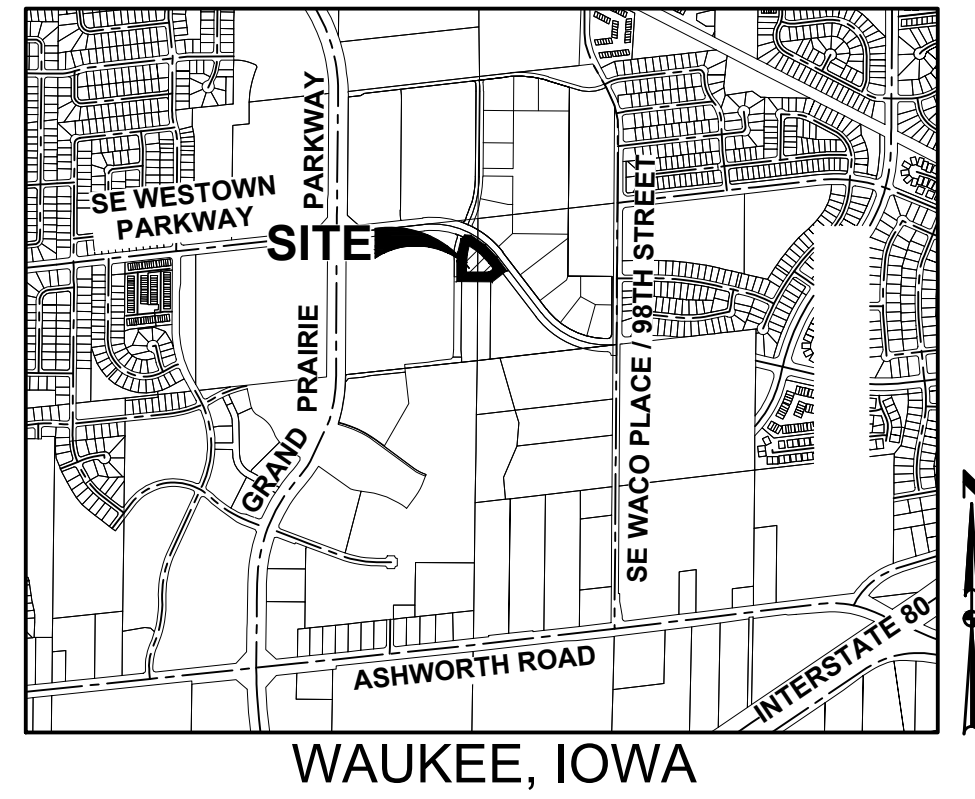


SITE PLAN FOR: KETTLESTONE CENTRAL - DWR

WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION

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 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 22-122 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20745 BEING A PART OF SAID PARCEL 21-96; THENCE NORTH 89°32'44" WEST, 270.00 FEET; THENCE NORTH 00°27'16" EAST, 140.50 FEET; THENCE NORTH 05°31'17" EAST, 79.03 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 460.00 FEET, WHOSE ARC LENGTH IS 114.16 FEET AND WHOSE CHORD BEARS NORTH 12°52'58" EAST, 113.87 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 43.14 FEET AND WHOSE CHORD BEARS NORTH 69°25'19" EAST, 37.98 FEET TO THE SOUTHERLY LINE OF PARCEL 22-121 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20745 BEING A PART OF SAID PARCEL 21-96; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 292.69 FEET AND WHOSE CHORD BEARS SOUTH 49°20'21" EAST, 290.62 FEET; THENCE SOUTH 37°31'46" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 111.69 FEET TO THE NORTHERNMOST CORNER OF SAID PARCEL 22-122; THENCE SOUTH 52°28'14" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 22-122, A DISTANCE OF 111.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.92 ACRES (83,641 SQUARE FEET).

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

ZONING

K-RC (KETTLESTONE RETAIL COMMUNITY DISTRICT)

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: DANCE STUDIO

DEVELOPMENT SUMMARY

AREA 1.92 ACRES (83,635 SF)

ZONING
K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

BUILDING HEIGHT
23'-2"

IMPERVIOUS AREA
BUILDING: 12,305 SF
FUTURE EXPANSION: 2,415 SF
HEAVY DUTY: 454 SF
STANDARD DUTY: 16,863 SF
LIGHT DUTY: 15,106 SF
SIDEWALK: 2,695 SF
TOTAL: 49,838 SF

OPEN SPACE
REQUIRED: 16,727 SF (20%)
PROVIDED: 33,797 SF (40%)

PARKING
REQUIRED
FITNESS CENTER/HEALTH CLUB (4 SPACES/1,000 SF)
PROPOSED (6,794 SF) 28 SPACES
FUTURE (2,168 SF) 9 SPACES

OFFICE & RETAIL (1 SPACE/ 250 SF)
PROPOSED (5,511 SF) 23 SPACES
FUTURE (296 SF) 2 SPACES
TOTAL 62 SPACES

PROVIDED
STANDARD 79 SPACES
ACCESSIBLE 4 SPACES
TOTAL 83 SPACES

BIKE PARKING
REQUIRED
3% OF REQ. AUTOMOBILE 2 SPACES
PROVIDED 2 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 PLAN |
| C3.1-C3.2 | GRADING PLAN |
| C4.1 | EROSION & SEDIMENT CONTROL PLAN |
| C5.1 | UTILITY PLAN |
| L1.1 | LANDSCAPE PLAN |

ADDRESS

1340 SE WESTOWN PARKWAY

BULK REGULATIONS

LOT AREA: NO MINIMUM REQUIREMENT
LOT WIDTH: NO MINIMUM REQUIREMENT
FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES.
20 FEET 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 50 FEET.
5 FEET 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 50 FEET.
5 FEET FOR ACCESSORY STRUCTURES

