

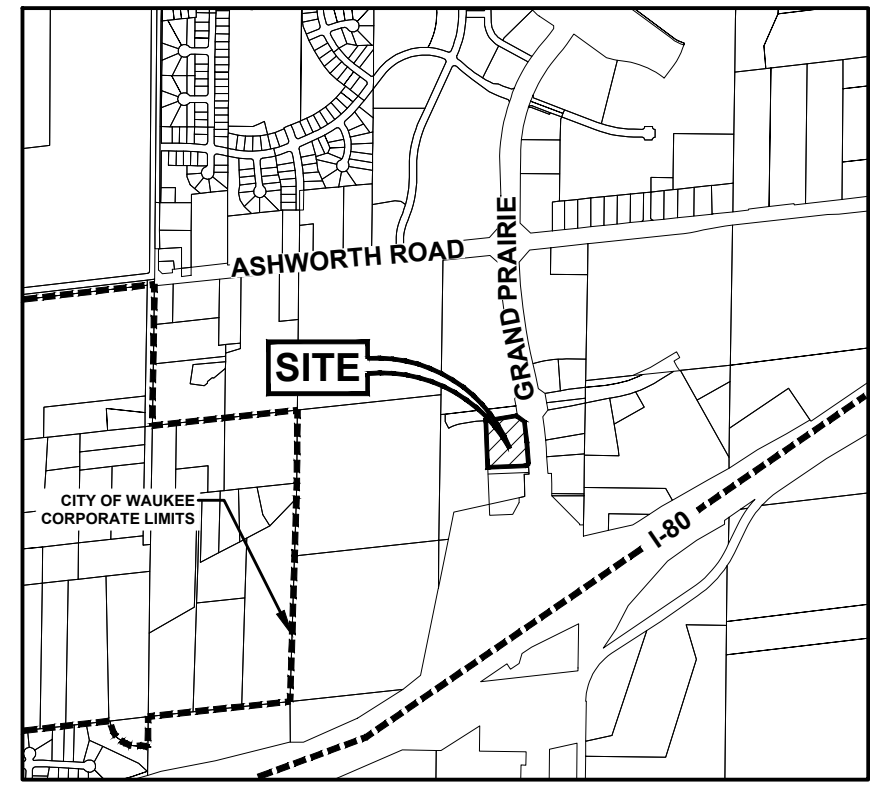
SITE PLAN FOR:

KETTLESTONE LAKES COMMERCIAL

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



NOTES

- 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.
- THE ITEMS SHOWN AS FUTURE ON THIS SITE PLAN WILL REQUIRE A SEPARATE SITE PLAN 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

3150 GRAND PRAIRIE PARKWAY

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	DETAILS
C3.0	OVERALL LAYOUT AND HYDRANT COVERAGE PLAN
C4.0-C4.1	DIMENSION PLAN
C5.0-C5.2	GRADING PLAN
C6.0	EROSION AND SEDIMENT CONTROL PLAN
C7.0-C7.2	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

KETTLESTONE LAKES, LLC
9550 HICKMAN ROAD, UNIT 100
CLIVE, IA 50325
CONTACT: BILL SPENCER
EMAIL: BSPENCER@LMCOMPANIES-INC.COM

APPLICANT

ACCURATE LAND DEVELOPMENT
9500 UNIVERSITY AVE, UNIT 2112
WEST DES MOINES, IA 50266
CONTACT: JARED JOHNSON
EMAIL: JJOHNSON@ACCURATEDEVELOPMENT.COM

ENGINEER

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

SURVEYOR

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

DATE OF SURVEY

DECEMBER 28, 2023

BENCHMARK

CDA SET BENCHMARK
BURY BOLT ON HYDRANT ON WEST SIDE OF ASHWORTH
PLAT 1 DRIVEWAY APPROACH
ELEVATION=1007.604

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2025
ANTICIPATED FINISH DATE = SPRING 2026

ZONING

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

SUBMITTAL DATES

FIRST SUBMITTAL: 12/23/2024
SECOND SUBMITTAL: 01/14/2025
THIRD SUBMITTAL: 01/28/2025

DEVELOPMENT SUMMARY

AREA: LOT 1 - 3.62 ACRES (157,822 SF)

SETBACKS:

FRONT: 0 FEET (NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 5 FEET. 5 FEET FOR ACCESSORY STRUCTURES.)
REAR: 0 FEET (NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 5 FEET. 5 FEET FOR ACCESSORY STRUCTURES.)
SIDE: 0 FEET (NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 5 FEET. 5 FEET FOR ACCESSORY STRUCTURES.)

BUILDING SEPARATION:

25 FEET (PRINCIPLE BUILDING)
25 FEET (BETWEEN PRINCIPLE BUILDING AND ACCESSORY STRUCTURES)

MAXIMUM BUILDING HEIGHT:

8 STORIES

PRINCIPAL BUILDING HEIGHT:

1 STORY (MAX PROPOSED HEIGHT = 28 FT)

MAXIMUM FLOOR AREA RATIO:

0.35

PRINCIPAL BUILDING FLOOR AREA RATIO:

0.18 (29,049 SF / 157,822 SF)

OPEN SPACE CALCULATION:

TOTAL SITE = 157,822 SF
BUILDING = 29,049 SF
PATIO = 1,800 SF
DRIVES & PARKING = 71,862 SF
SIDEWALK = 9,399 SF
OPEN SPACE PROVIDED = 45,712 SF

TOTAL IMPERVIOUS AREA:

112,110 SF

TOTAL OPEN SPACE REQUIRED:

31,564 SF (20%)

TOTAL OPEN SPACE PROVIDED:

45,712 SF (28.96%)

PARKING REQUIRED (29,049 SF BUILDING):

RETAIL (20,522 SF)
1 SPACE / 250 SF GFA = 82.09 SPACES
RESTAURANT (UP TO 8,527 SF)
15 SPACES / 1,000 SF GFA = 127.91 SPACES
TOTAL REQUIRED = 210 SPACES

ACCESSIBLE PARKING REQUIRED:

201-300 SPACES = 7 SPACES

PARKING PROVIDED:

ACCESSIBLE PARKING = 7 SPACES
STANDARD PARKING = 203 SPACES
TOTAL PROVIDED = 210 SPACES

BICYCLE PARKING REQUIRED:

3% OF PARKING REQUIRED = 7 SPACES

BICYCLE PARKING PROVIDED:

= 7 SPACES

LEGAL DESCRIPTION

A PART OF PARCEL 24-125 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-20030, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 24-125; THENCE NORTH 86°11'02" EAST ALONG THE NORTH LINE OF SAID PARCEL 24-125, A DISTANCE OF 11.70 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 276.50 FEET, WHOSE ARC LENGTH IS 27.56 FEET AND WHOSE CHORD BEARS NORTH 83°19'43" EAST, 27.55 FEET; THENCE NORTH 80°28'24" EAST ALONG SAID NORTHERLY LINE, 241.24 FEET; THENCE SOUTH 53°26'34" EAST ALONG SAID NORTHERLY LINE, 14.38 FEET TO THE SOUTHEAST CORNER OF PARCEL 20-65 AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2021, PAGE 6683; THENCE SOUTH 53°45'54" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 24-125, A DISTANCE OF 74.77 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 4913.50 FEET, WHOSE ARC LENGTH IS 478.77 FEET AND WHOSE CHORD BEARS SOUTH 05°02'09" EAST, 478.58 FEET; THENCE SOUTH 87°45'20" WEST ALONG SAID EASTERLY LINE, 1.57 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 30.43 FEET AND WHOSE CHORD BEARS NORTH 57°29'26" WEST, 28.59 FEET; THENCE SOUTH 87°38'22" WEST, 345.46 FEET TO THE WEST LINE OF SAID PARCEL 24-125; THENCE NORTH 02°21'38" WEST ALONG SAID WEST LINE, 484.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.14 ACRES (180,308 SQUARE FEET).

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

FUTURE DEVELOPMENT SUMMARY

PARKING REQUIRED (29,049 SF BUILDING):

RETAIL (18,522 SF)
1 SPACE / 250 SF GFA = 74.09 SPACES
RESTAURANT (UP TO 10,527 SF)
15 SPACES / 1,000 SF GFA = 157.91 SPACES
TOTAL REQUIRED = 232 SPACES

ACCESSIBLE PARKING REQUIRED:

201-300 SPACES = 7 SPACES

PARKING PROVIDED:

ACCESSIBLE PARKING = 7 SPACES
STANDARD PARKING = 225 SPACES
TOTAL PROVIDED = 232 SPACES

OPEN SPACE CALCULATION:

TOTAL SITE = 157,822 SF
BUILDING = 29,049 SF
PATIO = 1,800 SF
DRIVES & PARKING = 85,318 SF
SIDEWALK = 9,399 SF
OPEN SPACE PROVIDED = 32,256 SF (20.44%)



CIVIL DESIGN ADVANTAGE

4121 NW URBAN DALE DRIVE, URBAN DALE, IOWA 50322

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

PROJECT NO. 2408.681

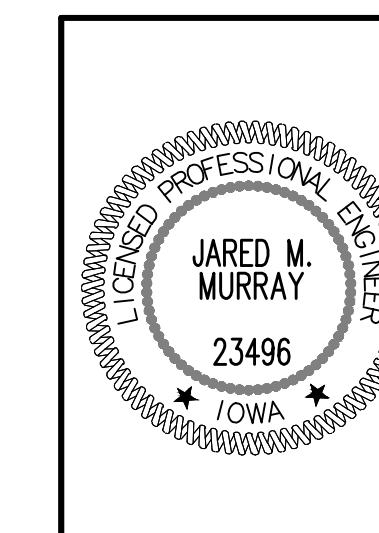
***** NOTE *****
THE BUILDING SHOWN IS FOR REFERENCE PURPOSES ONLY. FINAL BUILDING TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.



THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF WAUKEE COSESCO PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

