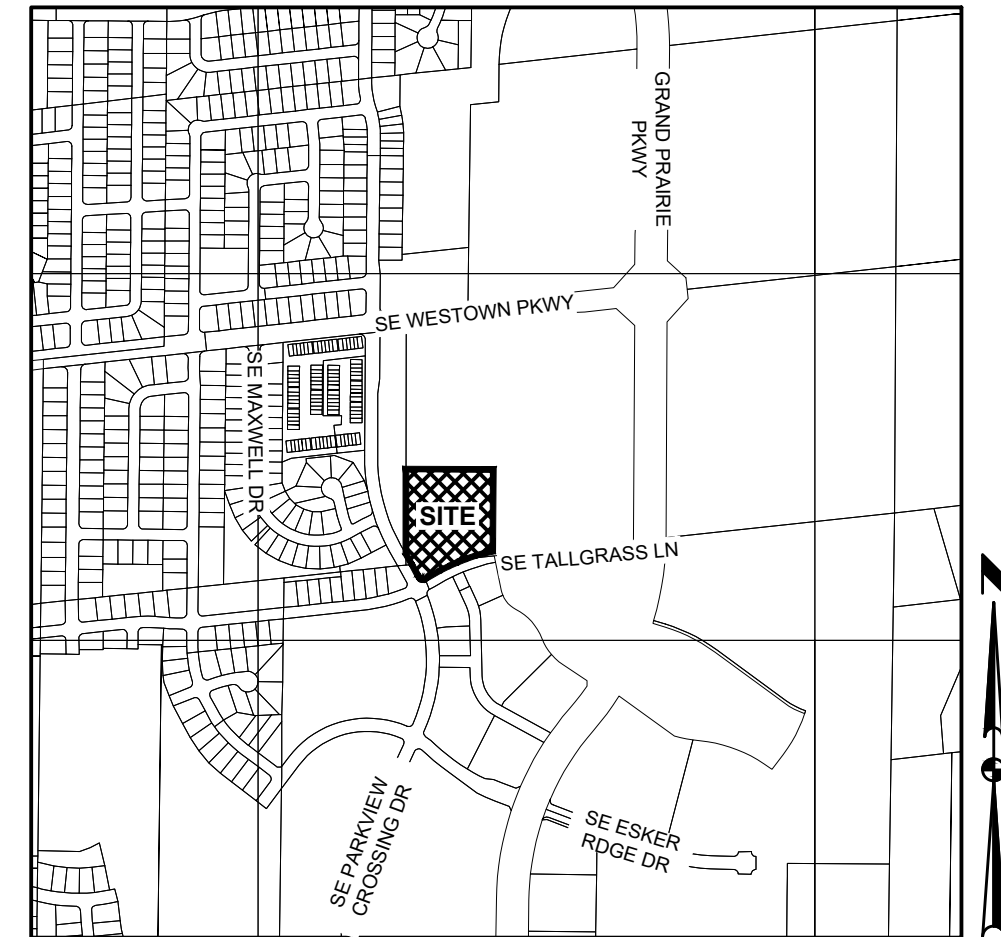


PRELIMINARY PLAT FOR: EDENCREST KETTLESTONE

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

ZONING

K-MF STACKED MED/PD-1

PROJECT SITE ADDRESS

XXX 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 (60 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

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2-3	DIMENSION PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

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°50'08" 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	--- R/W ---
BUILDING SETBACK
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
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	— S — S — S —
SANITARY SERVICE	— S — S — S —
STORM SEWER	— ST — ST —
STORM SERVICE	— ST — ST —
WATERMAIN WITH SIZE	— 8"W —
WATER SERVICE	— W — W —
SAWCUT (FULL DEPTH)	⊗
SILT FENCE	⊗
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

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	--- TV ---
GAS MAIN	--- G ---
FIBER OPTIC	--- FO ---
UNDERGROUND TELEPHONE	--- T ---
OVERHEAD ELECTRIC	--- OE ---
UNDERGROUND ELECTRIC	--- E ---
FIELD TILE	--- TILE ---
SANITARY SEWER W/ SIZE	--- 8"S ---
STORM SEWER W/ SIZE	--- 15"ST ---
WATER MAIN W/ SIZE	--- 8"W ---

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.