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 |
| SANITARY SEWER | TELEPHONE POLE |
| SANITARY SERVICE | GAS VALVE BOX |
| STORM SEWER | CABLE TV JUNCTION BOX |
| STORM SERVICE | CABLE TV MANHOLE/VAULT |
| WATERMAIN WITH SIZE | MAIL BOX |
| WATER SERVICE | BENCHMARK |
| SAWCUT (FULL DEPTH) | SOIL BORING |
| SILT FENCE | UNDERGROUND TV CABLE |
| USE AS CONSTRUCTED | GAS MAIN |
| MINIMUM PROTECTION ELEVATION | 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: 06/25/2024
SECOND SUBMITTAL: 07/09/2024
THIRD SUBMITTAL: 07/23/2024
FOURTH SUBMITTAL: 08/06/2024



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. 2404.335

DETENTION BASIN IS REQUIRED TO BE CONSTRUCTED FOR KETTLESTONE CENTRAL LOFTS, KETTLESTONE CENTRAL TOWNHOMES, AND KETTLESTONE CENTRAL-DWR. THE DETENTION BASIN SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO FINAL CERTIFICATE OF OCCUPANCY OF ANY BUILDINGS ON THIS SITE PLAN.
FUTURE BUILDING EXPANSION WILL REQUIRE A SEPARATE SITE PLAN APPROVAL.

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

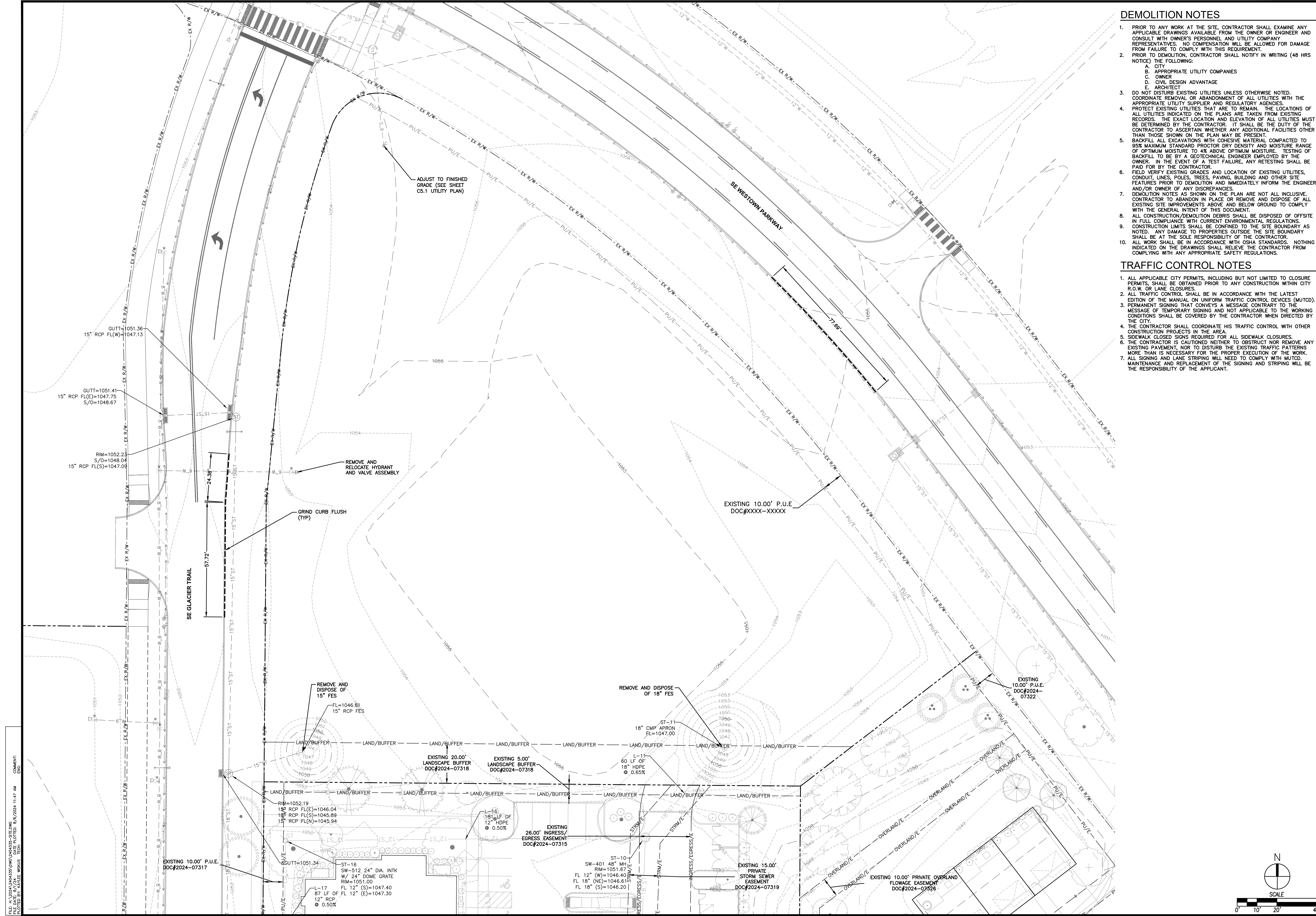
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND COSECO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION 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 2024 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.

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.
JOHN PETERSEN, 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, C3.1-C3.2, 4.1, AND C5.1

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. NEWMAN, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NUMBER 00442
DATE: _____
MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET L1.1



DEMOLITION NOTES

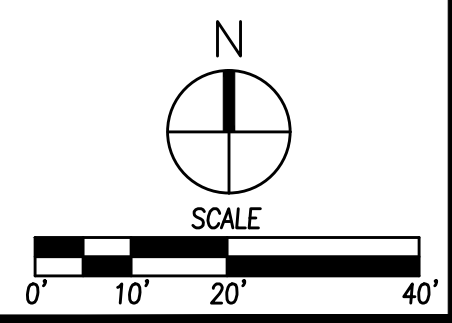
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, 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.

