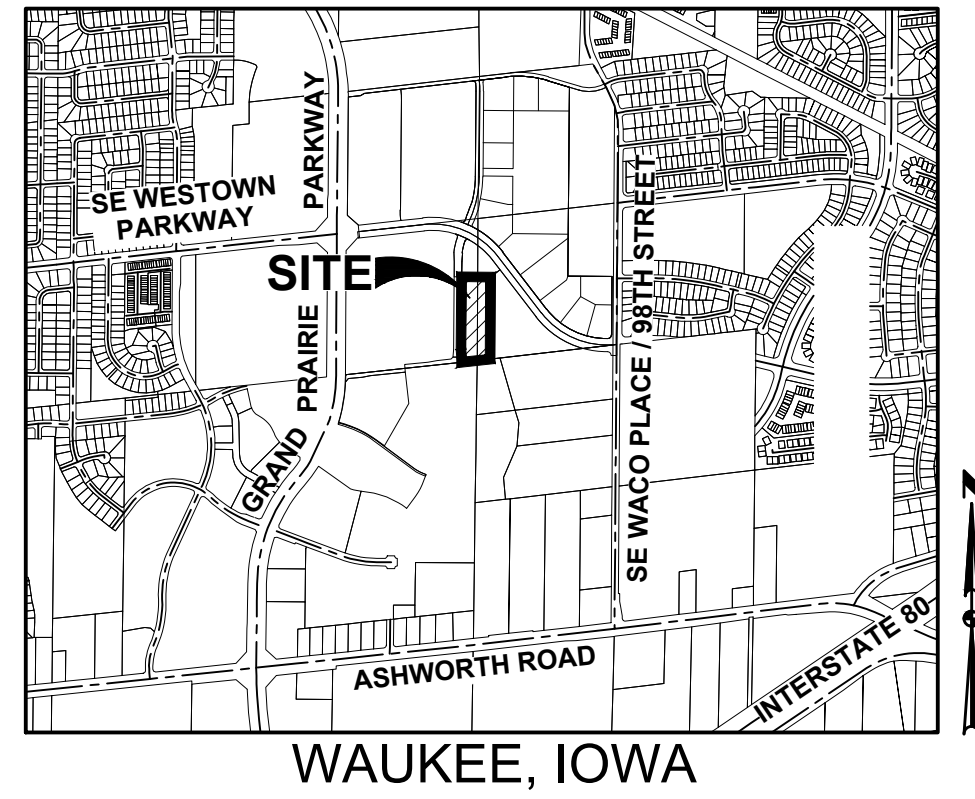


# SITE PLAN FOR: KETTLESTONE CENTRAL LOFTS

## WAUKEE, IOWA

### VICINITY MAP NOT TO SCALE



### LEGAL DESCRIPTION

PARCEL 23-24 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 3367 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, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 4.85 ACRES (211,085 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### ZONING

PD-1 (UNDERLYING K-MU)  
MAXIMUM DENSITY = 38 DWELLINGS UNITS PER ACRE

### EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED  
PROPOSED: APARTMENTS

### DEVELOPMENT SUMMARY

**AREA**  
LOT 1: 1.61 ACRES (70,200 SF)  
LOT 2: 1.61 ACRES (70,200 SF)  
LOT 3: 1.62 ACRES (70,685 SF)  
4.84 ACRES (211,085 SF)

**LOT 1 IMPERVIOUS AREA**  
BUILDING: 13,195 SF  
GARAGES: 4,056 SF  
PAVING: 29,004 SF  
SIDEWALK: 1,900 SF  
48,155 SF

**OPEN SPACE**  
REQUIRED: 10,530 SF (15%)  
PROVIDED: 22,045 SF (31%)

UNITS: 60 UNITS (37 UNITS PER ACRE)

**PARKING**  
REQUIRED: 88 SPACES  
1 PER BEDROOM +  
1 PER 5 UNITS

**PROVIDED**  
STANDARD: 71 SPACES  
GARAGES: 16 SPACES  
ACCESSIBLE: 4 SPACES  
91 SPACES

**LOT 2 IMPERVIOUS AREA**  
BUILDING: 13,195 SF  
GARAGES: 4,426 SF  
PAVING: 31,158 SF  
SIDEWALK: 1,979 SF  
50,758 SF

**OPEN SPACE**  
REQUIRED: 10,530 SF (15%)  
PROVIDED: 19,442 SF (28%)

UNITS: 60 UNITS (37 UNITS PER ACRE)

**PARKING**  
REQUIRED: 88 SPACES  
1 PER BEDROOM +  
1 PER 5 UNITS

**PROVIDED**  
STANDARD: 70 SPACES  
GARAGES: 18 SPACES  
ACCESSIBLE: 4 SPACES  
92 SPACES

**LOT 3 IMPERVIOUS AREA**  
BUILDING: 13,195 SF  
GARAGES: 3,559 SF  
PAVING: 30,787 SF  
SIDEWALK: 1,725 SF  
49,265 SF

**OPEN SPACE**  
REQUIRED: 10,603 SF (15%)  
PROVIDED: 21,420 SF (30%)

UNITS: 60 UNITS (37 UNITS PER ACRE)

**PARKING**  
REQUIRED: 88 SPACES  
1 PER BEDROOM +  
1 PER 5 UNITS

**PROVIDED**  
STANDARD: 71 SPACES  
GARAGES: 14 SPACES  
ACCESSIBLE: 4 SPACES  
89 SPACES

### DATE OF SURVEY

FIELDWORK: JANUARY, 2024

### INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION REFERENCE PLAN
C2.2-C2.3	DIMENSION PLAN
C3.1	GRADING REFERENCE PLAN
C3.2-C3.5	GRADING PLAN
C4.1	EROSION & SEDIMENT CONTROL PLAN
C5.1	UTILITY REFERENCE PLAN
C5.2-C5.3	UTILITY PLAN
6.1-6.2	DETAILS
L1.1	LANDSCAPE REFERENCE PLAN
L1.2-L1.3	LANDSCAPE PLAN

### ADDRESS

LOT 1: 2295 SE GLACIER TRAIL  
LOT 2: 2335 SE GLACIER TRAIL  
LOT 3: 2375 SE GLACIER TRAIL

### UNIT SQUARE FOOTAGE/BEDROOM

EFFICIENCY (440 SF - 478 SF): 5 UNITS  
SUITE (606 SF - 736 SF): 39 UNITS  
2 BEDROOM (1076 SF - 1084 SF): 16 UNITS

### 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
STORM/SANITARY CLEANOUT	UTILITY POLE W/ LIGHT
WATER VALVE	ELECTRIC BOX
FIRE HYDRANT ASSEMBLY	ELECTRIC TRANSFORMER
SIGN	ELECTRIC MANHOLE OR VAULT
DETECTABLE WARNING PANEL	TRAFFIC SIGN
WATER CURB STOP	TELEPHONE JUNCTION BOX
SANITARY SEWER	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
USE AS CONSTRUCTED	UNDERGROUND TV CABLE
MINIMUM PROTECTION ELEVATION	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

### OWNER/APPLICANT

CALIBER LAND COMPANY, LLC  
3611 NE OTTERVIEW CIRCLE #42  
ANKENY, IOWA 50021  
CONTACT: NICK JENSEN  
EMAIL: NICK@CALIBERIOWA.COM  
PH. (515) 290-3401

### ENGINEER

CIVIL DESIGN ADVANTAGE  
4121 NW URBAN DALE DRIVE  
URBAN DALE, IA 50322  
CONTACT: NIKKI NEAL  
EMAIL: NICOLEN@CDA-ENG.COM  
PH. (515) 369-4400

### SURVEYOR

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

### ARCHITECT

JCORP  
3611 NE OTTERVIEW CIRCLE #43  
ANKENY, IOWA 50021  
PH. (515) 597-5457

### SUBMITTAL DATES

FIRST SUBMITTAL: 02/20/2024  
SECOND SUBMITTAL: 03/12/2024  
THIRD SUBMITTAL: 03/27/2024  
FOURTH SUBMITTAL: 04/09/2024



1-800-292-8989  
www.iowaonecall.com

### UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



**CIVIL DESIGN ADVANTAGE**  
4121 NW URBAN DALE DRIVE, URBAN DALE, IA 50322  
PH: (515) 369-4400  
PROJECT NO. 2401.005

DETENTION BASIN IS REQUIRED TO BE CONSTRUCTED FOR KETTLESTONE CENTRAL LOFTS AND KETTLESTONE CENTRAL TOWNHOMES. THE DETENTION BASIN SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO FINAL CERTIFICATE OF OCCUPANCY OF ANY BUILDINGS ON THIS SITE PLAN.

REFER TO GEOTECH ENGINEERING REPORT NO. 222077KCJ FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND COSECO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTOR'S 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 WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

**PRELIMINARY**  
**NO FOR CONSTRUCTION**

JOHN P. RICK  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER 25523  
DATE

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

JOHN P. RICK  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER 25523  
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET C0.0, C1.1, C2.1-C2.3, C3.1-C3.4, 4.1, C5.1-C5.3, AND C6.1-C6.2

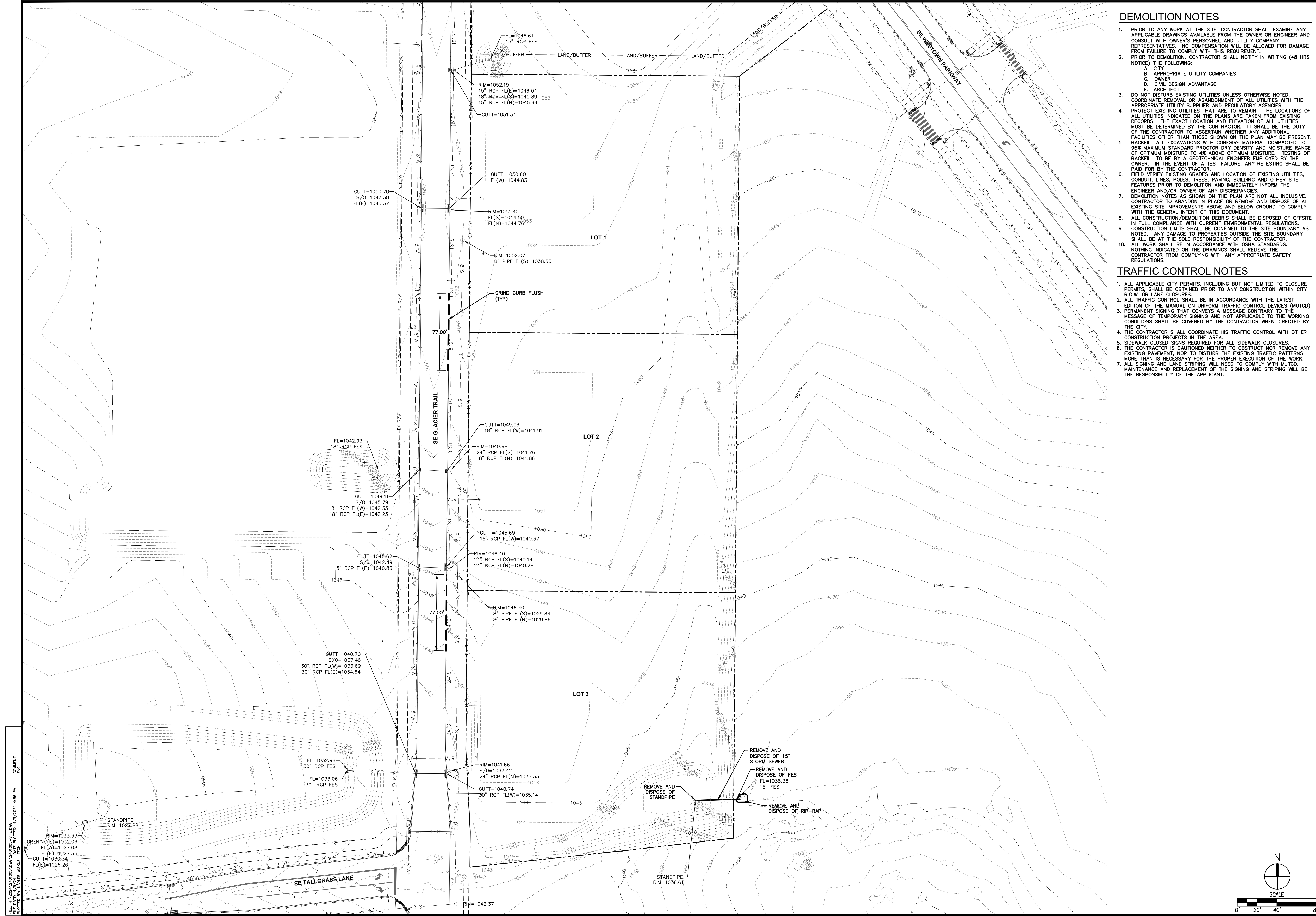
**PRELIMINARY**  
**NO FOR CONSTRUCTION**

