PRELIMINARY PLAT

ASHWORTH PROPERTIES NORTH

WAUKEE, IOWA

ASHWORTH PROPERTIES, INC.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266

PROPERTY OWNER / APPLICANT:
ASHWORTH PROPERTIES, INC.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH. 515-223-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

ENGINEER/PROJECT MANAGER:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
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EMAIL: OLIVER@CECLAC.COM

LEGAL DESCRIPTION
A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SE 1/4; THENCE S00°28'37"W, 1884.96 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO A POINT; THENCE N84°27'28"W, 547.68 FEET TO A POINT; THENCE S00°24'44"W, 349.78 FEET TO THE NORTHEAST CORNER OF LOT 4, DOLMAGE ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE N84°31'21"W, 200.13 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S00°29'09"W, 131.60 FEET ALONG THE WEST LINE OF SAID LOT 4 TO A POINT ON THE NORTH LINE OF DOLMAGE ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE S84°04'10"W, 831.00 FEET ALONG THE NORTH LINE OF DOLMAGE ESTATES PLAT 1, AN OFFICIAL PLAT, TO THE SOUTHEAST CORNER OF PARCEL "BB" RECORDED IN BOOK 2016, PAGE 4042; THENCE N00°31'22"E, 743.00 FEET ALONG THE EAST LINE OF SAID PARCEL "BB" TO A POINT; THENCE N20°53'54"E, 56.14 FEET ALONG THE EAST LINE OF SAID PARCEL "BB" TO THE NORTHEAST CORNER OF SAID PARCEL "BB"; THENCE N64°22'43"W, 313.66 FEET ALONG THE NORTH LINE OF SAID PARCEL "BB" AND THE SOUTH LINE OF PARCEL "AA" RECORDED IN BOOK 2016, PAGE 4042 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1412.50 FEET AND A CHORD BEARING OF N30°52'31"E, AN ARC LENGTH OF 441.77 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1587.00 FEET AND A CHORD BEARING OF N20°34'18"E, AN ARC LENGTH OF 1114.03 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE N00°27'34", 10.02 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE N83°55'54"E, 1228.47 FEET ALONG SAID NORTH LINE TO THE POINT BEGINNING AND CONTAINING 74.1058 ACRES MORE OR LESS.

ZONING

LOT 1:	K-OF KETTLESTONE OFFICE
OUTLOT 'A', 'B' AND 'W':	K-OF KETTLESTONE OFFICE
OUTLOT 'Z':	K-RG KETTLESTONE RETAIL COMMUNITY DISTRICT
OUTLOT 'Y':	K-OF KETTLESTONE OFFICE K-RG KETTLESTONE RETAIL K-MF STACKED MEDIUM DENSITY

BULK REGULATIONS

K-OF KETTLESTONE OFFICE

- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN.
- FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	25'
- ACCESSORY BLD SEPARATION	25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- MAX HEIGHT	PRINCIPAL BUILDING UNDER 15,000 SF - 1 STORY PRINCIPAL BUILDING OVER 15,000 SF - 2 STORIES
- FLOOR AREA RATIO	0.35

K-RG KETTLESTONE RETAIL COMMUNITY DISTRICT

-LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN.
- FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	25'
- ACCESSORY BLD SEPARATION	25' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- MAX HEIGHT	PRINCIPAL BUILDING UNDER - 4 STORIES ACCESSORY BUILDING - 1 STORY
- FLOOR AREA RATIO	0.35

K-MF STACKED MEDIUM DENSITY

- LOT AREA:	NO MIN.
- LOT WIDTH:	NO MIN.
- FRONT YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES. 20' MIN. FOR ACCESSORY STRUCTURES.
- SIDE YARD:	NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'. 5' FOR ACCESSORY STRUCTURES.
- REAR YARD:	NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'. 5' FOR ACCESSORY STRUCTURES.
- PRINCIPLE BLD SEPARATION	10'
- ACCESSORY BLD SEPARATION	30' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
- MIN HEIGHT	PRINCIPLE BUILDING - 2 STORIES
- MAX HEIGHT	PRINCIPAL BUILDING - 3 STORY ACCESSORY BUILDING - 1 STORIES
- MAX DENSITY	14 DWELLINGS PER UNIT ACRE.
- MIN FLOOR AREA	600 SF PER UNIT.

UTILITIES
WATER SUPPLY: WAUKEE PUBLIC WORKS
SANITARY SEWER: WAUKEE PUBLIC WORKS

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19049C0355E MAP REVISED DECEMBER 4, 2007.