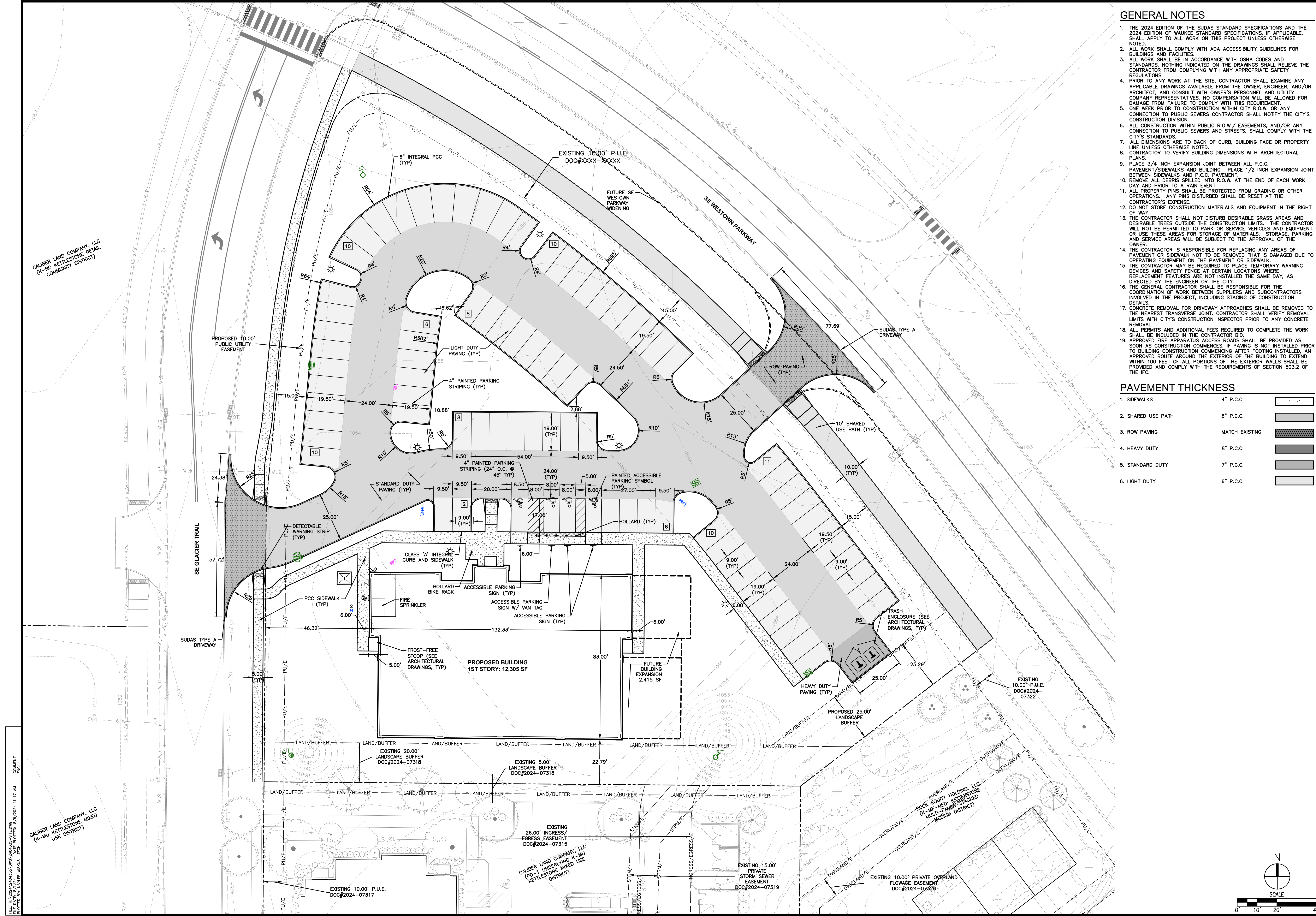
TRAFFIC CONTROL NOTES

- 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.

FILE: N:\2024\2404\335\DWG\TOPO SURVEY AND DEMOLITION PLAN.dwg
 DATE PLOTTED: 8/6/2024 11:47 AM
 PLOTTED BY: KAYLEE WOODS

| | |
|----------------------------------|---|
| DATE | 08/06/2024 |
| REVISIONS | |
| ENGINEER | DRAFTED: |
| PHONE: (515) 369-4400 | PHONE: (515) 369-4410 |
| 1421 NW URBANDALE DRIVE | URBANDALE, IA 50322 |
| CIVIL DESIGN ADVANTAGE | ENGINEER |
| DWR | |
| KETTLESTONE CENTRAL - DWR | TOPOGRAPHIC SURVEY/DEMOLITION PLAN |
| WAUKEE, IOWA | 1340 SE WESTOWN PARKWAY |
| SHEET NUMBER | C1.1 |
| | 2404.335 |





GENERAL NOTES

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND THE 2024 EDITION OF WALKER 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 PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.

PAVEMENT THICKNESS

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

COMMENTS:
 ENG.
 FILE DATE: 6/24
 DATE PLOTTED: 6/20/24 11:47 AM
 PLOTTED BY: KAYLEE WOODS TECH

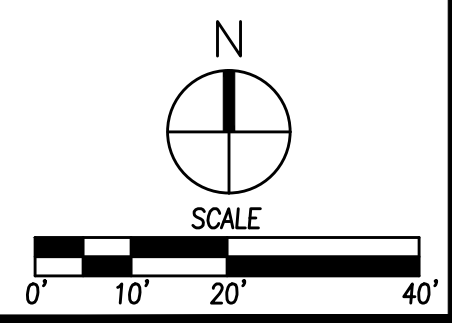
CALBER LAND COMPANY, LLC
 (K-RC KETTLESTONE RETAIL
 COMMUNITY DISTRICT)

CALBER LAND COMPANY, LLC
 (K-MU KETTLESTONE MIXED
 USE DISTRICT)

