

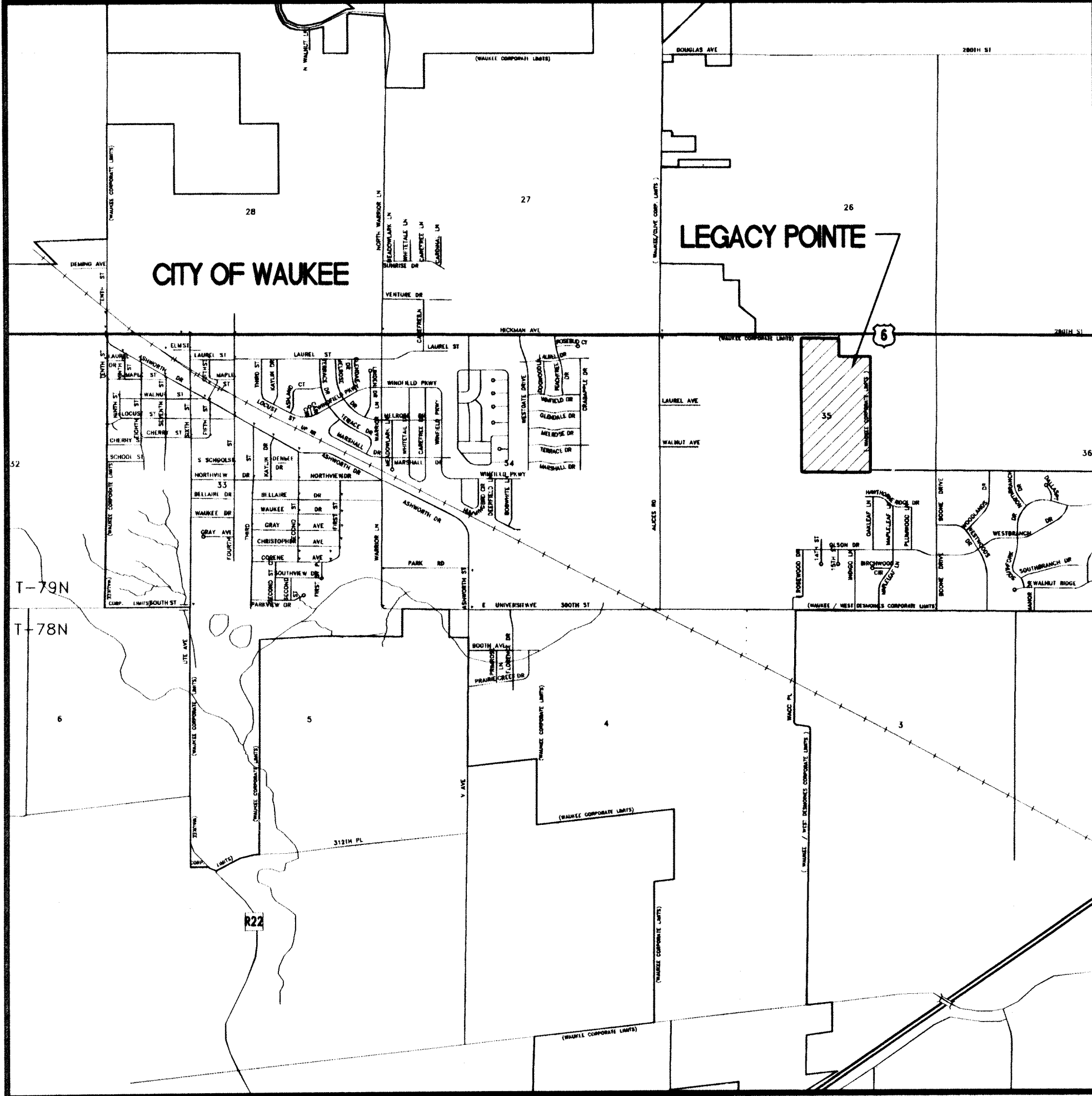
SANITARY SEWER, WATER MAIN AND PAVING IMPROVEMENTS
LEGACY POINTE AT WAUKEE - PLAT 3
WAUKEE, IOWA

THE STANDARD SPECIFICATIONS FOR
PUBLIC IMPROVEMENTS, WAUKEE, IOWA
PLUS CURRENT ADDENDA SHALL APPLY
TO WORK ON THIS PROJECT

- GENERAL CONSTRUCTION NOTES
1. COOPERATE AND COORDINATE CONSTRUCTION ACTIVITIES WITH OTHER CONTRACTORS, OWNER'S PERSONNEL AND ENGINEER.
 2. NOTIFY PROPERTY OWNERS 24 HOURS IN ADVANCE IF ACCESS TO PROPERTY WILL BE INTERRUPTED.
 3. PROVIDE ACCESS TO PRIVATE PROPERTY FOR EMERGENCY VEHICLES AT ALL TIMES.
 4. KEEP CONSTRUCTION OPERATIONS WITHIN RIGHTS-OF-WAY AND EASEMENTS PROVIDED.
 5. PROVIDE BARRICADES, LIGHTS AND/OR WATCHMAN FOR WARNING OF VEHICLES AND/OR PEDESTRIANS. LEAVE NO EXCAVATION OPEN OVER NIGHT OR OVER WEEKENDS OR OTHER NON-WORKING PERIODS.
 6. STORE EQUIPMENT WITHIN THE OWNER'S PROPERTY OR EASEMENTS PROVIDED. CONTRACTOR RESPONSIBLE FOR LOCATING ADDITIONAL STORAGE AREAS IF NEEDED.
 7. CONTRACTOR RESPONSIBLE FOR REMOVING AND REPLACING ALL SIGN POSTS AND MAIL BOXES IN LINE OF CONSTRUCTION. WORK IS INCIDENTAL TO CONSTRUCTION.
 8. UNLESS OTHERWISE SPECIFIED OR DIRECTED BY OWNER, ALL SALVAGED EQUIPMENT, PIPING AND MATERIALS SHALL REMAIN PROPERTY OF OWNER. STORE SALVAGE ON SITE AS DIRECTED BY OWNER. CONTRACTOR SHALL DETERMINE FROM OWNER THE ITEMS TO BE SALVAGED PRIOR TO COMMENCING THE WORK.
 9. CONTRACTOR RESPONSIBLE FOR MAKING ARRANGEMENTS FOR AND PAYING FOR UTILITIES USED DURING CONSTRUCTION.
 10. CONTRACTOR SHALL PROVIDE SANITARY FACILITIES FOR CONSTRUCTION WORKERS.
 11. CONTRACTOR SHALL PRESERVE ALL MONUMENTS, STAKES, REFERENCE POINTS AND BENCH MARKS. IN CASE OF DESTRUCTION BY CONTRACTOR, ALL COSTS FOR REPLACEMENT AND RESPONSIBILITY FOR MISTAKES OR LOSS OF TIME CAUSED THEREBY IS THE CONTRACTOR'S.
 12. CONTRACT COMPLETION TIME: SPECIFIED CONTRACT COMPLETION TIME IS ESTABLISHED TO ACCOUNT FOR AVERAGE WEATHER CONDITIONS, NORMAL NON-WORK PERIODS, SUCH AS WEEKENDS, HOLIDAYS AND WINTER CONDITIONS AND OTHER FACTORS PREVAILING IN THE LOCALITY OF WORK. CONTRACTOR SHALL SCHEDULE WORK AS REQUIRED TO FULLY COMPLETE WORK WITHIN CONTRACT COMPLETION TIME.
 13. CLEAR ALL TREES AND SHRUBS WITHIN THE LIMITS OF THE PROPOSED AND EXISTING RIGHT-OF-WAYS. WORK IS INCIDENTAL TO CONSTRUCTION.
 14. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED OTHERWISE ON PLANS.
 15. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. VERIFY LOCATION OF EXISTING UTILITIES IN LINE OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION BY EXCAVATING AHEAD OF THE WORK. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF CONSTRUCTION OPERATION THROUGH IOWA ONE CALL 1-800-282-8989 OR AS DIRECTED BY EACH UTILITY COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY LINES ON PRIVATE AND PUBLIC RIGHT OF WAY.
 16. REPAIR OR REPLACE ALL CUT OR OTHERWISE DAMAGED SUBSURFACE DRAINAGE TILES, CULVERTS, OR PIPES.
 17. REMOVE EXISTING SURFACING IN NEAT UNIFORM LINES PARALLEL TO TRENCH CONSTRUCTION. REPLACE SURFACING IN KIND UNLESS SHOWN OTHERWISE ON PLANS OR SPECIFIED.
 18. UNLESS SHOWN OTHERWISE, PROTECT EXISTING STREET SURFACING FROM DAMAGE DUE TO CONSTRUCTION ACTIVITIES. REPLACE ALL DAMAGED SURFACES IN KIND AT NO ADDITIONAL COST TO OWNER.
 19. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FERTILIZED, SEEDED AND MULCHED AS SPECIFIED.
 20. DISPOSE OF MATERIALS NOT SUITABLE FOR TRENCH BACKFILL AND SURFACE RESTORATION AND EXCESS EXCAVATED MATERIAL. DISPOSAL IS INCIDENTAL TO CONSTRUCTION.
 21. PERFORM SPECIFIED SANITARY SEWER AND MANHOLE TESTING, AND MAKE ANY REPAIRS REQUIRED PRIOR TO CONNECTION TO EXISTING SANITARY SEWER SYSTEM.
 22. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DEBRIS AND OTHER MATERIAL INTO NEW SEWER CONSTRUCTION OR EXISTING SEWERS. CONTRACTOR SHALL CLEAN AT NO COST TO OWNER.
 23. ELEVATIONS SHOWN FOR MANHOLE TOPS ARE APPROXIMATE. MAKE FINAL ADJUSTMENTS IN FIELD AS DIRECTED BY ENGINEER.
 24. KEEP EXISTING SEWER AND WATER SYSTEMS IN CONTINUOUS OPERATION. PROVIDE TEMPORARY CONNECTIONS AND PIPING AS REQUIRED. NO BYPASSING OF RAW OR PARTIALLY TREATED WASTEWATER PERMITTED. COSTS FOR PROVIDING ANY TEMPORARY CONNECTIONS IS INCIDENTAL TO CONSTRUCTION.
 25. INSTALL "FLARED END SECTION APRON GUARDS" ON ALL CONCRETE PIPE APRONS.
 26. ALL TRENCH BACKFILL FOR SANITARY SEWER, WATER MAIN AND STORM SEWER TO BE "COMPACTED" PER SPECIFICATIONS.
 27. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF REMOVED CONCRETE AND ASPHALT PAVEMENTS AND SIDEWALKS.
 28. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH IDOT SPECIFICATIONS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

LEGEND

- SECTION CORNER FOUND
- PROPERTY CORNER FOUND
- RIGHT OF WAY RAIL FOUND
- BENCH MARK
- DRAINAGE FLOW
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- LUMINAIRE
- ELECTRIC UTILITY ACCESS
- TELEPHONE PEDESTAL
- WATER VALVE
- WATER SHUTOFF
- EXISTING HYDRANT
- PROPOSED HYDRANT
- SANITARY SEWER ACCESS
- STORM SEWER ACCESS
- CULVERT
- TREES
- BUSHES
- TREE LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- CABLE TELEVISION
- EXISTING GAS MAIN
- HIGH PRESSURE GAS MAIN
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- SECONDARY STORM SEWER
- FENCE LINE
- FLOW LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR
- PROPOSED LONGITUDINAL SUBDRAIN



VICINITY MAP

SHEET INDEX

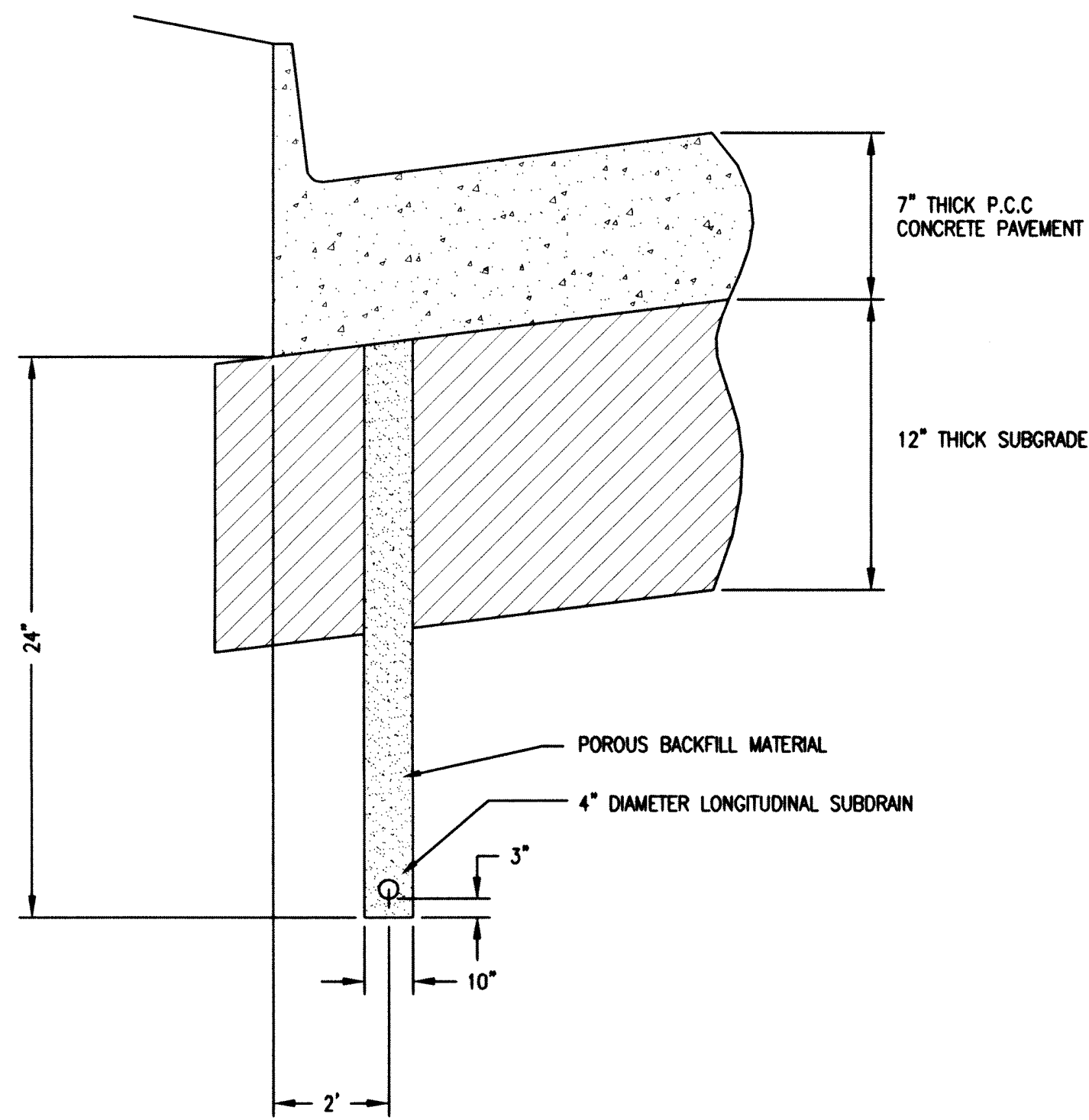
NUMBER	DESCRIPTION
1	TITLE SHEET
2	TABLES AND DETAILS
3	SE LEGACY POINTE BOULEVARD PAVING AND STORM SEWER
4	SE GREENBRIAR CIRCLE PAVING AND STORM SEWER
5	SE BRISTOL DRIVE PAVING AND STORM SEWER
6	SE HERITAGE DRIVE PAVING AND STORM SEWER
7	SE LEGACY POINTE BOULEVARD WATER AND SANITARY SEWER
8	SE GREENBRIAR CIRCLE WATER AND SANITARY SEWER
9	SE BRISTOL DRIVE WATER AND SANITARY SEWER
10	SE HERITAGE DRIVE WATER AND SANITARY SEWER
11-12	STORM SEWER PLAN AND PROFILE
13-15	INTERSECTION DETAILS
16	DETENTION BASIN PLAN
17	GRADING AND POLLUTION CONTROL PLAN

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.

