

FINAL PLAT ASHWORTH SOUTH PLAT 2 WAUKEE, IOWA

AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266

FINAL PLAT
APPROVED BY Waukee City Council
DATE 9/5/17
SIGNED Wanda D. Gilmert

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



PROPERTY OWNER / APPLICANT:
PROPERTY OWNER / APPLICANT / PROJECT MANAGER:
AP GPP, L.C.
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH: 515-223-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPROPERTIES.COM

LEGAL DESCRIPTION

ALL OF OUTLOT '2', ASHWORTH SOUTH PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 2017, PAGE 12414, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 14.2246 ACRES MORE OR LESS.

ZONING

LOT 1: K-RR KETTLESTONE RETAIL REGIONAL
OUTLOT '2': K-RR KETTLESTONE RETAIL REGIONAL

BULK REGULATIONS

K-RR KETTLESTONE RETAIL REGIONAL
LOT AREA: NO MIN.
LOT WIDTH: NO MIN.
FRONT YARD: NO MIN. FOR PRINCIPLE PERMITTED USES.
SIDE YARD: NO MIN. FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
REAR YARD: NO MIN. FOR PRINCIPLE PERMITTED USES UNLESS ADJACENT TO SINGLE FAMILY IN WHICH CASE THE MIN. SETBACK SHALL BE 50'.
PRINCIPLE BLD SEPARATION: 25'
ACCESSORY BLD SEPARATION: 0' BETWEEN BETWEEN PRINCIPLE BUILDINGS AND ACCESSORY BUILDINGS
MAX HEIGHT: PRINCIPAL BUILDING - 2 STORIES
ACCESSORY BUILDING - 1 STORY
FLOOR AREA RATIO: 0.35

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

- THE ACCESS DRIVE OFF SE KETTLESTONE BOULEVARD WILL INITIALLY ALLOW FOR A FULL ACCESS POINT TO THE PLATTED AREA. SHOULD TRAFFIC WARRANT, THE ACCESS DRIVE AND THE FULL ACCESS POINT MAY BE RESTRICTED TO A RIGHT-INWRIGHT-OUT ONLY AFTER AN ADDITIONAL FULL ACCESS POINT, WITH FULL ACCESS MEDIAN BREAK, IS CONSTRUCTED TO THE EAST NOT FARTHER THAN SIX HUNDRED (600) FEET FROM THE INTERSECTION OF GRAND PRAIRIE PARKWAY AND SE KETTLESTONE BOULEVARD AND A STREET (WHETHER PUBLIC OR PRIVATE) AFFORDING ACCESS TO THE PLATTED AREA IS CONSTRUCTED FROM THAT FULL ACCESS POINT TO THE PLATTED AREA IN A LOCATION AND CONFIGURATION WHICH HAS BEEN REVIEWED AND APPROVED BY AND IS ACCEPTABLE TO AP GPP, L.C., OR THE SUCCESSOR OWNER OF THE PLATTED AREA.
- MAINTENANCE OF ALL PRIVATE STREETS AND PRIVATE UTILITIES SHALL BE THE RESPONSIBILITY OF THE COMMERCIAL OWNER'S ASSOCIATION.



VICINITY MAP
NO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	FINAL PLAT - COVER
2	FINAL PLAT - PLAN

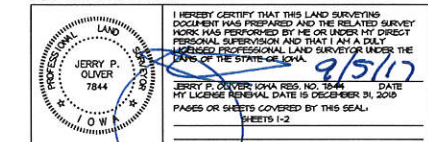
INDEX LEGEND

COUNTY: DALLAS
CITY: WAUKEE
SUBDIVISION: ASHWORTH SOUTH PLAT 1, BOOK 2017, PAGE 12414.
LOTS: OUTLOT '2'
PROPRIETOR: AP GPP, L.C.
REQUESTED BY: AP GPP, L.C.
LAND SURVEYOR: JERRY P. OLIVER, PLS #1044
CIVIL ENGINEERING CONSULTANTS, INC RETURN TO: ATTN: JERRY P. OLIVER COMPANY, 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322 PHONE: 515-276-4884

AREA TABLE

PROPERTY	GROSS AREA
NW 1/4, NE 1/4 SEC. 9-78-26	13.59 AC.
SW 1/4, NE 1/4 SEC. 9-78-26	0.63 AC.
TOTAL	14.22 AC.

