

FINAL PLAT ASHWORTH NORTH NORTH PLAT I WAUKEE, IOWA

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

FINAL PLAT
APPROVED BY Waukee City Council
DATE 8/15/16
SIGNED William D. Olmsted



VICINITY SKETCH



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.
NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
- SIDE 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.
- 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 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-RC 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.
NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
5' FOR ACCESSORY STRUCTURES.
- SIDE 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.
- 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 PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS.
- MAX HEIGHT: PRINCIPAL BUILDING - 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.
NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 30'.
5' FOR ACCESSORY STRUCTURES.
- SIDE 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.
- 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: 30' BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS.
- ACCESSORY BLD SEPARATION: 30' BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS.
- MIN HEIGHT: PRINCIPAL BUILDING - 2 STORIES
PRINCIPAL BUILDING - 3 STORY
ACCESSORY BUILDING - 1 STORIES
- MAX HEIGHT: 14 DWELLINGS PER UNIT ACRE.
- MAX DENSITY: 600 SF PER UNIT.
- MIN FLOOR AREA:

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@KNAFFPROPERTIES.COM

SURVEYOR:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PH: 515-216-4884
CONTACT: JERRY OLIVER, P.E./LS
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 PM, CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT INCLUDES ALL OF PARCEL 17-94 RECORDED IN BOOK 2016, PAGE 12930, AND A PORTION OF PARCEL 'A-A' RECORDED IN BOOK 2016, PAGE 4042, PLUS ADDITIONAL PROPERTY, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE S83°55'54"W 1228.91 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE S00°27'34"W, 10.02 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1581.50 FEET AND A CHORD BEARING OF S08°29'40"W, AN ARC LENGTH OF 441.48 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT; THENCE S73°01'48"E, 65.08 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 415.94 FEET AND A CHORD BEARING OF S68°17'02"E, AN ARC LENGTH OF 311.61 FEET TO A POINT OF TANGENCY; THENCE S53°32'16"E, 460.32 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 384.06 FEET AND A CHORD BEARING OF S62°31'21"E, AN ARC LENGTH OF 120.46 FEET TO A POINT; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 765.00 FEET AND A CHORD BEARING OF S27°14'27"W, AN ARC LENGTH OF 266.18 FEET TO A POINT OF TANGENCY; THENCE S31°12'32"W, 100.00 FEET TO A POINT; THENCE N52°41'28"W, 11.46 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 750.00 FEET AND A CHORD BEARING OF N68°19'50"W, AN ARC LENGTH OF 406.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET, AND A CHORD BEARING OF N14°14'40"W, AN ARC LENGTH OF 142.34 FEET TO A POINT; THENCE N54°00'54"W, 366.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1581.50 FEET AND A CHORD BEARING OF S56°41'16"W, AN ARC LENGTH OF 230.54 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1412.50 FEET, AND A CHORD BEARING OF S32°01'47"W, AN ARC LENGTH OF 434.84 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY TO A POINT; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S23°05'03"E, AN ARC LENGTH OF 40.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SE ESKER RIDGE DRIVE; THENCE S64°22'43"E, 281.41 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SE ESKER RIDGE DRIVE TO A POINT; THENCE S20°53'54"W, 91.4 FEET TO A POINT; THENCE S00°31'22"W, 143.00 FEET TO A POINT ON THE NORTH LINE OF DOLMAGE ESTATES PLAT 1 AN OFFICIAL PLAT; THENCE N84°04'10"E, 831.00 FEET ALONG THE NORTH LINE OF DOLMAGE ESTATES PLAT 1 TO A POINT; THENCE N00°21'01"E, 131.60 FEET ALONG THE WEST LINE OF LOT 4, DOLMAGE ESTATES PLAT 2 AN OFFICIAL PLAT; THENCE S84°31'21"E, 200.15 FEET ALONG THE NORTH LINE OF LOT 4, DOLMAGE ESTATES PLAT 2 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE N00°21'44"E, 349.10 FEET TO A POINT; THENCE S84°27'28"E, 547.68 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 4; THENCE N00°21'29"E, 184.96 FEET ALONG THE EAST LINE OF SAID SECTION 4 THE POINT OF BEGINNING AND CONTAINING 64.4686 ACRES MORE OR LESS.

ZONING

- LOT 1: K-OF KETTLESTONE OFFICE
- OUTLOT 2': K-OF KETTLESTONE OFFICE
- K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT
- K-MF STACKED MEDIUM DENSITY

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
3. LOT 'A' TO BE DEEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES
4. STREET TREES AND STREET LIGHTS ARE REQUIRED ALONG SE ESKER RIDGE DRIVE PER THE KETTLESTONE DESIGN GUIDELINES.

