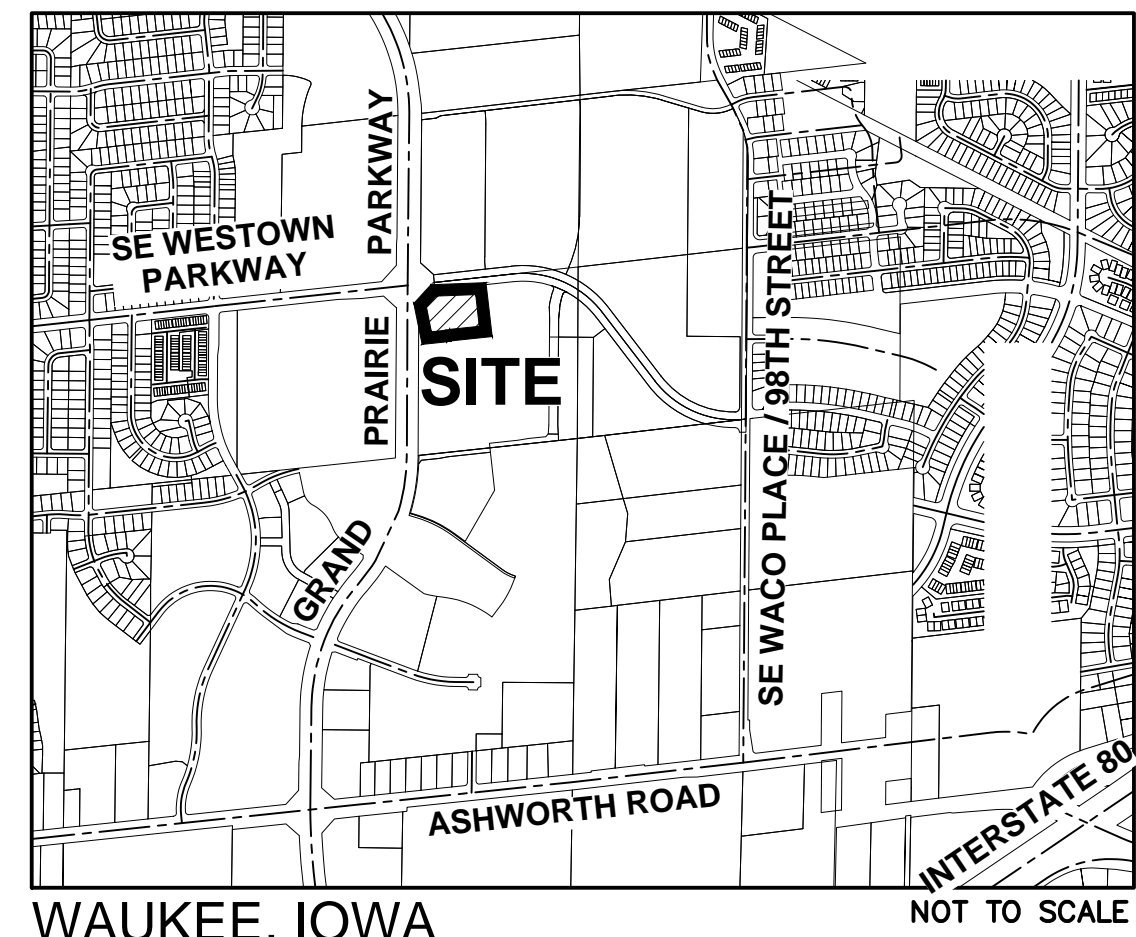


PRELIMINARY PLAT/SITE PLAN FOR: KETTLESTONE CENTRAL - SOCIAL

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

NOT TO SCALE

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: CHARLIE@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: 2105 GRAND PRAIRIE PKWY

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: MIXED-USE

BUILDINGS

LOT 1
FAR: (16,385SF/155,557SF) 0.11
HEIGHT: 42'-8 3/4" FEET
NUMBER OF STORIES: 2 STORIES

SUBMITTAL DATES

FIRST SUBMITTAL: 06/03/2025
SECOND SUBMITTAL: 06/17/2025
THIRD SUBMITTAL: 07/02/2025
FOURTH SUBMITTAL: 07/15/2025

LEGAL DESCRIPTION

OUTLOT 'Y' AND OUTLOT 'Z', KETTLESTONE CENTRAL SOUTH PLAT 2,
AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 3.57 ACRES (155,557 SQUARE FEET) AND
IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DEVELOPMENT SUMMARY

AREA
LOT 1: 3.57 ACRES (155,557 SF)

ZONING: K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

PARKING
REQUIRED RESTAURANT
(14,976 SF) 15/1,000 SF 225 SPACES

COMMERCIAL ENTERTAINMENT
(15,590 SF) 1/1,000 SF 16 SPACES
241 SPACES

PROVIDED
LOT 1

STANDARD: 204 SPACES
ACCESSIBLE: 8 SPACES
212 SPACES

BIKE PARKING
REQUIRED
LOT 1 (3% OF REQUIRED AUTOMOBILE PARKING SPACES)
241 SPACES * 3% 8 BIKE SPACES

PROVIDED
LOT 1: 8 SPACES

IMPERVIOUS AREA:
LOT 1

BUILDING: 14,800 SF
PAVEMENT: 82,300 SF
SIDEWALK: 7,549 SF
ACCESSORY AREAS: 8,563 SF
EXISTING PAVEMENT: 4,690 SF
TOTAL: 117,902 SF

INDEX OF SHEETS

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

ZONING & BULK REGULATIONS

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
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



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.



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-516 STORM INTAKE	GUY ANCHOR
TYPE SW-401 STORM MANHOLE	STREET LIGHT
TYPE SW-402 STORM MANHOLE	POWER POLE W/ TRANSFORMER
FLARED END SECTION	UTILITY POLE W/ LIGHT
TYPE SW-301 SANITARY MANHOLE	ELECTRIC BOX
STORM/SANITARY CLEANOUT	ELECTRIC TRANSFORMER
WATER VALVE	ELECTRIC MANHOLE OR VAULT
FIRE HYDRANT ASSEMBLY	TRAFFIC SIGN
SIGN	TELEPHONE JUNCTION BOX
DETECTABLE WARNING PANEL	TELEPHONE MANHOLE/VAULT
WATER CURB STOP	TELEPHONE POLE
SANITARY SEWER	GAS VALVE BOX
SANITARY SERVICE	CABLE TV JUNCTION BOX
STORM SEWER	CABLE TV MANHOLE/VAULT
STORM SERVICE	MAIL BOX
WATERMAIN WITH SIZE	BENCHMARK
WATER SERVICE	SOIL BORING
SAWCUT (FULL DEPTH)	UNDERGROUND TV CABLE
SILT FENCE	GAS MAIN
USE AS CONSTRUCTED (UAC)	FIBER OPTIC
MINIMUM PROTECTION ELEVATION (MPE)	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

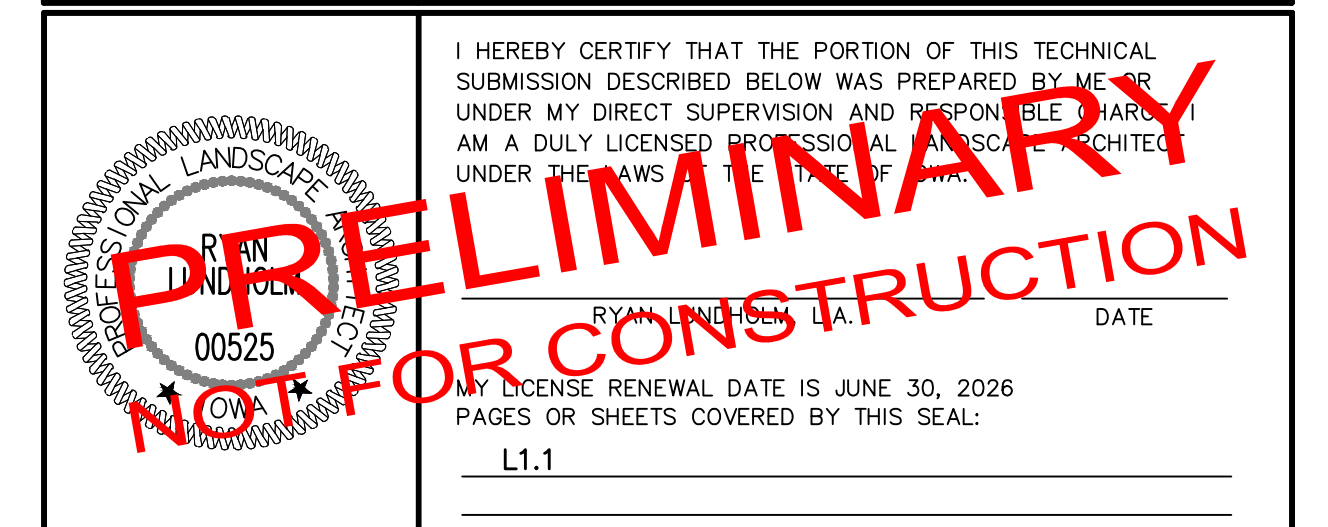
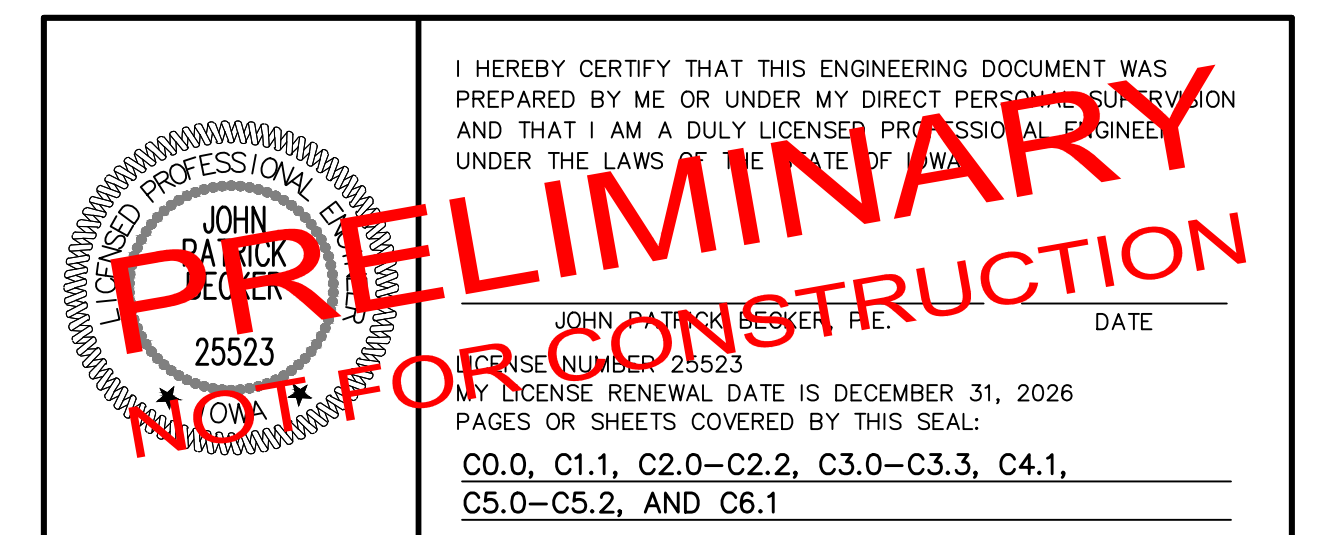
ANY FUTURE BUILDINGS
WILL REQUIRE A SEPARATE
SITE PLAN APPROVAL.

