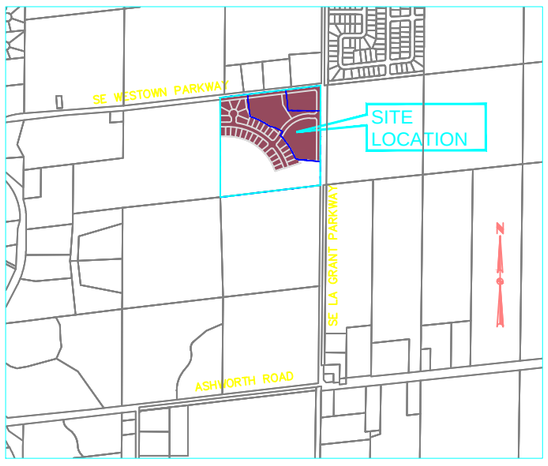
CONSTRUCTION PLANS FOR:

STONE PRAIRIE PLAT 1

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	HYDRANT COVERAGE PLAN
3	TYPICAL SECTIONS/DETAILS
4	ESTIMATE OF QUANTITIES & REFERENCE NOTES
5–6	MASS GRADING PLAN
7–20	PLAN AND PROFILE SHEETS
21–23	INTERSECTION DETAILS
24	LANDSCAPE PLAN

LEGAL DESCRIPTION

A PART OF GOVERNMENT LOT 16 IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 16; THENCE SOUTH 00°12'11" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 16, A DISTANCE OF 995.89 FEET; THENCE NORTH 89°47'49" WEST, 50.00 FEET; THENCE NORTH 84°19'44" WEST, 238.02 FEET; THENCE SOUTH 6°54'48" EAST, 51.96 FEET; THENCE SOUTH 71°57'37" WEST, 205.83 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 790.00 FEET, WHOSE ARC LENGTH IS 2.39 FEET AND WHOSE CHORD BEARS NORTH 18°07'35" WEST, 2.39 FEET; THENCE SOUTH 71°47'14" WEST, 125.00 FEET; THENCE NORTH 20°51'53" WEST, 61.53 FEET; THENCE NORTH 26°10'06" WEST, 61.53 FEET; THENCE NORTH 31°28'19" WEST, 61.53 FEET; THENCE NORTH 37°41'13" WEST, 82.66 FEET; THENCE SOUTH 51°01'48" WEST, 5.12 FEET; THENCE NORTH 38°58'12" WEST, 60.00 FEET; THENCE NORTH 49°50'36" WEST, 78.95 FEET; THENCE NORTH 55°59'29" WEST, 63.69 FEET; THENCE NORTH 61°28'51" WEST, 63.69 FEET; THENCE NORTH 66°58'14" WEST, 63.69 FEET; THENCE NORTH 72°27'36" WEST, 63.69 FEET; THENCE NORTH 77°56'59" WEST, 63.69 FEET; THENCE NORTH 83°26'21" WEST, 63.69 FEET; THENCE NORTH 88°39'11" WEST, 62.75 FEET; THENCE NORTH 89°59'18" WEST, 70.22 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 16; THENCE NORTH 00°02'06" WEST ALONG SAID WEST LINE, 509.87 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 16; THENCE NORTH 83°12'21" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 16, A DISTANCE OF 1329.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.61 ACRES (1,071,887 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

PROPOSED

- TYPE M–A STORM INTAKE
- TYPE M–C STORM INTAKE
- TYPE M–D STORM INTAKE
- TYPE M–E STORM INTAKE
- TYPE M–G STORM INTAKE
- TYPE M–A STORM MANHOLE
- TYPE M–B STORM MANHOLE
- TYPE A SANITARY MANHOLE
- MAILBOX PAD
- SANITARY OR STORM CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- STORM SEWER STRUCTURE NO. (ST–10)
- STORM SEWER PIPE NO. (L–10)
- SANITARY SEWER STRUCTURE NO. (S–4)
- SANITARY SEWER PIPE NO. (P–4)
- SANITARY SEWER SERVICE — 8"S
- WATERMAIN WITH SIZE
- WATER SERVICE WITH SIZE — 6"W
- SILT FENCE
- RIGHT OF WAY — R/W
- PERMANENT EASEMENT — P/E
- MPE — MINIMUM PROTECTION ELEVATION
- SAWCUT (FULL CUT)

EXISTING

- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER INTAKE
- TELEPHONE JUNCTION BOX
- ELECTRIC BOX
- CABLE TV PEDESTAL
- MAILBOX
- SIGN
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- OVERHEAD ELECTRIC — OE
- FIELD TILE — TILE
- FIELD FENCE
- WATERMAIN — 12"W
- SANITARY SEWER W/ SIZE — 10"S
- STORM SEWER W/ SIZE — 15" RCP
- GAS MAIN — G

OWNER / DEVELOPER

STONE PRAIRIE LLC
6600 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
515–273–9500

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
5501 NW 112TH STREET, SUITE G
GRIMES, IOWA 50111
515–369–4400

SUBMITTAL DATES

–FIRST SUBMITTAL:	06/19/07
–SECOND SUBMITTAL:	07/26/07
–THIRD SUBMITTAL:	08/03/07
–FINAL SUBMITTAL:	08/09/07
–LA GRANT/WESTOWN PARKWAY REVISION:	08/16/07
–RECORD DRAWINGS:	11/29/07

ZONING

EXISTING: A–1 AGRICULTURAL DISTRICT

PROPOSED: R–2 RESIDENTIAL
R–4 RESIDENTIAL
C–1A COMMERIAL

AS-BUILT DRAWINGS

AS–BUILT PLANS ARE BASED ON SURVEYED INVERT ELEVATIONS AND INFORMATION SUPPLIED BY THE CONTRACTOR. CIVIL DESIGN ADVANTAGE TAKES NO RESPONSIBILITY FOR UNAUTHORIZED CHANGES TO THE PLANS WITHOUT CITY/OWNER KNOWLEDGE. FIELD VERIFICATION OF UTILITIES OR OTHER PLAN ELEMENTS IS ALWAYS RECOMMENDED.

Regency LAND DEVELOPMENT

CIVIL DESIGN ADVANTAGE
5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 0705.125

IOWA ONE–CALL
800/292–8989
TOLL–FREE
CALL– BEFORE– YOU– DIG

THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS SITE IS BEING PREPARED AND MONITORED BY ENVIROTRAXX

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.

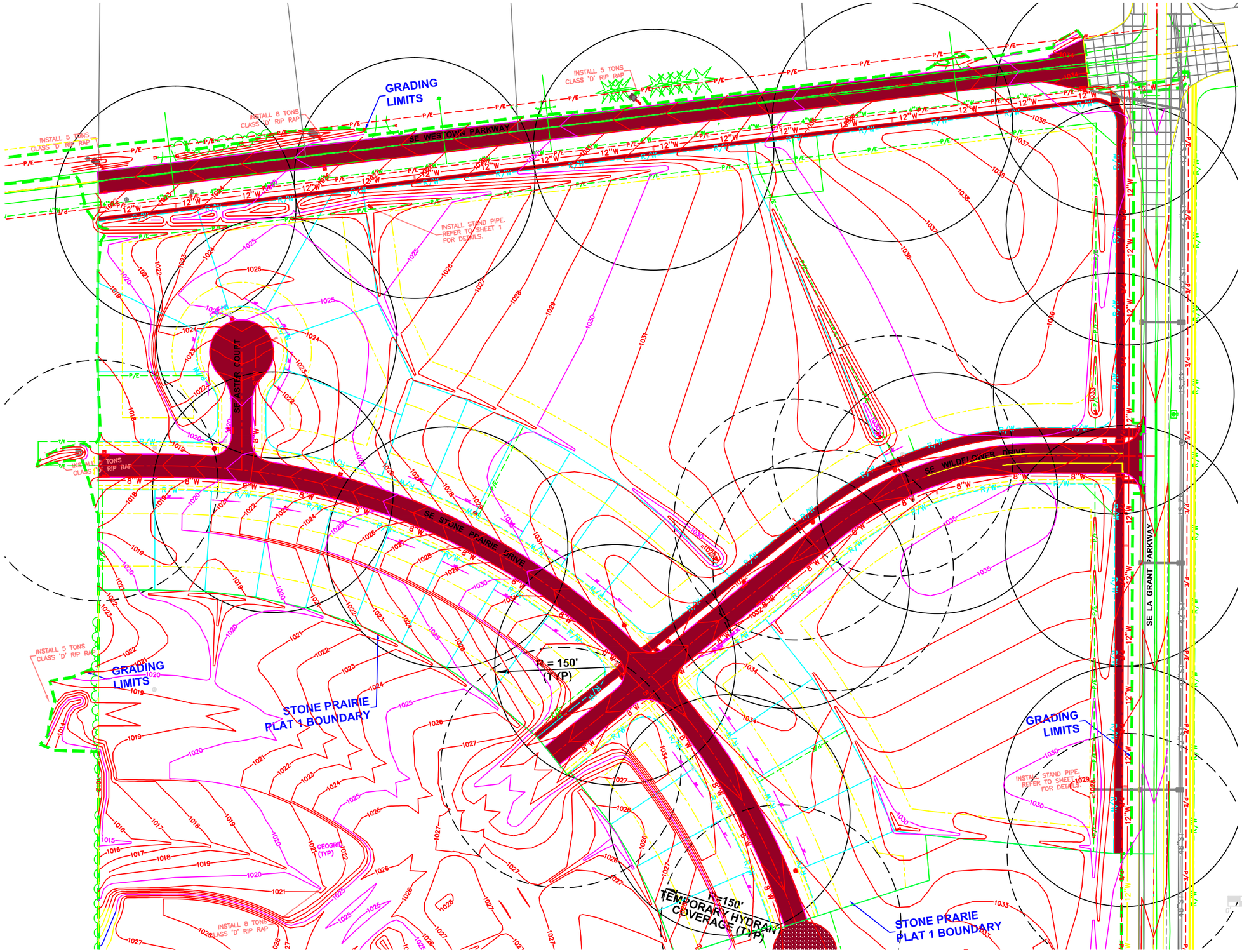
LICENSED PROFESSIONAL ENGINEER
ERIN K. OLLENDIKE
16926
IOWA

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, 2007 .

