PRELIMINARY- NOT FOR CONSTRUCTION

LEGACY POINTE AT WAUKEE PLAT 9
FINAL PLAT

INDEX LEGEND

PROPERTY DESCRIPTION:
OUTLOT X AND OUTLOT Y IN LEGACY POINTE AT WAUKEE PLAT 7, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 2.13 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

QUATER SECTION INFO:
NE 1/4 SECTION 33-79-26

OWNER:
URBAN FAMILY INVESTMENT LLC
214 FOSTER DRIVE
DES MOINES, IA 50312

PREPARED FOR:
URBAN FAMILY INVESTMENT LLC
214 FOSTER DRIVE
DES MOINES, IA 50312
ATTN: TIM URBAN
PHONE: 515-208-0591

PREPARED BY:
LARRY HYLER PLS
BISHOP ENGINEERING
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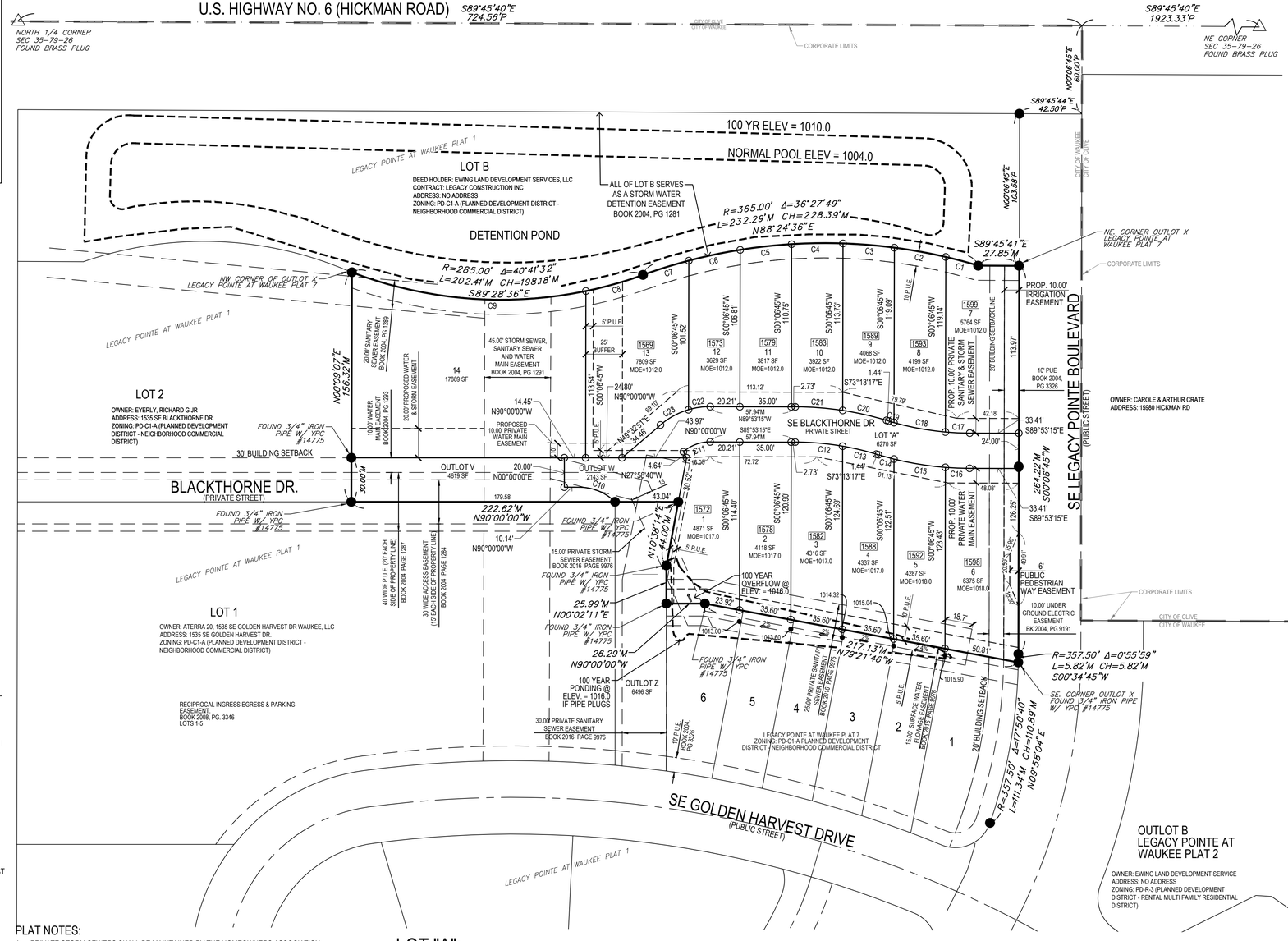
ZONING
PLANNED DEVELOPMENT DISTRICT PD-C1-A
CITY ORDINANCE
BOOK 2016/PAGE 7236

