

FINAL PLAT PRAIRIE CROSSING PLAT 5 WAUKEE, IOWA

OWNER / APPLICANT
ALICES, LC
C/O KNAPP PROPERTIES
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50326

LEGAL DESCRIPTION
ALL OF OUTLOT 'Z', PRAIRIE CROSSING, PLAT 4, AN OFFICIAL PLAT, CITY OF WAUKEE, IOWA, AND CONTAINING 15.055 ACRES MORE OR LESS.

AREA
15.055 ACRES

ZONING
R-2 LOTS 1 THRU 30
C4 LOT 31

BULK REGULATIONS
R-2 LOTS 1 THRU 30
FRONT YARD SETBACK = 30 FEET
SIDE YARD SETBACK = 1 FEET MINIMUM 15 FEET TOTAL
REAR YARD SETBACK = 30 FEET / CHILLING
MAXIMUM HEIGHT = 40 FEET / OTHER PRINCIPAL BUILDING
MAXIMUM HEIGHT = 40 FEET PRINCIPAL BUILDING & 14 FEET ACCESSORY BUILDING
MAXIMUM NUMBER OF STORES = 4
BUILDINGS 1 STORY = PRINCIPAL BUILDINGS - 3 STORES & ACCESSORY BUILDINGS

C4 LOT 31
FRONT YARD SETBACK = 40 FEET
SIDE YARD SETBACK = 40 FEET
SIDE YARD SETBACK = 25 FEET / IF ADJACENT TO 'R' DISTRICT
REAR YARD SETBACK = 30 FEET
MAXIMUM HEIGHT = 45 FEET PRINCIPAL BUILDING & 12 FEET ACCESSORY BUILDING
MAXIMUM STORES = 4
BUILDINGS 1 STORY = 4 STORES PRINCIPAL BUILDING & 1 STORY ACCESSORY BUILDING

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
JERRY D. OLIVER
7844
DATE OF LICENSE RENEWAL DATE IS DECEMBER 31, 2014
PAGES OR SHEETS COVERED BY THIS SEAL: 1
THIS SEAL IS VALID FOR 5 YEARS

NOTES

1. ALL BOUNDARY DIMENSIONS ARE MEASURED AND PREVIOUSLY RECORDED DISTANCES.
2. LOTS 'A', 'B', AND 'C' TO BE DEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
3. A 5 FOOT PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
4. THE 5 FOOT PUBLIC SIDEWALK ALONGS THE EAST SIDE OF NE ARCHER AVENUE IN FRONT OF OUTLOT 'Y' SHALL BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
5. THE PRAIRIE CROSSING HOME OWNERS ASSOCIATION SHALL BE THE OWNER OF OUTLOT 'Y' AND SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.

