

THE PEAK AT KETTLESTONE APARTMENTS

PHASE 2 SITE PLAN

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PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2022, PAGE 16952)
LOTS 1, 2, AND 3 OF KETTLESTONE PEAK APARTMENTS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 15.22 ACRES (663,498 SQUARE FEET)

ADDRESS:

1305 SE PLEASANT VIEW DRIVE
WAUKEE, IOWA

OWNER/PREPARED FOR:

KETTLESTONE PEAK LLC
J LARSON HOMES LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IOWA 50131
ATTN: JOHN LARSON
PHONE: (515) 491-4090
EMAIL: JOHN.LARSON89@GMAIL.COM

ZONING:

KETTLESTONE MULTI-FAMILY STACKED HIGH PD-1 ZONING
BULK REGS
SETBACKS
FRONT SETBACK 0'
SIDE YARD 0'
REAR YARD 0'
PRINCIPAL BLDG SETBACK FROM ADJOINING SFR: 50'
MINIMUM PRINCIPLE BUILDING SEPARATION: 10' STORY DENSITY
MIN 15 DU/AC, MAX 26 DU/AC
FULL BUILD DENSITY = 376 UNITS/15.23 ACRES = 24.6 DU/AC

PARKING REQUIREMENTS:

REQUIRED PARKING PER KETTLESTONE GUIDELINES: 1 STALL PER BEDROOM PLUS 1 STALL PER 5 FOR VISITORS

PHASE 1 PARKING:

BUILDINGS 1-3 APARTMENTS (2-30 PLEX & 1-24 PLEX):	
48 1-BEDROOM UNITS	48 STALLS
12 STUDIO UNITS	12 STALLS
18 2-BEDROOM UNITS	36 STALLS
6 3-BEDROOM UNITS	18 STALLS
TOTAL BLDGS 1-3 PARKING	114 STALLS

VISITOR PARKING:	
1 SPACE PER 5 VISITORS (1 VISITOR PER UNIT)	17 STALLS
84 TOTAL UNITS / 5	17 STALLS

TOTAL PARKING REQUIRED	131 STALLS
MIN. REQUIRED ADA	5 STALLS REQ'D

TOTAL SURFACE STALLS PROVIDED	102 STALLS
TOTAL GARAGE STALLS PROVIDED	46 STALLS
TOTAL PHASE 1 PARKING PROVIDED	148 STALLS
	(INCLUDES 6 ADA STALLS)

PHASE 2 PARKING:

MAIN APARTMENT BUILDING [ALLURE BLDG (62,773 SF)]:	
3 2-BEDROOM UNITS	74 STALLS
3 GUEST UNITS	3 STALLS
2 2-BEDROOM ADA ACC. UNITS	4 STALLS
117 1-BEDROOM UNITS	117 STALLS
6 1-BEDROOM ADA ACC. UNITS	6 STALLS
27 STUDIO UNITS	27 STALLS
TOTAL MAIN APARTMENT	231 STALLS (INCL 7 ADA)

BUILDINGS 4-5 1-60 PLEX (17,560 SF) & 1-30 PLEX (9,000 SF) & 11 TOWNHOMES (13,500 SF):	
72 1-BEDROOM UNITS	72 STALLS
18 STUDIO UNITS	18 STALLS
TOTAL BLDGS 4-5 PARKING	90 STALLS (INCL 5 ADA)

VISITOR PARKING:	
1 SPACE PER 5 VISITORS (1 VISITOR PER UNIT)	17 STALLS
282 TOTAL UNITS / 5	17 STALLS

TOTAL PHASE 2 PARKING REQUIRED	378 STALLS
MIN. REQUIRED ADA	13 STALLS REQ'D

PHASE 2 PARKING PROVIDED	
SURFACE PARKING	266 STALLS (INCL 11 ADA)
GARAGE PARKING	96 STALLS (INCL 3 ADA)
TOTAL	362 STALLS (INCL 14 ADA)

SITE FULL BUILD REQUIRED PARKING	510 STALLS
SITE FULL BUILD REQUIRED ADA	11 STALLS
SITE FULL BUILD PROVIDED PARKING	510 STALLS
SITE FULL BUILD PROVIDED ADA	20 STALLS

OPEN SPACE REQUIREMENTS:

MINIMUM 20% OPEN SPACE REQUIRED
REQUIRED = 663,419SF * 20% = 132,684SF
PROVD 1ST PHASE = 550,419 OR 83%
PROVD 2ND PHASE = 284,580 OR 43%

IMPERVIOUS SURFACE:

PHASE 1 IMPERVIOUS = 113,000 S.F

FULL BUILD IMPERVIOUS = 379,139 SF
BUILDING = 169,403 SF
PAVEMENT = 209,736 SF

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

- SURVEY WORK WAS COMPLETED BY BISHOP ON 7-15-2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

CONSTRUCTION SCHEDULE:

- PHASE I: COMPLETED
- PHASE II: JUNE 2024 - JUNE 2026

REQUIRED AS-BUILTS:

THE OWNER SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER, PUBLIC STORM SEWER, RAMPS, LANDINGS, CROSSWALKS AND PUBLIC IMPROVEMENTS. CONTRACTOR SHALL CONTACT BISHOP ENGINEERING (DAN SOUTHWICK AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEYS. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

****CONTRACTOR SHALL CONTACT BISHOP ENGINEERING FOR POND AS-BUILTS AFTER TOPSOIL RESPREAD AND BEFORE SEEDING HAS TAKEN PLACE****

AFTER DETENTION BASINS HAVE BEEN AS-BUILT AND APPROVED, BISHOP ENGINEERING SHALL PROVIDE A SIGNED CERTIFICATION STATEMENT TO THE CITY INDICATING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED.

SITE CONTROL AND BENCHMARKS:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH BENCHMARK DATUM = NAVD88

POINT #9000
NORTHING = 580971.24
EASTING = 1545959.54
ELEVATION = 1065.49
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9001
NORTHING = 581468.39
EASTING = 1546028.48
ELEVATION = 1065.18
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9002
NORTHING = 582009.12
EASTING = 1546000.97
ELEVATION = 1062.85
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9003
NORTHING = 580941.14
EASTING = 1545575.29
ELEVATION = 1062.16
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9004
NORTHING = 580870.93
EASTING = 1545099.80
ELEVATION = 1059.25
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9005
NORTHING = 580756.75
EASTING = 1544265.09
ELEVATION = 1043.36
DESCRIPTION: CUT "X"

POINT #9006
NORTHING = 581294.15
EASTING = 1544171.64
ELEVATION = 1042.63
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9007
NORTHING = 581929.27
EASTING = 1543819.74
ELEVATION = 1048.33
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9008
NORTHING = 582621.90
EASTING = 154371.78
ELEVATION = 1047.64
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9009
NORTHING = 582452.60
EASTING = 1544896.94
ELEVATION = 1059.61
DESCRIPTION: 3/4" IRON PIPE WITH RPC

POINT #9011
NORTHING = 581845.60
EASTING = 1545087.11
ELEVATION = 1061.21
DESCRIPTION: 3/4" IRON PIPE WITH RPC



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:

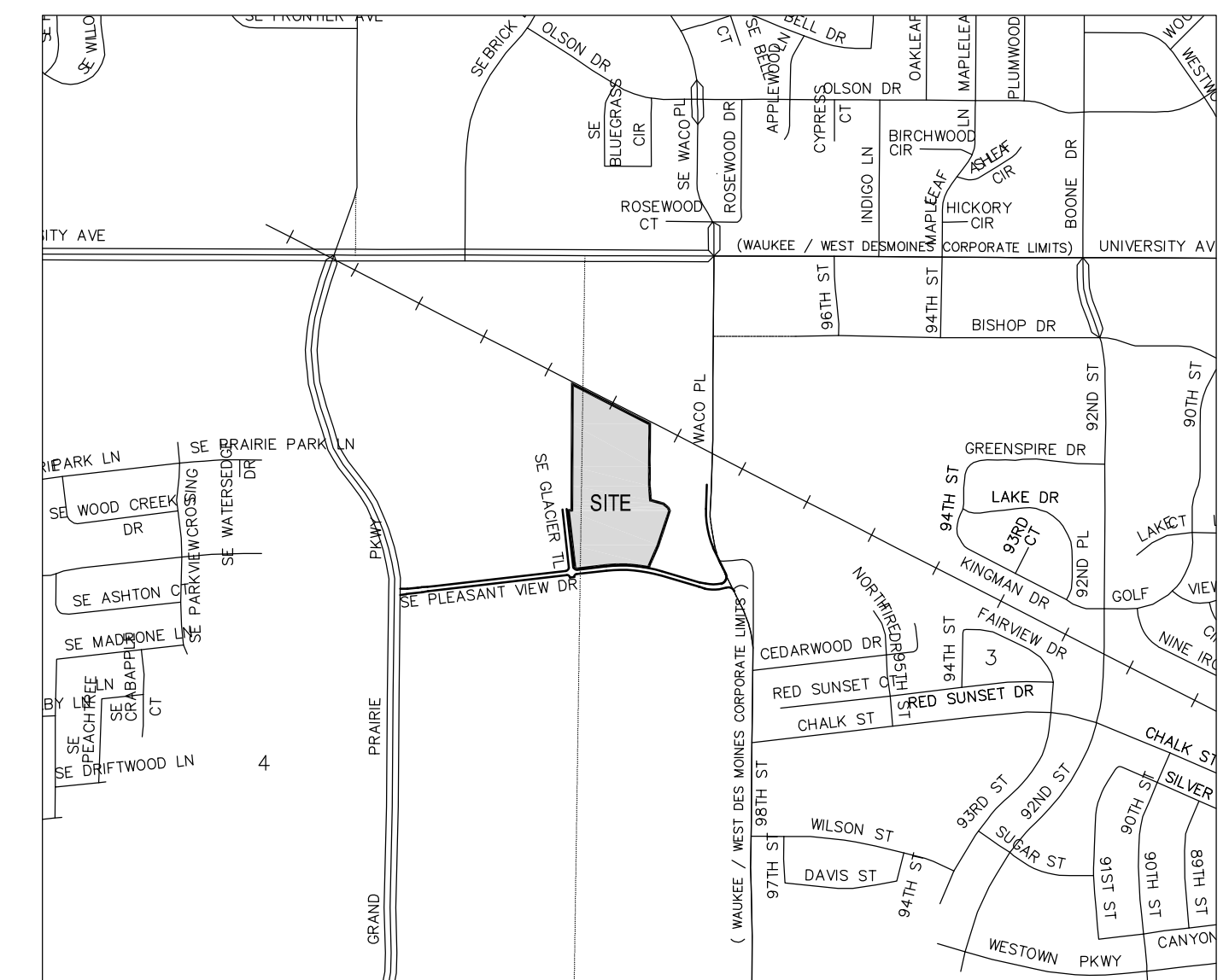
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2024 SUDAS AND 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF WAUKEE MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF WAUKEE.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY AND PRIOR TO ANY RAIN EVENT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- 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.
- TOWN HOME TRASH TO BE HANDLED INTERNALLY WITH INDIVIDUAL TRASH CANS.

PAVING NOTES:

- THE PAVING/GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDDED IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
 - SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUBASE PRIOR TO ANY PAVEMENT BEING PLACED.
 - SEE DETAILS FOR ALL PAVEMENT THICKNESS.
 - ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
 - ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.
- ### UTILITY NOTES:
- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
 - THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
 - ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE, AND HAVE LOCATION PROVIDED TO ENGINEER. THESE FACILITIES WILL BE INCLUDED IN THE AS-BUILT DRAWINGS.
 - ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
 - ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
 - SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
 - MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISION OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
 - WATERMANS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
 - THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
 - PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF WAUKEE.
 - TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
 - ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF WAUKEE WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
 - THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
 - ALL HYDRANTS SHALL HAVE 5-INCH STORZ FITTINGS.

UNIT DATA: 60 PLEX

UNIT DESIGNATION	DESCRIPTION	SG FT / UNIT	# / FLR	# BLDG
UNIT A1 / A1-REV	1BR	785	2 / 1	4
UNIT A2 / A2-REV	1BR	783	2 / 2-3	8
UNIT B1 / B1-REV	STUDIO	605	2 / 1	4
UNIT B2 / B2-REV	STUDIO	605	2 / 2-3	8
UNIT C1 / C1-REV	1BR	801	2 / 1	4
UNIT C2	1BR	878	1 / 1	1
UNIT C2-ACCESSIBILITY	1BR	878	1 / 1	2
UNIT C2-SPRINKLER	1BR	845	1 / 1	1
UNIT C3	1BR	801	2 / 2-3	8
UNIT C4	1BR	885	2 / 2-3	8
UNIT D1	1BR	776	1 / 1	2
UNIT D2	1BR	775	1 / 1	2
UNIT D3	1BR	783	1 / 2-3	4
UNIT D4	1BR	784	1 / 2-3	4
TOTAL		788.66 SF/UNIT		60



VICINITY MAP
SCALE: 1" = 1,000'

UNIT DATA: 30-PLEX

UNIT DESIGNATION	DESCRIPTION	SG FT / UNIT	# / FLR	# BLDG
UNIT A1 / A1-REV	1BR	785	2 / 1	2
UNIT A2 / A2-REV	1BR	783	2 / 2-3	4
UNIT B1 / B1-REV	STUDIO	605	2 / 1	2
UNIT B2 / B2-REV	STUDIO	605	2 / 2-3	4
UNIT C1 / C1-REV	1BR	801	2 / 1	2
UNIT C2-ACCESSIBILITY	1BR	878	1 / 1	1
UNIT C2-SPRINKLER	1BR	845	1 / 1	1
UNIT C3	1BR	801	2 / 2-3	4
UNIT C4	1BR	885	2 / 2-3	4
UNIT D1	1BR	776	1 / 1	1
UNIT D2	1BR	775	1 / 1	1
UNIT D3	1BR	783	1 / 2-3	2
UNIT D4	1BR	784	1 / 2-3	2
TOTAL				30

BUILDING AREA		ALLURE BLD
NAME	AREA	
FIRST FLOOR	62,773 SF	
SECOND FLOOR	49,562 SF	
THIRD FLOOR	49,562 SF	
FOURTH FLOOR	49,874 SF	
GROSS AREA:	210,773 SF	
TOTAL BUILDING AREA:	210,773 SF	

UNIT AREA SCHEDULE

Name	Unit Type	Count	Area
1BR-A	1 BR	4	807 SF
1BR-A R	1 BR	4	802 SF
1BR-B	1 BR	4	719 SF
1BR-B R	1 BR	4	719 SF
1BR-D	1 BR	4	765 SF
1BR-D R	1 BR	3	765 SF
1BR-E	1 BR	21	835 SF
1BR-E R	1 BR	22	835 SF
1BR-H	1 BR	8	784 SF
1BR-J	1 BR	8	833 SF
1BR-J R	1 BR	8	833 SF
1BR-K	1 BR	4	815 SF
1BR-K R	1 BR	4	820 SF
1BR-L	1 BR	12	819 SF
1BR-M	1 BR	4	825 SF
1BR-N	1 BR	3	746 SF

2BR-A	2 BR	4	1071 SF
2BR-A R	2 BR	4	1071 SF
2BR-B	2 BR	4	1071 SF
2BR-B R	2 BR	4	1071 SF
2BR-C	2 BR	4	1072 SF
2BR-C R	2 BR	3	1072 SF
2BR-D	2 BR	6	1064 SF
2BR-D R	2 BR	8	1070 SF
2 BR: 37			

1BR-C ACC	ACCESSIBLE TYPE A	1	790 SF
1BR-G ACC	ACCESSIBLE TYPE A	3	835 SF
1BR-G R ACC	ACCESSIBLE TYPE A	2	835 SF
2BR-E-ACC	ACCESSIBLE TYPE A	2	1070 SF

GUEST A	GUEST UNIT	1	607 SF
GUEST A R	GUEST UNIT	1	607 SF
GUEST B	GUEST UNIT	1	603 SF

STUDIO-A	STUDIO	4	601 SF
STUDIO-A R	STUDIO	4	601 SF
STUDIO-B	STUDIO	4	670 SF
STUDIO-C	STUDIO	3	674 SF
STUDIO-D	STUDIO	4	601 SF
STUDIO-E	STUDIO	4	600 SF
STUDIO-E R	STUDIO	4	601 SF

TOTAL NUMBER OF UNITS: 192

LEGEND:

- SAN - SANITARY SEWER
- ST - STORM SEWER
- W - WATER LINE
- G - GAS LINE
- UE - UNDERGROUND ELECTRIC
- OIE - OVERHEAD ELECTRIC
- TELE - TELEPHONE LINE
- FIO - FIBER OPTIC
- CATV - CABLE TV
- SM - STORM MANHOLE
- CI - CURB INTAKE
- SI - SURFACE INTAKE
- FES - FLARED END SECTION
- SMH - SANITARY MANHOLE
- CN - CLEANOUT
- FH - FIRE HYDRANT
- SP - SPRINKLER
- ICV - IRRIGATION CONTROL VALVE
- WM - WATER MANHOLE
- WELL
- WV - WATER VALVE
- WSO - WATER SHUT OFF
- YH - YARD HYDRANT
- EMH - ELECTRIC MANHOLE
- EM - ELECTRIC METER
- ER - ELECTRIC RISER
- EV - ELECTRIC VAULT
- PP - POWER POLE
- TPP - TRANSFORMER POLE
- LP - LIGHT POLE
- EJC - ELECTRIC JUNCTION BOX
- EP - ELECTRIC PANEL
- TR - TRANSFORMER
| GL - GROUND LIGHT | |
| GW - GUY WIRE | |
| ENCL - ENCLOSURE | |
| FF - FINISHED FLOOR | |
| FL - FLOW LINE | |
| FRAC - FRACTIONAL MEASURED DISTANCE | |
| M - MANHOLE | |
| OPC - ORANGE PLASTIC CAP | |
| P - PLATTED DISTANCE | |
| PG - PAGE | |
| POB - POINT OF BEGINNING | |
| POC - POINT OF COMMENCEMENT | |
| PRA - PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT | |
| ROW - RIGHT OF WAY | |
| RP - RED PLASTIC CAP | |
| SF - SQUARE FEET | |
| SAN - SANITARY | |
| TYP - TYPICAL | |
| YPC - YELLOW PLASTIC CAP | |
| N - NORTH | |
| S - SOUTH | |
| E - EAST | |
| W - WEST | |

ABBREVIATIONS:

- AC - ACRES
- ASPH - ASPHALT
- BK - BOOK
- CONC - CONCRETE
- DE - DEEDED DISTANCE
- EX - EXISTING
- ENCL - ENCLOSURE
- FF - FINISHED FLOOR
- FL - FLOW LINE
- FRAC - FRACTIONAL MEASURED DISTANCE
- M - MANHOLE
- OPC - ORANGE PLASTIC CAP
- P - PLATTED DISTANCE
- PG - PAGE
- POB - POINT OF BEGINNING
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- PRA - PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- ROW - RIGHT OF WAY
- RP - RED PLASTIC CAP
- SF - SQUARE FEET
- SAN - SANITARY
- TYP - TYPICAL
- YPC - YELLOW PLASTIC CAP
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST

LEGEND:

- SAN - SANITARY SEWER
- ST - STORM SEWER
- W - WATER LINE

- GENERAL NOTES:**
- CONTRACTOR TO PROVIDE GRADATION TESTING FOR EVERY 200 TONS OF GRANULAR MATERIAL DELIVERED TO THE SITE. GRADATION TESTING IS TO BE CONDUCTED AND REVIEWED BY GEOTECHNICAL FIRM PRIOR TO GRANULAR MATERIAL BEING INSTALLED.
 - THE RECOMMENDED DESIGN AND SPECIFICATIONS HAVE BEEN APPROVED BY THE OWNER.
 - ANY RECOMMENDATIONS MADE BY THE OWNER'S SELECTED GEOTECHNICAL FIRM SHALL GOVERN.
 - IF GRANULAR MATERIAL ARE INSTALLED THAT DO NOT MEET THE OWNER'S SELECTED GEOTECHNICAL FIRM SPECIFICATIONS, THE CONTRACTOR SHALL AT THEIR OWN EXPENSE, REMOVE AND REPLACE THE DEFICIENT GRANULAR MATERIAL PER SPECIFICATION.
 - ALL SIGNAGE SHALL RECEIVE SEPARATE APPROVALS WITH A SIGNED PERMIT APPLICATION FROM THE CITY OF CLIVE COMMUNITY DEVELOPMENT DEPARTMENT.

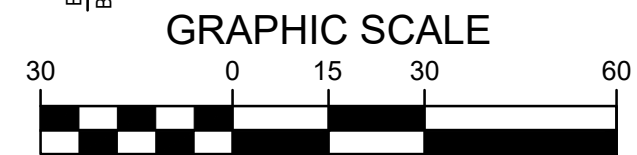
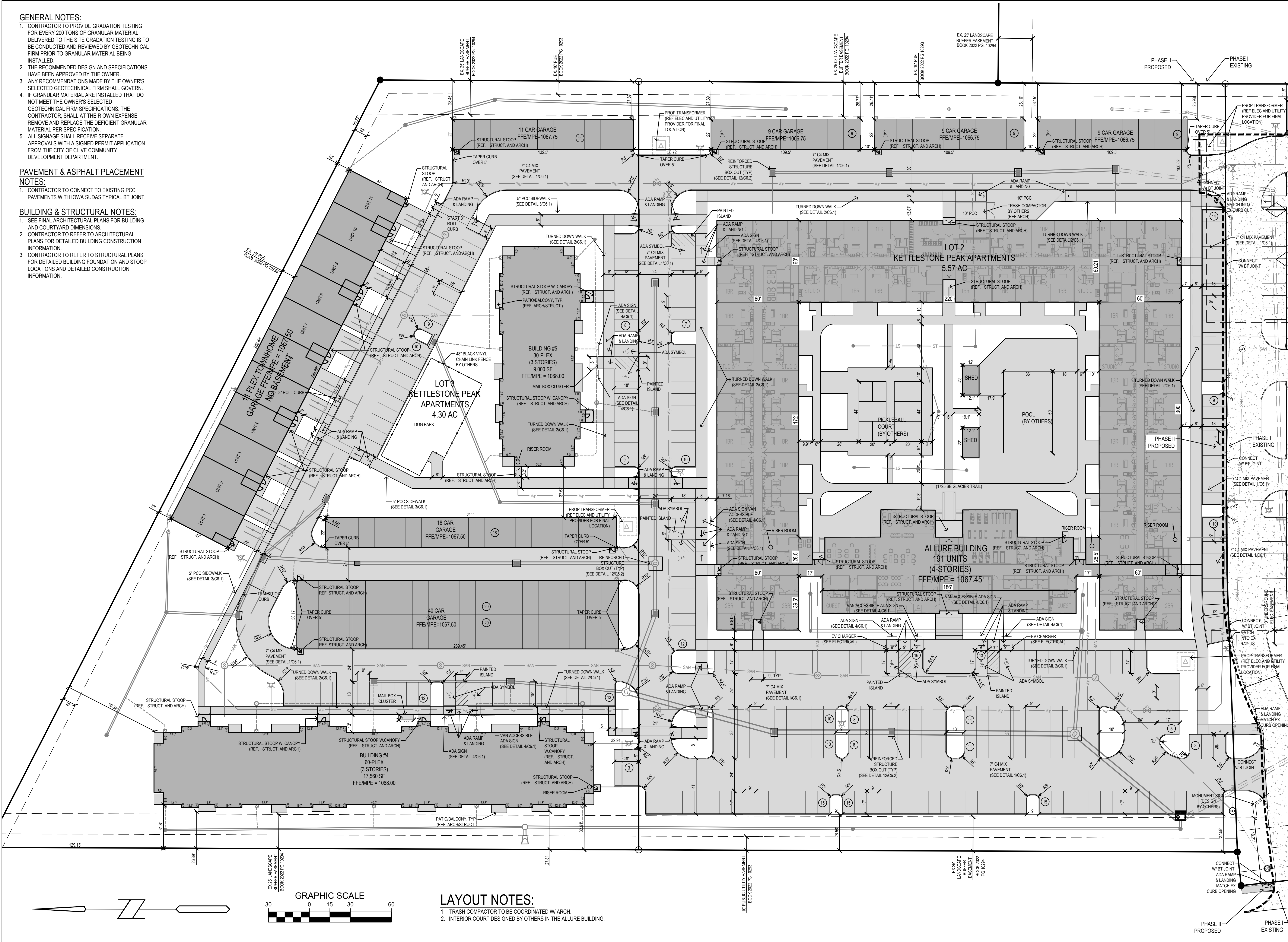
PAVEMENT & ASPHALT PLACEMENT NOTES:

- CONTRACTOR TO CONNECT TO EXISTING PCC PAVEMENTS WITH IOWA SUDAS TYPICAL BT JOINT.

