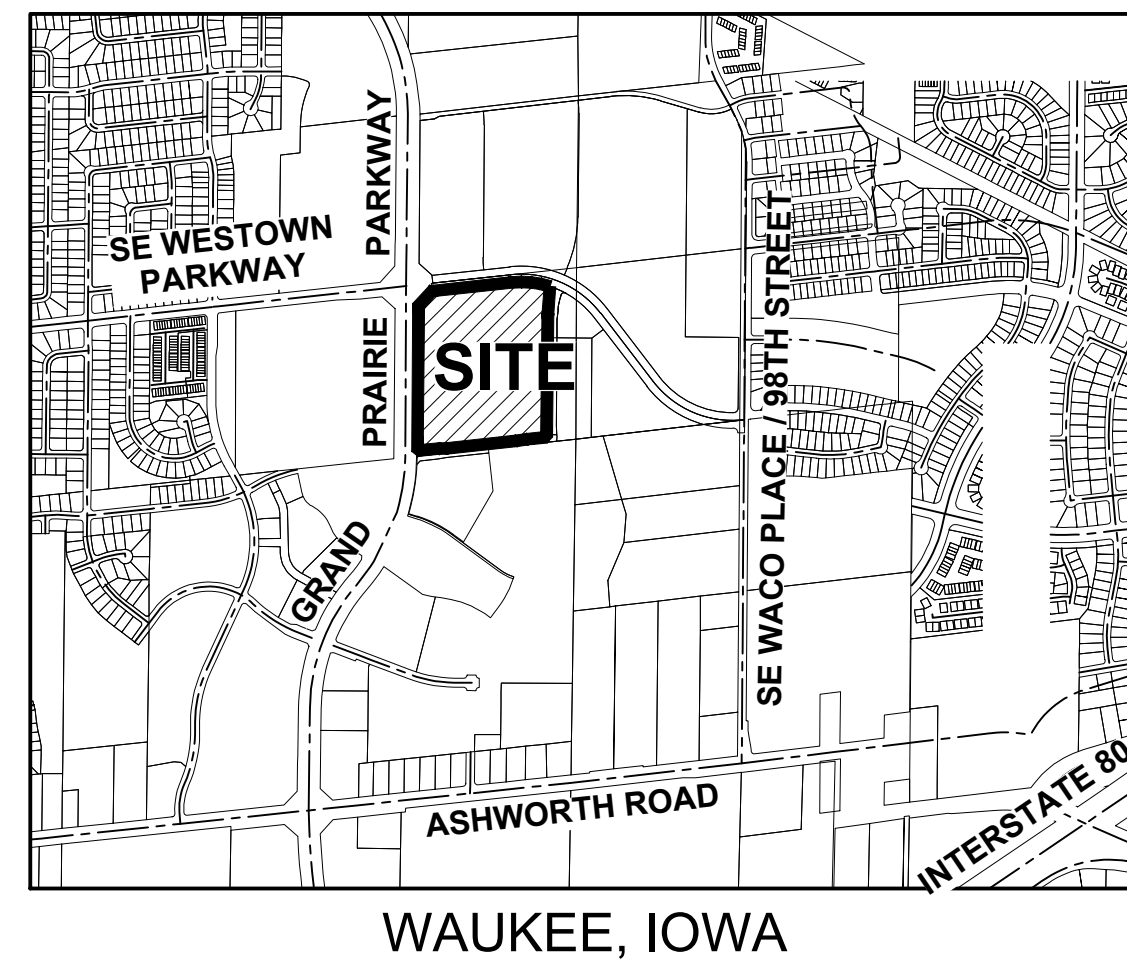


# SITE PLAN/PRELIMINARY PLAT FOR: KETTLESTONE CENTRAL - RETAIL PHASE 1

## WAUKEE, IOWA

### VICINITY MAP



### 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 URBANDALE DRIVE  
URBANDALE, IA 50322  
CONTACT: NIKKI NEAL  
EMAIL: NICOLEN@CDA-ENG.COM  
PH: (515) 369-4400

### SURVEYOR

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

### ARCHITECT

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

### DATE OF SURVEY

FIELDWORK: JANUARY, 2024

### BENCHMARKS

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

### PROJECT SITE ADDRESS

LOT 1: XXXX      LOT 3: XXXX      LOT 5: XXXX  
LOT 2: XXXX      LOT 4: XXXX      LOT 6: XXXX

### EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED  
PROPOSED: RETAIL

### BUILDINGS

**LOT 1**  
FAR: (15,800SF/102,746SF)      0.15  
HEIGHT: 28 FEET

**LOT 3**  
FAR: (15,800SF/91,573)      0.17  
HEIGHT: 28 FEET

### SUBMITTAL DATES

FIRST SUBMITTAL: 09/23/2024  
SECOND SUBMITTAL: 10/08/2024  
THIRD SUBMITTAL: 10/22/2024  
FOURTH SUBMITTAL: 11/05/2024  
FIFTH SUBMITTAL: 12/17/2024

### LEGAL DESCRIPTION

PARCEL 23-95, PARCEL 23-115 AND PARCEL 23-116 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-01276, EXCEPT PARCEL 24-73 OF SAID PARCEL 23-115 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-14271, ALL 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, IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 25.94 ACRES (1,129,949 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### DEVELOPMENT SUMMARY

**AREA**  
LOT 1: 2.37 ACRES (103,359 SF)  
LOT 2: 2.38 ACRES (103,575 SF)  
LOT 3: 2.10 ACRES (91,573 SF)  
LOT 4: 1.43 ACRES (62,386 SF)  
LOT 5: 3.57 ACRES (155,509 SF)  
LOT 6: 10.51 ACRES (457,991 SF)  
OUTLOT Y: 1.74 ACRES (75,636 SF)  
OUTLOT Z: 1.83 ACRES (79,921 SF)

### PARKING REQUIRED

LOT 1 (15,800 SF MIXED USE + 1,800 SF PATIO)  
1 SPACE/250 GFA: 71 SPACES

LOT 3 (15,800 SF MIXED USE + 2,800 SF PATIO)  
1 SPACE/250 GFA: 75 SPACES

### PROVIDED

LOT 1  
STANDARD: 133 SPACES  
ACCESSIBLE: 8 SPACES  
141 SPACES

LOT 2  
STANDARD: 160 SPACES  
FUTURE: 13 SPACES  
173 SPACES

LOT 3  
STANDARD: 159 SPACES  
ACCESSIBLE: 8 SPACES  
FUTURE: 4 SPACES  
171 SPACES

LOT 4  
STANDARD: 21 SPACES  
FUTURE: 60 SPACES  
81 SPACES

### BIKE PARKING REQUIRED

LOT 1 (3% OF REQUIRED AUTOMOBILE PARKING SPACES)  
71 SPACES \* 3%: 3 BIKE SPACES

LOT 3 (3% OF REQUIRED AUTOMOBILE PARKING SPACES)  
75 SPACES \* 3%: 3 BIKE SPACES

### PROVIDED

LOT 1: 4 SPACES  
LOT 3: 4 SPACES

### IMPERVIOUS AREA:

**LOT 1**  
BUILDING: 15,200 SF  
PAVEMENT: 60,674 SF  
SIDEWALK: 11,074 SF  
TOTAL: 86,948 SF

**LOT 2**  
PAVEMENT: 55,099 SF  
SIDEWALK: 5,226 SF  
TOTAL: 60,325 SF

**LOT 3**  
BUILDING: 15,200 SF  
PAVEMENT: 46,375 SF  
SIDEWALK: 10,495 SF  
FUTURE: 72,070 SF

**LOT 4**  
PAVEMENT: 5,323 SF  
TOTAL: 5,323 SF

**LOT 5**  
PAVEMENT: 4,612 SF  
TOTAL: 4,612 SF

**LOT 6**  
PAVEMENT: 5,400 SF  
TOTAL: 5,400 SF

**LOT 7**  
PAVEMENT: 800 SF  
TOTAL: 800 SF

TOTAL IMPERVIOUS: 235,478

### INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY REFERENCE PLAN
C1.1-C1.6	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1-C2.3	PRELIMINARY PLAT
C3.0	DIMENSION REFERENCE PLAN
C3.1-C3.6	DIMENSION PLAN
C4.0	GRADING REFERENCE PLAN
C4.1-C4.10	GRADING PLAN
C5.0	EROSION AND SEDIMENT CONTROL REFERENCE PLAN
C5.1-C5.6	EROSION AND SEDIMENT CONTROL PLAN
C6.0	UTILITY REFERENCE PLAN
C6.1-C6.6	UTILITY PLAN
C7.1-C7.2	DETAILS
L1.0	LANDSCAPE REFERENCE PLAN
L1.1-L1.6	LANDSCAPE PLAN

### ZONING & BULK REGULATIONS

**EXISTING ZONING:**  
K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT (LOTS 1-5, OUTLOTS 'Y' & 'Z')  
K-MU KETTLESTONE MIXED USE DISTRICT (LOT 6)

### BULK REGULATIONS (K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT):

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.  
PRINCIPAL BUILDING SEPARATION: 25 FEET  
ACCESSORY BUILDING SEPARATION: 25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING  
MAXIMUM HEIGHT: PRINCIPAL BUILDING -4 STORIES  
ACCESSORY BUILDING -1 STORY  
FLOOR AREA RATIO: 0.35

### BULK REGULATIONS (K-MU KETTLESTONE MIXED USE DISTRICT):

LOT AREA: NO MINIMUM REQUIREMENT  
LOT WIDTH: NO MINIMUM AND A MAXIMUM OF 20 FEET FOR PRINCIPAL PERMITTED USES. 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.  
FRONT 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.  
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.  
PRINCIPAL BUILDING SEPARATION: 30 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING  
ACCESSORY BUILDING SEPARATION: 30 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING  
MINIMUM HEIGHT: PRINCIPAL BUILDING -2 STORIES  
MAXIMUM HEIGHT: PRINCIPAL BUILDING -5 STORIES  
ACCESSORY BUILDING -1 STORY  
FLOOR AREA RATIO: 0.80  
MAXIMUM DENSITY: 30 DWELLING UNITS PER ACRE  
MINIMUM FLOOR AREA: 600 SQUARE FEET PER DWELLING UNIT

### 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

ANY FUTURE BUILDINGS 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 COSESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2024 EDITION OF WAUKEE STANDARD SPECIFICATIONS AND THE 2024 EDITION OF THE SDAS 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 PATRICK BECKER, P.E. DATE: \_\_\_\_\_  
25523  
IOWA PROFESSIONAL ENGINEER  
LICENSE NUMBER: 25523  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
C0.0, C1.0-C1.6, C2.1-C2.3, C3.0-C3.6, C4.0-C4.7, C5.0-C5.6, C6.0-C6.6, AND C7.1-7.2

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

KEITH D. WILSON, A.S.L.A. DATE: \_\_\_\_\_  
00442  
IOWA PROFESSIONAL LANDSCAPE ARCHITECT  
LICENSE NUMBER: 00442  
MY LICENSE RENEWAL DATE IS JUNE 30, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
L1.0-L1.6



4121 NW URBANDALE DRIVE, URBANDALE, IA 50322  
PH: (515) 369-4400  
PROJECT NO. 2409.711

**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.

FILE: \\S:\S\2024\12\17\2024\12\17\2024\_4-16 PM  
 DATE: 12/17/2024  
 PLOTTED BY: NCSGAL  
 COMMENT: ENG.

GRAND PRAIRIE PARKWAY

SE WESTOWN PARKWAY

SHEET C1.1

SHEET C1.2

SHEET C1.3

SHEET C1.4

SHEET C1.5

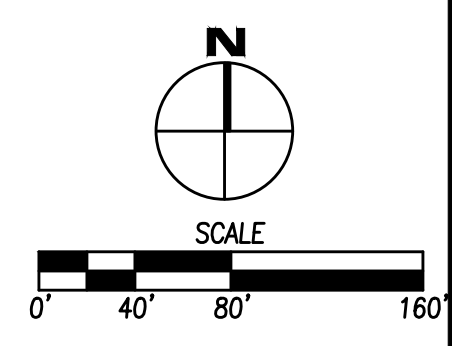
SHEET C1.6

**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 OF 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**

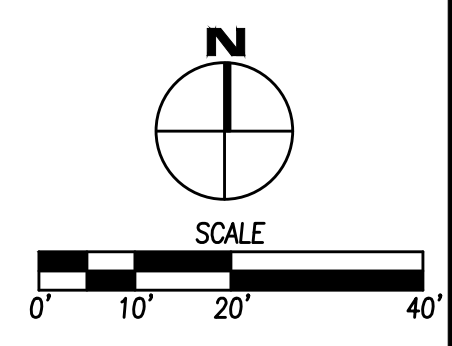
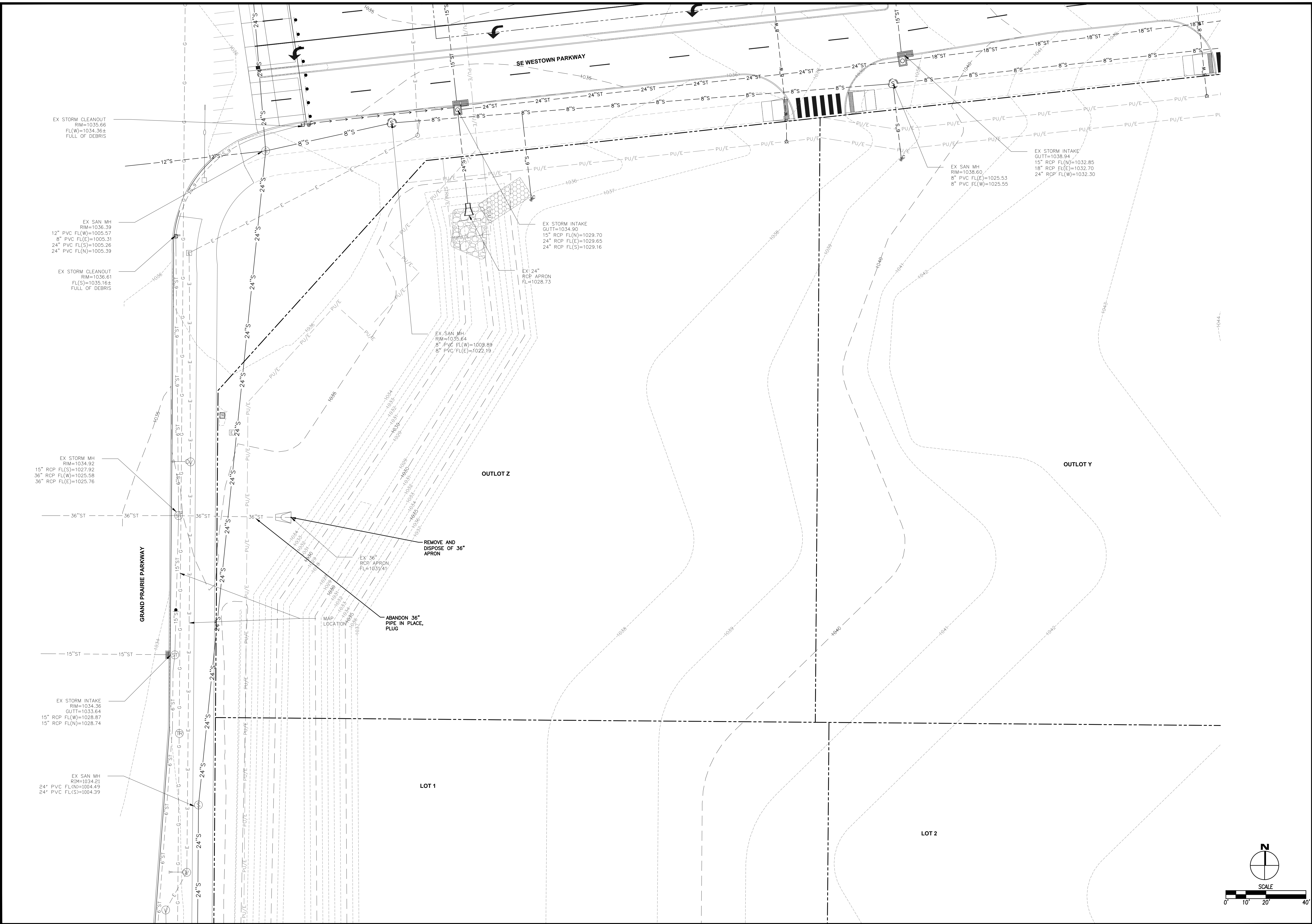
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING 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:
<b>ESA</b> CIVIL DESIGN ADVANTAGE	ENGINEER:
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b> TOPOGRAPHIC SURVEY REFERENCE PLAN	
DATE: 12/17/2024 SHEET NUMBER: <b>C1.0</b> 2409.711	

FILE: I:\WORK\2024\12\17\2024\12\17\2024\_4:16 PM  
 DATE: 12/17/2024  
 PLOTTED BY: NGISEL REGAL TECH

COMMENT:  
 ENG.



REVISIONS	DATE

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**TOPOGRAPHIC SURVEY/ DEMOLITION PLAN**

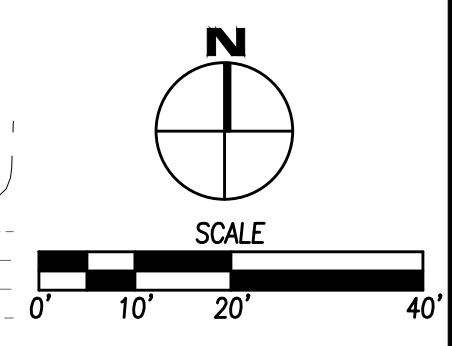
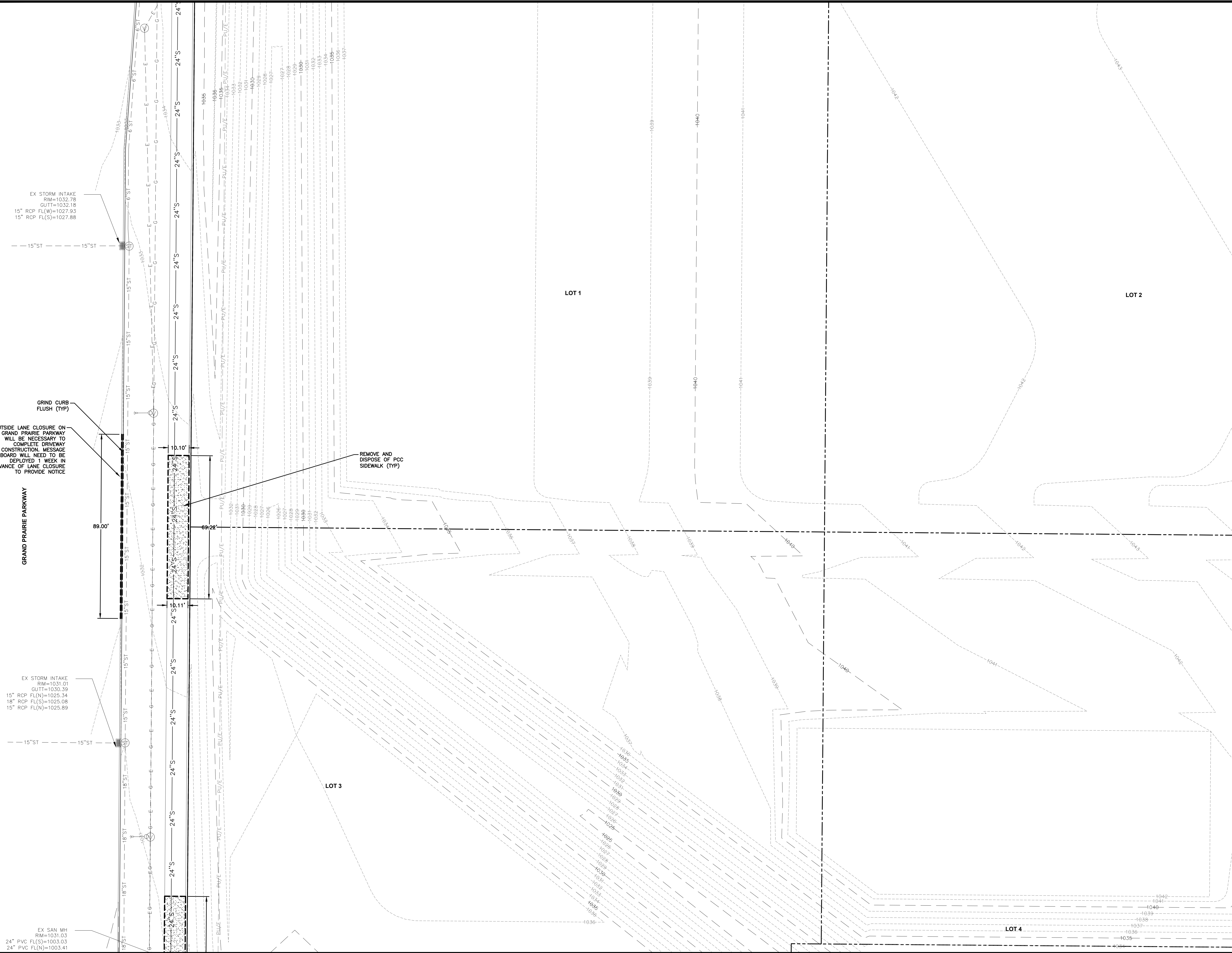
DATE: 12/17/2024  
 SHEET NUMBER: **C1.1**  
 2409.711

DRAFTED:

ENGINEER:



FILE: I:\2024\240971\DWG\240971\_SIT.DWG  
 DATE: 12/17/24  
 PLOTTED BY: NGISEL REIL  
 COMMENT: ENG.



REVISIONS	DATE

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

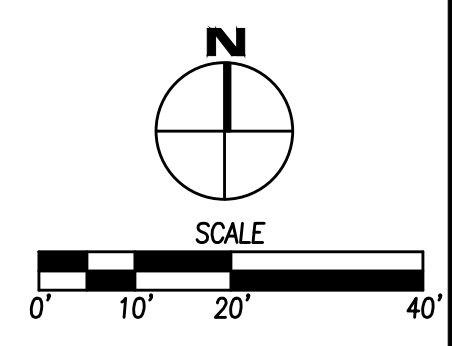
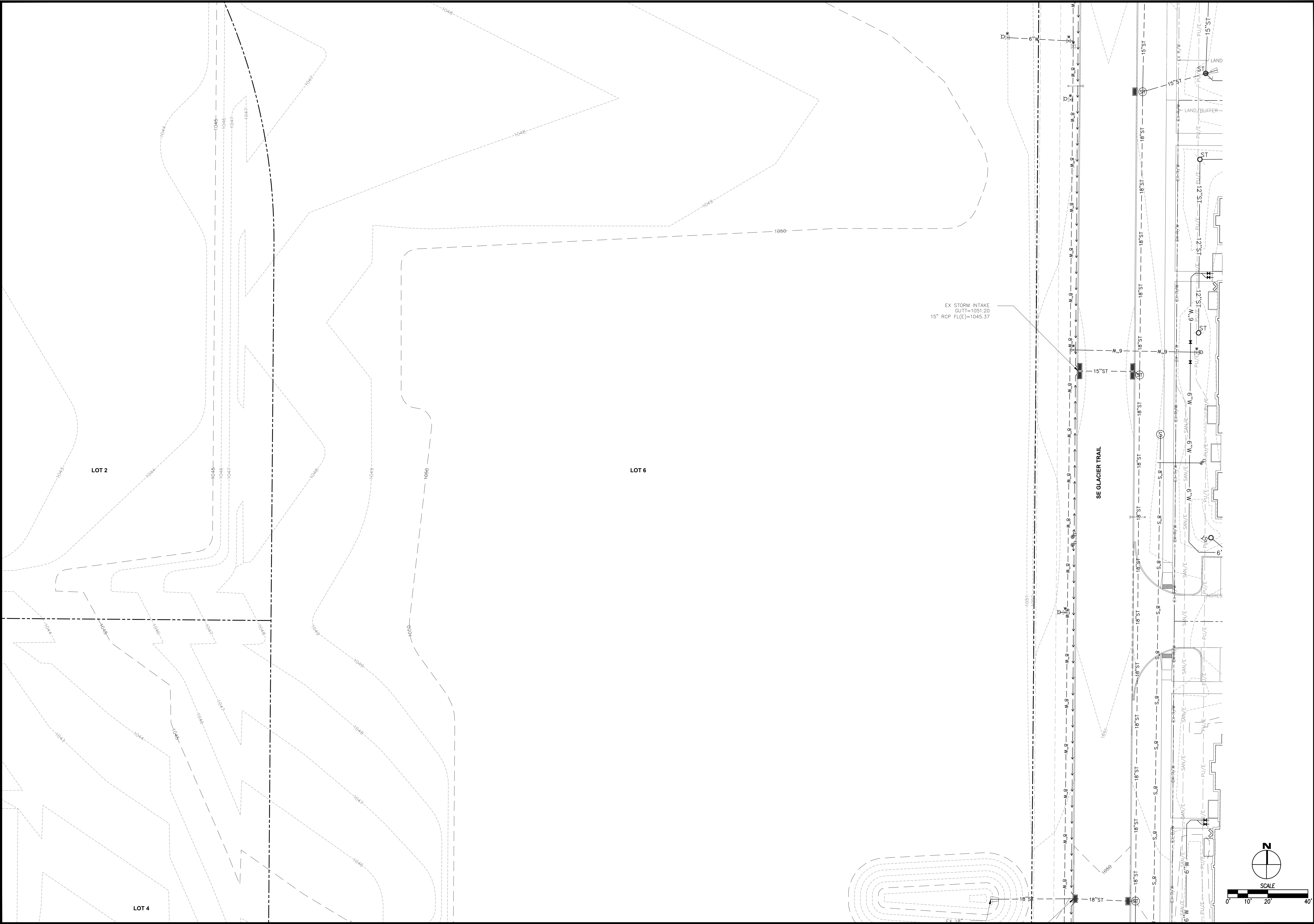


**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**TOPOGRAPHIC SURVEY/ DEMOLITION PLAN**

DATE: 12/17/2024  
 SHEET NUMBER: **C1.3**  
 2409.711

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

FILE: N:\2022\2022\12\17\2022\12\17\2022\_4\16 PM  
PLOTTED BY: MCGEE, REGAL  
COMMENT: ENG.