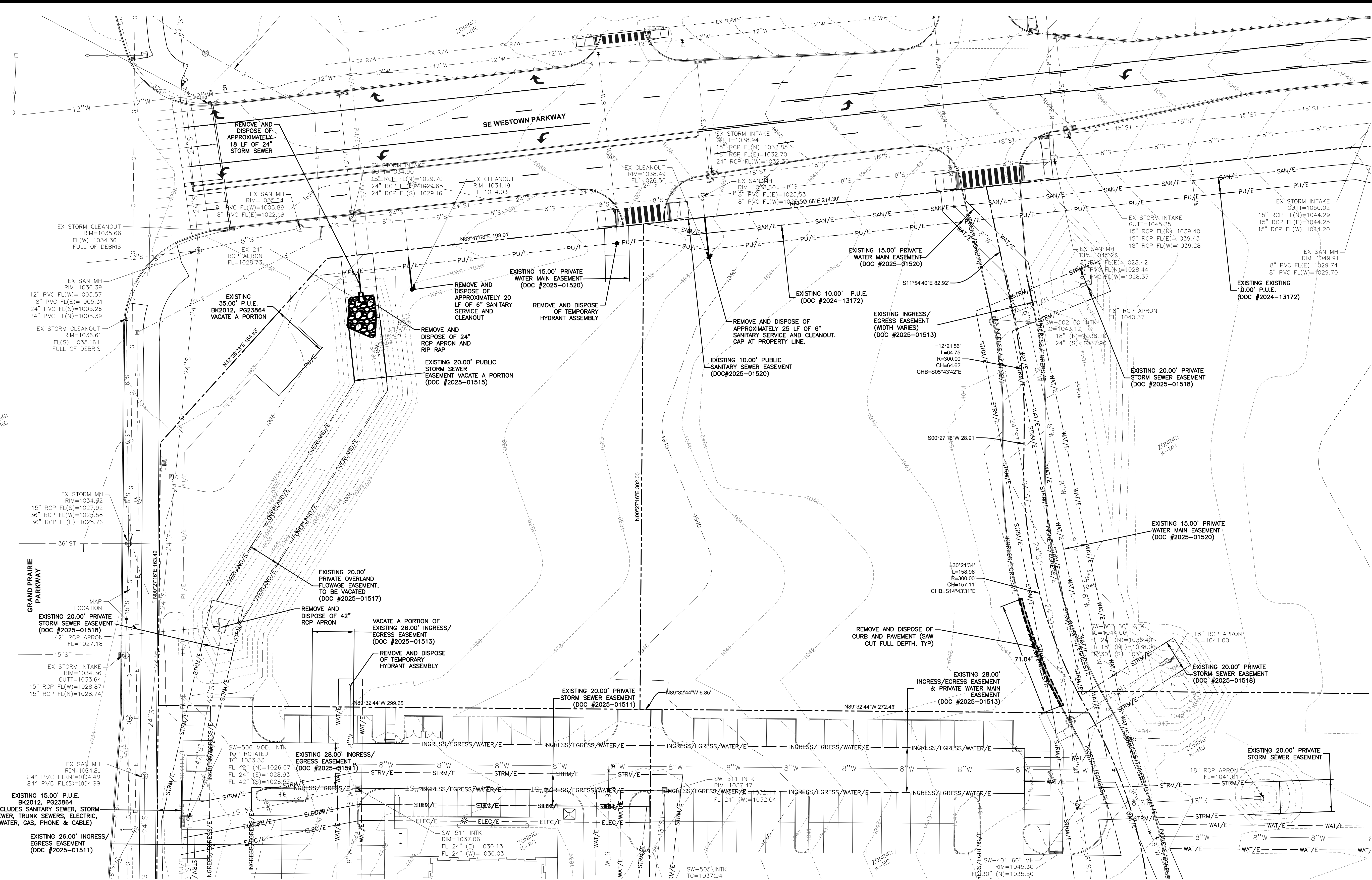
REFER TO GEOTECH ENGINEERING REPORT NO. 222077KJ FOR GEOTECHNICAL
REQUIREMENTS.

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





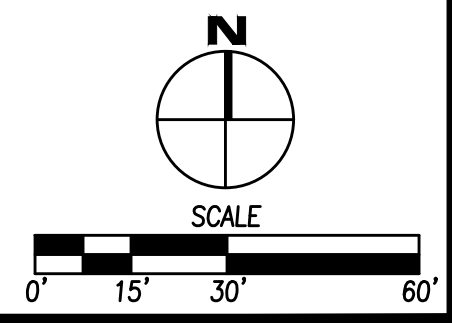
DEMOLITION NOTES

- 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

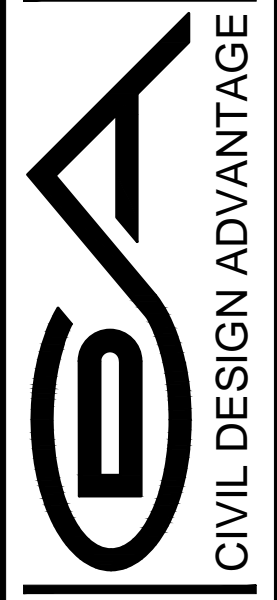
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING 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.

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 FILE DATE: 7/15/2025 8:49 AM
 PLOTTED BY: KATIE WISNIEC



DATE	REVISIONS

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



KETTLESTONE CENTRAL - SOCIAL
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
 WAUKEE, IOWA

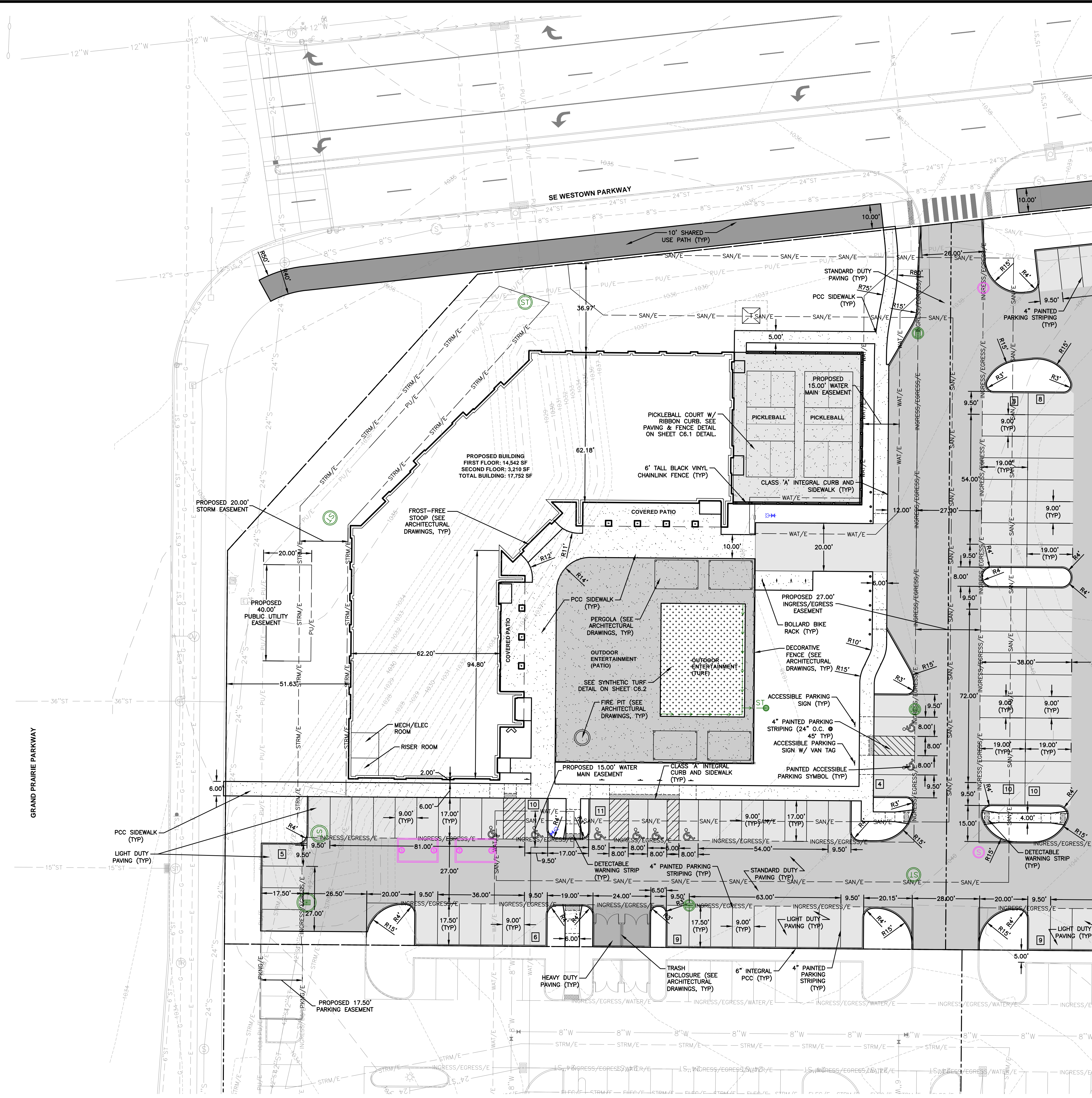
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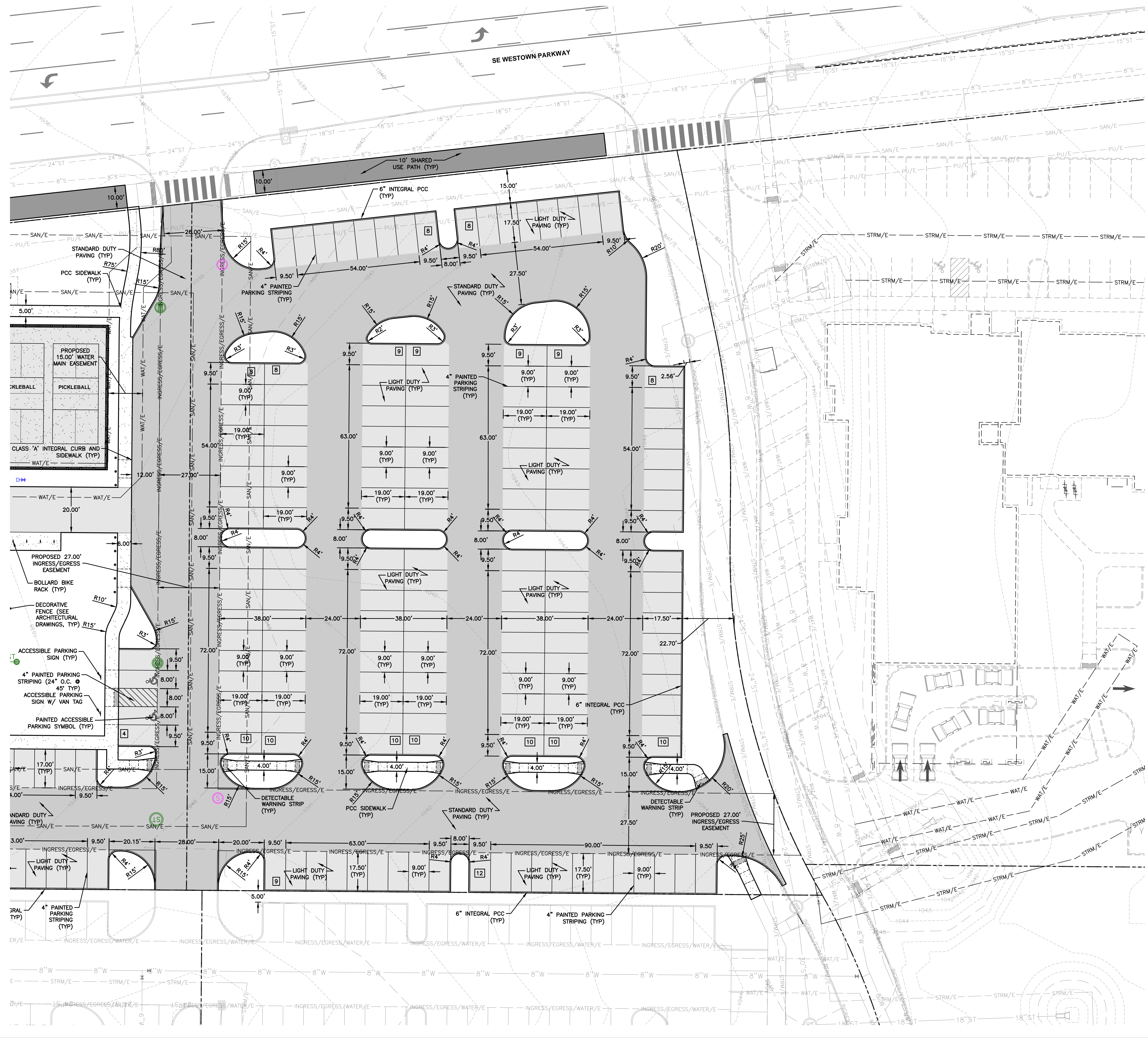
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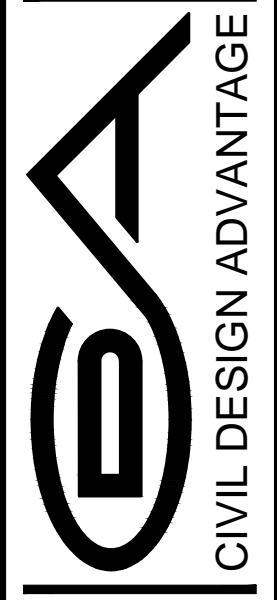


