

DATE	REVISIONS
11/21/2023	FOURTH SUBMITTAL
11/07/2023	THIRD SUBMITTAL
10/03/2023	SECOND SUBMITTAL
09/05/2023	FIRST SUBMITTAL

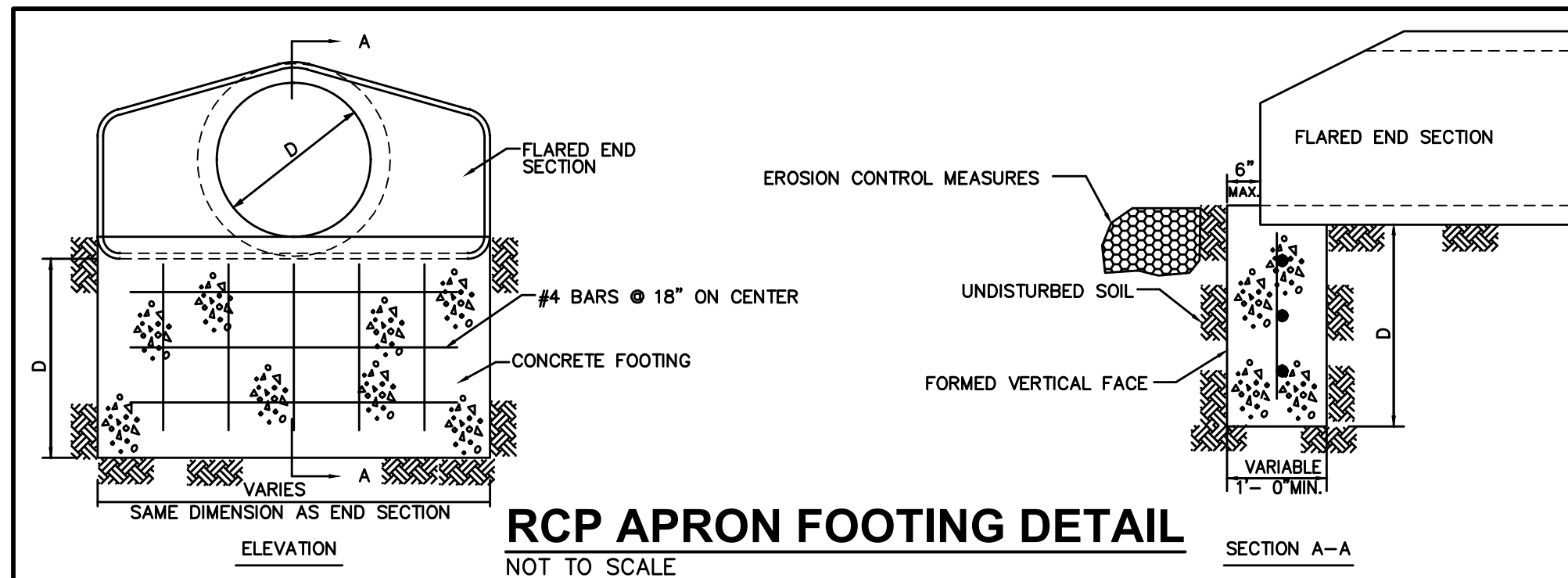
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: ME/MT
ENGINEER: EKO

WAUKEE, IOWA

KETTLESTONE CENTRAL APARTMENTS
DETAILS

C3.0
2209.632

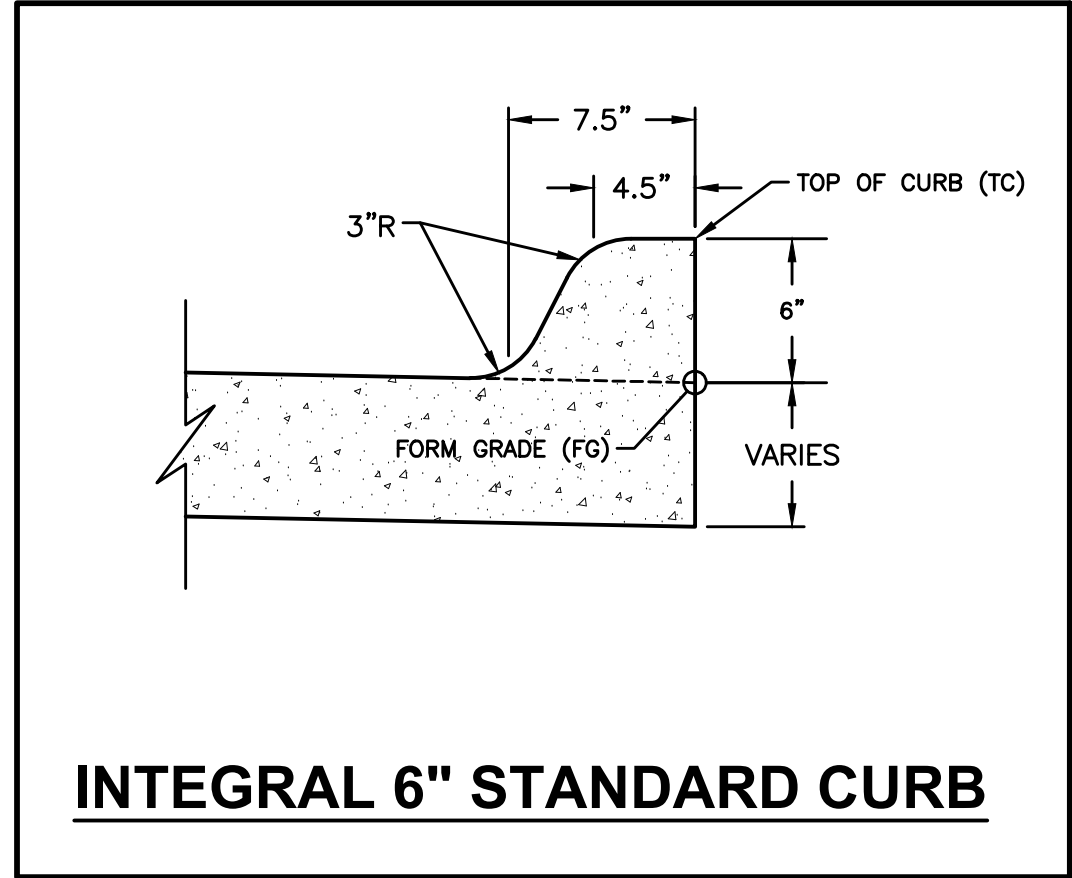


RCP APRON FOOTING DETAIL
NOT TO SCALE

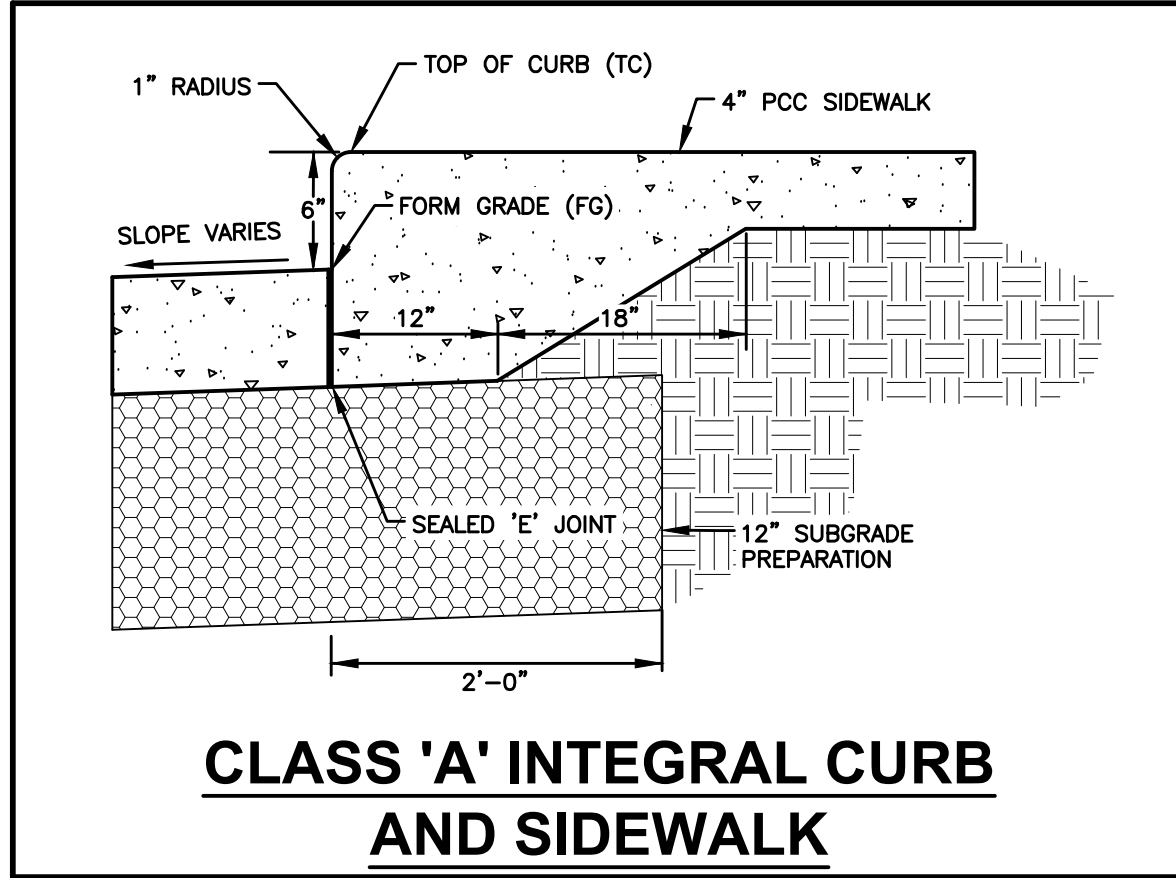
NOTES:

- D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
- INSTALL 3" WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
- TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

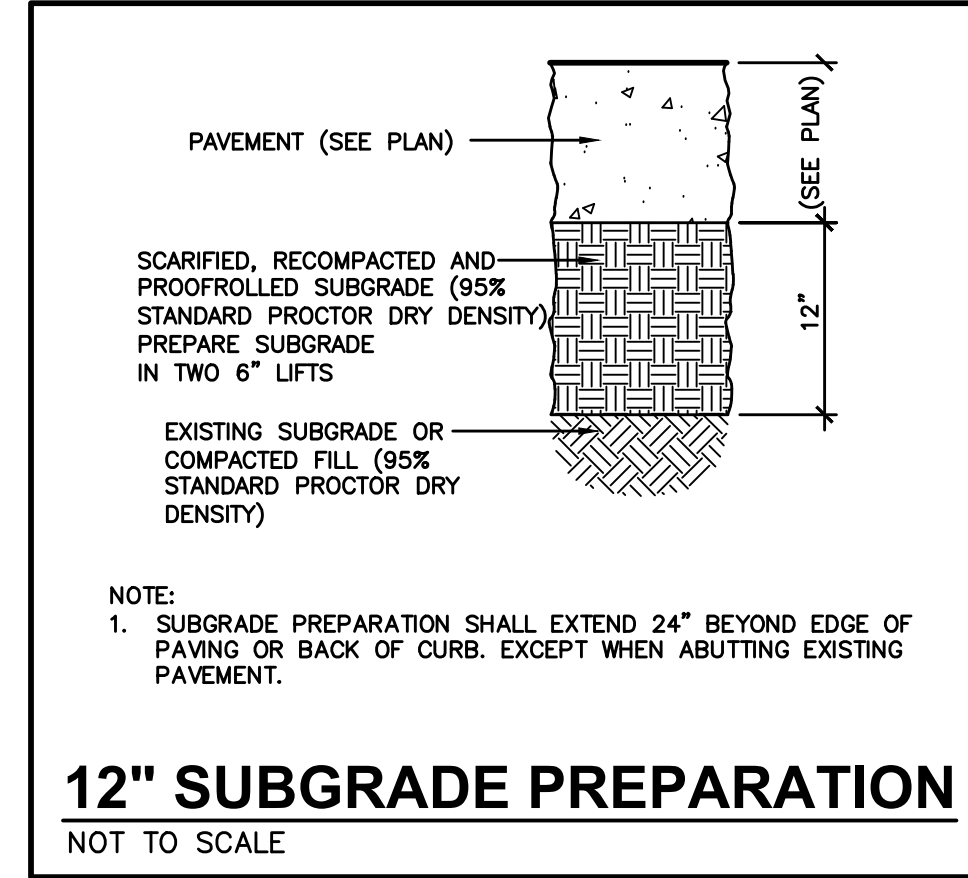
REINFORCING BAR LIST					
D	W	Mark	Size	Length	Count
12"	2'-4"	4F1	4	2'-0"	3
15"	2'-10"	4F1	4	2'-8"	2
18"	3'-5"	4F1	4	3'-1"	3
24"	4'-6"	4F1	4	4'-2"	3
30"	5'-7"	4F1	4	5'-3"	3
36"	6'-8"	4F1	4	6'-4"	3
42"	7'-3"	4F1	4	6'-11"	3
48"	7'-10"	4F1	4	7'-6"	3
54"	8'-5"	4F1	4	8'-1"	3
60"	8'-11"	4F1	4	8'-7"	3
66"	8'-11"	4F1	4	8'-7"	3
72"	10'-0"	4F1	4	9'-8"	3
78"	10'-7"	4F1	4	10'-3"	3
84"	11'-1"	4F1	4	10'-9"	3