RECORDING INDEX	
SE 1/4 SECTION 4, TOWNSHIP 78N, RANGE 26W	
PARCEL 'A-A'	SE 1/4 SECTION 4, TOWNSHIP 78N, RANGE 26W
PARCEL 17-94	SE 1/4 SECTION 4, TOWNSHIP 78N, RANGE 26W
SUBDIVISION	DOLMAGE ESTATES PLAT 2 LOTS 1 THROUGH 3, LOTS 5 THROUGH 16, LOT 'A' AND LOT 'B'

FLOOD ZONE
ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #19044C0355E MAP REVISED DECEMBER 4, 2007.

CERTIFICATION

PROFESSIONAL LAND SURVEYOR

JERRY P. OLIVER

7844

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Jerry P. Oliver 8/17/16

JERRY P. OLIVER, IOWA RES. NO. 7844, DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:
sheets 1 & 2

LEGEND

- FOUND CORNERS
- SET PROPERTY CORNER (3/8" I.R. WYELLOW CAP #7448 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (234) ADDRESS



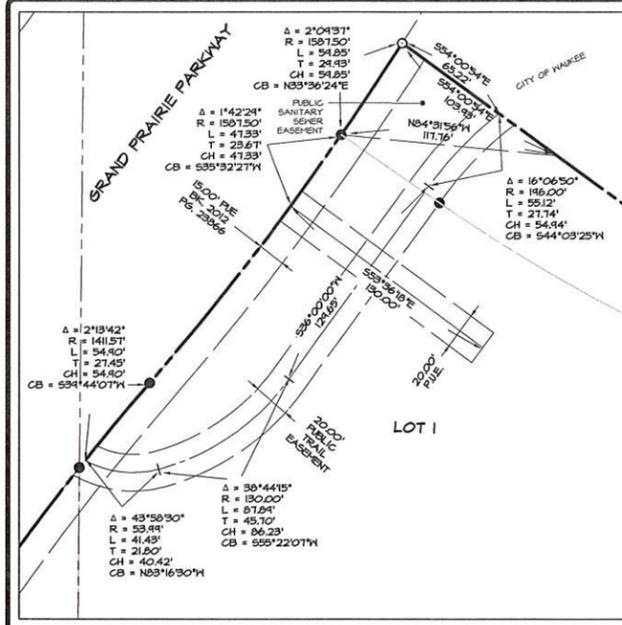
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884, Fax: 515.276.7084, mail@ceclac.com



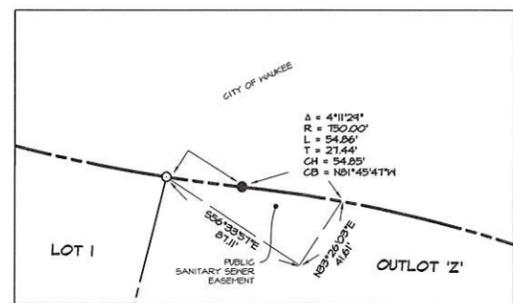
DATE	REVISIONS	COMMENTS
AUGUST 17, 2016	1	
	2	
	3	
	4	
	5	JPO
	6	MEH

