

SITE PLAN FOR: BOULDER POINTE

WAUKEE, IOWA

INDEX OF SHEETS

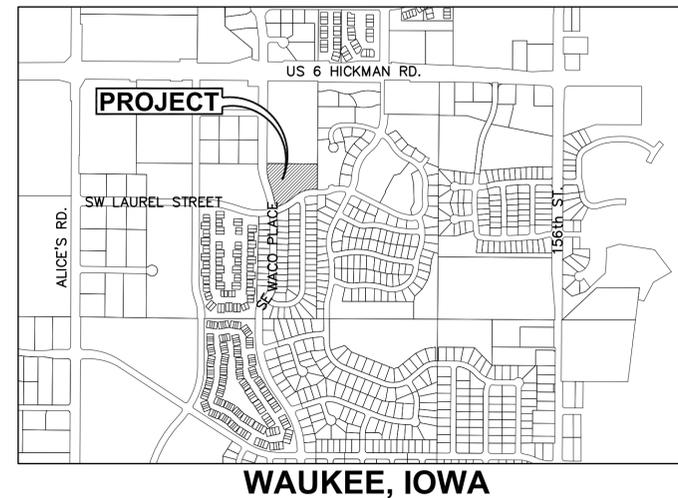
NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS / HYDRANT COVERAGE PLAN
3	DIMENSION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	EROSION AND SEDIMENT CONTROL PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
MAIL BOX PAD	GAS MAIN
DOWNSPOUT LOCATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT

BOULDER POINTE, LLC
CONTACT: JEFF STANBROUGH
10888 HICKMAN ROAD, SUITE 3B
CLIVE, IA 50325

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
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PH. (515) 369-4400
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ARCHITECT

J CORP, INC.
CONTACT: DUANE JENSEN
P.O. BOX 159
HUXLEY, IOWA 50124
PH. (515) 597-5457
FX. (515) 597-5461

BENCHMARKS

DALLAS COUNTY G118
SOUTHWEST CORNER OF UNIVERSITY AVENUE AND 59TH
PLACE IN THE CITY OF WEST DES MOINES.
ELEVATION=972.25

PROJECT BENCHMARK
TAGGED BURY BOLT ON HYDRANT LOCATED AT THE NW
CORNER OF SE LAUREL DRIVE AND SE LEGACY.
ELEVATION=1036.60

PROJECT BENCHMARK
ARROW ON HYDRANT AT THE SE CORNER OF SE BRICK
AND SE LAUREL STREET.
ELEVATION=1032.11

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1:	2/26/2013
-SITE PLAN SUBMITTAL TO CITY #2:	3/12/2013
-SITE PLAN SUBMITTAL TO CITY #3:	4/02/2013
-SITE PLAN SUBMITTAL TO CITY #4:	4/23/2013
-FINAL SITE PLAN SUBMITTAL:	5/07/2013
-REVISED SITE PLAN SUBMITTAL:	9/03/2014

LEGAL DESCRIPTION

LOT 1, WILLIAMS POINTE PLAT 11, AN OFFICIAL PLAT, IN THE
CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 4.28
ACRES.

ZONING

EXISTING: PD - PLANNED DEVELOPMENT
(UNDERLYING ZONING: R-3 MULTI-FAMILY)

PROPOSED: PD- PLANNED DEVELOPMENT
(UNDERLYING ZONING: R-3 & R3A MULTI-FAMILY
TO ALLOW TOWNHOMES)

PROJECT SITE ADDRESS

255 SE WACO PLACE

BULK REGULATIONS

- R-3 & R-3A MULTI-FAMILY RESIDENTIAL DISTRICT ZONING SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE CONDOMINIUM DWELLINGS, APARTMENT DWELLINGS AND TOWNHOME DWELLINGS.
 - MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,200 SQUARE FEET PER HOUSING UNIT FOR APARTMENTS OR CONDOMINIUMS; 1,100 SQUARE FEET PER HOUSING UNIT LOT FOR TOWNHOMES.
 - MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT FOR EFFICIENCY UNITS AND ONE BEDROOM WHICH SHALL BE 600 SQUARE FEET.
 - MAXIMUM DENSITY: 18 HOUSING UNITS PER GROSS ACRE
 - FRONT YARD SETBACK: 25 FOOT PERIMETER BOUNDARY
 - SIDE YARD SETBACK: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN R-1, R-2, R-3 R-5, C, OR M DISTRICTS IN WHICH CASE THE SIDE YARD SETBACK SHALL BE 15 FEET; THE BUILDINGS SHALL HAVE A MINIMUM OF 10 FEET BETWEEN THE BUILDINGS.
 - REAR YARD SETBACK: 25 FOOT PERIMETER BOUNDARY; THE BUILDINGS SHALL HAVE A MINIMUM OF 20 FEET BETWEEN THE BUILDINGS.
 - BUFFERING: WHERE THIS DISTRICT BORDERS AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FEET IN WIDTH DESIGNED WITH AN EARTHEN BERM AND PLANTINGS.
 - PARKING: A MINIMUM OF 2 SPACES PER DWELLING UNIT, 1 VISITOR SPACE PER 5 DWELLING UNITS

DATE OF SURVEY

MARCH 2013

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = APRIL 2013
ANTICIPATED FINISH DATE = DECEMBER 2013



UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

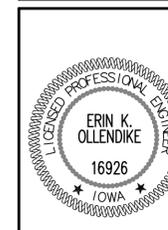
PROJECT NO. 1301.012

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

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

THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.



