

RECORDER'S
STAMP

PRELIMINARY PLAT KEE WEST PLAT I

W1/2, NE1/4 - SEC. 9-78-26 &
NE1/4, NW1/4 - SEC. 9-78-26
DALLAS COUNTY, WAUKEE, IOWA

PROPERTY OWNER / APPLICANT:

PROPERTY OWNER / APPLICANT
AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
CONTACT: TOM WITTMAN
EMAIL: TOM.WITTMAN@KNAPPLC.COM

**PROFESSIONAL
CIVIL ENGINEER:**

ENGINEER/PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PH: 515-276-4884
CONTACT: PAUL CLAUSEN, PE
EMAIL: CLAUSEN@CECLAC.COM

**PROFESSIONAL
LAND SURVEYOR:**

CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: JEFFERY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4884 EXT. 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:

MELISSA DEBOER
PLANNING COORDINATOR
CITY OF WAUKEE
PH: 515-478-7848
EMAIL: MDEBOER@WAUKEE.ORG

UTILITIES

CITY OF WAUKEE PUBLIC WORKS
ADDRESS: 805 UNIVERSITY AVE
WAUKEE, IA 50263
PHONE: (515) 478-7420

SANITARY SEWER - CITY OF WAUKEE
STORM SEWER - CITY OF WAUKEE
WATER - CITY OF WAUKEE

NATURAL GAS UTILITY

CITY OF WAUKEE GAS DEPARTMENT
ADDRESS: 805 UNIVERSITY AVE
WAUKEE, IA 50263
PHONE: (515) 478-7420

ELECTRIC UTILITY

MIDAMERICAN ENERGY CORPORATION
666 GRAND AVENUE
DES MOINES, IA 50304
CONTACT: MATT REINHARDT
PHONE: 515-515-252-6413
EMAIL: MREINHARDT@MIDAMERICAN.COM

TELEPHONE

CENTURY LINK
4201 KINGMAN BLVD, 2nd FLOOR
DES MOINES, IA 50311
CONTACT: GINDY GARTER
PHONE: 515-554-3316

COMMUNITY DEVELOPMENT DEPARTMENT

CITY WAUKEE
ADDRESS: 230 HICKMAN ROAD,
WAUKEE, IA 50263
PHONE: (515) 478-4533

HEALTH DEPARTMENT

DALLAS COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 25747 N AVENUE,
ADEL, IA 50003
PHONE: (515) 493-3750

FIRE DEPARTMENT

WAUKEE, IA 50263
FIRE CHIEF - CLINT ROBINSON
STATION PHONE NUMBER - 515-478-7448

BENCHMARKS

FOTH ENGINEERING CONTROL POINTS FROM THE GRAND PRAIRIE PARKWAY
CONSTRUCTION DRAWINGS.

CPS 401
N: 576199.645 E: 1542839.618 ELEVATION: 1038.167

CPS 402
N: 576204.243 E: 1542846.734 ELEVATION: 1048.944

CPS 403
N: 577591.541 E: 1542848.845 ELEVATION: 1043.451

GENERAL LEGEND		EXISTING	
	PROPOSED PLAT BOUNDARY		LOT LINE
	SECTION LINE		SANITARY/STORM MANHOLE
	LOT LINE		WATER VALVE
	CENTERLINE		FIRE HYDRANT
	EASEMENT LINE		STORM SEWER SINGLE INTAKE
	FLARED END SECTION		STORM SEWER DOUBLE INTAKE
	DRAIN BASIN OR SEDIMENT RISERS		STORM SEWER ROUND INTAKE
	DRAIN BASIN WITH SOLID GRATE		FLARED END SECTION
	WATER VALVE		DECIDUOUS TREE
	FIRE HYDRANT ASSEMBLY		CONIFEROUS TREE
	BLOW-OFF HYDRANT		SHRUB
	SCOUR STOP MAT		POWER POLE
	TURF REINFORCEMENT MAT		STREET LIGHT
	STORM SEWER WITH SIZE		GUY ANCHOR
	SUBDRAIN		ELECTRIC TRANSFORMER
	WATER SEWER WITH SIZE		GAS METER
	WATER SERVICE		TELEPHONE RISER
	PROPOSED CONTOUR		SIGN
	SILT FENCE		UNDERGROUND TELEVISION
	ADDRESS		UNDERGROUND ELECTRIC
	RIPRAP		UNDERGROUND GAS
			UNDERGROUND FIBER OPTIC
			UNDERGROUND TELEPHONE
			OVERHEAD ELECTRIC
			SANITARY SEWER WITH SIZE
			STORM SEWER WITH SIZE
			WATER MAIN WITH SIZE
			EXISTING CONTOUR
			TREELINE
			BUILDING SETBACK LINE
			PUBLIC UTILITY EASEMENT
			MINIMUM OPENING ELEVATION



