

# THE SHOPS AT KETTLESTONE NORTH PLAT 2 SITE PLAN

(OUTLOT 'Z')

3251 ASHWORTH ROAD

OWNER/DEVELOPER

ARAC, LLC  
12605 TANGLEWOOD DRIVE  
URBANDALE, IA 50323

COMP. PLAN

EXISTING: K-RC  
PROPOSED: K-RC

ZONING

EXISTING: K-RC (KETTLESTONE RETAIL COMMUNITY)

SETBACKS

FRONT - NO MIN. FOR PRINCIPLE USES.  
20' MIN. FOR ACCESSORY STRUCTURE.  
REAR - NO MIN. FOR PRINCIPLE USES.  
5' MIN. FOR ACCESSORY STRUCTURE.  
SIDE - NO MIN. FOR PRINCIPLE USES.  
5' MIN. FOR ACCESSORY STRUCTURE.  
\*PRINCIPLE BUILDING SEPARATION IS 25'\*

LEGAL DESCRIPTION

OUTLOT 'Z' THE SHOPS AT KETTLESTONE NORTH PLAT 2, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND LOT 12 DOLMAGE ESTATES PLAT 1, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 4.564 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

FLOOD HAZARD INFORMATION

MAP #19049C0355E DATED: DECEMBER 4, 2007

THIS AREA SHOWN ON FLOOD INSURANCE RATE MAP LABELED AS 'THIS AREA IS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE OR OTHER STRUCTURE SUBJECT TO FAILURE DURING LARGER FLOODS'

LEGEND

EXISTING/PROPOSED	PLAT BOUNDARY
—	8" WATER MAIN & SIZE
—	8" SANITARY SEWER & SIZE
—	8" STORM SEWER & SIZE
—	UG# UNDERGROUND ELECTRIC CABLE
—	UGT UNDERGROUND TELEPHONE CABLE
—	CTV UNDERGROUND CABLE TV
—	6" GAS MAIN & SIZE
○	MANHOLE
□	INTAKE
▽	HYDRANT
○ P/P/LP	POWER POLE/LIGHT POLE
□ P/P/LP	UTILITY BOX/TELEPHONE RISER
—	EXISTING CONTOURS
—	PROPOSED CONTOURS
—	SILT FENCE OR APPROVED FILTRATION SOCK
○	TREES
—	100-YEAR FLOOD LIMIT

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.

CHRISTOPHER A. THOMPSON, P.E. IOWA LICENSE NO. 25323  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020  
PAGES OR SHEETS COVERED BY THIS SEAL:  
1-3

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS  
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

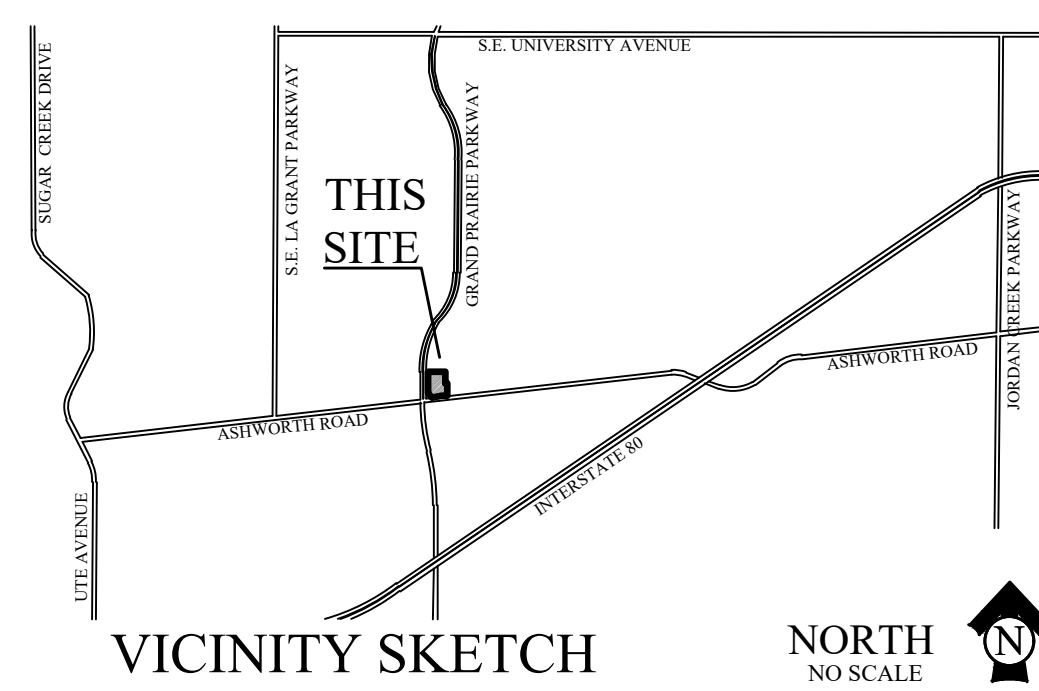
DATE: 1-02-2020  
REVISIONS: 3-26-2020  
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APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