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

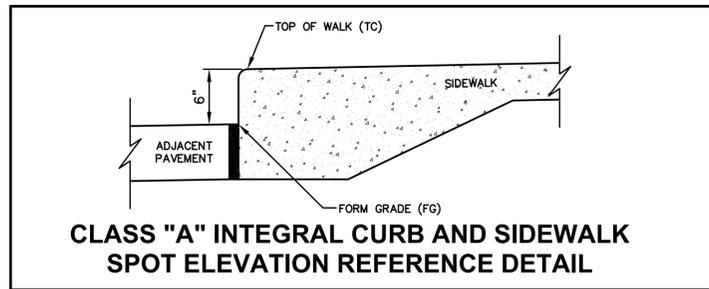
ERIN K. OLLENDIKE, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:

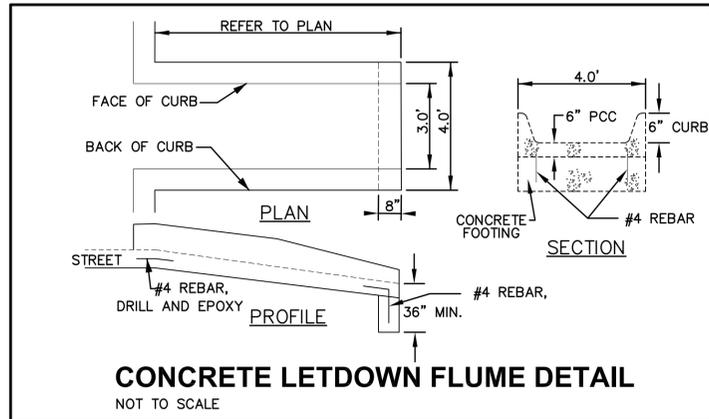
SHEETS 1-5

COMMENT: ENC:
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 PLOTTED BY: JAGD, MURRAY
 DATE: 9/2/2014 9:01 AM

