

FINAL PLAT PRAIRIE CROSSING PLAT 9

DALLAS COUNTY, IOWA NE VENTURE DRIVE, WAUKEE, IOWA

OFFICIAL'S
STAMP

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 1
LOTS:	OUTLOT 'Y'
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

SHEET LIST TABLE	
Sheet Number	Sheet Title
01	COVER SHEET
02	FINAL PLAT

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
MARCH 01, 2022	INITIAL SUBMITTAL
MARCH 18, 2022	



VICINITY MAP
1" = 1000'

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 (3/4" CUT 'X' UNLESS OTHERWISE NOTED)
	SET PROPERTY CORNER (3/4" I.R. W/B BLUE CAP #10381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARINGS & DISTANCE
D.	DEEDED BEARINGS & DISTANCE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
(123)	LOT ADDRESS

BASIS OF BEARINGS
 • THE NORTH LINE OF LOT 1, PRAIRIE CROSSING PLAT 1 IS ASSUMED TO HAVE A BEARING OF N89°39'40"W.

NOTES

- 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.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
- ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
- THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF PRAIRIE CROSSING, PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2019, PAGE 148 AND PRAIRIE CROSSING PLAT 8, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 29418, ALL AT THE DALLAS COUNTY RECORDER'S OFFICE.
- 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.
- 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

- EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS WITHIN EACH LOT.
- PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- THE 5 FOOT WIDE SIDEWALK ALONG NE WESTGATE DRIVE SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.

FEMA FLOOD ZONE
 ZONE 'X' ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY MAP NUMBER 19049C0355F 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
 C1-B COMMUNITY AND HIGHWAY SERVICE
 COMMERCIAL DISTRICT

BULK REGULATIONS
 C1-B
 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

LEGAL DESCRIPTION:
 OUTLOT 'Y', PRAIRIE CROSSING PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, RECORDED IN BOOK 2019, PAGE 148, SAID PARCEL CONTAINS 4.05 ACRES MORE OR LESS.

LAND AREA
 176,219 SQ. FT. / 4.05 ACRES

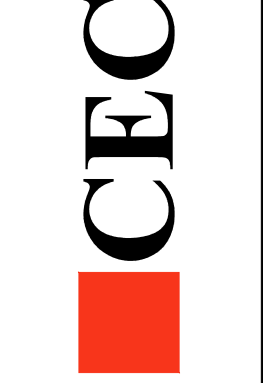
PURPOSE OF SURVEY:
 • THIS FINAL PLAT IS BEING PREPARED TO CREATE COMMERCIAL DEVELOPMENT LOTS.

CERTIFICATIONS	
<p>*** 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. ***</p>	<p>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.</p> <p style="text-align: right;">March 17, 2022 DATE</p> <p style="text-align: center;">JEFFERY A. GADDIS, IOWA LICENSE NO. 18381</p> <p style="text-align: center;">MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022</p> <p style="text-align: right;">SHEETS 1-2</p>

