

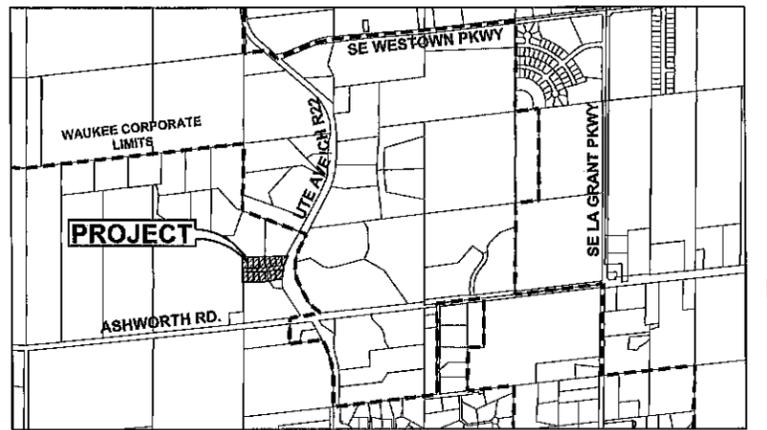
CONSTRUCTION PLANS FOR: DAYBREAK PLAT 1

APPROVED
APPROVED BY Waukee City Council
DATE 3-2-2015
SIGNED [Signature]

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

| NO. | DESCRIPTION |
|-------|---|
| 1 | TITLE SHEET |
| 2-3 | TYPICAL SECTIONS AND DETAILS |
| 4 | QUANTITIES AND REFERENCE NOTES |
| 5 | HYDRANT COVERAGE PLAN |
| 6 | GRADING PLAN |
| 7 | EROSION & SEDIMENT CONTROL PLAN |
| 8-11 | STORM AND SANITARY SEWER PLAN AND PROFILE |
| 12-13 | WATERMAIN PLAN AND PROFILE |
| 14 | INTERSECTION DETAILS |
| 15 | LANDSCAPE PLAN |

LEGAL DESCRIPTION

A PART OF LOT 1, SUGAR GROVE HEIGHTS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 45°51'47" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, 95.71 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 88°42'20" EAST, 595.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 27°42'53" WEST ALONG SAID EASTERLY LINE, 31.08 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 623.00 FEET, WHOSE ARC LENGTH IS 320.09 FEET AND WHOSE CHORD BEARS SOUTH 12°59'28" WEST, 318.59 FEET; THENCE SOUTH 88°13'35" WEST, 78.50 FEET; THENCE SOUTH 76°15'53" WEST, 90.49 FEET; THENCE SOUTH 82°49'28" WEST, 103.55 FEET; THENCE SOUTH 89°28'50" WEST, 106.66 FEET; THENCE NORTH 90°00'00" WEST, 197.95 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 00°33'15" WEST ALONG SAID LOT 1, 427.05 FEET TO SAID NORTHWEST CORNER AND THE POINT OF BEGINNING AND CONTAINING 4.95 ACRES (215,546 SQUARE FEET).

GENERAL LEGEND

| PROPOSED | EXISTING |
|------------------------------|---------------------------|
| SECTION LINE | SANITARY MANHOLE |
| CENTER LINE | WATER VALVE BOX |
| RIGHT OF WAY | FIRE HYDRANT |
| PERMANENT EASEMENT | WATER CURB STOP |
| TEMPORARY EASEMENT | WELL |
| TYPE SW-501 STORM INTAKE | STORM SEWER MANHOLE |
| TYPE SW-503 STORM INTAKE | STORM SEWER SINGLE INTAKE |
| TYPE SW-505 STORM INTAKE | STORM SEWER DOUBLE INTAKE |
| TYPE SW-506 STORM INTAKE | FLARED END SECTION |
| TYPE SW-513 STORM INTAKE | DECIDUOUS TREE |
| TYPE SW-401 STORM MANHOLE | CONIFEROUS TREE |
| TYPE SW-402 STORM MANHOLE | DECIDUOUS SHRUB |
| TYPE SW-301 SANITARY MANHOLE | CONIFEROUS SHRUB |
| STORM/SANITARY CLEANOUT | ELECTRIC POWER POLE |
| WATER VALVE | GUY ANCHOR |
| FIRE HYDRANT ASSEMBLY | STREET LIGHT |
| SIGN | POWER POLE W/ TRANSFORMER |
| DETECTABLE WARNING PANEL | UTILITY POLE W/ LIGHT |
| WATER CURB STOP | 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 (UAC) | UNDERGROUND TV CABLE |
| MINIMUM OPENING ELEVATION | GAS MAIN |
| TOP OF PROPOSED GROUND | FIBER OPTIC |
| MINIMUM GRADE AT STRUCTURE | UNDERGROUND TELEPHONE |
| | OVERHEAD ELECTRIC |
| | UNDERGROUND ELECTRIC |
| | FIELD TILE |
| | SANITARY SEWER W/ SIZE |
| | STORM SEWER W/ SIZE |
| | WATER MAIN W/ SIZE |

OWNER / APPLICANT

HAWKEYE HOMES OF IOWA, LLC
CONTACT: BRAD STANBROUGH
15619 WILDEN DRIVE
URBANDALE, IA 50323
PH. (515) 202-3030

ENGINEER / SURVEYOR

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

PROJECT CONSTRUCTION MANAGER

HAWKEYE HOMES OF IOWA, LLC
CONTACT: BRAD STANBROUGH
15619 WILDEN DRIVE
URBANDALE, IA 50323
PHONE: (515) 202-3030

ZONING

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

- MIN. LOT AREA = 10,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK
- 30' REAR SIDE YARD SETBACK
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

SUBMITTAL DATES

| | |
|-------------------|------------|
| FIRST SUBMITTAL: | 12/03/2014 |
| SECOND SUBMITTAL: | 01/14/2015 |
| THIRD SUBMITTAL: | 02/03/2015 |
| FOURTH SUBMITTAL: | 02/18/2015 |
| FINAL SUBMITTAL: | 03/09/2015 |

BENCHMARKS

1. FLOW LINE OF CMP ALONG WEST SIDE OF R-22 ABOUT 660 NORTH OF CENTERLINE OF ASHWORTH ROAD, ELEVATION=994.80
2. CENTER OF CONCRETE CASTING NORTH STRUCTURE AND LIFT STATION ALONG WEST SIDE OF R-22 ABOUT 650 NORTH OF CENTERLINE OF ASHWORTH ROAD, ELEVATION=997.17
3. FLOW LINE OF CULVERT ALONG WEST SIDE OF R-22 ABOUT 845 NORTH OF CENTERLINE OF ASHWORTH ROAD, ELEVATION=987.10

NOTES

1. ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
3. THE RESULTS OF THE GEOTECHNICAL REPORT ARE TO BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT. THE CONSTRUCTION DRAWINGS ARE SUBJECT TO ANY CHANGES REQUIRED BY THE REPORT.
4. ALL EXISTING FARM FENCING ON THE PROPERTY SHALL BE REMOVED.

UTILITY NOTE

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 UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.



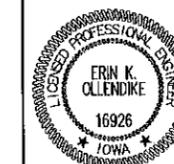
CA
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1406.313

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

THIS 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.

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.

