COVE AT KETTLESTONE

PRELIMINARY PLAT

LEGEND

Features	Existing
Spot Elevation	93.0
Contour Elevation	93
Fence (Barbed, Field, Hog)	—X—
Fence (Chain Link)	
Fence (Wood)	
Fence (Silt)	
Tree Line	
Tree Stump	
Deciduous Tree or Shrub	
Coniferous Tree or Shrub	
Communication	—C(×)—
Overhead Communication	—OC(×)—
Fiber Optic	—FO(×)—
Underground Electric	—E(×)—
Overhead Electric	—OE(×)—
Gas Main with Size	—4" G(×)—
High Pressure Gas Main with Size	—4" HPG(×)—
Water Main with Size	—8" W(×)—
Sanitary Sewer with Size	—8" S(×)—
Duct Bank	—DUCT(×)—
Test Hole Location for SUE w/ID	1
(×) Denotes the survey quality service level for utilities	
Sanitary Manhole	
Storm Sewer with Size	12" ST
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Field Tile Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	EB
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	IRRCV

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551501715.

FO1	HICKORY TECH Joni McCabe 507-387-1770 Joni.McCabe@HickoryTech.com
C-2	IOWA NETWORK SERVICES Jeff Klocko 515-830-0445 jeff@netins.com
OE/E	MIDAMER-ELEC Craig Ranfeld 515-252-6632 MECDSMDesignLocates@midamerican.com
C-2	WINSTREAM MCLEOD JOEL SCHROEDER 800-289-1901 Joel.Schroeder@windstream.com
CLEAR	MEDIACOM COMMUNICATIONS CORP Paul May 515-246-2252 pmay@mediacomcc.com
C-1	CENTURYLINK Tom Sturmer 303-664-8090 Thomas.sturmer@centurylink.com
W-2	WEST DES MOINES WATER WORKS Kevin L. Trevillyan 515-222-3465 ktrevillyan@wdmww.com WEST DES MOINES TRAFFIC RICK KNOWLES 515-222-3480 RICK.KNOWLES@WDM.IOWA.GOV
W-3	WAUKEE, CITY OF Tim Royer 515-978-7920 Contact Email : troyer@waukee.org
NO RESPONSE	NEXGEN INTEGRATED COMMUNICATIONS Gary Reimers 515-369-9000 Gary@nexgencom.com
GAS	WAUKEE, CITY OF Tim Royer 515-978-7920 Contact Email : troyer@waukee.org

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

CONTROL POINTS

IOWA STATE PLANE SOUTH COORDINATE SYSTEM
IARTN DERIVED - US SURVEY FEET

CP2 N=581926.84 E=1546506.45
SET 1/2" REBAR WITH RED PLASTIC CAP ON NORTH SIDE OF FIELD ENTRANCE, NORTH OF RR TRACKS, ON EAST SIDE OF WACO PLACE, 10' EAST OF EDGE OF ROAD.

CP3 N=582329.84 E=1546516.75
SET 1/2" REBAR WITH RED PLASTIC CAP AT TOP OF BANK, EAST SIDE OF WACO PLACE, 5' SOUTH OF 3RD POWER POLE NORTH OF RR TRACKS.

CP4 N=582768.4 E=1546447.64
SET CUT "X" AT NE CORNER OF CONCRETE PAD OF WATER PUMP STATION ON WEST SIDE OF WACO PLACE, NW OF LARGE POLE WITH ANTENNA.

CP5 N=583316.05 E=1546598.58
SET CUT "X" IN CENTER OF SIDEWALK, NORTH SIDE OF UNIVERSITY, EAST OF WACO PLACE, NORTH OF STREET LIGHT.

CP8 N=583274.75 E-1545387.19
SET CUT "X" ON WEST END OF CENTER ISLAND ON UNIVERSITY AVE, EAST OF ENTRANCE TO WINHALL APARTMENTS.

CP9 N=583276.66 E=1544730.94
SET CUT "X" ON WEST END OF CENTER ISLAND ON UNIVERSITY AVE, EAST OF SE BRICK DRIVE.

CP10 N=583274.48 E=1543827.85
SET CUT "X" ON WEST END OF CENTER ISLAND ON UNIVERSITY AVE, EAST OF ALICE'S ROAD.

CP13 N=582615.07 E=1545099.92
SET 1/2" REBAR WITH RED PLASTIC CAP APPROXIMATLY 55' NE OF RR TRACKS, 17' NE OF 6TH POWER POLE NW OF 98TH STREET.

