

BRANDON'S RESERVE FINAL PLAT

OWNER:
M & R HOLDINGS
15602 WILDEN DRIVE
URBANDALE, IOWA 50323
PH: (515) 306-8090

DEVELOPER:
M & R HOLDINGS
15602 WILDEN DRIVE
URBANDALE, IOWA 50323
PH: (515) 306-8090

SURVEYOR:
BISHOP ENGINEERING
ATTN: LARRY HYLER
3501 104TH ST
URBANDALE, IA 50322
PH: (515) 276-0467

ZONING:
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
MODIFIED*

MODIFIED BULK REGULATIONS:
MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT WIDTH: 80 FT
FRONT YARD SETBACK: 30 FT*
REAR YARD SETBACK: 30 FT*
TOTAL SIDE YARD: 15 FT COMBINED*
(7 FT MINIMUM ONE SIDE)

*SETBACKS WITHIN THIS PLAT SHALL BE TAKEN FROM CUMULATIVE OUTER BOUNDARIES OF PAIRED LOTS. LOT 2 SHALL BE PAIRED WITH LOT 2A. LOT 3 SHALL BE PAIRED WITH LOT 3A. LOT 4 SHALL BE PAIRED WITH LOT 4A. LOT 5 SHALL BE PAIRED WITH LOT 5A.

BENCHMARK:
BM 1:
HYDRANT 90 FEET NORTHEAST OF SITE ON EAST SIDE OF WARRIOR LANE
ELEVATION = 1027.86 (NAVD 88 DATUM)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	47.68'	150.00'	47.48'	N80°53'38"W	18°12'45"
C2	47.68'	150.00'	47.48'	N80°53'38"W	18°12'45"
C3	130.00'	200.00'	127.72'	S80°13'20"E	37°14'32"
C4	209.25'	150.00'	192.69'	N41°11'36"E	79°55'36"
C5	128.05'	1500.00'	128.01'	N01°10'28"W	4°53'28"
C6	75.38'	50.00'	68.44'	N46°48'36"W	86°22'48"
C7	51.58'	180.00'	51.40'	S79°59'49"E	16°25'07"
C8	38.14'	120.00'	37.98'	N80°53'38"W	18°12'45"
C9	34.52'	26.00'	31.84'	S50°26'33"W	79°06'55"
C10	61.80'	180.00'	61.49'	N20°43'10"E	19°40'13"
C11	68.12'	180.00'	67.71'	N41°23'47"E	21°41'00"
C12	73.70'	180.00'	73.19'	N63°58'05"E	23°27'37"
C13	17.15'	180.00'	17.14'	N78°25'39"E	5°27'30"
C14	5.91'	230.00'	5.90'	N81°53'31"E	1°28'16"
C15	60.36'	230.00'	60.19'	S89°51'15"E	15°02'11"
C16	20.27'	230.00'	20.26'	S79°48'40"E	5°02'59"
C17	22.23'	34.50'	21.85'	S84°15'09"W	36°55'32"
C18	102.99'	55.50'	88.83'	S61°03'29"E	106°19'18"
C19	49.53'	55.50'	47.90'	S17°40'14"W	51°08'09"
C20	106.02'	55.50'	90.62'	N82°02'01"W	109°27'20"
C21	33.88'	34.50'	32.54'	S55°26'31"E	56°16'20"
C22	45.29'	170.00'	45.16'	N88°47'21"E	15°15'55"
C23	167.20'	120.00'	154.00'	N41°14'29"E	79°49'48"
C24	10.10'	1470.09'	10.10'	N01°04'43"E	0°23'37"
C25	80.02'	1470.09'	80.01'	N00°40'38"W	3°07'07"
C26	35.50'	1470.02'	35.49'	N02°55'42"W	1°23'01"
C27	30.15'	20.00'	27.38'	N46°48'36"W	86°22'48"
C28	38.73'	34.50'	36.73'	S57°50'23"W	64°19'15"
C29	25.19'	55.50'	24.98'	N38°41'03"E	26°00'34"
C30	119.78'	55.50'	97.85'	S66°28'51"E	123°39'38"
C31	91.68'	55.50'	81.61'	S42°40'29"W	94°39'03"
C32	26.74'	50.00'	26.42'	N74°40'52"E	30°38'16"
C33	53.33'	60.00'	51.59'	S84°49'28"W	50°55'28"
C34	50.47'	60.00'	48.99'	N45°36'58"W	48°11'40"
C35	53.07'	60.00'	51.36'	N03°49'14"E	50°40'45"
C36	18.31'	50.00'	18.21'	S18°40'05"W	20°59'03"
C37	10.29'	50.00'	10.28'	S02°16'41"W	11°47'46"
C38	56.10'	1529.99'	56.09'	N02°34'12"W	2°06'03"
C39	38.43'	25.00'	34.75'	S45°33'05"E	88°03'50"
C40	55.91'	180.00'	55.68'	S80°41'08"E	17°47'44"
C41	32.99'	120.00'	32.89'	S79°39'49"E	15°45'08"