BUILDING & STRUCTURAL NOTES:

- SEE FINAL ARCHITECTURAL PLANS FOR BUILDING AND COURTYARD DIMENSIONS.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
- CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOO LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.

7/22/2024 10:24:50 AM M:\LAND PROJECTS 2019\190377 - 1 KETTLESTONE APARTMENTS\DWG\PHASE 2\C2 LAYOUT.DWG



- LAYOUT NOTES:**
- TRASH COMPACTOR TO BE COORDINATED W/ ARCH.
 - INTERIOR COURT DESIGNED BY OTHERS IN THE ALLURE BUILDING.

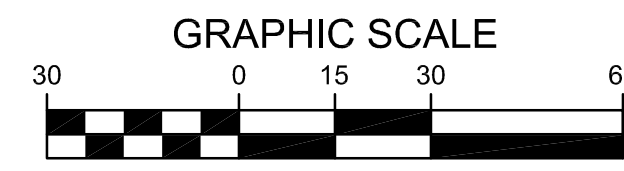
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 Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying
 Established 1959

**THE PEAK AT KETTLESTONE APARTMENTS
 WAUKEE, IA - PHASE 2
 LAYOUT PLAN**

REFERENCE NUMBER:	
DRAWN BY:	JG
CHECKED BY:	DB
REVISION DATE:	07-20-2023 1ST CITY SUBMITTAL 10-04-2023 2ND CITY SUBMITTAL 03-12-2024 3RD CITY SUBMITTAL 04-30-2024 4TH CITY SUBMITTAL 05-13-2024 5TH CITY SUBMITTAL 07-02-2024 6TH CITY SUBMITTAL 07-19-2024 7TH CITY SUBMITTAL
PROJECT NUMBER:	190377-1
SHEET NUMBER:	C2.1

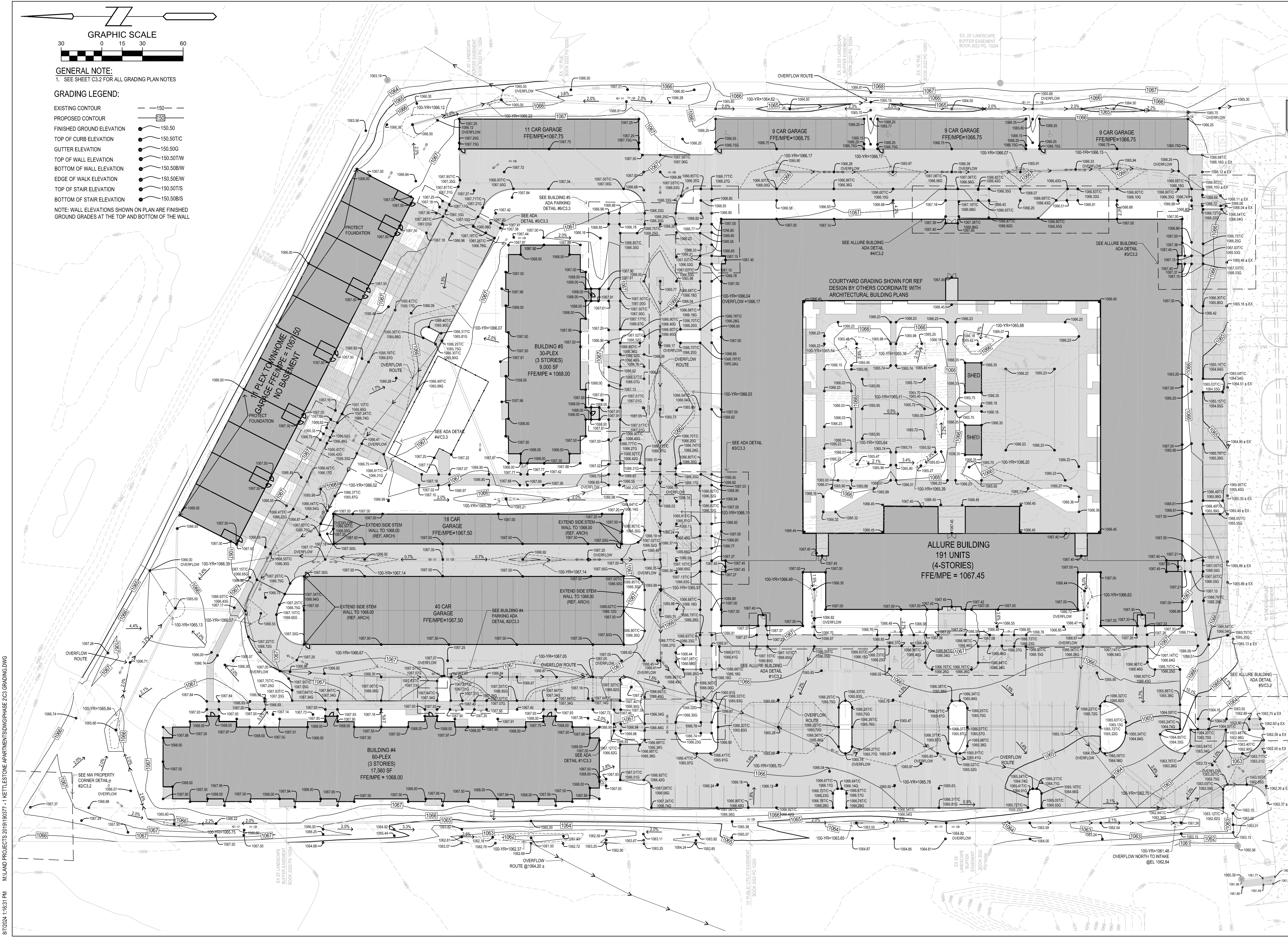


GENERAL NOTE:
1. SEE SHEET C3.2 FOR ALL GRADING PLAN NOTES

GRADING LEGEND:

- EXISTING CONTOUR ——— 150 ———
- PROPOSED CONTOUR ——— 150 ———
- FINISHED GROUND ELEVATION ——— 150.50
- TOP OF CURB ELEVATION ——— 150.50/C
- GUTTER ELEVATION ——— 150.50/G
- TOP OF WALL ELEVATION ——— 150.50/W
- BOTTOM OF WALL ELEVATION ——— 150.50/BW
- EDGE OF WALK ELEVATION ——— 150.50/EW
- TOP OF STAIR ELEVATION ——— 150.50/TS
- BOTTOM OF STAIR ELEVATION ——— 150.50/BS

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL



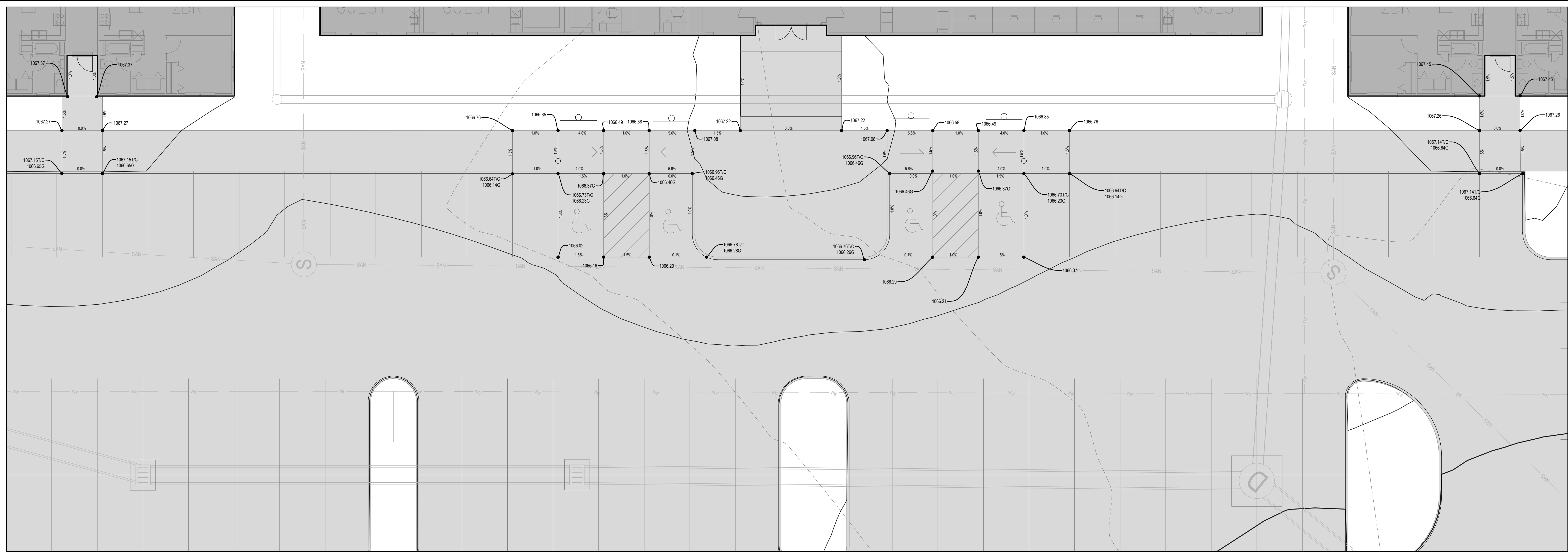
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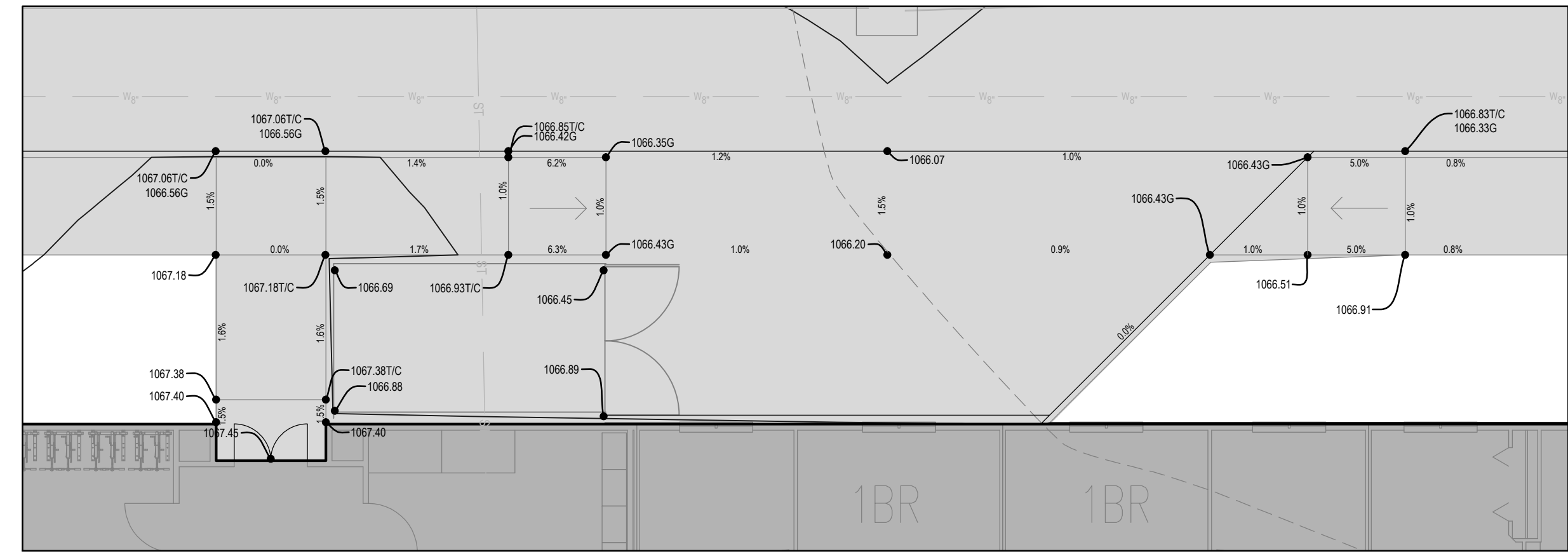
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THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE, IA - PHASE 2
GRADING PLAN

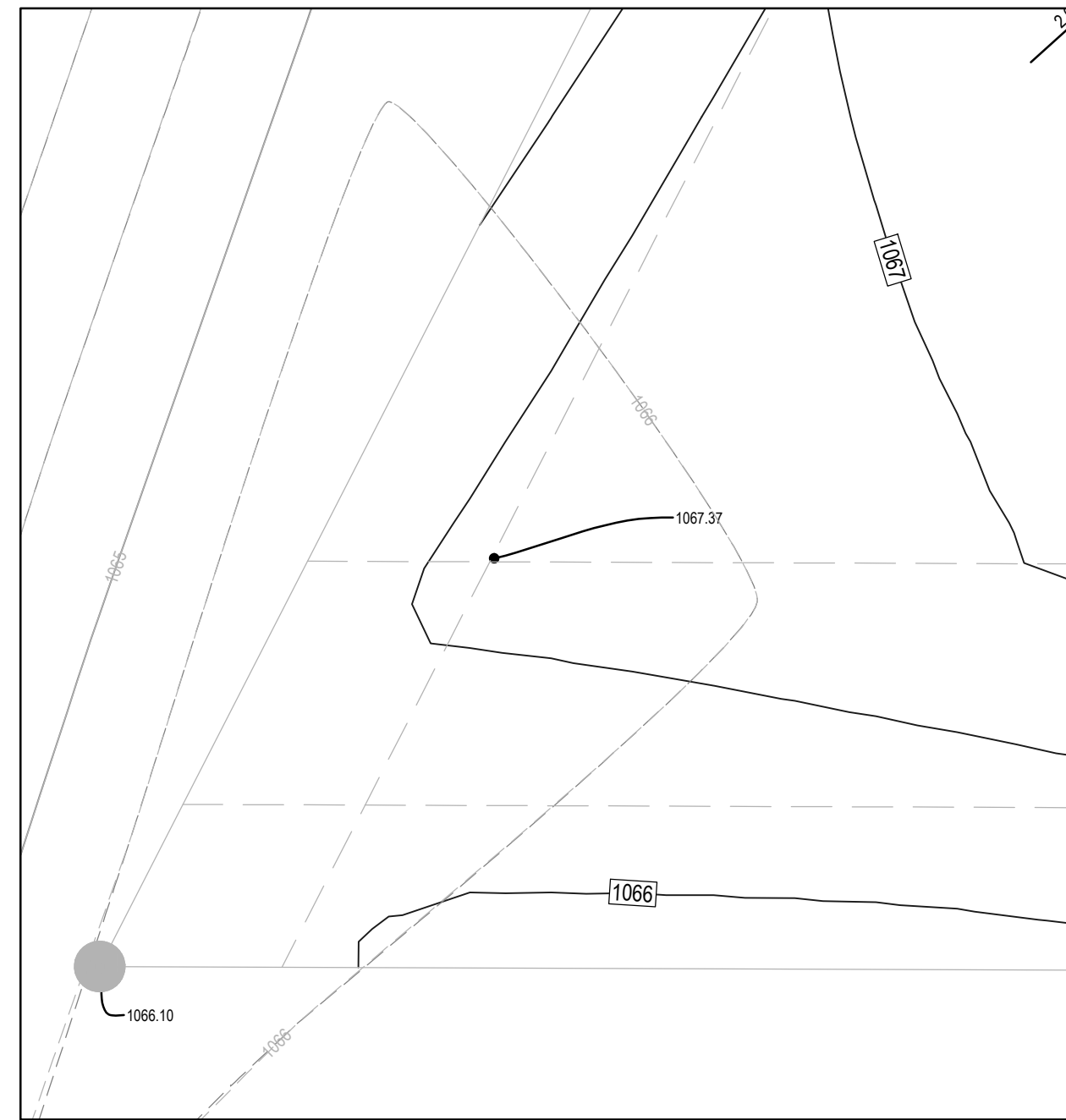
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DRAWN BY:	JG
CHECKED BY:	DB
REVISION DATE:	07-20-2023 1ST CITY SUBMITTAL 10-04-2023 2ND CITY SUBMITTAL 03-12-2024 3RD CITY SUBMITTAL 04-30-2024 4TH CITY SUBMITTAL 05-13-2024 5TH CITY SUBMITTAL 07-19-2024 6TH CITY SUBMITTAL
PROJECT NUMBER:	190377-1
SHEET NUMBER:	C3.1



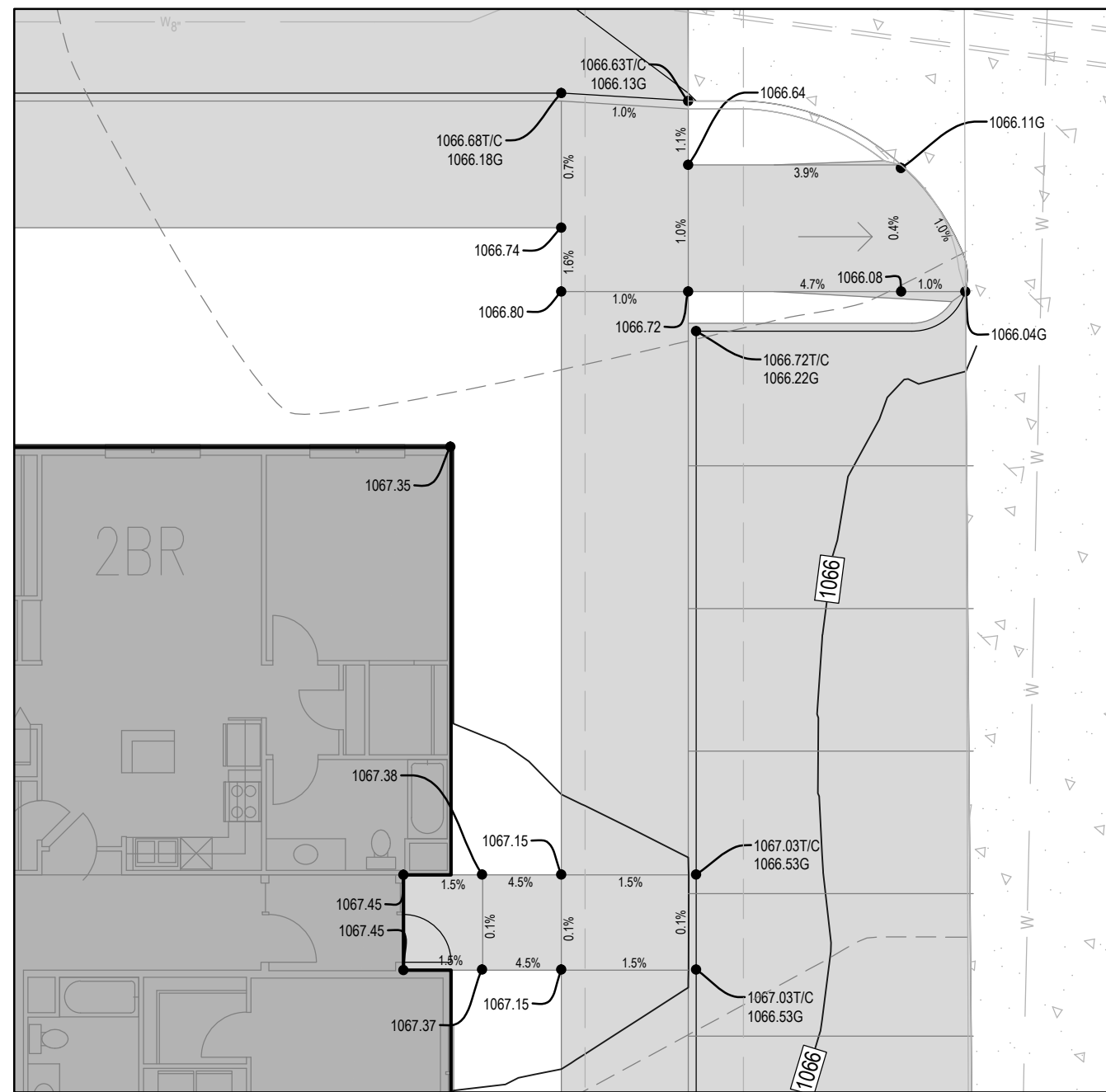
ALLURE BUILDING ADA DETAIL #1
SCALE: 1" = 10'