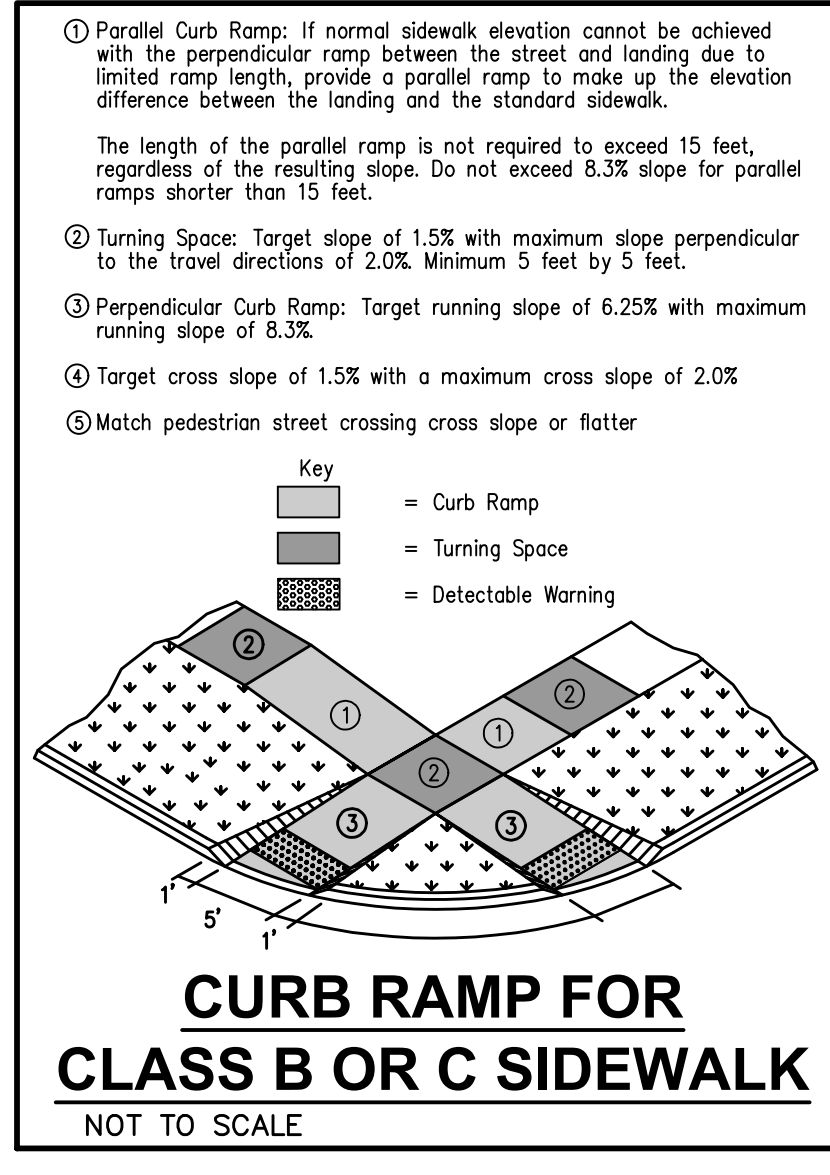
INTEGRAL 6" STANDARD CURB



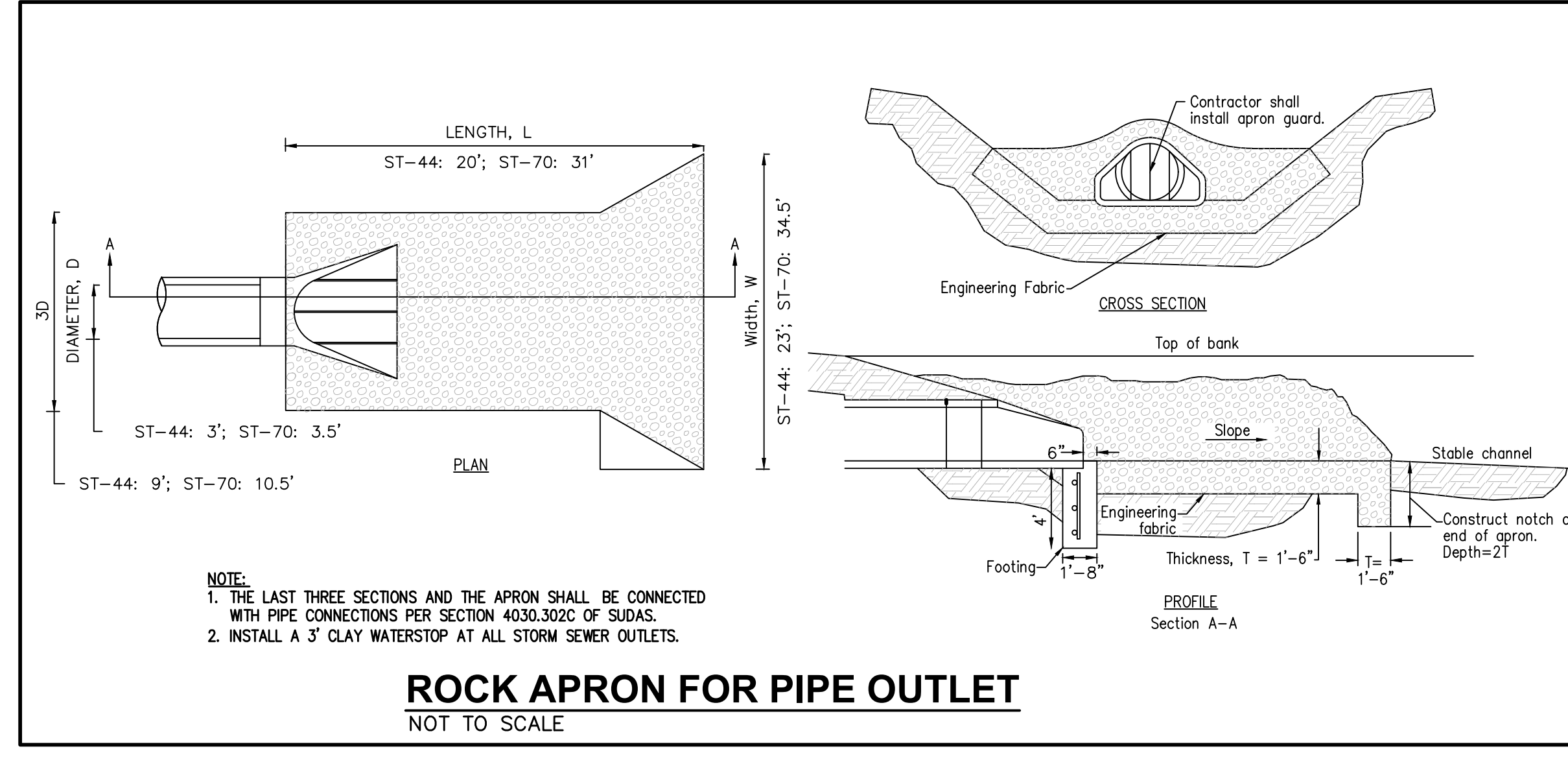
CLASS 'A' INTEGRAL CURB AND SIDEWALK



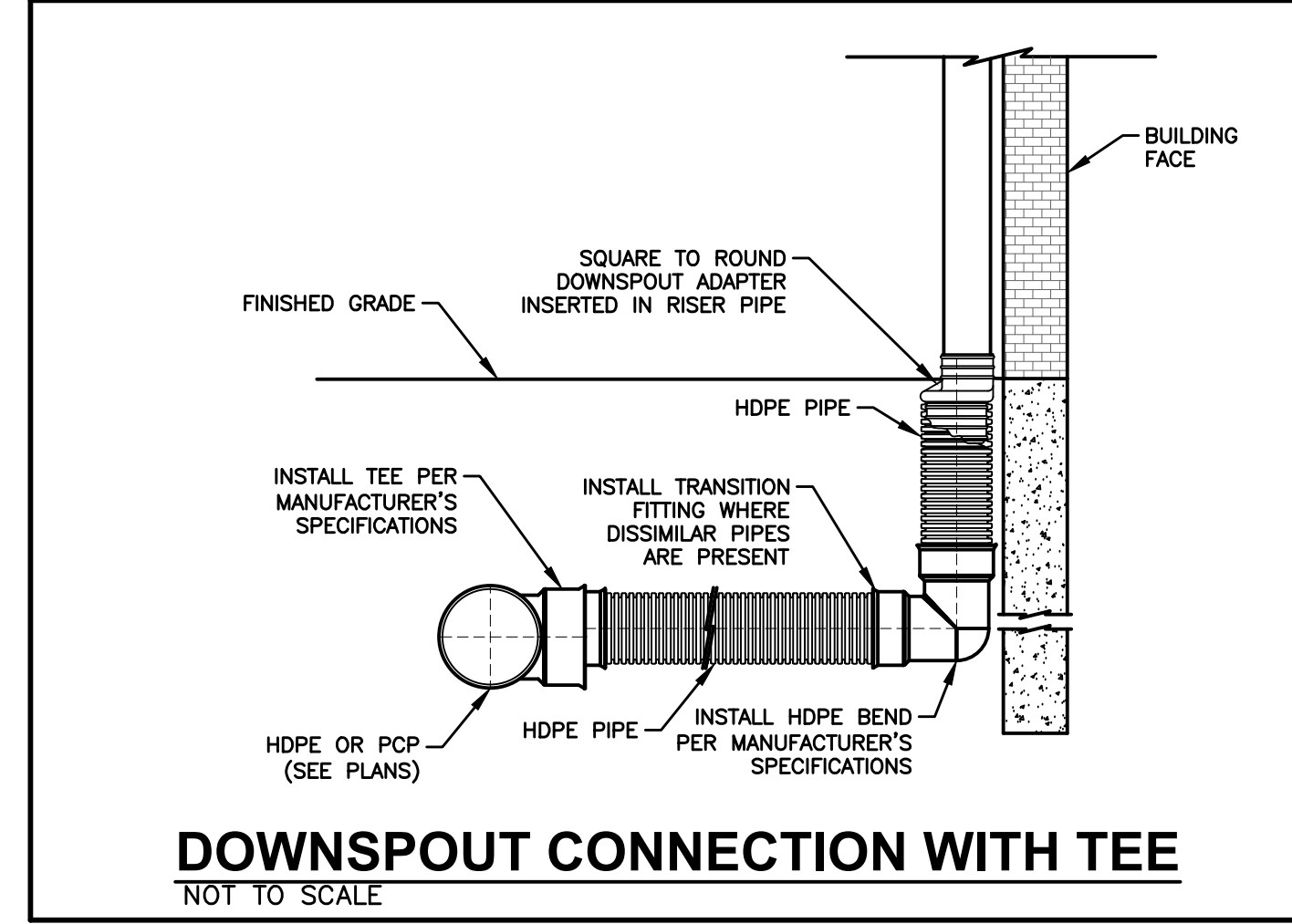
12" SUBGRADE PREPARATION
NOT TO SCALE



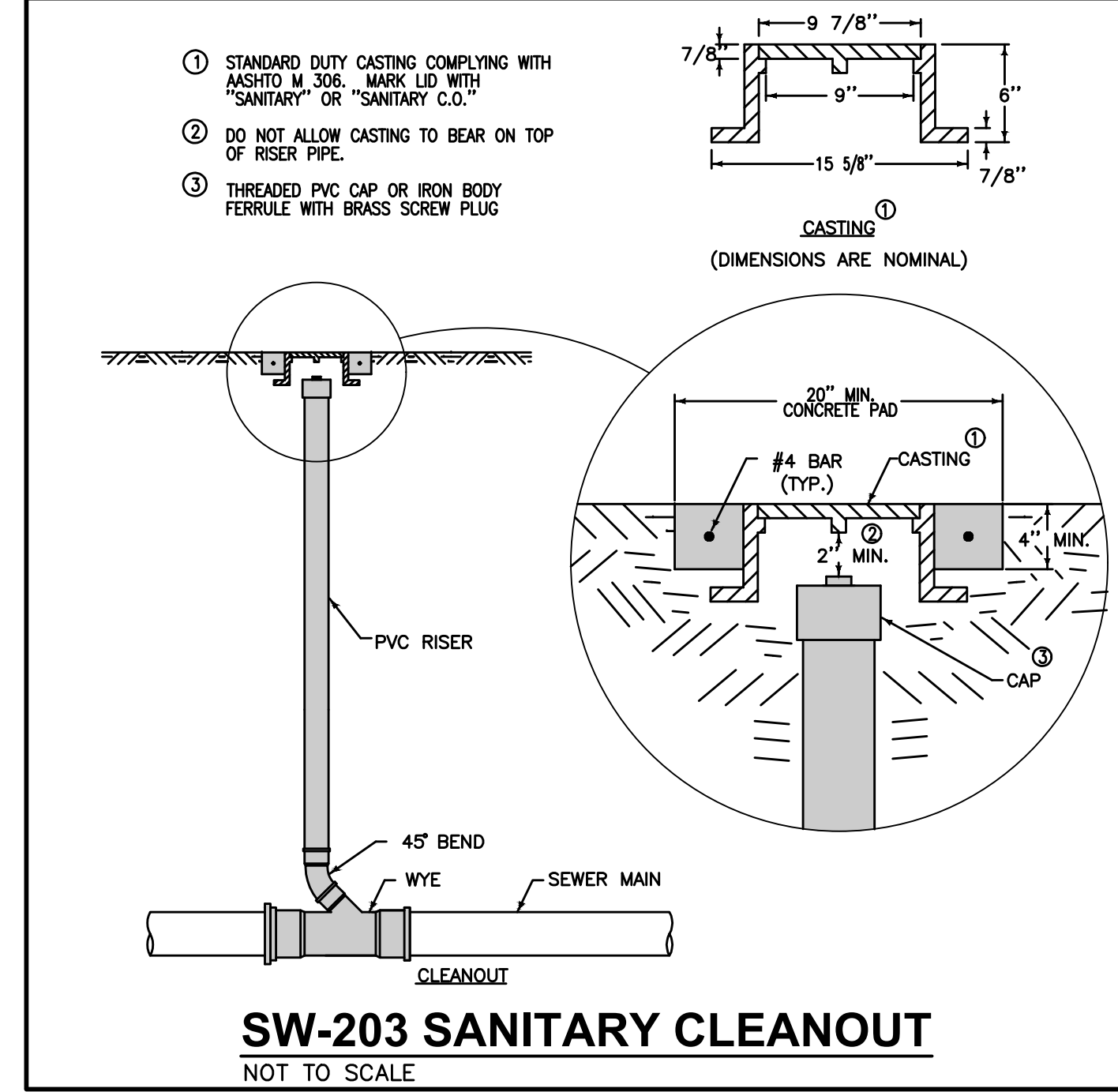
CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE



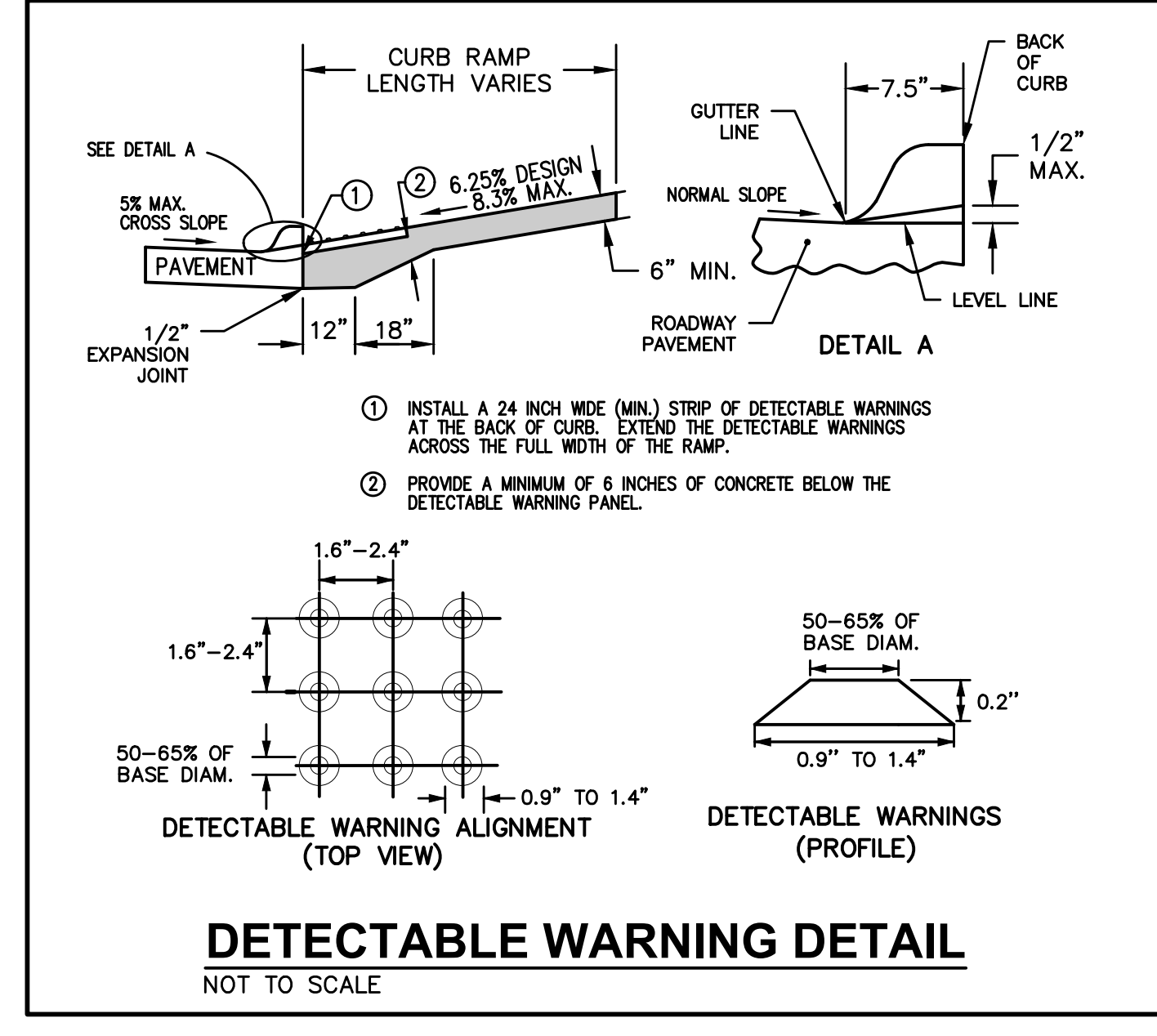
ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



