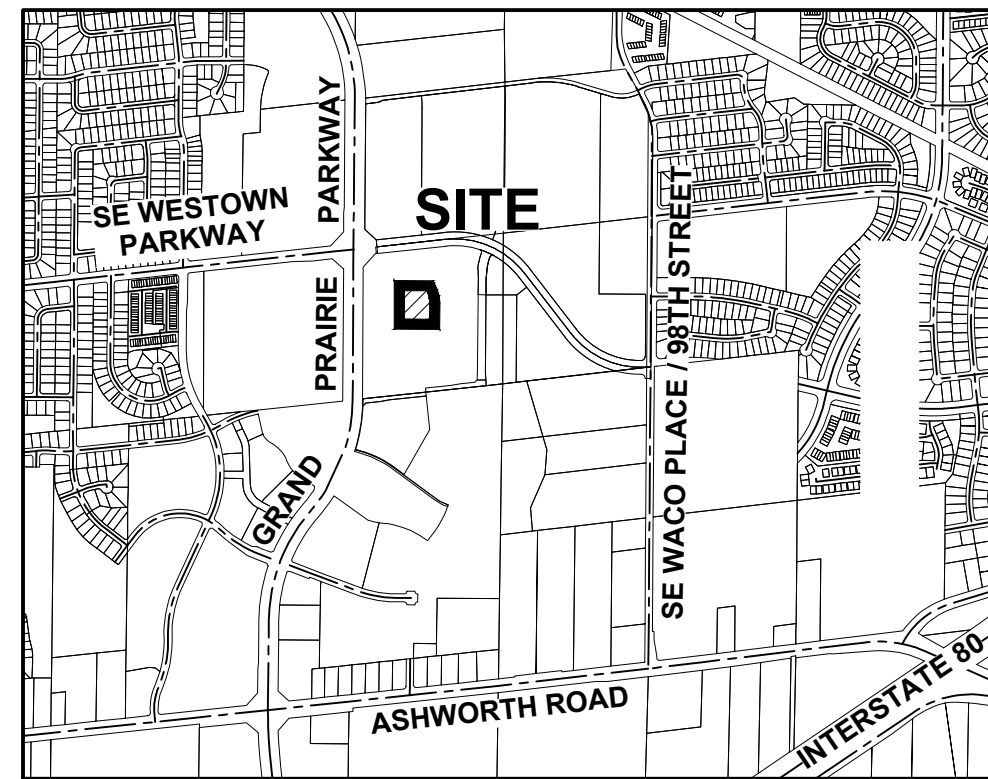


SITE PLAN FOR: KETTLESTONE CENTRAL RETAIL - LOTS 2 & 4

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

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, IOWA 50322
CONTACT: NICOLE NEAL
EMAIL: NICOLEN@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

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

ARCHITECT

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

DATE OF SURVEY

FIELDWORK: JANUARY, 2024

BENCHMARKS

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

PROJECT SITE ADDRESS

LOT 2: 1165 SE MAIN STREET

LOT 4: 1160 SE MAIN STREET

SUBMITTAL DATES

FIRST SUBMITTAL: 07/22/2025
SECOND SUBMITTAL: 08/05/2025
THIRD SUBMITTAL: 08/19/2025
FOURTH SUBMITTAL: 09/04/2025

LEGAL DESCRIPTION

LOT 2, KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.38 ACRES (103,575 SQUARE FEET).

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

AND

LOT 4, KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 1.43 ACRES (62,386 SQUARE FEET).

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

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED

PROPOSED: RETAIL

BUILDINGS

LOT 2
HEIGHT: 26'-0"
STORIES: 1 STORY
FAR (14,053/103,575): 0.14

LOT 4
HEIGHT: 27'-6"
STORIES: 1 STORY
FAR (13,705/62,386): 0.22

DEVELOPMENT SUMMARY

AREA
LOT 2: 2.38 ACRES (103,575 SF)
LOT 4: 1.43 ACRES (62,386 SF)

PARKING
REQUIRED
LOT 2: (14,053 SF MIXED USE + 1,406 SF PATIO)
1 SPACE/250 GFA: 62 SPACES

LOT 4: (13,705 SF MIXED USE)
1 SPACE/250 GFA: 55 SPACES

PROVIDED
LOT 1
EXISTING STANDARD: 134 SPACES
EXISTING ACCESSIBLE: 8 SPACES
142 SPACES

LOT 2
EXISTING STANDARD: 103 SPACES
PROPOSED STANDARD: 50 SPACES
153 SPACES

LOT 3
EXISTING STANDARD: 100 SPACES
EXISTING ACCESSIBLE: 8 SPACES
PROPOSED STANDARD: 3 SPACES
111 SPACES

LOT 4
PROPOSED STANDARD: 78 SPACES
78 SPACES

BIKE PARKING
REQUIRED
3% OF REQUIRED AUTOMOBILE PARKING SPACES
LOT 2: 62 SPACES * 3%: 2 SPACES
LOT 4: 55 SPACES * 3%: 2 SPACES

PROVIDED
LOT 1 EXISTING: 10 SPACES
LOT 2 PROPOSED: 2 SPACES
LOT 3 EXISTING: 4 SPACES
LOT 4 PROPOSED: 2 SPACES

IMPERVIOUS AREA:

LOT 2
BUILDING: 14,053 SF
EXISTING PAVEMENT: 55,099 SF
PROPOSED PAVEMENT: 12,016 SF
EXISTING SIDEWALK: 5,226 SF
PROPOSED SIDEWALK: 10,681 SF
TOTAL: 97,075 SF

LOT 4
BUILDING: 13,705 SF
EXISTING PAVEMENT: 5,323 SF
PROPOSED PAVEMENT: 24,184 SF
PROPOSED SIDEWALK: 10,918 SF
TOTAL: 54,130 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-C3.2	GRADING PLAN
C3.3-C3.5	GRADING ENLARGEMENTS
C4.1	EROSION AND SEDIMENT CONTROL PLAN
C5.0	UTILITY REFERENCE PLAN
C5.1-C5.2	UTILITY PLAN
C6.1	DETAILS
L1.1-L2.1	LANDSCAPE PLAN

ZONING & BULK REGULATIONS

EXISTING ZONING: K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT (LOTS 2&4)

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.
SIDE YARDS: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
PRINCIPAL BUILDING SEPARATION: 25 FEET
ACCESSORY BUILDING SEPARATION: 25 FEET
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	FIBER OPTIC
MINIMUM PROTECTION ELEVATION	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

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

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND COSECO GRADING 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.

PRELIMINARY
NOT FOR CONSTRUCTION

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 RICK
PROFESSIONAL ENGINEER P.E.
LICENSE NUMBER 25523
DATE

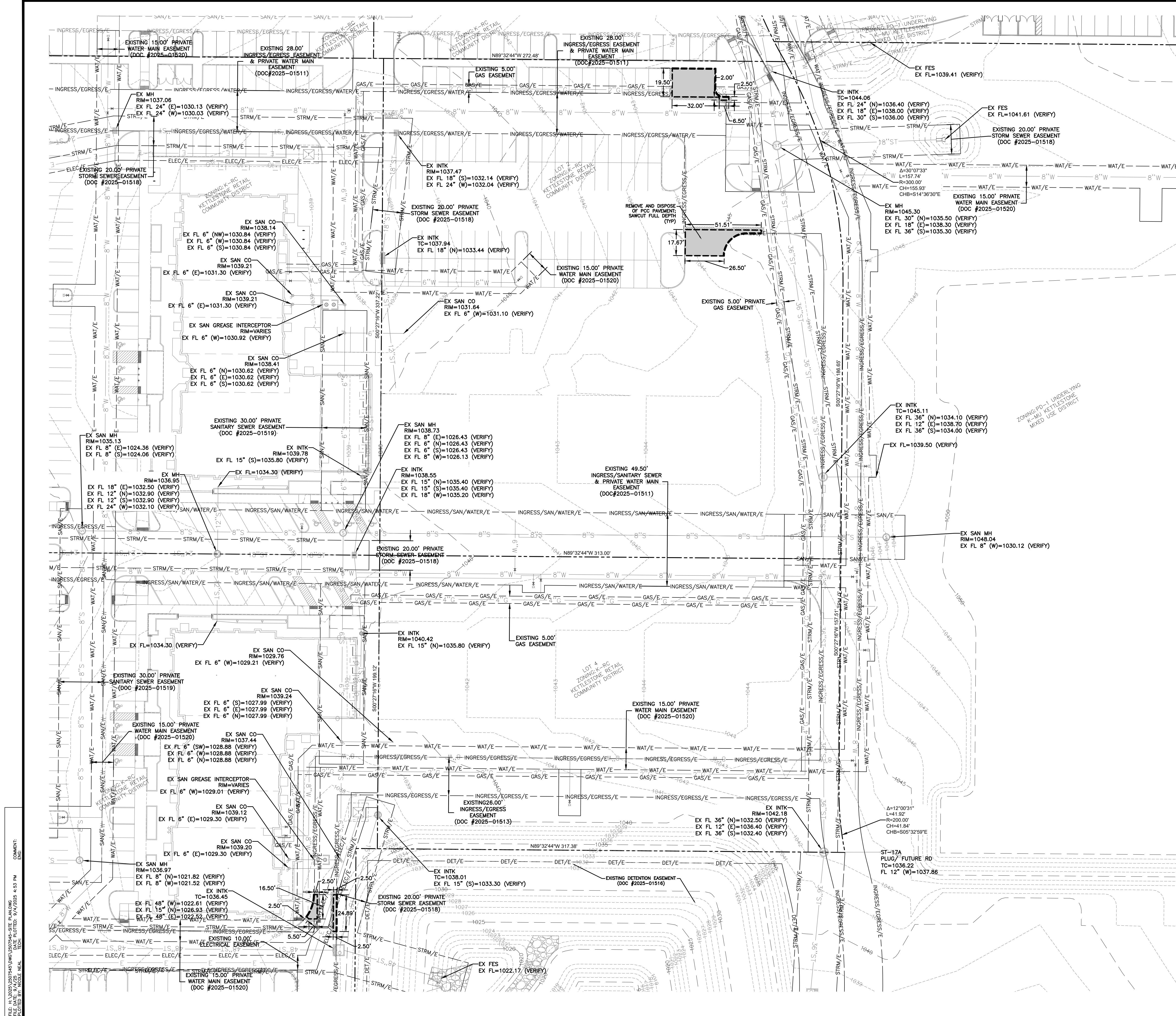
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C0.0, C1.1, C2.0-C2.2, C3.0-C3.5, C4.1, C5.0-C5.2 AND C6.1

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 LINDSEY
PROFESSIONAL LANDSCAPE ARCHITECT P.L.A.
LICENSE NUMBER 00525
DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
L1.1 AND L2.1



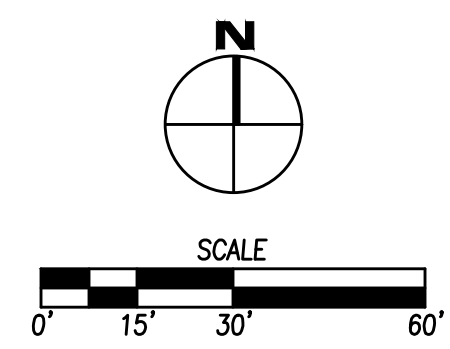
DEMOLITION NOTES

- 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:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. 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, FENCES, 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.

