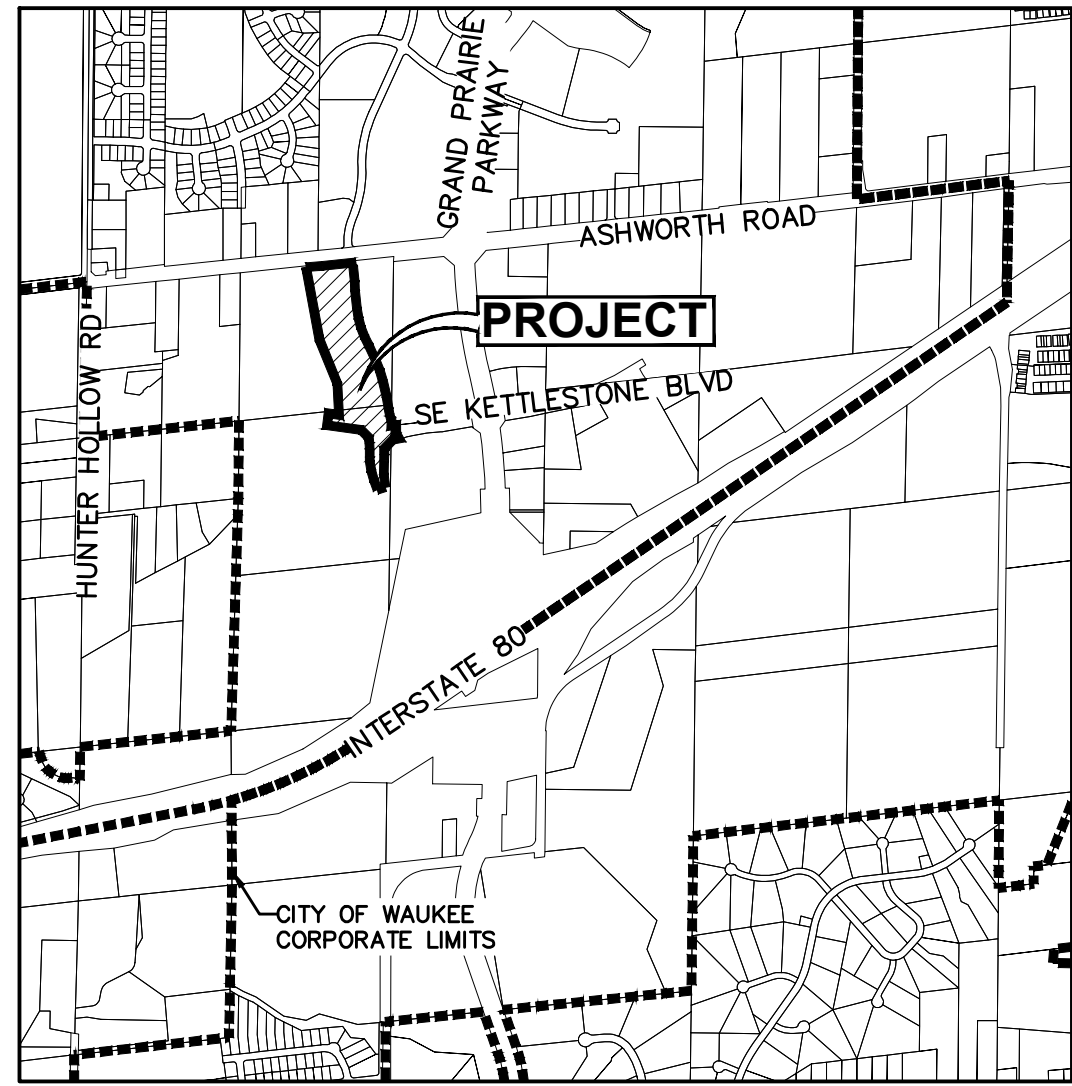


PRELIMINARY PLAT FOR: KETTLESTONE LAKES PLAT 1

WAUKEE, IOWA

VICINITY MAP
NOT TO SCALE



WAUKEE, IOWA

OWNER

KETTLESTONE LAKES, LLC
9550 HICKMAN ROAD #100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER
PH. (515) 986-5994

APPLICANT

LANDMARK COMPANIES, INC.
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER
PH. (515) 986-5994

ENGINEER

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

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIE@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY:

DECEMBER 28, 2023

BENCHMARK

CDA SET BENCHMARK
BURY BOLT ON HYDRANT ON WEST SIDE OF
ASHWORTH PLAT 1 DRIVEWAY APPROACH
ELEVATION=1007.604

CONSTRUCTION SCHEDULE

SPRING 2025 - FALL 2025

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT
PROPOSED: K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

