

Doc ID: 007362530010 Type: PLAT
 Recorded: 11/29/2017 at 09:48:50 AM
 Fee Amt.: \$62.00 Page 1 of 10
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2017 PG 23286

INDEX LEGEND
 PROPERTY DESCRIPTION:
 OUTLOT X AND OUTLOT Y IN LEGACY POINTE AT WAUKEE PLAT 7, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA.
 SAID TRACT OF LAND CONTAINS 2.13 ACRES MORE OR LESS.
 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
 QUARTER SECTION INFO:
 NE 1/4 SECTION 35-79-26
 OWNER:
 URBAN FAMILY INVESTMENT LLC
 214 FOSTER DRIVE
 DES MOINES, IA 50312
 PREPARED FOR:
 URBAN FAMILY INVESTMENT LLC
 214 FOSTER DRIVE
 DES MOINES, IA 50312
 ATTN: TIM URBAN
 PHONE: 515-208-0591
 PREPARED BY:
 LARRY HYLER PLS
 BISHOP ENGINEERING
 3501 104TH ST.
 URBANDAILE, IA 50322
 PH: (515) 276-0467

ZONING
 PLANNED DEVELOPMENT DISTRICT PD-C1-A
 CITY ORDINANCE
 BOOK 2016 PAGE 7236

BULK REGULATIONS:

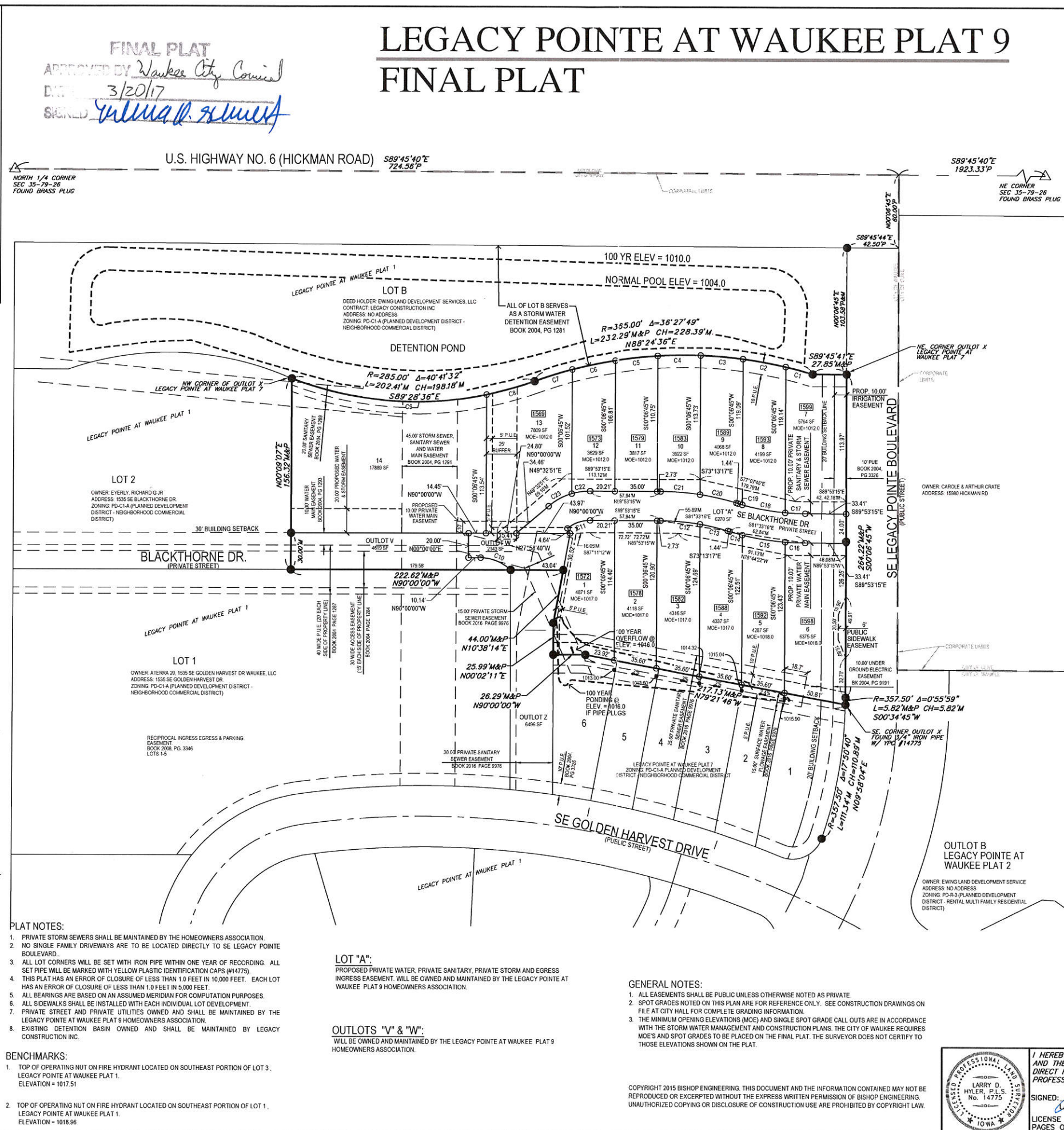
- DENSITY: TWELVE (12) DWELLING UNITS/ACRE MAXIMUM
- MINIMUM FLOOR AREA: ELEVEN HUNDRED (1,100) SF PER UNIT
- MINIMUM LOT WIDTH: TWENTY FOUR (24) FEET
- FRONT YARD SETBACK: TWENTY (20) FEET
- MINIMUM FROM PUBLIC STREET OR FROM EDGE OF CURB OF A PRIVATE STREET
- REAR YARD SETBACK: TWENTY (20) FEET
- MINIMUM EXCEPT FOR THOSE UNITS THAT BACK UP TO THE EXISTING DETENTION POND (LOT B OF LEGACY POINTE AT WAUKEE PLAT 1), THE MINIMUM REAR YARD SETBACK SHALL BE TEN (10) FEET.
- SIDE YARD SETBACK: TEN (10) FEET MINIMUM BETWEEN PRINCIPAL BUILDINGS.
- MAXIMUM NO. OF STORIES: TWO (2) STORIES
- NUMBER OF CONNECTED UNITS: MAXIMUM OF TWO (2) UNITS
- OFF-STREET PARKING: TWO (2) PARKING STALLS PER UNIT OF WHICH ONE (1) MINIMUM WILL BE IN AN ATTACHED GARAGE. ONE ADDITIONAL STALL FOR EVERY FOUR (4) UNITS FOR VISITOR PARKING.
- MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN TWENTY (20%) PERCENT OF THE GROSS LAND AREA CALCULATED AS A WHOLE. INDIVIDUAL LOTS MAY HAVE LESS THAN 20%.
- PROPOSED STREET SHALL BE PRIVATE AND HAVE A WIDTH OF 21 FEET FROM BACK OF CURB TO BACK OF CURB.

