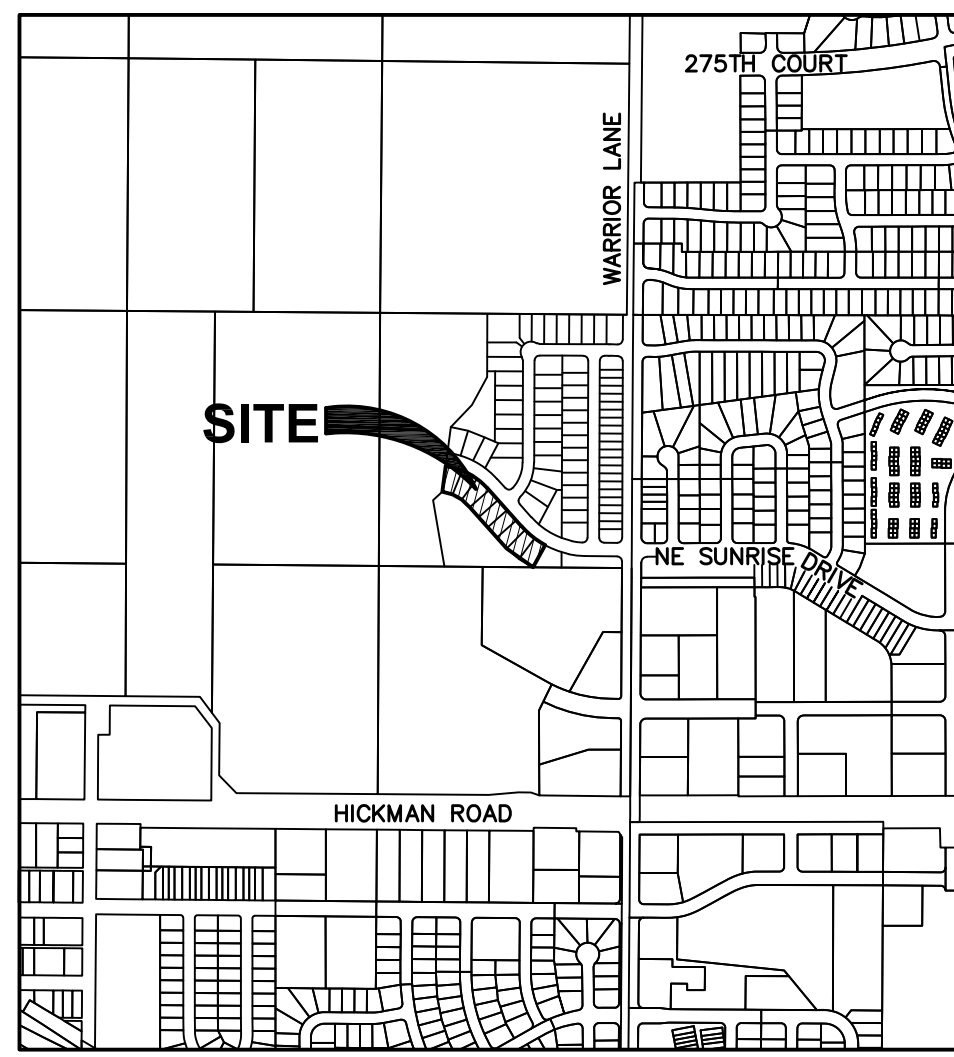


PRELIMINARY PLAT FOR: INDI RUN PLAT 3

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

OWNER

INDI RUN, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IA 50325.

DEVELOPER

SOLID GROUND, LLC
17389 BERKSHIRE PARKWAY
CLIVE, IOWA 50325
PH: 515-975-7441
CONTACT: ERIC GRUBB

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: DOUG MANDERNACH

DATE OF SURVEY

MARCH 2019

BENCHMARKS

BURY BOLT ON HYDRANT @ SE CORNER OF BADGER AND WARRIOR LANE.
ELEVATION=1014.03

BURY BOLT ON HYDRANT @ SE CORNER OF DOUGLAS AND BADGER.
ELEVATION=999.60'

ZONING

R-2 - ONE AND TWO FAMILY RESIDENTIAL DISTRICT

PRELIMINARY PLAT DESCRIPTION

LOTS 18 THROUGH 26, INDI RUN PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.01 ACRES (87,747 SQUARE FEET).

GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
5. PRIVATE DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

SIDE-BY-SIDE TWO-FAMILY DWELLINGS.

