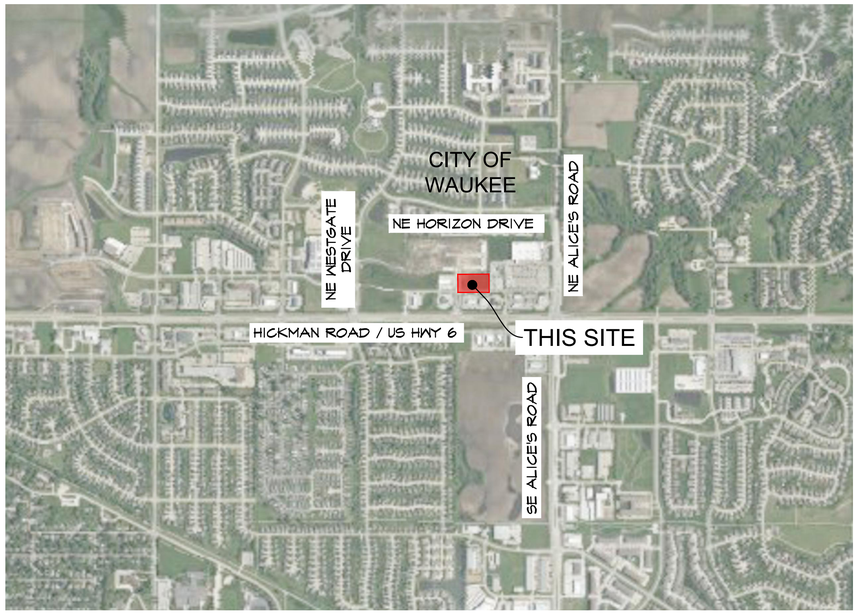
OFFICIAL'S STAMP

FINAL PLAT
NEW CREATIONS
DALLAS COUNTY, IOWA
801 NE VENTURE DRIVE, WAUKEE, IOWA



VICINITY MAP
1" = 1000'

NORTH

PROPERTY OWNER:
ALICES, L.C.,
KNAPP PROPERTIES INC.
5000 WESTOWN PARKWAY, STE 400
WEST DES MOINES, IA 50266-5921

DEVELOPER:
NC WAUKEE, LLC.
GE WAUKEE, LLC.
6121 BAKER ROAD, SUITE 101,
MINNETONKA, MN. 55345
CONTACT: WAYDE JOHNSON
CELL: 612-220-0153
OFFICE: 651-378-4040
EMAIL: WJOHNSON@AMCONCONSTRUCTION.COM

PROJECT MANAGER:
PAUL CLAUSEN, PE,
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH. 515-276-4884 EXT. #217
EMAIL: CLAUSEN@CECLAC.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

LEGAL DESCRIPTION:
LOT 4, PRAIRIE CROSSING PLAT 7, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, RECORDED IN BOOK 2019, PAGE 148, SAID PARCEL CONTAINS 2.28 ACRES MORE OR LESS.

LAND AREA
2.28 ACRES

PURPOSE OF SURVEY:
- THIS FINAL PLAT IS BEING PREPARED TO CREATE A COMMERCIAL DEVELOPMENT LOT.

ZONING / LAND USE:
C1-B COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS
C1-B

FRONT YARD SETBACK	= 50 FEET
SIDE YARD SETBACK	= 0 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

INDEX LEGEND	
COUNTY:	DALLAS
CITY:	WAUKEE
SUBDIVISION:	PRAIRIE CROSSING PLAT 7
LOTS:,	LOT 4
PROPRIETOR (S):	ALICES, L.C., KNAPP PROPERTIES INC.
REQUESTED BY:	ALICES, L.C., KNAPP PROPERTIES INC.
PROFESSIONAL LAND SURVEYOR:	JEFFERY A. GADDIS PLS
COMPANY: RETURN TO:	CIVIL ENGINEERING CONSULTANTS, INC ATTN: JEFFERY A. GADDIS 2400 86TH STREET, SUITE 12, URBANDALE, IA 50322

