

V:\Reflibrary\CADD\Standard\Works\Space\Standard\Printing\Plan\_Tables\Date.tbl

Snyder

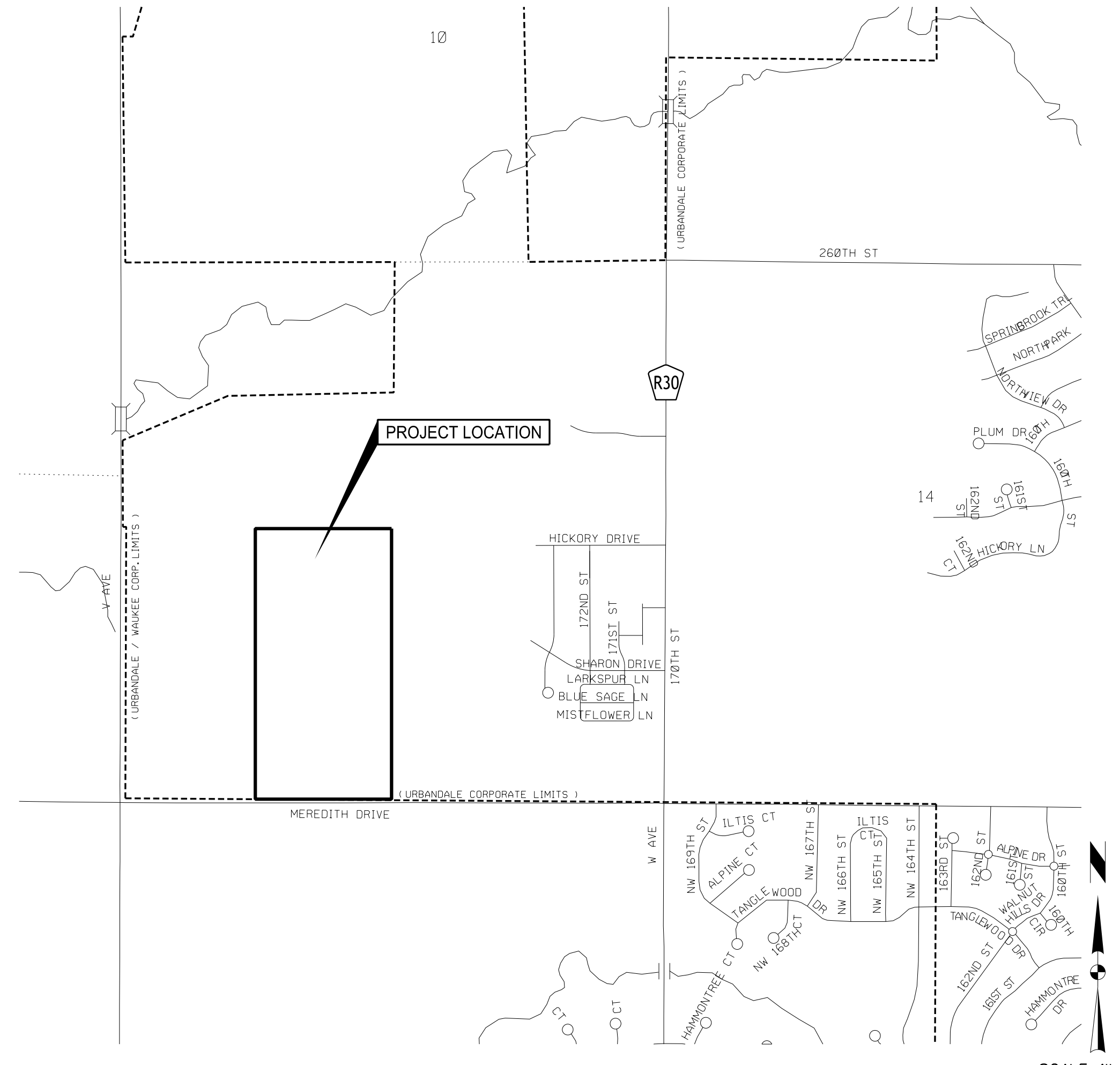
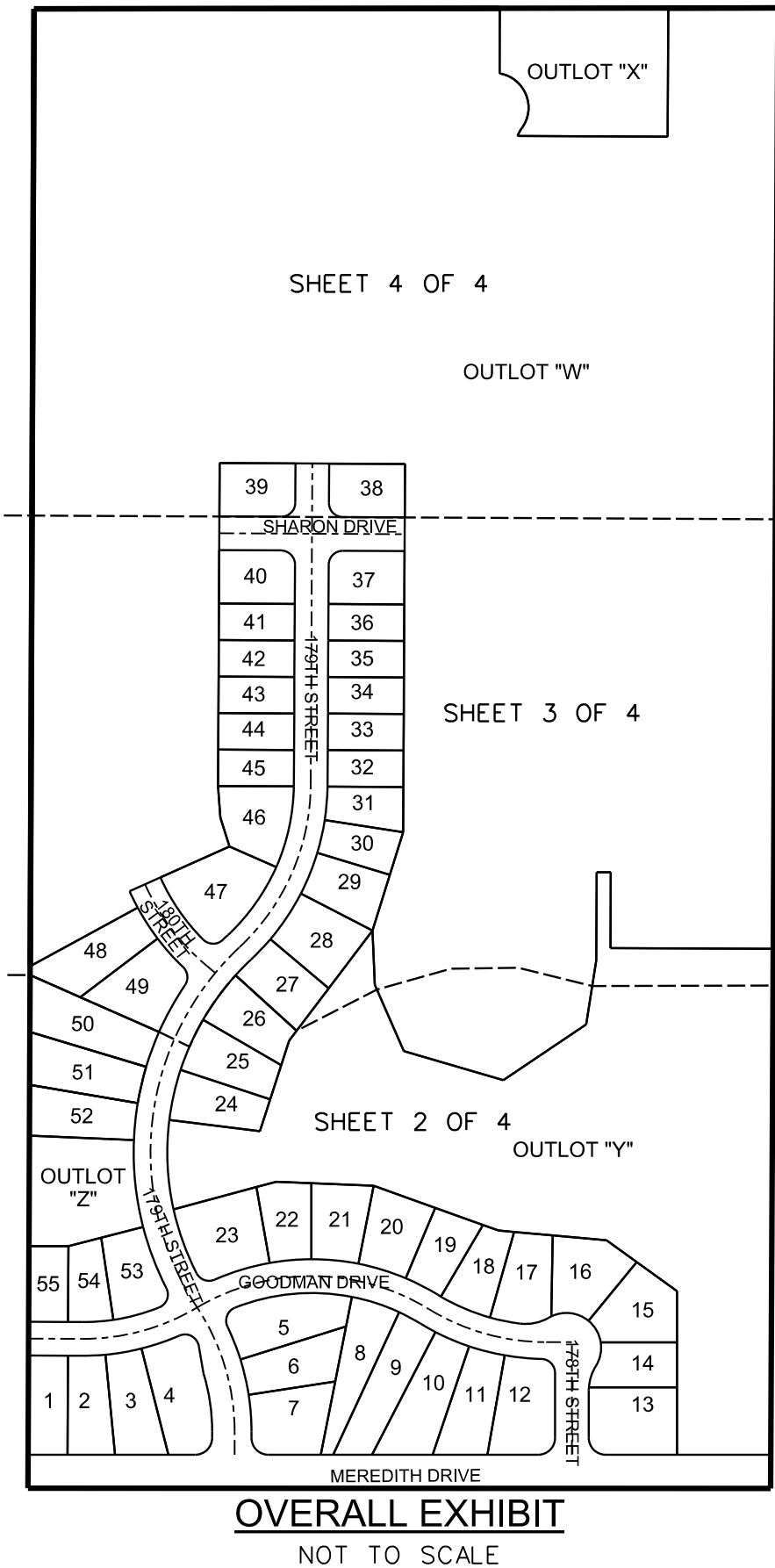
12/17/2021 8:19:05 AM

