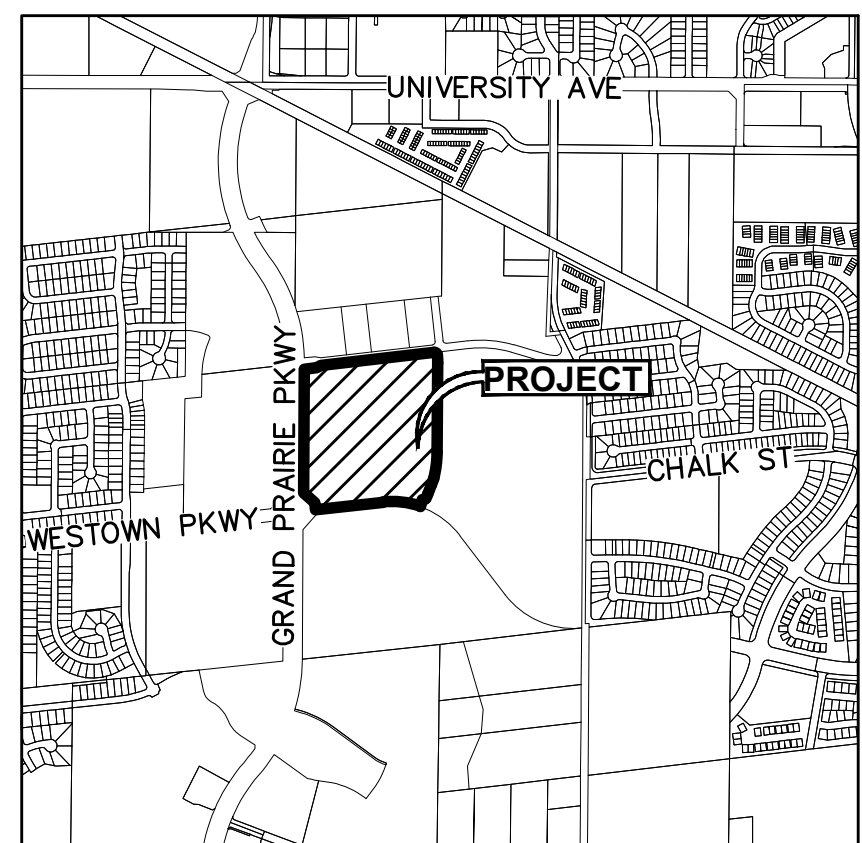


PRELIMINARY PLAT FOR: KETTLESTONE CENTRAL - NORTH - PHASE 2

VICINITY MAP



WAUKEE, IOWA

OWNER

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

APPLICANT

JENSEN GROUP
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH: (515) 233-2752

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

ZONING

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

FALL 2023 - SPRING 2024

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 33.47 ACRES (1,457,900 SF)

WAUKEE, IOWA

BULK REGULATIONS

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 - 8 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 THEME.

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN WITH SIZE
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- 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
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- MAIL BOX
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
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- CURVE ARC LENGTH
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

PRELIMINARY PLAT DESCRIPTION

ALL OF PARCEL 23-38 AND PART OF PARCEL 23-39, BOTH BEING SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 5013, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 23-38; THENCE NORTH 83°26'05" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 23-38, A DISTANCE OF 112.26 FEET; THENCE NORTH 61°45'22" EAST ALONG SAID NORTHERLY LINE, 40.61 FEET; THENCE NORTH 83°26'05" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL 23-39, A DISTANCE OF 1019.91 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.83 FEET AND WHOSE CHORD BEARS SOUTH 50°55'41" EAST, 35.75 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 715.00 FEET, WHOSE ARC LENGTH IS 71.78 FEET AND WHOSE CHORD BEARS SOUTH 02°24'53" EAST, 71.75 FEET; THENCE SOUTH 00°27'41" WEST, 800.24 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 232.52 FEET AND WHOSE CHORD BEARS SOUTH 07°21'51" WEST, 231.96 FEET; THENCE SOUTH 20°35'06" WEST, 65.55 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 86.88 FEET AND WHOSE CHORD BEARS SOUTH 20°45'04" WEST, 86.85 FEET; THENCE SOUTH 23°20'37" WEST, 41.84 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.37 FEET AND WHOSE CHORD BEARS SOUTH 66°09'49" WEST, 33.98 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 23-39; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 364.82 FEET AND WHOSE CHORD BEARS NORTH 83°36'31" WEST, 361.89 FEET; THENCE SOUTH 83°47'58" WEST ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID PARCEL 23-38, A DISTANCE OF 606.11 FEET; THENCE NORTH 05°45'50" WEST ALONG SAID SOUTHERLY LINE, 2.00 FEET; THENCE NORTH 47°54'28" WEST ALONG SAID SOUTHERLY LINE, 134.91 FEET; THENCE NORTH 00°27'41" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 23-38, A DISTANCE OF 1103.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.47 ACRES (1,457,900 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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.

GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
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. DETENTION FOR SE GLACIER TRAIL SHALL BE PROVIDED AT THE TIME SE DANBURY PLACE DEVELOPS.
10. DETENTION FOR THE SOUTHERN PORTION OF SE DANBURY PLACE, LOTS 3-6, AND LOTS 12-13 SHALL BE PROVIDED BY POND 3.
11. DETENTION FOR THE NORTHERN PORTION OF SE DANBURY PLACE, LOTS 1-2, AND LOTS 7-11 SHALL BE PROVIDED BY POND 4.
12. OUTLOT 'Y' AND 'Z' SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION.

GOV LOT 7/EX IRREG 2.3 AC ON N SIDE & EX PART OF PARCEL A & RD SEC 4-78-26 LOLOWAU, LLC ZONING: K-OF/K-RC

GOV LOT 10/EX PARCEL B & RD SEC 4-78-26 LOLOWAU, LLC ZONING: K-OF/K-RC

GOV LOT 15/EX RD & EX PARCEL CC & EX CORRECTED PARCELS 21-120, 21-121, 21-122, & 21-123 & EX EDENCREST KETTLESTONE PLAT 1 SEC 4-78-26 LOLOWAU, LLC ZONING: K-OF/K-RC

KETTLESTONE PEAK LOT 1 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-RC

KETTLESTONE PEAK LOT 2 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-RC

KETTLESTONE PEAK LOT 3 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-OF

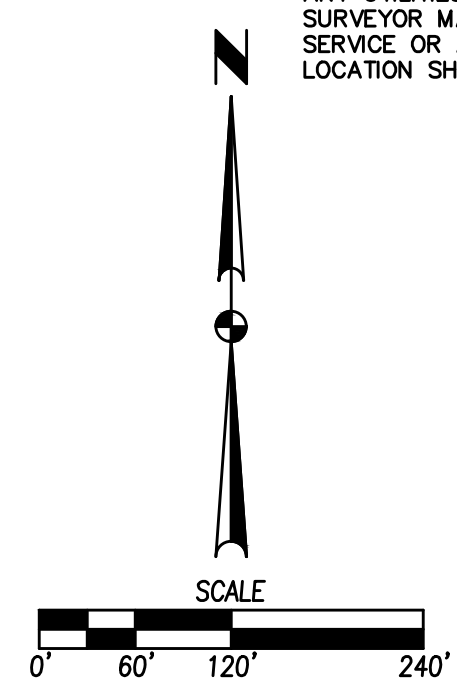
KETTLESTONE PEAK LOT 4 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-OF

