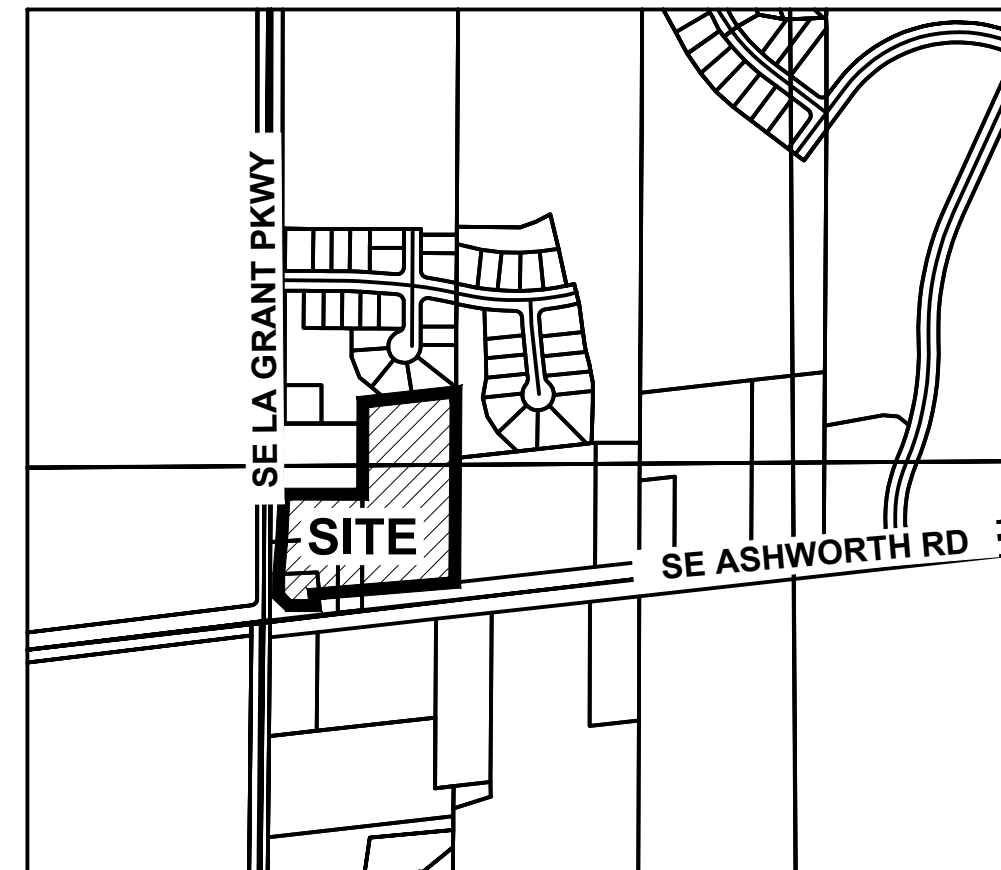


PRELIMINARY PLAT/SITE PLAN FOR: LAUNCH TOWNHOMES AT KETTLESTONE

WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



WAUKEE, IOWA

OWNER/APPLICANT

31495 ASHWORTH ROAD, LLC
1680 SW ANKENY ROAD, SUITE 1B
ANKENY, IOWA 50023
CONTACT: NICK JENSEN
EMAIL: NICK@CALIBERIOWA.COM
PH: (515) 290-9359

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
PH: (515) 369-4400
EMAIL: DOUGM@CDA-ENG.COM

SURVEYOR

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

DATE OF SURVEY

JULY 2022

CONSTRUCTION SCHEDULE

START DATE: 10/01/2022
COMPLETION DATE: 10/01/2023

BENCHMARKS

- DALLAS COUNTY STANDARD BENCHMARK 120, LOCATED ON THE EAST SIDE OF U PLACE AND APPROXIMATELY 150-FEET SOUTH OF 300TH STREET. ELEV=1011.76
- DALLAS COUNTY STANDARD BENCHMARK 2004, DESIGNATED WDM-HZ#4. LOCATED APPROXIMATELY 29.5-FEET EAST OF THE CENTERLINE OF NINE IRON DRIVE AND APPROXIMATELY 48-FEET NORTH OF THE GOLF COURSE ACCESS DRIVE. ELEV=1012.40

SUBMITTAL DATES

FIRST SUBMITTAL: 08/09/2022
SECOND SUBMITTAL: 09/14/2022
THIRD SUBMITTAL: 10/07/2022
FOURTH SUBMITTAL: 11/02/2022

PROJECT SITE ADDRESS

2960 SE LA GRANT PARKWAY

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 51°36'16" EAST, 83.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°58'29" WEST, 49.34 FEET; THENCE NORTH 00°34'17" EAST, 191.12 FEET; THENCE NORTH 86°56'50" EAST, 10.01 FEET; THENCE NORTH 00°35'06" EAST, 167.49 FEET; THENCE SOUTH 89°24'52" EAST, 285.39 FEET; THENCE NORTH 00°35'08" EAST, 326.76 FEET; THENCE NORTH 84°09'27" EAST, 331.36 FEET; THENCE SOUTH 00°46'07" WEST, 659.68 FEET; THENCE SOUTH 84°00'20" WEST, 501.36 FEET; THENCE SOUTH 06°12'53" EAST, 30.02 FEET; THENCE SOUTH 83°59'50" WEST, 93.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.38 ACRES (321603 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

K-MF-STACKED MEDIUM

DEVELOPMENT SUMMARY

AREA: 7.38 ACRES (321,599 SF)

ZONING: K-MF-STACKED MEDIUM

SETBACKS:

FRONT: 20 FEET FOR ACCESSORY STRUCTURES, NONE FOR PRINCIPAL PERMITTED
SIDE: 5 FEET FOR ACCESSORY STRUCTURES
30 FEET FOR PRINCIPAL PERMITTED STRUCTURES IF ADJACENT TO ADJOINING SINGLE-FAMILY
REAR: 5 FEET FOR ACCESSORY STRUCTURES
30 FEET FOR PRINCIPAL PERMITTED STRUCTURES IF ADJACENT TO ADJOINING SINGLE-FAMILY

MINIMUM UNIT FINISHED FLOOR AREA: 600 SF

FLOOR AREA PROVIDED:

SINGLE BUILDING EXTERIOR UNIT = 1,164 SF
SINGLE BUILDING INTERIOR UNIT = 1,156 SF
DOUBLE BUILDING EXTERIOR UNIT 1 = 1,100 SF
DOUBLE BUILDING EXTERIOR UNIT 2 = 1,140 SF
DOUBLE BUILDING INTERIOR UNIT = 700 SF

*ALL UNITS CONSIST OF 3 STORIES (1 GARAGE, 2 DWELLING)

OPEN SPACE CALCULATION:

TOTAL SITE: = 321,599 (7.38 AC.)
BUILDINGS = 40,511 SF
PARKING AREAS = 2,835 SF
DRIVEWAYS = 26,434 SF
STREETS = 41,828 SF
SIDEWALK = 7,182 SF
OPEN SPACE PROVIDED = 202,809 SF (63.1%)

OPEN SPACE REQUIRED = 20% (64,320 SF)

UNITS:

92 UNITS (12.47 UNITS PER ACRE)

VISITOR PARKING:

REQUIRED: 1 SPACE PER 5 DWELLING UNITS
(92 UNITS / 5 = 19 SPACES)

TOTAL REQUIRED = 19 SPACES
TOTAL PROVIDED = 19 SPACES

UNIT PARKING:

REQUIRED: 2 SPACE PER UNIT (1 COVERED)
40 DOUBLE UNITS x 1 SPACE/BR = 80 (40)
52 SINGLE UNITS x 1 SPACE/BR = 104 (52)
TOTAL REQUIRED = 184 (92) SPACES

PROVIDED: SINGLE UNITS: 1 GARAGE + 1 DRIVEWAY = 52 UNITS x 2 SPACES = 104 (52)
DOUBLE UNITS: 2 GARAGE + 2 DRIVEWAY = 40 UNITS x 4 SPACES = 160 (80)
TOTAL PROVIDED = 264 (132) SPACES

ACCESSIBLE PARKING:

REQUIRED: 1 VAN ACCESSIBLE SPACE
PROVIDED: 1 VAN ACCESSIBLE SPACE

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	OVERALL SITE MAP
C3.1-C3.2	TOPOGRAPHIC AND DEMOLITION PLAN
C4.1-C4.3	DIMENSION PLAN
C5.1-C5.4	GRADING PLAN
C6.1	EROSION AND SEDIMENT CONTROL PLAN
C7.1-C7.2	UTILITY PLAN
C8.1-C8.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
STORM SEWER STRUCTURE NO.	TELEPHONE POLE
STORM SEWER PIPE NO.	GAS VALVE BOX
SANITARY SEWER STRUCTURE NO.	CABLE TV JUNCTION BOX
SANITARY SEWER	CABLE TV MANHOLE/VAULT
SANITARY SERVICE	MAIL BOX
STORM SEWER	BENCHMARK
STORM SERVICE	SOIL BORING
WATERMAIN WITH SIZE	UNDERGROUND TV CABLE
WATER SERVICE	GAS MAIN
SAWCUT (FULL DEPTH)	FIBER OPTIC
SILT FENCE	UNDERGROUND TELEPHONE
USE AS CONSTRUCTED (UAC)	OVERHEAD ELECTRIC
GARAGE FLOOR ELEVATION (GFE)	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE



UTILITY WARNING

THE 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.

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

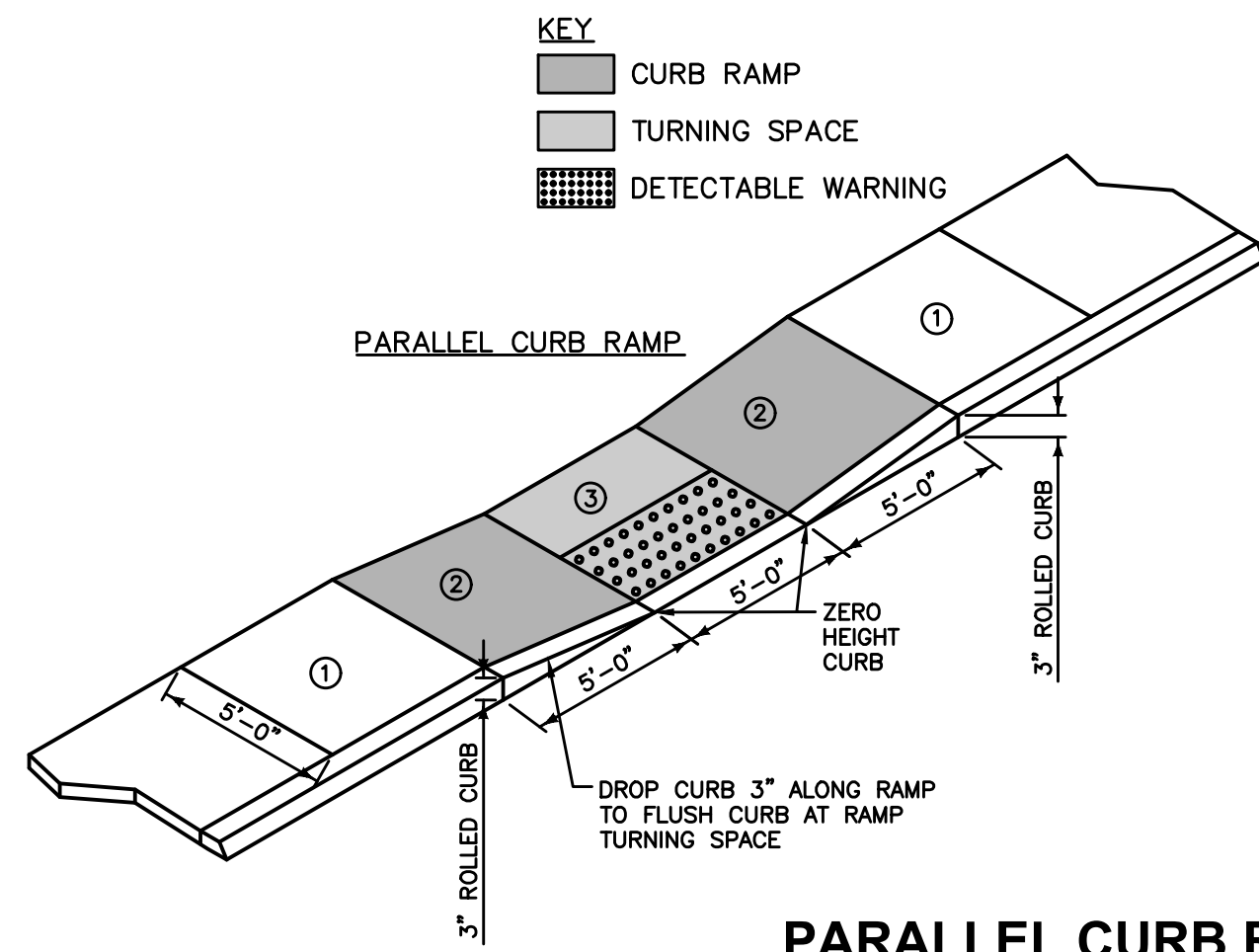
THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

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.

