

# THE SHOPS AT KETTLESTONE NORTH PLAT 5

**EXISTING LEGAL DESCRIPTION:**

(per Preliminary Title Opinion dated August 2, 2018)

Outlet "W" in the Shops of Kettlestone North Plat 4, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa.

**OWNERS / DEVELOPERS:**

Encompass Holdings  
4700 150 Street  
Urbandale, IA 50323  
(515)-205-2754

**SURVEYOR:**

ISG  
508 East Locust Street  
Des Moines, IA 50309  
(515)-243-9143

**AREA TABLE:**

Lot 1 = 31,064 sq. ft. - 0.71 acres  
Outlet A = 78,249 sq. ft. - 1.80 acres  
Outlet B = 68,210 sq. ft. - 1.57 acres  
Outlet C = 122,621 sq. ft. - 2.81 acres  
Outlet D = 239,996 sq. ft. - 5.51 acres  
Total = 540,140 sq. ft. - 12.40 acres

**BEARING NOTE:**

The orientation of this bearing system is based on the plat of The Shops at Kettlestone North Plat 4.

**BENCHMARK:**

Bury Bolt on Fire Hydrant, East side of Grand Prairie Parkway, 790' North of SE Esker Ridge Drive.  
Elevation - 1032.32

**FLOOD ZONE:**

The surveyed premises shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 19049C0355E, published by the Federal Emergency Management Agency, effective date December 4, 2007.

**EXISTING PROPERTY:**

ZONED: K-OF/PD-1 Overlay (Per Zoning Ordinance #2896)

**Building Setbacks**

Front - 0 feet, 20 feet for accessory structures  
Side - 0 feet, 5 feet for accessory structures  
Rear - 0 feet, 5 feet for accessory structures

**Principle Building Separation - 25 feet**

Accessory Building - 25 feet between structures

**Minimum Height Restrictions**

15,000 square feet - 1 story  
25,000 square feet - 2 stories

**Maximum Height Restrictions**

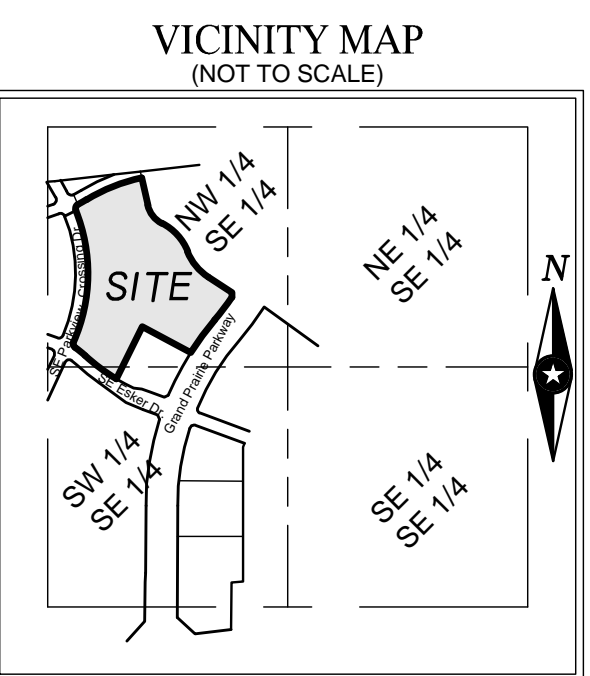
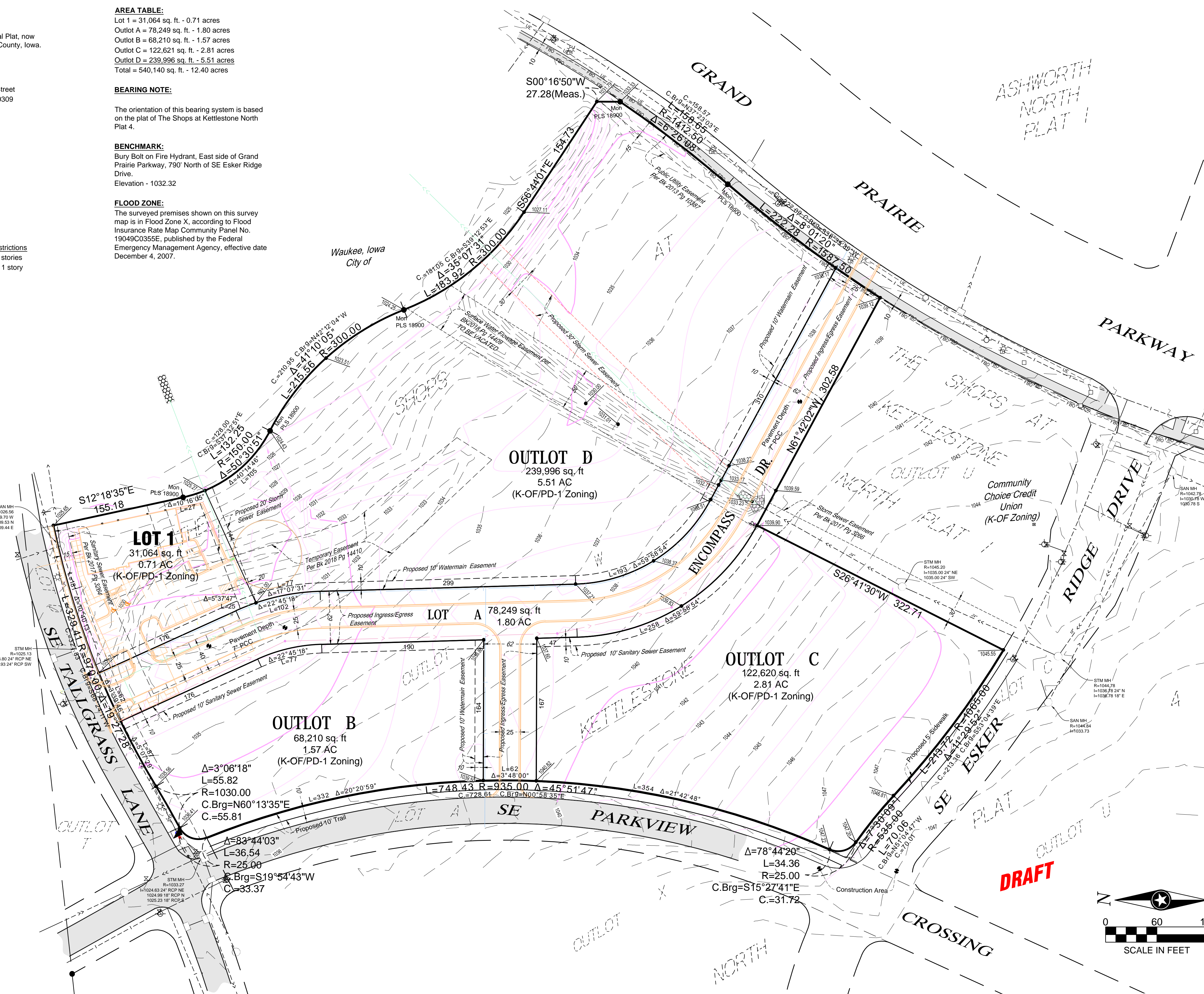
Principle Building - 8 stories  
Accessory Building - 1 story