CALBER LAND COMPANY, LLC
 (PD-1 UNDERLYING K-MU
 KETTLESTONE MIXED USE
 DISTRICT)

EXISTING 15.00'
 PRIVATE
 STORM SEWER
 EASEMENT
 DOC#2024-07319

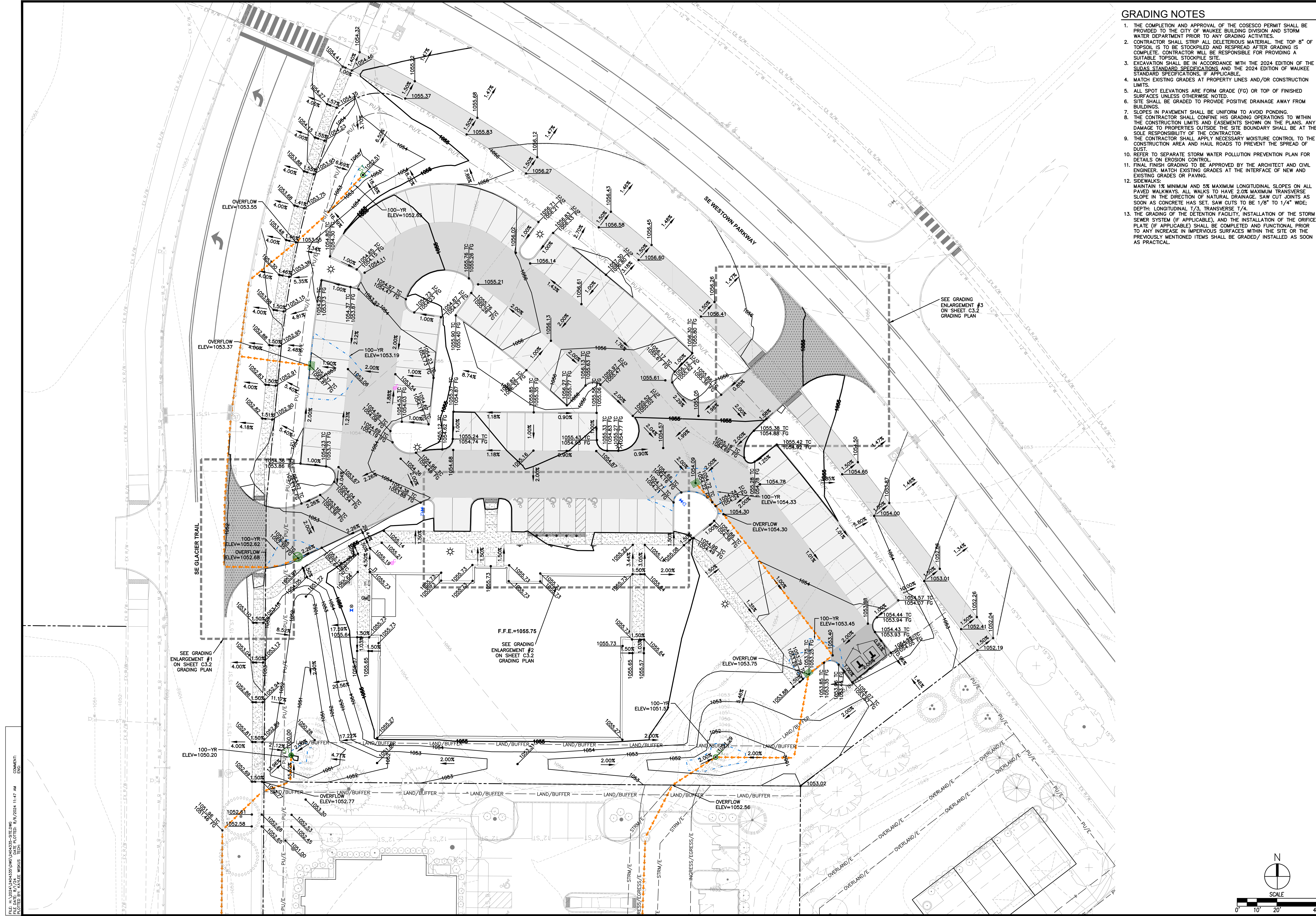
ROCK EQUITY HOLDING, LLC
 (K-MU-MED. KETTLESTONE
 MULTI-FAMILY MIXED
 MEDIUM DISTRICT)



DATE: _____
 REVISIONS: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 DRAFTED: _____
 ENGINEER: _____
CIVIL DESIGN ADVANTAGE

DWR

 WAUKEE, IOWA
KETTLESTONE CENTRAL - DWR
DIMENSION PLAN
 1340 SE WESTOWN PARKWAY
 DATE: 08/06/2024
 SHEET NUMBER:
C2.1
 2404.335