THE 2024 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

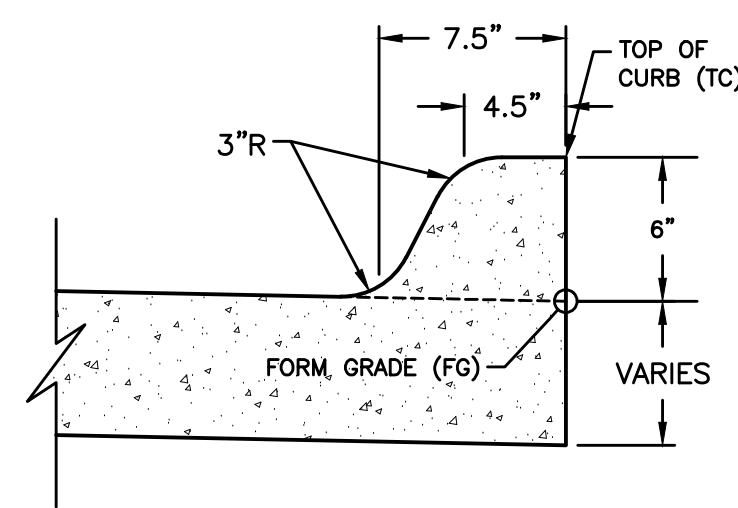


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

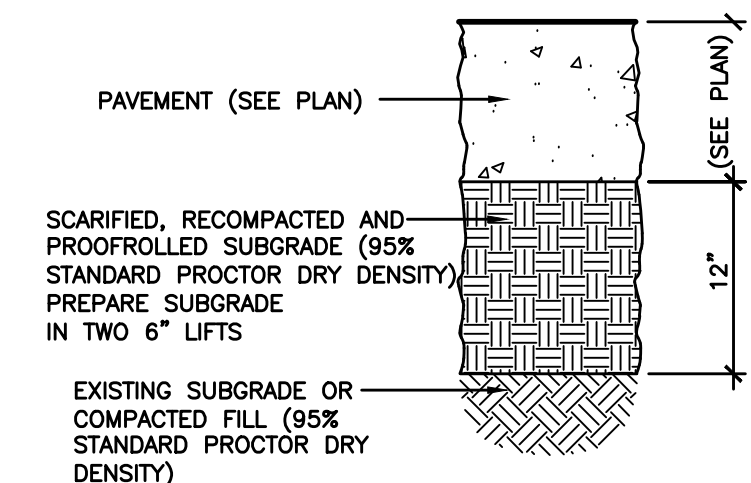
JARED M. MURRAY, P.E. DATE

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

C1.0-C7.1



INTEGRAL 6\"/>



12\"/>

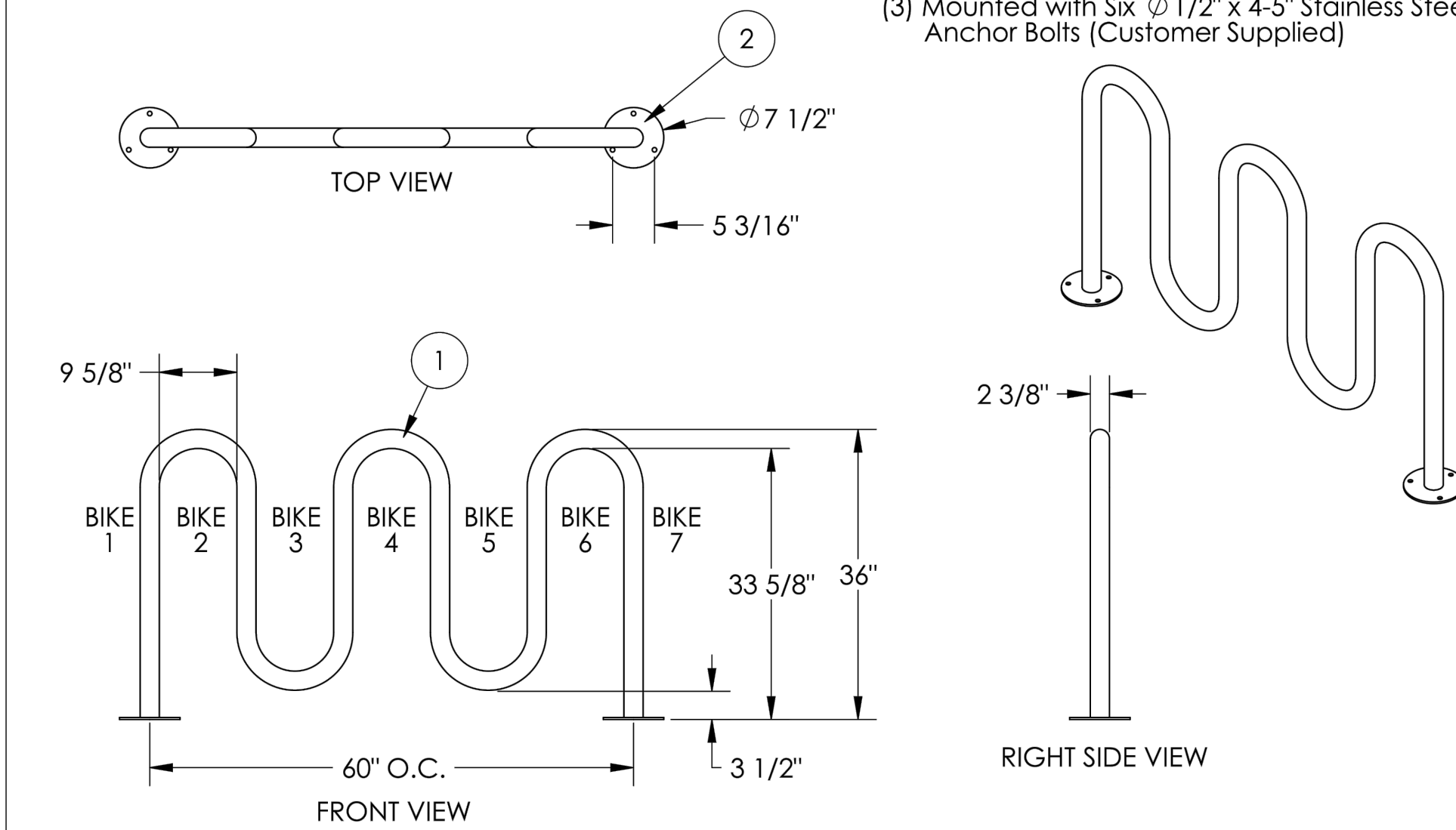
siteScapes P.O. Box 22326
Lincoln, NE 68542
PF: 402/421-9464 WEBSITE: www.sitescapesonline.com
FX: 402/421-9479 E-MAIL: info@sitescapesonline.com

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

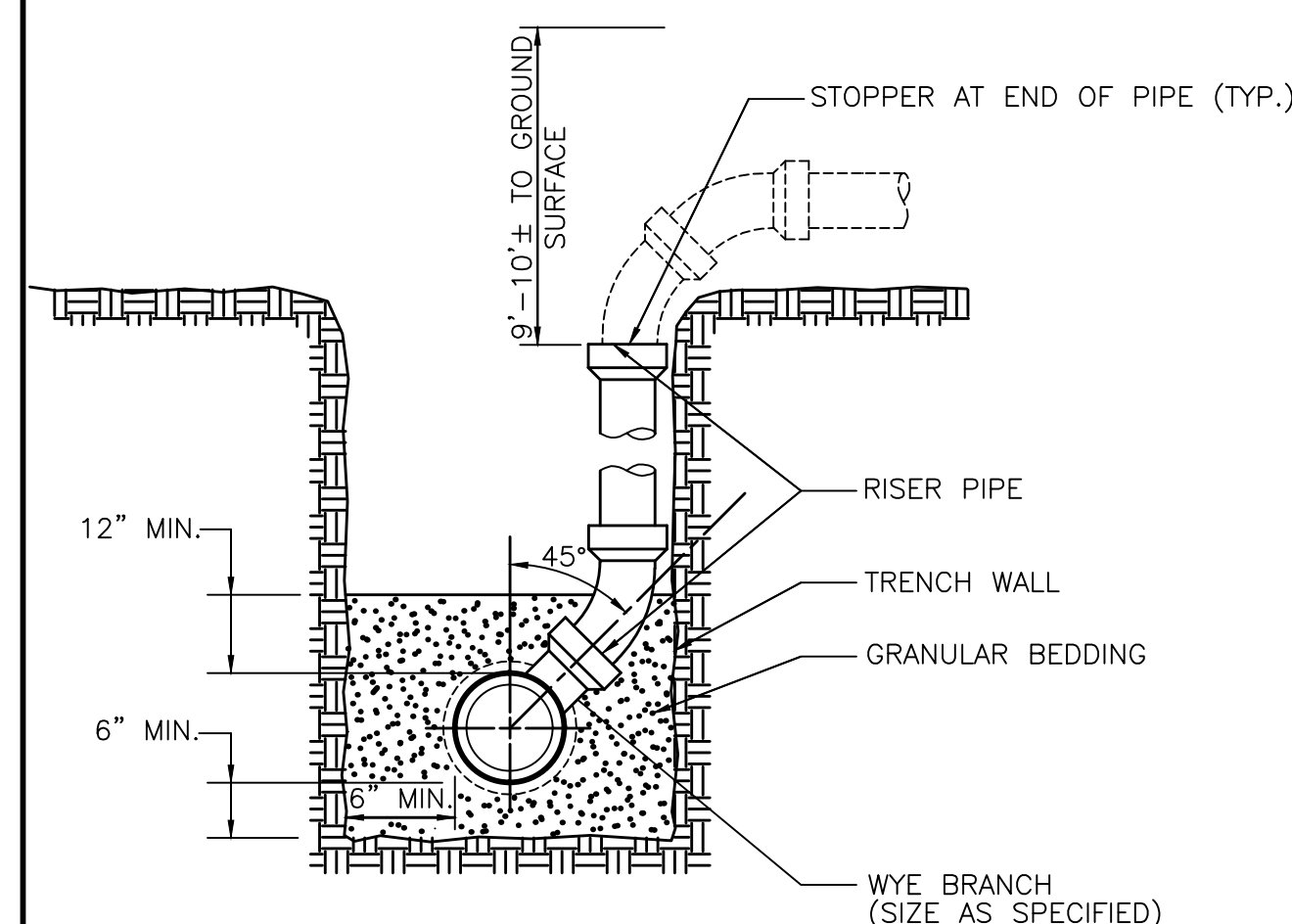
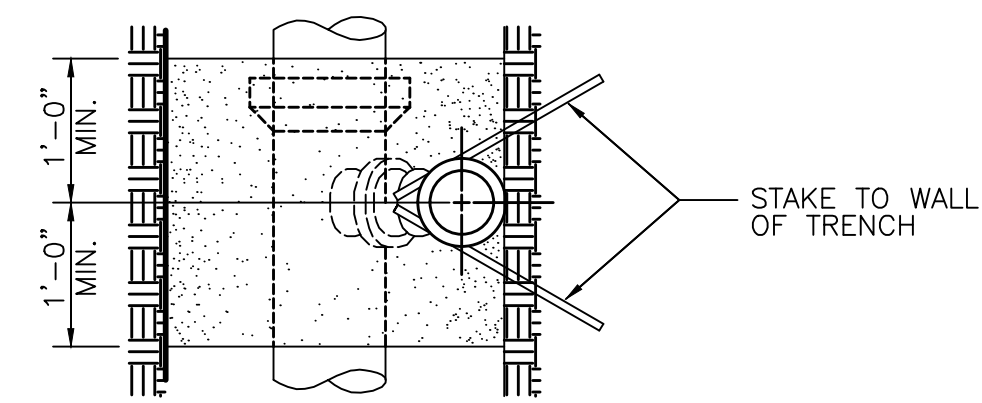
TITLE **ECHO BIKE RACK** PRODUCT NO. **EC2-07-SM**