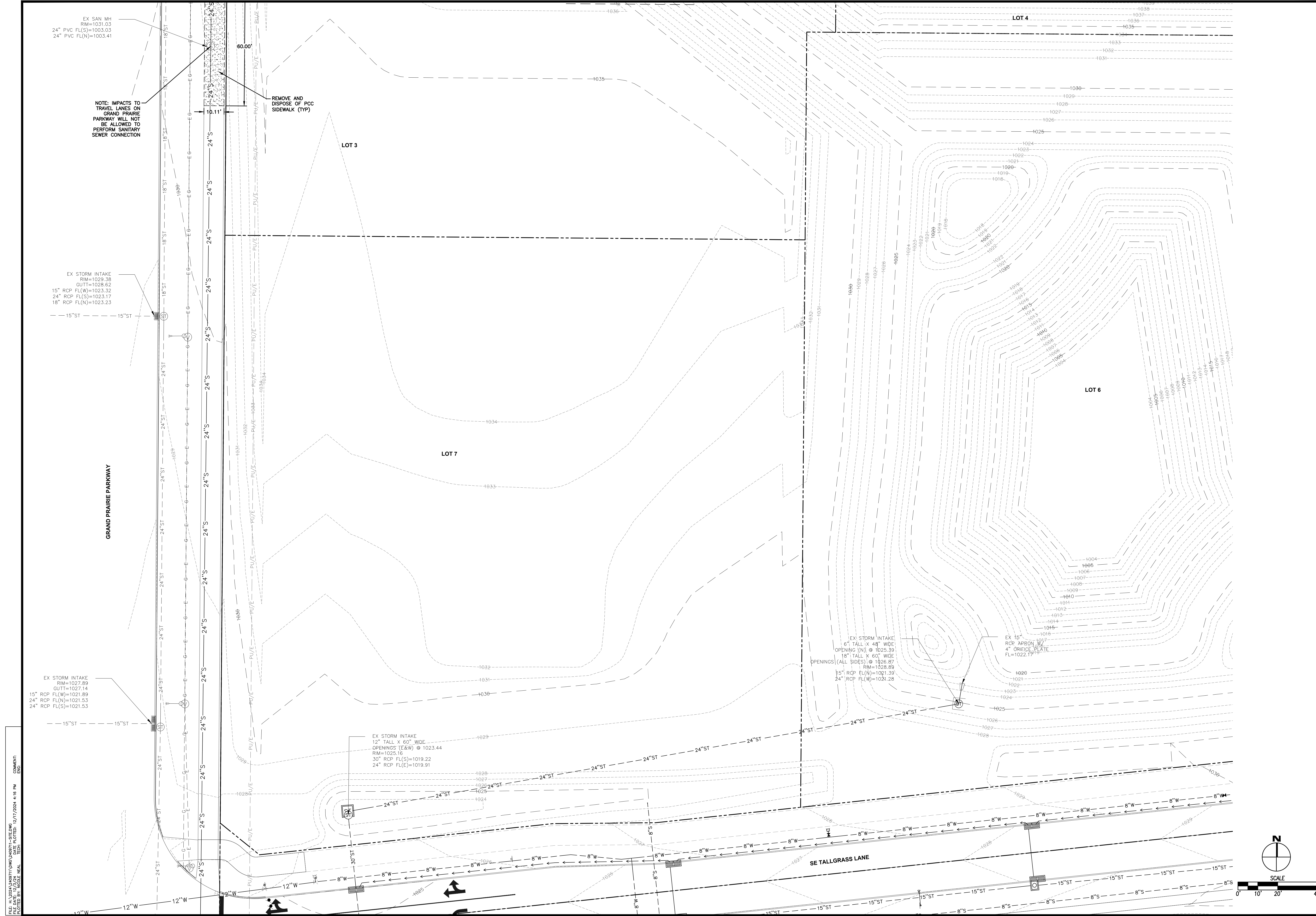


DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER:	DRAFTED:

**EA** CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**TOPOGRAPHIC SURVEY/ DEMOLITION PLAN**

DATE:	12/17/2024
SHEET NUMBER:	<b>C1.4</b>
	2409.711



FILE IN: S:\2024\2409711\DWG\2409711\_SHEET.DWG  
 FILE DATE: 12/17/2024  
 PLOTTED BY: NGC@EAL  
 COMMENT: ENG

DATE	REVISIONS

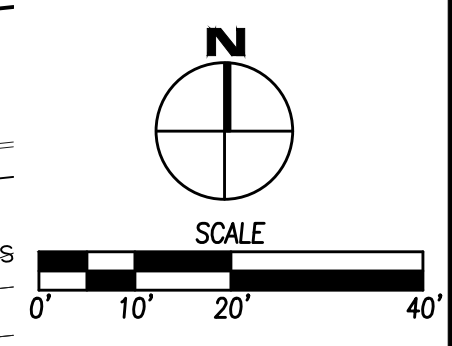
4121 NW URBAN DALE DRIVE  
 URBAN DALE, IA 50322  
 PHONE: (515) 369-4400

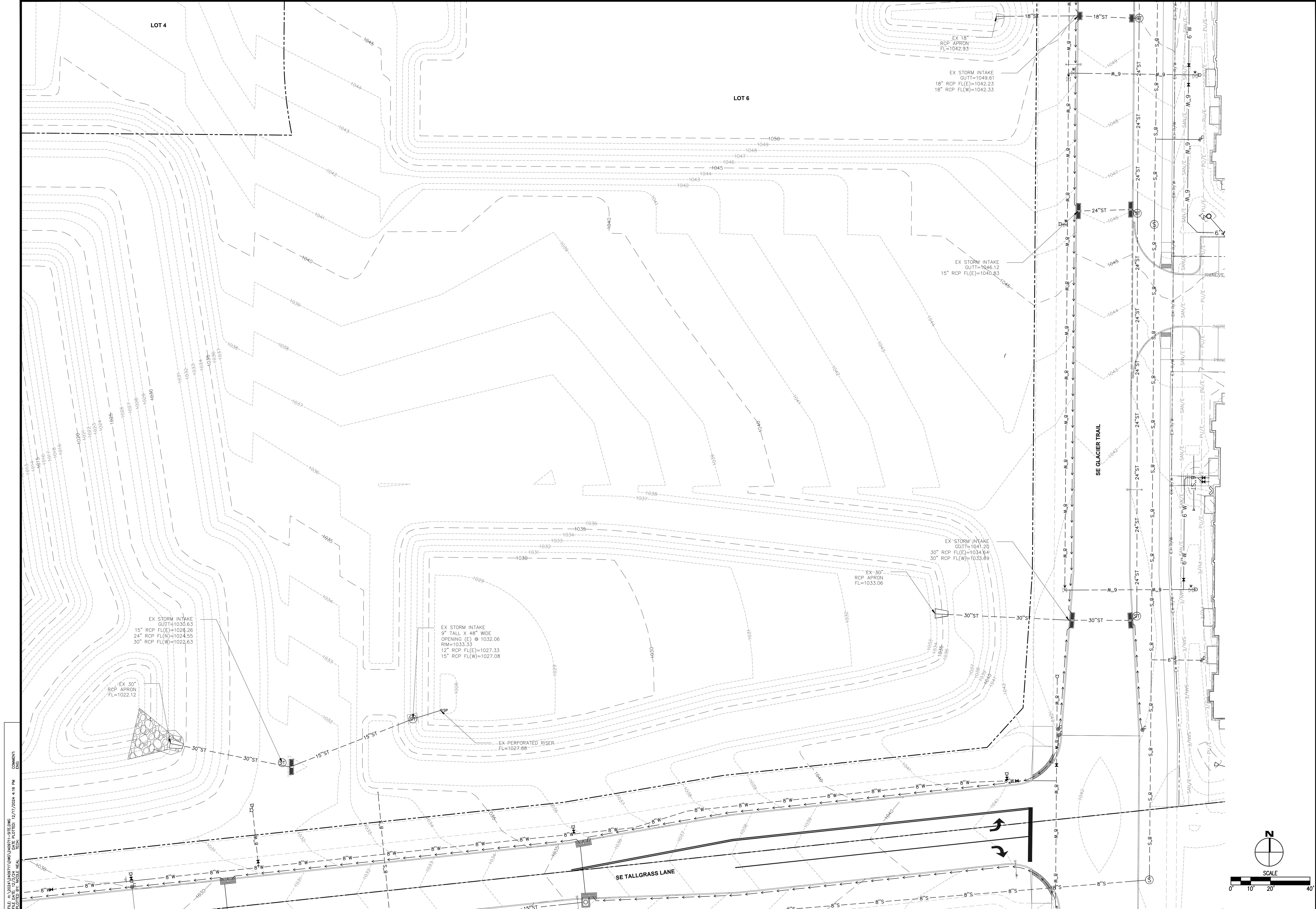


**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**TOPOGRAPHIC SURVEY/ DEMOLITION PLAN**

DATE: 12/17/2024  
 SHEET NUMBER: **C1.5**  
 2409.711

ENGINEER: [Signature]  
 DRAFTED: [Signature]





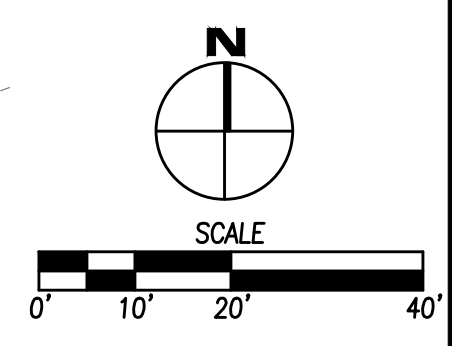
FILE: N:\2409\2409711\DWG\2409711\_SIT PLAN.dwg  
 DATE: 12/17/2024 4:16 PM  
 PLOTTED BY: NGUYEN, TCOE  
 COMMENT: ENG

LOT 4

LOT 6

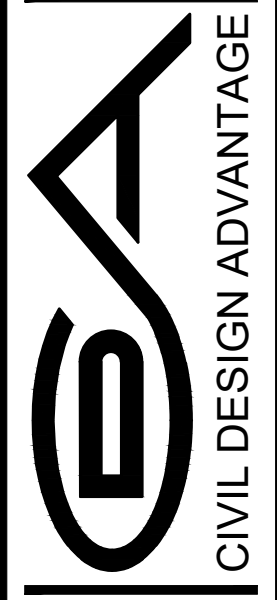
SE TALLGRASS LANE

SE GLACIER TRAIL



DATE	REVISIONS

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

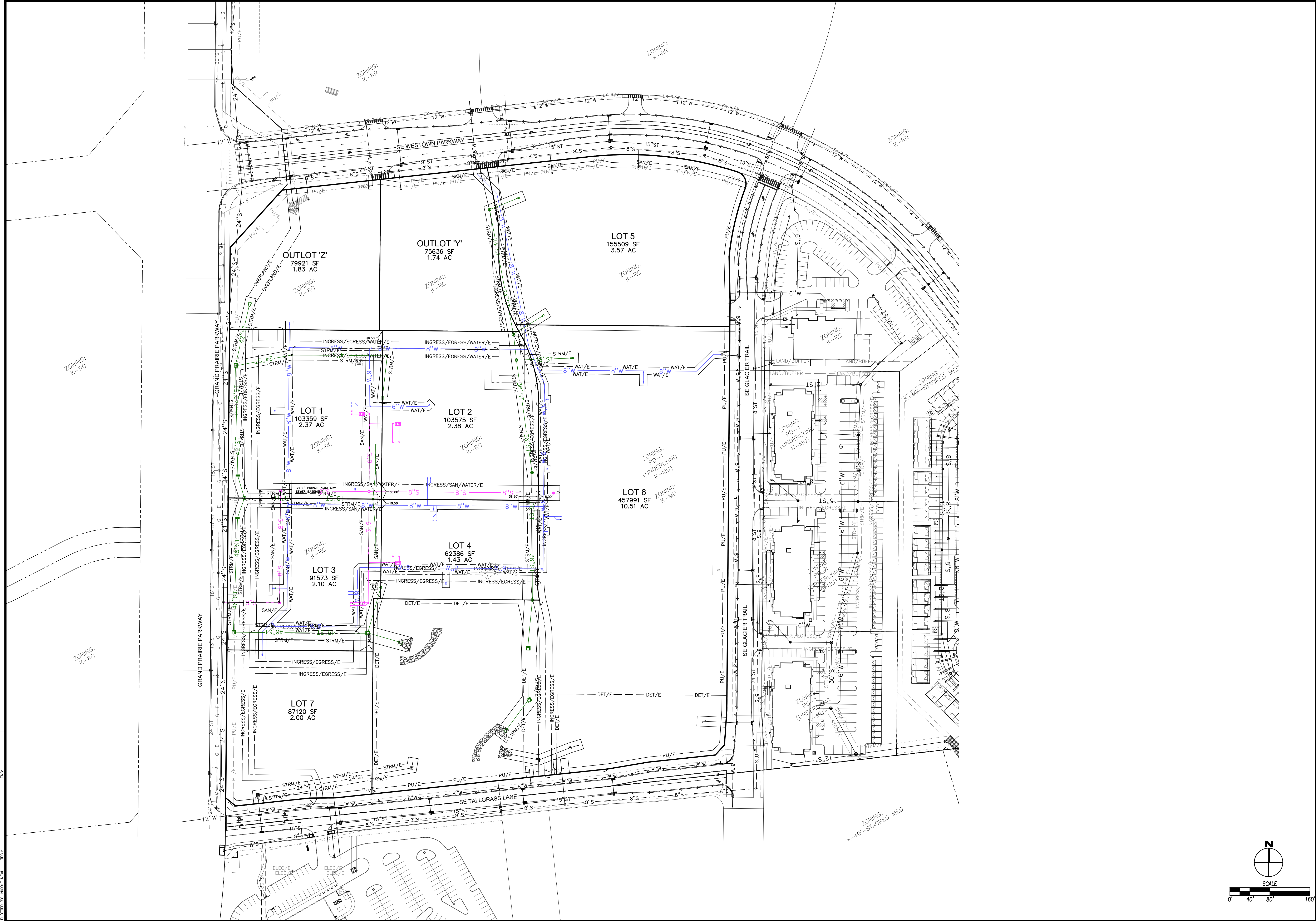



**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**TOPOGRAPHIC SURVEY/ DEMOLITION PLAN**  
 WAUKEE, IOWA

DATE: 12/17/2024  
 SHEET NUMBER: **C1.6**  
 2409.711

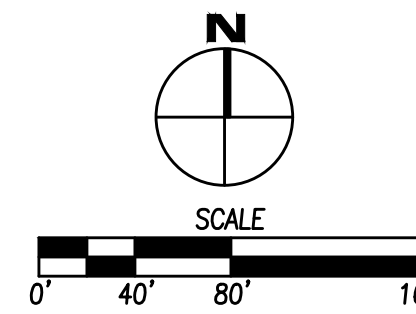
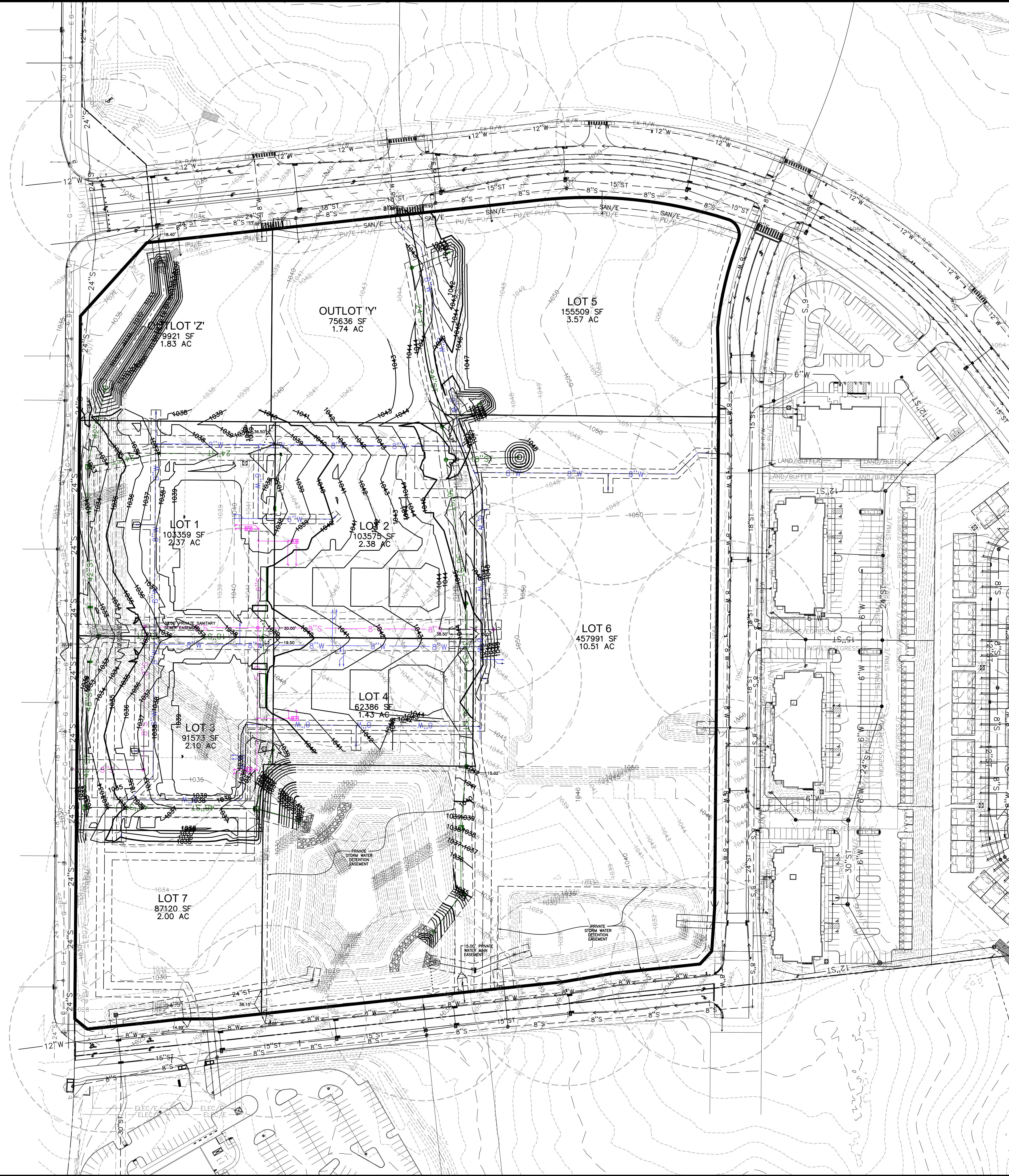
ENGINEER: \_\_\_\_\_  
 DRAFTED: \_\_\_\_\_

FILE: \\S:\A\2024\12\17\2024\12\17\2024\_4-16 PM  
 DATE: 12/17/2024  
 PLOTTED BY: NGISEL REGAL  
 COMMENT: ENG



DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER:	DRAFTED:
 CIVIL DESIGN ADVANTAGE	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b> <b>PRELIMINARY PLAT</b>	
DATE:	12/17/2024
SHEET NUMBER:	<b>C2.1</b>
	2409.711
WAUKEE, IOWA	

FILE: I:\WORK\2024\12\17\2024\_12\17\2024\_12\17 PM  
DATE: 12/17/2024  
PLOTTER: DATE PLOTTED: 12/17/2024 4:17 PM  
COMMENTS:  
ENC.



# KETTLESTONE CENTRAL - LOTS 1 - 4

## PRELIMINARY PLAT

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



CIVIL DESIGN ADVANTAGE ENGINEER

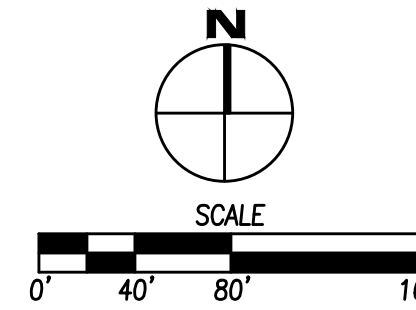
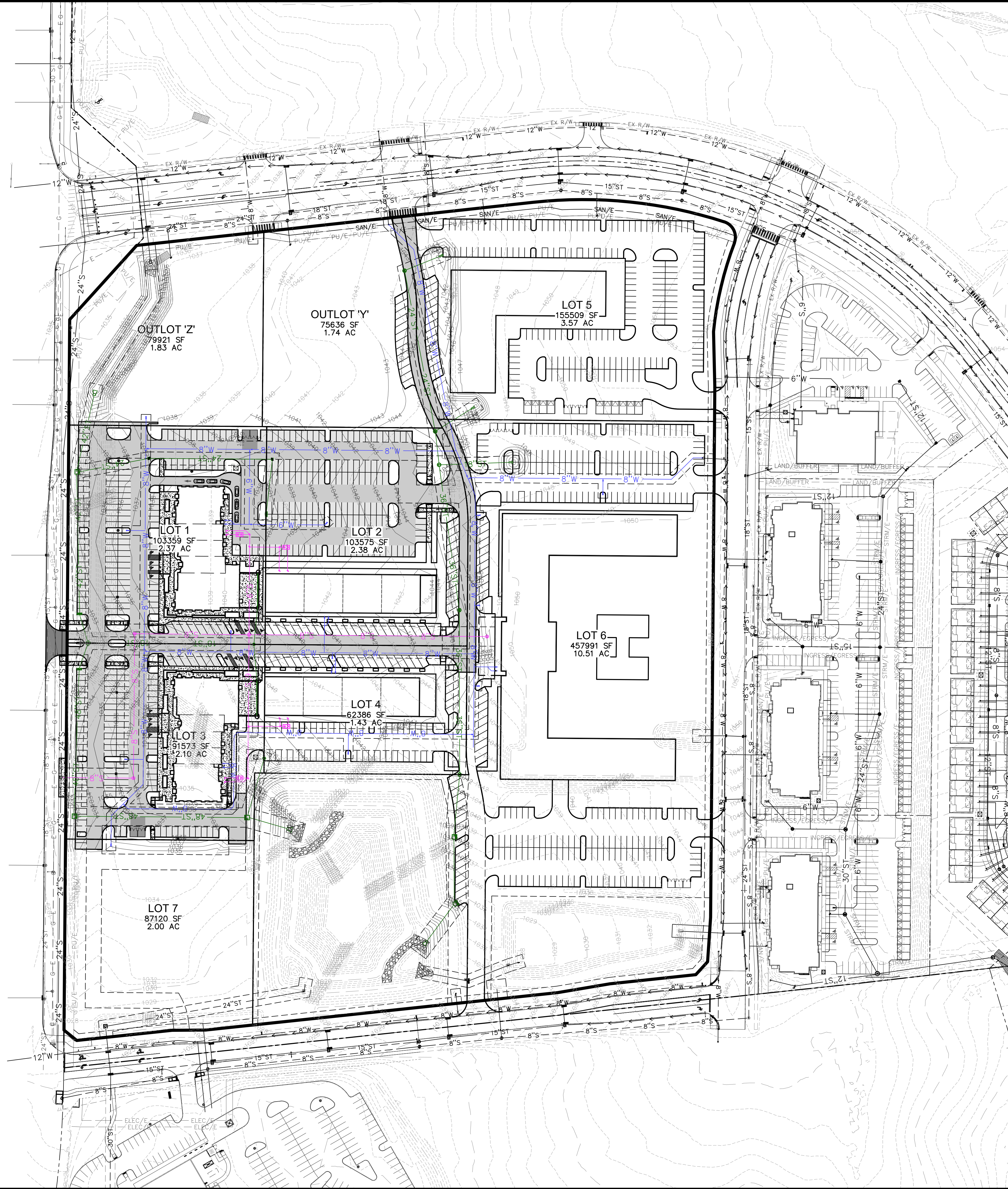
DRAFTED:

DATE: 12/17/2024  
SHEET NUMBER: **C2.2**  
2409.711

REVISIONS

DATE

FILE: I:\WORK\2024\12\17\2024\_12\17\2024\_12\17 PM  
DATE: 12/17/2024  
DRAWN BY: NGUYEN, NGAL  
CHECKED BY: NGUYEN, NGAL  
COMMENTS:  
ENC.



# KETTLESTONE CENTRAL - LOTS 1 - 4

## PRELIMINARY PLAT

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



WAUKEE, IOWA

DRAFTED:

DATE: 12/17/2024  
SHEET NUMBER: **C2.3**  
2409.711

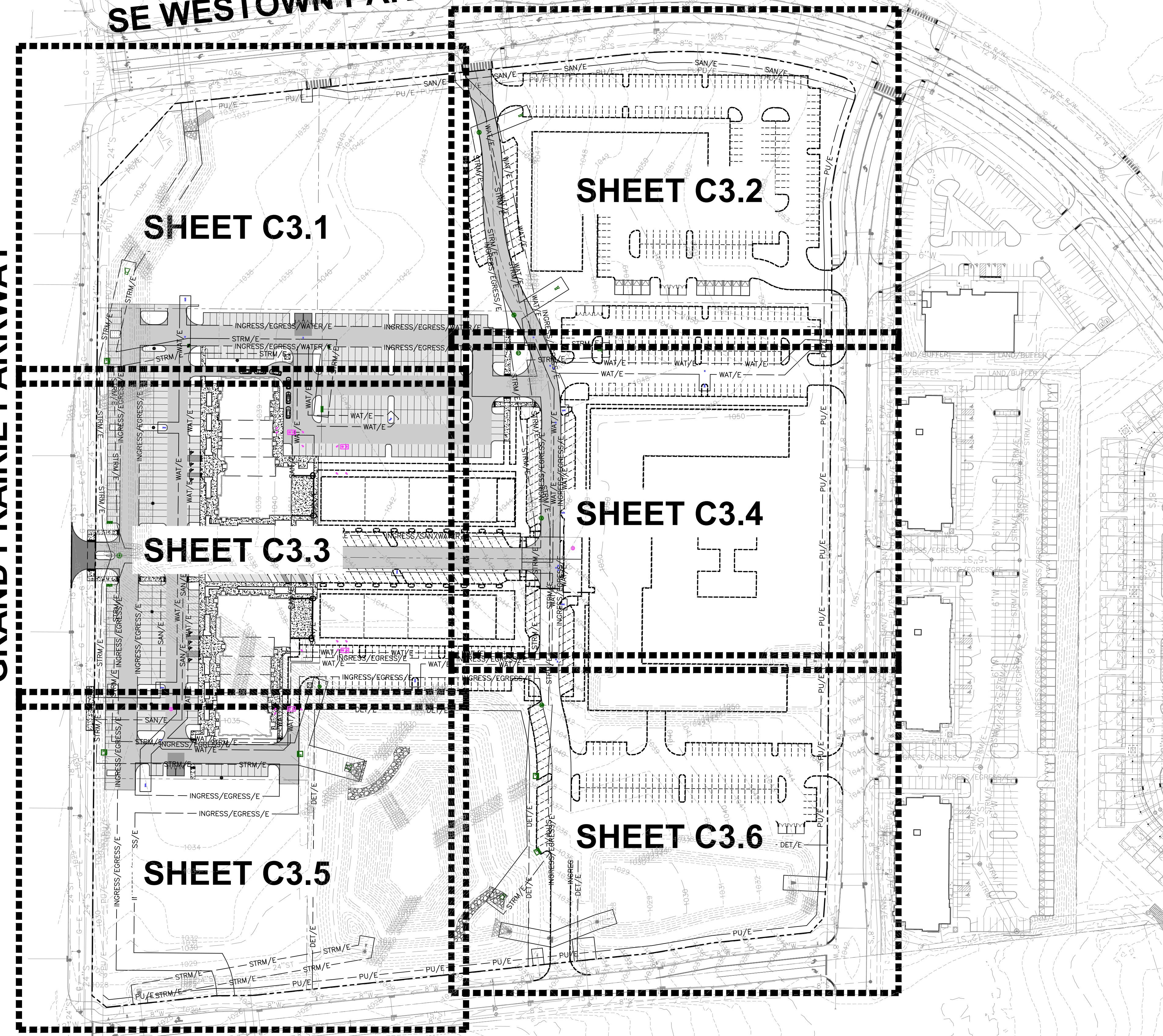
REVISIONS

DATE

FILE: N:\CADD\2024\12\17\2024\_12\_17\_17 PM  
 DATE: 12/17/2024  
 PLOTTED BY: NGISEL REGAL  
 COMMENT: ENG.

GRAND PRAIRIE PARKWAY

SE WESTOWN PARKWAY

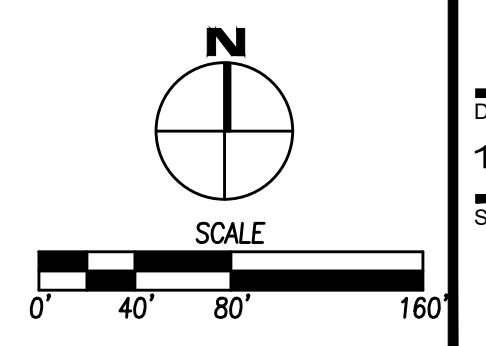


GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, 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 ANY 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.

