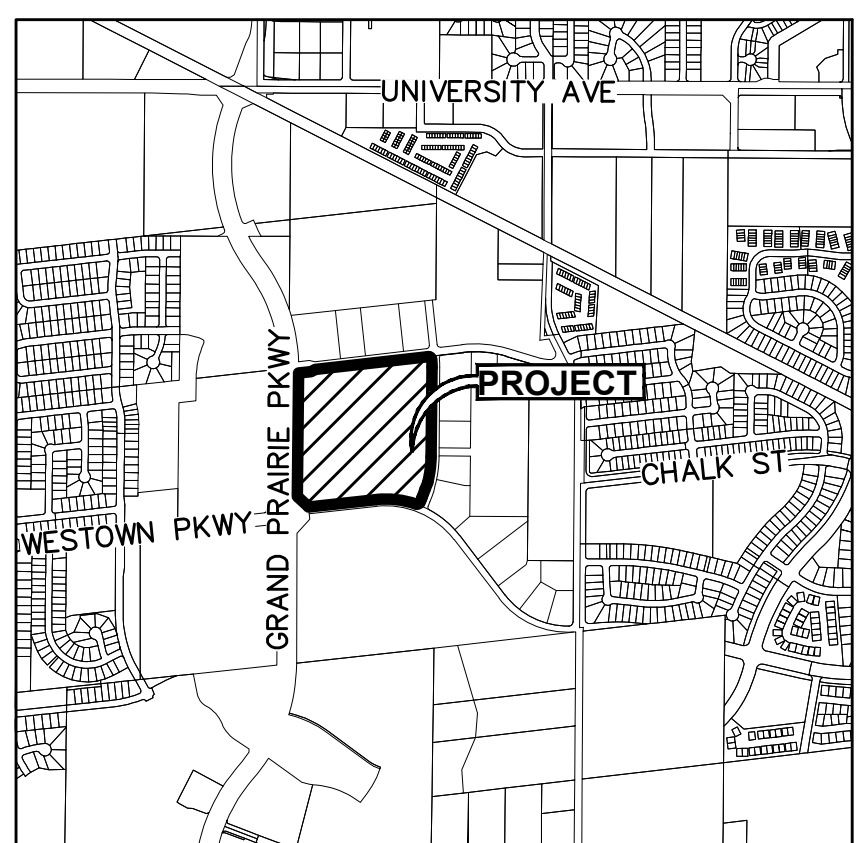


PRELIMINARY PLAT FOR: KETTLESTONE CENTRAL - NORTH - PHASE 2

VICINITY MAP



WAUKEE, IOWA

OWNER

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

APPLICANT

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERIN@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

ZONING

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

DATE OF SURVEY

JANUARY 17, 2023

BENCHMARKS

DALLAS COUNTY BM 120 (G120)
5/8" DIA. X 6"-0" LONG ALUMINUM ROD WITH CAP STAMPED
G120 & NOS STYLE ACCESS COVER 3" DEEP LOCATED ON EAST
SIDE OF U PLACE ABOUT 150' SOUTH OF 200TH STREET.
ELEVATION=1011.76

DEVELOPMENT SCHEDULE

SUMMER 2025 - WINTER 2026

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 33.47 ACRES (1,457,900 SF)

WAUKEE, IOWA

BULK REGULATIONS

- K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT**
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE RETAIL BUSINESSES, SERVICE ESTABLISHMENTS, AND OFFICE USES (SEE CITY CODE CHAPTER 169.25 FOR DETAILED USES).
 - MINIMUM LOT AREA: NO MINIMUM REQUIREMENT.
 - MINIMUM LOT WIDTH: NO MINIMUM REQUIREMENT.
 - 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.
 - BUILDING SEPARATION: 25 FEET FOR PRINCIPAL USES, 25 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING.
 - MINIMUM BUILDING HEIGHT: NO MINIMUM REQUIREMENT.
 - MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 8 STORIES, ACCESSORY BUILDING - 1 STORY.
 - DENSITY: 15 DWELLING UNITS PER ACRE MINIMUM, 24 DWELLING UNITS PER ACRE MAXIMUM.
 - MINIMUM FLOOR AREA RATIO: 0.35.
 - OFF-STREET PARKING AND LOADING: ONE SPACE PER 250 SF OF RETAIL AND OFFICE USES. SPACES FOR ALL OTHER USES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 168 OF THE ZONING REGULATIONS.
 - MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN 20% OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURE, OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEME.