*Available in powder coat and DuraCoat finishes

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

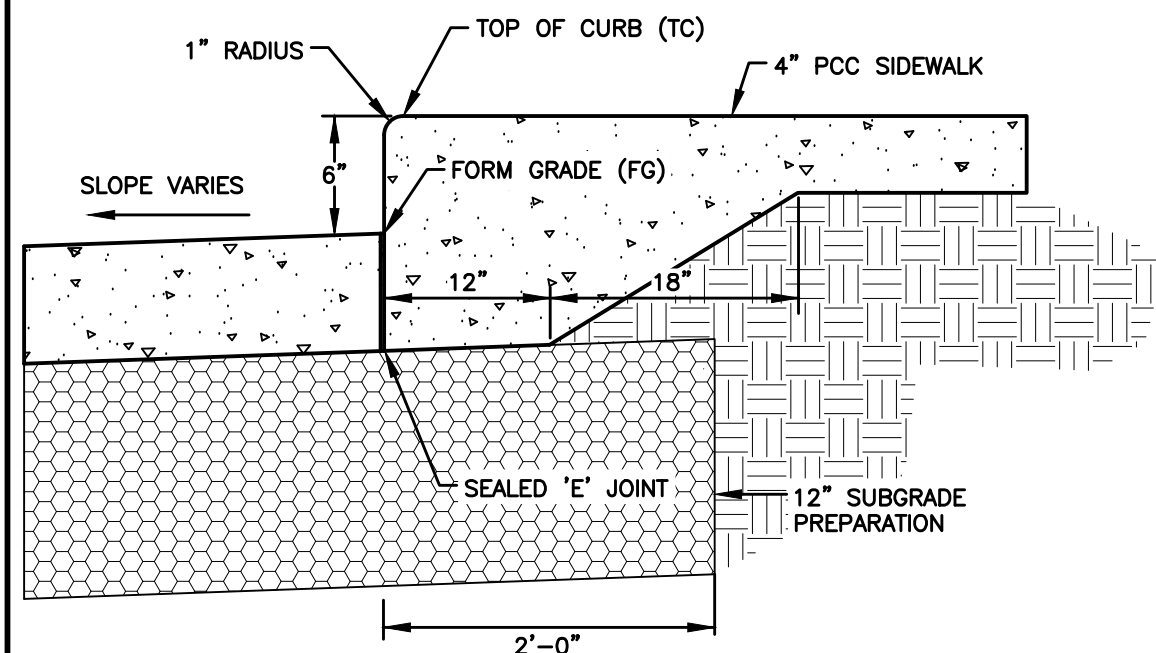


BIKE RACK
NOT TO SCALE

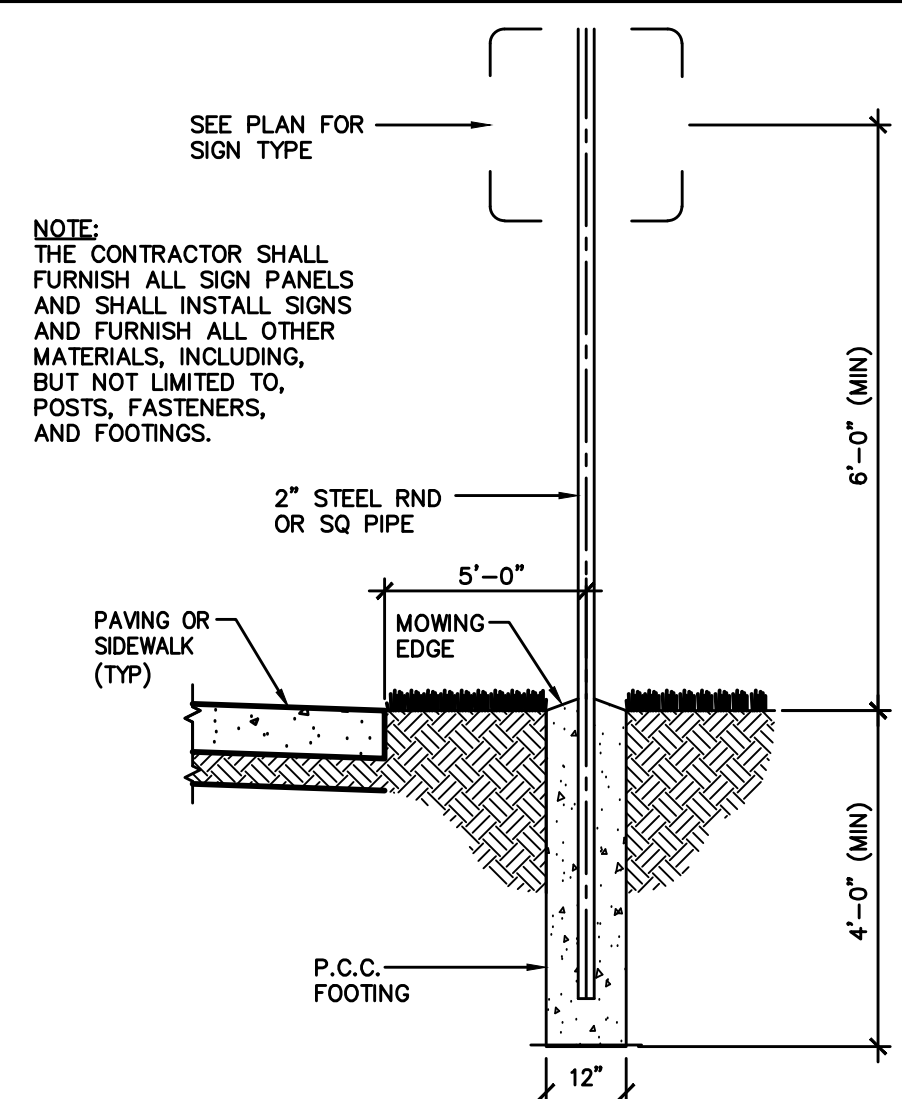


- NOTES**
- INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE
 - NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

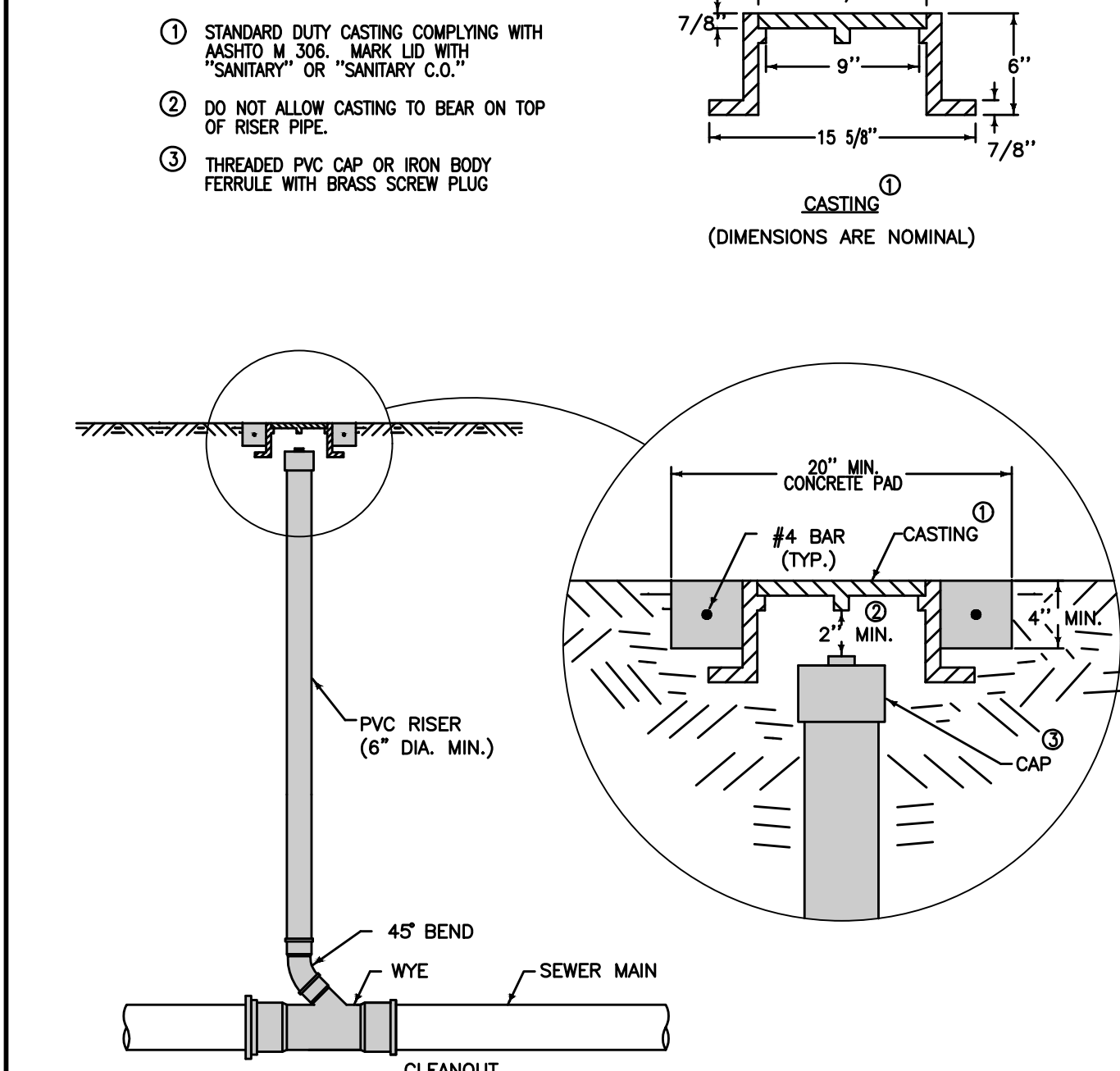
SANITARY SEWER SERVICE RISER
NOT TO SCALE



