

# BOULDER POINT

## FINAL PLAT

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APPROVED BY Waukeo City Council  
 DATE 5/16/13  
 SIGNED Michael Lee

STIVERS IOWA REAL ESTATE LLC C/O STIVERS REALTY LC  
 PARCEL A, NE 1/4 NW 1/4  
 SEC. 35-79-26



#### BULK REGULATIONS:

- R-3 & R-3A MULTI-FAMILY RESIDENTIAL DISTRICT ZONING SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE CONDOMINIUM DWELLINGS, APARTMENT DWELLINGS AND TOWNHOME DWELLINGS.
  - MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,200 SQUARE FEET PER HOUSING UNIT FOR APARTMENTS OR CONDOMINIUMS; 1,100 SQUARE FEET PER HOUSING UNIT FOR TOWNHOMES.
  - MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT FOR EFFICIENCY UNITS AND ONE BEDROOM WHICH SHALL BE 600 SQUARE FEET.
  - MAXIMUM DENSITY: 18 HOUSING UNITS PER GROSS ACRE
  - FRONT YARD SETBACK: 25 FOOT PERIMETER BOUNDARY (R-3 STANDARD = 30 FEET).
  - SIDE YARD SETBACK: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN R-1, R-2, R-3 R-5, C, OR M DISTRICTS IN WHICH CASE THE SIDE YARD SETBACK SHALL BE 15 FEET; THE BUILDINGS SHALL HAVE A MINIMUM OF 10 FEET OF BETWEEN THE BUILDINGS. (R-3 STANDARD = 15 FEET SIDE YARD FOR ALL ZONING DISTRICTS.
  - REAR YARD SETBACK: 25 FOOT PERIMETER BOUNDARY; THE BUILDINGS SHALL HAVE A MINIMUM OF 20 FEET BETWEEN THE BUILDINGS (R-3 STANDARD = 30 FEET).
  - BUFFERING: WHERE THIS DISTRICT BORDERS AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FEET IN WIDTH DESIGNED WITH AN EARTHEN BERM AND PLANTINGS (STANDARD = 25 FEET IN WIDTH, 3 FOOT HIGH).
  - PARKING: A MINIMUM OF 2 SPACES PER DWELLING UNIT, 1 VISITOR SPACE PER 5 DWELLING UNITS

#### PLAT DESCRIPTION:

LOT 1, WILLIAMS POINTE PLAT 11, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

#### OWNER/DEVELOPER:

BOULDER POINT, LLC  
 10888 HICKMAN ROAD, SUITE 3B  
 CLIVE, IA 50325

#### ZONING:

PD - PLANNED DEVELOPMENT  
 (UNDERLYING ZONING: R-3 & R-3A MULTI-FAMILY TO ALLOW TOWNHOMES)

#### ENGINEER/SURVEYOR:

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

#### DATE OF SURVEY:

MARCH 2013

#### PLAT AREA:

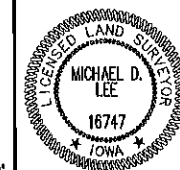
4.28 ACRES (186,442 SQUARE FEET)

#### LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (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	---	
INGRESS/EGRESS, WATERMAIN & SANITARY SEWER EASEMENT	①	
INGRESS/EGRESS & SANITARY SEWER EASEMENT	②	

#### NOTES:

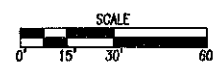
1. THE SITE ADDRESS FOR OUTLOT Z IS 255 SE WACO PLACE.
2. THE PUBLIC SIDEWALKS ADJACENT TO SE LAUREL STREET AND SE WACO PLACE NEED TO BE INSTALLED AS A PART OF THE SITE IMPROVEMENTS.



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael Lee 11-17-14  
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEETS ONE AND TWO



DATE	4/2/13
REVISIONS	
SECOND SUBMITTAL	3/2/13
FIRST SUBMITTAL	

3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: (515) 369-4400 Fax: (515) 369-4410

ENGINEER: —  
 E.I.: JUN

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WAUKEE, IOWA

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