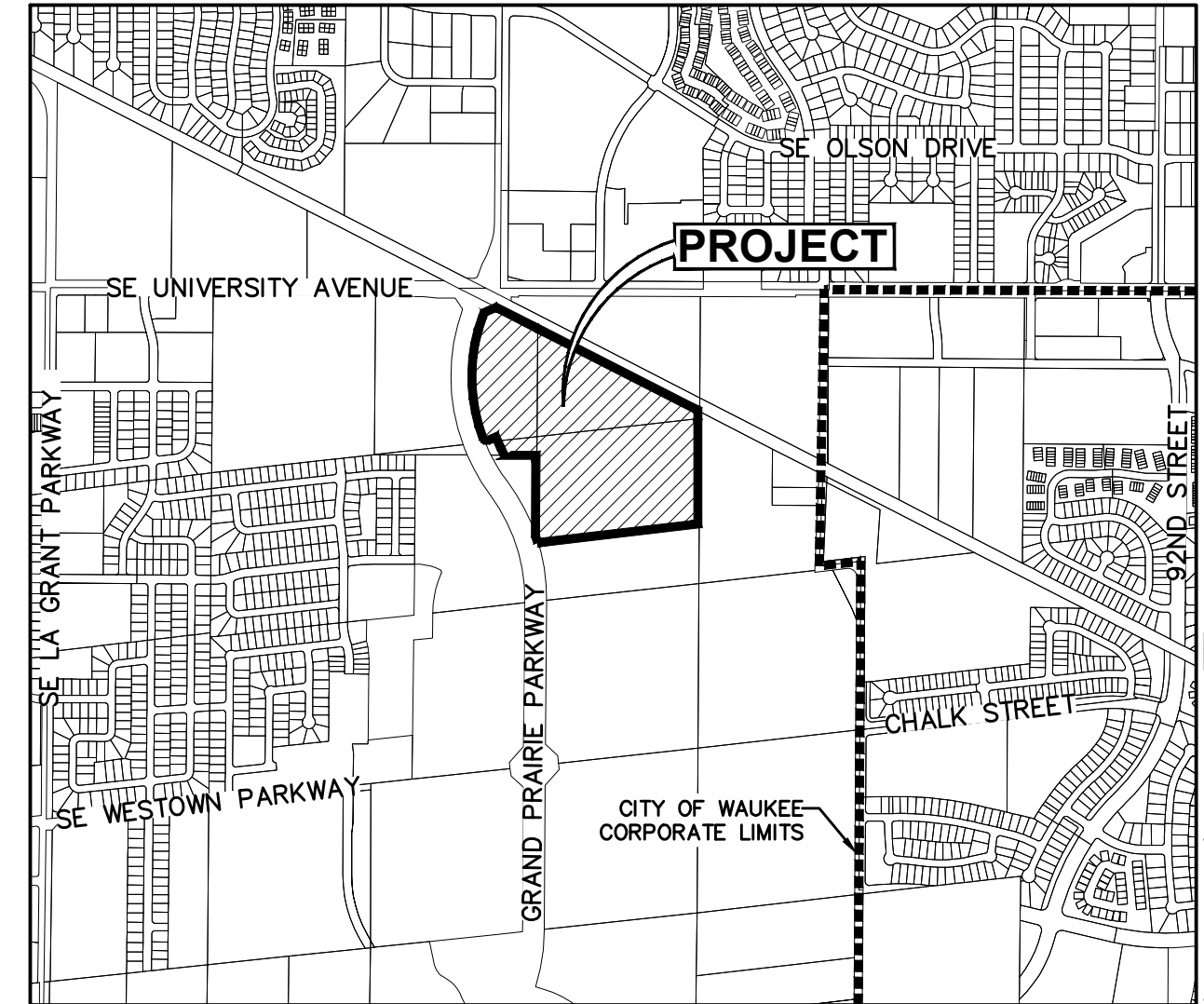


PRELIMINARY PLAT FOR: GILES PROPERTY PLAT 1

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
FX. (515) 369-4410

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

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FOUND

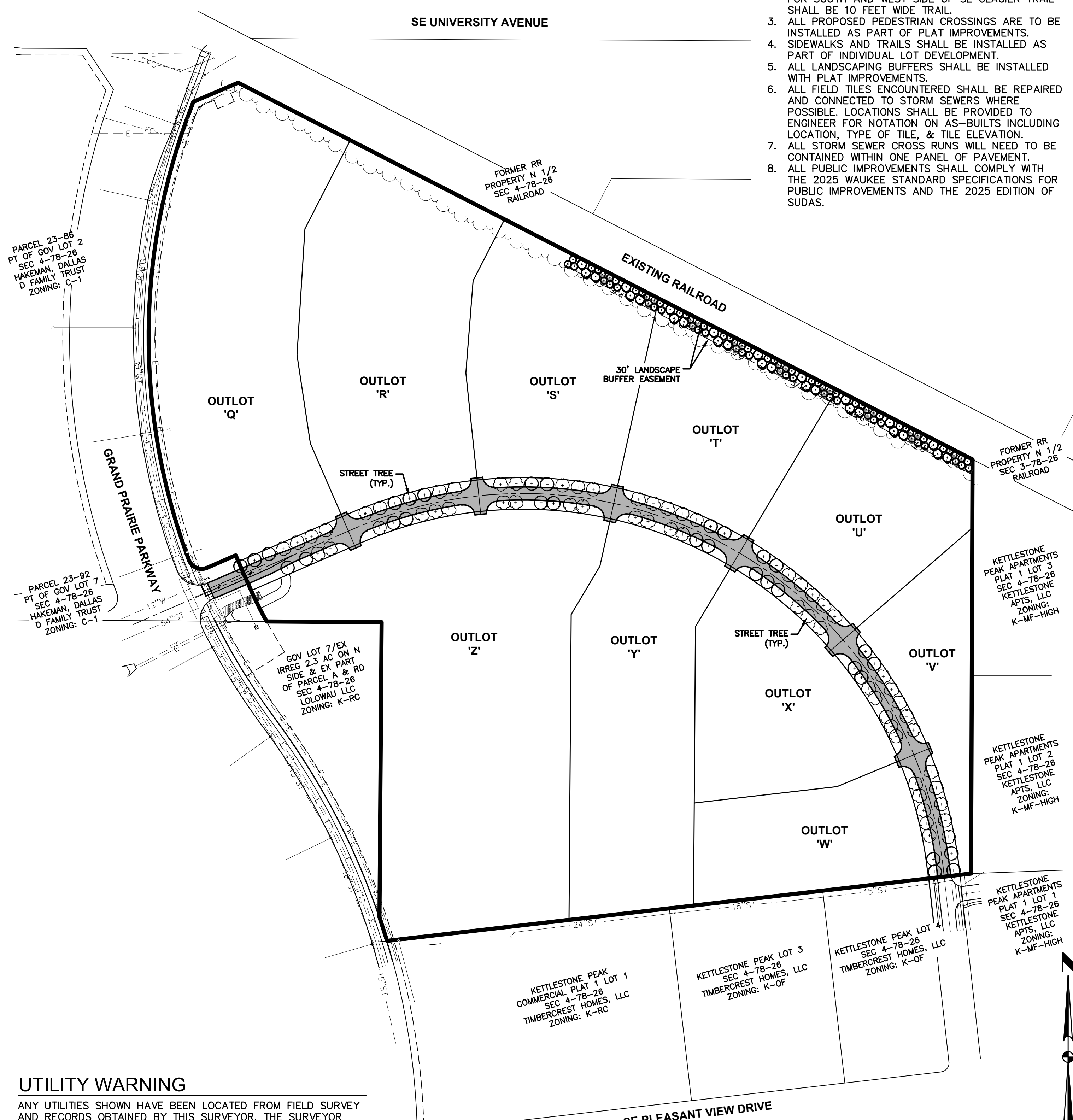
- SECTION CORNER
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- MAIL BOX
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

SET

- TELEPHONE JUNCTION BOX
- 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

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



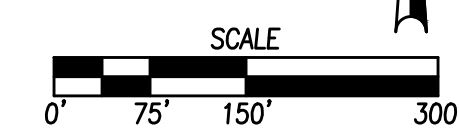
PRELIMINARY PLAT DESCRIPTION

ALL OF PARCEL '23-87' 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.