KETTLESTONE PEAK LOT 5 SEC 4-78-26 KETTLESTONE APTS, LLC ZONING: K-MF-HIGH

PARCEL 23-40 OF PARCEL 21-96 GL 5 & 12 SEC 4 & GL 9 & 16 SEC 4 SEC 3-78-26 KETTLESTONE CENTRAL, LC ZONING: K-RR

PARCEL 21-96 PT OF GOV LOT 12 SEC 4-78-26 CALIBER LAND COMPANY, LLC ZONING: K-RC/K-MU

PARCEL 22-122 PT OF PARCEL 21-96 SEC 4-78-26 CALIBER LAND COMPANY, LLC ZONING: K-MF-STACKED MED

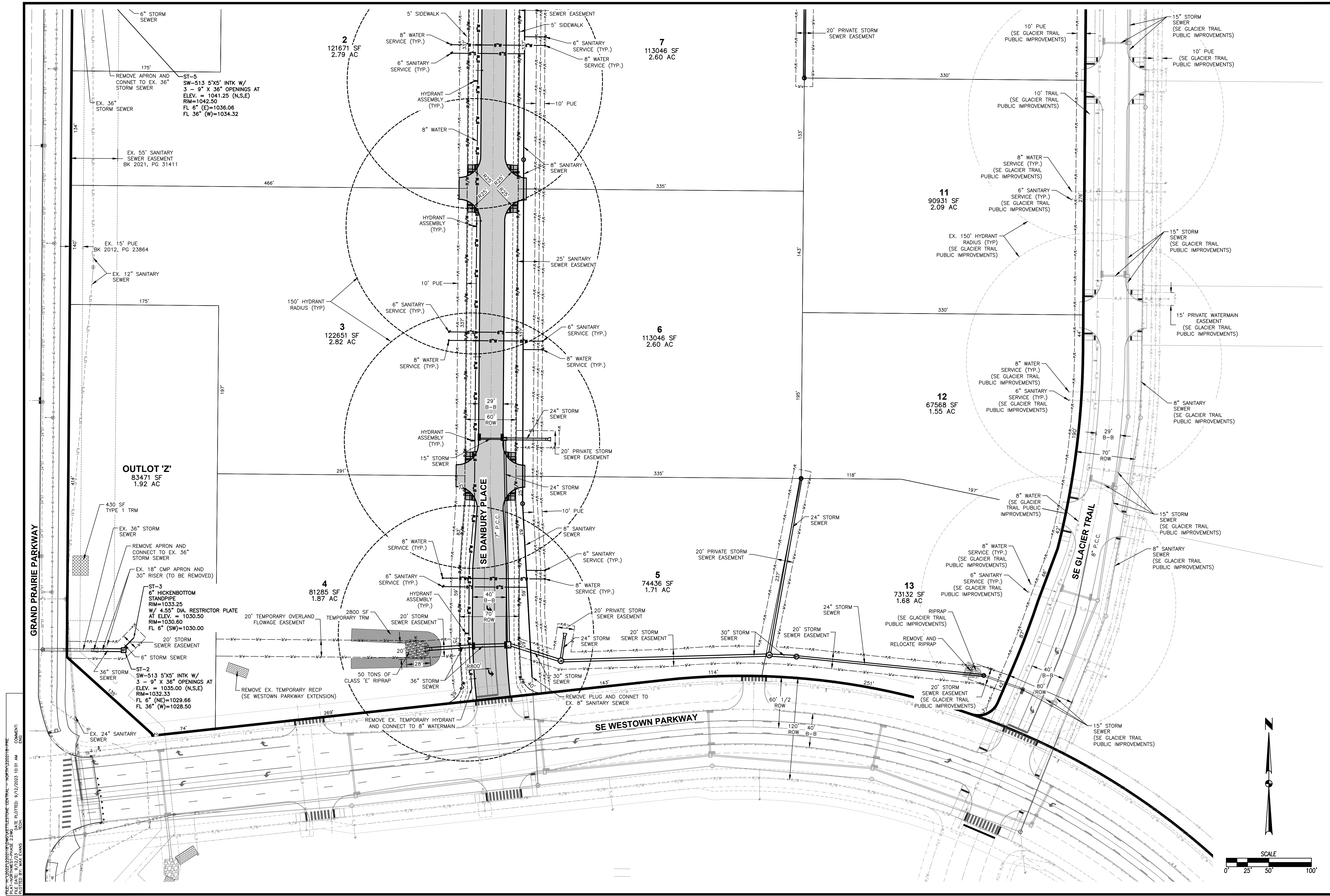


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

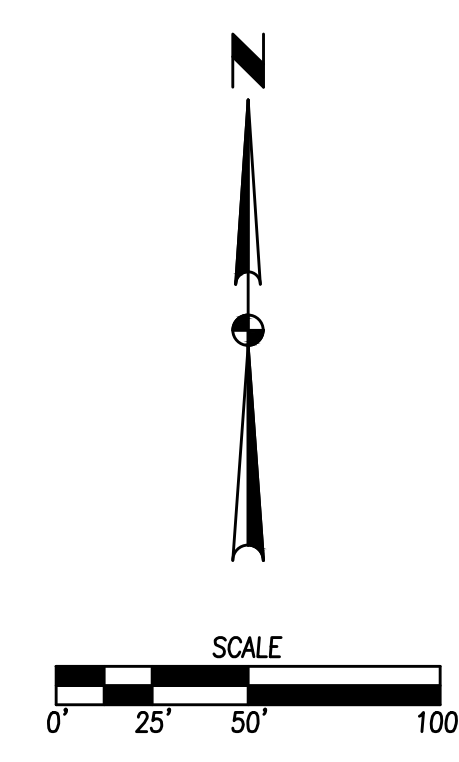
ERIN K. OLLENDIKE, P.E. DATE: 01/17/2023
16926
IOWA LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-6

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 08/13/2023, 08/29/2023, 08/09/2023
REVISIONS: THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322, PHONE: (515) 369-4400
ENGINEER: EKO, ENGINEER: JMM/GH TECH: MAE/MST
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA
KETTLESTONE CENTRAL - NORTH PHASE 2 PRELIMINARY PLAT
1/6
2202.118

