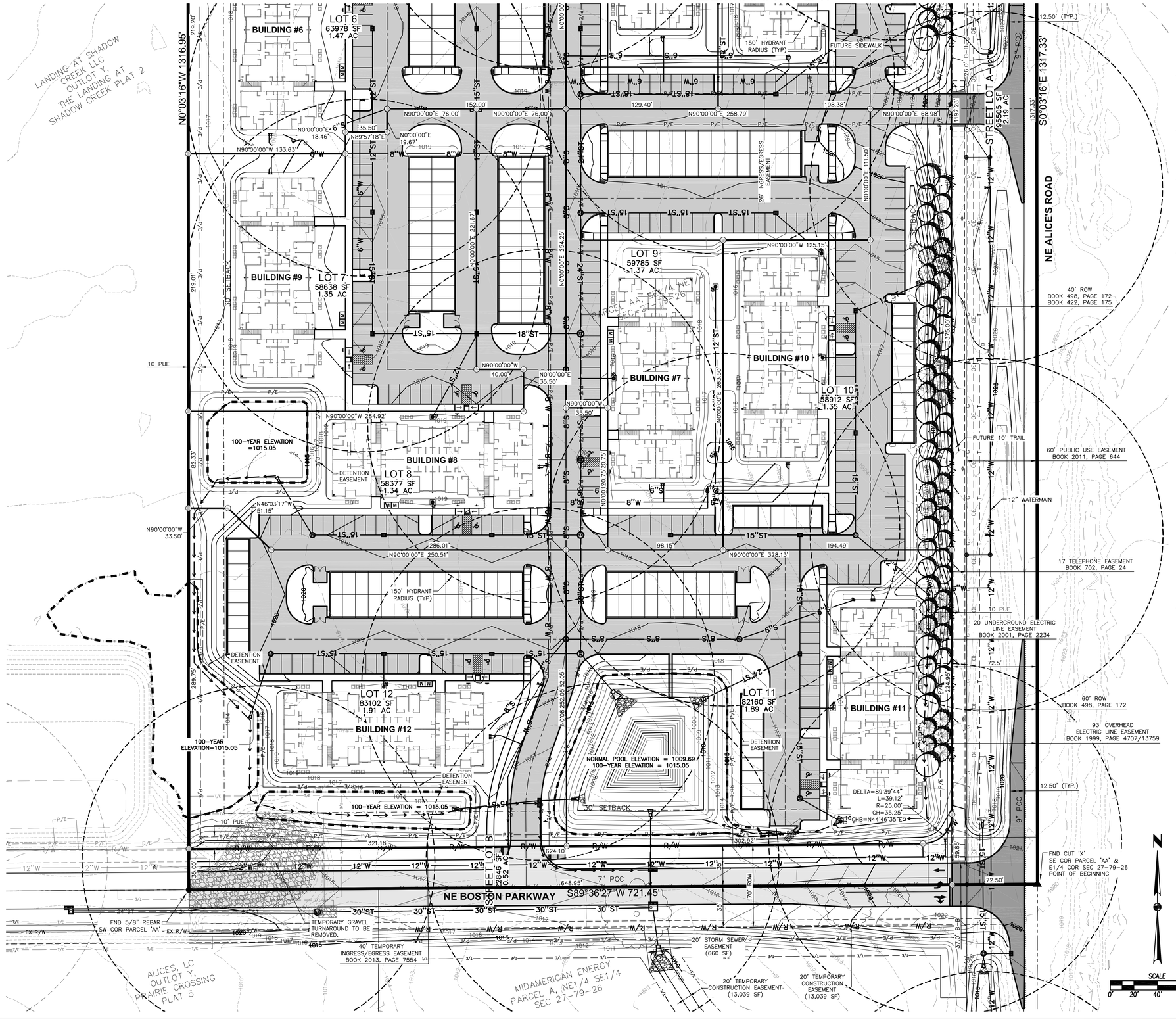
ALICE PATRICIA HOMES

PRELIMINARY PLAT



OWNER/DEVELOPER:

SILVER OAK INC
10430 NEW YORK AVE SUITE C
URBANDALE, IA 50322

ENGINEER/SURVEYOR:

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

DATE OF SURVEY:

FEBRUARY 3, 2015

ZONING:

R-3 – RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

PROJECT MANAGER:

JERRY'S HOMES
CONTACT: CHIP CLASSON
10430 NEW YORK AVE SUITE C
URBANDALE, IA 50322

NOTE:

A PRECONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.