Robert A. Nielsen, Jr., P.E.
License number: 9945
My license renewal date is December 31, 2005
Pages or sheets covered by this seal: Sheets 1 thru 17

Revised 7/22/04 RAN

RECORD DRAWINGS

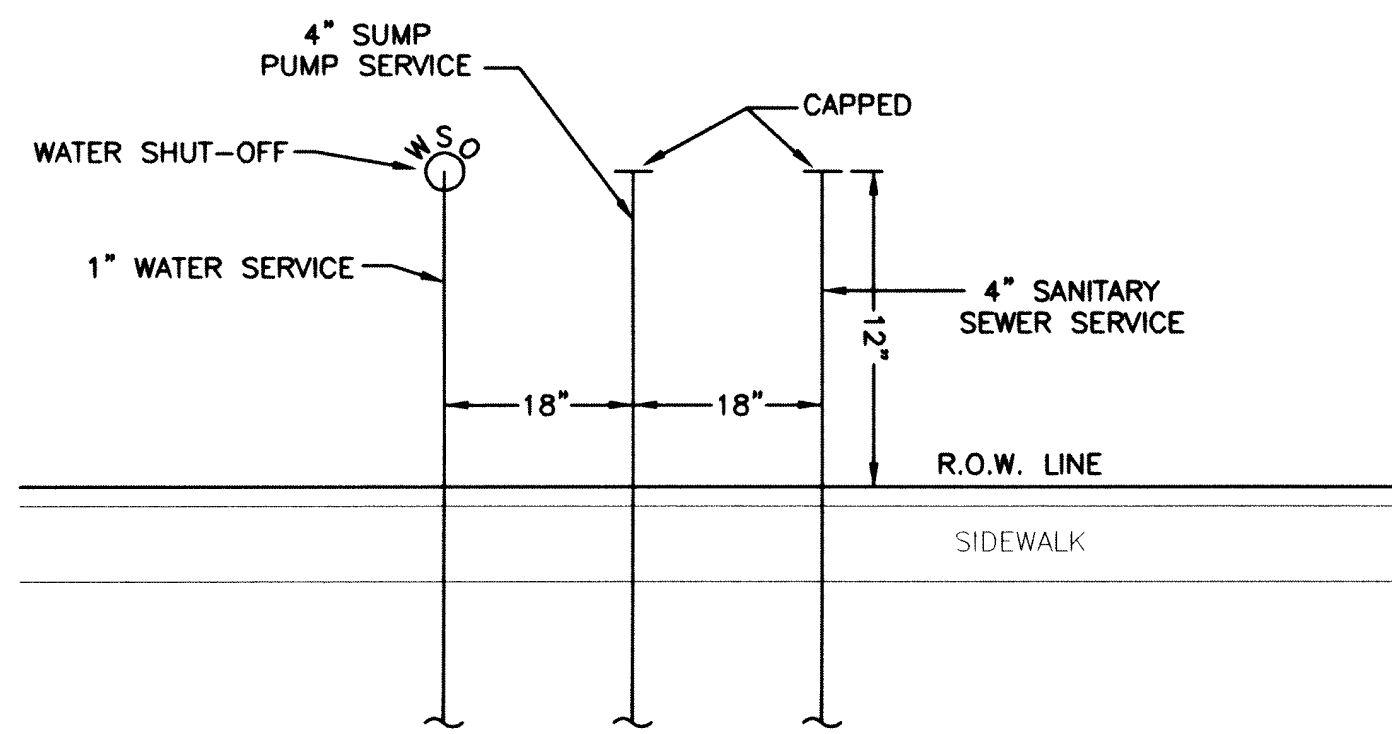


LONGITUDINAL SUBDRAIN DETAIL
(NO SCALE)

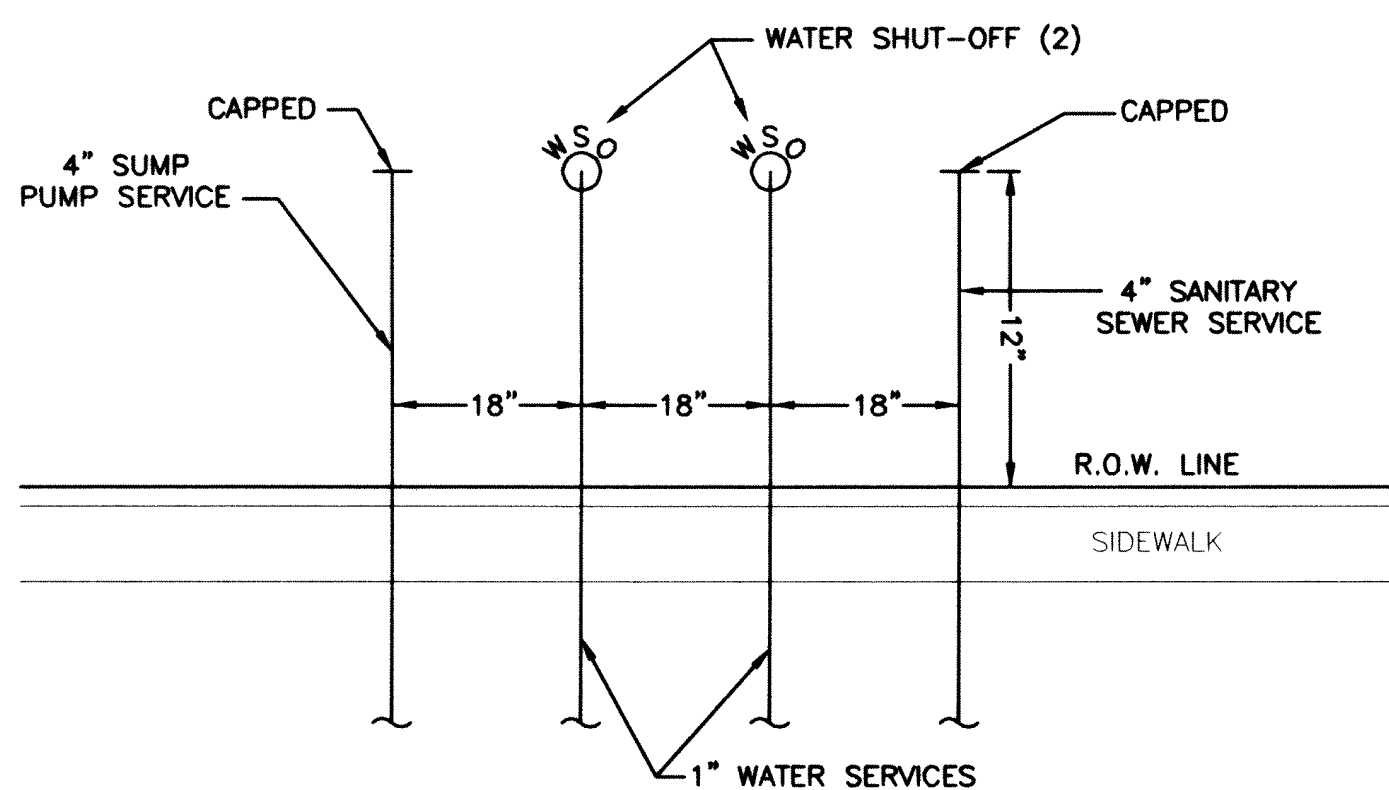
LOWEST POINT OF ENTRY ELEVATIONS	
LOT NO.	ELEVATION
15	1030.5
16	1030.0
17	1029.5
18	1028.5
19	1027.0
20	1025.5
21	1025.5
22	1025.5
23	1025.5
24	1025.5
25	1025.5
26	1025.5
27	1025.5
28	1025.0 *
29	1025.0 *

* 1025.5 AT EDGE OF STORM WATER OVERLAND FLOWAGE EASEMENT

LIST OF STORM SEWER STRUCTURES						
NUMBER	LOCATION STATION/OFFSET	STREET	STRUCTURE	TOP CURB OR LID Elev.	BOTTOM WELL Elev.	NOTE
1	N 5290.02, E 6310.46		SPECIAL MANHOLE	1026.00	1015.59	72" DIAMETER
2	N 5912.98, E 6311.68		SPECIAL MANHOLE	1025.00	1018.79	60" DIAMETER W/ GRATED LID
3	14+19.24, 14.50' RT	SE GREENBRIAR CIRCLE	TYPE "A" INTAKE	1033.12	1024.18	
4	14+11.42, 14.50' LT	SE GREENBRIAR CIRCLE	TYPE "B" INTAKE	1033.26	1027.94	
5	10+69.00, 14.50' RT	SE GREENBRIAR CIRCLE	TYPE "A" INTAKE	1035.32	1030.53	
6	10+69.00, 14.50' LT	SE GREENBRIAR CIRCLE	TYPE "C" INTAKE	1035.32	1030.76	
7	9+08.00, 14.50' RT	SE BRISTOL DRIVE	TYPE "A" INTAKE	1035.39	1030.89	
8	9+08.00, 14.50' LT	SE BRISTOL DRIVE	TYPE "A" INTAKE	1035.39	1030.89	
9	9+05.00, 14.50' RT	SE HERITAGE DRIVE	TYPE "M-E" INTAKE	1032.84	1028.25	
9	9+05.00, 14.50' LT	SE HERITAGE DRIVE	TYPE "A" INTAKE	1032.84	1028.34	
11	N 5178.88, E 5524.11		SPECIAL MANHOLE	1037.00	1025.38	60" DIAMETER W/ GRATED LID
12	N 5179.43, E 5268.15		SPECIAL MANHOLE	1037.00	1026.99	72" DIAMETER W/ GRATED LID
13	1+24.36, 33.29' RT	SE GREENBRIAR CIRCLE	SPECIAL MANHOLE	1035.10	1027.92	72" DIAMETER
14	24+27.00, 15.50' LT	SE LEGACY POINTE BOULEVARD	TYPE "C" INTAKE	1035.70	1028.31	
15	22+95.21, 15.50' LT	SE LEGACY POINTE BOULEVARD	TYPE "M-E" INTAKE	1034.87	1029.46	
16	21+19.87, 0.00' RT	SE LEGACY POINTE BOULEVARD	SPECIAL MANHOLE	1035.68	1030.08	
17	20+56.00, 15.50' LT	SE LEGACY POINTE BOULEVARD	TYPE "C" INTAKE	1036.17	1030.67	60" DIAMETER
18	18+75.00, 19.50' LT	SE LEGACY POINTE BOULEVARD	STANDARD MANHOLE	1037.37	1031.45	
19	16+83.00, 15.50' LT	SE LEGACY POINTE BOULEVARD	TYPE "C" INTAKE	1037.07	1032.28	
20	0+50.00, 14.50' RT	SE HERITAGE DRIVE	TYPE "A" INTAKE	1037.10	1032.59	
21	0+50.00, 14.50' LT	SE HERITAGE DRIVE	TYPE "A" INTAKE	1037.10	1032.60	
22	16+83.00, 15.50' RT	SE LEGACY POINTE BOULEVARD	TYPE "A" INTAKE	1037.07	1032.54	
23	20+56.00, 15.50' RT	SE LEGACY POINTE BOULEVARD	TYPE "A" INTAKE	1036.17	1030.85	
24	0+50.00, 14.50' RT	SE BRISTOL DRIVE	TYPE "B" INTAKE	1036.14	1030.49	
25	0+50.00, 14.50' LT	SE BRISTOL DRIVE	TYPE "B" INTAKE	1036.14	1030.72	
26	22+95.21, 15.50' RT	SE LEGACY POINTE BOULEVARD	TYPE "B" INTAKE	1034.87	1029.75	
27	24+27.00, 15.50' RT	SE LEGACY POINTE BOULEVARD	TYPE "A" INTAKE	1035.70	1030.03	
28	1+62.51, 14.50' RT	SE GREENBRIAR CIRCLE	TYPE "M-E" INTAKE	1034.30	1028.96	
29	1+62.51, 14.50' LT	SE GREENBRIAR CIRCLE	TYPE "B" INTAKE	1034.30	1029.19	



