

Buyer Sales Sheets

Spy Glass Plat 2

COMPANY INFORMATION:

Company JL Blessum, Inc.
 Name Zane Blessum

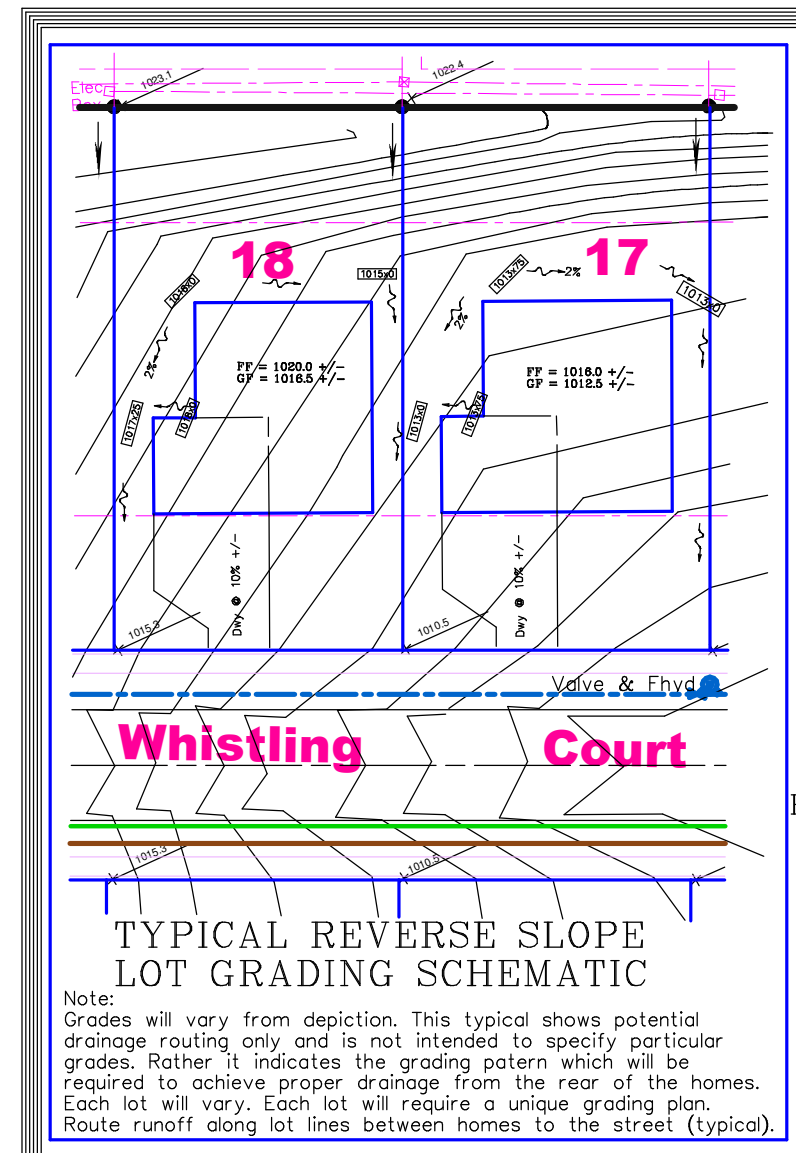
Lot Number	Area	Type	Square Feet	Payment Type	Cost
1	SW	Not for Sale	17,052 sq.ft.		
2	SW	Walkout	12,070 sq.ft.		\$ 80,000.00
3	SW	Walkout	12,070 sq.ft.		\$ 95,000.00
4	SW	Walkout	12,070 sq.ft.		\$ 95,000.00
5	SW	Walkout	12,070 sq.ft.		\$ 95,000.00
6	South	Walkout	14,271 sq.ft.		\$ 95,000.00
7	South	Walkout	12,070 sq.ft.		\$ 95,000.00
8	South	Walkout	11,808 sq.ft.		\$ 95,000.00
9	SE	Walkout	14,232 sq.ft.		\$ 115,000.00
10	SE	Walkout	29,022 sq.ft.		\$ 145,000.00
11	SE	Walkout	30,905 sq.ft.		\$ 145,000.00
12	NE	Walkout	11,614 sq.ft.		\$ 110,000.00
13	NE	Flat	11,207 sq.ft.		\$ 85,000.00
14	NE		11,317 sq.ft.		\$ 80,000.00
15	NE		11,316 sq.ft.		\$ 80,000.00
16	NE		11,314 sq.ft.		\$ 75,000.00
17	North	Flat	10,605 sq.ft.		\$ 72,500.00
18	North	Flat	10,603 sq.ft.		\$ 72,500.00
19	NW	Flat	10602 sq.ft.		\$ 72,500.00
20	NW	Flat	11,079 sq.ft.		\$ 70,000.00
21	NW	Flat	14,271 sq.ft.		\$ 65,000.00
22	NW	Flat	15,087 sq.ft.		\$ 70,000.00
23	NW		15,816 sq.ft.		\$ 70,000.00
24	NW		16,562 sq.ft.		\$ 72,000.00
25	SW	Walkout	22,635 sq.ft.		\$ 72,000.00

