

AUTUMN RIDGE PLAT 1

FINAL PLAT

FINAL PLAT
 APPROVED BY city council
 DATE 02/02/2015
 SIGNED William D. Shultz

PLAT DESCRIPTION:

ALL OF LOT 1, WILLIAMS POINTE PLAT 7, AN OFFICIAL PLAT, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°44'41" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1284.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0°23'33" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 541.57 FEET; THENCE SOUTHWESTERLY ALONG SAID EAST LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 391.17 FEET AND WHOSE CHORD BEARS SOUTH 16°24'04" WEST, 386.10 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.43 FEET AND WHOSE CHORD BEARS SOUTH 77°35'53" WEST, 35.47 FEET; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 19.10 FEET AND WHOSE CHORD BEARS NORTH 57°26'29" WEST, 19.10 FEET; THENCE NORTH 57°42'37" WEST ALONG SAID SOUTH LINE, 0.85 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1965.00 FEET, WHOSE ARC LENGTH IS 17.44 FEET AND WHOSE CHORD BEARS NORTH 57°27'22" WEST, 17.44 FEET; THENCE NORTH 57°12'06" WEST ALONG SAID SOUTH LINE, 805.58 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 396.08 AND WHOSE CHORD BEARS NORTH 73°24'41" WEST, 390.81 FEET; THENCE NORTH 89°37'16" WEST ALONG SAID SOUTH LINE, 26.16 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.09 FEET AND WHOSE CHORD BEARS NORTH 44°39'11" WEST, 42.40 FEET; THENCE NORTH 0°18'53" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 326.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.84 ACRES (777,281 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

LOT 2, WILLIAMS POINT PLAT 7, AN OFFICIAL PLAT, EXCEPT PARCEL 'AA' OF LOT 2, WILLIAMS POINTE PLAT 7, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014, PAGE 11668 ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'AA'; THENCE NORTH 0°18'53" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 998.15 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.16 FEET AND WHOSE CHORD BEARS NORTH 45°20'49" EAST, 42.45 FEET; THENCE SOUTH 89°37'16" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 81.94 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 600.00 FEET, WHOSE ARC LENGTH IS 339.49 FEET AND WHOSE CHORD BEARS SOUTH 73°24'41" EAST, 334.98 FEET; THENCE SOUTH 57°12'06" EAST ALONG SAID NORTH LINE, 758.35 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 18.07 FEET AND WHOSE CHORD BEARS SOUTH 57°27'22" EAST, 18.07 FEET; THENCE SOUTH 57°42'37" EAST ALONG SAID NORTH LINE, 0.85 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1965.00 FEET, WHOSE ARC LENGTH IS 18.44 FEET AND WHOSE CHORD BEARS SOUTH 57°26'29" EAST, 18.44 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS SOUTH 12°10'21" EAST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 2 AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 472.67 FEET, WHOSE ARC LENGTH IS 91.01 FEET AND WHOSE CHORD BEARS SOUTH 38°20'36" WEST, 90.87 FEET; THENCE SOUTHWESTERLY ALONG SAID EAST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1285.00 FEET, WHOSE ARC LENGTH IS 581.77 FEET AND WHOSE CHORD BEARS SOUTH 30°53'21" WEST, 576.81 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'AA'; THENCE NORTH 72°04'09" WEST ALONG THE NORTH LINE OF SAID PARCEL 'AA', 238.83 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 153.73 FEET AND WHOSE CHORD BEARS NORTH 80°52'38" WEST, 153.12 FEET; THENCE NORTH 89°41'07" WEST ALONG SAID NORTH LINE, 384.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.66 ACRES (856,375 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DR, SUITE G
 GRIMES, IOWA 50111

OWNER/APPLICANT:

CENTENNIAL DEVELOPMENT L.C.
 2785 N. ANKENY BLVD, SUITE 22
 ANKENY, IA 50023

DATE OF SURVEY:

JULY 15, 2014

ZONING:

LOTS 1, 2 & 3
 C-1 COMMUNITY AND HIGHWAY SERVICE
 COMMERCIAL DISTRICT

LOTS 4, 5, 6, 7, 8, & 9
 PLANNED DEVELOPMENT (PD)
 UNDERLYING ZONING: R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