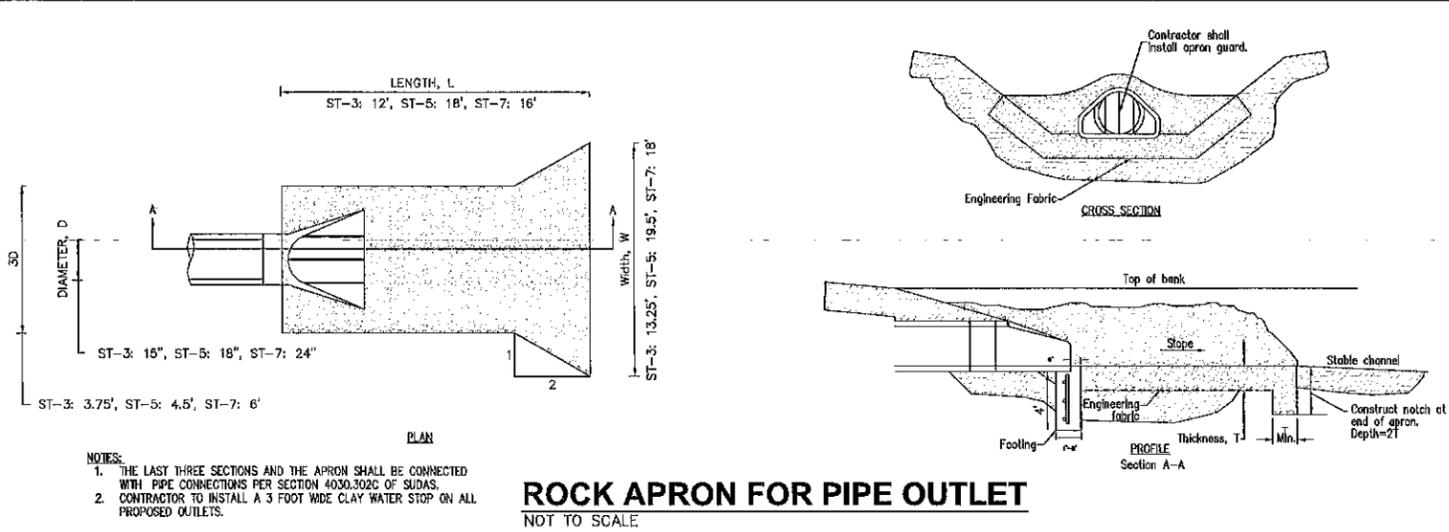
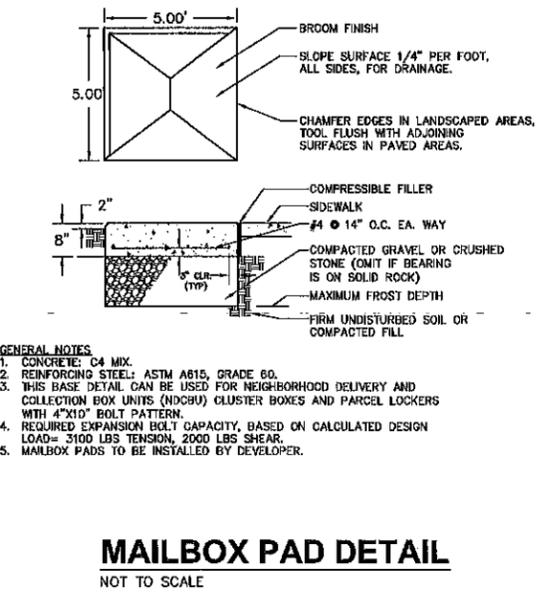
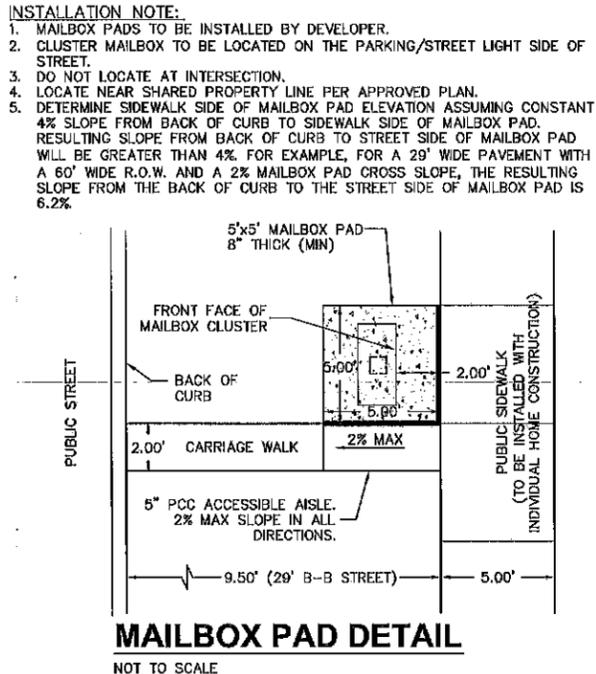
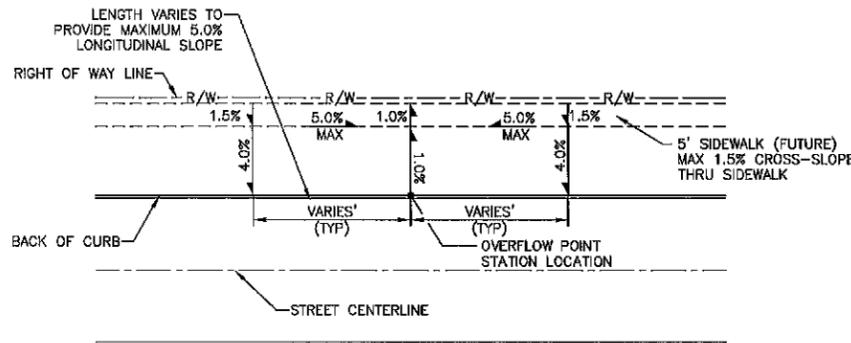
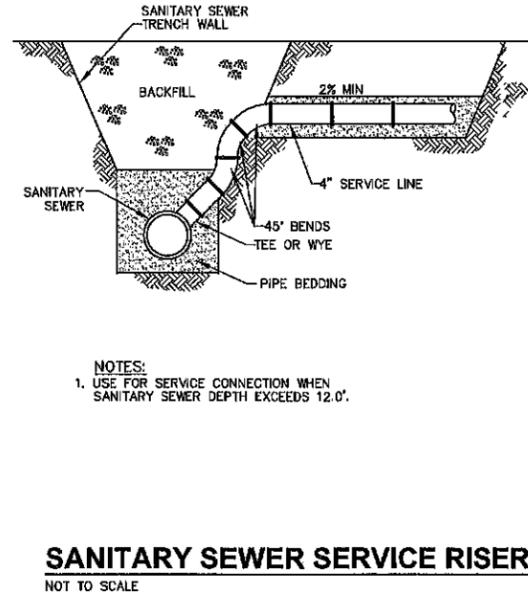
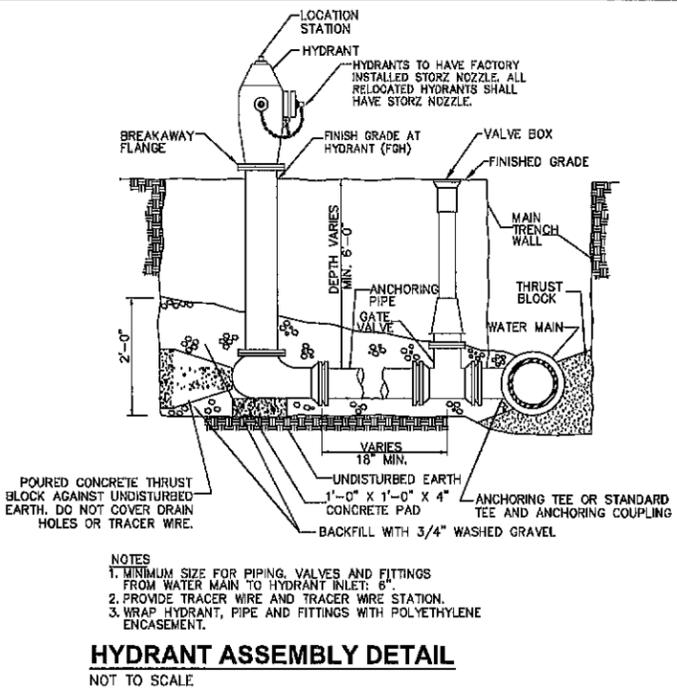
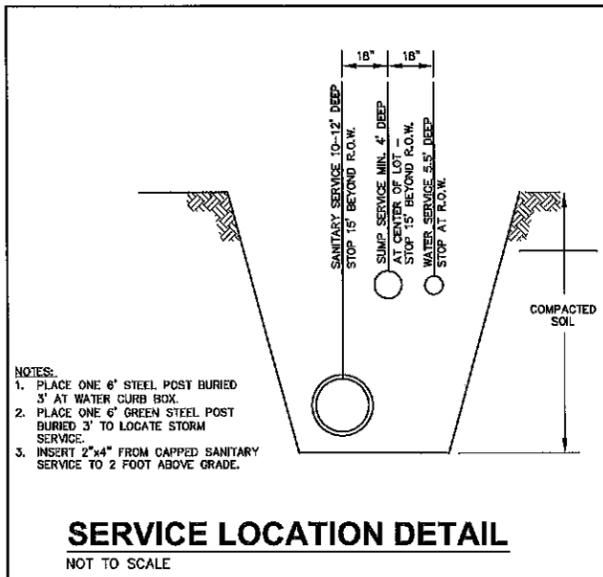
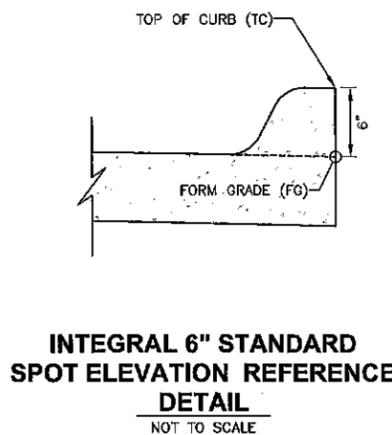
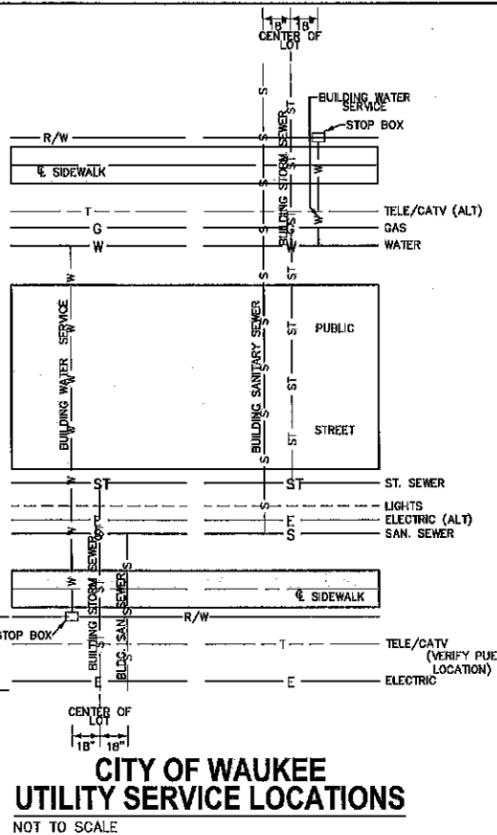
THE MOST RECENT EDITION OF THE CITY WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2014 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.



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 3-9-15
ERIN K. OLLENDIKE, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-14



| ESTIMATED PROJECT QUANTITIES | | | |
|------------------------------|--|------|----------|
| ITEM NO. | ITEM DESCRIPTION | UNIT | QUANTITY |
| 1 | COMBINED CLEARING AND GRUBBING | AC | 5.87 |
| 2 | STRIPPING, SALVAGING AND SPREAD TOPSOIL | LS | 1 |
| 3 | CLASS 10 EXCAVATION | LS | 1 |
| 4 | SUBGRADE PREPARATION | SY | 3043 |
| 5 | SANITARY SEWER GRAVITY MAIN, 8" DIA | LF | 892 |
| 6 | SANITARY SEWER SERVICE STUB, 4" DIA | EA | 14 |
| 7 | STORM SEWER, 15" RCP | LF | 590 |
| 8 | STORM SEWER, 18" RCP | LF | 151 |
| 9 | STORM SEWER, 24" RCP | LF | 210 |
| 10 | STORM SEWER SERVICE STUB, 4" DIA | EA | 14 |
| 11 | STORM SEWER, 15" RCP APRON W/FOOTING & APRON GUARD | EA | 2 |
| 12 | STORM SEWER, 18" RCP APRON W/FOOTING & APRON GUARD | EA | 1 |
| 13 | STORM SEWER, 24" RCP APRON W/FOOTING & APRON GUARD | EA | 2 |
| 14 | WATER MAIN, 8" DIA | LF | 749 |
| 15 | WATER SERVICE STUB, 1" DIA | EA | 14 |
| 16 | TAPPING SLEEVE AND VALVE, 12 IN. DIA. X 8 IN. DIA. | EA | 1 |
| 17 | VALVE, 8" DIA | EA | 1 |
| 18 | FIRE HYDRANT ASSEMBLY | EA | 3 |
| 19 | TEMPORARY FIRE HYDRANT ASSEMBLY | EA | 1 |
| 20 | MANHOLE, SW-301, 48" (SANITARY SEWER) | EA | 6 |
| 21 | MANHOLE, SW-401, 48" (STORM SEWER) | EA | 3 |
| 22 | MANHOLE, SW-401, 60" (STORM SEWER) | EA | 1 |
| 23 | INTAKE, SW-501 | EA | 2 |
| 24 | INTAKE, SW-505 | EA | 1 |
| 25 | INTAKE, SW-506 | EA | 1 |
| 26 | INTAKE, SW-513 | EA | 1 |
| 27 | PAVEMENT, 7" P.C.C. | SY | 1975 |
| 28 | PAVEMENT, 8" P.C.C. | SY | 615 |
| 29 | PAVEMENT, 4" P.C.C. SIDEWALK | SY | 20 |
| 30 | SEEDING, FERTILIZING, AND MULCHING | AC | 5.41 |
| 31 | PERMANENT ROAD CLOSURE, URBAN, SI-182 | EA | 5 |
| 32 | TRAFFIC CONTROL | LS | 1 |
| 33 | EROSION CONTROL | LS | 1 |
| 34 | ROCK OUTLET PROTECTION, CLASS 'D' RIP RAP | TONS | 40 |
| 35 | MAILBOX CLUSTER | EA | 1 |
| 36 | DEMOLITION | LS | 1 |

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2014 EDITION OF SUDAS 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 CONTRACTOR'S 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 CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING HIS EQUIPMENT ON THE PAVEMENT OR SIDEWALK. PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL EXISTING LAWNS DISTURBED SHALL BE REPLACED WITH SOD AND WATERED UNTIL ESTABLISHED.

