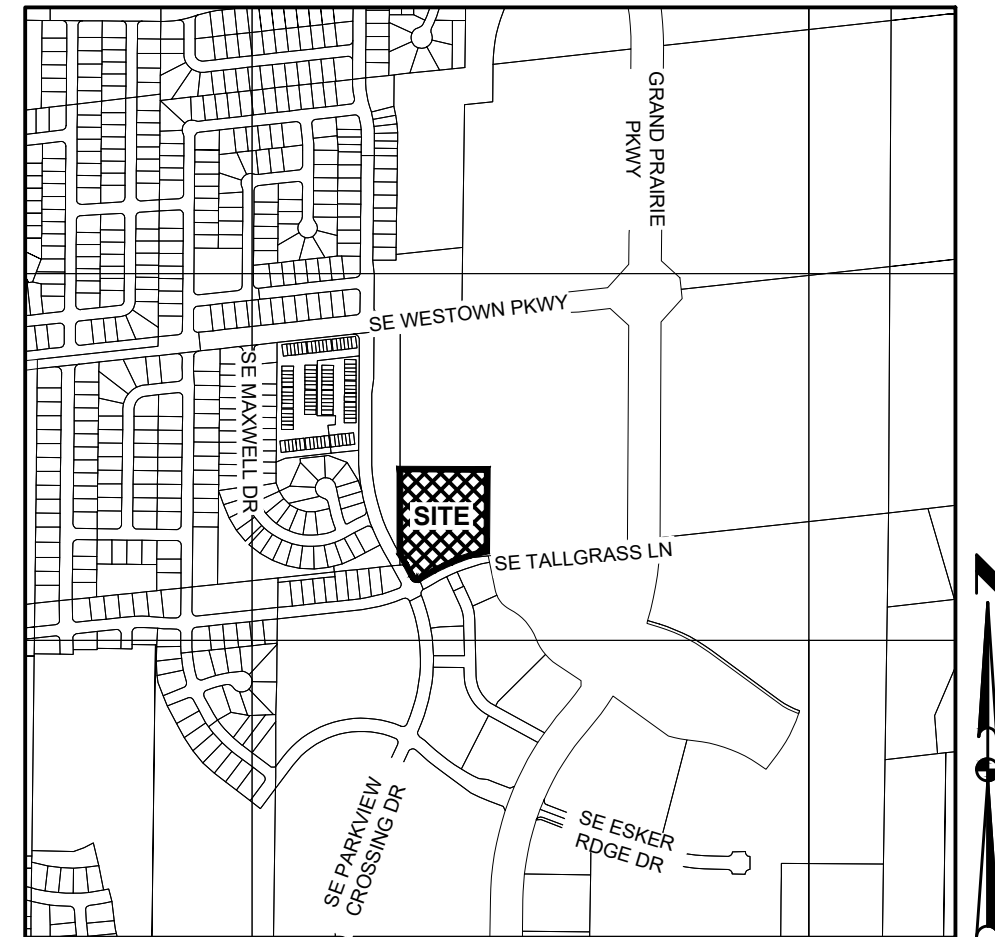


SITE PLAN FOR: EDENCREST KETTLESTONE

WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

OWNER

LOLOWAU, LLC
6000 UNIVERSITY AVENUE, SUITE 350
WEST DES MOINES, IOWA 50266

HRC WAUKEE, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

APPLICANT

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
CONTACT: KRIS SADDORIS
EMAIL: KRIS.SADDORIS@HUBBELLREALTY.COM
PH: (515) 280-2078

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH: (515) 369-4400

ARCHITECT

SOLUM LANG ARCHITECTS, LLC
1101 OLD MARION ROAD NE
CEDAR RAPIDS, IA 52402
CONTACT: ROB MURROW
EMAIL: RMURROW@SOLUMLANGARCHITECTS.COM
PH: (319) 862-0384

SUBMITTAL DATES

FIRST SUBMITTAL: 02/22/2022
SECOND SUBMITTAL: 03/11/2022
THIRD SUBMITTAL: 04/01/2022
FOURTH SUBMITTAL: 04/22/2022

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING SITE
3	DIMENSION PLAN
4-6	GRADING PLAN
7	SIDEWALK RAMP DETAILS
8	EROSION/SEDIMENT CONTROL PLAN
9-11	UTILITY PLAN
12-13	LANDSCAPE PLAN
14-15	DETAILS

ZONING

K-MF STACKED MED/PD-1

PROJECT SITE ADDRESS

805 SE TALLGRASS LANE
WAUKEE, IOWA 50263

EXISTING/ PROPOSED USE

EXISTING: AGRICULTURAL
PROPOSED: MULTI FAMILY RESIDENTIAL

DEVELOPMENT SUMMARY

AREA: 5.57 ACRES (242,803 SF)

SETBACKS:

FRONT: 0 FT
SIDE: 0 FT
REAR: 0 FT

DETACHED ACCESSORY STRUCTURE: 20 FT FRONT, 5 FT INTERNAL

MONUMENT SIGN: 15 FT

OPEN SPACE CALCULATION:

TOTAL SITE:	= 242,803 SF
BUILDING	= 53,873 SF
PARKING AREAS	= 47,610 SF
SIDEWALK	= 18,636 SF
OPEN SPACE PROVIDED	= 122,684 SF (50.53%)
OPEN SPACE REQUIRED	= 48,561 SF (20.00%)

TOTAL IMPERVIOUS AREA = 120,119 SF (2.76 AC)

PROPOSED DENSITY 14.36 UNITS/ACRE (80/5.57)

PROPOSED UNITS

INDEPENDENT LIVING	20 UNITS
ASSISTED LIVING	40 UNITS
MEMORY CARE	20 UNITS
TOTAL UNITS	80 UNITS

PARKING REQUIREMENTS

1 SPACE PER 4 UNITS (80 UNITS)	= 15 SPACES
1 PER VISITOR/10 UNITS (80 UNITS)	= 8 SPACES
1 PER INDEPENDENT LIVING UNIT	= 20 SPACES
1 SPACE PER EMPLOYEE	= 25 SPACES
TOTAL REQUIRED	= 68 SPACES

(20 DETACHED GARAGES)	= 20 SPACES
(49 SURFACE PARKING)	= 49 SPACES
TOTAL PROVIDED	= 69 SPACES

BICYCLE PARKING REQUIRED	= 2 SPACES
BICYCLE PARKING PROVIDED	= 2 SPACES

LEGAL DESCRIPTION

OUTLOT 'T', THE SHOPS AT KETTLESTONE NORTH PLAT 1, AN OFFICIAL PLAT AND A PART OF GOVERNMENT LOT 14 AND GOVERNMENT LOT 15 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 21-120 OF SAID GOVERNMENT LOT 15 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 363; THENCE SOUTH 83°48'49" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE TALLGRASS LANE, 89.96 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 454.41 FEET AND WHOSE CHORD BEARS SOUTH 71°10'25" WEST, 450.73 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 940.00 FEET, WHOSE ARC LENGTH IS 42.36 FEET AND WHOSE CHORD BEARS SOUTH 59°50'42" WEST, 42.35 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.47 FEET AND WHOSE CHORD BEARS NORTH 73°38'22" WEST, 35.49 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DRIVE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 935.00 FEET, WHOSE ARC LENGTH IS 13.75 FEET AND WHOSE CHORD BEARS NORTH 28°50'09" WEST, 13.75 FEET; THENCE NORTH 29°13'55" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 183.17 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 500.39 FEET AND WHOSE CHORD BEARS NORTH 14°22'37" WEST, 494.80 FEET; THENCE NORTH 00°28'40" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 335.36 FEET; THENCE NORTH 07°39'32" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 00°28'41" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 231.72 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.28 FEET AND WHOSE CHORD BEARS NORTH 42°05'59" EAST, 33.18 FEET; THENCE NORTH 83°43'17" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SE WESTOWN PARKWAY, 664.42 FEET; THENCE SOUTH 00°18'58" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 21-120 AND THE NORTHERLY EXTENSION THEREOF, 794.21 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY LINE A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 880.26 FEET, WHOSE ARC LENGTH IS 453.40 FEET AND WHOSE CHORD BEARS SOUTH 14°27'46" EAST, 448.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.89 ACRES (866,229 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

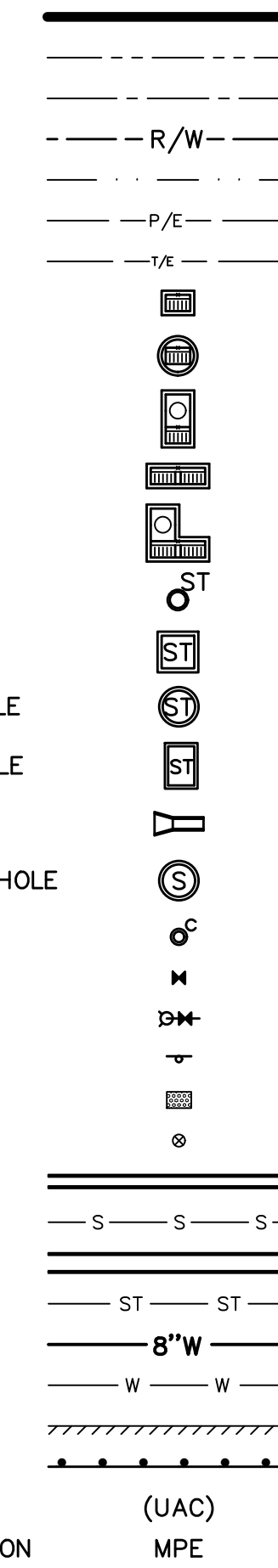
UTILITY WARNING

ANY 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.

GENERAL LEGEND

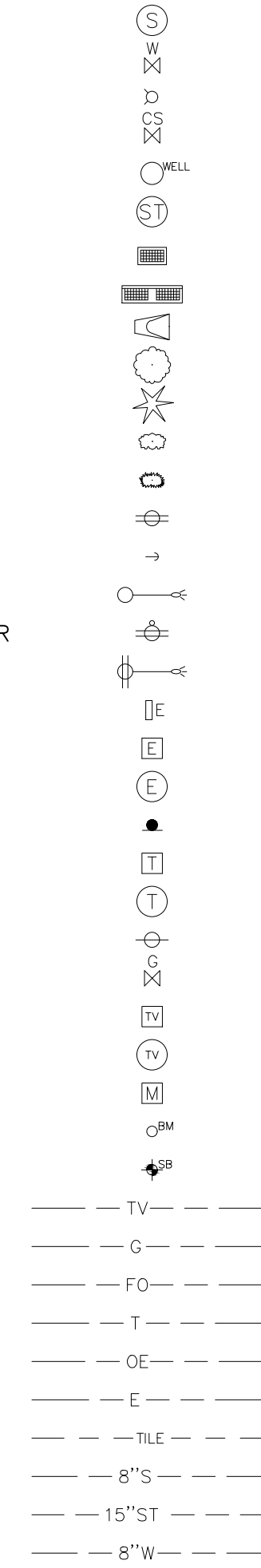
PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
MINIMUM PROTECTION ELEVATION



EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE



THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSECO PERMIT. 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.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2020 EDITION OF THE WAUKEE SPECIFICATIONS IS REQUIRED FOR ALL PUBLIC IMPROVEMENTS ON THIS PROJECT UNLESS OTHERWISE NOTED.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

RYAN HARDISTY, P.E.
LICENSE NUMBER 20811
DATE

PRELIMINARY
NOT FOR CONSTRUCTION

THESE SHEETS COVERED BY THIS SEAL:
ALL SHEETS



CIVIL DESIGN ADVANTAGE

4121 NW URBAN DALE DRIVE URBAN DALE, IA 50322

PH: (515) 369-4400

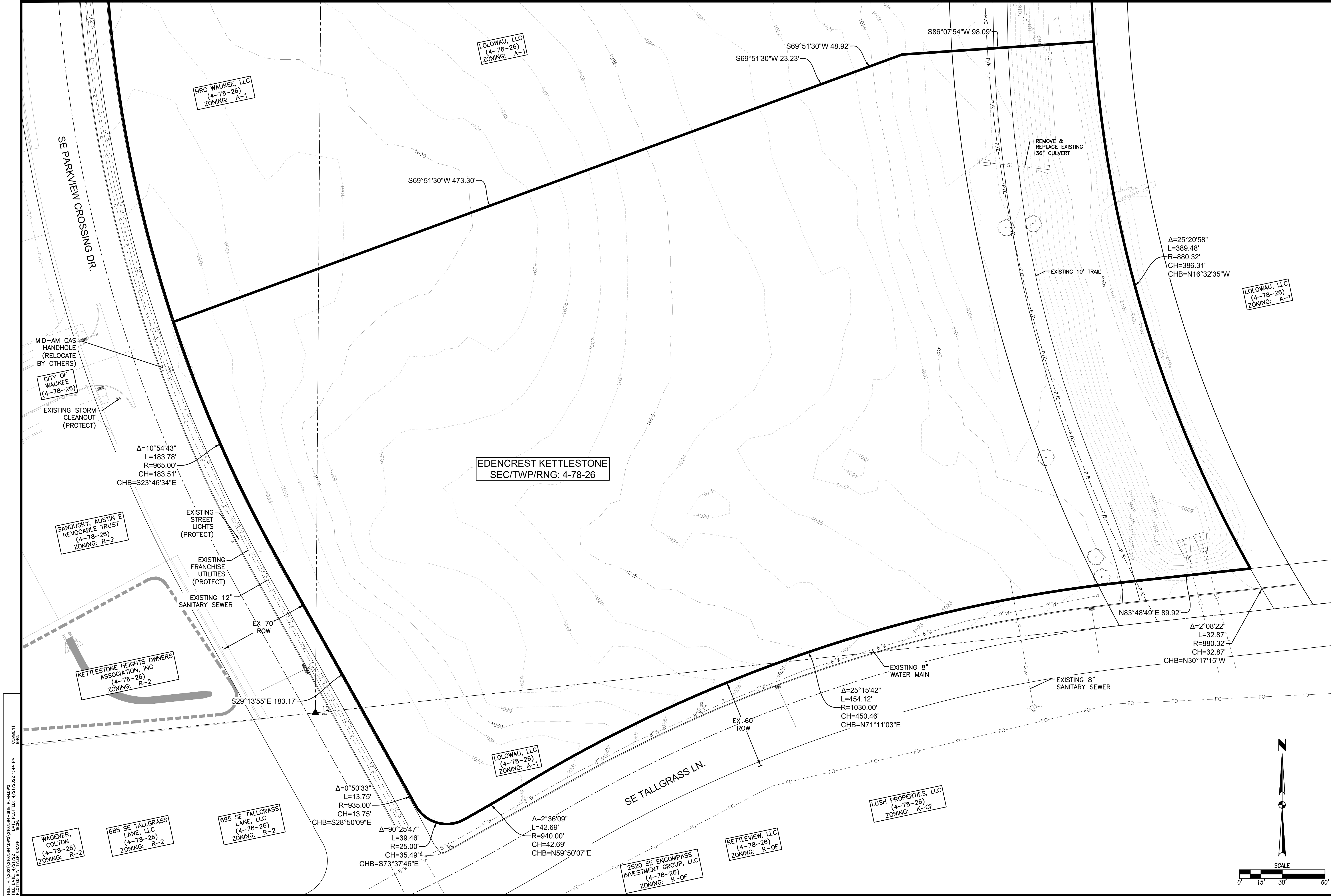
PROJECT NO. 2107.594



1-800-292-8989

www.iowaonecall.com

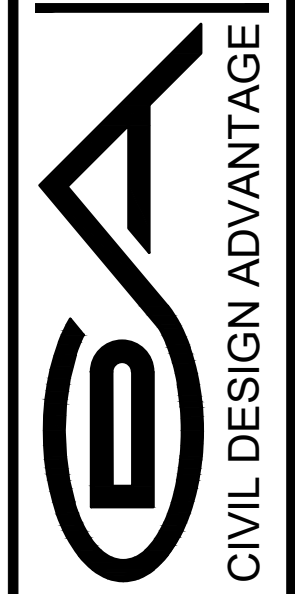




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 PLOTTED BY: TAYLOR GRAFF
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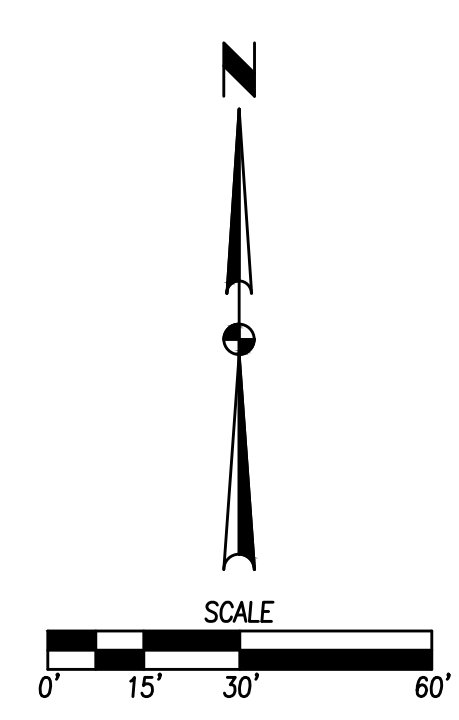
DATE	REVISIONS
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04/01/2022	THIRD SUBMITTAL
03/11/2022	SECOND SUBMITTAL
02/22/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: RH
 TECH: TC / BH



