

KETTLESTONE PEAK TOWNHOMES

SITE PLAN

SHEET INDEX:

- C0.1 COVER SHEET
- C1.1 EXISTING CONDITIONS/REMOVALS
- C2.1 LAYOUT PLAN
- C2.2 BUILDING UNITS
- C3.1-C3.2 GRADING PLAN
- C4.1 UTILITY PLAN
- C5.1 LANDSCAPE PLAN
- C6.1 DETAILS
- C7.1 SWPPP

PROPERTY DESCRIPTION:
 LOT 6 IN KETTLESTONE PEAK, AN OFFICIAL PLAT, NOW INCLUDED IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
 267,582 SQUARE FEET - 6.14 ACRES

ADDRESS:
 1355 SE PLEASANT VIEW DRIVE
 WAUKEE, IOWA 50263

OWNER:
 GRAND PRAIRIE TOWNHOMES, LLC
 1705 42ND STREET
 WEST DES MOINES, IOWA 50265

PREPARED FOR:
 ARUN KALRA
 1705 SOUTH 42ND STREET
 WEST DES MOINES, IOWA 50265
 515-779-1107
 ARUNKALRA1@GMAIL.COM

ZONING:
 ZONED: KETTLESTONE MULTI-FAMILY STACKED MEDIUM BUILDING SETBACKS:
 FRONT: 0 FEET, 20 FEET FOR ACCESSORY STRUCTURES
 SIDE: 0 FEET, 30 FEET ADJOINING SINGLE-FAMILY
 REAR: 0 FEET, 30 FEET ADJOINING SINGLE-FAMILY
 PRINCIPAL BUILDING SEPARATION: 10 FEET
 ACCESSORY BUILDING SEPARATION: 30 FEET

MINIMUM HEIGHT: 2-STORIES

FOR AN OFFICIAL ZONING REPORT PLEASE CALL THE CITY OF WAUKEE AT (515) 978-7900

BUILDING UNITS:
 ALL UNITS ARE RENTALS. NO INDIVIDUAL LOTS PROPOSED
 UNIT SIZES: REFER TO SHEET C2.2

PARKING REQUIREMENTS:
 MINIMUM TWO SPACES PER UNIT, PLUS ONE VISITOR PER 5 UNITS (ONE PARKING SPACE PER UNIT SHALL BE ENCLOSED)
 REQUIRED PER UNIT (51 UNITS) = 102
 REQUIRED PER VISITOR (51 UNITS) = 11
 PROVIDED (GARAGE, DRIVEWAY AND STREET)= 113

PARKLAND DEDICATION:
 51 UNITS X 2.25 PERSONS PER UNIT X 0.0065 SERVICE LEVEL = 0.75 ACRES
 OWNER TO PAY FEE FOR PARKLAND DEDICATION

OPEN SPACE REQUIREMENTS:
 MINIMUM 20% OPEN SPACE REQUIRED
 REQUIRED = 267,582 SF * 20% = 53,516 SF
 PROVIDED = 143,929 SF OR 53.8%

IMPERVIOUS SURFACE:
 FULL BUILD IMPERVIOUS = 123,653 SF
 BUILDING = 54,877 SF
 PRIVATE DRIVE = 28,000 SF
 DRIVEWAY/SIDEWALK = 40,776 SF

DISTURBED AREA:
 DISTURBED AREA: = 293,000 SF (6.73 AC)

SITE CONTROL AND BENCHMARKS:
 BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM =
 NAD 83, IOWA SOUTH
 BENCHMARK DATUM = CITY DATUM OR NAVD88, GEOID 12A)

POINT # 60386, BURY BOLT ON HYDRANT
 NORTHING = 581,537.41
 EASTING = 1,546,418.76
 ELEVATION = 1058.42
 DESCRIPTION: S.W. OF N.E. PROPERTY CORNER

CONTROL POINT # 9000
 NORTHING = 580,978.29
 EASTING = 1,546,025.14
 ELEVATION = 1062.40
 DESCRIPTION: 5"Ø IRON ROD W/ PINK PLASTIC CAP



UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2023 CITY OF WAUKEE AND 2023 SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WAUKEE.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.
- ANY PLAN CHANGES MUST BE APPROVED IN WRITING FROM THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES NOT APPROVED BY THE COMMUNITY DEPARTMENT.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMP, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
- WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WAUKEE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.

UTILITY MAPS PROVIDED BY:
 1. ELECTRIC (MIDAMERICAN / (515) 252-6632)
 2. STORM, SANITARY, WATER & GAS (CITY OF WAUKEE / (515) 978-7920)
 3. FIBER OPTIC (CENTURYLINK / (918) 547-0147)
 4. FIBER OPTIC (UNITE PRIVATE NETWORKS / (816) 425-3356)

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

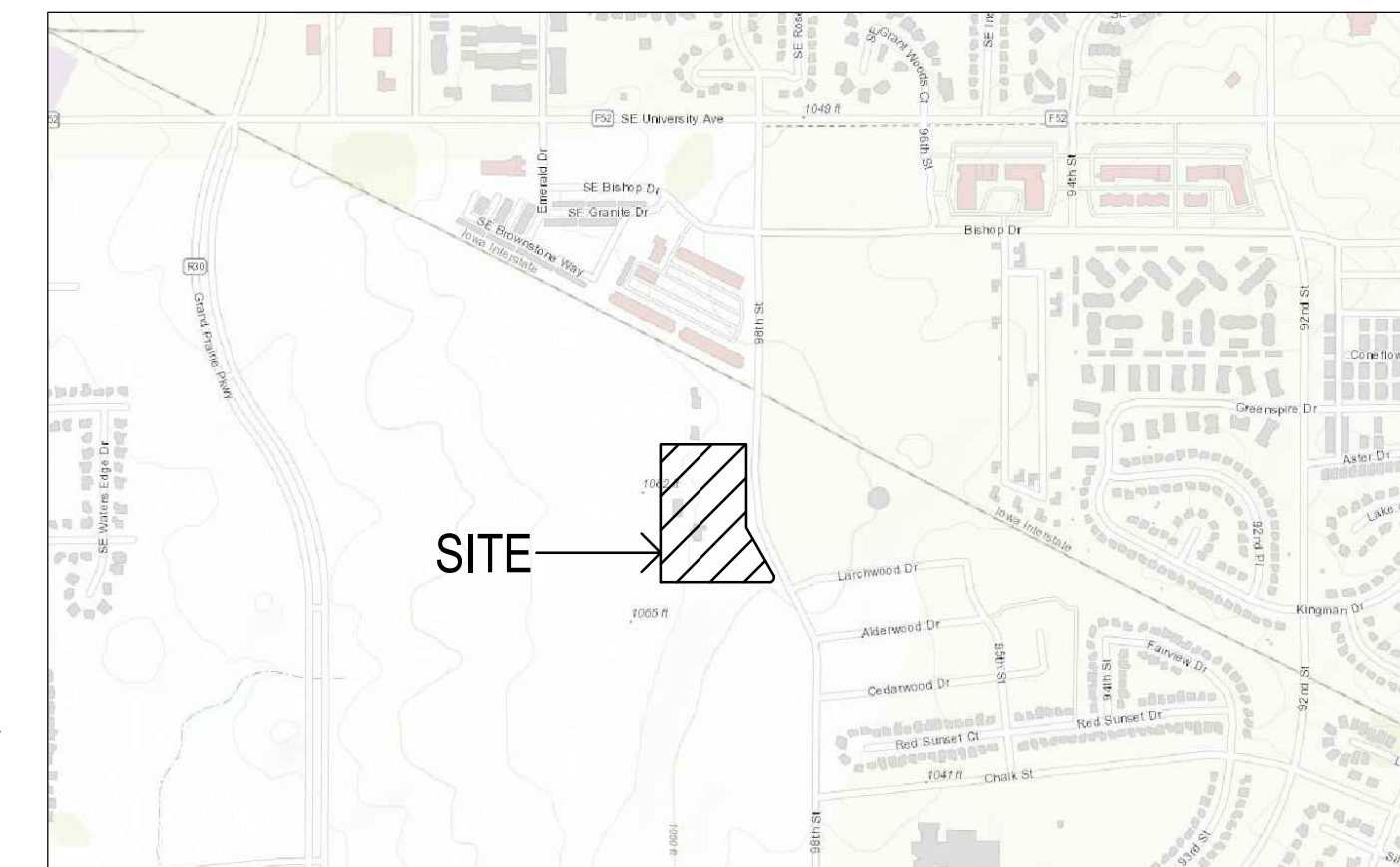
- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ON 8-06-2022. SEE EXISTING CONDITIONS PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

CITY OF WEST DES MOINES NOTES:

- CITY OF WEST DES MOINES REQUIRES REMOVAL OF THE CURB AND GUTTER WITH A CONTINUOUS TIE-IN. NO OFFSET CURB RETURNS ALLOWED



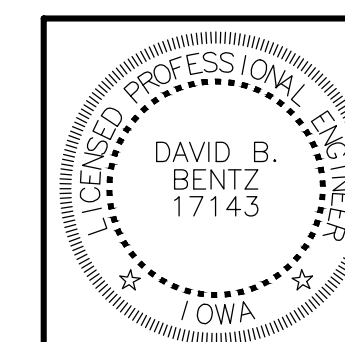
VICINITY MAP
 SCALE: 1" = 1,000'

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- F/O — FIBER OPTIC
- CATV — CABLE TV
- Ⓢ STORM MANHOLE
- Ⓢ CURB INTAKE
- Ⓢ SURFACE INTAKE
- Ⓢ FLARED END SECTION
- Ⓢ SANITARY MANHOLE
- Ⓢ CLEANOUT
- Ⓢ FIRE HYDRANT
- Ⓢ SPRINKLER
- Ⓢ IRRIGATION CONTROL VALVE
- Ⓢ WATER MANHOLE
- Ⓢ WELL
- Ⓢ WATER VALVE
- Ⓢ WATER SHUT OFF
- Ⓢ YARD HYDRANT
- Ⓢ ELECTRIC MANHOLE
- Ⓢ ELECTRIC METER
- Ⓢ ELECTRIC RISER
- Ⓢ ELECTRIC VAULT
- Ⓢ POWER POLE
- Ⓢ TRANSFORMER POLE
- Ⓢ LIGHT POLE
- Ⓢ ELECTRIC JUNCTION BOX
- Ⓢ ELECTRIC PANEL
- Ⓢ TRANSFORMER
- Ⓢ GROUND LIGHT
- Ⓢ GUY WIRE
- Ⓢ ELECTRIC HANDHOLE
- Ⓢ GAS METER
- Ⓢ GAS VALVE
- Ⓢ AIR CONDITIONING UNIT
- Ⓢ TELEPHONE RISER
- Ⓢ TELEPHONE VAULT
- Ⓢ TELEPHONE MANHOLE
- Ⓢ FIBER OPTIC MANHOLE
- Ⓢ FIBER OPTIC RISER
- Ⓢ FIBER OPTIC VAULT
- Ⓢ CABLE TV RISER
- SIGN
- BOLLARD
- ⑦ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED

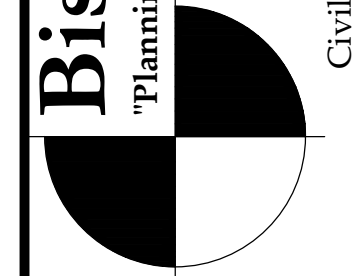


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: DAVID B. BENTZ, PE. 17143 DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

Bishop Engineering
 "Planning Your Successful Development"

3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-0467 Fax: (515) 276-0217



Civil Engineering & Land Surveying
 Established 1959

KETTLESTONE PEAK TOWNHOMES
 WAUKEE, IOWA 50263

COVER SHEET

REFERENCE NUMBER:

DRAWN BY:
 BK

CHECKED BY:
 DB

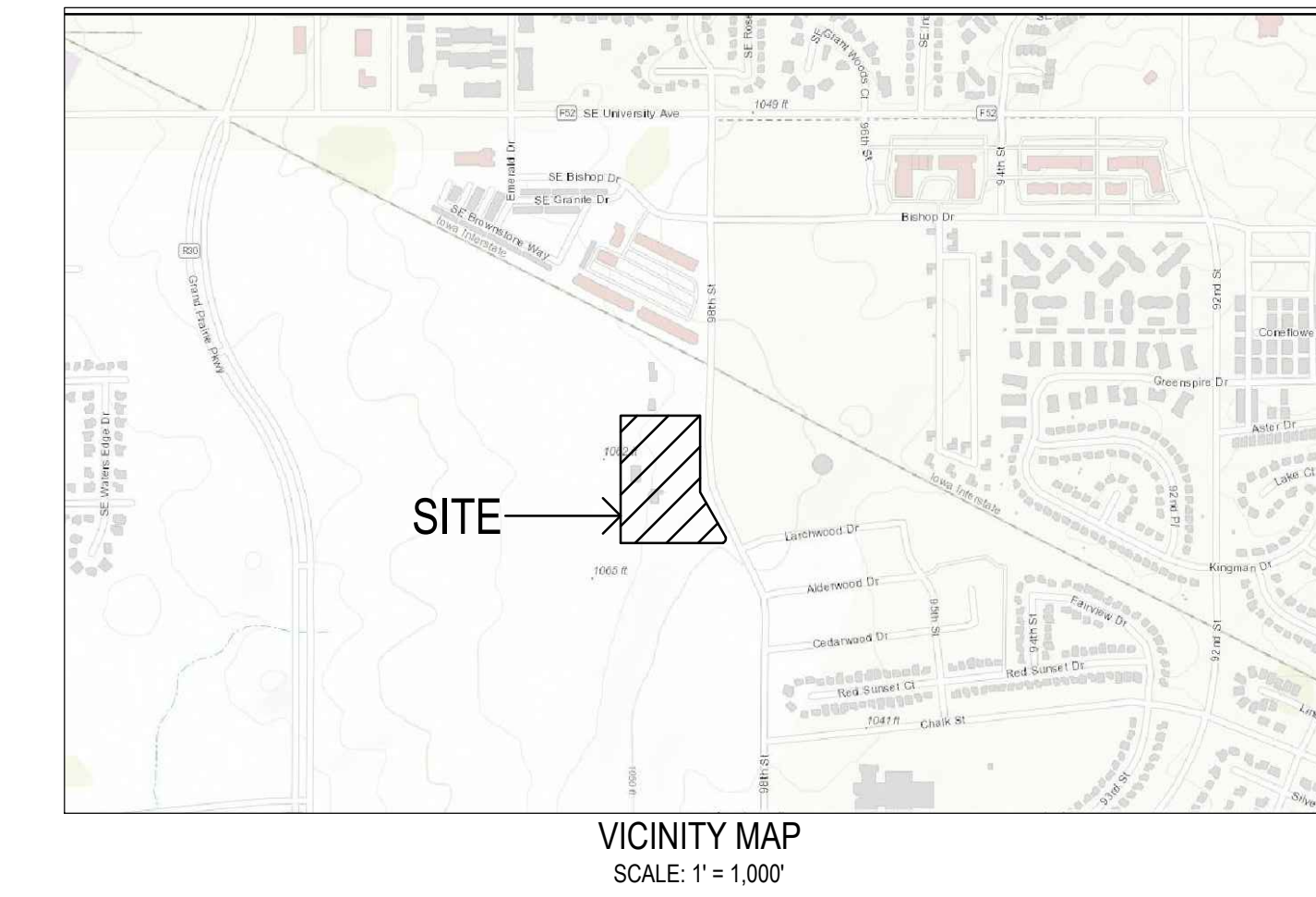
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 10/18/2022 CHECK
 11/15/2022 CITY
 02/07/2023 CITY
 03/21/2023 CITY
 05/15/2023 CITY
 06/07/2023 CITY

PROJECT NUMBER:
 210595

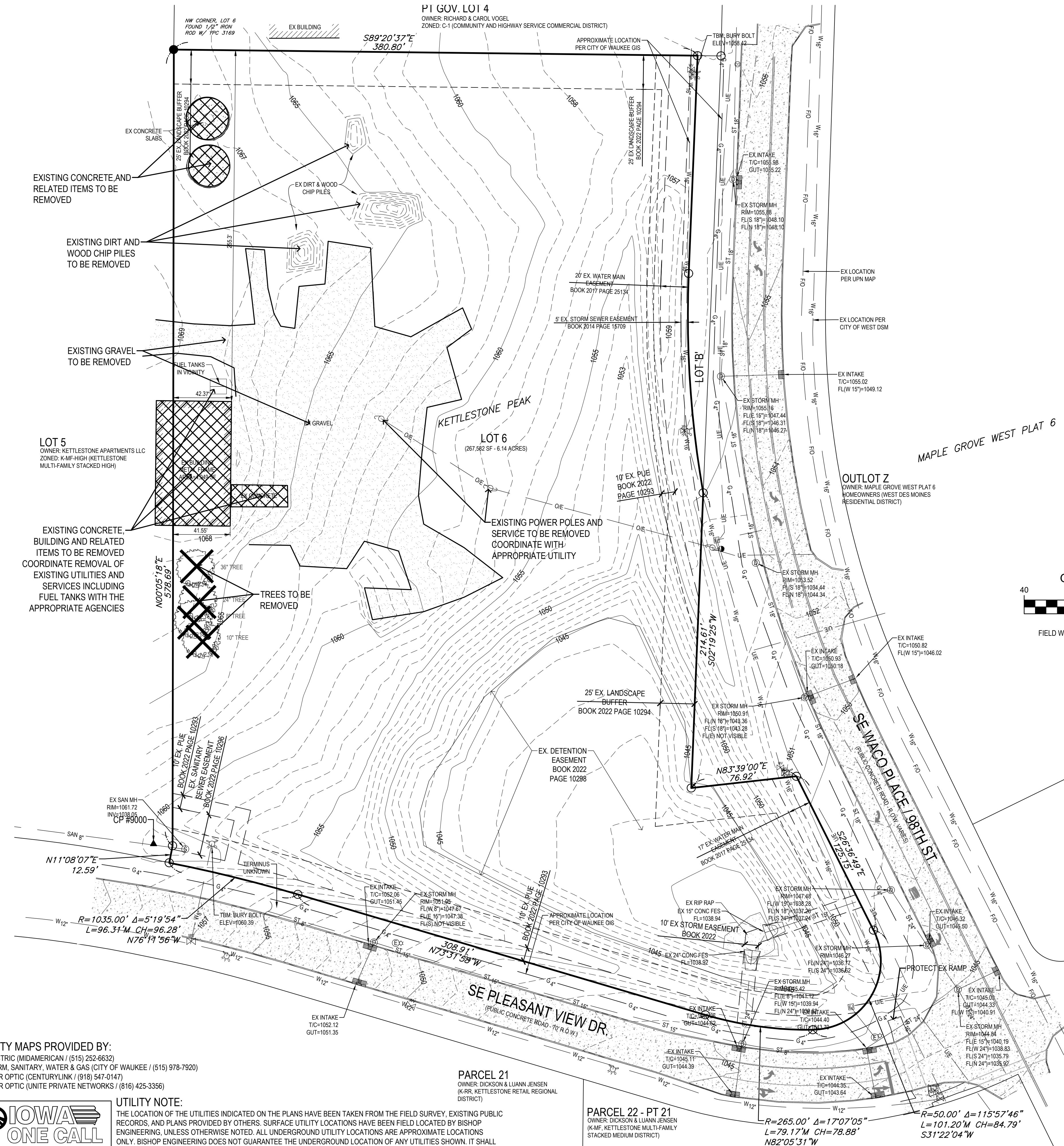
SHEET NUMBER:
 C0.1

PRELIMINARY- NOT FOR CONSTRUCTION

KETTLESTONE PEAK - LOT 6 EXISTING CONDITIONS / REMOVALS



VICINITY MAP
SCALE: 1" = 1000'



