

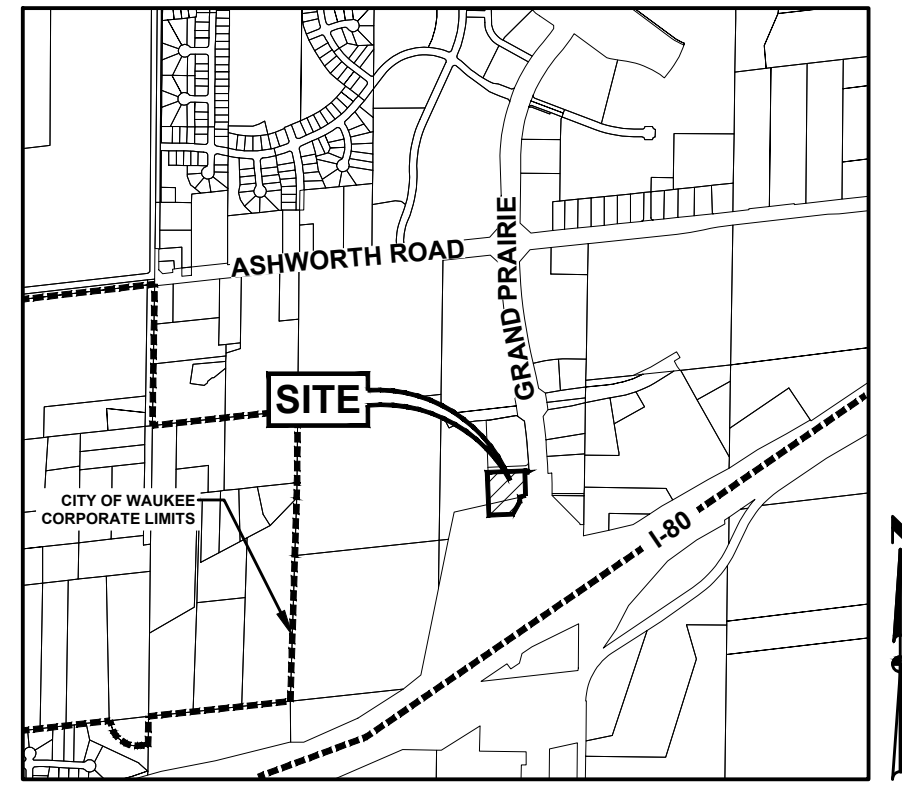
SITE PLAN FOR:

KETTLESTONE LAKES COMMERCIAL PHASE 2

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN UPDATED SITE PLAN ILLUSTRATING ANY CHANGES MADE DURING CONSTRUCTION AND RECEIVE APPROVAL IN WRITING FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT OF SAID CHANGES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES MADE WITHOUT WRITTEN APPROVAL.
- THE ITEMS SHOWN AS FUTURE ON THIS SITE PLAN WILL REQUIRE A SEPARATE SITE PLAN APPROVAL.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

PROJECT SITE ADDRESS

3470 GRAND PRAIRIE PARKWAY

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	DETAILS
C3.0	OVERALL LAYOUT AND HYDRANT COVERAGE PLAN
C4.0	DIMENSION PLAN
C5.0-C5.1	GRADING PLAN
C6.0	EROSION AND SEDIMENT CONTROL PLAN
C7.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

LEGAL DESCRIPTION

PARCEL '25-8' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2025-12449 AND THAT PART OF PARCEL '24-125' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-20030, LYING SOUTH OF KETTLESTONE LAKES COMMERCIAL PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 2.55 ACRES (111,216 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
FINISHED FLOOR ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

OWNER

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

APPLICANT

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

ENGINEER

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

SURVEYOR

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

DATE OF SURVEY

DECEMBER 28, 2023

BENCHMARK

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

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SPRING 2026
ANTICIPATED FINISH DATE = SPRING 2027

ZONING

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

SUBMITTAL DATES

FIRST SUBMITTAL: 12/31/2025
SECOND SUBMITTAL: 02/02/2026
THIRD SUBMITTAL: 02/16/2026
FINAL SUBMITTAL: 03/06/2026

DEVELOPMENT SUMMARY

AREA: LOT 2 - 2.55 ACRES (111,216 SF)

SETBACKS:

FRONT: 0 FEET (20 FEET FOR ACCESSORY STRUCTURES)
REAR: 0 FEET (NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.)

SIDE:

0 FEET (NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.)

BUILDING SEPARATION:

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

MAXIMUM BUILDING HEIGHT:

8 STORIES

PRINCIPAL BUILDING HEIGHT:

1 STORY (MAX PROPOSED HEIGHT = 28 FT)

MAXIMUM FLOOR AREA RATIO:

0.35

PRINCIPAL BUILDING FLOOR AREA RATIO:

0.19 (20,672 SF / 111,216 SF)

OPEN SPACE CALCULATION:

TOTAL SITE	=	111,216 SF
BUILDING	=	20,672 SF
PATIO	=	811 SF
DRIVES & PARKING	=	56,135 SF
SIDEWALK	=	5,951 SF
OPEN SPACE PROVIDED	=	27,647 SF

TOTAL IMPERVIOUS AREA:

83,569 SF

TOTAL OPEN SPACE REQUIRED:

22,243 SF (20%)

TOTAL OPEN SPACE PROVIDED:

27,647 SF (24.86%)

PARKING REQUIRED (20,672 SF BUILDING):

RETAIL (11,688 SF)
1 SPACE / 250 SF GFA = 46.75 SPACES

RESTAURANT (UP TO 7,816 SF)
15 SPACES / 1,000 SF GFA = 117.24 SPACES
TOTAL REQUIRED = 164 SPACES

*5 QUEUING SPACES PER DRIVE-THROUGH LANE

ACCESSIBLE PARKING REQUIRED:

151-200 SPACES = 6 SPACES

PARKING PROVIDED:

ACCESSIBLE PARKING = 6 SPACES
STANDARD PARKING = 158 SPACES
TOTAL PROVIDED = 164 SPACES

BICYCLE PARKING REQUIRED:

3% OF PARKING REQUIRED = 5 SPACES

BICYCLE PARKING PROVIDED:

= 7 SPACES



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

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

PROJECT NO. 2509.736

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



1-800-292-8989

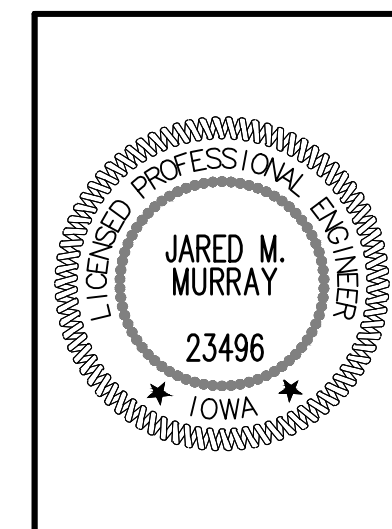
www.iowaonecall.com



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

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

THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



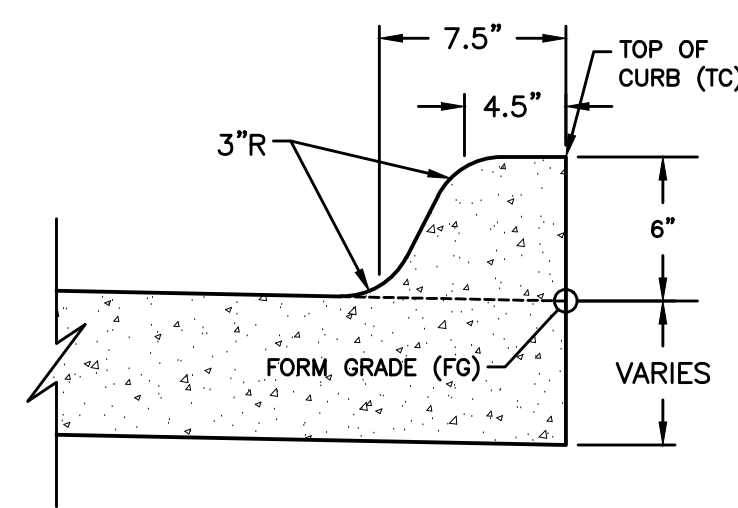
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. DATE

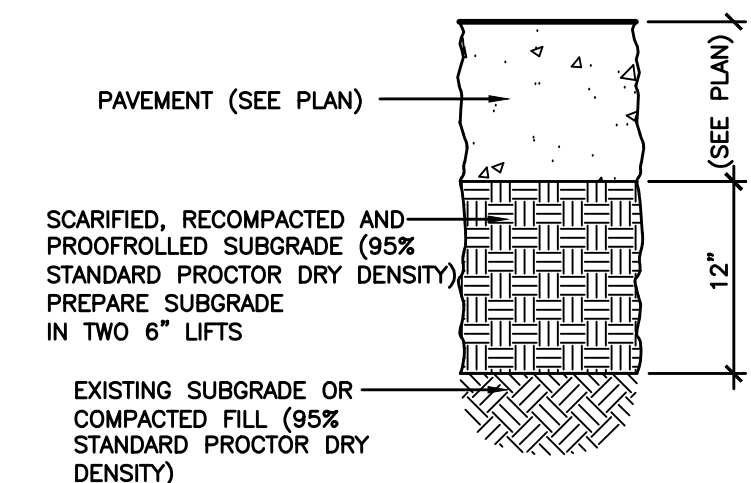
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MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:

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 DRAWN BY: JARED MURRAY
 CHECKED BY: JARED MURRAY
 DATE: 3/16/2026 9:27 AM



INTEGRAL 6\"/>



12\"/>



P.O. Box 22326
Lincoln, NE 68542

PF: 402/421-9464 WEBSITE: www.sitescapesonline.com
FX: 402/421-9479 E-MAIL: info@sitescapesonline.com

TITLE **ECHO BIKE RACK**

PRODUCT NO. **EC2-07-SM**

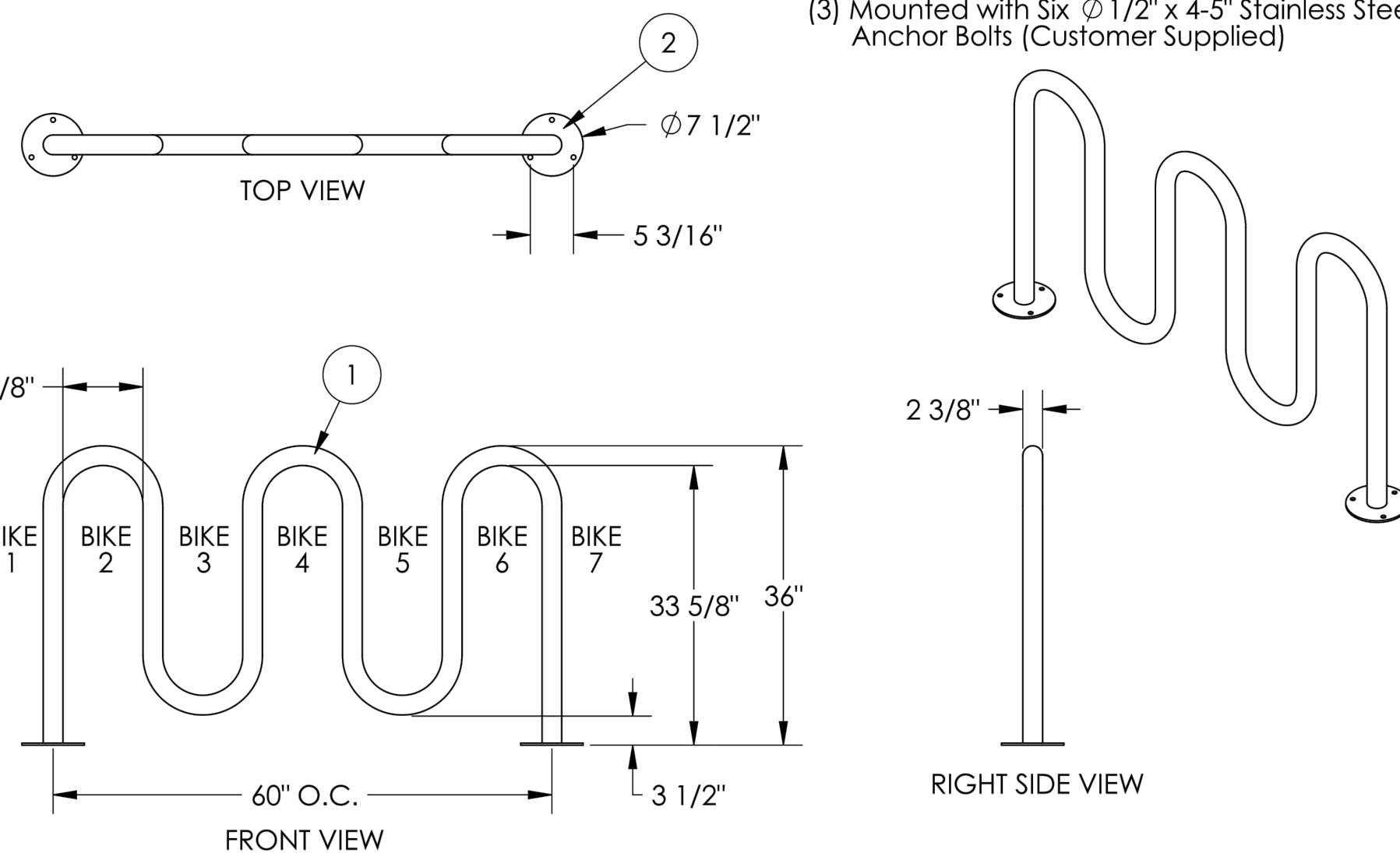
INCH TOLERANCES U.O.S.
FRACTION— $\pm 1/16$ "
ANG— $\pm 1^\circ$

