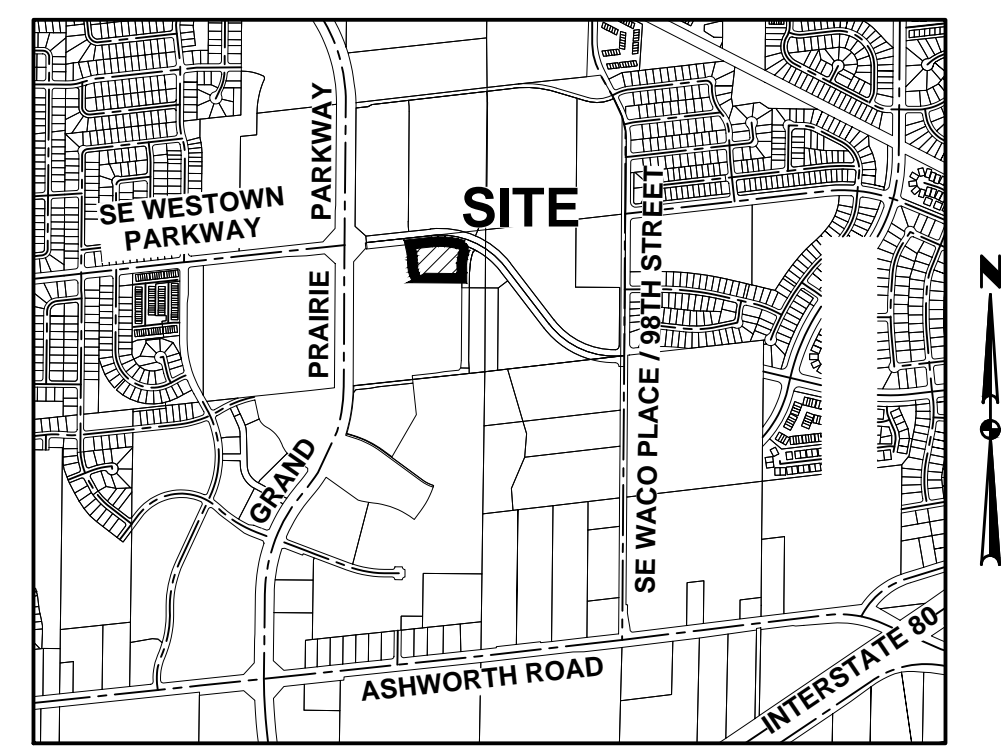


# DEVELOPMENT PLAN FOR: KETTLESTONE CENTRAL SOUTH PLAT 2 - LOT 5

## WAUKEE, IOWA

### VICINITY MAP



WAUKEE, IOWA

### REZONING DESCRIPTION

LOT 5, KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

### PROJECT SITE ADDRESS

LOT 1: SE WESTOWN PARKWAY  
LOT 2: SE WESTOWN PARKWAY

### EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED

PROPOSED: MIXED USE

### BUILDINGS

LOT 1  
FAR: (95,191SF / 129,075SF) 0.74  
HEIGHT: 56 FEET

LOT 2  
APPROX. FAR: (4,910SF / 26,434 SF) 0.19  
HEIGHT: UNKNOWN

### DEVELOPMENT SUMMARY

AREA  
LOT 1: 2.96 ACRES (129,075 SF)  
LOT 2: 0.61 ACRES (26,434 SF)