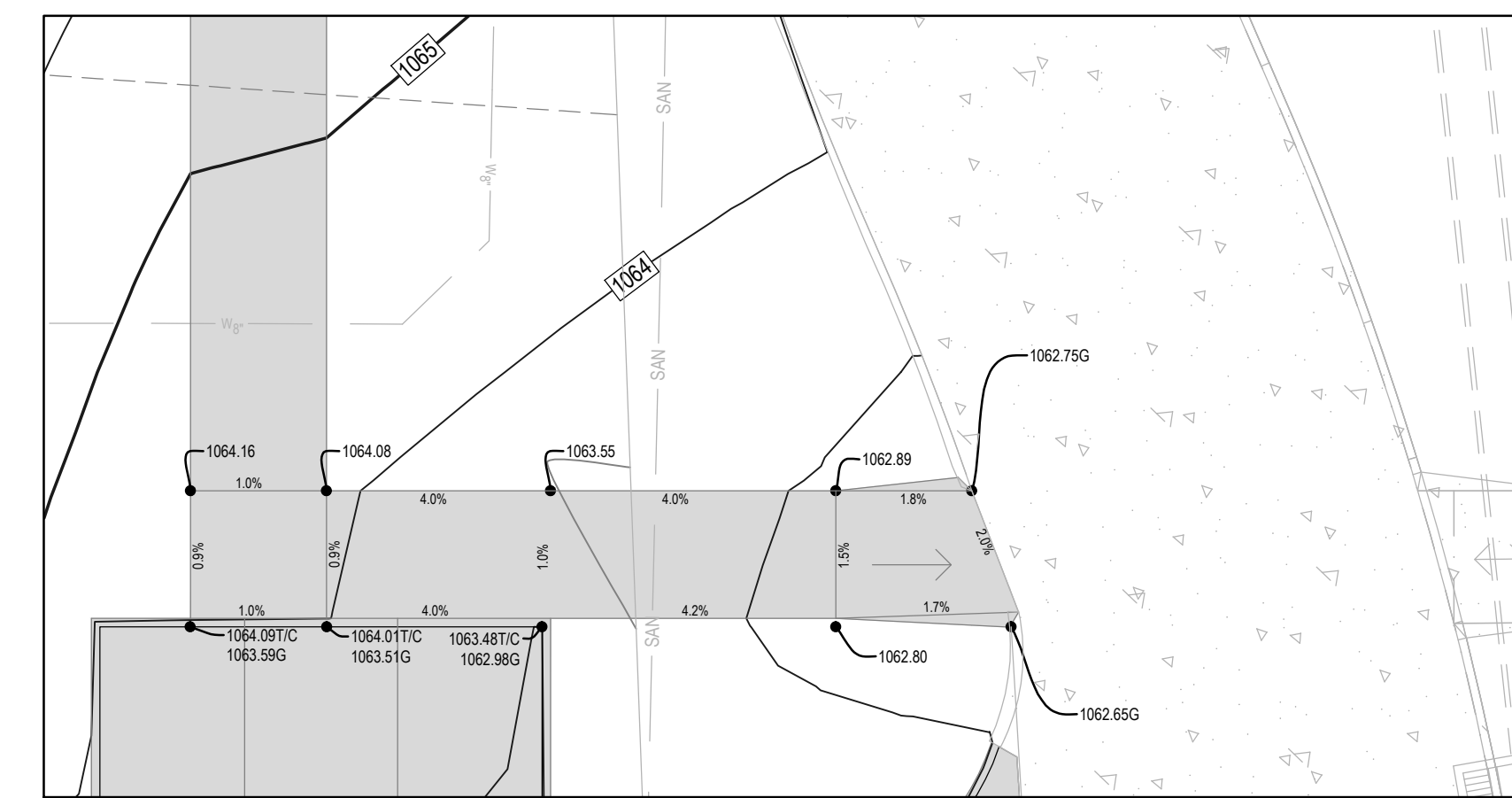
ALLURE BUILDING ADA DETAIL #4
SCALE: 1" = 10'



NW PROPERTY CORNER DETAIL #2
SCALE: 1" = 10'



ALLURE BUILDING ADA DETAIL #3
SCALE: 1" = 10'



ALLURE BUILDING ADA DETAIL #5
SCALE: 1" = 10'

STORM WATER FACILITIES MAINTENANCE REQUIREMENTS:

- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE WET DETENTION AREA AS DEFINED BELOW FROM THE APPROVED MAINTENANCE COVENANT:
1. STORM WATER FACILITIES (INCLUDING PIPES, INLETS, AND OUTLETS) SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN.
 2. TRASH, LITTER, DEBRIS OR OBSTRUCTIONS SHALL BE PROMPTLY REMOVED FROM THE STORM WATER FACILITIES.
 3. MOW ON A REGULAR BASIS TO MAINTAIN THE VEGETATION AT THE HEIGHT DESIGNED ON THE ORIGINAL DESIGN TO PREVENT EROSION.
 4. ON A MONTHLY BASIS DURING THE GROWING SEASON, PLANT, MAINTAIN AND REPLANT AS NECESSARY PERMITTED VEGETATION.
 5. CONDUCT QUARTERLY INSPECTIONS FOR ANY DEFECTS, OBSTRUCTIONS, OR ANY CHANGES IN THE ORIGINAL DESIGN.
 6. REMOVE ANY ACCUMULATED SEDIMENT FROM THE OUTLET STRUCTURES AND REMOVE ANY SEDIMENT GREATER THAN THE ORIGINAL DESIGN DEPTH.
 7. ALL REPAIRS SHALL CONFORM TO THE ORIGINAL DESIGN.
 8. MAINTAIN THE STORM WATER MANAGEMENT FACILITY TO ASSURE THE EFFECTIVENESS FOR STORM WATER RUNOFF FOR THE BENEFITED PROPERTY.

ADA RAMP & LANDING NOTES:

1. RAMPS ON SIDEWALKS THAT EXCEED 5% RUNNING SLOPE MUST HAVE A MINIMUM OF 5'X5' LANDING AT THE TOP AND BOTTOM OF THE RAMP. THE LANDING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
2. NOT ALL RAMPS AND LANDINGS ARE CALLED OUT ON PLANS. ANYWHERE A WALK EXCEEDS 5% SLOPE, AS SHOWN ON THE GRADING PLAN, SHALL BE CONSIDERED AN ADA RAMP AND THEREFORE MUST HAVE LANDINGS.

TOPSOIL NOTES:

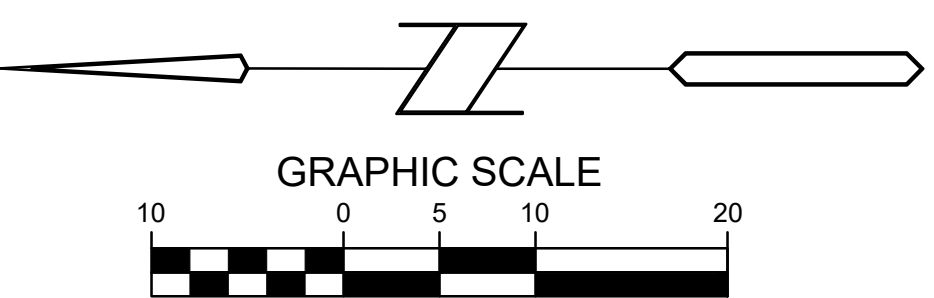
1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8".
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
6. CONTRACTOR SHALL VERIFY EXISTING DEPTH OF TOPSOIL PRIOR TO CONSTRUCTION. IF SUITABLE TOPSOIL IS NOT PRESENT ON SITE, CONTRACTOR SHALL IMPORT SUITABLE TOPSOIL FROM AN APPROVED BORROW LOCATION TO PROVIDE THE MINIMUM 8" DEPTH TOPSOIL REQUIRED BY CITY CODE FOR OPEN SPACE DISTURBED AREAS.

GRADING LEGEND:

- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - FINISHED GROUND ELEVATION
 - TOP OF CURB ELEVATION
 - GUTTER ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - EDGE OF WALK ELEVATION
 - TOP OF STAIR ELEVATION
 - BOTTOM OF STAIR ELEVATION
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL

GRADING NOTE:

1. OWNER TO PROVIDE CITY OF WAUKEE WITH CERTIFIED GRADING PLAN PRIOR TO ACCEPTANCE OF IMPROVEMENTS.



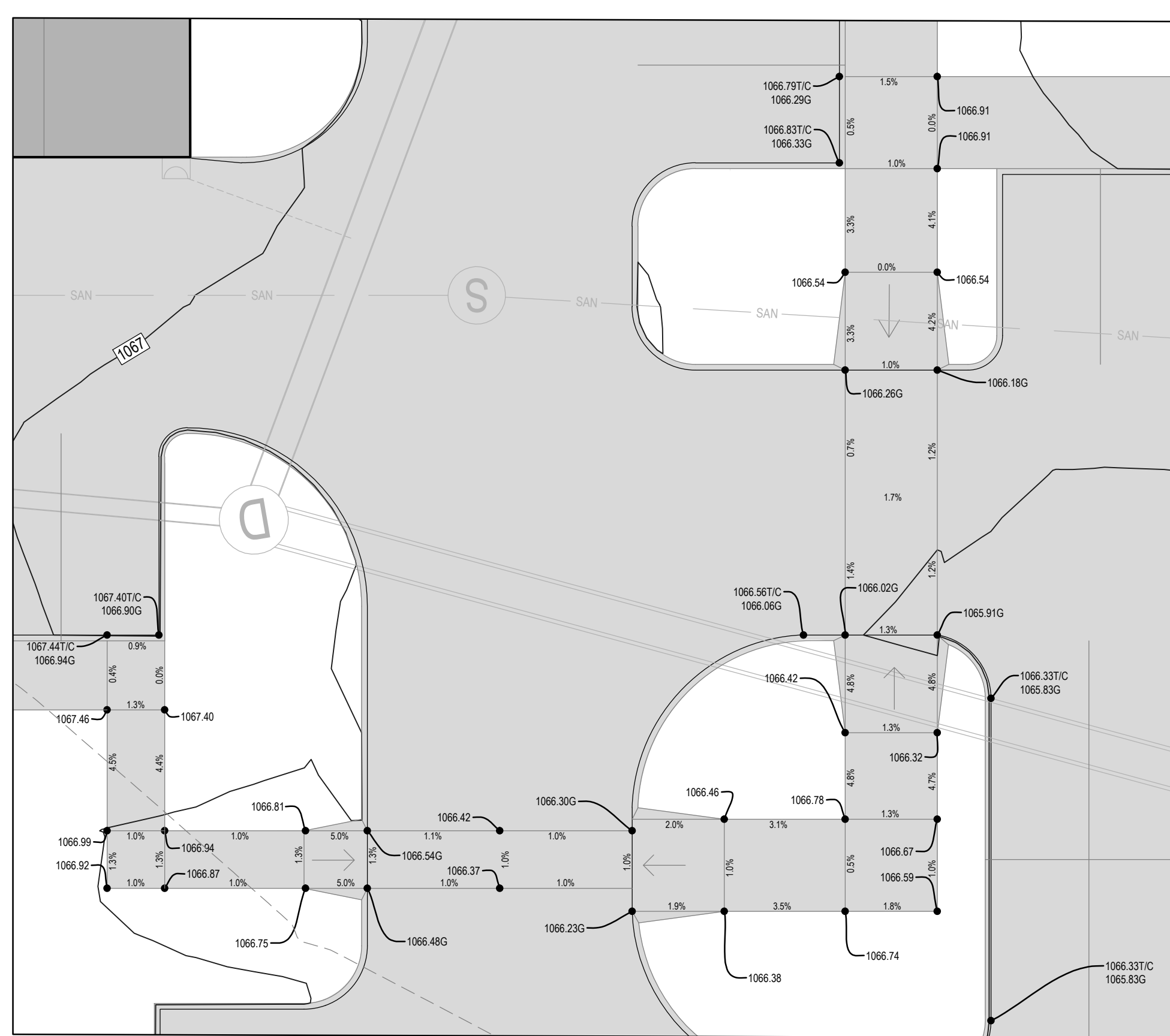
BUILDING DOOR ELEVATIONS:

1. THE ELEVATIONS SHOWN AT THE BUILDING DOORS AND BUILDING WALLS ON THE GRADING PLAN ARE FOR COORDINATION ONLY. BUILDING ARCHITECTURAL/STRUCTURAL PLANS AND DETAILS SHALL GOVERN FOR BUILDING DOOR ELEVATIONS, STOOP SLOPES AND EXPOSED WALLS OR FOOTINGS.
2. CONTRACTOR TO COORDINATE AND VERIFY ALL BUILDING AND DOOR ELEVATIONS WITH EXTERIOR IMPROVEMENTS TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING PRIOR TO CONSTRUCTION. IF THERE IS A DISCREPANCY, CONTRACTOR TO CONTACT OWNER/ENGINEER FOR DIRECTION PRIOR TO CONSTRUCTION AND/OR INSTALLATION.

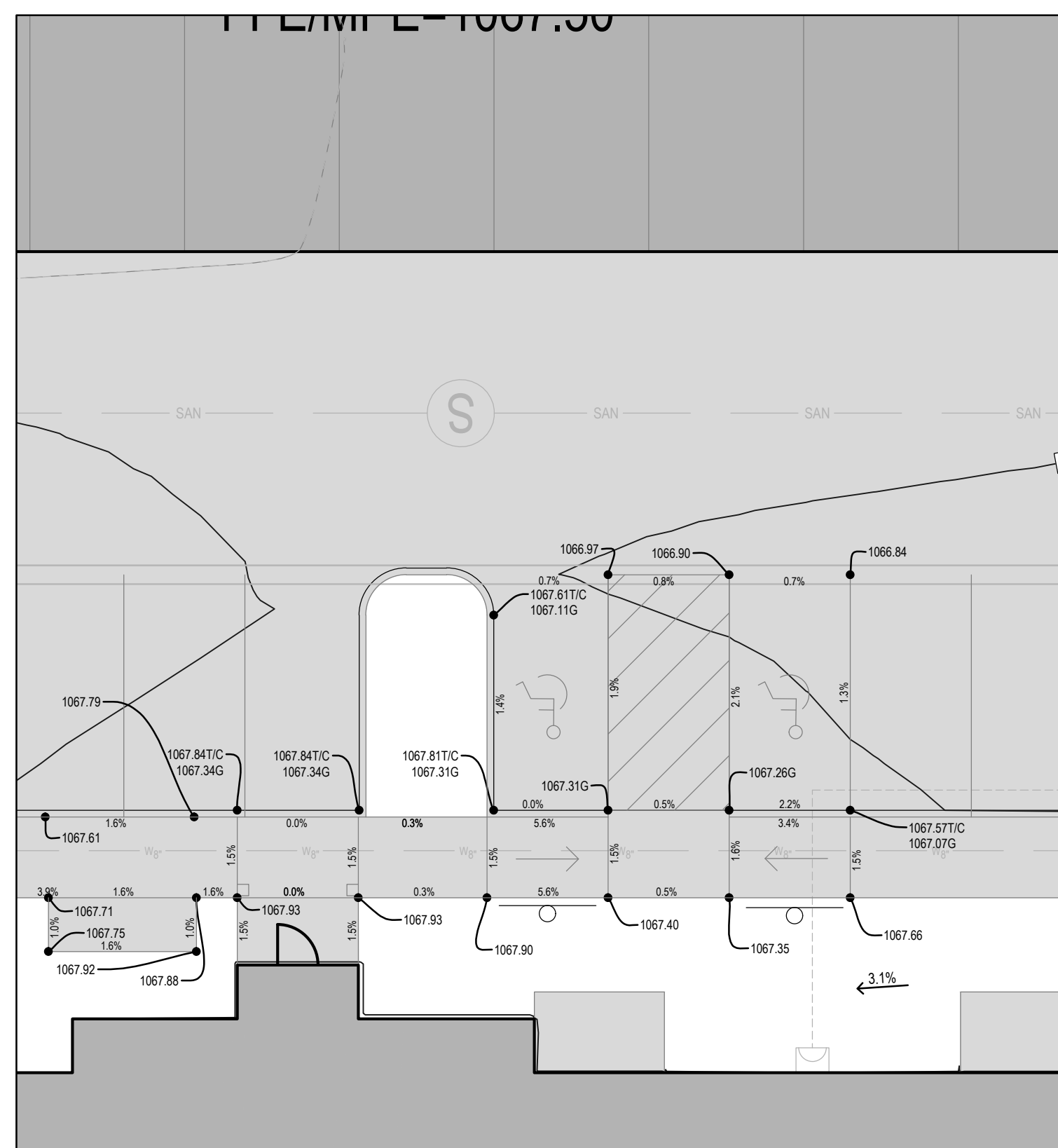
GENERAL NOTES:

1. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL PLANS FOR BUILDING OVERHEAD AND MAN DOOR ELEVATION DETAILS. ALL BUILDING STOOPS SHALL HAVE A MINIMUM 1.0% CROSS SLOPE AND A MAX 2% CROSS SLOPE.
2. CONTRACTOR TO VERIFY AND COORDINATE EXTERIOR PAVEMENT ELEVATIONS ADJACENT TO STOOP AND DOOR LOCATIONS TO PROVIDE A MINIMUM 1.0% SLOPE AND A MAX 5% SLOPE AWAY FROM BUILDING AND BUILDING STOOPS.
3. THE GENERAL CONTRACTOR AND THEIR SURVEYOR SHALL BE RESPONSIBLE FOR CREATING THE STAKING MODEL. CONTRACTOR TO VERIFY ALL GRADING ELEVATIONS AND CONTACT THE OWNER/ENGINEER, PRIOR TO CONSTRUCTION, IF THERE ARE ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PLANS AND TYPICAL CONSTRUCTION STANDARDS AND TOLERANCES.
4. CONTRACTOR SHALL ADJUST EXISTING UTILITY STRUCTURES RIMS TO GRADE.
5. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR ANY RELOCATION OR LOWERING OF EXISTING UTILITIES TO ACCOMMODATE GRADING AND NEW UTILITIES. ANY REMOVAL AND REPLACEMENT OF SAID UTILITIES SHALL BE INCIDENTAL.

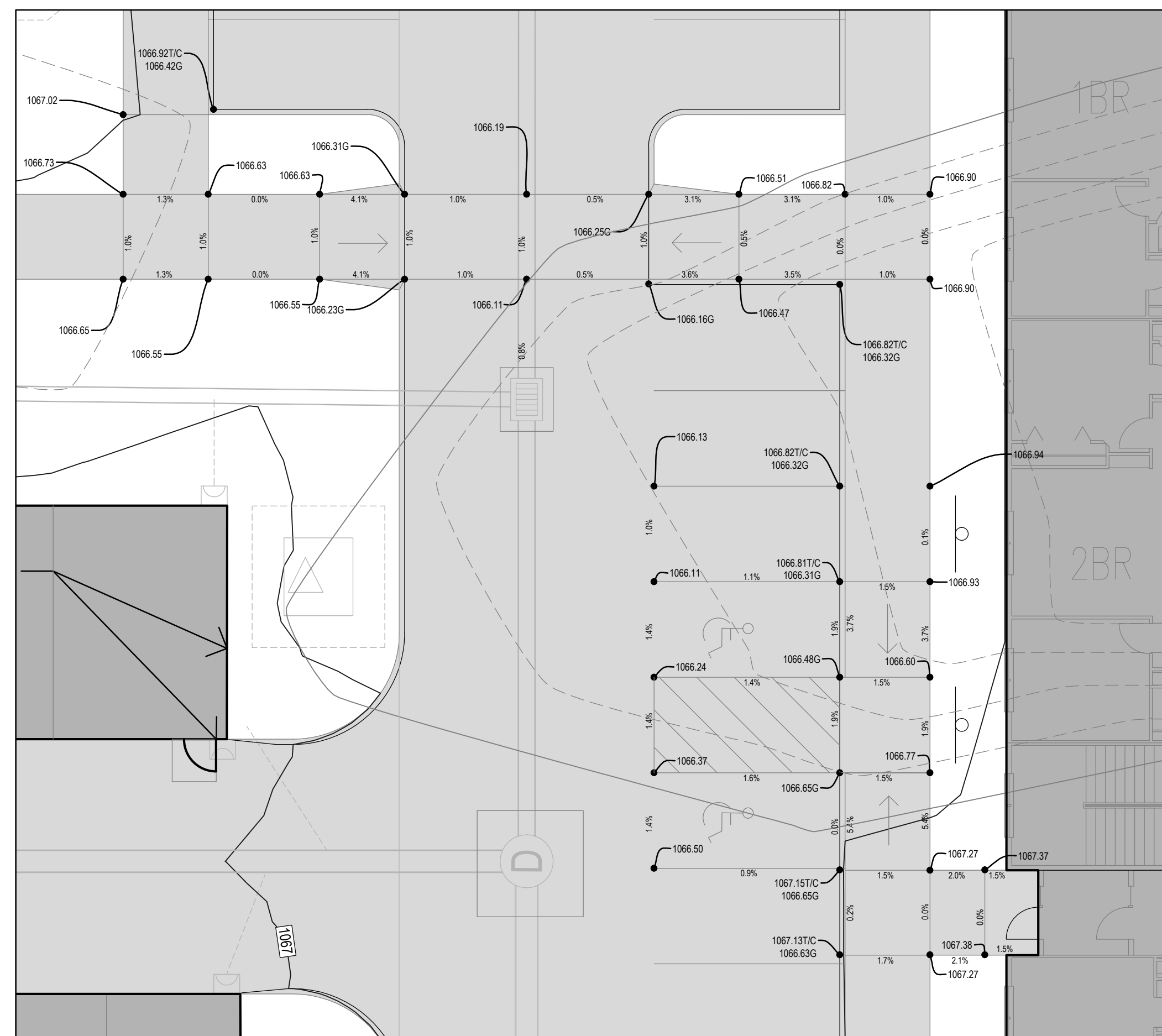
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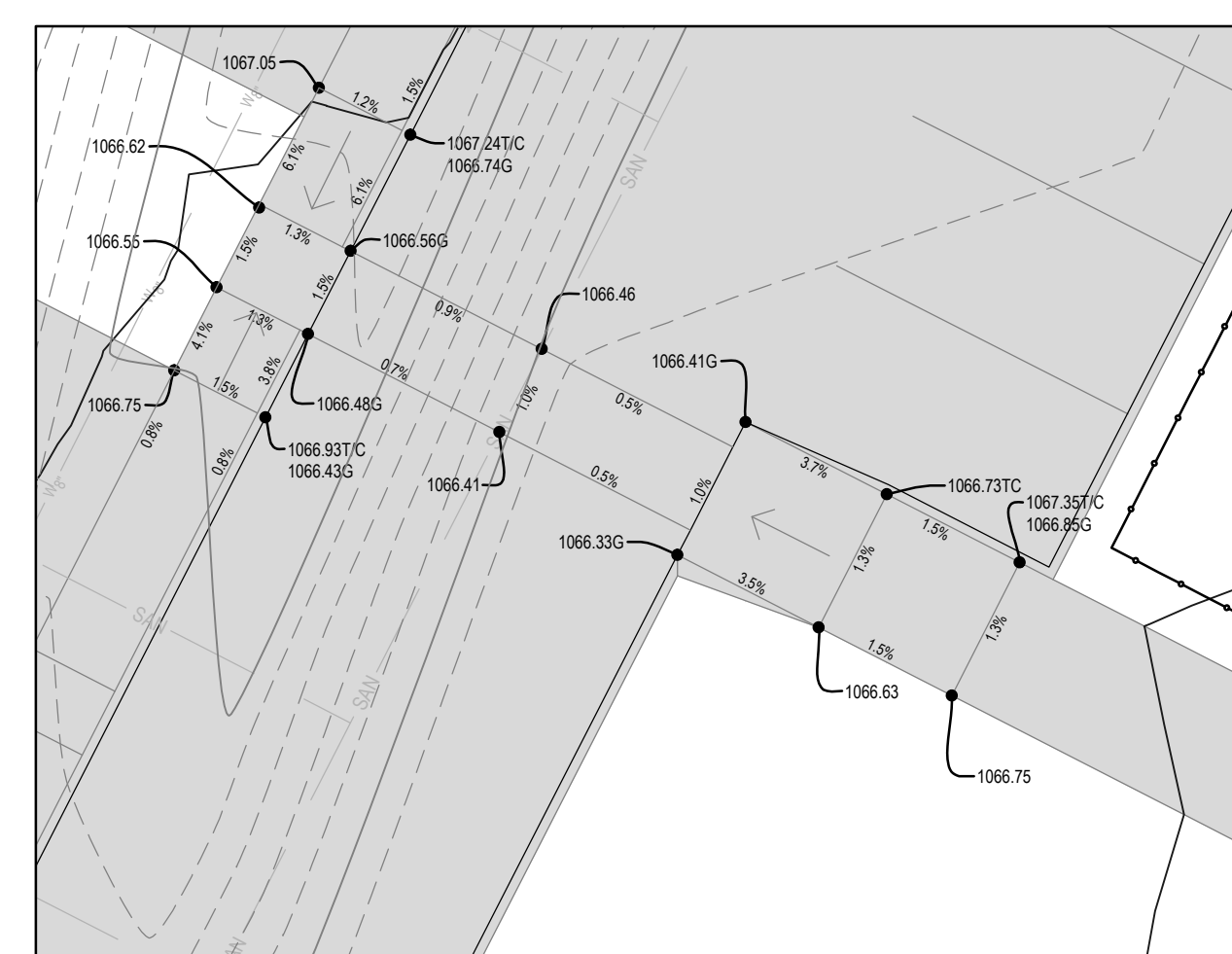
ADA DETAIL #1
SCALE: 1" = 10'



