

OWNER/APPLICANT

DILIGENT BSP HOLDINGS LLC
12119 STRATFORD DRIVE, SUITE B
CLIVE, IA 50325

ENGINEER

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
cschafbuch@mccluresolutions.com
ATTN: CASEY SCHAFFBUCH

BLUESTEM PLAT 2 PRELIMINARY PLAT WAUKEE, IOWA

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DEVELOPMENT SCHEDULE

GRADING: SPRING 2015
PRIVATE DETENTION & UTILITIES: SPRING 2015 - SUMMER 2015

LAND COVER

IMPERVIOUS AREA: 91,255 SF (9.01%)
OPEN AREA: 921,364 SF (90.99%)
TOTAL AREA: 1,012,619 SF (100.0%)

PARKLAND DEDICATION

REQUIRED: (# OF LOTS * 3 * 6 / 1000) = (54 * 3 * 6 / 1000) = 0.972 AC
THIS PARKLAND WILL BE DEDICATED AS PART OF THE STONE PRAIRIE DEVELOPMENT.

ZONING

(R-2) - ONE & TWO-FAMILY RESIDENTIAL DISTRICT

SECTION, TOWNSHIP, RANGE

004 - 078 - 026

SETBACK SUMMARY

MINIMUM LOT AREA = 8,000 SF
MINIMUM LOT WIDTH = 65 FT
MINIMUM FRONT YARD = 30'
MINIMUM REAR YARD = 30'
MINIMUM SIDE YARD = A TOTAL OF 15', MINIMUM OF 7' PER SIDE

BENCHMARK

BM #100 BURN BOLT ON HYDRANT, FIRST HYDRANT ON SOUTH SIDE OF TALLGRASS. ELEV: 1025.61

PAVEMENT

SE CLOVER COURT: 7" NON-REINFORCED PCC
SE RED FERN DRIVE: 7" NON-REINFORCED PCC
SE BLUESTEM DRIVE: 7" NON-REINFORCED PCC

PRINCIPAL USES

PRINCIPAL PERMITTED USES ARE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

LANDSCAPING

REQUIRED: 2 OVERSTORY, 2 ORNAMENTAL 3 EVERGREEN PER 50 LF OF BUFFER
1106 LF BUFFER = 45 OVERSTORY, 45 ORNAMENTAL, 67 EVERGREEN

UTILITIES

WATER: CITY OF WAUKEE
SEWER: CITY OF WAUKEE
NATURAL GAS: CITY OF WAUKEE
ELECTRIC: MIDAMERICAN ENERGY COMPANY
PHONE/CABLE: CENTURYLINK LOCAL NETWORK
MEDIACOM COMMUNICATIONS CORP

