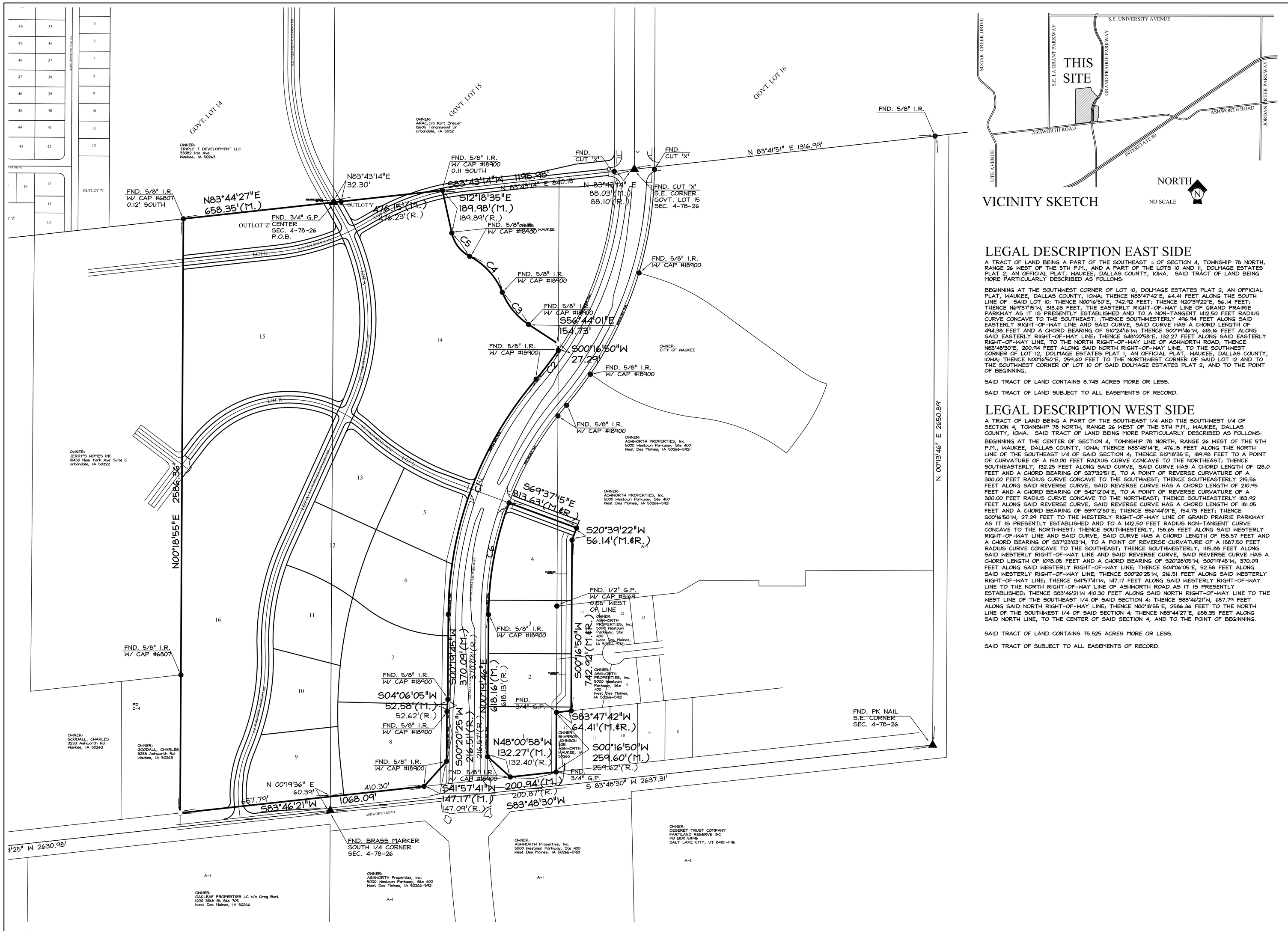

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	40°16'27"	1587.50	1115.88	582.11	1093.05	S20°28'05"W
C1(R.)	40°16'42"	1587.50	1115.99	582.17	1093.16	
C2	6°26'08"	1412.50	158.65	79.41	158.57	N37°23'03"E
C2(R.)	6°26'19"	1412.50	158.73	79.45	158.65	
C3	35°07'31"	300.00	183.92	94.95	181.05	S39°12'50"E
C3(R.)	35°07'24"	300.00	183.91	94.95	181.04	
C4	41°10'05"	300.00	215.56	112.67	210.95	N42°12'04"W
C4(R.)	41°10'07"	300.00	215.56	112.67	210.95	
C5	50°30'51"	150.00	132.25	70.77	128.00	S37°32'51"E
C5(R.)	50°31'06"	150.00	132.26	70.77	128.01	
C6	20°09'27"	1412.50	496.94	251.07	494.38	S10°24'16"W