PRELIMINARY NOT FOR CONSTRUCTION

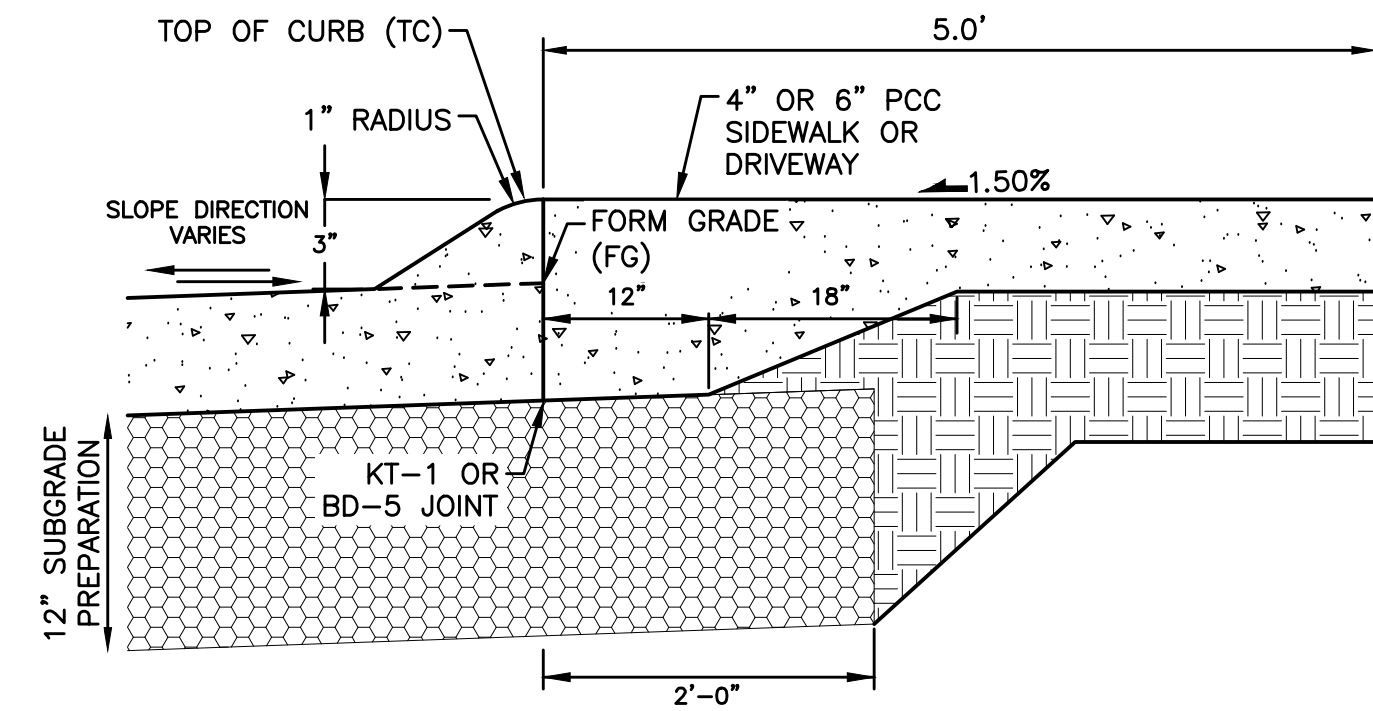
JEFFREY J. REWIK
LICENSE NUMBER 23810
EXPIRES 12/31/2023
DATE: _____
PAGE(S) OR SHEET(S) COVERED BY THIS SEAL:
C0.1-C7.2

CDA
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2202.105

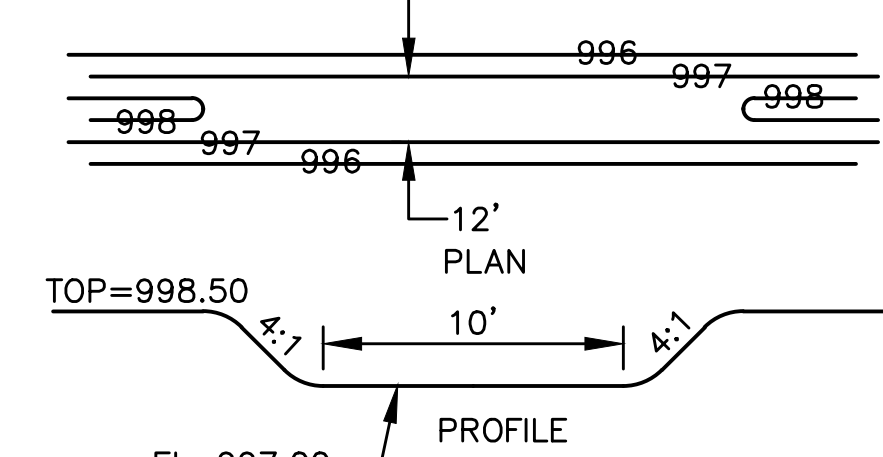


PARALLEL CURB RAMP

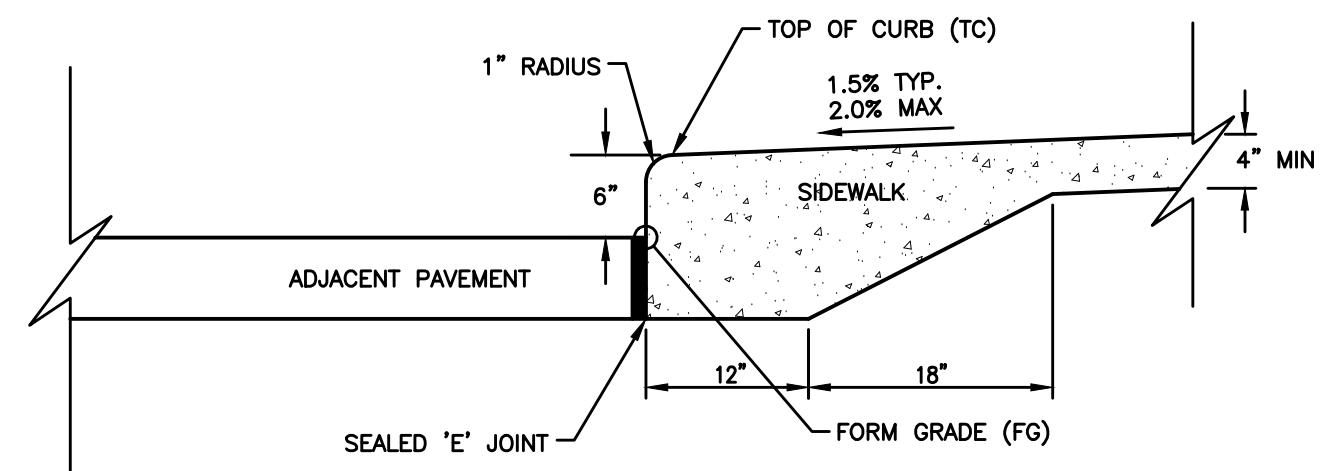
- ① SIDEWALK, REFER TO TYPICAL SECTION
- ② PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. DO NOT EXCEED 8.3% SLOPE.
- ③ TURNING SPACE: TARGET SLOPE OF 1.5% WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. AT MID-BLOCK CROSSINGS, CROSS SLOPE OF LANDING TO MATCH ROADWAY GRADE.



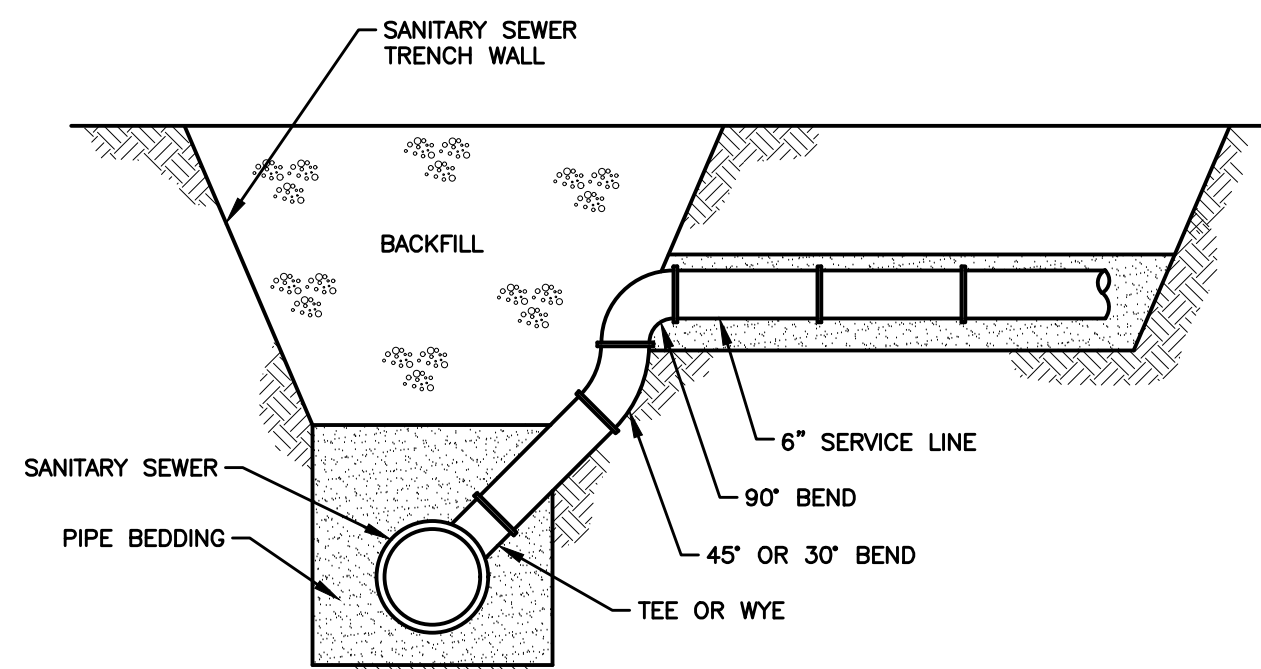
3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



