

INDEX LEGEND

LOCATION: OUTLOT 'W' WAUKEE CROSSING PLAT 2 WAUKEE, DALLAS COUNTY, IOWA
REQUESTOR: HRC WAUKEE CROSSING LLC
PROPRIETOR: HRC WAUKEE CROSSING LLC 6900 WESTOWN PARKWAY WEST DES MOINES, IOWA 50266
SURVEYOR: MATTHEW J. THOMAS, PLS
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE, LLC 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400

WAUKEE CROSSING PLAT 3

FINAL PLAT



Doc ID: 008984060018 Type: PLAT
Recorded: 01/27/2023 at 09:47:52 AM
Fee Amt: \$92.00 Page 1 of 18
Dallas County Iowa
ReNae Arnold RECORDER
File#

BK 2023 PG 1168

Slide 6259-261

SHEET INDEX



VICINITY MAP



WAUKEE, IOWA

OWNER

HRC WAUKEE CROSSING LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

DEVELOPER

HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH. (515) 283-5190

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 29, 2022

PLAT DESCRIPTION

OUTLOT 'W', WAUKEE CROSSING PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 22.00 ACRES (958,290 SF)

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

EXISTING/PROPOSED: R-2
ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

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

FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.

SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE WAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING

REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET

LOT WIDTH: 65 FEET.

MINIMUM LOT AREA: 8,000 SQUARE FEET

LEGEND

Table with columns for FOUND and SET, listing symbols for section corners, rebar, easements, and plat boundaries.

NOTES

- 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF WAUKEE AND USED AS PUBLIC RIGHT OF WAY.
4. OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. 5' SIDEWALKS ARE TO BE INSTALLED AS INDIVIDUAL LOTS DEVELOP.
6. 10' TRAILS ARE TO BE INSTALLED WITH THE PLAT IMPROVEMENTS.

CURVE DATA

Table with columns for CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD, listing curve data for curves C1 through C45.



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.
MATTHEW J. THOMAS, P.L.S. 01/20/23 DATE
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THROUGH 3