KEITH D. NEUBERGER  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
LICENSE NUMBER 00442  
DATE

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

KEITH D. NEUBERGER  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
LICENSE NUMBER 00442  
DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET L1.1-L1.3



FILE: N:\DATA\2024\05\KETTLESTONE CENTRAL LOFTS\TOPO.DWG  
 DATE: 4/9/2024 4:56 PM  
 PLOTTED BY: KATIE WISSE  
 COMMENT: ENG

**DEMOLITION NOTES**

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

**TRAFFIC CONTROL NOTES**

- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

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

DRAFTED: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

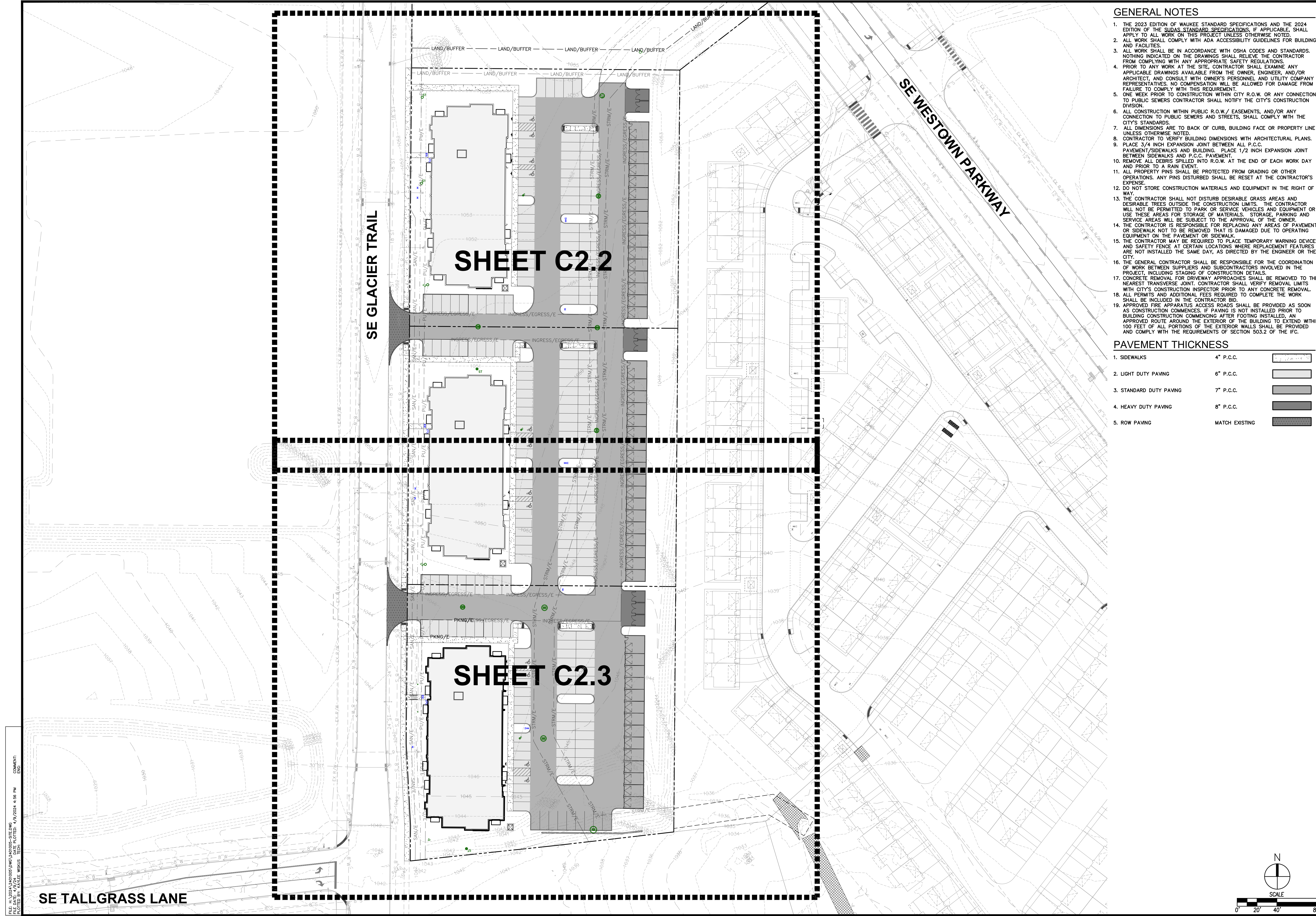
**EA** CIVIL DESIGN ADVANTAGE

**KETTLESTONE CENTRAL LOFTS**  
**TOPOGRAPHIC SURVEY/DEMOLITION PLAN**

WAUKEE, IOWA

DATE: 04/09/2024  
 SHEET NUMBER: **C1.1**  
 2401.005

SCALE: 0' 20' 40' 80'



**GENERAL NOTES**

1. THE 2023 EDITION OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING, PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAWING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

**PAVEMENT THICKNESS**

1. SIDEWALKS	4" P.C.C.	
2. LIGHT DUTY PAVING	6" P.C.C.	
3. STANDARD DUTY PAVING	7" P.C.C.	
4. HEAVY DUTY PAVING	8" P.C.C.	
5. ROW PAVING	MATCH EXISTING	

DATE	
REVISIONS	

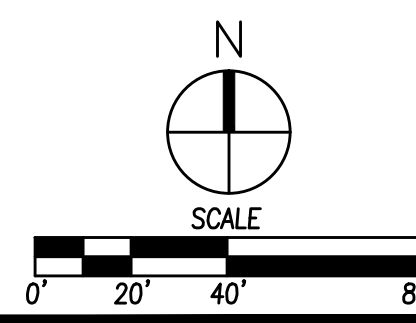
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

**EA**  
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**KETTLESTONE CENTRAL LOFTS**  
 DIMENSION REFERENCE PLAN

DATE: 04/09/2024  
 SHEET NUMBER: **C2.1**  
 2401.005



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 PLOTTED BY: KATIE WISSE  
 COMMENT: ENG  
 DATE PLOTTED: 4/9/2024 4:56 PM

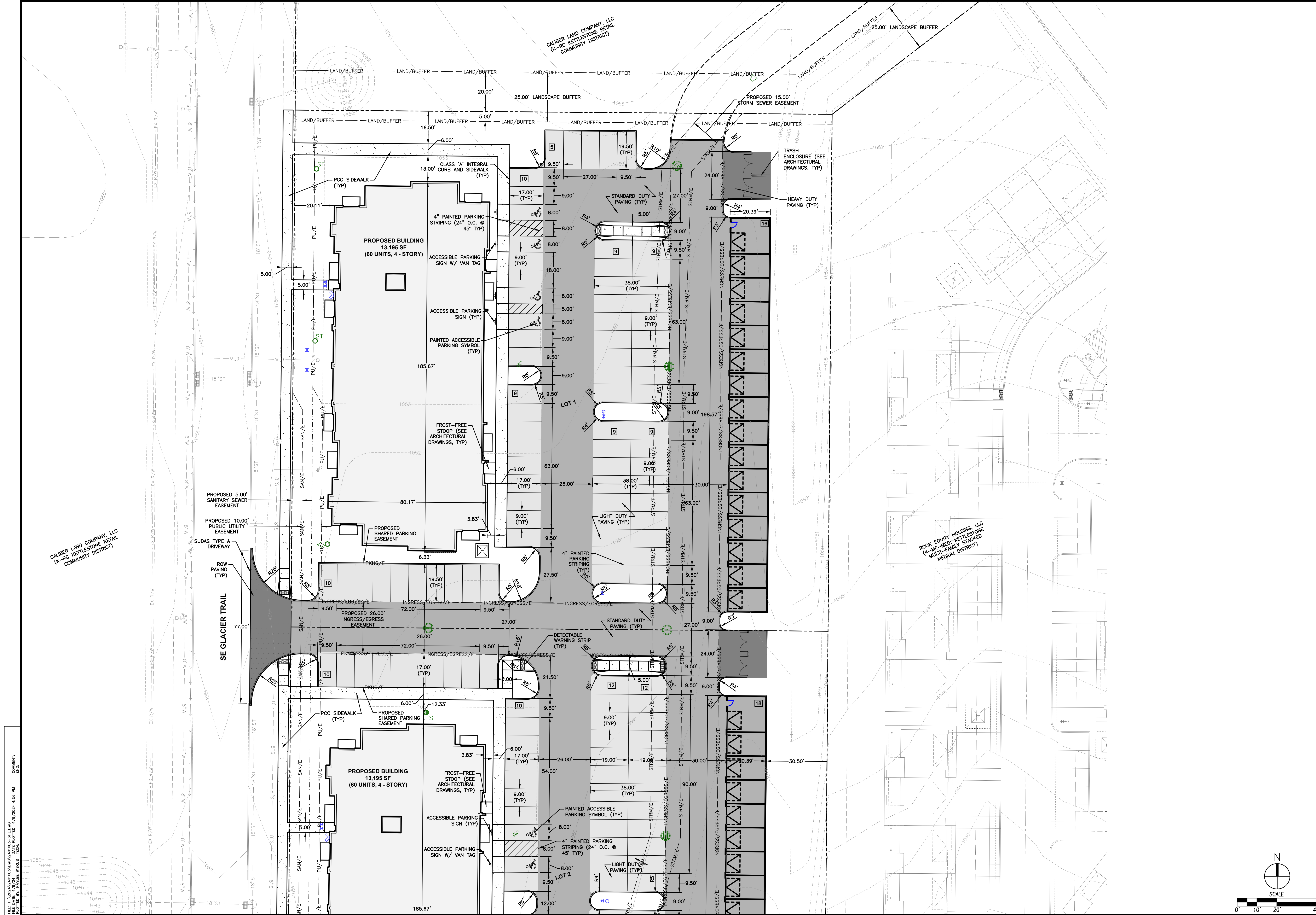
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SE GLACIER TRAIL

SE WESTTOWN PARKWAY

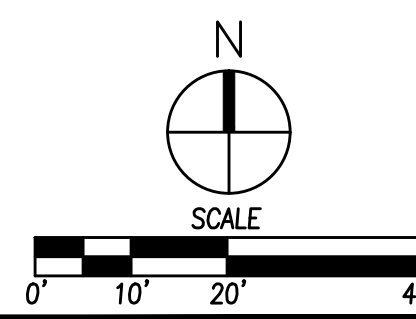
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**SHEET C2.3**



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 PLOTTED BY: KATIE WISOB TECH

COMMENT:  
 ENG



DATE	04/09/2024
REVISIONS	
PROJECT	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
ENGINEER	CIVIL DESIGN ADVANTAGE
DRAFTED	