**DIMENSION PLAN**  
THE SHOPS AT KETTLESTONE NORTH PLAT 2 SITE PLAN

**CC 2270**  
SHEET 1 OF 4

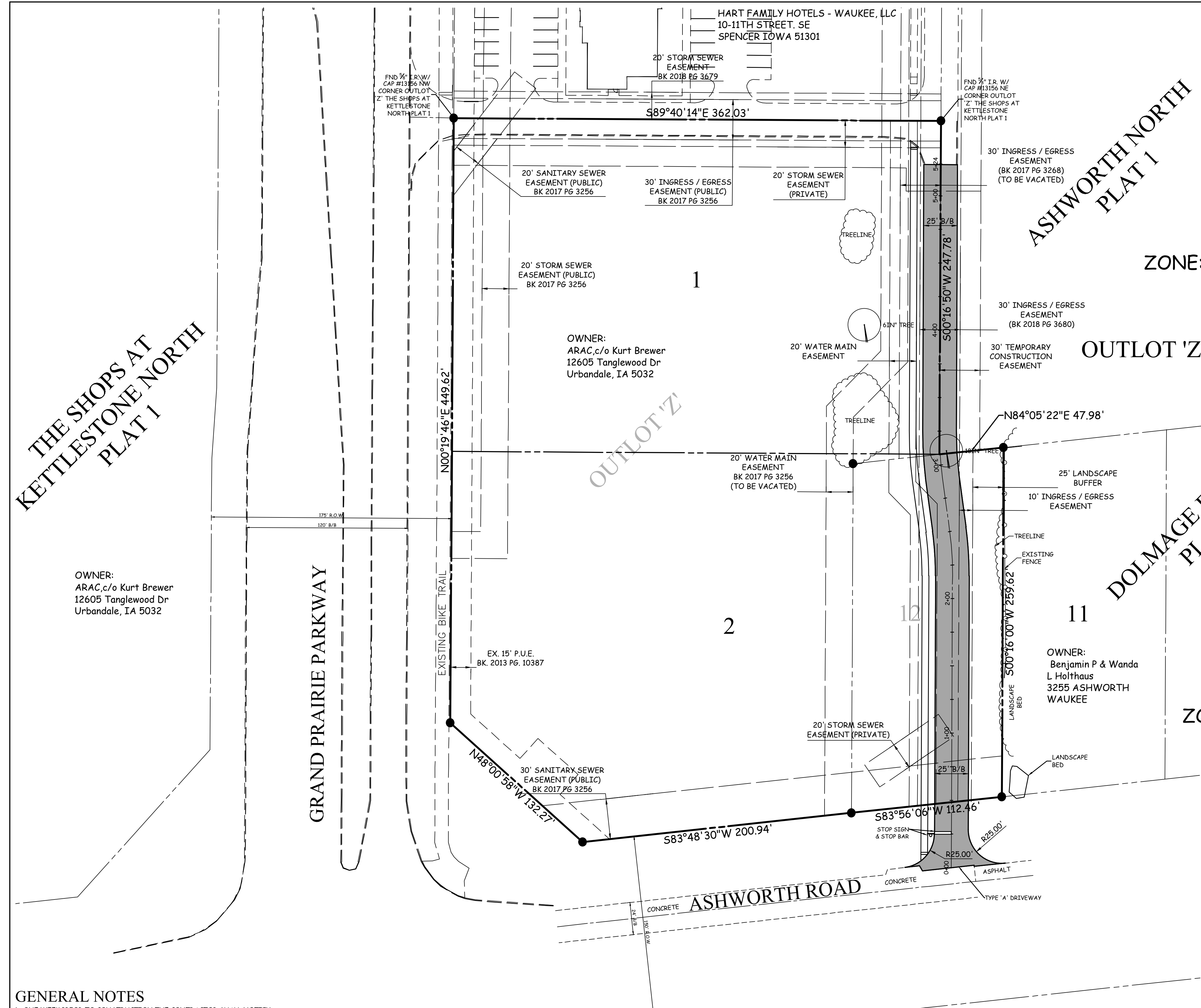


ZONE: K-RC

OUTLOT 'Z'

ZONE: RES1

**BENCHMARK**  
EXISTING SANITARY SEWER MANHOLE  
SOUTHEAST CORNER OF THE INTERSECTION OF GRAND PRAIRIE PARKWAY & S.E. ESKER RIDGE DRIVE,  
N: 7555.54  
E: 1265.95  
ELEVATION: 1040.33 (NAVD88 Datum)



**GENERAL NOTES**

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - CITY OF WAUKEE ENGINEERING DEPARTMENT
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF WAUKEE ENGINEERING DEPARTMENT, MINIMUM 24 HOUR NOTICE.
- PROVIDE 2" CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- ALL DEBRIS SPILLED ON CITY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR BY THE END OF THE WORK DAY AND PRIOR TO RAIN EVENT.
- VERIFY COORDINATES AND BUILDING CORNERS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL SITE WORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH WAUKEE STANDARD SPECIFICATIONS.
- PAVING SHALL BE A MINIMUM OF 10-INCH P.C.C. IN PUBLIC RIGHT-OF-WAY AND 6-INCH P.C.C. IN PRIVATE DRIVES AND PARKING LOTS.
- EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
- ALL LIGHTING MUST COMPLY WITH THE CITY OF WAUKEE LIGHTING REQUIREMENTS.
- ALL MECHANICAL UNITS WILL BE ROOFTOP UNITS AND MUST BE SCREENED FROM STREET LEVEL VIEW.
- ALL EXTERIOR PARKING LOT AND BUILDING MOUNTED LIGHT FIXTURES MUST BE LOW GLARE, "CUT OFF" FIXTURES.
- ANY PROPOSED CHANGES TO THE PLAN SET SHALL BE APPROVED IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN GRANTED APPROVAL IN WRITING BY THE CITY OF WAUKEE DEVELOPMENT SERVICES DEPARTMENT.
- PAVEMENT REPLACEMENT IN THE EVENT OF PUBLIC UTILITY MAINTENANCE WILL BE AT COST TO THE SITE OWNER.
- ALL WORK DONE SHALL BE IN CONFORMANCE WITH CURRENT EDITIONS OF THE WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
- THERE SHALL BE ACCESS ROADS PROVIDED WITHIN 100 FEET OF THE BUILDING THAT CAN SUPPORT A FIRE APPARATUS. ACCESS MUST BE MAINTAINED IN ALL WEATHER CONDITIONS AND BE IN PLACE WHEN BUILDING GOES VERTICAL.
- CONTRACTOR WILL BE RESPONSIBLE FOR LANE CLOSURE AND NECESSARY TRAFFIC CONTROL ON ASHWORTH WITH THE CONSTRUCTION OF THE DRIVEWAY.
- THIS PROJECT INCLUDES SAW CUTTING OR CONCRETE GRINDING. PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

THE SHOPS AT  
KETTLESTONE NORTH  
PLAT 1

OWNER:  
ARAC, c/o Kurt Brewer  
12605 Tanglewood Dr  
Urbandale, IA 50322

GRAND PRAIRIE PARKWAY

OWNER:  
HART FAMILY HOTELS - WAUKEE, LLC  
10-11TH STREET, SE  
SPENCER IOWA 51301

OWNER:  
ARAC, c/o Kurt Brewer  
12605 Tanglewood Dr  
Urbandale, IA 50322

ASHWORTH NORTH  
PLAT 1

ZONE: K-RC

OUTLOT 'Z'