1"=500'

VICINITY MAP

BENCHMARKS

WEST DES MOINES DATUM
IARTN DERIVED - US SURVEY FEET

CONVERSION TO NORTH AMERICAN VERTICAL DATUM OF 1988 = +774.01

BM93 ELEV=272.57
STANDARD CITY OF WEST DES MOINES BENCHMARK, EAST SIDE OF WACO PL, 147' SOUTH OF CENTERLINE OF SE UNIVERSITY AVE.

BM1 ELEV=281.745
BURY BOLT ON WATROUS HYDRANT, NORTH OF ENTRANCE TO WATER TOWER ON EAST SIDE OF WACO PL, SOUTH OF RR TRACKS.

BM2 ELEV=287.289
BURY BOLT ON YELLOW HYDRANT ON NORTH SIDE OF UNIVERSITY AVE, EAST OF WINHALL APARTMENTS, 7' EAST OF STREET LIGHT.

BM3 ELEV=284.334
NW UPPER BOLT ON YELLOW HYDRANT ON NORTH SIDE OF UNIVERSITY AVE, WEST OF PEOPLE'S BANK.

BULK REGULATIONS AND SETBACKS

TOWNHOME AND ROW HOUSE DEVELOPMENT:
LOT WIDTH = 24' MIN.
FRONT YARD = 15'
FRONT YARD (20' MIN) IF FRONT LOADED GARAGE
FRONT YARD (25' MIN) IF 5' SIDEWALK PLUS LOADED GARAGE
REAR YARD =20'
REAR YARD = 25' IF 5' SIDEWALK ALONG PRIVATE DRIVE

MULTI-FAMILY CONDO DEVELOPMENT:
FRONT YARD = 15'
SIDE YARD = 15'
REAR YARD = 20'

MIXED USE DEVELOPMENT:
FRONT YARD = 0'
SIDE YARD NONE EXCEPT 10' ADJACENT TO RESIDENTIAL
REAR YARD NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

COMMERCIAL DEVELOPMENT:
FRONT YARD = 0'
SIDE YARD NONE EXCEPT 10' ADJACENT TO RESIDENTIAL
REAR YARD NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

DATE OF SURVEY

MAY 13, 2015

OWNER/DEVELOPER

ROCK EQUITY HOLDINGS LLC
720 S 68TH ST, SUITE 120
WEST DES MOINES, IA 50266

ZONING

PLANNED UNIT DEVELOPMENT / C-1
(COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT)
RECORDED IN BOOK 2015 PAGE 9498

AREA SUMMARY

42.08 AC.

PROPERTY DESCRIPTION

WARRANTY DEED BOOK 2015, PAGE 643

GOVERNMENT LOTS ONE (1) AND TWO (2) IN SECTION FOUR (4), LYING NORTH OF THE DES MOINES VALLEY RAILROAD RIGHT OF WAY, AND GOVERNMENT LOT FOUR (4) IN SECTION THREE (3), LYING WEST OF ROAD AND NORTH OF THE DES MOINES VALLEY RAILROAD RIGHT OF WAY, ALL IN TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT LAND DEEDED TO THE CITY OF WAUKEE IN BOOK 2006 AT PAGE 13757 AND IN BOOK 2006 AT PAGE 13758.

NOTES

1. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, A PRECONSTRUCTION MEETING WITH THE CITY IS REQUIRED.

2. ON LOT 5 REMOVE AND DISPOSE OF ALL EXISTING FOUNDATIONS, CONCRETE SLABS, ABANDONED POWER POLES, WELLS, ECT. ABANDON AND REMOVE ANY WELL OR SEPTIC SYSTEM PER DALLAS COUNTY ENVIRONMENTAL HEALTH REQUIREMENTS.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
CURVE 1	55° 45' 10" LT	280.00'	272.46'	148.10'	N 61° 56' 05" W 261.84'
CURVE 2	55° 45' 10" RT	220.00'	214.08'	116.37'	N 61° 56' 05" W 205.73'
CURVE 3	55° 45' 10" LT	280.00'	272.46'	148.10'	S 61° 56' 05" E 261.84'
CURVE 4	55° 45' 10" RT	220.00'	214.08'	116.37'	S 61° 56' 05" E 205.73'
CURVE 5	55° 45' 10" LT	280.00'	269.62'	146.29'	S 62° 13' 31" E 259.32'

LICENSED PROFESSIONAL ENGINEER
ERIC D. CANNON
18954
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.