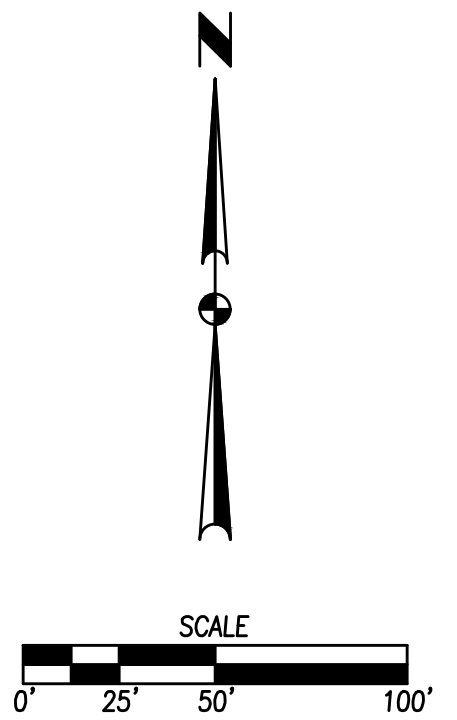
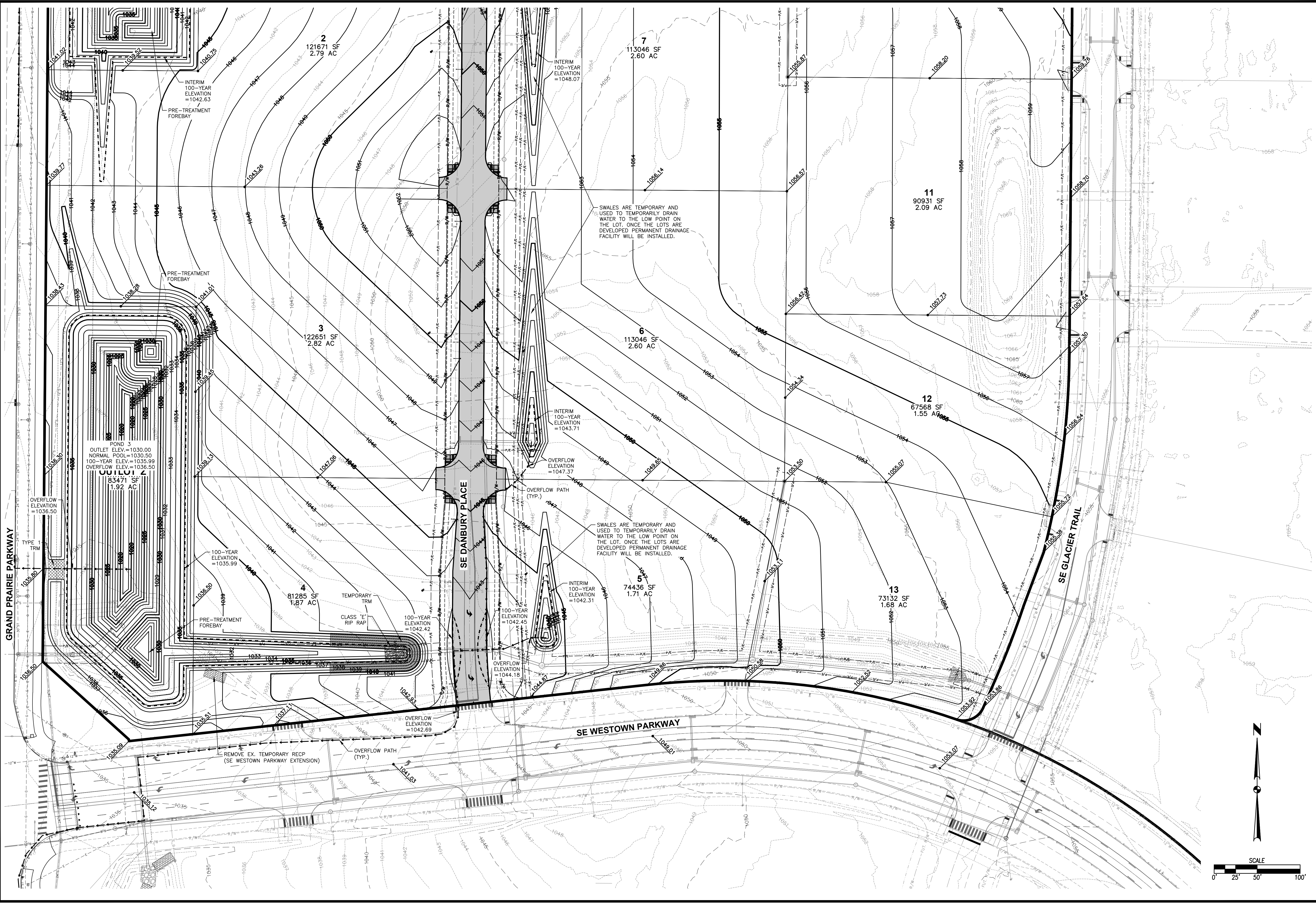