COMMENT: ENG
 DATE: 09/04/2025 4:53 PM
 FILE: 2025-01520-DEMOLITION PLAN
 PLOTTED BY: NICOLE NEAL

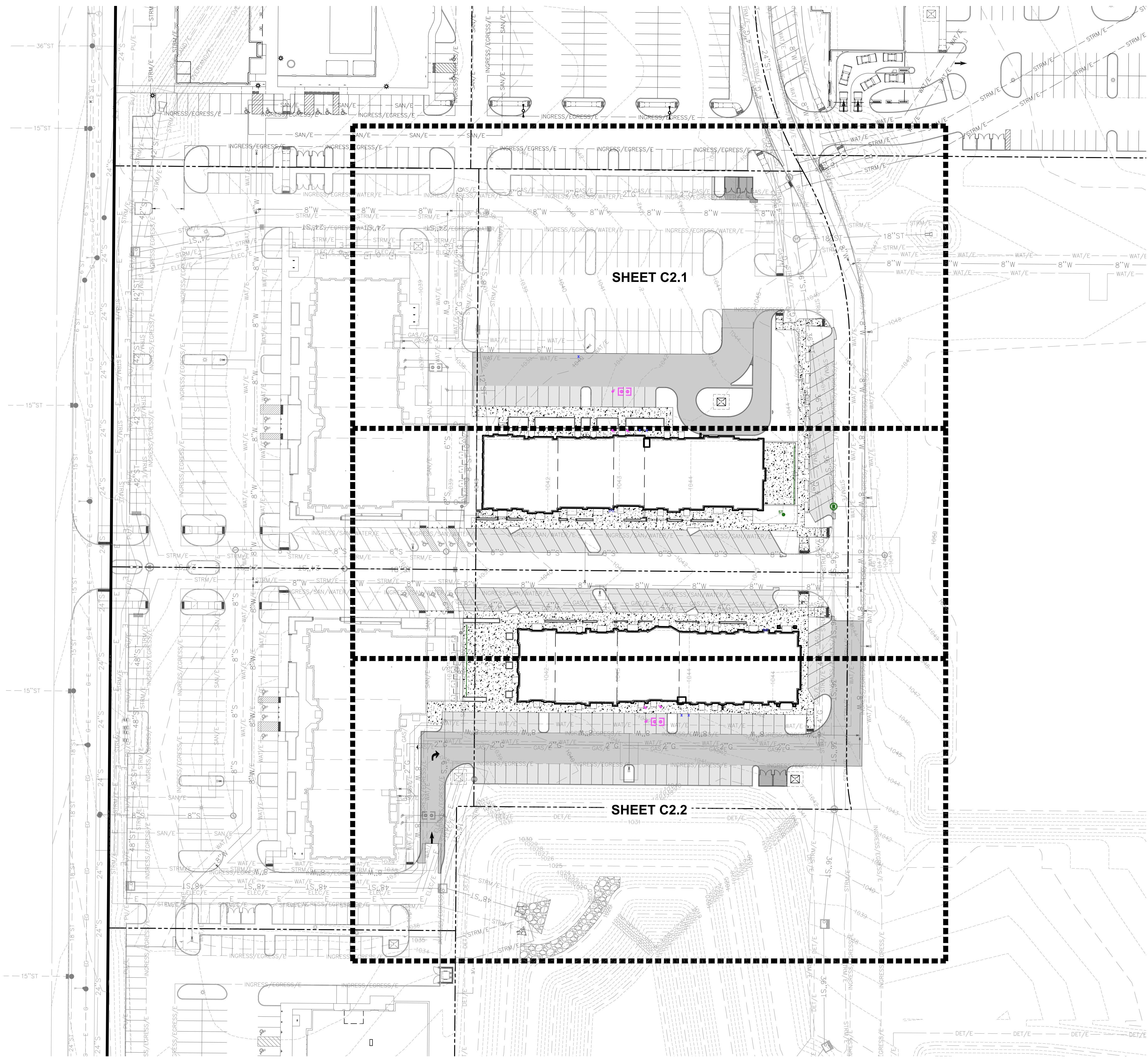


DATE		REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:	ENGINEER:	WAUKEE, IOWA
KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4 TOPOGRAPHIC SURVEY-DEMOLITION PLAN			
DATE: 09/04/2025 SHEET NUMBER: C1.1 2507.545			

FILE: \\N:\WORK\2025\4545\WVA\2025\4545\DWG\250404.DWG
 DATE: 04/23/25
 PLOTTED: 04/23/25 4:53 PM
 PLOTTED BY: NICKOLE NEAL

COMMENT:
 ENG.

GRAND PRAIRIE PARKWAY



SHEET C2.1

SHEET C2.2

GENERAL NOTES

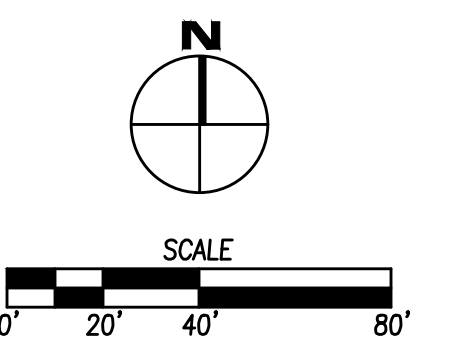
1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA 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 FROM 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. REMOVE ALL DEBRIS SPILLED INTO R.G.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. 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.
13. 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.
14. 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.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. 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.
17. 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. LIGHT DUTY PAVEMENT | 6" P.C.C. |
| 3. STANDARD DUTY PAVEMENT | 7" P.C.C. |
| 4. HEAVY DUTY PAVEMENT | 8" 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.



DATE: _____

REVISIONS: _____

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

DRAFTED: _____

ENGINEER: _____

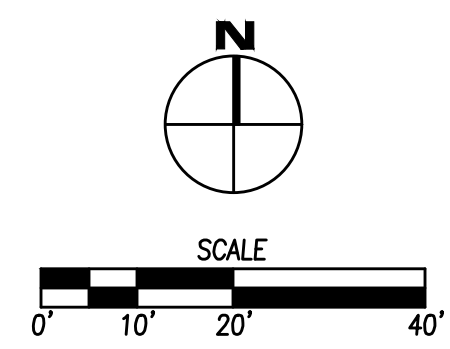
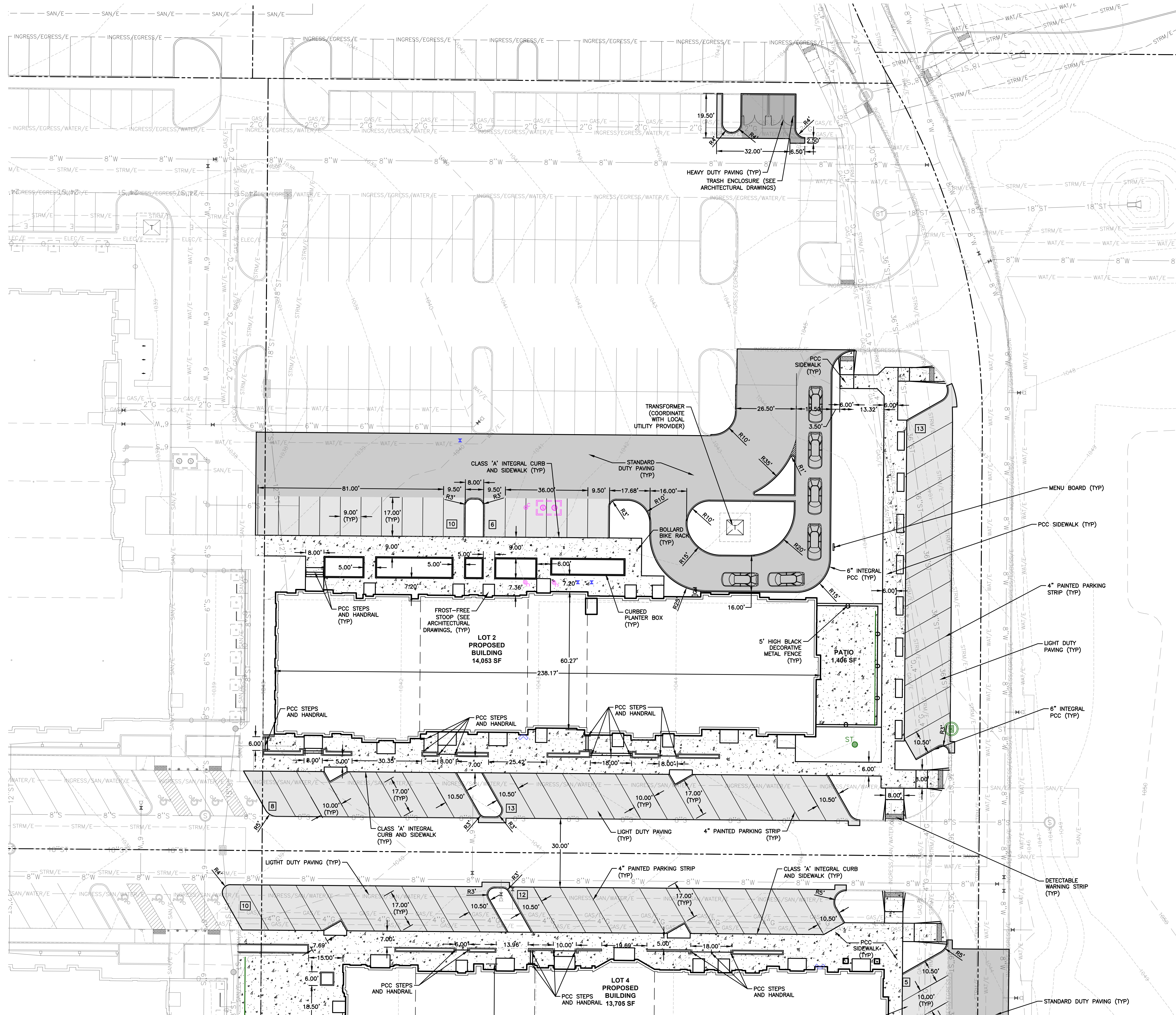
WAUKEE, IOWA

ESA CIVIL DESIGN ADVANTAGE

KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4
 DIMENSION REFERENCE PLAN

DATE: 09/04/2025
 SHEET NUMBER: **C2.0**
 2507.545

COMMENTS:
 ENG.
 FILE DATE: 8/4/23
 PLOTTED BY: NICOLE NEAL



DATE	REVISIONS

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



WAUKEE, IOWA

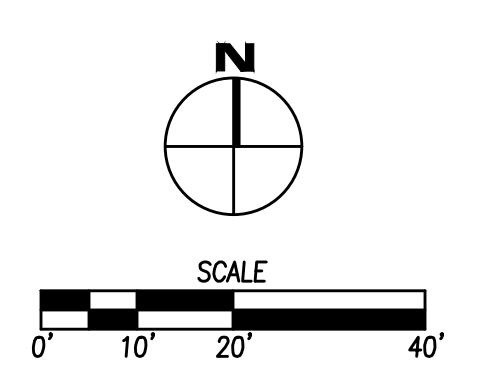
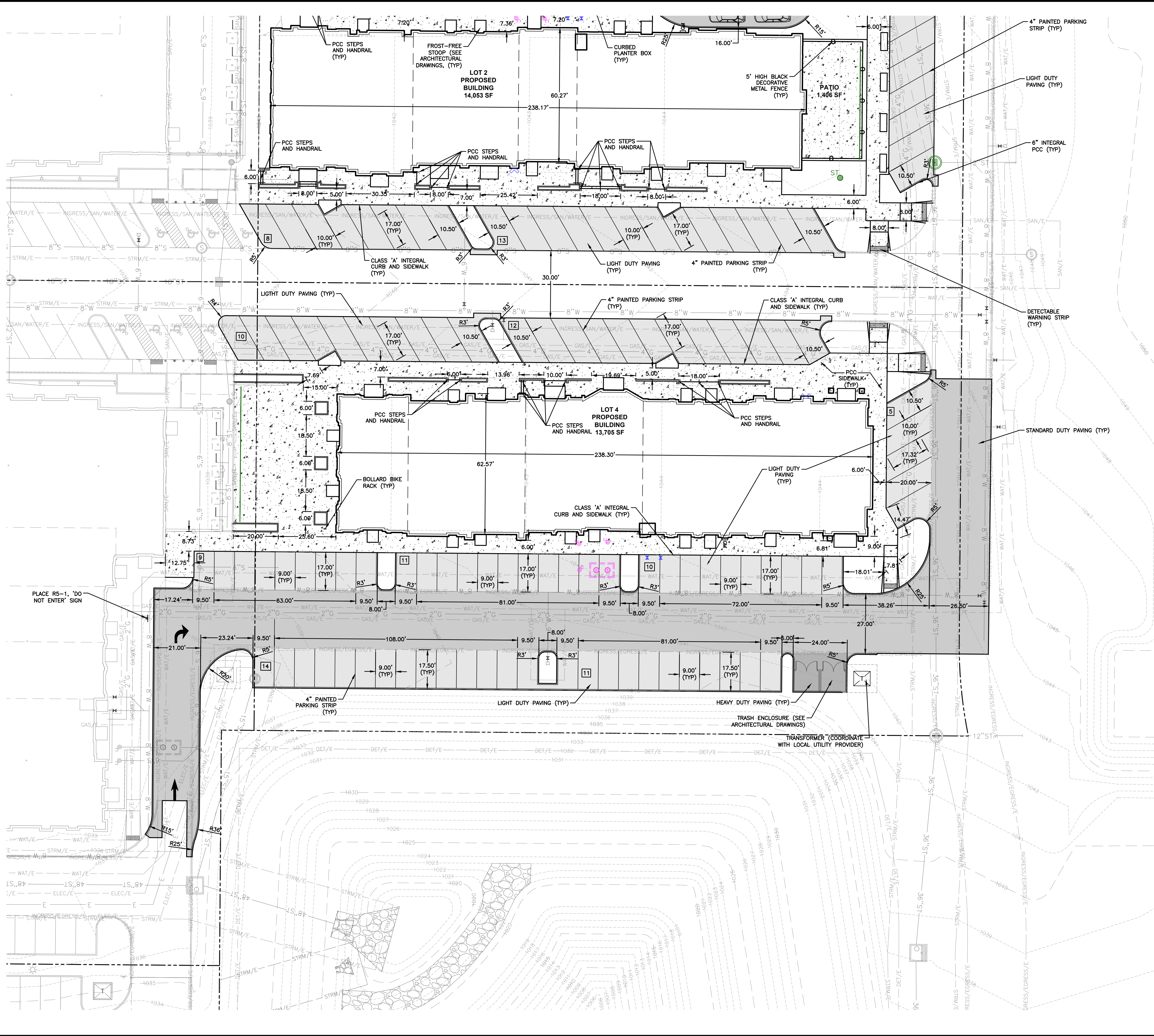
KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4
 DIMENSION PLAN

