

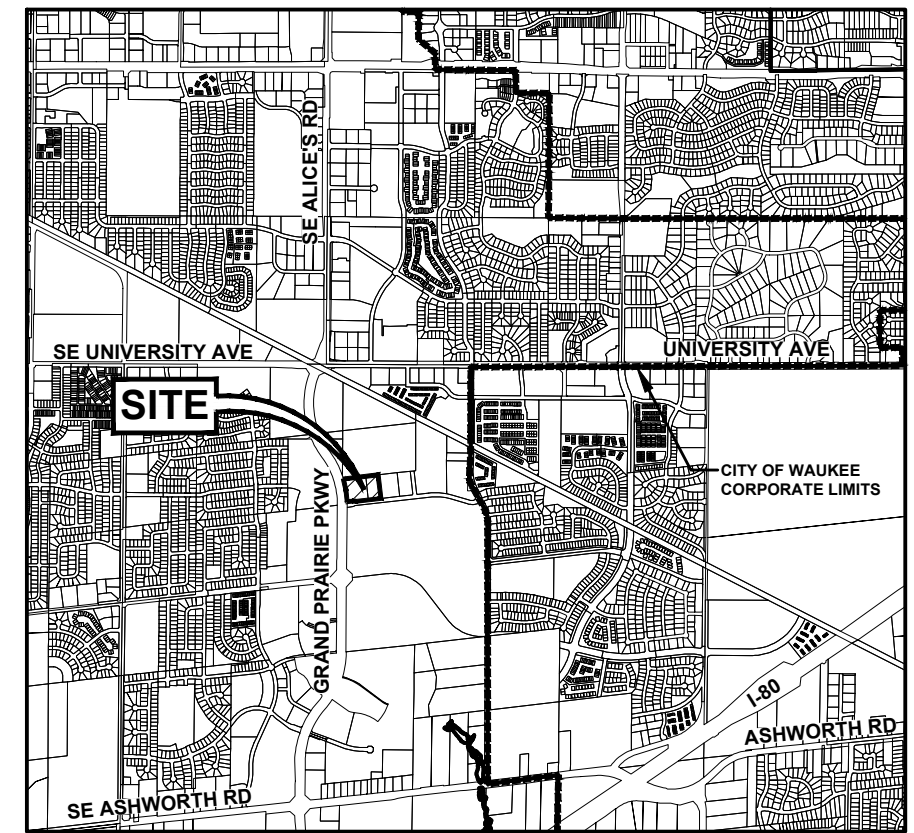
SITE PLAN FOR:

KETTLESTONE PEAK COMMERCIAL

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN UPDATED SITE PLAN ILLUSTRATING ANY CHANGES MADE DURING CONSTRUCTION AND RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.

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.

PROJECT SITE ADDRESS

1105 SE PLEASANT VIEW DRIVE

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0-C2.1	DETAILS
C3.0	OVERALL LAYOUT AND HYDRANT COVERAGE PLAN
C4.0-C4.3	DIMENSION PLAN
C5.0-C5.4	GRADING PLAN
C6.0	EROSION AND SEDIMENT CONTROL PLAN
C7.0-C.7.3	UTILITY PLAN
L1.0	LANDSCAPE PLAN

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
FINISHED FLOOR 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

TIMBERCREST HOMES, LLC
CONTACT: JOHN LARSON
P.O. BOX 267
JOHNSTON, IOWA 50131
PH: (515) 491-4090
EMAIL: JOHNLARSON89@GMAIL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
EMAIL: JAREDM@CDA-ENG.COM

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
EMAIL: CHARLIEM@CDA-ENG.COM

DATE OF SURVEY

AUGUST 29, 2024

BENCHMARK

BB ON HYDRANT @ SW CORNER OF SITE (NE QUAD OF GRAND PRAIRIE & PLEASANT VIEW INTERSECTION:
ELEVATION = 1045.43

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2024
ANTICIPATED FINISH DATE = FALL 2025

ZONING

K-RC: KETTLESTONE RETAIL COMMUNITY DISTRICT

SUBMITTAL DATES

FIRST SUBMITTAL: 09/17/2024
SECOND SUBMITTAL: 10/01/2024
THIRD SUBMITTAL: 10/15/2024
FOURTH SUBMITTAL: 10/31/2024

DEVELOPMENT SUMMARY

AREA: LOTS 1 & 2 - 5.95 ACRES (259,002 SF)

SETBACKS:

FRONT: 0 FEET
REAR: 0 FEET
SIDE: 0 FEET
PRINCIPAL BUILDING: 50 FEET

MAXIMUM BUILDING HEIGHT:
45 FEET

PRINCIPAL BUILDING HEIGHT:
24 FEET (1 STORY)

OPEN SPACE CALCULATION:

TOTAL SITE = 259,002 SF
BUILDING = 20,177 SF
DRIVES & PARKING = 99,817 SF
SIDEWALK = 10,396 SF
OPEN SPACE PROVIDED = 128,612 SF

TOTAL IMPERVIOUS AREA:
130,390 SF

TOTAL OPEN SPACE REQUIRED:
51,800 SF (20%)

TOTAL OPEN SPACE PROVIDED:
128,612 SF (50%)

PARKING REQUIRED (20,177 SF BUILDING):

SUITES 102-104, 106-108
RETAIL (10,364 SF)
1 SPACE / 250 SF GFA = 42 SPACES

SUITES 101, 105, & 109
RESTAURANT (9,813 SF + 2,375 SF PATIO)
15 SPACES / 1,000 SF GFA = 183 SPACES
TOTAL REQUIRED = 225 SPACES

*5 QUEUING SPACES PER DRIVE-THROUGH LANE

ACCESSIBLE PARKING REQUIRED:
201-300 SPACES = 7 SPACES

PARKING PROVIDED:
ACCESSIBLE PARKING = 7 SPACES
STANDARD PARKING = 219 SPACES
TOTAL PROVIDED = 226 SPACES

BICYCLE PARKING REQUIRED:
3% OF PARKING REQUIRED = 7 SPACES

BICYCLE PARKING PROVIDED:
= 22 SPACES

LEGAL DESCRIPTION

LOTS 1 AND 2, KETTLESTONE PEAK, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2408.671

***** NOTE *****

THE BUILDING SHOWN IS FOR REFERENCE PURPOSES ONLY. FINAL BUILDING TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



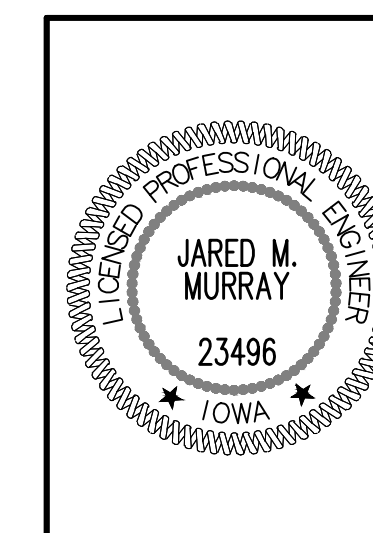
1-800-292-8989

www.iowaonecall.com

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE 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 THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2024 EDITION OF THE IOWA STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



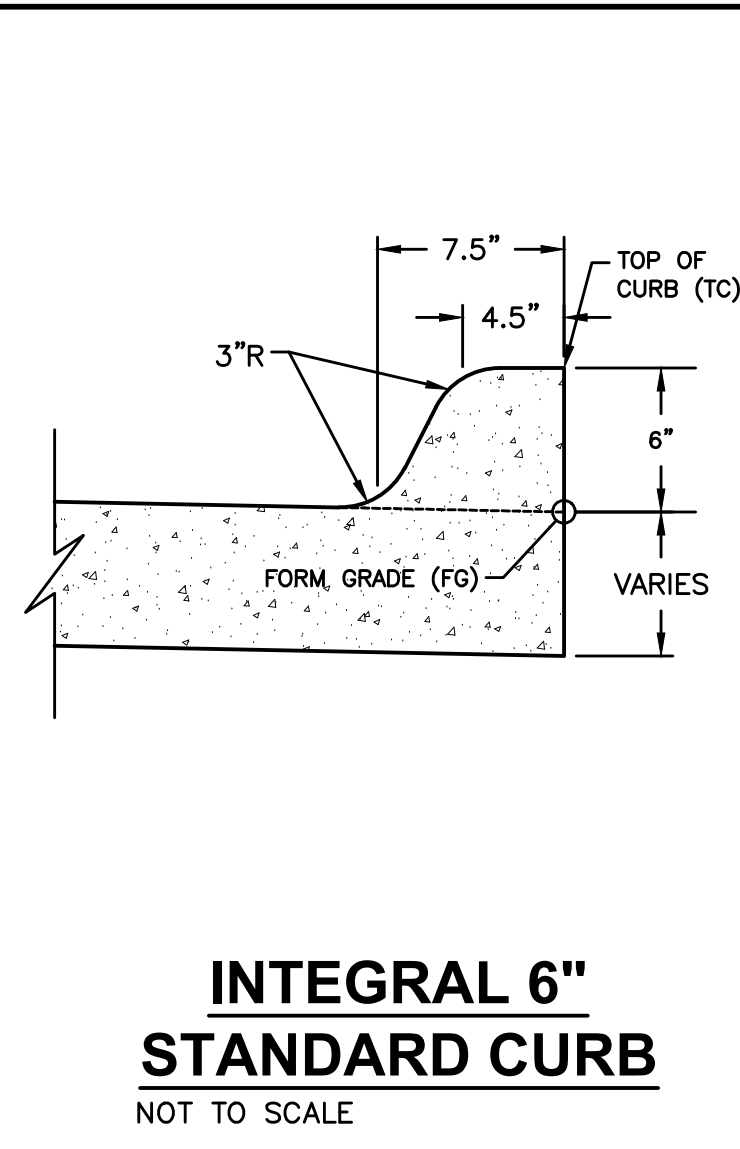
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. DATE

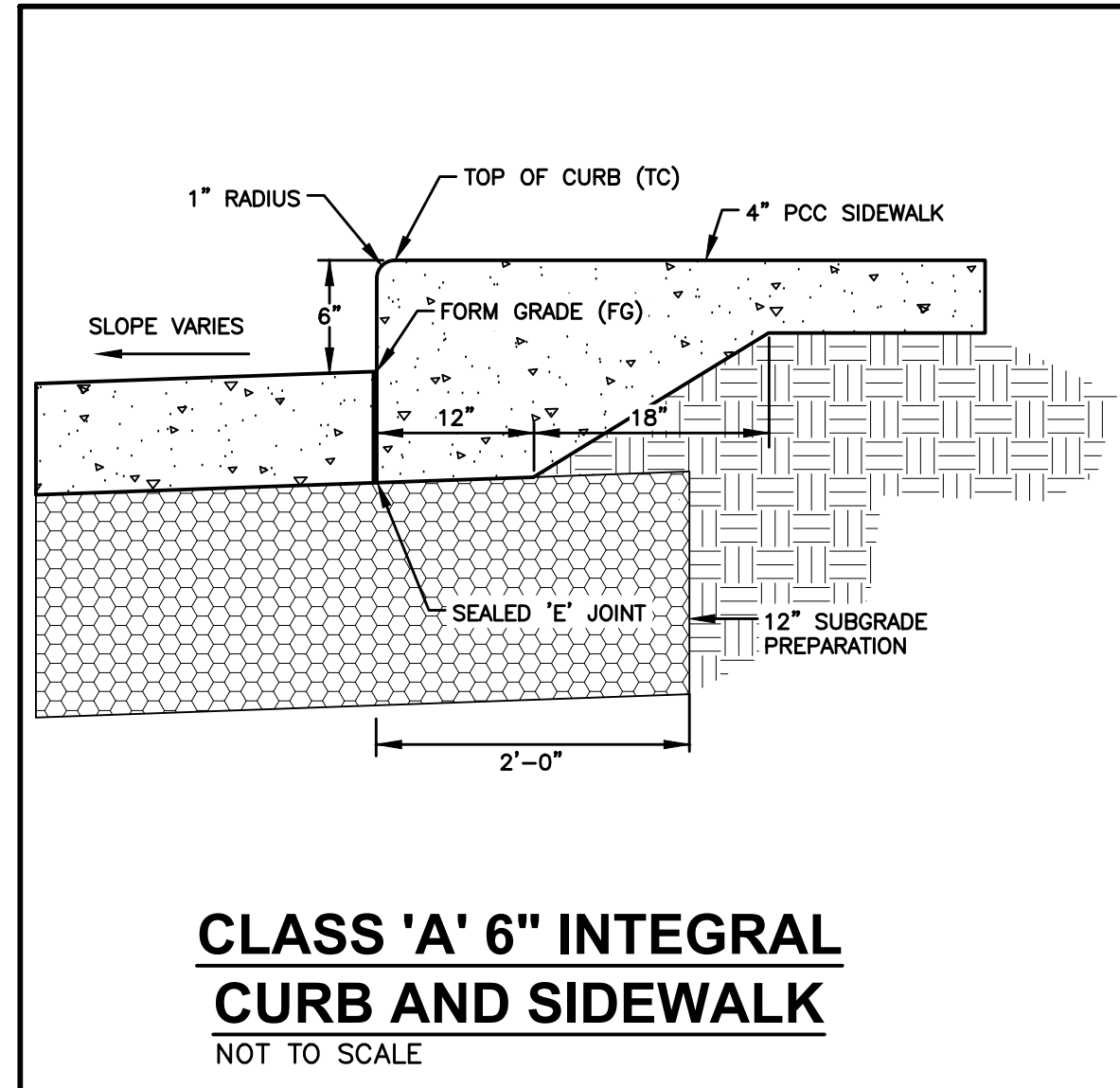
LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

C1.0-C7.3

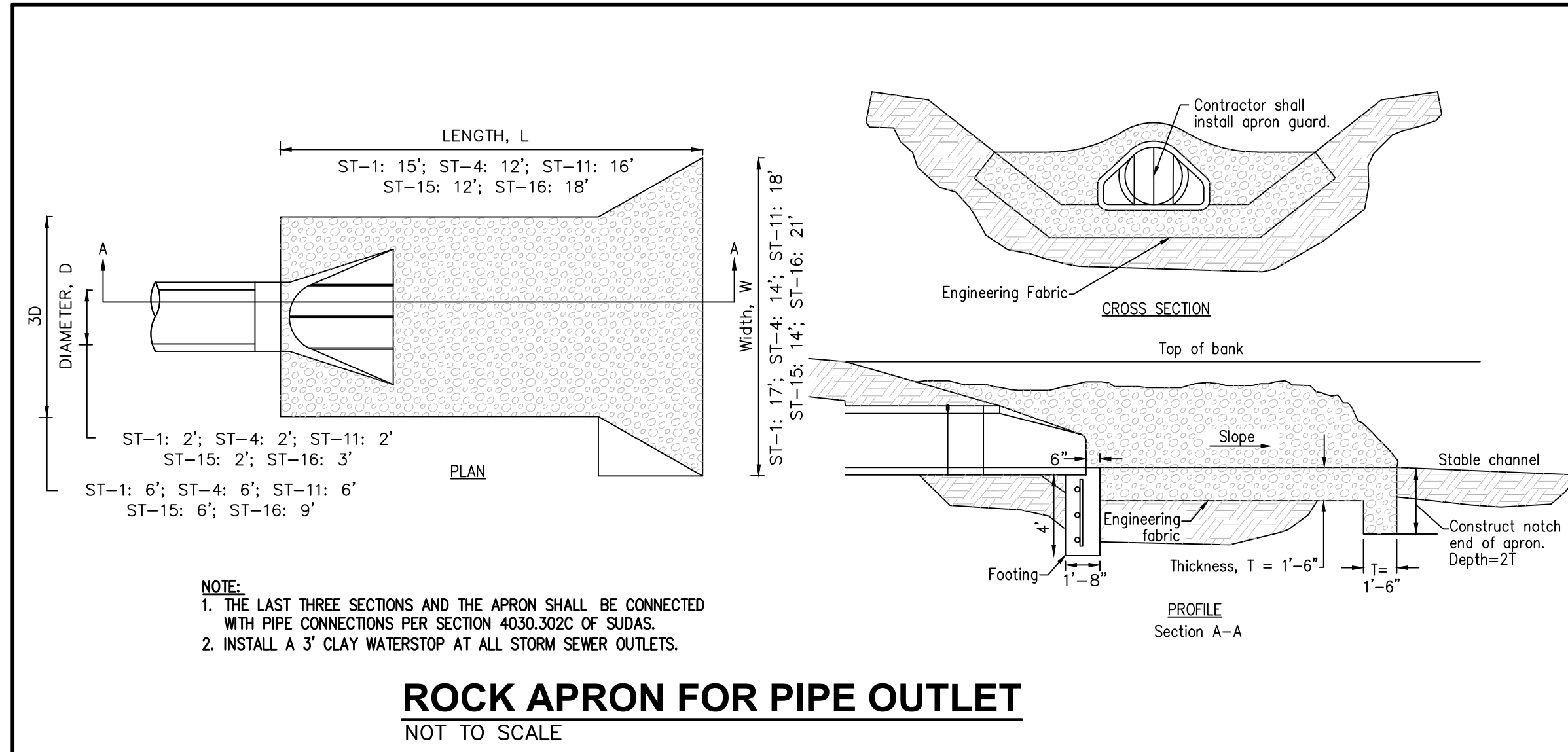
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 DRAWN BY: JARED MURRAY
 PLOTTED BY: JARED MURRAY
 DATE: 10/31/2024 2:52 PM