LEGAL DESCRIPTION

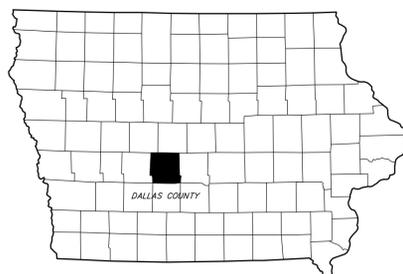
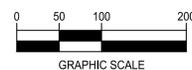
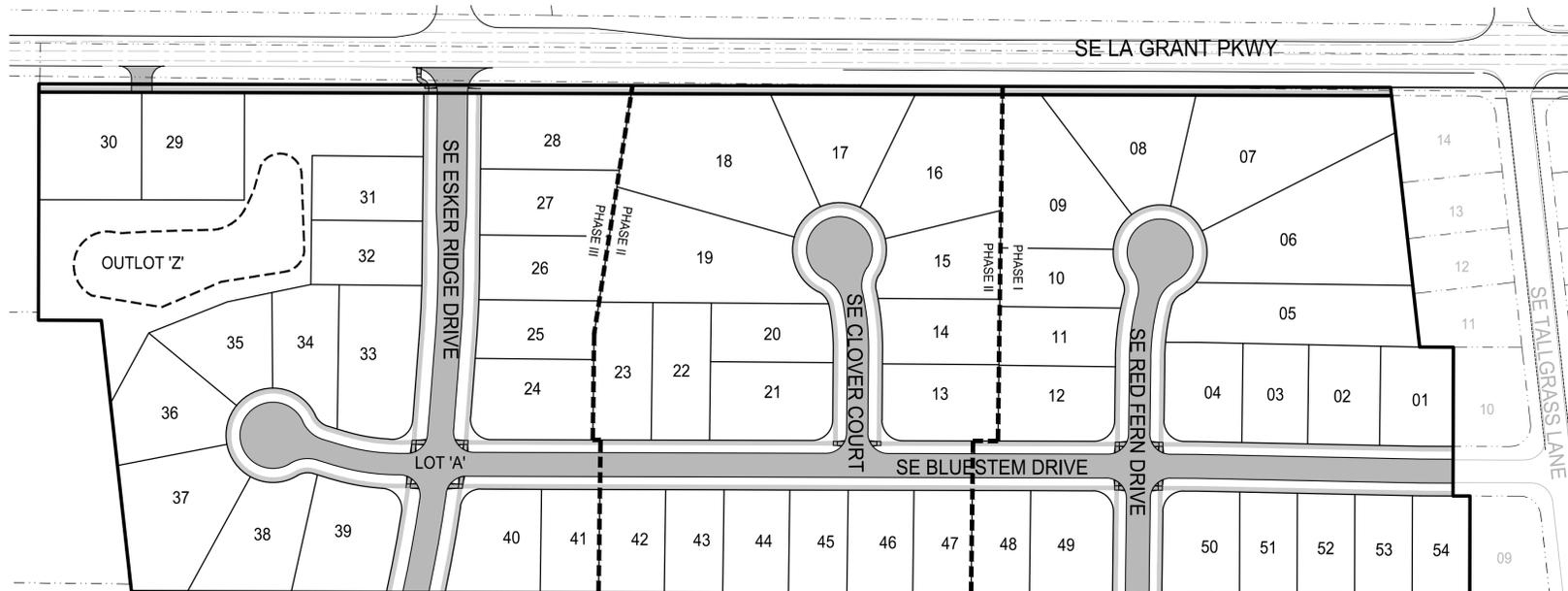
BEING A PART OF LOT 1 OF SNYDER CORNER, AN OFFICIAL PLAT, LOCATED IN THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1 S00°08'58"W, 310.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE S00°08'58"W, 1644.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 S89°51'05"E, 285.80 FEET; THENCE ALONG SAID SOUTH LINE N00°16'09"E, 76.60 FEET; THENCE ALONG SAID SOUTH LINE N83°38'17"E, 329.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1 N00°09'25"E, 1627.81 FEET; THENCE N89°50'35"W, 120.00 FEET; THENCE S00°09'25"W, 20.67 FEET; THENCE N89°50'35"W, 180.00 FEET; THENCE S00°09'25"W, 40.89 FEET; THENCE S83°34'19"W, 316.07 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 23.17 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



VICINITY MAP - CITY OF WAUKEE

NOT TO SCALE



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF WAUKEE AND THE WAUKEE SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF WAUKEE.



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE:
CALEB A. SMITH, PE NO. 17983
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:
01-05

