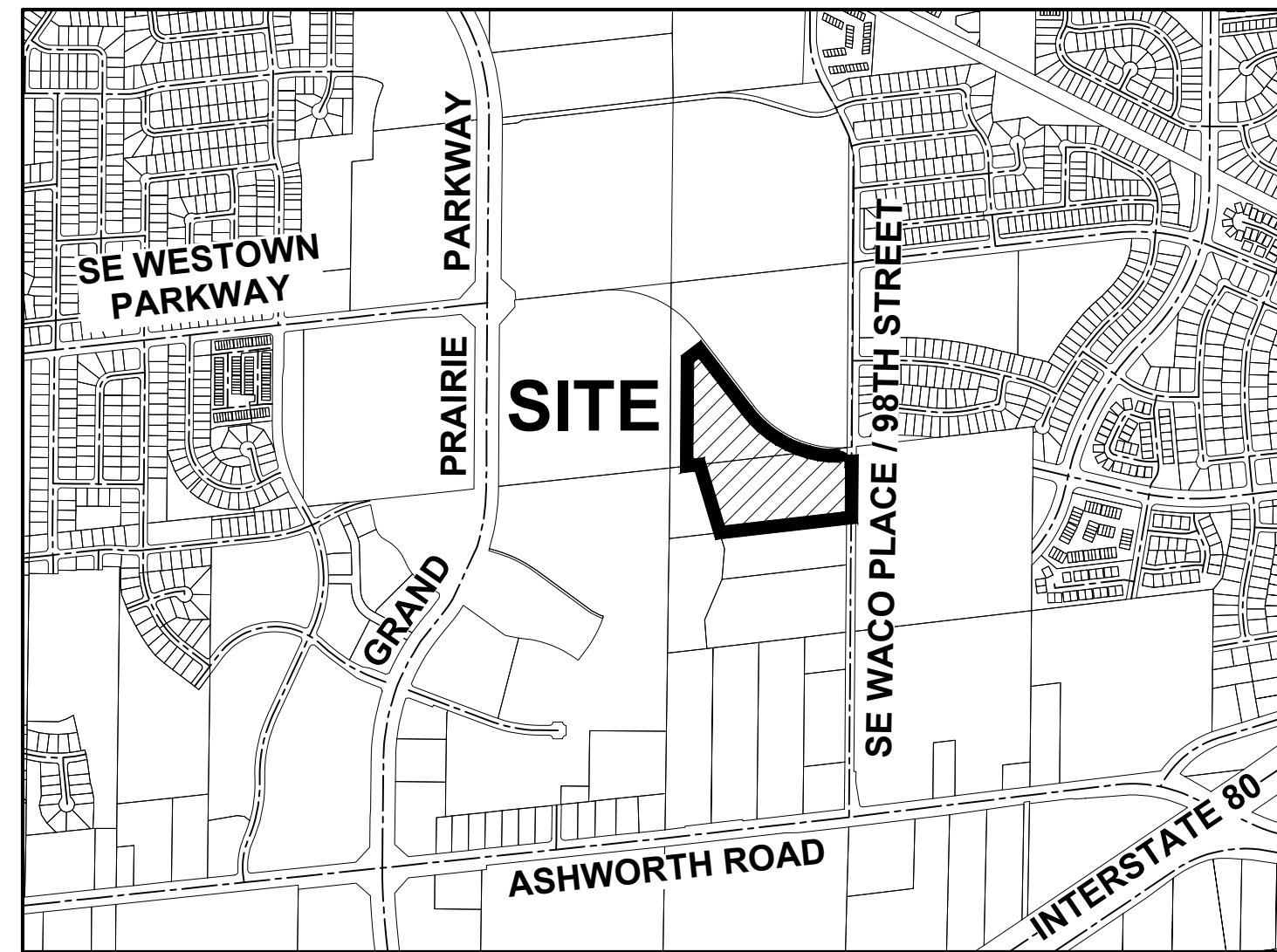


# PRELIMINARY PLAT / SITE PLAN FOR: KETTLESTONE CENTRAL TOWNHOMES PLAT 1

WAUKEE, IOWA

## VICINITY MAP



WAUKEE, IOWA

## OWNER / APPLICANT

ROCK EQUITY HOLDINGS, LLC  
3611 NE OTTERVIEW CIRCLE #42  
ANKENY, IOWA 50021  
CONTACT: NICK JENSEN  
PH: (515) 290-3401

## ENGINEER

CIVIL DESIGN ADVANTAGE  
4121 NW URBAN DALE DRIVE  
URBAN DALE, IOWA 50322  
CONTACT: DEAN ROGHAIER  
EMAIL: DEANR@CDA-ENG.COM  
PH: (515) 369-4400  
FX: (515) 369-4410

## SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBAN DALE DRIVE  
URBAN DALE, IOWA 50322  
CONTACT: CHARLIE MCGLOTHLEN  
EMAIL: CHARLEM@CDA-ENG.COM  
PH: (515) 369-4400  
FX: (515) 369-4410

## DATE OF SURVEY

FIELDWORK: MARCH, 2022

## BENCHMARKS

DALLAS COUNTY BM 120 (G120)  
5/8" DIA. X 6'-0" LONG ALUMINUM ROD WITH CAP  
STAMPED G120 & NGS STYLE ACCESS COVER 3" DEEP  
LOCATED ON EAST SIDE OF U PLACE ABOUT 150' SOUTH  
OF 200TH STREET. ELEVATION=1011.76

## SUBMITTAL DATES

FIRST SUBMITTAL: 02/20/2024  
SECOND SUBMITTAL: 03/19/2024  
THIRD SUBMITTAL: 04/02/2024  
FOURTH SUBMITTAL: 04/12/2024

## ZONING & BULK REGULATIONS

**ZONING**  
K-MF-STACKED MED KETTLESTONE MULTI-FAMILY  
STACKED MEDIUM DISTRICT

### BULK REGULATIONS

**LOT AREA**  
- NO MINIMUM REQUIREMENT  
**LOT WIDTH**  
- NO MINIMUM REQUIREMENT  
**FRONT YARD**  
- NO MINIMUM FOR PRINCIPAL PERMITTED USES.  
- 20' MINIMUM FOR ACCESSORY STRUCTURES  
**SIDE YARDS**  
- NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS  
ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH  
CASE THE MINIMUM SETBACK SHALL BE 30'.  
- 5' FOR ACCESSORY STRUCTURES.  
**REAR YARD**  
- NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS  
ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH  
CASE THE MINIMUM SETBACK SHALL BE 30'.  
- 5' FOR ACCESSORY STRUCTURES.  
**PRINCIPAL BUILDING SEPARATION**  
- 10'  
**ACCESSORY BUILDING SEPARATION**  
- 30' BETWEEN PRINCIPAL BUILDING AND ACCESSORY  
BUILDING  
**MINIMUM HEIGHT**  
- PRINCIPAL BUILDING - 2 STORIES  
**MAXIMUM HEIGHT**  
- PRINCIPAL BUILDING - 3 STORIES  
**ACCESSORY BUILDING**  
- 1 STORIES  
**MAXIMUM DENSITY**  
- 14 DWELLING UNITS PER ACRE  
**MINIMUM FLOOR AREA**  
- 600 SQUARE FEET PER UNIT

## 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.

## INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0-C2.1	TYPICAL SECTIONS AND DETAILS
C3.0-C3.6	DIMENSION PLAN
C4.0-C4.8	GRADING PLAN
C5.0-C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.0-C6.6	UTILITY PLAN
L1.0	LANDSCAPE PLAN

## DEVELOPMENT SUMMARY

**SITE AREA (PLAT 1)** = 6.27 ACRES (273,118 SF)

**IMPERVIOUS AREA & OPEN SPACE CALCULATION**  
TOTAL SITE AREA = 273,118 SF (100%)

**IMPERVIOUS AREA (PHASE 1)**  
BUILDINGS/DECKS = 19,124 SF  
PRIVATE STREETS = 35,757 SF  
DRIVEWAYS = 12,732 SF  
SIDEWALKS = 9,869 SF  
TOTAL = 77,482 SF

**IMPERVIOUS AREA (PHASE 2)**  
BUILDINGS/DECKS = 32,039 SF  
PRIVATE STREETS = 30,592 SF  
DRIVEWAYS = 23,264 SF  
SIDEWALKS = 6,722 SF  
TOTAL = 92,617 SF

TOTAL IMPERVIOUS AREA = 170,099 SF (62%)  
OPEN SPACE PROVIDED = 103,019 SF (38%)  
OPEN SPACE REQUIRED = 54,624 SF (20%)

**PROPOSED DWELLING UNITS**  
PLAT 1 (PHASE 1) = 31 UNITS  
PLAT 1 (PHASE 2) = 54 UNITS  
TOTAL = 85 UNITS  
(13.6 UNITS/AC)

**PARKING:**  
TOTAL REQUIRED:  
2 SPACES PER UNIT = 170 SPACES  
1 SPACE PER 5 UNITS = 17 SPACES  
TOTAL = 187 SPACES

TOTAL PROVIDED:  
PARKING SPACES = 25 SPACES  
GARAGES = 170 SPACES  
DRIVEWAYS = 369 SPACES  
TOTAL = 564 SPACES

**ACCESSIBLE PARKING (VISITOR STALLS):**  
REQUIRED = 1 SPACE  
PROVIDED = 2 SPACES

**DWELLING UNIT INFORMATION**  
BEDROOMS:  
- ALL UNITS HAVE 2 BEDROOMS

**SIZE:**  
- 4-PLEX & 5-PLEX UNITS FRONTING WESTTOWN PARKWAY  
(LOTS 1-31)  
SIZE RANGE = 1,195 SF TO 1,217 SF  
- 3-PLEX, 4-PLEX & 6-PLEX UNITS INTERNAL TO SITE  
(LOTS 32-40 & 59-85)  
SIZE RANGE = 1,231 SF TO 1,239 SF  
- 8-PLEX & 10-PLEX UNITS INTERNAL TO SITE (LOTS  
41-58)  
SIZE RANGE = 1,165 SF TO 1,214 SF

## PRELIMINARY PLAT DESCRIPTION

A PART OF PARCEL 22-122 AS SHOWN ON THE PLAT  
OF SURVEY RECORDED IN BOOK 2022, PAGE 20745  
BEING A PART OF PARCEL 21-96 AS SHOWN ON THE  
PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554  
BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3  
AND A PART OF GOVERNMENT LOT 16 IN SECTION 4;  
AND A PART OF PARCEL "A" AS SHOWN ON THE PLAT  
OF SURVEY RECORDED IN BOOK 2009, PAGE 18393  
BEING A PART OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SAID SECTION 3, ALL BEING IN  
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:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL  
22-122; THENCE NORTH 00°27'16" EAST ALONG THE  
WESTERLY LINE OF SAID PARCEL 22-122, A DISTANCE  
OF 767.00 FEET; THENCE NORTH 52°28'14" EAST  
CONTINUING ALONG SAID WESTERLY LINE, 111.18 FEET TO  
THE NORTHERNMOST CORNER OF SAID PARCEL 22-122;  
THENCE SOUTH 37°31'46" EAST ALONG THE  
NORTHEASTERLY LINE OF SAID PARCEL 22-122, A  
DISTANCE OF 554.84 FEET; THENCE SOUTHEASTERLY  
CONTINUING ALONG SAID NORTHEASTERLY LINE AND A  
CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS  
830.00 FEET, WHOSE ARC LENGTH IS 519.92 FEET AND  
WHOSE CHORD BEARS SOUTH 55°28'29" EAST, 511.46  
FEET; THENCE SOUTH 25°36'29" WEST, 111.22 FEET;  
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE  
NORTHEASTERLY WHOSE RADIUS IS 940.00 FEET, WHOSE  
ARC LENGTH IS 552.21 FEET AND WHOSE CHORD BEARS  
NORTH 55°31'36" WEST, 544.31 FEET; THENCE SOUTH  
37°42'18" WEST, 272.11 FEET; THENCE SOUTH 48°28'41"  
WEST, 130.79 FEET TO THE NORTHEAST CORNER OF  
ASHWORTH NORTH PLAT 3, AN OFFICIAL PLAT IN SAID  
CITY OF WAUKEE, SAID POINT ALSO BEING ON THE  
SOUTHERLY LINE OF SAID PARCEL 22-122; THENCE  
SOUTH 83°26'55" WEST ALONG SAID SOUTHERLY LINE,  
93.11 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 6.27 ACRES (273,118 SQUARE FEET).

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

## 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	OVERHEAD ELECTRIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND ELECTRIC
TOP OF PROPOSED GROUND	FIELD TILE
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE

**CIVIL DESIGN ADVANTAGE**  
4121 NW URBAN DALE DRIVE, URBAN DALE, IA 50322  
PH: (515) 369-4400  
PROJECT NO. 2208.586

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

REFER TO CONSTRUCTION MATERIALS TESTING (CMT) GEOTECHNICAL ENGINEERING  
REPORT PN 222077KCJ DATED 7/19/2022 FOR GEOTECHNICAL REQUIREMENTS.

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.

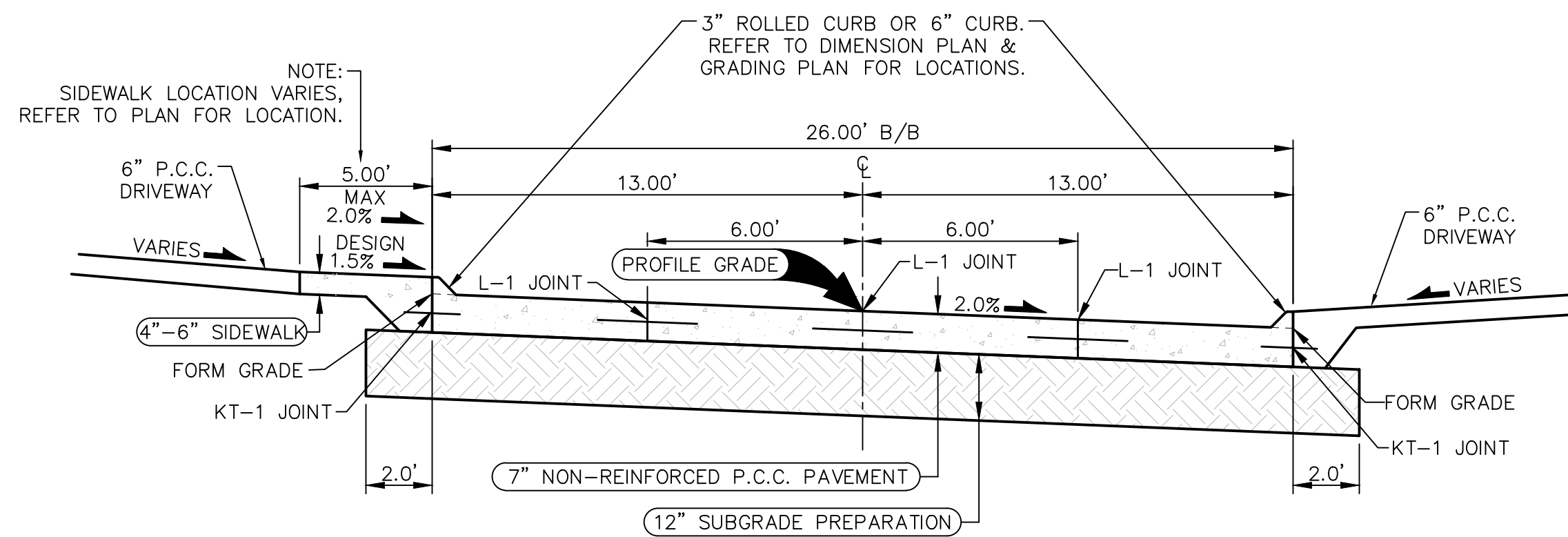
THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR  
PUBLIC IMPROVEMENTS, THE 2024 EDITION OF THE SUDAS STANDARD  
SPECIFICATIONS AND THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES  
(PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE  
NOTED.

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

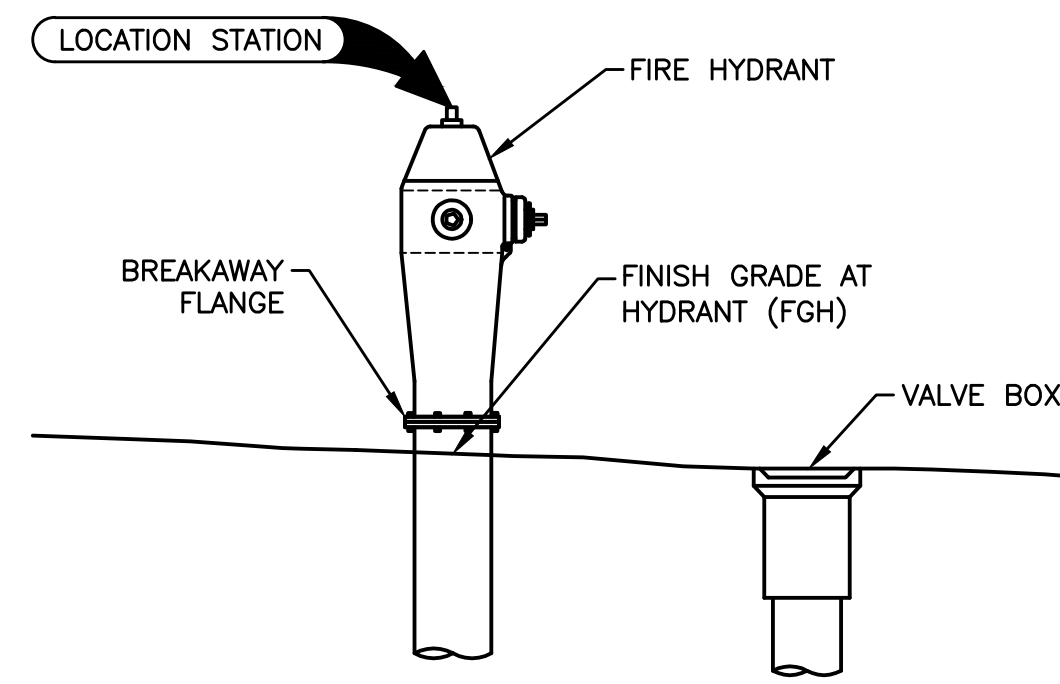
14229  
R. DEAN ROGHAIER  
12/29/2023  
LICENSE RENEWAL 12/31/2025  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS C1.0 - C6.6

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PLOTTED BY: LOUIS KELEHAN



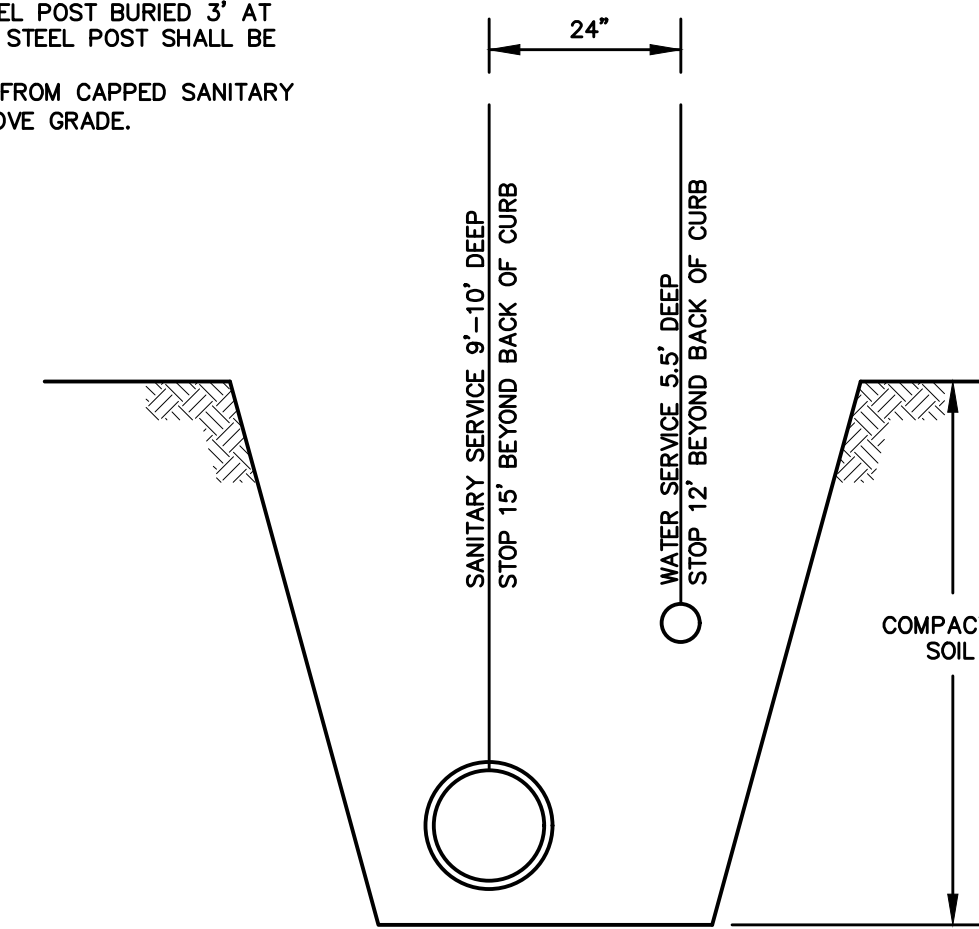
**TYPICAL SECTION - PRIVATE 26' B/B P.C.C. ROADWAY**  
NOT TO SCALE

NOTES:  
1. PREPARE SUBGRADE IN 2-6" LIFTS.  
2. TYPICAL C JOINT SPACING IS 15'.

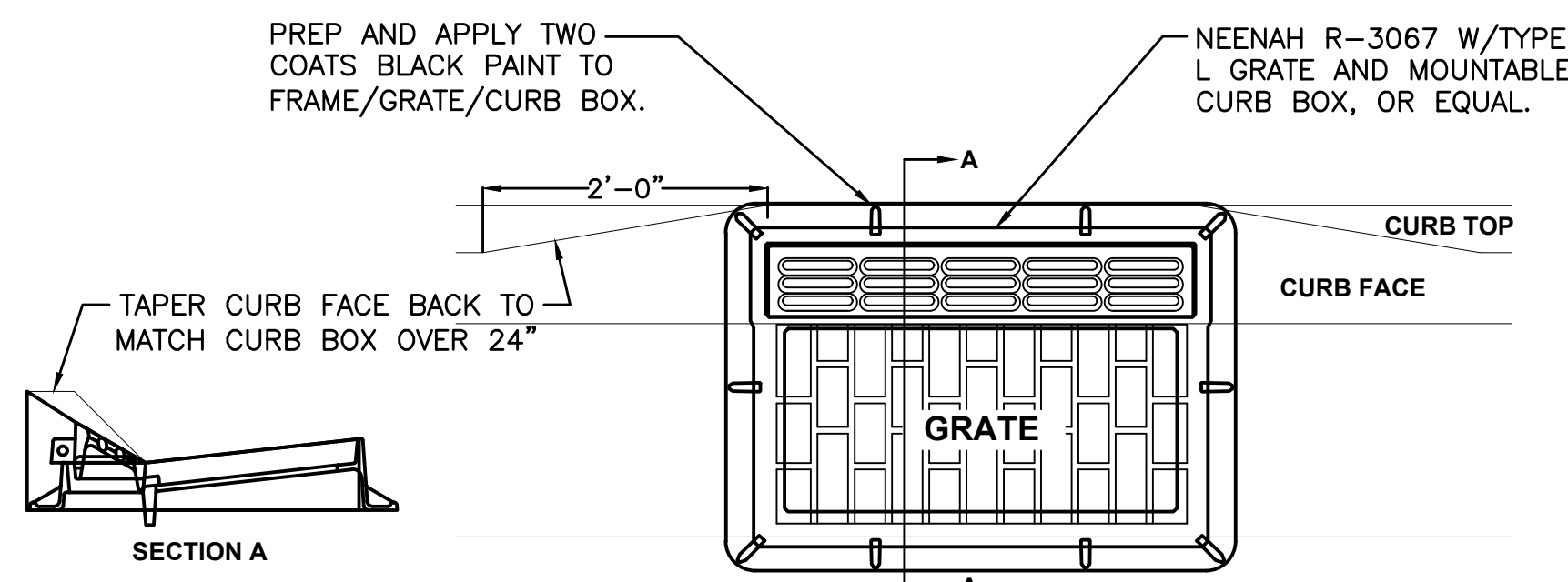


**HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL**  
NOT TO SCALE

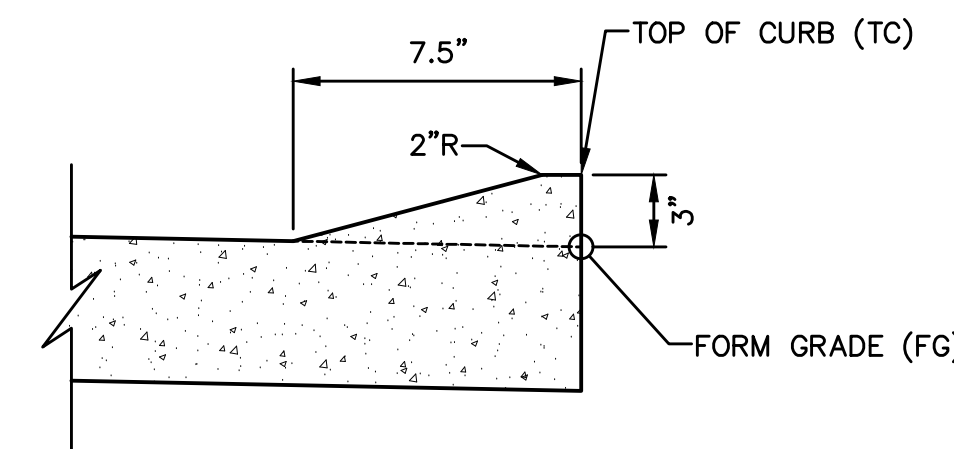
NOTES:  
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX. STEEL POST SHALL BE PAINTED BLUE.  
2. PLACE ONE 2"x4" FROM CAPPED SANITARY SERVICE TO 2' ABOVE GRADE.



