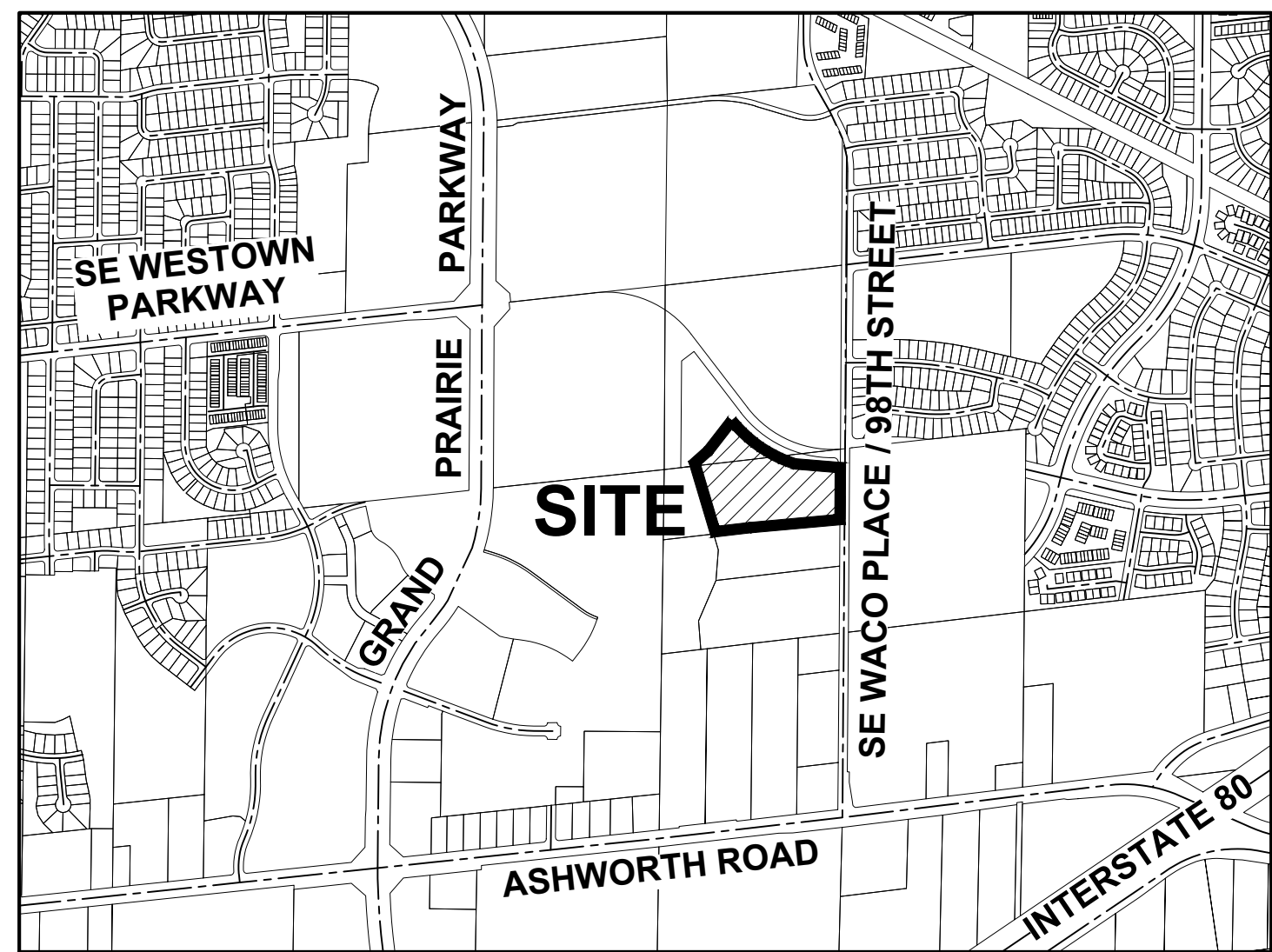


PRELIMINARY PLAT / SITE PLAN FOR: KETTLESTONE CENTRAL TOWNHOMES PLAT 2

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

OWNER / APPLICANT

ROCK EQUITY HOLDINGS, LLC
3611 NE OTTERVIEW CIRCLE #42
ANKENY, IOWA 50021
CONTACT: NICK JENSEN
PH: (515) 290-3401

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: NIKKI NEAL
EMAIL: NICOLEN@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEY NOTE

SURVEY HAS NOT BEEN UTILIZED. EXISTING INFORMATION SHOWN HAS BEEN DERIVED FROM PREVIOUS DESIGN AND CONSTRUCTION DOCUMENTS IN COMBINATION WITH MAP LOCATION INFORMATION AS CONSTRUCTION CONTINUES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF CONFLICTS ARISE.

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

SUBMITTAL DATES

FIRST SUBMITTAL: 05/20/2025
SECOND SUBMITTAL: 06/03/2025
THIRD SUBMITTAL: 06/17/2025
FOURTH SUBMITTAL: 07/02/2025
FIFTH SUBMITTAL: 07/15/2025

ZONING & BULK REGULATIONS

ZONING
K-MF - STACKED MED KETTLESTONE MULTI-FAMILY
STACKED MEDIUM DISTRICT

BULK REGULATIONS

- LOT AREA
- NO MINIMUM REQUIREMENT
- LOT WIDTH
- NO MINIMUM REQUIREMENT
- FRONT YARD
- NO MINIMUM FOR PRINCIPAL PERMITTED USES.
- 20' 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 30'.
- 5' 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 30'.
- 5' FOR ACCESSORY STRUCTURES.
- PRINCIPAL BUILDING SEPARATION
- 10'
ACCESSORY BUILDING SEPARATION
- 30' BETWEEN PRINCIPAL BUILDING AND ACCESSORY
BUILDING
- MINIMUM HEIGHT
- PRINCIPAL BUILDING - 2 STORIES
MAXIMUM HEIGHT
- PRINCIPAL BUILDING - 3 STORIES
ACCESSORY BUILDING
- 1 STORIES
- MAXIMUM DENSITY
- 14 DWELLING UNITS PER ACRE
- MINIMUM FLOOR AREA
- 600 SQUARE FEET PER UNIT

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	TITLE SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.0	LOT DIMENSIONS
C3.0	DIMENSION PLAN (OVERALL PLAN)
C3.1-C3.4	DIMENSION PLAN
C4.0	GRADING PLAN (OVERALL PLAN)
C4.1-C4.5	GRADING PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	UTILITY PLAN (OVERALL PLAN)
C6.1-C6.4	UTILITY PLAN
C7.0-C7.1	TYPICAL SECTIONS AND DETAILS
L1.0	LANDSCAPE NOTES AND DETAILS
L1.1	LANDSCAPE PLAN

PLAT 2 SUMMARY

PLAT 2 AREA = 12.28 ACRES (534,789 SF)

IMPERVIOUS AREA & OPEN SPACE CALCULATION

IMPERVIOUS AREA (PLAT 2)	
BUILDINGS/DECKS	= 61,279 SF
PRIVATE STREETS	= 29,978 SF
DRIVEWAYS	= 21,059 SF
SIDEWALKS	= 16,645 SF
TOTAL IMPERVIOUS	= 128,961 SF (39%)
OPEN SPACE PROVIDED	= 405,828 SF (76%)
OPEN SPACE REQUIRED	= 106,958 SF (20%)

PROPOSED DWELLING UNITS

PLAT 2	= 94 UNITS (7.65 UNITS/AC.)
PHASE 1 (50 UNITS)	
PHASE 2 (44 UNITS)	

PARKING:

TOTAL REQUIRED:	
2 SPACES PER UNIT	= 188 SPACES
1 VISITOR SPACE/ 5 UNITS	= 19 SPACES
TOTAL	= 207 SPACES
TOTAL PROVIDED:	
PARKING STALLS	= 4 SPACES
GARAGES	= 172 SPACES
DRIVEWAYS	= 172 SPACES
TOTAL	= 348 SPACES

ACCESSIBLE PARKING (PARKING STALLS):	
REQUIRED	= 1 SPACES
PROVIDED	= 1 SPACES

DWELLING UNIT INFORMATION

- BEDROOMS:
- ALL UNITS HAVE 3 BEDROOMS
- SIZE:
- LOTS 1-50
- UNIT SIZE RANGE = 1,988 SF TO 2,045 SF

PLAT 2 DESCRIPTION

A PART OF PARCEL 22-122 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20745 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; AND A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2009, PAGE 18393 BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 22-123 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20743 BEING A PART OF SAID PARCEL 'A'; THENCE SOUTH 00°27'16" WEST ALONG THE EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 403.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 83°26'38" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 947.41 FEET TO THE NORTHWEST CORNER OF MAPLE GROVE PLACE, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 16°38'26" WEST ALONG THE EASTERLY LINE OF ASHWORTH NORTH PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 509.18 FEET TO THE NORTHEAST CORNER OF SAID ASHWORTH NORTH PLAT 3; THENCE NORTH 48°28'41" EAST ALONG THE SOUTHERLY LINE OF KETTLESTONE CENTRAL TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 130.79 FEET; THENCE NORTH 37°42'18" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 272.11 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 940.00 FEET, WHOSE ARC LENGTH IS 552.21 FEET AND WHOSE CHORD BEARS SOUTH 55°31'36" EAST, 544.31 FEET; THENCE NORTH 25°36'29" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 111.22 FEET TO THE EASTERMOST CORNER OF SAID KETTLESTONE CENTRAL TOWNHOMES PLAT 1, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID PARCEL 22-122; THENCE EASTERLY ALONG SAID NORTHEASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 22-123 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 247.14 FEET AND WHOSE CHORD BEARS SOUTH 81°57'01" EAST, 246.23 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 55.55 FEET AND WHOSE CHORD BEARS SOUTH 45°00'47" EAST, 49.90 FEET; THENCE SOUTH 89°32'32" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.74 ACRES (555,130 SQUARE FEET).

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

UTILITY WARNING

THE 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.

NOTES

- A SEPARATE SITE PLAN WILL BE REQUIRED FOR PHASE 2.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT-OF-WAY.
- OUTLOT 'X', 'Y', AND 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CONSTRUCTION SCHEDULE

START DATE: SPRING 2026
END DATE: SPRING 2027

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
LOT 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
STORM SEWER STRUCTURE NO.	TELEPHONE POLE
STORM SEWER PIPE NO.	GAS VALVE BOX
SANITARY SEWER PIPE NO.	CABLE TV JUNCTION BOX
SANITARY SEWER	CABLE TV MANHOLE/VAULT
SANITARY SERVICE	MAIL BOX
STORM SEWER	BENCHMARK
STORM SERVICE	SOIL BORING
WATERMAIN WITH SIZE	UNDERGROUND TV CABLE
WATER SERVICE	GAS MAIN
SAWCUT (FULL DEPTH)	FIBER OPTIC
SILT FENCE	UNDERGROUND TELEPHONE
USE AS CONSTRUCTED	OVERHEAD ELECTRIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE

REFER TO CONSTRUCTION MATERIALS TESTING (CMT) GEOTECHNICAL ENGINEERING REPORT PN 222077KCJ DATED 7/19/2022 FOR GEOTECHNICAL REQUIREMENTS.

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

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

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

REFER TO THE KETTLESTONE CENTRAL TOWNHOMES PLAT 2 PRIVATE SANITARY SEWER CONSTRUCTION PLANS FOR PRIVATE SANITARY SEWER DESIGN INFORMATION AND CONSTRUCTION REQUIREMENTS.

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

RYAN LUNDHOLM
LANDSCAPE ARCHITECT
IOWA
LICENSE NO. 06525
DATE: 06/25/2025

PRELIMINARY
NOT FOR CONSTRUCTION

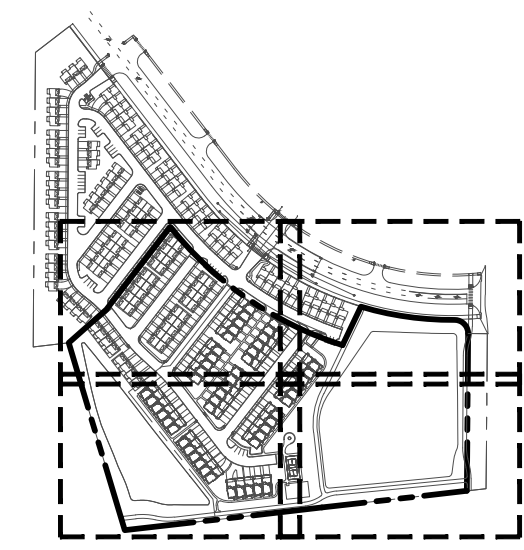
RYAN LUNDHOLM
DATE: _____
LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L1.0-L1.1

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
REGISTERED PROFESSIONAL ENGINEER
IOWA
LICENSE NO. 25523
DATE: 06/25/2025

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

C0.0, C1.1, C2.0, C3.0-C3.4, C4.0-C4.5, C5.0, C6.0-C6.4, AND C7.0-C7.1



SHEET INDEX
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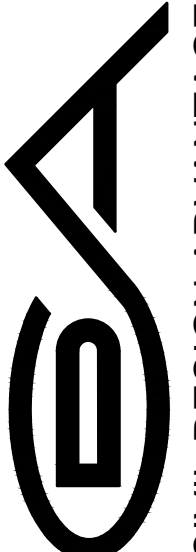
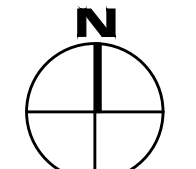
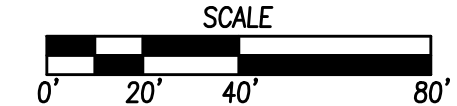
IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

CDA
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2503.169

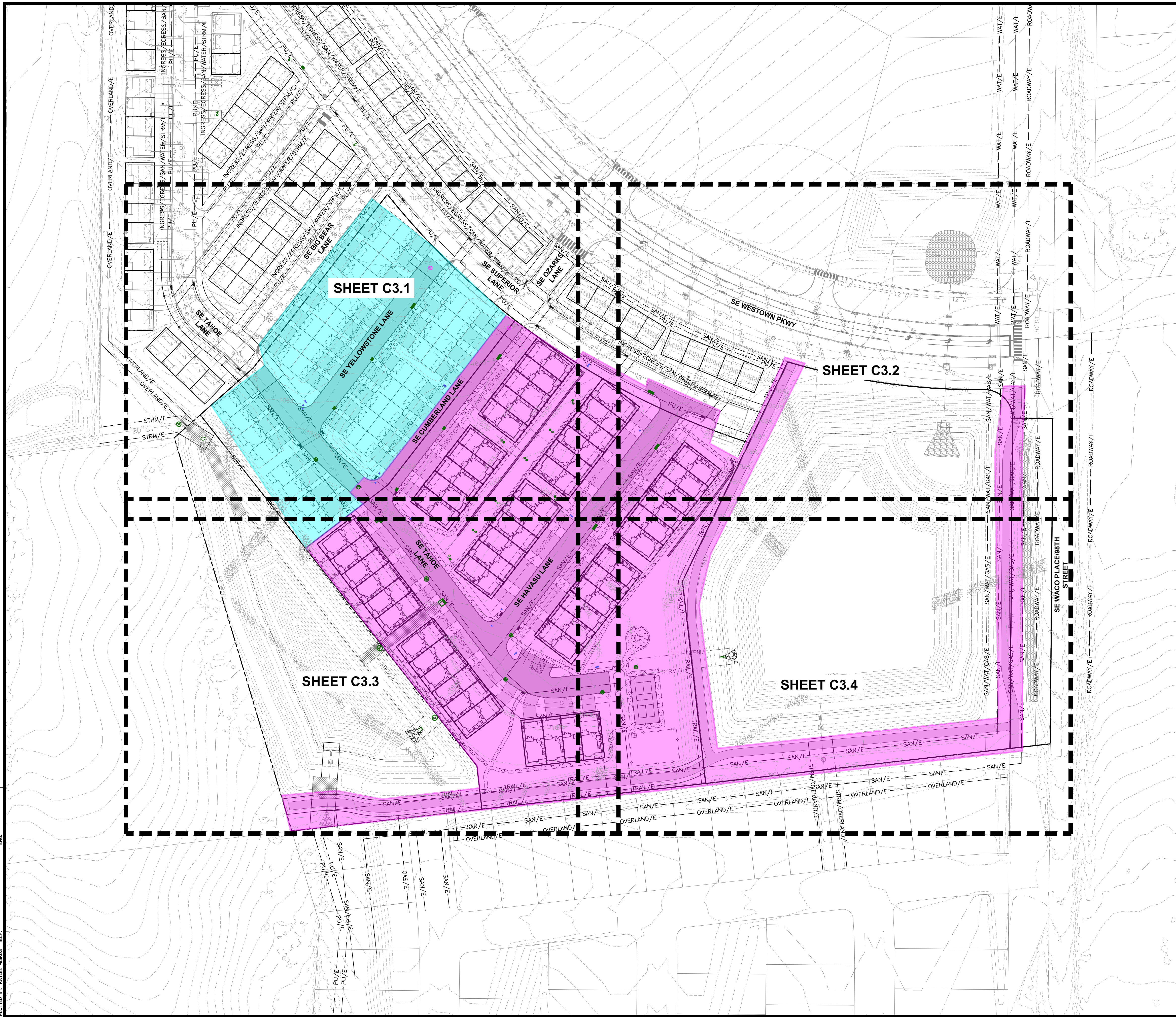
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DATE	07/15/2025
REVISIONS	
ENGINEER	CIVIL DESIGN ADVANTAGE
ENGINEER	WAUKEE, IOWA
DRAFTED	
PHONE	(515) 369-4400
ADDRESS	4121 NW URBANDALE DRIVE URBANDALE, IA 50322
	
KETTLESTONE CENTRAL TOWNHOMES PLAT 2 TOPOGRAPHIC SURVEY & DEMOLITION PLAN	
 	
SHEET NUMBER	C1.1
	2503.169

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GENERAL NOTES

1. THE 2025 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.
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 UTILITIES CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
6. 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.
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 AND MUD SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK. ANY PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
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 CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
19. MONUMENT SIGNS ARE TO BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
20. ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR.
21. 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.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
23. AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DEPTHS OF SITE UTILITIES AND GRADES FOR DRAINAGE SWALES, DETENTION FACILITIES AND FFE'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.
24. ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
25. 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.
26. ALL SITE LIGHTING FIXTURES SHALL BE FULL CUT-OFF AT THE PROPERTY LINE PER THE CITY OF WAUKEE'S LIGHTING ORDINANCE.
27. ALL GROUND AND ROOFTOP MOUNTED MECHANICAL EQUIPMENT IS REQUIRED TO BE SCREENED.
28. ALL PROPOSED STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

TRAFFIC CONTROL NOTES

1. 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.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
3. 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.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. 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.
6. 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.
7. 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.