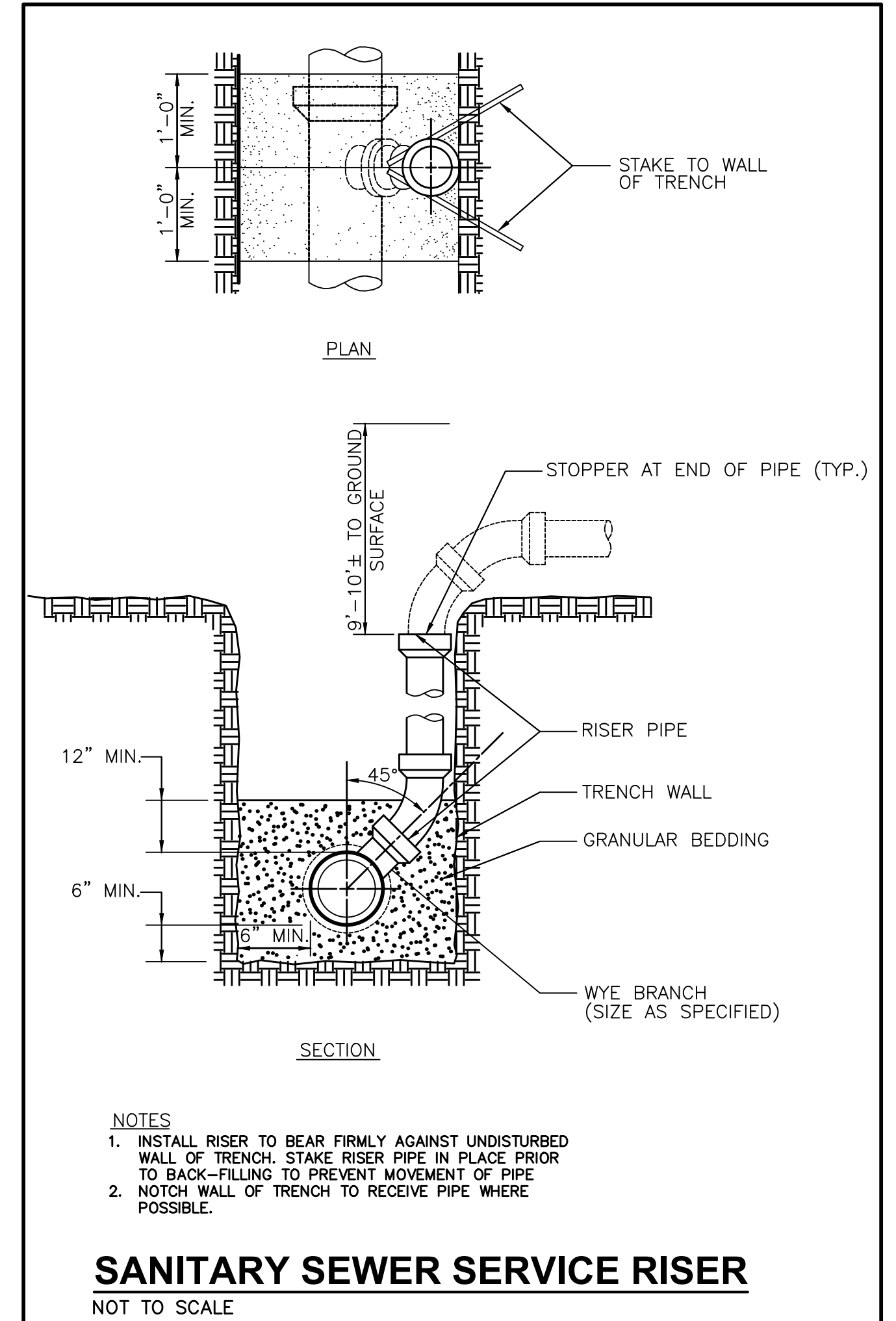
INTEGRAL 6\"/>



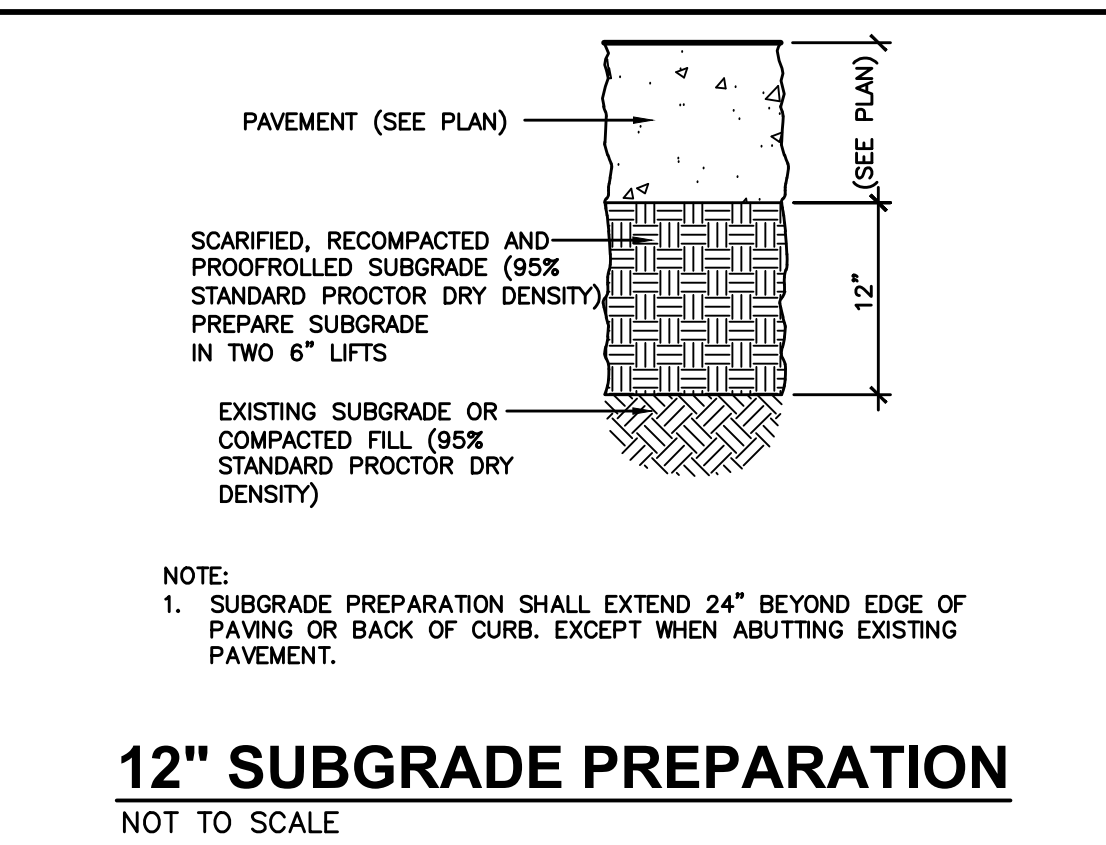
CLASS 'A' 6\"/>



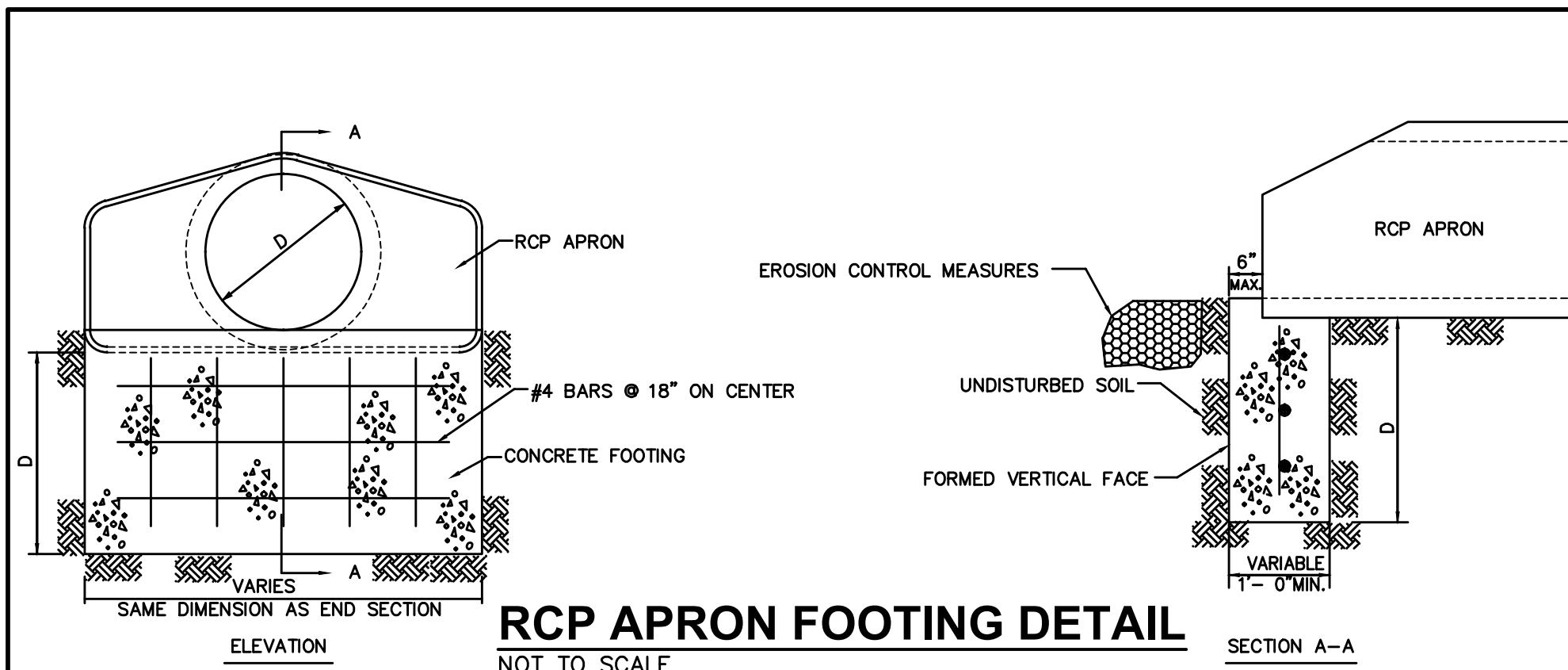
ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



