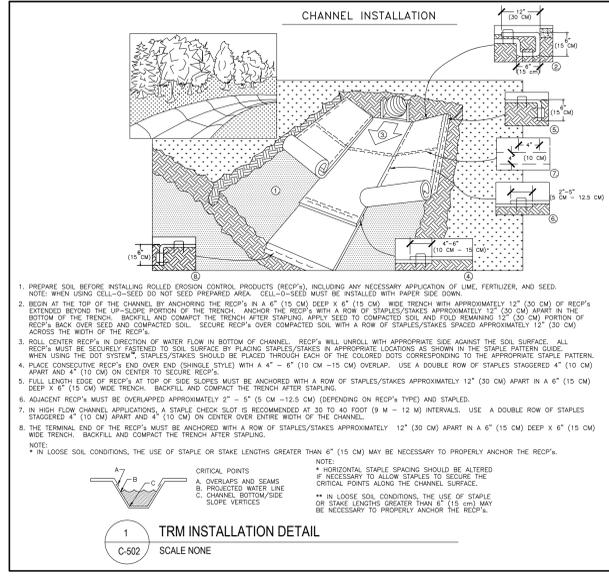
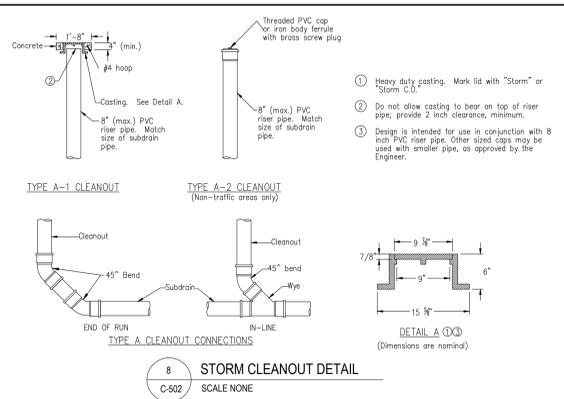
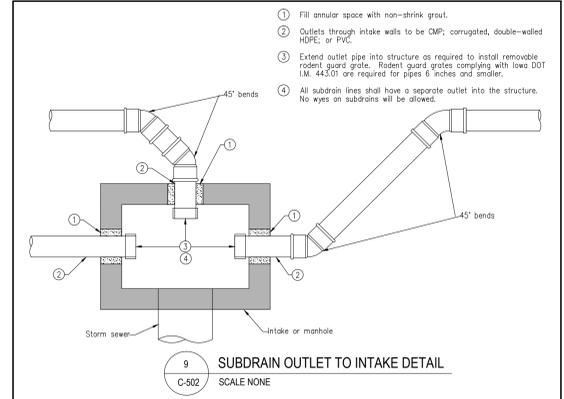
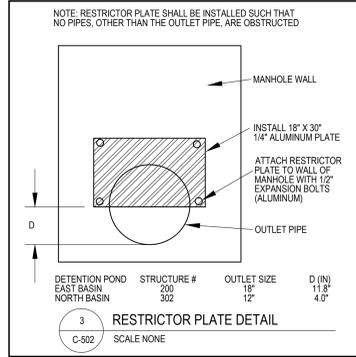
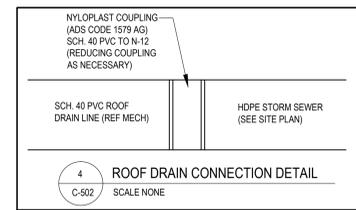
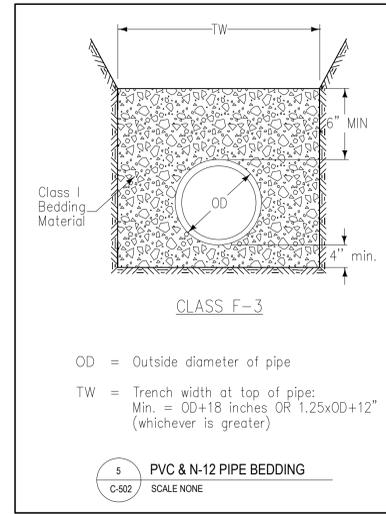
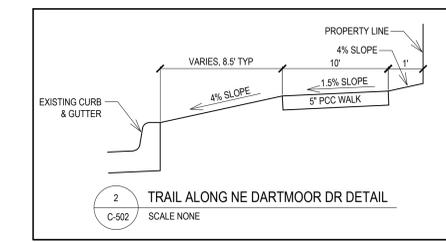
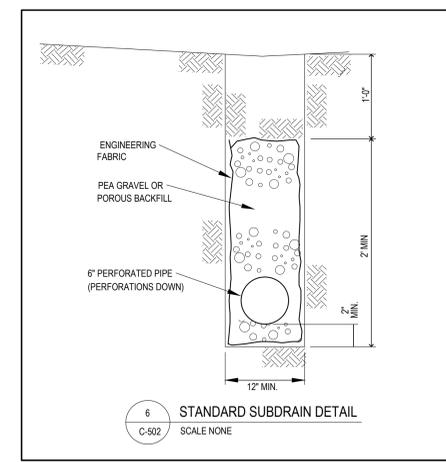
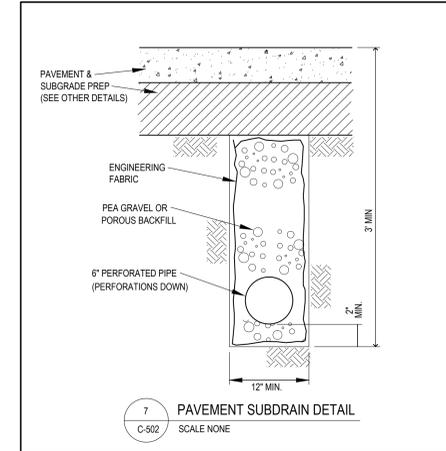