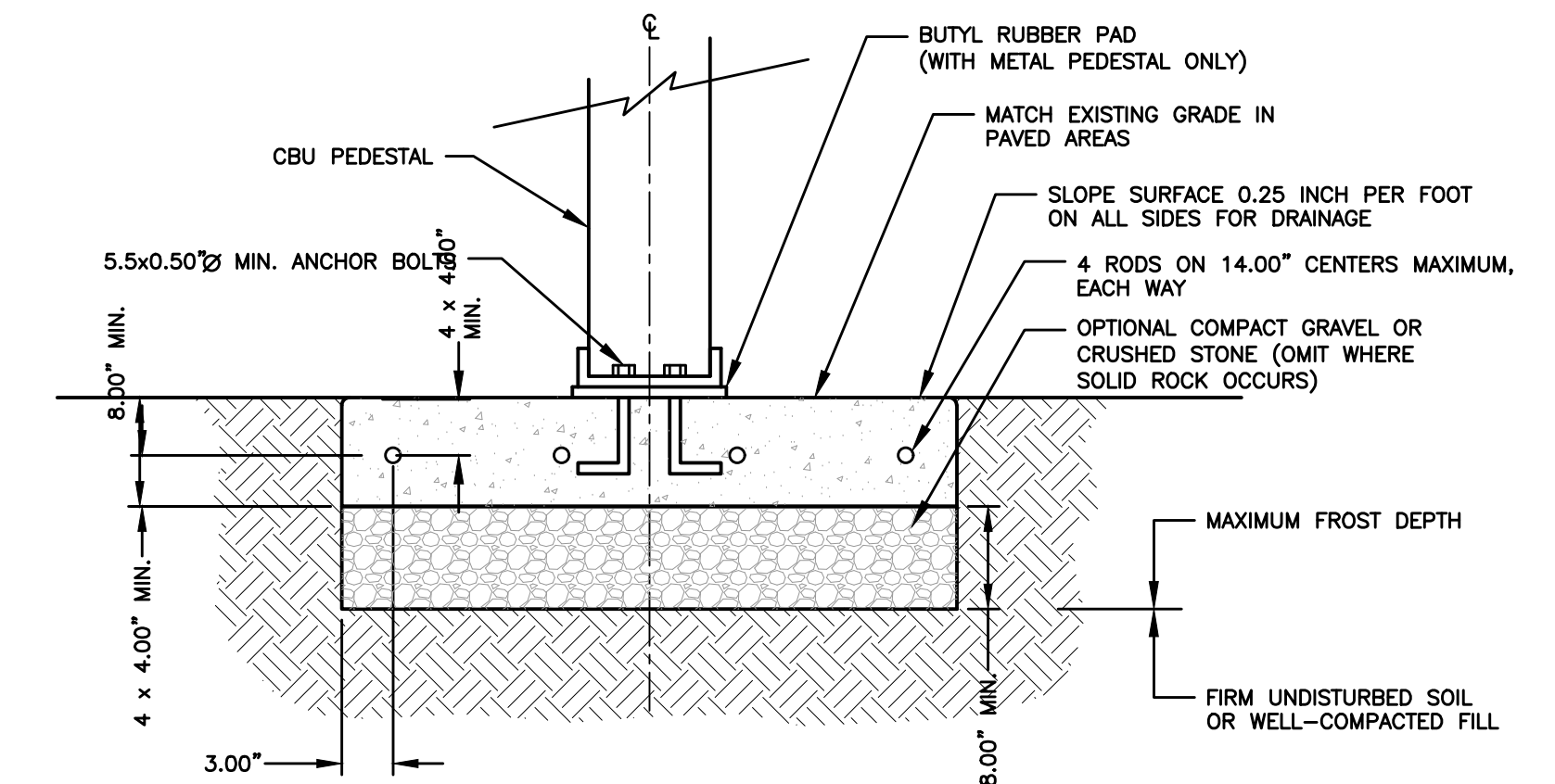
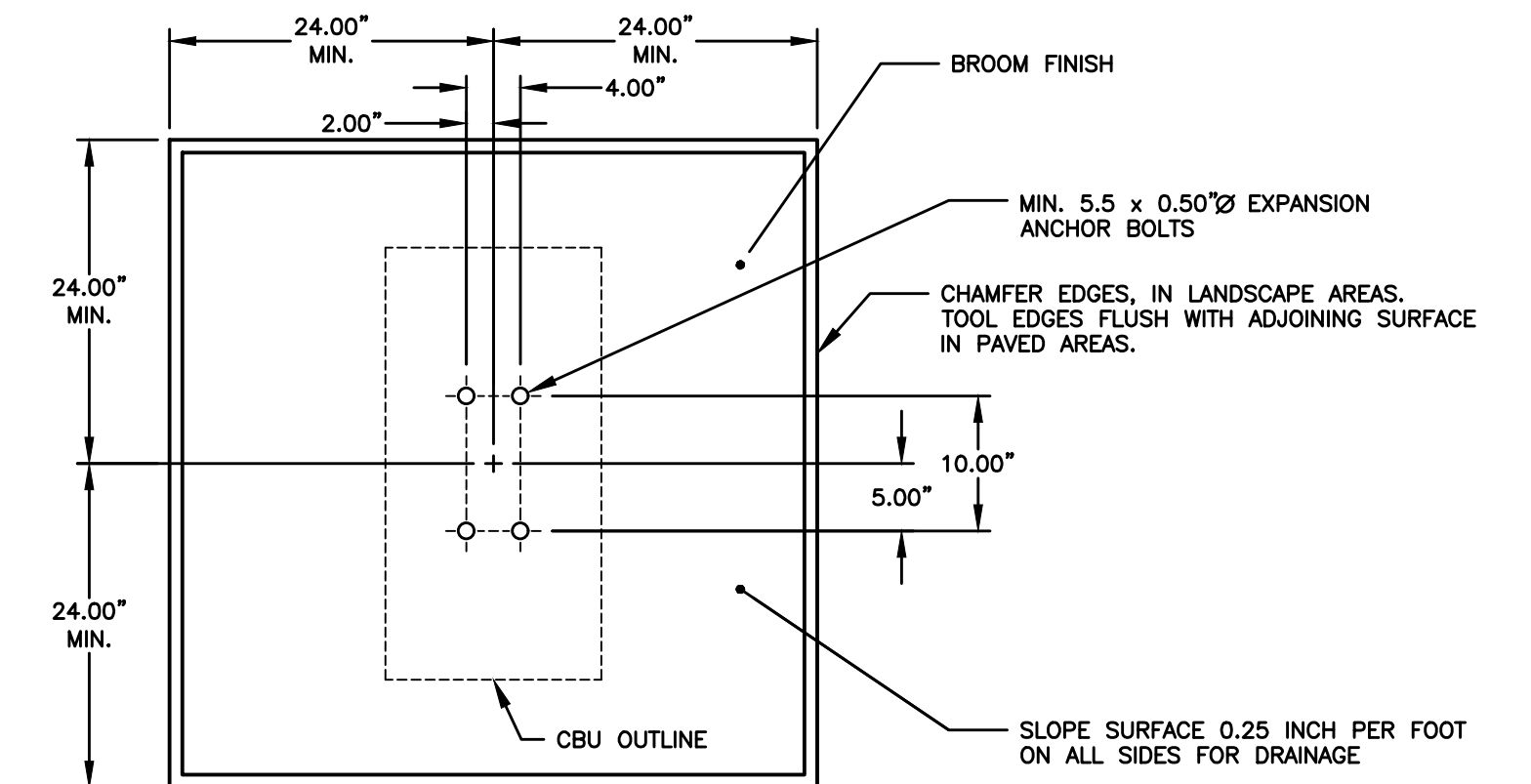
**TYPICAL SERVICE INSTALLATION DETAIL**  
NOT TO SCALE



**MOUNTABLE CURB INLET**  
NOT TO SCALE

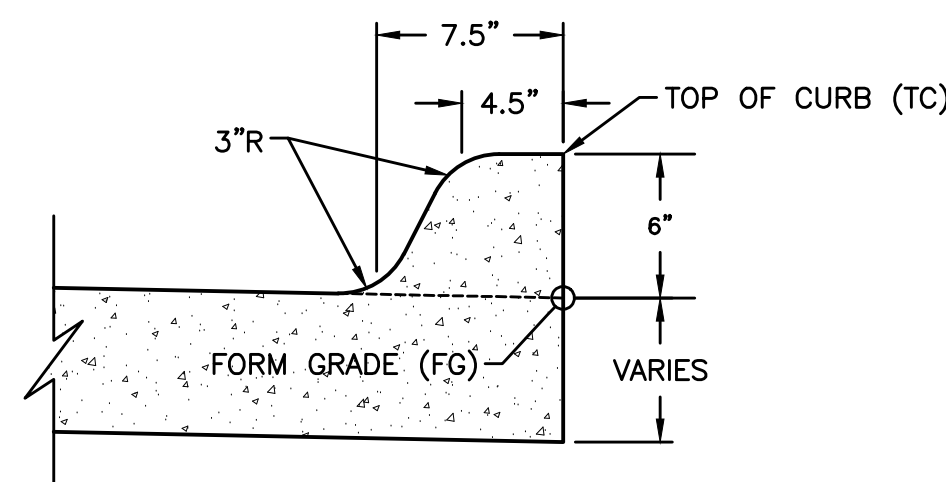


**INTEGRAL 3" ROLLED CURB**  
NOT TO SCALE

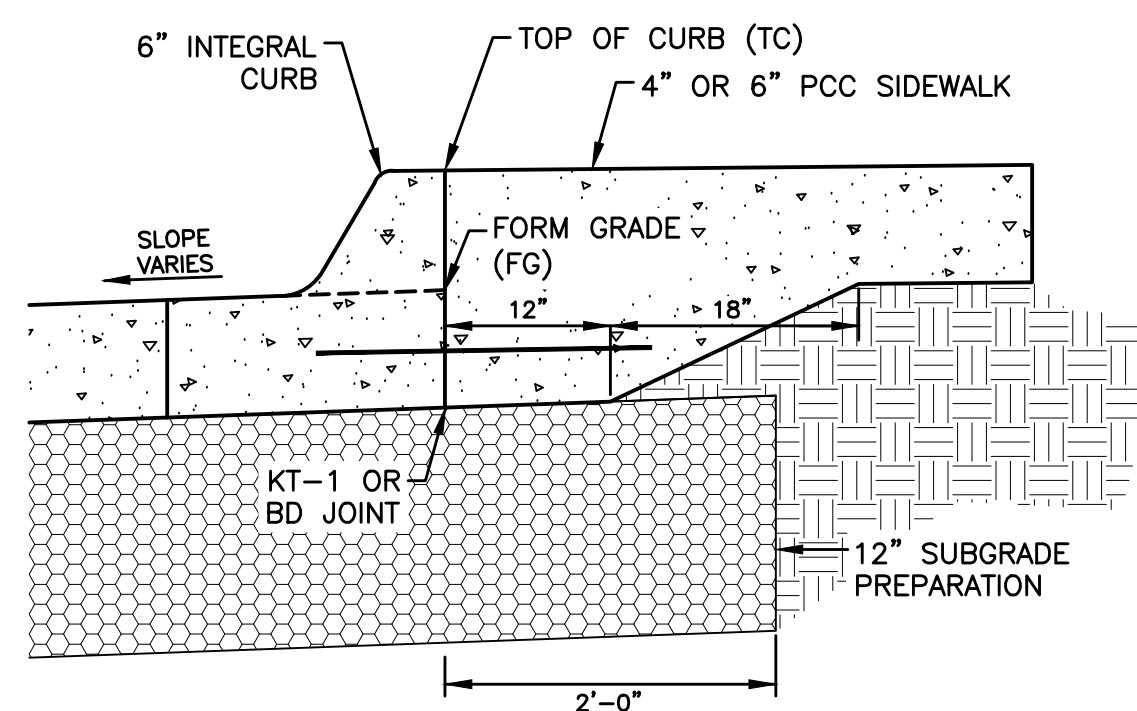


NOTES:  
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.  
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.  
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:  
A. HILTI KWIK BOLT (WWW.USHLTI.COM) 1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".  
B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".  
C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

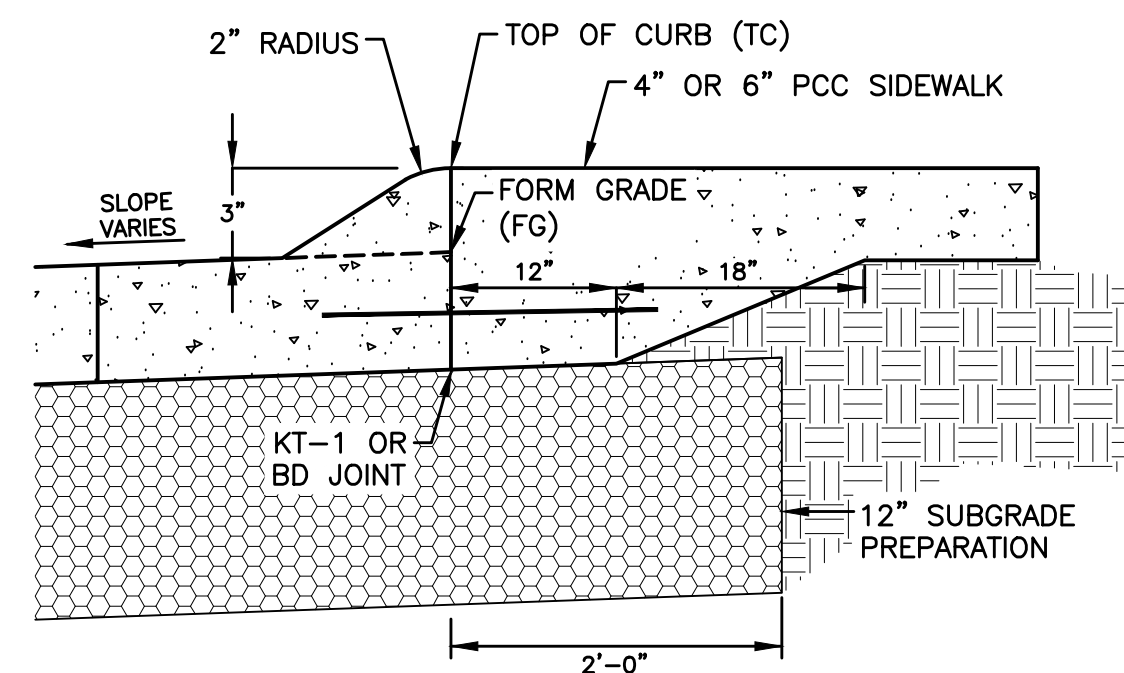
**MAILBOX CLUSTER PAD DETAIL**  
NOT TO SCALE



**INTEGRAL 6" STANDARD CURB**  
NOT TO SCALE



**6" INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE



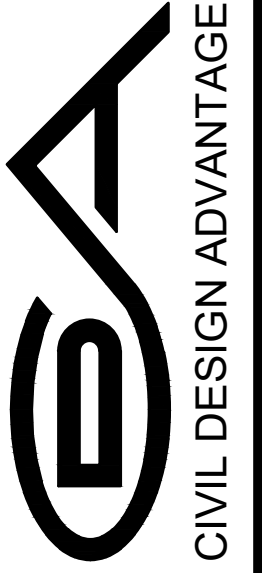
**3" ROLLED CURB AND SIDEWALK**  
NOT TO SCALE

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DRAWN BY: A. KLEBAN  
CHECKED BY: A. KLEBAN

DATE	REVISIONS
04/12/2024	FOURTH SUBMITTAL
04/02/2024	THIRD SUBMITTAL
03/19/2024	SECOND SUBMITTAL
02/20/2024	FIRST SUBMITTAL

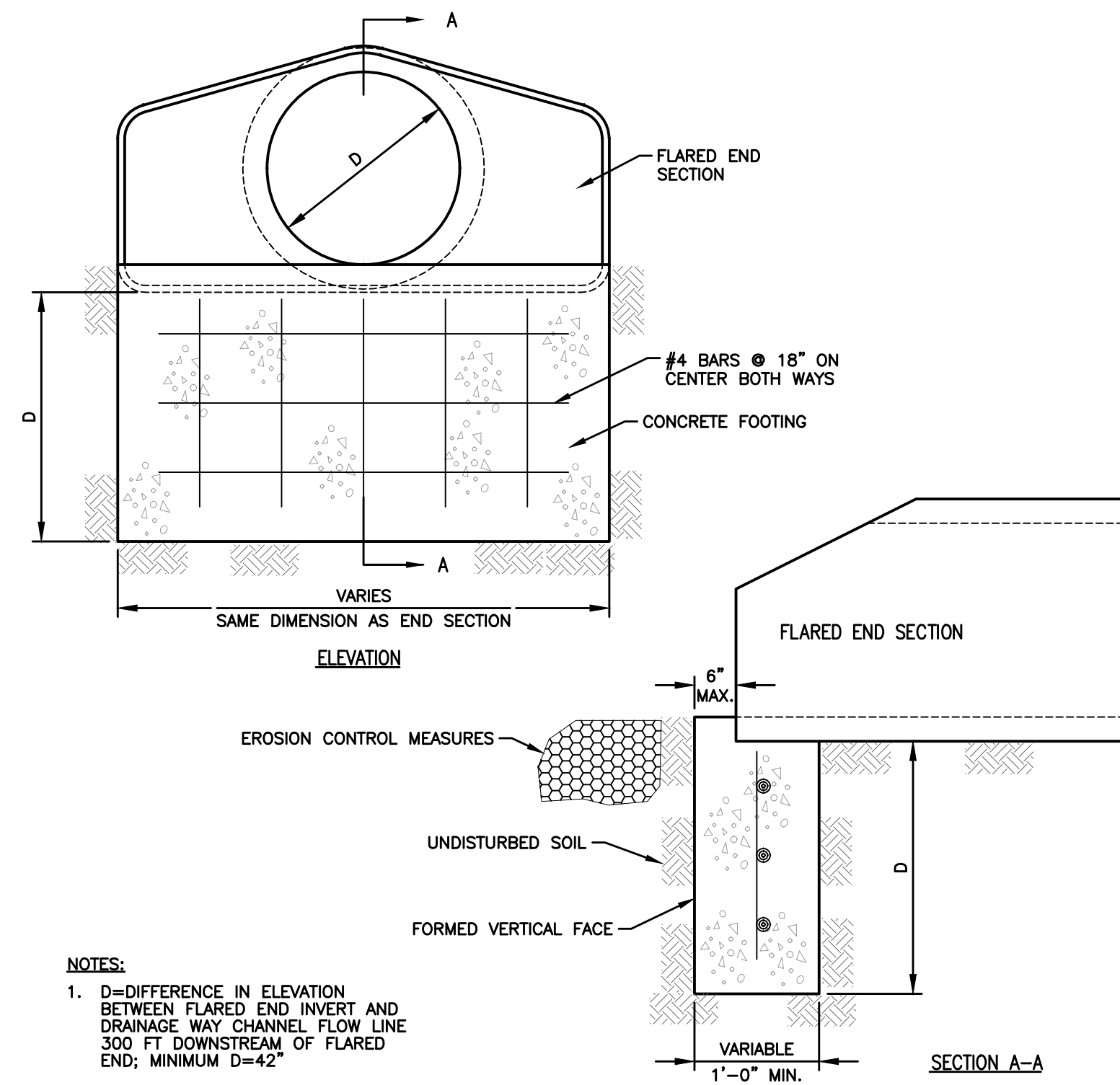
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: ENGINEER: RDR



WAUKEE, IOWA

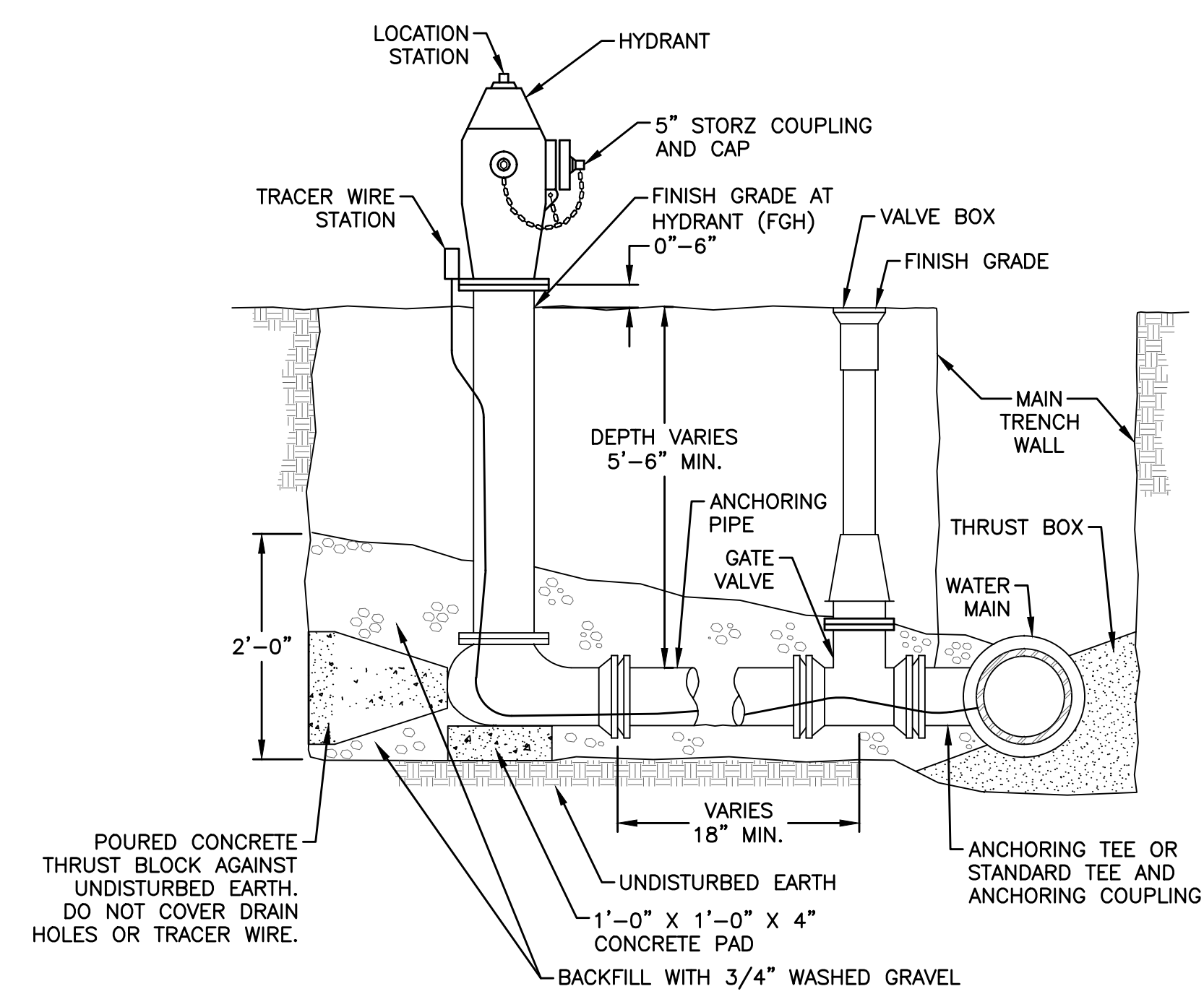
**KETTLESTONE CENTRAL TOWNHOMES PLAT 1**  
TYPICAL SECTIONS AND DETAILS



- 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.

