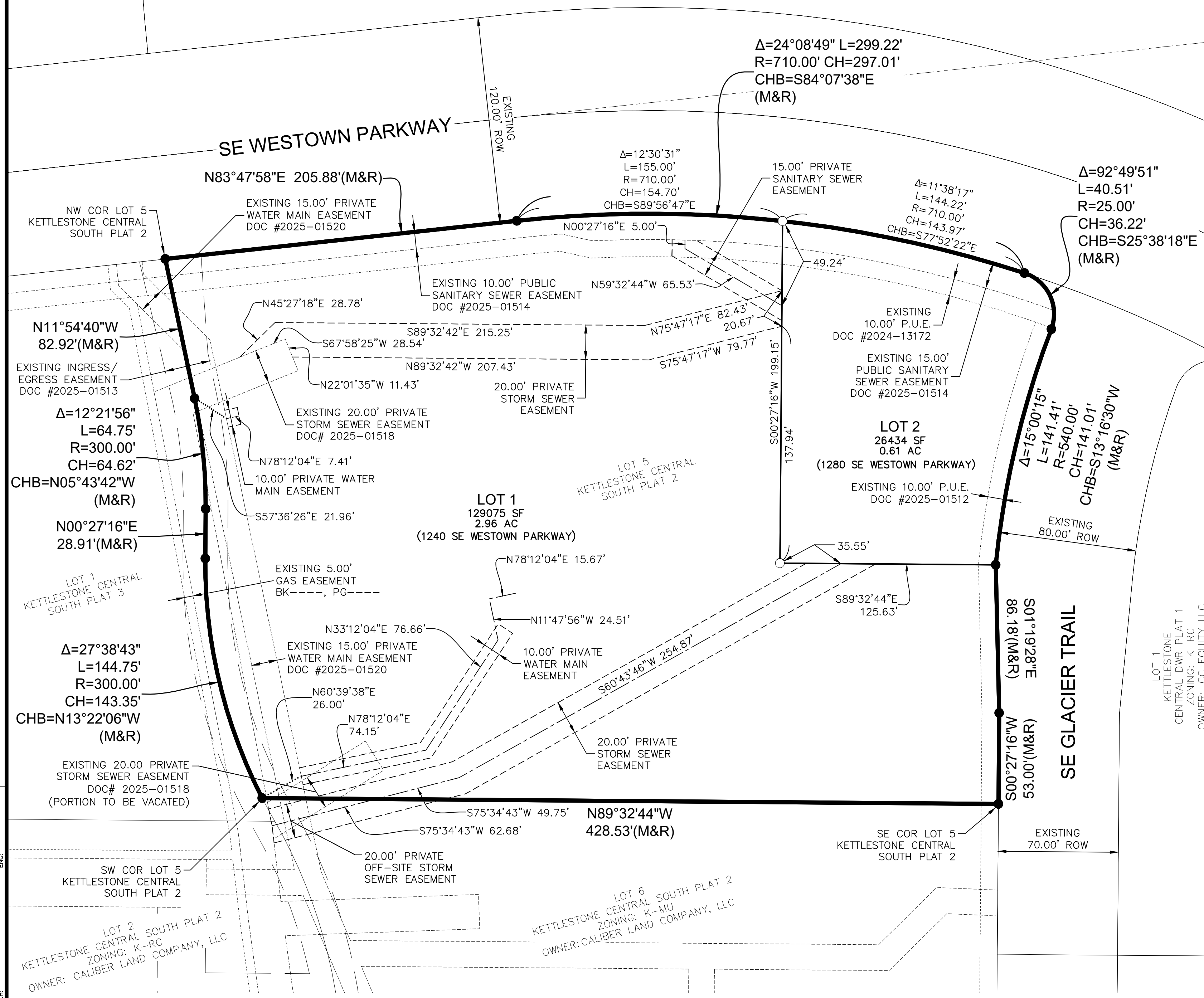


# KETTLESTONE CENTRAL SOUTH PLAT 4

## FINAL PLAT

**INDEX LEGEND**  
 LOCATION: LOT 5, 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  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
 4121 NW URBAN DALE DRIVE  
 URBAN DALE, IOWA 50322  
 PH: 515-369-4400

PT. PARCEL 23-39  
 BK2023, PG5013  
 PT. PARCEL 21-95  
 BK2021, PG31554  
 PT. GOV'T LOT 9  
 SEC 4-78-26  
 ZONING: K-RR  
 OWNER: KETTLESTONE CENTRAL, LC



### 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 URBAN DALE DRIVE  
 URBAN DALE, IA 50322

### DATE OF SURVEY

FIELDWORK: JANUARY, 2025

### PLAT DESCRIPTION

LOT 5, KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 3.57 ACRES (155,509 SQUARE FEET) AND 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.