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- ⊕ BOLLARDS
- ⊕ DENOTES NUMBER OF PARKING STALLS
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
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- ▲ SITE CONTROL POINT - MONUMENT AS NOTED

PROPERTY DESCRIPTION:

LOT 6 IN KETTLESTONE PEAK, AN OFFICIAL PLAT, NOW INCLUDED IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
267,582 SQUARE FEET - 6.14 ACRES

ADDRESS:
1350 SE PLEASANT VIEW DRIVE
WAUKEE, IOWA 50263

OWNER:
GRAND PRAIRIE TOWNHOMES, LLC
1705 42ND STREET
WEST DES MOINES, IOWA 50265

PREPARED FOR:
ARUN KALRA
ARUNKALRA1@GMAIL.COM

ZONING:
ZONED: KETTLESTONE MULTI-FAMILY STACKED MEDIUM BUILDING SETBACKS:
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET
PRINCIPAL SETBACK FROM ADJOINING SFR: 30 FEET

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DESCRIPTION: 5/8" IRON ROD W/ PINK PLASTIC CAP

NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
- PARENTHESES () DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

DEMO NOTES:

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE

- UTILITY MAPS PROVIDED BY:**
- ELECTRIC (MIDAMERICAN / (515) 252-6632)
 - STORM, SANITARY, WATER & GAS (CITY OF WAUKEE / (515) 978-7920)
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PARCEL 21
OWNER: DICKSON & LUANN JENSEN
(K-MF, KETTLESTONE RETAIL REGIONAL DISTRICT)

PARCEL 22 - PT 21
OWNER: DICKSON & LUANN JENSEN
(K-MF, KETTLESTONE MULTI-FAMILY STACKED MEDIUM DISTRICT)

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Civil Engineering & Land Surveying
Established 1959

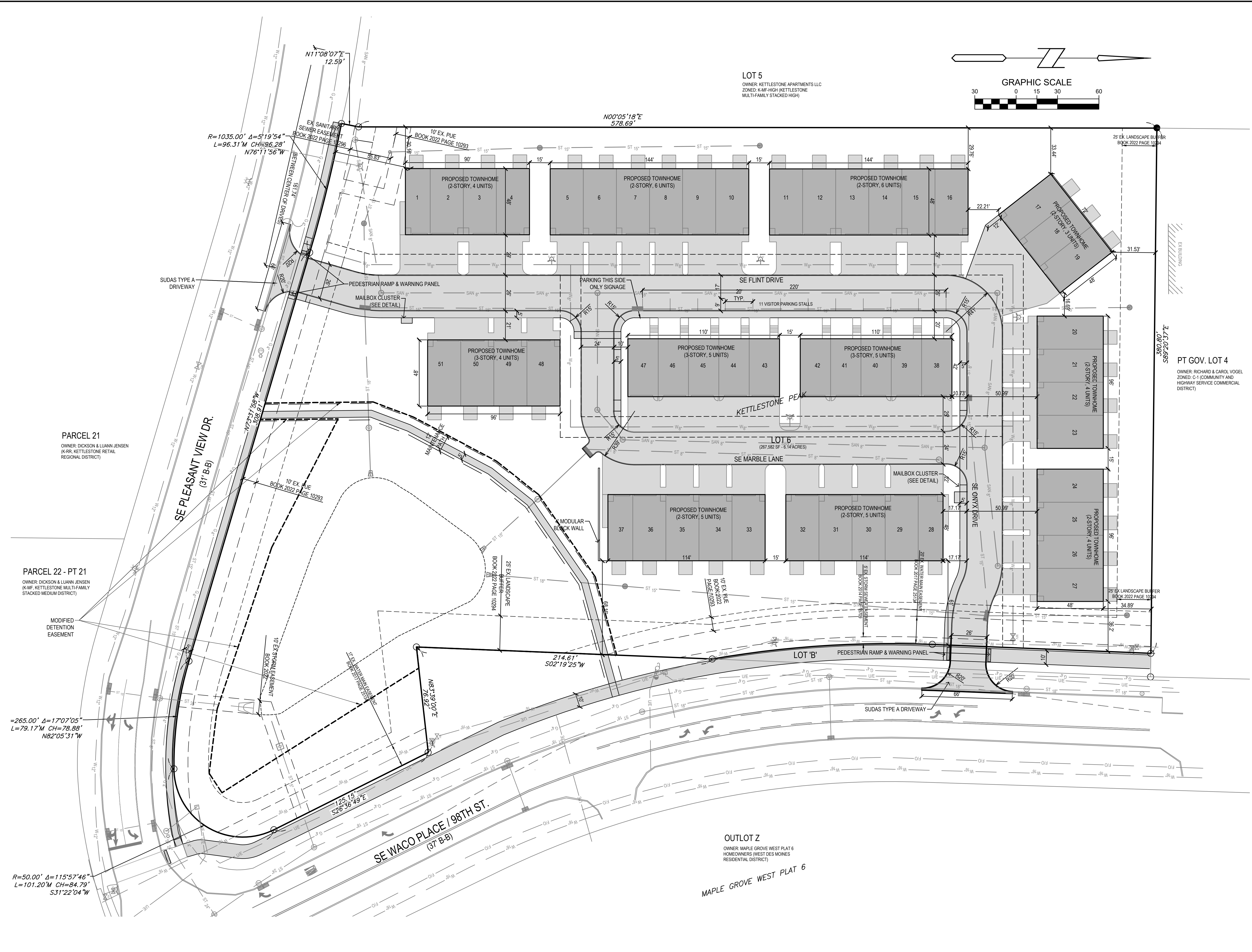
KETTLESTONE PEAK TOWNHOMES
WAUKEE, IOWA 50263

EXISTING CONDITIONS / REMOVALS

REFERENCE NUMBER:
DRAWN BY:
BK
CHECKED BY:
DB
REVISION DATE:
09/13/2022 CONCEPT
10/18/2022 CHECK
11/15/2022 CITY
02/07/2023 CITY
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06/07/2023 CITY
PROJECT NUMBER:
210595
SHEET NUMBER:
C1.1

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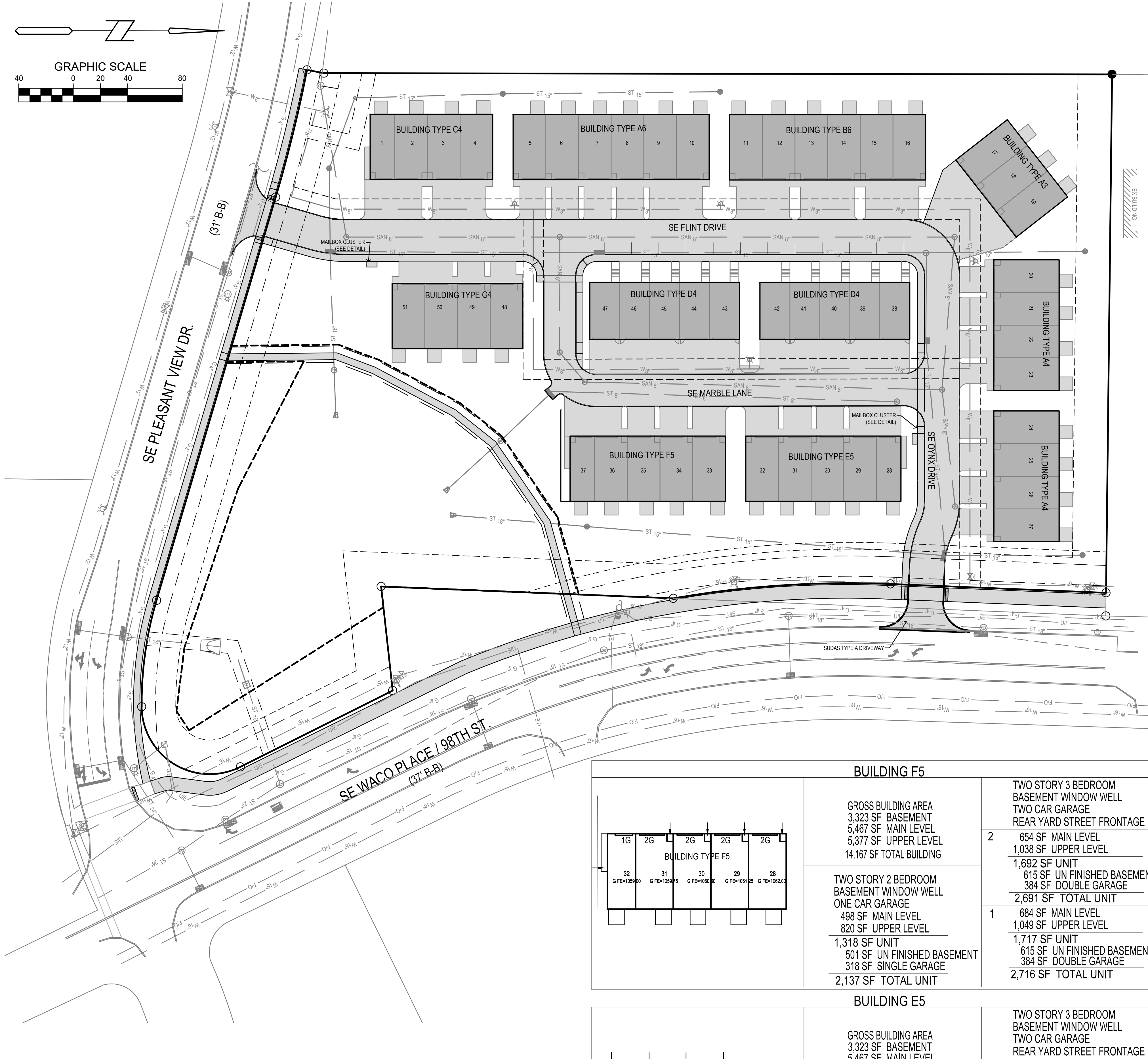
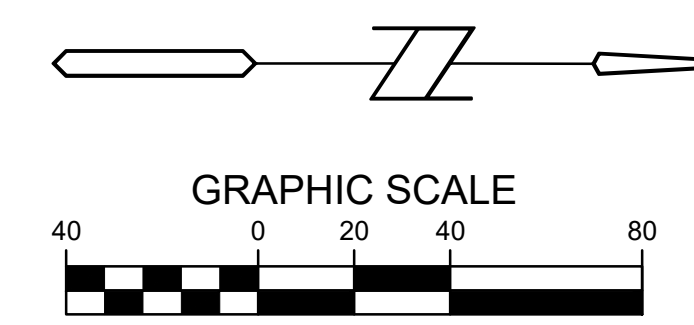
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KETTLESTONE PEAK TOWNHOMES
WAUKEE, IOWA 50263
LAYOUT PLAN

REFERENCE NUMBER:	
DRAWN BY:	BK
CHECKED BY:	DB
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SHEET NUMBER:	C2.1

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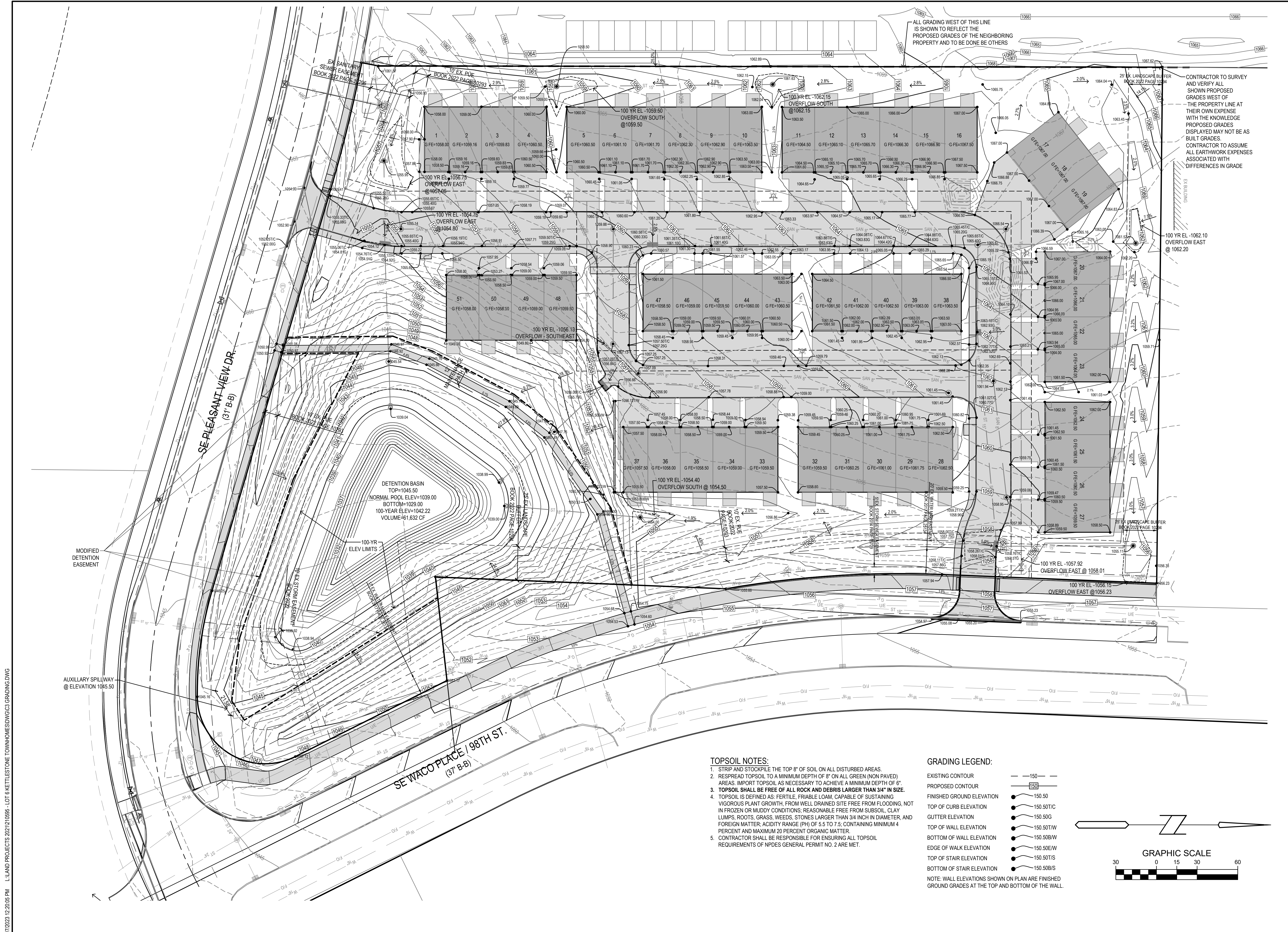
	BUILDING A3 GROSS BUILDING AREA 2,038 SF BASEMENT 3,463 SF MAIN LEVEL 3,352 SF UPPER LEVEL 153 SF BALCONY 9,006 SF TOTAL BUILDING	3 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT
	BUILDING A4 GROSS BUILDING AREA 2,776 SF BASEMENT 4,612 SF MAIN LEVEL 4,476 SF UPPER LEVEL 204 SF BALCONY 12,068 SF TOTAL BUILDING	4 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT
	BUILDING A6 GROSS BUILDING AREA 4,134 SF BASEMENT 6,922 SF MAIN LEVEL 6,720 SF UPPER LEVEL 306 SF BALCONY 18,082 SF TOTAL BUILDING	6 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT
	BUILDING B4 GROSS BUILDING AREA 2,764 SF BASEMENT 4,602 SF MAIN LEVEL 4,522 SF UPPER LEVEL 11,888 SF TOTAL BUILDING	TWO STORY 3 BEDROOM BASEMENT WINDOW WELL TWO CAR GARAGE 1 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 3 669 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,718 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,717 SF TOTAL UNIT
	BUILDING B6 GROSS BUILDING AREA 4,124 SF BASEMENT 6,887 SF MAIN LEVEL 6,787 SF UPPER LEVEL 17,796 SF TOTAL BUILDING	TWO STORY 3 BEDROOM BASEMENT WINDOW WELL TWO CAR GARAGE 2 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 4 669 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,718 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,717 SF TOTAL UNIT
	BUILDING F5 GROSS BUILDING AREA 3,323 SF BASEMENT 5,467 SF MAIN LEVEL 5,377 SF UPPER LEVEL 14,167 SF TOTAL BUILDING	TWO STORY 3 BEDROOM BASEMENT WINDOW WELL TWO CAR GARAGE REAR YARD STREET FRONTAGE 2 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 1 684 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,717 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,716 SF TOTAL UNIT
	BUILDING E5 GROSS BUILDING AREA 3,323 SF BASEMENT 5,467 SF MAIN LEVEL 5,377 SF UPPER LEVEL 14,167 SF TOTAL BUILDING	TWO STORY 3 BEDROOM BASEMENT WINDOW WELL TWO CAR GARAGE REAR YARD STREET FRONTAGE 2 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 1 684 SF MAIN LEVEL 1,049 SF UPPER LEVEL 1,717 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,716 SF TOTAL UNIT
	BUILDING C4 GROSS BUILDING AREA 2,642 SF BASEMENT 4,324 SF MAIN LEVEL 4,270 SF UPPER LEVEL 11,236 SF TOTAL BUILDING	TWO STORY 3 BEDROOM BASEMENT WINDOW WELL TWO CAR GARAGE 2 654 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,692 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,691 SF TOTAL UNIT 1 668 SF MAIN LEVEL 1,026 SF UPPER LEVEL 1,681 SF UNIT 615 SF UN FINISHED BASEMENT 384 SF DOUBLE GARAGE 2,680 SF TOTAL UNIT
	BUILDING D5 GROSS BUILDING AREA 4,830 SF LOWER LEVEL 4,830 SF MAIN LEVEL 4,830 SF UPPER LEVEL 14,490 SF TOTAL BUILDING	5 THREE STORY 3 BEDROOM TWO CAR GARAGE 445 SF LOWER LEVEL 810 SF MAIN LEVEL 816 SF UPPER LEVEL 2,071 SF UNIT 416 SF GARAGE 2,487 SF TOTAL UNIT
	BUILDING G4 GROSS BUILDING AREA 2,776 SF BASEMENT 4,612 SF MAIN LEVEL 4,476 SF UPPER LEVEL 204 SF BALCONY 12,068 SF TOTAL BUILDING	4 TWO STORY 3 BEDROOM BASEMENT WITH WINDOW WELL TWO CAR GARAGE 668 SF MAIN LEVEL 1,038 SF UPPER LEVEL 1,706 SF UNIT 618 SF BASEMENT 414 SF GARAGE 51 SF BALCONY 2,789 SF TOTAL UNIT
	BUILDING D4 GROSS BUILDING AREA 3,323 SF BASEMENT 5,467 SF MAIN LEVEL 5,377 SF UPPER LEVEL 14,167 SF TOTAL BUILDING	TWO STORY 2 BEDROOM BASEMENT WINDOW WELL ONE CAR GARAGE 498 SF MAIN LEVEL 820 SF UPPER LEVEL 1,318 SF UNIT 501 SF UN FINISHED BASEMENT 318 SF SINGLE GARAGE 2,137 SF TOTAL UNIT
	BUILDING D4 GROSS BUILDING AREA 3,323 SF BASEMENT 5,467 SF MAIN LEVEL 5,377 SF UPPER LEVEL 14,167 SF TOTAL BUILDING	TWO STORY 2 BEDROOM BASEMENT WINDOW WELL ONE CAR GARAGE 498 SF MAIN LEVEL 820 SF UPPER LEVEL 1,318 SF UNIT 501 SF UN FINISHED BASEMENT 318 SF SINGLE GARAGE 2,137 SF TOTAL UNIT

