

# INSITE DEVELOPMENT

FINAL PLAT

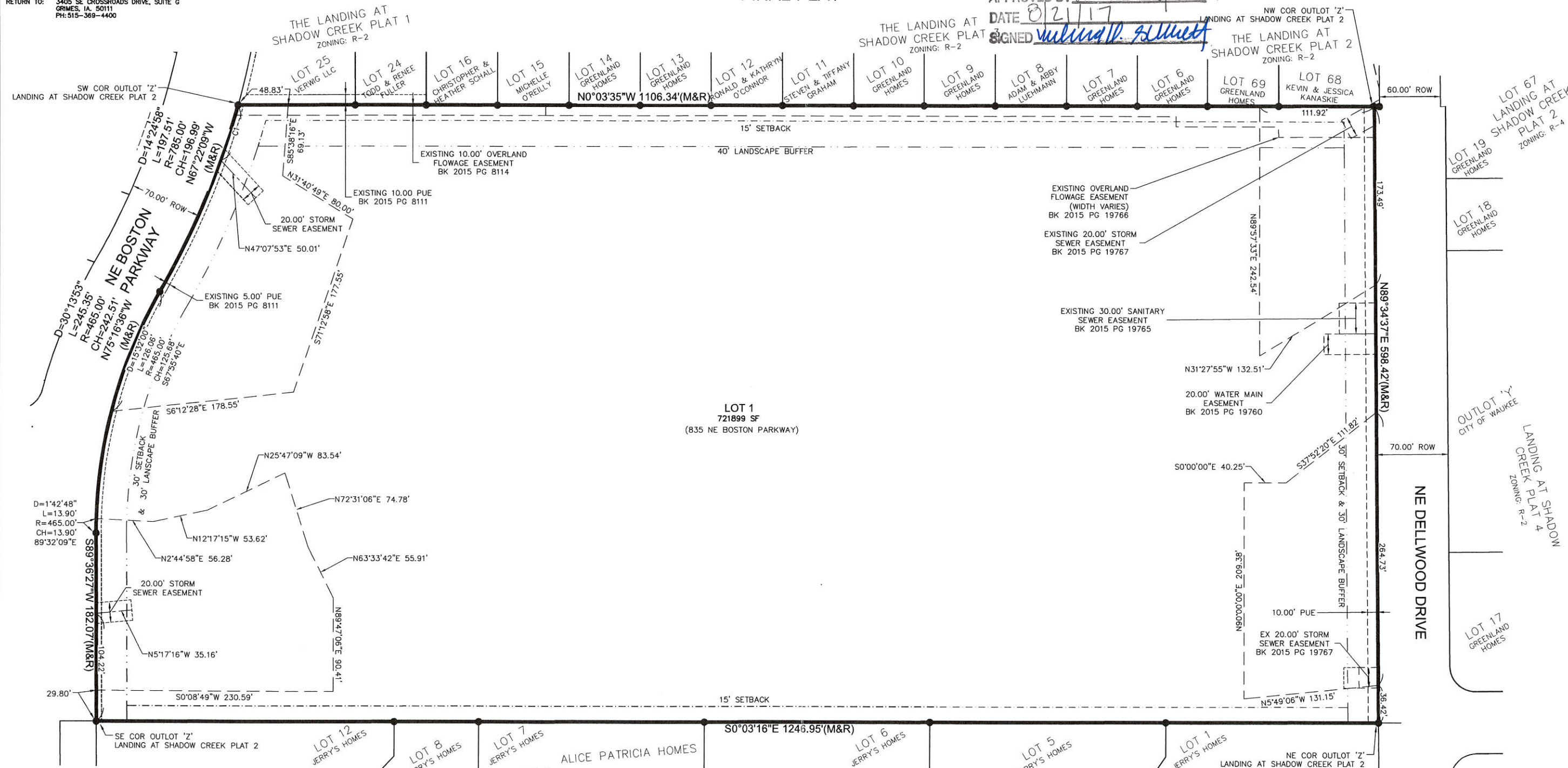
FINAL PLAT

APPROVED BY *Waukees City Council*

DATE *8/21/17*

SIGNED *Michael D. Lee*

**INDEX LEGEND**  
 LOCATION: WAUKEE, IOWA  
 REQUESTOR: LANDING AT SHADOW CREEK LLC  
 PROPRIETOR: WAUKEE ACTIVE LIVING LLC  
 SURVEYOR: MICHAEL LEE  
 COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IA. 50111  
 PH: 515-369-4400



**ENGINEER/SURVEYOR:**  
 CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DR, SUITE G  
 GRIMES, IOWA 50111

**OWNER/DEVELOPER:**  
 WAUKEE ACTIVE LIVING LLC  
 4720 MORTENSEN ROAD, SUITE 105  
 AMES, IA 50014

**DATE OF SURVEY:**  
 NOVEMBER 24, 2015

**PLAT DESCRIPTION:**  
 OUTLOT 'Z', THE LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING 16.57 ACRES (721,899 SF)

**ZONING:**  
 PLANNED DEVELOPMENT (PD) W/UNDERLYING ZONING OF R-3 MULTI-FAMILY RESIDENTIAL RECORDED IN BOOK 2017, PAGE 13789

**BULK REGULATIONS:**  
 SETBACKS:  
 FRONT = 30'  
 SIDE = 15'  
 REAR = 30'

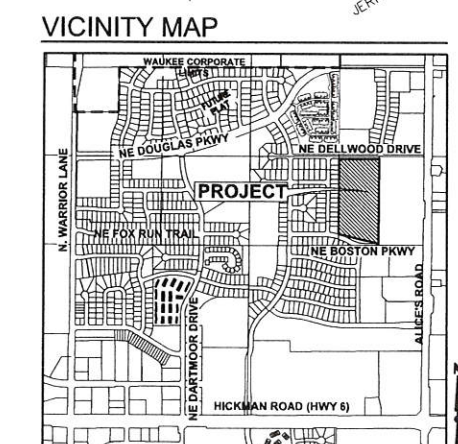
**NOTE**

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- MAINTENANCE AND OWNERSHIP OF ONSITE STORM WATER DETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- MAINTENANCE AND OWNERSHIP OF THE LANDSCAPE BUFFER AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**LEGEND:**

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

SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)  
 PLATTED BEARING & DISTANCE  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 MINIMUM PROTECTION ELEVATION  
 PUBLIC UTILITY EASEMENT  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE



**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	4°06'01"	785.00'	56.18'	N72°31'37"W	56.17'

**SEAL:**  
 MICHAEL D. LEE  
 16747  
 IOWA

*Michael D. Lee 8-23-17*  
 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**SCALE 1"=50'**

**INSITE DEVELOPMENT**  
**FINAL PLAT**

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

TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

WAUKEE, IOWA

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 SUBMITTAL #3 TO CITY: 8/03/17  
 SUBMITTAL #2 TO CITY: 7/12/17  
 SUBMITTAL #1 TO CITY: 6/20/17

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