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 PLOTTED BY: MAX EVANS
 DATE: 9/12/2023 10:01 AM
 DRAWING:



<h2 style="margin: 0;">KETTLESTONE CENTRAL - NORTH</h2> <h3 style="margin: 0;">PHASE 2</h3> <h4 style="margin: 0;">PRELIMINARY PLAT</h4>	<p style="font-size: 2em; font-weight: bold; margin: 0;">3</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">6</p> <p style="margin: 0;">2202.118</p>
<p style="font-weight: bold; font-size: 1.5em;">CIVIL DESIGN ADVANTAGE</p>	<p style="font-weight: bold; font-size: 1.5em;">WAUKEE, IOWA</p>
<p style="font-size: 0.8em;">4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400</p>	<p style="font-size: 0.8em;">ENGINEER: EKO TECH: MAE/MST</p>
<p style="font-size: 0.8em;">THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL</p>	<p style="font-size: 0.8em;">DATE 09/13/2023 08/29/2023 08/09/2023</p>

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 PLOTTED BY: MAX EVANS



**KETTLESTONE CENTRAL - NORTH
 PHASE 2
 PRELIMINARY PLAT**

5 / 6
 2202.118

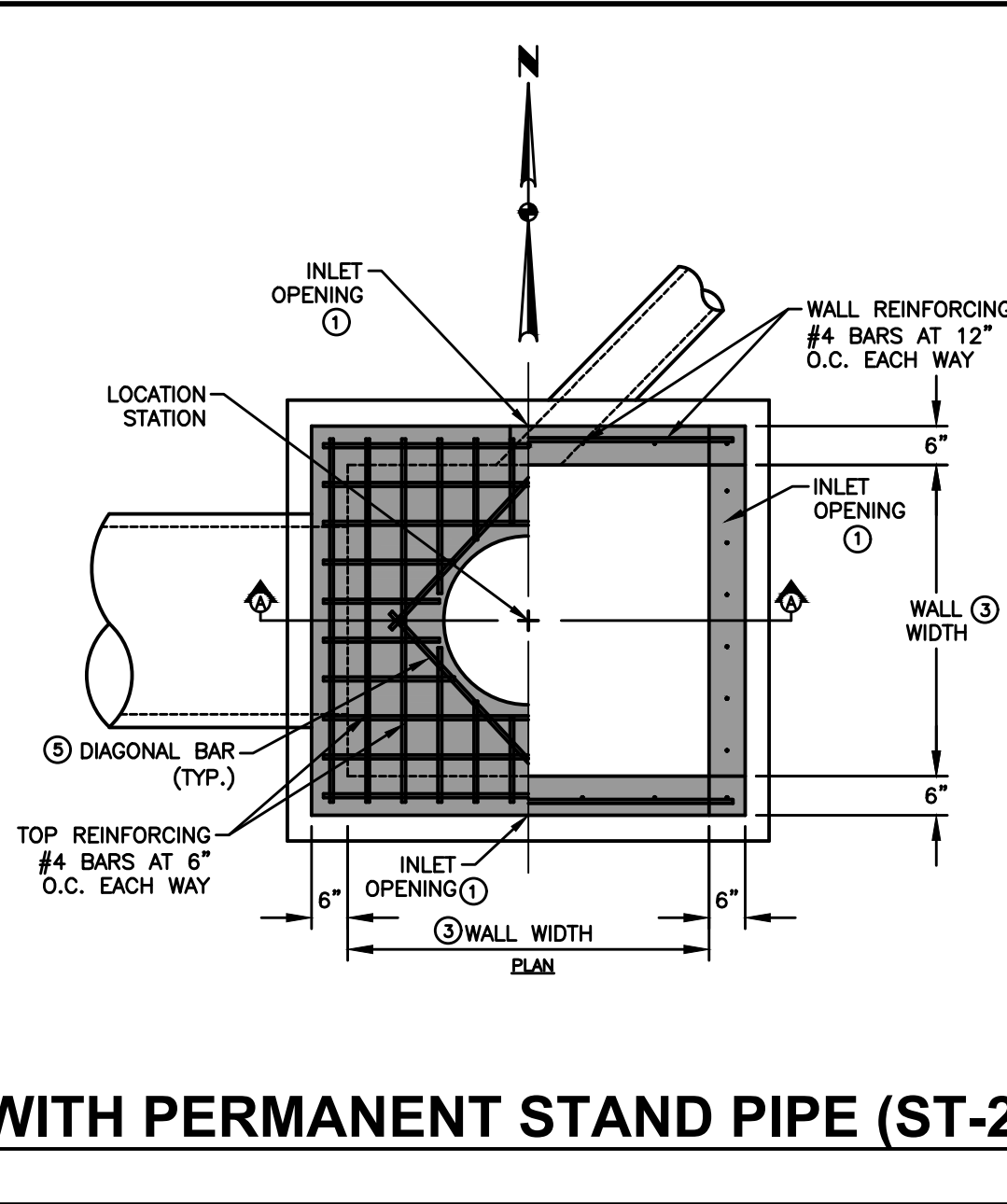
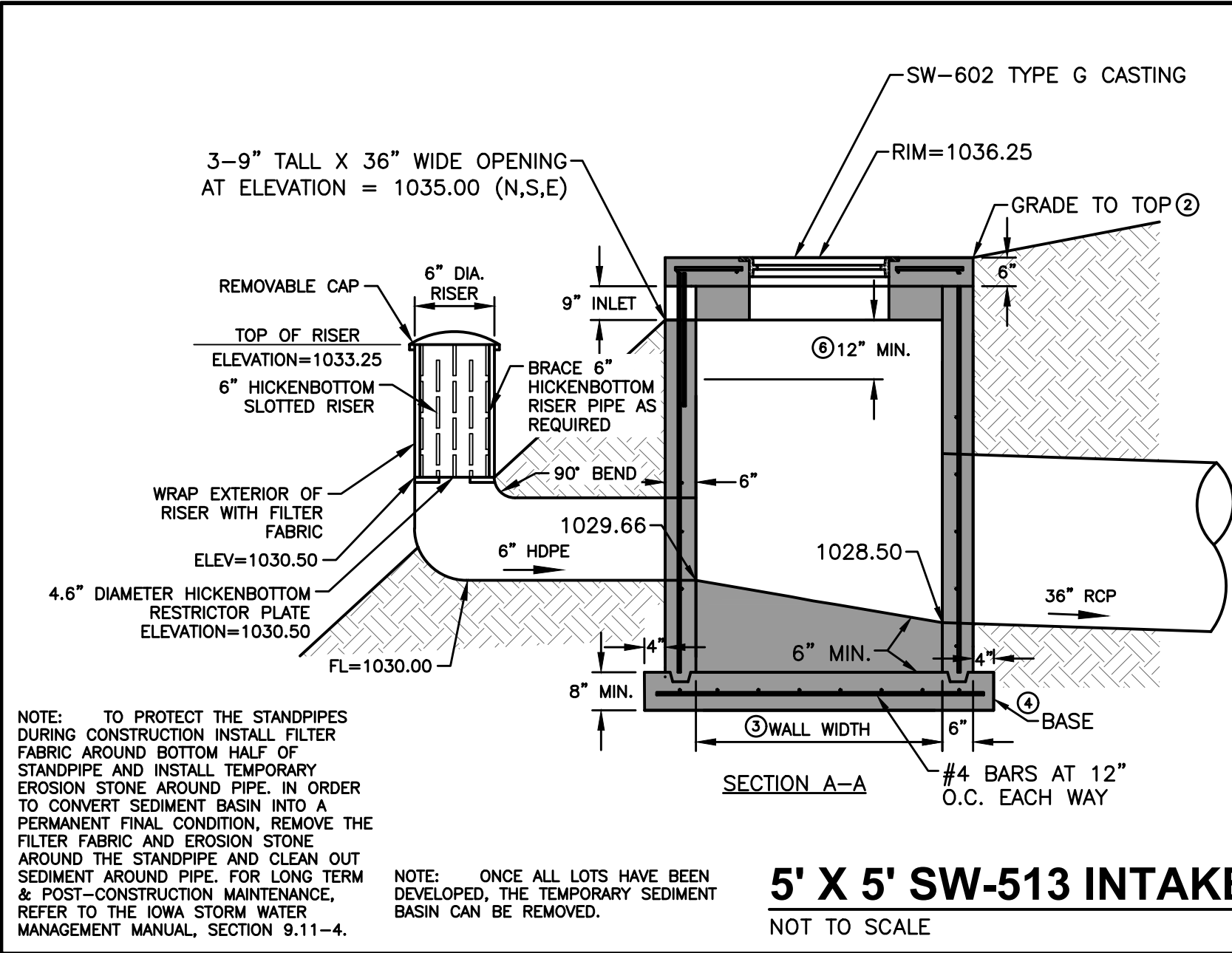
WAUKEE, IOWA

