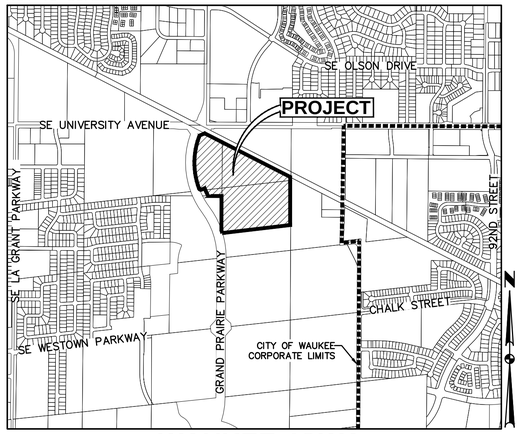
PRELIMINARY PLAT FOR:

GILES PROPERTY PLAT 1

WAUKEE, IOWA

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER / APPLICANT

BRICKTOWNE PIPER LC
CONTACT: MASON JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH. (515) 232-2128

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

DATE OF SURVEY:

MARCH 03, 2025

SURVEYOR

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

EXISTING:
C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
C-4: OFFICE PARK COMMERCIAL DISTRICT

PROPOSED:
K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

BENCHMARK

BM#1
BB ON HYDRANT @ NE QUADRANT OF GRAND PRAIRIE & PLEASANT VIEW INTERSECTION (N=580847.52, E=1544230.81):
ELEVATION=1045.43

BM#2
DALLAS COUNTY BM 120 (G120) 5/8" DIA. X 6' LONG ALUMINUM ROD WITH CAP STAMPED G120 & NGS STYLE ACCESS COVER 3" DEEP LOCATED ON EAST SIDE OF U PLACE ABOUT 150' SOUTH OF 200TH STREET
ELEVATION=1011.76

CONSTRUCTION SCHEDULE

SPRING 2025 – WINTER 2025

BULK REGULATIONS

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

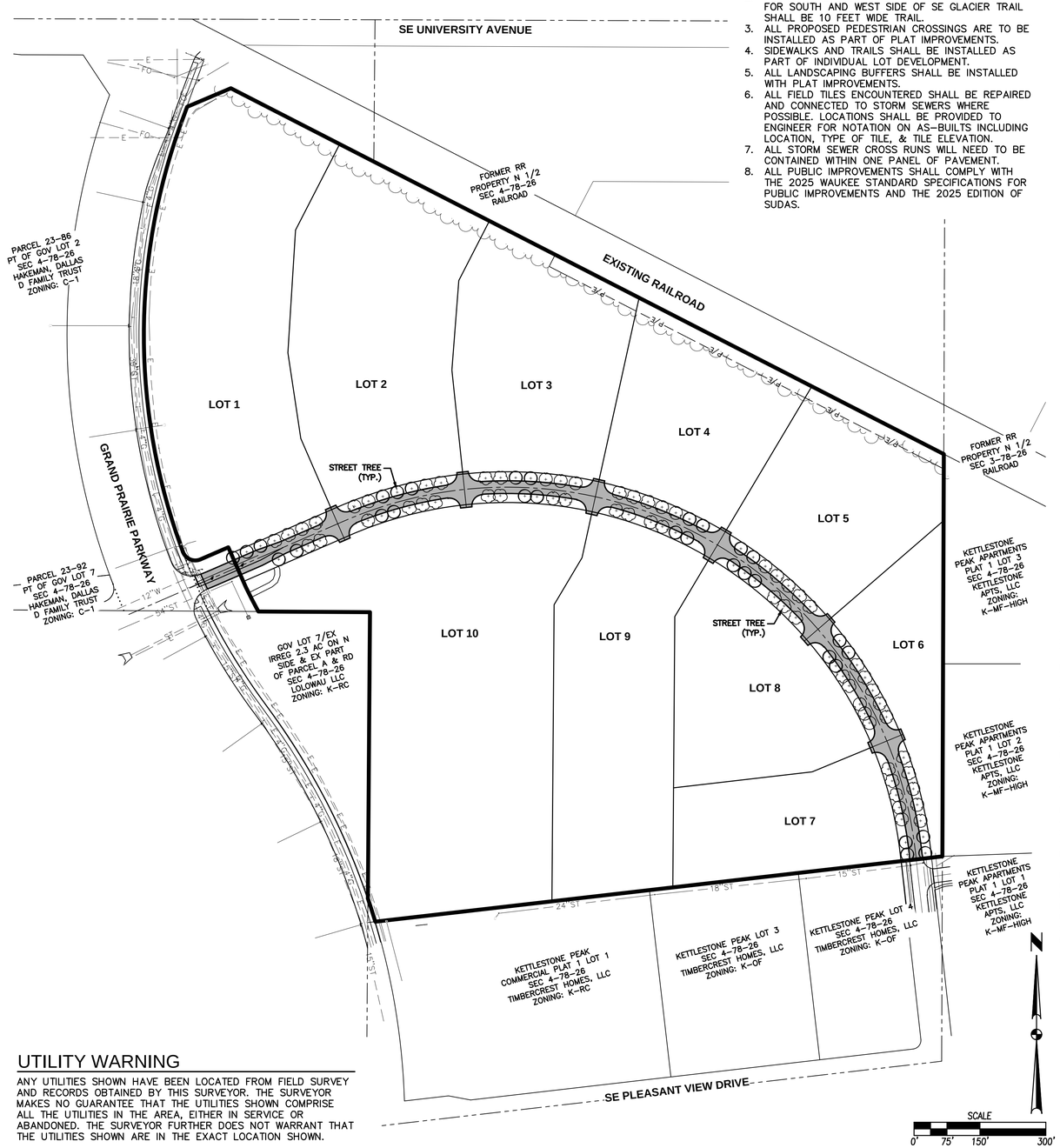
FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES. 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.