PAVEMENT THICKNESS

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



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

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

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

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

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

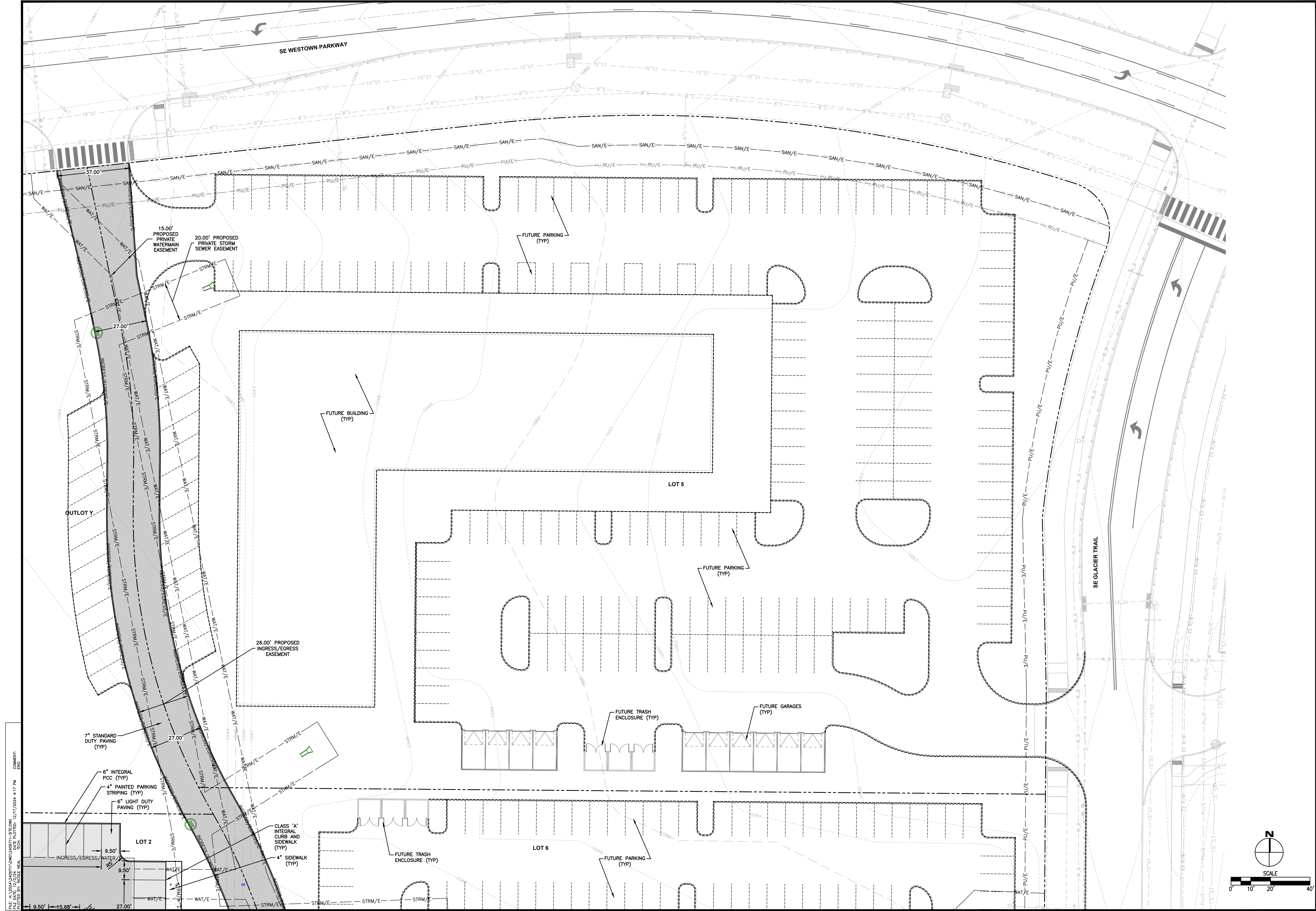
WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

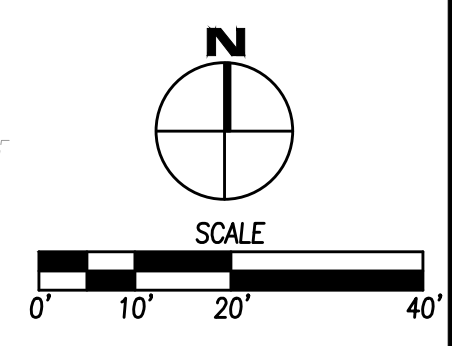
KETTLESTONE CENTRAL - LOTS 1 - 4  
 DIMENSION REFERENCE PLAN

DATE: 12/17/2024  
 SHEET NUMBER: C3.0  
 2409.711





COMMENT: ENG.  
 FILE DATE: 12/17/2024  
 DATE PLOTTED: 12/17/2024 4:17 PM  
 PLOTTED BY: NICOLE REIL  
 TECH



DATE	REVISIONS

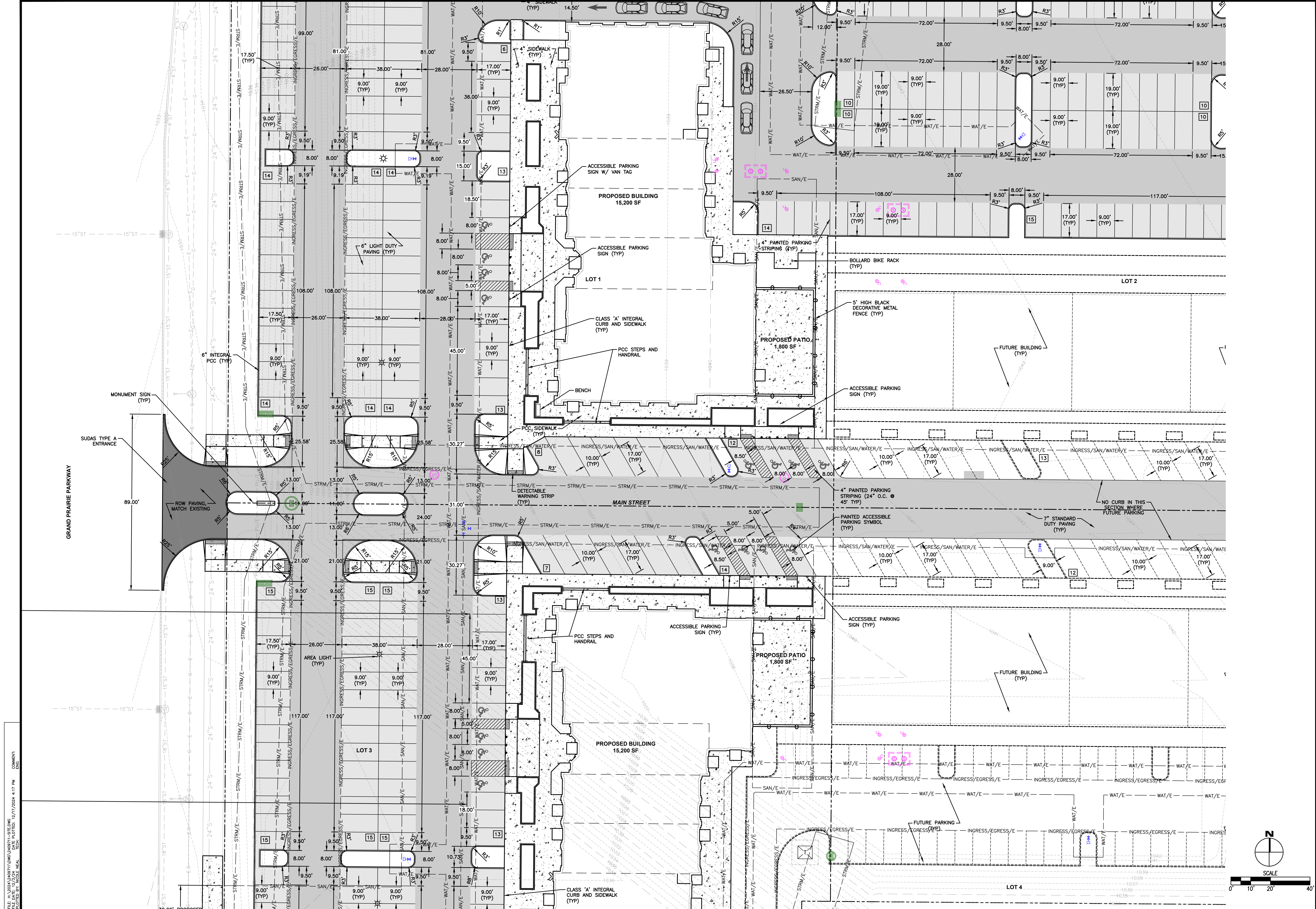
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



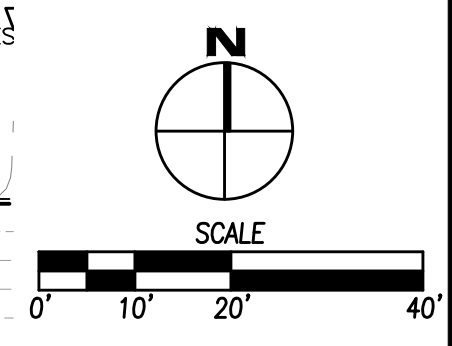
**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**DIMENSION PLAN**

DATE: 12/17/2024  
 SHEET NUMBER:  
**C3.2**  
 2409.711

DRAFTED:  
 ENGINEER:  
 WAUKEE, IOWA



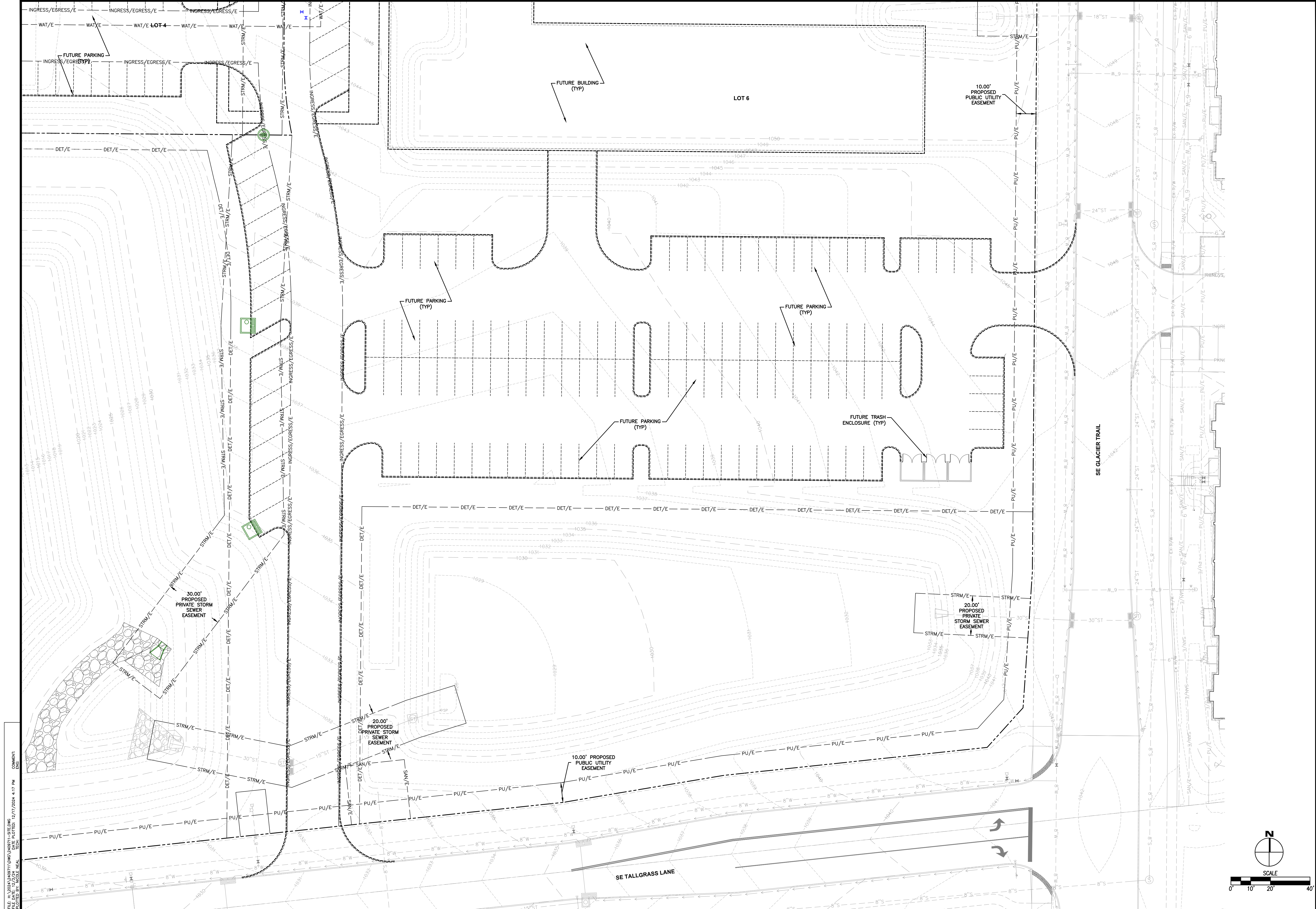
COMMENTS:  
 1. SEE SHEET DWG/ASPH/ST/PAV FOR PAVING DETAILS.  
 2. DATE: 12/17/2024. DATE PLOTTED: 12/17/2024 4:17 PM.  
 3. PLOTTED BY: NGUYEN, HANG.



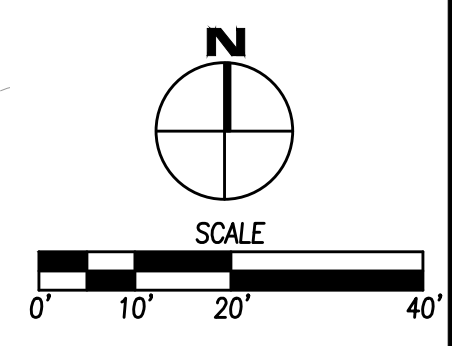
DATE	12/17/2024
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
<b>EA</b> CIVIL DESIGN ADVANTAGE	ENGINEER:
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b> DIMENSION PLAN	WAUKEE, IOWA
SCALE	0' 10' 20' 40'
C3.3 2409.711	








COMMENTS:  
 ENG  
 FILE NAME: S:\30731\DWG\30731.dwg  
 FILE DATE: 12/22/24  
 PLOTTED DATE: 12/17/2024 4:17 PM  
 PLOTTED BY: NGC@EAL TEC

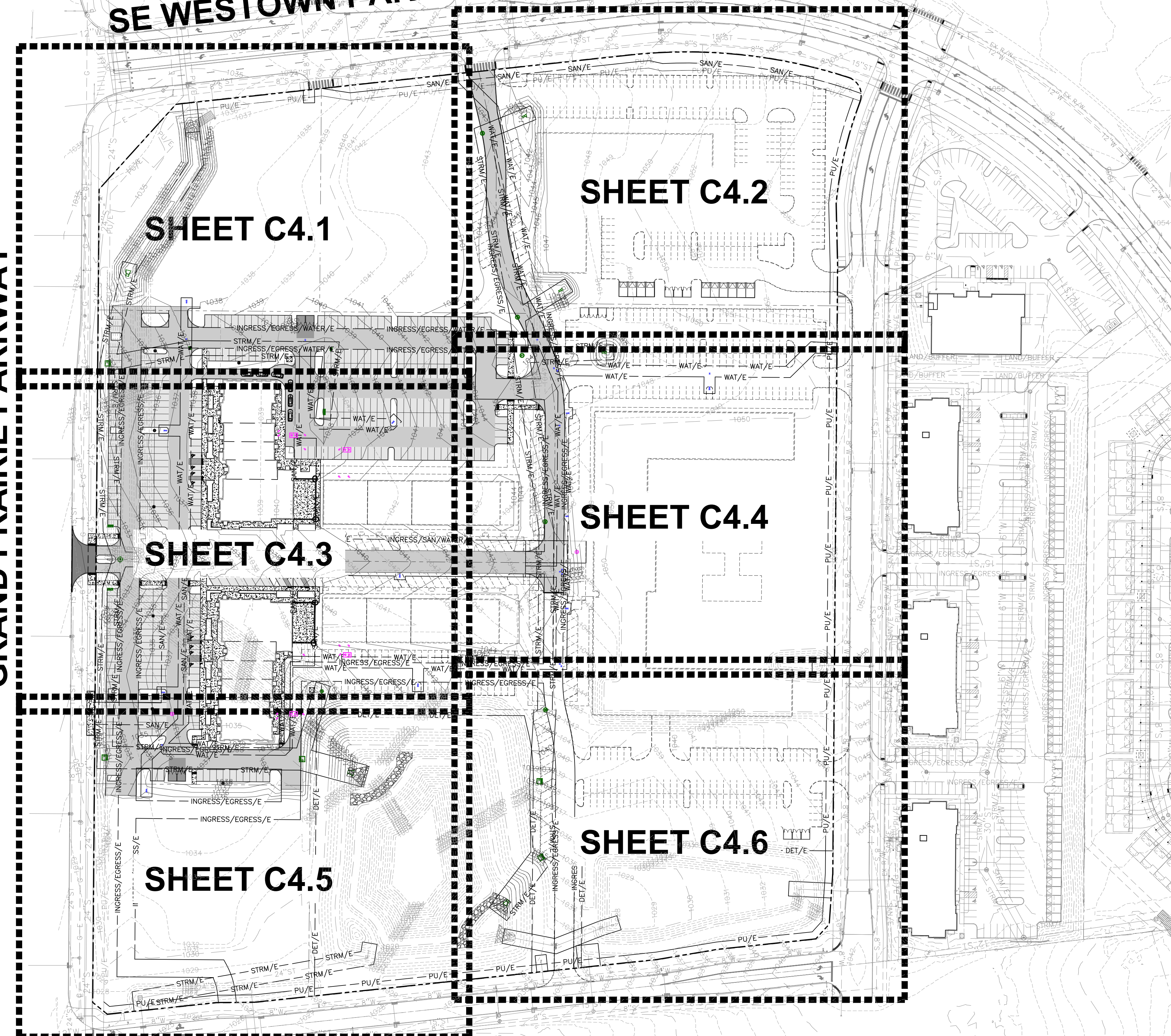


DATE	
REVISIONS	
<b>4121 NW URBANDALE DRIVE</b> URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER:	DRAFTED:
 CIVIL DESIGN ADVANTAGE	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b> <b>DIMENSION PLAN</b>	
DATE:	12/17/2024
SHEET NUMBER:	<b>C3.6</b>
	2409.711
WAUKEE, IOWA	

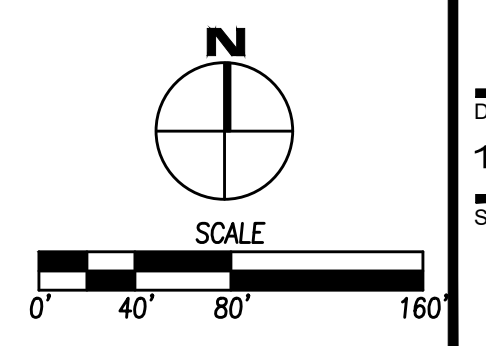
FILE: \\S:\S\24\2407\DWG\C4.0.DWG  
 FILE DATE: 12/22/24  
 PLOTTED BY: NGC@E-REGAL  
 COMMENT: ENG.  
 DATE: 12/17/2024 4:17 PM

GRAND PRAIRIE PARKWAY

SE WESTOWN PARKWAY



- GRADING NOTES**
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DEPARTMENT.
  2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND REAPPLIED 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 SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, 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.



DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
	ENGINEER:
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b>	
<b>GRADING REFERENCE PLAN</b>	
DATE: 12/17/2024	
SHEET NUMBER:	<b>C4.0</b>
	2409.711

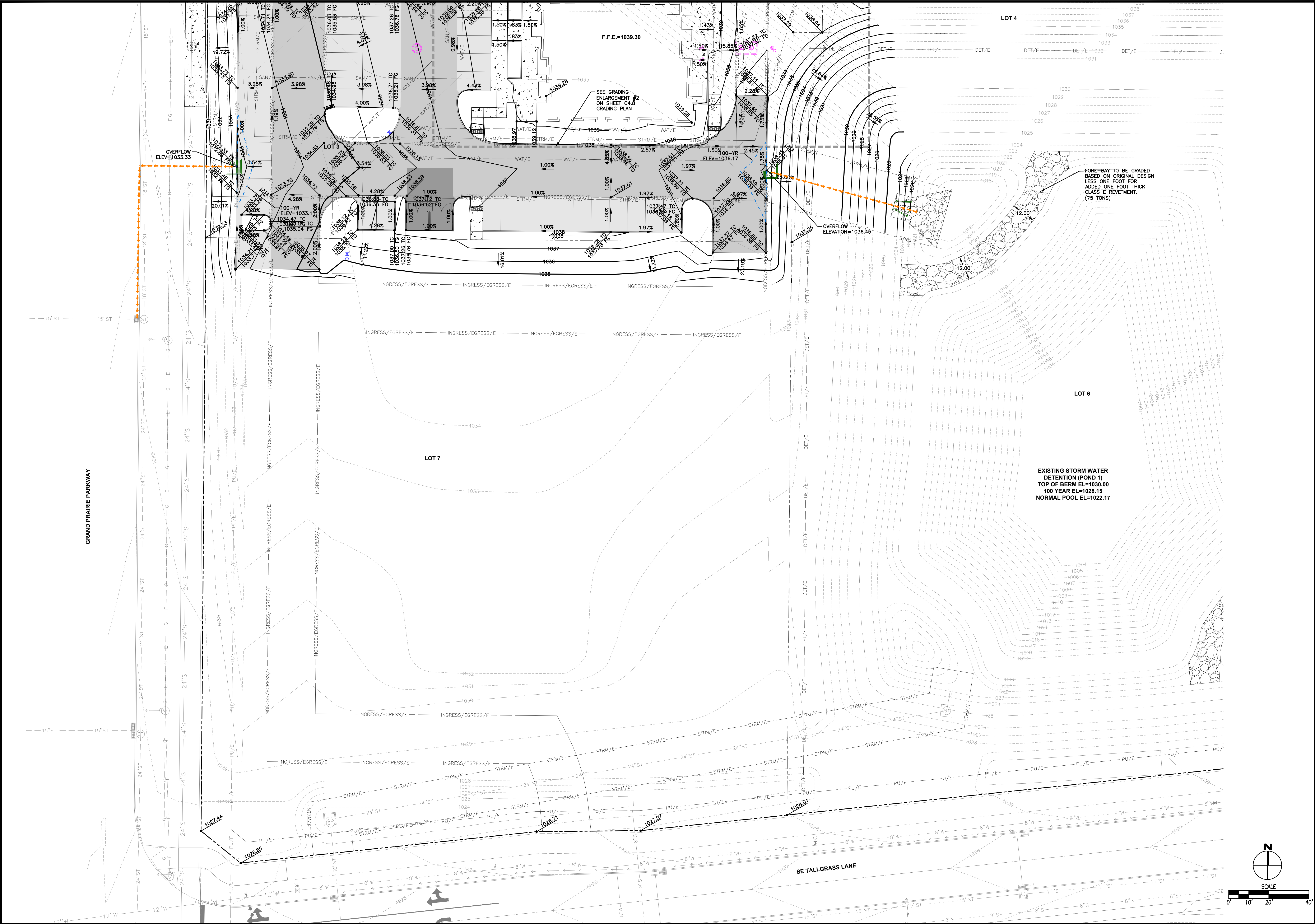








FILE: I:\WORK\2024\12\17\2024\_C4.5\DWG\2409711.DWG  
 FILE DATE: 12/17/2024 4:18 PM  
 COMMENT: ENC  
 PLOTTED BY: NGISEL REJL



DATE	REVISIONS

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



**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**GRADING PLAN**

DATE: 12/17/2024  
 SHEET NUMBER:  
**C4.5**  
 2409.711

ENGINEER: [Signature]  
 DRAFTED: [Signature]

WAUKEE, IOWA

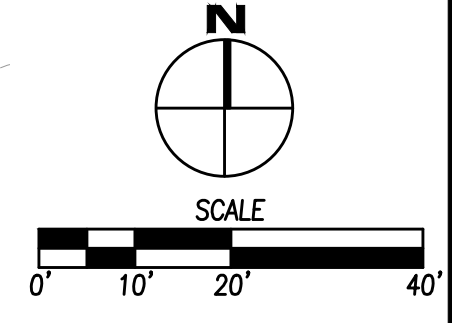


EXISTING STORM WATER  
DETENTION (POND 1)  
TOP OF BERM EL=1030.00  
100 YEAR EL=1028.15  
NORMAL POOL EL=1022.17

EXISTING STORM WATER  
DETENTION (POND 1A)  
TOP OF BERM EL=1036.00  
100 YEAR EL=1034.17

FORE-BAY TO BE GRADED  
BASED ON ORIGINAL DESIGN  
LESS ONE FOOT FOR  
ADDED ONE FOOT THICK  
CLASS E REVETMENT.  
(60 TONS)

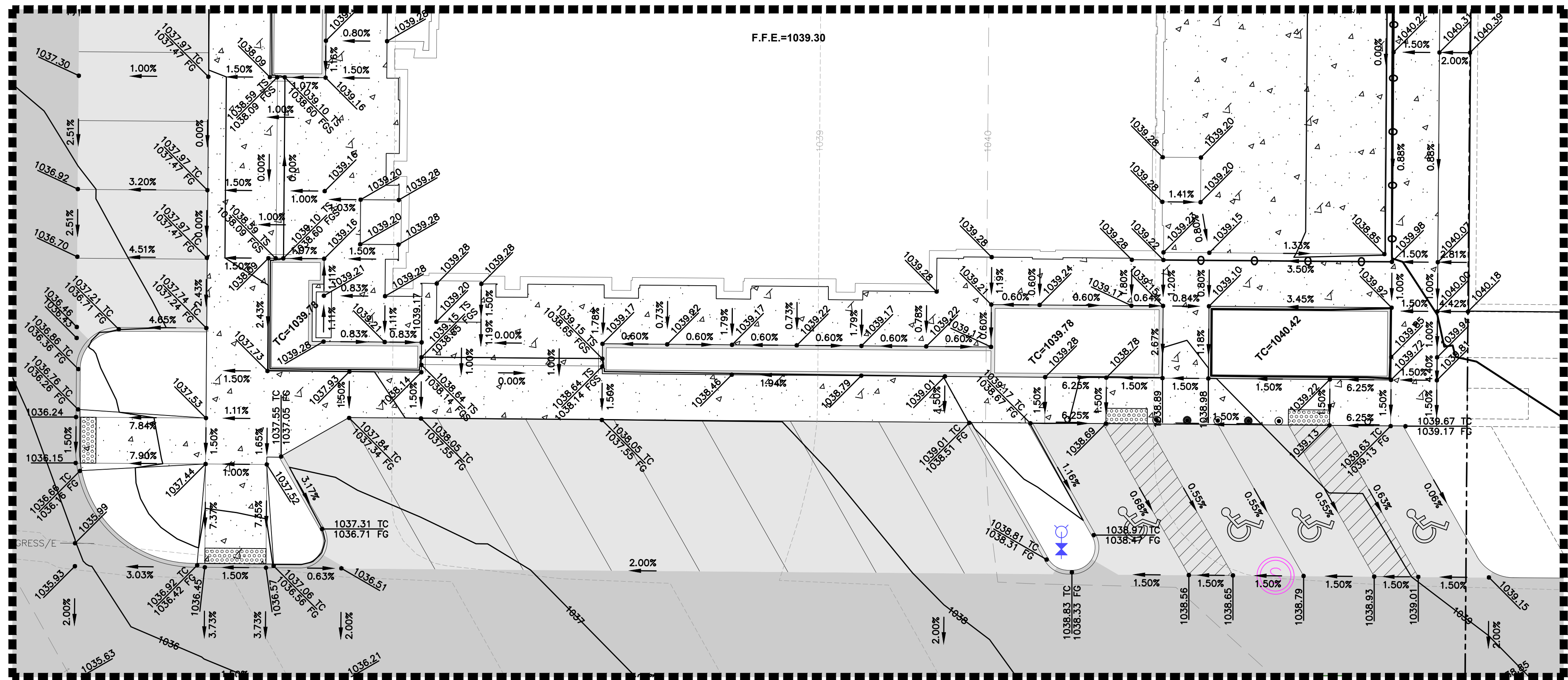
COMMENTS:  
ENC.



