

WAUKEE CROSSING PLAT 3

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'W'
WAUKEE CROSSING PLAT 2
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: HRC WAUKEE CROSSING LLC

PROPRIETOR: HRC WAUKEE CROSSING LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

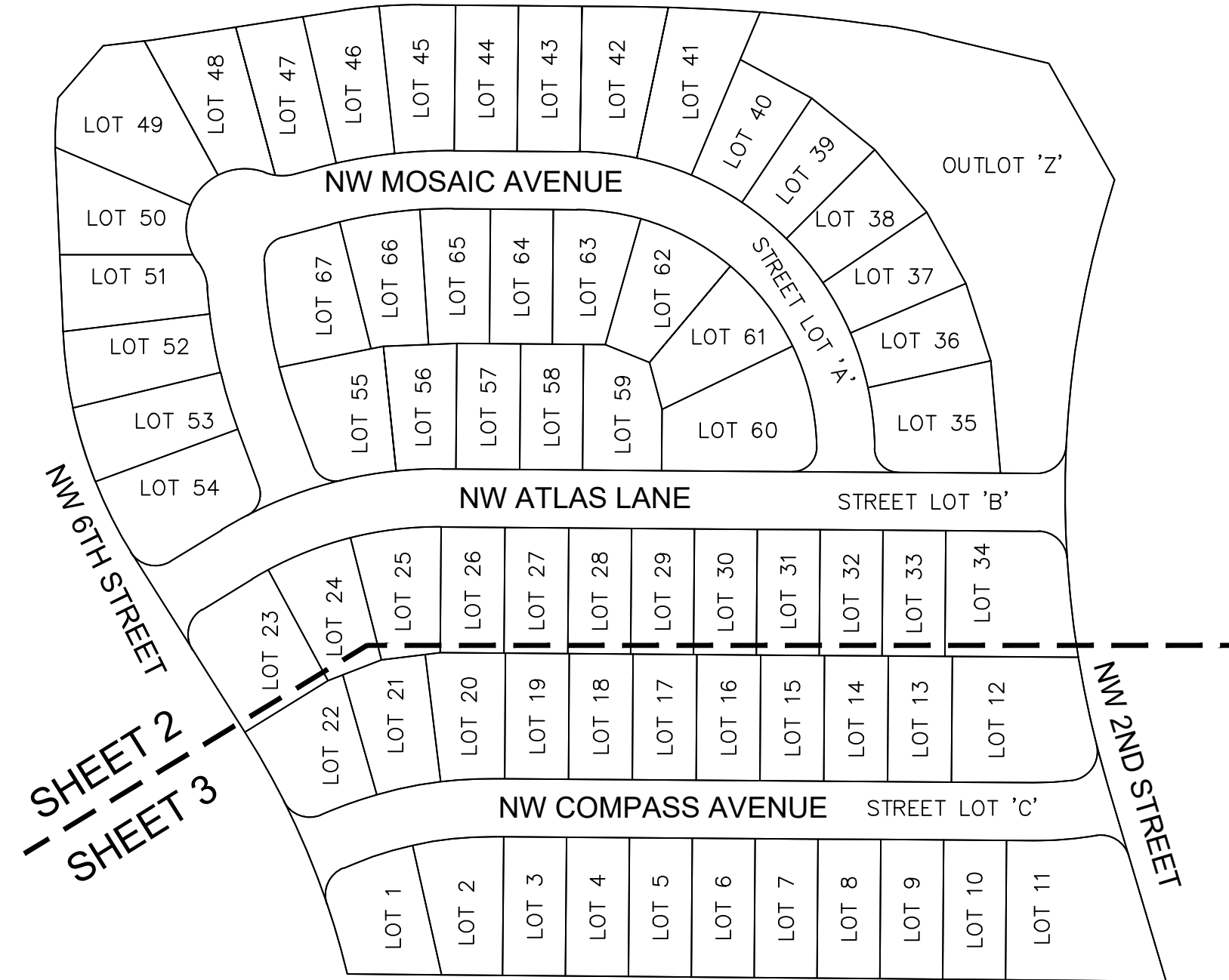
SURVEYOR: MATTHEW J. THOMAS

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

DATE	REVISIONS
9/14/2022	SECOND SUBMITTAL
8/29/2022	FIRST SUBMITTAL

SHEET INDEX



OWNER

HRC WAUKEE CROSSING LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

AUGUST 29, 2022

PLAT DESCRIPTION

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

PROPERTY CONTAINS 22.00 ACRES (958,290 SF)

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

ZONING

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

BULK REGULATIONS

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

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

LOT WIDTH: 65 FEET.