PLAT DESCRIPTION:

PARCEL 'AA' AS SHOW ON THE OF SURVEY RECORDED IN BOOK 2013, PAGE 5655 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'AA' AND THE EAST QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 89°36'27" WEST, 721.45 FEET TO THE SOUTH WEST CORNER OF SAID PARCEL 'AA'; THENCE NORTH 00°03'16" WEST, 1,316.95 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'AA'; THENCE SOUTH 89°34'37" EAST, 721.46 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'AA'; THENCE SOUTH 00°03'16' EAST 1317.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.81 ACRES.

DEVELOPMENT SUMMARY

SITE AREA:	950,239 SF (21.81 ACRES)
OPEN SPACE:	
OPEN SPACE REQUIRED	190,048 SF (20%)
OPEN SPACE PROVIDED	467,397 SF (49.2%)
IMPERVIOUS AREA:	
BUILDINGS:	
BUILDING 1:	10,396 SF
BUILDING 2:	10,396 SF
BUILDING 3:	10,396 SF
BUILDING 4:	10,396 SF
BUILDING 5:	10,396 SF
BUILDING 6:	10,396 SF
BUILDING 7:	10,396 SF
BUILDING 8:	10,396 SF
BUILDING 9:	10,396 SF
BUILDING 10:	10,396 SF
BUILDING 11:	10,396 SF
BUILDING 12:	10,396 SF
CLUBHOUSE & POOL:	5,785 SF
GARAGES:	63,340 SF
ROADWAY/PARKING AREAS:	254,120 SF
SIDEWALK:	34,845 SF
	482,842 SF (11.08 ACRES)

BULK REGULATIONS:

R-3' RENTAL MULTI FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE APARTMENT DWELLINGS.
B. MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,500 SQUARE FEET PER HOUSING UNIT.
C. MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT EFFICIENCIES AND 1 BEDROOM UNITS WHICH SHALL BE 600 SF
D. LOT WIDTH: 75 FEET
E. 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.
F. SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
G. REAR YARD: DWELLING – 30 FEET ANY OTHER PRINCIPAL BUILDING – 40 FEET
K. 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.
L. MAXIMUM STORIES: PRINCIPAL BUILDING – 3 STORIES ACCESSORY BUILDING – 1 STORY
M. MORE THAN ONE DWELLING UNIT ON A LOT: WHERE MORE THAN ONE PRINCIPAL BUILDING IS CONSTRUCTED ON A LOT SUCH PRINCIPAL BUILDINGS SHALL BE SEPARATED BY NOT LESS THAN 40 FEET AND THE FRONT, REAR AND SIDE YEARS SHALL BE DETERMINED CONSIDERING ALL PRINCIPAL BUILDINGS AS ONE UNIT

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

PRELIMINARY NOT FOR CONSTRUCTION

ERIN K. LINSKENS, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1–2

REVISIONS	DATE
THIRD SUBMITTAL	04/21/16
SECOND SUBMITTAL	10/13/15
FIRST SUBMITTAL	08/18/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: JJN

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

ALICE PATRICIA HOMES
PRELIMINARY PLAT

1/2

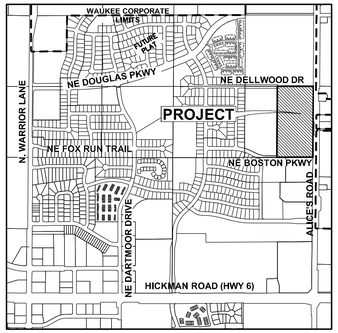
1411.577

FILE: N:\2014\1411577\DWG\1411577-PRELIMINARY-PLAT.DWG
FILE DATE: 10/29/15
PLOTTED BY: JARED WARNOCK
DATE PLOTTED: 4/21/2016 9:01 AM
TEDX:
COMMENT:
EKO:

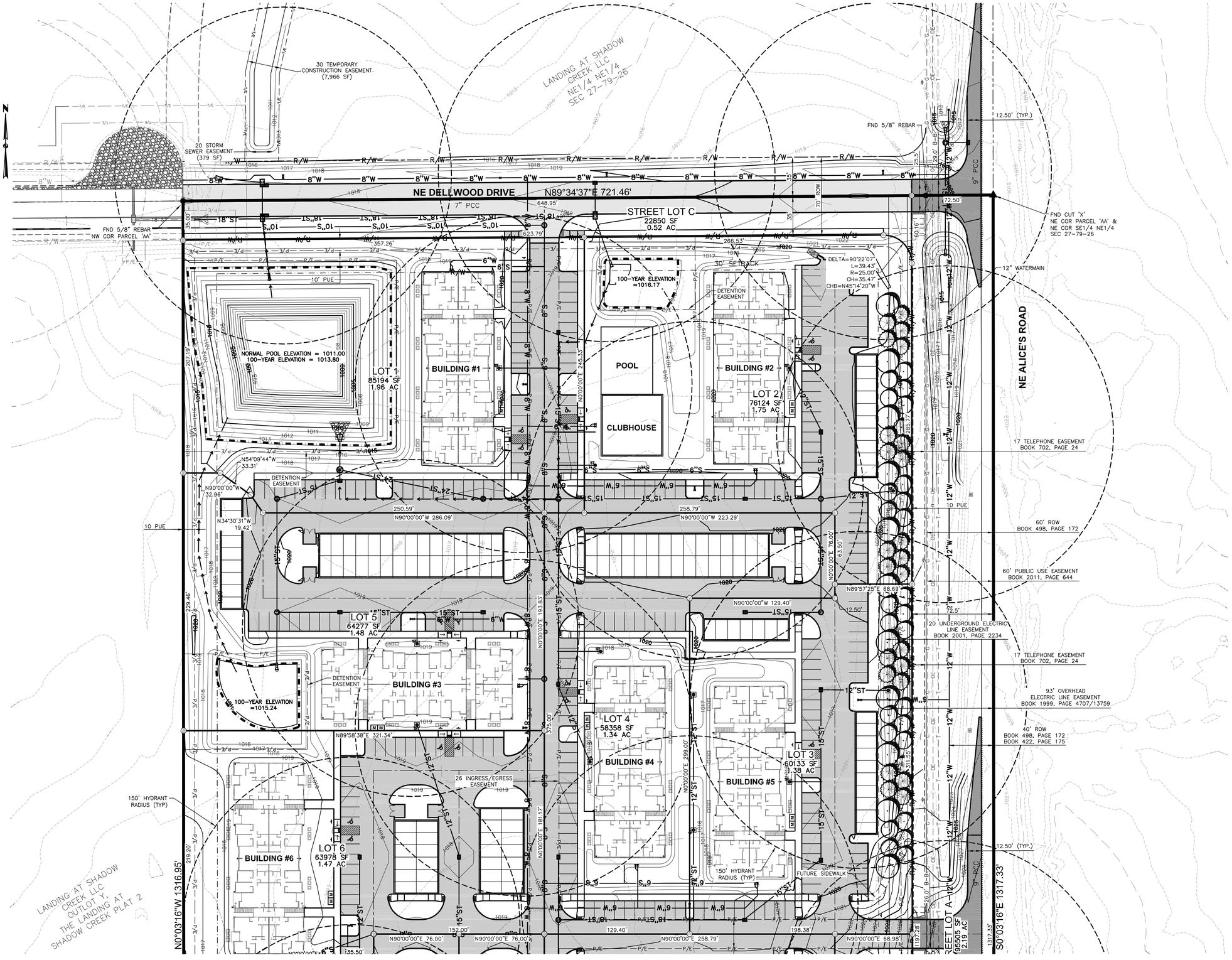
ALICE PATRICIA HOMES

PRELIMINARY PLAT

VICINITY MAP:
NOT TO SCALE



WAUKEE, IOWA



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		

SCALE
0' 20' 40' 80'

FILE: H:\2014\1411577\DWG\1411577-PRELIMINARY PLAT.DWG
FILE DATE: 10/29/15 DATE PLOTTED: 4/21/2016 9:02 AM
PLOTTED BY: JARED MURRAY TECH: ENG:
COMMENT:

REVISIONS	DATE
THIRD SUBMITTAL	04/21/16
SECOND SUBMITTAL	10/13/15
FIRST SUBMITTAL	08/18/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: JJN
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

ALICE PATRICIA HOMES
PRELIMINARY PLAT

2/2
1411.577