

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
3405 S.E. CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

OWNER:

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

DEVELOPER:

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

YARCO DEVELOPMENT

FINAL PLAT

PLAT DESCRIPTION:

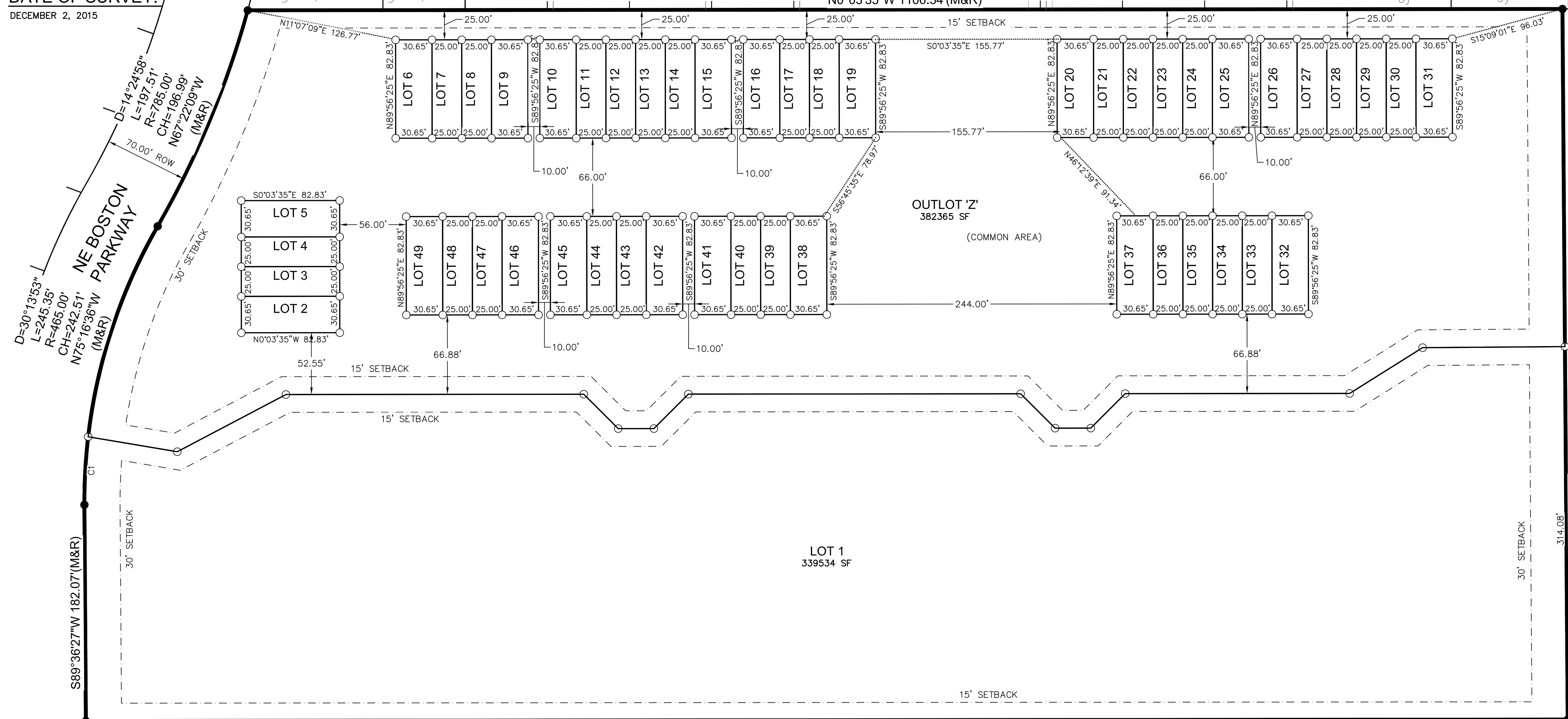
OUTLOT 'Z', LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PLAT AREA:

8.78 AC (382,365 SQ FT)

DATE OF SURVEY:

DECEMBER 2, 2015



ZONING: R-2 ONE AND TWO FAMILY
RESIDENTIAL DISTRICT

LOT 67
LANDING AT
SHADOW CREEK
PLAT 2

LOT 68
LANDING AT
SHADOW CREEK
PLAT 2

LOT 69
LANDING AT
SHADOW CREEK
PLAT 2

LOT 19

LOT 18

LANDING AT SHADOW
CREEK PLAT 4
ZONING: R-2 ONE
AND TWO FAMILY
RESIDENTIAL DISTRICT

OUTLOT 'Y'