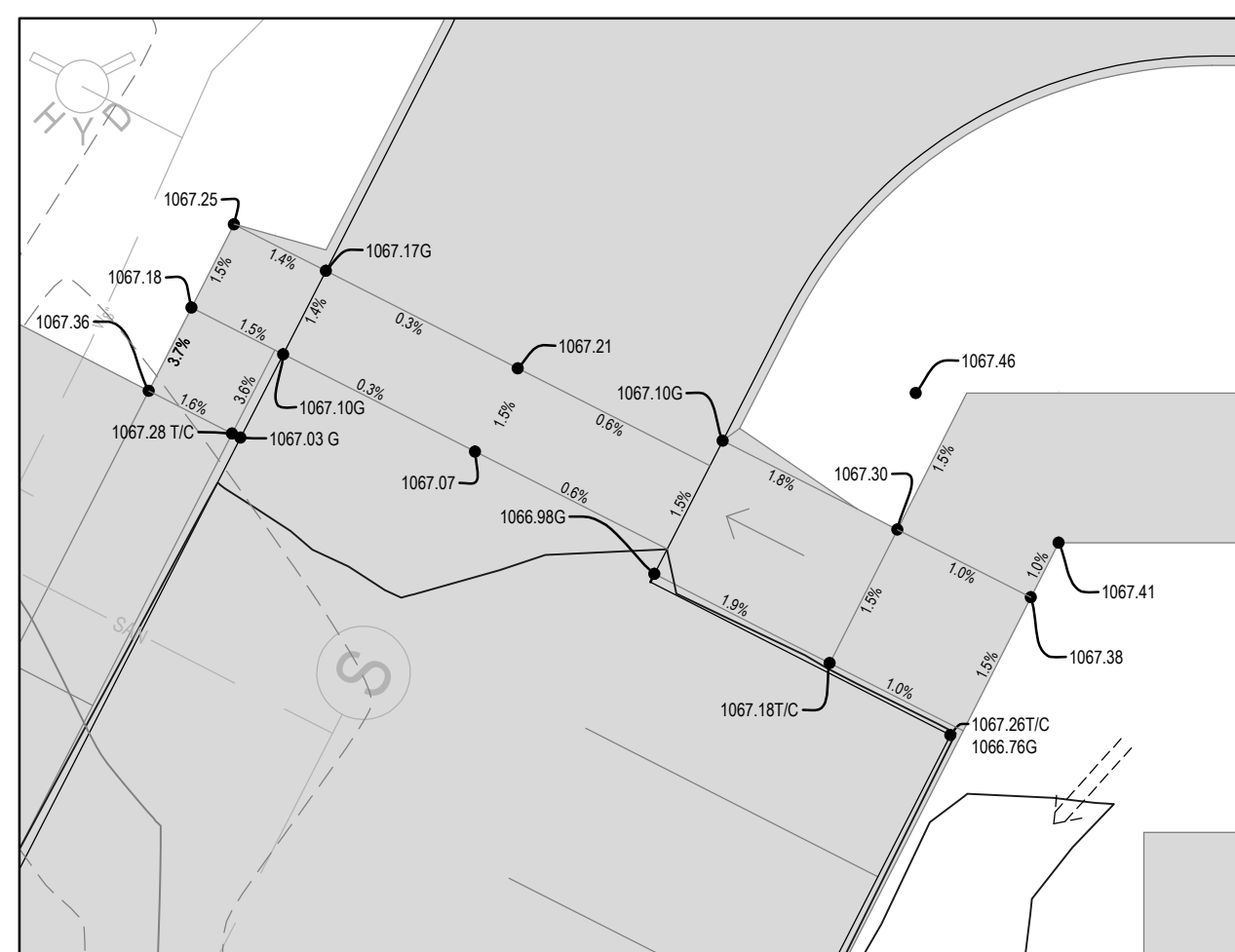
BUILDING #4 ADA PARKING DETAIL #2
SCALE: 1" = 10'



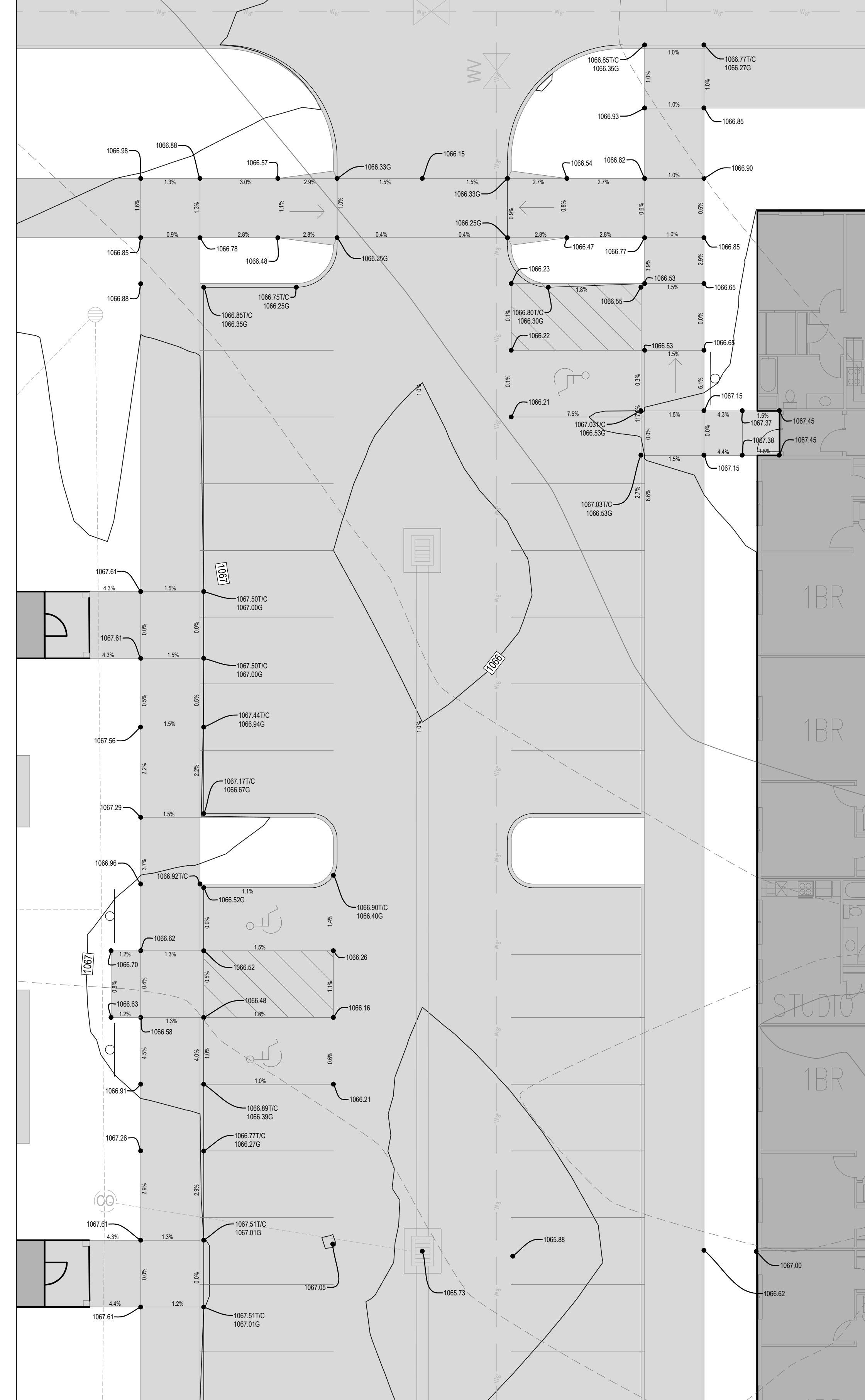
ADA DETAIL #3
SCALE: 1" = 10'



ADA DETAIL #4
SCALE: 1" = 10'



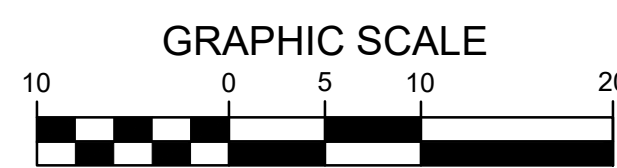
ADA DETAIL #5
SCALE: 1" = 10'



BUILDING #5 ADA PARKING DETAIL #6
SCALE: 1" = 10'

- GRADING LEGEND:**
- EXISTING CONTOUR ——— 150 ———
 - PROPOSED CONTOUR ——— 150 ———
 - FINISHED GROUND ELEVATION ● 150.50
 - TOP OF CURB ELEVATION ● 150.50T/C
 - GUTTER ELEVATION ● 150.50G
 - TOP OF WALL ELEVATION ● 150.50T/W
 - BOTTOM OF WALL ELEVATION ● 150.50B/W
 - EDGE OF WALK ELEVATION ● 150.50E/W
 - TOP OF STAIR ELEVATION ● 150.50T/S
 - BOTTOM OF STAIR ELEVATION ● 150.50B/S
- NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL

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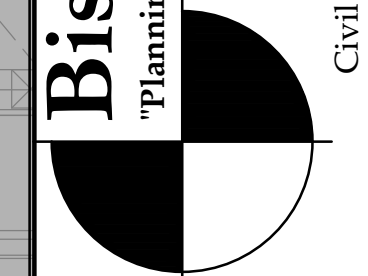


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THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE, IA - PHASE 2

REFERENCE NUMBER:
DRAWN BY:
JG
CHECKED BY:
DB
REVISION DATE:
07-20-2023 1ST CITY SUBMITTAL
10-04-2023 2ND CITY SUBMITTAL
03-12-2024 3RD CITY SUBMITTAL
04-30-2024 4TH CITY SUBMITTAL
05-13-2024 5TH CITY SUBMITTAL
07-02-2024 6TH CITY SUBMITTAL
07-19-2024 7TH CITY SUBMITTAL

PROJECT NUMBER:
190377-1
SHEET NUMBER:
C3.3



GRADING PLAN

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying
Established 1959

LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS INCLUDING THE ROW WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL PLANTING BEDS ARE TO BE ENCLOSED WITH TYPICAL STEEL EDGER.
15. ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
16. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
17. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
18. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 3" THICK LAYER OF WASHED RIVER ROCK (1.5" NOMINAL SIZE).
19. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.

IRRIGATION NOTES:

- FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYSTEM.
- CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE DESIGN/BUILD FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN, COORDINATION, TESTING, PERMITS, INSPECTIONS, ETC.

GENERAL LANDSCAPE REQUIREMENTS

TOTAL AREA	663,419 SF
TOTAL REQUIRED OPEN SPACE (20%)	132,684 SF
PROVIDED OPEN SPACE (PHASE 1) (83%)	553,600 SF
PROVIDED OPEN SPACE (PHASE 2) (41%)	272,493 SF

GENERAL OPEN SPACE REQUIREMENT	REQUIRED	PROVIDED
TOTAL REQUIRED OVERSTORY TREES (1.5 PER 1000 SF)	144	151
TOTAL REQUIRED UNDERSTORY TREES (0.5 PER 1000 SF)	48	48
TOTAL REQUIRED SHRUBS (2 PER 1000 SF)	192	1217

BUFFER PLANTING REQUIREMENT - WEST AND SOUTH (25' WIDE)	REQUIRED	PROVIDED
TOTAL BUFFER LENGTH	1,879	
TOTAL REQUIRED OVERSTORY TREES (1.5 / 50LF)	57	57
TOTAL REQUIRED EVERGREEN TREES (2.5 / 50 LF)	94	94
TOTAL REQUIRED UNDERSTORY TREES (2.5 / 50 LF)	94	94
TOTAL REQUIRED SHRUBS (15 / 50 LF)	564	564

BUFFER PLANTING REQUIREMENT - NORTHEAST (25' WIDE)	REQUIRED	PROVIDED
TOTAL BUFFER LENGTH	477	
TOTAL REQUIRED OVERSTORY TREES (1.5 / 50LF)	15	15
TOTAL REQUIRED EVERGREEN TREES (2.5 / 50 LF)	24	24
TOTAL REQUIRED UNDERSTORY TREES (2.5 / 50 LF)	24	24
TOTAL REQUIRED SHRUBS (15 / 50 LF)	144	144

REQUIRED STREET TREES (SE PLEASANT VIEW DRIVE)	REQUIRED	PROVIDED
TOTAL LENGTH OF STREET FRONTAGE	536	
REQUIRED OVERSTORY TREES (1 / 40 LF)	14	14

LEGEND

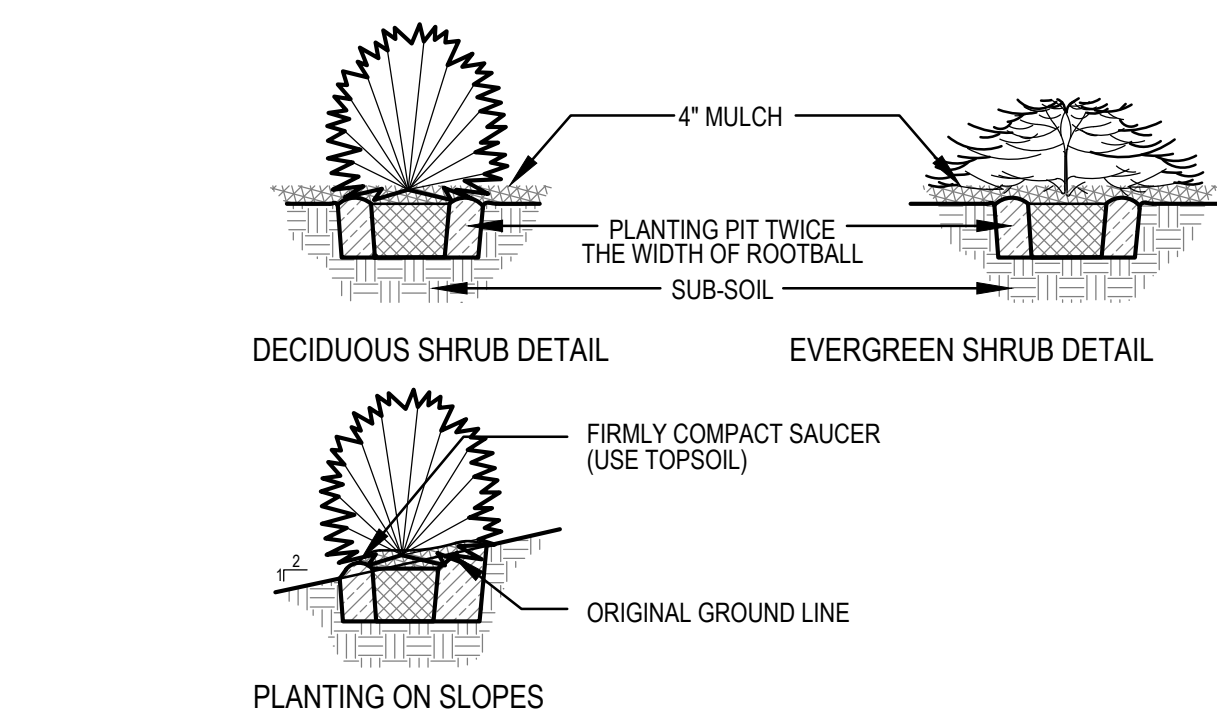
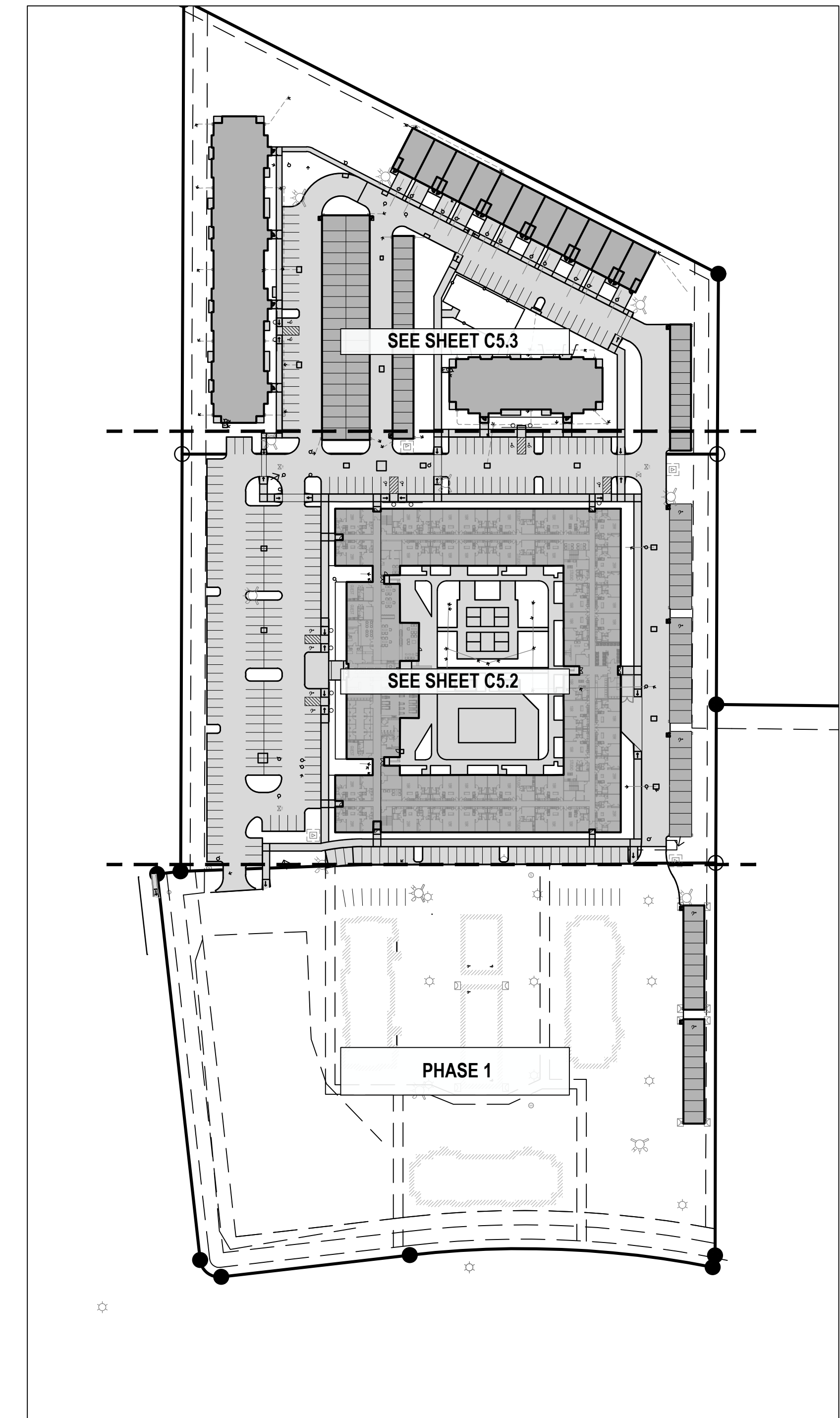
SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

PLANTING SCHEDULE (PHASE 2)