48065del V:\Projects\2021\1210153\1210153-1\1210153-1.dgn

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO: ERIN D. GRIFFIN SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BOULEVARD ANKENY, IOWA 50023 515-964-2020 E.GRIFFIN@SNYDER-ASSOCIATES.COM SERVICE PROVIDED BY: SNYDER & ASSOCIATES, INC. SURVEY LOCATED: E1/2 OF SW1/4 SEC. 15-79-26 REQUESTED BY: BILTMORE WEST, LLC.

BILTMORE WEST PLAT 1 FINAL PLAT



PLAT DESCRIPTION

THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF URBANDALE, DALLAS COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OR RECORD.

OWNER/APPLICANT

BILTMORE WEST, LLC. 9400 PLUM DRIVE URBANDALE, IA 50322 DUSTIN JONES (515) 225-6677

ZONING

WAUKEE LAND PROPERTY PUD

AREA SUMMARY

GROSS = 80.03 AC. ROADWAY EASEMENT = 1.00 AC. NET = 79.03 AC. NE1/4, SW1/4 = 40.03 AC. SE1/4, SW1/4 = 40.00 AC.

LAND USE

PROPOSED: SINGLE FAMILY DEVELOPMENT

BULK REGULATIONS

FRONT YARD SETBACK: 30' ALONG LOCAL STREETS 35' ALONG COLLECTOR STREETS 50' ALONG PERIMETER ARTERIAL ROADWAYS REAR YARD SETBACK: 30' LOTS 29-46 MINIMUM LOT WIDTH: 65' SIDE YARD SETBACK: 5' LOTS 1-28, 47-55 MINIMUM LOT WIDTH: 70' SIDE YARD SETBACK: 8'