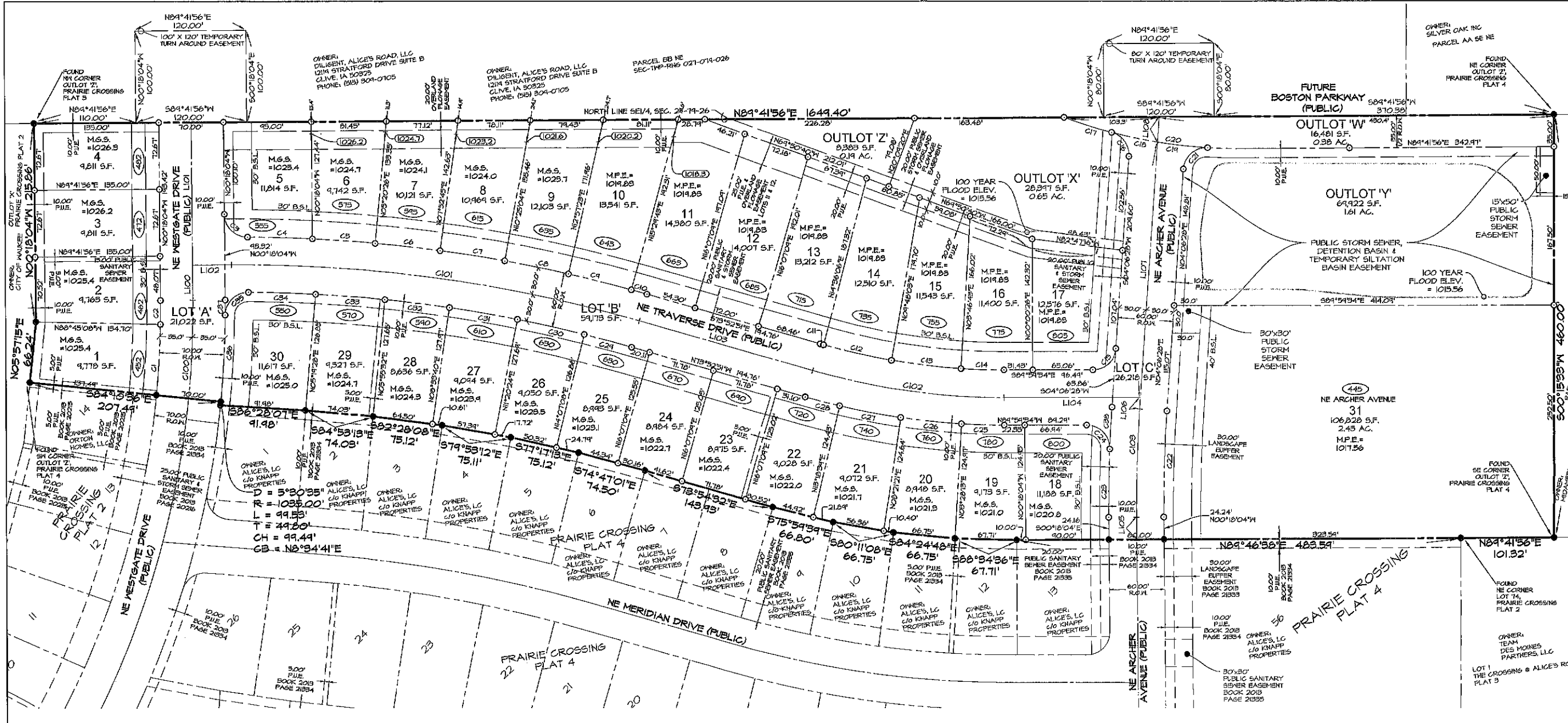
- ### LEGEND
- PLAT BOUNDARY
 - SECTION CORNER
 - FOUND CORNER W/ 5/8" IR. NYLON LOOP CAP #1844
 - SET CORNER W/ 5/8" IR. NYLON LOOP CAP #1844
 - IRON ROD
 - G.P. GAS PIPE
 - D. DEEDED DISTANCE
 - M. MEASURED DISTANCE
 - P. PREVIOUSLY RECORDED DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - N.R. NOT RADIAL
 - M.P.E. MINIMUM PROTECTION ELEVATION
 - M.G.S. MINIMUM GRADE STRUCTURE

