

COFFEE BEAN ADDITION

PLAT 1

PRELIMINARY PLAT

LOT 16
OWNER: AMANDA JORGENSEN
ZONED: R (RESIDENTIAL)

LOT 15
OWNER: HALEY CROWSON
ZONED: R (RESIDENTIAL)

LOT 14
OWNER: MARK FERGUSON
ZONED: R (RESIDENTIAL)

LOT 13
OWNER: SEAN T MCCARTHY
ZONED: R (RESIDENTIAL)

LOT 12
OWNER: DANIEL OTUNDO
ZONED: R (RESIDENTIAL)

LOT 21
OWNER: HENRY LEJUKOLE
ZONED: R (RESIDENTIAL)

INDIGO RIDGE PLAT 3

WILLIAMS POINTE PLAT 1

FOUND 1/2" IRO
N89°48'28"W
449.05'M
(449.03)

LEGEND:

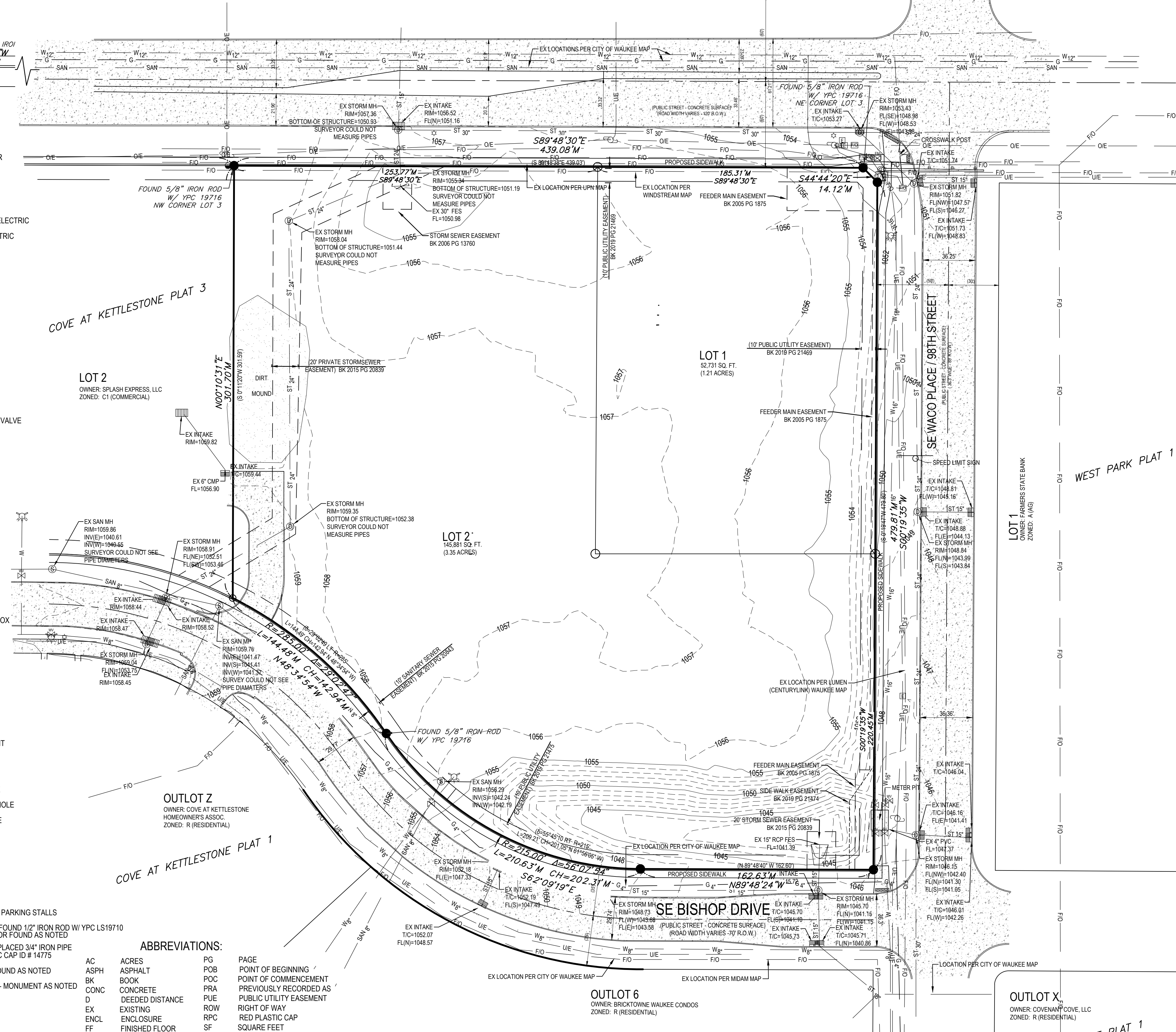
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OIE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FIO — FIBER OPTIC
- CATV — CABLE TV
- SM — STORM MANHOLE
- CI — CURB INTAKE
- SI — SURFACE INTAKE
- FE — FLARED END SECTION
- SMH — SANITARY MANHOLE
- CO — CLEANOUT
- FH — FIRE HYDRANT
- SPR — SPRINKLER
- ICV — IRRIGATION CONTROL VALVE
- WMH — WATER MANHOLE
- W — WELL
- WV — WATER VALVE
- WSO — WATER SHUT OFF
- YH — YARD HYDRANT
- EMH — ELECTRIC MANHOLE
- EM — ELECTRIC METER
- ER — ELECTRIC RISER
- EV — ELECTRIC VAULT
- PP — POWER POLE
- TP — TRANSFORMER POLE
- LP — LIGHT POLE
- EJB — ELECTRIC JUNCTION BOX
- E — ELECTRIC
- TR — TRANSFORMER
- GL — GROUND LIGHT
- GW — GUY WIRE
- EHL — ELECTRIC HANDHOLE
- GM — GAS METER
- GV — GAS VALVE
- AU — AIR CONDITIONING UNIT
- TRIS — TELEPHONE RISER
- TV — TELEPHONE VAULT
- TMH — TELEPHONE MANHOLE
- TSMH — TRAFFIC SIGNAL MANHOLE
- FOMH — FIBER OPTIC MANHOLE
- FORIS — FIBER OPTIC RISER
- FOTV — FIBER OPTIC VAULT
- FOTRIS — FIBER OPTIC RISER
- S — SIGN
- P — DENOTES NUMBER OF PARKING STALLS
- PC — PROPERTY CORNER - FOUND 1/2" IRON ROD W/ YPC L519710 OR FOUND AS NOTED
- PO — PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775
- SC — SECTION CORNER - FOUND AS NOTED
- SCP — SITE CONTROL POINT - MONUMENT AS NOTED