A. LOT DIVISION PROCEDURE, WHERE A SIDE-BY-SIDE, TWO-FAMILY DWELLING IS LEGALLY CONSTRUCTED, AND THE PLAT IN WHICH SUCH DWELLING IS LOCATED IS PROPERLY RECORDED, PROVIDED THE DWELLING HAS MET ZONING REGULATIONS AT THE TIME IT WAS CONSTRUCTED, INSPECTED, AND CERTIFICATE OF OCCUPANCY ISSUED, THE LOT MAY THEREAFTER BE DIVIDED TO PROVIDE INDIVIDUAL OWNERSHIP OF THE TWO-FAMILY DWELLING UNITS BY THE FOLLOWING PROCEDURE:

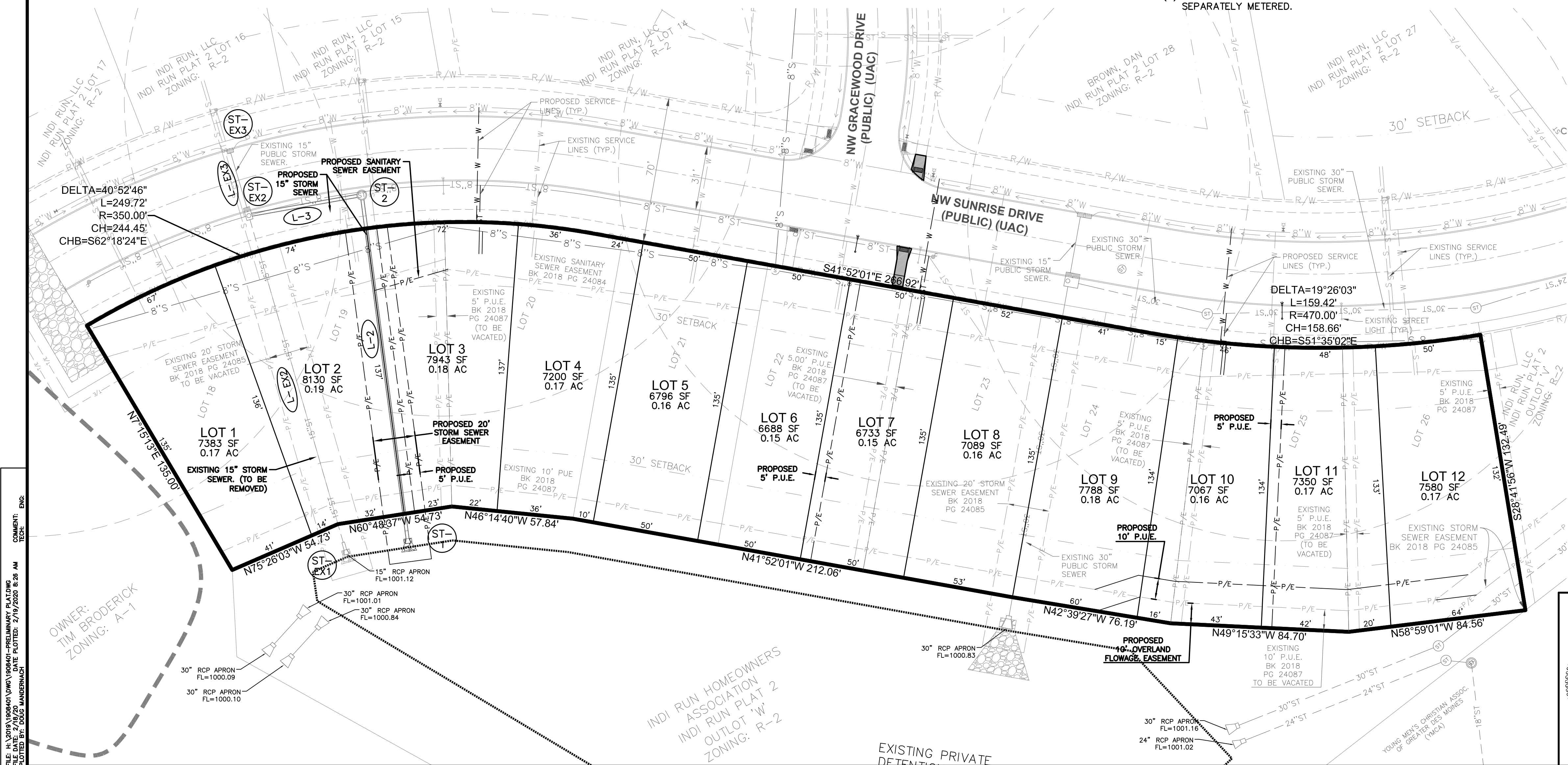
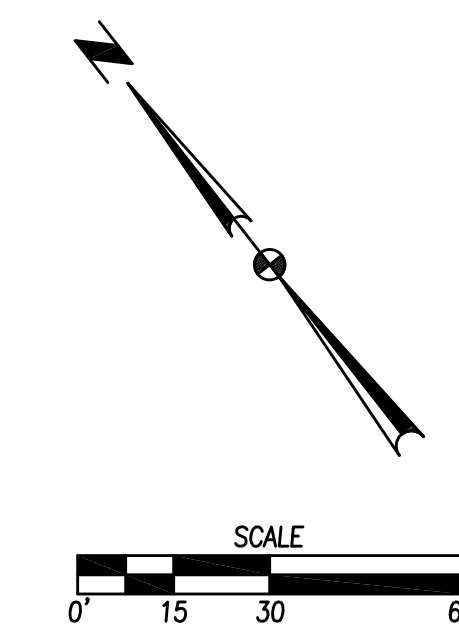
- (1) A PLAT SHOWING THE AS-BUILT LOCATION OF THE TWO-FAMILY DWELLING STRUCTURE ON THE LOT SHALL BE FILED WITH THE CITY.
- (2) THE PLAT OF SURVEY SHALL PROVIDE A REFERENCE TO THIS SECTION AND INDICATE THE PURPOSE FOR WHICH THE PLAT IS PREPARED.
- (3) THE PLAT SHALL LOCATE THE NEW OWNERSHIP DIVISION LINE ALONG THE COMMON WALL OF THE STRUCTURE, AND PROVIDE INDIVIDUAL LEGAL DESCRIPTIONS FOR EACH NEW PARCEL.
- (4) IF THE PROPOSED DIVISION IS APPROVED BY THE COUNCIL, FOLLOWING REVIEW BY THE COUNTY AUDITOR AND COUNTY RECORDER, A DEED MAY BE RECORDED THEREAFTER AFFECTING THE LOT DIVISION, AND EACH LOT MAY BE IN SEPARATE OWNERSHIP.
- (5) A COPY OF THE RECORDED DEEDS AND PLAT OF SURVEY SHALL BE FILED WITH THE CITY.