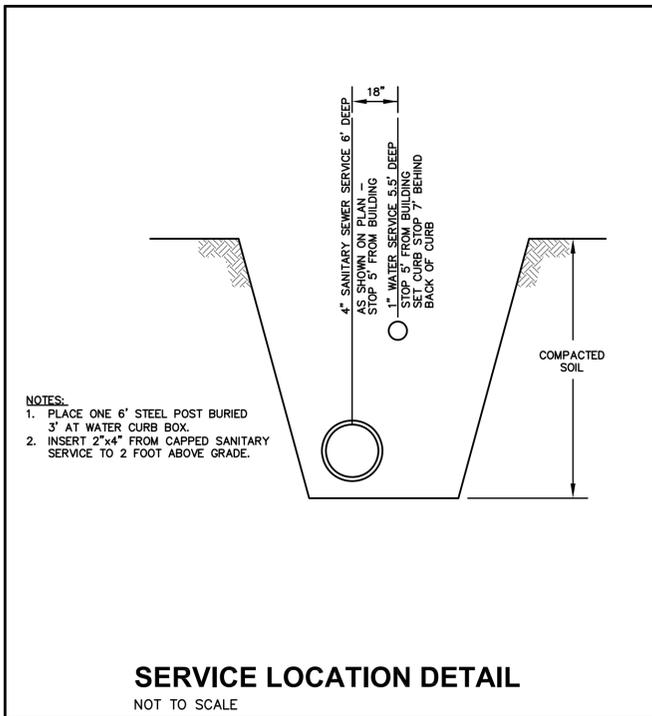
BOULDER POINTE



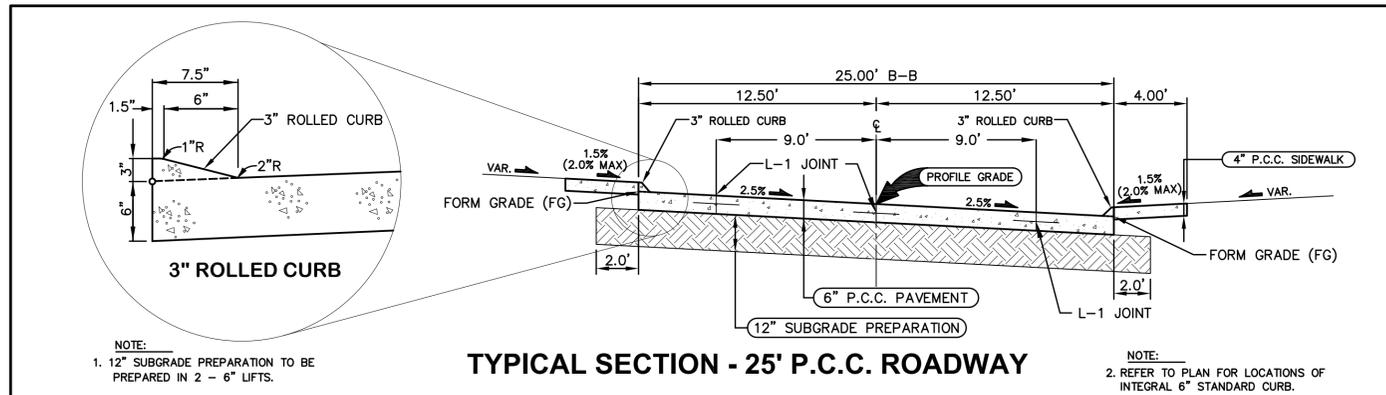
CLASS "A" INTEGRAL CURB AND SIDEWALK SPOT ELEVATION REFERENCE DETAIL



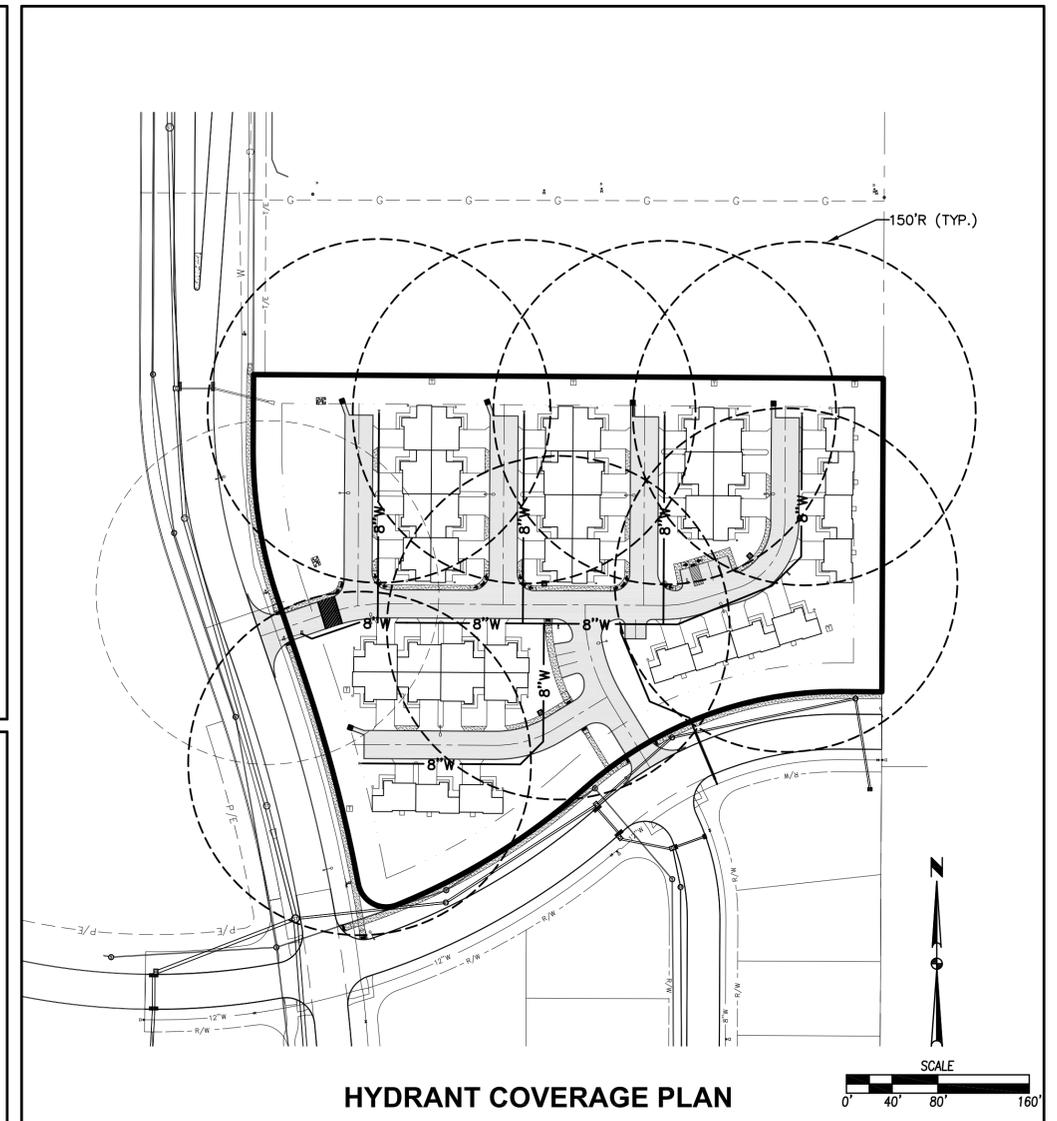
CONCRETE LETDOWN FLUME DETAIL
NOT TO SCALE