MINIMUM LOT AREA: 8,000 SQUARE FEET

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP #18381 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	=====	

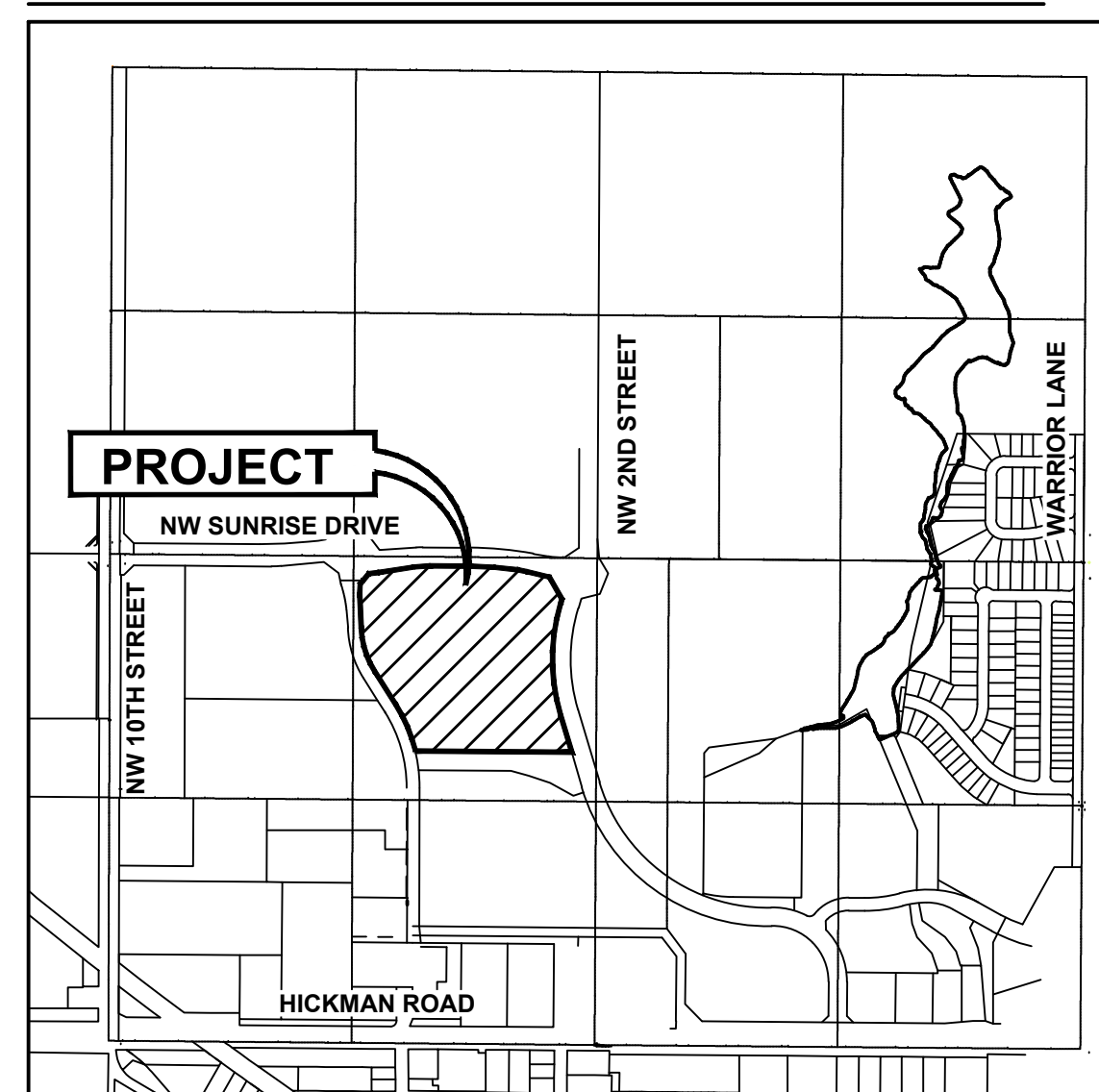
NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF WAUKEE AND USED AS PUBLIC RIGHT OF WAY.
- OUTLOT 'Z' SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	83°04'39"	30.00'	43.50'	S58°06'05"E	39.79'	C46	49°58'04"	60.50'	52.76'	S02°46'03"E	51.11'
C2	10°03'32"	370.00'	64.96'	N85°23'21"E	64.87'	C47	0°50'02"	300.00'	4.37'	N02°00'24"W	4.37'
C3	13°02'27"	370.00'	84.21'	N83°53'54"E	84.03'	C48	9°43'54"	300.00'	50.95'	N03°16'34"E	50.89'
C4	10°06'41"	370.00'	65.30'	N72°19'20"E	65.21'	C49	40°39'33"	60.50'	42.93'	S42°32'46"W	42.04'
C5	5°09'07"	835.00'	75.08'	N16°10'48"W	75.06'	C50	47°35'19"	60.50'	50.25'	S86°40'11"W	48.82'
C6	3°58'39"	835.00'	57.97'	N20°44'41"W	57.95'	C51	12°19'51"	50.00'	10.76'	N75°42'05"W	10.74'
C7	23°09'08"	400.00'	161.63'	S78°50'33"W	160.54'	C52	23°08'00"	50.00'	20.19'	S86°34'00"W	20.05'
C8	13°54'40"	340.00'	82.55'	S83°27'47"W	82.35'	C53	75°00'00"	39.50'	51.71'	N37°30'00"E	48.09'
C9	97°30'42"	30.00'	51.06'	S34°28'05"W	45.11'	C54	2°15'19"	530.00'	20.86'	S76°07'39"W	20.86'
C10	7°14'24"	310.00'	39.17'	S86°47'55"W	39.15'	C55	15°29'56"	500.00'	135.25'	N82°44'58"E	134.84'
C11	7°21'00"	430.00'	55.16'	S86°44'37"W	55.12'	C56	6°39'15"	530.00'	61.55'	S80°34'56"W	61.52'
C12	8°58'38"	430.00'	67.37'	S78°34'48"W	67.30'	C57	6°35'22"	530.00'	60.95'	S87°12'15"W	60.92'