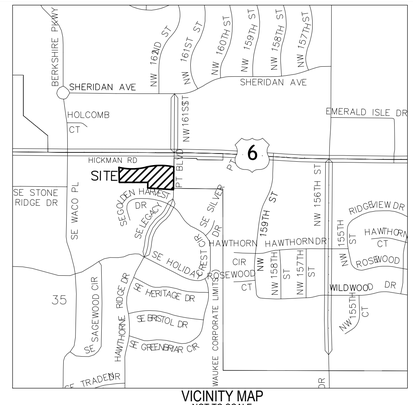
BULK REGULATIONS:
- DENSITY: TWELVE (12) DWELLING UNITS/ACRE MAXIMUM
- MINIMUM FLOOR AREA: ELEVEN HUNDRED (1,100) S.F. PER UNIT
- MINIMUM LOT WIDTH: TWENTY FOUR (24) FEET
- FRONT YARD SETBACK: TWENTY (20) FEET MINIMUM FROM PUBLIC STREET OR FROM EDGE OF CURB OF A PRIVATE STREET
- REAR YARD SETBACK: TWENTY (20) FEET MINIMUM EXCEPT FOR THOSE UNITS THAT BACK UP TO THE EXISTING DETENTION POND (LOT B OF LEGACY POINTE AT WAUKEE PLAT 1), THE MINIMUM REAR YARD SETBACK SHALL BE TEN (10) FEET.
- SIDE YARD SETBACK: TEN (10) FEET MINIMUM BETWEEN PRINCIPAL BUILDINGS.
- MAXIMUM NO. OF STORIES: TWO (2) STORIES
- NUMBER OF CONNECTED UNITS: MAXIMUM OF TWO (2) UNITS
- OFF-STREET PARKING: TWO (2) PARKING STALLS PER UNIT OF WHICH ONE (1) MINIMUM WILL BE IN AN ATTACHED GARAGE. ONE ADDITIONAL STALL FOR EVERY FOUR (4) UNITS FOR VISITOR PARKING.
- MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAT TWENTY (20%) PERCENT OF THE GROSS LAND AREA CALCULATED AS A WHOLE. INDIVIDUAL LOTS MAY HAVE LESS THAN 20%.
- PROPOSED STREET SHALL BE PRIVATE AND HAVE A WIDTH OF 21 FEET FROM BACK OF CURB TO BACK OF CURB.

MINIMUM OPENING ELEVATION NOTES:
1. MINIMUM PROTECTION ELEVATIONS (MOE) ARE FOR REFERENCE ONLY. ALL LOTS, WITH OR WITHOUT MOE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
4. MOE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
5. MOE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MOE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
6. MOE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.

ABBREVIATIONS:

AC	ACRES
BK	BOOK
EX	EXISTING
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST





VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	22.90	365.00	22.90	S75°09'21"E	3°35'43"
C2	35.57	365.00	35.56	S79°44'42"E	5°35'01"
C3	35.13	365.00	35.11	S85°17'38"E	5°30'50"
C4	35.02	365.00	35.00	N89°12'03"E	5°29'49"
C5	35.23	365.00	35.22	N83°41'12"E	5°31'52"
C6	35.80	365.00	35.78	N78°06'42"E	5°37'09"
C7	32.64	365.00	32.63	N72°44'24"E	5°07'26"
C8	40.43	285.00	40.40	N74°14'30"E	8°07'41"
C9	161.98	285.00	159.81	S85°24'45"E	32°33'49"
C10	27.05	34.78	26.38	S67°43'09"E	44°33'42"
C11	19.82	28.00	19.41	N69°49'48"E	40°33'54"
C12	32.42	192.82	32.39	S85°04'13"E	9°38'05"
C13	23.66	192.82	23.65	S76°44'14"E	7°01'53"
C14	10.98	216.82	10.98	S74°40'20"E	2°54'06"
C15	35.48	216.82	35.44	S80°48'42"E	9°22'37"
C16	16.60	216.82	16.60	S87°41'38"E	4°23'15"
C17	16.61	192.82	16.60	S87°25'12"E	4°56'05"
C18	35.62	192.82	35.56	S79°39'40"E	10°35'00"
C19	3.86	192.82	3.86	S73°47'43"E	1°08'53"
C20	30.68	216.82	30.65	S77°16'29"E	8°06'23"
C21	32.39	216.82	32.36	S85°36'28"E	8°33'35"
C22	15.00	52.00	14.95	N81°50'59"E	16°31'32"
C23	21.82	52.00	21.66	N61°34'02"E	24°02'23"

