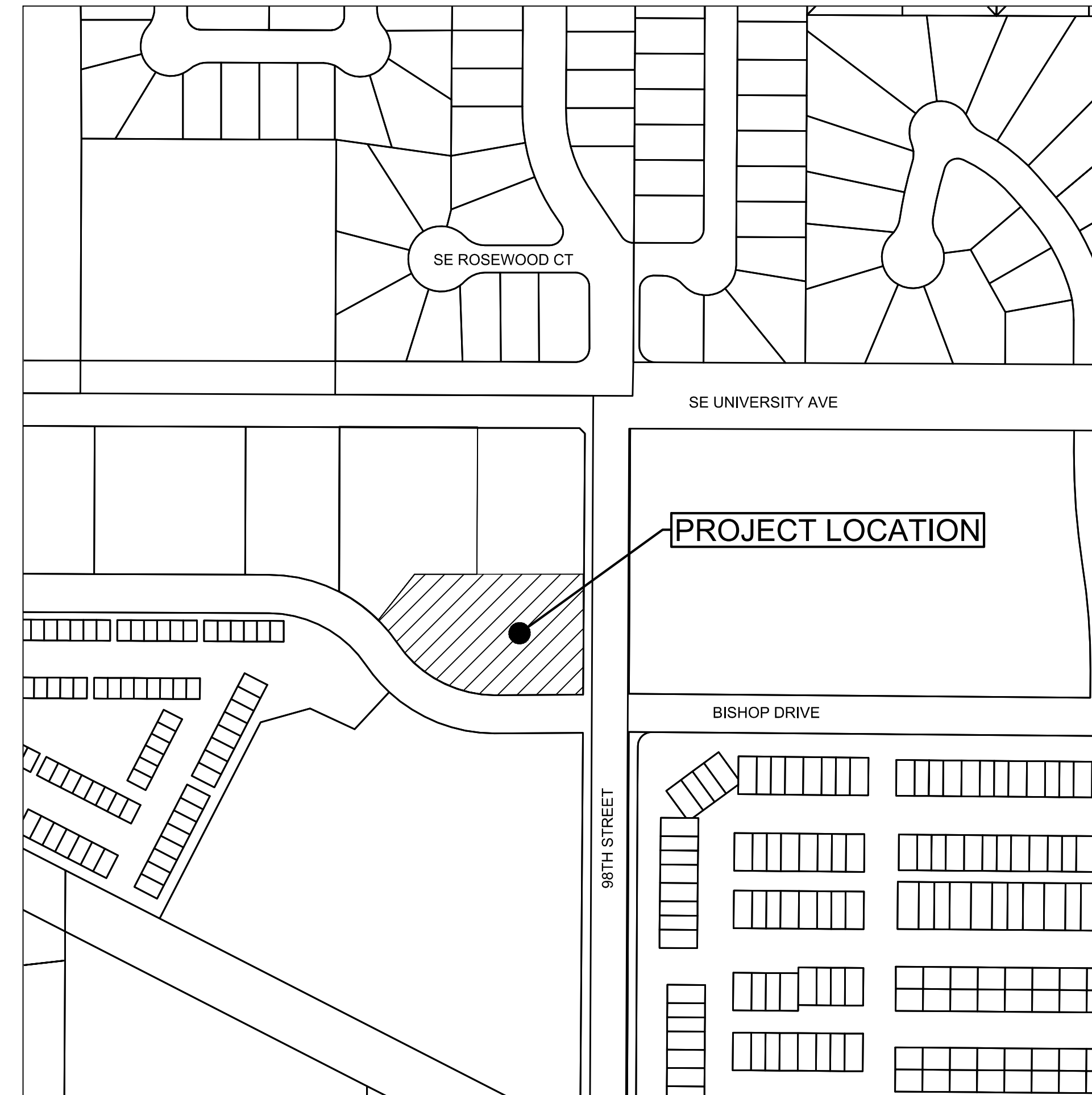
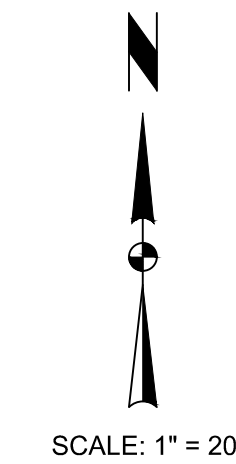


SITE PLAN FOR COVE AT KETTLESTONE PLAT 4, LOT 2

1475 SE BISHOP DRIVE
CITY OF WAUKEE, DALLAS COUNTY, IOWA



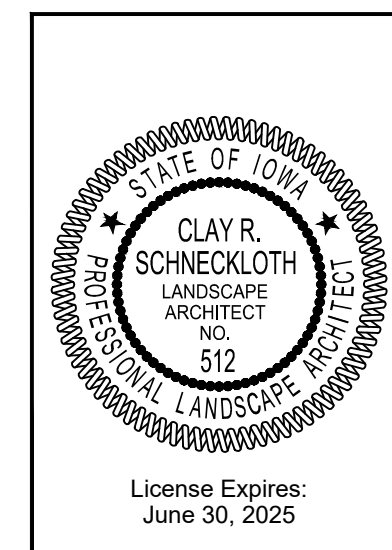
VICINITY MAP



OWNER/DEVELOPER
SUPER 6, LLC
1910 WADDELL WAY
WAUKEE, IOWA 50263
CONTACT: KALYAN TOTTEMPUDI
PHONE: (470) 215-2288

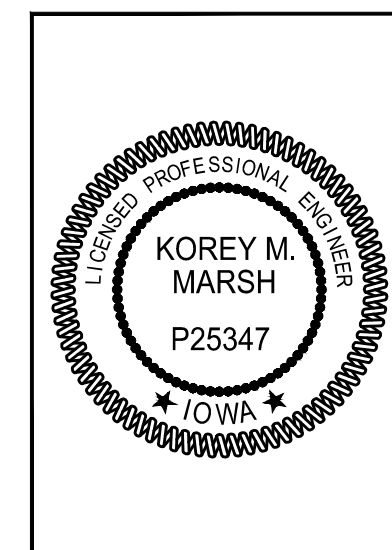
ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
CONTACT: KOREY MARSH, PE
PHONE: (515)964-2020

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C400	EROSION AND SEDIMENT CONTROL PLAN
C401	GRADING PLAN
C402	RAMP DETAILS
C500	PLANTING PLAN
C600	SITE DETAILS
C601	SITE DETAILS



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Clay R. Schneckloth, PLA _____ Date _____
License Number 512
Pages or sheets covered by this seal:
C500



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.

Corey M. Marsh, P.E. _____ Date _____
License Number P25347
My License Renewal Date is December 31, 2024
Pages or sheets covered by this seal:
C100-C402, C600-C601

MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	09-16-24	LJM
2	AS PER CITY COMMENTS	09-03-24	LJM
1	AS PER CITY COMMENTS	08-20-24	LJM

Engineer: KS Checked By: KMM Scale: 1" = 200'
Technician: LJM Date: 08-06-24 T-R-S: TTN-RRW-SS

WAUKEE, IOWA

COVE AT KETTLESTONE PLAT 4, LOT 2

TITLE SHEET

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 124.0687.01
Sheet C100

I:\Projects\2024\124.0687\124.0687-01\CD\DISP - 124.0687 - TTN.dwg LOGAN MYERS, TITLE SHEET, 2024/09/17, 3:35 PM, ANSI FULL BLEED, 0.25 X 22.00 INCHES

LEGEND

FEATURES

- Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

- Symbol for FOUND features including Section Corner, ROW Marker, ROW Rail, Control Point, Bench Mark, Platted Distance, Measured Bearing & Distance, Recorded As, Deed Distance, Calculated Distance, Minimum Protection Elevation, Centerline, Section Line, 1/4 Section Line, 1/4 1/4 Section Line, Easement Line.

SET

- Symbol for SET features including Section Corner, ROW Marker, ROW Rail, Control Point, Bench Mark, Platted Distance, Measured Bearing & Distance, Recorded As, Deed Distance, Calculated Distance, Minimum Protection Elevation, Centerline, Section Line, 1/4 Section Line, 1/4 1/4 Section Line, Easement Line.

FEATURES

- Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump
Deciduous Tree \\ Shrub
Coniferous Tree \\ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/D

EXISTING

- Symbol for EXISTING features including Spot Elevation, Contour Elevation, Fences, Tree Line, Tree Stump, Deciduous Tree, Coniferous Tree, Communication, Fiber Optic, Electric, Gas, Water, Sanitary Sewer, Duct Bank, Test Hole.

PROPOSED

- Symbol for PROPOSED features including Spot Elevation, Contour Elevation, Fences, Tree Line, Tree Stump, Deciduous Tree, Coniferous Tree, Communication, Fiber Optic, Electric, Gas, Water, Sanitary Sewer, Duct Bank, Test Hole.

(*) Denotes the survey quality service level for utilities

- Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve

FOUND

- Symbol for FOUND features including Sanitary Manhole, Storm Sewer, Storm Manhole, Single Storm Sewer Intake, Double Storm Sewer Intake, Fire Hydrant, Fire Hydrant on Building, Water Main Valve, Water Service Valve, Well, Utility Pole, Guy Anchor, Utility Pole with Light, Utility Pole with Transformer, Street Light, Yard Light, Electric Box, Electric Transformer, Traffic Sign, Communication Pedestal, Communication Manhole, Communication Handhole, Fiber Optic Manhole, Fiber Optic Handhole, Gas Valve, Gas Manhole, Gas Apparatus, Fence Post or Guard Post, Underground Storage Tank, Above Ground Storage Tank, Sign, Satellite Dish, Mailbox, Sprinkler Head, Irrigation Control Valve.

PROPOSED

- Symbol for PROPOSED features including Sanitary Manhole, Storm Sewer, Storm Manhole, Single Storm Sewer Intake, Double Storm Sewer Intake, Fire Hydrant, Fire Hydrant on Building, Water Main Valve, Water Service Valve, Well, Utility Pole, Guy Anchor, Utility Pole with Light, Utility Pole with Transformer, Street Light, Yard Light, Electric Box, Electric Transformer, Traffic Sign, Communication Pedestal, Communication Manhole, Communication Handhole, Fiber Optic Manhole, Fiber Optic Handhole, Gas Valve, Gas Manhole, Gas Apparatus, Fence Post or Guard Post, Underground Storage Tank, Above Ground Storage Tank, Sign, Satellite Dish, Mailbox, Sprinkler Head, Irrigation Control Valve.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD. QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL COLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

GENERAL USE

GENERAL COMMERCIAL/OFFICE

PROPERTY DESCRIPTION

LOT 2, COVE AT KETTLESTONE PLAT 4 BEING AN OFFICIAL PLAT DALLAS COUNTY, IOWA. (1.73 AC)

PROPERTY ADDRESS

1475 SE BISHOP DRIVE WAUKEE, IA 50263

ZONING

PLANNED UNIT DEVELOPMENT/ C-1 (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT) RECORDED WITH BOOK 2016 PAGE 2362

OPEN SPACE

SITE AREA: 70,721 SF (1.62 AC) IMPERVIOUS AREA: 27,207 SF (38.47%) PERVIOUS AREA: 43,514 SF (61.53%)

BULK REGULATIONS

FRONT YARD= 25 FEET LOT AREA = NONE SIDE YARD = NONE EXCEPT FOR 10 FEET ADJACENT TO RESIDENTIAL REAR YARD = NONE EXCEPT FOR 25 FEET ADJACENT TO RESIDENTIAL MINIMUM OPEN SPACE = 15%