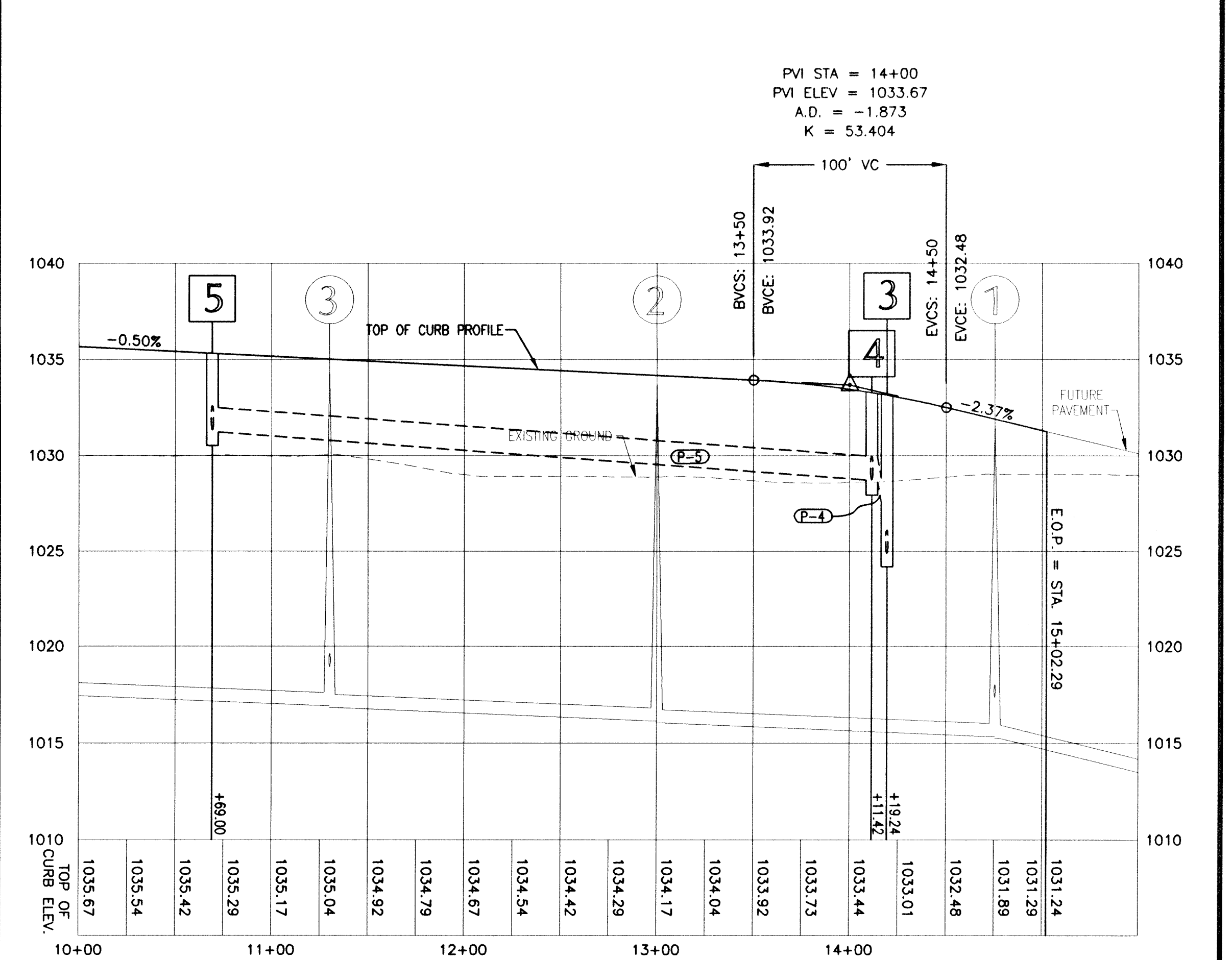
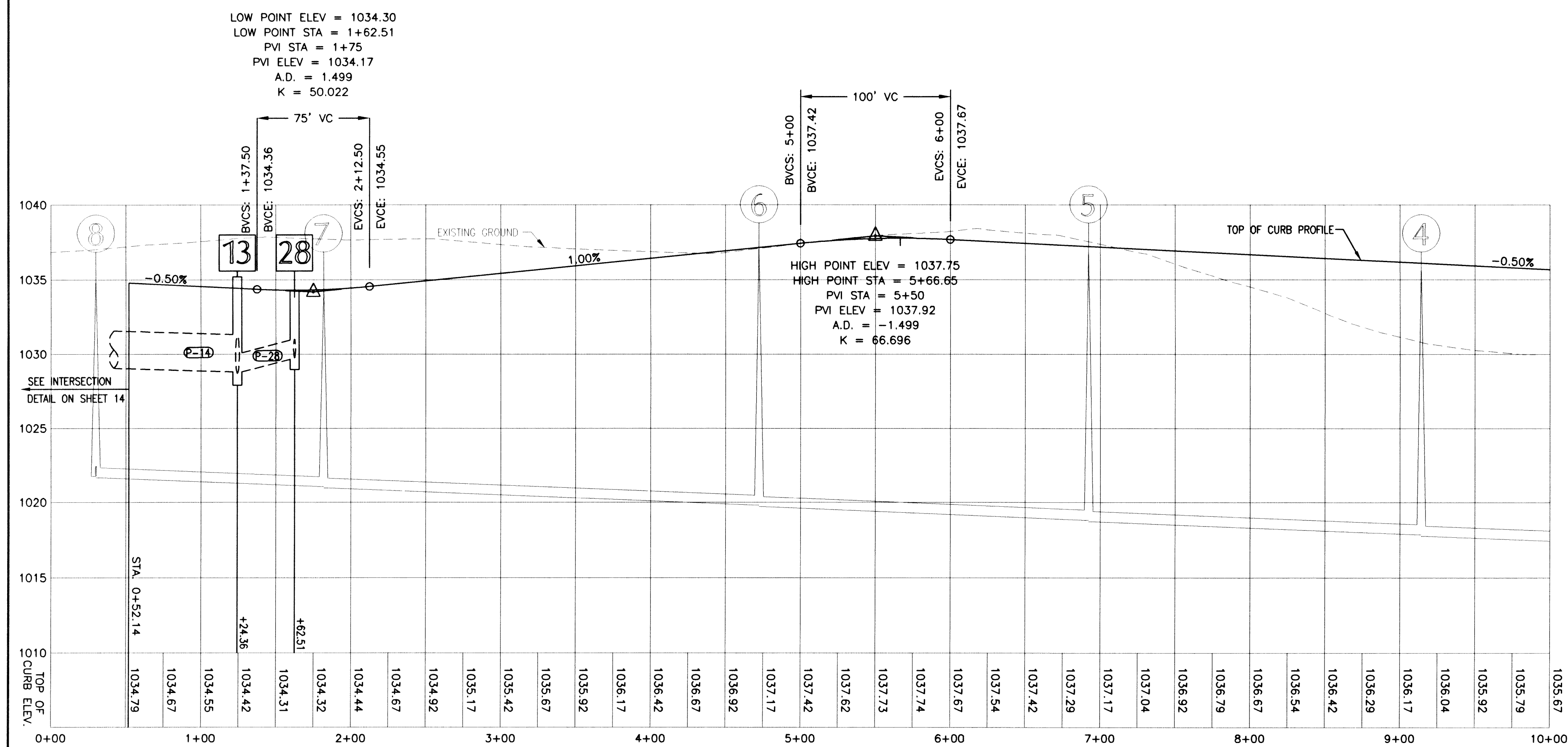
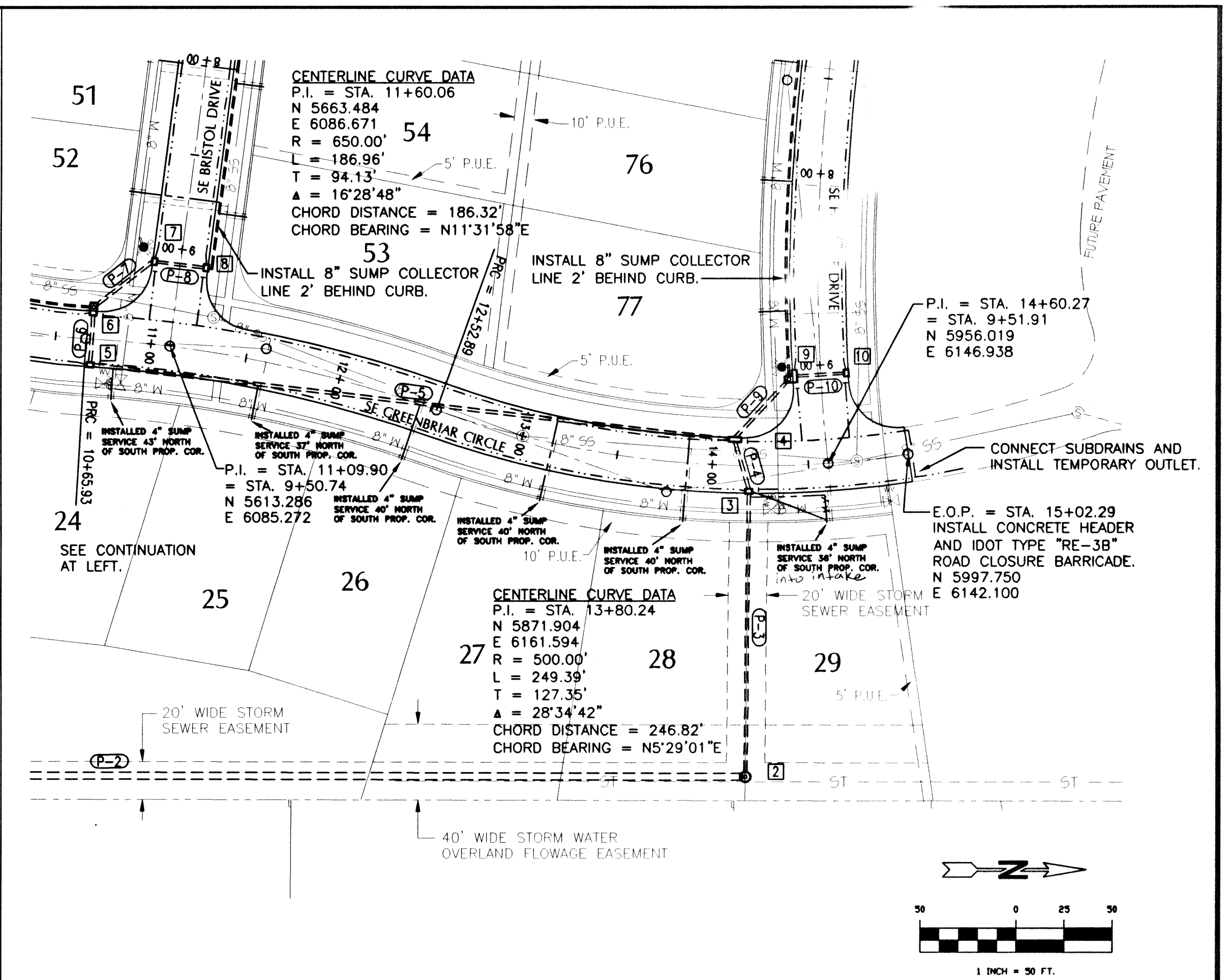
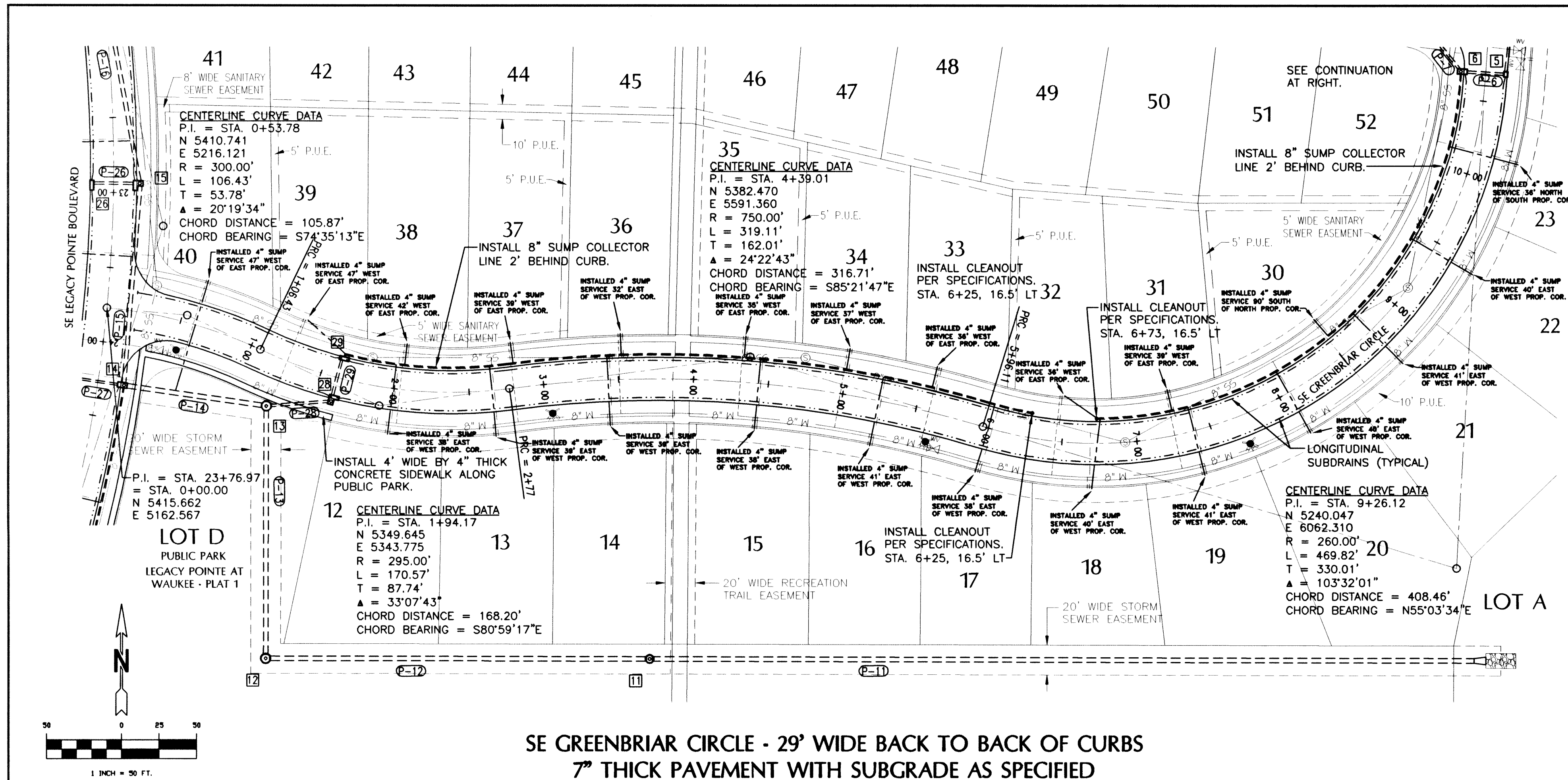
UTILITY SERVICE INSTALLATION DETAIL
FOR PLAT 3 SINGLE FAMILY LOTS
(NO SCALE)



UTILITY SERVICE INSTALLATION DETAIL
FOR FUTURE 2-UNIT TOWNHOMES (4 LOCATIONS)
(NO SCALE)

LIST OF STORM SEWER PIPE										
LINE NUMBER	LOCATION		CLASS "D"	PIPE DIAMETER Inches	LENGTH OF LINE Feet	SLOPE %	FLOW LINES			NOTE
	From	To					INLET Elevation	OUTLET Elevation	OTHER Elevation	
P-1	OUTLET	1	2000	30	42	1.00	1016.42	1016.00		LENGTH INCLUDES APRON *
P-1A	1	INLET	2000	24	43	0.20	1019.00	1018.91		
P-2	1	2	2000	36	620	0.50	1019.62	1016.52		LENGTH INCLUDES APRON
P-3	2	3	2000	15	147	3.50	1024.87	1019.72		
P-4	3	4	2000	15	27	4.00	1028.63	1027.55		
P-5	4	5	2000	15	334	0.75	1031.22	1028.73		
P-6	5	6	2000	15	26	0.50	1031.45	1031.32		
P-7	6	7	2000	15	38	0.50	1031.74	1031.55		
P-8	7	8	2000	12	26	0.50	1031.97	1031.84		
P-9	8	9	2000	15	42	0.50	1028.94	1028.73		
P-10	9	10	2000	12	26	0.50	1029.17	1029.04		
P-11	OUTLET	11	2000	30	556	0.75	1026.17	1022.00		LENGTH INCLUDES APRON *
P-12	11	12	2000	30	252	0.60	1027.78	1026.27		
P-13	12	13	2000	30	166	0.50	1028.71	1027.88		
P-14	13	14	2000	30	92	0.32	1029.10	1028.81		
P-15	14	15	2000	24	134	0.75	1030.21	1029.20		
P-16	15	16	2000	24	173	0.30	1030.83	1030.31		
P-17	16	17	2000	18	64	0.70	1031.38	1030.93		
P-18	17	18	2000	18	170	0.40	1032.16	1031.48		
P-19	18	19	2000	18	183	0.40	1032.99	1032.26		
P-20	19	20	2000	15	47	0.40	1033.28	1033.09		
P-21	20	21	2000	12	26	0.40	1033.48	1033.38		
P-22	19	22	2000	15	28	0.50	1033.23	1033.09		
P-23	17	23	2000	12	28	0.50	1031.62	1031.48		
P-24	16	24	2000	15	46	0.50	1031.16	1030.93		
P-25	24	25	2000	15	26	0.50	1031.39	1031.26		
P-26	15	26	2000	15	28	0.50	1030.45	1030.31		
P-27	14	27	2000	12	28	2.00	1030.70	1030.14		
P-28	13	28	2000	15	42	2.00	1029.65	1028.81		
P-29	28	29	2000	15	26	0.50	1029.88	1029.75		

* INSTALL FOOTING AND APRON GUARD ON ALL FLARED END OUTLETS



REVISION NO.	DATE	DESCRIPTION

FLD. BK.: 54-B	SCALE: 1" = 50' HORIZ. 1" = 5' VERT.
DATE: 6/04	DRN.: BJU
	APP.:

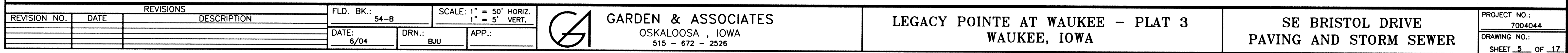


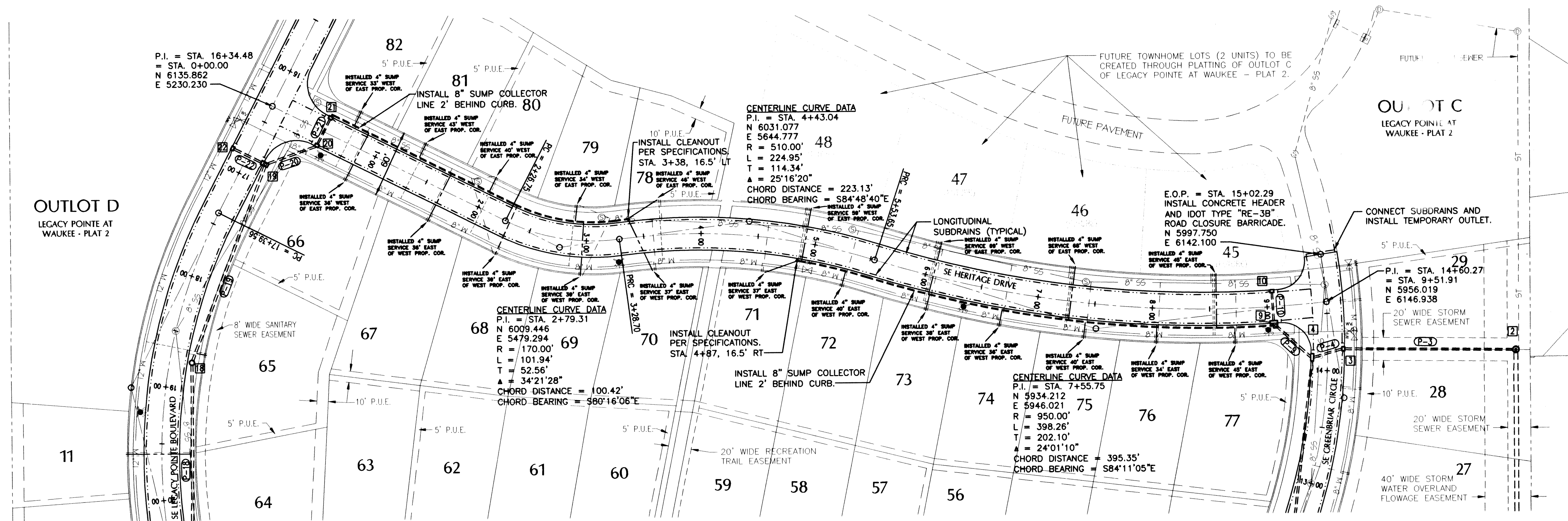
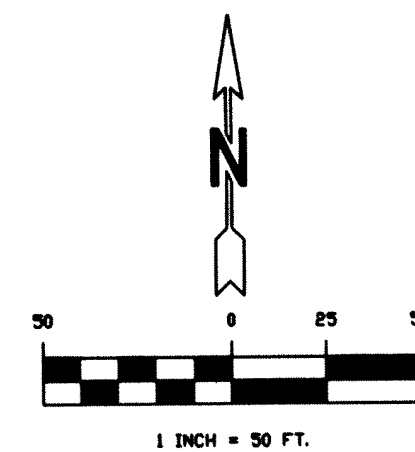
GARDEN & ASSOCIATES
 OSKALOOSA, IOWA
 515 - 672 - 2526

