

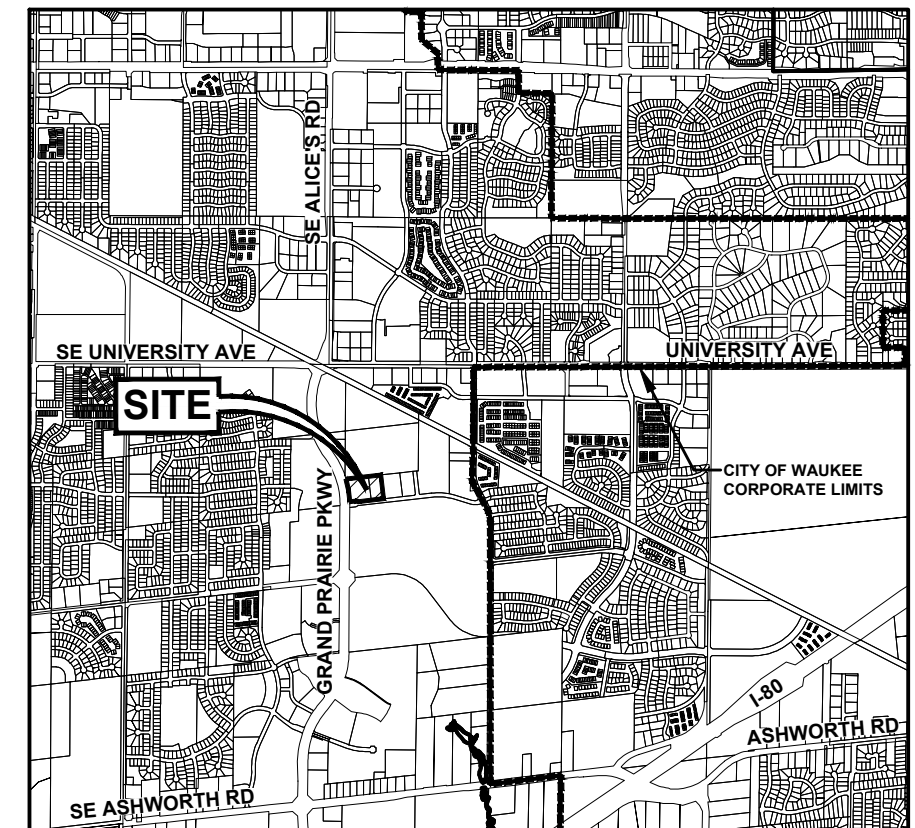
# SITE PLAN FOR:

# KETTLESTONE PEAK COMMERCIAL

## WAUKEE, IOWA

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

### NOTES

1. 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.

### 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

1105 SE PLEASANT VIEW DRIVE

### INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0-C2.1	DETAILS
C3.0	OVERALL LAYOUT AND HYDRANT COVERAGE PLAN
C4.0-C4.3	DIMENSION PLAN
C5.0-C5.4	GRADING PLAN
C6.0	EROSION AND SEDIMENT CONTROL PLAN
C7.0-C7.3	UTILITY PLAN
L1.0	LANDSCAPE PLAN

### 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 / APPLICANT

TIMBERCREST HOMES, LLC  
 CONTACT: JOHN LARSON  
 P.O. BOX 267  
 JOHNSTON, IOWA 50131  
 PH: (515) 491-4090  
 EMAIL: JOHNLARSON89@GMAIL.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

AUGUST 29, 2024

### BENCHMARK

BB ON HYDRANT @ SW CORNER OF SITE (NE QUAD OF GRAND PRAIRIE & PLEASANT VIEW INTERSECTION:  
 ELEVATION = 1045.43

### CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2024  
 ANTICIPATED FINISH DATE = FALL 2025

### ZONING

K-RC: KETTLESTONE RETAIL COMMUNITY DISTRICT

### SUBMITTAL DATES

FIRST SUBMITTAL: 09/17/2024  
 SECOND SUBMITTAL: 10/01/2024  
 THIRD SUBMITTAL: 10/15/2024  
 FOURTH SUBMITTAL: 10/31/2024  
 FIFTH SUBMITTAL: 11/18/2024  
 REVISED SUBMITTAL: 03/09/2026

### DEVELOPMENT SUMMARY

AREA: LOTS 1 & 2 - 5.95 ACRES (259,002 SF)

SETBACKS:  
 FRONT: 0 FEET  
 REAR: 0 FEET  
 SIDE: 0 FEET

MAXIMUM BUILDING HEIGHT:  
 45 FEET

PRINCIPAL BUILDING HEIGHT:  
 24 FEET (1 STORY)

OPEN SPACE CALCULATION:

TOTAL SITE = 259,002 SF  
 BUILDING = 20,782 SF  
 DRIVES & PARKING = 98,381 SF  
 SIDEWALK = 7,832 SF  
 OPEN SPACE PROVIDED = 132,007 SF

TOTAL IMPERVIOUS AREA:  
 126,995 SF

TOTAL OPEN SPACE REQUIRED:  
 51,800 SF (20%)

TOTAL OPEN SPACE PROVIDED:  
 132,00 SF (51%)

PARKING REQUIRED (20,782 SF BUILDING):

SUITES 102-104, 106-108  
 RETAIL (10,364 SF)  
 1 SPACE / 250 SF GFA = 42 SPACES

SUITES 101, 105, & 109  
 RESTAURANT (10,418 SF)  
 15 SPACES / 1,000 SF GFA = 157 SPACES

TOTAL REQUIRED = 199 SPACES

\*5 QUEUING SPACES PER DRIVE-THROUGH LANE

ACCESSIBLE PARKING REQUIRED:  
 201-300 SPACES PROVIDED = 7 SPACES

PARKING PROVIDED:  
 ACCESSIBLE PARKING = 7 SPACES  
 STANDARD PARKING = 221 SPACES  
 TOTAL PROVIDED = 228 SPACES

BICYCLE PARKING REQUIRED:  
 3% OF PARKING REQUIRED = 7 SPACES

BICYCLE PARKING PROVIDED: = 22 SPACES

### LEGAL DESCRIPTION

LOTS 1 AND 2, KETTLESTONE PEAK, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.



**CIVIL DESIGN ADVANTAGE**

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

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

PROJECT NO. 2408.671

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



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.

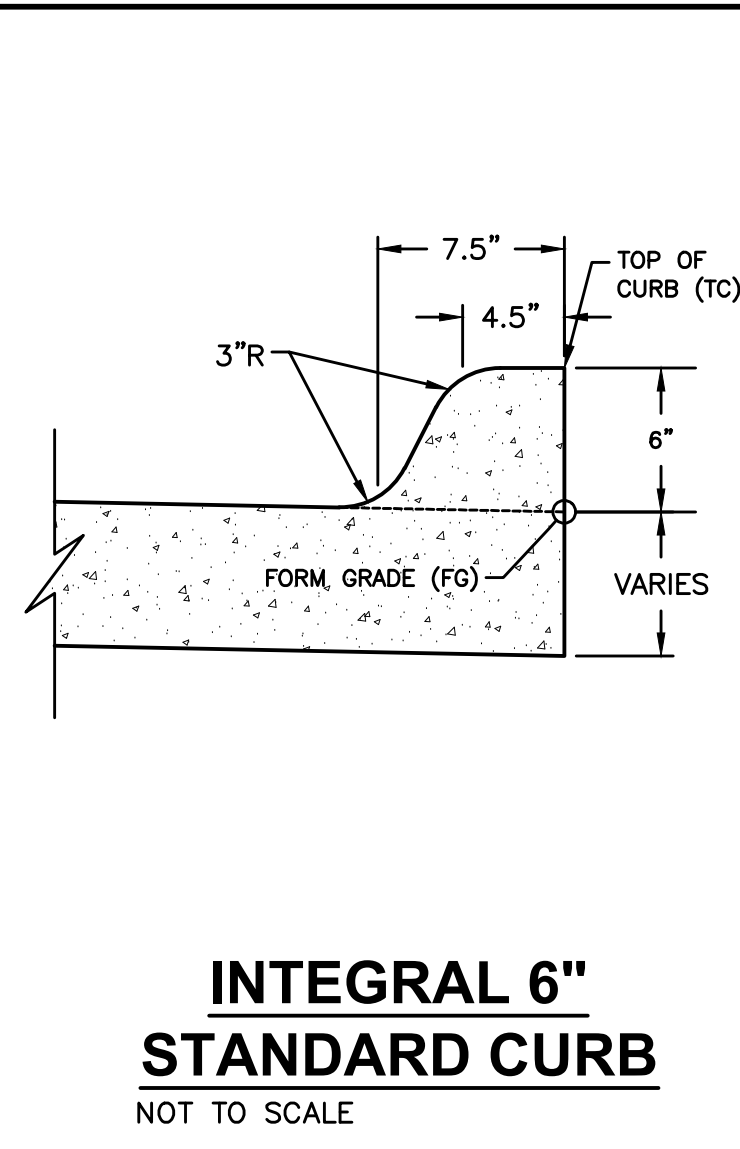
THE 2024 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.

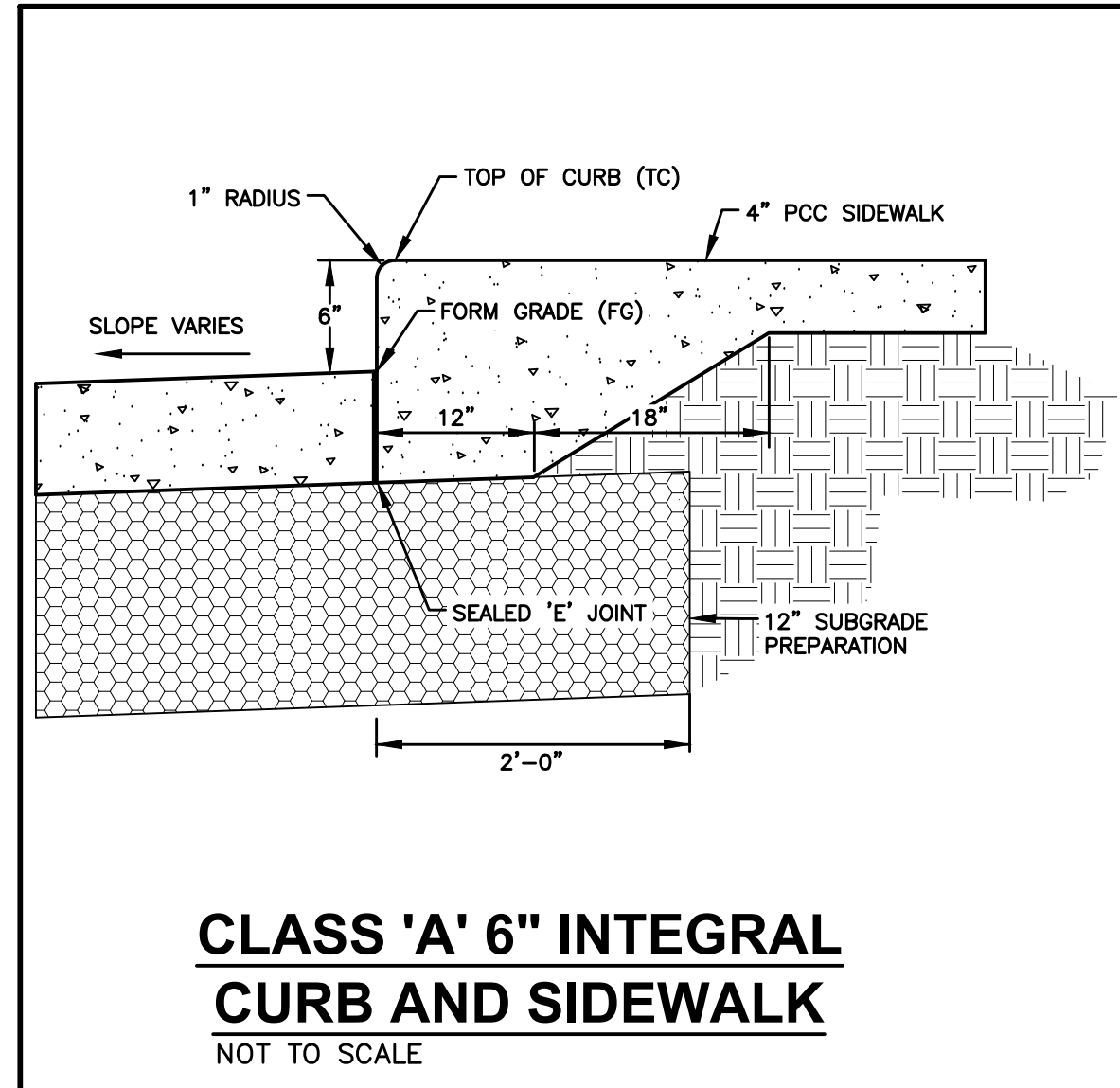
JARED M. MURRAY, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

LICENSE NUMBER 23496  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 C1.0-C7.3