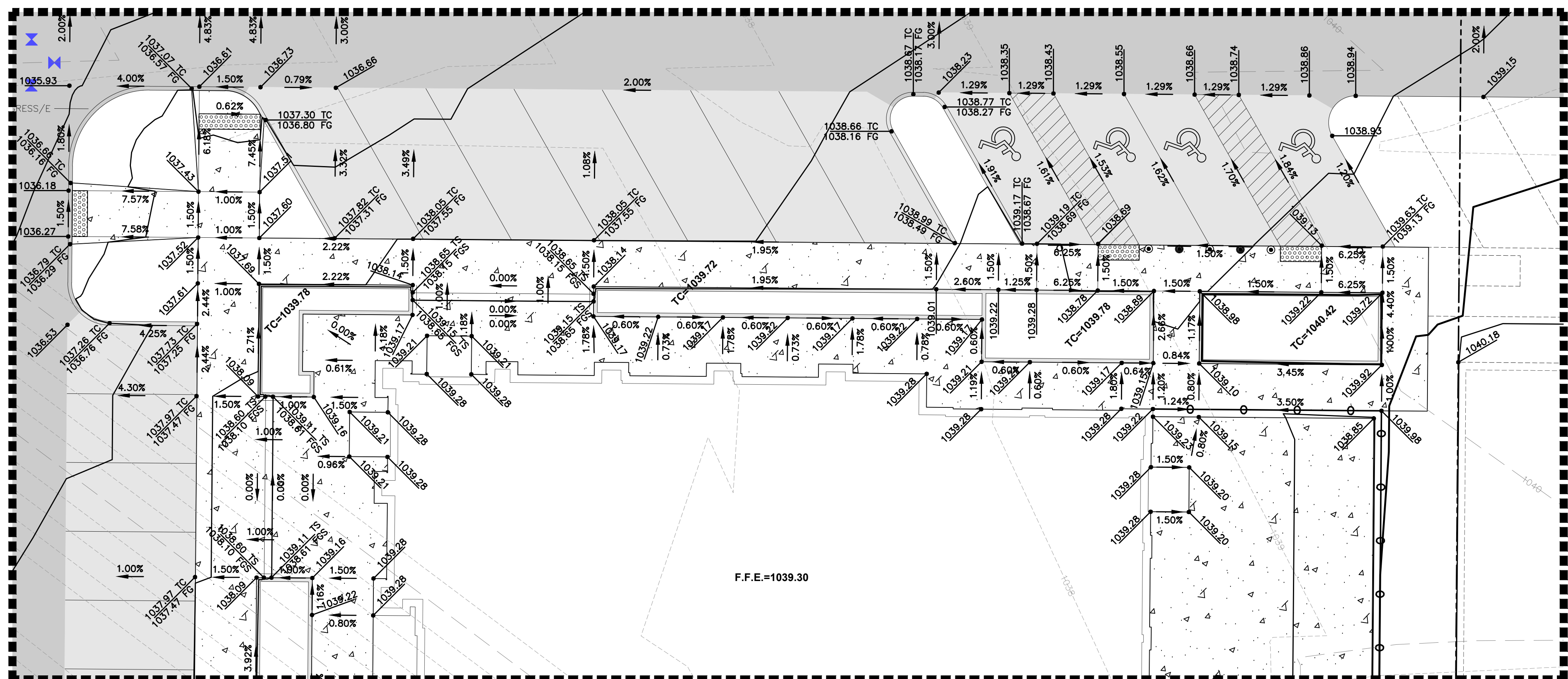
DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
<b>EA</b> CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b>	<b>GRADING PLAN</b>
DATE: 12/17/2024	SHEET NUMBER: <b>C4.6</b> 2409.711





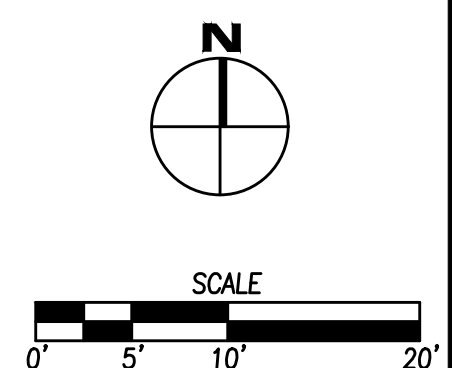


GRADING ENLARGEMENT #3



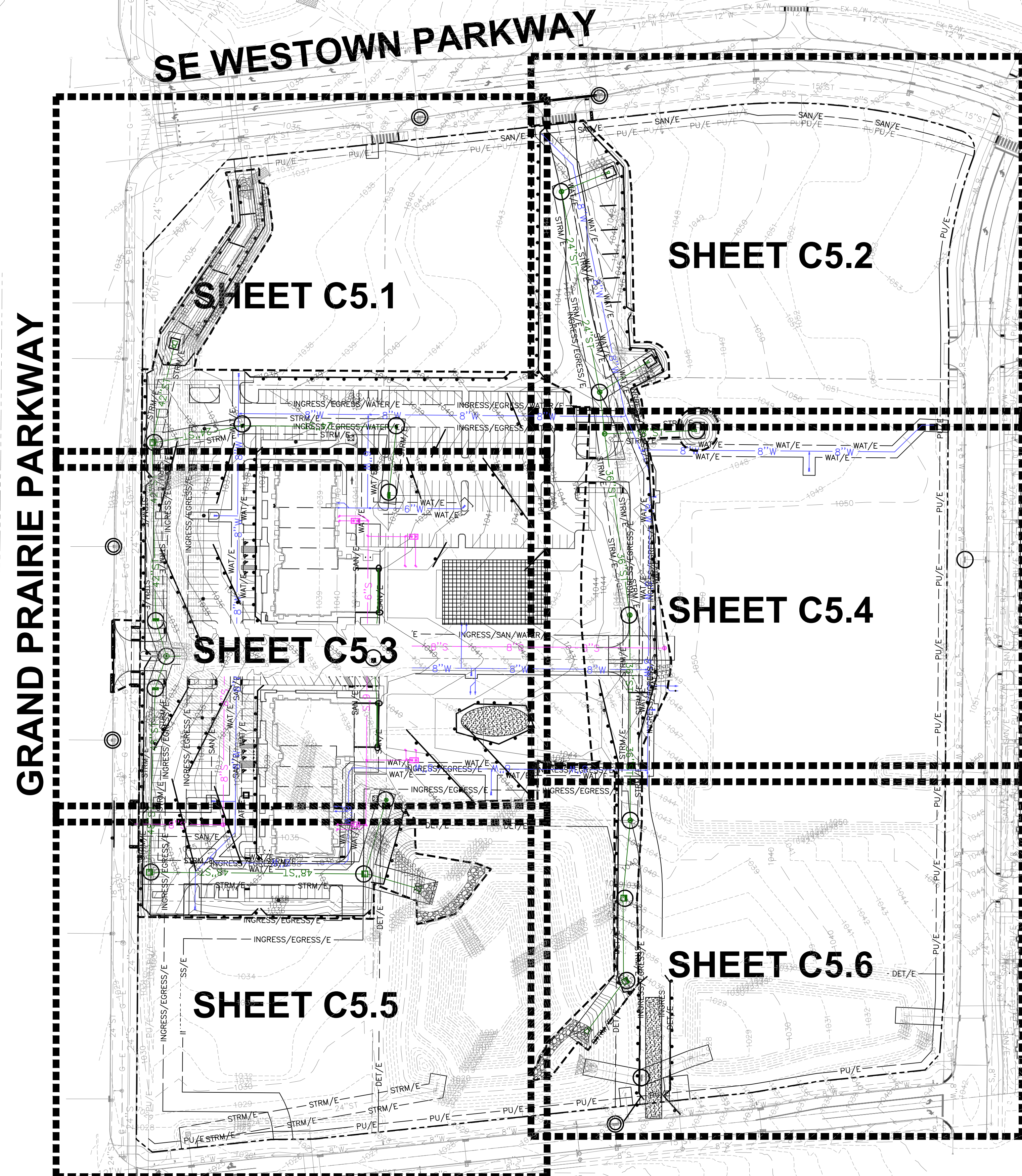
GRADING ENLARGEMENT #4

FILE: I:\WORK\240971\DWG\C4.9\GRA.DWG  
 DATE: 12/17/2024 4:18 PM  
 COMMENT:  
 ENG:  
 PLOTTED BY: NIGOLE NEAL  
 TECH:



**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**GRADING PLAN**  
 WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE  
 ENGINEER: [Signature]  
 DRAFTED: [Signature]  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 DATE: 12/17/2024  
 SHEET NUMBER: **C4.9**  
 2409.711





**STABILIZATION QUANTITIES**

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	6,297
2	FILTER SOCK	LF	228
3	SEEDING, FERTILIZING, AND MULCHING	AC	7
4	INLET PROTECTION DEVICES	EA	26
5	CONCRETE WASHOUT PIT	EA	1
6	SOD	AC	2

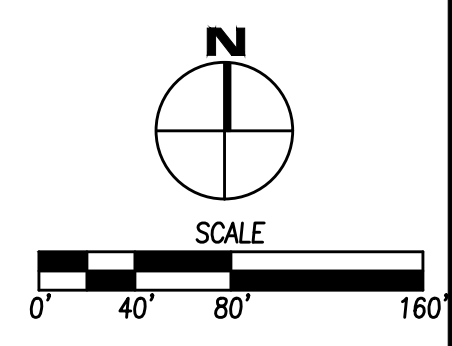
**DISCHARGE POINT SUMMARY**

ULTIMATE DRAINAGE RELEASE TO FOX CREEK ±700 FT	
DRAINAGE AREA #1	8.16 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	29,376 CU FT
VOLUME PROVIDED IN FILTER SOCK (108 LF @ 2.0 CU FT/LF OF SOCK)	216 CU FT
VOLUME PROVIDED IN SILT FENCE (4,188 LF @ 10.0 CU FT/LF OF FENCE)	41,880 CU FT
TOTAL VOLUME PROVIDED	42,096 CU FT
DRAINAGE AREA #2	2.23 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,028 CU FT
VOLUME PROVIDED IN FILTER SOCK (120 LF @ 2.0 CU FT/LF OF SOCK)	240 CU FT
VOLUME PROVIDED IN SILT FENCE (2,109 LF @ 10.0 CU FT/LF OF FENCE)	21,090 CU FT
TOTAL VOLUME PROVIDED	21,330 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.
  - ALL INLET PROTECTION SHALL HAVE DROP-IN INLET PROTECTION IN ADDITION TO HAVING EXTERIOR EROSION CONTROL MEASURES.

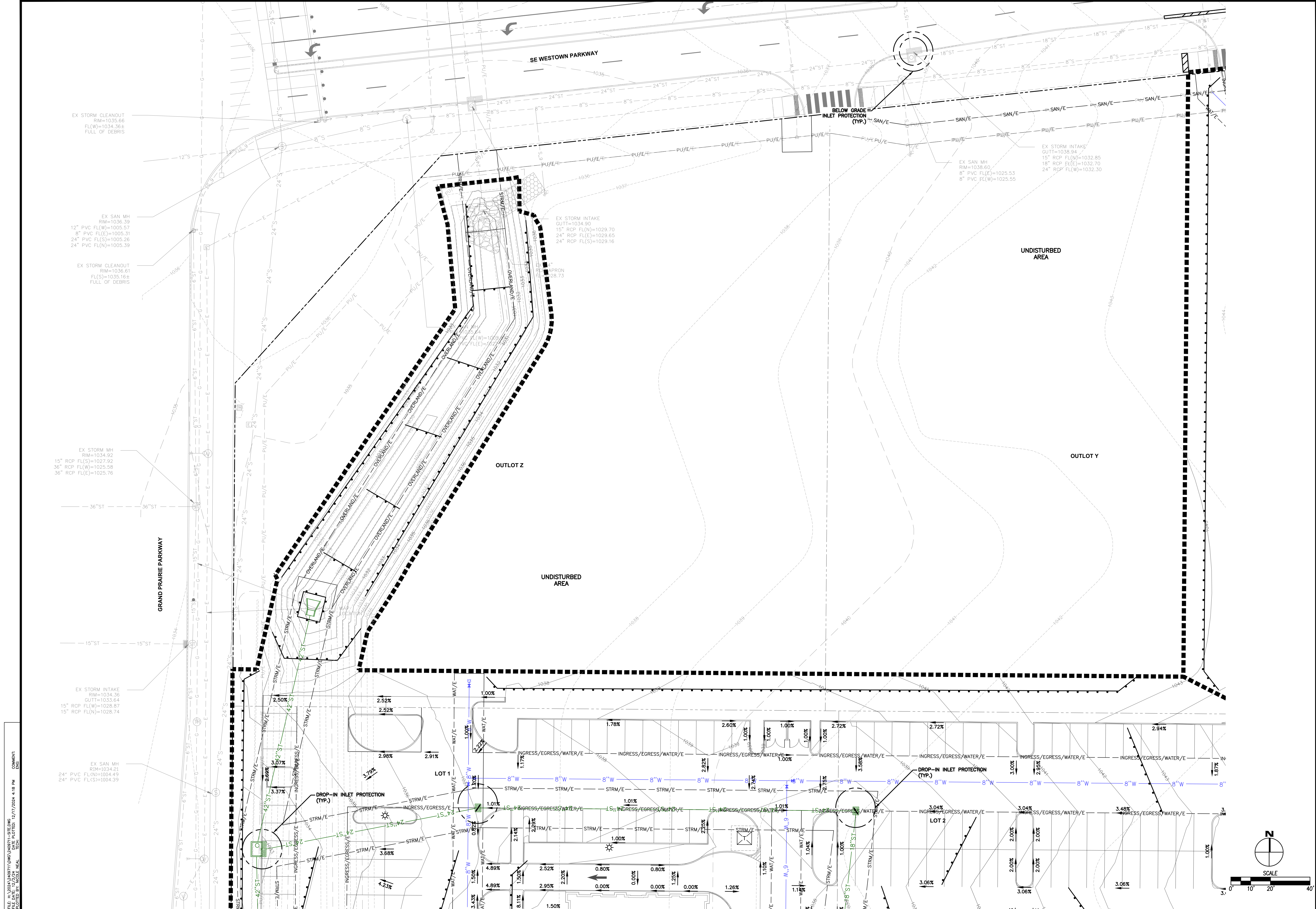
**SWPPP LEGEND**

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	



FILE: I:\PROJECTS\2024\KETTLESTONE CENTRAL - LOTS 1-4\DWG\KETTLESTONE CENTRAL - LOTS 1-4 - EROSION CONTROL REFERENCE PLAN.dwg  
 DATE: 12/17/2024 4:18 PM  
 PLOTTED BY: NICKOLAI, REGAL, TECH

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 DRAFTED: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
**ESA** CIVIL DESIGN ADVANTAGE  
**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**EROSION AND SEDIMENT CONTROL REFERENCE PLAN**  
 WAUKEE, IOWA  
 DATE: 12/17/2024  
 SHEET NUMBER: **C5.0**  
 2409.711



COMMENT: ENG  
 DATE: 12/17/2024 4:18 PM  
 FILE: 12/17/2024  
 PLOTTED BY: NGISEL, RGL, TECH

DATE	REVISIONS

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



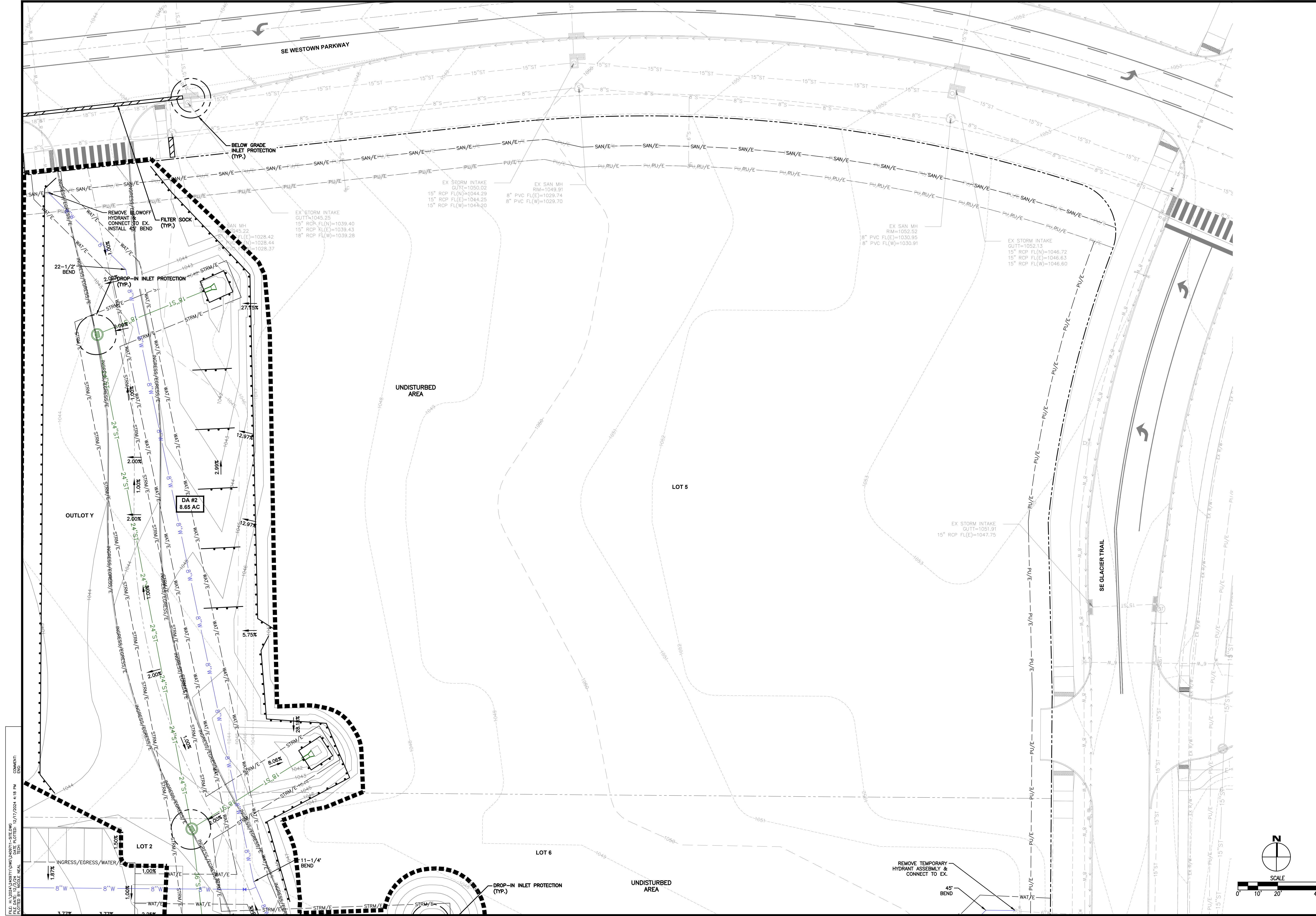
CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**EROSION AND SEDIMENT CONTROL PLAN**

DATE: 12/17/2024  
 SHEET NUMBER: **C5.1**  
 2409.711

ENGINEER:

DRAFTED:



FILE: N:\CADD\PROJECTS\DWG\KCS\KCS\_01.dwg  
 DATE: 12/17/2024  
 PLOTTED BY: NICKOLE NEAL, TECH  
 COMMENT: ENG.

NO.	DATE	REVISIONS

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



**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**EROSION AND SEDIMENT CONTROL PLAN**

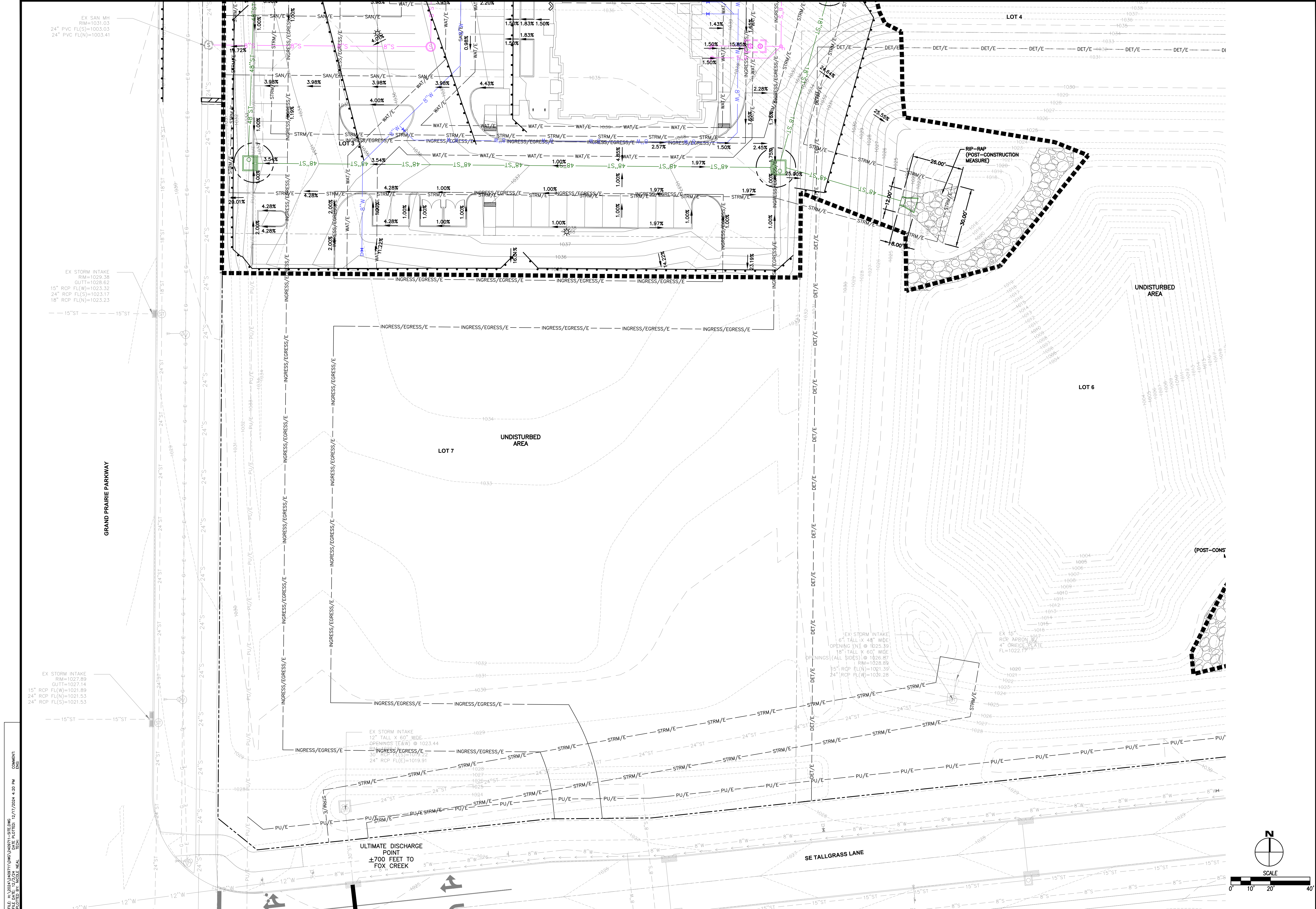
DATE: 12/17/2024  
 SHEET NUMBER:  
**C5.2**  
 2409.711

ENGINEER: DRAFTED:

WAUKEE, IOWA







FILE: I:\CADD\2024\KETTLESTONE\KETTLESTONE\_CENTRAL.dwg  
 DATE: 12/17/2024 4:20 PM  
 PLOTTED BY: NGUYEN, T  
 COMMENT: ENG

DATE	REVISIONS

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



**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**EROSION AND SEDIMENT CONTROL PLAN**

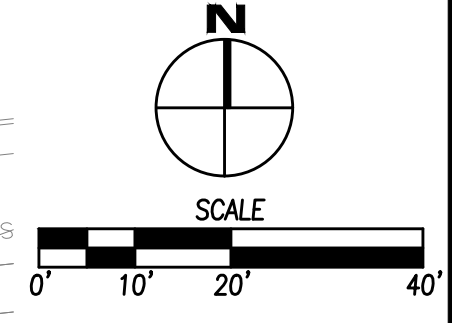
DATE: 12/17/2024  
 SHEET NUMBER: **C5.5**  
 2409.711

ENGINEER: [Signature]

ENGINEER: [Signature]

WIAUKEE, IOWA

DRAFTED: [Signature]





FILE: N:\2024\2024\12\17\2024\12\17\2024\_4.20 PM  
 DATE: 12/17/2024  
 PLOTTED BY: NICKOLAI, REGAL, TECH  
 COMMENT: ENG.

GRAND PRAIRIE PARKWAY

SE WESTOWN PARKWAY

SHEET C6.1

SHEET C6.2

SHEET C6.3

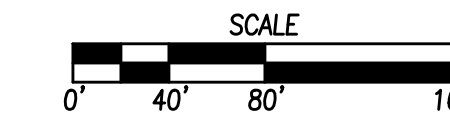
SHEET C6.4

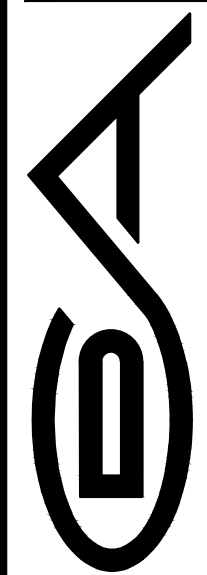
SHEET C6.5

SHEET C6.6

UTILITY NOTES

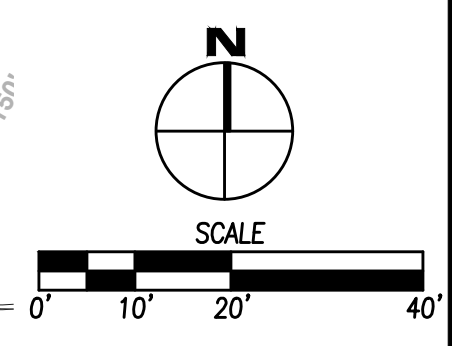
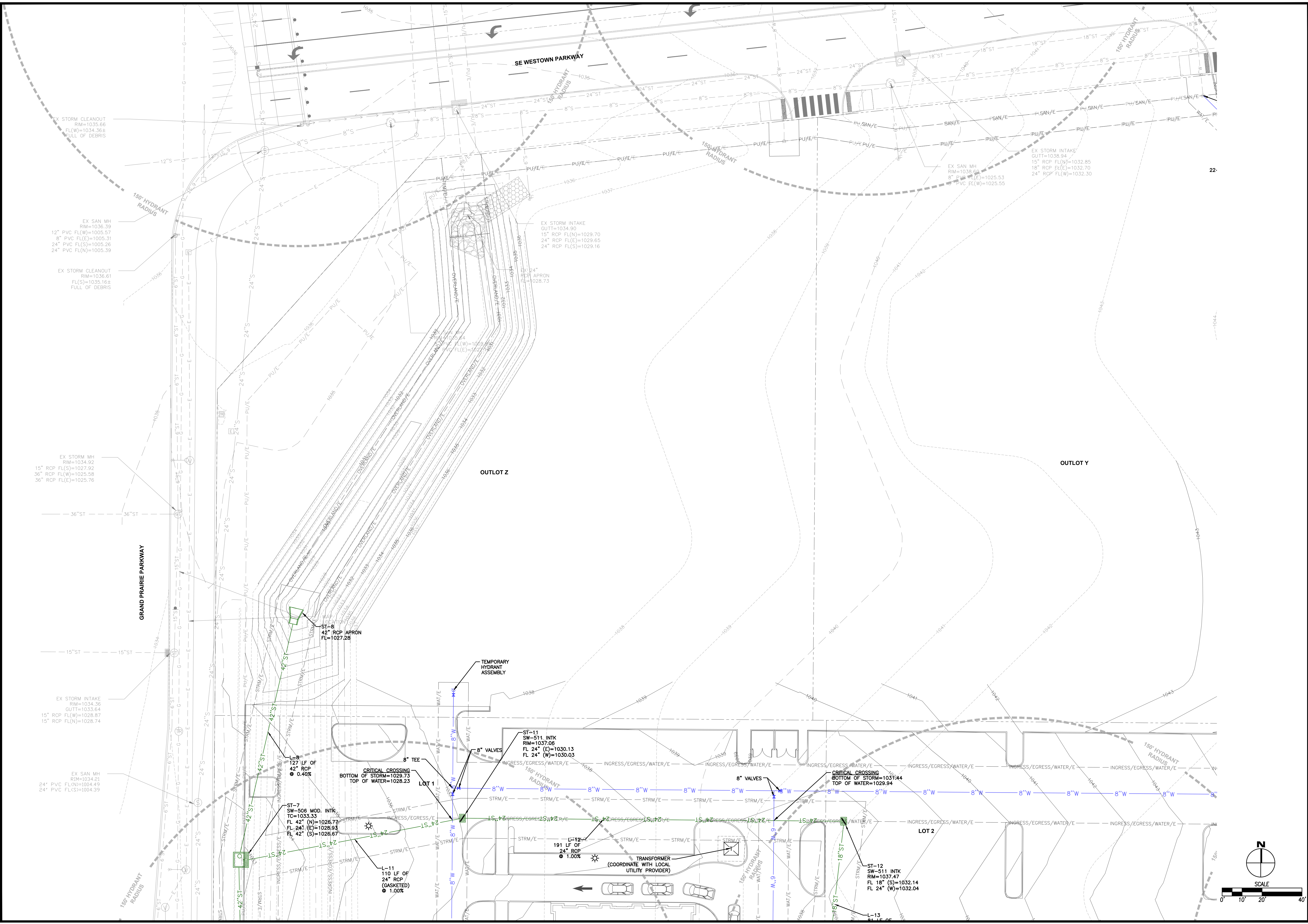
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS 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 SUPPLEMENTALS. 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 MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- 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.