Eric D. Cannon, P.E. Date

License Number 18954

My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:
SHEETS 1-6

MARK	REVISION	DATE	BY
3	REVISED AS PER CITY COMMENTS	08/31/15	SVC
2	REVISED AS PER CITY COMMENTS	08/22/15	JWM
1	REVISED AS PER CITY COMMENTS	08/10/15	JWM

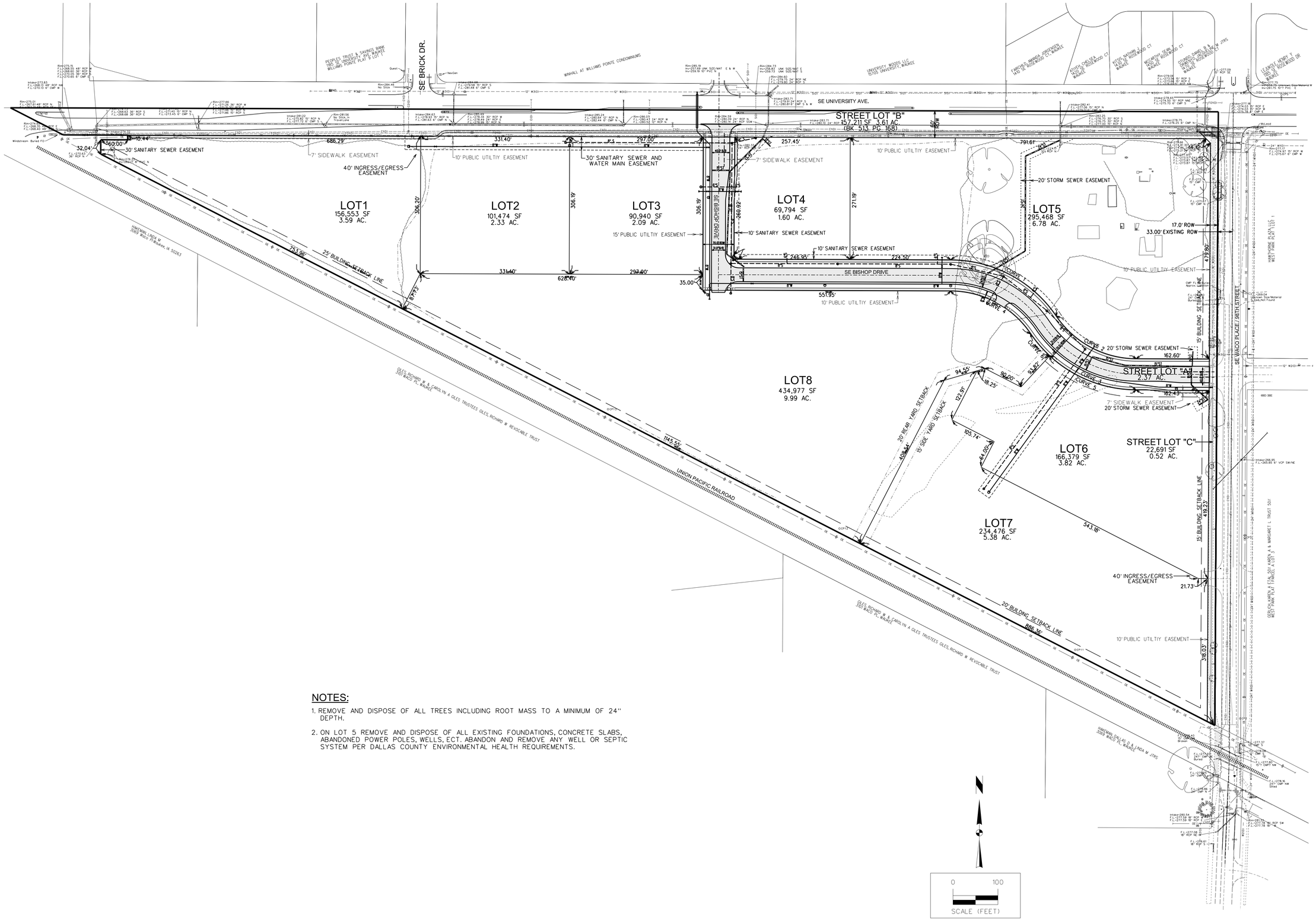
Engineer: EDC Checked By: EDC Scale: 1"= 500'
Technician: JWM Date: 07-08-15 Field Bk: Pg:
Project No: 1141091 Sheet 1 of 6