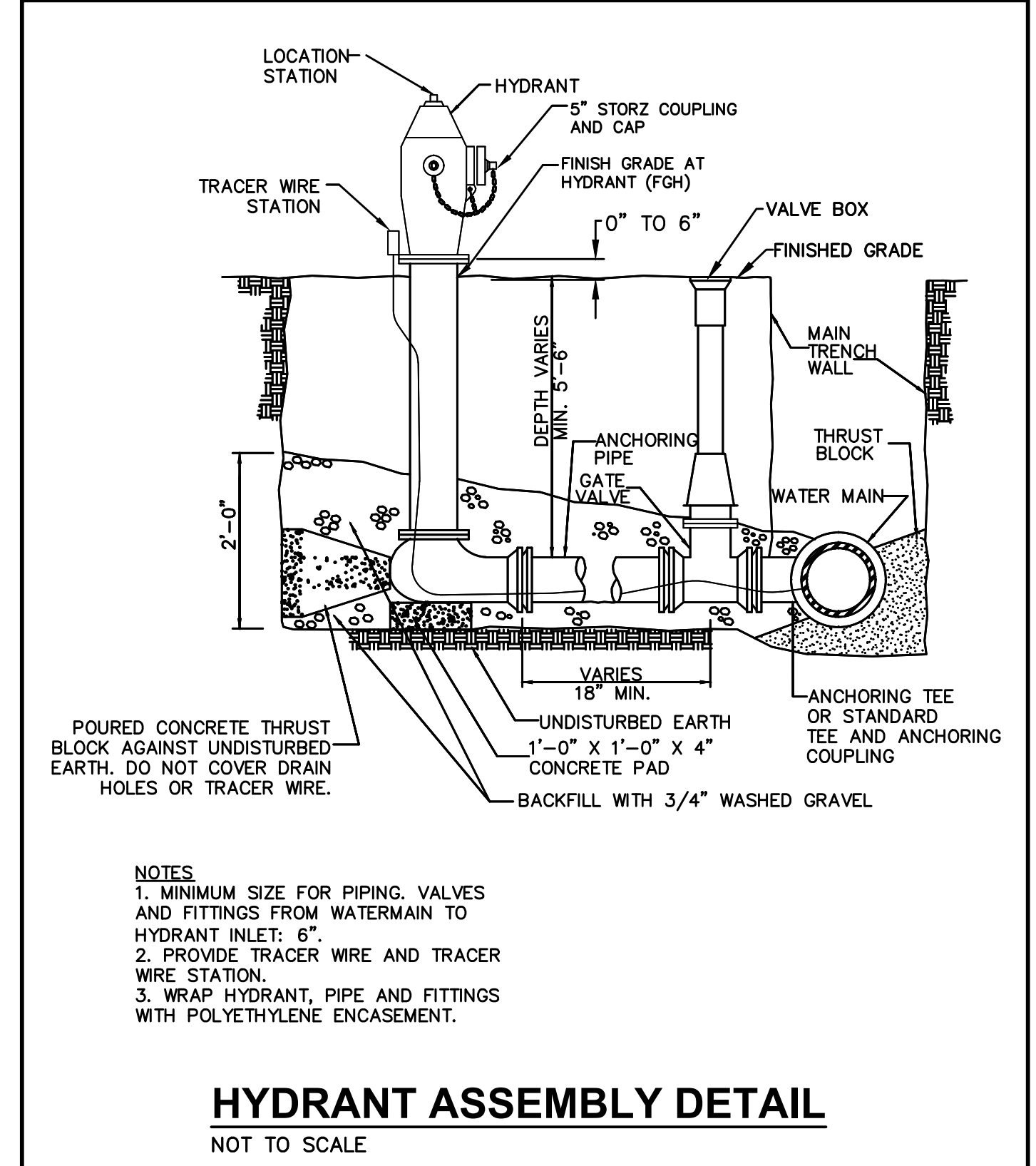
DOWNSPOUT CONNECTION WITH TEE
NOT TO SCALE



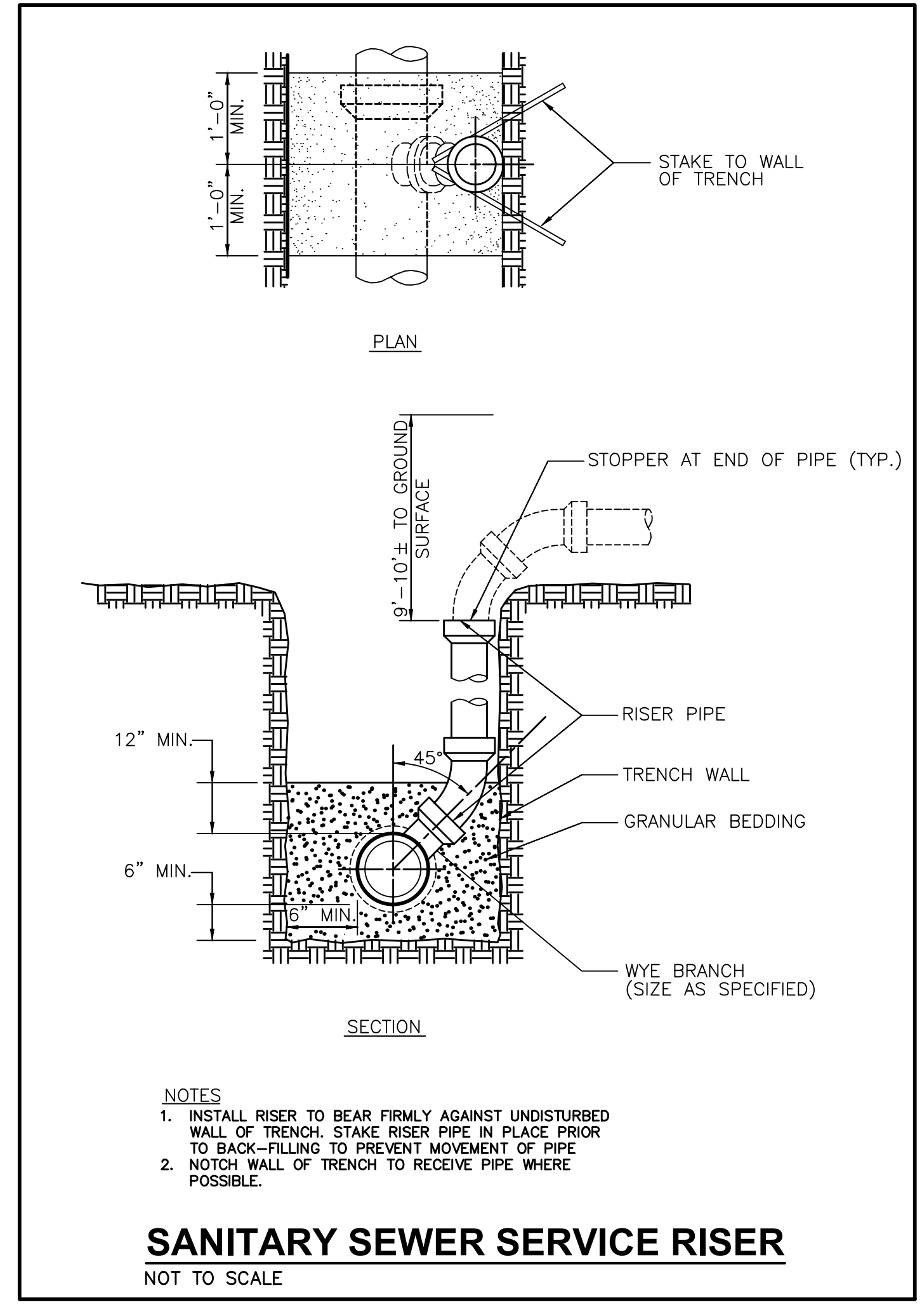
SW-203 SANITARY CLEANOUT
NOT TO SCALE



DETECTABLE WARNING DETAIL
NOT TO SCALE

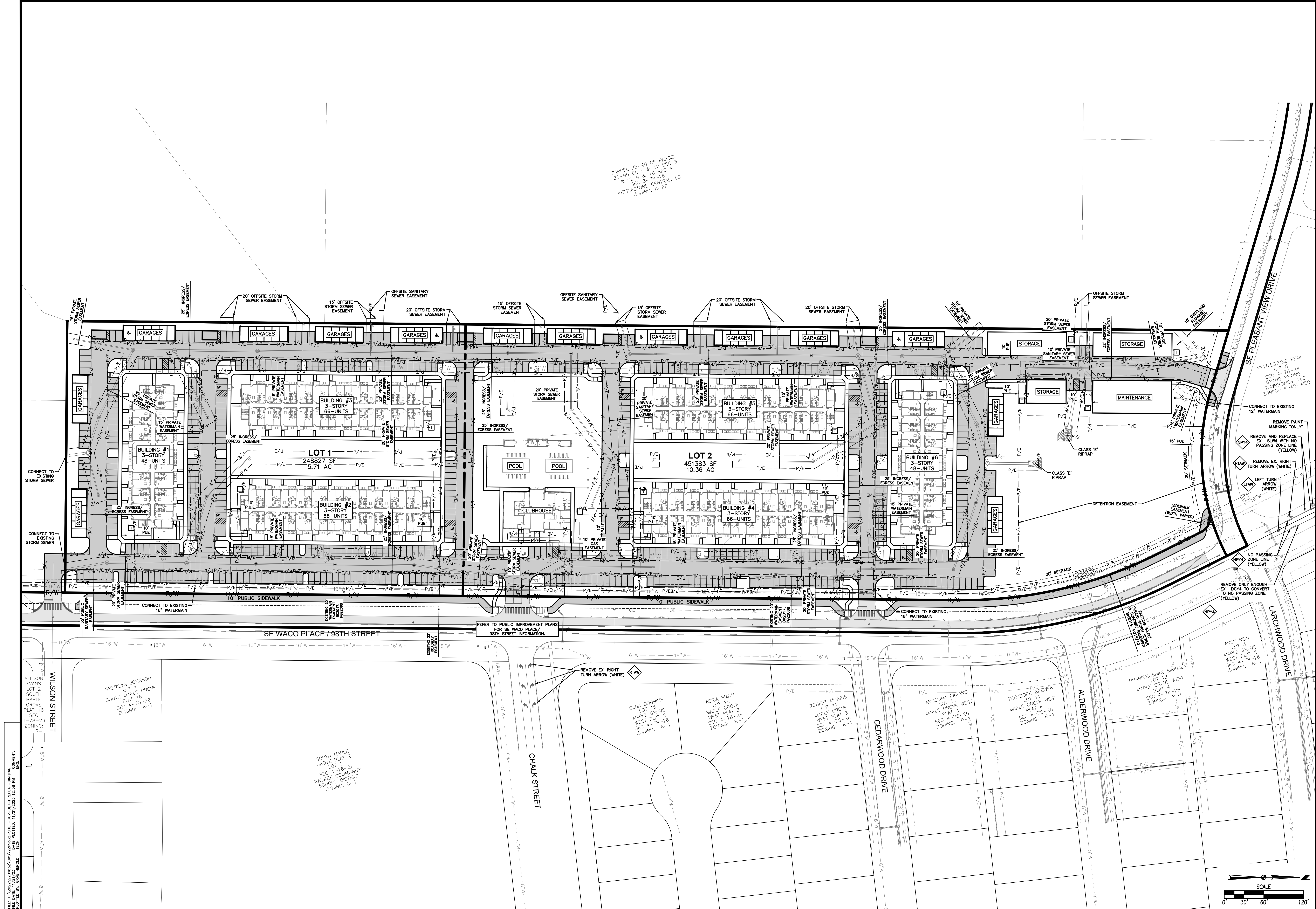


HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



SANITARY SEWER SERVICE RISER
NOT TO SCALE

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 PLOTTED: 11/21/23 12:27 PM
 PLOTTED BY: GME/MSD



PARCEL 23-40 OF PARCEL
21-95 GL 5 & 12 SEC 3
& GL 9 & 18 SEC 4
SEC 3-78-26
KETTLESTONE CENTRAL, LC
ZONING: K-RR

REFER TO PUBLIC IMPROVEMENT PLANS
FOR SE WACO PLACE/
98TH STREET INFORMATION.

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PLOTTED BY: GRAE HEROLD
DATE: 11/21/2023 12:58 PM
COMMENTS: ENG.

