

# KETTLESTONE HEIGHTS PLAT 2

FINAL PLAT

**INDEX LEGEND**  
 LOCATION: OUTLOT 'W', KETTLESTONE HEIGHTS PLAT 1  
 NE 1/4 SEC 4-78-28  
 REQUESTOR: TRIPLE T DEVELOPMENT LLC  
 PROPRIETOR: TRIPLE T DEVELOPMENT LLC  
 SURVEYOR: MICHAEL LEE  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IA. 50111  
 PH: 515-369-4400

REVISIONS	DATE
THIRD SUBMITTAL	10/04/17
SECOND SUBMITTAL	09/12/17
FIRST SUBMITTAL	08/22/17

**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

**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.

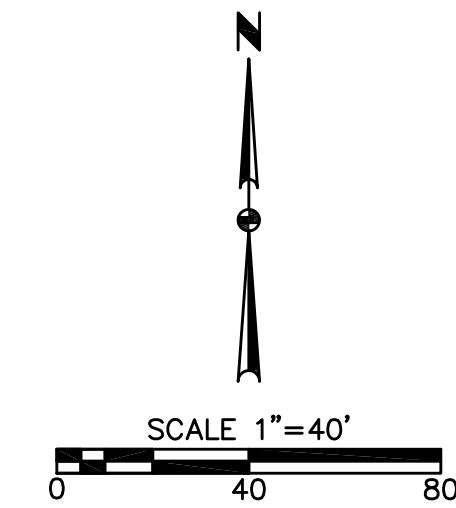
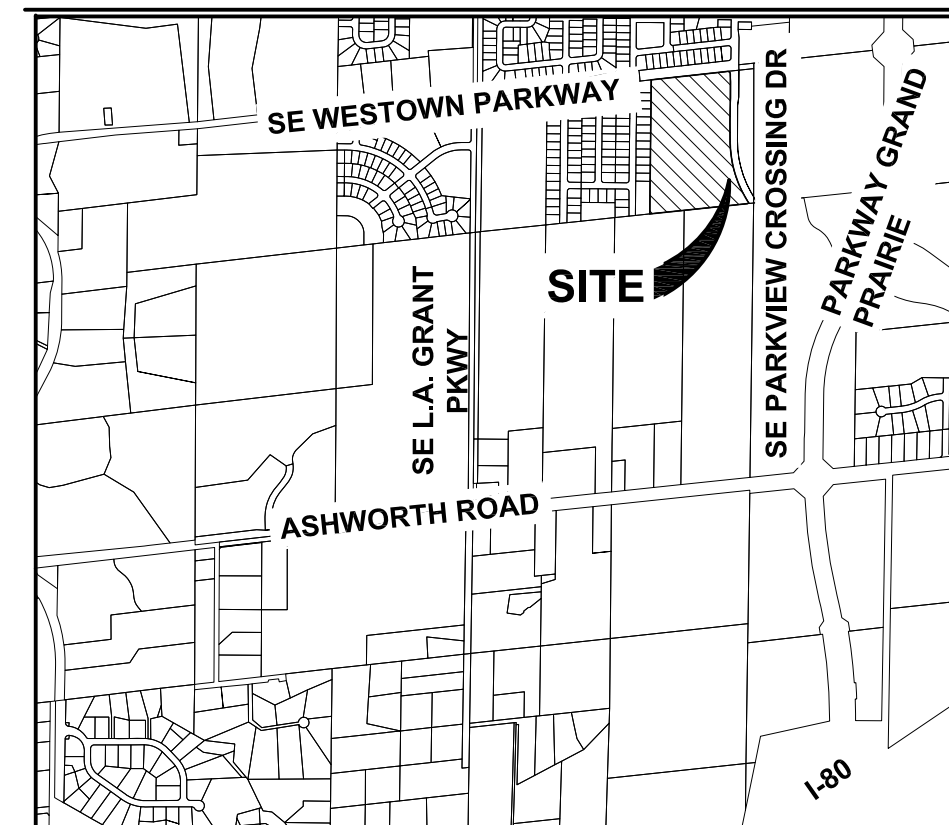
**LEGEND:**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