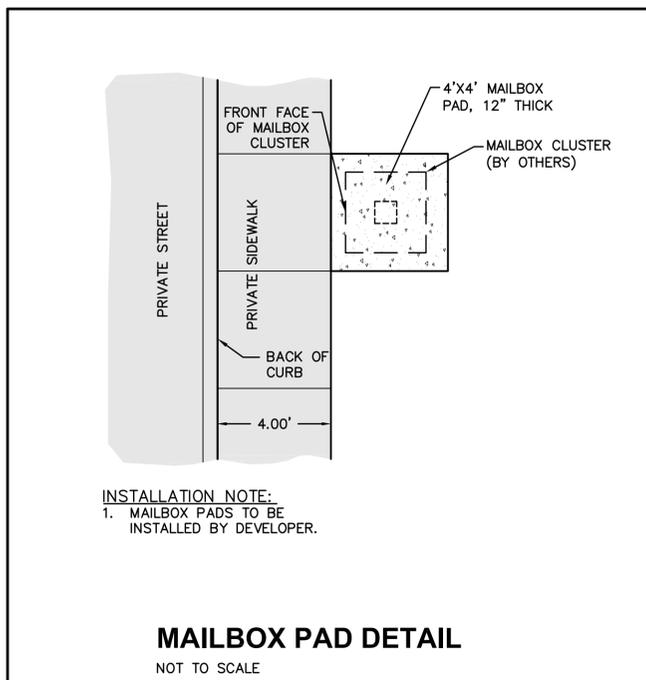
SERVICE LOCATION DETAIL
NOT TO SCALE



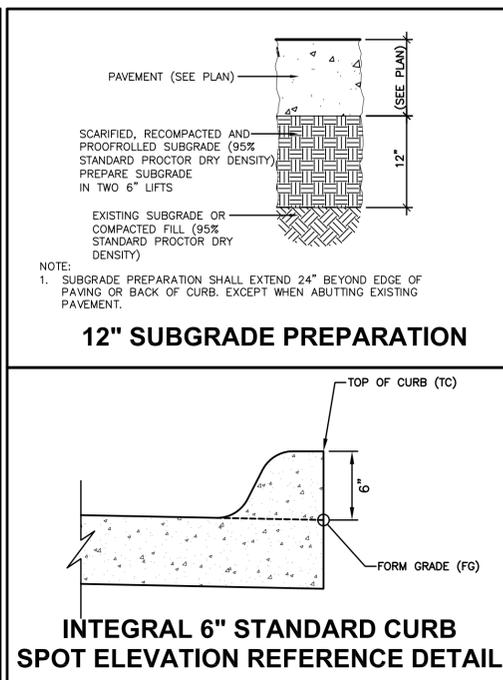
TYPICAL SECTION - 25' P.C.C. ROADWAY



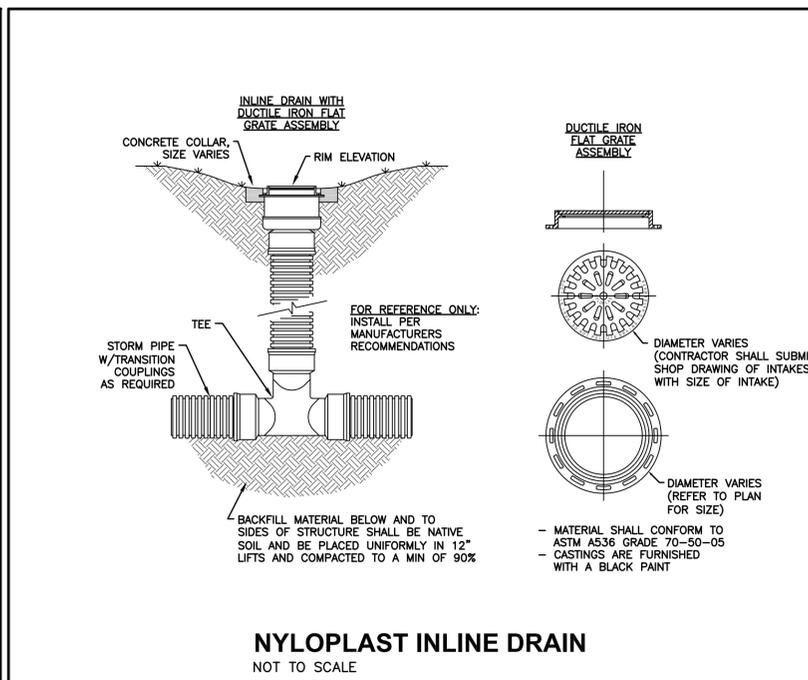
HYDRANT COVERAGE PLAN



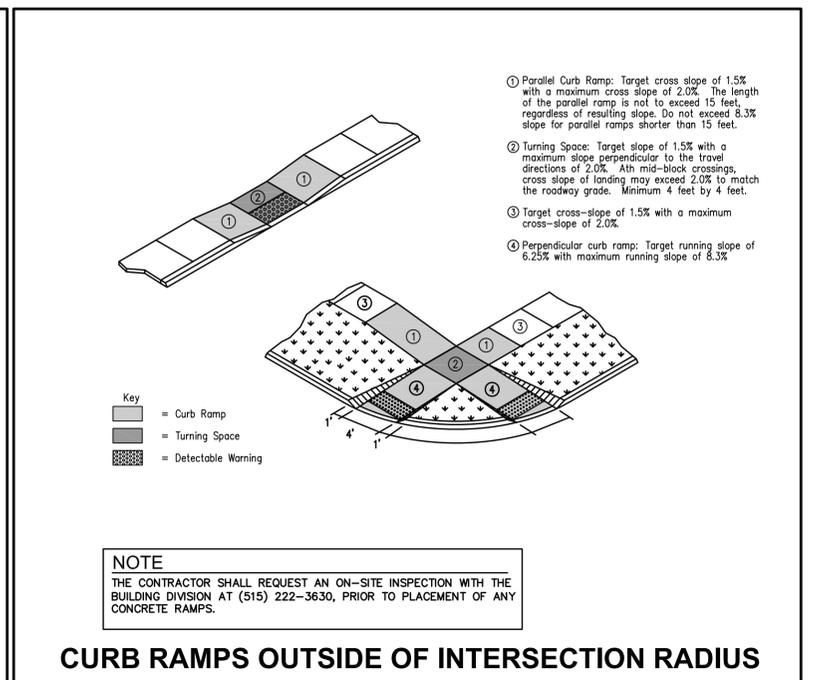
MAILBOX PAD DETAIL
NOT TO SCALE



12" SUBGRADE PREPARATION
INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE DETAIL



NYLOPLAST INLINE DRAIN
NOT TO SCALE



CURB RAMPS OUTSIDE OF INTERSECTION RADIUS

DATE	REVISIONS
9/9/14	REVISED SUBMITTAL
5/7/13	FINAL SUBMITTAL
4/23/13	FOURTH SUBMITTAL
4/2/13	THIRD SUBMITTAL
3/12/13	SECOND SUBMITTAL
2/26/13	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: JMM



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

BOULDER POINTE
DETAILS



GENERAL NOTES

- THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY OF WAUKEE 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 CONSTRUCTION DIVISION.
- 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 SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- 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.
- 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 DEVELOPMENT SERVICES DEPARTMENT.
- CONTRACTOR TO SETUP A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE START OF ANY WORK ON SITE.

