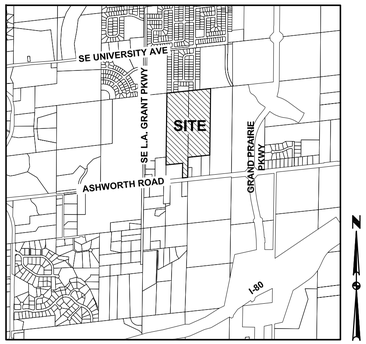
PRELIMINARY PLAT FOR:
KETTLESTONE RIDGE

VICINITY MAP



WAUKEE, IOWA

OWNER/DEVELOPER

JERRY'S HOMES
CONTACT: CHIP CLASSON
10430 NEW YORK AVE., SUITE C
URBANDALE, IOWA 50322
PH: (515) 727-0356

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

BENCHMARKS

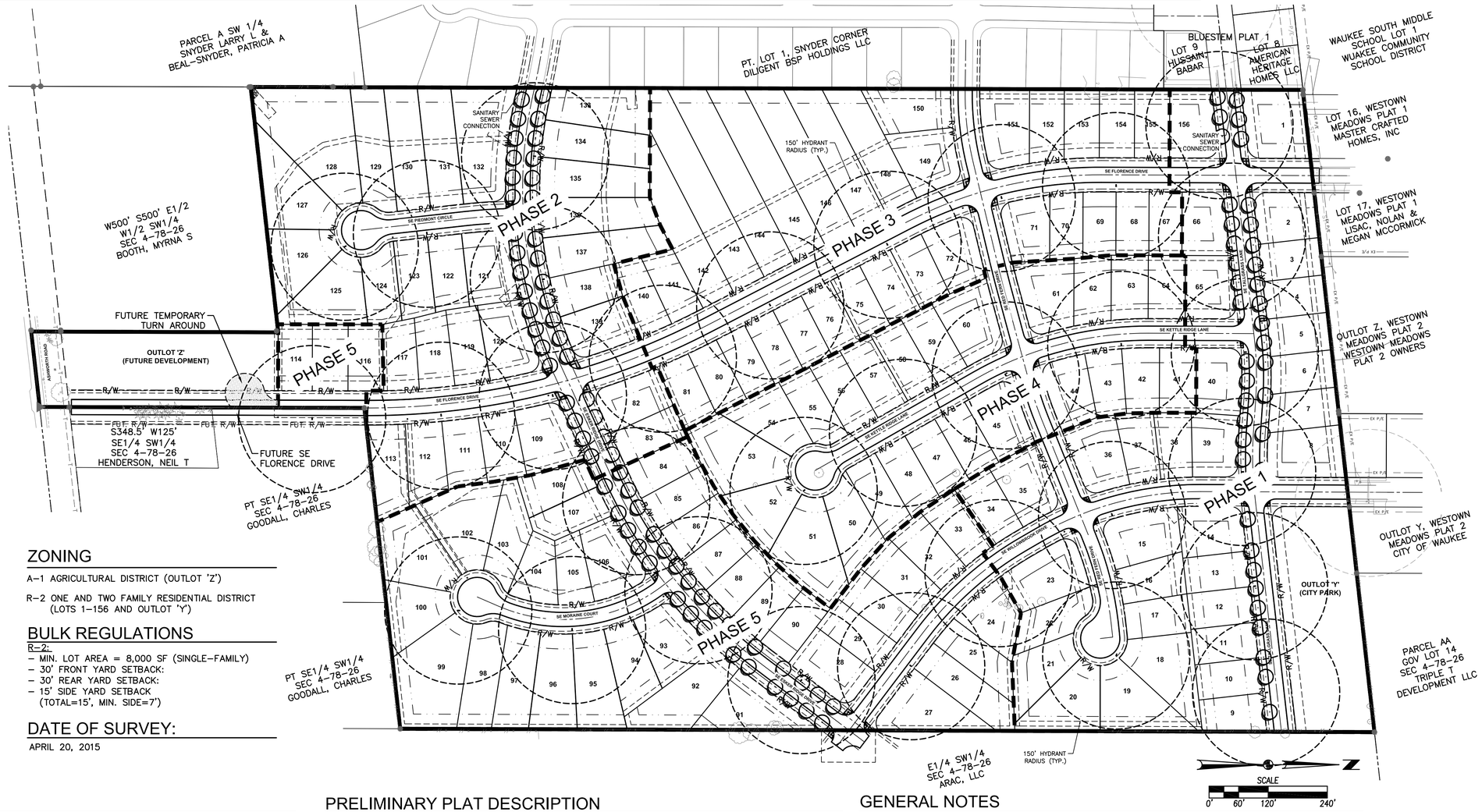
BM#1 DALLAS CO G120
ELEVATION=1011.76

BM#2 SE BURY BOLY ON HYDRANT 200 FEET +/-
EAST OF BLUESTEM AND SOUTH SIDE OF SE
TALLGRASS LN.
ELEVATION=1035.49

BM#3 BURY BOLT ON HYDRANT SE FLORENCE DR
& DEAD END.
ELEVATION=1037.32

UTILITY NOTE

THE 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. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.



ZONING

A-1 AGRICULTURAL DISTRICT (OUTLOT 'Z')

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
(LOTS 1-156 AND OUTLOT 'Y')

BULK REGULATIONS

R-2:
- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR YARD SETBACK:
- 15' SIDE YARD SETBACK
  (TOTAL=15', MIN. SIDE=7')

DATE OF SURVEY:

APRIL 20, 2015

LEGEND

PROPOSED

- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE — 8"S
- STORM SEWER — 15"ST
- WATERMAIN WITH SIZE — 8"W

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- 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
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE — TV
- GAS MAIN — G
- FIBER OPTIC — FO
- UNDERGROUND TELEPHONE — T
- OVERHEAD ELECTRIC — OE
- UNDERGROUND ELECTRIC — E
- FIELD TILE — TILE
- SANITARY SEWER W/ SIZE — 8"S
- STORM SEWER W/ SIZE — 12"ST
- WATER MAIN W/ SIZE — 8"W

PRELIMINARY PLAT DESCRIPTION

A PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND ALL OF THE NORTH THREE-FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL 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 NORTHEAST CORNER OF BLUESTEM PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 86°05'27" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 9.60 FEET TO THE SOUTHWEST CORNER OF WESTOWN MEADOWS PLAT 1, AN OFFICAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 83°37'43" EAST CONTINUING ALONG SAID NORTH LINE, 1307.66 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°12'06" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 1985.05 FEET TO THE SOUTHEAST CORNER OF SAID NORTH THREE-FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°36'55" WEST ALONG THE SOUTH LINE OF SAID NORTH THREE-FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 657.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTH THREE-FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°10'36" WEST ALONG THE EAST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 175.88 FEET; THENCE NORTH 89°49'24" WEST, 153.60 FEET TO THE NORTHEAST CORNER OF THE WEST 500 FEET OF THE SOUTH 500 FEET OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°36'55" WEST ALONG THE NORTH LINE OF SAID WEST 500 FEET OF THE SOUTH 500 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 503.30 FEET TO THE NORTHWEST CORNER OF SAID WEST 500 FEET OF THE SOUTH 500 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 0°10'55" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 232.39 FEET TO THE SOUTHEAST CORNER OF LOT 1, SNYDER CORNER, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 0°09'25" EAST CONTINUING ALONG SAID WEST LINE, 1911.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.01 AC (2,701,171 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL NOTES

1. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
2. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
3. PARKLAND REQUIREMENT = 2.83 ACRES. OUTLOT 'Y' SHALL BE DEEDED TO THE CITY OF WAUKEE AND HALF OF THE COST OF A TRAIL ON THE NORTH SIDE OF LOTS 1-8 WILL BE DONATED BY THE DEVELOPER TO SATISFY PARKLAND REQUIREMENTS.
4. OUTLOT 'Z' SHALL BE MAINTAINED AND OWNED BY THE DEVELOPER.
5. LOTS 114-116 WILL NOT BE DEVELOPED UNTIL SUCH TIME AS AN AGREEMENT IS WORKED OUT WITH THE ADJACENT PROPERTY OWNER TO CONSTRUCT SE FLORENCE DRIVE AND PROVIDE THE NECESSARY R.O.W.
6. A TEMPORARY GRAVEL TURN AROUND SHALL BE PROVIDED AT THE END OF SE FLORENCE DRIVE WITHIN OUTLOT 'Z' DURING PHASE 2 CONSTRUCTION.
7. ALL DRY-BOTTOM DETENTION BASINS WILL BE OWNED AND MAINTAINED BY INDIVIDUAL PROPERTY OWNERS.
8. STREET TREES HAVE BEEN PLACED ALONG SE TALLGRASS LANE AND SE ESKER DRIVE FOR CONCEPTUAL PURPOSES. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON CONSTRUCTED DRIVEWAY LOCATIONS. STREET TREES SHALL BE INSTALLED AT THE TIME EACH LOT DEVELOPS.

PROFESSIONAL ENGINEER — ERIN M. 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.

ERIN M. OLLENDIKE, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
FOURTH SUBMITTAL	08/07/15
THIRD SUBMITTAL	07/28/15
SECOND SUBMITTAL	07/15/15
FIRST SUBMITTAL	06/22/15

3405 S.E. CROSSROADS DRIVE, SUITE G
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ENGINEER: EKO | EI: JMM
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

KETTLESTONE RIDGE
PRELIMINARY PLAT

1412.603

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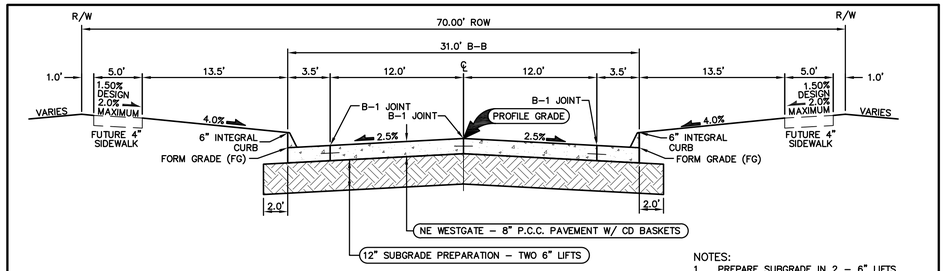
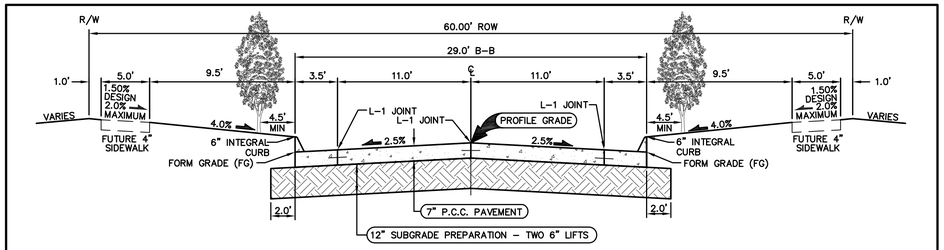


NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. MAXIMUM CD JOINT SPACING IS 15'.

31' B/B P.C.C. ROADWAY WITH 70' R.O.W.