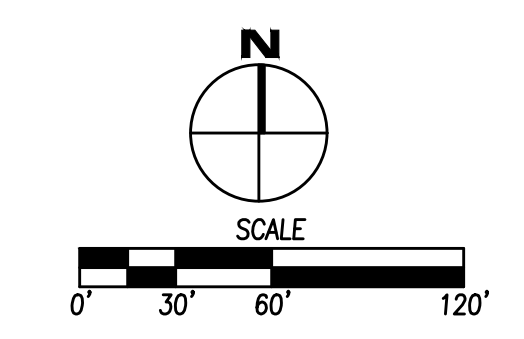
PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. DRIVEWAYS	6" P.C.C.
3. SIDEWALKS IN DRIVEWAYS	6" P.C.C.
4. PEDESTRIAN RAMPS	6" P.C.C.
5. TRAILS/COURT/SHARED USE PATHS	6" P.C.C.
6. PRIVATE STREETS/PARKING AREAS	7" P.C.C.

PHASING LEGEND



NOTE:
 A SEPARATE SITE PLAN WILL BE REQUIRED FOR PHASE 2.



DATE: _____

REVISIONS: _____

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

ENGINEER: _____

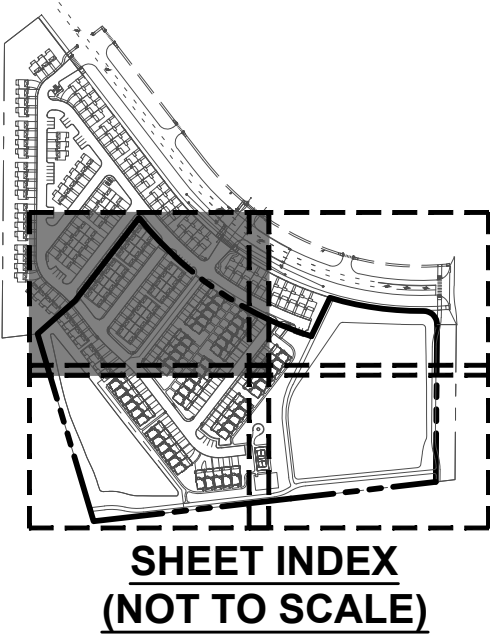
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CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE CENTRAL TOWNHOMES PLAT 2
 DIMENSION PLAN (OVERALL PLAN)

DATE: 07/15/2025
 SHEET NUMBER: C3.0
 2503.169



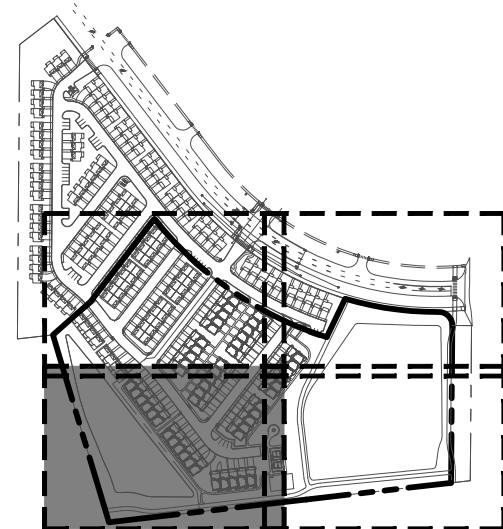
"FUTURE BUILDING": REQUIRE SEPARATE SITE PLAN APPROVAL

SEGMENTAL RETAINING WALL, SEE DETAIL #12 ON SHEET 7.1 DETAILS (TYP.)

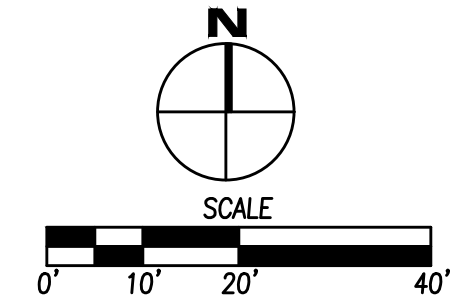
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DATE:	07/15/2025
REVISIONS:	
ENGINEER:	WAUKEE, IOWA
ENGINEER:	CIVIL DESIGN ADVANTAGE
ENGINEER:	DRAFTED:
PROJECT:	KETTLESTONE CENTRAL TOWNHOMES PLAT 2
PROJECT:	DIMENSION PLAN
PROJECT:	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
PROJECT:	2503.169
PROJECT:	SHEET NUMBER:
PROJECT:	C3.1

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CHECKED BY: MVAE
DATE: 7/14/2025 3:16 PM

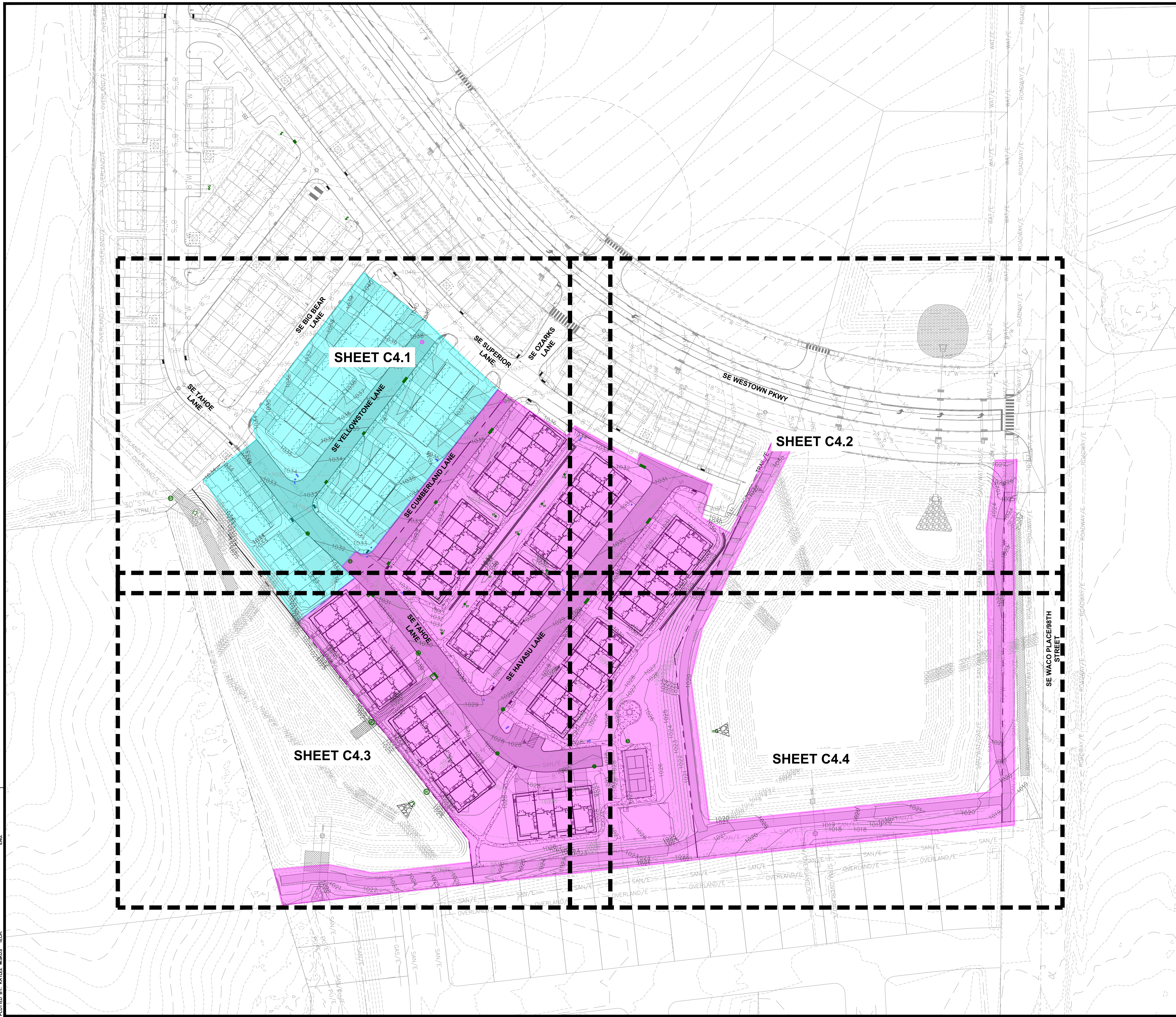


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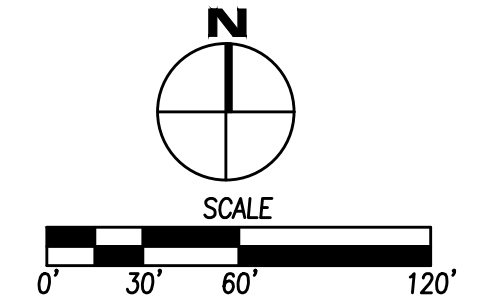
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SHEET NUMBER: C3.3	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
2503.169	ENGINEER: DRAFTED:
	CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA	
KETTLESTONE CENTRAL TOWNHOMES PLAT 2	
DIMENSION PLAN	

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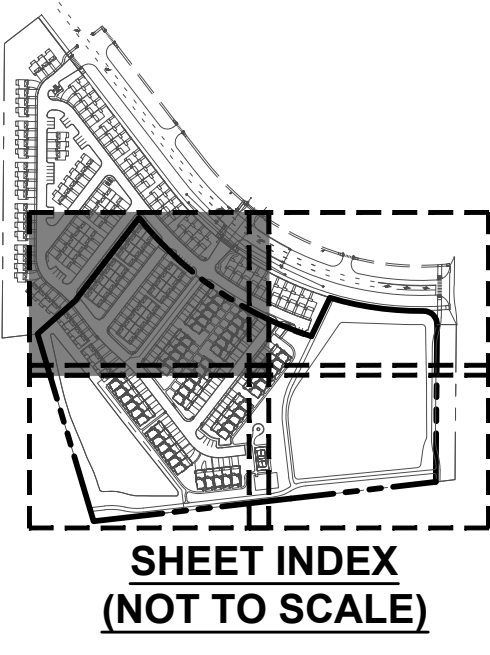


GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND 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 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.
 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.
13. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

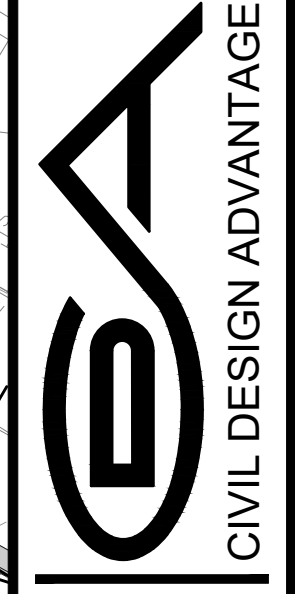


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SHEET NUMBER:	C4.0 2503.169
REVISIONS:	
ENGINEER:	WAUKEE, IOWA
DRAFTED:	
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KETTLESTONE CENTRAL TOWNHOMES PLAT 2 GRADING PLAN (OVERALL PLAN)	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	



DATE	
REVISIONS	

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



WAUKEE, IOWA

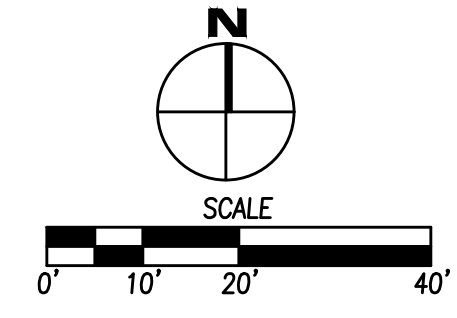
KETTLESTONE CENTRAL TOWNHOMES PLAT 2
GRADING PLAN

DATE: 07/15/2025
 SHEET NUMBER:
C4.1
 2503.169

ENGINEER:

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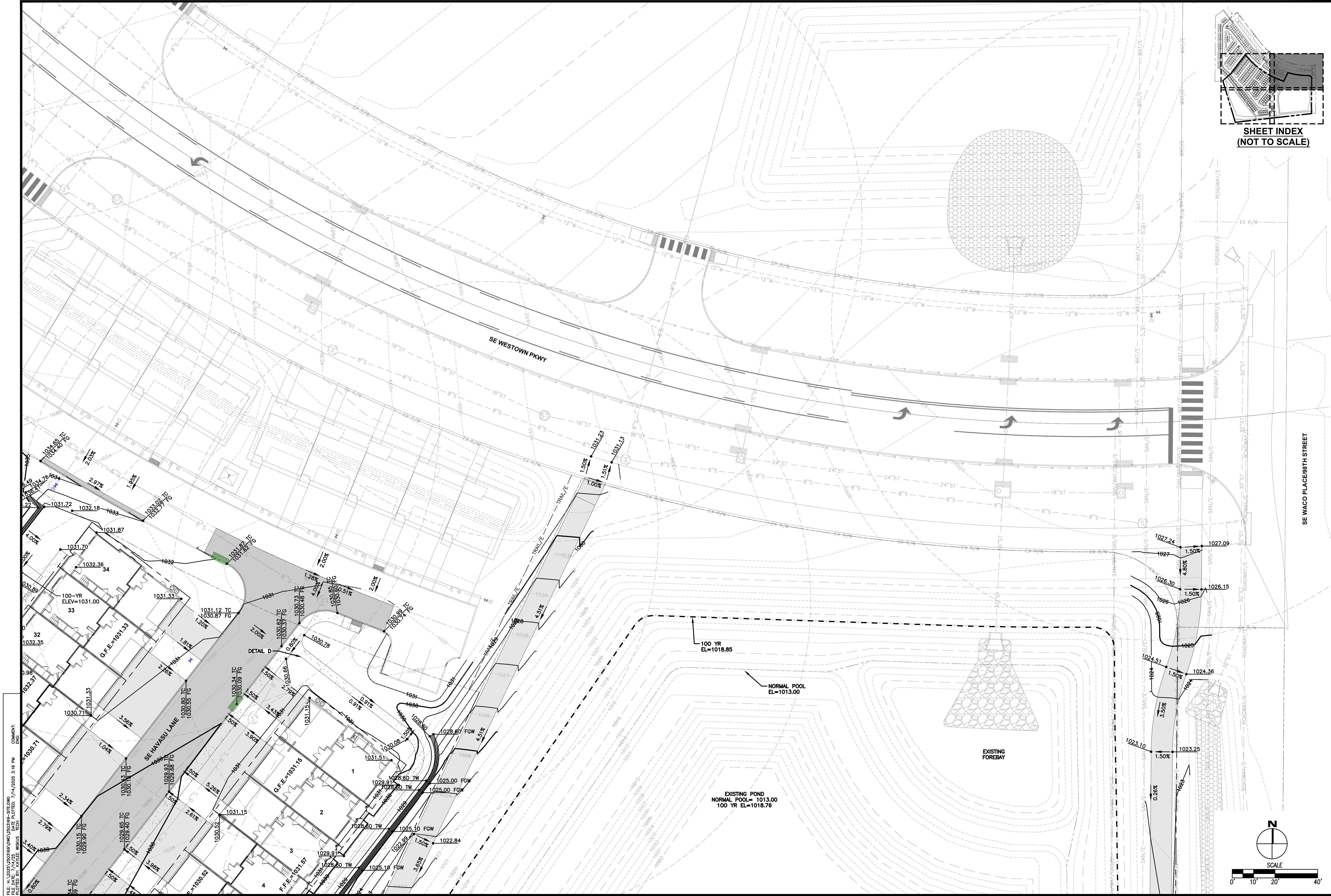
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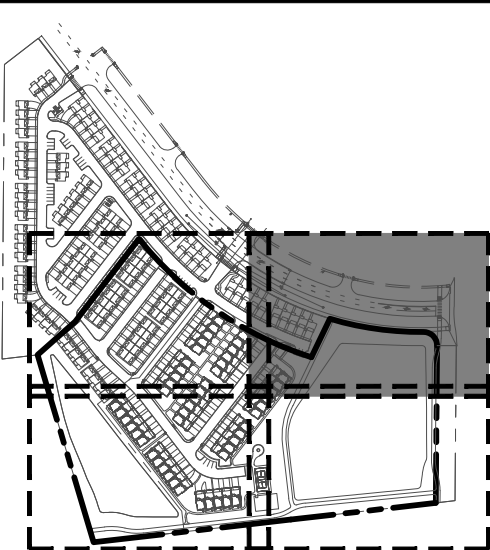
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DETAIL A

DETAIL B



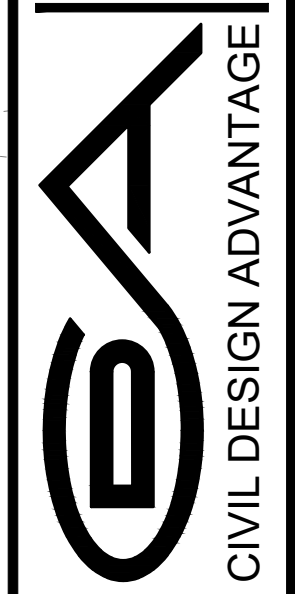
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REVISIONS	DATE

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

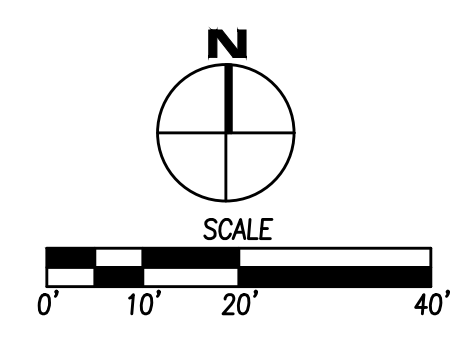


CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

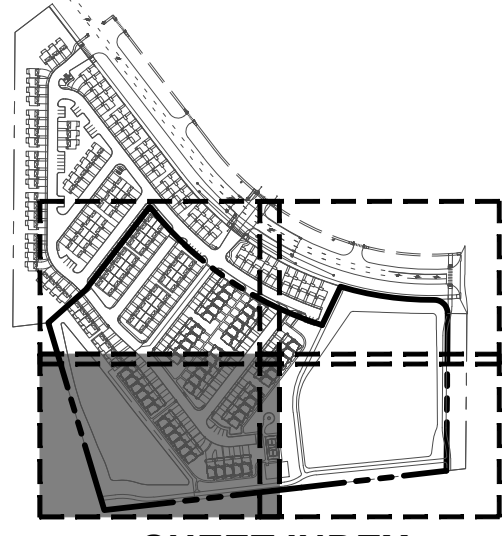
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GRADING PLAN