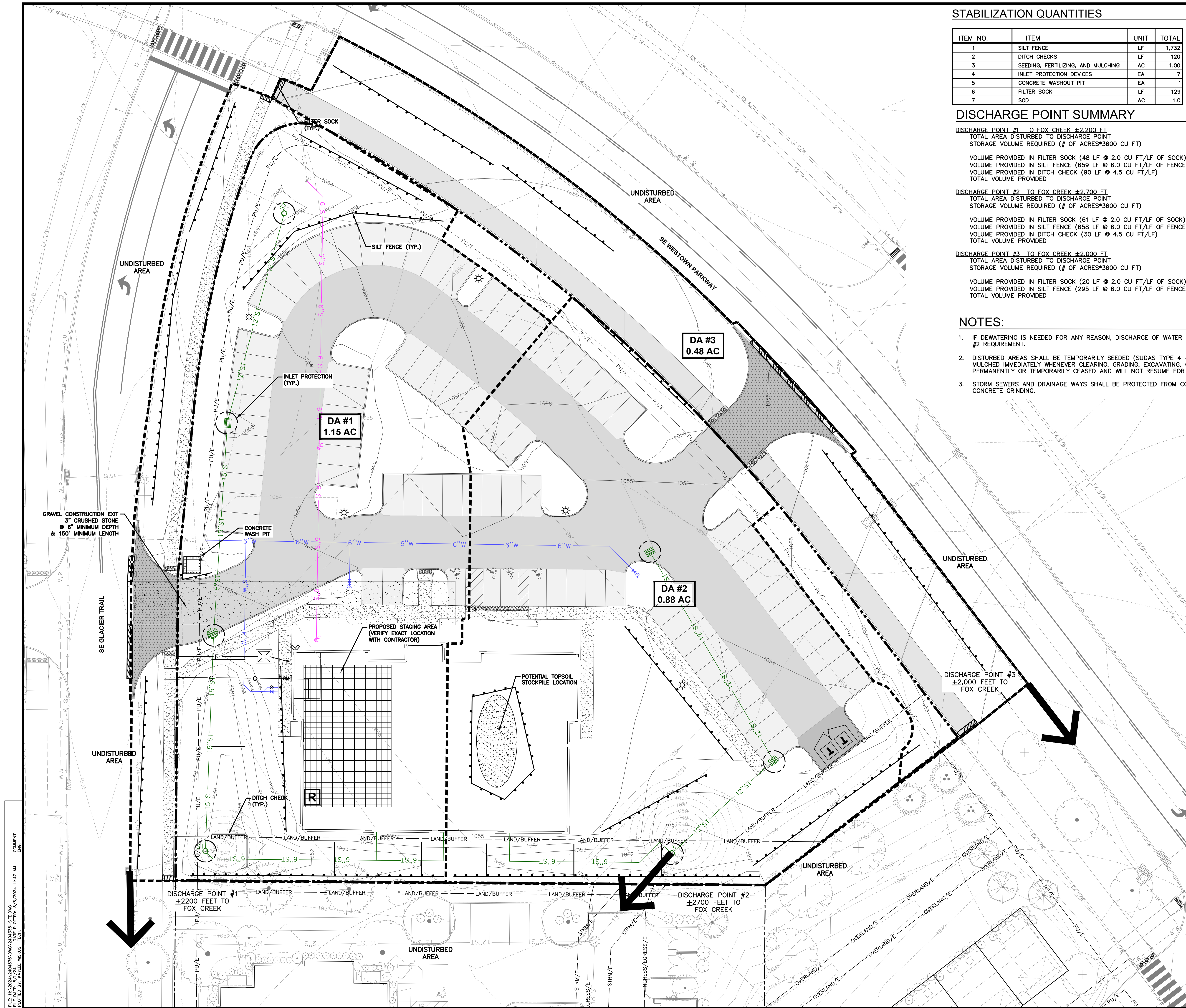


GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSECO 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 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE 2024 EDITION OF WAUKEE 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 T/3, TRANSVERSE T/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.

COMMENTS:
 ENG.
 DATE: 08/06/2024
 FILE: 2404.335.DWG
 PLOTTED BY: KAVI
 DATE PLOTTED: 8/6/2024 11:47 AM
 PLOT SCALE: 1"=20'

| | |
|---|----------------|
| DATE | 08/06/2024 |
| REVISIONS | |
| ENGINEER | DRAFTED: |
| CIVIL DESIGN ADVANTAGE | |
| 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 | |
| DWR | |
| WAUKEE, IOWA | |
| KETTLESTONE CENTRAL - DWR | |
| GRADING PLAN | |
| 1340 SE WESTTOWN PARKWAY | |
| SCALE | 0' 10' 20' 40' |
| SHEET NUMBER | C3.1 |
| | 2404.335 |



STABILIZATION QUANTITIES

| ITEM NO. | ITEM | UNIT | TOTAL |
|----------|------------------------------------|------|-------|
| 1 | SILT FENCE | LF | 1,732 |
| 2 | DITCH CHECKS | LF | 120 |
| 3 | SEEDING, FERTILIZING, AND MULCHING | AC | 1.00 |
| 4 | INLET PROTECTION DEVICES | EA | 7 |
| 5 | CONCRETE WASHOUT PIT | EA | 1 |
| 6 | FILTER SOCK | LF | 129 |
| 7 | SOD | AC | 1.0 |

DISCHARGE POINT SUMMARY

| DISCHARGE POINT | TOTAL AREA DISTURBED TO DISCHARGE POINT | STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) | VOLUME PROVIDED IN FILTER SOCK (48 LF @ 2.0 CU FT/LF OF SOCK) | VOLUME PROVIDED IN SILT FENCE (659 LF @ 6.0 CU FT/LF OF FENCE) | VOLUME PROVIDED IN DITCH CHECK (90 LF @ 4.5 CU FT/LF) | TOTAL VOLUME PROVIDED |
|---|---|---|---|--|---|-----------------------|
| DISCHARGE POINT #1 TO FOX CREEK ±2,200 FT | 1.15 ACRES | 4,140 CU FT | 96 CU FT | 3,954 CU FT | 405 CU FT | 4,455 CU FT |
| DISCHARGE POINT #2 TO FOX CREEK ±2,700 FT | 0.88 ACRES | 3,168 CU FT | 122 CU FT | 3,948 CU FT | 135 CU FT | 4,205 CU FT |
| DISCHARGE POINT #3 TO FOX CREEK ±2,000 FT | 0.48 ACRES | 1,728 CU FT | 40 CU FT | 1,770 CU FT | 0 CU FT | 1,810 CU FT |

NOTES:

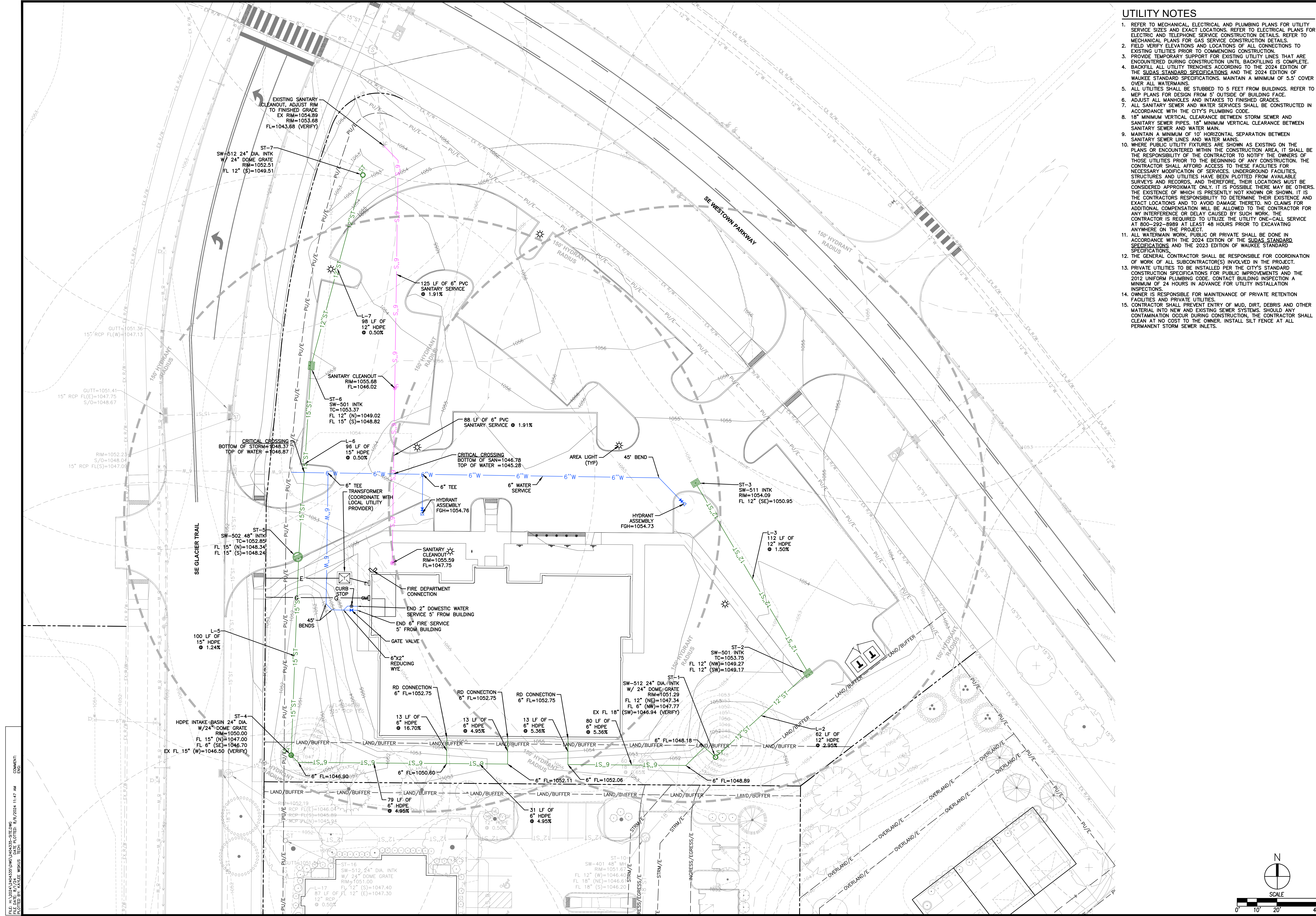
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED (SUDAS TYPE 4 - TEMPORARY EROSION CONTROL MIXTURE) OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING 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.

SWPPP LEGEND

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

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| KETTLESTONE CENTRAL - DWR EROSION AND SEDIMENT CONTROL PLAN <small>1340 SE WESTTOWN PARKWAY WAUKEE, IOWA</small> | | | |
| 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 | | DRAFTED: ENGINEER: | |
| DATE: 08/06/2024 SHEET NUMBER: | | C4.1 2404.335 | |



UTILITY NOTES

- 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.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE 2024 EDITION OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- 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.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND THE 2023 EDITION OF WAUKEE STANDARD SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- 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.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- 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.

| DATE | REVISIONS |
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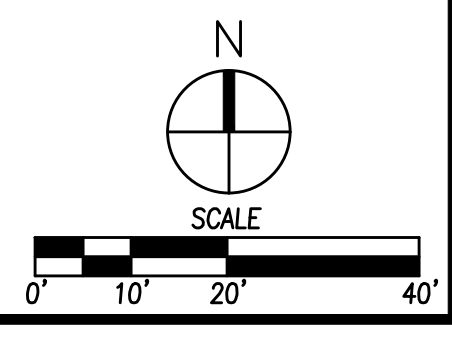