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1–24

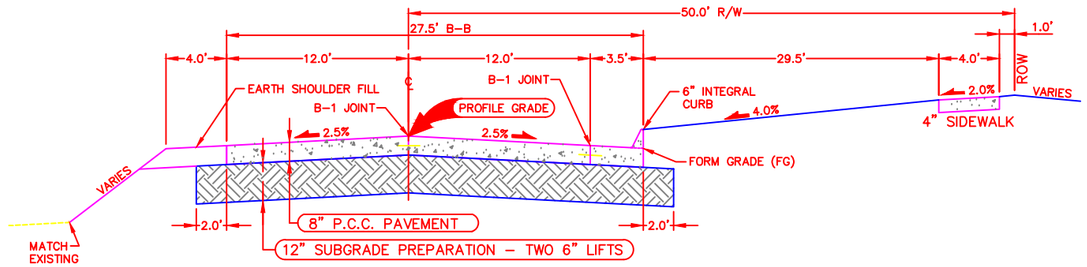


REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07
THIRD SUBMITTAL	

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

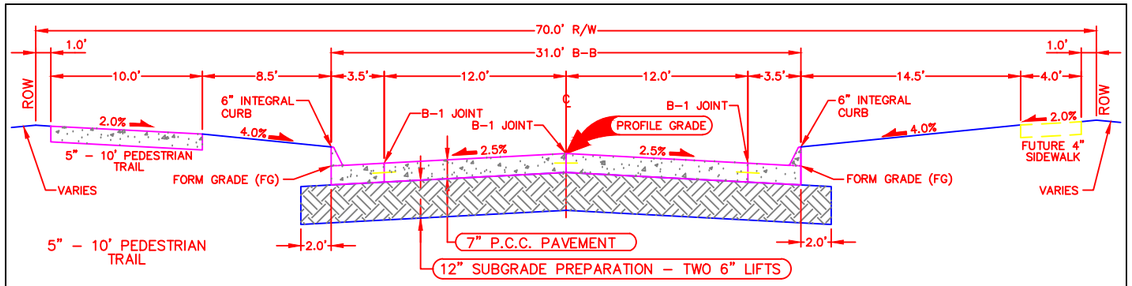
STONE PRAIRIE PLAT 1
HYDRANT COVERAGE

0705.12



TYPICAL SECTION - SE WESTOWN PARKWAY

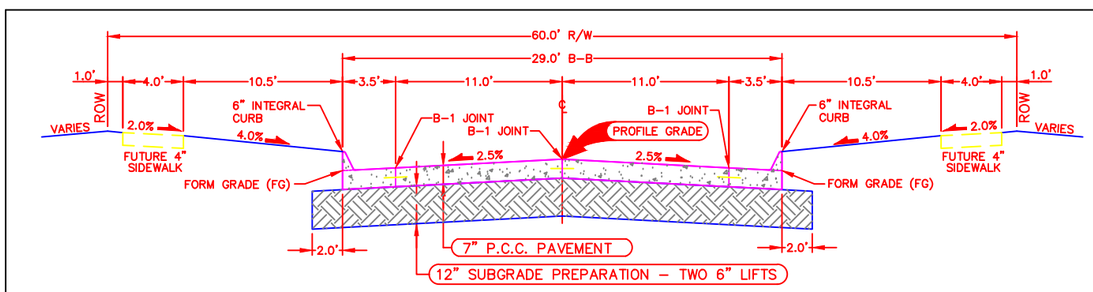
NOT TO SCALE



TYPICAL SECTION - 31' B-B

NOT TO SCALE

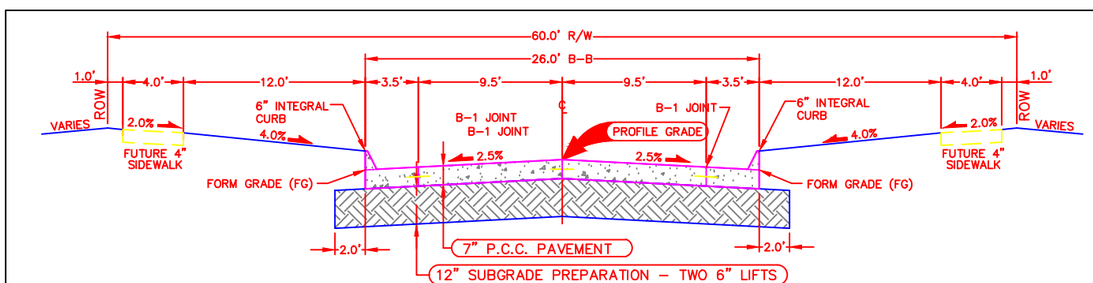
SE WILDFLOWER DRIVE - STA 206+85.01 to STA 214+21.97



TYPICAL SECTION - 29' B-B

NOT TO SCALE

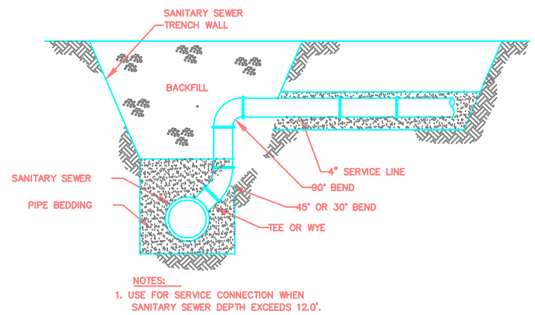
SE WILDFLOWER DRIVE - STA 205+64.05 to STA 206+85.01
SE STONE PRAIRIE DRIVE - STA 101+00.00 to STA 112+22.78



TYPICAL SECTION - 26' B-B

NOT TO SCALE

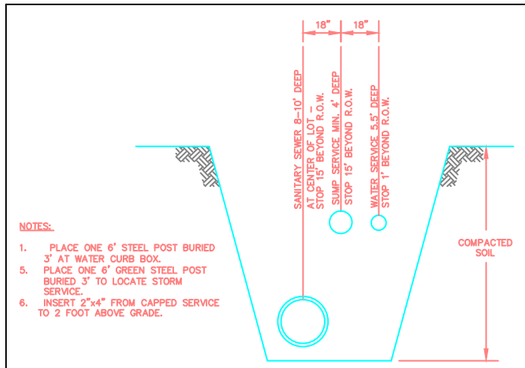
SE ASTER COURT - STA 301+14.59 to STA 302+86.85



NOTES:
1. USE FOR SERVICE CONNECTION WHEN SANITARY SEWER DEPTH EXCEEDS 12.0'.

SANITARY SEWER SERVICE RISER

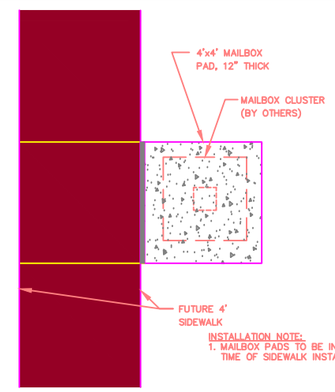
NOT TO SCALE



NOTES:
1. PLACE ONE 6' STEEL POST BURIED 3' AT WATER CURB BOX.
5. PLACE ONE 6' GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
6. INSERT 2"x4" FROM CAPPED SERVICE TO 2 FOOT ABOVE GRADE.

SERVICE LOCATION DETAIL

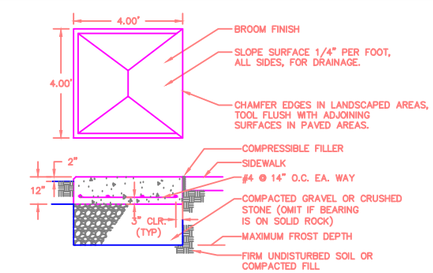
NOT TO SCALE



INSTALLATION NOTE:
1. MAILBOX PADS TO BE INSTALLED AT TIME OF SIDEWALK INSTALLATION.

MAILBOX PAD DETAIL

NOT TO SCALE



GENERAL NOTES
1. CONCRETE: 3000 PSI @ 28 DAYS, 6% AIR ENTRAINMENT 3" SLUMP, PLACE IN ACCORDANCE WITH ACI-301.
2. REINFORCING STEEL: ASTM A615, GRADE 60.
3. THIS BASE DETAIL CAN BE USED FOR NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS (NDCBU) CLUSTER BOXES AND PARCEL LOCKERS WITH 4"X10" BOLT PATTERN.
4. REQUIRED EXPANSION BOLT CAPACITY, BASED ON CALCULATED DESIGN LOAD= 3100 LBS TENSION, 2000 LBS SHEAR.
5. MAILBOX PADS TO BE INSTALLED AT TIME OF SIDEWALK INSTALLATION.

CLUSTER MAILBOX PAD DETAIL

NOT TO SCALE

REVISIONS	DATE
RECORD DRAWINGS	1/22/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/09/07
FINAL SUBMITTAL	10/10/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1

TYPICAL SECTIONS / DETAILS

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	COMBINED CLEARING AND GRUBBING	LS	1
2	STRIPPING, SALVAGING AND SPREAD TOPSOIL	LS	1
3	CLASS 10 EXCAVATION	LS	1
4	SUBGRADE PREPARATION	SY	12,993
5	SANITARY SEWER GRAVITY MAIN, 8" DIA	LF	889
6	SANITARY SEWER GRAVITY MAIN, 15" DIA	LF	1,822
7	SANITARY SEWER SERVICE STUB, 4" DIA	EA	31
8	STORM SEWER SERVICE STUB, 4" DIA	EA	31
9	FOOTING DRAIN SEWER COLLECTOR, 8" SUMP	LF	535
10	STORM SEWER, 15" RCP	LF	1,165
11	STORM SEWER, 18" RCP	LF	543
12	STORM SEWER, 24" RCP	LF	142
13	STORM SEWER, 45° BEND, 15" RCP	EA	2
14	STORM SEWER, 45° BEND, 18" RCP	EA	1
15	STORM SEWER, 15" FLARED END SECTION W/ APRON GUARD AND FOOTING	EA	7
16	STORM SEWER, 18" FLARED END SECTION W/ APRON GUARD AND FOOTING	EA	2
17	STORM SEWER, 24" FLARED END SECTION W/ APRON GUARD AND FOOTING	EA	1
18	FIRE HYDRANT ASSEMBLY	EA	16
19	BLOWOFF FIRE HYDRANT ASSEMBLY	EA	7
20	WATERMAIN, 8" VALVE	EA	9
21	WATERMAIN, 4" TAPPING SLEEVE & VALVE	EA	1
22	WATERMAIN, 12" VALVE	EA	6
23	WATERMAIN, 8" DIA	LF	2,263
24	WATERMAIN, 12" DIA	LF	2,328
25	WATER SERVICE STUB, 1" DIA	EA	31
26	MANHOLE, TYPE A (SANITARY SEWER)	EA	12
27	MANHOLE, TYPE M-A 48" DIA (STORM SEWER)	EA	8
28	INTAKE, SINGLE, TYPE M-A	EA	5
29	INTAKE, SINGLE, TYPE M-C COMBINATION	EA	4
30	INTAKE, DOUBLE, TYPE M-D	EA	2
31	INTAKE, DOUBLE, TYPE M-E COMBINATION	EA	3
32	PAVEMENT, 7" P.C.C.	SY	7,536
33	PAVEMENT, 8" P.C.C.	SY	3,909
34	ROADSTONE, CLASS 'A', 6" DEPTH	TON	177
35	SIDEWALK, 4" P.C.C.	SY	566
36	PEDESTRIAN TRAIL, 5" P.C.C.	SY	1,951
37	SEEDING, FERTILIZING, MULCHING	LS	1
38	RIP RAP, CLASS D	TON	45
39	TRAFFIC CONTROL	LS	1
40	MAILBOX PAD	EA	3
41	CULVERT, 15" CMP	LF	42
42	CULVERT, 24" CMP	LF	31
43	SCOUR STOP TRANSITION MAT	SF	64
44	TURF REINFORCEMENT MAT (LANDLOKTRM 450 OR EQUAL)	SF	176
45	PERMANENT ROAD CLOSURE (RE-3B)	EA	1

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 SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.
	ALL REFERENCES TO SECTIONS AND FIGURES ARE TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. CITY OF WAUKEE STANDARD DETAILS SHALL GOVERN IF ANY DESCREPANCIES.
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. DO NOT DISTURB CROPS OUTSIDE OF THE PROJECT LIMITS.
2	STRIP, SALVAGE AND SPREAD THE TOP 8 INCHES OF SOIL. THE TOP 8 INCHES OF SOIL TO BE RESPREAD SHALL BE FREE OF ROCK AND DEBRIS AND BE SUITABLE FOR THE GROWTH OF GRASS. COORDINATE LOCATION OF STOCKPILE WITH OWNER.
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.
5-17	REFER TO FIG. 3010.1 - PIPE EMBEDMENT DETAILS. GRANULAR PIPE BEDDING SHALL BE CONSIDERED INCIDENTAL.
15-17	THE LAST THREE SECTIONS AND APRON SHALL BE CONNECTED WITH PIPE CONNECTORS. REFER TO FIG. 4020.1B - PIPE CONNECTION DETAILS AND FIG. 4020.2 - FLARED END SECTION FOOTING DETAIL FOR APRON INSTALLATION DETAILS. APRON GUARD REQUIRED ON ALL APRONS. REFER TO FIG. 4020.3 - FLARED END SECTION APRON GUARD FOR DETAILS. FLARED END SECTION FOOTING AND PIPE APRON GUARD TO BE CONSIDERED INCIDENTAL.
18	REFER TO FIG. 5020.1 - FIRE HYDRANT DETAIL FOR FIRE HYDRANT CONSTRUCTION DETAILS. INCLUDES ANCHORING TEE, ANCHORING ELBOW, GATE VALVE, VALVE BOX, ANCHORING PIPE, ANCHORING COUPLING, ELBOWS AND FIRE HYDRANT.
18-24	REFER TO FIG. 3010.1 - PIPE EMBEDMENT DETAILS, GRNULAR PIPE BEDDING SHALL BE CONDISDERED INCIDENTAL. REFER TO FIG. 5010.1A, 1B, 1C AND 1D FOR TRUST BLOCK DETAILS. REFER TO 5010.4 FOR POLYETHYLENE WRAP DETAILS. REFER TO FIG. 5010.5 FOR TRACER WIRE DETAILS. ALL FITTING SHALL BE CONSIDERED INCIDATIAL.
25	1" SERVICE PIPE INSTALLED FOR WATER SERVICE CONSTRUCTION DETAILS. INCLUDES WATER SERVICE, CORPORATE VALVE, CUT VALVE AND PLUG.
26	REFER TO FIG. 6020.1 FOR TYPE A MANHOLE (SANITARY SEWER) CONSTRUCTION DETAILS. CASTINGS IN PAVEMENT SHALL BE TYPE B RING AND COVER. WHEN CASTINGS ARE NOT IN PAVEMENT, INSTALL MANHOLE CONE SECTION AND RING COVER SUCH THAT SEPARATION IS MAINTAINED BETWEEN MANHOLE COVERS AND PAVED AREAS (BACK OF CURB, SIDEWALK PAVEMENT, SIDEWALK APPROACHES/RAMPS).