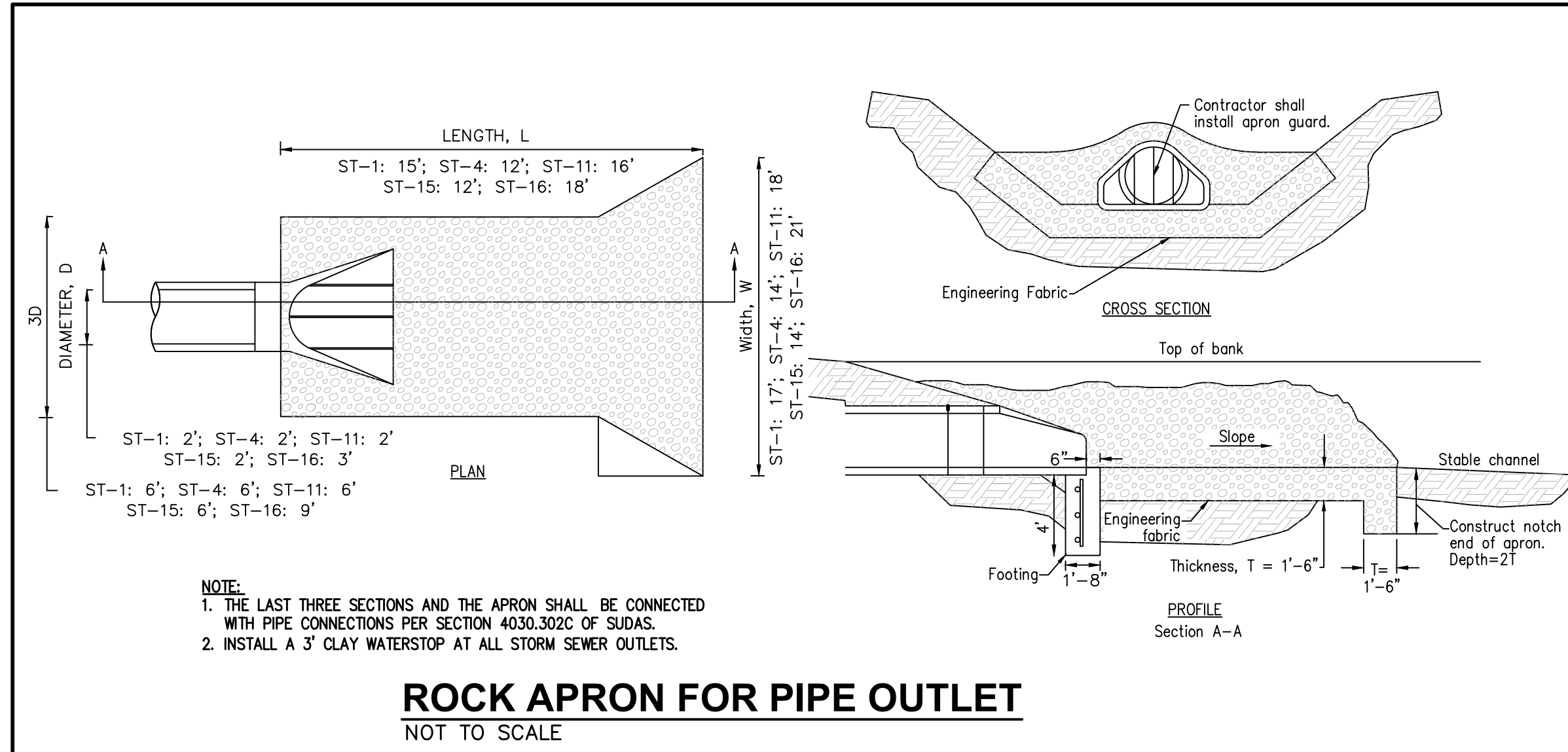
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 PLOTTED BY: JARED MURRAY



**INTEGRAL 6\"/>**



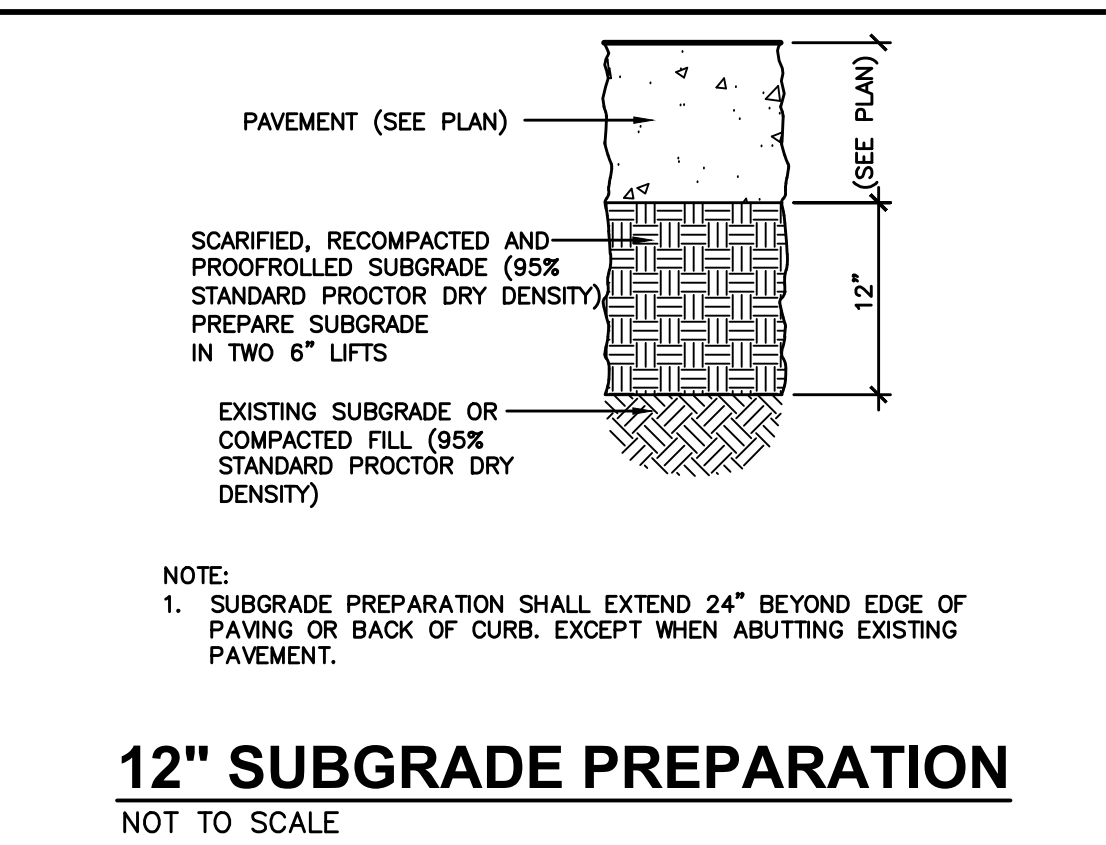
**CLASS 'A' 6\"/>**



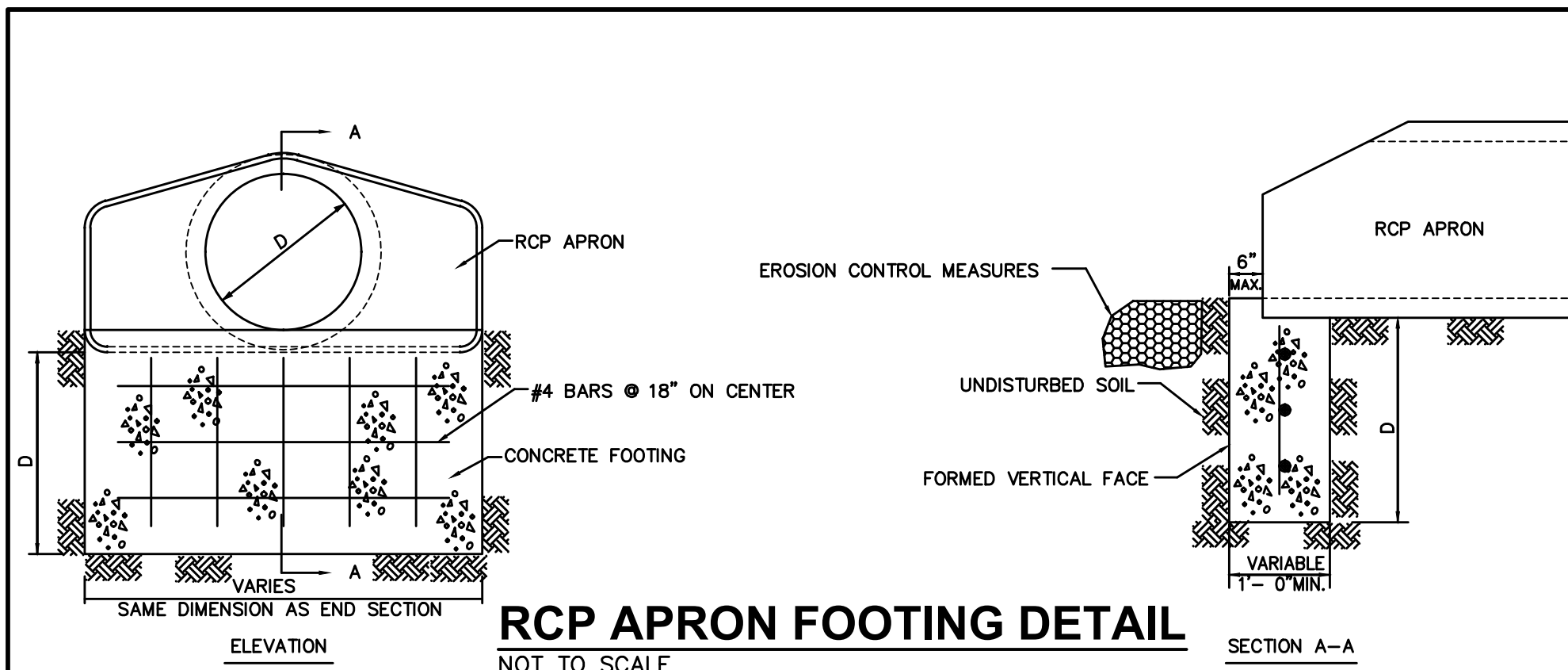
**ROCK APRON FOR PIPE OUTLET**  
NOT TO SCALE