PROJECT NO.:	1018000
DATE:	MAY 2014
REVISIONS:	
DRAWING TITLE:	UTILITY PLAN
DRAWING NO.:	C-402

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STORM WATER POLLUTION PREVENTION PLAN

PROPERTY DESCRIPTION:
 PARCEL AA OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WAUKEE, DALLAS COUNTY, IOWA, AS RECORDED IN BOOK 2013, AT PAGE 19460. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 20.00 ACRES MORE OR LESS.

ADDRESS:
 645 NE DARTMOORE DRIVE
 WAUKEE, IA 50263

OWNER:
 WAUKEE COMMUNITY SCHOOL DISTRICT
 560 SOUTHEAST UNIVERSITY AVENUE
 WAUKEE, IA 50263

SITE AREA:
 20.0 ACRES MORE OR LESS

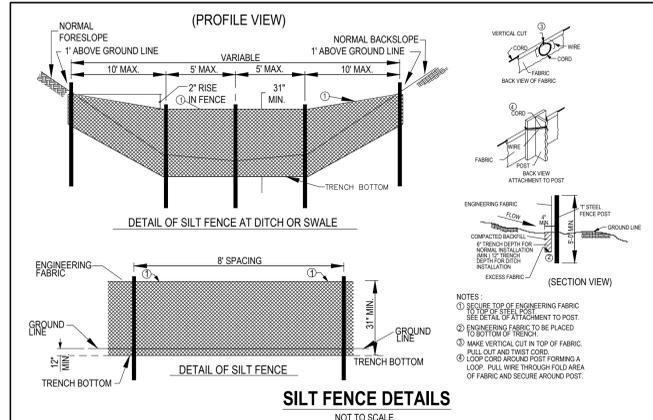
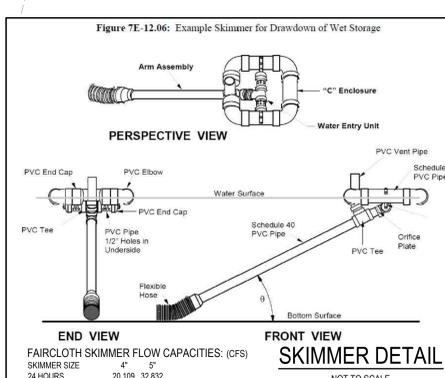
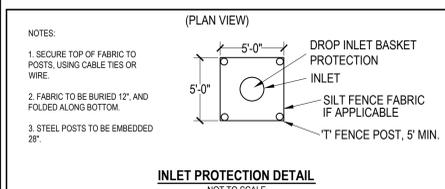
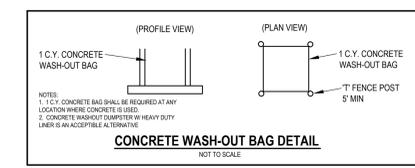
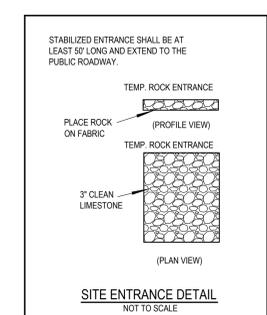
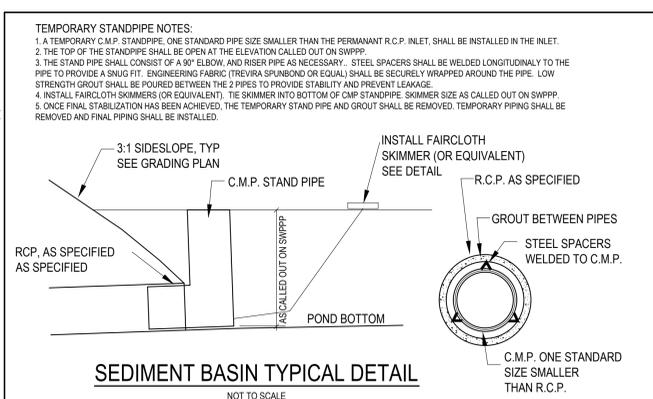
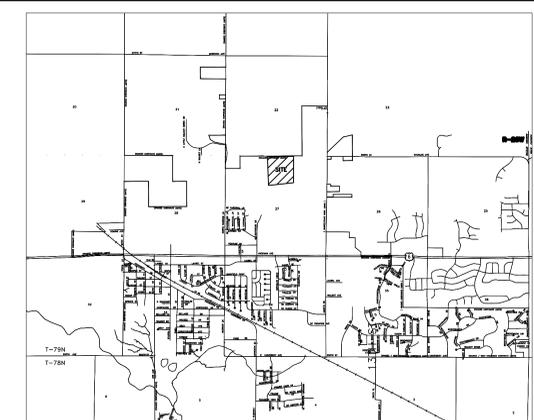
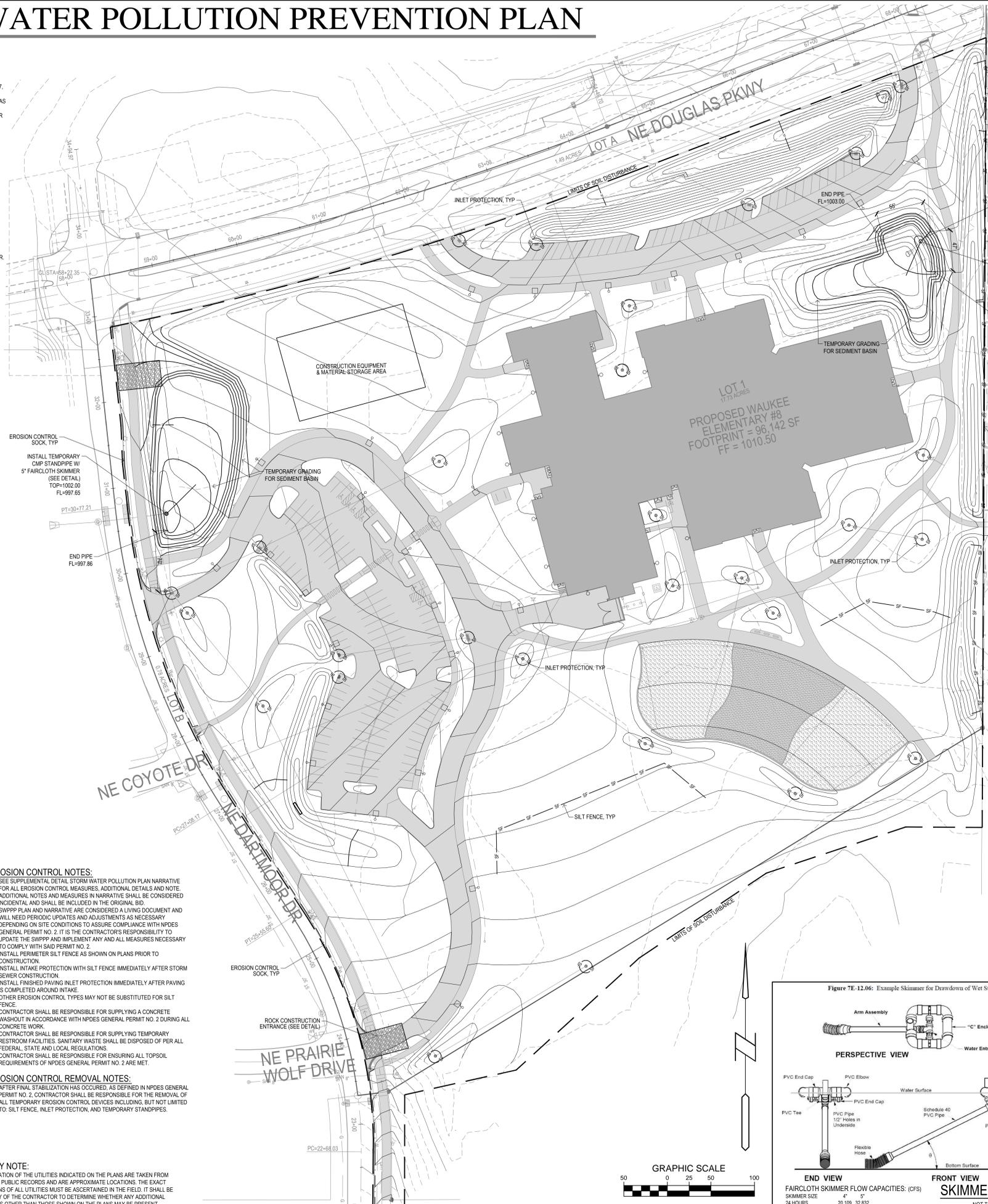
BENCHMARK:
 SITE BENCHMARK: BARRY BOLT ON HYDRANT AT SW CORNER OF NE PRAIRIE WOLF DR AND NE DARTMOOR DR. ELEV. = 1016.45

- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SF SILT FENCE
 - SAN SANITARY SEWER
 - ST STORM SEWER
 - W WATER LINE
 - G GAS LINE
 - UE UNDERGROUND ELECTRIC
 - OE OVERHEAD ELECTRIC
 - TELE TELEPHONE LINE
 - FIO FIBER OPTIC
 - CATV CABLE TV
 - SM STORM MANHOLE
 - CI CURB INTAKE
 - SI SURFACE INTAKE
 - FS FLARED END SECTION
 - SM SANITARY MANHOLE
 - CO CLEANOUT
 - HY FIRE HYDRANT
 - SP SPRINKLER
 - ICV IRRIGATION CONTROL VALVE
 - WM WATER MANHOLE
 - WELL
 - WV WATER VALVE
 - WSO WATER SHUT OFF
 - YH YARD HYDRANT
 - EM ELECTRIC MANHOLE
 - EMR ELECTRIC METER
 - ER ELECTRIC RISER
 - EV ELECTRIC VAULT
 - PP POWER POLE
 - TP TRANSFORMER POLE
 - LP LIGHT POLE
 - EJB ELECTRIC JUNCTION BOX
 - EP ELECTRIC PANEL
 - TR TRANSFORMER
 - GL GROUND LIGHT
 - GW GUY WIRE
 - EHM ELECTRIC HANDHOLE
 - GM GAS METER
 - GV GAS VALVE
 - ACU AIR CONDITIONING UNIT
 - TRR TELEPHONE RISER
 - TV TELEPHONE VAULT
 - TM TELEPHONE MANHOLE
 - TSM TRAFFIC SIGNAL MANHOLE
 - FR FIBER OPTIC RISER
 - FF FIBER OPTIC FAULT
 - CR CABLE TV RISER
 - S SIGN

- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
 - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



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WAUKEE ELEMENTARY SCHOOL #8
SITE PLAN
 WAUKEE COMMUNITY SCHOOL DISTRICT
 WAUKEE, IA

PROJECT NO.:
1018000
 DATE:
 MAY 2014

REVISIONS:
 DRAWING TITLE:
SWPPP
 DRAWING NO.:
C-601

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PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
RM	9	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.5' CAL	B&B	MATCHED SPECIMENS
CH	7	COMMON HICKORY	CELTIS OCCIDENTALIS	2.5' CAL	B&B	MATCHED SPECIMENS
SL	29	SKYLINE HONEYLOCUST	GLIEDI SIA TRUCANT HO INERMIS 'SKYLINE'	2.5' CAL	B&B	MATCHED SPECIMENS
TT	9	TULIP TREE	LIRIODENDRON TULIPIFERA	2.5' CAL	B&B	MATCHED SPECIMENS
SW	6	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5' CAL	B&B	MATCHED SPECIMENS
SO	7	SCARLET OAK	QUERCUS COCCINEA	2.5' CAL	B&B	MATCHED SPECIMENS
RO	30	RED OAK	QUERCUS RUBRA	2.5' CAL	B&B	MATCHED SPECIMENS
GM	8	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2.5' CAL	B&B	MATCHED SPECIMENS
HB	12	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	1.5' CAL	B&B	MATCHED SPECIMENS
SB	12	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	8' HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
CC	8	EASTERN REDBUD	CERDIS CANADENSIS	1.5' CAL	B&B	MATCHED SPECIMENS
SS	22	SPRING SNOW GRABAPPLE	MALUS SPRING SNOW	1.5' CAL	B&B	MATCHED SPECIMENS
PF	19	FRANKIE FIRE GRABAPPLE	MALUS FRANKIE FIRE	1.5' CAL	B&B	MATCHED SPECIMENS
PD	11	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5' CAL	B&B	MATCHED SPECIMENS
BC	11	BALD CYPRESS	TAXODIUM DISTICHUM	2' CAL	B&B	MATCHED SPECIMENS
WP	11	WHITE PINE	PINUS STROBUS	6'	B&B	FULL FORM TO GROUND
NS	29	NORWAY SPRUCE	PICEA ABIES	6'	B&B	FULL FORM TO GROUND
BH	17	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6'	B&B	FULL FORM TO GROUND
CS	8	COLORADO SPRUCE	PICEA PUNGENS	6'	B&B	FULL FORM TO GROUND
GL	92	GROW LO SUMAC	RHUS AROMATICA 'GROW LOW'	#5	CONT	FULL FORM - MATCHED
AW	36	ANTHONY WATERER SPIREA	SPIRAEA BUMALDA 'ANTHONY WATERER'	#5	CONT	FULL FORM - MATCHED
HC	13	HANCOCK CORALBERRY	SIPHOCARPUS CHENAUILLI 'HANCOCK'	#5	CONT	FULL FORM - MATCHED
DY	20	DENSDORMUS YEW	TAXUS MEDIA 'DENSE FORMIS'	30"	B&B	FULL FORM - MATCHED
JV	48	JUDO YBURNUM	YBURNUM JUDO	30"	B&B	FULL FORM - MATCHED
SG	73	SPRING GLORY FORSYTHIA	FORSYTHIA INTERMEDIA 'SPRING GLORY'	#5	CONT	FULL FORM - MATCHED
SW	12	VERNAL WIT CHHAZEL	HAMMELIS VERNALIS	3'	B&B	FULL FORM - MATCHED
FS	40	FRAGRANT SUMAC	RHUS AROMATICA	#5	CONT	FULL FORM - MATCHED
ZM	48	ZEBRAMISCANTHUS	MISCANTHUS SINENSIS 'ZEBRINUS'	#1	CONT	FULLY ROOTED IN CONTAINER
KF	54	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
NW	8	NORTH WIND SWITCHGRASS	PANICUM VIRGATUM 'NORTH WIND'	#1	CONT	FULLY ROOTED IN CONTAINER
MG	91	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILIMUS'	#1	CONT	FULLY ROOTED IN CONTAINER
PD	30	FRANKIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1	CONT	FULLY ROOTED IN CONTAINER
HS	79	STELLA D'ORO & RED STELLA D'ORLY	HEMEROCALLIS SP.	#1	CONT	EQUAL QUANTITIES - FULLY ROOTED

