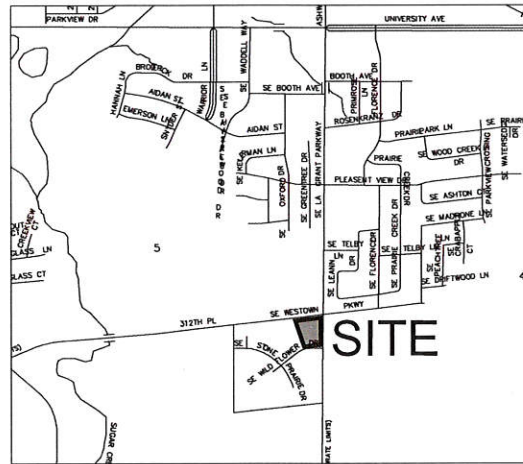


# STONE PRAIRIE PLAT 6 FINAL PLAT



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

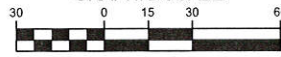
### PLAT NOTES:

- 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 SURVEYOR'S 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: *Larry D. Hyler* DATE: 9-18-19  
LARRY D. HYLER, P.L.S. 14775  
LICENSE RENEWAL DATE: DEC. 31, 2020 PAGES 1 AND 2

### SHEET INDEX:

- 1 FINAL PLAT
- 2 EASEMENT EXHIBIT

REFERENCE NUMBER:  
130452  
160359

DRAWN BY:  
EWM

CHECKED BY:  
CJB

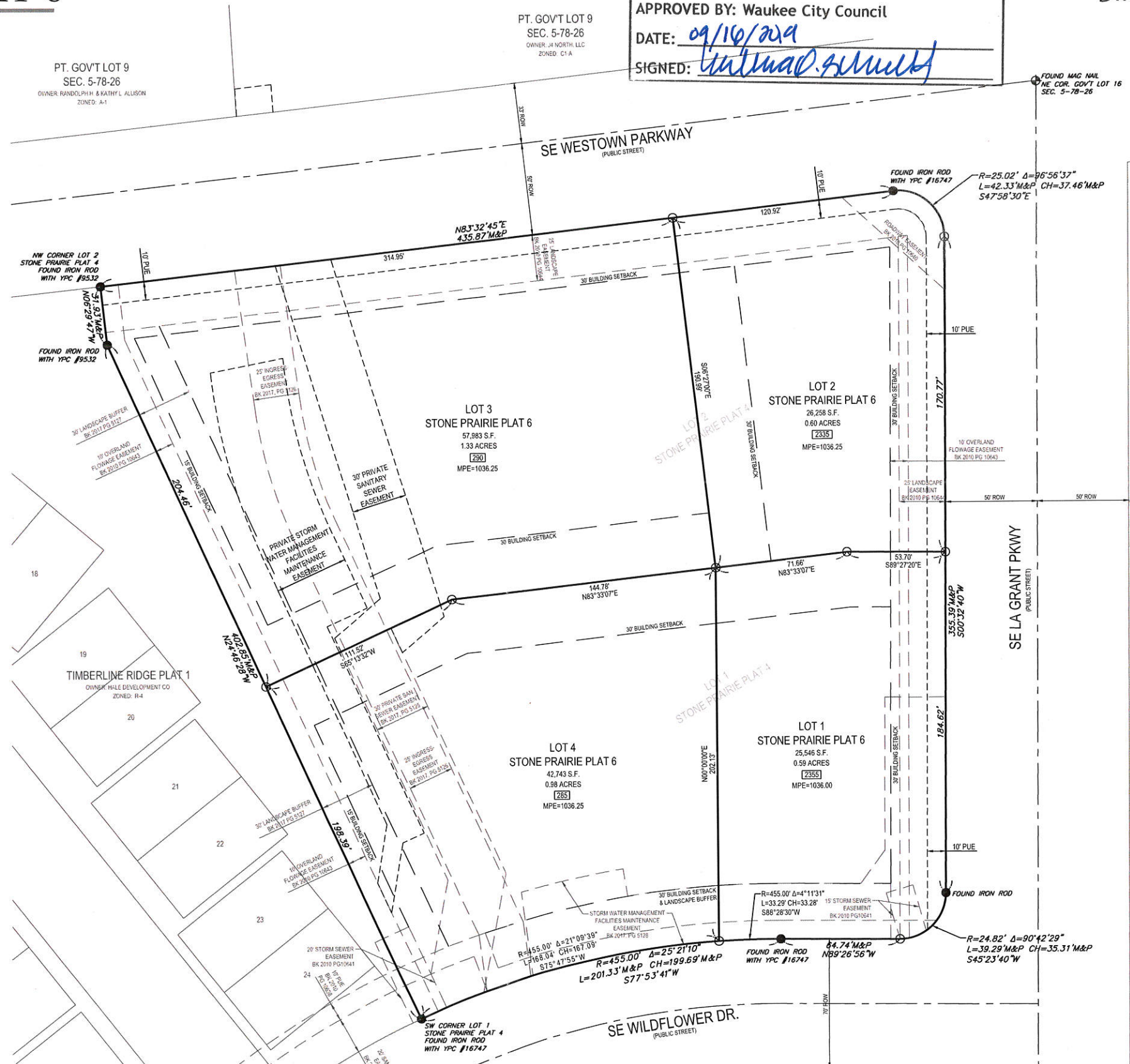
REVISION DATE:  
08-06-19 CITY SUBMITTAL  
08-20-19 CITY SUBMITTAL  
09-05-19 CITY SUBMITTAL