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

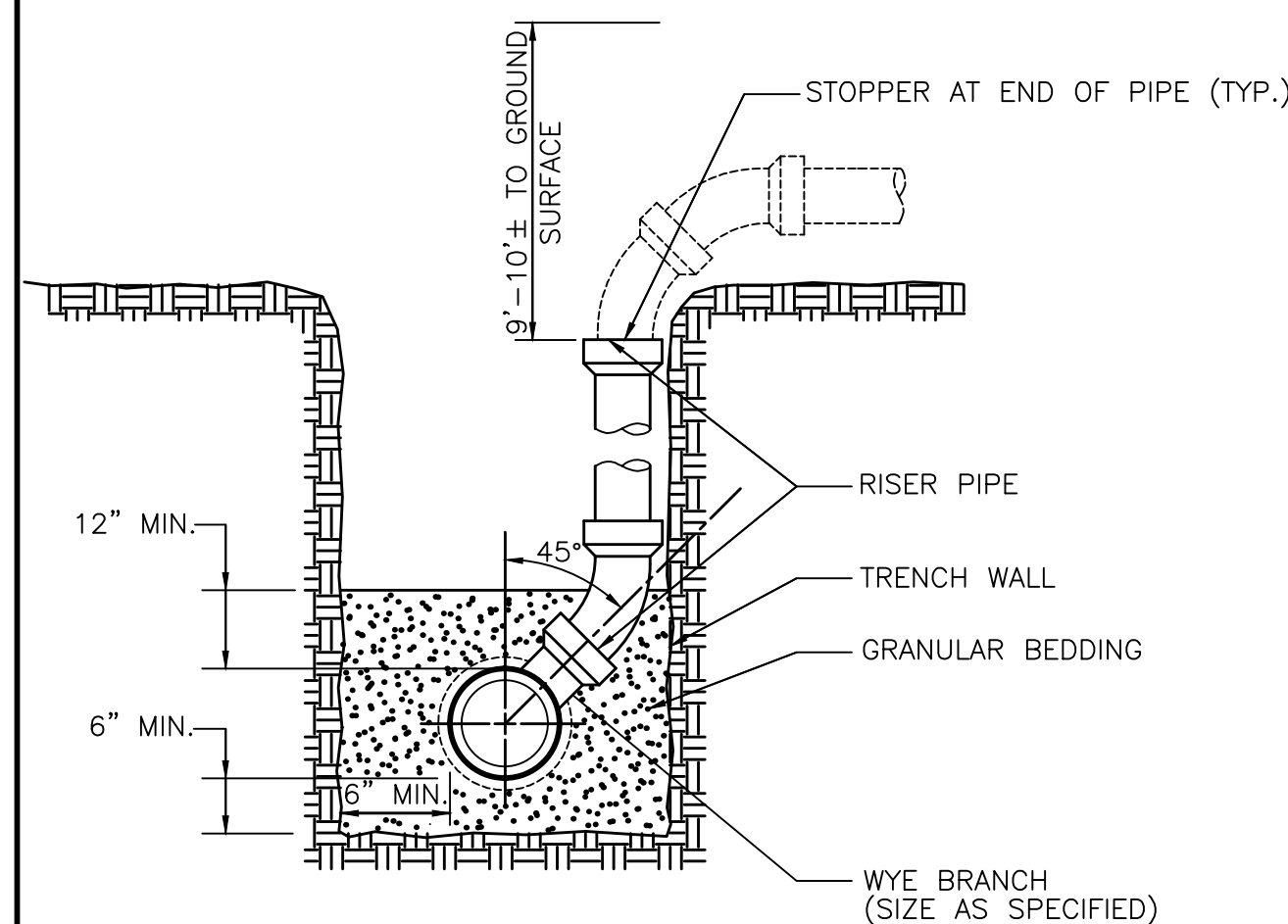
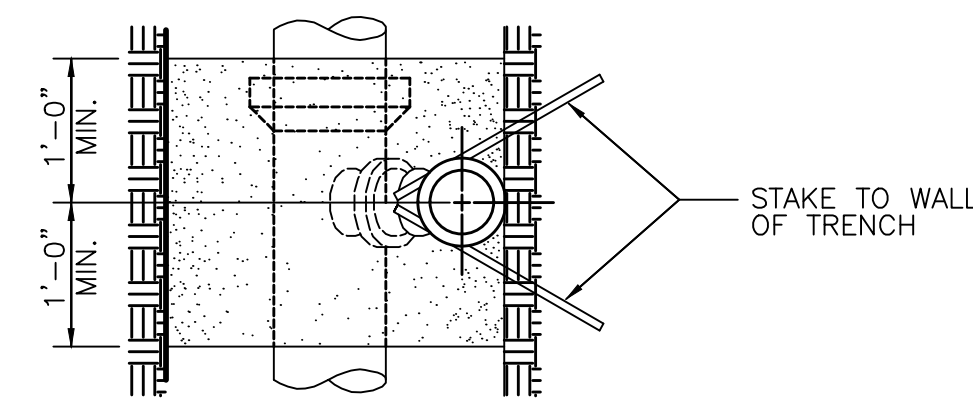
*Available in powder coat and DuraCoat finishes

MATERIALS LIST

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



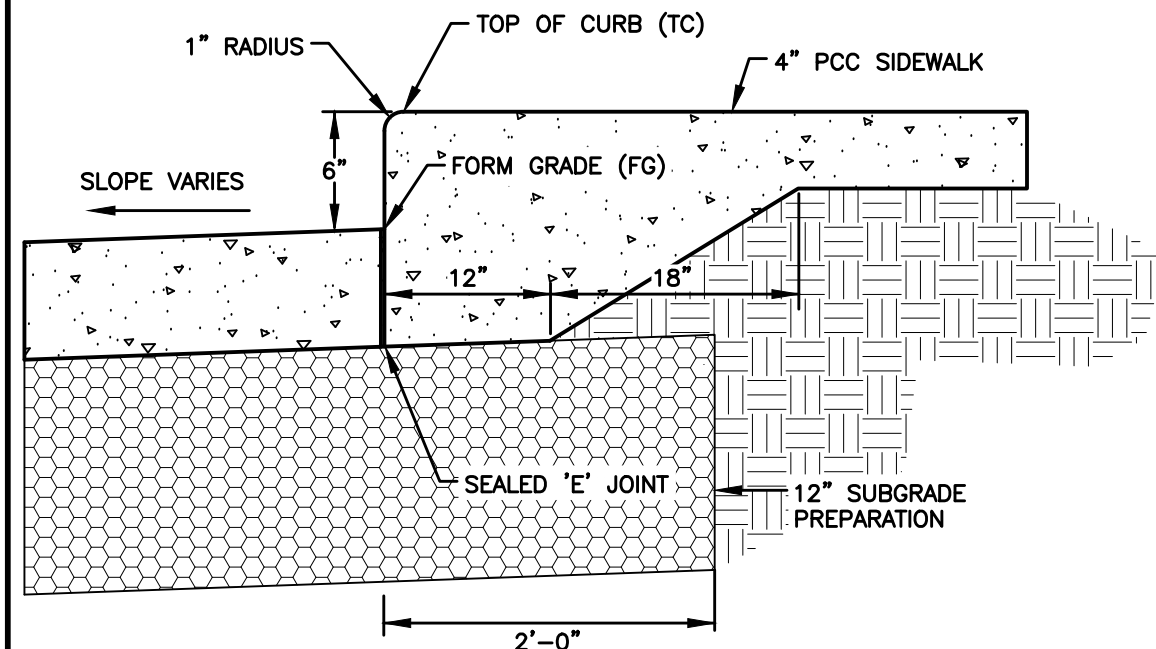
BIKE RACK
NOT TO SCALE



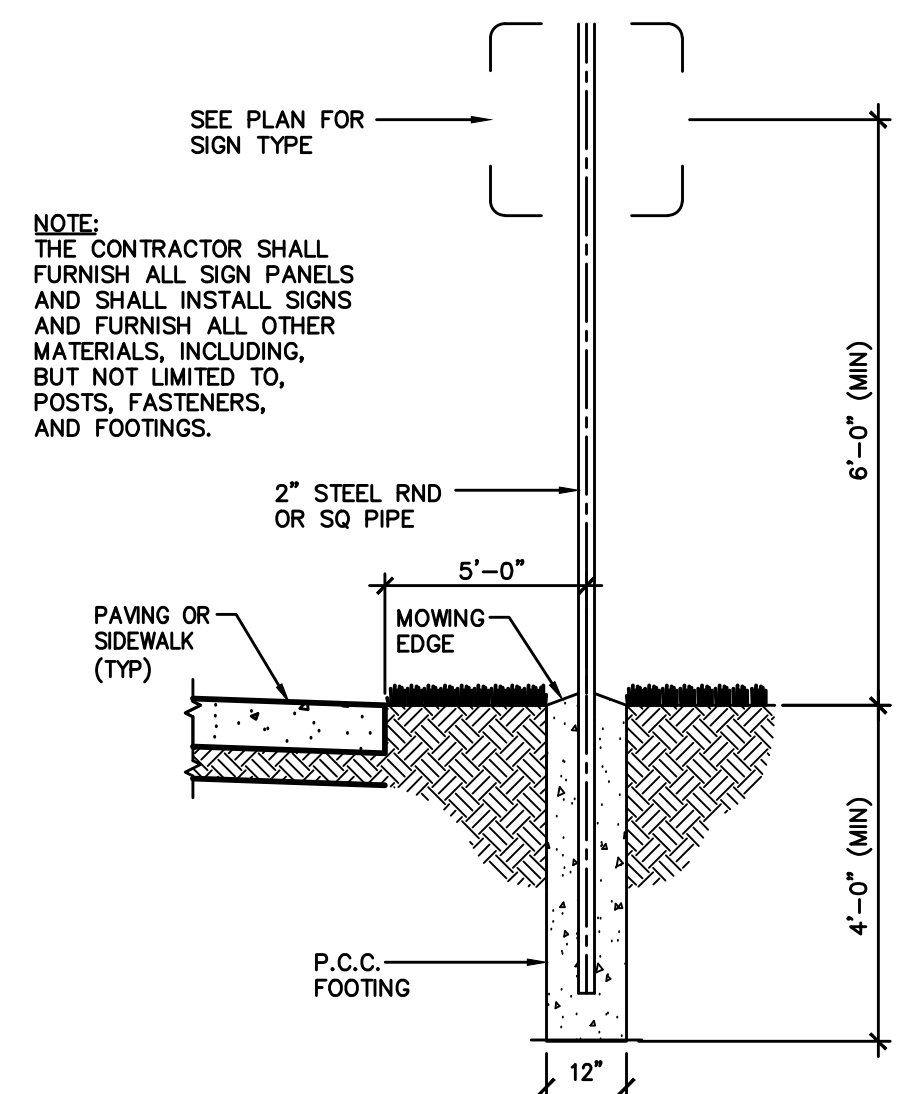
NOTES

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.

SANITARY SEWER SERVICE RISER
NOT TO SCALE

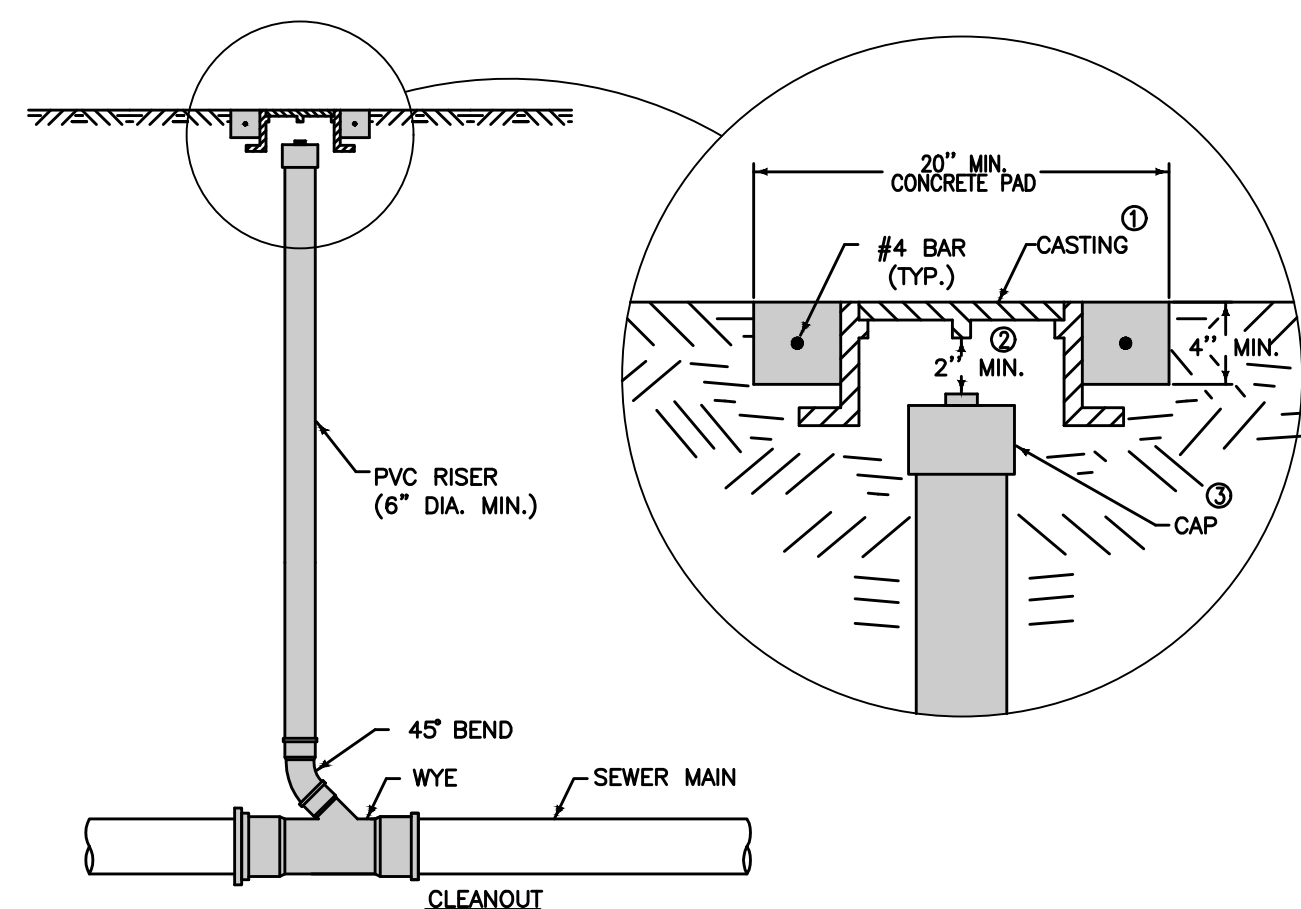
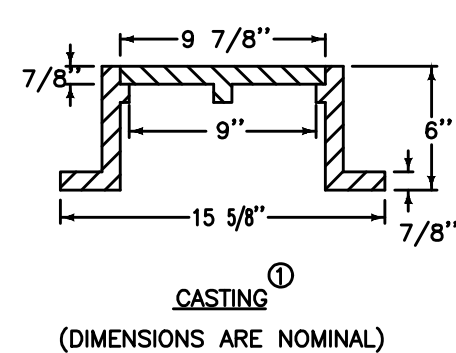