PARKING REQUIREMENTS

4 SPACES PER 1000 SF OF RETAIL/ GENERAL COMMERCIAL: (6,000 SF / 1000 SF) x 4 SPACES = 24 SPACES REQUIRED (INCLUDING 2 HANDICAP ACCESSIBLE SPACES) 38 SPACES PROVIDED 4 SPACES PER 1,000 SF OF RETAIL/ GENERAL COMMERCIAL: (2,820 SF / 1,000 SF) x 4 SPACES = 11 FUTURE SPACES REQUIRED 15 SPACES PER 1,000 SF OF RESTAURANT (1,180 SF / 1,000 SF) x 15 SPACES = 18 FUTURE SPACES REQUIRED 29 TOTAL FUTURE SPACES REQUIRED 15 FUTURE SPACES TO BE PROVIDED 53 TOTAL SPACES TO BE PROVIDED

BICYCLE PARKING: 3% OF REQUIRED STALL, 40 STALLS x 0.03 = 2 BICYCLE PARKING SPACES 2 BICYCLE SPACES PROVIDED

BUILDING DESCRIPTION

28' HEIGHT 6,000 SF GROCERY STORE

CONTROL POINTS

IOWA STATE PLANES SOUTH COORDINATE SYSTEM NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

- CP1 N=582886.23 E=1545932.77 ELEV=1058.72 SET CUT "X" AT DOUBLE BACK OF CURB INTAKE, SOUTH SIDE OF SE BISHOP DRIVE, 40' WEST OF TOWNHOME ENTRANCE.
CP2 N=582898.81 E=1545491.01 ELEV=1060.50 SET CUT "X" AT SOUTH BACK OF CURB INTAKE OF BISHOP DRIVE, 5' NORTH OF STREET LIGHT, 50' WEST OF SOUTH ENTRANCE.
CP3 N=583247.92 E=1545528.02 ELEV=1058.62 SET CUT "X" AT SOUTH BACK OF CURB SE UNIVERSITY AVE, 20' NORTH OF STREET LIGHT, 150' EAST OF EMERALD DRIVE.
CP4 N=583246.40 E=1545986.91 ELEV=1058.54 SET CUT "X" AT SOUTH BACK OF CURB SE UNIVERSITY AVE, 20' NORTH OF POWER POLE, 75' SOUTH OF HYDRANT.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A) IARTN DERIVED - US SURVEY FEET

- BM1 ELEV=1061.03 BURY BOLT ON HYDRANT, IN FRONT OF UNIT #1356, SOUTH SIDE SE BISHOP DRIVE.
BM2 ELEV=1062.50 BURY BOLT ON HYDRANT, IN FRONT OF UNIT #1296, SOUTH SIDE SE BISHOP DRIVE.



NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2024 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) AND THE SOILS REPORTS PREPARED BY OTHERS.
C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTING OR MAINTAINING PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS. THE CONTRACTOR SHALL NOTIFY THE CITY OF WAUKEE AT LEAST ONE WEEK PRIOR TO ANY ANTICIPATED LANE CLOSURE.
E. NOTIFY OWNER, ENGINEER, CITY OF WAUKEE AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL ALSO NOTIFY THE CITY OF WAUKEE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY PLANNED WEEKEND OR HOLIDAY WORK.
F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR REPAIRED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTACT CITY OF WAUKEE FOR APPROVAL OF ANY CHANGES AND THAT ANY CHANGES COMPLETED WITHOUT APPROVAL ARE SUBJECT TO REMOVAL IN ORDER TO MEET THE CITY OF WAUKEE STANDARDS.
J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO FINISH GRADES TO MEET SUDAS SPECIFICATIONS SECTION 2010 FOR TOPSOIL.
L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A COSESCO PERMIT IS REQUIRED FOR THIS PROJECT.
P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF WAUKEE, AND THE OWNER PRIOR TO CONSTRUCTION.
Q. IF STORM SEWER CROSSES ABOVE WATER MAIN OR CROSSES LESS THAN 18" BELOW A WATER MAIN THEN STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE WITH A FLEXIBLE O-RING GASKET RATED AT 13 PSI OR GREATER. O-RING GASKET JOINTS SHALL BE INSTALLED ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE STORM SEWER IS AT LEAST TEN FEET.
R. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE WILL BE REQUIRED A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION ACTIVITIES BEGINNING.
S. ALL STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR.
T. ANY CHANGES PROPOSED TO THE DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION.
U. 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.
V. ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVISED PRIOR TO PAVING. THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVISION. COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
W. PLACE 3/4" EXPANSION JOINT BETWEEN ALL PCC PAVEMENT/SIDEWALKS AND BUILDINGS. PLACE 1/2" EXPANSION JOINT BETWEEN SIDEWALKS AND PCC PAVEMENT. THE PCC RAMP JOINT LOCATED AT THE BACK OF CURB AND ALL EXPANSION JOINTS SHALL BE SEALED.
X. AS-BUILTS SHALL BE PROVIDED TO THE WAUKEE ENGINEERING DEPARTMENT INCLUDING ALL UTILITIES AND AS-BUILT GRADES FOR DRAINAGE SWALES, OVERFLOWS, ACCESSIBLE RAMPS AND DETENTION FACILITIES. THE CONTRACTOR SHALL PROVIDE INFORMATION TO THE DESIGN ENGINEER FOR INCLUSION ON THE RECORD AS-BUILT DRAWINGS.
Y. ALL UTILITIES INCLUDING PRIVATE UTILITIES SHALL BE CONSTRUCTED TO THE 2024 CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND ALL UTILITIES SHALL BE TESTED TO CITY STANDARDS. THE CITY SHALL WITNESS ALL TESTING.
Z. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING CONCRETE SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.
AA. CONTRACTOR SHALL COORDINATE ALL TIE-IN TO UTILITIES WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT AND CITY OF WAUKEE ENGINEERING DEPARTMENT SHALL WITNESS ALL TIE-INS.
BB. ALL FIRE HYDRANTS WILL BE REQUIRED TO HAVE 5-INCH STORZ FITTINGS.
CC. CONTRACTOR IS TO PROVIDE SHOP DRAWING SUBMITTALS OF CONSTRUCTION MATERIALS PRIOR TO CONSTRUCTION.
DD. PRIOR TO ANY LANE CLOSURE THE CONTRACTOR IS RESPONSIBLE FOR HAVING A DIGITAL MESSAGE BOARD NOTIFYING DRIVERS OF LANE CLOSURES AT LEAST ONE WEEK PRIOR TO ANY CLOSURE. CONTRACTOR IS TO COORDINATE ANY LANE/ROAD CLOSURES WITH THE CITY OF WAUKEE.
EE. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING AS SOON AS CONSTRUCTION COMMENCES. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503.2 AND THIS SECTION SHALL EXTEND TO WITHIN 100 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
FF. ALL SIGNAGE REQUIRES A SEPARATE PERMIT FROM THE CITY OF WAUKEE COMMUNITY DEVELOPMENT DEPARTMENT.
GG. FUTURE ADDITION WILL REQUIRE A SEPARATE SITE PLAN APPROVAL.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552003655.

Table with utility contact information including F01-FIBER OPTIC, F02-FIBER OPTIC, F03-FIBER OPTIC, F04-FIBER OPTIC, W-WATER, S-SANITARY SEWER, G-GAS, and NO RESPONSE categories with corresponding company names and contact details.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

- 1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
4. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
5. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
6. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

Table with columns: AS PER CITY COMMENTS, REVISION, DATE, BY. Includes revision history for AS PER CITY COMMENTS.

Project information including Waukee, Iowa; Project Name: COVE AT KETTLESTONE PLAT 4, LOT 2; Project No: 124.0687.01; Sheet C101; and Snyder & Associates, Inc. logo and contact info.

Snyder & Associates logo and contact information including Project No: 124.0687.01 and Sheet C101.

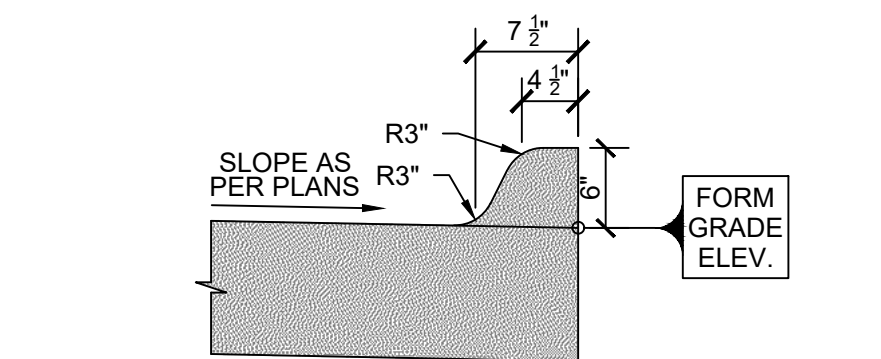
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH

DIMENSION PLAN CONSTRUCTION NOTES

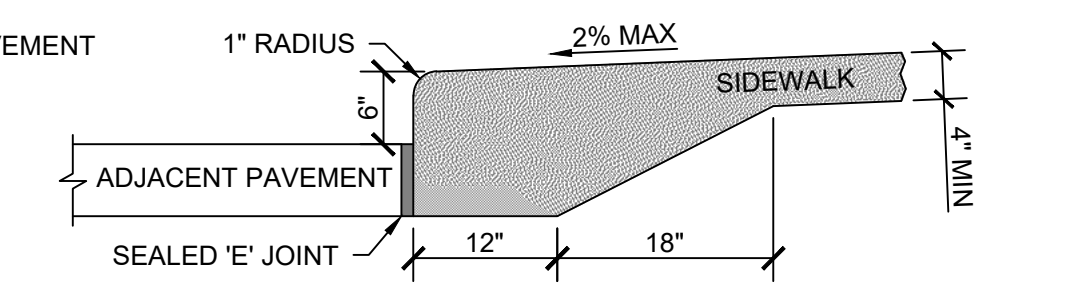
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES, ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTORS EXPENSE WITH WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
- DEMOLITION, REMOVE THE FOLLOWING:
 - REMOVE 2 FOOT CURB & GUTTER SECTION. SAWCUT FULL DEPTH AT REMOVAL LIMITS.
 - SAWCUT FULL DEPTH AT REMOVAL LIMITS. REMOVE AND DISPOSE OF EXISTING PCC.
 - REMOVE AND DISPOSE OF EXISTING STORM SEWER FLARED END SECTION.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC PARKING, 6" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC DRIVES, 7" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC SIDEWALKS, 4" DEPTH PAVEMENT.
 - 6" STANDARD CURB. SEE DETAIL THIS SHEET.
 - PCC INTEGRAL SIDEWALK AND CURB. SEE DETAIL THIS SHEET.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING SYSTEM AT RAMPS WHERE PEDESTRIAN TRAFFIC MEETS VEHICULAR TRAFFIC.
 - 10' WIDE PCC TRAIL, 5" DEPTH PCC.
 - 4" PCC PATIO.
 - CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE 'A' CONNECTION.
 - CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE 'B' CONNECTION.
 - 5' WIDE CUNETTE.
 - PCC DRIVES, 8" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45" STRIPING AT 3" ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - MONUMENT SIGN. COORDINATE SIZE AND LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - BIKE RACK.
 - TRANSFORMER.
 - SCREENING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
- SITE LIGHTING, PROVIDE THE FOLLOWING:
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
- THE CITY OF WAUKEE IS NOT RESPONSIBLE FOR PAVEMENT REPLACEMENT WITHIN EXISTING SANITARY SEWER EASEMENT IF PAVEMENT NEEDS TO BE REMOVED FOR MAINTENANCE OF THE SANITARY SEWER.