DATE: 07/15/2025
 SHEET NUMBER: **C4.2**
 2503.169

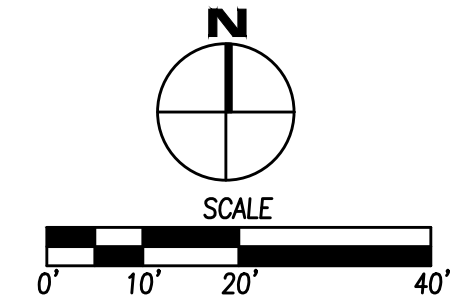
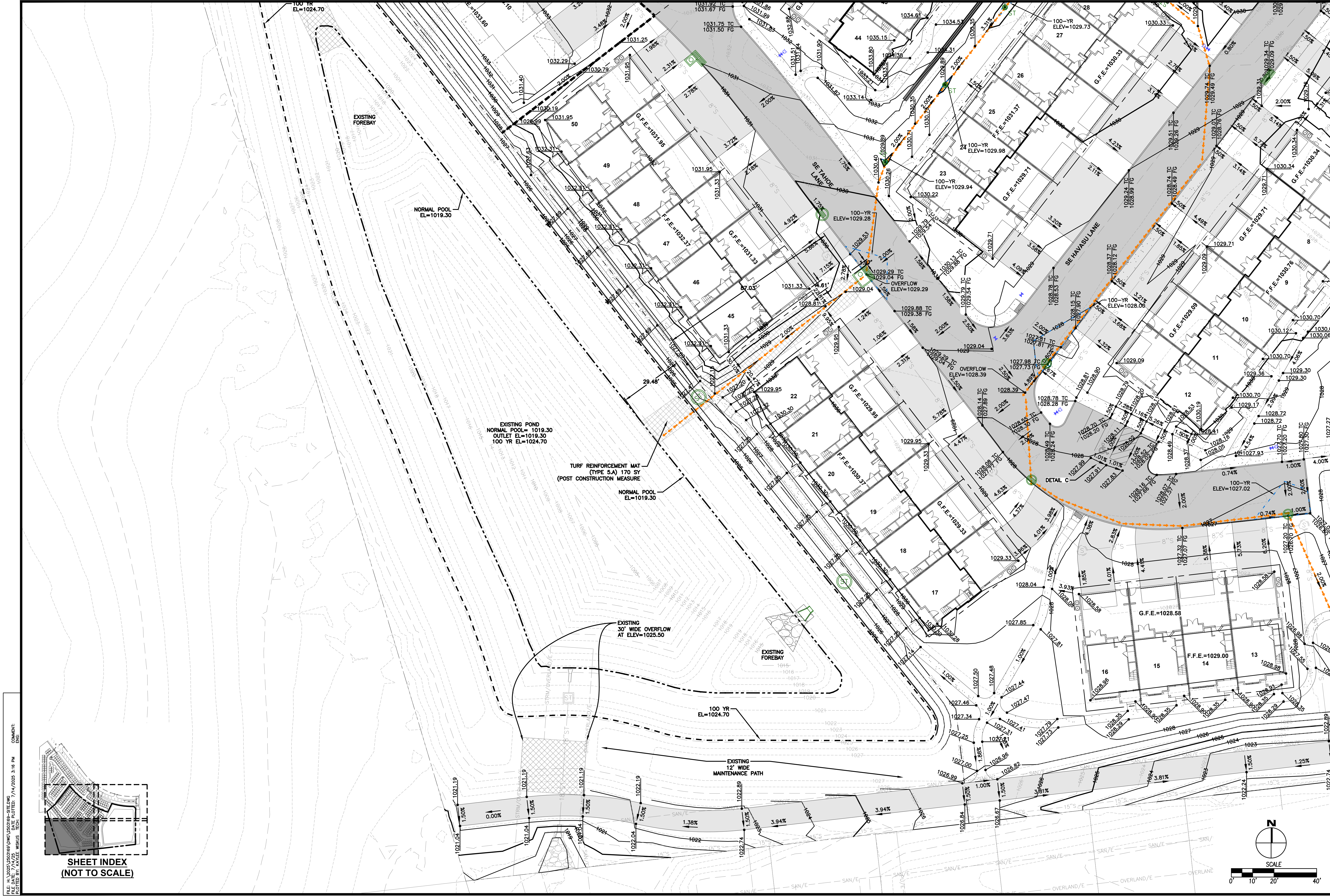
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SHEET INDEX
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NO.	DATE	REVISIONS

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

CIVIL DESIGN ADVANTAGE
ENGINEER:

WAUKEE, IOWA

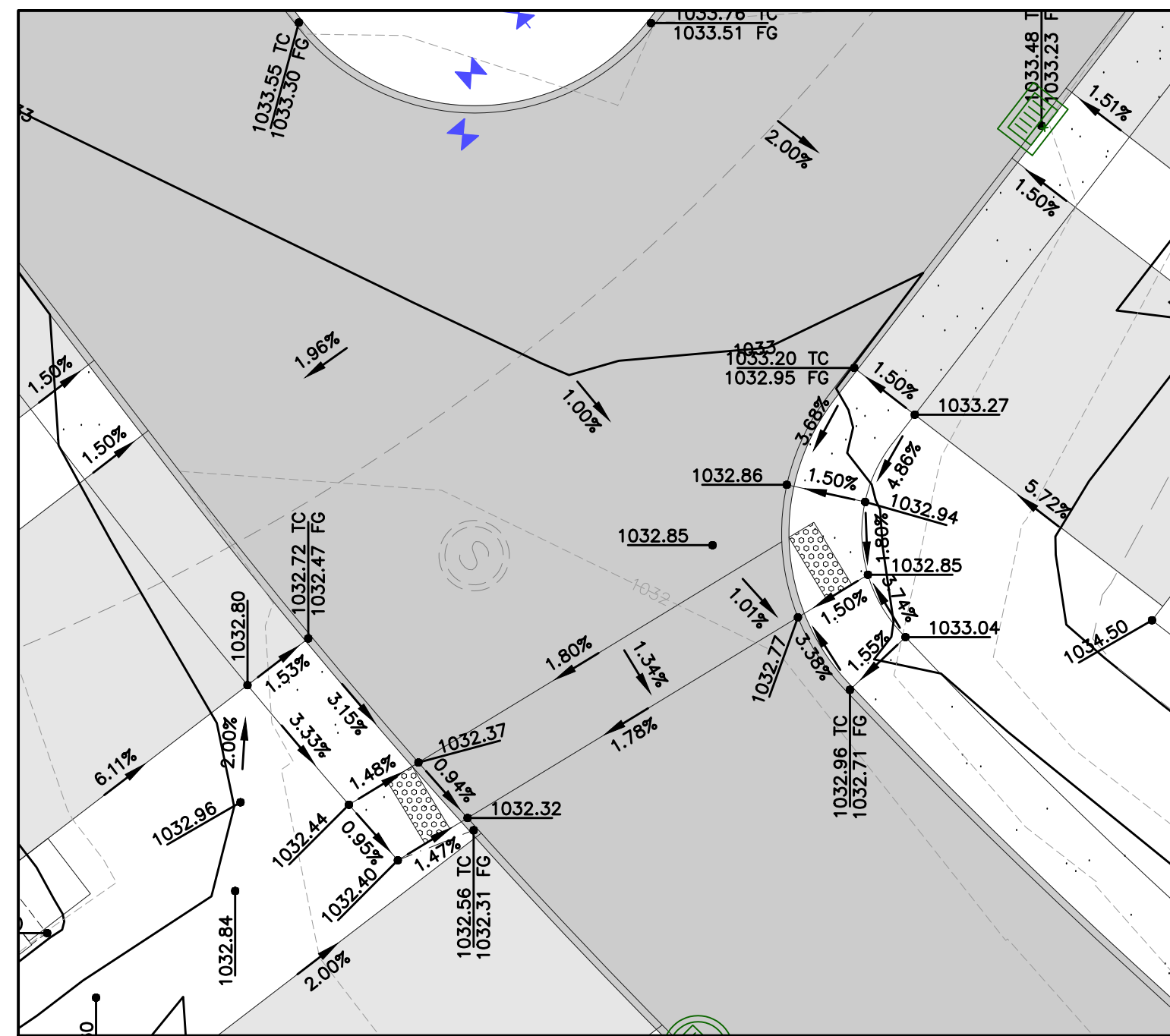
KETTLESTONE CENTRAL TOWNHOMES PLAT 2
GRADING PLAN

DATE: 07/15/2025
SHEET NUMBER:
C4.3
2503.169

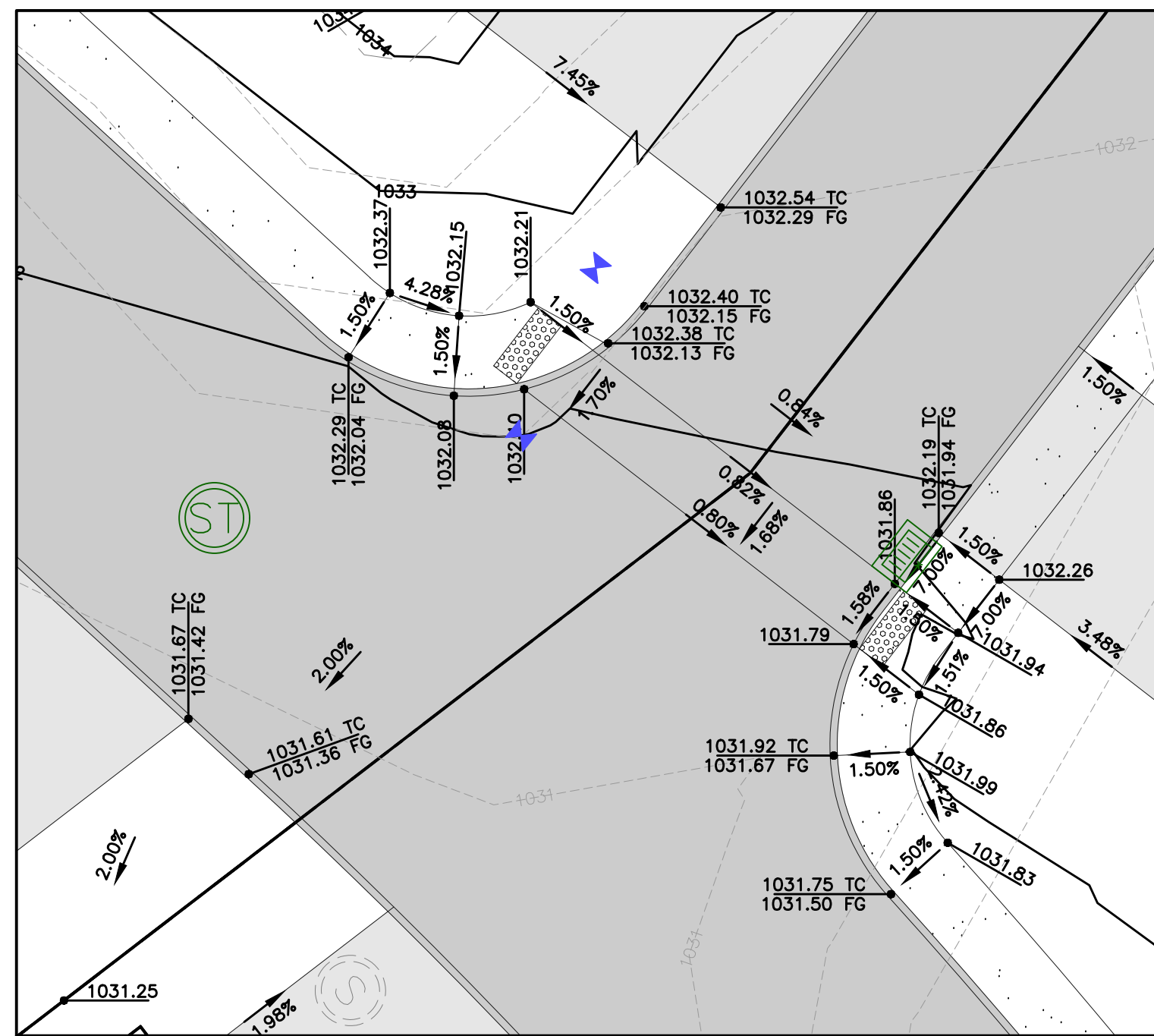
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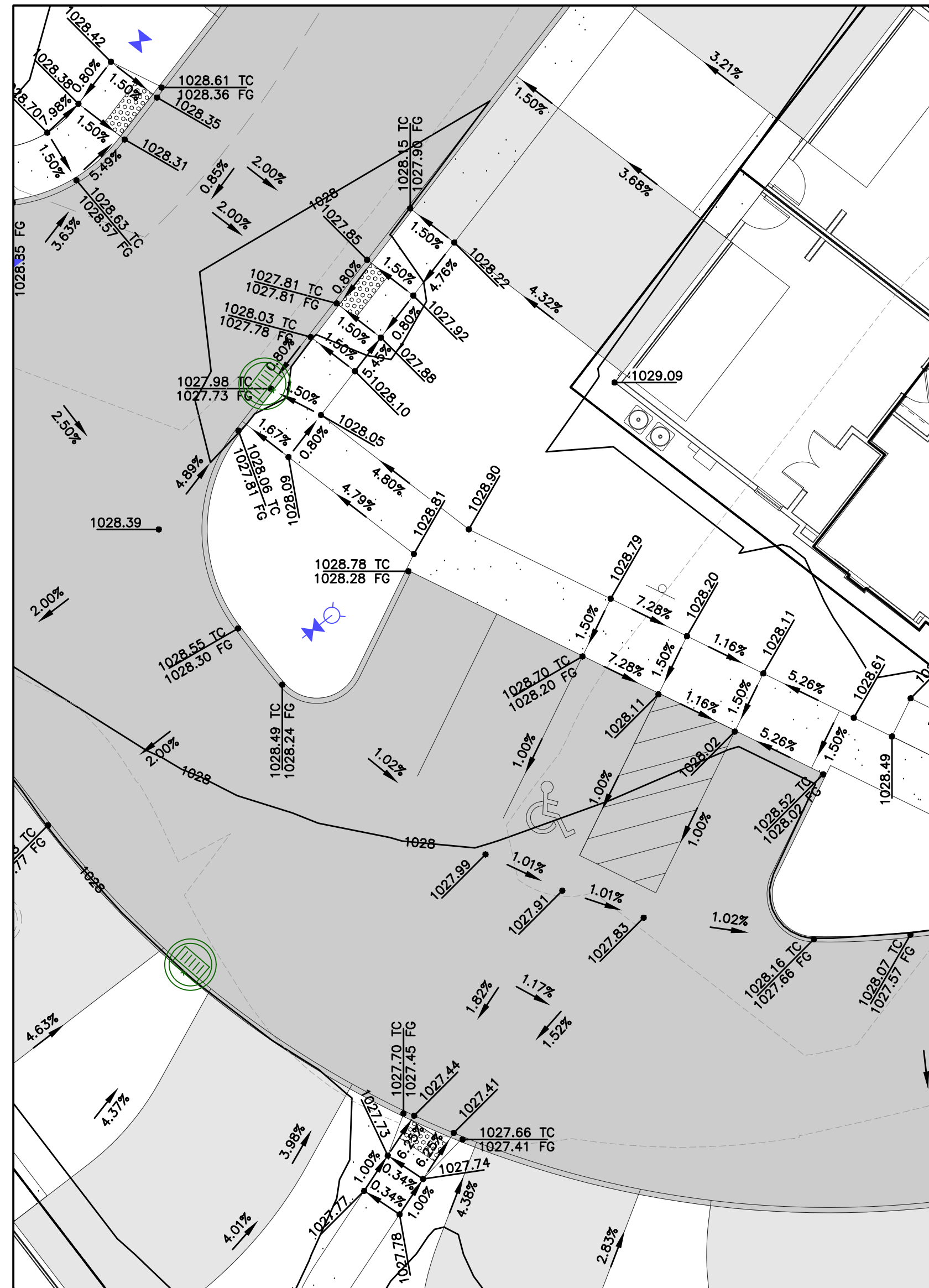
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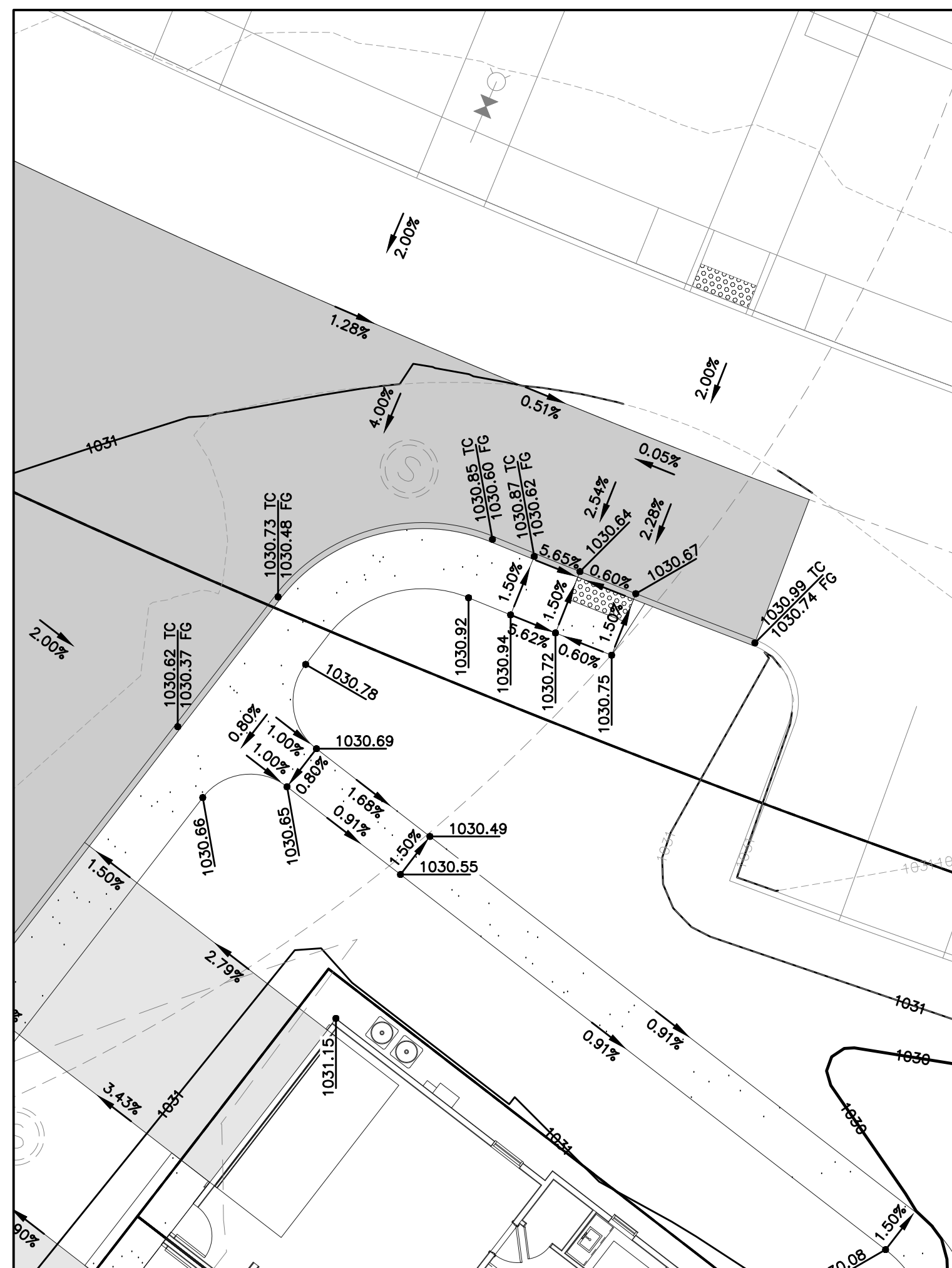
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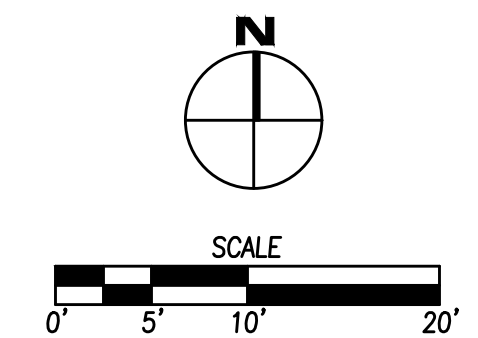
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DETAIL C



