

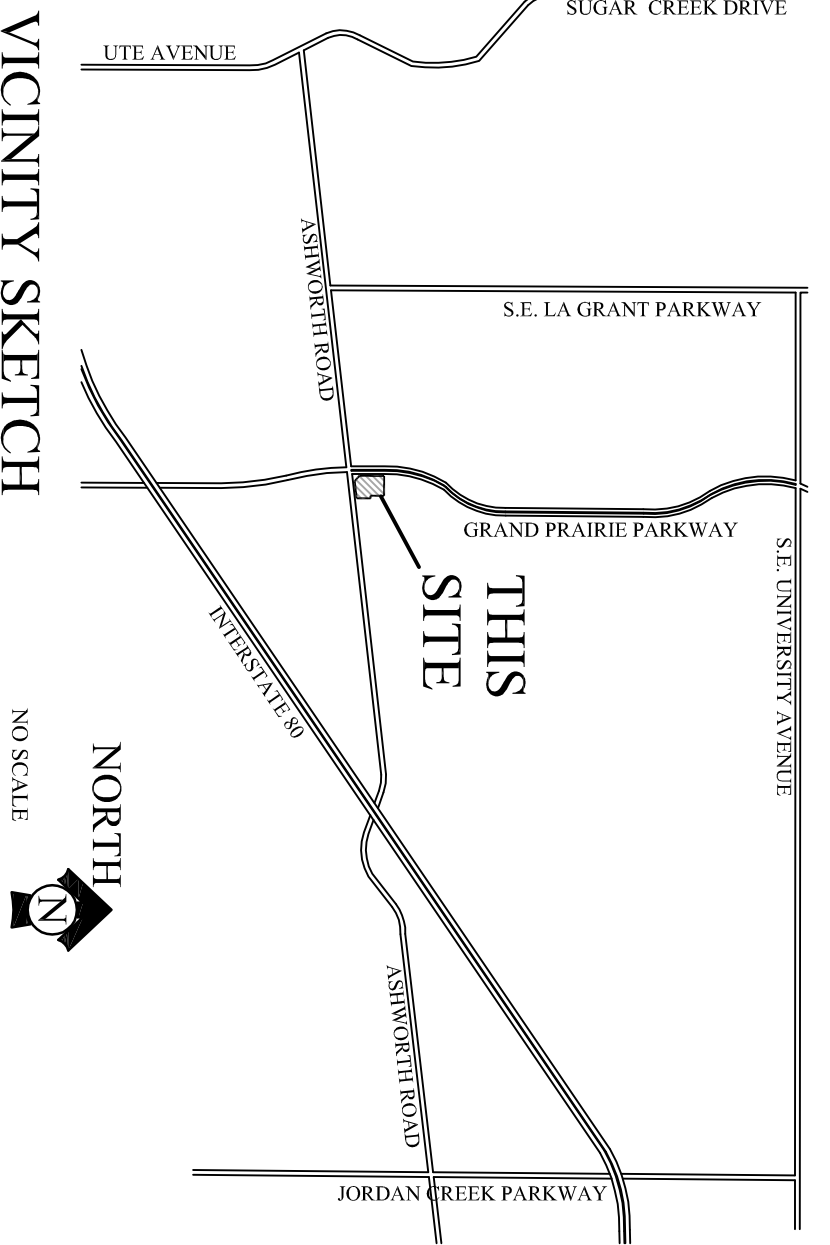


OWNER:  
ASHKORTH Properties, Inc.  
5000 Westown Parkway, Ste 400  
West Des Moines, IA 50266-5921

OWNER:  
ASHKORTH PROPERTIES, Inc.  
5000 Westown Parkway, Ste 400  
West Des Moines, IA 50266-5921

OWNER:  
DESERET PARTNERS  
3201  
SALT LAKE

OWNER:  
ASHKORTH PROPERTIES, Inc.  
5000 Westown Parkway, Ste 400  
West Des Moines, IA 50266-5921