WAUKEE, IOWA

EDENCREST KETTLESTONE EXISTING SITE



GENERAL NOTES

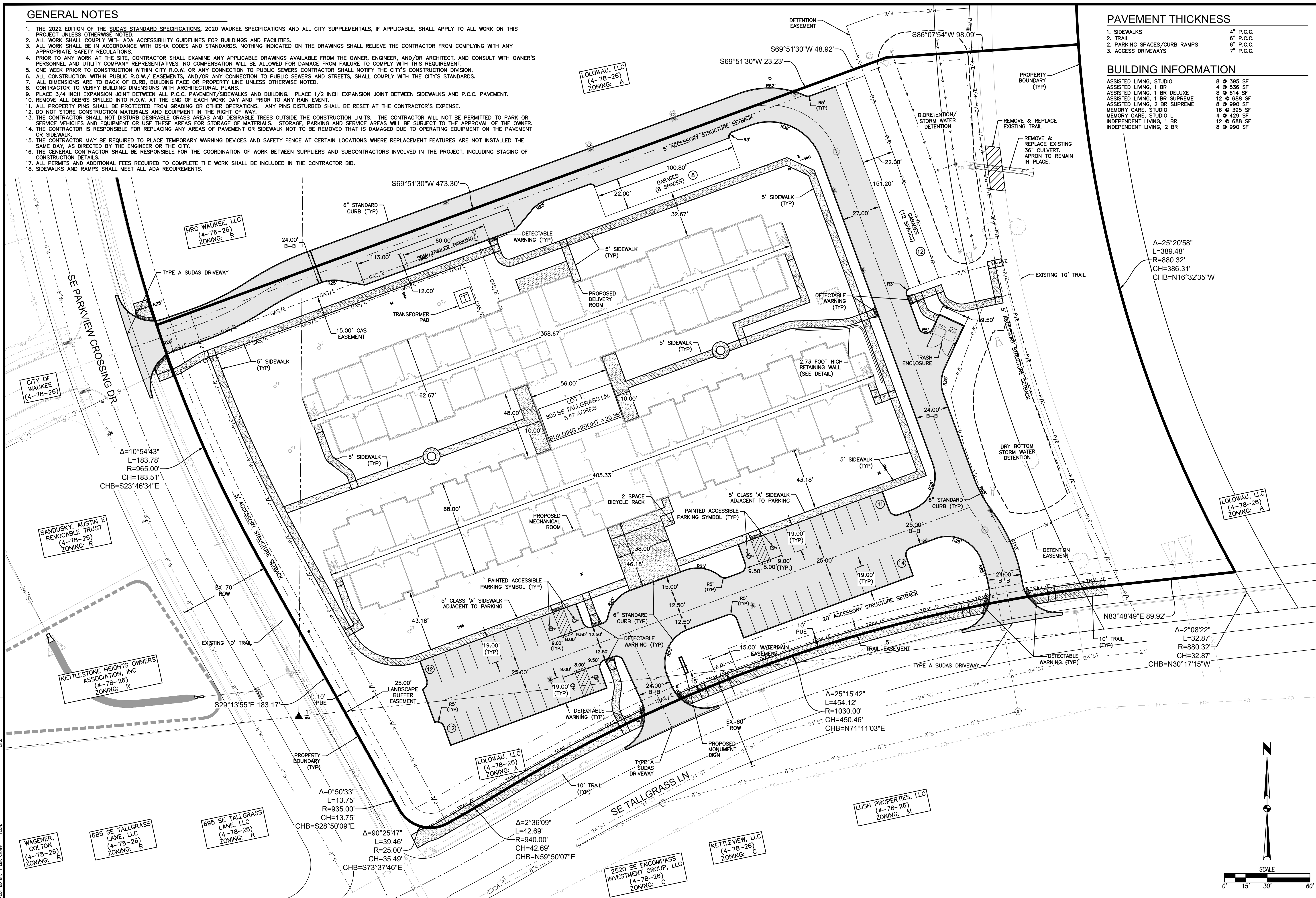
1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, 2020 WAUKEE SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. 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.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. SIDEWALKS AND RAMPS SHALL MEET ALL ADA REQUIREMENTS.

PAVEMENT THICKNESS

- | | |
|------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. TRAIL | 6" P.C.C. |
| 3. PARKING SPACES/CURB RAMPS | 6" P.C.C. |
| 3. ACCESS DRIVEWAYS | 7" P.C.C. |

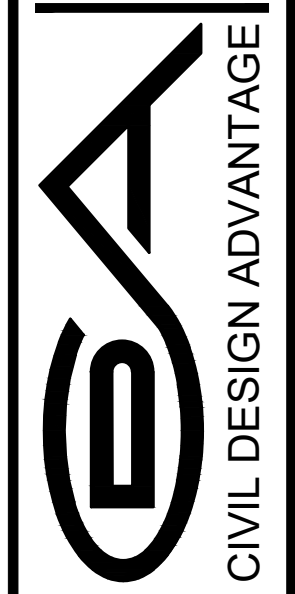
BUILDING INFORMATION

- | | |
|-------------------------------|-------------|
| ASSISTED LIVING, STUDIO | 8 @ 395 SF |
| ASSISTED LIVING, 1 BR | 4 @ 536 SF |
| ASSISTED LIVING, 1 BR DELUXE | 8 @ 514 SF |
| ASSISTED LIVING, 1 BR SUPREME | 12 @ 688 SF |
| ASSISTED LIVING, 2 BR SUPREME | 8 @ 990 SF |
| MEMORY CARE, STUDIO | 16 @ 395 SF |
| MEMORY CARE, STUDIO L | 4 @ 429 SF |
| INDEPENDENT LIVING, 1 BR | 12 @ 688 SF |
| INDEPENDENT LIVING, 2 BR | 8 @ 990 SF |



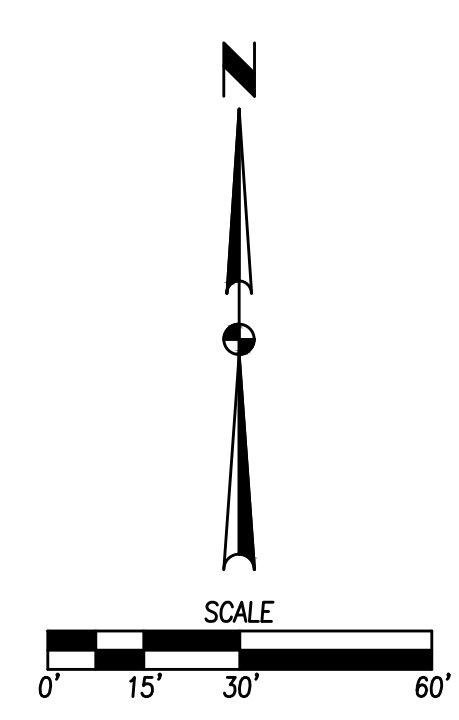
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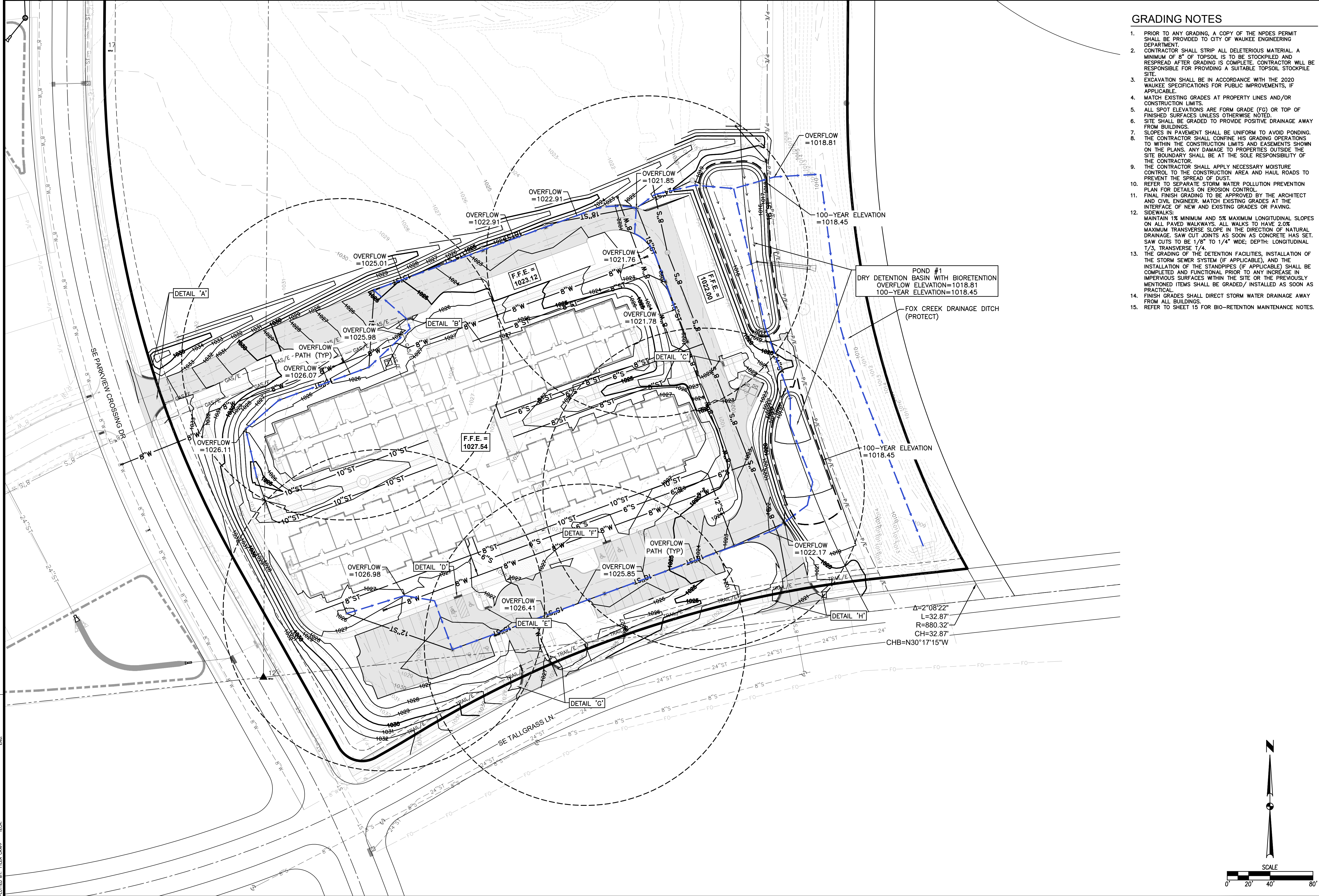
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: RH



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

**EDENCREST KETTLESTONE
 DIMENSION PLAN OVERALL**



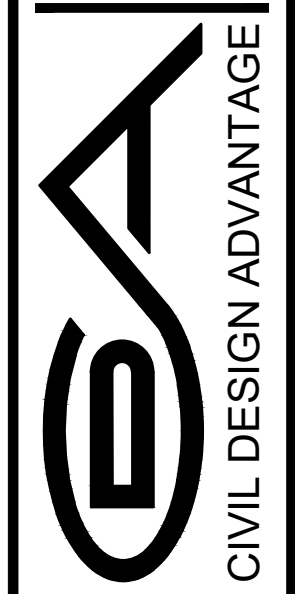


GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO CITY OF WAUKEE ENGINEERING DEPARTMENT.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. A MINIMUM OF 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
- THE GRADING OF THE DETENTION FACILITIES, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE STANDPIPES (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
- FINISH GRADES SHALL DIRECT STORM WATER DRAINAGE AWAY FROM ALL BUILDINGS.
- REFER TO SHEET 15 FOR BIO-RETENTION MAINTENANCE NOTES.

DATE	REVISIONS
04/22/2022	FOURTH SUBMITTAL
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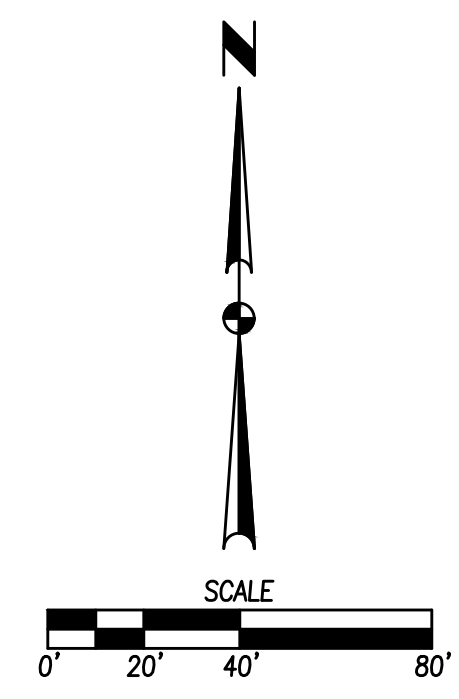
4121 NW URBANDALE DRIVE
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 ENGINEER: RH



WAUKEE, IOWA

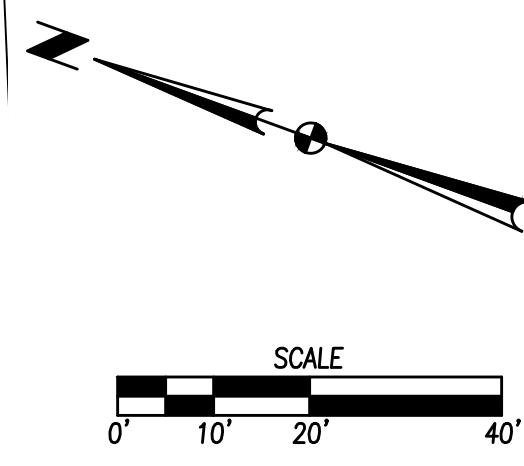
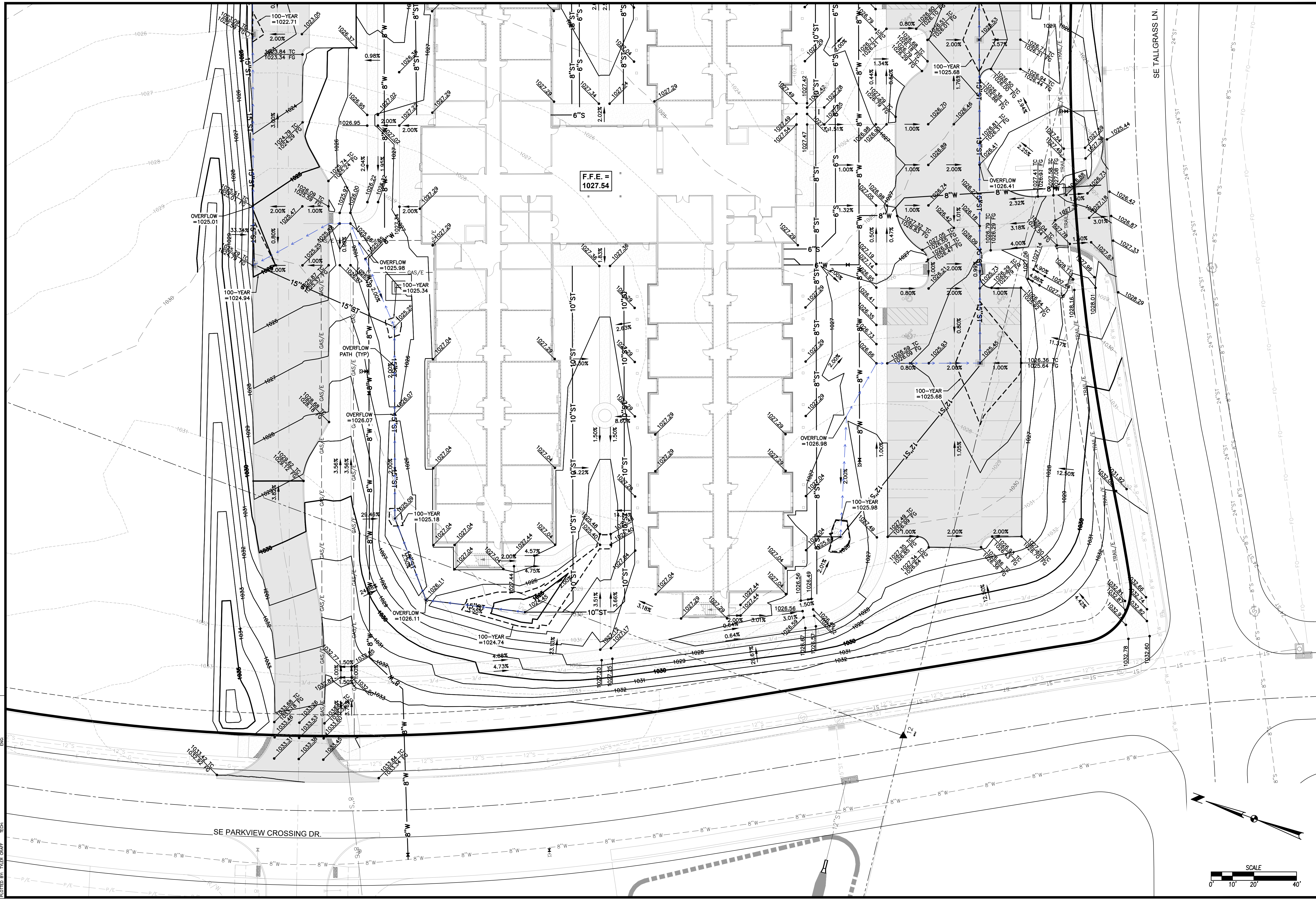
EDENCREST KETTLESTONE
GRADING PLAN OVERALL