**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'

**VICINITY MAP (NOT TO SCALE)**



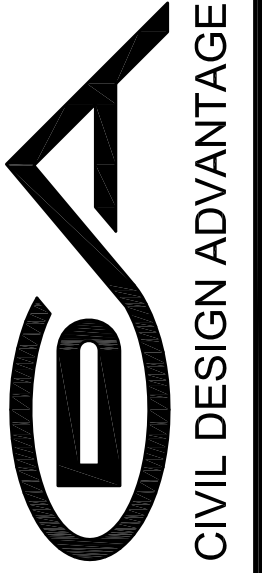
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

MICHAEL D. LEE  
 LICENSE # 16747  
 DATE: \_\_\_\_\_

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

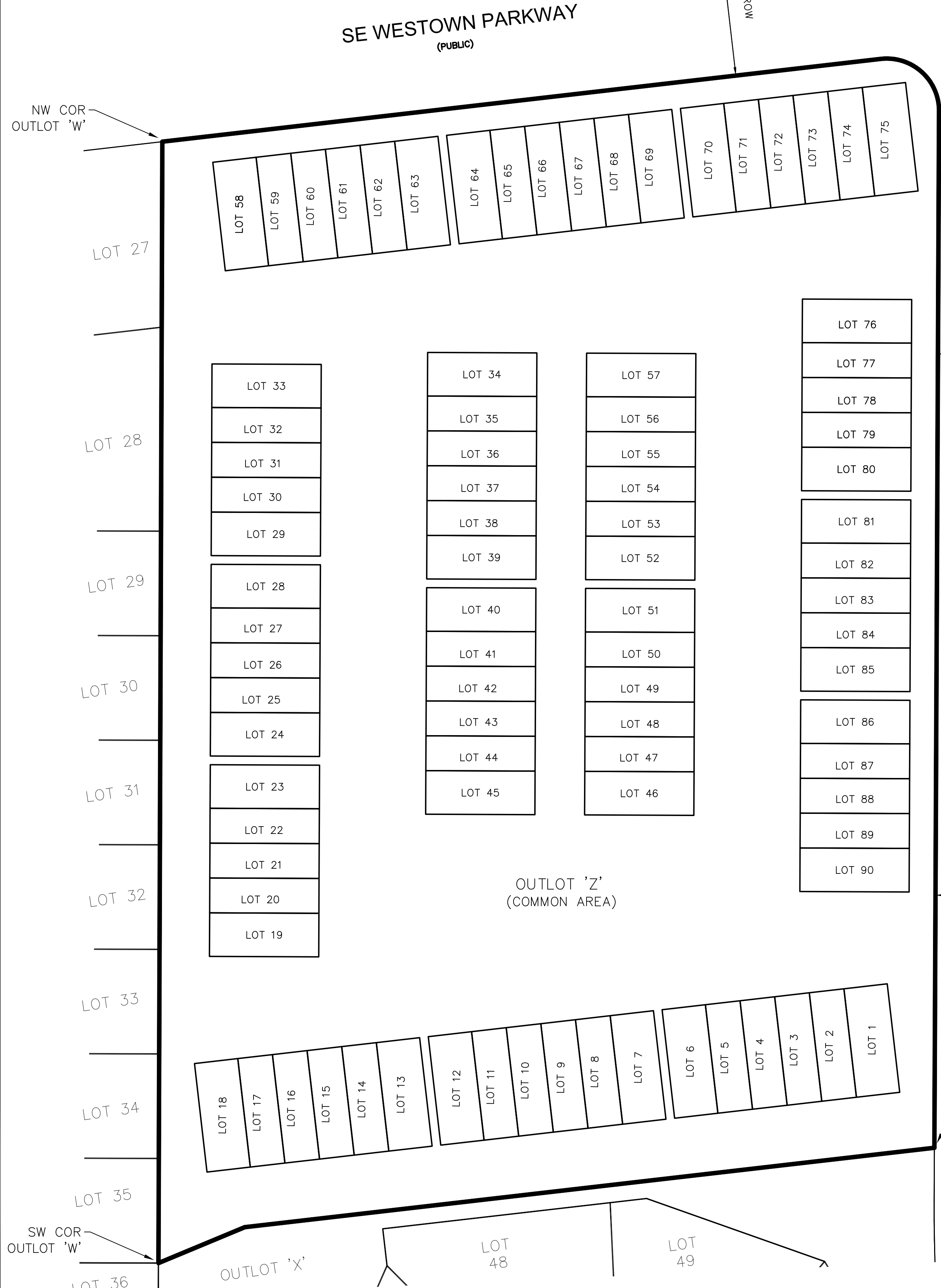
3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

