

# 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 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

**PLAT DESCRIPTION:**

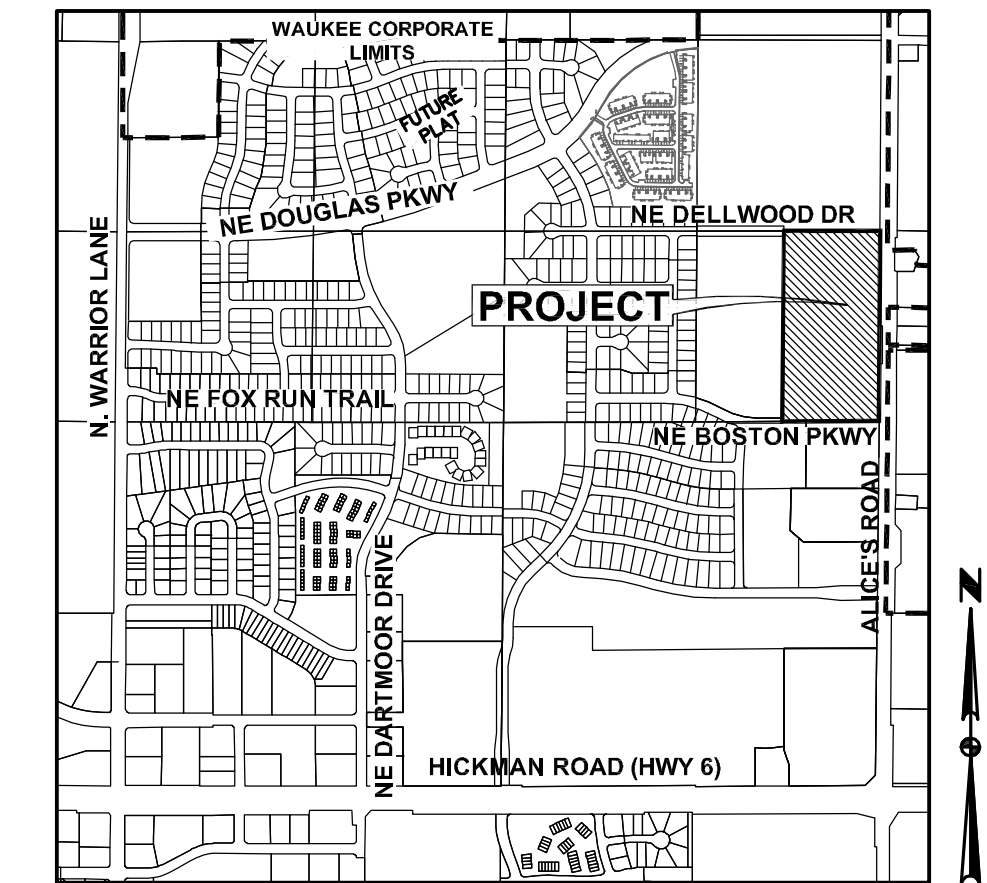
PARCEL 'AA' AS SHOW ON THE OF SURVEY RECORDED IN BOOK 2013, PAGE 5655 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, 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' AND STREET LOT 'B' 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

MICHAEL D. LEE  
16747  
IOWA

PRELIMINARY  
NOT FOR CONSTRUCTION

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 D. LEE      DATE \_\_\_\_\_

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

FILE: H:\2014\11577\DWG\11577-FINAL PLAT.DWG      DRAWN:      DATE: 4/27/2016 9:09 AM  
 PLOTTED BY: MARGO MURRAY      TECH:      ENCL:

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: JMM

CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

ALICE PATRICIA HOMES

FINAL PLAT

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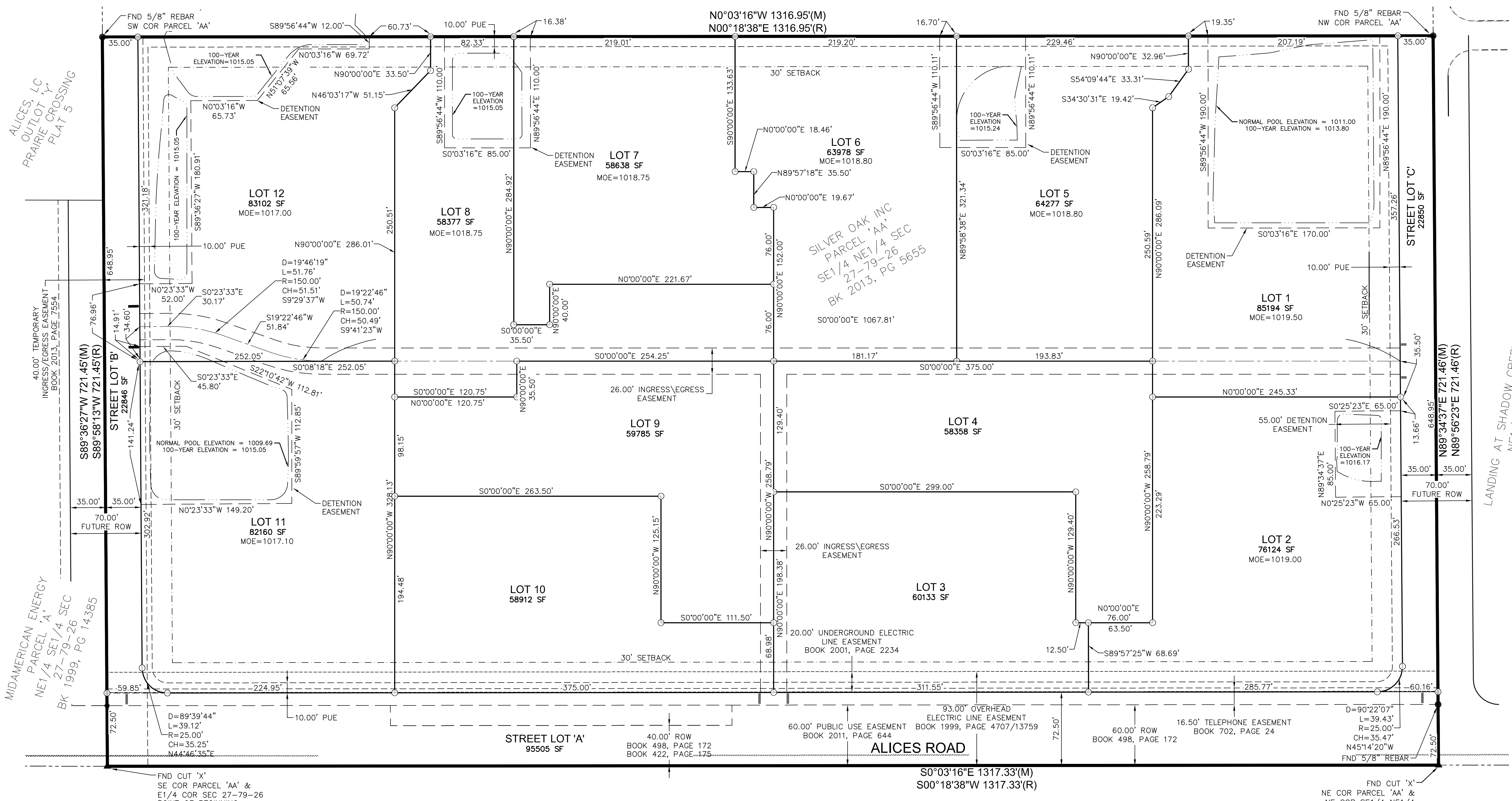
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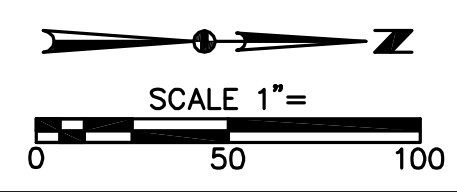
## FINAL PLAT

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



### LEGEND:

	FOUND	SET		
SECTION CORNER AS NOTED	●	△	DEEDED BEARING & DISTANCE	D
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○	MINIMUM PROTECTION ELEVATION	MPE
PLATTED BEARING & DISTANCE	P		PUBLIC UTILITY EASEMENT	P.U.E.
MEASURED BEARING & DISTANCE	M		CENTERLINE	---
RECORDED BEARING & DISTANCE	R		SECTION LINE	---
			EASEMENT LINE	---



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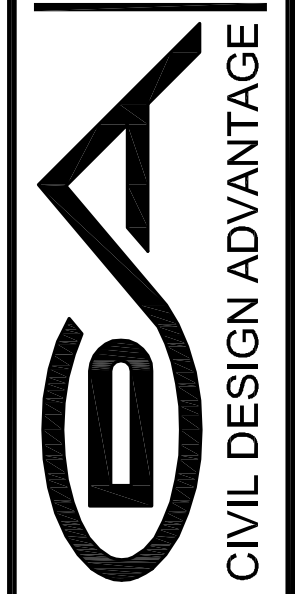
MIDAMERICAN ENERGY  
 PARCEL 'A',  
 NE 1/4 SE 1/4 SEC  
 27-79-26  
 BK 1999, PG 14385

ALICES, LC  
 OUTLOT Y,  
 PRAIRIE CROSSING  
 PLAT 5

LANDING AT SHADOW CREEK LLC  
 NE 1/4 NE 1/4  
 SEC 27-79-26

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