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
27	REFER TO FIG. 6020.12 - TYPE M-A MANHOLE (STORM SEWER) FOR CONSTRUCTION DETAILS.
28-31	REFER TO FIG. 6030.16 - GRATE INTAKE BOXOUT FOR P.C.C. PAVEMENT FOR DETAILS OF INTAKE BOXOUT CONSTRUCTION. REFER TO FIG. 6030.14 - TYPE R GRATE DETAIL (STORM SEWER) AND FIG. 6020.17 - TYPE E RING AND COVER (STORM SEWER ONLY) FOR CASTING DETAILS.
28	REFER TO FIG. 6030.1 - TYPE M-A INTAKE FOR CONSTRUCTION DETAILS
29	REFER TO FIG. 6030.3 - TYPE M-C INTAKE FOR CONSTRUCTION DETAILS
30	REFER TO FIG. 6030.5 - DOUBLE, TYPE M-D INTAKE FOR CONSTRUCTION DETAILS.
31	REFER TO FIG. 6030.6 - DOUBLE, TYPE M-E INTAKE COMBINATION FOR CONSTRUCTION DETAILS.
32-33	REFER TO FIG. 7010.4A - JOINTS (TRANSVERSE CONTRACTION) AND FIG. 7010.4B - JOINTS (LONGITUDINAL CONTRACTION) FOR JOINT DETAILS. REFER TO INTERSECTION SHEETS FOR JOINTING. TYPICAL C JOINT SPACING IS 15 FEET FOR 7" PAVEMENT. ALL 8" PAVEMENT SHALL USE CD JOINTS.
37	SEED MIXTURE SHALL CONFORM TO THE SPECIFICATIONS FOR A TYPE(2) EROSION CONTROL MIXTURE.
38	PLACE RIP RAP A MINIMUM OF 1.5' THICK. INSTALL ENGINEERING FABRIC UNDER ALL RIP RAP. ENGINEERING FABRIC SHALL BE CONSIDERED INCIDENTAL. REFER TO SHEETS 10 AND 12 FOR LOCATIONS.
39	COORDINATE LOCATION OF ALL TRAFFIC SIGNS WITH THE CITY OF WAUKEE PRIOR TO INSTALLATION. TRAFFIC SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
40	REFER TO SHEET 3 FOR DETAILS AND SHEET 10-12 FOR LOCATIONS.
41-42	DRIVEWAY RESTORATION AND REMOVAL OF EXISTING 12" CMP CULVERT SHALL BE CONSIDERED INCIDENTAL.
43-44	REFER TO SHEETS 7 AND 8 FOR LOCATIONS.
45	REFER TO IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN RE-3B FOR DETAILS. PERMANENT ROAD CLOSURES REQUIRED AT THE WEST END OF SE STONE PRAIRIE DRIVE.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORT PREPARED BY GEOTECH ENGINEERING & OBSERVATION PROJECT NO. 05G0133.

2. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

   THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.

3. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.

4. 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.

5. 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.

6. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.

7. 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.

8. 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 AT TIME OR OTHER METHODS APPROVED BY THE ENGINEER.

9. 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.

10. 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.

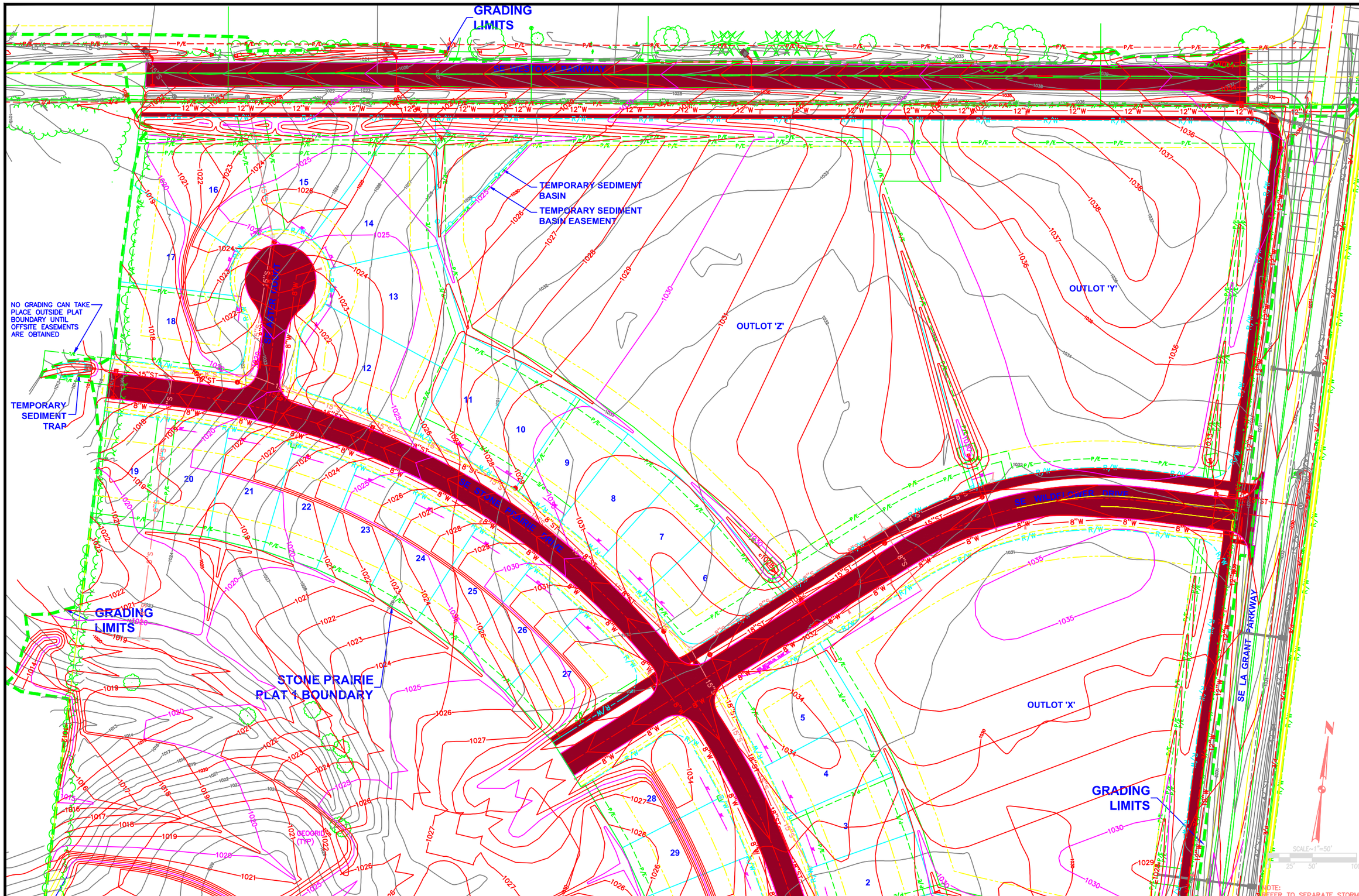
11. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

12. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.

REVISIONS	DATE
RECORD DRAWINGS	1/28/07
LA GRANT WATERMAN REVISION	09/10/07
LA GRANT/WESTOWN PARKWAY REVISION	08/10/07
FINAL SUBMITTAL	08/09/07
FLOOD SUBMITTAL	03/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
QUANTITIES AND BID ITEM REFERENCE NOTES



NOTE:
REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROLS AND POLLUTION PREVENTION REQUIREMENTS.

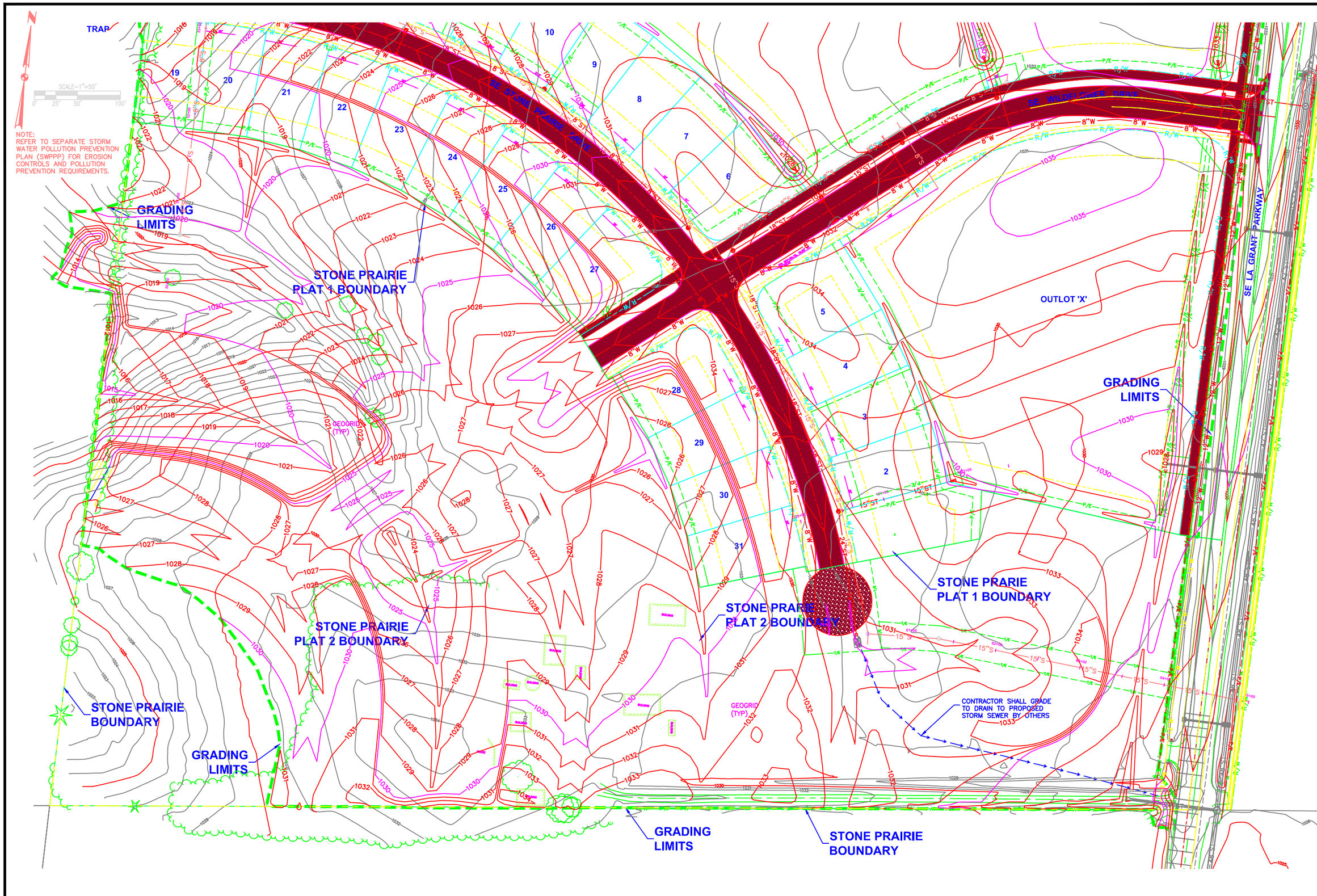
REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07
THIRD SUBMITTAL	08/03/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
MASS GRADING PLAN