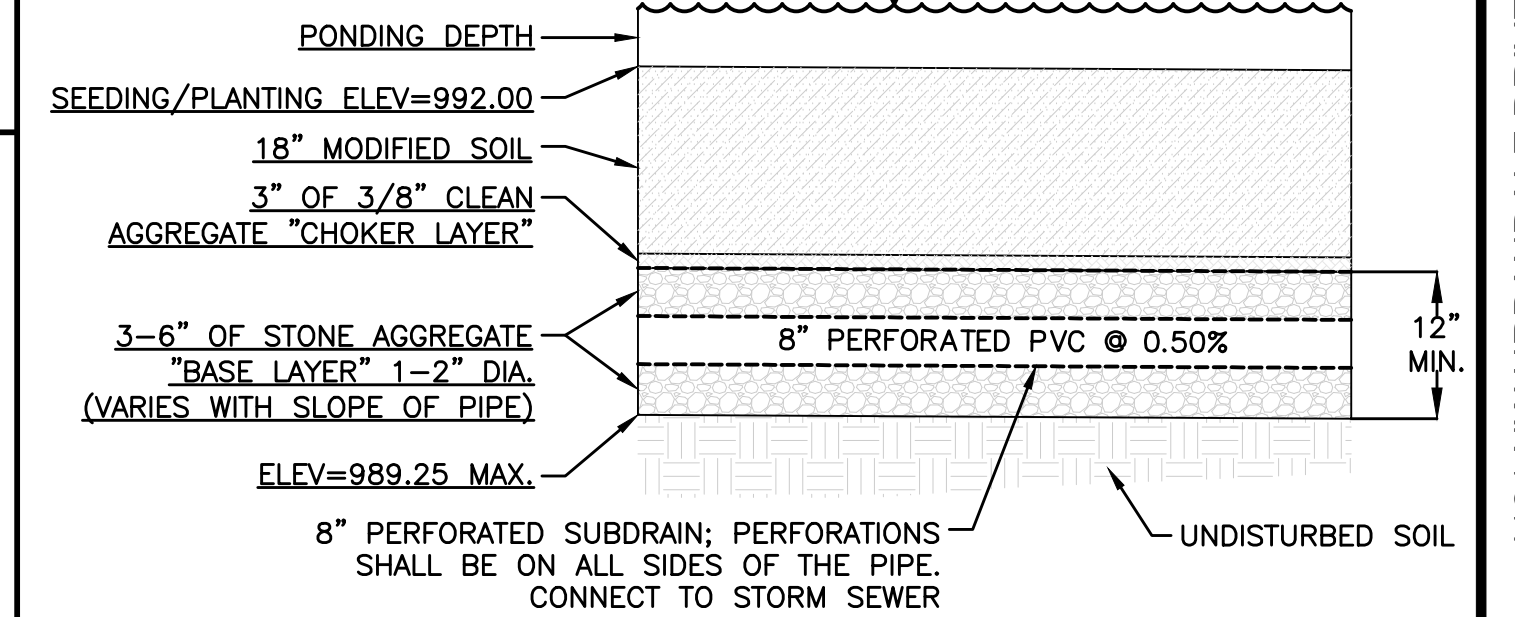
POND 1 OVERFLOW
NOT TO SCALE



CLASS "A" INTEGRAL CURB AND SIDEWALK



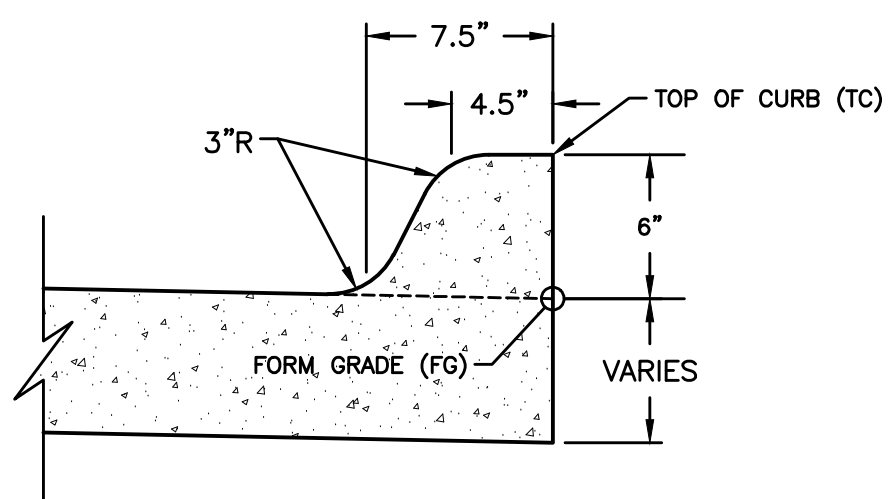
SANITARY SEWER SERVICE RISER



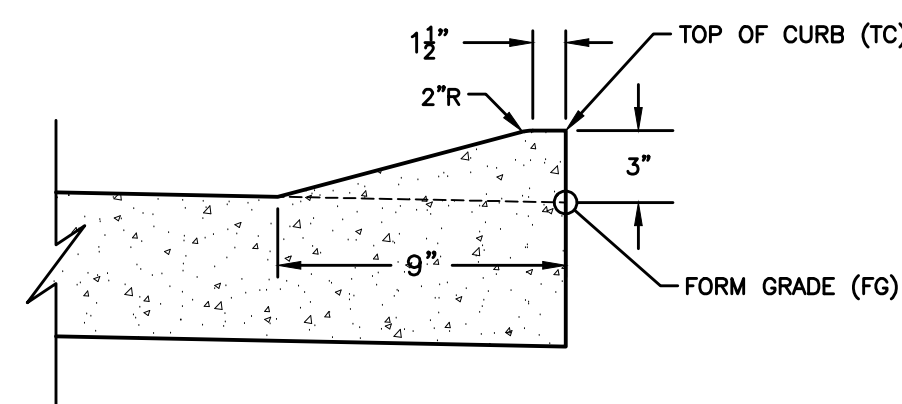
BIO-RETENTION CONSTRUCTION NOTES

1. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO-RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
2. SEEDING SHALL BE INSTALLED WITHIN THE BIO-RETENTION AREA.
3. CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO-RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
4. ENSURE THAT THE BOTTOM OF THE BIO-RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.
5. SEED WILL BE COVERED WITH HYDRO-MULCH FOR EROSION PROTECTION.

BIO-RETENTION CELL SECTION VIEW
NOT TO SCALE

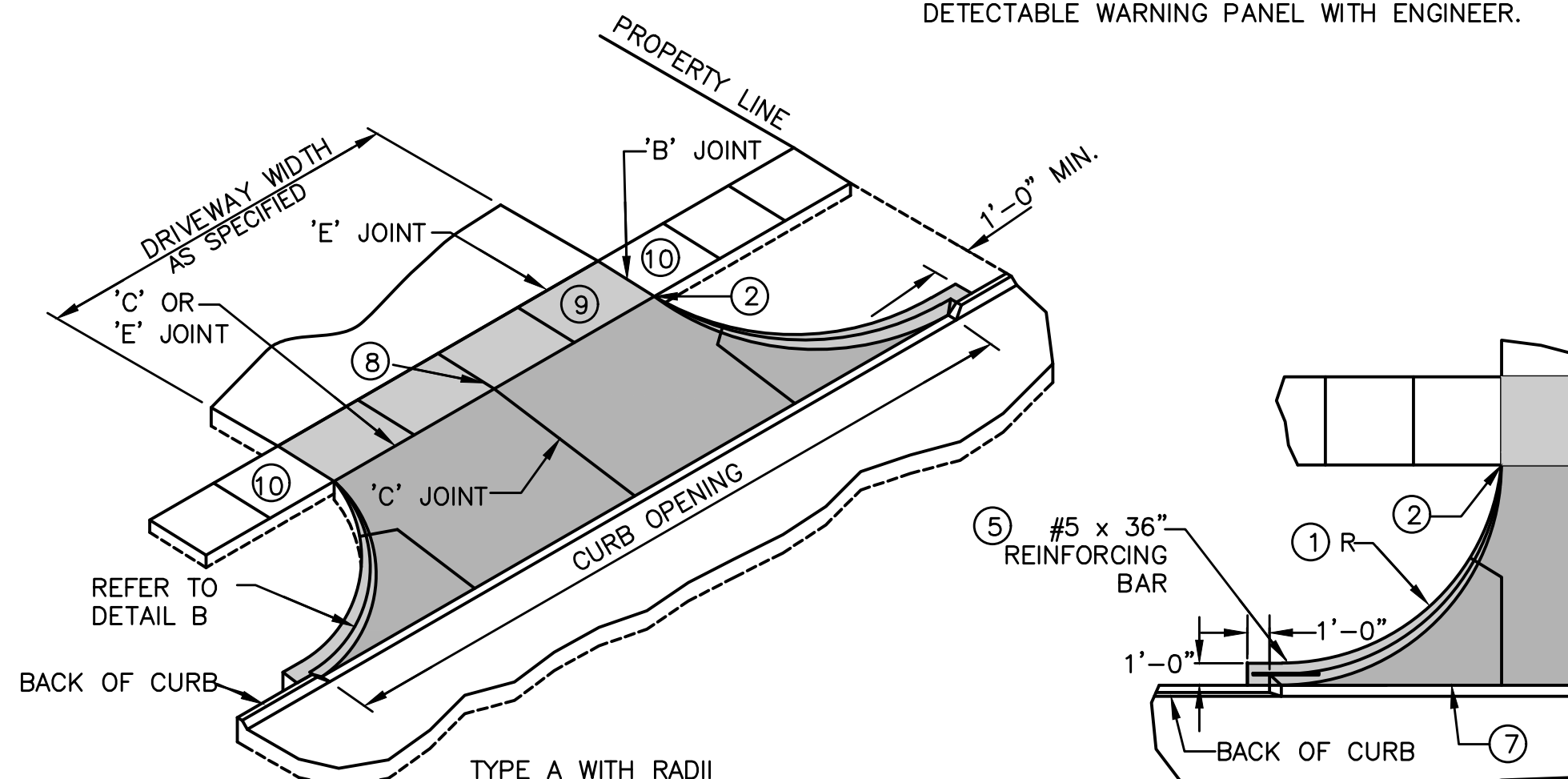


INTEGRAL 6" STANDARD CURB
SPOT ELEVATION REFERENCE



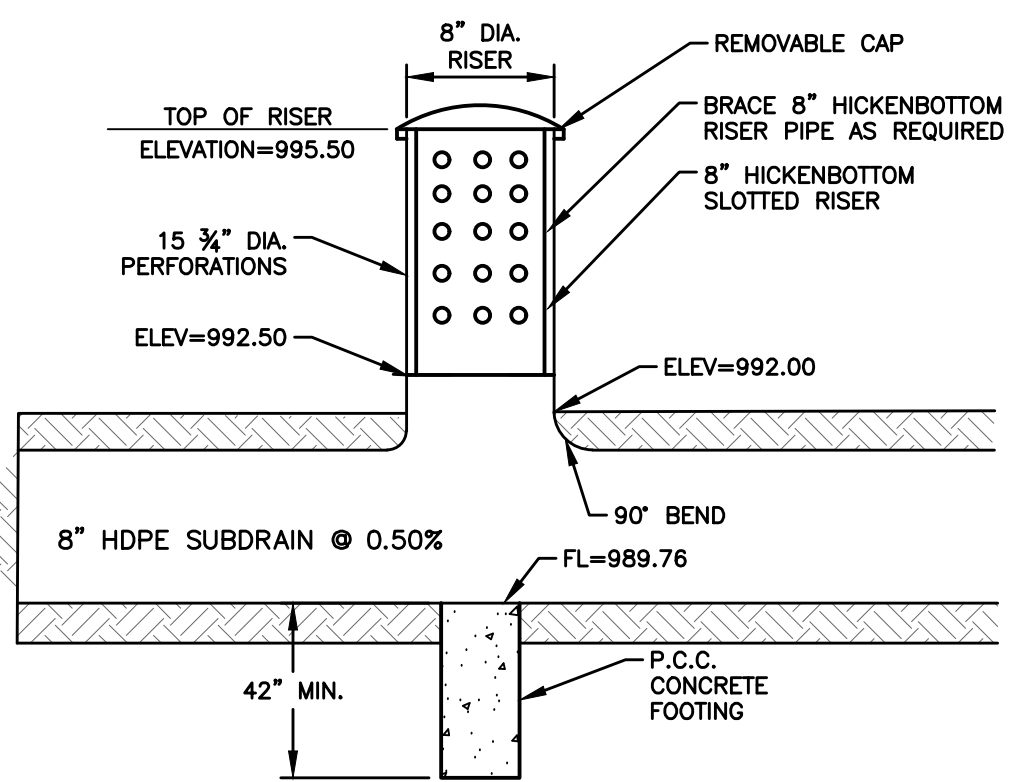
INTEGRAL 3" ROLLED CURB
SPOT ELEVATION REFERENCE

- ① DRIVEWAY RADIUS (R).
- ② 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.
- ③ PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- ④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- ⑤ CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- ⑥ MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- ⑦ PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- ⑧ FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- ⑨ 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.
- ⑩ 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.