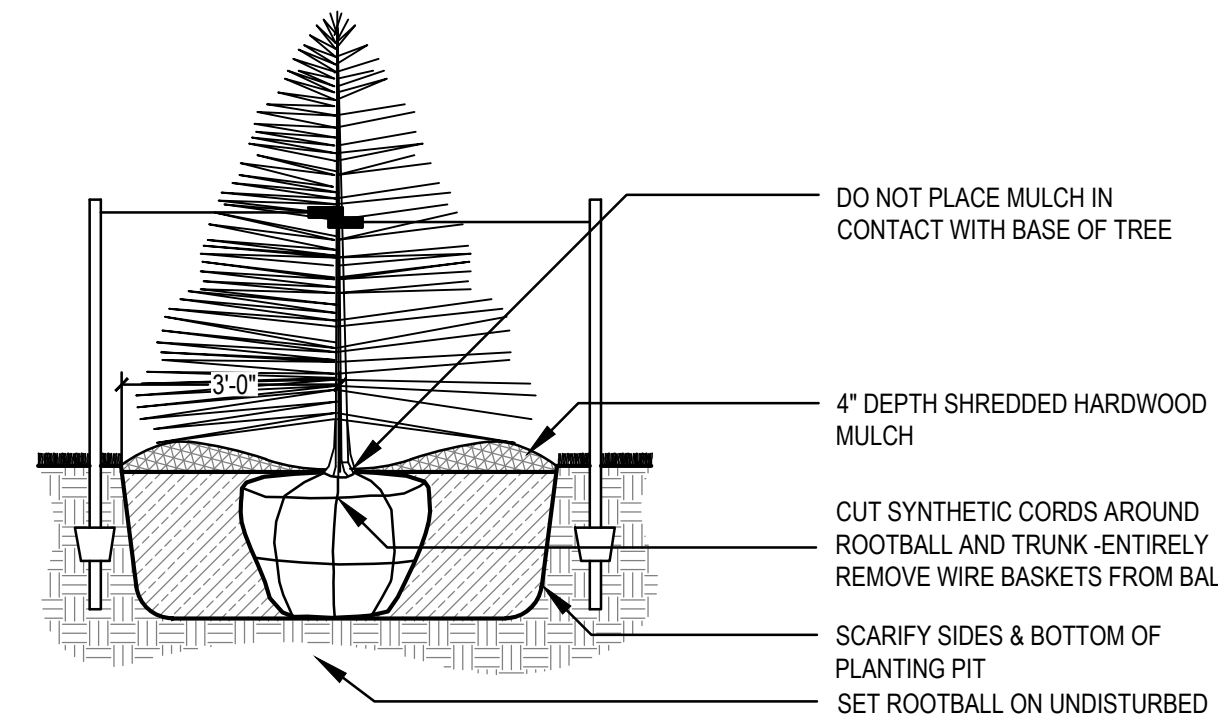
CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OVERSTORY TREES						
OG	8	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2.0" CAL	B&B	MATCHED SPECIMENS
MM	3	MARMO MAPLE	ACER X FREEMAN 'MARMO'	2.0" CAL	B&B	MATCHED SPECIMENS
RB	2	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	8" HT	B&B	MATCHED SPECIMENS (CLUMP FORM)
AH	10	AMERICAN HORNBEAM	CARPINUS CAROLINIANA	2.0" CAL	B&B	MATCHED SPECIMENS
CH	8	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.0" CAL	B&B	MATCHED SPECIMENS
SH	14	SKYLINE HONEYLOCUST	GLEDETIA TRICANTHOS 'HERMIS SKYLINE'	2.0" CAL	B&B	MATCHED SPECIMENS
KC	6	KENTUCKY COFFEETREE	GYMOKLADUS DIOICUS	2.0" CAL	B&B	MATCHED SPECIMENS
TT	22	TULIP TREE	LIRIODENDRON TULIPIFERA	2.0" CAL	B&B	MATCHED SPECIMENS
WO	17	WHITE OAK	QUERCUS ALBA	2.0" CAL	B&B	MATCHED SPECIMENS
SW	7	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0" CAL	B&B	MATCHED SPECIMENS
CO	2	CHOKWALD OAK	QUERCUS MUEHLBERGII	2.0" CAL	B&B	MATCHED SPECIMENS
RO	4	RED OAK	QUERCUS RUBRA	2.0" CAL	B&B	MATCHED SPECIMENS
GB	8	GINKO TREE	GINKO BILOBA	2.0" CAL	B&B	MATCHED SPECIMENS
BO	6	BURR OAK	QUERCUS MACROCARPA	2.0" CAL	B&B	MATCHED SPECIMENS
TC	6	LITTLE LEAF LINDEN	TILIA CORDATA	2.0" CAL	B&B	MATCHED SPECIMENS
RL	3	REDWING LINDEN	TILIA AMERICANA	2.0" CAL	B&B	MATCHED SPECIMENS
BU	3	OHIO BLUECKEY	AESCULUS GLABRA	2.0" CAL	B&B	MATCHED SPECIMENS
ORNAMENTAL TREES						
ER	15	EASTERN REDBUD	CERCIS CANADENSIS	1.5" CAL	B&B	MATCHED SPECIMENS
PF	29	PRAIRIE FIRE CRABAPPLE	MALUS X 'PRAIRIE FIRE'	1.5" CAL	B&B	MATCHED SPECIMENS
SS	18	SNOWDRIFT CRABAPPLE	MALUS X 'SNOWDRIFT'	1.5" CAL	B&B	MATCHED SPECIMENS
RS	7	ROYAL STAR MAGNOLIA	MAGNOLIA STELLATA	1.5" CAL	B&B	MATCHED SPECIMENS
NP	13	NEWPORT PLUM	PRUNUS CERASIFERA	1.5" CAL	B&B	MATCHED SPECIMENS
EVERGREEN TREES						
MP	22	WHITE PINE	PINUS STROBUS	6'	B&B	FULL FORM TO GROUND
NS	24	NORWAY SPRUCE	PICEA ABIES	6'	B&B	FULL FORM TO GROUND
BH	20	BLACK HILLS SPRUCE	PICEA GLAUCO DENSATA	6'	B&B	FULL FORM TO GROUND
DF	12	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	6'	B&B	FULL FORM TO GROUND
SHRUBS						
MB	88	CHICAGO LAND GREEN BOWWOOD	BUXUS 'GLENCOE'	#6	CONT	FULL FORM - MATCHED
LL	9	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'LIME'	#6	CONT	FULL FORM - MATCHED
LD	83	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	#6	CONT	FULL FORM - MATCHED
GL	38	GROW LOW SUMAC	RHUS AROMATICA 'GROW LOW'	#6	CONT	FULL FORM - MATCHED
GF	40	GOLD FLAME SPREA	SPRAEA BUMALDA 'GOLD FLAME'	#6	CONT	FULL FORM - MATCHED
DK	16	DWARF KOREAN LLAC	SYRINGA MEYERI 'PALLASII'	#6	CONT	FULL FORM - MATCHED
AV	83	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	#6	CONT	FULL FORM - MATCHED
CV	25	COMPACT VIBURNUM	VIBURNUM TRILOBUM 'COMPACTA'	#6	CONT	FULL FORM - MATCHED
AC	141	ALPINE CURRANT	RIBES ALPINUM	#6	CONT	FULL FORM - MATCHED
ORNAMENTAL GRASSES						
KF	204	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1	CONT	FULLY ROOTED IN CONTAINER
PV	88	SHENANDOAH SMTCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1	CONT	FULLY ROOTED IN CONTAINER
PD	284	PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPIS	#1	CONT	FULLY ROOTED IN CONTAINER
PERENNIALS						
SD	185	STELLA D'ORO DAYLILY	HEMEROCALLIS X STELLA D'ORO	#1	CONT	FULLY ROOTED IN CONTAINER

NOTE: IN ADDITION TO CALIPER SIZES NOTED ABOVE, ALL PLANT MATERIAL MUST ALSO MEET THE REQUIRED MINIMUM FOR THE CITY OF WAUKEE: OVERSTORY TREES - 8' MIN, UNDERSTORY TREES - 6' MIN, EVERGREEN TREES, 6' MIN.

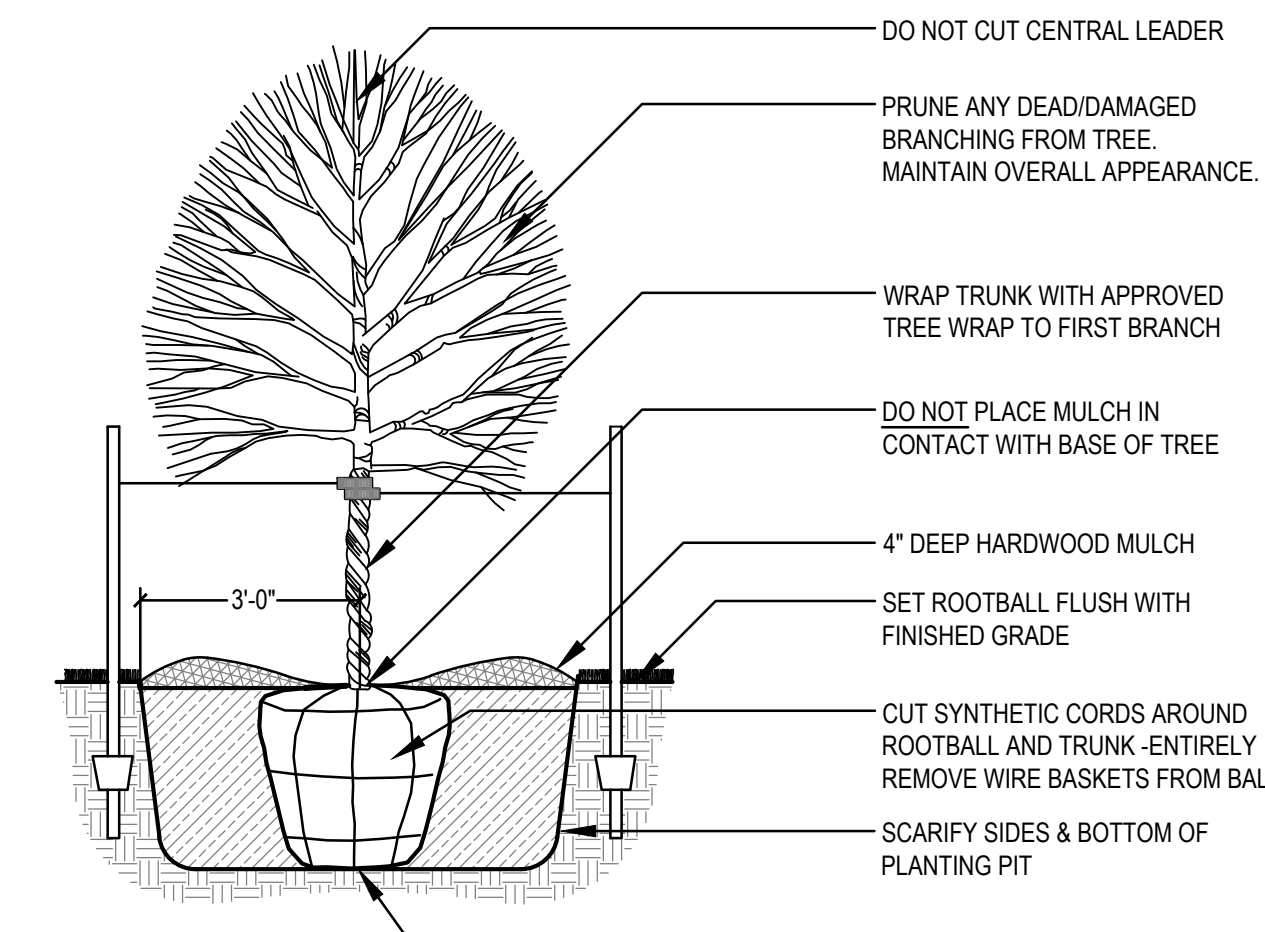
KEY PLAN



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

STAKING ORIENTATION

NORTH NORTH

2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

**THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE, IA - PHASE 2**

LANDSCAPE DETAILS

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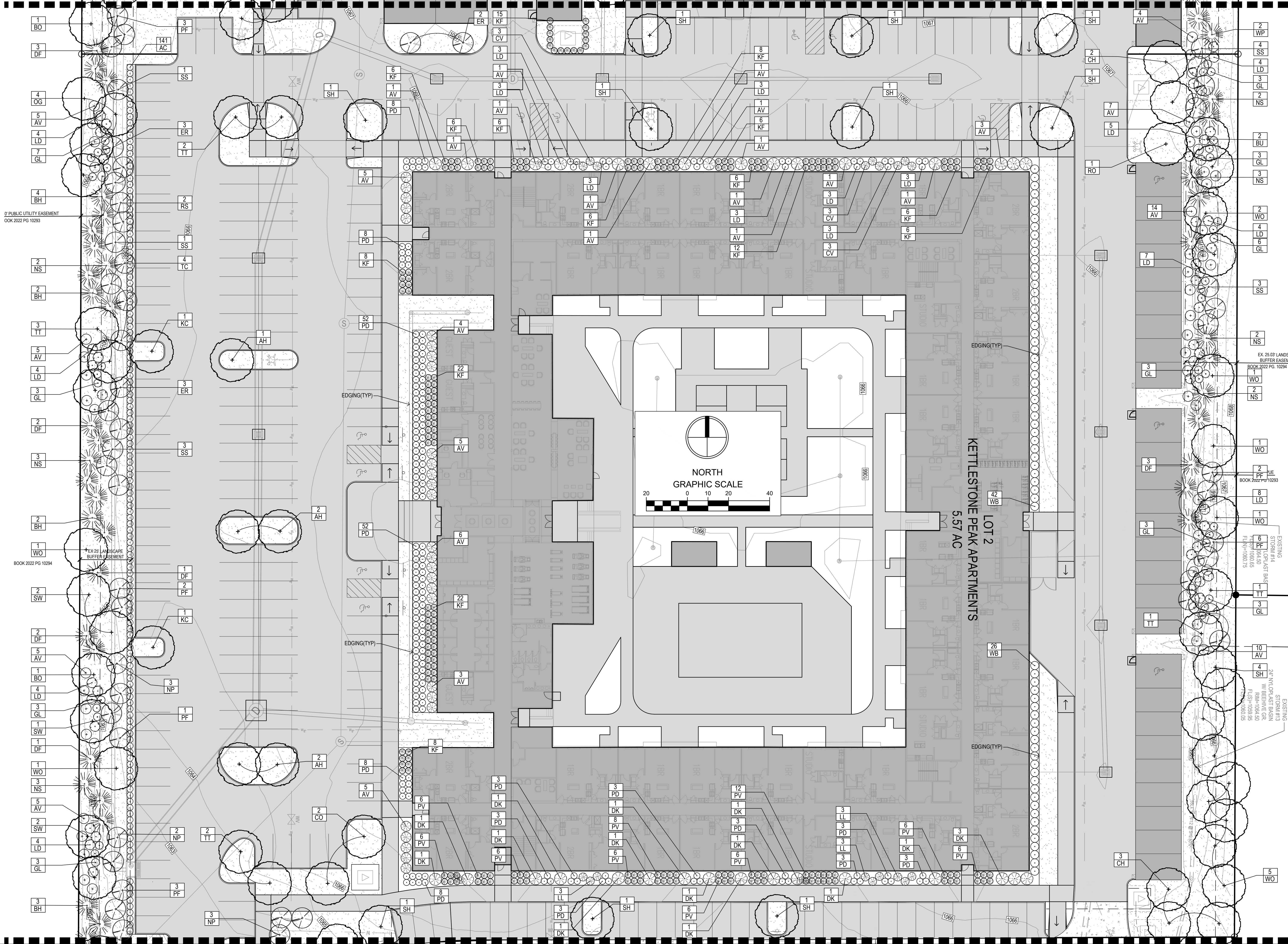
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JG

CHECKED BY:
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07-19-2024 7TH CITY SUBMITTAL