C13	86°01'21"	30.00'	45.04'	N24°15'19"E	40.93'	C58	76°10'34"	25.00'	33.24'	N36°54'43"E	30.84'
C14	6°49'29"	430.00'	51.22'	S70°40'44"W	51.19'	C59	13°32'28"	470.00'	111.08'	N07°56'48"W	110.82'
C15	86°01'21"	30.00'	45.04'	N69°43'20"W	40.93'	C60	5°42'35"	470.00'	46.84'	N17°34'19"W	46.82'
C16	3°58'39"	835.00'	57.97'	N24°43'20"W	57.95'	C61	7°38'50"	430.00'	57.39'	S80°20'23"W	57.35'
C17	5°37'43"	835.00'	82.03'	N29°31'31"W	81.99'	C62	1°03'28"	470.00'	8.68'	N75°31'44"E	8.68'
C18	90°53'37"	30.00'	47.59'	N13°06'26"E	42.76'	C63	10°15'13"	470.00'	84.11'	N81°11'04"E	84.00'
C19	3°01'20"	370.00'	19.52'	N60°03'55"E	19.51'	C64	4°11'15"	470.00'	34.35'	N88°24'18"E	34.34'
C20	14°11'02"	370.00'	91.60'	N68°40'05"E	91.36'	C65	15°17'03"	250.00'	66.69'	S81°51'32"E	66.49'
C21	14°39'31"	370.00'	94.66'	N83°05'22"E	94.40'	C66	24°10'17"	250.00'	105.47'	S62°07'52"E	104.69'
C22	5°01'27"	1052.13'	92.26'	S11°46'11"E	92.23'	C67	24°10'17"	250.00'	105.47'	S37°57'35"E	104.69'
C23	5°36'18"	1052.13'	102.93'	S06°31'50"E	102.89'	C68	89°55'11"	280.00'	439.43'	S44°32'29"E	395.70'
C24	85°55'42"	30.00'	44.99'	S46°37'02"E	40.89'	C69	24°48'36"	250.00'	108.25'	S13°28'08"E	107.41'
C25	3°21'06"	990.29'	57.93'	S01°56'32"E	57.92'	C70	91°28'57"	25.00'	39.92'	S44°40'38"W	35.81'
C26	3°53'34"	850.72'	57.80'	S01°04'30"W	57.79'	C71	11°43'57"	310.00'	63.48'	N06°26'36"W	63.37'
C27	85°45'43"	30.00'	44.90'	N47°32'15"E	40.83'	C72	10°58'13"	310.00'	59.36'	N17°47'41"W	59.26'
C28	89°00'15"	25.00'	38.84'	N45°04'45"W	35.05'	C73	10°58'13"	310.00'	59.36'	N28°45'54"W	59.26'