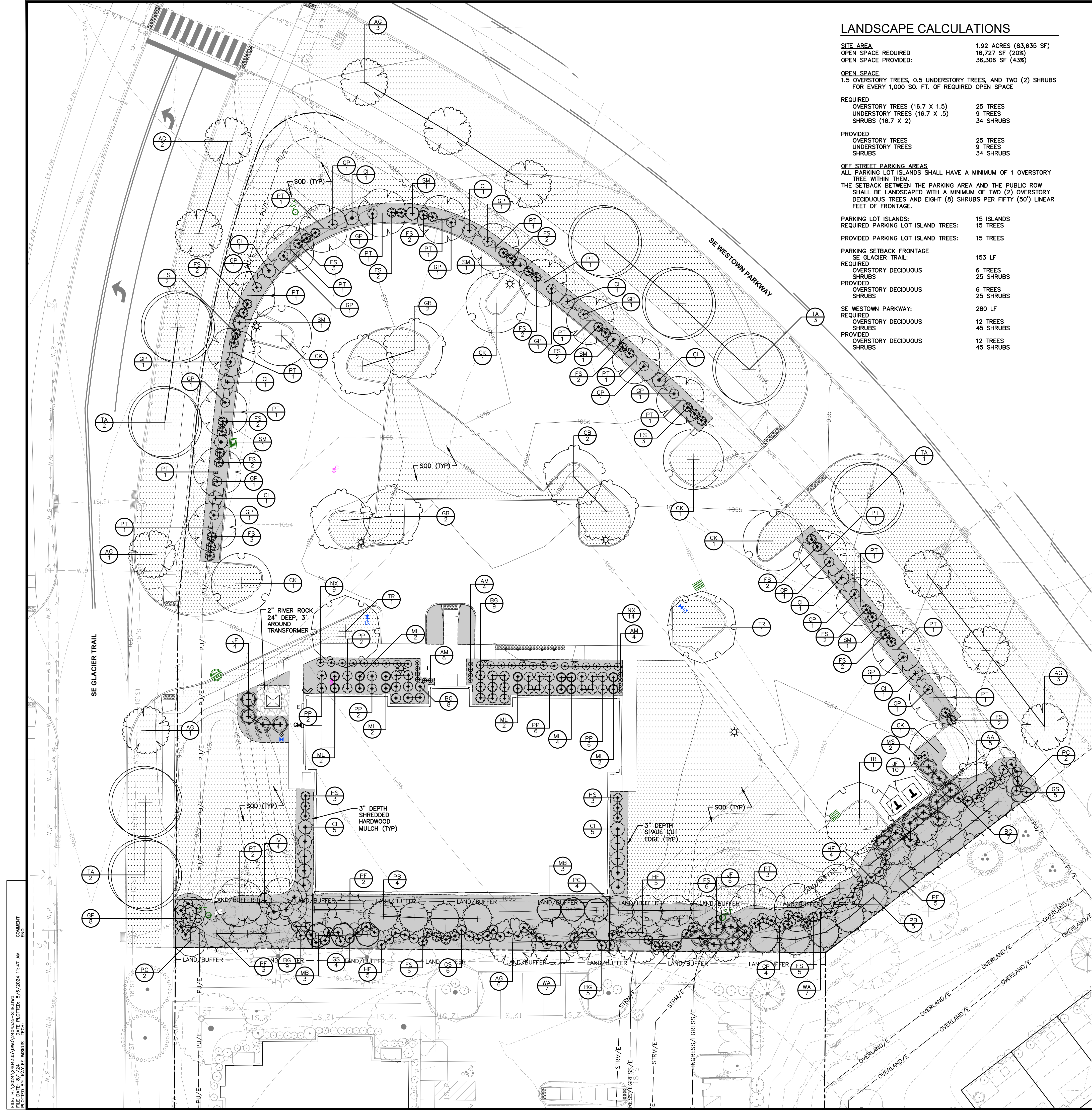
WAUKEE, IOWA

KETTLESTONE CENTRAL - DWR
UTILITY PLAN

DATE: 08/06/2024
SHEET NUMBER: C5.1
2404.335

COMMENTS:
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LANDSCAPE CALCULATIONS

| | |
|---|------------------------|
| SITE AREA | 1.92 ACRES (83,635 SF) |
| OPEN SPACE REQUIRED | 16,727 SF (20%) |
| OPEN SPACE PROVIDED: | 36,306 SF (43%) |
| OPEN SPACE | |
| 1.5 OVERSTORY TREES, 0.5 UNDERSTORY TREES, AND TWO (2) SHRUBS FOR EVERY 1,000 SQ. FT. OF REQUIRED OPEN SPACE | |
| REQUIRED | |
| OVERSTORY TREES (16.7 X 1.5) | 25 TREES |
| UNDERSTORY TREES (16.7 X .5) | 9 TREES |
| SHRUBS (16.7 X 2) | 34 SHRUBS |
| PROVIDED | |
| OVERSTORY TREES | 25 TREES |
| UNDERSTORY TREES | 9 TREES |
| SHRUBS | 34 SHRUBS |
| OFF STREET PARKING AREAS | |
| 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') LINEAR FEET OF FRONTAGE. | |
| PARKING LOT ISLANDS: | 15 ISLANDS |
| REQUIRED PARKING LOT ISLAND TREES: | 15 TREES |
| PROVIDED PARKING LOT ISLAND TREES: | 15 TREES |
| PARKING SETBACK FRONTAGE | |
| SE GLACIER TRAIL: | |
| REQUIRED | 153 LF |
| OVERSTORY DECIDUOUS | 6 TREES |
| SHRUBS | 25 SHRUBS |
| PROVIDED | |
| OVERSTORY DECIDUOUS | 6 TREES |
| SHRUBS | 25 SHRUBS |
| SE WESTTOWN PARKWAY: | |
| REQUIRED | 280 LF |
| OVERSTORY DECIDUOUS | 12 TREES |
| SHRUBS | 45 SHRUBS |
| PROVIDED | |
| OVERSTORY DECIDUOUS | 12 TREES |
| SHRUBS | 45 SHRUBS |

LANDSCAPE CALCULATIONS

STREET TREES
RESIDENTIAL DISTRICTS SHALL PROVIDE ONE (1) TREE FOR EVERY 40 LINEAL FEET OF PARKING AREA ALONG A PUBLIC STREET, EXCLUSIVE OF ACCESS DRIVES.

| | |
|--|------------|
| LINEAL FEET ALONG PUBLIC STREET | 308 LF |
| SE GLACIER TRAIL: | 387 LF |
| REQUIRED STREET TREES | 8 TREES |
| GLACIER (308 / 40) | 10 TREES |
| WESTTOWN (387 / 40) | |
| PROVIDED STREET TREES | 8 TREES |
| GLACIER: | 10 TREES |
| WESTTOWN: | |
| BUFFER | 366 LF |
| SOUTH BUFFER: | |
| REQUIRED | |
| OVERSTORY TREES (1.5 / 50 LF): | 11 TREES |
| EVERGREEN TREES (2.5 / 50 LF): | 19 TREES |
| UNDERSTORY TREES (2.5 / 50 LF): | 19 TREES |
| SHRUBS (15 / 50 LF): | 110 SHRUBS |
| PROVIDED | |
| OVERSTORY TREES: | 11 TREES |
| EVERGREEN TREES: | 19 TREES |
| UNDERSTORY TREES: | 19 TREES |
| SHRUBS: | 110 SHRUBS |