5/24

0705.12

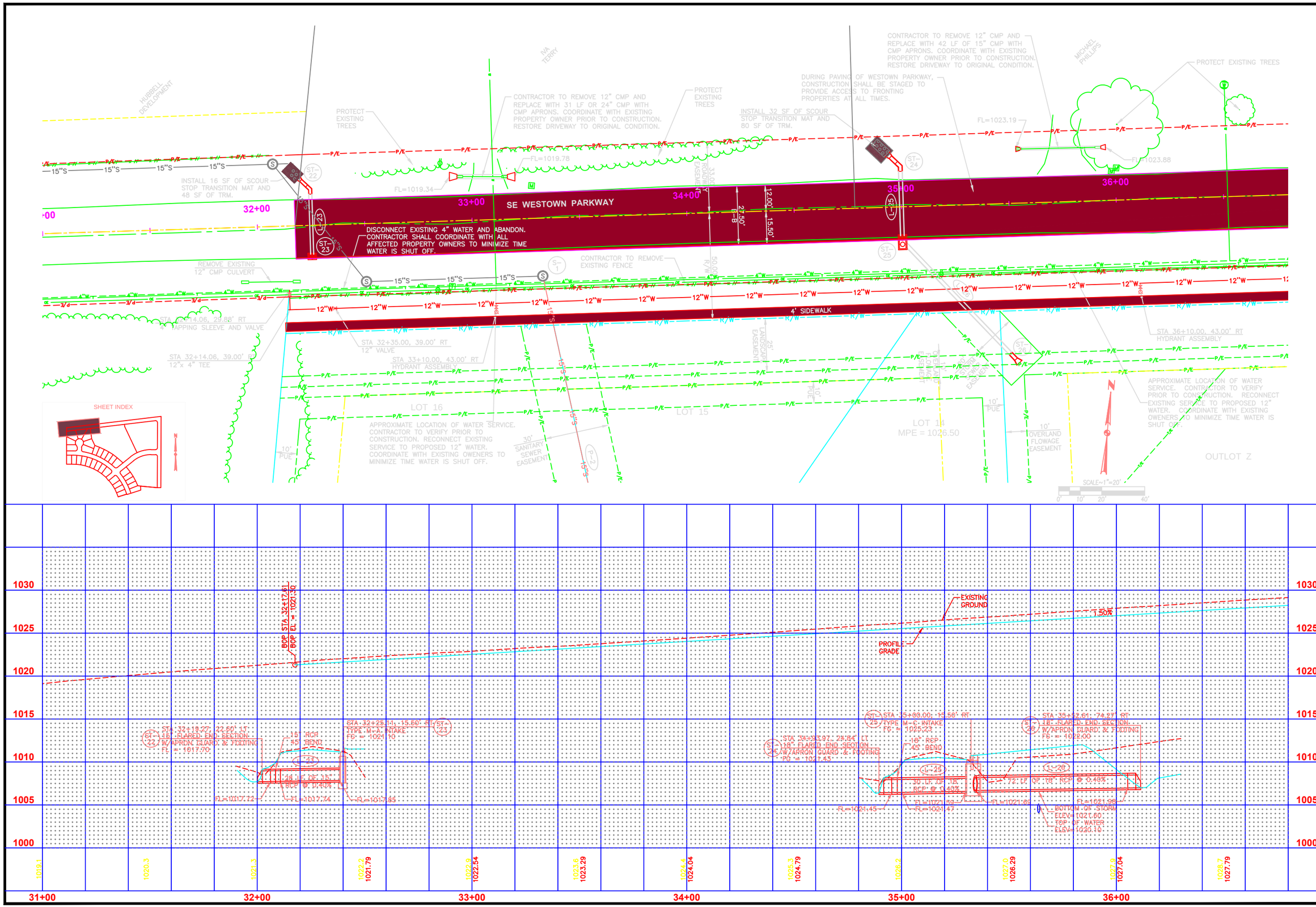


REVISIONS	DATE
RECORD DRAWINGS	1/12/07
LA GRANT WATERMAN REVISION	09/11/07
LA GRANT WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07
FUNDS SUBMITTAL	

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1

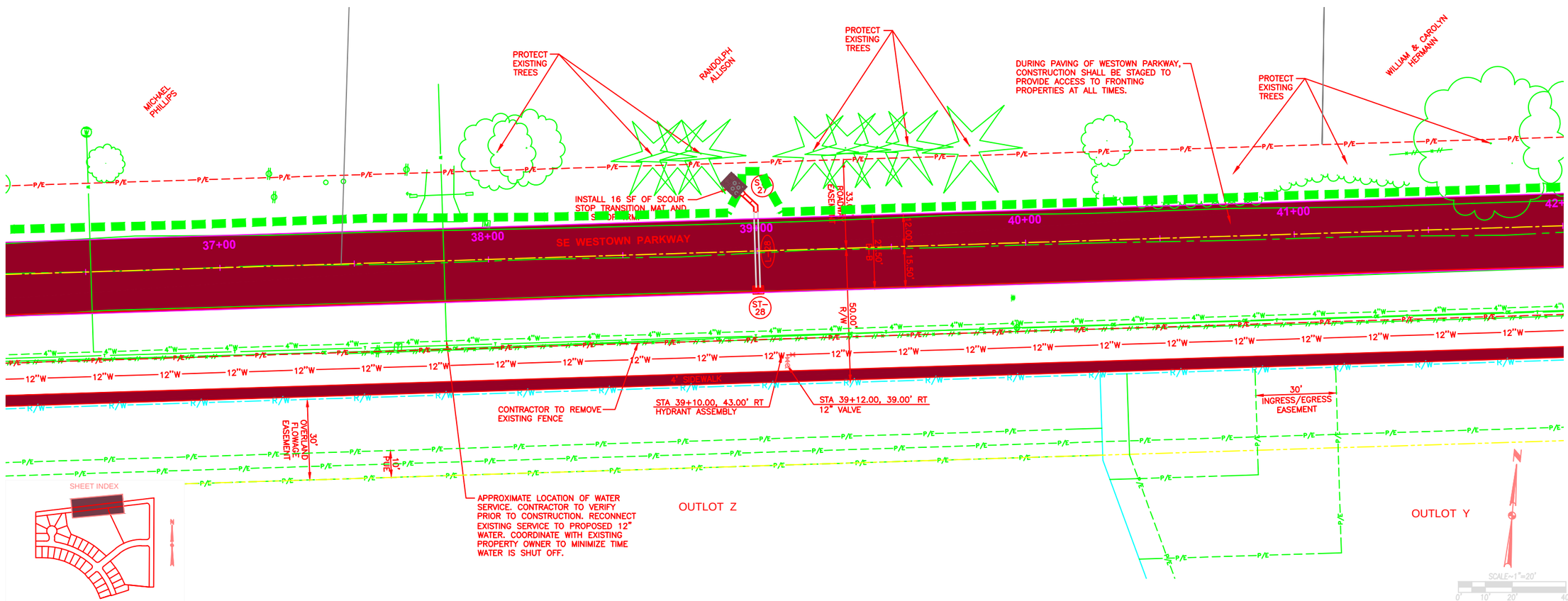
MASS GRADING PLAN

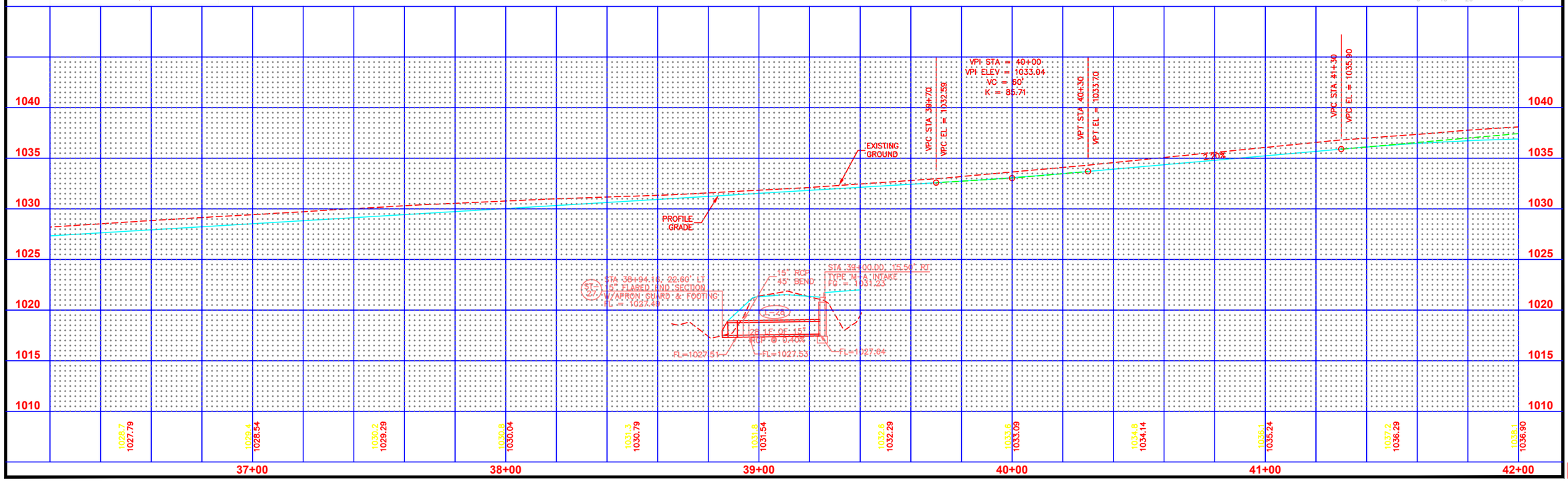


DATE	REVISIONS
1/28/07	RECORD DRAWINGS
09/11/07	LA GRANT/WATERMAN REVISION
08/15/07	LA GRANT/WESTOWN PARKWAY REVISION
08/09/07	FINAL SUBMITTAL
10/10/07	FUDD SUBMITTAL