Sheet List Table	
Sheet Number	Sheet Title
01	FINAL PLAT COVER SHEET
02	FINAL PLAT

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
MAY 18, 2022	INITIAL SUBMITTAL
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BENCHMARK
PRAIRIE CROSSING PLAT 3, WAUKEE, IOWA
BURY BOLT ON HYD "EAST SIDE OF NE WESTGATE DR. AND 70' SOUTH OF CL OF NE HORIZON DR.

ELEV. = 1027.480

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 01, 2018
** FEMA FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE **
(SEE FEMA FLOOD MAPS SERVICE CENTER FOR CURRENT MAPS)

BASIS OF BEARINGS
- THE NORTH LINE OF LOT 1, PRAIRIE CROSSING PLAT 7 IS ASSUMED TO HAVE A BEARING OF N84°39'40"W.

NOTES
1. 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.
2. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
3. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLAT'S RECORDING DATE.
4. ALL EASEMENTS SHOWN ARE EXISTING EASEMENTS UNLESS LABELED AS PROPOSED.
5. THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM THE FINAL PLAT OF PRAIRIE CROSSING, PLAT 7, AN OFFICIAL PLAT RECORDED IN BOOK 2019, PAGE 148 AND BRICKTOWNE AT PRAIRIE CROSSING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 277, ALL AT THE DALLAS COUNTY RECORDER'S OFFICE.
6. 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.
7. 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
1. EACH INDIVIDUAL LOT IS RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF STORM WATER DETENTION BASINS WITHIN EACH LOT.
2. PRIVATE UTILITIES AND SERVICES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
3. THE 5 FOOT WIDE SIDEWALK ALONG THE PRIVATE STREET SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT. THE PRIVATE STREET AND NE VENTURE DRIVE ADA SIDEWALK RAMPS WILL BE INSTALLED WITH THIS DEVELOPMENT AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

LEGEND

	SUBDIVISION BOUNDARY
	PARCEL LINES
	EXISIITING LOT LINES
	ORIGINAL LOT LINES
	SECTION LINES
	EASEMENT LINES
	CENTER LINE
	BUILDING SETBACK LINE
▲	FOUND SECTION CORNER
△	SET SECTION CORNER
●	FOUND PROPERTY CORNER (⅝" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (⅝" I.R. W/YELLOW CAP #7844 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
D.	DEEDED BEARING & DISTANCE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

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CERTIFICATION

PRELIMINARY

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.