### PARKING REQUIREMENTS

LOT 1  
1 SPACE PER BEDROOM + 1 VISITOR SPACE FOR EVERY 5 UNITS  
1 SPACE PER 250 SF OF RETAIL AND OFFICE USES

REQUIRED:  
136 SPACES (117 BEDROOMS, 92 UNITS)  
35 SPACES (8,639 SF RETAIL/OFFICE/BANK)  
171 TOTAL

PROVIDED: 168 SPACES

LOT 2  
1 SPACE PER 250 SF OF RETAIL AND OFFICE USES

REQUIRED:  
20 SPACES (4,910 SF RETAIL/OFFICE/BANK)  
PROVIDED:  
29 SPACES

TOTAL REQUIRED: 191 SPACES  
TOTAL PROVIDED: 197 SPACES

### IMPERVIOUS AREA:

LOT 1  
BUILDING: 17,880 SF  
PAVEMENT: 73,317 SF  
SIDEWALK: 5,608 SF  
TOTAL: 96,805 SF

LOT 2  
BUILDING: 4,910 SF  
PAVEMENT: 8,821 SF  
SIDEWALK: 1,772 SF  
TOTAL: 15,503 SF

### UNIT BREAKDOWN:

STUDIO 1 UNIT  
1 BED 65 UNITS  
1 BED + DEN 1 UNIT  
2 BED 25 UNITS  
TOTAL 92 UNITS

### OWNER/APPLICANT

CALIBER LAND COMPANY, LLC  
3611 NE OTTERVIEW CIRCLE #42  
ANKENY, IOWA 50021  
CONTACT: NICK JENSEN  
EMAIL: NICK.JENSEN@CALIBERCOMPANY.COM  
PH: (515) 290-3401

### ENGINEER

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

### SURVEYOR

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

### ARCHITECT

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

### DATE OF SURVEY

FIELDWORK: JANUARY, 2024

### BENCHMARKS

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

### SUBMITTAL DATES

FIRST SUBMITTAL: 05/27/2025  
SECOND SUBMITTAL: 06/10/2025  
THIRD SUBMITTAL: 07/02/2025

### INDEX OF SHEETS

C0.0 COVER SHEET  
C2.1 DIMENSION PLAN  
C3.1 GRADING PLAN  
C5.1 UTILITY PLAN  
L1.2 LANDSCAPE PLAN

### ZONING & BULK REGULATIONS

PROPOSED ZONING (LOT 1): PD-1 (K-MU KETTLESTONE MIXED USE DISTRICT)

EXISTING ZONING (LOT 2): K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

### BULK REGULATIONS PD-1 (K-MU KETTLESTONE MIXED USE DISTRICT):

LOT AREA: NO MINIMUM REQUIREMENT  
LOT WIDTH: NO MINIMUM REQUIREMENT  
FRONT YARD: NO MINIMUM FOR PRINCIPAL  
20 FEET MINIMUM FOR ACCESSORY STRUCTURES.  
5 FEET FOR ACCESSORY STRUCTURES.  
SIDE YARDS: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.

REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET.  
5 FEET FOR ACCESSORY STRUCTURES.  
PRINCIPAL BUILDING SEPARATION: NO MINIMUM  
ACCESSORY BUILDING SEPARATION: 30 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING  
MINIMUM HEIGHT: PRINCIPAL BUILDING - 2 STORIES  
MAXIMUM HEIGHT: PRINCIPAL BUILDING - 5 STORIES  
ACCESSORY BUILDING - 1 STORY

FLOOR AREA RATIO: 0.80  
MAXIMUM DENSITY: 32 DWELLING UNITS PER ACRE  
MINIMUM FLOOR AREA: 600 SQUARE FEET PER DWELLING UNIT

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

LOT AREA: NO MINIMUM REQUIREMENT  
LOT WIDTH: NO MINIMUM REQUIREMENT  
FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES.  
20 FEET MINIMUM FOR ACCESSORY STRUCTURES  
SIDE YARDS: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.

REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET.  
5 FEET FOR ACCESSORY STRUCTURES.  
25 FEET  
25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING  
PRINCIPAL BUILDING SEPARATION: PRINCIPAL BUILDING - 4 STORIES  
ACCESSORY BUILDING SEPARATION: ACCESSORY BUILDING - 1 STORY  
FLOOR AREA RATIO: 0.35

### 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
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 (UAC)	GAS MAIN
MINIMUM PROTECTION ELEVATION (MPE)	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



1-800-292-8989  
www.iowaonecall.com



4121 NW URBAN DALE DRIVE, URBAN DALE, IA 50322  
PH: (515) 369-4400  
PROJECT NO. 2412.994

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

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 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 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.