DOLMAGE ESTATES  
PLAT 1

10

OWNER:  
Toby Fatters  
3257 ASHWORTH  
WAUKEE

ZONE: RESI

**EROSION & POLLUTION CONTROL NOTES**

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS SITE PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
4. THE SUBCONTRACTOR IS TO TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING (TYPE 4 SEED MIXTURE PER SUDAS TABLE 9010.09). CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDING AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE STABILIZED IMMEDIATELY.
8. SODDING TO BE DONE IMMEDIATELY AFTER FINAL GRADING.
9. ANY FAILED AREAS OF SEEDING/MULCHING SHALL BE REAPPLIED.
10. ANY SOIL OR STILL WASHED, TRACKED OR DROPPED ONTO ADJOINING RIGHT-OF-WAYS AND PRIOR TO A RAIN EVENT.
11. FILTER SOCKS ARE TO BE INSPECTED ONCE A WEEK AND AFTER EACH RAINSTORM. LOOK FOR UNDERCUTTING AND FAILURES IN FABRIC. REPLACE/REPAIR AS NECESSARY.
12. ADDITIONAL FILTER SOCKS (TO THAT SHOWN ON THIS PLAN) MAY BE REQUIRED IN AREAS WHERE EROSION IS EVIDENT.
13. FILTER SOCKS ARE TO BE CLEANED UP WHEN THEY HAVE LOST 50% OF THEIR CAPACITY.
14. ALL INTAKES SHALL HAVE FILTER SOCKS PRIOR TO PAVING AND INLET FILTERS AFTER PAVING. THESE FILTERS REMAIN IN PLACE UNTIL THE SITE HAS A PERMANENT PERENNIAL GROUND COVER.
15. ALL INTAKES SHALL BE COVERED DURING CONSTRUCTION TO PREVENT SEDIMENTATION DEPOSITS WITHIN THE STORM SEWER.
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.
18. EROSION CONTROL CONTACT (TO BE DETERMINED)