CLASS 'A' 6\"/>

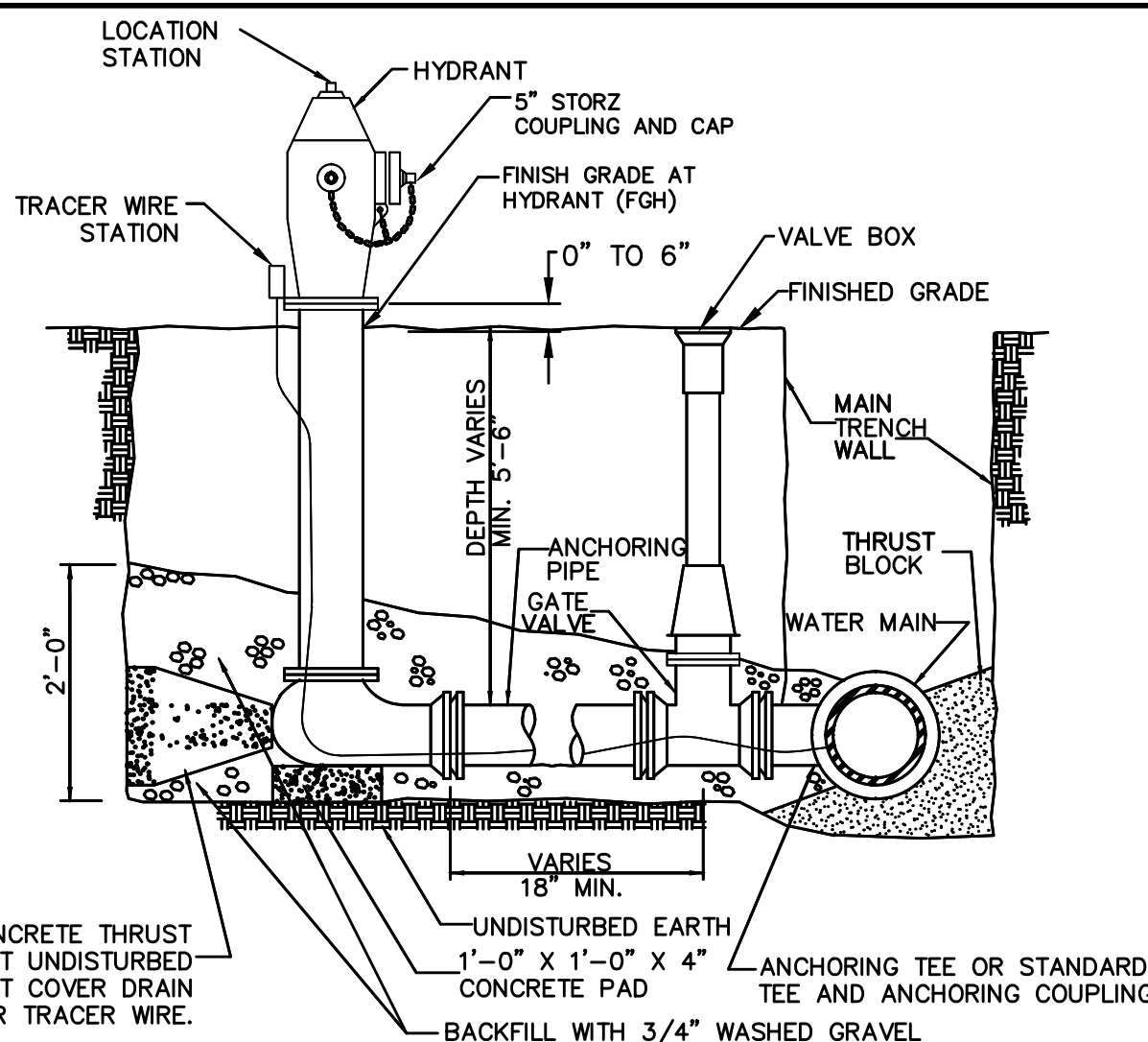


TYPICAL SIGN POST
NOT TO SCALE

- 1 STANDARD DUTY CASTING COMPLYING WITH AASHTO M 308. MARK LID WITH "SANITARY" OR "SANITARY C.O."
- 2 DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- 3 THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

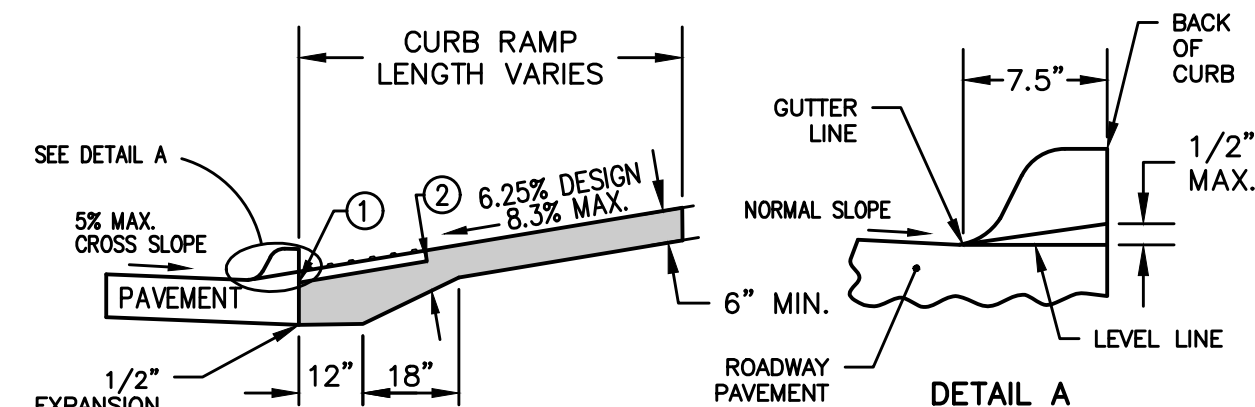


SW-203 SANITARY CLEANOUT
NOT TO SCALE

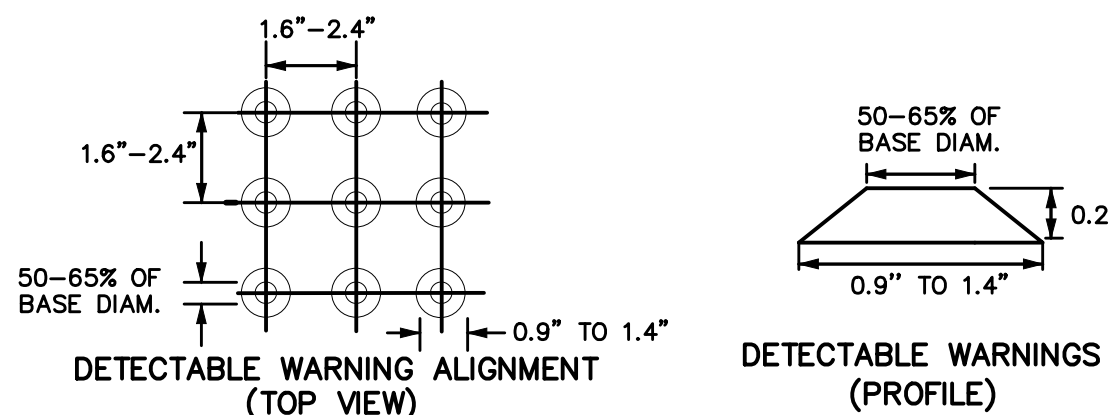


- NOTES**
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".
 2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
 3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASUREMENT.

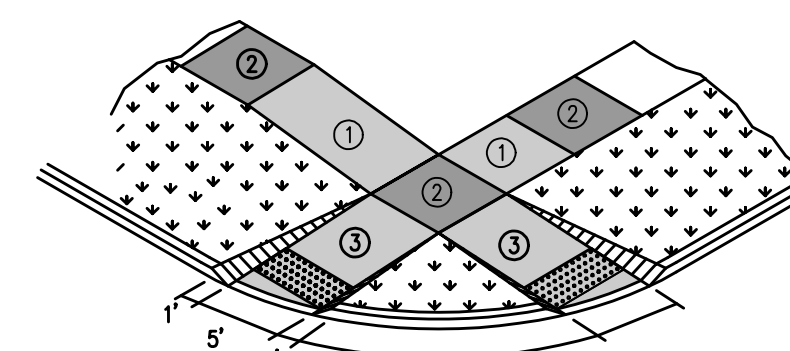
HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



- 1 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.
- 2 PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.



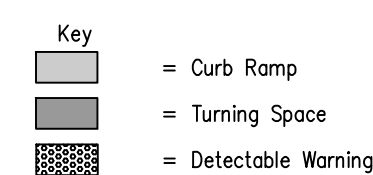
DETECTABLE WARNING DETAIL
NOT TO SCALE



- 1 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.

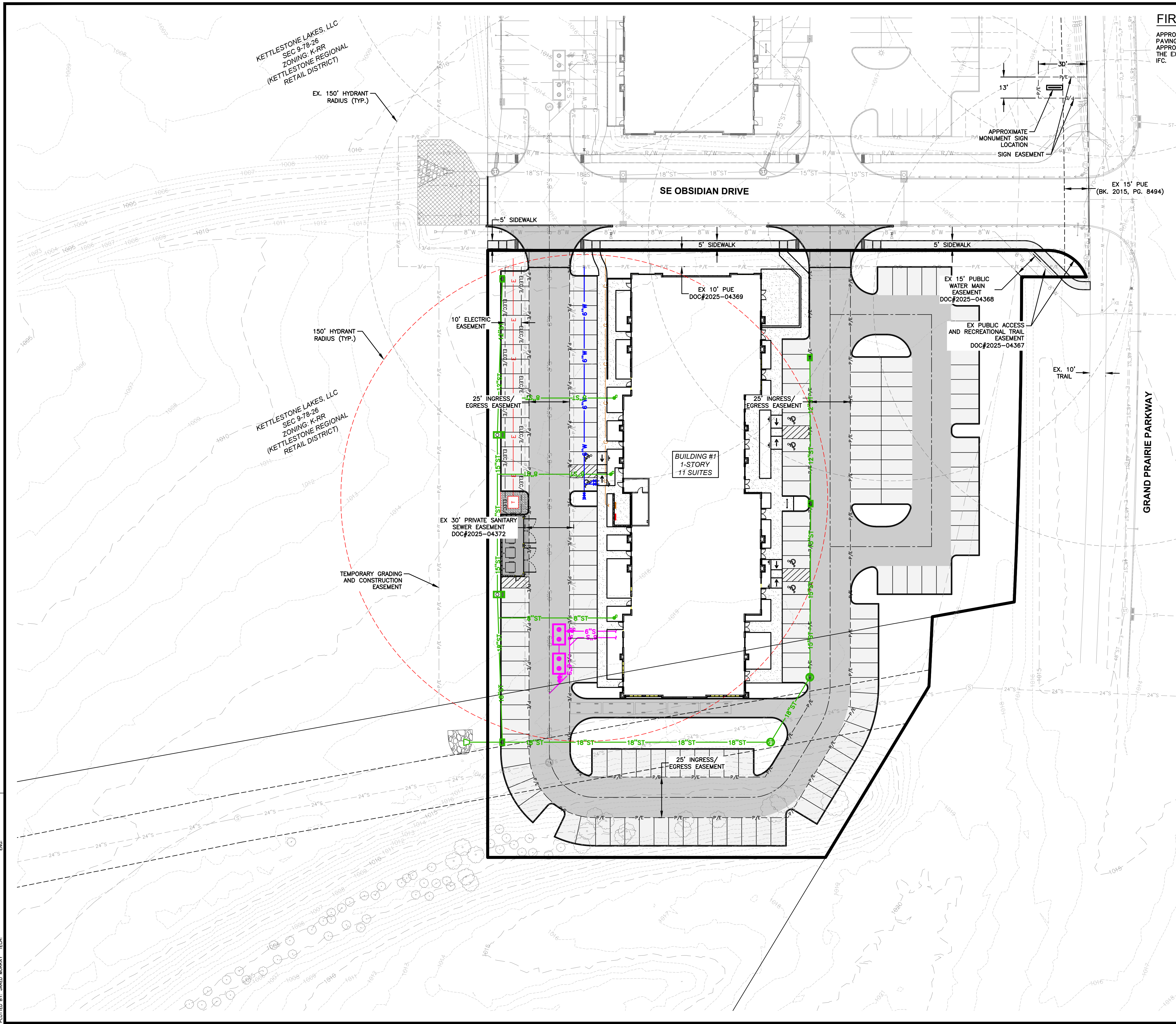
- 2 Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
- 3 Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- 4 Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- 5 Match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