PLANNED DEVELOPMENT: UNDERLYING ZONING 'R-3' MULTI FAMILY RESIDENTIAL DISTRICT (LOTS 4-5)

- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE CONDOMINIUM AND APARTMENT DWELLINGS.
- B. MINIMUM LOT AREA: 10,000 SQUARE FEET;
- C. MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT EFFICIENCIES AND 1 BEDROOM UNITS WHICH SHALL BE 600 SF
- D. MAXIMUM DENSITY: 21 HOUSING UNITS PER GROSS ACRE
- E. MAXIMUM NUMBER OF UNITS IN A BUILDING: 36 UNITS
- F. FRONT YARD: 30 FEET PERIMETER BOUNDARY
- G. SIDE YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN R-4 DISTRICT OR C DISTRICT IN WHICH CASE THE SIDE YARD SHALL BE 25 FEET; THE BUILDINGS SHALL HAVE A MINIMUM OF 10 FEET BETWEEN THE BUILDINGS.
- H. REAR YARD: DWELLING - 25 FEET PERIMETER BOUNDARY; THE BUILDINGS SHALL HAVE A MINIMUM OF 20 FEET BETWEEN THE BUILDINGS.
- I. LANDSCAPING & OPEN SPACE:
 - a. ALL SITES SHOULD CONFORM TO THE CITY'S ORDINANCE FOR LANDSCAPING AND OPEN SPACE WITH REGARD TO THE AMOUNT OF OPEN SPACE TO BE PROVIDED WITHIN EACH LOT IN ADDITION TO THE NUMBER AND TYPE OF PLANTINGS NEEDED WITHIN EACH SITE.
 - b. BUFFERS: WHERE THIS DISTRICT BORDERS A ROW DWELLING AND TOWNHOME DWELLING DISTRICT (R-4) OR A COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF TWENTY-FIVE (25) FEET IN WIDTH DESIGNED WITH AN EARTH BERM AND PLANTINGS.
 - i. BUFFER PLANTINGS SHOULD BE PROVIDED AS PRESCRIBED BY THE CITY'S LANDSCAPE AND OPEN SPACE ORDINANCE.
- J. PARKING:
 - a. A MINIMUM OF 2 SPACES PER DWELLING UNIT, 1 VISITOR SPACE PER 5 DWELLING UNITS.
 - b. A MINIMUM OF ONE GARAGE SPACE SHOULD BE PROVIDED FOR 1/3 OF THE TOTAL NUMBER OF UNITS.

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT (LOTS 1-3)

- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE RETAIL BUSINESS OR SERVICE ESTABLISHMENTS LISTED IN THE C-1 REQUIREMENTS AND ANY USE LISTED WITHIN THE C-1A NEIGHBORHOOD COMMERCIAL DISTRICT.
- B. MINIMUM LOT AREA: NO MINIMUM
- C. MINIMUM LOT WIDTH: NO MINIMUM
- D. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- E. SIDE YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE THE SIDE YARD IS ADJACENT TO A "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET
- F. REAR YARD: 30 FEET.
- G. MAXIMUM BUILDING HEIGHT: 40 FEET EXCEPT THAT RADIO COMMUNICATION TOWERS CONSTRUCTED IN COMPLIANCE WITH 221.1 OF THE WAUKEE MUNICIPAL CODE MAY NOT EXCEED 45 FEET IN HEIGHT.
- H. MAXIMUM STORIES: 3
- I. BUILDING AREA: NO SINGLE BUILDING WITHIN THIS DISTRICT SHALL EXCEED 50,000 SQUARE FEET. (NO CONFIGURATION OF BUILDINGS SHALL BE ALLOWED THAT ARE PLANNED OR INTENDED TO CIRCUMVENT THIS REQUIREMENT.)