SANITARY SEWER SERVICE RISER
NOT TO SCALE



12\"/>

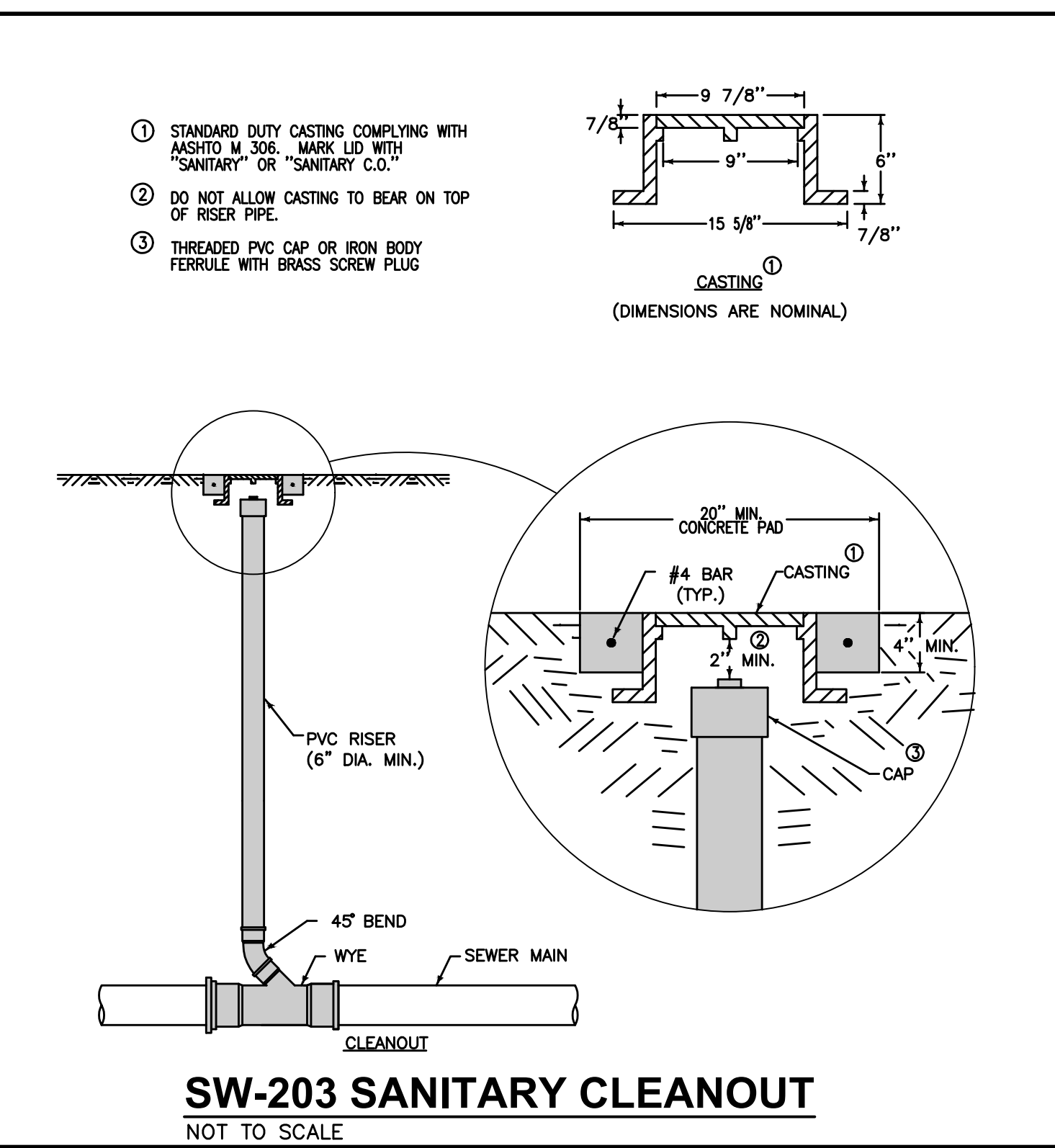


RCP APRON FOOTING DETAIL
NOT TO SCALE

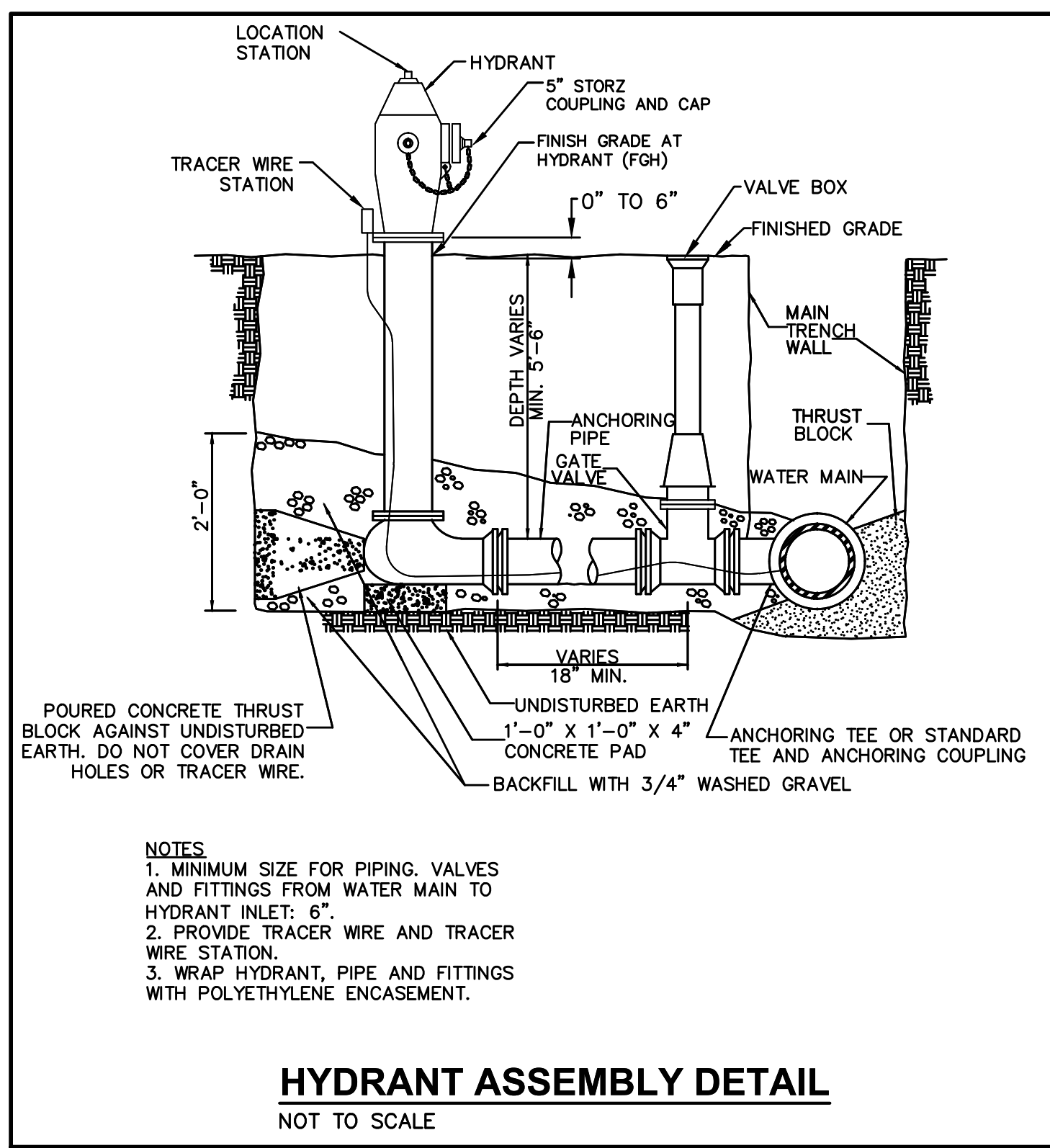
NOTES:
 1. D=DIFFERENCE IN ELEVATION BETWEEN RCP APRON INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF RCP APRON; MINIMUM D=42"
 2. INSTALL 3' WIDE CLAY WATERSTOP AT RCP APRON SECTION PIPE JOINT.
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

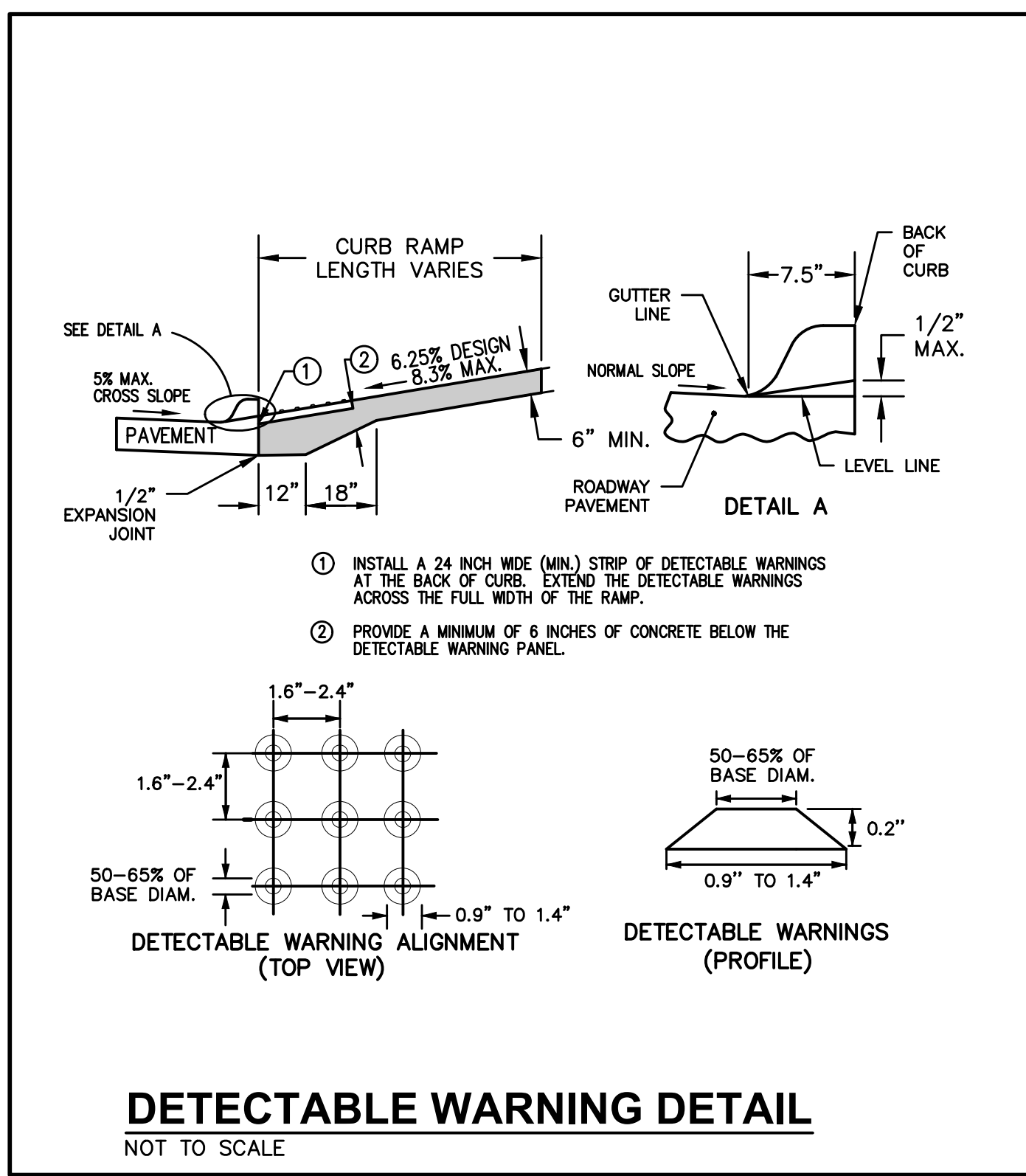
D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	2			4f1	4	3'-8"	6
15"	2'-10"	4f1	4	2'-6"	3	54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
18"	3'-5"	4f1	4	3'-1"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8



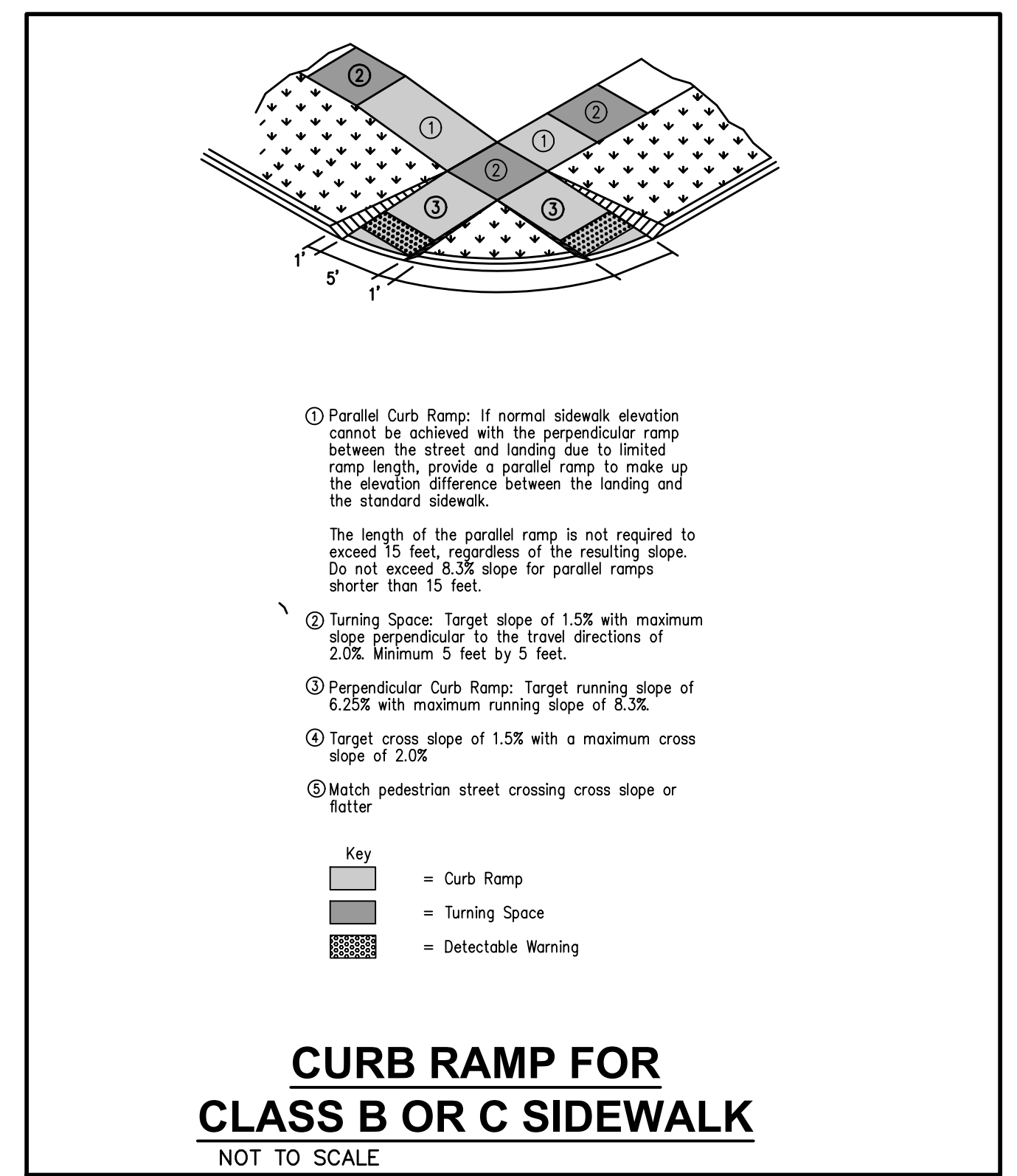
SW-203 SANITARY CLEANOUT
NOT TO SCALE



HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



DETECTABLE WARNING DETAIL
NOT TO SCALE



CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE

FILE: H:\2024\2408871\DWG\STANDARD\CONV-BET-HYD.DWG
 COMMENT: DWG
 PLOTTED BY: LARGO MURRAY
 DATE: 10/31/2024 2:52 PM

KETTLESTONE PEAK COMMERCIAL

DETAILS

C2.0

2408.671

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

TECH: JDS/CWO
ENGINEER: JMM

REVISIONS	DATE
1ST SUBMITTAL	10/01/2024
2ND SUBMITTAL	10/15/2024
3RD SUBMITTAL	10/15/2024
4TH SUBMITTAL	10/31/2024



P.O. Box 22326
Lincoln, NE 68542

PF: 402/421-9464 WEBSITE: www.sitescapesonline.com
FX: 402/421-9479 E-MAIL: info@sitescapesonline.com

INCH TOLERANCES U.O.S.
FRACTION-- $\pm 1/16"$
ANG----- $\pm 1^\circ$

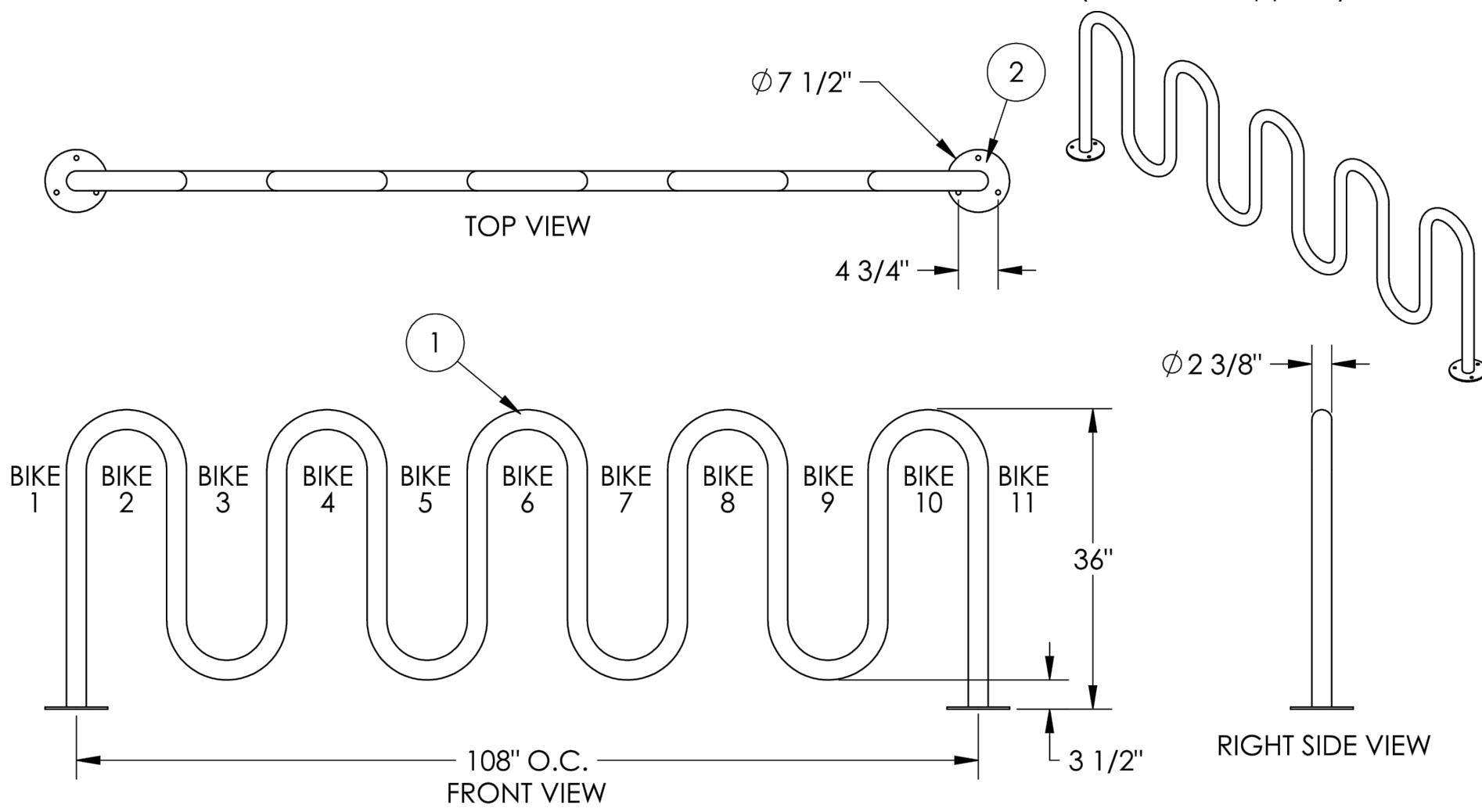
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TITLE **ECHO BIKE RACK** PRODUCT NO. **EC2-11-SM**