### 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.

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

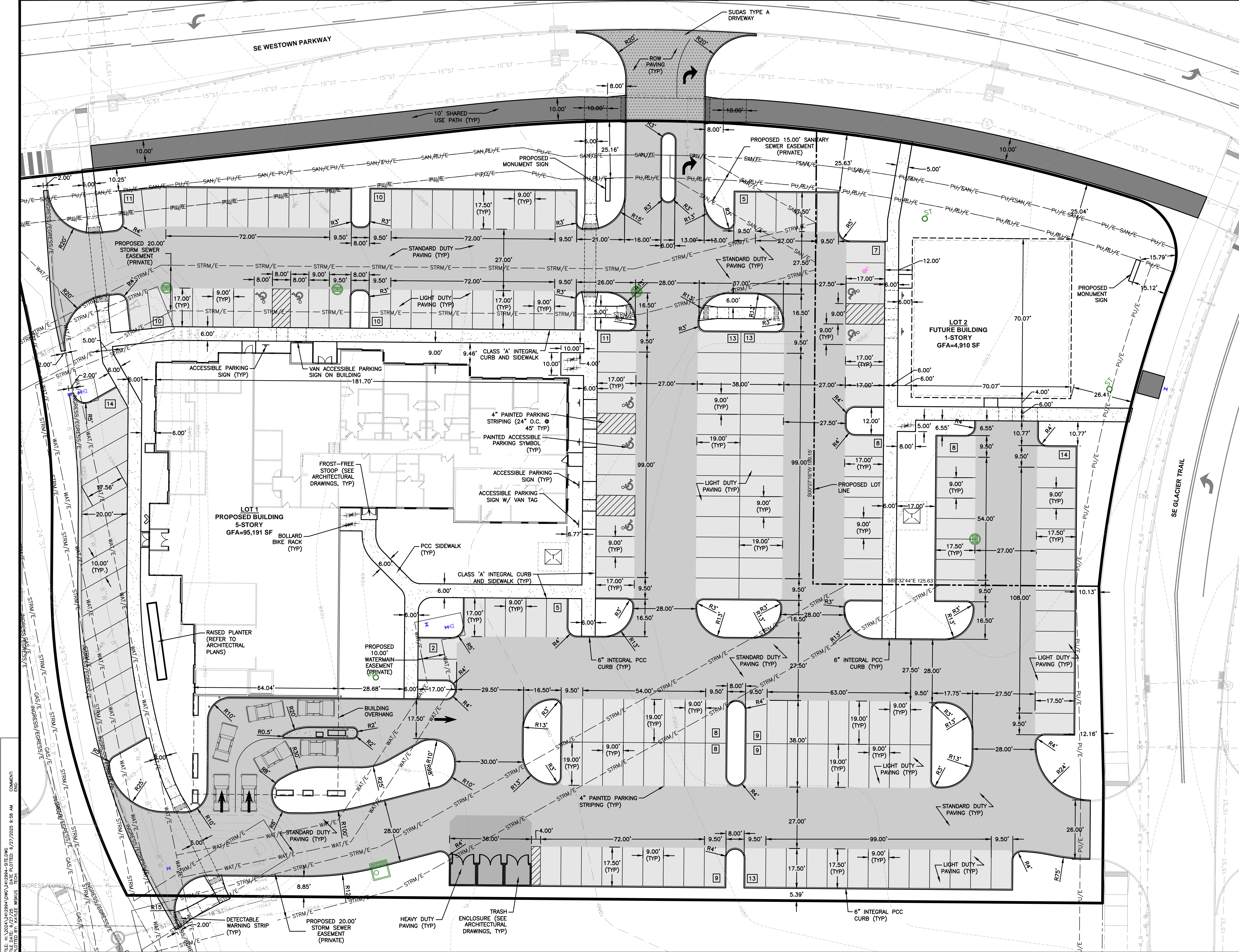
JOHN PATRICK BECKER, P.E.  
LICENSE NUMBER 25523  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
C0.0, C1.1, C2.1, C3.1-C3.2, C4.1, C5.1 AND C6.1-C6.2