NOTES

1. ALL LANDSCAPE BUFFERS SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. OUTLOT 'Z' SHALL BE DEDICATED TO THE CITY AS PARKLAND.
3. LOTS A AND B SHALL BE DEDICATED TO THE CITY AS RIGHT-OF-WAY.
4. FIVE FOOT PUBLIC SIDEWALKS WILL BE REQUIRED ADJACENT TO ALL LOTS IN THE PLAT AT THE TIME EACH INDIVIDUAL LOT IS DEVELOPED.
5. LOTS 2 AND 3 WILL BE REQUIRED TO PROVIDE A PRIVATE INGRESS/EGRESS EASEMENT ACROSS THE LOT FOR JOINT ACCESS AT THE TIME A SITE PLAN IS SUBMITTED.
6. LOTS 1-3 WILL BE REQUIRED TO PROVIDE THEIR OWN DETENTION AT THE TIME THEY ARE DEVELOPED.
7. ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
8. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

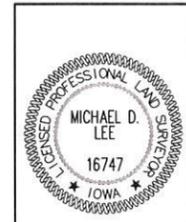
REVISIONS	DATE
FOURTH SUBMITTAL	12/11/14
THIRD SUBMITTAL	11/19/14
SECOND SUBMITTAL	10/24/14
FIRST SUBMITTAL	09/09/14

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____ TECH: _____



WAUKEE, IOWA

AUTUMN RIDGE PLAT 1
FINAL PLAT



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.

Michael D. Lee 4-13-15
 MICHAEL D. LEE, P.L.S. DATE

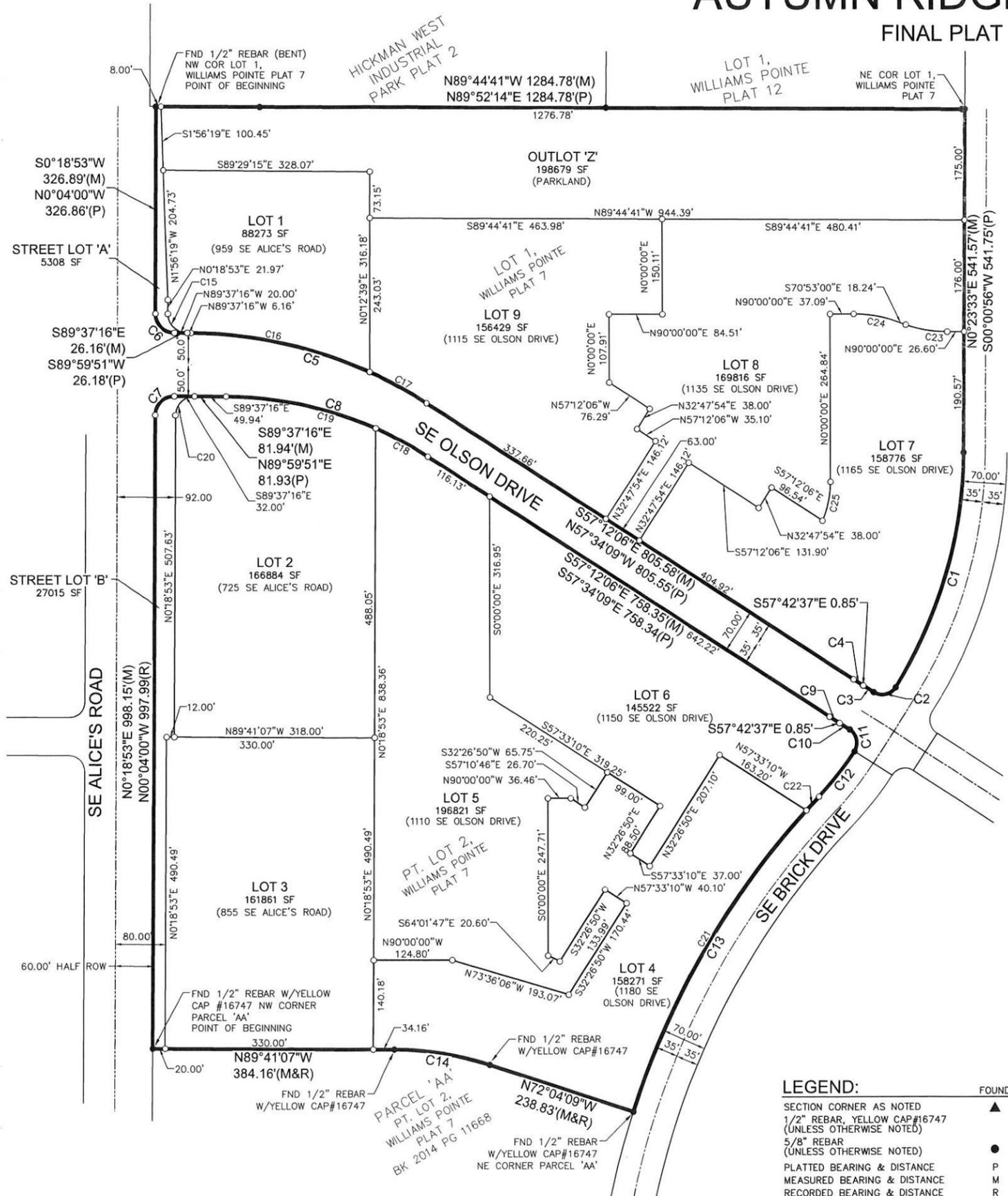
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-5