GENERAL CITY NOTES

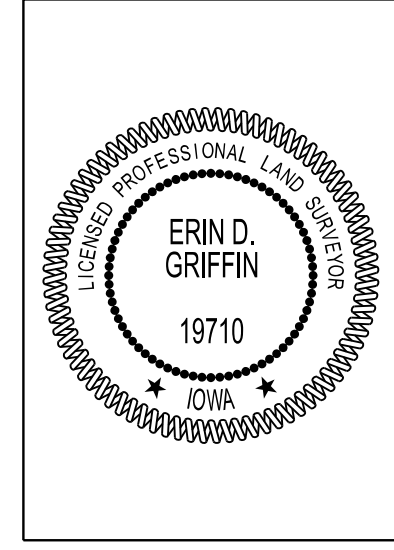
- 1. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS COINCIDENT WITH, A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES. UTILITIES LOCATED IN THE PUE THAT ARE IN CONFLICT WITH THE USE OF A DESIGNATED EASEMENT FOR SANITARY SEWER, WATER MAIN OR STORM SEWER PURPOSES 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. 2. NO LOT SHALL HAVE DIRECT ACCESS TO MEREDITH DRIVE. 3. ALL FUTURE DRIVEWAYS SHALL BE LOCATED SO AS NOT TO CONFLICT WITH MANHOLE AND INTAKE STRUCTURES. 4. MAINTENANCE OF ALL DRAINAGE TILE LINES IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. 5. NO FENCES SHALL BE ALLOWED IN THE 50 FOOT LANDSCAPE BUFFER ALONG MEREDITH DRIVE. 6. OWNERSHIP OF OUTLOT "W" SHALL BE BILTMORE WEST L.L.C. AND OWNERSHIP OF OUTLOTS "X", "Y" AND "Z" SHALL BILTMORE WEST HOME OWNER'S ASSOCIATION. 7. DEPRESSED SIDEWALK LOCATIONS SHALL BE AT THE PROPERTY LINE BETWEEN LOTS 15/16, 20/21, 28/29, 46/47 AND AT STA. 140+01.28 ON 179TH STREET.

CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, ARC LENGTH, TANGENT, CHORD BEARING/DISTANCE, CURVE NO., DELTA, RADIUS, ARC LENGTH, TANGENT, CHORD BEARING/DISTANCE, CURVE NO., DELTA, RADIUS, ARC LENGTH, TANGENT, CHORD BEARING/DISTANCE. It lists 19 curves with their respective geometric data.

LEGEND

Legend table defining symbols for Found and Set points, Section Corner, ROW Rail, Calculated Point, Platted Distance, Measured Bearing & Distance, Recorded As, Deed Distance, Calculated Distance, Centerline, Section Line, 1/4 Section Line, and Easement Line.



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, 2021 Pages or sheets covered by this seal: Sheets 1-4

BILTMORE WEST PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC.