VICINITY MAP
1" = 2000'

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	DIMENSION PLAN
3	GRADING AND UTILITY PLAN

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
JANUARY 31, 2025	INITIAL SUBMITTAL
FEBRUARY 17, 2025	
MARCH 06, 2025	

LEGAL DESCRIPTION

PARCEL 24-91 IN THE W1/2 OF THE NE1/4 OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN INSTRUMENT 2024-16448 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA

AND
PARCEL 24-84 IN THE E1/2 OF THE NW1/4 AND THE SW1/4 OF THE NE1/4 ALL IN SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN INSTRUMENT 2024-14513 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA
PREVIOUSLY DESCRIBED PARCELS CONTAIN 25.97 ACRES MORE OR LESS INCLUDING 0.68 ACRES OF PUBLIC RIGHT-OF-WAY.

LAND AREA

25.97 ACRES MORE OR LESS INCLUDING 0.68 ACRES OF PUBLIC RIGHT-OF-WAY.

ZONING

LOT 1: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT 'Z': K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

K-RR KETTLESTONE RETAIL REGIONAL	
LOT AREA:	NO MIN.
LOT WIDTH:	NO MIN.
FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES.
FRONT YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'
REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'
PRINCIPLE BLD SEPARATION	25'
ACCESSORY BLD SEPARATION	0' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
MAX HEIGHT	PRINCIPAL BUILDING - 8 STORIES ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO	0.35

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #190449C0355F MAP REVISED DECEMBER 7, 2018.

NOTES

- LOT 'A' SHALL BE DEEDED TO THE CITY OF WAUKEE, IOWA FOR PUBLIC STREET PURPOSES.
- THE EAST ACCESS DRIVE OFF SE KETTLESTONE BOULEVARD HILL. INITIALLY ALLOW FOR A FULL ACCESS POINT TO OUTLOT 'Z'. WHEN A FULL ACCESS POINT IS CONSTRUCTED TO THE WEST NO FURTHER THAN 1320 FEET FROM THE CENTERLINE OF THE INTERSECTION OF GRAND PRAIRIE PARKWAY AND SE KETTLESTONE BOULEVARD, THIS ACCESS MAY BECOME A RIGHT IN-RIGHT OUT ACCESS, SHOULD TRAFFIC WARRANT, THE FULL ACCESS SHALL NOT BE CLOSED UNTIL A STREET (WHETHER PUBLIC OR PRIVATE) AFFORDING ACCESS TO THE PLATTED AREA IS CONSTRUCTED FROM THAT FULL ACCESS POINT TO THE PLATTED AREA IN A LOCATION AND CONFIGURATION WHICH HAS BEEN REVIEWED AND APPROVED BY AND IS ACCEPTABLE TO AP GPP, LC OR THE SUCCESSOR OWNER(S) OF THE PLATTED AREA.
- MAINTENANCE OF ALL PRIVATE STREETS, PRIVATE UTILITIES AND PRIVATE DETENTION FACILITY SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNERS ASSOCIATION.
- ALL SITE IMPROVEMENTS SHALL COMPLY WITH 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2025 SUDAS.
- ANY CITY UTILITY RELOCATIONS SHALL BE AT THE OWNERS EXPENSE.
- 5-FOOT SIDEWALKS ARE TO BE CONSTRUCTED ALONG THE NORTH SIDE SE KETTLESTONE BOULEVARD AND THE SOUTH SIDE SE ASHWORTH ROAD AND A 10-FT WIDE TRAIL TO BE PROVIDED WITH KETTLESTONE LAKES PLAT IMPROVEMENTS.
- THE OUTLOT 'Z' EAST-WEST TRAIL EASEMENT BETWEEN GRAND PRAIRIE PARKWAY AND PARKVIEW CROSSING CAN BE REROUTED PER THE CITY OF WAUKEE PLANNING DEPARTMENT TO FOLLOW A FUTURE EAST-WEST STREET OR DRIVE IN THE SITE PLAN DEVELOPMENT OF OUTLOT 'Z', KEE WEST PLAT I.

