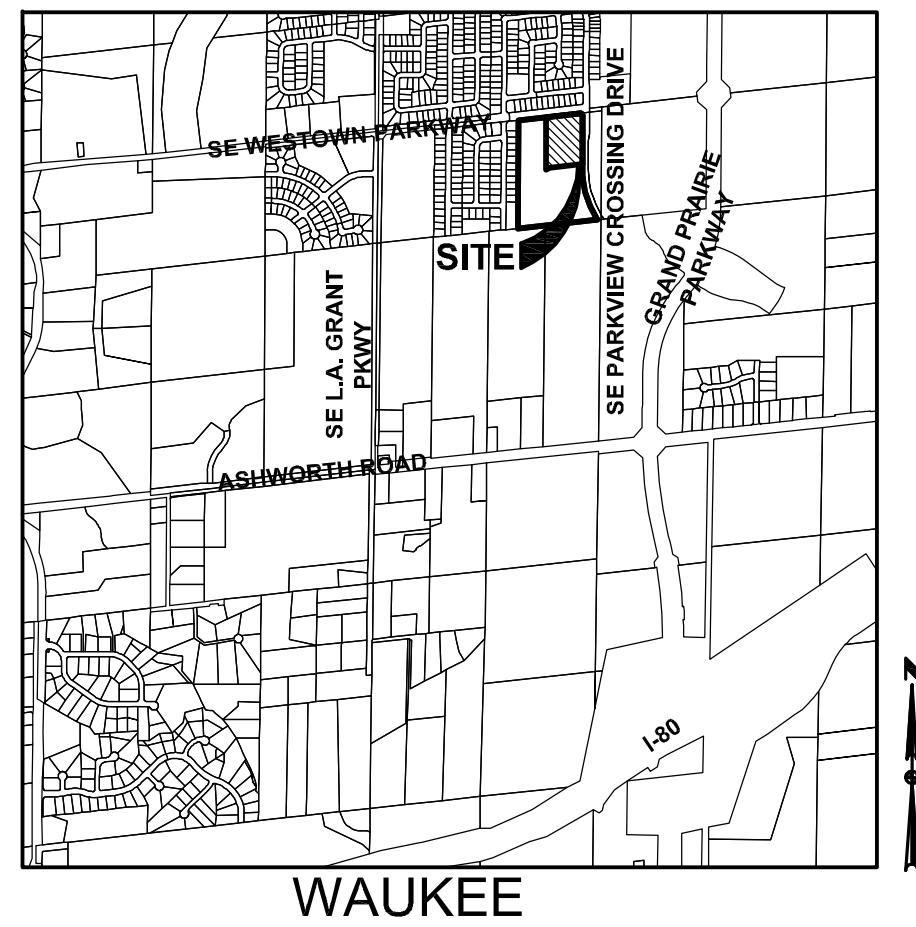


SITE PLAN FOR: KETTLESTONE HEIGHTS PLAT 2 WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



OWNER

TRIPLE T DEVELOPMENT LLC
CONTACT: TOBY TORTENSON
33082 UTE AVENUE
WAUKEE, IA 50263

DEVELOPER

ELEMENT 119
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

JANUARY 30, 2017

ZONING

PLANNED DEVELOPMENT (PD) WITH UNDERLYING ZONING OF
K-MF-ROW KETTLESTONE MULTI-FAMILY ROWHOUSE DISTRICT

CONSTRUCTION SCHEDULE

START FALL 2017
FINISH SPRING 2019

BENCHMARKS

DALLAS COUNTY GPS MONUMENT G120 @ SE CORNER OF U
PLACE AND 300TH STREET.
ELEVATION=1011.79

BURY BOLT ON HYDRANT @ NW CORNER OF WESTOWN PARKWAY
& PARKVIEW CROSSING.
ELEVATION=1130.23

BURY BOLT ON HYDRANT @ NE CORNER OF WESTOWN PARKWAY
& WILLOW BROOKE.
ELEVATION=1011.80

SUBMITTAL DATES

FIRST SUBMITTAL	08/22/2017
SECOND SUBMITTAL	09/12/2017
THIRD SUBMITTAL	10/03/2017

NOTES

- ANY CHANGES PROPOSED TO THE CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE ENGINEERING DEPARTMENT.

PLAT DESCRIPTION

OUTLOT "W", KETTLESTONE HEIGHTS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 6.43 ACRES (279,984 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DEVELOPMENT SUMMARY:

AREA: 6.43 ACRES (279,984 SF)

BULK REGULATIONS:

FRONT YARD	= 15 FT
REAR YARD	= 30 FT
SIDE YARD	= 5 FT
LOT AREA	= NO MINIMUM
LOT WIDTH	= NO MINIMUM
MIN BUILDING HEIGHT	= 2 STORIES
MAX BUILDING HEIGHT	= 3 STORIES
MIN FLOOR AREA	= 800 SF / UNIT

TOTAL UNITS = 90

OPEN SPACE REQUIRED = 20%
OPEN SPACE PROVIDED = 31%

PARKING:

REQUIRED:
2 SPACES / UNIT (1 SPACE ENCLOSED)

TOTAL REQUIRED = 180 SPACES

PROVIDED: = 378 SPACES

APPROXIMATE BUILDING AREA:

GARAGE	= 441 SF
FIRST FLOOR	= 553 SF
SECOND FLOOR	= 894 SF

BUILDING HEIGHT: = 27 FT

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	DIMENSION PLAN
4-7	GRADING AND UTILITY PLAN
8	EROSION AND SEDIMENT CONTROL PLAN
9	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	———
LOT LINE	———
SECTION LINE	———
CENTER LINE	———
RIGHT OF WAY	——— R/W ———
PERMANENT EASEMENT	——— P/E ———
TEMPORARY EASEMENT	——— T/E ———
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	
MAIL BOX PAD	
DOWNSPOUT LOCATION	
MINIMUM PROTECTION ELEVATION	
ELECTRICAL TRANSFORMER	
CONDENSER UNITS	

U.A.C.

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	
GAS MAIN	
FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
FIELD TILE	
SANITARY SEWER W/ SIZE	
STORM SEWER W/ SIZE	
WATER MAIN W/ SIZE	

REFER TO KETTLESTONE HEIGHTS PLAT 1 CONSTRUCTION DRAWINGS FOR DETAILS ON UTILITIES, PUBLIC SIDEWALK AND PAVING. REFER TO KETTLESTONE HEIGHTS PLAT 1 SWPPP FOR DETAILS ON EROSION CONTROL.

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY WARNING

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

CD
CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1708.418

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

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

THE MOST RECENT EDITION OF THE CITY OF WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2017 EDITION OF SUDAS STANDARD SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THIS PROJECT EXCEPT AS MODIFIED HEREIN. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS. THE WAUKEE STANDARD SPECIFICATIONS SHALL GOVERN IN THE EVENT OF CONTRASTING REQUIREMENTS.



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.

PRELIMINARY
NOT FOR CONSTRUCTION

ERIN K. OLLENDIKE, P.E. DATE _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-7

FILE: IA_1708418_V01A1708418_V01A1708418_SITELING PLOTTED BY: ERIN OLLENDIKE DATE: 11/29/2017 12:15 PM

KETTLESTONE HEIGHTS PLAT 2