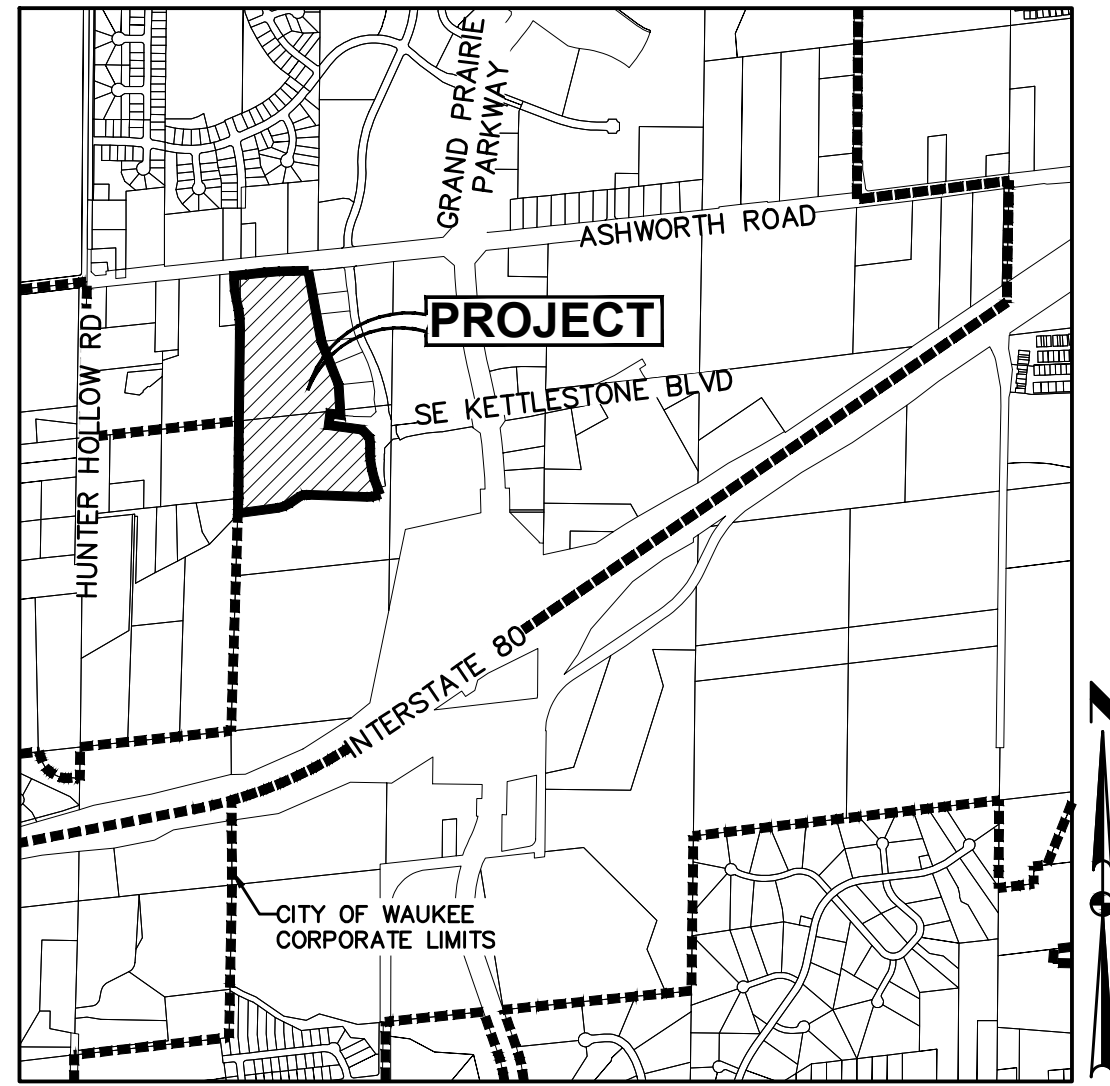


# PRELIMINARY PLAT FOR: KETTLESTONE LAKES PLATS 2 & 3

## 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 URBAN DALE DRIVE  
URBAN DALE, IOWA 50322  
CONTACT: ERIN OLLENDIKE  
EMAIL: ERINO@CDA-ENG.COM  
PH. (515) 369-4400  
FX. (515) 369-4410

### SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBAN DALE DRIVE  
URBAN DALE, 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

- BURY BOLT ON HYDRANT ON WEST SIDE OF ASHWORTH PLAT 1 DRIVEWAY APPROACH ELEVATION=1007.604
- BURY BOLT ON HYDRANT ON SW CORNER OF INDIAN RIDGE DRIVE & WOODLAND COURT ELEVATION=977.66

### CONSTRUCTION SCHEDULE

FALL 2025 - SPRING 2026

### ZONING

EXISTING/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 THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST 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 SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°37'06" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1258.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE NORTH 83°58'49" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 207.96 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 2225.00 FEET, WHOSE ARC LENGTH IS 245.75 FEET AND WHOSE CHORD BEARS NORTH 87°08'34" EAST, 245.62 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2375.00 FEET, WHOSE ARC LENGTH IS 126.78 FEET AND WHOSE CHORD BEARS NORTH 88°46'40" EAST, 126.76 FEET; THENCE SOUTH 10°27'03" EAST, 614.20 FEET; THENCE SOUTH 21°52'22" EAST, 398.89 FEET; THENCE SOUTH 03°10'38" EAST, 257.81 FEET; THENCE NORTH 82°20'44" WEST, 88.33 FEET; THENCE SOUTH 07°39'16" WEST, 100.00 FEET; THENCE SOUTH 82°20'44" EAST, 287.39 FEET; THENCE SOUTH 44°06'14" EAST, 91.16 FEET; THENCE SOUTH 05°51'43" EAST, 45.87 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 473.50 FEET, WHOSE ARC LENGTH IS 48.44 FEET AND WHOSE CHORD BEARS SOUTH 02°55'52" EAST, 48.42 FEET; THENCE SOUTH 00°00'00" WEST, 67.76 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 511.00 FEET, WHOSE ARC LENGTH IS 34.20 FEET AND WHOSE CHORD BEARS SOUTH 01°55'02" EAST, 34.19 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 894.42 FEET, WHOSE ARC LENGTH IS 246.71 FEET AND WHOSE CHORD BEARS SOUTH 14°38'55" EAST, 245.93 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 885.00 FEET, WHOSE ARC LENGTH IS 55.07 FEET AND WHOSE CHORD BEARS SOUTH 18°29'06" EAST, 55.06 FEET; THENCE SOUTH 68°10'42" WEST, 22.58 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 210.00 FEET, WHOSE ARC LENGTH IS 88.06 FEET AND WHOSE CHORD BEARS SOUTH 80°11'30" WEST, 87.42 FEET; THENCE NORTH 87°47'42" WEST, 520.78 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 90.00 FEET, WHOSE ARC LENGTH IS 57.86 FEET AND WHOSE CHORD BEARS SOUTH 73°47'10" WEST, 56.87 FEET; THENCE SOUTH 55°22'01" WEST, 104.19 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 221.00 FEET, WHOSE ARC LENGTH IS 104.05 FEET AND WHOSE CHORD BEARS SOUTH 68°51'18" WEST, 103.09 FEET; THENCE SOUTH 82°20'35" WEST, 349.91 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01°36'15" EAST ALONG SAID WEST LINE, 127.96 FEET; THENCE NORTH 00°27'01" EAST ALONG SAID WEST LINE, 647.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.66 ACRES (1,684,135 SQUARE FEET).

### 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
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING	FOUND	SET
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 EXCEPT FOR THE NORTH SIDE OF SE KETTLESTONE BOULEVARD SHALL BE A 10' WIDE TRAIL.
- 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 2025 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF SUDAS.

