

KETTLESTONE CENTRAL TOWNHOMES PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PT. PARCEL 22-122 OF PARCEL 21-96 OF GOV'T LOT 12 SEC 3-78-26
AND PT. GOV'T LOT 16, SEC 4-78-26
AND PT. PARCEL 'A' OF THE NW1/4 SW1/4 SEC 3-78-26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: ROCK EQUITY HOLDINGS, LLC

PROPRIETOR: ROCK EQUITY HOLDINGS, LLC
3611 NE OTTERVIEW CIRCLE #42
ANKENY, IOWA 50021

SURVEYOR: LOUIS M. KELEHAN

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

ROCK EQUITY HOLDINGS, LLC
3611 NE OTTERVIEW CIRCLE #42
ANKENY, IOWA 50021
CONTACT: NICK JENSEN
PH: (515) 290-3401

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

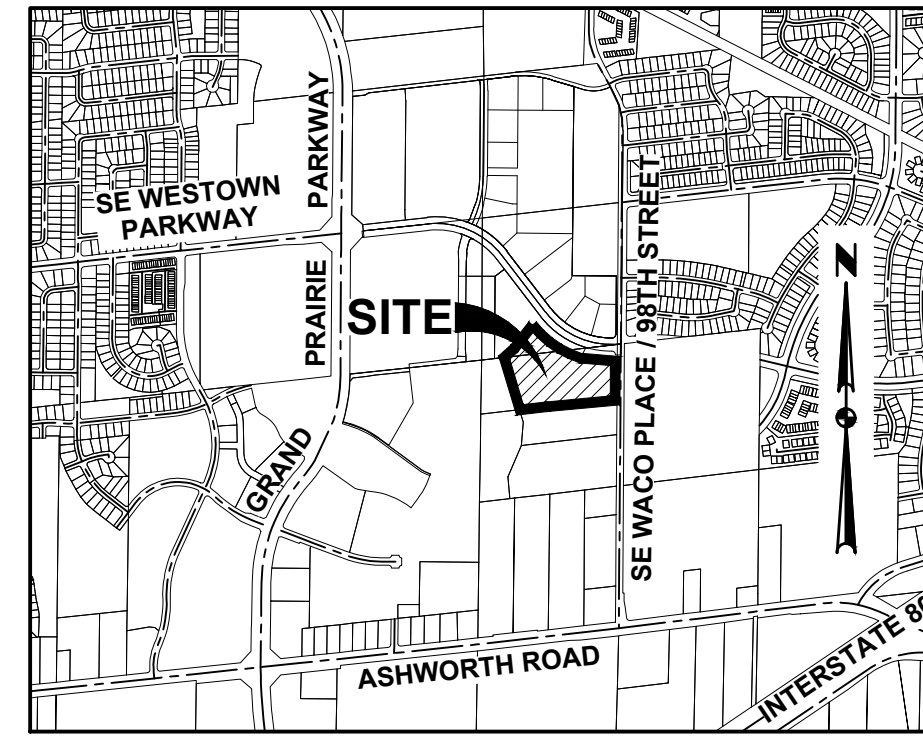
DATE OF SURVEY

FIELDWORK: JANUARY, 2024

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	=====	

VICINITY MAP



WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2'26'40"	400.00'	17.07'	S38'45'06"E	17.06'
C2	7'33'20"	400.00'	52.75'	S43'45'06"E	52.71'
C3	2'01'02"	400.00'	14.08'	S46'31'15"E	14.08'
C4	7'58'58"	400.00'	55.73'	S41'31'15"E	55.69'
C5	59'01'36"	80.00'	82.42'	S67'02'34"E	78.82'
C6	13'35'52"	940.00'	223.09'	N45'29'46"W	222.57'
C7	0'02'25"	940.00'	0.66'	S60'16'21"E	0.66'
C8	20'03'40"	940.00'	329.12'	S62'19'32"E	327.45'
C9	5'16'35"	940.00'	86.57'	S69'43'05"E	86.54'
C10	19'22'51"	154.00'	52.09'	S86'51'56"E	51.84'
C11	19'22'51"	146.00'	49.39'	S86'51'56"E	49.15'
C12	26'08'46"	94.00'	42.90'	N70'22'15"E	42.52'
C13	0'32'53"	94.00'	0.90'	N57'34'18"E	0.90'