PAVEMENT LEGEND

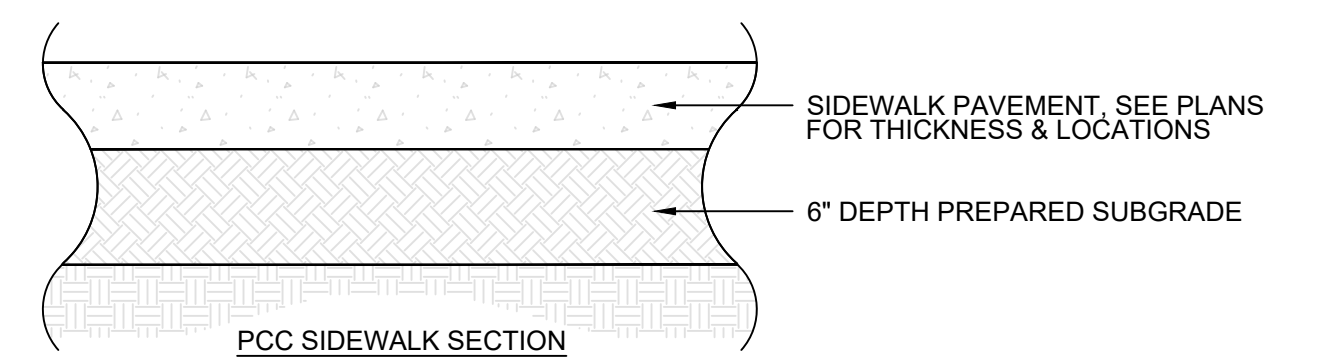
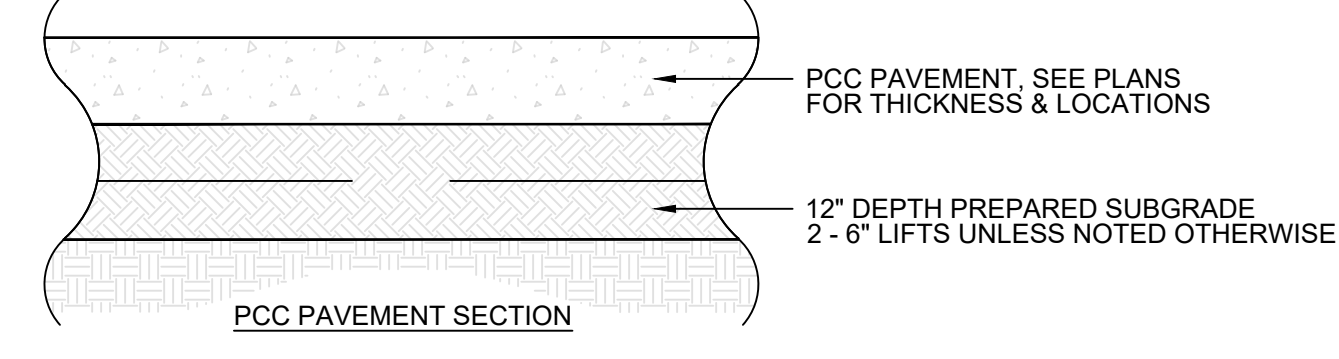
- 4" PCC SIDEWALK
- 6" PCC TRAIL
- 6" PCC PAVEMENT
- 7" PCC PAVEMENT
- 8" PCC PAVEMENT



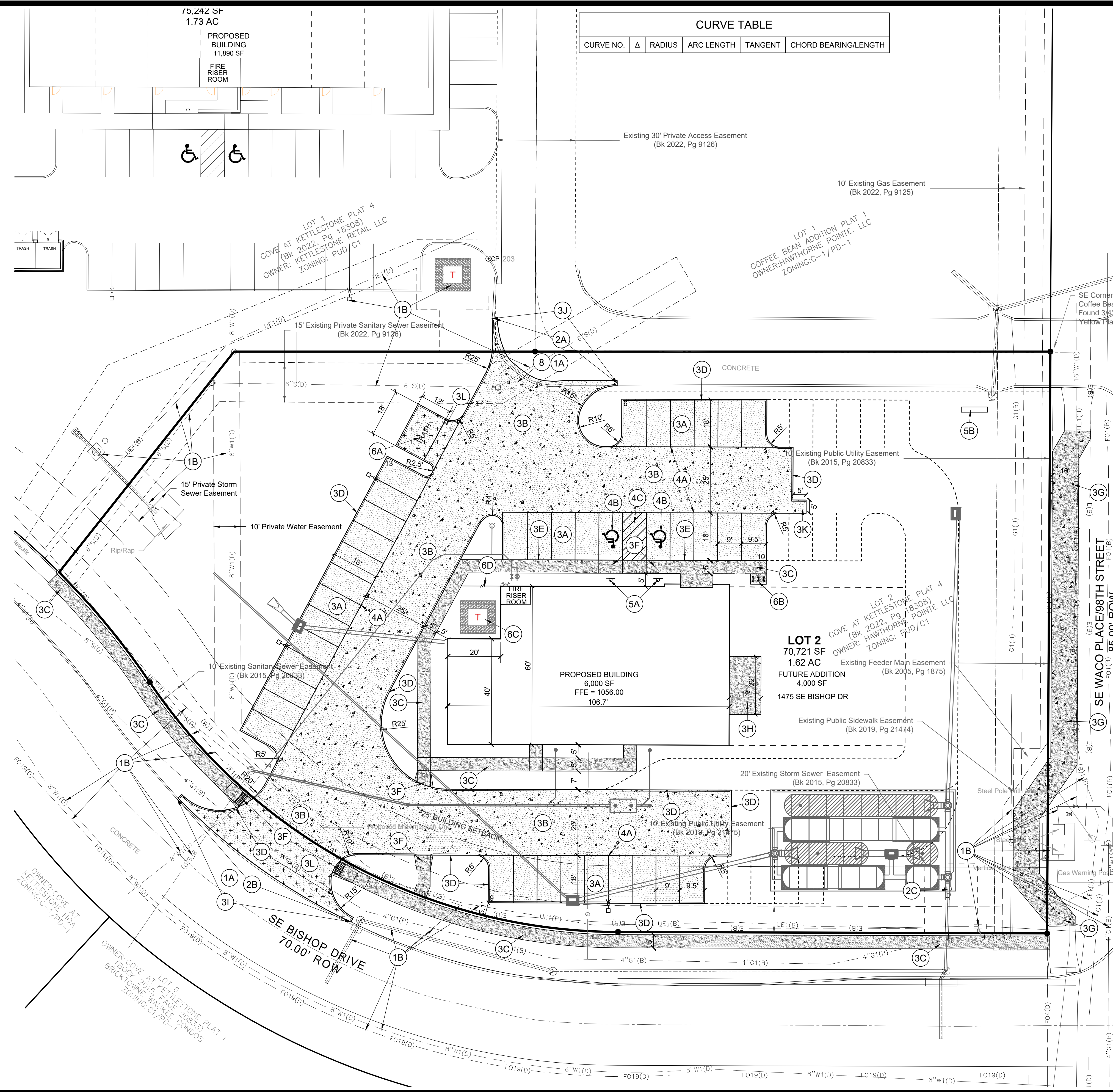
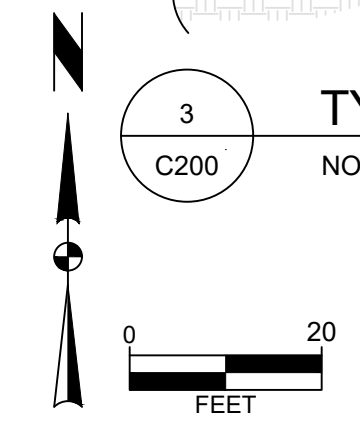
1 6-INCH STANDARD CURB
C200 NO SCALE



2 INTEGRAL SIDEWALK AND CURB DETAIL
C200 NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
C200 NO SCALE



MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	09-16-24	LJM
2	AS PER CITY COMMENTS	09-03-24	LJM
1	AS PER CITY COMMENTS	06-20-24	LJM

Scale: 1" = 20'
Checked By: KMM
Date: 06-06-24
Engineer: KS
Technician: LJM
T-R-S: TTN-RRV-SS