CITY OF WAUKEE  
FLARED END SECTION FOOTING DETAIL  
STD.DWG.NO.30 REV. 1

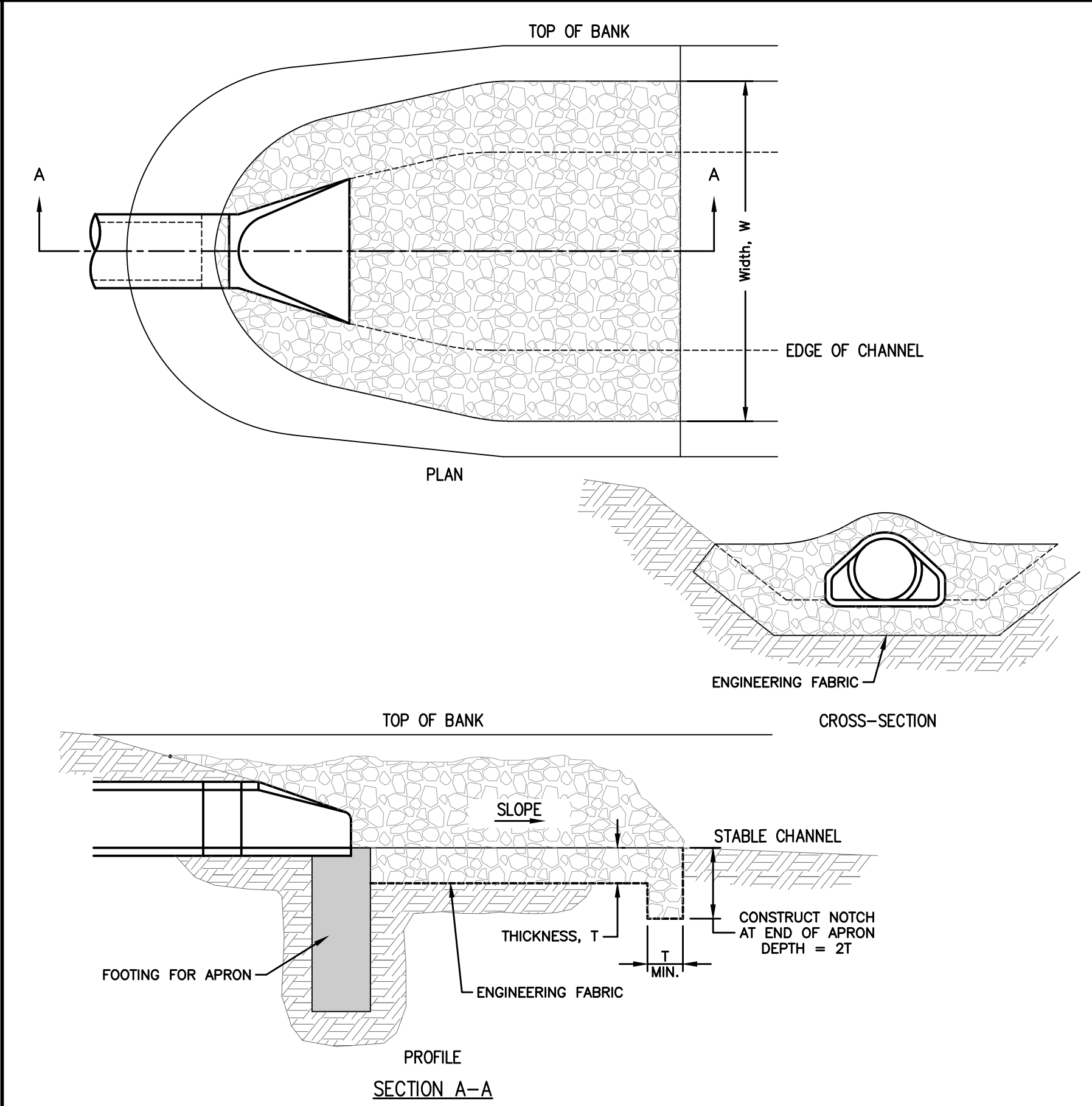
**CITY OF WAUKEE FLARED END SECTION FOOTING DETAIL**  
NOT TO SCALE



- NOTES:**
- MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6"
  - PROVIDE TRACER WIRE AND TRACER WIRE STATION.
  - WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

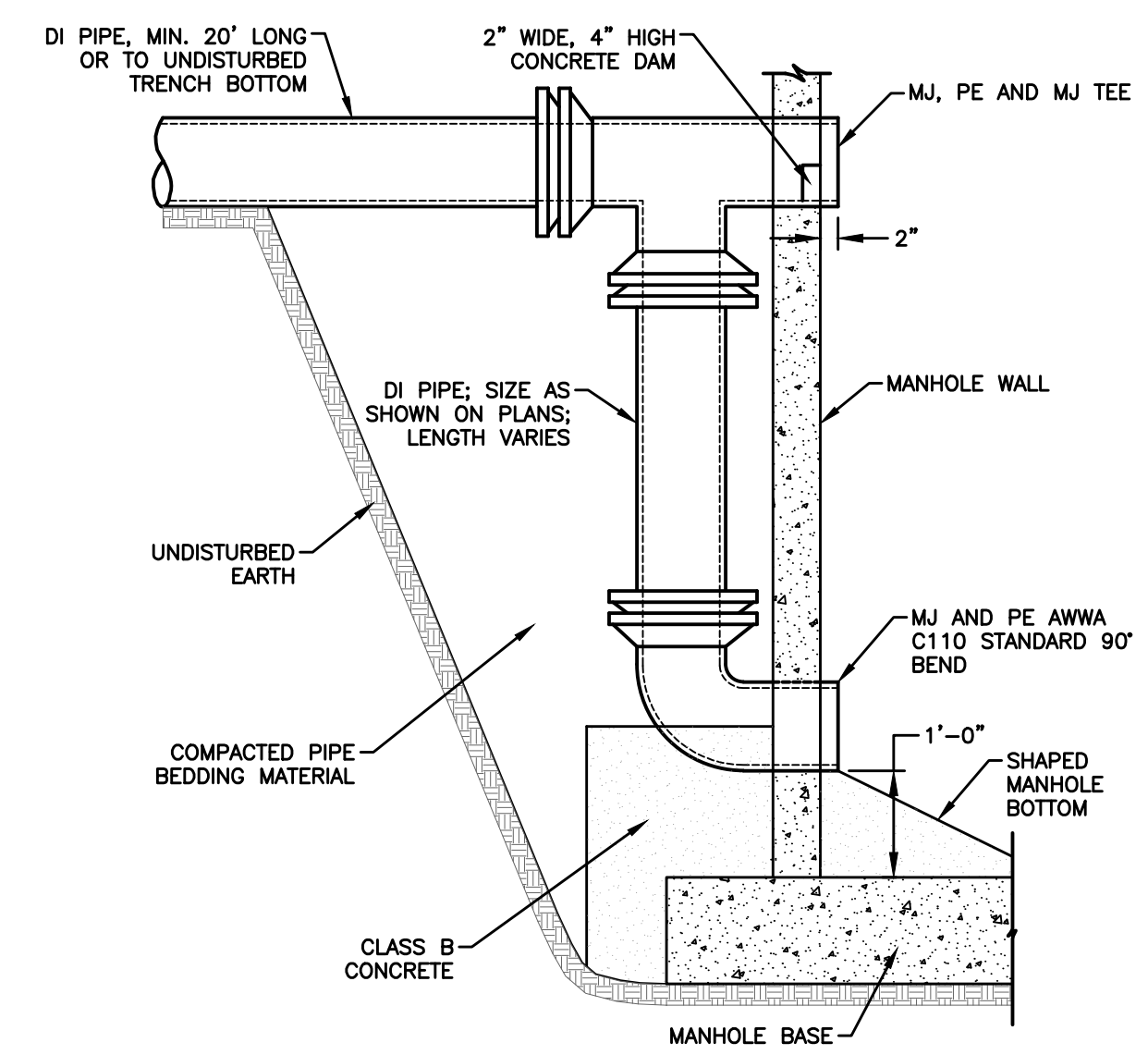
CITY OF WAUKEE  
HYDRANT  
STD.DWG.NO.34 REV. 2

**CITY OF WAUKEE HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



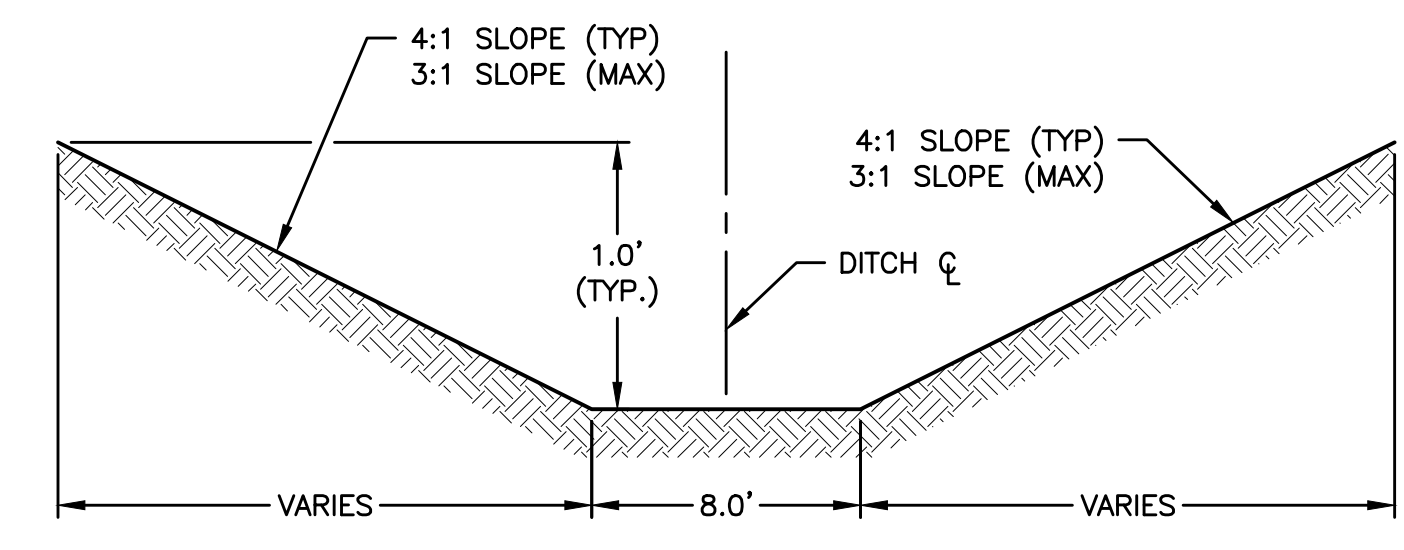
**RIP RAP APRON FOR PIPE OUTLET**  
NOT TO SCALE

- NOTES:**
- EXTEND CLASS B CONCRETE SUPPORT FOR MJ AND PE QUARTER BEND 8" ALL SIDES.
  - USE ANSI A21.50 DUCTILE IRON PIPE; MINIMUM THICKNESS CLASS 52; COAT WITH STANDARD COATING INSIDE AND OUT.
  - USE ANSI A21.10 MECHANICAL JOINT FITTINGS; 150 PSI PRESSURE RATING. COAT WITH STANDARD COATING INSIDE AND OUT.
  - GROUT PIPE IN BLOCKOUT WITH NON-SHRINK GROUT IF PRECAST MANHOLE SECTION IS USED.
  - DROP CONNECTIONS NOT PERMITTED ON 18" OR LARGER SEWER PIPE.



CITY OF WAUKEE  
OUTSIDE DROP CONNECTION  
STD.DWG.NO.13

**CITY OF WAUKEE OUTSIDE DROP CONNECTION DETAIL**  
NOT TO SCALE



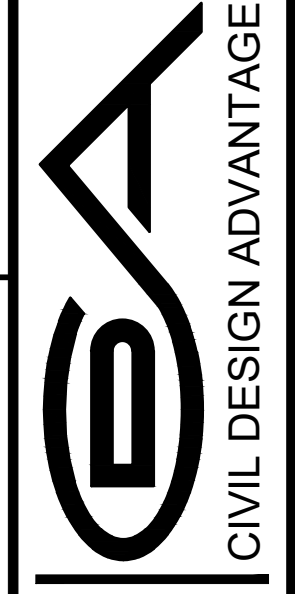
**TYPICAL SECTION - TEMPORARY SWALE**  
NOT TO SCALE

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 COMMENT:

REVISIONS	DATE	DESCRIPTION
FOURTH SUBMITTAL	04/12/2024	
THIRD SUBMITTAL	04/02/2024	
SECOND SUBMITTAL	03/19/2024	
FIRST SUBMITTAL	02/20/2024	

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

ENGINEER: RDR  
TECH:



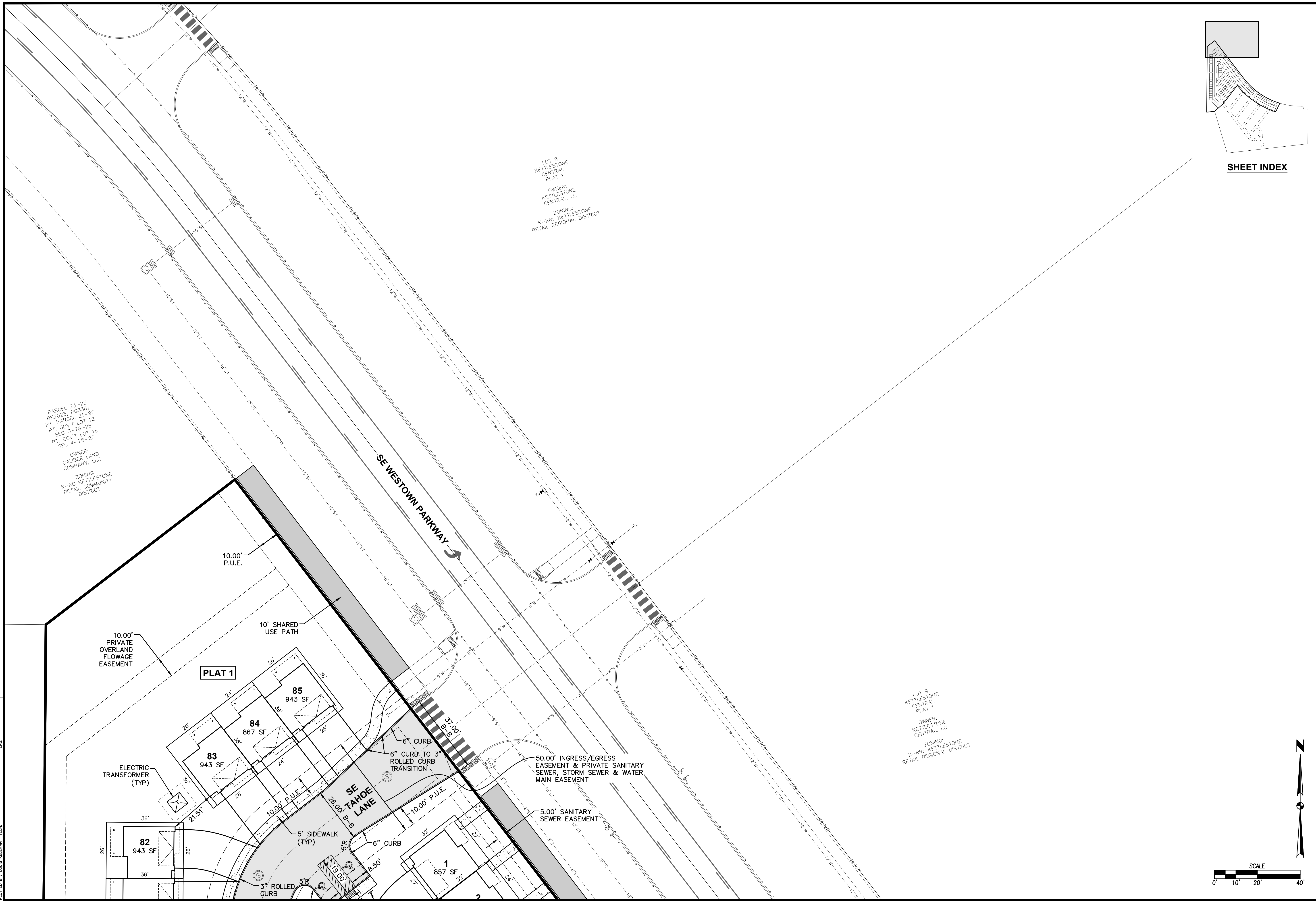
WAUKEE, IOWA

**KETTLESTONE CENTRAL  
TOWNHOMES PLAT 1  
TYPICAL SECTIONS AND DETAILS**

**C2.1**  
2208.586



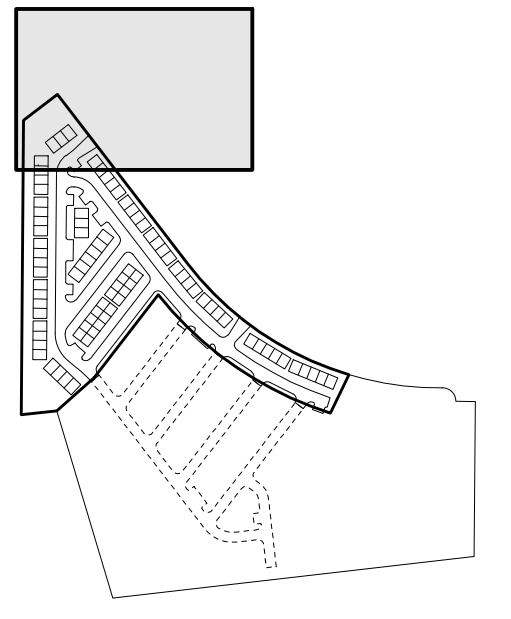
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 DATE: 4/12/2024 8:17 AM



PARCEL 23-23  
 BK 2023, PG 3567  
 PT. PARCEL 21-96  
 PT. GOVT LOT 12  
 SEC 3-78-26  
 PT. GOVT LOT 16  
 SEC 4-78-26  
 OWNER:  
 CAUBER LAND  
 COMPANY, LLC  
 ZONING:  
 K-RC KETTLESTONE  
 RETAIL COMMUNITY  
 DISTRICT

LOT 8  
 KETTLESTONE  
 CENTRAL  
 PLAT 1  
 OWNER:  
 KETTLESTONE  
 CENTRAL, LC  
 ZONING:  
 K-RR: KETTLESTONE  
 RETAIL REGIONAL DISTRICT

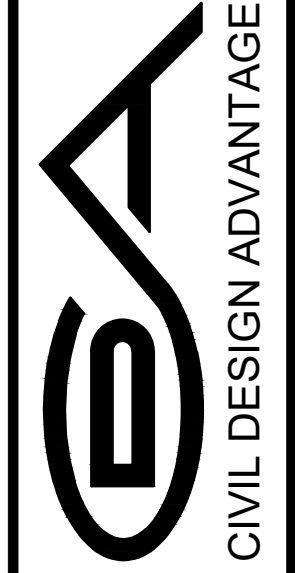
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 CENTRAL  
 PLAT 1  
 OWNER:  
 KETTLESTONE  
 CENTRAL, LC  
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 K-RR: KETTLESTONE  
 RETAIL REGIONAL DISTRICT



SHEET INDEX

REVISIONS	DATE
FIRST SUBMITTAL	02/20/2024
SECOND SUBMITTAL	03/19/2024
THIRD SUBMITTAL	04/02/2024
FOURTH SUBMITTAL	04/12/2024

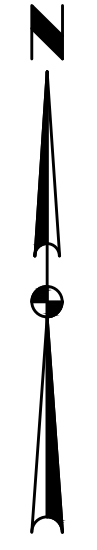
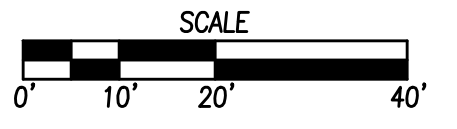
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 ENGINEER: RDR  
 TECH:

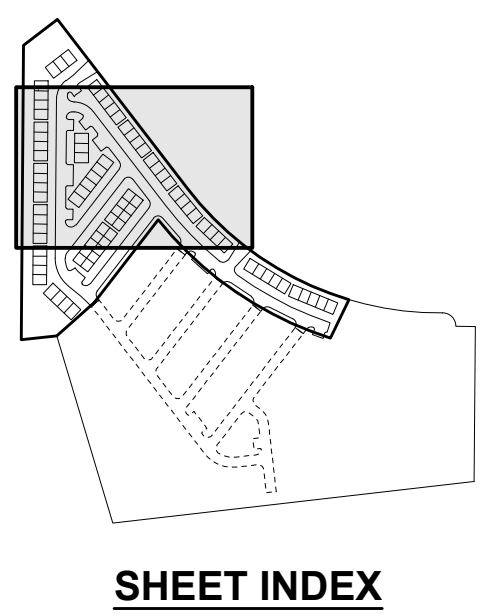


WAUKEE, IOWA

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 DIMENSION PLAN**

**C3.1**  
 2208.586





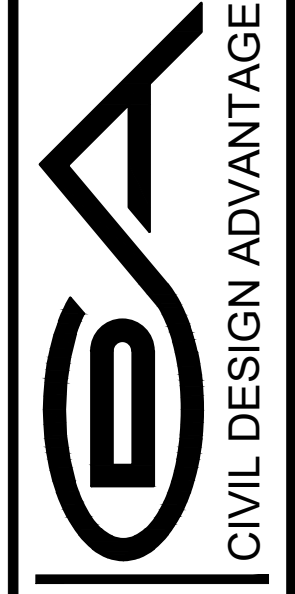
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PARCEL 23-24 BK2023, PG3367  
 PT. COVT LOT 16 SEC. 4-78-26  
 PT. COVT LOT 16 SEC. 4-78-26

OWNER: CALIBER LAND COMPANY, LLC  
 ZONING: PD-1 (UNDERLYING K-MU)

REVISIONS	DATE
FIRST SUBMITTAL	02/20/2024
SECOND SUBMITTAL	03/19/2024
THIRD SUBMITTAL	04/02/2024
FOURTH SUBMITTAL	04/12/2024

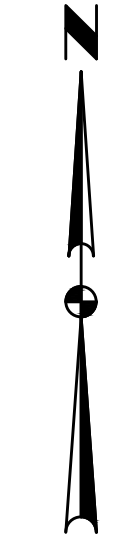
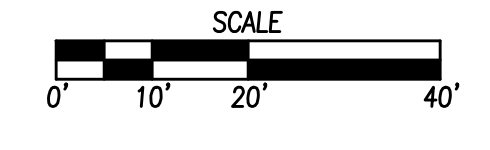
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 TECH: (515) 369-4400  
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 URBANDALE, IA 50322