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.
- 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 CLOSURE 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	6" P.C.C. (C-4 MIX)
3. PRIVATE ROADS	6" P.C.C. (C-4 MIX)
4. DRIVE APPROACH WITHIN ROW	8" P.C.C. (C-4 MIX)

PARKING REQUIREMENTS

2 SPACES PER DWELLING UNIT
1 VISITOR SPACE PER 5 DWELLING UNITS

PARKING REQUIRED:

2 SPACES PER UNIT	= 82 SPACES
1 COMMON SPACE PER 5 UNITS	= 9 SPACES
TOTAL REQUIRED	= 91 SPACES

PARKING PROVIDED:

UNITS (41 @ 2 SPACES PER UNIT)	= 82 SPACES
VISITOR PARKING	= 9 SPACES
TOTAL PROVIDED	= 91 SPACES

PHASING PLAN

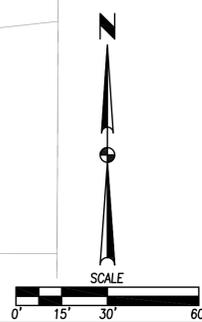
- PHASE 1: BUILDINGS #1-3
PHASE 2: BUILDING #4
PHASE 3: BUILDING #5
PHASE 4: BUILDING #6
PHASE 5: BUILDING #7

NOTE: A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED ON EACH PHASE UNTIL BARE AREAS HAVE BEEN ESTABLISHED WITH SEED OR SOD.

SIGN LEGEND

NOTE: PARKING WILL ONLY BE ALLOWED ON ONE SIDE OF THE STREET, AS INDICATED ON THE DIMENSION PLAN.

*** NOTE ***
THE TOWNHOME UNITS THAT ARE SHOWN ARE FOR REFERENCE PURPOSES ONLY. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



**BOULDER POINTE
DIMENSION PLAN**

DATE	9/27/14
REVISED SUBMITTAL	5/7/15
FINAL SUBMITTAL	4/23/13
FOURTH SUBMITTAL	4/27/13
THIRD SUBMITTAL	3/12/13
SECOND SUBMITTAL	3/12/13
FIRST SUBMITTAL	2/26/13

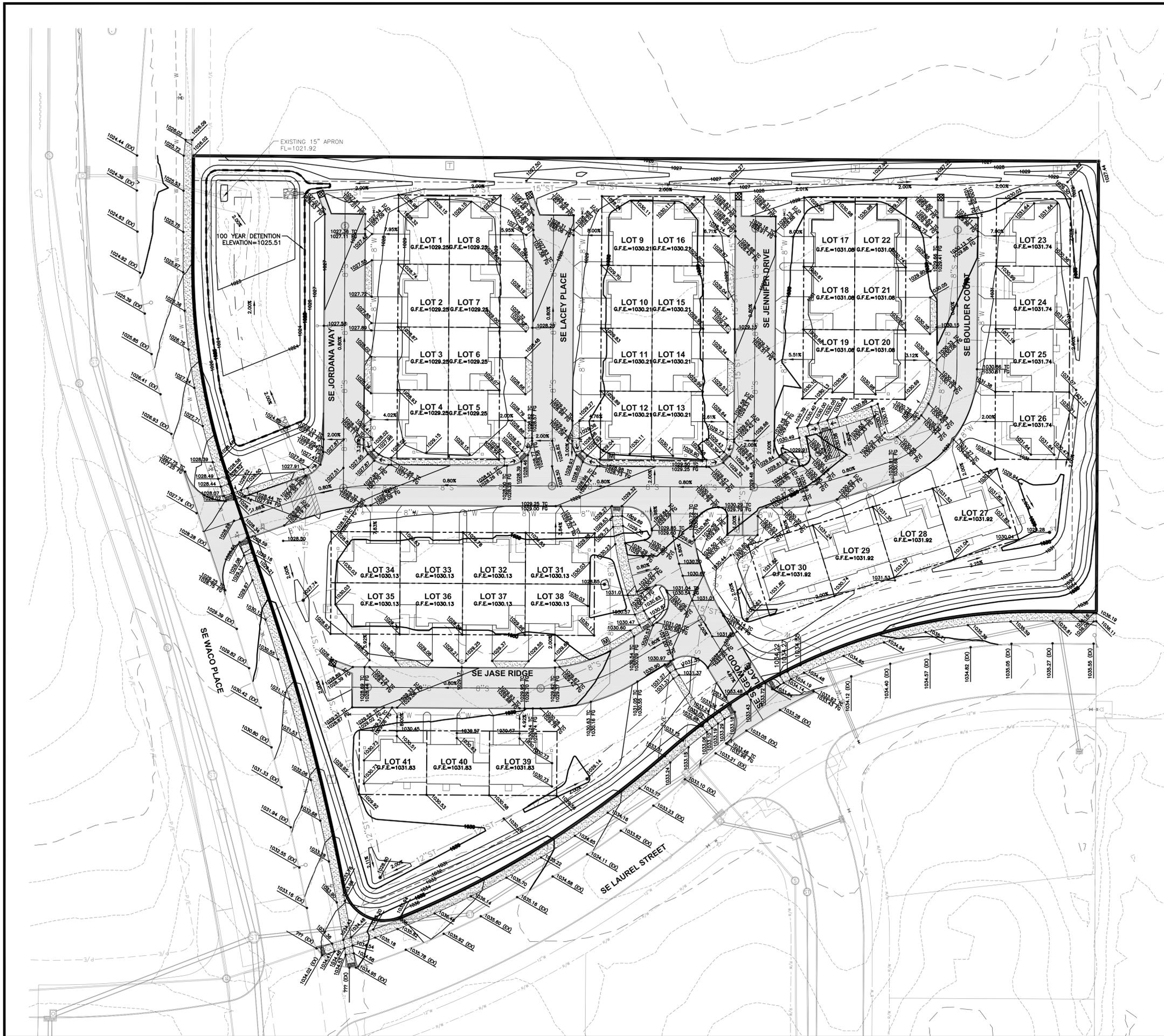
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CIVIL DESIGN ADVANTAGE
ENGINEER: EKO
EI: JMM