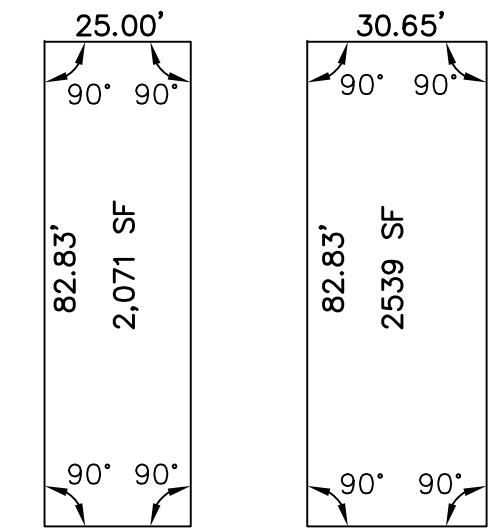
LOT 17



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

CURVE DATA:
SEE SHEET 4

TYPICAL LOT DETAIL:



NOTE

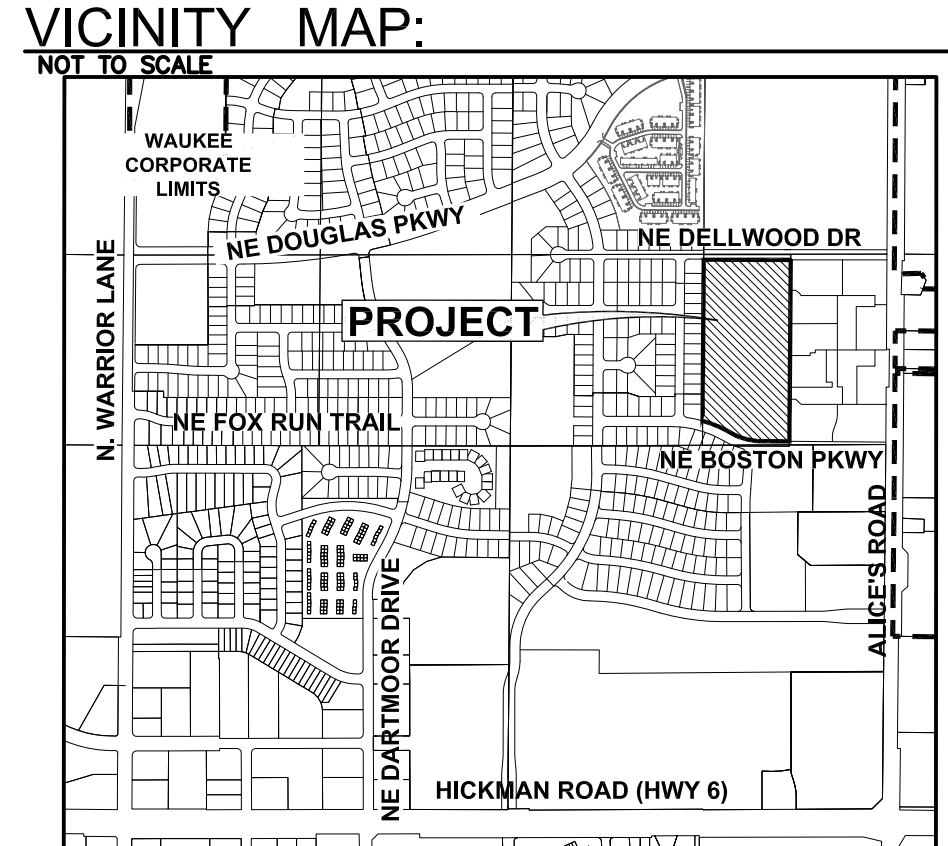
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION PONDS AND LANDSCAPE BUFFER WITHIN LOT 1.
- A HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION PONDS AND LANDSCAPE BUFFER WITHIN OUTLOT 'Z'.
- A HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE PRIVATE STREETS AND UTILITIES.

LEGEND:

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP#16747
(UNLESS OTHERWISE NOTED)

PLATTED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE

FOUND	SET
●	△
○	○
P	
M	
R	
D	
MPE	
P.U.E.	



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.

