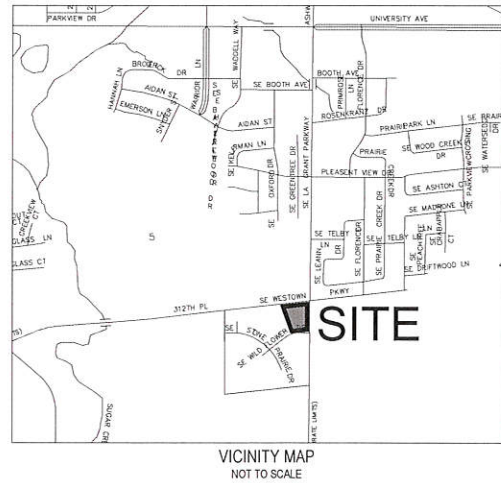


STONE PRAIRIE PLAT 4 FINAL PLAT



PROPERTY DESCRIPTION:
A REPLAT OF OUTLOT Y STONE PRAIRIE PLAT 1, CITY OF WAUKEE,
DALLAS COUNTY, IOWA.

OWNER:
M & J REALTY, LLC
5429 BOULDER DRIVE
WEST DES MOINES, IA 50265

PREPARED FOR:
PRIMUS CONSTRUCTION
CONTACT: BRIAN BANOVETZ
401 8TH AVENUE, SE
CEDAR RAPIDS, IA 52401
PH: (877)947-7157

ENGINEER/PROJECT MANAGER:
BISHOP ENGINEERING
CONTACT: CHUCK BISHOP
3501 104TH STREET
URBANDALE, IOWA 50322
PH: (515)276-0467

ZONING:
C-1A NEIGHBORHOOD COMMERCIAL DISTRICT
LOT AREA = NO MINIMUM
LOT WIDTH = NO MINIMUM
MAX. BUILDING HEIGHT = 40 FEET
MAX. NUMBER OF STORIES = 2 STORIES
BUILDING AREA = NO SINGLE BUILDING SHALL EXCEED 50,000 SF
MIN. OPEN SPACE = 20 PERCENT
SETBACKS:
FRONT = 30 FEET
SIDE = NONE, EXCEPT ADJACENT RESIDENTIAL THEN 15'
REAR = 30 FEET

- PLAT NOTES:**
- ALL LOT CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. ALL PIPE HAVE BEEN MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#4775)
 - THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET. EACH LOT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000 FEET.
 - DETENTION FOR LOTS 1 & 2 SHALL BE PROVIDED AT THE TIME OF THE SITE PLAN.
 - IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO INSTALL SIDEWALKS AS IDENTIFIED BY THE PRELIMINARY PLAT AT THE TIME OF THE SITE PLAN AND SHALL BE CONSTRUCTED TO WAUKEE STANDARD SPECIFICATIONS.
 - LOT OWNERS WITH A LANDSCAPE EASEMENT SHALL MAINTAIN AND REPLACE TREES OR SHRUBS AS INDICATED ON THE APPROVED PLANTING SCHEDULE FOR STONE PRAIRIE PLAT 4.
 - ACCESS TO SE WESTOWN PARKWAY WILL REQUIRE PUBLIC IMPROVEMENTS PLANS TO BE COMPLETED PER WAUKEE STANDARD SPECIFICATIONS.
 - LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION FACILITIES ON THEIR LOT.

SURVEY LEGEND:

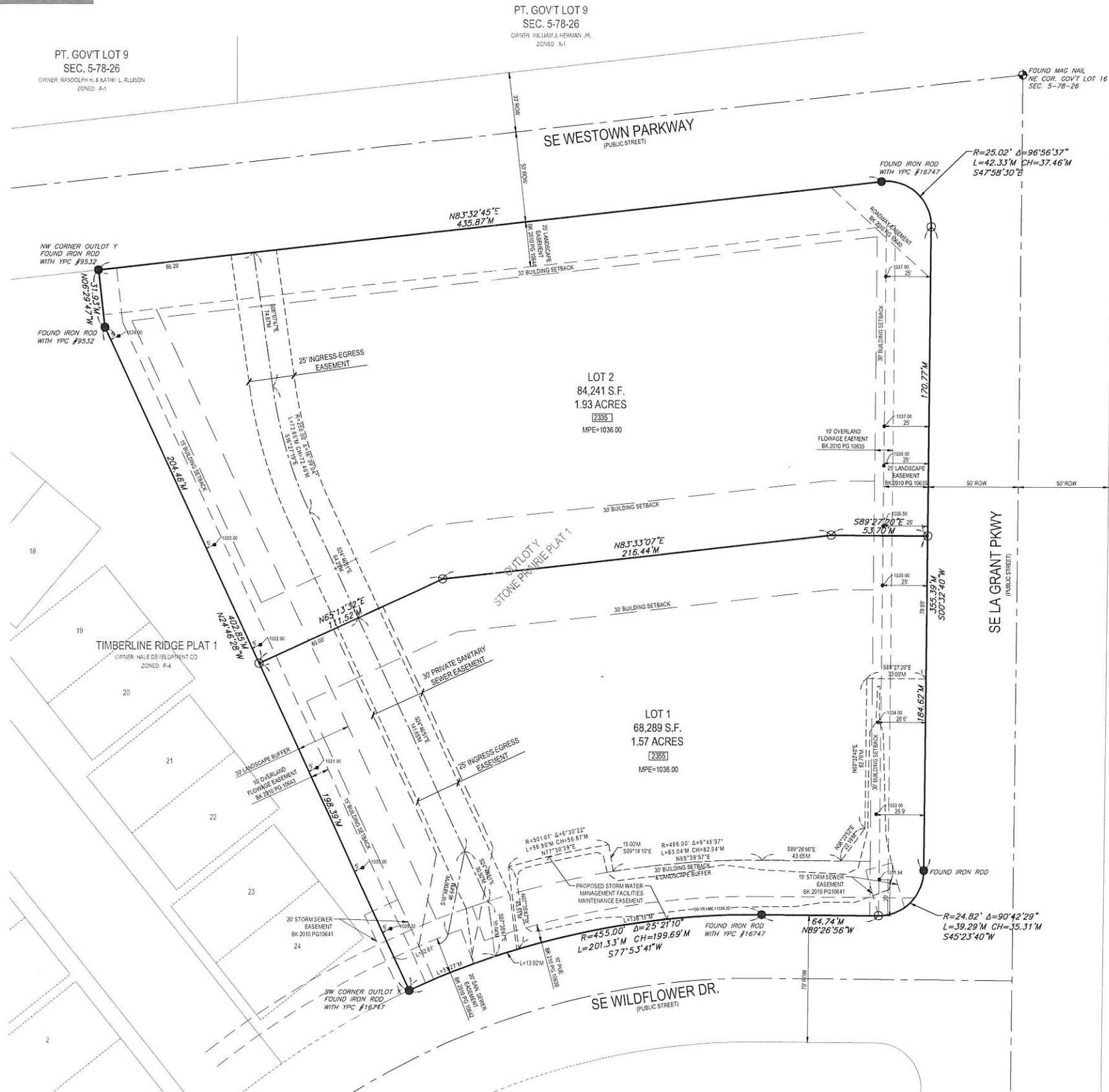
- SECTION CORNER - FOUND AS NOTED
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- XXXXX PROPOSED ADDRESS
- H.W. HIGH WATER ELEVATION
- MPE MINIMUM PROTECTION ELEVATION
- XXXXX FINISHED GRADE IN DRAINAGE SWALE

GRAPHIC SCALE



MINIMUM PROTECTION ELEVATION NOTES:

- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.



APPROVED
APPROVED BY City Council
DATE 11/01/2016
SIGNED *Michael W. Johnson*



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. Hylar* DATE: 3-10-2017
LARRY D. HYLAR, P.L.S. No. 14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

STONE PRAIRIE PLAT 4
WAUKEE, IOWA

FINAL PLAT

REFERENCE NUMBER:
130452

DRAWN BY:
EWM

CHECKED BY:
CJB

REVISION DATE:
09-15-16
10-05-16
10-20-16
11-16-16
11-28-16
03-10-17

PROJECT NUMBER:
160359

SHEET NUMBER:
1 OF 1

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