ESA
 CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

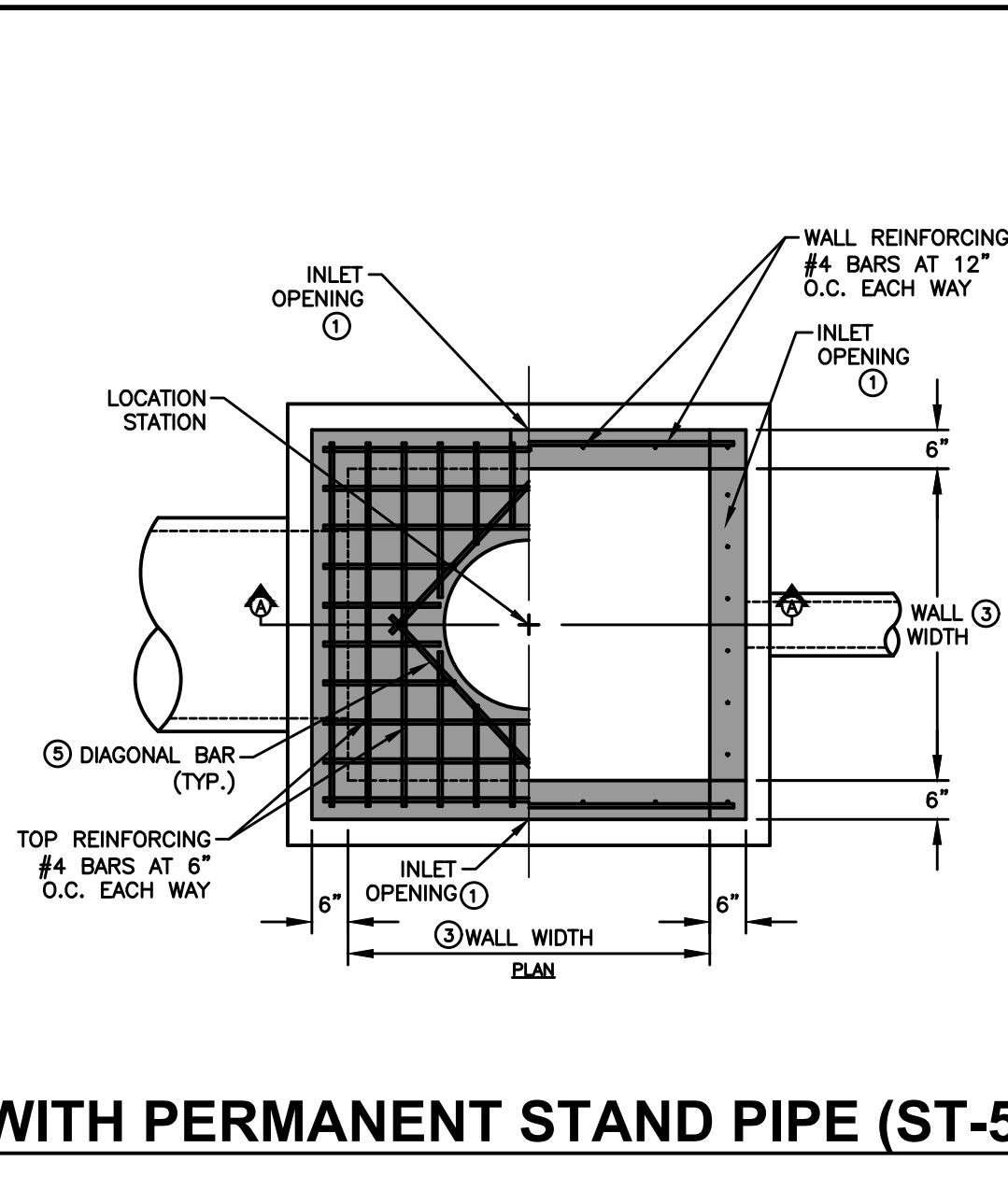
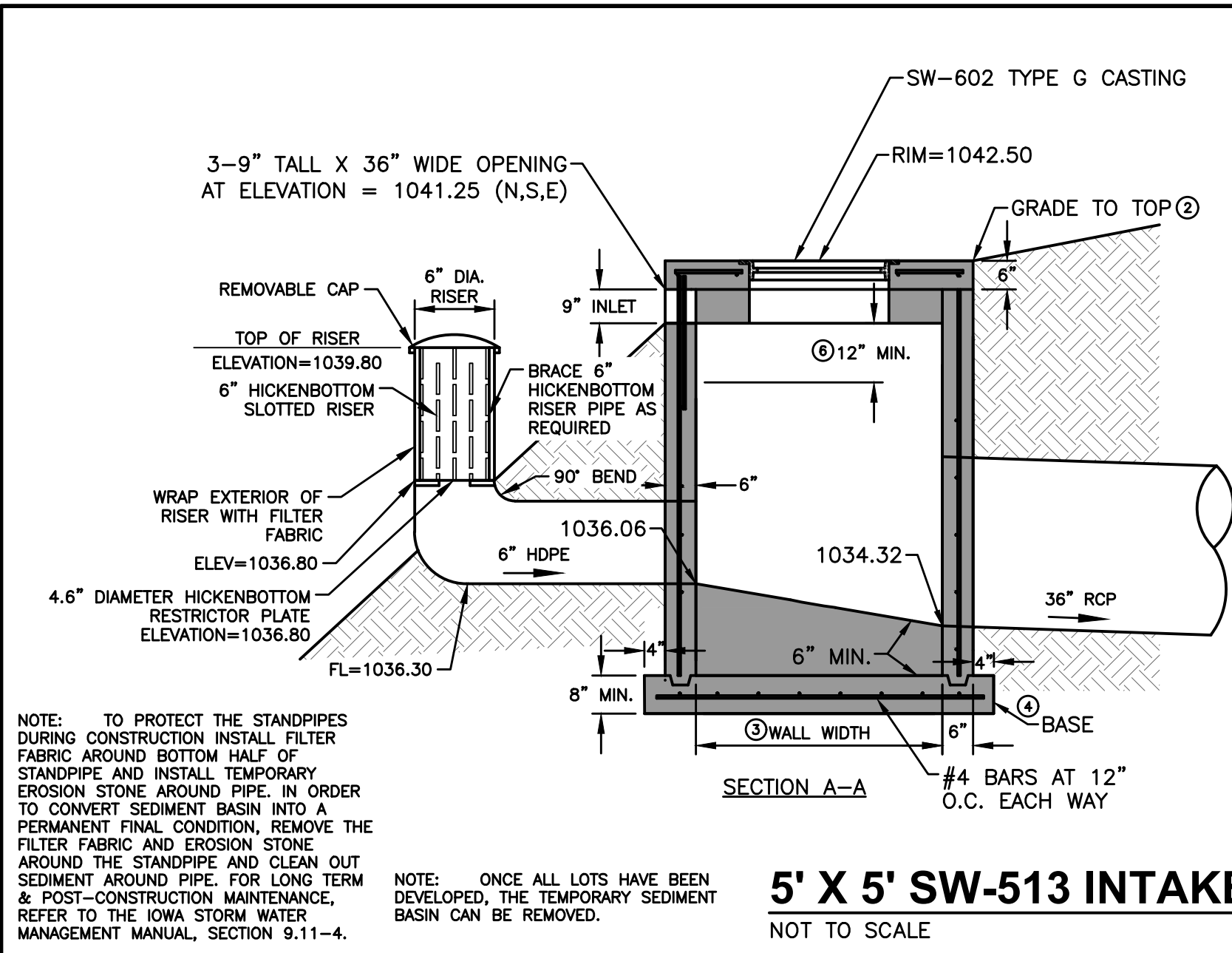
ENGINEER: EKO
 ENGINEER: JMM/GH TECH: MAE/MST