LEGACY POINTE AT WAUKEE - PLAT 3
 WAUKEE, IOWA

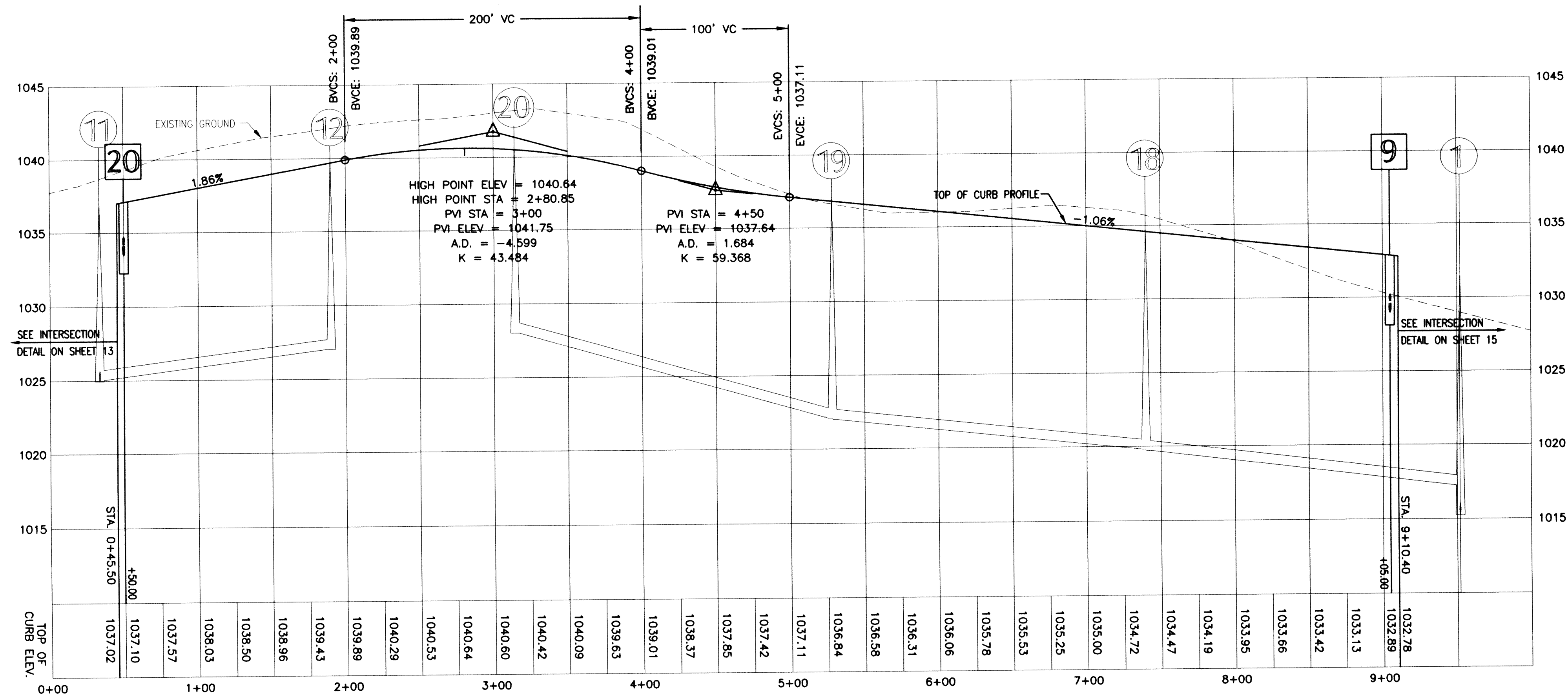
SE GREENBRIAR CIRCLE
 PAVING AND STORM SEWER

PROJECT NO.: 7004044
DRAWING NO.: SHEET 4 OF 17





SE HERITAGE DRIVE - 29' WIDE BACK TO BACK OF CURBS
7" THICK PAVEMENT WITH SUBGRADE AS SPECIFIED



REVISIONS			FLD. BK.: 54-B		SCALE: 1" = 50' HORIZ. 1" = 5' VERT.		PROJECT NO.: 7004044	
REVISION NO.	DATE	DESCRIPTION	DATE:	DRN.: BJU	APP.:		DRAWING NO.:	
1	7/22/04	ADDED UTILITY SERVICES TO FUTURE LOTS	6/04				SHEET 6 OF 17	



GARDEN & ASSOCIATES

OSKAHOOSKA, IOWA

515 - 672 - 2526

LEGACY POINTE AT WAUKEE - PLAT 3

WAUKEE, IOWA

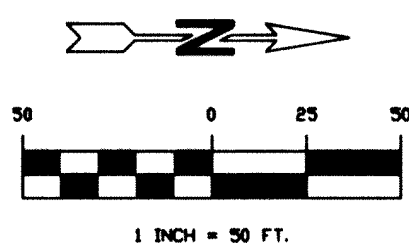
SE HERITAGE DRIVE

PAVING AND STORM SEWER

*All fittings are megalogged

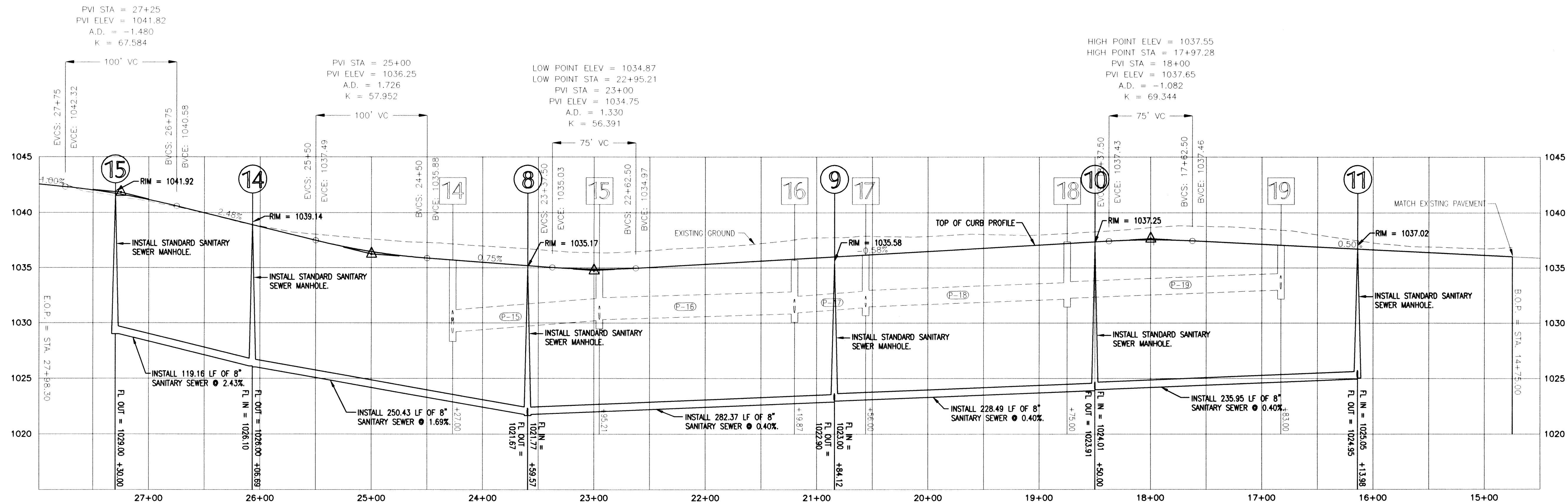
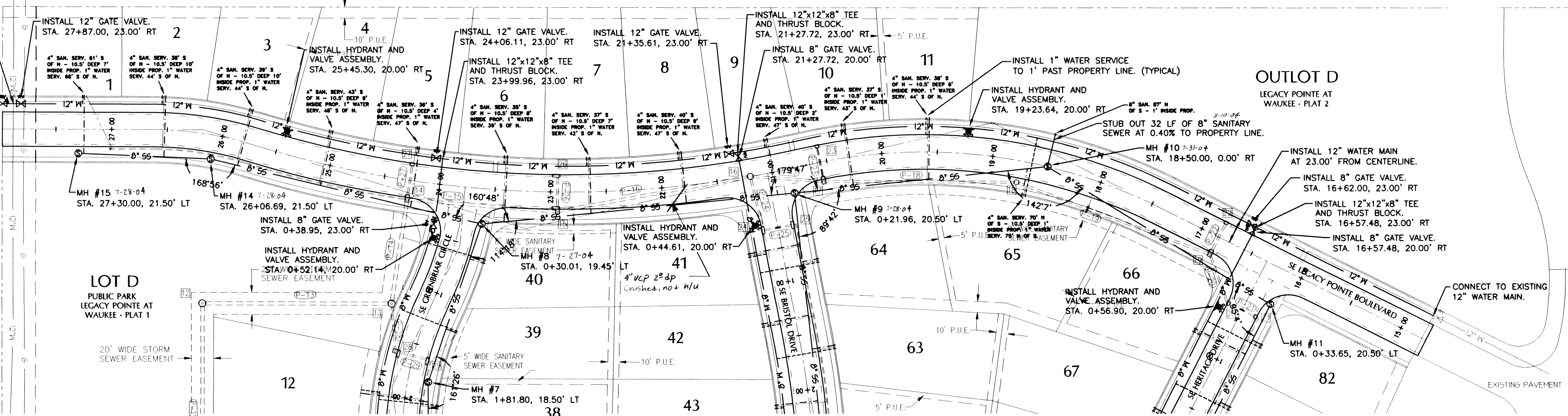
INSTALL 12"x12"x12" CROSS.
COORDINATE INSTALLATION WITH
CITY OF WAUKEE STAFF.
STA. 27+88.64, 23.00' RT
12" to 8" REDUCER

INSTALL 12" GATE VALVE.
STA. 27+85.00, 23.00' RT



NOTE:

INSTALL WATER SERVICE SHUT OFF ON EACH
WATER SERVICE LINE ONE (1) FOOT
ONTO PRIVATE PROPERTY.



REVISIONS		
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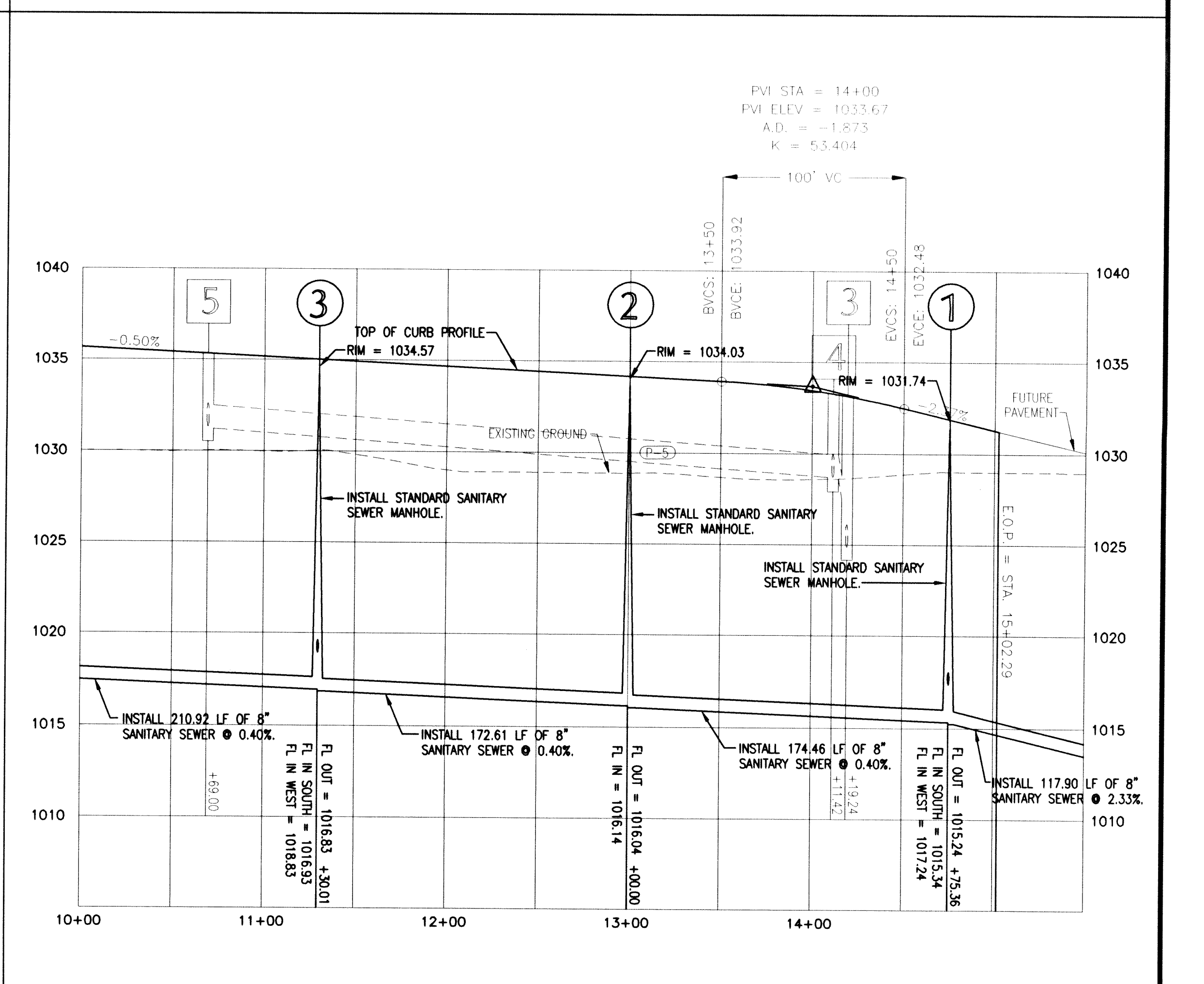
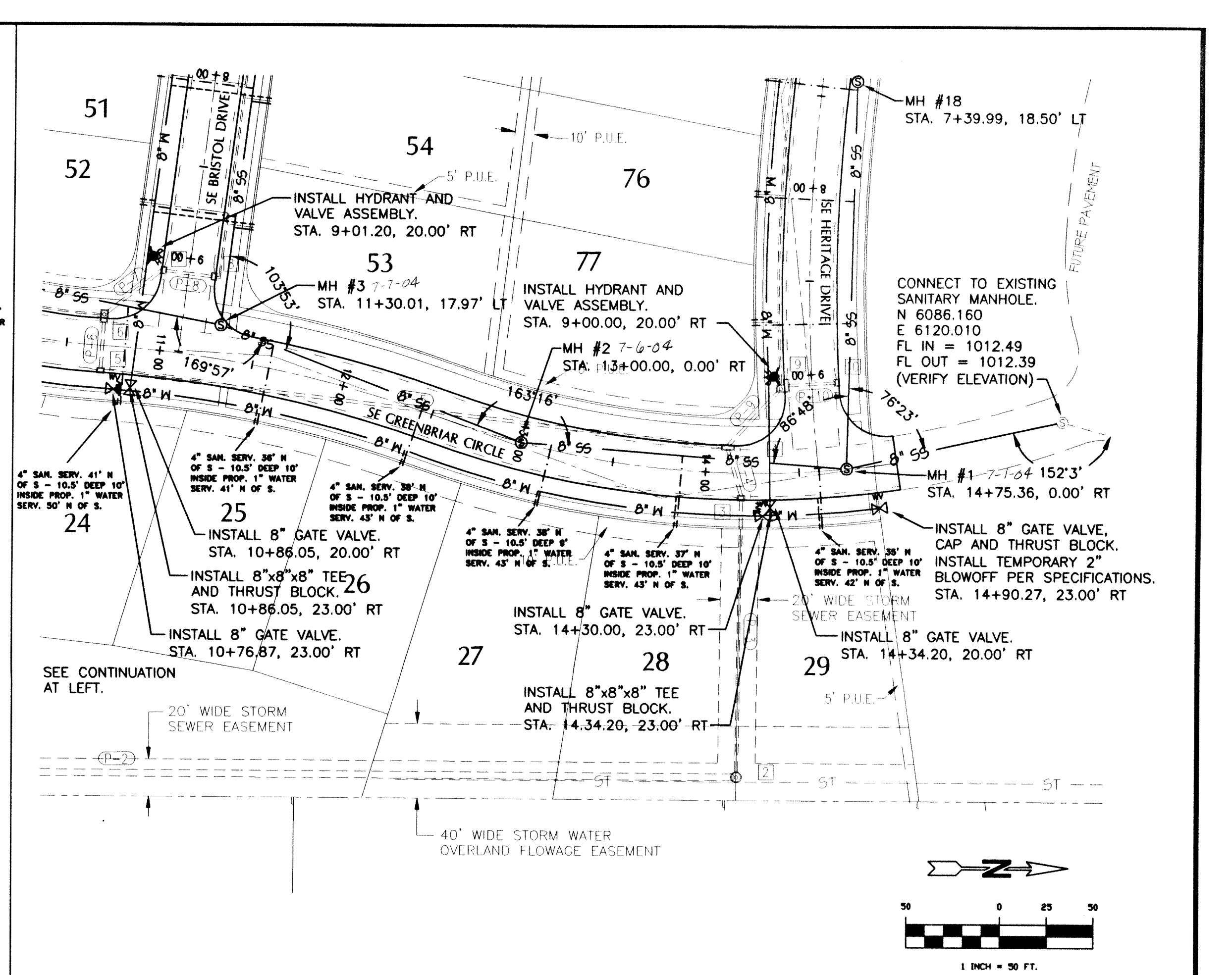
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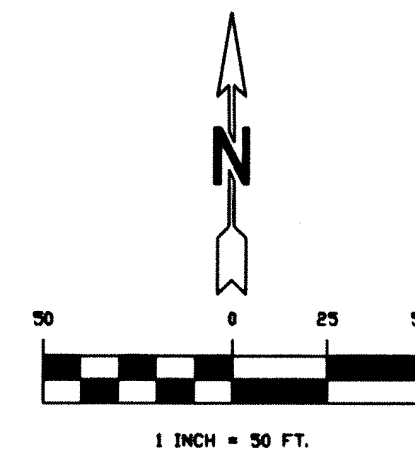
LEGACY POINTE AT WAUKEE - PLAT 3
WAUKEE, IOWA