May 18, 2022

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

ALL SHEETS

BENCHMARK
PRAIRIE CROSSING PLAT 3, WAUKEE, IOWA
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PRELIMINARY

NEW CREATIONS
801 NE VENTURE DRIVE, WAUKEE, IOWA

FINAL PLAT COVER SHEET

SHEET 01 OF 02

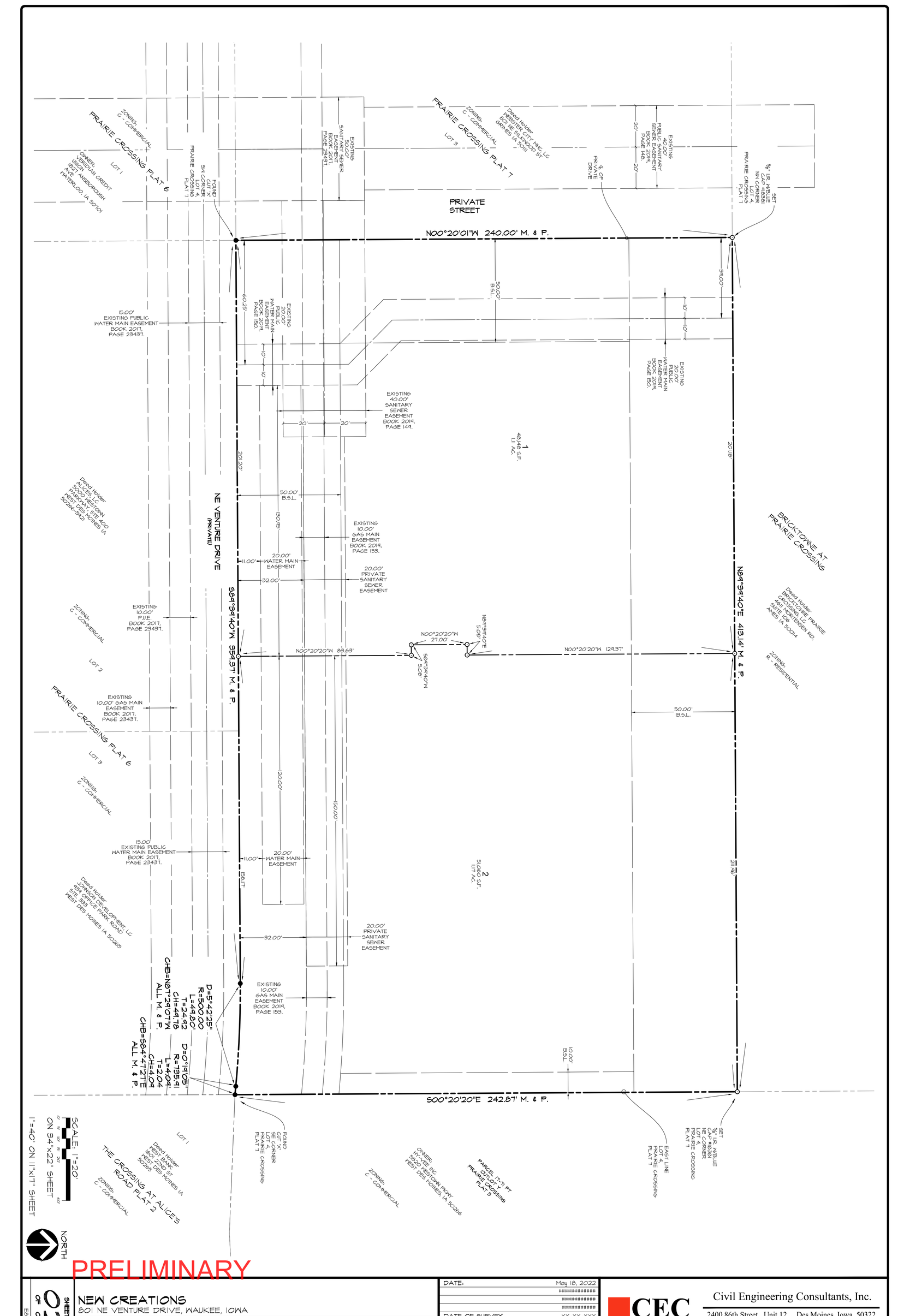
E8742

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

PUBLISH DATE: May 18, 2022
DATE OF SURVEY: XX-XX-XXX
DESIGNED BY: PC
DRAWN BY: MEH

PLOT BY: MARTIN HILL - 2022/05/18 - q:\E-FILES\E-8000\E8792_c3d\drawings\Plat\PE8792 FP COVER.dwg, 5/18/2022 7:44:39 AM, mshill, 1:1

q:\E-FILES\E-8000\E8792_e3d drawings\Plat\FP\E8792 FP DIM.dwg, 5/18/2022 7:44:48 AM, mehill, 1:1



PRELIMINARY

DATE:	May 18, 2022
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	##########
	##########
DATE OF SURVEY:	XX-XX-XXX
DESIGNED BY:	PC
DRAWN BY:	MEH

SHEET 02 OF 02

E8792

NEW CREATIONS
801 NE VENTURE DRIVE, WAUKEE, IOWA

FINAL PLAT

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