WAUKEE, IOWA

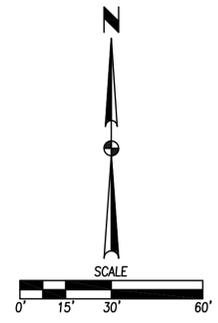
3 / 7

1301.012



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION.
 2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF WAUKEE STANDARD SPECIFICATIONS, IF APPLICABLE.
 4. GENERAL PERMIT #2 HOLDER IS TO PROVIDE THE CITY OF WAUKEE ENGINEERING DEPARTMENT WITH VERIFICATION OF MEETING THE GENERAL PERMIT #2 REQUIREMENTS FOR THE TOPSOIL STOCKPILE.
 5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 9. 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.
 10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND Haul Roads TO PREVENT THE SPREAD OF DUST.
 11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
 12. 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.
 13. SIDEWALKS: MAINTAIN 1% 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 1/3, TRANSVERSE 1/4.
 14. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE GRIGGE 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 PRACTICAL.
 15. A CERTIFIED AS-BUILT GRADING PLAN SHALL BE SUBMITTED TO THE CITY OF WAUKEE UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION
- * G.F.F.I.G.R. FOR FINISH GRADE ELEVATION. THE FRONT OF THE GARAGE. REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATION CHANGES WITHIN THE BUILDINGS. VERIFY PRIOR TO CONSTRUCTION.
- * TOPSOIL STOCKPILE QUANTITY = 3,453 CY



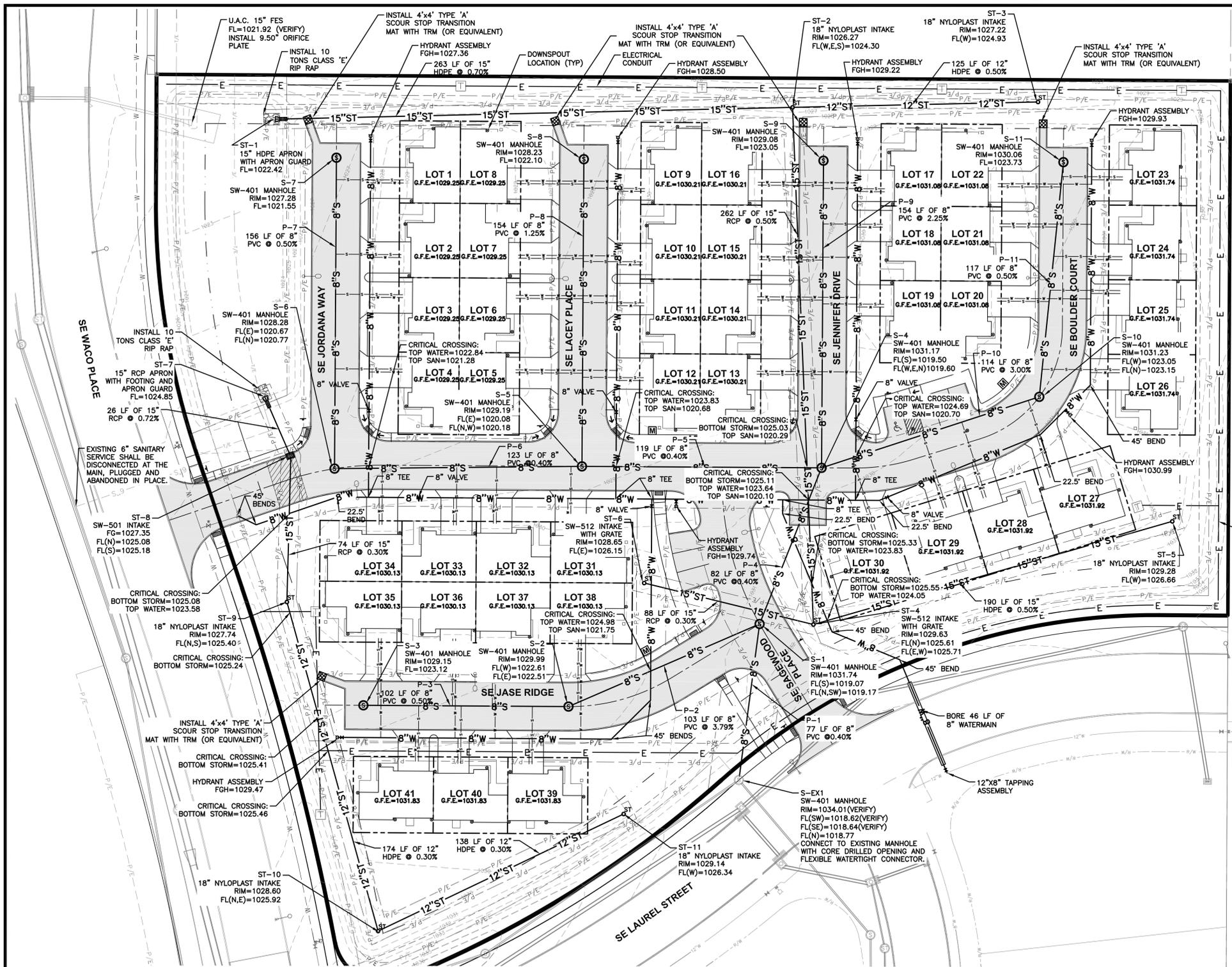
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2/26/13	FIRST SUBMITTAL