RYAN HARDISTY, P.E.
20811

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.

DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION

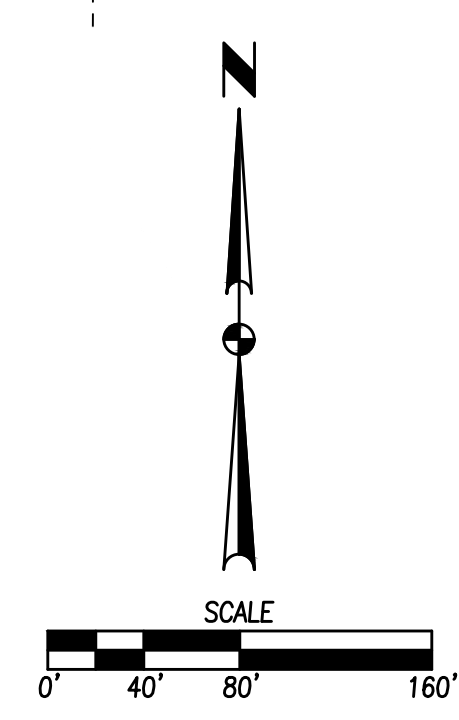
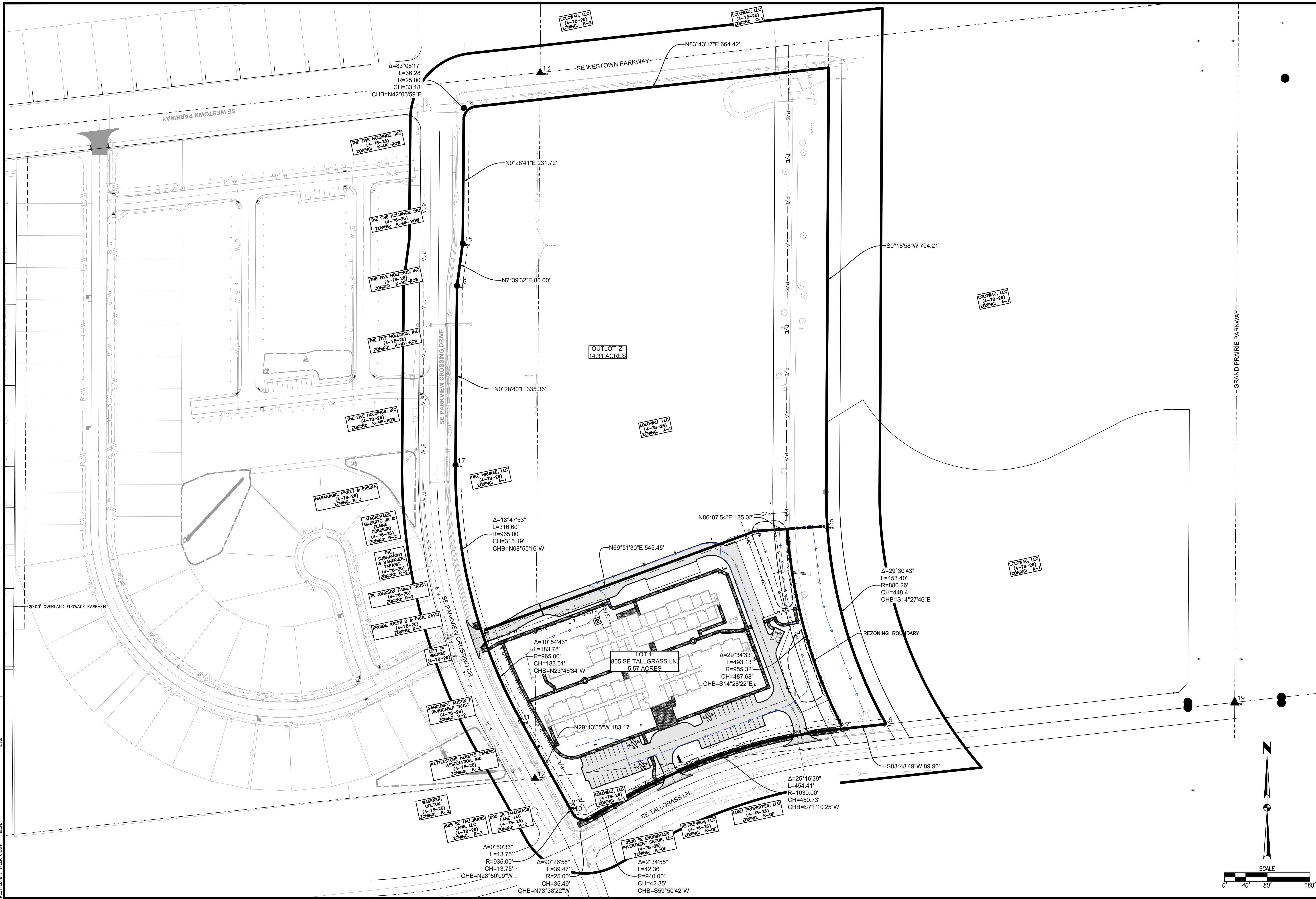
PROJECT NUMBER: 2107.594
LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS



CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE URBAN DALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2107.594



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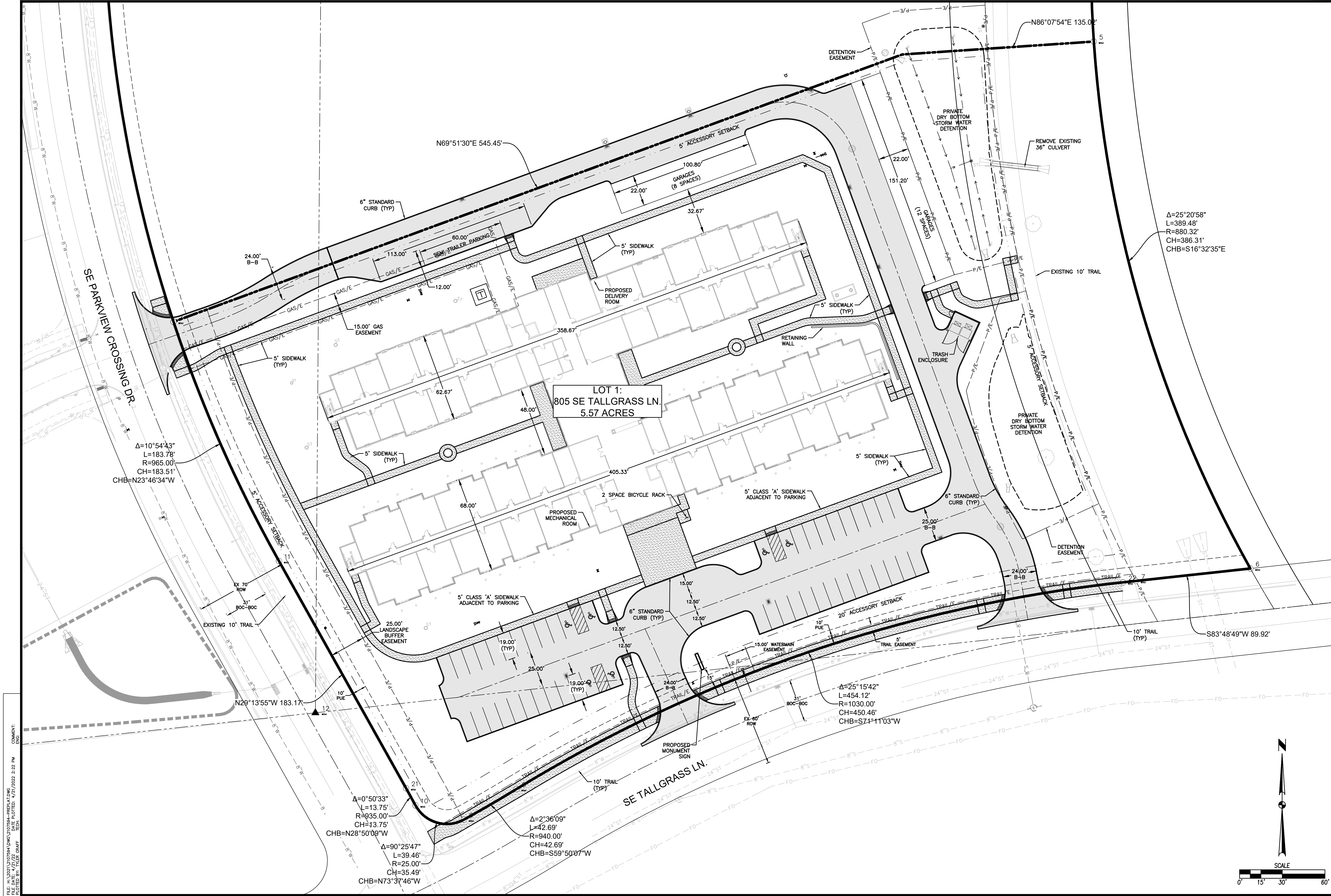
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04/22/2022	FOURTH SUBMITTAL
03/31/2022	THIRD SUBMITTAL
03/11/2022	SECOND SUBMITTAL
02/22/2022	FIRST SUBMITTAL