ESTIMATE REFERENCE INFORMATION

Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.

| ITEM NO. | DESCRIPTION |
|-----------|---|
| | THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2014 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. |
| | ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE SUDAS STANDARD SPECIFICATIONS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DISCREPANCIES. |
| 1 | CLEAR AND GRUB ALL AREAS AFFECTED BY GRADING OPERATIONS. THE CONTRACTOR SHALL FIELD VERIFY CLEARING AND GRUBBING NEEDS PRIOR TO BIDDING. INCLUDES REMOVAL OF ANY EXISTING FIELD FENCE. ALL MATERIAL THAT IS REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. INCLUDED REMOVAL OF EXISTING CROPS FOR CONSTRUCTION OF TEMPORARY ACCESS. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS. ALL TREES WITHIN UTE AVENUE ROW FRONTING THE PROPERTY BOUNDARY ARE TO BE REMOVED. |
| 2 | STRIP, SALVAGE AND RE-SPREAD THE TOP 4 INCHES OF TOPSOIL. RESPREAD TOPSOIL WITHIN THE RIGHT OF WAY, ON BACKSLOPES AND IN DEVELOPED AREAS A MINIMUM OF 4 INCHES THICK. RESPREAD TOPSOIL IN AREAS THAT ARE FARMED A MINIMUM OF 12 INCHES THICK. TOPSOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER. <u>TOPSOIL QUANTITY</u> - 3,295 CY |
| 3 | EXCAVATION INCLUDES ALL WORK NECESSARY TO ACHIEVE PROPER GRADES AS SHOWN IN THE PLANS. NO PAYMENT FOR OVERHAUL SHALL BE ALLOWED. |
| 4 | REFER TO SHEET 3 FOR TYPICAL LOCATIONS AND THICKNESS. |
| 5 | SANITARY SEWER FOR 8" DIAMETER SHALL BE PVC TRUSS PIPE. ANY CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 3010.101 AND 3010.103 FOR PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. EXISTING SANITARY SEWER WILL NEED TO BE RETESTED AFTER SADDLE WYE INSTALLATION. |
| 6, 10, 15 | REFER TO SHEET 2 FOR SERVICE LOCATION DETAIL. STORM SEWER SERVICES TYING INTO EXISTING RCP PIPE ARE TO BE CORE DRILLED. |
| 7-9 | REFER TO FIGURE 3010.102 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. CONNECTIONS TO EXISTING STORM SEWER PIPE AND STRUCTURES SHALL BE CONSIDERED INCIDENTAL. WRAP ALL PIPE JOINTS IN ENGINEERING FABRIC. CLEAN AND TELEVIEW SANITARY AND STORM SEWER PRIOR TO PAVING AND PROVIDE TELEVISION REPORT TO CITY IN HARD COPY AND DISC FORMAT. TELEVISION SHALL BE CONSIDERED INCIDENTAL. ALL STORM SEWER PIPE THAT CROSSES OVER WATERMAIN SHALL HAVE O-RING GASKETS INSTALLED. TRACER WIRE IS TO RUN ALONG STORM SEWER MAINS IN CONFORMANCE WITH WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. |
| 11-13 | THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4030.221 - RCP APRON SECTION FOOTING FOR FOOTING CONSTRUCTION DETAILS. APRON GUARD REQUIRED ON ALL APRONS. RCP APRON FOOTING, PIPE APRON GUARD AND PIPE CONNECTORS TO BE CONSIDERED INCIDENTAL. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG. |
| 14-15 | REFER TO FIG. 3010.101 AND FIG. 3010.104 FOR TRENCH BEDDING AND BACKFILL ZONE DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL. REFER TO FIG. 5010.101 FOR THRUST BLOCK DETAILS. REFER TO FIG. 5010.102 FOR TRACER SYSTEM DETAILS. ALL FITTINGS, POLYETHYLENE WRAP, THRUST BLOCKS, AND TRACER WIRE SYSTEM SHALL BE CONSIDERED INCIDENTAL. |
| 18-19 | REFER TO FIG. 5020.201 - FIRE HYDRANT ASSEMBLY FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS, STORZ FITTINGS, POLYETHYLENE WRAP, THRUST BLOCK AND TRACER WIRE SYSTEM AND FIRE HYDRANT. |
| 20 | REFER TO FIG. 6010.301 - CIRCULAR SANITARY SEWER MANHOLE (SW-301) FOR CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION, MANHOLE STEPS, AND RING/COVER CASTING SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS). |
| 21-22 | REFER TO FIG. 6010.401 - CIRCULAR STORM SEWER MANHOLE (SW-401) FOR CONSTRUCTION DETAILS. MANHOLE INSIDE DIAMETERS GREATER THAN 48" SHALL BE CONSIDERED INCIDENTAL. |
| 23-25 | REFER TO FIG. 6010.514 - BOXOUTS FOR GRATE INTAKES. REFER TO FIG. 6010.603 - CASTINGS FOR GRATE INTAKES FOR TYPE R GRATE DETAILS AND FIG. 6010.602 - CASTINGS FOR STORM SEWER MANHOLES FOR TYPE E CASTING DETAILS. THE MAXIMUM HEIGHT OF ADJUSTING RINGS ALLOWED FOR MANHOLE CASTINGS IS 12". |
| 23 | REFER TO FIG 6010.501 - SINGLE GRATE INTAKE (SW-501) FOR CONSTRUCTION DETAILS. |

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - CITY OF WAUKEE ENGINEERING DEPARTMENT
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE

- * 48 HOUR NOTICE SHALL BE GIVEN TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO WEEKEND AND HOLIDAY WORK.
- PRIOR TO CONSTRUCTION, THE PROJECT MANAGER SHALL CONTACT THE WAUKEE ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO THE ANTICIPATED START OF CONSTRUCTION.
 - SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTION DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
 - TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
 - THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED.
 - PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATION AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
 - THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

ESTIMATE REFERENCE INFORMATION

Data listed below is for informational purpose only and shall not constitute a basis for any extra work orders.

| ITEM NO. | DESCRIPTION |
|----------|--|
| 24 | REFER TO FIG 6010.505 - DOUBLE GRATE INTAKE (SW-505) FOR CONSTRUCTION DETAILS. |
| 25 | REFER TO FIG 6010.506 - DOUBLE GRATE INTAKE WITH MANHOLE (SW-506) FOR CONSTRUCTION DETAILS. |
| 26 | REFER TO FIG 6010.513 - OPEN-SIDED AREA INTAKE (SW-513) FOR CONSTRUCTION DETAILS. |
| 27-28 | REFER TO FIG. 7010.101 - JOINTS (PV-101) FOR JOINT DETAILS. MAXIMUM CD AND C JOINT SPACING IS 15 FEET. |
| 30 | SUDAS TYPE 1 PERMANENT LAWN MIXTURE SEED SHALL BE USED WITHIN THE PROPOSED RIGHT-OF-WAY ON UTE AVENUE IN ADDITION TO THE PROPOSED LANDSCAPE BUFFERS AND OUTLOTS. THE REMAINDER OF SITE SHALL CONFORM TO THE SPECIFICATION FOR TYPE (4) URBAN TEMPORARY EROSION CONTROL SEED MIXTURE. <u>SEEDING QUANTITIES</u> -TYPE 1 PERMANENT LAWN MIXTURE = 0.81 AC -TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 4.60 AC |
| 31 | REFER TO PLAN AND PROFILE SHEETS FOR LOCATIONS. REFER TO IDOT STANDARD ROAD PLAN SI-182 FOR CONSTRUCTION DETAILS. |
| 32 | ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT END OF EXISTING PAVEMENTS UNTIL THE PROJECT IS ACCEPTED. FLAGGERS WILL BE REQUIRED DURING SHOULDER WORK ON UTE AVENUE. |
| 33 | REFER TO SHEET 7 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS. <u>EROSION CONTROL QUANTITIES</u> - 1 CONCRETE WASH PIT - 1,084 LF OF SILT FENCE - 5.41 ACRES OF SEEDING, FERTILIZING AND MULCHING. - 4 INLET PROTECTION DEVICES - 1 TEMPORARY 12" PVC STANDPIPE |
| 34 | INSTALL ENGINEERING FABRIC UNDER ALL RIP-RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. |
| 35 | REFER TO SHEET 2 FOR CONSTRUCTION DETAILS. MAILBOX CLUSTER IS LOCATED BETWEEN LOTS 11/12. |
| 36 | REFER TO SHEET 5 FOR FENCE AND BUILDING DEBRIS REMOVALS. |

- THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
- ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
- 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.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- SIDEWALKS, ACCESSIBLE CURB RAMPS AND SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME AND DETECTABLE WARNINGS AND WARNING PANELS SHALL BE DESIGNED AND INSTALLED TO THE LATEST P.R.O.W.A.G. AND A.D.A. REQUIREMENTS.
- PLACE 3/4" EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
- REMOVE DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND BEFORE RAIN EVENTS.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE R.O.W.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO THE ENGINEER FOR NOTATION ON AS-BUILTS.
- ALL CONSTRUCTION STAKING TO BE COMPLETED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR. ALL CURB DROPS AND SIDEWALK/SHARED USE PATH SHALL ALSO BE STAKED UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR
- THE CONTRACTOR SHALL SUBMIT A LIST OF CONSTRUCTION MATERIALS TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE GENERAL PERMIT #2 HOLDER SHALL BE RESPONSIBLE FOR PROVIDING A REPORT IDENTIFYING THAT TOPSOIL PRESERVATION REQUIREMENTS HAVE BEEN MET PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION.
- A GEOTECHNICAL ENGINEER SHALL BE ONSITE DURING CONSTRUCTION OF SUB-GRADE PREPARATION AND FOR PROOF ROLLING TO INSPECT SOILS.
- THE CONTRACTOR SHALL COORDINATE ALL EXISTING PUBLIC UTILITY CONNECTIONS WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL TESTING SHALL BE COMPLETED ACCORDING TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE WAUKEE ENGINEERING DEPARTMENT SHALL BE PRESENT TO WITNESS ALL TESTING.
- AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
- ALL STORM AND SANITARY SEWERS ARE TO BE CLEANED AND TELEVIEWED. ALL SANITARY SEWER MANHOLES ARE TO BE VACUUM TESTED. ALL CLEANING AND TELEVISION SHALL BE APPROVED AND WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO PAVING. A COPY OF THE VIDEOS AND REPORT SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL FIRE HYDRANTS INCLUDING ANY RELOCATED HYDRANTS SHALL HAVE STORZ FITTINGS.
- ALL PROPOSED PEDESTRIAN CROSSINGS SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
- ALL CONNECTIONS TO EXISTING MANHOLES ARE TO BE CORE DRILLED AND USE A LINK SEAL.
- ANY FIELD FENCE LOCATED WITHIN THE PROPERTY IS TO BE REMOVED. ANY TREES OR BRUSH ALONG THE NORTH PROPERTY BOUNDARY IS ALSO TO BE REMOVED.
- ANY ESTABLISHED LAWN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH SOD AND WATERED UNTIL ESTABLISHED.
- A GEOTECHNICAL EXPLORATION REPORT SHALL BE COMPLETED AND PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- SUBDRAIN MAY BE REQUIRED PENDING THE RESULTS OF THE GEOTECHNICAL EXPLORATION REPORT.