BULK REGULATIONS

K-RR
FRONT: 0' AND 20' FOR ACCESSORY STRUCTURES.
REAR: 0' UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
SIDE: SAME AS REAR

PRINCIPAL BUILDING SEPARATION: 25'
ACCESSORY BUILDING SEPARATION: 25'
MAXIMUM HEIGHT: 8-STORIES

PRELIMINARY PLAT DESCRIPTION

A PART OF PARCEL 24-84 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-14513 AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 20-65 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 6682; THENCE SOUTH 00°43'49" EAST ALONG THE WEST LINE OF SAID PARCEL 20-65, A DISTANCE OF 67.61 FEET; THENCE SOUTH 27°50'47" EAST ALONG SAID WEST LINE, 50.26 FEET; THENCE SOUTH 80°11'55" WEST, 52.20 FEET; THENCE SOUTH 43°58'44" WEST, 104.45 FEET; THENCE SOUTH 00°00'00" WEST, 48.83 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1616.00 FEET, WHOSE ARC LENGTH IS 53.08 FEET AND WHOSE CHORD BEARS SOUTH 00°56'28" WEST, 53.08 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 799.04 FEET, WHOSE ARC LENGTH IS 220.89 FEET AND WHOSE CHORD BEARS SOUTH 02°24'33" EAST, 220.19 FEET; THENCE SOUTH 73°17'52" WEST, 70.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 894.42 FEET, WHOSE ARC LENGTH IS 246.71 FEET AND WHOSE CHORD BEARS NORTH 14°38'55" WEST, 245.93 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 511.00 FEET, WHOSE ARC LENGTH IS 34.20 FEET AND WHOSE CHORD BEARS NORTH 01°55'02" WEST, 34.19 FEET; THENCE NORTH 00°00'00" EAST, 67.76 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 473.50 FEET, WHOSE ARC LENGTH IS 48.44 FEET AND WHOSE CHORD BEARS NORTH 02°55'52" WEST, 48.42 FEET; THENCE NORTH 05°51'43" WEST, 45.87 FEET; THENCE NORTH 44°06'14" WEST, 91.16 FEET; THENCE NORTH 82°20'44" WEST, 287.39 FEET; THENCE NORTH 07°39'16" EAST, 100.00 FEET; THENCE SOUTH 82°20'44" EAST, 88.33 FEET; THENCE NORTH 03°10'38" WEST, 257.81 FEET; THENCE NORTH 21°52'22" WEST, 398.89 FEET; THENCE NORTH 10°27'03" WEST, 614.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2375.00 FEET, WHOSE ARC LENGTH IS 135.41 FEET AND WHOSE CHORD BEARS NORTH 85°36'55" EAST, 135.39 FEET; THENCE NORTH 83°58'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 276.14 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 38°58'54" WEST, 35.36 FEET; THENCE SOUTH 06°01'07" EAST, 357.44 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 815.00 FEET, WHOSE ARC LENGTH IS 329.24 FEET AND WHOSE CHORD BEARS SOUTH 17°35'30" EAST, 327.01 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 885.00 FEET, WHOSE ARC LENGTH IS 137.44 FEET AND WHOSE CHORD BEARS SOUTH 24°42'57" EAST, 137.30 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 889.57 FEET, WHOSE ARC LENGTH IS 178.67 FEET AND WHOSE CHORD BEARS SOUTH 19°13'27" EAST, 178.37 FEET; THENCE SOUTH 13°29'11" EAST, 138.62 FEET; THENCE SOUTH 08°33'39" EAST, 100.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 473.50 FEET, WHOSE ARC LENGTH IS 50.69 FEET AND WHOSE CHORD BEARS SOUTH 11°37'40" EAST, 50.67 FEET; THENCE SOUTH 14°41'42" EAST, 40.03 FEET; THENCE SOUTH 55°45'59" EAST, 4.05 FEET TO THE EASTERLY LINE OF SAID PARCEL 24-84; THENCE SOUTH 00°45'56" WEST ALONG SAID EASTERLY LINE, 50.16 FEET; THENCE NORTH 83°34'32" EAST ALONG SAID EASTERLY LINE, 40.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.07 ACRES (613,056 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