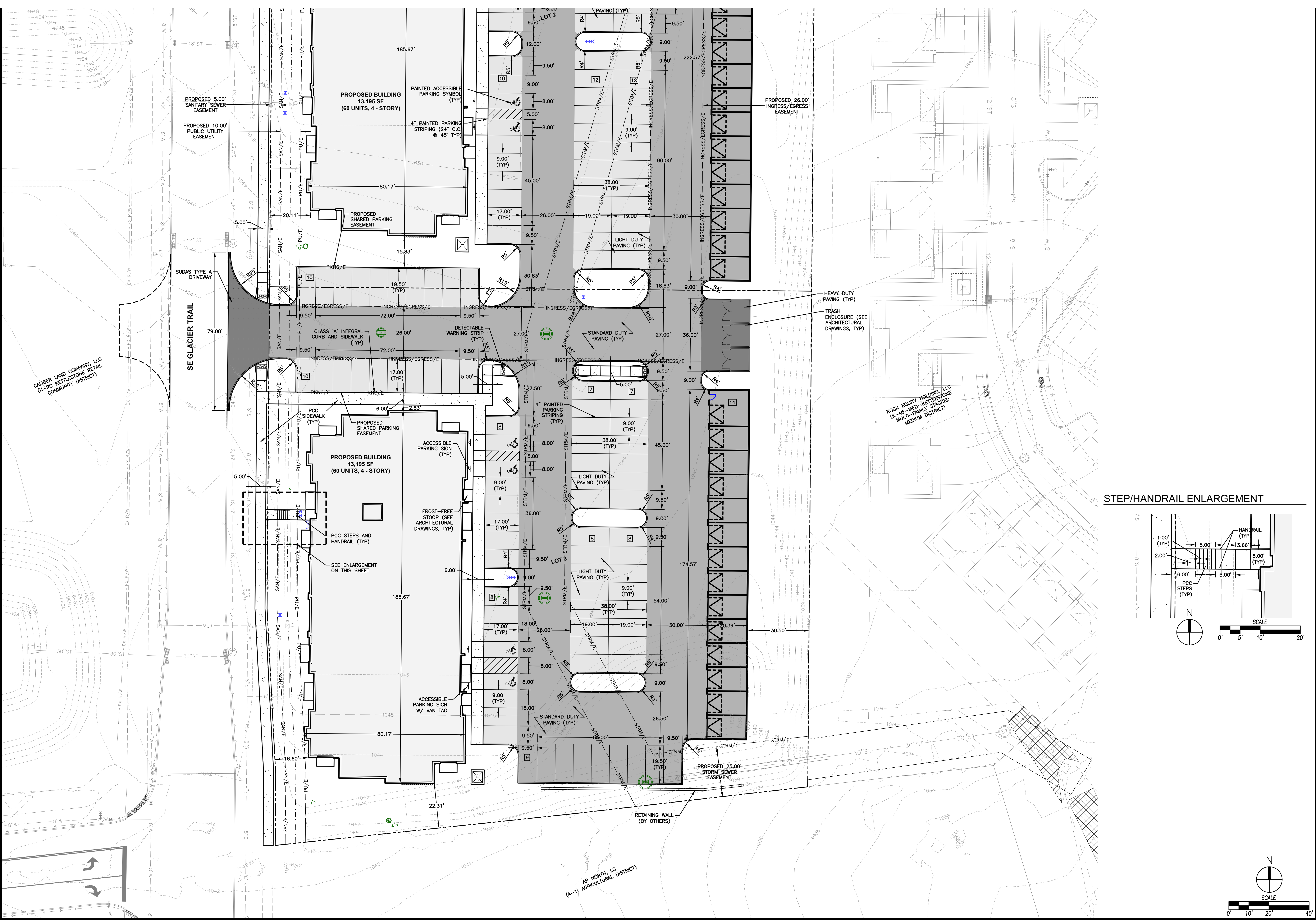
**KETTLESTONE CENTRAL LOFTS**  
**DIMENSION PLAN**

WAUKEE, IOWA

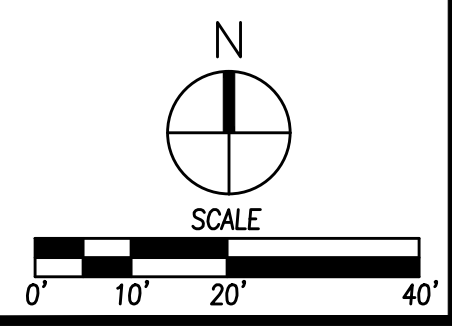
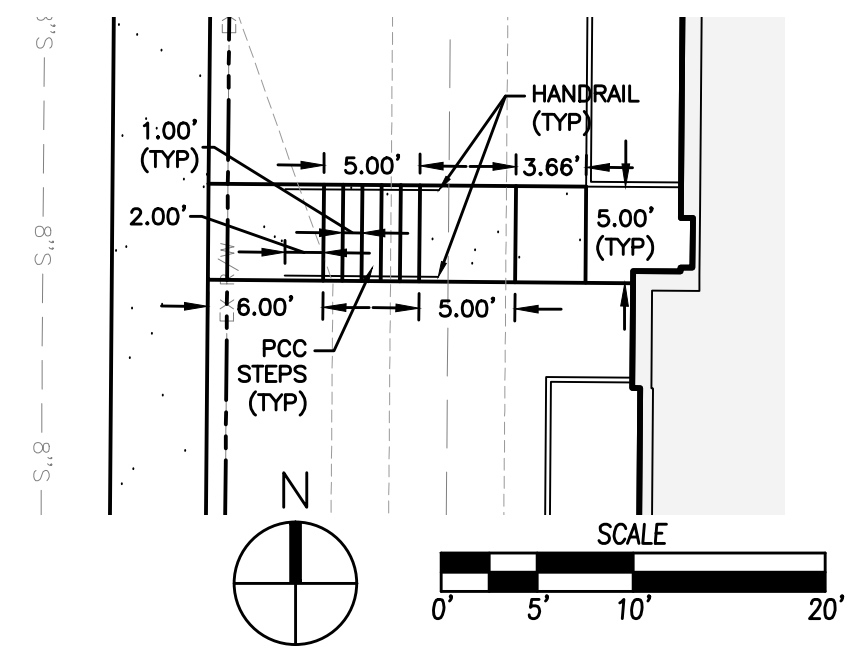
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 SHEET NUMBER: **C2.2**  
 2401.005

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 PLOTTED BY: KATE MESSIS

COMMENT:  
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STEP/HANDRAIL ENLARGEMENT



REVISIONS	DATE

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



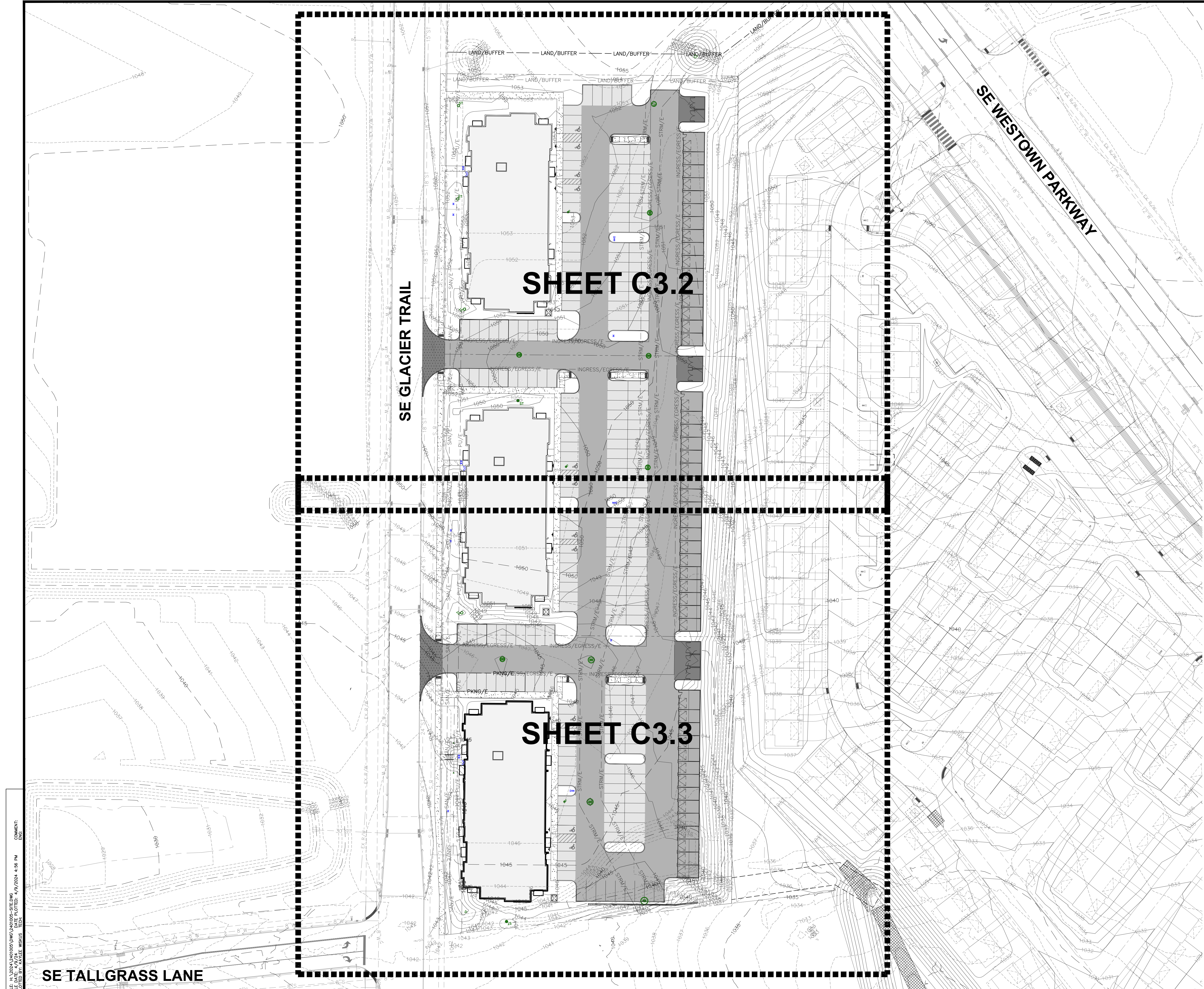
CIVIL DESIGN ADVANTAGE ENGINEERS  
 WAUKEE, IOWA

**KETTLESTONE CENTRAL LOFTS**  
 DIMENSION PLAN

DATE: 04/09/2024  
 SHEET NUMBER: C2.3  
 2401.005

DRAFTED:

ENGINEER:



**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 MOST RECENT EDITION OF THE 2023 EDITION OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SDAS 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 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

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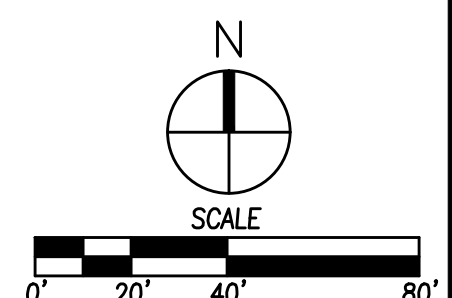
SE TALLGRASS LANE

SE GLACIER TRAIL

**SHEET C3.2**

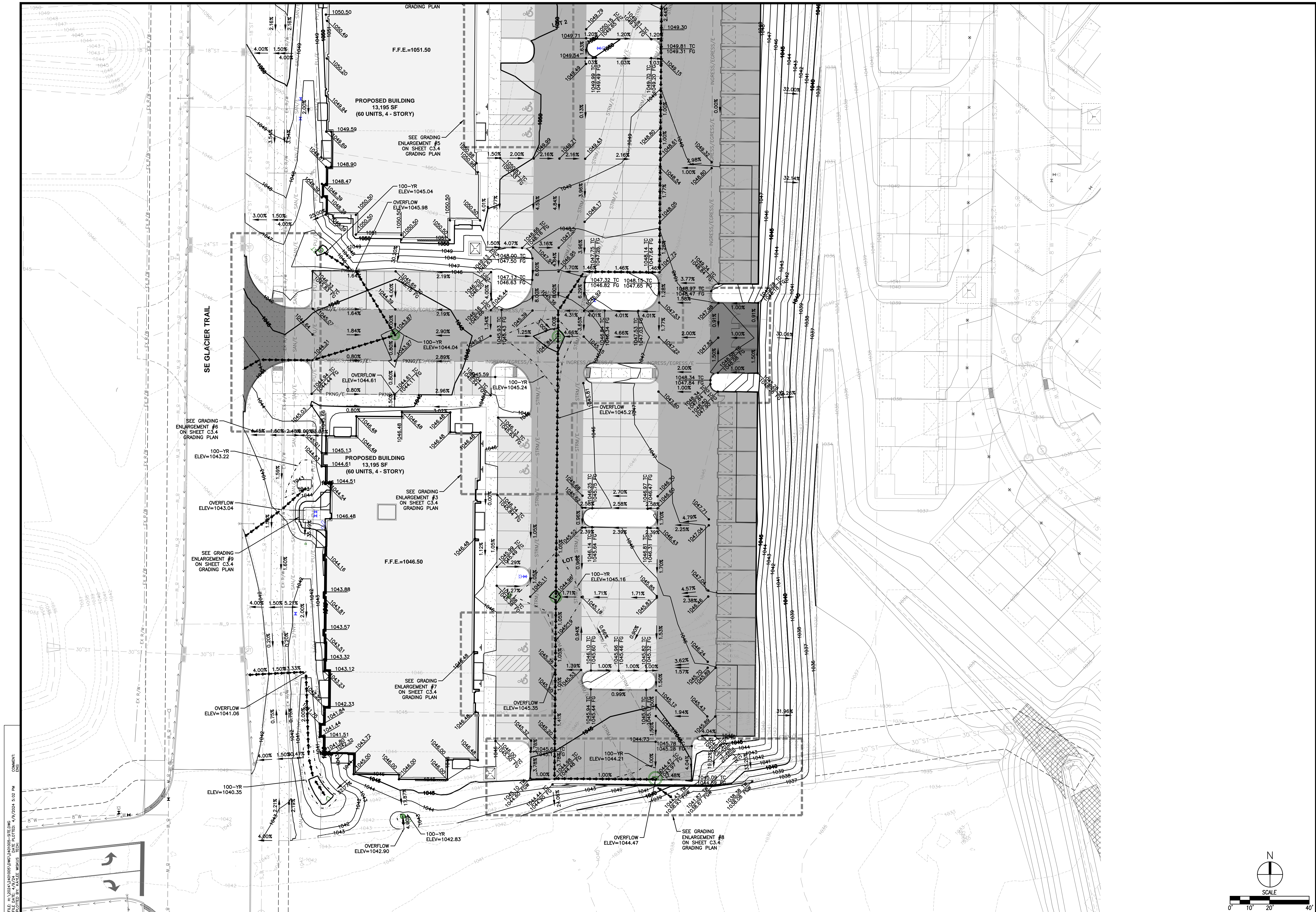
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SE WESTTOWN PARKWAY