VICINITY SKETCH

PRELIMINARY PLAT
THE SHOPS AT KETTLESTONE NORTH
Waukee, Iowa

OWNER / DEVELOPER

ARAC, LLC
12605 TANGLEWOOD DRIVE
URBANDALE, IA 50323
PH. 515-988-5878

ZONING

EXISTING: A-1 & PD/C-4 PROPOSED: K-RC (LOTS 1-13 & 16)
ADJACENT: A-1 & PD/C-4 K-OF (LOTS 14 & 15)

SETBACKS

FRONT - NO MIN. FOR PRINCIPLE USES.
20' MIN. FOR ACCESSORY STRUCTURE.
REAR - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
SIDE - NO MIN. FOR PRINCIPLE USES.
5' MIN. FOR ACCESSORY STRUCTURE.
#PRINCIPLE BUDILING SEPARATION IS 25'#

NOTE

1. MEDIACOM AND CENTURYLINK SERVICES SHALL BE PROVIDED TO THIS PLAT.
2. LOTS A,B,C,D, AND E TO BE DEDICATED TO THE CITY OF WAUKEE.
3. STREET TREES HAVE BEEN PLACE ALONG S.E. PARKVIEW CROSSING DRIVE, S.E. ESKER DRIVE, AND GRAND PRAIRIE PARKWAY FOR CONCEPTUAL PURPOSES. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON CONSTRUCTED DRIVEWAY LOCATIONS. STREET TREES SHALL BE INSTALLED AT THE TIME EACH LOT DEVELOPS.
4. PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH THE CITY OF WAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
5. PAVEMENTS WILL BE 8-INCH W/ CD BASKETS OVER 12-INCH THICK COMPACTED NATURAL SUBGRADE.
6. LOTS 14, 15, OUTLOT 'Z', & OUTLOT 'Y' WILL BE ZONED K-OF.
7. LOTS 1, 2, 3, 4, 5, 6, 7, 8 ,9 , 10, 11, 12, & 13 WILL BE ZONED K-RC.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WAUKEE STANDARD SPECIFICATIONS AND 2016 SUDAS.
9. DETENTION FACILITY TO BE OWNED AND MAINTAINED BY OWNER OF LOT 16.

LEGAL DESCRIPTION EAST SIDE

A TRACT OF LAND BEING A PART OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AND A PART OF THE LOTS 10 AND 11, DOLMAGE ESTATES PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, DOLMAGE ESTATES PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°47'42"E, 64.41 FEET ALONG THE SOUTH LINE OF SAID LOT 10; THENCE N00°16'50"E, 742.92 FEET; THENCE N20°39'22"E, 56.14 FEET; THENCE N69°37'15"W, 313.63 FEET, THE EASTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A NON-TANGENT 1412.50 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY 496.94 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 494.38 FEET AND A CHORD BEARING OF S10°24'16"W; THENCE S00°19'46"W, 618.16 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE S48°00'58"E, 132.27 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE N83°48'30"E, 200.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT 12, DOLMAGE ESTATES PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°16'50"E, 259.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 12 AND TO THE SOUTHWEST CORNER OF LOT 10 OF SAID DOLMAGE ESTATES PLAT 2, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 8.743 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTION WEST SIDE

A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°43'14"E, 476.15 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S12°18'35"E, 189.98 FEET TO A POINT OF CURVATURE OF A 150.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, 132.25 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 128.0 FEET AND A CHORD BEARING OF S37°32'51"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY 215.56 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 210.95 FEET AND A CHORD BEARING OF S42°12'04"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY 183.92 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 181.05 FEET AND A CHORD BEARING OF S39°12'50"E; THENCE S56°44'01"E, 154.73 FEET; THENCE S00°16'50"W, 27.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A 1412.50 FEET RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, 158.65 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 158.57 FEET AND A CHORD BEARING OF S37°23'03"W, TO A POINT OF REVERSE CURVATURE OF A 1587.50 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, 1115.88 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 1093.05 FEET AND A CHORD BEARING OF S20°28'05"W; THENCE S04°06'05"E, 52.58 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S00°20'25"W, 216.51 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S41°57'41"W, 147.17 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE S83°46'21"W 410.30 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE S83°46'21"W, 657.79 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N00°18'55"E, 2586.36 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N83°44'27"E, 658.35 FEET ALONG SAID NORTH LINE, TO THE CENTER OF SAID SECTION 4, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 75.525 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST 18" STORM SEWER & SIZE
- SAN 8" SANITARY SEWER & SIZE
- W 8" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- LIGHT POLE

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.

LICENSED PROFESSIONAL ENGINEER — BRADLEY R. COOPER 12980 — IOWA

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-5

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL 800/292-8989 TOLL-FREE CALL- BEFORE- YOU- DIG

DATE: 2-19-2016
REVISIONS: 3-24-2016
4-05-2016

SCALE: 1"=200'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

JOB NUMBER CC 1747

PRELIMINARY PLAT
THE SHOPS AT KETTLESTONE NORTH

SHEET 1 OF 5

PRELIMINARY PLAT

THE SHOPS AT KETTLESTONE NORTH

Waukee, Iowa

OWNER:
GOODALL, CHARLES
3233 Ashworth Rd
Waukee, IA 50263

EXISTING HOUSE TO BE REMOVED AND ANY EXISTING SEPTIC SYSTEM AND WELL SHALL BE COMPLETELY REMOVED PER DALLAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS.

