

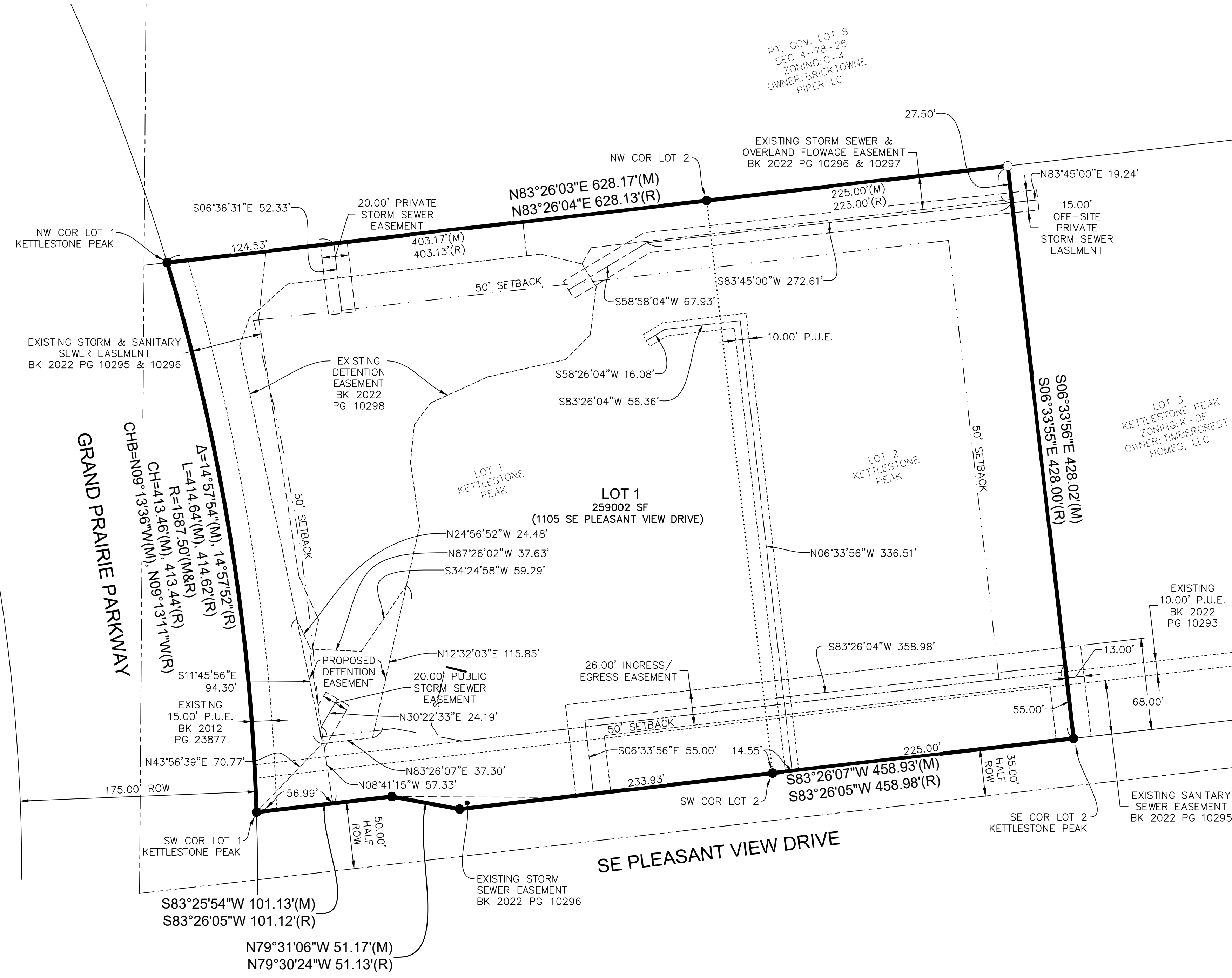
KETTLESTONE PEAK COMMERCIAL PLAT 1

FINAL PLAT

INDEX LEGEND
 LOCATION: LOT 1 & 2, KETTLESTONE PEAK, WAUKEE, DALLAS COUNTY, IOWA.
 REQUESTOR: TIMBERCREST HOMES, LLC
 PROPRIETOR: TIMBERCREST HOMES, LLC
 P.O. BOX 267
 JOHNSTON, IOWA 50131
 SURVEYOR: JONATHAN A. ERDAHL
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
 PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

DATE	REVISIONS
10/31/24	10/31/24
	SECOND SUBMITTAL
	PREPARED



OWNER / DEVELOPER

TIMBERCREST HOMES, LLC
 P.O. BOX 267
 JOHNSTON, IOWA 50131
 CONTACT: JOHN LARSON

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING

K-RC: KETTLESTONE RETAIL COMMUNITY DISTRICT

BULK REGULATIONS

FRONT SETBACK: NO MIN. FOR PRINCIPAL PERMITTED USE.
 20 FEET FOR ACCESSORY STRUCTURES.

SIDE SETBACK: NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE MIN. SETBACK SHALL BE 50 FEET.
 5 FEET FOR ACCESSORY STRUCTURES.

REAR SETBACK: NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE MIN. SETBACK SHALL BE 50 FEET.
 5 FEET FOR ACCESSORY STRUCTURES.