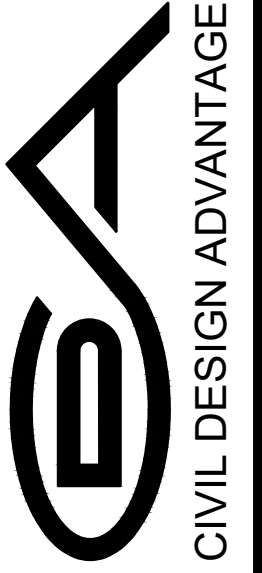
DETAIL D



REVISIONS	DATE

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

ENGINEER: DRAFTED:



WAUKEE, IOWA

KETTLESTONE CENTRAL TOWNHOMES PLAT 2
 GRADING PLAN

DATE: 07/15/2025
 SHEET NUMBER: C4.5
 2503.169



DATE	
REVISIONS	

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

CIVIL DESIGN ADVANTAGE
ENGINEER: [Signature]

KETTLESTONE CENTRAL TOWNHOMES PLAT 2
EROSION & SEDIMENT CONTROL PLAN

DATE: 07/15/2025
SHEET NUMBER: **C5.0**
2503.169

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	4,066
2	INLET PROTECTION DEVICES	EA	22
3	CONCRETE WASHOUT PIT	EA	1
4	TURF REINFORCEMENT MAT, TYPE 5.A	SY	170
5	TYPE 4 TEMPORARY SEEDING, FERTILIZING, AND MULCHING	AC	7.44
6	PERMANENT SOD	AC	4.48

DISCHARGE POINT SUMMARY

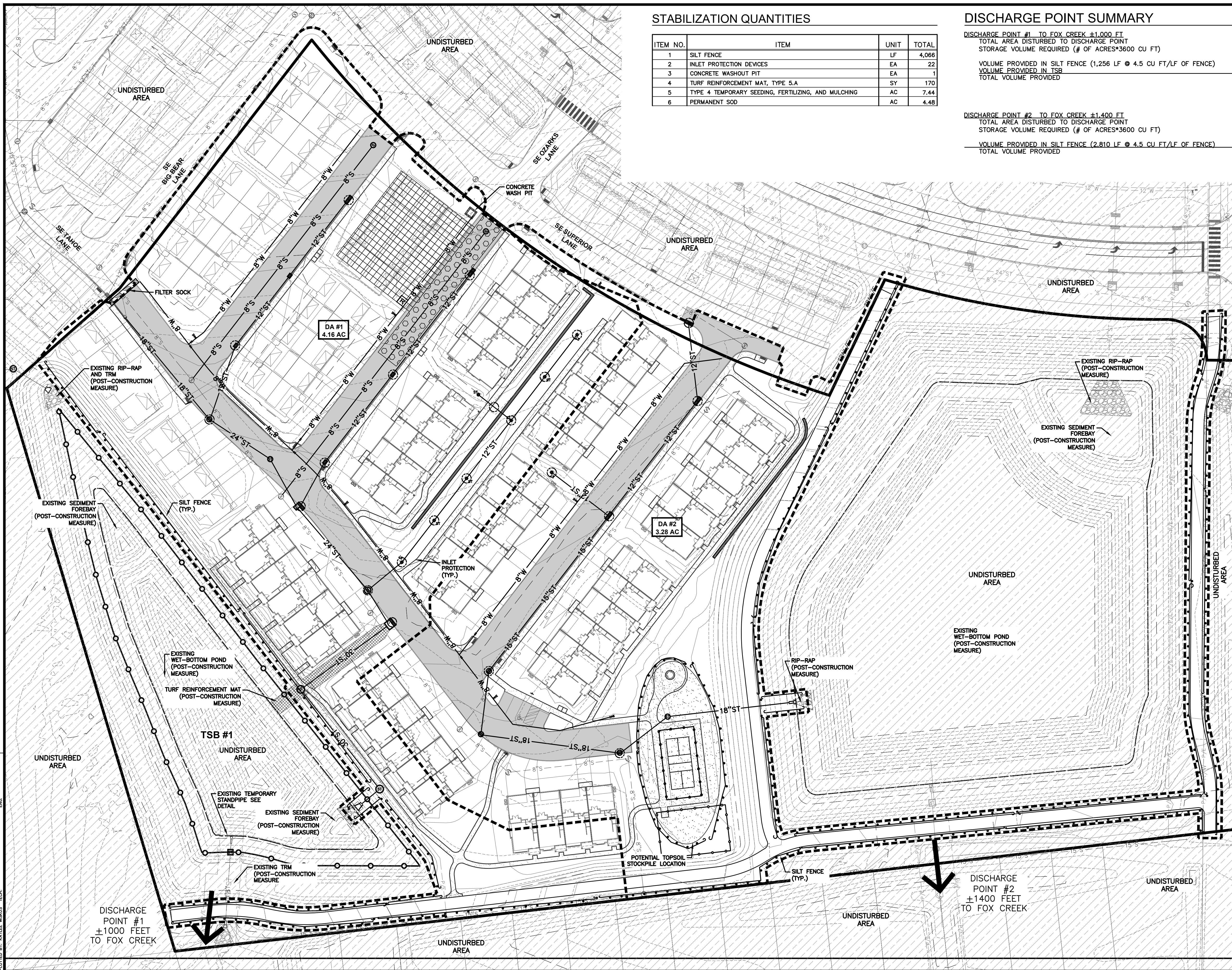
DISCHARGE POINT #1 TO FOX CREEK ±1,000 FT	4.16 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	14,967 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,256 LF @ 4.5 CU FT/LF OF FENCE)	5,652 CU FT
VOLUME PROVIDED IN TSB	35,348 CU FT
TOTAL VOLUME PROVIDED	41,000 CU FT
DISCHARGE POINT #2 TO FOX CREEK ±1,400 FT	3.28 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	11,808 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (2,810 LF @ 4.5 CU FT/LF OF FENCE)	12,645 CU FT
TOTAL VOLUME PROVIDED	12,645 CU FT

SWPPP LEGEND

- DRAINAGE ARROW X.XX %
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN

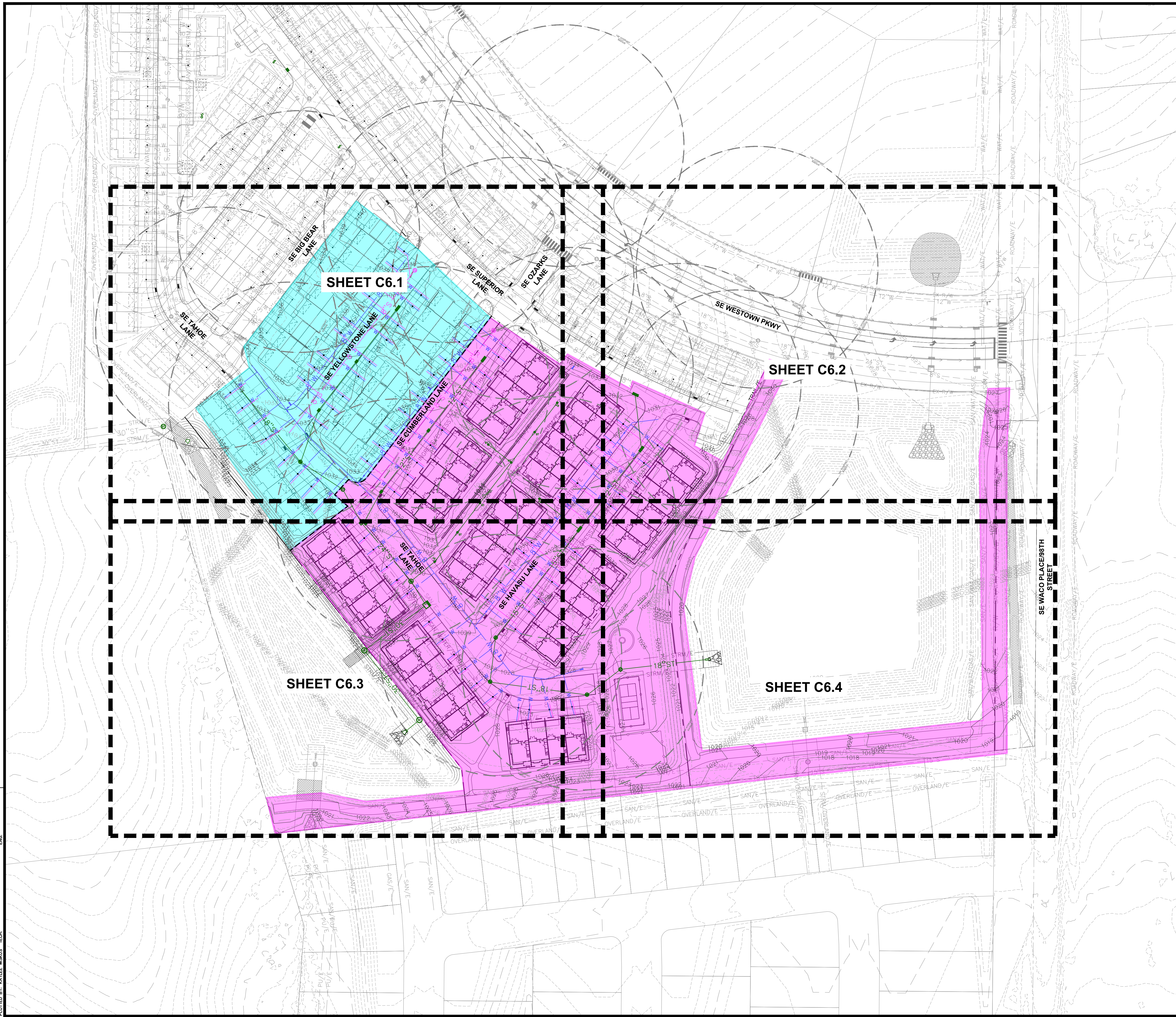
NOTES

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- THE DETENTION POND SHALL BE PERMANENTLY SEEDING ABOVE THE NORMAL POOL ELEVATION TO THE TOP OF SLOPE/TOP OF BERM AND ON THE WEST AND SOUTH SIDES OF POND BERM TO PROPERTY LINE. PERMANENT SEED MIXTURE SHALL BE SUDAS TYPE 1 (PERMANENT LAWN MIXTURE) WITH HYDRO-MULCH.
- ALL DISTURBED AREAS WITHIN THE GRADING LIMITS SHALL BE TEMPORARILY SEEDING 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. TEMPORARY SEED MIXTURE SHALL BE SUDAS TYPE 4 (URBAN TEMPORARY EROSION CONTROL).
- ALL DISTURBED AREAS WITHIN THE PLAT 2 LIMITS LOCATED OUTSIDE OF PAVED AREAS AND BUILDING AREAS SHALL BE SODDED.



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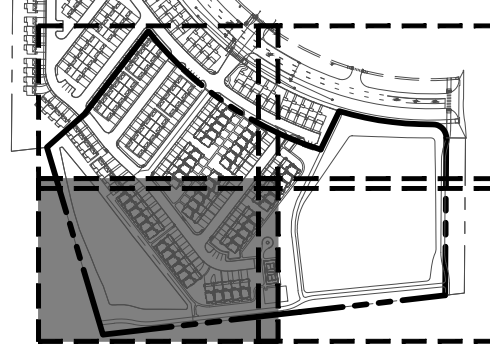


UTILITY NOTES

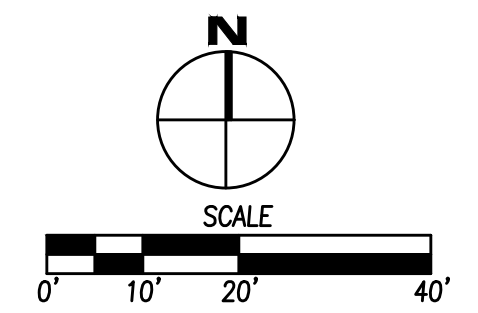
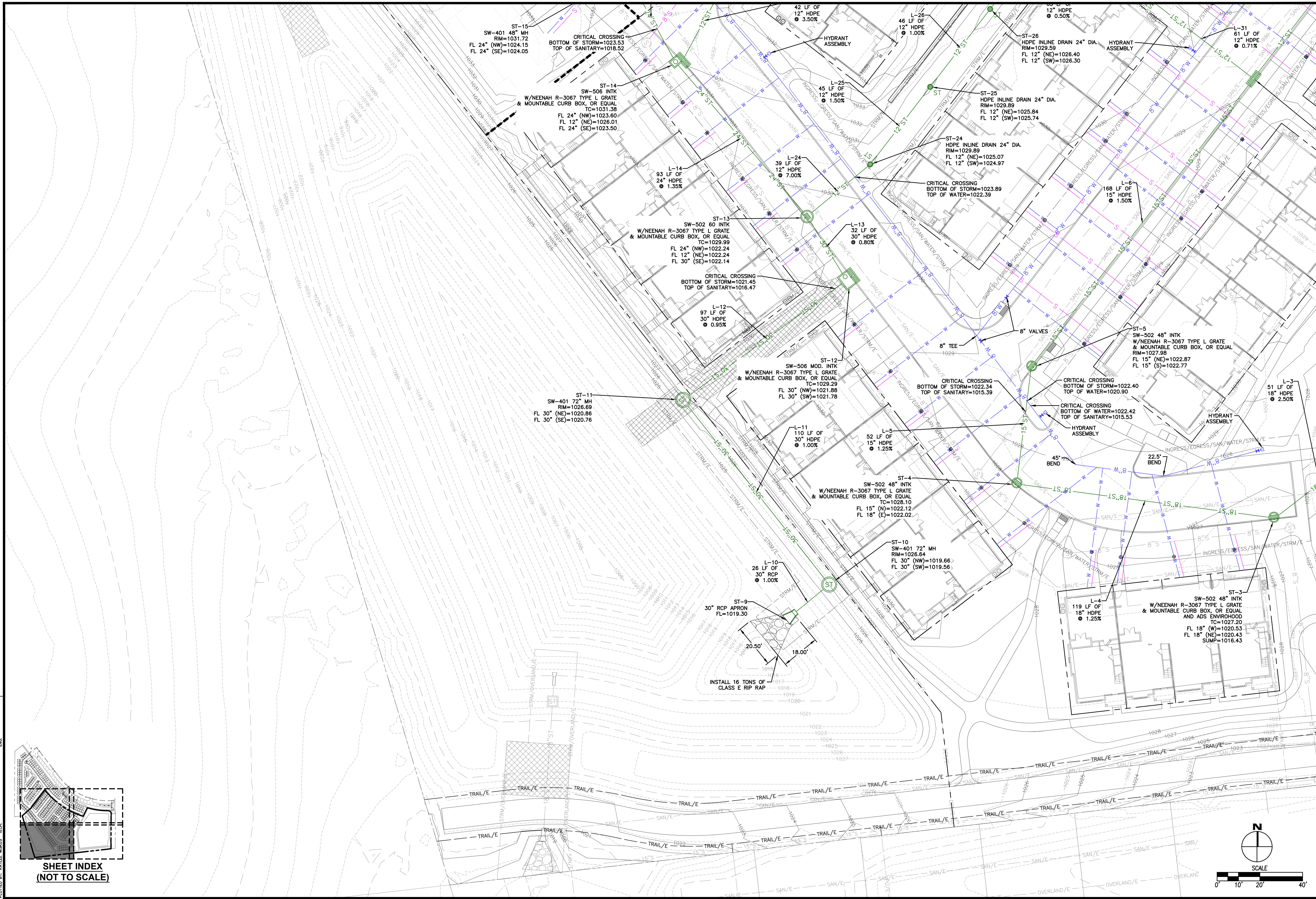
1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS 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. 3-PIECE CASTINGS ARE REQUIRED FOR MANHOLES IN PCC.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. ALL WATERMAIN WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
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 SEDIMENT CONTROLS AT ALL PERMANENT STORM SEWER INLETS. DROP DOWN INLET PROTECTION IS REQUIRED FOR PUBLIC STREETS.
16. 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.
17. ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
18. ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TELEVISED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
19. ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
20. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
21. ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
22. PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.
23. ALL EXISTING SANITARY SEWER MAINS SHALL BE PRESSURE TESTED & TELEVISED AFTER SERVICES HAVE BEEN INSTALLED.

DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
ESA CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
KETTLESTONE CENTRAL TOWNHOMES PLAT 2	
UTILITY PLAN (OVERALL PLAN)	
DATE: 07/15/2025	
SHEET NUMBER: C6.0	
2503.169	

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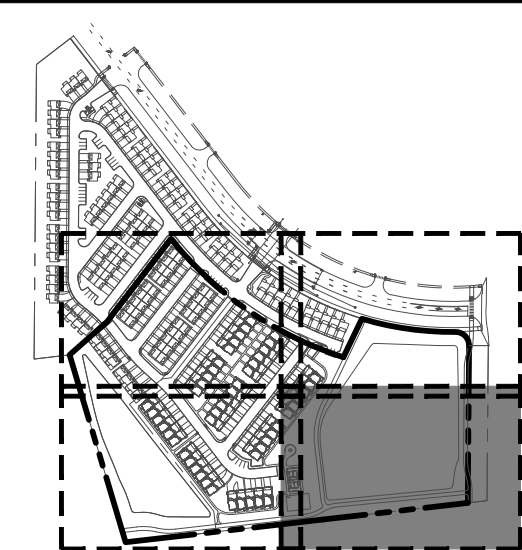
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KETTLESTONE CENTRAL TOWNHOMES PLAT 2	
UTILITY PLAN	
DATE: 07/15/2025	
SHEET NUMBER: C6.3	
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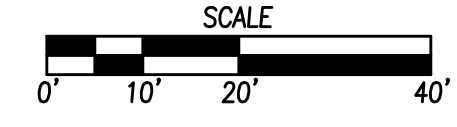
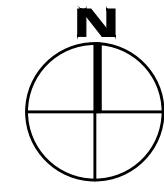


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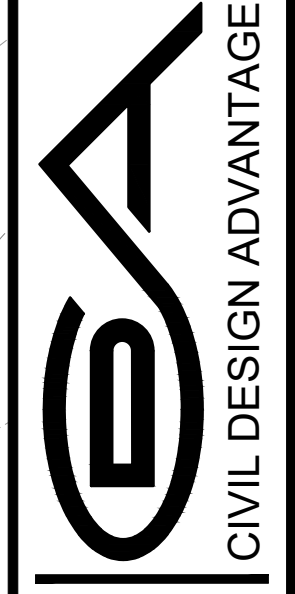
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SE WACO PLACE 88TH STREET



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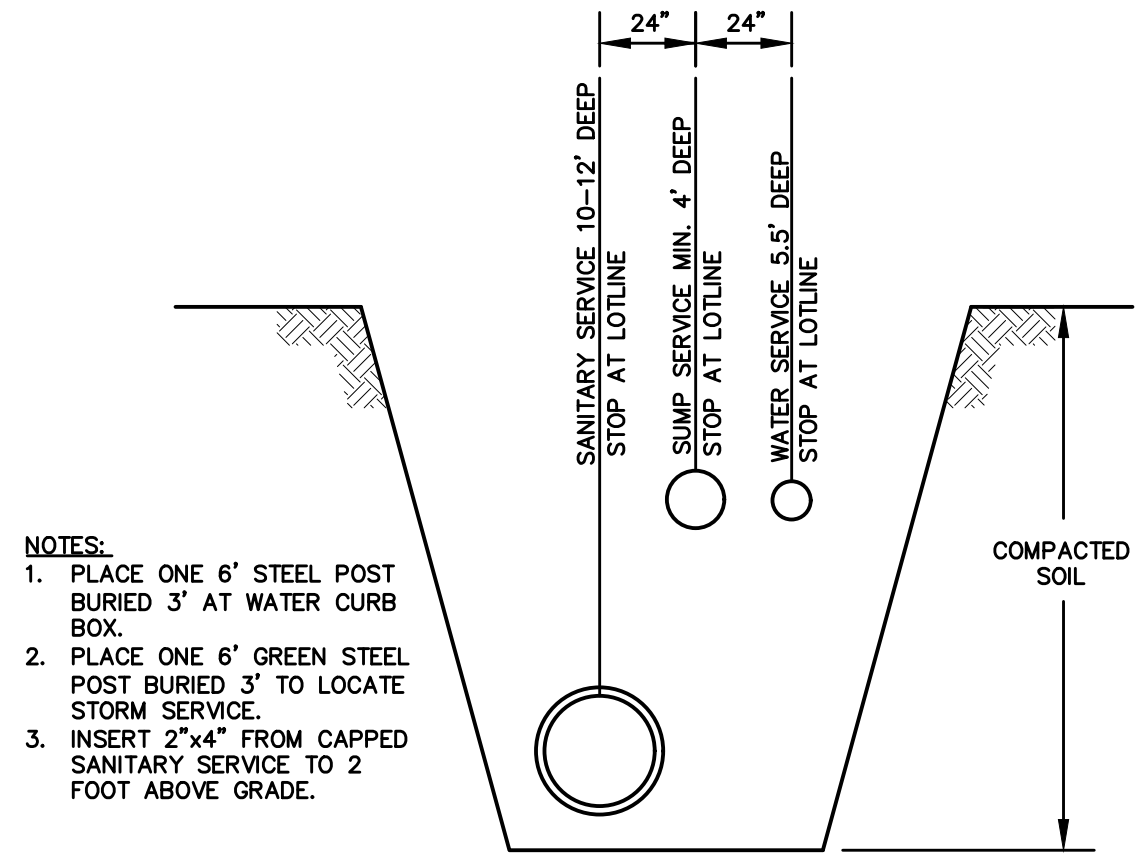
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 PHONE: (515) 369-4400



KETTLESTONE CENTRAL TOWNHOMES PLAT 2
UTILITY PLAN
 WAUKEE, IOWA

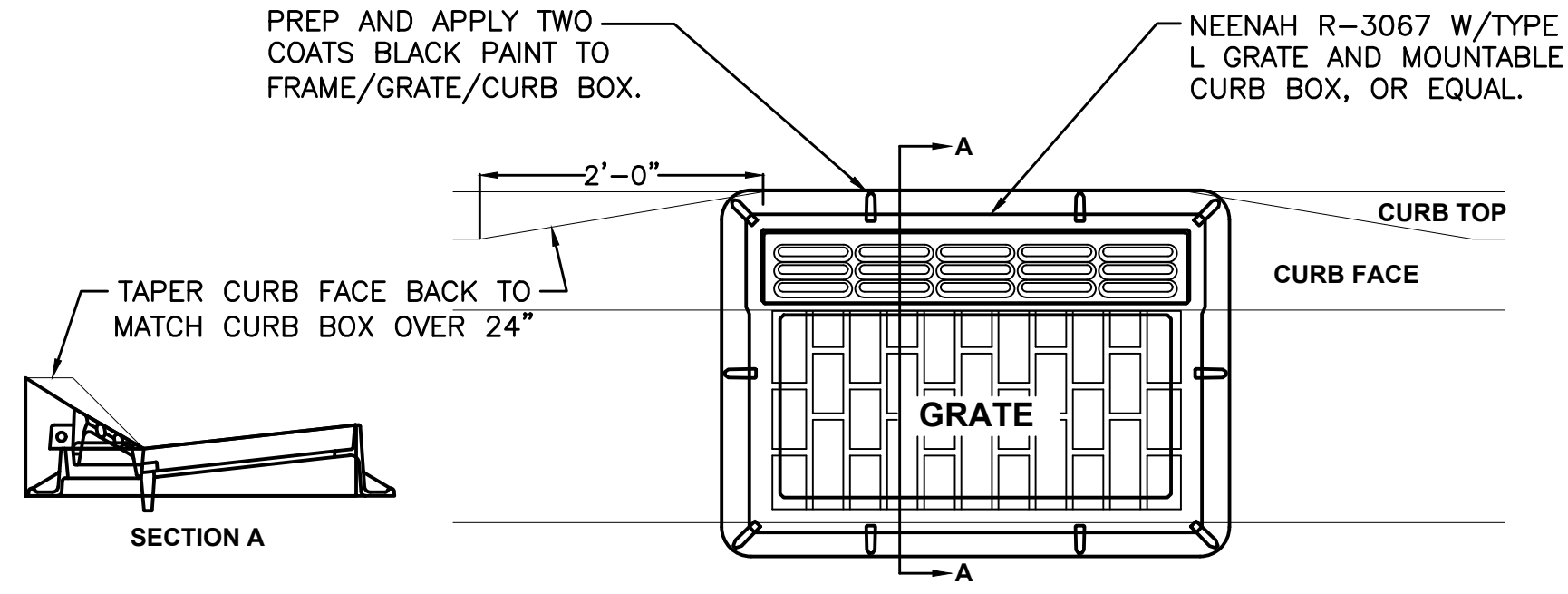
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C6.4
 2503.169

ENGINEER: DRAFTED:



- NOTES:
1. PLACE ONE 6" STEEL POST BURIED 3' AT WATER CURB BOX.
 2. PLACE ONE 6" GREEN STEEL POST BURIED 3' TO LOCATE STORM SERVICE.
 3. INSERT 2"x4" FROM CAPPED SANTARY SERVICE TO 2 FOOT ABOVE GRADE.

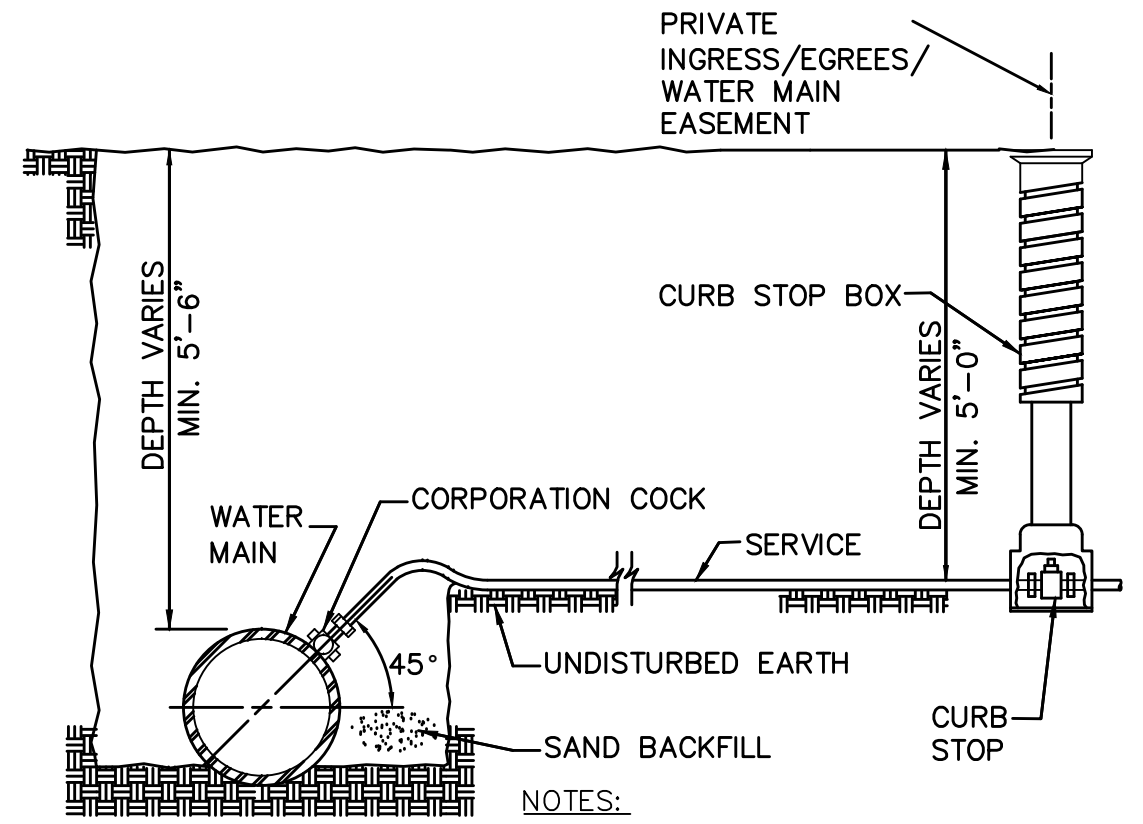
8 TYPICAL SERVICE INSTALLATION DETAIL
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PREP AND APPLY TWO COATS BLACK PAINT TO FRAME/GRATE/CURB BOX.

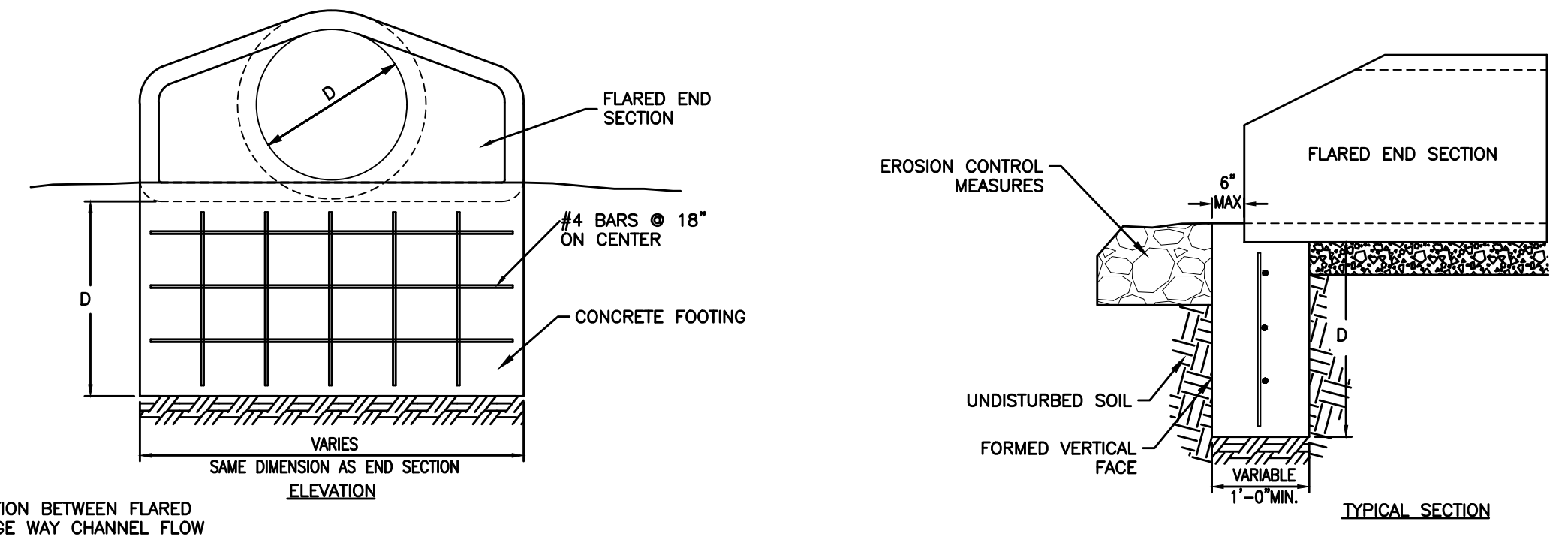
NEENAH R-3067 W/TYPE L GRATE AND MOUNTABLE CURB BOX, OR EQUAL.

5 MOUNTABLE CURB INLET
NOT TO SCALE



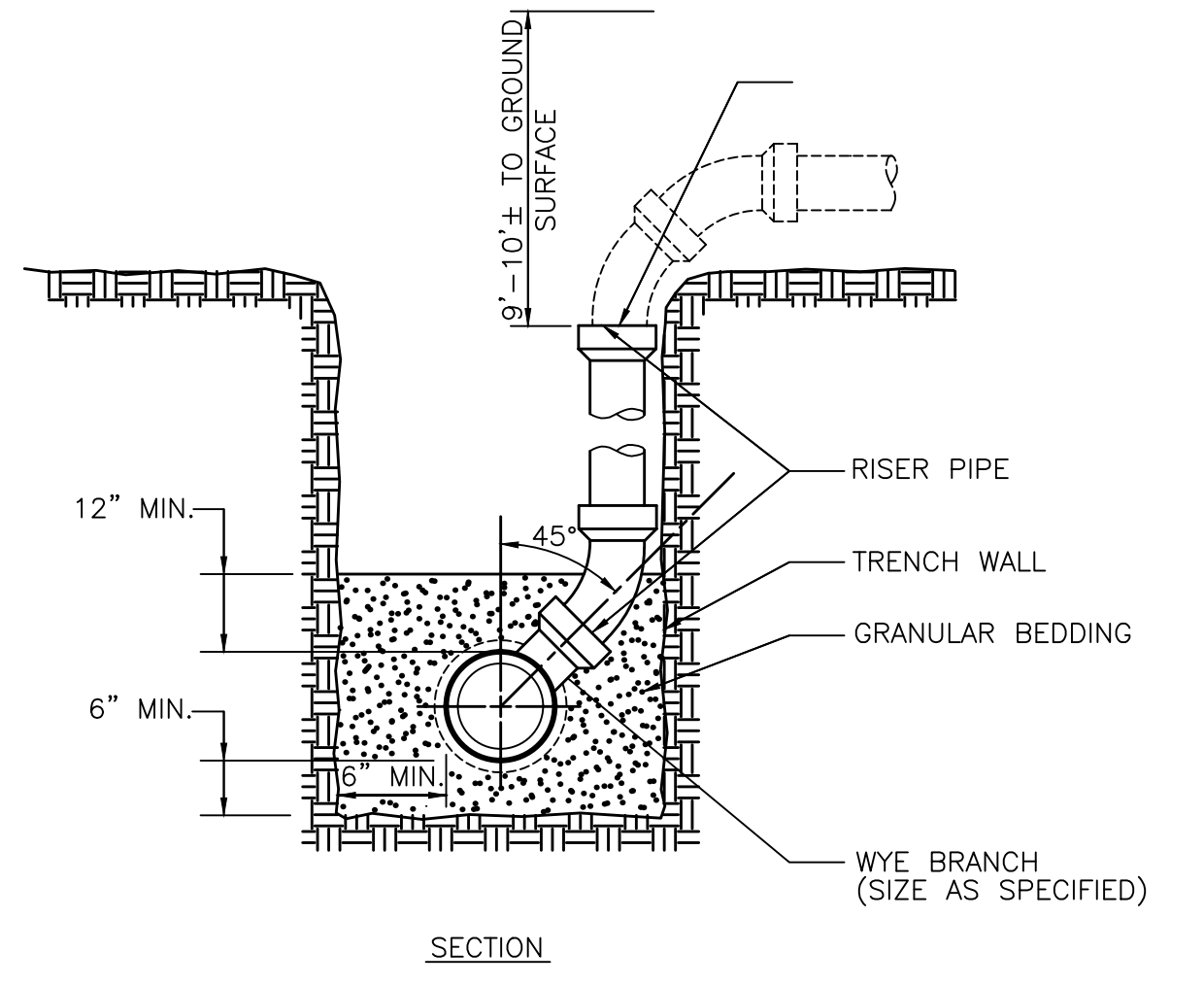
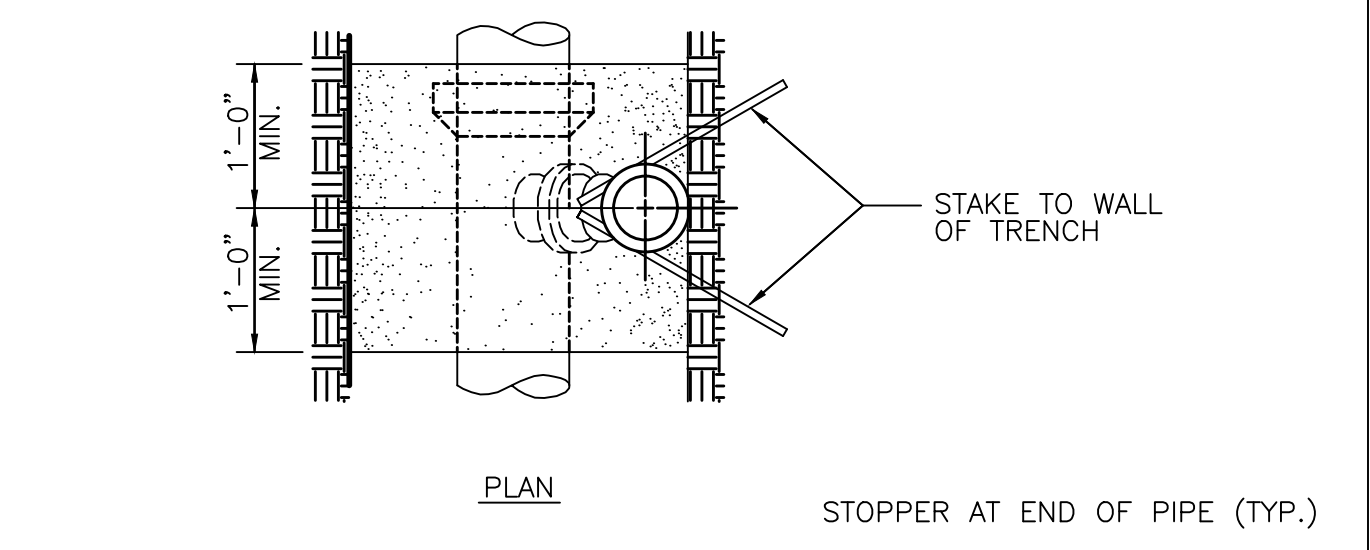
- NOTES:
1. TERMINATE CURB STOP BOX ROD 1'-6" BELOW FINISHED GRADE.