FIELD IS IN CHARGE OF THE WORKS - CONFIRM THE DRAINING FACTORS. STAKEOUTS MUST BE PROVIDED BY THE CONTRACTOR.

DATE

| |
|----------|
| 06/09/15 |
| 02/16/15 |
| 02/03/15 |
| 07/14/15 |
| 12/03/14 |

REVISIONS

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| FINAL SUBMITTAL |
| FOURTH SUBMITTAL |
| THIRD SUBMITTAL |
| SECOND SUBMITTAL |
| FIRST SUBMITTAL |

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

Ei: JUN

ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

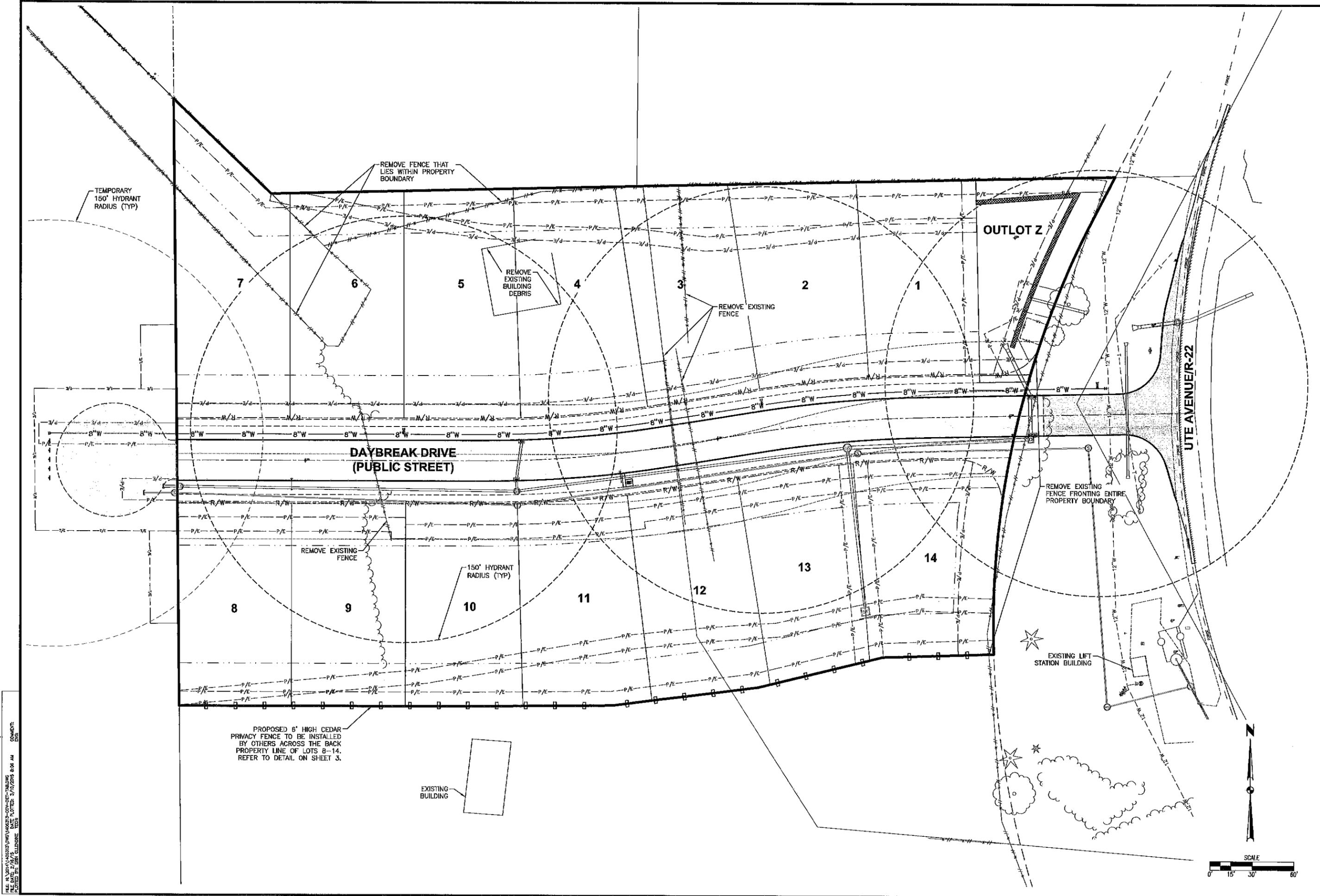
DAYBREAK PLAT 1

QUANTITIES AND REFERENCE NOTES

4

15

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 PLOTTED BY: JEN ELLIOTT
 DATE: 11/14/15

PROPOSED 6" HIGH CEDAR
 PRIVACY FENCE TO BE INSTALLED
 BY OTHERS ACROSS THE BACK
 PROPERTY LINE OF LOTS 8-14.
 REFER TO DETAIL ON SHEET 3.

EXISTING BUILDING

EXISTING LIFT STATION BUILDING



| REVISIONS | DATE |
|------------------|----------|
| FINAL SUBMITTAL | 03/09/15 |
| FOURTH SUBMITTAL | 02/16/15 |
| THIRD SUBMITTAL | 02/03/15 |
| SECOND SUBMITTAL | 01/14/15 |
| FIRST SUBMITTAL | 12/03/14 |

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 WAUKEE, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 E.I.: JUN

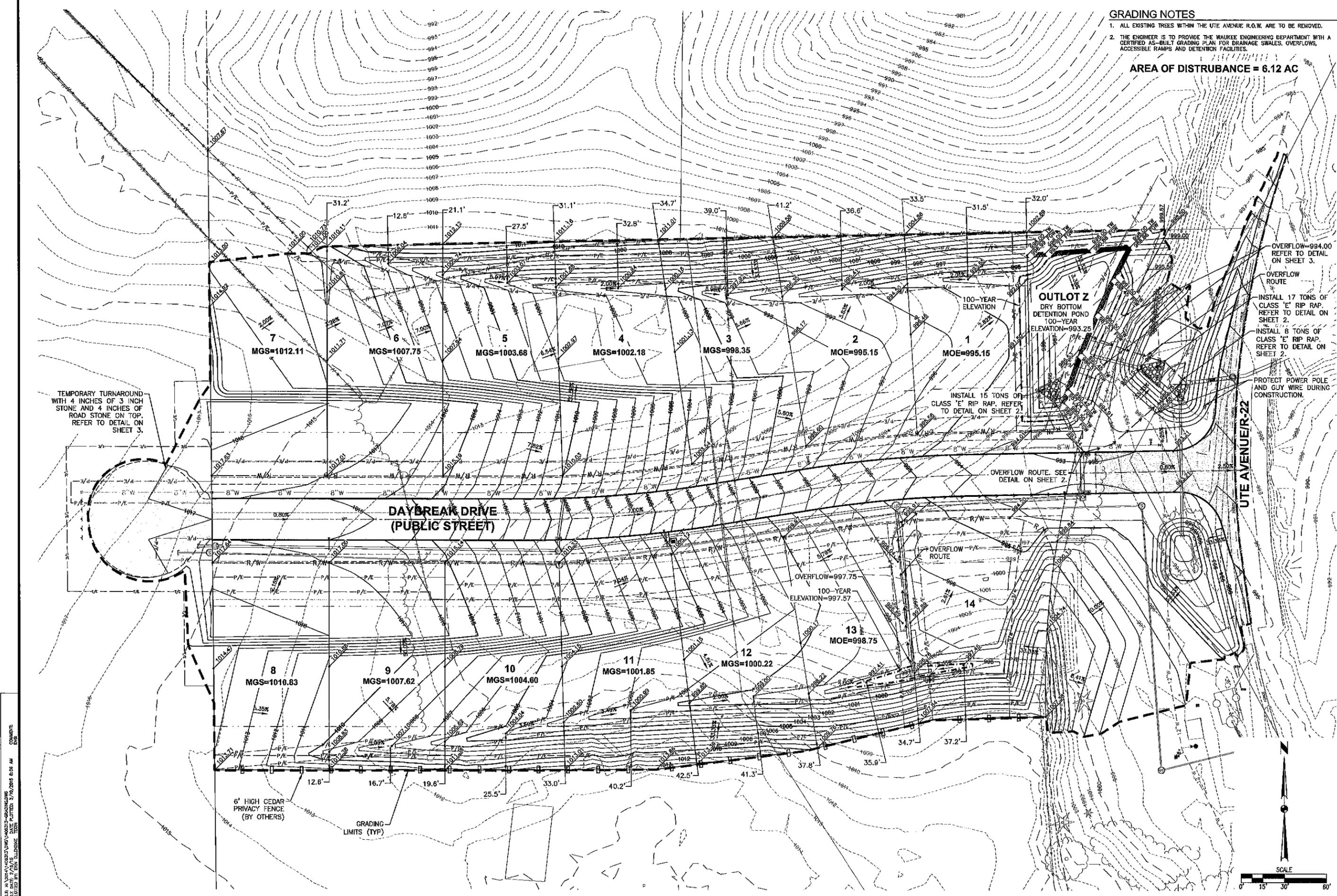


DAYBREAK PLAT 1
HYDRANT COVERAGE PLAN

GRADING NOTES

1. ALL EXISTING TREES WITHIN THE UTE AVENUE R.O.W. ARE TO BE REMOVED.
2. THE ENGINEER IS TO PROVIDE THE WAUKEE ENGINEERING DEPARTMENT WITH A CERTIFIED AS-BUILT GRADING PLAN FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES.