PRELIMINARY

NOT FOR CONSTRUCTION

MICHAEL D. GRUBE
16747
DATE: _____

LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 4

REVISIONS

DATE	DESCRIPTION
11/01/16	
10/14/16	
09/14/16	

THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: _____
ENGINEER: _____

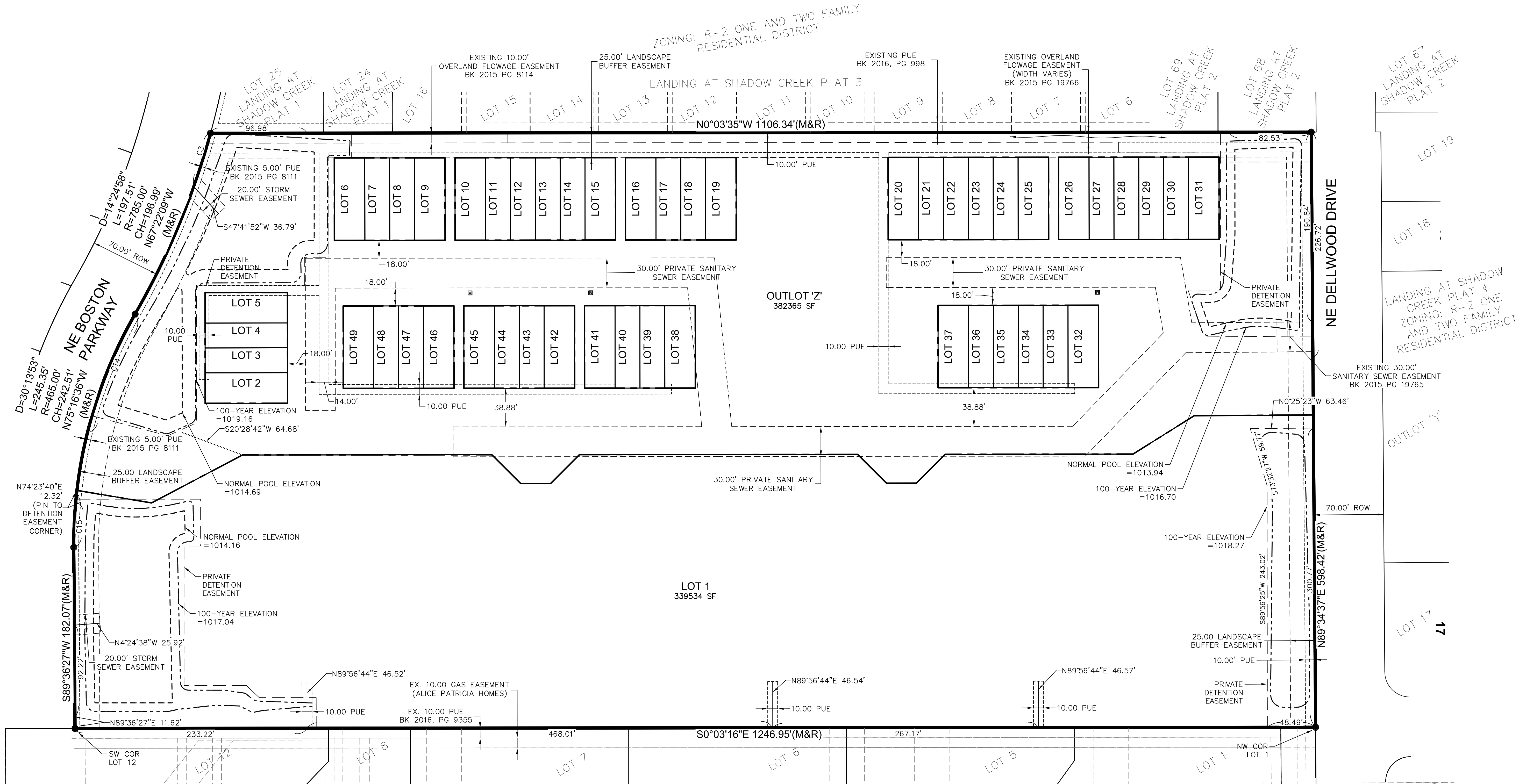
WAUKEE, IOWA

YARCO DEVELOPMENT
FINAL PLAT

1/4
1606.300

YARCO DEVELOPMENT

FINAL PLAT



ZONING: R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

ALICE PATRICIA HOMES
ZONING: R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