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.

ERIN K. OLLENDIKE, P.E.
16926
DATE: 03/25/2025
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-3

PRELIMINARY
NOT FOR CONSTRUCTION



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PLOT BY: WAK/ERIKS

DATE: 08/21/2025
08/12/2025
07/08/2025
03/25/2025

REVISIONS: FOURTH SUBMITTAL, THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL

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

ENGINEER: GH

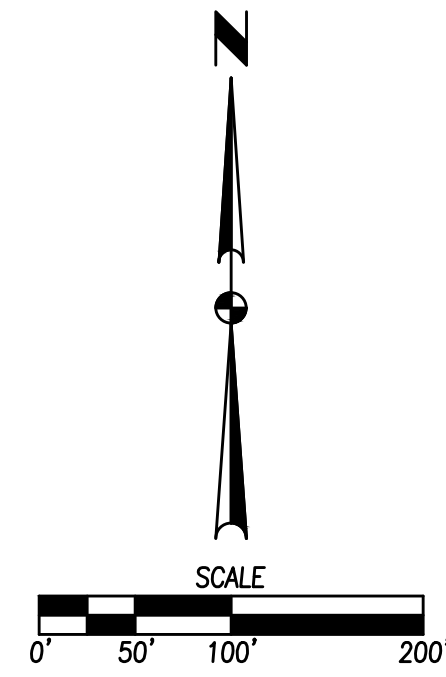
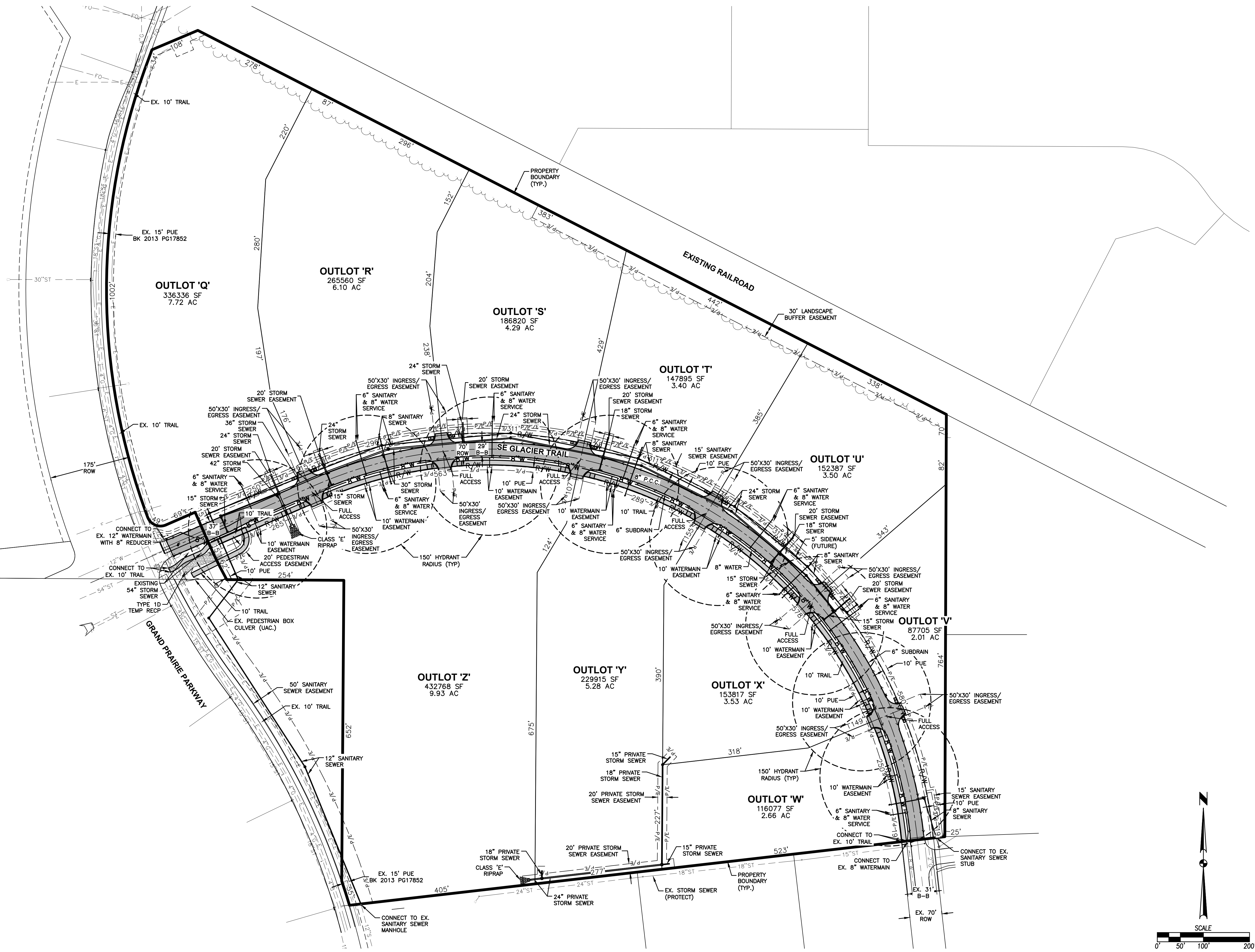
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