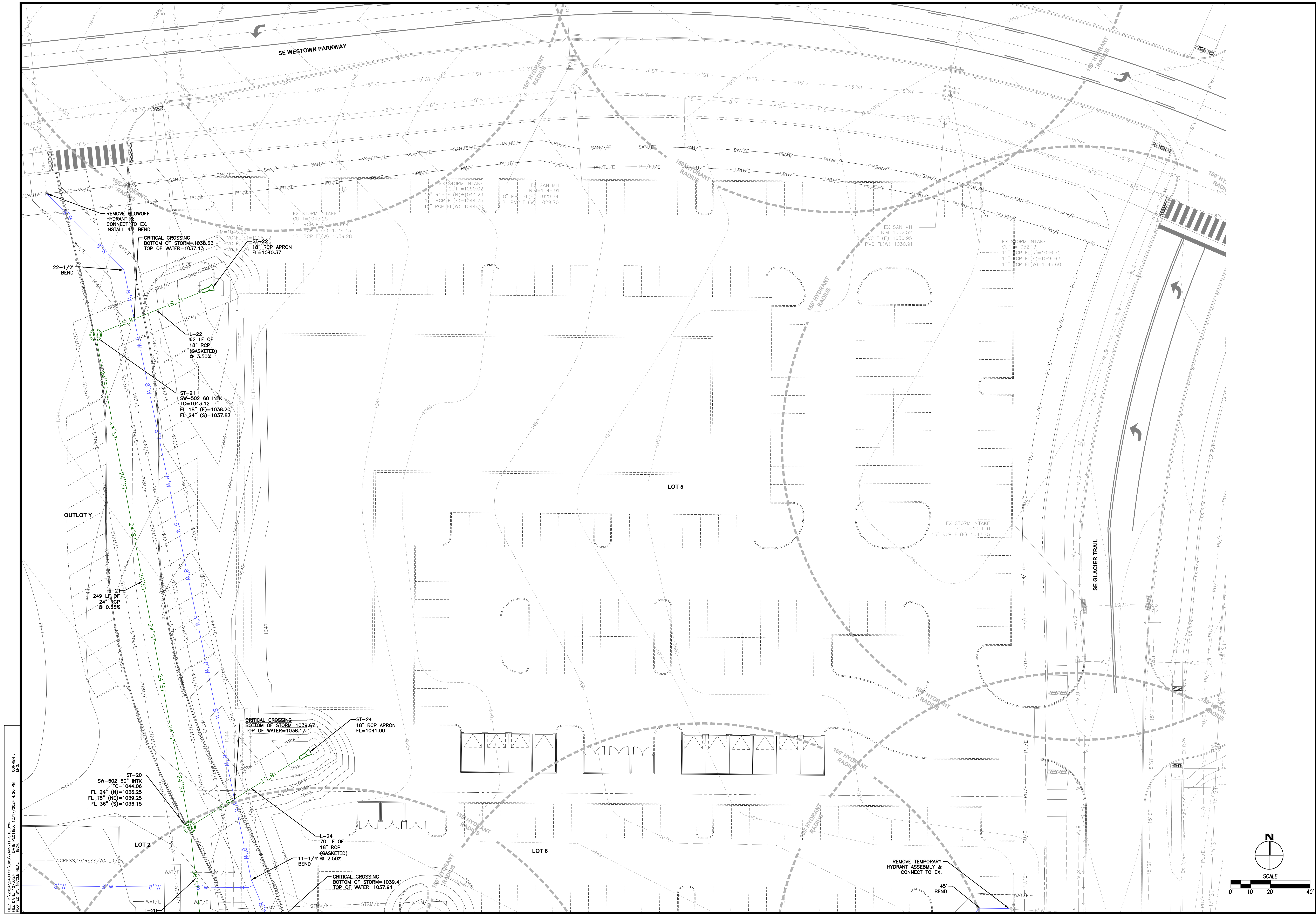
DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
	ENGINEER:
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b>	
<b>UTILITY REFERENCE PLAN</b>	
DATE: 12/17/2024	
SHEET NUMBER: <b>C6.0</b>	
2409.711	

FILE: N:\2024\2409\240917\DWG\KETTLESTONE\_CENTRAL - LOTS 1 - 4.dwg  
 DATE: 12/17/2024 4:20 PM  
 PLOTTED BY: NGISEL REIL

COMMENT:  
 ENG.



DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
<b>EA</b> CIVIL DESIGN ADVANTAGE	ENGINEER:
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b> UTILITY PLAN	WAUKEE, IOWA
DATE: 12/17/2024 SHEET NUMBER: <b>C6.1</b> 2409.711	



FILE NAME: S:\PROJECTS\2024\KETTLESTONE CENTRAL - LOTS 1-4\KETTLESTONE CENTRAL - LOTS 1-4.dwg  
 FILE DATE: 12/17/2024  
 PLOTTED BY: NGUYEN, N  
 DATE PLOTTED: 12/17/2024 4:20 PM  
 COMMENT: ENG

NO.	DATE	REVISIONS

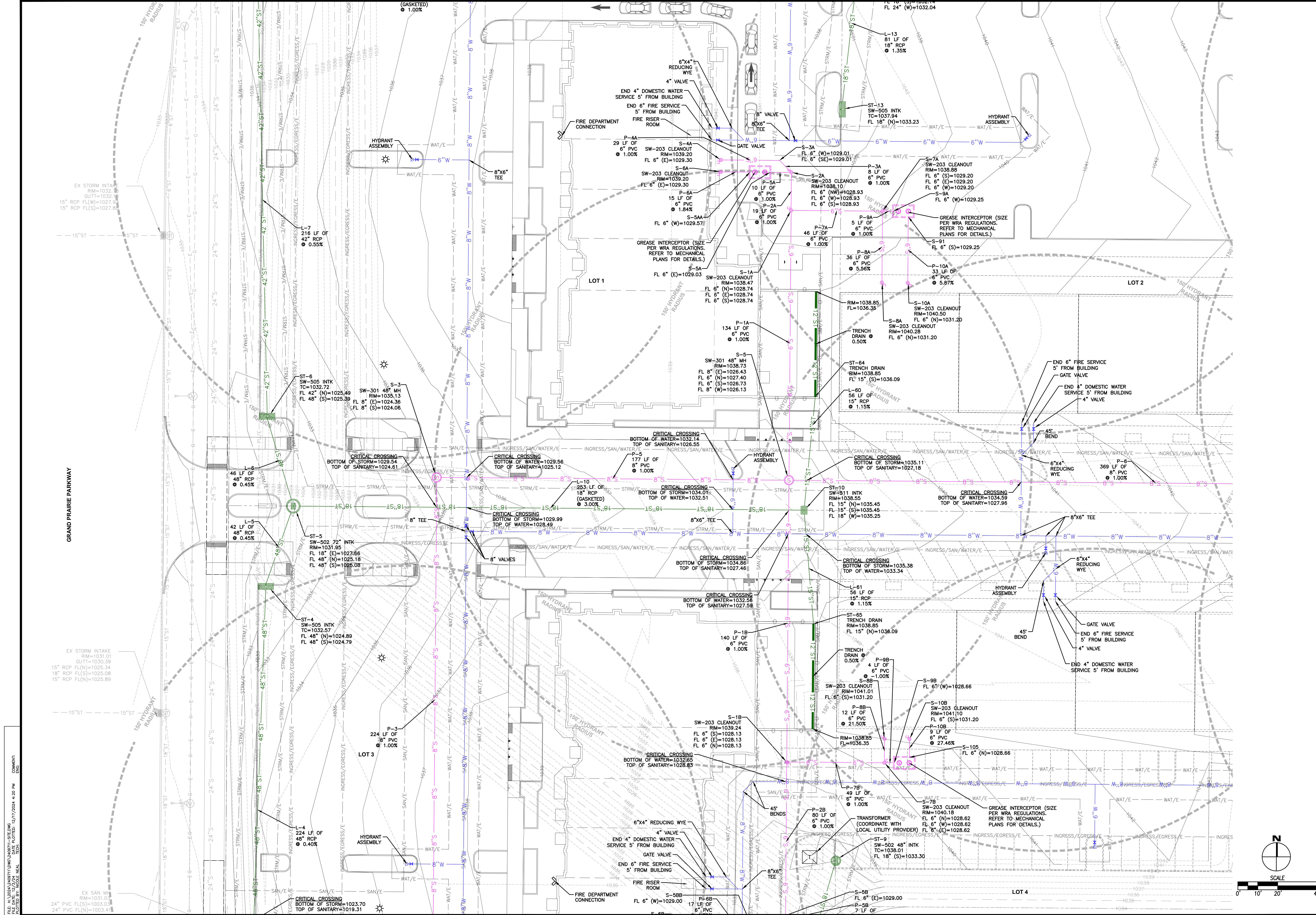
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400



**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**UTILITY PLAN**

DATE: 12/17/2024  
 SHEET NUMBER:  
**C6.2**  
 2409.711

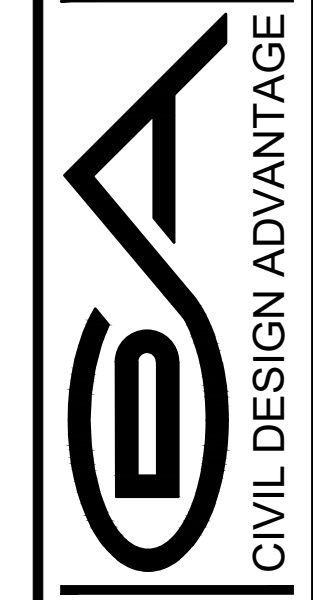
ENGINEER: \_\_\_\_\_ DRAFTED: \_\_\_\_\_



FILE: N:\CADD\PROJECTS\DWG\KETTLESTONE\_CENTRAL - LOTS 1-4.dwg  
 DATE: 12/17/2024 4:20 PM  
 COMMENT: ENG  
 PLOTTED BY: NGUYEN, HANG

NO.	DATE	REVISIONS

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



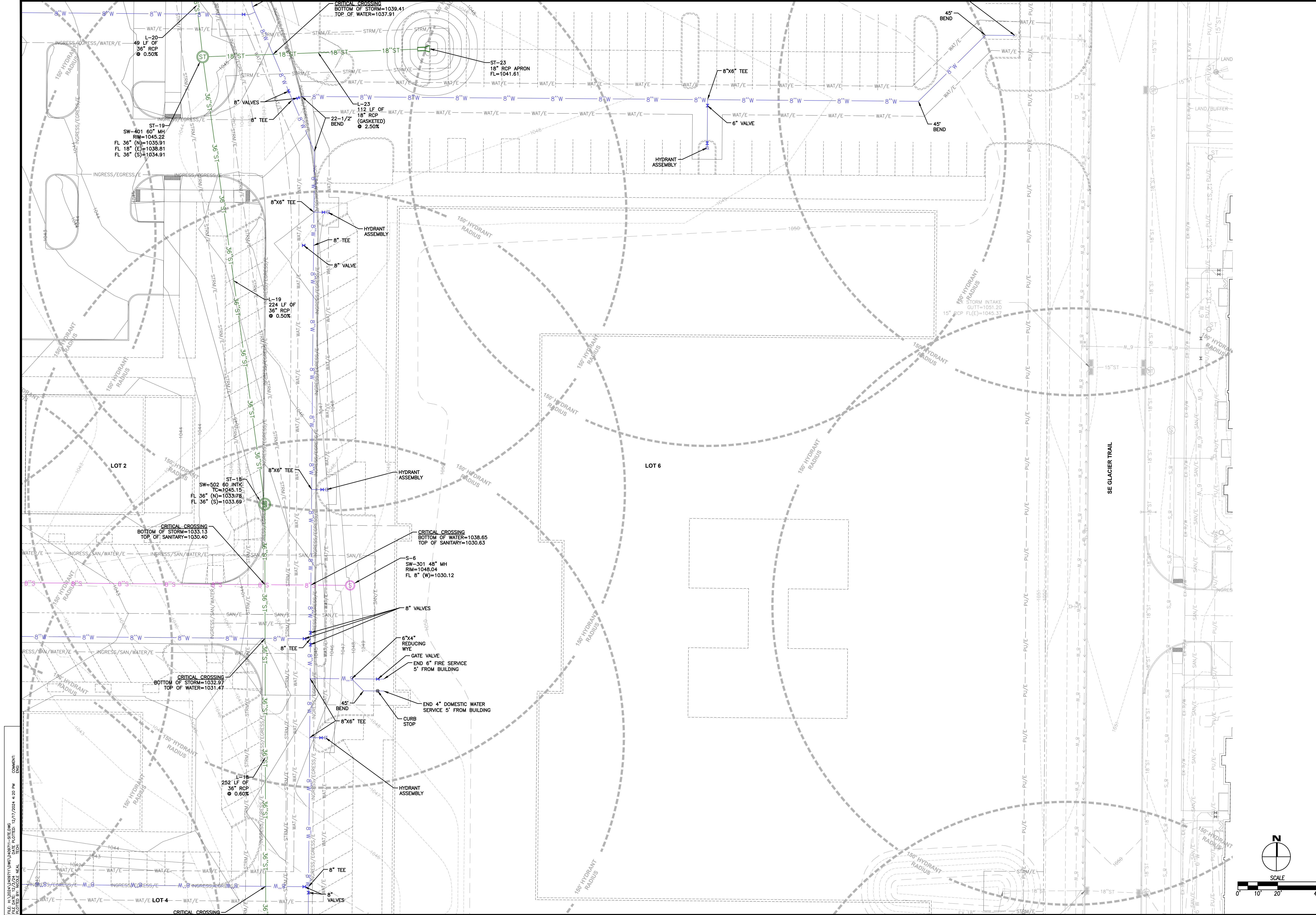
**KETTLESTONE CENTRAL - LOTS 1 - 4**  
 UTILITY PLAN

DATE: 12/17/2024  
 SHEET NUMBER: **C6.3**  
 2409.711

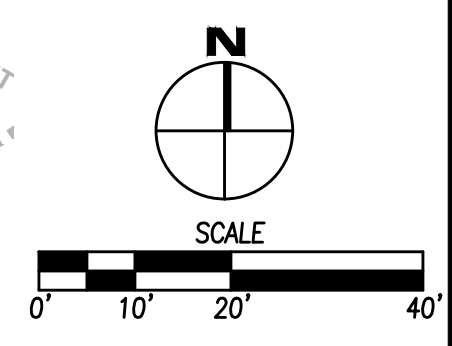
ENGINEER:

DRAFTED:

WAUKEE, IOWA



IN: S:\2024\KETTLESTONE CENTRAL - LOTS 1-4.dwg  
 FILE DATE: 12/17/2024 4:20 PM  
 COMMENT: ENG  
 PLOTTED BY: MIDDLE HEAD TECH



DATE	REVISIONS

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



WAUKEE, IOWA  
 ENGINEER:

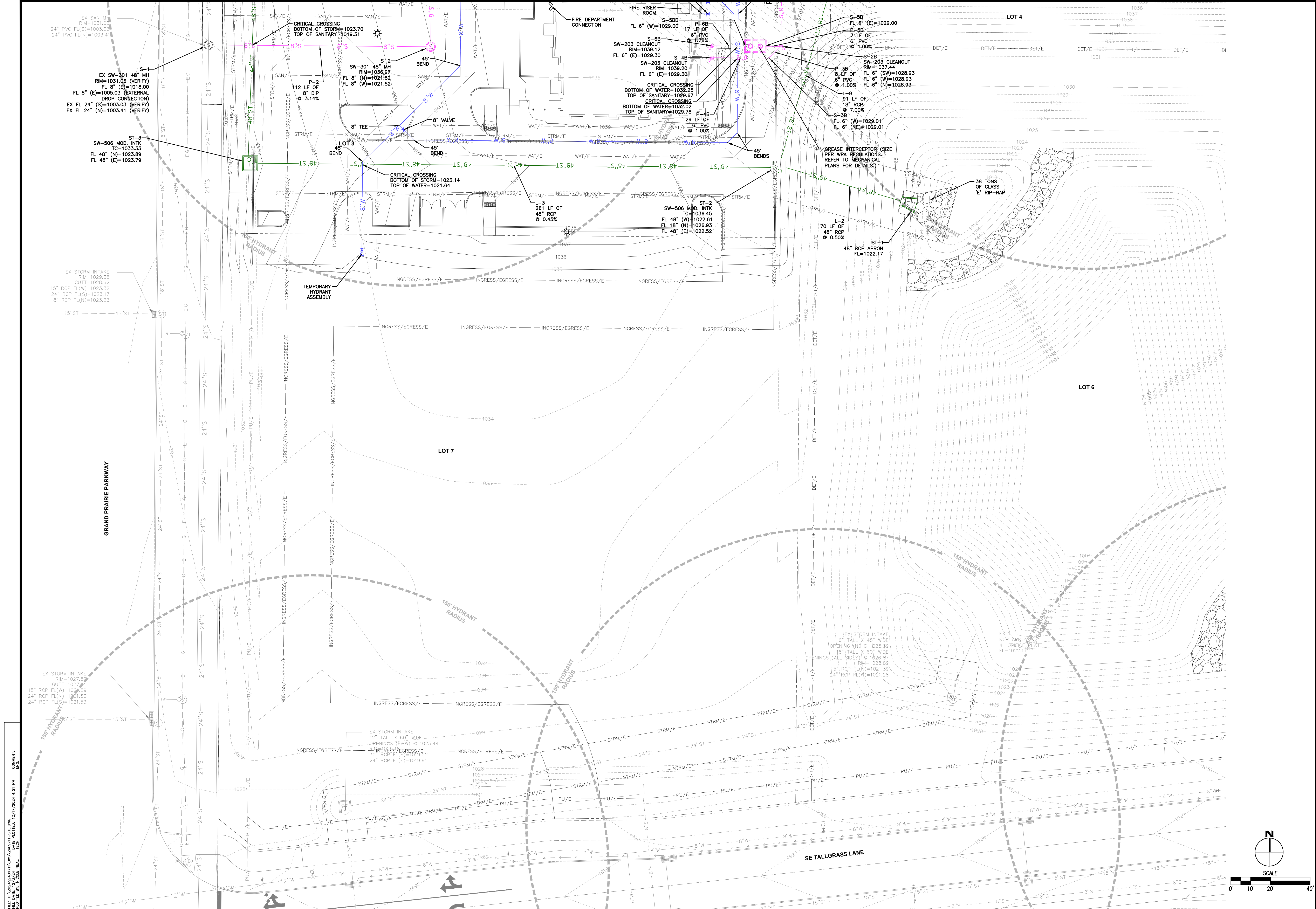
**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**UTILITY PLAN**  
 DATE: 12/17/2024  
 SHEET NUMBER: **C6.4**  
 2409.711

DRAFTED:

ENGINEER:

WAUKEE, IOWA

DRAFTED:  
 ENGINEER:  
 WAUKEE, IOWA



FILE IN: S:\PROJECTS\2024\KETTLESTONE\DWG\KETTLESTONE\_CENTRAL\_1-4.dwg  
 FILE DATE: 12/17/2024  
 PLOTTED BY: NGUYEN, T  
 DATE PLOTTED: 12/17/2024 4:21 PM  
 COMMENT: ENG.

DATE	REVISIONS

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



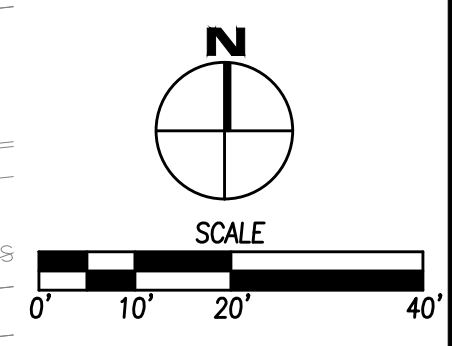
**KETTLESTONE CENTRAL - LOTS 1 - 4**  
 UTILITY PLAN

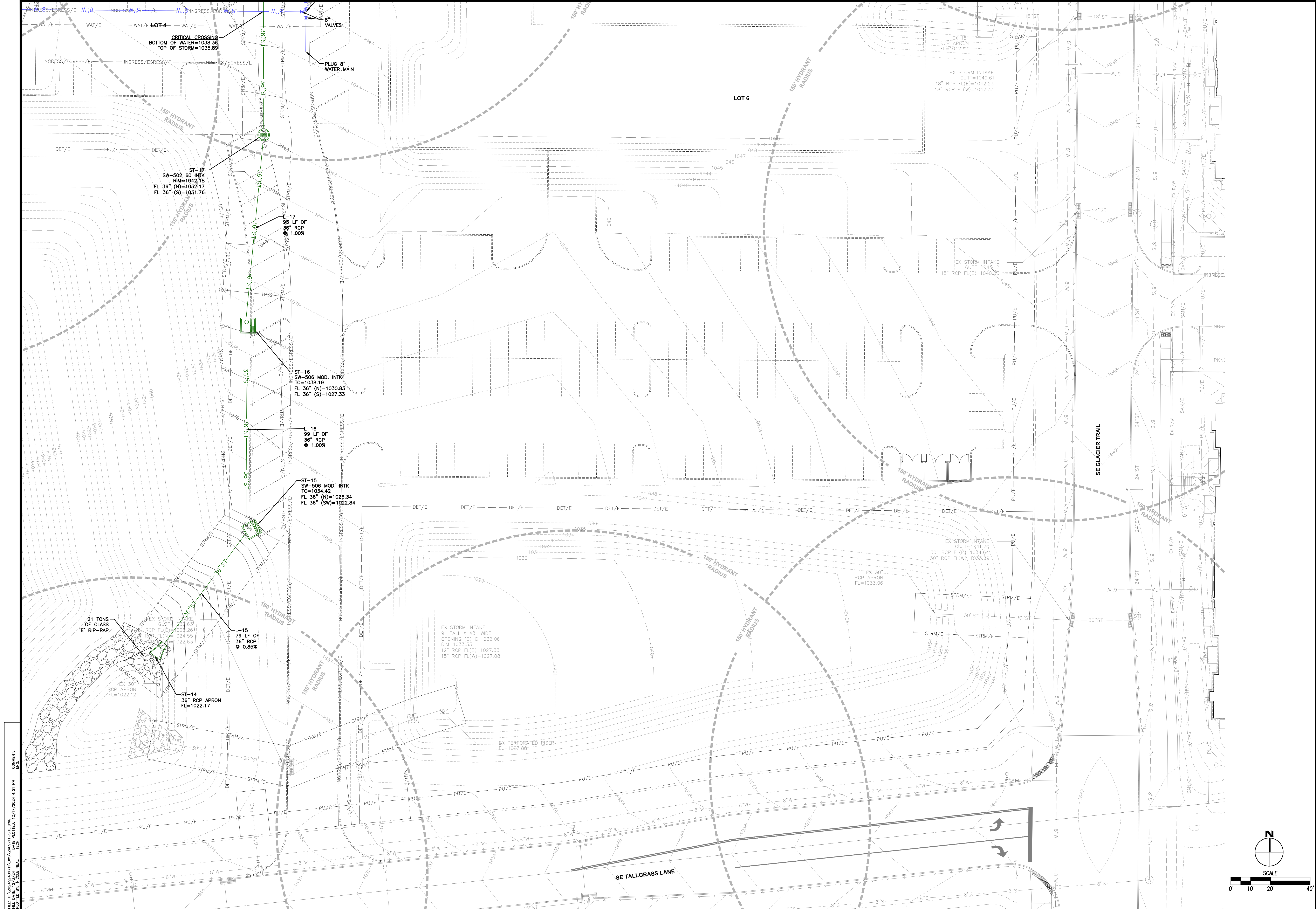
DATE: 12/17/2024  
 SHEET NUMBER: **C6.5**  
 2409.711

ENGINEER:

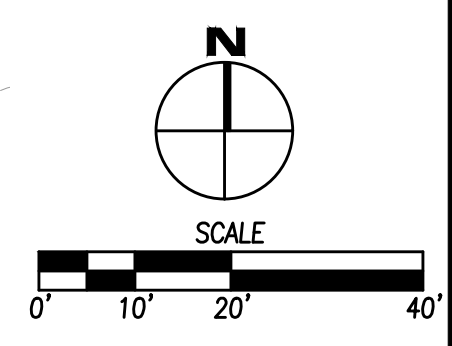
WAUKEE, IOWA

DRAFTED:

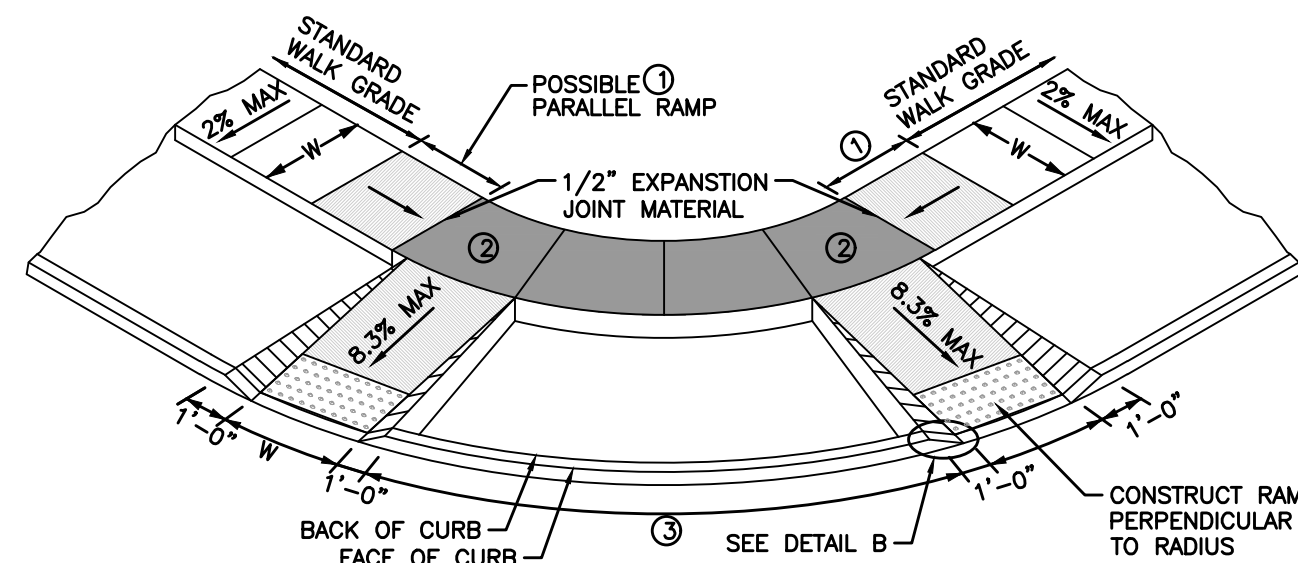




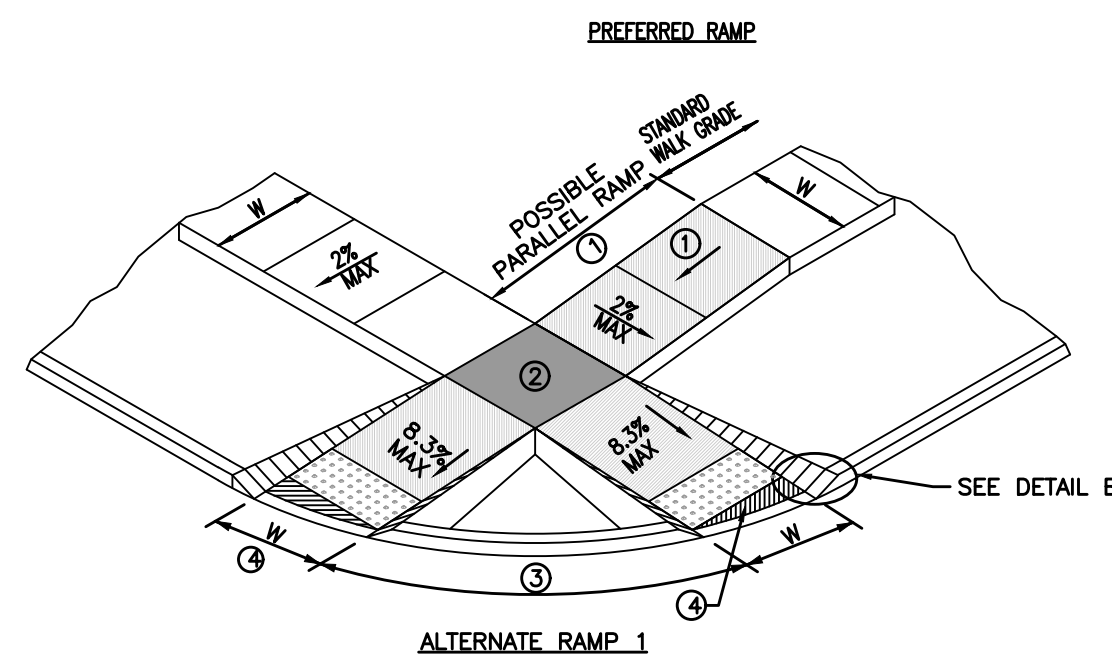
COMMENT: ENG  
 FILE DATE: 12/22/24  
 DATE PLOTTED: 12/17/2024 4:21 PM  
 PLOTTED BY: NICOLE NEAL



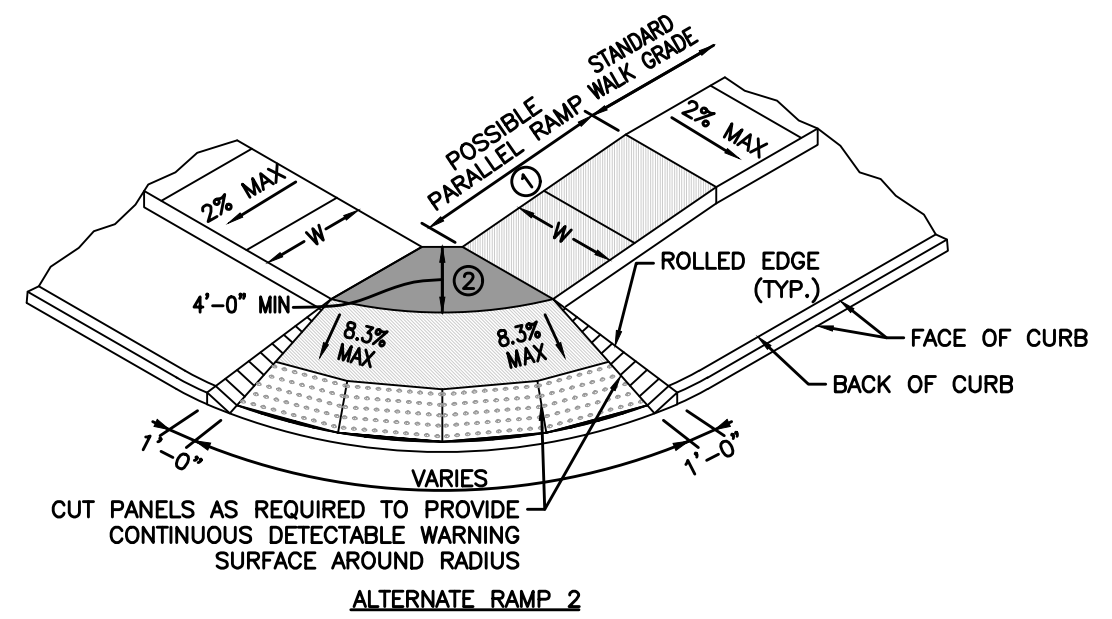
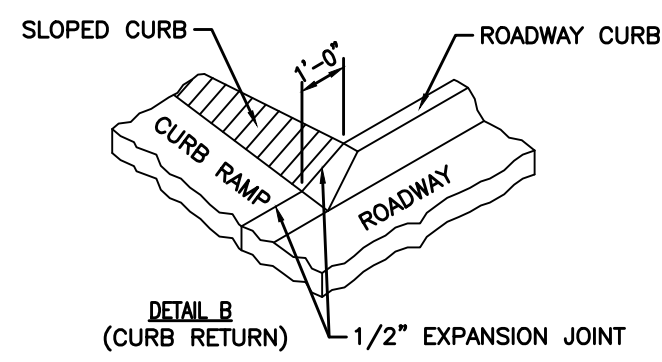
DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
<b>EA</b> CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b>	
<b>UTILITY PLAN</b>	
DATE: 12/17/2024	
SHEET NUMBER: <b>C6.6</b>	
2409.711	



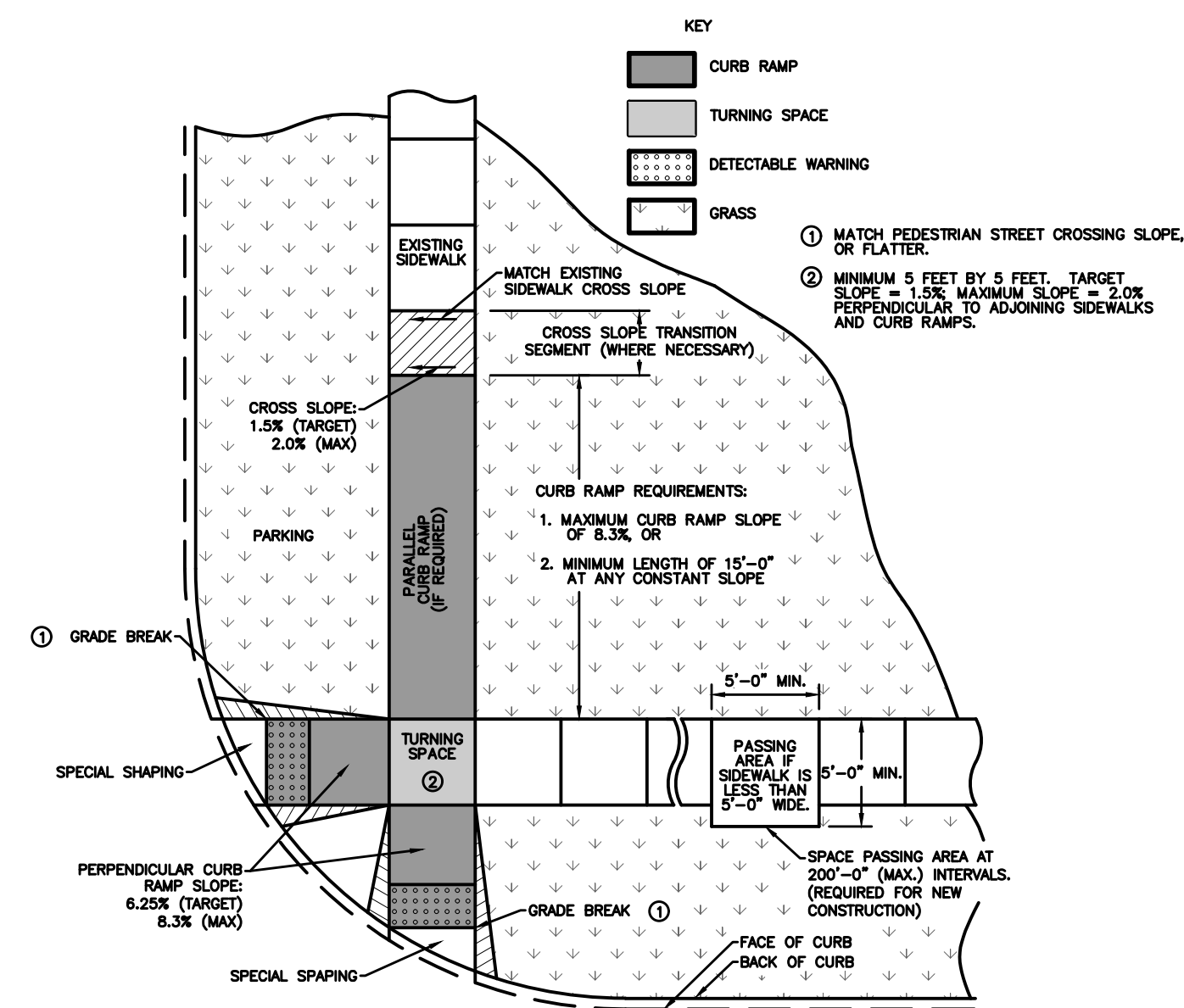
- 1 PARALLEL RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.  
THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- 2 TURNING SPACE: MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- 3 ISLAND WIDTH: 5 FOOT MINIMUM. IF ISLAND IS LESS THAN 5 FEET, ELIMINATE ISLAND AND PROVIDE ALTERNATE 2.
- 4 UNLESS CURB RAMP IS ALIGNED PERPENDICULAR TO THE STREET RADIUS, PROVIDE AN AREA OF SPECIAL SHAPING AT THE BOTTOM OF THE RAMP TO PROVIDE A SMOOTH TRANSITION TO THE GUTTERLINE. 2% MAXIMUM SLOPE IN ANY DIRECTION.



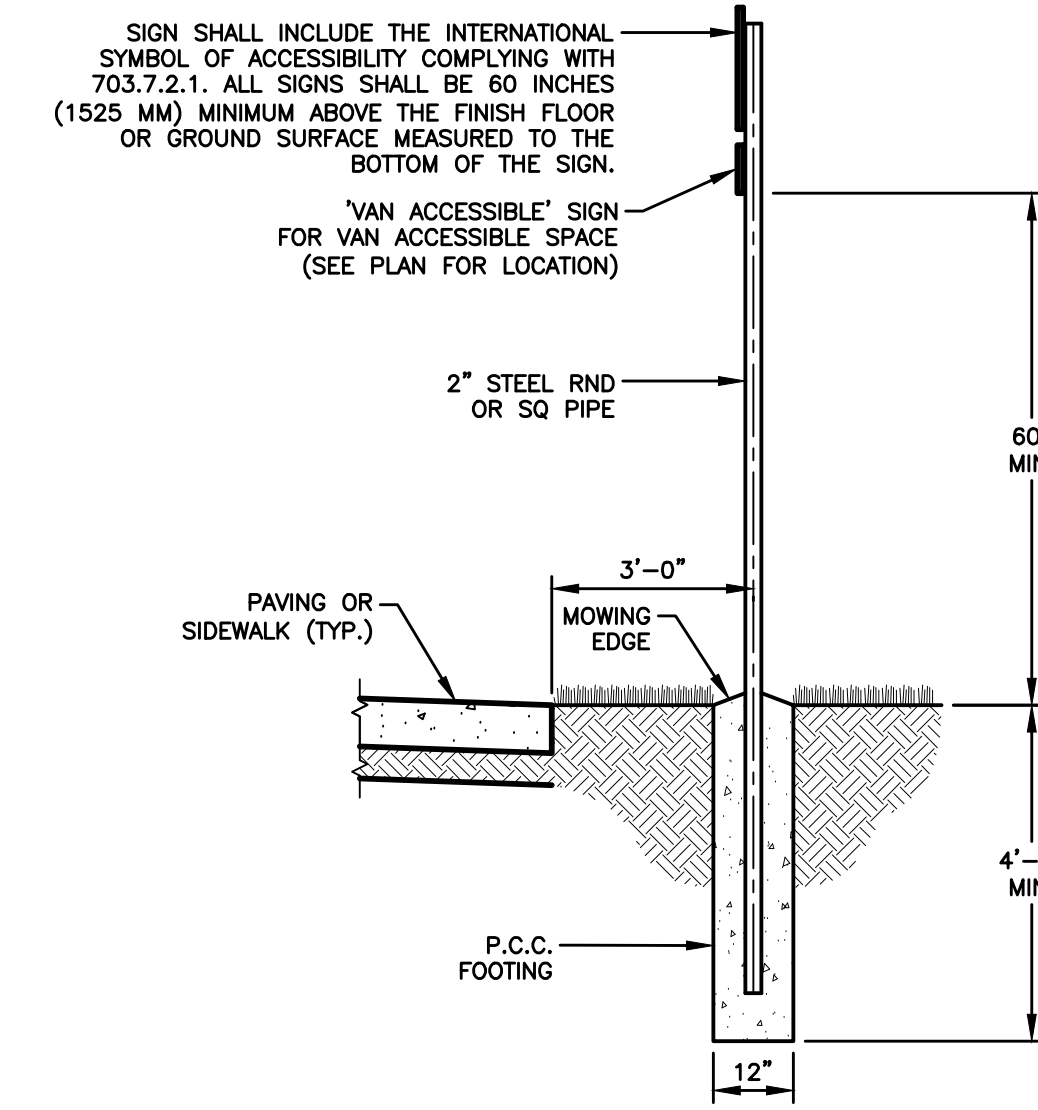
- KEY
- W = SIDEWALK WIDTH AS SPECIFIED IN THE CONTRACT DOCUMENTS.
  - ▭ = RAMP
  - ▭ = TURNING SPACE
  - ▭ = DETECTABLE WARNING



**11 CURB RAMPS WITHIN INTERSECTION**  
NOT TO SCALE

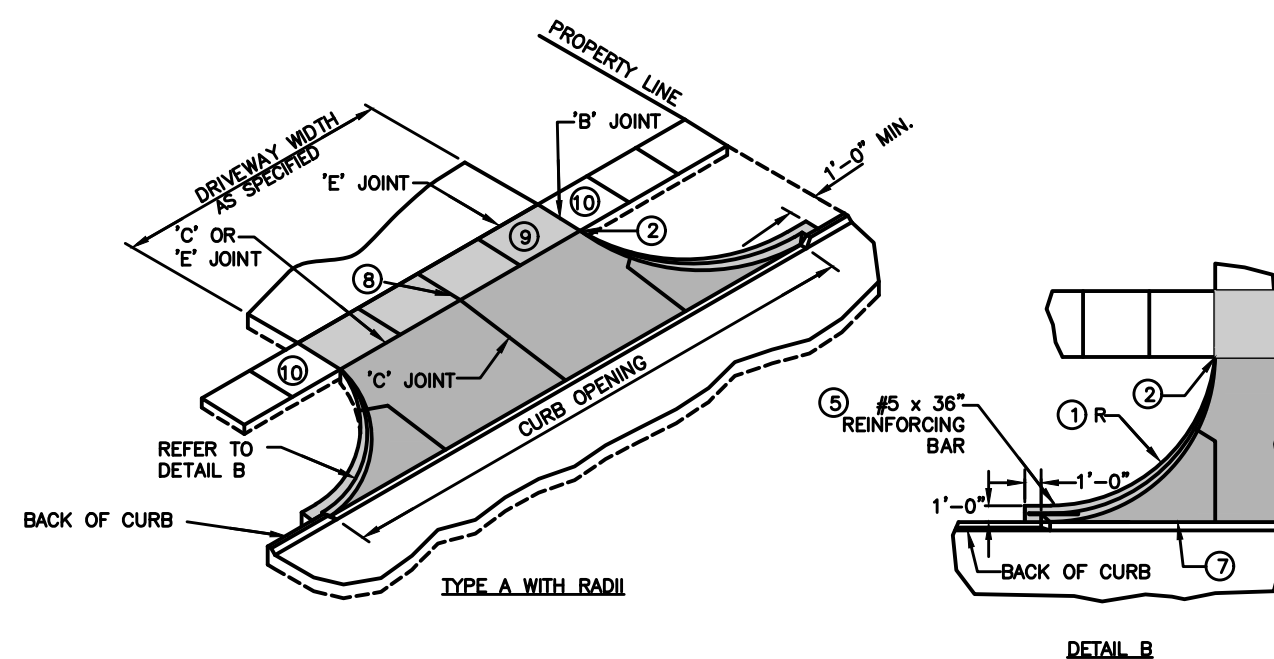


**8 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK**  
NOT TO SCALE



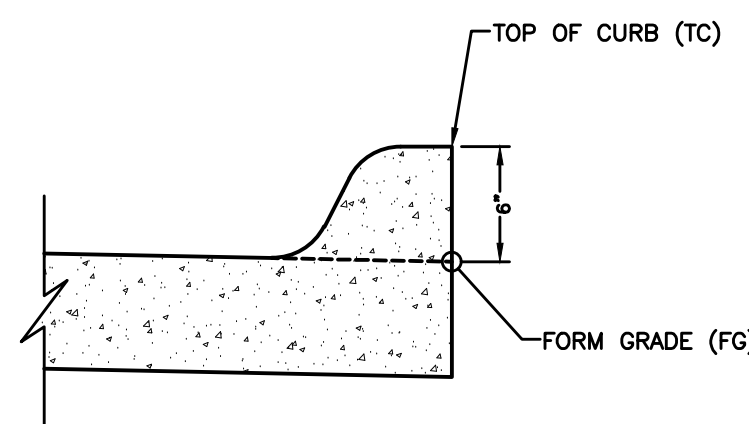
**4 ACCESSIBLE PARKING SIGN**  
NOT TO SCALE

- 1 DRIVEWAY RADIUS (R).
- 2 TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- 3 PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- 4 SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- 5 CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- 6 MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- 7 PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- 8 FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- 9 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- 10 IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 703.6.2(2). VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

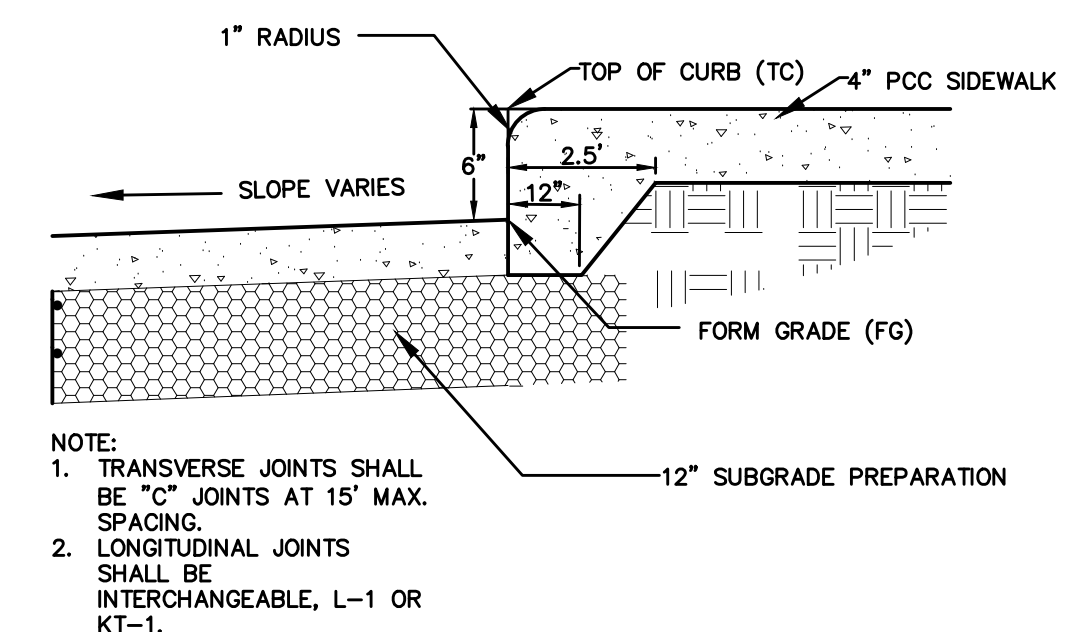


**10 SUDAS TYPE A DRIVEWAY**  
NOT TO SCALE

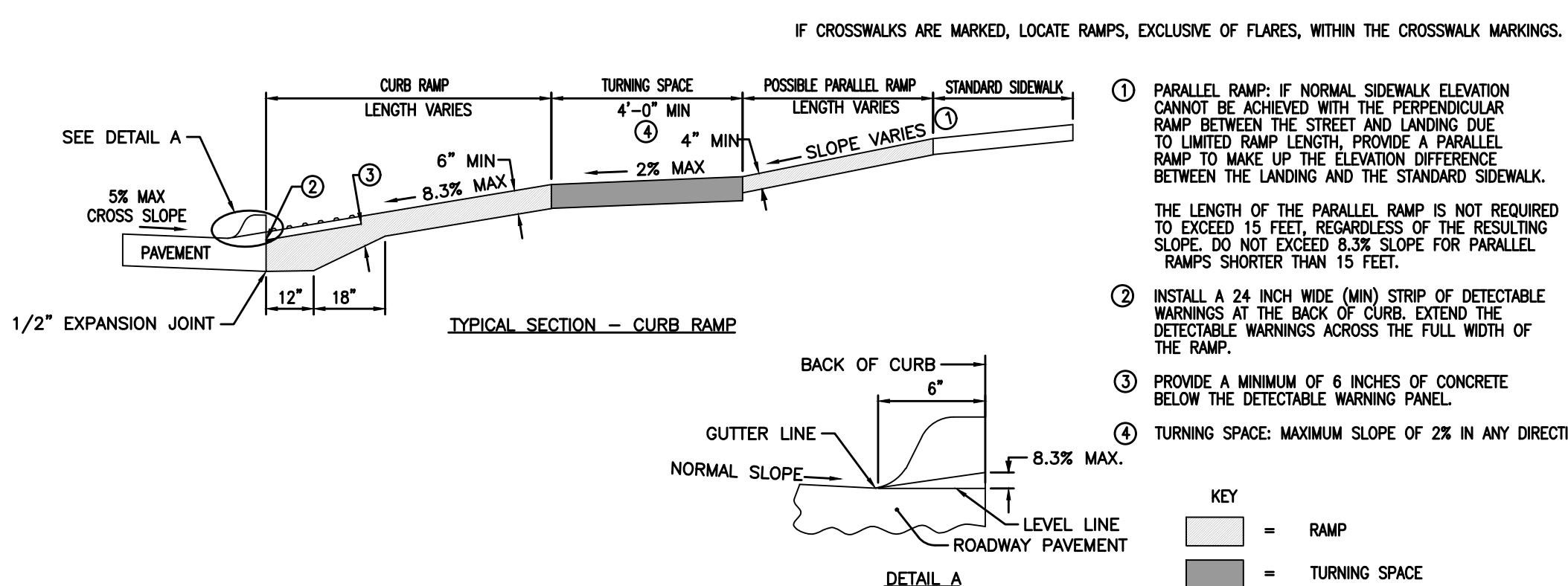
**7 INTEGRAL 6\"/>**



**3 6\"/>**



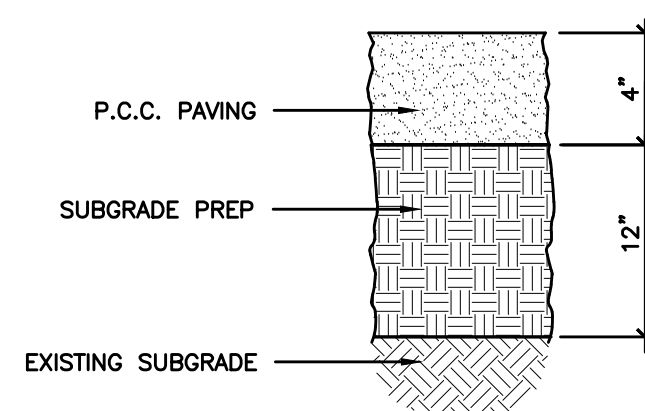
- NOTE:
1. TRANSVERSE JOINTS SHALL BE "C" JOINTS AT 15' MAX. SPACING.
  2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.



