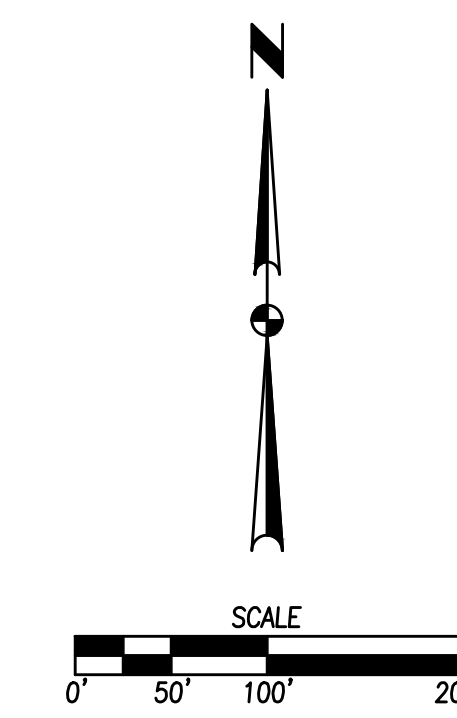
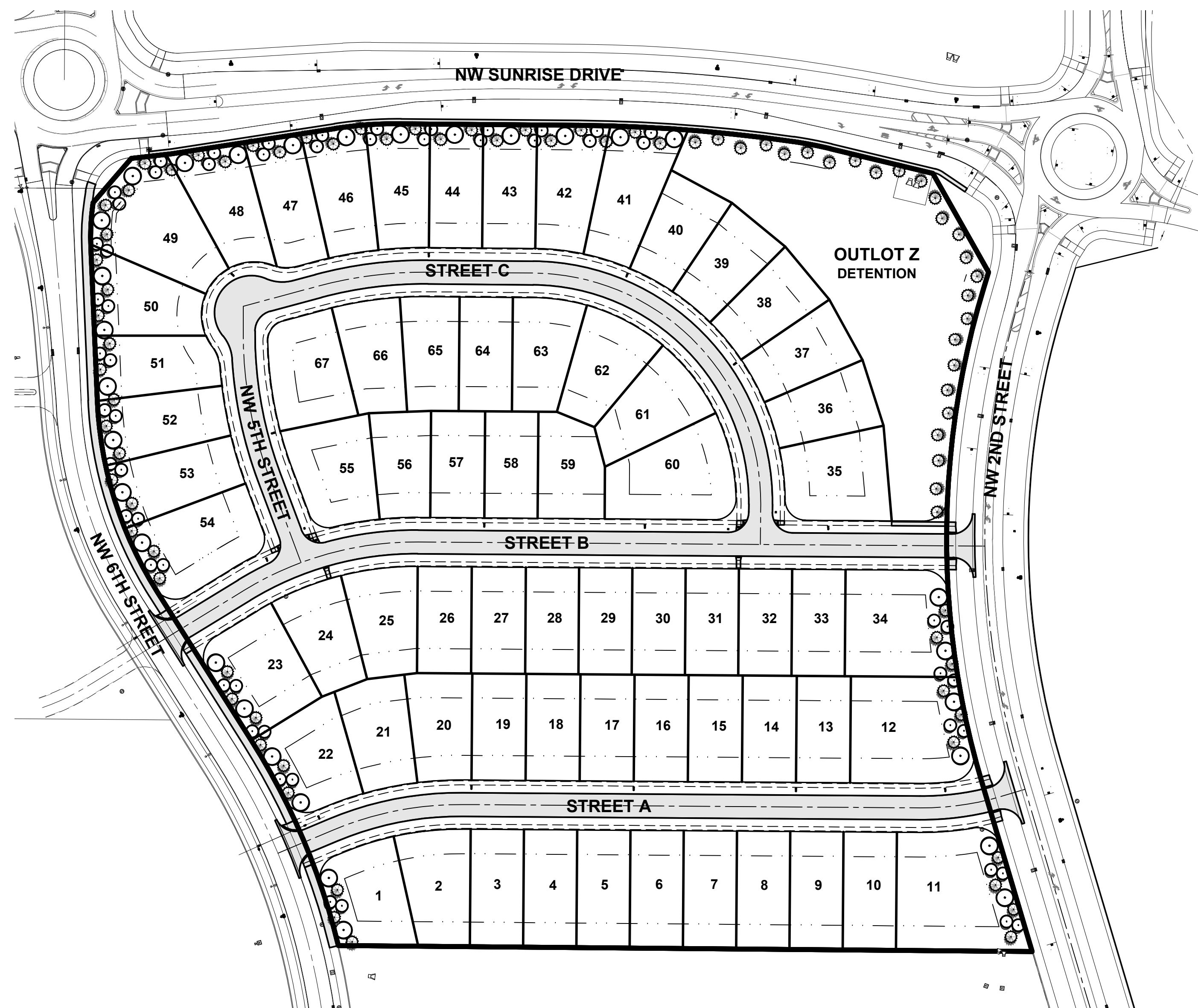