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

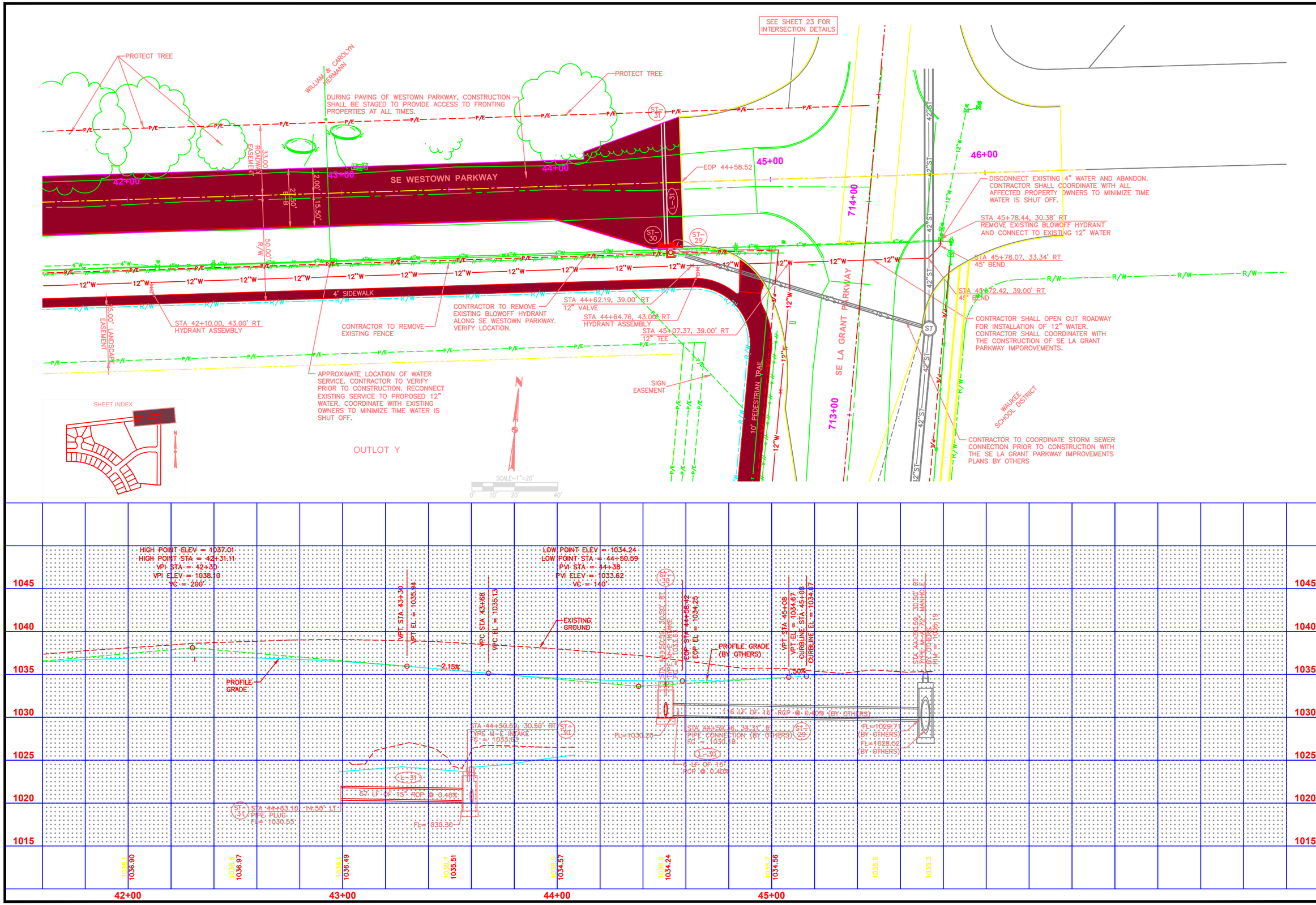




REVISIONS	DATE
RECORD DRAWINGS	1/28/07
LA GRANT WATERMAN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/15/07
FINAL SUBMITTAL	08/09/07
FUNDS SUBMITTAL	10/10/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE



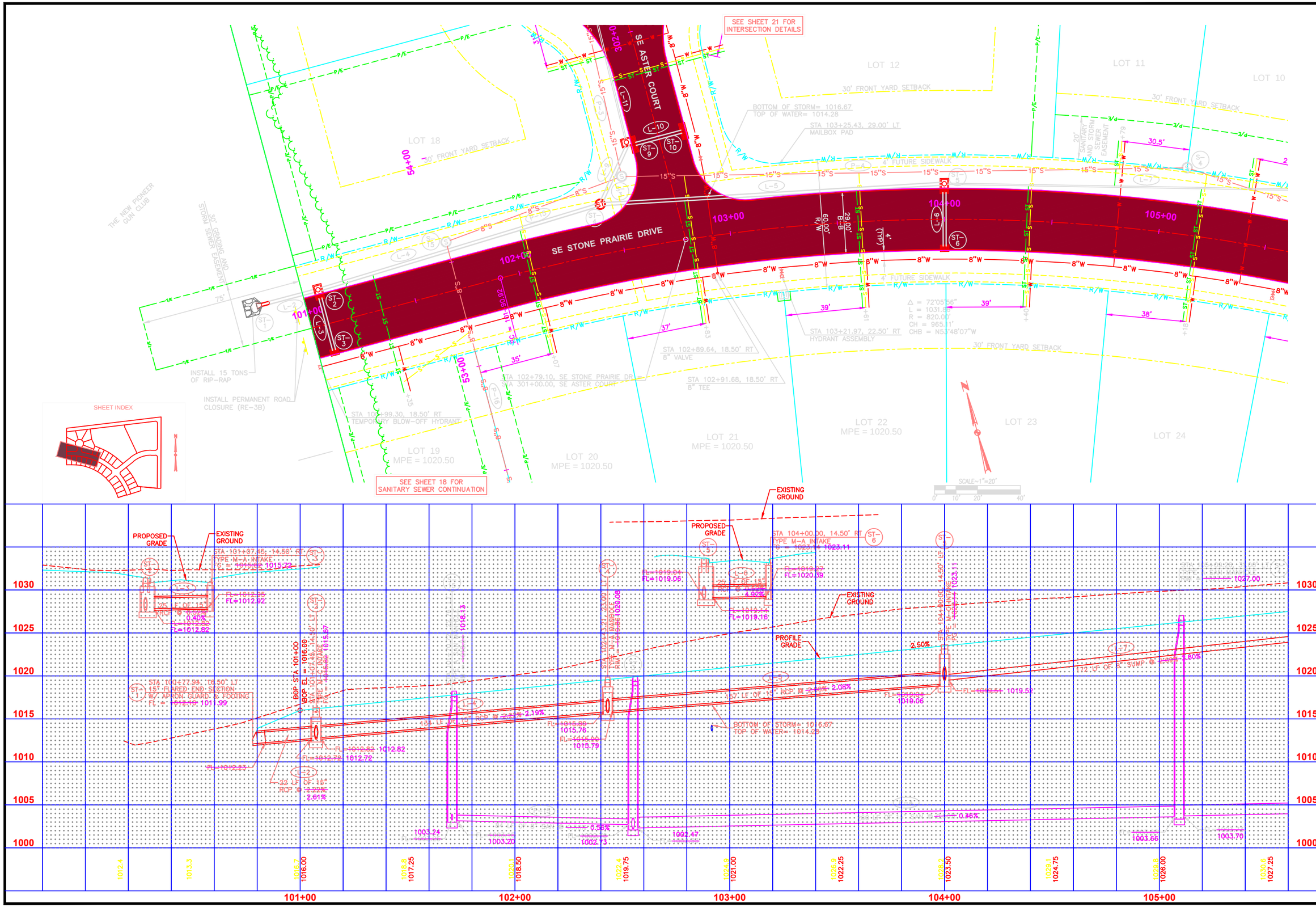
5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

9/24

0705.12



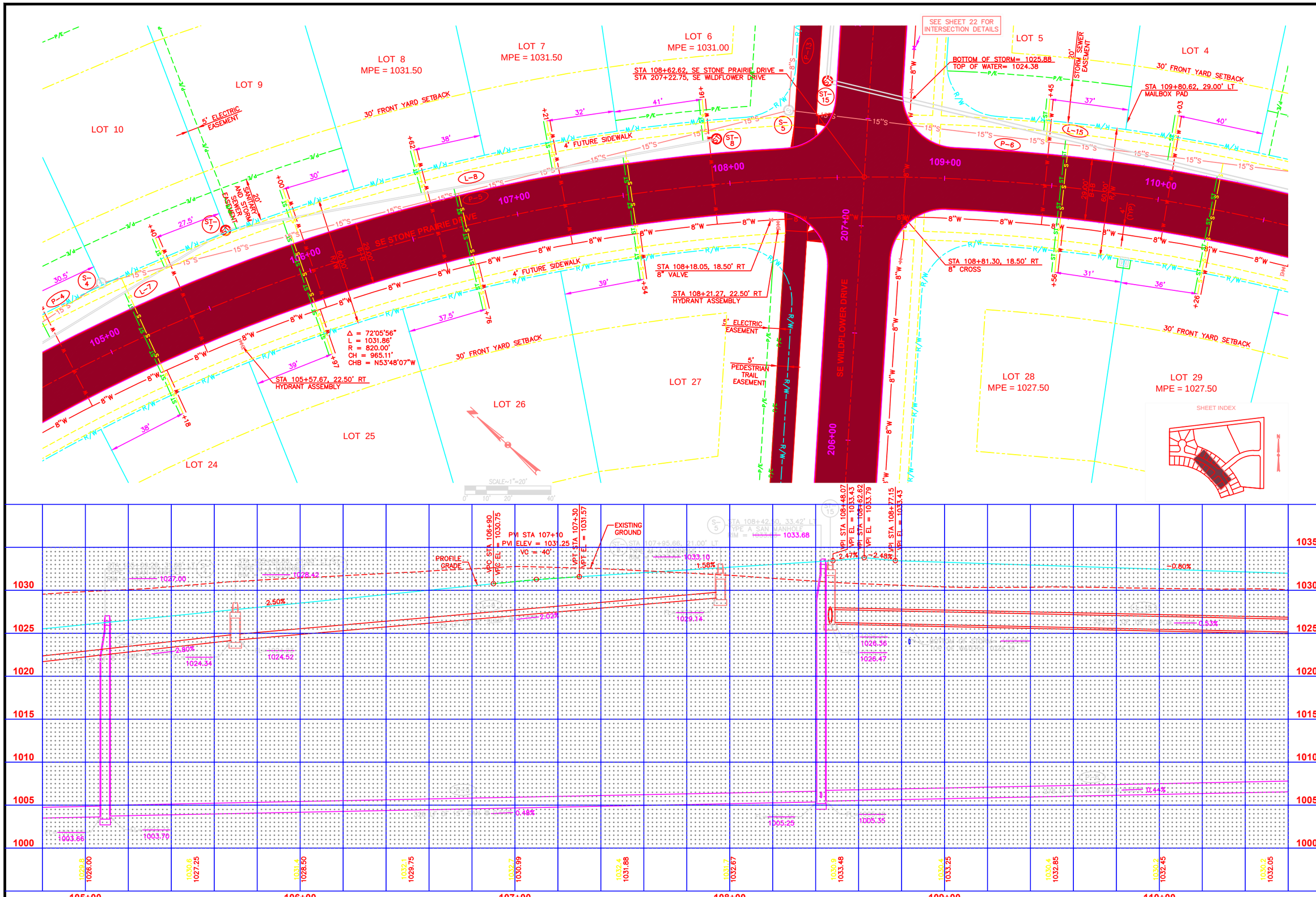
REVISIONS	DATE
RECORD DRAWINGS	11/28/07
LA GRANT WATERMAN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

10/24

0705.12



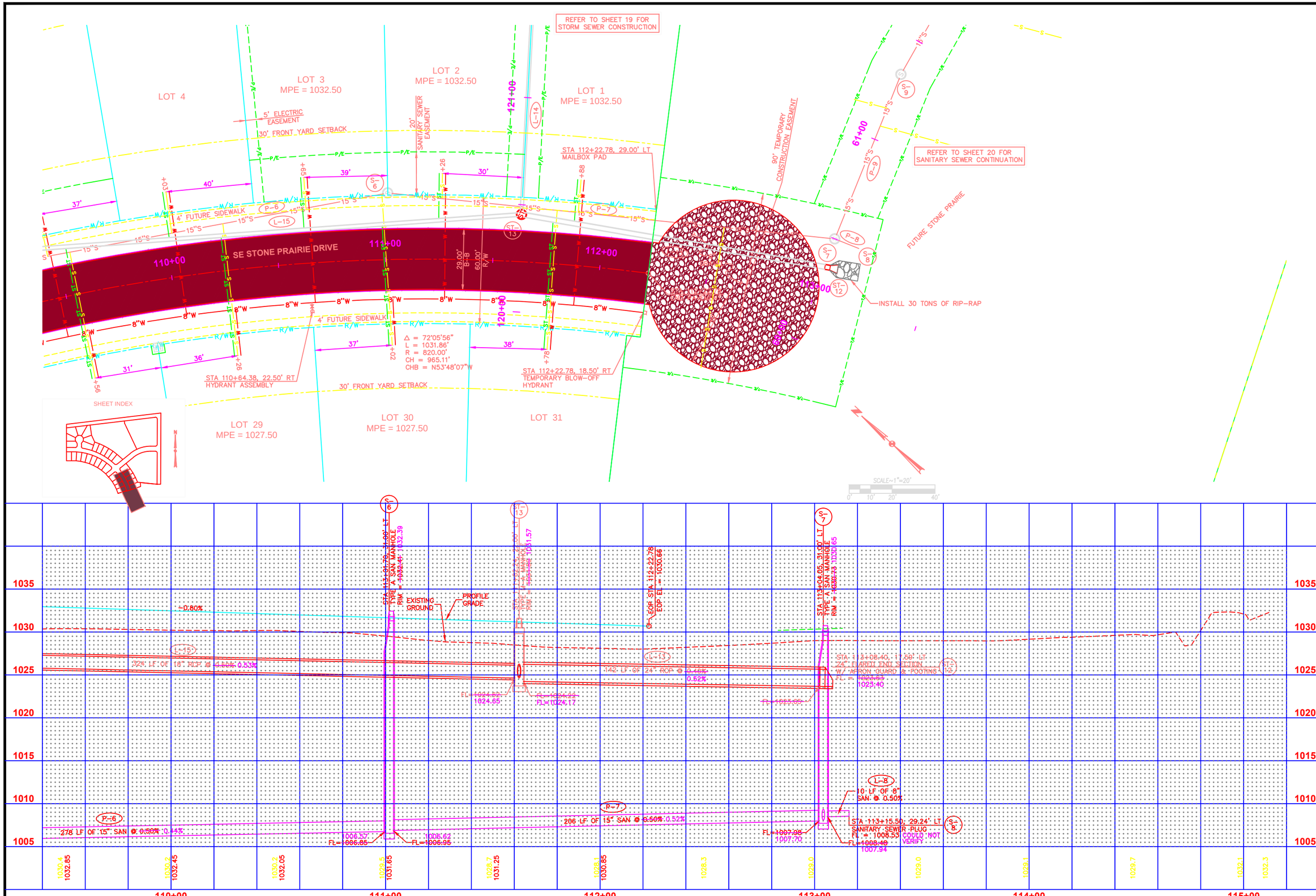
REVISIONS	DATE
RECORD DRAWINGS	11/28/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07
FIRST SUBMITTAL	