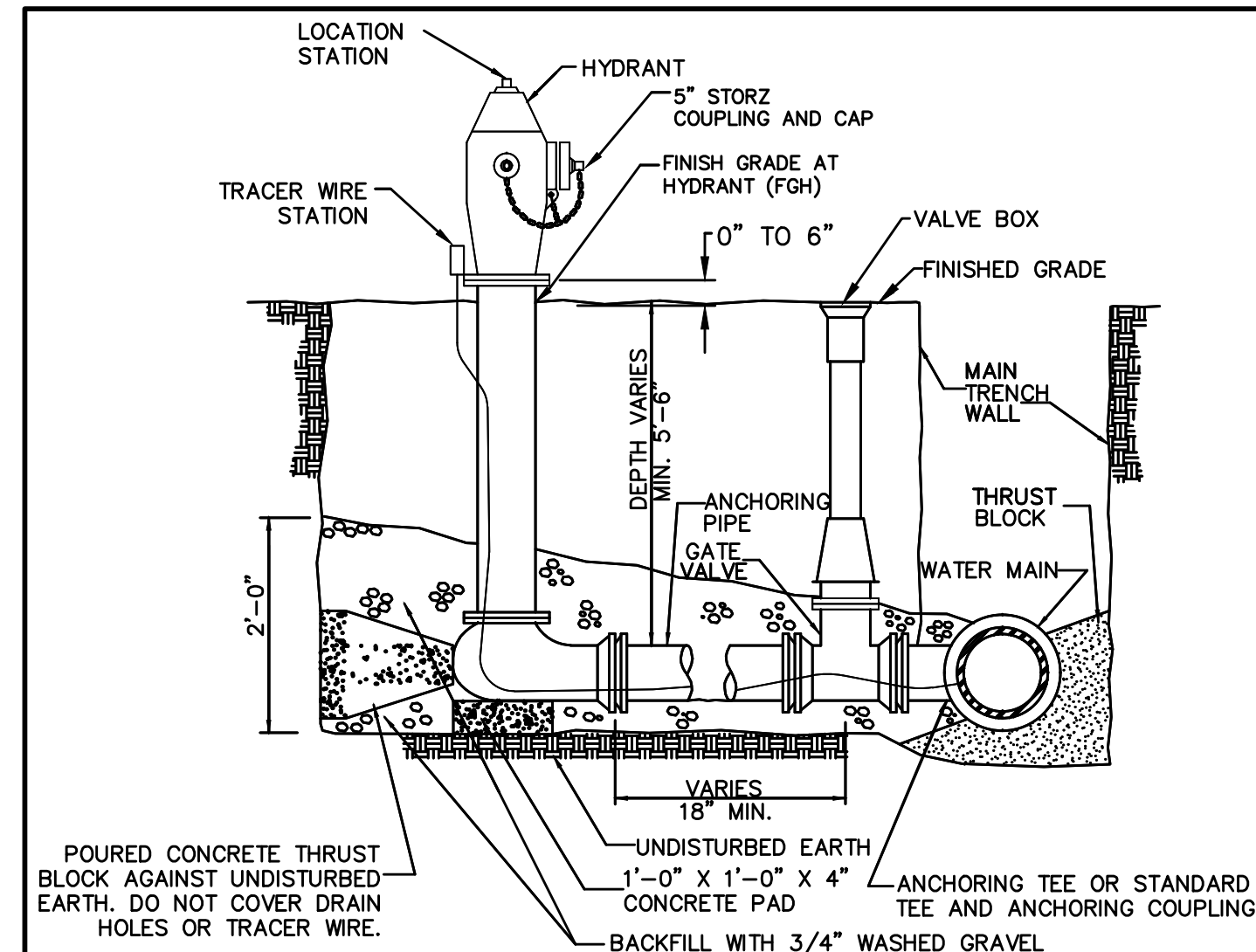
CLASS 'A' 6\"/>



TYPICAL SIGN POST
NOT TO SCALE

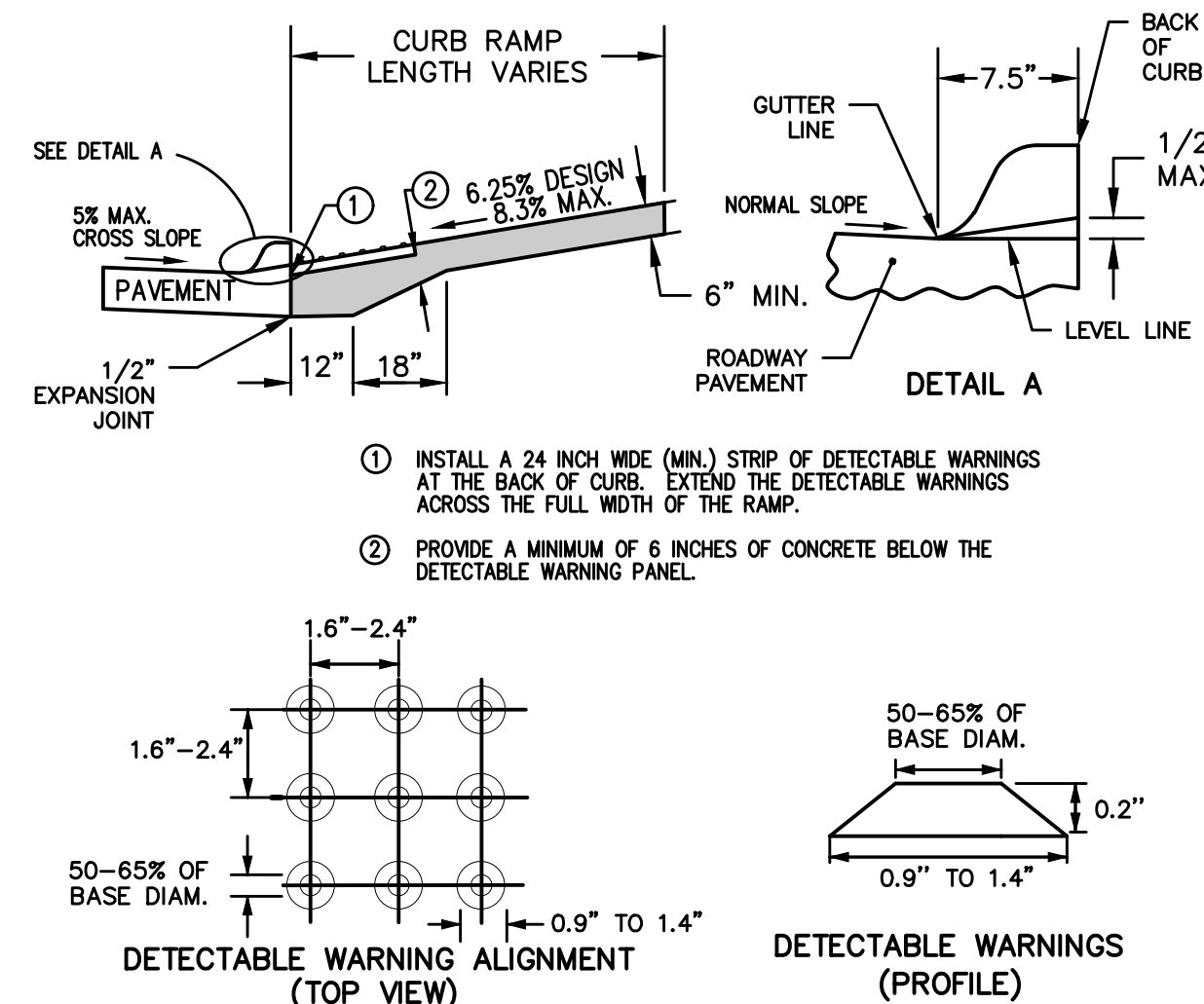


SW-203 SANITARY CLEANOUT
NOT TO SCALE

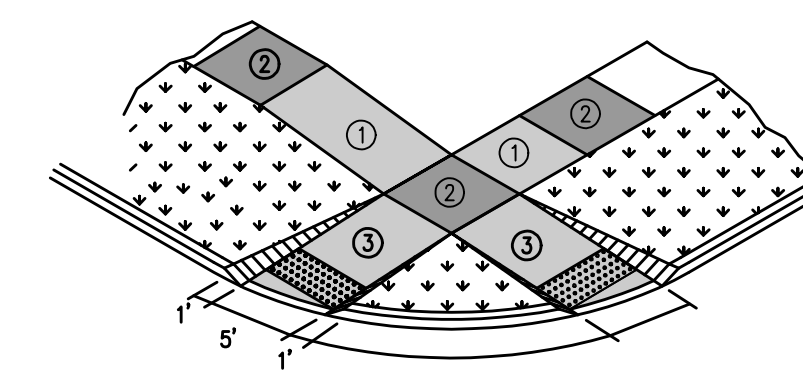


- NOTES**
- MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
 - PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 - WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASUREMENT.

HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



DETECTABLE WARNING DETAIL
NOT TO SCALE



- Parallel Curb 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.
- Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- Match pedestrian street crossing cross slope or flatter.

CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE

FILE: H:\2024\240881\WORKSPACE\240881-COV-BET-HYD.DWG
 COMMENT: DRAWING
 PLOTTED BY: ANAG MURRAY TECH
 PLOTTED: 1/29/2025 11:16 AM

DATE: _____
 REVISIONS: _____
 3RD SUBMITTAL: 01/28/2025
 2ND SUBMITTAL: 01/14/2025
 1ST SUBMITTAL: 12/23/2024

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

TECH: JDS
 ENGINEER: JMM

ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE LAKES COMMERCIAL
DETAILS

C2.0
 2408.681

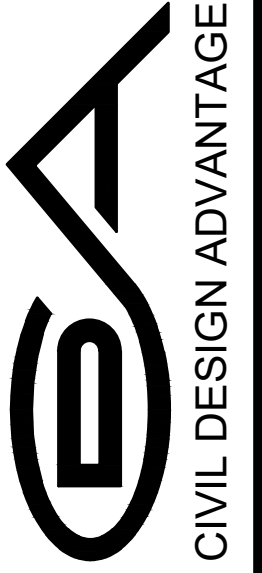
FILE: H:\2024\2408881\WORKSPACE\2408881-COV-BET-HYD.DWG
 COMMENT: EXHIBIT
 PLOTTED BY: JARED MURRAY
 DATE: 1/28/2025 11:16 AM

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
3RD SUBMITTAL	01/28/2025
2ND SUBMITTAL	01/14/2025
1ST SUBMITTAL	12/23/2024

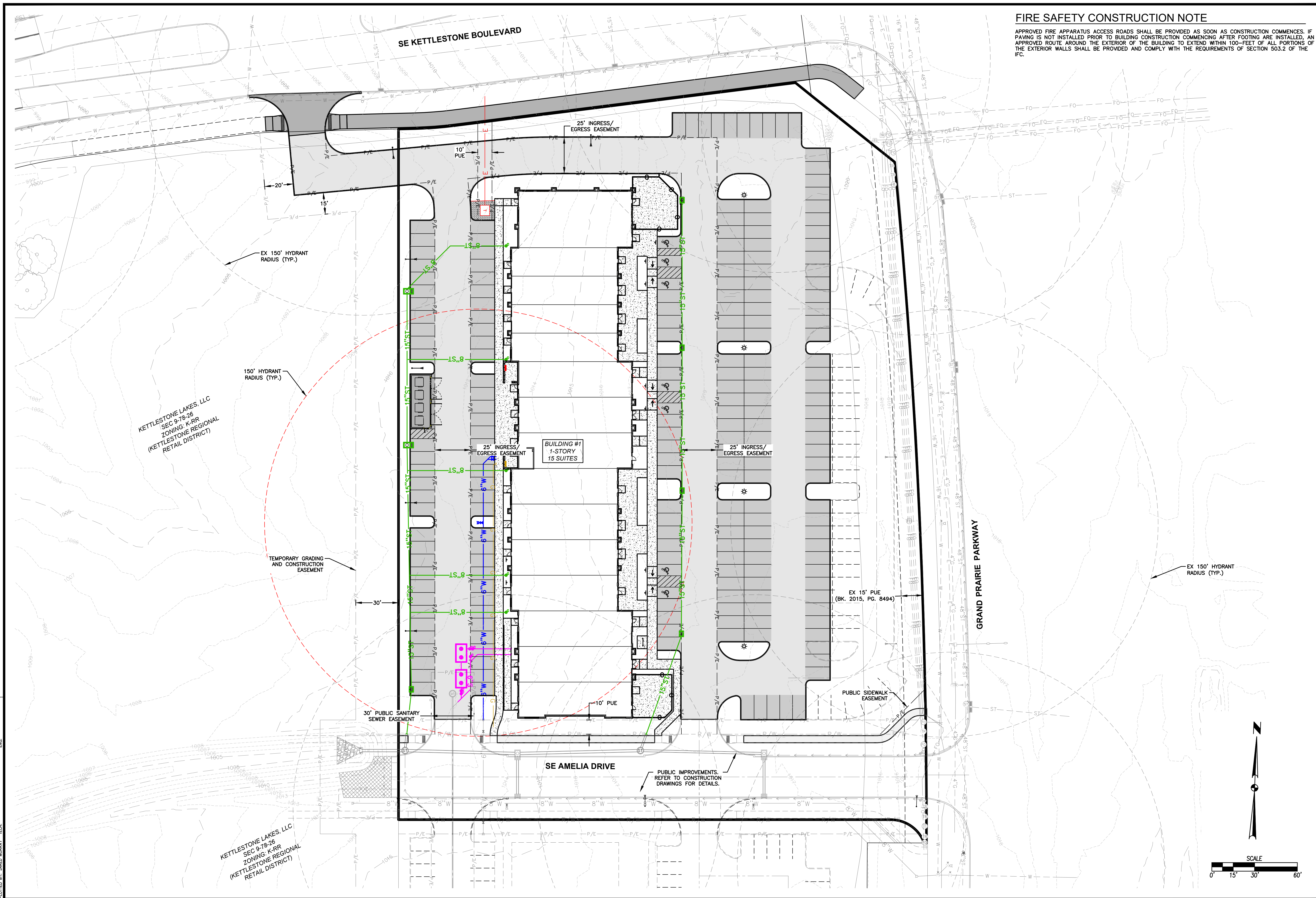
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



KETTLESTONE LAKES COMMERCIAL
 OVERALL LAYOUT AND HYDRANT COVERAGE
 WAUKEE, IOWA

C3.0
 2408.681

ENGINEER: JMM
 TECH: JDS



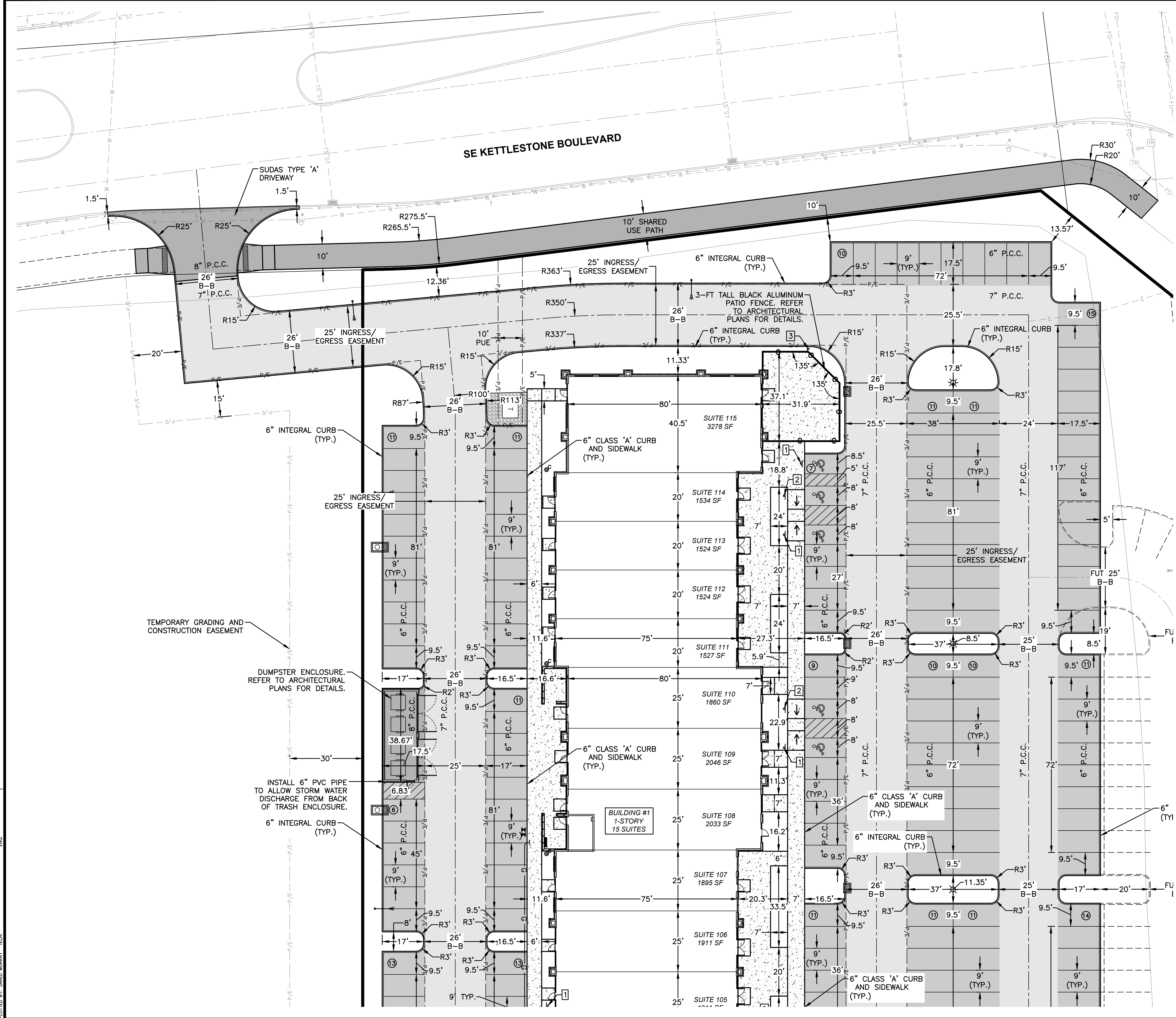
KETTLESTONE LAKES, LLC
 SEC 9-78-26
 ZONING: K-RR
 (KETTLESTONE REGIONAL
 RETAIL DISTRICT)