**THE SHOPS AT  
KETTLESTONE  
NORTH PLAT 2  
SITE PLAN  
(OUTLOT 'Z')**

3251 ASHWORTH ROAD

**GRADING NOTES**

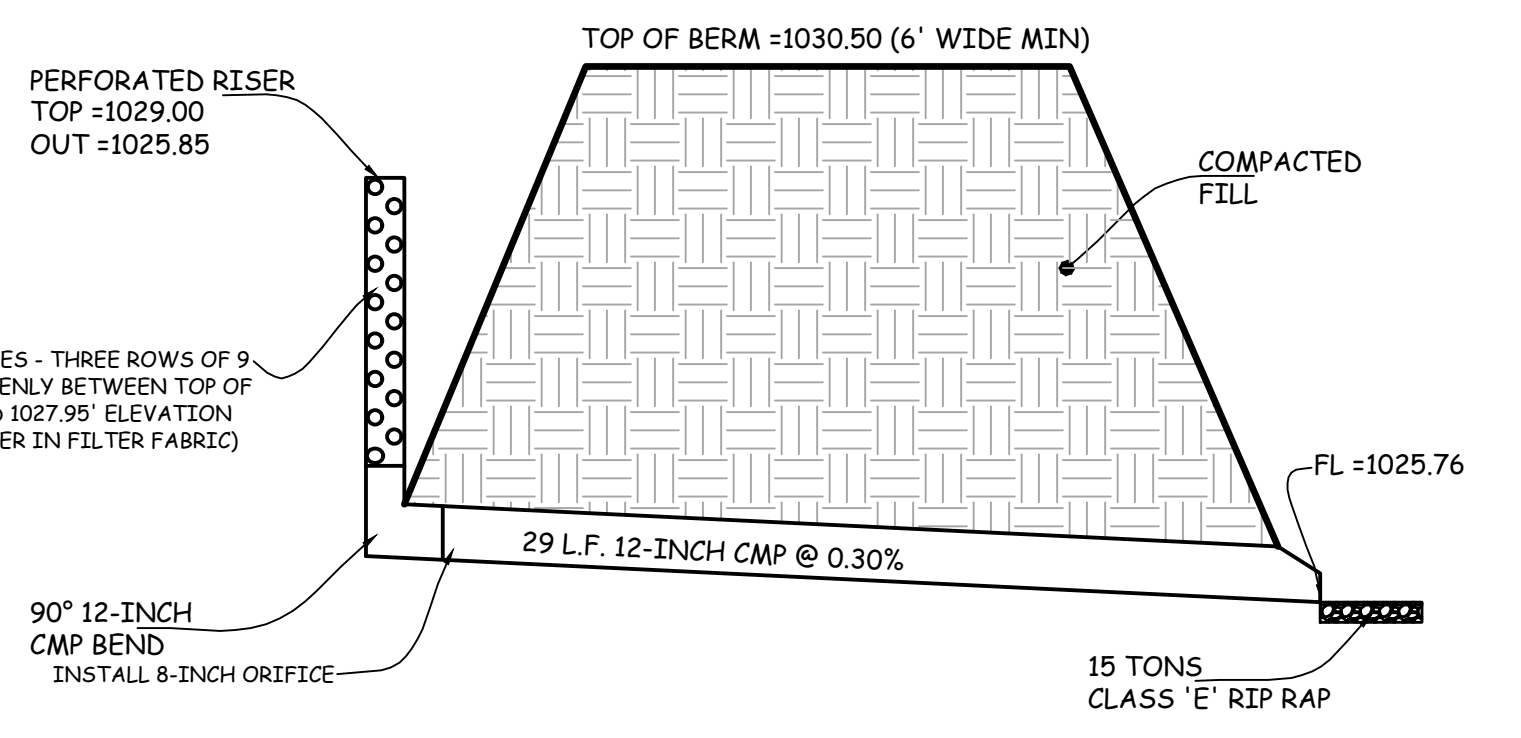
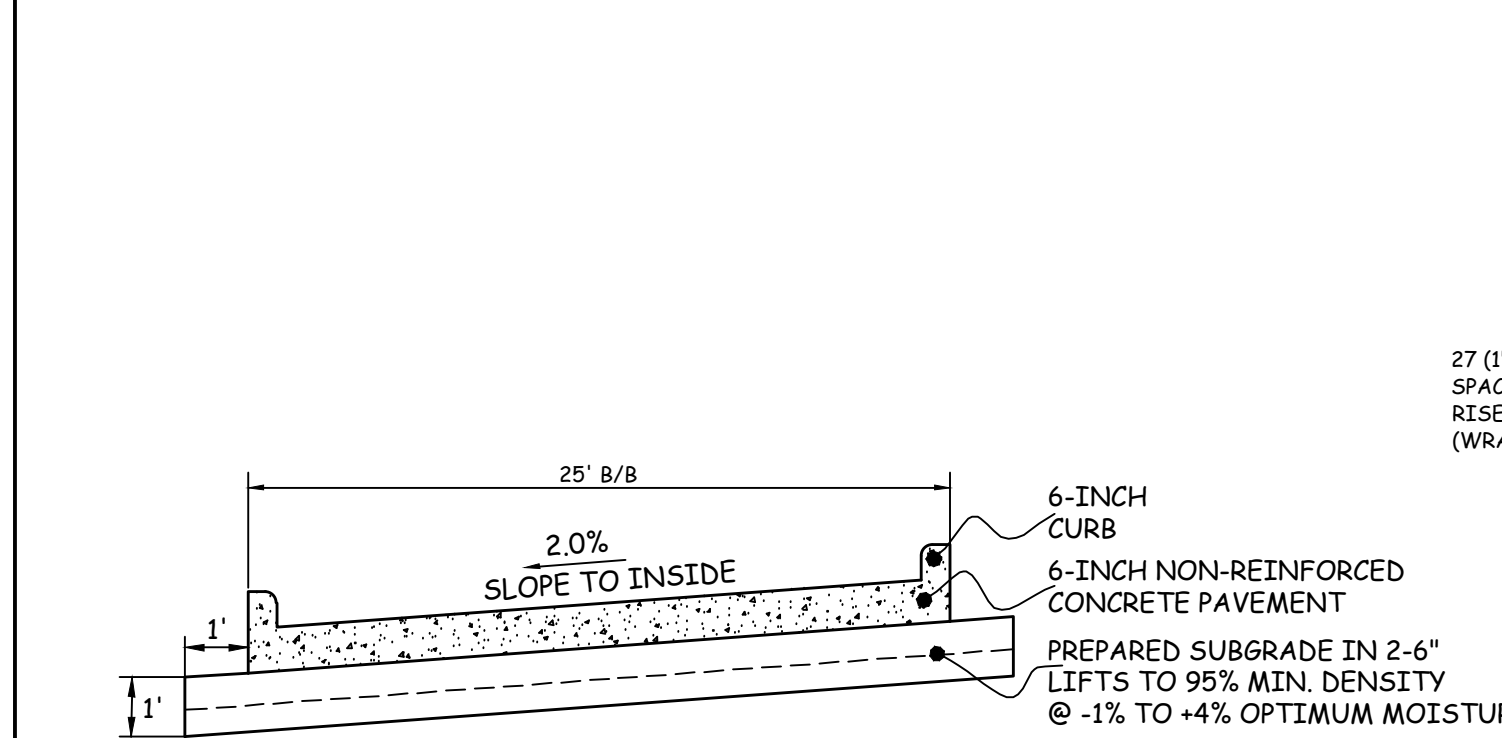
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4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO ALLOW FINISH GRADING WITH A FINISHED GRADE OF 8 INCHES OF SALVAGED OR AMENDED TOPSOIL.
6. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL AREAS TO RECEIVE FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR AND MEET ALL GEOTECHNICAL RECOMMENDATIONS.
9. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
10. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE. ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
11. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF WAUKEE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. ALL WORK WITHIN PUBLIC R.O.W., CONNECTION TO PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
15. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT GRADE AND THE CLEARANCE BETWEEN ANY SIDING MATERIAL AND THE SOD SHALL BE A MINIMUM OF 6".
16. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT NO LESS THAN 1:12 FOR A DISTANCE OF 6'.
17. THE SHOPS AT KETTLESTONE NORTH PLAT 2 OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM SEWERS AND COMMON AREAS, INCLUDING THE DETENTION POND.
18. ANY GRADING WITHIN PUBLIC R.O.W. WILL NEED TO CONFORM WITH THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
19. ALL SIDEWALK SLOPES GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL SHALL BE ACCOMPANIED BY A HANDRAIL.
20. CROSS SLOPE ON ALL SIDEWALKS NOT TO EXCEED 2.00%.
21. ALL SPOTS ARE TO TOP OF SLAB UNLESS OTHERWISE NOTED.
22. ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION PRIOR TO PLACE OF ANY CONCRETE RAMPS.