### ZONING AND BULK REGULATIONS

**ZONING**  
 PD-1 (K-MU KETTLESTONE MIXED USE DISTRICT LOT 1)  
 K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT (LOT 2)

#### BULK REGULATIONS PD-1 (K-MU KETTLESTONE MIXED USE DISTRICT):

LOT AREA: NO MINIMUM REQUIREMENT  
 LOT WIDTH: NO MINIMUM REQUIREMENT  
 FRONT YARD: NO MINIMUM FOR PRINCIPAL  
 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.  
 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.  
 SIDE YARDS: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET.  
 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.  
 NO MINIMUM  
 30 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY STRUCTURES.  
 PRINCIPAL BUILDING SEPARATION: NO MINIMUM  
 ACCESSORY BUILDING SEPARATION: 30 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY STRUCTURES.

PRINCIPAL BUILDING - 2 STORIES  
 PRINCIPAL BUILDING - 5 STORIES  
 ACCESSORY BUILDING - 1 STORY  
 0.80  
 32 DWELLING UNITS PER ACRE  
 600 SQUARE FEET PER DWELLING UNIT

#### BULK REGULATIONS K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT:

LOT AREA: NO MINIMUM REQUIREMENT  
 LOT WIDTH: NO MINIMUM REQUIREMENT  
 FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES.  
 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.  
 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.  
 SIDE YARDS: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET.  
 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.  
 25 FEET  
 25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY STRUCTURES.  
 PRINCIPAL BUILDING SEPARATION: NO MINIMUM  
 ACCESSORY BUILDING SEPARATION: 25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY STRUCTURES.

PRINCIPAL BUILDING - 4 STORIES  
 ACCESSORY BUILDING - 1 STORY  
 0.35

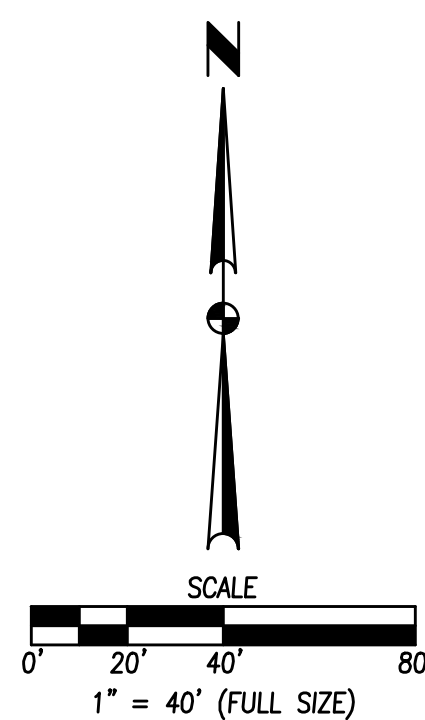
### VICINITY MAP



WAUKEE, IOWA

### LEGEND

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



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**  
**NOT FOR CONSTRUCTION**

LOUIS M. KELEHAN, P.L.S.  
 LICENSE NUMBER 18660  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE: \_\_\_\_\_

COMMENT: ENCL.  
 FILE: H:\2024\242984\DWG\242984-FINAL PLAT.DWG  
 PLOTTED BY: MCKEE, MCKEE, MCKEE  
 DATE: 8/19/2025 1:32 PM

REVISIONS	DATE	REVIEW
THIRD SUBMITTAL	08/19/25	
SECOND SUBMITTAL	07/08/25	
FIRST SUBMITTAL	06/24/25	

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

TECH: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

WAUKEE, IOWA

**KETTLESTONE CENTRAL SOUTH PLAT 4**  
**FINAL PLAT**

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