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 2015, PAGE 16065)

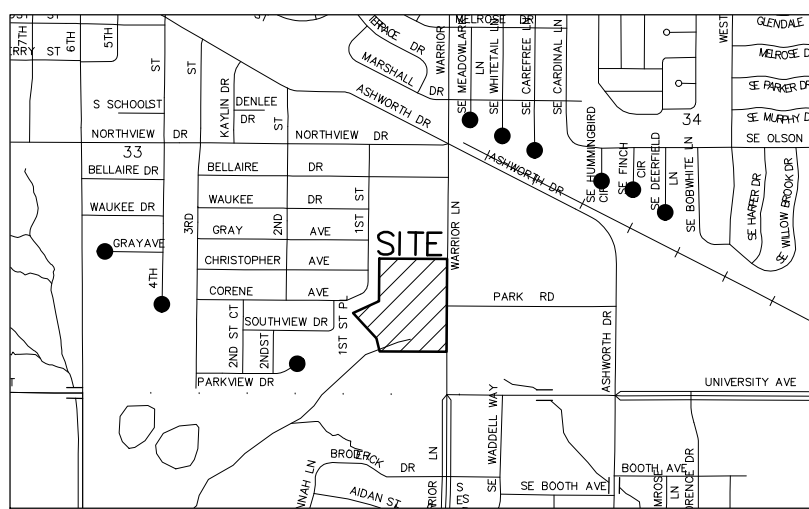
BEGINNING AT A POINT BEING 454.7 FEET N 0° 00' OF THE SOUTHEAST CORNER OF SECTION 33, THENCE S 89° 59' W 968.2 FEET, THENCE N 0° 06' E 318.0 FEET, THENCE N 65° 16' E 363.6 FEET, THENCE N 0° 06' E 400 FEET, THENCE N 89° 59' E 336.7 FEET, THENCE S 83° 00' ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 33 AND ALONG THE CENTERLINE OF EAST ROAD 870.0 FEET TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING IN THE SE 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND BEING IN AND FORMING A PART OF THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA. SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY ON THE EAST 33.0 FEET THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE: BEGINNING AT A POINT 454.7 FEET NORTH 0° 00' AND 627.2 FEET SOUTH 89° 59' WEST OF THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE SOUTH 89° 59' WEST 341.0 FEET; THENCE NORTH 0° 06' EAST 318.0 FEET; THENCE NORTH 65° 16' EAST 363.6 FEET; THENCE SOUTH 83° 00' EAST 322.5 FEET; THENCE SOUTH 15° 15' EAST 126.49 FEET TO THE POINT OF BEGINNING. ALL OF SAID DESCRIBED PARCEL BEING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND SAID PARCEL CONTAINS APPROXIMATELY 1.94 ACRES.