CERTIFICATION



LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — PARCEL LINES
- — — — — EXISTING LOT LINES
- — — — — ORIGINAL LOT LINES
- — — — — SECTION LINES
- — — — — EASEMENT LINES
- — — — — CENTER LINE
- — — — — BUILDING SETBACK LINE
- ▲ FOUND SECTION CORNER
- △ SET SECTION CORNER
- FOUND PROPERTY CORNER (3/8" I.R. WYELLOW CAP #1044 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (3/8" I.R. WYELLOW CAP #1044 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- D. DEEDED BEARING & DISTANCE
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING

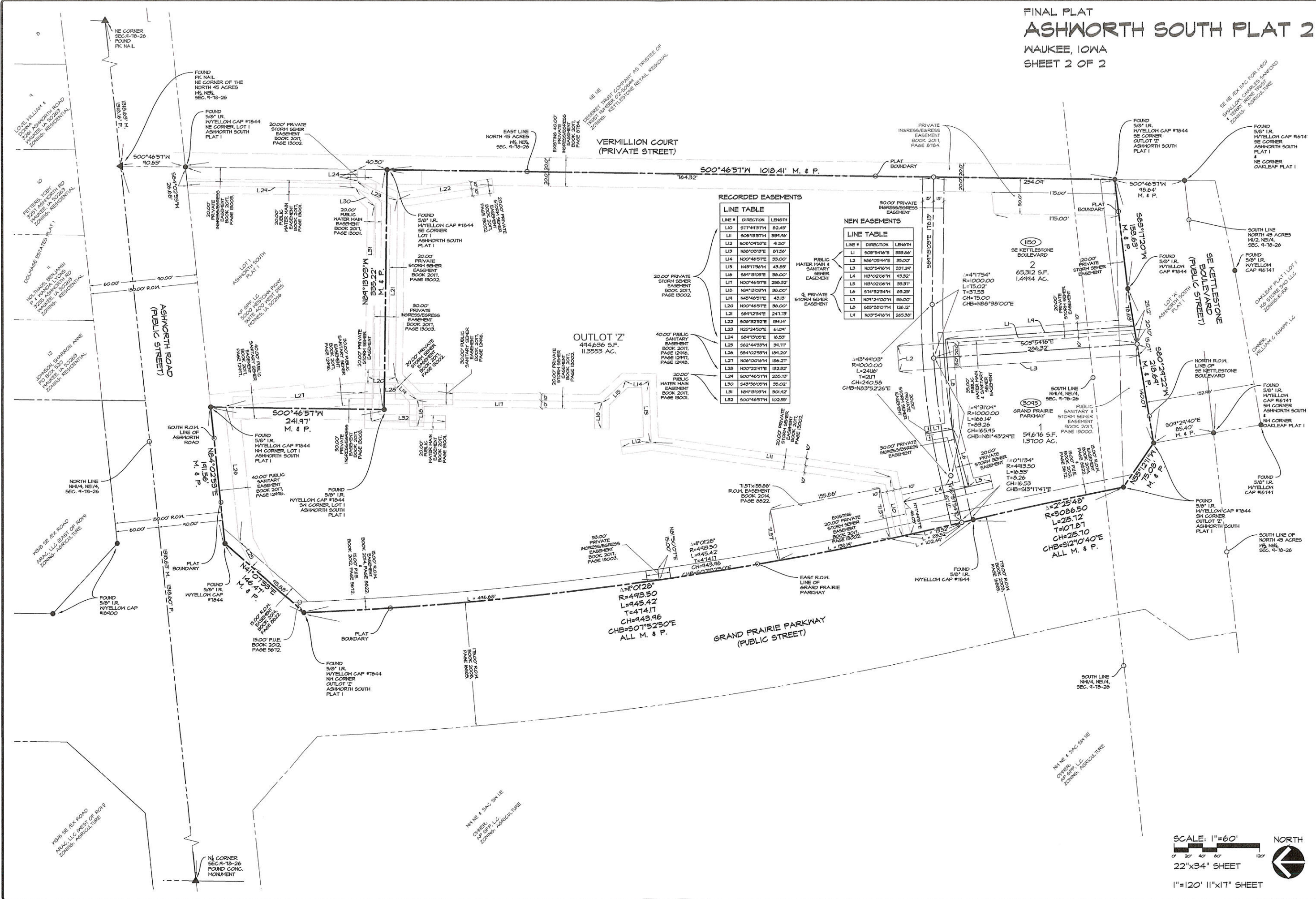
DATE:	REVISIONS	COMMENTS
AUGUST 14, 2017	1	
	2	
	3	
	4	
	5	
	6	