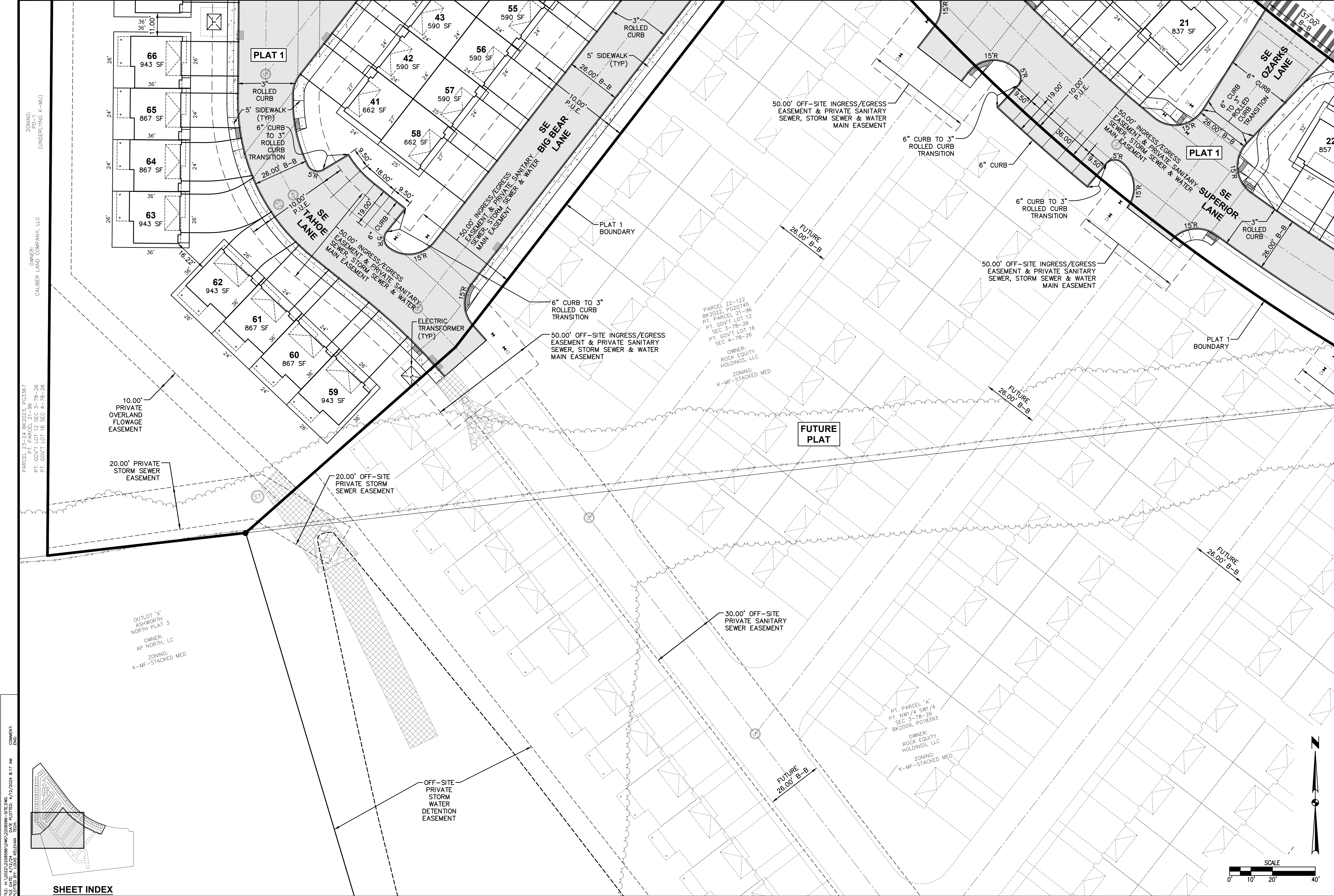


WAUKEE, IOWA

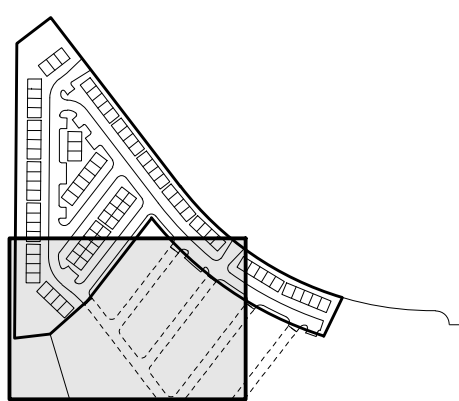
**KETTLESTONE CENTRAL TOWNHOMES PLAT 1**  
 DIMENSION PLAN

**C3.2**  
 2208.586

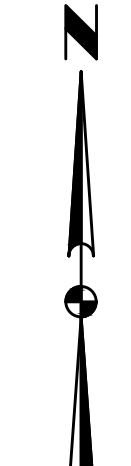
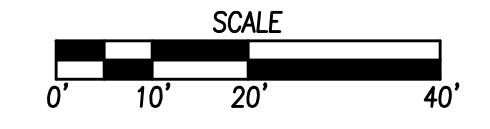




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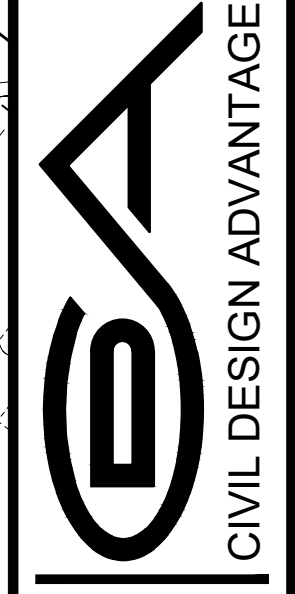


**SHEET INDEX**



DATE	REVISIONS
04/12/2024	FOURTH SUBMITTAL
04/02/2024	THIRD SUBMITTAL
03/19/2024	SECOND SUBMITTAL
02/20/2024	FIRST SUBMITTAL

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

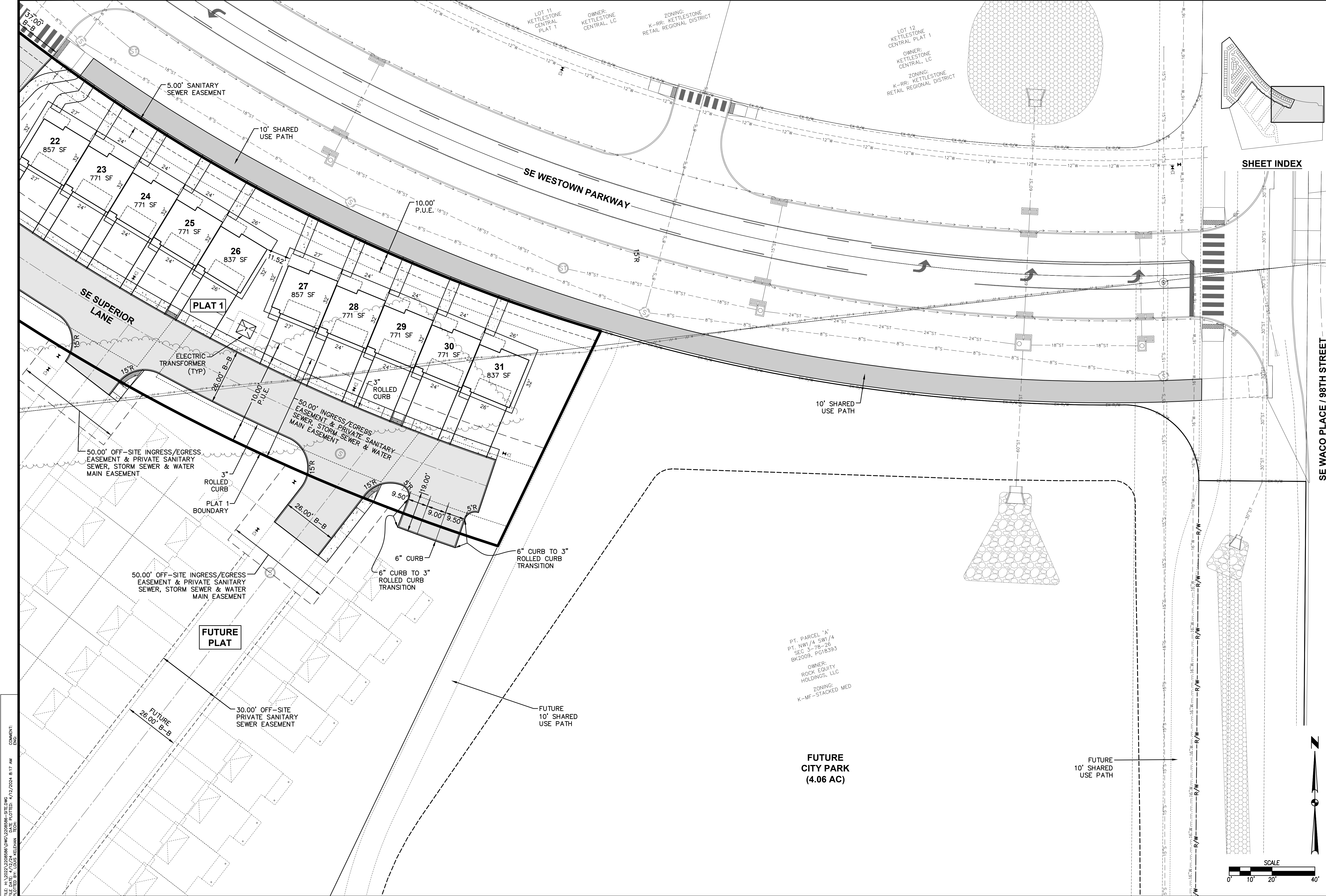


WAUKEE, IOWA  
 ENGINEER: RDR

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 DIMENSION PLAN**

**C3.3**  
 2208.586

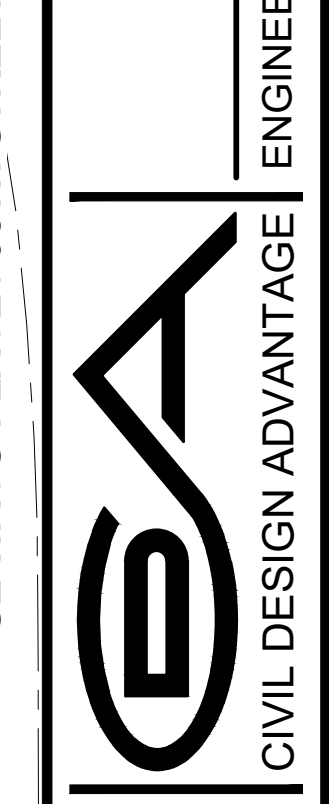
TECH:   
 ENGINEER: RDR



**SHEET INDEX**

DATE	REVISIONS
04/12/2024	FOURTH SUBMITTAL
04/02/2024	THIRD SUBMITTAL
03/19/2024	SECOND SUBMITTAL
02/20/2024	FIRST SUBMITTAL

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

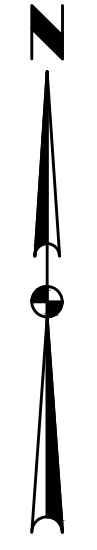
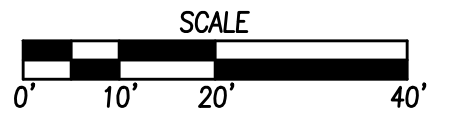


WAUKEE, IOWA  
ENGINEER: RDR  
TECH:

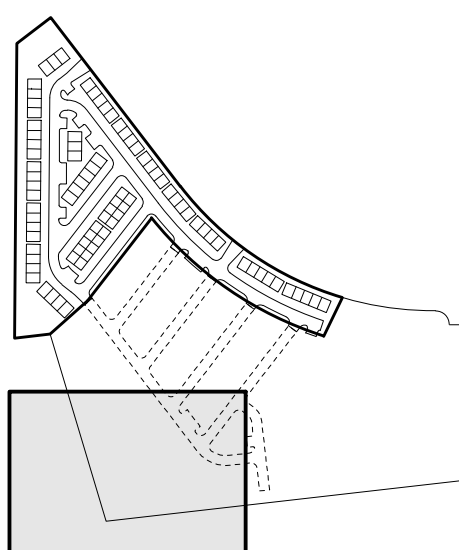
**KETTLESTONE CENTRAL TOWNHOMES PLAT 1 DIMENSION PLAN**

**C3.4**  
2208.586

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PLOTTED BY: AUSTIN KELEHAN  
DATE: 4/12/2024 8:17 AM  
COMMENTS: DIMENSION PLAN



FILE: H:\2022\2208586\DWG\2208586-SIT.DWG  
 COMMENT: DWG  
 PLOTTED BY: ALOUIS KELEHAN  
 DATE: 4/12/2024 8:17 AM



**SHEET INDEX**

OUTLOT 'X'  
 ASHWORTH  
 NORTH PLAT 3  
 OWNER:  
 AP NORTH, LC  
 ZONING:  
 K-MF-STACKED MED

PT. PARCEL 'A'  
 PT. NW1/4 SW1/4  
 SEC 3-78-26  
 BK2009, PG18393  
 OWNER:  
 ROCK EQUITY  
 HOLDINGS, LLC  
 ZONING:  
 K-MF-STACKED MED

**FUTURE PLAT**

OFF-SITE PRIVATE  
 STORM  
 WATER  
 DETENTION  
 EASEMENT

OFF-SITE PRIVATE  
 STORM SEWER &  
 OVERLAND FLOWAGE  
 EASEMENT

FUTURE  
 10' SHARED  
 USE PATH

30.00' OFF-SITE  
 PRIVATE SANITARY  
 SEWER EASEMENT

30.00' OFF-SITE  
 PRIVATE SANITARY  
 SEWER EASEMENT

FUTURE  
 26.00' B-B

FUTURE  
 26.00' B-B

EXISTING  
 10.00' P.U.E.  
 BK2022,  
 PG20378

EXISTING  
 10.00' GAS  
 EASEMENT  
 BK2022,  
 PG20390

EXISTING 30.00'  
 PUBLIC SANITARY  
 SEWER EASEMENT  
 BK2022, PG20376

EXISTING 10.00' P.U.E.  
 BK2022, PG20378

LOT 14  
 MAPLE  
 GROVE  
 PLACE  
 OWNER:  
 MAPLE GROVE  
 PLACE LLC  
 ZONING:  
 K-MF-ROW  
 PD-1

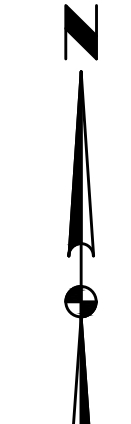
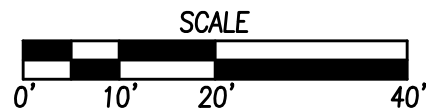
EXISTING 50.00'  
 INGRESS/EGRESS  
 & PRIVATE WATER MAIN &  
 STORM SEWER EASEMENT  
 BK2022, PG20379  
 BK2022, PG20387  
 BK2022, PG20388

EXISTING  
 40.00' SANITARY  
 SEWER EASEMENT  
 BK2017, PG1537  
 BK2017, PG2648

LOT 13  
 MAPLE  
 GROVE  
 PLACE  
 OWNER:  
 MAPLE GROVE  
 PLACE LLC  
 ZONING:  
 K-MF-ROW  
 PD-1

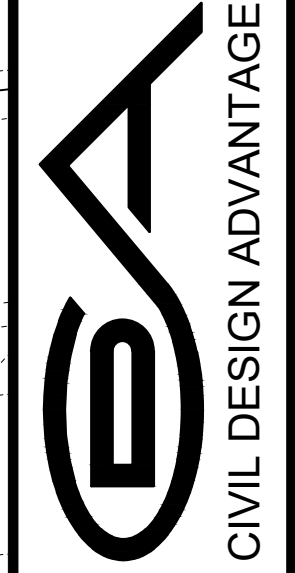
EXISTING  
 35.00' OVERLAND  
 FLOWAGE EASEMENT  
 BK2022, PG20383

LOT 12  
 MAPLE  
 GROVE  
 PLACE  
 OWNER:  
 MAPLE GROVE  
 PLACE LLC  
 ZONING:  
 K-MF-ROW  
 PD-1



REVISIONS	DATE
FOURTH SUBMITTAL	04/12/2024
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FIRST SUBMITTAL	02/20/2024

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

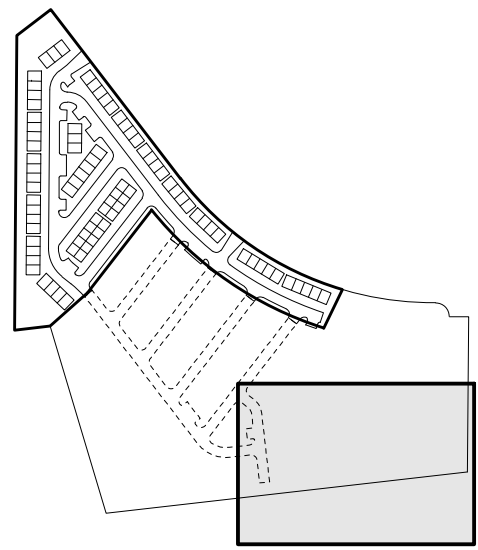


WAUKEE, IOWA

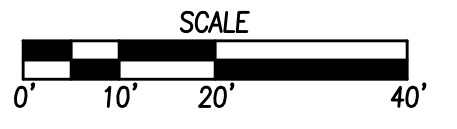
**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 DIMENSION PLAN**

**C3.5**  
 2208.586

FILE: H:\2022\2208586\DWG\2208586-STD.DWG  
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 DATE: 4/12/2024 8:17 AM  
 COMMENT: DWG



SHEET INDEX



REVISIONS	DATE
FOURTH SUBMITTAL	04/12/2024
THIRD SUBMITTAL	04/02/2024
SECOND SUBMITTAL	03/19/2024
FIRST SUBMITTAL	02/20/2024

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

TECH: \_\_\_\_\_  
 ENGINEER: RDR



WAUKEE, IOWA

**KETTLESTONE CENTRAL TOWNHOMES PLAT 1**  
**DIMENSION PLAN**

**C3.6**  
 2208.586

FILE: H:\2022\2208586\DWG\2208586-STE.DWG  
 COMMENT: ENCL  
 PLOTTED BY: ALOUIS KELEHAN  
 DATE: 4/12/2024 8:17 AM



**GRADING NOTES**

1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, 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 0.8% 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 T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE 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 POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF WAUKEE UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

DATE	04/12/2024
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

**ES&A**  
 CIVIL DESIGN ADVANTAGE

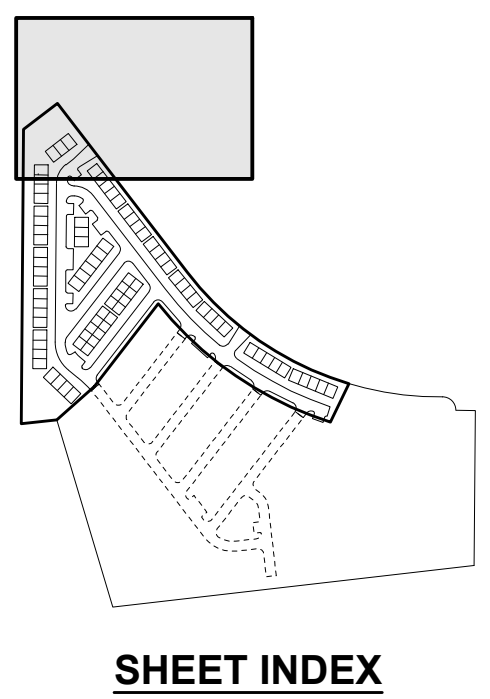
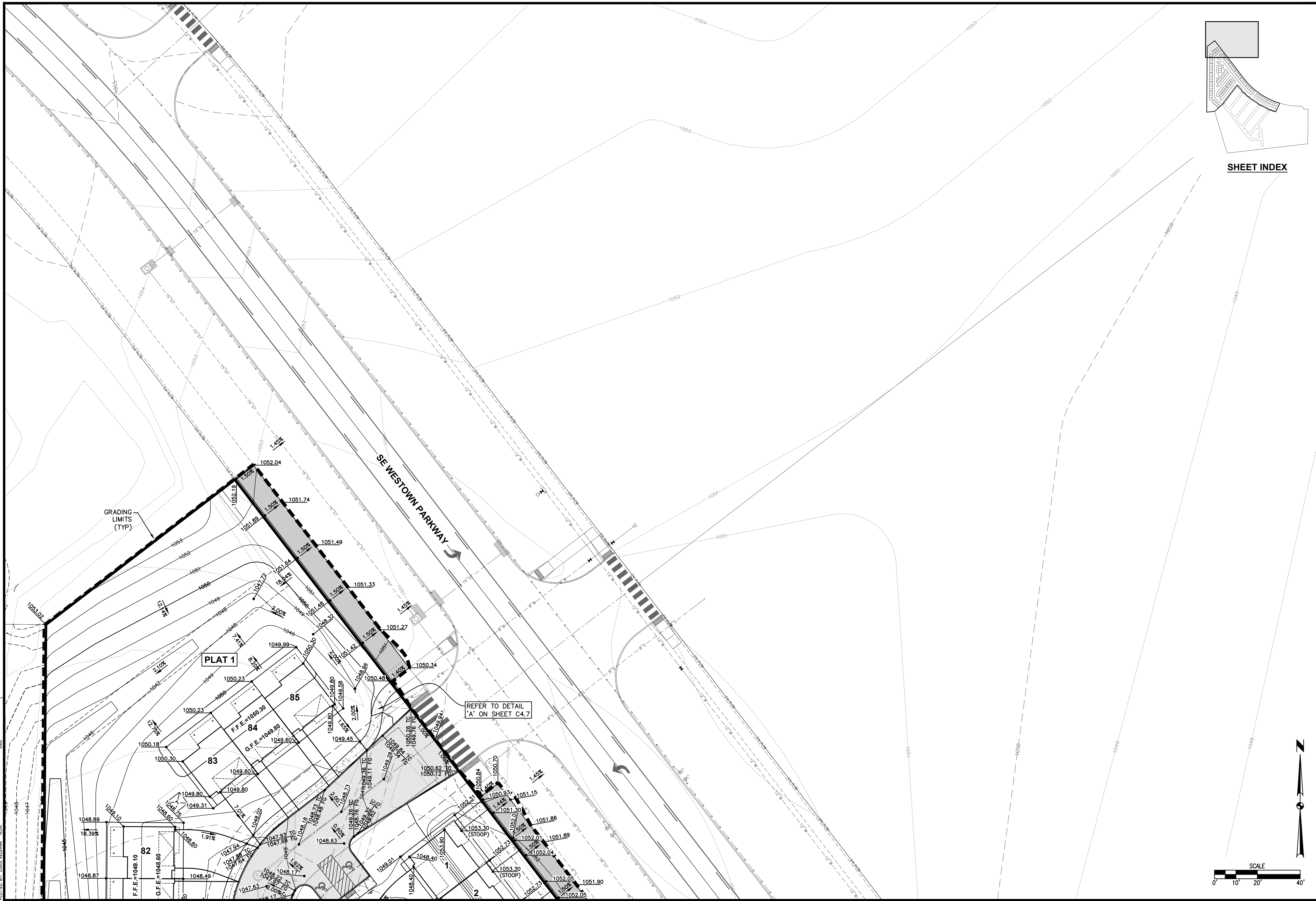
WAUKEE, IOWA

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 GRADING PLAN (OVERALL PLAN)**

**C4.0**  
 2208.586

ENGINEER: RDR  
 TECH:

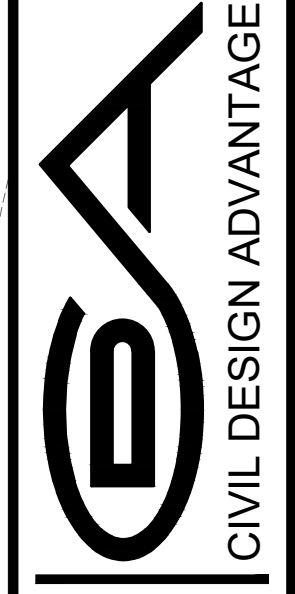
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 COMMENT: DWG



SHEET INDEX

REVISIONS	DATE
FOURTH SUBMITTAL	04/12/2024
THIRD SUBMITTAL	04/02/2024
SECOND SUBMITTAL	03/19/2024
FIRST SUBMITTAL	02/20/2024