B. REQUIREMENTS FOR EACH UNIT. THE FOLLOWING REQUIREMENTS WOULD HAVE TO BE MET BY EACH UNIT OF THE SIDE-BY-SIDE TWO-FAMILY DWELLING DIVIDED AS HEREIN PROVIDED:

- (1) LOTS SHALL COMPLY WITH THE BULK REGULATION REQUIREMENTS OF THIS SECTION, WITH THE FOLLOWING EXCEPTIONS, INCLUDING (BUT NOT LIMITED TO) LOT AREA, WIDTHS, REAR AND SIDE YARD SETBACKS:
 - a. LOT AREA: 5,000 SQUARE FEET FOR EACH UNIT OF A TWO-FAMILY DWELLING; WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN 20,000 SQUARE FEET FOR EACH UNIT OF A TWO-FAMILY DWELLING.
 - b. LOT WIDTH: 40 FEET FOR EACH UNIT OF A TWO-FAMILY DWELLING; WHERE PUBLIC SEWER IS NOT AVAILABLE, 50 FEET.
 - c. REAR YARD SETBACK: IN THE CASE OF A CORNER LOT WHERE THE DUPLEX HAS BEEN CONSTRUCTED WITH THE FRONT FACADE FACING THE SECONDARY FRONT YARD, THE MINIMUM REAR YARD SETBACK SHALL BE EIGHT FEET.
 - d. SIDE YARD SETBACK: INTERNAL SIDE YARD SETBACK, ZERO FEET.
- (2) BUILDINGS WHOSE OWNERSHIP IS DIVIDED ARE REQUIRED TO BE AND REMAIN OF THE SAME EXTERIOR FINISH, INCLUDING SIDING, ROOFING, WINDOWS, PAINT COLOR (OR VINYL), GARAGE DOORS; AND COLORS WOULD BE KEPT THE SAME, INCLUDING THE BUILDING ROOF WHICH WOULD BE REPLACED ALL AT ONE TIME WHEN REQUIRED, AND OF THE SAME COLOR AND PATTERN.
- (3) EXTERIOR STORAGE BUILDINGS OF LIKE STRUCTURE AND CONSTRUCTION OF THE ORIGINAL EDIFICE WILL BE ALLOWED WITH A MAXIMUM SIZE OF 12 FEET BY 12 FEET, PAINTED AND FINISHED THE SAME AS ORIGINAL, ON A PERMANENT SLAB OR FOUNDATION.
- (4) REAR YARD FENCING IN COMPLIANCE WITH THIS CODE OF ORDINANCES IS PERMITTED.
- (5) WATER AND SEWER SERVICES SHALL BE ENTIRELY SEPARATE. COMMON ELECTRICAL AND GAS LINES MAY SERVE ALL UNITS, BUT EACH UNIT SHALL BE SEPARATELY METERED.

LEGEND

SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	▬	▬
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	(A)	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	AL	
MPE	—	
SECTION LINE	—	
1/4 SECTION LINE	—	
1/4 SECTION LINE	—	
EASEMENT LINE	— P/E	
LOT LINE	—	
RIGHT OF WAY	— R/W	
BUILDING SETBACK	—	
PLAT BOUNDARY	—	



FILE: H:\2019\INDI RUN\INDI RUN PLAT 3 - PRELIMINARY PLATING
 PLOTTED BY: DOUG MANDERNACH
 COMMENT: ENCL. 12/28/2020 8:26 AM

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY
NOT FOR CONSTRUCTION

JEFFREY J. MESSNER
LICENSE NUMBER 23810
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

DATE	02/17/20	02/03/20	01/17/2020
REVISIONS			
3RD SUBMITTAL			
2ND SUBMITTAL			
1ST SUBMITTAL			

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

ENGINEER: JUN
PM: DM

INDI RUN PLAT 3
PRELIMINARY PLAT

1 / 2
1908.401