PROJECT NUMBER:  
180104

SHEET NUMBER:  
1 OF 2

**FINAL PLAT**  
APPROVED BY: Waukee City Council  
DATE: 09/18/2019  
SIGNED: *Larry D. Hyler*

BK 2019 Pg 24276  
Slide F192-193

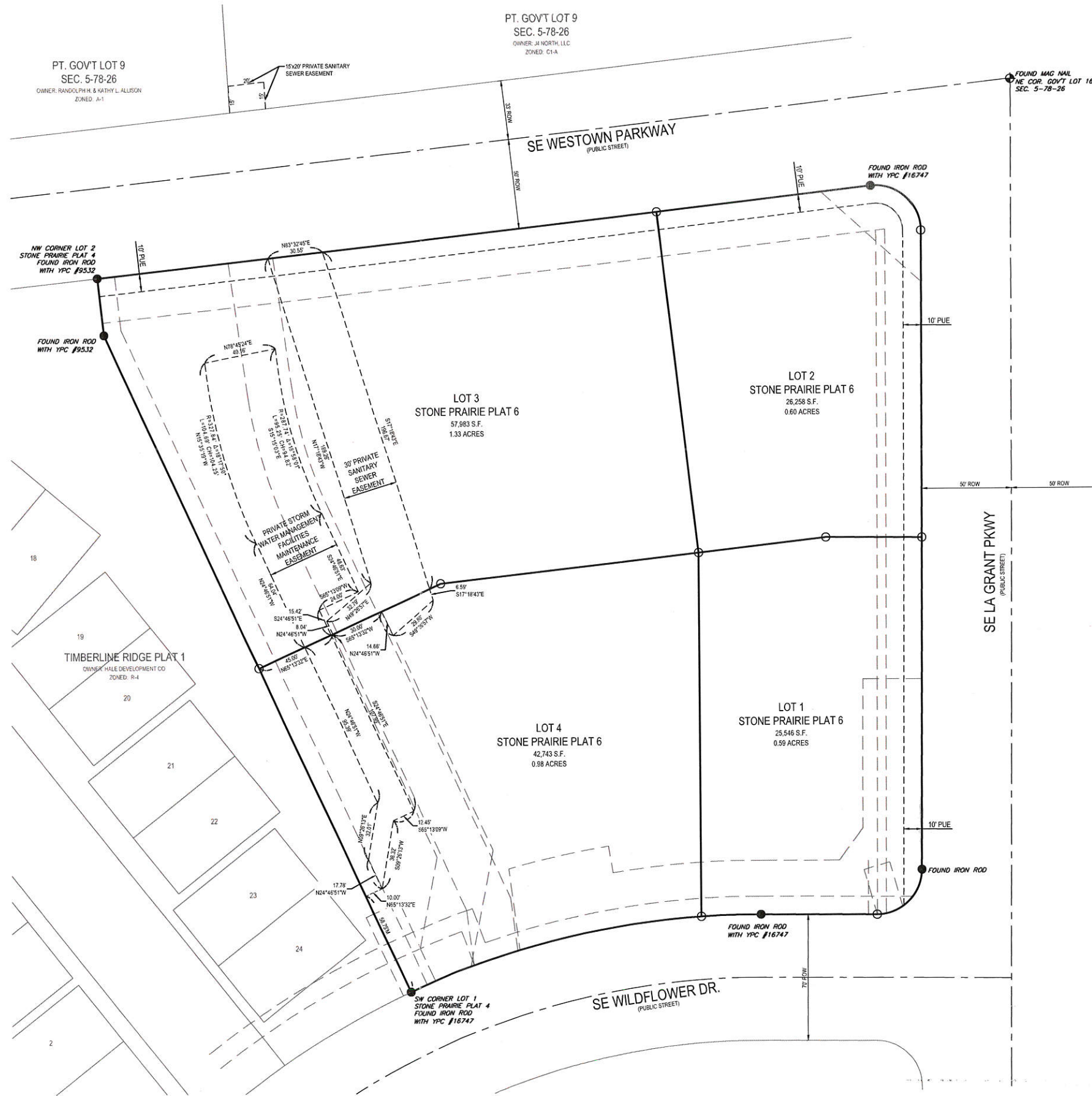


**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217  
Civil Engineering & Land Surveying  
Established 1959

## STONE PRAIRIE PLAT 6 WAUKEE, IOWA FINAL PLAT

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# STONE PRAIRIE PLAT 6 FINAL PLAT



PT. GOV'T LOT 9  
SEC. 5-78-26  
OWNER: RANGOLPH & KATHY L. ALLISON  
ZONED: A-1

PT. GOV'T LOT 9  
SEC. 5-78-26  
OWNER: JI NORTH, LLC  
ZONED: C1-A

FOUND IRON ROD  
NE COR. GOV'T LOT 16  
SEC. 5-78-26

NW CORNER LOT 2  
STONE PRAIRIE PLAT 4  
FOUND IRON ROD  
WITH YPC #9532

FOUND IRON ROD  