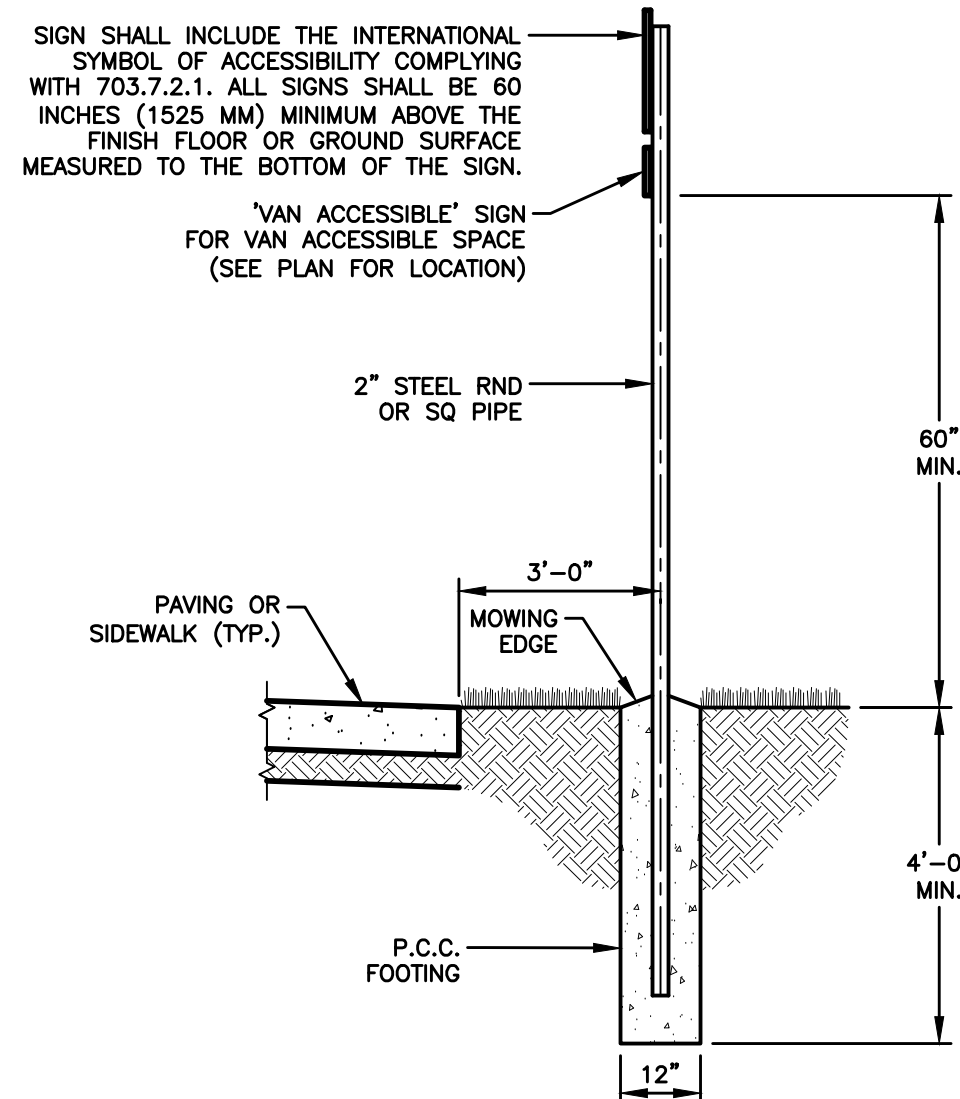


CONCRETE DRIVEWAY TYPE A

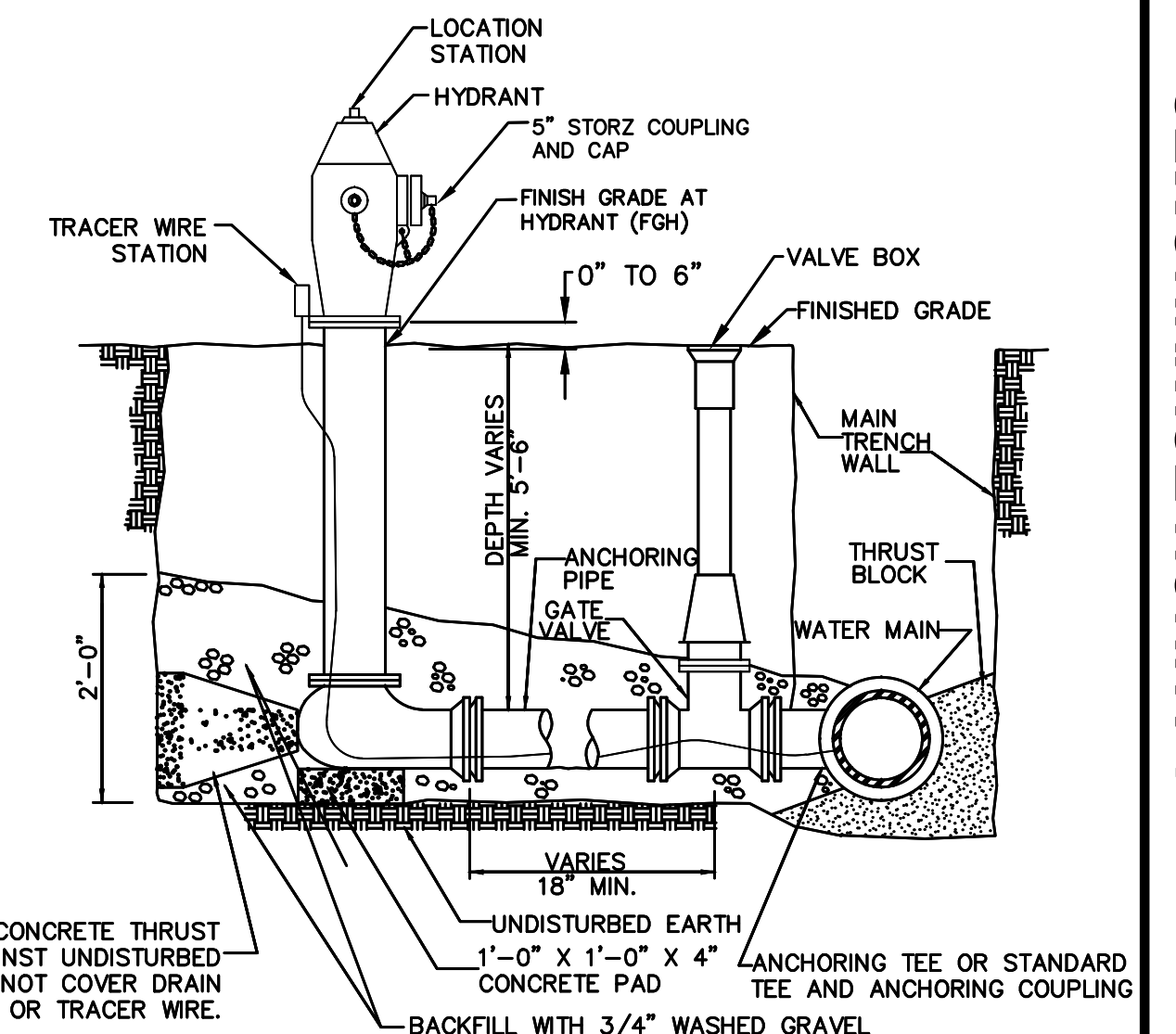
DETAIL B



HICKENBOTTOM PERFORATED RISER ST-3
NOT TO SCALE



ACCESSIBLE PARKING SIGN

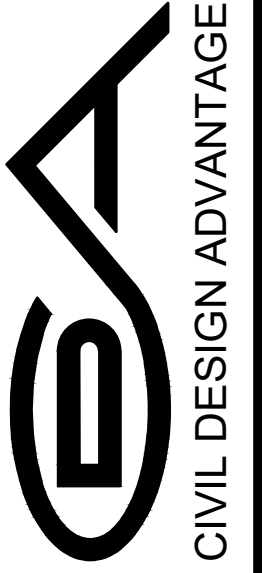


CITY OF WAUKEE STANDARD HYDRANT
NOT TO SCALE

DATE	REVISIONS
11/02/22	FOURTH SUBMITTAL
10/05/22	THIRD SUBMITTAL
09/14/22	SECOND SUBMITTAL
08/09/22	FIRST SUBMITTAL

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

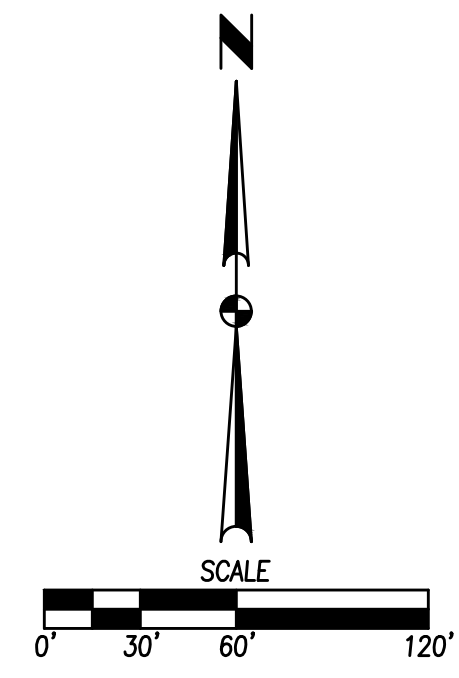
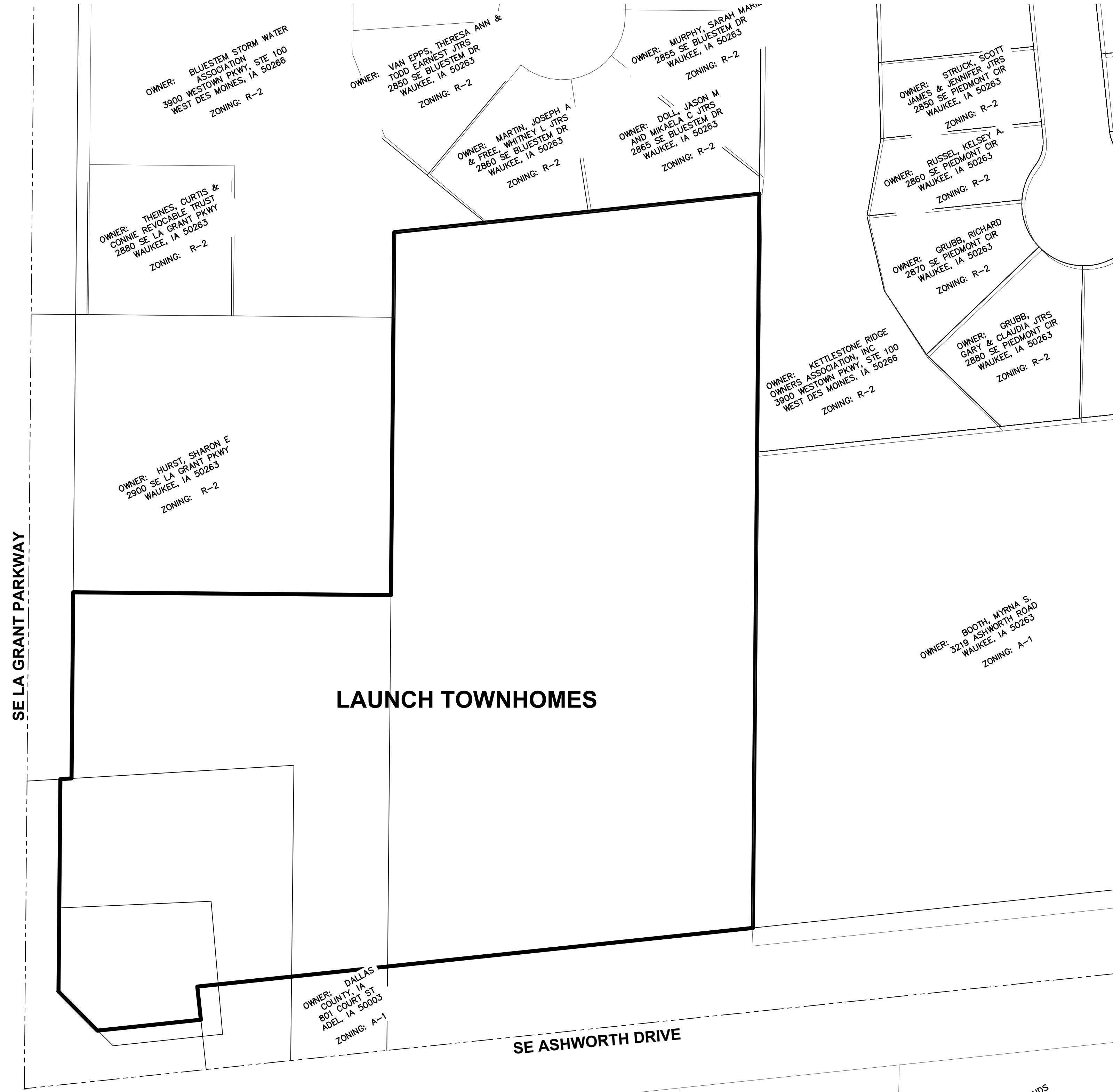
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PM: DAM



WAUKEE, IOWA

LAUNCH TOWNHOMES
AT KETTLESTONE
DETAILS

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DATE	11/02/22
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL
	09/14/22
	08/09/22