**SANITARY SEWER SERVICE RISER**  
NOT TO SCALE



**12\"/>**

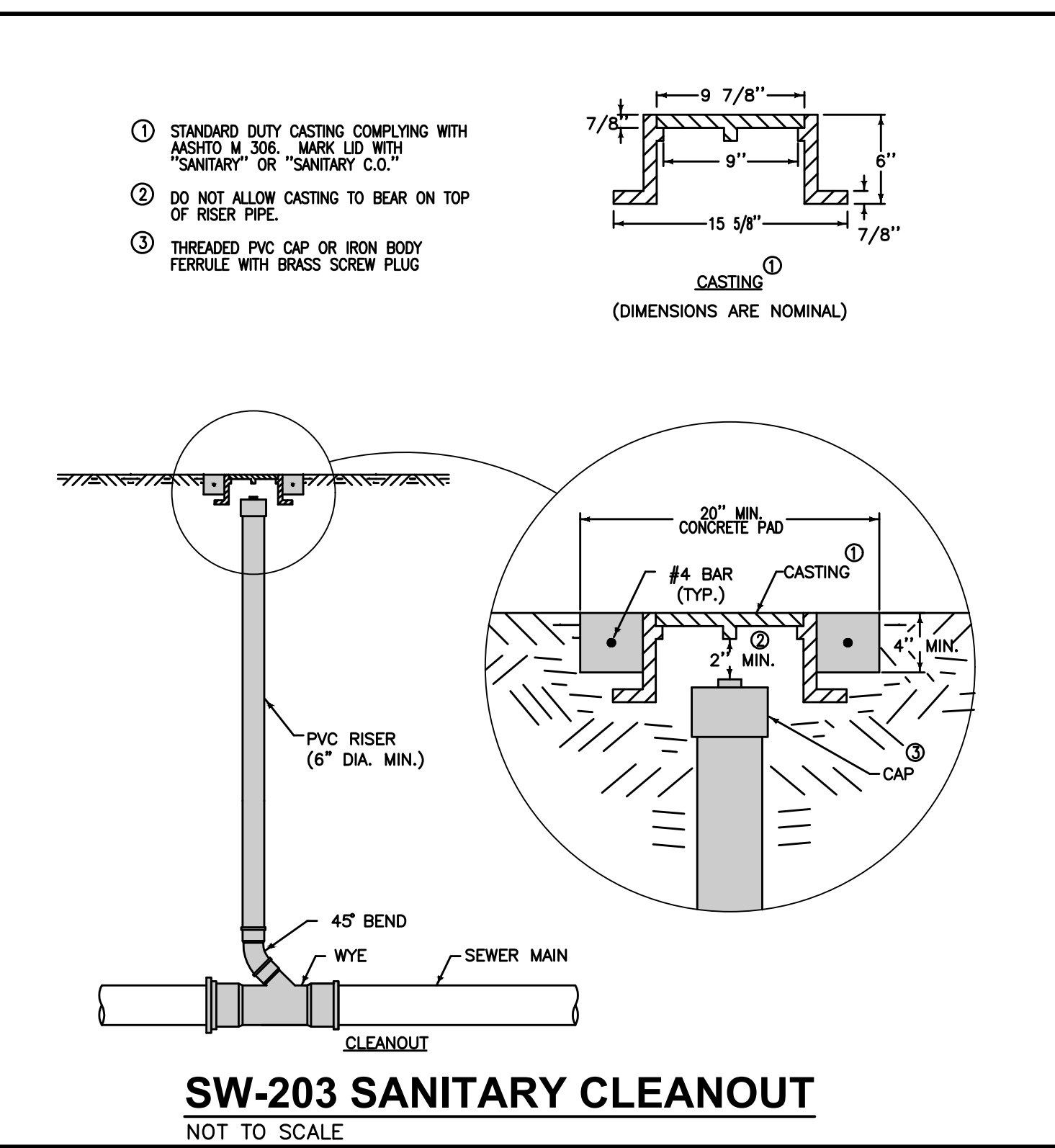


**RCP APRON FOOTING DETAIL**  
NOT TO SCALE

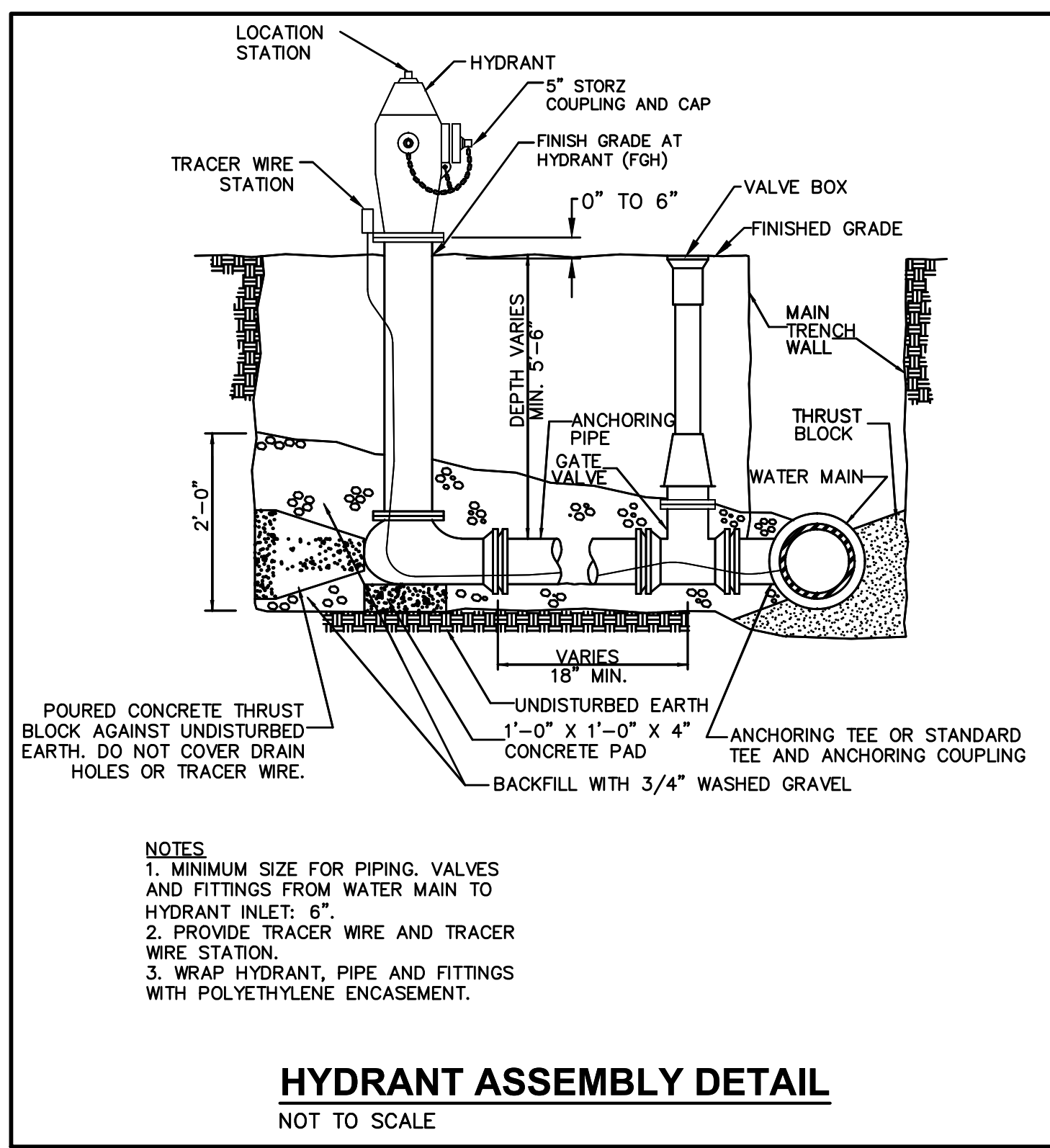
NOTES:  
1. D=DIFFERENCE IN ELEVATION BETWEEN RCP APRON INVERT AND DRAINAGE WAY CHANNEL FLOW LINE 300 FT DOWNSTREAM OF RCP APRON; MINIMUM D=42"  
2. INSTALL 3' WIDE CLAY WATERSTOP AT RCP APRON SECTION PIPE JOINT.  
3. TRASH GUARDS ARE NOT ALLOWED ON PIPES 48" OR LARGER.

REINFORCING BAR LIST

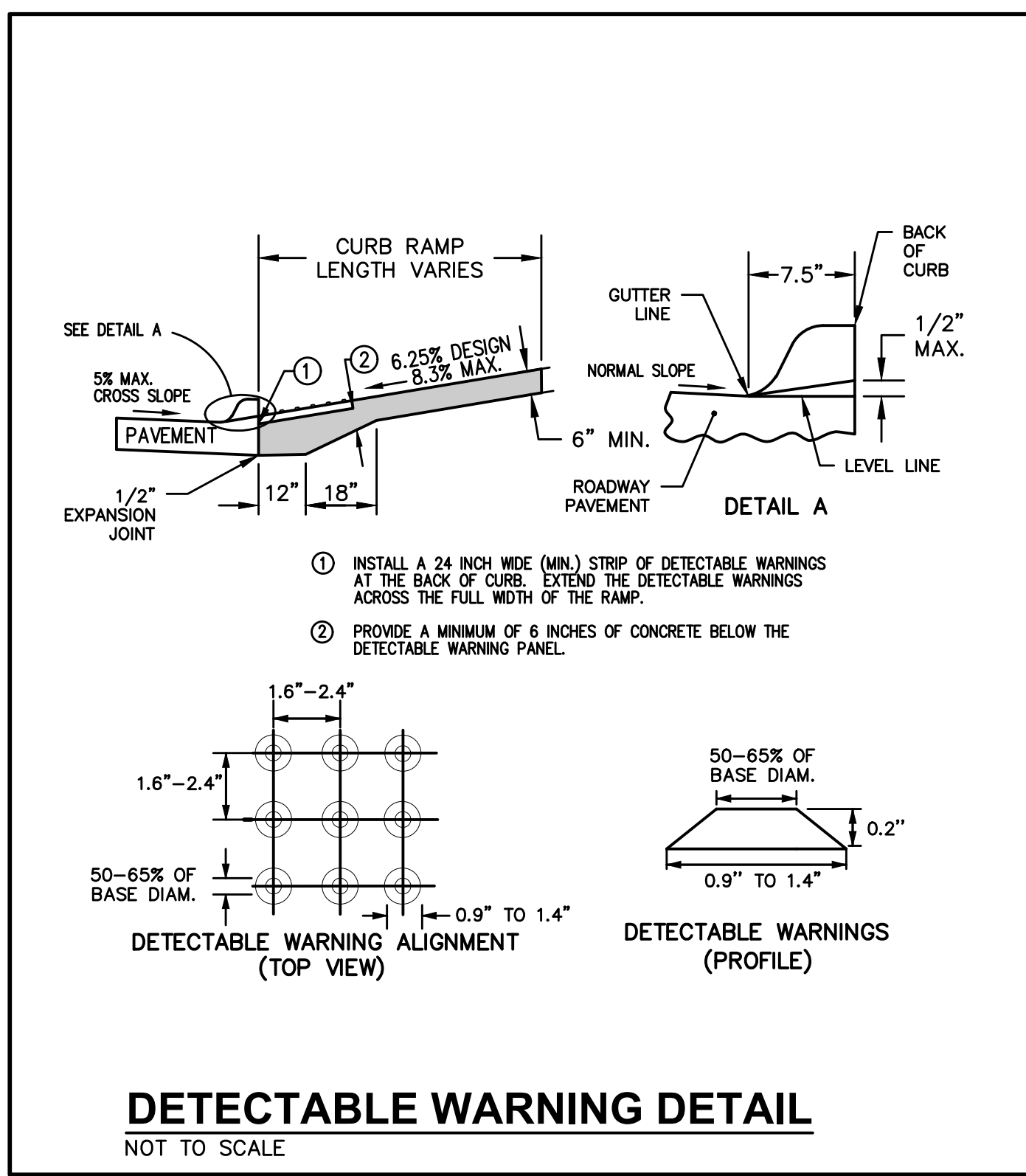
D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4F1	4	2'-0"	3	48"	7'-10"	4F1	4	7'-6"	3
		4F2	4	3'-8"	2			4F1	4	3'-8"	6
15"	2'-10"	4F2	4	2'-6"	3	54"	8'-5"	4F2	4	8'-1"	3
		4F2	4	3'-8"	2			4F1	4	3'-8"	6
18"	3'-5"	4F1	4	3'-1"	3	60"	8'-11"	4F1	4	8'-7"	3
		4F2	4	3'-8"	3			4F2	4	3'-8"	6
24"	4'-6"	4F1	4	4'-2"	3	66"	8'-11"	4F1	4	8'-7"	3
		4F2	4	3'-8"	3			4F2	4	3'-8"	6
30"	5'-7"	4F1	4	5'-3"	3	72"	10'-0"	4F1	4	9'-8"	3
		4F2	4	3'-8"	4			4F2	4	3'-8"	7
36"	6'-8"	4F1	4	6'-4"	3	78"	10'-7"	4F1	4	10'-3"	3
		4F2	4	3'-8"	5			4F2	4	3'-8"	7
42"	7'-3"	4F1	4	6'-11"	3	84"	11'-1"	4F1	4	10'-9"	3
		4F2	4	3'-8"	5			4F2	4	3'-8"	8



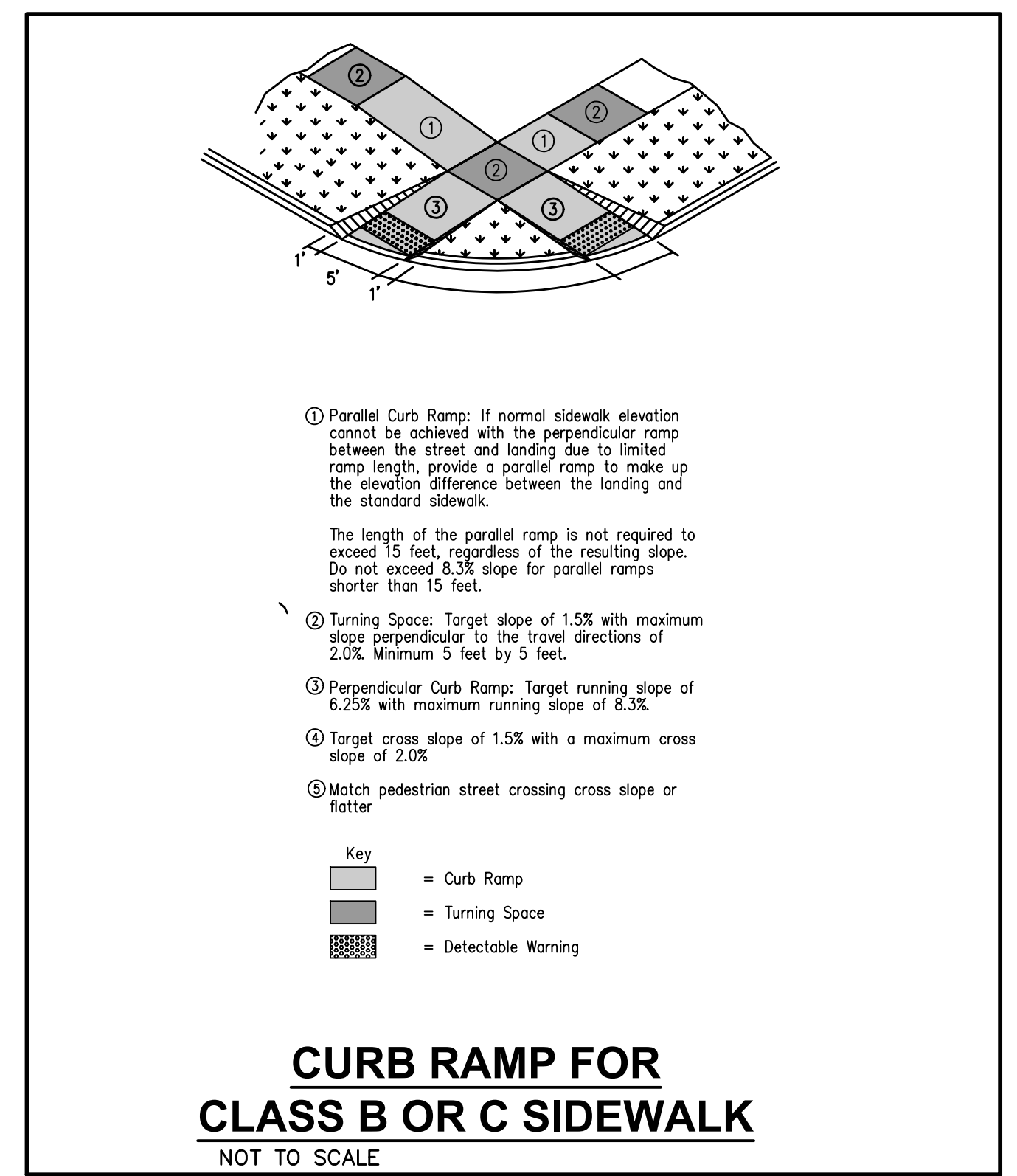
**SW-203 SANITARY CLEANOUT**  
NOT TO SCALE



**HYDRANT ASSEMBLY DETAIL**  
NOT TO SCALE



**DETECTABLE WARNING DETAIL**  
NOT TO SCALE



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

FILE: H:\2024\240807\DWG\SW-203 SANITARY CLEANOUT.dwg  
 PLOTTED BY: JARED MURRAY  
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 COMMENT:

REVISIONS  
 03/09/2025  
 11/18/2024  
 10/31/2024  
 10/15/2024  
 10/01/2024  
 09/17/2024

**KETTLESTONE PEAK COMMERCIAL**  
**DETAILS**  
**C2.0**  
 2408.671

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

WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE



P.O. Box 22326  
Lincoln, NE 68542

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

INCH TOLERANCES U.O.S.  
FRACTION--1/16"  
ANG-----1°

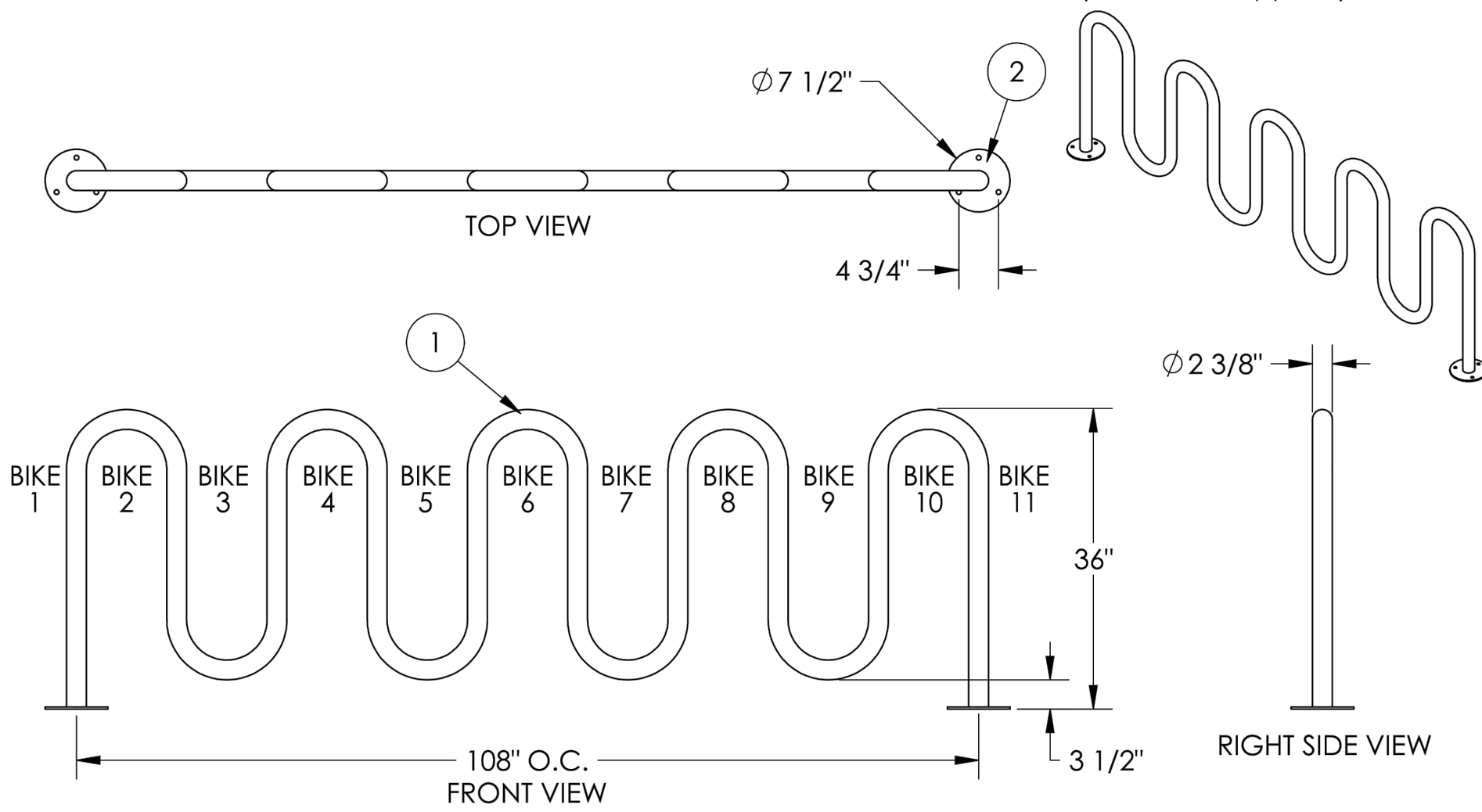
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