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KETTLESTONE PEAK TOWNHOMES
 WAUKEE, IOWA 50263
BUILDING UNITS

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CONTRACTOR TO SURVEY AND VERIFY ALL SHOWN PROPOSED GRADES WEST OF THE PROPERTY LINE AT THEIR OWN EXPENSE WITH THE KNOWLEDGE PROPOSED GRADES DISPLAYED MAY NOT BE AS BUILT GRADES. CONTRACTOR TO ASSUME ALL EARTHWORK EXPENSES ASSOCIATED WITH DIFFERENCES IN GRADE

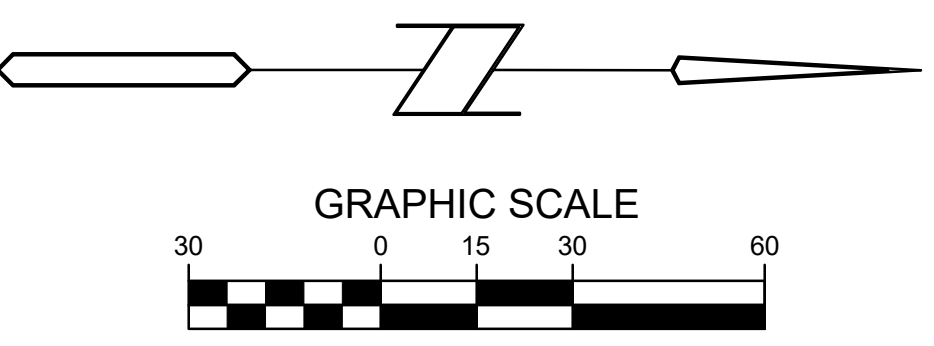
ALL GRADING WEST OF THIS LINE IS SHOWN TO REFLECT THE PROPOSED GRADES OF THE NEIGHBORING PROPERTY AND TO BE DONE BY OTHERS

TOPSOIL NOTES:

- 1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM 3/4" IN SIZE.
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

- EXISTING CONTOUR
PROPOSED CONTOUR
FINISHED GROUND ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
EDGE OF WALL ELEVATION
TOP OF STAIR ELEVATION
BOTTOM OF STAIR ELEVATION



NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

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KETTLESTONE PEAK TOWNHOMES
WAUKEE, IOWA 50263
GRADING PLAN

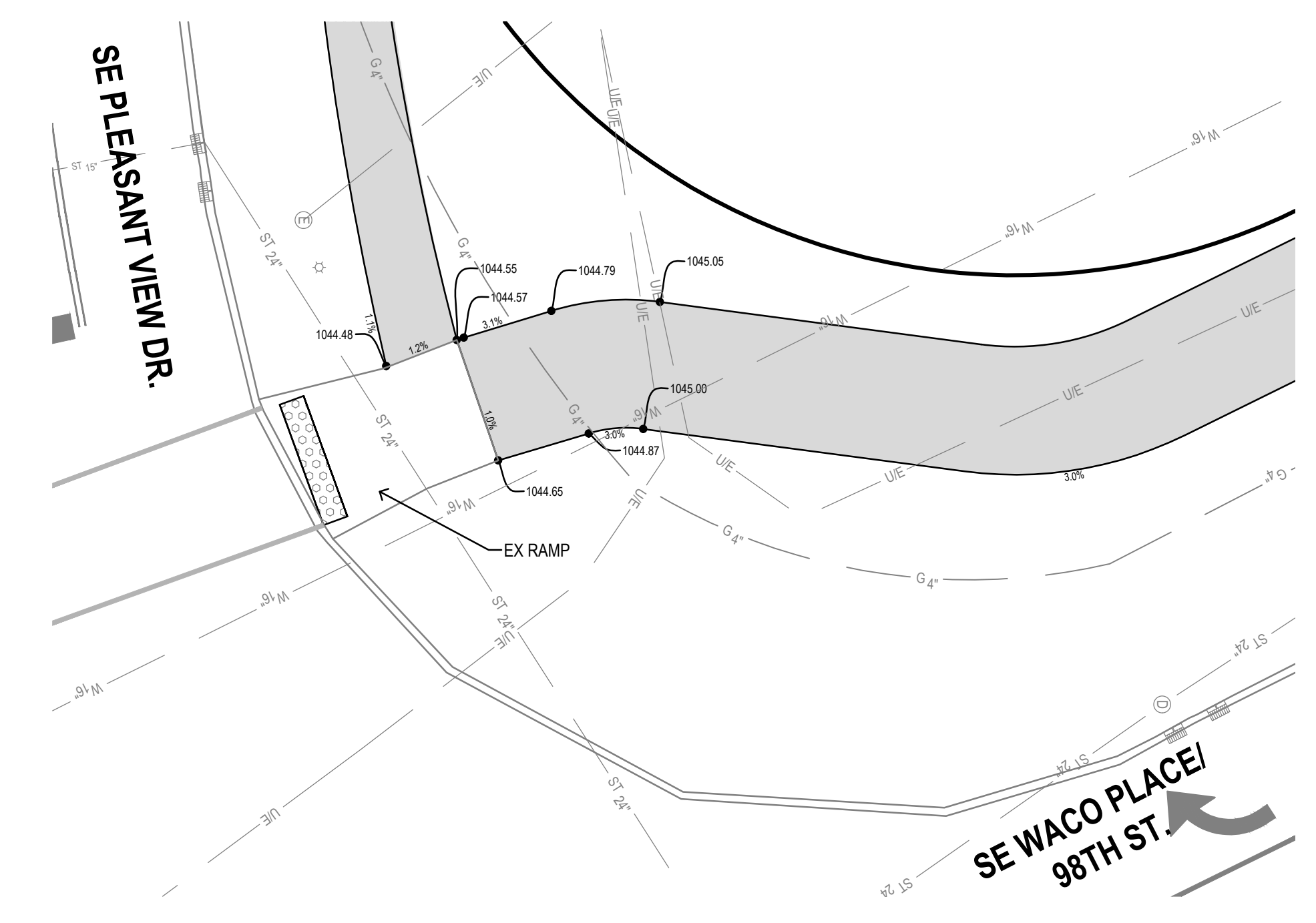
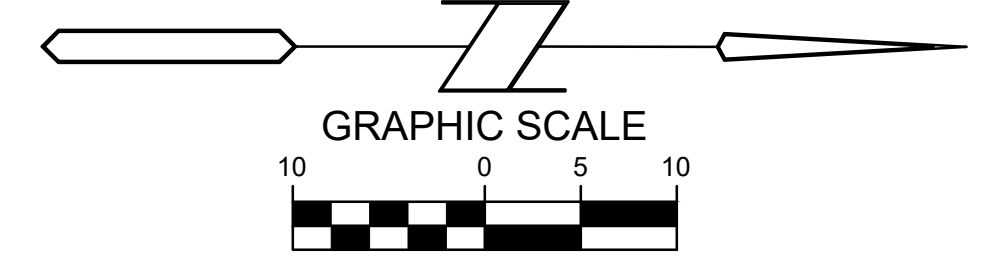
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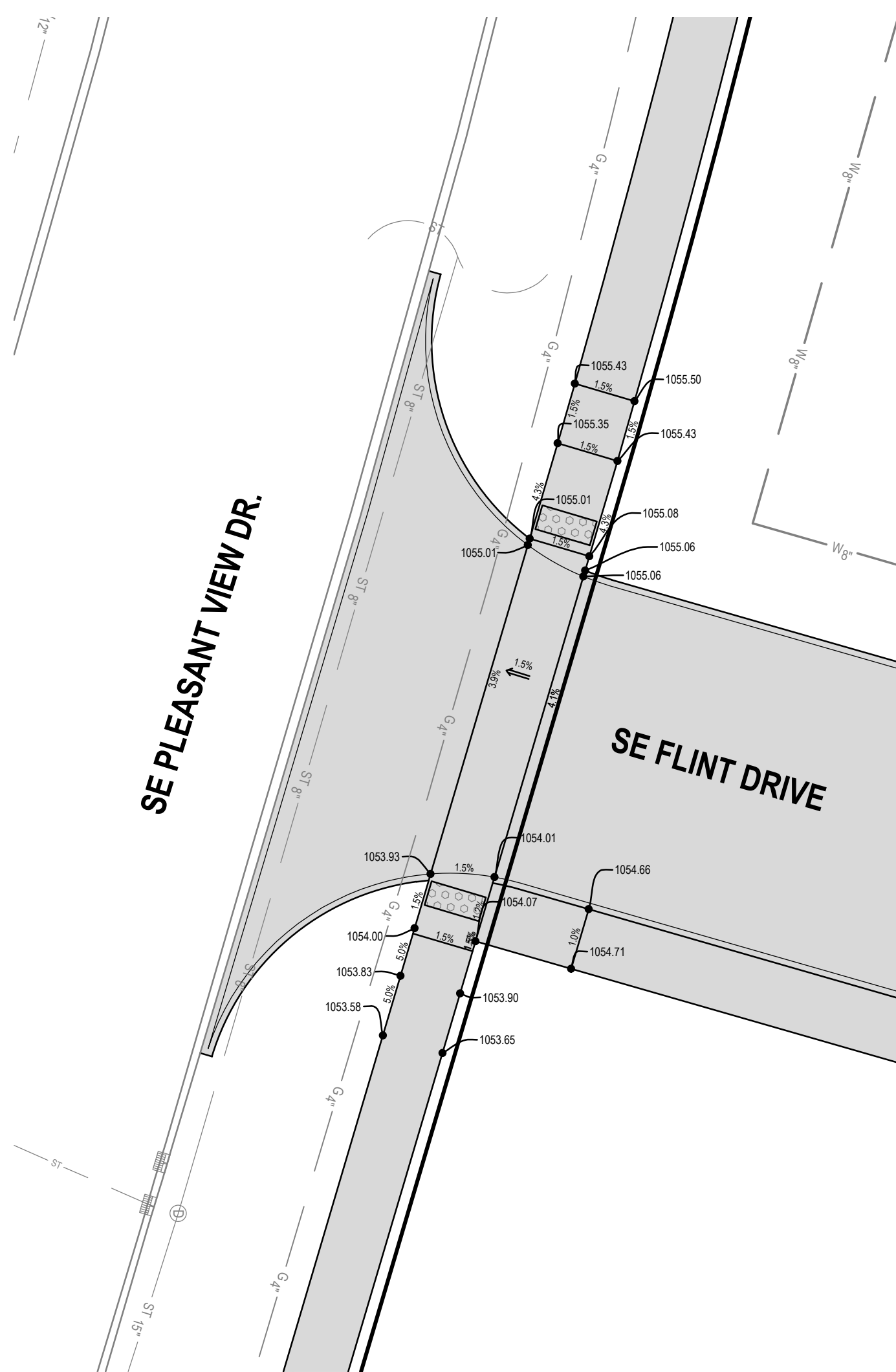
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- TOPSOIL NOTES:**
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
 2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
 3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
 4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER, ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

- GRADING LEGEND:**
- EXISTING CONTOUR ——— 150 ———
 - PROPOSED CONTOUR ——— 150 ———
 - FINISHED GROUND ELEVATION ● 150.50
 - TOP OF CURB ELEVATION ● 150.50T/C
 - GUTTER ELEVATION ● 150.50G
 - TOP OF WALL ELEVATION ● 150.50TW
 - BOTTOM OF WALL ELEVATION ● 150.50BW
 - EDGE OF WALK ELEVATION ● 150.50EW
 - TOP OF STAIR ELEVATION ● 150.50T/S
 - BOTTOM OF STAIR ELEVATION ● 150.50B/S
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