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400

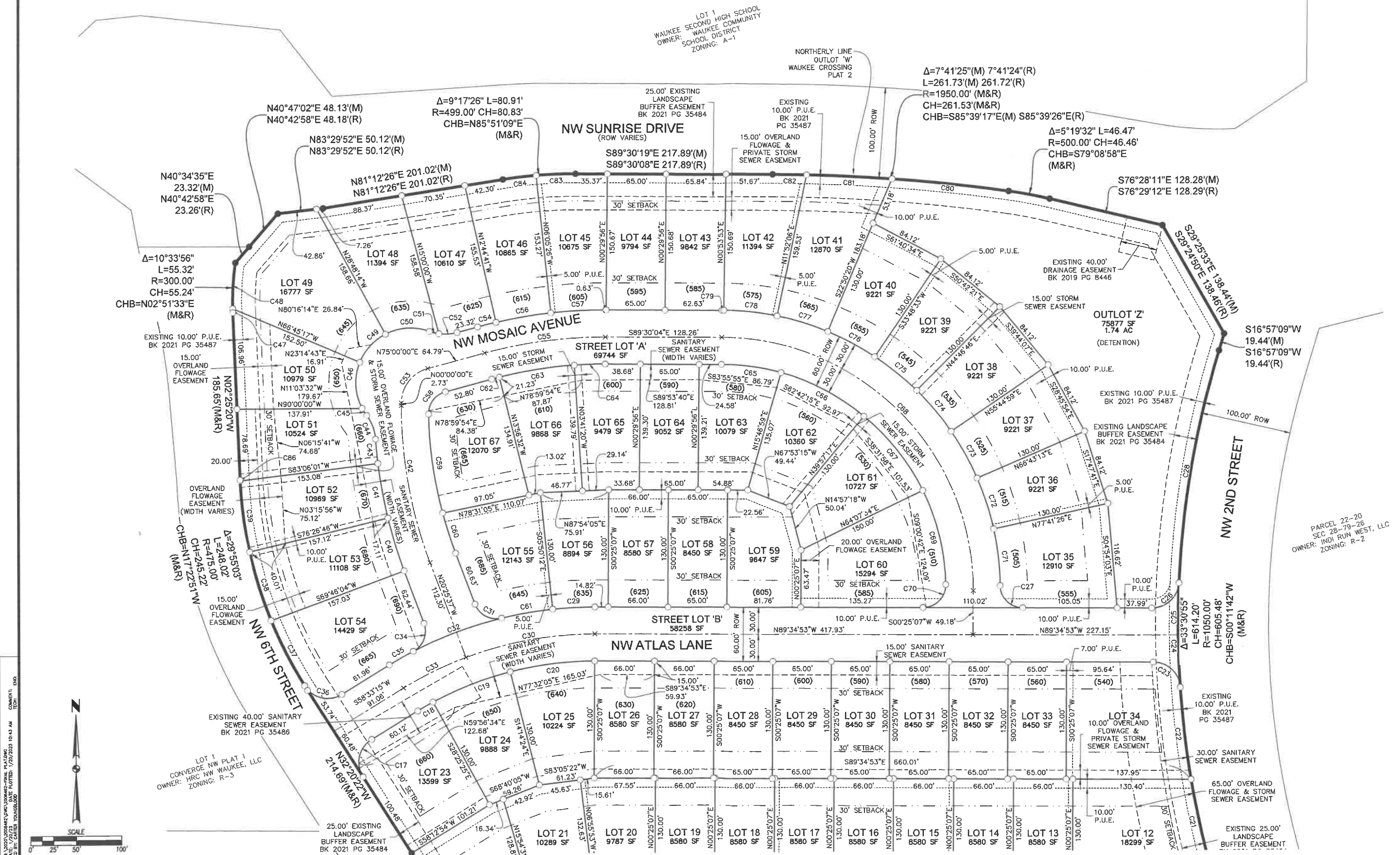


WAUKEE, IOWA

WAUKEE CROSSING PLAT 3 FINAL PLAT

WAUKEE CROSSING PLAT 3

FINAL PLAT



SCALE
1" = 50' (FULL SIZE)

COMMENTS: ENR

FILE: N:\2020\Waukee\Waukee_Crossing_Plat_3_FINAL.dwg
PLOTTER: HP DesignJet T1100PS
DATE: 1/27/2022 10:43 AM

REVISIONS	DATE
FIRST SUBMITTAL	8/29/2022
SECOND SUBMITTAL	9/14/2022
THIRD SUBMITTAL	10/11/2022
FOURTH SUBMITTAL	10/18/2022
FIFTH SUBMITTAL	12/21/2022

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URBANDALE, IA 50322
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WAUKEE CROSSING PLAT 3
FINAL PLAT

2
3
2008.462



WAUKEE CROSSING PLAT 3

FINAL PLAT

REVISIONS	DATE
FIFTH SUBMITTAL	12/21/2022
FOURTH SUBMITTAL	10/18/2022
THIRD SUBMITTAL	10/11/2022
SECOND SUBMITTAL	9/14/2022
FIRST SUBMITTAL	8/29/2022