KETTLESTONE LAKES, LLC
 SEC 9-78-26
 ZONING: K-RR
 (KETTLESTONE REGIONAL
 RETAIL DISTRICT)

BUILDING #1
 1-STORY
 15 SUITES

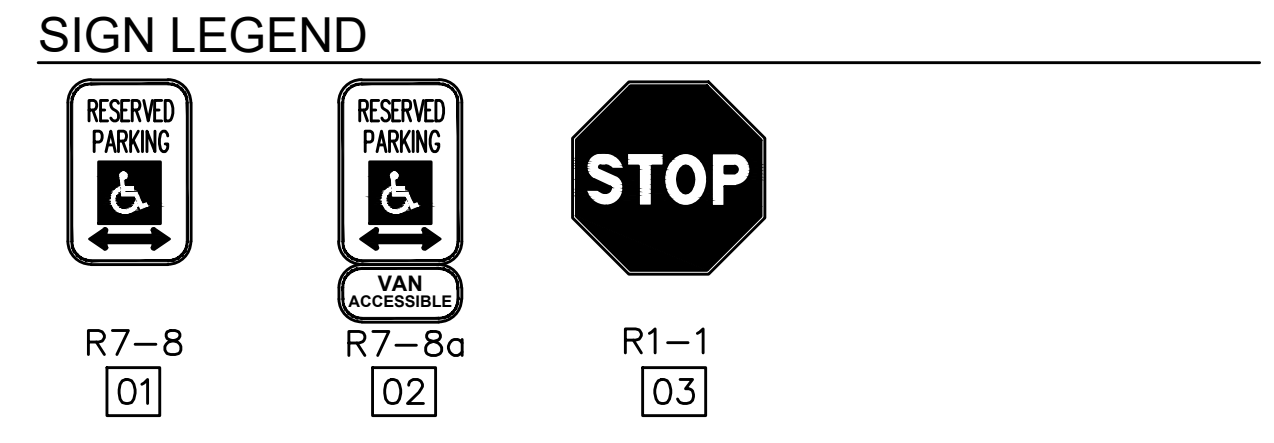
EX 15' PUE
 (BK. 2015, PG. 8494)

PUBLIC IMPROVEMENTS.
 REFER TO CONSTRUCTION
 DRAWINGS FOR DETAILS.



- ### GENERAL NOTES
- THE 2024 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2025 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" 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.
 - 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 AND 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. SHARED USE PATH	6" P.C.C. (C-4 MIX)
3. PARKING STALLS	6" P.C.C. (C-4 MIX)
4. DRIVE AISLES	7" P.C.C. (C-4 MIX)
5. DUMPSTER ENCLOSURES	8" P.C.C. (C-4 MIX)
6. DRIVEWAY WITHIN R.O.W.	8" P.C.C. (C-4 MIX)

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

FILE: H:\2024\240881\W01\STATE\240881-DIM.DWG
 COMMENT: DIMENSION PLAN
 PLOTTED BY: ANAS MURRAY
 DATE: 1/28/2025 11:16 AM

DATE: 01/28/2025 07/14/2025 12/23/2024

REVISIONS: 3RD SUBMITTAL 2ND SUBMITTAL 1ST SUBMITTAL

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

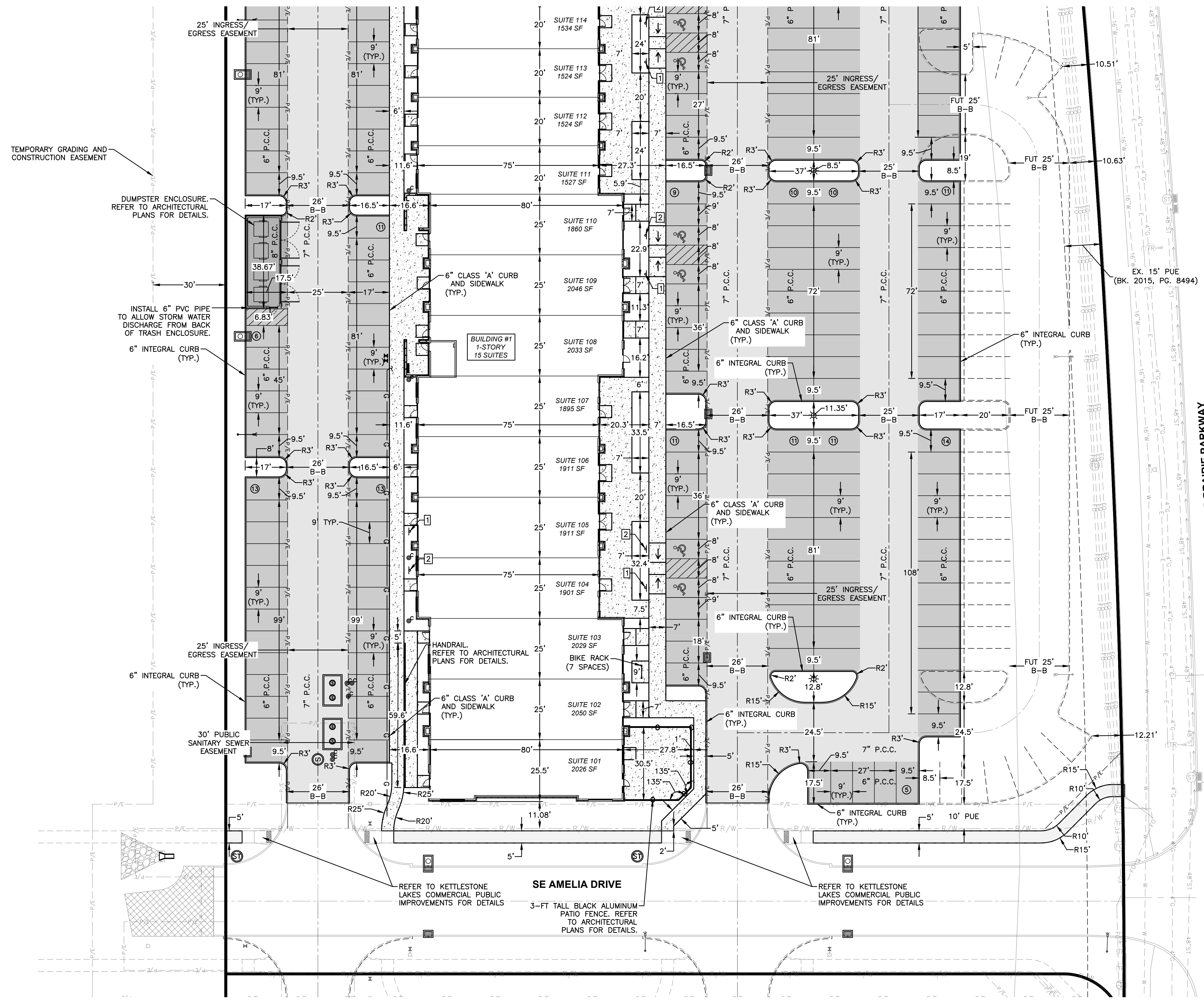
TECH: JDS
 ENGINEER: JMM

DSA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

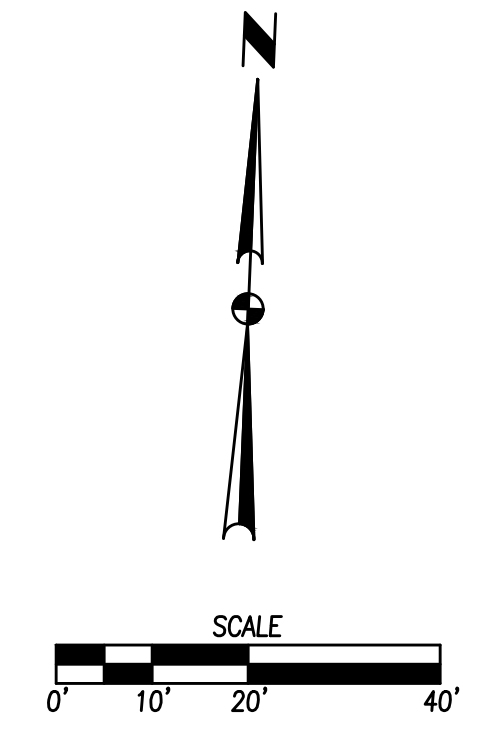
KETTLESTONE LAKES COMMERCIAL
DIMENSION PLAN

C4.0
 2408.681

FILE: H:\2024\240881\KETTLESTONE\240881-DIM.DWG
 COMMENT: DIMENSION PLAN
 PLOTTED BY: RAGD MURRAY
 DATE: 1/28/2025 11:16 AM



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

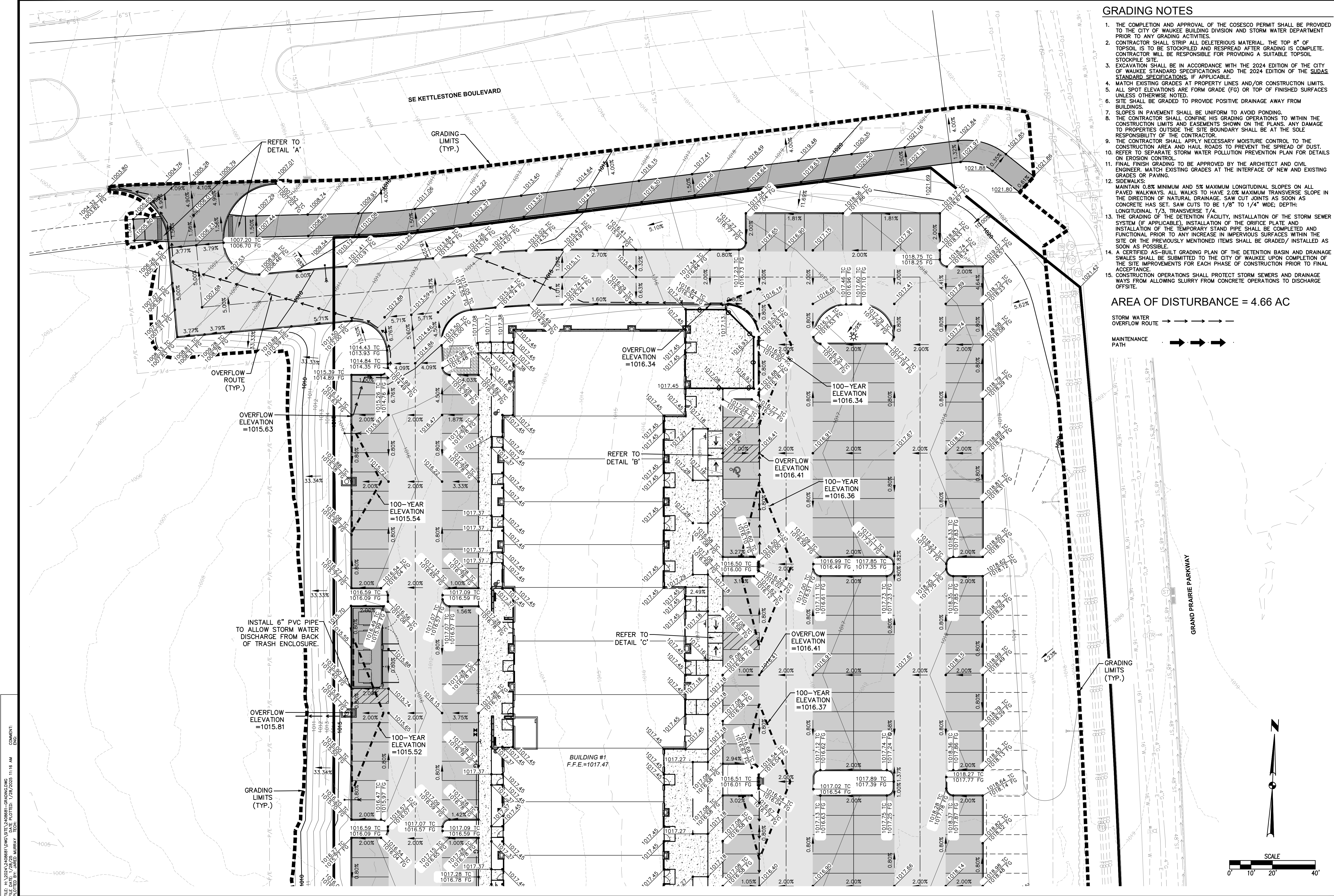


DATE	01/28/2025
REVISIONS	3RD SUBMITTAL 2ND SUBMITTAL 1ST SUBMITTAL
PROJECT	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
ENGINEER	JMM
TECH	JDS