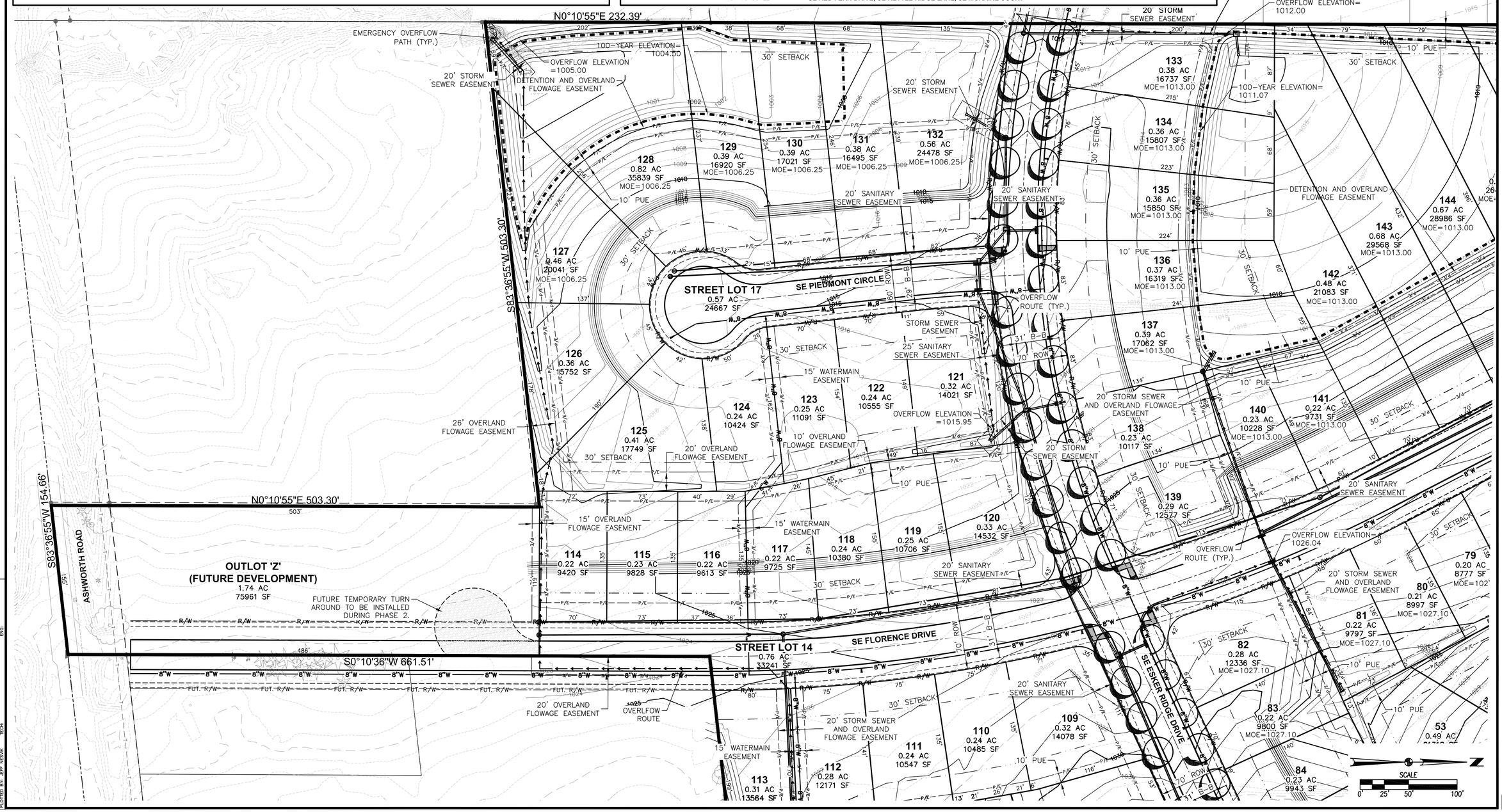
NOT TO SCALE — SE FLORENCE DRIVE



NOTES:
1. PREPARE SUBGRADE IN 2 – 6" LIFTS.
2. MAXIMUM C JOINT SPACING IS 15'.
3. STREET TREES ARE ONLY REQUIRED ON SE ESKER RIDGE DRIVE AND SE TALLGRASS LANE.

29' B/B P.C.C. ROADWAY WITH 60' R.O.W.