**PRELIMINARY NOT FOR CONSTRUCTION**

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 HINDS, L.A.  
LICENSE NUMBER 00525  
MY LICENSE RENEWAL DATE IS JUNE 30, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
L1.1 AND L1.2

**PRELIMINARY NOT FOR CONSTRUCTION**



**GENERAL NOTES**

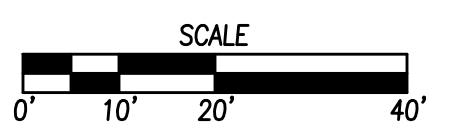
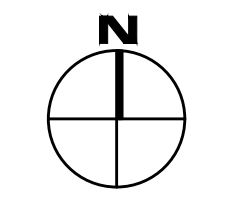
1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

**PAVEMENT THICKNESS**

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

**FIRE SAFETY**

1. 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 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.



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 PLOTTED BY: KAYE MISSUS TECH  
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DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400

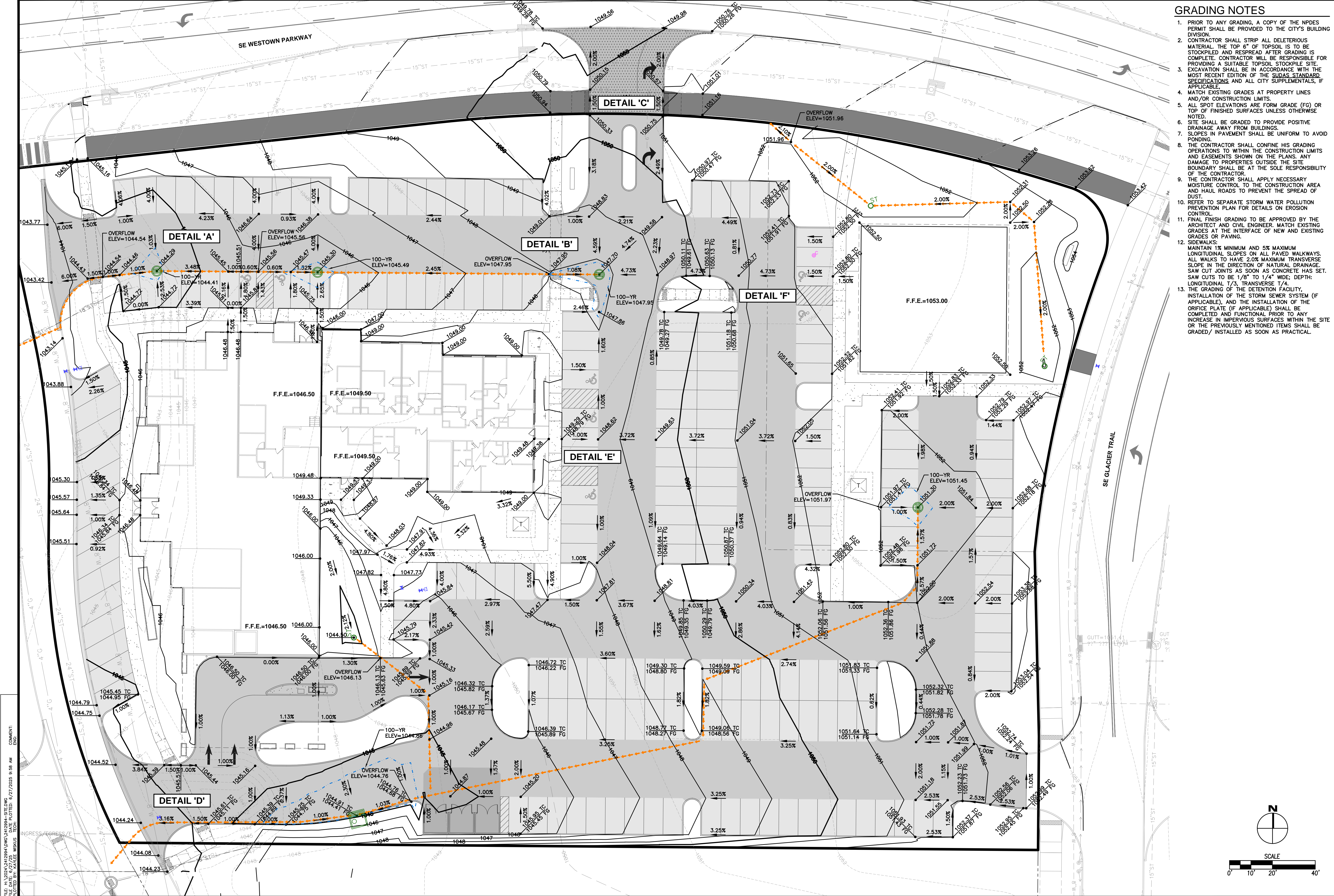
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 ENGINEER: \_\_\_\_\_

