

BILTMORE WEST PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

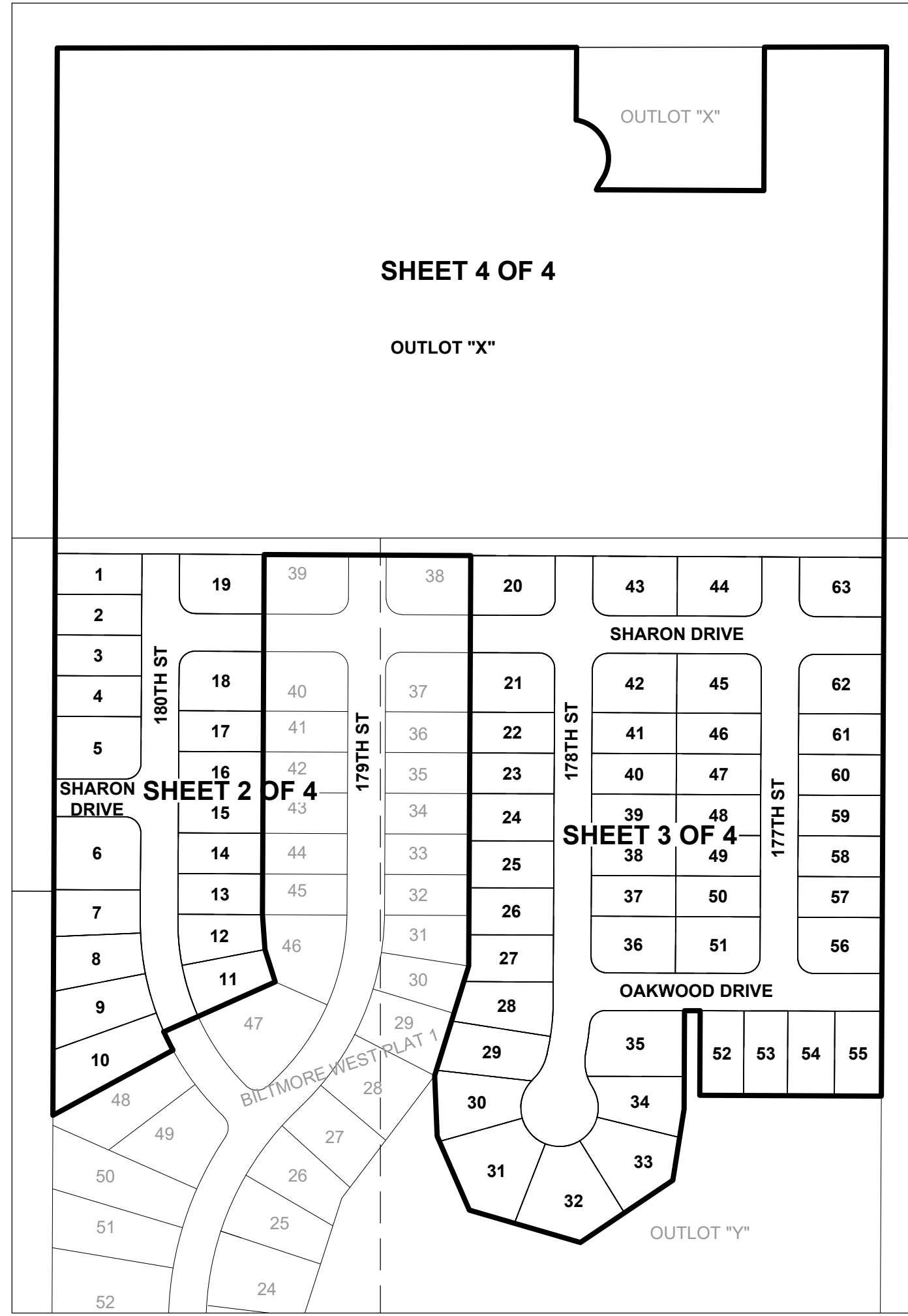
SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED FOR:
BILTMORE WEST, LLC