WAUKEE, IA

COVE AT KETTLESTONE
PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1141091
Sheet 1 of 6



NOTES:

1. REMOVE AND DISPOSE OF ALL TREES INCLUDING ROOT MASS TO A MINIMUM OF 24" DEPTH.
2. ON LOT 5 REMOVE AND DISPOSE OF ALL EXISTING FOUNDATIONS, CONCRETE SLABS, ABANDONED POWER POLES, WELLS, ECT. ABANDON AND REMOVE ANY WELL OR SEPTIC SYSTEM PER DALLAS COUNTY ENVIRONMENTAL HEALTH REQUIREMENTS.

MARK	REVISION	DATE	BY
3	REVISED AS PER CITY COMMENTS	08/31/15	SVC
2	REVISED AS PER CITY COMMENTS	08/22/15	JWM
1	REVISED AS PER CITY COMMENTS	08/10/15	JWM

Engineer: EDC | Checked By: EDC | Scale: 1"= 100'
Technician: JWM | Date: 07-08-15 | Field Bk: | Pg:
Project No: 1141091 | Sheet 2 of 6

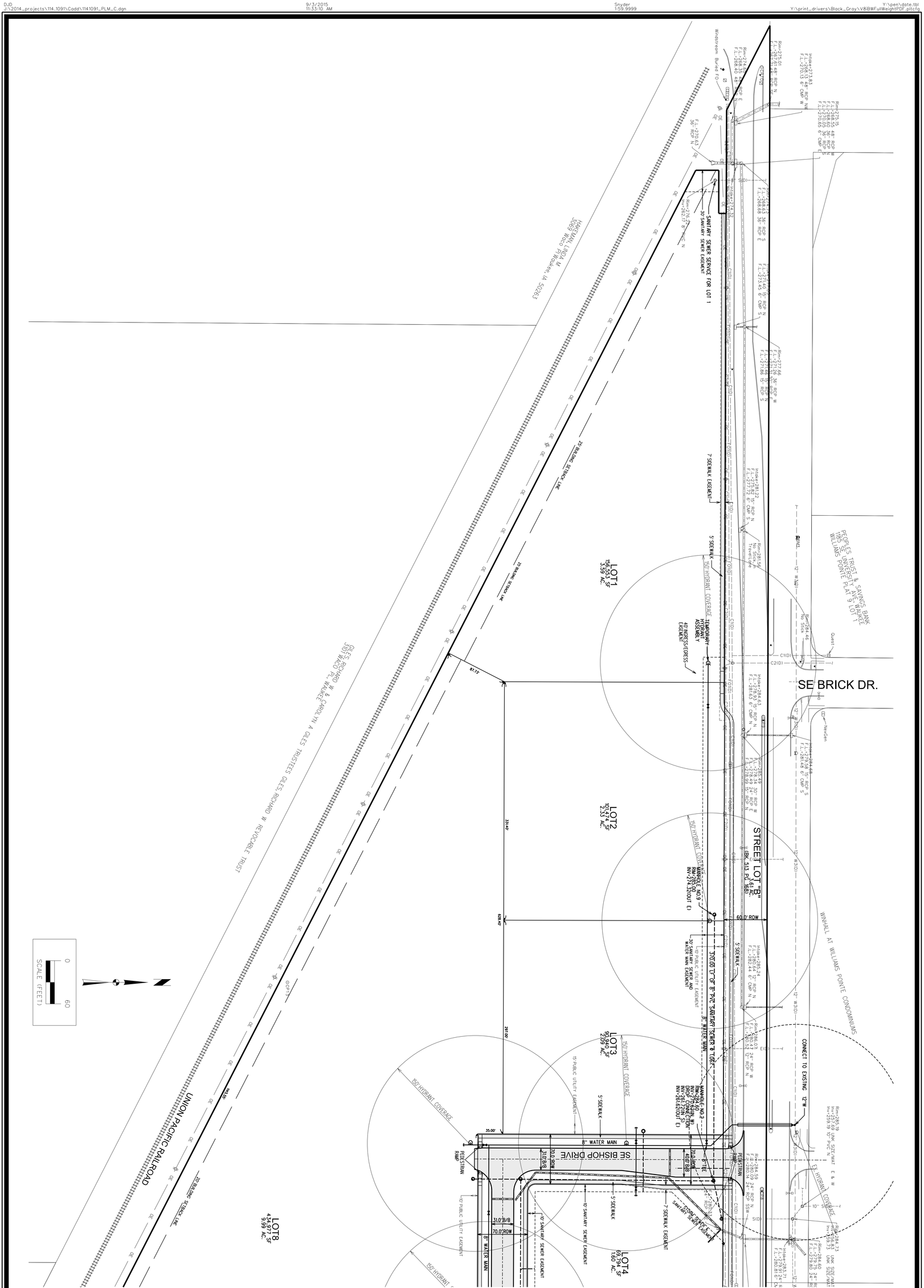
COVE AT KETTLESTONE

PRELIMINARY PLAT - OVERALL LAYOUT PLAN

WAUKEE, IA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1141091
Sheet 2 of 6



COVE AT KETTLESTONE

PRELIMINARY PLAT - UTILITY PLAN

WAUKEE, IA

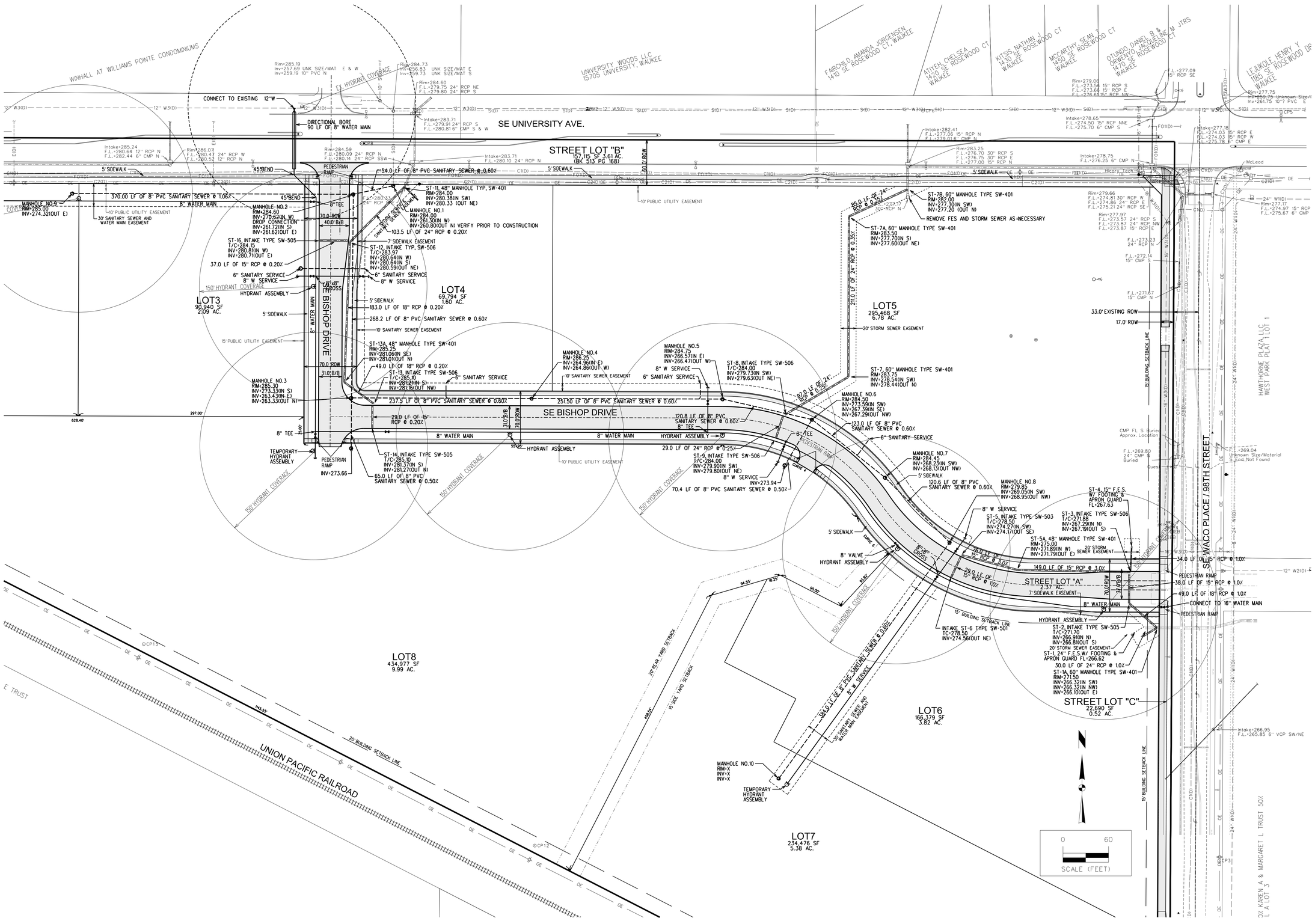
MARK	REVISION	DATE	BY
3	REVISED AS PER CITY COMMENTS	08/31/15	SVC
2	REVISED AS PER CITY COMMENTS	08/22/15	JWM
1	REVISED AS PER CITY COMMENTS	08/10/15	JWM