PROJECT NUMBER:
190377-1

SHEET NUMBER:
C5.1



0' PUBLIC UTILITY EASEMENT
BOOK 2022 PG 10293

BOOK 2022 PG 10294

EXISTING
STORM #13
24" W/10' O/LAST BASIN
W/ BEEHIVE GR.
FINISH 1004.50
FINISH 1003.50

EXISTING
STORM #14
24" W/10' O/LAST BASIN
W/ BEEHIVE GR.
FINISH 1004.50
FINISH 1003.50

EXISTING
STORM #15
24" W/10' O/LAST BASIN
W/ BEEHIVE GR.
FINISH 1004.50
FINISH 1003.50

EXISTING
STORM #16
24" W/10' O/LAST BASIN
W/ BEEHIVE GR.
FINISH 1004.50
FINISH 1003.50

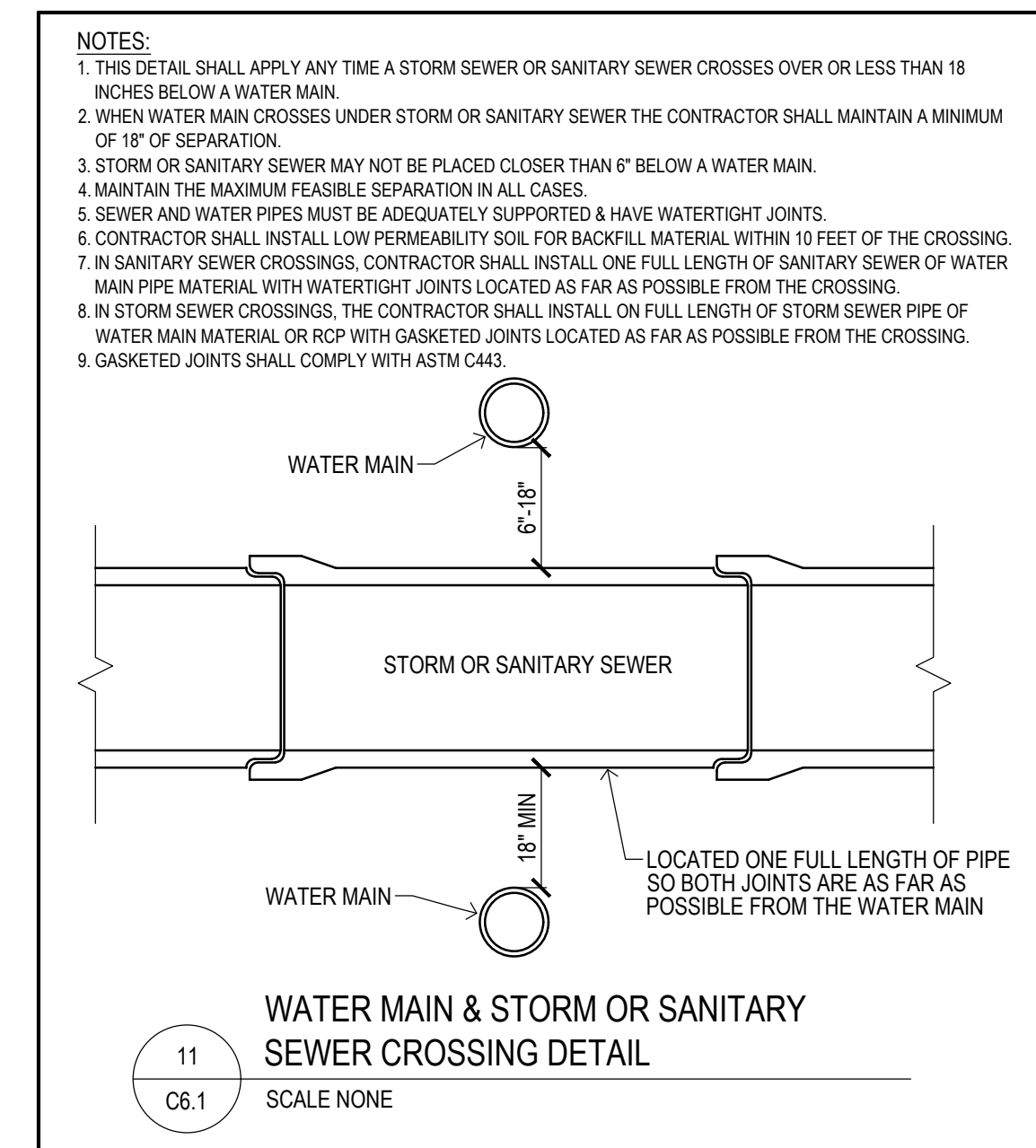
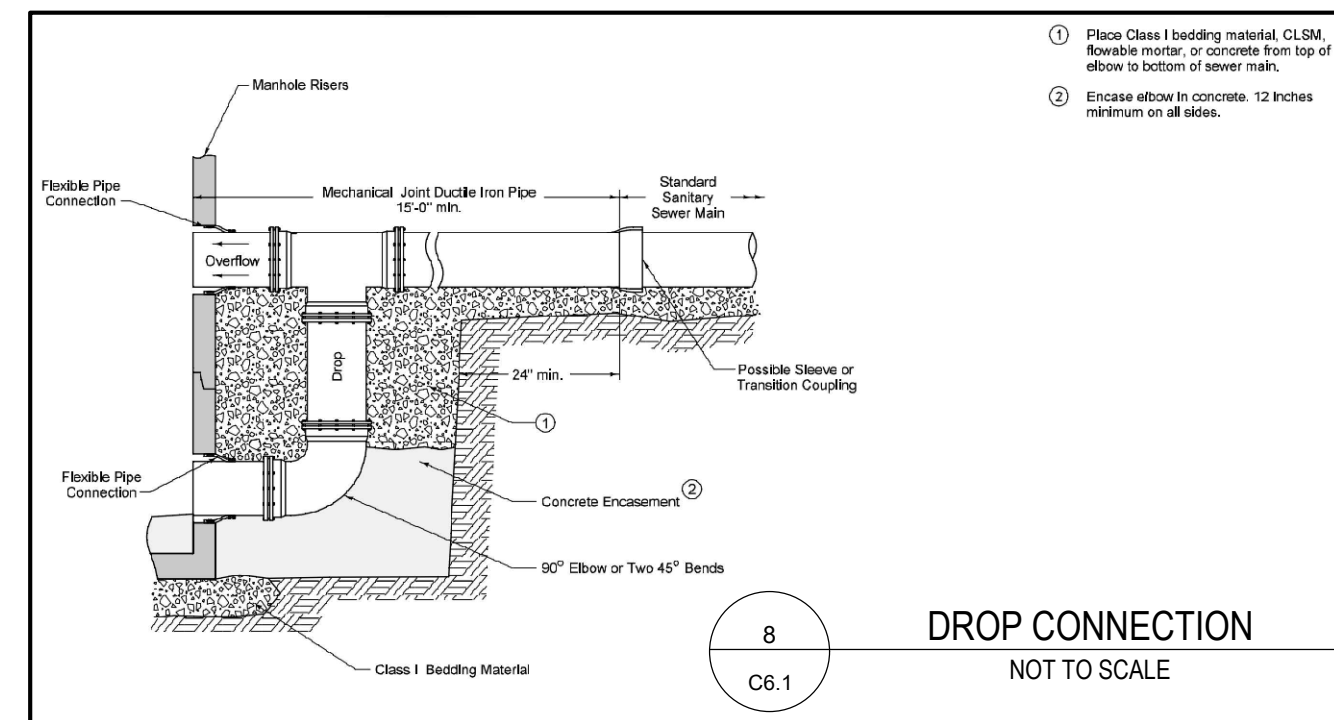
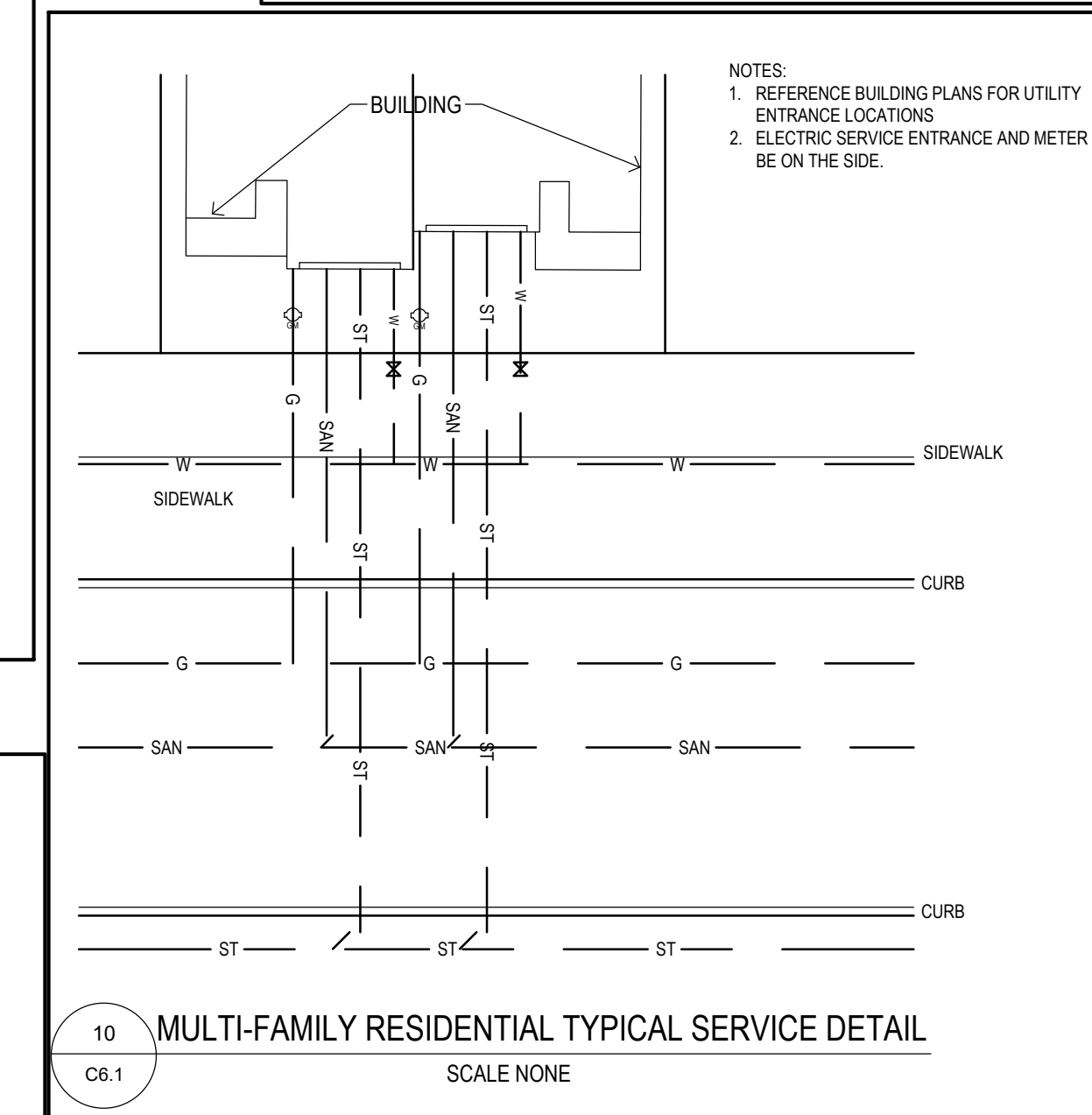
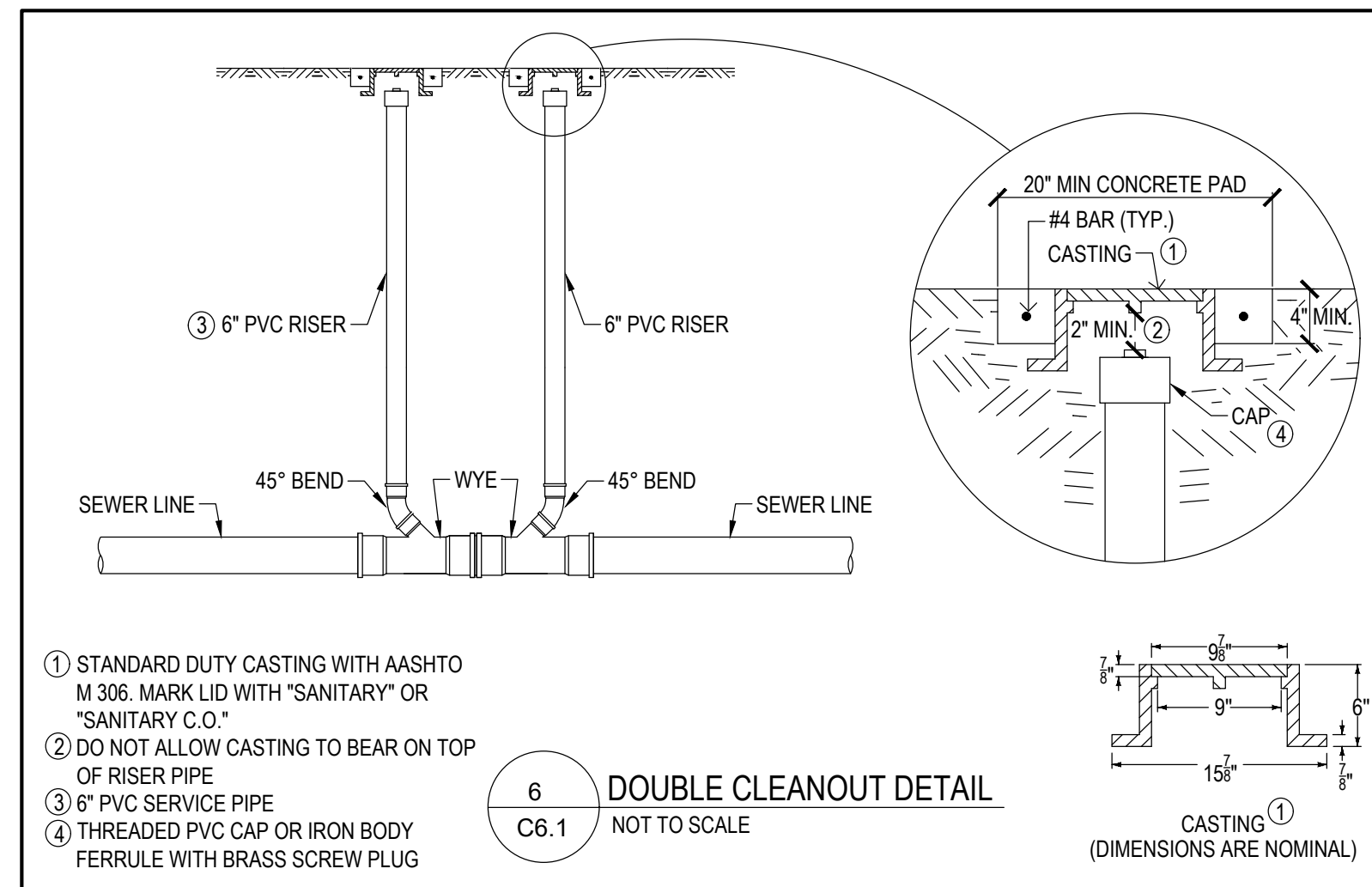
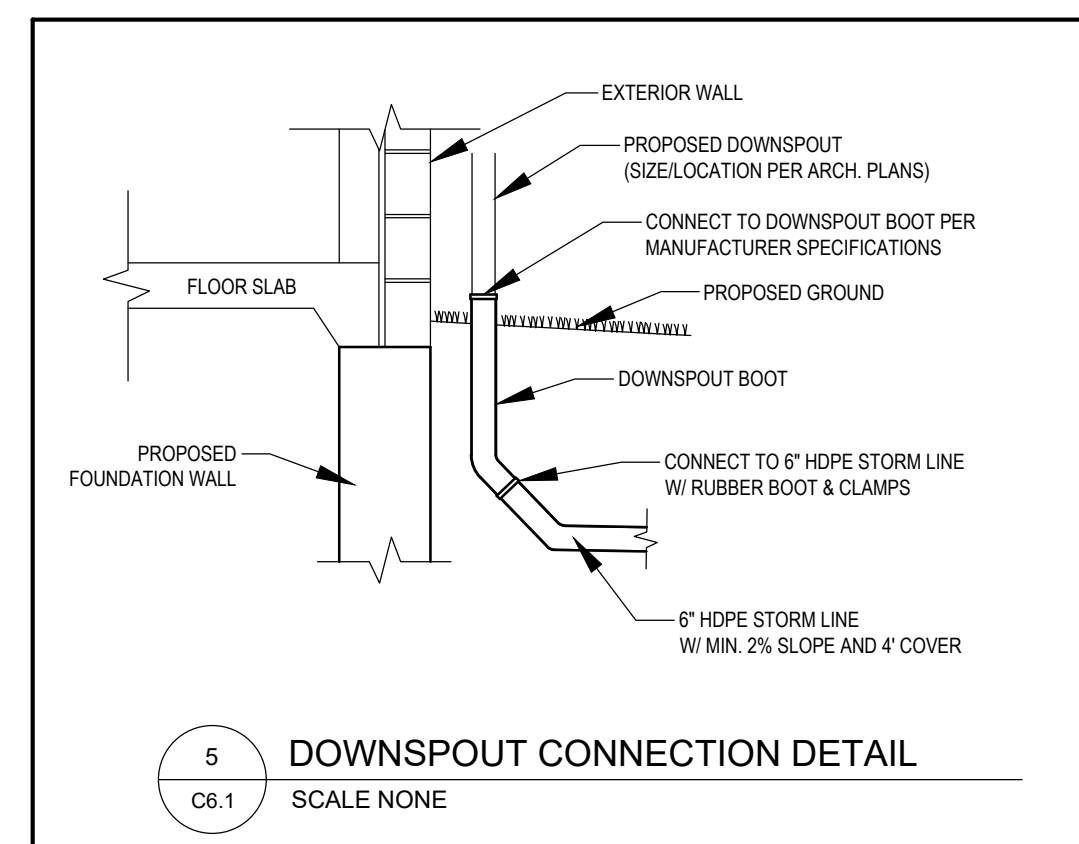
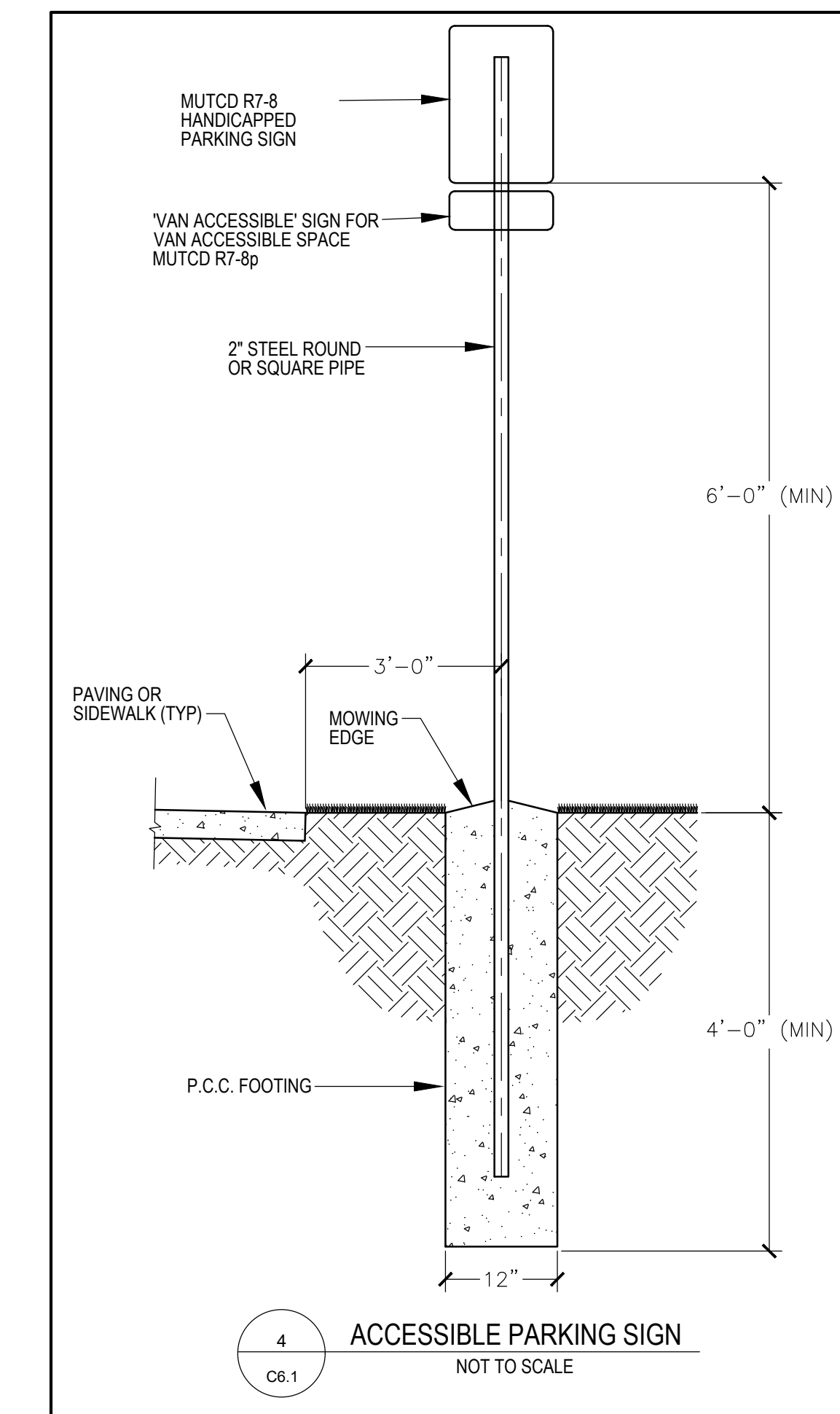
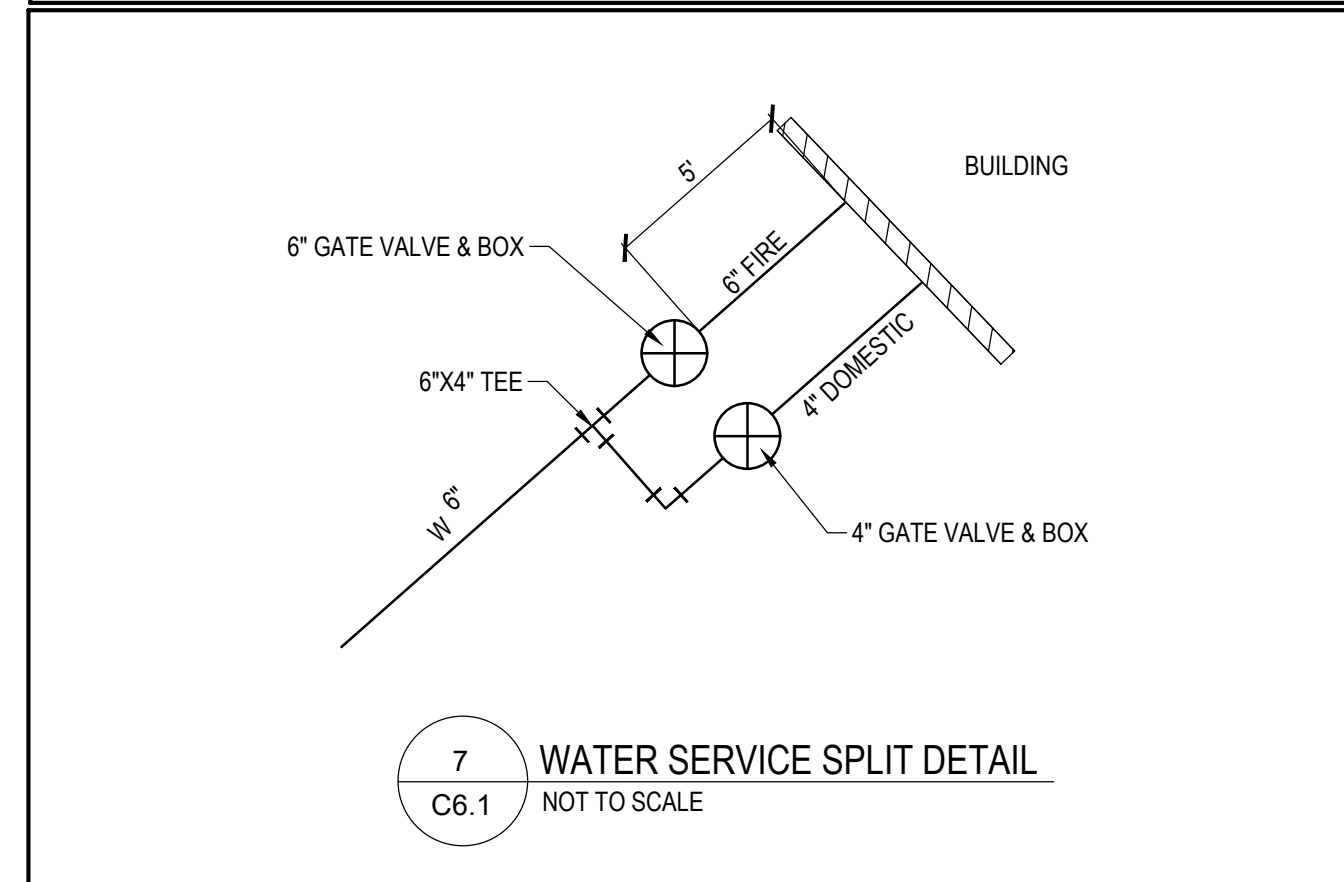
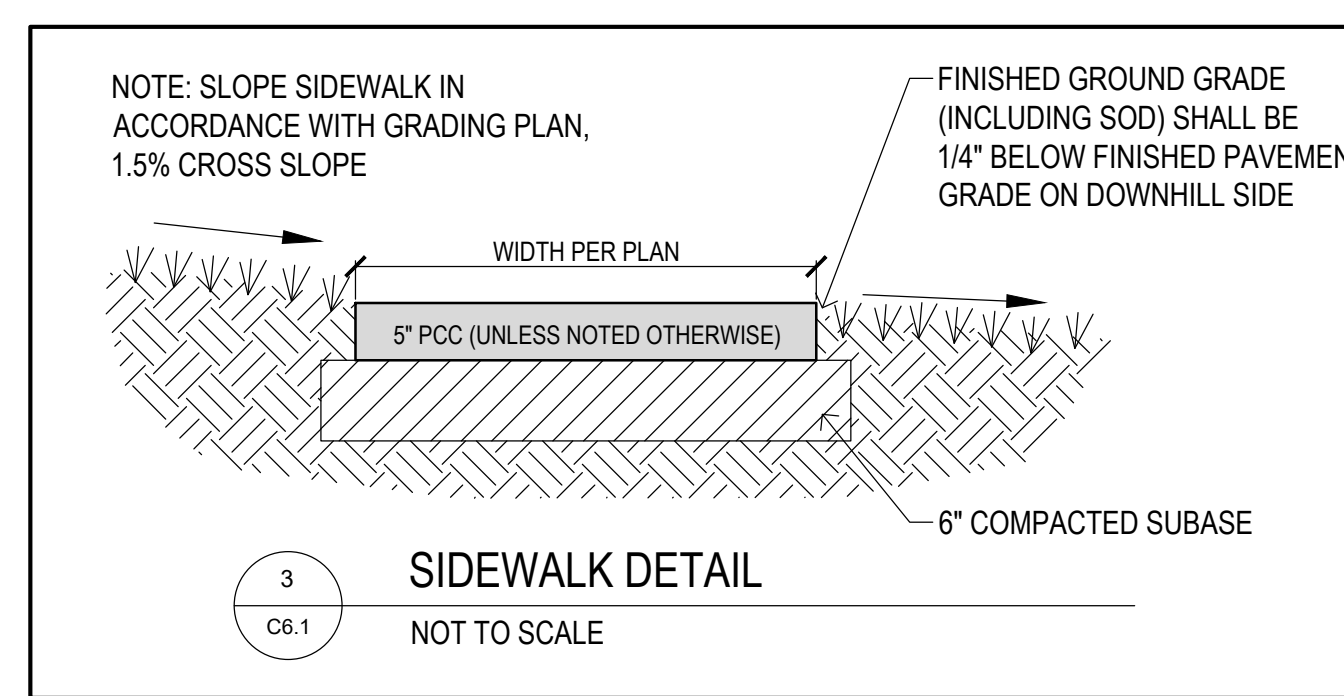
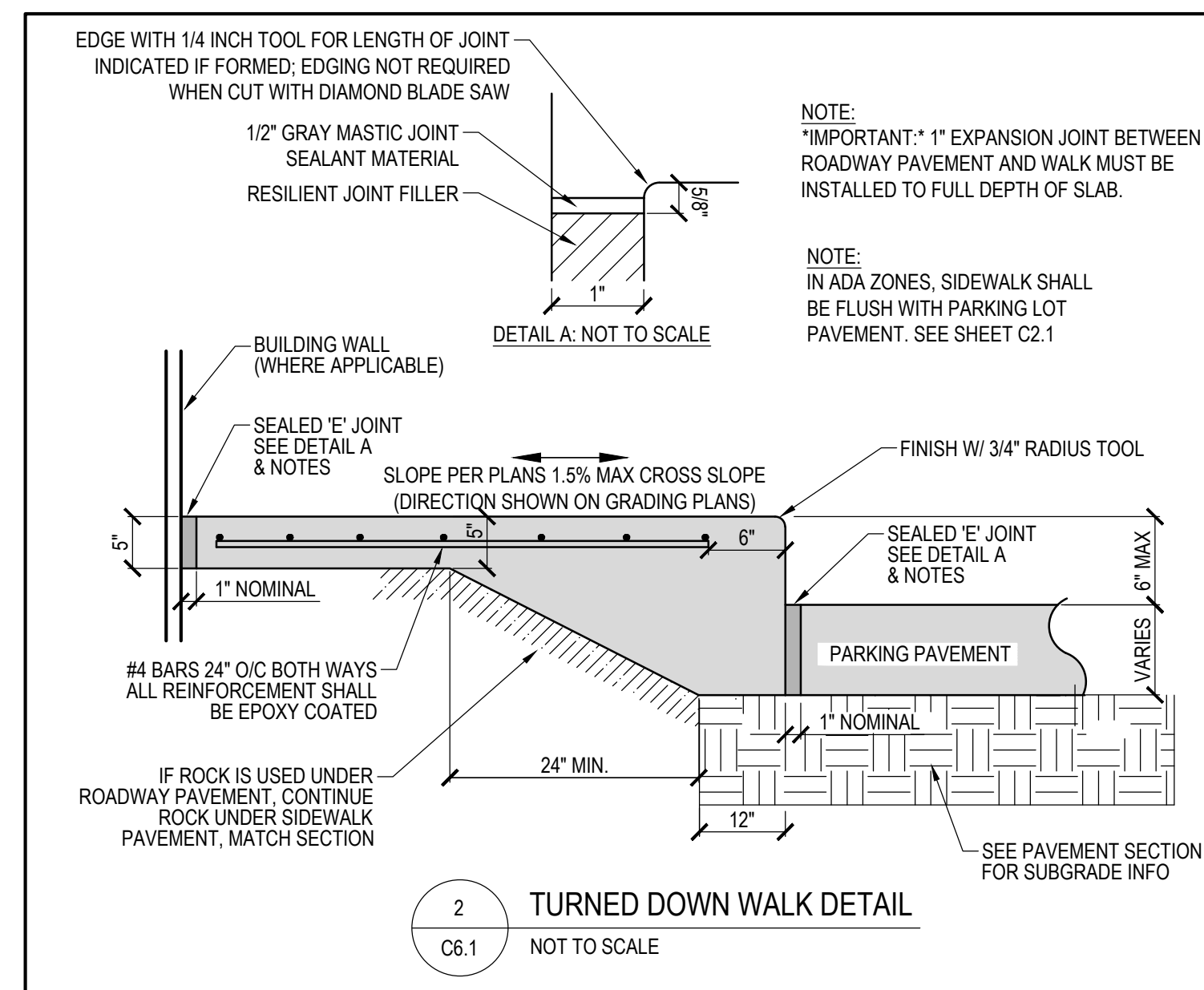
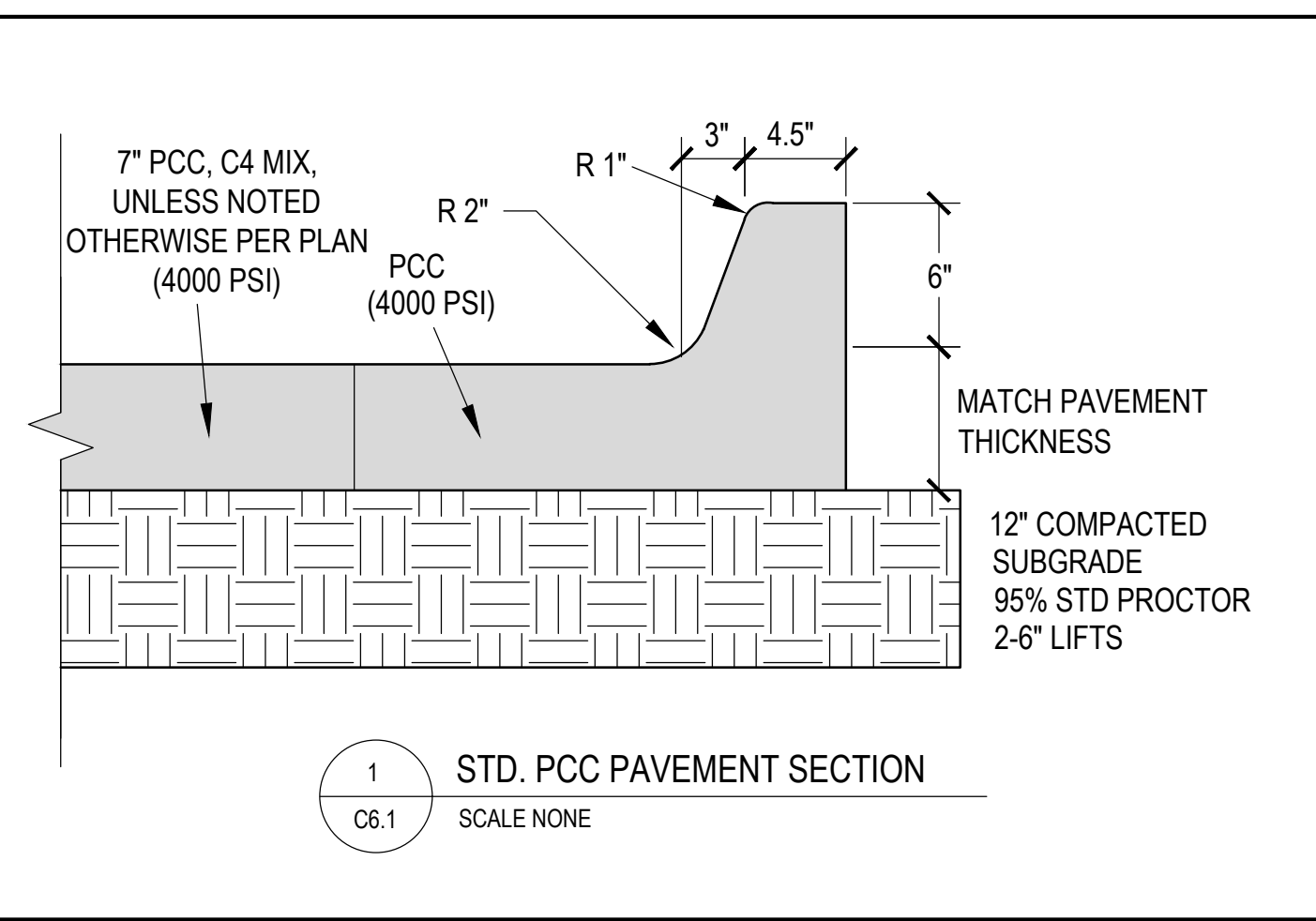
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THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE, IA - PHASE 2
LANDSCAPE PLAN

