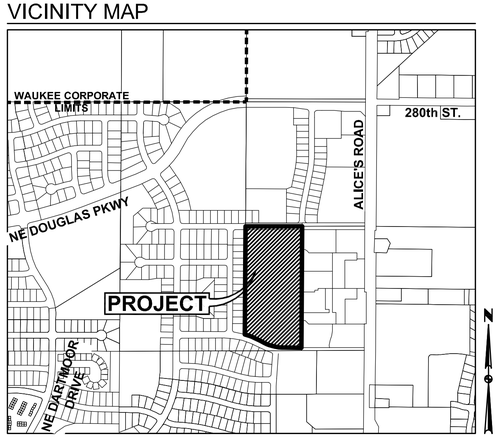
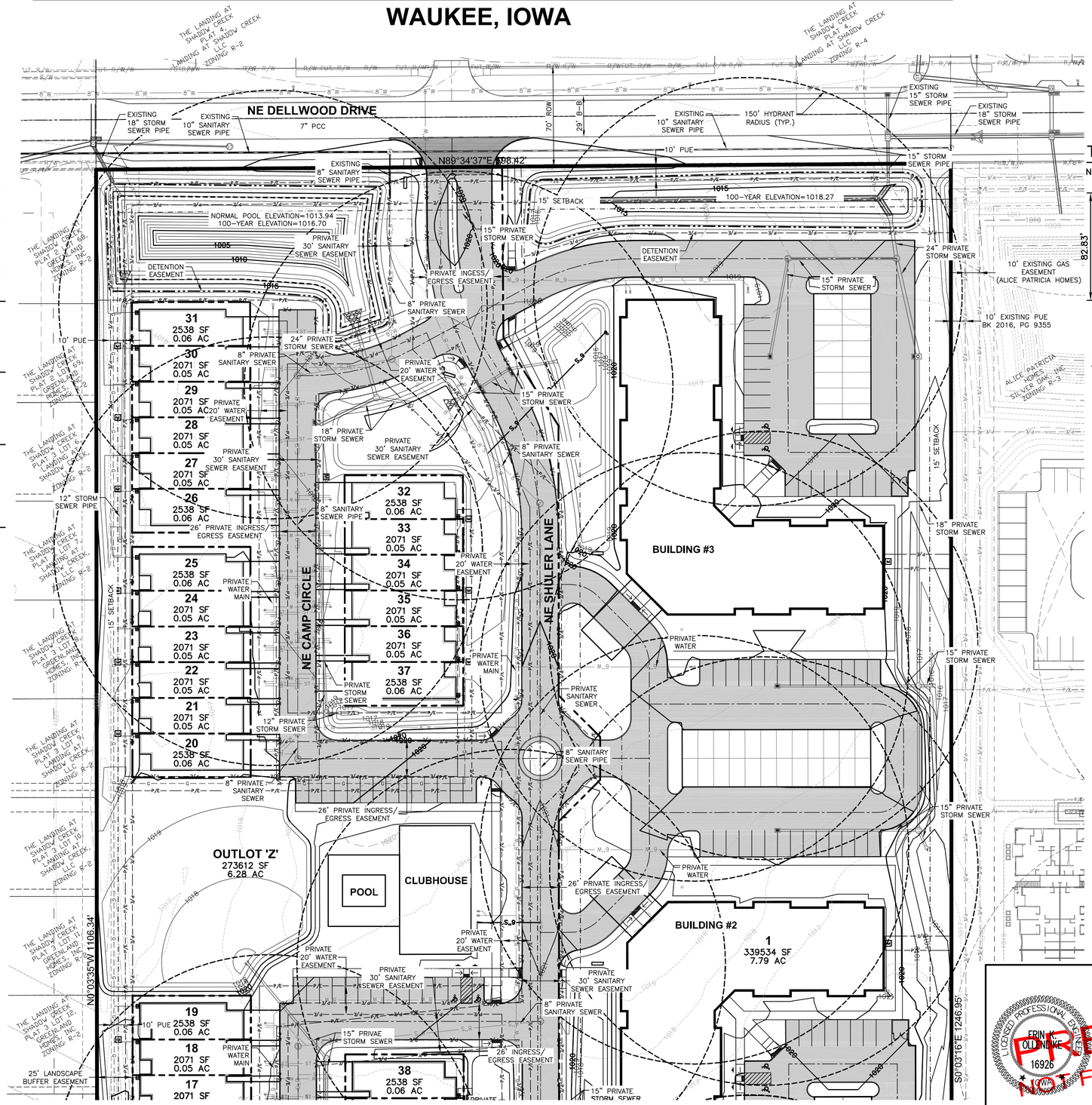
PRELIMINARY PLAT FOR:

YARCO DEVELOPMENT

WAUKEE, IOWA

VICINITY MAP





TYPICAL TOWNHOME LOTS

NOT TO SCALE

0.06 AC 2538 SF	0.05 AC 2071 SF	0.05 AC 2071 SF	0.05 AC 2071 SF	0.05 AC 2071 SF	0.06 AC 2538 SF
25.0'	20.0'	20.0'	20.0'	20.0'	25.0'

OWNER:

LANDING AT SHADOW CREEK LLC
CONTACT: NICK HALFHILL
9550 HICKMAN ROAD SUITE 100
CLIVE, IA 50325

DEVELOPER:

THE YARCO COMPANIES
CONTACT: MICHAEL GRUBE
7920 WARD PARKWAY
KANSAS CITY, MO 64114

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: ERIN OLLENDIKE

GENERAL NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. SIDEWALKS VARY IN WIDTH BUT SHALL BE 5 FEET WIDE OR GREATER.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. ALL PROPOSED UTILITIES ARE PRIVATE.

DEVELOPMENT SUMMARY:

SITE AREA:	721,899 SF (16.57 ACRES)
OPEN SPACE:	
OPEN SPACE REQUIRED	144,380 SF (20%)
OPEN SPACE PROVIDED	342,178 SF (47%)
IMPERVIOUS AREA:	
BUILDINGS:	
BUILDING 1:	21,820 SF
BUILDING 2:	21,820 SF
BUILDING 3:	21,820 SF
TOWNHOMES:	81,862 SF
CLUBHOUSE & POOL:	7,000 SF
GARAGES:	15,840 SF
ROADWAY/PARKING AREAS:	193,929 SF
SIDEWALK:	15,630 SF
	379,721 SF (8.72 ACRES)

ZONING:

PLANNED DEVELOPMENT (PD) W/ UNDERLYING ZONING OF R-3 RENTAL MULTI-FAMILY RESIDENTIAL AND R-4 ROW DWELLING AND TOWNHOME DISTRICT

DATE OF SURVEY:

DECEMBER 2, 2015

LEGAL DESCRIPTION:

OUTLOT 'Z', LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

BENCHMARKS:

1. STORM SEWER MANHOLE RIM LOCATED AT THE NE CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE, 121'+/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE. ELEVATION = 1020.12

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		

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.

ERIN K. OLLENDIKE, P.E. DATE

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

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE
THIRD SUBMITTAL	11/01/16
SECOND SUBMITTAL	10/14/16
FIRST SUBMITTAL	09/14/16

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

YARCO DEVELOPMENT
PRELIMINARY PLAT

1/2

1606.300

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LAST MODIFIED: 10/14/2016 BY: JARED MURRAY
PLOTTED BY: JARED MURRAY TECH:
COMMENT: ENG:

PRELIMINARY PLAT FOR:

YARCO DEVELOPMENT

WAUKEE, IOWA

BULK REGULATIONS:

MULTI–FAMILY RESIDENTIAL:

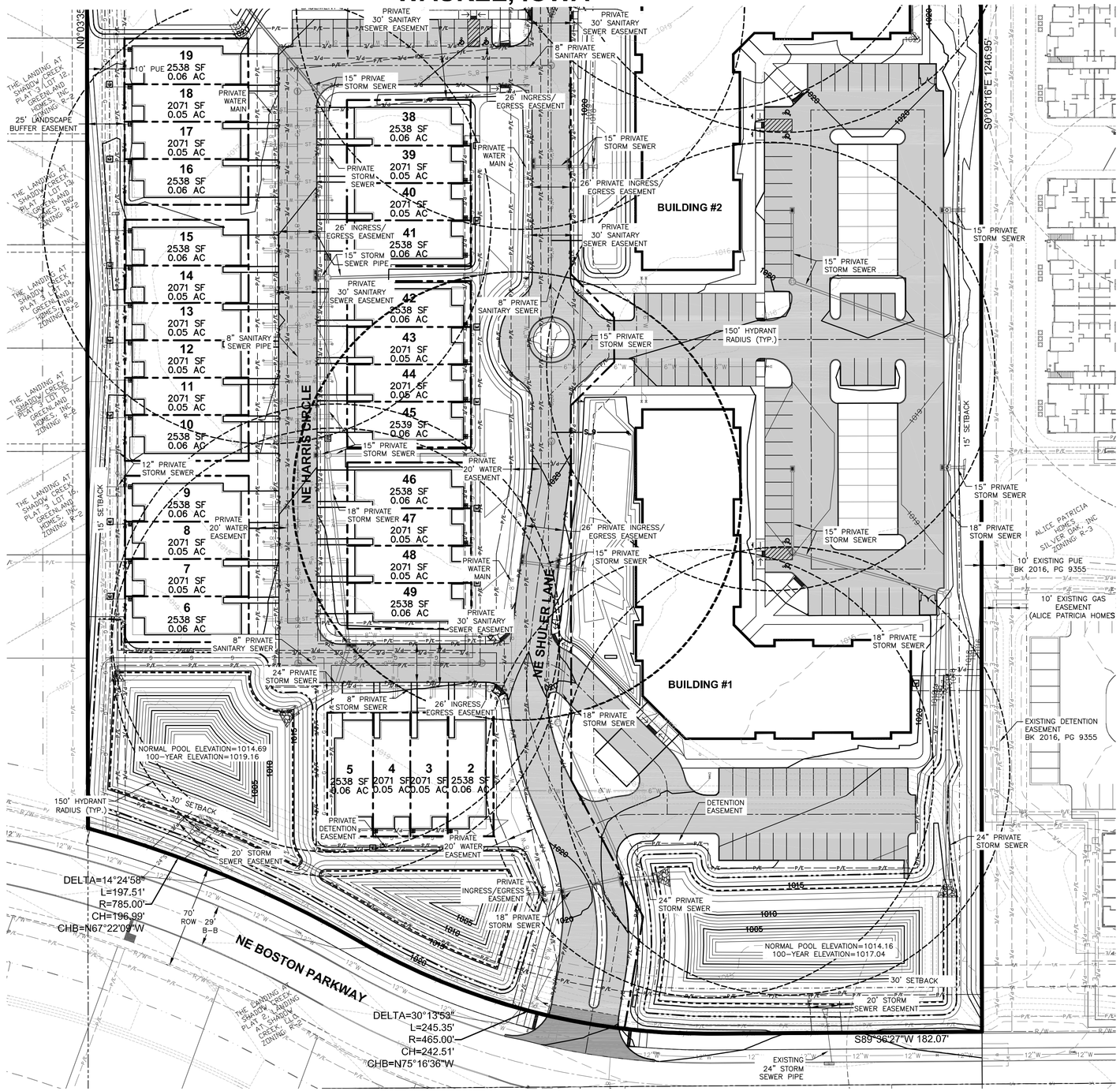
ALL MULTI–FAMILY UNITS SHALL BE CONSISTENT WITH THE R–3 RENTAL MULTI–FAMILY RESIDENTIAL DISTRICT REQUIREMENTS WITH THE FOLLOWING EXCEPTIONS AND MODIFICATIONS:

A. DENSITY: TWELVE (12) DWELLING UNITS/ACRE MAXIMUM
B. MINIMUM FLOOR AREA: 650 SQUARE FEET PER UNIT
C. FRONT YARD: THIRTY (30) FEET MINIMUM
D. SIDE YARD: FIFTEEN (15) FEET MINIMUM
E. REAR YARD: THIRTY (30) FEET MINIMUM
F. MAXIMUM NUMBER OF STORIES: THREE (3)
G. MAXIMUM NUMBER OF UNITS PER BUILDING: FIFTY (50) UNITS
H. MINIMUM DISTANCE BETWEEN BUILDINGS: FORTY (40) FEET
I. OFF–STREET PARKING: ONE AND A HALF (1.5) SPACES PER UNIT

TOWNHOME AND ROW HOUSE DEVELOPMENT:

ALL TOWNHOME AND ROW HOUSE UNITS SHALL BE CONSISTENT WITH THE R–4 ROW DWELLING AND TOWNHOME DISTRICT REQUIREMENTS WITH THE FOLLOWING EXCEPTIONS AND MODIFICATIONS:

A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ROW DWELLINGS OR TOWNHOMES CONSISTING OF NOT MORE THAN TWELVE DWELLING UNITS IN ONE BUILDING OR ATTACHED STRUCTURE; AND NOT TO EXCEED SIX UNITS IN LENGTH.
B. MINIMUM PLAT AREA: 15,000 SQUARE FEET
C. MINIMUM LOT AREA PER DWELLING UNIT: 2,000 SQUARE FEET PER UNIT.
D. MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT
E. FRONT YARD: THIRTY (30) FEET MINIMUM
F. SIDE YARD: FIFTEEN (15) FEET MINIMUM FOR PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
G. REAR YARD: THIRTY (30) FEET MINIMUM
H. MAXIMUM NUMBER OF STORIES: THREE (3) STORIES. ACCESSORY BUILDING ONE (1) STORY
I. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING – FORTY (40) FEET; ACCESSORY BUILDING – FOURTEEN (14) FEET



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YARCO DEVELOPMENT
PRELIMINARY PLAT

2/2

1606.300

FILE: N:\2016\1606.300\DWG\1606.300-PRELIMINARY PLAT.DWG
PLOT SCALE: 1:1 LAYOUT: PRELIMINARY PLAT
PLOTTED BY: JARED MURRAY DATE: 10/7/2016 10:11 AM
TECH: COMMENT: ENG