GENERAL NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- 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.
- A GEOTECHNICAL REPORT WILL BE REQUIRED WITH CONSTRUCTION DRAWINGS.

LEGEND

FEATURES

PROPOSED

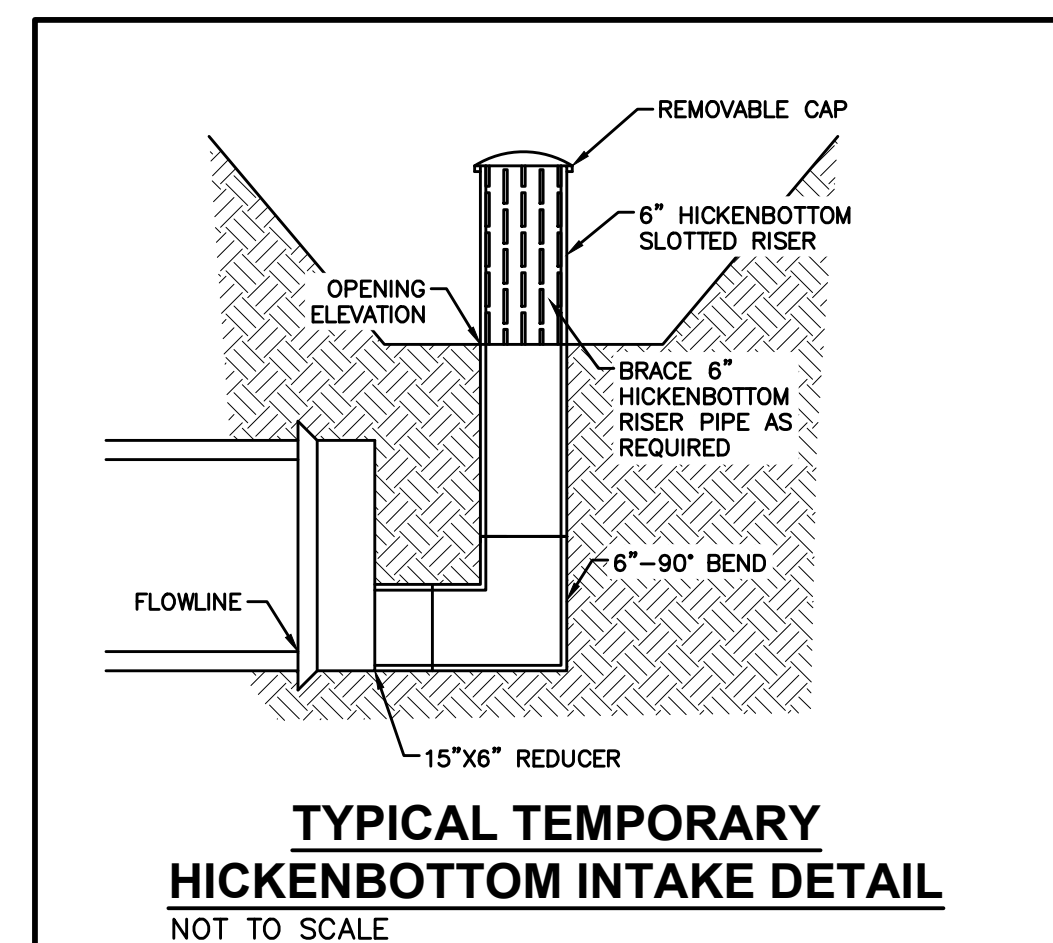
- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- 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
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

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
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE



PRELIMINARY PLAT DESCRIPTION

ALL OF PARCEL 23-38 AND PART OF PARCEL 23-39, BOTH BEING SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 5013, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 23-38; THENCE NORTH 83°28'05" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 23-38, A DISTANCE OF 112.26 FEET; THENCE NORTH 61°45'22" EAST ALONG SAID NORTHERLY LINE, 40.61 FEET; THENCE NORTH 83°28'05" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL 23-39, A DISTANCE OF 1019.91 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.83 FEET AND WHOSE CHORD BEARS SOUTH 50°55'41" EAST, 35.75 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 715.00 FEET, WHOSE ARC LENGTH IS 71.78 FEET AND WHOSE CHORD BEARS SOUTH 02°24'53" EAST, 71.75 FEET; THENCE SOUTH 00°27'41" WEST, 800.24 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 232.52 FEET AND WHOSE CHORD BEARS SOUTH 07°21'51" WEST, 231.96 FEET; THENCE SOUTH 20°35'06" WEST, 65.55 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 86.88 FEET AND WHOSE CHORD BEARS SOUTH 20°45'04" WEST, 86.85 FEET; THENCE SOUTH 23°20'37" WEST, 41.84 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.37 FEET AND WHOSE CHORD BEARS SOUTH 66°09'49" WEST, 33.98 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 23-39; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 364.82 FEET AND WHOSE CHORD BEARS NORTH 83°36'31" WEST, 361.89 FEET; THENCE SOUTH 83°47'58" WEST ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID PARCEL 23-38, A DISTANCE OF 606.11 FEET; THENCE NORTH 05°45'50" WEST ALONG SAID SOUTHERLY LINE, 2.00 FEET; THENCE NORTH 47°54'28" WEST ALONG SAID SOUTHERLY LINE, 134.91 FEET; THENCE NORTH 00°27'41" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 23-38, A DISTANCE OF 1103.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.47 ACRES (1,457,900 SQUARE FEET).

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

UTILITY WARNING

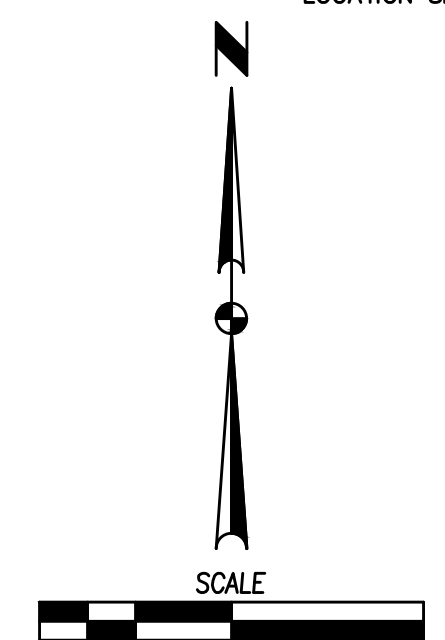
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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

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: _____
ALL SHEETS



GOV LOT 7/EX IRREG 2.3 AC ON N SIDE & EX PART OF PARCEL A & RD SEC 4-78-26 LOLOWAU, LLC ZONING: K-OF/K-RC

GOV LOT 10/EX PARCEL B & RD SEC 4-78-26 LOLOWAU, LLC ZONING: K-RC

GOV LOT 15/EX RD & EX PARCEL CC & EX CORRECTED PARCELS 21-120, 21-121, 21-122, & 21-123 & EX EDENCREST KETTLESTONE PLAT 1 SEC 4-78-26 LOLOWAU, LLC ZONING: K-OF/K-RC

PARCEL 21-96 PT OF GOV LOT 12 SEC 4-78-26 CALIBER LAND COMPANY, LLC ZONING: K-RC

PARCEL 27-122 PT OF PARCEL 21-96 SEC 4-78-26 CALIBER LAND COMPANY, LLC ZONING: K-RC

KETTLESTONE PEAK LOT 1 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-RC

KETTLESTONE PEAK LOT 2 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-RC

KETTLESTONE PEAK LOT 3 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-OF

KETTLESTONE PEAK LOT 4 SEC 4-78-26 TIMBERCREST HOMES, LLC ZONING: K-OF

KETTLESTONE PEAK LOT 5 SEC 4-78-26 KETTLESTONE APTS, LLC ZONING: K-MF-MED

KETTLESTONE CENTRAL PLAT 1 LOT 3 SEC 3-78-26 ZONING: K-RR

KETTLESTONE CENTRAL PLAT 1 LOT 4 SEC 3-78-26 ZONING: K-RR

KETTLESTONE CENTRAL PLAT 1 LOT 5 SEC 3-78-26 ZONING: K-RR

KETTLESTONE CENTRAL PLAT 1 LOT 6 SEC 3-78-26 ZONING: K-RR

KETTLESTONE CENTRAL PLAT 1 LOT 7 SEC 3-78-26 ZONING: K-RR

DATE: 10/03/2023 10:03:20 AM PLOT: 10/03/2023 10:03:20 AM PLOT: 10/03/2023 10:03:20 AM PLOT: 10/03/2023 10:03:20 AM PLOT: 10/03/2023 10:03:20 AM