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PROJECT NUMBER:	190377-1
SHEET NUMBER:	C5.2



Take Off By: tmsdson
Revision: NA
Date:

Build Height		Stack Height	
Top of Curb/Rim	+ 1062.84	Adjustment	+ 0.00'
Outlet Invert	- 1056.67	Rim Height	+ 1.50'
Design Height	= 6.17'	Top Height(s)	+ 0.67'
Floor Height	+ 0.67'	Riser Height(s)	+ 0.00'
Slump Height	+ 0.33'	Base Height	+ 4.33'
Overall Height	= 7.17'	Stack Height	= 6.17'
Adjustment	- 0.00'		
Displayed Hgt	= 7.17'		
Rim Height	- 1.50'		
Floor Height	+ 0.67'		
Precast Height	= 5.00'		

Pipe Num	Elevation	Angle	Pipe Type	Hole Type	Hole Height	Hole Width	Item	Inches Up
(1)	1056.67	150	36 RCP	SKEW	48	48	Base	0
(2)	1056.77	0	36 RCP	HOLE	48	48	Base	1
3	1056.77	270	18" N-12					

Plan View

Elevation

BOM of Structure

Ref	Description	Quantity	Weight
A	SW-506 Intake Cover (6'-0" x 6'-8" Box)	1	3,840
B	SW-506 Intake (6'-0" x 6'-8" Spd) (6")	1	6,220
	SW-506 Intake Base Slab (6'-0" x 6'-8")	1	6,050
	Total Structure		16,682

Specifications / Notes
Manhole Steps:

9 EXISTING STORM STRUCTURE#42 DETAIL
SCALE NONE

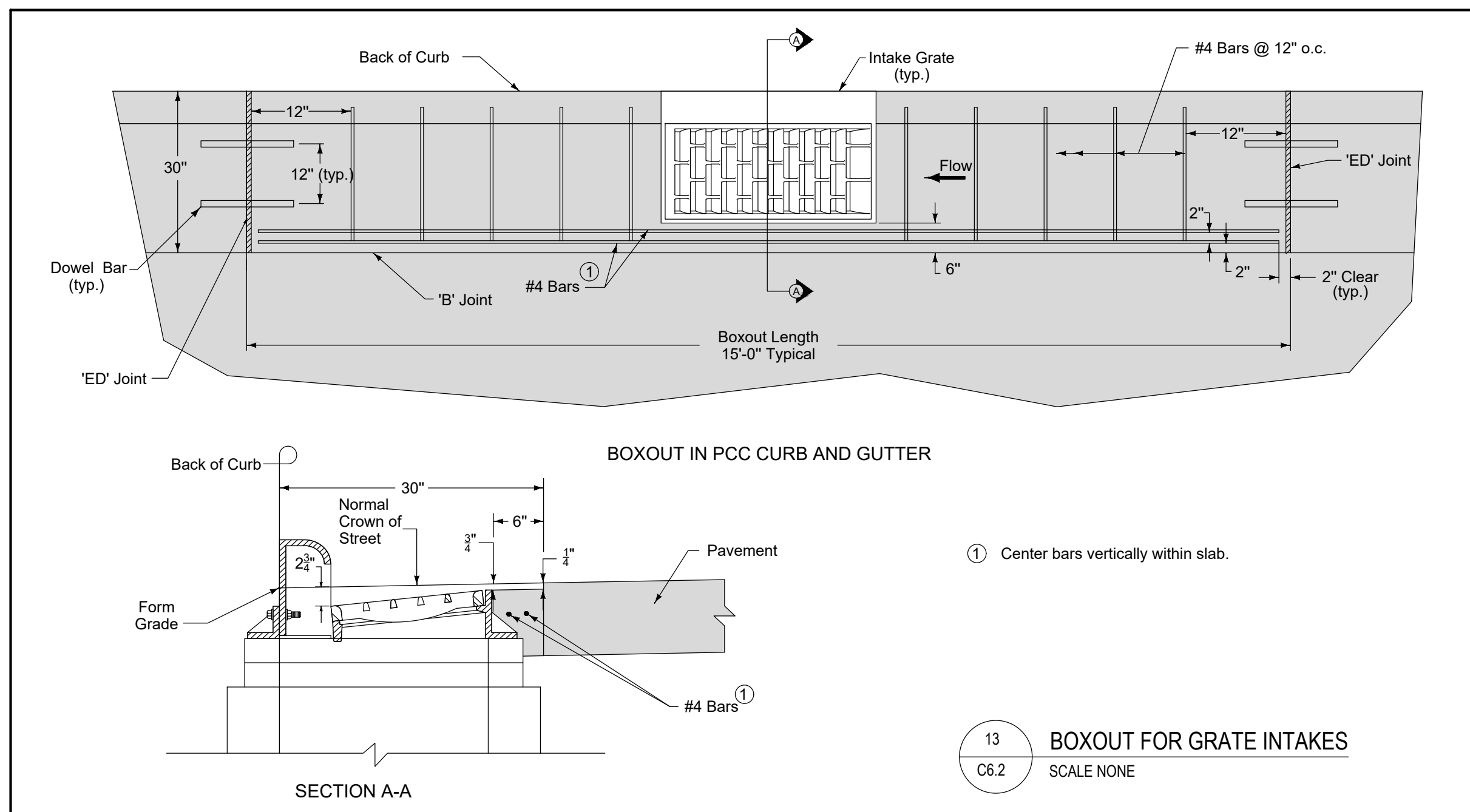
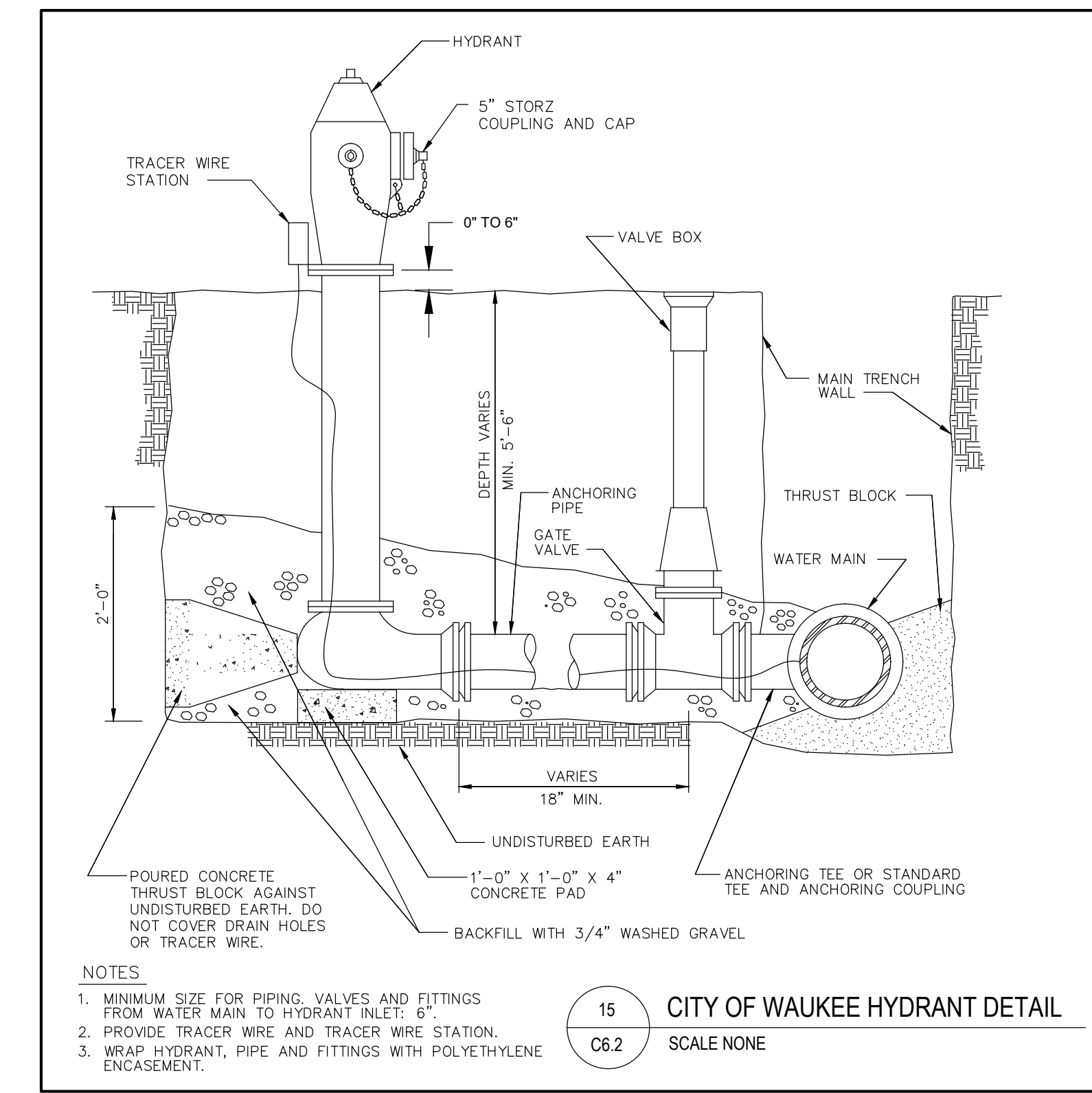
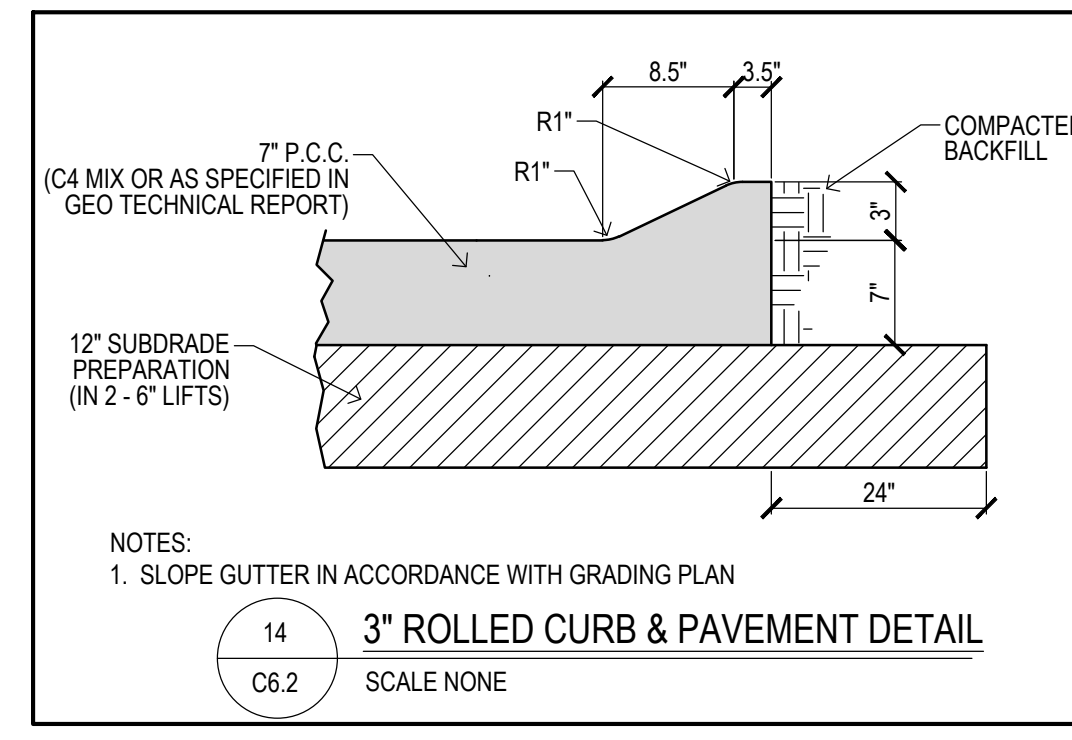
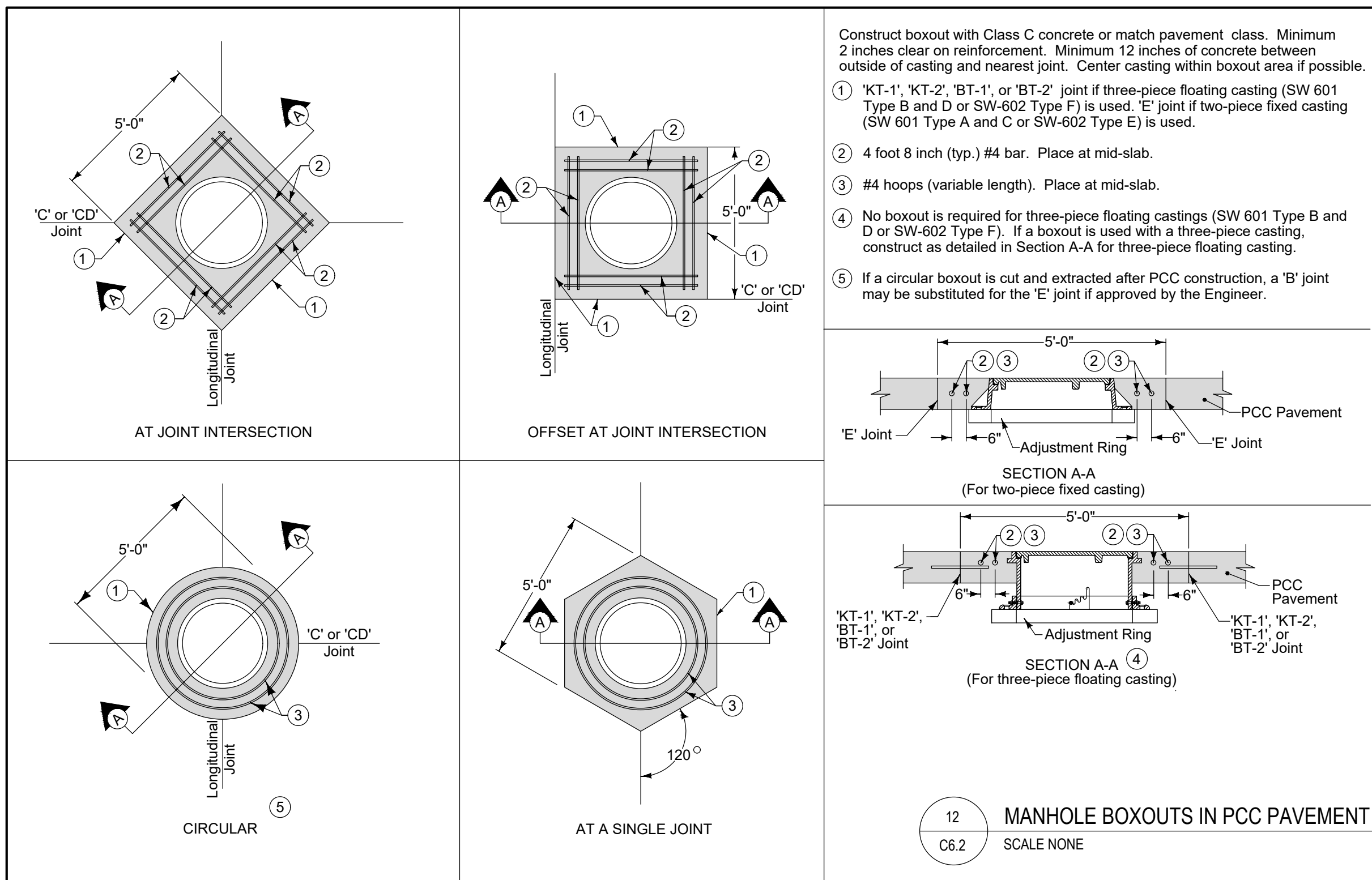
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THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE, IA - PHASE 2

DETAILS SHEET

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SHEET NUMBER:
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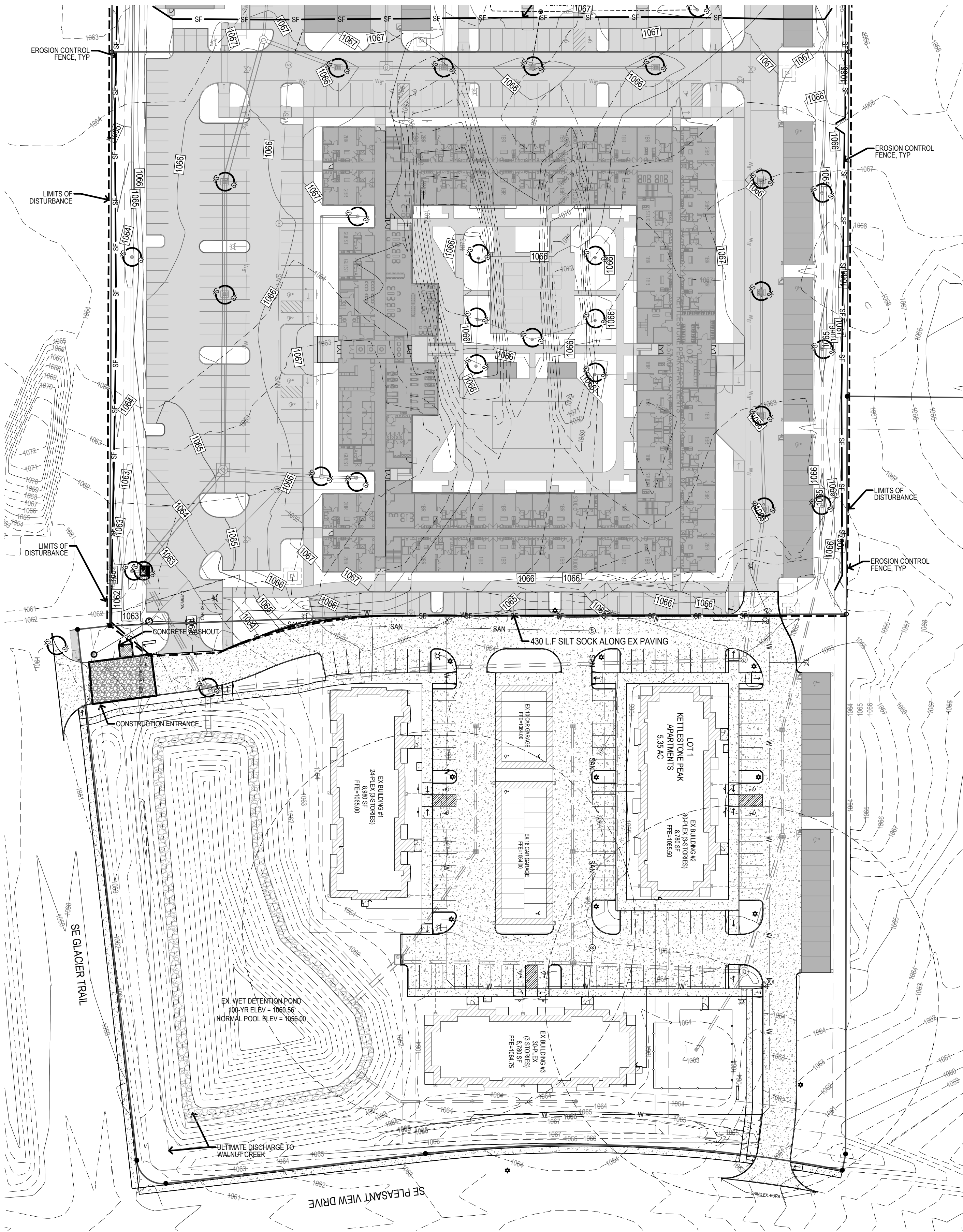
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PROJECT NUMBER:	190377-1
SHEET NUMBER:	C6.2

STORM WATER POLLUTION PREVENTION PLAN



PROPERTY DESCRIPTION:

LOT 5 KETTLESTONE PEAK
DALLAS COUNTY
WAUKEE, IOWA

SAID PROPERTY BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT OF LAND CONTAINS 15.23 ACRES.

