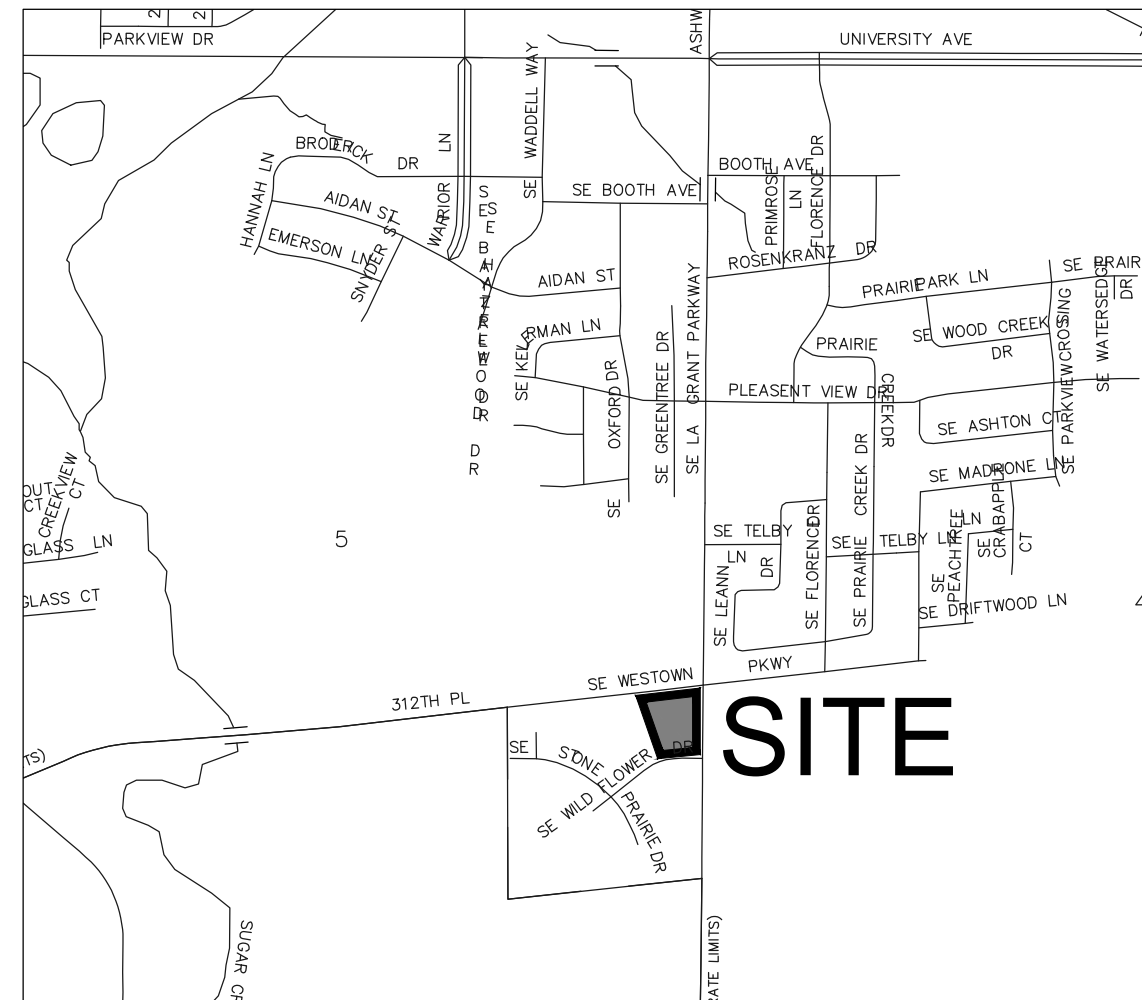


STONE PRAIRIE PLAT 6 FINAL PLAT



VICINITY MAP
NOT TO SCALE

INDEX LEGEND

LOTS 1 & 2 IN STONE PRAIRIE PLAT 4, AN OFFICIAL PLAT IN THE 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 BANOWETZ
401 8TH AVENUE, SE
CEDAR RAPIDS, IA 52401
PH: (877)947-7757

PREPARED BY:
BISHOP ENGINEERING
CONTACT: LARRY HYLER, PLS
3501 104TH STREET
URBANDALE, IA 50322
PH: (515)276-0467

PROPERTY DESCRIPTION

LOTS 1 & 2 IN STONE PRAIRIE PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 3.50 ACRES

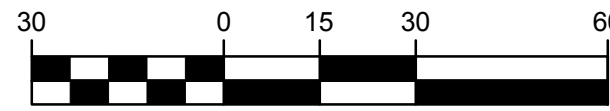
PLAT NOTES:

- ALL LOT CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. ALL PIPE HAVE BEEN MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#14775)
- 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.
- 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.
- ALL LOT OWNERS WILL SHARE EQUAL RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE DETENTION FACILITIES ON THIS PLAT.
- A BLANKET INGRESS/EGRESS, SHARED PARKING & PRIVATE UTILITY EASEMENT SHALL BE PROVIDED BETWEEN LOTS 1-4.