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 COMMENT: SITE PLAN.DWG
 PLOTTED BY: TAYLOR GRAFF
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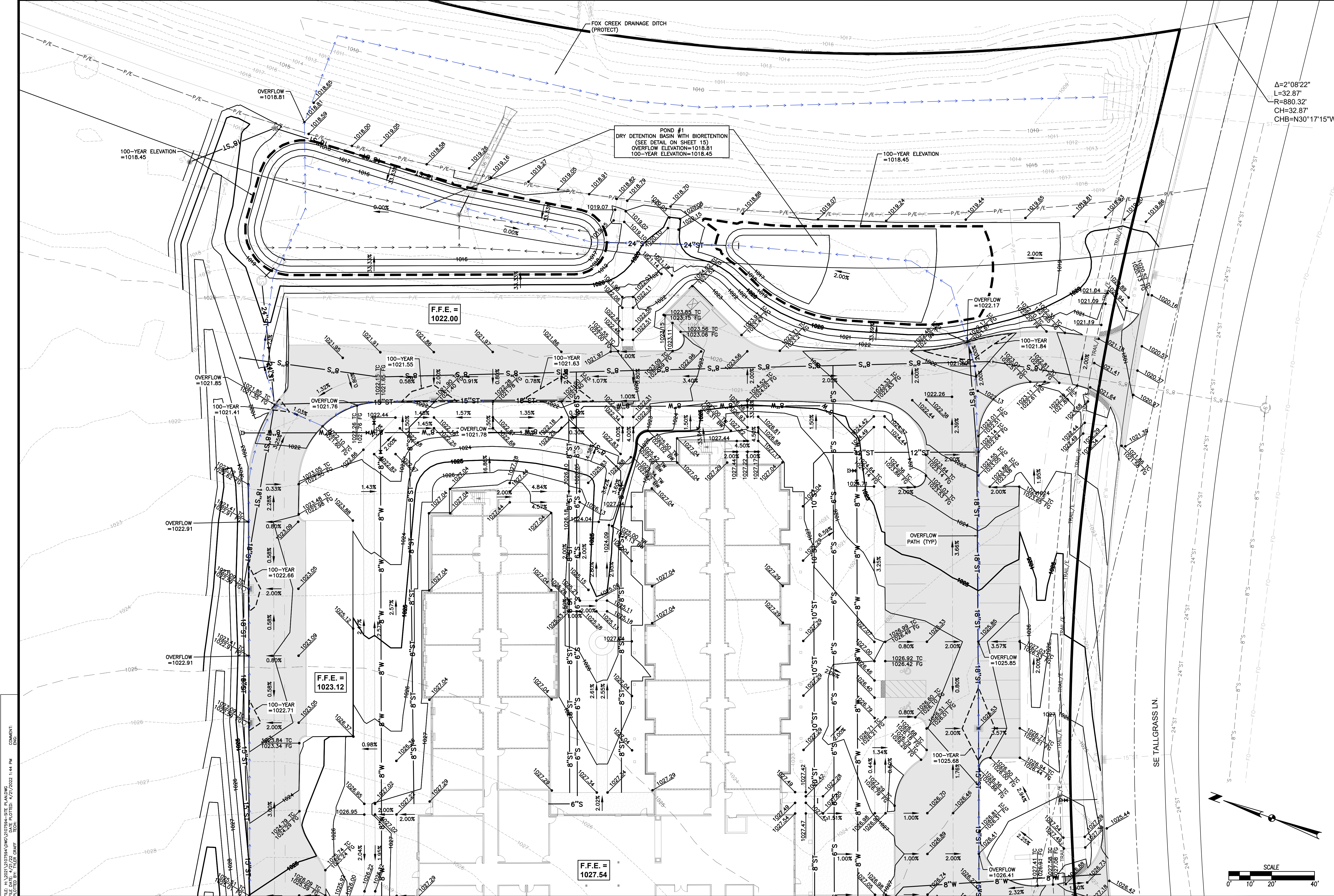


$\Delta=2^{\circ}08'22''$
 $L=32.87'$
 $R=880.32'$
 $CH=32.87'$
 $CHB=N30^{\circ}17'15''W$

FILE: H:\2021\2107594\DWG\2107594-SITE PLAN.DWG
COMMENT: DWG
PLOTTED BY: TAYLOR GRAFF
DATE: 4/25/2022 1:44 PM



EDENCREST KETTLESTONE	
5	16
2107.594	
EDENCREST KETTLESTONE	
GRADING PLAN	
WAUKEE, IOWA	
CIVIL DESIGN ADVANTAGE	
ENGINEER: RH	
TECH: TC / BH	
PHONE: (515) 369-4400 FAX: (515) 369-4410	
4121 NW URBANDALE DRIVE	
URBANDALE, IOWA 50322	
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FILE: H:\2021\2107594\2107594-SITE PLAN.DWG
 COMMENT: ENCL.
 PLOTTED BY: TAYLOR GRAFF
 DATE: 4/25/2022 1:44 PM

FOX CREEK DRAINAGE DITCH
 (PROTECT)

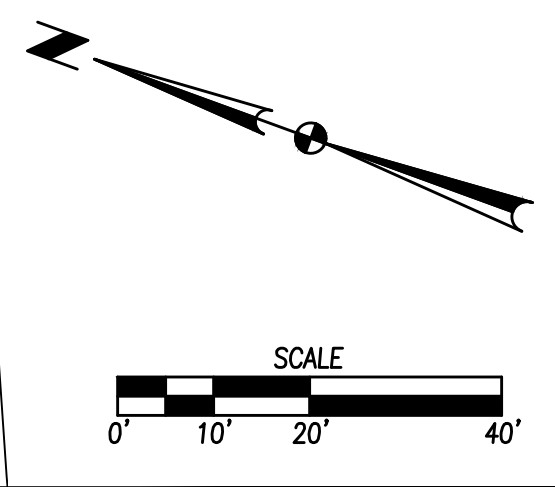
POND #1
 DRY DETENTION BASIN WITH BIORETENTION
 (SEE DETAIL ON SHEET 15)
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 100-YEAR ELEVATION=1018.45

F.F.E. =
 1022.00

F.F.E. =
 1023.12

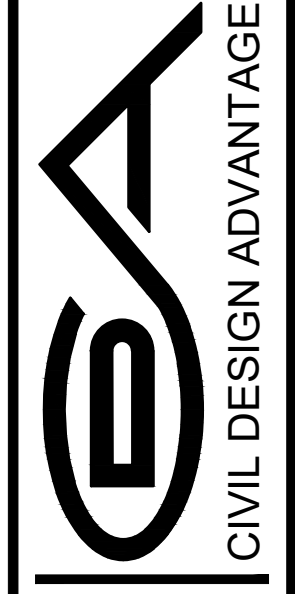
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03/11/2022	SECOND SUBMITTAL
02/22/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: TC / BH
 ENGINEER: RH



EDENCREST KETTLESTONE
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

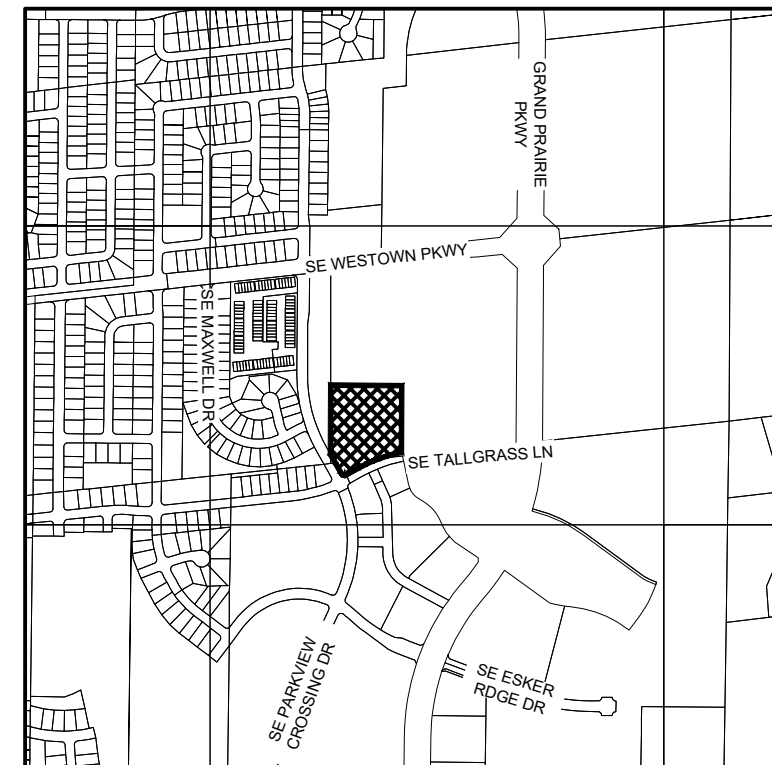
EDENCREST KETTLESTONE GRADING PLAN

EDENCREST KETTLESTONE

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



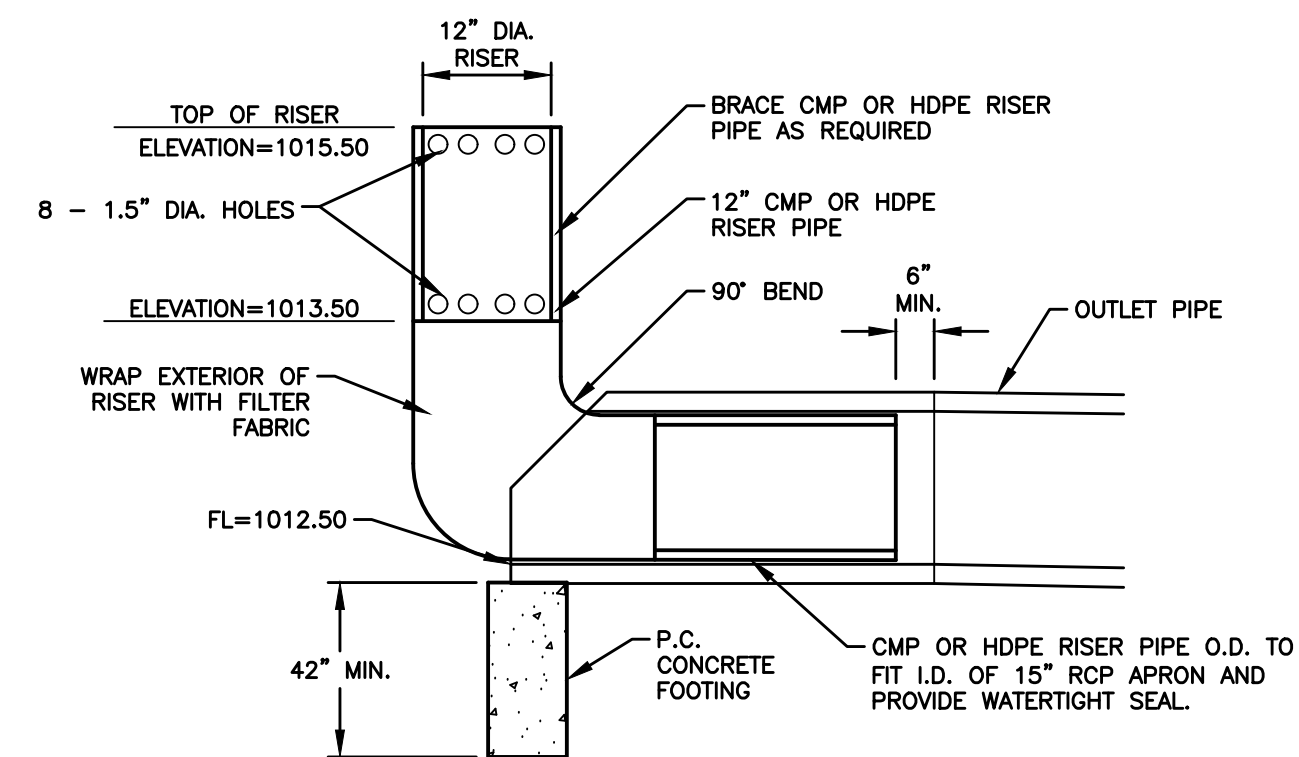
WAUKEE, IOWA

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.

TEMPORARY STAND PIPE DETAIL #1

NOT TO SCALE



STABILIZATION QUANTITIES

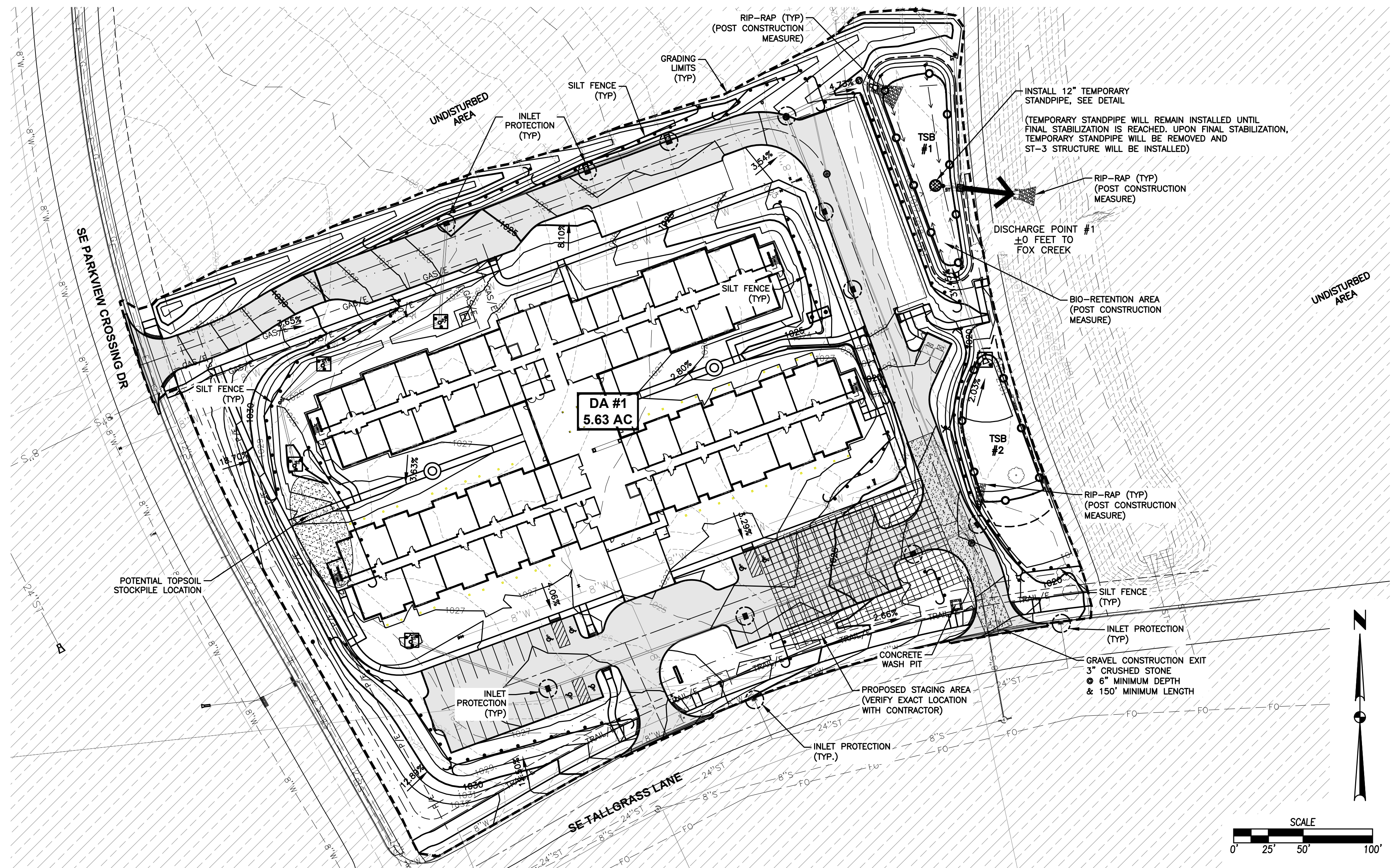
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,000
2	SOD	SO	1,154
3	INLET PROTECTION DEVICES	EA	12
4	CONCRETE WASHOUT PIT	EA	1
5	12" TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOX CREEK ±0 FT	5.63 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	20,268 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (2,000 LF @ 4.5 CU FT/LF OF FENCE)	9,000 CU FT
VOLUME PROVIDED IN TSB #1 (OVEREXCAVATE 3' @ 3:1)	10,241 CU FT
VOLUME PROVIDED IN TSB #2 (OVEREXCAVATE 3' @ 3:1)	3,095 CU FT
TOTAL VOLUME PROVIDED	22,336 CU FT

SWPPP LEGEND

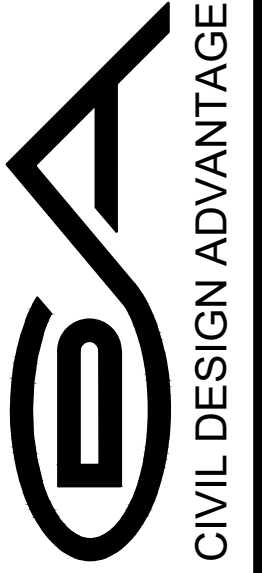
DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		UNDISTURBED AREA	
FILTER SOCK		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
DITCH CHECK		STAGING AREA	
INLET PROTECTION		TEMPORARY SEDIMENT BASIN	
PORTABLE RESTROOM			
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