DATE: 09/04/2025
 SHEET NUMBER:
C2.1
 2507.545

ENGINEER:

DRAFTED:

COMMENTS:
 ENG.
 FILE DATE: 9/4/2025 4:14 PM
 PLOTTED BY: NICOLE NEAL



DATE: _____

REVISIONS: _____

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

DRAFTED: _____

ENGINEER: _____

WAUKEE, IOWA

KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4

DIMENSION PLAN

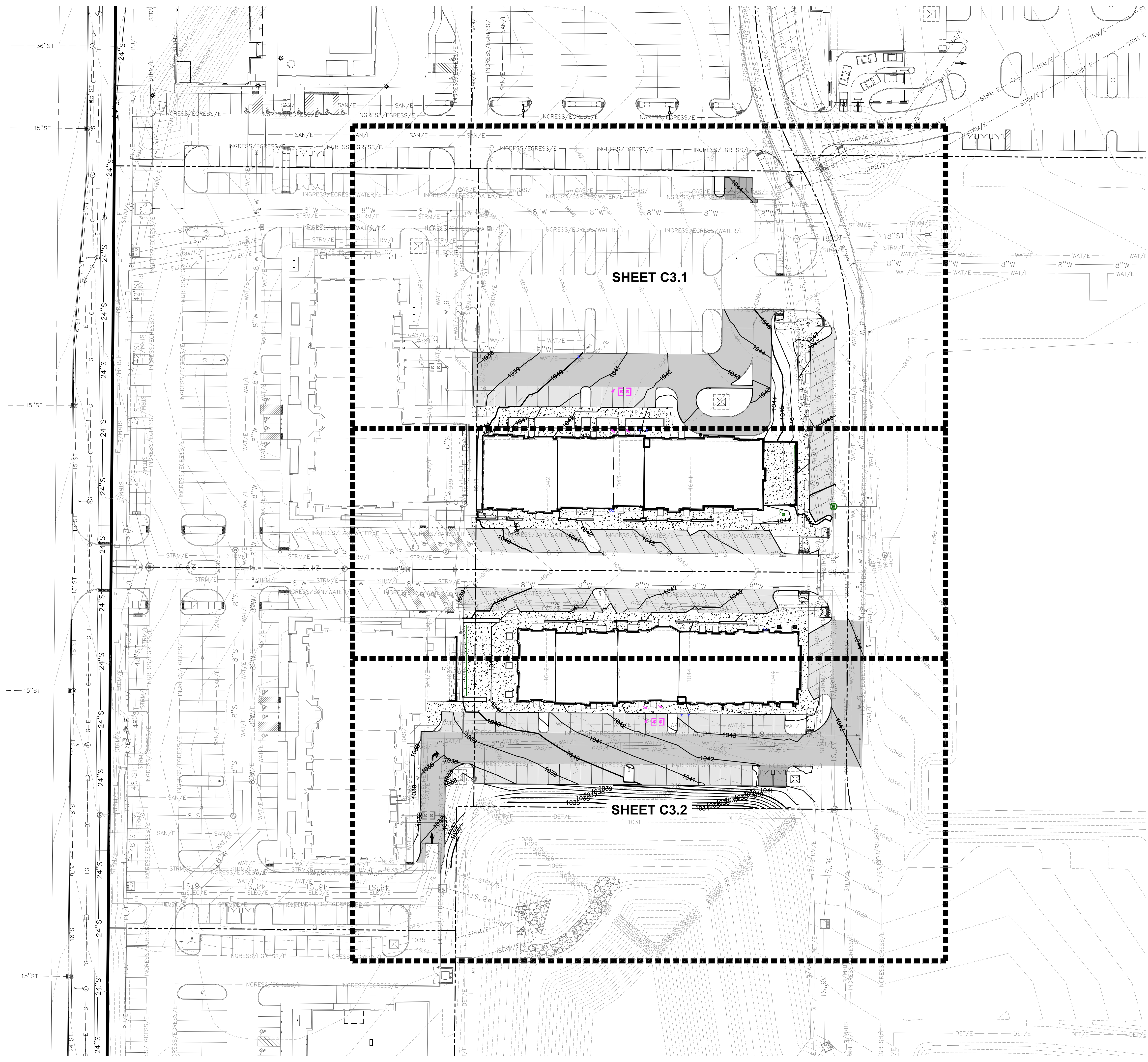
DATE: 09/04/2025

SHEET NUMBER: **C2.2**

2507.545

FILE: I:\WORK\2025\4121 NW URBANDALE DRIVE\DWG\2507.545.dwg
 FILE DATE: 8/4/25
 PLOTTED BY: NICOLE NEAL, TECH
 COMMENT:
 ENG.

GRAND PRAIRIE PARKWAY



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 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 HAIL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE, DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

DATE	REVISIONS

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



WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE ENGINEER

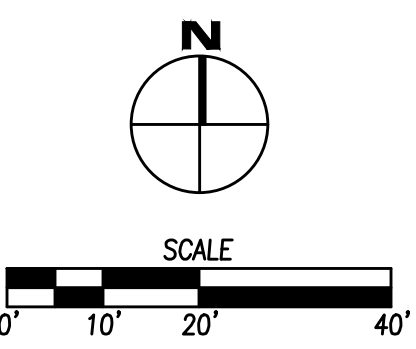
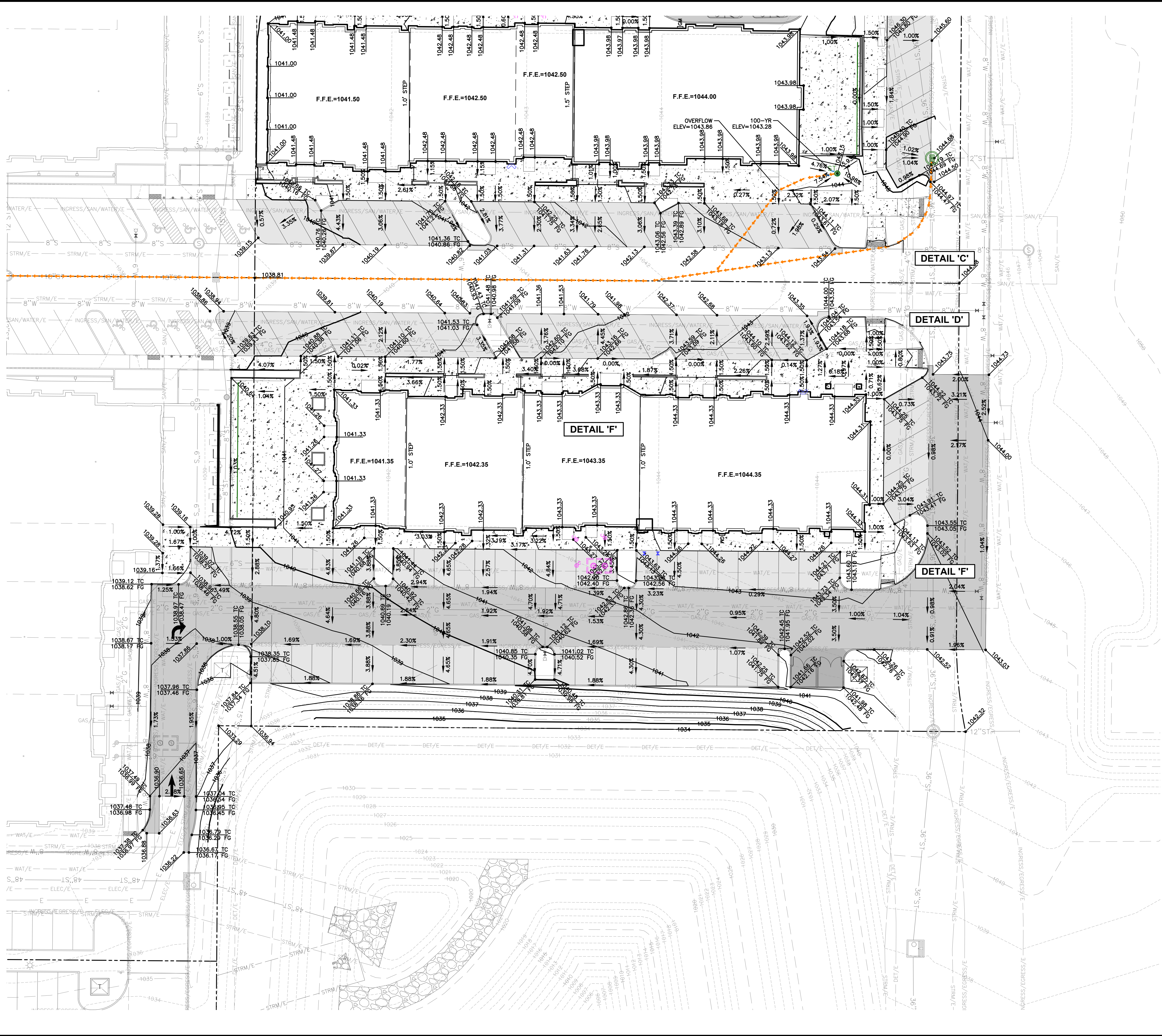
KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4
 GRADING REFERENCE PLAN