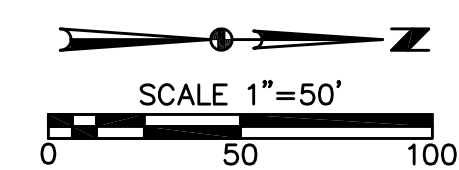
BULK REGULATIONS:

- 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:
- DENSITY: TWELVE (12) DWELLING UNITS/ACRE MAXIMUM
 - MINIMUM FLOOR AREA: 650 SQUARE FEET PER UNIT
 - FRONT YARD: THIRTY (30) FEET MINIMUM
 - SIDE YARD: FIFTEEN (15) FEET MINIMUM
 - REAR YARD: THIRTY (30) FEET MINIMUM
 - MAXIMUM NUMBER OF STORIES: THREE (3)
 - MAXIMUM NUMBER OF UNITS PER BUILDING: FIFTY (50) UNITS
 - MINIMUM DISTANCE BETWEEN BUILDINGS: FORTY (40) FEET
 - 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:
- 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.
 - MINIMUM PLAT AREA: 15,000 SQUARE FEET
 - MINIMUM LOT AREA PER DWELLING UNIT: 2,000 SQUARE FEET PER UNIT.
 - MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT
 - FRONT YARD: THIRTY (30) FEET MINIMUM
 - 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.
 - REAR YARD: THIRTY (30) FEET MINIMUM
 - MAXIMUM NUMBER OF STORIES: THREE (3) STORIES. ACCESSORY BUILDING ONE (1) STORY
 - MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - FORTY (40) FEET; ACCESSORY BUILDING - FOURTEEN (14) 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	---	



COMMENT: EXISTING
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 PLOTTED BY: ERIN OLENIK
 DATE: 11/17/2016 11:57 AM

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

YARCO DEVELOPMENT

FINAL PLAT

WAUKEE, IOWA

2/4

1606.300

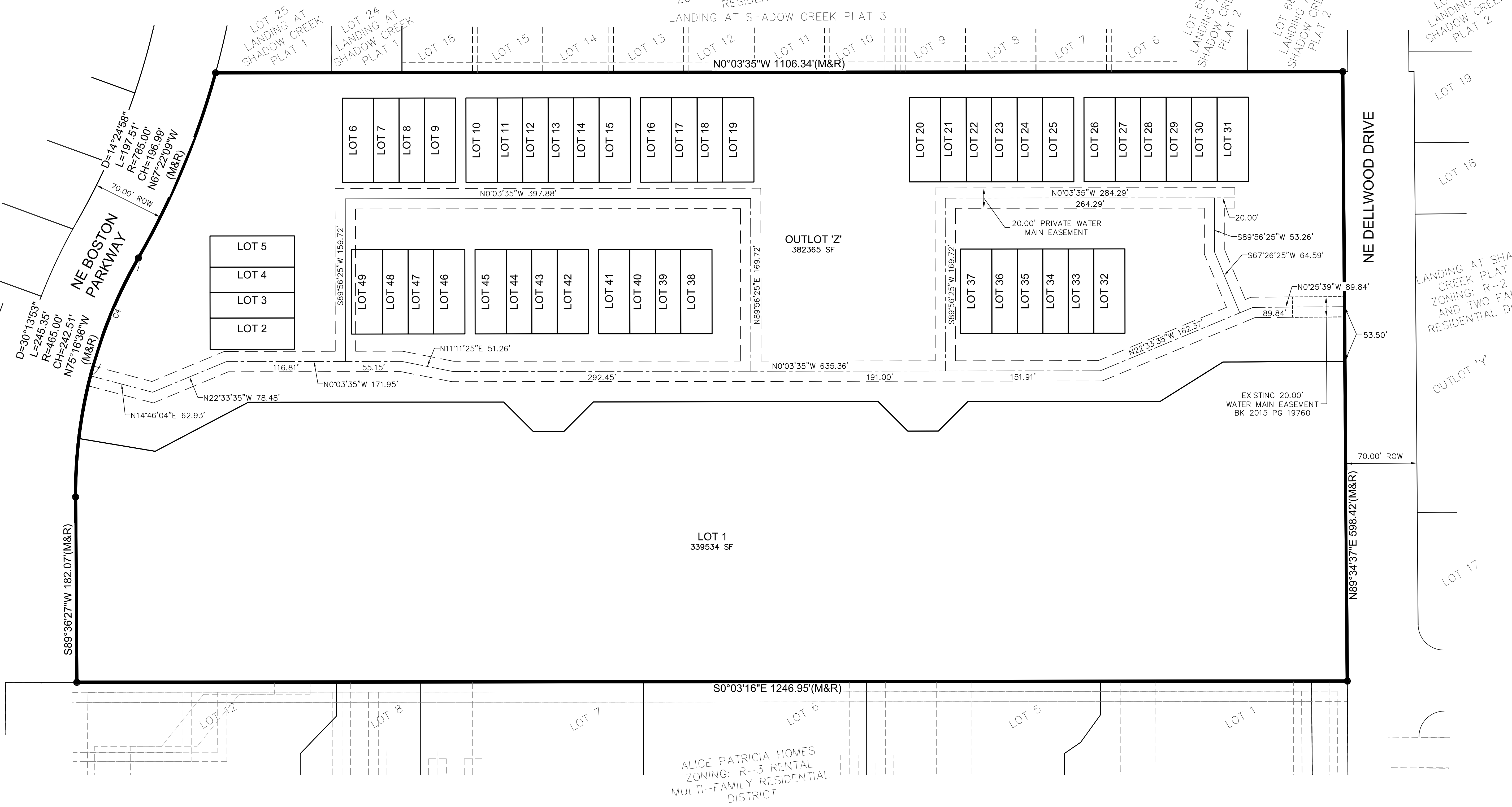
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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ENGINEER: _____ TECH: _____