NOT TO SCALE — SE TALLGRASS LANE, SE PIEDMONT CIRCLE, SE WILLOWBROOK DRIVE, SE RED FERN DRIVE, SE KETTLE RIDGE LANE, SE MORAINE COURT



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KETTLESTONE RIDGE
PRELIMINARY PLAT

WAUKEE, IOWA

2 / 5

1412.603

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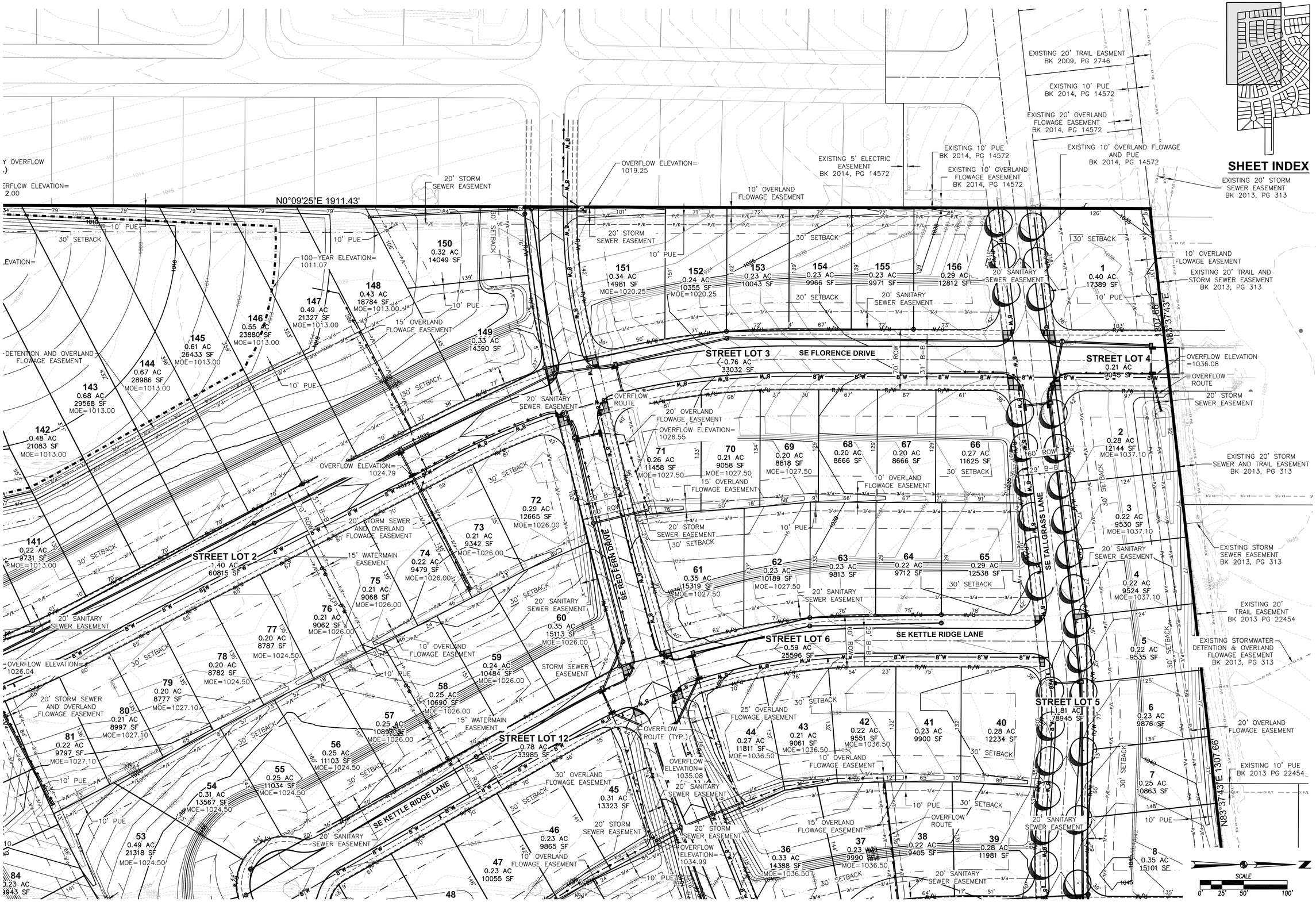