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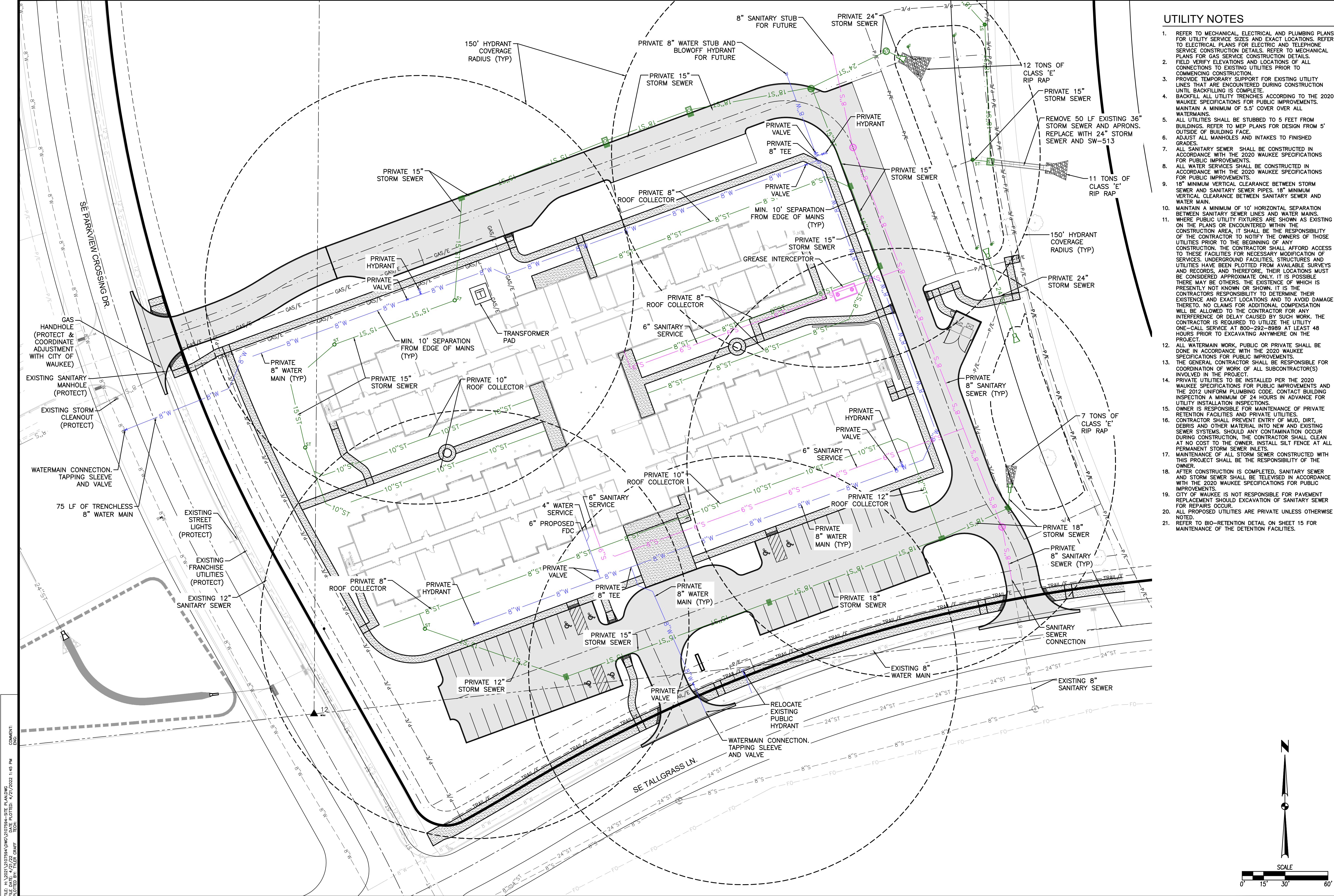
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EDENCREST KETTLESTONE
 EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA

EDENCREST KETTLESTONE
 EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA

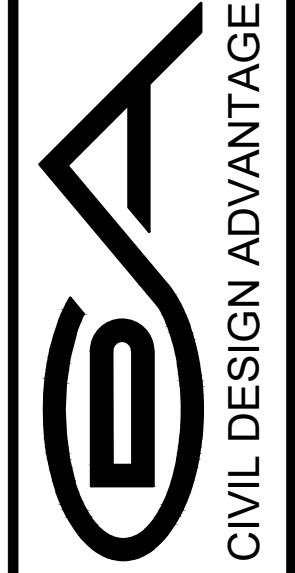


UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- 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 800-292-8888 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- MAINTENANCE OF ALL STORM SEWER CONSTRUCTED WITH THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.
- AFTER CONSTRUCTION IS COMPLETED, SANITARY SEWER AND STORM SEWER SHALL BE TELEVIEWED IN ACCORDANCE WITH THE 2020 WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- CITY OF WAUKEE IS NOT RESPONSIBLE FOR PAVEMENT REPLACEMENT SHOULD EXCAVATION OF SANITARY SEWER FOR REPAIRS OCCUR.
- ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
- REFER TO BIO-RETENTION DETAIL ON SHEET 15 FOR MAINTENANCE OF THE DETENTION FACILITIES.

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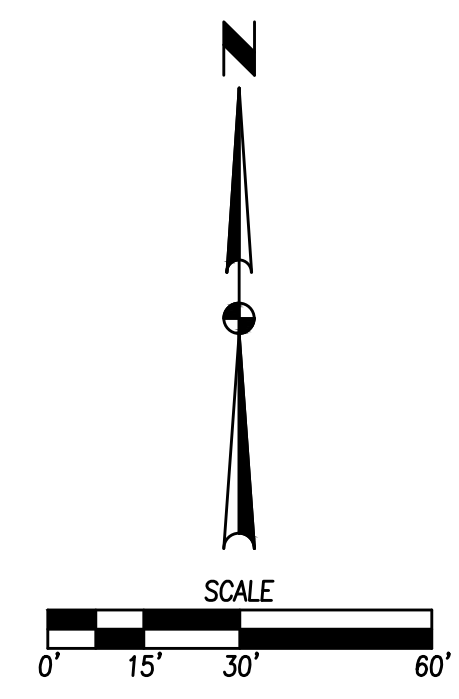
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
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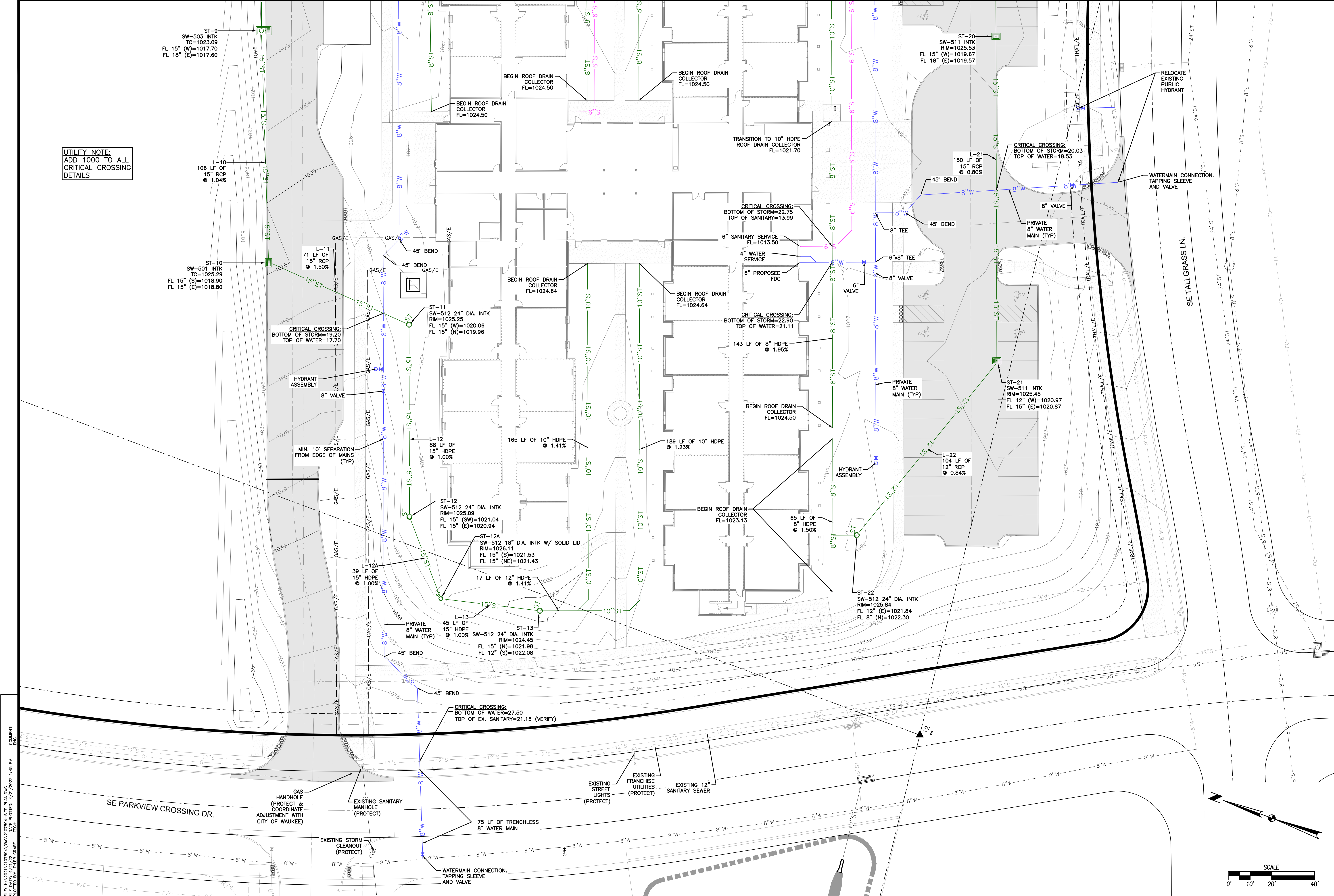


WAUKEE, IOWA

EDENCREST KETTLESTONE
UTILITY PLAN OVERALL

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 DATE: 4/25/2022 1:45 PM





UTILITY NOTE:
ADD 1000 TO ALL
CRITICAL CROSSING
DETAILS

ST-9
SW-503 INTK
TC=1023.09
FL 15" (W)=1017.70
FL 18" (E)=1017.60

L-10
106 LF OF
15" RCP
● 1.04%

ST-10
SW-501 INTK
TC=1025.29
FL 15" (S)=1018.90
FL 15" (E)=1018.80

CRITICAL CROSSING:
BOTTOM OF STORM=19.20
TOP OF WATER=17.70

HYDRANT
ASSEMBLY

MIN. 10' SEPARATION
FROM EDGE OF MAINS
(TYP)

L-12
88 LF OF
15" HDPE
● 1.00%

ST-12
SW-512 24" DIA. INTK
RIM=1025.09
FL 15" (SW)=1021.04
FL 15" (E)=1020.94

ST-12A
SW-512 18" DIA. INTK W/ SOLID LID
RIM=1026.11
FL 15" (S)=1021.53
FL 15" (NE)=1021.43

L-12A
39 LF OF
15" HDPE
● 1.00%

L-13
45 LF OF
15" HDPE
● 1.00%

ST-13
SW-512 24" DIA. INTK
RIM=1024.45
FL 15" (N)=1021.98
FL 12" (S)=1022.08

CRITICAL CROSSING:
BOTTOM OF WATER=27.50
TOP OF EX. SANITARY=21.15 (VERIFY)

EXISTING
STREET
LIGHTS
(PROTECT)

EXISTING
FRANCHISE
UTILITIES
(PROTECT)

EXISTING 12"
SANITARY SEWER

75 LF OF TRENCHLESS
8" WATER MAIN

EXISTING STORM
CLEANOUT
(PROTECT)

WATERMAIN CONNECTION,
TAPPING SLEEVE
AND VALVE

ST-20
SW-511 INTK
RIM=1025.53
FL 15" (W)=1019.67
FL 18" (E)=1019.57

L-21
150 LF OF
15" RCP
● 0.80%

CRITICAL CROSSING:
BOTTOM OF STORM=20.03
TOP OF WATER=18.53

CRITICAL CROSSING:
BOTTOM OF STORM=22.75
TOP OF SANITARY=13.99

CRITICAL CROSSING:
BOTTOM OF STORM=22.90
TOP OF WATER=21.11

PRIVATE
8" WATER
MAIN (TYP)

ST-21
SW-511 INTK
RIM=1025.45
FL 12" (W)=1020.97
FL 15" (E)=1020.87

L-22
104 LF OF
12" RCP
● 0.84%

ST-22
SW-512 24" DIA. INTK
RIM=1025.84
FL 12" (E)=1021.84
FL 8" (N)=1022.30

RELOCATE
EXISTING
PUBLIC
HYDRANT

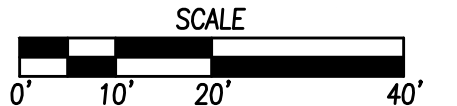
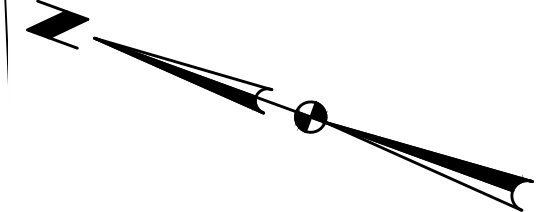
WATERMAIN CONNECTION,
TAPPING SLEEVE
AND VALVE

SE TALLGRASS LN.

SE PARKVIEW CROSSING DR.

GAS
HANDHOLE
(PROTECT &
COORDINATE
ADJUSTMENT WITH
CITY OF WAUKEE)

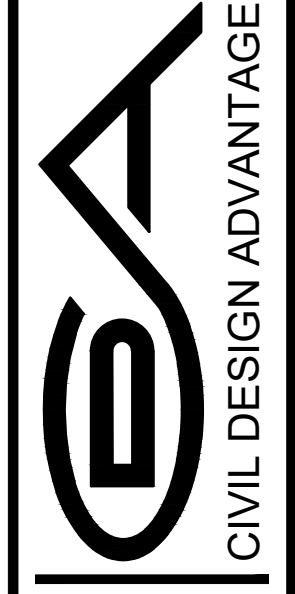
EXISTING SANITARY
MANHOLE
(PROTECT)



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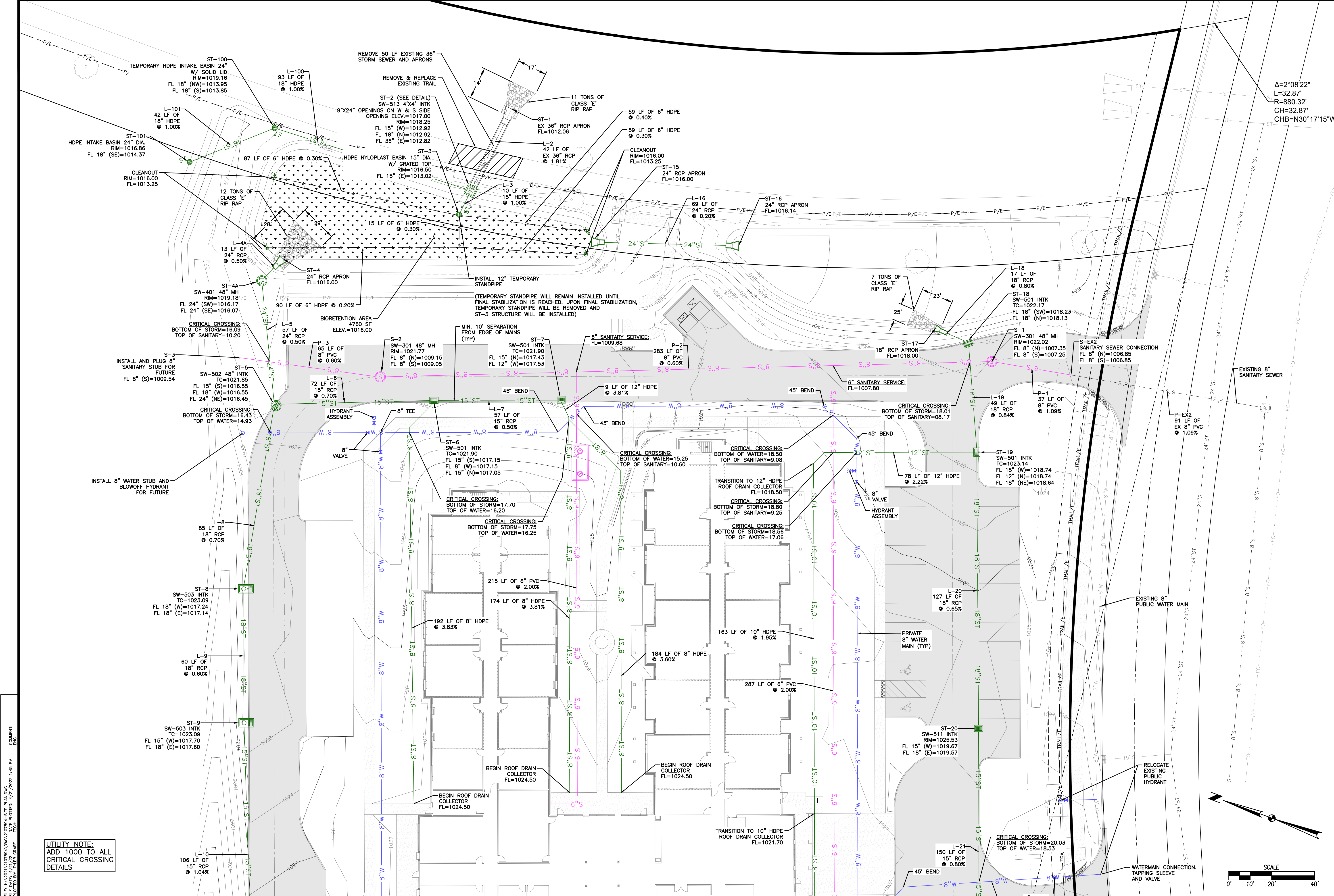
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CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

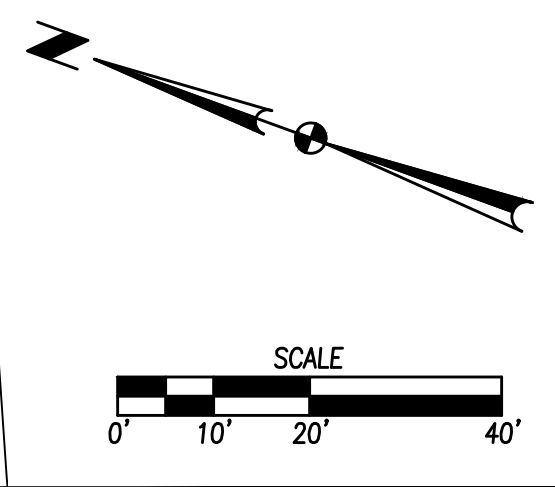
EDENCREST KETTLESTONE

UTILITY PLAN



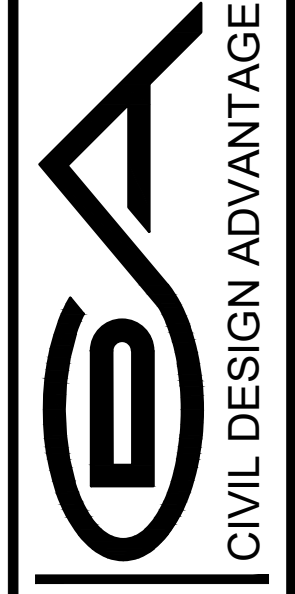
UTILITY NOTE:
 ADD 1000 TO ALL
 CRITICAL CROSSING
 DETAILS