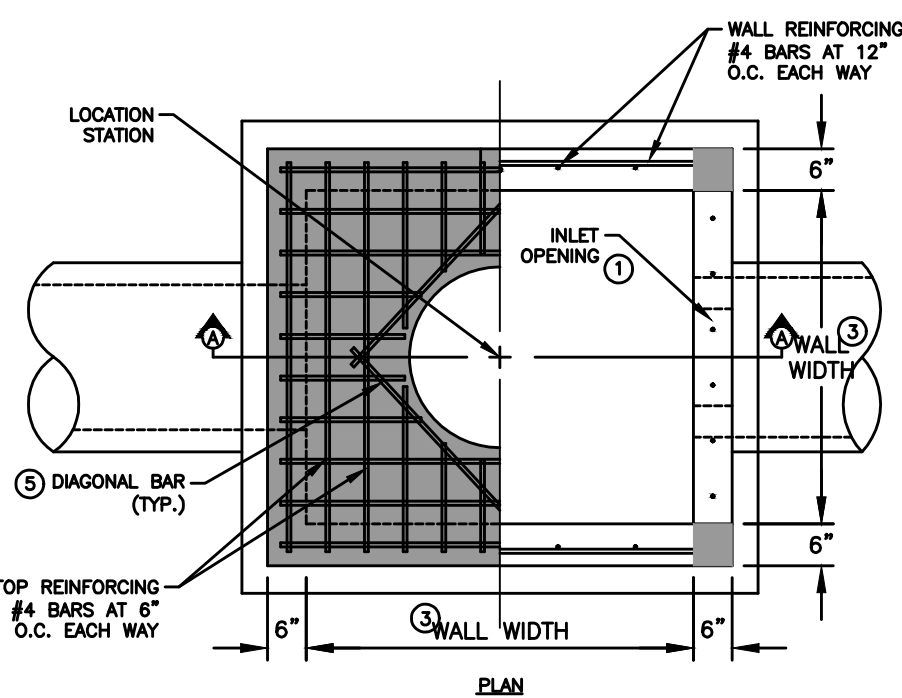
*Available in powder coat and DuraCoat finishes

MATERIALS LIST

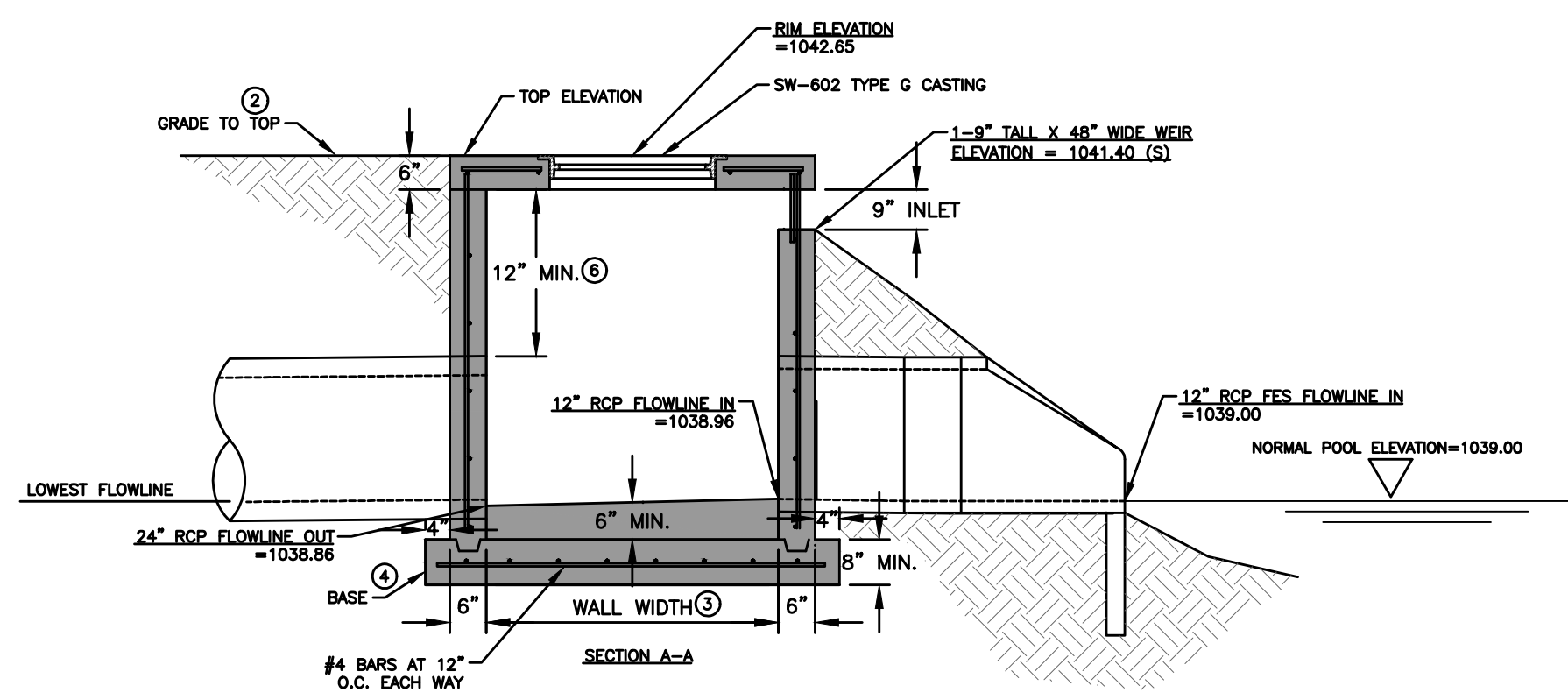
- (1) Tubing - $\phi 2\ 3/8"$ x .154" Wall Steel Tubing
- (2) Surface Plate - $\phi 7\ 1/2"$ x $1/4"$ Stainless Steel Plate with Three $\phi 9/16"$ Mounting Holes
- (3) Mounted with Six $\phi 1/2"$ x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



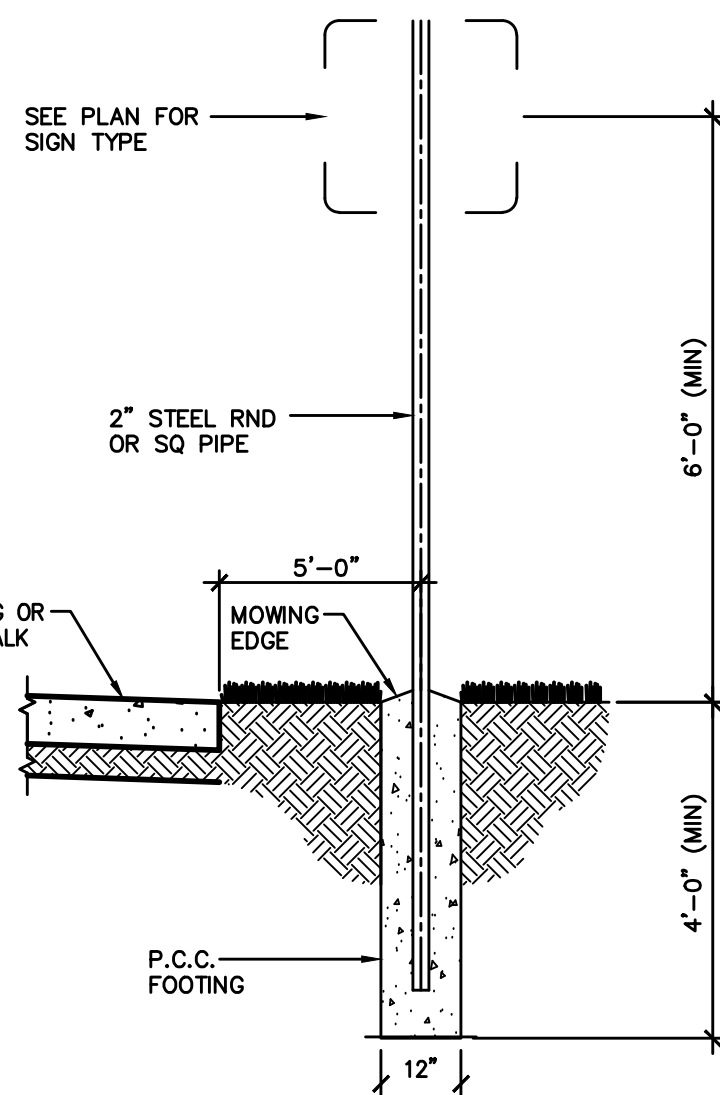
BIKE RACK
NOT TO SCALE



- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENING AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
- (1) CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
 - (2) GRADE TO TOP ELEVATION ON CLOSED SIDES.
 - (3) WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
 - (4) CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 - (5) INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 - (6) 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

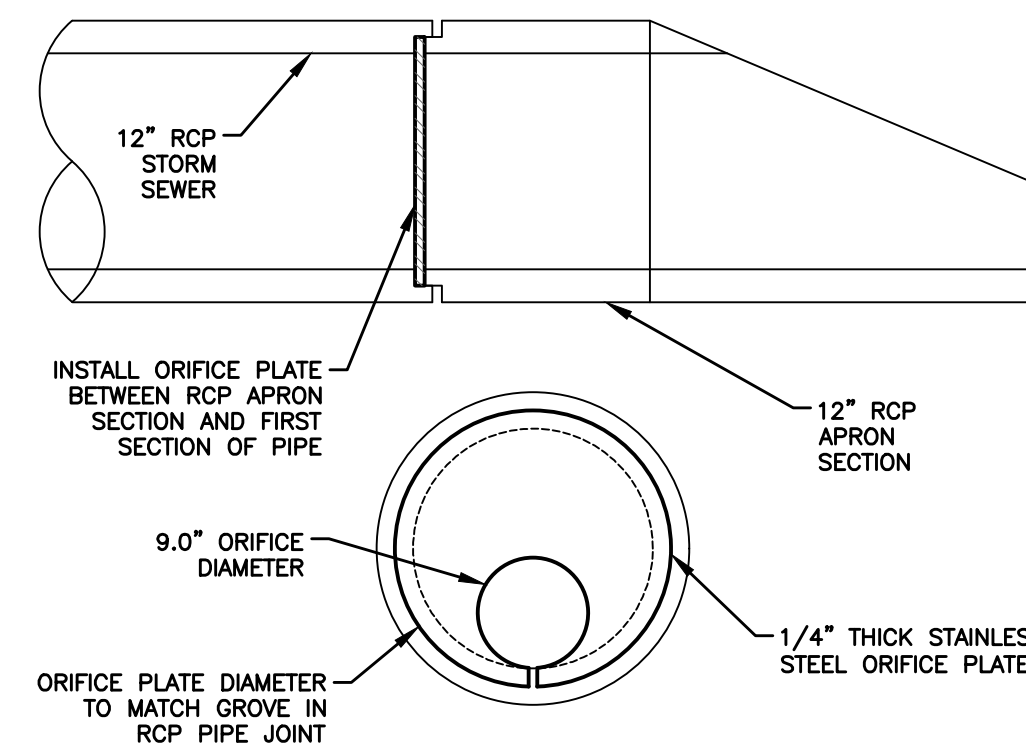


4'X4' MODIFIED SW-513 INTAKE (ST-2)
NOT TO SCALE

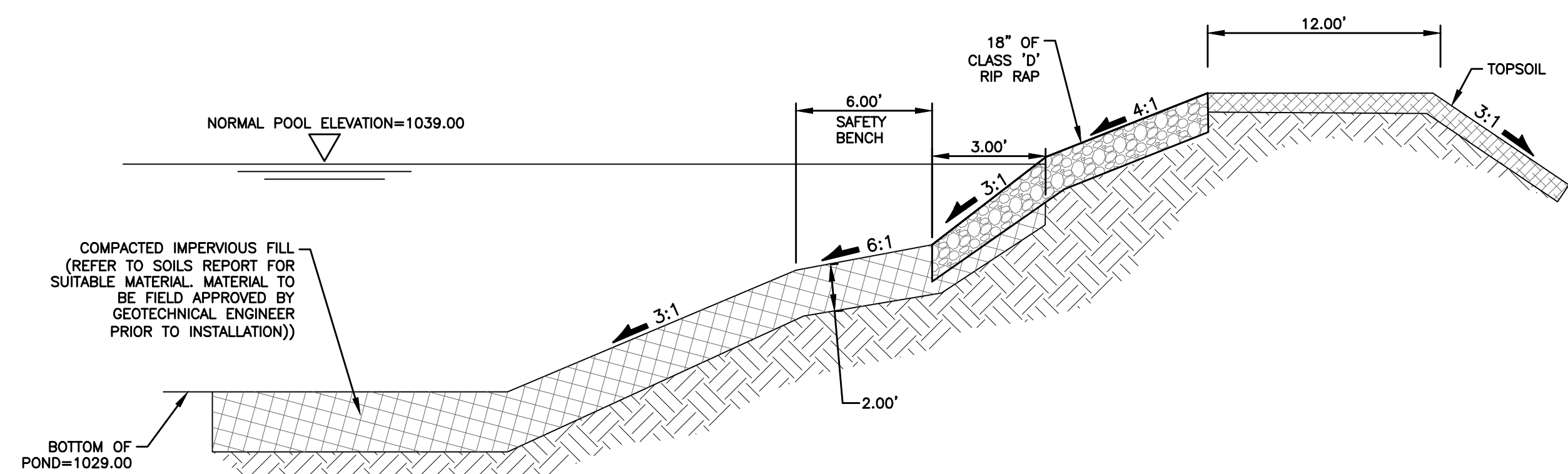


NOTE:
THE CONTRACTOR SHALL FURNISH ALL SIGN PANELS AND SHALL INSTALL SIGNS AND FURNISH ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO, POSTS, FASTENERS, AND FOOTINGS.

TYPICAL SIGN POST
NOT TO SCALE



ORIFICE PLATE DETAIL (ST-3)
NOT TO SCALE



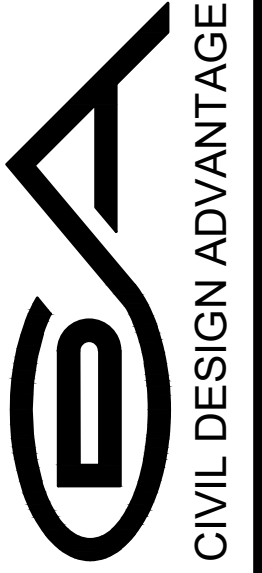
TYPICAL WET BOTTOM POND SECTION
NOT TO SCALE

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DRAWN BY: WARD MURRAY
CHECKED BY: WARD MURRAY

REVISIONS	DATE
4TH SUBMITTAL	10/31/2024
3RD SUBMITTAL	10/15/2024
2ND SUBMITTAL	10/01/2024
1ST SUBMITTAL	09/17/2024

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

TECH: JDS/CWO
ENGINEER: JMM



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KETTLESTONE PEAK COMMERCIAL
DETAILS

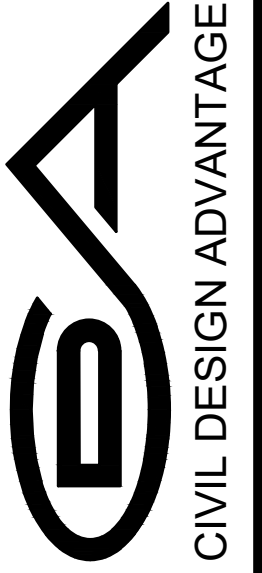
FIRE SAFETY CONSTRUCTION NOTE

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 ARE 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.