C29	6°15'19"	430.00'	46.95'	S87°17'27"W	46.92'	C74	10°58'13"	310.00'	59.36'	N39°44'07"W	59.26'
C30	20°50'44"	400.00'	145.53'	S79°59'45"W	144.73'	C75	10°58'13"	310.00'	59.36'	N50°42'21"W	59.26'
C31	83°03'26"	25.00'	36.24'	N61°57'20"W	33.15'	C76	10°58'13"	310.00'	59.36'	N61°40'34"W	59.26'
C32	13°53'08"	430.00'	104.21'	S69°34'23"W	103.96'	C77	10°58'13"	310.00'	59.36'	N72°38'47"W	59.26'
C33	11°01'09"	400.00'	76.93'	S64°03'49"W	76.81'	C78	10°58'13"	310.00'	59.36'	N83°37'00"W	59.26'
C34	83°03'26"	25.00'	36.24'	S21°06'06"W	33.15'	C79	0°23'57"	310.00'	2.16'	N89°18'06"W	2.16'
C35	4°04'34"	430.00'	30.59'	S60°35'32"W	30.59'	C80	3°47'03"	1954.02'	129.05'	N83°42'34"W	129.03'
C36	89°51'12"	30.00'	47.05'	N76°31'10"W	42.37'	C81	2°47'08"	1954.02'	95.00'	S86°59'39"E	94.99'
C37	9°48'45"	475.00'	81.35'	N26°41'11"W	81.25'	C82	1°06'18"	1954.02'	37.68'	S88°56'22"E	37.68'
C38	9°37'08"	475.00'	79.74'	N16°58'15"W	79.65'	C83	5°00'50"	499.00'	43.67'	N87°59'04"E	43.65'
C39	9°36'51"	475.00'	79.71'	N07°21'15"W	79.61'	C84	4°16'14"	499.00'	37.19'	N83°20'33"E	37.18'
C40	6°38'10"	530.00'	61.39'	S16°54'51"E	61.35'	C85	2°22'51"	992.42'	41.24'	S15°24'18"E	41.24'
C41	6°39'12"	530.00'	61.54'	S10°16'10"E	61.51'	C86	0°07'30"	475.00'	1.04'	N02°29'05"W	1.04'
C42	20°25'37"	500.00'	178.26'	N10°12'48"W	177.32'						
C43	2°55'07"	530.00'	27.00'	S05°29'00"E	26.99'						
C44	32°41'55"	50.00'	28.53'	S20°22'24"E	28.15'						
C45	8°58'17"	60.50'	9.47'	S32°14'13"E	9.46'						