CERTIFICATIONS

CERTIFICATION

*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. PRELIMINARY JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE: March 6, 2025 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
SHEETS 1 -
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. PRELIMINARY PAUL J.D. CLAUSEN, IOWA LIC. NO. 29112 DATE: MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL:

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com

CEC

PUBLISH DATE: March 6, 2025

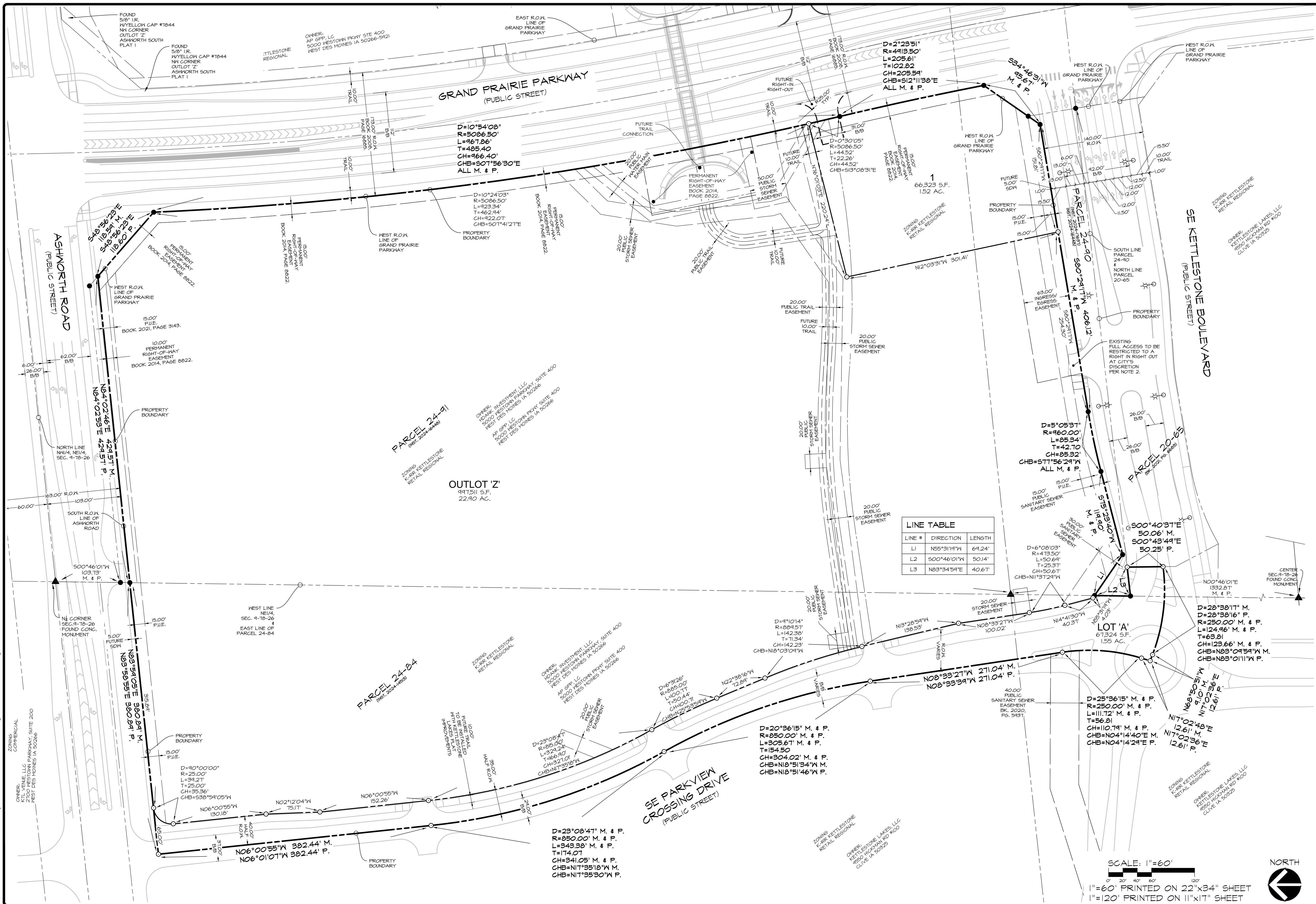
DATE OF SURVEY: XX
DESIGNED BY: PC
DRAWN BY: REH