MINIMUM OPENING ELEVATION NOTES:

- MINIMUM PROTECTION ELEVATIONS (MOE) ARE FOR REFERENCE ONLY. ALL LOTS, WITH OR WITHOUT MOES, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
- MOE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MOE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MOE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
- MOE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.

ABBREVIATIONS:

AC ACRES
 BK BOOK
 EX EXISTING
 PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PRA PREVIOUSLY RECORDED AS
 PUE PUBLIC UTILITY EASEMENT
 ROW RIGHT OF WAY
 SF SQUARE FEET
 SAN SANITARY
 TYP TYPICAL
 N NORTH
 S SOUTH
 E EAST
 W WEST



PLAT NOTES:

- PRIVATE STORM SEWERS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO SINGLE FAMILY DRIVEWAYS ARE TO BE LOCATED DIRECTLY TO SE LEGACY POINTE BOULEVARD.
- ALL LOT CORNERS WILL BE SET WITH IRON PIPE WITHIN ONE YEAR OF RECORDING. ALL SET PIPE WILL BE MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#14775).
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- ALL SIDEWALKS SHALL BE INSTALLED WITH EACH INDIVIDUAL LOT DEVELOPMENT.
- PRIVATE STREET AND PRIVATE UTILITIES OWNED AND SHALL BE MAINTAINED BY THE LEGACY POINTE AT WAUKEE PLAT 9 HOMEOWNERS ASSOCIATION.
- EXISTING DETENTION BASIN OWNED AND SHALL BE MAINTAINED BY LEGACY CONSTRUCTION INC.

BENCHMARKS:

- TOP OF OPERATING NUT ON FIRE HYDRANT LOCATED ON SOUTHEAST PORTION OF LOT 3, LEGACY POINTE AT WAUKEE PLAT 1. ELEVATION = 1017.51
- TOP OF OPERATING NUT ON FIRE HYDRANT LOCATED ON SOUTHEAST PORTION OF LOT 1, LEGACY POINTE AT WAUKEE PLAT 1. ELEVATION = 1018.96

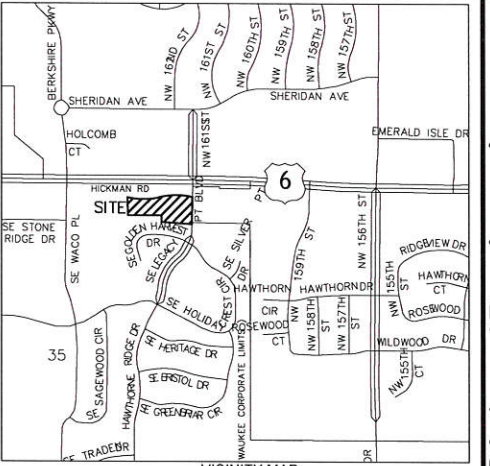
LOT "A":
 PROPOSED PRIVATE WATER, PRIVATE SANITARY, PRIVATE STORM AND EGRESS INGRESS EASEMENT. WILL BE OWNED AND MAINTAINED BY THE LEGACY POINTE AT WAUKEE PLAT 9 HOMEOWNERS ASSOCIATION.