SE LEGACY POINTE BOULEVARD
WATER AND SANITARY SEWER

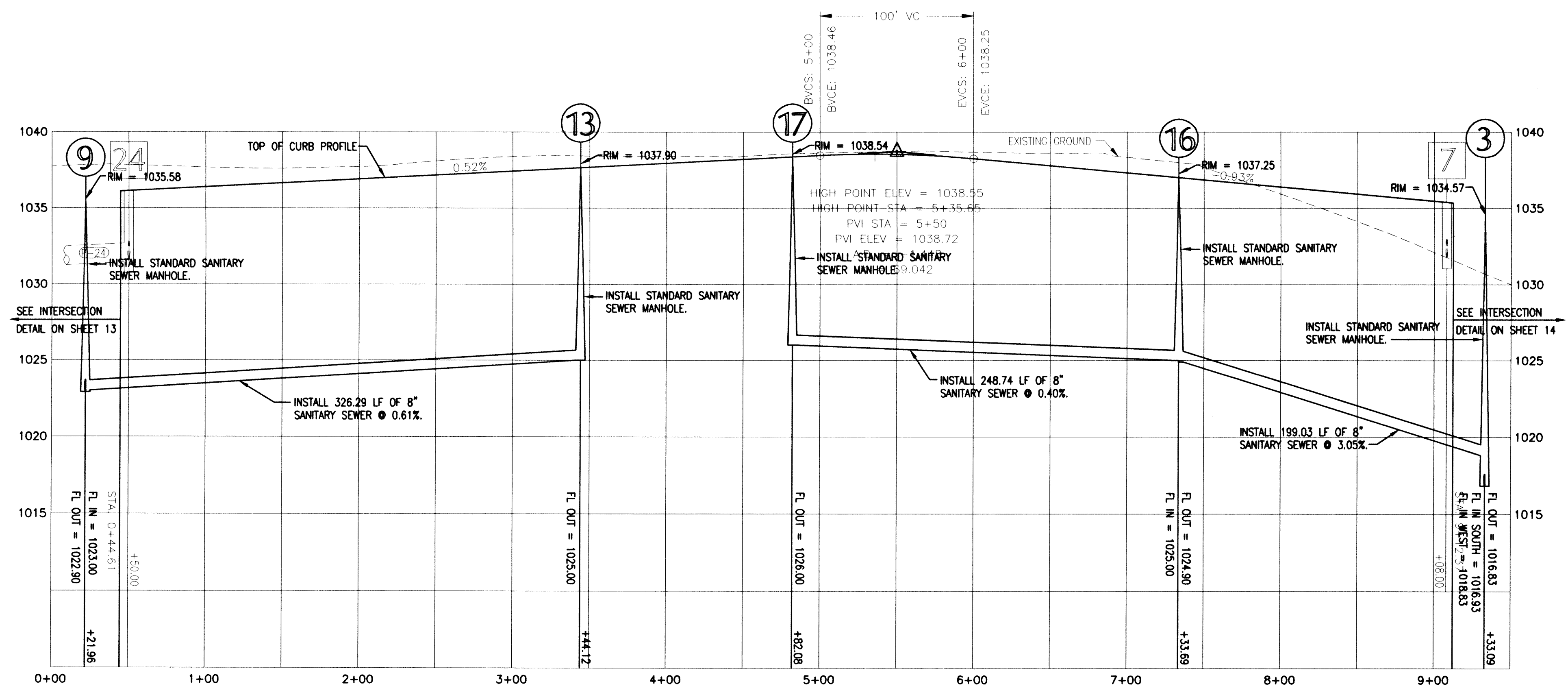
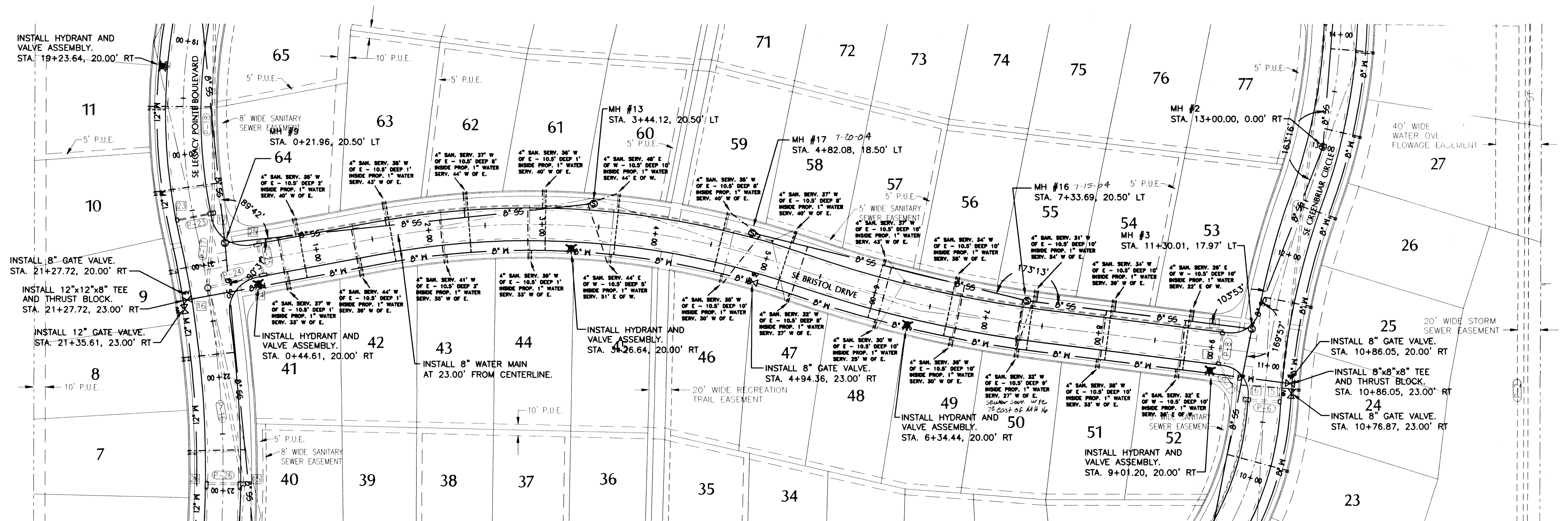
PROJECT NO.: 7004044
DRAWING NO.: SHEET 7 OF 17



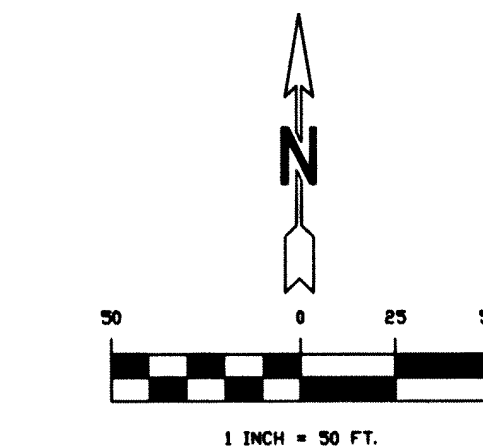
REVISIONS			FLD. BK.: 54-B		SCALE: 1" = 50' HORIZ. 1" = 5' VERT.		 GARDEN & ASSOCIATES OSKALOOSA , IOWA 515 - 672 - 2526	LEGACY POINTE AT WAUKEE - PLAT 3 WAUKEE, IOWA	SE GREENBRIAR CIRCLE WATER AND SANITARY SEWER	PROJECT NO.: 7004044
REVISION NO.	DATE	DESCRIPTION	DATE:	DRN.:	APP.:	DRAWING NO.:				
			6/04	BJU						
										SHEET <u>8</u> OF <u>17</u>



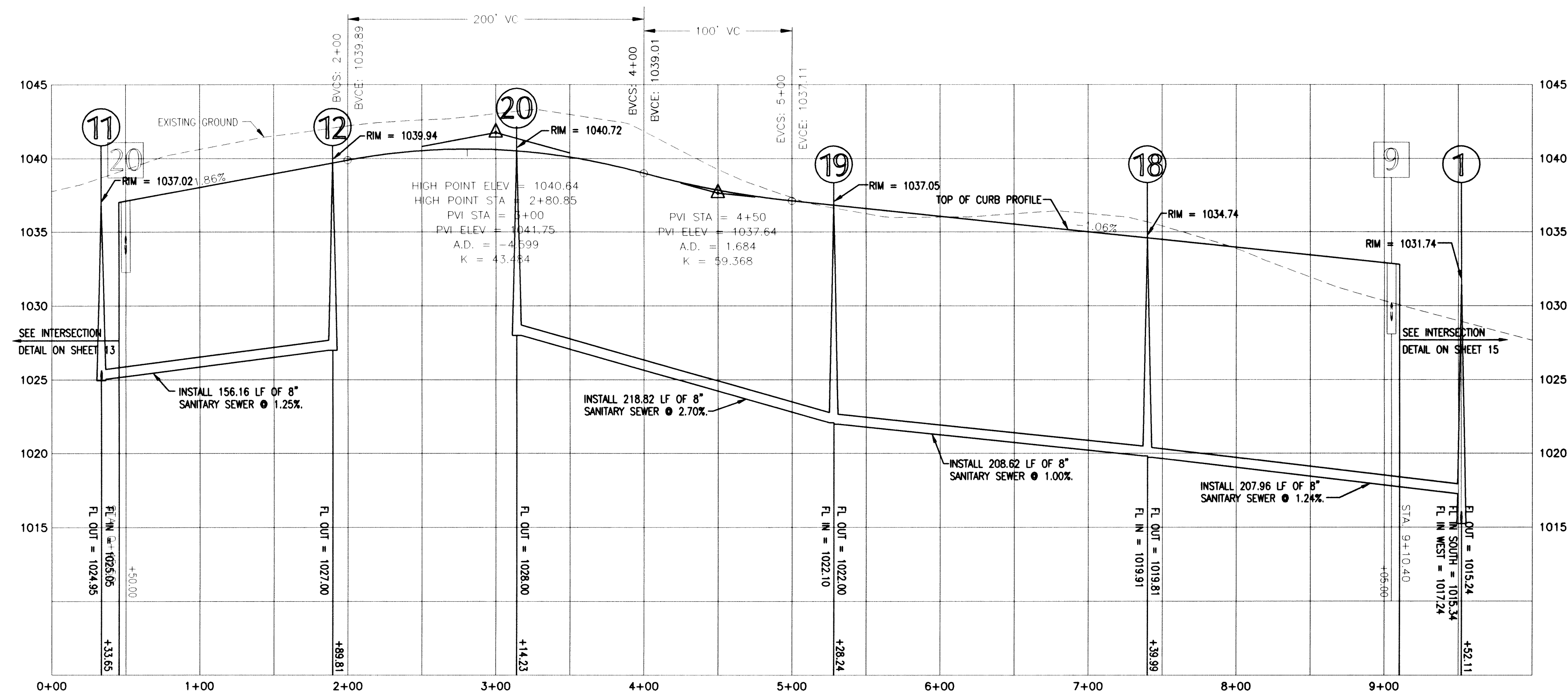
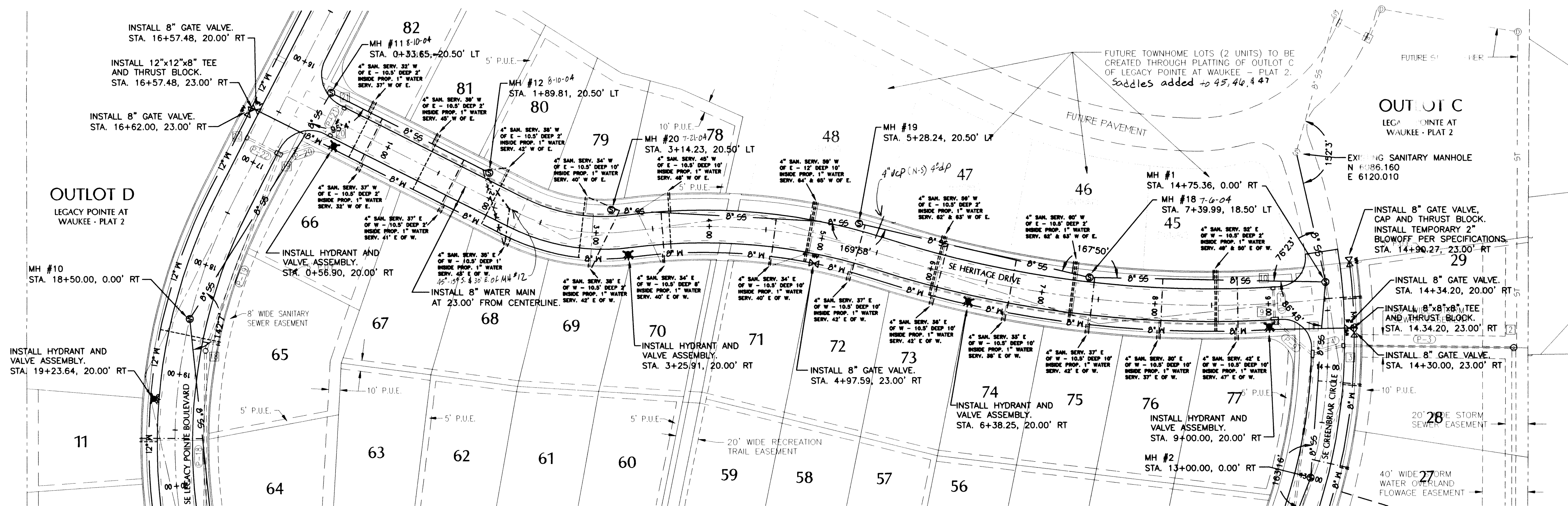
NOTE:
INSTALL WATER SERVICE SHUT OFF ON EACH
WATER SERVICE LINE ONE (1) FOOT
ONTO PRIVATE PROPERTY.