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



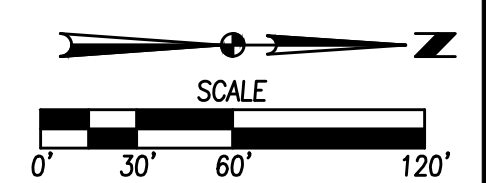
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

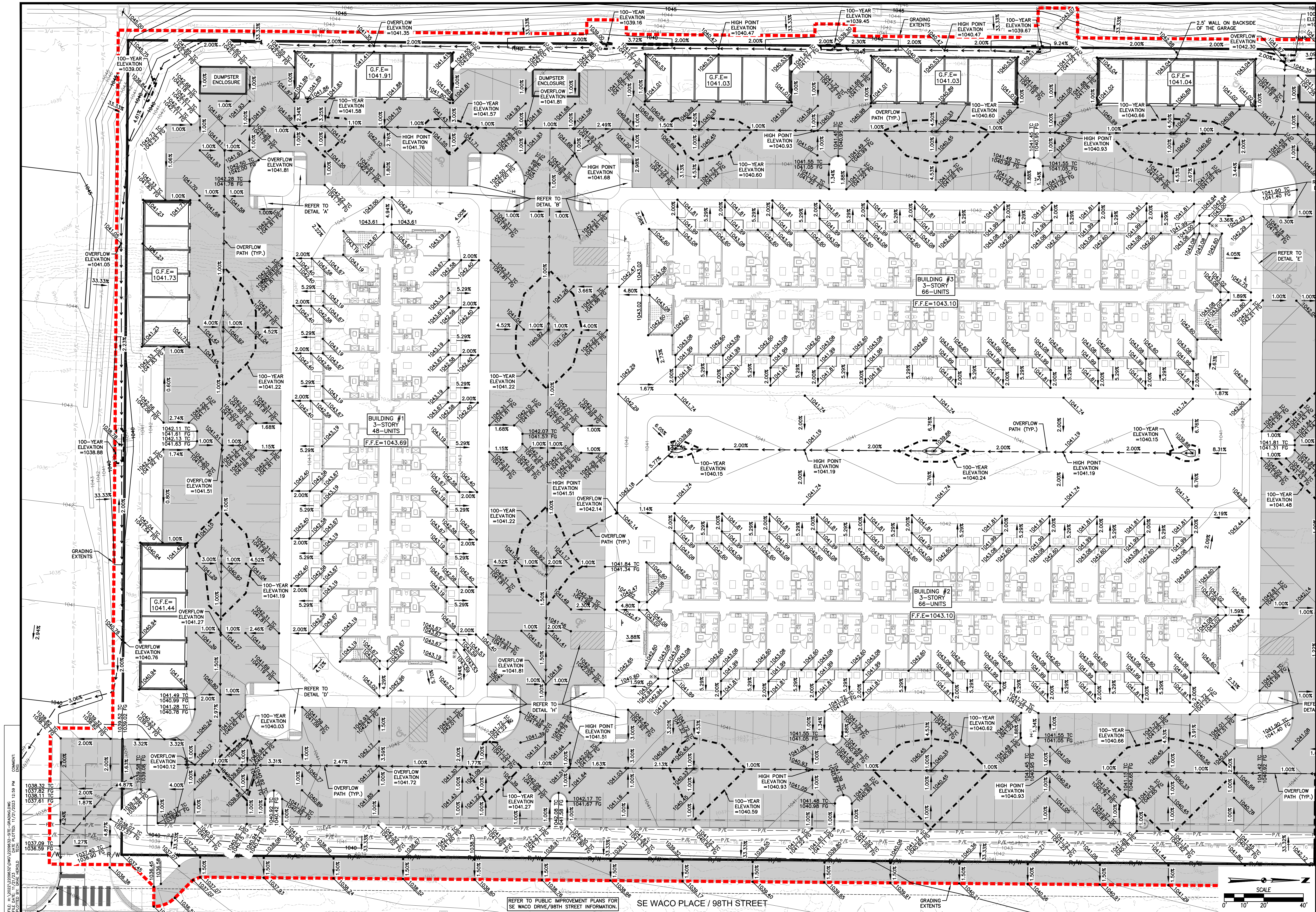
**KETTLESTONE CENTRAL
APARTMENTS
PRELIMINARY PLAT**

C4.0
2209.632

TECH: ME/MT

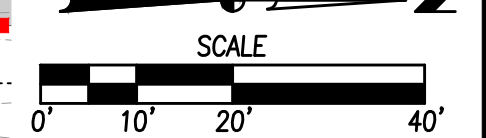
ENGINEER: EKO





FILE DATE: 11/27/2023 12:59 PM
 COMMENTS: ENG
 PLOTTED BY: GRAE HERRL

REFER TO PUBLIC IMPROVEMENT PLANS FOR SE WACO DRIVE / 98TH STREET INFORMATION.



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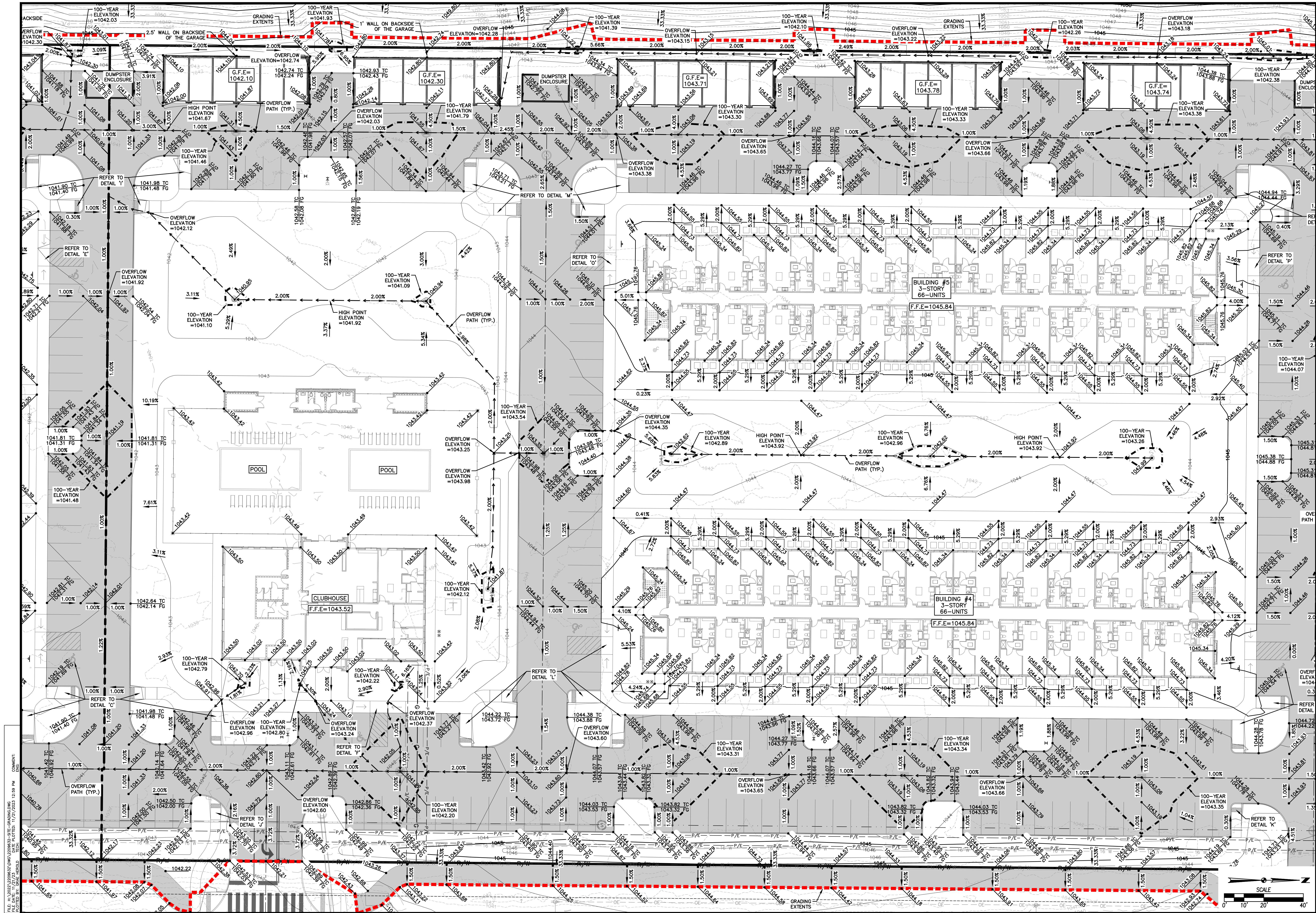
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WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER: EKO
 TECH: ME/MT

KETTLESTONE CENTRAL APARTMENTS
 GRADING PLAN

C6.0
 2209.632



FILE NAME: W:\PROJECTS\KETTLESTONE CENTRAL APARTMENTS\KETTLESTONE CENTRAL APARTMENTS GRADING PLAN.dwg
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 PLOT DATE: 11/21/2023 12:59 PM
 COMMENT: ENG

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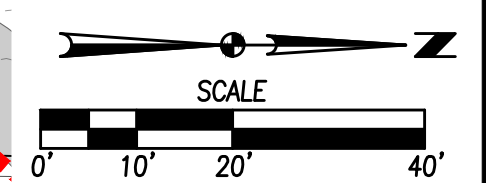
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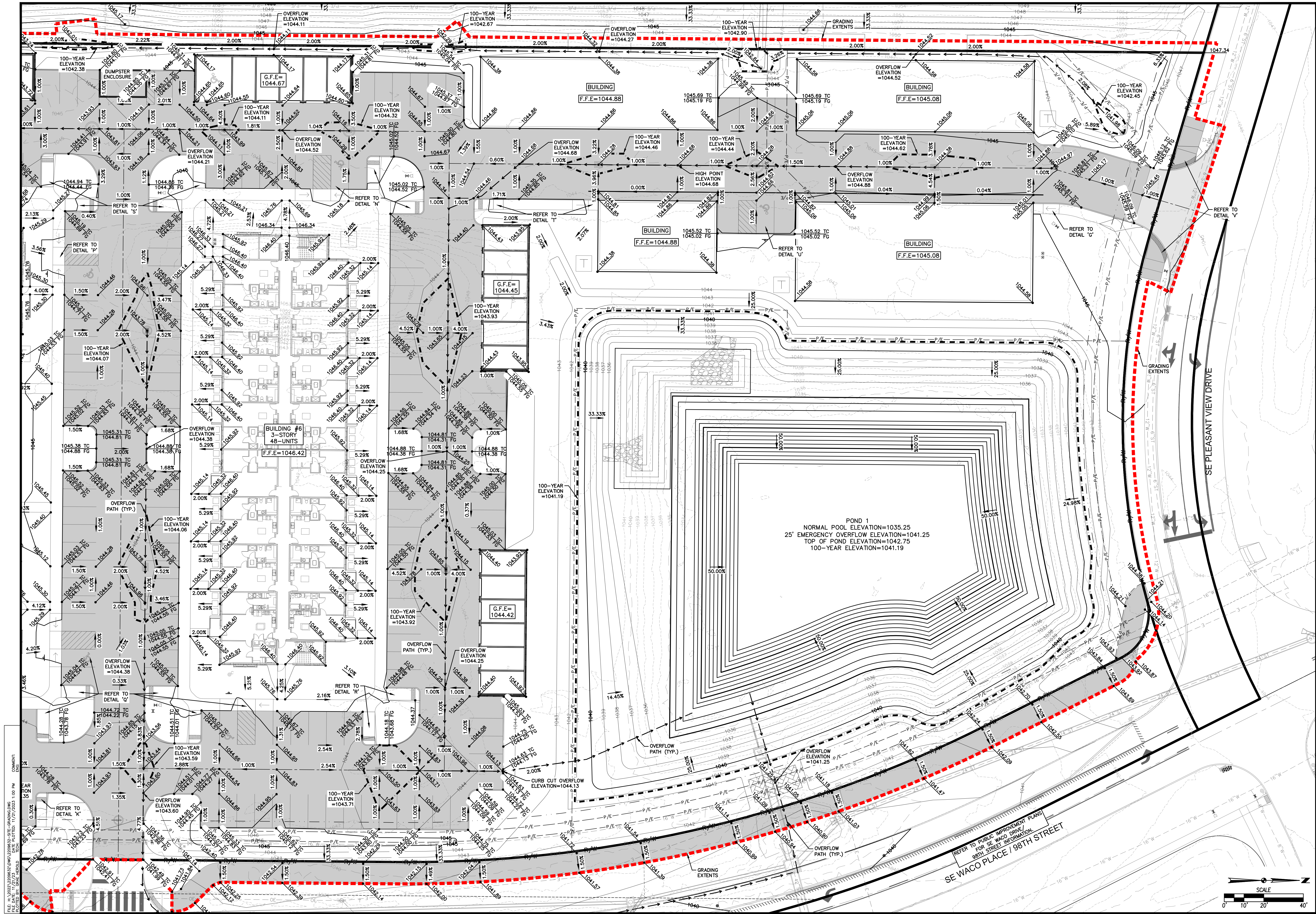


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

KETTLESTONE CENTRAL APARTMENTS
 GRADING PLAN

TECH: ME/MT
 ENGINEER: EKO
C6.1
 2209.632





COMMENTS:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 2. THE DATE OF THIS GRADING PLAN IS 11/27/2023. 1:00 PM.
 3. THE DATE OF THE PREVIOUS GRADING PLAN IS 11/27/2023. 1:00 PM.
 4. THE DATE OF THE PREVIOUS GRADING PLAN IS 11/27/2023. 1:00 PM.

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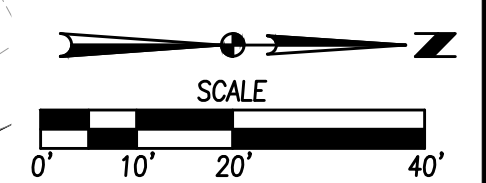


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

KETTLESTONE CENTRAL APARTMENTS
GRADING PLAN

C6.2
 2209.632

TECH: ME/MT
 ENGINEER: EKO



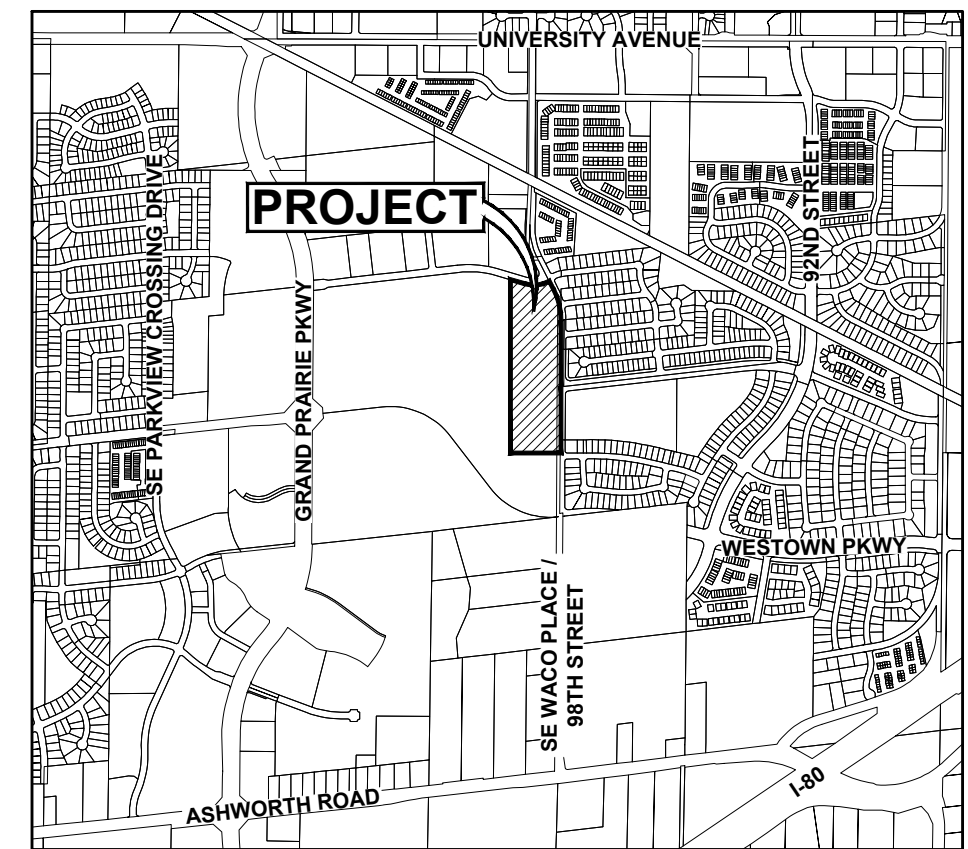
REFER TO PUBLIC IMPROVEMENT PLANS FOR SE WACO DRIVE / 98TH STREET INFORMATION.