VICINITY MAP



WAUKEE, IOWA

FILE: H:\2020\208462\DWG\208462-FINAL PLATING.DWG COMMENT: DATE: 9/14/2022 4:00 PM
PLOT: H:\2020\208462\DWG\208462-FINAL PLATING.DWG PLOTTED BY: DMJ7 HARDING DATE: 9/14/2022 4:00 PM

MATTHEW J. THOMAS, P.E.
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

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.

DATE _____

PRELIMINARY
NOT FOR CONSTRUCTION

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS

ENGINEER: CIVIL DESIGN ADVANTAGE

TECH: _____

REVIEW: _____

WAUKEE CROSSING PLAT 3
FINAL PLAT

WAUKEE, IOWA

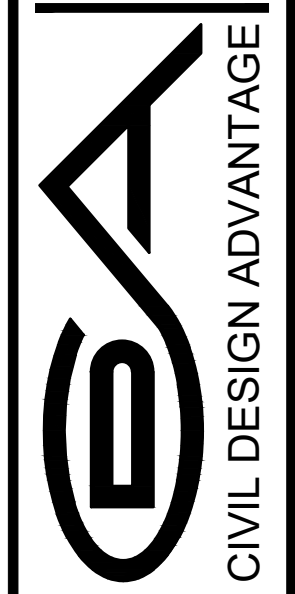
2008.462

WAUKEE CROSSING PLAT 3

FINAL PLAT

DATE	REVISIONS	SECOND SUBMITTAL	FIRST SUBMITTAL
9/14/2022			

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



WAUKEE, IOWA

WAUKEE CROSSING PLAT 3

FINAL PLAT

2008.462

SCALE
0' 25' 50' 100'

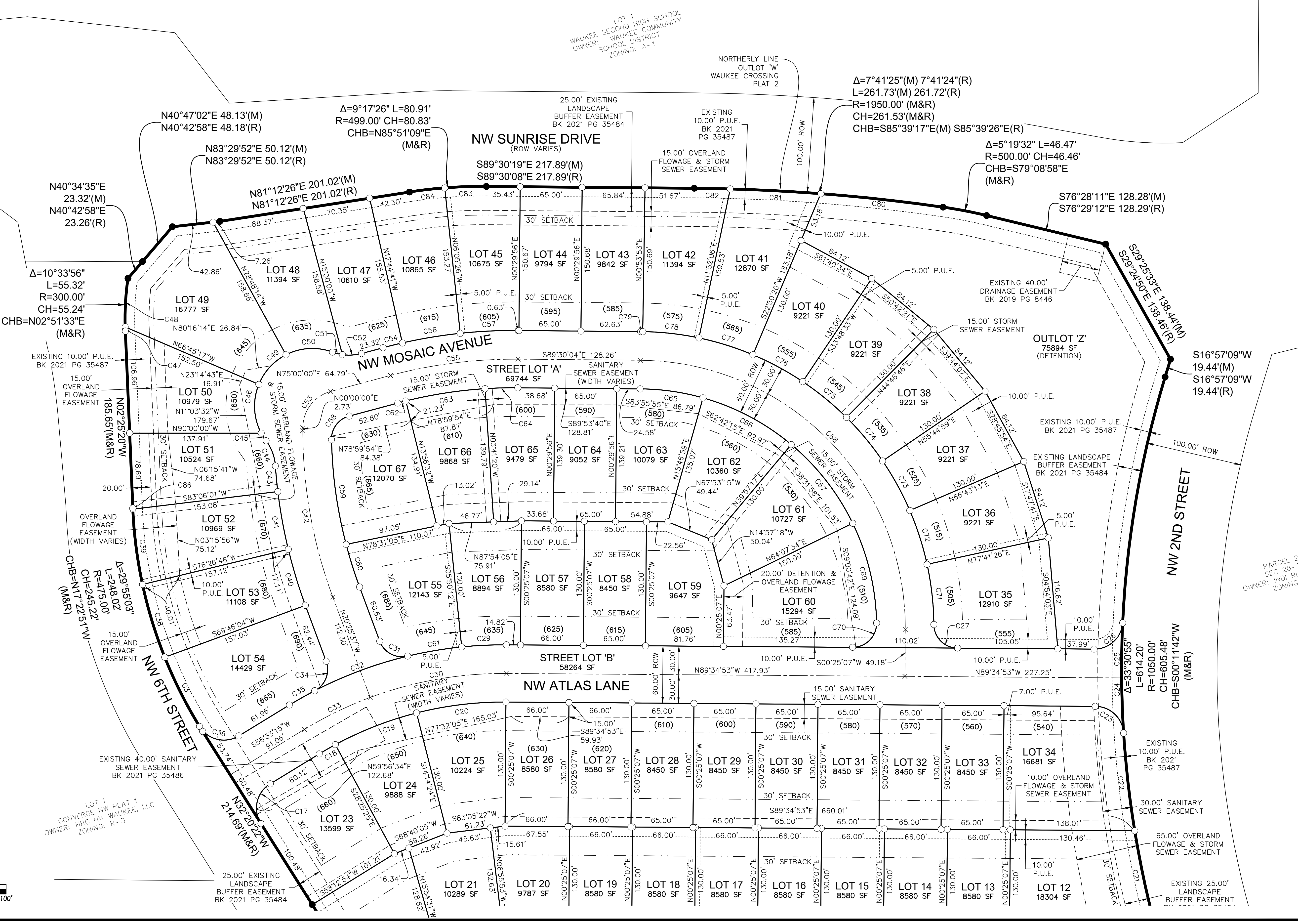
1" = 50' (FULL SIZE)

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DRAWN BY: J.M.P.
CHECKED BY: J.M.P.

