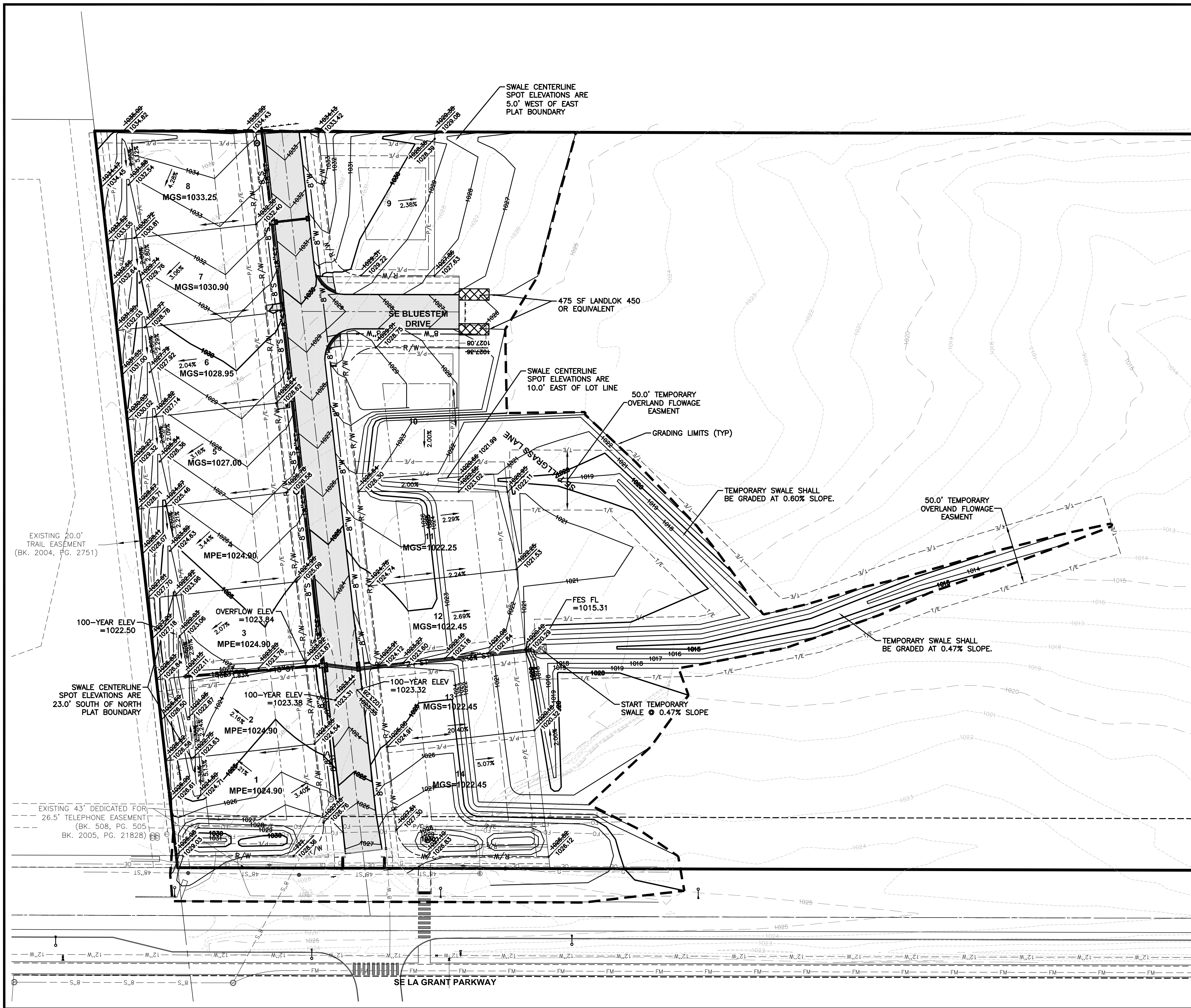
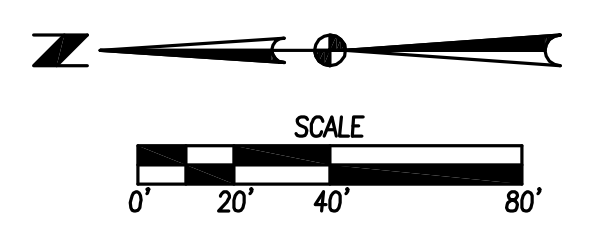