4121 NW URBANDALE DRIVE
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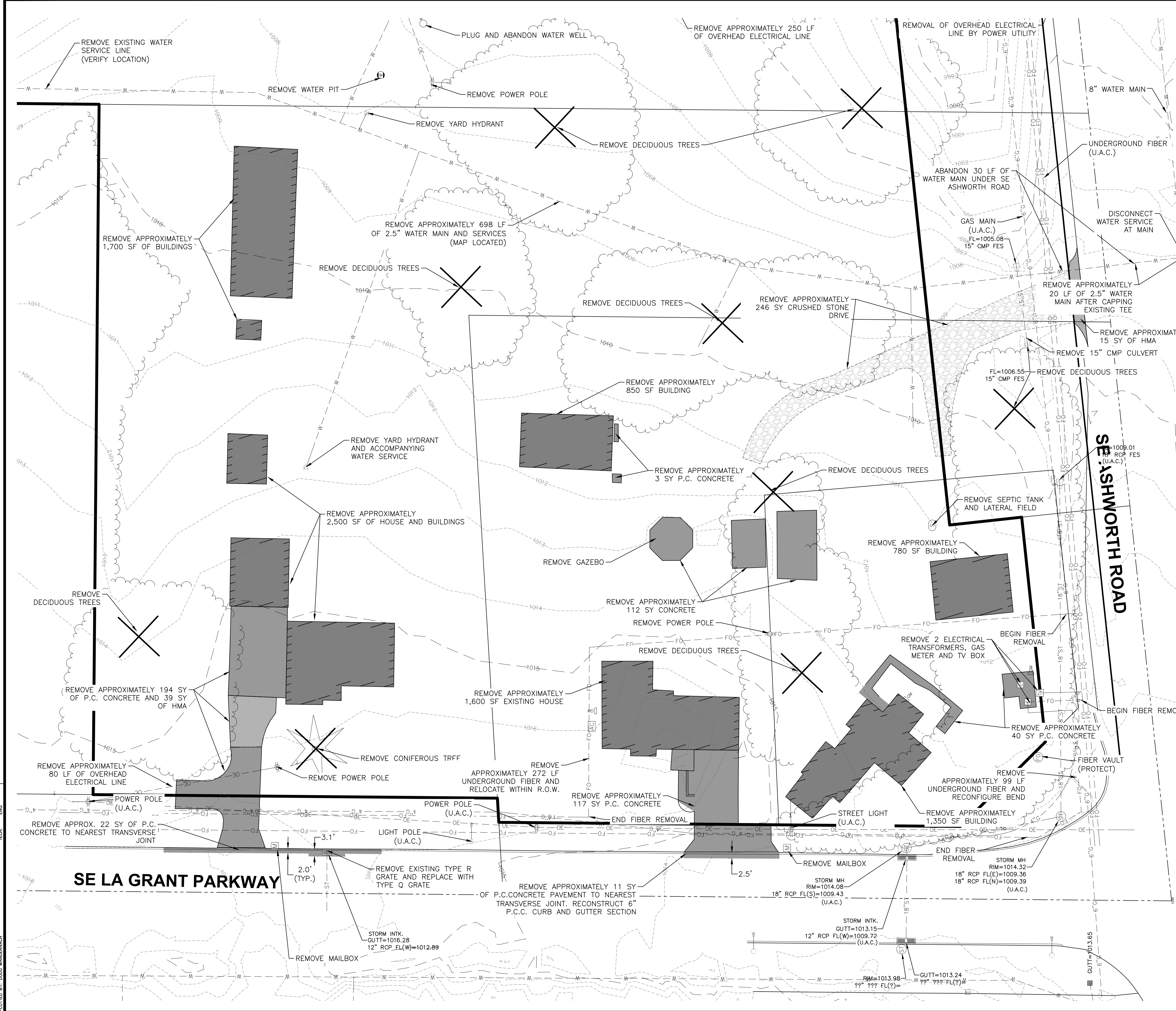
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 PM: DAM

ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**LAUNCH TOWNHOMES
 AT KETTLESTONE
 OVERALL SITE MAP**

C2.1
 2202.105



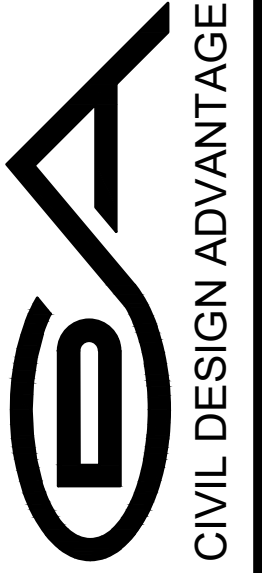
DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE
 - ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- REMOVE ALL TREES AND VEGETATION WITHIN THE ILLUSTRATED DEMOLITION LIMITS.
- REMOVE ALL ACCOMPANYING SERVICE LINES, AIR CONDITIONING UNITS AND SEPTIC SYSTEMS WHICH MAY BE ENCOUNTERED DURING DEMOLITION.
- ABANDON ALL WATER SERVICES AT THE MAIN.
- ALL TREES SHALL BE REMOVED WITHIN RIGHT-OF-WAY.

COMMENT: ENCS
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 PLOTTED BY: 1002 ANDERSON

DATE	REVISIONS
11/02/22	FOURTH SUBMITTAL
10/05/22	THIRD SUBMITTAL
09/14/22	SECOND SUBMITTAL
08/09/22	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
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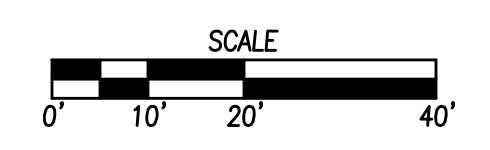
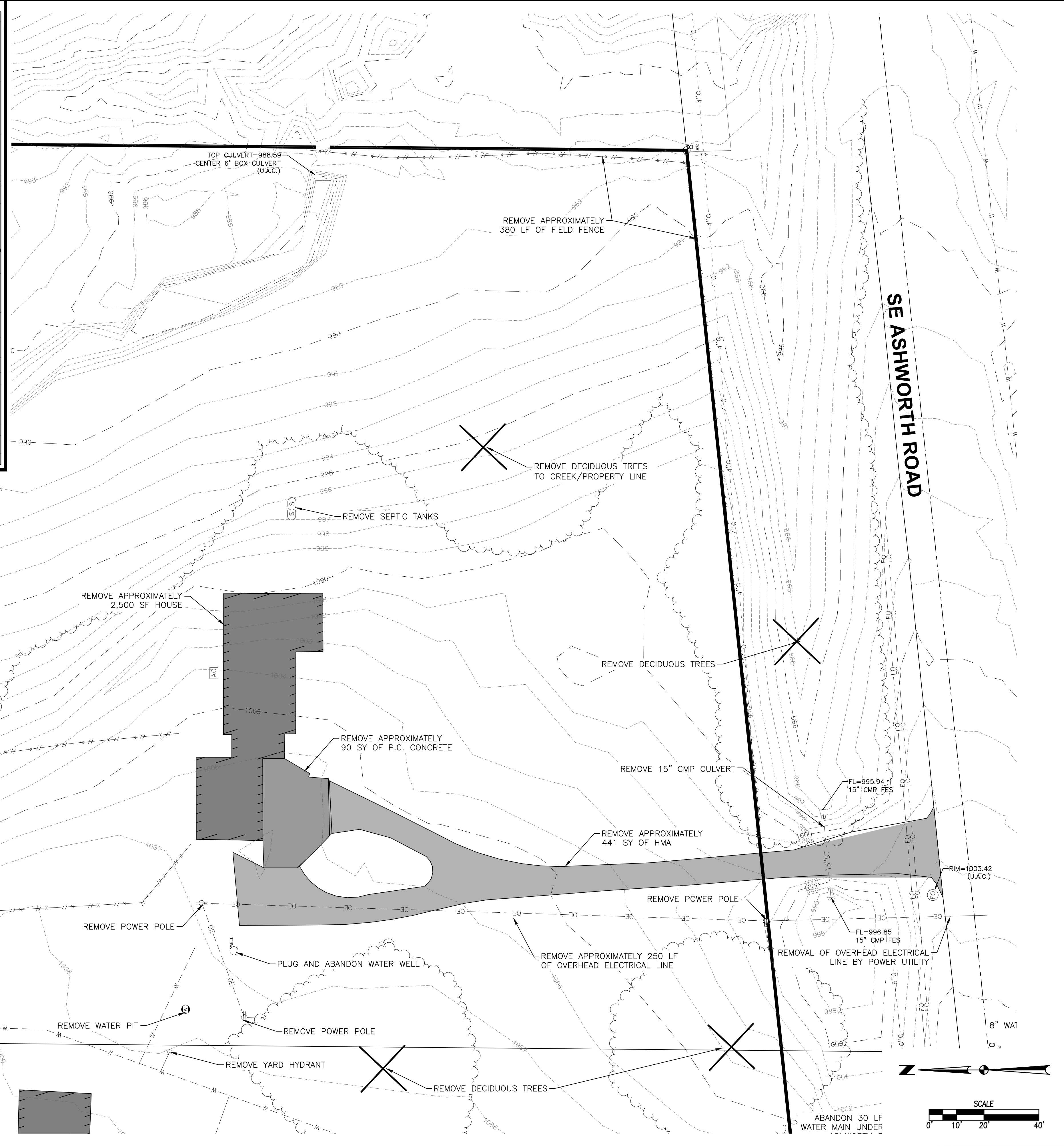
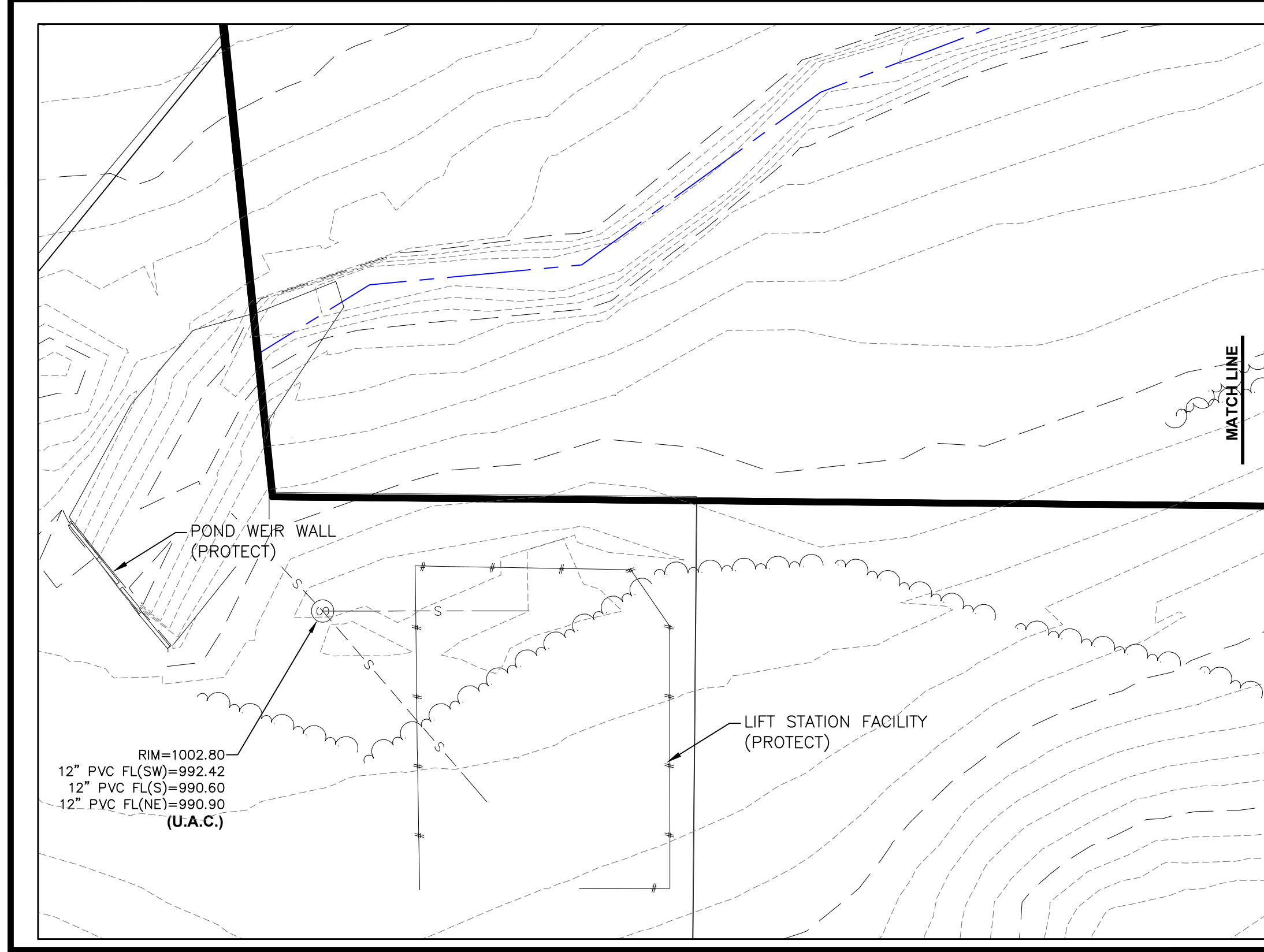
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