KETTLESTONE CENTRAL APARTMENTS

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,659
2	FILTER SOCK	LF	26
3	INLET PROTECTION DEVICES	EA	36
4	CONCRETE WASHOUT PIT	EA	1
5	CLASS E RIP-RAP	TONS	53
6	SOD	SF	234,186

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF WALNUT CREEK ±3,800 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	7.39 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	26,609 CU FT
VOLUME PROVIDED IN SILT FENCE (2,122 LF @ 10.0 CU FT/LF OF FENCE)	21,220 CU FT
VOLUME PROVIDED IN EX. TSB #1	108,573 CU FT
TOTAL VOLUME PROVIDED	129,793 CU FT

DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF FOX CREEK ±1,800 FT

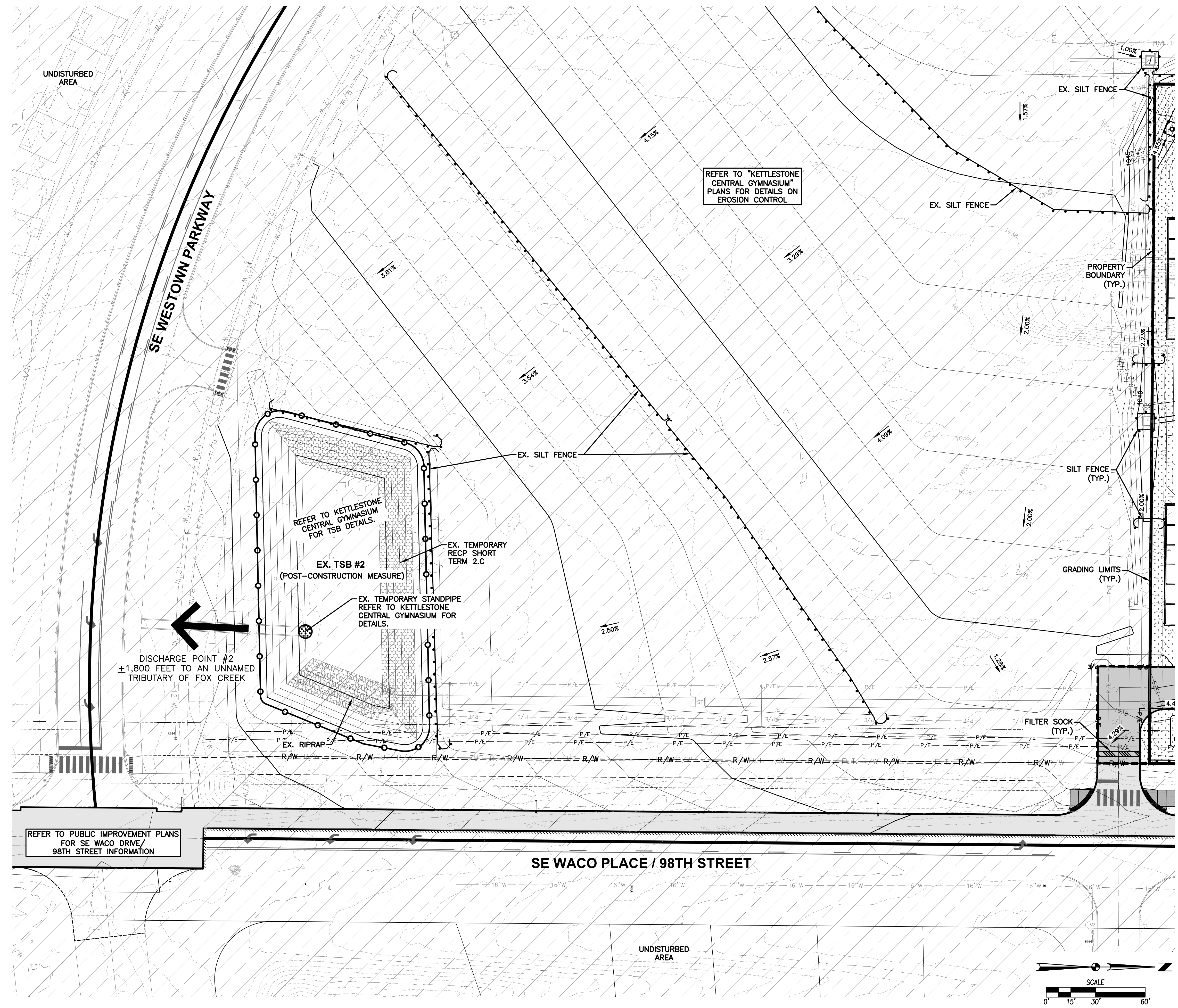
TOTAL AREA DISTURBED TO DISCHARGE POINT	8.78 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	31,614 CU FT
VOLUME PROVIDED IN SILT FENCE (1,536 LF @ 10.0 CU FT/LF OF FENCE)	15,360 CU FT
VOLUME PROVIDED IN FILTER SOCK (26 LF @ 2.0 CU FT/LF OF FILTER SOCK)	52 CU FT
VOLUME PROVIDED IN EX. TSB #2	50,189 CU FT
TOTAL VOLUME PROVIDED	65,581 CU FT

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 SEED (SUDAS TYPE 4 - TEMPORARY EROSION CONTROL MIXTURE) 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.

SWPPP LEGEND

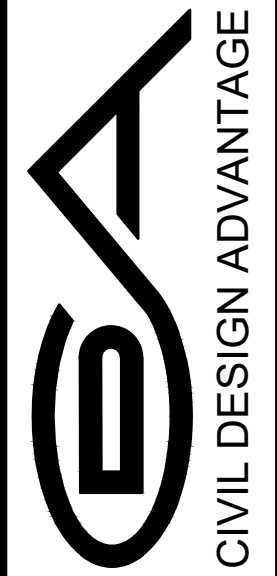
DRAINAGE ARROW	X.XX %	UNDISTURBED AREA	
GRADING LIMITS		RIP-RAP	
FILTER SOCK		GRAVEL ENTRANCE	
SILT FENCE		STAGING AREA	
DITCH CHECK		SOD	
INLET PROTECTION		TEMPORARY SEDIMENT BASIN	
PORTABLE RESTROOM			
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



COMMENT: ENG.
 FILE DATE: 11/21/2023
 PLOTTED BY: GRAVEHEAD TECH

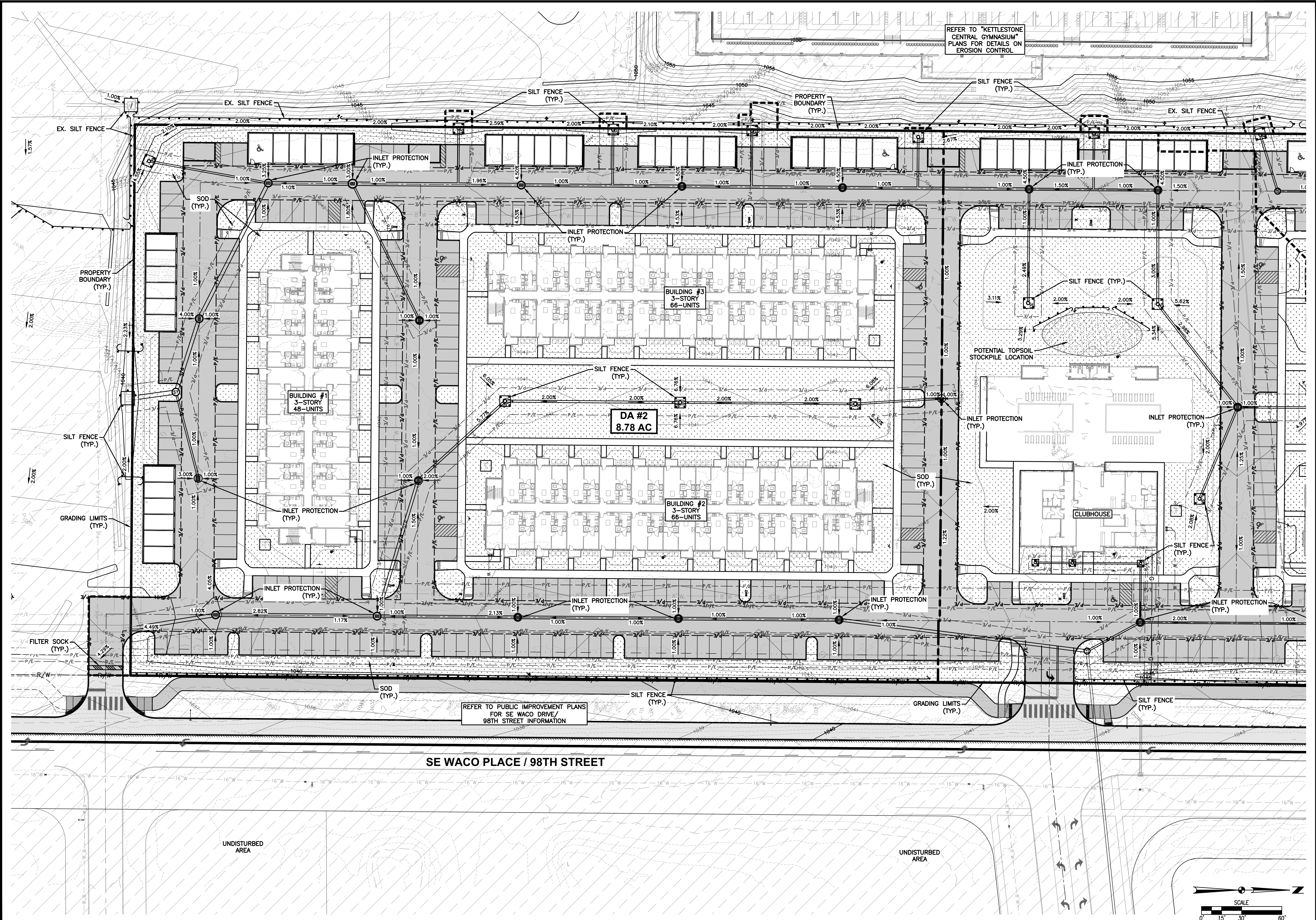
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 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: ME/MT
 ENGINEER: EKO



KETTLESTONE CENTRAL APARTMENTS
 EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA

C7.0
 2209.632



REFER TO "KETTLESTONE
CENTRAL GYMNASIUM"
PLANS FOR DETAILS ON
EROSION CONTROL

REFER TO PUBLIC IMPROVEMENT PLANS
FOR SE WACO DRIVE/
98TH STREET INFORMATION

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**KETTLESTONE CENTRAL
APARTMENTS**
EROSION AND SEDIMENT CONTROL PLAN

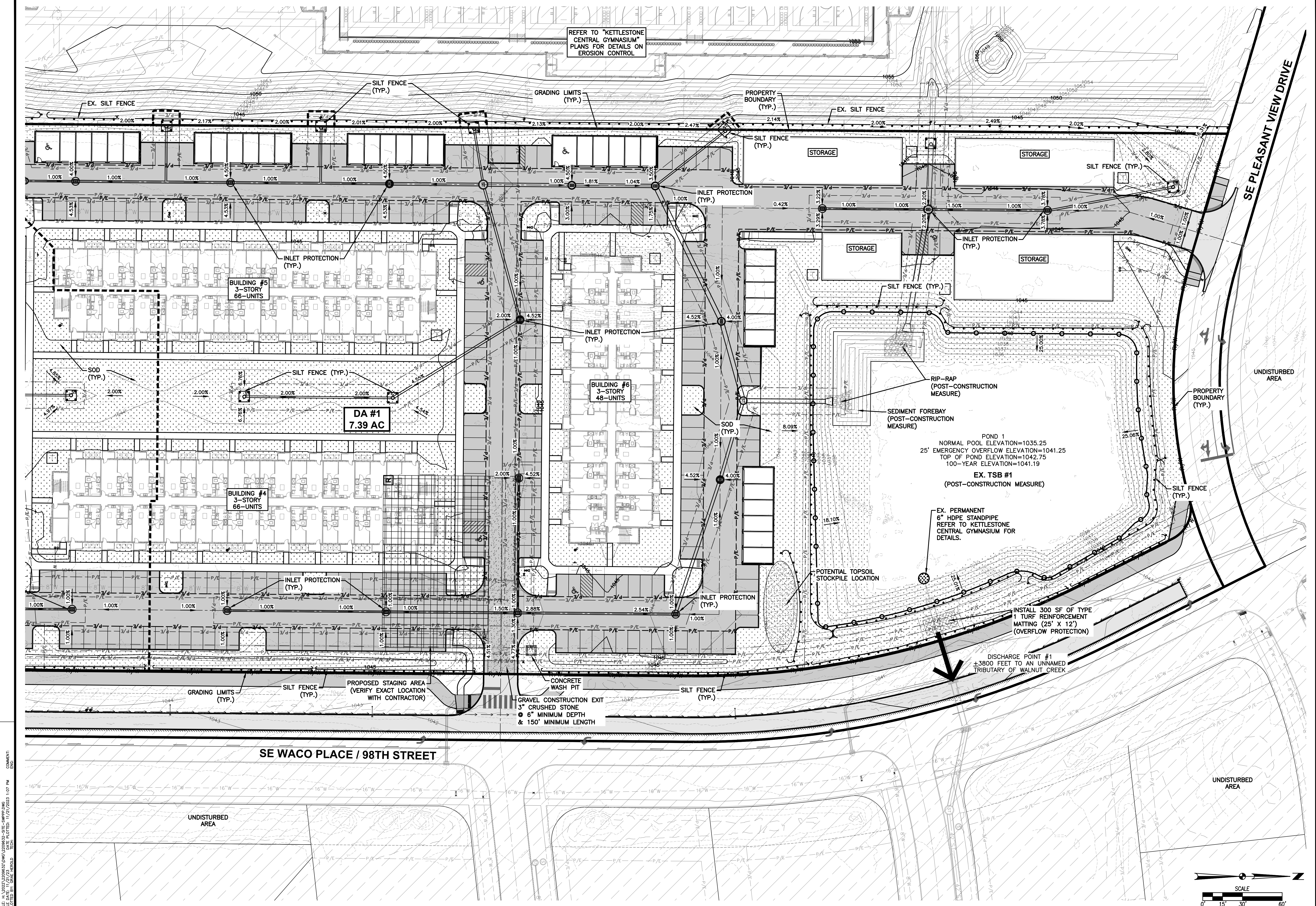
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2209.632

TECH: ME/MT

ENGINEER: EKO

WAUKEE, IOWA

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PLOT DATE: 11/21/23 1:06 PM
PLOT BY: GME/EROLD



REFER TO "KETTLESTONE
CENTRAL GYMNASIUM"
PLANS FOR DETAILS ON
EROSION CONTROL

POND 1
NORMAL POOL ELEVATION=1035.25
EMERGENCY OVERFLOW ELEVATION=1041.25
TOP OF POND ELEVATION=1042.75
100-YEAR ELEVATION=1041.19

EX. TSB #1
(POST-CONSTRUCTION MEASURE)

INSTALL 300 SF OF TYPE
1 TURF REINFORCEMENT
MATTING (25' X 12')
(OVERFLOW PROTECTION)

DISCHARGE POINT #1
±3800 FEET TO AN UNNAMED
TRIBUTARY OF WALNUT CREEK

GRAVEL CONSTRUCTION EXIT
3" CRUSHED STONE
6" MINIMUM DEPTH
& 150' MINIMUM LENGTH

PROPOSED STAGING AREA
(VERIFY EXACT LOCATION
WITH CONTRACTOR)