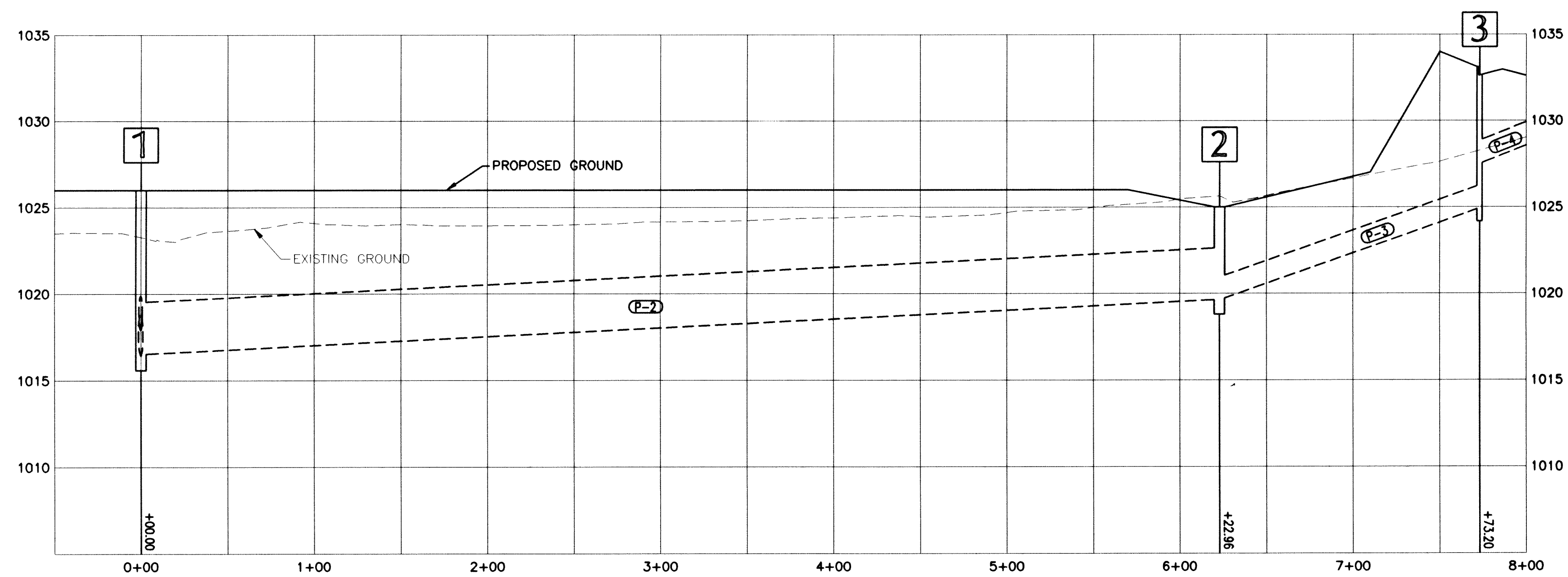
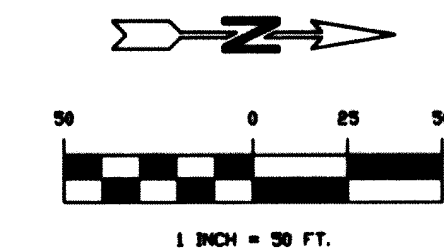
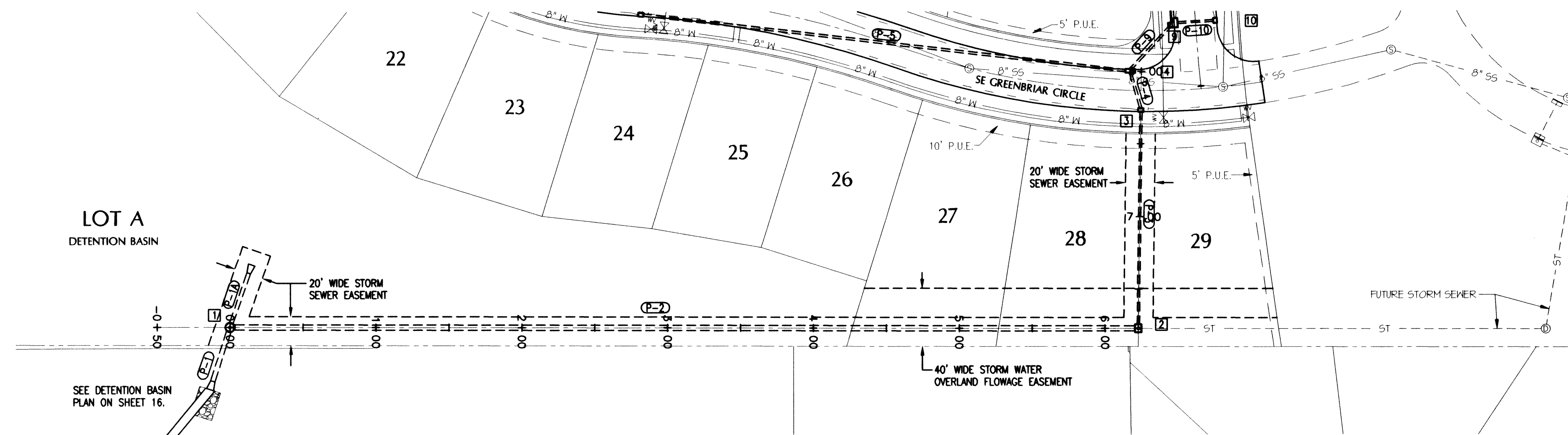
REVISIONS			FLD. BK.: 54-B	SCALE: 1" = 50' HORIZ. 1" = 5' VERT.	GARDEN & ASSOCIATES OSKALOOSA, IOWA 515 - 672 - 2526	LEGACY POINTE AT WAUKEE - PLAT 3 WAUKEE, IOWA	SE BRISTOL DRIVE WATER AND SANITARY SEWER	PROJECT NO.: 7004044 DRAWING NO.: SHEET 9 OF 17
REVISION NO.	DATE	DESCRIPTION						
			DATE: 6/04	DRN.: BJU	APP.:			



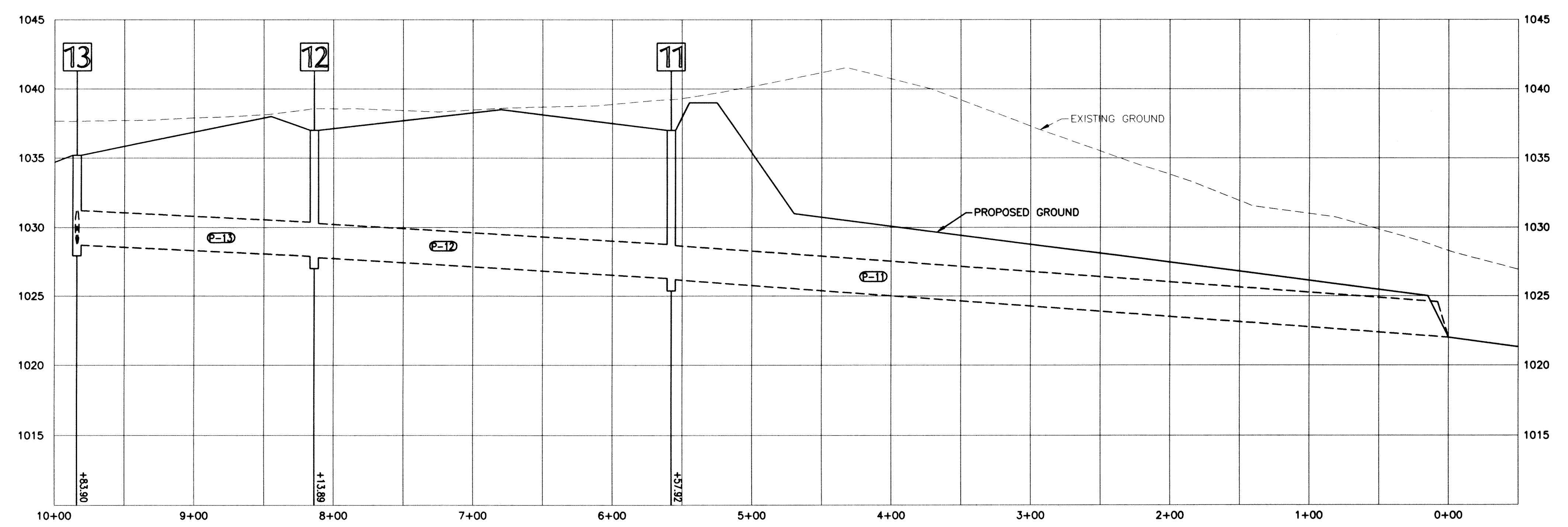
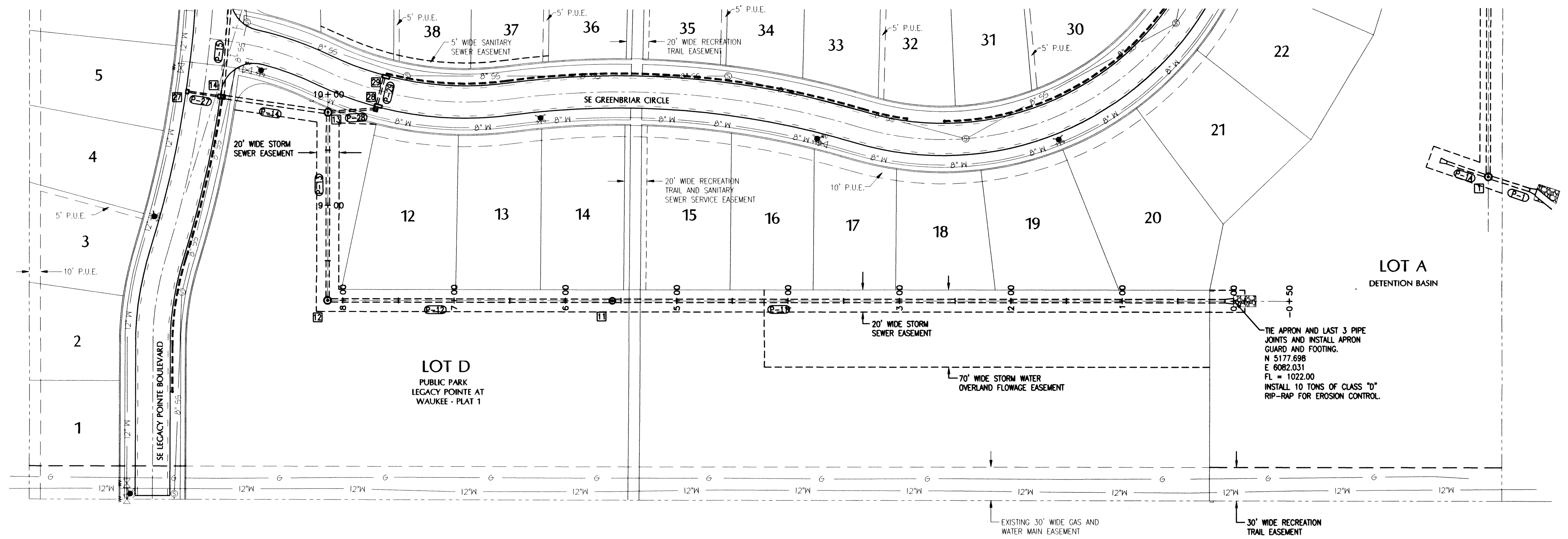
NOTE:
INSTALL WATER SERVICE SHUT OFF ON EACH
WATER SERVICE LINE ONE (1) FOOT
ONTO PRIVATE PROPERTY.



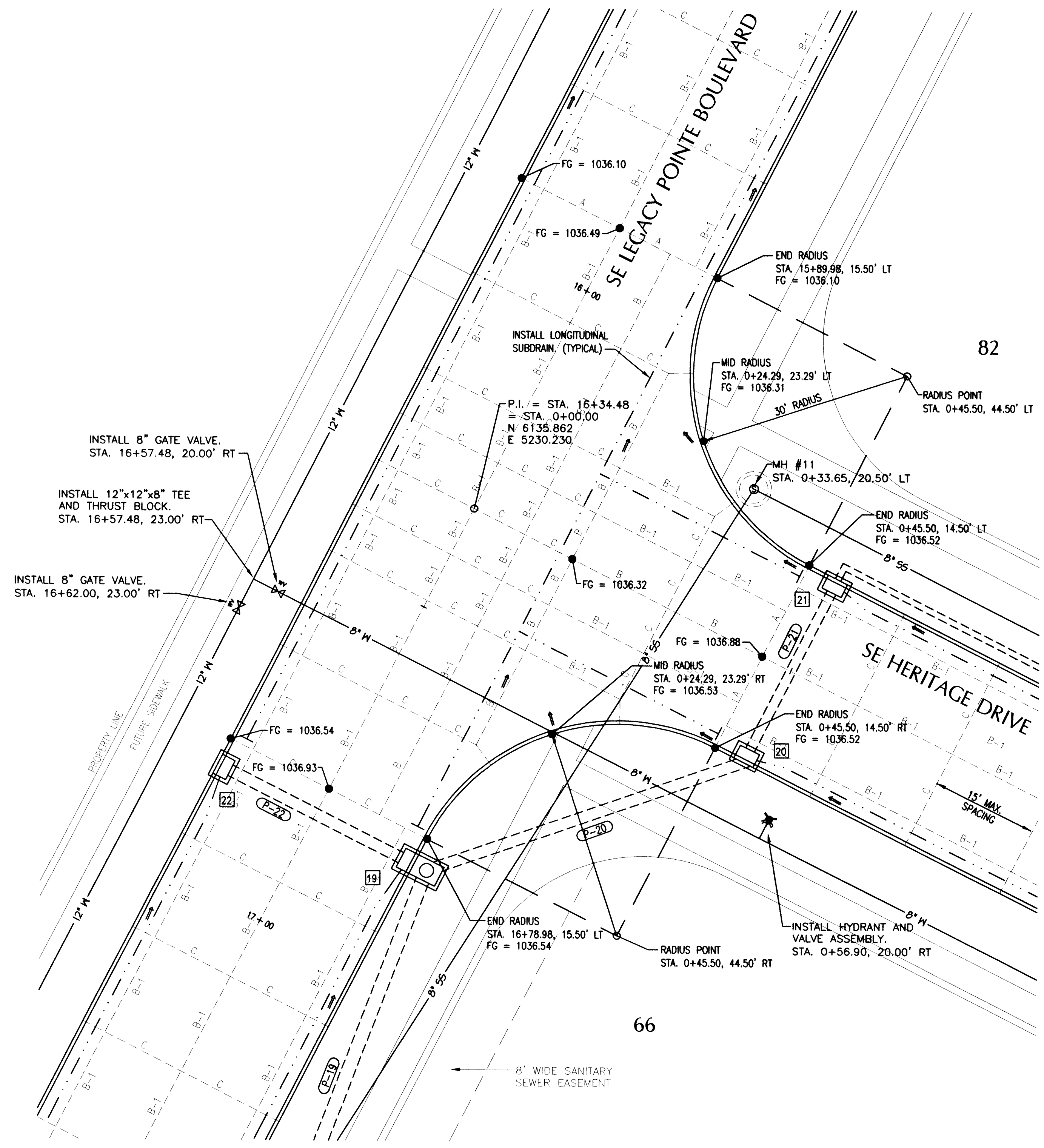
REVISIONS			FLD. BK.: 54-B	SCALE: 1" = 50' HORIZ. 1" = 5' VERT.	 GARDEN & ASSOCIATES OSKALOOSA, IOWA 515 - 672 - 2526	LEGACY POINTE AT WAUKEE - PLAT 3 WAUKEE, IOWA	SE HERITAGE DRIVE WATER AND SANITARY SEWER	PROJECT NO.: 7004044	DRAWING NO.: SHEET 10 OF 17
REVISION NO.	DATE	DESCRIPTION							
1	7/22/04	ADDED UTILITY SERVICES TO FUTURE LOTS							
			DATE: 6/04	DRN.: BJU	APP.:				



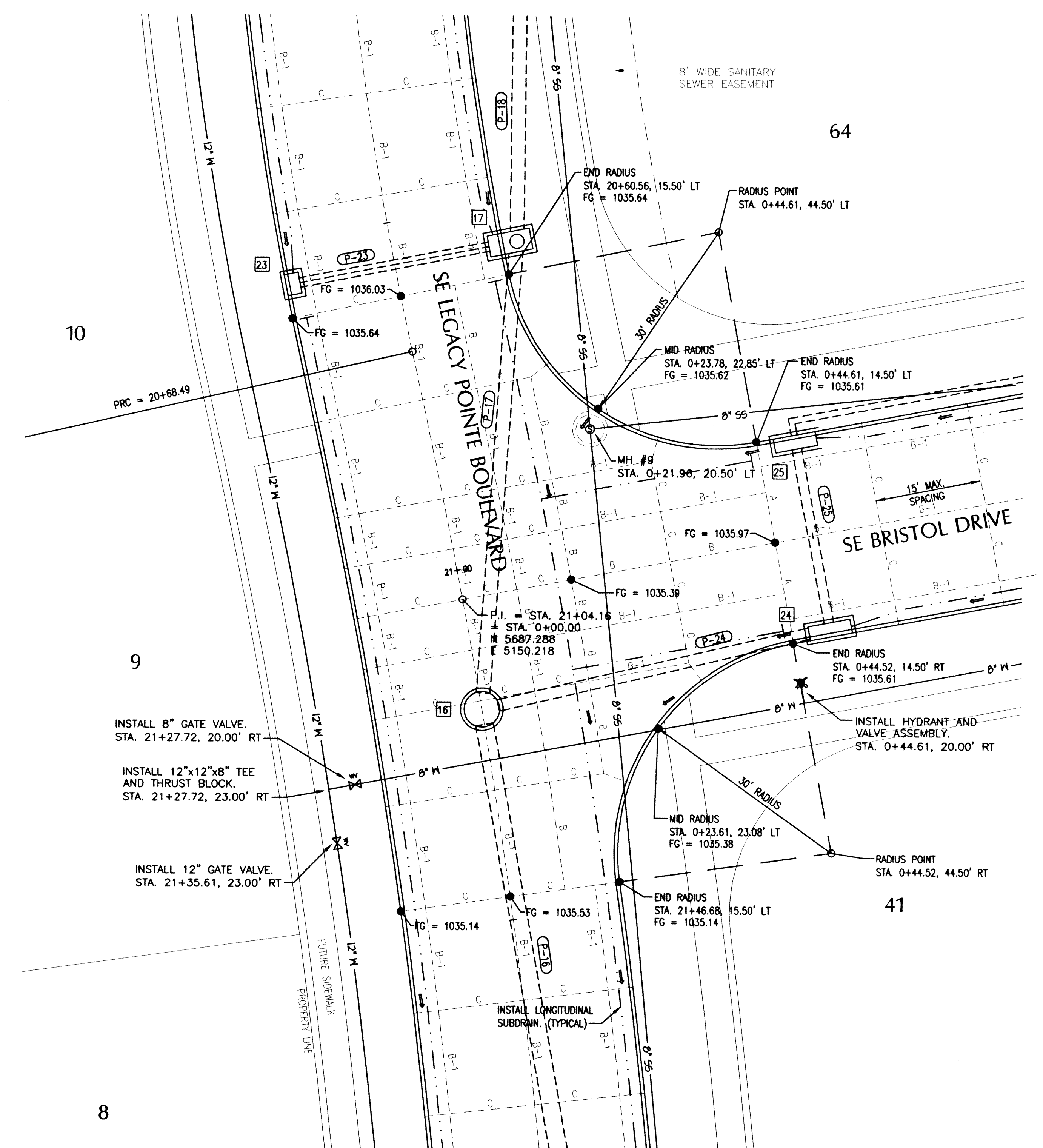
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REVISION NO.	DATE	DESCRIPTION						
			DATE: 6/04	DRN.: BJU	APP.:			