ASHWORTH ROAD

GRAND PRAIRIE PARKWAY

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- ST — STORM SEWER & SIZE
- SAN — SANITARY SEWER & SIZE
- W — WATER MAIN & SIZE
- MANHOLE
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4-05-2016

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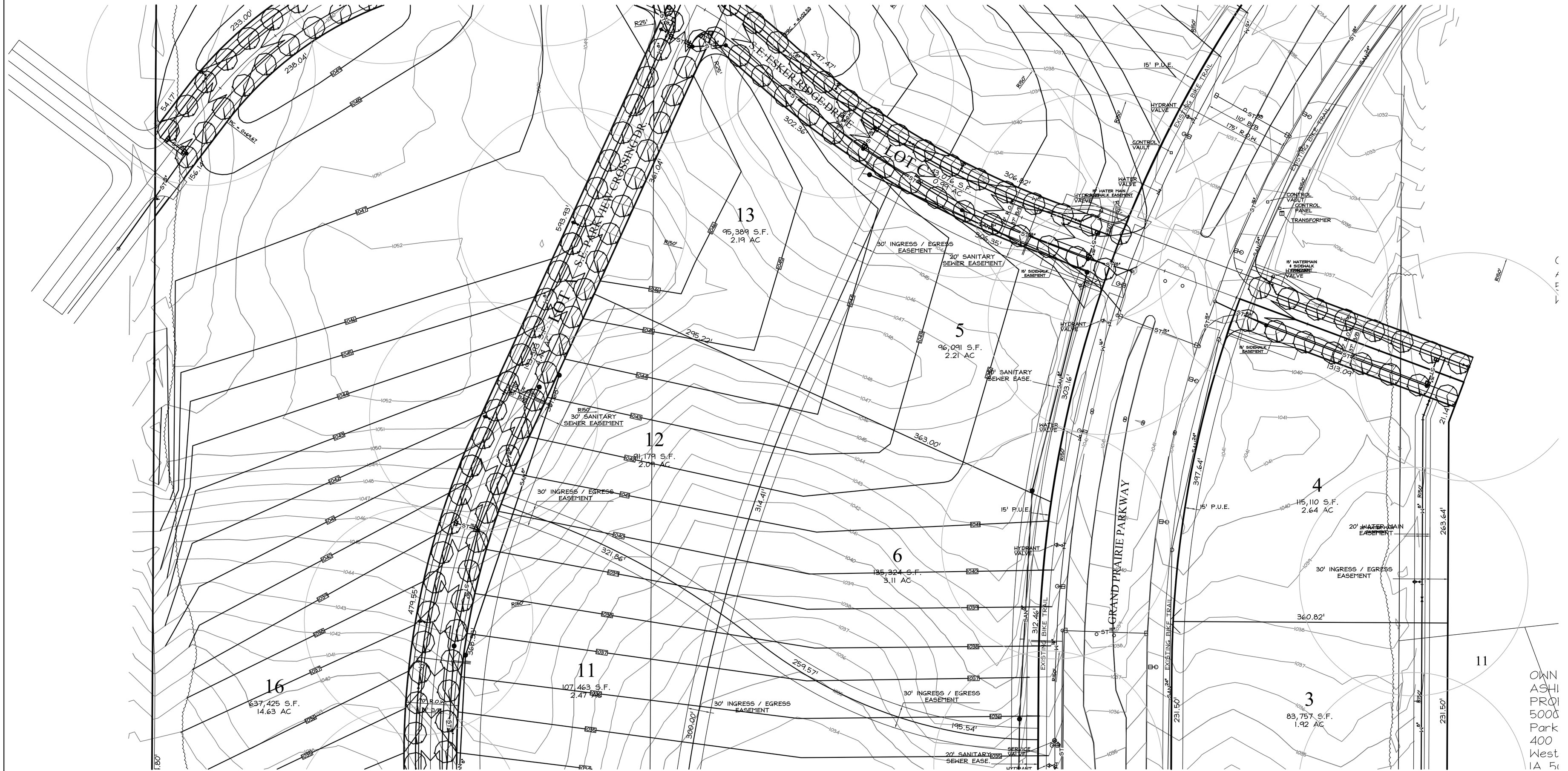
PRELIMINARY PLAT
THE SHOPS AT KETTLESTONE NORTH

SHEET 2 OF 5

PRELIMINARY PLAT

THE SHOPS AT KETTLESTONE NORTH

Waukee, Iowa



LEGEND

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PRELIMINARY PLAT
THE SHOPS AT KETTLESTONE NORTH

SHEET 3 OF 5

PRELIMINARY PLAT

THE SHOPS AT KETTLESTONE NORTH

Waukee, Iowa

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
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SHEET 4 OF 5

PRELIMINARY PLAT

THE SHOPS AT KETTLESTONE NORTH

Waukee, Iowa

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- W 8" WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 940 EXISTING CONTOURS
- 940 PROPOSED CONTOURS
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SHEET 5 OF 5