SE WACO PLACE / 98TH STREET

SE PLEASANT VIEW DRIVE

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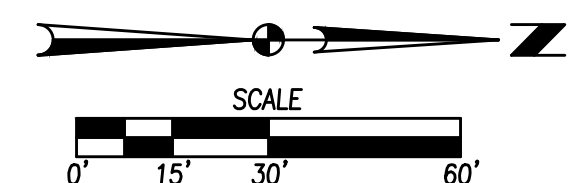
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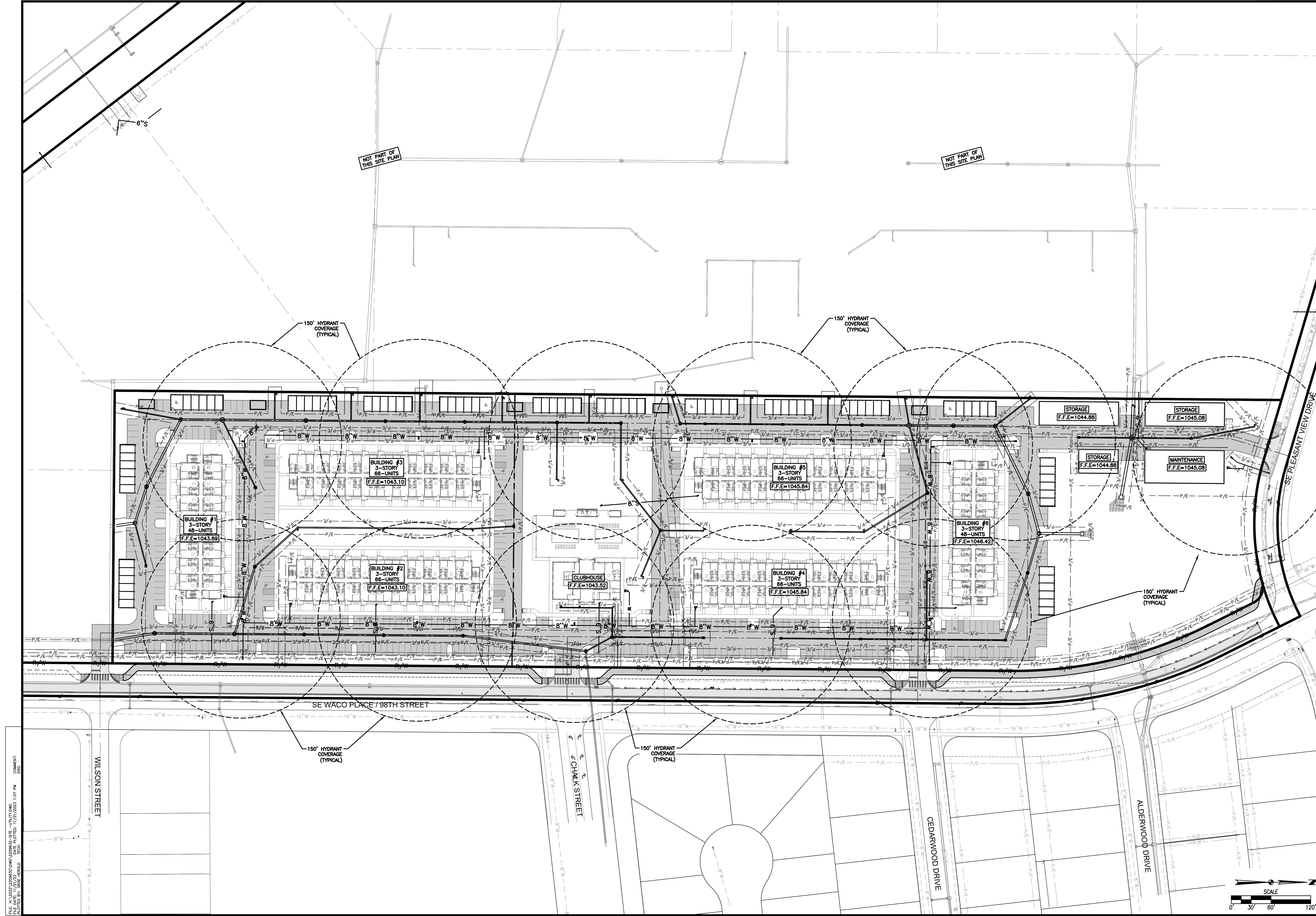


**KETTLESTONE CENTRAL
APARTMENTS**
EROSION AND SEDIMENT CONTROL PLAN

C7.2
2209.632

COMMENT:
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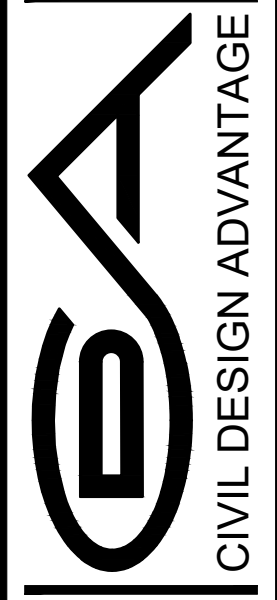




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 FILE DATE: 11/21/2023 1:07 PM
 COMMENTS: EKO
 PLOTTED BY: GRAE HERSHOLD

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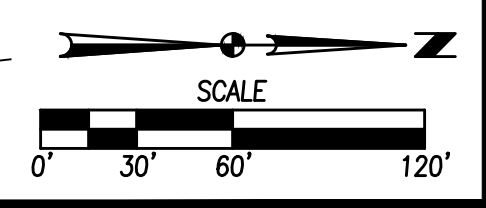
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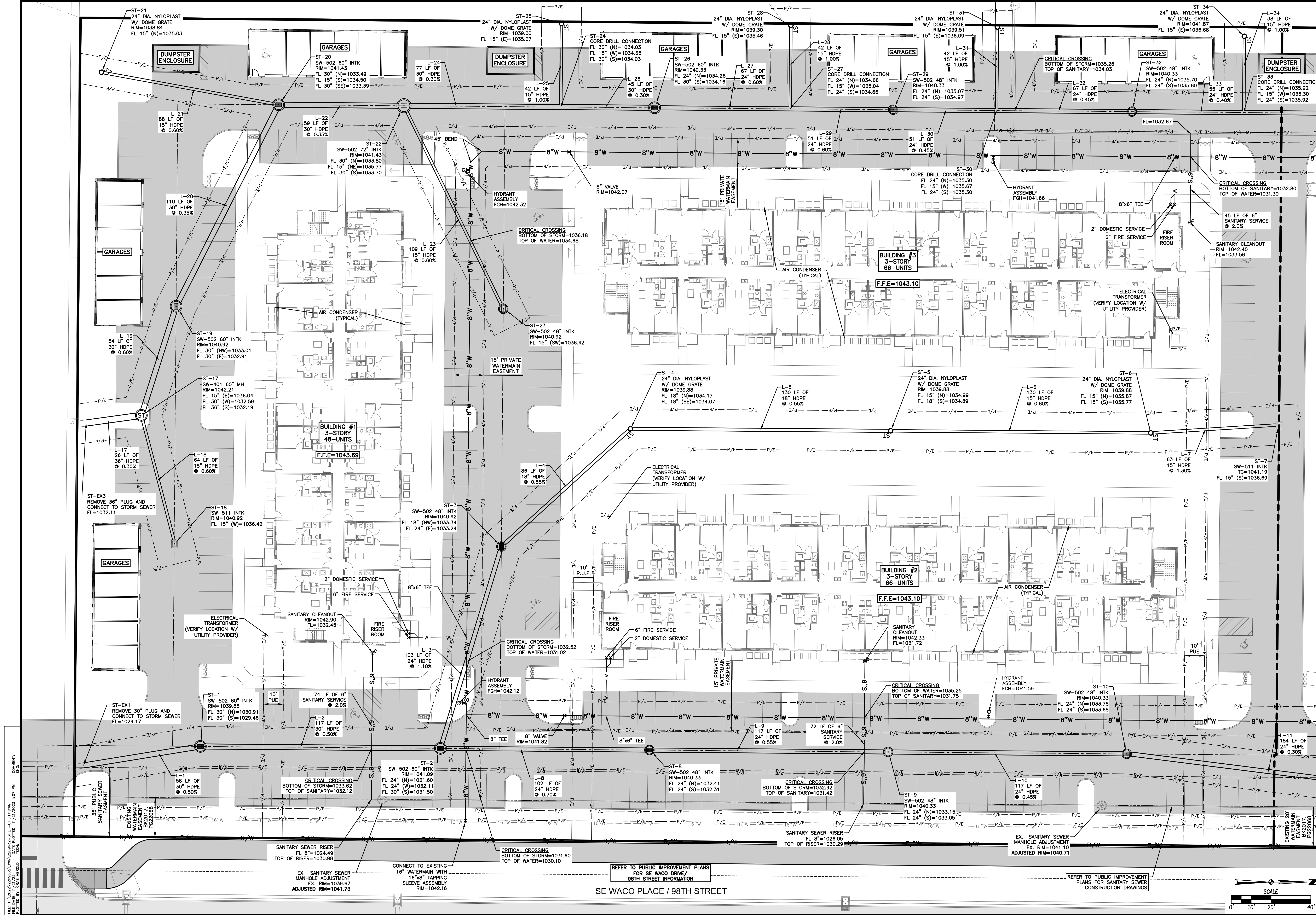


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER: EKO
 TECH: ME/MT

KETTLESTONE CENTRAL APARTMENTS
 UTILITY / HYDRANT COVERAGE PLAN

C8.0
 2209.632





COMMENT:
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 PLOTTED BY: GRAE HEROLD

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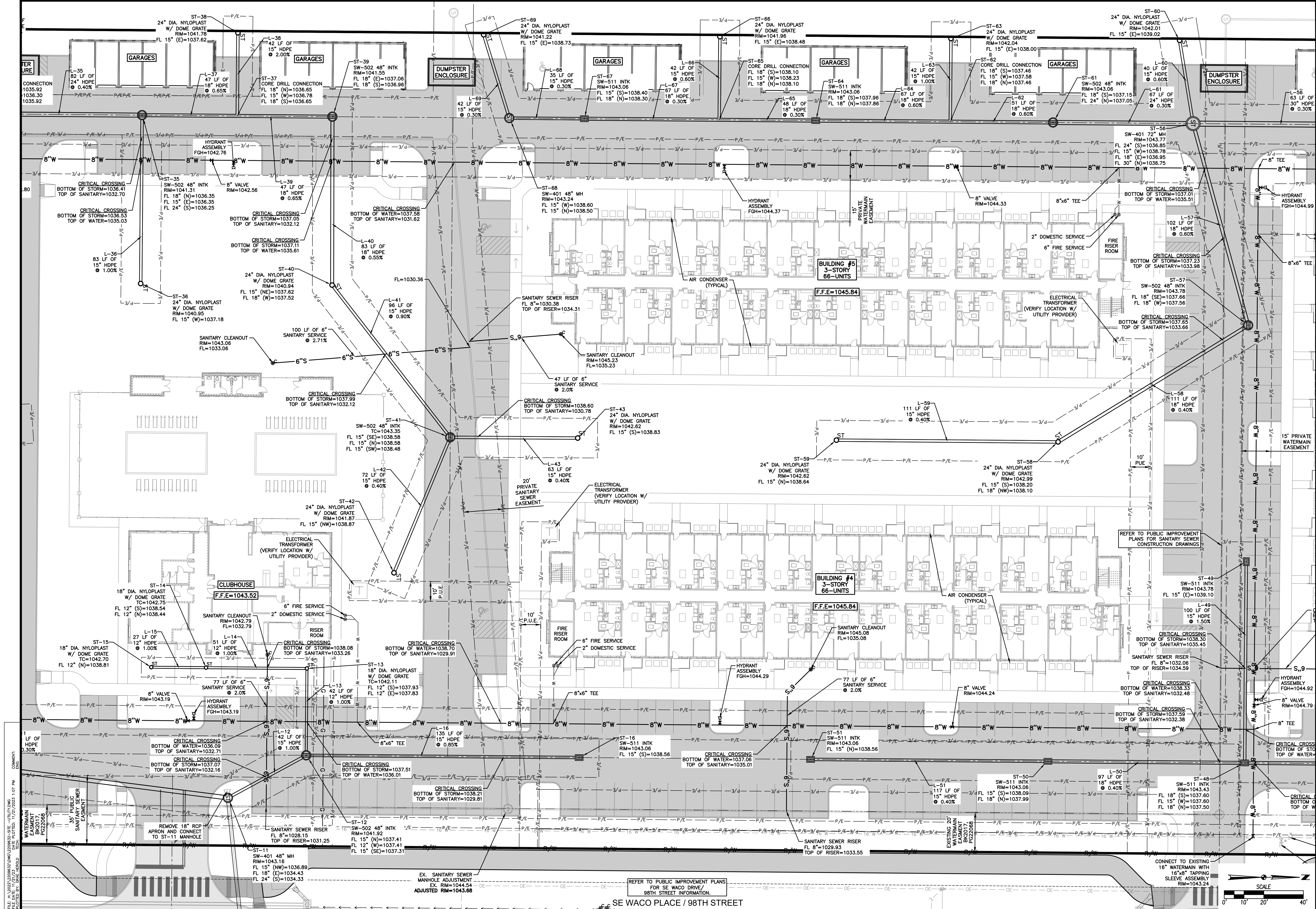
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CIVIL DESIGN ADVANTAGE
 ENGINEER: EKO

WAUKEE, IOWA
 TECH: ME/MT

KETTLESTONE CENTRAL
 APARTMENTS
 UTILITY PLAN

C8.1
 2209.632



COMMENT: ENG.
 DATE: 11/21/2023
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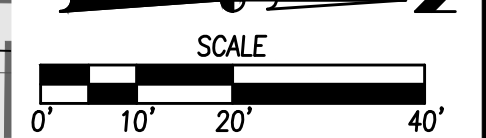
KETTLESTONE CENTRAL APARTMENTS
 UTILITY PLAN

C8.2
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TECH: ME/MT

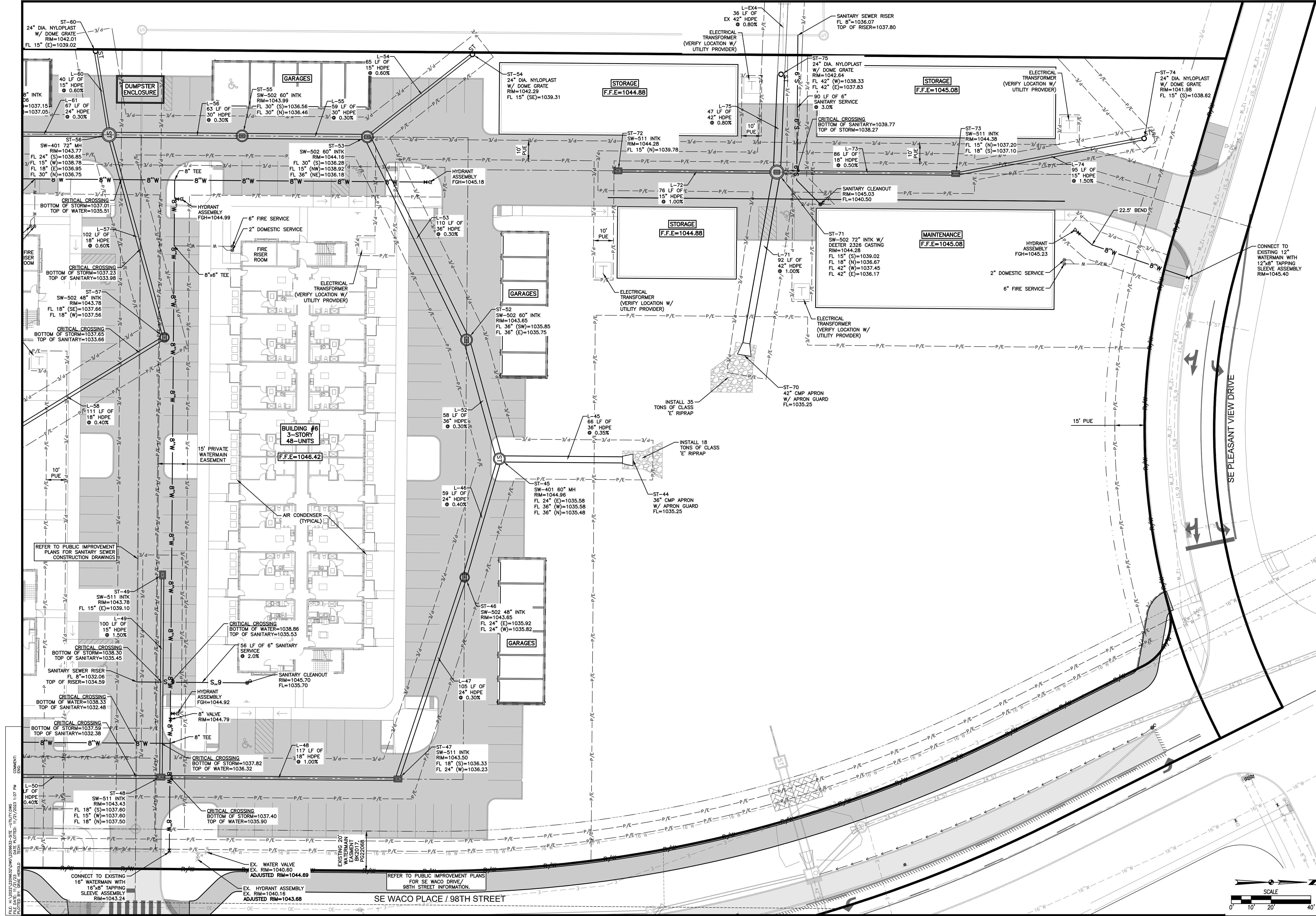
ENGINEER: EKO

SCALE



REFER TO PUBLIC IMPROVEMENT PLANS
 FOR SE WACO DRIVE/
 98TH STREET INFORMATION.