# PRELIMINARY PLAT THE SHOPS AT KETTLESTONE NORTH PLAT 2 Waukee, Iowa

OWNER / DEVELOPER  
ARAC, LLC  
12605 TANGLEWOOD DRIVE  
MAUKEE, IA 50263  
PH: 515-988-8978

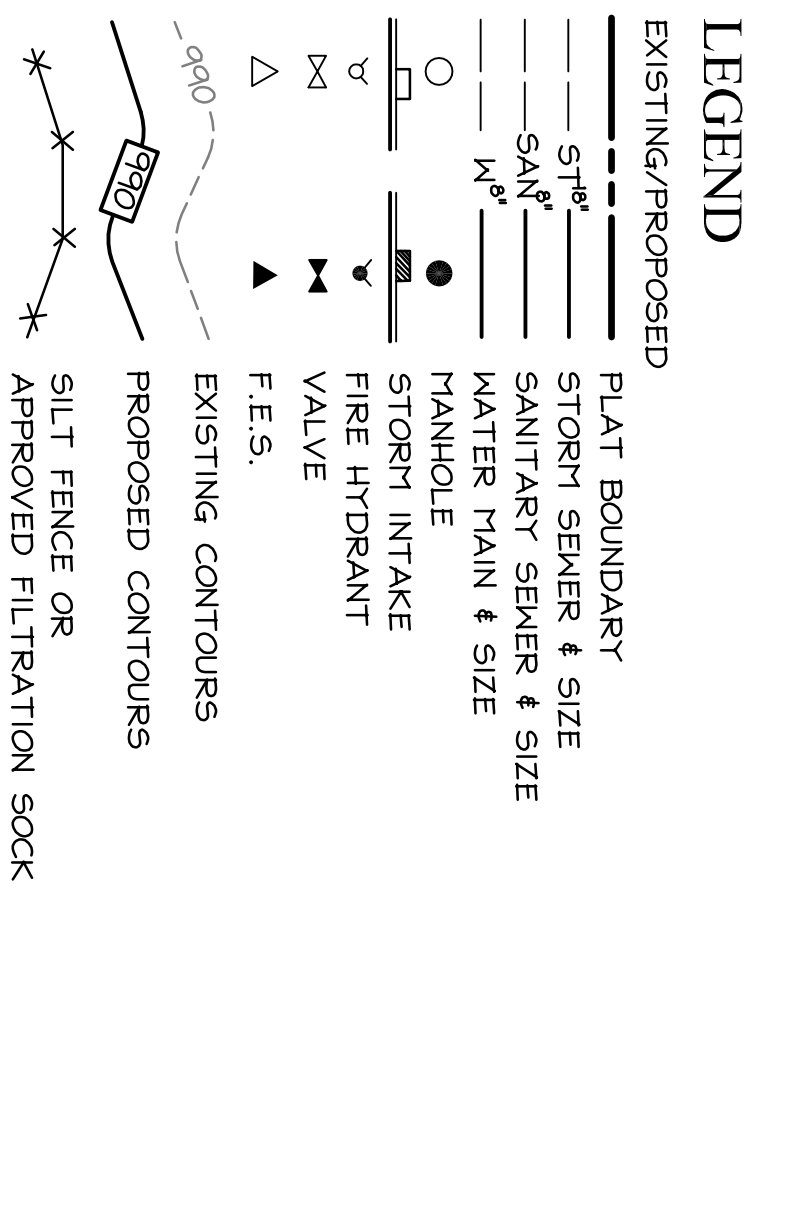
OWNER  
LOT 12 DOLMAGE ESTATES  
SHARRON ANNE JOHNSON  
3251 ASHWORTH  
MAUKEE, IA 50263

ZONING  
EXISTING: A-1  
PROPOSED: K-RC

SETBACKS  
FRONT - NO MIN. FOR PRINCIPLE USES  
NO MIN. FOR ACCESSORY STRUCTURE;  
REAR - 5' MIN. FOR PRINCIPLE USES;  
NO MIN. FOR PRINCIPLE STRUCTURE;  
SIDE - NO MIN. FOR PRINCIPLE USES;  
5' MIN. FOR ACCESSORY STRUCTURE;  
\*PRINCIPLE BUILDING SEPARATION IS 25'\*

LEGAL DESCRIPTION WEST SIDE  
OUTLOT 'Z', THE SHOPS AT KETTLESTONE NORTH PLAT 1, CITY OF  
MAUKEE, DALLAS COUNTY, IOWA AND LOT 12 DOLMAGE ESTATES PLAT 1,  
CITY OF MAUKEE, DALLAS COUNTY, IOWA.

NOTE  
1. MEDAPOCH AND CENTURTYLINK SERVICES SHALL BE PROVIDED TO THIS PLAT  
2. PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH THE CITY OF MAUKEE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.  
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MAUKEE  
4. FINISH SPECIFICATIONS AND ASHED SHALL BE BASED ON CURRENT LOW  
5. POINTS FOR EACH LOT AND DO NOT REPRESENT ACTUAL DESIGN.  
6. INSTALLATION OF WATER MAIN ALONG ASHWORTH SHOULD BE COORDINATED WITH THE PROPERTY TO THE SOUTH.



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.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980  
MY LICENSE RENEVAL DATE IS DECEMBER 31, 2017  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY

**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  
DATE: 11-7-2016  
REVISIONS: 1-1-2017

JOB NUMBER  
CC  
1921

APPROVED: (XX-2003) INITIALS: XXX AS-BUILT: (XX-2003)  
PRELIMINARY PLAT  
THE SHOPS AT KETTLESTONE NORTH PLAT 2  
SHEET 1 OF 1



IOWA  
ONE-CALL  
RESOLUTION  
CALL SERVICE - TOLL FREE