

FINAL PLAT
**PRAIRIE CROSSING
 PLAT 3**
 WAUKEE, IOWA

FINAL PLAT
 APPROVED BY *Waukees City Council*
 7/7/14
 SIGNED *Julia D. Stuebel*

OWNER / APPLICANT
 ALICE'S
 5000 HESTOWN PARKWAY, SUITE 400
 WEST DES MOINES, IOWA 50266

LEGAL DESCRIPTION
 ALL OF OUTLOT 'Z', PRAIRIE CROSSING, PLAT 2, AN OFFICIAL PLAT, CITY
 OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 28.564 ACRES
 MORE OR LESS.

AREA
 28.564 ACRES

ZONING
 R-2 LOTS 1 THRU 25
 CH-B OUTLOT 'Y'

BULK REGULATIONS
 R-2 LOTS 1 THRU 5
 FRONT YARD SETBACK = 30 FEET
 SIDE YARD SETBACK = 7 FEET MINIMUM 15 FEET TOTAL
 REAR YARD SETBACK = 30 FEET / DWELLING
 REAR YARD SETBACK = 40 FEET / OTHER PRINCIPAL BUILDING
 MAXIMUM HEIGHT = 40 FEET PRINCIPAL BUILDING + 14 FEET
 ACCESSORY BUILDING.
 MAXIMUM NUMBER
 OF STORIES = PRINCIPAL BUILDING - 3 STORIES + ACCESSORY
 BUILDING 1 STORY.

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

CERTIFICATION

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER
 7844

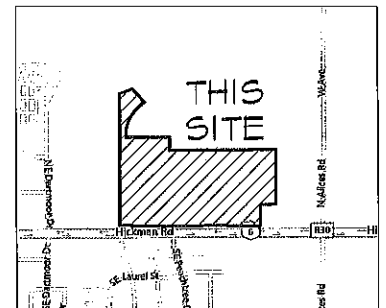
DATE OF THIS SURVEY: 07/07/14
 DATE MY LICENSE EXPIRES: 12/31/14
 PAGES OR SHEETS COVERED BY THIS SEAL: 1
 THIS SEAL IS VALID FOR THE STATE OF IOWA.

NOTES

- LOT 'A' TO BE DECEDED TO THE CITY OF WAUKEE FOR STREET PURPOSES.
- THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1988, PAGE 4880.
- THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE, RECORDED IN BOOK 2007, PAGE 12834.
- INSTALLATION OF A 5 FOOT PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
- IT SHALL BE THE ASSOCIATION'S RESPONSIBILITY FOR MAINTENANCE OF THE PROPOSED MEDIAN ON NE WESTGATE DRIVE.
- THE REQUIRED PLANTINGS IN THE PROPOSED LANDSCAPE BUFFER EASEMENT ACROSS THE WEST SIDE OF LOTS 1, 2 AND OUTLOT 'Z' SHALL BE INSTALLED AS PART OF THE SUBDIVISION PUBLIC IMPROVEMENTS.
- THE COMMERCIAL ASSOCIATION CREATED AND RECORDED IN CONJUNCTION WITH THE FINAL PLAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OUTLOT 'Z' AND THE LANDSCAPE BUFFER EASEMENT IN LOTS 1 & 2.
- REQUIRED INSTALLATION OF A 5 FOOT WIDE PUBLIC SIDEWALK ALONG ALL PUBLIC STREETS AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. A 5 FOOT WIDE PUBLIC SIDEWALK ADJACENT TO OUTLOT 'Z' SHALL BE INSTALLED AS PART OF THE SUBDIVISION PUBLIC IMPROVEMENTS.

LEGEND

- ▲ FLAT BOUNDARY
- SECTION CORNER
- FOUND CORNER W/ 5/8" IR. WYELLOW CAP #1044
- SET CORNER W/ 5/8" IR. WYELLOW CAP #1044
- IRON ROD
- GAS PIPE
- D. DESEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- (234) ADDRESS
- B.S.L. BUILDING SETBACK LINE
- N.R. NOT RADIAL
- M.O.E. MINIMUM OPENING ELEVATION



CENTERLINE

LINE #	LENGTH	DIRECTION
L100	11.6'	S20°10'35"W
L101	44.32'	S00°10'35"W
L102	114.14'	S47°10'35"W

CENTERLINE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	20°00'00"	300.00'	104.72'	52.90'	104.91'	S10°10'35"W
C101	20°00'00"	300.00'	104.72'	52.90'	104.91'	S10°10'35"W
C102	47°00'00"	500.00'	410.13'	217.41'	348.75'	S28°40'35"W