PRELIMINARY
KEE WEST PLAT I
WAUKEE, IOWA
COVER SHEET

SHEET
OF 3
E4280

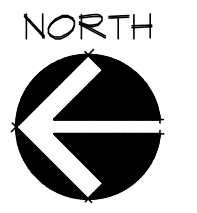
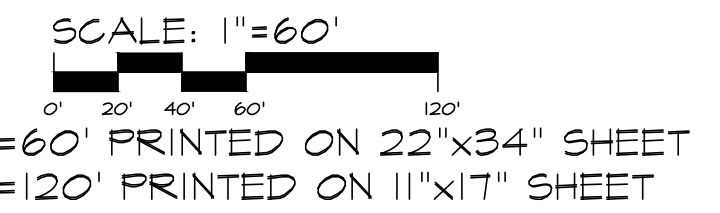
PLAT BY: MARTIN HILL - 2025/03/06 - q:\E-FILES\1000\14280_133\drawings\14280_P14280_P1 COVER.dwg - ANSI EXPAND D (84.00 X 22.00 INCHES) - AUTOCAD PLOT GENERAL DOCUMENTATION\PCS - CEC-RES TEST1.CTB - PLOT SCALE = 1:1

PLOT BY: MARTIN HILL - 2025/03/06 - q:\e-FILE\1000\1280_1281.dwg (GENERAL DOCUMENTATION\F03 - CEC-XES TEST\CTB - AUTOCAD PLOT) - ANSI EXPAND D (8400 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION\F03 - CEC-XES TEST\CTB - AUTOCAD PLOT) - PLOT SCALE = 1/1



LINE TABLE

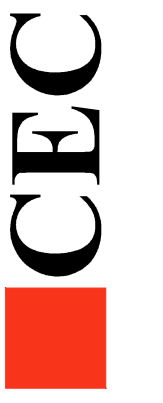
LINE #	DIRECTION	LENGTH
L1	N55°31'19"W	69.24'
L2	S00°46'01"W	50.14'
L3	N83°34'54"E	40.67'



PRELIMINARY
KEE WEST PLAT I
WAUKEE, IOWA
DIMENSION PLAN

SHEET
2
OF
3
E4280

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE OF SURVEY: XX
DESIGNED BY: PC
DRAWN BY: MEH

GRAND PRAIRIE PARKWAY
(PUBLIC STREET)

ASHNORTH ROAD
(PUBLIC STREET)

SE KETTLESTONE BOULEVARD
(PUBLIC STREET)

SE PARKVIEW CROSSING DRIVE
(PUBLIC STREET)

PARCEL 24-91
(NET 2024-16448)

PARCEL 24-84
(NET 2024-16888)

PARCEL 24-40
(NET 2024-16448)

PARCEL 24-05
(NET 2024-16888)

LOT 'A'
67,324 S.F.
1.52 AC.

OUTLOT 'Z'
9,715 S.F.
22.90 AC.

D=2°23'51"
R=4413.50'
L=205.61'
T=102.82'
CH=205.59'
CHB=512°11'38"E
ALL M. & P.

D=10°54'08"
R=5086.50'
L=967.86'
T=485.40'
CH=966.40'
CHB=507°56'30"E
ALL M. & P.

D=10°24'03"
R=5086.50'
L=923.34'
T=462.44'
CH=922.07'
CHB=507°41'21"E

D=5°05'31"
R=960.00'
L=883.34'
T=442.70'
CH=883.32'
CHB=517°56'29"W
ALL M. & P.

D=28°38'17" M. & P.
R=250.00' M. & P.
L=124.96' M. & P.
T=63.81'
CH=123.66' M. & P.
CHB=N83°09'59"W M.
CHB=N83°01'11"W P.

D=20°36'15" M. & P.
R=250.00' M. & P.
L=305.67' M. & P.
T=154.50'
CH=304.02' M. & P.
CHB=N18°51'34"W M.
CHB=N18°51'46"W P.

D=23°08'47" M. & P.
R=250.00' M. & P.
L=343.38' M. & P.
T=174.07'
CH=341.05' M. & P.
CHB=N17°35'18"W M.
CHB=N17°35'30"W P.

D=90°00'00"
R=25.00'
L=34.21'
T=25.00'
CH=32.36'
CHB=538°59'05"W

N06°00'55"W 382.44' M.
N06°01'07"W 382.44' P.