**NOTES:**

- All proposed streets will be private, utilities will be public.
- At the time of the field survey, construction activity was present in the SE Parkview Crossing Dr. right of way. Said construction area is noted on this survey.
- Per discussion with the City of Waukee planning staff, the developer proposes the private road to be named Encompass Drive.
- A proposed ingress/egress easement and public utilities easement shown is over all of Lot A.
- This sheet depicts the planned location of site improvements upon subject property. The location of planned site improvements are based on preliminary site plans prepared by ISG, dated September 25, 2018. Proposed improvements are shown in color.
- Elevations below are per design of the Regional Detention System by others.  
100 year Elevation - 1015.50 (Initial Build)  
100 year Elevation - 1013.69 (Full Build)  
500 year Elevation - 1017.50 (Initial Build)  
500 year Elevation - 1017.17 (Full Build)
- The maintenance of the streets will be the responsibility of the developer and/or any private association that this formed as part of this development. Utilities will be public.
- Existing spot elevations are shown. Proposed elevations for Lot 1 are shown on construction drawings. Proposed elevations for remaining Outlots will be shown in subsequent submittals.

**LEGEND**

- Concrete Surface
- Rip Rap
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Underground Electric Line
- Underground Fiber Optic Line
- Iron Monument Found
- Transformer
- Gas Valve
- Light Pole
- Hand Hole
- Water Valve
- Hydrant
- Manhole/Catch Basin
- Post
- Existing Spot Elevation



SE 1/4 SEC. 4, TWP. 78, RGE. 26  
Dallas County, Iowa

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

(signature) (date)  
Tom Hoodger  
License Number 20510  
My license renewal date is 12-31-2018  
Pages or sheets covered by this seal: 1

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT  
**VERTICAL GROUP SOLUTIONS WAUKEE KETTLEVIEW DEVELOPMENT**  
WAUKEE IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 18-21452  
CAD FILE NAME 21452 PPLAT  
DRAWN BY JW  
DESIGNED BY  
REVIEWED BY  
ORIGINAL ISSUE DATE  
CLIENT PROJECT NO.

TITLE  
**PRELIMINARY PLAT**