GENERAL NOTES SHEET 1:

- LOTS "A" THROUGH "B" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF WAUKEE.
- ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
- BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
- ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
- SPOT GRADES NOTED ON THIS FINAL PLAT ON SHEET 2 ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION.
- THE MINIMUM PROTECTION ELEVATIONS (MPE) AND SINGLE SPOT GRADE CALL OUTS ARE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT AND CONSTRUCTION PLANS. THE CITY OF WAUKEE REQUIRES MPE'S AND SPOT GRADES TO BE PLACED ON THE FINAL PLAT. THE SURVEYOR DOES NOT CERTIFY TO THOSE ELEVATIONS SHOWN ON THE PLAT.
- THE DETENTION BASIN WILL BE CONTAINED WITHIN AN EASEMENT AND A MAINTENANCE AGREEMENT WILL BE EXECUTED THROUGH THE BRANDON'S RESERVE HOME OWNERS ASSOCIATION SET UP BY THE DEVELOPER.
- THE INGRESS/EGRESS EASEMENT SHALL ALLOW THE OWNER OF LOT 5 TO INSTALL AND/OR ATTACH ONTO ANY PAVEMENT FOR MEANS OF INGRESS/EGRESS TO SAID LOT 5 OVER AND THROUGH LOT 4 WITHIN THE EASEMENT. THE SPLITTING OF MAINTENANCE COST SHALL BE AGREED TO BY MUTUAL AGREEMENT BETWEEN THE OWNERS OF LOT 4 AND 5. SHOULD A MUTUAL AGREEMENT NOT BE ABLE TO BE REACHED, BINDING ARBITRATION SHALL BE ENTERED, AND THE ARBITRATOR SHALL BE CHOSEN BY THE OWNER OF LOT 4. THE CITY WILL NOT AND SHALL NOT HAVE ANY INVOLVEMENT WITH ANY DISPUTE ARISING FROM THE INGRESS/EGRESS EASEMENT.
- ALL OUTLOTS INDICATED ON THIS PLAT SHALL HAVE AN ALL ENCOMPASSING OVERLAND FLOWAGE EASEMENT FOR THE ENTIRE OUTLOT.
- OUTLOTS 5A, 4A, 3A, AND 2A SHALL BE TIED TO AND OWNED WITH THE SAME OWNER AS THE CORRESPONDING LOT NUMBER. THE OUTLOTS SHALL ALWAYS BE SOLD WITH THE CORRESPONDING LOT NUMBER.
- EASEMENT DIMENSIONS AND SPOT GRADES ARE SHOWN IN DETAIL ON SHEET 2.

MINIMUM PROTECTION ELEVATION NOTES:

- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. SURVEYOR CERTIFICATION DOES NOT APPLY TO ANY GRADES SHOWN ON THIS PLAT. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
- LOTS WITH MPE'S NOTED WITH AN ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
- MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
- LOTS LEFT LOW ON GRADING PLAN ARE INTENDED FOR BASEMENT DIRT TO BE USED AS FILL AROUND HOUSE TO ASSURE POSITIVE DRAINAGE AWAY FROM HOUSE.
- MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
- LOTS WITH MULTIPLE MPE'S ARE NOTED WITH THE DIRECTION THE MPE APPLIES IN BRACKETS. FOR EXAMPLE [N] APPLIES TO THE NORTH SIDE OF THE LOT AND [S] APPLIES TO THE SOUTH SIDE OF THE LOT.