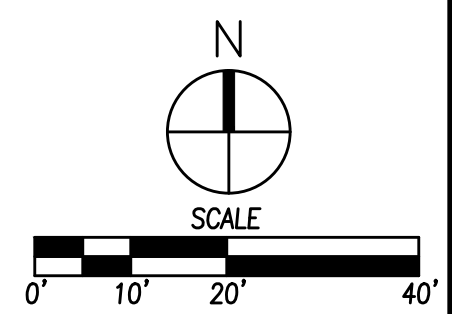


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<b>ESA</b> CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL LOFTS</b> GRADING REFERENCE PLAN	
DATE: 04/09/2024	
SHEET NUMBER: <b>C3.1</b>	
2401.005	



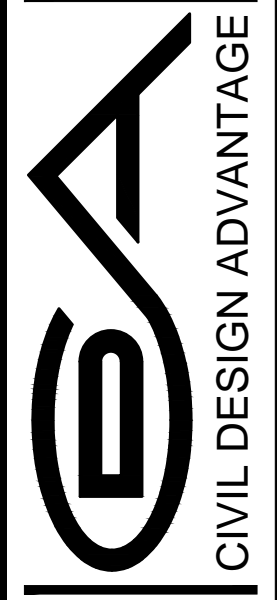


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CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE CENTRAL LOFTS**  
**GRADING PLAN**

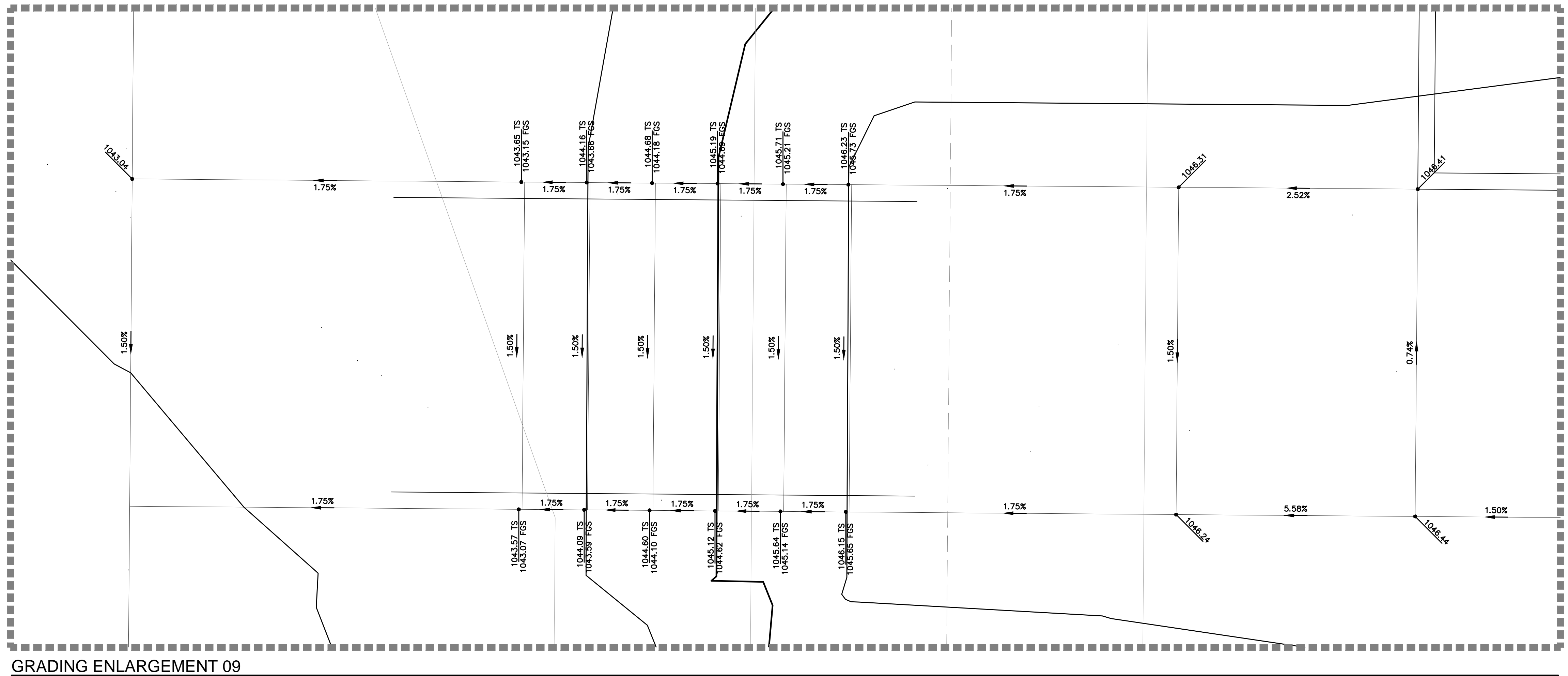
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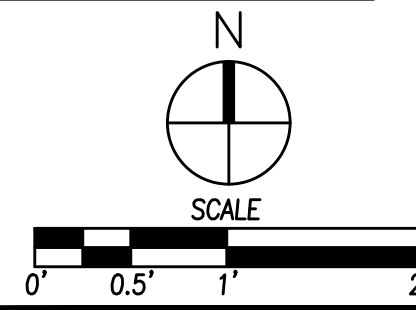


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GRADING ENLARGEMENT 09



# KETTLESTONE CENTRAL LOFTS

## GRADING PLAN

DATE: 04/09/2024  
SHEET NUMBER: C3.5  
2401.005



WAUKEE, IOWA

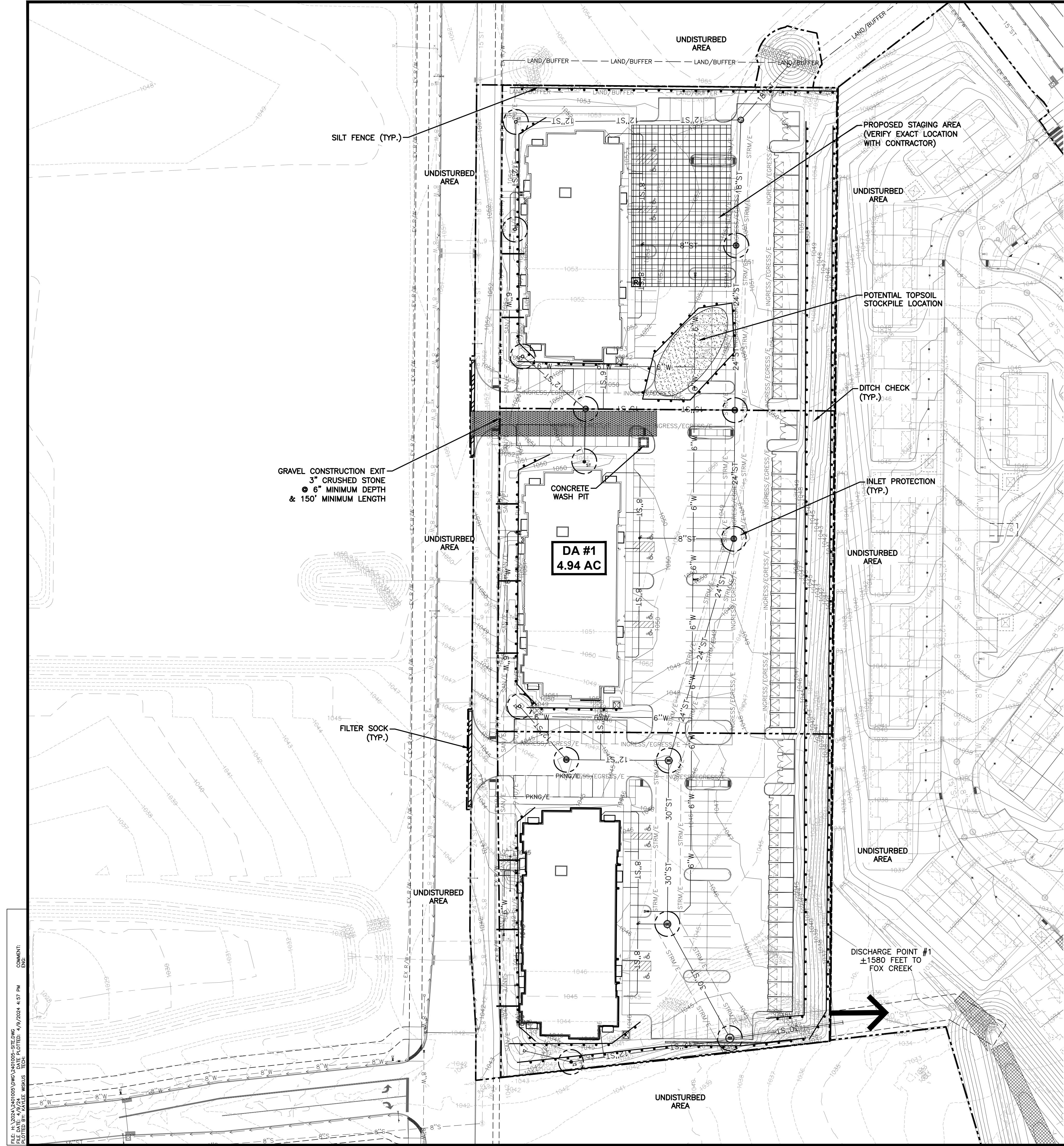
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URBANDALE, IA 50322  
PHONE: (515) 369-4400

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REVISIONS

DATE



**STABILIZATION QUANTITIES**

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,025
2	DITCH CHECKS	LF	145
3	FILTER SOCK	LF	134
4	SEEDING, FERTILIZING, AND MULCHING	AC	1.50
5	INLET PROTECTION DEVICES	EA	14
6	SOD	AC	1.25
7	CONCRETE WASHOUT PIT	EA	1

**DISCHARGE POINT SUMMARY**

<b>DISCHARGE POINT #1 TO FOX CREEK ±1580 FT</b>	
TOTAL AREA DISTURBED TO DISCHARGE POINT	4.94 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	17,784 CU FT
VOLUME PROVIDED IN FILTER SOCK (134 LF @ 2.0 CU FT/LF OF SOCK)	268 CU FT
VOLUME PROVIDED IN SILT FENCE (3,025 LF @ 6.0 CU FT/LF OF FENCE)	18,150 CU FT
VOLUME PROVIDED IN DITCH CHECK (145 LF @ 6.0 CU FT/LF)	870 CU FT
TOTAL VOLUME PROVIDED	19,288 CU FT