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EDENCREST KETTLESTONE
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

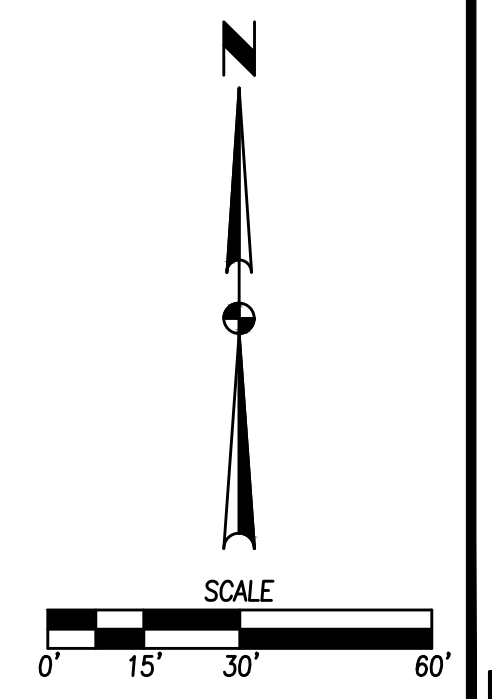
UTILITY PLAN

SEE SHEET 13 FOR PLANT SCHEDULES AND NOTES



25.00' LANDSCAPE BUFFER EASEMENT

FILE: H:\2021\2107594\2107594-LANDSCAPE.DWG
COMMENT: DWG
PLOTTED BY: TAYLOR GRAF
DATE: 4/21/2022 1:45 PM



REVISIONS	DATE
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 ENGINEER: RH TECH: TC / BH



WAUKEE, IOWA

EDENCREST KETTLESTONE

LANDSCAPE PLAN

OPEN SPACE PLANT SCHEDULE:

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PB	10	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PS	8	Blue Colorado Spruce	Picea pungens glauca 'Blue Select'	B&B, 6' HEIGHT
PS2	7	White Pine	Pinus strobus	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AG	7	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 6' HEIGHT
AR	2	Ruby Slippers Amur Maple	Acer ginnala 'Ruby Slippers'	B&B, 6' HEIGHT, MULTI-STEM
CH	6	Crusader Cocksaur Hawthorn	Crataegus crus-galli 'Cruzam' TM	B&B, 8' HEIGHT
MP	6	Prairifire Crabapple	Malus x 'Prairifire'	B&B, 6' HEIGHT
MS	4	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 6' HEIGHT

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	8	Crimson King Norway Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
BP	8	Paper Birch	Betula papyrifera	B&B, 8' HEIGHT
GB	9	Maidenhair Tree	Ginkgo biloba	B&B, 8' HEIGHT
GS	7	Skyline Honey Locust	Gleditsia triacanthos inermis 'Skyline'	B&B, 8' HEIGHT
QM	4	Burr Oak	Quercus macrocarpa	B&B, 8' HEIGHT
QR	1	Red Oak	Quercus rubra	B&B, 8' HEIGHT
QR2	4	English Oak	Quercus robur	B&B, 8' HEIGHT
TR	8	Redmond American Linden	Tilia americana 'Redmond'	B&B, 8' HEIGHT

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BI	28	Littleleaf Boxwood	Buxus microphylla Wintergreen	3 GAL
CC	3	Cream Cracker Dogwood	Cornus alba 'Cream Cracker'	3 GAL
CG	4	Golden Mop Threadleaf Sawara Cypress	Chamaecyparis pisifera 'Golden Mop'	3' HEIGHT
CI	37	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'	3 GAL
IV	6	Henry's Garnet Sweetpire	Itea virginica 'Henry's Garnet'	3 GAL
JF	22	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL
JO	43	Old Gold Juniper	Juniperus chinensis 'Old Gold'	3 GAL
PC	5	Dwarf Mugo Pine	Pinus mugo 'Compacta'	5 GAL
RG	24	Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	3 GAL
RG2	32	Alder Buckthorn	Rhamnus frangula	5 GAL
SG	3	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	3 GAL
SM	37	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	3 GAL
TD	19	Dense Anglo-Japanese Yew	Taxus x media 'Densiflormis'	3 GAL

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MG	28	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	3 GAL

SE PARKVIEW CROSSING BUFFER PLANT SCHEDULE:

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PB	7	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PS	9	Blue Colorado Spruce	Picea pungens glauca 'Blue Select'	B&B, 6' HEIGHT
PS2	3	White Pine	Pinus strobus	B&B, 6' HEIGHT

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AG	1	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 6' HEIGHT
AL	4	Allegheny Serviceberry	Amelanchier laevis	B&B, 6' HEIGHT
CH	10	Crusader Cocksaur Hawthorn	Crataegus crus-galli 'Cruzam' TM	B&B, 8' HEIGHT
MP	4	Prairifire Crabapple	Malus x 'Prairifire'	B&B, 6' HEIGHT

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	4	Crimson King Norway Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GB	2	Maidenhair Tree	Ginkgo biloba	B&B, 8' HEIGHT
TC	6	Chancellor Littleleaf Linden	Tilia cordata 'Chancellor' TM	B&B, 8' HEIGHT

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CI	5	Isanti Red Twig Dogwood	Cornus sericea 'Isanti'	3 GAL
JF	32	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL
SK	32	Miss Kim Korean Lilac	Syringa pubescens patula 'Miss Kim'	3 GAL
VM	21	Blue Muffin Arrowwood Viburnum	Viburnum dentatum 'Blue Muffin'	3 GAL

GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MG	27	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	3 GAL

OPEN LANDSCAPE REQUIREMENTS

1.5 OVERSTORY TREES, 2.5 EVERGREEN TREES, 2.5 UNDERSTORY TREES AND 2 SHRUBS PER 1,000 S.F.

SITE AREA: 242,803 S.F.
 REQUIRED OPEN SPACE: 48,560 (20%)

OVERSTORY TREES REQUIRED: 73
 UNDERSTORY TREES REQUIRED: 24
 SHRUBS REQUIRED: 97

OVERSTORY TREES PROVIDED: 74 (33% ARE EVERGREEN)
 UNDERSTORY TREES PROVIDED: 25
 SHRUBS PROVIDED: 291

PARKING LOT SCREENING
 TOTAL LENGTH: 245 L.F.
 OVERSTORY TREES REQUIRED: 10
 SHRUBS REQUIRED: 39
 OVERSTORY TREES PROVIDED: 10
 SHRUBS PROVIDED: 39

STREET TREES ON SE TALLGRASS LANE
 TOTAL LENGTH: 375 L.F.
 OVERSTORY TREES REQUIRED: 9
 OVERSTORY TREES PROVIDED: 9

SE PARKVIEW CROSSING DRIVE LANDSCAPE BUFFER REQUIREMENTS

1.5 OVERSTORY TREES, 2.5 EVERGREEN TREES, 2.5 ORNAMENTAL TREES AND 15 SHRUBS PER 50 LF

BUFFER LENGTH: 388 L.F.

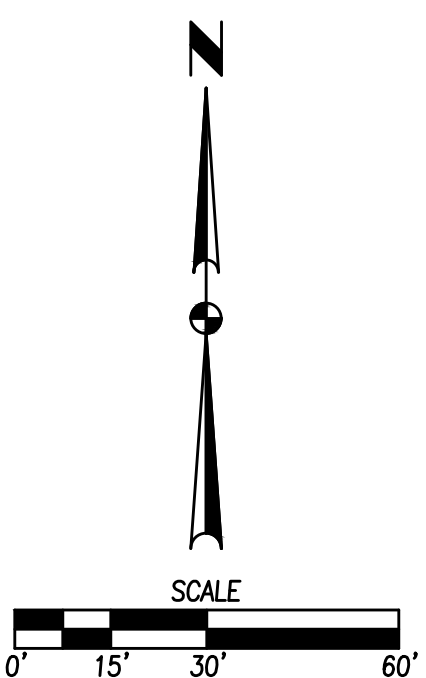
OVERSTORY TREES REQUIRED: 12
 EVERGREEN TREES REQUIRED: 19
 ORNAMENTAL TREES REQUIRED: 19
 SHRUBS REQUIRED: 116

OVERSTORY TREES PROVIDED: 12
 EVERGREEN TREES PROVIDED: 19
 ORNAMENTAL TREES PROVIDED: 19
 SHRUBS PROVIDED: 116

LANDSCAPING NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT 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.
- SOD ALL OTHER DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) 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".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- 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.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED. FOR APPROVAL.
- PROTECT OR REPLACE (IF REMOVED) CITY PLANTED TREES ALONG TRAIL.
- OVERSTORY TREES SHALL BE A MINIMUM OF 8-FT IN HEIGHT, EVERGREEN TREES SHALL BE A MINIMUM OF 6-FT IN HEIGHT, AND ORNAMENTAL TREES SHALL BE A MINIMUM OF 6-FT IN HEIGHT.

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 PLOTTED BY: TALKER GRAFF
 DATE: 4/25/2022 1:45 PM
 COMMENT: END



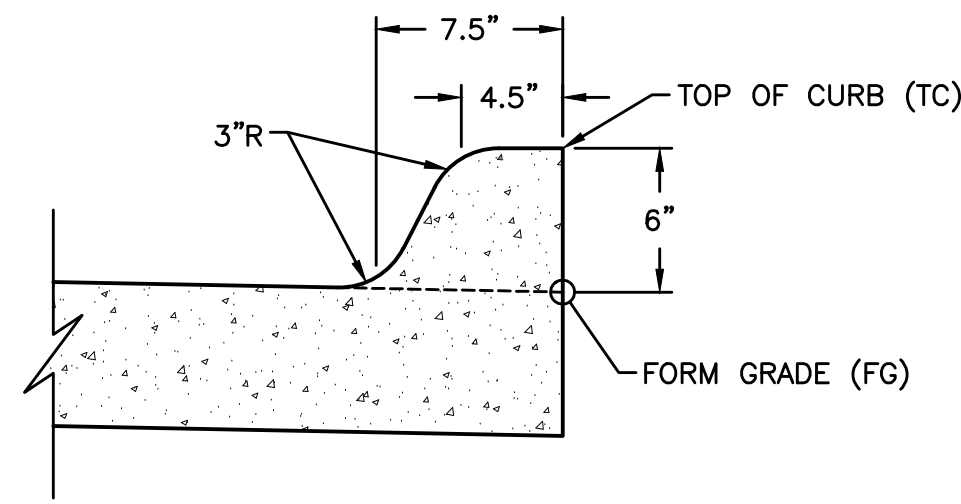
DATE	04/22/2022
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: TC / BH
 ENGINEER: RH

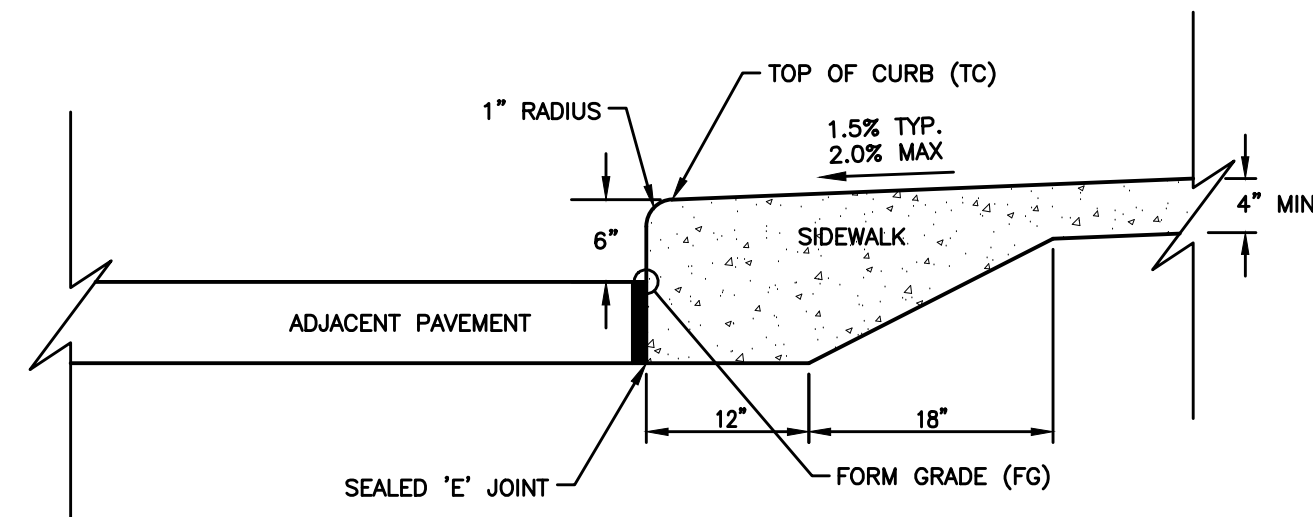
EDENCREST KETTLESTONE
LANDSCAPE PLAN

13/16
 2107.594



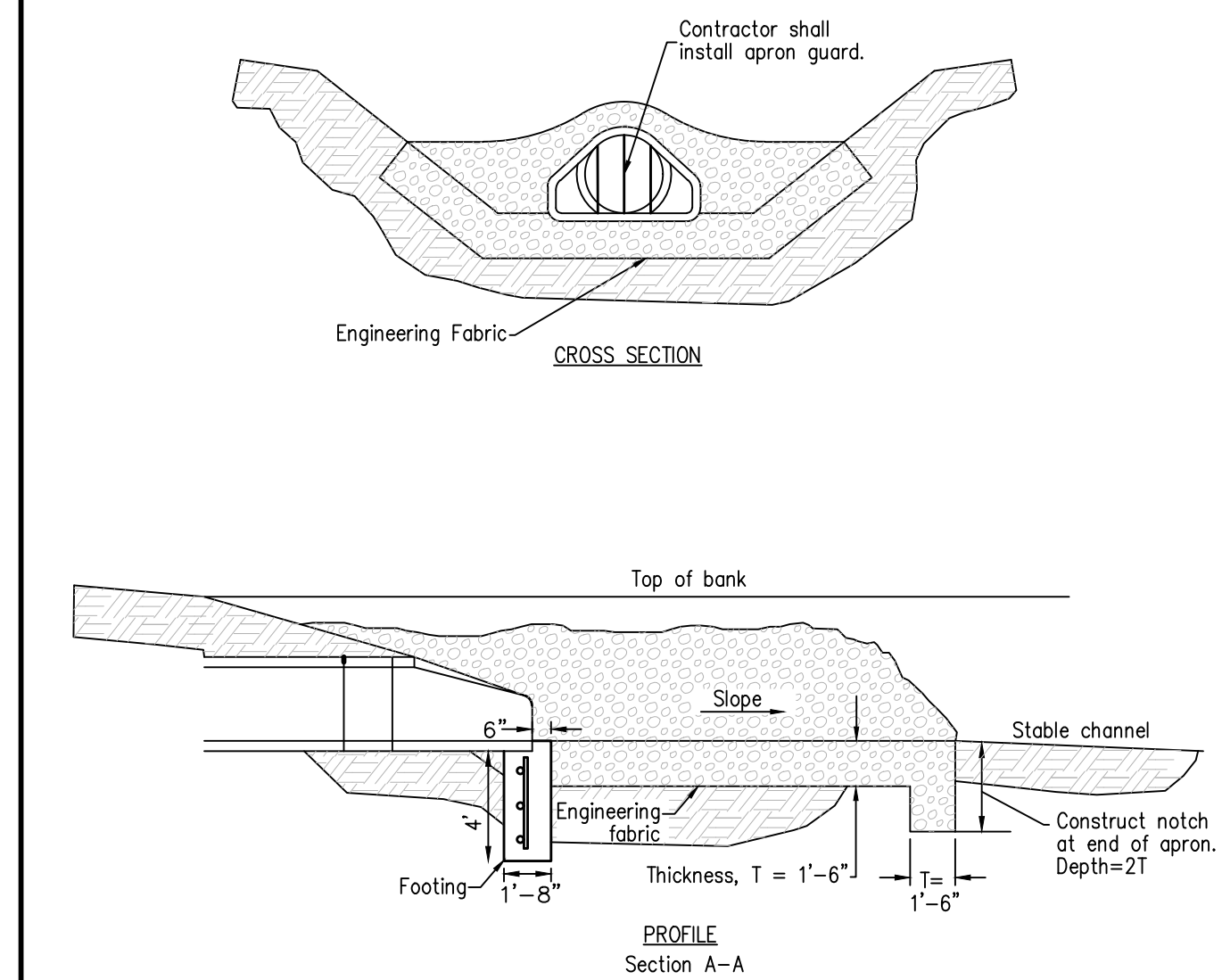
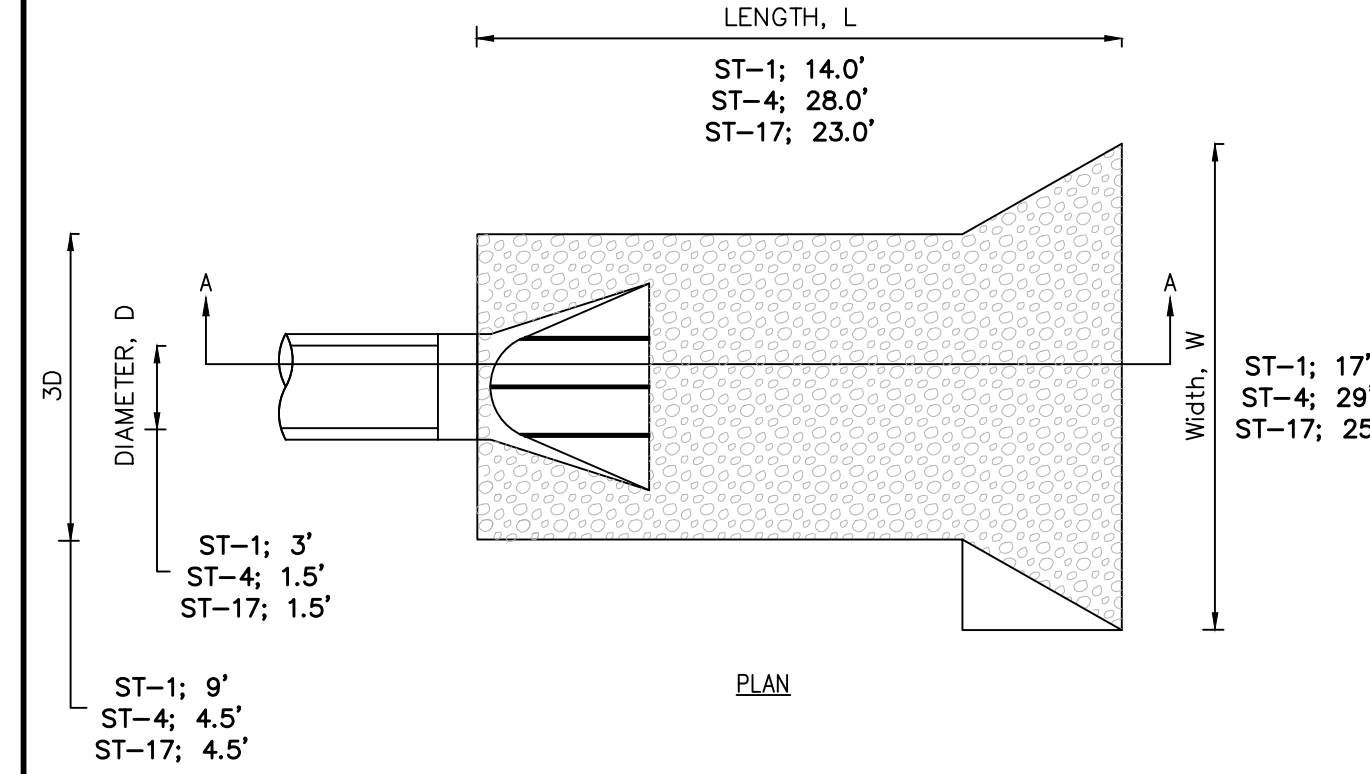
6" STANDARD CURB