VICINITY MAP
SCALE: NOT TO SCALE

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ⊗ CUT "X" IN PAVEMENT
- ⊗ ADDRESS

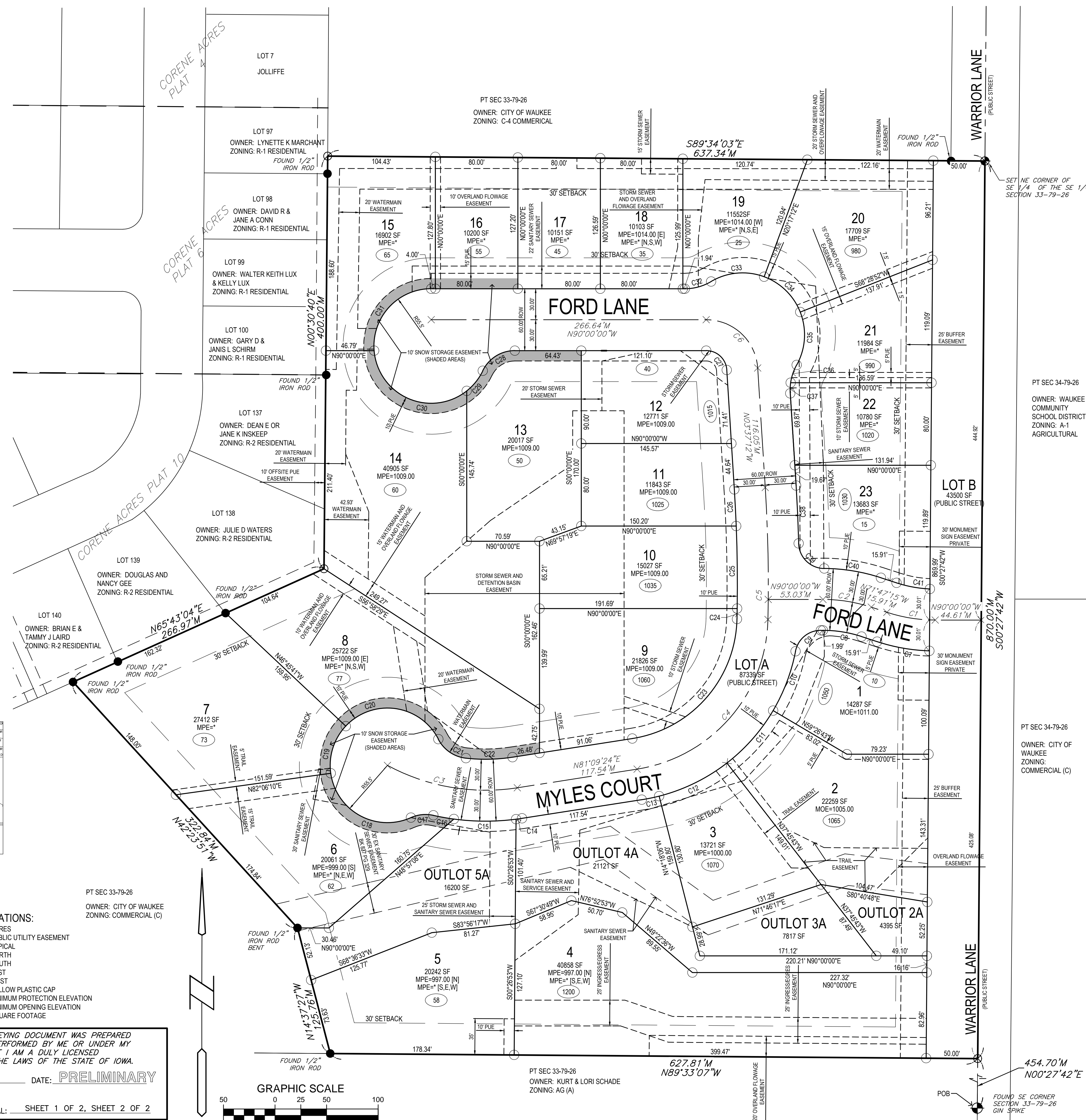
ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- MOE MINIMUM OPENING ELEVATION
- SF SQUARE FOOTAGE

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: **PRELIMINARY** DATE: **PRELIMINARY**
LARRY D. HYLER, L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2, SHEET 2 OF 2



Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217
Established 1959

Civil Engineering & Land Surveying

BRANDON'S RESERVE
WAUKEE, DALLAS COUNTY, IOWA

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:
EAV

CHECKED BY:
LH

REVISION DATE:
8-26-16 1st SUBMITTAL

PROJECT NUMBER:
150351

SHEET NUMBER:
1 OF 2

PRELIMINARY

BRANDON'S RESERVE FINAL PLAT

LINE #	LENGTH	DIRECTION
EL1	63.69	S29° 59' 28"W
EL2	25.36	N00° 16' 41"W
EL3	66.22	N21° 29' 35"E
EL4	81.94	S01° 05' 44"W
EL5	146.99	S63° 59' 14"E
EL6	10.72	N00° 26' 53"E
EL7	26.86	S56° 58' 29"E
EL8	93.28	N56° 58' 29"W
EL9	44.82	N80° 59' 21"W
EL10	46.69	N00° 00' 00"E
EL11	41.43	S11° 59' 29"W
EL12	57.77	N06° 29' 37"E
EL13	85.42	S00° 02' 43"W
EL14	66.39	N90° 00' 00"W
EL15	10.27	N00° 01' 34"E
EL16	10.41	N00° 01' 34"E
EL17	18.58	N90° 00' 00"E
EL18	16.31	N90° 00' 00"E
EL19	39.94	N00° 55' 47"E
EL20	10.07	S89° 29' 20"E
EL21	10.22	N89° 29' 20"W

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
EC1	36.95	120.00	36.80	S80°36'30"E	17°38'29"
EC2	31.25	25.00	29.25	S46°41'37"W	71°37'07"
EC3	25.09	180.00	25.07	S26°33'42"W	7°59'09"
EC4	61.12	180.00	60.83	N40°16'55"E	19°27'16"
EC5	60.69	180.00	60.40	S66°02'20"W	19°19'08"
EC6	25.10	230.00	25.08	N85°45'13"E	6°15'07"
EC7	35.27	55.50	34.68	S26°06'17"E	36°24'55"
EC8	47.25	55.50	45.83	N18°51'02"E	48°46'34"
EC9	64.33	55.50	60.79	N76°26'38"E	66°24'38"
EC10	20.62	55.50	20.51	S59°42'16"E	21°17'35"
EC11	18.88	170.00	18.88	N84°20'20"E	6°21'54"
EC12	43.34	120.00	43.11	N70°48'34"E	20°41'40"
EC13	12.85	120.00	12.84	N57°23'43"E	6°08'01"
EC14	38.02	25.00	34.46	N45°05'16"W	87°08'13"
EC15	45.67	60.00	44.58	S43°19'29"E	43°36'41"
EC16	28.42	60.00	28.15	N83°16'51"W	27°08'05"
EC17	24.91	60.00	24.73	N71°15'25"E	23°47'23"
EC18	13.53	50.00	13.49	N67°06'44"E	15°30'00"
EC19	18.86	55.50	18.77	N80°15'49"E	19°28'23"
EC20	51.04	55.50	49.26	N44°10'55"E	52°41'25"
EC21	20.28	55.50	20.17	S07°22'09"W	20°56'07"