**SWPPP LEGEND**

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

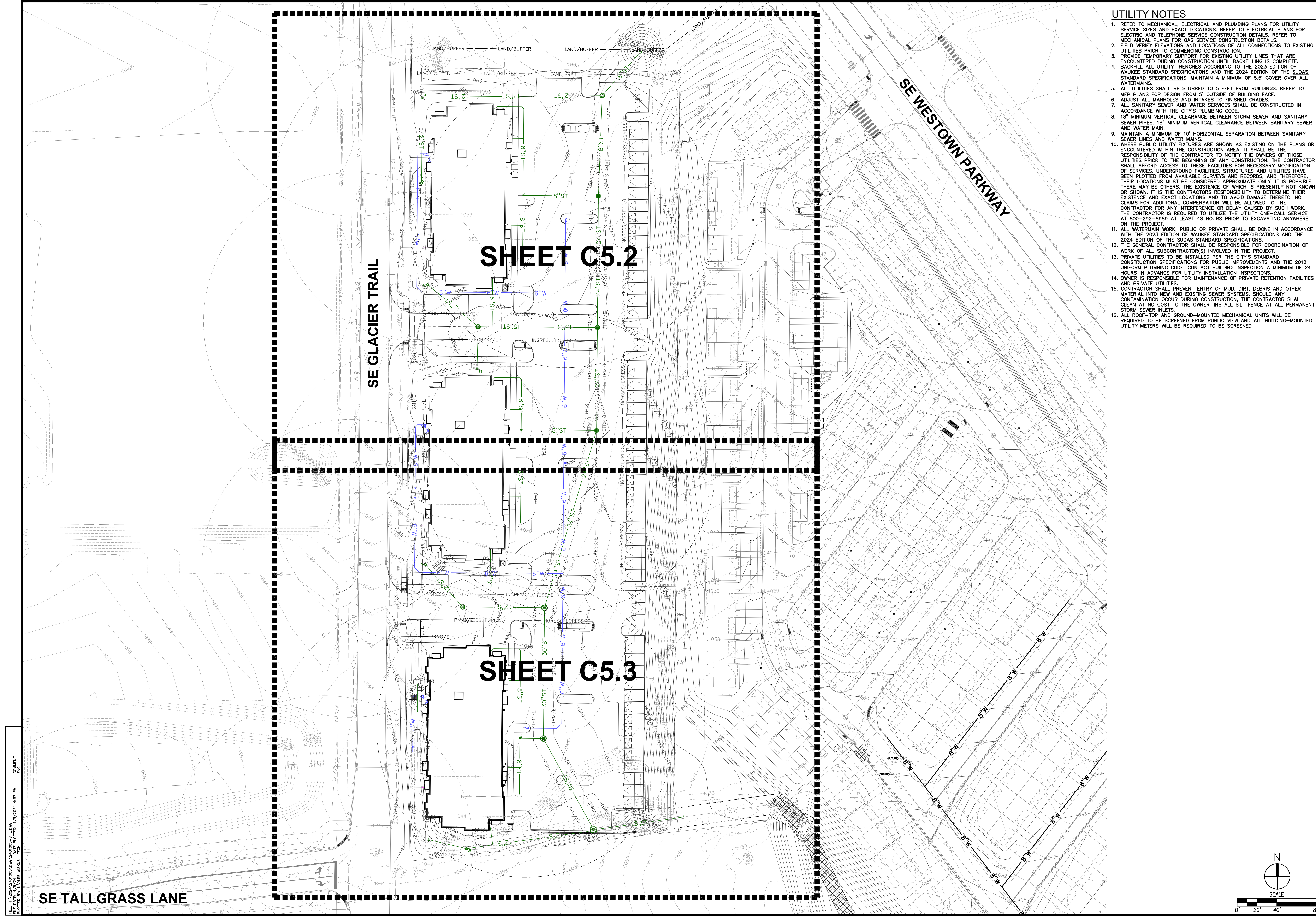
**NOTES:**

- 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 SEEDED (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.

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 ENGINEER: \_\_\_\_\_  
 WAUKEE, IOWA  
**KETTLESTONE CENTRAL LOFTS**  
**EROSION & SEDIMENT CONTROL PLAN**  
 DATE: 04/09/2024  
 SHEET NUMBER: **C4.1**  
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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 2023 EDITION OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. 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. IF 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 800-292-8889 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
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'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
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 SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. ALL ROOF-TOP AND GROUND-MOUNTED MECHANICAL UNITS WILL BE REQUIRED TO BE SCREENED FROM PUBLIC VIEW AND ALL BUILDING-MOUNTED UTILITY METERS WILL BE REQUIRED TO BE SCREENED

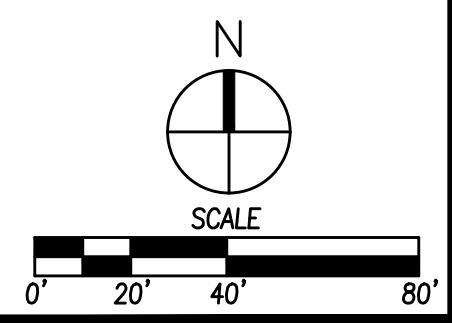
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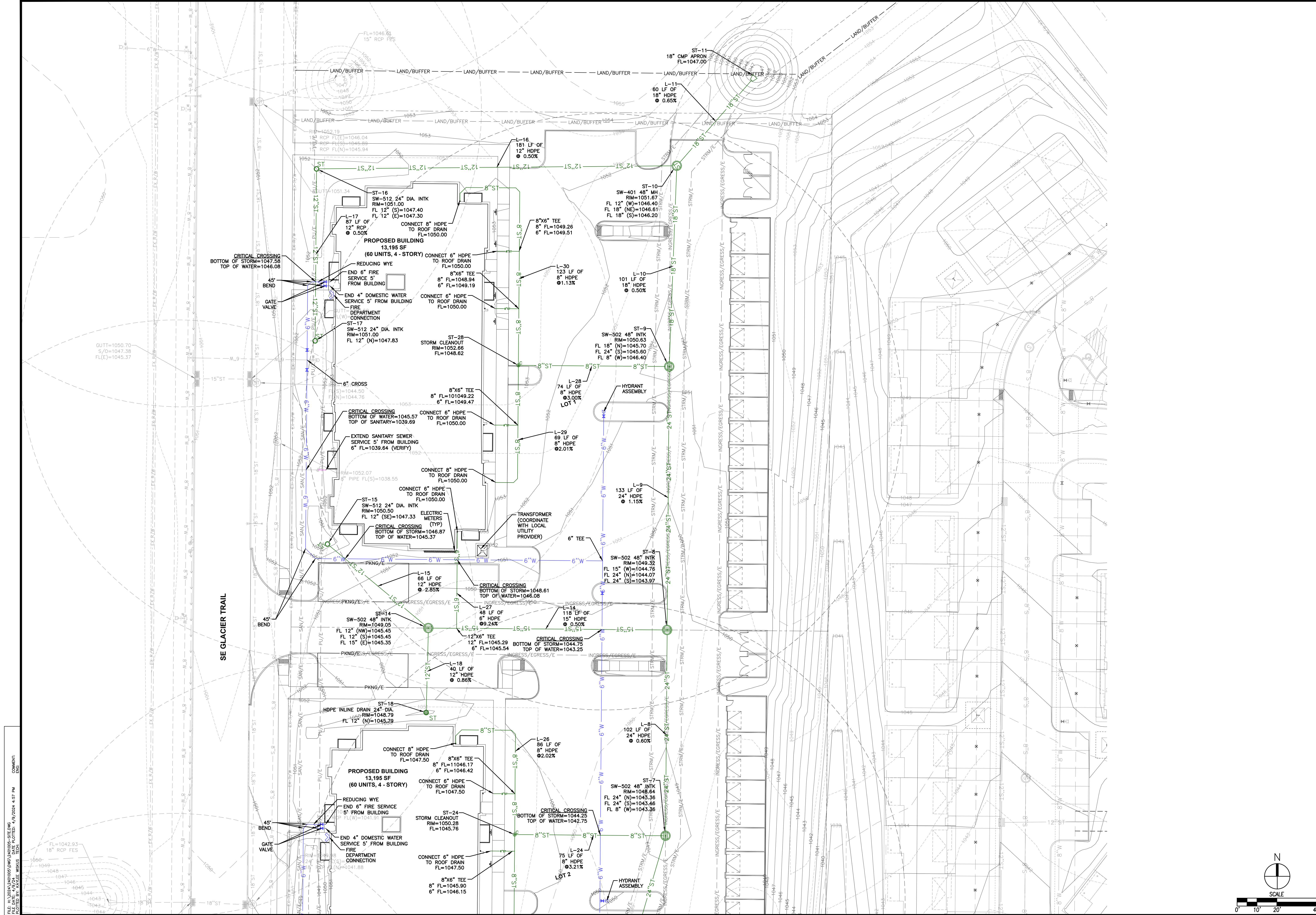


**KETTLESTONE CENTRAL LOFTS**  
 UTILITY REFERENCE PLAN

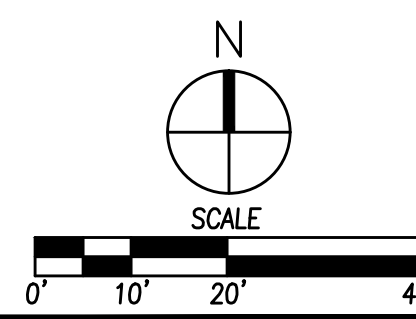
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CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE CENTRAL LOFTS**  
**UTILITY PLAN**