DATE: 09/04/2025

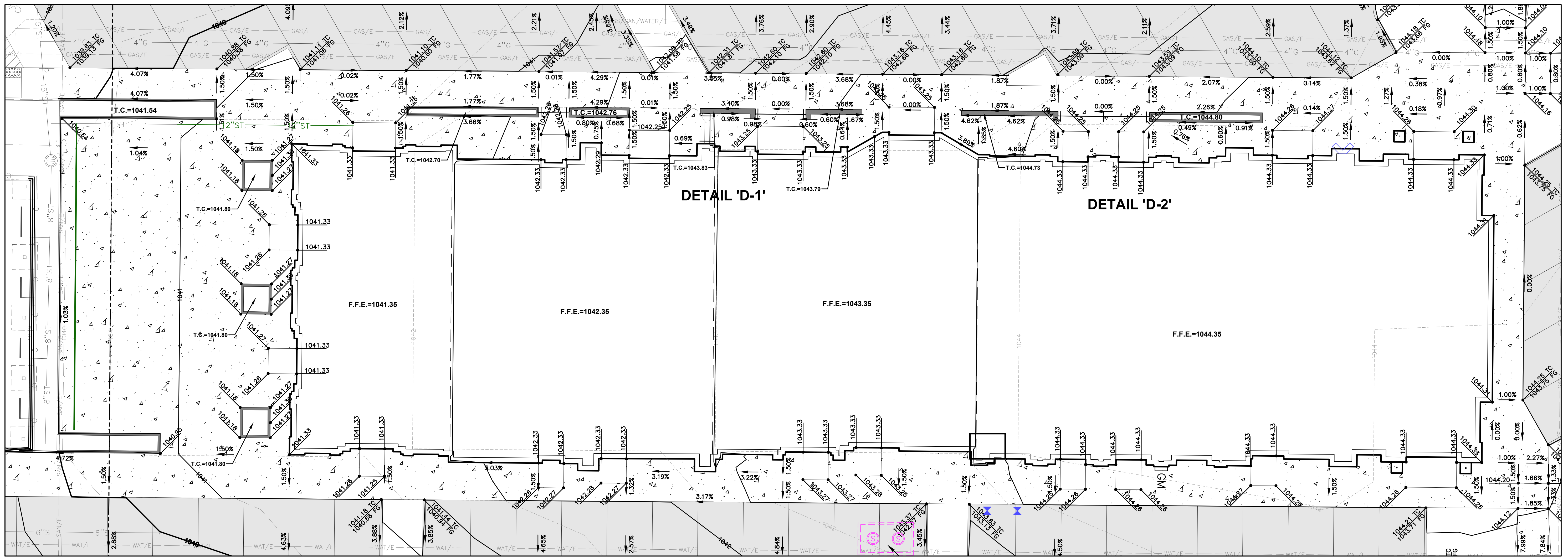
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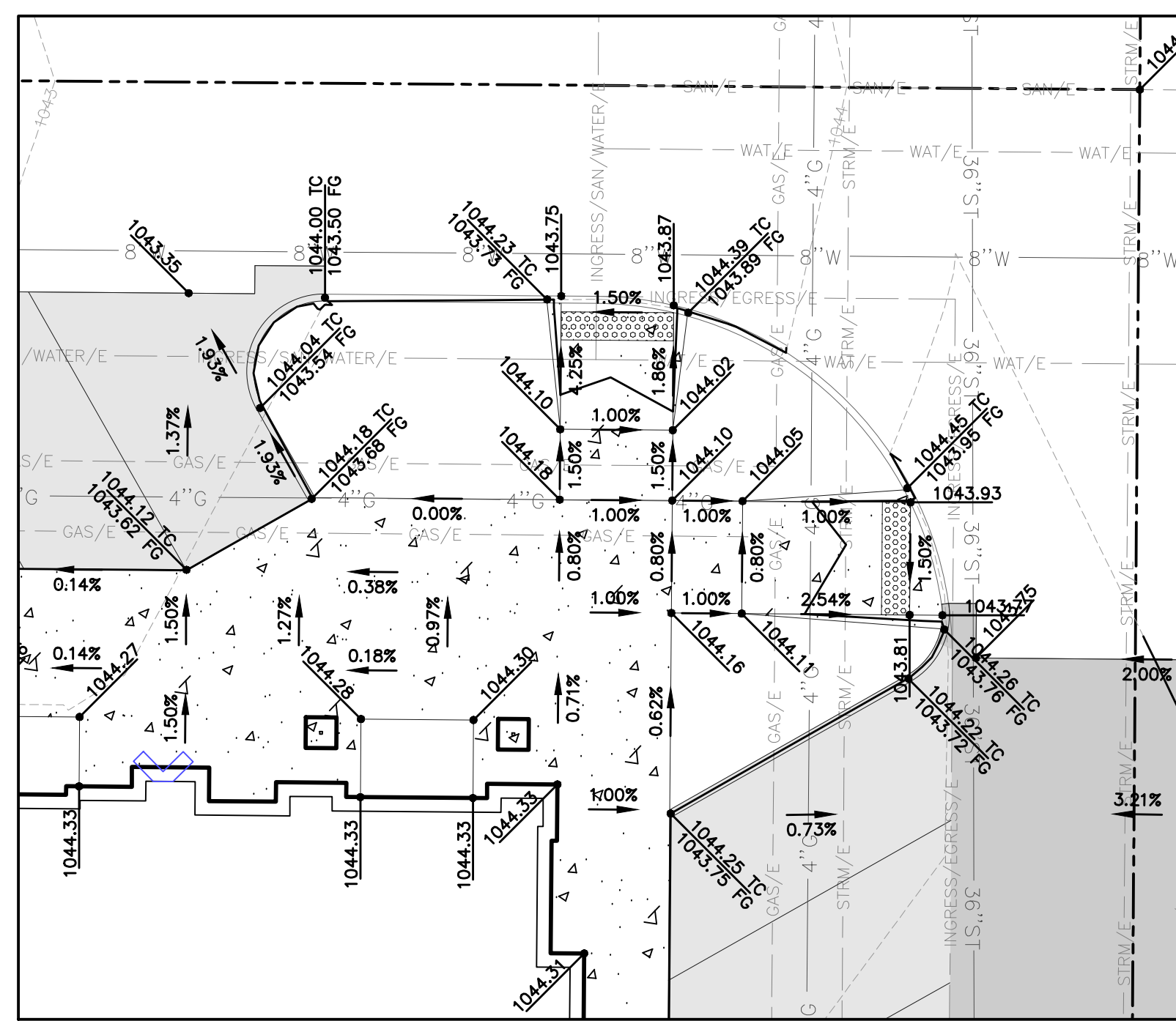
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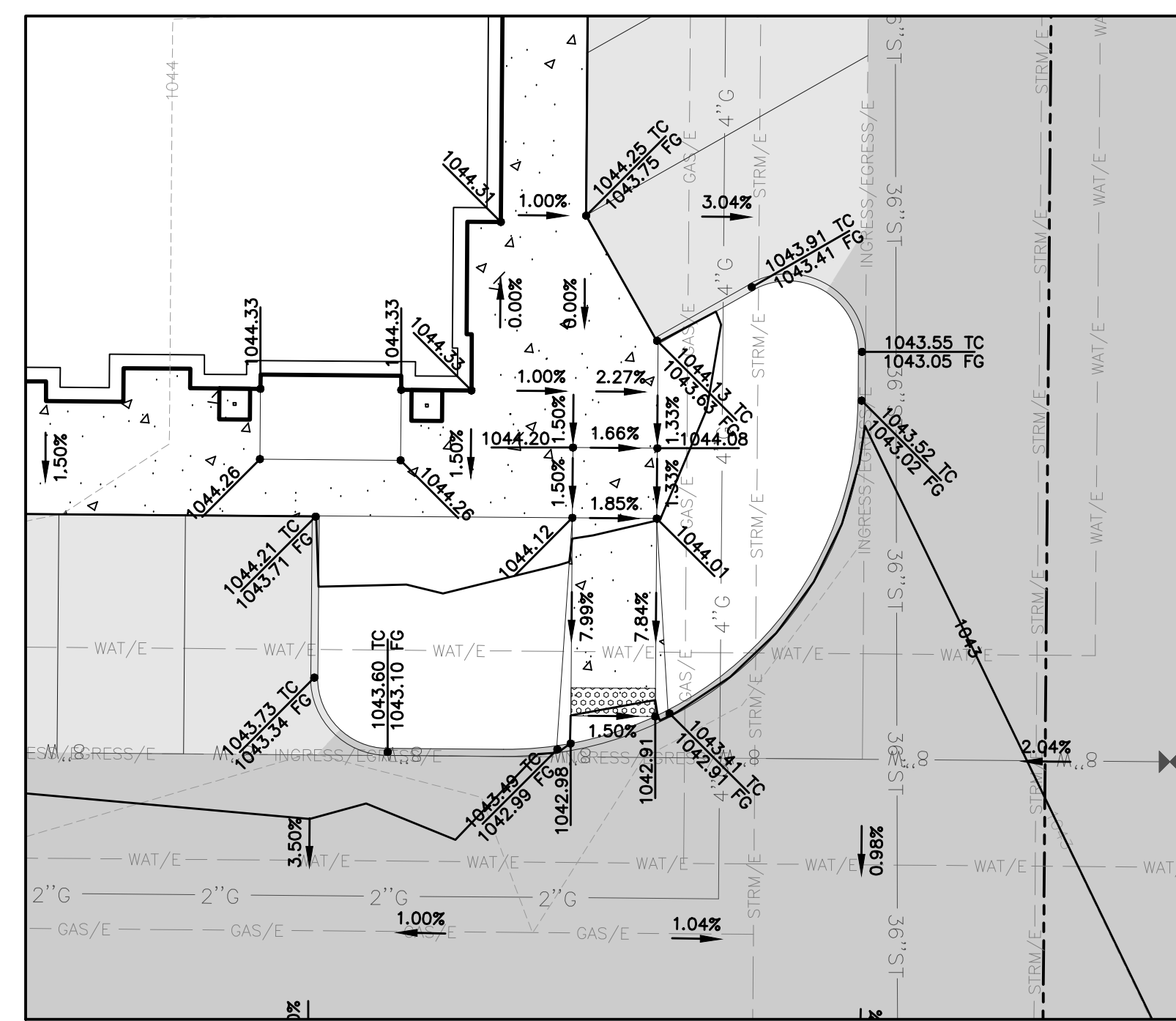
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4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
EA CIVIL DESIGN ADVANTAGE	ENGINEER:
WAUKEE, IOWA	
KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4	
GRADING PLAN	
DATE: 09/04/2025	
SHEET NUMBER: C3.2	
2507.545	



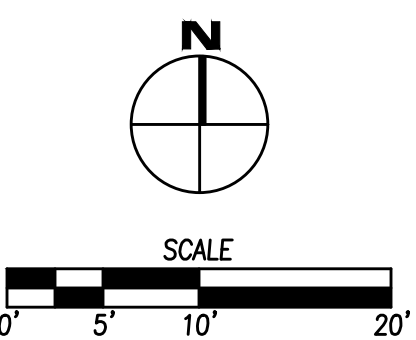
DETAIL 'D'



DETAIL 'E'



DETAIL 'F'



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 PLOTTED BY: NICKOL REIL

NO.	DATE	REVISIONS

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

GRADING ENLARGEMENT
 ENGINEER:

KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4
 DATE: 09/04/2025
 SHEET NUMBER:
C3.4
 2507.545

DRAFTED:

ENGINEER:



DATE	REVISIONS

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



WAUKEE, IOWA

KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4
 EROSION AND SEDIMENT CONTROL PLAN

DATE: 09/04/2025
 SHEET NUMBER:
C4.1
 2507.545

STABILIZATION QUANTITIES

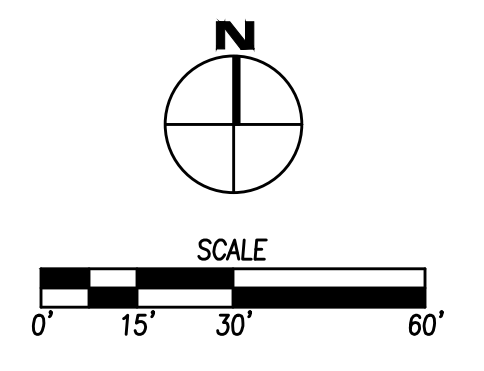
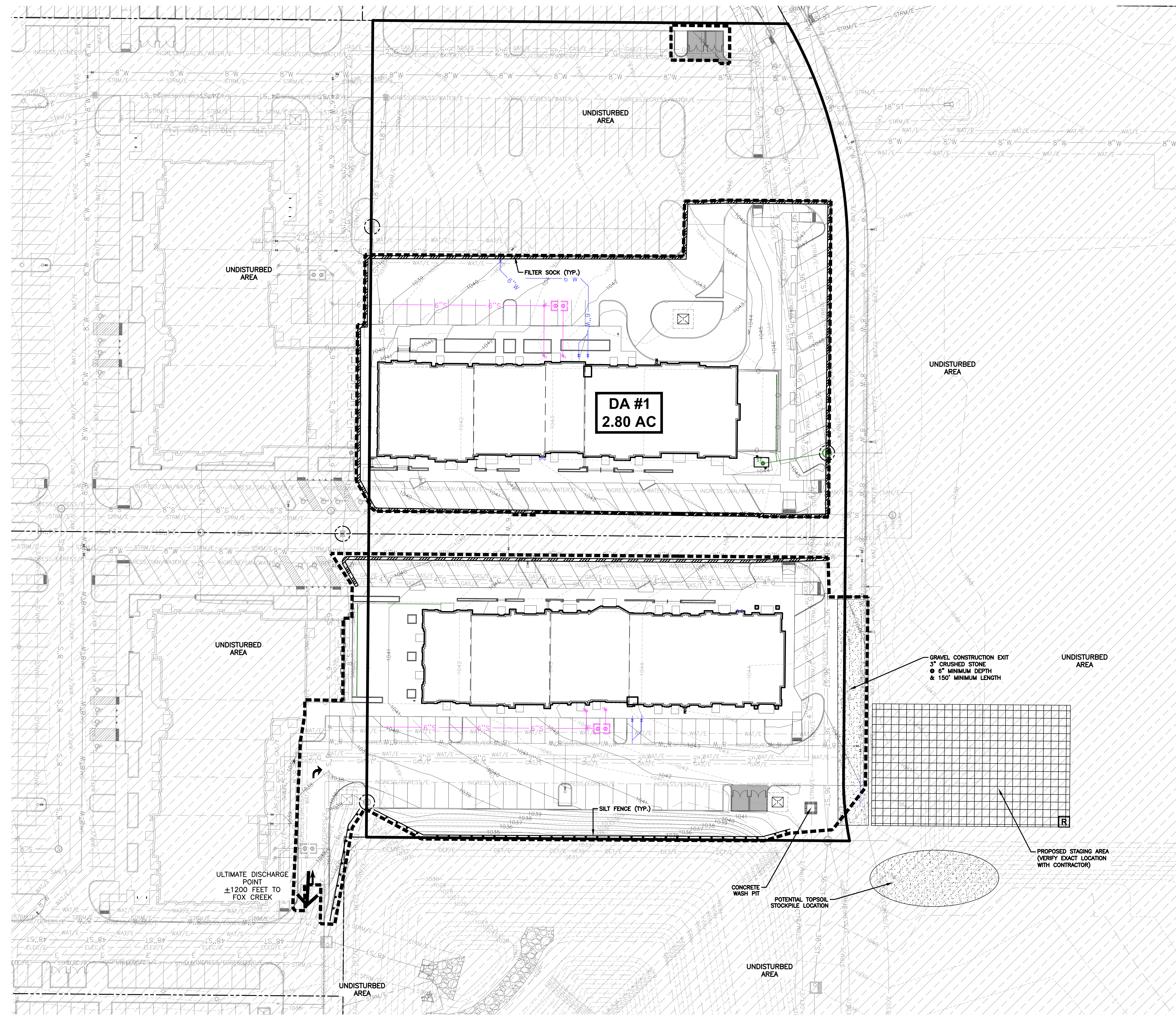
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,300
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.56
4	INLET PROTECTION DEVICES	EA	4
5	CONCRETE WASHOUT PIT	EA	1
6	SOD	AC	0.50

