EDGELAND WAUKEE PLAT 1

FINAL PLAT

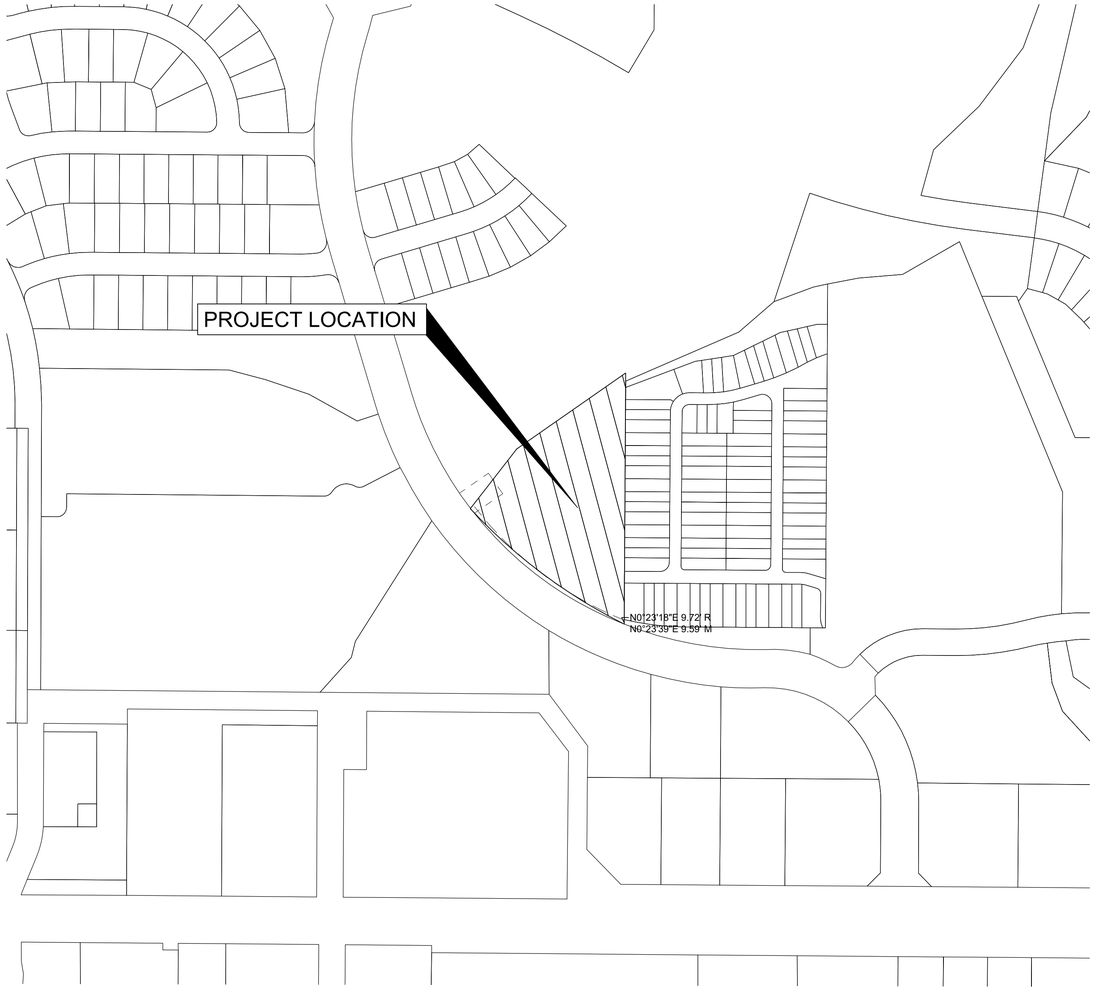
AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOTS 1 THROUGH 116 & OUTLOT "X"
SPRING CREST TOWNHOMES PLAT 2
SEC. 32-79-26
REQUESTED BY:
SPRINGCREST TOWNHOMES WAUKEE 2, LLC