D=23°08'47"
R=250.00'
L=343.38'
T=174.07'
CH=341.05'
CHB=N17°35'18"W
CHB=N17°35'30"W

D=6°31'26"
R=885.00'
L=120.77'
T=50.44'
CH=120.77'
CHB=N22°38'16"W

D=9°10'14"
R=284.51'
L=142.38'
T=71.34'
CH=142.23'
CHB=N18°03'09"W

D=25°36'15" M. & P.
R=250.00' M. & P.
L=111.72' M. & P.
T=56.81'
CH=110.79' M. & P.
CHB=N04°14'40"E M.
CHB=N04°14'24"E P.

N17°02'48"E 12.61' M.
N17°02'36"E 12.61' P.

D=28°38'17" M. & P.
R=250.00' M. & P.
L=124.96' M. & P.
T=63.81'
CH=123.66' M. & P.
CHB=N83°09'59"W M.
CHB=N83°01'11"W P.

G 500°40'37"E
50.06' M.
500°43'49"E
50.25' P.

D=6°08'03"
R=473.50'
L=30.64'
T=25.37'
CH=30.64'
CHB=N11°37'29"W

D=9°10'14"
R=284.51'
L=142.38'
T=71.34'
CH=142.23'
CHB=N18°03'09"W

N12°03'31"W 301.41'

N08°33'27"W 271.04' M.
N08°33'39"W 271.04' P.

N14°41'30"W 40.37'

N12°03'31"W 301.41'

N00°46'01"E 132.87' M. & P.

N17°02'48"E 12.61' M.
N17°02'36"E 12.61' P.

D=25°36'15" M. & P.
R=250.00' M. & P.
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D=6°31'26"
R=885.00'
L=120.77'
T=50.44'
CH=120.77'
CHB=N22°38'16"W

D=20°36'15" M. & P.
R=250.00' M. & P.
L=305.67' M. & P.
T=154.50'
CH=304.02' M. & P.
CHB=N18°51'34"W M.
CHB=N18°51'46"W P.

D=9°10'14"
R=284.51'
L=142.38'
T=71.34'
CH=142.23'
CHB=N18°03'09"W

D=25°36'15" M. & P.
R=250.00' M. & P.
L=111.72' M. & P.
T=56.81'
CH=110.79' M. & P.
CHB=N04°14'40"E M.
CHB=N04°14'24"E P.

D=28°38'17" M. & P.
R=250.00' M. & P.
L=124.96' M. & P.
T=63.81'
CH=123.66' M. & P.
CHB=N83°09'59"W M.
CHB=N83°01'11"W P.

D=6°08'03"
R=473.50'
L=30.64'
T=25.37'
CH=30.64'
CHB=N11°37'29"W

D=9°10'14"
R=284.51'
L=142.38'
T=71.34'
CH=142.23'
CHB=N18°03'09"W

D=23°08'47"
R=250.00'
L=343.38'
T=174.07'
CH=341.05'
CHB=N17°35'18"W
CHB=N17°35'30"W

D=6°31'26"
R=885.00'
L=120.77'
T=50.44'
CH=120.77'
CHB=N22°38'16"W

D=20°36'15" M. & P.
R=250.00' M. & P.
L=305.67' M. & P.
T=154.50'
CH=304.02' M. & P.
CHB=N18°51'34"W M.
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CHB=N04°14'24"E P.