BLUESTEM PLAT 2
PRELIMINARY PLAT

Waukee, Iowa
2211013
SEPTEMBER 16, 2014

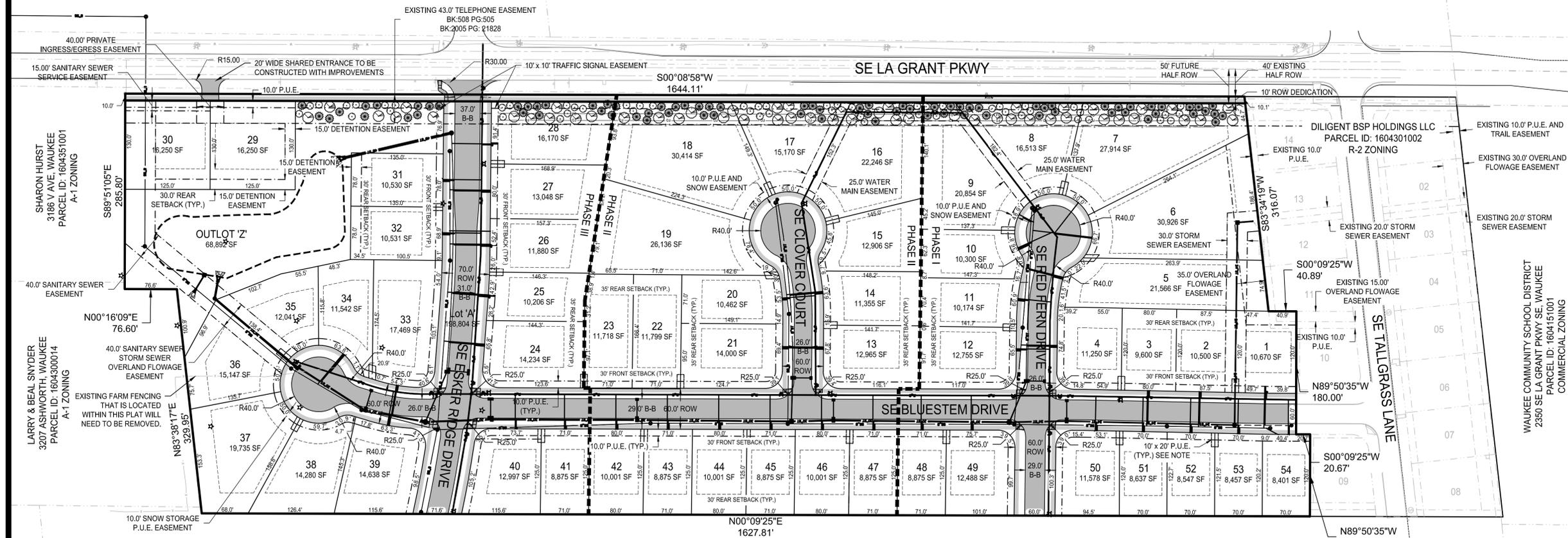
REVISIONS
OCTOBER 07, 2014
OCTOBER 23, 2014

ENGINEER: C. SMITH
DRAWN BY: M. HEATH
CHECKED BY: C. SMITH
FIELD BOOK NO.:

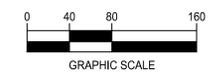
DRAWING NO.: GN-01
SHEET NO.: 01 / 05

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WAUKEE COMMUNITY SCHOOL DISTRICT
2605 SE LA GRANT PKWY, WAUKEE
PARCEL ID: 1605476001
COMMERCIAL ZONING