URBANDALE, IOWA

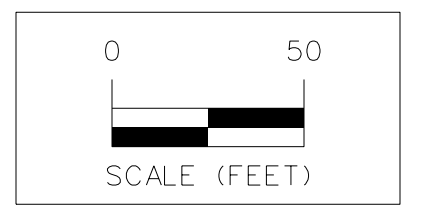
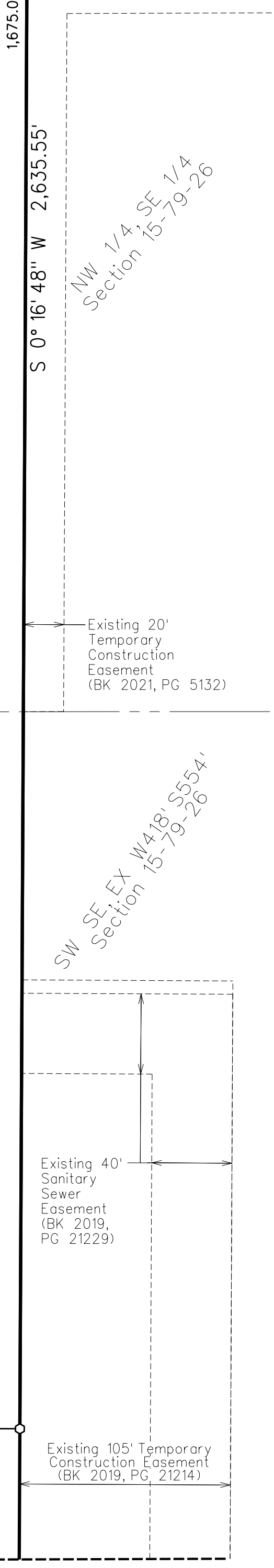
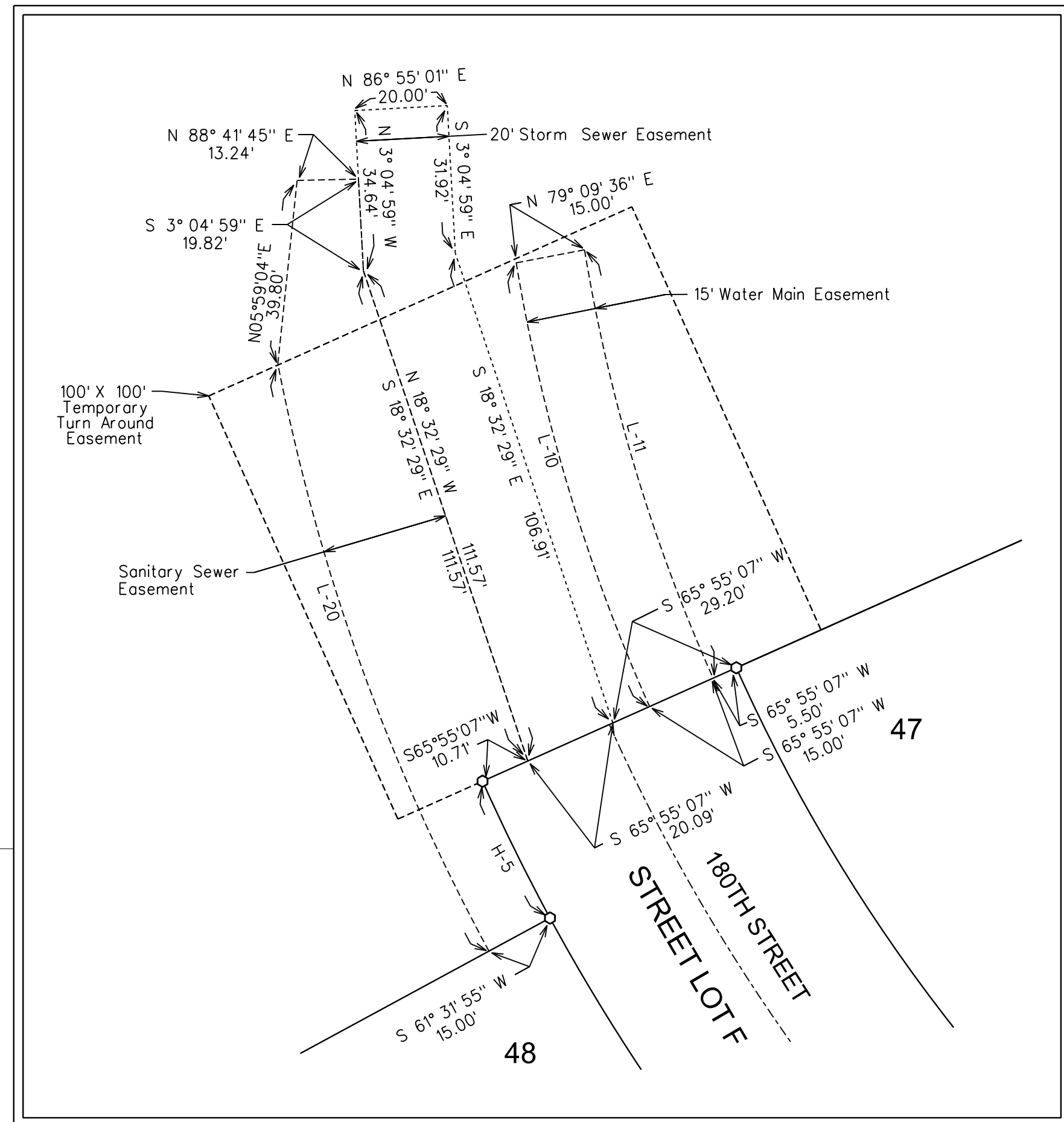