LOT 1
CONVERGE NW PLAT 1
OWNER: HRC NW WAUKEE, LLC
ZONING: R-3

LOT 1
WAUKEE SECOND HIGH SCHOOL
OWNER: WAUKEE COMMUNITY SCHOOL DISTRICT
ZONING: A-1

PARCEL 22-20
SEC. 28-79-26
OWNER: INDI RUN WEST, LLC
ZONING: R-2

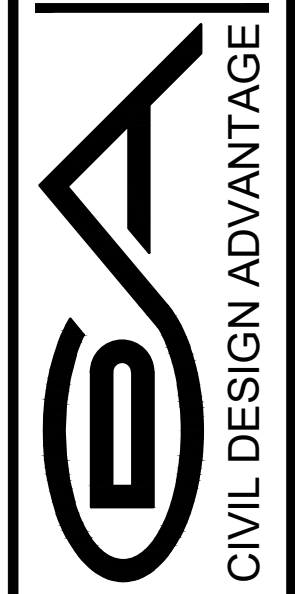


WAUKEE CROSSING PLAT 3

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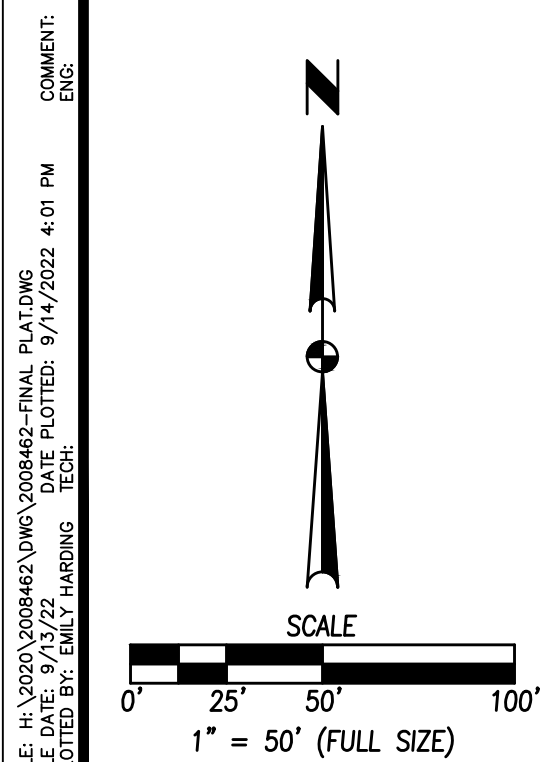
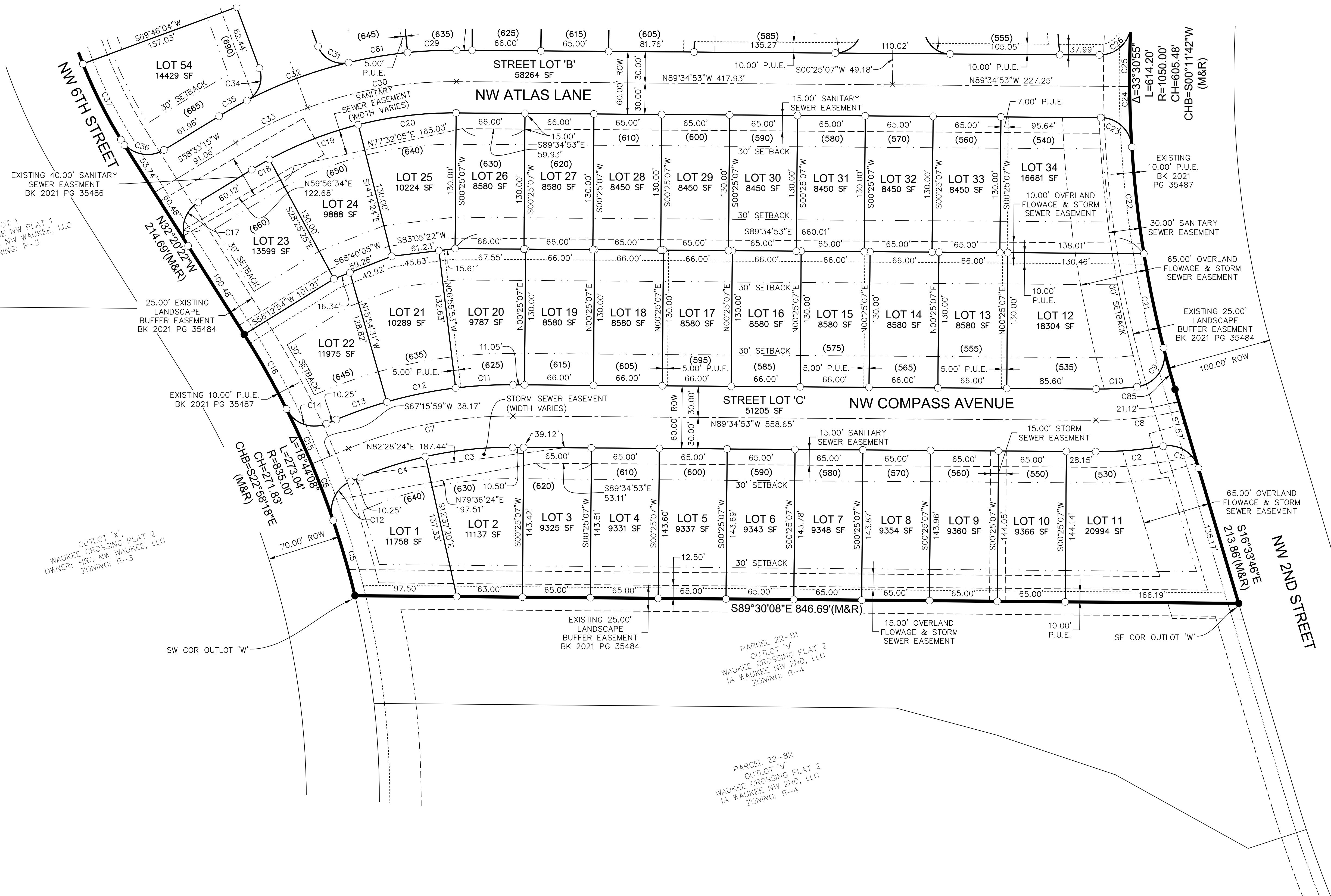
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PHONE: (515) 369-4400