SIDE 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.

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.

LOT AREA: NO MINIMUM REQUIREMENT

MAXIMUM HEIGHT: PRINCIPAL BUILDING – 8 STORIES
ACCESSORY BUILDING – 1 STORY



GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE EXCEPT FOR SOUTH AND WEST SIDE OF SE GLACIER TRAIL SHALL BE 10 FEET WIDE TRAIL.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS AND TRAILS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
5. ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
6. 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.
7. ALL STORM SEWER CROSS RUNS WILL NEED TO BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
8. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2025 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF SUDAS.

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 — 8"W

EXISTING

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 — TV —
GAS MAIN — G —
FIBER OPTIC — FO —
UNDERGROUND TELEPHONE — T —
OVERHEAD ELECTRIC — OE —
UNDERGROUND ELECTRIC — E —
SANITARY SEWER W/ SIZE — 8"S —
STORM SEWER W/ SIZE — 15"ST —
WATER MAIN W/ SIZE — 8"W —

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	▬	▭
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	

CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE — P/E —
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

PRELIMINARY PLAT DESCRIPTION

ALL OF PARCEL '23-87' BEING A PART OF GOVERNMENT LOT 2, ALL OF PARCEL '23-93' BEING A PART OF GOVERNMENT LOT 7, PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 8, ALL BEING IN SECTION 4, 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 SAID PARCEL '23-93'; THENCE NORTH 89°38'29" WEST ALONG THE SOUTH LINE OF SAID PARCEL '23-93', A DISTANCE OF 254.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '23-93'; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL '23-93' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1312.50 FEET, WHOSE ARC LENGTH IS 61.77 FEET AND WHOSE CHORD BEARS NORTH 27°18'03" WEST, 61.77 FEET; THENCE NORTH 23°43'15" WEST ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID PARCEL '23-87', A DISTANCE OF 99.62 FEET; THENCE SOUTH 66°32'21" WEST ALONG SAID WESTERLY LINE OF PARCEL '23-87', A DISTANCE OF 68.88 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 48.65 FEET AND WHOSE CHORD BEARS NORTH 67°00'22" WEST, 43.49 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1412.50 FEET, WHOSE ARC LENGTH IS 1002.13 FEET AND WHOSE CHORD BEARS NORTH 00°07'47" WEST, 981.24 FEET; THENCE NORTH 20°07'06" EAST ALONG SAID WESTERLY LINE, 33.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '23-87'; THENCE NORTH 67°03'03" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '23-87', A DISTANCE OF 108.04 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE SOUTH 62°50'31" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1824.34 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 00°12'08" WEST ALONG SAID EAST LINE AND THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 915.53 FEET TO THE SOUTHWEST CORNER OF LOT 2, KETTLESTONE PEAK APARTMENTS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 83°26'03" WEST ALONG TO THE NORTH LINE OF KETTLESTONE PEAK, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE AND THE NORTH LINE OF KETTLESTONE PEAK COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 1299.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1587.50 FEET, WHOSE ARC LENGTH IS 55.30 FEET AND WHOSE CHORD BEARS NORTH 17°43'08" WEST, 55.30 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 8; THENCE NORTH 00°24'51" EAST ALONG SAID WEST LINE, 651.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.68 ACRES (2,251,267 SQUARE FEET).