WAUKEE, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

COVE AT KETTLESTONE PLAT 4, LOT 2

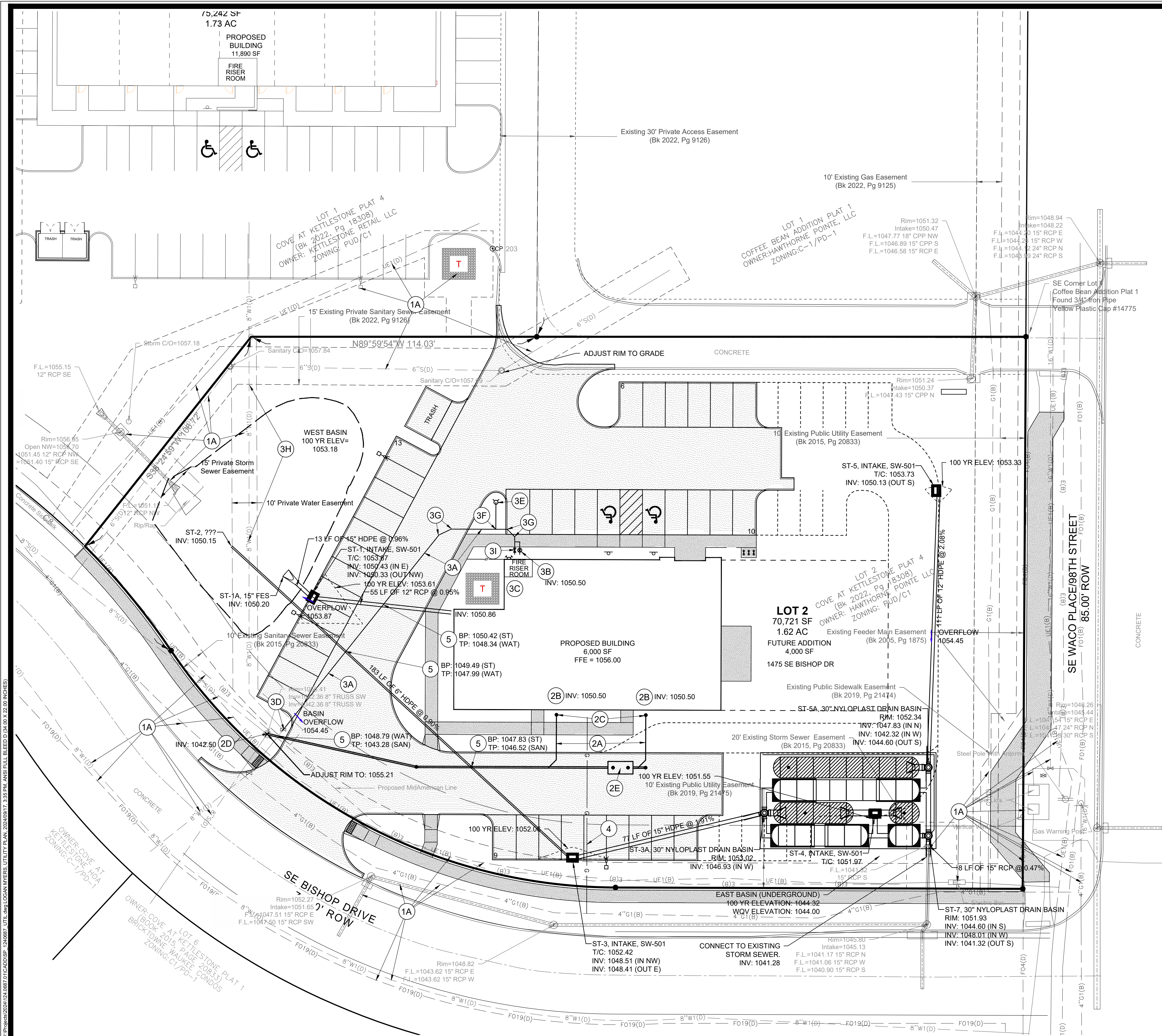
DIMENSION PLAN

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 124.0687.01
Sheet C200

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UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES, ANY DAMAGE TO THE EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTORS EXPENSE WITH WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
- SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - 6" SANITARY SEWER SERVICE LINE @ MINIMUM 1.0%
 - CONNECT TO BUILDING SANITARY SERVICE, VERIFY LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - SANITARY SEWER CLEANOUT.
 - CONNECT TO EXISTING SANITARY MANHOLE, CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION, USE 1:1 RISER AS NECESSARY.
 - WRA APPROVED GREASE INTERCEPTOR, SEE MECHANICAL PLANS FOR DETAILED DRAWINGS OF GREASE INTERCEPTOR, COORDINATE EXACT SIZE/ELEVATIONS WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
- WATER SERVICES, PROVIDE THE FOLLOWING:
 - 6" WATER SERVICE LINE.
 - 2" DOMESTIC WATER SERVICE WITH VALVE.
 - BUILDING WATER SERVICE CONNECTION, VERIFY LOCATION AND DEPTH WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - CONNECT TO EXISTING WATER MAIN SERVICE STUB, CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
 - HYDRANT ASSEMBLY.
 - 6"x6" TEE.
 - WATER BEND.
 - CONTRACTOR TO VERIFY DEPTH OF EXISTING 8" WATER MAIN, LOWER AS NECESSARY TO MAINTAIN 5' DEPTH, COORDINATE ANY DISRUPTION OF EXISTING SERVICE WITH ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION.
 - 6" WATER VALVE.
- COORDINATE NATURAL GAS AND ELECTRICAL SERVICES AND METER LOCATION WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR INTERIOR UTILITY ROUTING, METERS, DESIGN INFORMATION AND COORDINATE UTILITY CONNECTIONS ACCORDINGLY.
- CRITICAL CROSSING, CONTRACTOR TO VERIFY ALL CROSSINGS AND PROVIDE 18" MINIMUM SEPARATION.
- STORM SEWER IMPROVEMENTS, PROVIDE AS SHOWN:
 - ROOF DRAIN COLLECTION LINE, CONNECT TO BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.

GENERAL CONSTRUCTION NOTES

- NOTIFY THE CITY OF WAUKEE AT LEAST 48 HRS PRIOR TO CONNECTING TO ANY PUBLIC UTILITY.
- ALL UTILITIES SHALL BE TESTED TO THE CITY OF WAUKEE STANDARD SPECIFICATION FOR PUBLIC IMPROVEMENTS AND ANY TESTING OR TIE-INS SHALL BE WITNESSED BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- ALL SANITARY SEWER AND STORM SEWER SHALL BE CLEANED AND TELEVIEWED PRIOR TO PAVING, THE CITY OF WAUKEE SHALL WITNESS ALL CLEANING AND TELEVIEWING, COPIES OF THE REPORT AND VIDEO SHALL BE PROVIDED TO THE CITY OF WAUKEE, ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED.
- ALL WATERMAIN SHALL BE PRESSURE AND BACTERIA TESTED AND DECHLORINATED.

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3	AS PER CITY COMMENTS	09-16-24	LJM
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1	AS PER CITY COMMENTS	08-20-24	LJM

Engineer: KS	Checked By: KMM	Scale: 1" = 20'
Technician: LJM	Date: 08-06-24	T-R-S: TTN-RRW-SS

Project No: 124.0687.01
Sheet C300

COVE AT KETTLESTONE PLAT 4, LOT 2

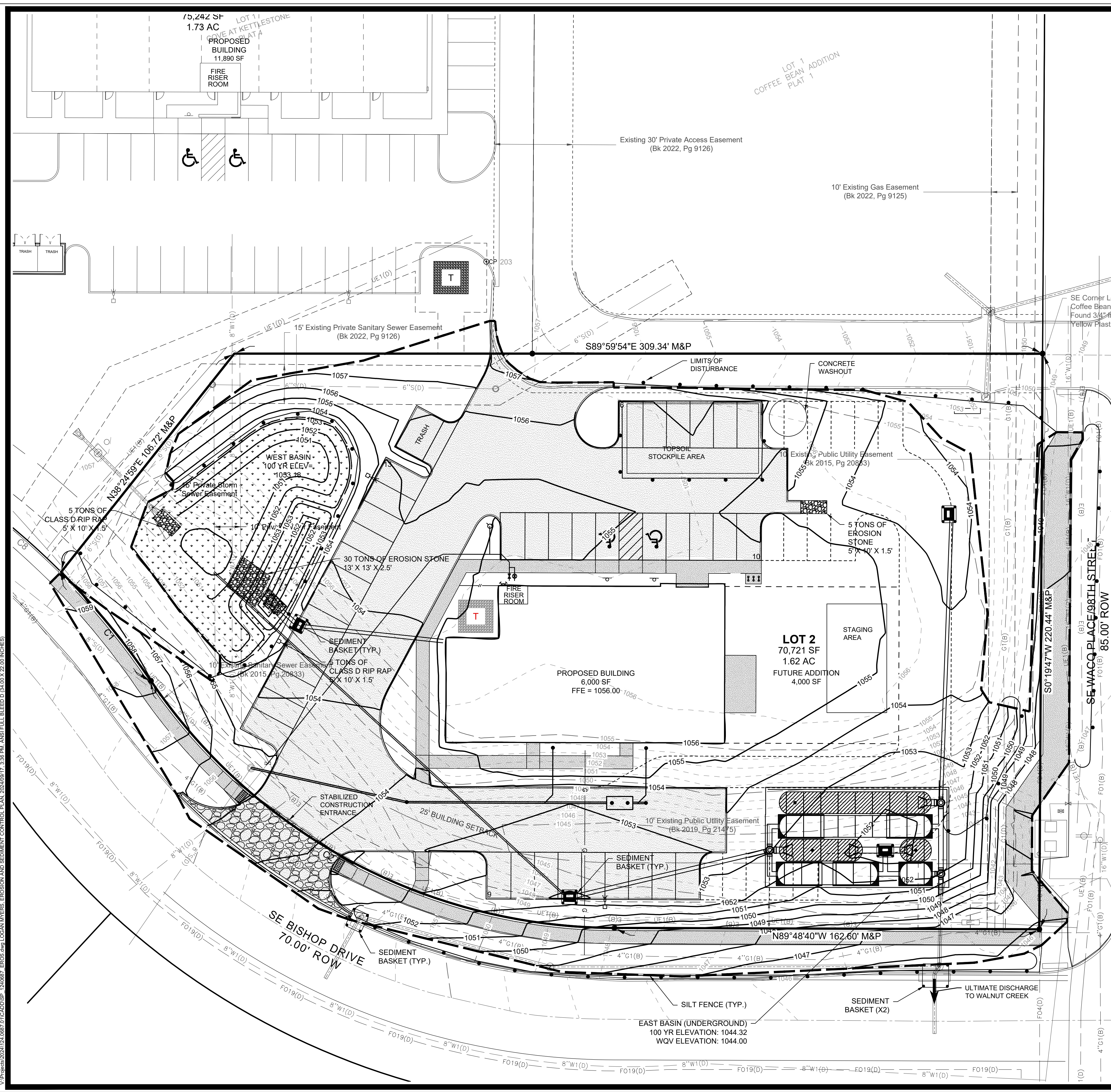
UTILITY PLAN

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 124.0687.01
Sheet C300

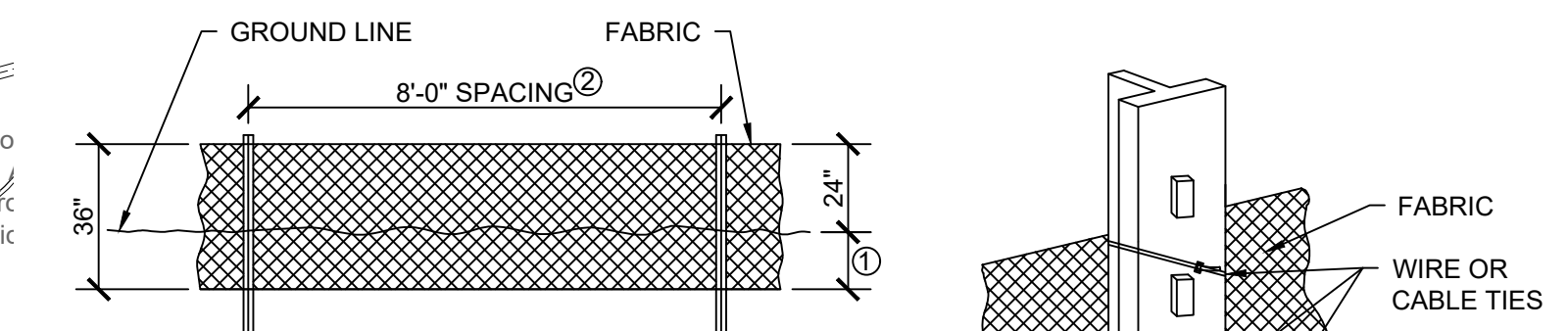


EROSION CONTROL NOTES

1. PROVIDE SILT FENCE WHERE SHOWN AND AS DETAILED ON THIS SHEET. MAINTAIN AND ADJUST SILT FENCE AS NECESSARY DURING CONSTRUCTION.
2. PROVIDE SEDIMENT BASKET IN ALL INTAKES.
3. PROVIDE RIP RAP AND EROSION STONE AS SHOWN.