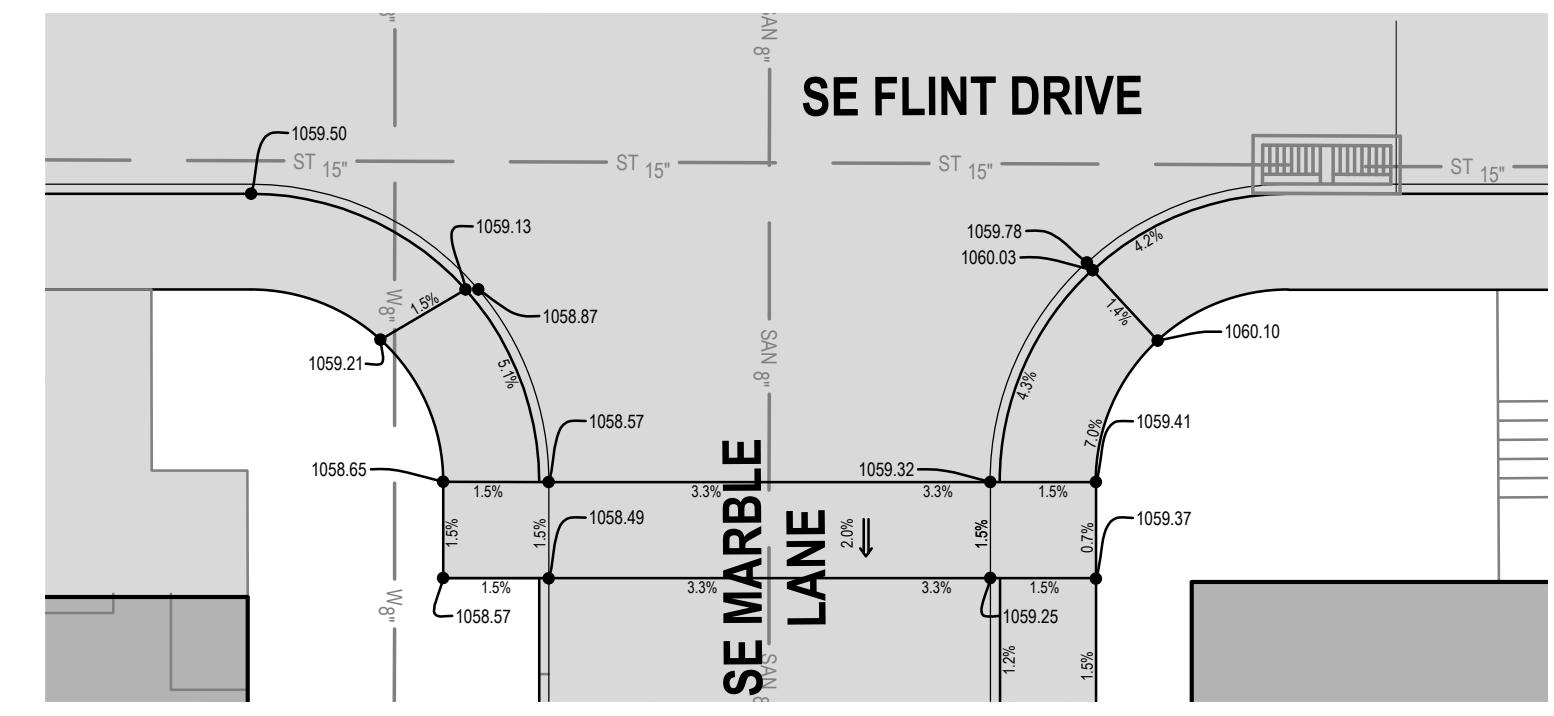
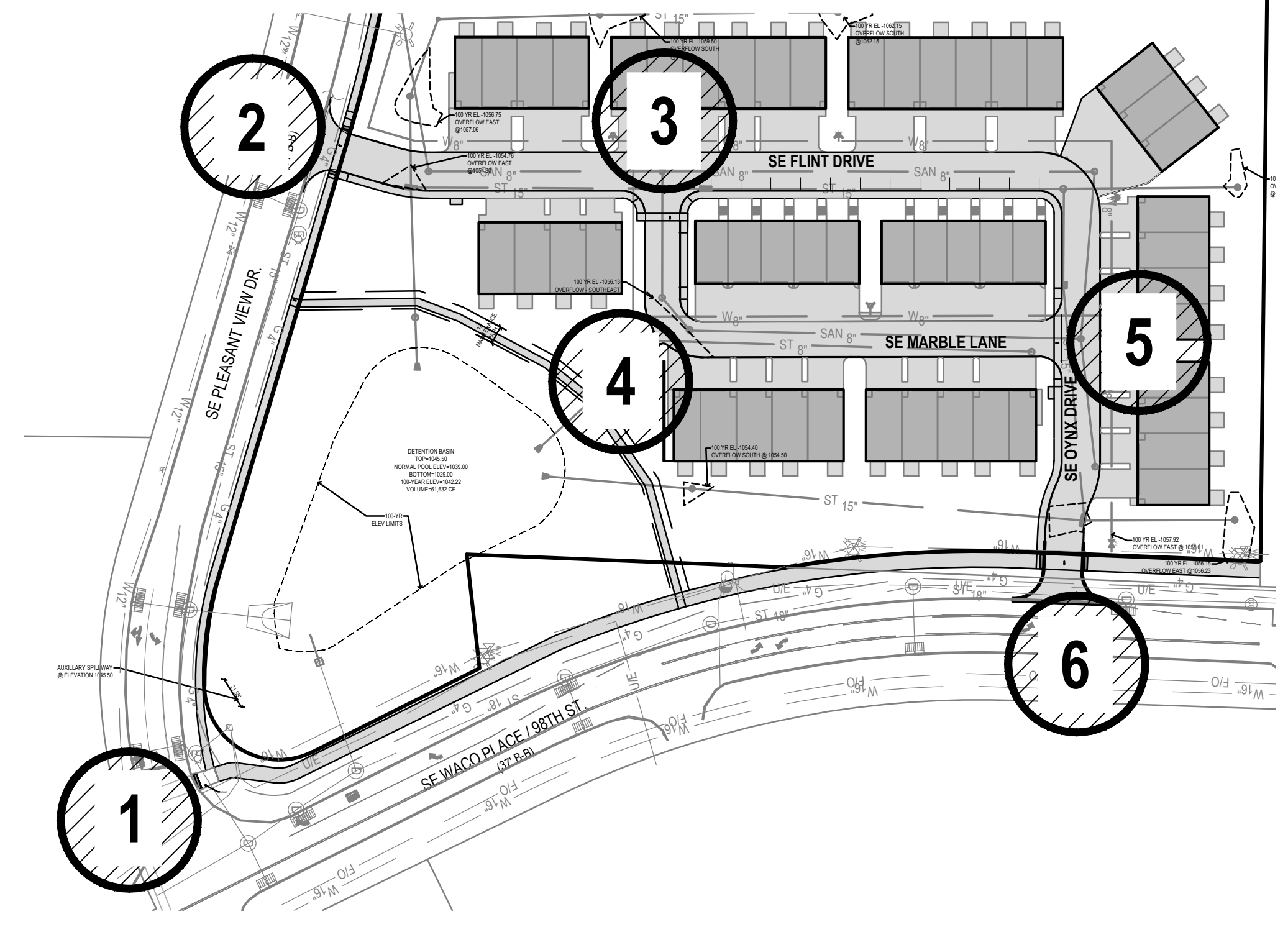


① SE WACO PLACE/98TH ST. AND SE PLEASANT VIEW DRIVE
SCALE: 1" = 10'

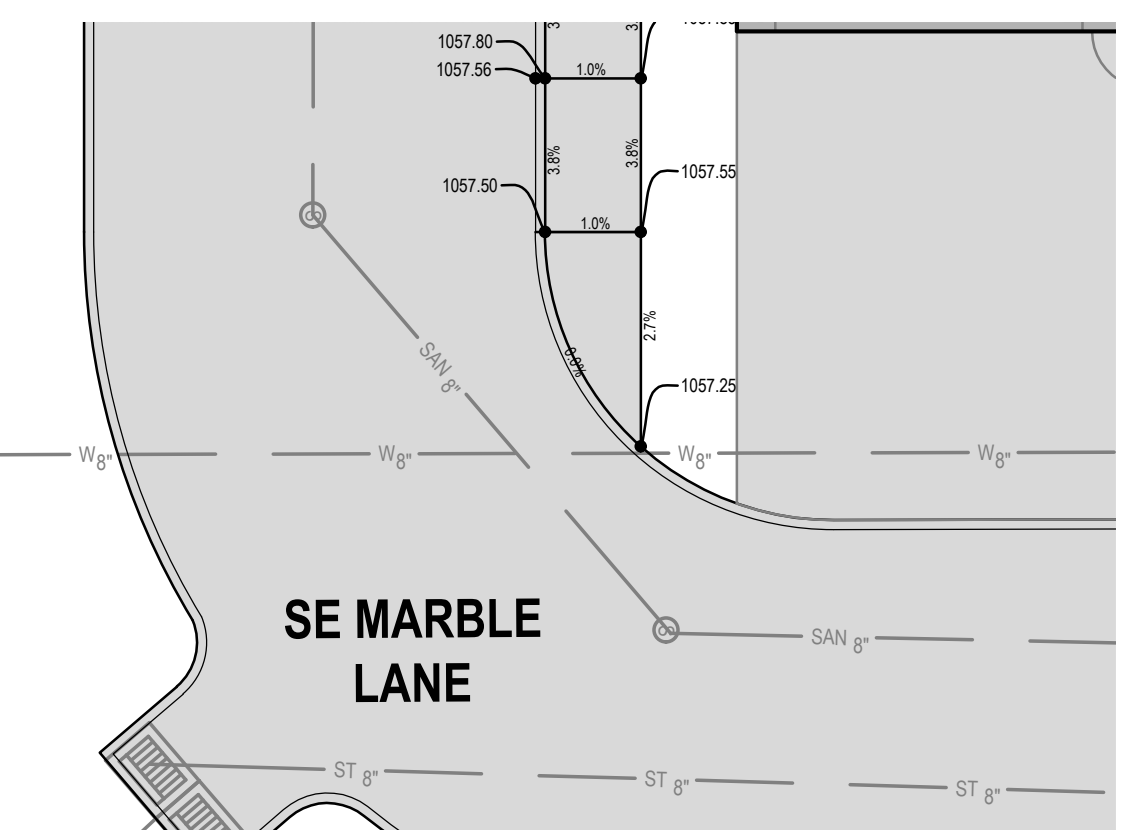


② SE PLEASANT VIEW DRIVE AND SE PLEASANT VIEW LANE
SCALE: 1" = 10'

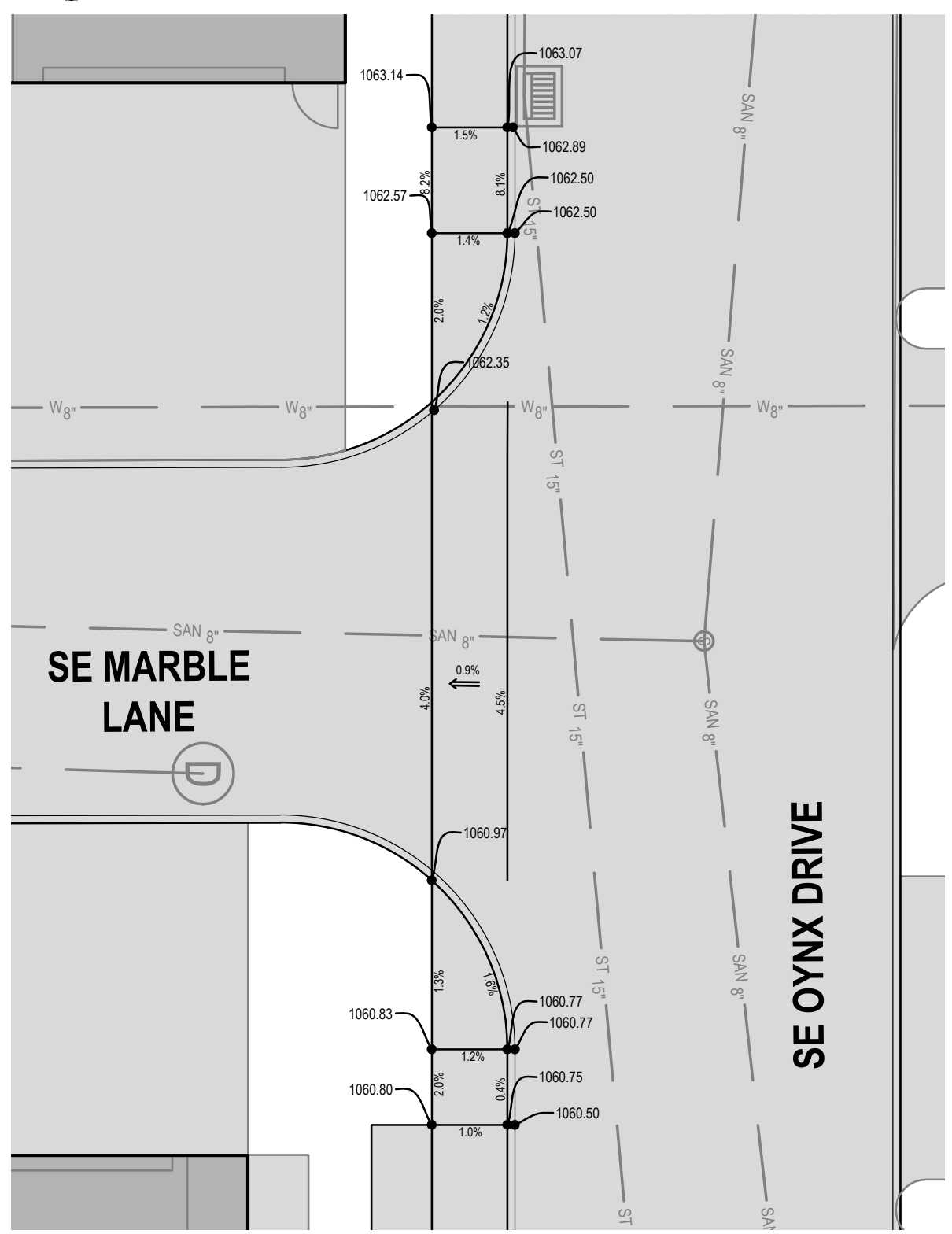
**LOCATION MAP -ADA INTERSECTION
(NOT TO SCALE)**



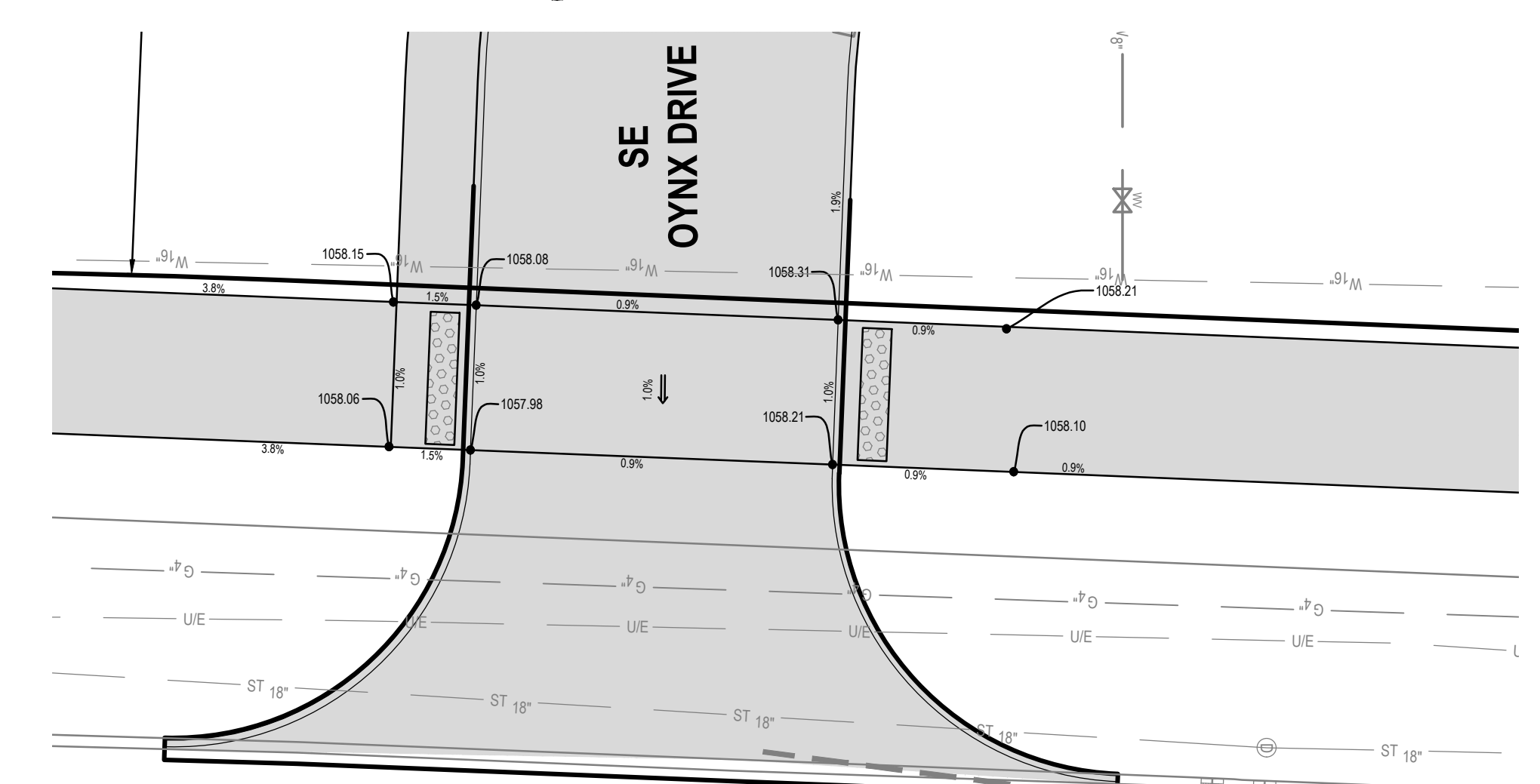
③ SE PLEASANT VIEW LANE AND SE KETTLESTONE LANE
SCALE: 1" = 10'



④ SE KETTLESTONE LANE
SCALE: 1" = 10'



⑤ SE KETTLESTONE LANE AND SE KETTLESTONE PEAK LANE
SCALE: 1" = 10'



⑥ SE KETTLESTONE PEAK LANE AND SE WACO PLACE
SCALE: 1" = 10'

KETTLESTONE PEAK TOWNHOMES
WAUKEE, IOWA 50263
ADA INTERSECTION GRADING PLAN

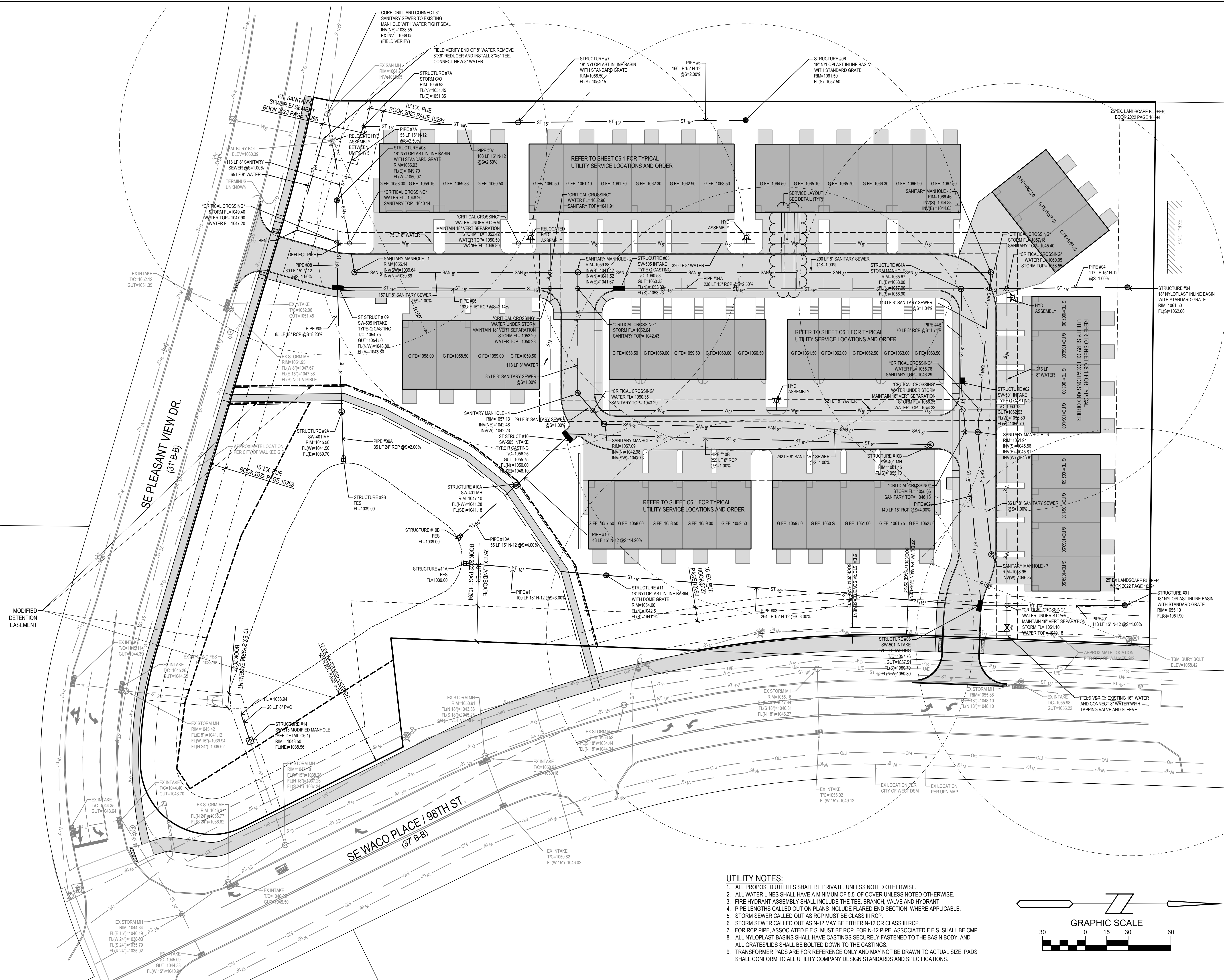
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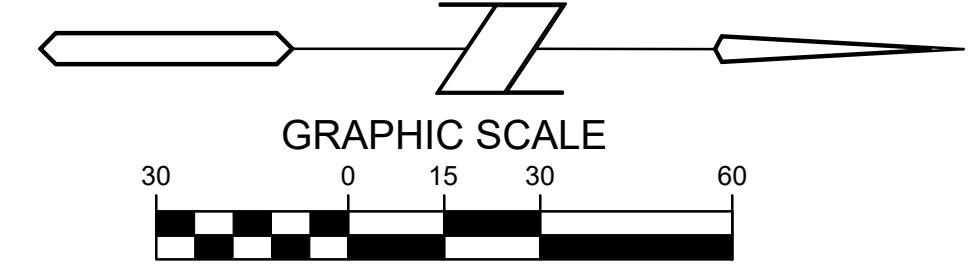
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- UTILITY NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
 2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER UNLESS NOTED OTHERWISE.
 3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH VALVE AND HYDRANT.
 4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
 5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
 6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
 7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
 8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
 9. TRANSFORMER PADS ARE FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PADS SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.