NOTES

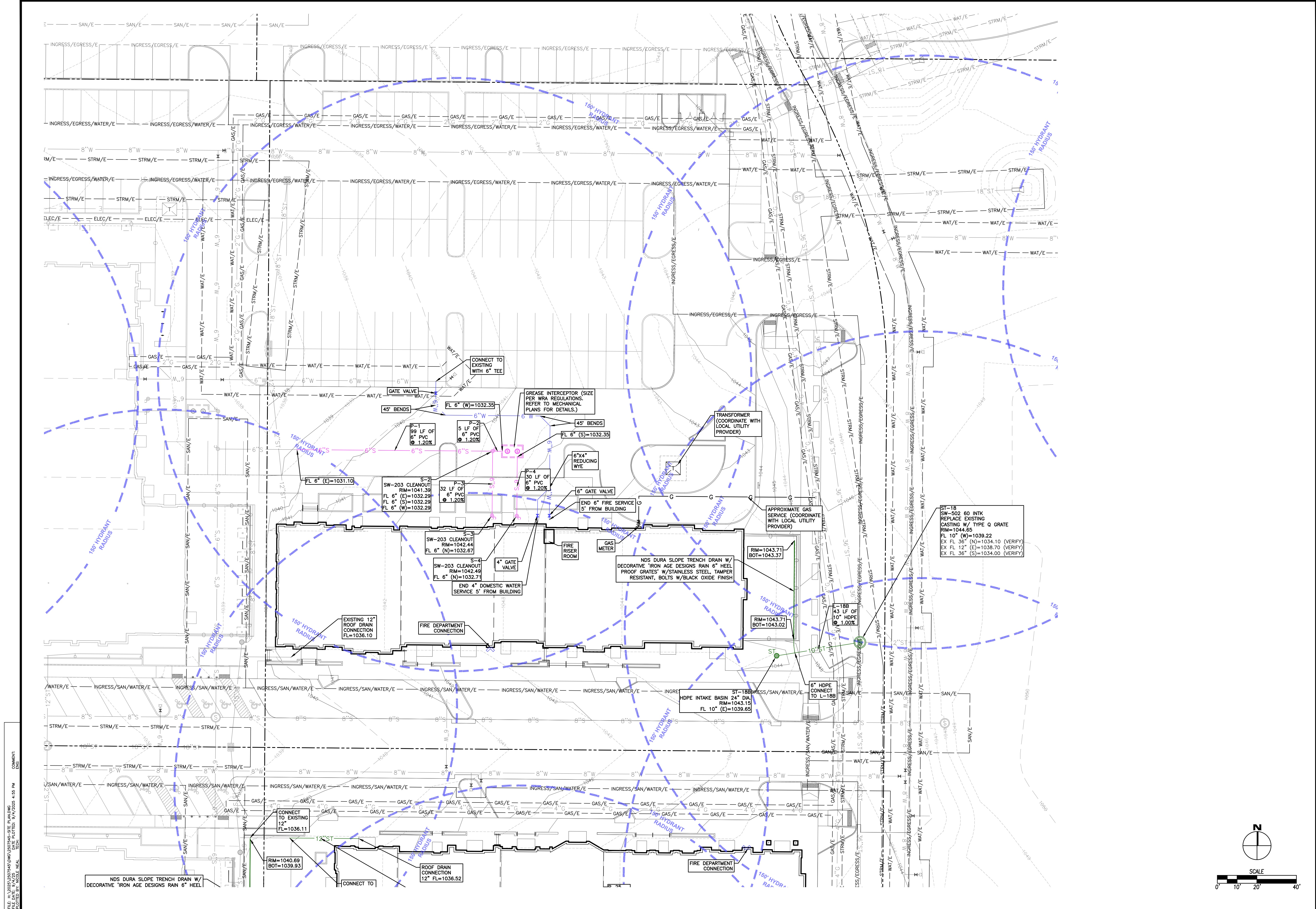
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
- ALL INLET PROTECTION SHALL HAVE DROP-IN INLET PROTECTION IN ADDITION TO HAVING EXTERIOR EROSION CONTROL MEASURES.

SWPPP LEGEND

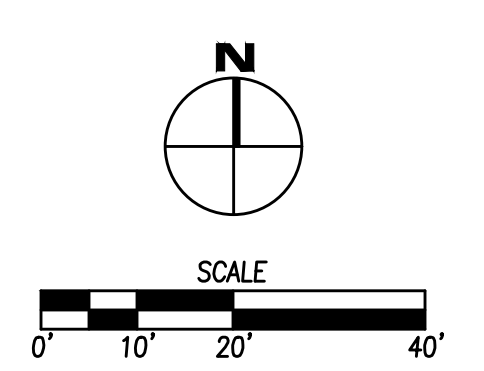
- DRAINAGE ARROW X.XX %
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT TRAP
- TEMPORARY SEDIMENT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



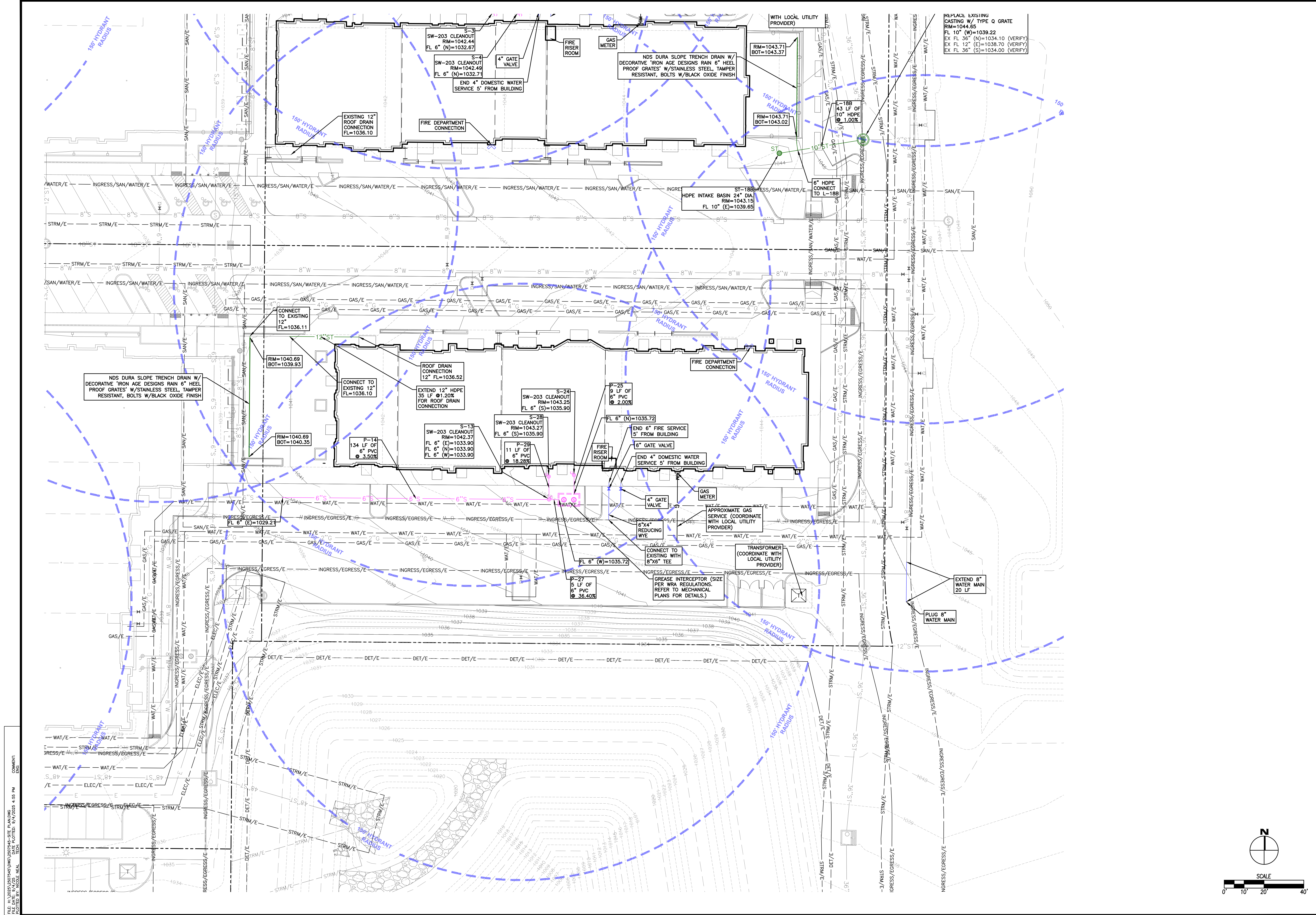
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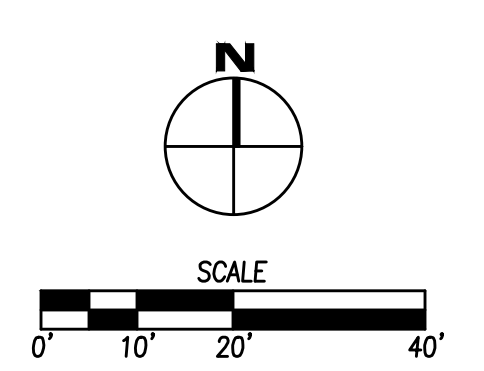
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 PLOTTED BY: NICKLE, NEAL



DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER: CIVIL DESIGN ADVANTAGE	DRAFTED:
WAUKEE, IOWA	
UTILITY PLAN	
KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4	
DATE:	09/04/2025
SHEET NUMBER:	C5.1
	2507.545

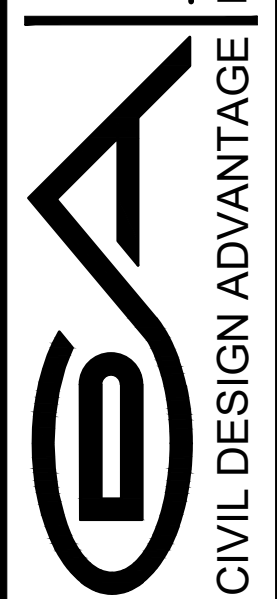


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 PLOTTED BY: NICOLE NEAL, TECH