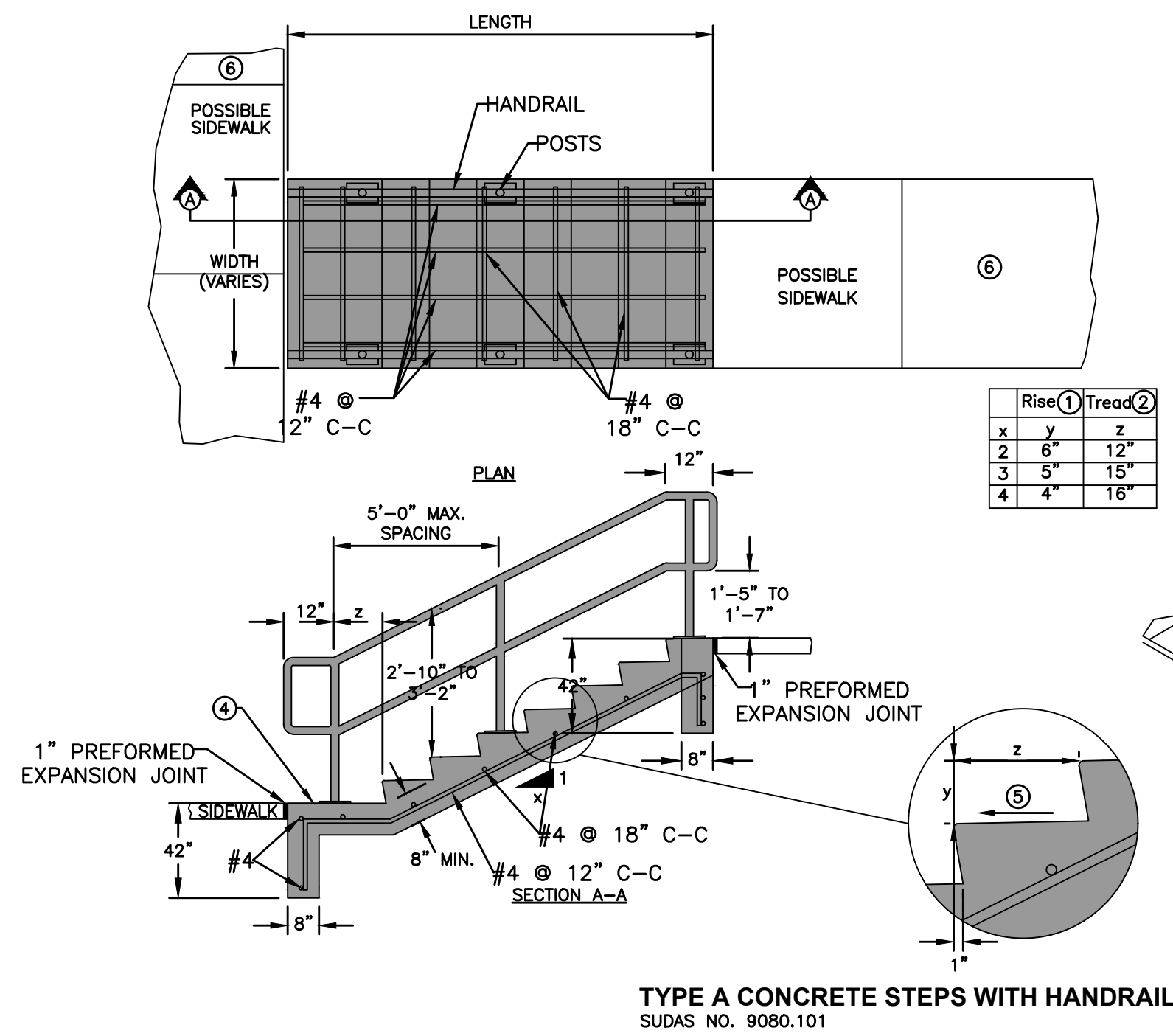
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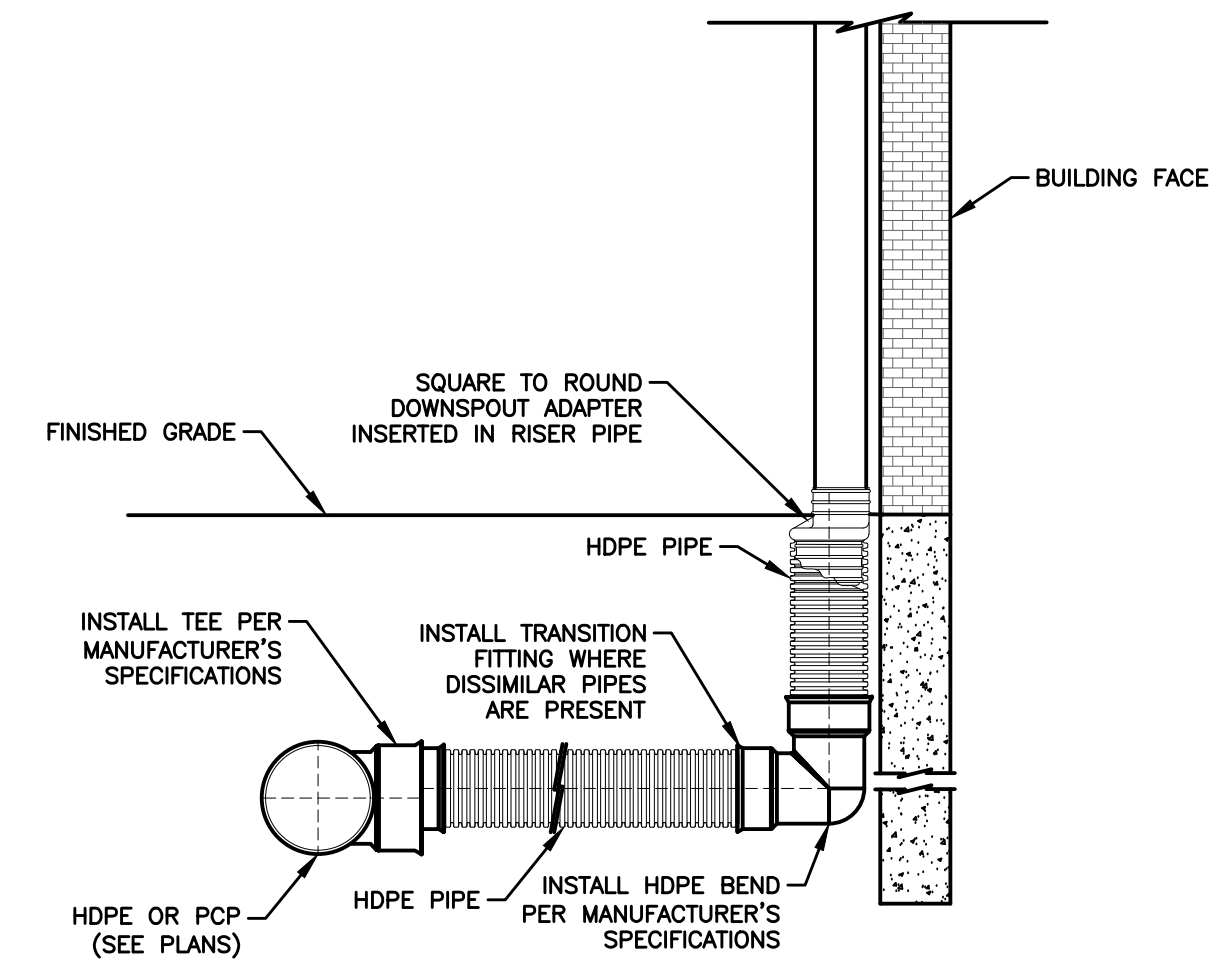
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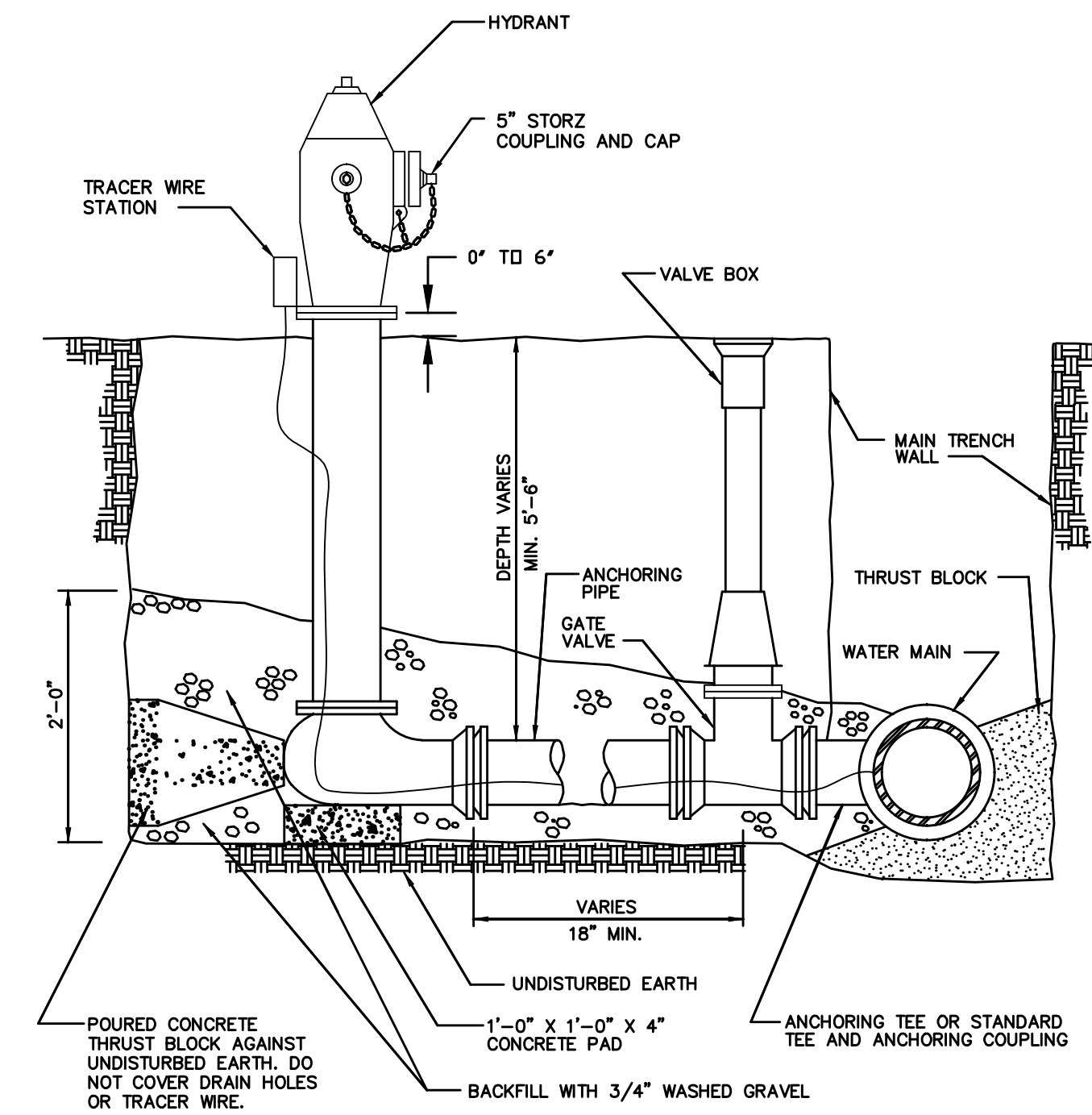
- PROVIDE A MINIMUM OF 2 IN. OF COVER FOR ALL REINFORCING.
- ENSURE ALL RISERS ARE AN EQUAL HEIGHT AND ALL TREADS ARE AN EQUAL DEPTH WITHIN A FLIGHT OF STAIRS.
1. MINIMUM RISER HEIGHT IS 4 IN. MAXIMUM RISER HEIGHT IS 7 IN.
  2. MINIMUM TREAD DEPTH IS 11 IN.
  3. MATCH EXISTING SIDEWALK WIDTH.
  4. CONSTRUCT CROSS SLOPE OF LANDING TO MATCH ADJACENT SIDEWALK.
  5. SLOPE TREAD 1% MINIMUM TO 2% MAXIMUM IN ANY DIRECTION.
  6. MAXIMUM SIDEWALK CROSS SLOPE OF 2% MAXIMUM SIDEWALK RUNNING SLOPE OF 5%

**TYPE A CONCRETE STEPS WITH HANDRAIL**  
 SUDAS NO. 9080.101

**3 TYPE A CONCRETE STEPS WITH HANDRAIL**  
 NOT TO SCALE

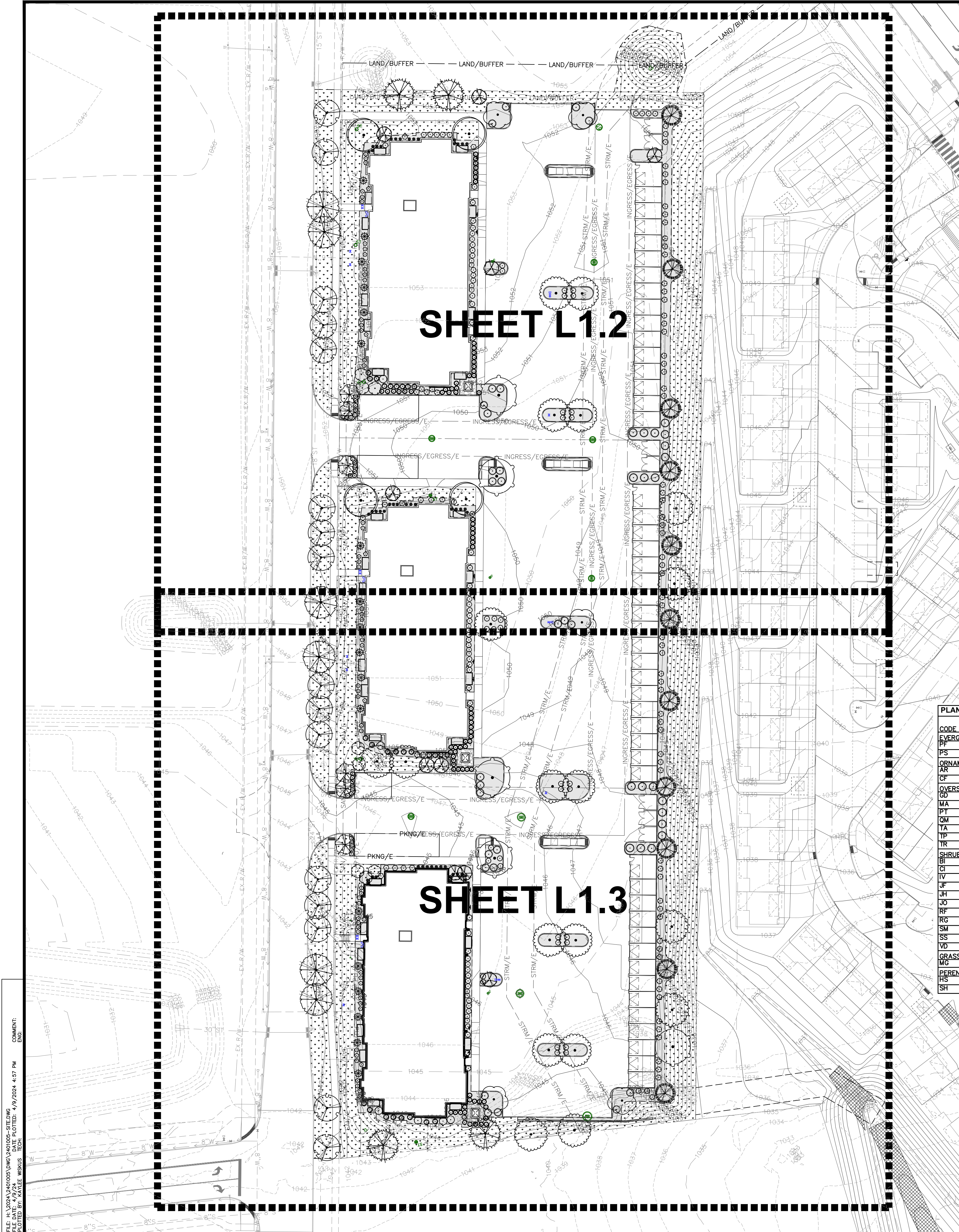


**2 ROOF DRAIN CONNECTION**  
 NOT TO SCALE



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

**1 CITY OF WAUKEE HYDRANT (DWG NO. 34, REV. 2)**  
 NOT TO SCALE



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**LANDSCAPE NOTES**

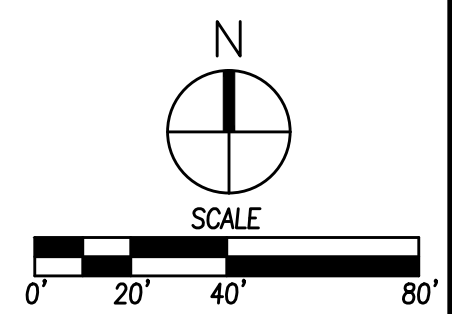
- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2023 EDITION OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO 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 INCLUDING ROW AS DIRECTED BY OWNER.
- 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 IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE SPADE CUT EDGE.
- 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.