REVISIONS	DATE
4TH SUBMITTAL	10/31/2024
3RD SUBMITTAL	10/15/2024
2ND SUBMITTAL	10/01/2024
1ST SUBMITTAL	09/17/2024

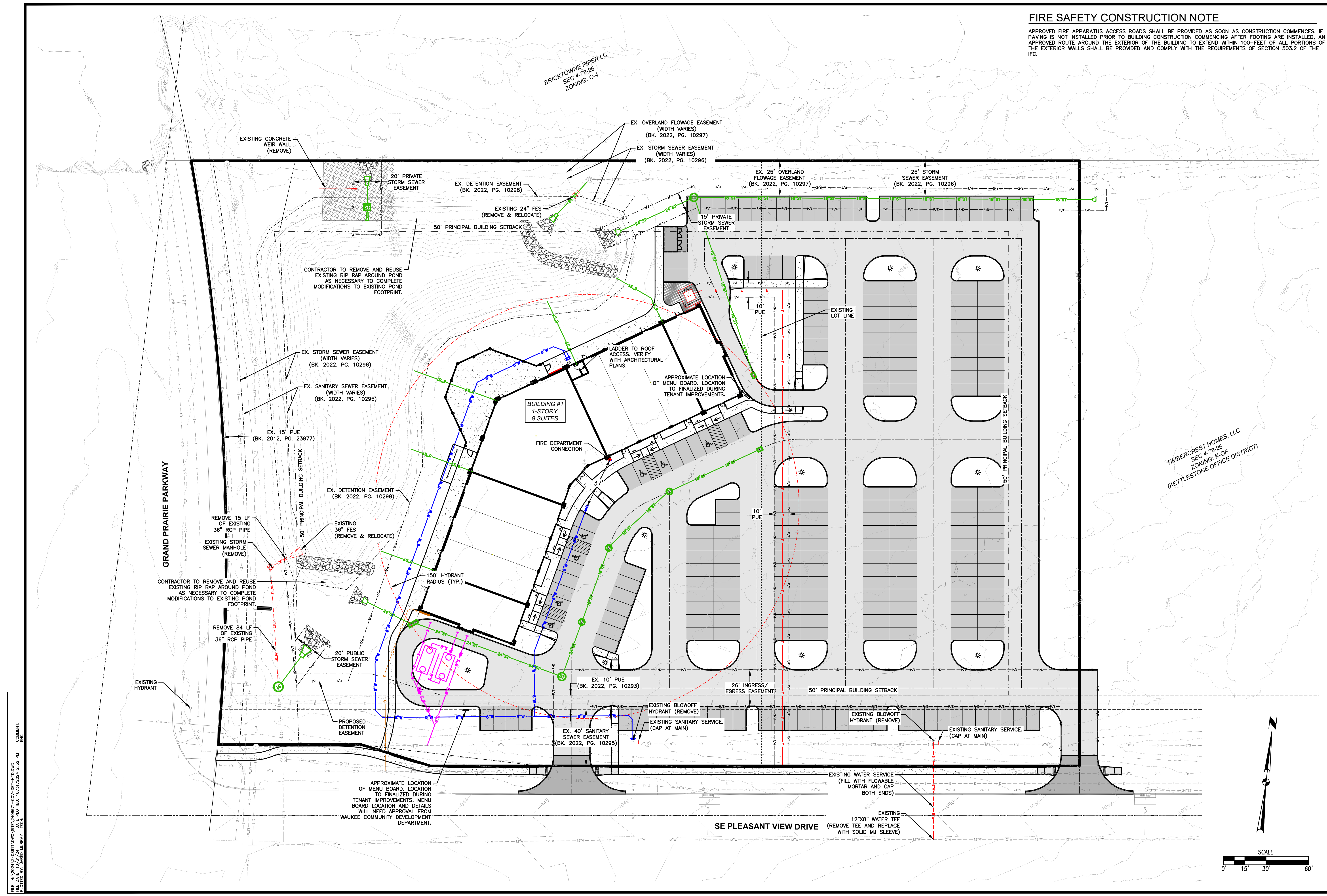
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: JDS/CWO
 ENGINEER: JMM

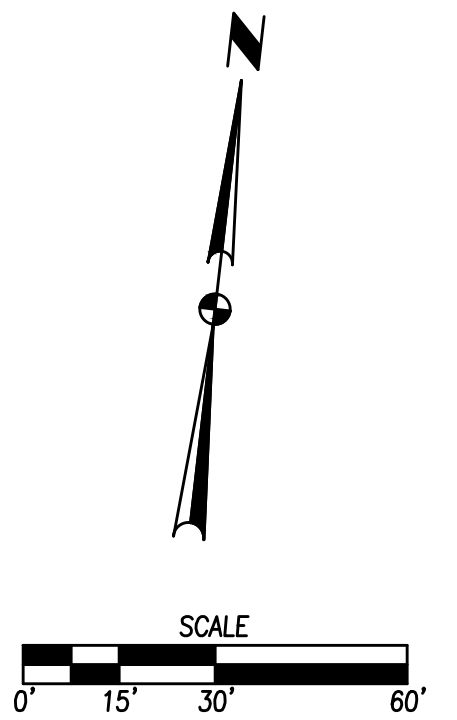


KETTLESTONE PEAK COMMERCIAL
 OVERALL LAYOUT AND HYDRANT COVERAGE
 WAUKEE, IOWA

C3.0
 2408.671



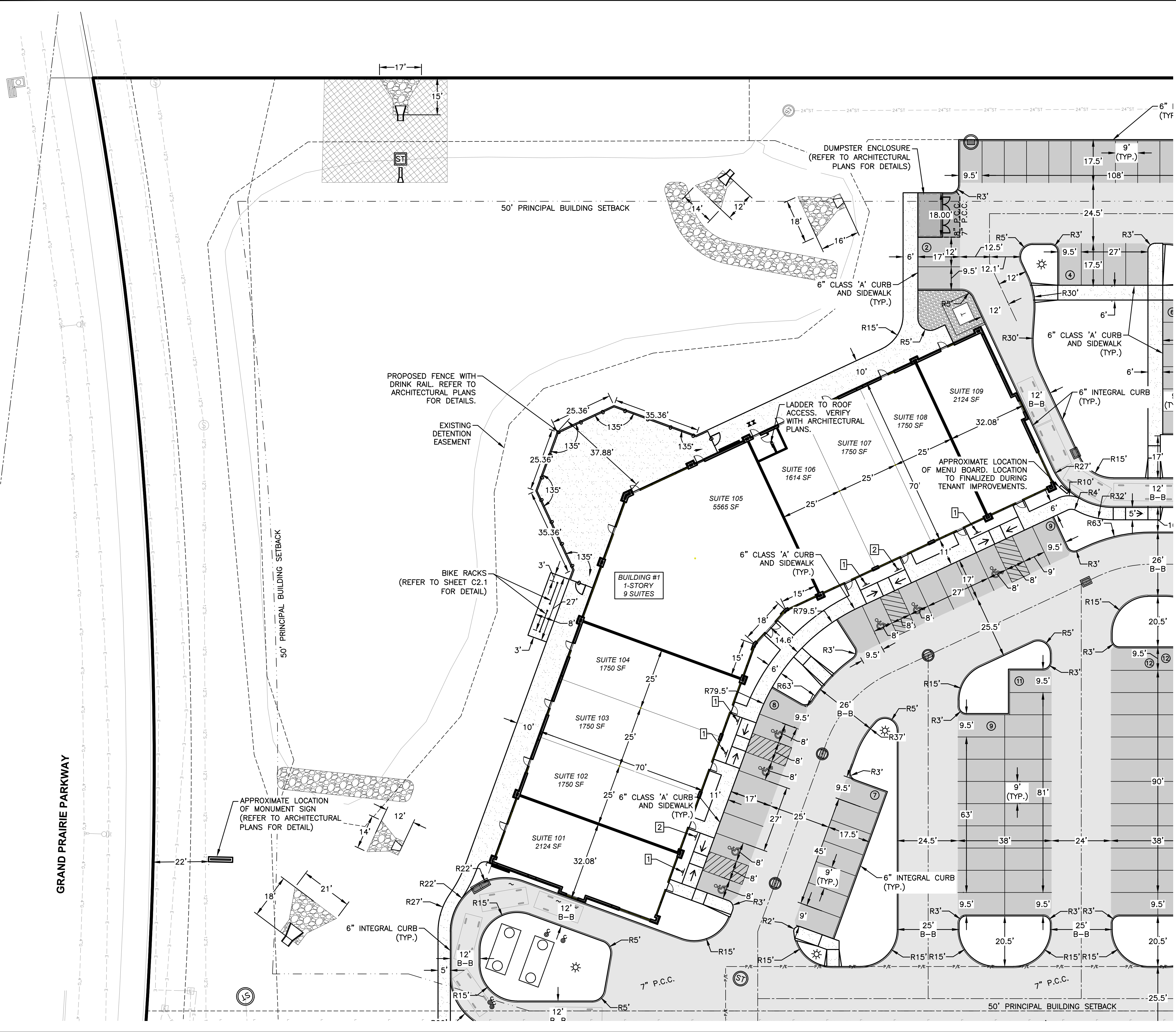
TIMBERCREST HOMES, LLC
 SEC 4-78-26
 ZONING: K-OF
 (KETTLESTONE OFFICE DISTRICT)



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 TECH: JMM
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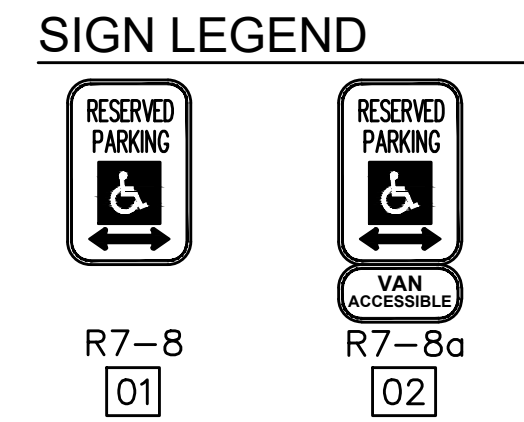
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 PLOTTED BY: WANG MURRAY
 DATE: 10/31/2024 2:52 PM
 COMMENT: ENCL

GRAND PRAIRIE PARKWAY



- ### GENERAL NOTES
- THE 2024 EDITION OF THE CITY 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.
 - ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
 - 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.
 - 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.
 - ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC UTILITIES CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
 - ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 - PLACE 3/4" BRCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING.
 - REMOVE ALL DEBRIS AND MUD SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
 - ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
 - DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
 - 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 OR EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS.
 - STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
 - 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. ANY PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - 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.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
 - ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
 - ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
 - MONUMENT SIGNS ARE TO BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
 - ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
 - AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DEPTHS OF SITE UTILITIES AND GRADES FOR DRAINAGE SWALES, DETENTION FACILITIES AND FFF'S SHALL BE PROVIDED IN PDF FORM AND HARD COPY UPON COMPLETION OF EACH PHASE OF DEVELOPMENT TO THE CITY OF WAUKEE'S COMMUNITY DEVELOPMENT DEPARTMENT.
 - ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
 - ALL SITE LIGHTING FIXTURES SHALL BE FULL CUT-OFF AT THE PROPERTY LINE PER THE CITY OF WAUKEE'S LIGHTING ORDINANCE.
 - ALL GROUND OR ROOFTOP MOUNTED MECHANICAL EQUIPMENT IS REQUIRED TO BE SCREENED.

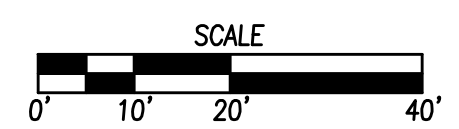
- ### TRAFFIC CONTROL NOTES
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
 - ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 - 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. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
 - 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.



PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C. (C-4 MIX)
2. PARKING STALLS	6" P.C.C. (C-4 MIX)
3. DRIVEWAYS	7" P.C.C. (C-4 MIX)
4. DUMPSTER ENCLOSURES	8" P.C.C. (C-4 MIX)
5. ENTRANCES	8" P.C.C. (C-4 MIX)

***** NOTE *****
 THE BUILDING TYPE IS SHOWN IS FOR REFERENCE PURPOSES ONLY. FINAL BUILDING TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



DATE	10/31/2024
4TH SUBMITTAL	10/15/2024
3RD SUBMITTAL	10/01/2024
2ND SUBMITTAL	09/17/2024
1ST SUBMITTAL	

REVISIONS

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

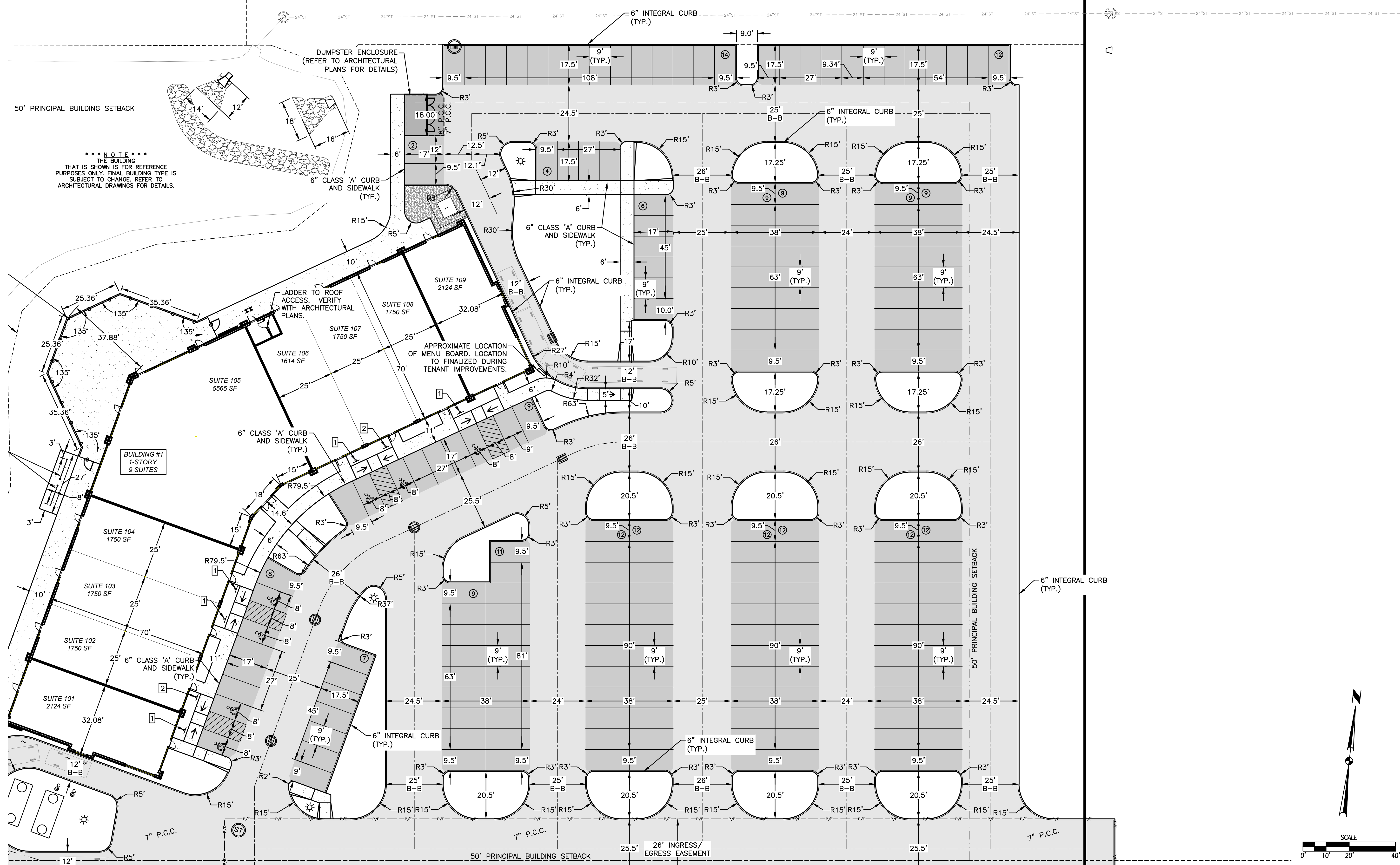
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 ENGINEER: JMM

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

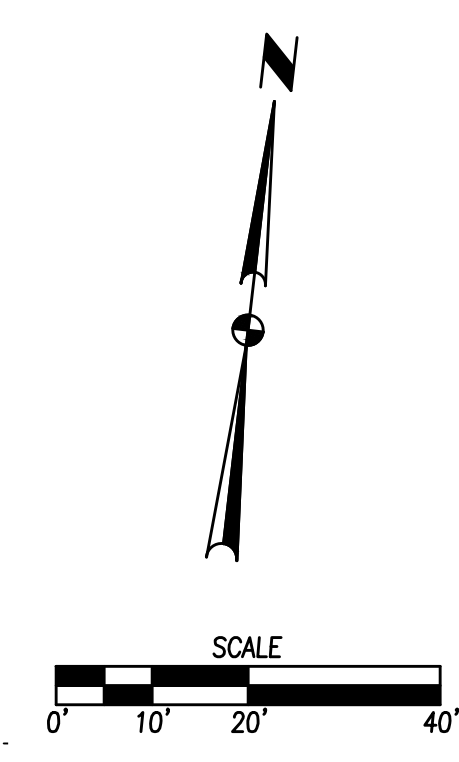
KETTLESTONE PEAK COMMERCIAL
DIMENSION PLAN