CURB RAMP FOR CLASS B OR C SIDEWALK
NOT TO SCALE

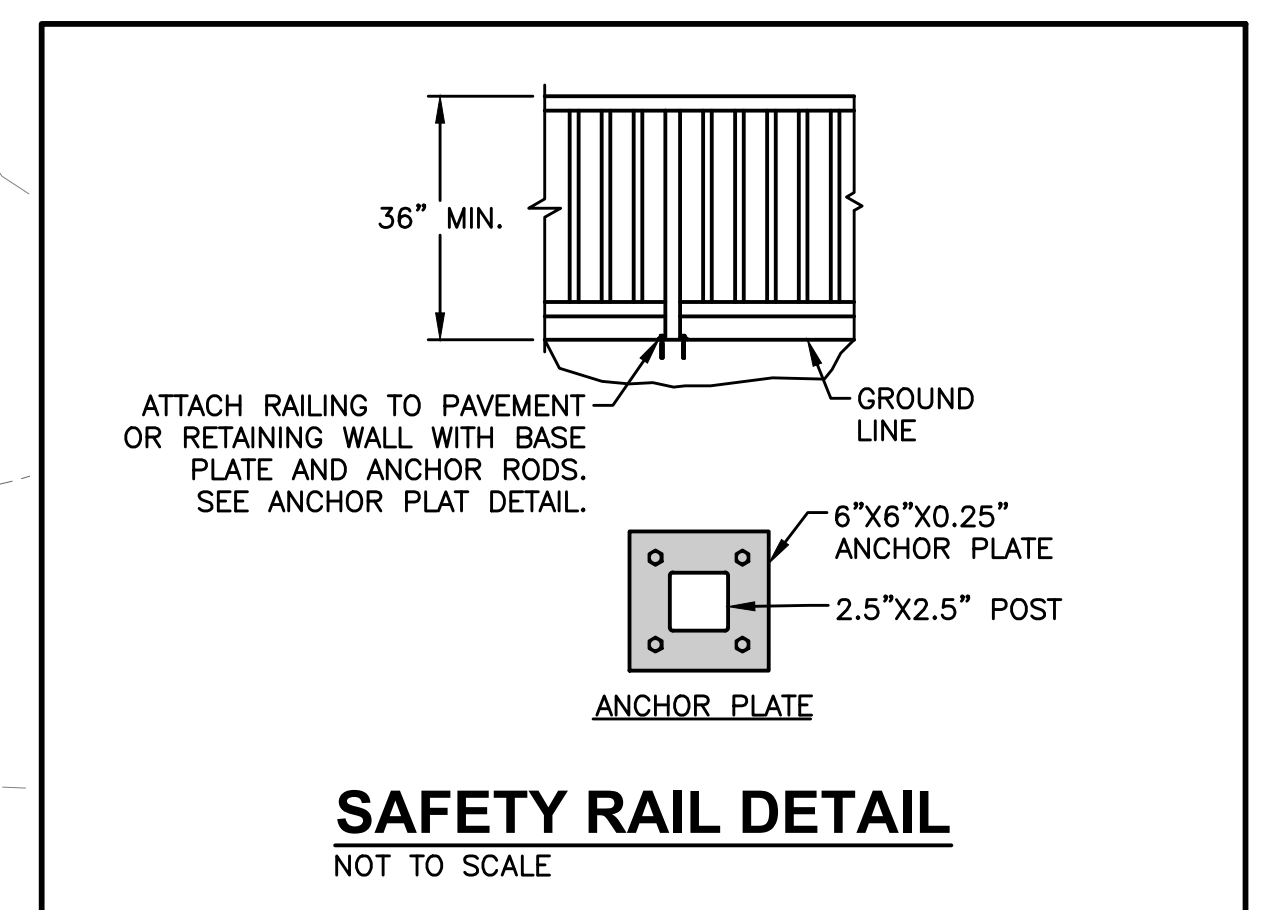
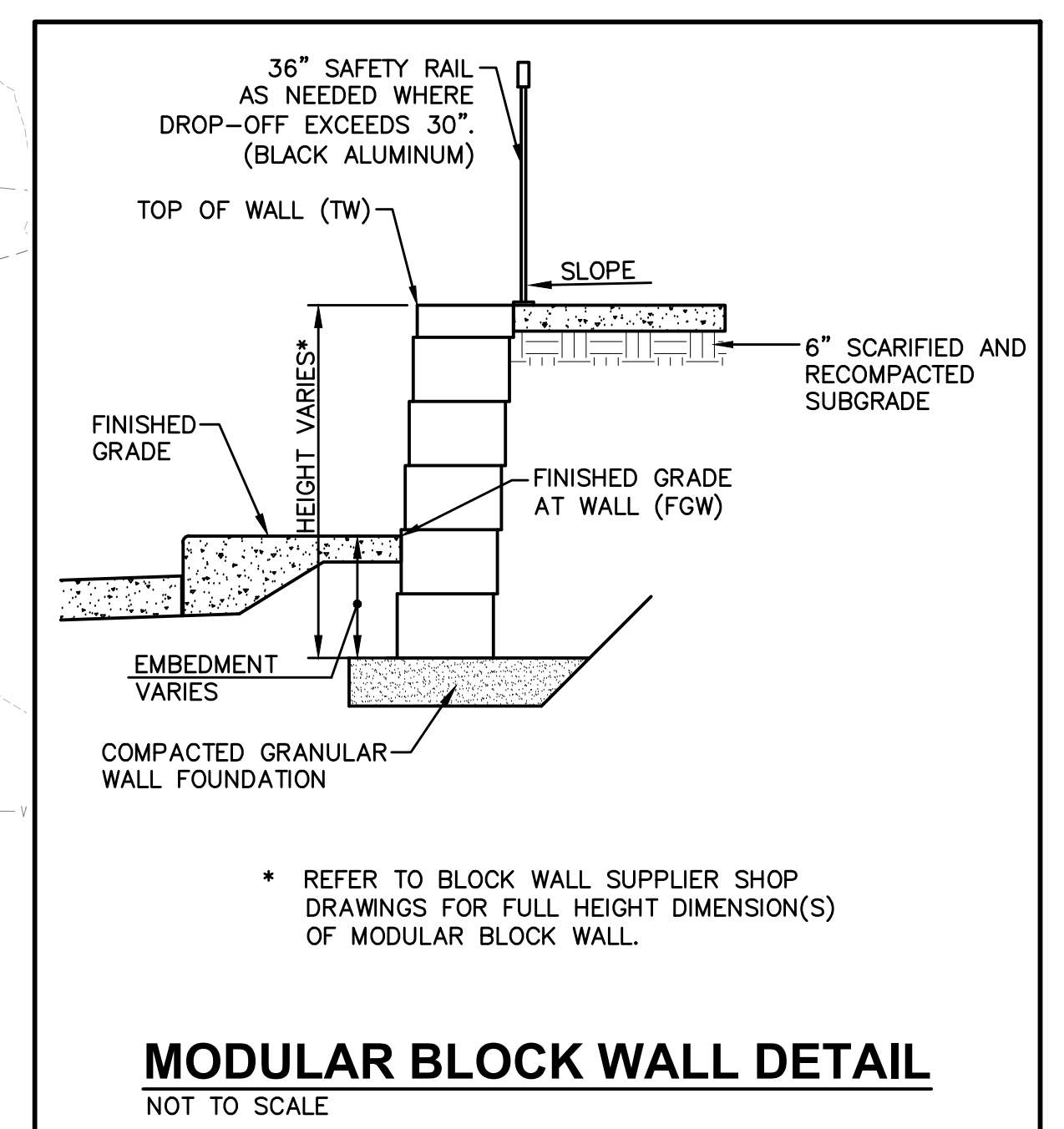
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COMMENT: 2509736 HYDRANT ASSEMBLY DETAIL
PLOT DATE: 3/4/2025 8:27 AM
PLOT BY: AARON MURRAY

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 PLOTTED BY: ANGED MURRAY
 TECH: JDS



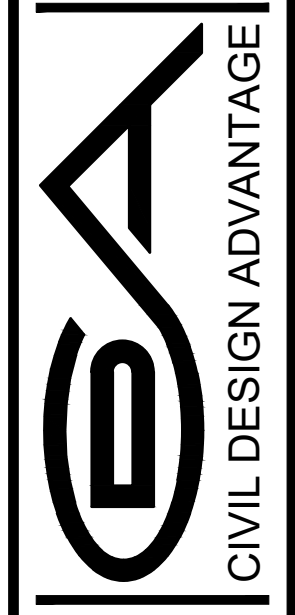
FIRE SAFETY CONSTRUCTION NOTE

APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES. IF PAVING IS NOT INSTALLED PRIOR TO BUILDING CONSTRUCTION COMMENCING AFTER FOOTING ARE INSTALLED, AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING TO EXTEND WITHIN 100-FEET OF ALL PORTIONS OF THE EXTERIOR WALLS SHALL BE PROVIDED AND COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 OF THE IFC.



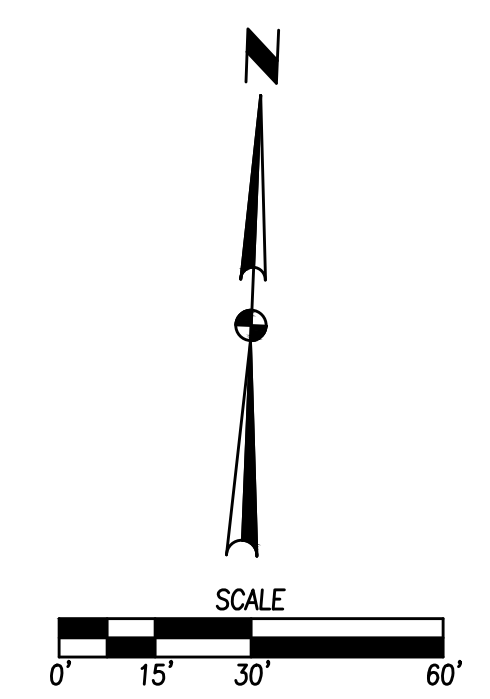
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02/16/2026	3RD SUBMITTAL
02/02/2026	2ND SUBMITTAL
12/31/2025	1ST SUBMITTAL

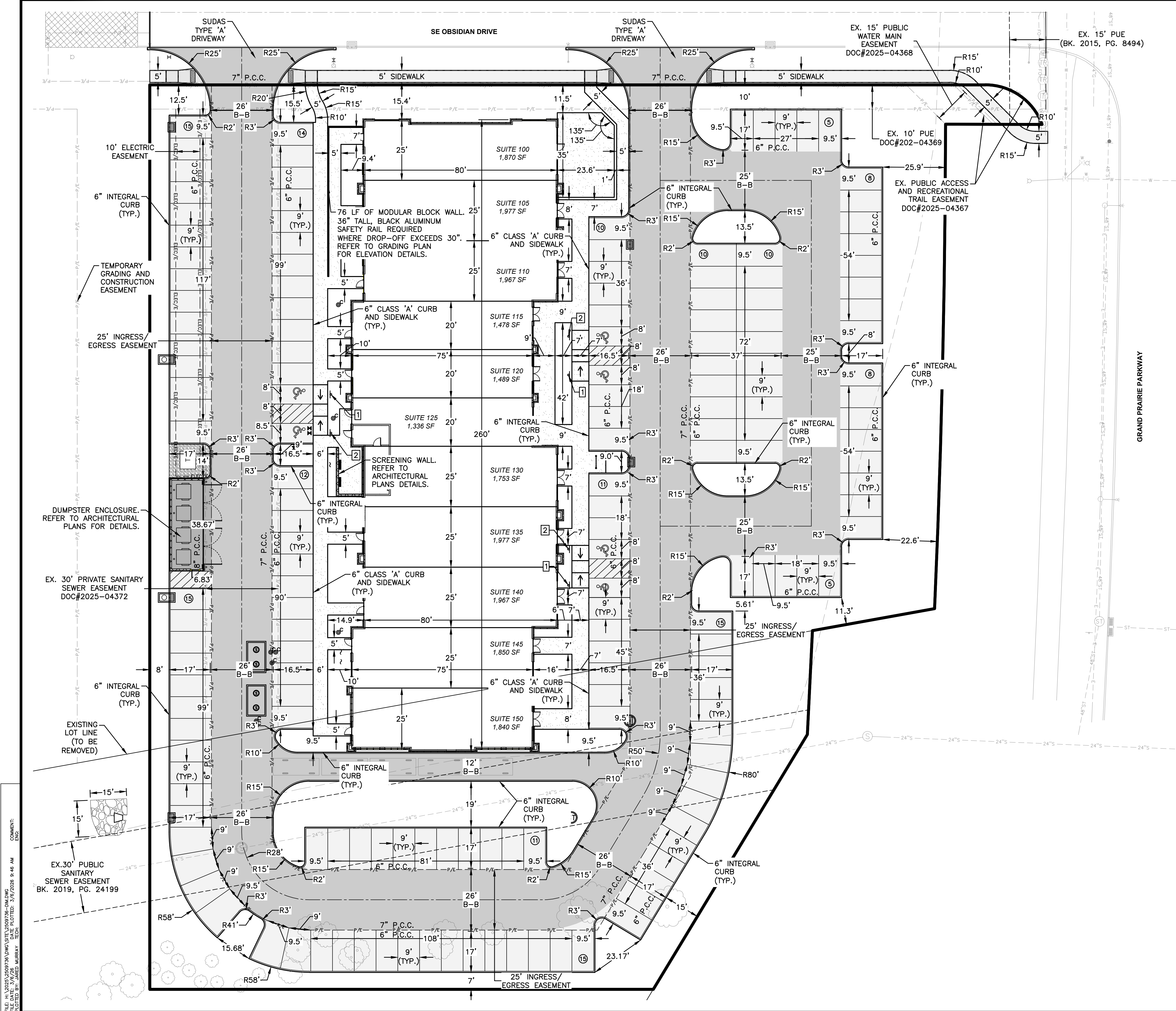
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: JMM
 TECH: JDS



