

# ELDORADO ESTATES

## FINAL PLAT

### PROPERTY DESCRIPTION:

LOT 2, ROGERS FARM, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD SAID TRACT OF LAND CONTAINS 35.99 ACRES MORE OR LESS

### OWNER:

CHAYSE HOLDINGS LLC  
773 NE 47TH PLACE  
DES MOINES, IA 50313  
ATTN: TOBY TORSTENSON  
PH: (515)208-8325

### PREPARED FOR:

ARROW PROPERTIES  
475 ALICE'S ROAD, SUITE B  
WAUKEE, IA 50263  
ATTN: MARK TROST  
PH: (515)225-1450

### ENGINEER/SURVEYOR:

BISHOP ENGINEERING  
ATTN: CHARLES BISHOP  
3501 104TH ST.  
URBANDALE, IA 50322  
PH: (515) 276-0467

### COMPREHENSIVE LAND USE:

EXISTING & PROPOSED:  
LOW DENSITY RESIDENTIAL

### EXISTING ZONING:

PUD

### PROPOSED ZONING:

PUD

### BULK REGULATIONS:

MINIMUM LOT SIZE: 40,000 SF  
MINIMUM LOT WIDTH: 100 FEET AS MEASURED AT BUILDING SETBACK  
FRONT YARD SETBACK: 35 FEET  
REAR YARD SETBACK: 50 FEET  
SIDE YARD SETBACK: 20 FEET  
MINIMUM STREET FRONTAGE: 40 FEET  
\*INFORMATION OBTAINED FROM WWW.STERLINGCODIFIERS.COM FOR THE CITY OF WEST DES MOINES, IA

### FLOODPLAIN:

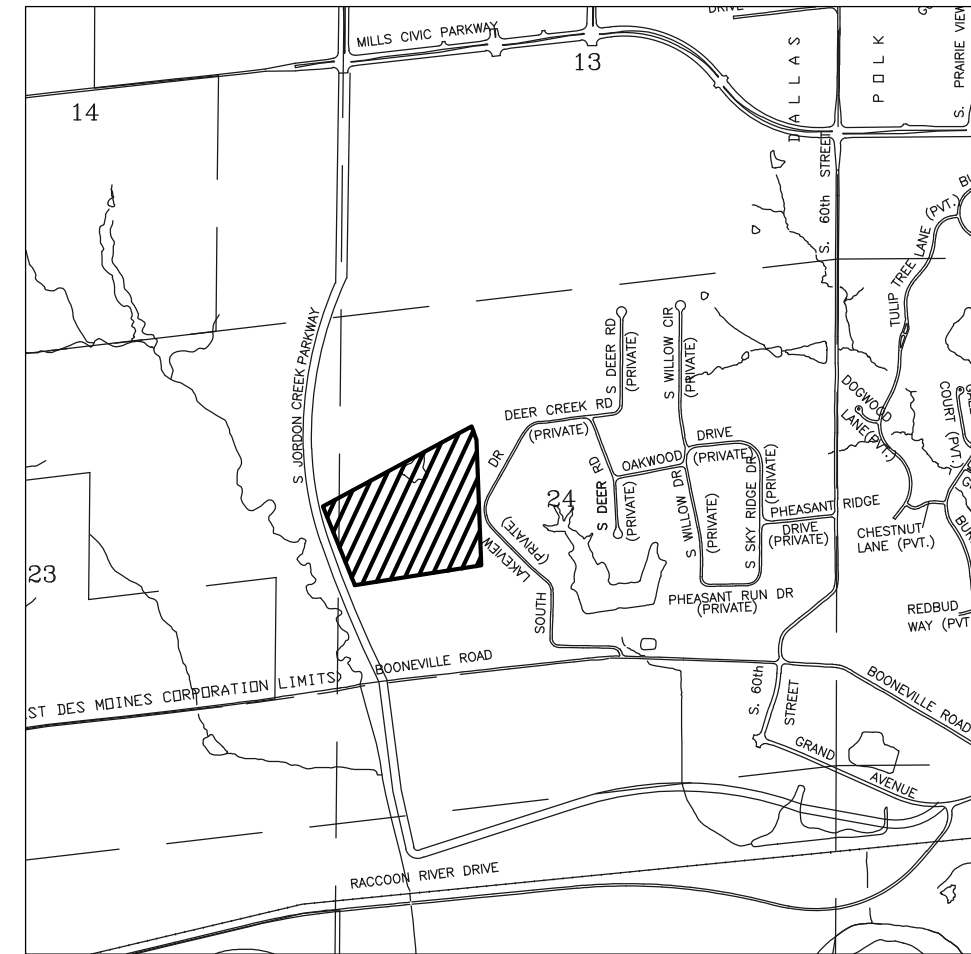
THE DEVELOPER WILL FILE CLOMA WITH FEMA TO REDUCE THE FLOODPLAIN AREA DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE AREA.