Book 2015 Page 9105
 12 of 16

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AUTUMN RIDGE PLAT 1

FINAL PLAT



LOT LAYOUT

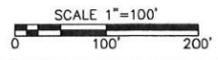
LEGEND:

SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
5/8" REBAR (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M) C1	32°01'03"	700.00'	391.17'	N16°24'04"E	386.10'	(P) C1	32°01'16"	700.00'	391.21'	S16°01'34"W	386.14'
(M) C2	90°22'35"	25.00'	39.43'	N77°35'53"E	35.47'	(P) C2	90°24'12"	25.00'	39.45'	S77°14'18"W	35.48'
(M) C3	0°32'16"	2035.00'	19.10'	S57°26'29"E	19.10'	(P) C3	0°31'16"	2035.00'	19.10'	N57°49'44"W	19.10'
(M) C4	0°30'31"	1965.00'	17.44'	S57°27'22"E	17.44'	(P) C4	0°31'43"	1965.00'	18.13'	N57°50'01"W	18.13'
(M) C5	32°25'10"	700.00'	396.08'	S73°24'41"E	390.81'	(P) C5	32°26'00"	700.00'	396.25'	N73°47'09"W	390.98'
(M) C6	89°56'09"	30.00'	47.09'	S44°39'11"E	42.40'	(P) C6	89°56'09"	30.00'	47.09'	N45°02'05"W	42.40'
(M) C7	90°03'51"	30.00'	47.16'	N45°20'49"E	42.45'	(P) C7	90°03'51"	30.00'	47.16'	S44°57'55"E	42.45'
(M) C8	32°25'10"	600.00'	339.49'	S73°24'41"E	334.98'	(P) C8	32°26'00"	600.00'	339.64'	S73°47'09"E	335.12'
(M) C9	0°30'31"	2035.00'	18.07'	S57°27'22"E	18.07'	(P) C9	0°31'43"	2035.00'	18.77'	S57°50'01"E	18.77'
(M) C10	0°32'16"	1965.00'	18.44'	S57°26'29"E	18.44'	(P) C10	0°32'16"	1965.00'	18.45'	S57°49'44"E	18.45'
(M) C11	90°00'00"	25.00'	39.27'	S12°10'21"E	35.36'	(P) C11	90°03'48"	25.00'	39.30'	S12°31'42"E	35.37'
(M) C12	11°01'54"	472.67'	91.01'	S38°20'36"W	90.87'	(P) C12	11°02'40"	472.67'	91.11'	S37°56'44"W	90.97'
(M) C13	25°56'23"	1285.00'	581.77'	S30°53'21"W	576.81'	(R) C13	25°56'23"	1285.00'	581.77'	N-A	N-A
(M) C14	17°36'58"	500.00'	153.73'	N80°52'38"W	153.12'	(R) C14	17°36'58"	500.00'	153.73'	N80°52'38"W	153.12'
(M) C15	89°56'09"	30.00'	47.09'	S44°39'11"E	42.40'						
(M) C16	23°59'01"	700.00'	293.01'	N77°37'45"W	290.88'						
(M) C17	8°26'09"	700.00'	103.06'	S61°25'10"E	102.97'						
(M) C18	9°02'26"	600.00'	94.67'	N61°43'19"W	94.58'						
(M) C19	23°22'43"	600.00'	244.82'	S77°55'54"E	243.13'						
(M) C20	90°03'51"	30.00'	47.16'	S45°20'49"W	42.45'						
(M) C21	24°36'34"	1285.00'	551.93'	N30°13'26"E	547.70'						
(M) C22	119°49'	1285.00'	29.84'	N43°11'38"E	29.84'						
(M) C23	19°07'00"	201.00'	67.06'	N80°26'30"W	66.75'						
(M) C24	19°07'00"	199.00'	66.40'	N80°26'30"W	66.09'						
(M) C25	24°17'02"	149.00'	63.15'	S12°08'31"W	62.68'						