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.L. HIGH WATER ELEVATION
- M.P.E. MINIMUM PROTECTION ELEVATION
- FINISHED GRADE IN DRAINAGE SWALE

GRAPHIC SCALE



MINIMUM PROTECTION ELEVATION NOTES:

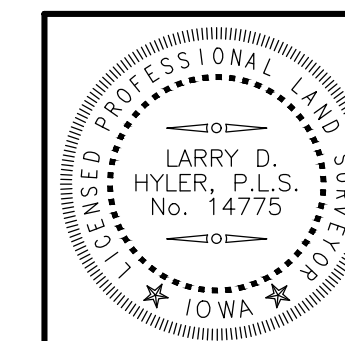
- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN. THESE ELEVATIONS ARE NOT COVERED BY THE SURVEYORS CERTIFICATION.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT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

LOT ADDRESS:

- LOT 1: 2355 SE LA GRANT PARKWAY
- LOT 2: 2335 SE LA GRANT PARKWAY
- LOT 3: 290 SE WESTOWN PARKWAY
- LOT 4: 285 SE WILDFLOWER DRIVE

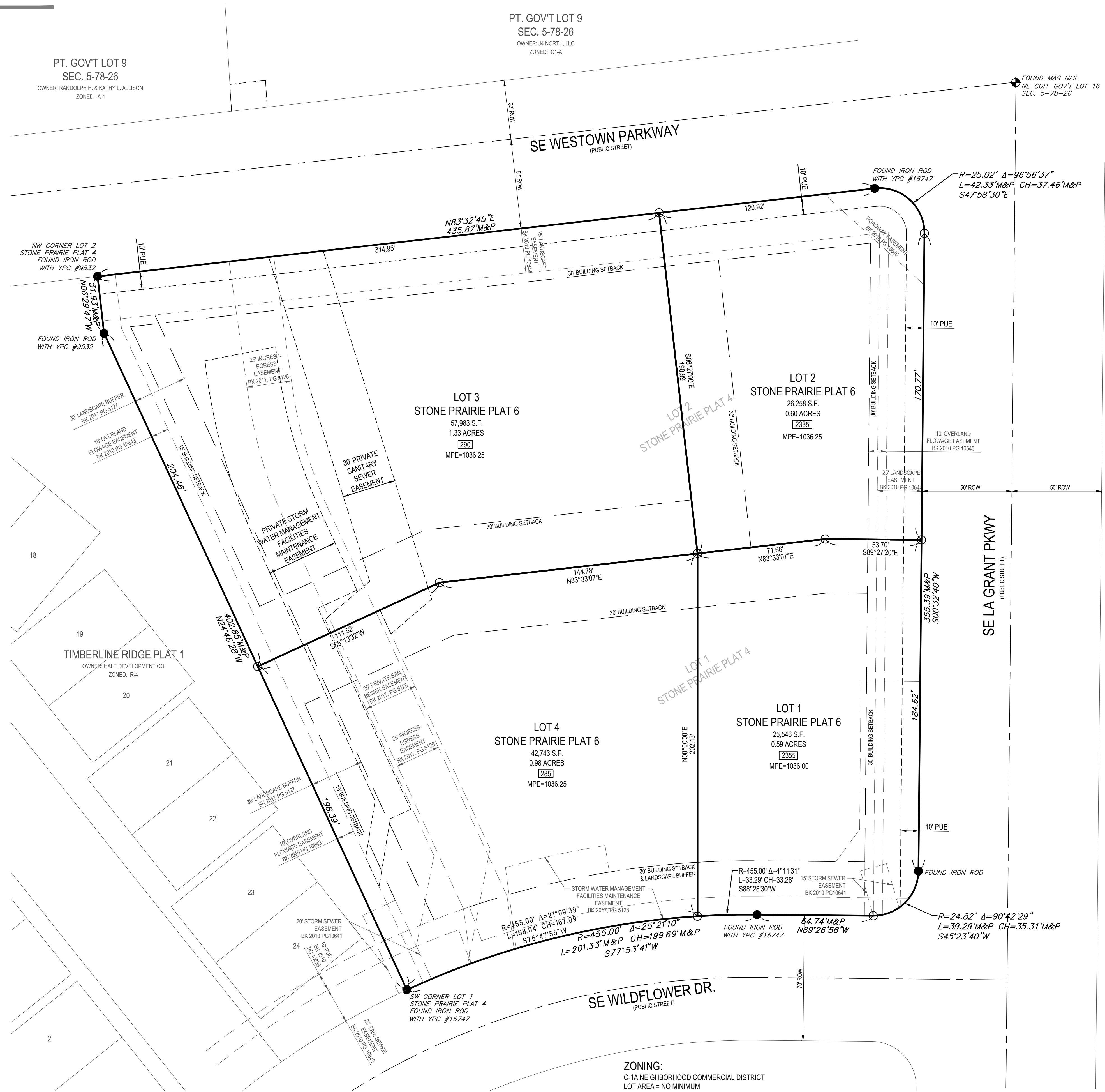
ZONING:

