

PRELIMINARY - NOT FOR CONSTRUCTION

LEGACY POINTE AT WAUKEE PLAT 7 FINAL PLAT

PROPERTY DESCRIPTION:

AN OFFICIAL RE-PLAT OF LOTS 3, 4, AND 5, LEGACY POINTE AT WAUKEE PLAT 1, AN OFFICIAL PLAT, ALL INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 2.93 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

ADDRESS:
1595 SE GOLDEN HARVEST DR.
WAUKEE, IA 50263

OWNER:
URBAN FAMILY INVESTMENT LLC
4800 MILLS CIVIC PKWY.
SUITE 205
WEST DES MOINES, IA 50266

PREPARED FOR:
URBAN FAMILY INVESTMENT LLC
4800 MILLS CIVIC PKWY.
SUITE 205
WEST DES MOINES, IA 50266
ATTN: TIM URBAN
PHONE: 515-208-0591

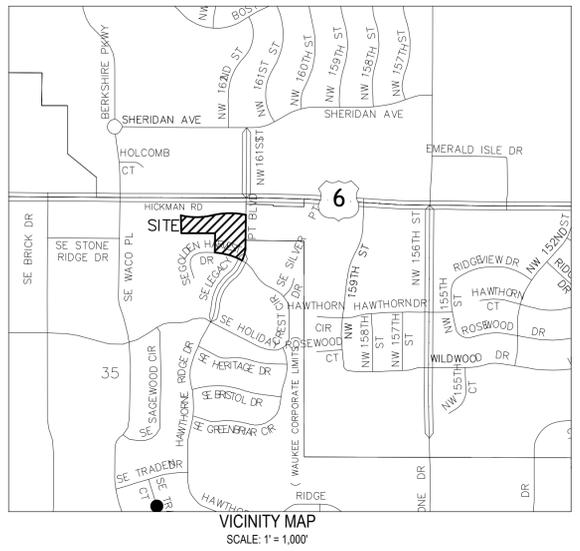
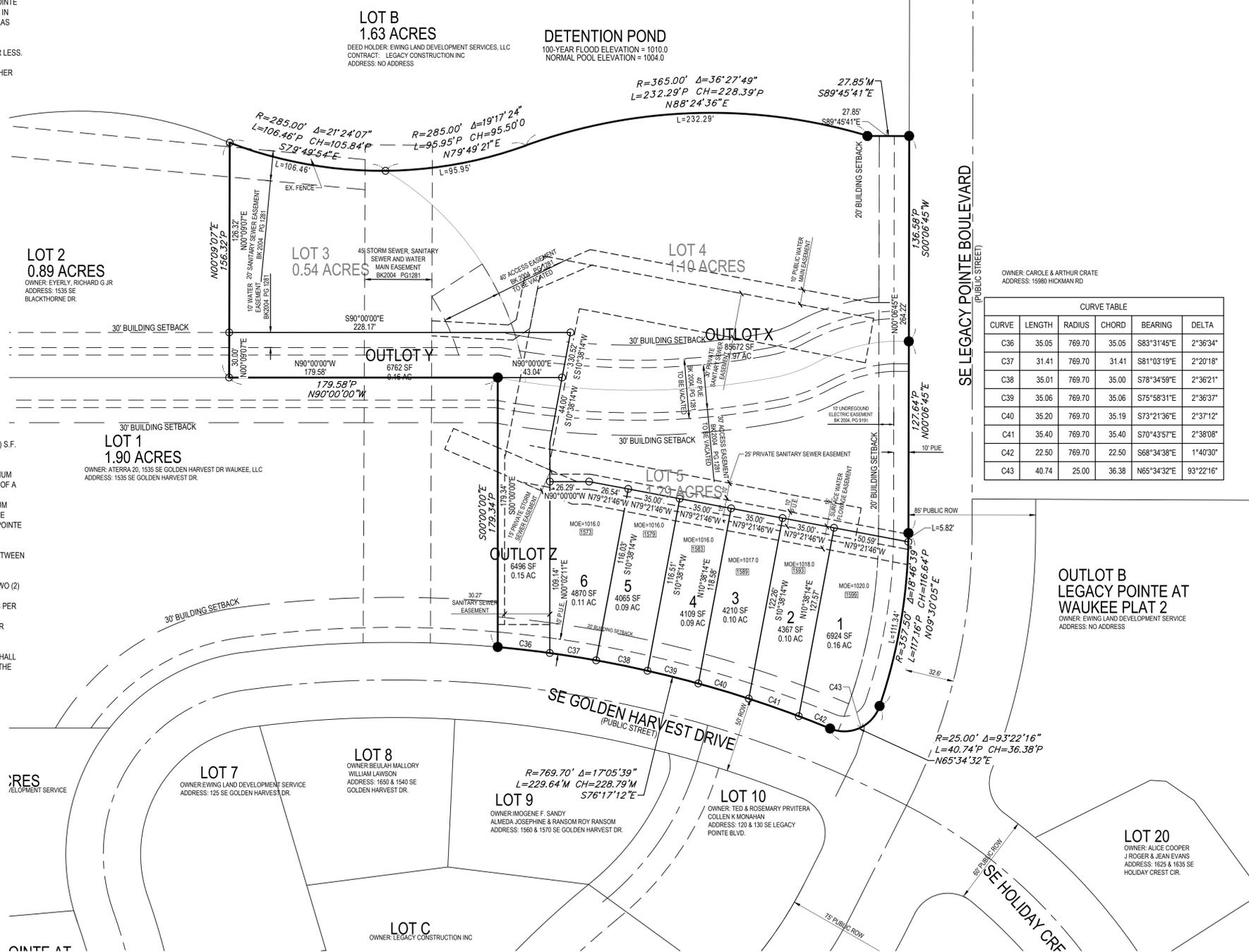
ENGINEER/SURVEYOR:
BISHOP ENGINEERING
ATTN: CHARLES BISHOP
3501 104TH ST.
URBANDALE, IA 50322
PH: (515) 276-0467