- 1 PARALLEL RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.  
THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- 2 INSTALL A 24 INCH WIDE (MIN) STRIP OF DETECTABLE WARNING AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNING ACROSS THE FULL WIDTH OF THE RAMP.
- 3 PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.
- 4 TURNING SPACE: MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

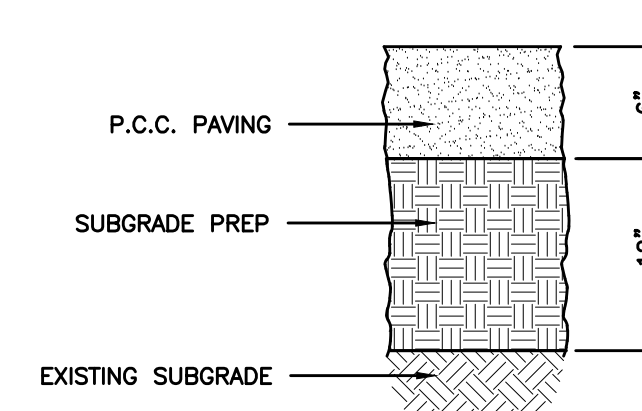
- KEY
- ▭ = RAMP
  - ▭ = TURNING SPACE
  - ▭ = DETECTABLE WARNING

**9 CURB RAMPS - GENERAL SECTION**  
NOT TO SCALE



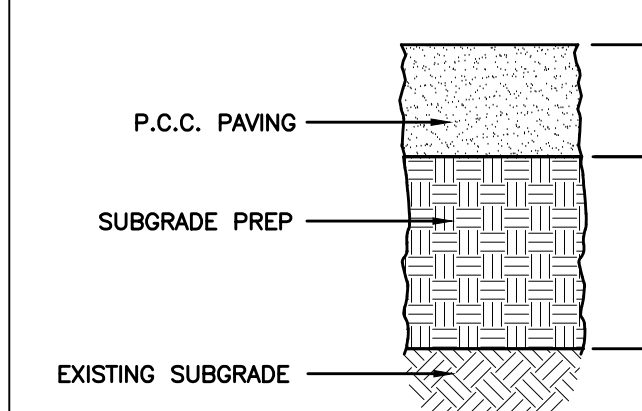
- NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
  2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

**6 PCC SIDEWALK**  
NOT TO SCALE



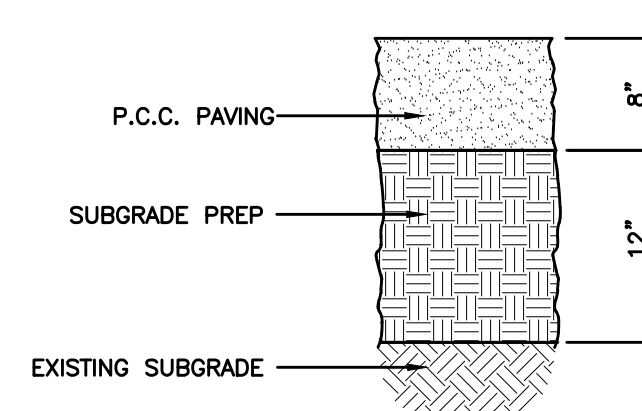
- NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
  2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

**5 LIGHT DUTY PCC PAVING**  
NOT TO SCALE



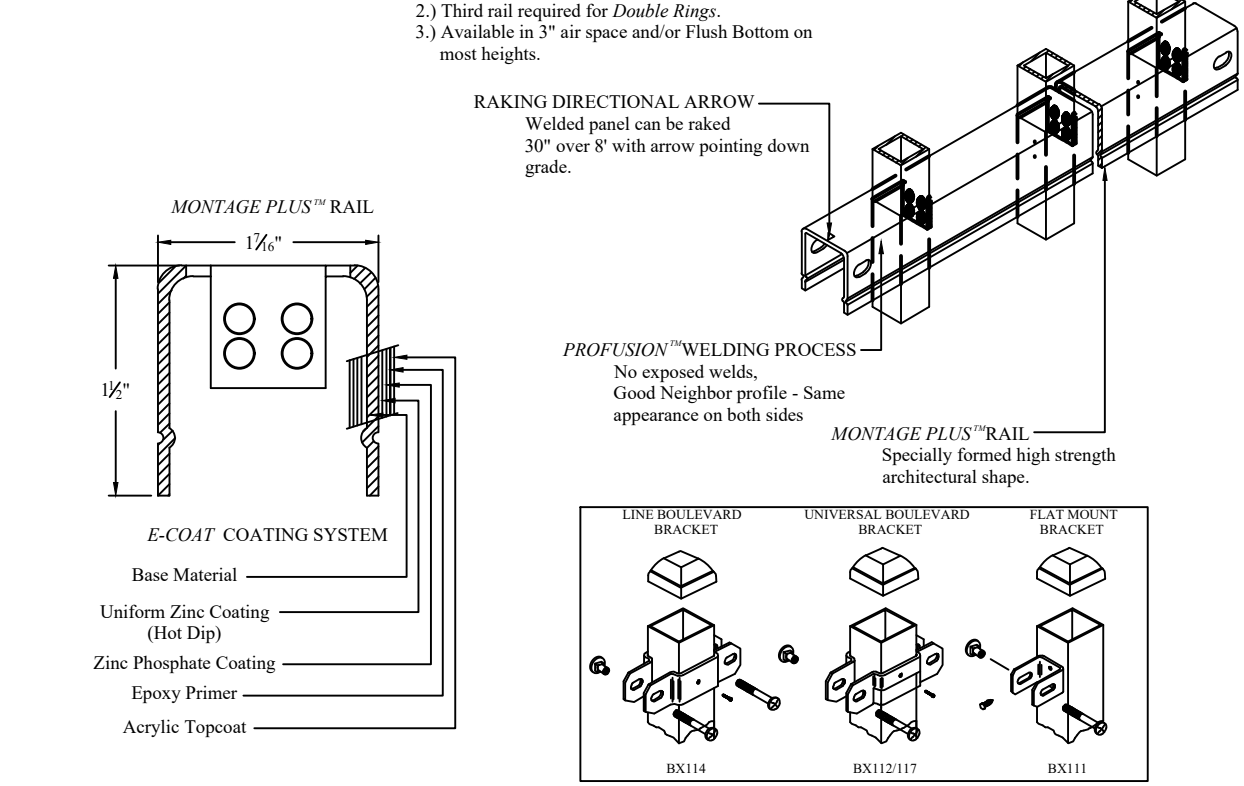
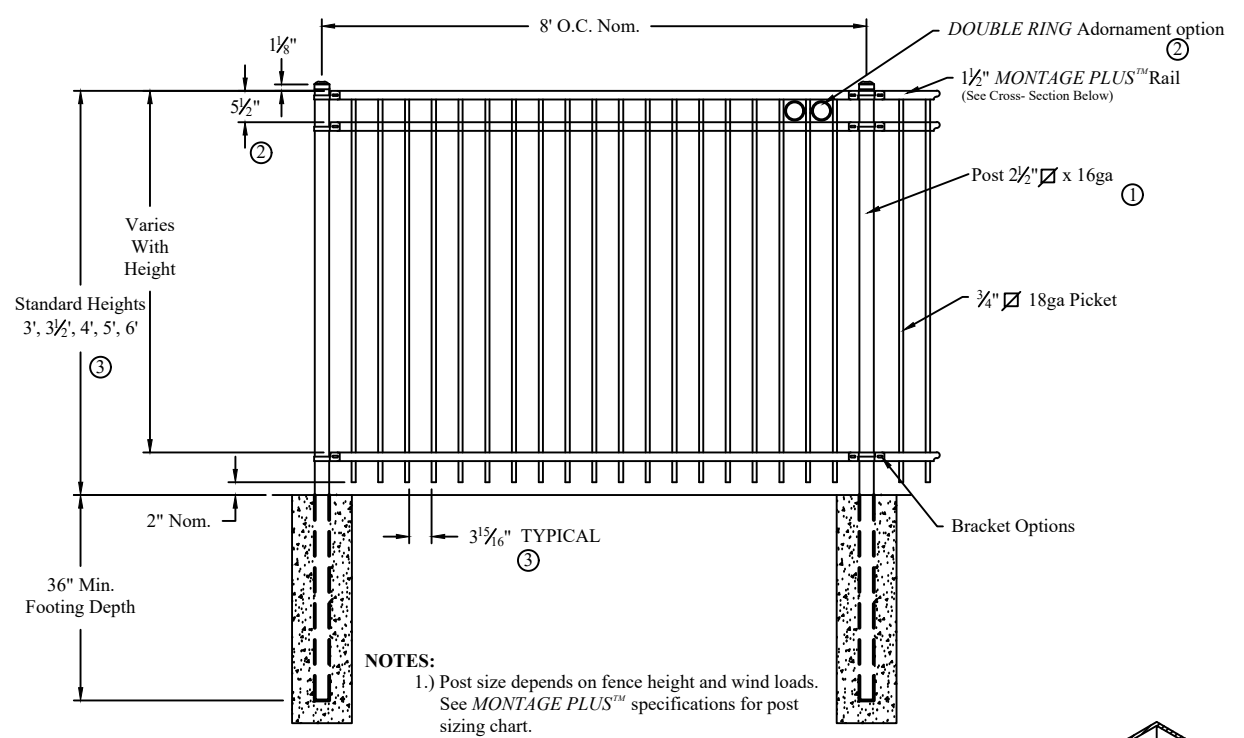
- NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
  2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

**2 STANDARD DUTY PCC PAVING**  
NOT TO SCALE



- NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB.
  2. SUBGRADE PREPARATION SHALL BE COMPLETED IN 2 - 6" LIFTS.

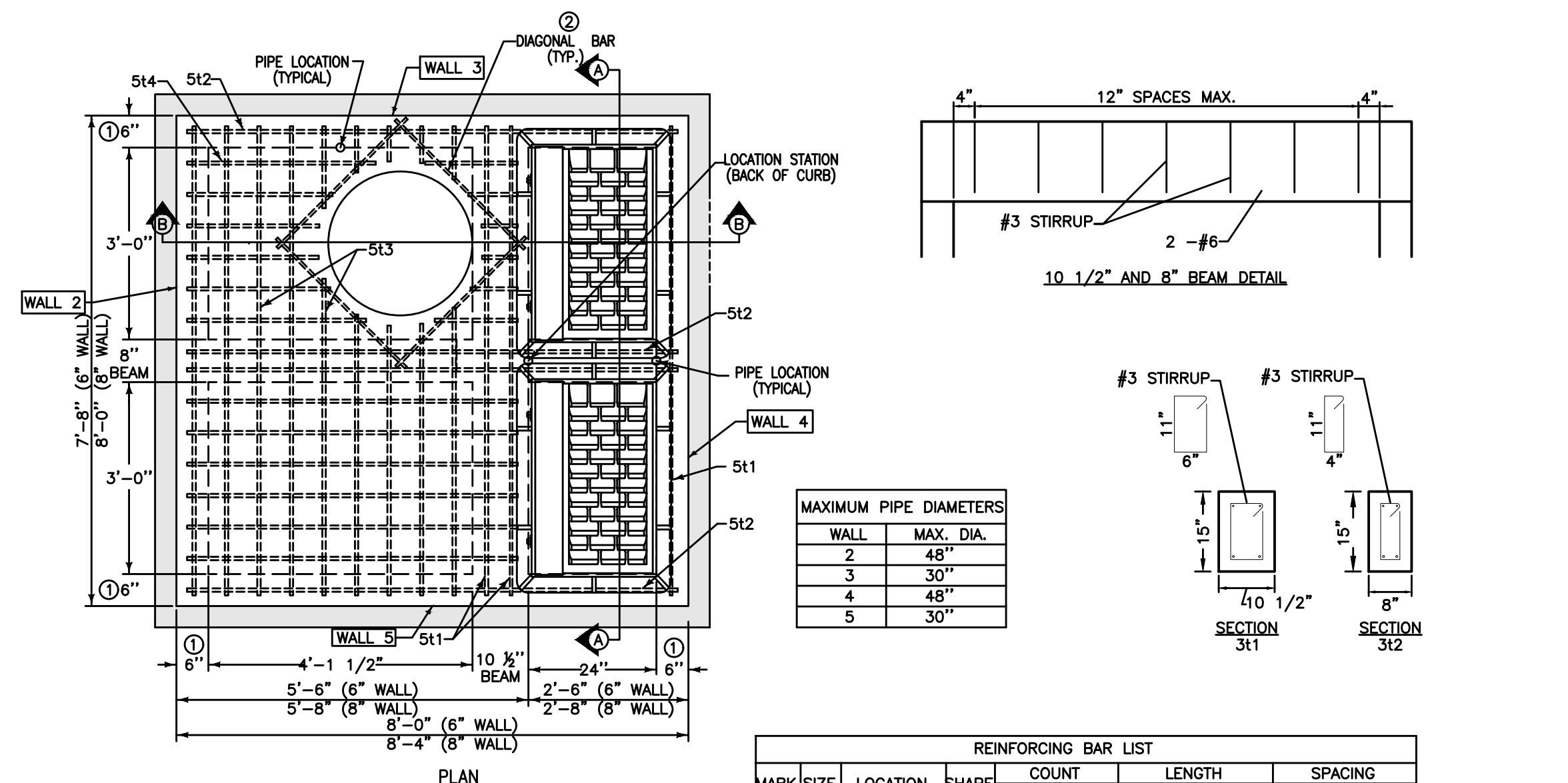
**1 HEAVY DUTY PCC PAVING**  
NOT TO SCALE



**COMMERCIAL STRENGTH WELDED STEEL PANEL**  
 PRE-ASSEMBLED  
**MONTAGE PLUS MAJESTIC 2/3-RAIL**  
 DR: NJB SH: lof1 SCALE: DO NOT SCALE  
 CK: BS Date: 09/21/11 REV: c

**AMERISTAR**  
 1555 N. Mingo  
 Tulsa, OK 74116  
 1-800-333-3422  
 www.ameristarfence.com

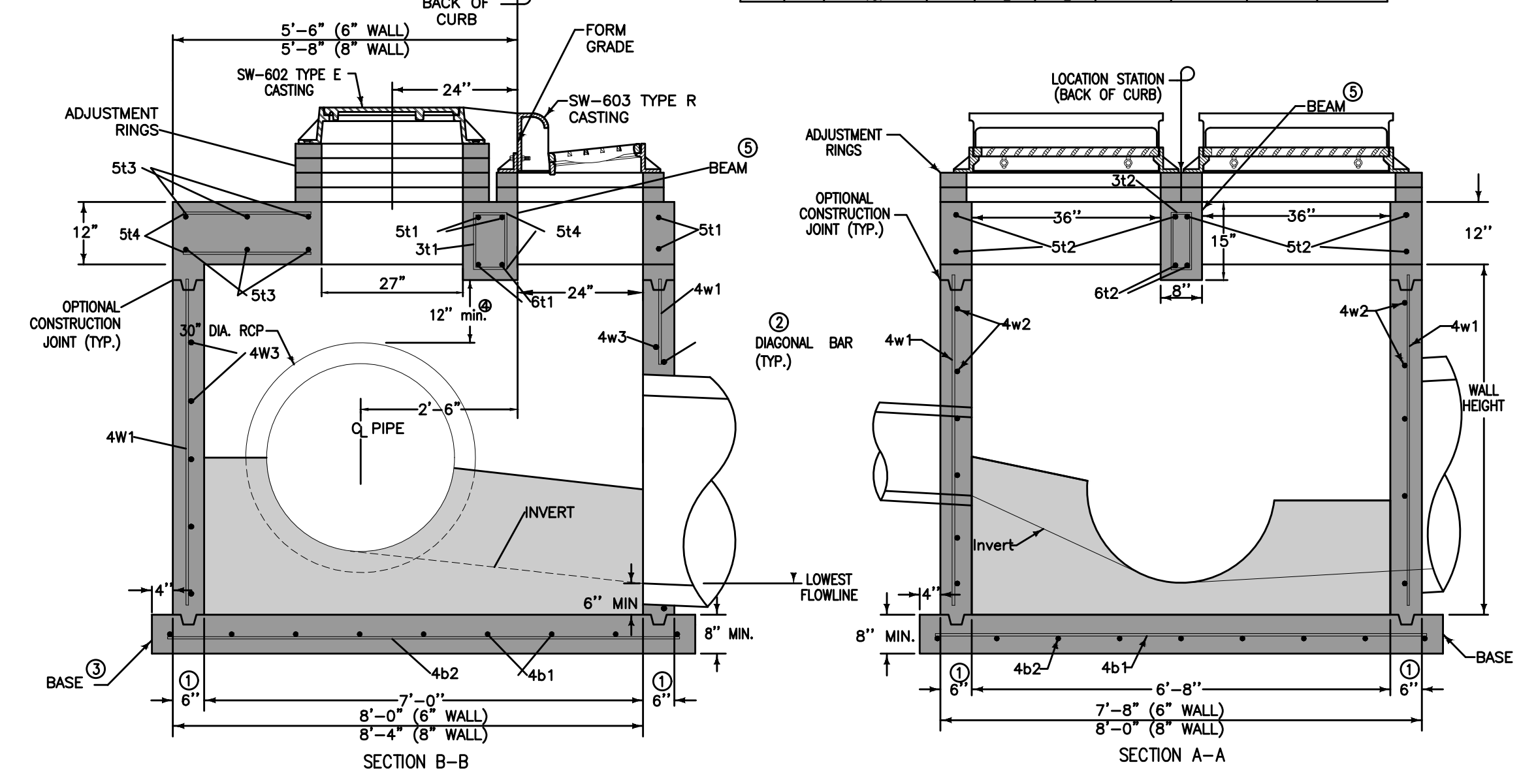
**5 FENCE DETAIL**  
 NOT TO SCALE



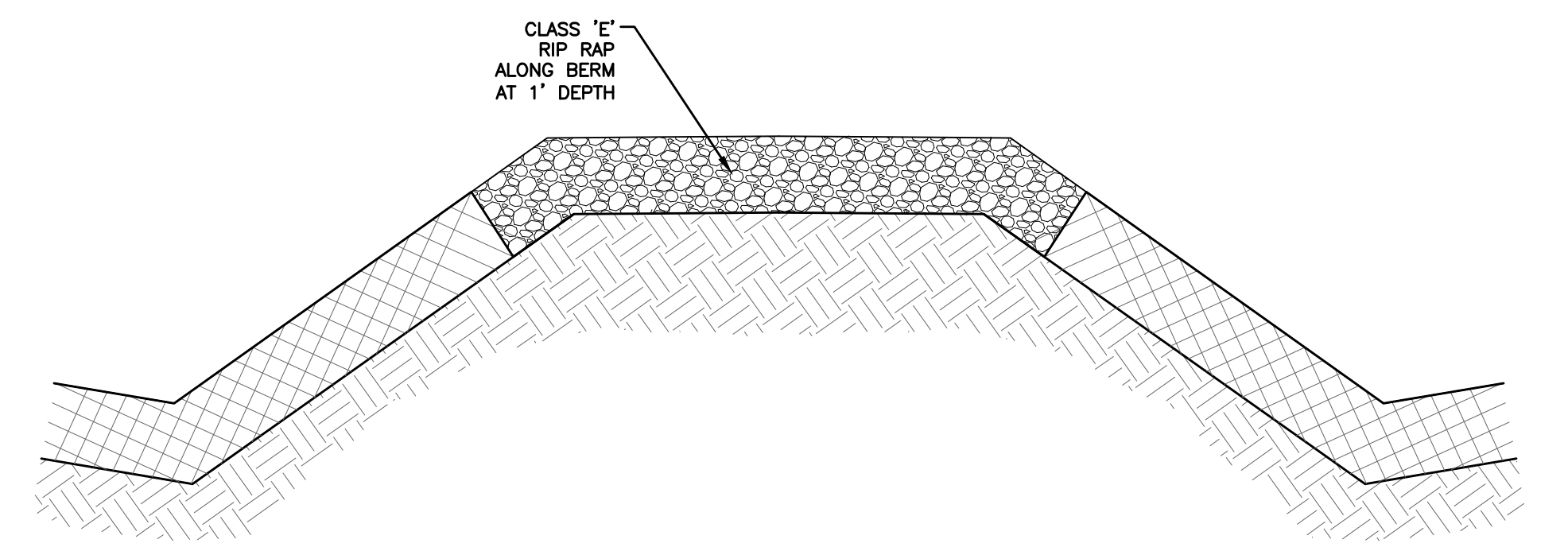
WALL	MAX. DIA.
2	48"
3	30"
4	48"
5	30"

MARK	SIZE	LOCATION	SHAPE	COUNT		LENGTH		SPACING	
				6"	8"	6"	8"	6"	8"
311	3	TOP		7	7	3'-2"	3'-2"	12"	12"
312	3	TOP		8	8	2'-10"	2'-10"	10 3/4"	10 3/4"
4b1	4	BASE		9	9	7'-10"	8'-2"	12 3/4"	12 3/4"
4b2	4	BASE		9	9	8'-2"	8'-6"	11 3/4"	12 3/4"
4w1	4	WALLS		30	30	WALL HEIGHT MINUS 4"	12"	12"	12"
4a2	4	WALLS		VARIES	VARIES	7'-8"	8'-0"	12"	12"
4a3	4	WALLS		VARIES	VARIES	7'-4"	7'-8"	12"	12"
511	5	TOP		4	4	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
512	5	TOP		6	6	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL
513	5	TOP		18	18	7'-4"	7'-8"	6 3/4"	6 3/4"
514	5	TOP		24	24	5'-2"	5'-4"	5 3/4"	6"
611	6	TOP		2	2	7'-4"	7'-8"	SEE DETAIL	SEE DETAIL
612	6	TOP		2	2	7'-8"	8'-0"	SEE DETAIL	SEE DETAIL

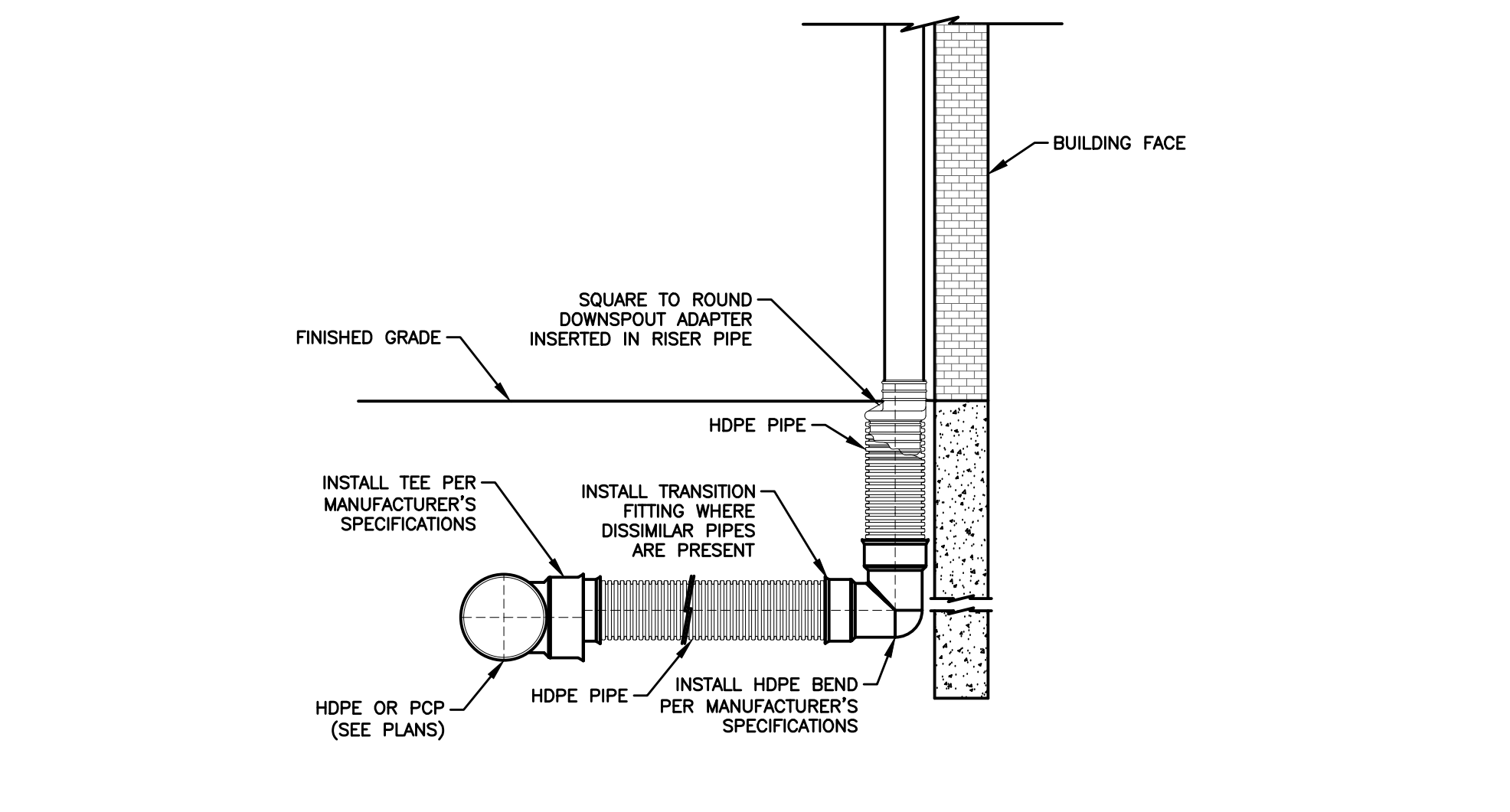
- USE 8" WALL OPTION FOR INTAKE DEPTHS GREATER THAN 7'-0".
- INSTALL FOUR #4 DIAGONAL BARS AT MANHOLE OPENING AND AT ALL PIPE OPENINGS.
- CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
- 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.
- CONSTRUCT 8"x15" AND 10 1/2"x15" P.C. CONCRETE BEAMS INTEGRAL WITH 12" P.C. CONCRETE FLAT TOP.



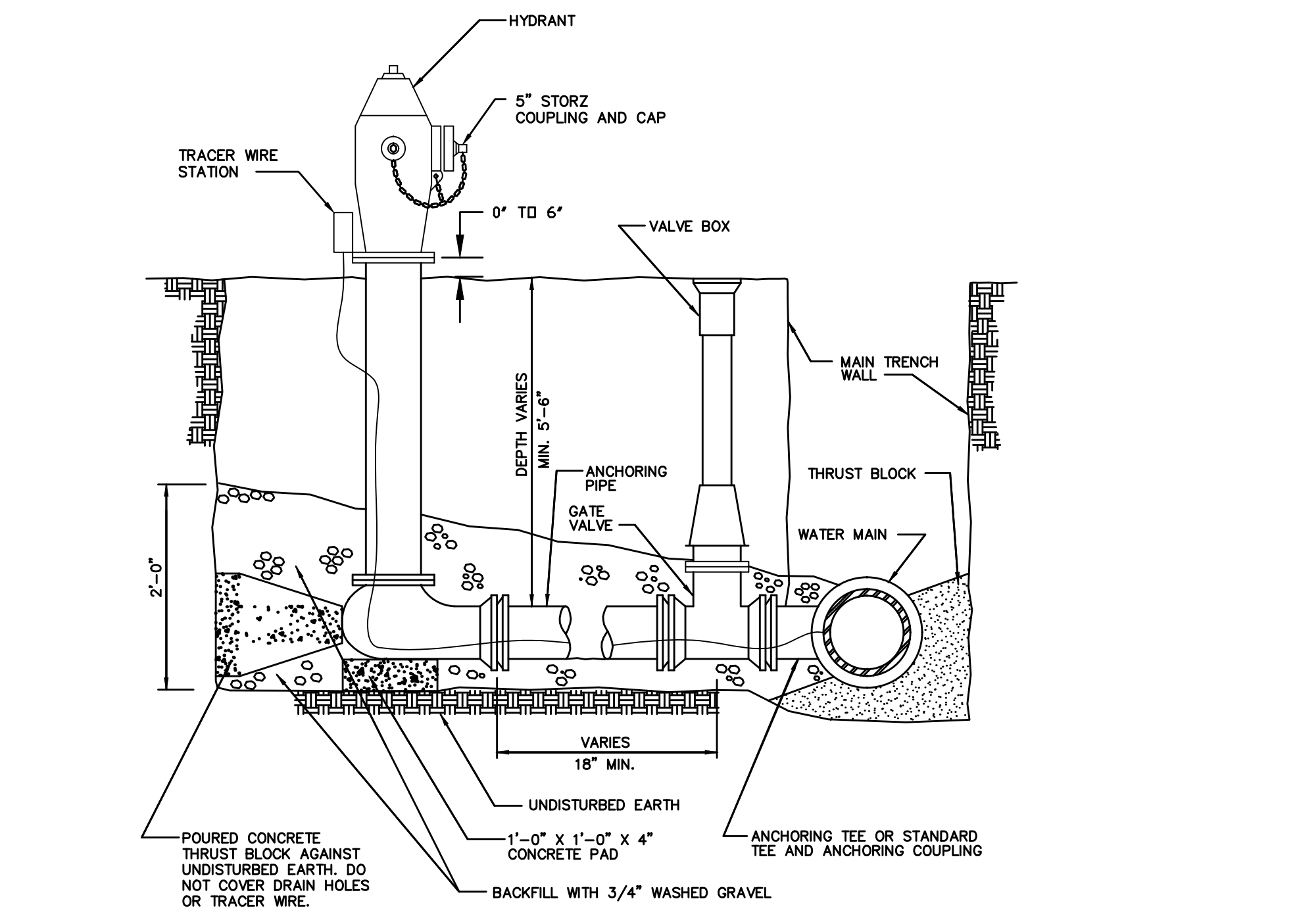
**4 SW-506 MODIFIED INTAKE**  
 NOT TO SCALE



**3 FOREBAY RIPRAP**  
 NOT TO SCALE



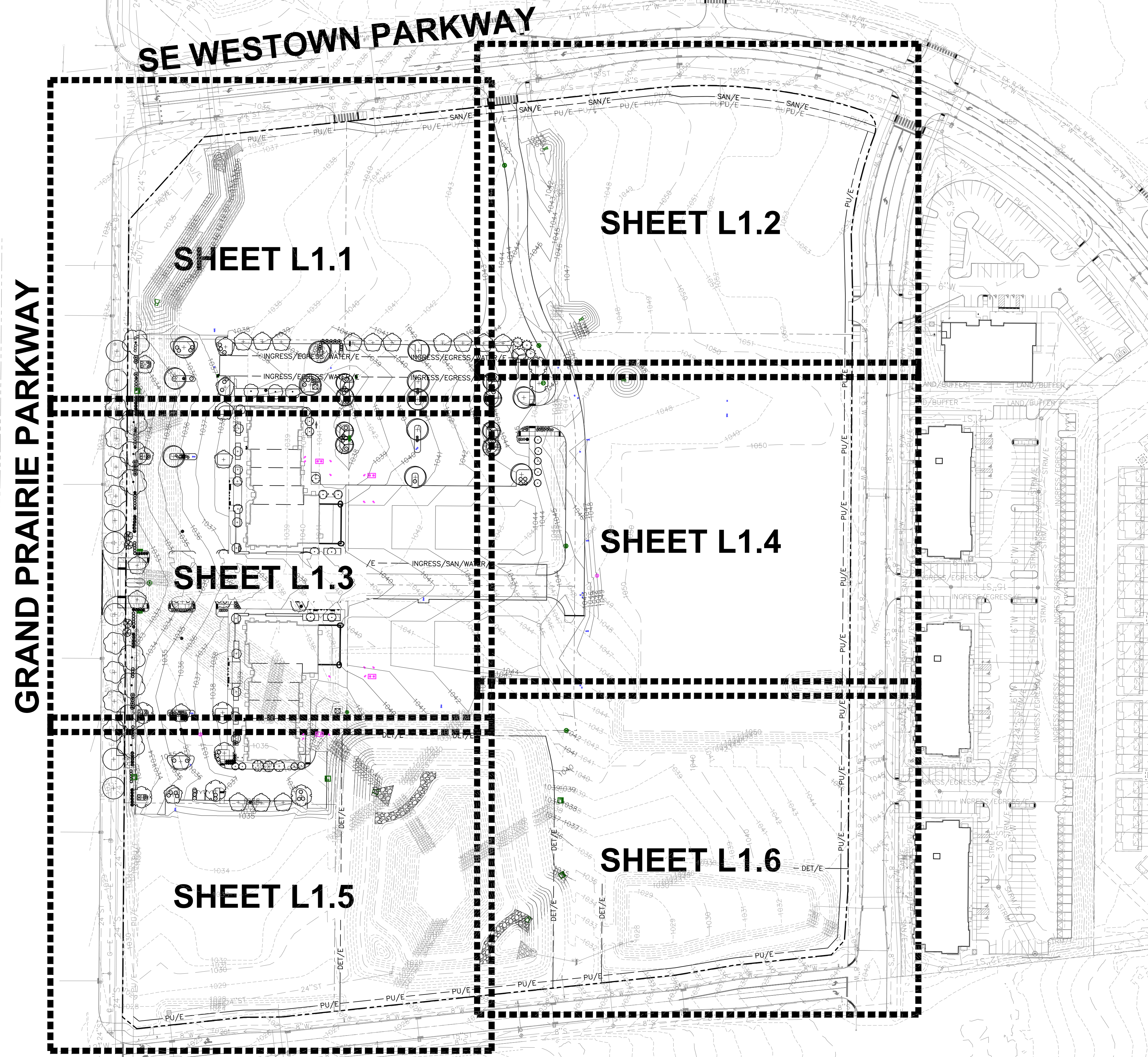
**2 ROOF DRAIN CONNECTION**  
 NOT TO SCALE



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

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

FILE: N:\S\34\DWG\34-01.DWG  
 FILE DATE: 12/22/24  
 PLOTTED DATE: 12/27/2024 4:21 PM  
 PLOTTED BY: NICKLE REA



**LANDSCAPE NOTES**

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
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. SOD ALL DISTURBED AREAS INCLUDING ROW AS SHOWN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. 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.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
14. ALL STREET TREES ARE REQUIRED TO BE A MINIMUM OF 12-FT IN HEIGHT AT TIME OF PLANTING.