AREA OF DISTURBANCE = 6.12 AC



| REVISIONS | DATE |
|------------------|----------|
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| SECOND SUBMITTAL | 01/14/15 |
| FIRST SUBMITTAL | 12/03/14 |

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 ENGINEER: EKO
 EI: JUN



WAUKEE, IOWA

**DAYBREAK PLAT 1
 GRADING PLAN**

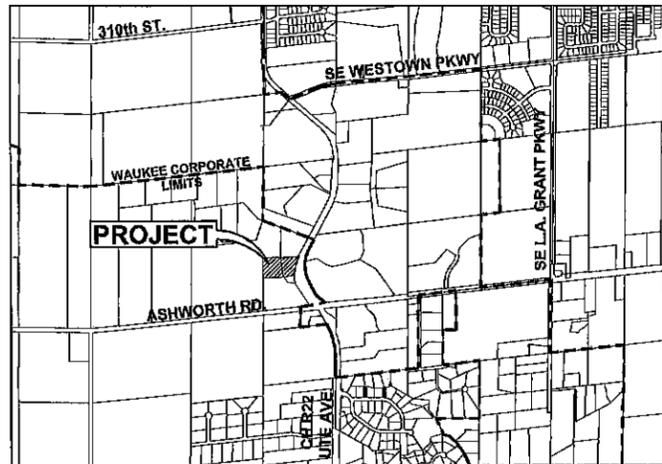
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 PLOT DATE: 2/16/15
 PLOT TIME: 10:00 AM
 PLOT BY: J. W. HARRIS

DAYBREAK PLAT 1

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

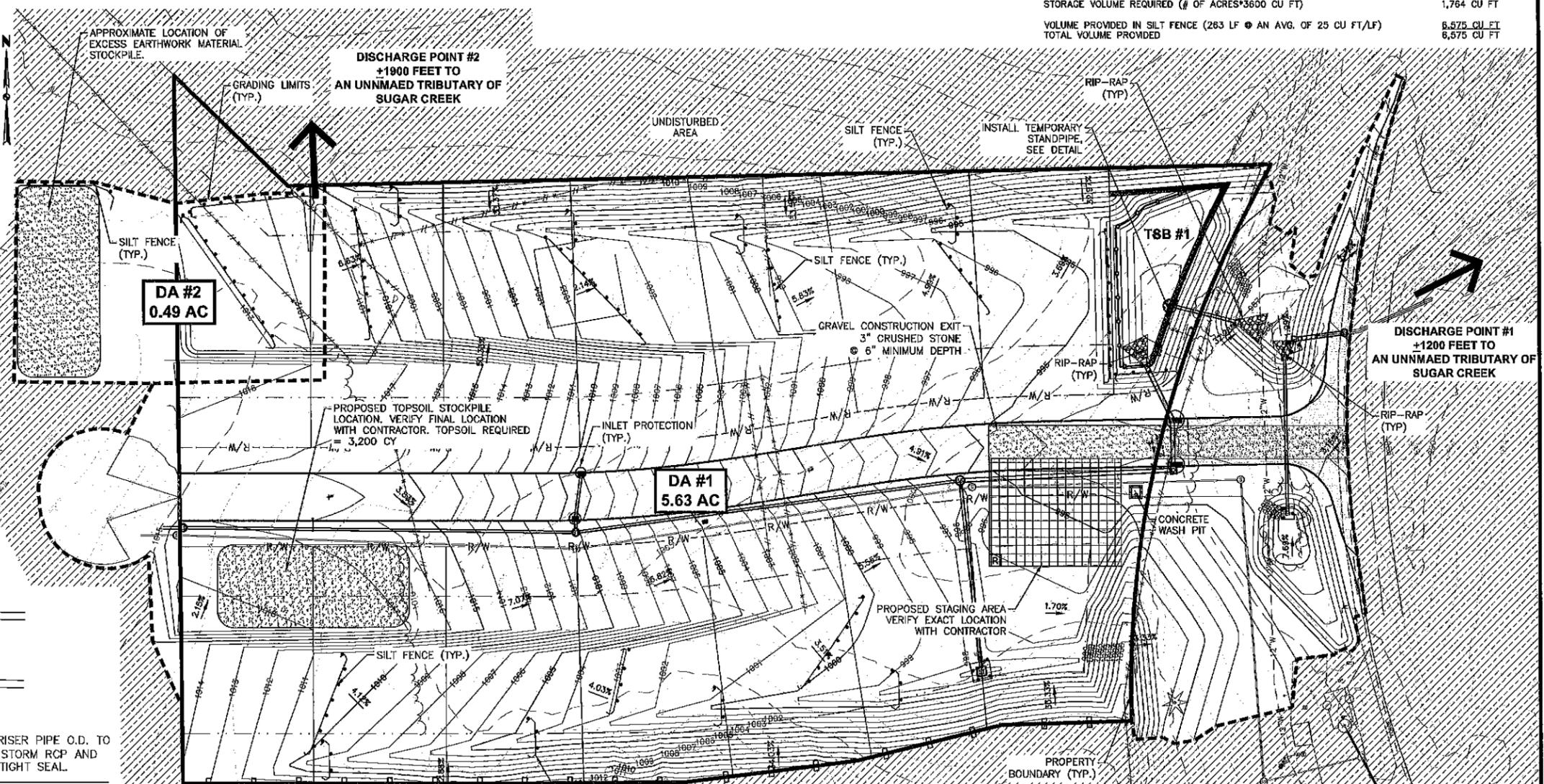
STABILIZATION QUANTITIES

| ITEM NO. | ITEM | UNIT | TOTAL |
|----------|------------------------------------|------|-------|
| 1 | SILT FENCE | LF | 1084 |
| 2 | SEEDING, FERTILIZING, AND MULCHING | AC | 5.41 |
| 3 | INLET PROTECTION DEVICES | EA | 4 |
| 4 | CONCRETE WASHOUT PIT | EA | 1 |
| 5 | 12" PVC TEMPORARY STANDPIPE | EA | 1 |
| 6 | TOPSOIL STRIPPING & RESPREAD | CY | 3,295 |

DISCHARGE POINT SUMMARY

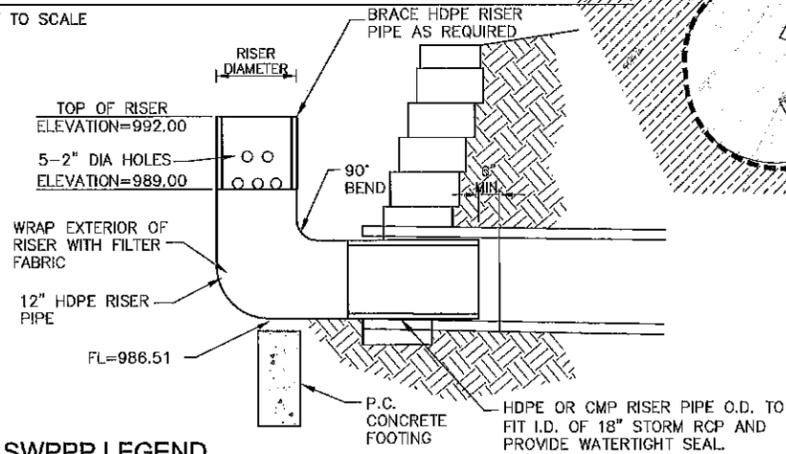
| DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±1200 FT. | |
|---|--------------|
| TOTAL AREA DISTURBED TO DISCHARGE POINT | 5.63 ACRES |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) | 20,268 CU FT |
| VOLUME PROVIDED IN SILT FENCE (413 LF @ 4.5 CU FT/LF OF FENCE) | 1,859 CU FT |
| VOLUME PROVIDED IN SILT FENCE (320 LF @ AN AVG. OF 16.35 CU FT/LF) | 5,232 CU FT |
| VOLUME PROVIDED IN DITCH CHECK @ 2-3% (40 LF @ 15 CU FT/LF) | 600 CU FT |
| VOLUME PROVIDED IN DITCH CHECK @ 3-4% (20 LF @ 10 CU FT/LF) | 200 CU FT |
| VOLUME PROVIDED IN DITCH CHECK @ >5% (28 LF @ 4.5 CU FT/LF) | 126 CU FT |
| VOLUME PROVIDED IN TSB #1 | 16,804 CU FT |
| TOTAL VOLUME PROVIDED | 24,821 CU FT |

| DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±1800 FT. | |
|---|-------------|
| TOTAL AREA DISTURBED TO DISCHARGE POINT | 0.49 ACRES |
| STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) | 1,764 CU FT |
| VOLUME PROVIDED IN SILT FENCE (263 LF @ AN AVG. OF 25 CU FT/LF) | 6,575 CU FT |
| TOTAL VOLUME PROVIDED | 6,575 CU FT |



TEMPORARY STAND PIPE #1 DETAIL

NOT TO SCALE

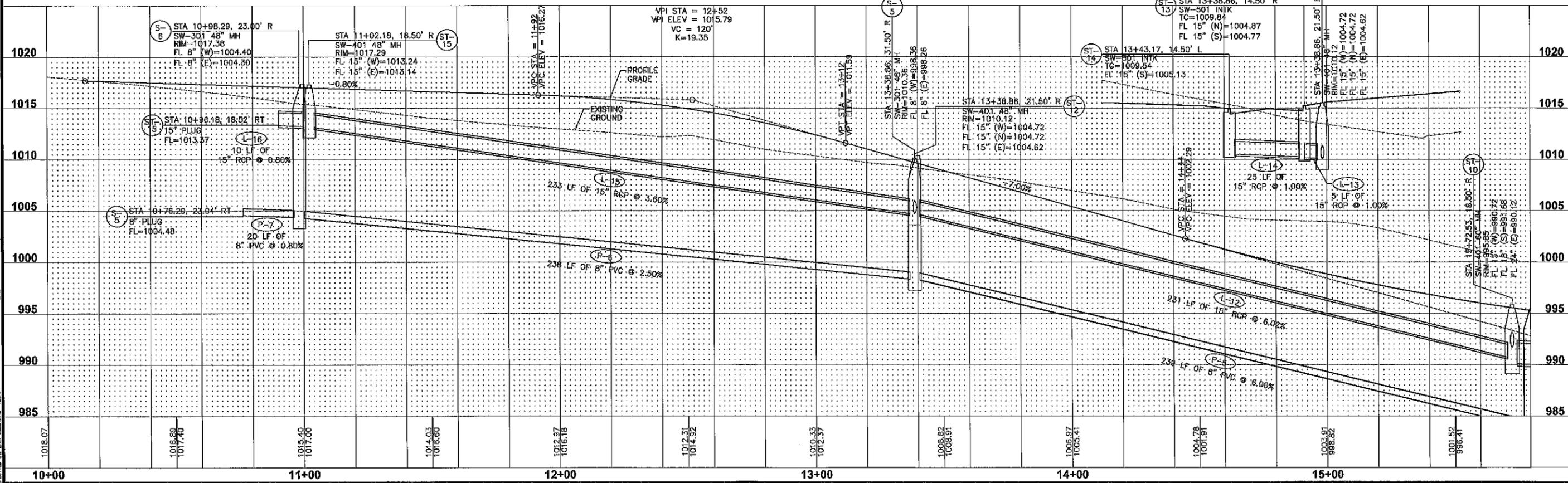
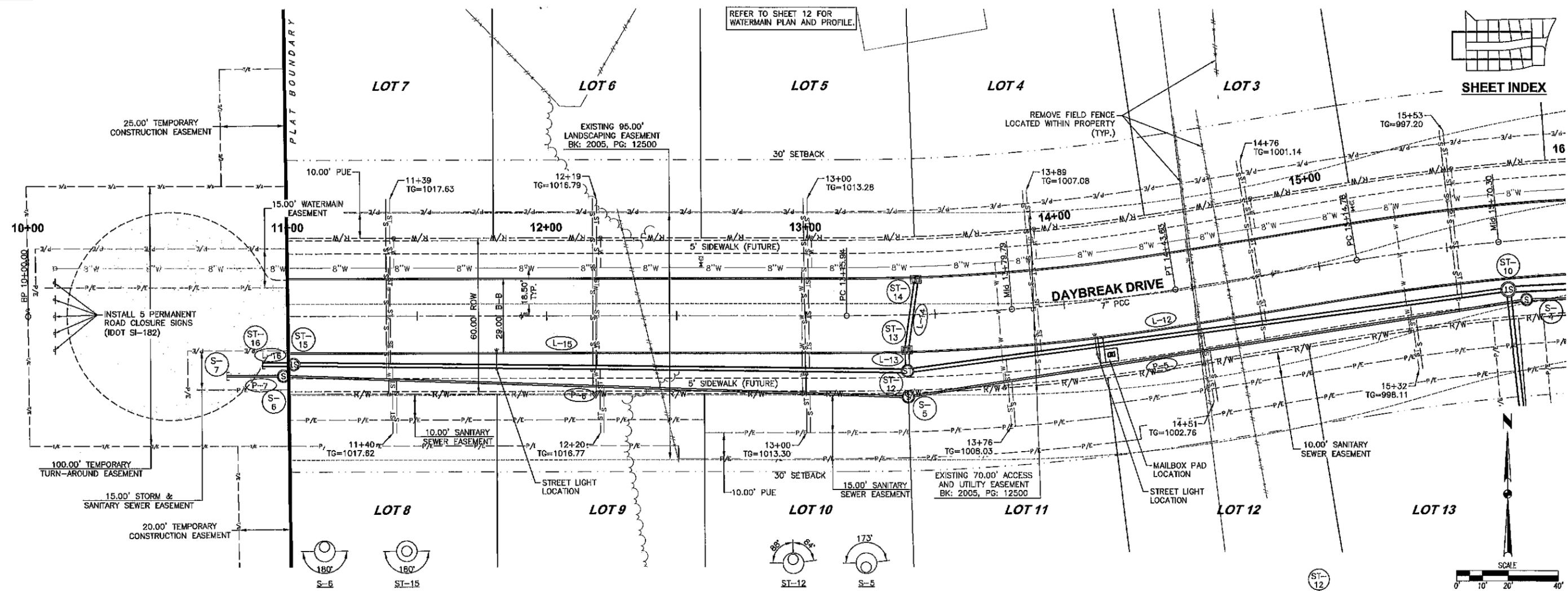