GENERAL LAYOUT



BLUESTEM PLAT 2
PRELIMINARY PLAT

Wauke, Iowa
2211013
SEPTEMBER 16, 2014

REVISIONS
OCTOBER 07, 2014
OCTOBER 23, 2014

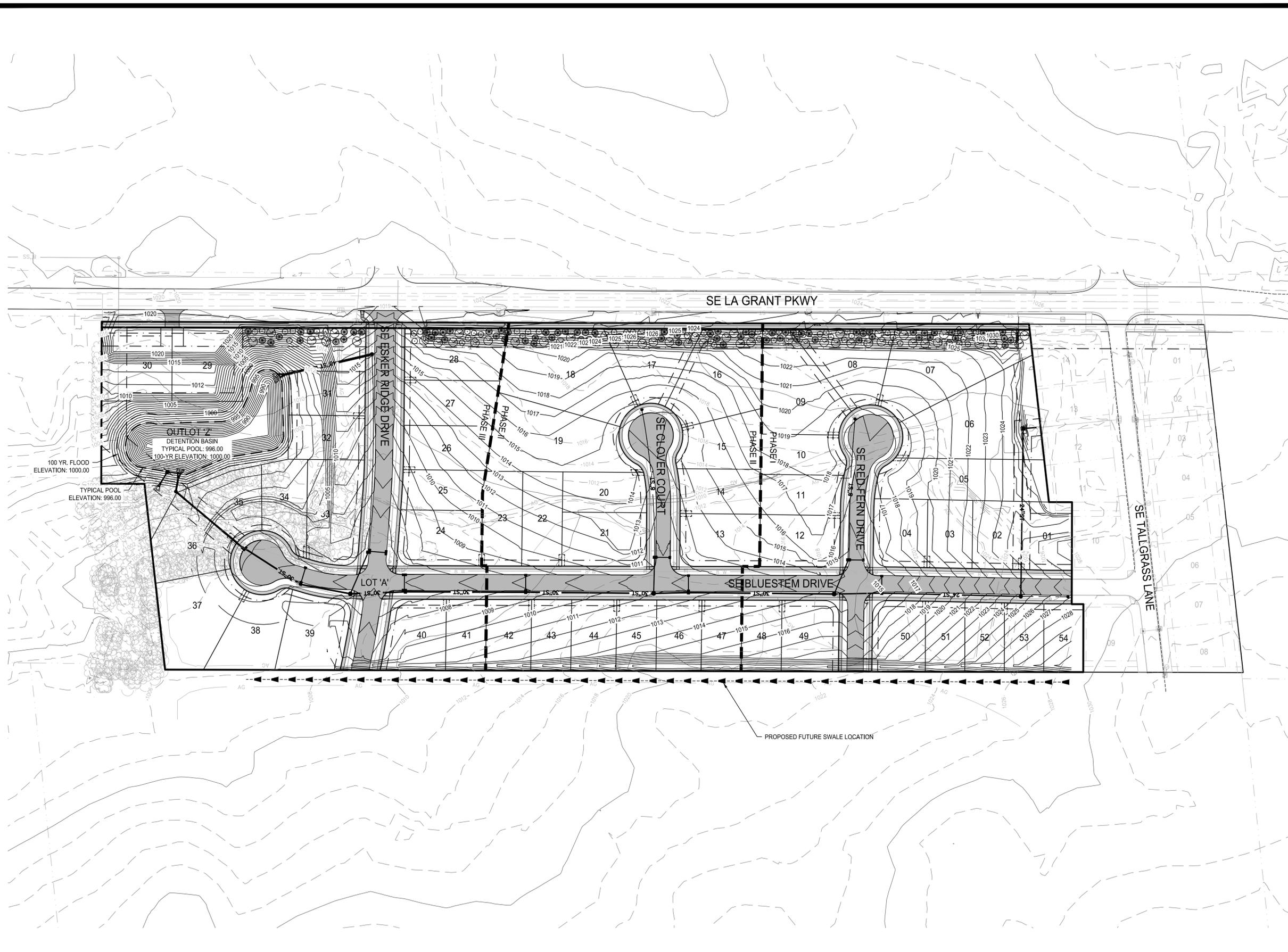
ENGINEER C. SMITH	DRAWN BY M. HEATH
CHECKED BY C. SMITH	FIELD BOOK NO.
DRAWING NO. GN-02	SHEET NO. 02 / 05

- LANDSCAPING INDEX
- ORNAMENTAL ○
 - EVERGREEN ●
 - OVERSTORY ⊙

NOTE:
1) OUTLOT Z SHALL BE MAINTAINED BY BLUESTEM HOMEOWNERS ASSOCIATION.
2) 10' x 20' P.U.E. HAS BEEN ADDED AT EVERY OTHER LOT LINE FOR ELECTRICAL BOXES. (25) P.U.E. BUMP OUTS HAVE BEEN ADDED.
3) SE ESKER RIDGE DRIVE SHALL HAVE A 37' PAVING WIDTH FOR 150' MEASURED FROM THE CURB RETURN, THEN TAPER TO 31' PAVING AT 20:1.
4) EXISTING FARM FENCING THAT IS LOCATED WITHIN THIS PLAT WILL NEED TO BE REMOVED.
5) LOT A, WHICH INCLUDES 10' OF ADDITIONAL ROW ALONG SE LA. GRANT PKWY, SHALL BE DEDICATED TO THE CITY.

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GRADING PLAN



**BLUESTEM PLAT 2
PRELIMINARY PLAT**

Waukee, Iowa
2211013
SEPTEMBER 16, 2014

REVISIONS
OCTOBER 07, 2014
OCTOBER 23, 2014

ENGINEER C. SMITH	DRAWN BY M. HEATH
CHECKED BY C. SMITH	FIELD BOOK NO. -
DRAWING NO. GR-01	SHEET NO. 03 / 05

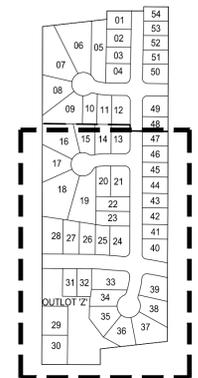
FUTURE
PUMP
STATION



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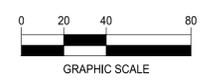
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UTILITY PLAN