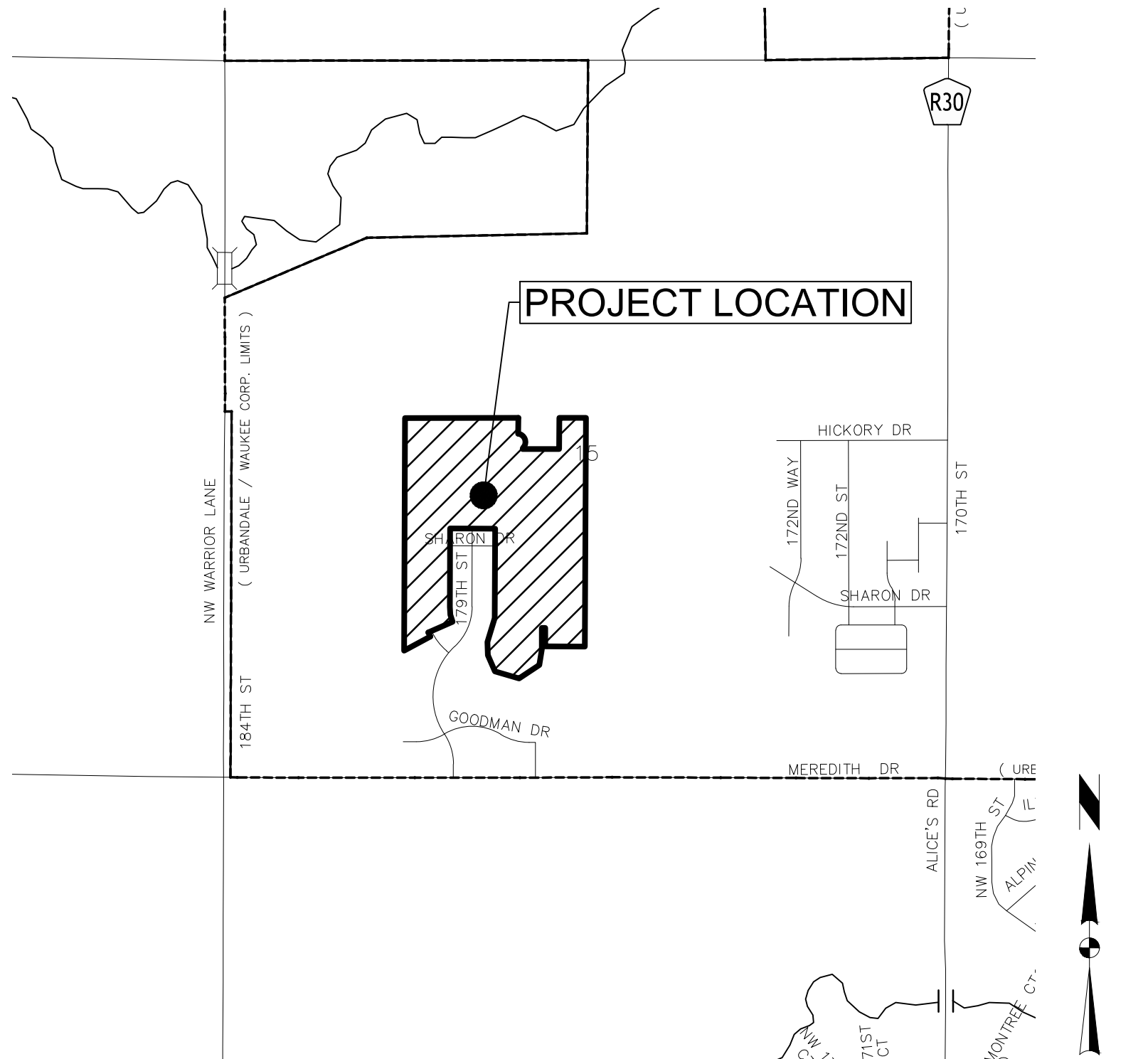
SURVEY LOCATED:
OUTLOT "W" BILTMORE WEST PLAT 1
EAST 1/2 SW 1/4
SEC 15-79N-26W