**LAUNCH TOWNHOMES
 AT KETTLESTONE**
 TOPOGRAPHIC AND DEMOLITION PLAN

C3.1
 2202.105

ENGINEER: JUN
 PM: DAM

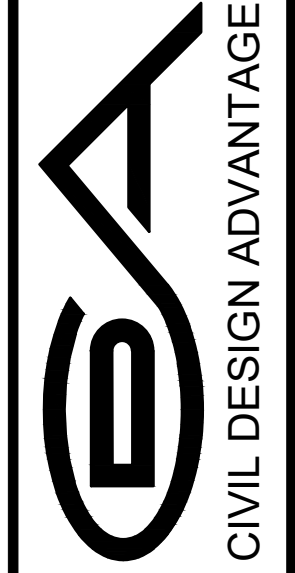
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DATE	REVISIONS
11/02/22	FOURTH SUBMITTAL
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09/14/22	SECOND SUBMITTAL
08/08/22	FIRST SUBMITTAL

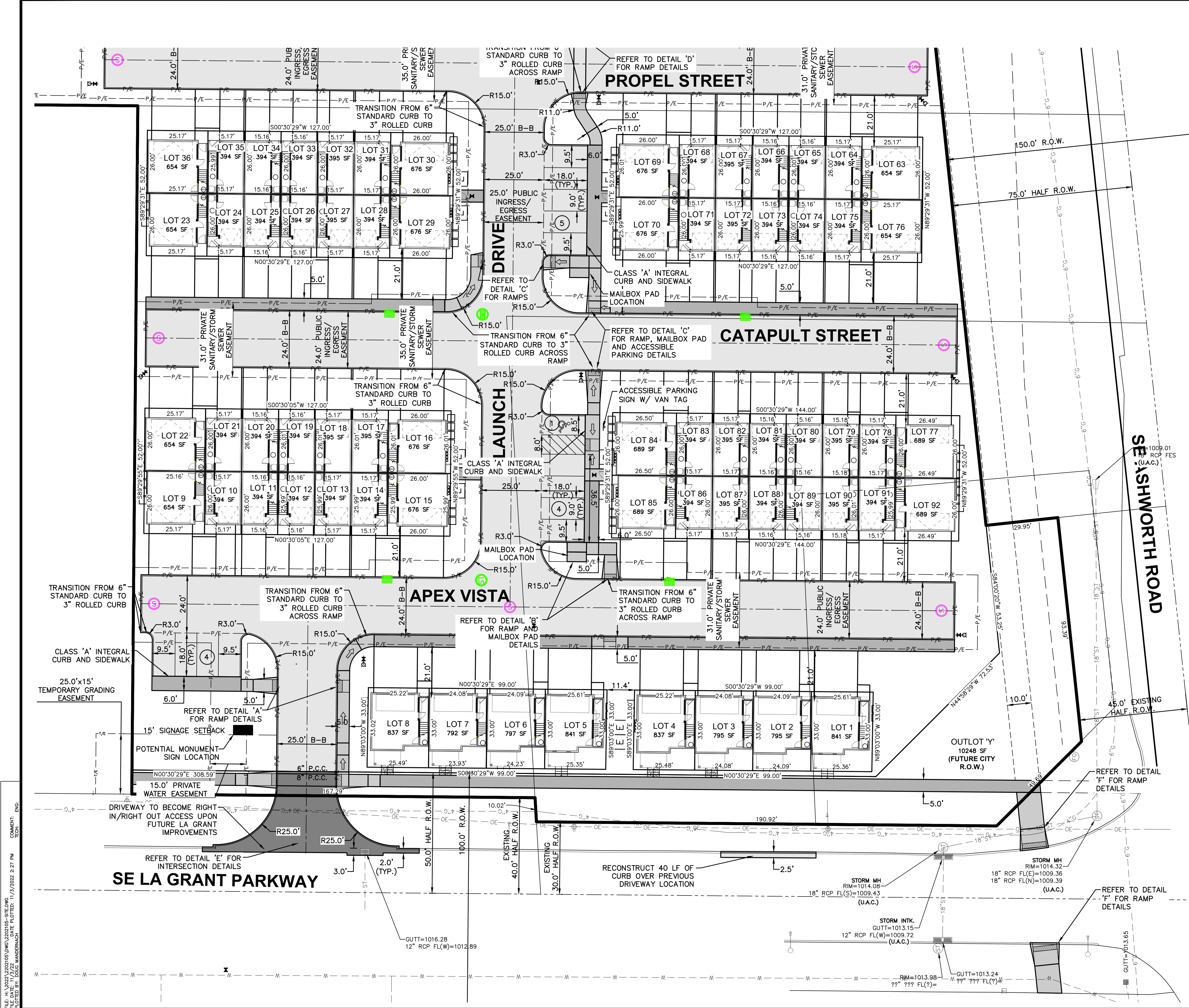
4121 NW URBANDALE DRIVE
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 PHONE: (515) 369-4400

ENGINEER: JLN
 PM: DAM



WAUKEE, IOWA

**LAUNCH TOWNHOMES
 AT KETTLESTONE**
 TOPOGRAPHIC AND DEMOLITION PLAN



GENERAL NOTES

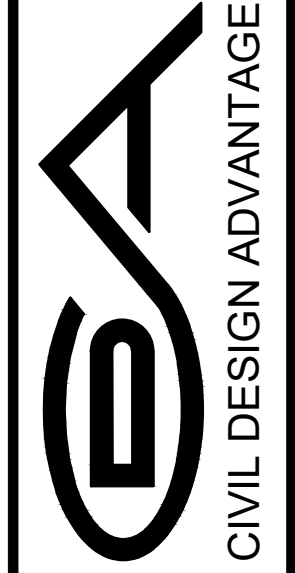
1. THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
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 A 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. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. ANY CHANGES TO THE PLAN SHALL RECEIVE WRITTEN APPROVAL FROM THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING FROM THE WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
21. MAINTENANCE OF THE INTERNAL STREETS WITHIN THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE OWNER.

PAVEMENT THICKNESS

- | | |
|----------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. PEDESTRIAN RAMPS | 6" P.C.C. |
| 3. PRIVATE DRIVES | 7" P.C.C. |
| 4. PARKING AREAS | 6" P.C.C. |
| 5. DRIVEWAYS WITHIN R.O.W. | 8" P.C.C. |