LOTS

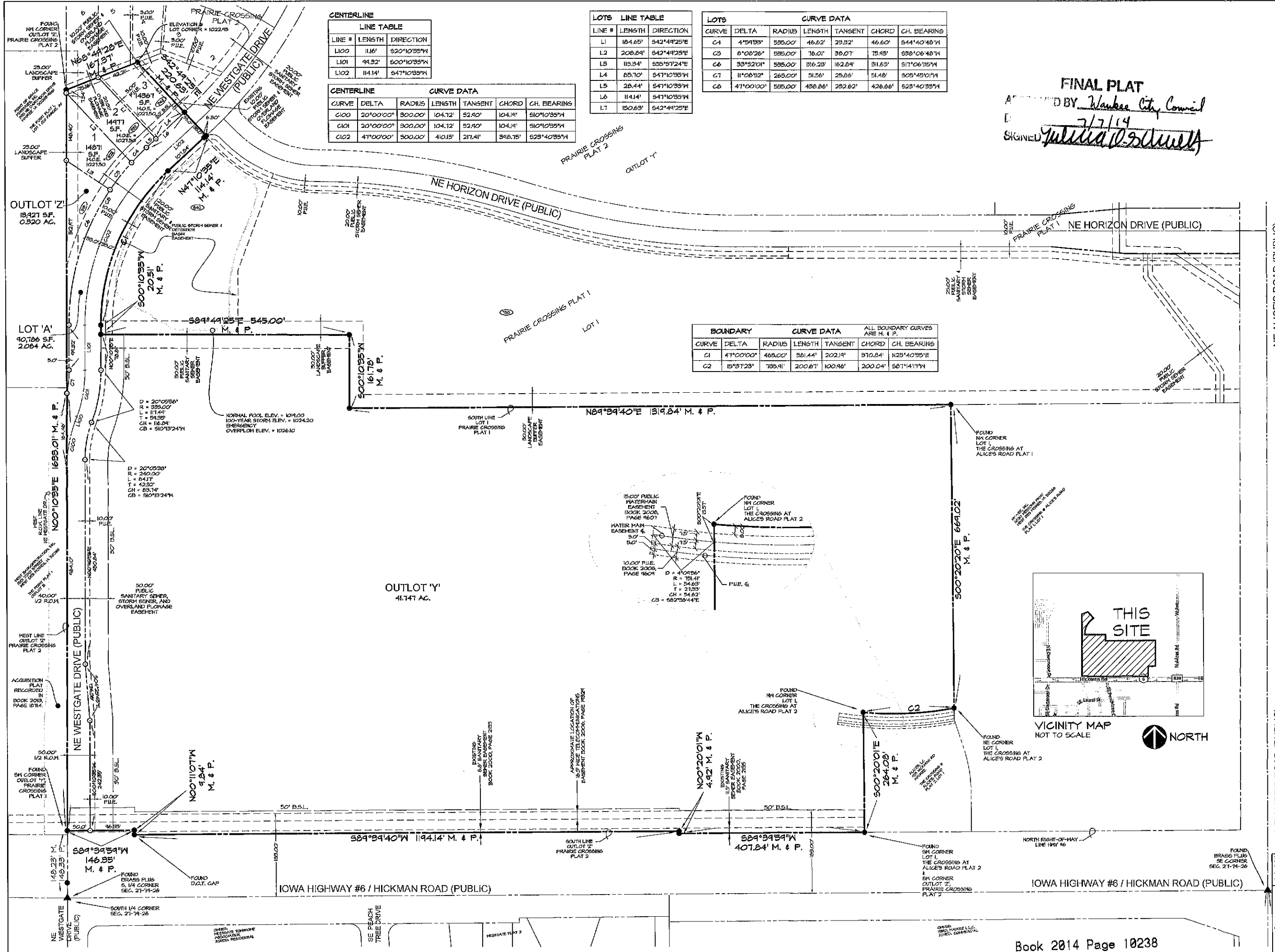
LINE #	LENGTH	DIRECTION
L1	104.65'	S42°44'25"E
L2	208.84'	S42°44'25"E
L3	115.34'	S33°57'24"E
L4	85.70'	S47°10'35"W
L5	28.44'	S47°10'35"W
L6	114.14'	S47°10'35"W
L7	150.63'	S42°44'25"E

LOTS

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C4	4°54'33"	595.00'	46.62'	23.32'	46.60'	S44°40'48"W
C5	8°08'26"	595.00'	76.01'	38.01'	75.85'	S38°06'48"W
C6	33°52'01"	595.00'	316.23'	162.84'	311.63'	S17°06'35"W
C7	11°08'52"	265.00'	51.56'	25.66'	51.48'	S09°45'10"W
C8	47°00'00"	595.00'	436.86'	222.82'	426.86'	S28°40'35"W

BOUNDARY

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	47°00'00"	465.00'	381.44'	202.19'	570.84'	N28°40'35"E
C2	15°31'23"	785.91'	200.67'	100.96'	200.04'	S87°14'17"W



FINAL PLAT
PRAIRIE CROSSING PLAT 3
 WAUKEE, IOWA

CEC
 Civil Engineering Consultants, Inc.

Scale: 1"=100'
 NORTH
 SHEET 1 OF 1