KETTLESTONE CENTRAL SOUTH PLAT 2 - LOT 5  
 DIMENSION PLAN

WAUKEE, IOWA

DATE: 07/02/2025  
 SHEET NUMBER:

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2412.994

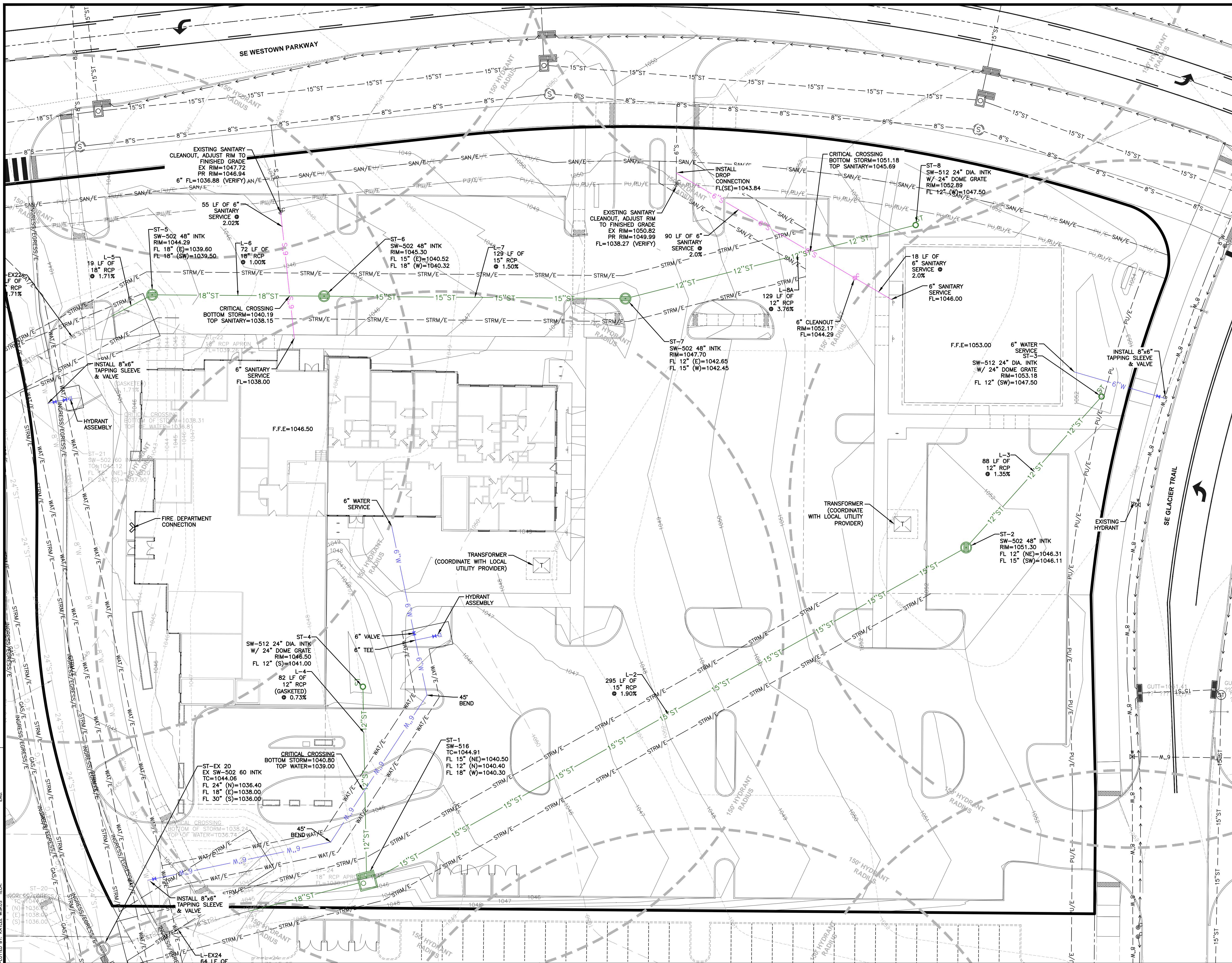


**GRADING NOTES**

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 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

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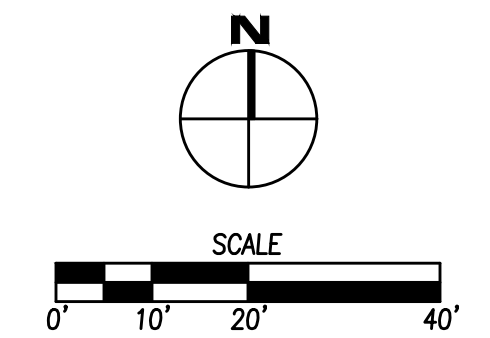
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REVISIONS	
ENGINEER:	DRAFTED:
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL SOUTH PLAT 2 - LOT 5</b> <b>GRADING PLAN</b>	
DATE:	07/02/2025
SHEET NUMBER:	C3.1 2412.994