Buyer Incentives:

- 5% discount Purchased on Contract August 1 and September 1
- 5% additional discount if purchased in full prior to September 16

Additional Details:

- Final city approval September 16
- Road and sewerage construction to start August 2013
- 10% down payment on contract and paid in full when road construction is complete



Landscaping Buffer Plantings

Symbol	Common Name	Botanical Name	Size	No.
(A)	Blue Spruce	Picea pungens var. Glauca	6 ft. B&B	6 ea.
(B)	Autumn Blaze Maple	Acer Frémontii Jeffersred	8 Ft. B&B	3 ea.
(C)	Common Serviceberry	Amelanchier arborea	6 ft. B&B	3 ea.
(D)	Spring Red Viburnum	Viburnum trilobum	5-gallon	12 ea.
(E)	Scotch Pine	Pinus Sylvestrius	6 ft. B&B	6 ea.
(F)	Pin Oak	Quercus palustris	8 Ft. B&B	2 ea.
(G)	Prairiefire Crabapple	Malus sp. "Prairiefire"	6 ft. B&B	2 ea.
(H)	Burning bush	Euonymus alatus	5-gallon	12 ea.

Site Notes:

S1) This project is the development of a residential subdivision. This includes grading, shoring, trenching and pipe installation, paving and building construction. The site is 10.38 acres of which 9.38 will be disturbed. Additionally, 0.48 acres of off-site will be disturbed. Total area of disturbance is 9.86 acres.

S2) The contractor shall protect adjoining properties from any damage resulting from the movement of soil or debris from the project site.

S3) Preserve any existing vegetation until construction is necessary in that area.

S4) Seed all areas (temporary or permanent) upon completion of final grading as soon as possible.

S5) If construction activity is not planned to occur for at least 21 days in a disturbed area, stabilize with temporary erosion control within 14 days of ceasing work in the area.

S6) The contractor is required to maintain all erosion control measures (temporary and permanent) and keep them in working order. Clearing of siltation controls shall occur no later than when they have lost 50% of the capacity.

S7) The project and erosion control devices shall be inspected every 7 days. Record the findings of the inspection and take any actions necessary to ensure that the erosion control measures are working properly.

S8) Final stabilization means: the point at which all soil disturbing activities at the site have been completed, and a uniform perennial vegetative cover with a density of 70% of the cover for unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

S9) Runoff during the initial development will drain the western portion of this site into the proposed detention basin. This will serve as the siltation/sedimentation basin.

S10) Provide additional silt fence, silt basins, earth dikes, ditch checks, and various other control measures as needed.

S11) This site is in Zone X "Areas determined to be outside of the 500-year flood plain" per FEMA FIR Map Number 1904900335E, with a revision date of December 4, 2007.

TABLE OF ADJACENT PROPERTY OWNERS

PROPERTY OWNER:	Key:	LEGAL DESCRIPTION:	MAILING ADDRESS:
1) GILARDI, ARLENE	SPYGLASS LOT 69	520 SPYGLASS CT WALKER, IA 50263	
2) POTTSORFF, STARLA & KEVIN	SPYGLASS LOT 68	530 SPYGLASS CT WALKER, IA 50263	
3) TEGE, EREN & SARA	SPYGLASS LOT 67	540 SPYGLASS CT WALKER, IA 50263	
4) SCHAEFER, BENJAMIN & KARIN	SPYGLASS LOT 66	550 SPYGLASS CT WALKER, IA 50263	
5) GRADY, EUGENE & STEPHANE	SPYGLASS LOT 65	560 4TH ST WALKER, IA 50263	
6) COSE, JEFFREY & AMY	SPYGLASS LOT 64	580 SPYGLASS CT WALKER, IA 50263	
7) SCHAFER, PAUL & KRISTIN	SPYGLASS LOT 63	590 SPYGLASS CT WALKER, IA 50263	
8) ROHLAND, BRYAN & KELLY	SPYGLASS LOT 62	27853 307TH WAY ASHL, IA 50003	
9) SCHAFER, BRANDON & HOLLY	SPYGLASS LOT 61	630 SPYGLASS CT WALKER, IA 50263	
10) PREMIER HOME NETWORK INC	SPYGLASS LOT 60	9005 LITS DR URBANDALE, IA 50332	
11) BERMAN, ELI & STEPHANE	SPYGLASS LOT 59	640 SPYGLASS CT WALKER, IA 50263	
12) HUBBELL METROPOLITAN DEVELOPMENT FUND L.L.C.	GOV LOT 11 / EX PUMP STATION/	6900 NESTOWN PARKWAY WEST PER MONES, IA 50266	
13) A & L BEAN FAMILY LIMITED PARTNERSHIP	LOT 2 GOV LOT 12 LYING E OF ROAD	29762 310TH ST WALKER IA 50263	
14) A & L BEAN FAMILY LIMITED PARTNERSHIP	PARCEL A LOT 2 GOV LOT 12	29762 310TH ST WALKER IA 50263	
15) O'ALLEY, SHANE & LISA	SPYGLASS LOT 1	2140 SUGAR CREEK DR WALKER, IA 50263	