DATE	REVISIONS

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

UTILITY PLAN

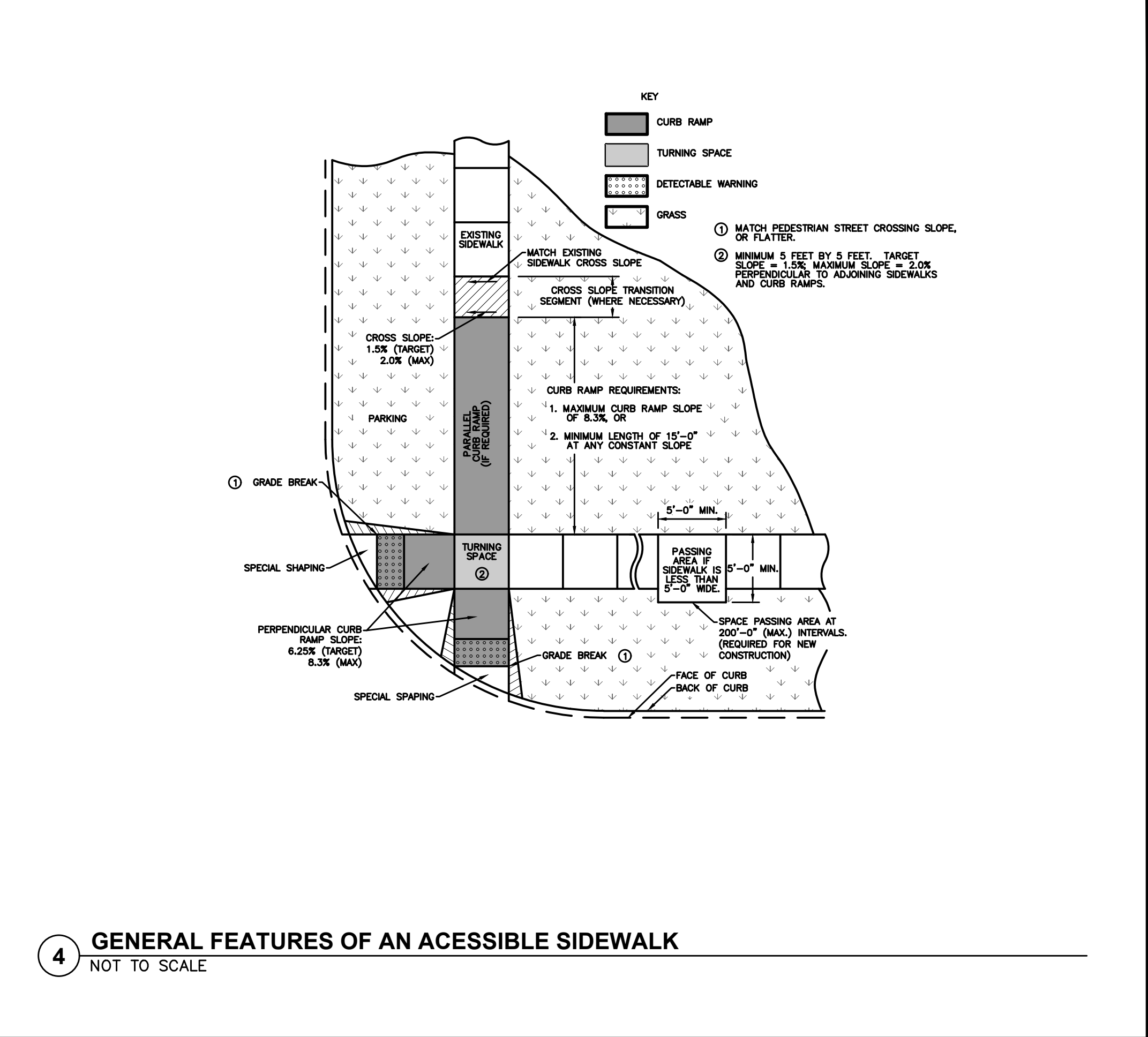
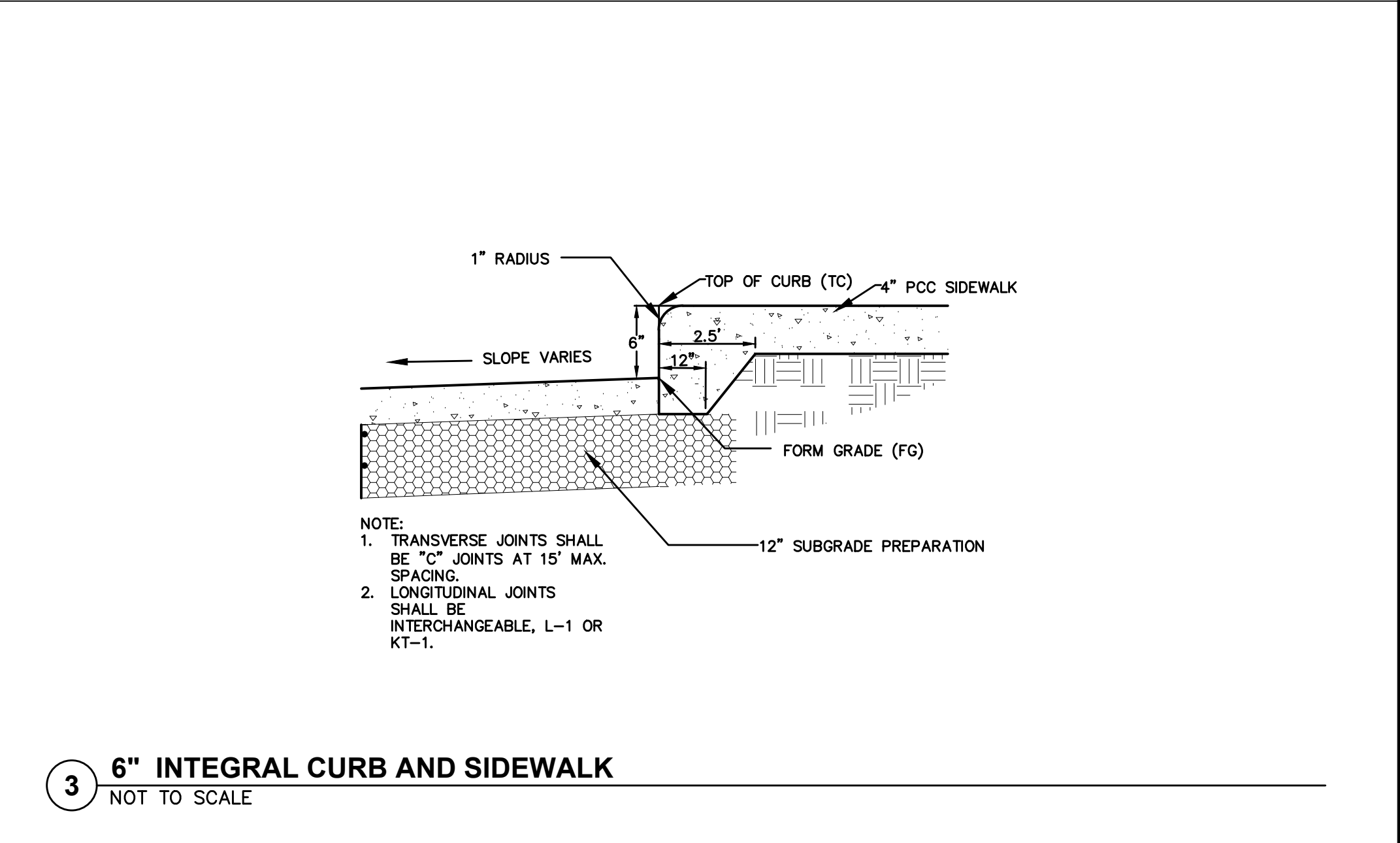
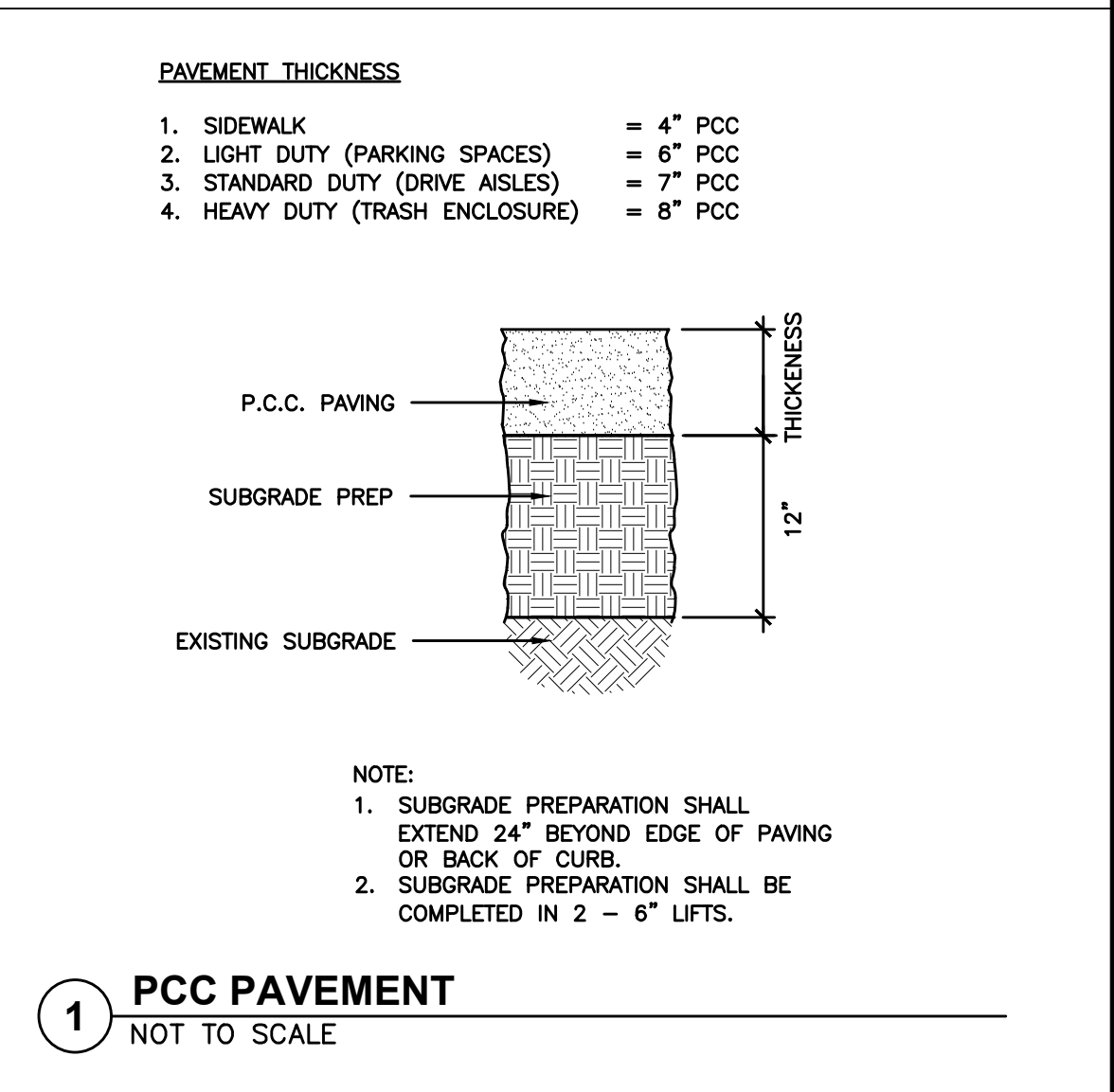
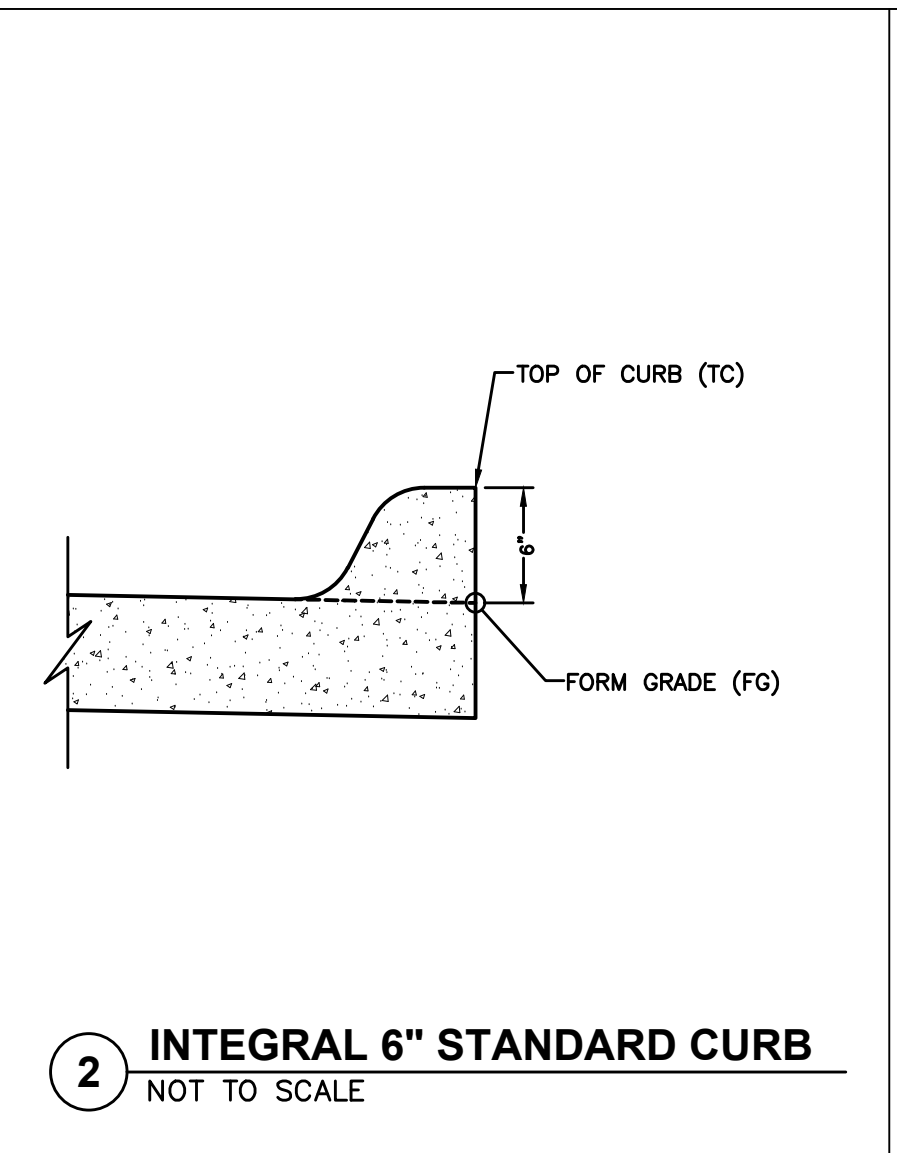
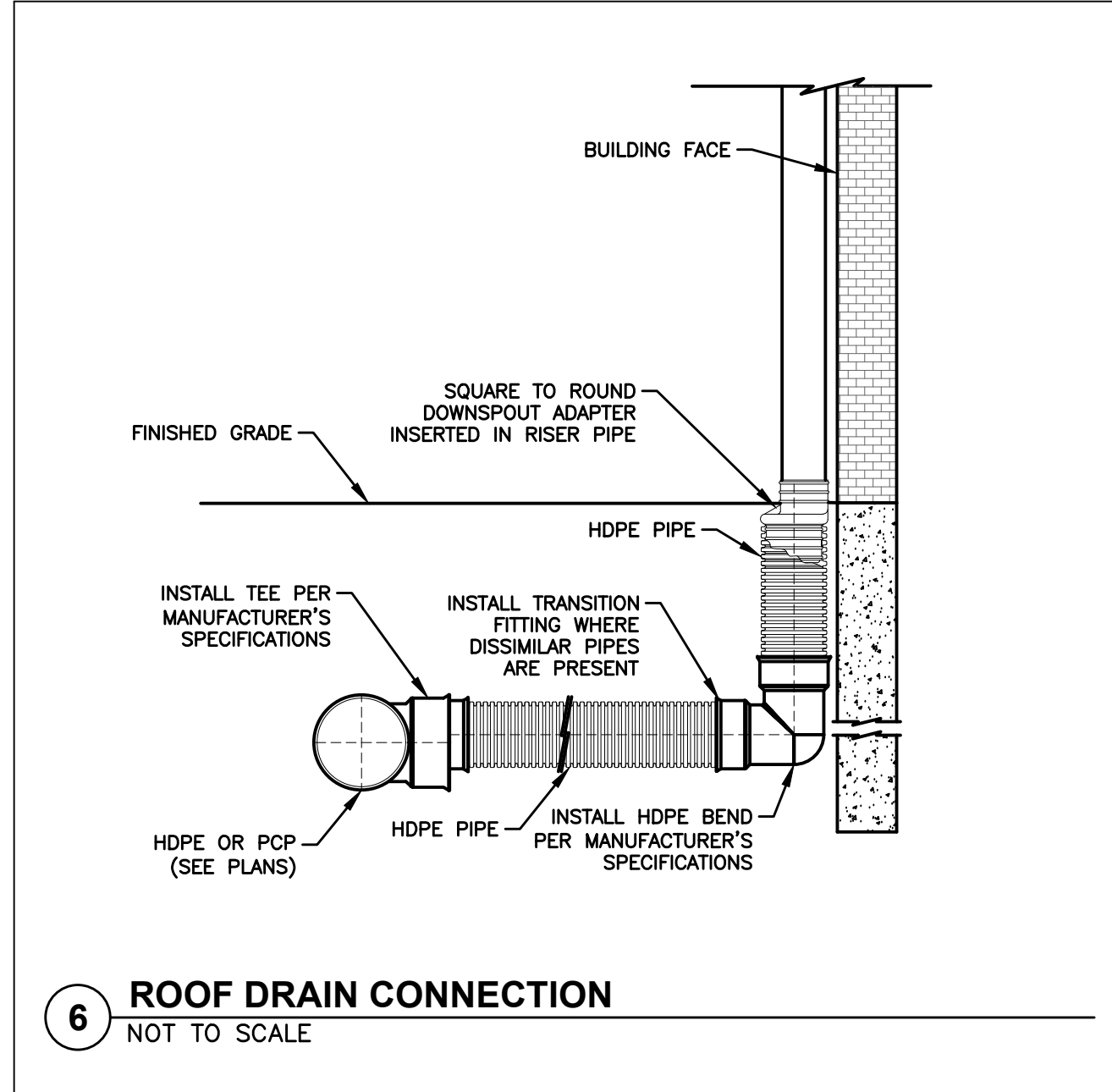
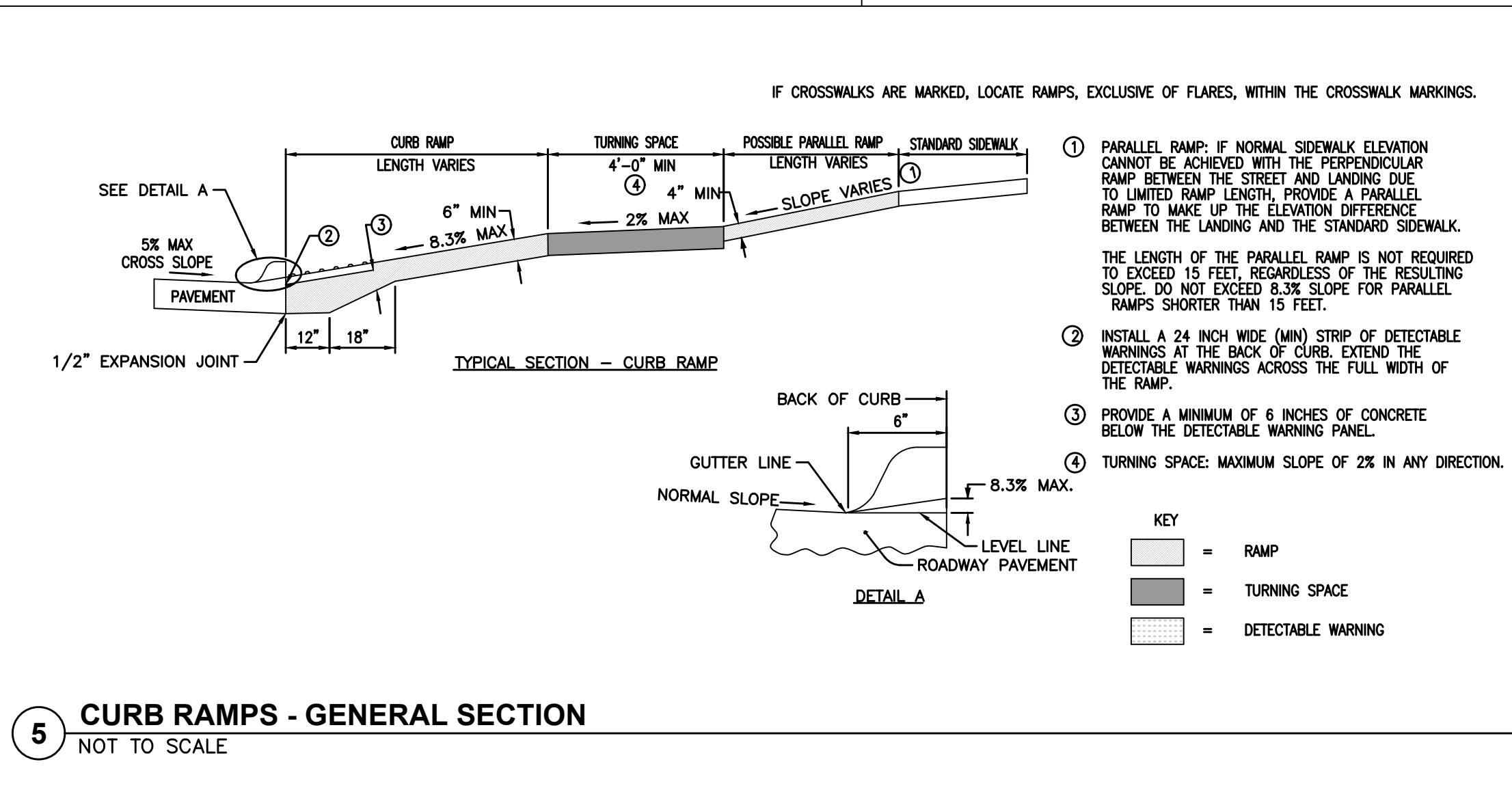
KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4