LANDSCAPE REQUIREMENTS:

NOTE: THERE IS NO OPEN SPACE REQUIREMENTS FOR PUBLIC SCHOOLS. THE GENERAL PROVISIONS ASSOCIATED WITH ZONING DISTRICT C-1 WILL BE USED FOR GENERAL SITE PLANTINGS.

TOTAL SIZE OF LOT: 772,406 SF
 TOTAL REQUIRED OPEN SPACE (20%): 154,481 SF
 TOTAL LANDSCAPE UNITS (1 / 1000 OF OPEN SPACE): 155

TOTAL TREES REQUIRED (1 PER LANDSCAPE UNIT): 175
 TOTAL SHRUBS REQUIRED (1 PER LANDSCAPE UNIT): 175

TOTAL TREES (OPEN SPACE): 136 PROVIDED
 TOTAL SHRUBS (OPEN SPACE): 268 PROVIDED

BUFFER PLANTING REQUIREMENTS - BASED ON 820 LF
 1 OVERSTORY PER 50 LF: 17 TOTAL - 17 PROVIDED
 2 EVERGREEN PER 50 LF: 33 TOTAL - 33 PROVIDED
 2 UNDERSTORY PER 50 LF: 33 TOTAL - 33 PROVIDED

PARKING LOT SCREENING - BASED ON 756 LF TOTAL
 1 TREE PER 40 LF: 19 TOTAL - 19 PROVIDED
 REQUIRES 50% OR MORE OVERSTORY: 12 PROVIDED (63%)
 ADDITIONAL PARKING LOT SCREENING PROVIDED BY SHRUBS REQUIRED FOR OPEN SPACE.