C4.0
 2408.671

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 PLOTTED BY: GREG MURRAY
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 ENGINEER: JMM

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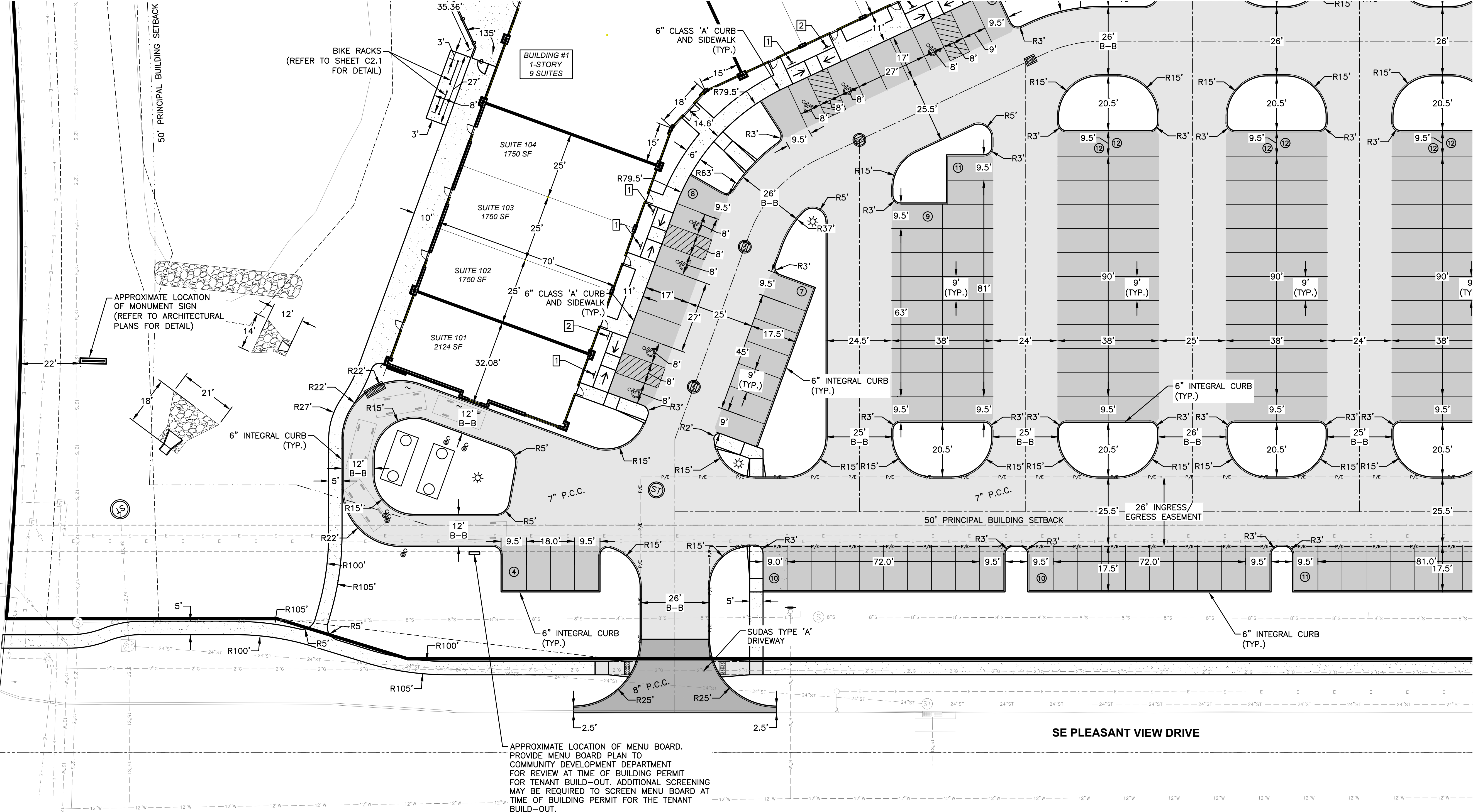
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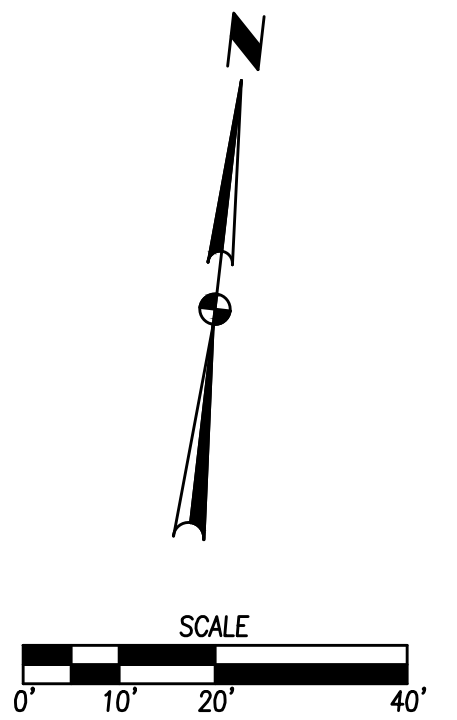
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GRAND PRAIRIE PARKWAY

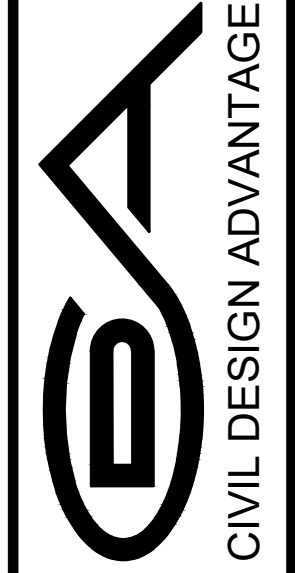


APPROXIMATE LOCATION OF MENU BOARD.
 PROVIDE MENU BOARD PLAN TO
 COMMUNITY DEVELOPMENT DEPARTMENT
 FOR REVIEW AT TIME OF BUILDING PERMIT
 FOR TENANT BUILD-OUT. ADDITIONAL SCREENING
 MAY BE REQUIRED TO SCREEN MENU BOARD AT
 TIME OF BUILDING PERMIT FOR THE TENANT
 BUILD-OUT.



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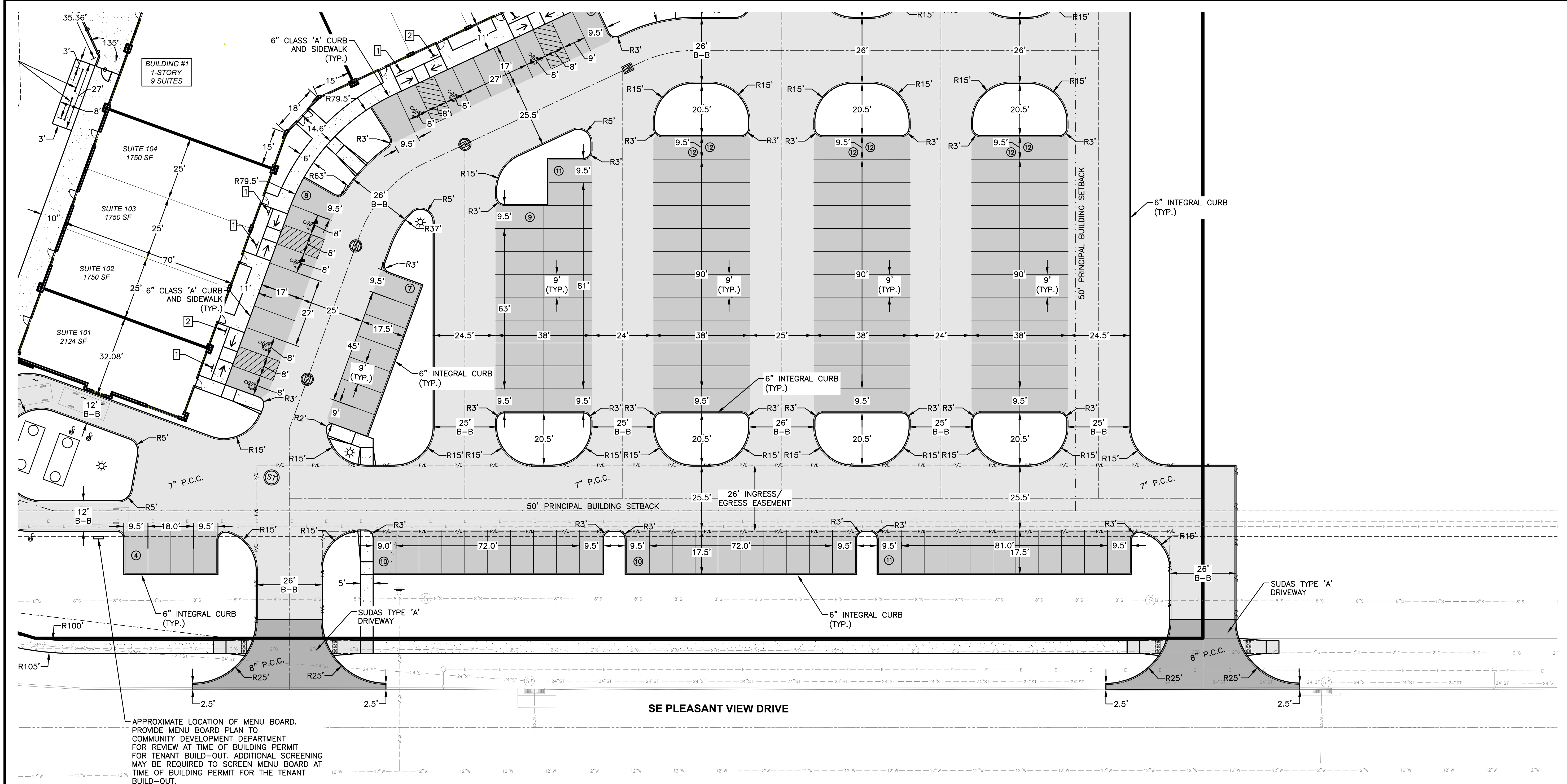


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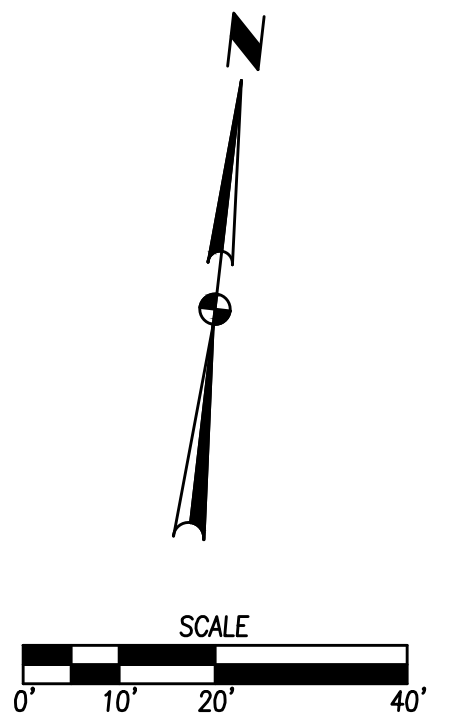
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DIMENSION PLAN

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APPROXIMATE LOCATION OF MENU BOARD.
 PROVIDE MENU BOARD PLAN TO
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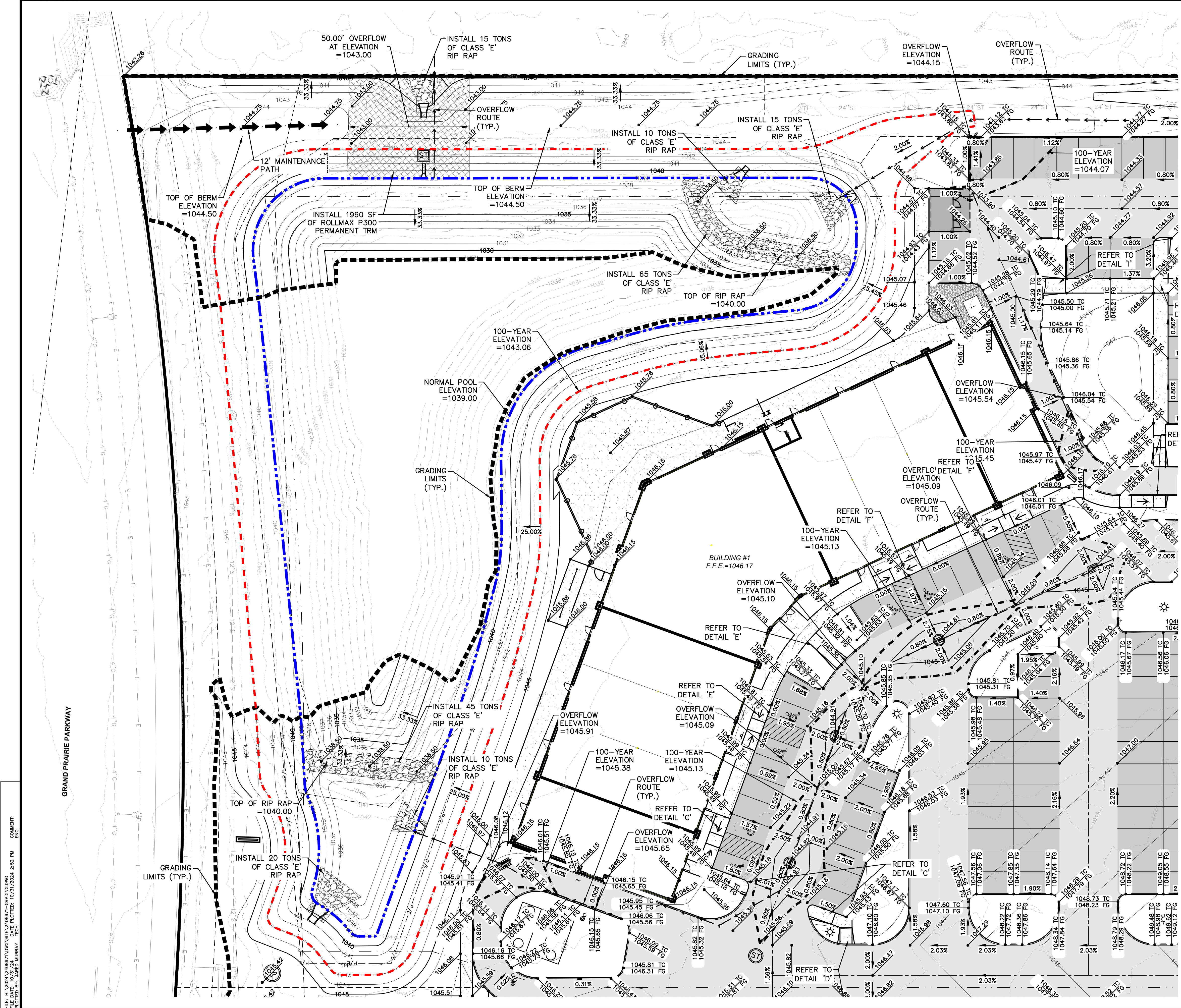
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KETTLESTONE PEAK COMMERCIAL
 DIMENSION PLAN

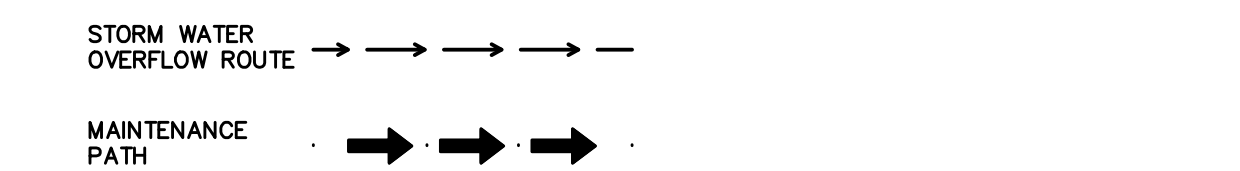
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GRADING NOTES

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 RESPAVED 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 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 HAIL 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 1/3, TRANSVERSE 1/4.
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.