KETTLESTONE LAKES COMMERCIAL
PHASE 2
 OVERALL LAYOUT AND HYDRANT COVERAGE
 WAUKEE, IOWA

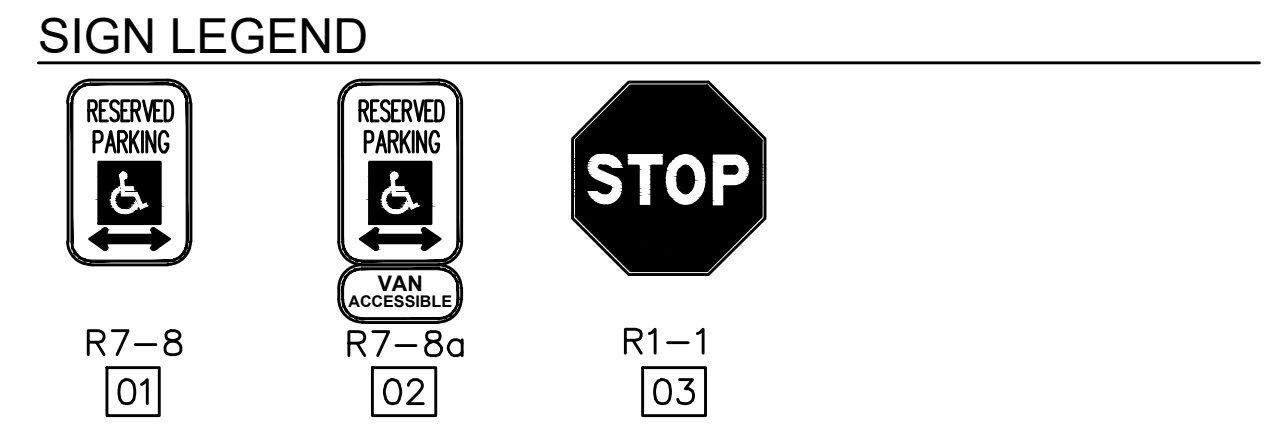
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- ### GENERAL NOTES
- THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
 - PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC UTILITIES CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
 - ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 - PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
 - REMOVE ALL DEBRIS AND MUD SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
 - ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
 - DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
 - THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES OR EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK. ANY PAVEMENT REPLACEMENT SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR IMPROVEMENTS.
 - THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
 - ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
 - ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT BID.
 - MONUMENT SIGNS ARE TO BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
 - ALL STAKING IS TO BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR SURVEYOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT AT LEAST ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WAUKEE ENGINEERING DEPARTMENT 72 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
 - AN AS-BUILT SITE PLAN ILLUSTRATING THE LOCATION AND DEPTHS OF SITE UTILITIES AND GRADES FOR DRAINAGE SWALES, DETENTION FACILITIES AND 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.
 - ANY PROPOSED CHANGES TO THE SITE PLAN SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
 - ALL SITE LIGHTING FIXTURES SHALL BE FULL CUT-OFF AT THE PROPERTY LINE PER THE CITY OF WAUKEE'S LIGHTING ORDINANCE.
 - ALL GROUND OR ROOFTOP MOUNTED MECHANICAL EQUIPMENT IS REQUIRED TO BE SCREENED.

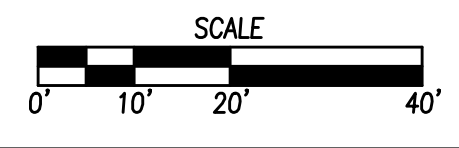
- ### TRAFFIC CONTROL NOTES
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
 - ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 - PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
 - THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
 - SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
 - THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
 - ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.



PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C. (C-4 MIX)
2. PARKING STALLS	6" P.C.C. (C-4 MIX)
3. DRIVE AISLES & DRIVEWAYS	7" P.C.C. (C-4 MIX)
4. DUMPSTER ENCLOSURES	8" P.C.C. (C-4 MIX)

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



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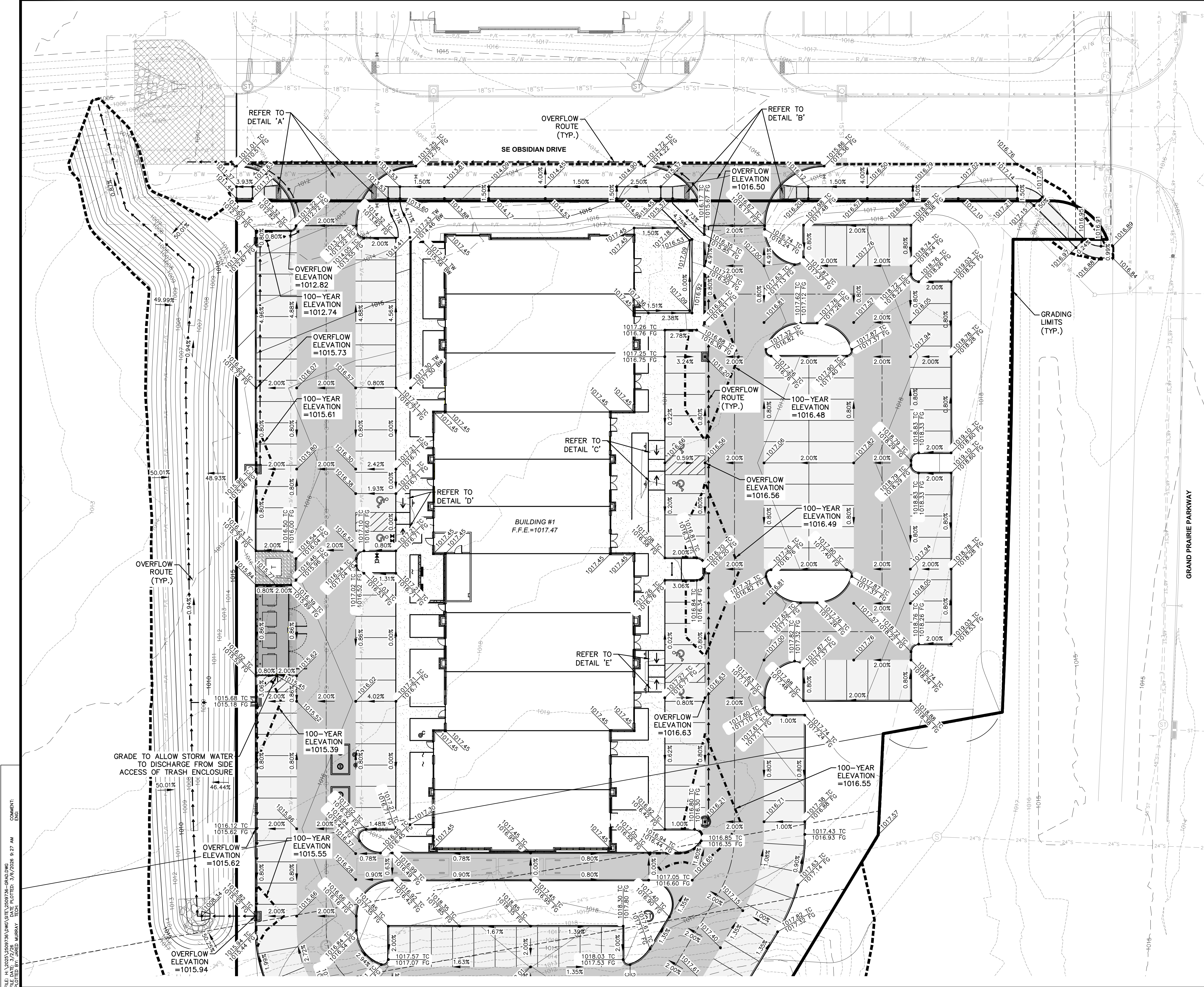
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URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: JDS
ENGINEER: JMM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

**KETTLESTONE LAKES COMMERCIAL
PHASE 2
DIMENSION PLAN**

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GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSECO PERMIT SHALL BE PROVIDED TO THE CITY OF WAUKEE BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL, THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINED HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 0.8% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS-BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF WAUKEE UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

AREA OF DISTURBANCE = 3.25 AC

STORM WATER OVERFLOW ROUTE → → → → →

MAINTENANCE PATH → → → → →

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TECH: JDS

ENGINEER: JMM

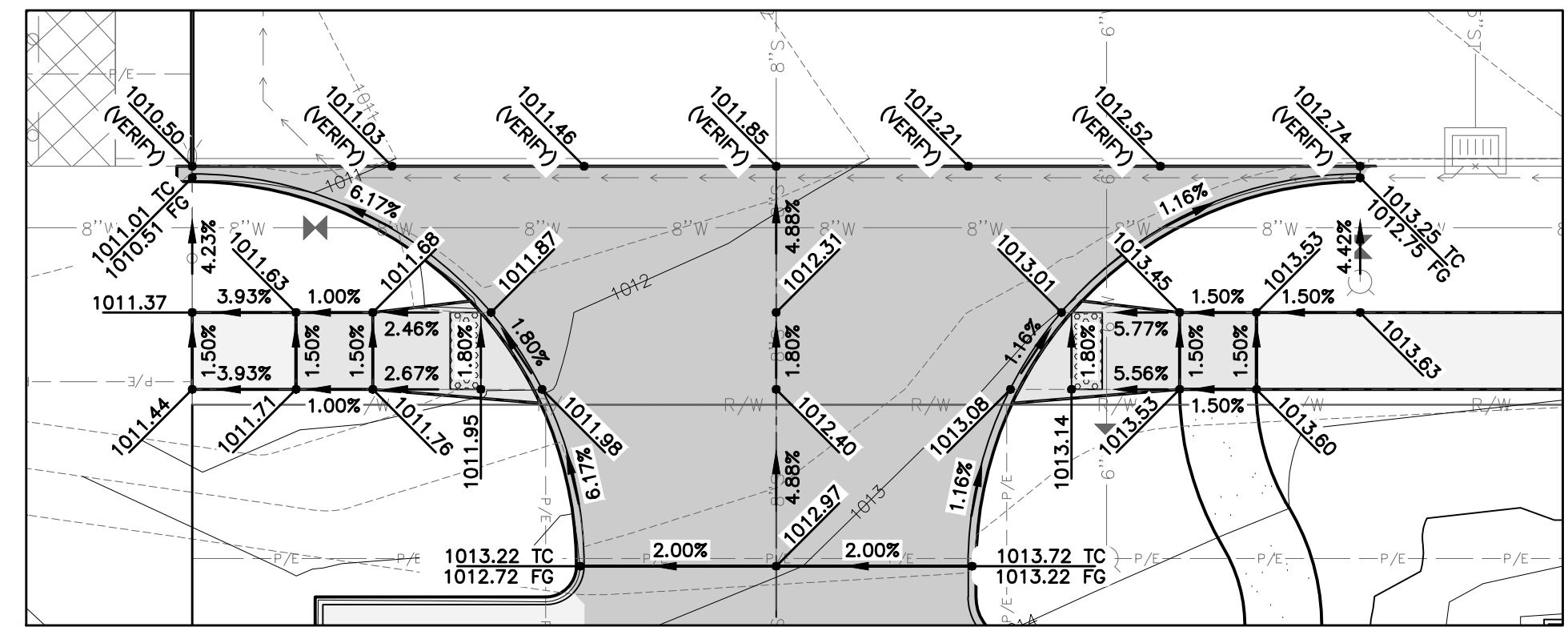
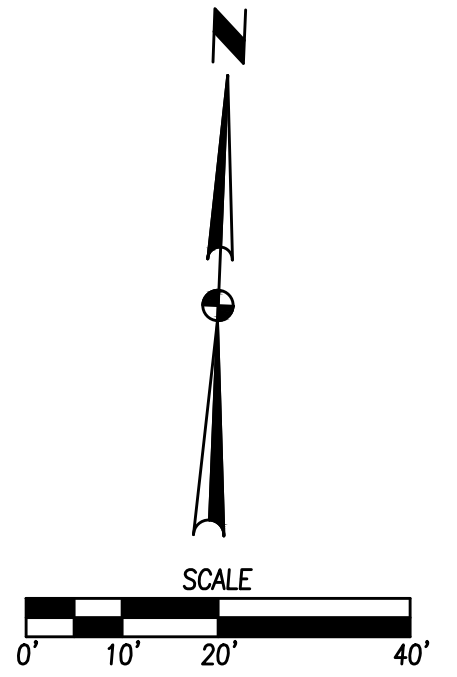
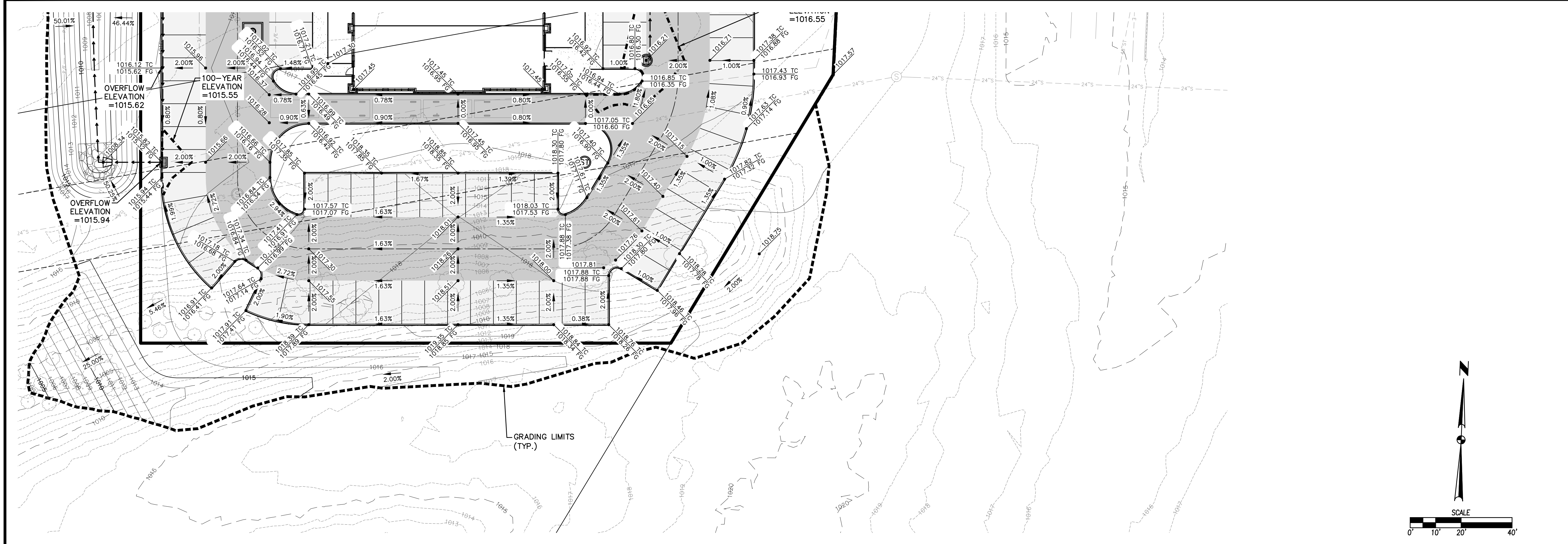
WAUKEE, IOWA