FINAL PLAT
PRAIRIE CROSSING PLAT 5
WAUKEE, IOWA

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7081 • email@cecinc.com

Scale: 1"=60'
NORTH

SHEET 1 OF 1



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	4°34'32"	465.00'	17.07'	38.55'	71.04'	N03°32'08"E
C2	1°32'56"	465.00'	26.09'	13.04'	26.08'	N00°28'24"E
C3	8°12'46"	25.00'	38.99'	24.72'	35.16'	S44°58'51"E
C4	2°32'03"	1540.00'	70.32'	35.17'	70.32'	S88°23'48"E
C5	2°28'13"	1540.00'	66.55'	34.28'	68.55'	S85°53'40"E
C6	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S88°23'24"E
C7	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S80°51'05"E
C8	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S78°18'46"E
C9	2°32'19"	1540.00'	70.45'	35.23'	70.44'	S75°46'21"E
C10	0°57'26"	1540.00'	17.32'	8.66'	17.32'	S74°11'34"E
C11	0°17'46"	720.00'	3.72'	1.86'	3.72'	S74°01'44"E
C12	6°01'20"	720.00'	75.68'	37.87'	75.64'	S77°11'17"E
C13	6°01'20"	720.00'	75.68'	37.87'	75.64'	S83°12'31"E
C14	3°46'16"	720.00'	47.39'	23.70'	47.38'	S88°06'26"E
C15	8°53'54"	25.00'	37.48'	23.27'	34.07'	N41°03'21"E
C16	7°12'46"	25.00'	34.63'	20.74'	31.93'	S83°34'25"E
C17	5°47'31"	535.00'	54.10'	27.07'	54.07'	S72°21'30"E
C18	11°18'56"	535.00'	105.66'	53.00'	105.49'	S80°54'46"E
C19	11°18'56"	535.00'	105.66'	53.00'	105.49'	S80°54'46"E
C20	20°50'23"	535.00'	194.59'	98.38'	193.52'	S79°52'58"E

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	8°19'18"	25.00'	38.97'	24.71'	35.15'	S48°46'07"W
C22	4°24'32"	1500.00'	115.42'	57.74'	115.39'	N01°54'12"E
C23	2°43'56"	1560.00'	74.39'	37.20'	74.38'	S01°03'54"W
C24	9°22'52"	25.00'	40.33'	26.08'	36.10'	N43°46'51"W
C25	3°27'47"	780.00'	47.14'	23.58'	47.14'	N88°15'40"W
C26	4°53'08"	780.00'	66.51'	33.27'	66.49'	N84°05'13"W
C27	4°51'18"	780.00'	67.45'	33.75'	67.43'	N79°10'00"W
C28	2°48'30"	780.00'	38.23'	19.12'	38.23'	N75°17'06"W
C29	2°00'01"	1530.00'	53.42'	26.71'	53.41'	N74°52'52"W
C30	2°46'44"	1530.00'	74.20'	37.11'	74.20'	N77°16'14"W
C31	2°46'44"	1530.00'	74.20'	37.11'	74.20'	N80°02'58"W
C32	2°38'09"	1530.00'	70.39'	35.20'	70.38'	N82°45'24"W
C33	2°44'22"	1530.00'	75.38'	37.70'	75.37'	N85°24'10"W
C34	2°48'29"	1530.00'	72.76'	36.39'	72.75'	N88°15'38"W
C35	8°46'37"	25.00'	39.17'	24.90'	35.29'	S45°24'22"W
C36	5°13'21"	1035.00'	44.34'	41.20'	44.31'	N03°12'44"E
C37	6°07'28"	1035.00'	110.63'	55.37'	110.58'	N02°45'40"E
C38	1°40'35"	1560.00'	45.65'	22.83'	45.65'	S03°16'10"W

CENTERLINE LINE TABLE

LINE #	DIRECTION	LENGTH
L100	N00°18'04"W	193.42'
L101	N00°18'04"W	193.42'
L102	N89°41'56"E	42.04'
L103	S73°52'51"E	194.76'
L104	S89°59'34"E	147.69'
L105	N00°18'04"W	24.20'
L106	N04°06'28"E	12.66'
L107	N04°06'28"E	278.31'
L108	N04°06'28"E	27.60'

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	6°07'28"	1000.00'	106.89'	53.50'	106.84'	N02°45'40"E
C101	16°25'13"	1560.00'	447.08'	225.08'	445.55'	S82°05'21"E
C102	16°06'43"	750.00'	210.40'	106.15'	210.21'	S81°56'12"E
C103	4°24'32"	1530.00'	117.73'	58.89'	117.70'	N01°54'12"E

FINAL PLAT
APPROVED BY Waukees City Council
DATE: 8/4/14
SIGNED: William R. Oliver