NOT TO SCALE



CLASS 'A' INTEGRAL CURB

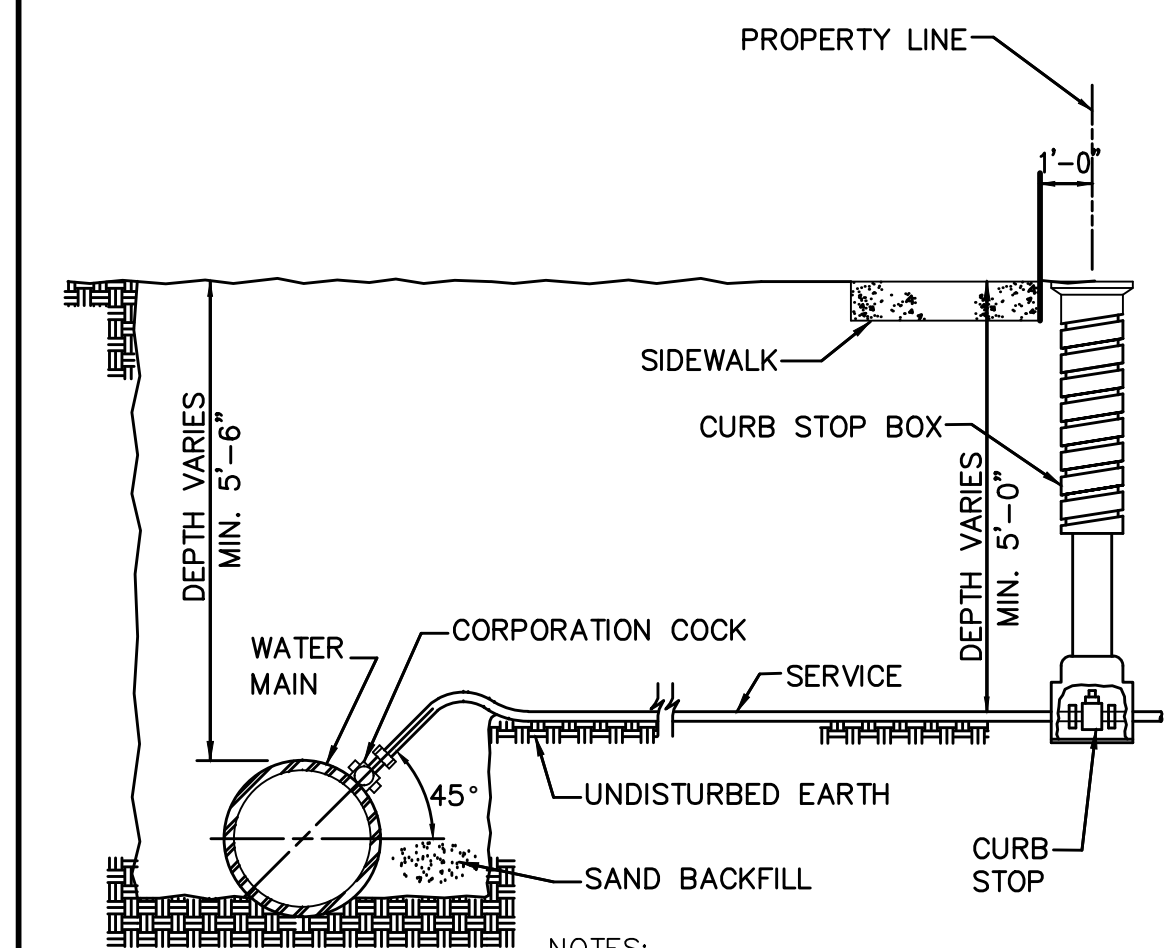
NOT TO SCALE



NOTE:
 1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SDAS.
 2. INSTALL A 3" CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET

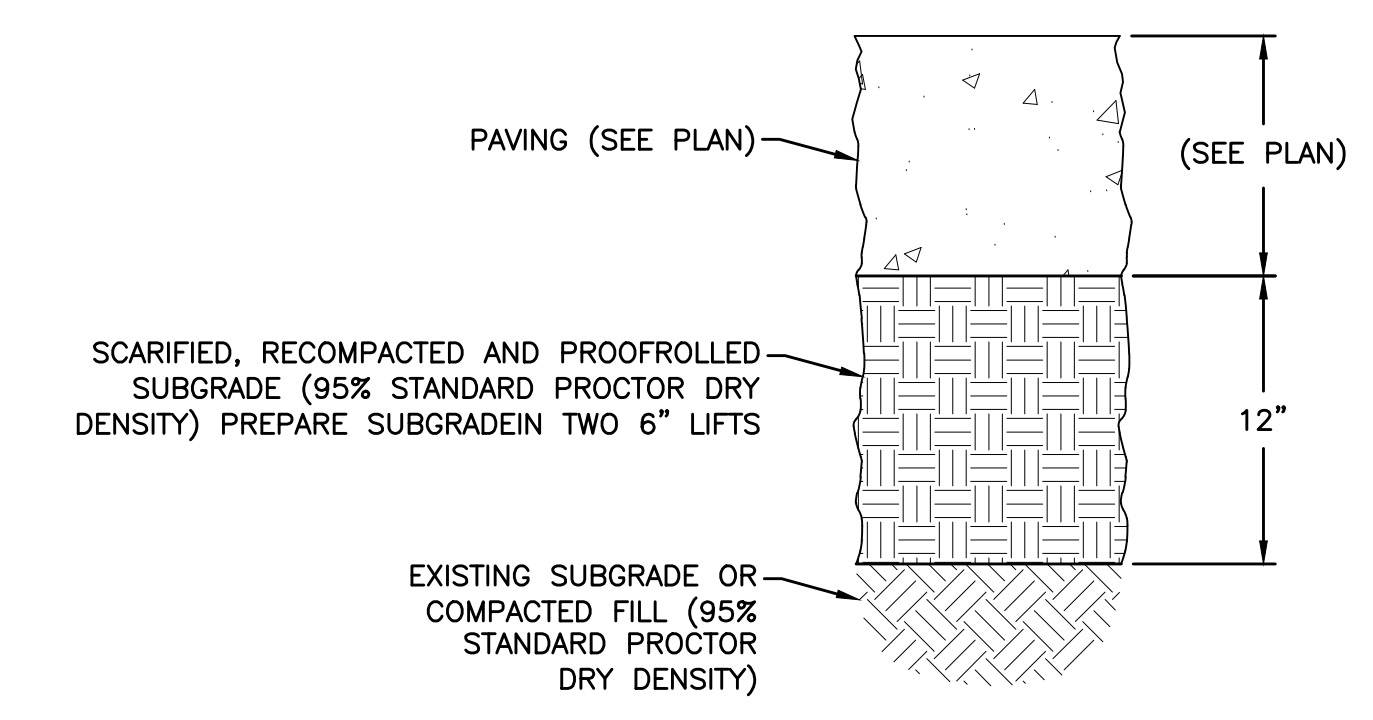
NOT TO SCALE



NOTES:
 1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

WATER SERVICE CONNECTION

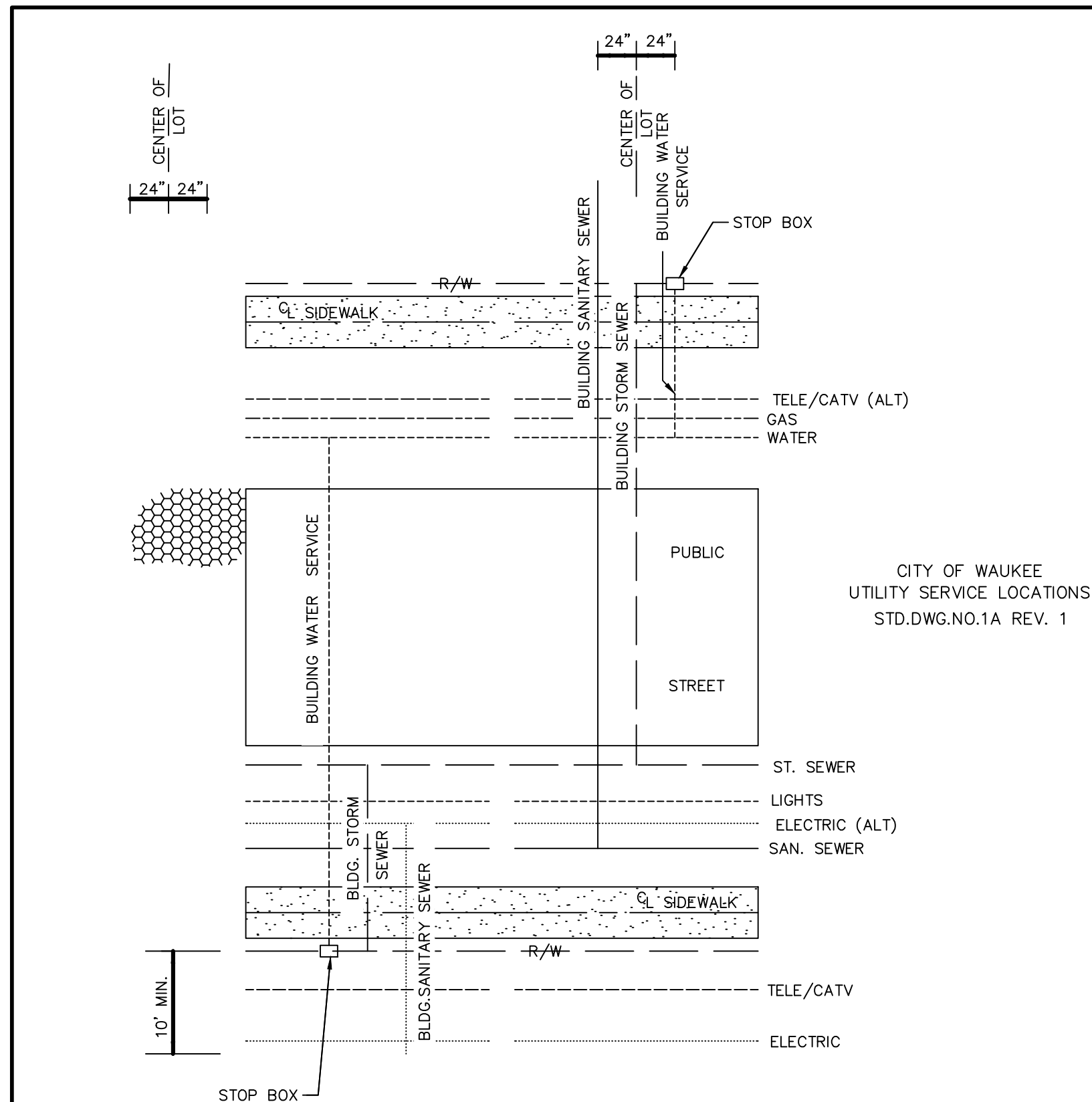
NOT TO SCALE



NOTES:
 1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

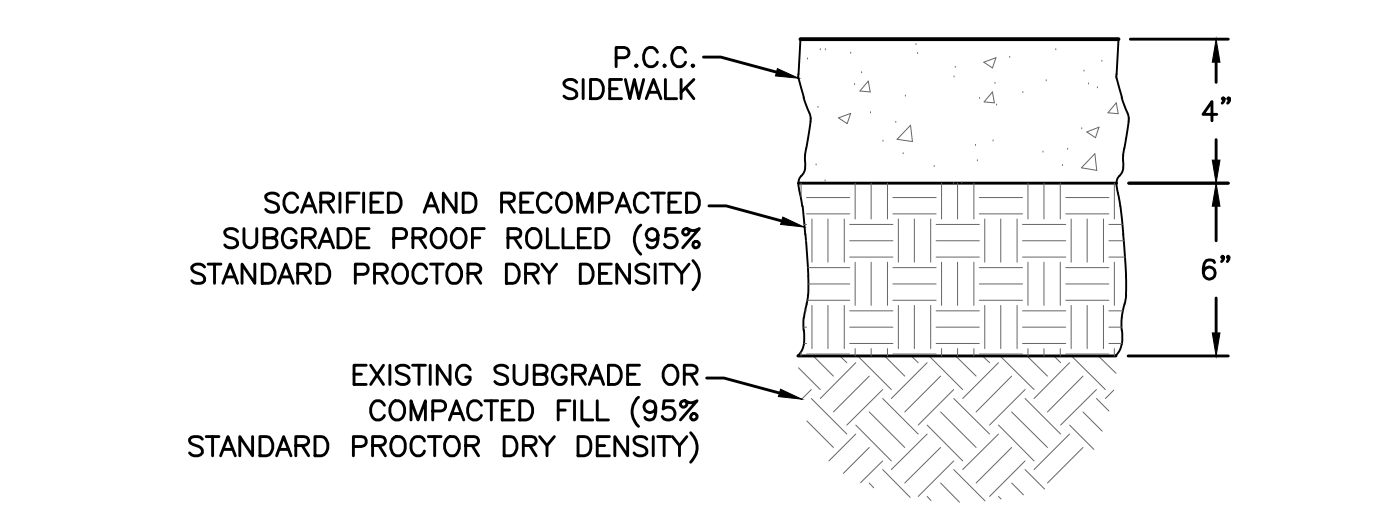
12" SUBGRADE PREPARATION

NOT TO SCALE



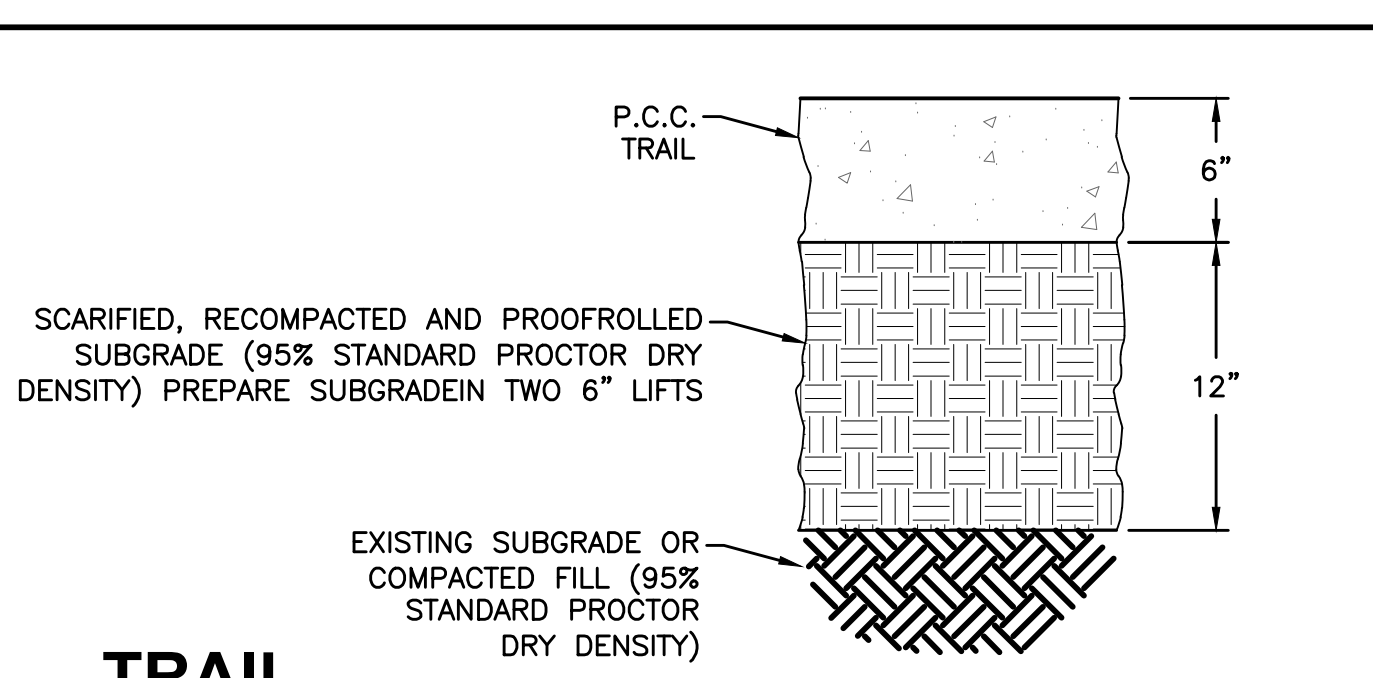
CITY OF WAUKEE UTILITY SERVICE LOCATIONS