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

EDENCREST KETTLESTONE
 PRELIMINARY PLAT (DIMENSION PLAN)

WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

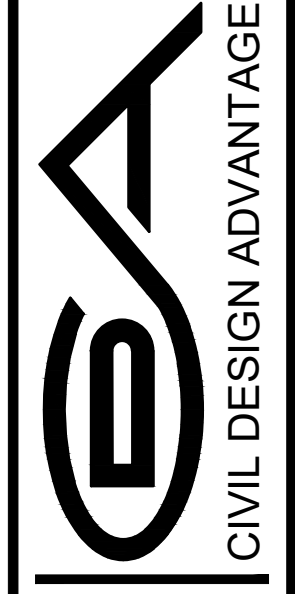
2 / 6
 2107.594



LOT 1:
805 SE TALLGRASS LN.
5.57 ACRES

DATE	REVISIONS
04/22/2022	FOURTH SUBMITTAL
03/31/2022	THIRD SUBMITTAL
03/11/2022	SECOND SUBMITTAL
02/22/2022	FIRST SUBMITTAL

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

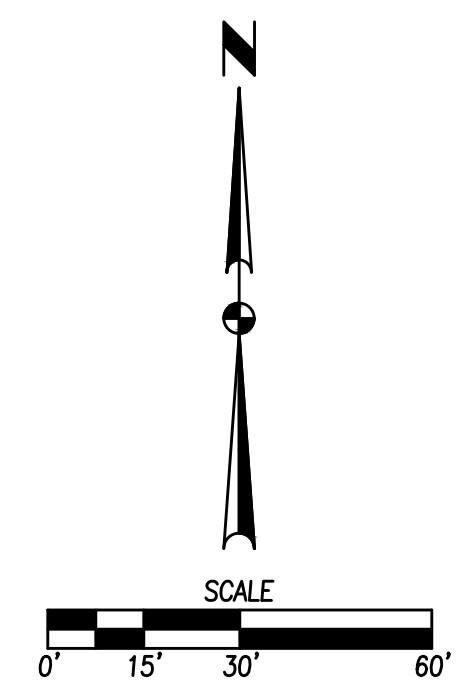


CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

EDENCREST KETTLESTONE
PRELIMINARY PLAT (DIMENSION PLAN)

ENGINEER: RH
TECH: TC / BH

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PLOT BY: TAYLOR GRAFF



$\Delta=10^{\circ}54'43''$
L=183.78'
R=965.00'
CH=183.51'
CHB=N23°46'34"W

$\Delta=25^{\circ}20'58''$
L=389.48'
R=880.32'
CH=386.31'
CHB=S16°32'35"E

$\Delta=25^{\circ}15'42''$
L=454.12'
R=1030.00'
CH=450.46'
CHB=S71°11'03"W

$\Delta=2^{\circ}36'09''$
L=42.69'
R=940.00'
CH=42.69'
CHB=S59°50'07"W

$\Delta=0^{\circ}50'33''$
L=13.75'
R=935.00'
CH=13.75'
CHB=N28°50'09"W

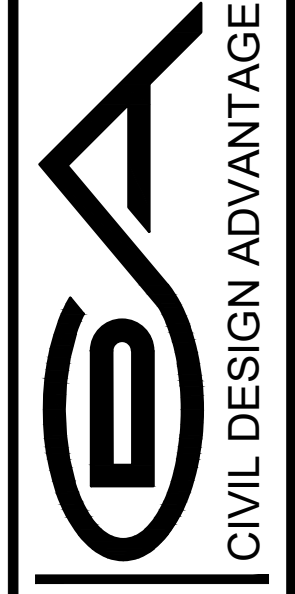
$\Delta=90^{\circ}25'47''$
L=39.46'
R=25.00'
CH=35.49'
CHB=N73°37'46"W