AREA OF DISTURBANCE = 5.89 AC



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 PHONE: (515) 369-4400

ES&A
 CIVIL DESIGN ADVANTAGE

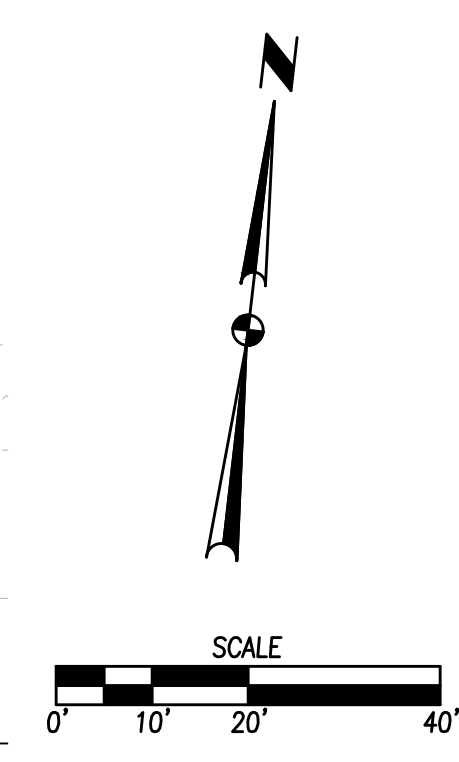
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KETTLESTONE PEAK COMMERCIAL
GRADING PLAN

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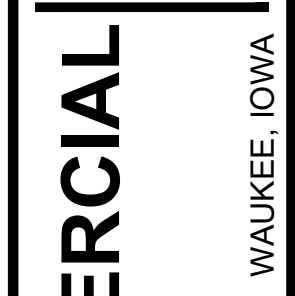
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

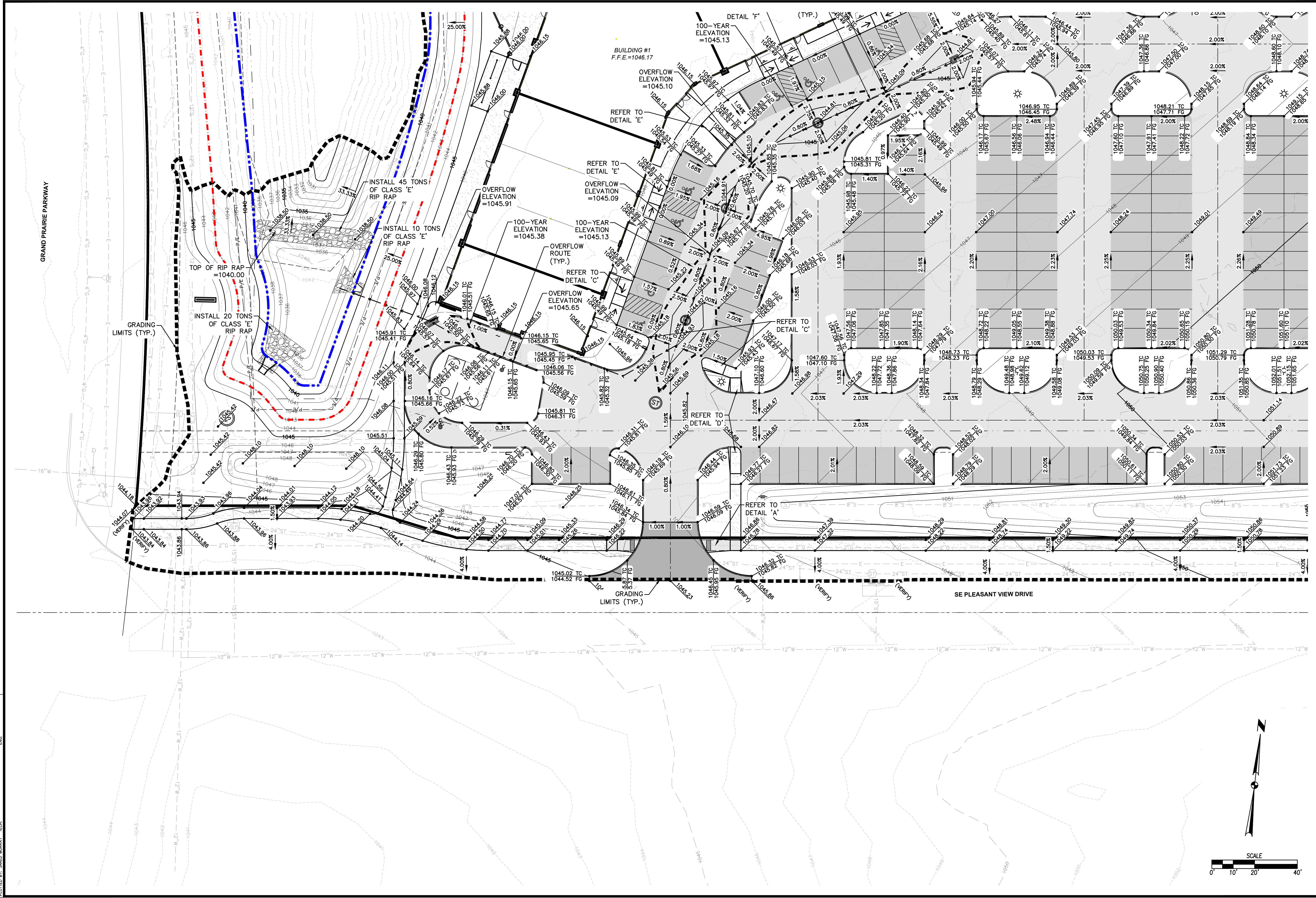
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KETTLESTONE PEAK COMMERCIAL
GRADING PLAN

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CHECKED BY: GREG MURRAY



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PHONE: (515) 369-4400

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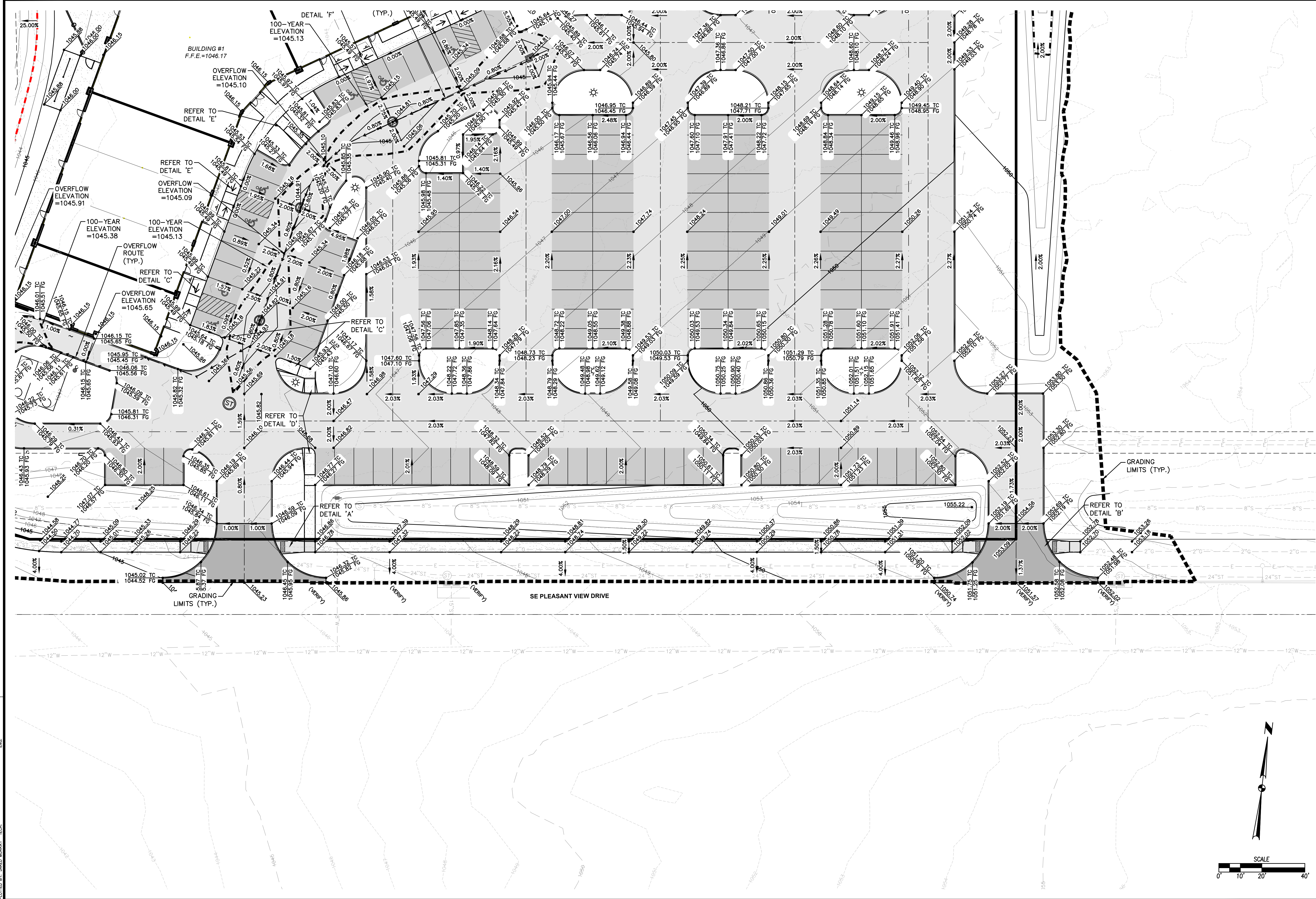
WAUKEE, IOWA

KETTLESTONE PEAK COMMERCIAL
GRADING PLAN

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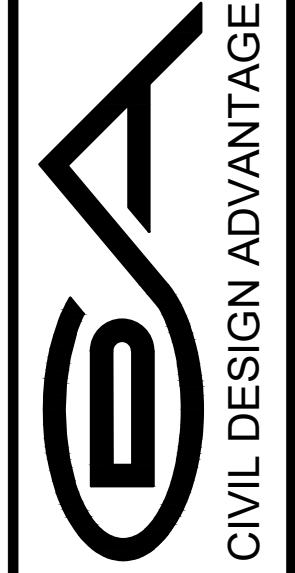
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WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

KETTLESTONE PEAK COMMERCIAL
GRADING PLAN

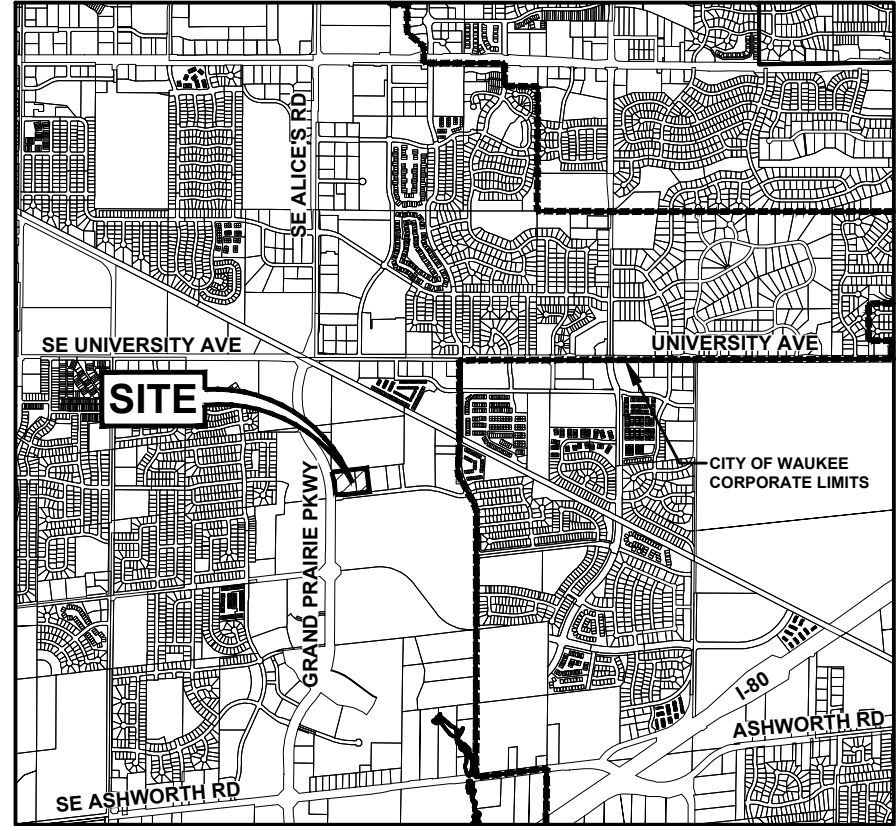
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 ENGINEER: JMM
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KETTLESTONE PEAK COMMERCIAL

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

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 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.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS, IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.
- TIMBERCREST HOMES, LLC WILL BE RESPONSIBLE OF MAINTAINING THE DETENTION FACILITIES POST CONSTRUCTION.

CONTACT: JOHN LARSON
ADDRESS: PO BOX 267
JOHNSTON, IA 50131
PH: (515) 491-4000
EMAIL: JOHN.LARSON89@GMAIL.COM

STABILIZATION QUANTITIES

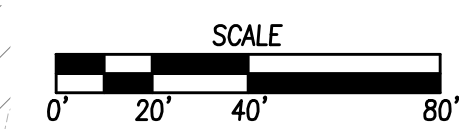
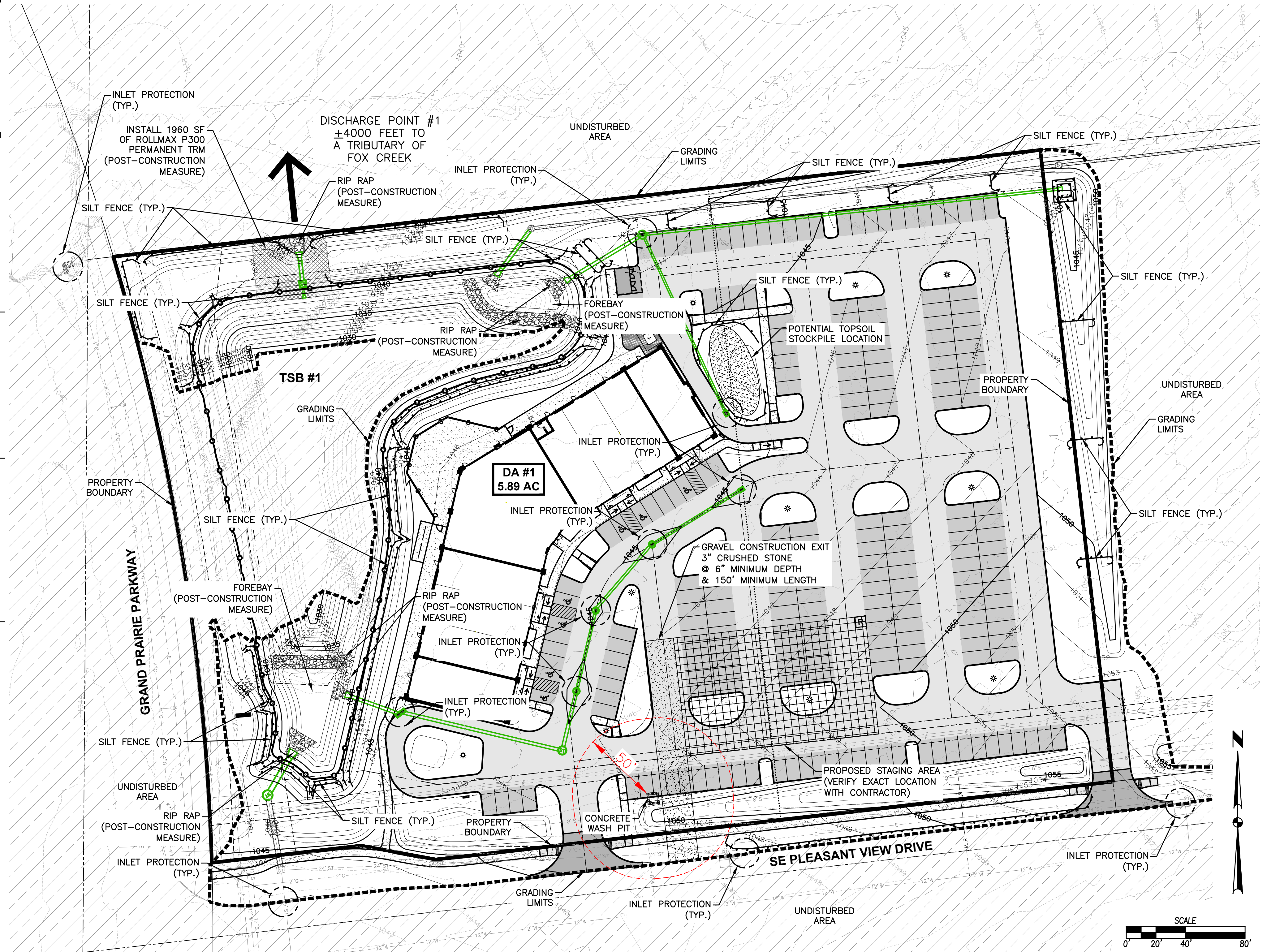
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,648
2	INLET PROTECTION DEVICES	EA	11
3	CONCRETE WASHOUT PIT	EA	1
4	SOD	AC	2.06
5	PERMANENT TRM	SF	1,960