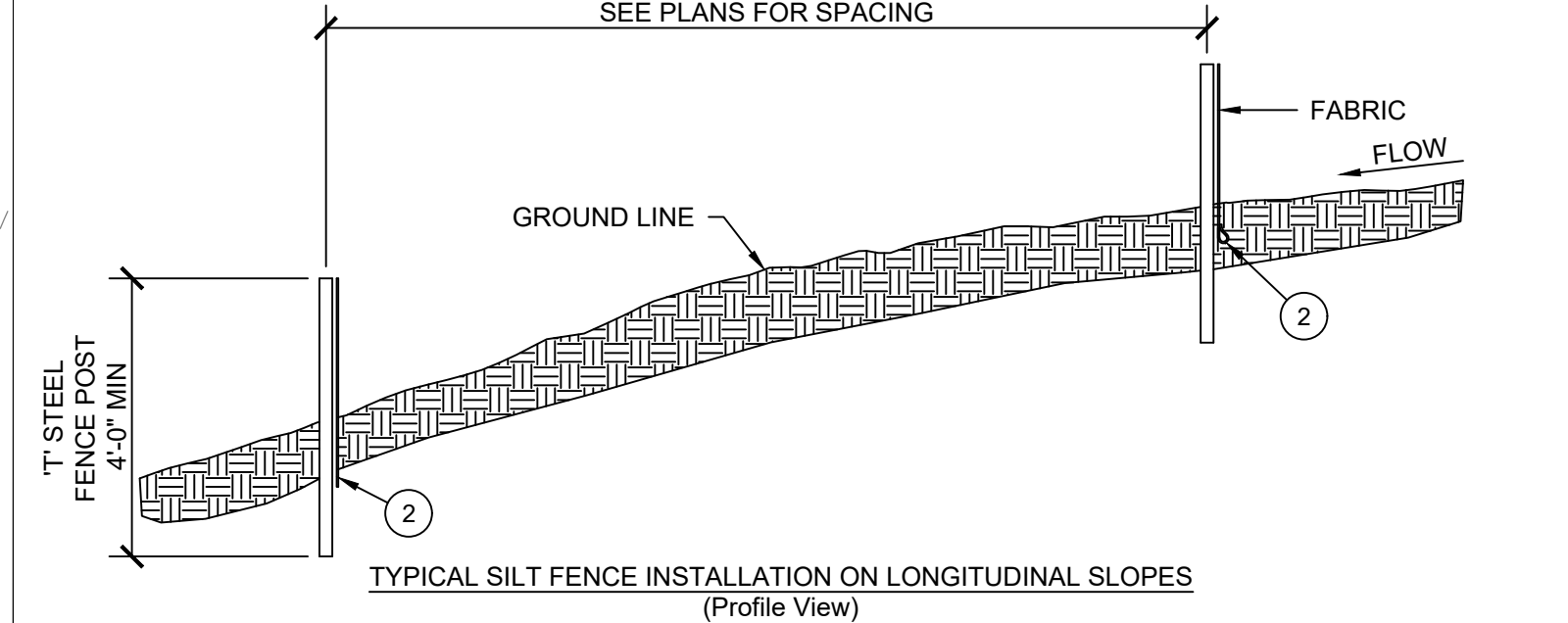
QUANTITIES

SUDAS TYPE 4 SEEDING, FERTILIZING & MULCHING	1.00 AC.
DETENTION BASIN SEEDING	0.11 AC.
SOD	1.20 AC.
SILT FENCE	1045 LF
SEDIMENT BASKETS	5 EA
CLASS D RIP-RAP (EROSION STONE)	5 TONS
DISTURBED AREA	1.64 AC.

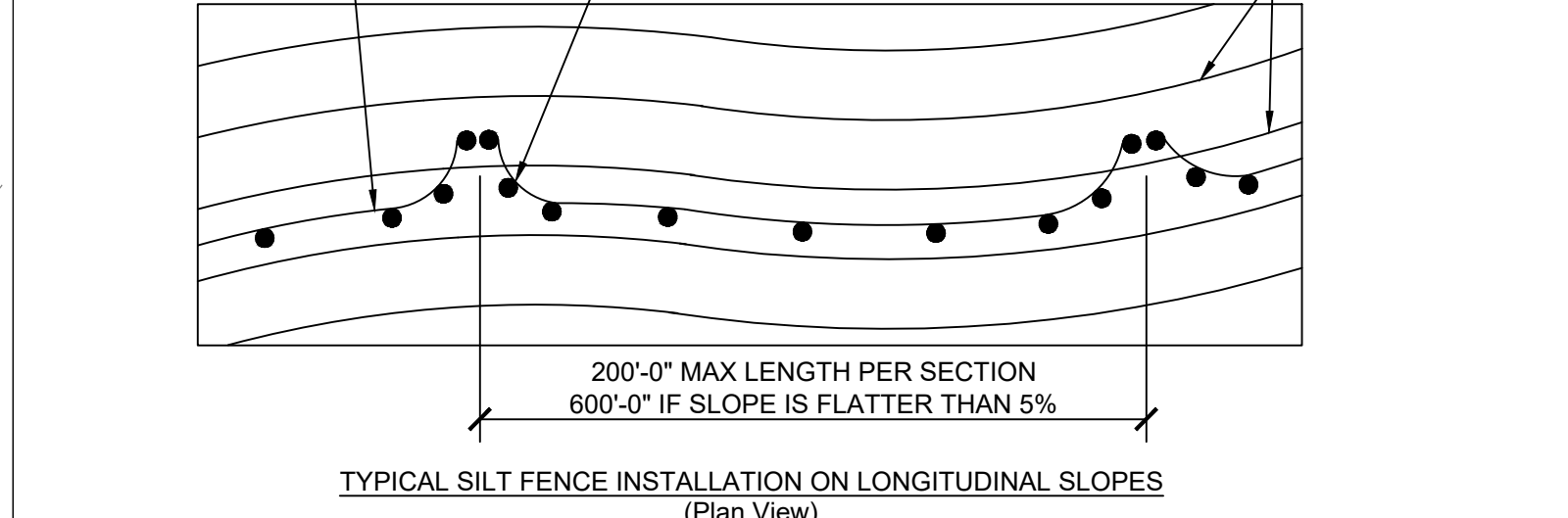


DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

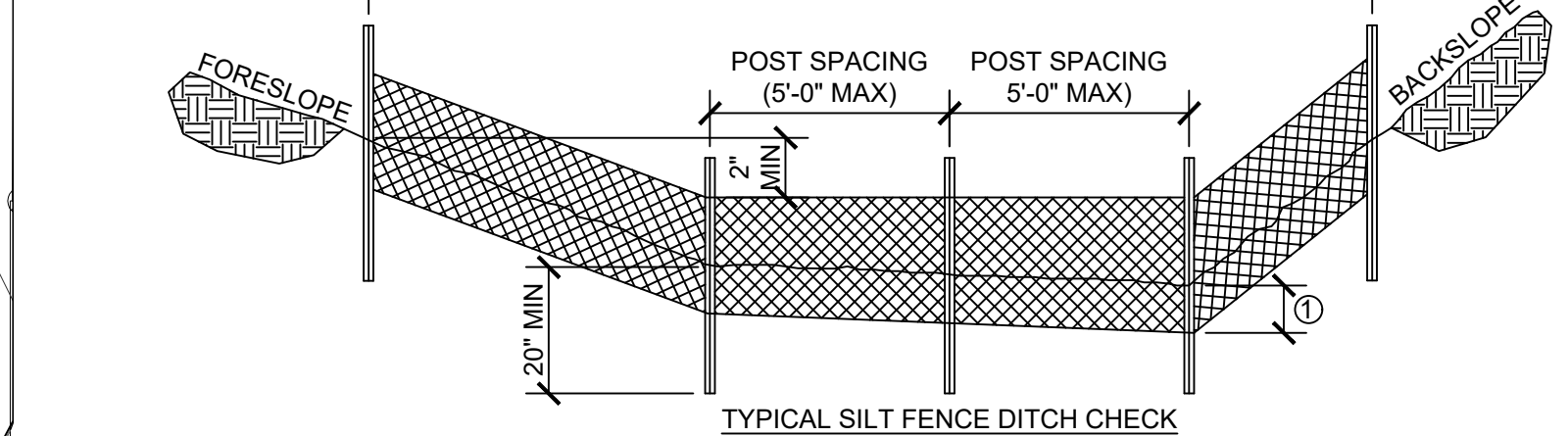
- ① INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP (FABRIC MAY BE FOLDED BELOW THE GROUND LINE).
- ② REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FABRIC.



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Profile View)



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (Plan View)

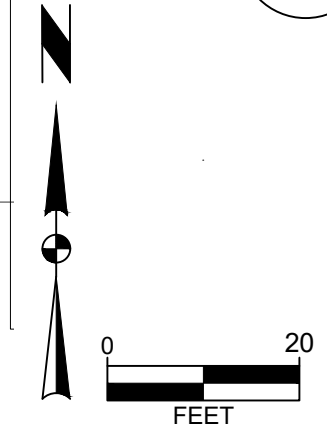


TYPICAL SILT FENCE DITCH CHECK

1
C400

SILT FENCE DETAIL

NO SCALE



AS PER CITY COMMENTS	09-16-24 LJM	REVISION	DATE	BY
AS PER CITY COMMENTS	09-03-24 LJM			
AS PER CITY COMMENTS	08-20-24 LJM			
MARK	REVISION	DATE	SCALE	BY
Engineer: KS	Checked By: KMM	Date: 08-06-24	Scale: 1" = 20'	T-R-S: TTN-RRW-SS
Technician: LJM				

WAUKEE, IOWA

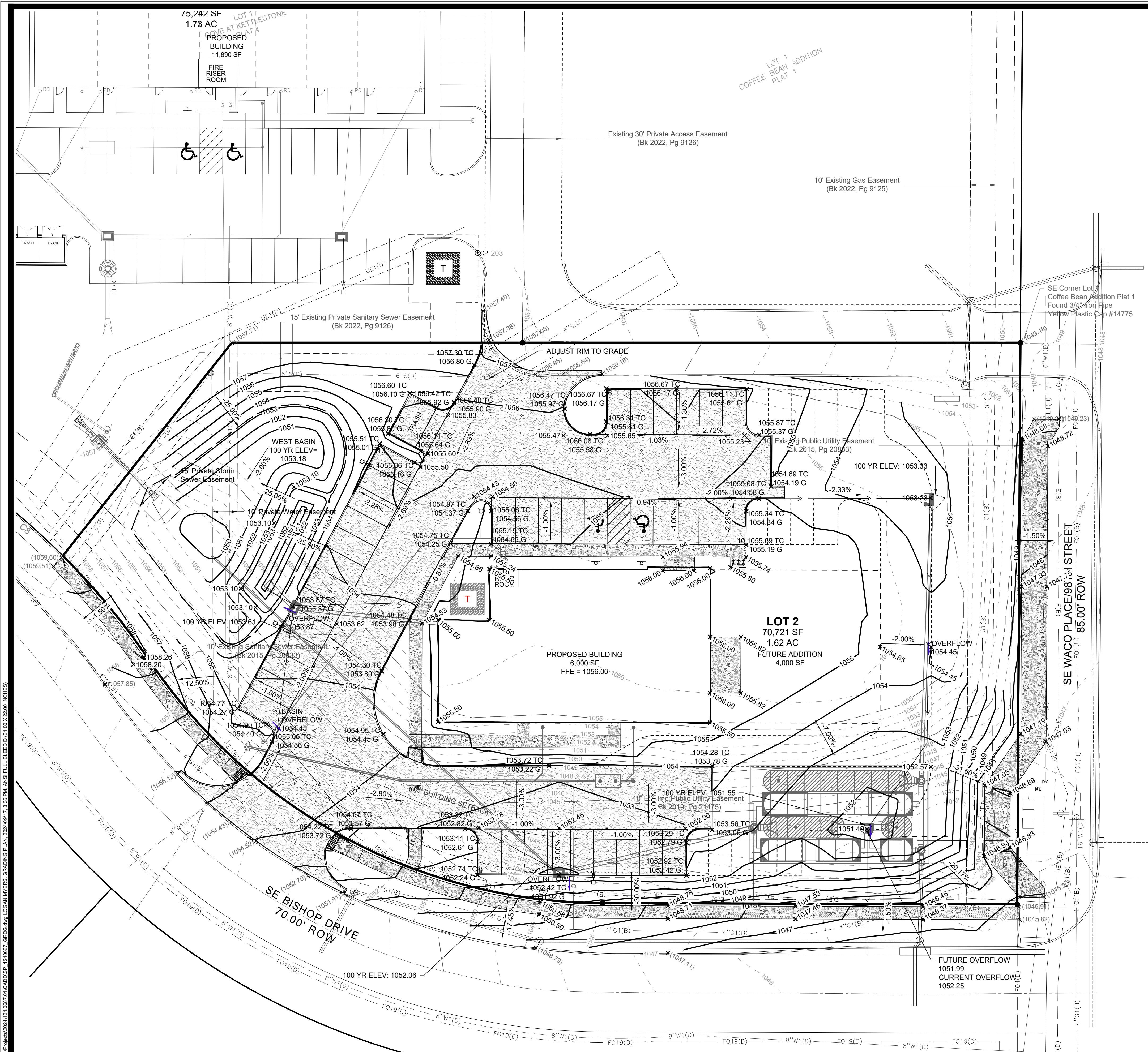
COVE AT KETTLESTONE PLAT 4, LOT 2

EROSION AND SEDIMENT CONTROL PLAN

SNYDER & ASSOCIATES, INC.