DATE	REVISIONS
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09/23/2025	REVISED SUBMITTAL
09/09/2025	REVISED SUBMITTAL
08/19/2025	REVISED SUBMITTAL
07/15/2025	REVISED SUBMITTAL
10/03/2023	FINAL SUBMITTAL

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

ENGINEER: JMM/GH TECH: MAE/MSM
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

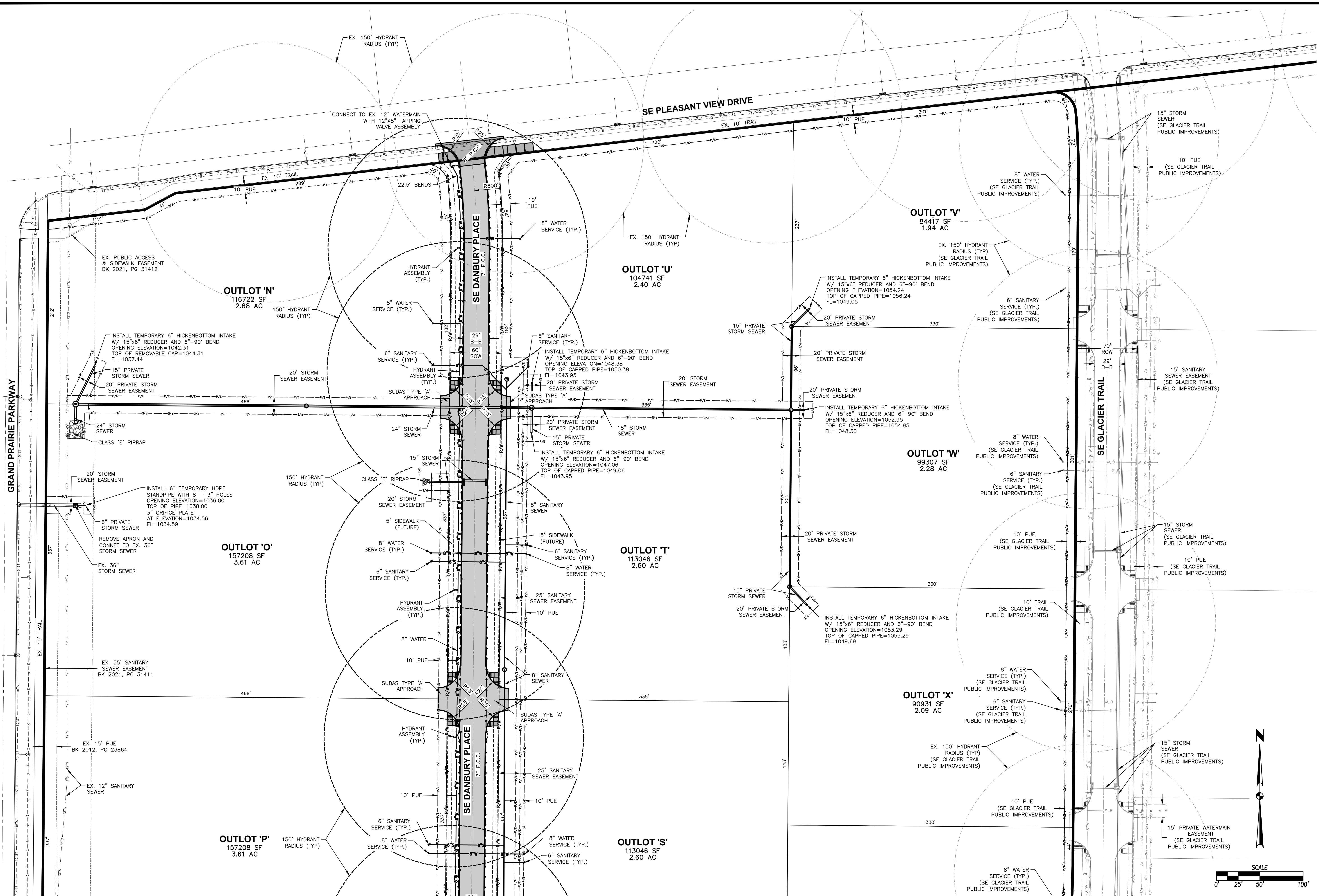
WAUKEE, IOWA

KETTLESTONE CENTRAL - NORTH PHASE 2 PRELIMINARY PLAT