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOX CREEK ±4000 FT	5.89 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	21,204 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (2,648 LF @ 4.5 CU FT/LF OF FENCE)	11,916 CU FT
VOLUME PROVIDED IN TSB #1	133,707 CU FT
TOTAL VOLUME PROVIDED	145,623 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	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 BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



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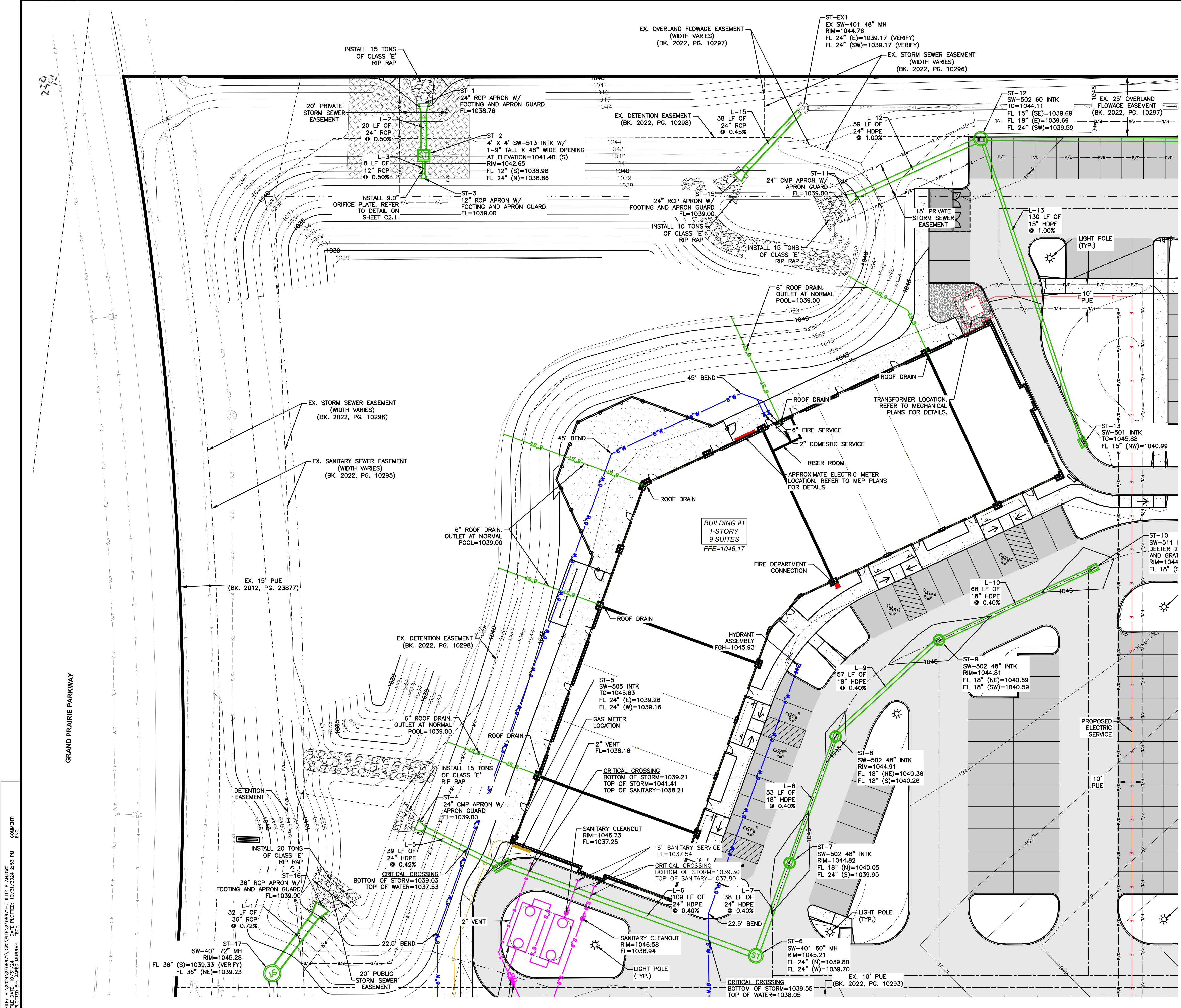


KETTLESTONE PEAK COMMERCIAL
EROSION AND SEDIMENT CONTROL PLAN
WAUKEE, IOWA

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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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 5' COVER OVER ALL WATERMAINS.
- 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. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 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.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- 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 CONTRACTORS 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.
- 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 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.
- 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 SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
- 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.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TESTED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUMED TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
- PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.
- ALL UTILITIES ARE PRIVATE.

***** NOTE *****
 THE GREASE INTERCEPTORS ARE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO MEP PLANS FOR DETAILS.

SCALE
 0' 10' 20' 40'

DATE
 10/31/2024
 10/15/2024
 10/01/2024
 09/17/2024

REVISIONS
 4TH SUBMITTAL
 3RD SUBMITTAL
 2ND SUBMITTAL
 1ST SUBMITTAL

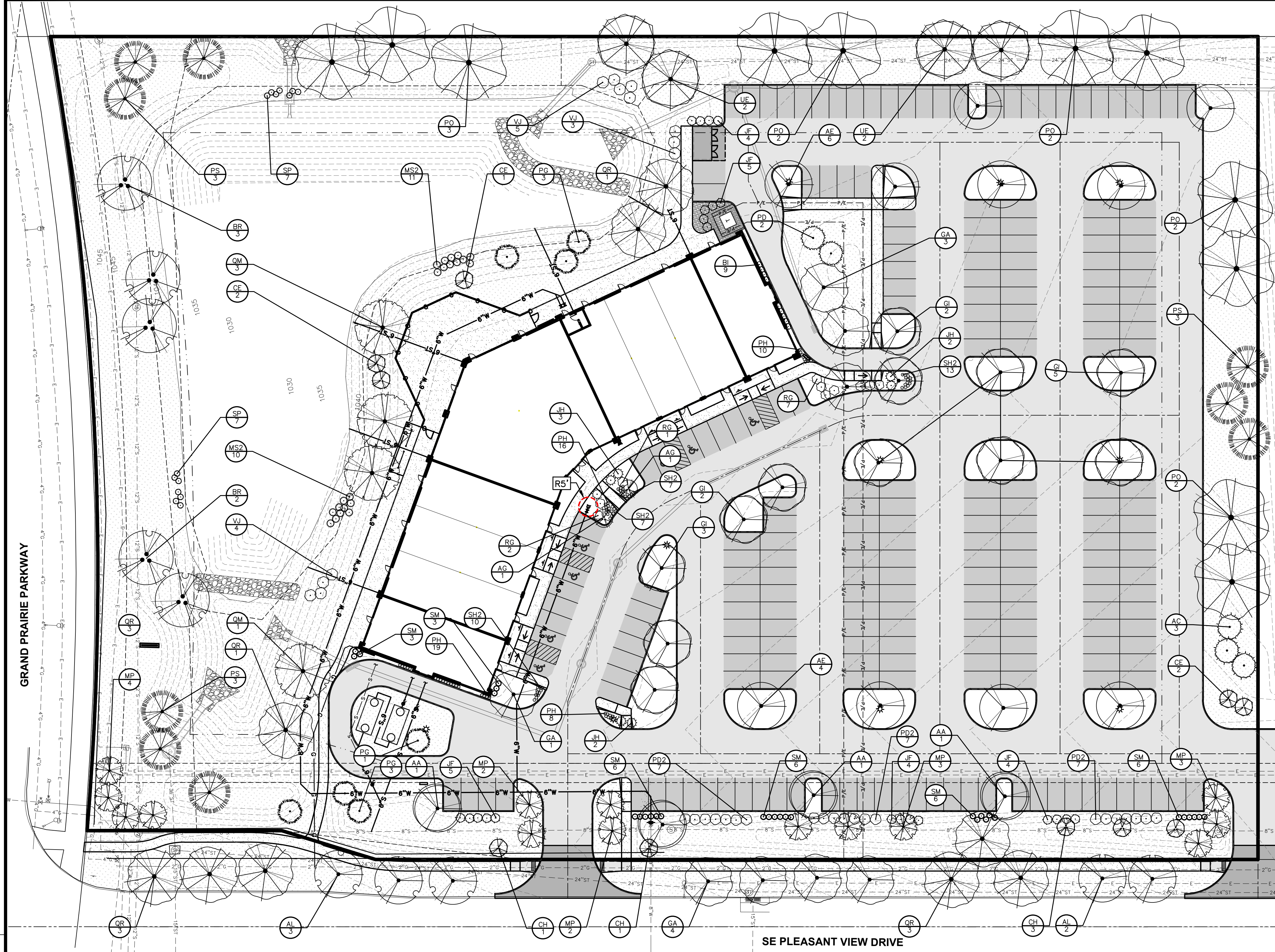
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: JDS/CWO
 ENGINEER: JMM

KETTLESTONE PEAK COMMERCIAL
UTILITY PLAN

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 PLOTTED BY: WARGO MURRAY
 DATE: 10/31/2024 2:53 PM



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. 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.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
8. ALL EDGING SHALL BE 3" SPADE CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY. R.O.W. SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO ANY RAIN EVENT.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
13. SOD ALL DISTURBED AREAS INCLUDING THOSE IN THE RIGHT-OF-WAY EXCEPT FOR AREAS HATCHED AS ROCK MULCH AROUND BUILDING AND PARKING ISLANDS. SOD ENTIRE AREA AROUND THE POND.
14. MINIMUM PLANTING HEIGHTS ARE, AS FOLLOWS:
 - DECIDUOUS OVERSTORY TREES: 8- FEET
 - EVERGREEN AND UNDERSTORY: 6- FEET
 - DECIDUOUS ORNAMENTAL TREES: 6- FEET

OFF-STREET PARKING AREAS

THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC RIGHT-OF-WAY SHALL BE LANDSCAPED WITH A MINIMUM OF ONE OVERSTORY DECIDUOUS TREE PER 40 LINEAR FEET OF FRONTAGE. THE FRONTAGE CALCULATION SHALL BE EXCLUSIVE OF THE DRIVEWAYS. THE PLANTINGS MAY BE PLANTED INDIVIDUALLY OR IN CLUSTERS. THIS REQUIREMENT SHALL BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS NOT IN ADDITION TO.

OPEN SPACE REQUIREMENTS

SITE AREA: 259,001 SF (5.94 ACRES)
 OPEN SPACE REQUIRED: 51,800 SF (20.0%)

LANDSCAPING REQUIRED

OPEN SPACE: 1.5 OVERSTORY, .5 UNDERSTORY, 2 SHRUBS PER 1,000 SF REQUIRED OPEN SPACE

REQUIRED	PROVIDED
OVERSTORY TREES 58	OVERSTORY TREES 58
EVERGREEN TREES 21	EVERGREEN TREES 20
UNDERSTORY TREES 26	UNDERSTORY TREES 26
SHRUBS 104	SHRUBS 189

STREET TREE REQUIREMENTS

SE PLEASANT VIEW DRIVE: 565 LF
 REQUIRED (1 OVERSTORY TREE/ 40 LF OF PARKING FRONTAGE) = 14 TREES
 PROVIDED 14 TREES
 STREET TREES ARE TO BE A MINIMUM OF 12' HIGH.

PARKING LANDSCAPE REQUIREMENTS

PARKING LOT FRONTAGE REQUIRED 331 LF
 OVERSTORY TREES (2/ 50 LF): 14 TREES
 SHRUBS (8/ 50 LF): 53 SHRUBS
 PROVIDED OVERSTORY TREES: 14 TREES
 SHRUBS 53 SHRUBS

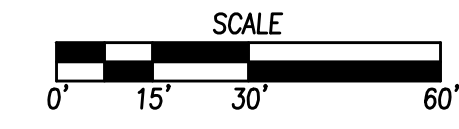
- INDICATES SOD
- INDICATES ROCK MULCH 1.5" - 3" DEEP OVER MIRAFI BLANKET ROCK TYPE TO BE SELECTED BY OWNER.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
AC	3	White Fir	Abies concolor	B&B, 6" HEIGHT
PD	12	Black Hills White Spruce	Picea glauca 'Densata'	1.5" CALIPER 6" (MIN HEIGHT)
PG	7	Blue Colorado Spruce	Picea pungens 'Glauca'	1.5" CALIPER 6" (MIN HEIGHT)
PS	9	White Pine	Pinus strobus	1.5" CALIPER 6" (MIN HEIGHT)
ORNAMENTAL TREES				
AG	2	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 1.5" CALIPER, MULTI-STEM
CE	5	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER, MULTI-STEM
CH	5	Crossed@Cockspur Hawthorn	Crataegus crus-galli 'Cruzam'	B&B, 1.5" CALIPER, MULTI-STEM
MP	14	Prairiefire Crabapple	Malus x 'Prairiefire'	B&B, 1.5" CALIPER
OVERSTORY TREES				
AA	4	Autumn Blaze@Freeman Maple	Acer x freemanii 'Jeffersred'	B&B, 1.5" CALIPER
AE	10	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'	B&B, 1.5" CALIPER
AL	5	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B, 1.5" CALIPER
BR	3	River Birch	Betula nigra	B&B, 1.5" CALIPER, MULTI-STEM
GA	8	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold'	B&B, 1.5" CALIPER
GI	12	Sunburst@Honey Locust	Gleditsia triacanthos inermis 'Suncole'	B&B, 1.5" CALIPER
PO	11	American Sycamore	Platanus occidentalis	B&B, 1.5" CALIPER
QM	4	Burr Oak	Quercus macrocarpa	B&B, 1.5" CALIPER
QR	9	Northern Red Oak	Quercus rubra	B&B, 1.5" CALIPER
UE	4	Accolade@Elm	Ulmus davidiana japonica 'Morton'	B&B, 1.5" CALIPER
SHRUBS				
BI	9	Littleleaf Boxwood	Buxus microphylla Wintergreen	CONT, 3 GAL
JF	22	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HEIGHT
JH	7	Hughes Creeping Juniper	Juniperus horizontalis 'Hughes'	CONT, 5 GAL
PD2	21	Diabolo@Purple Ninebark	Physocarpus opulifolius 'Monlo'	CONT, 5 GAL
RG	10	Gr@-Low Fragrant Sumac	Rhus aromatica 'Gr@-Low'	CONT, 5 GAL
SM	30	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	CONT, 5 GAL
SP	14	Dwarf Purple Osier Willow	Salix purpurea 'Nana'	CONT, 5 GAL
VJ	12	Judd Viburnum	Viburnum x juddii	CONT, 5 GAL
GRASSES				
MS2	21	Silver Feather Eulalia Grass	Miscanthus sinensis 'Silberfeder'	CONT, 5 GAL
PH	53	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	24" HEIGHT
SH2	37	Prairie Dropseed	Sporobolus heterolepis	CONT, 1 GAL

* TREES PLANTED IN THE R.O.W. AS STREET TREES SHALL BE MINIMUM 12' IN HEIGHT.

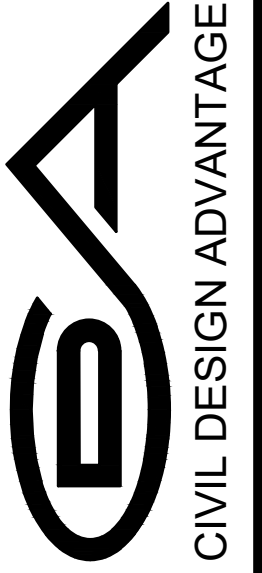
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 TECH: JDS



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WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

KETTLESTONE PEAK COMMERCIAL
 LANDSCAPE PLAN

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