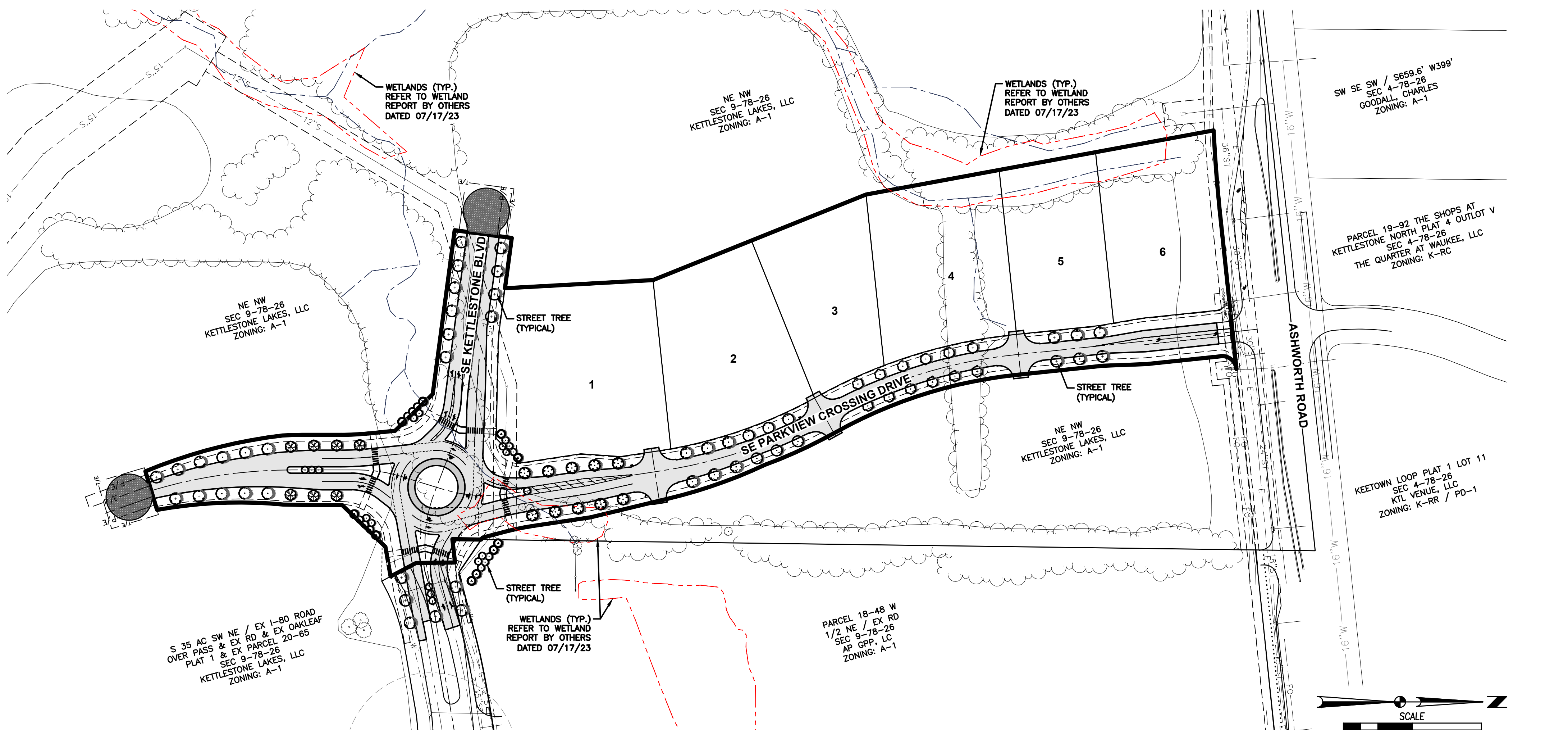
FEATURES PROPOSED

- 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

SURVEY

- 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

EXISTING	LEGEND
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	



GENERAL NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
- 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.
- ALL STORM SEWER CROSS RUNS WILL NEED TO BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF SUDAS.

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.