NOTES
1. OUTLOT 'B' IS TO BE DEEDED TO THE CITY OF WAUKEE.
2. OUTLOT 'A' IS TO BE DEEDED TO ASHWORTH PROPERTIES, INC.
3. STREET TREES AND STREET LIGHTS ARE REQUIRED ALONG SE ESKER RIDGE DRIVE AND SE GLACIER TRAIL PER THE KETTLESTONE DESIGN GUIDELINES. THE PLANTING REQUIREMENTS ARE TO BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
4. A BIKE LANE IS REQUIRED ON SE GLACIER TRAIL AS PER THE KETTLESTONE DESIGN GUIDELINES.
5. A 25' LANDSCAPE BUFFER IS REQUIRED ALONG THE SOUTH PROPERTY LINE OF OUTLOT 'Z' AND THE EAST PROPERTY LINE OF OUTLOT 'Y'. REQUIRED PLANTINGS INCLUDE: 1.5 OVERSTORY, 2.5 EVERGREET, 2.5 ORNAMENTAL, AND 15 SHRUBS, WHERE POSSIBLE A 4' BERM. THE PLANTINGS ARE REQUIRED AT THE TIME THAT THE OUTLOTS DEVELOP.

THIS SITE
Ashworth Rd
Westown Pkwy
Grand Prairie Pkwy
Maple Grove Elementary School
South Middle School
Goodell Properties
Cedarwood Dr
Red Sunset Dr
Walnut St
Davis Dr
Gaspar St
Ray St
Ridge St
Sugar Creek
Abrams Dr
Westown Ln
Wright St
Waukee Rd
Warrington Dr
Ashworth Rd
Hickman Rd
Pleasant Valley Dr
Stagecoach Dr
Ridgewood Dr
Ridge View Dr
Ridge Ln
Ridge Dr
Ridge Cir
Ridge Ct
Ridge Pl
Ridge Way
Ridge View Ln
Ridge Crest Dr
Ridge Crest Ln
Ridge Crest Way
Ridge Crest Cir
Ridge Crest Ct
Ridge Crest Pl

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	15°12'53"	1412.50'	375.09'	188.65'	373.99'	N30°44'04"E
C2	2°25'26"	1412.50'	59.76'	29.88'	59.75'	N39°38'13"E
C3	6°09'44"	1587.50'	170.73'	85.45'	170.65'	N37°46'09"E
C4	2°09'37"	1587.50'	59.85'	29.93'	59.85'	N33°36'24"E
C5	15°33'23"	1587.50'	431.03'	216.85'	429.70'	N24°44'54"E
C6	0°39'31"	1587.50'	15.94'	7.97'	15.94'	S16°40'57"W
C7	15°56'02"	1587.50'	441.48'	222.17'	440.06'	N08°25'40"E
C8	19°29'32"	915.94'	311.61'	157.32'	310.11'	S63°17'02"E
C9	17°58'13"	384.06'	120.46'	60.73'	119.97'	S62°31'21"E
C10	1°11'38"	765.00'	15.94'	7.97'	15.94'	N17°52'12"E
C11	18°44'31"	765.00'	250.24'	126.25'	249.12'	S27°50'16"W
C12	89°56'37"	25.00'	39.25'	24.98'	35.34'	S44°29'09"E
C13	90°03'23"	25.00'	39.29'	25.02'	35.37'	S45°30'51"W
C14	89°56'37"	25.00'	39.25'	24.98'	35.34'	N44°29'09"W
C15	90°03'22"	25.00'	39.29'	25.02'	35.37'	N45°30'51"E
C16	20°09'44"	1035.00'	362.71'	183.23'	360.86'	N79°25'05"W
C17	20°09'44"	965.00'	338.18'	170.84'	336.45'	N79°25'05"W
C18	17°59'30"	965.00'	301.62'	152.05'	300.39'	N80°30'13"W
C19	2°10'15"	965.00'	36.56'	18.28'	36.56'	N70°27'51"W
C20	31°09'03"	750.00'	406.67'	208.47'	401.71'	N68°19'30"W
C21	9°03'42"	900.00'	142.34'	71.32'	142.19'	N79°19'40"W
C22	9°03'42"	900.00'	142.34'	71.32'	142.19'	N79°19'40"W
C23	19°29'01"	900.00'	306.05'	154.52'	304.57'	N65°03'18"W
C24	28°32'43"	900.00'	448.39'	228.95'	443.77'	N69°35'10"W
C25	19°29'32"	900.00'	306.18'	154.59'	304.71'	S63°17'02"E
C26	17°59'43"	900.00'	125.63'	63.34'	125.12'	S62°32'08"E
C27	92°35'21"	25.00'	40.40'	26.16'	36.15'	S23°05'03"E