TITLE **ECHO BIKE RACK** PRODUCT NO. **EC2-11-SM**

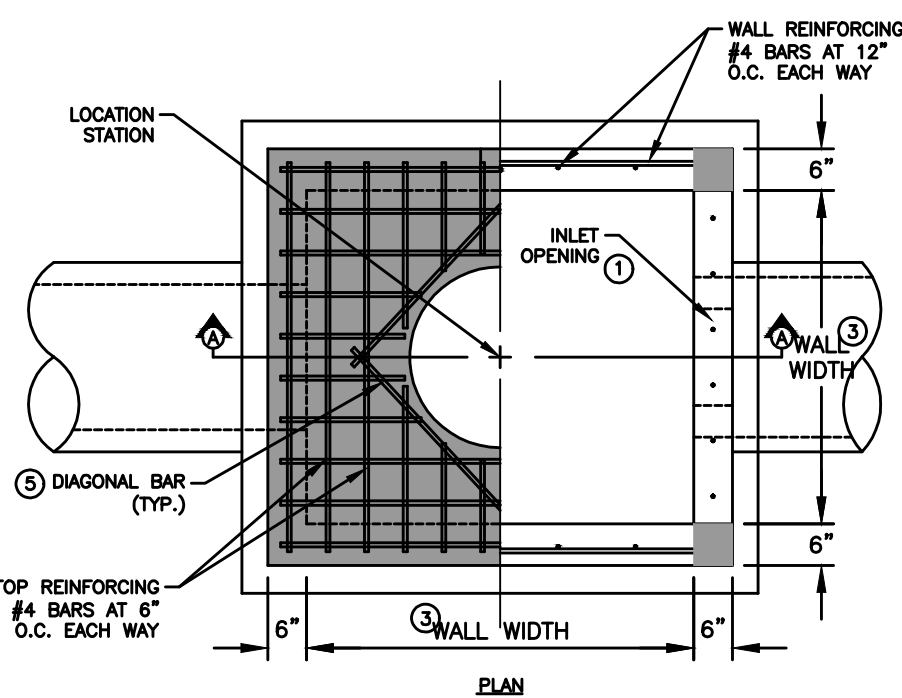
\*Available in powder coat and DuraCoat finishes

**MATERIALS LIST**

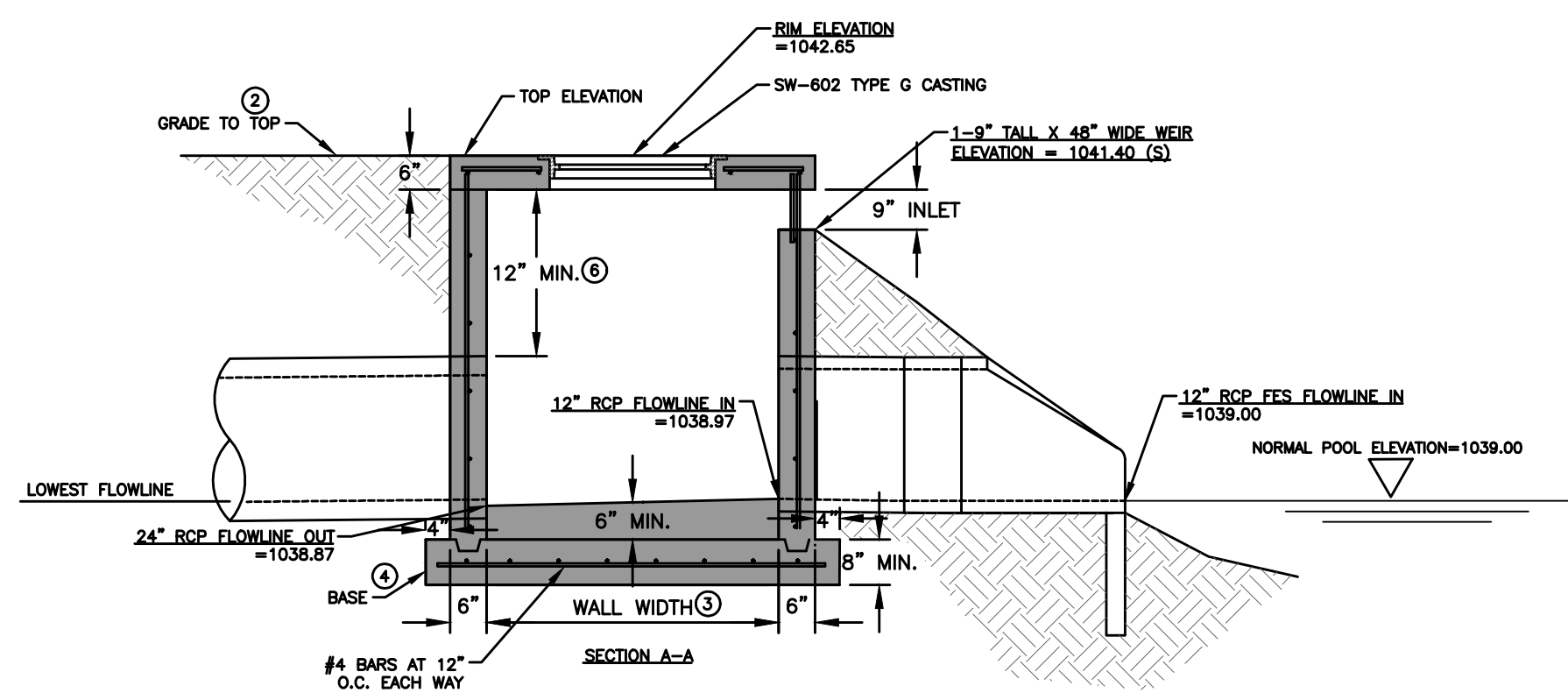
- (1) Tubing -  $\phi$  2 3/8" x .154" Wall Steel Tubing
- (2) Surface Plate -  $\phi$  7 1/2" x 1/4" Stainless Steel Plate with Three  $\phi$  9/16" Mounting Holes
- (3) Mounted with Six  $\phi$  1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



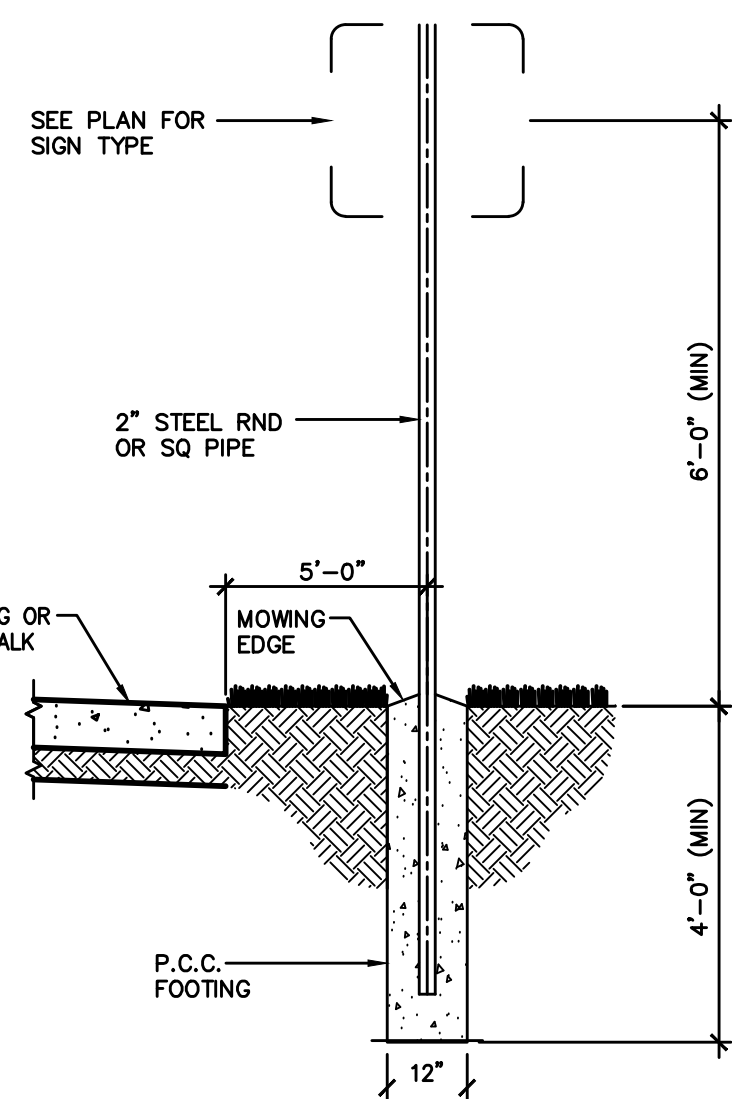
**BIKE RACK**  
NOT TO SCALE



- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENING AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
- ① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.
  - ② GRADE TO TOP ELEVATION ON CLOSED SIDES.
  - ③ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
  - ④ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
  - ⑤ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
  - ⑥ 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.

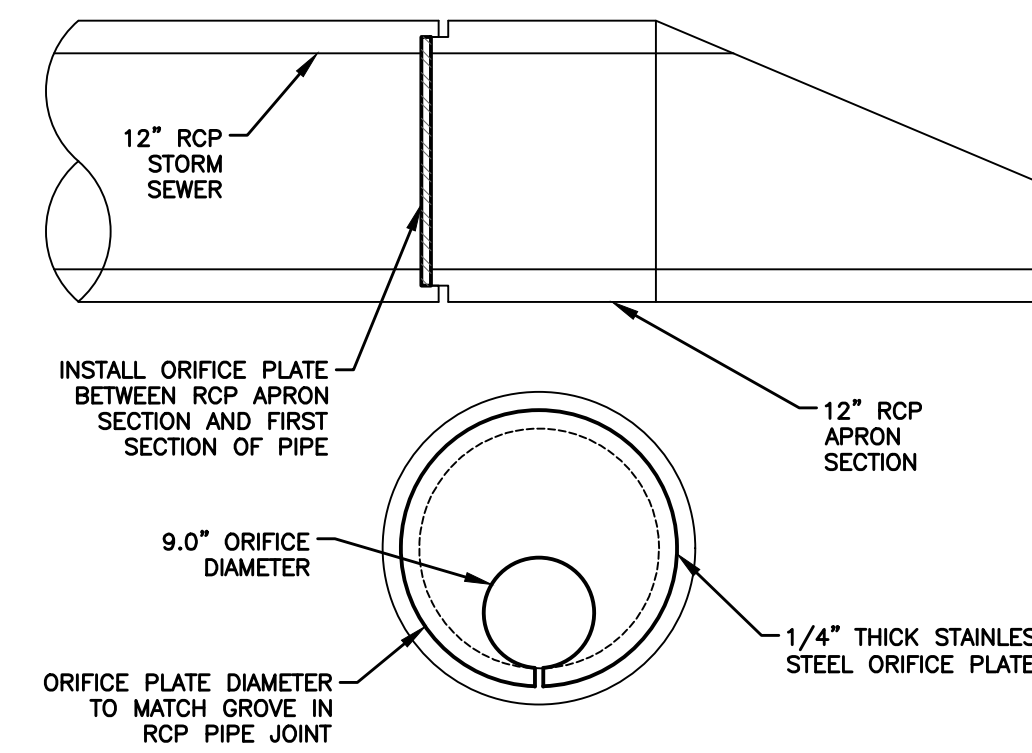


**4'X4' MODIFIED SW-513 INTAKE (ST-2)**  
NOT TO SCALE

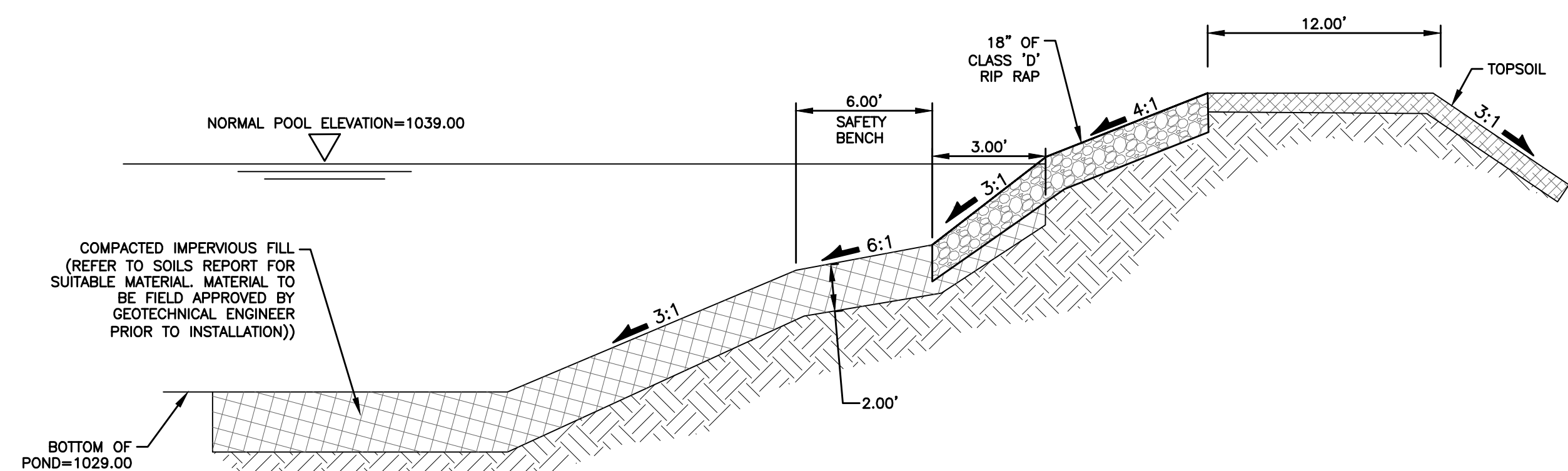


NOTE:  
THE CONTRACTOR SHALL FURNISH ALL SIGN PANELS AND SHALL INSTALL SIGNS AND FURNISH ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO, POSTS, FASTENERS, AND FOOTINGS.

