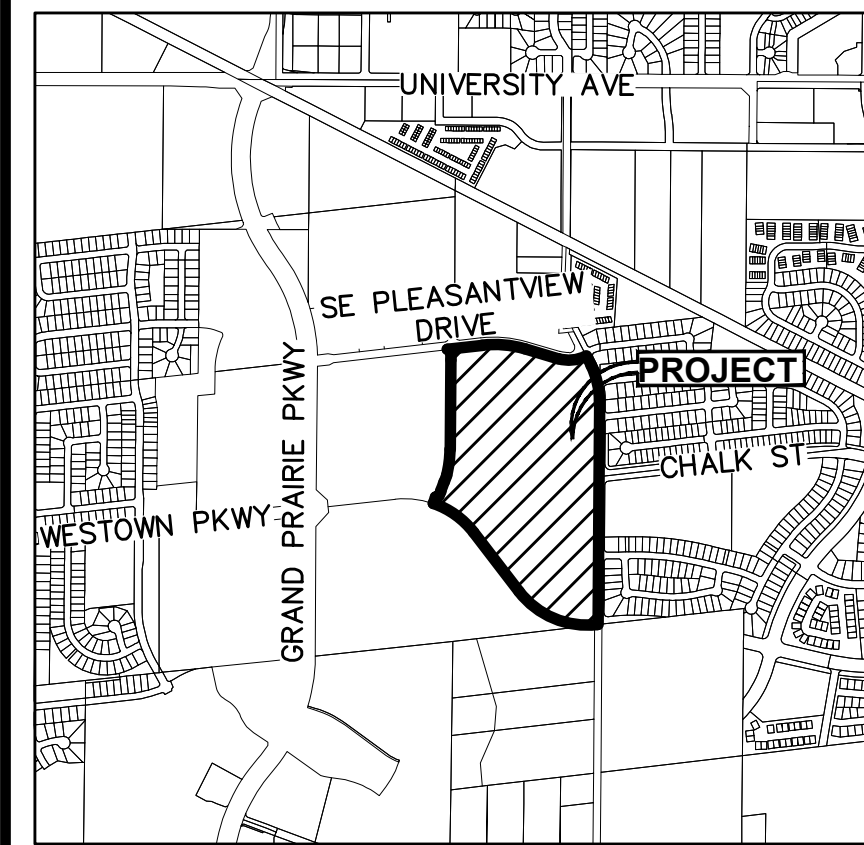


PRELIMINARY PLAT FOR: KETTLESTONE CENTRAL - NORTH

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

OWNER

DICKSON D & LUANN C JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014

APPLICANT

JENSEN GROUP
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ENGINEER / SURVEYOR

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ZONING

K-MF/PD-1: STACKED HIGH KETTLESTONE
MULTI-FAMILY STACKED HIGH
DISTRICT (BK. 2022; PG. 23172)

K-RR: KETTLESTONE RETAIL REGIONAL
DISTRICT

DATE OF SURVEY

JANUARY 17, 2023

BENCHMARKS

DALLAS COUNTY BM 120 (G120)
5/8" DIA. X 6'-0" LONG ALUMINUM ROD WITH
CAP STAMPED G120 & NGS STYLE ACCESS
COVER 3" DEEP LOCATED ON EAST SIDE OF U
PLACE ABOUT 150' SOUTH OF 200TH STREET.
ELEVATION=1011.76

DEVELOPMENT SCHEDULE

SPRING 2023 - FALL 2023

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 63.83 ACRES (2,780,434 SF)
K-MF RESIDENTIAL = 18.79 ACRES (818,492 SF)
-OUTLOTS 'I', 'J', 'K', AND 'L'

K-RR COMMERCIAL = 45.04 ACRES (1,961,942 SF)
-OUTLOTS 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T',
'U', 'V', 'W', 'X', 'Y', AND 'Z'

