

Doc ID: 008237670019 Type: PLAT
 Recorded: 10/27/2020 at 12:54:48 PM
 Fee Amt: \$97.00 Page 1 of 19
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#
BK 2020 PG 29978

FINAL PLAT

PRAIRIE CROSSING PLAT 8

WAUKEE, IOWA

Slide F280-282

ALICES, L.C., KNAPP PROPERTIES INC. 5000 WESTOWN PARKWAY, SUITE 400 WEST DES MOINES, IA 50266-5921

FINAL PLAT
APPROVED BY: Waukee City Council
 DATE: 10/19/2020
 SIGNED: Jeffery A. Gaddis



VICINITY SKETCH

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	FINAL PLAT
03	EASEMENT DETAIL SHEET

BASIS OF BEARINGS

- THE NORTH LINE OF LOT 1, PRAIRIE CROSSING PLAT 7 IS ASSUMED TO HAVE A BEARING OF N84°34'40"W.

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
5. THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF PRAIRIE CROSSING, PLAT 7, AN OFFICIAL PLAT RECORDED IN BOOK 2019, PAGE 148 AND BRICKTOWNE AT PRAIRIE CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 271, ALL AT THE DALLAS COUNTY RECORDER'S OFFICE.
6. ANY EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
7. THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER.

CITY OF WAUKEE NOTES

1. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS WITHIN EACH LOT.
2. PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
3. THE 5 FOOT WIDE SIDEWALK ALONG NE WESTGATE DRIVE SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. THE NE BRICKTOWNE DRIVE ADA SIDEWALK RAMP WILL BE INSTALLED WITH THIS DEVELOPMENT AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

VEHICULAR ACCESS NOTES:

1. THE NE BRICKTOWNE DRIVE VEHICULAR ACCESS CONNECTIONS SHALL ALIGN WITH THE EXISTING ACCESS POINT OF THE PALMS THEATRE AS DEPICTED ON THE APPROVED CONSTRUCTION DRAWINGS.

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 7
LOTS:	OUTLOT '2'
PROPRIETOR(S):	ALICES, L.C., KNAPP PROPERTIES INC.
REQUESTED BY:	ALICES, L.C., KNAPP PROPERTIES INC.
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS PLS
COMPANY:	CIVIL ENGINEERING CONSULTANTS, INC
RETURN TO:	ATTN: JEFFERY A. GADDIS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322

LEGEND

- SUBDIVISION BOUNDARY
- PARCEL LINES
- EXISTING LOT LINES
- ORIGINAL LOT LINES
- SECTION LINES
- EASEMENT LINES
- CENTER LINE
- BUILDING SETBACK LINE
- ▲ FOUND SECTION CORNER
- △ SET SECTION CORNER
- FOUND PROPERTY CORNER (3/8" I.R. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (3/8" I.R. WYELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- D. DEEDED BEARING & DISTANCE
- I.R. IRON ROD
- P.O.B. POINT OF BEGINNING

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE SURVEYED PROPERTY WAS MEASURED 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.

Jeffery A. Gaddis
 18381
 October 21, 2020
 IOWA LICENSE NUMBER: IOWA LICENSE NO. 0008 DATE OF EXPIRATION: DECEMBER 31, 2020

ALL SHEETS

BENCHMARK

PRAIRIE CROSSING PLAT 8, WAUKEE, IOWA
 BURY BOLT ON HYD. EAST SIDE OF NE WESTGATE DR. AND 10' SOUTH OF CL OF NE HORIZON DR.
 ELEV. = 1021.480

FEMA FLOOD ZONE

ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY MAP NUMBER: 1904RC0355F WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018.
 ** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE **
 (SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

PROPERTY OWNER:

ALICES, L.C.,
 KNAPP PROPERTIES INC.
 5000 WESTOWN PARKWAY, SUITE 400
 WEST DES MOINES, IA 50266-5921
 CONTACT: AIMEE STAUDT
 PH: 515-223-4000
 EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

DEVELOPER:

ALICES, L.C.,
 KNAPP PROPERTIES INC.
 5000 WESTOWN PARKWAY, SUITE 400
 WEST DES MOINES, IA 50266-5921
 CONTACT: AIMEE STAUDT
 PH: 515-223-4000
 EMAIL: AIMEE.STAUDT@KNAPPPROPERTIES.COM

PROFESSIONAL LAND SURVEYOR:

JEFFERY A. GADDIS, PE, PLS,
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 515-276-4884 EXT. 221
 GADDIS@CECLAC.COM

ZONING / LAND USE - LOT 1

C1-B COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS - LOT 1

- C1-B
- FRONT YARD SETBACK = 50 FEET
- SIDE YARD SETBACK = 20 FEET
- SIDE YARD¹ SETBACK = 40 FEET / IF ADJACENT TO 'R' DISTRICT
- REAR YARD SETBACK = 50 FEET
- MAXIMUM HEIGHT = 50 FEET (SEE CODE)
- MAXIMUM STORIES = 3 STORIES

ZONING / LAND USE - LOT 2

PD-1/R-3 PLANNED DEVELOPMENT DISTRICT (Bk. 2018, Pg. 22587)

BULK REGULATIONS - LOT 2

- PD-1/R-3
- FRONT YARD SETBACK = 5 FEET
- SIDE YARD SETBACK = 5 FEET
- REAR YARD SETBACK = 5 FEET

LEGAL DESCRIPTION:

OUTLOT '2', PRAIRIE CROSSING PLAT 7, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, RECORDED IN BOOK 2019, PAGE 148, SAID PARCEL CONTAINS 13.10 ACRES MORE OR LESS.