REVISIONS			FLD. BK.: 54-B		SCALE: 1" = 50' HORIZ. 1" = 5' VERT.			GARDEN & ASSOCIATES OSKALOOSA, IOWA 515 - 672 - 2526	LEGACY POINTE AT WAUKEE - PLAT 3 WAUKEE, IOWA	STORM SEWER PLAN AND PROFILE	PROJECT NO.: 7004044
REVISION NO.	DATE	DESCRIPTION	DATE:	DRN.:	APP.:	DRAWING NO.:					
			6/04	BJU		SHEET 12 OF 17					



SE LEGACY POINTE BOULEVARD
AND SE HERITAGE DRIVE



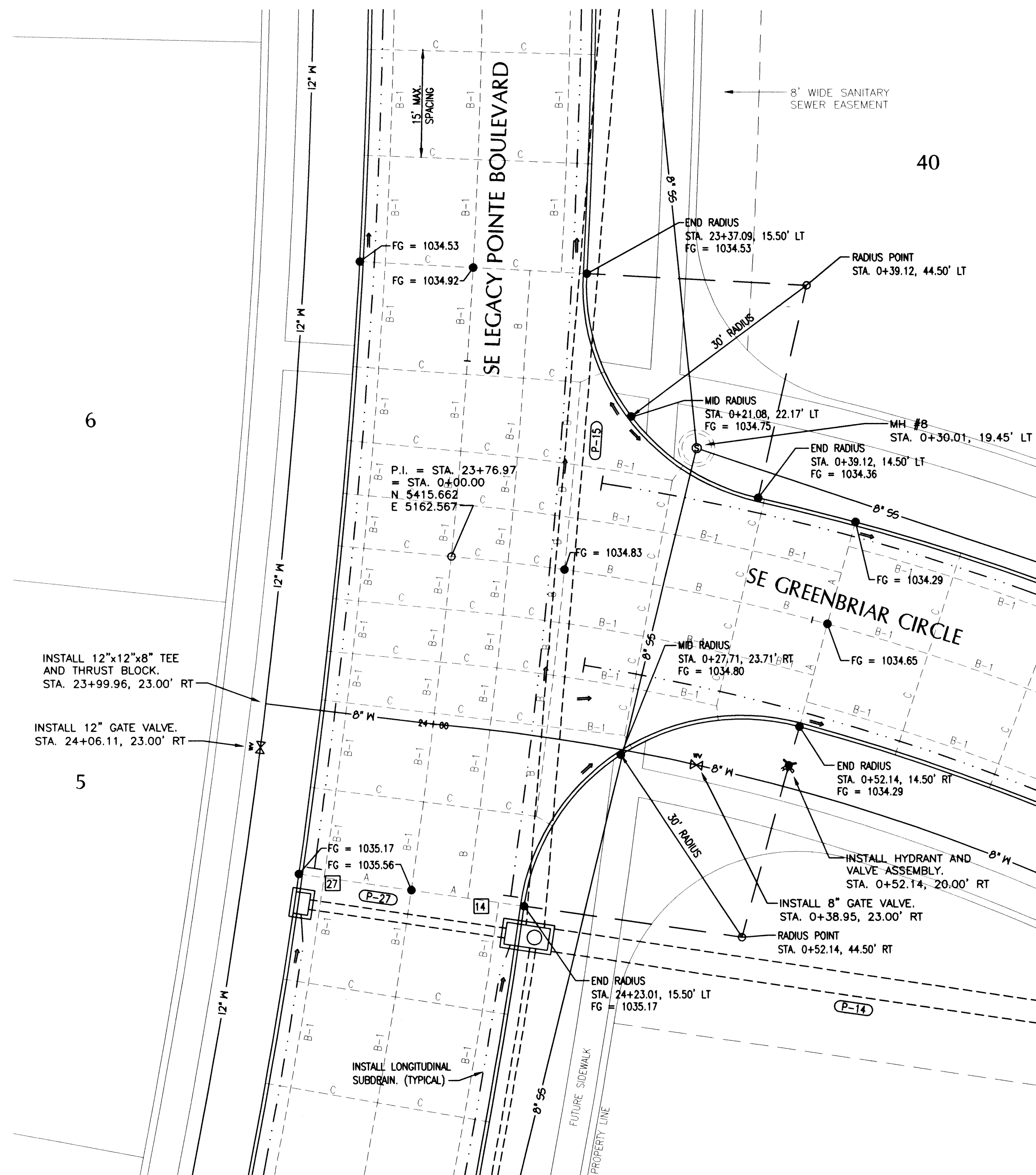
SE LEGACY POINTE BOULEVARD
AND SE BRISTOL DRIVE

REVISIONS			FLD. BK.: 54-B	SCALE: 1" = 10'	PROJECT NO.: 7004044	DRAWING NO.: SHEET 13 OF 17
REVISION NO.	DATE	DESCRIPTION				

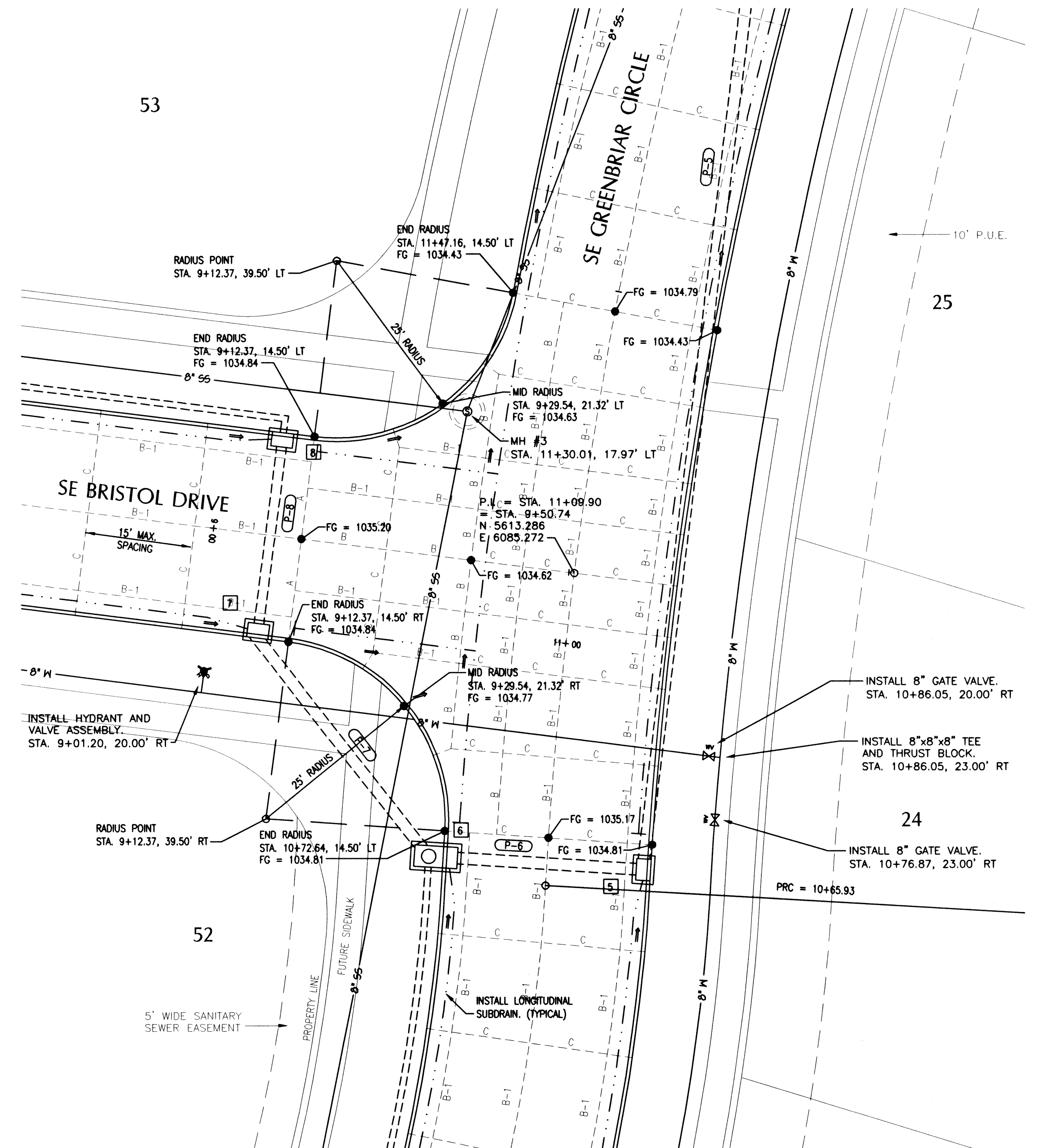
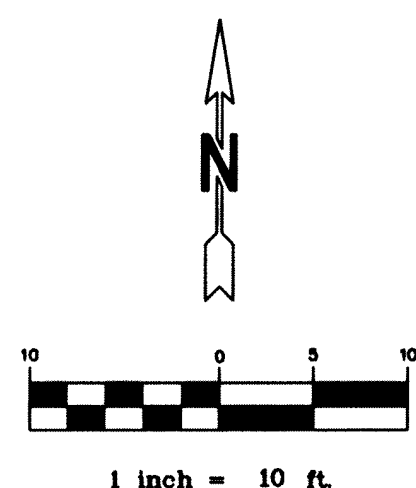
G GARDEN & ASSOCIATES
OSKALOOSA, IOWA
515 - 672 - 2526

LEGACY POINTE AT WAUKEE - PLAT 3
WAUKEE, IOWA

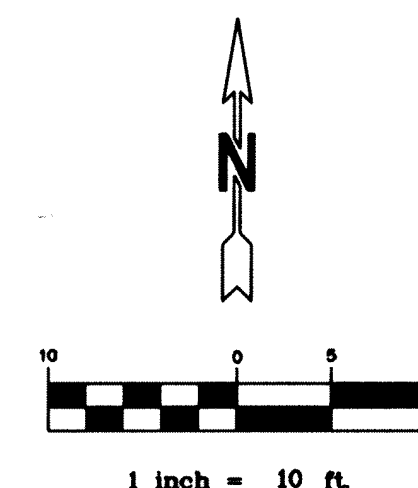
INTERSECTION DETAILS



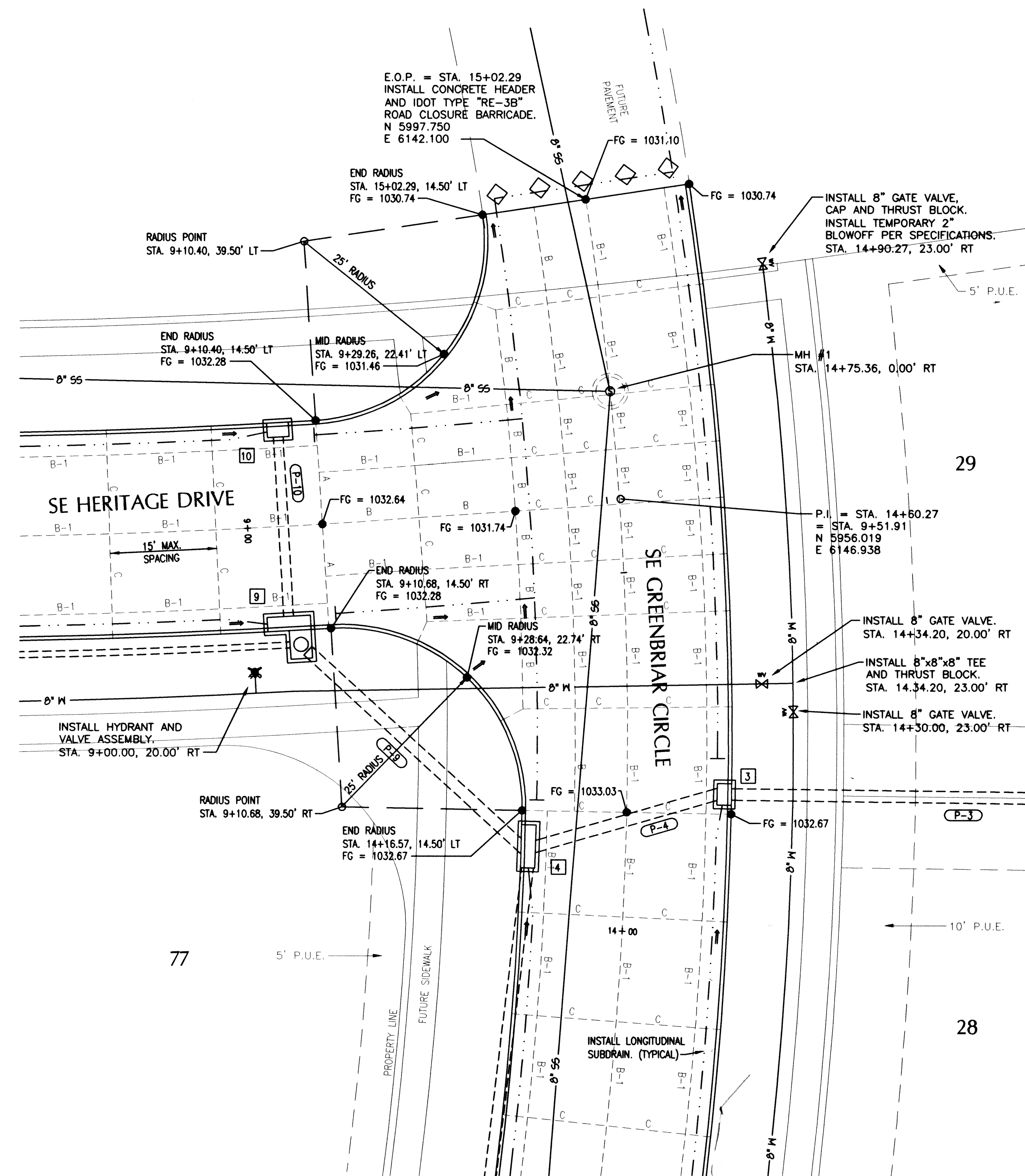
SE LEGACY POINTE BOULEVARD
AND SE GREENBRIAR CIRCLE



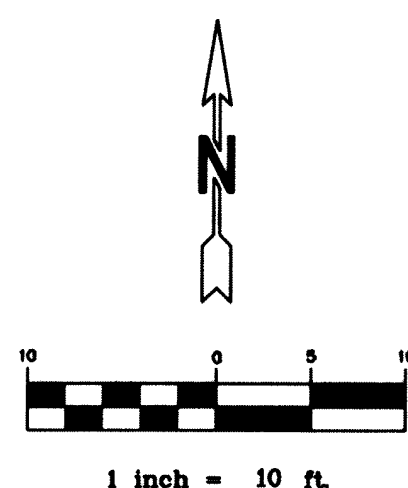
SE GREENBRIAR CIRCLE
AND SE BRISTOL DRIVE