SWPPP LEGEND

| | | | |
|----------------------|----------------------|--------------------------|-------------------------|
| DRAINAGE ARROW | ← XX % | AREA TO BE SEEDED | [Stippled pattern] |
| GRADING LIMITS | --- XX % | STRAW MAT | [Cross-hatched pattern] |
| FILTER SOCK | [Hatched pattern] | UNDISTURBED AREA | [Diagonal lines] |
| SILT FENCE | --- | RIPRAP | [Stippled pattern] |
| DITCH CHECK | --- | GRAVEL ENTRANCE | [Stippled pattern] |
| INLET PROTECTION | ○ | STAGING AREA | [Grid pattern] |
| PORTABLE RESTROOM | R | TEMPORARY SEDIMENT BASIN | TSB # |
| CONCRETE WASHOUT PIT | [Rectangular symbol] | | |
| TEMPORARY STANDPIPE | [Circular symbol] | | |

DATE: 03/09/15
 REVISIONS: FINAL SUBMITTAL (02/18/15), FOURTH SUBMITTAL (02/03/15), THIRD SUBMITTAL (01/24/15), SECOND SUBMITTAL (12/03/14)
 3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 Ei: JUN
DAYBREAK PLAT 1
EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 SCALE: 1" = 40'
 7/15
 1406.313

REFER TO SHEET 12 FOR WATERMAIN PLAN AND PROFILE.



SA
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

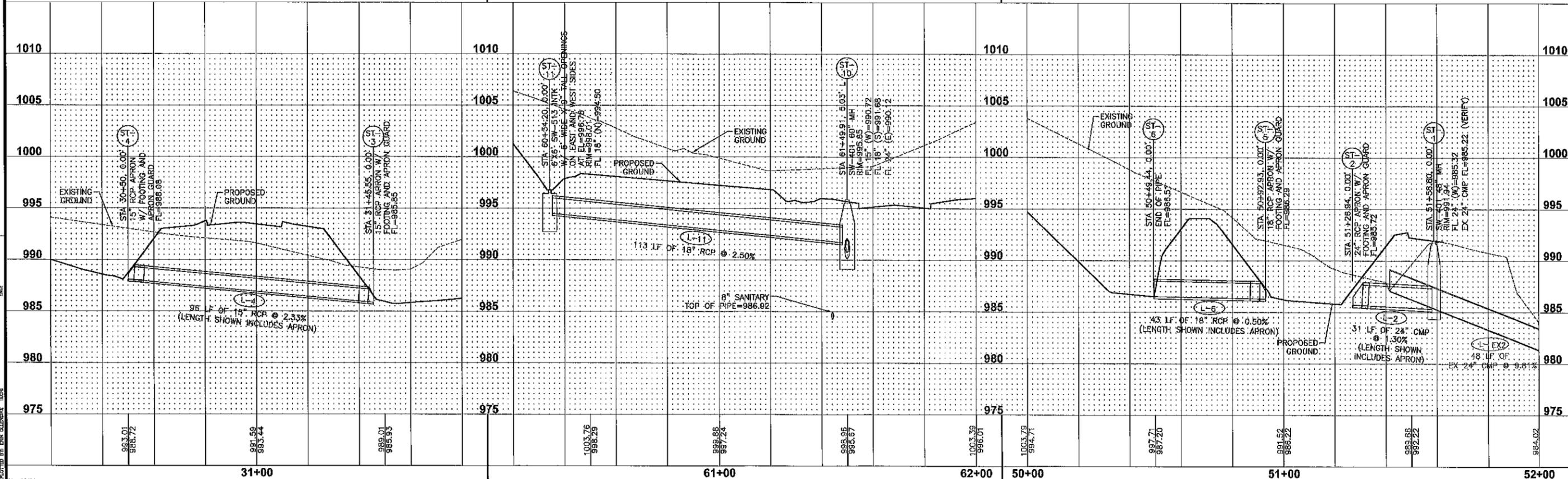
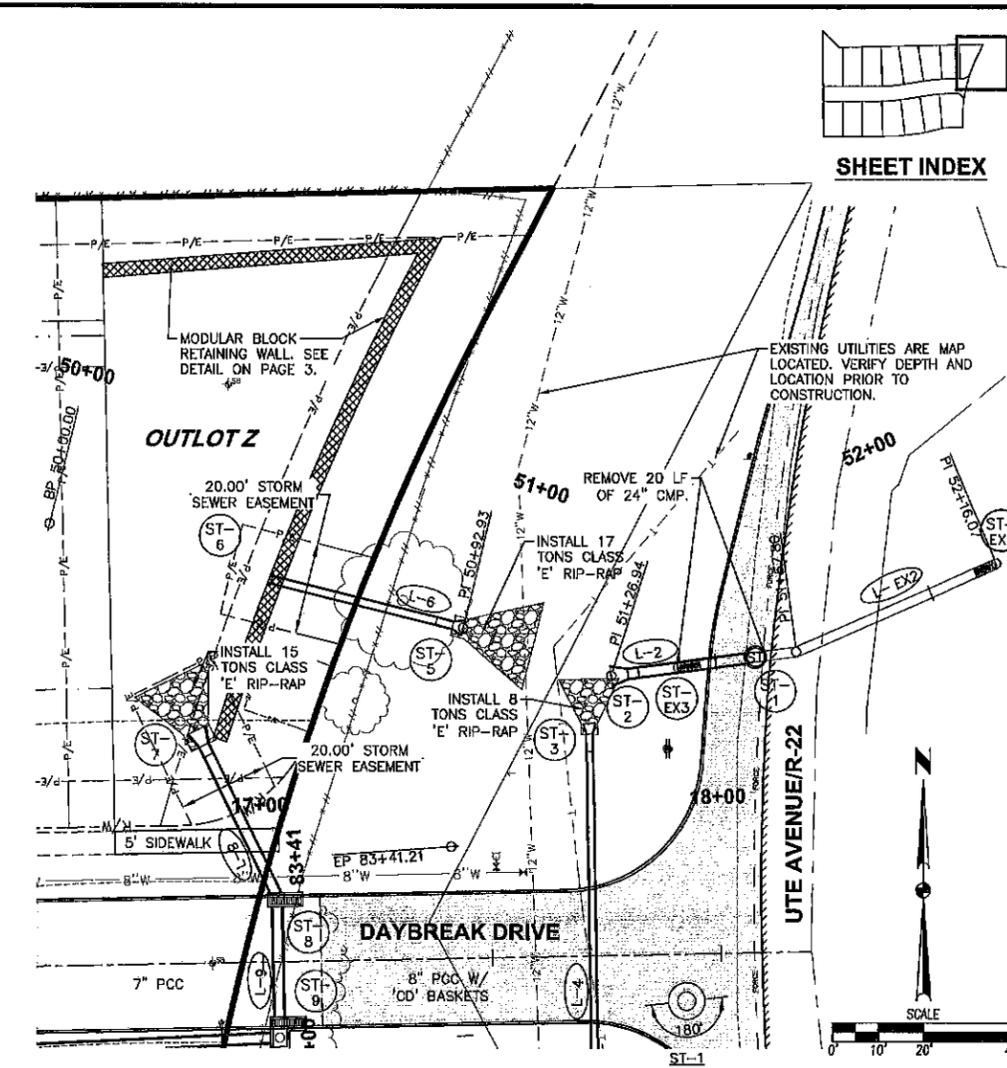
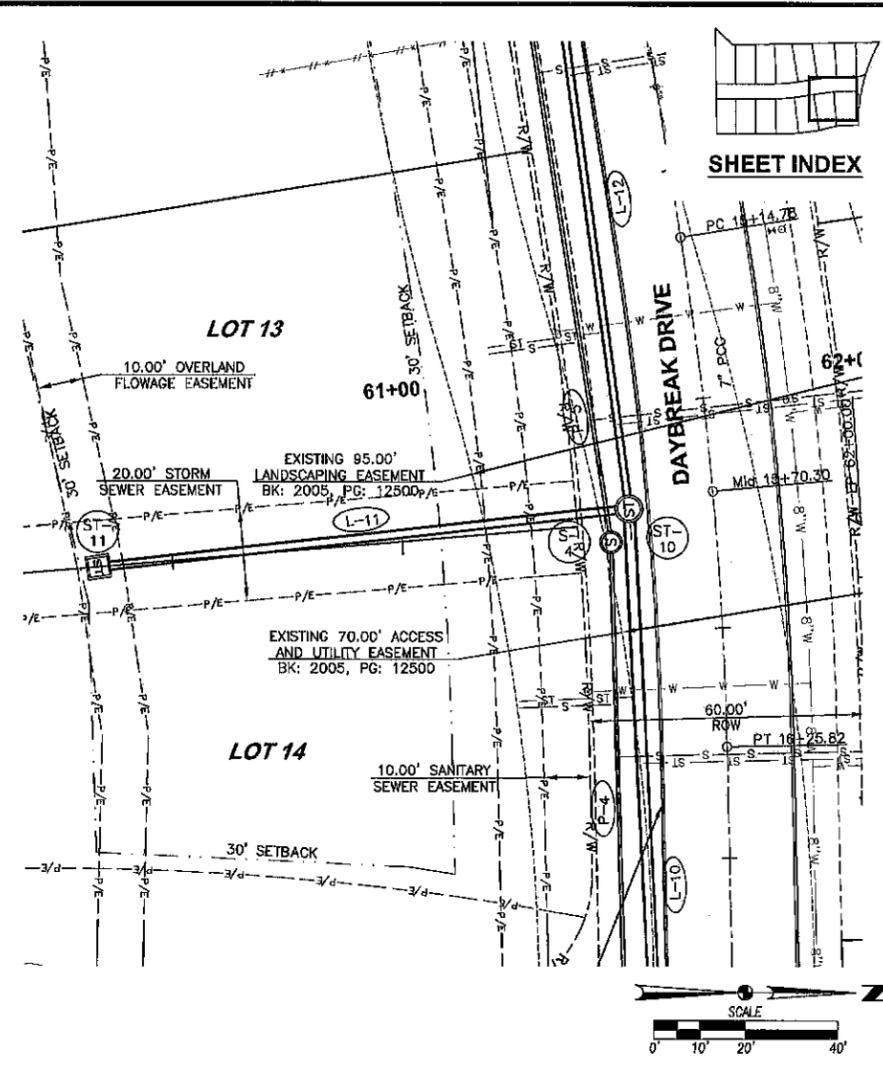
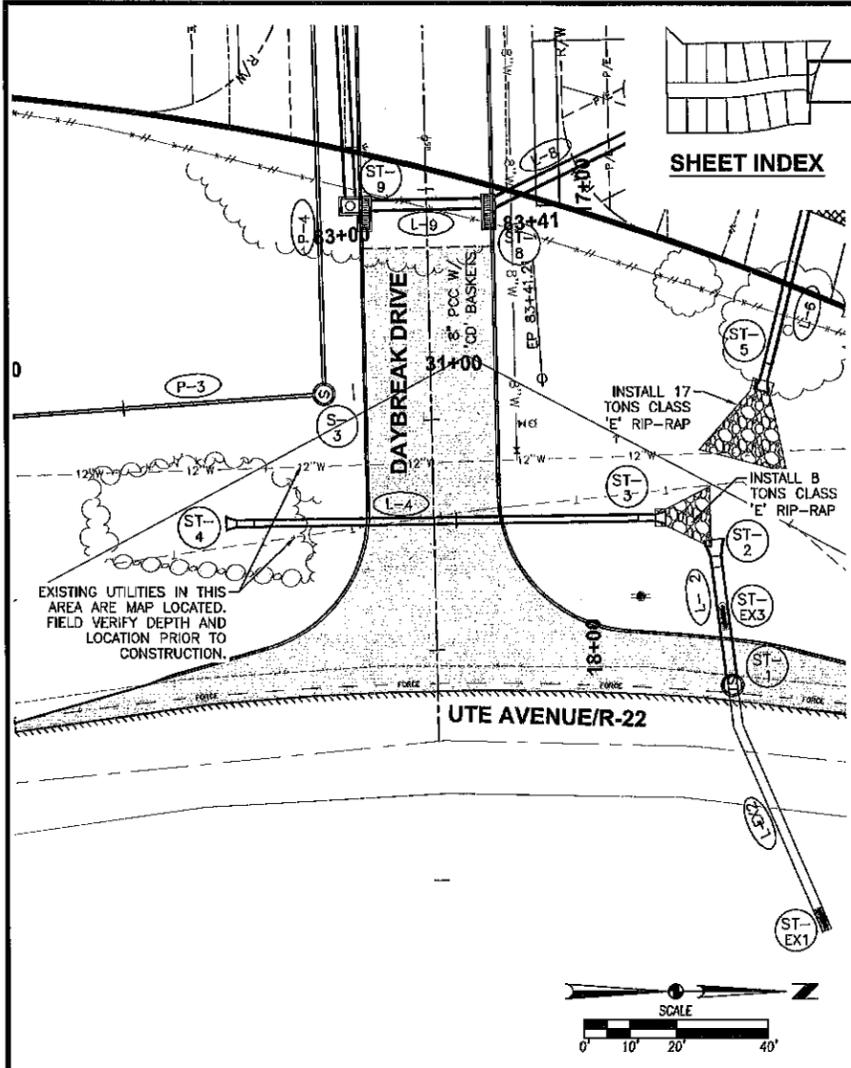
DAYBREAK PLAT 1
STORM & SANITARY SEWER PLAN AND PROFILE