REQUESTED BY:
BILTMORE WEST, LLC

RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



SHEET INDEX



VICINITY MAP

PROPERTY DESCRIPTION

OUTLOT "W", BILTMORE WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF URBANDALE, DALLAS COUNTY, IOWA AND CONTAINING 44.04 ACRES (1,918,373 SF)

AREA SUMMARY

NW 1/4 SW 1/4 SEC 15-79-26 = 34.73 ACRES
SW 1/4 SW 1/4 SEC 15-79-26 = 9.31 ACRES
TOTAL = 44.04 ACRES

OWNER / DEVELOPER

BILTMORE WEST, LLC
9400 PLUM DR, SUITE 100
URBANDALE, IOWA 50322
CONTACT: DUSTIN JONES
PHONE: 515-225-6677

ZONING

WAUKEE LAND DEVELOPMENT PROPERTY PUD

LAND USE

PROPOSED: SINGLE FAMILY DEVELOPMENT

BULK REGULATIONS

FRONT YARD SETBACK: 30' ALONG LOCAL STREETS
35' ALONG COLLECTOR STREETS

REAR YARD SETBACK: 30'
LOTS 1-9, 11-28, 36-51 & 56-63
MINIMUM LOT WIDTH: 65'
SIDE YARD SETBACK: 5'
LOTS 10, 29-35 & 52-55
MINIMUM LOT WIDTH: 70'
SIDE YARD SETBACK: 8'

URBANDALE GENERAL NOTES

- IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSE MUST RELOCATE WITHOUT EXPENSE TO THE OWNER OF THE SANITARY SEWER, WATER MAIN OR STORM SEWER. THE USE OF THE PUE IS SUBORDINATE IN PERPETUITY INCLUDING ANY FUTURE USE OF THE EASEMENT DESIGNATED FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES.
- ALL FUTURE DRIVEWAYS SHALL BE LOCATED SO AS NOT TO CONFLICT WITH MANHOLE AND INTAKE STRUCTURES.
- MAINTENANCE OF ALL DRAINAGE TILE LINES IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- DEPRESSED SIDEWALK LOCATIONS SHALL BE AT THE SOUTH PROPERTY LINE OF LOTS 5, 20 & 56; THE NORTH PROPERTY LINE OF LOTS 6 & 21; AND THE PROPERTY LINE BETWEEN LOTS 18 OF PLAT 2 AND 40 OF PLAT 1, 31/32, 36/51, 43/44, 42/45, & 35/52.
- OUTLOT "X" TO BE OWNED AND MAINTAINED BY BILTMORE WEST, LLC UNTIL IT IS REPLATTED WITH BILTMORE WEST PLAT 3.