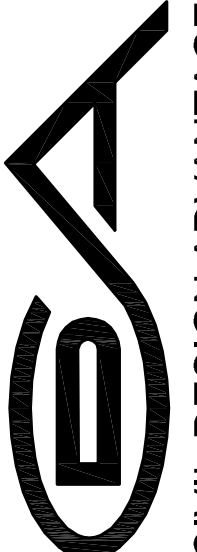
- NOTES**
1. REFER TO SHEET 6 OF THE CONSTRUCTION DRAWINGS FOR EROSION AND SEDIMENT CONTROLS. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SPECIFIC DETAILS.
 2. PROTECT ALL TREES OUTSIDE GRADING LIMITS AND NOTIFY OWNER OF LARGE TREES WITHIN GRADING LIMITS. REVIEW ALL TREE CLEARING WITH DEVELOPER ON SITE PRIOR TO CONSTRUCTION.
 3. MINIMUM OPENING ELEVATIONS WILL BE PROVIDED AS PART OF THE AS-BUILT DRAWINGS.
 4. A CERTIFIED GRADING PLAN SHALL BE SUBMITTED TO THE CITY OF WAUKEE PRIOR TO ACCEPTANCE OF THE SUBDIVISION IMPROVEMENTS.



07/23/14
09/12/13
08/07/13
04/30/13
04/09/13

AS-BUILT SUBMITTAL
FINAL SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

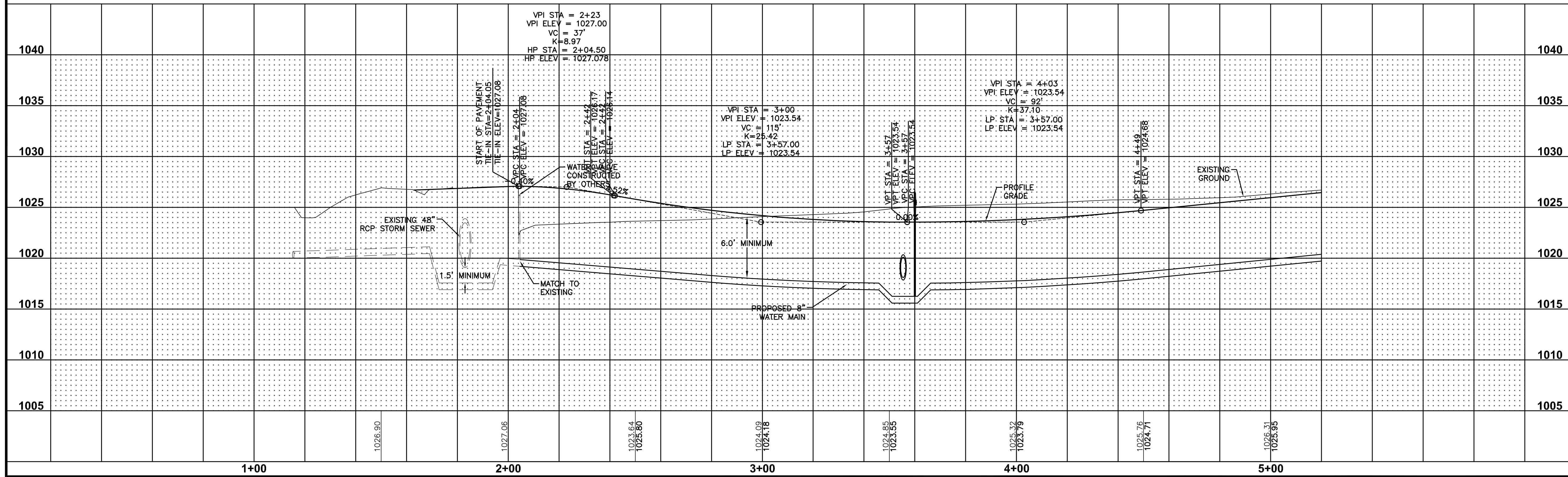
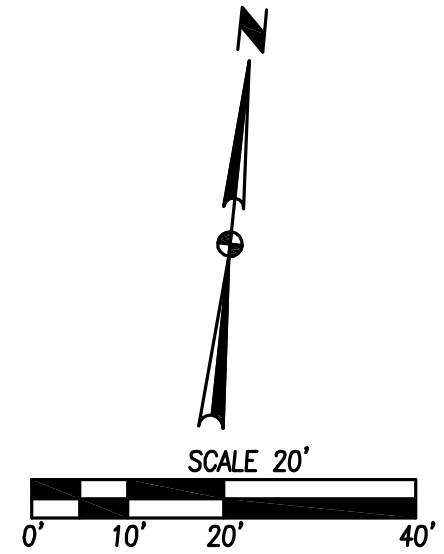
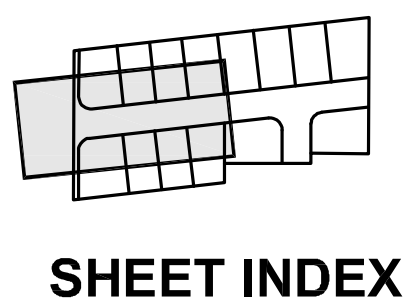
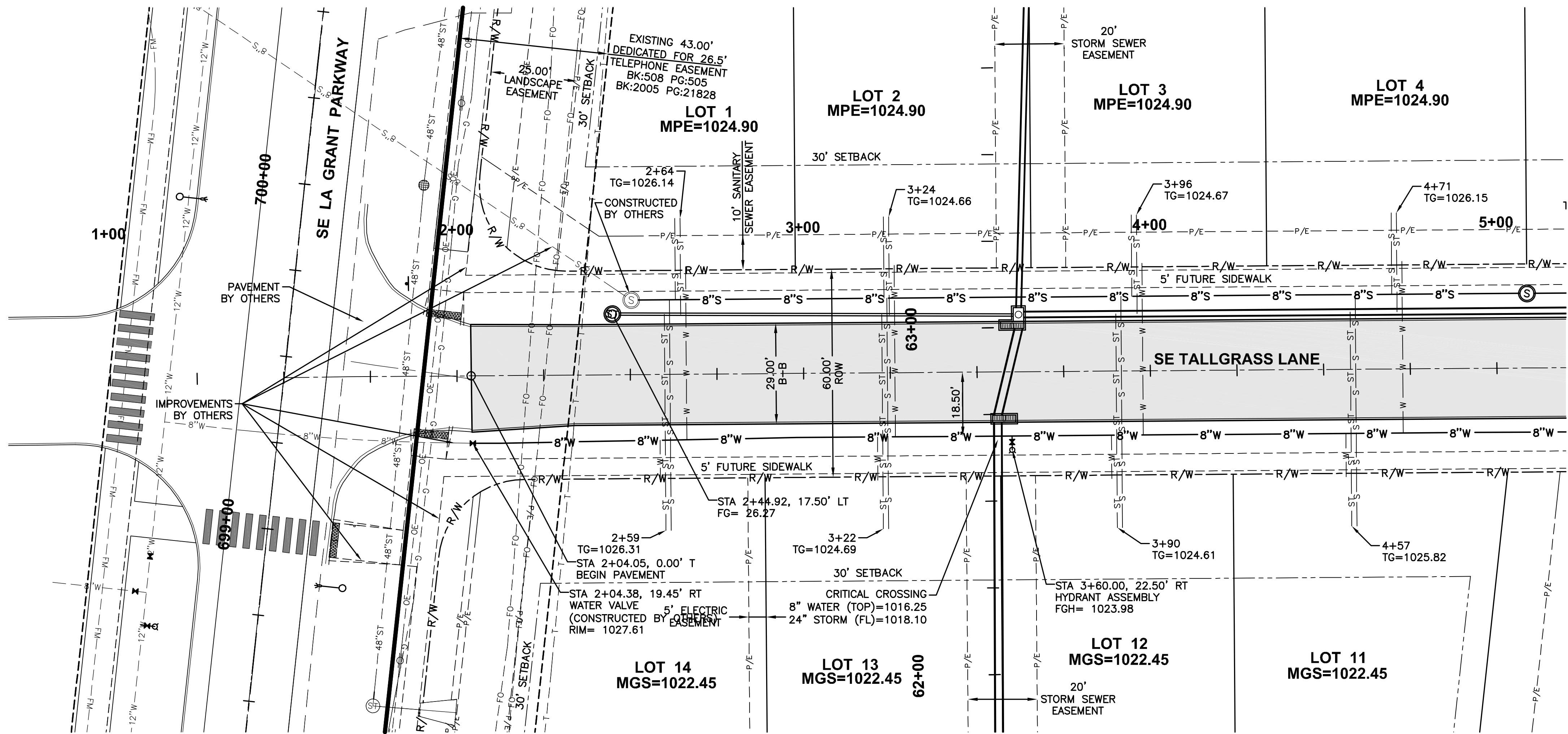
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