**OPEN SPACE**

SITE AREA: 25.94 AC. (1,129,949)  
 OPEN SPACE REQUIRED: 225,990 SF (20%)  
 PROVIDED: 894,471 SF (79%)

LANDSCAPING REQUIRED PER 1,000 SF REQUIRED OPEN SPACE  
 1.5 OVERSTORY TREES 76  
 0.5 UNDERSTORY TREES 36  
 2 SHRUBS 144

LANDSCAPING PROVIDED  
 OVERSTORY / EVERGREEN TREES 76  
 UNDERSTORY TREES 36  
 SHRUBS 239

**STREET TREES**

GRAND PRAIRIE PARKWAY FRONTAGE: 601 LF  
 TREES REQUIRED: 1 PER 40 LF OF FRONTAGE  
 OVERSTORY TREES: 15  
 TREES PROVIDED: 15  
 OVERSTORY TREES: 15

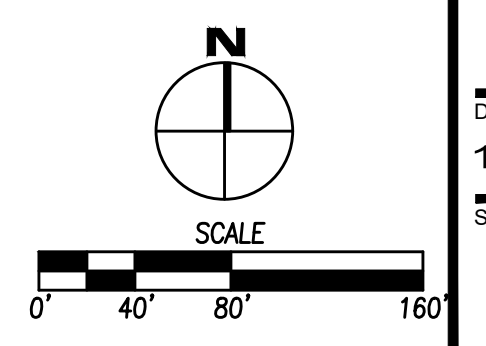
**PARKING SETBACK AREA**

PARKING FRONTAGE: 549 LF  
 TREES REQUIRED: 2 PER 50 LF OF FRONTAGE\*  
 OVERSTORY TREES: 22  
 TREES PROVIDED: 22  
 OVERSTORY TREES: 22  
 SHRUBS REQUIRED: 8 PER 50 LF OF FRONTAGE  
 SHRUBS 88  
 SHRUBS PROVIDED: 90

**PLANT SCHEDULE**

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	GAL
<b>EVERGREEN TREES</b>					
FA	3	Fat Albert Colorado Spruce	Picea pungens 'Fat Albert'	B&B, 6' HEIGHT	
<b>ORNAMENTAL TREES</b>					
AA	3	Downy Serviceberry	Amelanchier arborea 'Autumn Brilliance'	B&B, 6' HEIGHT, MULTI-STEM	1.5'
CC	3	Thornless Hawthorn	Crataegus crus-galli 'Inermis'	B&B, 6' HEIGHT	1.5'
MB	9	Black Tulip Magnolia	Magnolia x soulangeana 'Jurmag'	B&B, 6' HEIGHT	1.5'
PC	16	Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	B&B, 6' HEIGHT	1.5'
SS	4	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 6' HEIGHT	1.5'
<b>OVERSTORY TREES</b>					
AB	7	Autumn Blaze/Freeman Maple	Acer x freemanii 'Jeffersred'	B&B, 2" CALIPER	
CK	2	Crimson King Maple	Acer platanoides 'Crimson King'	B&B, 8' HEIGHT	2"
GB	27	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	B&B, 8' HEIGHT	2"
GD	8	Kentucky Coffeetree Espresso	Gymnocladus dioica 'Espresso'	B&B, 8' HEIGHT	2"
GT	8	Sunburst Honey Locust	Gleditsia triacanthos inermis 'Sunburst'	B&B, 8' HEIGHT	2"
LS	10	Emerald Sentinel Sweet Gum	Liquidambar styraciflua 'Clydesform' TM	B&B, 8' HEIGHT	2"
PO	8	American Sycamore	Platanus occidentalis	B&B, 2" CALIPER	
OM	1	Burr Oak	Quercus macrocarpa	B&B, 12' HEIGHT	2"
YA	15	Redmond American Linden	Tilia americana 'Redmond'	B&B, 12' HEIGHT	2"
TR	6	Redmond American Linden	Tilia americana 'Redmond'	B&B, 8' HEIGHT	2"
<b>SHRUBS</b>					
GV	29	Green Velvet Boxwood	Buxus x 'Green Velvet'	CONT, 3 GAL	
CI	5	Isant Red Twig Dogwood	Cornus sericea 'Isant'	CONT, 3 GAL	
GS	7	Goldmound Spirea	Spiraea japonica 'Goldmound'	CONT, 3 GAL	
JB	18	Blue Star Juniper	Juniperus squamata 'Blue Star'	CONT, 3 GAL	
JH	3	Hetzl Column Juniper	Juniperus chinensis 'Hetzl Columnaris'	CONT, 3 GAL	
JL	43	Gold Lace Juniper	Juniperus chinensis 'Gold Lace'	CONT, 5 GAL	
RG	63	Gr-Low Fragrant Sumac	Rhus aromatica 'Gr-Low'	CONT, 3 GAL	
SM	11	Dwarf Korean Lilac	Syringa meyeri 'Palbin'	CONT, 3 GAL	
<b>GRASSES</b>					
KA	16	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL	
WG	13	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	CONT, 1 GAL	
MS	12	Purple Silver Grass	Miscanthus sinensis 'Purpureascens'	CONT, 1 GAL	
PD	91	Prairie Dropseed	Sporobolus heterolepis	CONT, 1 GAL	
SF	6	Silver Feather Eulalia Grass	Miscanthus sinensis 'Silberfeder'	CONT, 3 GAL	

- INDICATES SOD
- INDICATES SUDAS TYPE 2 GRASS SEED
- INDICATES HARDWOOD MULCH

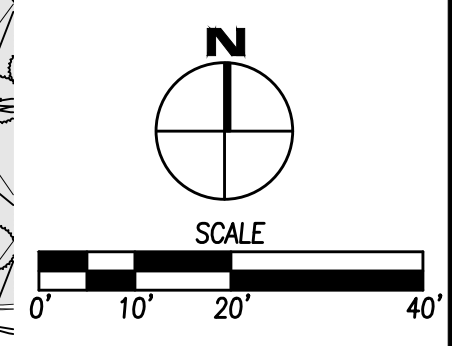
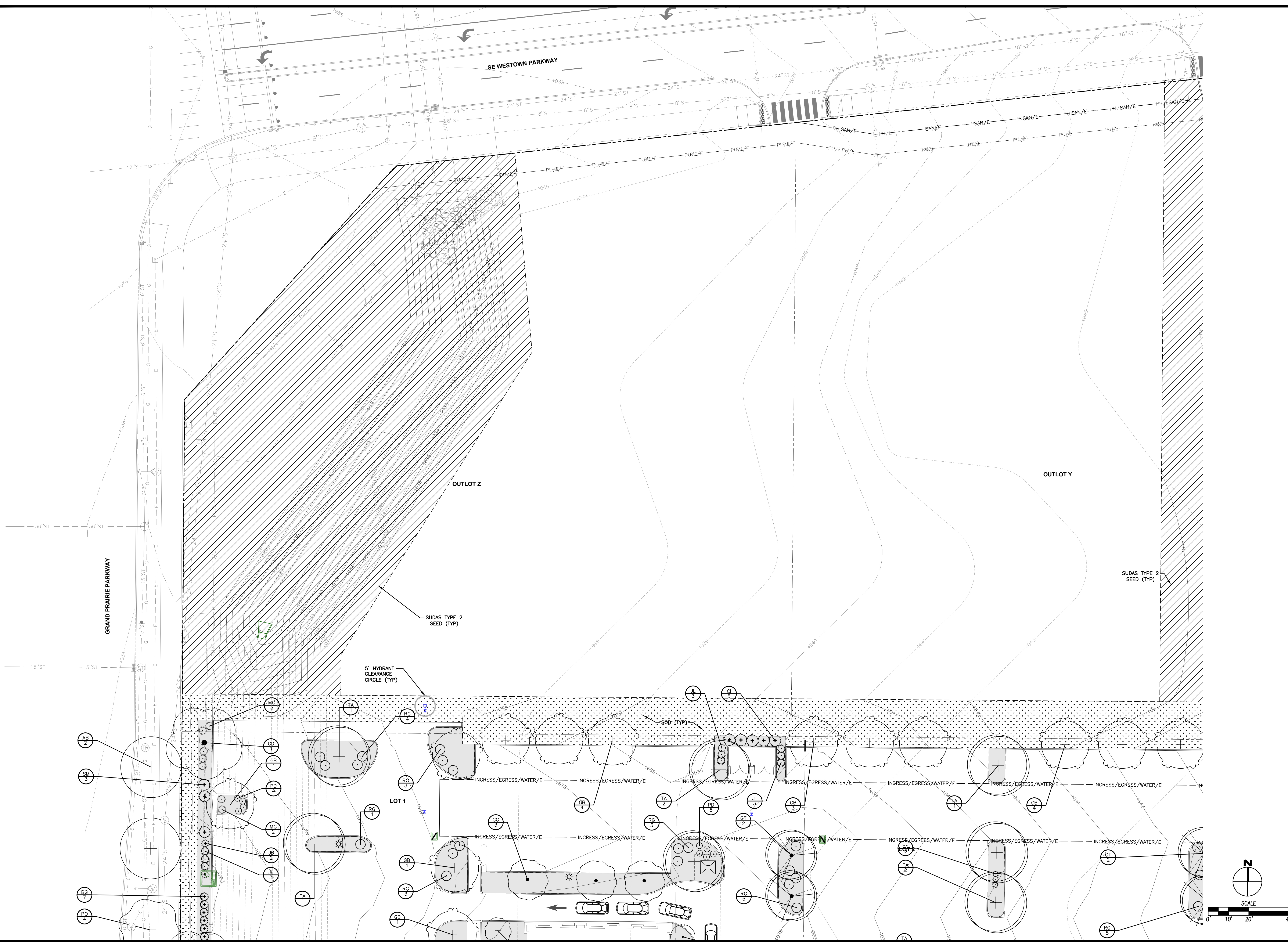



FILE: I:\PROJECTS\2024\KETTLESTONE CENTRAL - LOTS 1-4\DWG\LANDSCAPE REFERENCE PLAN.dwg  
 DATE: 12/17/2024 4:21 PM  
 PLOTTED BY: NGISEL REGAL

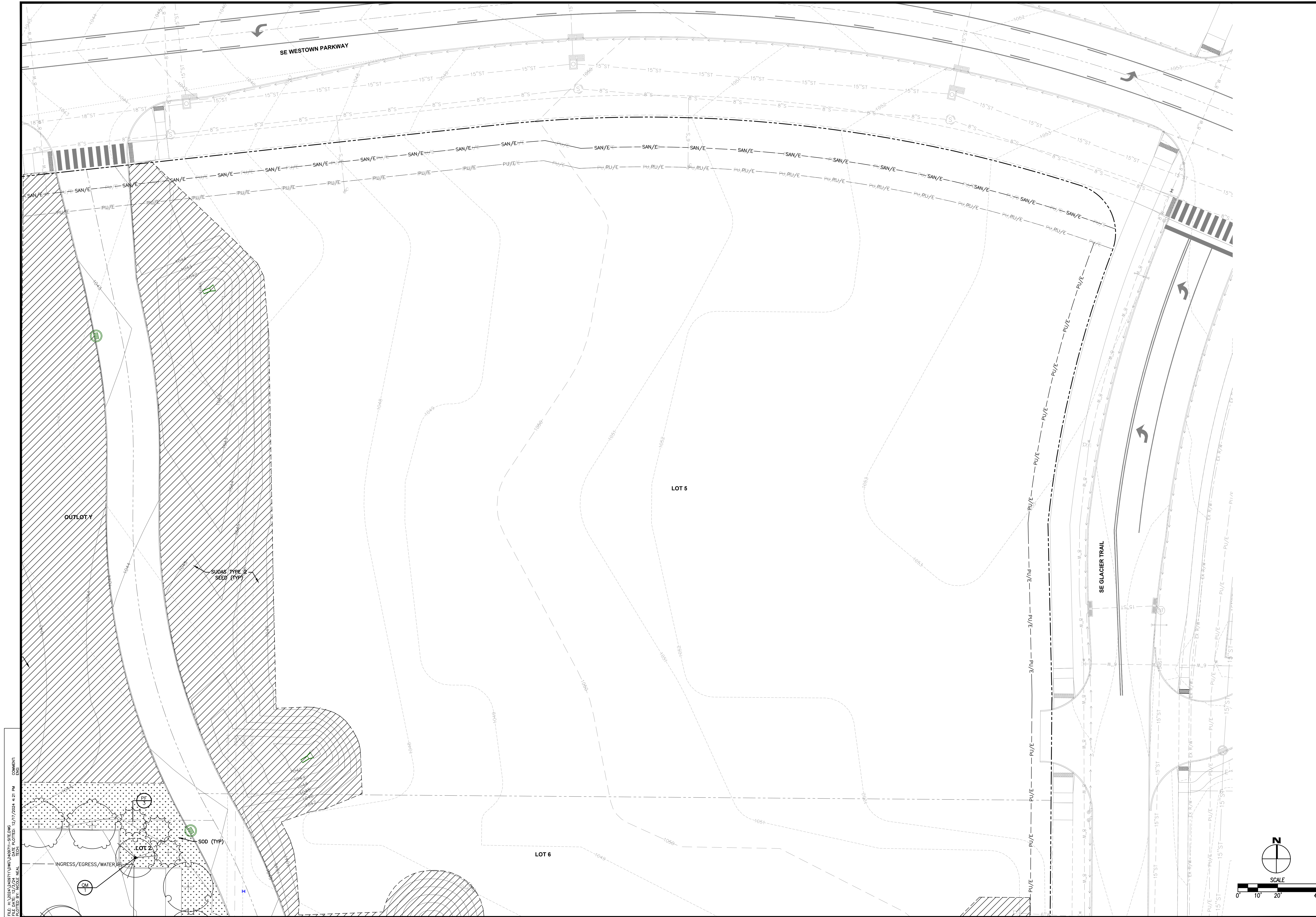
DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 DRAFTED: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
 WAUKEE, IOWA  
**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**LANDSCAPE REFERENCE PLAN**  
 DATE: 12/17/2024  
 SHEET NUMBER: **L1.0**  
 2409.711

FILE: I:\DATA\240971\DWG\240971\_LSC1.DWG  
DATE: 12/17/2024  
PLOTTER: HP PLOTTER  
CLOTTED BY: NICKLE, REGAL, TECH

COMMENT:  
ENG.



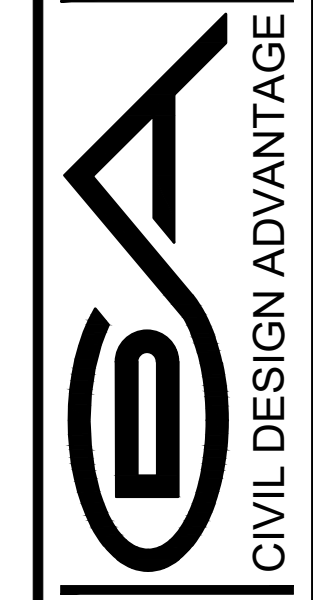
DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
 CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b> <b>LANDSCAPE PLAN</b>	
DATE: 12/17/2024	
SHEET NUMBER: 1.1	
2409.711	



FILE IN: S:\2024\2024\12\17\2024\12\17\2024\_4.21 PM  
 DATE: 12/17/2024  
 PLOTTED BY: NGISEL, RGL, TCO  
 COMMENT:  
 ENG.

REVISIONS	DATE

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



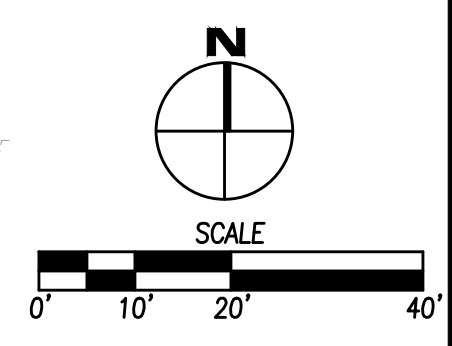
WAUKEE, IOWA  
 ENGINEER:

**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**LANDSCAPE PLAN**

DATE: 12/17/2024  
 SHEET NUMBER: **11.2**  
 2409.711

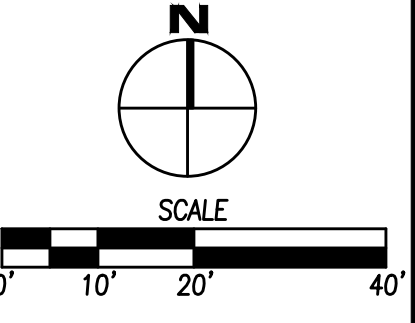
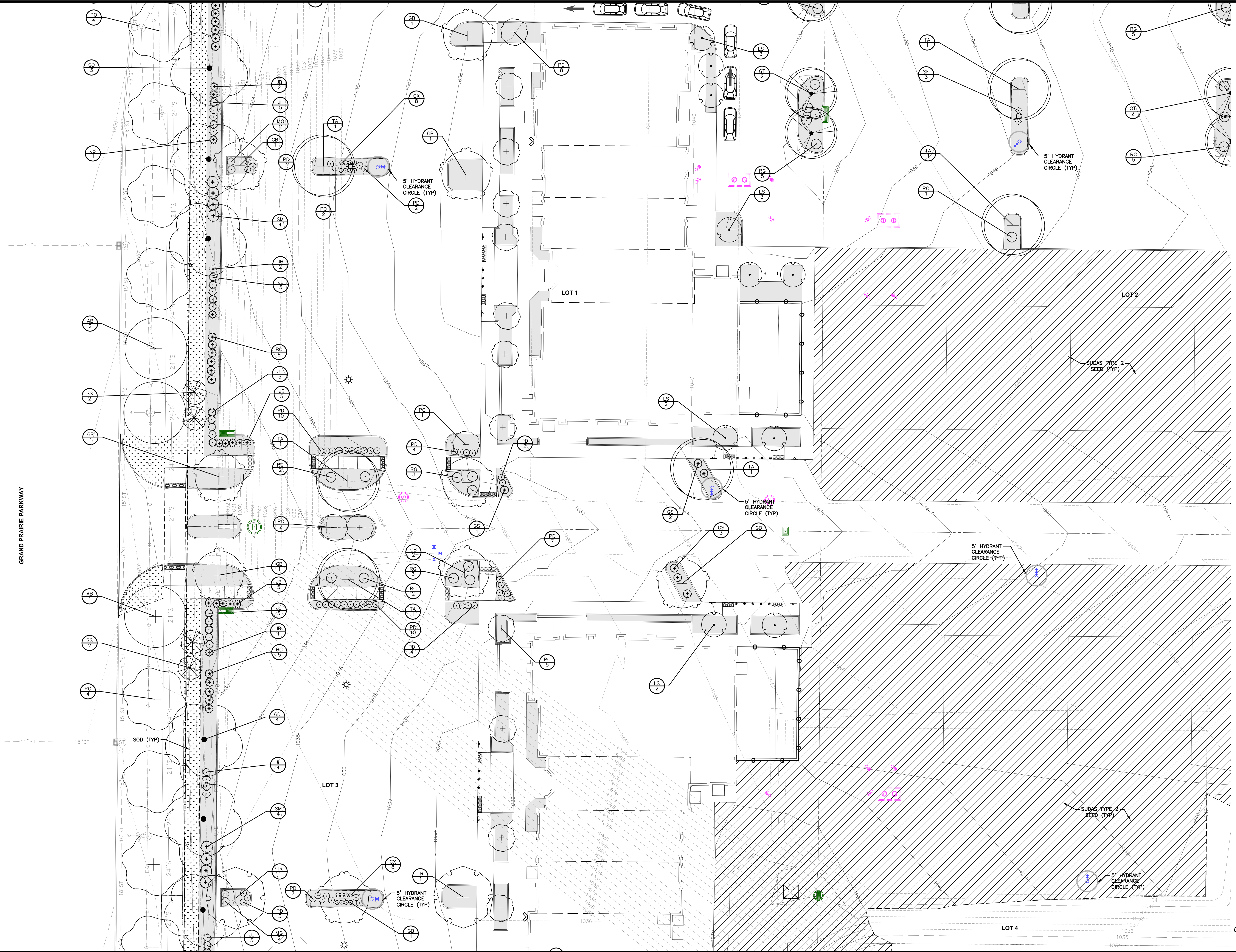


DRAFTED:



FILE: I:\PROJECTS\2024\KETTLESTONE\_CENTRAL\_SITES.DWG  
 DATE: 12/17/2024  
 PLOTTED BY: NGUYEN, HANG  
 COMMENT: ENG.

GRAND PRAIRIE PARKWAY



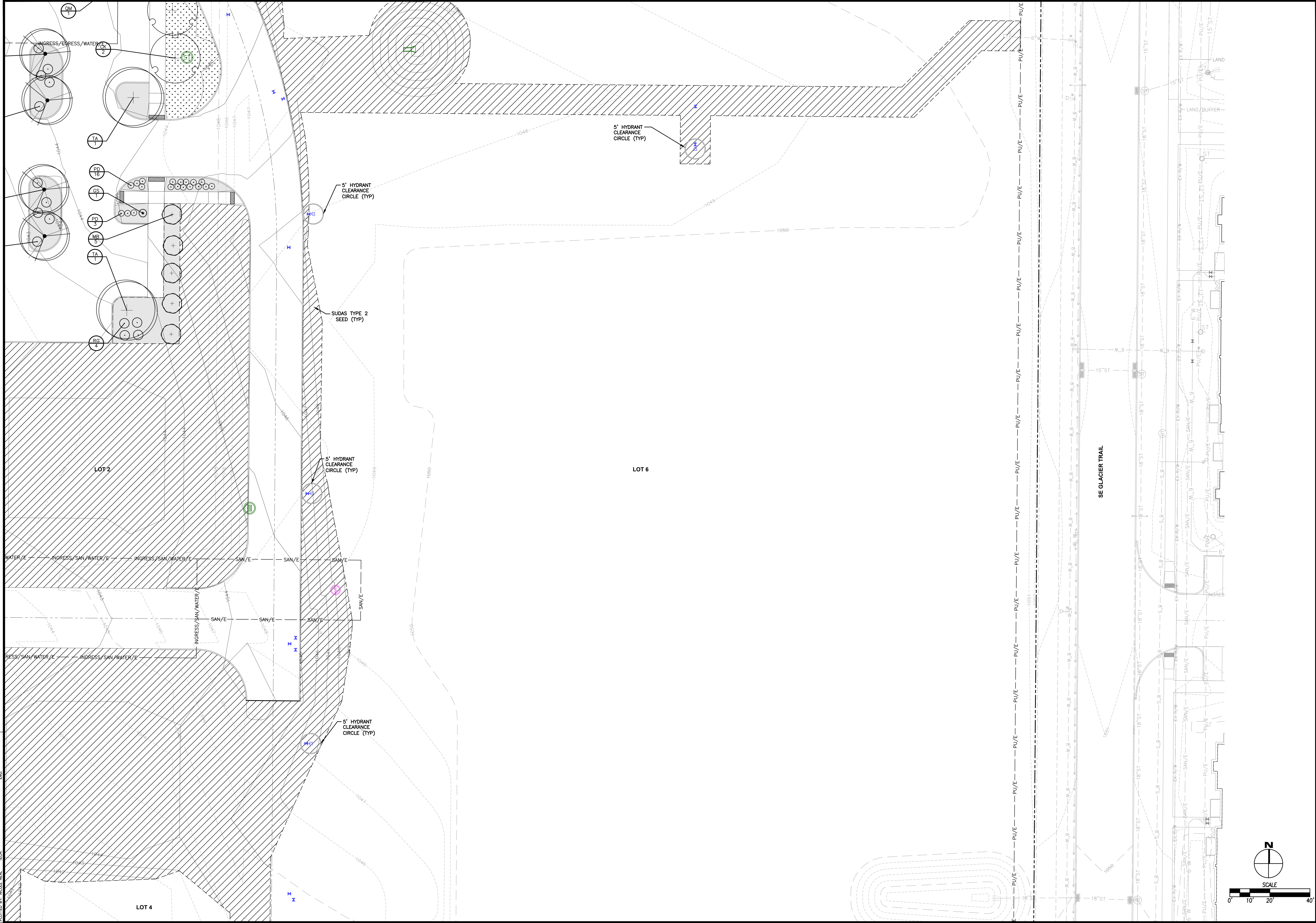
DATE	12/17/2024
REVISIONS	
ENGINEER	WAUKEE, IOWA
ENGINEER	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
DRAFTED:	

**EVA** CIVIL DESIGN ADVANTAGE

**KETTLESTONE CENTRAL - LOTS 1 - 4**  
**LANDSCAPE PLAN**

SHEET NUMBER: **1.3**  
 2409.711

FILE IN: S:\2024\240971\DWG\240971-1-4.dwg  
 FILE DATE: 12/17/2024  
 PLOTTED BY: JACQUELINE  
 DATE PLOTTED: 12/17/2024 4:22 PM  
 COMMENT:  
 ENC



DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
<b>ESA</b> CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL - LOTS 1 - 4</b> LANDSCAPE PLAN	
DATE: 12/17/2024 SHEET NUMBER: 1.4 2409.711	