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com





GRADING PLAN GENERAL NOTES

- A. UTILITY WARNING:
- B. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- C. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE ANY UTILITY RELOCATIONS WITH UTILITY PROVIDER.
- D. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- E. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- F. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- G. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM STREETS, DRIVEWAYS AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY AND PRIOR TO A RAIN EVENT.
- H. SLOPES OF ALL UNPAVED AREAS TO BE 2.0% MINIMUM.
- I. CONTRACTOR TO CONTAIN SAWCUTTING/GRINDING SLURRY ON SITE AND DISPOSE OF ACCORDING TO IOWA DNR GENERAL PERMIT NO. 2.

MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	09-16-24	LJM
2	AS PER CITY COMMENTS	09-03-24	LJM
1	AS PER CITY COMMENTS	08-20-24	LJM

Engineer: KS	Checked By: KMM	Scale: 1" = 20'
Technician: LJM	Date: 08-06-24	T-R-S: TTN+RRV+SS

Project No: 124.0687.01
Sheet C401

COVE AT KETTLESTONE PLAT 4, LOT 2

GRADING PLAN

WAUKEE, IOWA

**SE WACO PLACE/89.3rd STREET
85.00' ROW**

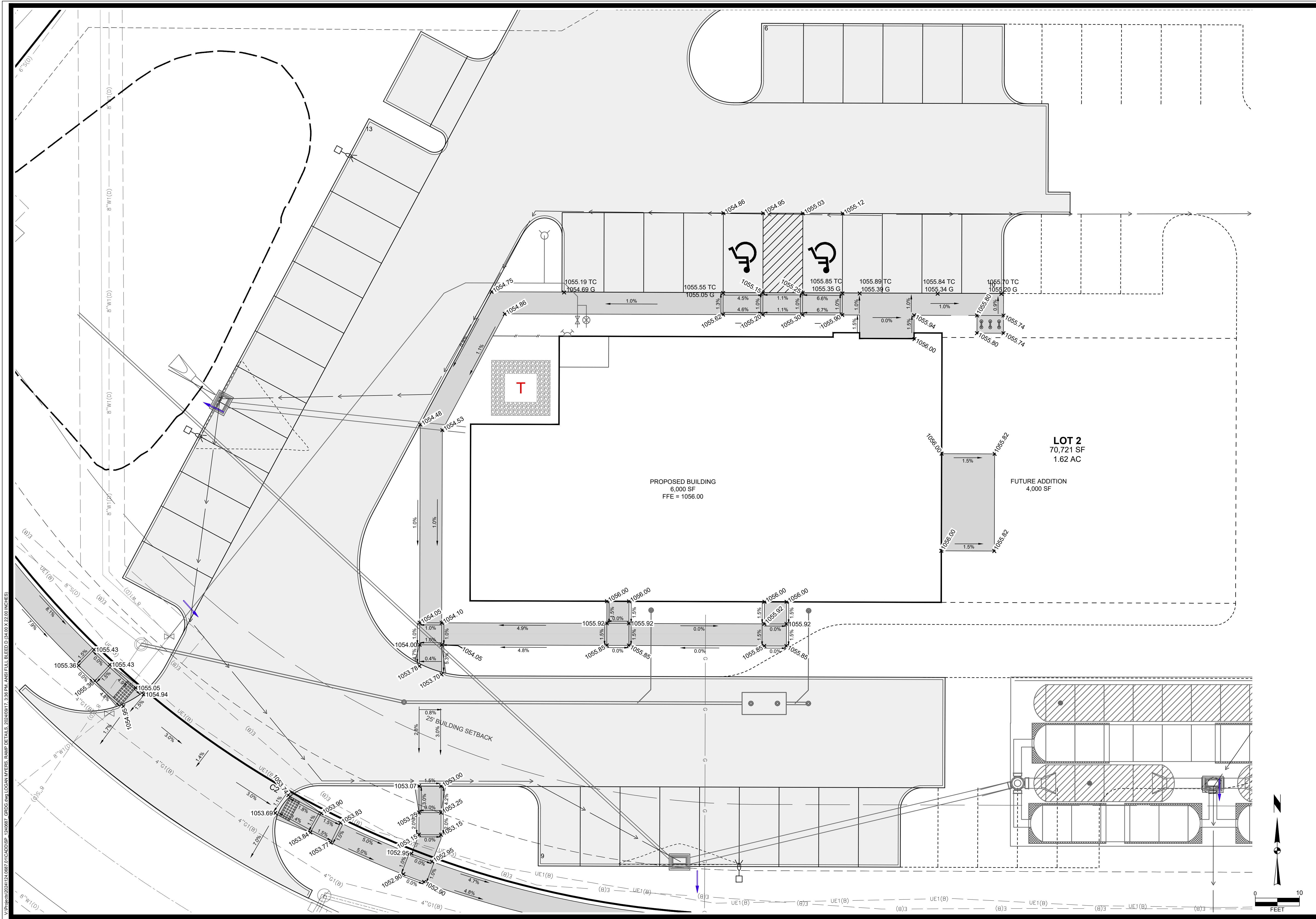
**SE BISHOP DRIVE
70.00' ROW**

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SNYDER & ASSOCIATES

Project No: 124.0687.01
Sheet C401



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MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	09-16-24	LJM
2	AS PER CITY COMMENTS	09-03-24	LJM
1	AS PER CITY COMMENTS	08-20-24	LJM

Engineer:	Checked By:	Scale:
KS	KMM	1" = 10'


Technician:	Date:	T-R-S:
LJM	08-06-24	TTN-RRW-SS

COVE AT KETTLESTONE PLAT 4, LOT 2

RAMP DETAILS

SNYDER & ASSOCIATES, INC.

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Project No: 124.0687.01

Sheet C402

Project No: 124.0687.01

Sheet C402

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ORNAMENTAL TREES					
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B
QL	3	Quercus robur x bicolor 'Long'	Regal Prince® Oak	1.5" Cal.	B&B
CONIFERS					
PS	3	Pinus strobus	White Pine	6' Ht.	B&B
SHADE TREES					
CP	7	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	1.5" Cal.	B&B
GA	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
QR	9	Quercus rubra	Red Oak	1.5" Cal.	B&B
TC	3	Tilia cordata	Littleleaf Linden	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
BG	5	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
PO	27	Physocarpus opulifolius 'Donna May'™	Little Devil Dwarf Ninebark	3 gal.	Pot
SB	21	Spiraea betulifolia 'Tor Gold'™	Glow Girl Birchleaf Spirea	3 gal.	Pot
TB	13	Thuja occidentalis 'Gold Drop'	Gold Drop Arborvitae	4" Plug	
GRASSES					
CK	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN.
- PROVIDE 3/16" BLACK STEEL EDGER WITH STAKES.
- SOD ALL AREAS DISTURBED BY CONSTRUCTION ON SITE INCLUDING ROW UNLESS NOTED OTHERWISE.
- PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY, WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.

PROVIDE REGREEN, TRICITUM AESTIVUM, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL. APPLY AT 30 LBS/ACRE.
- PROVIDE MECHANICALLY-BONDED FIBER MATRIX IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
P: 1-900-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

PLANTING PLAN REQUIREMENTS

(LANDSCAPE CALCULATIONS BASED UPON CITY OF WAUKEE ZONING CODE REQUIREMENTS AND THE KETTLESTONE DESIGN GUIDELINES PUD)

15% OPEN SPACE REQUIRED
70,721 SF (TOTAL LOT) x 15% = 10,608.15 SF REQUIRED (24,580 SF OR 34.75% PROVIDED)

1 OVERSTORY TREES, 0.5 UNDERSTORY TREES, AND 2 SHRUBS PER 1,000 SF OF REQUIRED OPEN SPACE.

MINIMUM OF 50% OF TOTAL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.

10,608.15 / 1,000 = 10.6 PLANT UNITS (PU'S)
1 OVERSTORY TREES x 10.6 PU'S = 10.6 OVERSTORY TREES REQUIRED (11 TREES PROVIDED; 8 DECIDUOUS, 3 EVERGREEN)
0.5 UNDERSTORY TREES x 10.6 PU'S = 5.3 UNDERSTORY TREES REQUIRED (6 UNDERSTORY TREES PROVIDED)
2 SHRUB x 10.6 PU'S = 21.2 SHRUBS REQUIRED (37 OPEN SPACE SHRUBS PROVIDED)

FOUNDATION PLANTINGS:
FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS

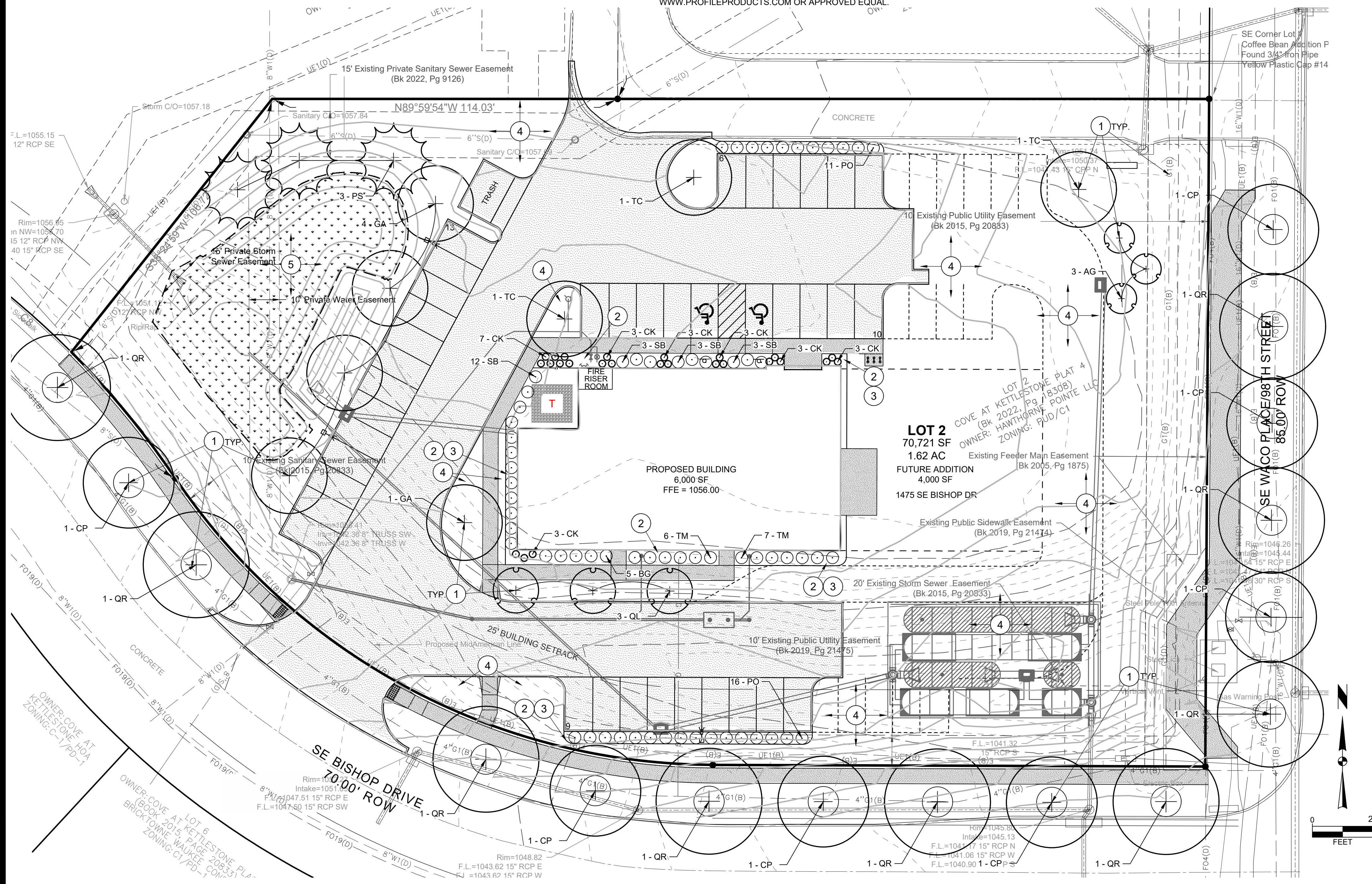
STREET TREE REQUIREMENTS:
ONE TREE FOR EVERY FORTY LINEAL FEET OF FRONTAGE ALONG THE PUBLIC STREET SHALL BE REQUIRED EXCLUSIVE OF ACCESS DRIVES.
SE WACO PLACE = 220 LF
220 LF / 40 = 5.5 TREES REQUIRED. (6 PROVIDED)
SE BISHOP DR = 385 LF
385 LF / 40 = 9.625 TREES REQUIRED. (10 PROVIDED)