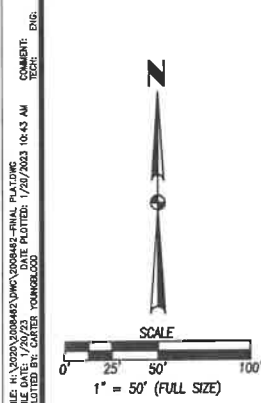
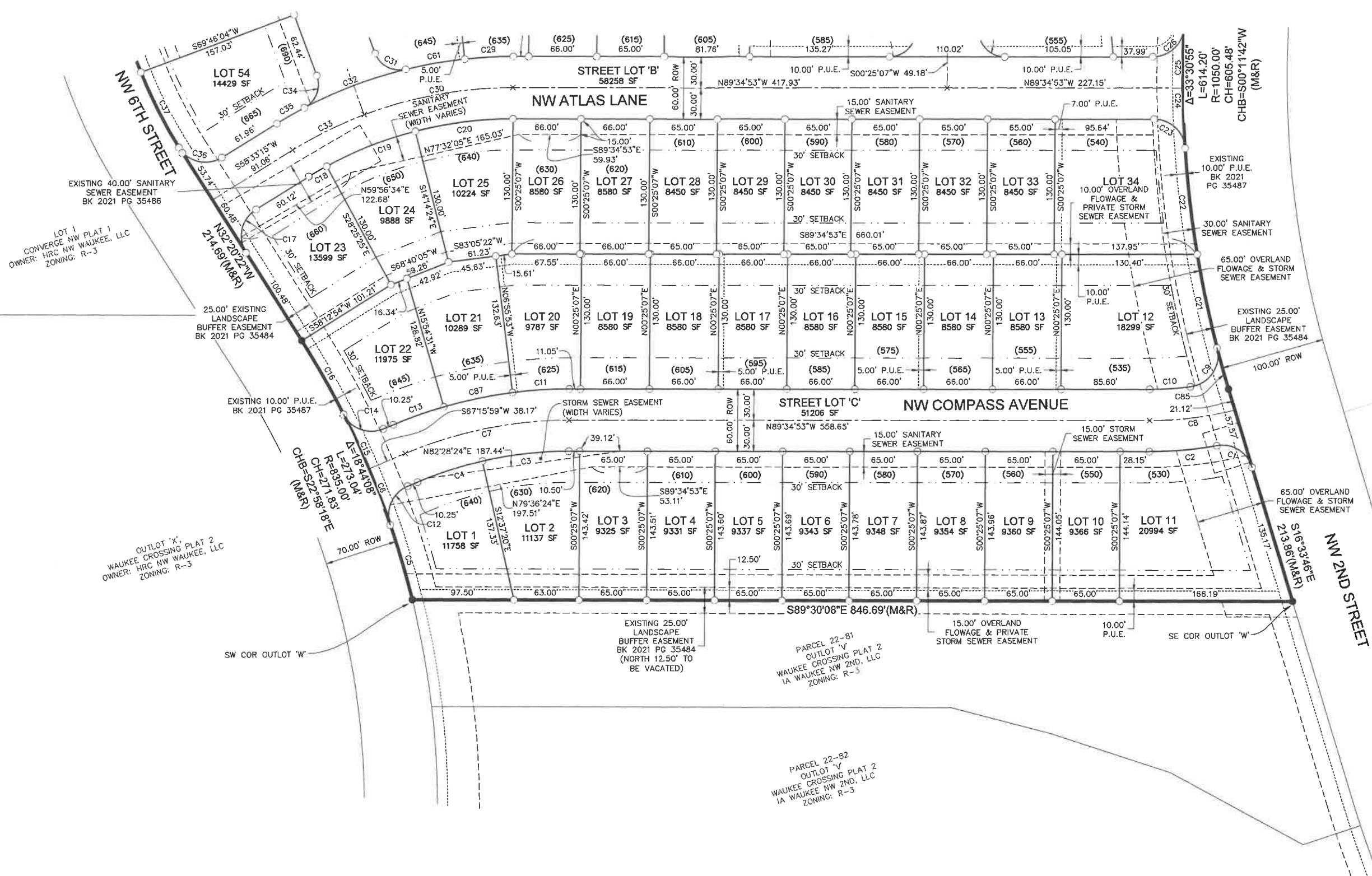
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WAUKEE, IOWA

WAUKEE CROSSING PLAT 3
FINAL PLAT

3
 3
 2008.462



FILE: H:\2020\000482\000482-FINAL PLATING
 COMMENTS: ENG.
 PLOTTED BY: GUYTON YOUNG, 2/25/2023 10:43 AM

LOT 1
 CONVERGE NW PLAT 1
 OWNER: HRC NW WAUKEE, LLC
 ZONING: R-3

OUTLOT 'X',
 WAUKEE CROSSING PLAT 2
 OWNER: HRC NW WAUKEE, LLC
 ZONING: R-3

EXISTING 25.00'
 LANDSCAPE
 BUFFER EASEMENT
 BK 2021 PG 35484
 (NORTH 12.50' TO
 BE VACATED)

PARCEL 22-81
 OUTLOT 'V'
 WAUKEE CROSSING PLAT 2
 IA WAUKEE NW 2ND, LLC
 ZONING: R-3

PARCEL 22-82
 OUTLOT 'V'
 WAUKEE CROSSING PLAT 2
 IA WAUKEE NW 2ND, LLC
 ZONING: R-3

EXISTING
 10.00' P.U.E.
 BK 2021
 PG 35487

EXISTING 25.00'
 LANDSCAPE
 BUFFER EASEMENT
 BK 2021 PG 35484

65.00' OVERLAND
 FLOWAGE & STORM
 SEWER EASEMENT

15.00' OVERLAND
 FLOWAGE & PRIVATE
 STORM SEWER EASEMENT

10.00'
 P.U.E.

SE COR OUTLOT 'W'