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

11/24

0705.12



REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

12/24

0705.12

SEE SHEET 22 FOR INTERSECTION DETAILS

LOT 27

LOT 6
MPE = 1032.50

OUTLOT Z

SE STONE PRAIRIE DRIVE

SE WILDFLOWER DRIVE

10' PEDESTRIAN TRAIL

30' FRONT YARD SETBACK

5' ELECTRIC EASEMENT

10' TRAIL EASEMENT

10' PUE

10' OVERLAND FLOWAGE EASEMENT

STORM SEWER EASEMENT

20' SANITARY SEWER EASEMENT

FUTURE STONE PRAIRIE

STA 108+62.62, SE STONE PRAIRIE DRIVE = STA 207+22.75, SE WILDFLOWER DRIVE

STA 209+83.95, 40.00' LT TEMPORARY BLOW-OFF HYDRANT

7 LF OF 8" SANITARY @ 1.0%

206+00 207+00 208+00 209+00 210+00 108+00 109+00

29.00' B-B 60.00' R/W

31.00' B-B 70.00' R/W

BOTTOM OF STORM= 1027.52
TOP OF WATER= 1026.02

79 LF OF 8" SANITARY @ 1.0%

PC = 210+81.25

STA 207+84.15, 19.50' RT 8" VALVE

4' FUTURE SIDEWALK

STA 205+64.05, 18.50' RT TEMPORARY BLOW-OFF HYDRANT

STA 206+85.01, 19.24' RT 8" VALVE

STA 207+05.35, 19.50' RT 8" CROSS

STA 207+64.05, 19.50' RT 8" VALVE

132'

STA 209+25.00, 23.50' RT HYDRANT ASSEMBLY

STA 209+81.95, 19.50' RT 8"x 8" TEE WITH 8" VALVE

STA 209+83.95, 19.50' RT 8"x 8" TEE WITH 8" VALVE

STA 209+81.95, 40.00' RT TEMPORAY BLOW-OFF HYDRANT

LOT 28

LOT 5

OUTLOT X

SCALE=1"=20'

SHEET INDEX

HIGH POINT ELEV = 1033.79
HIGH POINT STA 207+18.49
PVI STA 207+30
PVI ELEV = 1034.36
VC = 110'

LOW POINT ELEV = 1031.64
LOW POINT STA 208+84.41
VPI STA 208+50
VPI ELEV = 1031.24
VC = 130'

PROFILE GRADE

EXISTING GROUND

BOTTOM OF STORM= 1027.52
TOP OF WATER= 1026.02

1035 1030 1025 1020 1015 1010 1005

205+00 206+00 207+00 208+00 209+00 210+00

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

REVISIONS	DATE
RECORD DRAWINGS	1/28/07
LA GRANT/WATERMAN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/15/07
FINAL SUBMITTAL	08/09/07

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

OUTLOT Y

OUTLOT Z

OUTLOT X

SEE SHEET 22 FOR INTERSECTION DETAILS

30' FRONT YARD SETBACK

20' STORM SEWER EASEMENT

22' SANITARY SEWER EASEMENT

15' STORM SEWER EASEMENT

STA 211+20.60, 40.00' LT
TEMPORARY BLOW-OFF HYDRANT

8 LF OF 8" SANITARY @ 1.00%

10' PEDESTRIAN TRAIL

SE WILDFLOWER DRIVE

4" CHANNELING LINES

4' FUTURE SIDEWALK

STA 211+54.40, 24.70' RT
HYDRANT ASSEMBLY

STA 211+70.00, 22.50' RT
11 1/4°

STA 211+20.60, 19.50' RT
8"x 8" TEE WITH 8" VALVE

Δ = 39°10'23"
L = 287.15'
R = 420.00'
CH = 281.59'
CHB = S70°36'59"W

STA 212+52.40, 23.22' RT
11 1/4°

STA 214+59.00, 22.50' RT
HYDRANT ASSEMBLY

STA 214+68.42, 18.50' RT
12" VALVE

CONTRACTOR TO REMOVE EXISTING FENCE

BOTTOM OF STORM= 1028.38
TOP OF WATER= 1026.60

PROPOSED STORM
CONTRACTOR TO COORDINATE CONNECTION WITH THE SE LA GRANT PARKWAY PRIOR TO CONSTRUCTION

STOP BAR

REFER TO SE LA GRANT PARKWAY IMPROVEMENTS FOR TIE-IN ELEVATIONS. CONTRACTOR TO COORDINATE PRIOR TO CONSTRUCTION

SE LA GRANT PARKWAY

SHEET INDEX

SCALE=1"=20'

HIGH POINT ELEV = 1034.56
HIGH POINT STA 212+79.25
VPI STA 213+00
VPI ELEV = 1034.84
VC = 100'

VPC STA 212+50
VPC EL = 1034.44

VPT STA 213+50
VPT EL = 1033.87

PROFILE GRADE

EXISTING GROUND

STA 210+07.00, 36.00' LT
TYPE A SAN MANHOLE
RIM = 1033.39 1033.59

STA 211+31.49, 36.00' LT
TYPE A SAN MANHOLE
RIM = 1034.99 1034.50

0.80%

0.70%

0.81%

1.93%

3.12%

0.15%

131 LF OF 8" SAN @ 4.00%

FL=1022.33 1022.14

FL=1022.33 1022.15

FL=1016.99 1016.71

FL=1014.99 1014.81

FL=1015.00 1014.83

STA 211+15.8, 73.00' LT
W/ APRON GUARD & FOOTING
FL = 1029.53
1029.30

STA 213+01.97, 56.81' LT
FLARED END SECTION
W/ APRON GUARD & FOOTING
FL = 1031.97
1031.93

STA 213+73.97, 21.50' RT
TYPE M-A INTAKE
FG = 1032.87

1028.95

1029.22

1029.24

1029.29

1027.39

1040 1035 1030 1025 1020 1015 1010

210+00 211+00 212+00 213+00 214+00 215+00

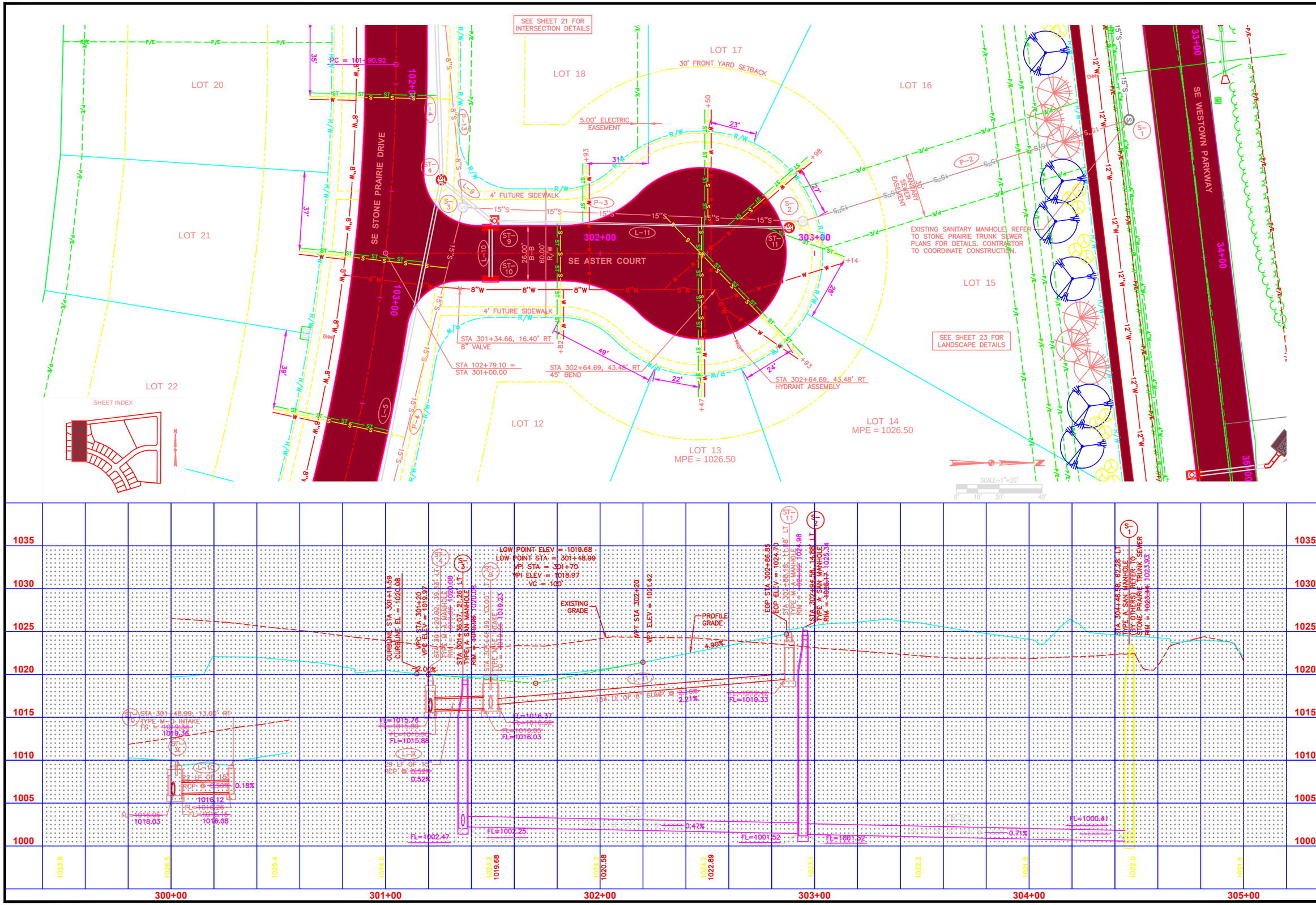
1031.0	1031.6	1032.2	1032.0	1031.5	1031.6	1031.7	1031.9	1032.0	1032.1	1033.6
1032.04	1032.44	1032.84	1033.24	1033.64	1034.04	1034.44	1034.50	1033.87	1032.91	

DATE	REVISIONS
11/28/07	RECORD DRAWINGS
09/11/07	LA GRANT/WATERMAN REVISION
08/15/07	LA GRANT/WESTOWN PARKWAY REVISION
08/09/07	FINAL SUBMITTAL
7/20/2007	FUNDS SUBMITTAL