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UTILITY PLAN

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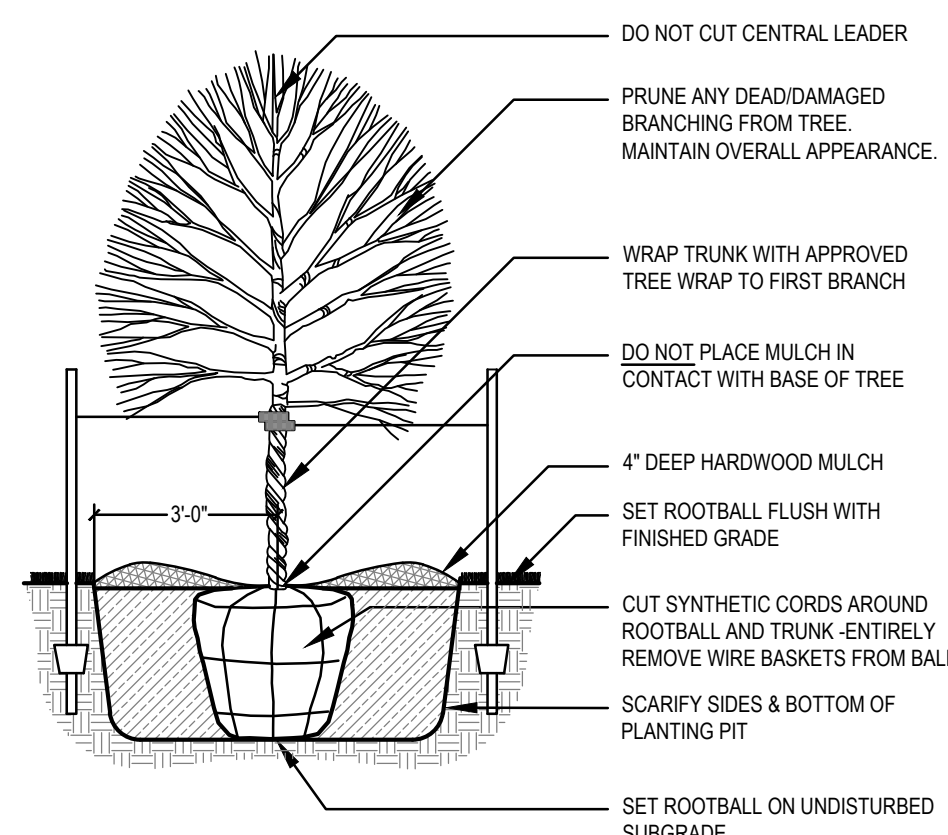
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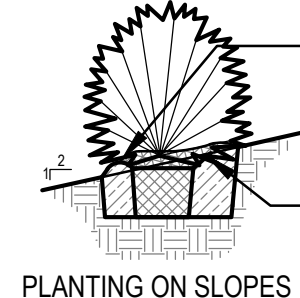
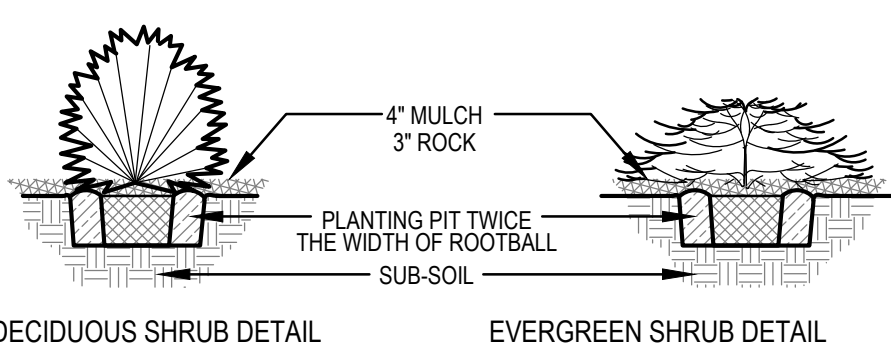
LANDSCAPE NOTES:

- ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS INCLUDING THE ROW WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- STAKE SOD ON ALL SLOPES 3:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
- CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH OR ROCK IS INSTALLED.



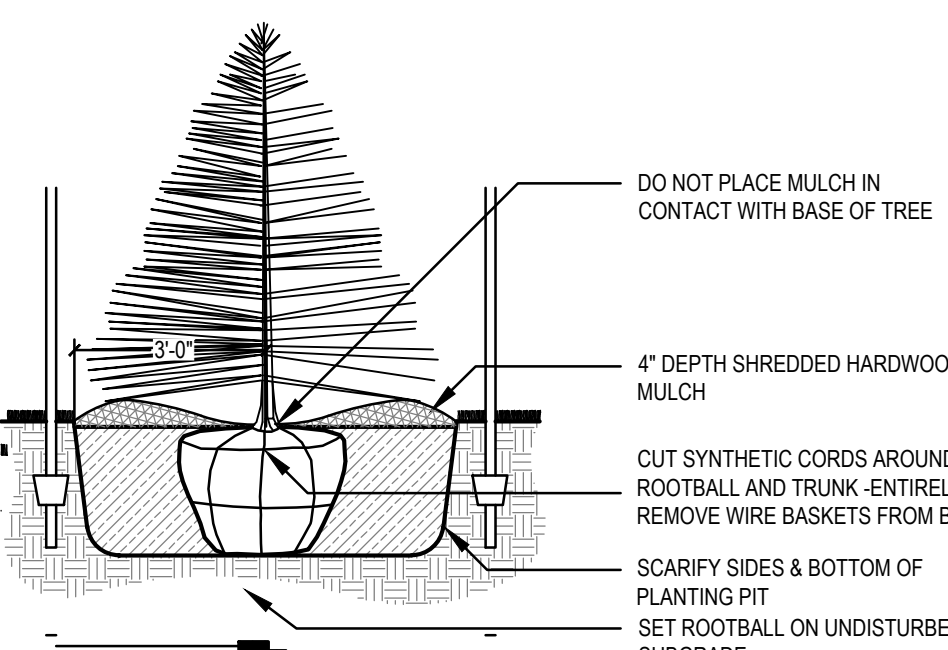
DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



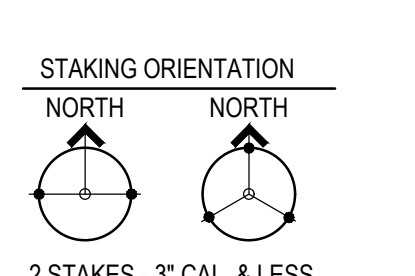
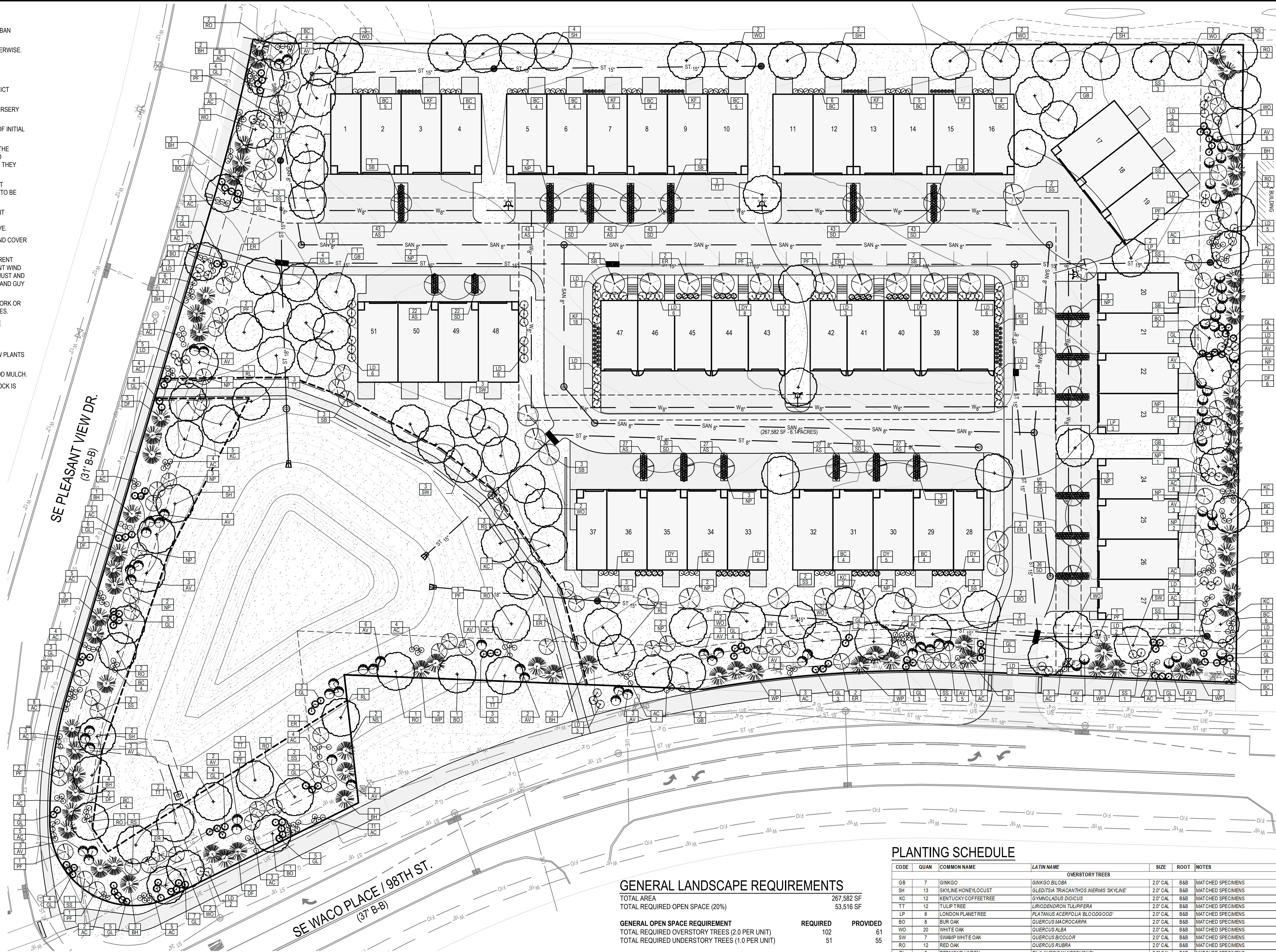
SHRUB PLANTING (TYP.)

SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE



USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.
LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

GENERAL LANDSCAPE REQUIREMENTS

TOTAL AREA 267,582 SF
TOTAL REQUIRED OPEN SPACE (20%) 53,516 SF

GENERAL OPEN SPACE REQUIREMENT
TOTAL REQUIRED OVERSTORY TREES (2.0 PER UNIT) 102
TOTAL REQUIRED UNDERSTORY TREES (1.0 PER UNIT) 51

BUFFER PLANTING REQUIREMENT - EAST (25' WIDE)
TOTAL BUFFER LENGTH 507
TOTAL REQUIRED OVERSTORY TREES (1.5 / 50 LF) 15
TOTAL REQUIRED EVERGREEN TREES (2.5 / 50 LF) 25
TOTAL REQUIRED UNDERSTORY TREES (2.5 / 50 LF) 25
TOTAL REQUIRED SHRUBS (15 / 50 LF) 152

BUFFER PLANTING REQUIREMENT - NORTH (25' WIDE)
TOTAL BUFFER LENGTH 375
TOTAL REQUIRED OVERSTORY TREES (1.5 / 50 LF) 11
TOTAL REQUIRED EVERGREEN TREES (2.5 / 50 LF) 19
TOTAL REQUIRED UNDERSTORY TREES (2.5 / 50 LF) 19
TOTAL REQUIRED SHRUBS (15 / 50 LF) 113

BUFFER PLANTING REQUIREMENT - SOUTH (25' WIDE)
TOTAL BUFFER LENGTH 525
TOTAL REQUIRED OVERSTORY TREES (1.5 / 50 LF) 16
TOTAL REQUIRED EVERGREEN TREES (2.5 / 50 LF) 26
TOTAL REQUIRED UNDERSTORY TREES (2.5 / 50 LF) 26
TOTAL REQUIRED SHRUBS (15 / 50 LF) 157

MINIMUM PLANTING HEIGHTS:
DECIDUOUS OVERSTORY TREES ARE 8 FEET
EVERGREEN TREES ARE 6 FEET

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OVERSTORY TREES						
GB	7	GINKGO	GINKGO BILOBA	2.0' CAL	B&B	MATCHED SPECIMENS
SH	13	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS AERIS SKYLINE	2.0' CAL	B&B	MATCHED SPECIMENS
KG	12	KENTUCKY COFFEE TREE	GYNOSYME SARGENTII	2.0' CAL	B&B	MATCHED SPECIMENS
TT	12	TULIP TREE	LIRIODENDRON TULIPIFERA	2.0' CAL	B&B	MATCHED SPECIMENS
LP	8	LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	2.0' CAL	B&B	MATCHED SPECIMENS
BO	8	BUR OAK	QUERCUS MACROCARPA	2.0' CAL	B&B	MATCHED SPECIMENS
WO	20	WHITE OAK	QUERCUS ALBA	2.0' CAL	B&B	MATCHED SPECIMENS
SW	7	SWAMP WHITE OAK	QUERCUS BIOLOR	2.0' CAL	B&B	MATCHED SPECIMENS
RO	12	RED OAK	QUERCUS RUBRA	2.0' CAL	B&B	MATCHED SPECIMENS
RL	5	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.0' CAL	B&B	MATCHED SPECIMENS
GL	4	GREENSPRE LINDEN	TILIA CORDATA 'GREENSPRE'	2.0' CAL	B&B	MATCHED SPECIMENS
ORNAMENTAL TREES						
SB	17	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHER GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5' CAL	B&B	MATCHED SPECIMENS (SINGLE TRUNK)
ER	18	EASTERN REDBUD	CERCIS CANADENSIS	1.5' CAL	B&B	MATCHED SPECIMENS
PF	24	PRARIE FIRE CRABAPPLE	MALUS X 'PRARIE FIRE'	1.5' CAL	B&B	MATCHED SPECIMENS
SS	29	SNOWDRIFT CRABAPPLE	MALUS X 'SNOWDRIFT'	1.5' CAL	B&B	MATCHED SPECIMENS
RS	4	ROYAL STAR MAGNOLIA	MAGNOLIA STELLATA	1.5' CAL	B&B	MATCHED SPECIMENS
NP	37	NEWPORT PLUM	PRUNUS CERASIFERA	1.5' CAL	B&B	MATCHED SPECIMENS
EVERGREEN TREES						
WP	18	WHITE PINE	PINUS STROBUS	6"	B&B	FULL FORM TO GROUND
NS	4	NORWAY SPRUCE	PICEA ABIES	6"	B&B	FULL FORM TO GROUND
BH	30	BLACK HILLS SPRUCE	PICEA GLAUCOA DENSATA	6"	B&B	FULL FORM TO GROUND
DF	20	DOUGLAS FIR	PSEUDOTSUGA MENZESII	6"	B&B	FULL FORM TO GROUND
SHRUBS						
BC	80	BLACK CHOCOBERRY	ARONIA MELANOCARPA	#6	CONT	FULL FORM - MATCHED
LD	100	LITTLE LEAF WINEBARK	PHOROSCARPUS ACUTIFLORA 'KARL FORSTER'	#6	CONT	FULL FORM - MATCHED
GL	100	GROW LO SUMAC	RHUS ARNICA 'GROW LOW'	#6	CONT	FULL FORM - MATCHED
AC	11	ALPINE CURRANT	RIBES ALPNUM	#6	CONT	FULL FORM - MATCHED
DY	38	DENSIFORMIS YEW	TAXUS MEDIA 'DENSIFORMIS'	36"	B&B	FULL FORM - MATCHED
AV	71	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	#6	CONT	FULL FORM - MATCHED
ORNAMENTAL GRASSES						
KF	70	KARL FORSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
PERENNIALS						
SD	388	STELLA DORO DAYLILY	HEMEROCALLIS X 'STELLA DORO'	#1	CONT	FULLY ROOTED IN CONTAINER
AS	330	MAYNIGHT SALVIA	SALVIA SYLVESTRIS 'MAYNIGHT'	#1	CONT	FULLY ROOTED IN CONTAINER

