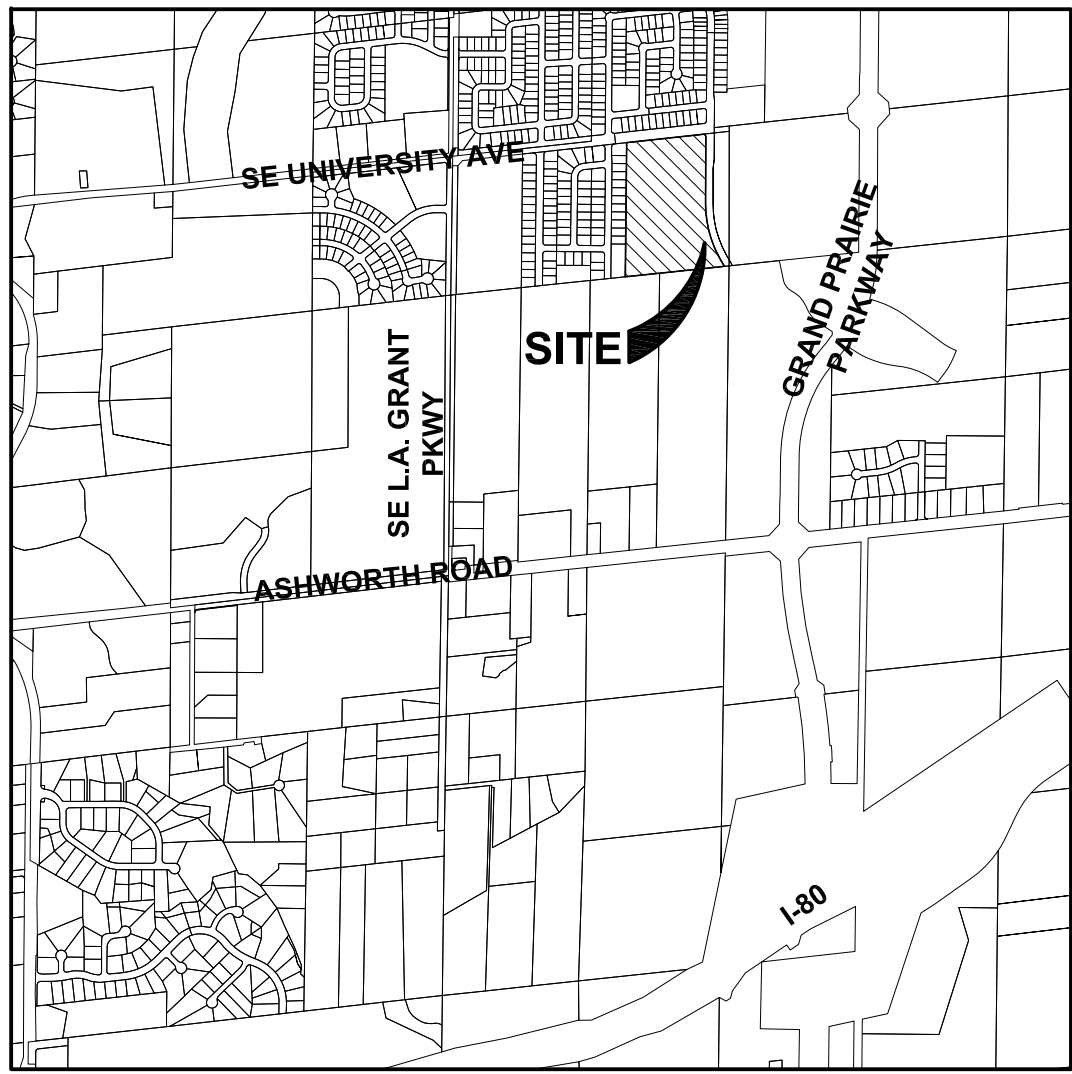


PRELIMINARY PLAT FOR: KETTLESTONE HEIGHTS PLAT 1

VICINITY MAP



WAUKEE, IOWA

OWNER/DEVELOPER

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

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

PLAT DESCRIPTION

PARCEL 'AA', GOVERNMENT LOT 14 IN
SECTION 4, TOWNSHIP 78 NORTH,
RANGE 26 WEST OF THE FIFTH
PRINCIPAL MERIDIAN IN THE CITY OF
WAUKEE, DALLAS COUNTY, IOWA AND
RECORDED IN BOOK 2013, PAGE 20096