**TYPICAL SIGN POST**  
NOT TO SCALE



**ORIFICE PLATE DETAIL (ST-3)**  
NOT TO SCALE



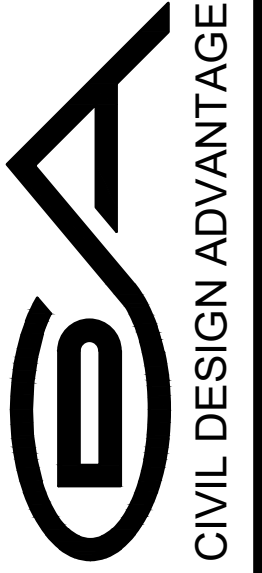
**TYPICAL WET BOTTOM POND SECTION**  
NOT TO SCALE

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PLOT: 3/7/2026 12:32 PM  
DRAWN BY: MURRAY  
CHECKED BY: MURRAY

DATE	REVISIONS
03/09/2026	REVISED SUBMITTAL
11/18/2024	5TH SUBMITTAL
10/31/2024	4TH SUBMITTAL
10/15/2024	3RD SUBMITTAL
10/01/2024	2ND SUBMITTAL
09/17/2024	1ST SUBMITTAL

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

TECH: JDS/CWO  
ENGINEER: JMM



**KETTLESTONE PEAK COMMERCIAL**  
CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

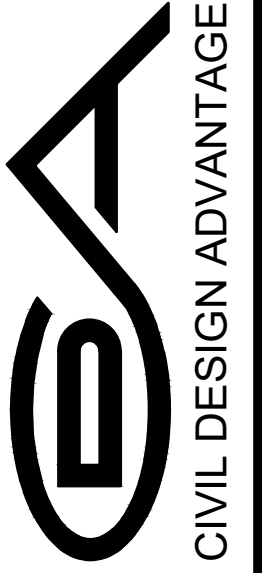
**FIRE SAFETY CONSTRUCTION NOTE**

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.

DATE	REVISIONS
03/09/2024	REVISED SUBMITTAL
11/18/2024	5TH SUBMITTAL
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10/15/2024	3RD SUBMITTAL
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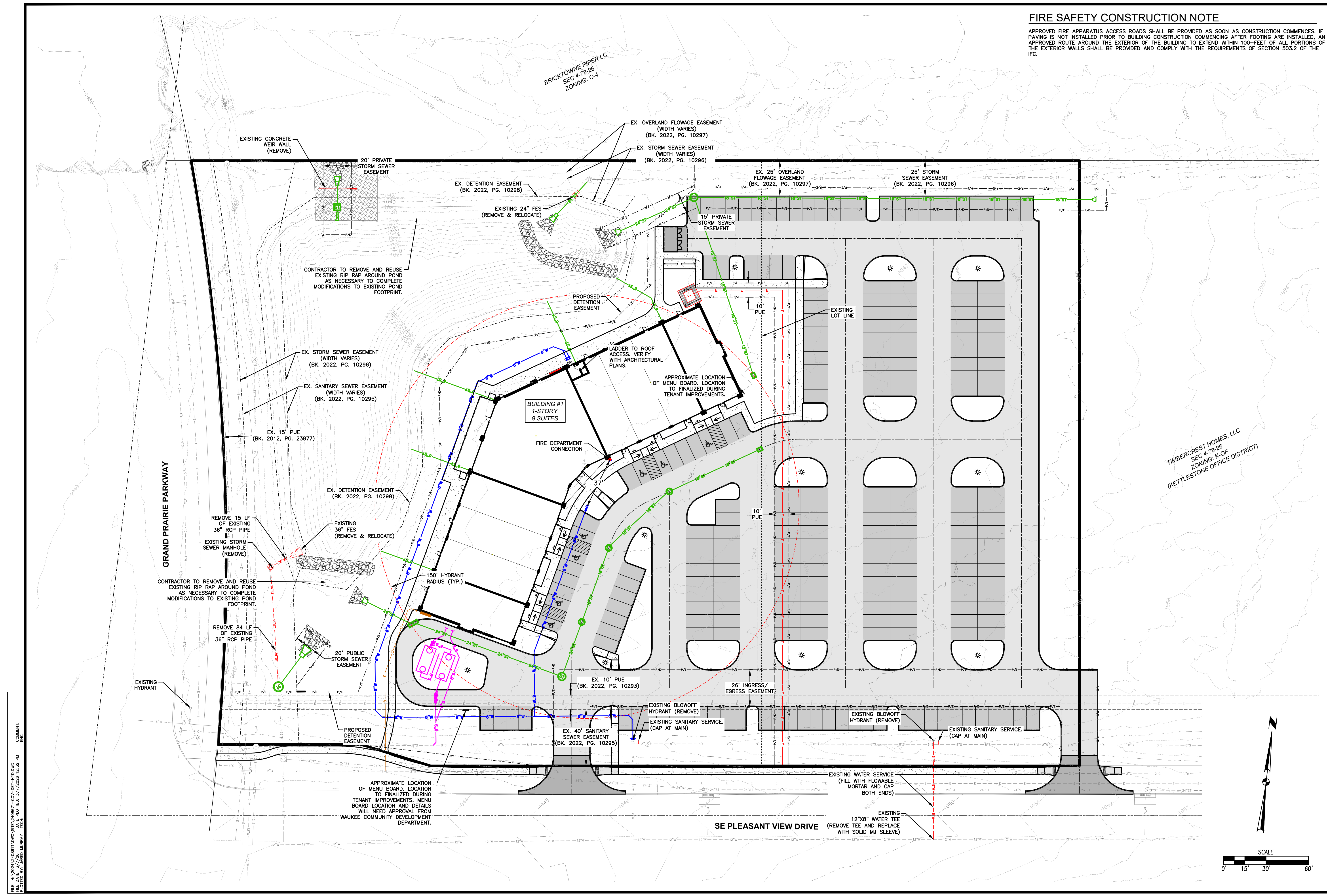
TECH: JDS/CWO  
 ENGINEER: JMM



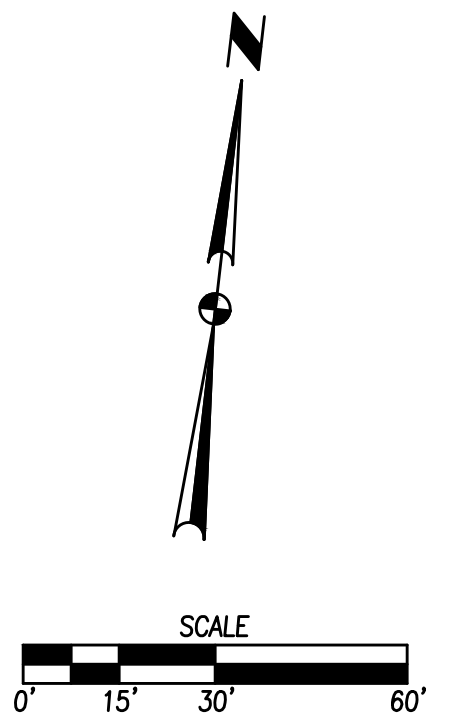
WAUKEE, IOWA

**KETTLESTONE PEAK COMMERCIAL**  
 OVERALL LAYOUT AND HYDRANT COVERAGE

**C3.0**  
 2408.671



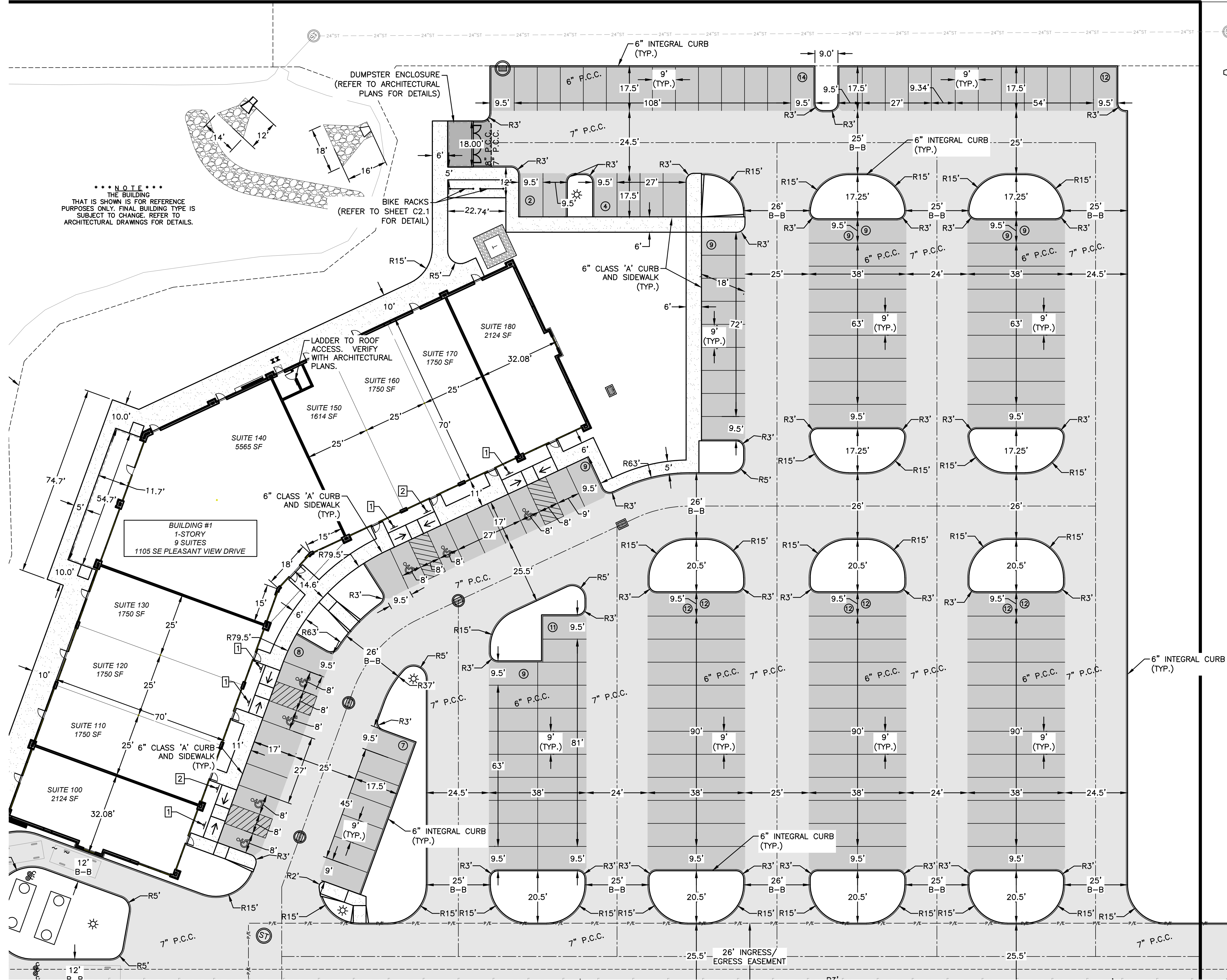
TIMBERCREST HOMES, LLC  
 SEC 4-78-26  
 ZONING: K-OF  
 (KETTLESTONE OFFICE DISTRICT)



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 COMMENT: EXH.  
 PLOTTED BY: JARED MURRAY  
 TECH: JMM  
 3/7/2026 12:32 PM

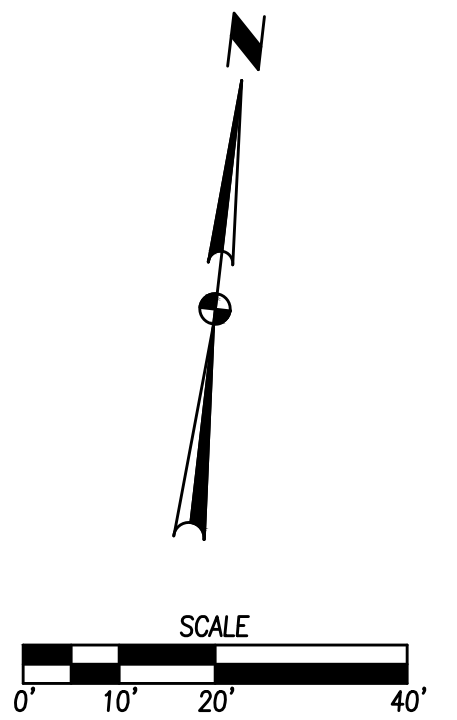


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 PLOTTED BY: JARED MURRAY  
 DATE: 3/7/2026 12:32 PM



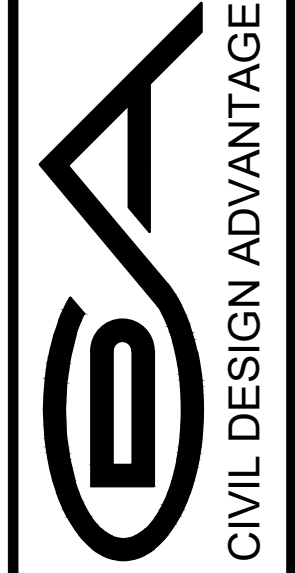
\*\*\* NOTE \*\*\*  
 THE BUILDING  
 THAT IS SHOWN IS FOR REFERENCE  
 PURPOSES ONLY. FINAL BUILDING TYPE IS  
 SUBJECT TO CHANGE. REFER TO  
 ARCHITECTURAL DRAWINGS FOR DETAILS.