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2202.118

DATE: 10/07/2025
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 REVISION SUBMITTAL 09/09/2025
 REVISION SUBMITTAL 08/19/2025
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 FINAL SUBMITTAL 10/03/2025



**KETTLESTONE CENTRAL - NORTH
 PHASE 2
 PRELIMINARY PLAT**

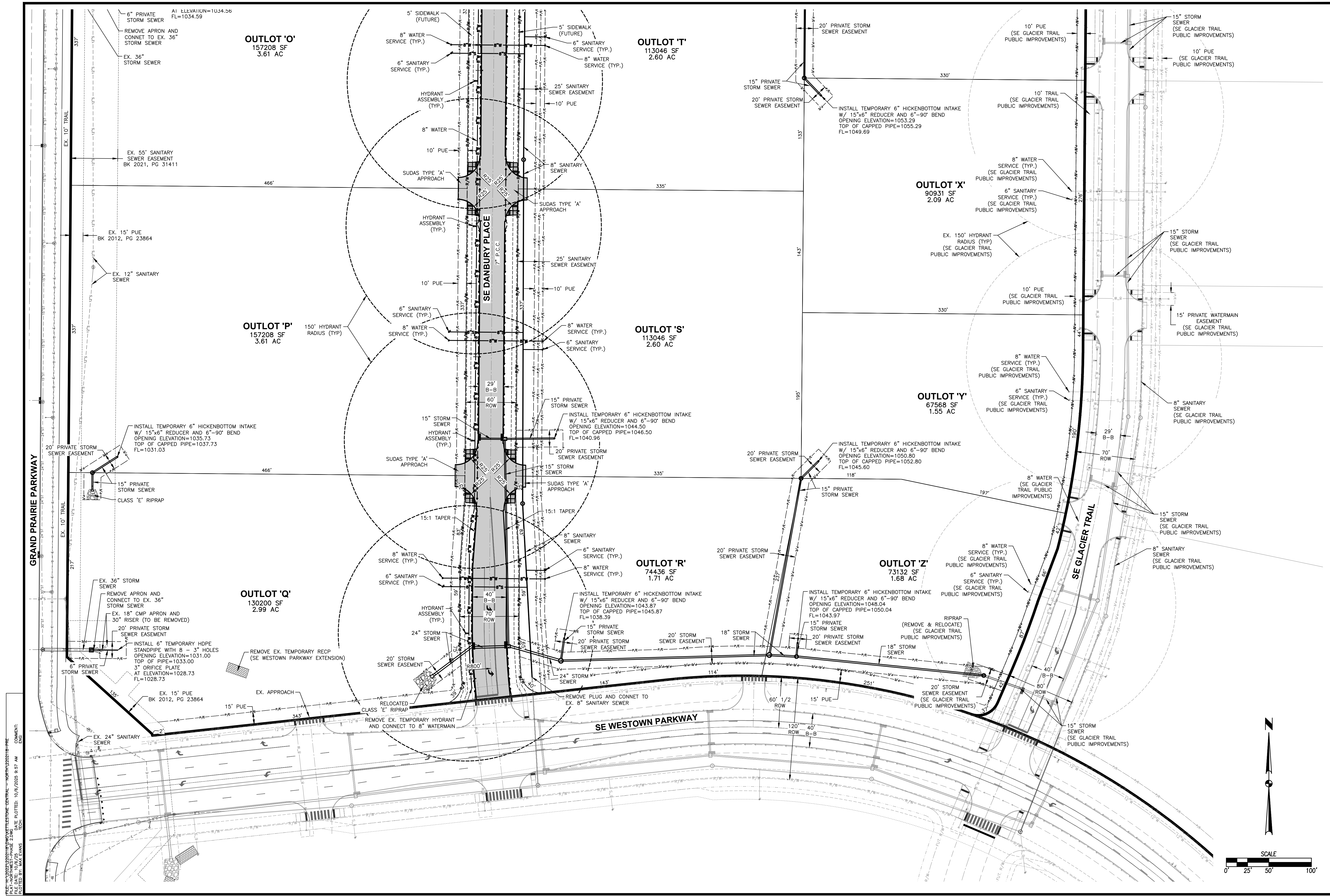
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: EKO
 ENGINEER: JMM/GH TECH: MAE/MST