ZONING:
PLANNED DEVELOPMENT DISTRICT PD-C1-A

BULK REGULATIONS:

- DENSITY: TWELVE (12) DWELLING UNITS/ACRE
- MAXIMUM MINIMUM FLOOR AREA: ELEVEN HUNDRED (1,100) S.F. PER UNIT
- MINIMUM LOT WIDTH: TWENTY FOUR (24) FEET
- FRONT YARD SETBACK: TWENTY (20) FEET MINIMUM FROM PUBLIC STREET OR FROM EDGE OF CURB OF A PRIVATE
- REAR YARD SETBACK: TWENTY (20) FEET MINIMUM EXCEPT FOR THOSE UNITS THAT BACK UP TO THE EXISTING DETENTION POND (LOT B OF LEGACY POINTE AT WAUKEE PLAT 1). THE MINIMUM REAR YARD SETBACK SHALL BE TEN (10) FEET.
- SIDE YARD SETBACK: TEN (10) FEET MINIMUM BETWEEN PRINCIPAL BUILDINGS.
- MAXIMUM NO. OF STORIES: TWO (2) STORIES
- NUMBER OF CONNECTED UNITS: MAXIMUM OF TWO (2) UNITS
- OFF-STREET PARKING: TWO (2) PARKING STALLS PER UNIT OF WHICH ONE (1) MINIMUM WILL BE IN AN ATTACHED GARAGE. ONE ADDITIONAL STALL FOR EVERY FOUR (4) UNITS FOR VISITOR PARKING.
- MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN TWENTY (20%) PERCENT OF THE GROSS LAND AREA CALCULATED AS A WHOLE. INDIVIDUAL LOTS MAY HAVE LESS THAN 20%.

U.S. HIGHWAY NO. 6
(HICKMAN ROAD)



- PLAT NOTES:**
- PRIVATE STORM SEWERS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - NO SINGLE FAMILY DRIVEWAYS ARE TO BE LOCATED DIRECTLY TO SE LEGACY POINTE BOULEVARD.
 - ALL LOT CORNERS WILL BE SET WITH IRON PIPE WITHIN ONE YEAR OF RECORDING. ALL SET PIPE WILL BE MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#14775).
 - THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
 - ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
 - ALL SIDEWALKS SHALL BE INSTALLED WITH EACH INDIVIDUAL LOT DEVELOPMENT.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C36	35.05	769.70	35.05	S83°31'45"E	2°36'34"
C37	31.41	769.70	31.41	S81°03'19"E	2°20'18"
C38	35.01	769.70	35.00	S78°34'59"E	2°36'21"
C39	35.06	769.70	35.06	S75°58'31"E	2°36'37"
C40	35.20	769.70	35.19	S73°21'36"E	2°37'12"
C41	35.40	769.70	35.40	S70°43'57"E	2°38'08"
C42	22.50	769.70	22.50	S68°34'38"E	1°40'30"
C43	40.74	25.00	36.38	N65°34'32"E	93°22'16"

- LOT ADDRESSES**
- LOT 1: 1599 SE GOLDEN HARVEST DRIVE
 - LOT 2: 1593 SE GOLDEN HARVEST DRIVE
 - LOT 3: 1589 SE GOLDEN HARVEST DRIVE
 - LOT 4: 1583 SE GOLDEN HARVEST DRIVE
 - LOT 5: 1579 SE GOLDEN HARVEST DRIVE
 - LOT 6: 1573 SE GOLDEN HARVEST DRIVE

- LEGEND:**
- SECTION CORNER - FOUND AS NOTED
 - PROPERTY CORNER - 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 OR FOUND AS NOTED
 - SET 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - P.R.A. PREVIOUSLY RECORDED AS
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - Y.P.C. YELLOW PLASTIC CAP
 - MOE MINIMUM OPENING ELEVATION
 - MBE MINIMUM BASEMENT ELEVATION
 - MGS MINIMUM GRADE AT STRUCTURE
 - 7777 STREET ADDRESS
- ABBREVIATIONS:**
- AC ACRES
 - BK BOOK
 - EX EXISTING
 - PG PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRA PREVIOUSLY RECORDED AS
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - SF SQUARE FEET
 - SAN SANITARY
 - TYP TYPICAL
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST



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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.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: _____
 LICENSE RENEWAL DATE: DEC. 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

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LEGACY POINTE AT WAUKEE PLAT 7
 WAUKEE, IOWA
FINAL PLAT

REFERENCE NUMBER:	
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