**BUILDING #1**  
 1-STORY  
 9 SUITES  
 1105 SE PLEASANT VIEW DRIVE



DATE	REVISIONS
03/09/2026	REVISED SUBMITTAL
11/18/2024	5TH SUBMITTAL
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10/15/2024	3RD SUBMITTAL
10/01/2024	2ND SUBMITTAL
09/17/2024	1ST SUBMITTAL

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



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE PEAK COMMERCIAL**  
 DIMENSION PLAN

**C4.1**

2408.671

FILE: H:\2024\2408671\DWG\2408671-DIM.DWG  
 COMMENT: DIMENSION PLAN  
 PLOTTED BY: JARED MURRAY  
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GRAND PRAIRIE PARKWAY

BUILDING #1  
 1-STORY  
 9 SUITES  
 1105 SE PLEASANT VIEW DRIVE

SUITE 130  
 1750 SF

SUITE 120  
 1750 SF

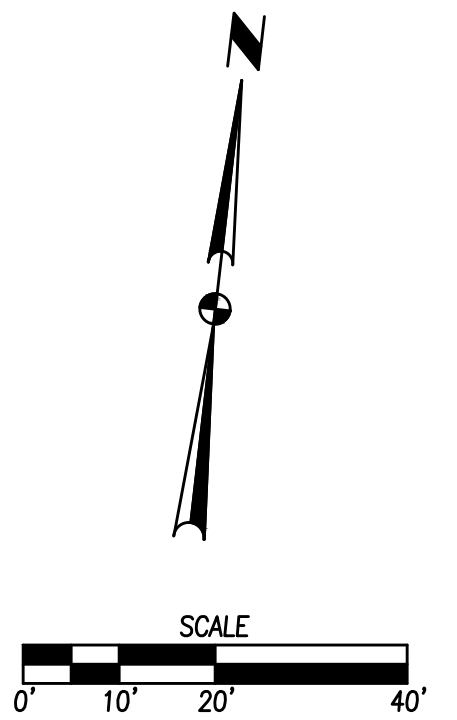
SUITE 110  
 1750 SF

SUITE 100  
 2124 SF

APPROXIMATE LOCATION  
 OF MONUMENT SIGN  
 (REFER TO ARCHITECTURAL  
 PLANS FOR DETAIL)

APPROXIMATE LOCATION OF MENU BOARD.  
 PROVIDE MENU BOARD PLAN TO  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 FOR REVIEW AT TIME OF BUILDING PERMIT  
 FOR TENANT BUILD-OUT. ADDITIONAL SCREENING  
 MAY BE REQUIRED TO SCREEN MENU BOARD AT  
 TIME OF BUILDING PERMIT FOR THE TENANT  
 BUILD-OUT.

SE PLEASANT VIEW DRIVE



DATE	REVISIONS
03/09/2026	REVISED SUBMITTAL
11/18/2024	5TH SUBMITTAL
10/31/2024	4TH SUBMITTAL
10/15/2024	3RD SUBMITTAL
10/01/2024	2ND SUBMITTAL
09/17/2024	1ST SUBMITTAL

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

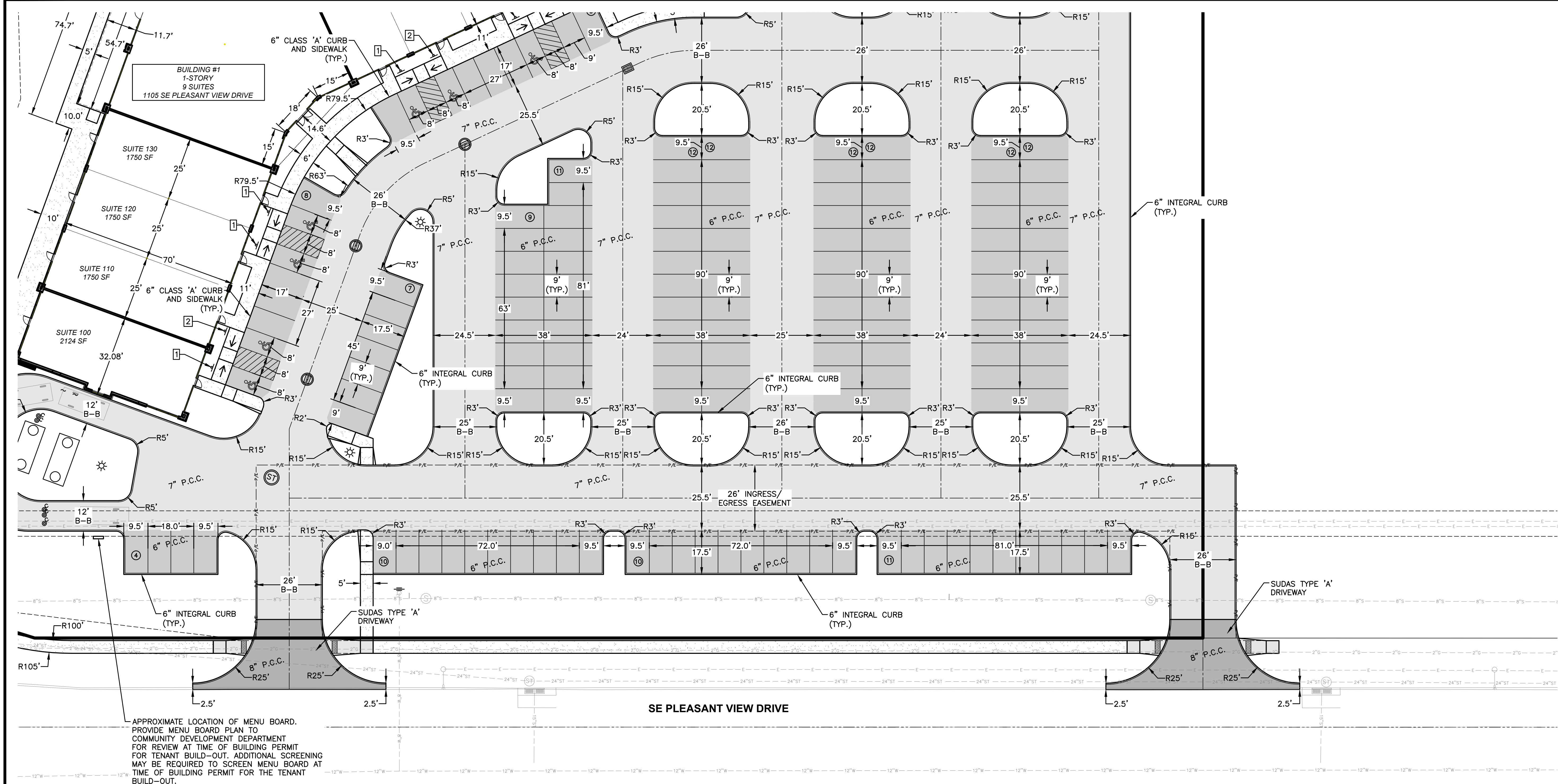


CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

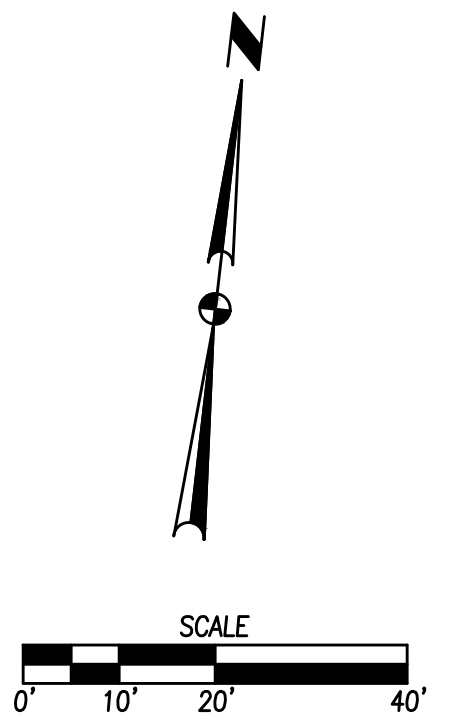
KETTLESTONE PEAK COMMERCIAL  
 DIMENSION PLAN

C4.2  
 2408.671  
 TECH: JDS/CWO  
 ENGINEER: JMM

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 PLOTTED BY: AARON MURRAY  
 TECH: JDS



APPROXIMATE LOCATION OF MENU BOARD.  
 PROVIDE MENU BOARD PLAN TO  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 FOR REVIEW AT TIME OF BUILDING PERMIT  
 FOR TENANT BUILD-OUT. ADDITIONAL SCREENING  
 MAY BE REQUIRED TO SCREEN MENU BOARD AT  
 TIME OF BUILDING PERMIT FOR THE TENANT  
 BUILD-OUT.



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**KETTLESTONE PEAK COMMERCIAL**  
 DIMENSION PLAN

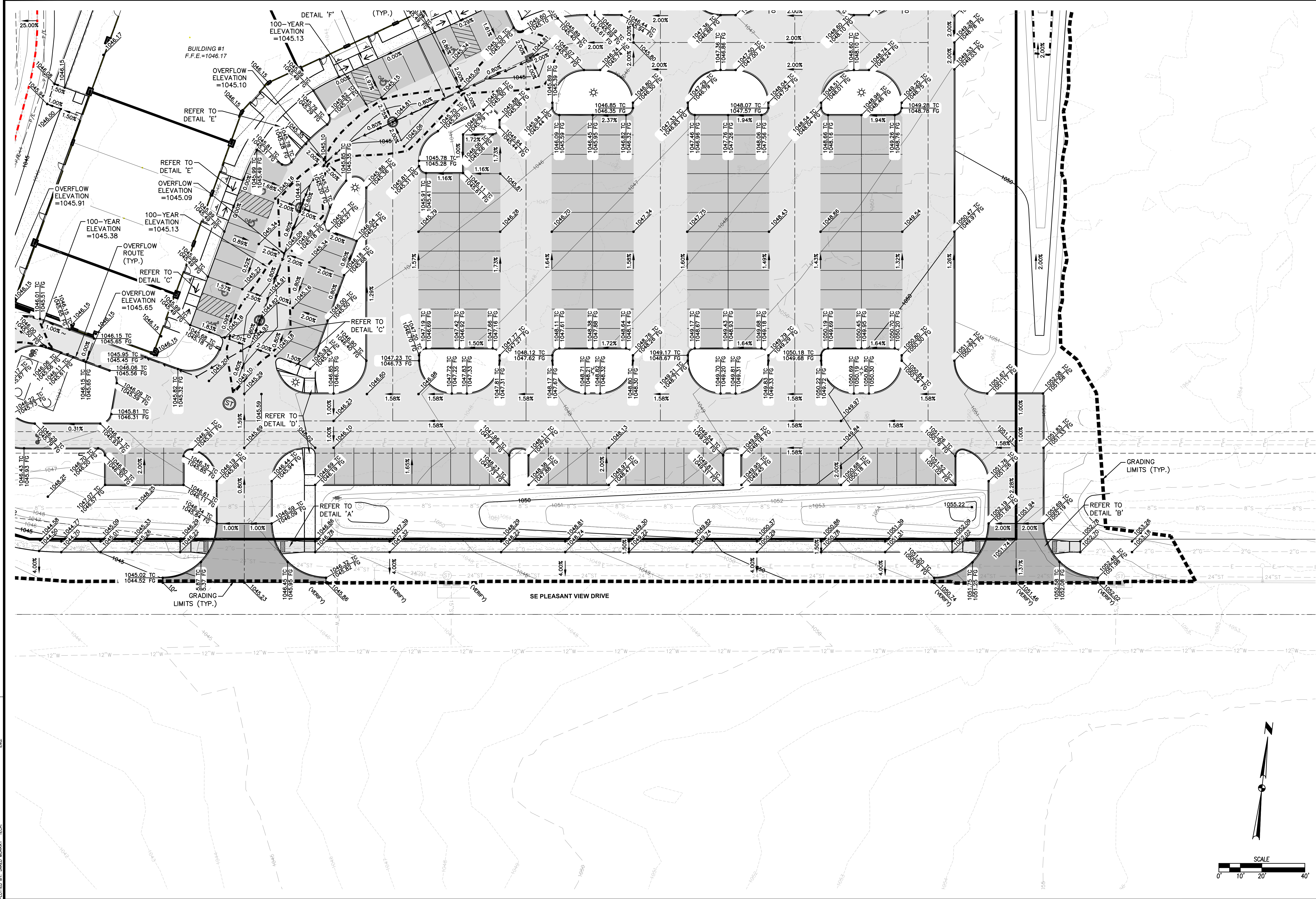
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REVISED SUBMITTAL	03/09/2026

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ENGINEER: JMM

**ESA**  
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

# KETTLESTONE PEAK COMMERCIAL

## GRADING PLAN

**C5.3**

2408.671

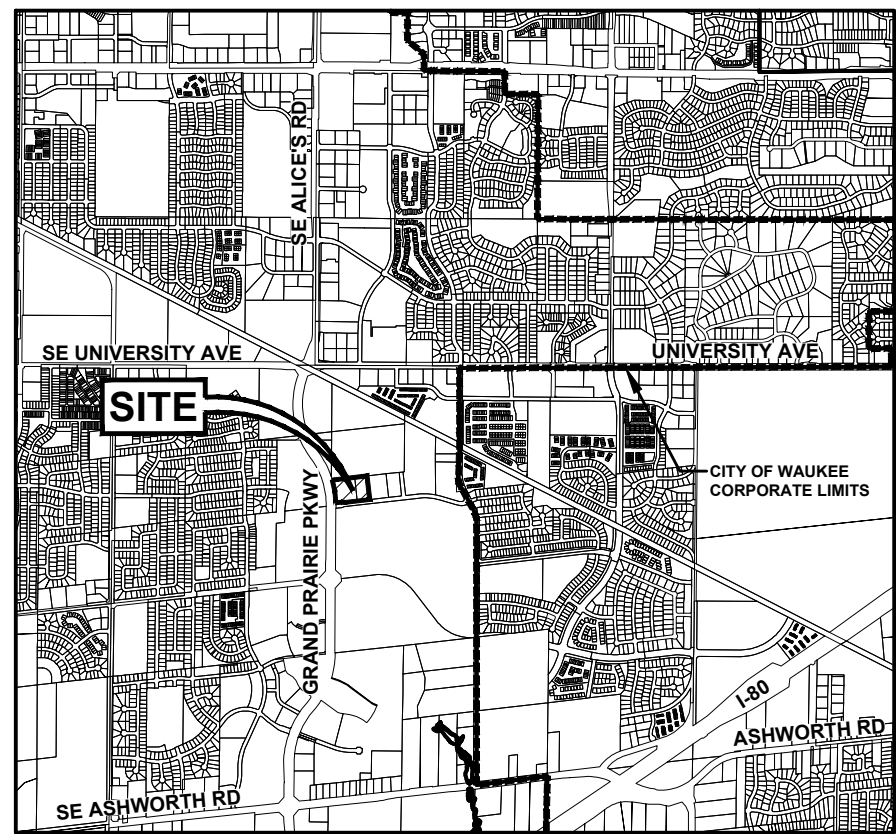


# KETTLESTONE PEAK COMMERCIAL

## 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.
- SHOULD A TEMPORARY SEED MIX BE REQUIRED TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS, IT SHALL BE A SUDAS TYPE 4 TEMPORARY SEED MIX.
- TIMBERCREST HOMES, LLC WILL BE RESPONSIBLE OF MAINTAINING THE DETENTION FACILITIES POST CONSTRUCTION.