1 A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES

2 A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF ALL REQUIRED TREES SHALL BE EVERGREEN.

3 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 |
| STREET TREES | 12 FEET |

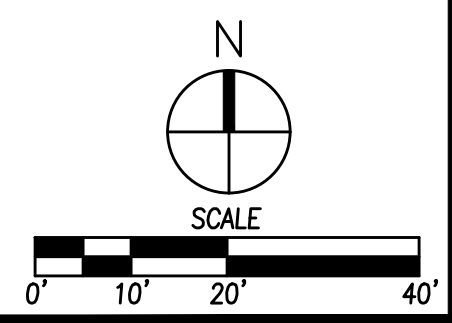
LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2024 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 PREVAIL IF ANY CONFLICTS ARISE.
- 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.
- MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- ALL EDGING SHALL BE 3" 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 WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE AFTER INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

PLANT SCHEDULE

| CODE | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE | GAL |
|-------------------------|-----|-------------------------------|---|----------------------------|------|
| EVERGREEN TREES | | | | | |
| PB | 9 | Black Hills Spruce | <i>Picea glauca densata</i> | B&B, 6' HEIGHT | |
| PF | 10 | Fat Albert Colorado Spruce | <i>Picea pungens 'Fat Albert'</i> | B&B, 6' HEIGHT | |
| ORNAMENTAL TREES | | | | | |
| AA | 5 | Downy Serviceberry | <i>Ameiachier arborea 'Autumn Brilliance'</i> | B&B, 6' HEIGHT, MULTI-STEM | 1.5' |
| MB | 6 | Black Tulip Magnolia | <i>Magnolia x soulangeana 'Jurmagi'</i> | B&B, 6' HEIGHT | 1.5' |
| PC | 8 | Cleveland Select Pear | <i>Pyrus calleryana 'Cleveland Select'</i> | B&B, 6' HEIGHT | 1.5' |
| OVERSTORY TREES | | | | | |
| AG | 16 | Greencolumn Black Maple | <i>Acer nigrum 'Greencolumn'</i> | B&B, 12' HEIGHT | 2' |
| CK | 6 | Crimson King Maple | <i>Acer platanoides 'Crimson King'</i> | B&B, 8' HEIGHT | 2' |
| GB | 6 | Princeton Sentry Ginkgo | <i>Ginkgo biloba 'Princeton Sentry'</i> | B&B, 8' HEIGHT | 2' |
| PT | 23 | Quaking Aspen | <i>Populus tremuloides</i> | B&B, 8' HEIGHT | 2' |
| YA | 8 | Redmond American Linden | <i>Tilia americana 'Redmond'</i> | B&B, 12' HEIGHT | 2' |
| TR | 3 | Redmond American Linden | <i>Tilia americana 'Redmond'</i> | B&B, 8' HEIGHT | 2' |
| UNDERSTORY TREES | | | | | |
| CODE | QTY | COMMON NAME | BOTANICAL NAME | CONDITION AND SIZE | |
| SHRUBS | | | | | |
| BG | 38 | Green Velvet Boxwood | <i>Buxus x 'Green Velvet'</i> | CONT, 3 GAL | |
| CI | 19 | Isanti Red Twig Dogwood | <i>Cornus sericea 'Isanti'</i> | CONT, 3 GAL | |
| FS | 53 | Froebel Spiraea | <i>Spiraea x bumalda 'Froebeli'</i> | CONT, 3 GAL | |
| GP | 30 | Goldfinger Potentilla | <i>Potentilla fruticosa 'Goldfinger'</i> | CONT, 3 GAL | |
| GS | 15 | Goldmound Spiraea | <i>Spiraea japonica 'Goldmound'</i> | CONT, 3 GAL | |
| HF | 14 | Sunburst St. John's Wort | <i>Hypericum frondosum 'Sunburst'</i> | CONT, 3 GAL | |
| HS | 6 | Hummingbird Summersweet | <i>Celastrus alifolius 'Hummingbird'</i> | CONT, 3 GAL | |
| IV | 4 | Henry's Garnet Sweetspire | <i>Itea virginica 'Henry's Garnet'</i> | CONT, 3 GAL | |
| JF | 20 | Sea Green Juniper | <i>Juniperus chinensis 'Sea Green'</i> | CONT, 3 GAL | |
| ML | 14 | Morning Light Eulalia Grass | <i>Miscanthus sinensis 'Morning Light'</i> | CONT, 1 GAL | |
| PP | 18 | Pink Princess Bush Cinquefoil | <i>Potentilla fruticosa 'Pink Princess'</i> | CONT, 3 GAL | |
| SM | 6 | Dwarf Korean Lilac | <i>Syringa meyeri 'Palibin'</i> | CONT, 3 GAL | |
| WA | 14 | Wine & Roses Weigela | <i>Weigela florida 'Alexandra' TM</i> | CONT, 3 GAL | |
| GRASSES | | | | | |
| MS | 2 | Purple Silver Grass | <i>Miscanthus sinensis 'Purpurescens'</i> | CONT, 1 GAL | |
| PERENNIALS | | | | | |
| AM | 14 | Millenium Ornamental Onion | <i>Allium x 'ALLMIG1'</i> | CONT, 1 GAL | |
| NX | 23 | Walkers Low Catmint | <i>Nepeta x faassenii 'Walkers Low'</i> | CONT, 1 GAL | |

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KETTLESTONE CENTRAL - DWR
LANDSCAPE PLAN
 1340 SE WESTTOWN PARKWAY
 WAUKEE, IOWA

DATE: 08/06/2024
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