LAND AREA

13.10 ACRES

PURPOSE OF SURVEY:

- THIS FINAL PLAT IS BEING PREPARED TO CREATE COMMERCIAL DEVELOPMENT LOTS.

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com



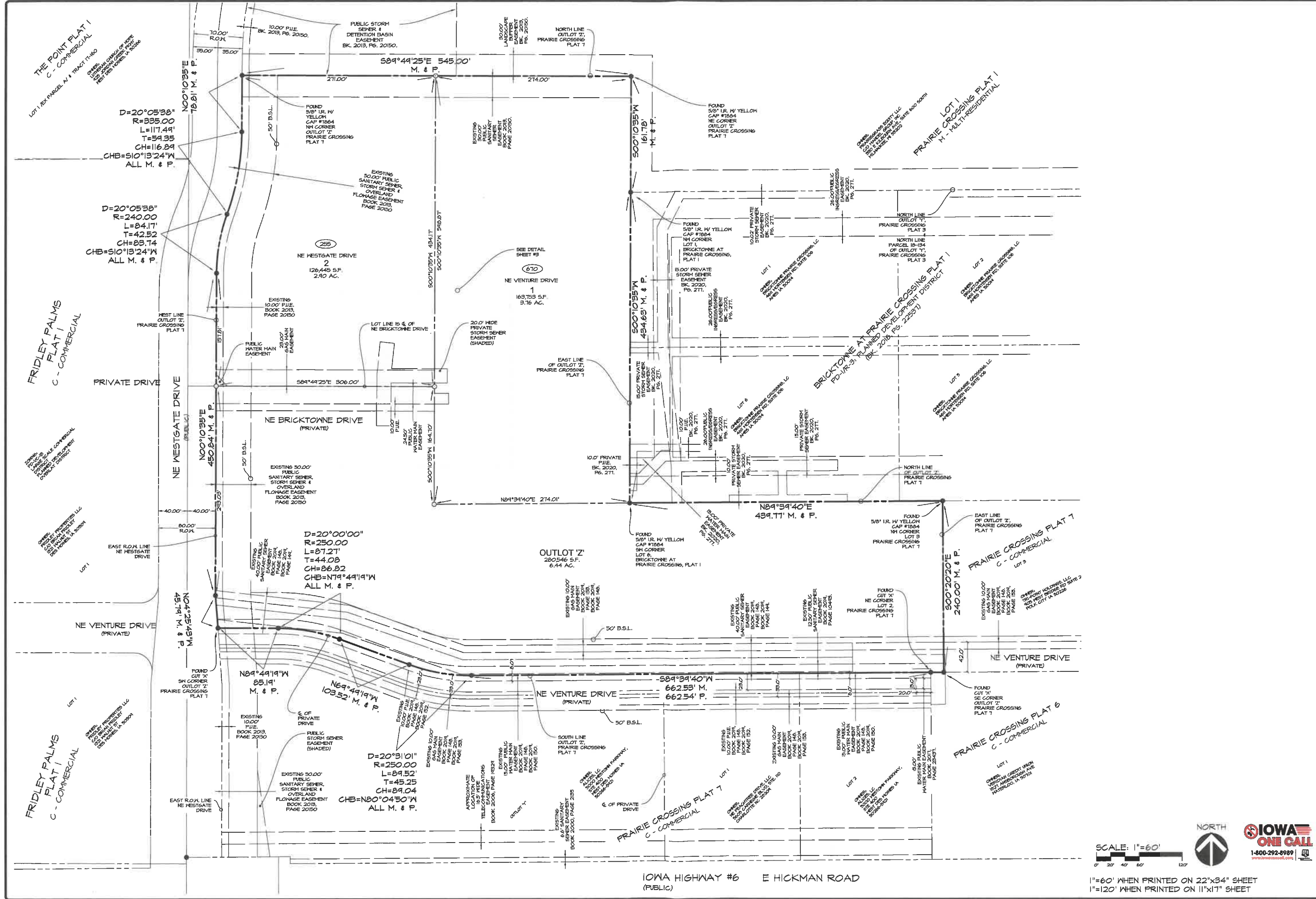
DATE	REVISIONS	COMMENTS
SEPTEMBER 30, 2020	1	10-14-2020
	2	10-21-2020
	3	XXX
	4	XXXX
	5	XXXXX
	6	

DATE OF SURVEY: _____
 DESIGNED BY: PC
 DRAWN BY: MEH

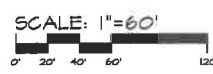
PRAIRIE CROSSING PLAT 8
 WAUKEE, IOWA
 COVER SHEET