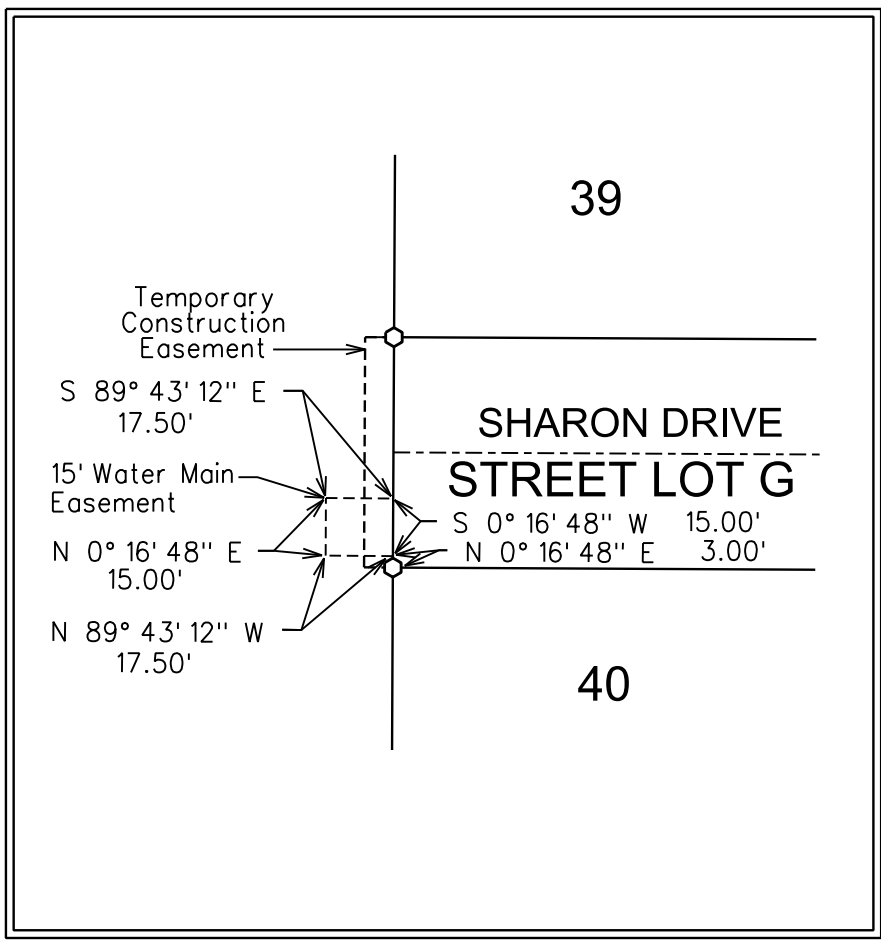
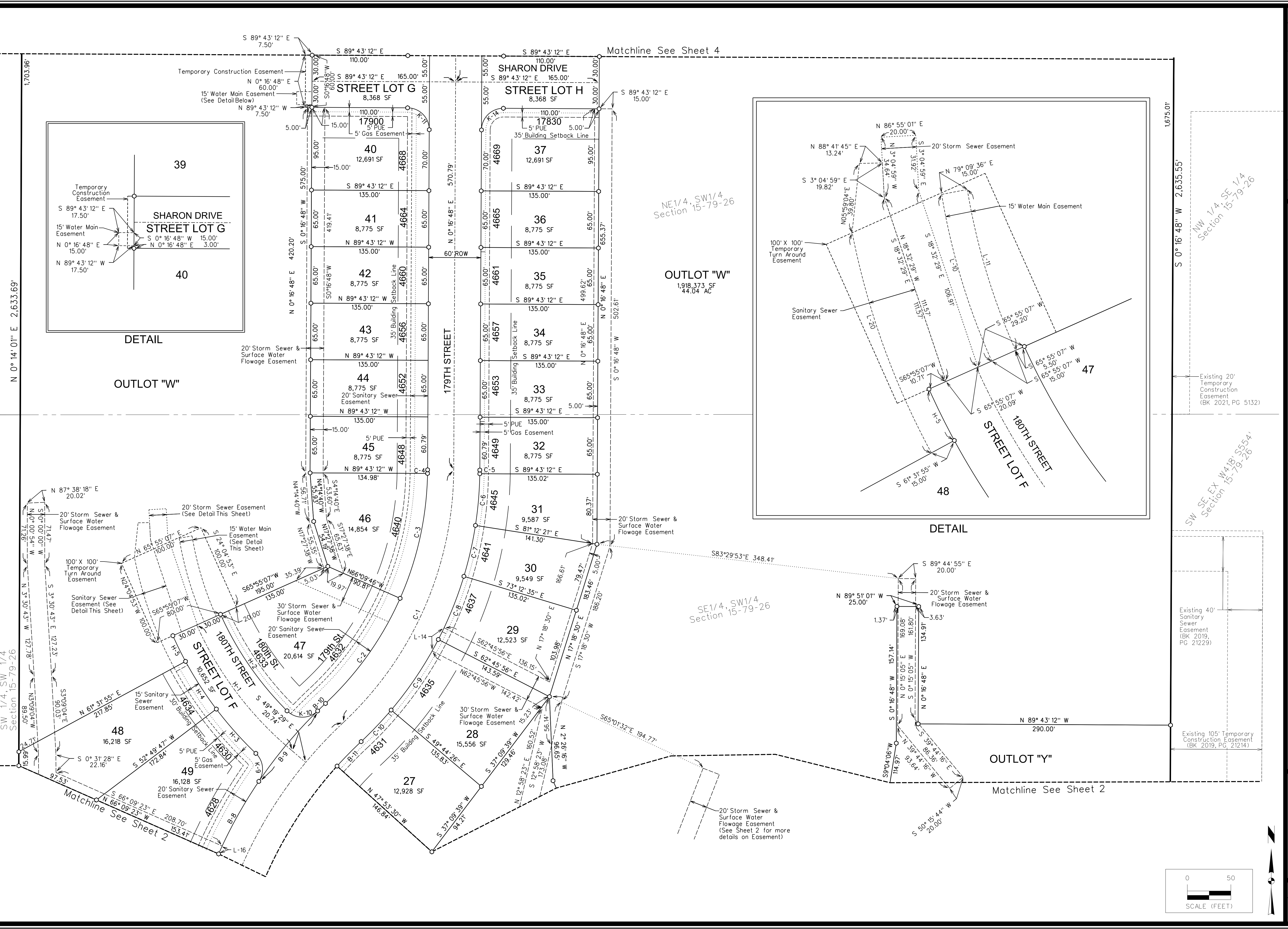
2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 | www.snyder-associates.com