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



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: _____
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL: PAGES 1 AND 2



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 6
WAUKEE, IOWA**

FINAL PLAT

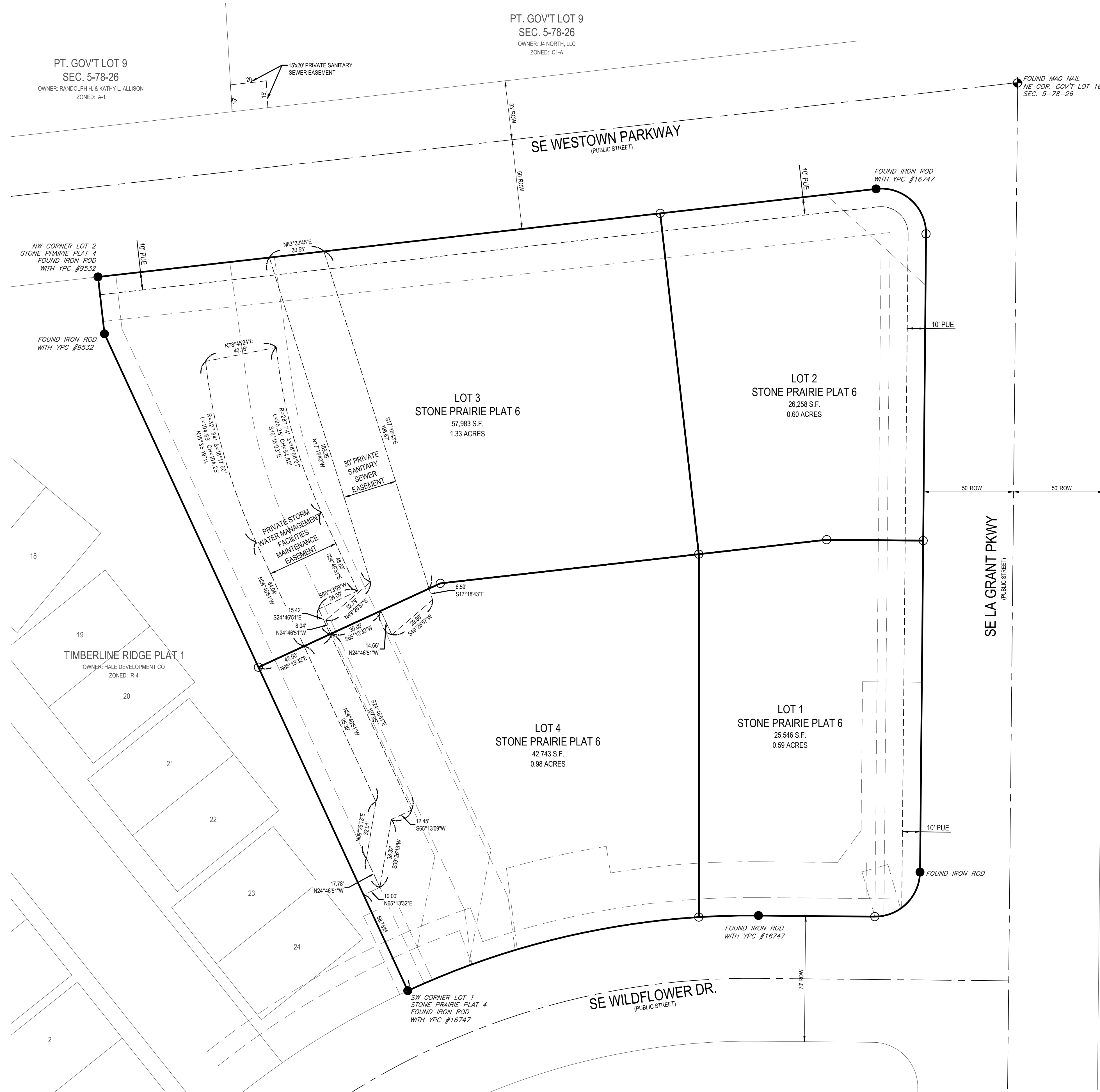
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REVISION DATE: 08-06-19 CITY SUBMITTAL 08-20-19 CITY SUBMITTAL 09-05-19 CITY SUBMITTAL

PROJECT NUMBER:
180104

SHEET NUMBER:
1 OF 2

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STONE PRAIRIE PLAT 6 FINAL PLAT



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STONE PRAIRIE PLAT 6 WAUKEE, IOWA EASEMENT EXHIBIT

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REVISION DATE: 08-06-19 CITY SUBMITTAL 08-20-19 CITY SUBMITTAL 09-05-19 CITY SUBMITTAL
PROJECT NUMBER: 180104
SHEET NUMBER: 2 OF 2