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

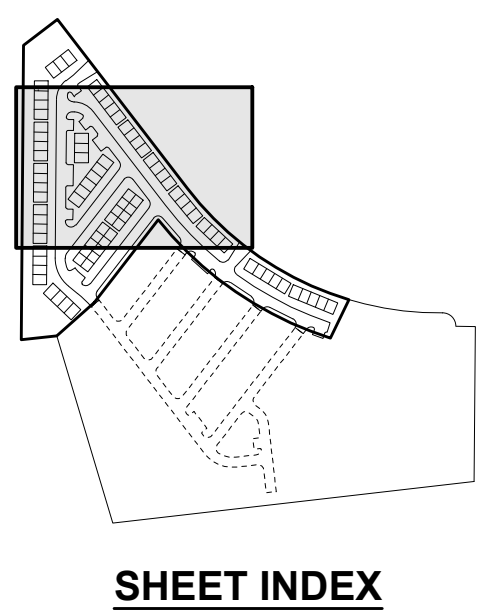


WAUKEE, IOWA

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 GRADING PLAN**

**C4.1**  
 2208.586

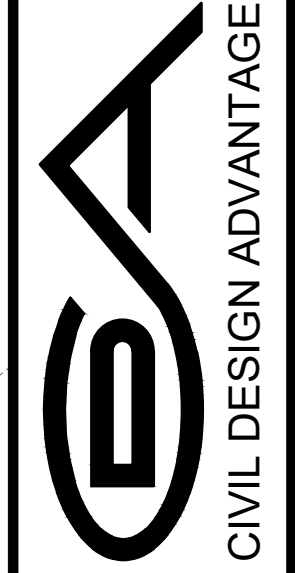
ENGINEER: RDR  
 TECH:



SHEET INDEX

DATE	REVISIONS
04/12/2024	FOURTH SUBMITTAL
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02/20/2024	FIRST SUBMITTAL

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



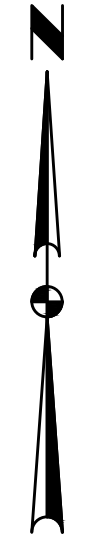
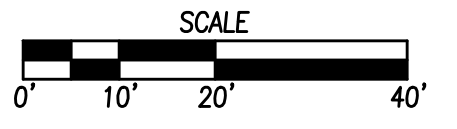
WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 GRADING PLAN**

**C4.2**  
 2208.586

TECH: RDR  
 ENGINEER: RDR

FILE: H:\2024\2208586\2208586-STEEDING  
 PLOTTED BY: TOSI ALEXANDER  
 DATE: 4/12/2024 8:17 AM



REFER TO DETAIL 'D' ON SHEET C4.7

FUTURE PLAT

REFER TO DETAIL 'E' ON SHEET C4.7

REFER TO DETAIL 'A' ON SHEET C4.7

REFER TO DETAIL 'C' ON SHEET C4.7

OVERFLOW

OVERFLOW

PLAT 1

PLAT 1 BOUNDARY

FUTURE PLAT

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

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OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

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OVERFLOW

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OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

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OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

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OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

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OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

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SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

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OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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EL=100 YR

OVERFLOW

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OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
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EL=100 YR

OVERFLOW

OVERFLOW

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OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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EL=100 YR

OVERFLOW

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OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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OVERFLOW

OVERFLOW

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SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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 EL=1041.33

EL=100 YR

OVERFLOW

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OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

100 YR  
 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

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OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

GRADING LIMITS (TYP)

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 EL=1041.33

EL=100 YR

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

OVERFLOW

SE WESTOWN PARKWAY

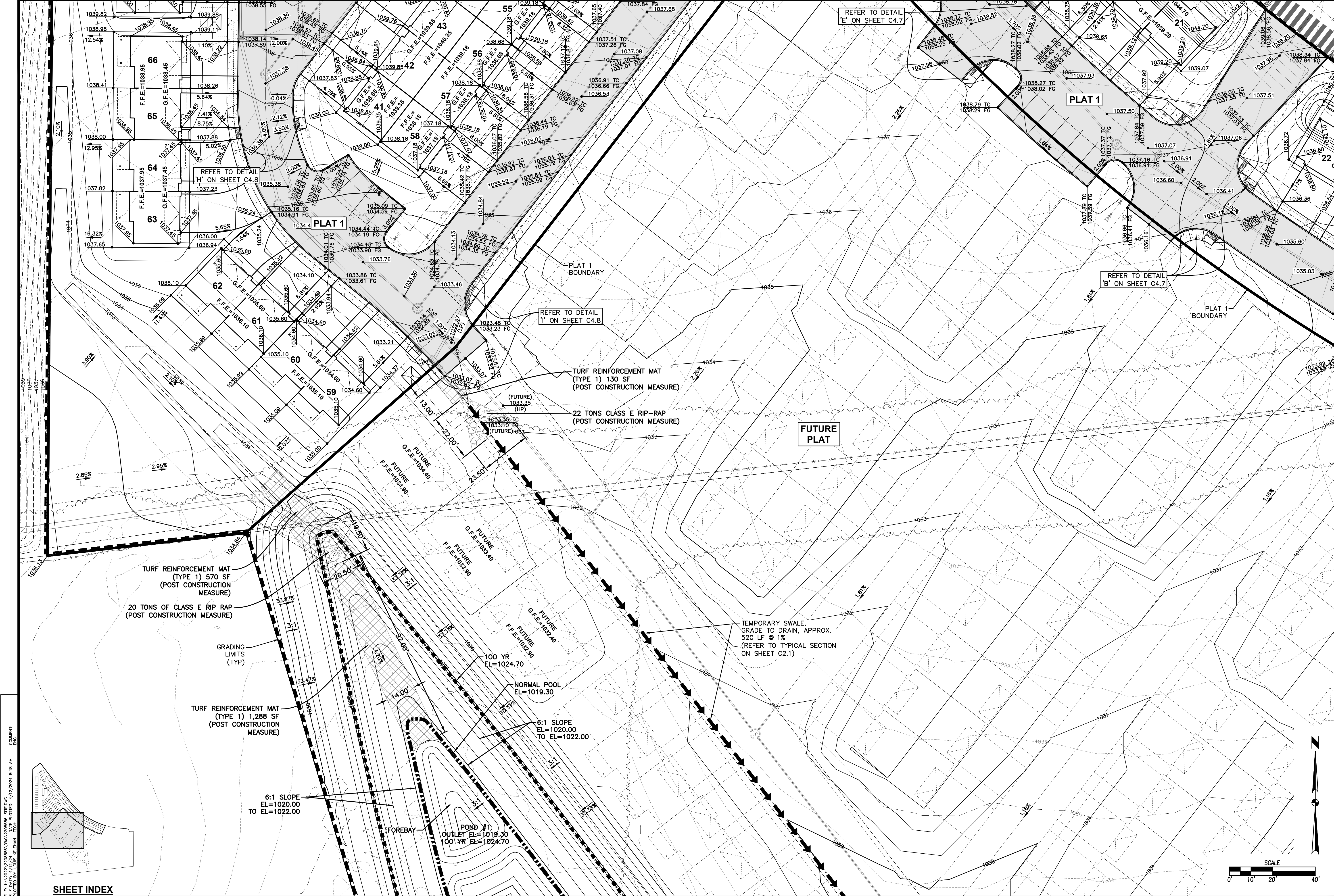
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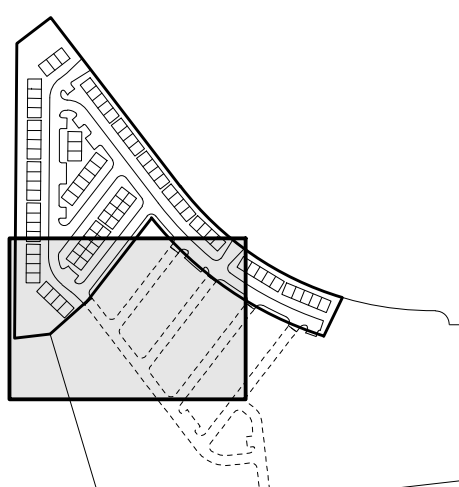
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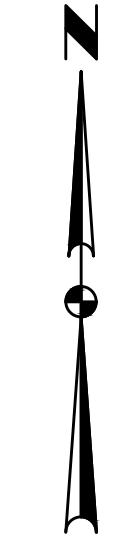
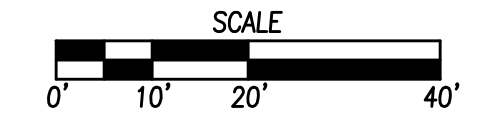
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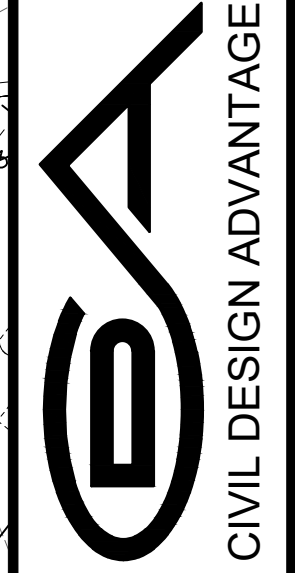


SHEET INDEX



DATE	REVISIONS
04/12/2024	FOURTH SUBMITTAL
04/02/2024	THIRD SUBMITTAL
03/19/2024	SECOND SUBMITTAL
02/20/2024	FIRST SUBMITTAL

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



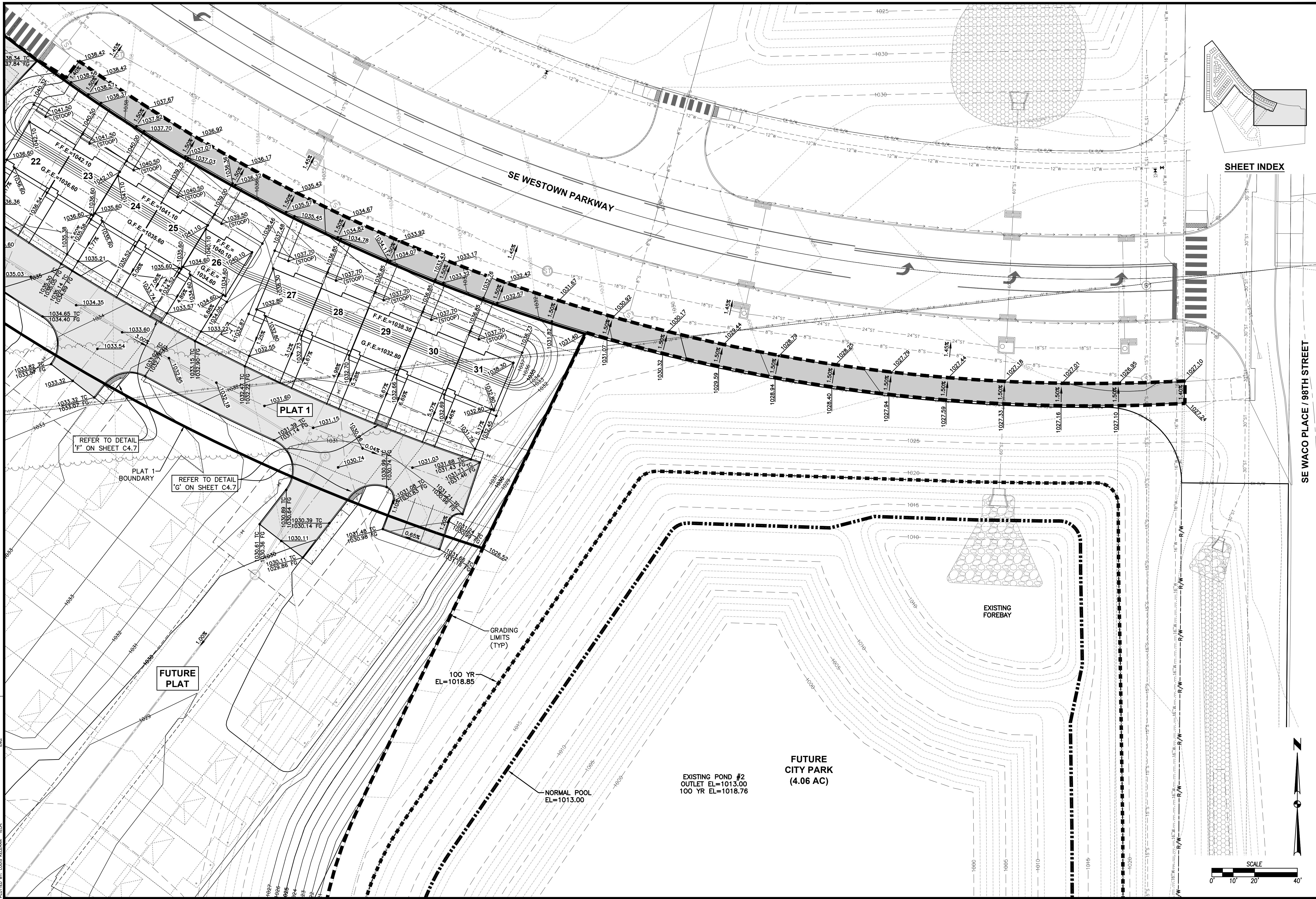
WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER: RDR

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 GRADING PLAN**

**C4.3**  
 2208.586

TECH: \_\_\_\_\_

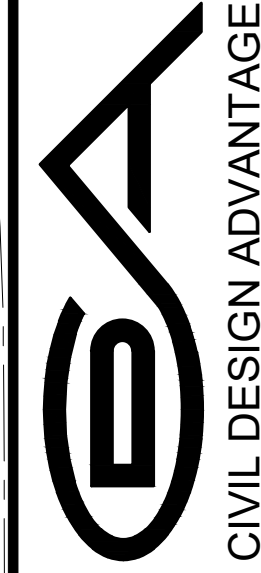
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END



SHEET INDEX

SE WACO PLACE / 98TH STREET

**KETTLESTONE CENTRAL  
TOWNHOMES PLAT 1  
GRADING PLAN**



WAUKEE, IOWA

ENGINEER: RDR

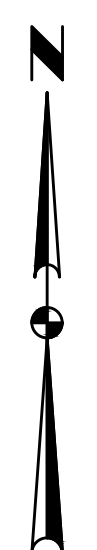
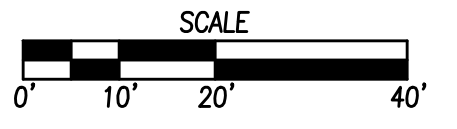
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4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

REVISIONS	DATE
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SECOND SUBMITTAL	03/19/2024
THIRD SUBMITTAL	04/02/2024
FOURTH SUBMITTAL	04/12/2024

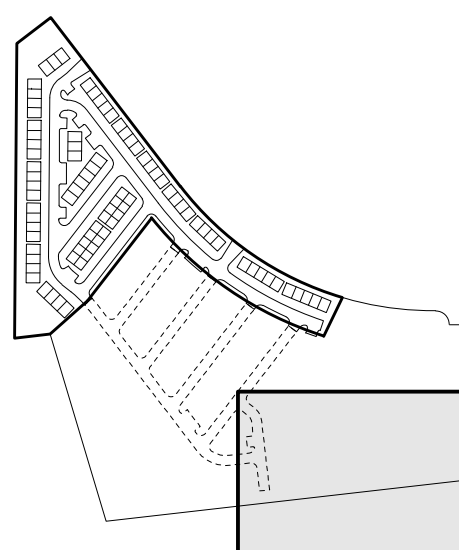
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2208.586

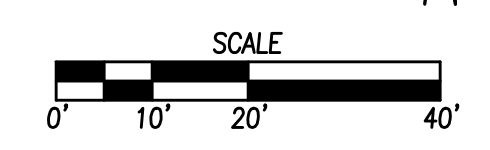
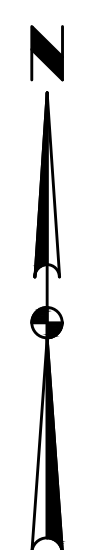
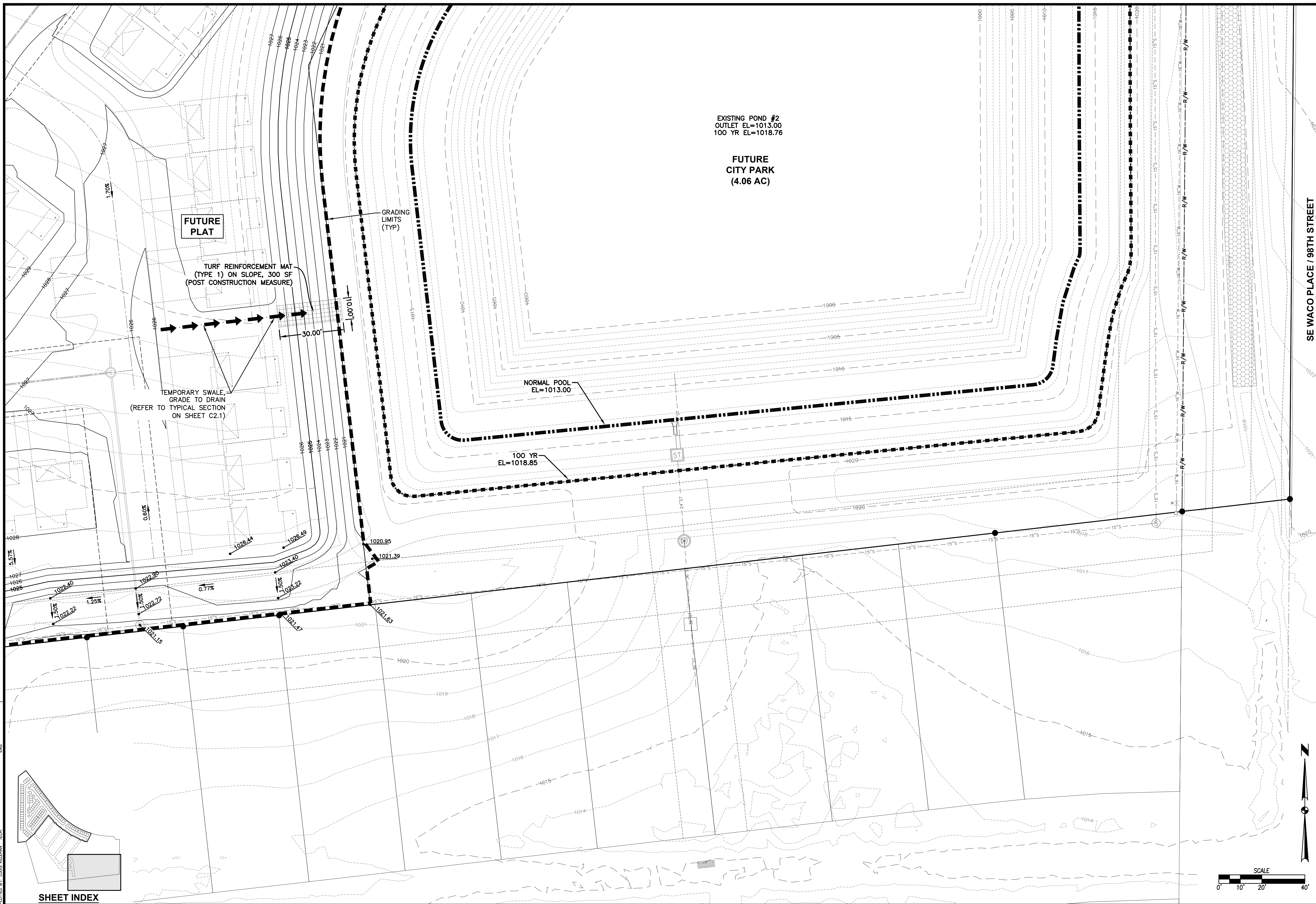




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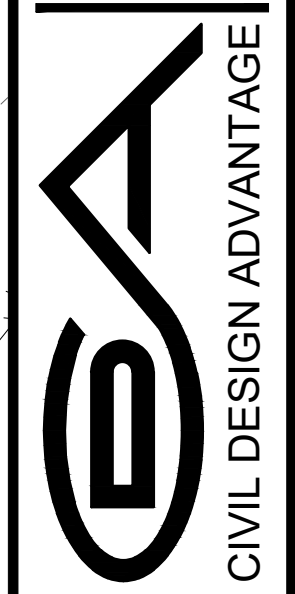


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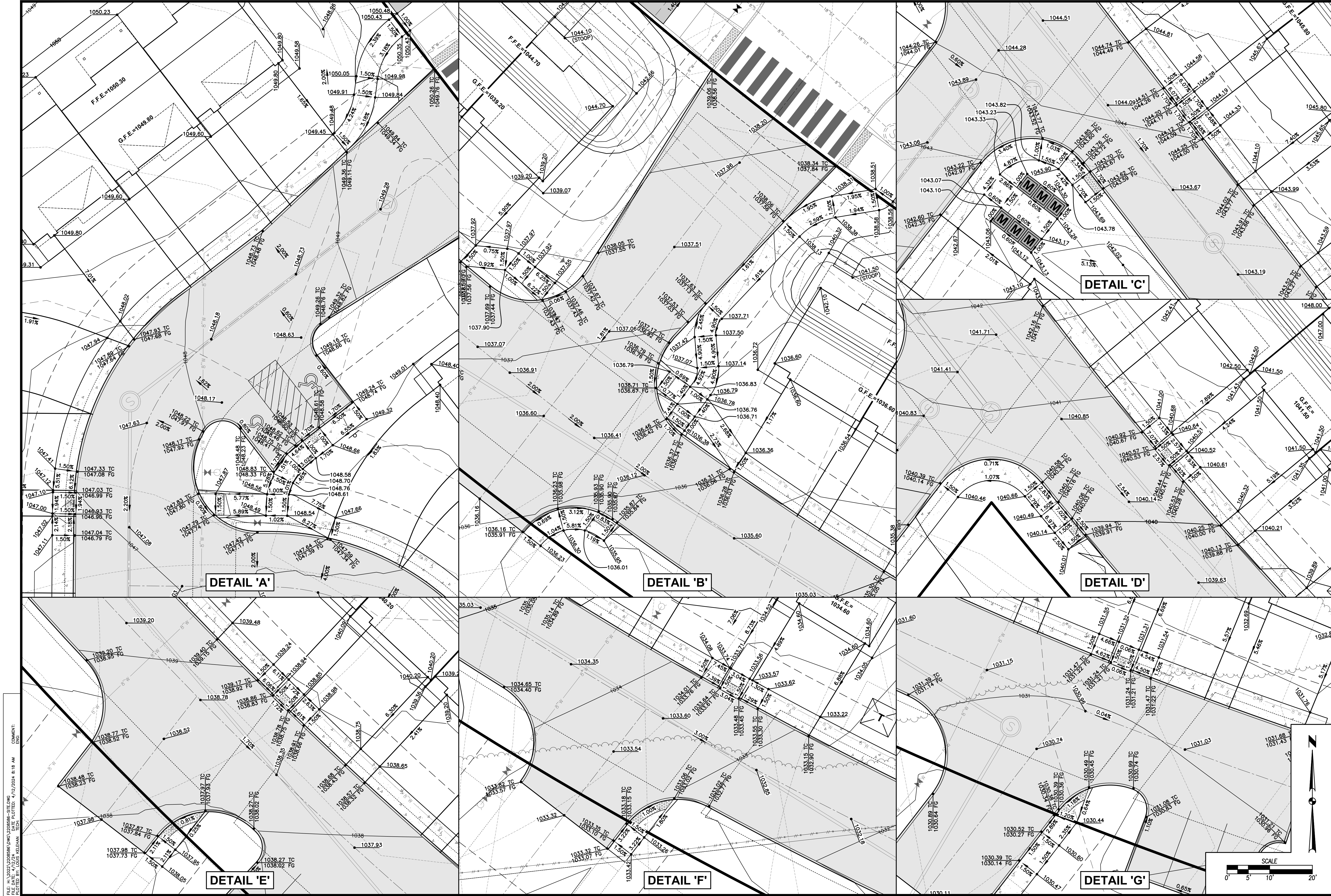
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4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400  
TECH: RDR  
ENGINEER: RDR