Project No: 1210153 Sheet 1 of 4

Table with columns: MARK, REVISION, DATE, BY, ENGINEER, CHECKED BY, DATE, SCALE, FIELD BK., PG. It shows revision 1 for the final plat.



12/17/2021 8:20:24 AM 4805dell V:\Projects\2021\1210153.DWG\ADD\VP03 - 210153 - 1003RD.dgn Snyder 150 V:\Ref\Bibli\A\CADD\Standard\Works\Space\Standards\Printing\Plan\_Tables\Date.tbl V:\Ref\Bibli\A\CADD\Standard\Works\Space\Standards\Printing\Plan\_Tables\Date.tbl V:\Ref\Bibli\A\CADD\Standard\Works\Space\Standards\Printing\Plan\_Tables\Date.tbl



1	REVISED PER CITY COMMENTS	12/01/21	SDB
2	REVISED PER CITY COMMENTS	10/29/21	SDB
MARK	REVISION	DATE	BY
Engineer:	JAL	Checked By:	BKC
Technician:	SDB	Date:	09/10/21
Field Bk:		Scale:	1"=50'
Project No:	1210153		
			Sheet 3 of 4

**BILTMORE WEST PLAT 1**  
**FINAL PLAT**  
**SNYDER & ASSOCIATES, INC.**  
 URBANDALE, IOWA  
 2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2020 | www.snyder-associates.com



**SNYDER & ASSOCIATES**  
 Project No: 1210153  
 Sheet 3 of 4

V:\Reel\Biller\A\CADD\Standard\Works\Space\Standards\Printing\Plan\_Tables\Date.tbl  
V:\Reel\Biller\A\CADD\Standard\Works\Space\Standards\Printing\Plan\_Tables\Date.tbl

Snyder  
150

12/17/2021  
8:21:01 AM

48105dell  
V:\Proj\proj15-79-26\15-79-26\15-79-26\15-79-26\15-79-26.dgn

NW 1/4, SW 1/4  
Section 15-79-26

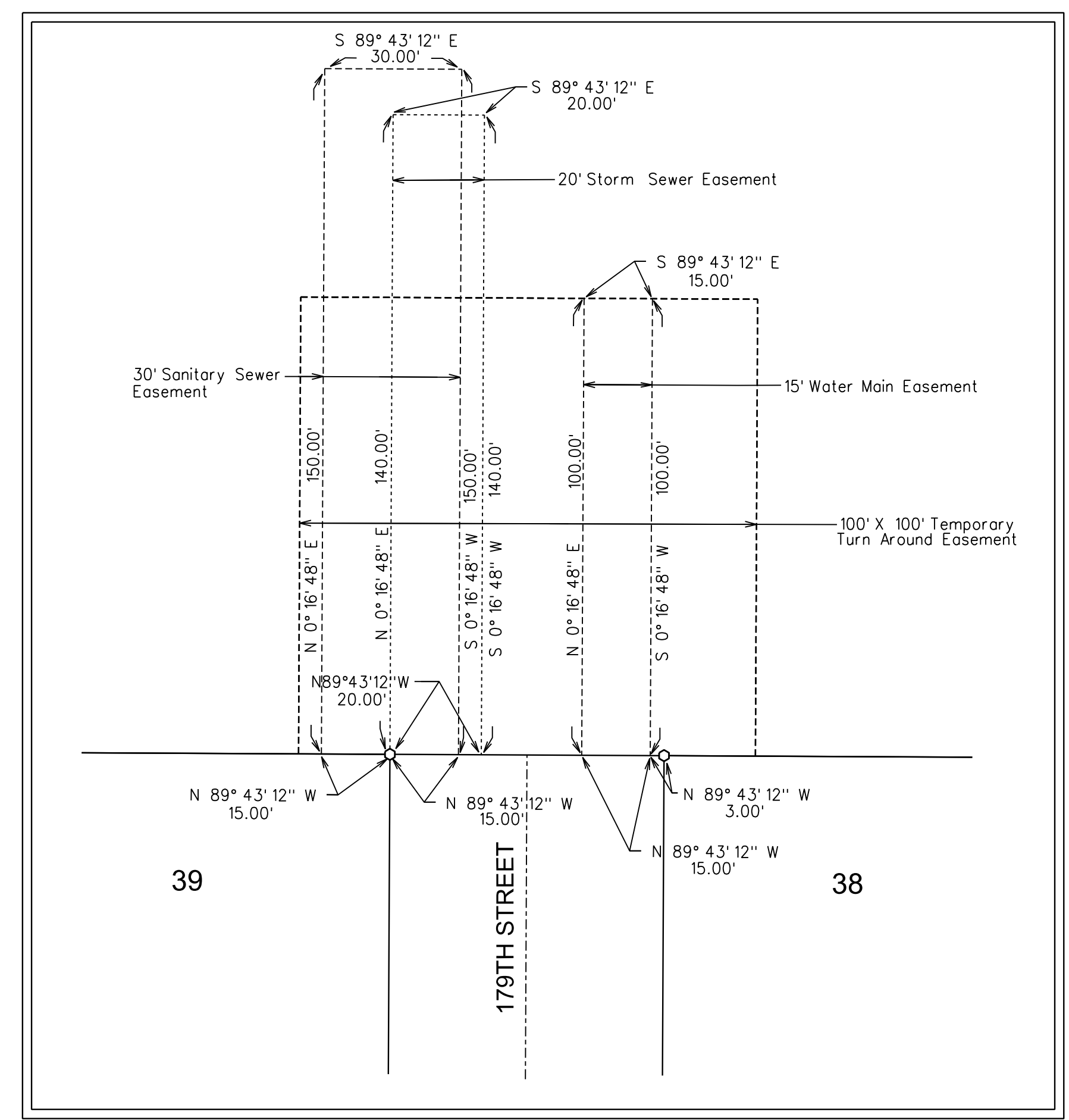
SE NW & SW NW, EX. COM  
NW COR S418.77' NELY  
Section 15-79-26