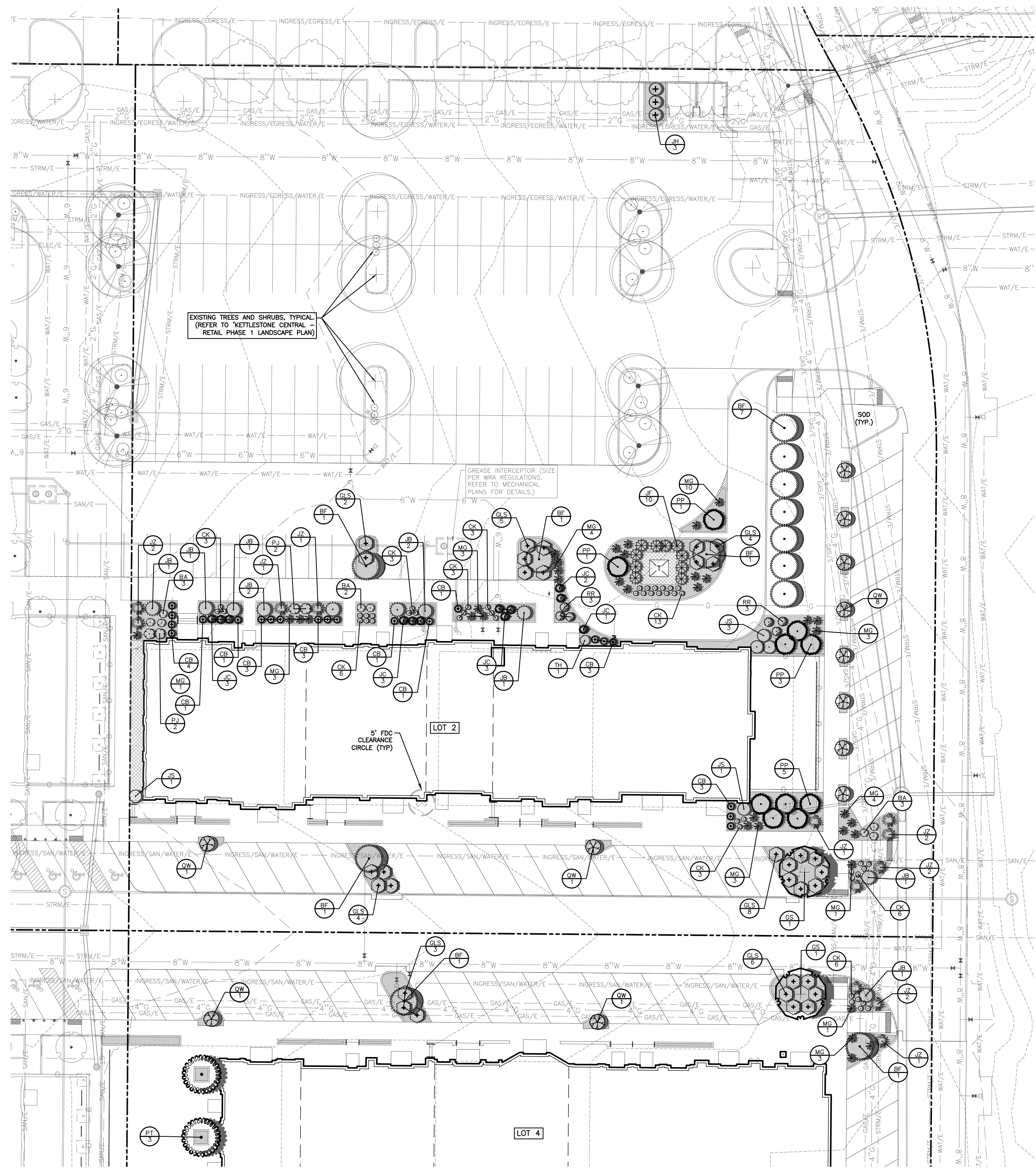
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 2507.545

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 ENGINEER:

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 FILE DATE: 04/20/25
 PLOTTED BY: NICKOL NEAL, TECH

COMMENT:
 ENG.