BULK REGULATIONS

K-MF: STACKED HIGH KETTLESTONE MULTI-FAMILY STACKED HIGH DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ROW DWELLINGS OR TOWNHOMES CONSISTING OF NO LESS THAN EIGHT DWELLING UNITS IN ONE BUILDING OR ATTACHED STRUCTURE, MULTIPLE FAMILY DWELLINGS INTENDED FOR RENTAL (APARTMENTS) OR OWNER OCCUPANCY (CONDOMINIUMS) OF NO LESS THAN EIGHT DWELLING UNITS IN ONE BUILDING OR ATTACHED STRUCTURE, NURSING CONVALESCENT, AND RETIREMENT HOMES.
B. MINIMUM LOT AREA: NO MINIMUM REQUIREMENT.
C. FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES, 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.
D. SIDE YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET, 5 FEET FOR ACCESSORY STRUCTURES.
E. REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET, 5 FEET FOR ACCESSORY STRUCTURES.
F. BUILDING SEPARATION: 10 FEET FOR PRINCIPAL USES, 25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING.
G. MINIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 3 STORIES.
H. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 5 STORIES, ACCESSORY BUILDING - 1 STORY.
I. DENSITY: 15 DWELLING UNITS PER ACRE MINIMUM, 24 DWELLING UNITS PER ACRE MAXIMUM.
J. MINIMUM FLOOR AREA: 600 SQ. FT. PER UNIT.
K. OFF-STREET PARKING AND LOADING: A MINIMUM OF TWO PARKING SPACES PER UNIT IS REQUIRED PLUS ONE VISITOR SPACE PER FIVE UNITS.
L. MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN 20% OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURE, OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEM.
M. MINIMUM FLOOR AREA RATIO: 0.35.

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT:
A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE RETAIL BUSINESSES, SERVICE ESTABLISHMENTS, AND OFFICE USES (SEE CITY CODE CHAPTER 169.25 FOR DETAILED USES).
B. MINIMUM LOT AREA: NO MINIMUM REQUIREMENT.
C. MINIMUM LOT WIDTH: NO MINIMUM REQUIREMENT.
D. FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES, 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.
E. SIDE YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET, 5 FEET FOR ACCESSORY STRUCTURES.
F. REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET, 5 FEET FOR ACCESSORY STRUCTURES.
G. BUILDING SEPARATION: 25 FEET FOR PRINCIPAL USES, 25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING.
H. MINIMUM BUILDING HEIGHT: NO MINIMUM REQUIREMENT.
I. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 4 STORIES, ACCESSORY BUILDING - 1 STORY.
J. DENSITY: 15 DWELLING UNITS PER ACRE MINIMUM, 24 DWELLING UNITS PER ACRE MAXIMUM.
K. MINIMUM FLOOR AREA RATIO: 0.35.
L. OFF-STREET PARKING AND LOADING: ONE SPACE PER 250 SF OF RETAIL AND OFFICE USES. SPACES FOR ALL OTHER USES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 168 OF THE ZONING REGULATIONS.
M. MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN 20% OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURE, OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEM.

GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
3. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
4. 10' TRAIL ALONG THE WEST SIDE OF SE GLACIER TRAIL TO BE INSTALLED BY DEVELOPER.
5. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
6. ALL STORM SEWER CROSS RUNS WILL NEED TO BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
7. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2023 EDITION OF SUDAS.
8. A GEOTECHNICAL REPORT WILL BE REQUIRED WITH CONSTRUCTION DRAWINGS.
9. OUTLOT 'R' TO BE UTILIZED FOR DETENTION AND OWNED AND MAINTAINED BY KETTLESTONE CENTRAL APARTMENTS.
10. OUTLOT 'Z' TO BE UTILIZED FOR TEMPORARY DETENTION AND OWNED AND MAINTAINED BY DEVELOPER UNTIL LOT DEVELOPS.