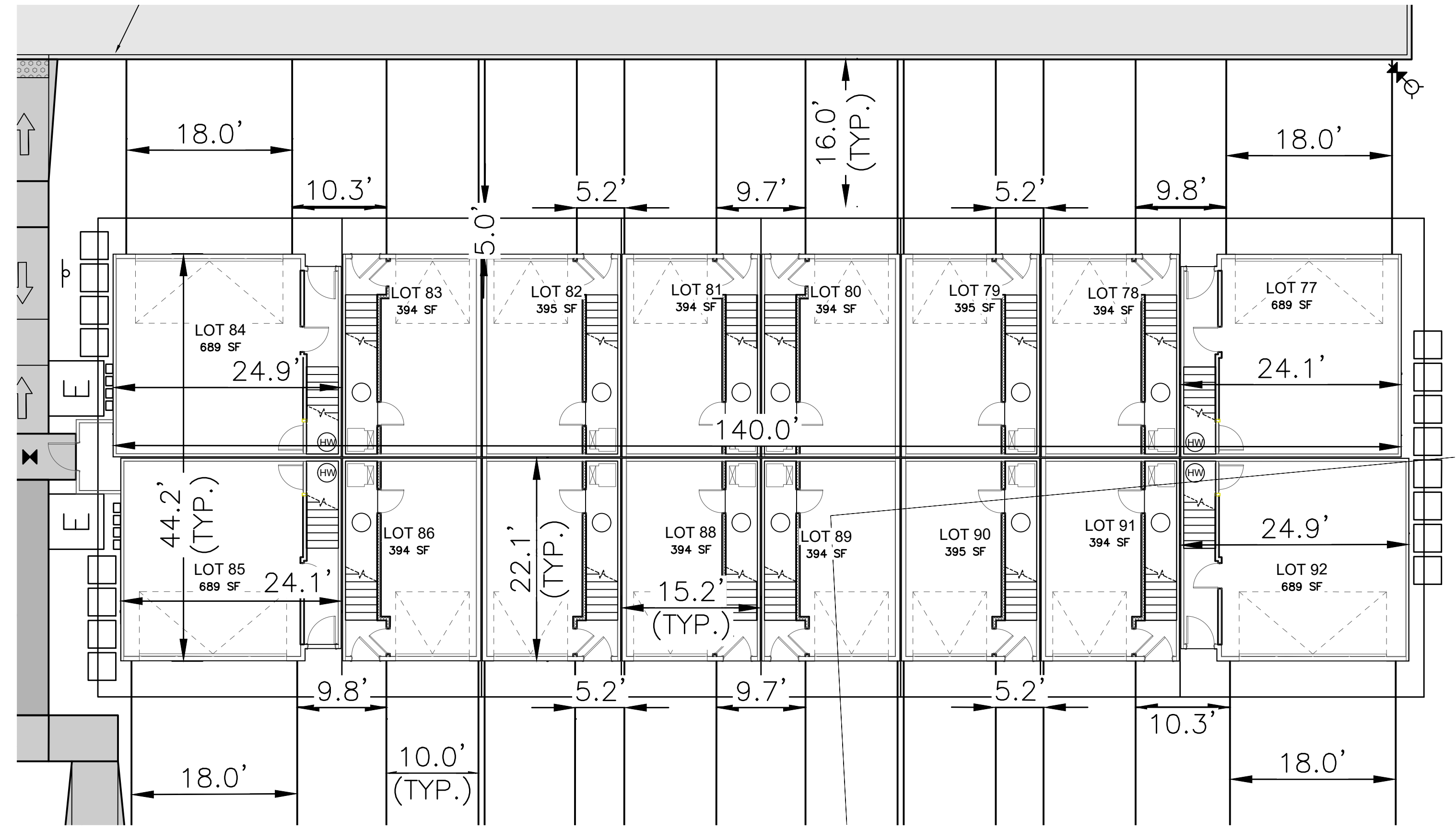
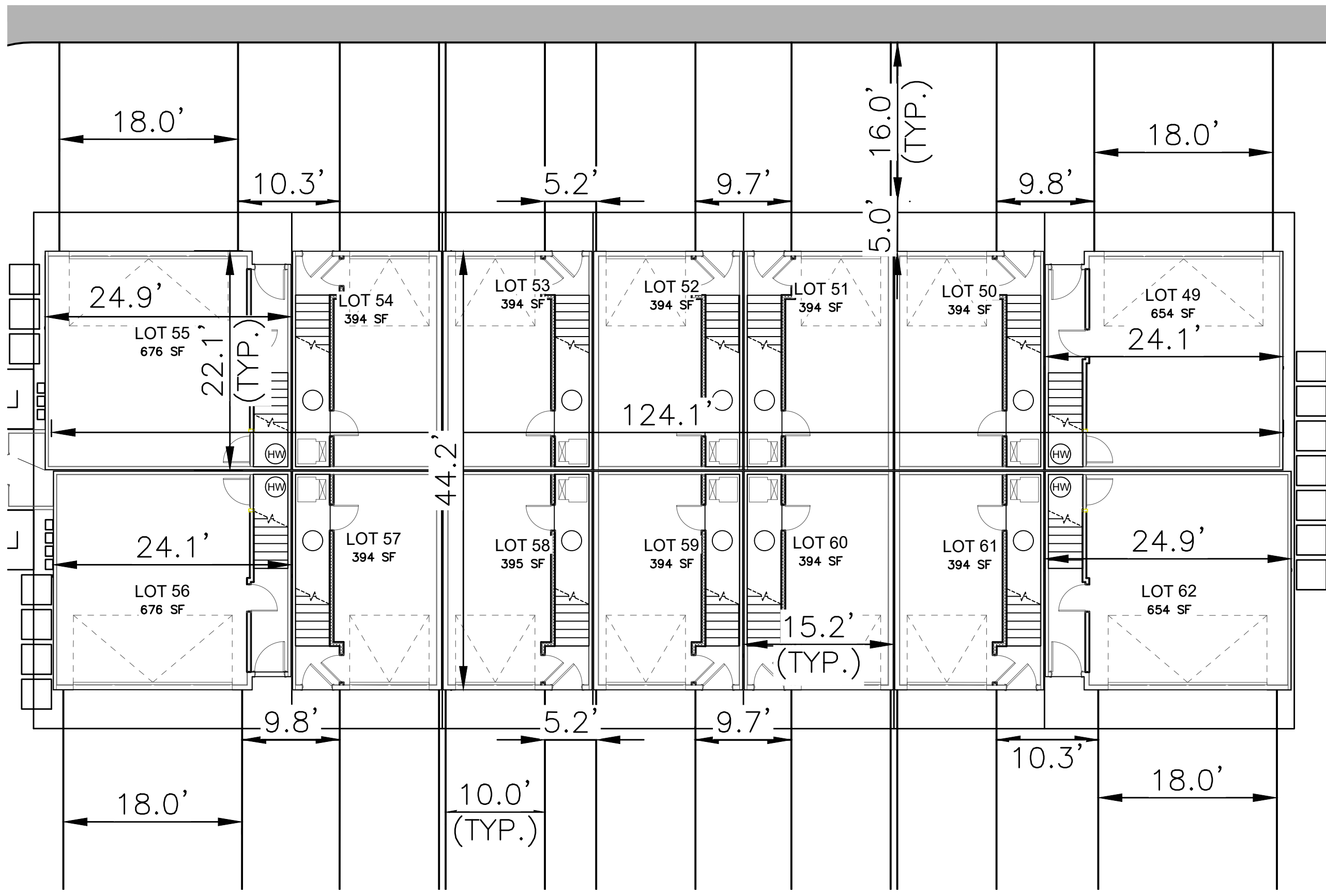
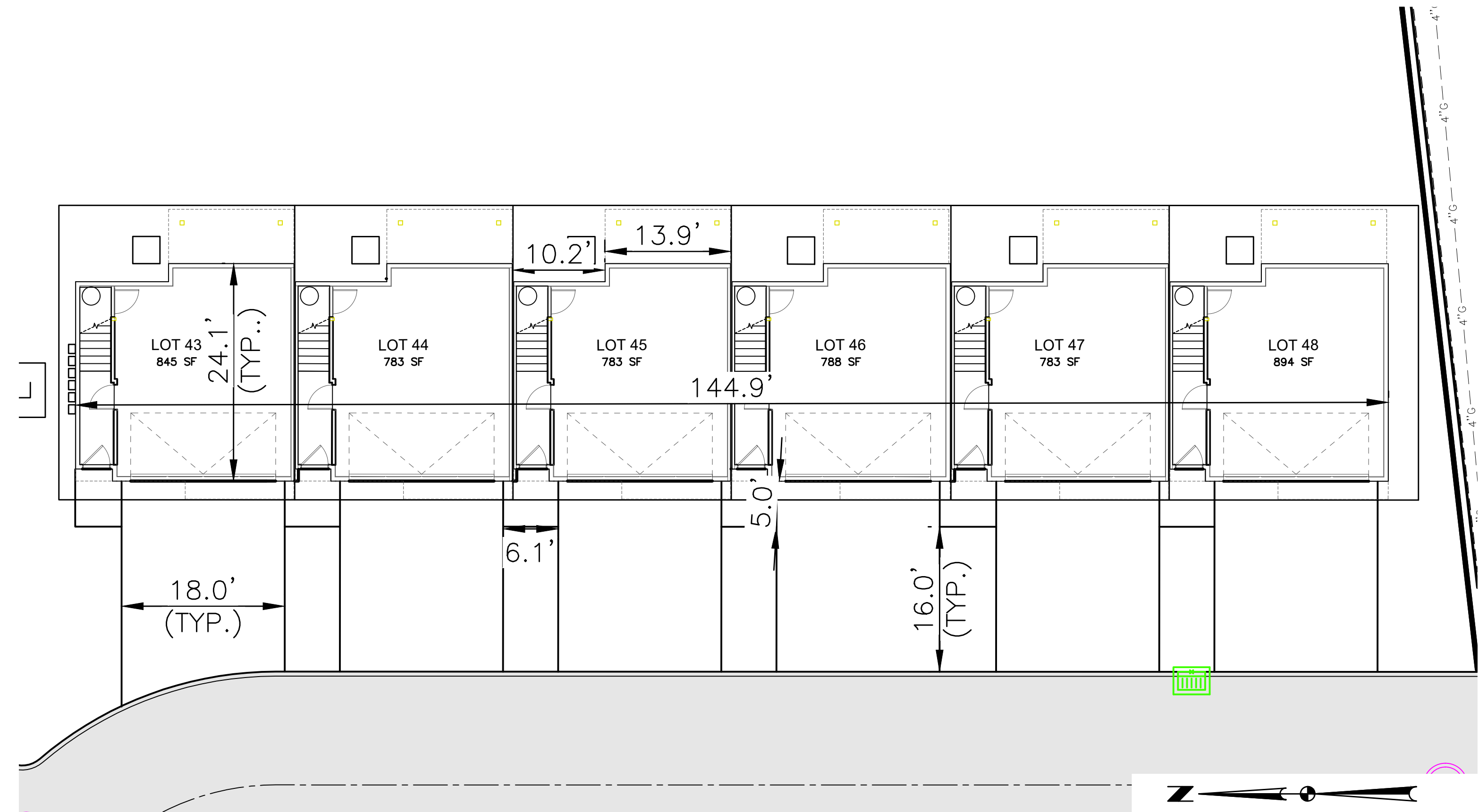
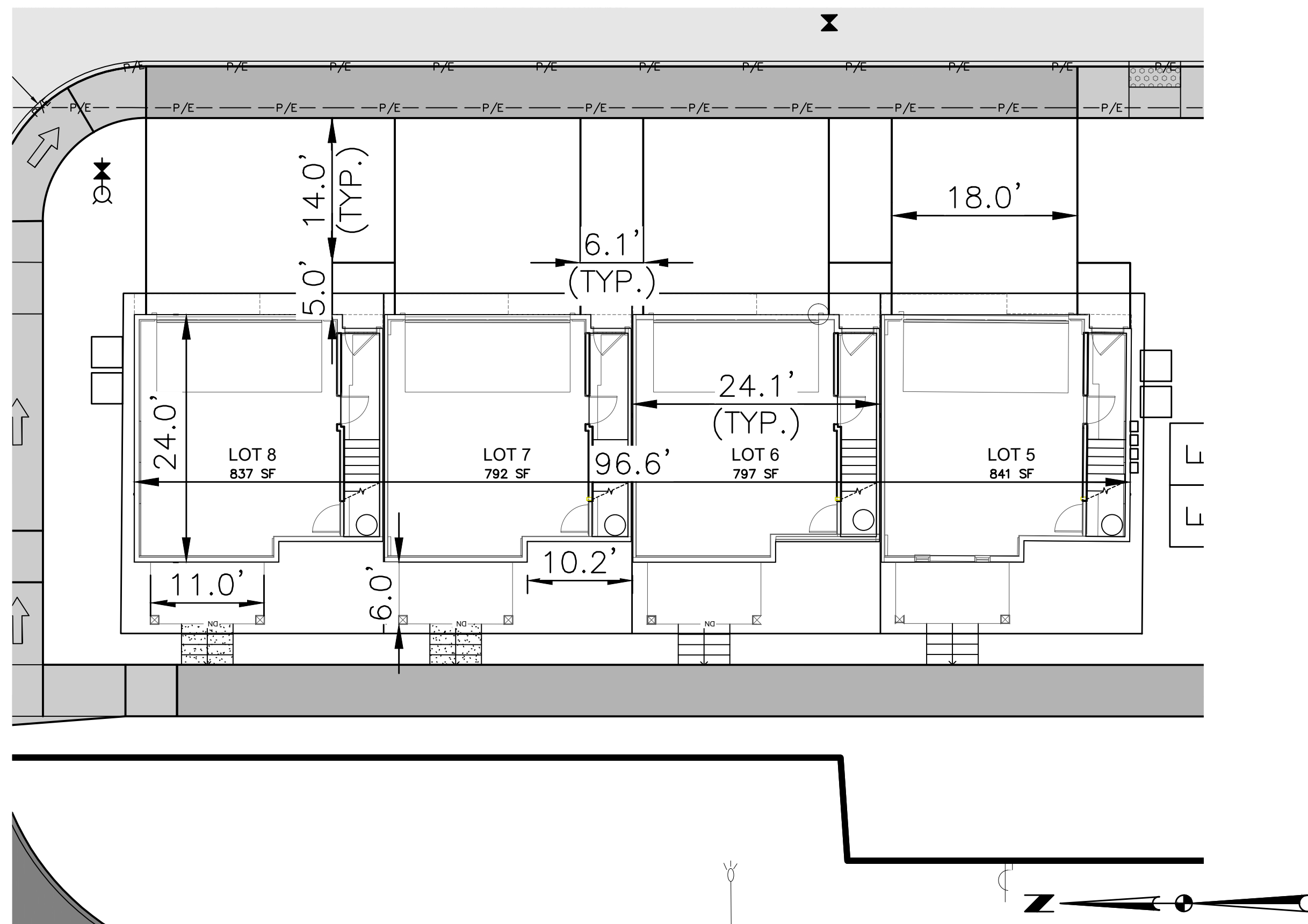
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11/02/22	FOURTH SUBMITTAL
10/05/22	THIRD SUBMITTAL
09/14/22	SECOND SUBMITTAL
08/09/22	FIRST SUBMITTAL

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



WAUKEE, IOWA
 ENGINEER: J.JN

**LAUNCH TOWNHOMES
 AT KETTLESTONE
 DIMENSION PLAN**



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 COMMENT: ENDS
 PLOTTED BY: LOGAN WANDERLACH
 DATE: 11/2/2022 2:27 PM

DATE	11/02/22
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL
DATE	09/14/22
DATE	08/09/22

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URBANDALE, IA 50322
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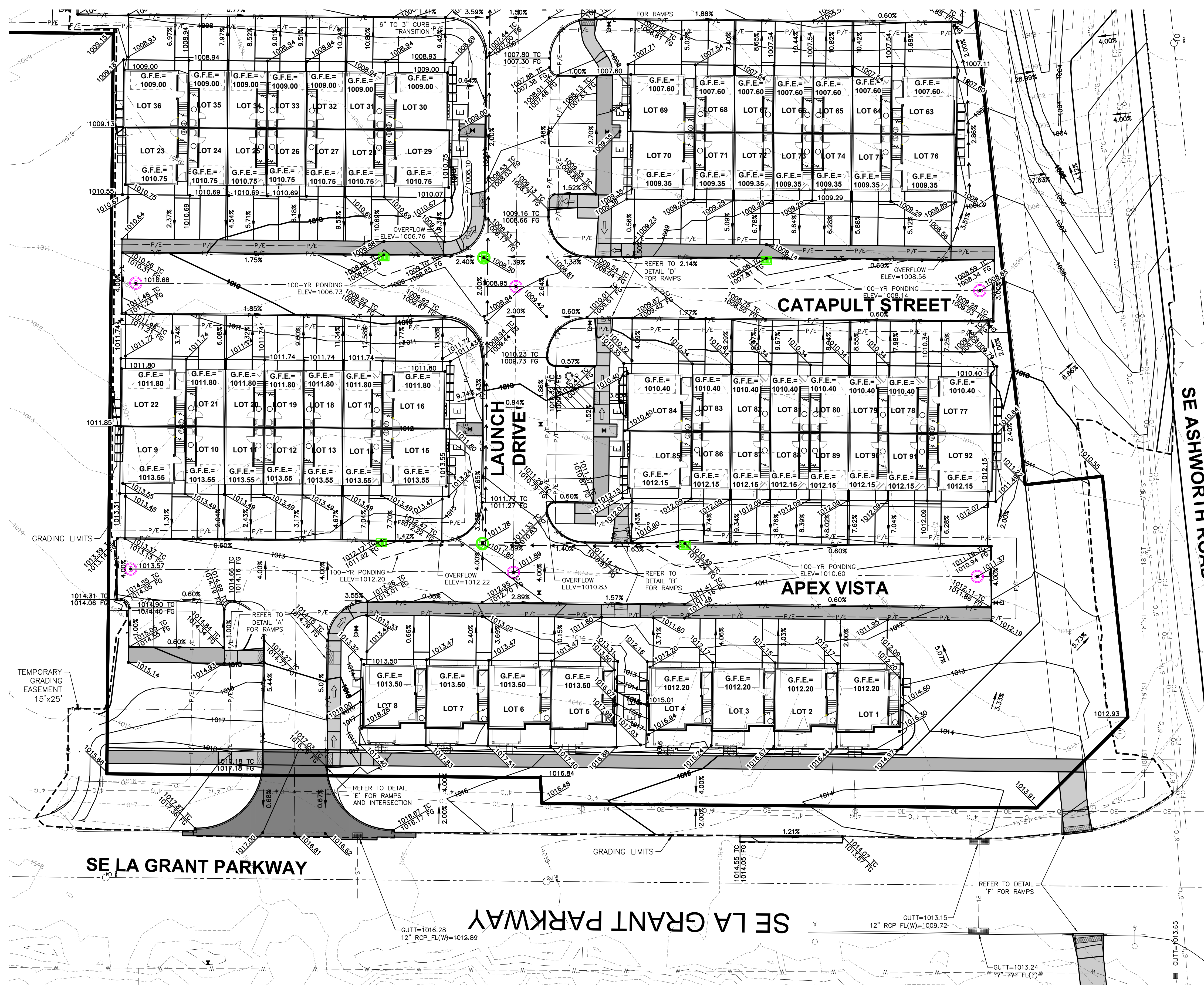
ENGINEER: J.JN
PM: DAM

ESA
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

**LAUNCH TOWNHOMES
AT KETTLESTONE**
DIMENSION PLAN

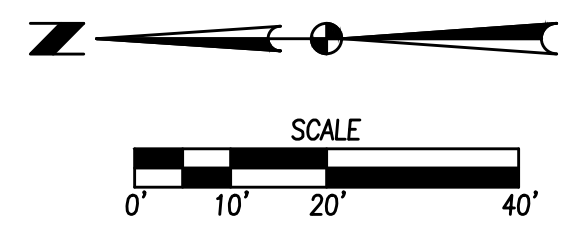
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 PLOTTED BY: LOGAN MANDERNACK



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION AS WELL AS A COPY OF THE CITY OF WAUKEE COSESCO PERMIT SUBMITTED TO THE STORMWATER DEPARTMENT.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPIRED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE 2020 EDITION OF THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. 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.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. 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.
12. 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.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (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.
14. FEMA FLOODMAP USED IS EFFECTIVE AS OF 12/07/2018 AS DEPICTED WITHIN PANEL 19049C0355F.