CONTACT: JOHN LARSON  
 ADDRESS: PO BOX 267  
 JOHNSTON, IA 50131  
 PH: (515) 491-4090  
 EMAIL: JOHN.LARSON89@GMAIL.COM

### STABILIZATION QUANTITIES

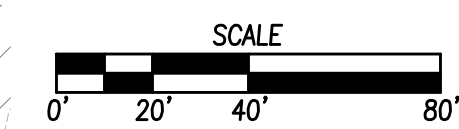
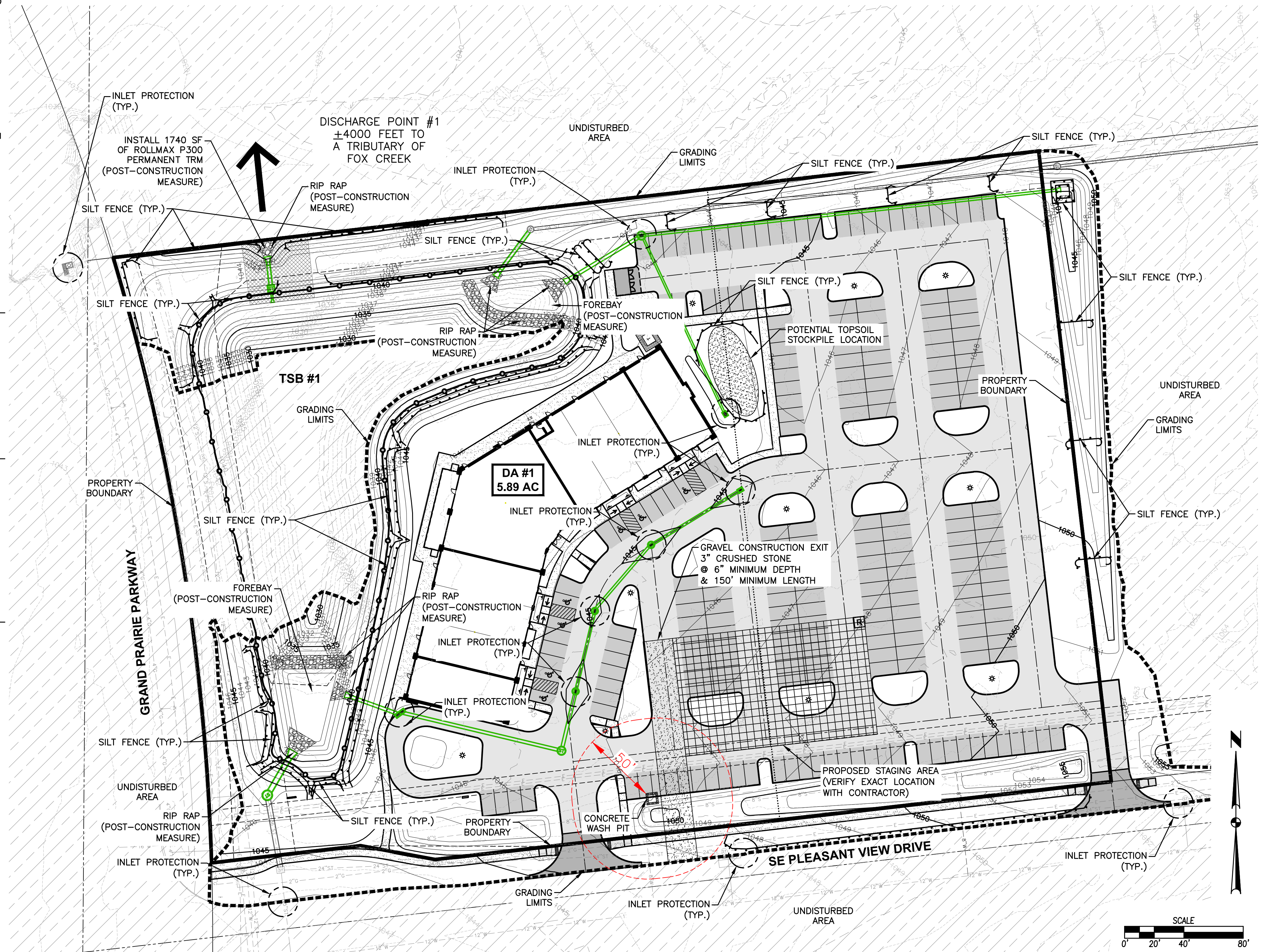
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,648
2	INLET PROTECTION DEVICES	EA	11
3	CONCRETE WASHOUT PIT	EA	1
4	SOD	AC	2.06
5	PERMANENT TRM	SF	1,960

### DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO FOX CREEK ±4000 FT	5.89 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	21,204 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (2,648 LF @ 4.5 CU FT/LF OF FENCE)	11,916 CU FT
VOLUME PROVIDED IN TSB #1	133,707 CU FT
TOTAL VOLUME PROVIDED	145,623 CU FT

### SWPPP LEGEND

DRAINAGE ARROW	X.XX %	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 BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



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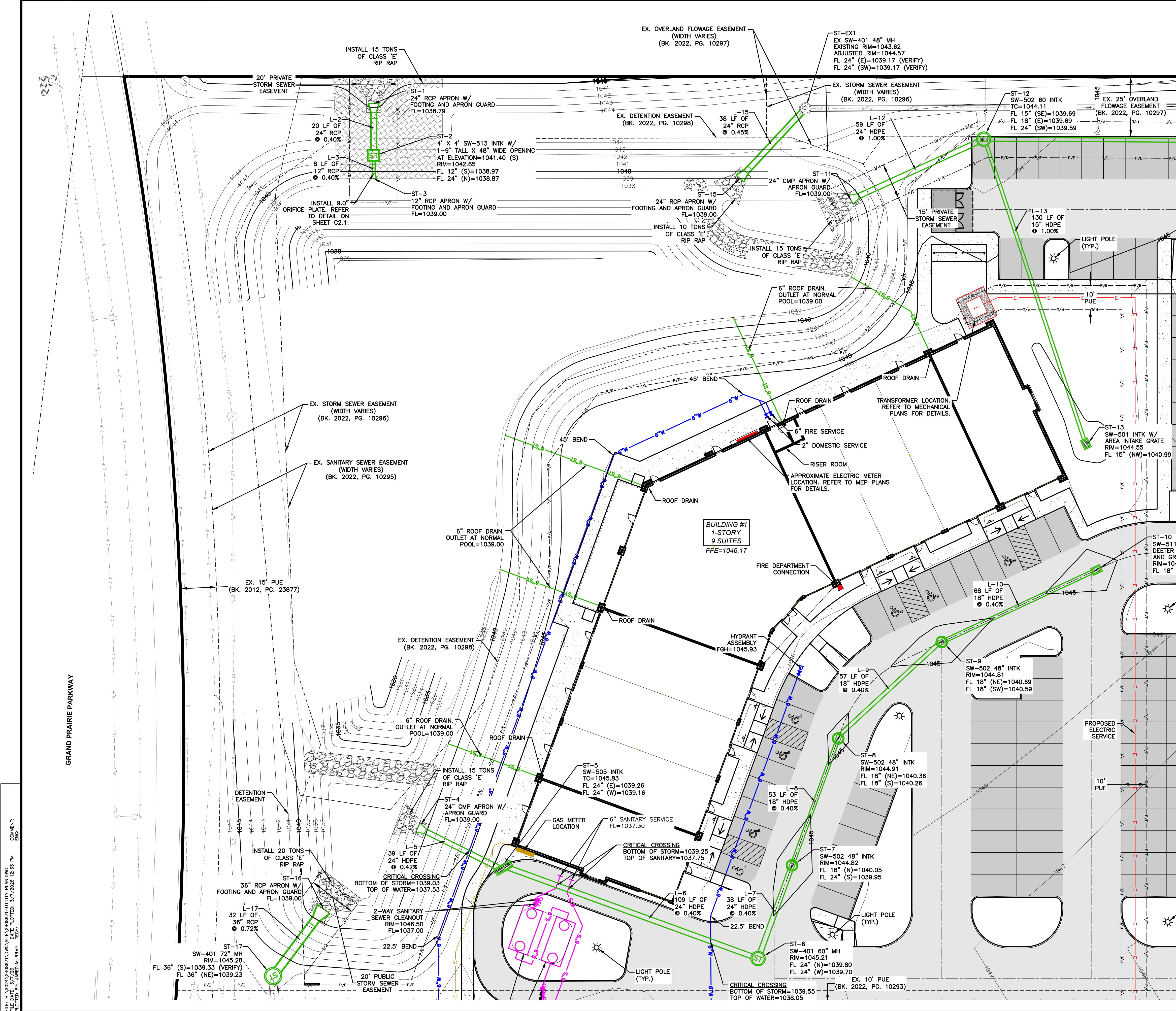
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 WAUKEE, IOWA

**KETTLESTONE PEAK COMMERCIAL**  
 EROSION AND SEDIMENT CONTROL PLAN

**C6.0**  
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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 DURING CONSTRUCTION, 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.
- PROVIDE GASKETED JOINTS IN STORM SEWER AT WATER MAIN CROSSINGS.
- ALL UTILITIES ARE PRIVATE.

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



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 ENGINEER: JMM

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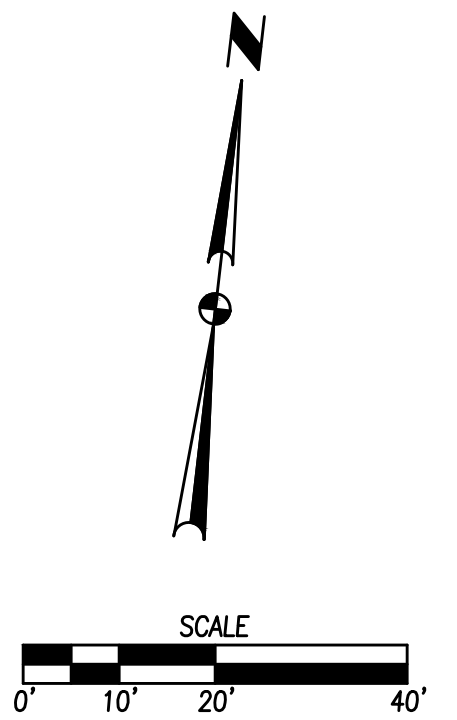
**CIVIL DESIGN ADVANTAGE**  
 WAUKEE, IOWA