PLAT AREA

22.8 ACRES (993,557 SF)

DATE OF SURVEY:

MAY 19, 2016

LEGEND

PROPOSED

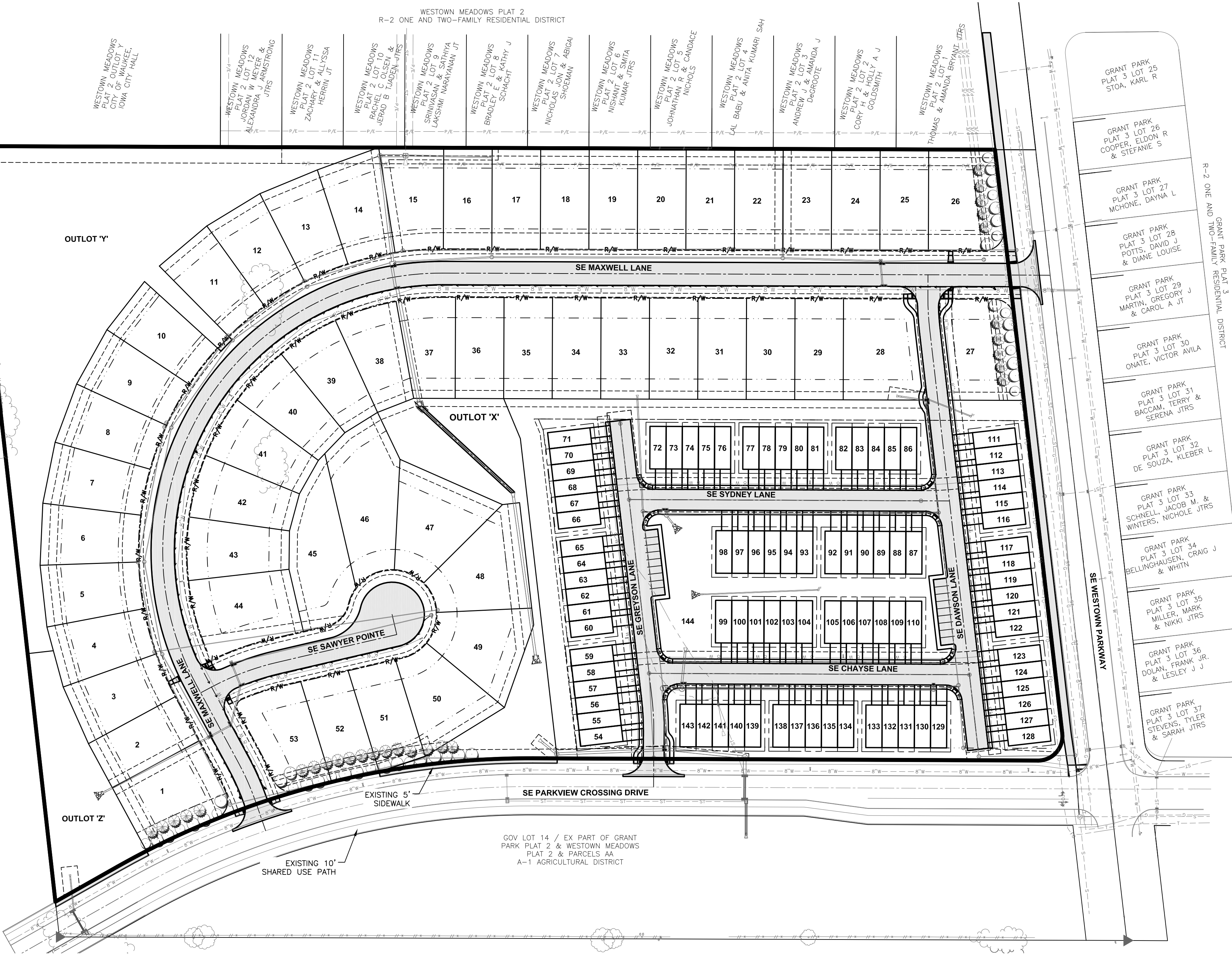
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL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