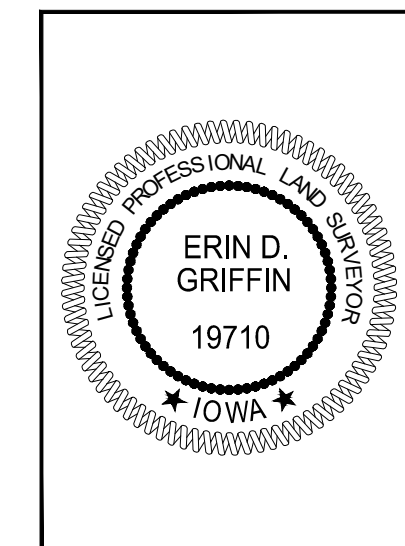
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	117°14'44"	62.00'	126.87'	101.66'	S21°48'55"E 105.87'
C2	17°03'37"	50.00'	14.89'	7.50'	S28°16'38"W 14.83'
C3	4°23'12"	430.00'	32.92'	16.47'	S26°16'29"E 32.91'
C4	24°21'41"	400.00'	170.07'	86.34'	S11°54'03"E 168.80'
C5	12°58'53"	400.00'	90.63'	45.51'	S6°46'15"W 90.43'
C6	13°06'46"	350.00'	80.10'	40.23'	S6°42'18"W 79.93'
C7	90°00'00"	25.00'	39.27'	25.00'	S45°16'48"W 35.36'
C8	90°00'00"	25.00'	39.27'	25.00'	S44°43'12"E 35.36'
C9	2°38'30"	430.00'	19.82'	9.91'	S1°02'27"E 19.82'
C10	8°42'08"	430.00'	65.31'	32.72'	S6°42'46"E 65.25'
C11	8°42'08"	430.00'	65.31'	32.72'	S15°24'53"E 65.25'
C12	8°42'08"	430.00'	65.31'	32.72'	S24°07'01"E 65.25'
C13	4°18'56"	430.00'	32.39'	16.20'	S21°55'25"E 32.38'
C14	13°14'29"	370.00'	85.51'	42.95'	N17°27'38"W 85.32'
C15	11°07'12"	370.00'	71.81'	36.02'	N5°16'48"W 71.70'
C16	90°00'00"	25.00'	39.27'	25.00'	N45°16'48"E 35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	N44°43'12"W 35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	S45°16'48"W 35.36'
C19	90°00'00"	25.00'	39.27'	25.00'	S44°43'12"E 35.36'
C20	8°37'35"	370.00'	55.71'	27.91'	S4°35'36"W 55.65'
C21	4°21'18"	370.00'	28.12'	14.07'	S11°05'02"W 28.12'
C22	0°25'59"	230.81'	1.74'	0.87'	S13°07'48"W 1.74'

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C23	33°14'27"	80.00'	46.41'	23.88'	S29°37'07"W 45.76'
C24	2°21'22"	62.00'	2.55'	1.27'	S45°03'40"W 2.55'
C25	59°32'20"	62.00'	64.43'	35.46'	S14°06'49"W 61.57'
C26	53°03'51"	62.00'	57.42'	30.96'	S42°11'16"E 55.39'
C27	53°01'44"	62.00'	57.38'	30.93'	N84°45'56"E 55.36'
C28	44°21'08"	62.00'	47.99'	25.27'	N36°04'30"E 46.80'
C29	45°37'06"	62.00'	49.36'	26.07'	N8°54'37"W 48.07'
C30	14°06'10"	80.00'	19.69'	9.90'	N24°40'05"W 19.64'
C31	28°31'18"	80.00'	39.82'	20.33'	N3°21'22"W 39.41'
C32	5°57'53"	415.56'	43.26'	21.65'	N8°01'21"E 43.24'
C33	85°00'34"	25.00'	37.09'	22.91'	N47°38'42"E 33.78'
C34	4°51'38"	430.00'	36.48'	18.25'	S2°42'37"W 36.47'
C35	90°07'49"	25.00'	39.33'	25.06'	N44°47'06"W 35.40'
C36	90°00'00"	25.00'	39.27'	25.00'	N45°16'48"E 35.36'
C37	90°00'00"	25.00'	39.27'	25.00'	N44°43'12"W 35.36'
C38	90°00'00"	25.00'	39.27'	25.00'	S45°16'48"W 35.36'
C39	90°00'00"	25.00'	39.27'	25.00'	S44°43'12"E 35.36'
C40	89°52'11"	25.00'	39.21'	24.94'	S45°12'54"W 35.32'
C41	90°07'49"	25.00'	39.33'	25.06'	N44°47'06"W 35.40'
C42	90°00'00"	25.00'	39.27'	25.00'	N45°16'48"E 35.36'
C43	90°00'00"	25.00'	39.27'	25.00'	N44°43'12"W 35.36'
C44	12°57'07"	62.00'	14.02'	7.04'	S37°24'26"W 13.99'
C45	55°25'41"	72.00'	69.65'	37.82'	N12°03'30"E 66.97'
C46	57°39'14"	62.00'	62.39'	34.12'	S13°10'16"W 59.79'

LEGEND

Survey
Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found
Set
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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, 2023

Pages or sheets covered by this seal:
Sheets 1-4

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FINAL PLAT

URBANDALE, IOWA

SNYDER & ASSOCIATES, INC.