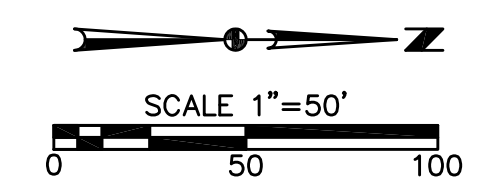
YARCO DEVELOPMENT

FINAL PLAT

ZONING: R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
LANDING AT SHADOW CREEK PLAT 3



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DATE PLOTTED: 11/7/2016 11:07 AM
DRAWN BY: ERIN O'LEENKE
CHECKED BY: ERIN O'LEENKE

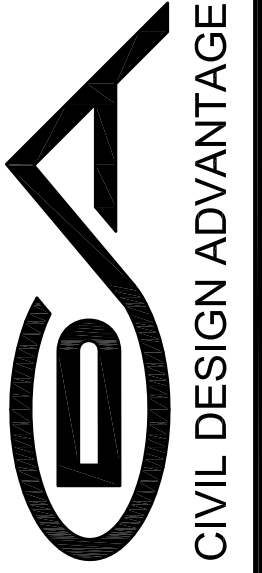


LEGEND:

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

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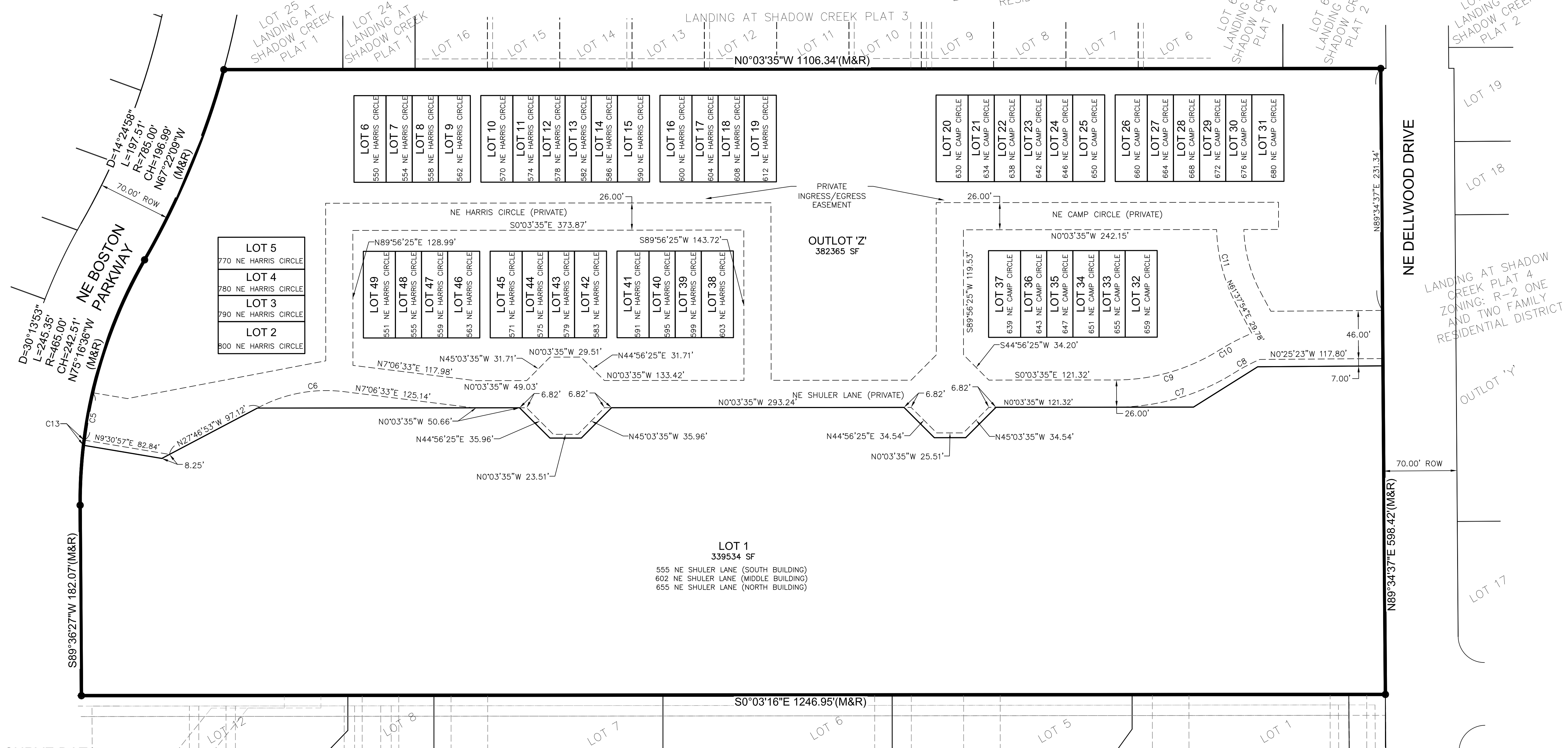
WAUKEE, IOWA

YARCO DEVELOPMENT FINAL PLAT

YARCO DEVELOPMENT

FINAL PLAT

ZONING: R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT



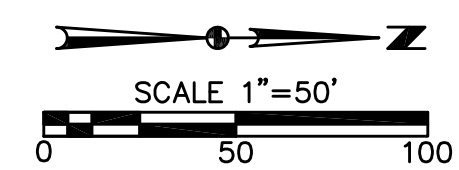
CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C3	0°37'00"	465.00'	5.00'	S83°00'40"E	5.00'
C5	5°40'14"	465.00'	46.02'	S79°52'02"E	46.00'