DATE	11/02/22
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

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LAUNCH TOWNHOMES
 AT KETTLESTONE
 GRADING PLAN

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

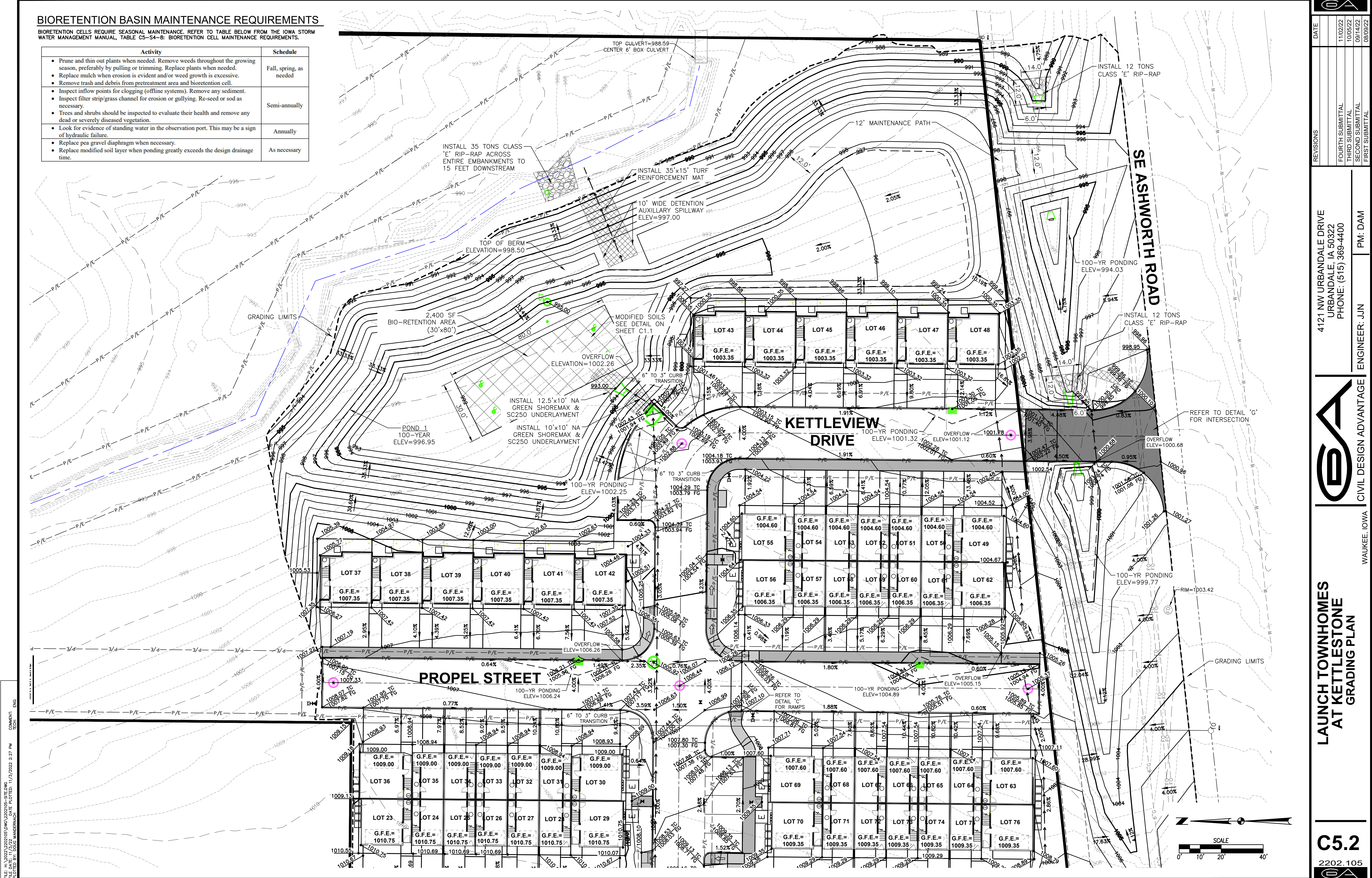
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BIORETENTION BASIN MAINTENANCE REQUIREMENTS

BIORETENTION CELLS REQUIRE SEASONAL MAINTENANCE. REFER TO TABLE BELOW FROM THE IOWA TOWN WATER MANAGEMENT MANUAL, TABLE C5-54-8: BIORETENTION CELL MAINTENANCE REQUIREMENTS.

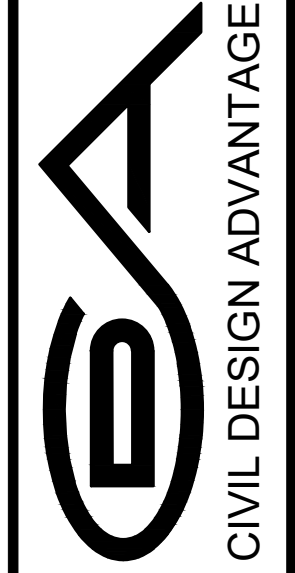
Activity	Schedule
<ul style="list-style-type: none"> Prune and thin out plants when needed. Remove weeds throughout the growing season, preferably by pulling or trimming. Replace plants when needed. Replace mulch when erosion is evident and/or weed growth is excessive. Remove trash and debris from pretreatment area and bioretention cell. Inspect inflow points for clogging (offline systems). Remove any sediment. Inspect filter strip/grass channel for erosion or gully. Re-seed or sod as necessary. Trees and shrubs should be inspected to evaluate their health and remove any dead or severely diseased vegetation. 	Fall, spring, as needed
<ul style="list-style-type: none"> Look for evidence of standing water in the observation port. This may be a sign of hydraulic failure. 	Semi-annually
<ul style="list-style-type: none"> Replace pea gravel diaphragm when necessary. Replace modified soil layer when ponding greatly exceeds the design drainage time. 	Annually
<ul style="list-style-type: none"> Replace modified soil layer when ponding greatly exceeds the design drainage time. 	As necessary time.



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 DATE: 11/2/2022 2:27 PM

DATE	REVISIONS
11/02/22	FOURTH SUBMITTAL
10/05/22	THIRD SUBMITTAL
09/14/22	SECOND SUBMITTAL
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 URBANDALE, IA 50322
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WAUKEE, IOWA

**LAUNCH TOWNHOMES
 AT KETTLESTONE
 GRADING PLAN**

C5.2
 2202.105

ENGINEER: JUN

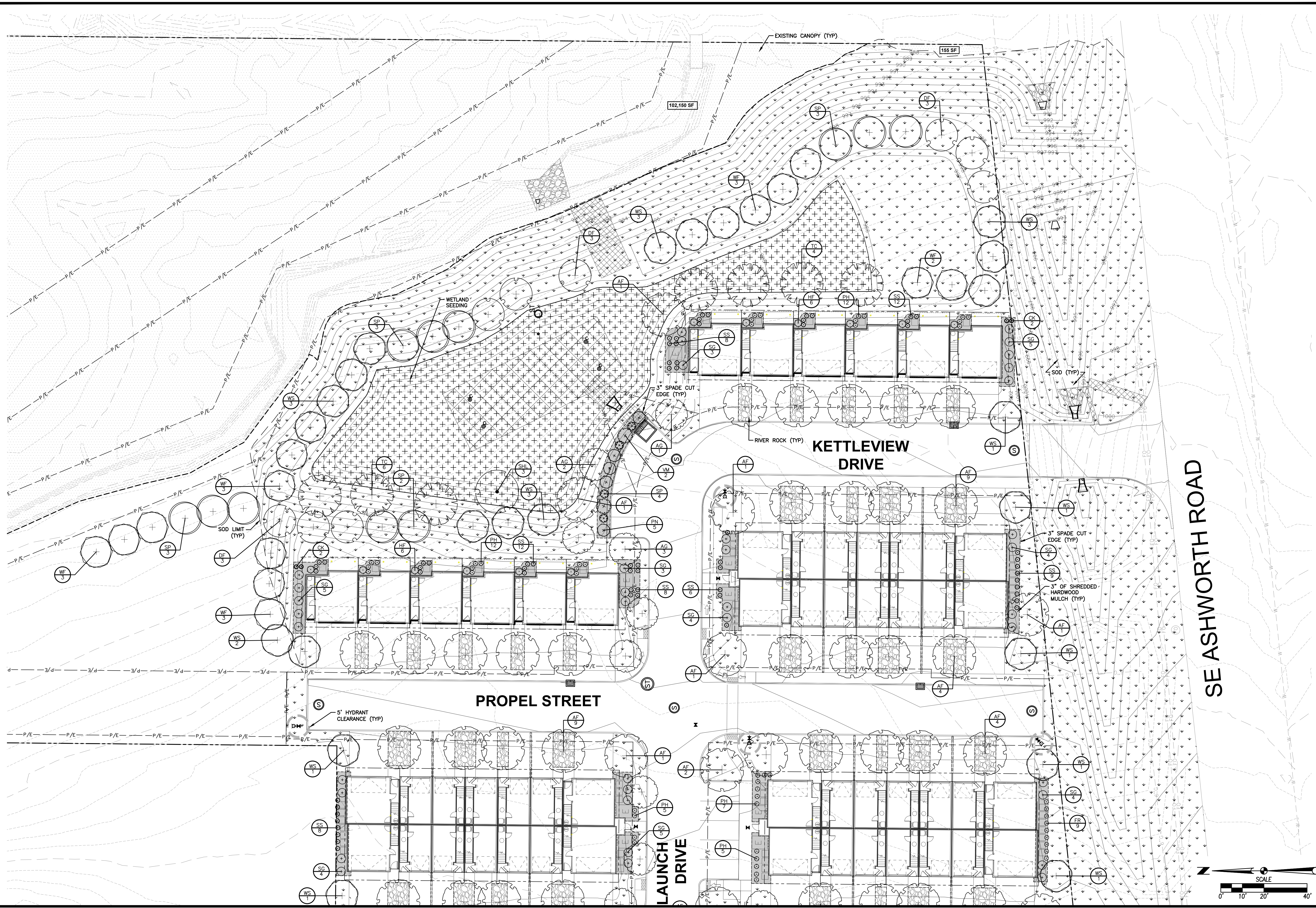
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ENGINEER: JUN

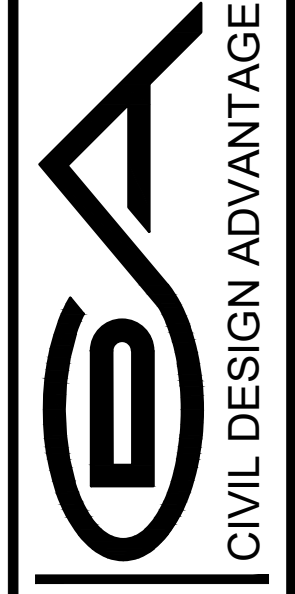
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REVISIONS	DATE
FIRST SUBMITTAL	08/08/22
SECOND SUBMITTAL	09/14/22
THIRD SUBMITTAL	10/05/22
FOURTH SUBMITTAL	11/02/22

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



WAUKEE, IOWA
CIVIL DESIGN ADVANTAGE

ENGINEER: JLN
PM: DAM

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