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

ASHWORTH SOUTH PLAT 2
WAUKEE, DALLAS COUNTY IOWA
FINAL PLAT - COVER



FINAL PLAT
ASHNORTH SOUTH PLAT 2
 WAUKEE, IOWA
 SHEET 2 OF 2



RECORDED EASEMENTS

LINE #	DIRECTION	LENGTH
L10	S77°41'31"W	82.45'
L11	S08°13'51"E	334.66'
L12	S00°04'13"E	41.90'
L13	N86°08'13"E	81.56'
L14	N00°46'51"E	35.00'
L15	N43°17'36"W	43.25'
L16	S84°13'03"E	38.00'
L17	N00°46'51"E	258.32'
L18	N84°13'03"W	38.00'
L19	N43°17'36"E	43.25'
L20	N00°46'51"E	38.00'
L21	S84°12'34"E	241.13'
L22	S08°13'23"E	134.14'
L23	N25°24'50"E	61.04'
L24	S84°13'03"E	16.53'
L25	S62°44'33"W	34.17'
L26	S84°02'33"W	184.20'
L27	N06°00'16"W	186.21'
L28	N00°22'41"E	192.52'
L29	S00°46'51"W	235.19'
L30	S43°36'05"W	35.00'
L31	N84°13'03"W	301.42'
L32	S00°46'51"W	102.35'

NEW EASEMENTS

LINE #	DIRECTION	LENGTH
L1	S08°13'51"E	334.66'
L2	N86°08'13"E	81.56'
L3	N00°46'51"E	35.00'
L4	N83°02'06"W	43.32'
L5	N83°02'06"W	33.31'
L6	S74°32'34"W	83.23'
L7	N01°24'00"W	38.00'
L8	S83°38'01"W	126.12'
L9	N03°54'16"W	265.85'

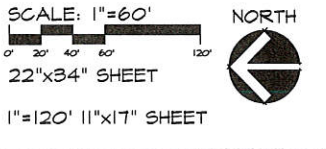
OUTLOT 'Z'
 444,636 S.F.
 11,355.3 AC.

SE KETTLESTONE BOULEVARD
 2
 65,312 S.F.
 1,494.4 AC.

GRAND PRAIRIE PARKWAY
 1
 54,616 S.F.
 1,230.0 AC.

$\Delta=2^{\circ}25'48''$
 $R=5086.50'$
 $L=215.12'$
 $T=107.87'$
 $CH=215.70'$
 $CHB=512^{\circ}10'40''E$
 ALL M. & P.

$\Delta=11^{\circ}01'28''$
 $R=4913.50'$
 $L=945.42'$
 $T=474.17'$
 $CH=943.96'$
 $CHB=507^{\circ}52'50''E$
 ALL M. & P.



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DESIGNED BY: JFO
 DRAWN BY: MEH

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 WAUKEE, DALLAS COUNTY IOWA
FINAL PLAT

SHEET
2
 OF 2
 E-T111