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



Project No: 121.0724.01

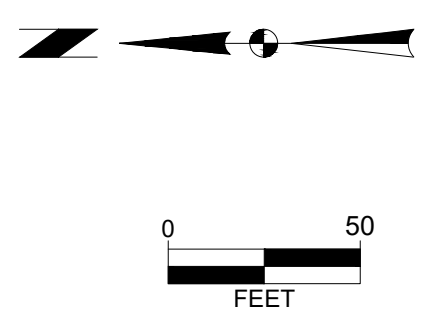
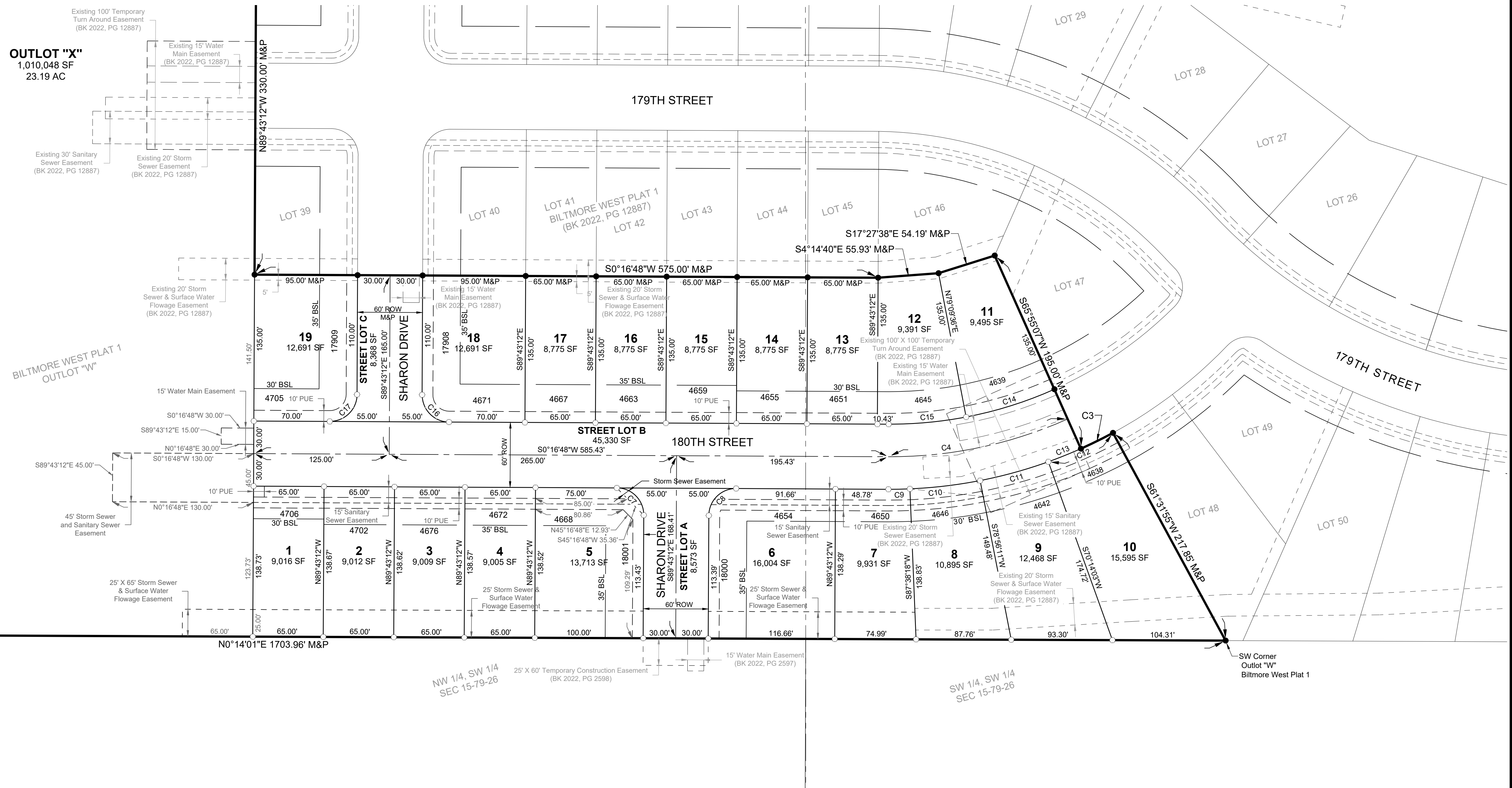
Sheet 1 of 4