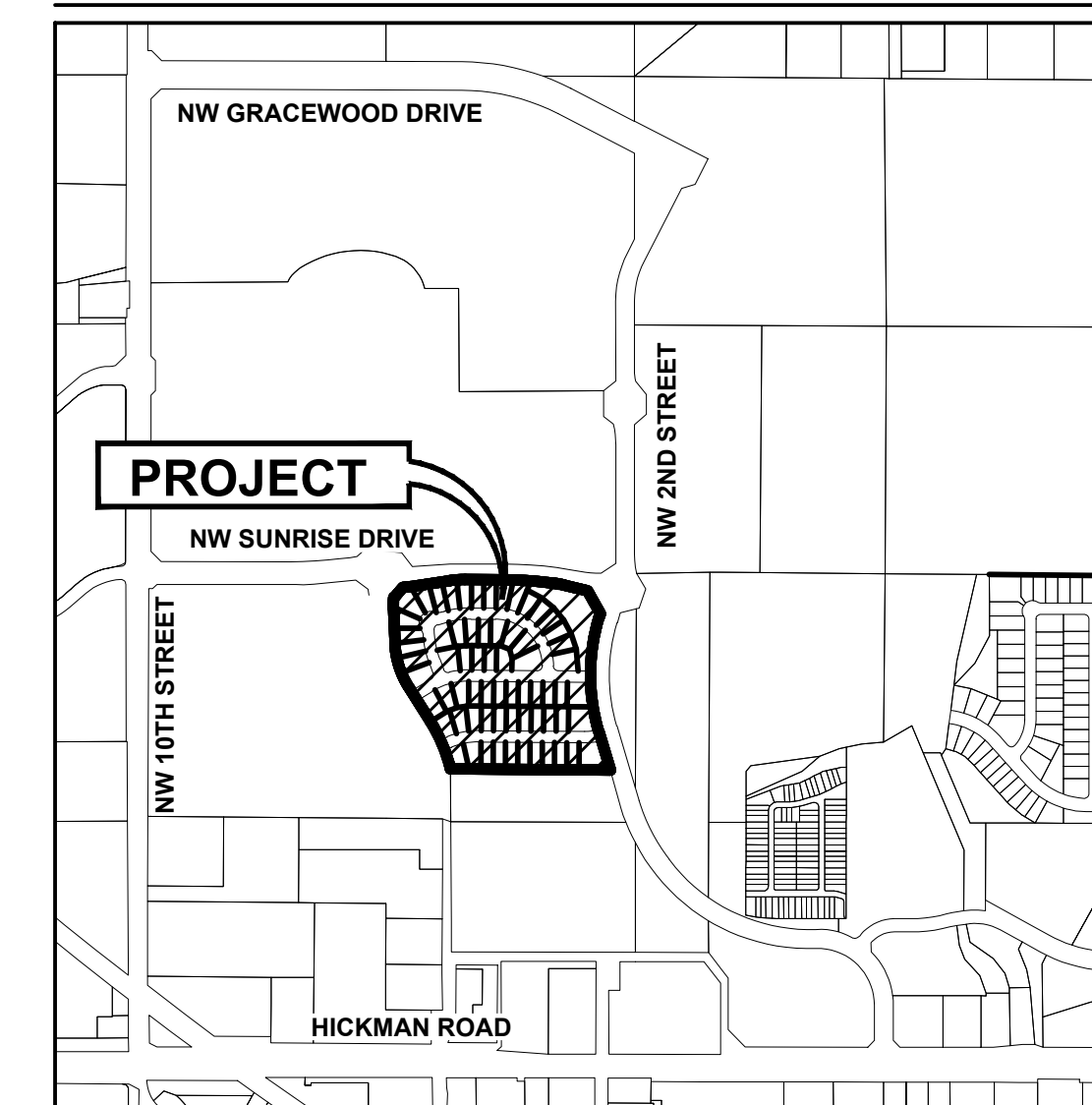