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 PLOTTED BY: TAYLOR GRAF
 DATE: 4/22/2022 2:22 PM

DATE	REVISIONS
04/22/2022	FOURTH SUBMITTAL
03/31/2022	THIRD SUBMITTAL
03/11/2022	SECOND SUBMITTAL
02/22/2022	FIRST SUBMITTAL

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



WAUKEE, IOWA

EDENCREST KETTLESTONE
PRELIMINARY PLAT (GRADING PLAN)

ENGINEER: RH
 TECH: TC / BH

POND #1
 DRY DETENTION BASIN WITH BIORETENTION
 OVERFLOW ELEVATION=1018.81
 100-YEAR ELEVATION=1018.45

FOX CREEK DRAINAGE DITCH
 (PROTECT)

100-YEAR ELEVATION
 =1018.45

SE TALLGRASS LN.

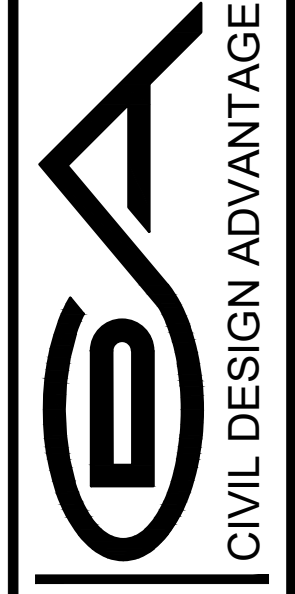
SE PARKVIEW CROSSING DR.



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 TECH: TC

DATE	REVISIONS
04/22/2022	FOURTH SUBMITTAL
03/31/2022	THIRD SUBMITTAL
03/11/2022	SECOND SUBMITTAL
02/22/2022	FIRST SUBMITTAL