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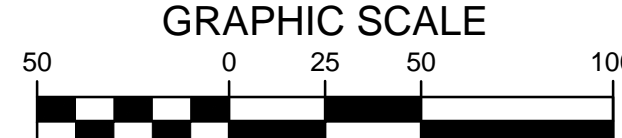
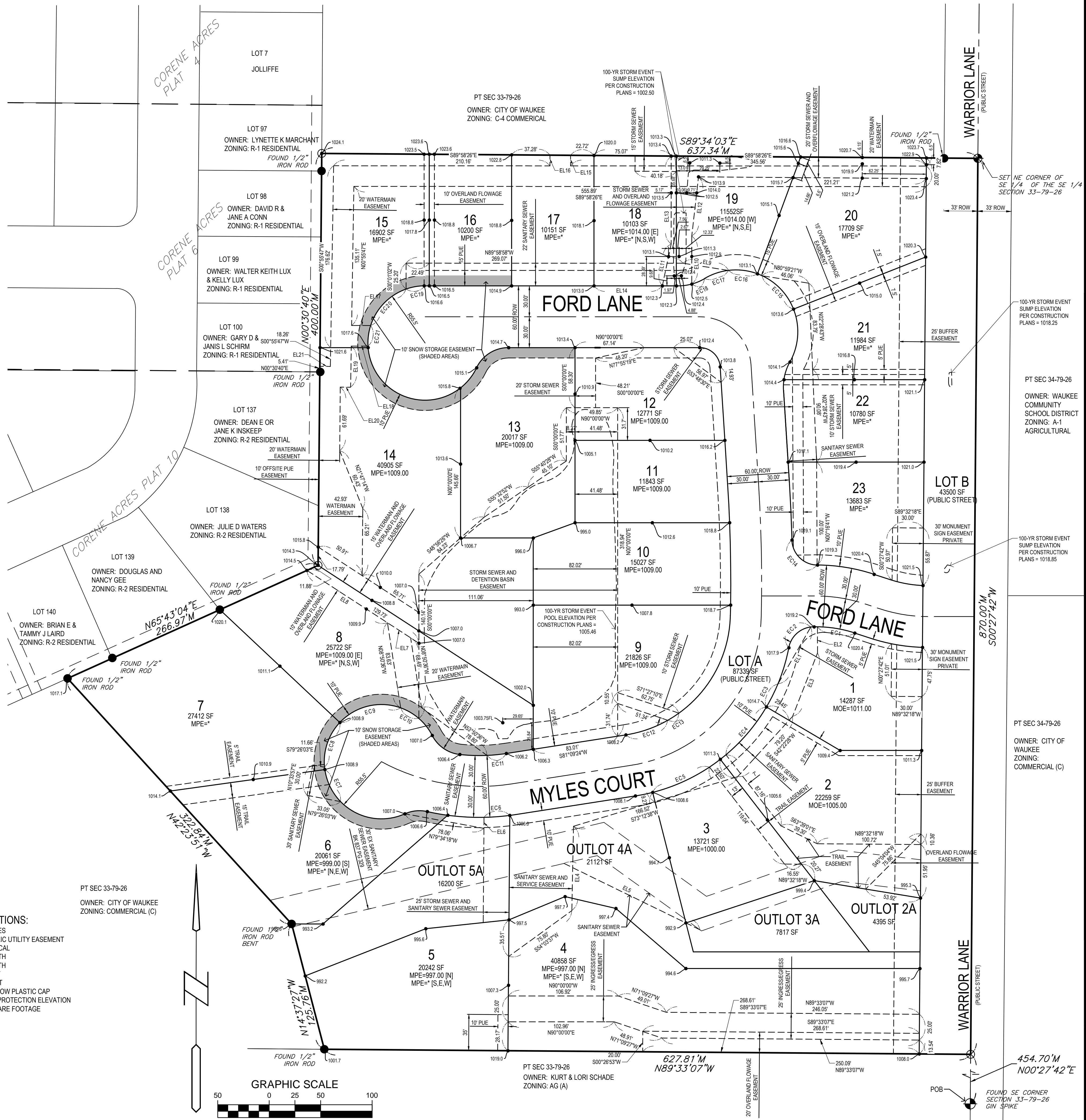
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- ⊗ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ⑩ ADDRESS
- 100.0' FINISH GRADE PER CONSTRUCTION PLANS

ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
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WAUKEE, DALLAS COUNTY, IOWA**

REFERENCE NUMBER:	
DRAWN BY:	EAV
CHECKED BY:	LH
REVISION DATE:	8-26-16 1ST SUBMITTAL
PROJECT NUMBER:	150351
SHEET NUMBER:	2 OF 2

PRELIMINARY

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