# PRELIMINARY PLAT FOR:

# WAUKEE CROSSING PLAT 2 OUTLOT W

## WAUKEE, IOWA

### VICINITY MAP



### BULK REGULATIONS

- R-2' ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ONE AND TWO-FAMILY DWELLINGS.
  - MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING, 40,000 SQUARE FEET FOR EACH TWO FAMILY DWELLING. IF A BUILDING IS A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT FOYER, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
  - MINIMUM FLOOR AREA: SINGLE STORY SINGLE-FAMILY - 950 SQUARE FEET. SINGLE STORY TWO-FAMILY - 750 SQUARE FEET PER UNIT. IF BUILDING IS TWO OR MORE STORIES, MINIMUM SQUARE FOOTAGE SHALL BE 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON THE FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON THE FIRST FLOOR. IF A BUILDING IS SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT FOYER, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
  - LOT WIDTH: SINGLE-FAMILY DWELLING - 65 FEET. TWO-FAMILY DWELLING - 80 FEET. WHERE PUBLIC SEWER IS NOT AVAILABLE - 100 FEET.
  - 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.
  - MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET. ACCESSORY BUILDING - 14 FEET.
  - MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES. ACCESSORY BUILDING - 1 STORY.

### LEGAL DESCRIPTION

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

PROPERTY CONTAINS 22.0 ACRES (958,327 SF)

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

### DEVELOPER

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

### OWNER

WAUKEE CROSSING LLC  
611 MONTICELLO DRIVE  
BURLINGTON, IOWA 52601

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: EMILY HARDING  
4121 NW URBAN DALE DRIVE  
URBAN DALE, IOWA 50322  
PH: (515) 369-4400

### DATE OF SURVEY

DECEMBER 2021

### ZONING

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

### PARKLAND DEDICATION

PARKLAND REQUIRED:  
SINGLE FAMILY: 67 UNITS \* 3  
PERSONS/UNIT \* 6.5 ACRES/1000  
PEOPLE = 1.31 AC

PARKLAND PROVIDED: FEE IN LIEU

### UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

### GENERAL NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE UNLESS OTHERWISE NOTED.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- LANDSCAPE BUFFERS ARE TO BE INSTALLED WITH PLAT IMPROVEMENTS.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
- ALL STORM SEWER CROSS RUNS WILL NEED TO BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SUDAS.
- A GEOTECHNICAL REPORT WILL BE REQUIRED WITH THE REVIEW AND APPROVAL OF THE CONSTRUCTION DRAWINGS.
- LOTS NOT ASSIGNED AN MPE, MOE, OR MGS WILL BE REQUIRED TO HAVE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.
- OUTLOT Z IS COVERED BY A DETENTION EASEMENT.
- THE INDIVIDUAL LOT OWNERS OF LOTS 11, 12, AND 34 SHALL OWN AND MAINTAIN THE SWALES ON THE EAST SIDE OF THEIR LOTS.

### DEVELOPMENT SCHEDULE

BEGIN: SPRING 2022  
END: FALL 2022

### DEVELOPMENT SUMMARY

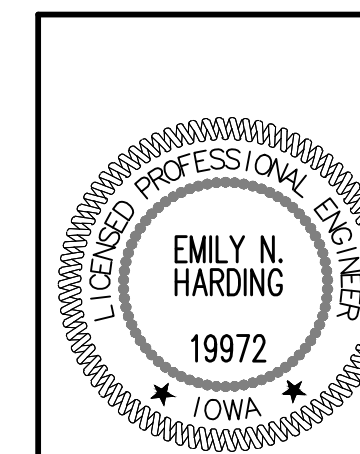
R-2 RESIDENTIAL = 22.00 ACRES (958,327 SQUARE FEET)  
- LOTS 1-67, AND OUTLOT 'Z'

### SUBMITTAL DATES

FIRST SUBMITTAL: 12/20/2021  
SECOND SUBMITTAL: 01/05/2022  
THIRD SUBMITTAL: 01/18/2022  
FOURTH SUBMITTAL: 02/02/2022

### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
5/8" REBAR (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM OPENING ELEVATION	MOE	
MINIMUM GRADE AT STRUCTURE	MGS	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



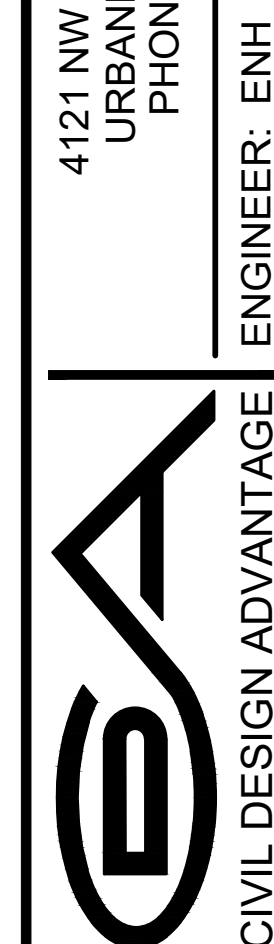
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

EMILY N. HARDING, P.E. DATE

LICENSE NUMBER 19972  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS

4121 NW URBAN DALE DRIVE  
URBAN DALE, IOWA 50322  
PHONE: (515) 369-4400



WAUKEE CROSSING PLAT 2 OUTLOT W  
PRELIMINARY PLAT  
WAUKEE, IOWA

FILE: H:\2021\0208462\0208462-PRELIMINARY PLATING  
PLOTTED BY: EMILY HARDING TECH PLOT: 2/2/2022 3:49 PM  
COMMENT: ENH

DATE	REVISIONS
02/02/2022	FOURTH SUBMITTAL
01/18/2022	THIRD SUBMITTAL
01/05/2022	SECOND SUBMITTAL
12/20/2021	FIRST SUBMITTAL