Engineer: EDC | Checked By: EDC | Scale: 1"= 60'
Technician: JWM | Date: 07-08-15 | Field Bk: | Pg:

Project No: 1141091 | Sheet 3 of 6

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1141091
Sheet 3 of 6



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2	REVISED AS PER CITY COMMENTS	08/22/15	JWM
1	REVISED AS PER CITY COMMENTS	08/10/15	JWM

Engineer: EDC | Checked By: EDC | Scale: 1"= 60'
Technician: JWM | Date: 07-08-15 | Field Bk: | Pg:

Project No: 1141091 | Sheet 4 of 6

WAUKEE, IA

2727 S.W. SNYDER BLVD.
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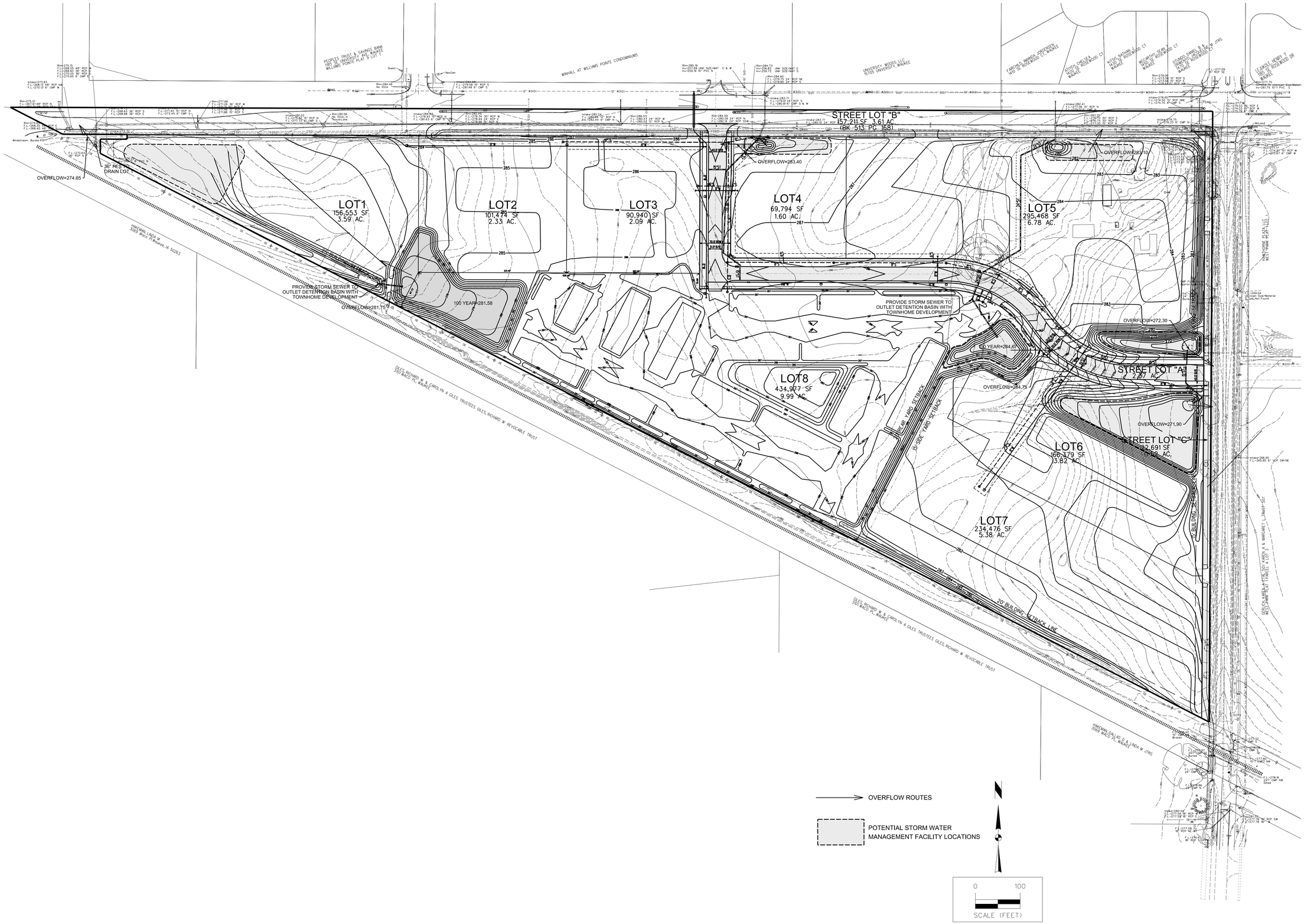
COVE AT KETTLESTONE