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PRELIMINARY PLAT

3/5

1412.603

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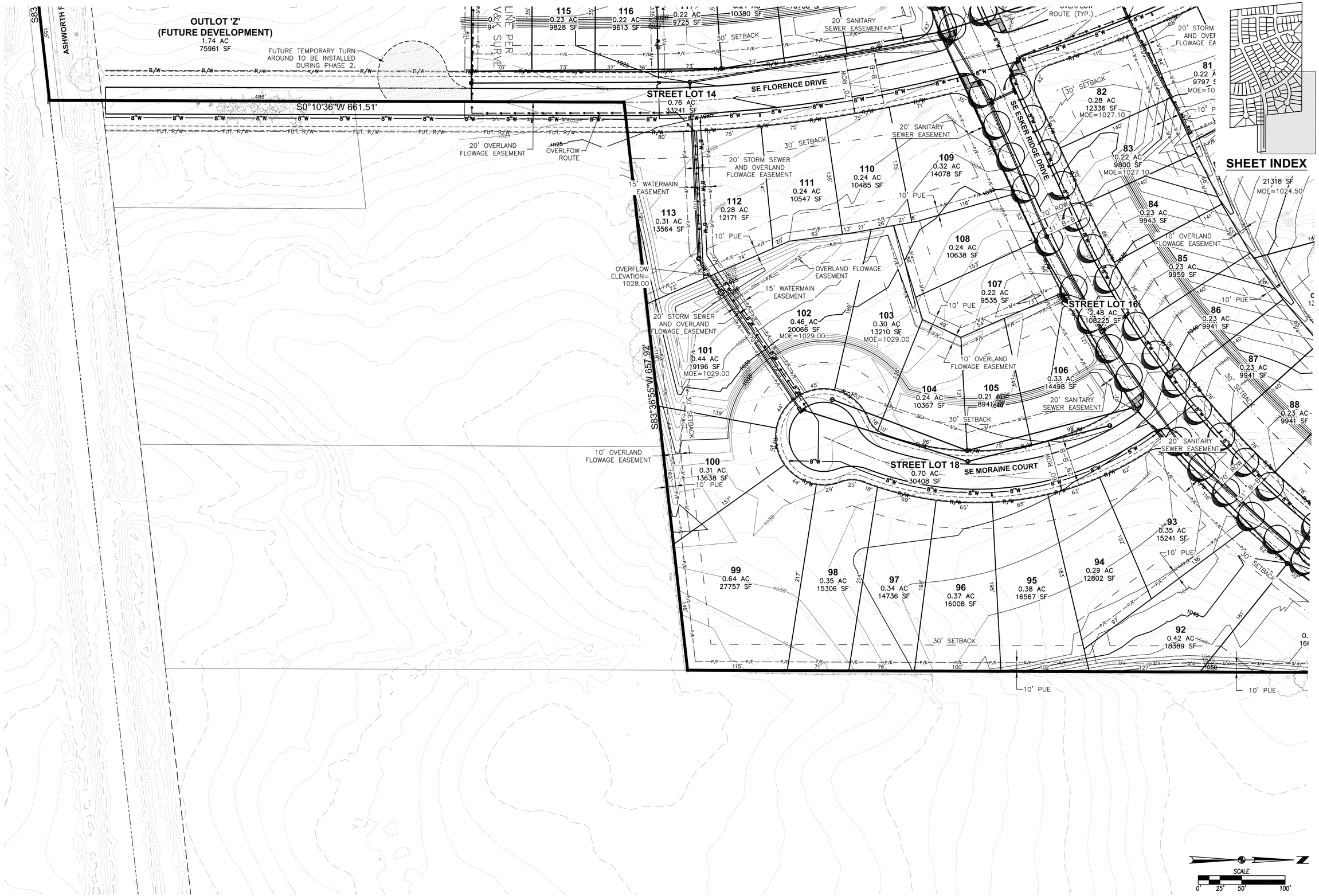