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 URBANDALE, IA 50322
 PHONE: (515) 369-4400



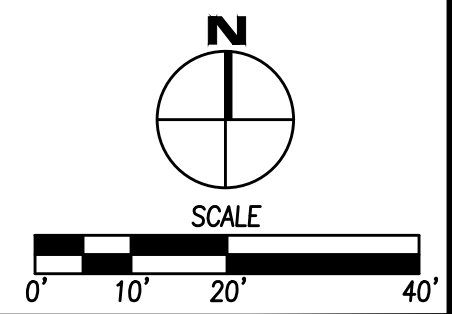
KETTLESTONE CENTRAL - SOCIAL
DIMENSION PLAN

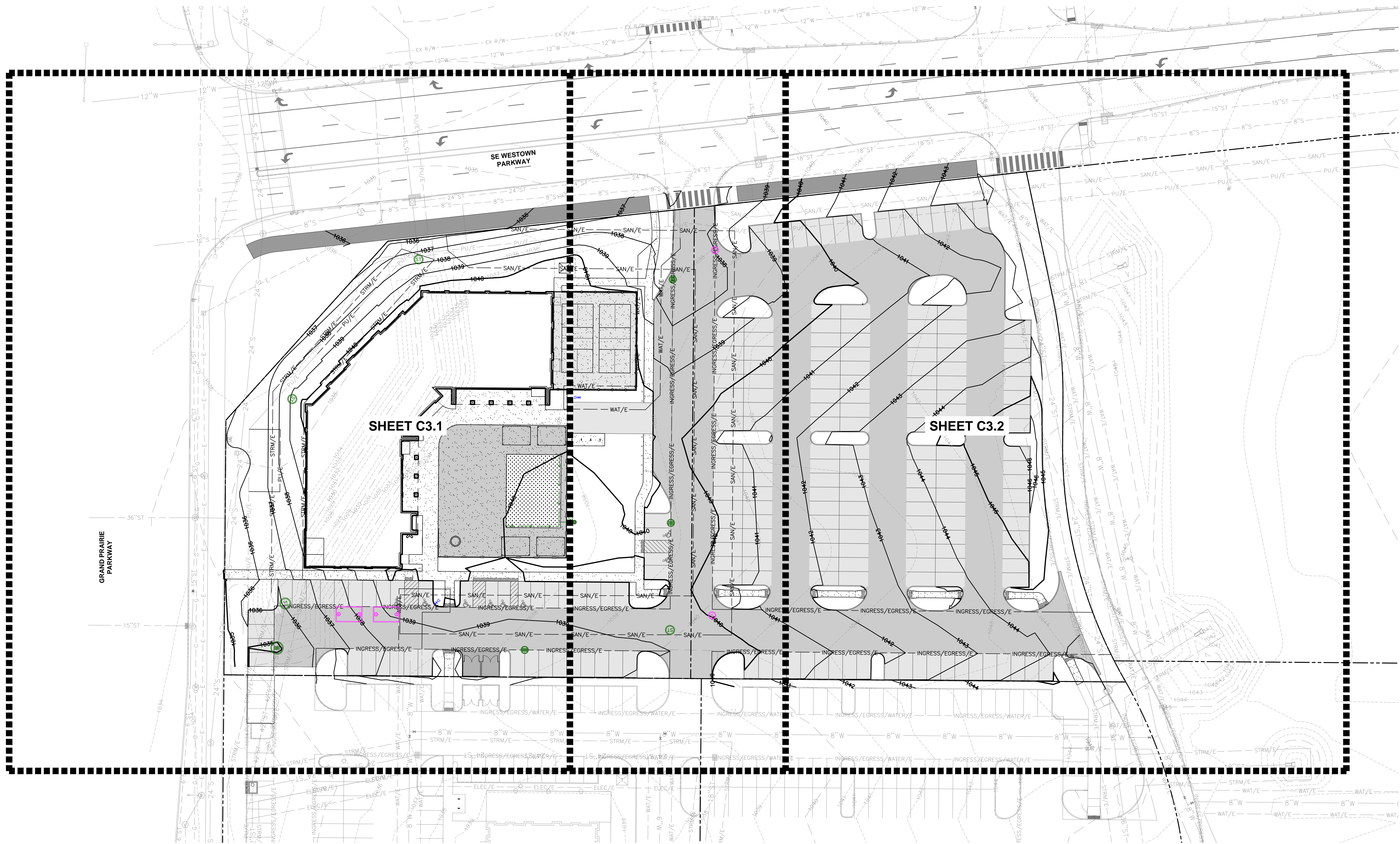
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ENGINEER:

DRAFTED:

WAUKEE, IOWA

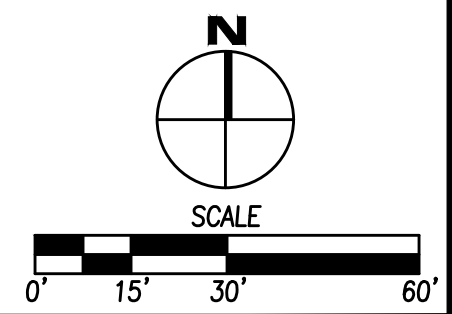




GRADING NOTES

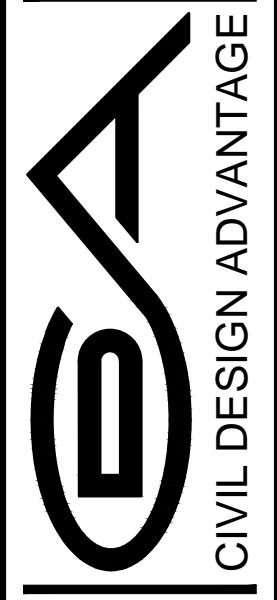
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE 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 T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

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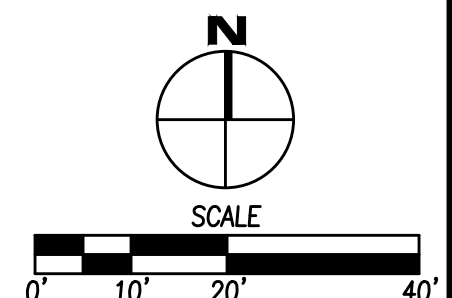
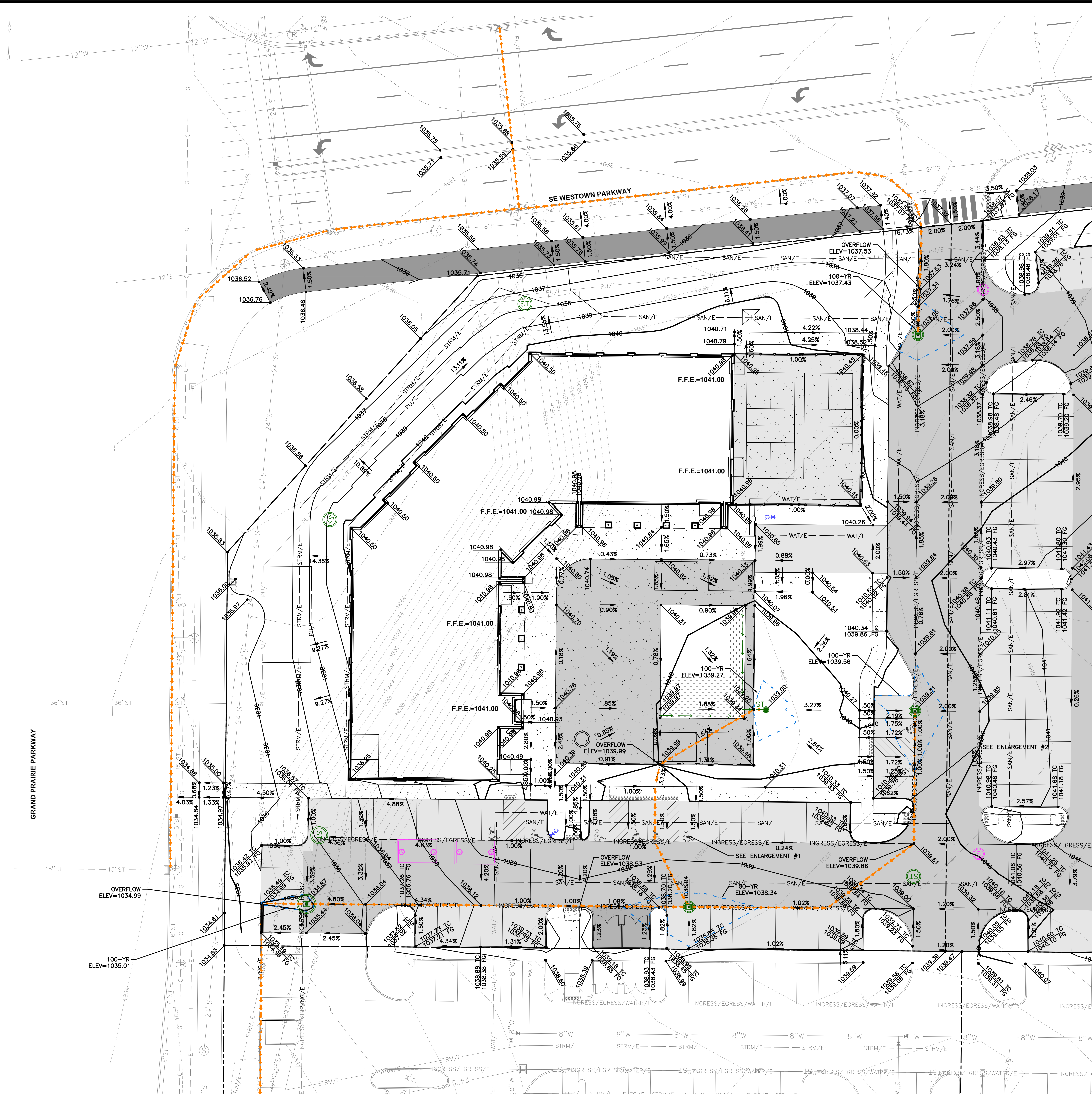
KETTLESTONE CENTRAL - SOCIAL
GRADING REFERENCE PLAN