GILES PROPERTY PLAT 1
PRELIMINARY PLAT

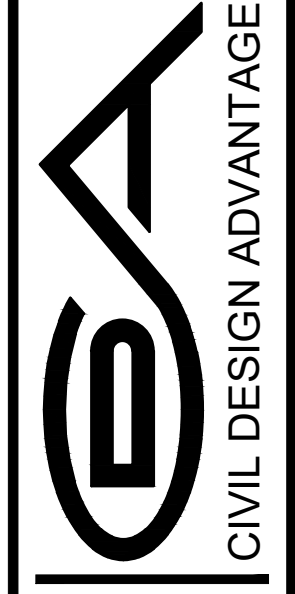
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FIRST SUBMITTAL	03/26/2025
SECOND SUBMITTAL	07/08/2025
THIRD SUBMITTAL	08/12/2025
FOURTH SUBMITTAL	08/21/2025

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 URBANDALE, IA 50322
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

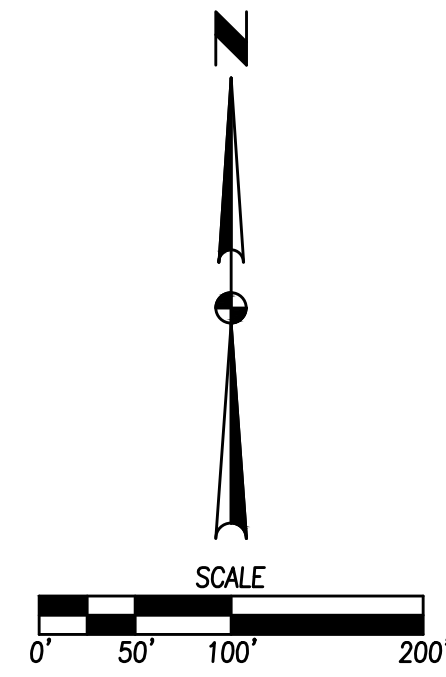
GILES PROPERTY PLAT 1

PRELIMINARY PLAT

ENGINEER: EKO

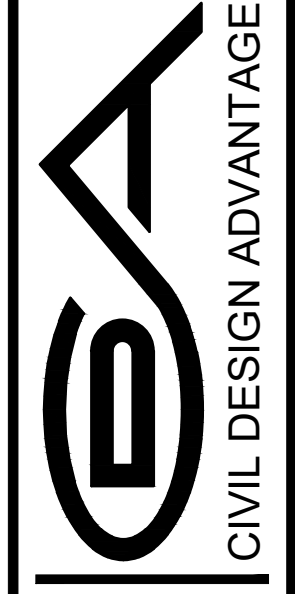
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WAUKEE, IOWA
 ENGINEER: EKO
 ENGINEER: GH

GILES PROPERTY PLAT 1

PRELIMINARY PLAT