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REVISIONS	DATE
FOURTH SUBMITTAL	12/11/14
THIRD SUBMITTAL	11/13/14
SECOND SUBMITTAL	10/24/14
FIRST SUBMITTAL	09/09/14

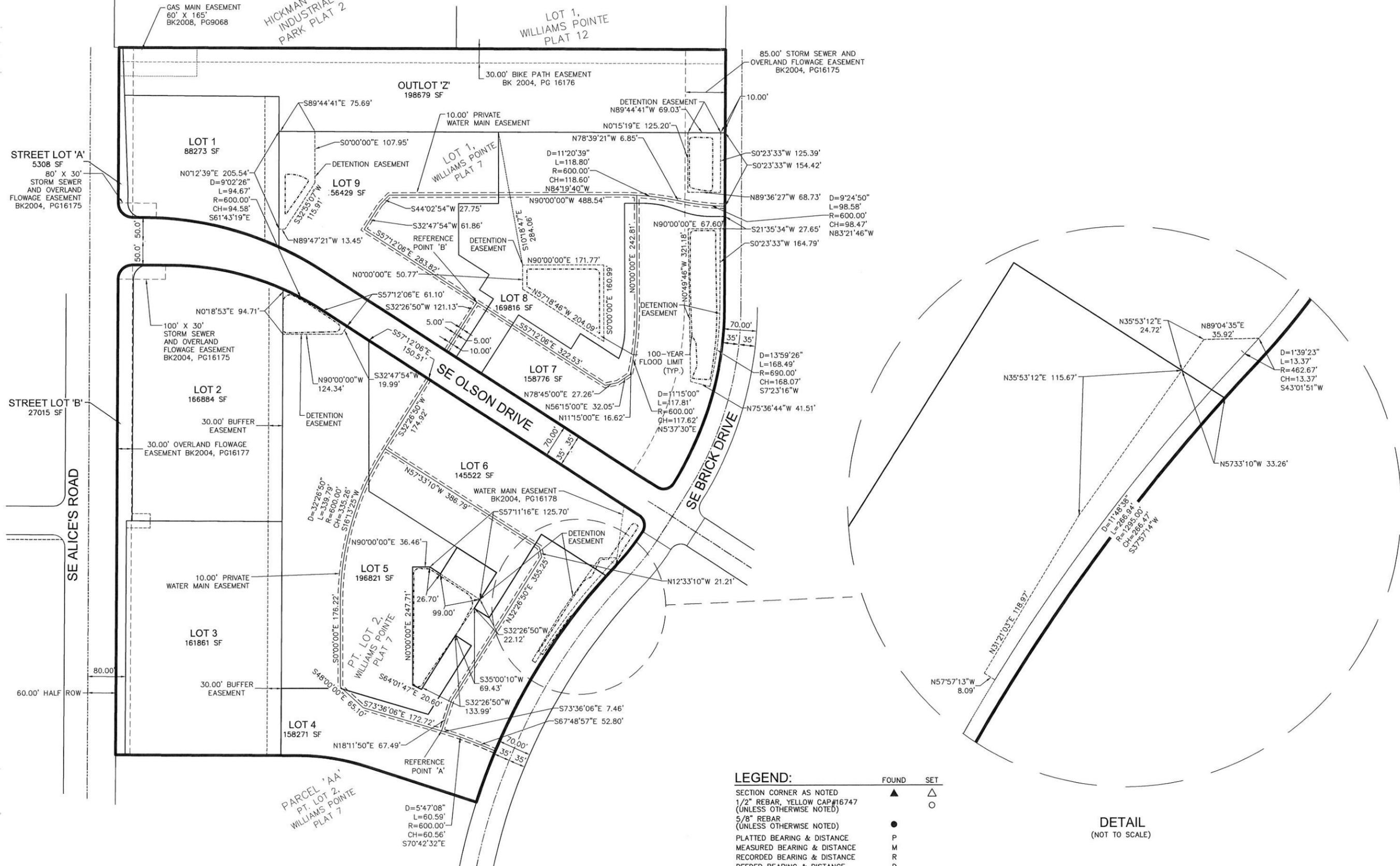
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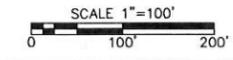
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 WAUKEE, IOWA