PRELIMINARY
NOT FOR CONSTRUCTION

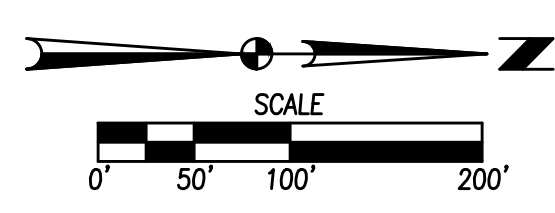
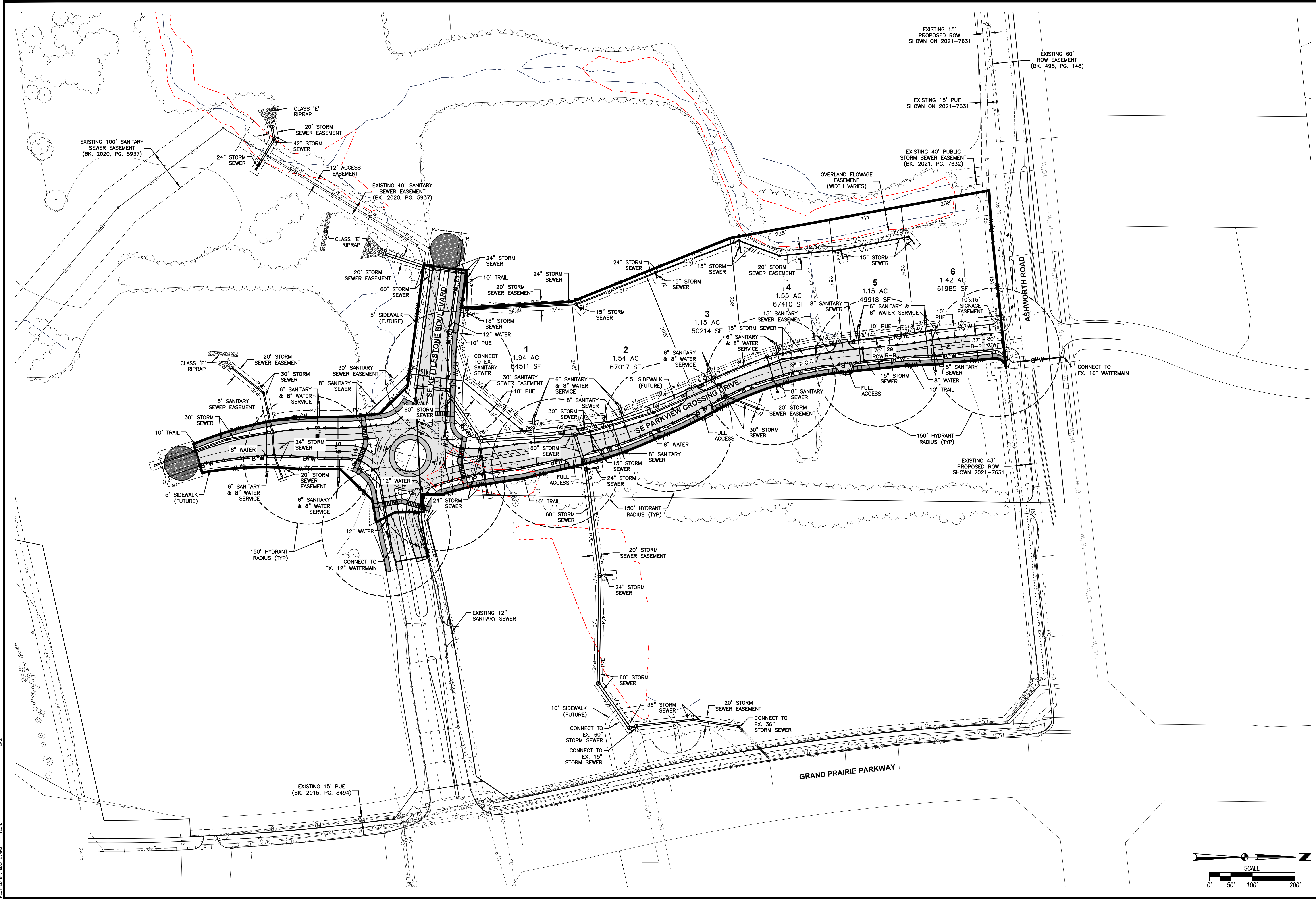
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ERIN OLLENDIKE, P.E. DATE: _____
LICENSE NUMBER: 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

COMMENT: _____
 DATE: _____
 FILE: H:\2024\2409748\2409748-1 PRELIMINARY PLATING
 PLOTTED BY: TALK EVANS
 DATE PLOTTED: 2/7/2025 3:39 PM

	DATE: 02/04/2025 FIFTH SUBMITTAL: 01/21/2025 FOURTH SUBMITTAL: 01/07/2025 THIRD SUBMITTAL: 12/06/2024 SECOND SUBMITTAL: 10/29/2024 FIRST SUBMITTAL: _____
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: GH ENGINEER: EKO
KETTLESTONE LAKES PLAT 1 PRELIMINARY PLAT	WAUKEE, IOWA
1 / 3 2409.748	

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 PLOTTED BY: ALEX EVANS
 DATE: 2/7/2025 3:39 PM



REVISIONS FIFTH SUBMITTAL FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL	DATE	02/04/2025
		01/21/2025
		01/07/2025
		12/06/2024
		10/29/2024

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

ESA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

KETTLESTONE LAKES PLAT 1
PRELIMINARY PLAT

2 / 3
 2409.748

