

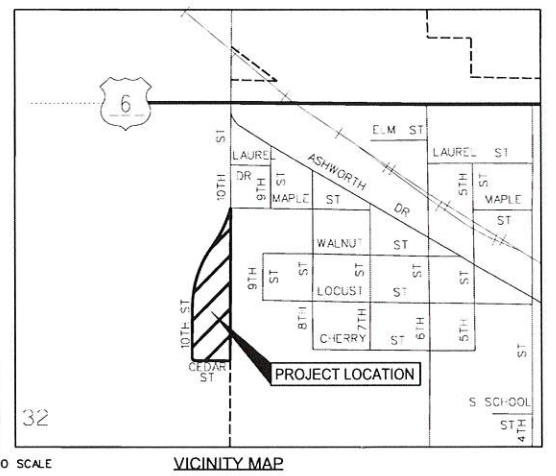
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Doc ID: 007539730032 Type: PLAT
Recorded: 06/29/2018 at 09:18:11 AM
Fee Amt: \$162.00 Page 1 of 32
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2018 PG 11999

Slide F37

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
EGRIFIN@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

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

DATE OF SURVEY
MAY 7, 2018

ACRES
6.38 AC FOR OUTLOT "X"

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%

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

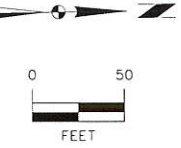
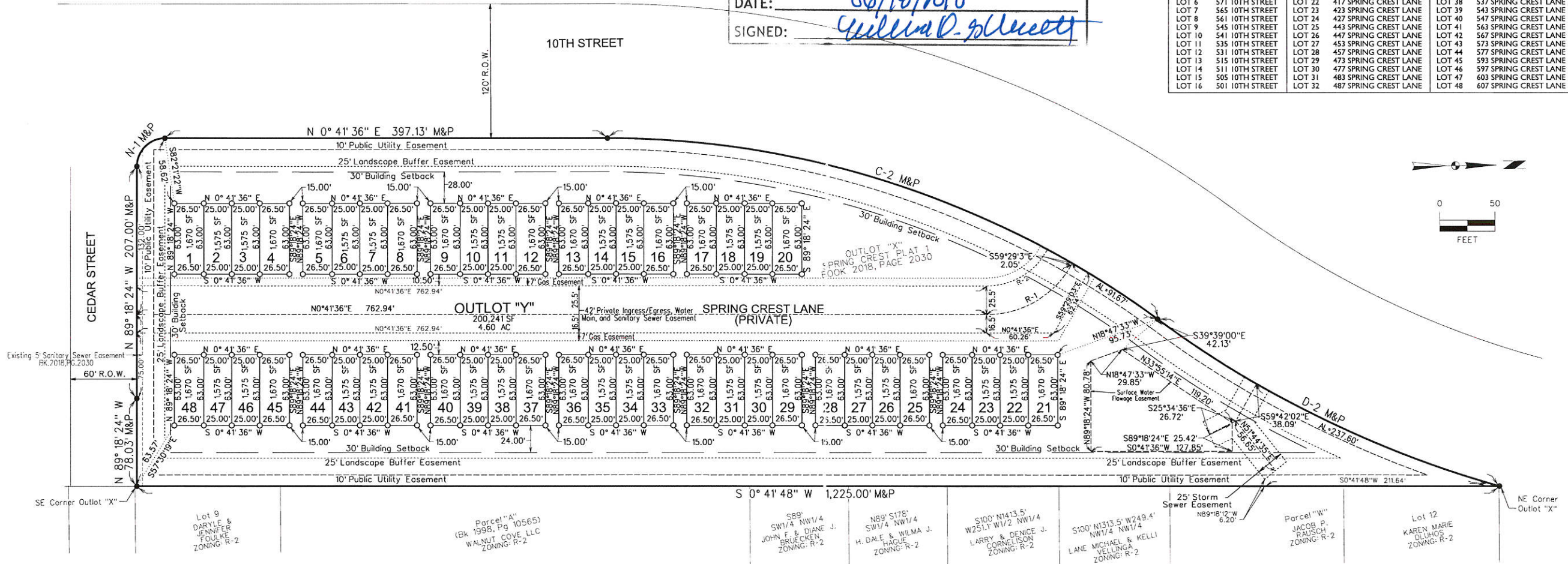
OWNER/DEVELOPER
SPRING CREST TOWNHOMES I, LLC
9550 HICKMAN RD, SUITE 100
CLIVE, IA 50325
CONTACT: TORY SIGLER
PHONE: 515-986-5994

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

FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 06/19/2018
SIGNED: *William D. Blumett*

ADDRESS TABLE

LOT 1	605 10TH STREET	LOT 17	485 10TH STREET	LOT 33	503 SPRING CREST LANE
LOT 2	601 10TH STREET	LOT 18	481 10TH STREET	LOT 34	507 SPRING CREST LANE
LOT 3	595 10TH STREET	LOT 19	475 10TH STREET	LOT 35	513 SPRING CREST LANE
LOT 4	591 10TH STREET	LOT 20	471 10TH STREET	LOT 36	517 SPRING CREST LANE
LOT 5	575 10TH STREET	LOT 21	413 SPRING CREST LANE	LOT 37	533 SPRING CREST LANE
LOT 6	571 10TH STREET	LOT 22	417 SPRING CREST LANE	LOT 38	537 SPRING CREST LANE
LOT 7	565 10TH STREET	LOT 23	423 SPRING CREST LANE	LOT 39	543 SPRING CREST LANE
LOT 8	561 10TH STREET	LOT 24	427 SPRING CREST LANE	LOT 40	547 SPRING CREST LANE
LOT 9	545 10TH STREET	LOT 25	443 SPRING CREST LANE	LOT 41	563 SPRING CREST LANE
LOT 10	541 10TH STREET	LOT 26	447 SPRING CREST LANE	LOT 42	567 SPRING CREST LANE
LOT 11	535 10TH STREET	LOT 27	453 SPRING CREST LANE	LOT 43	573 SPRING CREST LANE
LOT 12	531 10TH STREET	LOT 28	457 SPRING CREST LANE	LOT 44	577 SPRING CREST LANE
LOT 13	515 10TH STREET	LOT 29	473 SPRING CREST LANE	LOT 45	593 SPRING CREST LANE
LOT 14	511 10TH STREET	LOT 30	477 SPRING CREST LANE	LOT 46	597 SPRING CREST LANE
LOT 15	505 10TH STREET	LOT 31	483 SPRING CREST LANE	LOT 47	603 SPRING CREST LANE
LOT 16	501 10TH STREET	LOT 32	487 SPRING CREST LANE	LOT 48	607 SPRING CREST LANE

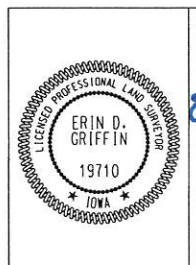


CURVE TABLE

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'
R-2	60° 10' 40" LT	62.00'	65.12'	35.92'	N 29° 23' 43" W 62.17'

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #19710 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
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	—	—



I hereby certify that this land surveying document was prepared 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 6/19/18
Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
SHEET 1 OF 1

SPRING CREST TOWNHOMES

FINAL PLAT

SNYDER & ASSOCIATES, INC.



Project No: 118.0305

Sheet 1 of 1

WAUKEE, IA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK: _____
Engineer: EDC
Checked By: EDC
REVISION: _____
DATE: _____
Scale: 1"=40'
Field Bk. Pg: _____
Project No: 118.0305
Sheet 1 of 1