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

REVISIONS
 01/14/15 FIRST SUBMITTAL
 02/13/15 SECOND SUBMITTAL
 02/16/15 THIRD SUBMITTAL
 03/09/15 FINAL SUBMITTAL

DATE
 01/14/15
 02/16/15
 02/13/15
 03/09/15

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DATE: 02/08/15
 FINAL SUBMITTAL: 02/16/15
 THIRD SUBMITTAL: 02/08/15
 SECOND SUBMITTAL: 01/14/15
 FIRST SUBMITTAL: 12/03/14

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ENGINEER: EKO
 EIT: JUN

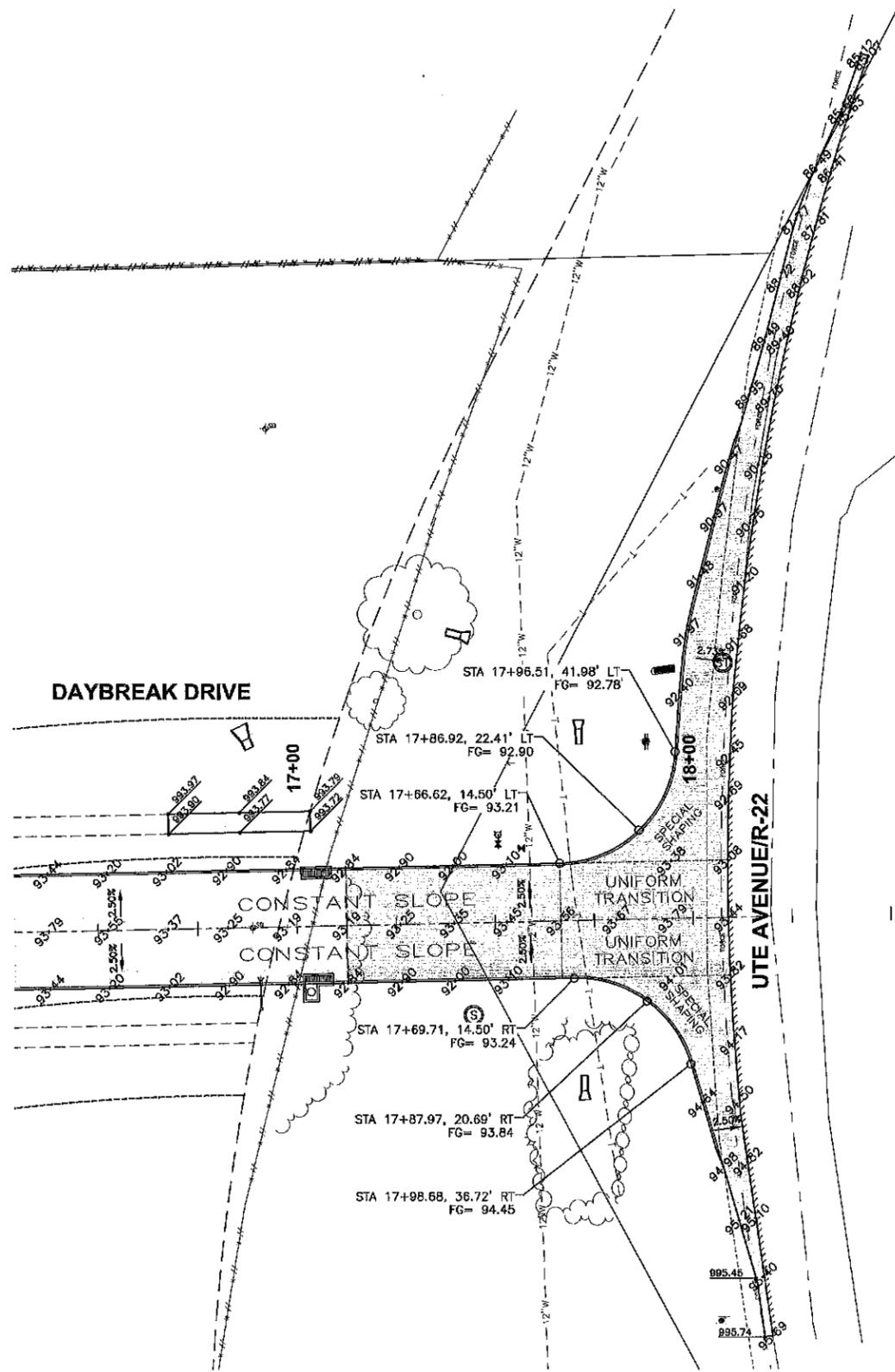
EA
 CIVIL DESIGN ADVANTAGE

DAYBREAK PLAT 1
 STORM & SANITARY SEWER PLAN AND PROFILE

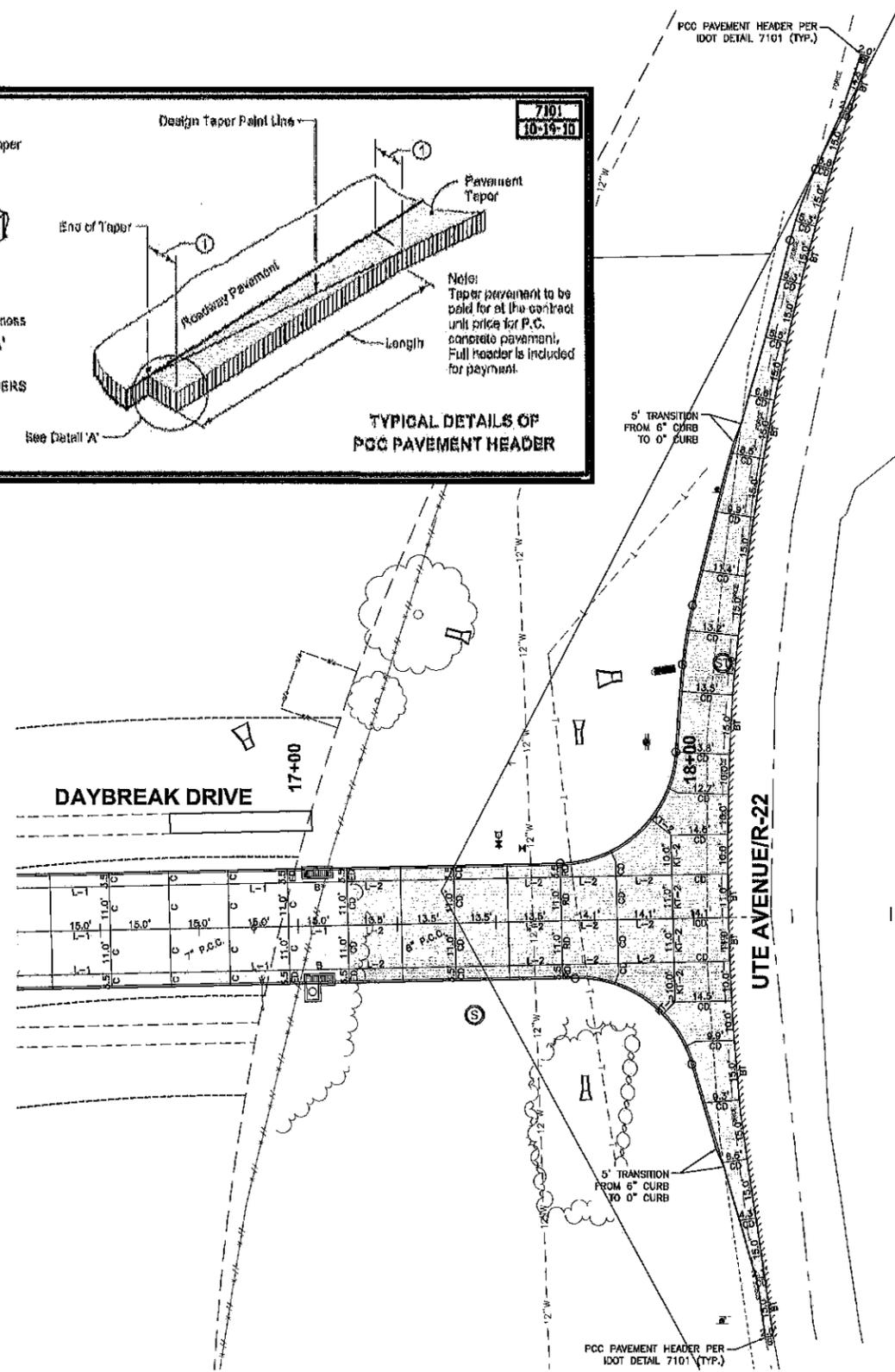
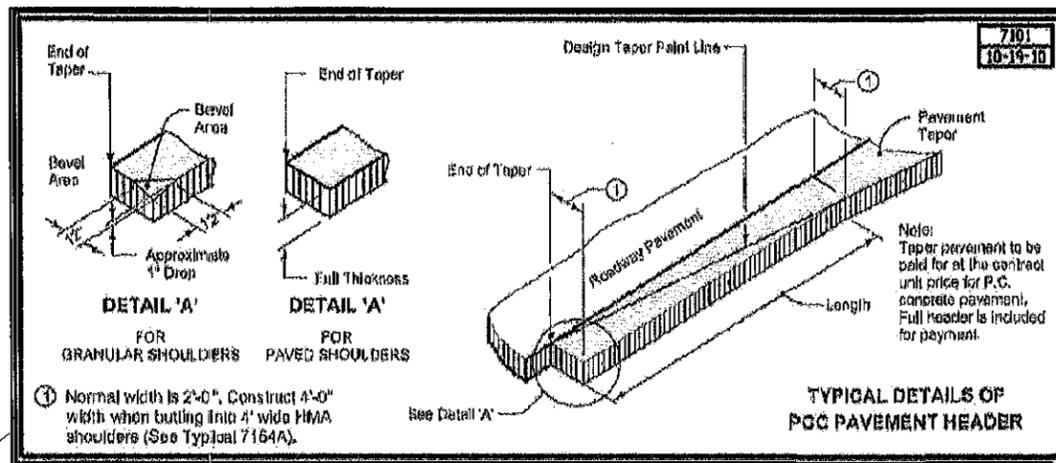
WAUKEE, IOWA

10/15
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 COUNTY: IOWA
 SHEET: 14 OF 15



GEOMETRICS AND STAKING LAYOUT



JOINTING LAYOUT

- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.
 - MINIMUM OF SIX INCHES OF EXISTING PAVEMENT SHALL BE SAWCUT TO THE FULL DEPTH OF PAVEMENT WITHIN THE UTE AVENUE R.O.W.

| REVISIONS | DATE |
|------------------|----------|
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 ENGINEER: EKO
 EIT: JJN



DAYBREAK PLAT 1
 INTERSECTION DETAILS

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
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 SOO ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOO, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