NW Corner  
NE 1/4, SW 1/4  
Sec. 15-79-26  
Fnd 5/8" Rebar  
with Yellow Plastic  
Cap #14074

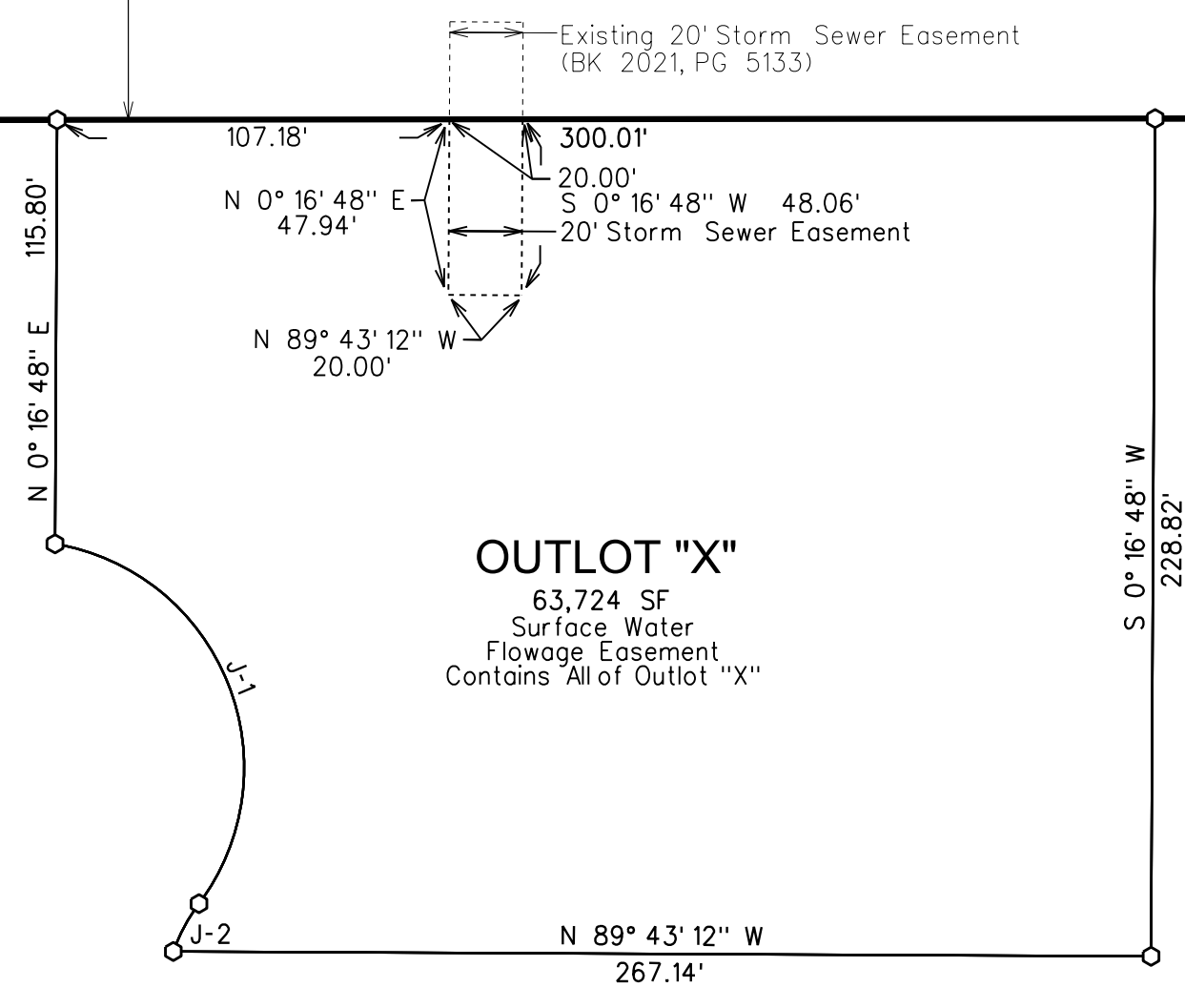
Existing 40' Temporary  
Construction Easement  
(BK 2021, PG. 5134)

Center Section  
Sec. 15-79-26  
Fnd 3/4" Pipe  
Orange Plastic  
Cap #12971

N 89° 56' 02" E 1,324.38'R  
N 89° 55' 51" E 1,324.41'M  
829.40' 195.00'



DETAIL



OUTLOT "X"  
63,724 SF  
Surface Water  
Flowage Easement  
Contains All of Outlot "X"