**KETTLESTONE HEIGHTS PLAT 2**  
**FINAL PLAT**

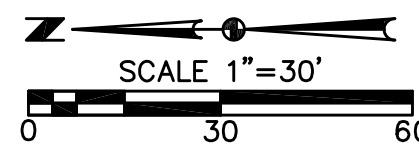
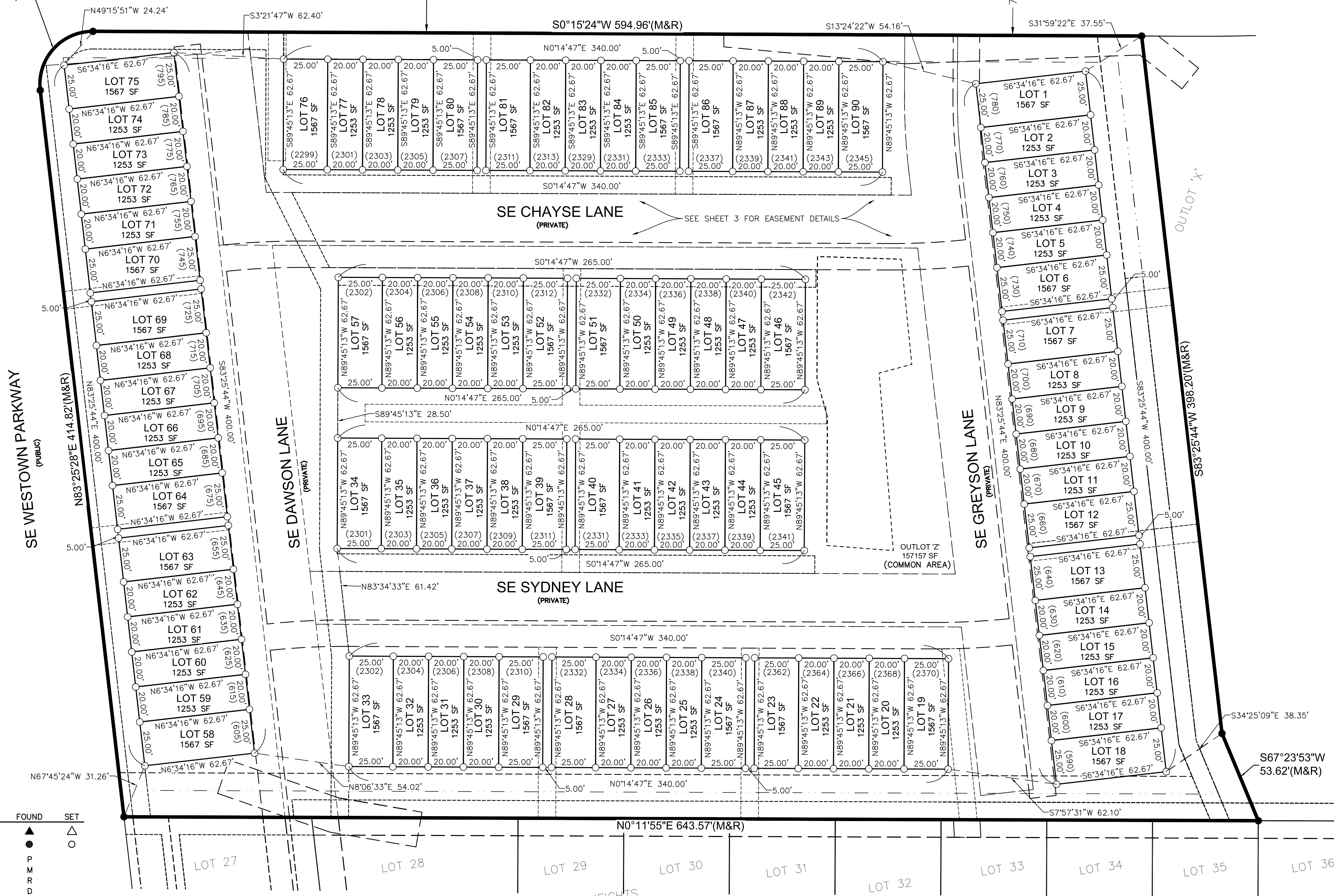
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# KETTLESTONE HEIGHTS PLAT 2