PLAT NOTES:
1. PRIVATE STORM SEWERS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. NO SINGLE FAMILY DRIVEWAYS ARE TO BE LOCATED DIRECTLY TO SE LEGACY POINTE BOULEVARD.
3. ALL LOT CORNERS WILL BE SET WITH IRON PIPE WITHIN ONE YEAR OF RECORDING. ALL SET PIPE WILL BE MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#14775).
4. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
5. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
6. ALL SIDEWALKS SHALL BE INSTALLED WITH EACH INDIVIDUAL LOT DEVELOPMENT.
7. PRIVATE STREET AND PRIVATE UTILITIES OWNED AND SHALL BE MAINTAINED BY THE LEGACY POINTE AT WAUKEE PLAT 9 HOMEOWNERS ASSOCIATION.
8. EXISTING DETENTION BASIN OWNED AND SHALL BE MAINTAINED BY LEGACY CONSTRUCTION INC.

BENCHMARKS:
1. TOP OF OPERATING NUT ON FIRE HYDRANT LOCATED ON SOUTHEAST PORTION OF LOT 3 , LEGACY POINTE AT WAUKEE PLAT 1.
   ELEVATION = 1017.51
2. TOP OF OPERATING NUT ON FIRE HYDRANT LOCATED ON SOUTHEAST PORTION OF LOT 1 , LEGACY POINTE AT WAUKEE PLAT 1.
   ELEVATION = 1018.96

LOT "A":
PROPOSED PRIVATE WATER, PRIVATE SANITARY, PRIVATE STORM AND EGRESS INGRESS EASEMENT. WILL BE OWNED AND MAINTAINED BY THE LEGACY POINTE AT WAUKEE PLAT 9 HOMEOWNERS ASSOCIATION.

OUTLOTS "V" & "W":
WILL BE OWNED AND MAINTAINED BY THE LEGACY POINTE AT WAUKEE PLAT 9 HOMEOWNERS ASSOCIATION.

GENERAL NOTES:
1. ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
2. SPOT GRADES NOTED ON THIS PLAN ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION.
3. THE MINIMUM OPENING ELEVATIONS (MOE) AND SINGLE SPOT GRADE CALL OUTS ARE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT AND CONSTRUCTION PLANS. THE CITY OF WAUKEE REQUIRES MOE'S AND SPOT GRADES TO BE PLACED ON THE FINAL PLAT. THE SURVEYOR DOES NOT CERTIFY TO THOSE ELEVATIONS SHOWN ON THE PLAT.

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LEGEND:
- △ SECTION CORNER- FOUND AS NOTED
- ● PROPERTY CORNER- 3/4 " IRON PIPE WITH YELLOW PLASTIC CAP ID #14416 OR FOUND AS NOTED
- ○ SET 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- Y.P.C. YELLOW PLASTIC CAP
- MOE MINIMUM OPENING ELEVATION
- MBE MINIMUM BASEMENT ELEVATION
- MGS MINIMUM GRADE AT STRUCTURE
- 7777 STREET ADDRESS
- 1000.00 SWALE GRADE

GRAPHIC SCALE
40 0 20 40 80

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.

LICENSED PROFESSIONAL LAND SURVEYOR — LARRY D. HYLER, P.L.S. No. 14775 — IOWA

SIGNED:_____ DATE:_____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

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Civil Engineering & Land Surveying Established 1959

LEGACY POINTE AT WAUKEE PLAT 9
WAUKEE, IOWA
FINAL PLAT

REFERENCE NUMBER: 150593
DRAWN BY: GSA
CHECKED BY: SKV
REVISION DATE:
PROJECT NUMBER: 160425
SHEET NUMBER: 1 OF 1

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