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 AND PRIOR TO A RAIN EVENT.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. LANDSCAPE PLANTINGS LOCATED WITHIN BUFFER EASEMENT AREA SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
14. ALL AREAS ARE TO BE SEEDED.

BUFFER REQUIREMENTS

1 OVERSTORY TREE, 2 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF

BUFFER (322LE)

OVERSTORY TREES REQUIRED =7
 EVERGREEN TREES REQUIRED =13
 ORNAMENTAL TREES REQUIRED =13

OVERSTORY TREES PROVIDED =8
 EVERGREEN TREES PROVIDED =13
 ORNAMENTAL TREES PROVIDED =13

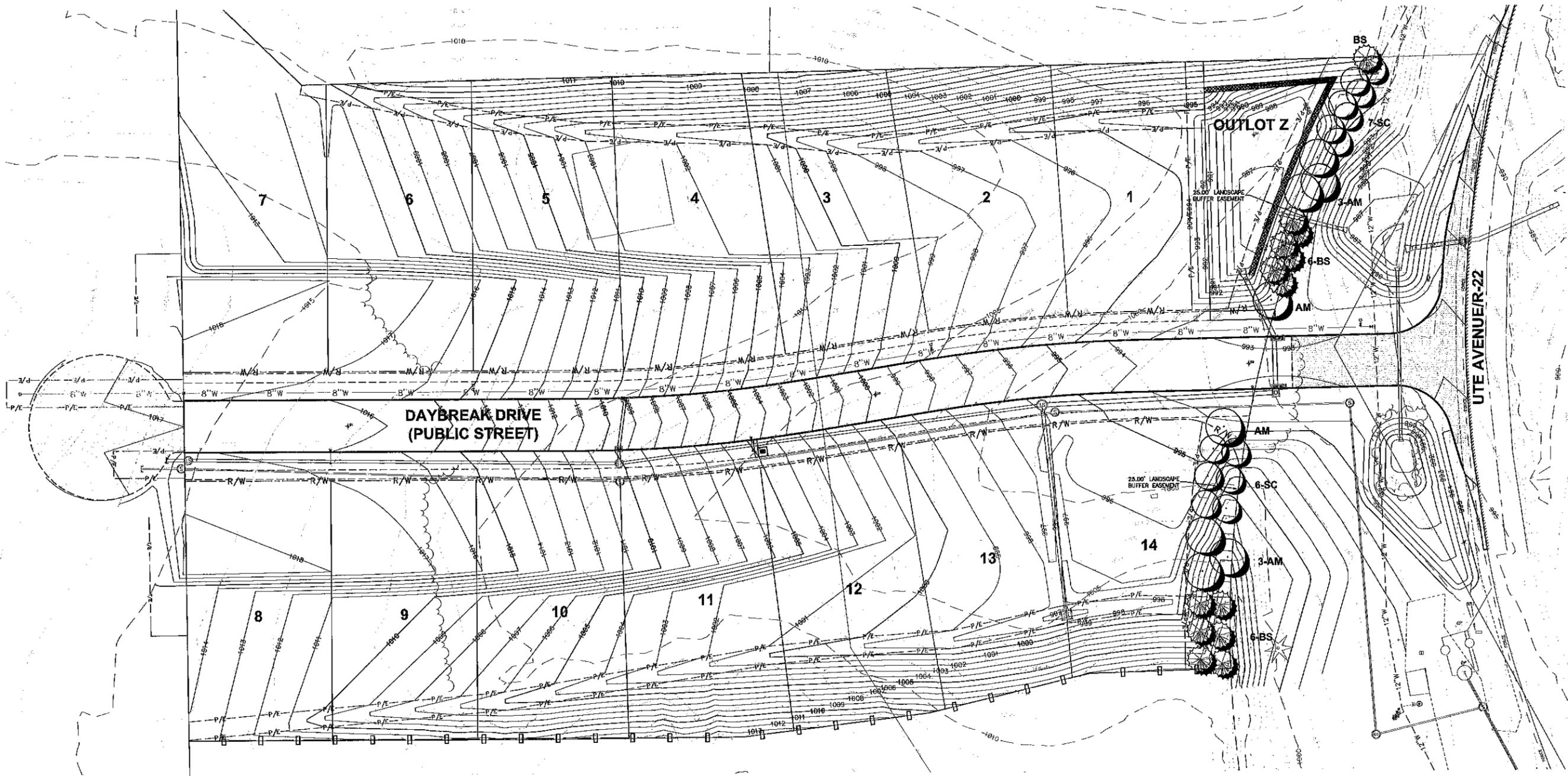
PLANT SCHEDULE

| CODE/IDTY | COMMON NAME | SIZE | COND |
|-----------|----------------------------|----------|------|
| AM 8 | AUTUMN BLAZE MAPLE | 2" CAL | B&B |
| SC 13 | SPRING SNOW CEAR | 1.5" CAL | B&B |
| BS 13 | COLORADO BLUE SPRUCE | 6" HT. | B&B |
| | ACER RUBRUM 'AUTUMN BLAZE' | | |
| | MALUS X 'SPRING SNOW' | | |
| | PICEA PUNGENS | | |

SEEDING AREA

SEEDING QUANTITIES

- TYPE 1 PERMANENT LAWN MIXTURE = 0.81 AC
- OUTLOT 'Z', LANDSCAPE BUFFER AREAS AND UTE AVENUE ROW
- TYPE 4 URBAN TEMPORARY EROSION CONTROL MIXTURE = 4.40 AC



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 FILE DATE: 2/26/15
 PLOTTED BY: BEN CLANDINE, TECH

| | |
|-----------|----------|
| DATE | 03/08/15 |
| REVISIONS | 02/26/15 |
| | 02/03/15 |
| | 01/14/15 |
| | 12/03/14 |

FINAL SUBMITTAL
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 SECOND SUBMITTAL
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 EI: JUN

DAYBREAK PLAT 1
 LANDSCAPE PLAN

CIVIL DESIGN ADVANTAGE

15/15
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