EXISTING

SANITARY MANHOLE		TRAFFIC SIGN	
WATER VALVE BOX		TELEPHONE JUNCTION BOX	
FIRE HYDRANT		TELEPHONE MANHOLE/VAULT	
WATER CURB STOP		TELEPHONE POLE	
WELL		GAS VALVE BOX	
STORM SEWER MANHOLE		CABLE TV JUNCTION BOX	
STORM SEWER SINGLE INTAKE		CABLE TV MANHOLE/VAULT	
STORM SEWER DOUBLE INTAKE		MAIL BOX	
FLARED END SECTION		BENCHMARK	
DECIDUOUS TREE		SOIL BORING	
CONIFEROUS TREE		UNDERGROUND TV CABLE	
DECIDUOUS SHRUB		GAS MAIN	
CONIFEROUS SHRUB		FIBER OPTIC	
ELECTRIC POWER POLE		UNDERGROUND TELEPHONE	
GUY ANCHOR		OVERHEAD ELECTRIC	
STREET LIGHT		UNDERGROUND ELECTRIC	
POWER POLE W/ TRANSFORMER		FIELD TILE	
UTILITY POLE W/ LIGHT		SANITARY SEWER W/ SIZE	
ELECTRIC BOX		STORM SEWER W/ SIZE	
ELECTRIC TRANSFORMER		WATER MAIN W/ SIZE	
ELECTRIC MANHOLE OR VAULT			

ARAC, LLC
E 1/4 SW
04-78-26
A-1 AGRICULTURAL DISTRICT

OUTLOT 'Z', KETTLESTONE
RIDGE PLAT 1,
JERRY'S HOMES
R-2 ONE AND
TWO-FAMILY RESIDENTIAL
DISTRICT



GENERAL NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- OUTLOT 'Y' SHALL BE DEEDED TO THE CITY OF WAUKEE TO SATISFY PARKLAND REQUIREMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT FOR LOTS 1-53.
- ALL OF OUTLOT 'Y' SHALL BE GRADED AND SEEDDED WITH TYPE 1 LAWN SEED.
- DETENTION FOR THIS PROPERTY IS BEING PROVIDED IN A DRY-BOTTOM DETENTION BASINS LOCATED WITHIN OUTLOTS 'X' AND 'Z'.
- TOWNHOME LOTS WILL PROVIDE ONSITE DETENTION WITHIN LOT 144.
- A SEPARATE SITE PLAN WILL BE REQUIRED FOR THE PROPOSED ROW-HOUSES PRIOR TO CONSTRUCTION.
- SE PARKVIEW CROSSING DRIVE IMPROVEMENTS ARE TO BE COMPLETED BY OTHERS.
- A HOME OWNERS ASSOCIATION WILL BE REQUIRED FOR THE LONG TERM MAINTENANCE OF THE PROPOSED STORM WATER DETENTION PONDS WITHIN THE OUTLOTS.
- PRIVATE STREET BETWEEN LOTS 27 AND 28 SHALL BE OWNED AND MAINTAINED BY THE TOWNHOME ASSOCIATION. LOTS 27 AND 28 WILL BE REQUIRED TO HAVE DRIVEWAYS OFF OF SE MAXWELL LANE.
- STORM SEWER, SANITARY SEWER AND WATERMAIN ADJACENT TO PRIVATE STREETS WITHIN THE TOWNHOME SUBDIVISION SHALL BE PRIVATE.