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C3.0
 2505.388

ENGINEER: _____
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 WAUKEE, IOWA

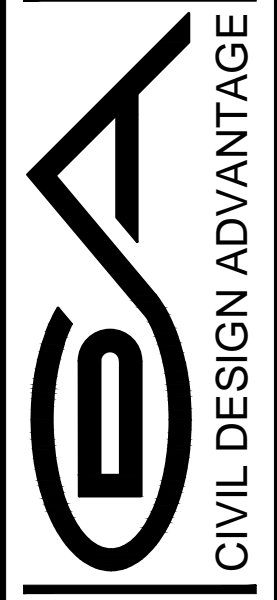
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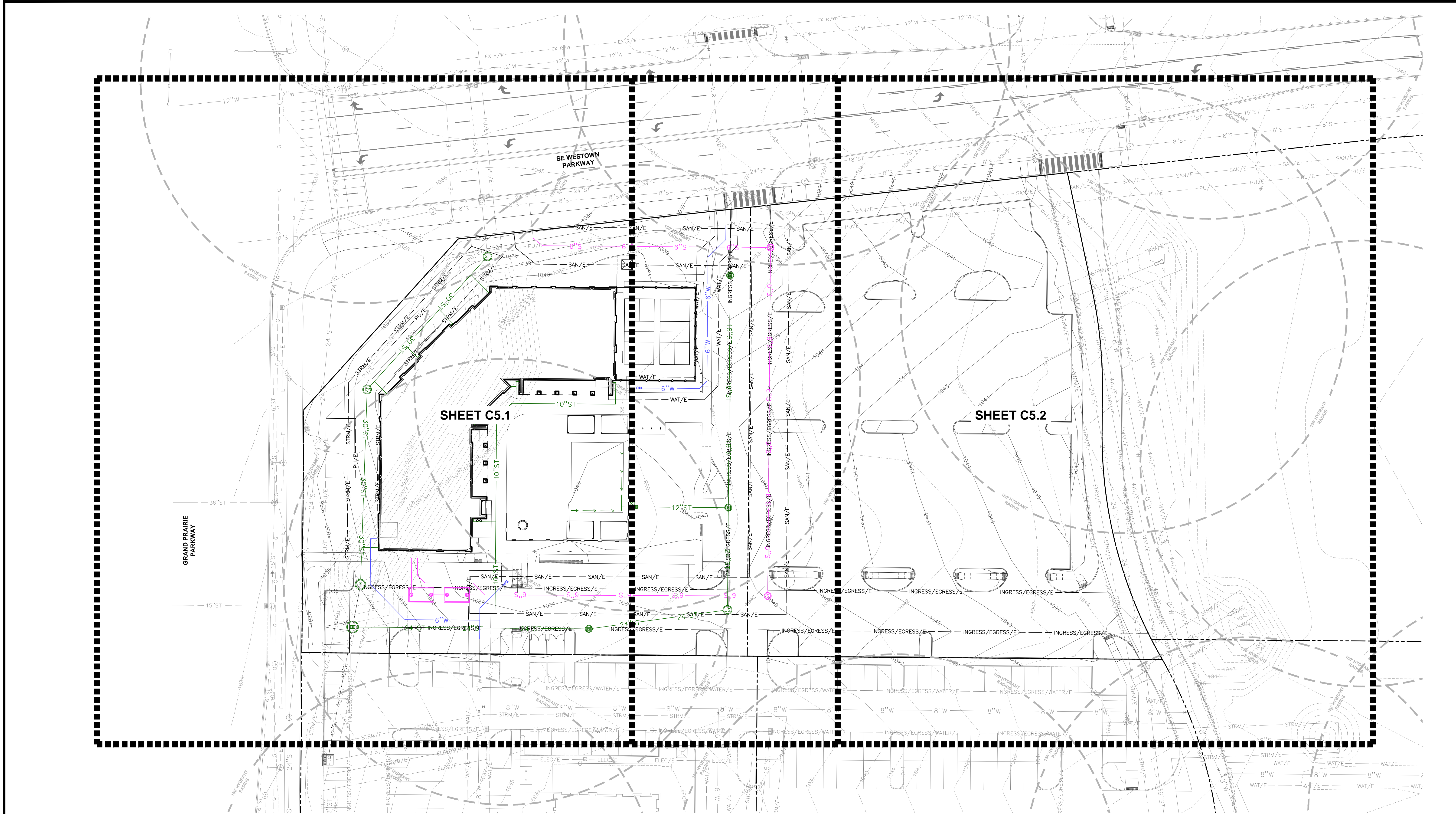


KETTLESTONE CENTRAL - SOCIAL
GRADING PLAN

DATE: 07/15/2025
 SHEET NUMBER:
C3.1
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ENGINEER: DRAFTED:

WAUKEE, IOWA



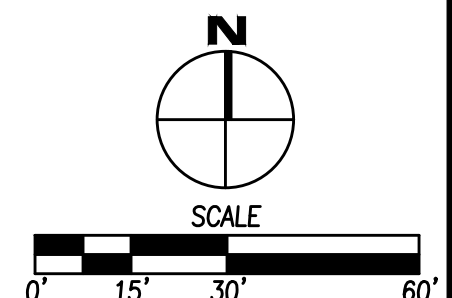
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SHEET C5.2

UTILITY NOTES

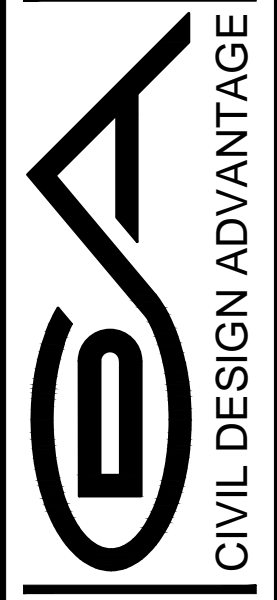
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. 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.
11. 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.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

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REVISIONS	DATE

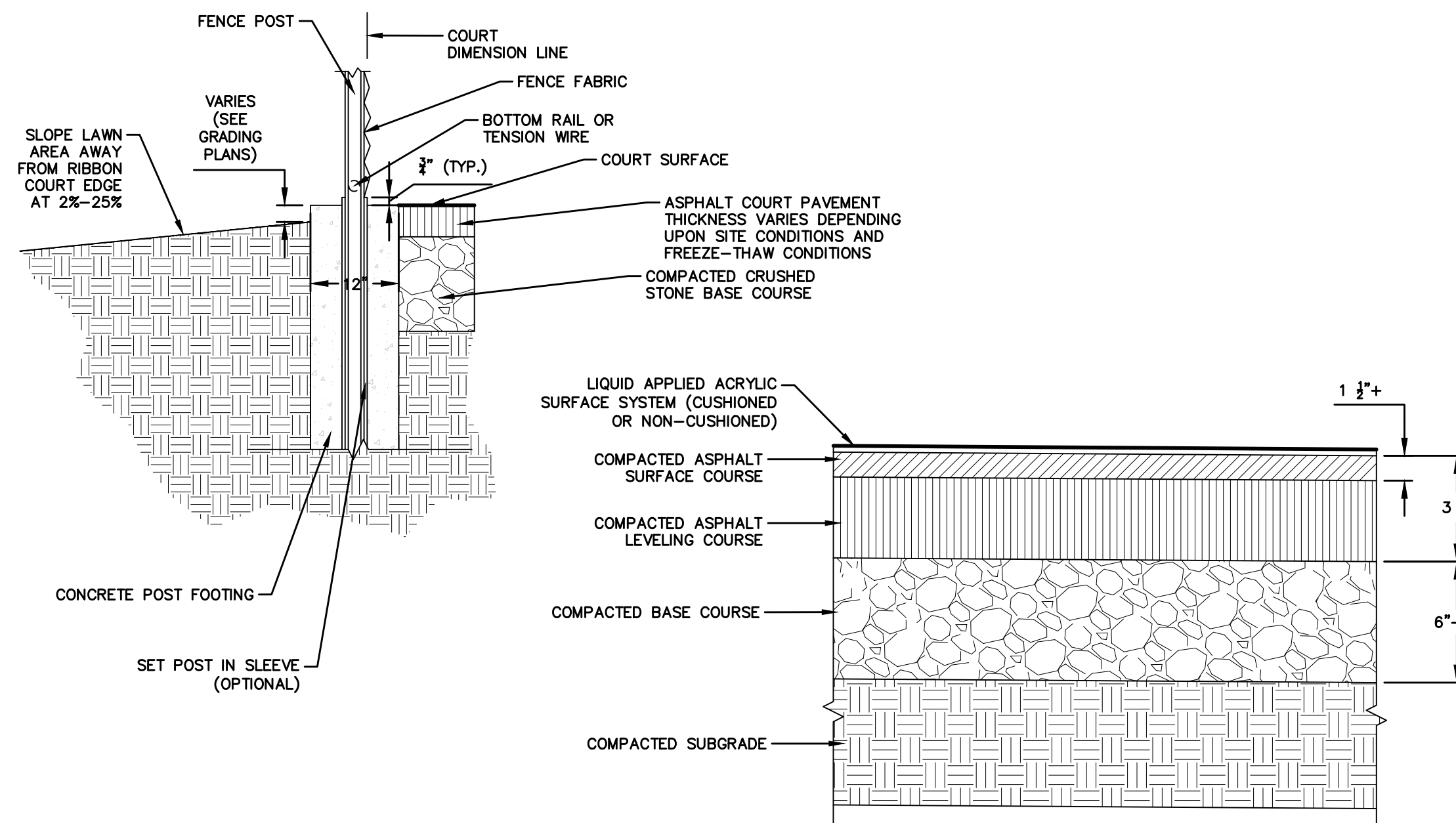
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