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

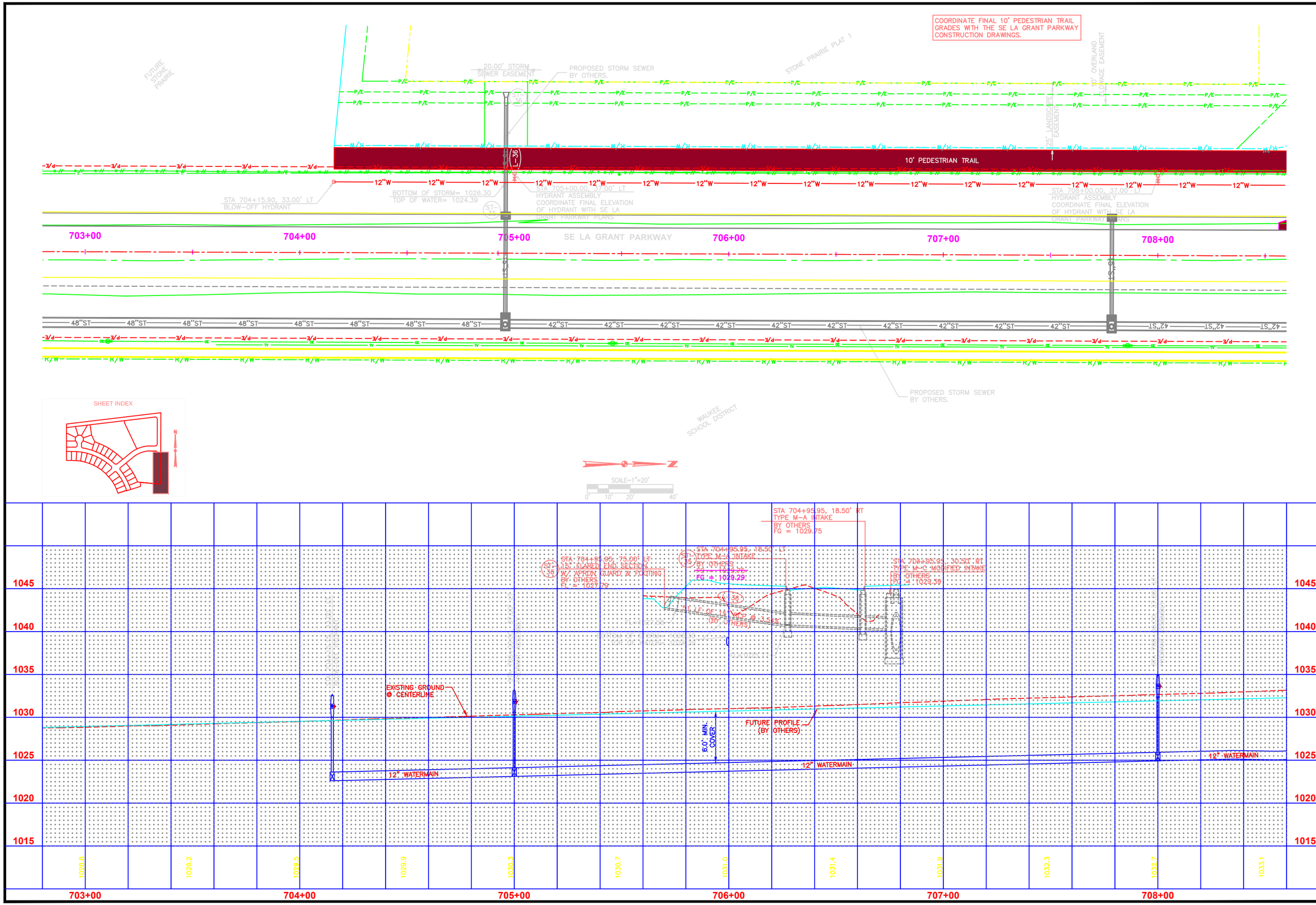
0705.12



5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

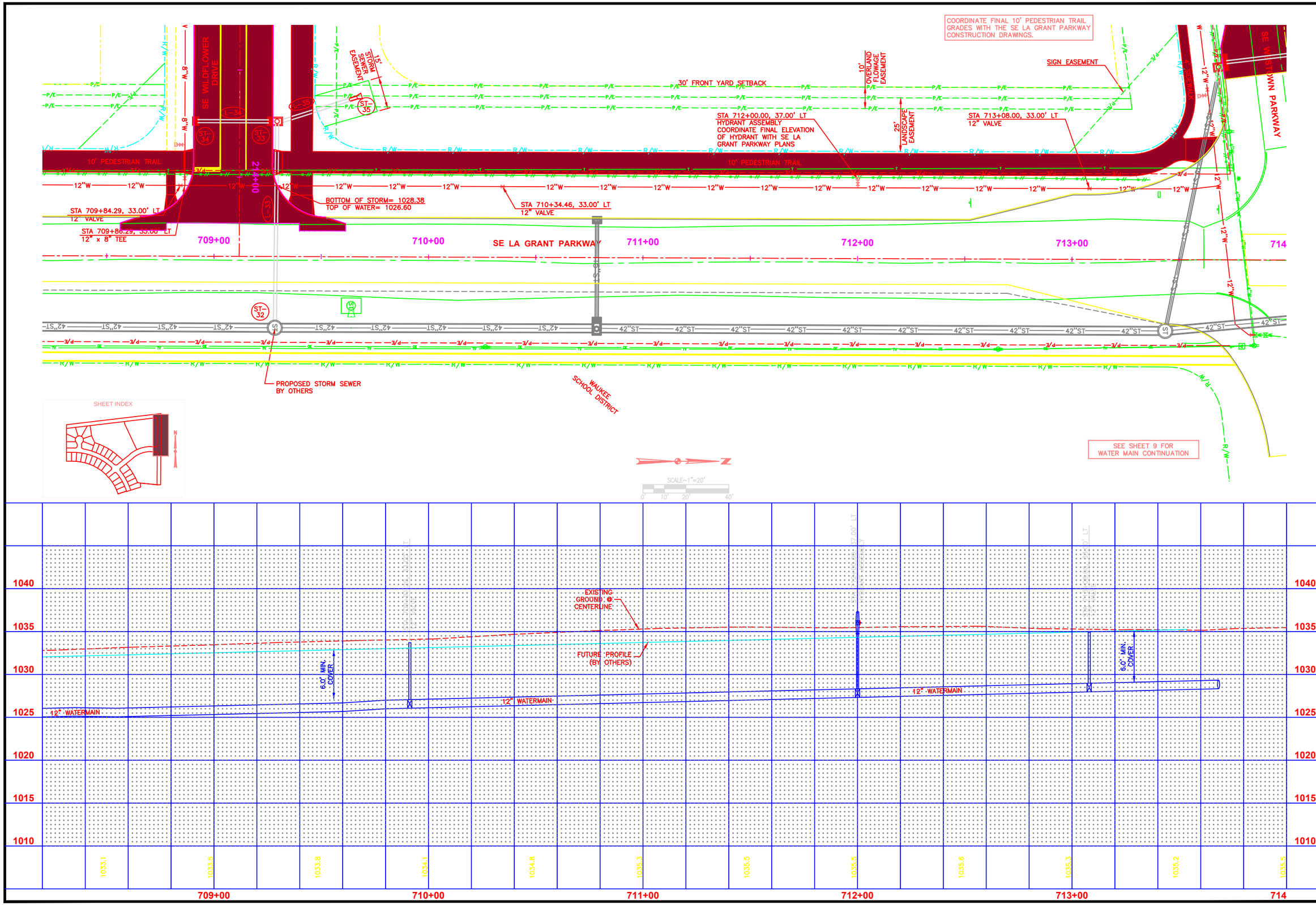
15/24
0705.12



REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE



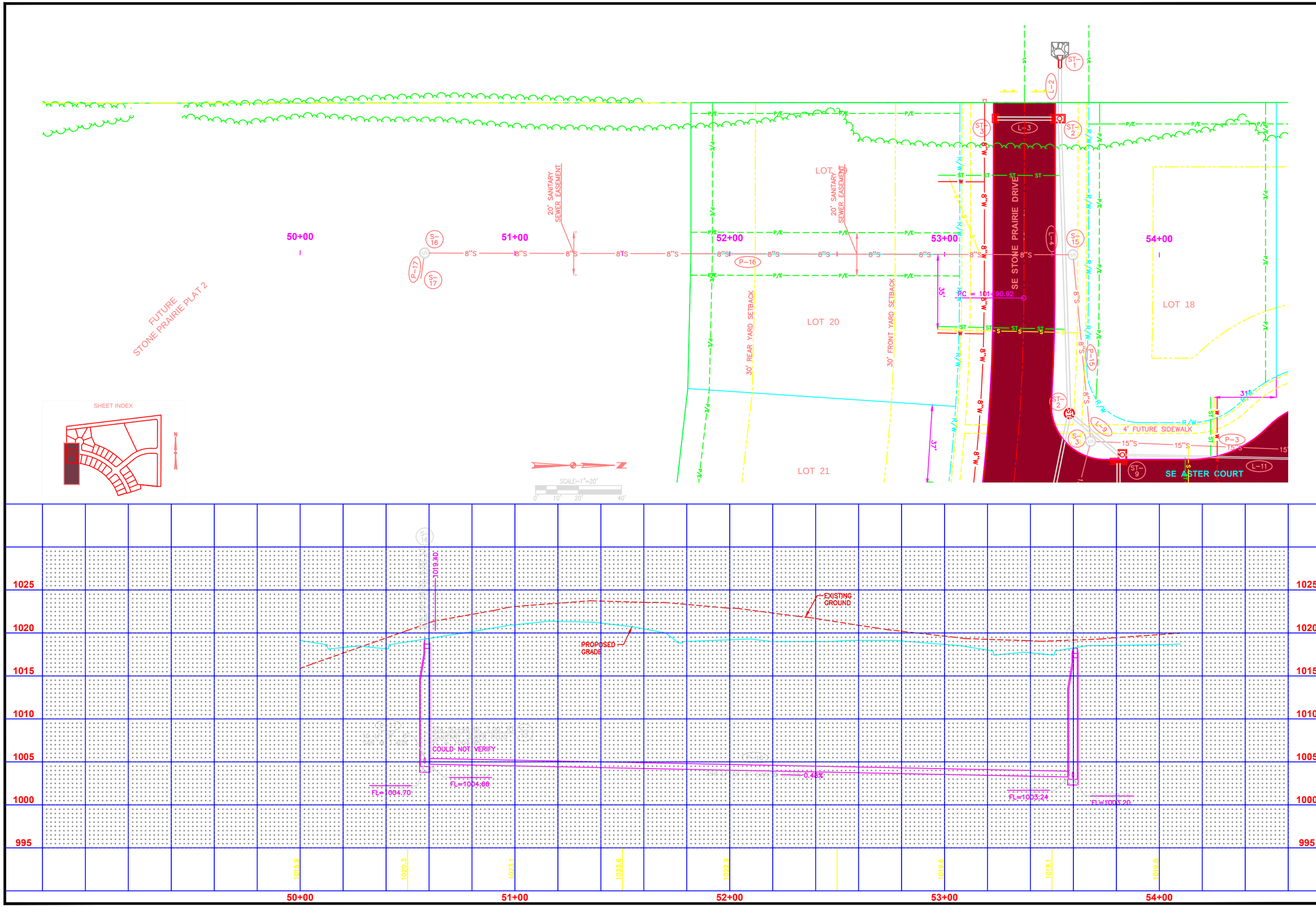
REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