UTILITY NOTE

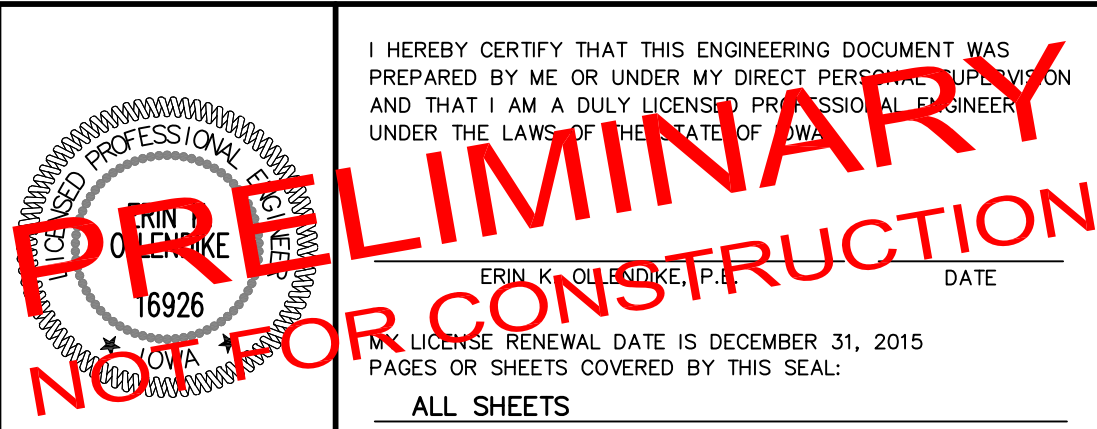
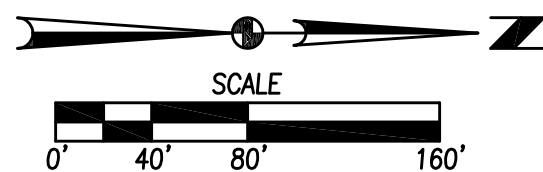
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