PRELIMINARY PLAT - UTILITY PLAN

SNYDER & ASSOCIATES, INC.

Project No: 1141091

Sheet 4 of 6



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3	REVISED AS PER CITY COMMENTS	08/31/15	SVC
2	REVISED AS PER CITY COMMENTS	08/22/15	JWM
1	REVISED AS PER CITY COMMENTS	08/10/15	JWM

Engineer: EDC | Checked By: EDC | Scale: 1"= 100'

Technician: JWM | Date: 07-08-15 | Field Bk: | Pg:

Project No: 1141091

Sheet 5 of 6

COVE AT KETTLESTONE

PRELIMINARY PLAT - GRADING PLAN

WAUKEE, IA

SNYDER & ASSOCIATES, INC.
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ANKENY, IOWA 50023
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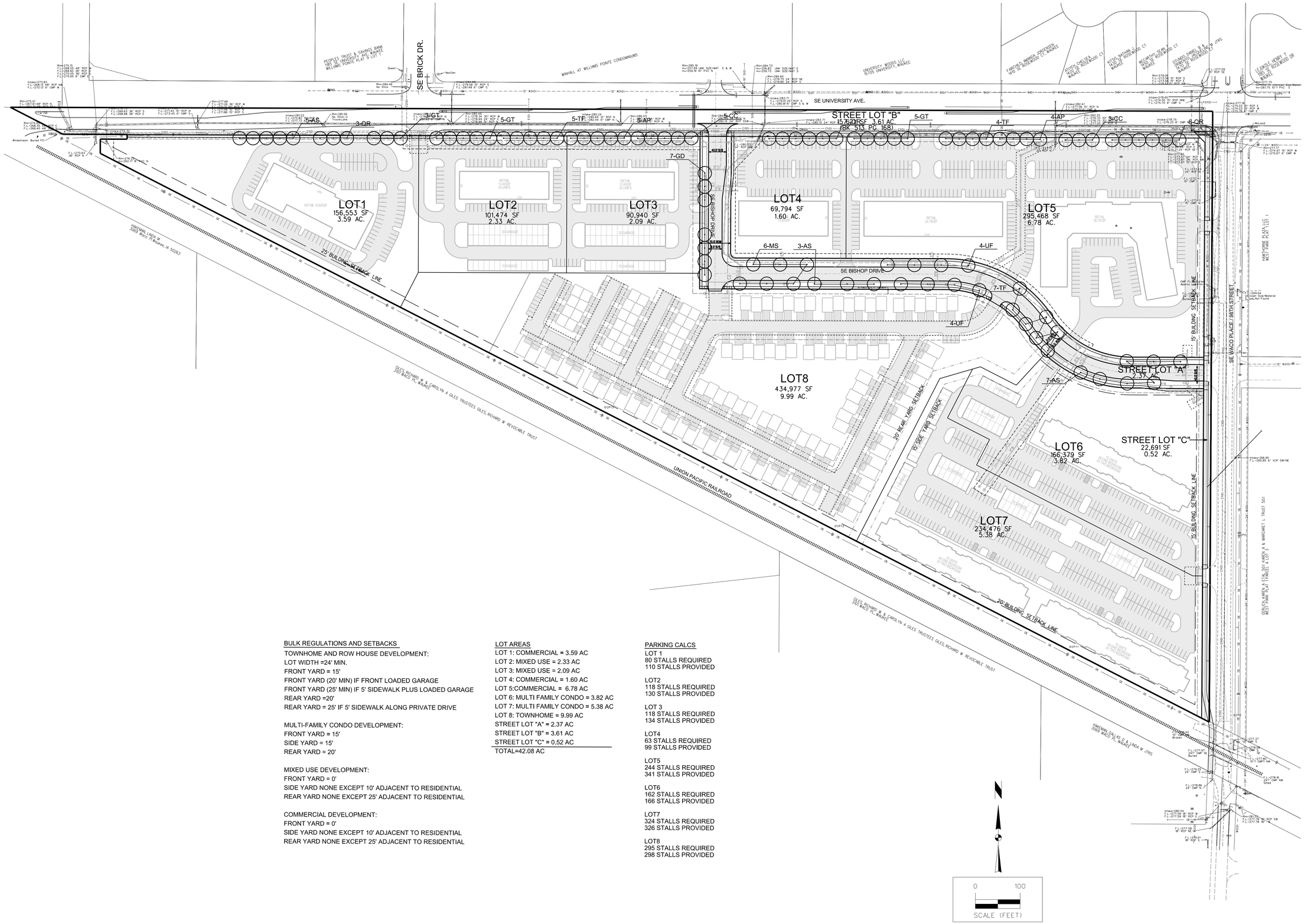
Project No: 1141091