17/24

0705.12



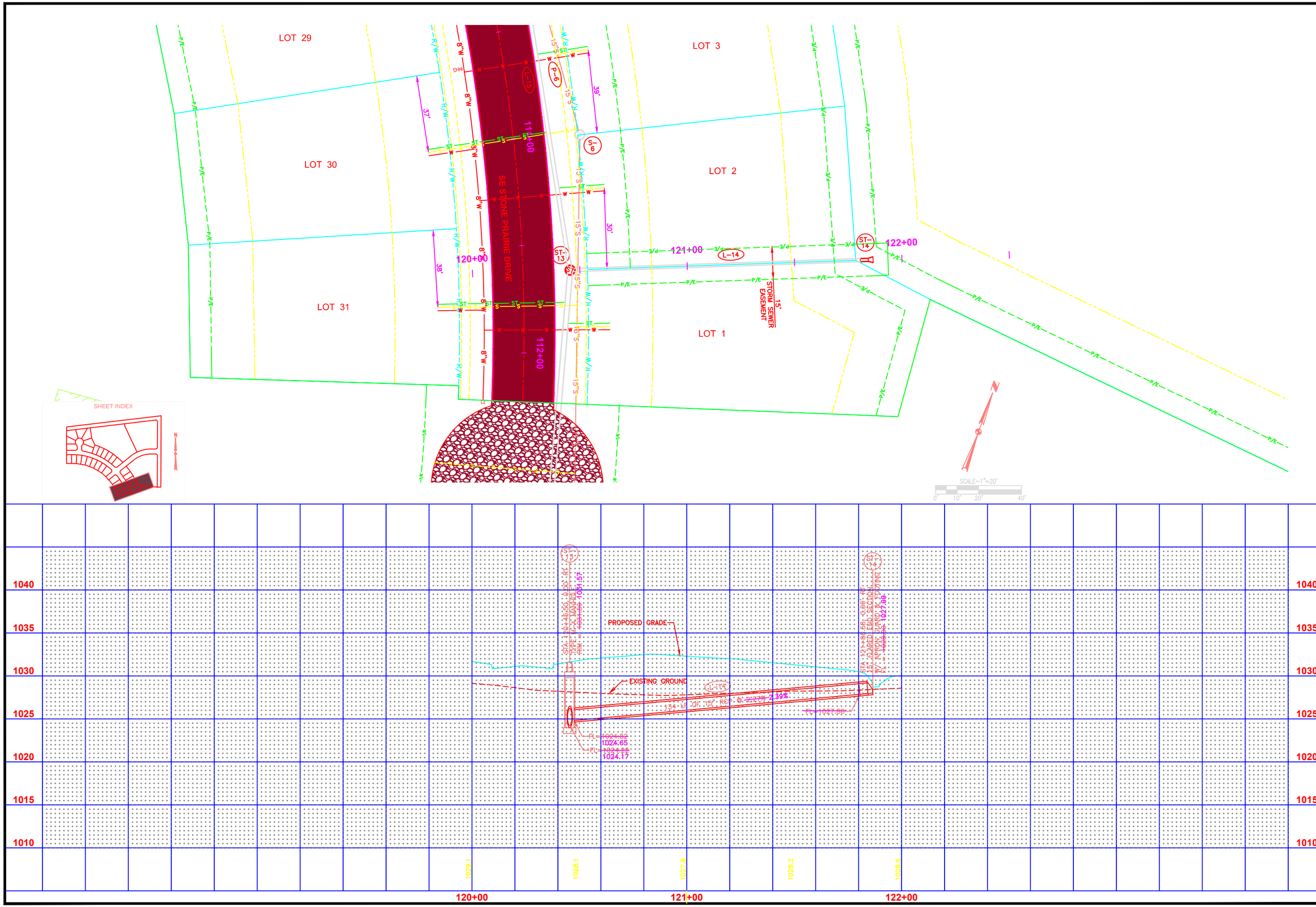
REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE

18/24

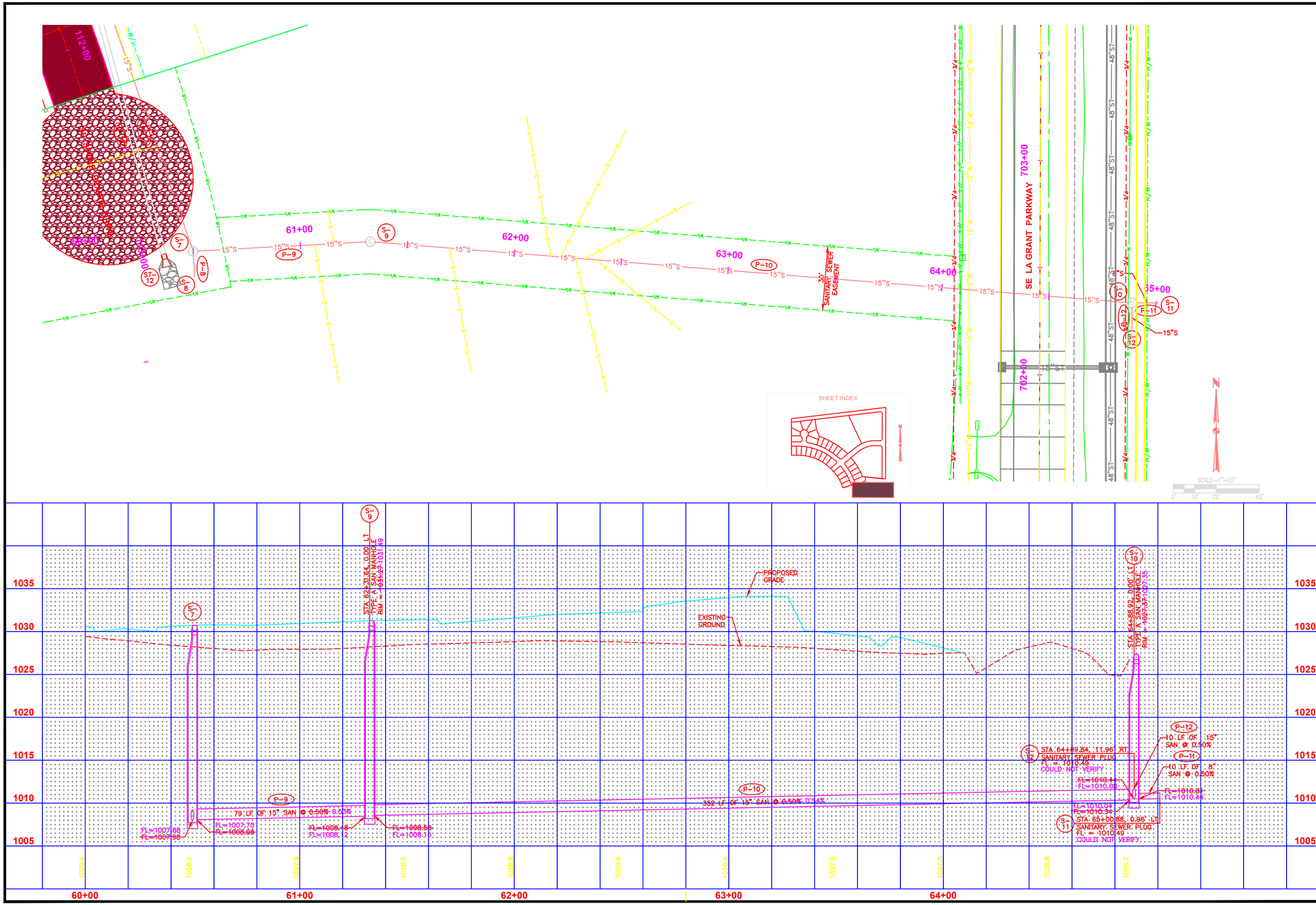
0705.12



REVISIONS	DATE
RECORD DRAWINGS	1/12/07
LA GRANT WATERMAN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	09/11/07
FINAL SUBMITTAL	08/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

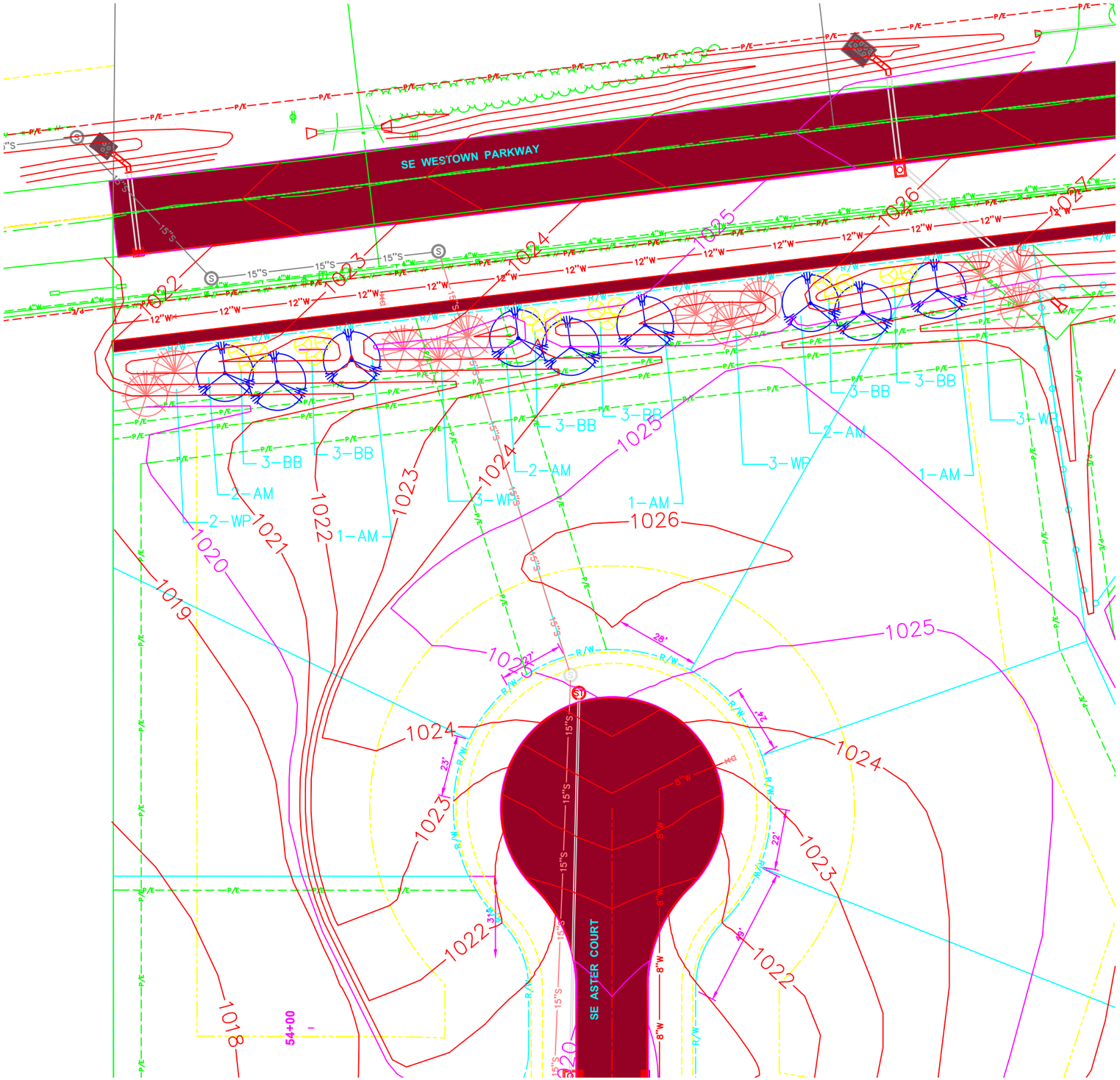
STONE PRAIRIE PLAT 1
PLAN AND PROFILE



REVISIONS	DATE
RECORD DRAWINGS	11/29/07
LA GRANT WATERMAIN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	08/16/07
FINAL SUBMITTAL	08/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
PLAN AND PROFILE



LANDSCAPE BUFFER DETAILS

PLANT SCHEDULE

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND
AM	9	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL.	B&B
WP	11	WHITE PINE	PINUS STROBUS	6' HT.	B&B
BB	18	DWARF BURNING BUSH	EOUNYMOUS ALATA 'COMPACTA'	3 GAL	CONT

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE LATEST 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. WEED PREVENTER SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
6. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
7. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
8. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
9. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

SCALE~1"=20'

REVISIONS	DATE
RECORD DRAWINGS	1/12/07
LA GRANT WATERMAN REVISION	09/11/07
LA GRANT/WESTOWN PARKWAY REVISION	09/15/07
FINAL SUBMITTAL	09/09/07

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

STONE PRAIRIE PLAT 1
LANDSCAPE PLAN

24/24

0705.12