WAUKEE, IOWA

# KETTLESTONE CENTRAL TOWNHOMES PLAT 1 GRADING PLAN

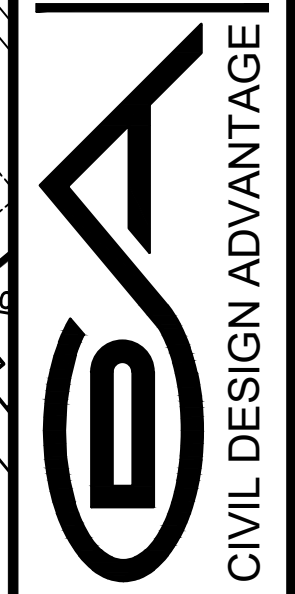
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04/02/2024	THIRD SUBMITTAL
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02/20/2024	FIRST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

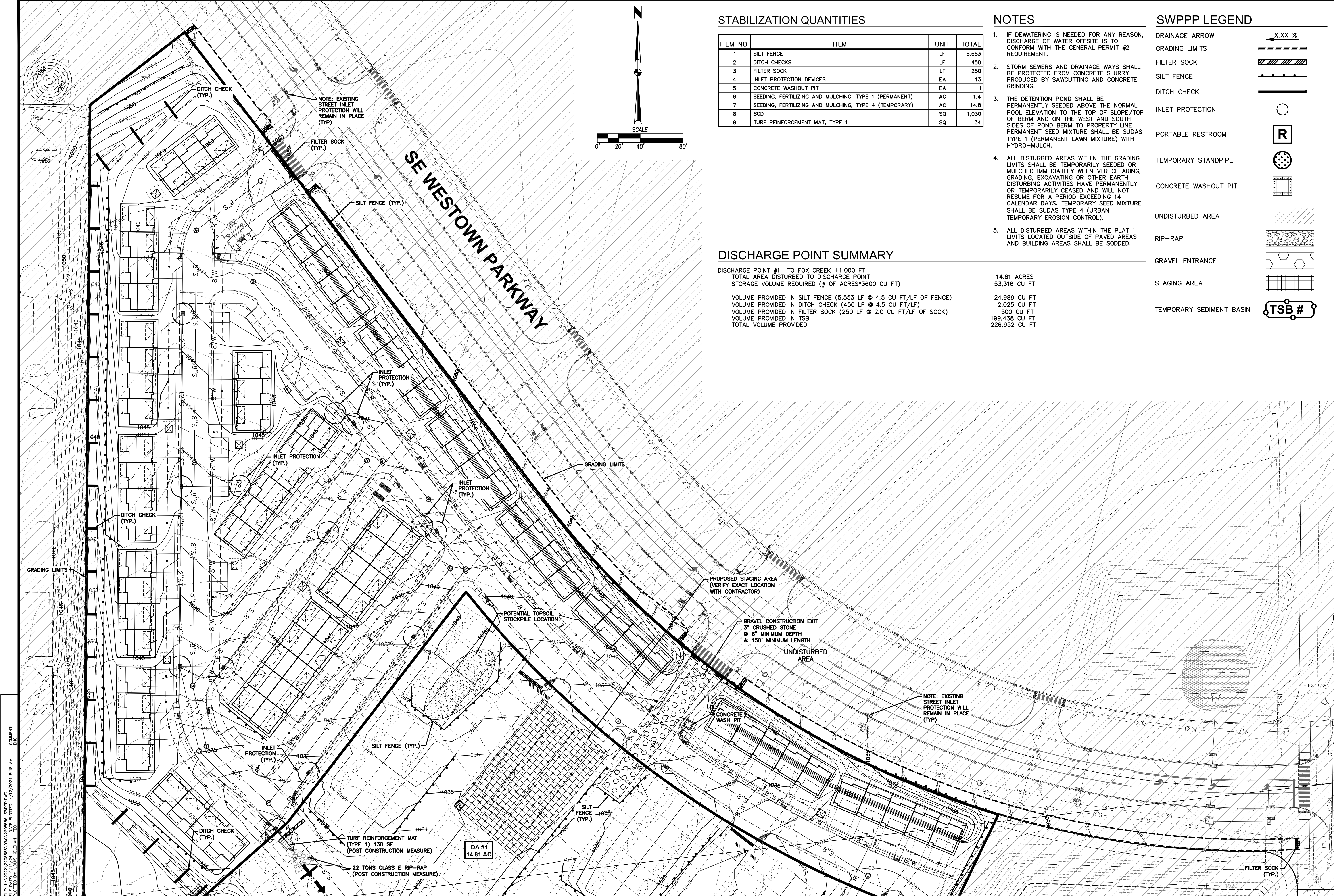
**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 GRADING PLAN**

**C4.7**  
 2208.586

ENGINEER: RDR

TECH:





**STABILIZATION QUANTITIES**

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	5,553
2	DITCH CHECKS	LF	450
3	FILTER SOCK	LF	250
4	INLET PROTECTION DEVICES	EA	13
5	CONCRETE WASHOUT PIT	EA	1
6	SEEDING, FERTILIZING AND MULCHING, TYPE 1 (PERMANENT)	AC	1.4
7	SEEDING, FERTILIZING AND MULCHING, TYPE 4 (TEMPORARY)	AC	14.8
8	SOD	SQ	1,030
9	TURF REINFORCEMENT MAT, TYPE 1	SQ	34

**NOTES**

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- THE DETENTION POND SHALL BE PERMANENTLY SEEDED ABOVE THE NORMAL POOL ELEVATION TO THE TOP OF SLOPE/TOP OF BERM AND ON THE WEST AND SOUTH SIDES OF POND BERM TO PROPERTY LINE. PERMANENT SEED MIXTURE SHALL BE SUDAS TYPE 1 (PERMANENT LAWN MIXTURE) WITH HYDRO-MULCH.
- ALL DISTURBED AREAS WITHIN THE GRADING LIMITS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. TEMPORARY SEED MIXTURE SHALL BE SUDAS TYPE 4 (URBAN TEMPORARY EROSION CONTROL).
- ALL DISTURBED AREAS WITHIN THE PLAT 1 LIMITS LOCATED OUTSIDE OF PAVED AREAS AND BUILDING AREAS SHALL BE SODDED.

**SWPPP LEGEND**

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

**DISCHARGE POINT SUMMARY**

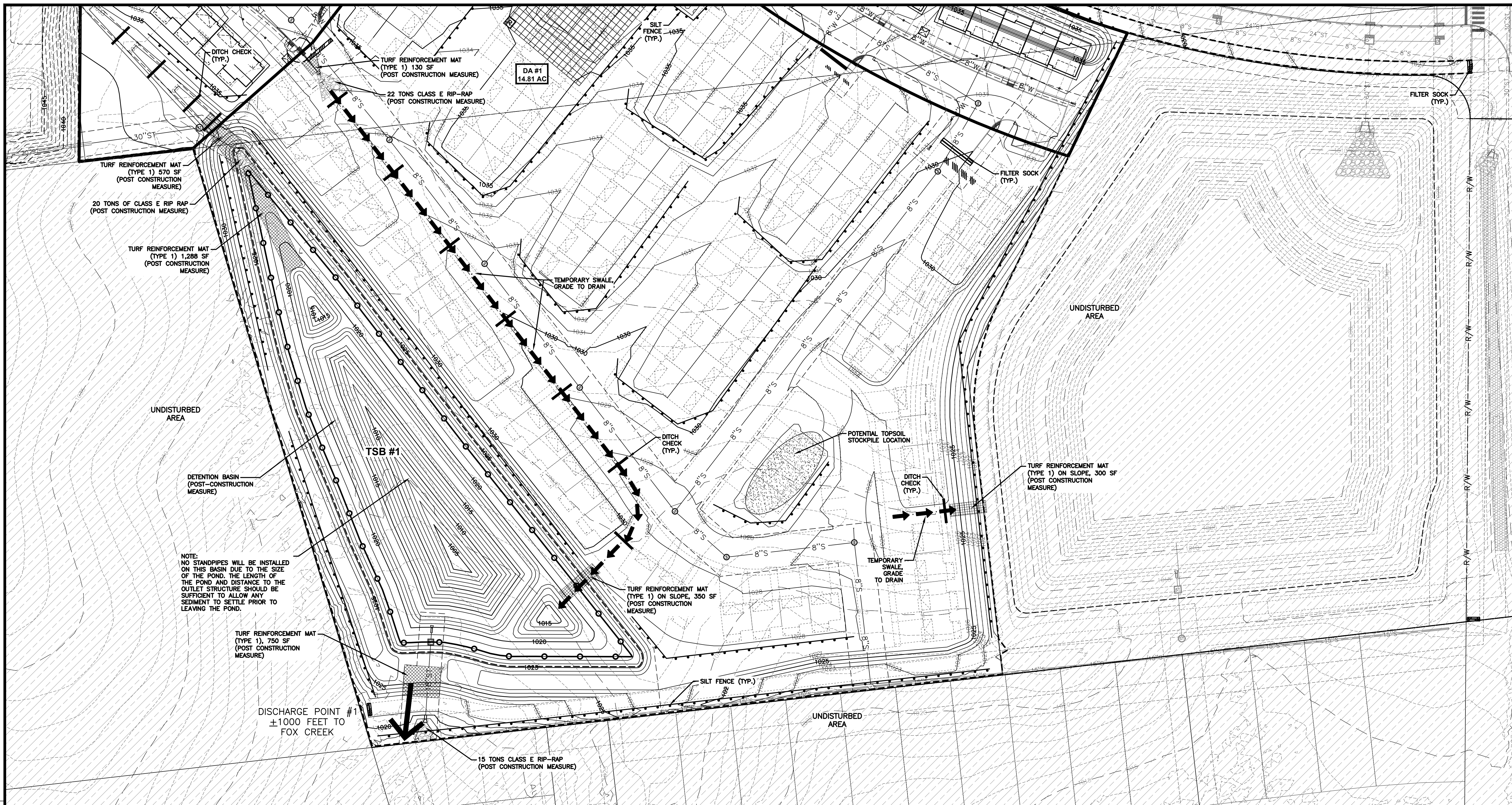
DISCHARGE POINT #1 TO FOX CREEK ±1,000 FT  
 TOTAL AREA DISTURBED TO DISCHARGE POINT  
 STORAGE VOLUME REQUIRED (# OF ACRES\*3600 CU FT)

VOLUME PROVIDED IN SILT FENCE (5,553 LF @ 4.5 CU FT/LF OF FENCE)	24,989 CU FT
VOLUME PROVIDED IN DITCH CHECK (450 LF @ 4.5 CU FT/LF)	2,025 CU FT
VOLUME PROVIDED IN FILTER SOCK (250 LF @ 2.0 CU FT/LF OF SOCK)	500 CU FT
VOLUME PROVIDED IN TSB	199,438 CU FT
TOTAL VOLUME PROVIDED	226,952 CU FT

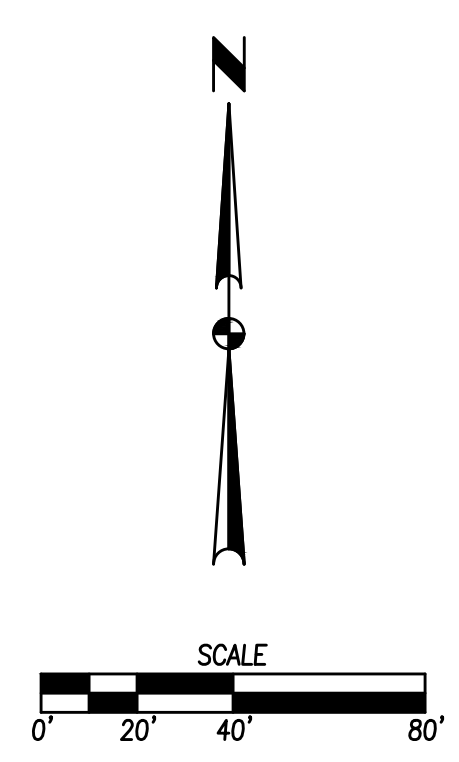
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 <b>CIVIL DESIGN ADVANTAGE</b>	<p><b>KETTLESTONE CENTRAL TOWNHOMES PLAT 1</b>  <b>EROSION AND SEDIMENT CONTROL PLAN</b></p> <p>DATE: 04/12/2024          FOURTH SUBMITTAL          DATE: 04/02/2024          THIRD SUBMITTAL          DATE: 03/19/2024          SECOND SUBMITTAL          DATE: 02/20/2024          FIRST SUBMITTAL</p>
 <b>CIVIL DESIGN ADVANTAGE</b>	<p>4121 NW URBANDALE DRIVE          URBANDALE, IA 50322          PHONE: (515) 369-4400</p>
 <b>CIVIL DESIGN ADVANTAGE</b>	<p>TECH: RDR          ENGINEER: RDR</p>
 <b>CIVIL DESIGN ADVANTAGE</b>	<p>WAUKEE, IOWA</p>
 <b>CIVIL DESIGN ADVANTAGE</b>	<p><b>C5.0</b>          2208.586</p>

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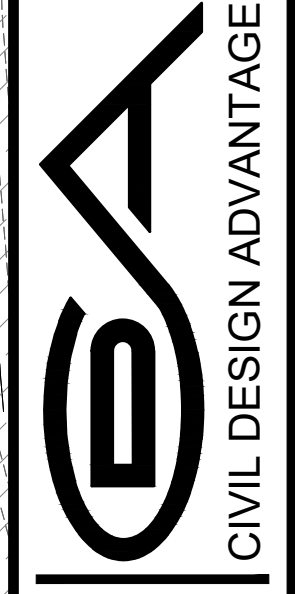


NOTE:  
 NO STANDPIPES WILL BE INSTALLED  
 ON THIS BASIN DUE TO THE SIZE OF  
 THE POND. THE LENGTH OF  
 THE POND AND DISTANCE TO THE  
 OUTLET STRUCTURE SHOULD BE  
 SUFFICIENT TO ALLOW ANY  
 SEDIMENT TO SETTLE PRIOR TO  
 LEAVING THE POND.



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4121 NW URBANDALE DRIVE  
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WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

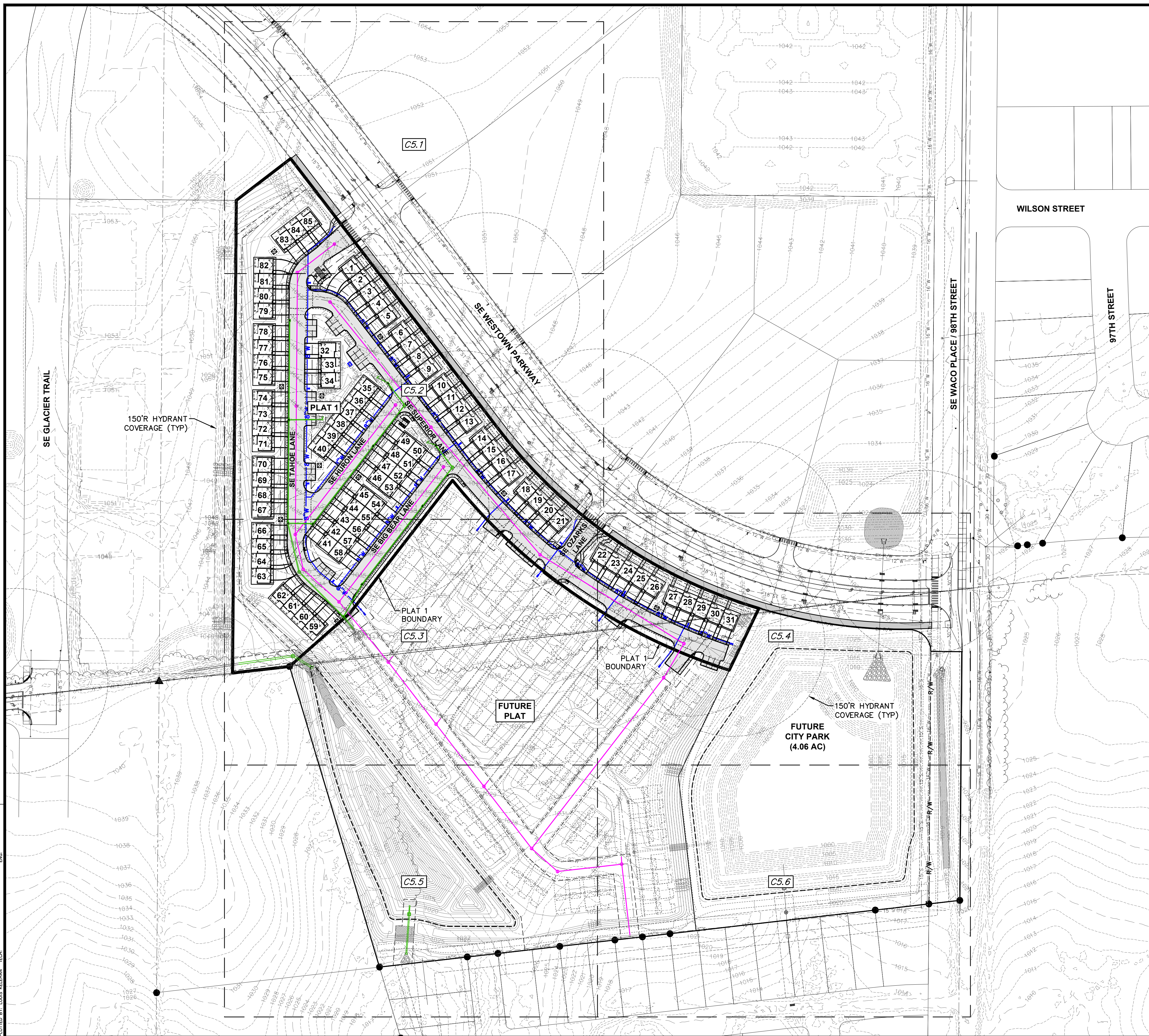
**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 EROSION AND SEDIMENT CONTROL PLAN**

**C5.1**  
 2208.586

ENGINEER: RDR

TECH:

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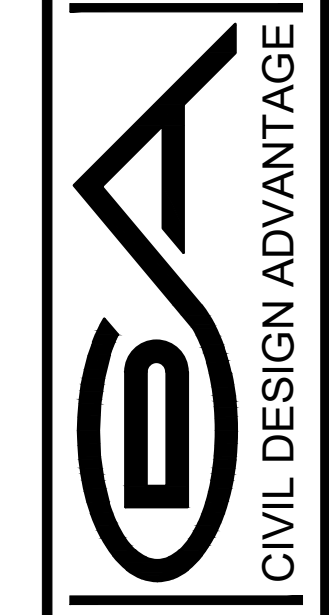
**UTILITY NOTES**

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. REFER TO MEP PLANS FOR DESIGN OF UTILITY CONNECTIONS TO BUILDINGS.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. INSTALL EXTERNAL CHIMNEY SEALS ON ANY ADJUSTING MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'A' CASTING. PROVIDE EXPANDED POLYPROPYLENE ADJUSTING RINGS ON MANHOLES OUTSIDE OF PAVEMENT AT CONTRACTOR'S OPTION AND MANHOLES WITHIN PAVEMENT AS NECESSARY TO PLACE COVER AT GRADE OR TO REQUIRED ELEVATION. PROVIDE ONE ADJUSTING RING MINIMUM. MAXIMUM HEIGHT OF MANHOLE ADJUSTMENT USING ADJUSTING RINGS IS 12".
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
16. CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE STANDARDS.
17. ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
18. ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TESTED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
19. ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
20. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
21. ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
22. COORDINATE INSTALLATION OF UTILITIES AND PAVING WITH SURROUNDING PROPERTIES.
23. PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.
24. ALL UTILITIES ARE PRIVATE.
25. NO IRRIGATION IS BEING PROPOSED WITH THIS SITE PLAN.

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

TECH: RDR  
 ENGINEER: RDR

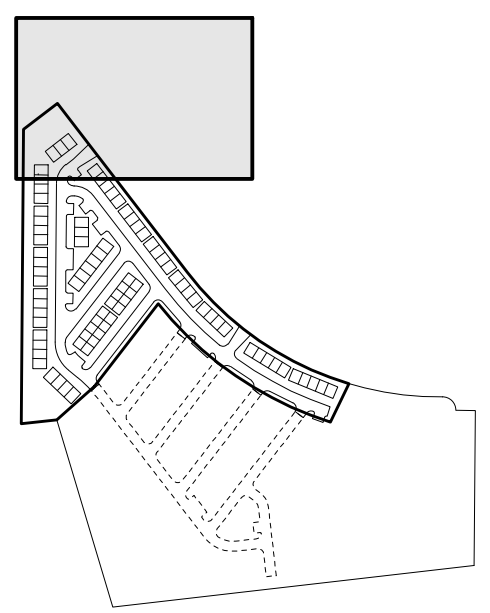
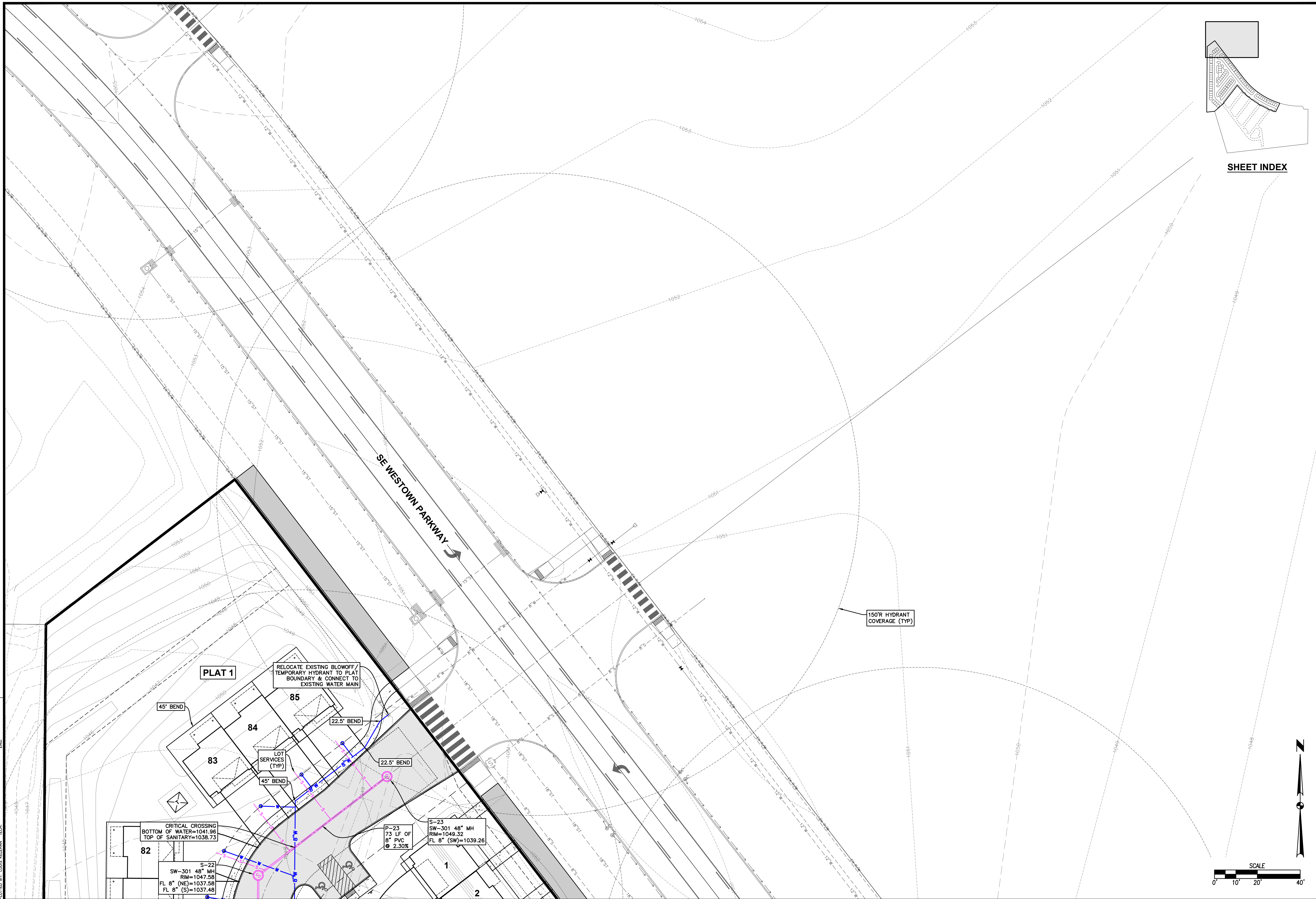