REVISION	DATE	BY	
3	12-07-22	AJD	
2	REVISD PER MIDAMERICAN ENERGY	10-10-22	AJD
1	REVISD PER CITY COMMENTS	10-06-22	ICDD
MARK	REVISION	DATE	BY
	Checked By: EDG	Scale: 1" =	
	Technician: AWS	Date: 8-8-2022	T-R-S: 79N-26W-15

Project No: 121.0724.01
Sheet 1 of 4



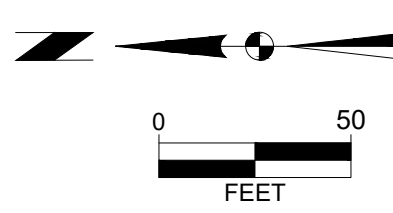
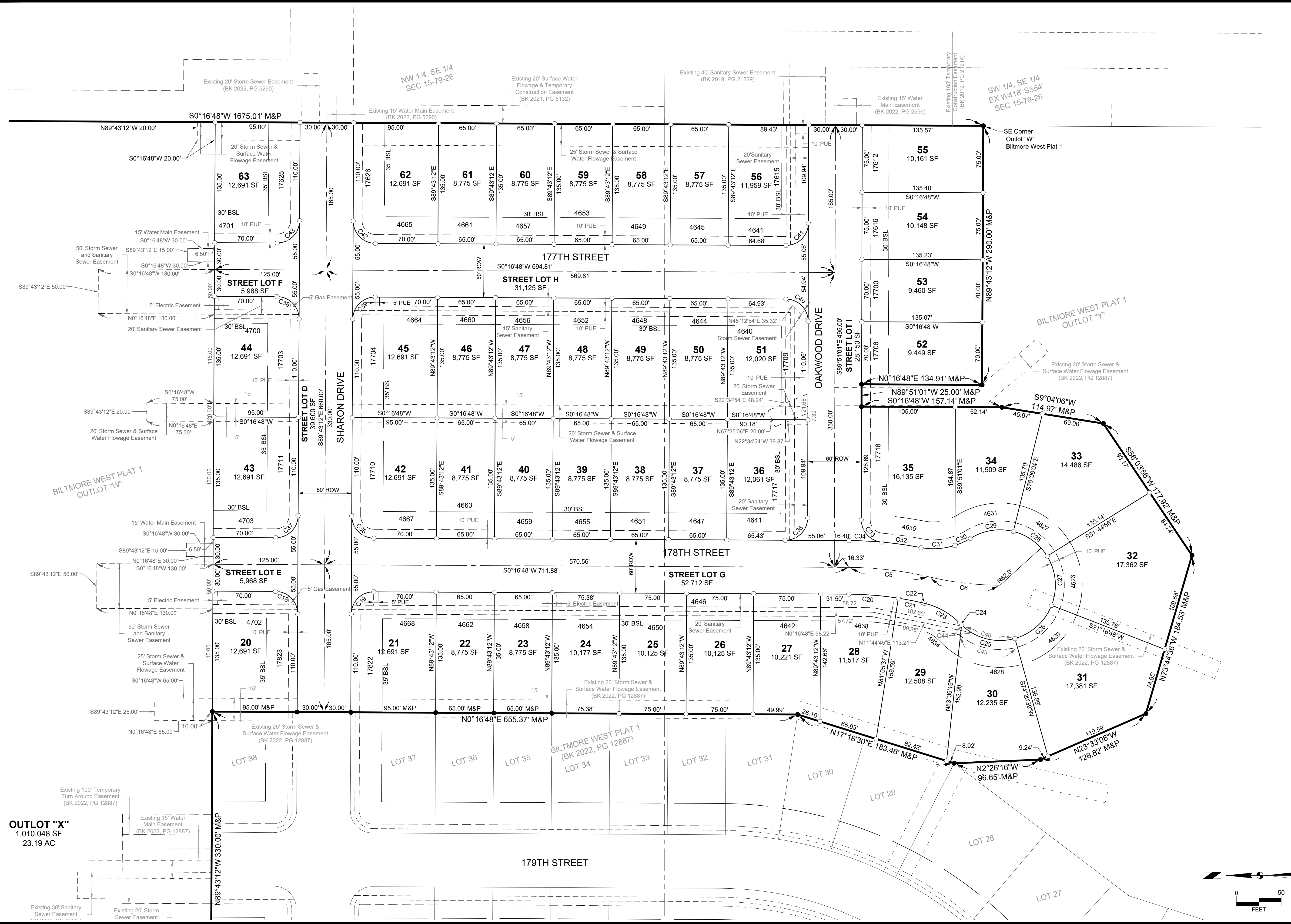
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2	REVISED PER MIDAMERICAN ENERGY	10-10-22	AJD
1	REVISED PER CITY COMMENTS	10-06-22	ICDD
MARK	REVISION	DATE	BY
Engineer: BKC	Checked By: EDG	Scale: 1" = 50'	
Technician: AWS	Date: 8-8-2022	T-R-S: 79N-26W-15	
Project No: 121.0724.01			
Sheet 2 of 4			