WITH YPC #9532

LOT 3  
STONE PRAIRIE PLAT 6  
57,983 S.F.  
1.33 ACRES

LOT 2  
STONE PRAIRIE PLAT 6  
26,258 S.F.  
0.60 ACRES

LOT 4  
STONE PRAIRIE PLAT 6  
42,743 S.F.  
0.98 ACRES

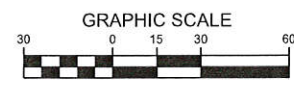
LOT 1  
STONE PRAIRIE PLAT 6  
25,546 S.F.  
0.59 ACRES

TIMBERLINE RIDGE PLAT 1  
OWNER: HALE DEVELOPMENT CO  
ZONED: R-4

SE WILDFLOWER DR.  
(PUBLIC STREET)

SE LA GRANT PKWY  
(PUBLIC STREET)

SE WESTOWN PARKWAY  
(PUBLIC STREET)



9/26/2019 2:57:51 PM M:\LAND PROJECTS\2018\18104\DWG\PLAT\PHASE 3\DNOSFINAL PLAT.DWG

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## STONE PRAIRIE PLAT 6 WAUKEE, IOWA EASEMENT EXHIBIT

REFERENCE NUMBER: 130452 160359
DRAWN BY: EWM
CHECKED BY: CJB
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