WAUKEE, IOWA

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 UTILITY PLAN (OVERALL PLAN)**

**C6.0**  
 2208.586

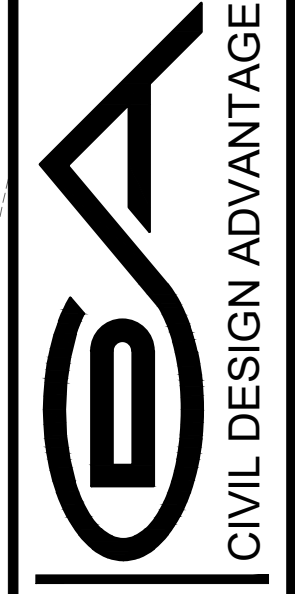
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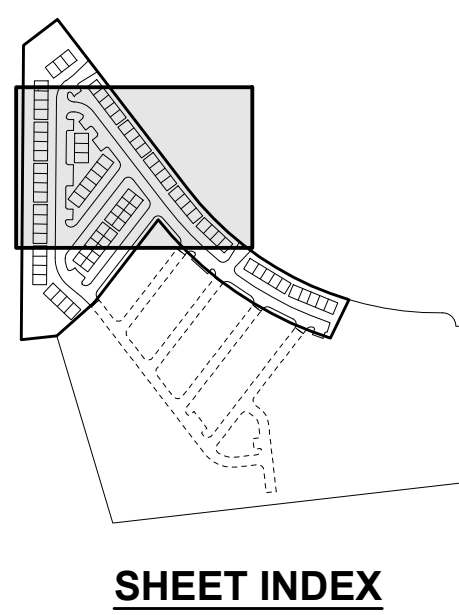
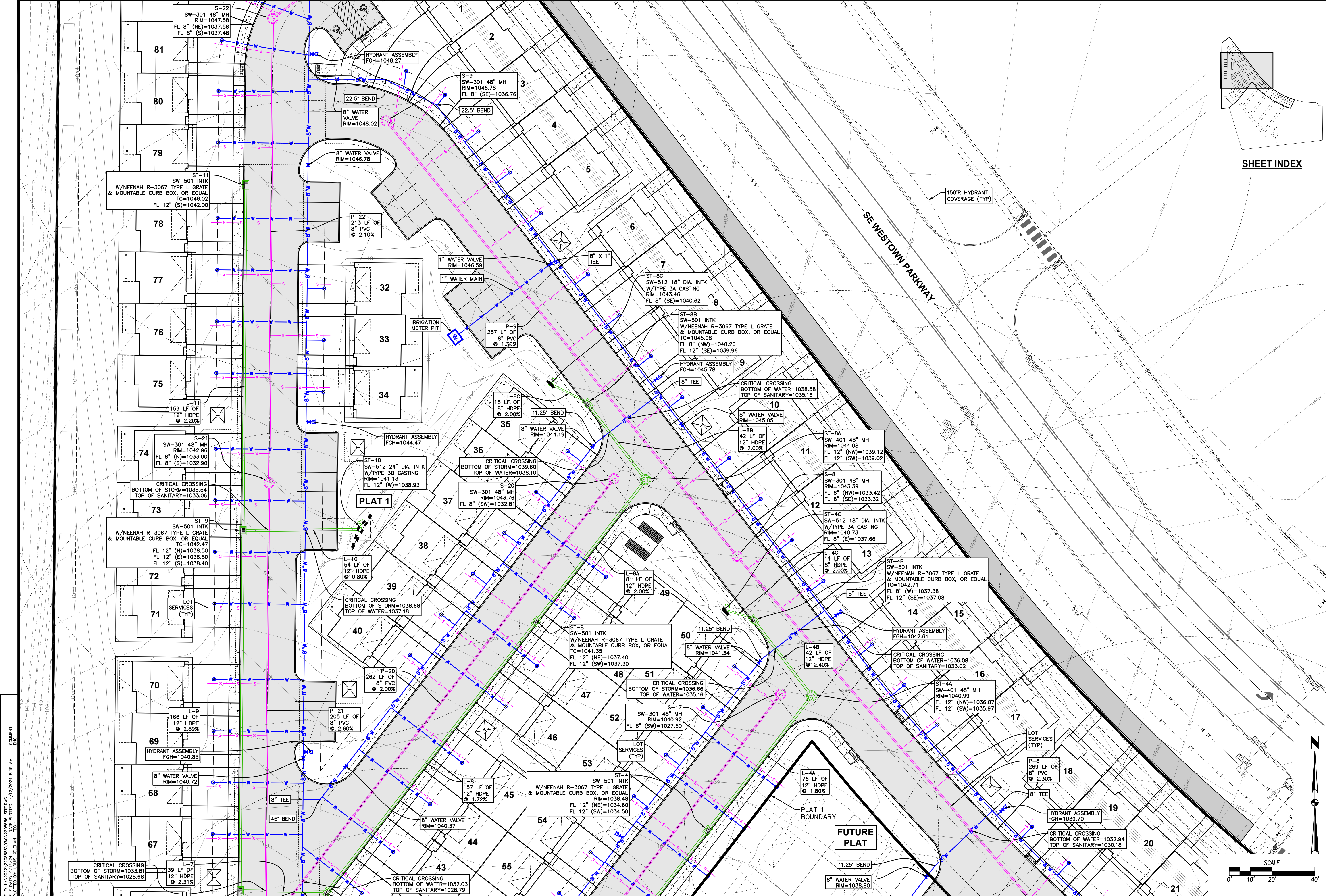
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WAUKEE, IOWA  
 ENGINEER: RDR  
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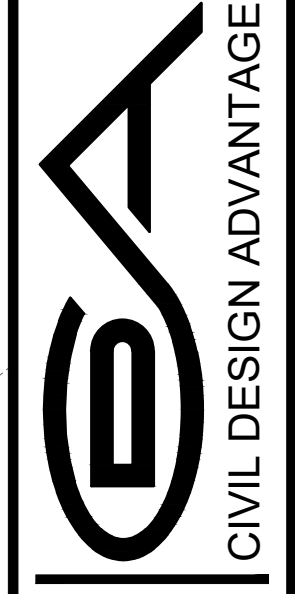
**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 UTILITY PLAN**

**C6.1**  
 2208.586



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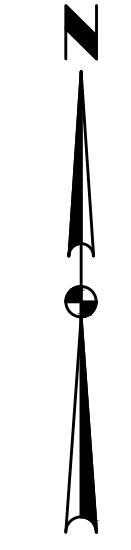
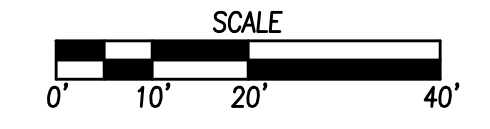


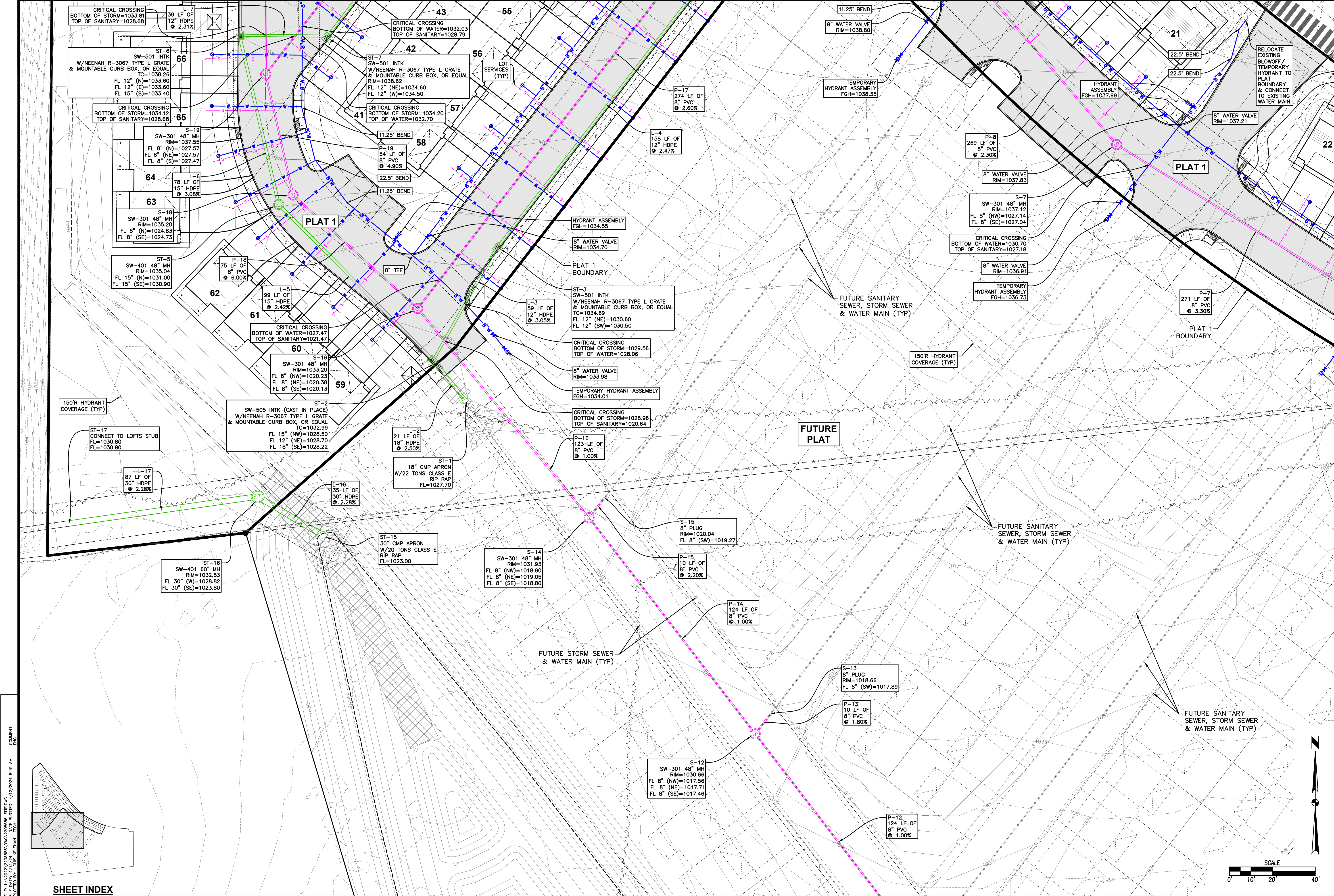
WAUKEE, IOWA  
 ENGINEER: RDR

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 UTILITY PLAN**

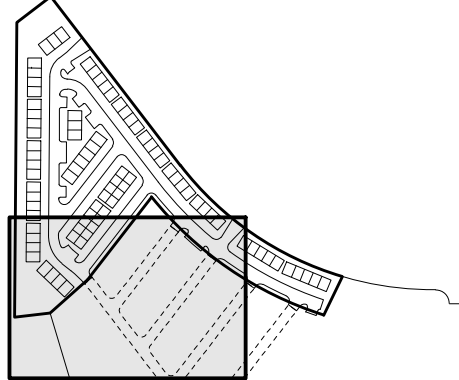
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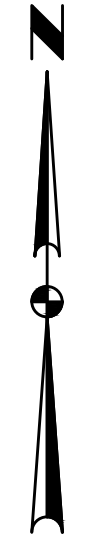
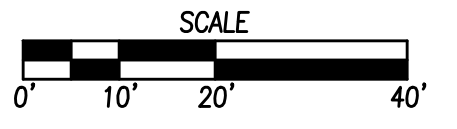




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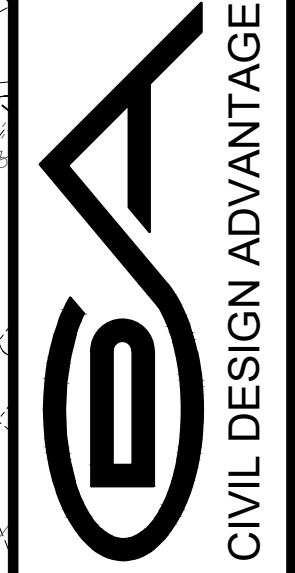


SHEET INDEX



DATE	REVISIONS
04/12/2024 <td>FOURTH SUBMITTAL</td>	FOURTH SUBMITTAL
04/02/2024 <td>THIRD SUBMITTAL</td>	THIRD SUBMITTAL
03/19/2024 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
02/20/2024 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

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



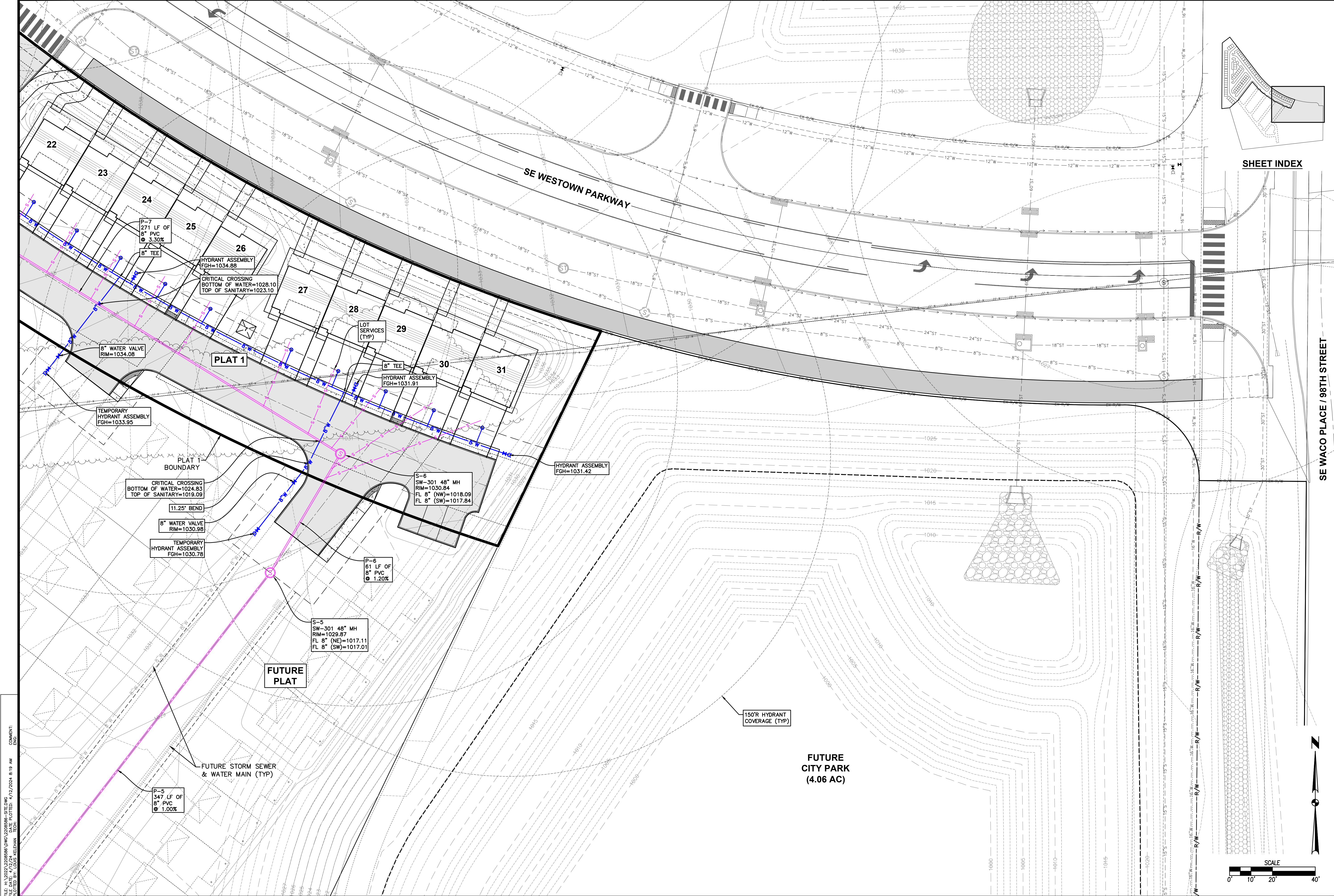
WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 UTILITY PLAN**

**C6.3**  
 2208.586

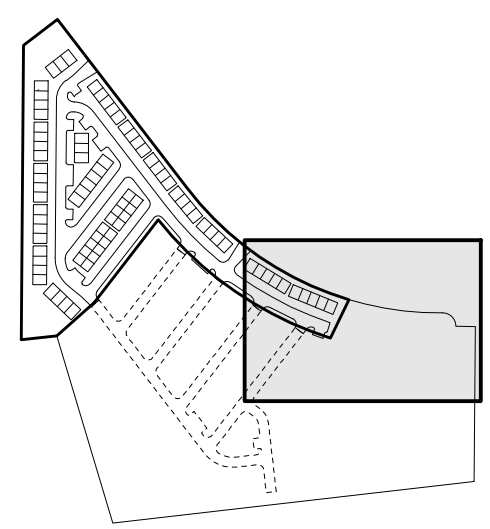
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TECH:



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**SHEET INDEX**



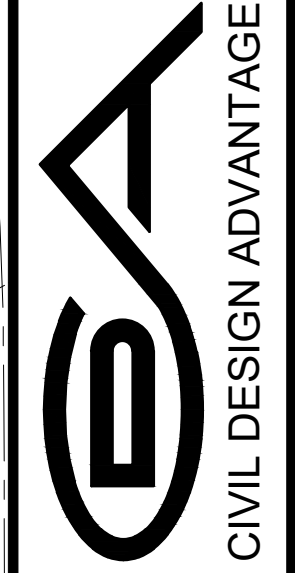
SE WACO PLACE / 98TH STREET

**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 UTILITY PLAN**

**C6.4**

2208.586

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



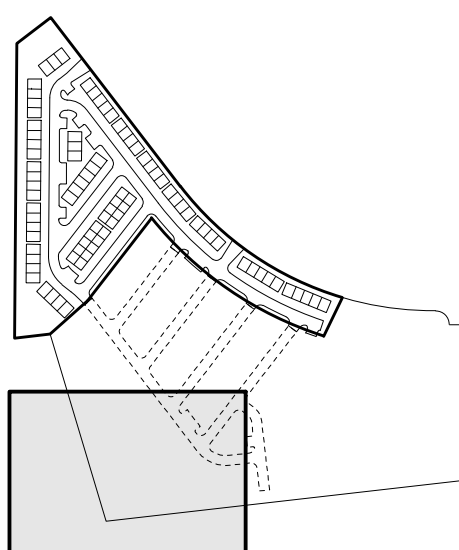
WAUKEE, IOWA

ENGINEER: RDR

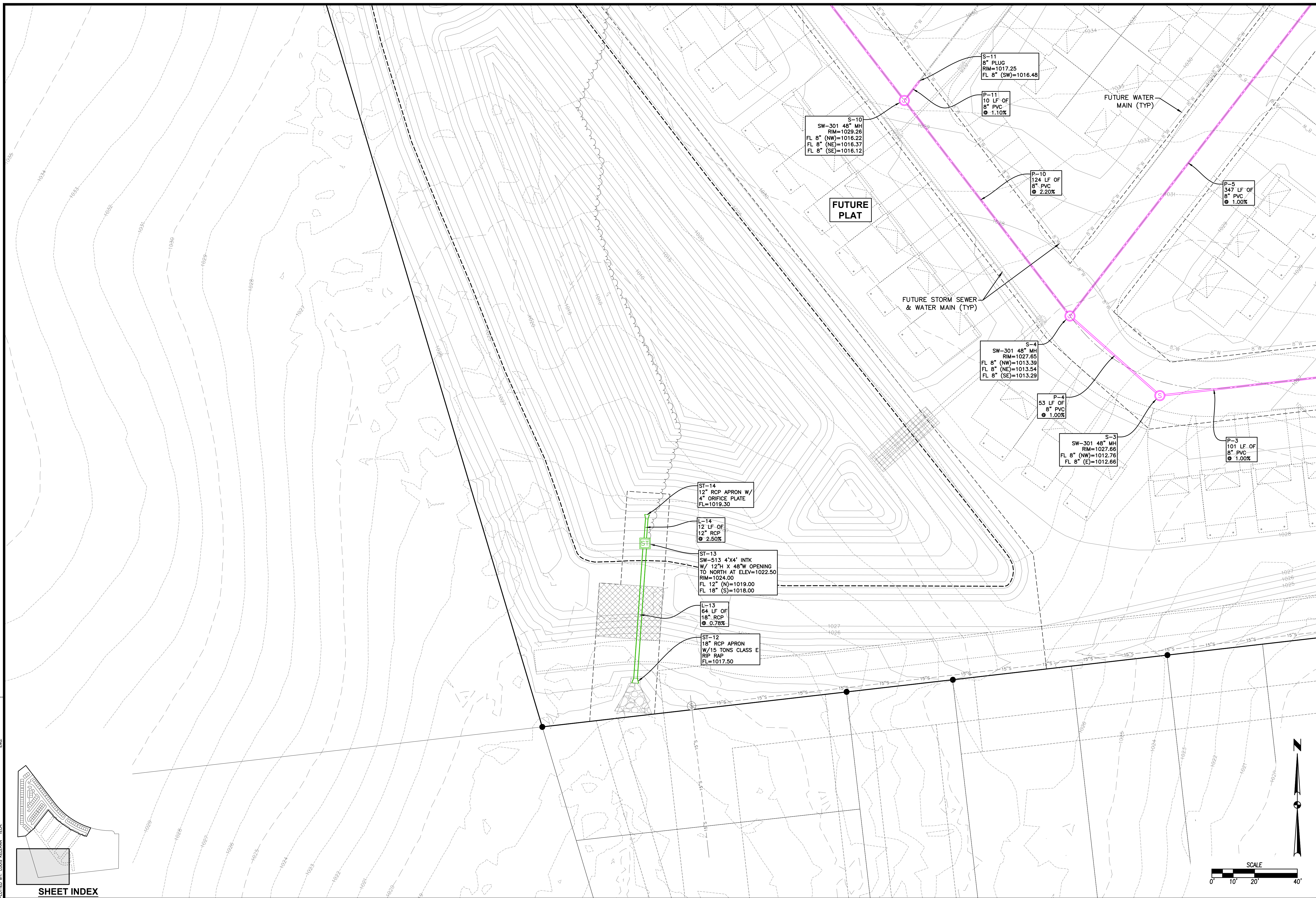
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REVISIONS	DATE
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SECOND SUBMITTAL	03/19/2024
THIRD SUBMITTAL	04/02/2024
FOURTH SUBMITTAL	04/12/2024

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 PLOTTED BY: A025 KELEHAN TECH  
 4/12/2024 8:19 AM



**SHEET INDEX**



S-10  
 SW-301 48" MH  
 RIM=1029.26  
 FL 8" (NW)=1016.22  
 FL 8" (NE)=1016.37  
 FL 8" (SE)=1016.12

S-11  
 8" PLUG  
 RIM=1017.25  
 FL 8" (SW)=1016.48

P-11  
 10 LF OF  
 8" PVC  
 @ 1.10%

FUTURE WATER  
 MAIN (TYP)

P-10  
 124 LF OF  
 8" PVC  
 @ 2.20%

FUTURE PLAT

FUTURE STORM SEWER  
 & WATER MAIN (TYP)