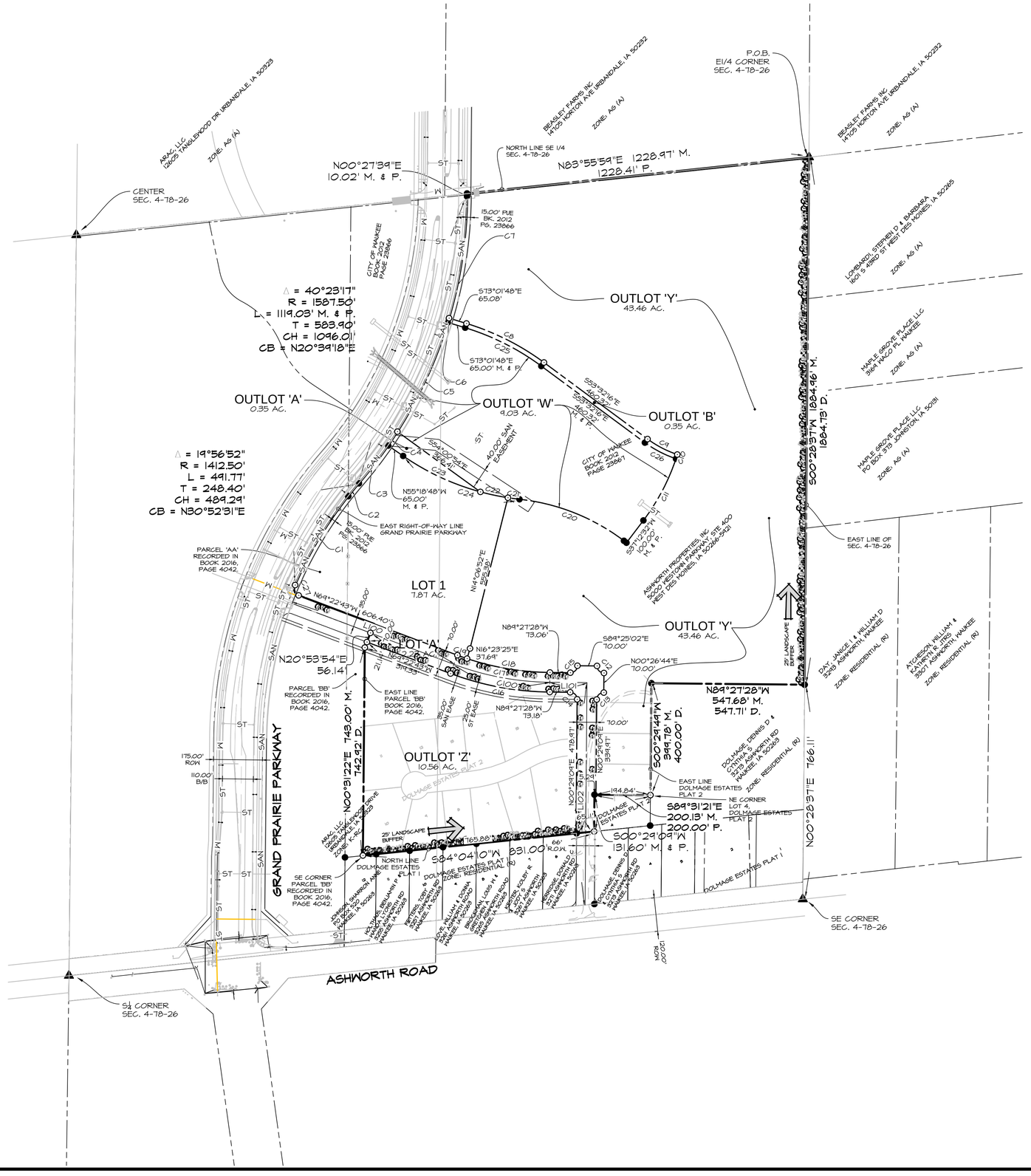
CENTERLINE DATA

LINE TABLE

LINE #	DIRECTION	LENGTH
L100	S69°22'43"E	632.81'
L101	S84°27'28"E	132.83'
L102	N00°29'09"E	744.71'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	20°09'44"	1000.00'	350.44'	177.09'	348.65'	S79°25'05"E



SCALE: 1"=200'
0' 200' 400'
NORTH
22"x34" SHEET
1"=400' 11"x17" SHEET

CEC
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DATE:	MAY 25, 2016	REVISIONS	COMMENTS
		1	JUNE 8, 2016
		2	JULY 5, 2016
		3	
		4	
DATE OF SURVEY:		5	JPO
DESIGNED BY:		6	MEH
DRAWN BY:			