C6	34°53'27"	137.00'	83.43'	N10°20'10"W	82.14'
C7	32°02'37"	213.00'	119.12'	N16°04'54"W	117.58'
C8	8°34'30"	187.00'	27.99'	N27°48'57"W	27.96'
C9	32°02'37"	187.00'	104.58'	S16°04'54"E	103.22'
C10	9°23'39"	213.00'	34.92'	S27°24'23"E	34.88'
C11	26°47'32"	163.00'	76.22'	N75°01'40"E	75.53'
C13	0°37'00"	465.00'	5.00'	S83°00'40"E	5.00'
C14	15°51'48"	465.00'	128.74'	S68°05'34"E	128.33'
C15	5°36'12"	465.00'	45.47'	N87°35'27"W	45.46'

ALICE PATRICIA HOMES
ZONING: R-3 RENTAL
MULTI-FAMILY RESIDENTIAL
DISTRICT

LEGEND:

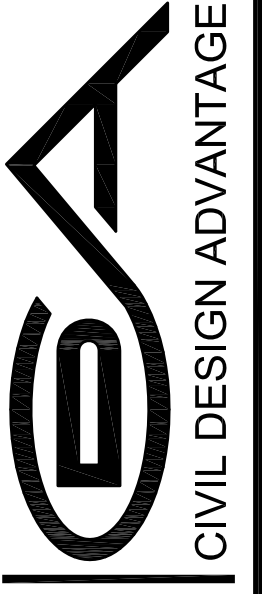
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PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
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EASEMENT LINE	---	



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REVISIONS	DATE
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