P-5  
 347 LF OF  
 8" PVC  
 @ 1.00%

S-4  
 SW-301 48" MH  
 RIM=1027.65  
 FL 8" (NW)=1013.39  
 FL 8" (NE)=1013.54  
 FL 8" (SE)=1013.29

P-4  
 53 LF OF  
 8" PVC  
 @ 1.00%

S-3  
 SW-301 48" MH  
 RIM=1027.66  
 FL 8" (NW)=1012.76  
 FL 8" (E)=1012.66

P-3  
 101 LF OF  
 8" PVC  
 @ 1.00%

ST-14  
 12" RCP APRON W/  
 4" ORIFICE PLATE  
 FL=1019.30

L-14  
 12 LF OF  
 12" RCP  
 @ 2.50%

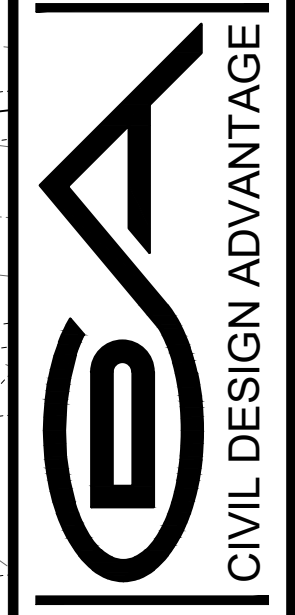
ST-13  
 SW-513 4'X4' INTK  
 W/ 12"H X 48"W OPENING  
 TO NORTH AT ELEV=1022.50  
 RIM=1024.00  
 FL 12" (N)=1019.00  
 FL 18" (S)=1018.00

L-13  
 64 LF OF  
 18" RCP  
 @ 0.76%

ST-12  
 18" RCP APRON  
 W/15 TONS CLASS E  
 RIP RAP  
 FL=1017.50

REVISIONS	DATE
FIRST SUBMITTAL	02/20/2024
SECOND SUBMITTAL	03/19/2024
THIRD SUBMITTAL	04/02/2024
FOURTH SUBMITTAL	04/12/2024

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

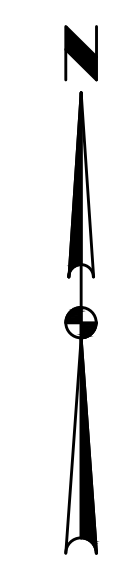
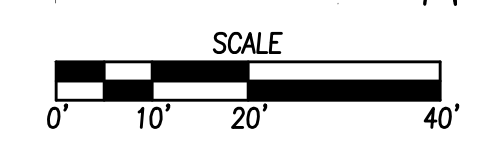


WAUKEE, IOWA

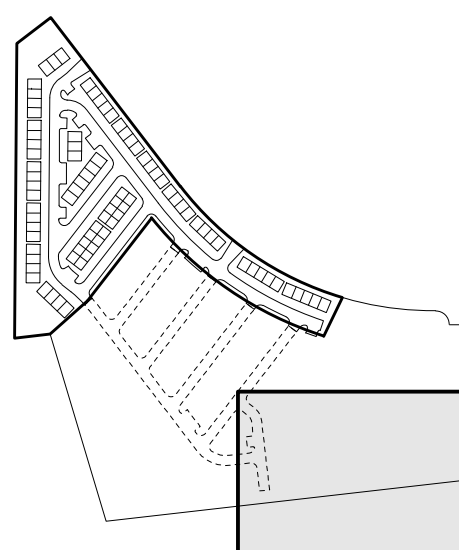
**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 UTILITY PLAN**

**C6.5**  
 2208.586

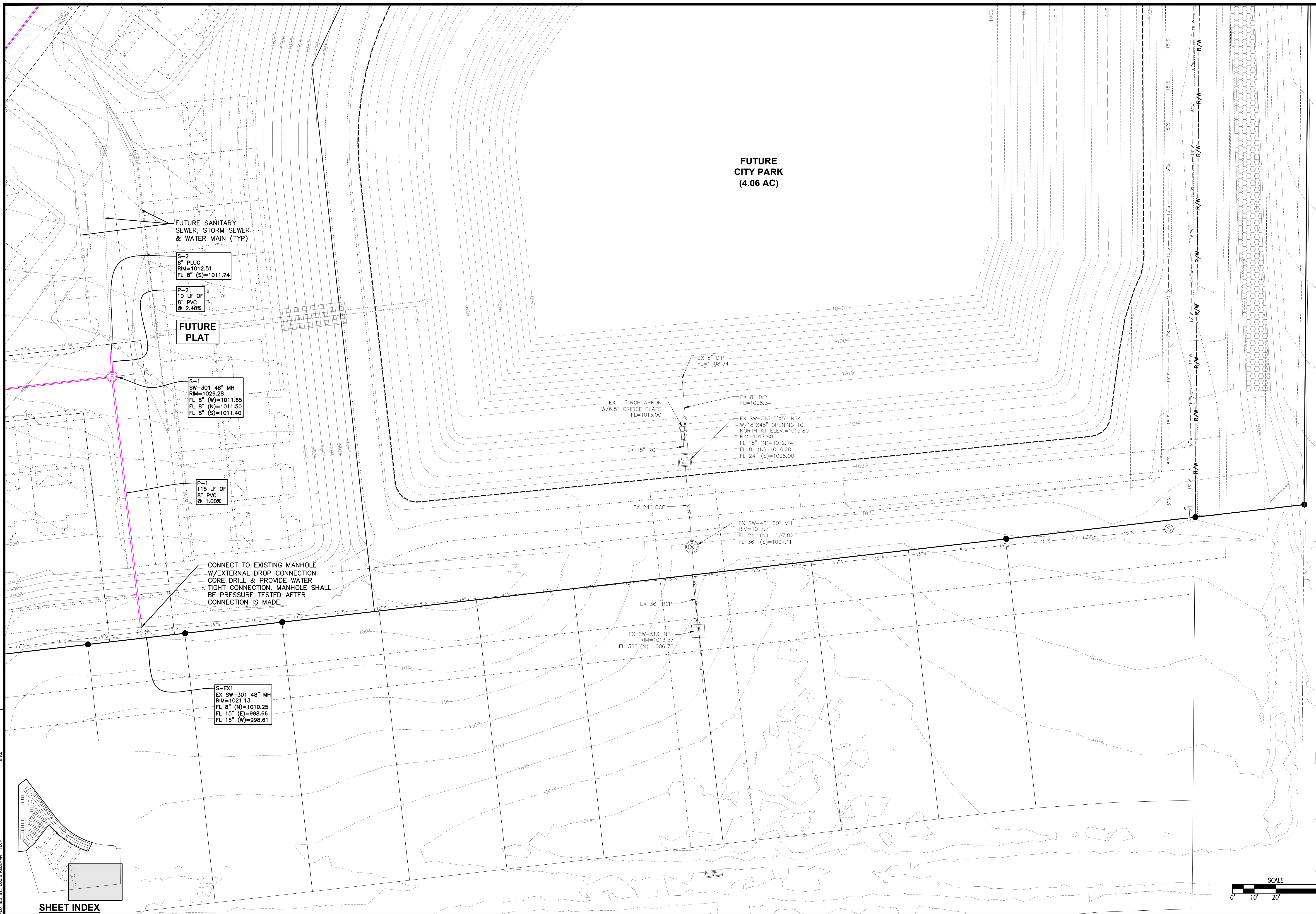
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 PLOTTED BY: LOUIS KLEBAN  
 DATE: 4/12/2024 8:19 AM



SHEET INDEX



FUTURE SANITARY SEWER, STORM SEWER & WATER MAIN (TYP)

**FUTURE PLAT**

S-2  
 8" PLUG  
 RIM=1012.51  
 FL 8" (S)=1011.74

P-2  
 10 LF OF  
 8" PVC  
 @ 2.40%

P-1  
 115 LF OF  
 8" PVC  
 @ 1.00%

CONNECT TO EXISTING MANHOLE  
 W/EXTERNAL DROP CONNECTION.  
 CORE DRILL & PROVIDE WATER  
 TIGHT CONNECTION. MANHOLE SHALL  
 BE PRESSURE TESTED AFTER  
 CONNECTION IS MADE.

S-EX1  
 EX SW-301 48" MH  
 RIM=1021.13  
 FL 8" (N)=1010.25  
 FL 15" (E)=998.66  
 FL 15" (W)=998.61

**FUTURE CITY PARK  
 (4.06 AC)**

EX 8" DIP  
 FL=1008.34

EX 15" RCP APRON  
 W/6.5" ORIFICE PLATE  
 FL=1013.00

EX 15" RCP

EX 24" RCP

EX SW-513 INTK  
 RIM=1013.57  
 FL 36" (N)=1006.70

EX 36" RCP

EX 8" DIP  
 FL=1008.34

EX SW-401 60" MH  
 RIM=1017.71  
 FL 24" (N)=1007.82  
 FL 36" (S)=1007.11

EX SW-513 5'X5' INTK  
 W/18"X48" OPENING TO  
 NORTH AT ELEV.=1015.80  
 RIM=1017.80  
 FL 15" (N)=1012.74  
 FL 8" (N)=1008.20  
 FL 24" (S)=1008.00

SE WACO PLACE / 98TH STREET

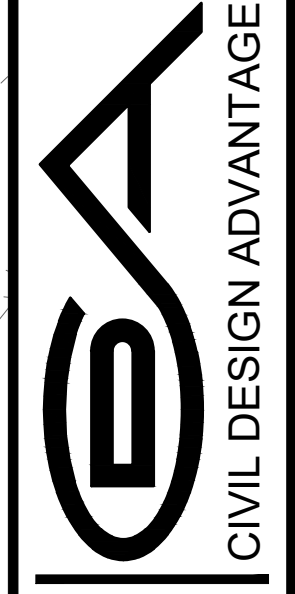
**KETTLESTONE CENTRAL  
 TOWNHOMES PLAT 1  
 UTILITY PLAN**

**C6.6**

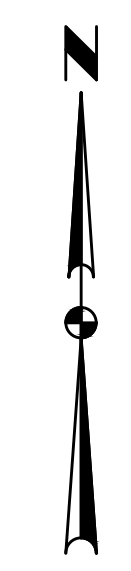
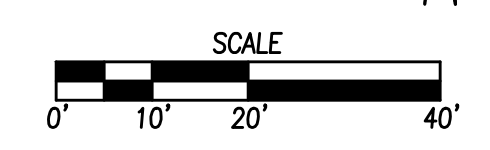
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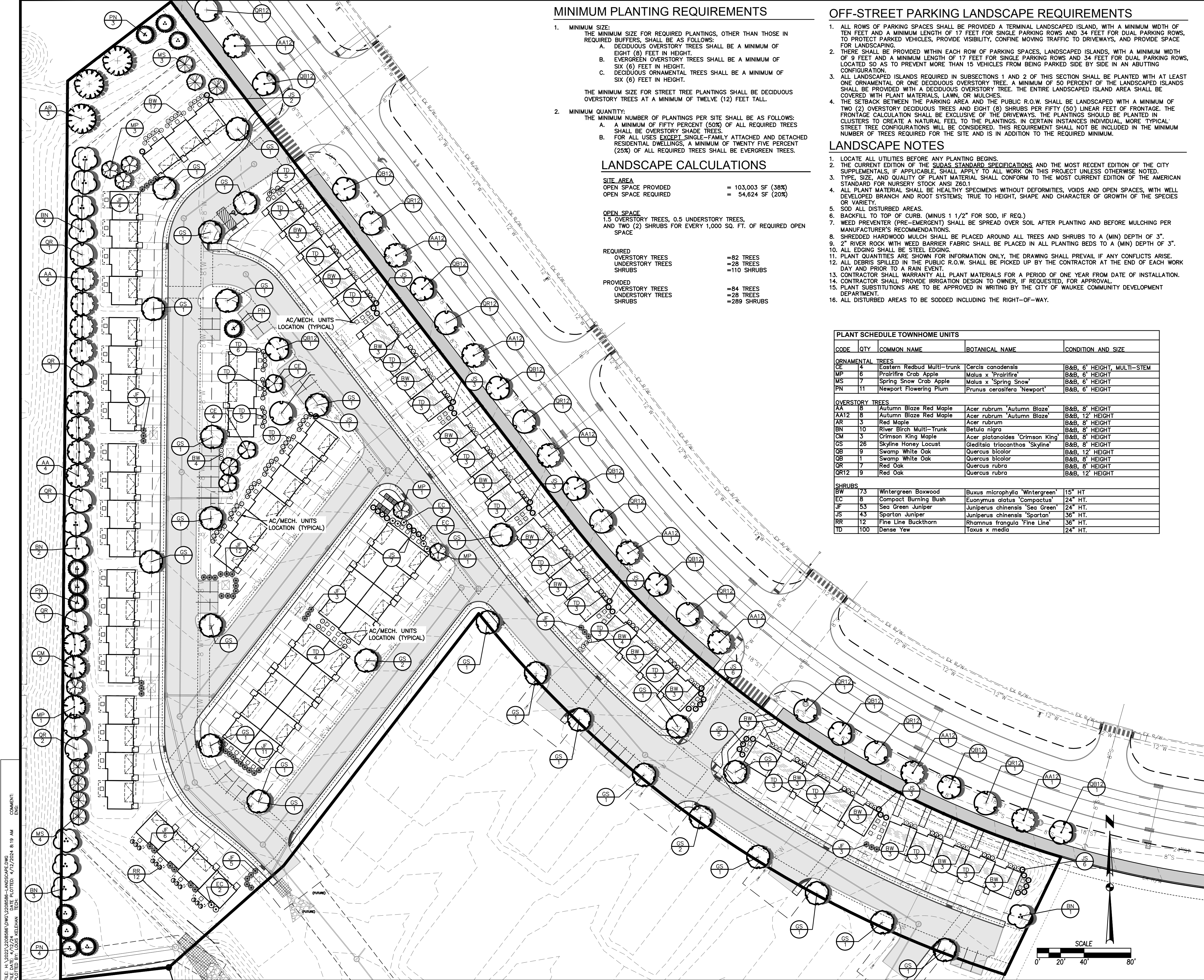
DATE	REVISIONS
04/12/2024	FOURTH SUBMITTAL
04/02/2024	THIRD SUBMITTAL
03/19/2024	SECOND SUBMITTAL
02/20/2024	FIRST SUBMITTAL

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



WAUKEE, IOWA  
 ENGINEER: RDR  
 TECH:





**MINIMUM PLANTING REQUIREMENTS**

- MINIMUM SIZE:  
THE MINIMUM SIZE FOR REQUIRED PLANTINGS, OTHER THAN THOSE IN REQUIRED BUFFERS, SHALL BE AS FOLLOWS:  
A. DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT.  
B. EVERGREEN OVERSTORY TREES SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT.  
C. 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. A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.  
B. 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 CALCULATIONS**

SITE AREA	= 103,003 SF (38%)
OPEN SPACE PROVIDED	= 54,624 SF (20%)
OPEN SPACE REQUIRED	= 54,624 SF (20%)
REQUIRED OVERSTORY TREES	=82 TREES
UNDERSTORY TREES	=28 TREES
SHRUBS	=110 SHRUBS
PROVIDED OVERSTORY TREES	=84 TREES
UNDERSTORY TREES	=28 TREES
SHRUBS	=289 SHRUBS

**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 ADJUTING 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, 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.

**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".
- 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 SODDED INCLUDING THE RIGHT-OF-WAY.

**PLANT SCHEDULE TOWNHOME UNITS**

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>ORNAMENTAL TREES</b>				
CA	4	Carolinian Redbud Multi-trunk	Cercis canadensis	B&B, 6' HEIGHT, MULTI-STEM
MP	6	Prairie Fire Crab Apple	Malus x 'Prairie Fire'	B&B, 6' HEIGHT
MS	7	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
PN	11	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>				
AA12	8	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 8' HEIGHT
AA12	8	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 12' HEIGHT
AR	3	Red Maple	Acer rubrum	B&B, 8' HEIGHT
BN	10	River Birch Multi-Trunk	Betula nigra	B&B, 8' HEIGHT
CM	3	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT
GS	26	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 8' HEIGHT
QB	9	Swamp White Oak	Quercus bicolor	B&B, 12' HEIGHT
QB	1	Swamp White Oak	Quercus bicolor	B&B, 8' HEIGHT
QR	7	Red Oak	Quercus rubra	B&B, 8' HEIGHT
QR12	9	Red Oak	Quercus rubra	B&B, 12' HEIGHT
<b>SHRUBS</b>				
BW	73	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	15" HT
EC	8	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JF	33	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
JS	43	Spartan Juniper	Juniperus chinensis 'Spartan'	36" HT.
RR	12	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	36" HT.
TD	100	Dense Yew	Taxus x media	24" HT.

**STREET TREE REQUIREMENTS**

THE CITY OF WAUKEE DESIRES TO CREATE A UNIFORM FEEL AND SUBSTANTIAL TREE CANOPY IN THE KETTLESTONE DISTRICT. THIS STREET TREE REQUIREMENT APPLIES TO ALL ZONING DISTRICTS AND IS IN ADDITION TO ALL OTHER PLANTING REQUIREMENTS. PROPERTIES THAT HAVE FRONTAGE ALONG PUBLIC STREET RIGHTS-OF-WAY THAT ARE CLASSIFIED AS ARTERIAL, MAJOR COLLECTOR, AND MINOR COLLECTOR ROADWAYS SHALL COMPLY WITH THE FOLLOWING:

- MINIMUM SIZE: THE MINIMUM SIZES FOR STREET TREE PLANTINGS SHALL BE DECIDUOUS OVERSTORY TREES AT A MINIMUM OF TWELVE (12) FT. TALL.
- PLANTING STANDARDS:  
A. FOR THE PURPOSE OF THESE REGULATIONS, 'PARKING' SHALL MEAN THAT PORTION OF THE PUBLIC RIGHT-OF-WAY BETWEEN THE EXISTING OR PROPOSED STREET CURB LINE OR PAVING EDGE AND THE STREET SIDE OF A PUBLIC SIDEWALK OR SIDEWALK LINE.  
B. NO TREE SHALL BE PLANTED IN ANY PARKING ISLAND LESS THAN EIGHT FEET IN WIDTH.  
C. NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET SIX INCHES (4'-6") TO THE BACK-OF-CURB, MEASURED FROM THE CENTER OF SUCH TREE.  
D. NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET SIX INCHES (4'-6") TO THE EDGE OF A FIRE HYDRANT OR CLOSER THAN TEN (10) FEET TO THE EDGE OF ANY DRIVEWAY, MEASURED FROM THE CENTER OF SUCH TREE.  
E. NO TREE SHALL BE PLANTED CLOSER THAN THE WIDTH OF ITS AVERAGE MATURE SPREAD TO A LIGHT STANDARD OR TRANSMISSION POLE, MEASURED FROM THE CENTER OF SUCH LIGHT STANDARD OR TRANSMISSION POLE AND THE CENTER OF SUCH TREE.
- MINIMUM QUANTITY: THE MINIMUM NUMBER OF STREET TREE PLANTINGS SHALL BE AS FOLLOWS:  
A. ALL NON-RESIDENTIAL DISTRICTS: ONE (1) TREE FOR EVERY 40 LINEAL FEET OF FRONTAGE ALONG A PUBLIC STREET AS DEFINED IN PARAGRAPH EXCLUSIVE OF ACCESS DRIVES.  
B. ALL RESIDENTIAL DISTRICTS, INCLUDING SINGLE FAMILY DETACHED RESIDENTIAL SHALL PROVIDE ONE (1) TREE FOR EVERY 40 LINEAL FEET OF PARKING AREA ALONG A PUBLIC STREET, EXCLUSIVE OF ACCESS DRIVES, OR ONE (1) TREE MINIMUM.  
C. STREET TREES MAY BE COUNTED TOWARDS THE SATISFACTION OF THE TREE PLANTING REQUIREMENT FOR ANY ADJOINING OFF-STREET PARKING AREA.

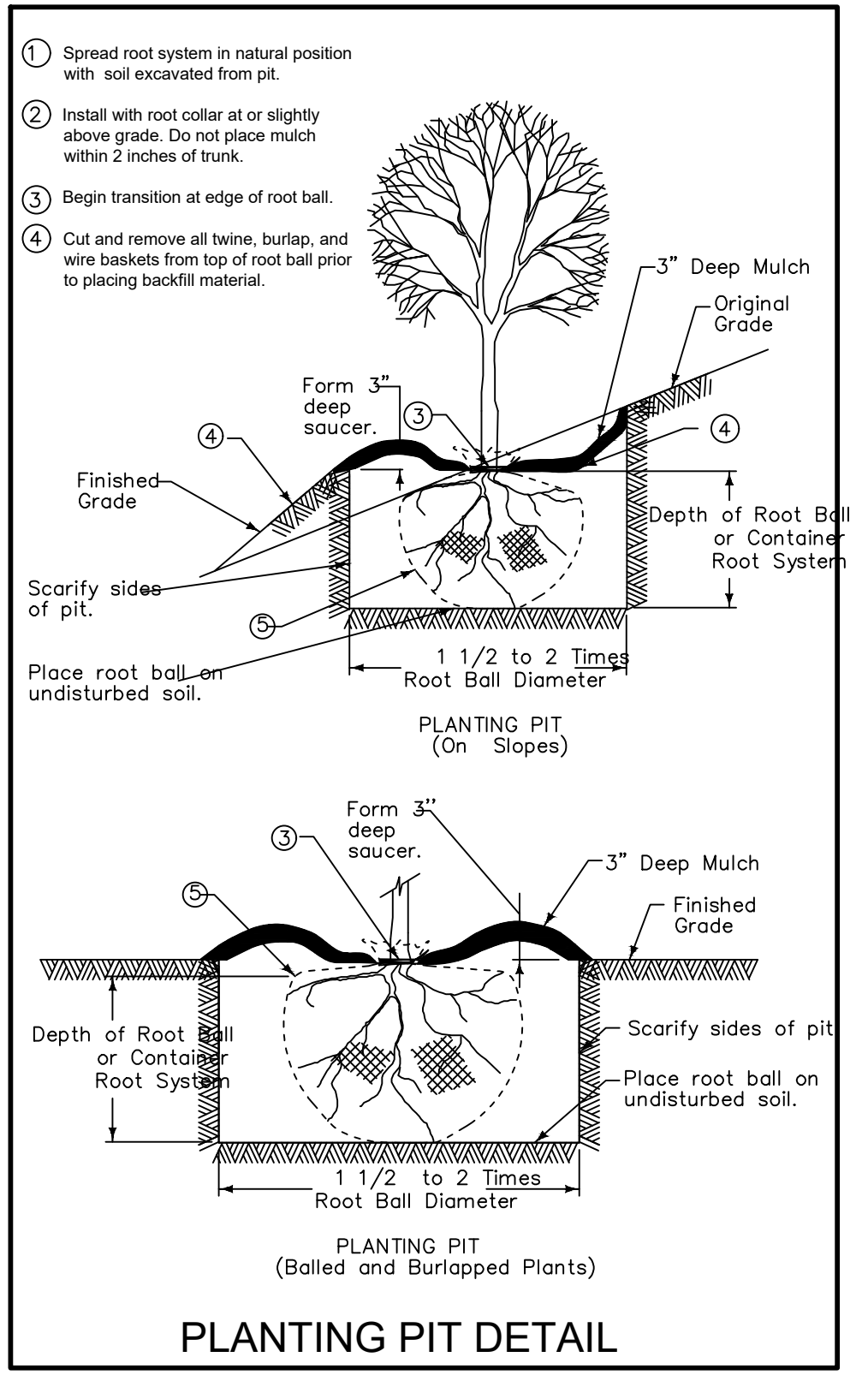
**STREET TREES**  
LINEAR FEET OF PARKING AREA ALONG A PUBLIC STREET  
SE WESTOWN PARKWAY: =1,001 LF

**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.

**OVERSTORY TREES:** 26 TREES

**PROVIDED OVERSTORY TREES:** 26 TREES

**OPEN SPACE**  
OPEN SPACE PROVIDED = 103,019 SF (38%)  
OPEN SPACE REQUIRED = 54,624 SF (20%)



FILE: H:\2022\2208586\LANDSCAPE.DWG  
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DRAWN BY: J. KLEBAN  
CHECKED BY: J. KLEBAN  
DATE: 03/19/2024

DATE: 04/12/2024  
04/02/2024  
03/19/2024  
02/20/2024

REVISIONS:  
FOURTH SUBMITTAL  
THIRD SUBMITTAL  
SECOND SUBMITTAL  
FIRST SUBMITTAL

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

TECH: RDR  
ENGINEER: RDR

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**KETTLESTONE CENTRAL TOWNHOMES PLAT 1 LANDSCAPE PLAN**

**L1.0**  
2208.586