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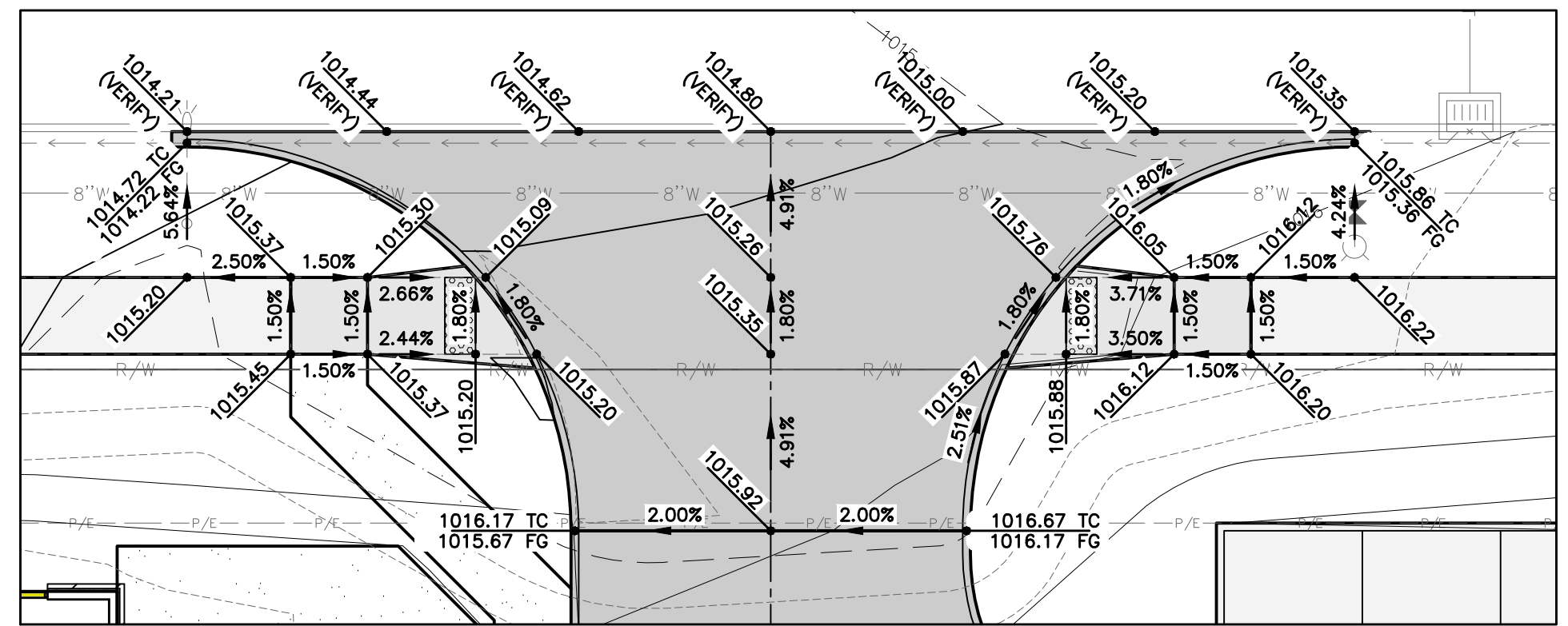
**KETTLESTONE LAKES COMMERCIAL
 PHASE 2
 GRADING PLAN**

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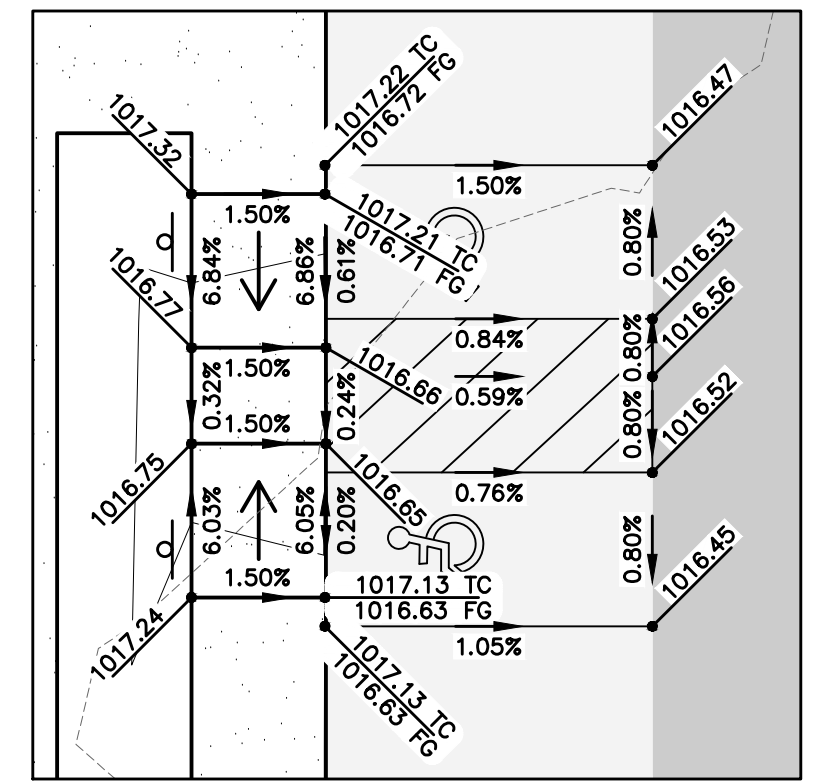
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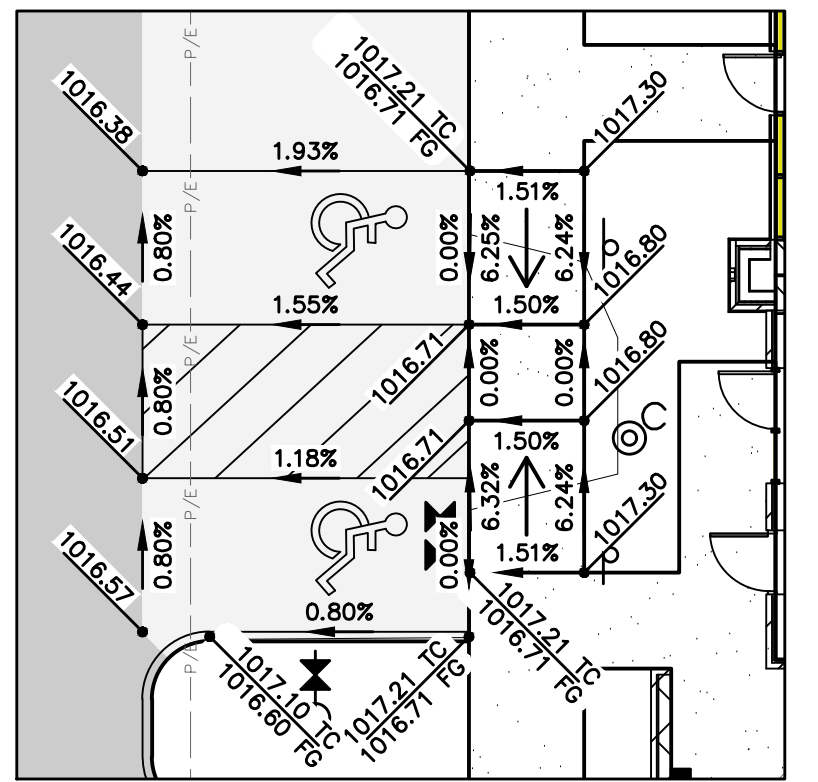
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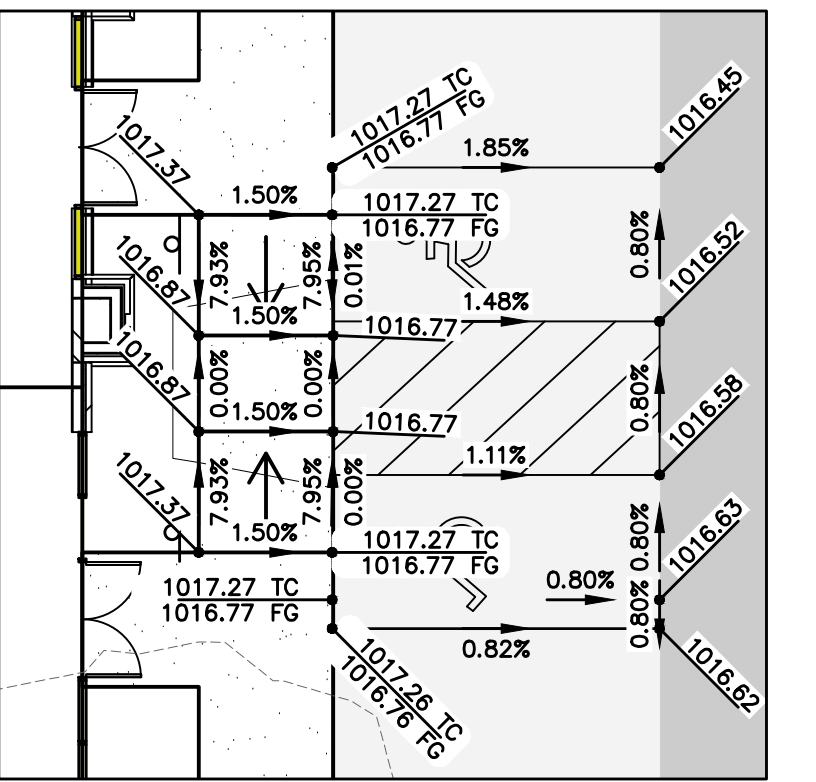
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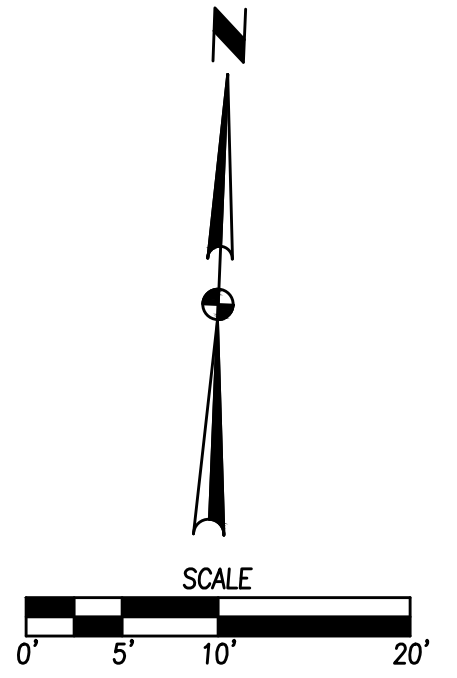
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DETAIL 'D'