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

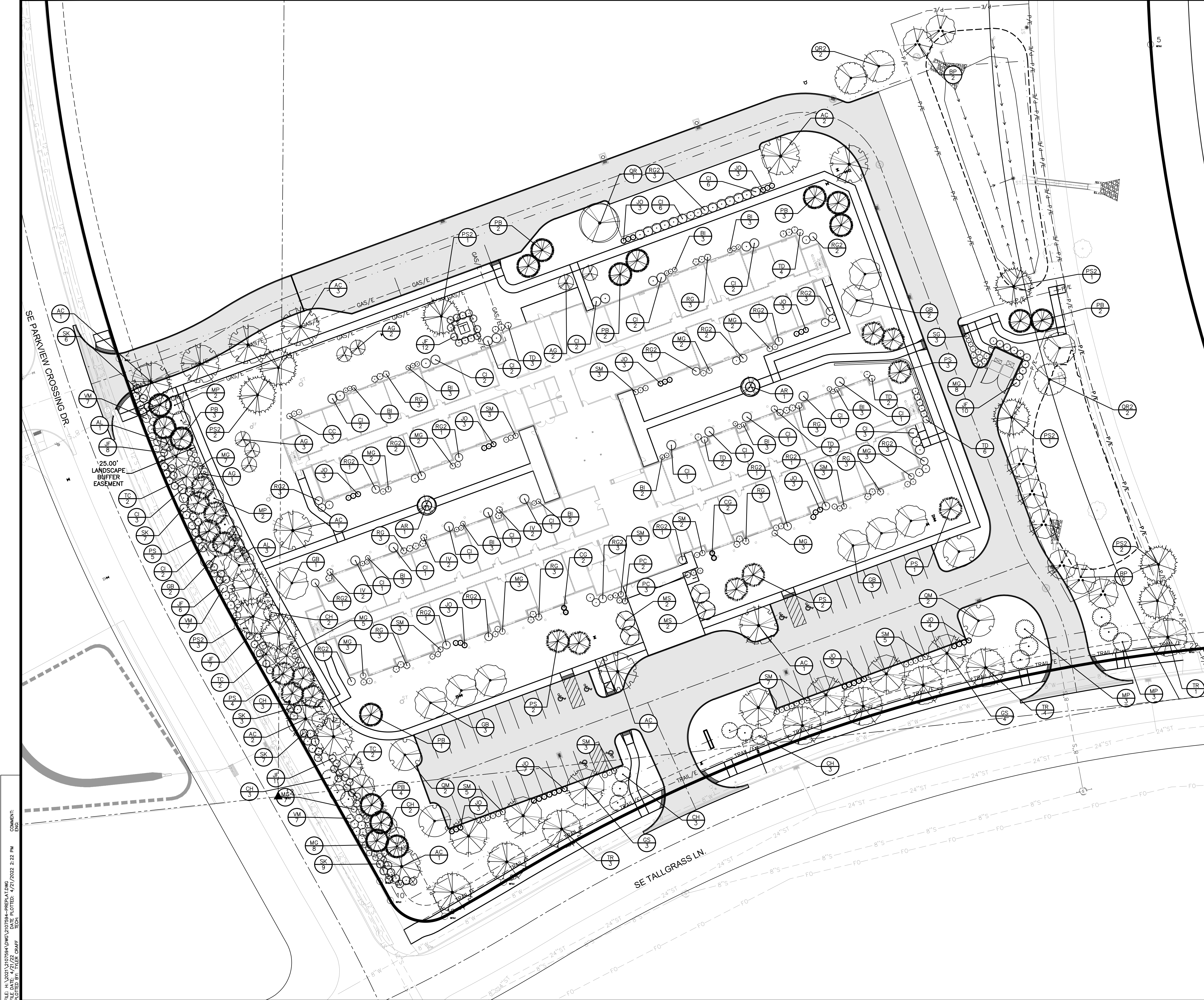


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

EDENCREST KETTLESTONE
 PRELIMINARY PLAT (UTILITY PLAN)

ENGINEER: RH

TECH: TC / BH



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

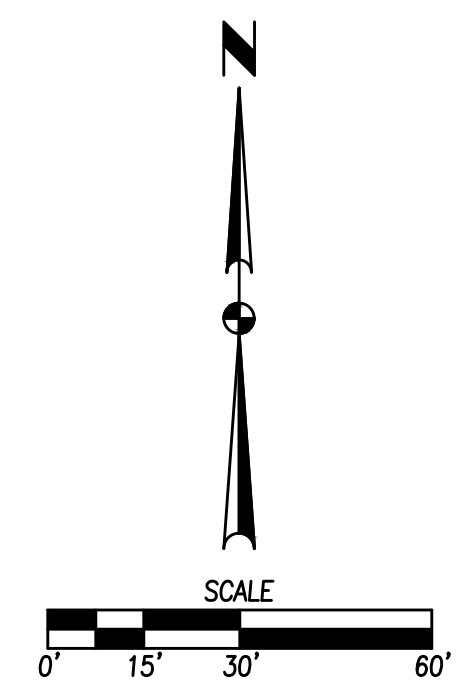
1.5 OVERSTORY TREES, 2.5 EVERGREEN TREES, 2.5 ORNAMENTAL TREES AND 15 SHRUBS PER 50 LF

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

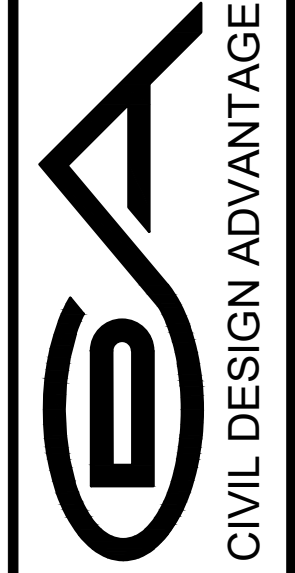
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DATE	REVISIONS
04/22/2022	FOURTH SUBMITTAL
03/31/2022	THIRD SUBMITTAL
03/11/2022	SECOND SUBMITTAL
02/22/2022	FIRST SUBMITTAL

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

TECH: TC / BH
 ENGINEER: RH



WAUKEE, IOWA

EDENCREST KETTLESTONE
 PRELIMINARY PLAT (LANDSCAPE PLAN)