

KETTLESTONE HEIGHTS PLAT 2

FINAL PLAT



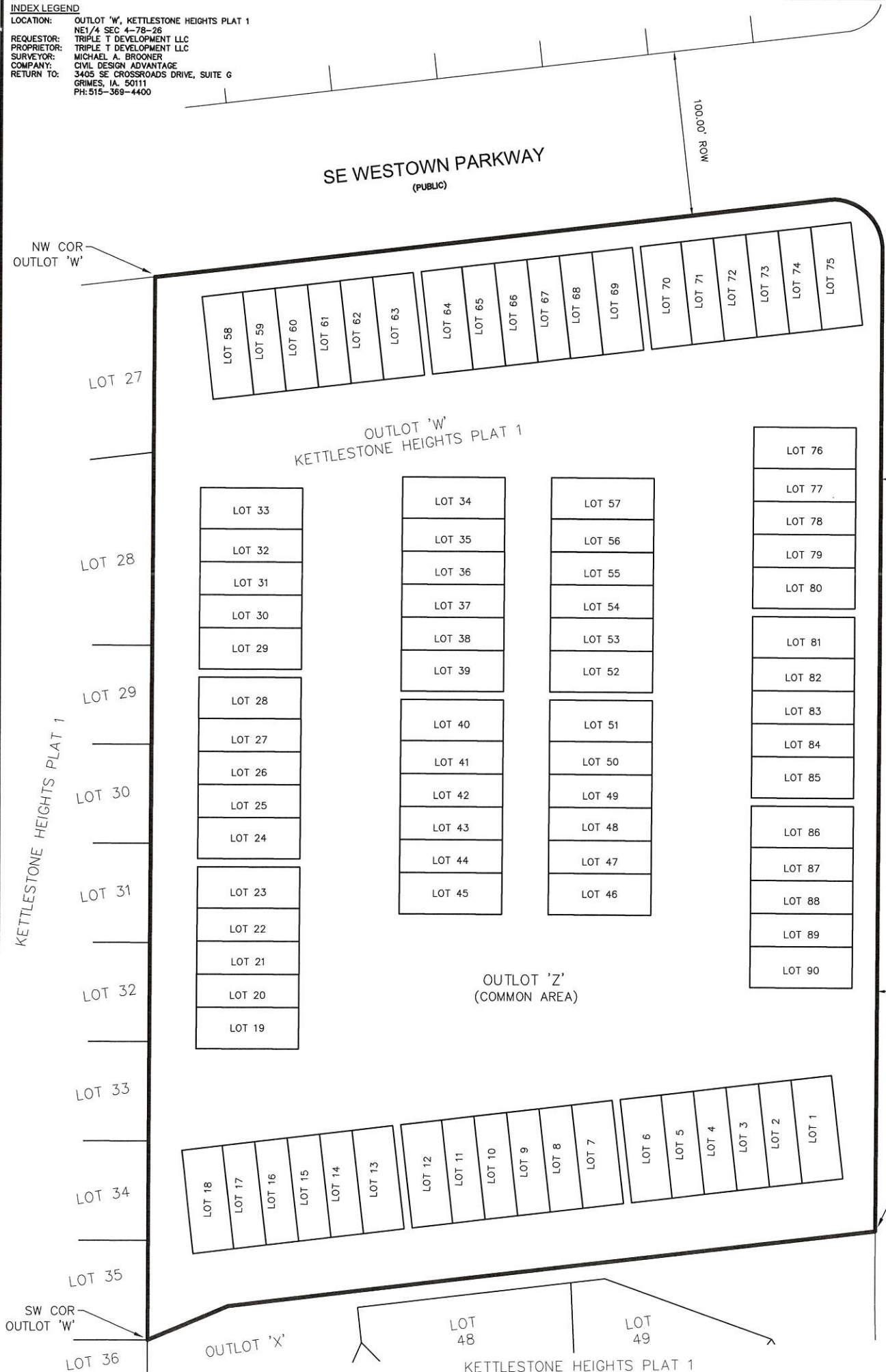
Doc ID: 007482550034 Type: PLAT
 Recorded: 04/18/2018 at 12:59:49 PM
 Fee Amt: \$172.00 Page 1 of 34
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2018 PG 6282