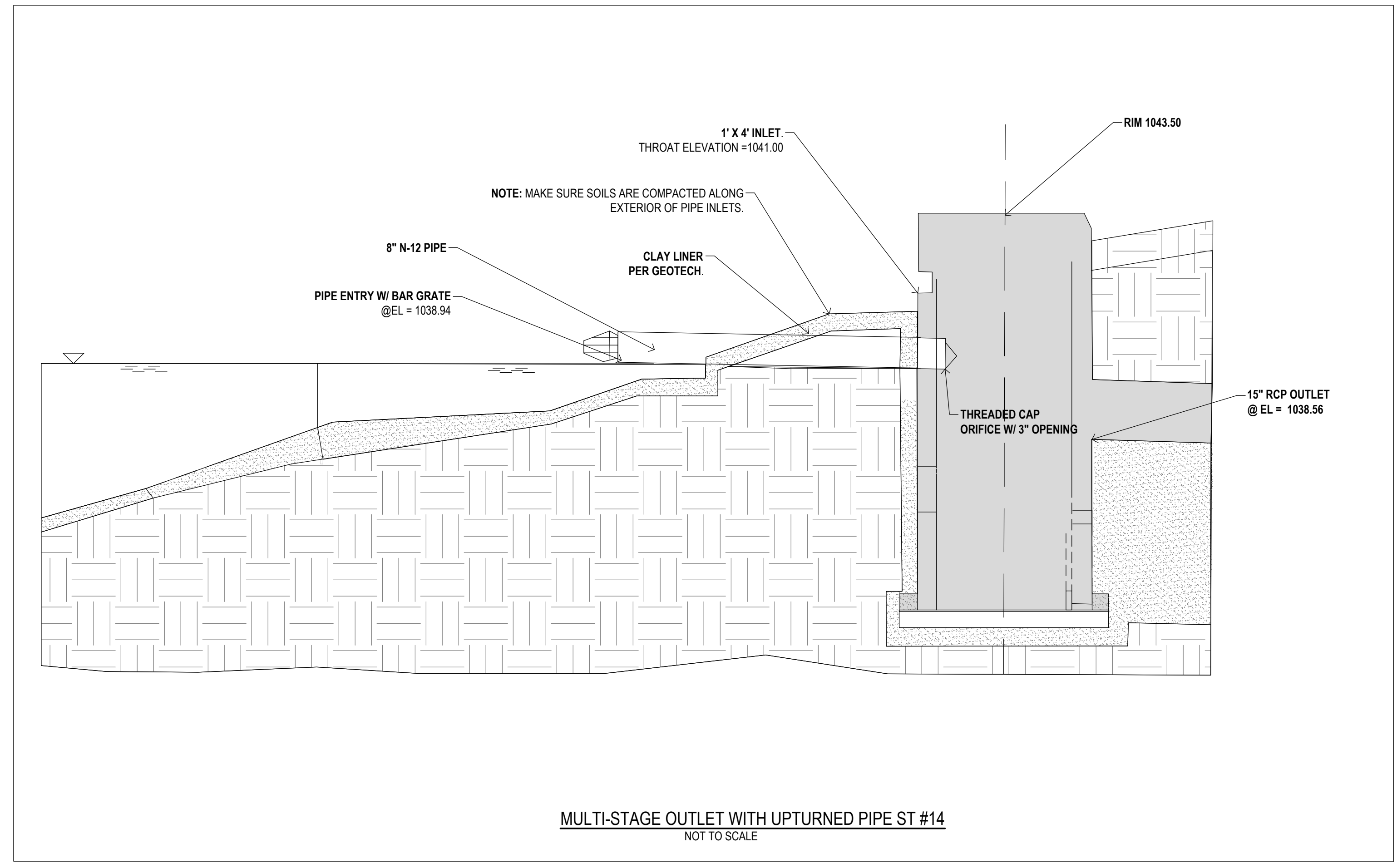
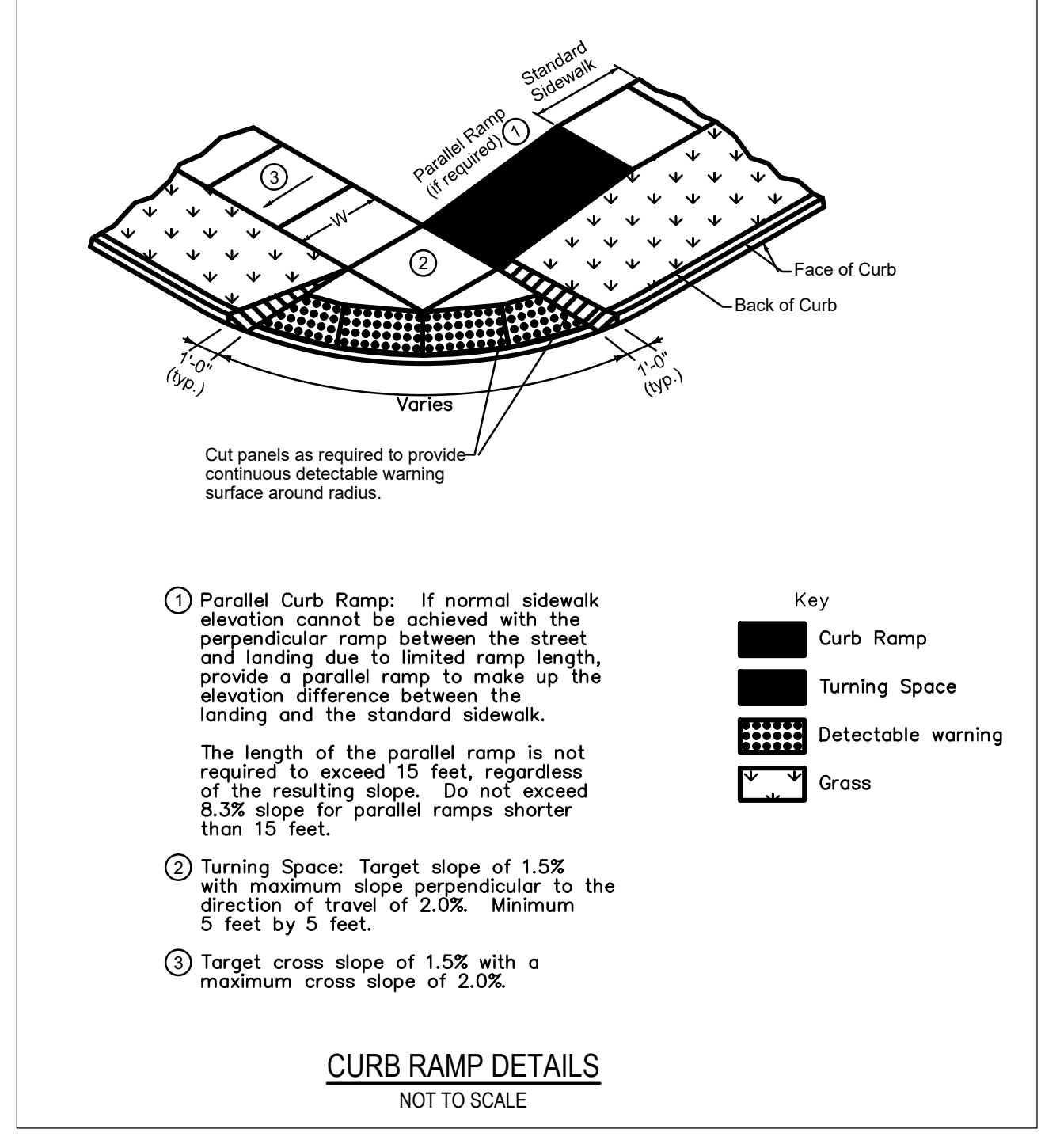
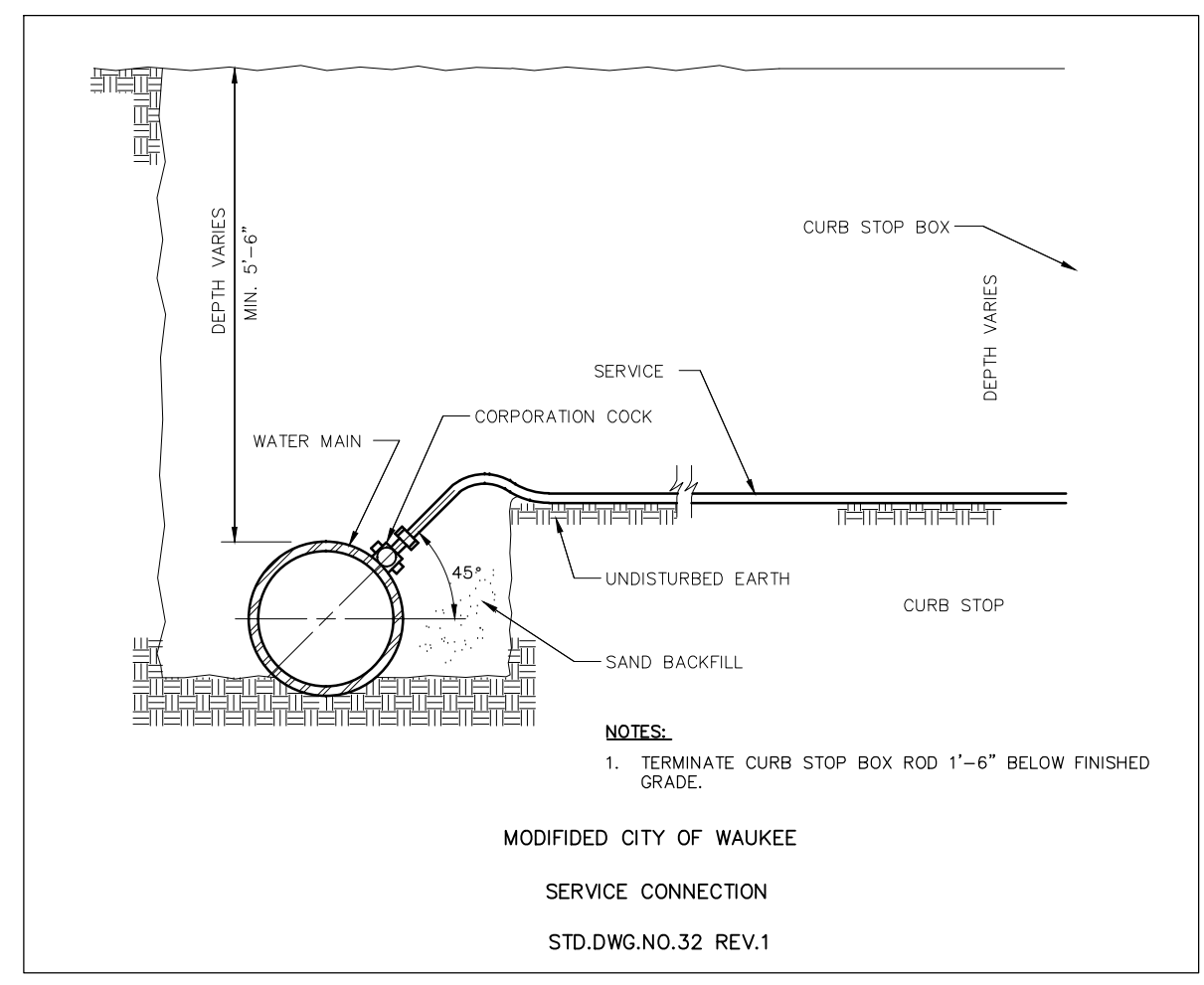
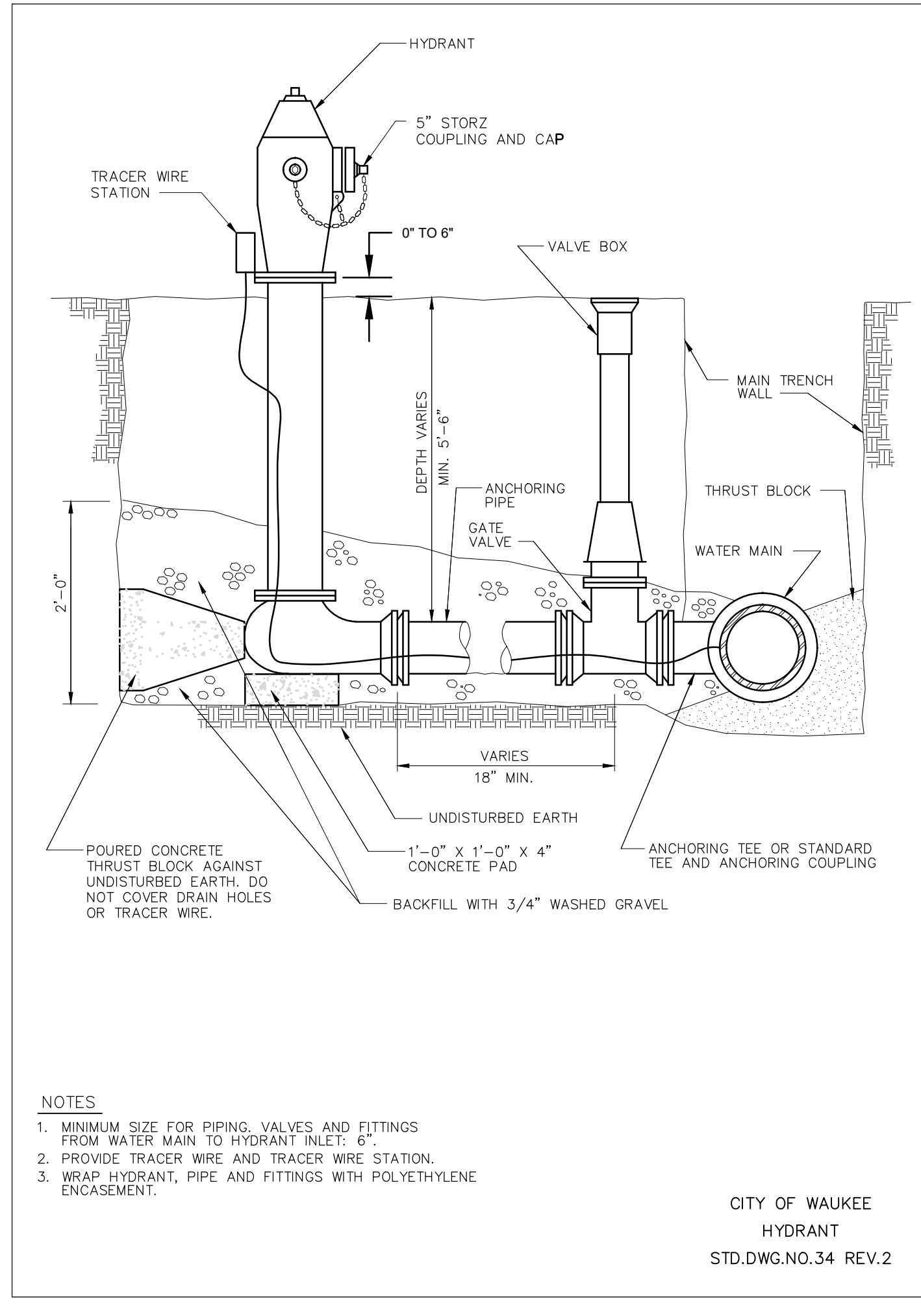
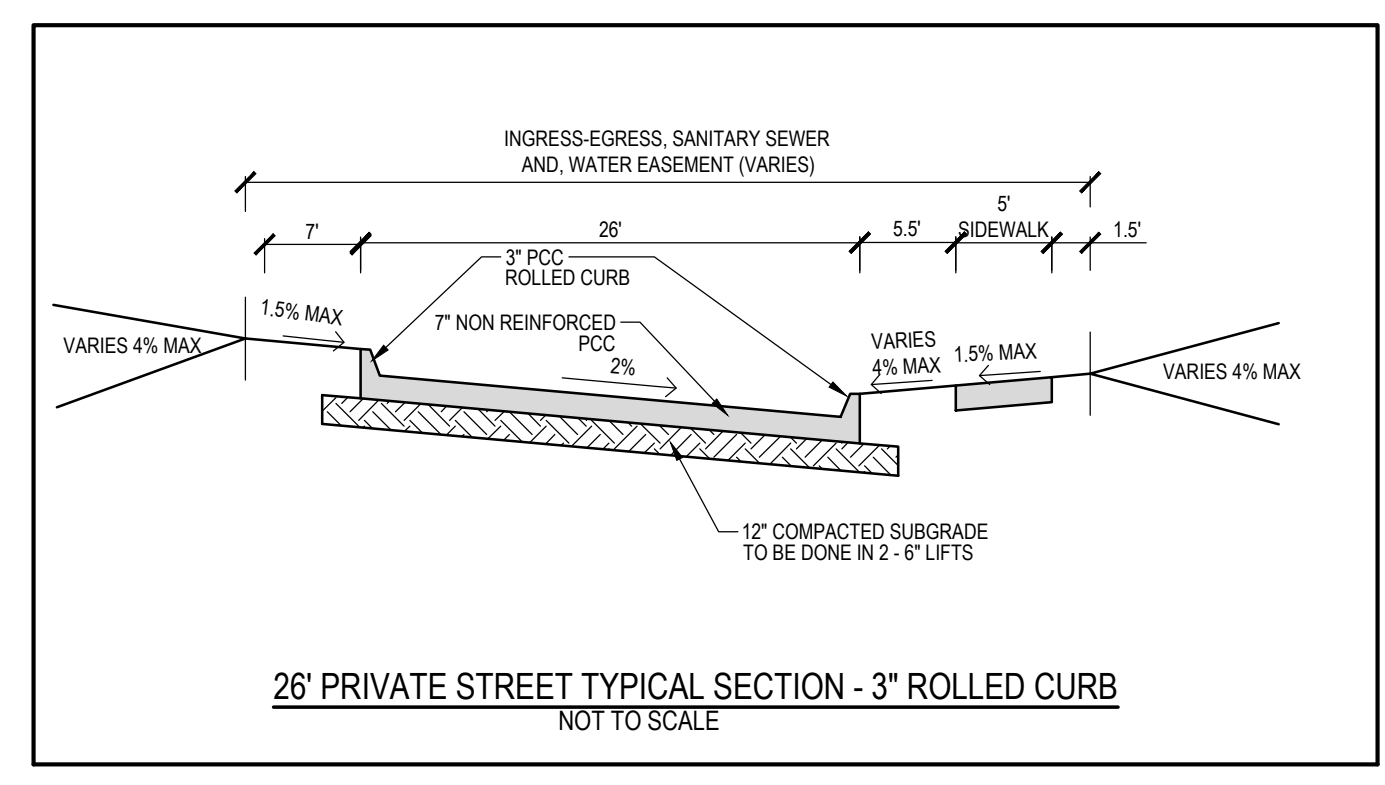
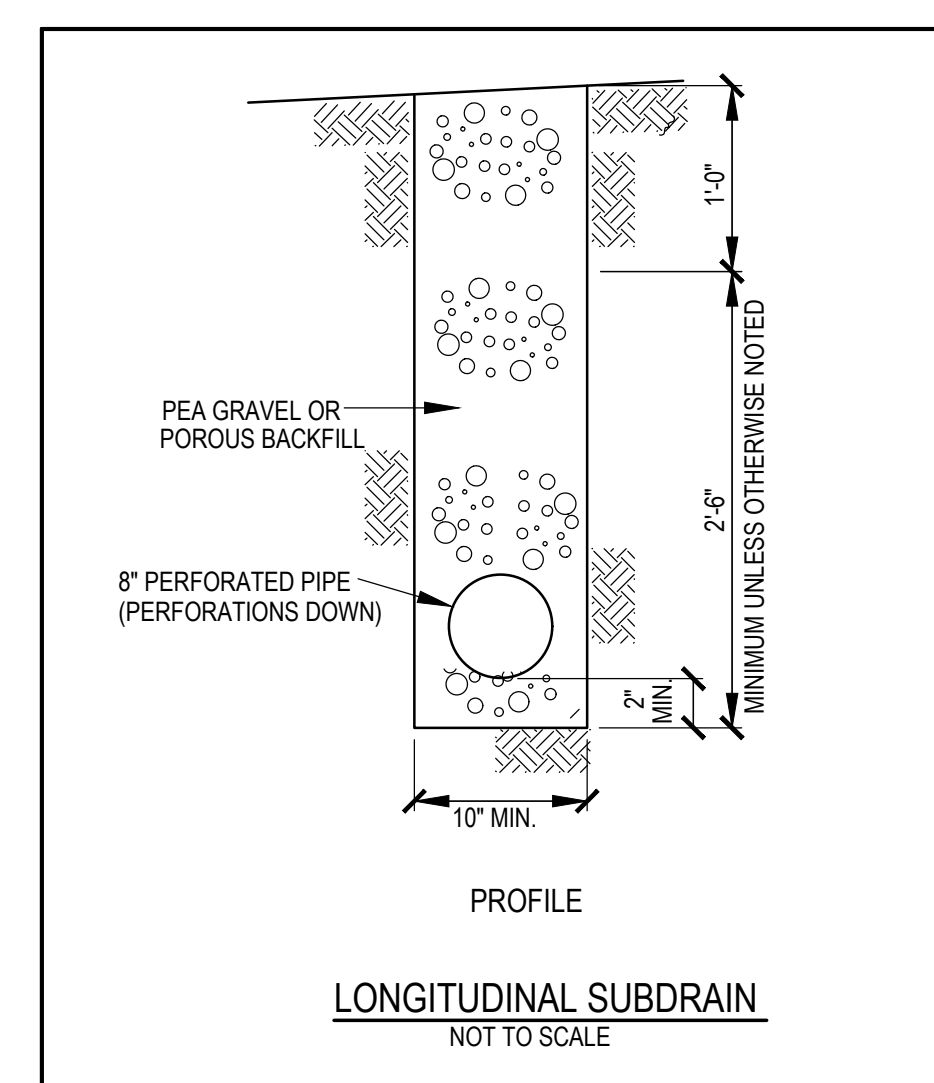
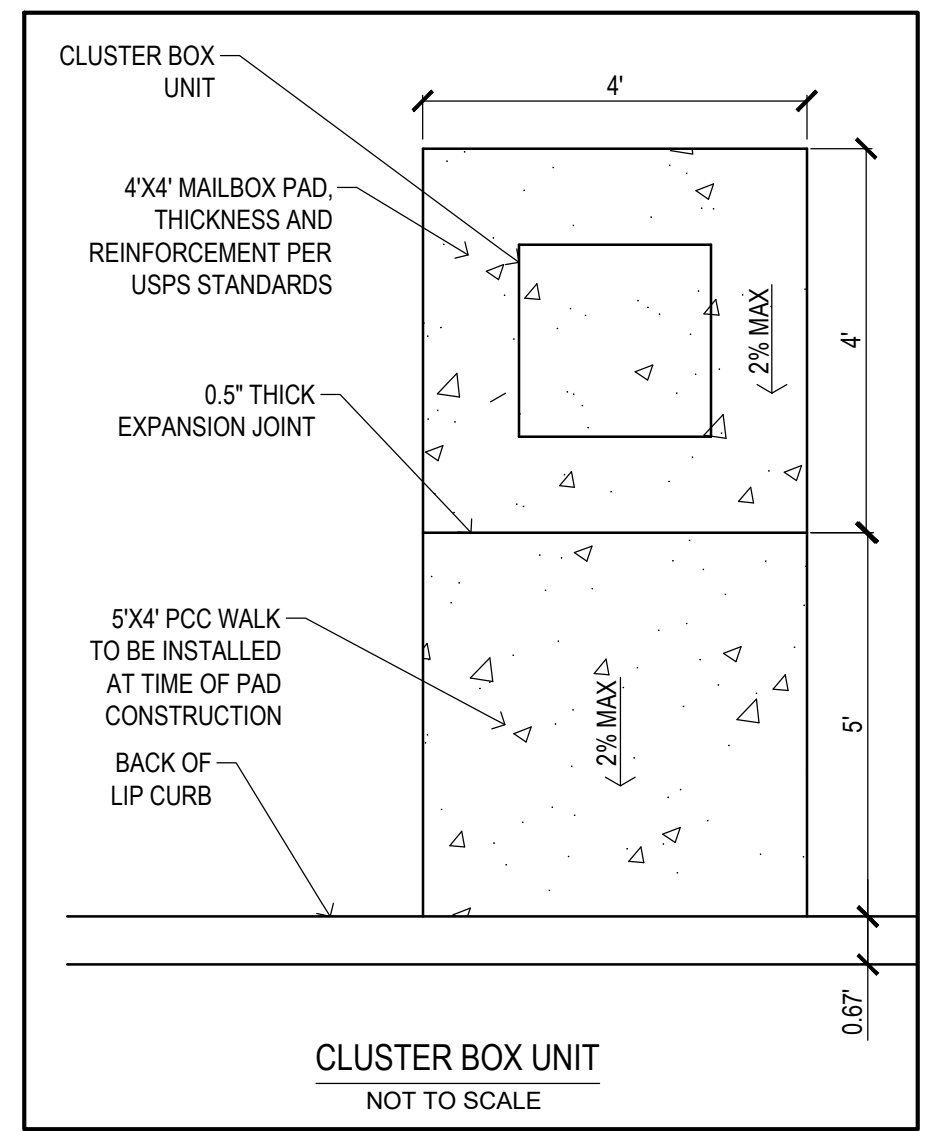
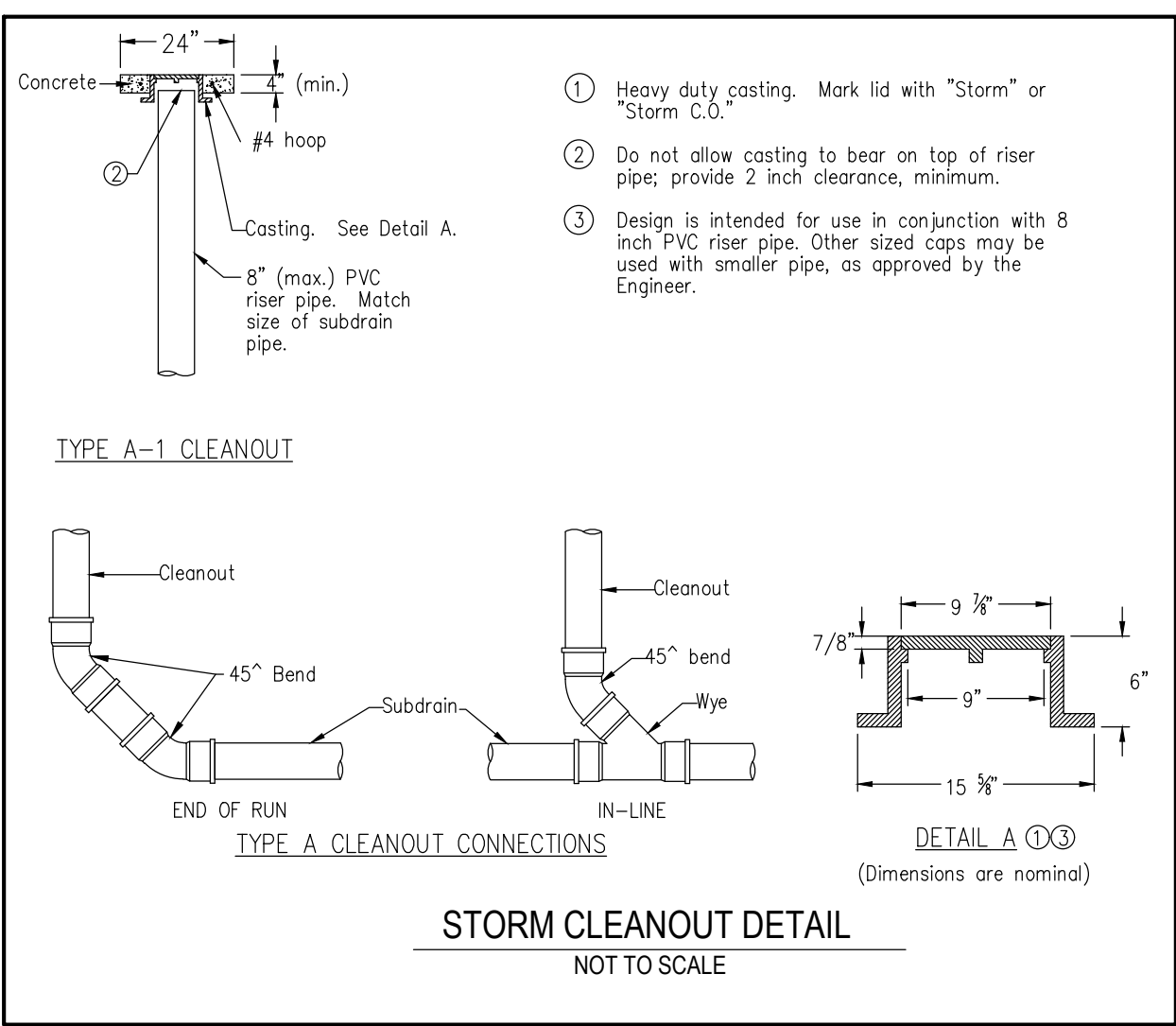
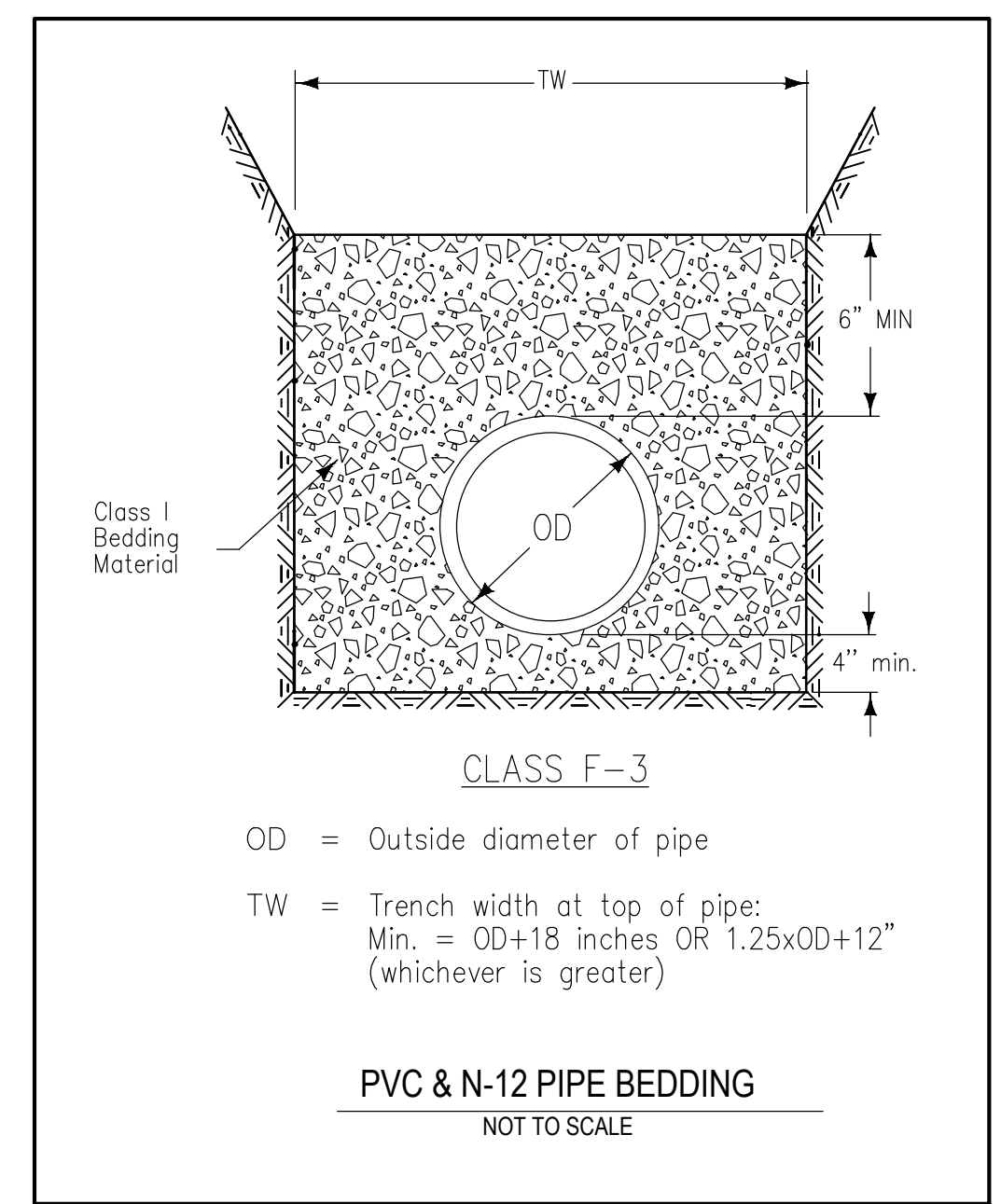