P:\projects\121.0724.01\CAD\DWG\1210724_01_FINAL_PLAT.dwg, 12/07/22, 8:58 AM, ANS/FULL BLEED (D) (34.00 X 22.00 INCHES)

P:\Projects\2024\121.0724\121.0724.DWG\DWG\121.0724.FINAL PLAT 2.dwg, 2024/12/07, 8:56 AM, LAST FULL BLEED TO 30.00 X 22.00 (INCHES)

OUTLOT "X"
1,010,048 SF
23.19 AC



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Project No: 121.0724.01
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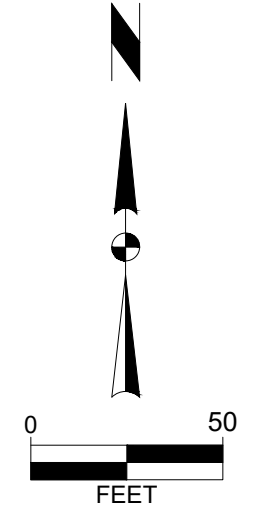
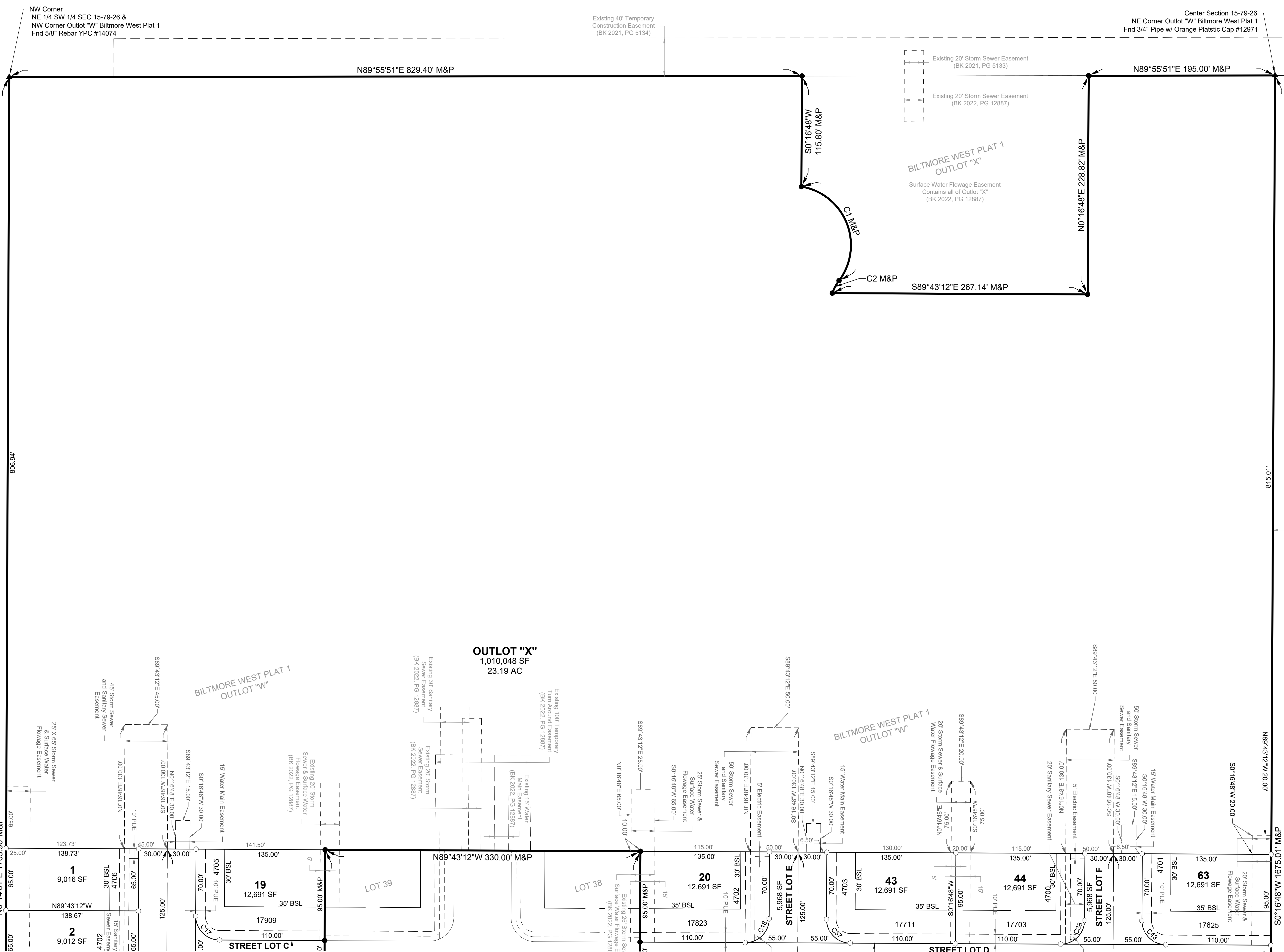
REVISION	DATE	BY
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2	10-10-22	AJD
1	10-06-22	CDD

REVISION	DATE	BY
3	12-07-22	AJD
2	10-10-22	AJD
1	10-06-22	CDD

MARK	REVISION	DATE	BY
Engineer: BKC	Checked By: EDG	Scale: 1" = 50'	
Technician: AWS	Date: 8-8-2022	T-R-S: 79N-26W-15	

Project No: 121.0724.01
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REVISION	DATE	BY
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2	10-10-22	AJD
1	10-06-22	CDD
MARK		
Engineer: BKC	Checked By: EDG	Scale: 1" = 50'
Technician: AWS	Date: 8-8-2022	T-R-S: 79N-26W-15
Project No: 121.0724.01		Sheet 4 of 4

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