OUTLOTS "V" & "W":
 WILL BE OWNED AND MAINTAINED BY THE LEGACY POINTE AT WAUKEE PLAT 9 HOMEOWNERS ASSOCIATION.

GENERAL NOTES:

- ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
- SPOT GRADES NOTED ON THIS PLAN ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION.
- THE MINIMUM OPENING ELEVATIONS (MOE) AND SINGLE SPOT GRADE CALL OUTS ARE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT AND CONSTRUCTION PLANS. THE CITY OF WAUKEE REQUIRES MOE'S AND SPOT GRADES TO BE PLACED ON THE FINAL PLAT. THE SURVEYOR DOES NOT CERTIFY TO THOSE ELEVATIONS SHOWN ON THE PLAT.

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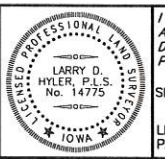
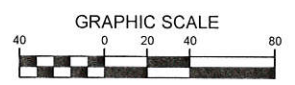


CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD | BEARING | DELTA |
|-------|--------|--------|--------|-------------|-----------|
| C1 | 22.80 | 365.00 | 22.90 | S75°09'21"E | 3°35'43" |
| C2 | 35.57 | 365.00 | 35.56 | S79°44'42"E | 5°35'01" |
| C3 | 35.13 | 365.00 | 35.11 | S85°17'36"E | 5°30'50" |
| C4 | 35.02 | 365.00 | 35.00 | N88°12'03"E | 5°29'49" |
| C5 | 35.23 | 365.00 | 35.22 | N83°41'12"E | 5°31'52" |
| C6 | 35.80 | 365.00 | 35.78 | N78°06'42"E | 5°37'09" |
| C7 | 32.64 | 365.00 | 32.63 | N72°44'24"E | 5°07'26" |
| C8 | 40.43 | 285.00 | 40.40 | N74°14'30"E | 8°07'41" |
| C9 | 161.98 | 285.00 | 159.81 | S85°24'45"E | 32°33'49" |
| C10 | 27.05 | 34.78 | 26.38 | S67°43'09"E | 44°33'42" |
| C11 | 19.82 | 28.00 | 19.41 | N69°49'48"E | 40°33'54" |
| C12 | 32.42 | 192.82 | 32.38 | S85°04'13"E | 9°38'05" |
| C13 | 23.66 | 192.82 | 23.65 | S76°44'14"E | 7°01'53" |
| C14 | 10.98 | 216.82 | 10.98 | S74°40'20"E | 2°54'06" |
| C15 | 35.48 | 216.82 | 35.44 | S80°48'42"E | 9°22'37" |
| C16 | 16.60 | 216.82 | 16.60 | S87°41'38"E | 4°23'15" |
| C17 | 16.61 | 192.82 | 16.60 | S87°25'12"E | 4°56'05" |
| C18 | 35.62 | 192.82 | 35.56 | S79°39'40"E | 10°35'00" |
| C19 | 3.86 | 192.82 | 3.86 | S73°47'43"E | 1°08'53" |
| C20 | 30.68 | 216.82 | 30.65 | S77°16'29"E | 8°06'23" |
| C21 | 32.39 | 216.82 | 32.36 | S85°36'28"E | 8°33'35" |
| C22 | 15.00 | 52.00 | 14.95 | N81°50'56"E | 16°31'32" |
| C23 | 21.82 | 52.00 | 21.66 | N61°34'02"E | 24°02'23" |

LEGEND:

- SECTION CORNER - FOUND AS NOTED
- PROPERTY CORNER - 3/4" IRON PIPE WITH YELLOW PLASTIC CAP #14416 OR CAP #14775 OR FOUND AS NOTED
- SET 3/4" IRON PIPE WITH YELLOW PLASTIC CAP #14775
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- Y.P.C. YELLOW PLASTIC CAP
- MOE MINIMUM OPENING ELEVATION
- MBE MINIMUM BASEMENT ELEVATION
- MGS MINIMUM GRADE AT STRUCTURE
- STREET ADDRESS
- 10000 SWALE GRADE



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.

SIGNED: *Larry D. Hyler* DATE: 11-21-2017
 LARRY D. HYLER, P.L.S. No. 14775
 LICENSE RENEWAL DATE: DEC. 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

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 Established 1959
 Civil Engineering & Land Surveying

LEGACY POINTE AT WAUKEE PLAT 9
 WAUKEE, IOWA

REFERENCE NUMBER:
150593

DRAWN BY:
GSA

CHECKED BY:
SKV

REVISION DATE:
3-24-17 FINAL

PROJECT NUMBER:
160425

SHEET NUMBER:
1 OF 1