ZONING & BULK REGULATIONS

ZONING
K-MF-STACKED MED
KETTLESTONE MULTI-FAMILY STACKED MEDIUM DISTRICT

BULK REGULATIONS

- LOT AREA**
- NO MINIMUM REQUIREMENT
- LOT WIDTH**
- NO MINIMUM REQUIREMENT
- FRONT YARD**
- NO MINIMUM FOR PRINCIPAL PERMITTED USES.
- 20' 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 30'.
- 5' 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 30'.
- 5' FOR ACCESSORY STRUCTURES.
- PRINCIPAL BUILDING SEPARATION**
- 10'
- ACCESSORY BUILDING SEPARATION**
- 30' BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING
- MINIMUM HEIGHT**
- PRINCIPAL BUILDING - 2 STORIES
- MAXIMUM HEIGHT**
- PRINCIPAL BUILDING - 3 STORIES
- ACCESSORY BUILDING**
- 1 STORIES
- MAXIMUM DENSITY**
- 14 DWELLING UNITS PER ACRE
- MINIMUM FLOOR AREA**
- 600 SQUARE FEET PER UNIT

PLAT DESCRIPTION

A PART OF PARCEL 22-122 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20745 BEING A PART OF PARCEL 21-96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 16 IN SECTION 4; AND A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2009, PAGE 18393 BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, ALL BEING IN 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 SOUTHEAST CORNER OF PARCEL 22-123 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20743 BEING A PART OF SAID PARCEL 'A'; THENCE SOUTH 00°27'16" WEST ALONG THE EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 403.73 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 83°26'38" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 947.41 FEET TO THE NORTHWEST CORNER OF MAPLE GROVE PLACE, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 16°38'26" WEST ALONG THE EASTERLY LINE OF ASHWORTH NORTH PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 509.18 FEET TO THE NORTHEAST CORNER OF SAID ASHWORTH NORTH PLAT 3; THENCE NORTH 48°28'41" EAST ALONG THE SOUTHERLY LINE OF KETTLESTONE CENTRAL TOWNHOMES PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 130.79 FEET; THENCE NORTH 37°42'18" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 272.11 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 940.00 FEET, WHOSE ARC LENGTH IS 552.21 FEET AND WHOSE CHORD BEARS SOUTH 55°31'36" EAST, 544.31 FEET; THENCE NORTH 25°36'29" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 111.22 FEET TO THE EASTERNMOST CORNER OF SAID KETTLESTONE CENTRAL TOWNHOMES PLAT 1, SAID POINT ALSO BEING ON THE NORTHEASTERLY LINE OF SAID PARCEL 22-122; THENCE EASTERLY ALONG SAID NORTHEASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 22-123 AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 247.14 FEET AND WHOSE CHORD BEARS SOUTH 81°57'01" EAST, 246.23 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 55.55 FEET AND WHOSE CHORD BEARS SOUTH 45°00'47" EAST, 49.90 FEET; THENCE SOUTH 89°32'32" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.74 ACRES (555,130 SQUARE FEET).

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

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC STREET RIGHT-OF-WAY.
- OUTLOT 'X', 'Y' AND 'Z' WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OUTLOT 'P' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR A CITY PARK.

FILE: H:\2025\2503186\DWG\2503186-FINAL PLATING
PLOTTED BY: LOUIS KELEHAN
DATE: 7/2/2025 9:36 AM

LOUIS M. KELEHAN, P.E.
LICENSE NUMBER 18660
IOWA

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.

DATE _____

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 AND 2

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
 DATE
 FOURTH SUBMITTAL 07/02/25
 THIRD SUBMITTAL 06/17/25
 SECOND SUBMITTAL 06/03/25
 FIRST SUBMITTAL 05/20/25