NORTH



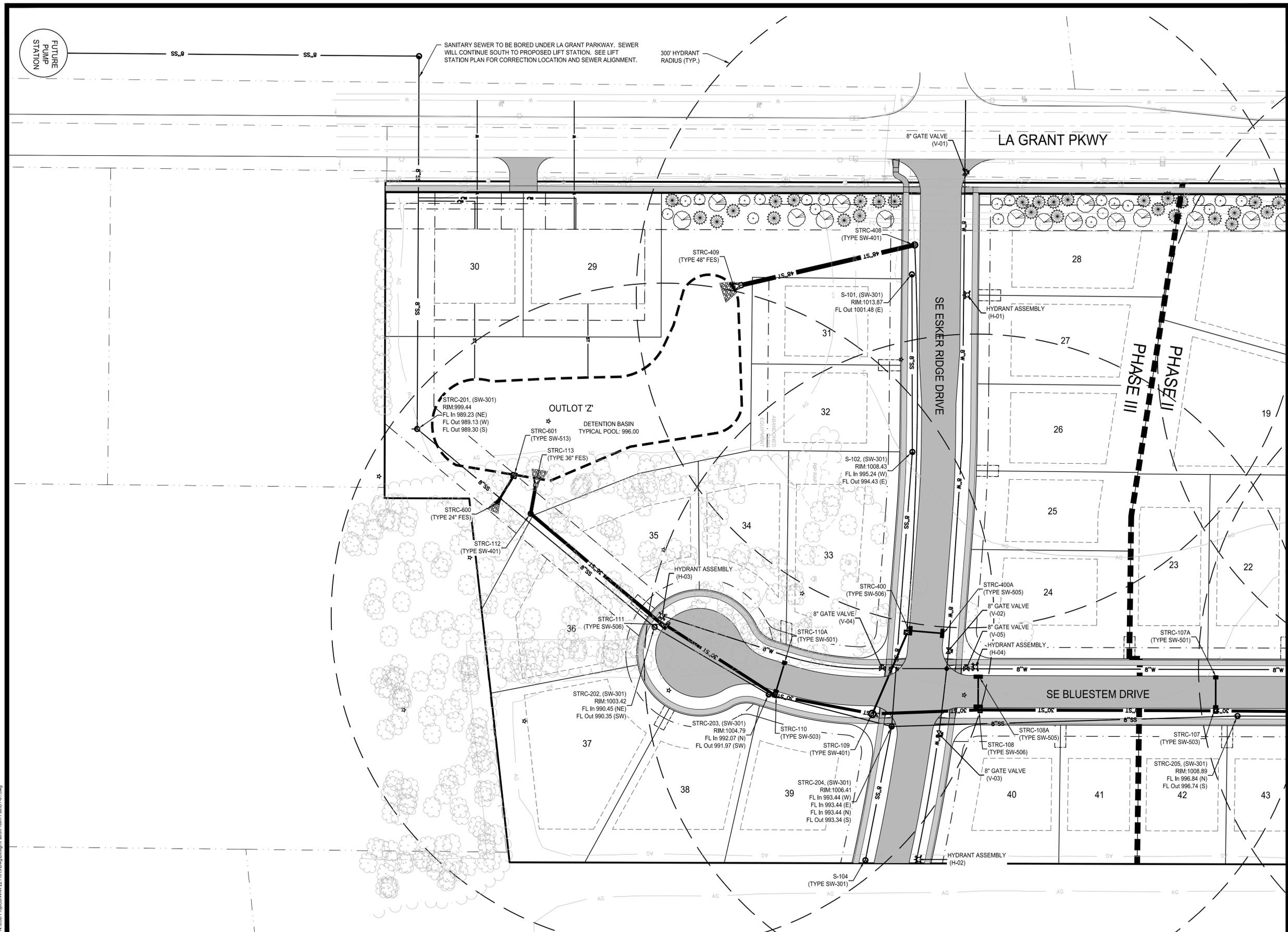
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SEPTEMBER 16, 2014

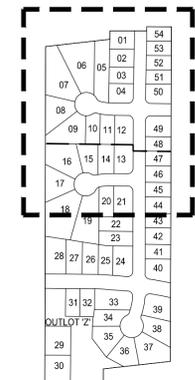
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ENGINEER C. SMITH	DRAWN BY M. HEATH
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DRAWING NO. UT-01	SHEET NO. 04 / 05