WAUKEE, IOWA

2 / 5

2202.118



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 FINAL SUBMITTAL 10/03/2025

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FINAL SUBMITTAL 10/03/2025

ENGINEER: EKO

ENGINEER: JMM/GH

TECH: MAE/MST

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

ENGINEER: EKO

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TECH: MAE/MST

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

KETTLESTONE CENTRAL - NORTH

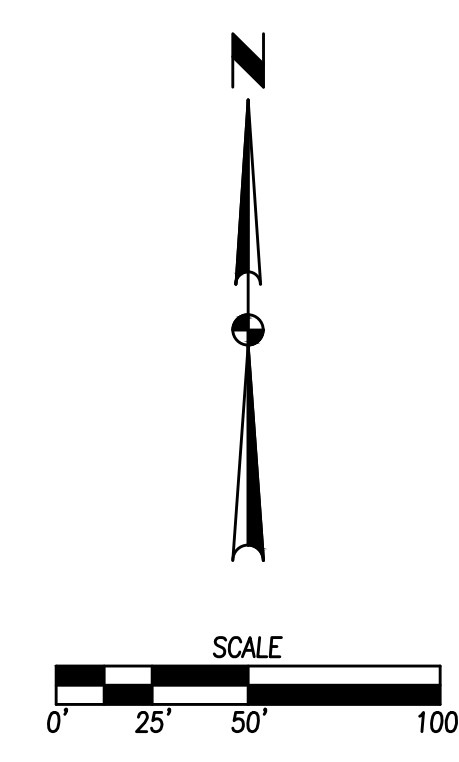
PHASE 2

PRELIMINARY PLAT

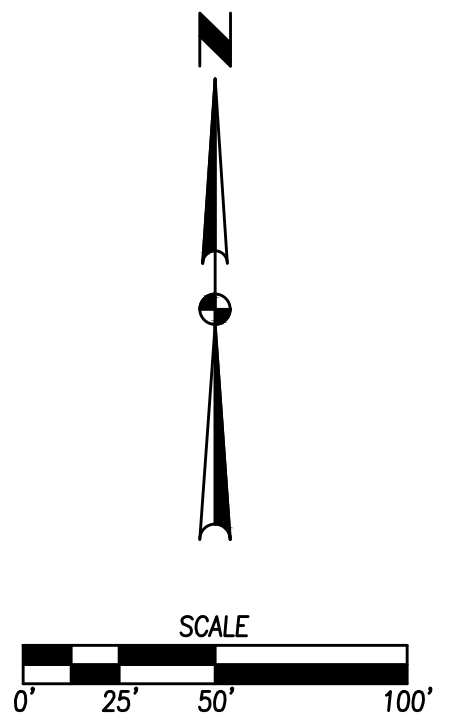
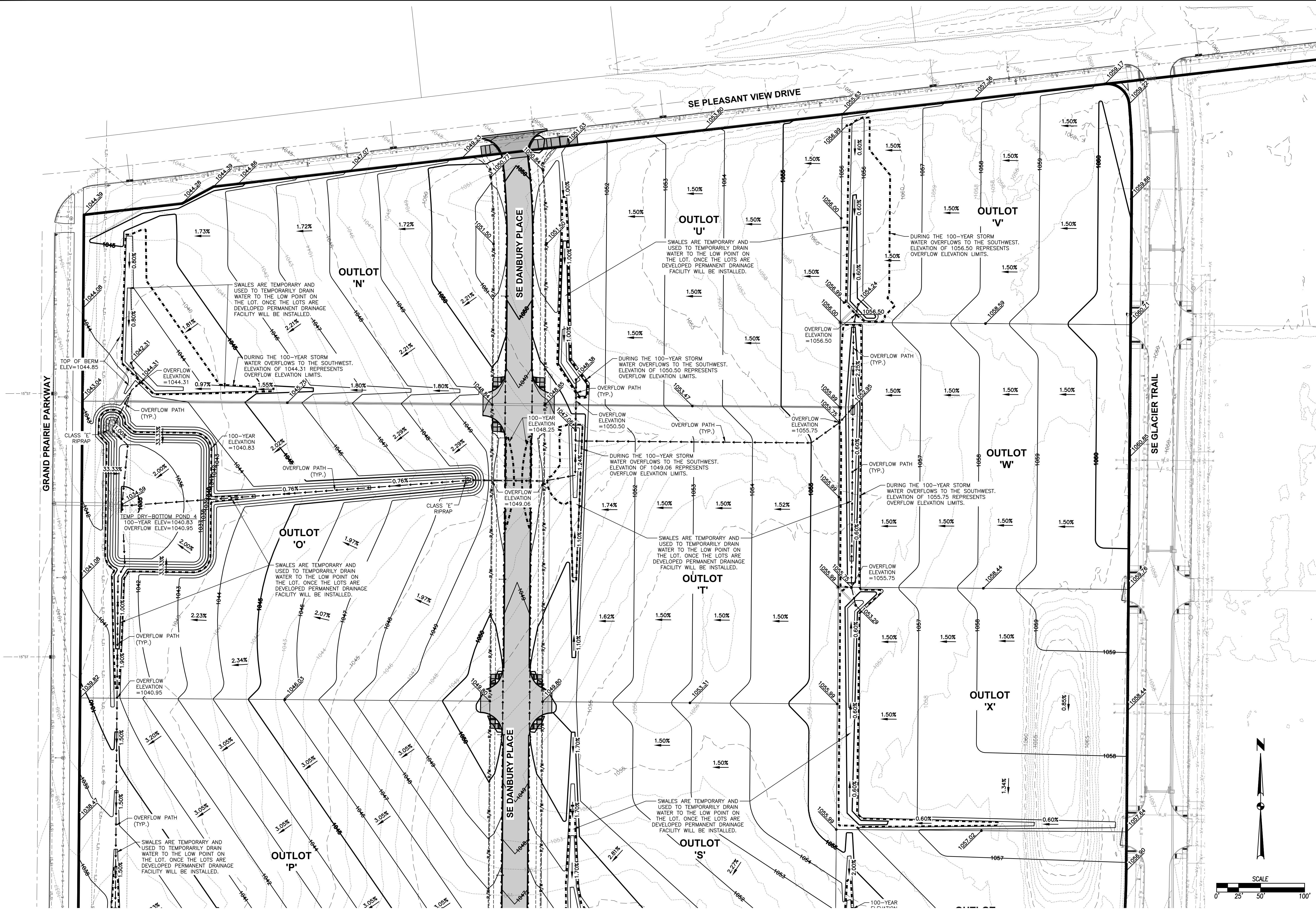
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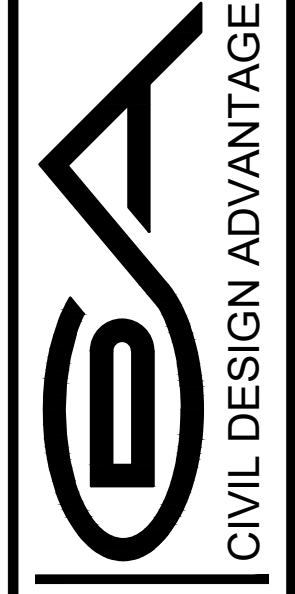


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 PROJECT: KETTLESTONE CENTRAL - NORTH
 DATE: 10/15/2025 9:57 AM
 DRAWN BY: M. EVANS
 CHECKED BY: M. EVANS