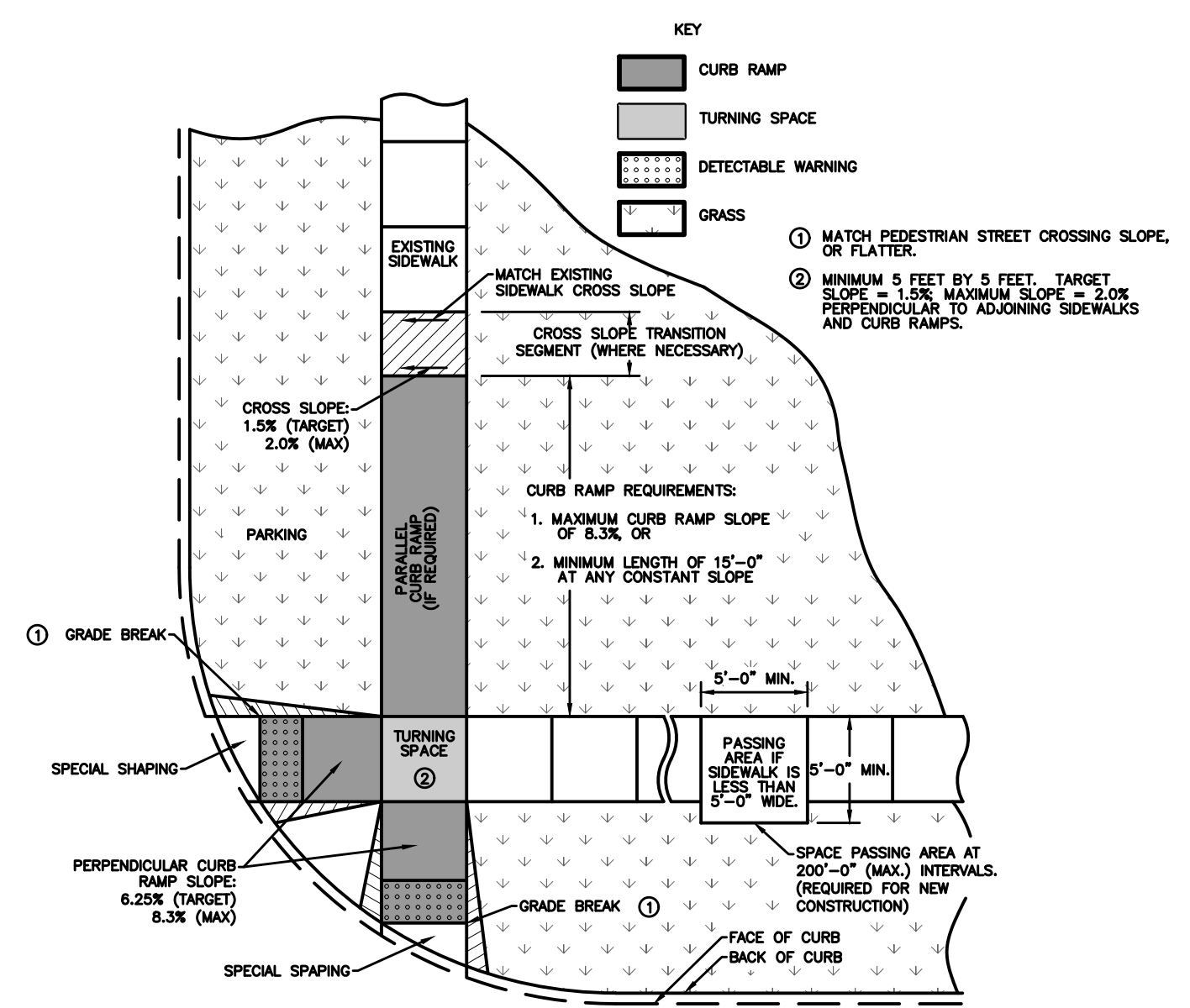
KETTLESTONE CENTRAL - SOCIAL
 UTILITY REFERENCE PLAN
 WAUKEE, IOWA

DATE: 07/15/2025
 SHEET NUMBER: C5.1.0
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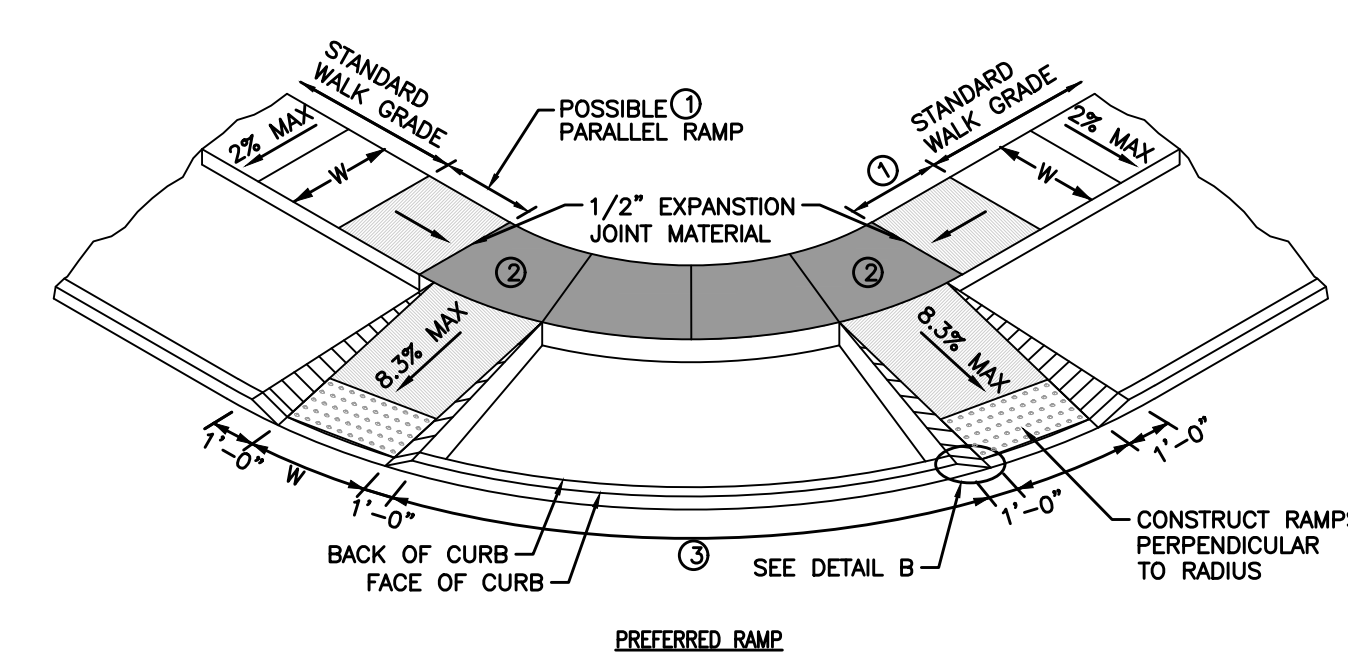
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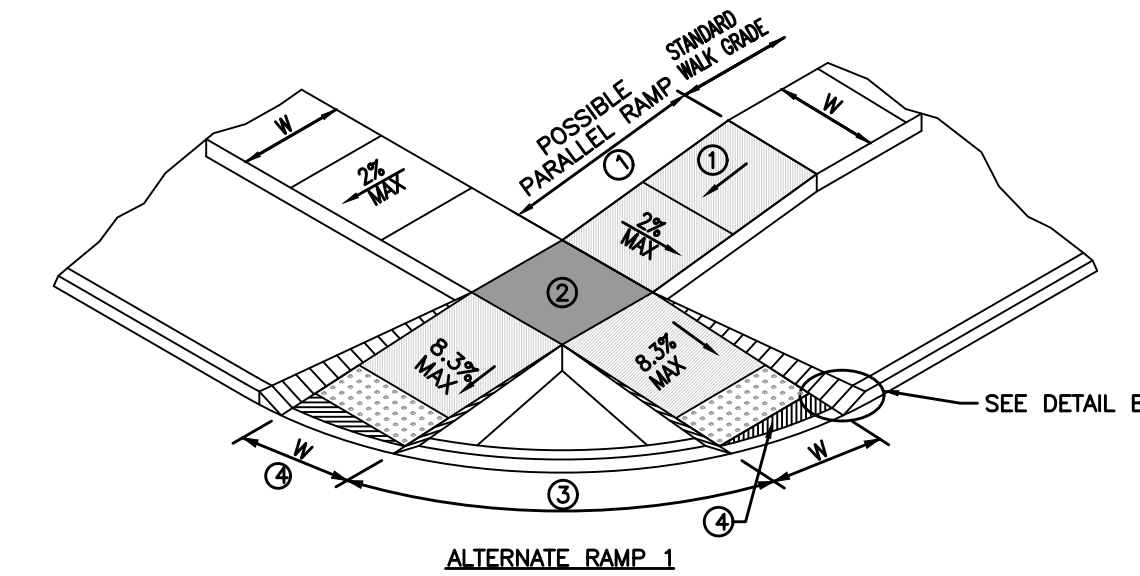
10 PICKLEBALL COURT PAVING & FENCE POST
NOT TO SCALE



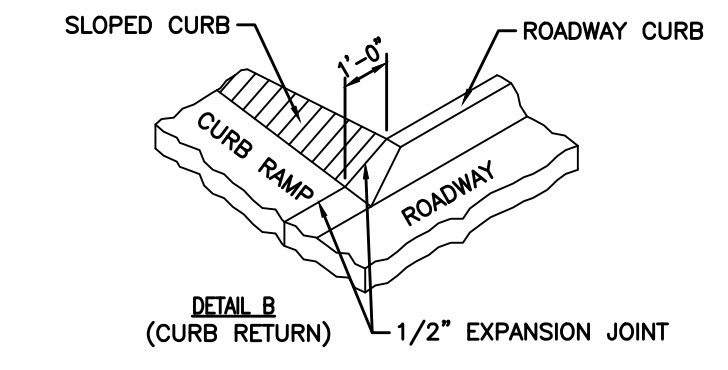
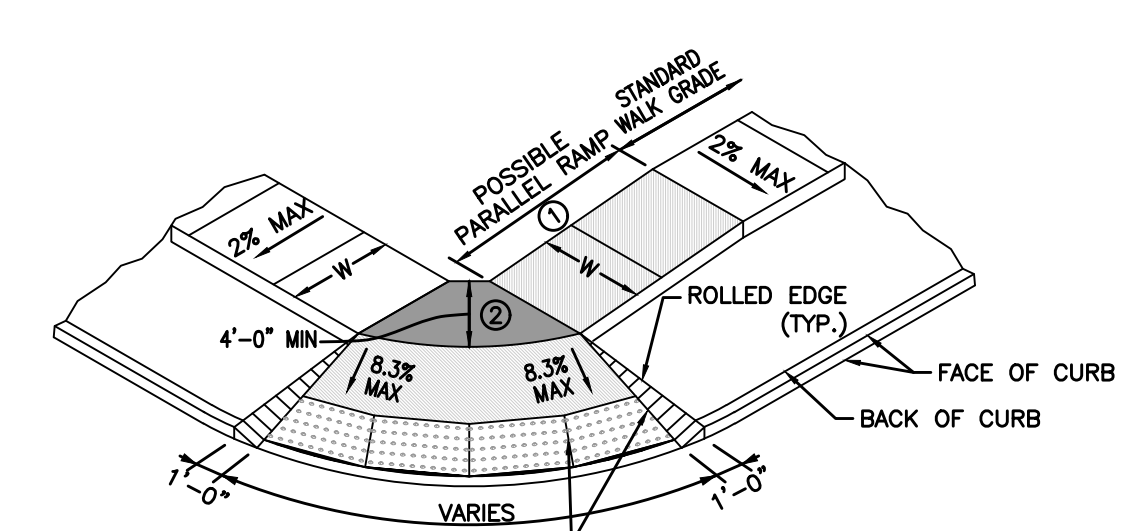
7 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
NOT TO SCALE