DATE	REVISIONS
08/29/2023	THIRD SUBMITTAL
08/29/2023	SECOND SUBMITTAL
08/09/2023	FIRST SUBMITTAL



- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
- CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS. CONSTRUCT 3 INLET OPENINGS 9" TALL AND 36" WIDE.
 - GRADE TO INLET ELEVATION ON OPEN SIDES. GRADE TO TOP ELEVATION ON CLOSED SIDES.
 - WALL WIDTHS VARY WITH PIPE DIA. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.
 - CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
 - INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
 - 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.
 - CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.

5' X 5' SW-513 INTAKE WITH PERMANENT STAND PIPE (ST-2)
NOT TO SCALE



- STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.
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 - CORNER PIER REQUIRED BETWEEN OPENINGS OF TWO ADJACENT WALLS. EXTEND WALL REINFORCING VERTICALLY THROUGH PIER. INSTALL ONE ADDITIONAL 15-INCH #4 BAR IN PIER.

5' X 5' SW-513 INTAKE WITH PERMANENT STAND PIPE (ST-5)
NOT TO SCALE

FILE: I:\2022\2202118\KETTLESTONE-CENTRAL-NORTH\PHASE 2\DWG\2202118-PRF.DWG
 PLOT: NORTHWEST-PHASE 2.DWG
 PLOTTED BY: MAX EVANS
 DATE: 9/12/2023 10:01 AM
 SCALE: 1"=1'-0"

DATE		REVISIONS		THIRD SUBMITTAL	08/13/2023	SECOND SUBMITTAL	08/29/2023	FIRST SUBMITTAL	08/09/2023
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4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: EKO ENGINEER: JMM/GH TECH: MAE/MST

CIVIL DESIGN ADVANTAGE

KETTLESTONE CENTRAL - NORTH
PHASE 2
PRELIMINARY PLAT

WAUKEE, IOWA

6/6
2202.118