**LANDSCAPE CALCULATIONS**

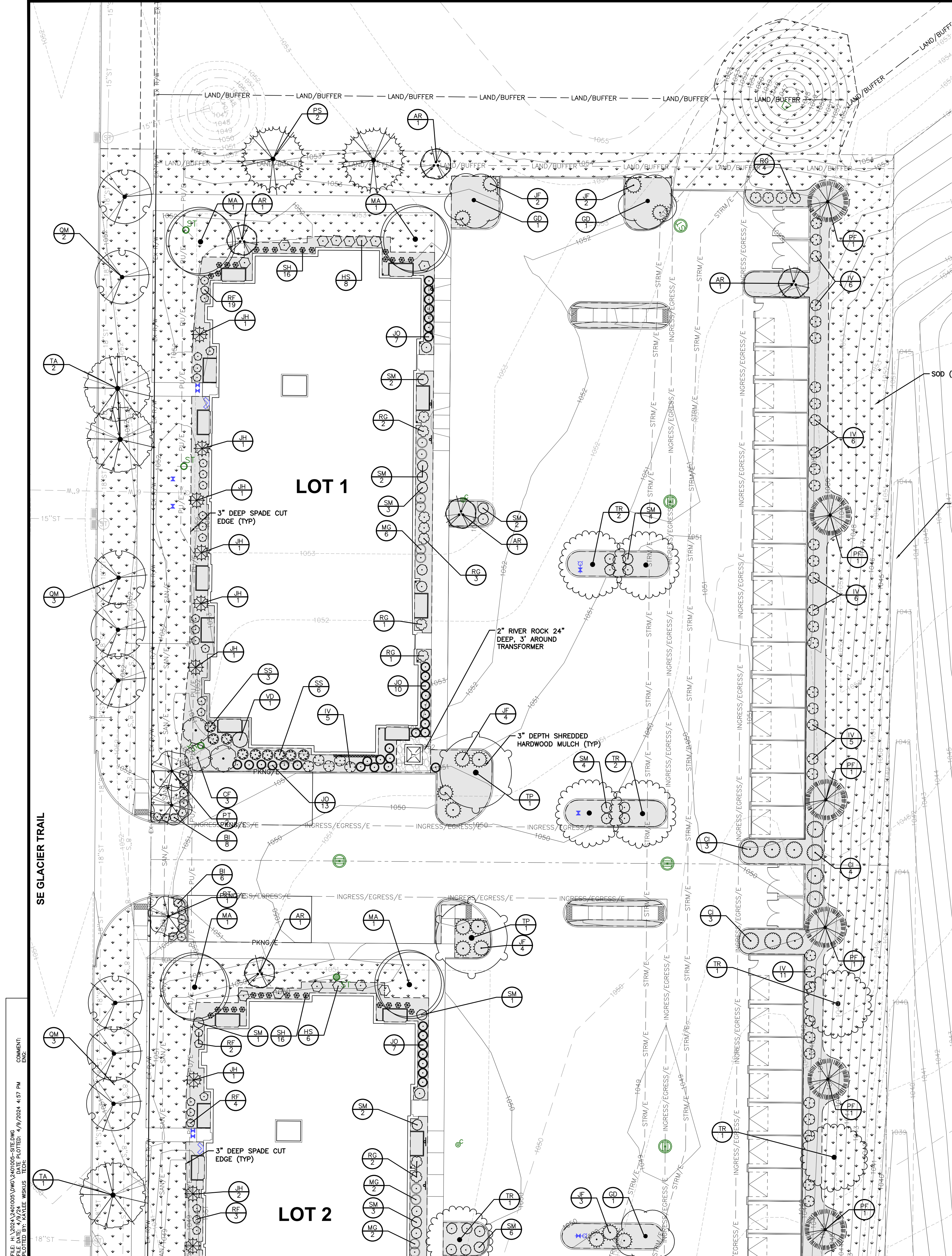
SITE AREA	LOT 1 1.61 ACRES (70,200 SF)	LOT 2 1.61 ACRES (70,200 SF)	LOT 3 1.62 ACRES (70,610 SF)	TOTAL = 4.84 ACRES (211,010 SF)
OPEN SPACE REQUIRED	10,530 SF (15%)	10,530 SF (15%)	10,592 SF (15%)	= 31,652 SF (15%)
<b>OPEN SPACE</b> 1.5 OVERSTORY TREES, 0.5 UNDERSTORY TREES, AND TWO (2) SHRUBS FOR EVERY 1,000 SQ. FT. OF REQUIRED OPEN SPACE				
OPEN SPACE PLANT UNIT: (OS/1,000)	10.53 PLANT UNITS	10.53 PLANT UNITS	10.59 PLANT UNITS	= 31.65 PLANT UNITS
<b>REQUIRED</b>				
OVERSTORY TREES (X X 1.5)	16 TREES	16 TREES	16 TREES	= 48 TREES
UNDERSTORY TREES (X X .5)	6 TREES	6 TREES	6 TREES	= 18 TREES
SHRUBS (X X 2)	22 SHRUBS	22 SHRUBS	22 SHRUBS	= 66 SHRUBS
<b>PROVIDED</b>				
DECIDUOUS OVERSTORY TREES	11 TREES (68.75%) <sup>1</sup>	11 TREES (68.75%) <sup>1</sup>	11 TREES (68.75%) <sup>1</sup>	= 33 TREES (68.75%) <sup>1</sup>
EVERGREEN OVERSTORY TREES	5 TREES (31.25%) <sup>2</sup>	5 TREES (31.25%) <sup>2</sup>	5 TREES (31.25%) <sup>2</sup>	= 15 TREES (31.25%) <sup>2</sup>
TOTAL OVERSTORY TREES	16 TREES	16 TREES	16 TREES	= 48 TREES
UNDERSTORY TREES	6 TREES	6 TREES	6 TREES	= 18 TREES
SHRUBS	22 SHRUBS <sup>3</sup>	22 SHRUBS <sup>3</sup>	22 SHRUBS <sup>3</sup>	= 66 SHRUBS <sup>3</sup>
<b>OFF STREET PARKING AREAS</b> ALL PARKING LOT ISLANDS SHALL HAVE A MINIMUM OF 1 OVERSTORY TREE WITHIN THEM. THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC ROW SHALL BE LANDSCAPED WITH A MINIMUM OF TWO (2) OVERSTORY DECIDUOUS TREES AND EIGHT (8) SHRUBS PER FIFTY (50') LINEAL FEET OF FRONTAGE.				
<b>PARKING LOT ISLANDS:</b>	7 ISLANDS	5 ISLANDS	8 ISLANDS	= 20 ISLANDS
REQUIRED PARKING LOT ISLAND TREES:	7 TREES	5 TREES	8 TREES	= 20 TREES
PROVIDED PARKING LOT ISLAND TREES:	10 TREES	7 TREES	12 TREES	= 29 TREES
<b>PARKING SETBACK FRONTAGE</b>				
SE GLACIER TRAIL:	20 LF	30 LF	30 LF	= 80 LF
REQUIRED OVERSTORY DECIDUOUS SHRUBS	2 TREES	2 TREES	2 TREES	= 6 TREES
PROVIDED OVERSTORY DECIDUOUS SHRUBS	8 SHRUBS	8 SHRUBS	8 SHRUBS	= 24 SHRUBS
<b>STREET TREES</b>				
RESIDENTIAL DISTRICTS SHALL PROVIDE ONE (1) TREE FOR EVERY 40 LINEAL FEET OF PARKING AREA ALONG A PUBLIC STREET, EXCLUSIVE OF ACCESS DRIVES.				
<b>LINEAL FEET ALONG PUBLIC STREET</b>				
SE GLACIER TRAIL:	246 LF	246 LF	250 LF	= 742 LF
REQUIRED STREET TREES (X / 40)	7 TREES	7 TREES	7 TREES	= 21 TREES
PROVIDED STREET TREES	7 TREES	7 TREES	7 TREES	= 21 TREES

- A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES
  - A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF ALL REQUIRED TREES SHALL BE EVERGREEN.
  - FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS.
- MINIMUM SIZE FOR REQUIRED PLANTINGS**  
 DECIDUOUS OVERSTORY TREES 8 FEET  
 EVERGREEN OVERSTORY TREES 6 FEET  
 DECIDUOUS UNDERSTORY TREES 6 FEET  
 DECIDUOUS AND EVERGREEN SHRUBS 2 FEET

CODE	QTY	LOT 1	LOT 2	LOT 3	PRKG SETB FRNT LOT 1	PRKG SETB FRNT LOT 2	PRKG SETB FRNT LOT 3	STREET TREES	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>											
PF	11	3	5	3					Fat Albert Colorado Spruce	<i>Picea pungens 'Fat Albert'</i>	B&B, 6' HEIGHT
PS	4	2	2	2					White Pine	<i>Pinus strobus</i>	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>											
AR	10	4	3	3					Ruby Slippers Amur Maple	<i>Acer ginnala 'Ruby Slippers'</i>	B&B, 6' HEIGHT, MULTI-STEM
DF	18	3	2	3					Flowering Dogwood	<i>Cornus florida</i>	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>											
GD	5	2	1	2					Kentucky Coffeetree 'Espresso'	<i>Gymnocladus dioica 'Espresso'</i>	B&B, 8' HEIGHT
MA	4	2	2						Cucumber Tree Magnolia	<i>Magnolia acuminata</i>	B&B, 8' HEIGHT
PT	6				2		2		Quaking Aspen	<i>Populus tremuloides</i>	B&B, 8' HEIGHT
QM	16							16	Burr Oak	<i>Quercus macrocarpa</i>	B&B, 12' HEIGHT
TA	6							6	Redmond American Linden	<i>Tilia americana 'Redmond'</i>	B&B, 12' HEIGHT
TP	5	1	2	2					Bigleaf Linden	<i>Tilia platyphyllos</i>	B&B, 8' HEIGHT
TR	19	4	7	8					Redmond American Linden	<i>Tilia americana 'Redmond'</i>	B&B, 8' HEIGHT
<b>SHRUBS</b>											
BI	26				8	10	8		Littleleaf Boxwood	<i>Buxus microphylla Wintergreen</i>	CONT, 3 GAL
CS	20	5	8	7					Isanti Red Twig Dogwood	<i>Cornus sericea 'Isanti'</i>	CONT, 3 GAL
IV	71	28	25	18					Henry's Garnet Sweetgum	<i>Itsea virginica 'Henry's Garnet'</i>	CONT, 3 GAL
JF	27	8	9	10					Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	CONT, 3 GAL
JH	18	6	6	6					Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	CONT, 3 GAL
JO	80	30	32	18					Old Gold Juniper	<i>Juniperus chinensis 'Old Gold'</i>	CONT, 3 GAL
RF	60	19	18	23					Fine Line Buckthorn	<i>Rhamnus frangula 'Fine Line'</i>	CONT, 3 GAL
RG	28	11	7	10					Green Mound Alpine Currant	<i>Ribes alpinum 'Green Mound'</i>	CONT, 3 GAL
SM	58	17	18	23					Dwarf Korean Lilac	<i>Syringa meyeri 'Patibin'</i>	CONT, 3 GAL
SS	25	9	8	8					Little Princess Japanese Spirea	<i>Spiraea japonica 'Little Princess'</i>	CONT, 3 GAL
VD	6	1	1	4					Arrowwood Viburnum	<i>Viburnum dentatum 'Arrowwood'</i>	CONT, 3 GAL
<b>GRASSES</b>											
MG	18	6	6	6					Lulalia Grass	<i>Miscanthus sinensis 'Gracillimus'</i>	CONT, 1 GAL
<b>PERENNIALS</b>											
HS	19	8	6	5					Saxsie Serenade® Cape Hatteras Hydrangea	<i>Hydrangea macrophylla 'HORTHAT'</i>	CONT, 1 GAL
SH	150	16	16	18					Sagee Hosta	<i>Hosta x 'Sagee'</i>	CONT, 1 GAL



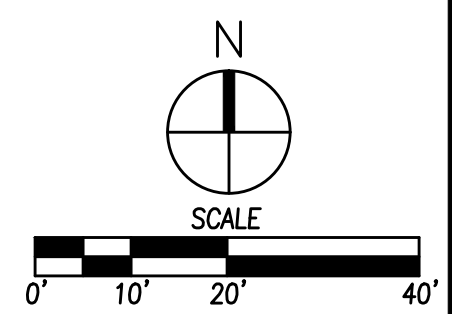
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 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 DRAFTED: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
**ES&A**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA  
**KETTLESTONE CENTRAL LOFTS**  
 LANDSCAPE REFERENCE PLAN  
 DATE: 04/09/2024  
 SHEET NUMBER:  
**L1.1**  
 2401.005

