

SPRING CREST TOWNHOMES FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
E.GRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
OUTLOT "X"
SPRING CREST PLAT 1
REQUESTED BY:
SPRING CREST PARTNERS LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE |
|-----------|----------------|---------|------------|---------|-------------------------|
| C-2 M&P | 36° 04' 27" RT | 840.00' | 528.88' | 273.53' | N 18° 43' 50" E 520.18' |
| D-2 M&P | 20° 32' 40" LT | 960.00' | 344.23' | 173.98' | N 26° 29' 43" E 342.39' |
| N-1 M&P | 90° 00' 00" RT | 25.00' | 39.27' | 25.00' | N 44° 18' 24" W 35.36' |
| R-1 | 60° 10' 40" RT | 87.50' | 91.90' | 50.70' | S 29° 23' 43" E 87.73' |

PROPERTY DESCRIPTION

OUTLOT "X", SPRING CREST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

OWNER/DEVELOPER

SPRING CREST PARTNERS LLC
9550 HICKMAN RD, SUITE 100
CLIVE, IA 50325
CONTACT: TORY SIGLER
PHONE: 515-986-5994

ENGINEER

SNYDER & ASSOCIATES INC
2727 SNYDER BLVD
ANKENY, IA 50023
CONTACT: ERIC CANNON
PHONE: 515-964-2020

DATE OF SURVEY

MAY 7, 2018

ZONING CLASSIFICATION

EXISTING: R-4 ROW DWELLING AND TOWNHOME DISTRICT

BULK REGULATIONS

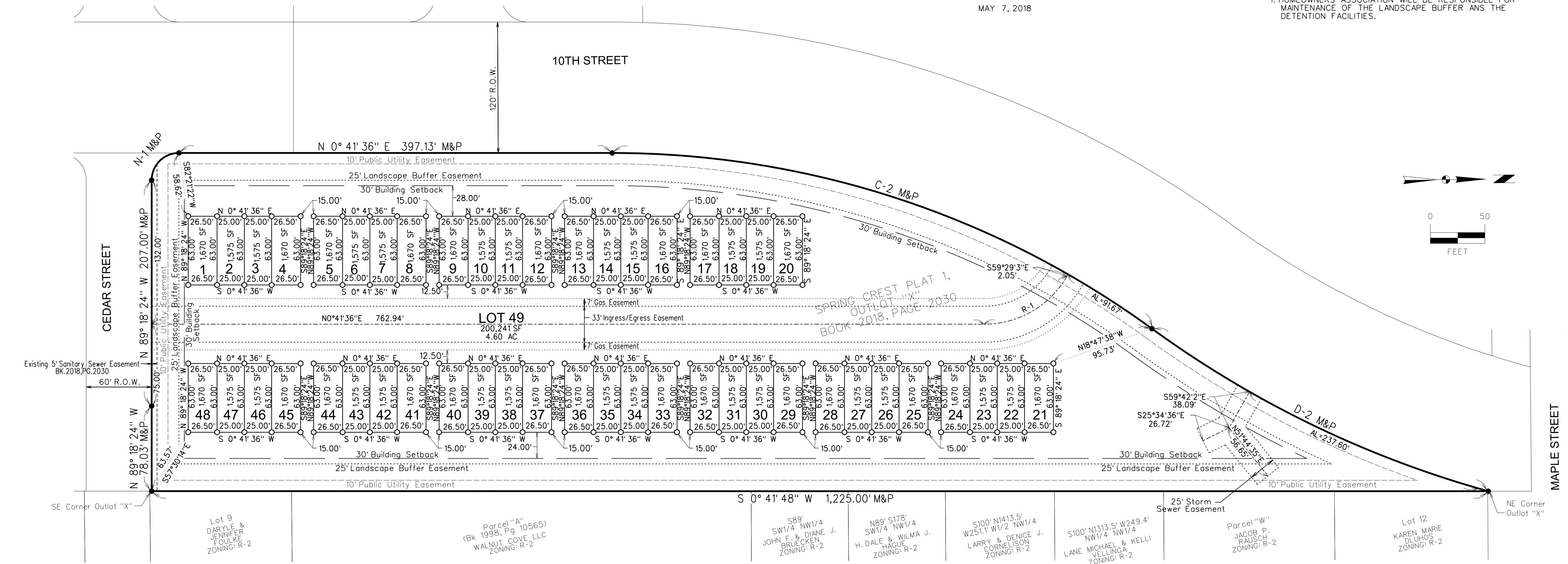
DENSITY = 12 DWELLING UNITS/ACRE MAXIMUM
MINIMUM FLOOR AREA = 800 SQUARE FEET PER UNIT
LOT WIDTH = 20 FEET PER UNIT, 75 FEET OVERALL
SIDE YARD = 15 FEET BETWEEN PRINCIPLE BUILDINGS
REAR YARD = 30 FEET
NUMBER OF STORIES = MINIMUM 2, MAXIMUM 3
NUMBER OF CONNECTED UNITS = MINIMUM 2, MAXIMUM 6.
MINIMUM OPEN SPACE = 20%
OPEN SPACE PROVIDED = 54%

ACRES

6.38 AC FOR OUTLOT "X"

NOTES

1. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE BUFFER AND THE DETENTION FACILITIES.



LEGEND

Survey

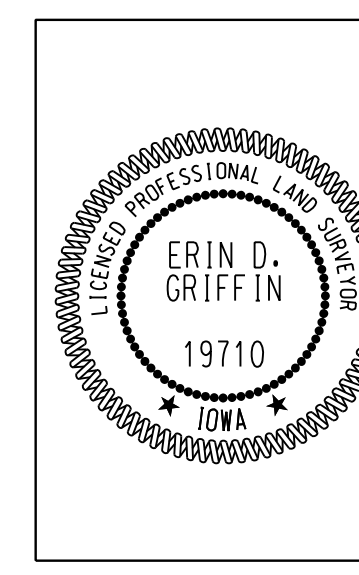
Section Corner
1/2" Rebar, Yellow Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

●
▲
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⊙ CP
P
M
R
D
C
MPE

Set

△
□
■



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.

Erin D. Griffin, PLS Date _____
License Number 19710
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
SHEET 1 OF 1

| MARK | REVISION | DATE | BY |
|------|-------------|----------|---------------|
| EDC | Checked By: | EDG | Scale: 1"=40' |
| RMM | Date: | 05/11/18 | Field Bk: |
| | Technician: | 118.0305 | Project No: |

SPRING CREST TOWNHOMES
FINAL PLAT
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES
Project No: 118.0305
Sheet 1 of 1