BENCHMARKS

DALLAS COUNTY GPS MONUMENT G120 @
SE CORNER OF U PLACE AND 300TH
STREET.
ELEVATION=1011.79

BURY BOLT ON HYDRANT @ NW CORNER OF
WESTOWN PARKWAY & PARKVIEW CROSSING.
ELEVATION=1130.23

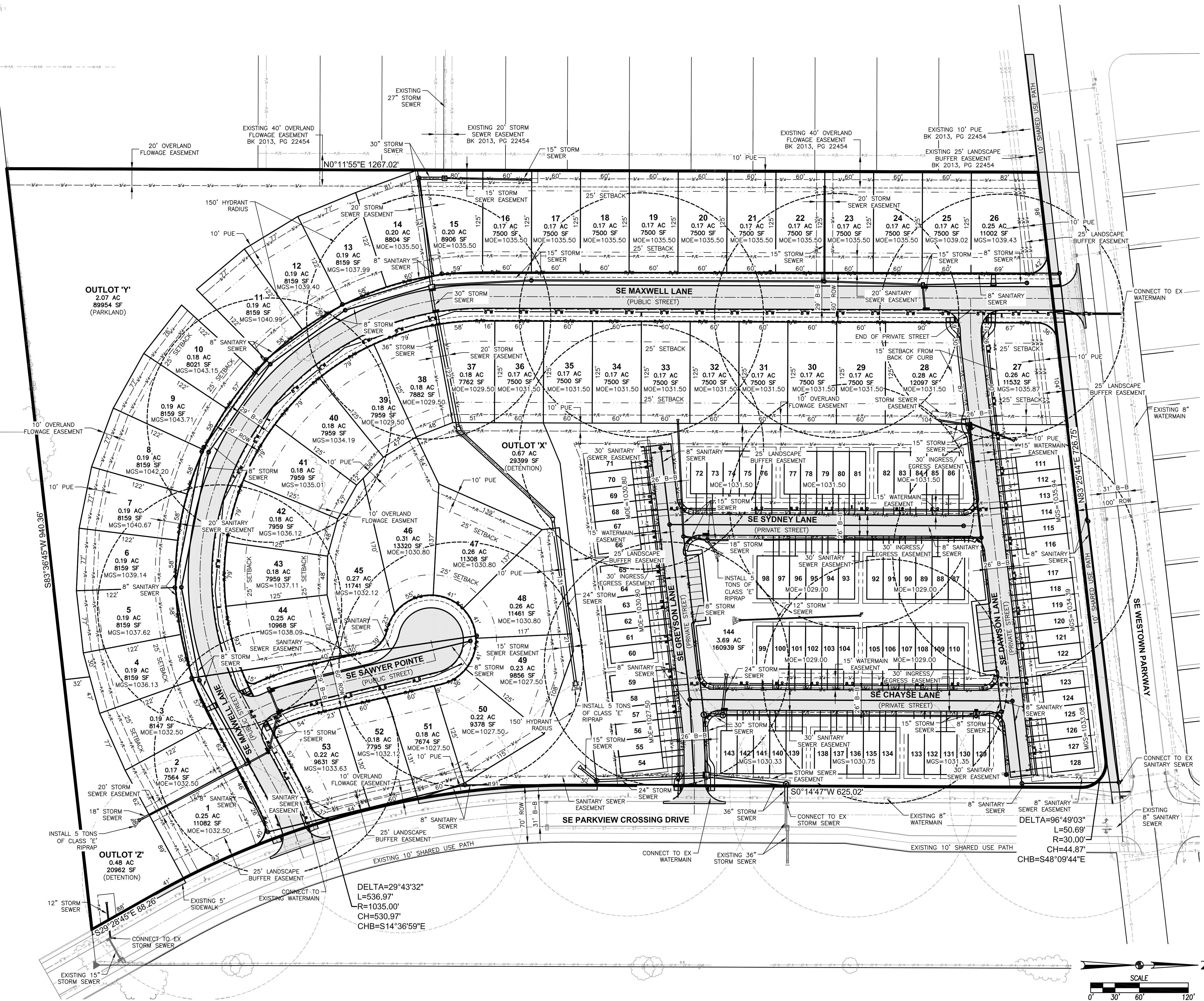
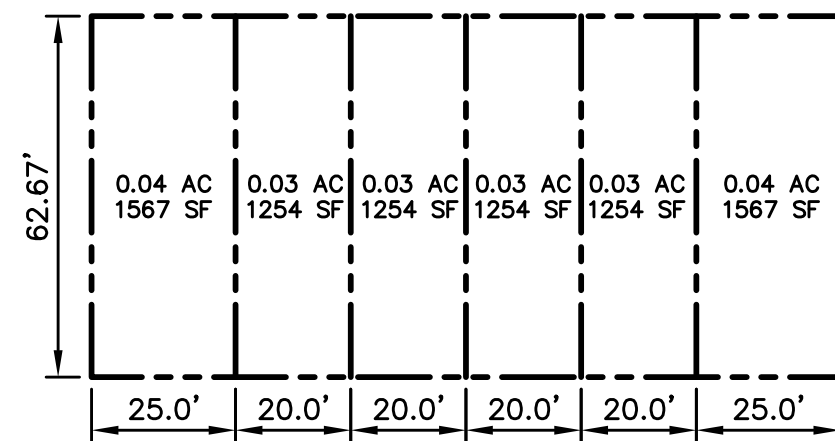
BURY BOLT ON HYDRANT @ NE CORNER OF
WESTOWN PARKWAY & WILLOW BROOKE.
ELEVATION=1011.80



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

DATE	10/17/16	10/05/16	09/06/16
REVISIONS			
THIRD SUBMITTAL			
SECOND SUBMITTAL			
FIRST SUBMITTAL			
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410			
ENGINEER: EKO			
EII: GH			
CIVIL DESIGN ADVANTAGE			
WAUKEE, IOWA			
KETTLESTONE HEIGHTS PLAT 1			
PRELIMINARY PLAT			
1/3			
1507.353			

NOT TO SCALE



FILE: H:\2015\1507353\DWG\1507353-PRELIMINARY PLAT.DWG
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 COMMENT:

REVISIONS	DATE
THIRD SUBMITTAL	10/17/16
SECOND SUBMITTAL	10/05/16
FIRST SUBMITTAL	09/06/16

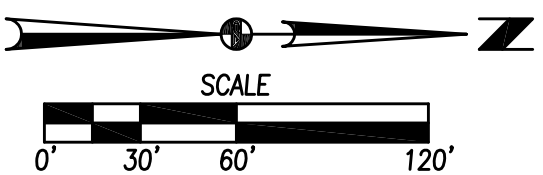
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO	EI: GH
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STONE HEIGHTS PLAT 1
PRELIMINARY PLAT
WAUKEE, IOWA

2/3
1507.353
GA



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PLOTTED BY: FRANK ENDRIVE TECH.

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO	EI: GH
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LAT 1

3
3
1507.353
GA