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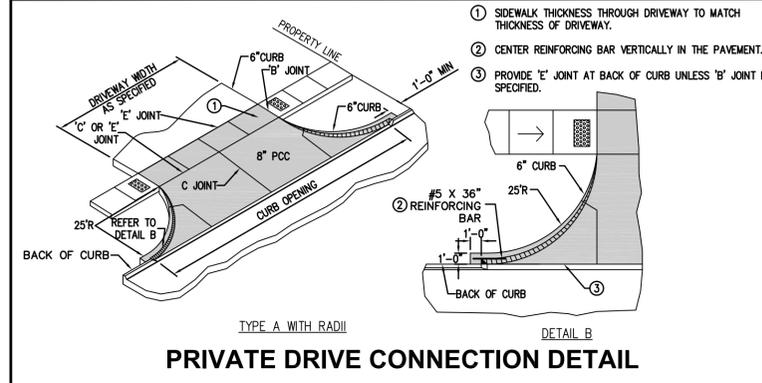
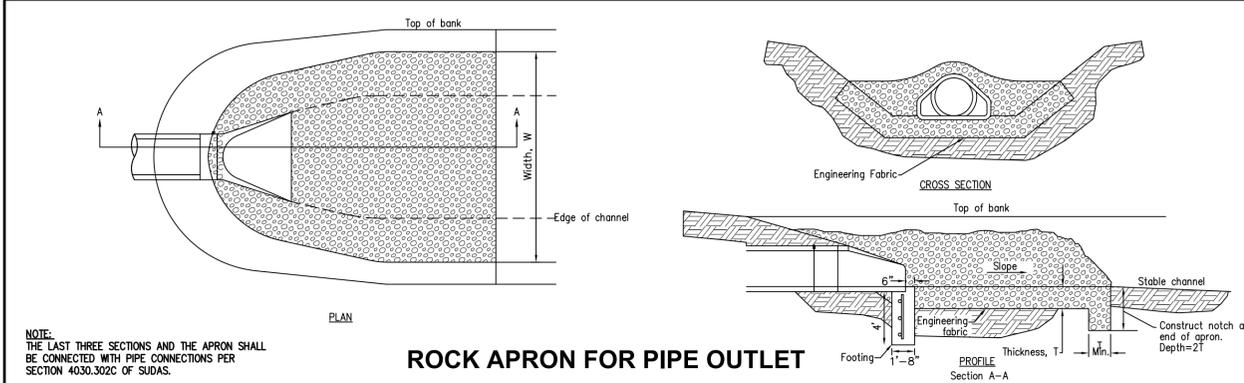
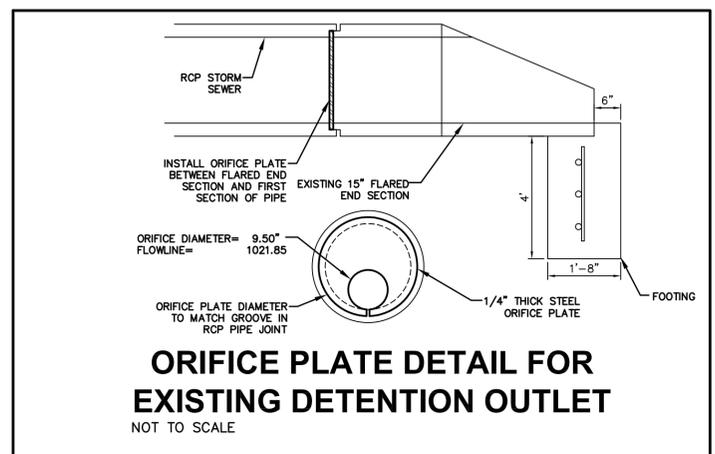
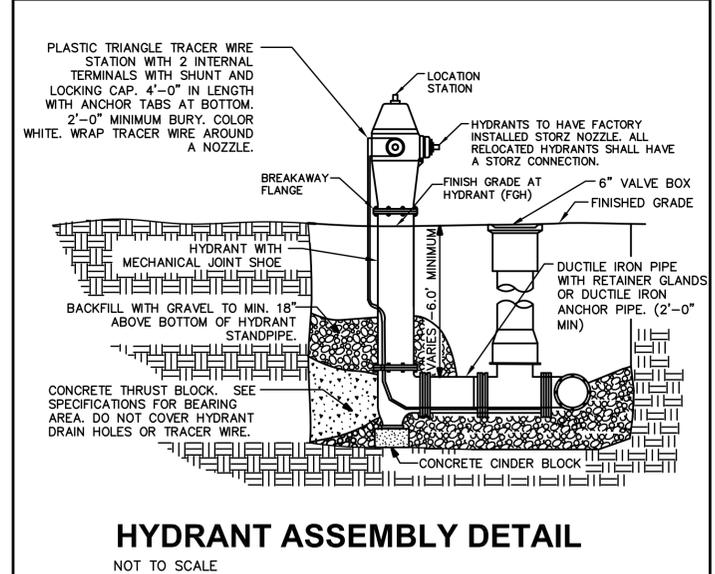
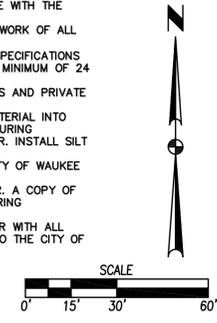
WAUKEE, IOWA
 ENGINEER: EKO

