

INDEX LEGEND

LOCATION: OUTLOT 'Y' AND OUTLOT 'Z' KETTLESTONE CENTRAL SOUTH PLAT 2 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: CALIBER LAND COMPANY, LLC
PROPRIETOR: CALIBER LAND COMPANY, LLC 3611 NE OTTERVIEW CIRCLE #42 ANKENY, IOWA 50021
SURVEYOR: LOUIS M. KELEHAN
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

KETTLESTONE CENTRAL SOUTH PLAT 3 FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

Table with columns: REVISIONS, DATE, UPDATED. Includes a date stamp 06/17/25.

OWNER / DEVELOPER

CALIBER LAND COMPANY, LLC 3611 NE OTTERVIEW CIRCLE #42 ANKENY, IOWA 50021 CONTACT: NICK JENSEN EMAIL: NICK@CALIBERIOWA.COM PH: (515) 290-3401

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322

DATE OF SURVEY

FIELDWORK: JANUARY, 2025

ZONING

K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

PLAT DESCRIPTION

OUTLOT 'Y' AND OUTLOT 'Z', KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 3.57 ACRES (155,557 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

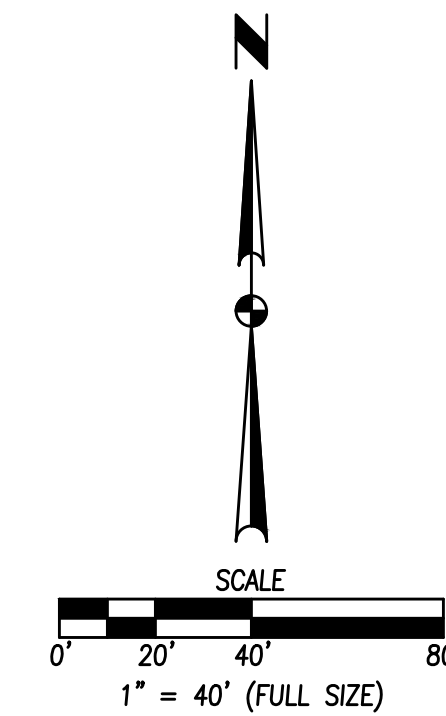
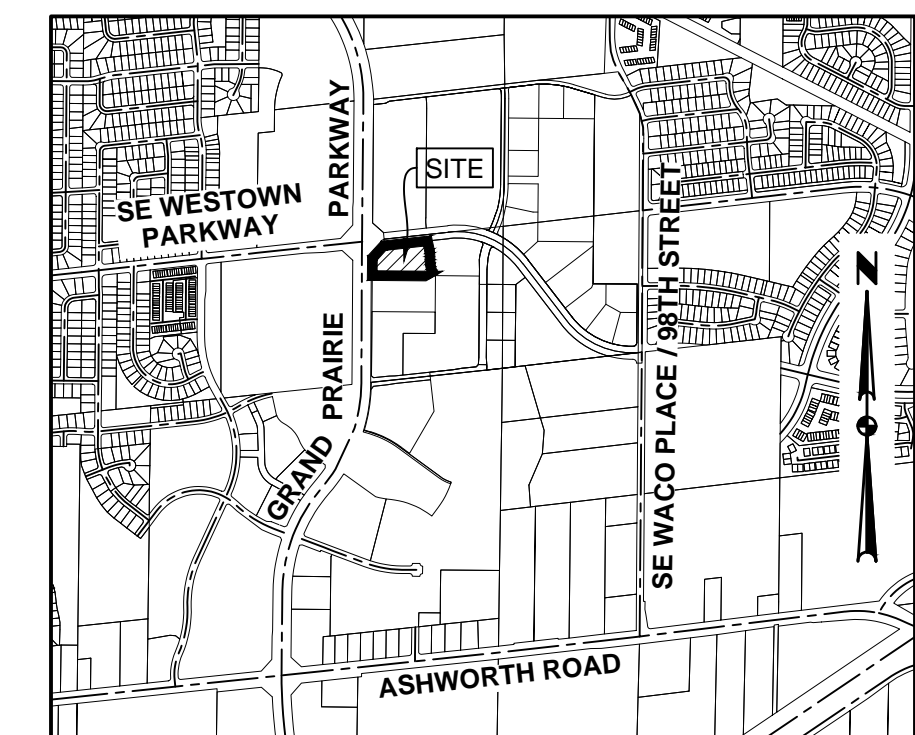
BULK REGULATIONS

LOT AREA: NO MINIMUM REQUIREMENT
LOT WIDTH: NO MINIMUM REQUIREMENT
FRONT YARD: 20 FEET MINIMUM FOR ACCESSORY STRUCTURES
SIDE YARDS: 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.
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.
PRINCIPAL BUILDING SEPARATION: 25 FEET
ACCESSORY BUILDING SEPARATION: 25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING
BUILDING MAXIMUM HEIGHT: PRINCIPAL BUILDING - 4 STORIES ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO: 0.35

NOTES

- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP



LEGEND

Legend table with columns: FOUND, SET. Includes symbols for section corners, measured bearings, public utility easements, etc.

Professional seal for Louis M. Kelehan, Surveyor No. 18660, State of Iowa. Includes a large red 'PRELIMINARY' stamp and 'NOT FOR CONSTRUCTION' text.

FILE: H:\2025\2505389 IOWA\2505389-FINAL PLATING... DATE PLOTTED: 7/2/2025 4:46 PM

Vertical title block containing project name 'KETTLESTONE CENTRAL SOUTH PLAT 3 FINAL PLAT', address '4121 NW URBANDALE DRIVE URBANDALE, IA 50322', phone '(515) 369-4400', and company logo 'CIVIL DESIGN ADVANTAGE'.