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

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.

LICENSED PROFESSIONAL ENGINEER
ERIN K. OLLENDIKE
16926
IOWA

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

REVISIONS	DATE
SECOND SUBMITTAL	07/08/2025
FIRST SUBMITTAL	03/25/2025

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

GILES PROPERTY PLAT 1
PRELIMINARY PLAT
WAUKEE, IOWA

2502.125

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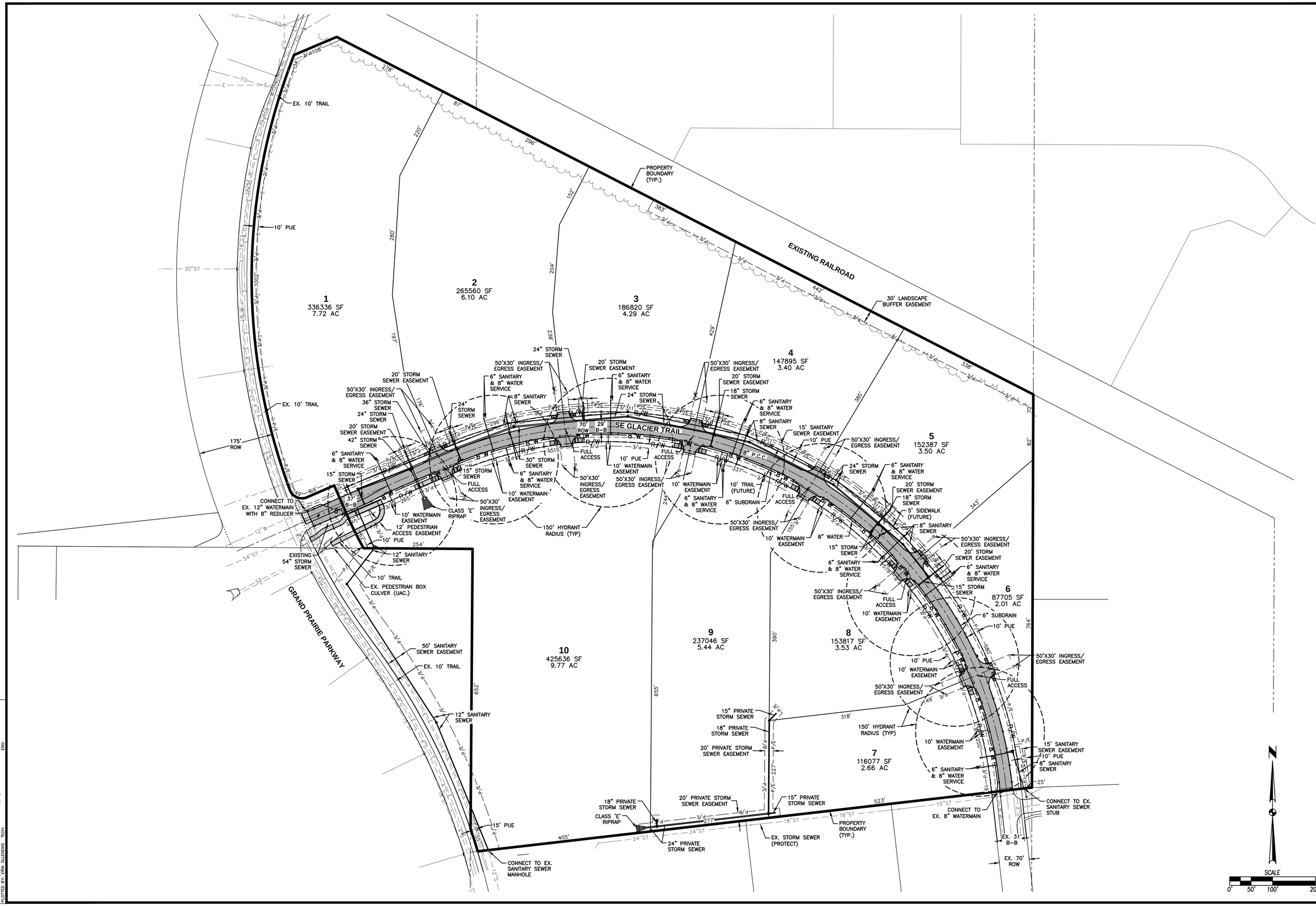
COMMENT:
ENG:



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CIVIL DESIGN ADVANTAGE

GILES PROPERTY PLAT 1

PRELIMINARY PLAT

WAUKEE, IOWA

2/3

2502.125

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COMMENT:
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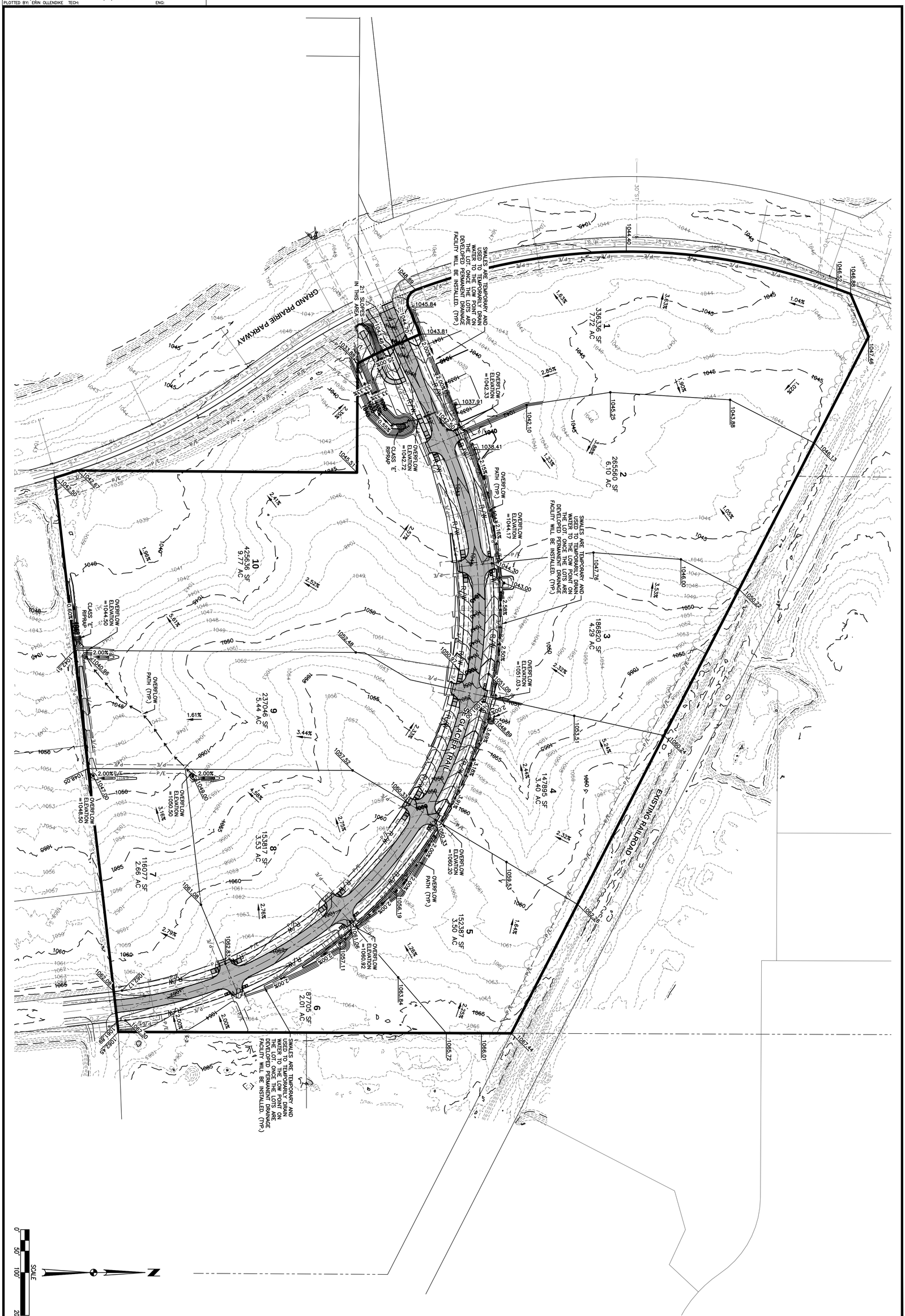

GILES PROPERTY PLAT 1

PRELIMINARY PLAT

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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3 / 3

2502.125