ASHWORTH PROPERTIES NORTH

WAUKEE, IOWA

DIMENSION AND LANDSCAPING

SHEET 2 OF 4

E-6224

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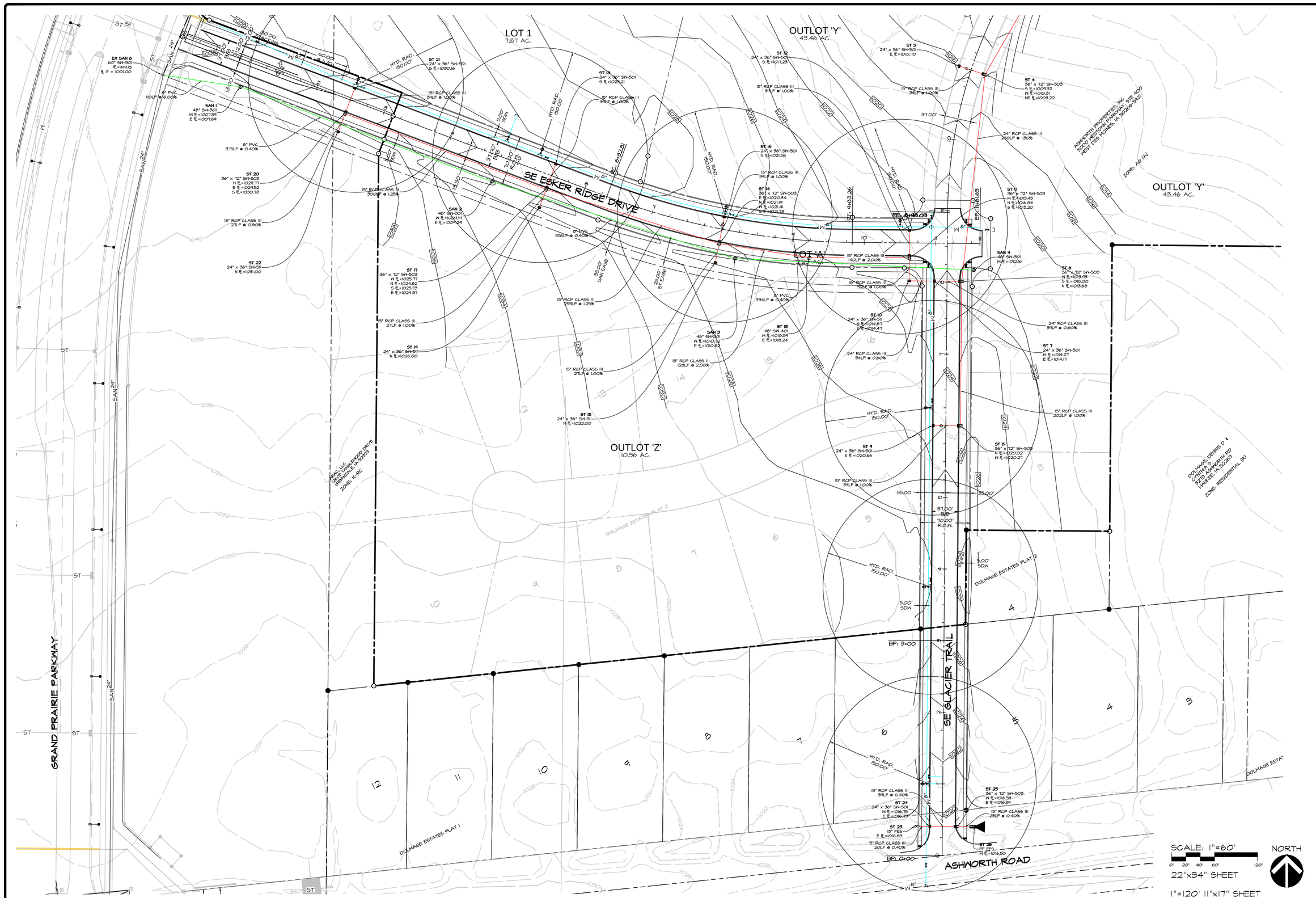

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DRAWN BY:	MEH

REVISIONS		COMMENTS
1	JUNE 8, 2016	
2	JULY 5, 2016	
3		
4		
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ASHWORTH PROPERTIES NORTH
WAUKEE, IOWA

SOUTH GRADING AND UTILITIES

SHEET 3 OF 4

E-6224

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REVISIONS		COMMENTS
1	JUNE 6, 2016	
2	JULY 5, 2016	
3		
4		
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6		

DATE: MAY 25, 2016
DATE OF SURVEY:
DESIGNED BY: JPO
DRAWN BY: MEH

ASHWORTH PROPERTIES NORTH
WAUKEE, IOWA

NORTH GRADING AND UTILITIES

SHEET 4 OF 4

E-6224

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