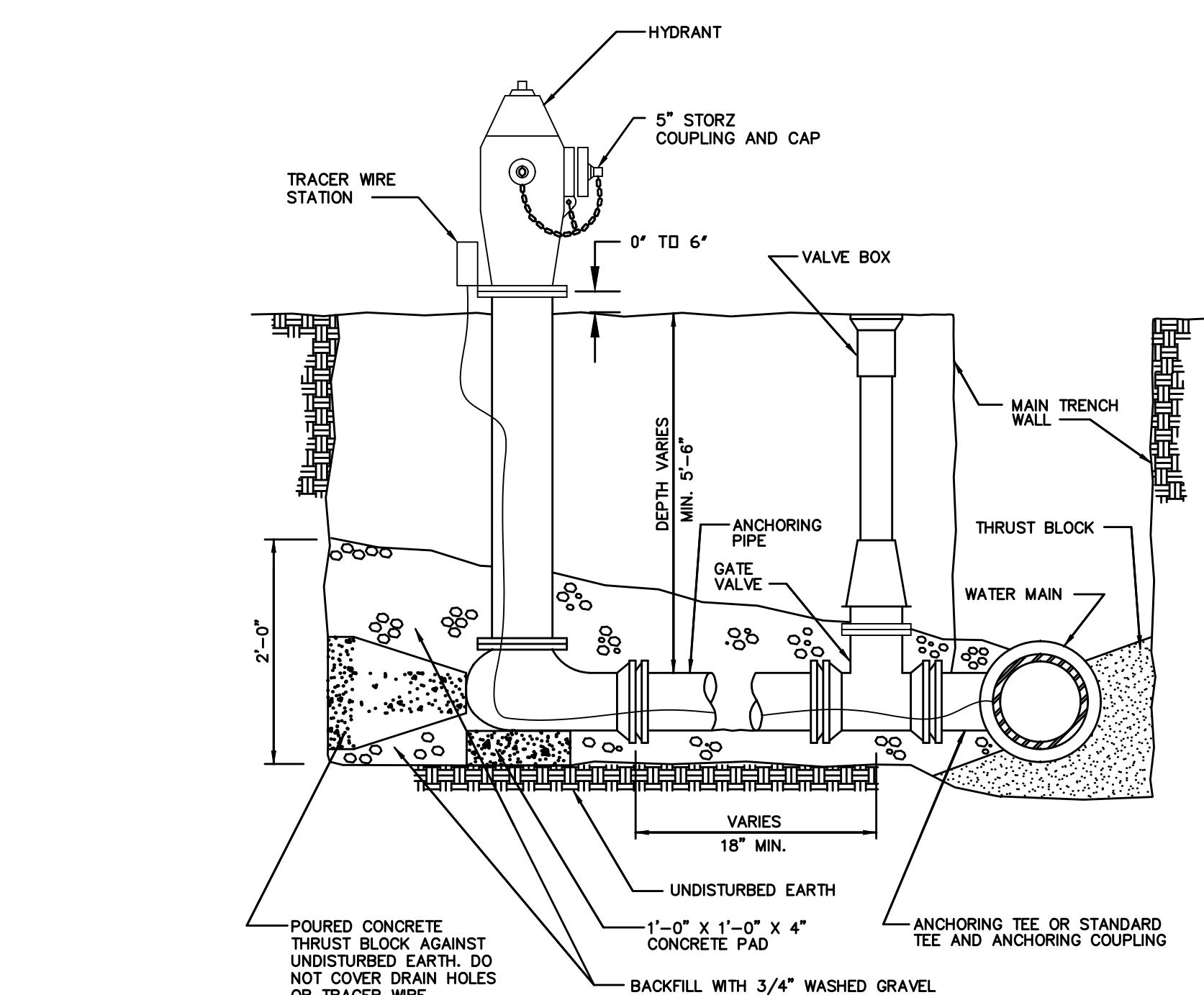
- PARALLEL RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.
THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- TURNING SPACE: MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ISLAND WIDTH: 5 FOOT MINIMUM. IF ISLAND IS LESS THAN 5 FEET, ELIMINATE ISLAND AND PROVIDE ALTERNATE 2.
- 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.



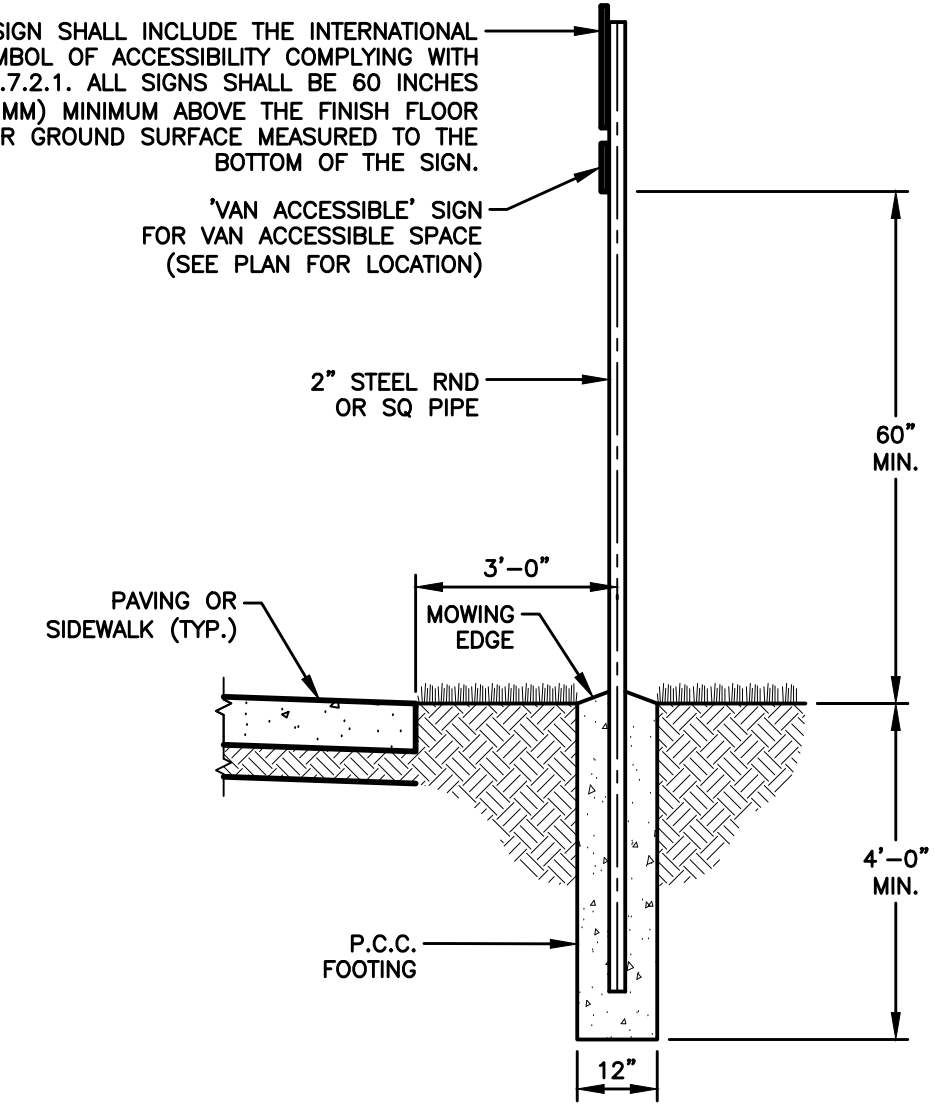
- KEY
- W = SIDEWALK WIDTH AS SPECIFIED IN THE CONTRACT DOCUMENTS.
 - ▨ = RAMP
 - ▨ = TURNING SPACE
 - ▨ = DETECTABLE WARNING



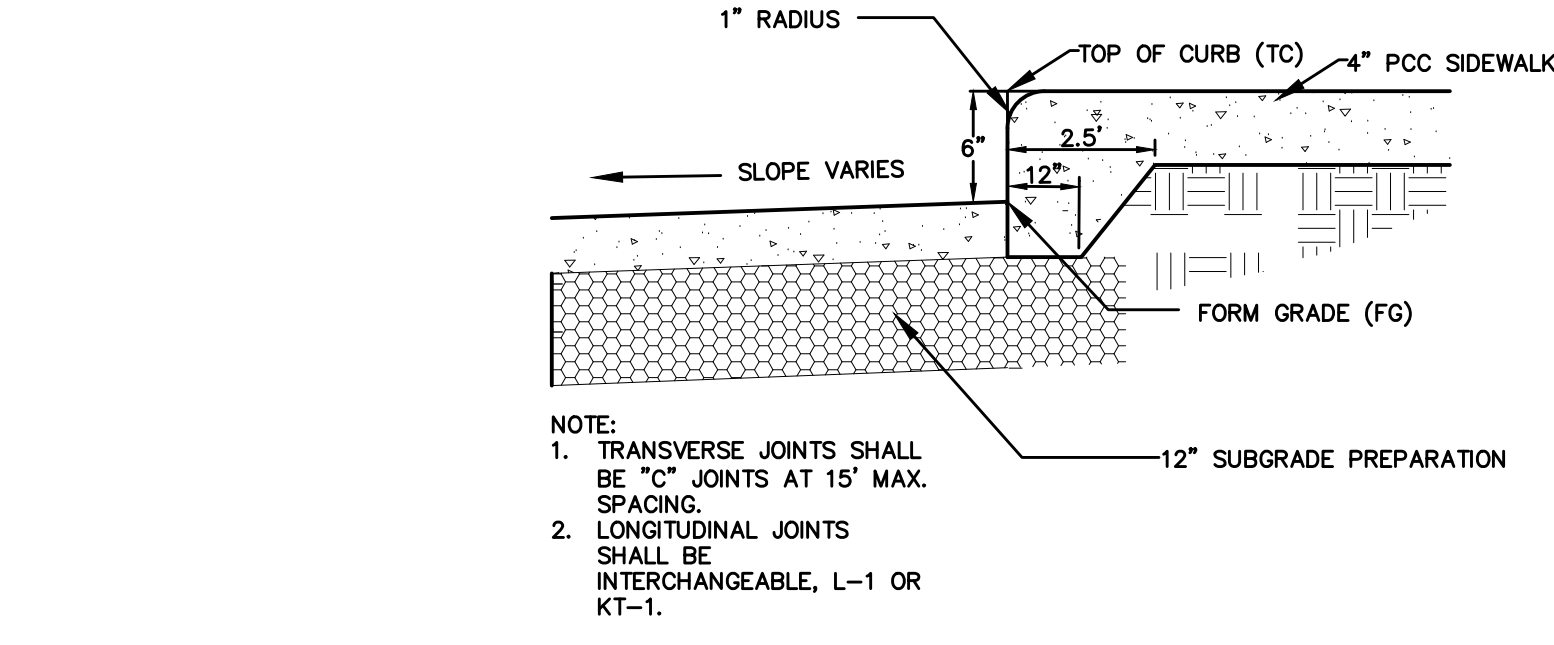
4 CURB RAMPS WITHIN INTERSECTION
NOT TO SCALE