BLUESTEM PLAT 1
GRADING PLAN

5/14
1303.104

ENGINEER: EKO
EI: JJN



07/23/14
09/12/13
08/07/13
04/30/13
04/09/13

AS-BUILT SUBMITTAL
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EA

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

BLUESTEM PLAT 1

WATER MAIN PLAN AND PROFILE

11/14

1303.104

ENGINEER: EKO

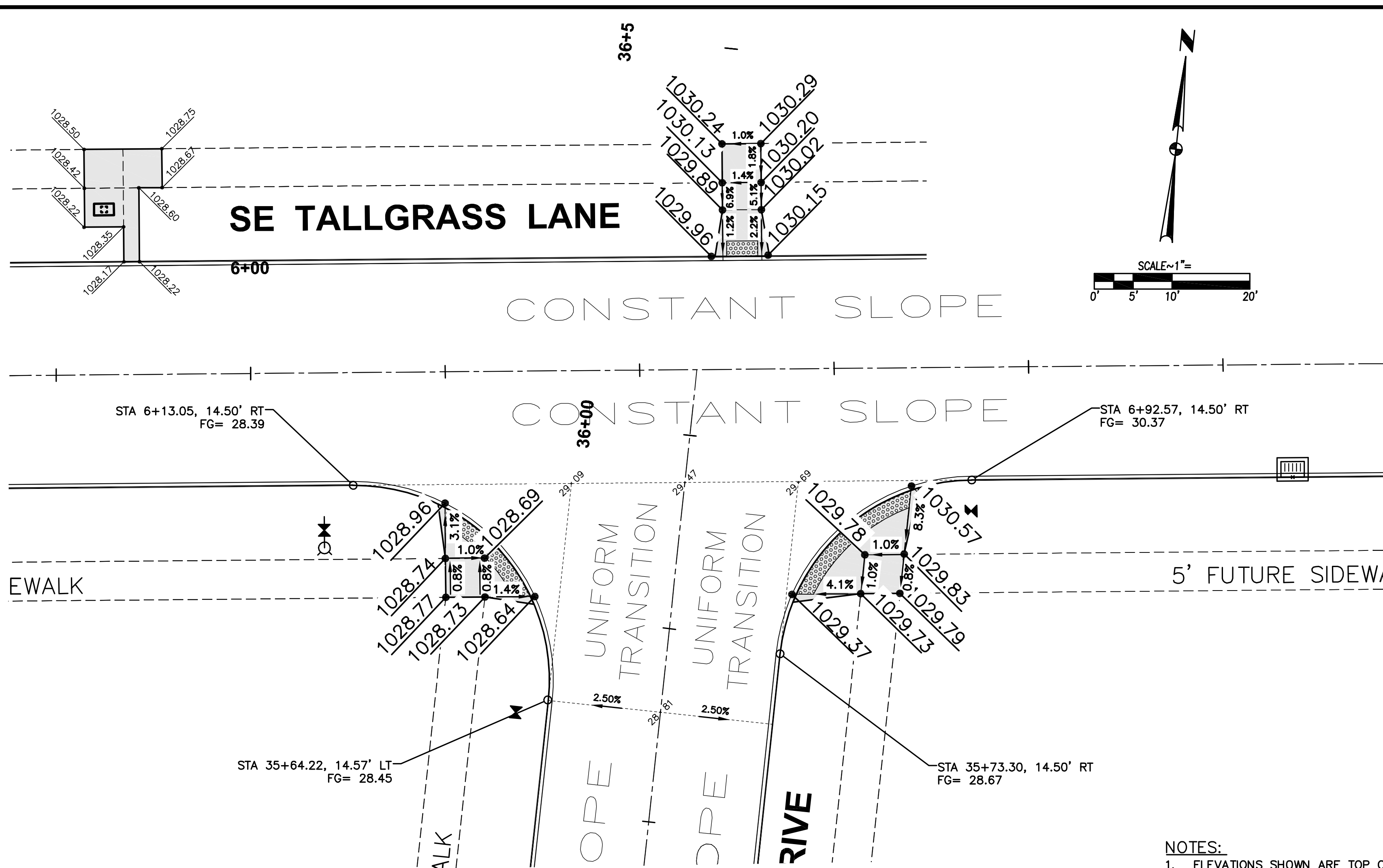
EI: JJN

SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410

EA

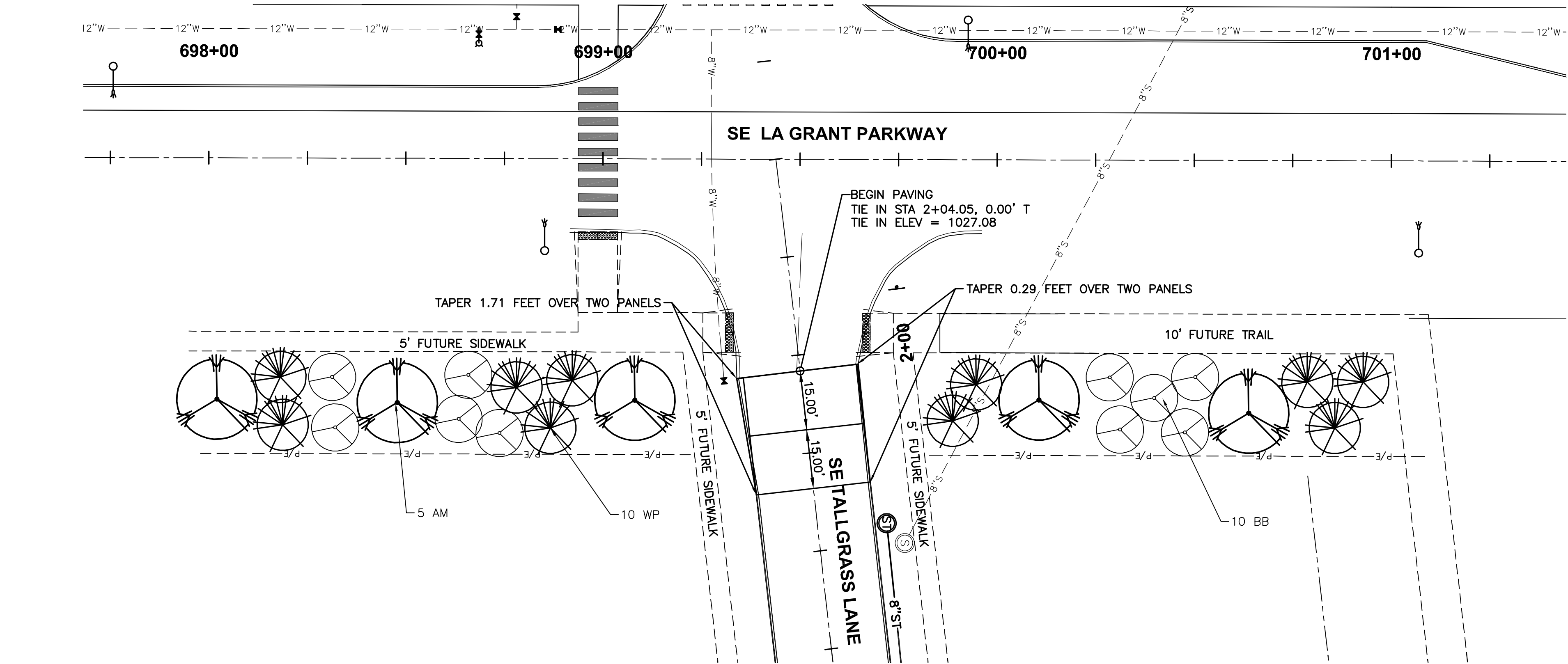
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