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)



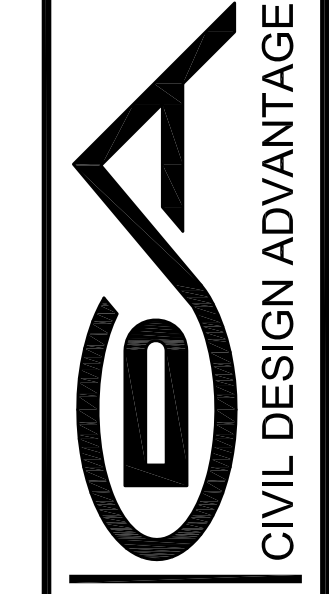
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MEASURED BEARING & DISTANCE	M	R
RECORDED BEARING & DISTANCE	R	D
DEEDED BEARING & DISTANCE	D	P.U.E.
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

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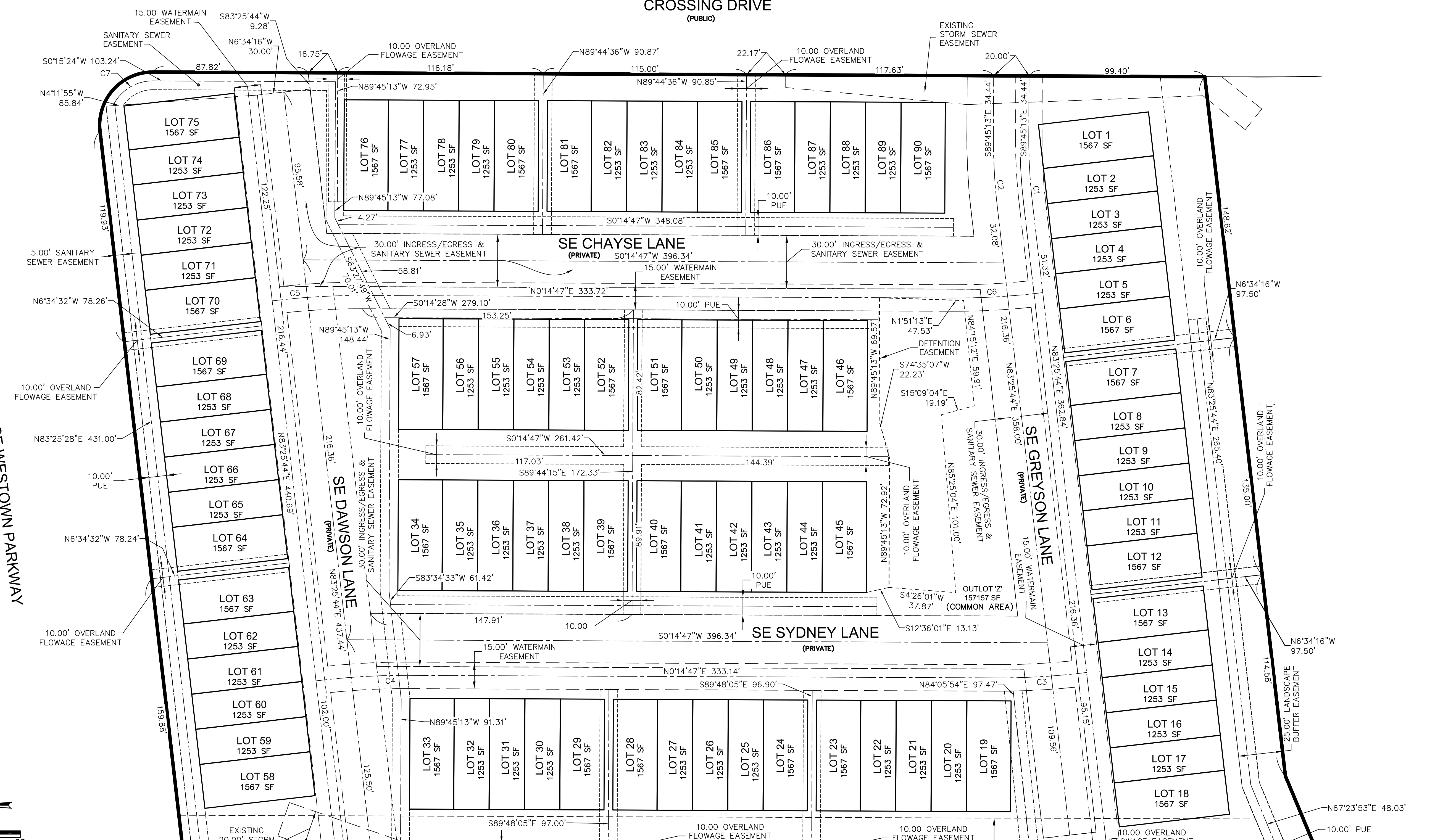
WAUKEE, IOWA  
ENGINEER:

**KETTLESTONE HEIGHTS PLAT 2**  
FINAL PLAT

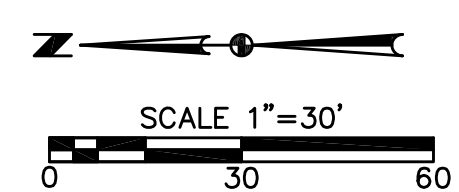
# KETTLESTONE HEIGHTS PLAT 2

FINAL PLAT

SE PARKVIEW  
CROSSING DRIVE  
(PUBLIC)



FILE: H:\2017\1708418\DWG\1708418-FINAL PLAT.DWG  
DATE: 9/21/17

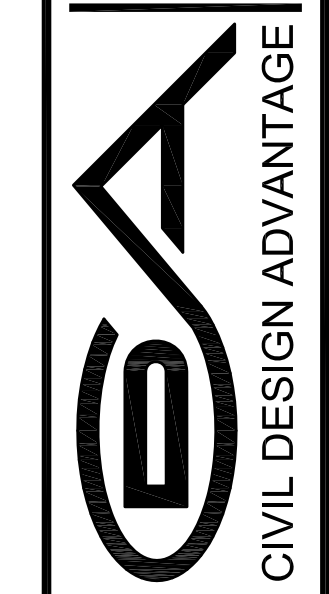


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TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_



**3** KETTLESTONE HEIGHTS PLAT 2  
FINAL PLAT  
**3**  
1708.418