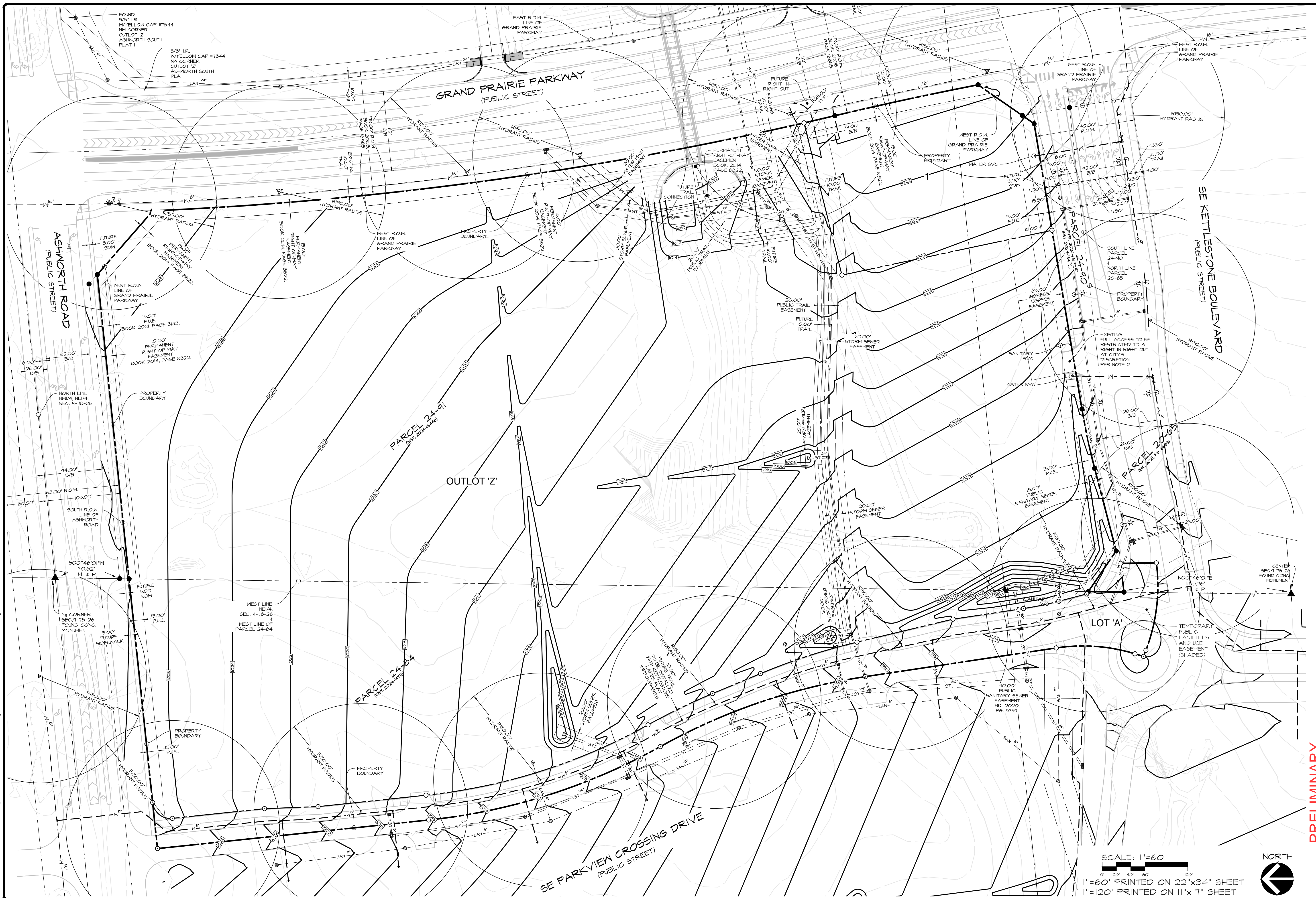
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R=250.00' M. & P.
L=124.96' M. & P.
T=63.81'
CH=123.66' M. & P.
CHB=N83°09'59"W M.
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T=71.34'
CH=142.23'
CHB=N18°03'09"W

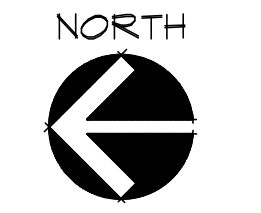
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R=250

PLOT BY: MARTIN HILL - 2023/03/06 - q:\E-FILES\1000\14280_133.dwg\1000\14280_133.dwg\1000\14280_133.dwg - AUTOCAD PDF (GENERAL DOCUMENTATION)PC3 - CEC-KES TEST.CTB - PLOT SCALE = 1:1



SCALE: 1"=60'

1"=60' PRINTED ON 22"x34" SHEET
1"=120' PRINTED ON 11"x17" SHEET



PRELIMINARY

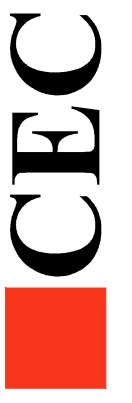
KEE WEST FLAT I
WAUKEE, IOWA

GRADING AND UTILITY PLAN

SHEET
9 of 3
E4280

DATE OF SURVEY:
DESIGNED BY:
DRAWN BY:

XX
PC
MEH



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515.276.4884 Fax: 515.276.7084 mail@cecinc.com