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WAUKEE, IOWA

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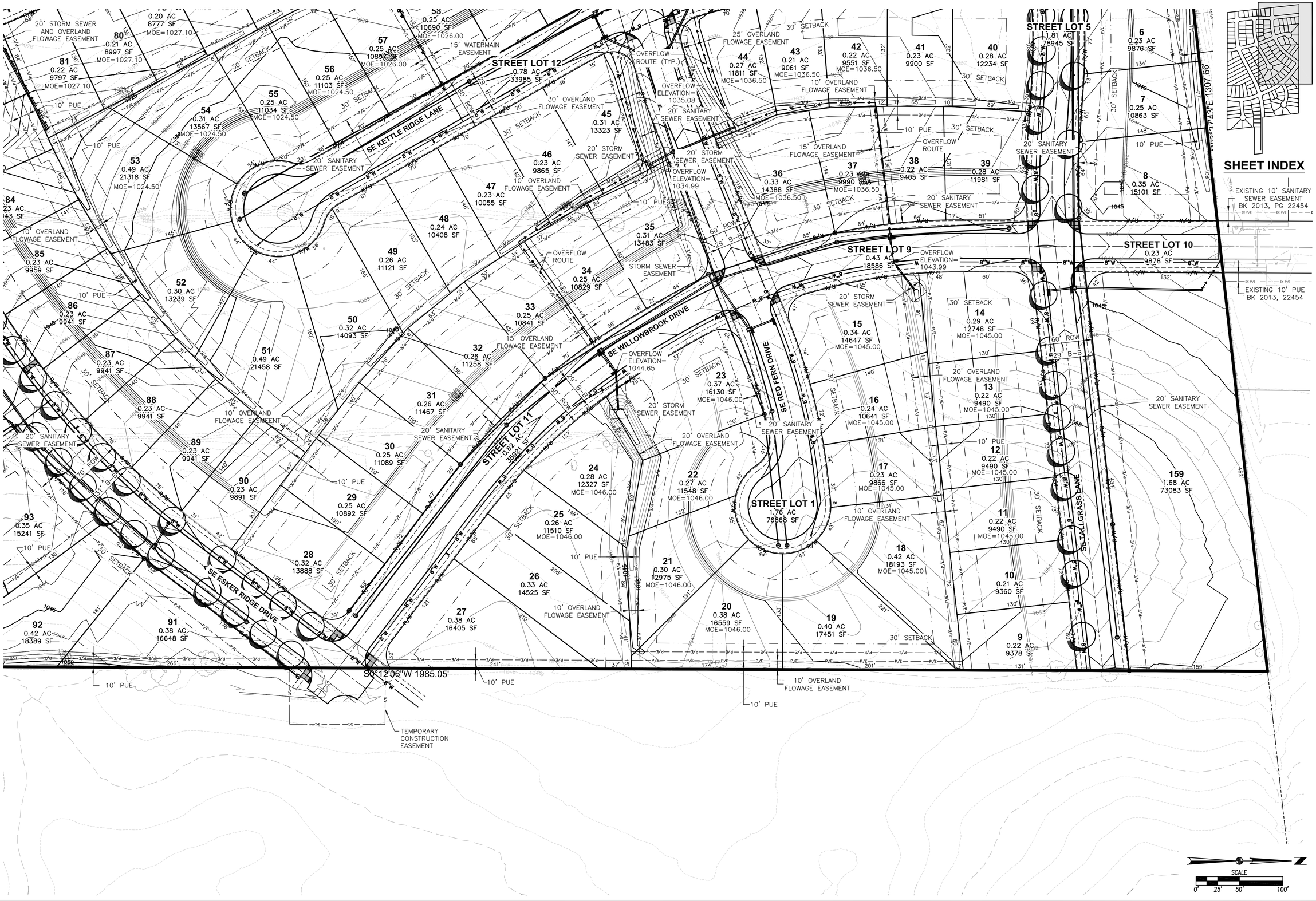

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WAUKEE, IOWA

5/5

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