**GRADING QUANTITIES**

1,630	L.F.	SILT FENCE OR APPROVED FILTER SOCK
1	EA.	INLET DROP PROTECTION
122,412	S.F.	TEMPORARY STABILIZATION

**LEGEND**

- EXISTING/PROPOSED
- PLAT BOUNDARY
  - W 8" WATER MAIN & SIZE
  - SAN 8" SANITARY SEWER & SIZE
  - ST 8" STORM SEWER & SIZE
  - UGE UNDERGROUND ELECTRIC CABLE
  - UGT UNDERGROUND TELEPHONE CABLE
  - CTV UNDERGROUND CABLE TV
  - G 4" GAS MAIN & SIZE
  - MANHOLE
  - INTAKE
  - HYDRANT
  - POWER POLE/LIGHT POLE
  - UTILITY BOX/TELEPHONE RISER
  - EXISTING CONTOURS
  - 990
  - PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK
  - TREES
  - 100-YEAR FLOOD LIMIT
  - OVERFLOW ROUTE ARROW



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5-21-2020

JOB NUMBER  
**CC 2270**

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

GRADING, EROSION, & SEDIMENT CONTROL PLAN  
THE SHOPS AT KETTLESTONE NORTH PLAT 2 SITE PLAN

SHEET  
**2 OF 4**