LOT INFORMATION			
LOT #	LOT ADDRESS	LOT #	LOT ADDRESS
1	284 NW CASPIAN COURT	13	195 NW CASPIAN COURT
2	280 NW CASPIAN COURT	14	191 NW CASPIAN COURT
3	274 NW CASPIAN COURT	15	185 NW CASPIAN COURT
4	270 NW CASPIAN COURT	16	284 NW CASPIAN COURT
5	254 NW CASPIAN COURT	17	181 NW CASPIAN COURT
6	250 NW CASPIAN COURT	18	161 NW CASPIAN COURT
7	244 NW CASPIAN COURT	19	155 NW CASPIAN COURT
8	240 NW CASPIAN COURT	20	151 NW CASPIAN COURT
9	225 NW CASPIAN COURT	21	135 NW CASPIAN COURT
10	221 NW CASPIAN COURT	22	131 NW CASPIAN COURT
11	215 NW CASPIAN COURT	23	125 NW CASPIAN COURT
12	211 NW CASPIAN COURT	24	121 NW CASPIAN COURT

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (ACRES)
1	1512.00	0.03
2	1400.00	0.03
3	1400.00	0.03
4	1512.00	0.03
5	1512.00	0.03
6	1400.00	0.03
7	1400.00	0.03
8	1512.00	0.03
9	1512.00	0.03
10	1400.00	0.03
11	1400.00	0.03
12	1512.00	0.03
13	1512.00	0.03
14	1400.00	0.03
15	1400.00	0.03
16	1512.00	0.03
17	1512.00	0.03
18	1400.00	0.03
19	1400.00	0.03
20	1512.00	0.03
21	1512.00	0.03
22	1400.00	0.03
23	1400.00	0.03
24	1512.00	0.03



VICINITY MAP
WAUKEE, IOWA

CURVE T			
CURVE NO.	A	RADIUS	ARC LENG

PLAT DESCRIPTION

LOTS 12 THROUGH 116, AND OUTLOT "X", SPRING CREST TOWNHOMES PLAT 2, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

INDI RUN WEST, LLC
1040 SE FRONTIER AVE STE 160
WAUKEE, IOWA 50263

DEVELOPER

ERICKSON BALMER CONSTRUCTION
2453 106TH ST
URBANDALE, IOWA 50322
CONTACT: BRIAN BALMER
PHONE: (515) 252-1510

AREA SUMMARY

OUTLOT "X"= 9.62 AC (418,859 SF)
LOTS 1-103 & EX LOTS 1-11= 4.16 AC (181,371 SF)

ZONING

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%

GENERAL NOTES

1. PRIOR TO START OF ANY CONSTRUCTION ACTIVITIES, A PRECONSTRUCTION MEETING WITH THE CITY IS REQUIRED.
2. OUTLOT 'X' TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. EXISTING PLAT 2 LOTS WILL SHARE THE SAME HOME OWNERS ASSOCIATION.

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 19710 w/Yellow Plastic Cap (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	H	H
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

0 200
FEET

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:

MARK	REVISION	DATE	
1	REVISED PER CITY COMMENTS	01-14-25	KS

Engineer: KS Checked By: KMM Scale: 1" = 200'
Technician: LJM Date: 11-26-2024 T-R-S: TTN-RRW-SS
Project No: 124.1054.01 Sheet C100