Slide F27-F29

FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 11/20/2017
 SIGNED: *Michael A. Brooner*

INDEX LEGEND
 LOCATION: OUTLOT 'W', KETTLESTONE HEIGHTS PLAT 1
 NE 1/4 SEC 4-78-26
 REQUESTOR: TRIPLE T DEVELOPMENT LLC
 PROPRIETOR: TRIPLE T DEVELOPMENT LLC
 SURVEYOR: MICHAEL A. BROONER
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400



80.00' ROW

SE PARKVIEW CROSSING DRIVE (PUBLIC)

70.00' ROW

ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

OWNER
 TRIPLE T DEVELOPMENT LLC
 CONTACT: TOBY TORSTENSON
 33082 UTE AVENUE
 WAUKEE, IA 50263
 PH. (515) 244-3111

DEVELOPER
 ELEMENT 119
 CONTACT: BRAD STANBROUGH
 10888 HICKMAN ROAD, SUITE 3A
 CLIVE, IA 50325

DATE OF SURVEY:
 MAY 19, 2016

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	6°49'03"	313.00'	37.24'	N86°50'16"E	37.22'
C2	6°49'03"	333.00'	39.62'	N86°50'16"E	39.60'
C3	7°19'59"	400.00'	51.20'	N3°25'12"W	51.16'
C4	7°25'02"	400.00'	51.78'	N3°27'44"W	51.75'
C5	7°20'08"	400.00'	51.21'	N3°25'16"W	51.18'
C6	7°19'59"	400.00'	51.20'	N3°25'12"W	51.16'
C7	59°57'45"	25.00'	26.16'	S29°43'28"E	24.99'

PLAT DESCRIPTION
 OUTLOT 'W', KETTLESTONE HEIGHTS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 6.43 ACRES (279,984 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING
 PLANNED DEVELOPMENT (PD) WITH UNDERLYING K-MF-ROWHOUSE DISTRICT

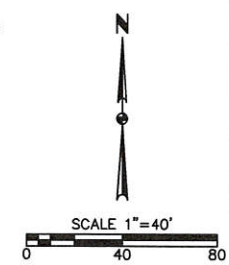
BULK REGULATIONS

FRONT YARD	= 15 FT
REAR YARD	= 30 FT
SIDE YARD	= 5 FT
LOT AREA	= NO MINIMUM
LOT WIDTH	= NO MINIMUM
MIN BUILDING HEIGHT	= 2 STORIES
MAX BUILDING HEIGHT	= 3 STORIES
MIN FLOOR AREA	= 800 SF / UNIT

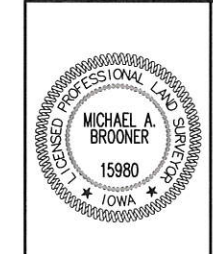
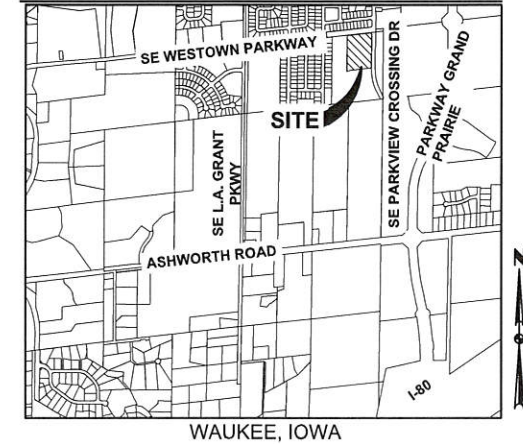
- NOTE**
- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
 - ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - ALL SIDEWALKS SHALL BE 5 FEET WIDE.
 - OUTLOT 'Z' SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
 - THE DETENTION BASIN SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
 - THE LANDSCAPE BUFFERS SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
ADDRESS	(1234)	



VICINITY MAP (NOT TO SCALE)



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.