### PLAT NOTES:

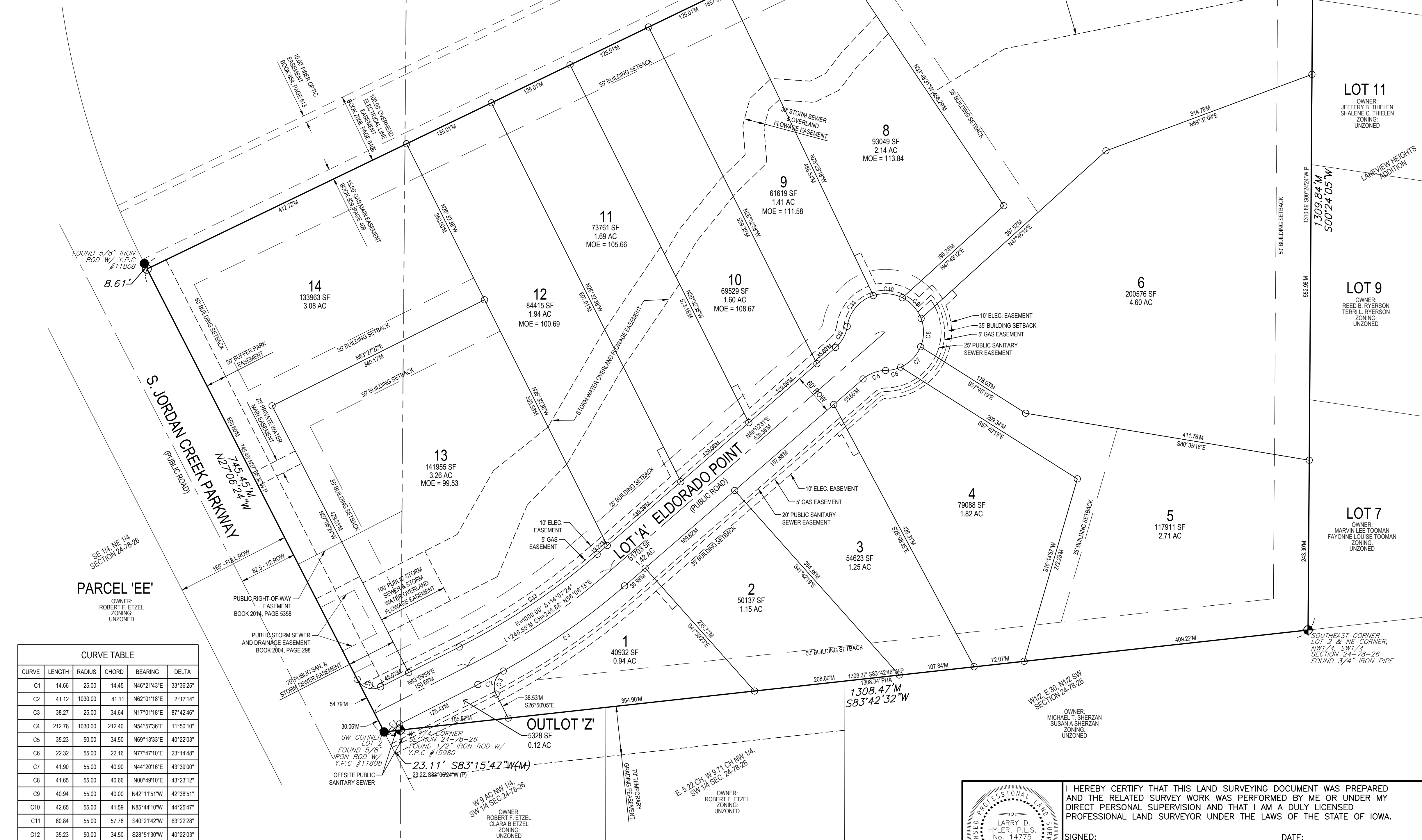
- LOT 13 & 14 WILL HAVE A SHARED DRIVEWAY. DRIVEWAY MUST BE AT LEAST 75 FEET FROM BACK OF CURB ON S. JORDAN CREEK PARKWAY.
- OUTLOT Z TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- HOUSE NUMBER IDENTIFICATION PLATES SHOULD BE LOCATED AT THE DRIVEWAY/STREET FOR ANY HOMES SETBACK FROM THE ROAD OR OTHERWISE NOT VISIBLE DUE TO VEGETATION.
- PRIVATE DETENTION FACILITIES AND STORM SEWER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE 30' BUFFER PARK ALONG JORDAN CREEK PARKWAY WILL BE INSTALLED BY THE DEVELOPER AFTER THE GRADING HAS BEEN COMPLETED. THE BUFFER WILL BE MAINTAINED BY THE PROPOSED HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT. NO DRIVEWAYS OR STRUCTURES, INCLUDING SHEDS, FENCES, PLAY STRUCTURES, GAZEBOES, ETC. MAY BE CONSTRUCTED WITHIN THE BUFFER PARK EASEMENT.
- NO SINGLE FAMILY DRIVEWAYS ARE TO BE LOCATED DIRECTLY TO SOUTH JORDAN CREEK PARKWAY.