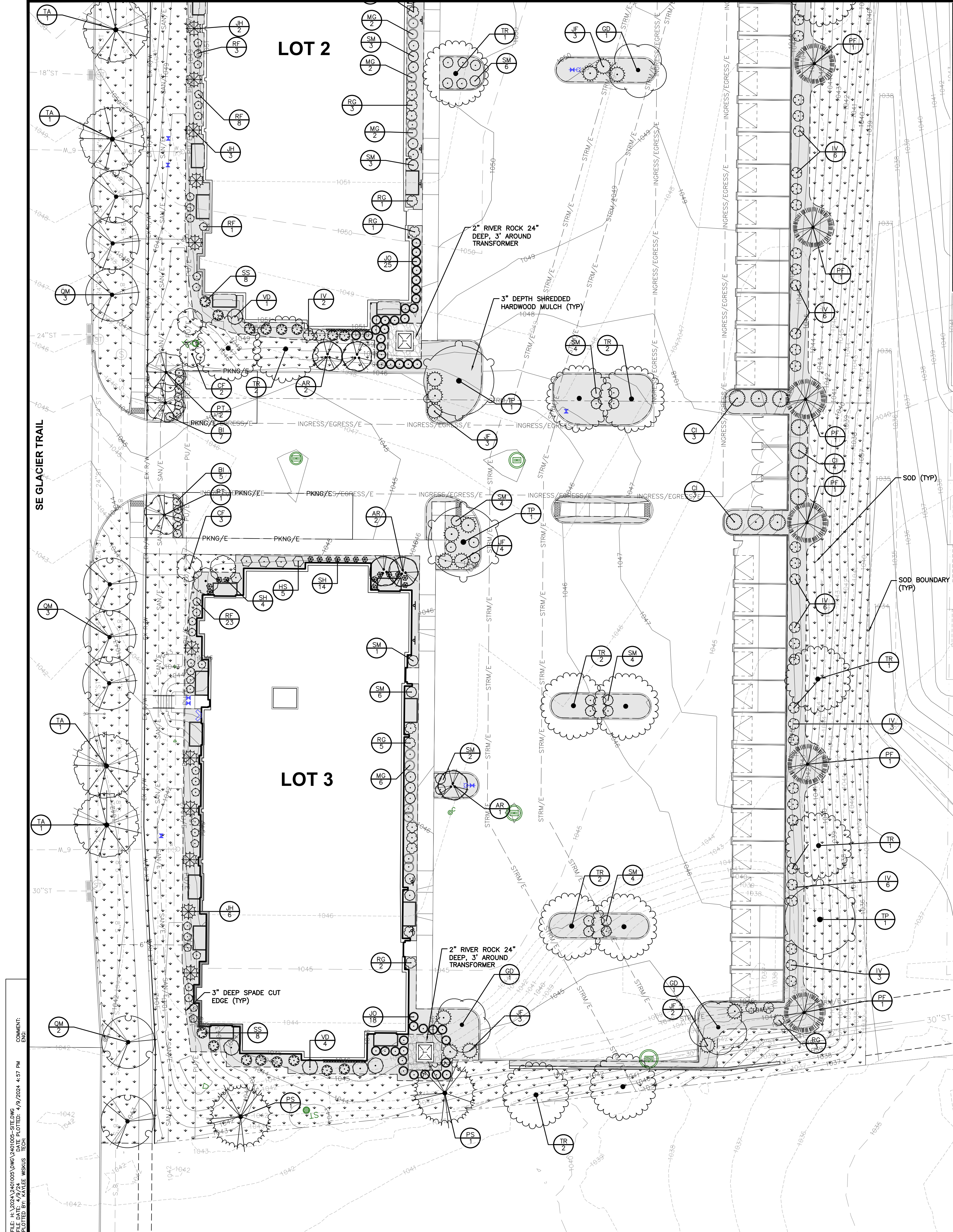


PLANT SCHEDULE											
CODE	QTY	LOT 1	LOT 2	LOT 3	PRKG SETB FRNT LOT 1	PRKG SETB FRNT LOT 2	PRKG SETB FRNT LOT 3	STREET TREES	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>											
PF	11	3	5	3					Fat Albert Colorado Spruce	<i>Picea pungens</i> 'Fat Albert'	B&B, 6' HEIGHT
PS	4	2		2					White Pine	<i>Pinus strobus</i>	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>											
AR	10	4	3	3					Ruby Slippers Amur Maple	<i>Acer ginnala</i> 'Ruby Slippers'	B&B, 6' HEIGHT, MULTI-STEM
CF	8	3	2	3					Flowering Dogwood	<i>Cornus florida</i>	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>											
GD	5	2	1	2					Kentucky Coffeetree 'Espresso'	<i>Gymnocladus dioica</i> 'Espresso'	B&B, 8' HEIGHT
MA	4	2	2						Cucumber Tree Magnolia	<i>Magnolia acuminata</i>	B&B, 8' HEIGHT
PT	6				2		2		Quaking Aspen	<i>Populus tremuloides</i>	B&B, 8' HEIGHT
QM	18							16	Burr Oak	<i>Quercus macrocarpa</i>	B&B, 12' HEIGHT
TA	6							6	Redmond American Linden	<i>Tilia americana</i> 'Redmond'	B&B, 12' HEIGHT
TP	5	1	2	2					Bigleaf Linden	<i>Tilia platyphyllos</i>	B&B, 8' HEIGHT
TR	19	4	7	8					Redmond American Linden	<i>Tilia americana</i> 'Redmond'	B&B, 8' HEIGHT
<b>SHRUBS</b>											
BI	126				8		10		Littleleaf Boxwood	<i>Buxus microphylla</i> 'Wintergreen'	CONTY, 3 GAL
CI	20	5	8	7					Isanti Red Twig Dogwood	<i>Cornus sericea</i> 'Isanti'	CONTY, 3 GAL
IV	71	28	25	18					Henry's Garnet Sweetspire	<i>Itea virginica</i> 'Henry's Garnet'	CONTY, 3 GAL
JF	27	8	9	10					Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	CONTY, 3 GAL
JH	18	6	6	6					Hughes Juniper	<i>Juniperus horizontalis</i> 'Hughes'	CONTY, 3 GAL
JO	80	30	32	18					Old Gold Juniper	<i>Juniperus chinensis</i> 'Old Gold'	CONTY, 3 GAL
RF	60	19	18	23					Fine Line Buckthorn	<i>Rhamnus frangula</i> 'Fine Line'	CONTY, 3 GAL
RG	28	11	7	10					Green Mound Alpine Currant	<i>Ribes alpinum</i> 'Green Mound'	CONTY, 3 GAL
SM	58	17	18	23					Dwarf Korean Lilac	<i>Syringa meyeri</i> 'Palibin'	CONTY, 3 GAL
SS	25	9	8	8					Little Princess Japanese Spirea	<i>Spiraea japonica</i> 'Little Princess'	CONTY, 3 GAL
VD	6	1	1	4					Arrowwood Viburnum	<i>Viburnum dentatum</i> 'Arrowwood'	CONTY, 3 GAL
<b>GRASSES</b>											
MC	18	6	6	6					Eulalia Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	CONTY, 1 GAL
<b>PERENNIALS</b>											
HS	19	8	6	5					Seaside Serenade® Cape Hatteras Hydrangea	<i>Hydrangea macrophylla</i> 'HORTHAT'	CONTY, 1 GAL
SH	50	16	16	18					Sagee Hosta	<i>Hosta x 'Sagee'</i>	CONTY, 1 GAL

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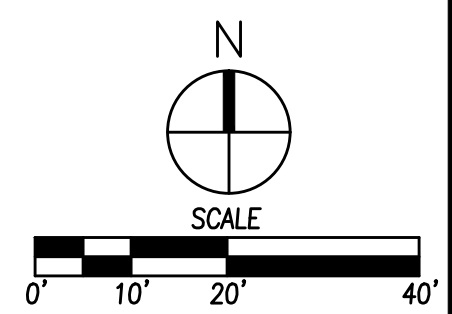
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 REVISIONS: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 DRAFTED: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
 WAUKEE, IOWA  
**KETTLESTONE CENTRAL LOFTS**  
**LANDSCAPE PLAN**  
 DATE: 04/09/2024  
 SHEET NUMBER:  
**L1.2**  
 2401.005





PLANT SCHEDULE											
CODE	QTY	LOT 1	LOT 2	LOT 3	PRKG SETB FRNT LOT 1	PRKG SETB FRNT LOT 2	PRKG SETB FRNT LOT 3	STREET TREES	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>											
FA	11	5	3						Fat Albert Colorado Spruce	<i>Picea pungens</i> 'Fat Albert'	B&B, 6' HEIGHT
PS	4	2	2						White Pine	<i>Pinus strobus</i>	B&B, 6' HEIGHT
<b>ORNAMENTAL TREES</b>											
AR	10	4	3	3					Ruby Slippers Amur Maple	<i>Acer glabrum</i> 'Ruby Slippers'	B&B, 6' HEIGHT, MULTI-STEM
CF	8	3	2	3					Flowering Dogwood	<i>Cornus florida</i>	B&B, 6' HEIGHT
<b>OVERSTORY TREES</b>											
CO	15	2	1	2					Kentucky Coffeetree 'Espresso'	<i>Gymnocladus dioica</i> 'Espresso'	B&B, 8' HEIGHT
MA	4	2	2						Cucumber Tree Magnolia	<i>Magnolia acuminata</i>	B&B, 8' HEIGHT
PT	6				2		2		Quaking Aspen	<i>Populus tremuloides</i>	B&B, 8' HEIGHT
OM	16							16	Burr Oak	<i>Quercus macrocarpa</i>	B&B, 12' HEIGHT
TA	6							6	Redmond American Linden	<i>Tilia americana</i> 'Redmond'	B&B, 12' HEIGHT
TP	5	1	2	2					Bigleaf Linden	<i>Tilia platyphyllos</i>	B&B, 8' HEIGHT
TR	19	4	7	8					Redmond American Linden	<i>Tilia americana</i> 'Redmond'	B&B, 8' HEIGHT
<b>SHRUBS</b>											
BI	26				8		8		Littleleaf Boxwood	<i>Buxus microphylla</i> 'Wintergreen'	CONT, 3' GAL
CI	20	5	8	7		10			Isanti Red Twig Dogwood	<i>Cornus sericea</i> 'Isanti'	CONT, 3' GAL
IV	71	28	25	18					Itea virginica 'Henry's Garnet'	<i>Itea virginica</i> 'Henry's Garnet'	CONT, 3' GAL
JF	27	8	9	10					Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	CONT, 3' GAL
JH	18	6	6	6					Hughes Juniper	<i>Juniperus horizontalis</i> 'Hughes'	CONT, 3' GAL
JO	80	30	32	18					Old Gold Juniper	<i>Juniperus chinensis</i> 'Old Gold'	CONT, 3' GAL
RF	60	19	18	23					Fine Line Buckthorn	<i>Rhamnus frangula</i> 'Fine Line'	CONT, 3' GAL
RG	28	11	7	10					Green Mound Alpine Currant	<i>Ribes alpinum</i> 'Green Mound'	CONT, 3' GAL
SM	58	17	18	23					Dwarf Korean Lilac	<i>Syringa meyeri</i> 'Palibin'	CONT, 3' GAL
SS	25	9	8	8					Little Princess Japanese Spiraea	<i>Spiraea japonica</i> 'Little Princess'	CONT, 3' GAL
VO	6	1	1	4					Arrowwood Viburnum	<i>Viburnum dentatum</i> 'Arrowwood'	CONT, 3' GAL
<b>GRASSES</b>											
MC	18	6	6	6					Luliala Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	CONT, 1 GAL
<b>PERENNIALS</b>											
HS	19	8	6	5					Seaside Serenade® Cape Hatteras Hydrangea	<i>Hydrangea macrophylla</i> 'HORTHAT'	CONT, 1 GAL
SH	50	16	16	18					Sagoe Hosta	<i>Hosta x 'Sagoe'</i>	CONT, 1 GAL

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 REVISIONS: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 ENGINEER: \_\_\_\_\_  
 DRAFTED: \_\_\_\_\_  
**ESA**  
 CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA  
**KETTLESTONE CENTRAL LOFTS**  
**LANDSCAPE PLAN**  
 DATE: 04/09/2024  
 SHEET NUMBER:  
**L1.3**  
 2401.005