Michael A. Brooner 3-7-2018
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 3

FILE: H:\2017\1708418\DWG\1708418-FINAL PLAT.DWG
 DATE: 3/5/18 DATE PLOTTED: 3/7/2018 2:49 PM

DATE: 11/20/2017
 REVISIONS: 10/04/17, 09/12/17, 08/22/17
 THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: _____
 ENGINEER: _____
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
KETTLESTONE HEIGHTS PLAT 2
FINAL PLAT
 1/3
 1708.418

KETTLESTONE HEIGHTS PLAT 2

FINAL PLAT

D=96°49'57"(M&R)
L=50.70'(M&R)
R=30.00'(M&R)
CH=44.88'(M&R)
S48°09'34"E(M&R)

SE PARKVIEW CROSSING DRIVE
(PUBLIC)

SE CHAYSE LANE
(PRIVATE)

SE SYDNEY LANE
(PRIVATE)

SE GREYSON LANE
(PRIVATE)

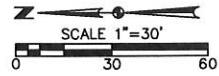
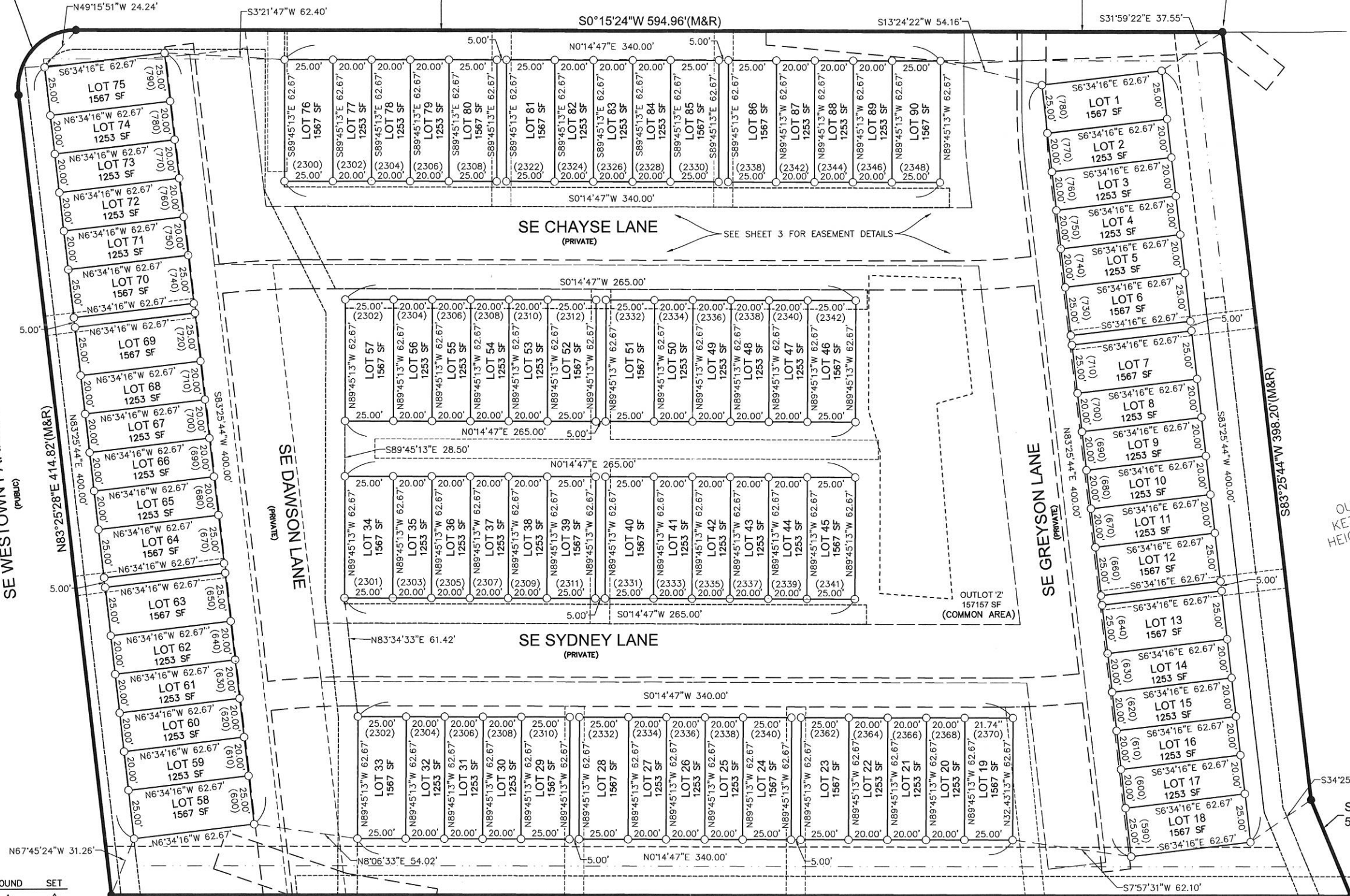
SE DAWSON LANE
(PRIVATE)