PRELIMINARY PLAT DESCRIPTION

A PART OF PARCEL '22-120' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20744 AND A PART OF PARCEL '21-95' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554, BEING A PART OF GOVERNMENT LOTS 5 AND 12 IN SECTION 3 AND A PART OF GOVERNMENT LOTS 9 AND 16 IN SECTION 4, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL '22-120', ALSO BEING THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 12 IN SECTION 3; THENCE SOUTH 83°15'13" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL '22-120', A DISTANCE OF 5.24 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 793.20 FEET AND WHOSE CHORD BEARS NORTH 67°02'26" WEST, 758.59 FEET; THENCE NORTH 37°31'46" WEST ALONG SAID SOUTHERLY LINE, 666.53 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 450.03 FEET AND WHOSE CHORD BEARS NORTH 54°16'22" WEST, 443.66 FEET; THENCE NORTH 18°59'01" EAST, 60.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.37 FEET AND WHOSE CHORD BEARS NORTH 66°09'49" EAST, 33.98 FEET; THENCE NORTH 23°20'37" EAST, 41.84 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 86.88 FEET AND WHOSE CHORD BEARS NORTH 20°45'04" EAST, 86.85 FEET; THENCE NORTH 20°35'06" EAST, 65.55 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 232.52 FEET AND WHOSE CHORD BEARS NORTH 07°21'51" EAST, 231.96 FEET; THENCE NORTH 00°27'41" EAST, 800.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 715.00 FEET, WHOSE ARC LENGTH IS 71.78 FEET AND WHOSE CHORD BEARS NORTH 02°24'53" WEST, 71.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.83 FEET AND WHOSE CHORD BEARS NORTH 50°55'41" WEST, 35.75 FEET TO THE NORTHERLY LINE OF SAID PARCEL '21-95'; THENCE NORTH 83°26'05" EAST ALONG SAID NORTHERLY LINE, 314.96 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 387.92 FEET AND WHOSE CHORD BEARS SOUTH 85°02'57" EAST, 385.32 FEET; THENCE SOUTH 73°31'58" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL '22-120', A DISTANCE OF 308.91 FEET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL '22-120' AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 253.10 FEET AND WHOSE CHORD BEARS NORTH 84°49'23" EAST, 247.12 FEET; THENCE NORTH 63°10'44" EAST ALONG SAID NORTHERLY LINE, 4.66 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '22-120'; THENCE SOUTH 26°36'34" EAST ALONG THE EASTERLY LINE OF SAID PARCEL '22-120', A DISTANCE OF 95.38 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 331.12 FEET AND WHOSE CHORD BEARS SOUTH 13°03'30" EAST, 328.04 FEET; THENCE SOUTH 00°29'35" WEST ALONG SAID EASTERLY LINE, 671.04 FEET; THENCE SOUTH 00°28'14" WEST ALONG SAID EASTERLY LINE, 1322.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.83 ACRES (2,780,304 SQUARE FEET).

LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-503 STORM INTAKE	WATER VALVE BOX
TYPE SW-505 STORM INTAKE	FIRE HYDRANT
TYPE SW-506 STORM INTAKE	WATER CURB STOP
TYPE SW-512 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-513 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-401 STORM MANHOLE	STORM SEWER DOUBLE INTAKE
FLARED END SECTION	FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE	DECIDUOUS TREE
WATER VALVE	CONIFEROUS TREE
FIRE HYDRANT ASSEMBLY	DECIDUOUS SHRUB
SIGN	CONIFEROUS SHRUB
DETECTABLE WARNING PANEL	ELECTRIC POWER POLE
SANITARY SEWER	GUY ANCHOR
STORM SEWER	STREET LIGHT
WATERMAIN WITH SIZE	POWER POLE W/ TRANSFORMER
	UTILITY POLE W/ LIGHT
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	MAIL BOX
	UNDERGROUND TV CABLE
	GAS MAIN
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

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.

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.

ERIN OLLENDIKE, P.E.
16926
DATE: 05/09/2023
LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-8

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 05/09/2023
05/09/2023
02/21/2023

REVISIONS: [Table with 3 columns: No., Description, Date]

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PHONE: (515) 369-4400

ENGINEER: JWM TECH: MST
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

PRELIMINARY PLAT

1/8
2202.118