KETTLESTONE LAKES COMMERCIAL
DIMENSION PLAN

C4.1
 2408.681

WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER: JMM



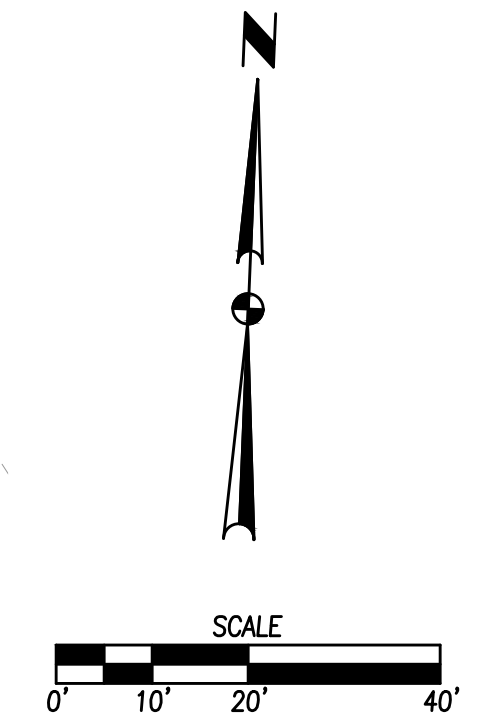
GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSECO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE 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 CONFINED 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 A 0.8% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF WAUKEE UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

AREA OF DISTURBANCE = 4.66 AC

STORM WATER OVERFLOW ROUTE → → → →

MAINTENANCE PATH → → → →



FILE: H:\2024\240881\W05\STE\40881-GRADING.DWG
 PLOTTED BY: RAGD MURRAY
 DATE: 1/28/2025 11:16 AM
 COMMENT: ENCL

DATE	01/28/2025	12/23/2024
REVISIONS	3RD SUBMITTAL	2ND SUBMITTAL
TECH: JDS	ENGINEER: JMM	

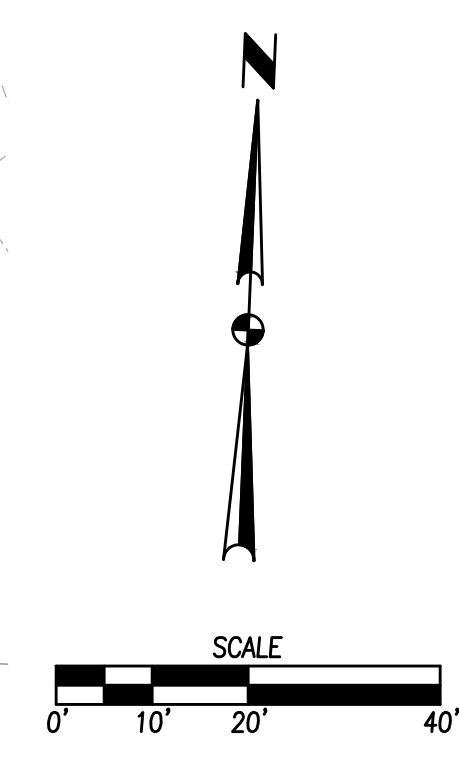
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

C5.0
 2408.681

KETTLESTONE LAKES COMMERCIAL GRADING PLAN

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

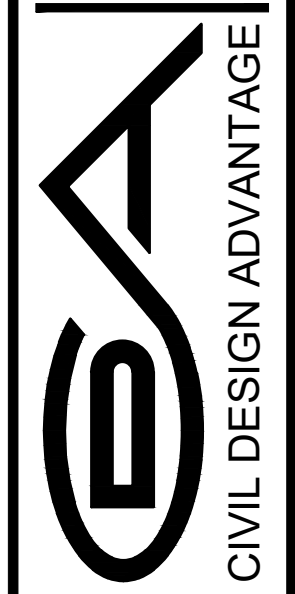
FILE: H:\2024\240881\KETTLESTONE\KETTLESTONE-COMMERCIAL-GRADING.DWG
COMMENT: 3/1/2025 11:16 AM
PLOTTER: PLOTTER
DRAWN BY: MURRAY
CHECKED BY: MURRAY



DATE	REVISIONS
01/28/2025	3RD SUBMITTAL
07/14/2025	2ND SUBMITTAL
12/23/2024	1ST SUBMITTAL

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

TECH: JDS
ENGINEER: JMM



CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

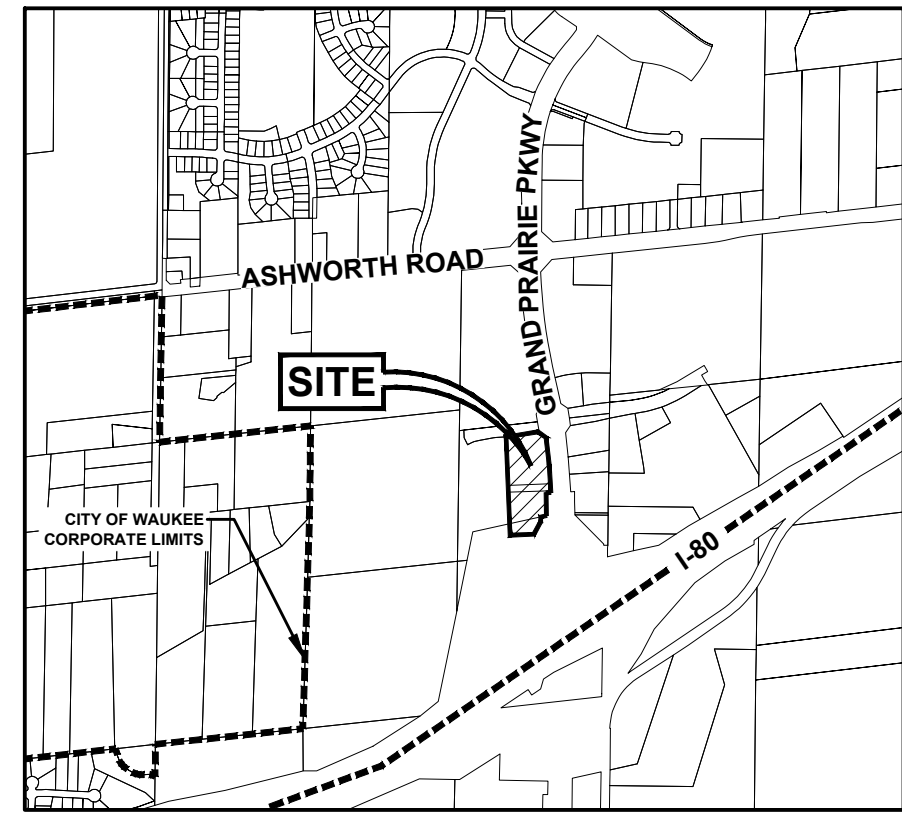
KETTLESTONE LAKES COMMERCIAL GRADING PLAN

KETTLESTONE LAKES COMMERCIAL

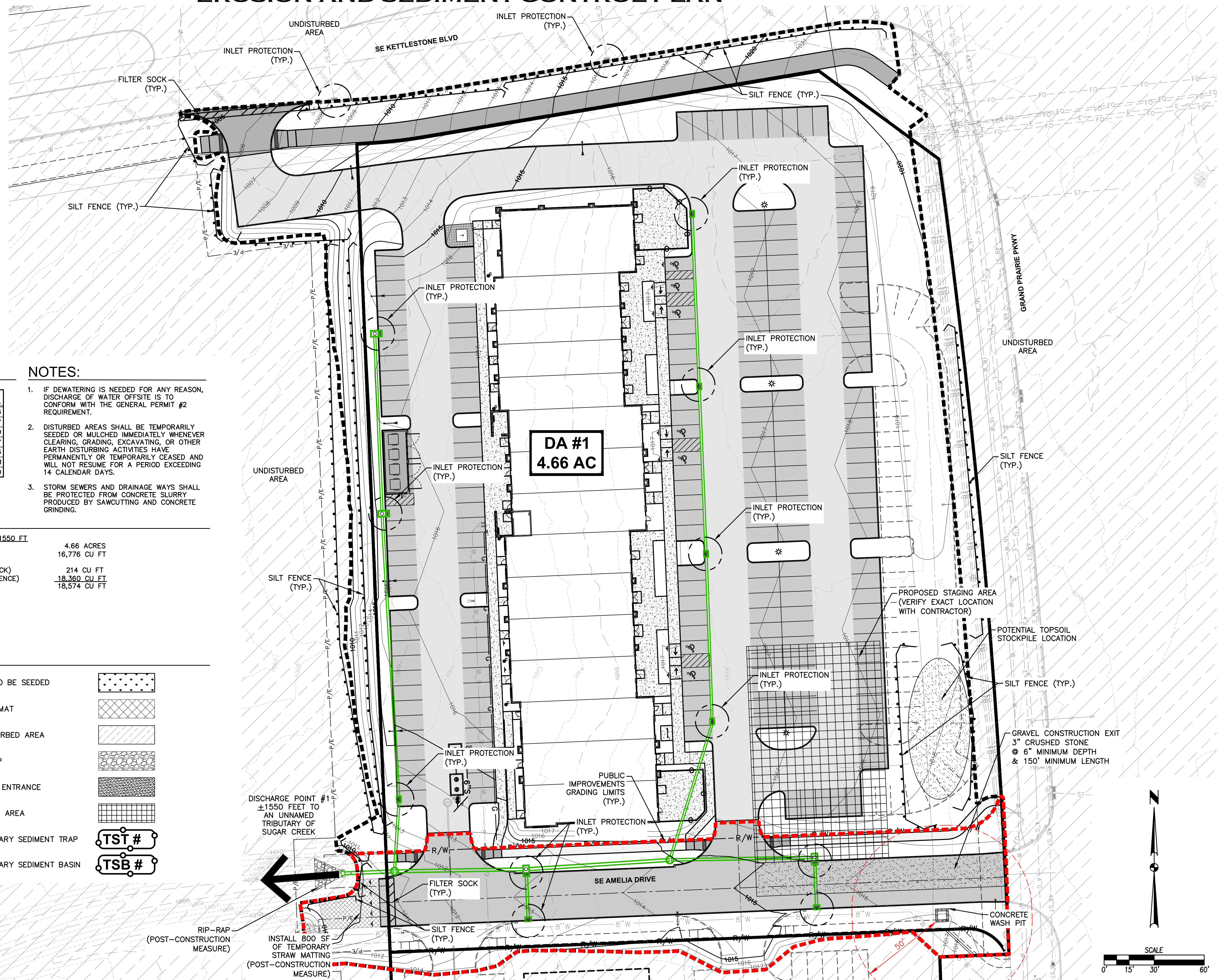
EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,836
2	FILTER SOCK	LF	107
3	SEEDING*, FERTILIZING, AND MULCHING	AC	0.39
4	SOD	AC	1.07
5	INLET PROTECTION DEVICES	EA	13
6	CONCRETE WASHOUT PIT	EA	1
7	STRAW MATTING	SF	800