ADDRESS:

1305 SE PLEASANT VIEW DRIVE
WAUKEE, IOWA

OWNER/PREPARED FOR:

KETTLESTONE PEAK LLC
J LARSON HOMES LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IOWA 50131
ATTN: JOHN LARSON
PHONE: (515) 491-4090
EMAIL: JOHN.LARSON89@GMAIL.COM

EROSION CONTROL QUANTITIES:

DISTURBED AREA	9.95 ACRES
SILT FENCE	5,234 LF
INLET PROTECTION	43 EA
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SOD	0.78 AC
TEMPORARY SEEDING (SUDAS TYPE 4)	AS NECESSARY

*SEE LANDSCAPE PLAN FOR PERMANENT SEED/SOD TYPES & LOCATIONS.

*NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.

EROSION CONTROL NOTES:

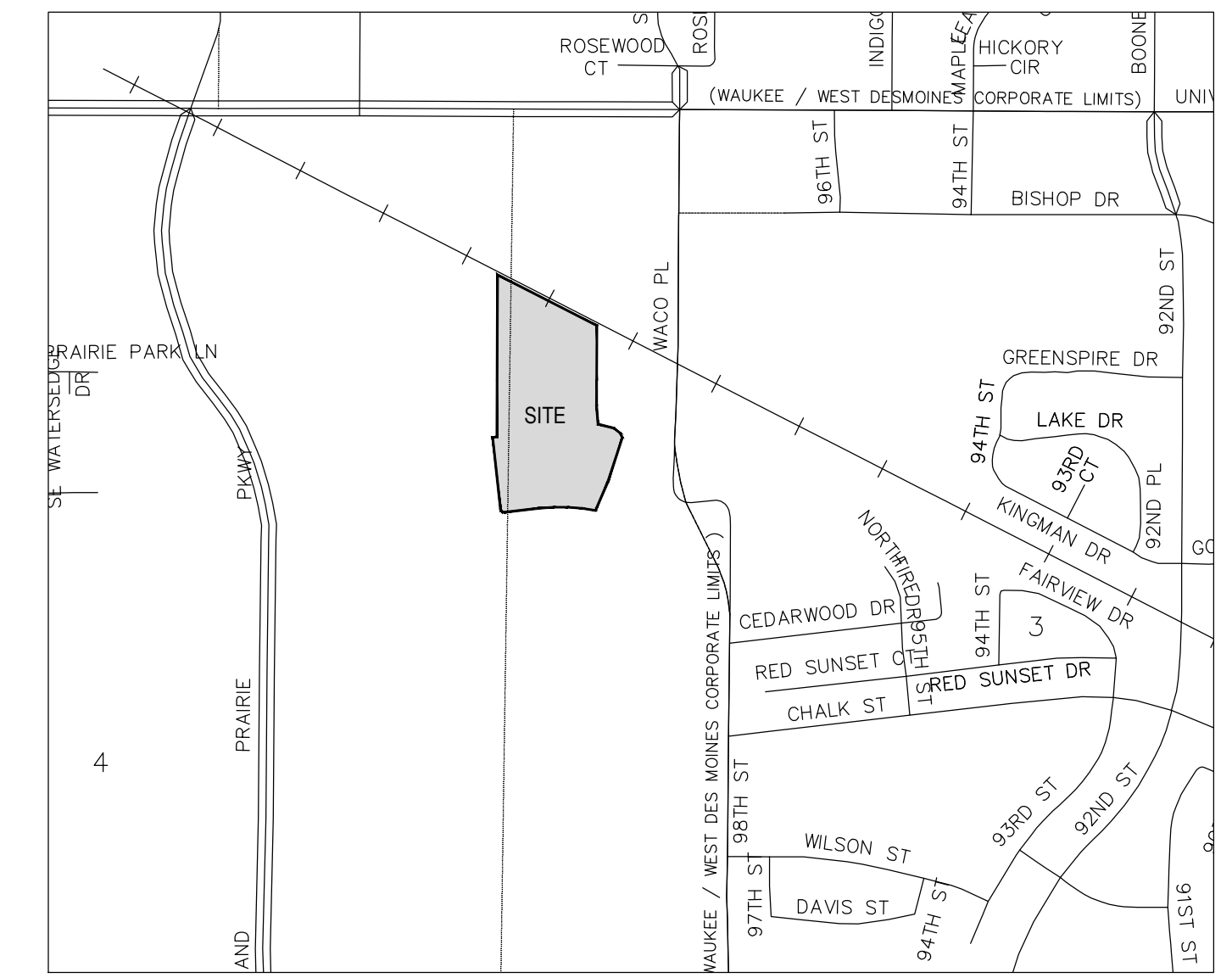
- SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
- SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
- INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
- INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
- INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
- OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
- CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
- SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
- PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
- THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

EROSION CONTROL REMOVAL NOTES:

- AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

TOPSOIL NOTES:

- STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
- RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND:

- 120--- EXISTING CONTOUR
- 120--- PROPOSED CONTOUR
- SF- SILT FENCE
- SAN- SANITARY SEWER
- ST- STORM SEWER
- W- WATER LINE
- G- GAS LINE
- UE- UNDERGROUND ELECTRIC
- OE- OVERHEAD ELECTRIC
- TELE- TELEPHONE LINE
- F/O- FIBER OPTIC
- CATV- CABLE TV
- ⊙ STORM MANHOLE
- ⊠ CURB INTAKE
- ⊕ SURFACE INTAKE
- ⊖ FLARED END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ SPRINKLER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⊙ WATER VALVE
- ⊙ WATER SHUT OFF
- ⊙ YARD HYDRANT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER
- ⊙ ELECTRIC VAULT
- ⊙ POWER POLE
- ⊙ TRANSFORMER POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC JUNCTION BOX
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ GROUND LIGHT
- ⊙ GUY WIRE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ TELEPHONE RISER
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ FIBER OPTIC RISER
- ⊙ FIBER OPTIC FAULT
- ⊙ CABLE TV RISER
- ⊙ SIGN

LEGEND:

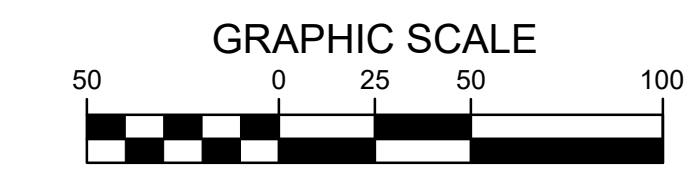
- SF- SILT FENCE (TYP)
- 120--- EXISTING CONTOUR
- 120--- PROPOSED CONTOUR
- ⊙ STABILIZED ENTRANCE AT LEAST 5' LONG-12" DEEP CLASS "A" ROAD STONE ON GEOTEXTILE

GRADING LEGEND:

- 150--- EXISTING CONTOUR
- 150--- PROPOSED CONTOUR
- FINISHED GROUND ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION

UTILITY NOTE:

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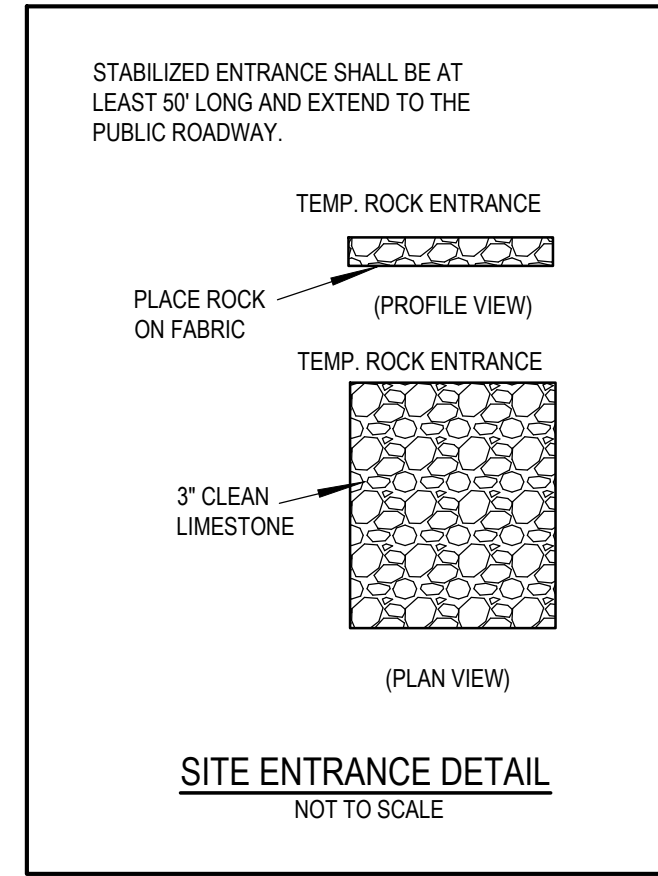
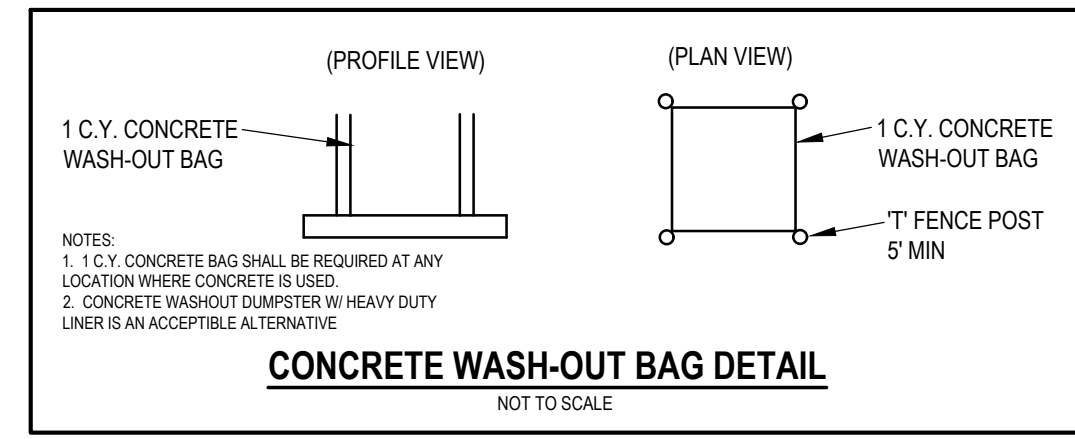
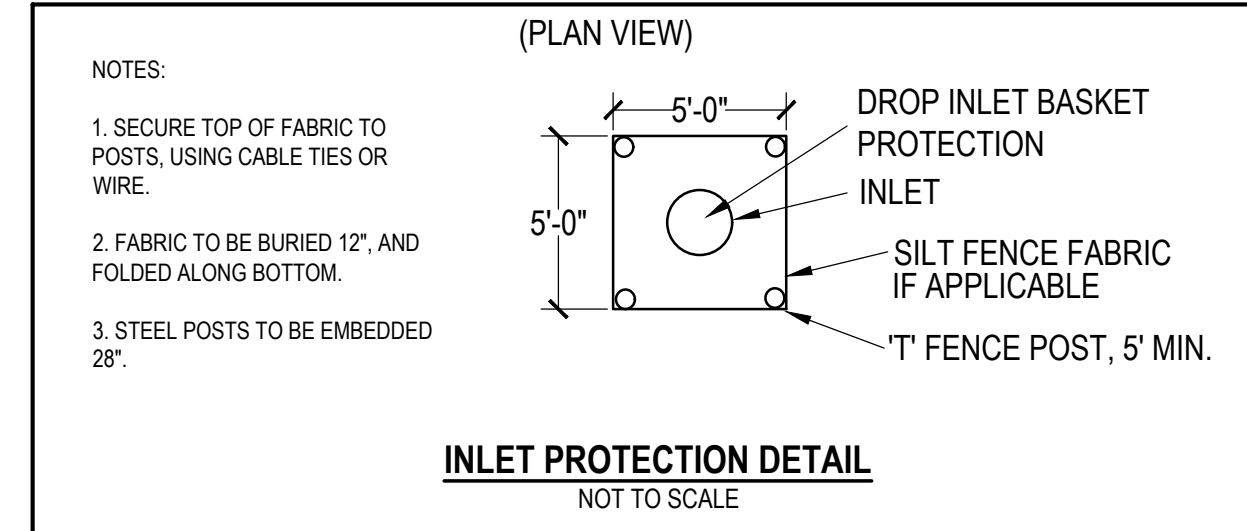
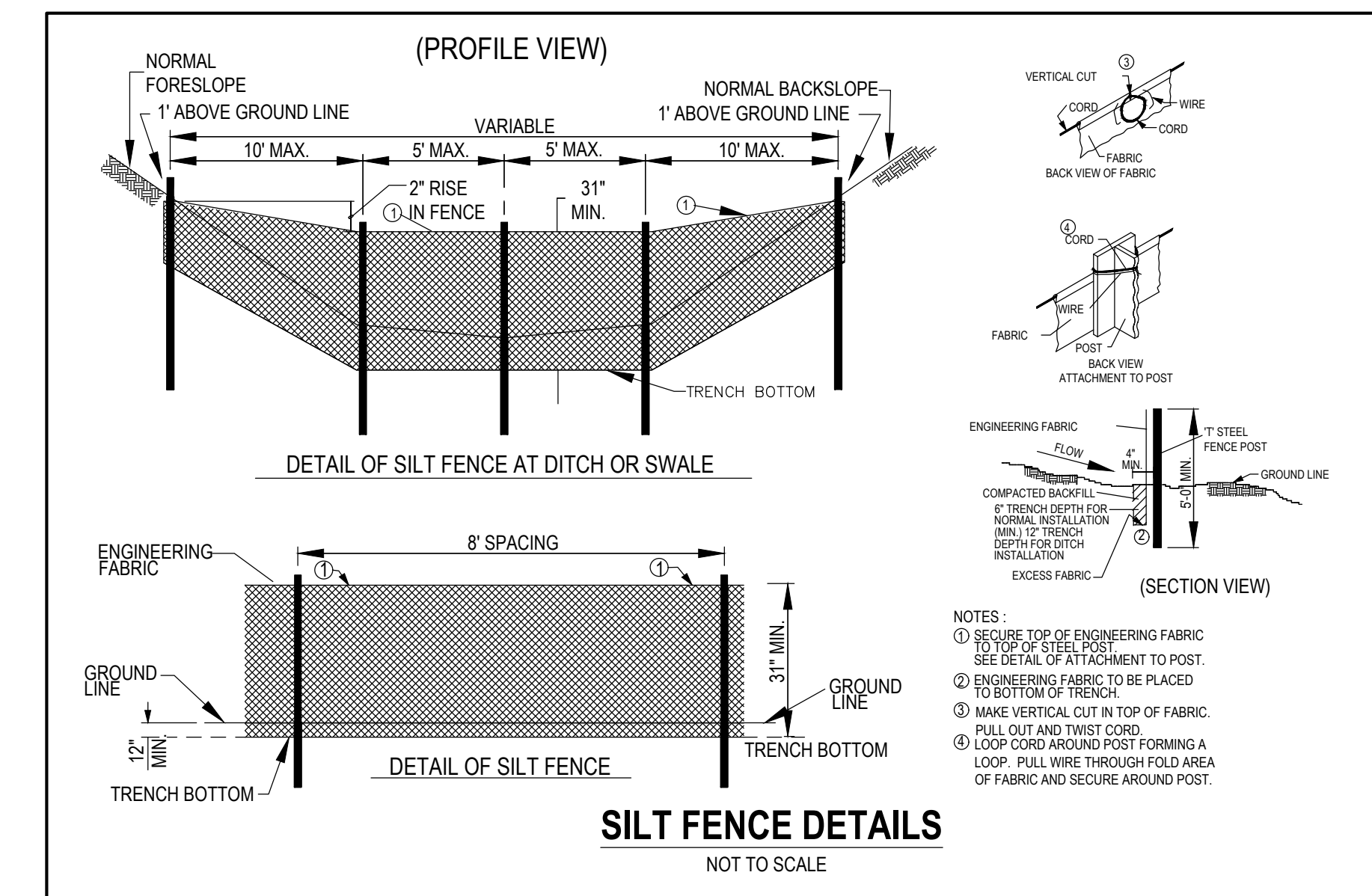
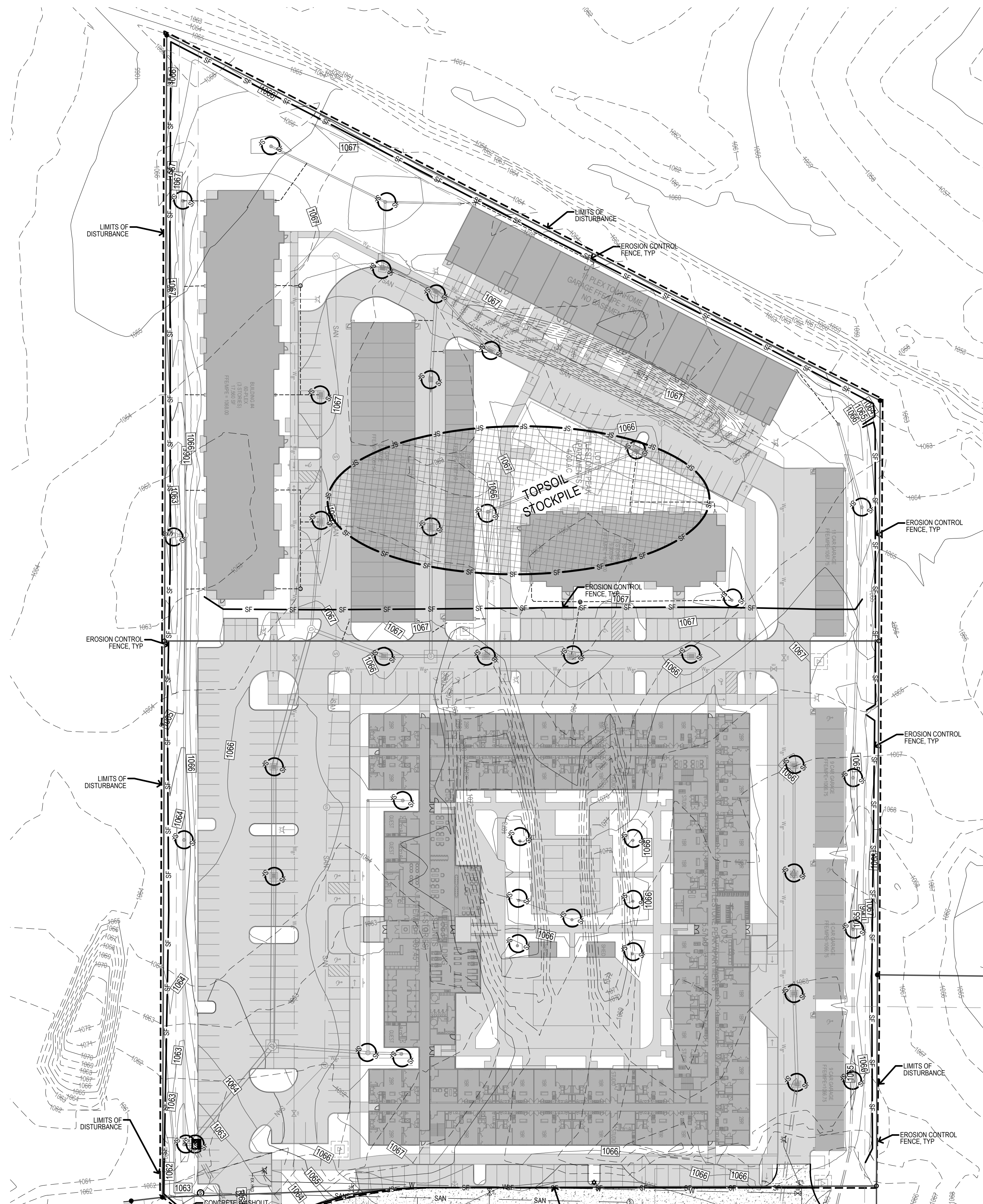
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THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE, IA - PHASE 2
SWPPP

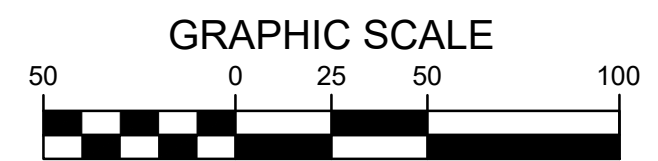
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PROJECT NUMBER:	190377-1
SHEET NUMBER:	C7.1

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STORM WATER POLLUTION PREVENTION PLAN



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**THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE, IA - PHASE 2**

SWPPP

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SHEET NUMBER:	C7.2

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