**BOULDER POINTE
 GRADING PLAN**



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 OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 6.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE 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.
- 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 EXISTED 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.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2006 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 SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED WATERMAIN. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING.
- CONTRACTOR SHALL CLEAN AND TELEVISION ALL STORM AND SANITARY SEWER. A COPY OF TELEVISION VIDEOS ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE PROJECT ENGINEER WITH ALL AS-BUILT INFORMATION. A COPY OF THE AS-BUILTS IS TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.



DATE	REVISIONS
9/9/14	REVISED SUBMITTAL
5/7/13	FINAL SUBMITTAL
4/23/13	FOURTH SUBMITTAL
4/27/13	THIRD SUBMITTAL
3/12/13	SECOND SUBMITTAL
2/26/13	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 EI: JMM



WAUKEE, IOWA

**BOULDER POINTE
 UTILITY PLAN**



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. 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.
5. SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATION.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
14. ALL SEEDING IS TO BE HYDRO-MULCHED AND SEEDDED.

LANDSCAPE REQUIREMENTS

SITE AREA = 186,442 SF
 OPEN SPACE REQUIRED (20%) = 37,288 SF
 OPEN SPACE PROVIDED (51%) = 94,150 SF

IMPERVIOUS AREA = 92,292 SF
 PERVIOUS AREA = 94,150 SF

1 TREE PER 1,000 S.F. AND
 1 SHRUB PER 1,000 S.F.
 OF REQUIRED OPEN SPACE.

TREE SIZE REQUIREMENT:
 40% = 2" OR GREATER
 BALANCE = 1"-2" CALIPER
 EVERGREENS = 6' HEIGHT

TREES REQUIRED: 38 TREES
 TREES PROVIDED: 38 TREES

SHRUBS REQUIRED: 38 SHRUBS
 SHRUBS PROVIDED: 44 SHRUBS

BUFFER REQUIRED ALONG NORTH, SOUTH & EAST PROPERTY LINE.
 PROVIDED:
 NORTH BUFFER = 11 OVERSTORY TREES, 22 EVERGREEN TREES, 23 SHRUBS
 EAST BUFFER = 6 OVERSTORY TREES, 11 EVERGREEN TREES, 17 SHRUBS
 SOUTH BUFFER = 11 OVERSTORY TREES, 19 EVERGREEN TREES, 49 SHRUBS

STREET TREES REQUIRED ALONG SE WACO DRIVE.

PLANT SCHEDULE

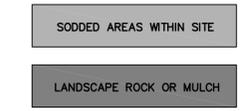
CODE	QTY	OVERSTORY TREES	SIZE	COND
AM	16	AUTUMN BLAZE MAPLE	2" CAL	B&B
LM	8	CRINOID PRINZ MAPLE	2" CAL	B&B
SH	19	SHADEMASTER HONEYLOCUST	2" CAL	B&B
AL	7	AMERICAN LINDEN	2" CAL	B&B
RO	10	RED OAK	2" CAL	B&B

CODE	QTY	EVERGREEN TREES	SIZE	COND
DF	13	DOUGLAS FIR	6" HT	B&B
WP	16	EASTERN WHITE PINE	6" HT	B&B
BS	61	COLORADO BLUE SPRUCE	6" HT	B&B

CODE	QTY	SHRUBS	SIZE	COND
CV	47	CHICAGO LUSTER ARROWOOD	3 GAL	CONT
BW	44	WINTERGREEN BOXWOOD	3 GAL	CONT
ID	23	IVORY HALO DOGWOOD	3 GAL	CONT
BB	18	DWARF BURNING BUSH	3 GAL	CONT
SJ	11	SEA GREEN JUNIPER	3 GAL	CONT

NOTE: ALL GROUND MOUNTED MECHANICAL UNITS TO BE ADEQUATELY SCREENED FROM PUBLIC VIEW.

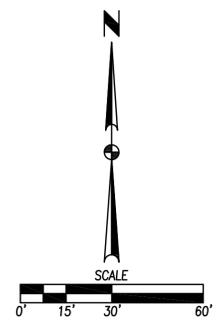
NOTE: ALL DISTURBED AREAS IN PUBLIC RIGHT OF WAY TO BE SODDED. ALL OTHER AREAS NOT TO BE SODDED SHALL BE SEEDDED.



PHASING PLAN

- PHASE 1: BUILDINGS #1-3
- PHASE 2: BUILDING #4
- PHASE 3: BUILDING #5
- PHASE 4: BUILDING #6
- PHASE 5: BUILDING #7

NOTE: A CERTIFICATE OF OCCUPANCY SHALL NOT BE GRANTED ON EACH PHASE UNTIL BARE AREAS HAVE BEEN ESTABLISHED WITH SEED OR SOD.



**BOULDER POINTE
LANDSCAPE PLAN**

WAUKEE, IOWA

E I: JMM

ENGINEER: EKO

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6 / 7

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