*SUDAS TYPE 4 URBAN TEMPORARY EROSION CONTROL MIX

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.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±1550 FT	4.66 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	4.66 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	16,776 CU FT
VOLUME PROVIDED IN FILTER SOCK (107 LF @ 2.0 CU FT/LF OF SOCK)	214 CU FT
VOLUME PROVIDED IN SILT FENCE (1,836 LF @ 10.0 CU FT/LF OF FENCE)	18,360 CU FT
TOTAL VOLUME PROVIDED	18,574 CU FT

SWPPP LEGEND

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

FILE: H:\2024\2408681\W04\2408681-SWPPP.DWG
 COMMENT: SWPPP
 PLOTTED BY: JARED MURRAY
 DATE: 1/29/2025 11:17 AM

REVISIONS	DATE
1ST SUBMITTAL	12/23/2024
2ND SUBMITTAL	01/14/2025
3RD SUBMITTAL	01/28/2025

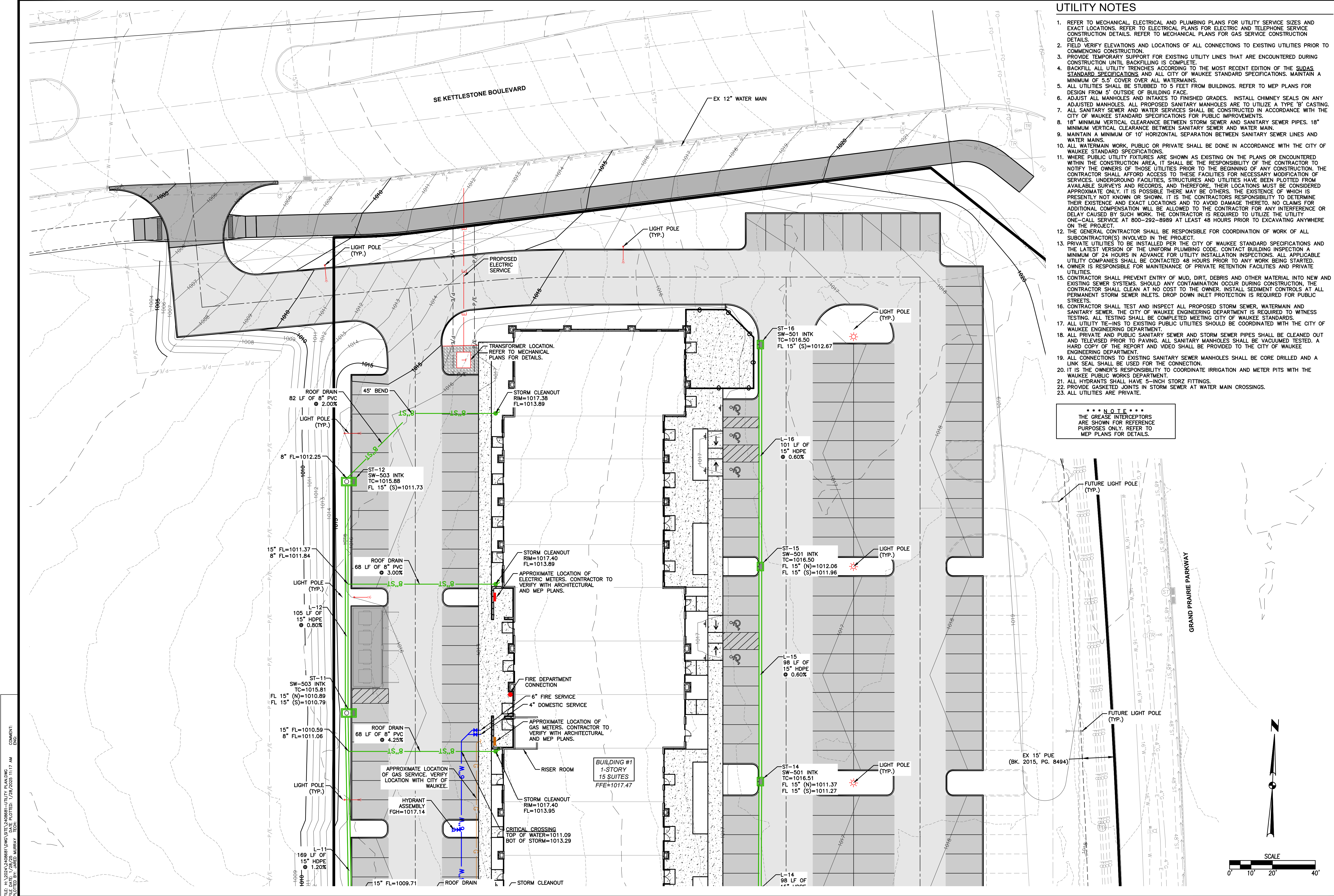
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: JDS
 ENGINEER: JMM

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE LAKES COMMERCIAL
 EROSION AND SEDIMENT CONTROL PLAN

C6.0
 2408.681



UTILITY NOTES

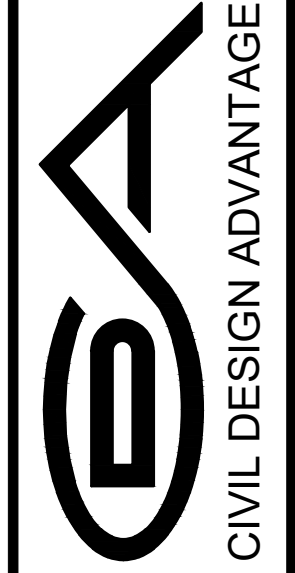
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS 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 SDAS 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 THERE TO. 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 CONNECTIONS 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 TO AVOID 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.

FILE: H:\2024\240881\W01\STE\240881-UTILITY PLAN.DWG
 PLOTTED BY: JARED MURRAY
 DATE: 1/28/2025 11:17 AM
 COMMENT: ENCL

DATE	REVISIONS
01/28/2025	3RD SUBMITTAL
01/14/2025	2ND SUBMITTAL
12/23/2024	1ST SUBMITTAL

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

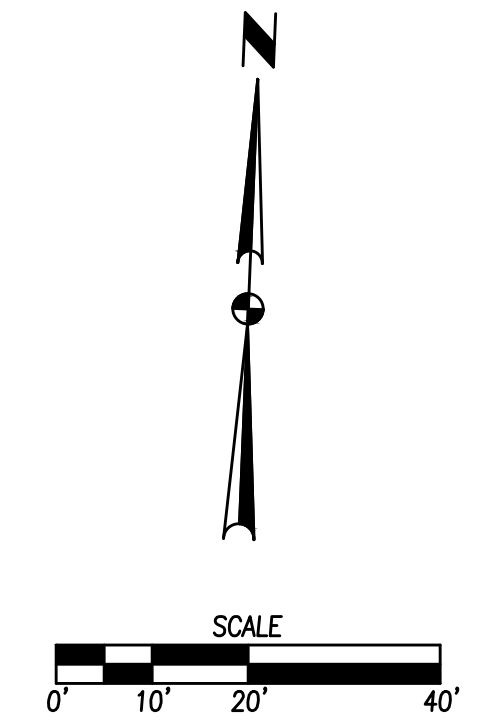


KETTLESTONE LAKES COMMERCIAL
UTILITY PLAN
 WAUKEE, IOWA
C7.0
 2408.681

FILE: H:\2024\240881\WKS\ST-240881-UTILITY PLAN.DWG
 COMMENT: EXISTING
 PLOTTED BY: JARED MURRAY
 DATE: 1/29/2025 11:17 AM



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



DATE	01/28/2025
REVISIONS	3RD SUBMITTAL 2ND SUBMITTAL 1ST SUBMITTAL
TECH: JDS	ENGINEER: JMM

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

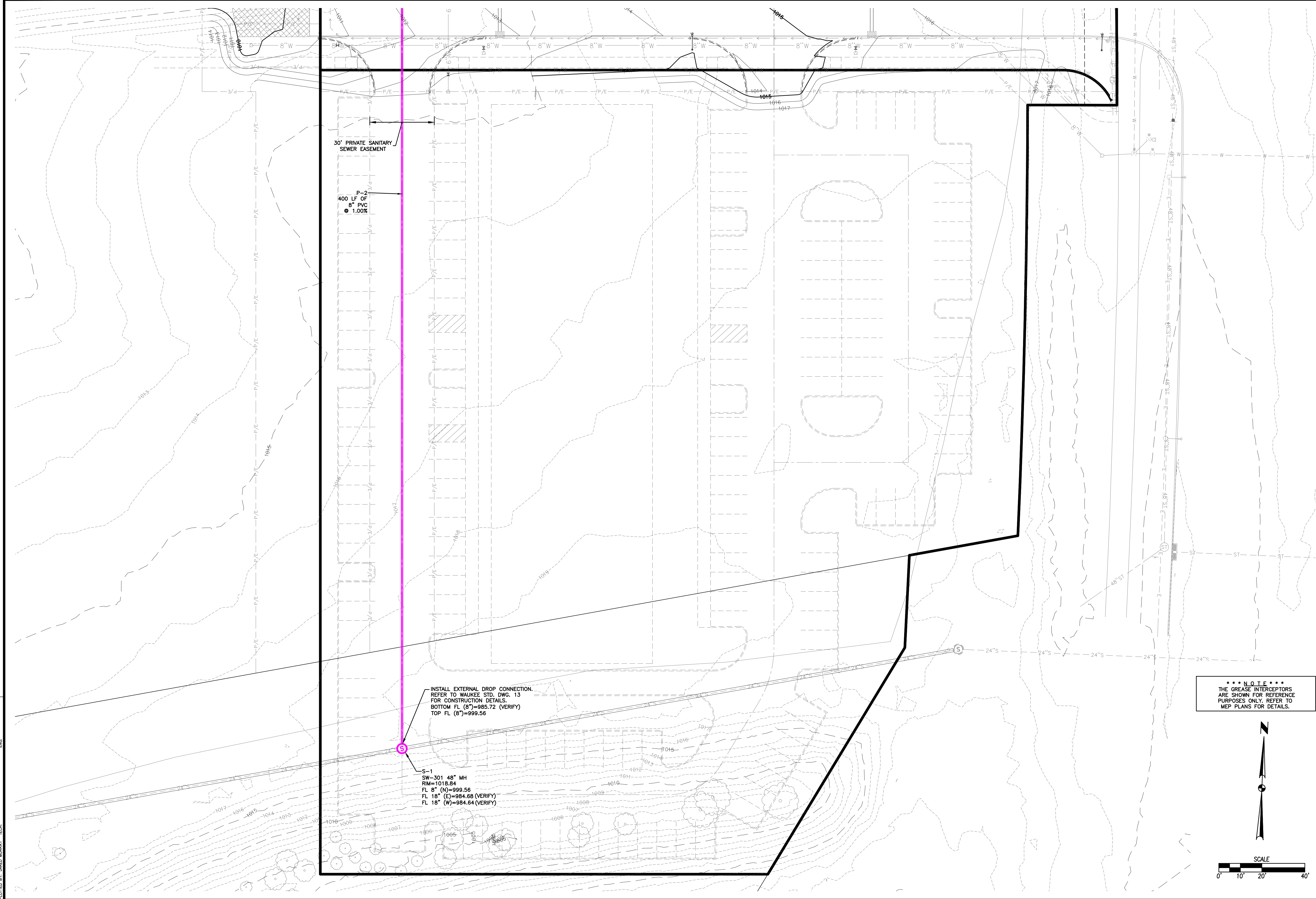
ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE LAKES COMMERCIAL
 UTILITY PLAN

C7.1
 2408.681

FILE: H:\2024\240881\WKS\240881-UTILITY PLAN.DWG
 COMMENT: 240881-UTILITY PLAN.DWG
 PLOTTED BY: RAGD MURRAY TECH
 DATE: 1/28/2025 11:17 AM