Sheet 5 of 6



BULK REGULATIONS AND SETBACKS

TOWNHOME AND ROW HOUSE DEVELOPMENT:
LOT WIDTH =24' MIN.
FRONT YARD = 15'
FRONT YARD (20' MIN) IF FRONT LOADED GARAGE
FRONT YARD (25' MIN) IF 5' SIDEWALK PLUS LOADED GARAGE
REAR YARD =20'
REAR YARD = 25' IF 5' SIDEWALK ALONG PRIVATE DRIVE

MULTI-FAMILY CONDO DEVELOPMENT:
FRONT YARD = 15'
SIDE YARD = 15'
REAR YARD = 20'

MIXED USE DEVELOPMENT:
FRONT YARD = 0'
SIDE YARD NONE EXCEPT 10' ADJACENT TO RESIDENTIAL
REAR YARD NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

COMMERCIAL DEVELOPMENT:
FRONT YARD = 0'
SIDE YARD NONE EXCEPT 10' ADJACENT TO RESIDENTIAL
REAR YARD NONE EXCEPT 25' ADJACENT TO RESIDENTIAL

LOT AREAS
LOT 1: COMMERCIAL = 3.59 AC
LOT 2: MIXED USE = 2.33 AC
LOT 3: MIXED USE = 2.09 AC
LOT 4: COMMERCIAL = 1.60 AC
LOT 5:COMMERCIAL = 6.78 AC
LOT 6: MULTI FAMILY CONDO = 3.82 AC
LOT 7: MULTI FAMILY CONDO = 5.38 AC
LOT 8: TOWNHOME = 9.99 AC
STREET LOT "A" = 2.37 AC
STREET LOT "B" = 3.61 AC
STREET LOT "C" = 0.52 AC
TOTAL=42.08 AC

PARKING CALCS

LOT 1
80 STALLS REQUIRED
110 STALLS PROVIDED

LOT2
118 STALLS REQUIRED
130 STALLS PROVIDED

LOT 3
118 STALLS REQUIRED
134 STALLS PROVIDED

LOT4
63 STALLS REQUIRED
99 STALLS PROVIDED

LOT5
244 STALLS REQUIRED
341 STALLS PROVIDED

LOT6
162 STALLS REQUIRED
166 STALLS PROVIDED

LOT7
324 STALLS REQUIRED
326 STALLS PROVIDED

LOT8
295 STALLS REQUIRED
298 STALLS PROVIDED

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Engineer: EDC | Checked By: EDC | Scale: 1"= 100'
Technician: JWM | Date: 07-08-15 | Field Bk: | Pg:
Project No: 1141091 | Sheet 6 of 6

WAUKEE, IA

COVE AT KETTLESTONE

PRELIMINARY PLAT - CONCEPT LAYOUT

SNYDER & ASSOCIATES, INC.
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Project No: 1141091
Sheet 6 of 6