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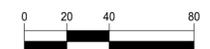
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UTILITY PLAN



NORTH



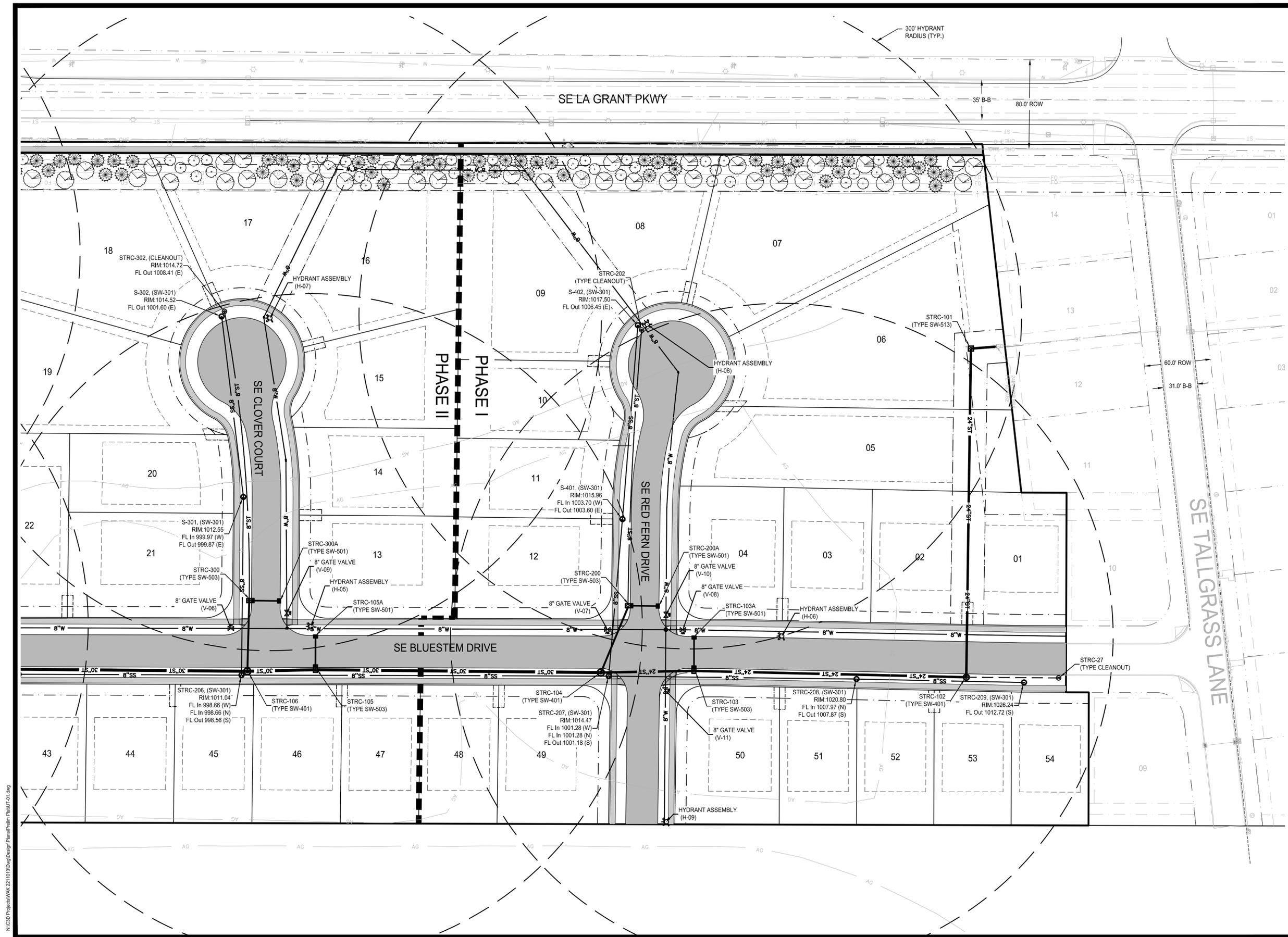
GRAPHIC SCALE

**BLUESTEM PLAT 2
PRELIMINARY PLAT**

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2211013
SEPTEMBER 16, 2014

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DRAWING NO. UT-02	SHEET NO. 05 / 05



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