DATE	REVISIONS
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09/09/2025	REVISED SUBMITTAL
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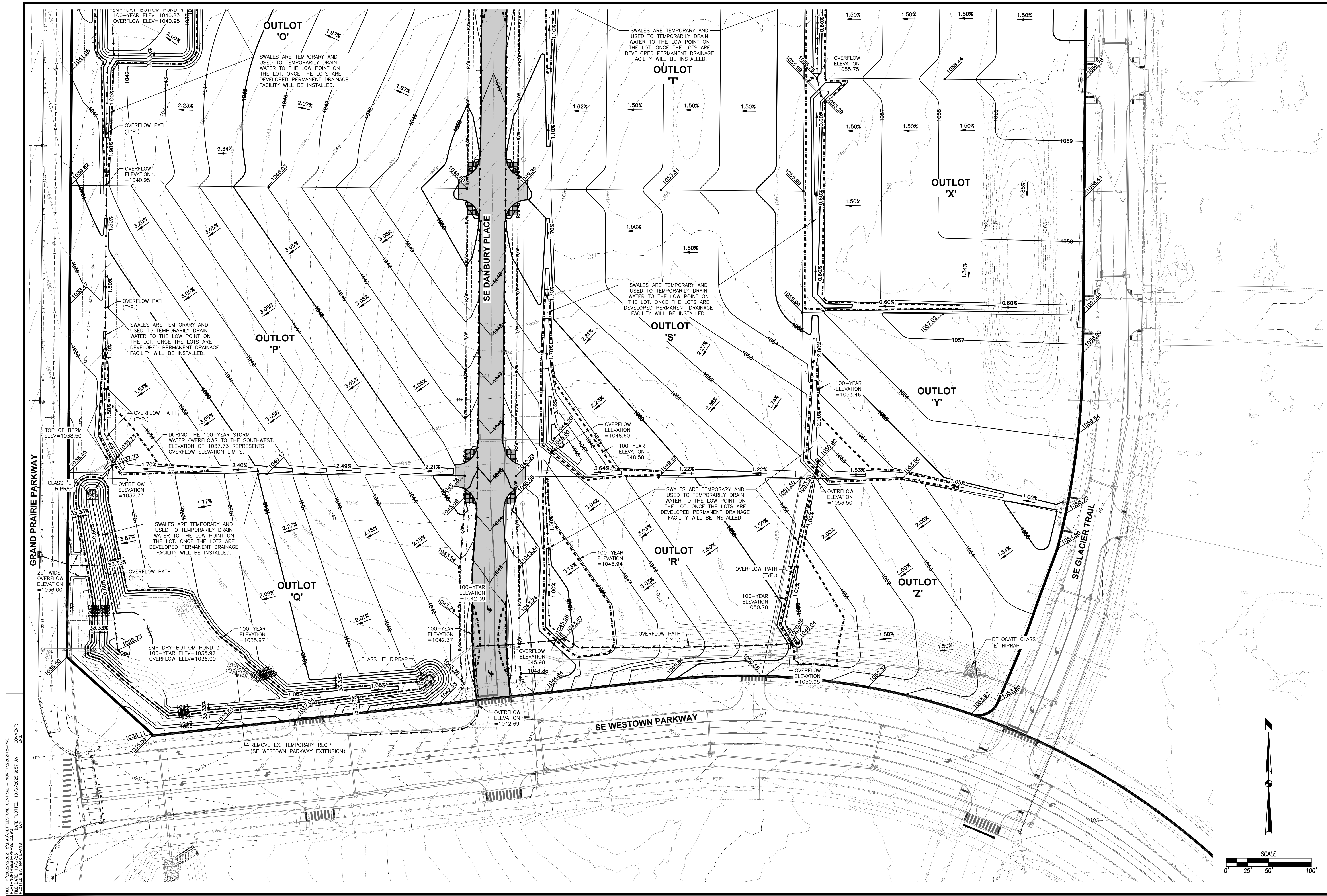
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

ENGINEER: EKO
 ENGINEER: JMM/GH TECH: MAE/MST

KETTLESTONE CENTRAL - NORTH
PHASE 2
PRELIMINARY PLAT
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CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

KETTLESTONE CENTRAL - NORTH

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