SE WACO PLACE / 98TH STREET



COMMENTS:
 1. ALL SANITARY SEWER LINES SHALL BE 15" DIA. NYLOPLAST W/ DOME GRATE.
 2. ALL STORM DRAIN LINES SHALL BE 18" DIA. NYLOPLAST W/ DOME GRATE.
 3. ALL WATERMAIN LINES SHALL BE 12" DIA. NYLOPLAST W/ DOME GRATE.
 4. ALL ELECTRICAL TRANSFORMERS SHALL BE 150 KVA.
 5. ALL ELECTRICAL TRANSFORMERS SHALL BE 150 KVA.
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DATE	REVISIONS
11/21/2023	FOURTH SUBMITTAL
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10/03/2023	SECOND SUBMITTAL
09/09/2023	FIRST SUBMITTAL

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



WAUKEE, IOWA

KETTLESTONE CENTRAL APARTMENTS
 UTILITY PLAN

C8.3
 2209.632



TECH: ME/MT
 ENGINEER: EKO



PLANT SCHEDULE										
EVERGREEN TREES	QTY	LOT 1	LOT 1 BUFFER	LOT 2	LOT 2 BUFFER	STREET TREES LOT 1	STREET TREES LOT 2	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AC	36	10		26				White Fir	Abies concolor	B&B, 6' HEIGHT
PC	25	9		16				Blue Spruce	Picea pungens 'Colorado Green'	B&B, 6' HEIGHT
PD	36	15		21				Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PG	36	10		26				Colorado Blue Spruce	Picea pungens 'Glaucia'	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	LOT 1	LOT 1 BUFFER	LOT 2	LOT 2 BUFFER	STREET TREES LOT 1	STREET TREES LOT 2	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CE	49	5	11	11	22			Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	17	9		8				Prairie Crab Apple	Malus x 'Prairie'	B&B, 6' HEIGHT
MS	15	3		12				Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	51	8	8	15	20			Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	LOT 1	LOT 1 BUFFER	LOT 2	LOT 2 BUFFER	STREET TREES LOT 1	STREET TREES LOT 2	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AG	19					6	13	Amur Maple	Acer ginnala	B&B, 12' HEIGHT
AR	4			4				Red Maple	Acer rubrum	B&B, 8' HEIGHT
BN	7			7				River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
CM	70	21	5	30	14			Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GS	88	25	7	45	11			Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 8' HEIGHT
QM	22					9	13	Burr Oak	Quercus macrocarpa	B&B, 12' HEIGHT
	8	5		3				Burr Oak	Quercus macrocarpa	B&B, 8' HEIGHT
SHRUBS	QTY	LOT 1	LOT 1 BUFFER	LOT 2	LOT 2 BUFFER	STREET TREES LOT 1	STREET TREES LOT 2	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BA	30			30				Japanese Barberry	Berberis thunbergii 'Aurea'	24" HT.
BC	163		60		103			Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	5 GAL.
BW	160		30		101			Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	15" HT.
JF	141	30	20	49	42			Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
JO	165	86		79				Old Gold Juniper	Juniperus chinensis 'Old Gold'	5 GAL.
JS	355	159		196				Spartan Juniper	Juniperus chinensis 'Spartan'	36" HT.
SK	23			23				Miss Kim Korean Lilac	Syringa pubescens 'Miss Kim'	24" HT.
VD	10			10				Arrowwood Viburnum	Viburnum dentatum 'Arrowwood'	36" HT.
GRASSES	QTY	LOT 1	LOT 1 BUFFER	LOT 2	LOT 2 BUFFER	STREET TREES LOT 1	STREET TREES LOT 2	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AT	34	16		18				Butterfly Milkweed	Asclepias tuberosa	15" HEIGHT
CK	167	71		96				Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	15" HEIGHT
SH	22	10		12				Prairie Dropseed	Sporobolus heterolepis	15" HEIGHT

LOT 1 LANDSCAPE REQUIREMENTS

LOT: 1 248,827 SF
 OPEN SPACE REQUIRED: 49,766 SF (20%)
 REQUIRED: 1.5 OVERSTORY TREES, 0.5 UNDERSTORY TREES, AND 2 SHRUBS PER 1000 SF OF OPEN SPACE.
 OVERSTORY TREES: 75 TREES
 UNDERSTORY TREES: 25 TREES
 SHRUBS: 100 SHRUBS
 -MINIMUM OF 50 OVERSTORY TREES (50%)
 -MINIMUM OF 25 EVERGREEN TREES (25%)
 FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS. ALL FOUNDATION PLANTINGS ARE IN ADDITION TO THE REQUIRED OPEN SPACE PLANTINGS.
 PROVIDED: OVERSTORY TREES: 76 TREES
 UNDERSTORY TREES: 25 TREES
 SHRUBS: 275 SHRUBS
 ORNAMENTAL GRASSES: 51 GRASSES

LOT 1 BUFFER REQUIREMENTS

BUFFER LINEAR FEET OF BUFFER TO BE PROVIDED IN PROJECT: ~604 LF
 REQUIRED: 1.5 OVERSTORY TREES, 2.5 EVERGREEN TREES, 2.5 ORNAMENTAL TREES, AND 15 SHRUBS/ 50' LINEAR FEET OF BUFFER
 REQUIRED BUFFER REDUCED FROM 25' TO 15'. TREE REQUIREMENTS REDUCED BY 40% ACCORDINGLY.
 OVERSTORY TREES: (19-40%) 12 TREES
 EVERGREEN TREES: (31-40%) 19 TREES
 ORNAMENTAL TREES: (31-40%) 19 TREES
 SHRUBS: (182-40%) 110 SHRUBS
 PROVIDED: OVERSTORY TREES: 12 TREES
 EVERGREEN TREES: 19 TREES
 ORNAMENTAL TREES: 19 TREES
 SHRUBS: 110 SHRUBS

LOT 1 STREET TREE REQUIREMENTS

STREET TREES LINEAR FEET OF PARKING AREA ALONG A PUBLIC STREET SE WACO PLACE/98TH ST: ~584 LF
 REQUIRED: ONE (1) TREE FOR EVERY 40 LINEAL FEET OF PARKING AREA ALONG A PUBLIC STREET, EXCLUSIVE OF ACCESS DRIVES, OR ONE (1) TREE MINIMUM.
 PROVIDED: OVERSTORY TREES: 15 TREES
 OVERSTORY TREES: 15 TREES

LOT 2 LANDSCAPE REQUIREMENTS

LOT: 2 451,383 SF
 OPEN SPACE REQUIRED: 90,277 SF (20%)
 REQUIRED: 1.5 OVERSTORY TREES, 0.5 UNDERSTORY TREES, AND 2 SHRUBS PER 1000 SF OF OPEN SPACE.
 OS TREES: 136 TREES
 US TREES: 46 TREES
 SHRUBS: 181 SHRUBS
 -MINIMUM OF 90 OVERSTORY TREES (50%)
 -MINIMUM OF 46 EVERGREEN TREES (25%)
 FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS. ALL FOUNDATION PLANTINGS ARE IN ADDITION TO THE REQUIRED OPEN SPACE PLANTINGS.
 PROVIDED: OVERSTORY TREES: 136 TREES
 UNDERSTORY TREES: 46 TREES
 SHRUBS: 412 SHRUBS
 ORNAMENTAL GRASSES: 52 GRASSES

LOT 2 BUFFER REQUIREMENTS

BUFFER LINEAR FEET OF BUFFER TO BE PROVIDED IN PROJECT: ~1,365 LF
 REQUIRED: 1.5 OVERSTORY TREES, 2.5 EVERGREEN TREES, 2.5 ORNAMENTAL TREES, AND 15 SHRUBS/ 50' LINEAR FEET OF BUFFER
 REQUIRED BUFFER REDUCED FROM 25' TO 15'. TREE REQUIREMENTS REDUCED BY 40% ACCORDINGLY.
 OVERSTORY TREES: (41-40%) 25 TREES
 EVERGREEN TREES: (69-40%) 42 TREES
 ORNAMENTAL TREES: (69-40%) 42 TREES
 SHRUBS: (410-40%) 246 SHRUBS
 PROVIDED: OVERSTORY TREES: 25 TREES
 EVERGREEN TREES: 42 TREES
 ORNAMENTAL TREES: 42 TREES
 SHRUBS: 246 SHRUBS

LOT 2 STREET TREE REQUIREMENTS

STREET TREES LINEAR FEET OF PARKING AREA ALONG A PUBLIC STREET SE WACO PLACE/98TH ST: ~1021 LF
 REQUIRED: ONE (1) TREE FOR EVERY 40 LINEAL FEET OF PARKING AREA ALONG A PUBLIC STREET, EXCLUSIVE OF ACCESS DRIVES, OR ONE (1) TREE MINIMUM.
 PROVIDED: OVERSTORY TREES: 26 TREES
 OVERSTORY TREES: 26 TREES

MINIMUM PLANTING REQUIREMENTS

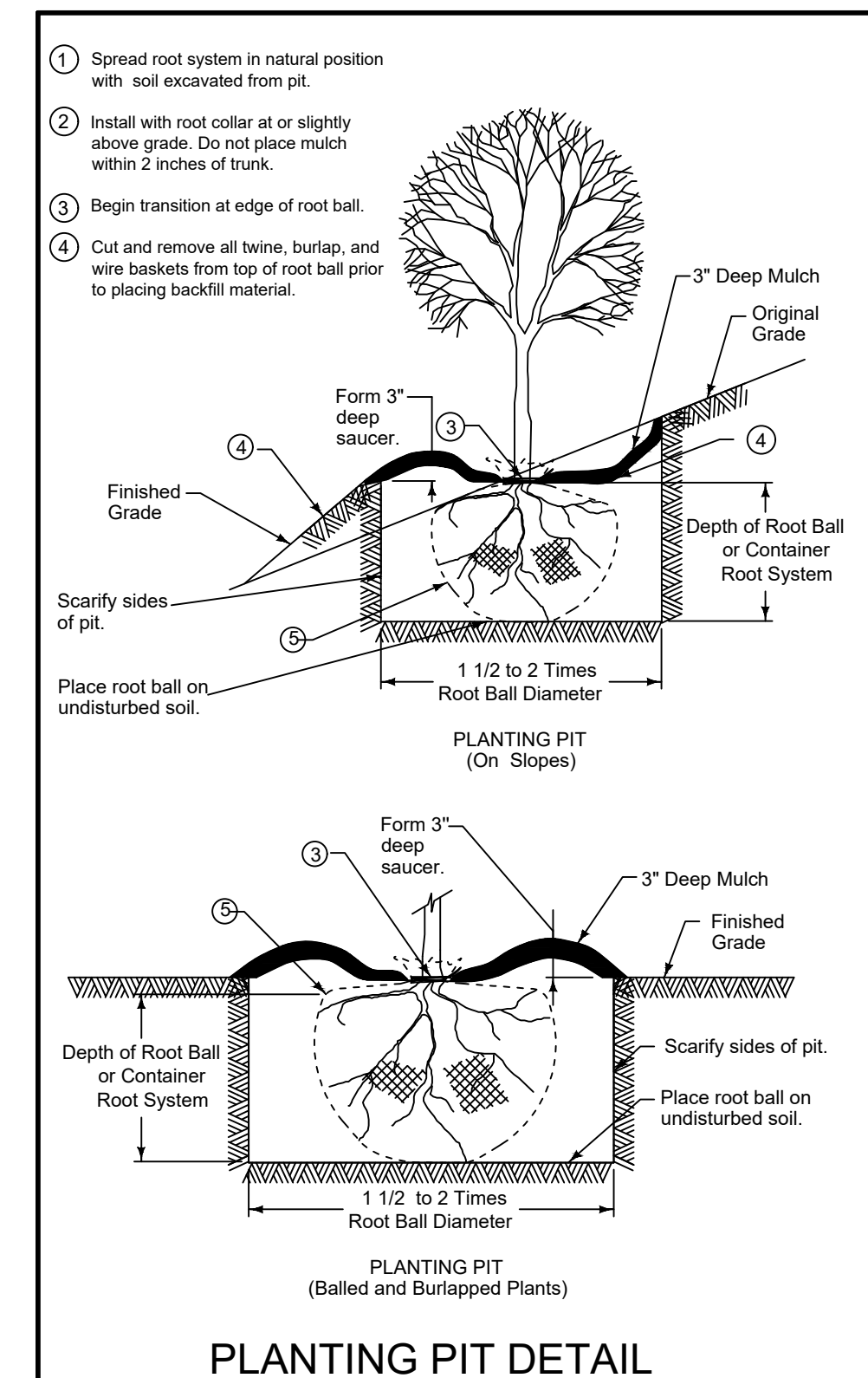
- MINIMUM SIZE: THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:
 - DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.
 - EVERGREEN OVERSTORY TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 - DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.
 THE MINIMUM SIZE FOR STREET TREE PLANTINGS SHALL BE DECIDUOUS OVERSTORY TREES AT A MINIMUM OF TWELVE (12) FEET TALL.
- MINIMUM QUANTITY: THE MINIMUM NUMBER OF PLANTINGS PER SITE SHALL BE AS FOLLOWS:
 - A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
 - FOR ALL USES EXCEPT SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DWELLINGS, A MINIMUM OF TWENTY FIVE PERCENT (25%) OF ALL REQUIRED TREES SHALL BE EVERGREEN TREES.

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE CURRENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE MOST RECENT EDITION OF THE 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 DISTURBED AREAS.
- 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 PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
- 2" RIVER ROCK WITH WEED BARRIER FABRIC SHALL BE PLACED IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE STEEL EDGING.
- 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 AND PRIOR TO A RAIN EVENT.
- 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.
- PLANT SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL DISTURBED AREAS TO BE SODED INCLUDING THE RIGHT-OF-WAY.