NOT TO SCALE



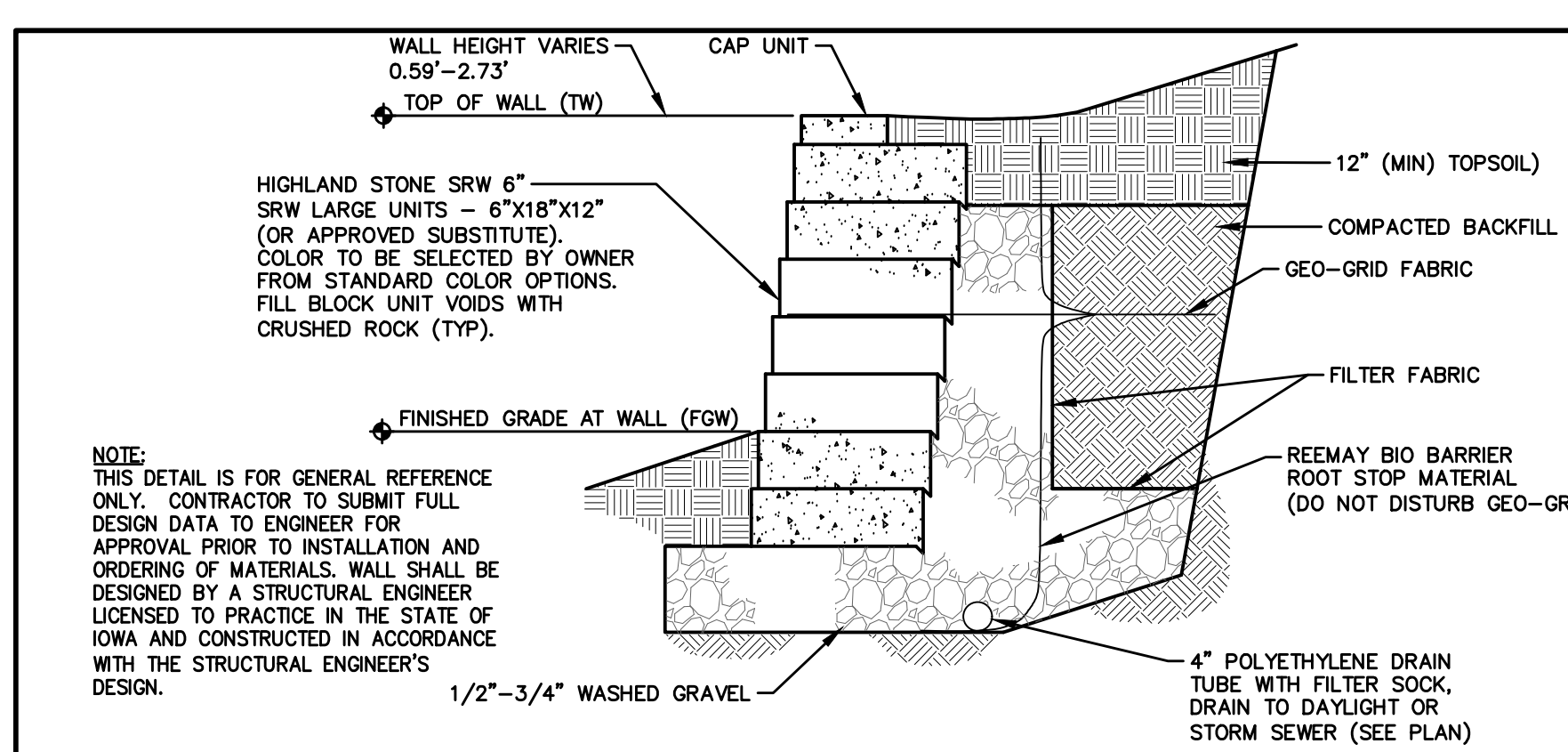
SIDEWALK

NOT TO SCALE



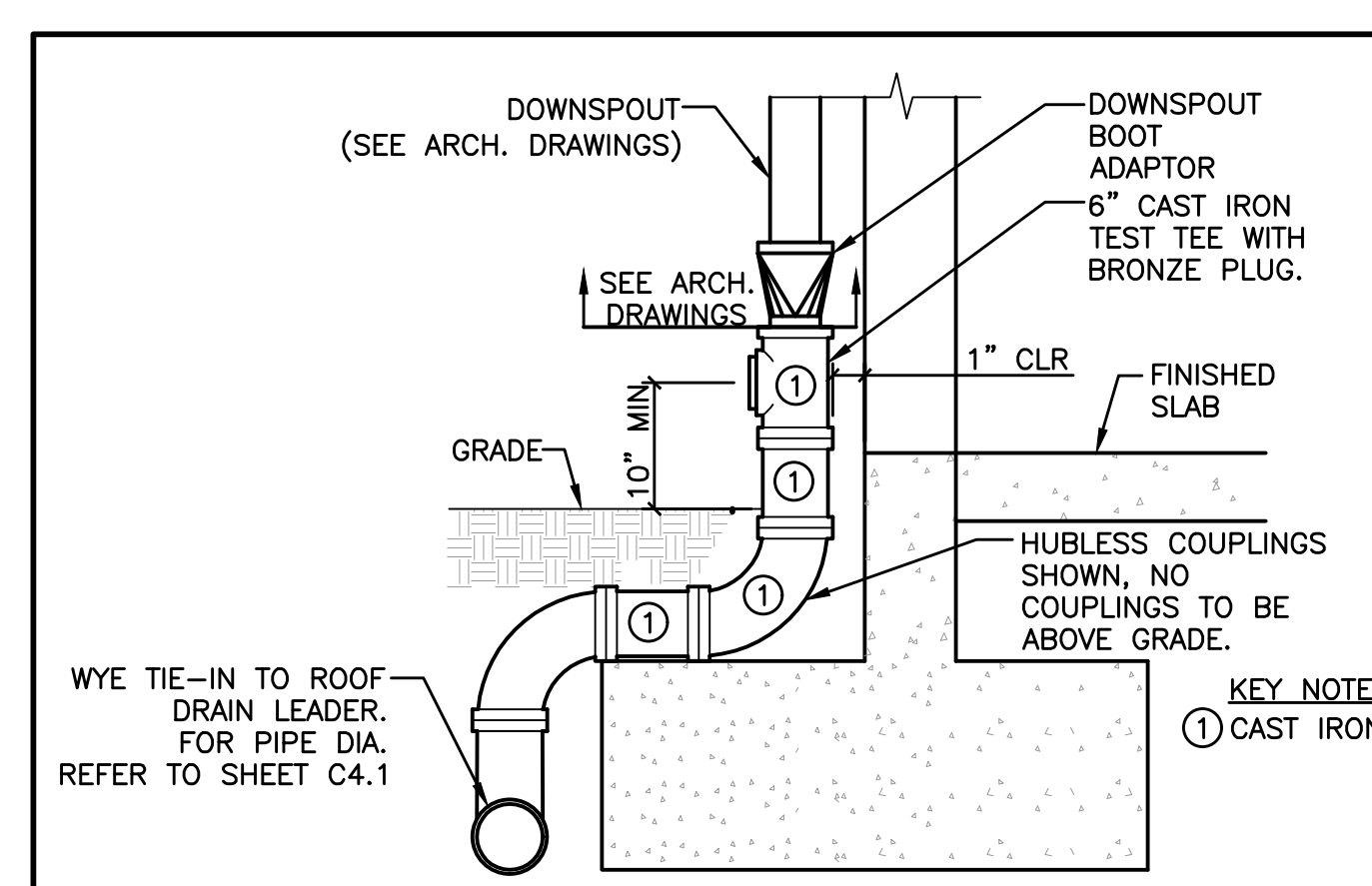
TRAIL

NOT TO SCALE



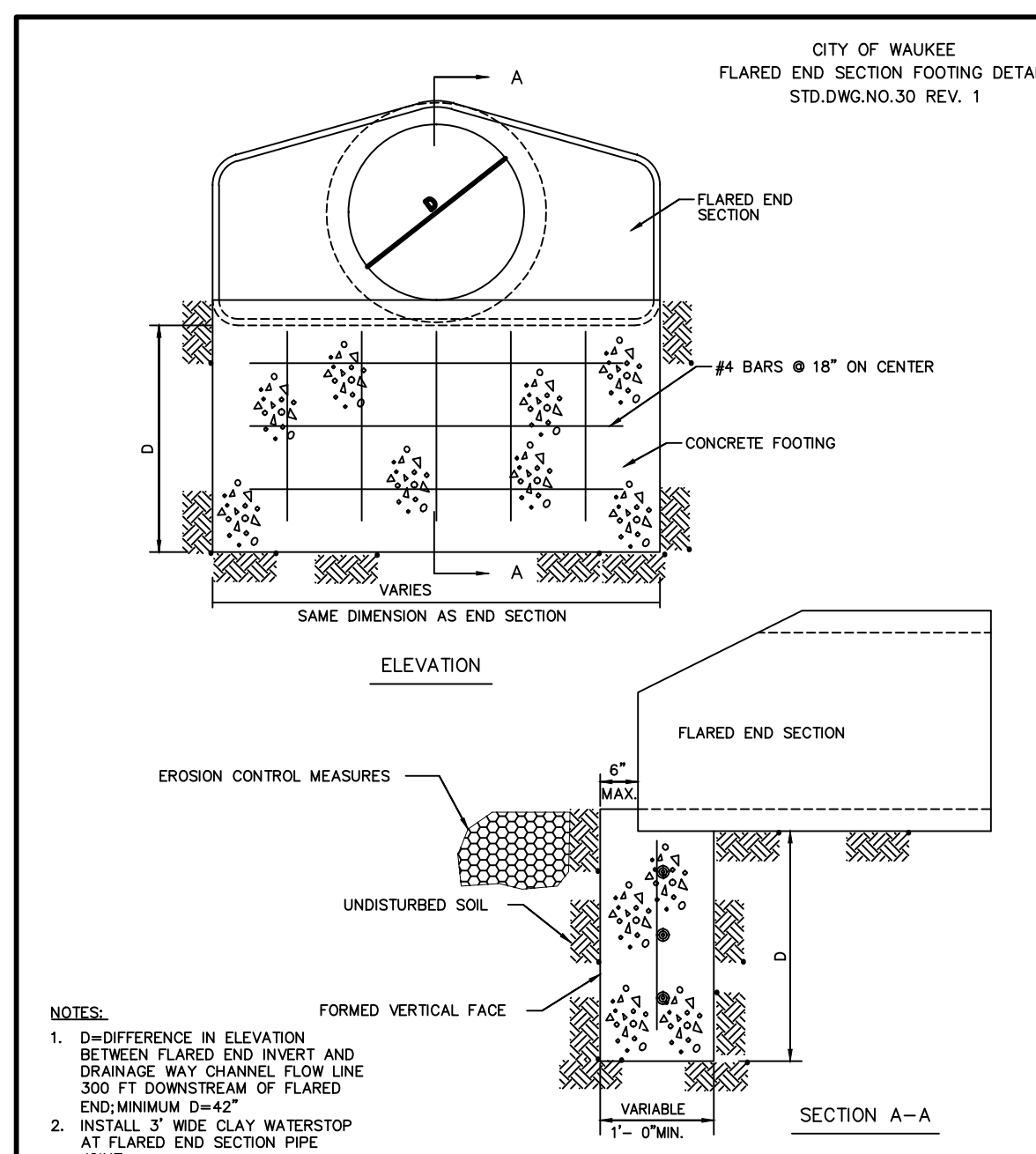
RETAINING WALL

NOT TO SCALE



ROOF DRAIN CONNECTION

NOT TO SCALE



APRON FOOTING DETAIL

NOT TO SCALE

NOTES:
 1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 500 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
 2. INSTALL 3" WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

FILE: H:\2021\10\05\94\WV\107584-SITE PLAN.DWG
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 PLOTTED BY: TERRY GRAFF
 DATE: 4/25/2022 1:45 PM