SHEET
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IOWA HIGHWAY #6 E HICKMAN ROAD (PUBLIC)



SCALE: 1"=60'
 1"=60' WHEN PRINTED ON 22"x34" SHEET
 1"=120' WHEN PRINTED ON 11"x17" SHEET

PRairie CROSSING PLAT 8
 WAUKEE, IOWA

FINAL PLAT

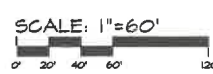
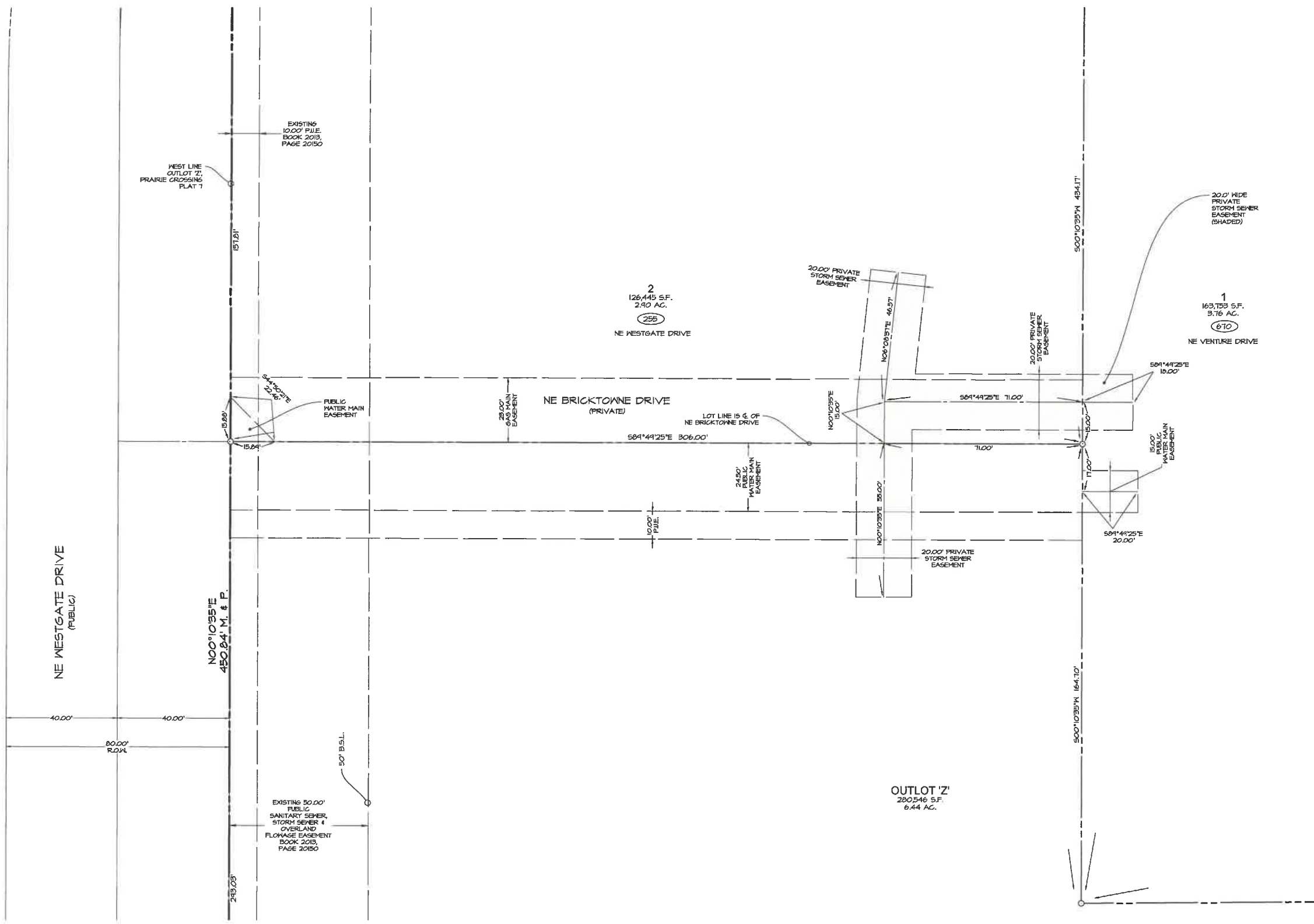
SHEET **02** OF 03

E-8382

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

DATE	REVISIONS	COMMENTS
SEPTEMBER 30, 2020	1	0-14-2020
	2	10-21-2020
	3	XXX
	4	XXXX
	5	XXXXX
	6	MEH

DATE OF SURVEY: _____
 DESIGNED BY: _____
 DRAWN BY: _____



1"=60' WHEN PRINTED ON 22"x34" SHEET
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REVISIONS	COMMENTS
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3	XXX
4	XXXX
5	XXXXX
6	MEH

DATE: SEPTEMBER 30, 2020

DATE OF SURVEY: _____

DESIGNED BY: _____

DRAWN BY: _____

PRAIRIE CROSSING PLAT 8
 WAUKEE, IOWA
EASEMENT DETAIL SHEET

SHEET
03
 OF 03

E-8382