**KETTLESTONE PEAK COMMERCIAL**  
**UTILITY PLAN**

**C7.0**  
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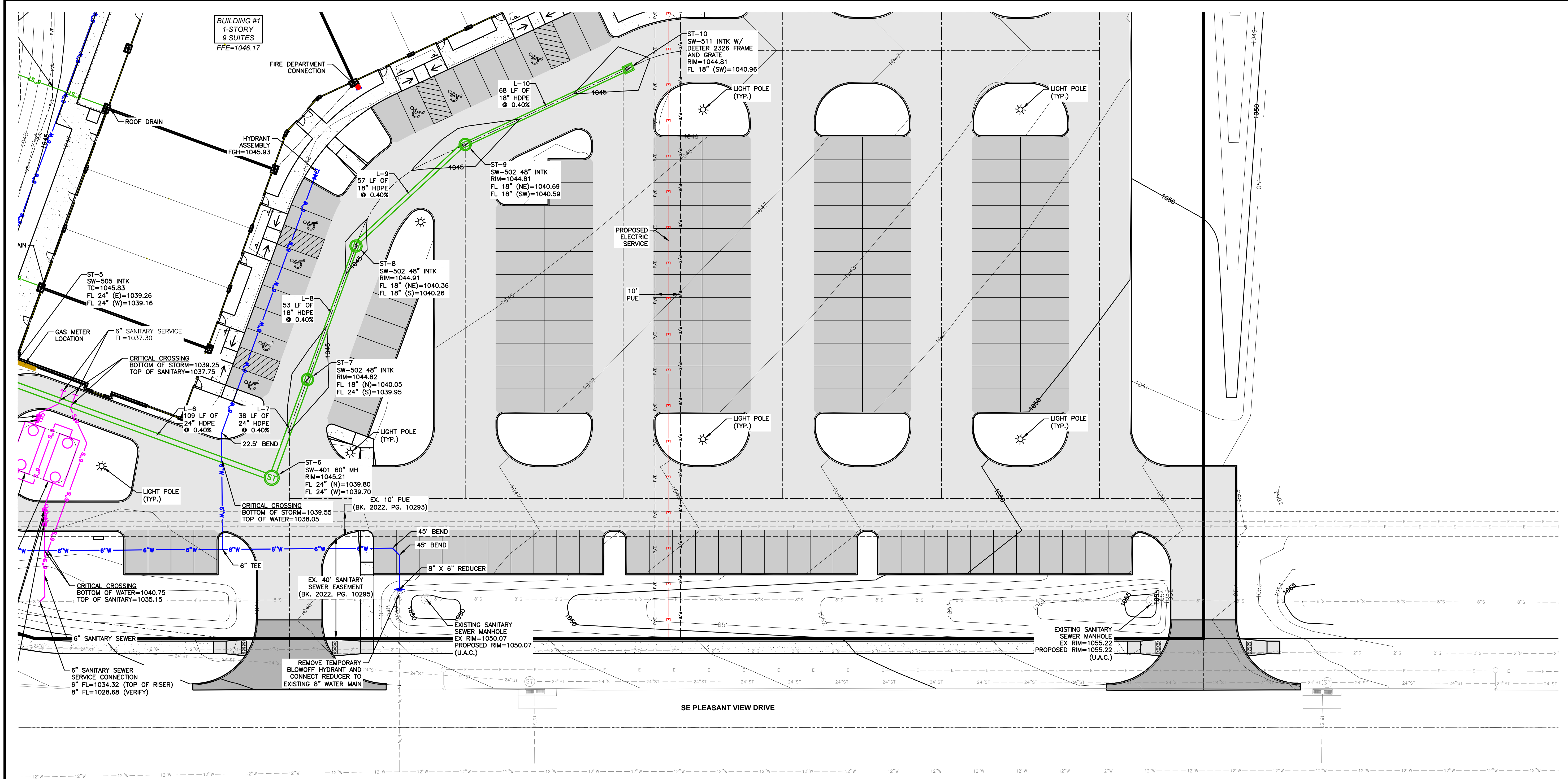
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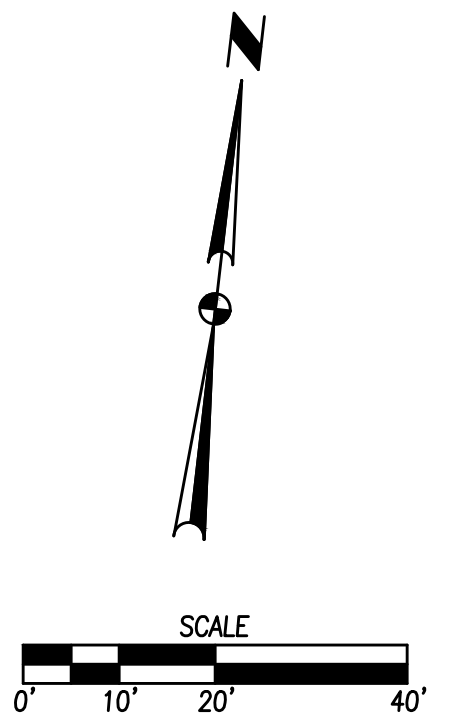
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 UTILITY PLAN

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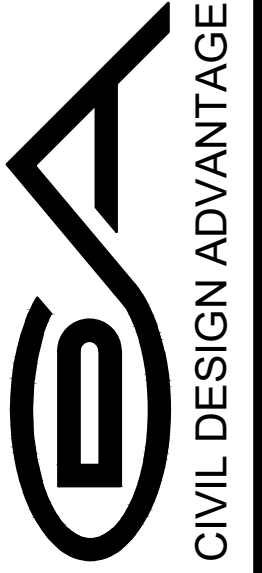
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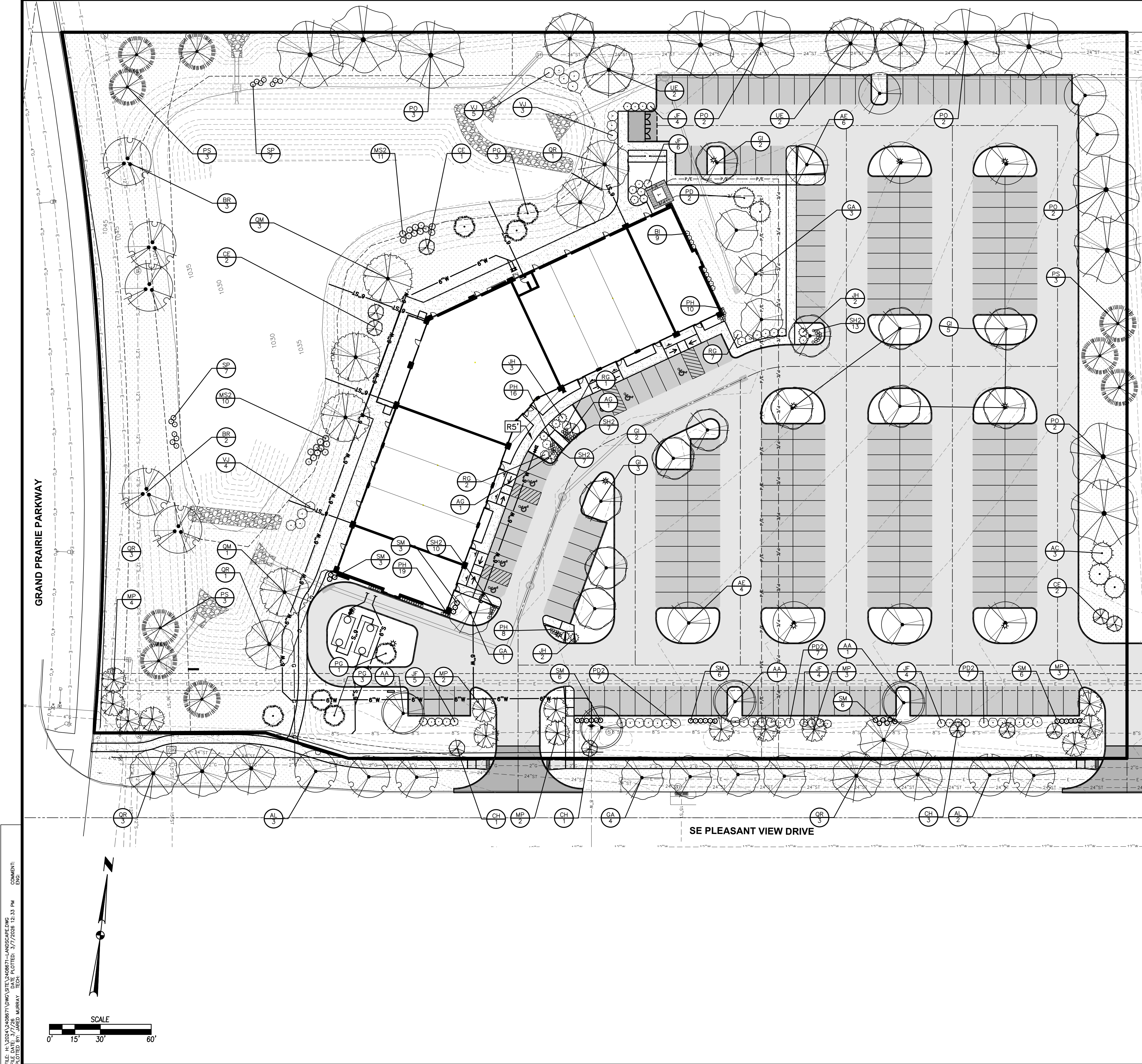
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**KETTLESTONE PEAK COMMERCIAL**  
 UTILITY PLAN



**LANDSCAPE NOTES**

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE 2020 EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS.
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. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
8. ALL EDGING SHALL BE 3" SPADE CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. 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.
11. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
13. SOD ALL DISTURBED AREAS INCLUDING THOSE IN THE RIGHT-OF-WAY EXCEPT FOR AREAS HATCHED AS ROCK MULCH AROUND BUILDING AND PARKING ISLANDS. SOD ENTIRE AREA AROUND THE POND.
14. MINIMUM PLANTING HEIGHTS ARE AS FOLLOWS:
  - DECIDUOUS OVERSTORY TREES: 8- FEET
  - EVERGREEN AND UNDERSTORY: 6- FEET
  - DECIDUOUS ORNAMENTAL TREES: 6- FEET

**OFF-STREET PARKING AREAS**

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 BE INCLUDED IN THE MINIMUM NUMBER OF TREES REQUIRED FOR THE SITE AND IS NOT IN ADDITION TO.

**OPEN SPACE REQUIREMENTS**

SITE AREA: 259,001 SF (5.94 ACRES)  
 OPEN SPACE REQUIRED: 51,800 SF (20.0%)

**LANDSCAPING REQUIRED**

OPEN SPACE: 1.5 OVERSTORY, .5 UNDERSTORY, 2 SHRUBS PER 1,000 SF REQUIRED OPEN SPACE

REQUIRED	PROVIDED
OVERSTORY TREES 58	OVERSTORY TREES 58
EVERGREEN TREES 21	EVERGREEN TREES 20
UNDERSTORY TREES 26	UNDERSTORY TREES 26
SHRUBS 104	SHRUBS 189

**STREET TREE REQUIREMENTS**

SE PLEASANT VIEW DRIVE: 565 LF  
 REQUIRED: (1 OVERSTORY TREE/ 40 LF OF PARKING FRONTAGE) = 14 TREES  
 PROVIDED: 14 TREES  
 STREET TREES ARE TO BE A MINIMUM OF 12' HIGH.

**PARKING LANDSCAPE REQUIREMENTS**

PARKING LOT FRONTAGE REQUIRED: 331 LF  
 OVERSTORY TREES (2/ 50 LF): 14 TREES  
 SHRUBS (8/ 50 LF): 53 SHRUBS  
 PROVIDED OVERSTORY TREES: 14 TREES  
 SHRUBS: 53 SHRUBS

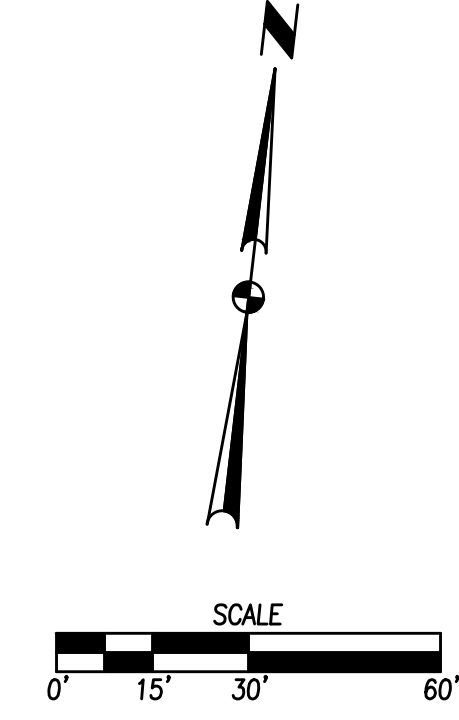
- SOD
- ROCK MULCH 1.5" - 3" DEEP OVER MIRAFI BLANKET  
 ROCK TYPE TO BE SELECTED BY OWNER.

**PLANT SCHEDULE**

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
<b>EVERGREEN TREES</b>				
AC	3	White Fir	Abies concolor	B&B, 6" HEIGHT
PD	2	Black Hills White Spruce	Picea glauca 'Densata'	1.5" CALIPER 6" (MIN HEIGHT)
PG	7	Blue Colorado Spruce	Picea pungens 'Glauda'	1.5" CALIPER 6" (MIN HEIGHT)
PS	9	White Pine	Pinus strobus	1.5" CALIPER 6" (MIN HEIGHT)
<b>ORNAMENTAL TREES</b>				
AG	2	Autumn Brilliance Apple Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B&B, 1.5" CALIPER, MULTI-STEM
CE	5	Eastern Redbud Multi-trunk	Cercis canadensis	B&B, 1.5" CALIPER, MULTI-STEM
CH	5	Crusader®Cockspur Hawthorn	Crataegus crus-galli 'Cruzam'	B&B, 1.5" CALIPER, MULTI-STEM
MP	14	Prairiefire Crabapple	Malus x 'Prairiefire'	B&B, 1.5" CALIPER
<b>OVERSTORY TREES</b>				
AA	4	Autumn Blaze®Freeman Maple	Acer x freemanii 'Jeffersred'	B&B, 1.5" CALIPER
AE	10	Emerald Queen Norway Maple	Acer platanoides 'Emerald Queen'	B&B, 1.5" CALIPER
AL	5	Legacy Sugar Maple	Acer saccharum 'Legacy'	B&B, 1.5" CALIPER
BR	5	River Birch	Betula nigra	B&B, 1.5" CALIPER, MULTI-STEM
GA	8	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
PO	11	American Sycamore	Platanus occidentalis	B&B, 1.5" CALIPER
QM	4	Burr Oak	Quercus macrocarpa	B&B, 1.5" CALIPER
QR	9	Northern Red Oak	Quercus rubra	B&B, 1.5" CALIPER
UE	4	Accolade®Elm	Ulmus davidiana japonica 'Morton'	B&B, 1.5" CALIPER
<b>SHRUBS</b>				
BI	9	Littleleaf Boxwood	Buxus microphylla Wintergreen	CONT, 3 GAL
JF	22	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HEIGHT
JH	7	Hughes Creeping Juniper	Juniperus horizontalis 'Hughes'	CONT, 5 GAL
PD2	21	Diabolo®Purple Ninebark	Physocarpus opulifolius 'Monlo'	CONT, 1.5 GAL
RG	10	Grø-Low Fragrant Sumac	Rhus aromatica 'Grø-Low'	CONT, 5 GAL
SM	30	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	CONT, 5 GAL
SP	14	Dwarf Purple Osier Willow	Salix purpurea 'Nana'	CONT, 5 GAL
VJ	12	Judd Viburnum	Viburnum x juddii	CONT, 5 GAL
<b>GRASSES</b>				
MS2	21	Silver Feather Eulalia Grass	Miscanthus sinensis 'Silberfeder'	CONT, 5 GAL
PH	53	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	24" HEIGHT
SH2	37	Prairie Dropseed	Sporobolus heterolepis	CONT, 1 GAL

\* TREES PLANTED IN THE R.O.W. AS STREET TREES SHALL BE MINIMUM 12' IN HEIGHT.

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REVISIONS

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**ES** CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**KETTLESTONE PEAK COMMERCIAL**

LANDSCAPE PLAN

**L1.0**

2408.671