### ADDRESS LIST:

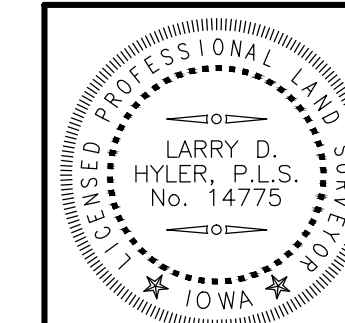
LOT 1	7266 ELDORADO POINT
LOT 2	7248 ELDORADO POINT
LOT 3	7174 ELDORADO POINT
LOT 4	7152 ELDORADO POINT
LOT 5	7136 ELDORADO POINT
LOT 6	7080 ELDORADO POINT
LOT 7	7065 ELDORADO POINT
LOT 8	7121 ELDORADO POINT
LOT 9	7149 ELDORADO POINT
LOT 10	7167 ELDORADO POINT
LOT 11	7183 ELDORADO POINT
LOT 12	7255 ELDORADO POINT
LOT 13	7271 ELDORADO POINT
LOT 14	7293 ELDORADO POINT



VICINITY MAP  
NOT TO SCALE



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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.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: \_\_\_\_\_  
 LICENSE RENEWAL DATE: DEC. 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

**Bishop Engineering**  
"Planning Your Successful Development"

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Civil Engineering & Land Surveying Established 1959

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**ELDORADO ESTATES**  
S. JORDAN CREEK PARKWAY

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**FINAL PLAT**

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REFERENCE NUMBER:  
DRAWN BY:  
CHECKED BY:  
REVISION DATE:

PROJECT NUMBER:  
**140333**

SHEET NUMBER:  
**1 OF 2**