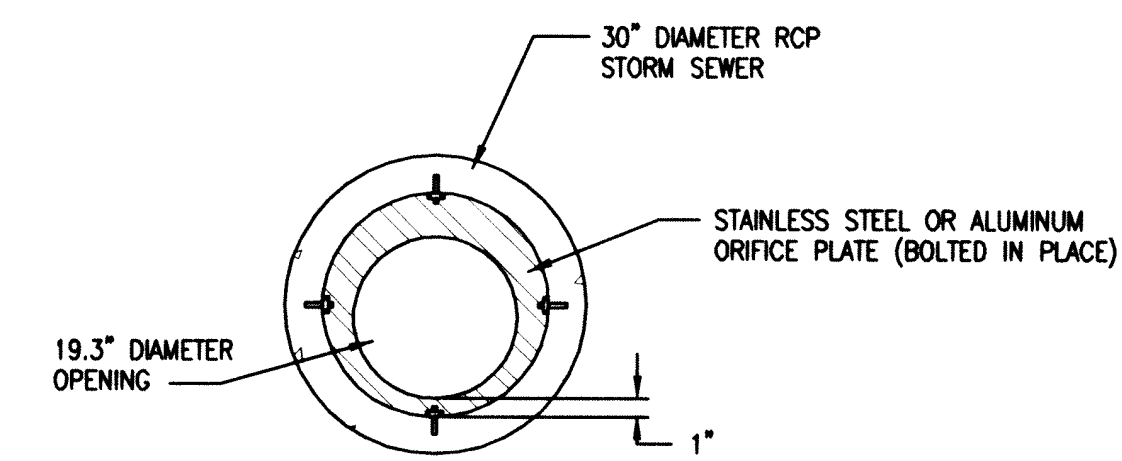
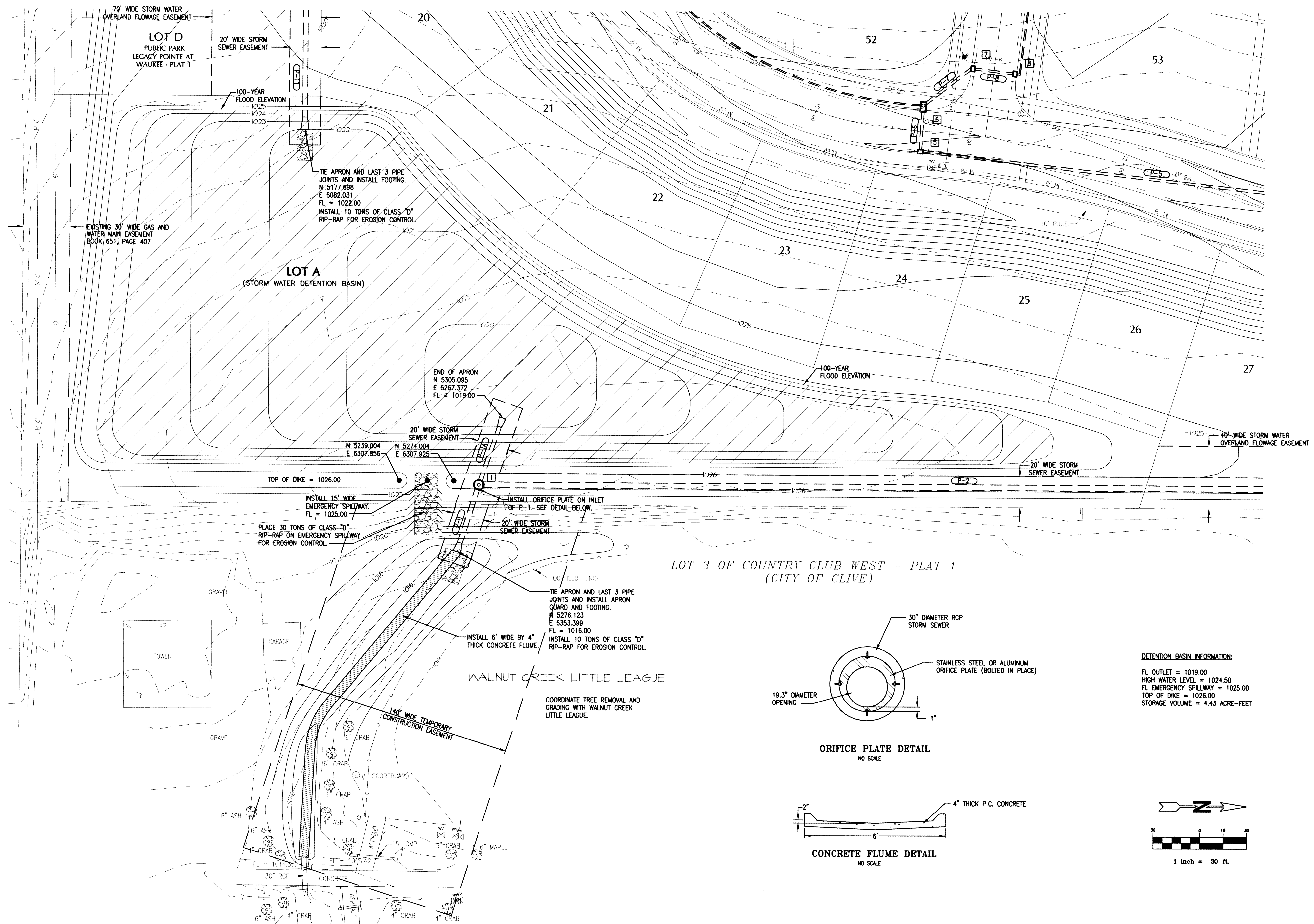
REVISIONS			FLD. BK.: 54-B		SCALE: 1" = 10'		GARDEN & ASSOCIATES OSKALOOSA, IOWA 515 - 672 - 2526	LEGACY POINTE AT WAUKEE - PLAT 3 WAUKEE, IOWA	INTERSECTION DETAILS	PROJECT NO.: 7004044 DRAWING NO.: SHEET 14 OF 17
REVISION NO.	DATE	DESCRIPTION	DATE:	DRN.: BJU	APP.:					
	6/04									



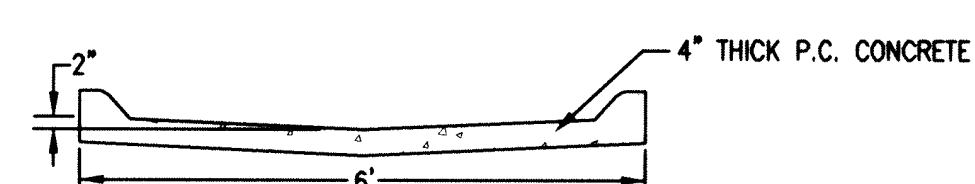
SE GREENBRIAR CIRCLE
AND SE HERITAGE DRIVE



REVISIONS			FLD. BK.: 54-B		SCALE: 1" = 10'		GARDEN & ASSOCIATES OSKALOOSA, IOWA 515 - 672 - 2526	LEGACY POINTE AT WAUKEE - PLAT 3 WAUKEE, IOWA	INTERSECTION DETAILS	PROJECT NO.: 7004044 DRAWING NO.: SHEET 15 OF 17
REVISION NO.	DATE	DESCRIPTION	DATE:	DRN.:	APP.:					
	6/04			BJU						

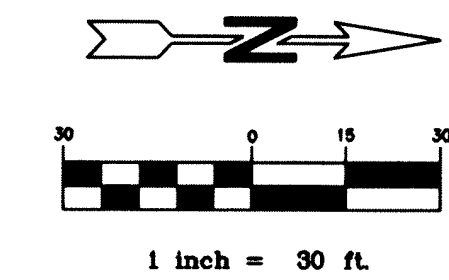


ORIFICE PLATE DETAIL
NO SCALE



CONCRETE FLUME DETAIL
NO SCALE

DETENTION BASIN INFORMATION:
 FL OUTLET = 1019.00
 HIGH WATER LEVEL = 1024.50
 FL EMERGENCY SPILLWAY = 1025.00
 TOP OF DIKE = 1026.00
 STORAGE VOLUME = 4.43 ACRE-Feet



REVISIONS		
REVISION NO.	DATE	DESCRIPTION

FLD. BK.:	SCALE:
DATE: 6/04	1" = 30'
DRN.: BJU	APP.:

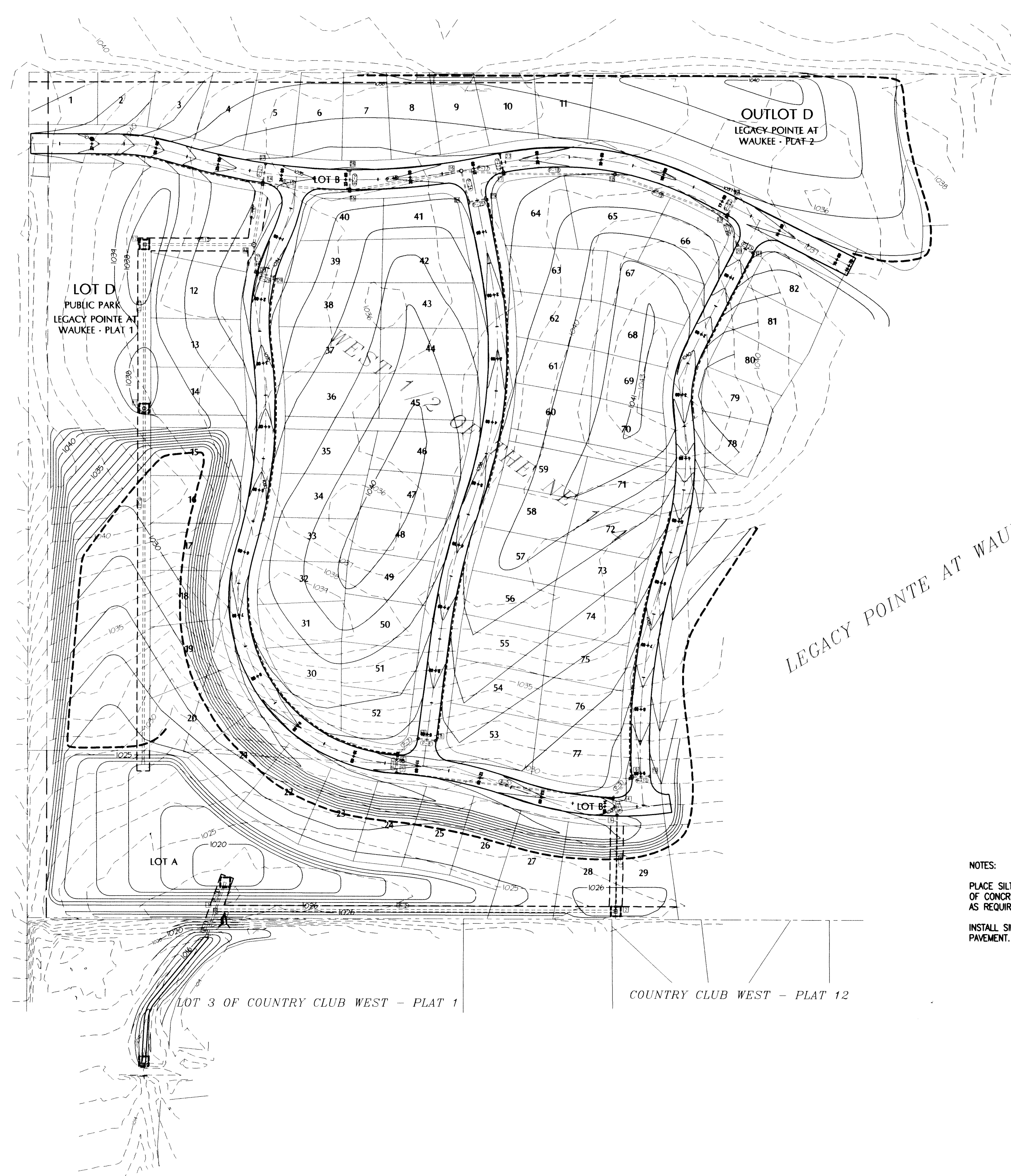


GARDEN & ASSOCIATES
 OSKALOOSA, IOWA
 515 - 672 - 2526

LEGACY POINTE AT WAUKEE - PLAT 3
WAUKEE, IOWA

DETENTION BASIN PLAN

PROJECT NO.: 7004044
 DRAWING NO.:
 SHEET 16 OF 17



NOTES:

PLACE SILT FENCE AROUND INTAKES AND CATCH BASINS PRIOR TO CONSTRUCTION OF CONCRETE PAVEMENT. AFTER PAVEMENT IS IN PLACE CONSTRUCT INLET FILTERS AS REQUIRED TO PREVENT SOIL FROM ENTERING STORM SEWER SYSTEM.

INSTALL SILT FENCE AT BACK OF CURB TO PREVENT SOIL FROM WASHING ON TO PAVEMENT.

POLLUTION PREVENTION PLAN
LEGACY POINTE AT WAUKEE - PLAT 3
WAUKEE, IOWA

1. SITE DESCRIPTION

This Pollution Prevention Plan (PPP) is for the construction of a residential subdivision.

This PPP covers approximately 35 acres with an estimated 32 acres being disturbed.

The PPP is located in an area of Wisconsin glacial till. The estimated average SCS runoff curve number for this PPP after completion will be 72.

See plan on this sheet for locations of typical slope, ditch grades, and major structural and non-structural controls. A copy of this plan will be on file at the project site. Runoff from this work will flow into an unnamed drainageway tributary to Walnut Creek.

POTENTIAL SOURCES OF POLLUTION:

Site sources of pollution generated as a result of this work relate to silts and sediment which may be transported as a result of a storm event. However, this PPP provides conveyance for other (non-project related) operations. These other operations have storm water runoff, the regulation of which is beyond the control of this PPP. Potentially this runoff can contain various pollutants related to site-specific land uses. Examples are:

Rural Agricultural Activities:
Runoff from agricultural land use can potentially contain chemicals including herbicides, pesticides, and fungicides. In addition, fertilizers which contain nitrogen, phosphate, potash and various other trace elements.

Commercial and Industrial Activities:
Runoff from commercial, industrial, and commerce land use may contain constituents associated with the specific operation. Such operations are subject to potential leaks and spills which could be commingled with run-off from the facility. Pollutants associated with commercial and industrial activities are not readily available since they are typically proprietary.

2. CONTROLS

Silt barriers will be placed by the contractor along the perimeter of the disturbed areas at locations in which runoff can move offsite. Vegetation in areas not needed for construction shall be preserved. As areas reach their final grade, additional silt barriers shall be installed as specified in the plan and/or as required by the project engineer. This will include using silt fence as ditch checks and to protect intakes. Temporary stabilizing seeding shall be completed as soon as practicable after completion of the final grading. If construction activity is not planned to occur in a disturbed area for at least 21 days, the area shall be stabilized by temporary seeding or mulching within 14 days.

As the work progresses, additional erosion control items and other appropriate measures shall be installed by the contractor as determined by the engineer after field investigation. The construction will be completed with establishment of permanent perennial vegetation of all disturbed areas by the contractor.

3. OTHER CONTROLS

Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive laws, rules or regulations shall apply.

APPROVED STATE OR LOCAL PLANS:

During the course of this construction, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.

4. MAINTENANCE

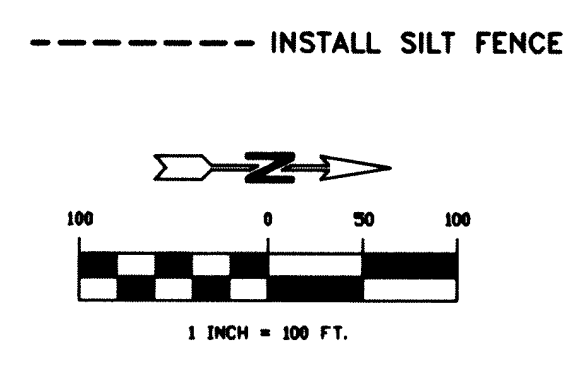
The contractor is required to maintain all temporary erosion control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. Cleaning of silt control devices shall begin when the features have lost 50% of their capacity.

5. INSPECTIONS

Inspections will be made by contractor every seven calendar days and after each rain event that is 0.5 inch or greater. The findings of this inspection shall be recorded and kept in the contractor's project file. This PPP may be revised based on the findings of the inspection. The contractor shall implement all revisions.

6. NON-STORM DISCHARGES

This includes subsurface drains, slope drains and field tile. The velocity of the discharge from these features may be controlled by the use of broken concrete, Class A stone or erosion control stone.



REVISIONS				FLD. BK.:	SCALE:			GARDEN & ASSOCIATES OSKALOOSA, IOWA 515 - 672 - 2526	LEGACY POINTE AT WAUKEE - PLAT 3 WAUKEE, IOWA	GRADING AND POLLUTION CONTROL PLAN	PROJECT NO.:
REVISION NO.	DATE	DESCRIPTION		DATE:	DRN.:	APP.:					7004044
				6/04	BJU						DRAWING NO.:
											SHEET 17 OF 17