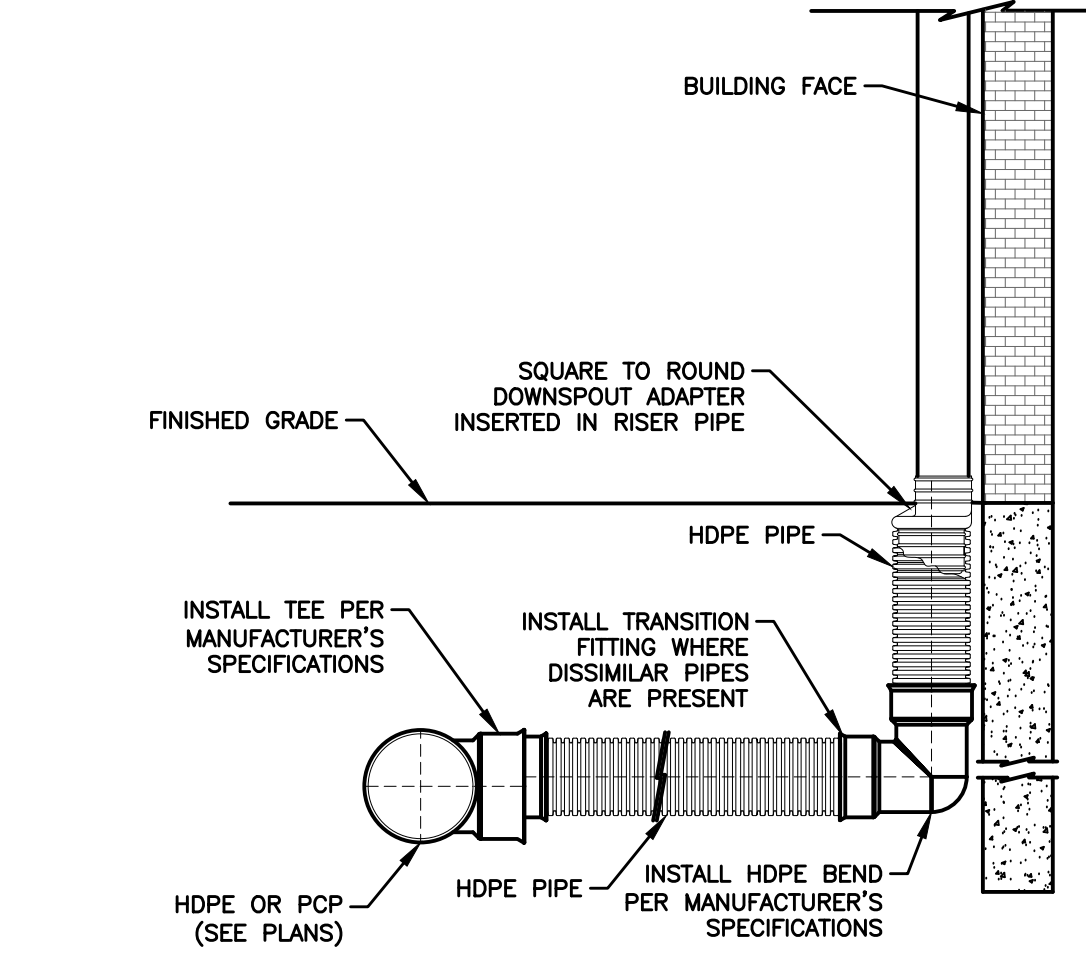
9 CITY OF WAUKEE HYDRANT (DWG NO. 34, REV. 2)
NOT TO SCALE