NE 1/4, SW 1/4  
Section 15-79-26

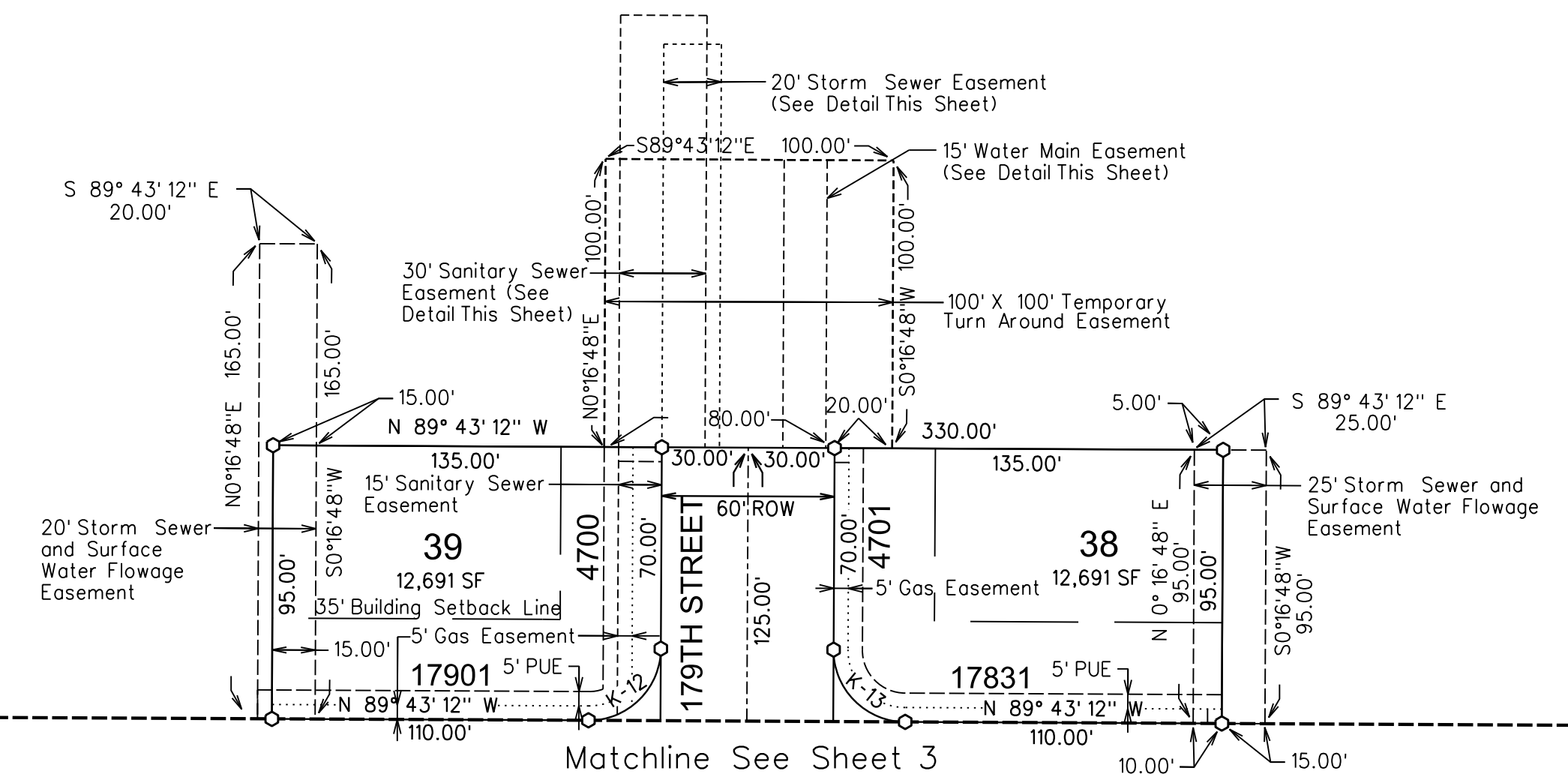
OUTLOT "W"  
1,918,373 SF  
4,404 AC

Existing 35' Temporary  
Construction Easement  
(BK 2021, PG. 5132)

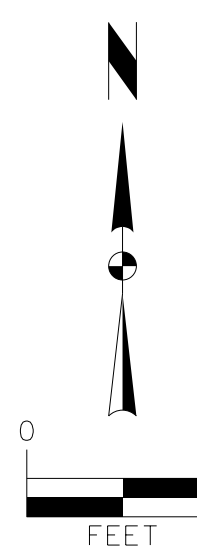
NW 1/4, SE 1/4  
Section 15-79-26

N 0° 14' 01" E 1,703.96'

S 0° 16' 48" W 1,675.01'



Matchline See Sheet 3



**BILTMORE WEST PLAT 1**

**FINAL PLAT**



Project No: 1210153

Sheet 4 of 4

**URBANDALE, IOWA**

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

**SNYDER & ASSOCIATES, INC.**

2	REVISED PER CITY COMMENTS	12/01/21	SDB	12/01/21	SDB
1	REVISED PER CITY COMMENTS	10/29/21	SDB	10/29/21	SDB
MARK	REVISION	DATE	BY	DATE	BY
Engineer: JAL	Checked By: BKC	Date: 09/10/21	Scale: 1"=50'	Field Bk:	Pg:
Technician: SDB		12/01/21			
Project No:	1210153				
Sheet No:	4 of 4				