EXISTING TREES AND SHRUBS, TYPICAL
(REFER TO KETTLESTONE CENTRAL
RETAIL PHASE 1 LANDSCAPE PLAN)

GREASE INTERCEPTOR (SIZE
PER WRA REGULATIONS.
REFER TO MECHANICAL
PLANS FOR DETAILS.)

5' FDC
CLEARANCE
CIRCLE (TYP)

LOT 2

LOT 4

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.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL 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"
- PLANT 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.

LOT 2- LANDSCAPE REQUIREMENTS

LOT 2: 103,575 SF
OPEN SPACE REQUIRED: 20,715 SF (20%)

LANDSCAPING REQUIRED PER 1.000 SF REQUIRED OPEN SPACE

1.5 OVERSTORY TREES 32
0.5 UNDERSTORY TREES 11
2 SHRUBS 42

PROPOSED LANDSCAPING
OVERSTORY / EVERGREEN TREES 21
UNDERSTORY TREES 11
SHRUBS 109
GRASSES/PERENNIALS 73

EXISTING LANDSCAPING
OVERSTORY / EVERGREEN TREES 22
UNDERSTORY TREES 0
SHRUBS 16

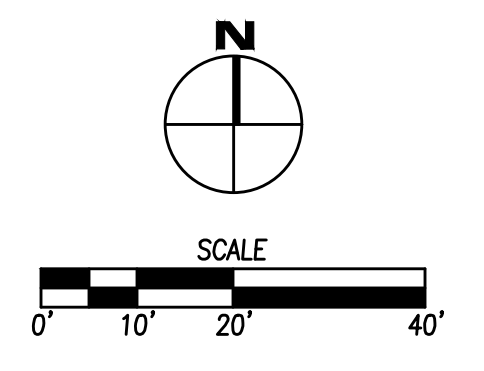
TOTAL LANDSCAPING
OVERSTORY / EVERGREEN TREES 43
UNDERSTORY TREES 11
SHRUBS 151
GRASSES/PERENNIALS 73

- HARDWOOD MULCH
3" MINIMUM DEPTH
(4" SPADE CUT EDGE)
- BLANK
SOD
(ALL OTHER DISTURBED AREAS,
INCLUDING ALL R.O.W.
(SEEDING IS NOT ALLOWED))
- ROCK (TYPE PER OWNER)
3" MINIMUM DEPTH WITH
WEED BARRIER FABRIC
(4" METAL EDGING WHERE
NECESSARY)

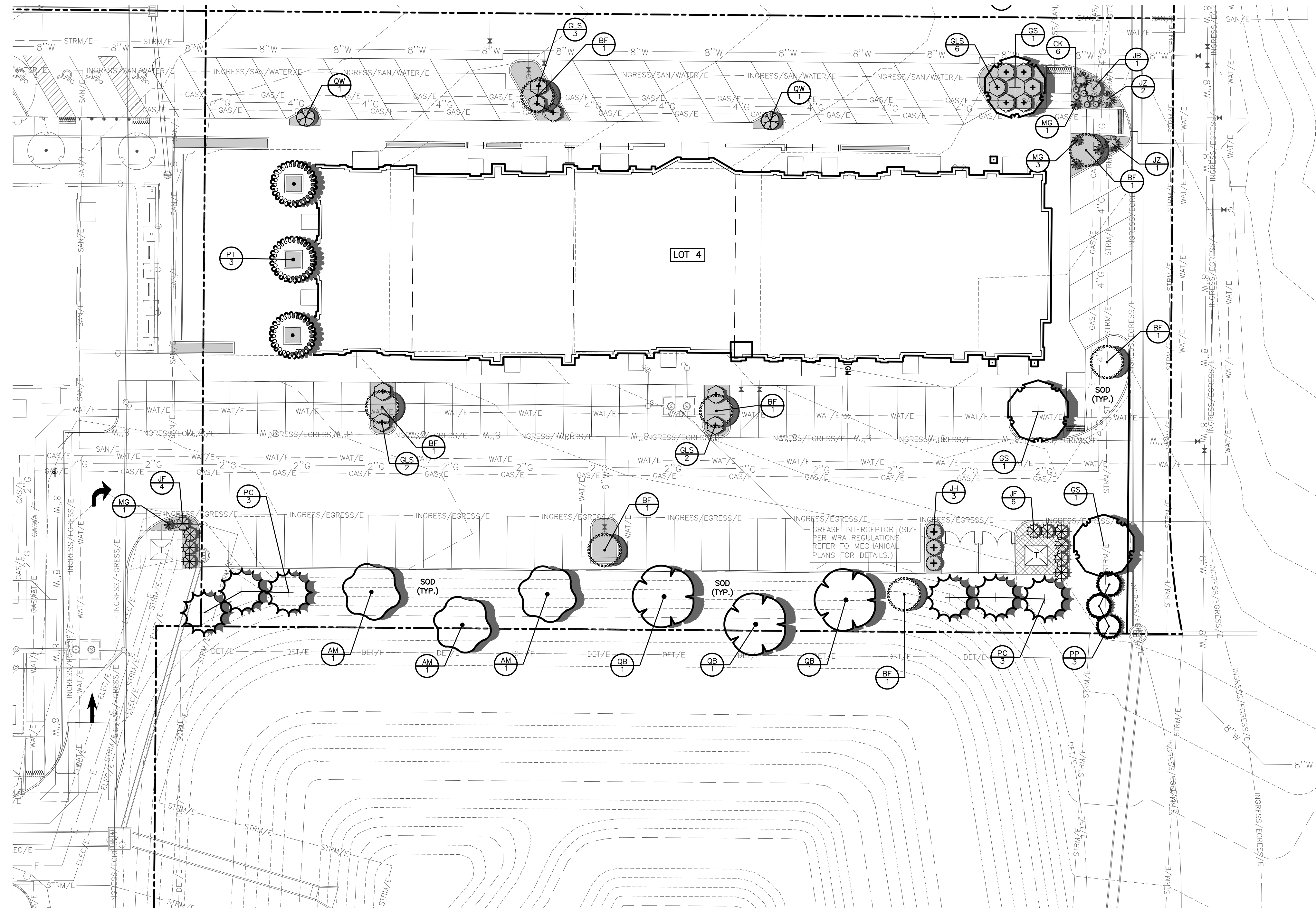
PLANT SCHEDULE - LOT 2

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
UNDERSTORY TREES				
BP	11	DARKEA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 8' HEIGHT
SUBTOTAL:				
OVERSTORY TREES				
CS	1	SKYLINE HONEY LOCUST	GLISETIA TRICANTHOS 'SKYLINE'	B&B, 8' HEIGHT
QW	10	HUNDRED SPIRIT® OAK	QUERCUS ROBUR X BICOLOR 'TRADLER'	B&B, 8' HEIGHT
SUBTOTAL:				
EVERGREEN TREES				
PP	10	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
SUBTOTAL:				
SHRUBS				
BA	5	JAPANESE BARBERY	BERBERIS THUNBERGII 'AUREA'	CONT, 3 GAL
CB	21	CHICAGO LINDEN® BOXWOOD	BUXUS X 'GLENCOE'	CONT, 3 GAL
GLS	23	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 3 GAL
JB	3	BLUE RUS JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUS'	CONT, 3 GAL
JC	12	GOLD CONE COMMON JUNIPER	JUNIPERUS COMMUNIS 'GOLD CONE'	CONT, 3 GAL
JF	10	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JH	3	RETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'RETZI COLUMNARIS'	CONT, 3 GAL
JS	5	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
JZ	13	GOLDEN CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'	CONT, 3 GAL
PJ	4	PJM COMPACT RHODODENDRON	RHODODENDRON X 'PJM COMPACT'	CONT, 3 GAL
RR	6	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 3 GAL
TH	1	HICKS ANGLLO-JAPANESE YEW	TAXUS X MEDIA 'HICKSII'	CONT, 3 GAL
SUBTOTAL:				
GRASSES				
CK	40	FARI FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	CONT, 1 GAL
MG	32	ESULIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 3 GAL
SUBTOTAL:				

COMMENT: ENG
 DATE: 09/04/2025
 FILE: 2507.545.DWG
 PLOTTED BY: NICKOL REIL
 DATE PLOTTED: 09/04/2025 4:28 PM



DATE: _____
 REVISIONS: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 DRAFTED: _____
 ENGINEER: _____
 WAUKEE, IOWA
CIVIL DESIGN ADVANTAGE
EA
KETTLESTONE CENTRAL SOUTH PLAT 2 - LOTS 2 & 4
LOT 2 - LANDSCAPE PLAN
 DATE: 09/04/2025
 SHEET NUMBER:
L1.1
 2507.545



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. 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.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS INCLUDING ROW AS SHOWN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. 2" RIVER ROCK WITH WEED BARRIER FABRIC SHALL BE INSTALLED AS SHOWN TO A MIN. DEPTH OF 3".
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
14. ALL STREET TREES ARE REQUIRED TO BE A MINIMUM OF 12-FT IN HEIGHT AT TIME OF PLANTING.

LOT 4- LANDSCAPE REQUIREMENTS

LOT 4: 62,386 SF
 OPEN SPACE REQUIRED: 12,477 SF (20%)

LANDSCAPING REQUIRED PER 1,000 SF REQUIRED OPEN SPACE

1.5 OVERSTORY TREES	19
0.5 UNDERSTORY TREES	7
2 SHRUBS	25

PROPOSED LANDSCAPING

OVERSTORY / EVERGREEN TREES	20
UNDERSTORY TREES	7
SHRUBS	33
GRASSES/PERENNIALS	25

- HARDWOOD MULCH**
3" MINIMUM DEPTH
(4" SPADE CUT EDGE)
- BLANK**
SOD
(ALL OTHER DISTURBED AREAS, INCLUDING ALL R.O.W. (SEEDING IS NOT ALLOWED))
- ROCK (TYPE PER OWNER)**
3" MINIMUM DEPTH WITH WEED BARRIER FABRIC
(4" METAL EDGING WHERE NECESSARY)

PLANT SCHEDULE - LOT 4

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
UNDERSTORY TREES				
BF	7	DAKOTA PINNACLE® ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B4B, 8' HEIGHT
	7	SUBTOTAL:		
OVERSTORY TREES				
AM	3	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B4B, 8' HEIGHT
GS	3	SKYLINE POINCEAN® LOCUST	GLIODISIA 'TRICANTHOS' 'SKYLINE'	B4B, 8' HEIGHT
QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	B4B, 8' HEIGHT
GW	2	KURDED SPIRIT® OAK	QUERCUS ROBUR X BICOLOR 'NADLER'	B4B, 8' HEIGHT
	11	SUBTOTAL:		
EVERGREEN TREES				
PC	6	BLUE SPRUCE	PICEA PUNGENS 'COLORADO GREEN'	B4B, 6' HEIGHT
BP	3	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B4B, 6' HEIGHT
	9	SUBTOTAL:		
ORNAMENTAL TREES				
PT	3	THUNDERCLOUD PURPLE-LEAF PLUM	PRUNUS CERASIFERA 'THUNDERCLOUD'	B4B, 6' HEIGHT
	3	SUBTOTAL:		
SHRUBS				
GLS	13	GRD-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRD-LOW'	CONT, 3 GAL
JB	1	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE RUG'	CONT, 3 GAL
JH	6	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JH	3	HETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	CONT, 3 GAL
JZ	3	GOLDEN CARPET JUNIPER	JUNIPERUS HORIZONTALIS 'GOLDEN CARPET'	CONT, 3 GAL
	26	SUBTOTAL:		
GRASSES				
OK	6	RARI FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'RARI FOERSTER'	CONT, 1 GAL
MG	4	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	CONT, 3 GAL
	10	SUBTOTAL:		