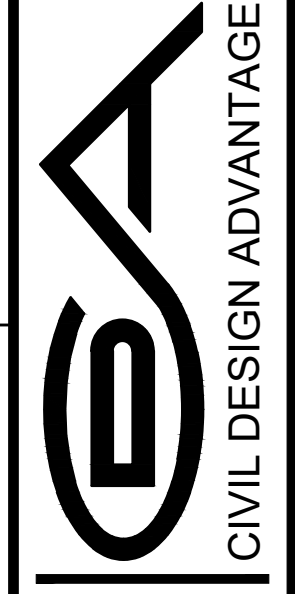
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 ENGINEER: JMM
 TECH: JDS



WAUKEE, IOWA

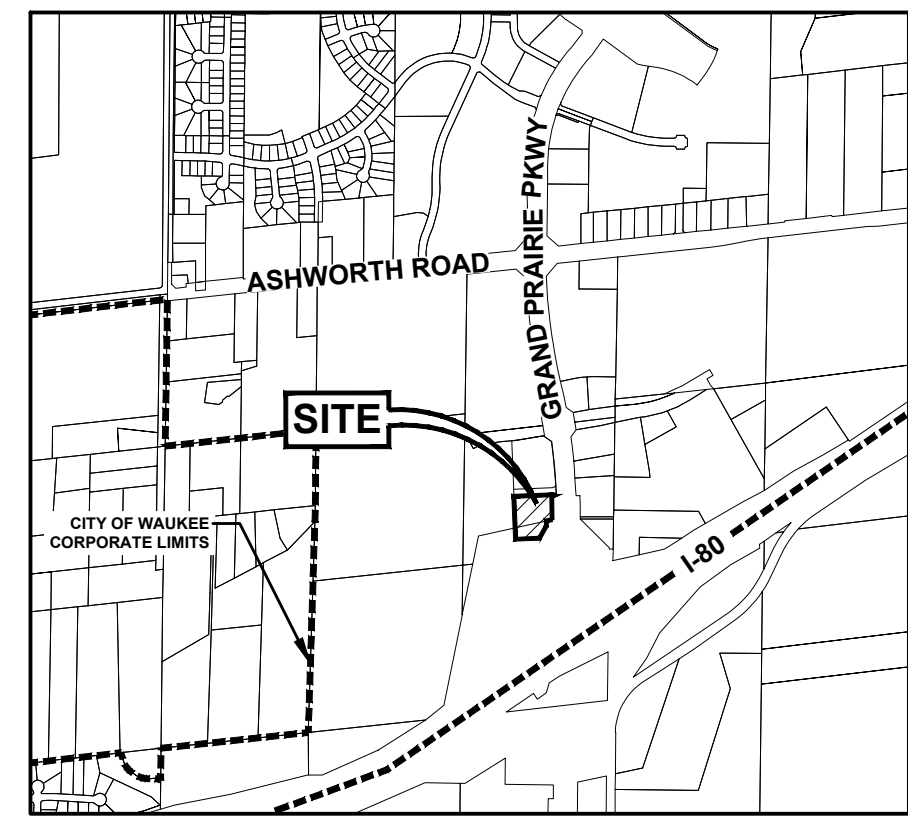
**KETTLESTONE LAKES COMMERCIAL
 PHASE 2
 GRADING PLAN**

KETTLESTONE LAKES COMMERCIAL PHASE 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

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.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,800
2	FILTER SOCK	LF	152
3	SUDAS TYPE 1 SEED	AC	0.73
4	SUDAS TYPE 2 OR 3 SEED	AC	0.30
5	*SUDAS TYPE 4 SEED	AC	3.92
6	SOD	AC	0.44
7	INLET PROTECTION DEVICES	EA	9
8	CONCRETE WASHOUT PIT	EA	1

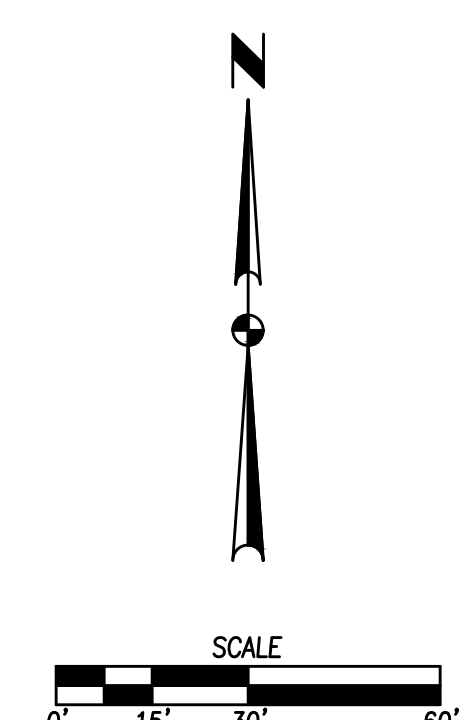
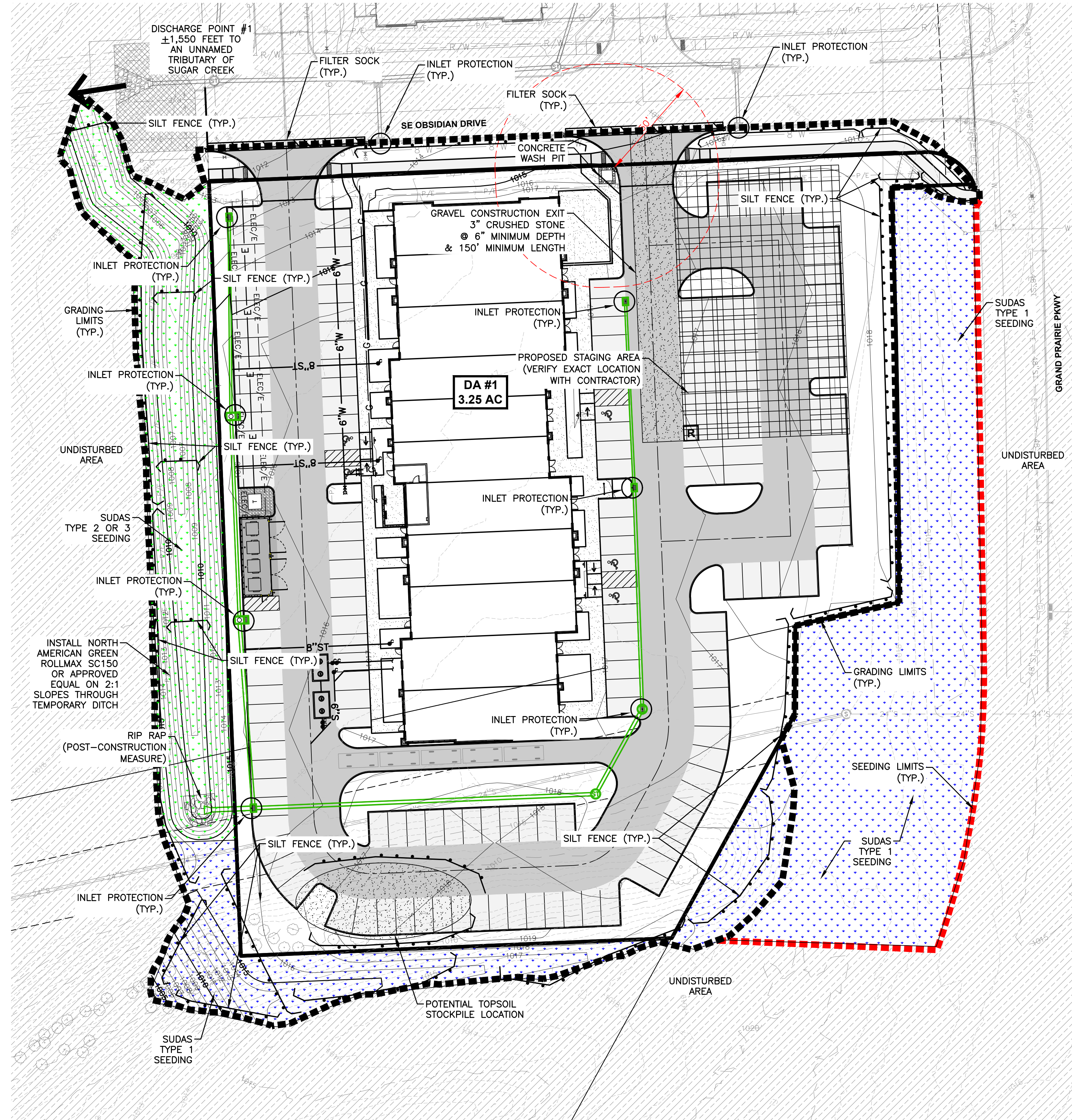
* REFER TO NOTE 2 FOR TEMPORARY SEEDING REQUIREMENTS.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SUGAR CREEK ±1550 FT	3.25 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	11,700 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (152 LF @ 2.0 CU FT/LF OF SOCK)	304 CU FT
VOLUME PROVIDED IN SILT FENCE (1,800 LF @ 10.0 CU FT/LF OF FENCE)	18,000 CU FT
TOTAL VOLUME PROVIDED	18,304 CU FT

SWPPP LEGEND

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



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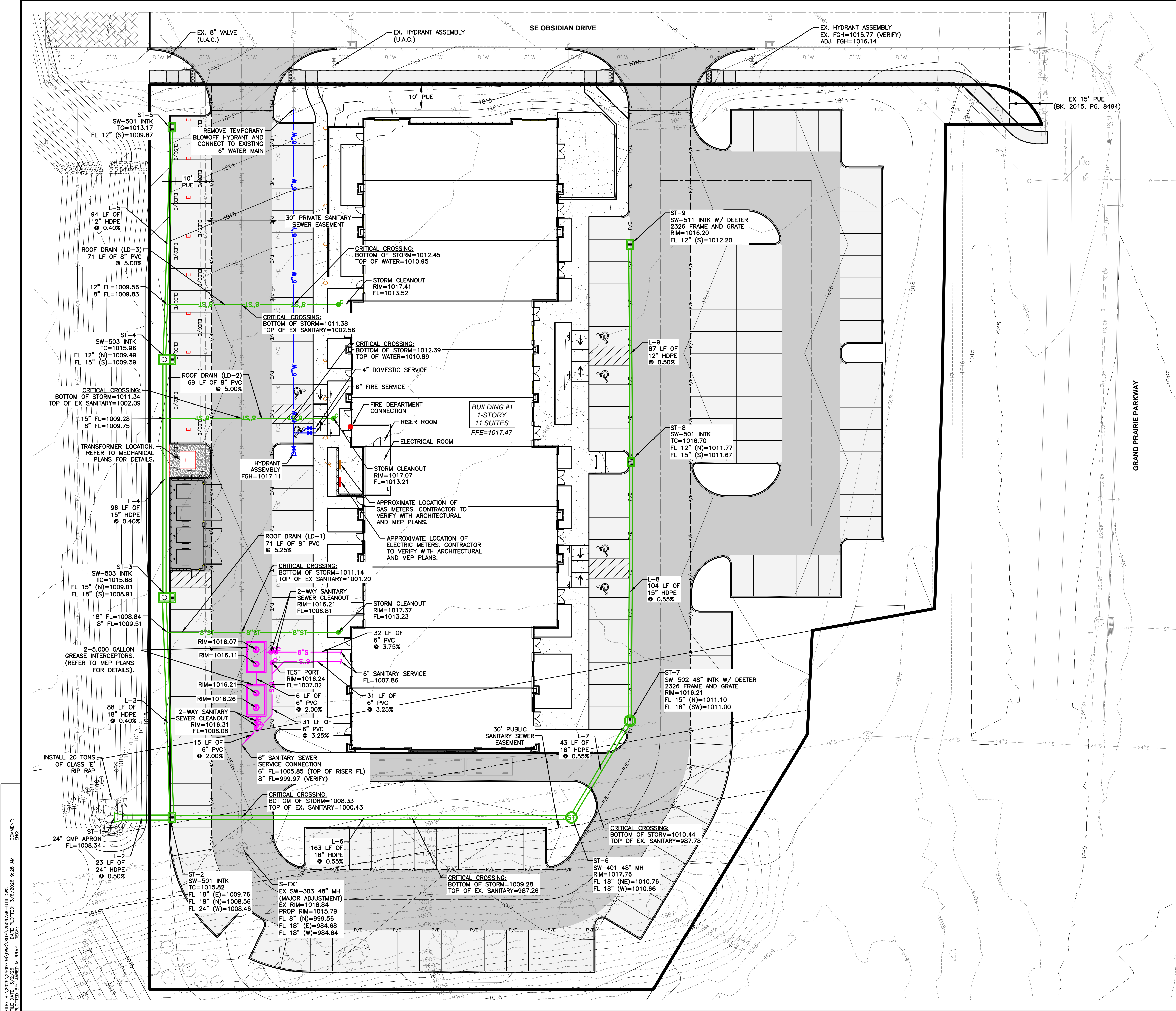
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CIVIL DESIGN ADVANTAGE

