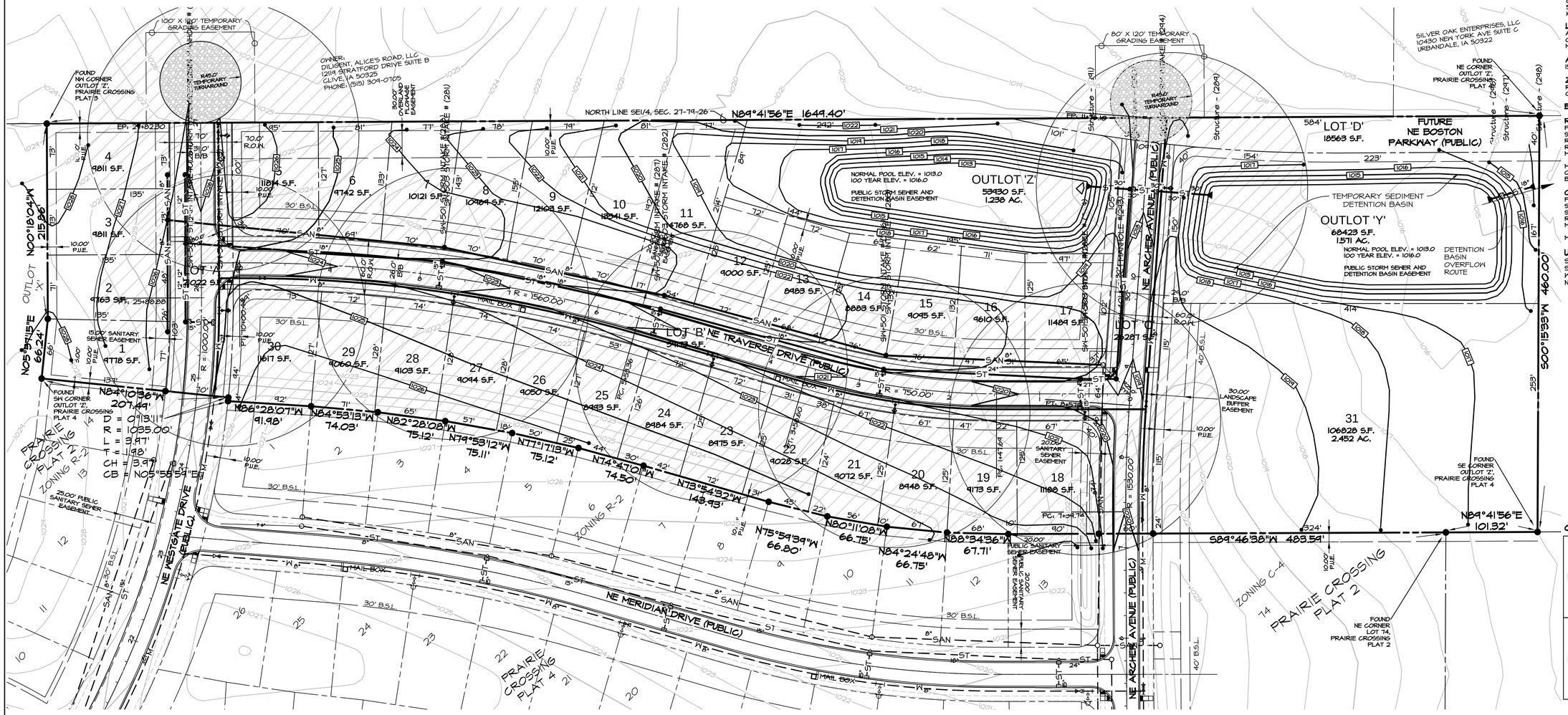
PRELIMINARY PLAT

PRAIRIE CROSSING PLAT 5

WAUKEE, IOWA



OWNER / APPLICANT
ALICES, L.C.
C/O KNAPP PROPERTIES
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50266

LEGAL DESCRIPTION
ALL OF OUTLOT 'Z', PRAIRIE CROSSING, PLAT 3, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 15.055 ACRES MORE OR LESS.

AREA
15.055 ACRES

ZONING
R-2 LOTS 1 THRU 30
C-4 LOT 31

BULK REGULATIONS

R-2 LOTS 1 THRU 30
FRONT YARD SETBACK = 30 FEET
SIDE YARD SETBACK = 7 FEET MINIMUM 15 FEET TOTAL
REAR YARD SETBACK = 30 FEET / DWELLING
REAR YARD SETBACK = 40 FEET / OTHER PRINCIPAL BUILDING
MAXIMUM HEIGHT = 40 FEET PRINCIPAL BUILDING & 14 FEET ACCESSORY BUILDING.
MAXIMUM NUMBER OF STORIES BUILDING 1 STORY. = PRINCIPAL BUILDING - 3 STORIES & ACCESSORY

C4 LOT 31
FRONT YARD SETBACK = 40 FEET
SIDE YARD SETBACK = NO MINIMUM REQUIREMENT
SIDE YARD SETBACK = 25 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD SETBACK = 30 FEET
MAXIMUM HEIGHT = 45 FEET PRINCIPAL BUILDING & 12 FEET ACCESSORY BUILDING.
MAXIMUM STORIES = 4 STORIES PRINCIPLE BUILDING & 1 STORY ACCESSORY BUILDING.

UTILITIES
SANITARY SEWER - CITY OF WAUKEE PUBLIC SANITARY SEWER
STORM SEWER - CITY OF WAUKEE PUBLIC STORM SEWER
WATER MAIN - CITY OF WAUKEE PUBLIC WATER MAIN
NATURAL GAS - CITY OF WAUKEE

CERTIFICATIONS

LICENSED LAND SURVEYOR JERRY P. OLIVER 7844 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL:
this sheet only

LICENSED PROFESSIONAL ENGINEER JERRY P. OLIVER 7844 IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS 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.

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
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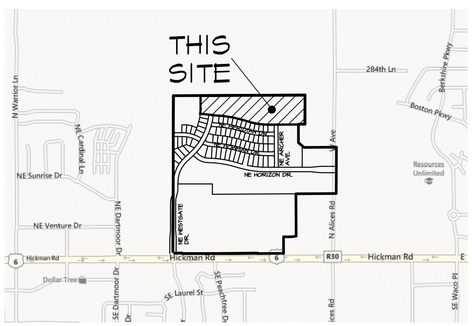

VICINITY MAP
NOT TO SCALE

NORTH

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

IOWA ONE CALL 1-800-292-8989 www.iowaonecall.com

PRELIMINARY PLAT
PRAIRIE CROSSING PLAT 5
WAUKEE, IOWA

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

Scale: 1"=60'
0' 20' 40' 60' 120'

NORTH

DATE CREATED: OCT. 14, 2013
REVISIONS: NOV. 12, 2013
NOV. 18, 2013

SHEET 1 OF 1

DWG BY M.E.H.

E-7082

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