ASHWORTH NORTH PLAT I
WAUKEE, IOWA
FINAL PLAT COVER SHEET

SHEET
01
OF 02
E-6224



DETAIL 'A'
SCALE: 1"=100' ON 11"x17" SHEET

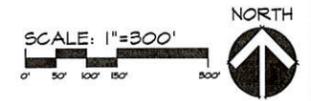
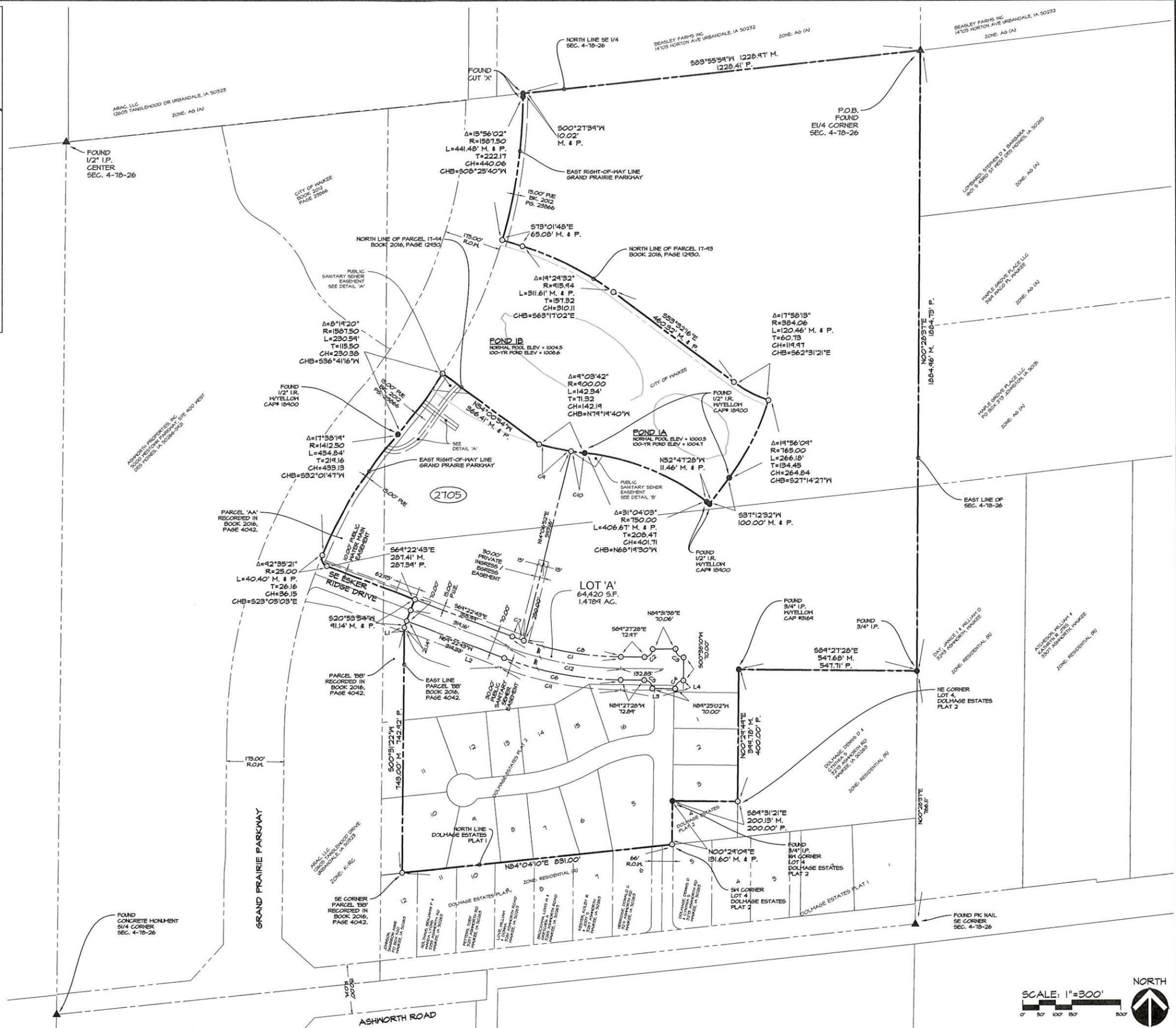


DETAIL 'B'
SCALE: 1"=100' ON 11"x17" SHEET

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C1	20°04'44"	465.00'	338.18'	170.84'	336.45'	N71°25'05"W
C2	88°42'32"	25.00'	38.71'	24.44'	34.95'	N46°11'16"E
C3	41°33'13"	25.00'	34.95'	25.64'	35.83'	S43°40'51"E
C4	90°03'23"	25.00'	34.24'	25.02'	35.37'	S45°30'51"W
C5	84°56'31"	25.00'	34.25'	24.98'	35.34'	N44°29'04"W
C6	20°04'44"	1035.00'	362.71'	183.23'	360.86'	N71°25'05"W
C7	2°15'35"	465.00'	38.06'	14.03'	38.06'	N70°30'31"W
C8	17°49'04"	465.00'	300.12'	151.28'	248.91'	N80°32'53"W
C9	6°24'27"	900.00'	100.65'	50.38'	100.60'	N78°00'02"W
C10	2°39'15"	900.00'	41.64'	20.85'	41.64'	N82°31'53"W
C11	20°04'44"	1065.00'	373.22'	188.55'	371.32'	N71°25'05"W
C12	20°04'44"	1000.00'	350.44'	171.04'	348.65'	S71°25'05"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	N64°22'43"W	316.14'
L3	N84°27'28"W	192.84'
L4	S00°32'32"W	30.00'
L1	S00°31'22"W	9.44'

- LEGEND**
- FOUND CORNERS
 - SET PROPERTY CORNER (3/8" I.R. WYTELLOX CAP #1448 UNLESS OTHERWISE NOTED)
 - PLAT BOUNDARY
 - - - EXISTING PROPERTY LINES
 - PROPOSED LOTS
 - - - EASEMENT LINES
 - BUILDING SETBACK LINES (B.S.L.)
 - CENTERLINE STREET
 - D. DEEDED BEARINGS & DISTANCE
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 - ADDRESS



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CEC

DATE:	AUGUST 11, 2016	REVISIONS	COMMENTS
1			
2			
3			
4			
5			
6			

DATE OF SURVEY: JPO
DESIGNED BY: MEH
DRAWN BY:

ASHWORTH NORTH PLAT 1
WAUKEE, IOWA

FINAL PLAT

SHEET
02
OF 02
E-6224