

INDEX LEGEND

BRIEF PROPERTY DESCRIPTION:

LOT 56 PRAIRIE CROSSING PLAT 4, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA
IN SE 1/4 OF SECTION 27-79-26

OWNER/PREPARED FOR:

GRAYHAWK HOMES OF IOWA
3974 NW URBANDALE DR.
URBANDALE, IA 50322

PREPARED BY:

LARRY D HYLER
BISHOP ENGINEERING CO., INC.
3501 104TH STREET
URBANDALE, IOWA 50322
(515) 276-0467

PRAIRIE CROSSING TOWNHOMES FINAL PLAT

PROPERTY DESCRIPTION:

LOT 56 OF PRAIRIE CROSSING PLAT 4, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA

SAID TRACT OF LAND CONTAINING 5.52 ACRES MORE OR LESS

AND

LOT 31 OF PRAIRIE CROSSING PLAT 5, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA

SAID TRACT OF LAND CONTAINING 2.45 ACRES MORE OR LESS

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD

GENERAL NOTES:

1. ALL EASEMENTS ARE PUBLIC UNLESS NOTED AS PRIVATE.
2. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO A HOMEOWNERS ASSOCIATION.
3. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE LESS THAN 1" IN 5,000 FEET.
4. OUTLOT Z SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
5. OUTLOT Z SHALL BE CONSIDERED AS AN INGRESS/EGRESS EASEMENT FOR ALL LOTS WITHIN THIS PLAT OVER PAVE SURFACES.
6. OUTLOT Z SHALL BE CONSIDERED AS PRIVATE EASEMENTS OF STORM SEWER, SANITARY SEWER AND WATERMAIN.
7. OUTLOT Z SHALL ALSO BE CONSIDERED AN ENCOMPASSING OVERLAND FLOWAGE EASEMENT.

ZONING:

R-4 ROW DWELLING AND TOWNHOME DISTRICT
CITY ORDINANCE 301.14

CITY ORDINANCE 301.14

BULK REGULATIONS (PER CITY ORDINANCE 301.14 AT TIME OF PRELIMINARY PLATTING):

1. MINIMUM PLAT AREA (THE AREA WITHIN THE PERIMETER OF THE PLAT): 15,000 SQUARE FEET
2. LOT AREA PER DWELLING UNIT: 3,500 SQUARE FEET PER UNIT (HIGHER DENSITY MAYBE ALLOWED UPON REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.) JUNE 6, 2005 - ORDINANCE 2518
3. MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT. JUNE 6, 2005 - ORDINANCE 2519
4. LOT WIDTH - ROW DWELLINGS - 20 FEET PER UNIT; 75 FT OVERALL
5. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
6. SIDE YARDS: A TOTAL OF 15 FEET, ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING. FOR THE PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
7. REAR YARDS: SAME AS IN "R-2" DISTRICT.
8. MAXIMUM HEIGHT: SAME AS IN "R-2" DISTRICT.
9. MAXIMUM NUMBER OF STORIES: SAME AS IN "R-2" DISTRICT.
10. OFF-STREET PARKING AND LOADING SPACES FOR OFF-STREET PARKING AND LOADING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 301.27.
11. 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 INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURES OR BUILDINGS. EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEME.

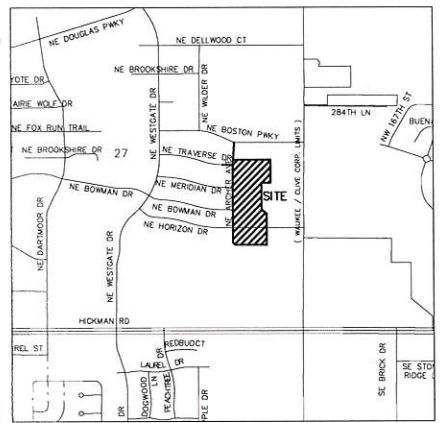
FINAL PLAT
APPROVED BY: Waukee City Council
DATE: 04/18/2018
SIGNED: *Larry D. Hyler*

LEGEND:

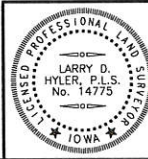
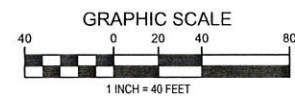
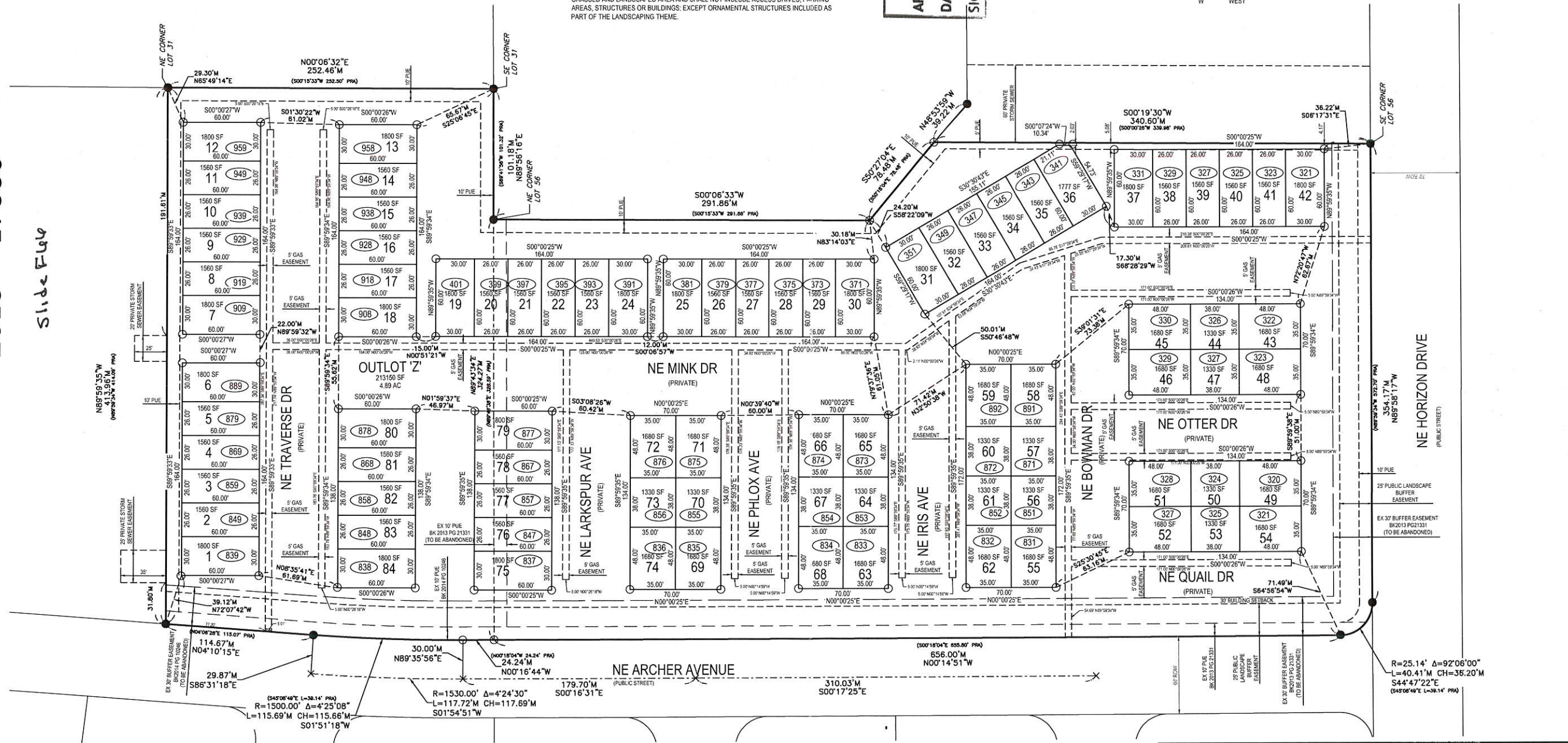
- PROPERTY CORNER - FOUND 3/4" IRON PIPE WITH YPC # 14775 OR AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ✕ PROPERTY CORNER - PLACED CUT "X" IN CONCRETE PAVEMENT
- ⊕ SECTION CORNER - FOUND AS NOTED
- ADDRESS
- X FOUND CUT "X" CENTER LINE OF ROAD

ABBREVIATIONS:

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- DEED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MH MANHOLE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST



VICINITY MAP
NO SCALE



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: 7-27-2018
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

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"Planning Your Successful Development"

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Civil Engineering & Land Surveying
Established 1959

PRAIRIE CROSSING TOWNHOMES
WAUKEE, IA

REFERENCE NUMBER:
DRAWN BY: EAV
CHECKED BY: CB
REVISION DATE: 03-29-18 1ST FP 04-17-18 2ND FP 05-31-18 3RD FP
PROJECT NUMBER: 170274
SHEET NUMBER: 1 OF 1

Doc ID: 007598910035 Type: PLAT
Recorded: 09/20/2018 at 10:44:11 AM
Fee Amt: \$177.00 Page 1 of 35
Dallas County Iowa
Chad C. Airhart RECORDER
File#

BK 2018 PG 17880

Slide File#