KETTLESTONE LAKES COMMERCIAL
PHASE 2
 EROSION AND SEDIMENT CONTROL PLAN
 WAUKEE, IOWA

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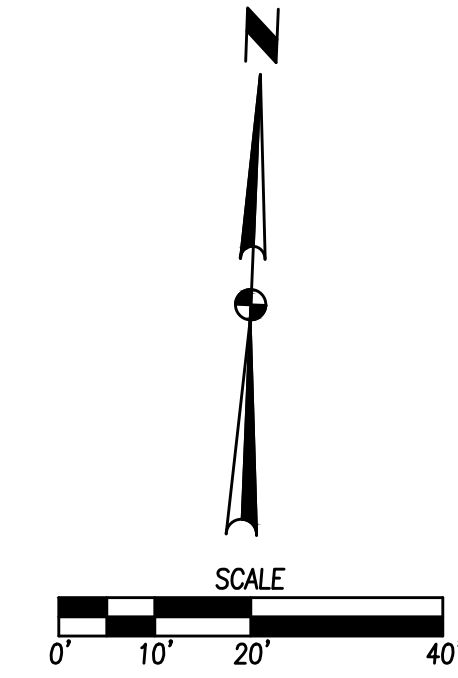


UTILITY NOTES

- 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 OF WAUKEE STANDARD SPECIFICATIONS. MAINTAIN A MINIMUM OF 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. INSTALL CHIMNEY SEALS ON ANY ADJUSTED MANHOLES. ALL PROPOSED SANITARY MANHOLES ARE TO UTILIZE A TYPE 'B' CASTING.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE LATEST VERSION OF THE UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS. ALL APPLICABLE UTILITY COMPANIES SHALL BE CONTACTED 48 HOURS PRIOR TO ANY WORK BEING STARTED.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. 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.
- CONTRACTOR SHALL TEST AND INSPECT ALL PROPOSED STORM SEWER, WATERMAIN AND SANITARY SEWER. THE CITY OF WAUKEE ENGINEERING DEPARTMENT IS REQUIRED TO WITNESS TESTING. ALL TESTING SHALL BE COMPLETED MEETING CITY OF WAUKEE STANDARDS.
- ALL UTILITY TIE-INS TO EXISTING PUBLIC UTILITIES SHOULD BE COORDINATED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL PRIVATE AND PUBLIC SANITARY SEWER AND STORM SEWER PIPES SHALL BE CLEANED OUT AND TESTED PRIOR TO PAVING. ALL SANITARY MANHOLES SHALL BE VACUUMED TESTED. A HARD COPY OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER MANHOLES SHALL BE CORE DRILLED AND A LINK SEAL SHALL BE USED FOR THE CONNECTION.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE IRRIGATION AND METER PITS WITH THE WAUKEE PUBLIC WORKS DEPARTMENT.
- ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.
- ALL UTILITIES ARE PRIVATE.

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

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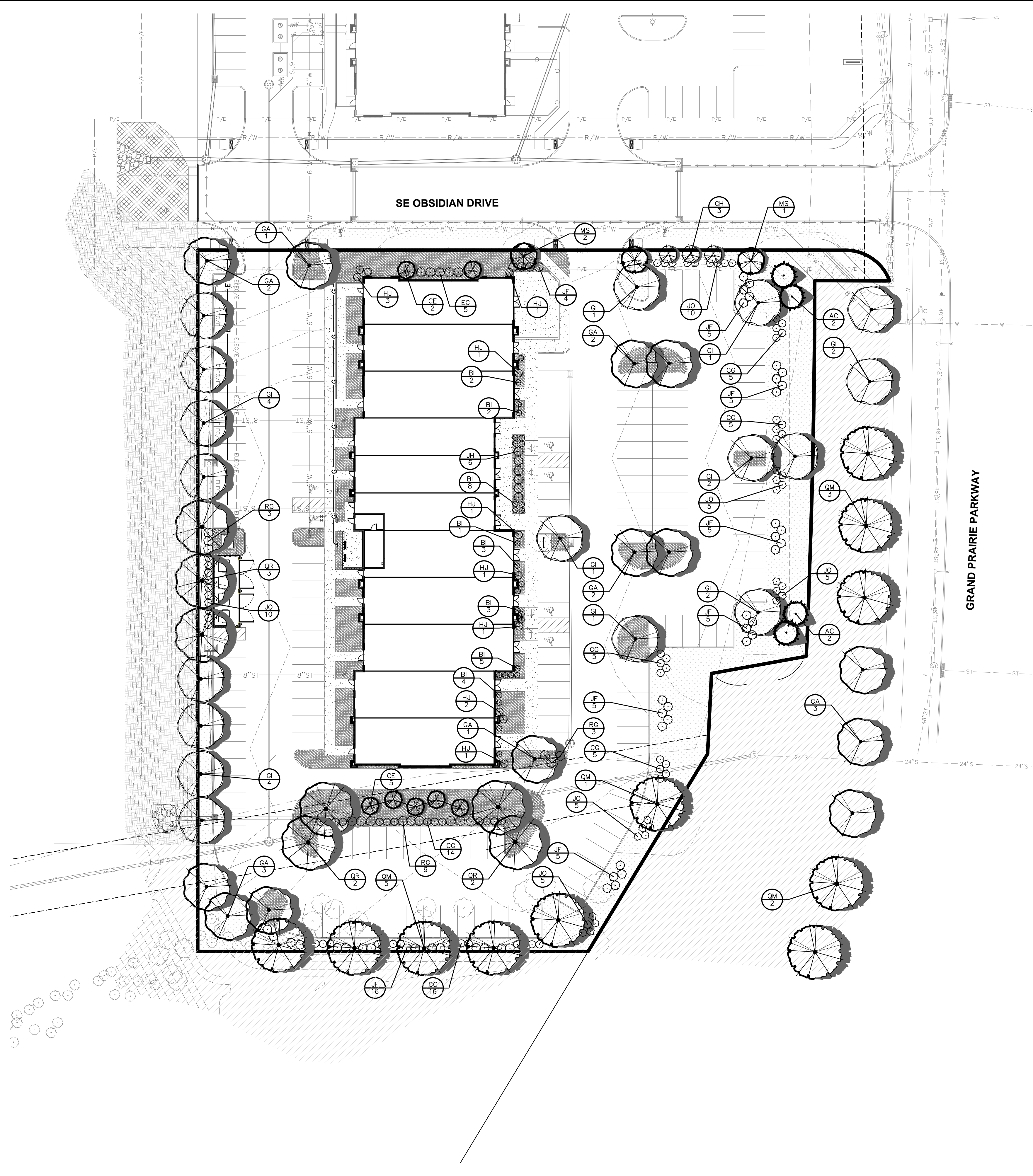
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 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: JDS
 ENGINEER: JMM

ESA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

KETTLESTONE LAKES COMMERCIAL
PHASE 2
UTILITY PLAN

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LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
- 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.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- 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".
- ALL EDGING SHALL BE 3" SPADE CUT EDGE.
- 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. R.O.W. SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO ANY 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.
- SOD ALL DISTURBED AREAS INCLUDING THOSE IN THE RIGHT-OF-WAY EXCEPT FOR AREAS HATCHED AS ROCK MULCH AROUND BUILDING AND PARKING ISLANDS.
- MINIMUM PLANTING HEIGHTS ARE AS FOLLOWS:
 - DECIDUOUS OVERSTORY TREES: 8- FEET
 - EVERGREEN AND UNDERSTORY: 6- FEET
 - DECIDUOUS ORNAMENTAL TREES: 6- FEET

OPEN SPACE REQUIREMENTS

SITE AREA: 111,216 SF (2.55 ACRES)
 OPEN SPACE REQUIRED: 22,243 SF (20.0%)

LANDSCAPING REQUIRED
 OPEN SPACE: 1.5 OVERSTORY, 0.5 UNDERSTORY, 2 SHRUBS PER 1,000 SF REQUIRED OPEN SPACE

REQUIRED	OVERSTORY/EVERGREEN TREES	34 TREES
	UNDERSTORY TREES	12 TREES
	SHRUBS	45 SHRUBS
PROVIDED	OVERSTORY/EVERGREEN TREES	34 TREES
	UNDERSTORY TREES	13 TREES
	SHRUBS	135 SHRUBS

PARKING SETBACK AREA

THE SETBACK BETWEEN THE PARKING AREA AND THE PUBLIC RIGHT-OF-WAY SHALL BE LANDSCAPED WITH A MINIMUM OF ONE OVERSTORY DECIDUOUS TREE PER 40 LINEAR FEET OF FRONTAGE. THE FRONTAGE CALCULATION SHALL BE EXCLUSIVE OF THE DRIVEWAYS. THE PLANTINGS MAY BE PLANTED INDIVIDUALLY OR IN CLUSTERS. THIS REQUIREMENT SHALL NOT BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS IN ADDITION TO THE REQUIRED MINIMUM.

REQUIRED	OVERSTORY TREES (2/ 50 LF):	18 TREES
	SHRUBS (8/ 50 LF):	69 SHRUBS
PROVIDED	OVERSTORY TREES:	18 TREES
	SHRUBS	70 SHRUBS

STREET TREE REQUIREMENTS

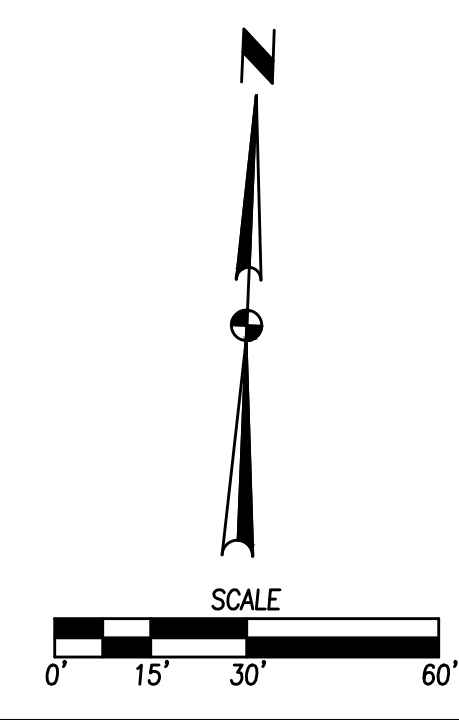
GRAND PRAIRIE PARKWAY: 434 LF
 REQUIRED (1 OVERSTORY TREE/ 40 LF OF FRONTAGE) = 11 TREES*
 PROVIDED = 11 TREES

STREET TREES ARE TO BE A MINIMUM OF 12' HIGH.
 *STREET TREES MAY BE COUNTED TOWARDS THE SATISFACTION OF THE TREE PLANTING REQUIREMENT FOR ANY ADJOINING OFF-STREET PARKING AREA.

- INDICATES SOD
- INDICATES ROCK MULCH 1.5" - 3" DEEP OVER MIRAFI BLANKET ROCK TYPE TO BE SELECTED BY OWNER.
- INDICATES SUDAS TYPE 1 PERMANENT LAWN MIXTURE
- INDICATES SUDAS TYPE 2 - PERMANENT COOL-SEASON MIXTURE FOR SLOPES AND DITCHES OR TYPE 3 - PERMANENT WARM-SEASON SLOPE DITCH MIXTURE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
GA	10	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD'	B&B, 1.5" CALIPER
GI	12	SUNBURST® HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	B&B, 1.5" CALIPER
QM	6	BURR OAK	QUERCUS MACROCARPA	B&B, 1.5" CALIPER
QR	7	NORTHERN RED OAK	QUERCUS RUBRA	B&B, 1.5" CALIPER
	34	SUBTOTAL:		
ORNAMENTAL TREES				
CE	17	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	B&B, 1.5" CALIPER, MULTI-STEM
CH	3	CRUSAER® COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	B&B, 1.5" CALIPER, MULTI-STEM
MS	3	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B, 1.5" CALIPER
	13	SUBTOTAL:		
SHRUBS				
B	28	WINTERGREEN® BOXWOOD	BUXUS MICROPHYLLA WINTERGREEN	CONT, 3 GAL
CG	30	GOLDEN MOP® THREADLEAF SAWARA CYPRESS	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	18" HEIGHT
EC	5	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 5 GAL
HJ	11	LITTLE LIME® PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	CONT, 5 GAL
JF	20	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	24" HEIGHT
JH	6	HUGHES' CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	CONT, 5 GAL
JO	20	OLD GOLD JUNIPER	JUNIPERUS CHINENSIS 'OLD GOLD'	18" HEIGHT
RG	15	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	CONT, 5 GAL
	135	SUBTOTAL:		

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
GA	3	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD'	B&B, 1.5" CALIPER
GI	5	SUNBURST® HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	B&B, 1.5" CALIPER
QM	6	BURR OAK	QUERCUS MACROCARPA	B&B, 1.5" CALIPER
	14	SUBTOTAL:		
EVERGREEN TREES				
AC	4	WHITE FIR	ABIES CONCOLOR	B&B, 6" HEIGHT
	4	SUBTOTAL:		
SHRUBS				
CG	20	GOLDEN MOP® THREADLEAF SAWARA CYPRESS	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	18" HEIGHT
JF	30	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	24" HEIGHT
JO	20	OLD GOLD JUNIPER	JUNIPERUS CHINENSIS 'OLD GOLD'	18" HEIGHT
	70	SUBTOTAL:		



KETTLESTONE LAKES COMMERCIAL
PHASE 2
LANDSCAPE PLAN

L1.0
 2509.736

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

DATE: 03/06/2026
 FINAL SUBMITTAL: 02/16/2026
 3RD SUBMITTAL: 02/02/2026
 2ND SUBMITTAL: 12/31/2025

REVISIONS

TECH: JDS
 ENGINEER: JMM

WAUKEE, IOWA

ESA
 CIVIL DESIGN ADVANTAGE