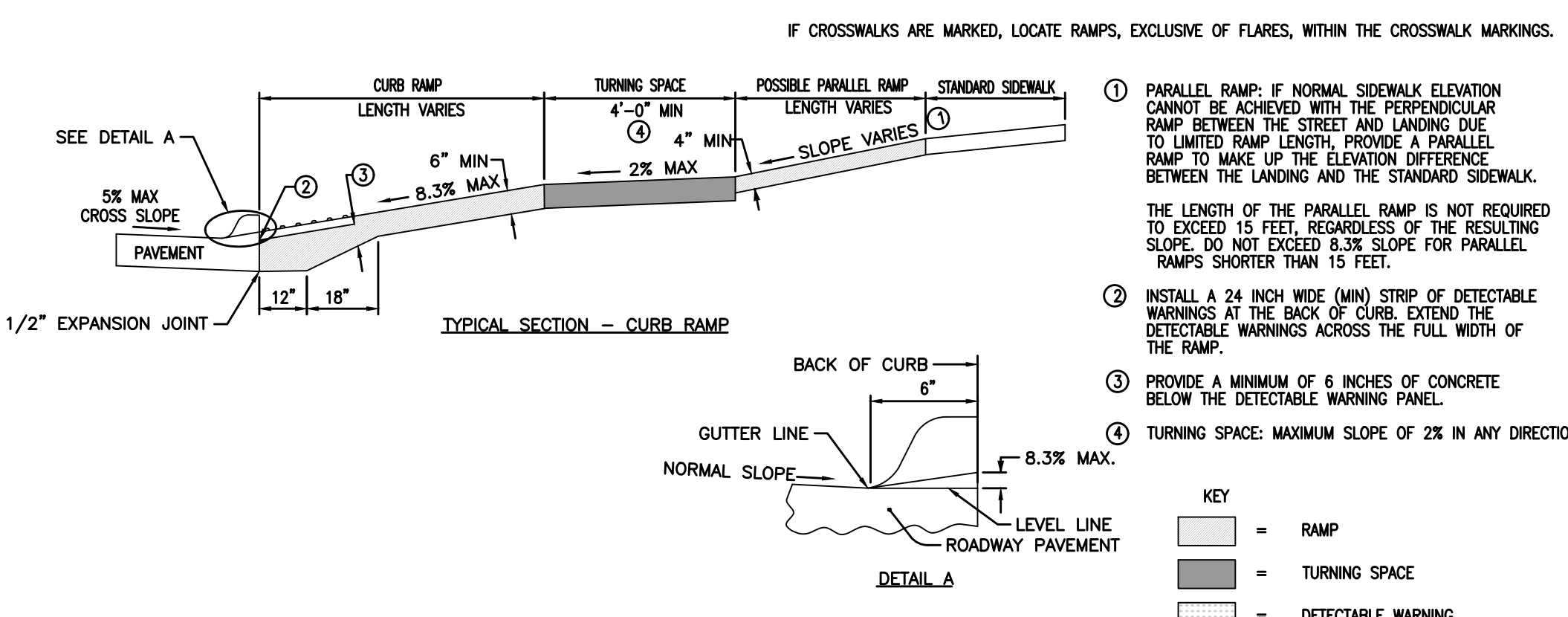
6 ACCESSIBLE PARKING SIGN
NOT TO SCALE



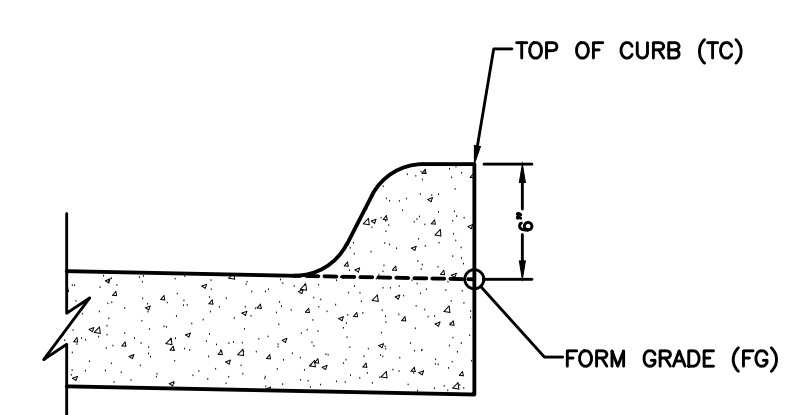
3 6\"/>



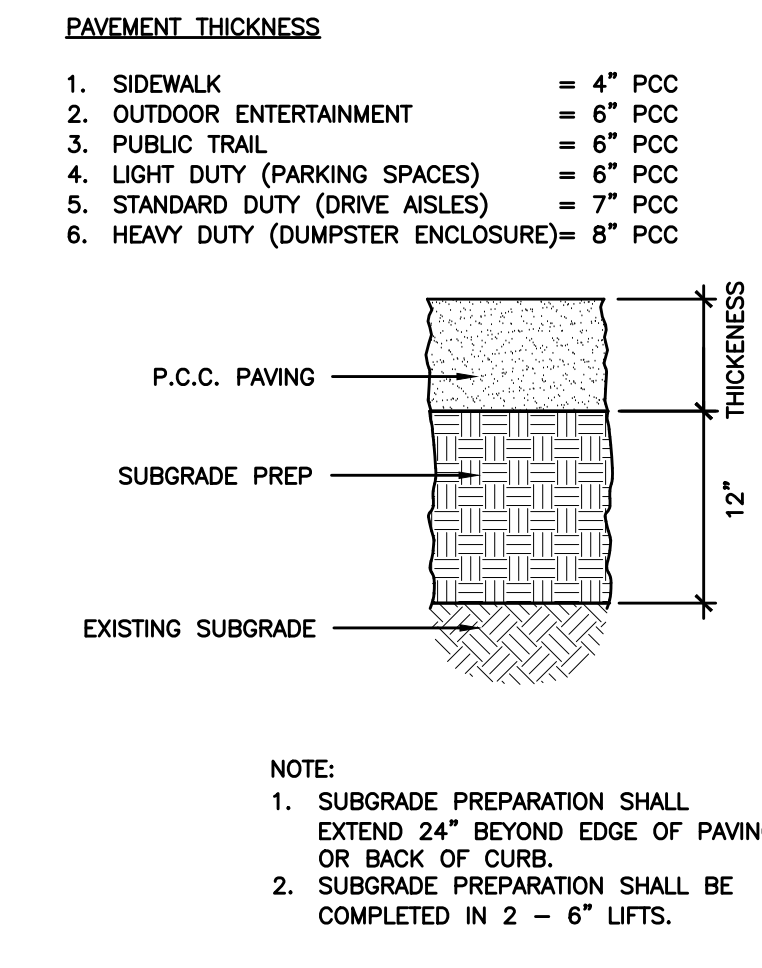
8 ROOF DRAIN CONNECTION
NOT TO SCALE



5 CURB RAMPS - GENERAL SECTION
NOT TO SCALE



2 INTEGRAL 6\"/>

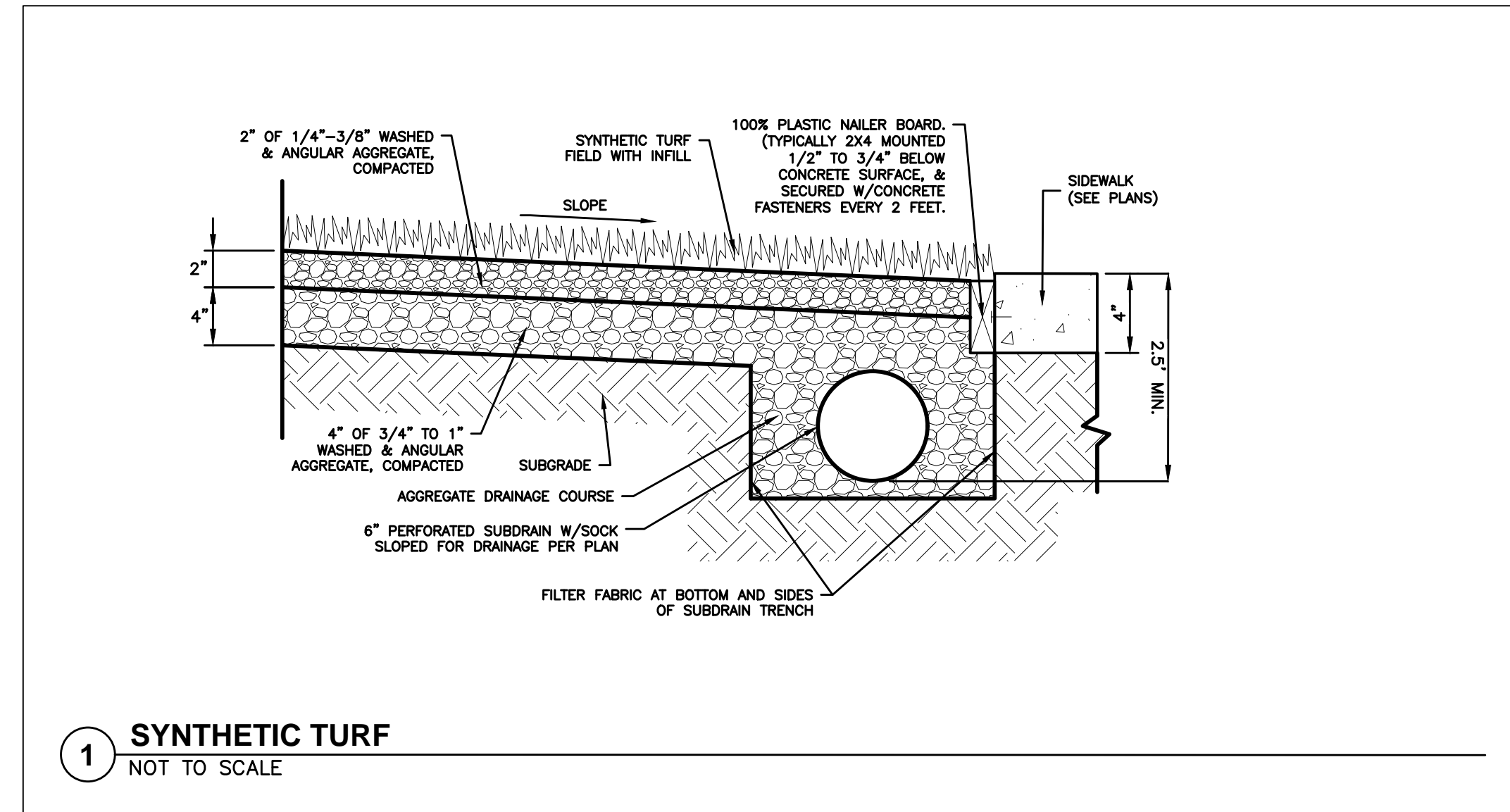


1 PCC PAVEMENT
NOT TO SCALE

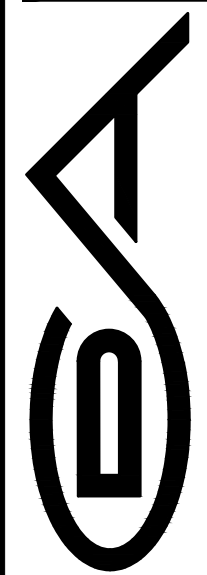
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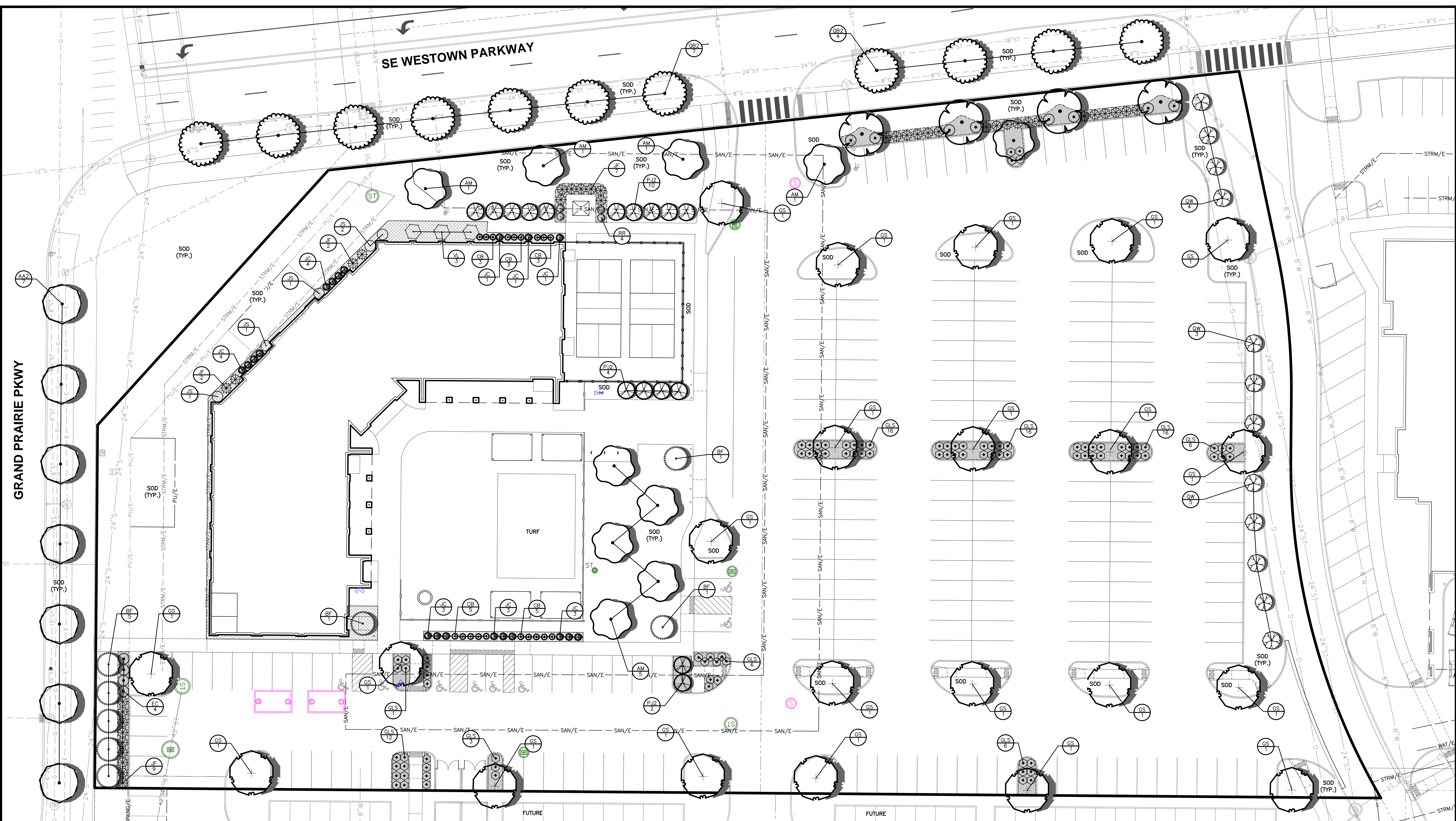
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COMMENT:
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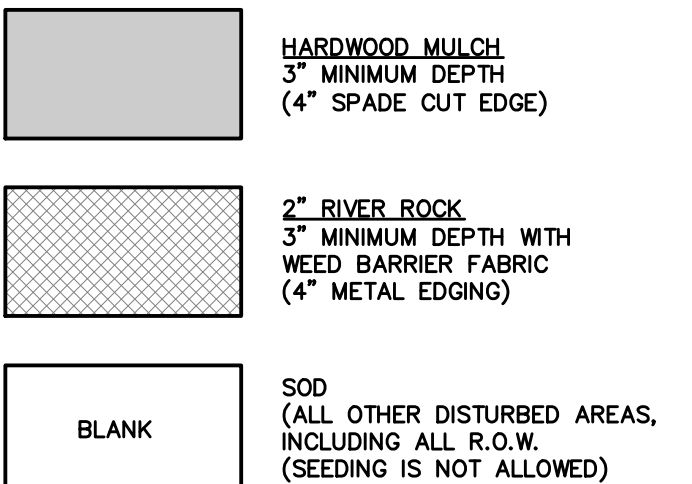
1 SYNTHETIC TURF
NOT TO SCALE

DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: DRAFTED:
 CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
KETTLESTONE CENTRAL - SOCIAL	
DETAILS	
DATE: 07/15/2025	
SHEET NUMBER: C6.2	
2505.388	



LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, Voids AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL DISTURBED AREAS INCLUDING ROW AS SHOWN.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHRIPPED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN PLANTING BEDS TO A (MIN) DEPTH OF 3".
- 2" RIVER ROCK WITH WEED BARRIER FABRIC SHALL BE INSTALLED AS SHOWN TO A MIN. DEPTH OF 3".
- QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
- ALL STREET TREES ARE REQUIRED TO BE A MINIMUM OF 12'-FT IN HEIGHT AT TIME OF PLANTING.



LANDSCAPE REQUIREMENTS

SITE AREA:	155,557 SF (3.57 AC)
OPEN SPACE REQUIRED:	31,111 SF (20%)
PROVIDED:	37,655 SF (24.2%)
LANDSCAPING REQUIRED PER 1,000 SF REQUIRED OPEN SPACE:	
1.5 OVERSTORY TREES	47
0.5 UNDERSTORY TREES	16
2 SHRUBS	63
LANDSCAPING PROVIDED:	
OVERSTORY / EVERGREEN TREES	47
UNDERSTORY TREES	16
SHRUBS	154
PARKING FRONTAGE:	216 LF
REQUIRED:	2 TREES & 8 SHRUBS PER 50 LF OF PARKING FRONTAGE
OVERSTORY TREES PROVIDED:	9
SHRUBS PROVIDED:	35
PROVIDED OVERSTORY TREES:	9
SHRUBS PROVIDED:	39

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA2	7	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 12' HEIGHT
AM	10	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 8' HEIGHT
BF	8	DAKOYA PINNACLES ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 8' HEIGHT
GS	22	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B&B, 8' HEIGHT
QB	4	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 8' HEIGHT
QB2	11	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 12' HEIGHT
QW	12	KINDRED SPIRIT® OAK	QUERCUS ROBUR X BICOLOR 'NADLER'	B&B, 8' HEIGHT
	74	SUBTOTAL:		
ORNAMENTAL TREES				
PJ2	16	JAVELIN® PEAR	PYRUS X 'NCPX1'	B&B 1" CAL
	16	SUBTOTAL:		
SHRUBS				
CB	18	CHICAGO LAND GREEN® BOXWOOD	BUXUS X 'GLENCOE'	CONY, 3 GAL
CC	12	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONY, 3 GAL
GLS	97	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'SEA GREEN'	CONY, 3 GAL
JC	20	GOLD CONE COMMON JUNIPER	JUNIPERUS COMMUNIS 'GOLD CONE'	CONY, 3 GAL
JF	38	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONY, 3 GAL
JS	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONY, 3 GAL
RR	4	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONY, 3 GAL
VL	3	MOHICAN WAYFARING TREE	VIBURNUM LANTANA 'MOHICAN'	4' HEIGHT
	198	SUBTOTAL:		

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KETTLESTONE CENTRAL - SOCIAL
LANDSCAPE PLAN

WAUKEE, IOWA

ES&A
CIVIL DESIGN ADVANTAGE ENGINEER

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

DRAFTED:

DATE: 07/15/2025
SHEET NUMBER: 1.1
2505.388

SCALE: 0' 10' 20' 40'