WAUKEE, IOWA

WAUKEE CROSSING PLAT 3
FINAL PLAT



FILE: H:\2020\2008462\DWG\2008462-FINAL PLATING
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CHECKED BY: JMS

LOT 1
CONVERGE NW PLAT 1
OWNER: HRC NW WAUKEE, LLC
ZONING: R-3

EXISTING 40.00' SANITARY
SEWER EASEMENT
BK 2021 PG 35486

25.00' EXISTING
LANDSCAPE
BUFFER EASEMENT
BK 2021 PG 35484

EXISTING 10.00' P.U.E.
BK 2021 PG 35487

OUTLOT 'X',
WAUKEE CROSSING PLAT 2
OWNER: HRC NW WAUKEE, LLC
ZONING: R-3

EXISTING 25.00'
LANDSCAPE
BUFFER EASEMENT
BK 2021 PG 35484

PARCEL 22-81
OUTLOT 'Y'
WAUKEE CROSSING PLAT 2
IA WAUKEE NW 2ND, LLC
ZONING: R-4

PARCEL 22-82
OUTLOT 'V'
WAUKEE CROSSING PLAT 2
IA WAUKEE NW 2ND, LLC
ZONING: R-4

EXISTING
10.00' P.U.E.
BK 2021
PG 35487

30.00' SANITARY
SEWER EASEMENT

65.00' OVERLAND
FLOWAGE & STORM
SEWER EASEMENT

EXISTING 25.00'
LANDSCAPE
BUFFER EASEMENT
BK 2021 PG 35484

65.00' OVERLAND
FLOWAGE & STORM
SEWER EASEMENT