DATE OF SURVEY

OCTOBER 15, 2024

PLAT DESCRIPTION

LOTS 1 AND 2, KETTLESTONE PEAK, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 5.95 ACRES (259,002 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

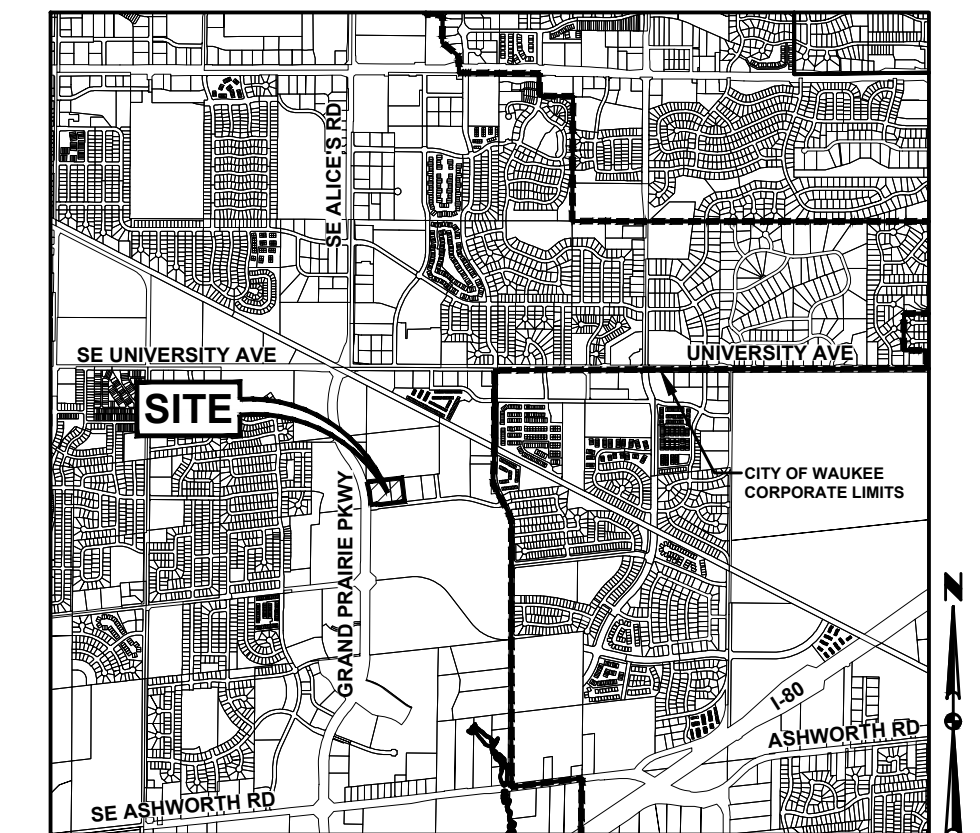
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

LEGEND

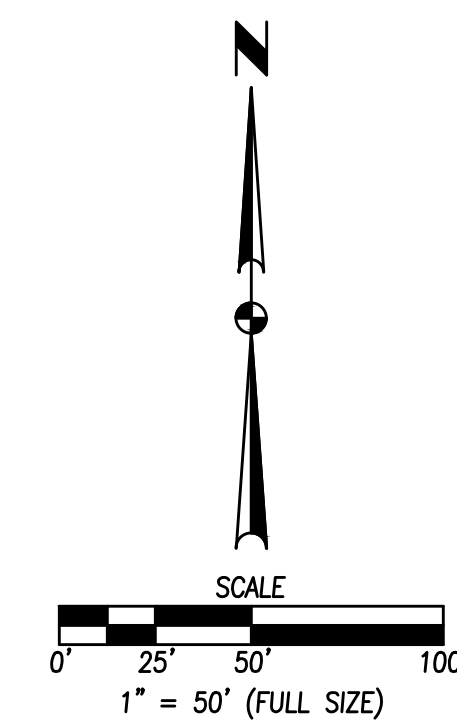
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
3/4" IRON PIPE, YELLOW PLASTIC CAP#14775 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA



JONATHAN A. ERDAHL, P.E.
 LICENSE NUMBER 28686
 LICENSE RENEWAL DATE IS DECEMBER 31, 2025
 PAGES OR SHEETS COVERED BY THIS SEAL:

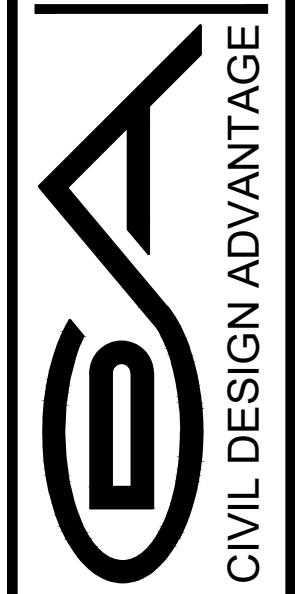
DATE

THIS SHEET

PRELIMINARY
 NOT FOR CONSTRUCTION

FILE: H:\2024\2408871\2408871-FINAL PLATING COMMENT: 10/31/2024 3:08 PM
 PLOTTED BY: JARED MURRAY TECH

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

**KETTLESTONE PEAK
 COMMERCIAL PLAT 1
 FINAL PLAT**