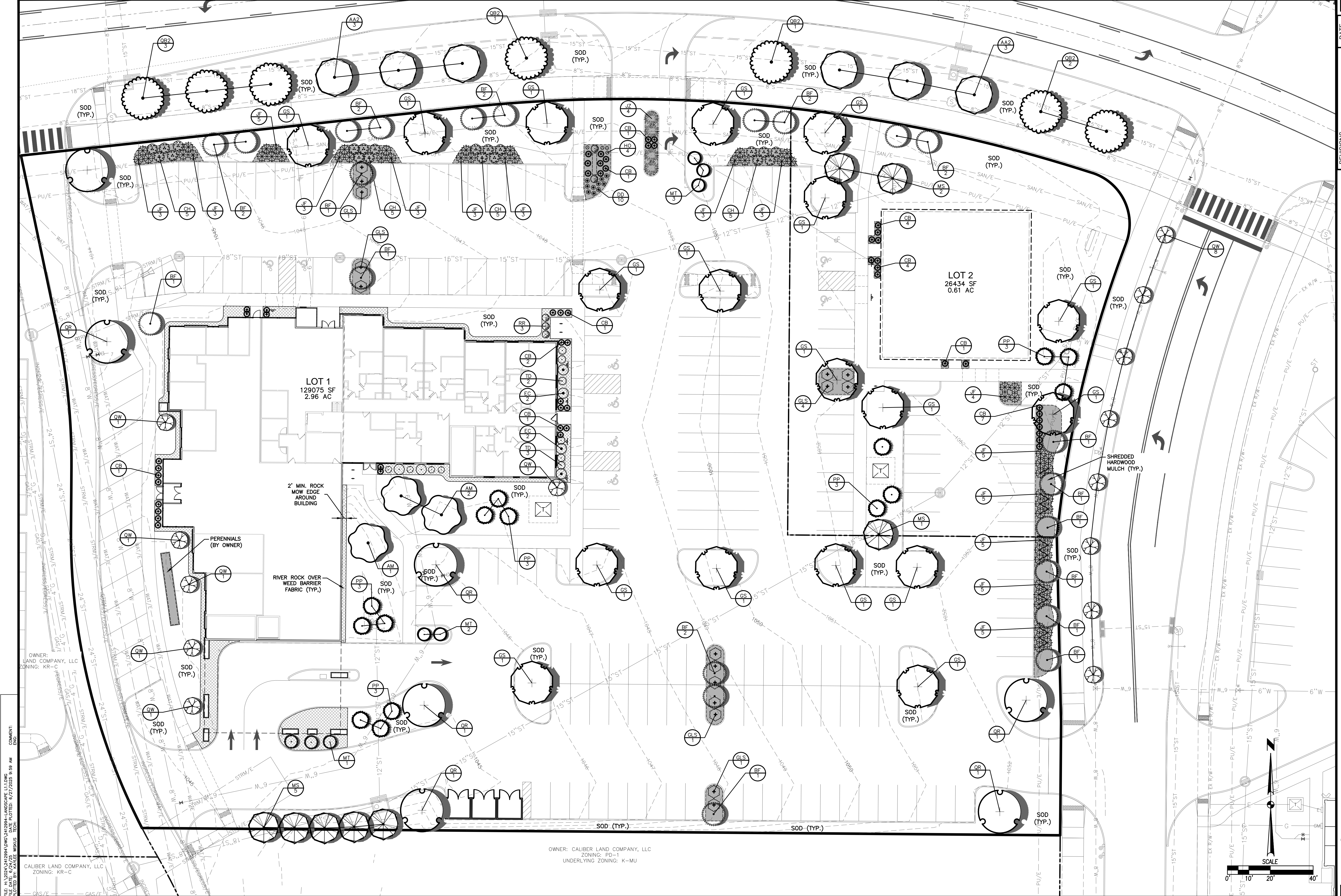
**UTILITY NOTES**

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
	CIVIL DESIGN ADVANTAGE
ENGINEER:	
WAUKEE, IOWA	
<b>KETTLESTONE CENTRAL SOUTH PLAT 2 - LOT 5</b>	<b>UTILITY PLAN</b>
DATE: 07/02/2025	
SHEET NUMBER:	
<b>C5.1</b>	
2412.994	

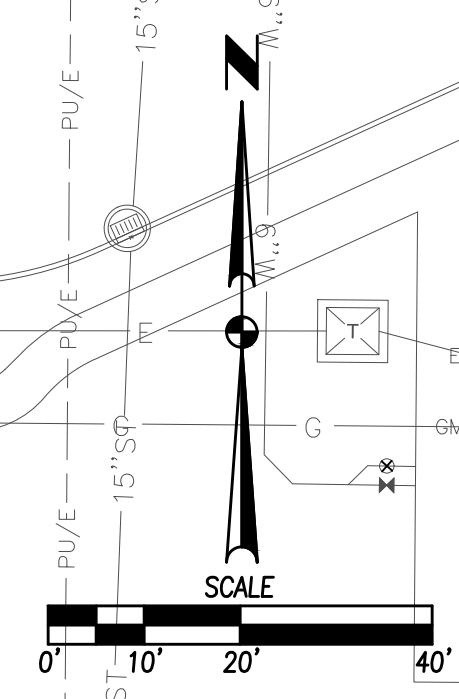


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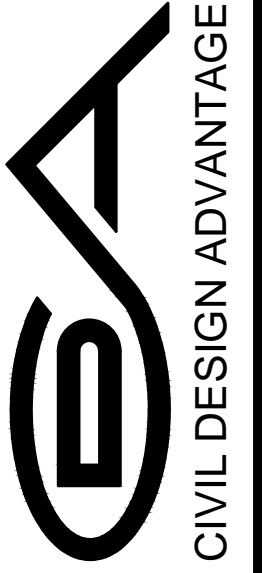
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 ZONING: KR-C  
 DATE: 06/24/2025  
 SHEET NUMBER: L1.2  
 2412.994

OWNER: CALIBER LAND COMPANY, LLC  
 ZONING: PD-1  
 UNDERLYING ZONING: K-MU



NO.	DATE	REVISIONS

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

# KETTLESTONE CENTRAL - LOT 5 LANDSCAPE PLAN

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