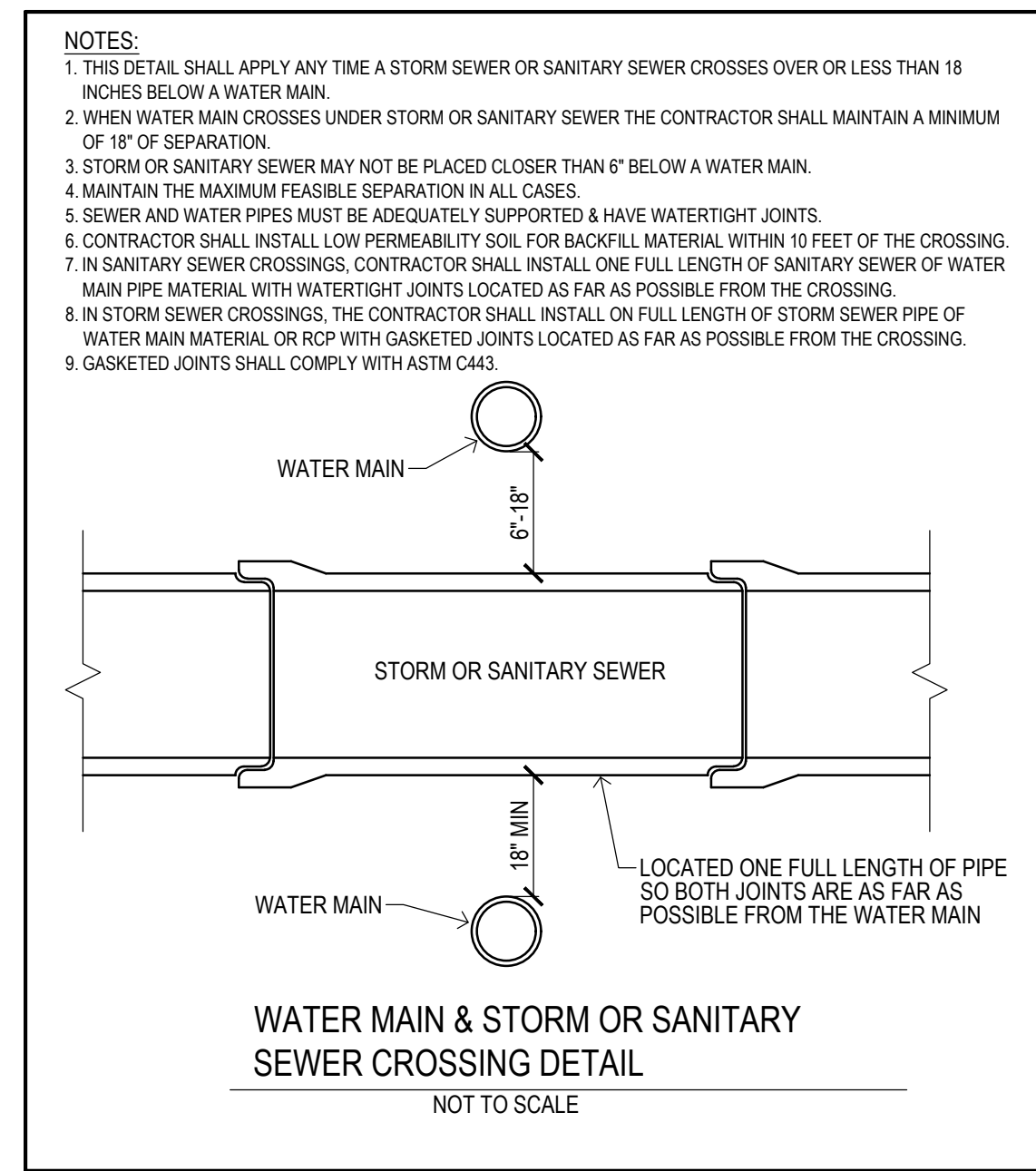
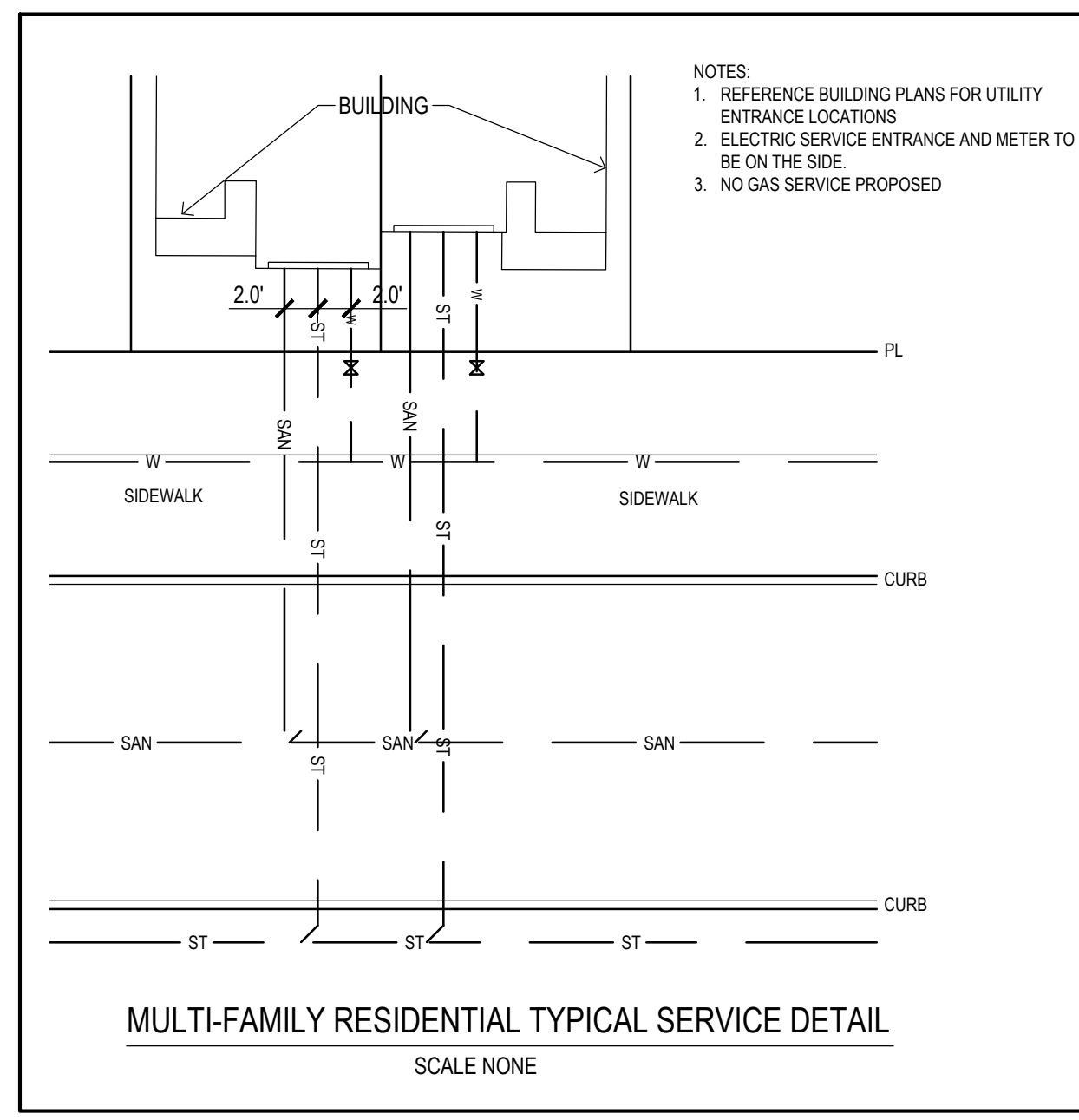
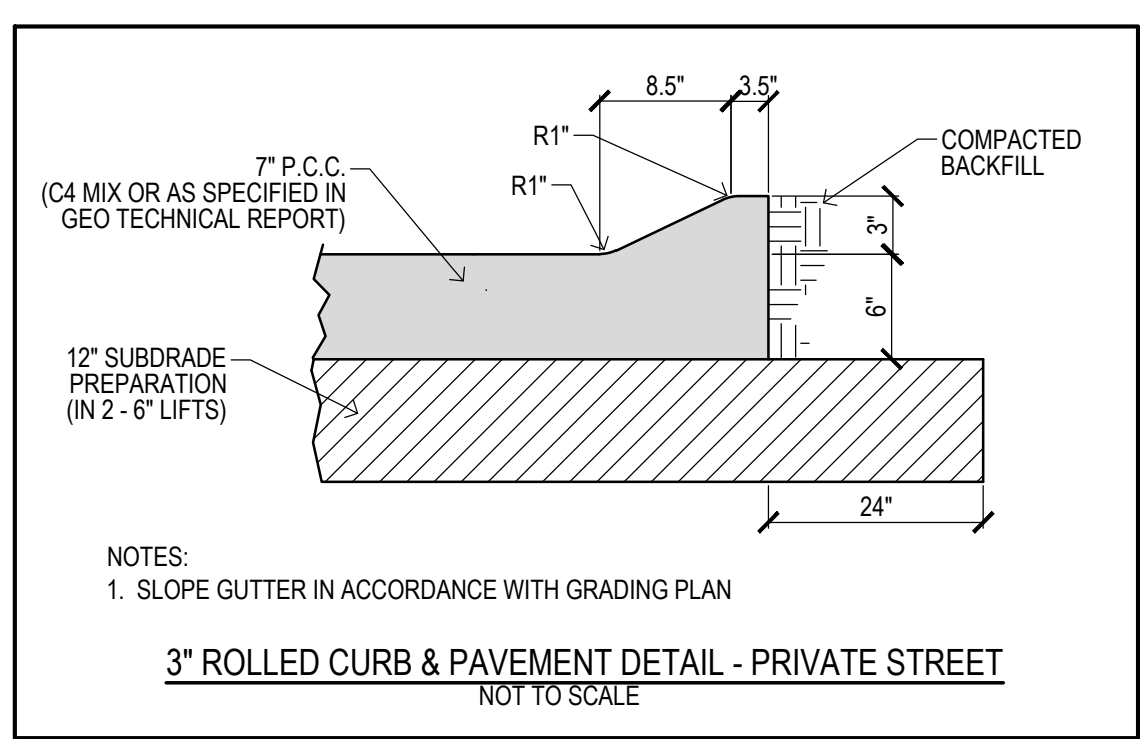
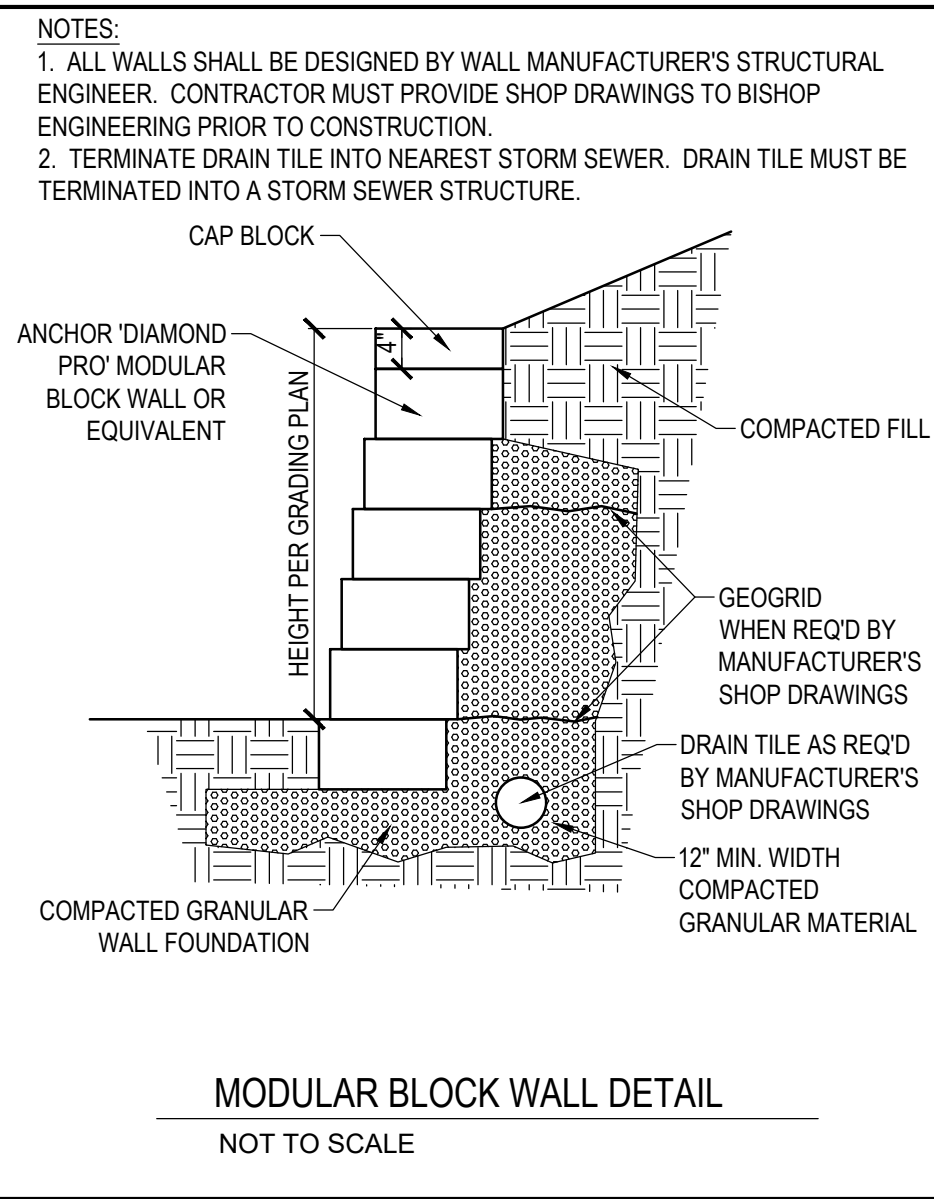
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Phone: (515) 276-0467 Fax: (515) 276-0217
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Established 1959