OFF-STREET PARKING AREAS:
PARKING LOT ISLANDS SHALL HAVE A MINIMUM OF 1 OVERSTORY TREE.

BUFFER REQUIREMENT:
THERE ARE NO BUFFER REQUIREMENTS.

MINIMUM HEIGHT REQUIREMENTS:
DECIDUOUS OVERSTORY TREES SHALL BE A MINIMUM OF 8' IN HEIGHT.
EVERGREEN OVERSTORY TREES SHALL BE A MINIMUM OF 6' IN HEIGHT.
DECIDUOUS ORNAMENTAL TREES SHALL BE A MINIMUM OF 6' IN HEIGHT.

MINIMUM QUANTITIES:
A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED TREES SHALL BE OVERSTORY SHADE TREES.
A MINIMUM OF TWENTY-FIVE (25%) OF ALL REQUIRED TREES SHALL BE EVERGREENS.
A MINIMUM OF 1.0 OVERSTORY TREES, 0.5 UNDERSTORY TREES AND TWO (2) SHRUBS FOR EVERY 1,000 SF OF REQUIRED OPEN SPACE SHALL BE INSTALLED.
FOUNDATION PLANTINGS ARE REQUIRED AT THE BASE OF ALL BUILDINGS. FOUNDATION PLANTINGS MAY INCLUDE SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, AND GROUND COVERS.



COVE AT KETTLESTONE PLAT 4, LOT 2

PLANTING PLAN

SNYDER & ASSOCIATES, INC.



Project No: 124.0687.01
Sheet C500

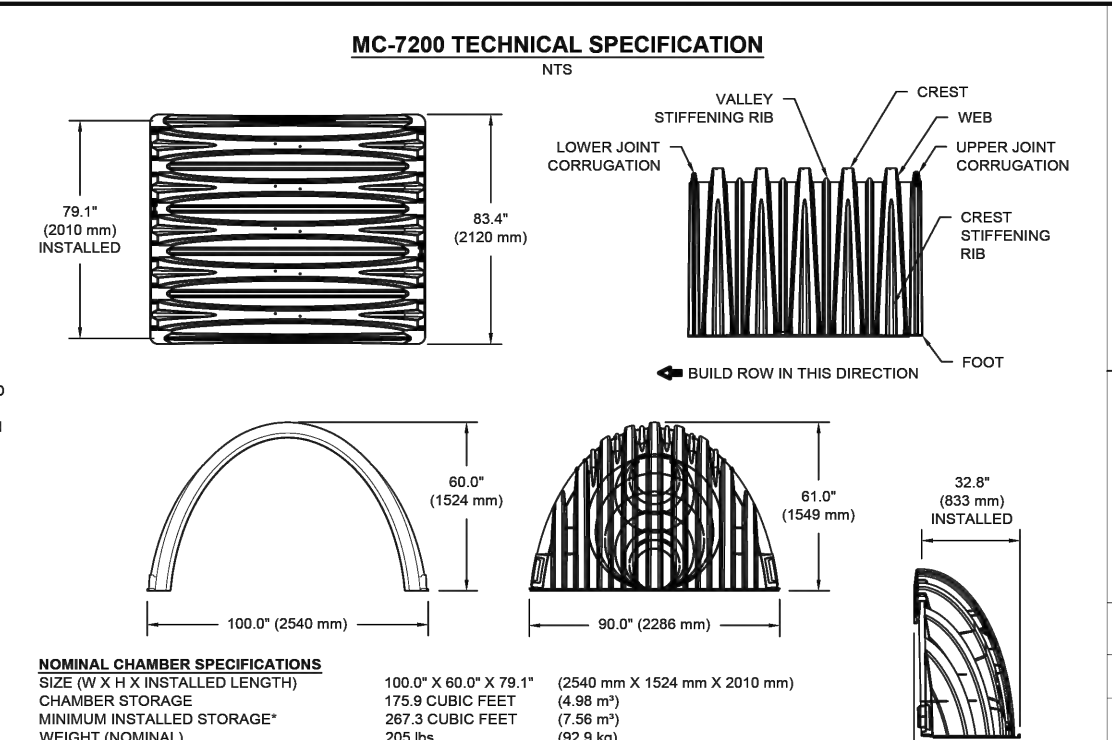
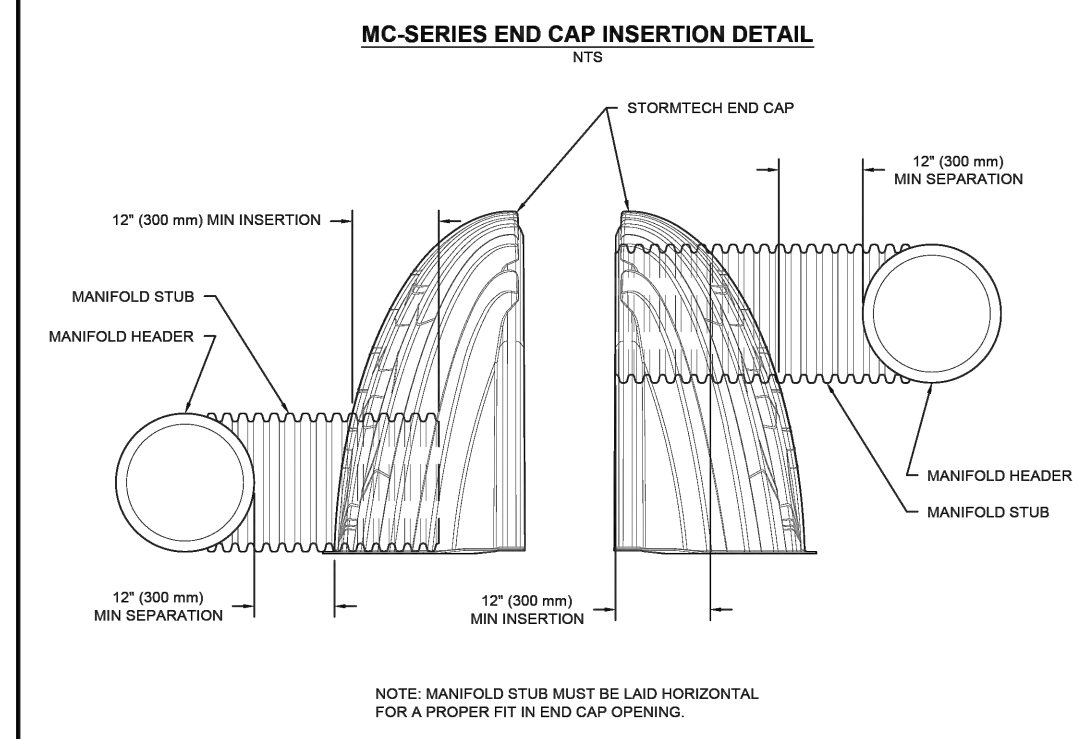
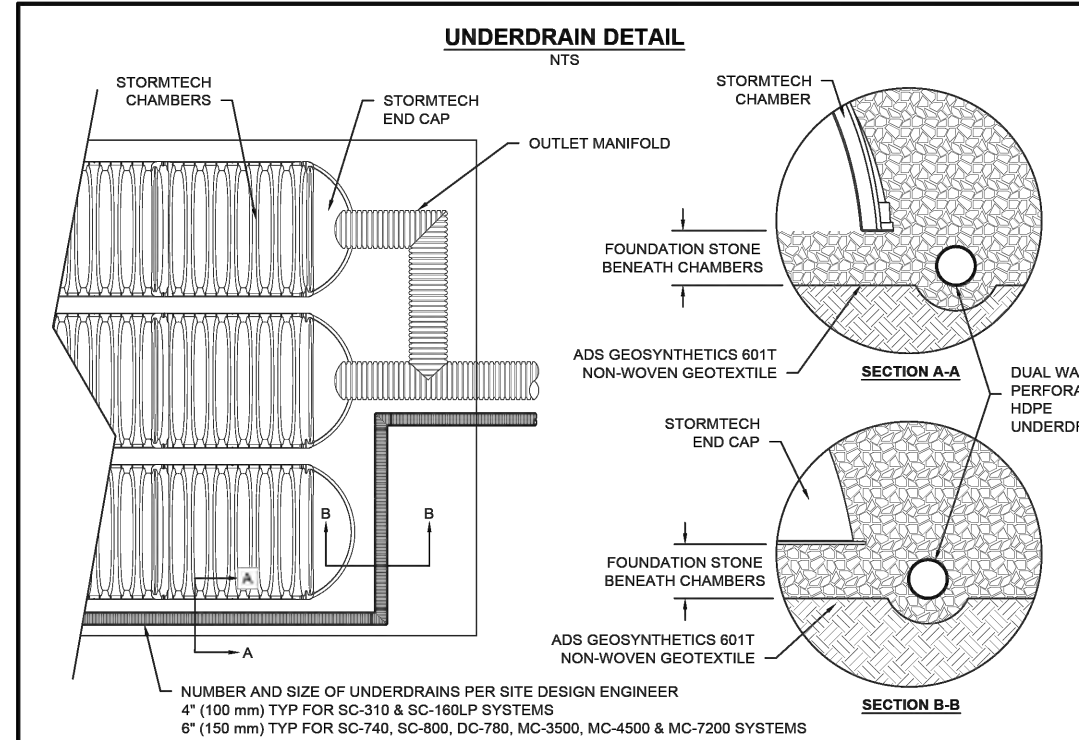
MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	09-16-24	LJM
2	AS PER CITY COMMENTS	09-03-24	LJM
1	AS PER CITY COMMENTS	08-20-24	LJM

Scale: 1" = 20'
Checked By: KMM
Engineer: KS
Technician: LJM
Date: 08-06-24
T-R-S: TTN-RRV-SS

Waukee, Iowa
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C500

V:\Projects\2024\124.0687 (C) LOGAN MYERS PLANTING PLAN 20240917 3:36 PM ANSI/EULL BLEED 0.0400 X 22.00 INCHES



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT (NOMINAL)