### UTILITY WARNING

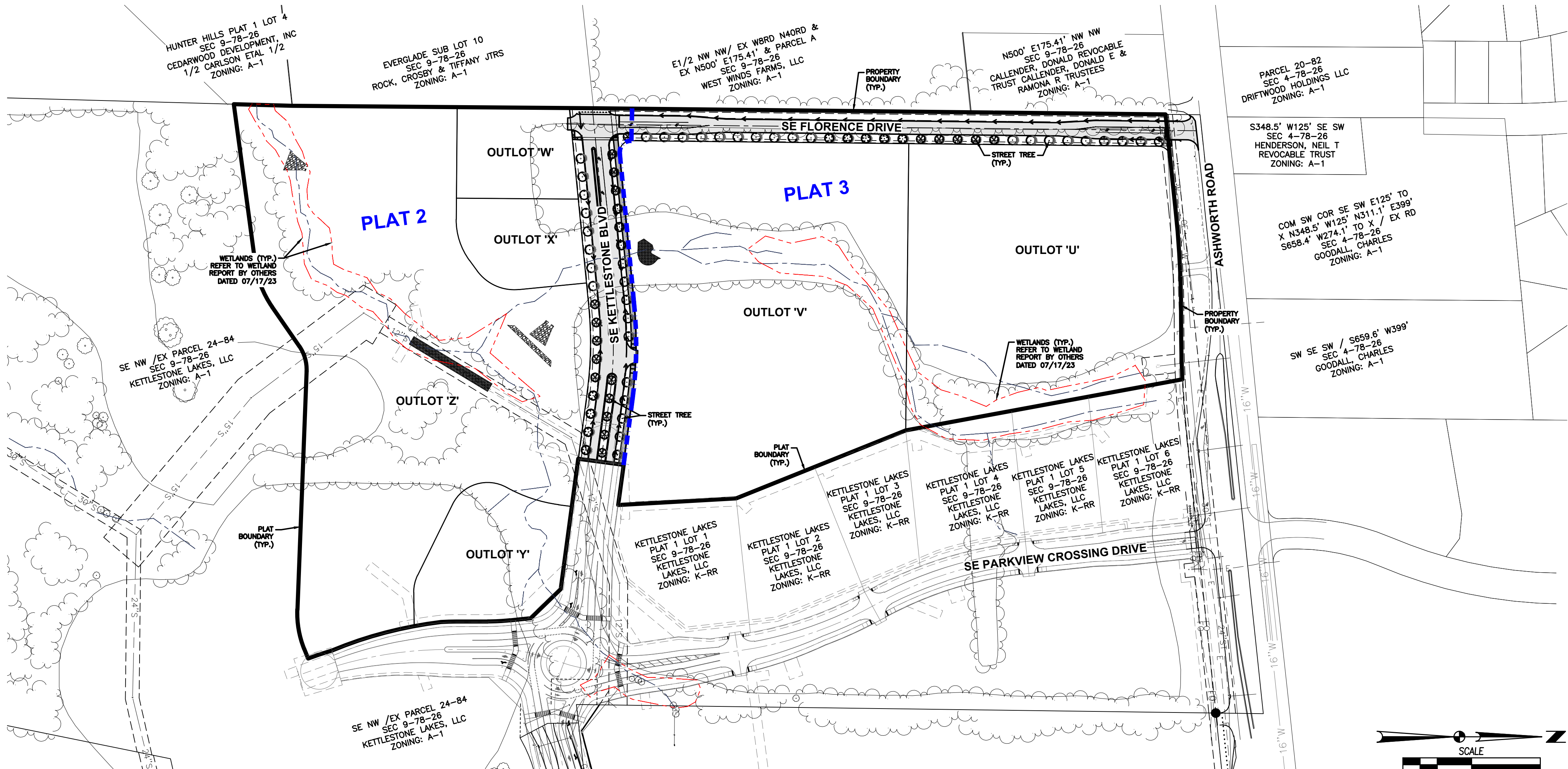
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

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**

**NOT FOR CONSTRUCTION**

ERIN OLLENDIKE, P.E.  
16926  
DATE: 12/28/23  
LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL: 1-3



FILE: H:\2023\2503201\2503201-PLAT.DWG  
 PLOTTED BY: ERIN OLLENDIKE  
 DATE: 6/10/2025 9:29 AM  
 PLOT SCALE: 1"=100'

**PRELIMINARY PLAT**

KETTLESTONE LAKES PLATS 2 & 3

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: GH

ENGINEER: EKO

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

DATE: 06/10/2025

REVISIONS:

SECOND SUBMITTAL: 05/13/2025

FIRST SUBMITTAL: 05/13/2025

1 / 3

2503.201