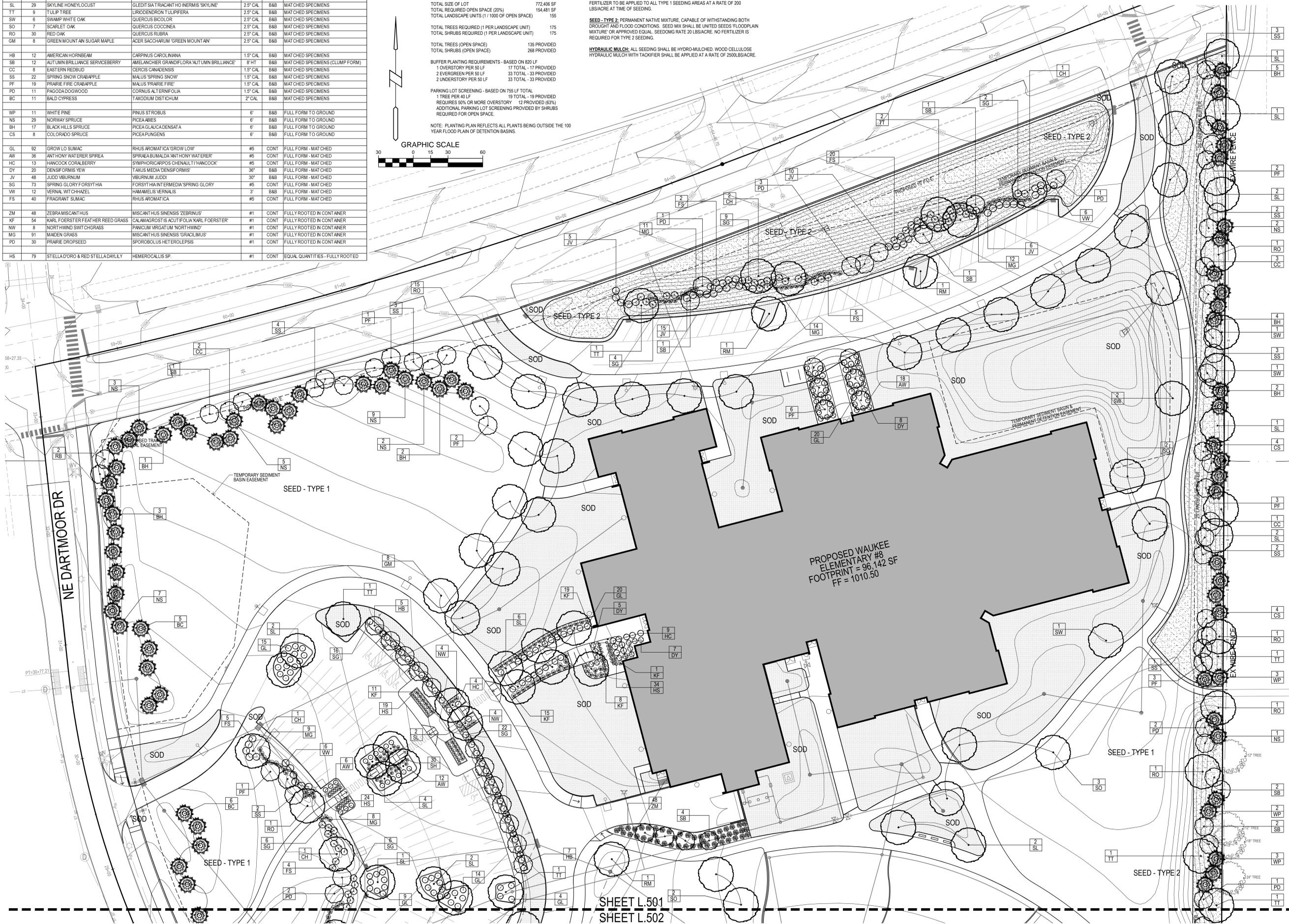
NOTE: PLANTING PLAN REFLECTS ALL PLANTS BEING OUTSIDE THE 100 YEAR FLOOD PLAN OF DETENTION BASINS.

SEEDING & HYDRAULIC MULCHING NOTES:

SEED - TYPE 1: PERMANENT LAWN MIXTURE. SEED MIX SHALL BE LIMITED SEEDS SUPER TURF II OR APPROVED EQUAL. SEEDING RATE 43 LBS/ACRE. 6-24-2 FERTILIZER TO BE APPLIED TO ALL TYPE 1 SEEDING AREAS AT A RATE OF 200 LBS/ACRE AT TIME OF SEEDING.

SEED - TYPE 2: PERMANENT NATIVE MIXTURE. CAPABLE OF WITHSTANDING BOTH DROUGHT AND FLOOD CONDITIONS. SEED MIX SHALL BE LIMITED SEEDS FLOODPLAIN MIXTURE OR APPROVED EQUAL. SEEDING RATE 20 LBS/ACRE. NO FERTILIZER IS REQUIRED FOR TYPE 2 SEEDING.

HYDRAULIC MULCH: ALL SEEDING SHALL BE HYDRO-MULCHED. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2500 LBS/ACRE.



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