7 WATER SERVICE CONNECTION
NOT TO SCALE



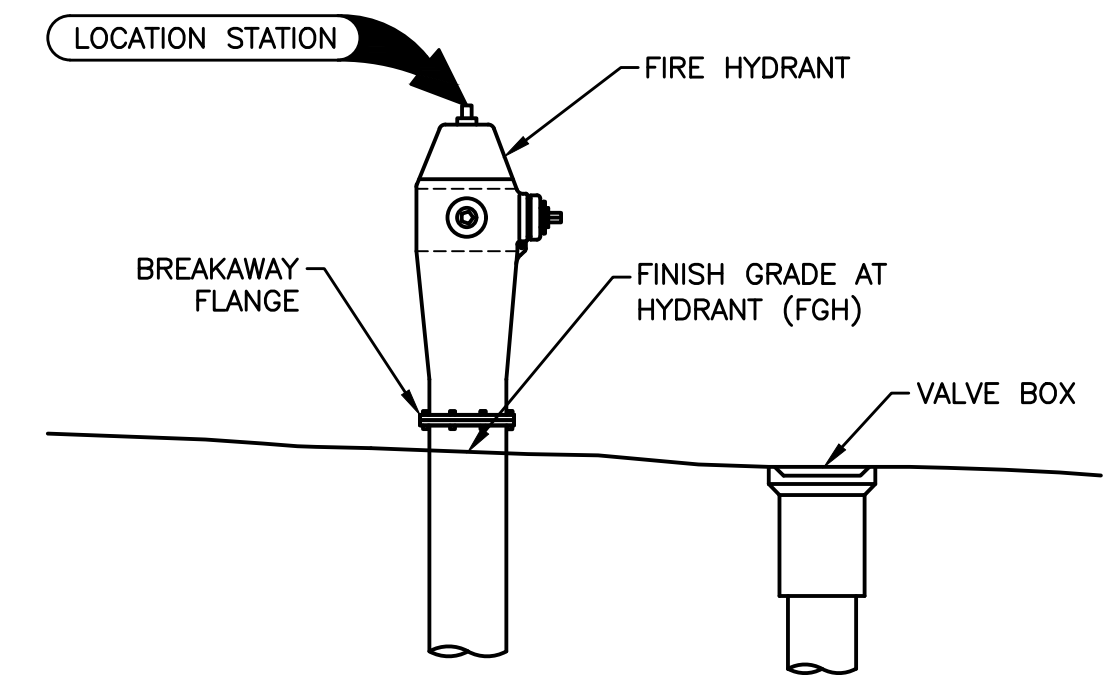
- NOTES:
1. D=DIFFERENCE IN ELEVATION BETWEEN FLARED END INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF FLARED END; MINIMUM D=42"
 2. INSTALL 3' WIDE CLAY WATERSTOP AT FLARED END SECTION PIPE JOINT.
 3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER

4 CITY OF WAUKEE FLARED END SECTION FOOTING DETAIL
NOT TO SCALE



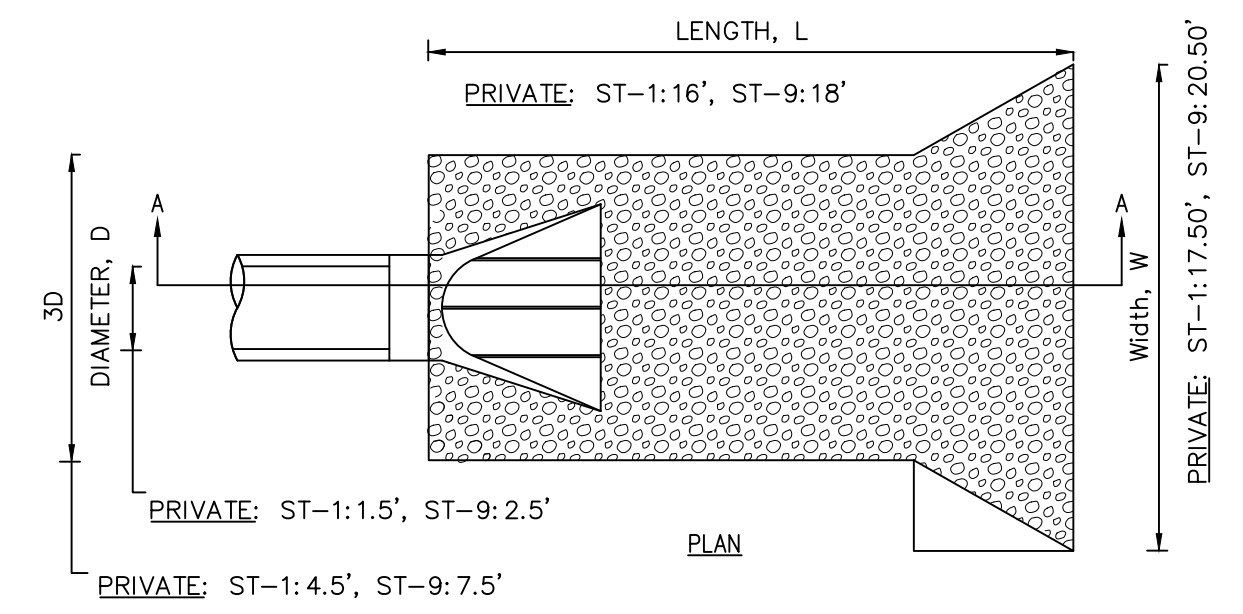
- NOTES:
1. INSTALL RISER TO BEAR FIRMLY AGAINST UNDISTURBED WALL OF TRENCH. STAKE RISER PIPE IN PLACE PRIOR TO BACK-FILLING TO PREVENT MOVEMENT OF PIPE
 2. NOTCH WALL OF TRENCH TO RECEIVE PIPE WHERE POSSIBLE.

2 SANITARY SEWER SERVICE RISER
NOT TO SCALE



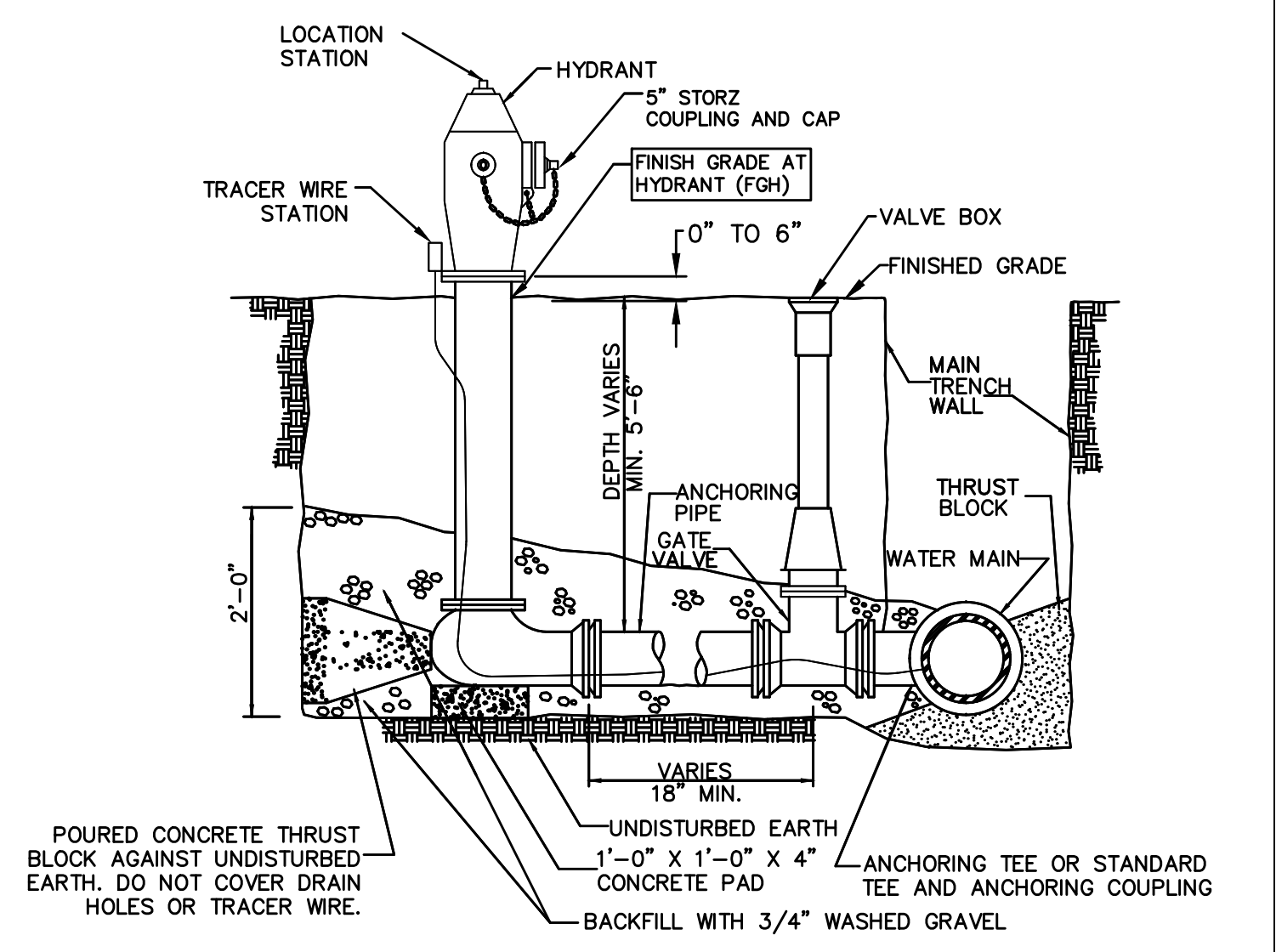
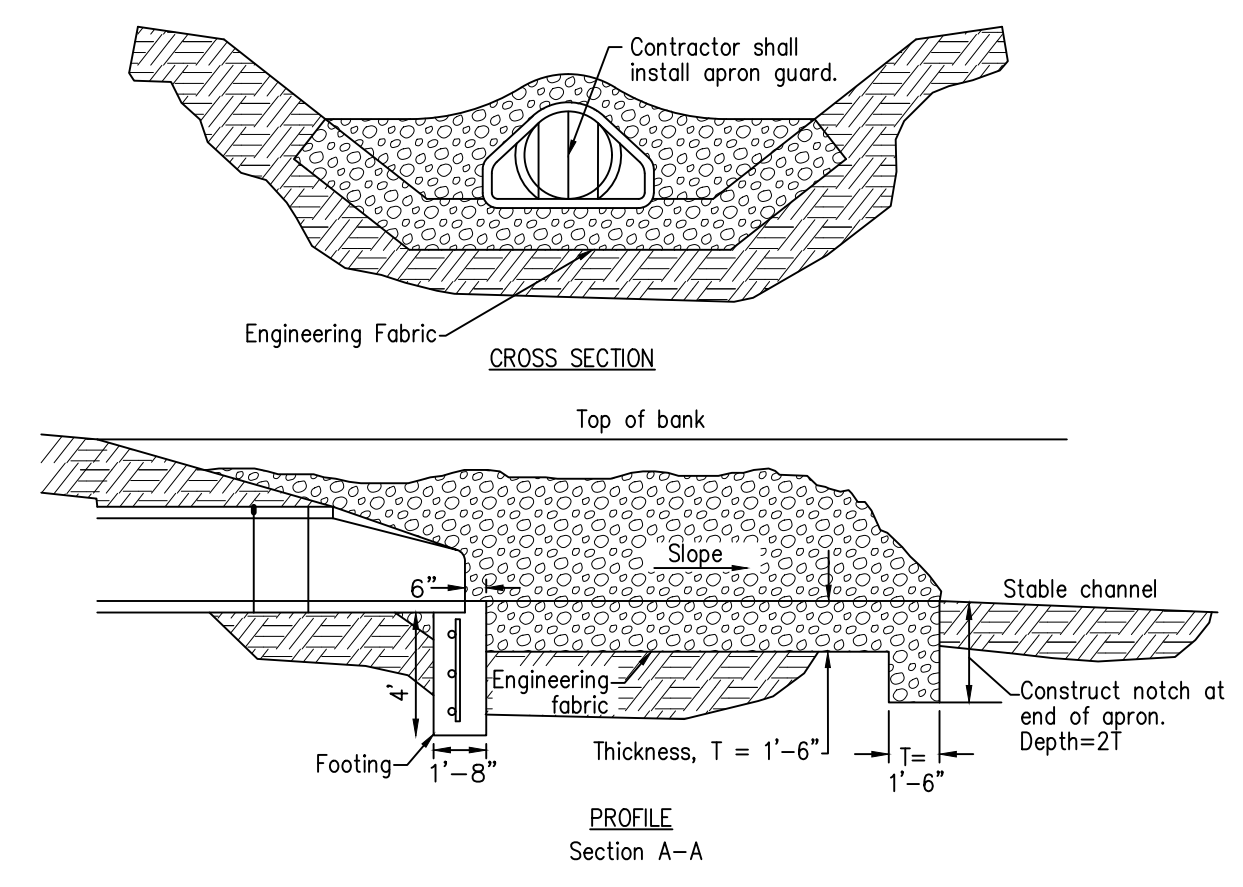
EXAMPLE: STA 10+00, 42' LT HYDRANT ASSEMBLY FGH = 987.6

6 HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL
NOT TO SCALE



- NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
 2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

3 ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



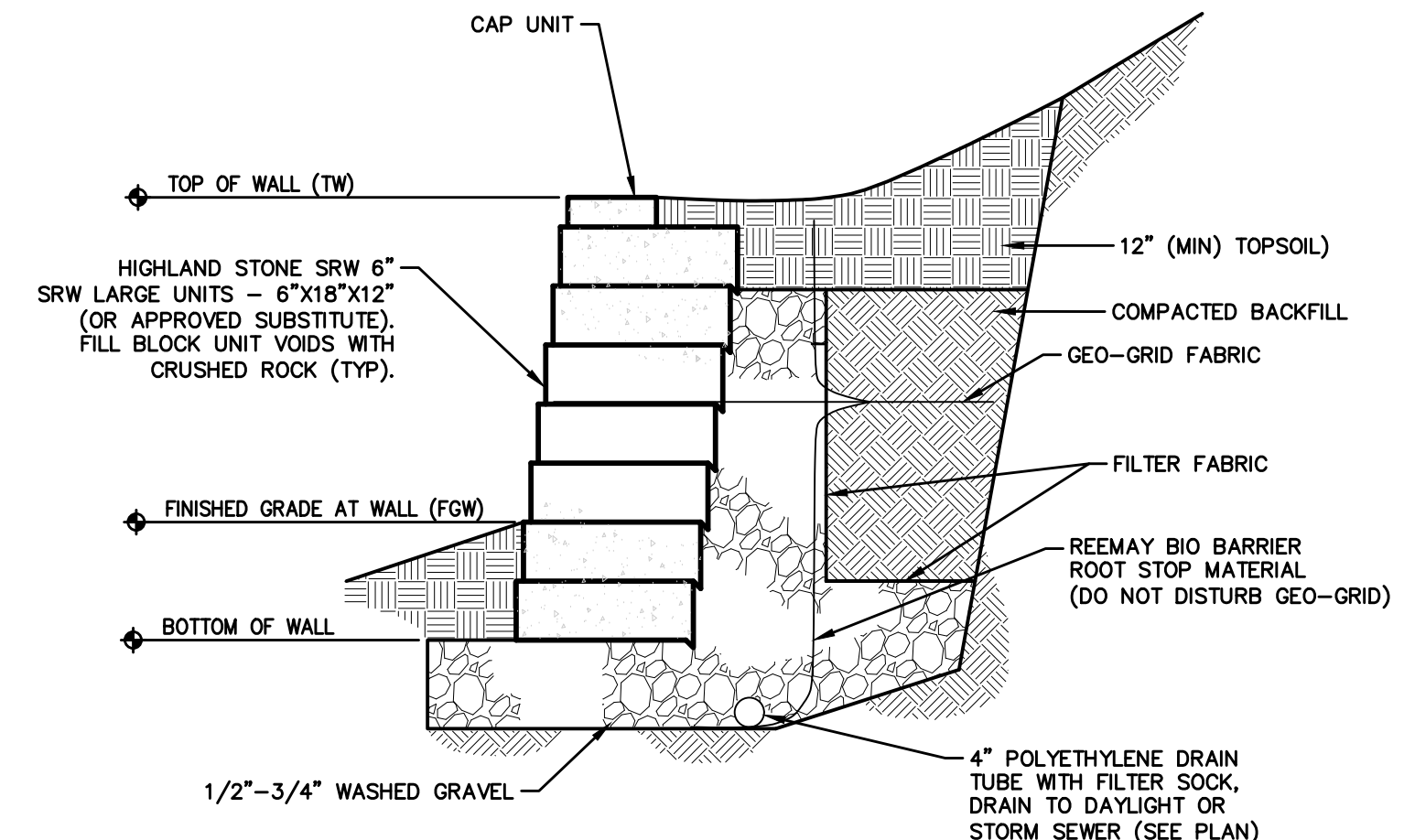
POURED CONCRETE THRUST BLOCK AGAINST UNDISTURBED EARTH. DO NOT COVER DRAIN HOLES OR TRACER WIRE.