100.0" X 60.0" X 78.1"	(2540 mm X 1524 mm X 2010 mm)	4.98 m ³	(7.56 m ³)	287.3 CUBIC FEET	(82.9 kg)
90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)	1.12 m ³	(1.12 m ³)	39.5 CUBIC FEET	(13.28 m ³)
90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)	1.12 m ³	(1.12 m ³)	39.5 CUBIC FEET	(13.28 m ³)
90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)	1.12 m ³	(1.12 m ³)	39.5 CUBIC FEET	(13.28 m ³)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
END CAP STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT (NOMINAL)

90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)	1.12 m ³	(1.12 m ³)	39.5 CUBIC FEET	(13.28 m ³)
90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)	1.12 m ³	(1.12 m ³)	39.5 CUBIC FEET	(13.28 m ³)
90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)	1.12 m ³	(1.12 m ³)	39.5 CUBIC FEET	(13.28 m ³)
90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)	1.12 m ³	(1.12 m ³)	39.5 CUBIC FEET	(13.28 m ³)

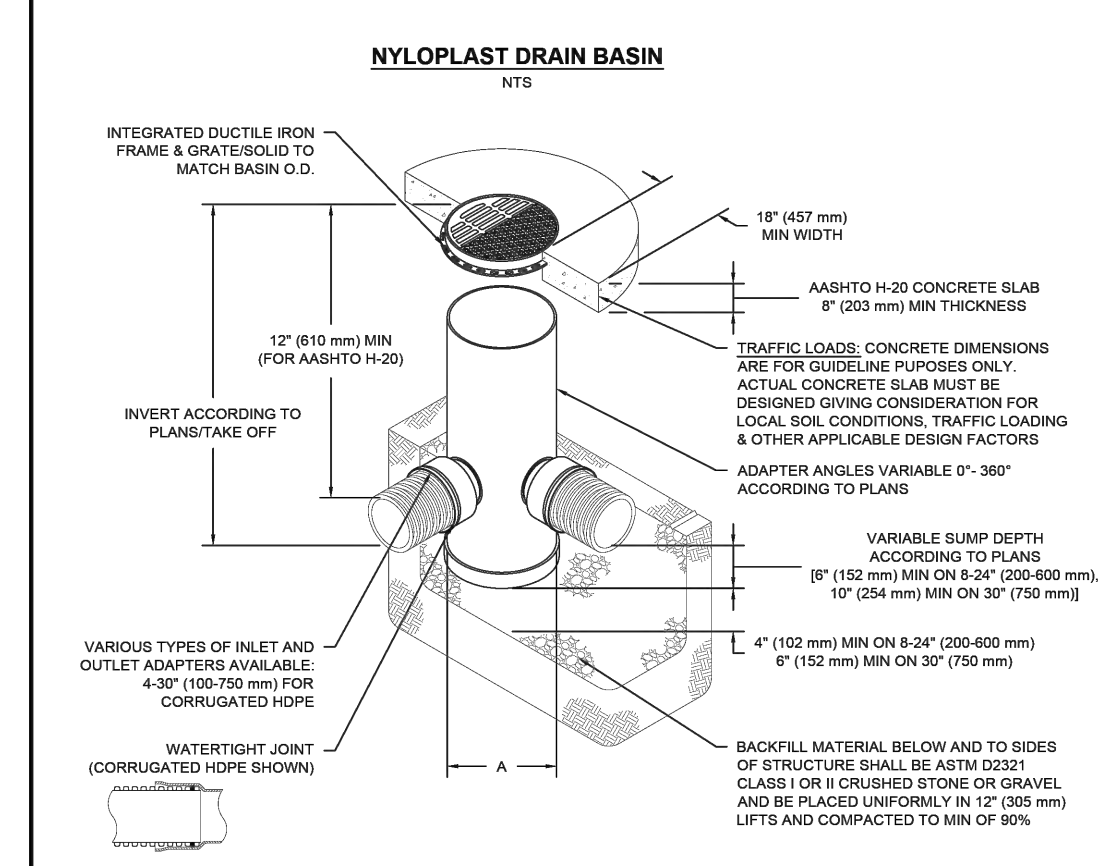
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200EP08T	8" (200 mm)	42.54" (1081 mm)	0.86" (22 mm)
MC7200EP08B	8" (200 mm)	40.50" (1029 mm)	0.86" (22 mm)
MC7200EP08T	10" (250 mm)	38.37" (975 mm)	1.01" (26 mm)
MC7200EP10B	10" (250 mm)	35.69" (907 mm)	1.33" (34 mm)
MC7200EP12T	12" (300 mm)	32.72" (831 mm)	1.55" (39 mm)
MC7200EP12B	12" (300 mm)	32.72" (831 mm)	1.55" (39 mm)
MC7200EP15T	15" (375 mm)	29.36" (746 mm)	1.70" (43 mm)
MC7200EP15B	15" (375 mm)	29.36" (746 mm)	1.70" (43 mm)
MC7200EP18T	18" (450 mm)	23.00" (585 mm)	2.26" (57 mm)
MC7200EP18B	18" (450 mm)	23.00" (585 mm)	2.26" (57 mm)
MC7200EP24T	24" (600 mm)	2.00" (51 mm)	2.89" (73 mm)
MC7200EP24B	24" (600 mm)	2.00" (51 mm)	2.89" (73 mm)
MC7200EP30T	30" (750 mm)	3.25" (83 mm)	3.55" (90 mm)
MC7200EP30B	30" (750 mm)	3.25" (83 mm)	3.55" (90 mm)
MC7200EP42T	42" (1050 mm)	---	---
MC7200EP42B	42" (1050 mm)	---	---

NOTE: ALL DIMENSIONS ARE NOMINAL.

COVE AT KETTLESTONE PLAT 4 LOT 2
DATE: WAUKEE, IA, USA
DRAWN: JM
CHECKED: WA
PROJECT #:
DESCRIPTION:
DATE: 08-06-24
ENGINEER: KS
TECHNICIAN: LJM
SCALE: 1" = 1'-0"
SHEET 5 OF 6



NOTES

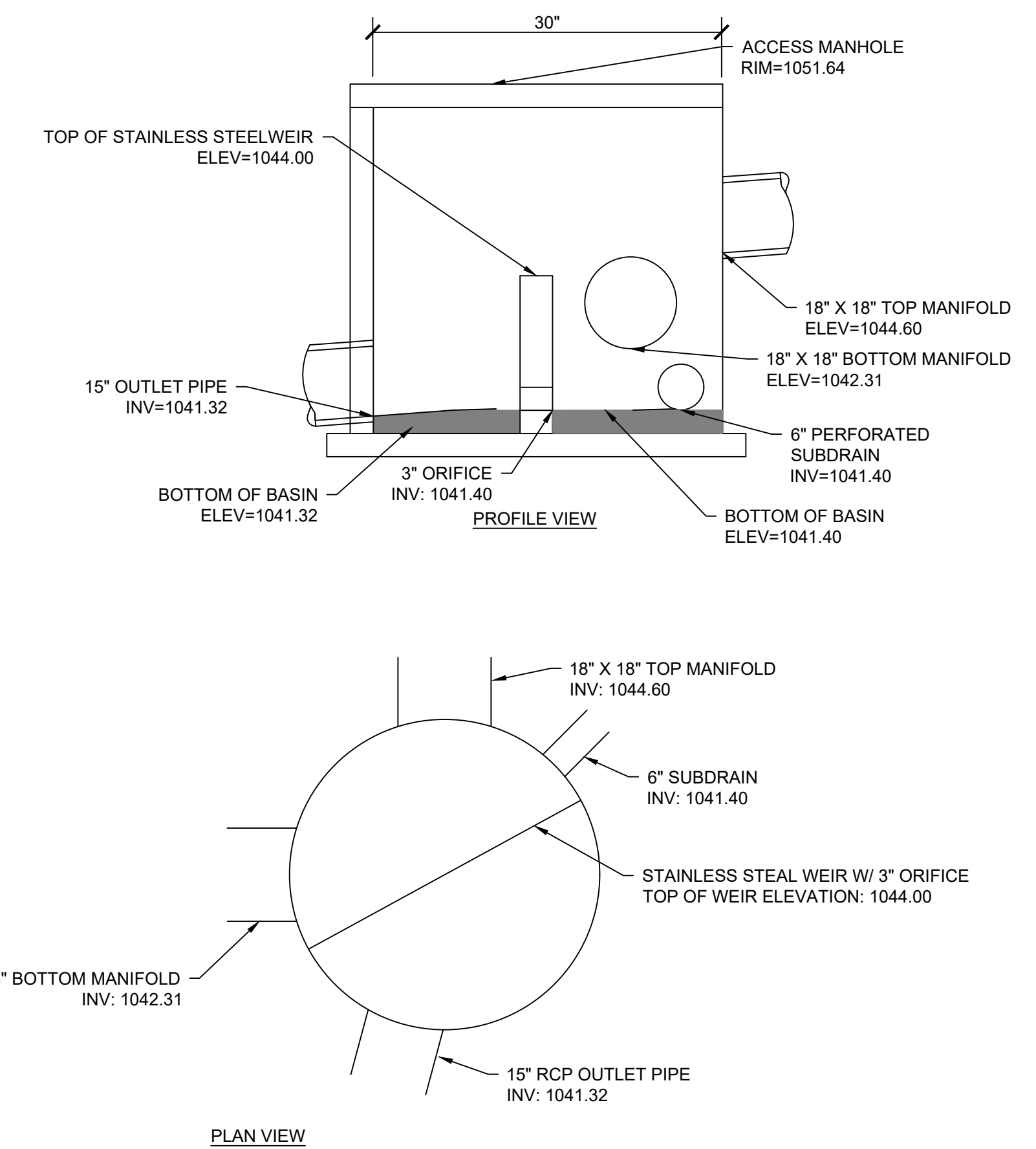
- 5-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 15-30" (200-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: 800-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS
6" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY, STANDARD LIGHT DUTY, SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY, STANDARD LIGHT DUTY, SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10, STANDARD AASHTO H-20, SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10, STANDARD AASHTO H-20, SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10, STANDARD AASHTO H-20, SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10, STANDARD AASHTO H-20, SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20, STANDARD AASHTO H-20, SOLID AASHTO H-20

COVE AT KETTLESTONE PLAT 4 LOT 2
DATE: WAUKEE, IA, USA
DRAWN: JM
CHECKED: WA
PROJECT #:
DESCRIPTION:
DATE: 08-06-24
ENGINEER: KS
TECHNICIAN: LJM
SCALE: 1" = 1'-0"
SHEET 6 OF 6

Nyloplast®
4445 TRULAMAN BLVD
HILLAND VALLEY, OHIO 43026
TEL: 614-885-0721
WWW.NYLOPLAST-US.COM

ADS
4445 TRULAMAN BLVD
HILLAND VALLEY, OHIO 43026
TEL: 614-885-0721
WWW.ADS-USA.COM



1 C601
ST-7: OUTLET STRUCTURE DETAIL
NO SCALE

COVE AT KETTLESTONE PLAT 4, LOT 2
SITE DETAILS

WAUKEE, IOWA
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.0687.01
Sheet C601

MARK	REVISION	DATE	BY
3	AS PER CITY COMMENTS	09-16-24	LJM
2	AS PER CITY COMMENTS	09-03-24	LJM
1	AS PER CITY COMMENTS	08-20-24	LJM

Engineer: KS
Checked By: KMM
Date: 08-06-24
Technician: LJM
Scale: 1" = 1'-0"
T-R-S: TTN-RRW-SS
Project No: 124.0687.01
Sheet C601