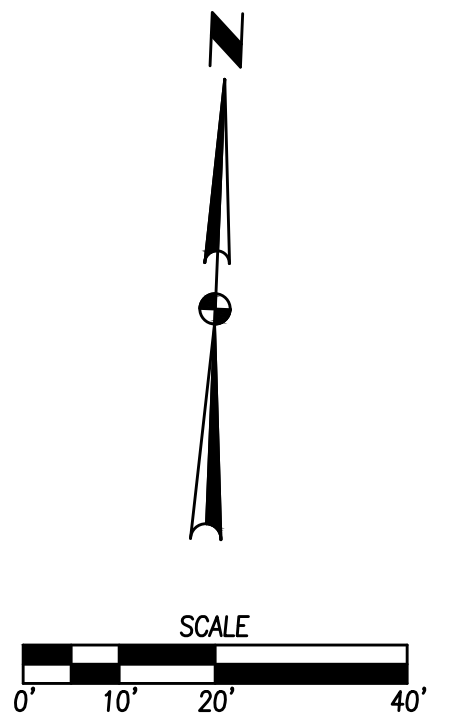
30' PRIVATE SANITARY SEWER EASEMENT

P-2
 400 LF OF
 8" PVC
 @ 1.00%

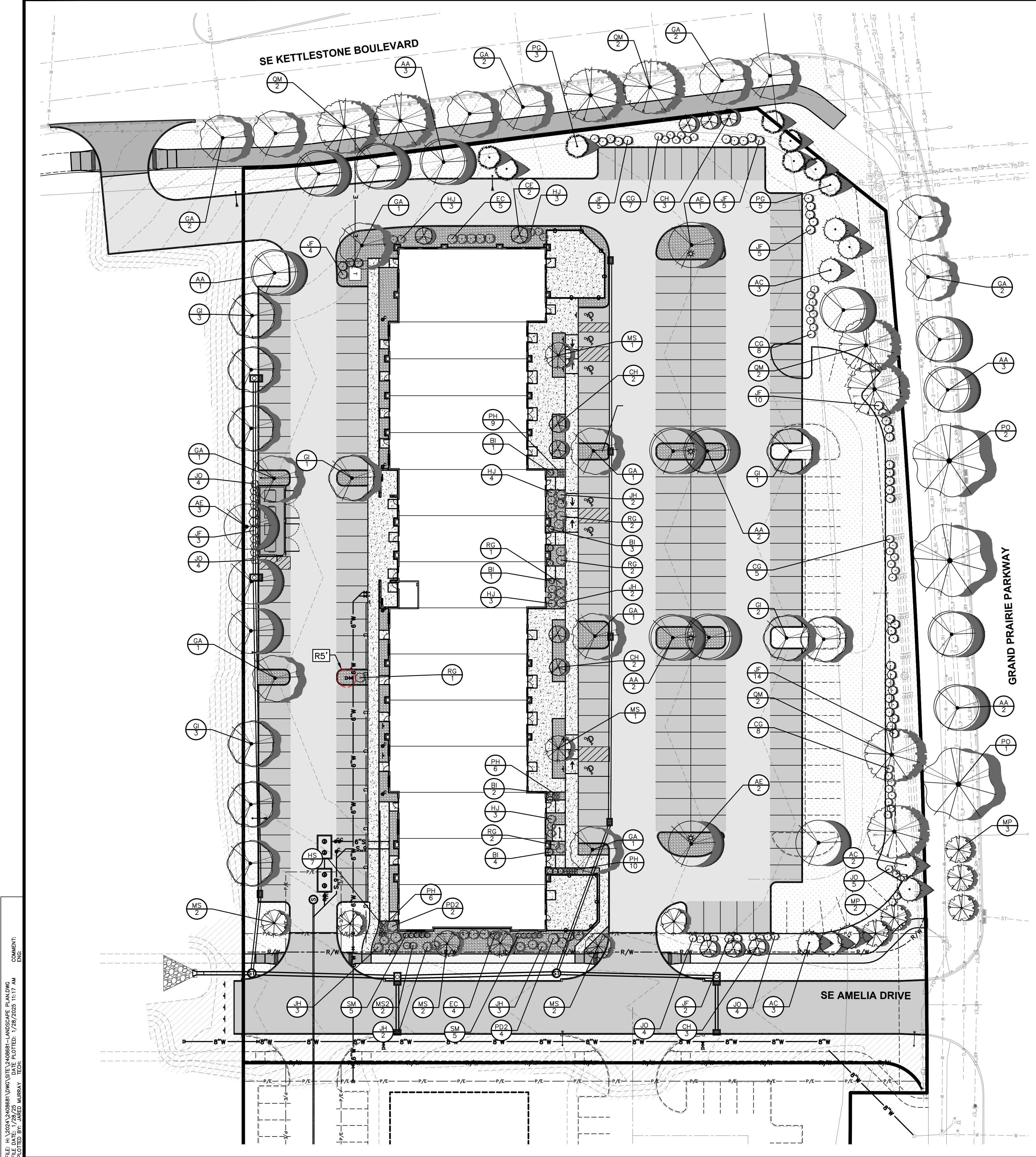
INSTALL EXTERNAL DROP CONNECTION.
 REFER TO WAUKEE STD. DWG. 13
 FOR CONSTRUCTION DETAILS.
 BOTTOM FL (8")=985.72 (VERIFY)
 TOP FL (8")=999.56

S-1
 SW-301 48" MH
 RIM=1018.84
 FL 8" (N)=999.56
 FL 18" (E)=984.68 (VERIFY)
 FL 18" (W)=984.64 (VERIFY)

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



 KETTLESTONE LAKES COMMERCIAL UTILITY PLAN	WAUKEE, IOWA	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	REVISIONS 3RD SUBMITTAL 2ND SUBMITTAL 1ST SUBMITTAL	DATE 01/28/2025 01/14/2025 12/23/2024
	ENGINEER: JMM	TECH: JDS		
	C7.2 2408.681			



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2024 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.
14. MINIMUM PLANTING HEIGHTS ARE AS FOLLOWS:
 - DECIDUOUS OVERSTORY TREES: 8- FEET
 - EVERGREEN AND UNDERSTORY: 6- FEET
 - DECIDUOUS ORNAMENTAL TREES: 6- FEET

OPEN SPACE REQUIREMENTS

SITE AREA: 157,819 SF (3.62 ACRES)
 OPEN SPACE REQUIRED: 31,563 SF(20.0%)

LANDSCAPING REQUIRED

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

REQUIRED	PROVIDED
OVERSTORY/EVERGREEN TREES 48	OVERSTORY/EVERGREEN TREES 48
UNDERSTORY TREES 24	UNDERSTORY TREES 25
SHRUBS 63	SHRUBS 127

PARKING SETBACK AREA

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.

REQUIRED	PROVIDED
PARKING LOT FRONTAGE 527 LF	OVERSTORY TREES 22 TREES
OVERSTORY TREES (2/ 50 LF): 22 TREES	SHRUBS (8/ 50 LF): 84 SHRUBS
SHRUBS (8/ 50 LF): 84 SHRUBS	OVERSTORY TREES: 22 TREES
	SHRUBS 84 SHRUBS

STREET TREE REQUIREMENTS

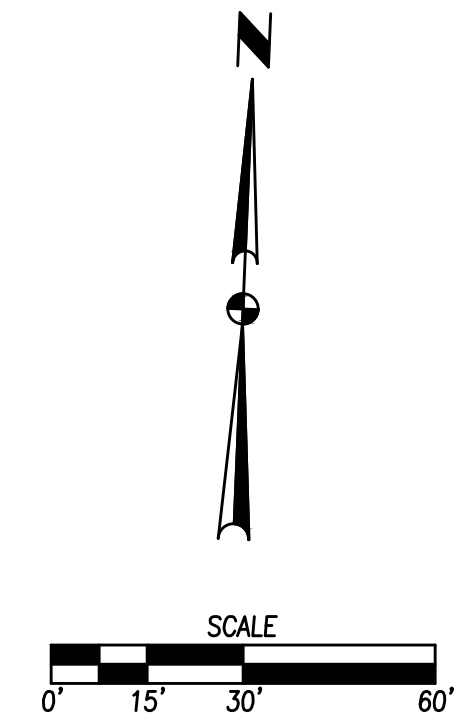
SE KETTLESTONE BOULEVARD: 377 LF REQUIRED
 (1 OVERSTORY TREE/ 40 LF OF FRONTAGE) = 10 TREES
 PROVIDED = 10 TREES
 STREET TREES ARE TO BE A MINIMUM OF 12' HIGH.
 GRAND PRAIRIE PARKWAY: 460 LF REQUIRED
 (1 OVERSTORY TREE/ 40 LF OF FRONTAGE) = 12 TREES
 PROVIDED = 12 TREES
 STREET TREES ARE TO BE A MINIMUM OF 12' HIGH.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
AC	5	White Fir	Abies concolor	B&B, 6" HEIGHT
PG	8	Blue Colorado Spruce	Picea pungens 'Glauc'	1.5" CALIPER 6" (MIN HEIGHT)
ORNAMENTAL TREES				
CE	2	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER, MULTI-STEM
CH	10	Crusader®Cockspur Hawthorn	Crataegus crus-galli 'Cruzam'	B&B, 1.5" CALIPER, MULTI-STEM
MP	5	Prairiefire Crabapple	Malus x 'Prairiefire'	B&B, 1.5" CALIPER
MS	8	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES				
AA	13	Autumn Blaze®Freeman Maple	Acer x freemanii 'Jeffersred'	B&B, 1.5" CALIPER
AE	6	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'	B&B, 1.5" CALIPER
GA	14	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold'	B&B, 1.5" CALIPER
GI	10	Sunburst®Honey Locust	Gleditsia triacanthos inermis 'Suncole'	B&B, 1.5" CALIPER
PO	3	American Sycamore	Platanus occidentalis	B&B, 1.5" CALIPER
QM	8	Burr Oak	Quercus macrocarpa	B&B, 1.5" CALIPER
SHRUBS				
BI	11	Littleleaf Boxwood	Buxus microphylla Wintergreen	CONT, 3 GAL
CG	30	Golden Mop Threadleaf Sawara Cypress	Chamaecyparis pisifera 'Golden Mop'	18" HEIGHT
EC	9	Compact Burning Bush	Euonymus alatus 'Compactus'	CONT, 5 GAL
HJ	16	Little Lime®Panicke Hydrangea	Hydrangea paniculata 'Jane'	CONT, 5 GAL
JF	48	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HEIGHT
JH	12	Hughes Creeping Juniper	Juniperus horizontalis 'Hughes'	CONT, 5 GAL
JO	21	Old Gold Juniper	Juniperus chinensis 'Old Gold'	18" HEIGHT
PD2	6	Diabolo®Purple Ninebark	Physocarpus opulifolius 'Monlo'	CONT, 5 GAL
RG	8	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	CONT, 5 GAL
SM	10	Dwarf Korean Lilac	Syringa meyeri 'Paibin'	CONT, 5 GAL
GRASSES				
MS2	2	Silver Feather Eulalia Grass	Miscanthus sinensis 'Silberfeder'	CONT, 5 GAL
PH	31	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	24" HEIGHT
PERENNIALS				
HS	7	Strawberry Candy Daylily	Hemerocallis x 'Strawberry Candy'	CONT, 1 GAL

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

- INDICATES SOD
- INDICATES ROCK MULCH
1.5"-3" DEEP OVER MIRAFI BLANKET
ROCK TYPE TO BE SELECTED BY OWNER.
- INDICATES SUDAS TYPE 4
URBAN TEMPORARY EROSION CONTROL MIX



COMMENT: 1/28/2025 11:17 AM
 FILE: H:\2024\240881\WMS\240881-LANDSCAPE PLANNING
 PLOTTED BY: RAGD MURRAY
 DATE: 1/28/2025 11:17 AM

DATE: 01/28/2025 07/14/2025
 REVISIONS: 3RD SUBMITTAL 2ND SUBMITTAL 1ST SUBMITTAL
 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
 CIVIL DESIGN ADVANTAGE ENGINEER: JMM TECH: JDS
 WAUKEE, IOWA
KETTLESTONE LAKES COMMERCIAL
LANDSCAPE PLAN
L1.0
 2408.681