KETTLESTONE PEAK TOWNHOMES
WAUKEE, IOWA 50263
LANDSCAPE PLAN

REFERENCE NUMBER:
DRAWN BY:
BK
CHECKED BY:
DB
REVISION DATE:
09/13/2022 CONCEPT
10/18/2022 CHECK
11/15/2022 CITY
02/07/2023 CITY
03/21/2023 CITY
05/15/2023 CITY
06/07/2023 CITY
PROJECT NUMBER:
210595
SHEET NUMBER:
C5.1

PRELIMINARY - NOT FOR CONSTRUCTION



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KETTLESTONE PEAK TOWNHOMES
 WAUKEE, IOWA 50263
DETAILS SHEET

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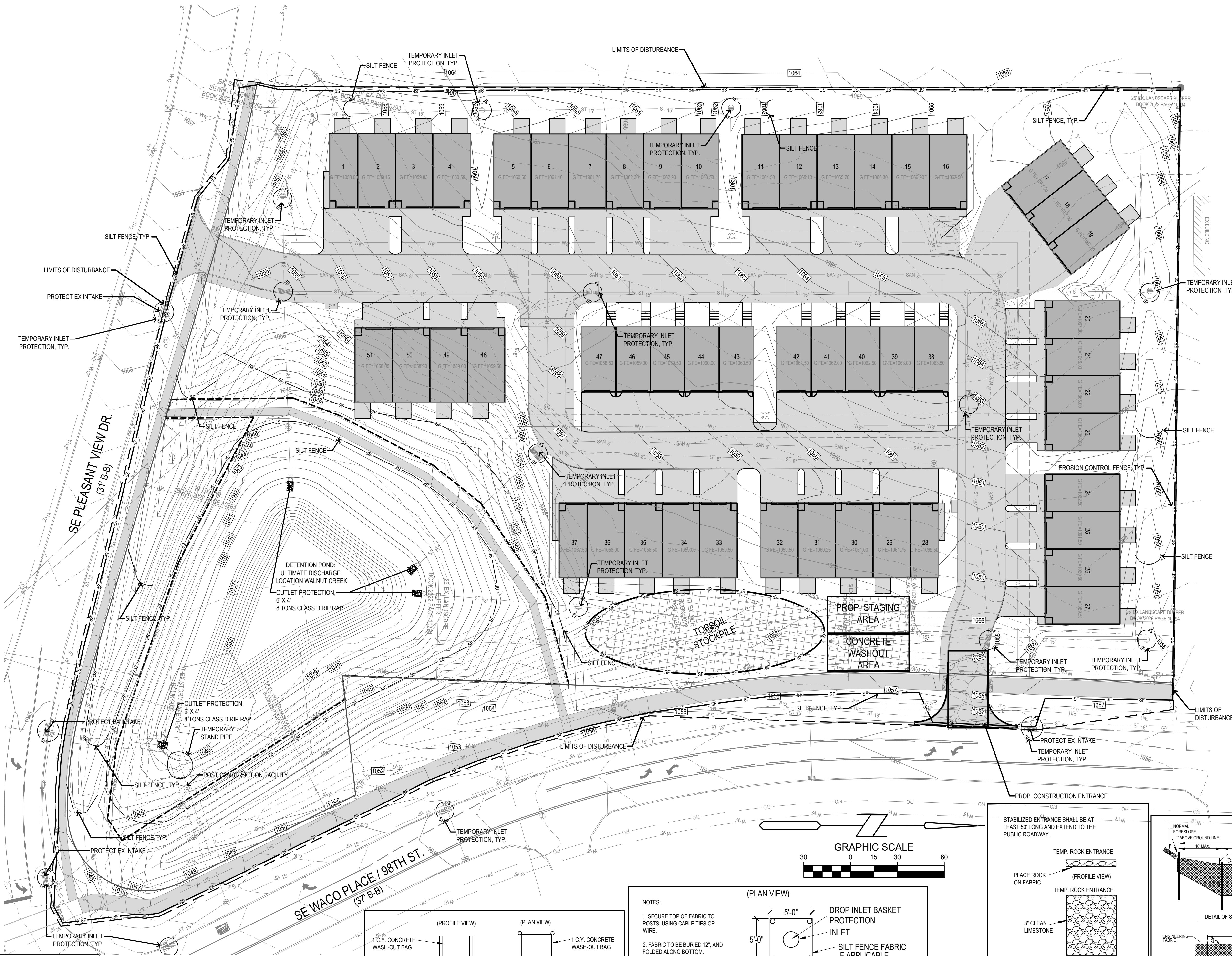
CITY OF WAUKEE
 HYDRANT
 STD.DWG.NO.34 REV.2

CURB RAMP DETAILS
 NOT TO SCALE

MULTI-STAGE OUTLET WITH UPTURNED PIPE ST #14
 NOT TO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

STORM WATER POLLUTION PREVENTION PLAN



PROPERTY DESCRIPTION:
 LOT 6 IN KETTLESTONE PEAK, AN OFFICIAL PLAT, NOW INCLUDED IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
 267,582 SQUARE FEET - 6.14 ACRES

ADDRESS:
 1355 SE PLEASANT VIEW DRIVE
 WAUKEE, IOWA 50263

OWNER/MAINTAINER:
 GRAND PRAIRIE TOWNHOMES, LLC
 1705 42ND STREET
 WEST DES MOINES, IOWA 50265

PREPARED FOR:
 ARUN KALRA
 1705 SOUTH 42ND STREET
 WEST DES MOINES, IOWA 50265
 515-779-1107
 ARUNKALRA1@GMAIL.COM

DISTURBED AREA:
 DISTURBED AREA: = 293,000 SF (6.73 AC)
ULTIMATE DISCHARGE TO WALNUT CREEK

- EROSION CONTROL NOTES:**
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
 - SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
 - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
 - INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
 - INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
 - OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK PER SUDAS 11.050.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
 - THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.

- EROSION CONTROL REMOVAL NOTES:**
- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

EROSION CONTROL QUANTITIES:

DISTURBED AREA	6.73 ACRES
SILT FENCE	4,300 LF
INLET PROTECTION (ON SITE)	10 EA
INLET PROTECTION (NEAR SITE)	6 EA
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
OUTFALL PROTECTION	3 EA
PERMANENT SOD	3.89 AC
PERMANENT SEEDING (SUBDIVISION MIX) 0 AC	
TEMPORARY SEEDING (SUDAS TYPE 4) AS NECESSARY	

*SEE LANDSCAPE PLAN FOR PERMANENT SEED/SOD TYPES & LOCATIONS.

*NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.

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IOWA ONE CALL
 1-800-292-8989
 www.iowaonecall.com

UTILITY NOTE:
 THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