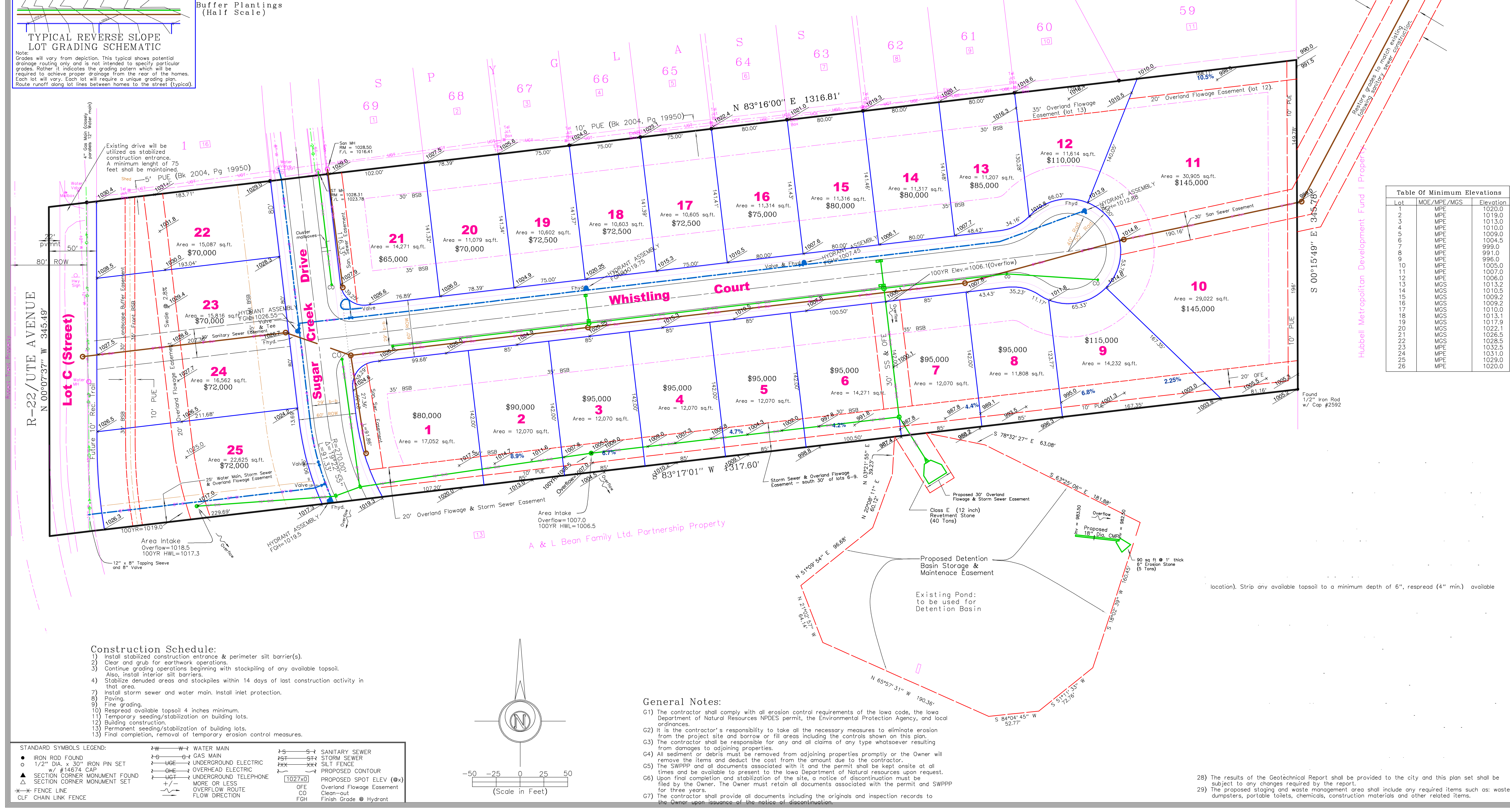


Table of Minimum Elevations

Lot	MOE/MPE/MGS	Elevation
1	MPE	1020.0
2	MPE	1019.0
3	MPE	1013.0
4	MPE	1010.0
5	MPE	1009.0
6	MPE	1004.5
7	MPE	999.0
8	MPE	991.0
9	MPE	996.0
10	MPE	1005.0
11	MPE	1007.0
12	MPE	1006.0
13	MGS	1013.2
14	MGS	1010.5
15	MGS	1009.2
16	MGS	1009.2
17	MGS	1010.0
18	MGS	1013.1
19	MGS	1017.9
20	MGS	1022.3
21	MGS	1026.5
22	MGS	1028.5
23	MPE	1032.5
24	MPE	1031.0
25	MPE	1029.0
26	MPE	1020.0

- ### Construction Schedule:
- 1) Install stabilized construction entrance & perimeter silt barrier(s).
 - 2) Clear and grub for earthwork operations.
 - 3) Continue grading operations beginning with stockpiling of any available topsoil. Also, install interior silt barriers.
 - 4) Stabilize denuded areas and stockpiles within 14 days of last construction activity in that area.
 - 5) Install storm sewer and water main. Install inlet protection.
 - 6) Paving.
 - 7) Fine grading.
 - 8) Respread available topsoil 4 inches minimum.
 - 9) Temporary seeding/stabilization on building lots.
 - 10) Building construction.
 - 11) Permanent seeding/stabilization of building lots.
 - 12) Final completion, removal of temporary erosion control measures.

STANDARD SYMBOLS LEGEND:

● IRON ROD FOUND	W-WATER MAIN	S-SANITARY SEWER
○ 1/2" DIA. x 30" IRON PIN SET	G-GAS MAIN	SF-SANITARY SEWER
▲ SECTION CORNER MONUMENT FOUND	U-UNDERGROUND ELECTRIC	SF4-STORM SEWER
△ SECTION CORNER MONUMENT SET	OHE-OVERHEAD ELECTRIC	XX-SILT FENCE
✕ FENCE LINE	U-UNDERGROUND TELEPHONE	○ PROPOSED SCOUT ELEV (6x)
CLF CHAIN LINK FENCE	M-MORE OR LESS	OFE-OVERFLOW EASEMENT
	○ OVERFLOW ROUTE	CO-Clean-out
	→ FLOW DIRECTION	FGH-Finish Grade
		○ Hydrant

General Notes:

- 1) The contractor shall comply with all erosion control requirements of the Iowa Code, the Iowa Department of Natural Resources NPDES permit, the Environmental Protection Agency, and local ordinances.
- 2) It is the contractor's responsibility to take all the necessary measures to eliminate erosion from the project site and borrow or fill areas including the controls shown on this plan.
- 3) The contractor shall be responsible for any and all claims of any type whatsoever resulting from damages to adjoining properties.
- 4) All sediment or debris must be removed from adjoining properties promptly or the Owner will remove the items and deduct the cost from the amount due to the contractor.
- 5) The SWPPP and all documents associated with it and the permit shall be kept onsite at all times and be available to present to the Iowa Department of Natural Resources upon request.
- 6) Upon final completion and stabilization of the site, a notice of discontinuation must be filed by the Owner. The Owner must retain all documents associated with the permit and SWPPP for three years.
- 7) The contractor shall provide all documents including the originals and inspection records to the Owner upon issuance of the notice of discontinuation.

location). Strip any available topsoil to a minimum depth of 6", respread (4" min.) available

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

DATE PREPARED: 5-16-13
 REVISIONS: Submittal 5-16-13, Second Submittal 5-29-13, Final Submittal 7-09-13. For City Comments of 7-9-13 & 7-9-13

REVISIONS: SUBMITTAL 5-16-13, SECOND SUBMITTAL 5-29-13, FINAL SUBMITTAL 7-09-13. FOR CITY COMMENTS OF 7-9-13 & 7-9-13

SALES PLOT
 Spyglass Plat 2

DRAWING NO: 13-00865
 SHEET NO: 2 OF 13