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

EDENCREST KETTLESTONE
 DETAILS

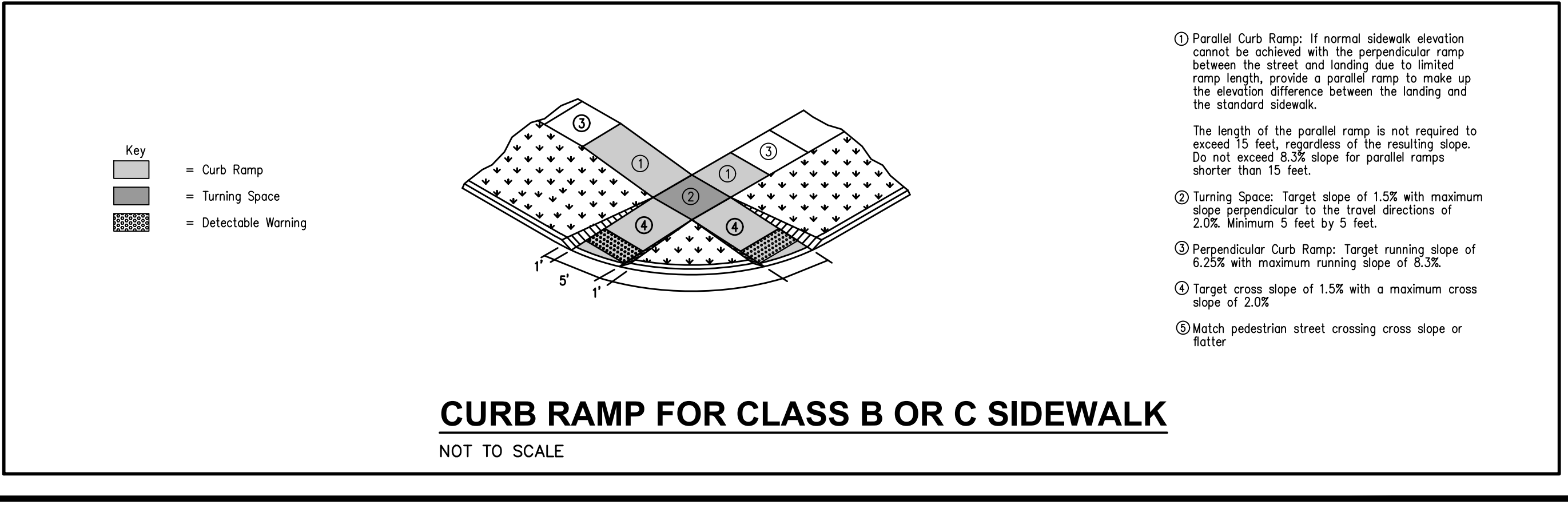
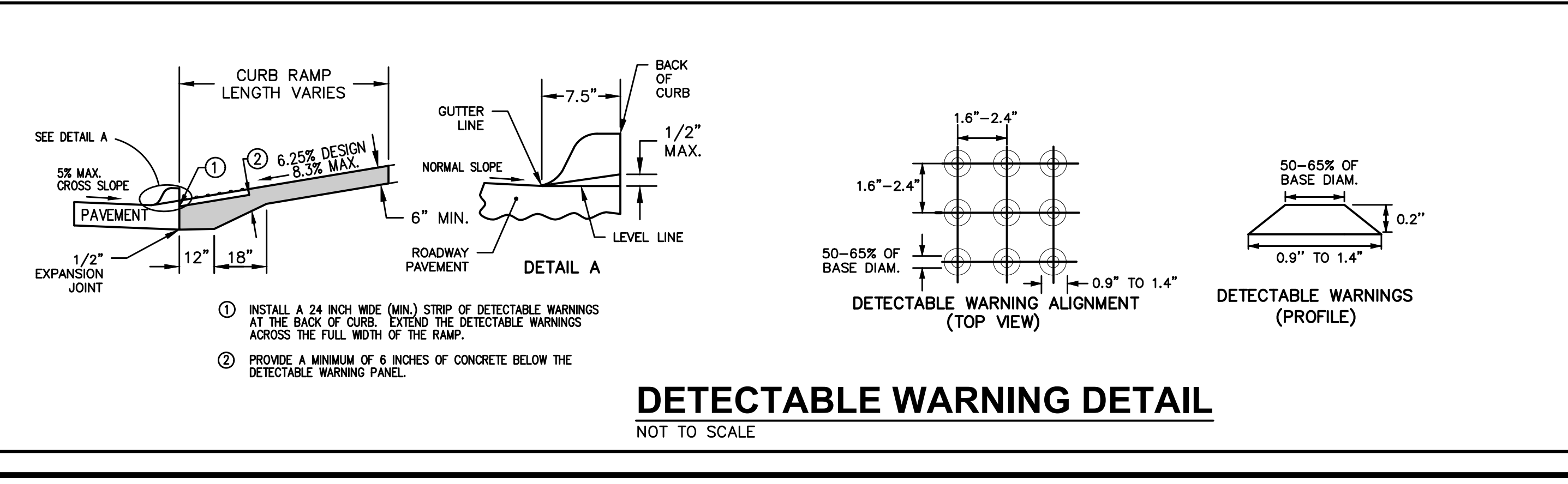
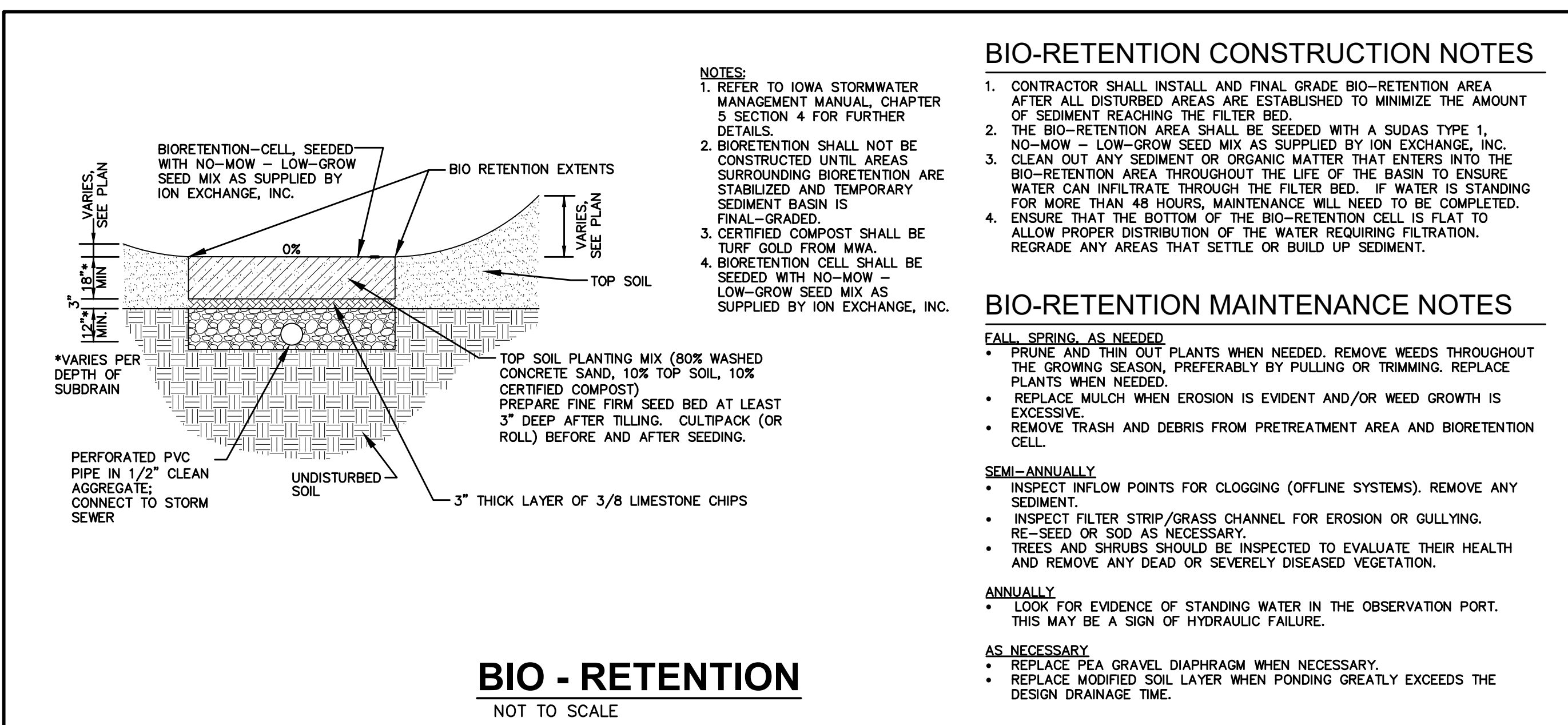
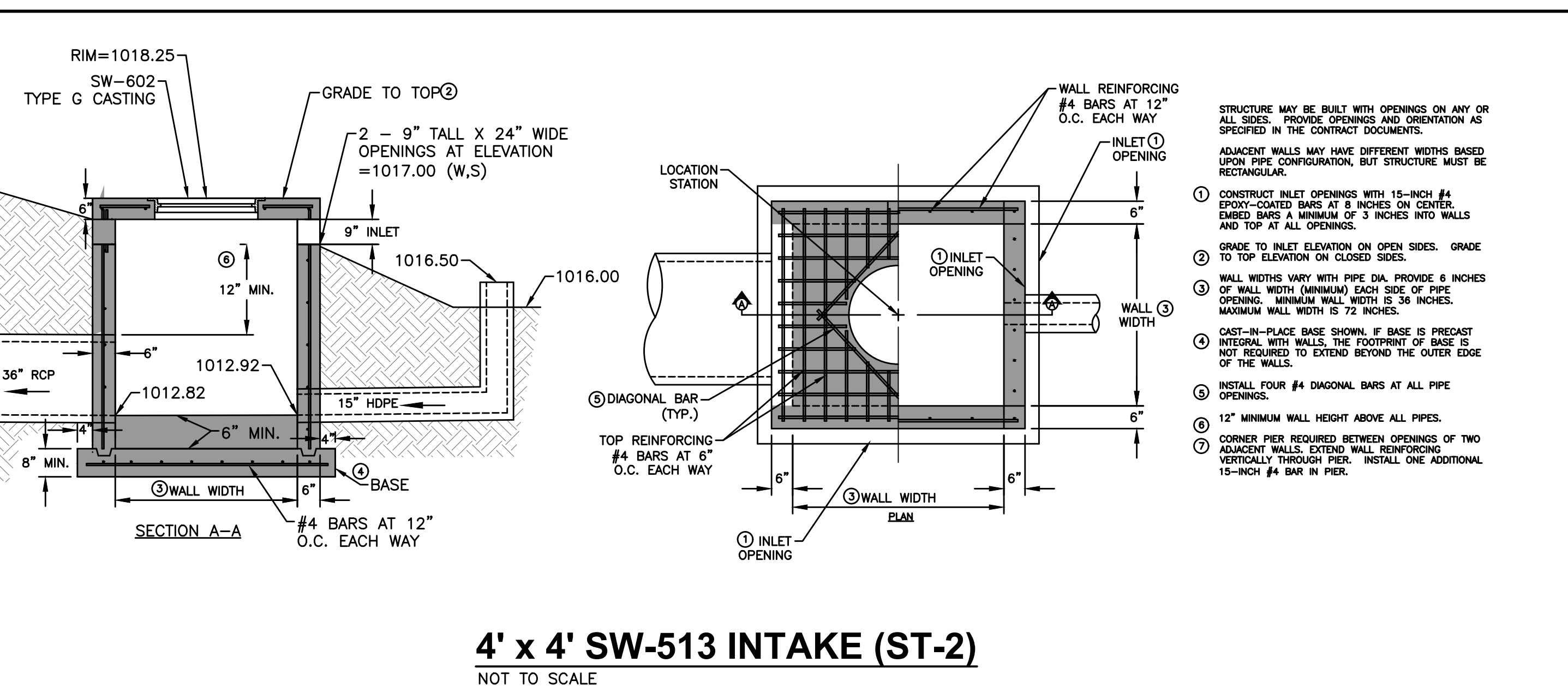
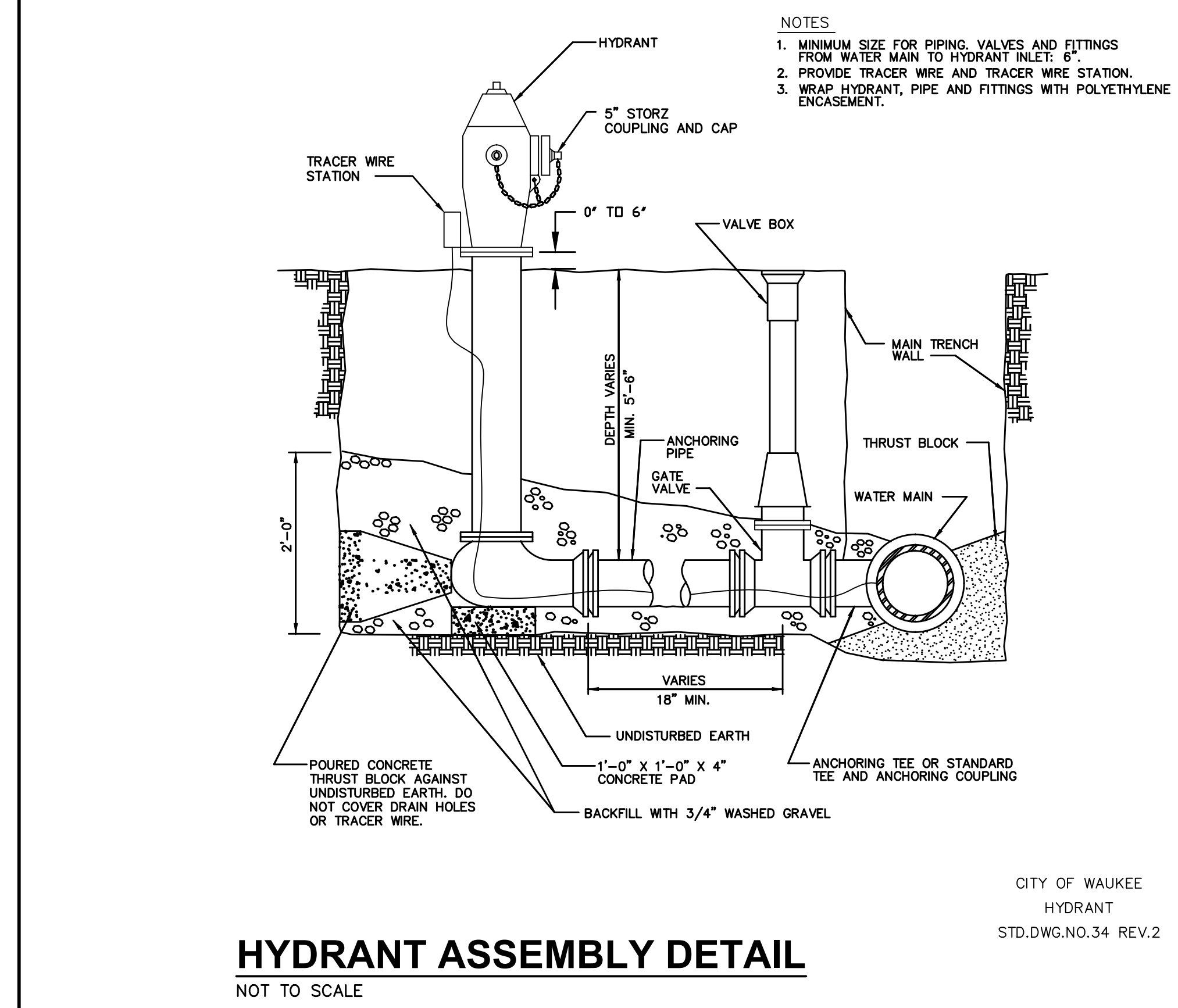
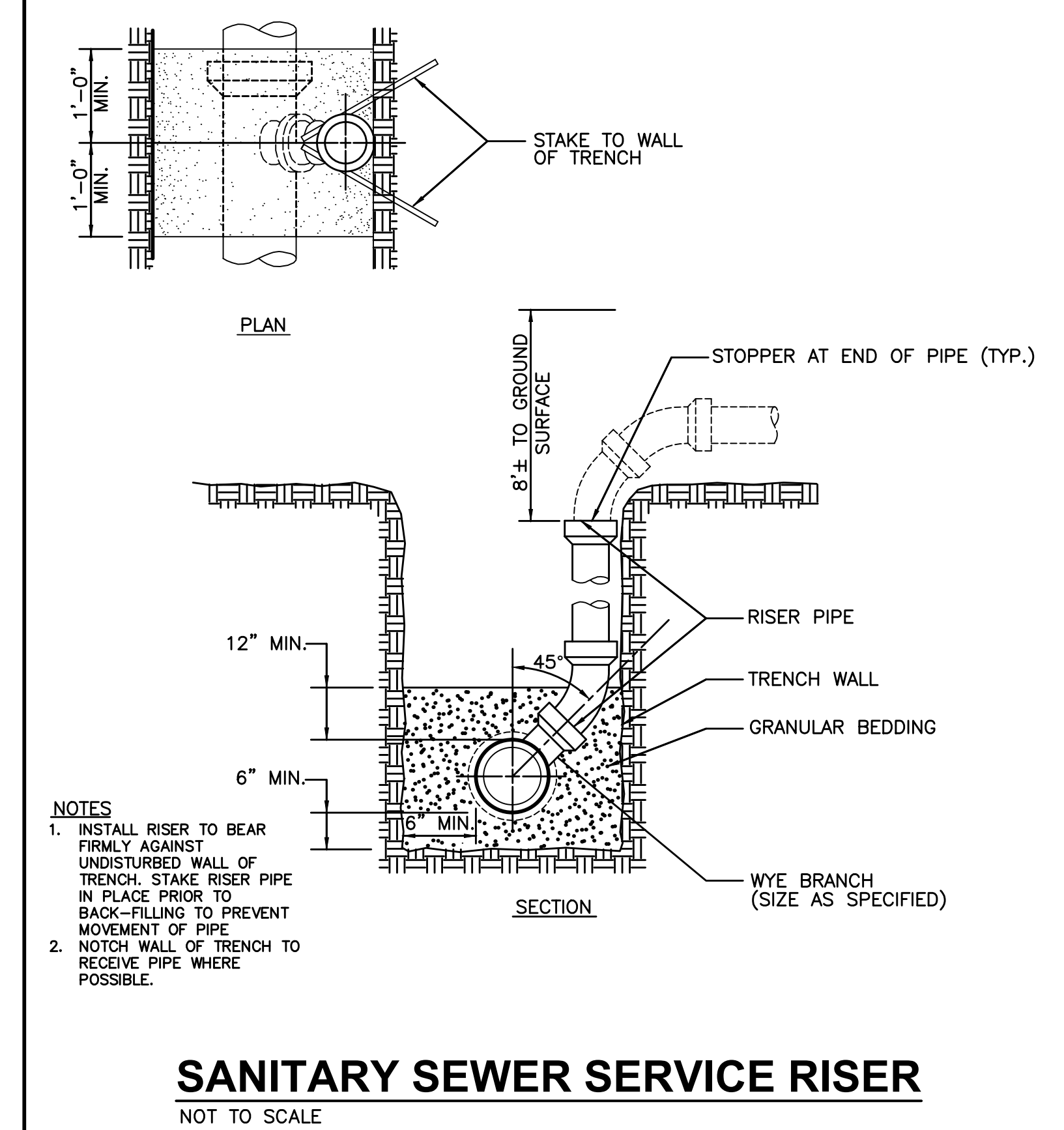
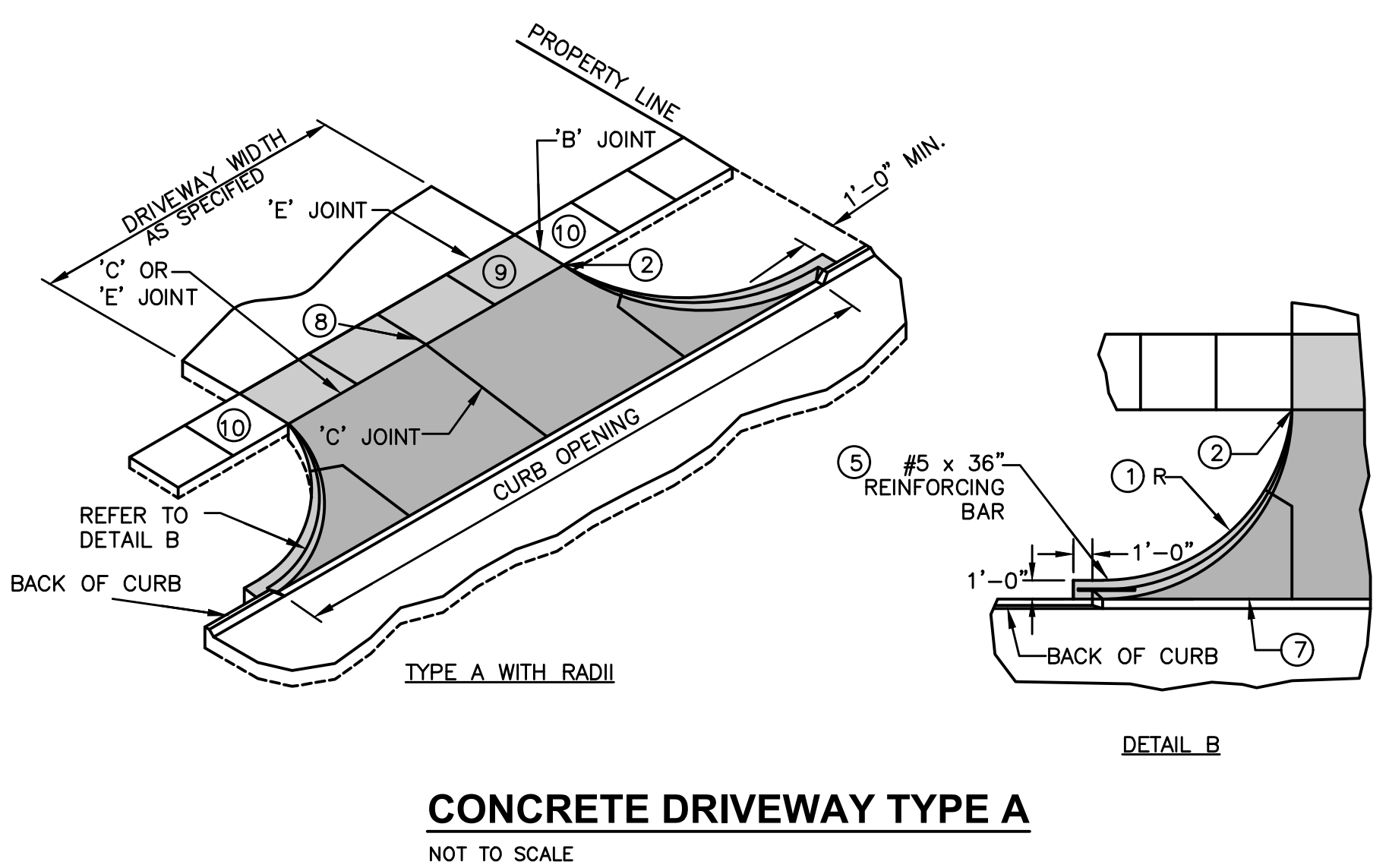
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

ENGINEER: RH
 TECH: TC / BH

REVISIONS
 DATE
 02/22/2022
 FIRST SUBMITTAL

14 / 16
 2107.594

- DRIVEWAY RADIUS (R). RESIDENTIAL: 10' MINIMUM, 15' MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN CONTRACT DOCUMENTS.
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205. VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



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 DATE: 4/7/2022 1:45 PM