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

1 HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

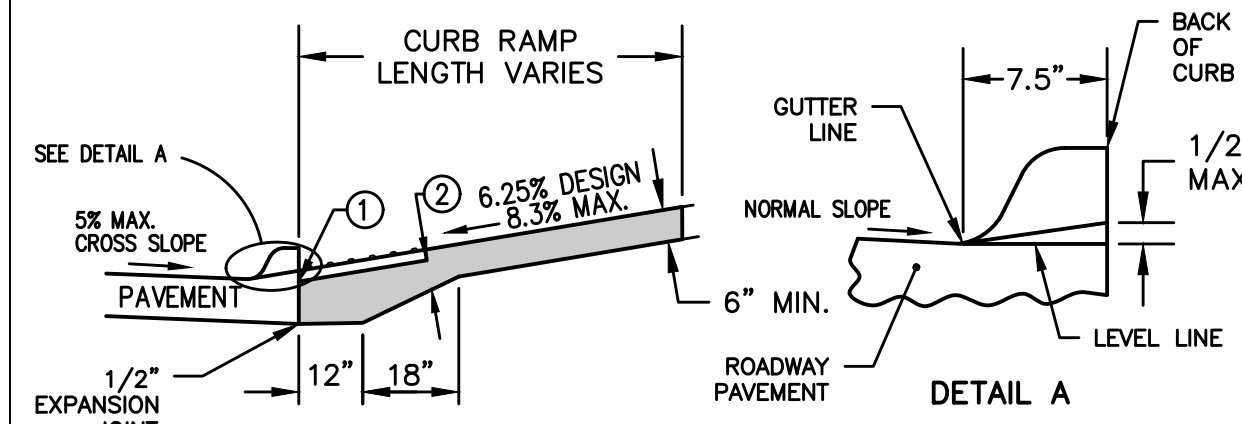
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 COMMENT: ENCLOSURE
 PLOTTED BY: MAVEE MORGAN
 DATE: 7/14/2025 3:17 PM

DATE	
REVISIONS	
ENGINEER:	DRAFTED:
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ESA CIVIL DESIGN ADVANTAGE	
KETTLESTONE CENTRAL TOWNHOMES PLAT 2 TYPICAL SECTIONS AND DETAILS	
DATE: 07/15/2025	
SHEET NUMBER: C7.0 2503.169	

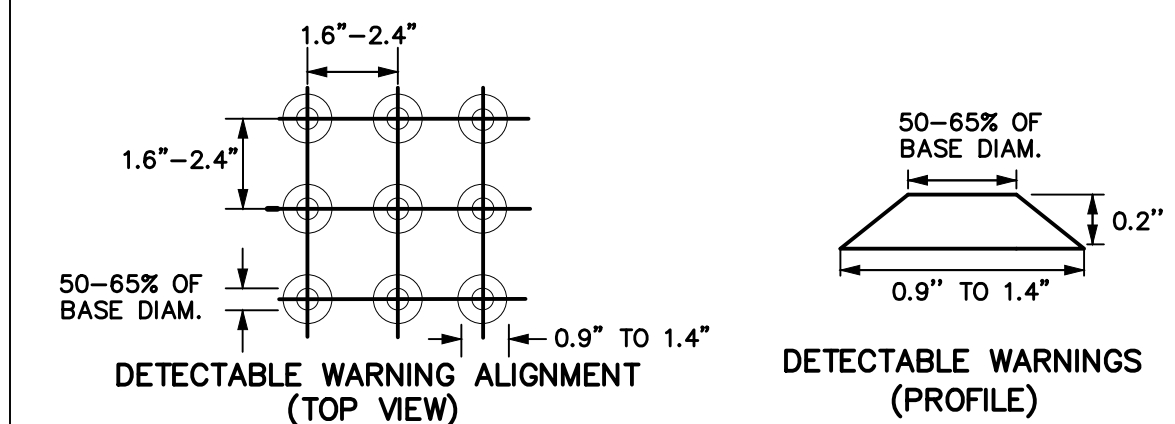


NOTE:
THIS DETAIL IS FOR GENERAL REFERENCE ONLY. CONTRACTOR TO SUBMIT FULL DESIGN DATA TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION AND ORDERING OF MATERIALS. WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF IOWA AND CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN.

12 RETAINING WALL
NOT TO SCALE

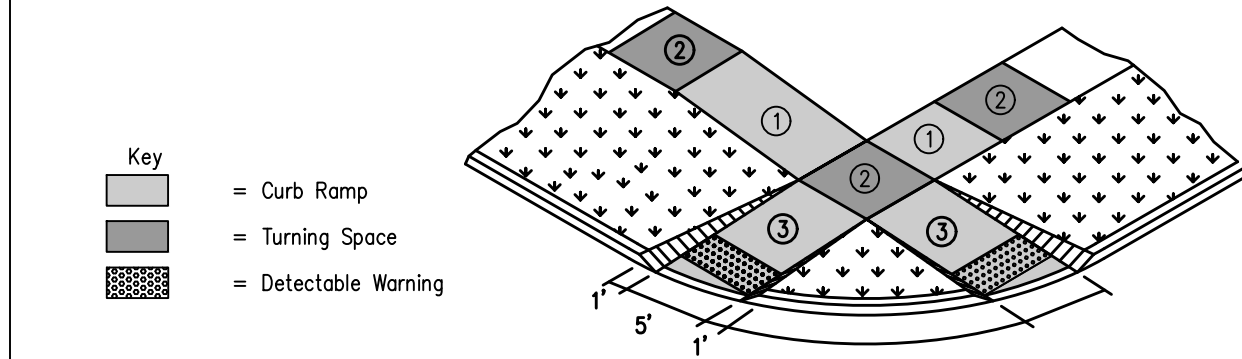


- INSTALL A 24 INCH WIDE (MIN.) STRIP OF DETECTABLE WARNINGS AT THE BACK OF CURB. EXTEND THE DETECTABLE WARNINGS ACROSS THE FULL WIDTH OF THE RAMP.
- PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.

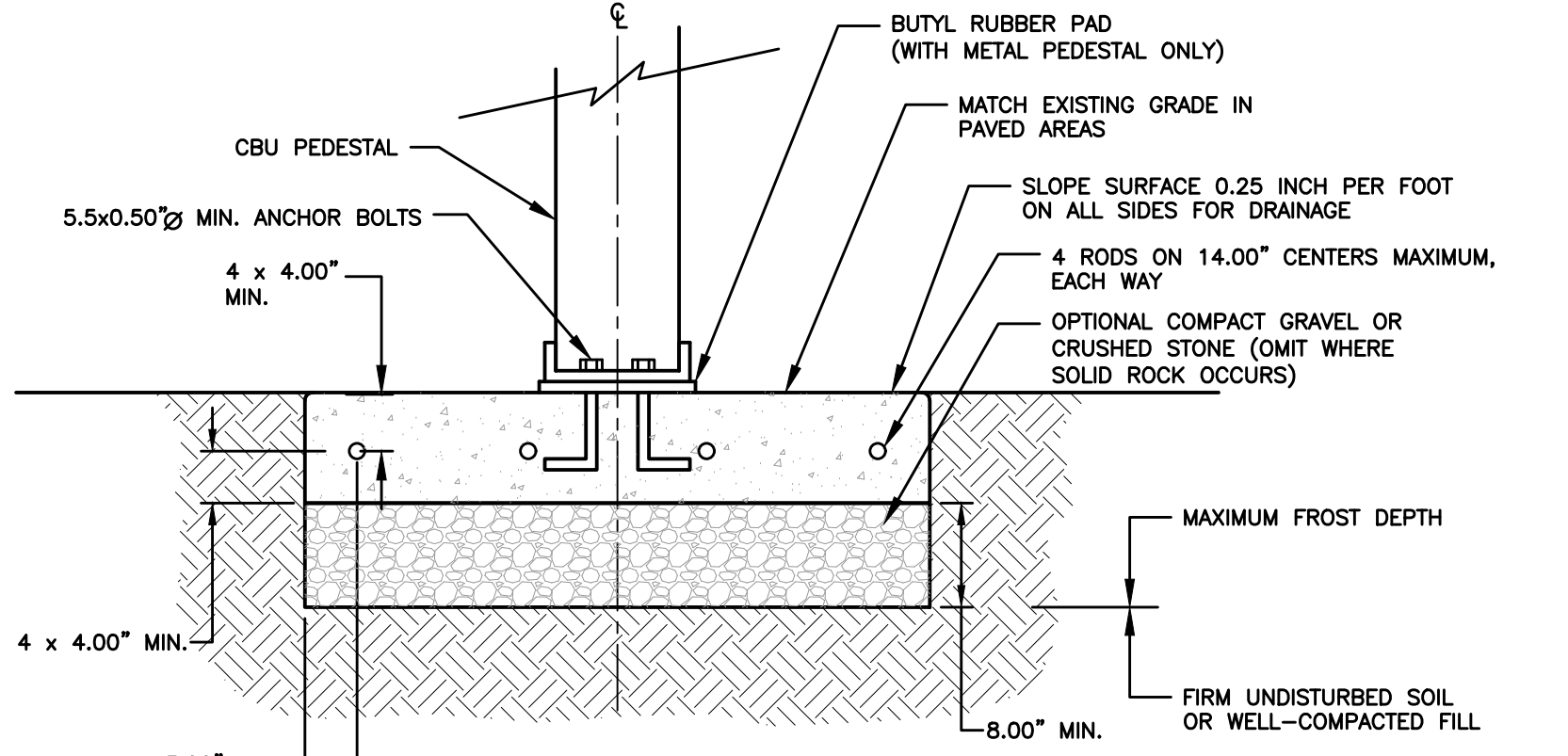
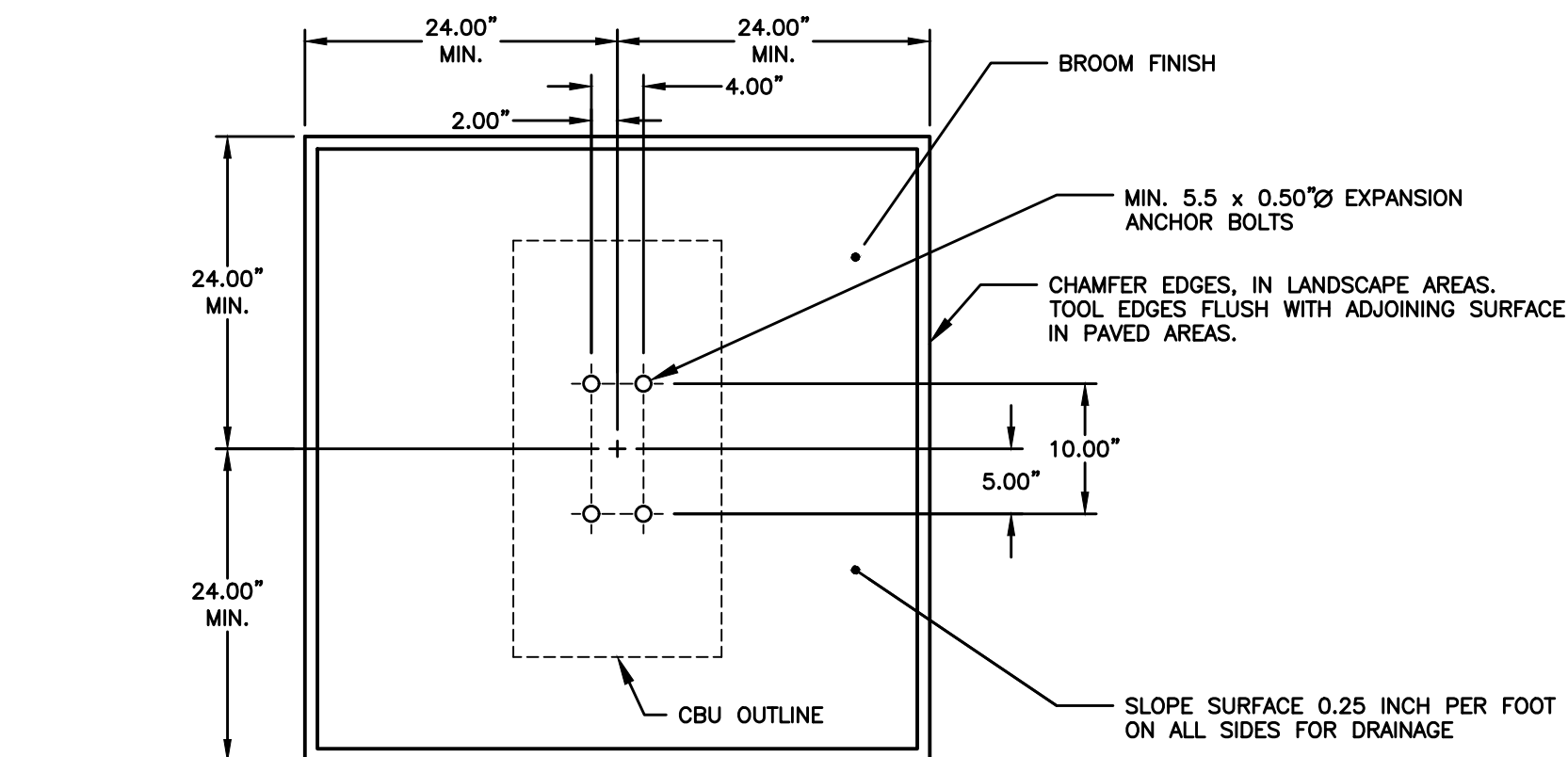