OFF-STREET PARKING LANDSCAPE REQUIREMENTS

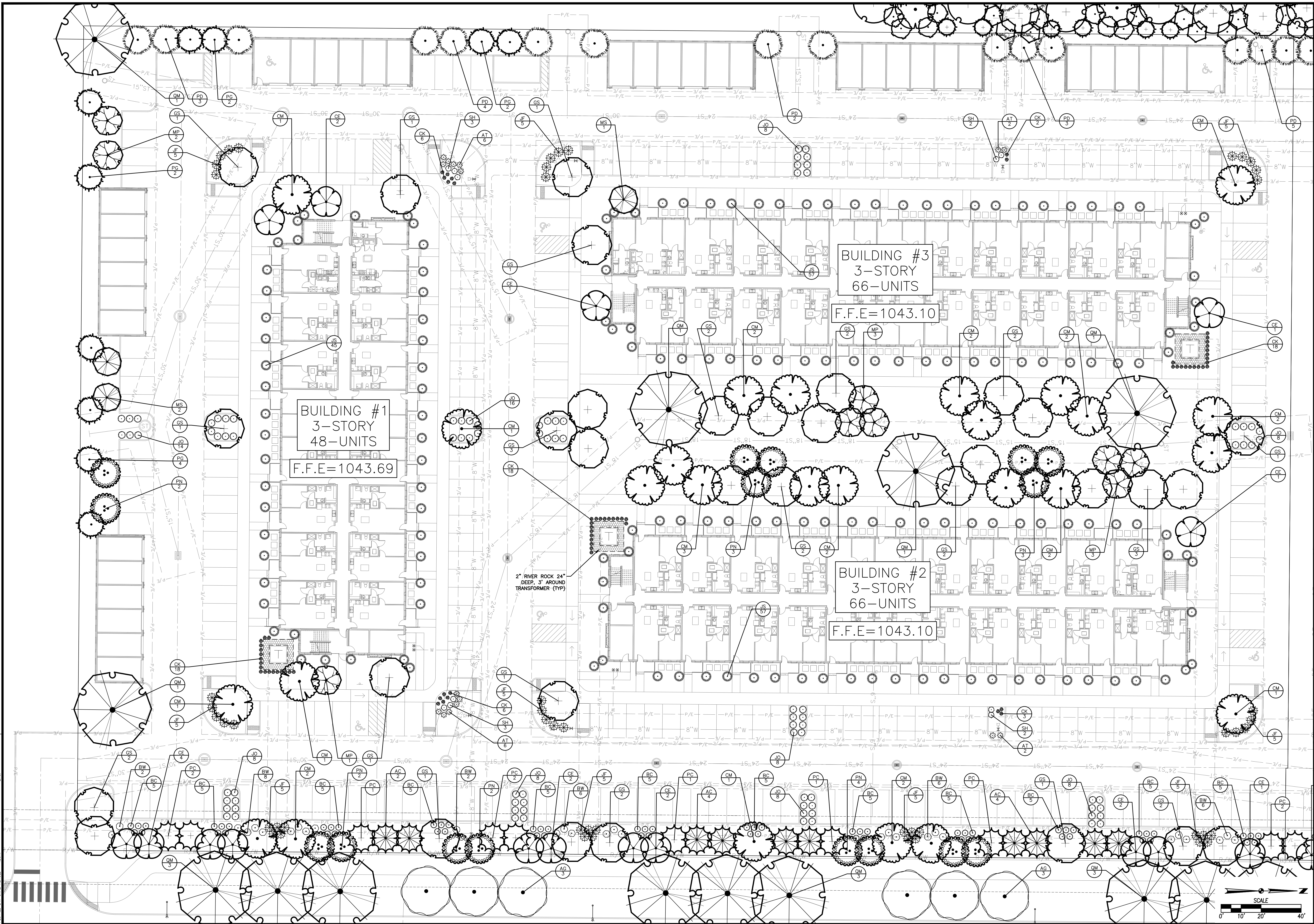
- ALL ROWS OF PARKING SPACES SHALL BE PROVIDED A TERMINAL LANDSCAPED ISLAND, WITH A MINIMUM WIDTH OF TEN FEET AND A MINIMUM LENGTH OF 17 FEET FOR SINGLE PARKING ROWS AND 34 FEET FOR DUAL PARKING ROWS, TO PROTECT PARKED VEHICLES, PROVIDE VISIBILITY, CONFINE MOVING TRAFFIC TO DRIVEWAYS, AND PROVIDE SPACE FOR LANDSCAPING.
- THERE SHALL BE PROVIDED WITHIN EACH ROW OF PARKING SPACES, LANDSCAPED ISLANDS, WITH A MINIMUM WIDTH OF 9 FEET AND A MINIMUM LENGTH OF 17 FEET FOR SINGLE PARKING ROWS AND 34 FEET FOR DUAL PARKING ROWS, LOCATED SO AS TO PREVENT MORE THAN 15 VEHICLES FROM BEING PARKED SIDE BY SIDE IN AN ABUTTING CONFIGURATION.
- ALL LANDSCAPED ISLANDS REQUIRED IN SUBSECTIONS 1 AND 2 OF THIS SECTION SHALL BE PLANTED WITH AT LEAST ONE ORNAMENTAL OR ONE DECIDUOUS OVERSTORY TREE. A MINIMUM OF 50 PERCENT OF THE LANDSCAPED ISLANDS SHALL BE PROVIDED WITH A DECIDUOUS OVERSTORY TREE. THE ENTIRE LANDSCAPED ISLAND AREA SHALL BE COVERED WITH PLANT MATERIALS, LAWN, OR MULCHES.
- THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC R.O.W. SHALL BE LANDSCAPED WITH A MINIMUM OF TWO (2) OVERSTORY DECIDUOUS TREES AND EIGHT (8) SHRUBS PER FIFTY (50) LINEAR FEET OF FRONTAGE. THE FRONTAGE CALCULATION SHALL BE EXCLUSIVE OF THE DRIVEWAYS. THE PLANTINGS SHOULD BE PLANTED IN CLUSTERS TO CREATE A NATURAL FEEL TO THE PLANTINGS. IN CERTAIN INSTANCES INDIVIDUAL, MORE TYPICAL STREET TREE CONFIGURATIONS WILL BE CONSIDERED. THIS REQUIREMENT SHALL NOT BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS IN ADDITION TO THE REQUIRED MINIMUM.



DATE: 11/21/2023, 11/07/2023, 10/03/2023, 09/05/2023
 REVISIONS: FOURTH SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL
 4121 NW URBANDALE DRIVE, URBANDALE, IA 50322, PHONE: (515) 369-4400
 TECH: ME/MT, ENGINEER: EKO
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
KETTLESTONE CENTRAL APARTMENTS
LANDSCAPE PLAN OVERVIEW
L1.0
 2209.632

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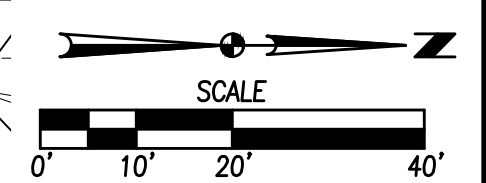
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THIRD SUBMITTAL	11/07/2023
SECOND SUBMITTAL	10/03/2023
FIRST SUBMITTAL	09/05/2023

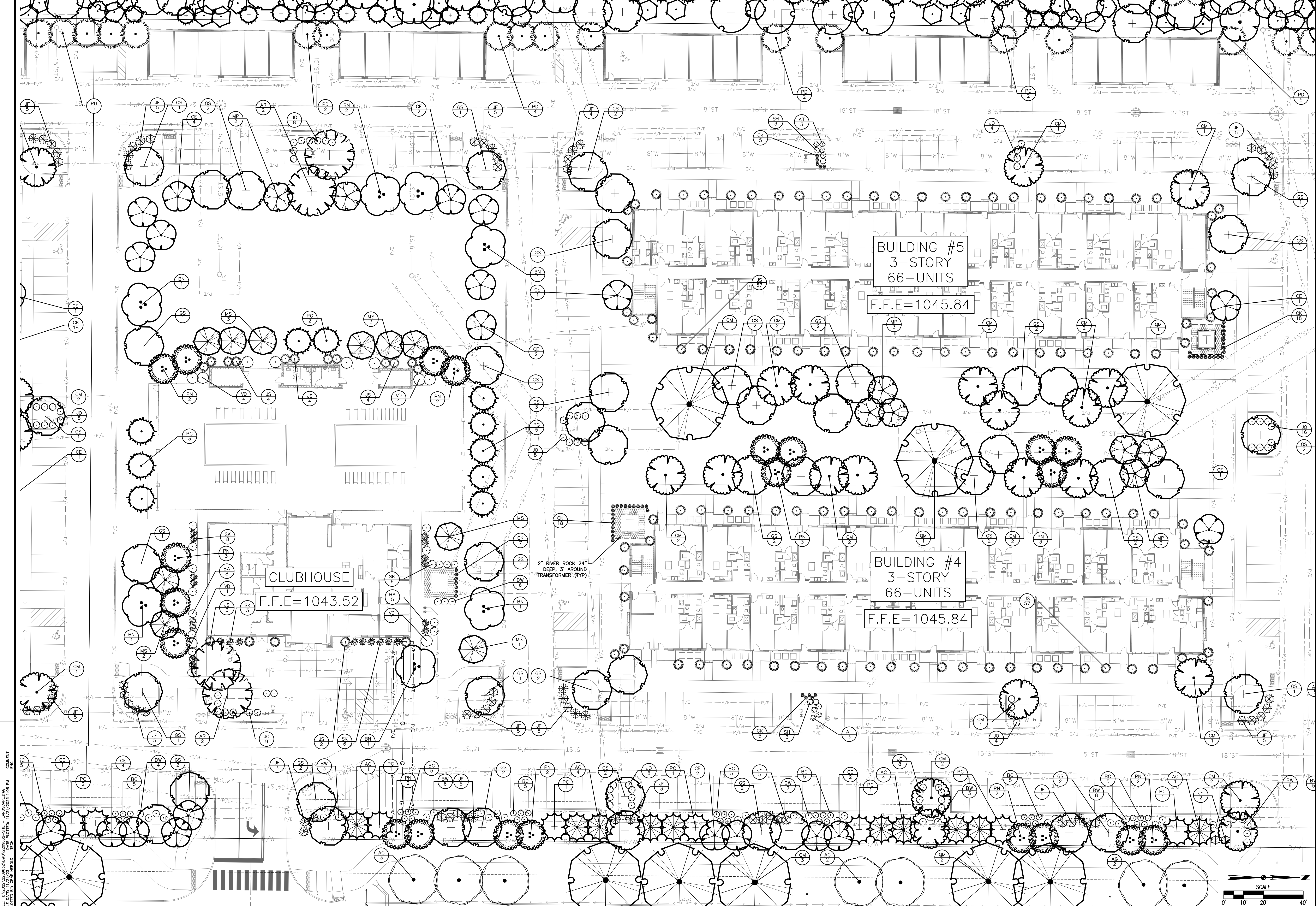
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URBANDALE, IA 50322
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WAUKEE, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER: EKO
TECH: ME/MT

KETTLESTONE CENTRAL APARTMENTS LANDSCAPE PLAN





COMMENT:
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 PLOTTED BY: GRAE HEERD
 DATE: 1/27/23 1:08 PM
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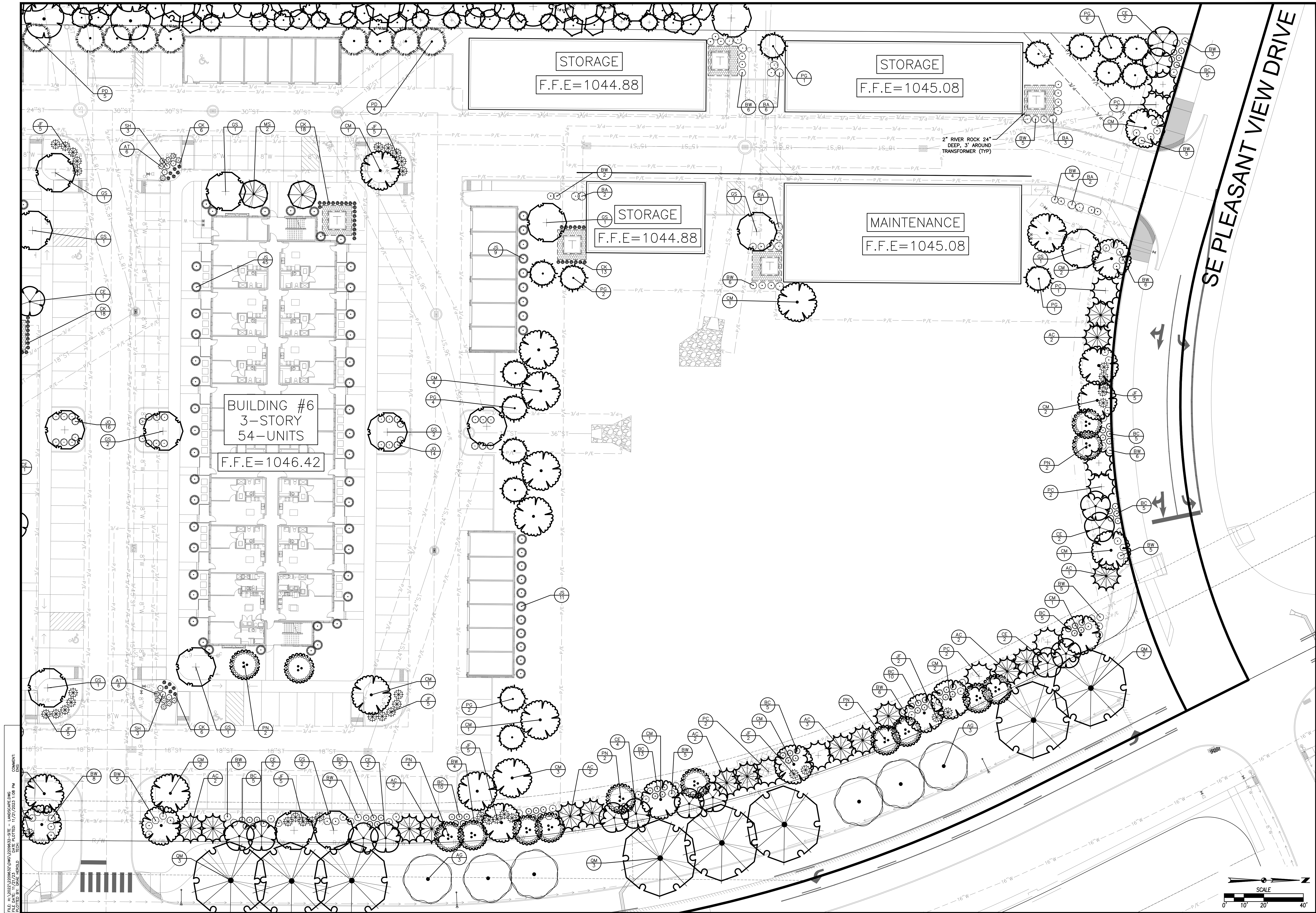
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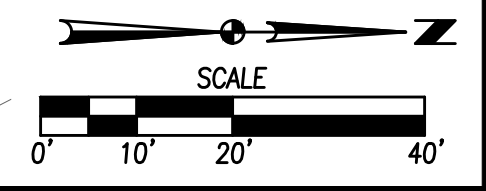


WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER: EKO
 TECH: ME/MT

KETTLESTONE CENTRAL APARTMENTS
LANDSCAPE PLAN



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REVISIONS	DATE
FOURTH SUBMITTAL	11/21/2023
THIRD SUBMITTAL	11/07/2023
SECOND SUBMITTAL	10/03/2023
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LANDSCAPE PLAN

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