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FINAL PLAT



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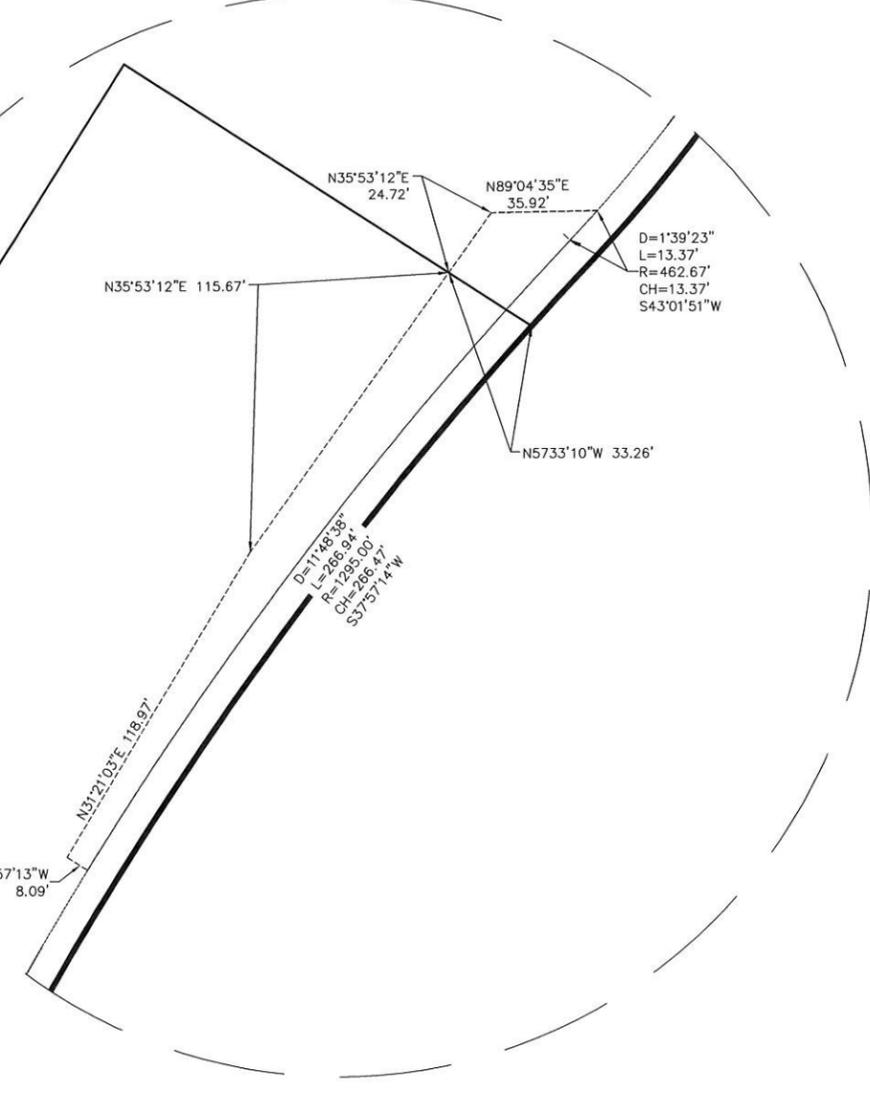


MISCELLANEOUS EASEMENTS



LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)		○
5/8" REBAR (UNLESS OTHERWISE NOTED)	●	
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



DETAIL (NOT TO SCALE)

REVISIONS	DATE
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WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

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