

PRELIMINARY PLAT KEETOWN LOOP PLAT 6

WAUKEE, IOWA

OWNER / DEVELOPER

THE QUARTER AT WAUKEE, LLC
2700 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IOWA 50266

ZONING

K-RC/PD-1 BK. 2024 PG. 14083

SETBACKS

FRONT -	NO MIN. FOR PRINCIPLE USES. 20' MIN. FOR ACCESSORY STRUCTURE.
REAR -	NO MIN. FOR PRINCIPLE USES, UNLESS ADJACENT TO ADJOINING SINGLE FAMILY, THEN 50'
SIDE -	5' MIN. FOR ACCESSORY STRUCTURE. NO MIN. FOR PRINCIPLE USES, UNLESS ADJACENT TO ADJOINING SINGLE FAMILY, THEN 50'
PRINCIPAL BUILDING SEPARATION	5' MIN. FOR ACCESSORY STRUCTURE. 25 FEET
ACCESSORY BUILDING SEPARATION	25 FEET BETWEEN PRINCIPAL BUILDING & ACCESSORY BUILDING
MAXIMUM HEIGHT	PRINCIPAL BUILDING - 5 STORIES ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO	0.65
MAXIMUM SQUARE FOOTAGE FOR HOTEL USES	85,000 SQUARE FEET

LEGAL DESCRIPTION

OUTLOT V IN THE SHOPS AT KETTLESTONE NORTH PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT PARCEL 19-92' OF A PART OF SAID OUTLOT V AS SHOWN IN SURVEY FILED IN BOOK 2019, PAGE 16817 AND EXCEPT PARCEL 21-94' OF A PART OF SAID OUTLOT V AS SHOWN IN SURVEY RECORDED IN BOOK 2021, PAGE 28853

SAID TRACTS OF LAND CONTAINS 5.284 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES

1. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
2. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. ALL UTILITY EASEMENT AND INGRESS/EGRESS EASEMENTS ARE PRIVATE "BLANKET" EASEMENTS.
5. NO GRADING IS PROPOSED AT THIS TIME.

LEGEND

EXISTING/PROPOSED	PLAT BOUNDARY
ST ^{18"}	STORM SEWER & SIZE
SAN ^{8"}	SANITARY SEWER & SIZE
W ^{8"}	WATER MAIN & SIZE
○	MANHOLE
□	STORM INTAKE
⊕	FIRE HYDRANT
⊖	VALVE
△	F.E.S.
990	EXISTING CONTOURS
950	PROPOSED CONTOURS
✕	SILT FENCE OR APPROVED FILTRATION SOCK

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.

KEVEN J. CRAWFORD
13156

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-28-2024
REVISIONS: X-X-XXXX

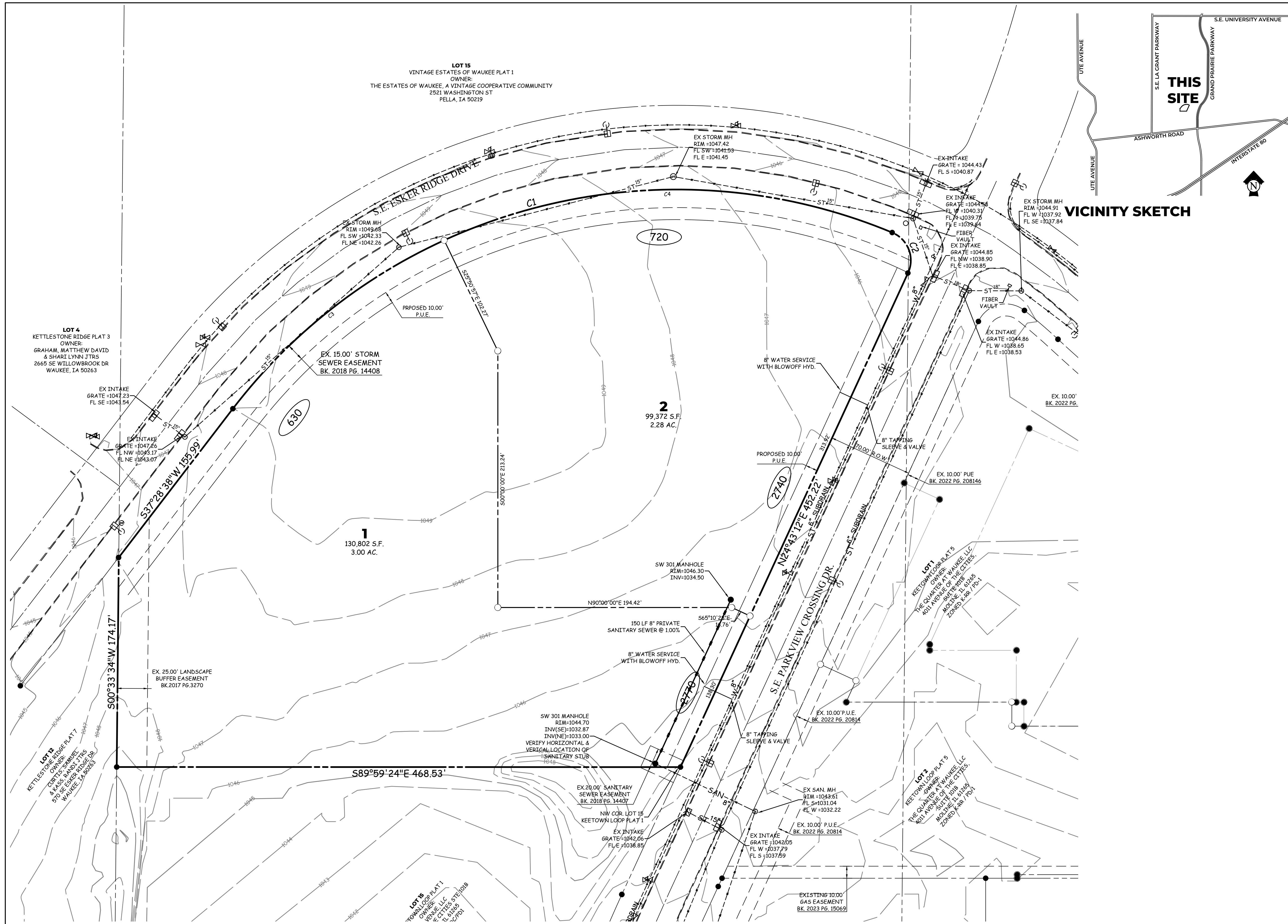
SCALE: 1"=40'

JOB NUMBER
CC 2917

AS-BUILT: X-X-XXXX

PRELIMINARY PLAT
KEETOWN LOOP PLAT 6

SHEET
1 OF 1



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	075°09'10"	465.00	609.92	357.79	567.13	S75°03'13"W
C2	092°05'25"	25.00	40.18	25.93	35.99	N21°19'30"W
C3	027°56'03"	465.00	226.71	115.65	224.47	N51°26'40"E
C4	047°13'07"	465.00	383.22	203.24	372.46	N89°01'14"E