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

REVIEW: _____
 TECH: _____
 ENGINEER: _____

KETTLESTONE CENTRAL TOWNHOMES PLAT 2 FINAL PLAT

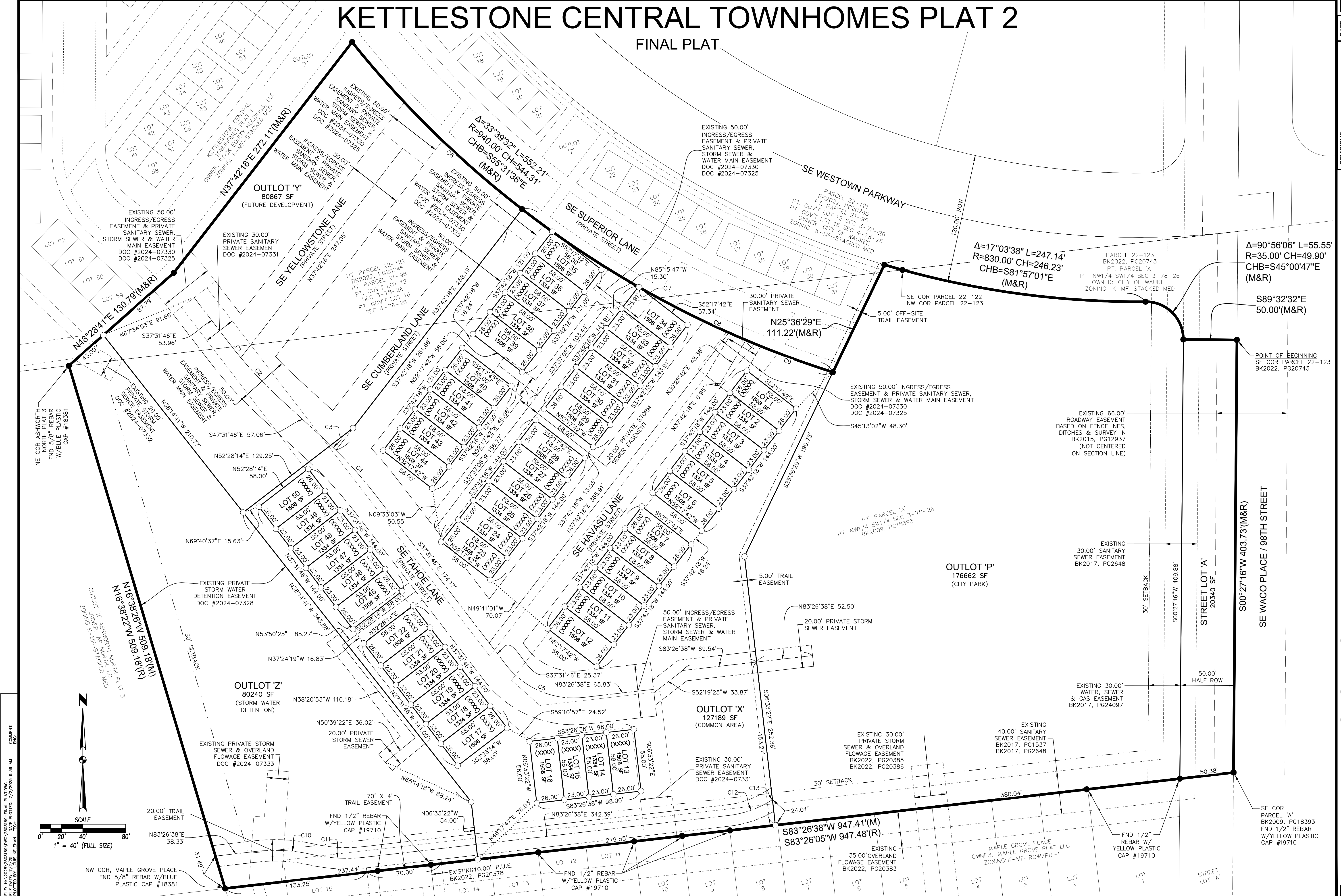
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

1 / 2

2503.169

KETTLESTONE CENTRAL TOWNHOMES PLAT 2

FINAL PLAT



DATE	REVISIONS
07/02/25	FOURTH SUBMITTAL
06/17/25	THIRD SUBMITTAL
06/03/25	SECOND SUBMITTAL
05/02/25	FIRST SUBMITTAL

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

TECH: _____ REVIEW: _____
ENGINEER: _____



KETTLESTONE CENTRAL TOWNHOMES PLAT 2
FINAL PLAT

2 / 2
2503.169

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PLOTTER: HP
PLOTED BY: JACOB MEHMAN
DATE: 7/2/2025 9:36 AM