10 DETECTABLE WARNING DETAIL
NOT TO SCALE

- 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

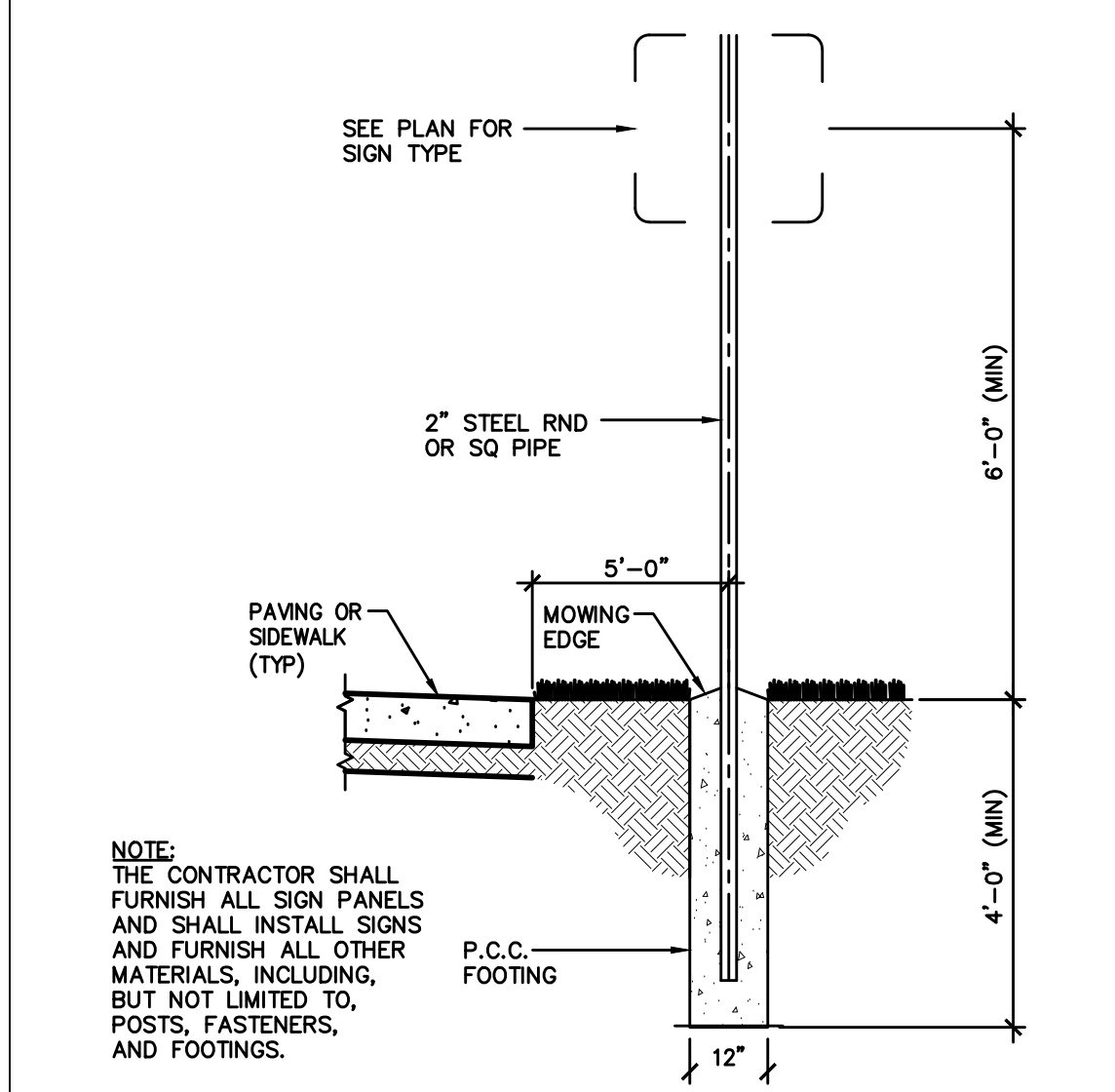


9 CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE

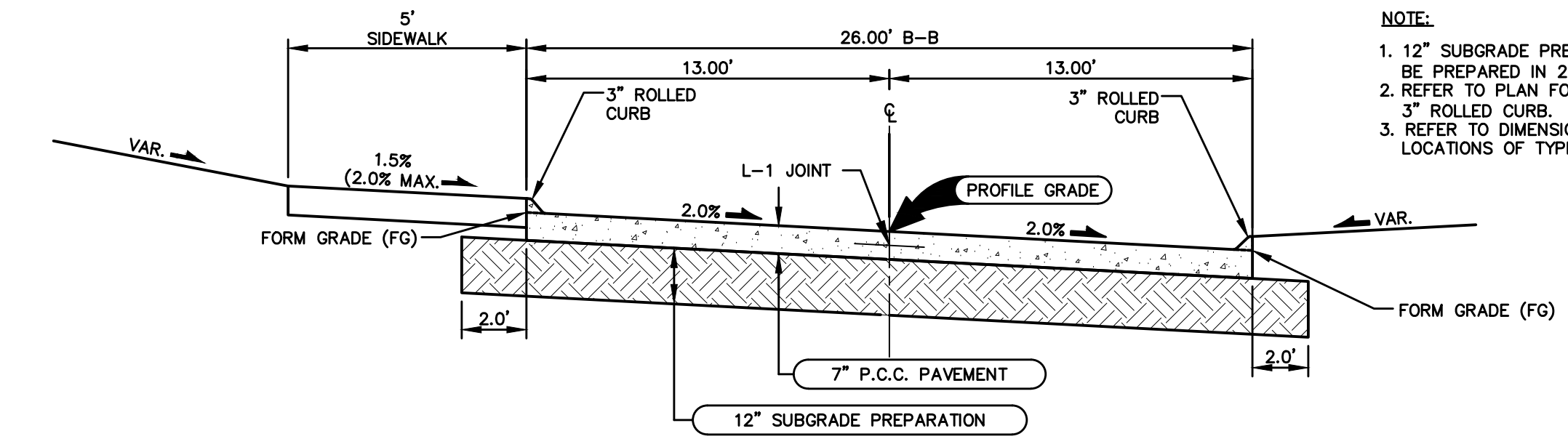


- NOTES:
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
 - REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
 - EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - HILTI KWIK-BOLT (WWW.HILTI.COM) #1-1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512; STAINLESS STEEL; CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
 - ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8"
 - RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4"

11 MAILBOX CLUSTER PAD DETAIL
NOT TO SCALE

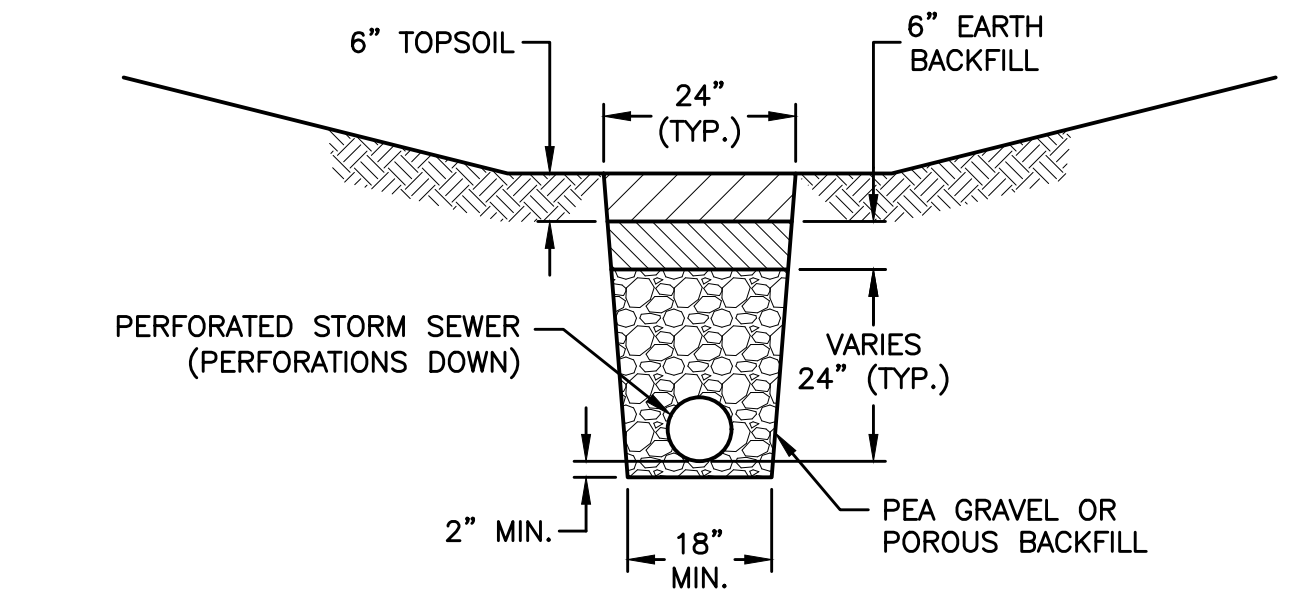


8 TYPICAL SIGN POST
NOT TO SCALE

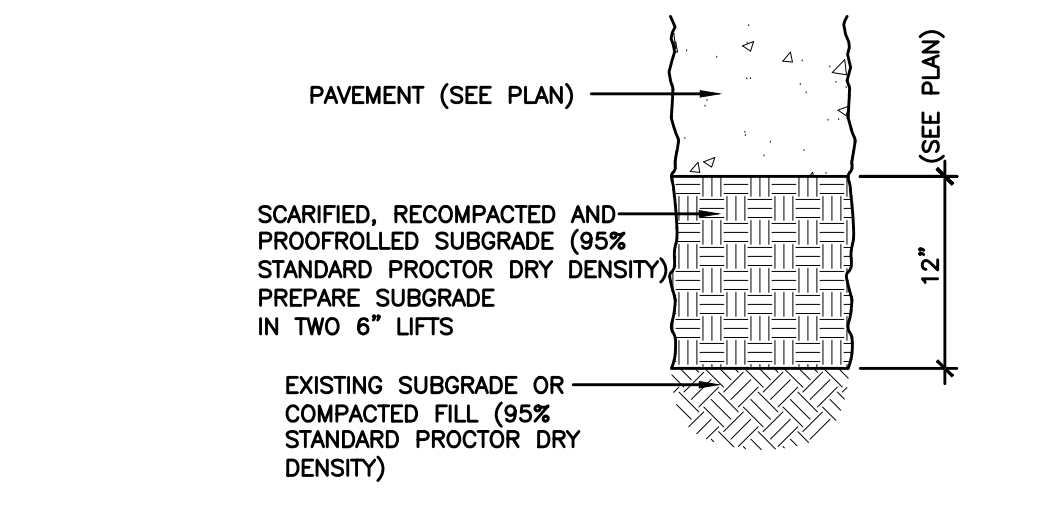


- NOTE:
- 12" SUBGRADE PREPARATION TO BE PREPARED IN 2 - 6" LIFTS.
 - REFER TO PLAN FOR LOCATIONS OF 3" ROLLED CURB.
 - REFER TO DIMENSION PLAN FOR LOCATIONS OF TYPICAL SECTION.

7 TYPICAL SECTION - 26' B-B P.C.C. ROADWAY
NOT TO SCALE

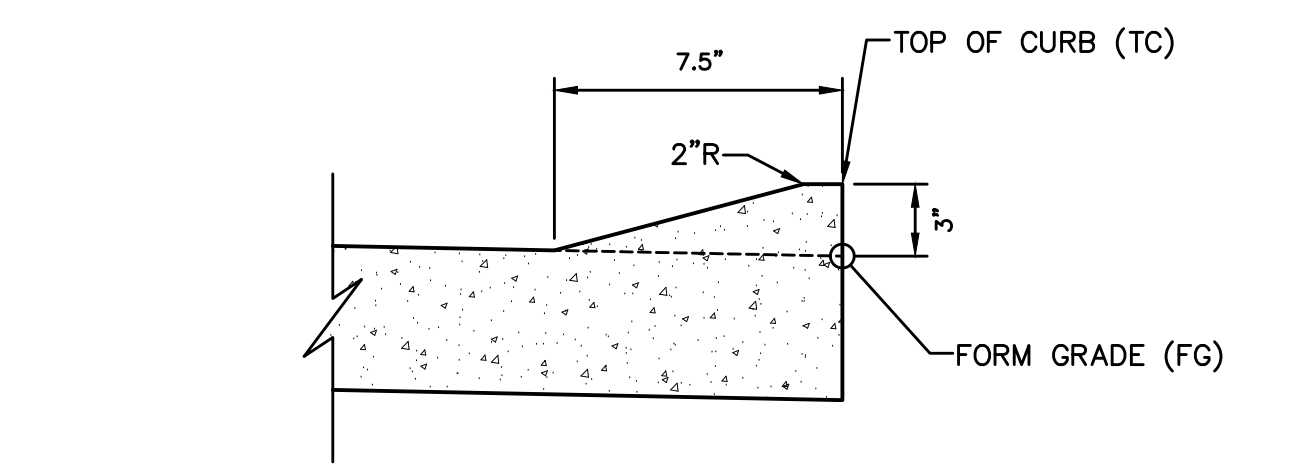


6 SWALE AND SUBDRAIN DETAIL
NOT TO SCALE

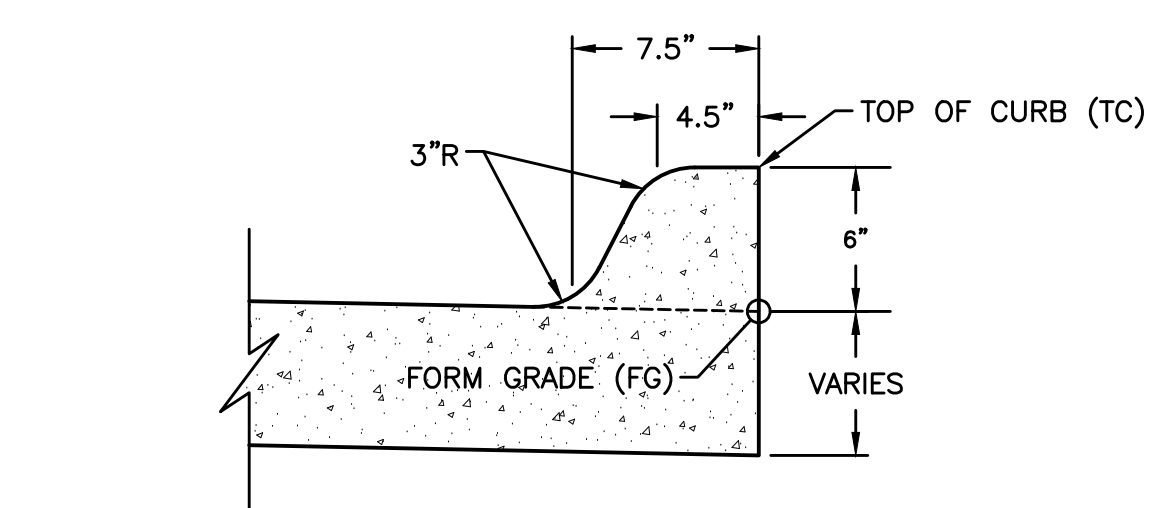


- NOTE:
- SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

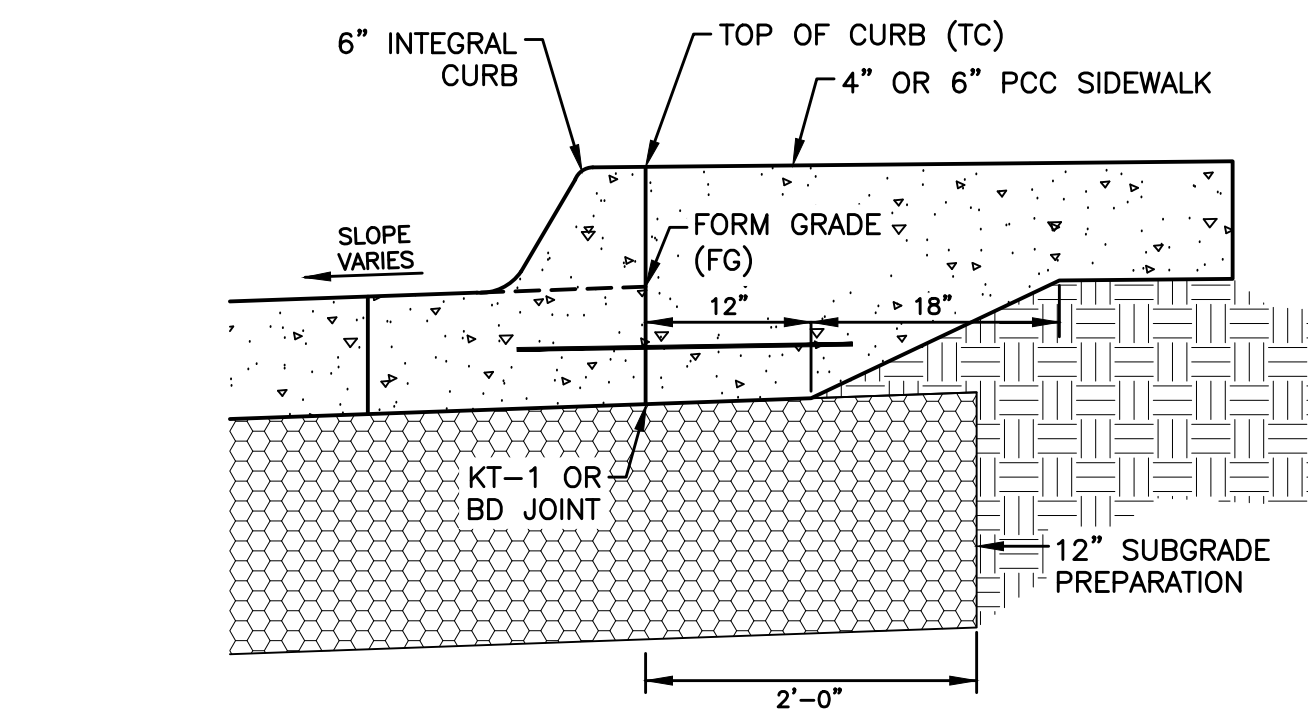
3 12" SUBGRADE PREPARATION
NOT TO SCALE



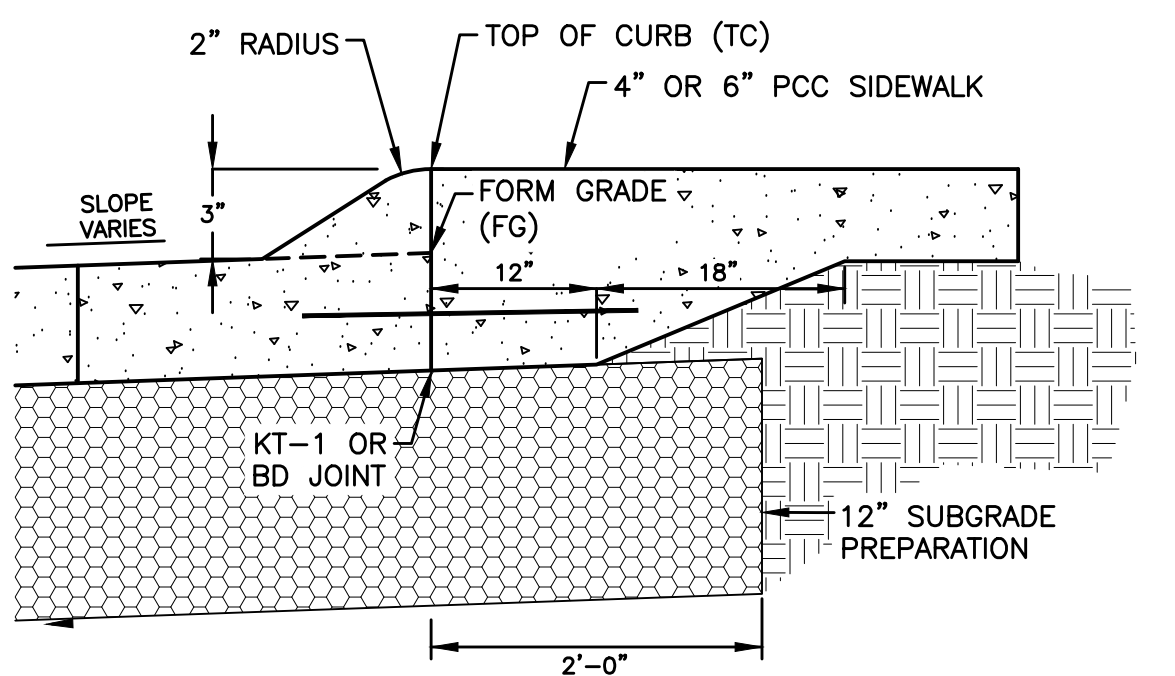
5 3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



2 INTEGRAL 6" STANDARD CURB
NOT TO SCALE



4 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

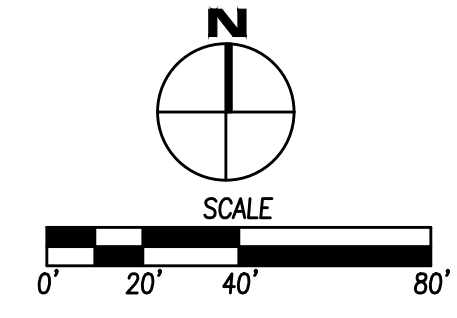


1 3" ROLLED CURB AND SIDEWALK
NOT TO SCALE

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 COMMENT: 07/14/2025 3:17 PM
 PLOTTED BY: MACE, MSUSUS
 DATE: 07/15/2025



REVISIONS	DATE

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



KETTLESTONE CENTRAL TOWNHOMES PLAT 2
LANDSCAPE PLAN

DATE: 07/15/2025
 SHEET NUMBER: **L1.1**
 2503.169

ENGINEER: [Signature]

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

DRAFTED: [Signature]