PRELIMINARY



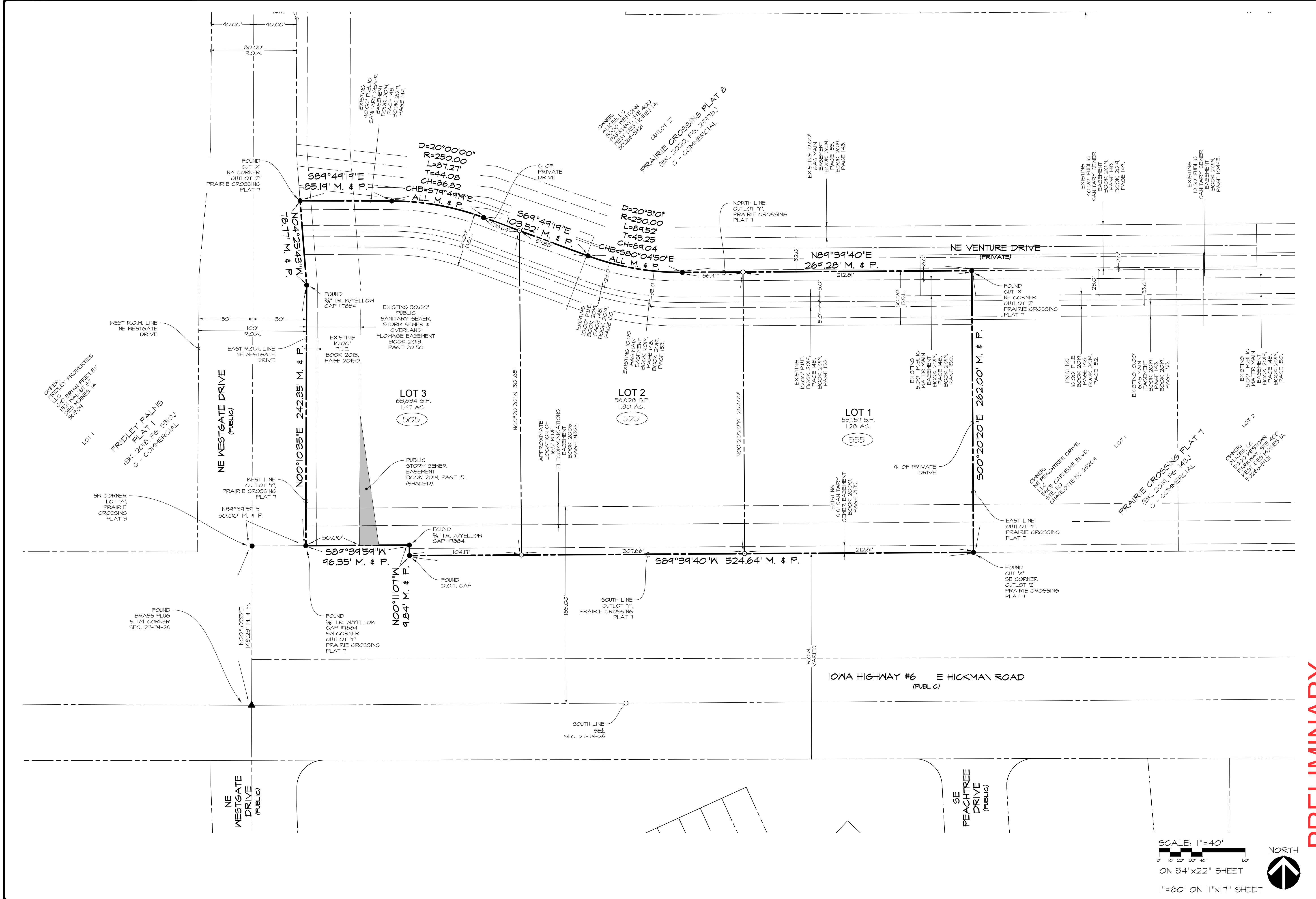
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 mail@ceclac.com



DATE:	March 17, 2022
DATE OF SURVEY:	PC
DESIGNED BY:	MEH
DRAWN BY:	

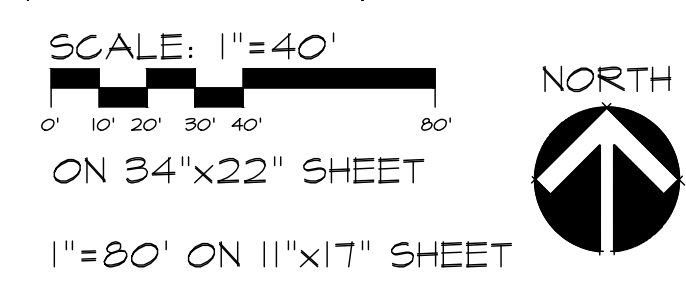
PRELIMINARY
 PRAIRIE CROSSING PLAT 9
 NE VENTURE DRIVE, WAUKEE, IOWA
 COVER SHEET

SHEET
01
OF 02



PRELIMINARY

PRAIRIE CROSSING PLAT 9
NE VENTURE DRIVE, WAUKEE, IOWA
FINAL PLAT



DATE: March 11, 2022	PC
DATE OF SURVEY:	MEH
DESIGNED BY:	
DRAWN BY:	

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

SHEET
02
OF
02
E8800

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