SE WESTOWN PARKWAY
(PUBLIC)

NW COR
OUTLOT 'W'
KETTLESTONE
HEIGHTS PLAT 1

OUTLOT 'X'
KETTLESTONE
HEIGHTS PLAT 1

SW COR
OUTLOT 'W'
KETTLESTONE
HEIGHTS PLAT 1



LEGEND:

FOUND	SET
▲	△
●	○
M	R
D	P.U.E.
P.U.E.	
(1234)	

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #15980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE
ADDRESS

FILE: H:\2017\1708418\DWG\1708418-FINAL PLAT.DWG
DATE: 3/7/2018 2:57 PM
DATE PLOTTED: 3/7/2018 2:57 PM

DATE	10/03/17
REVISED	09/12/17
THIRD SUBMITTAL	09/12/17
SECOND SUBMITTAL	09/12/17
FIRST SUBMITTAL	09/12/17

3405 S.E. CROSSROADS DRIVE, SUITE G
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PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____
ENGINEER: _____

2 / **3**

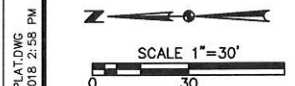
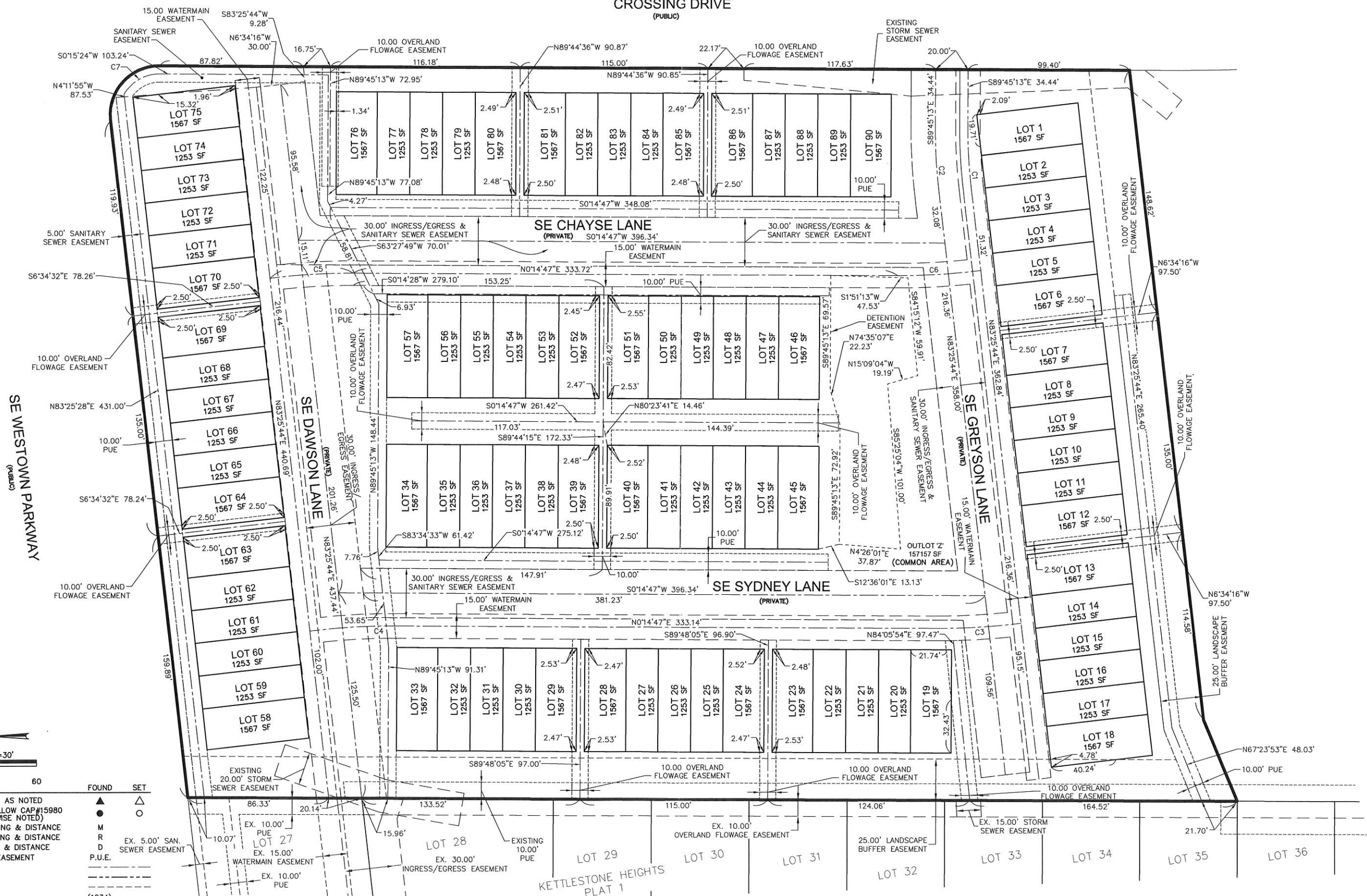
KETTLESTONE HEIGHTS PLAT 2
FINAL PLAT

1708.418

KETTLESTONE HEIGHTS PLAT 2

FINAL PLAT

SE PARKVIEW
CROSSING DRIVE
(PUBLIC)



LEGEND:

FOUND	SET
▲	△
●	○
M	
R	
D	EX. 5.00' SAN. SEWER EASEMENT
P.U.E.	
---	EX. 10.00' WATERMAIN EASEMENT
---	EX. 10.00' PUE
---	EX. 30.00' INGRESS/EGRESS EASEMENT
---	EX. 20.00' STORM SEWER EASEMENT
---	EX. 10.00' PUE

(1234)

FILE: H:\2017\1708418\DWG\1708418-FINAL PLAT.DWG
 DATE PLOTTED: 3/7/2018 2:28 PM

REVISIONS	DATE
THIRD SUBMITTAL	10/03/17
SECOND SUBMITTAL	09/12/17
FIRST SUBMITTAL	08/22/17

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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

KETTLESTONE HEIGHTS PLAT 2
 FINAL PLAT

3/3
 1708.418