

ALICE PATRICIA HOMES

FINAL 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

ZONING:

R-3 - RENTAL MULTI-FAMILY
RESIDENTIAL DISTRICT

DATE OF SURVEY:

FEBRUARY 3, 2015

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 MAY 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 YARDS SHALL BE DETERMINED CONSIDERING ALL PRINCIPAL BUILDINGS AS ONE UNIT

PLAT DESCRIPTION:

PARCEL 'AA' AS SHOWN 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 28 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, 1316.95 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.

NOTE

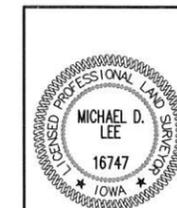
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- STREET LOT 'A', STREET LOT 'B' AND STREET LOT 'C' ARE TO BE DEDICATED TO THE CITY OF WAUKEE.
- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION PONDS AND LANDSCAPE BUFFER.

VICINITY MAP:
NOT TO SCALE



WAUKEE, IOWA

FINAL PLAT
APPROVED BY City Council
DATE 05/16/2016
SEAL Michael D. Lee



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 Lee 6-3-16
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 & 2

REVISIONS	DATE
FOURTH SUBMITTAL:	05/11/16
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



WAUKEE, IOWA
ENGINEER: EKO
EI: JMM

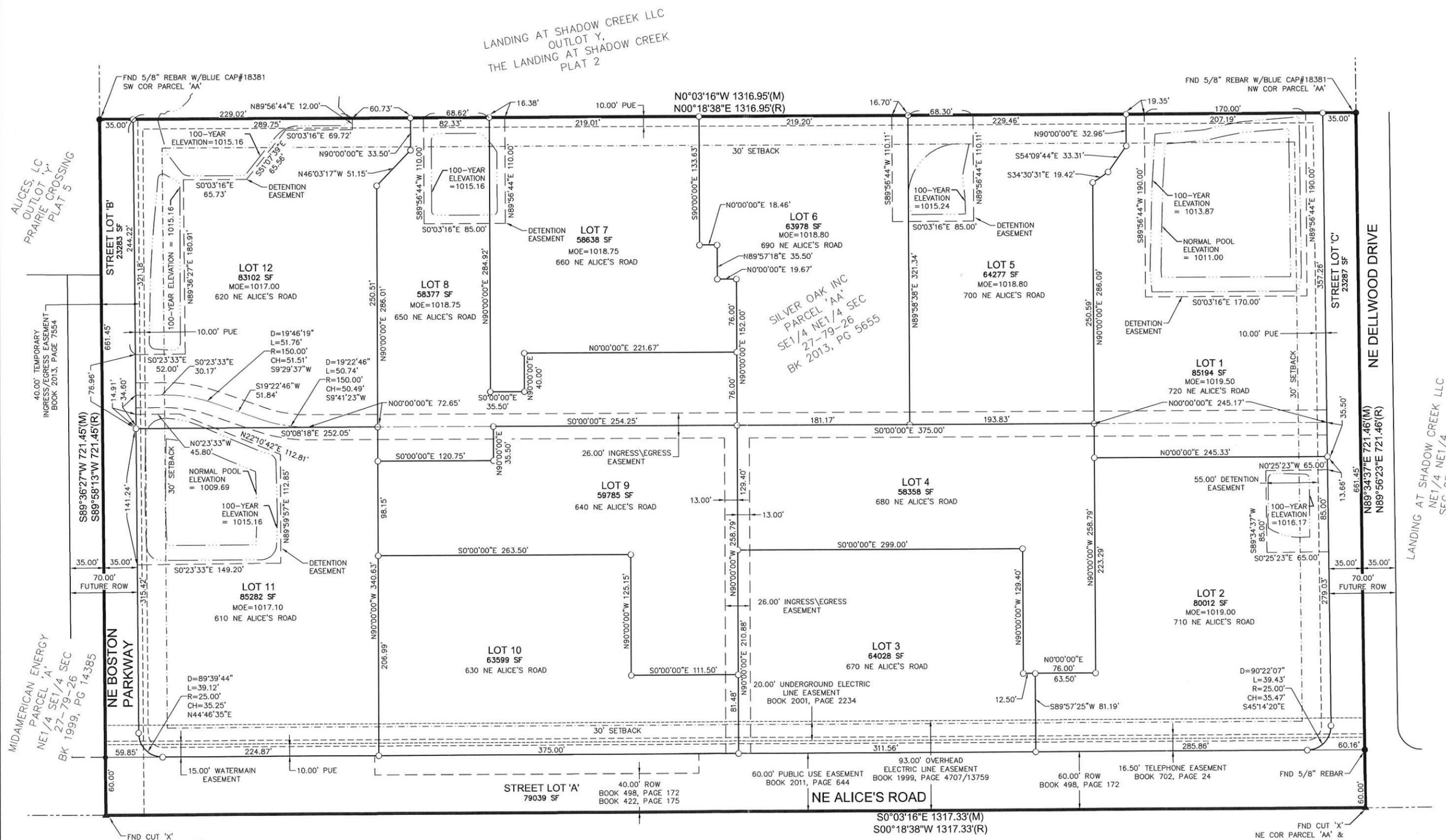
ALICE PATRICIA HOMES
FINAL PLAT

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ALICE PATRICIA HOMES

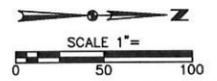
FINAL PLAT

LANDING AT SHADOW CREEK LLC
OUTLOT Y,
THE LANDING AT SHADOW CREEK
PLAT 2



LEGEND:

FOUND	SET	DEEDED BEARING & DISTANCE	D
▲	△	MINIMUM PROTECTION ELEVATION	MPE
●	○	PUBLIC UTILITY EASEMENT	P.U.E.
P		CENTERLINE	
M		SECTION LINE	
R		EASEMENT LINE	



PREPARED BY: H. J. DRAVA, LICENSED SURVEYOR, IOWA #141577-FINAL PLATTING
 FILE DATE: 5/28/16 DATE PLOTTED: 6/2/2016 10:17 AM
 PLOTTED BY: MIKE LEE

REVISIONS	DATE
THIRD SUBMITTAL:	04/21/16
SECOND SUBMITTAL:	10/13/15
FIRST SUBMITTAL:	09/18/15

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