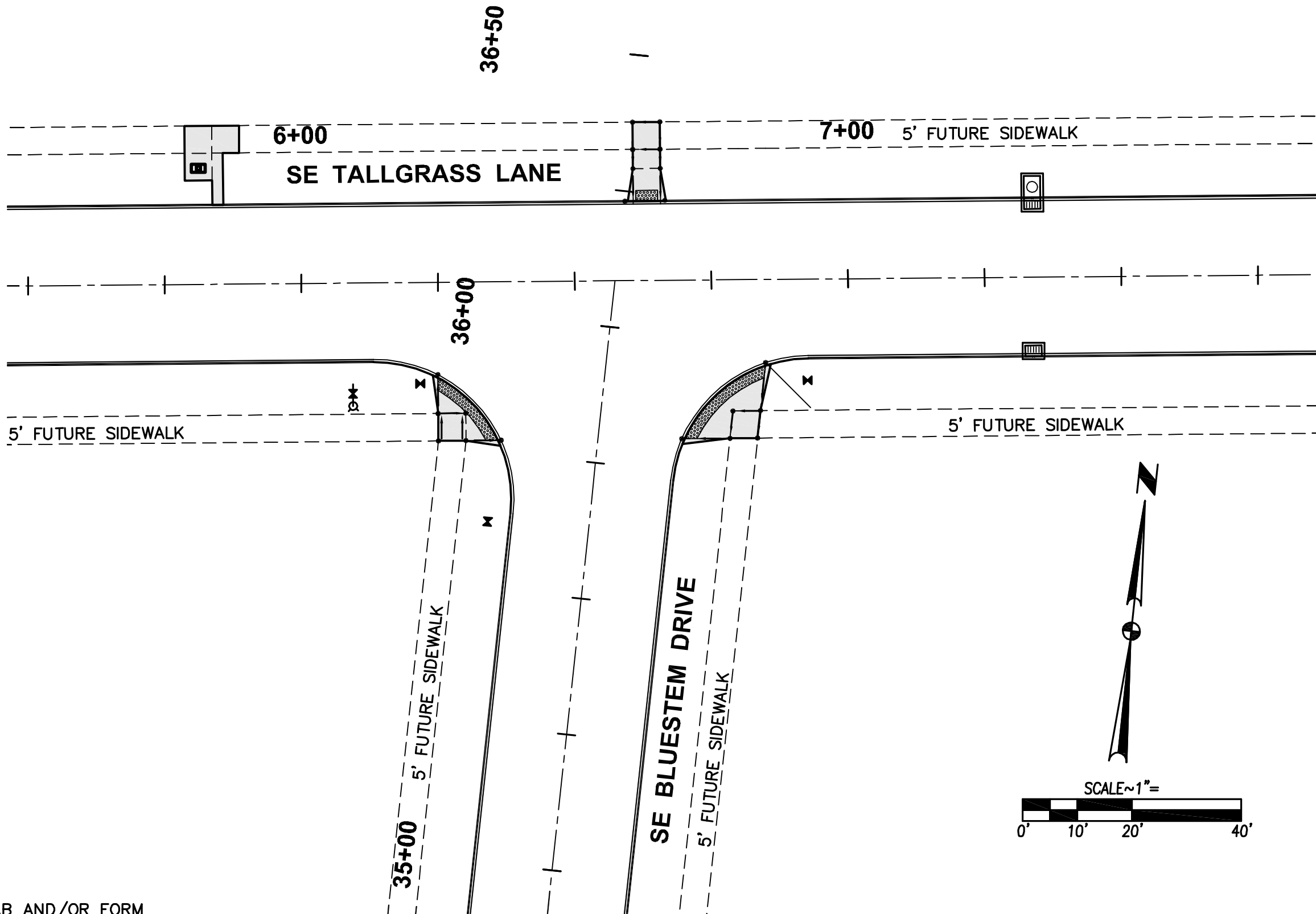


GEOMETRICS AND STAKING LAYOUT

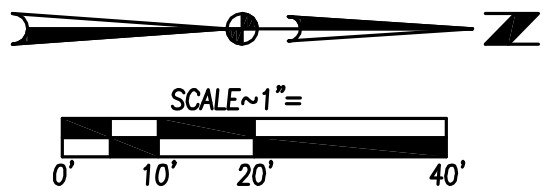
- NOTES:
- ELEVATIONS SHOWN ARE TOP OF SLAB AND/OR FORM GRADE.
 - INSTALL HANDICAP RAMPS AT LOCATIONS SHOWN.
 - REFER TO FIGURE 6010.514 FOR GRATE INTAKE BOXOUT FOR PCC PAVEMENT DETAILS.



INTERSECTION/LANDSCAPE BUFFER DETAILS



JOINTING LAYOUT



PLANT SCHEDULE

CODE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND
AM	5	AUTUMN BLAZE MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	8' HT	B&B
WP	10	WHITE PINE	PINUS STROBUS	6' HT.	B&B
BB	10	BURNING BUSH	EUONYMOUS ALATA	3 GAL.	CONT.

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- 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.
- WEED PREVENTER SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.