WAUKEE, IOWA

EDGELAND WAUKEE PLAT 1

TITLE SHEET

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

SNYDER & ASSOCIATES

Project No: 124.1054.01
Sheet C100

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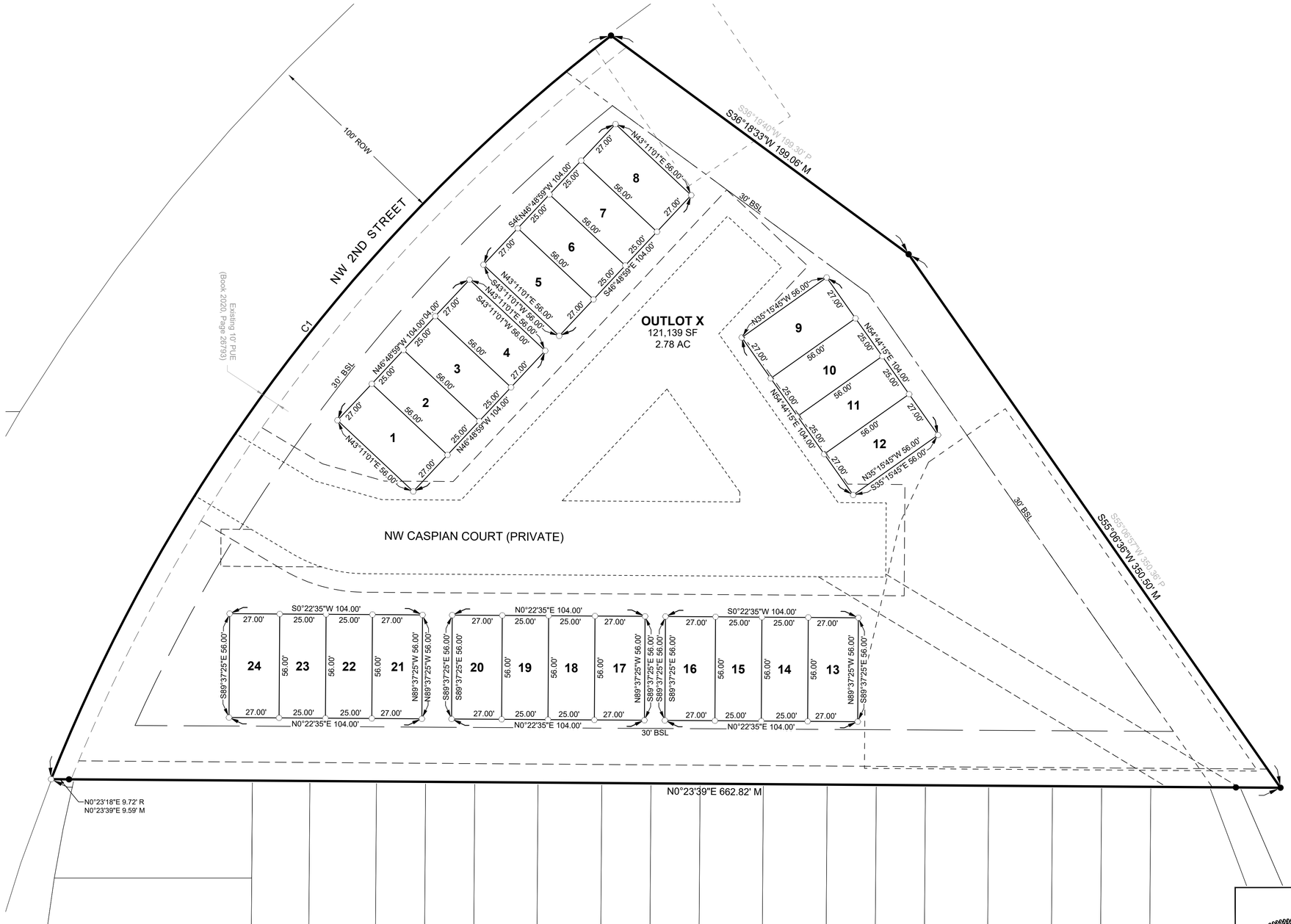

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	01-14-25	KS

Engineer: KS | Checked By: KMM | Scale: 1" = 30'

Technician: LJM | Date: 11-26-2024 | T-R-S: TTN-RRW-SS

Project No: 124.1054.01

Sheet C101

EDGELAND WAUKEE PLAT 1

FINAL PLAT

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC.

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

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.

Erin D. Griffin, PLS — Date

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Pages or sheets covered by this seal:

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

SNYDER & ASSOCIATES

Project No: 124.1054.01

Sheet C101

V:\Projects\2024\124.1054.01\CAD\FP_124.1054_FPT.dwg KENAN SUBASIC, FINAL PLAT, 2025/01/14, 2:20 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)