ABBREVIATIONS:

AC	ACRES	PG	PAGE
ASPH	ASPHALT	POB	POINT OF BEGINNING
BK	BOOK	POC	POINT OF COMMENCEMENT
CONC	CONCRETE	PRA	PREVIOUSLY RECORDED AS
D	DEEDED DISTANCE	PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING	ROW	RIGHT OF WAY
ENCL	ENCLOSURE	RPC	RED PLASTIC CAP
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOW LINE	SAN	SANITARY
FRAC	FRACTIONAL	TYP	TYPICAL
INV	INVERT	YPC	YELLOW PLASTIC CAP
M	MEASURED DISTANCE	N	NORTH
MH	MANHOLE	S	SOUTH
OPC	ORANGE PLASTIC CAP	E	EAST
P	PLATTED DISTANCE	W	WEST

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT, A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.



PROPERTY DESCRIPTION:
PER TITLE COMMITMENT # MN304083
LOT 3, COVE AT KETTLESTONE PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AREA:
198,612 SQUARE FEET (4.56 ACRES)

OWNER:
HAWTHORNE POINTE, LLC, AN IOWA LIMITED LIABILITY COMPANY
9500 UNIVERSITY AVENUE, SUITE 2112
WEST DES MOINES, IOWA 50266

PREPARED FOR:

BRANDON HAVERTY
5925 BEVERLY AVENUE
MISSION, KANSAS 66202
913.948.9960

ZONING:

INFORMATION OBTAINED FROM
CITY OF WAUKEE (WWW.WAUKEE.ORG)
ZONED: C1 - PD (COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT AND PLANNED DEVELOPMENT DISTRICT)
SETBACKS PER PLANNED DEVELOPMENT (BK 2016 PG 2362) ORDINANCE No. 2791:
FRONT: 0 FEET, NO MAX
REAR: 0 FEET, EXCEPT 10 FEET MIN. ADJACENT TO RESIDENTIAL PROPERTIES
SIDE: 0 FEET, EXCEPT 25 FEET MIN. ADJACENT TO RESIDENTIAL PROPERTIES

FOR AN OFFICIAL ZONING REPORT PLEASE CALL:
CITY OF WAUKEE AT 515-978-7900

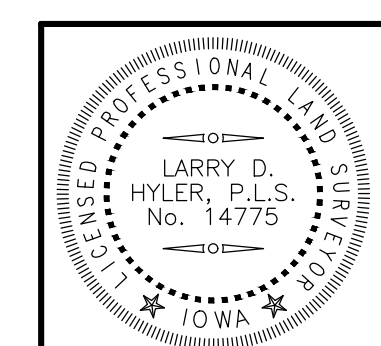
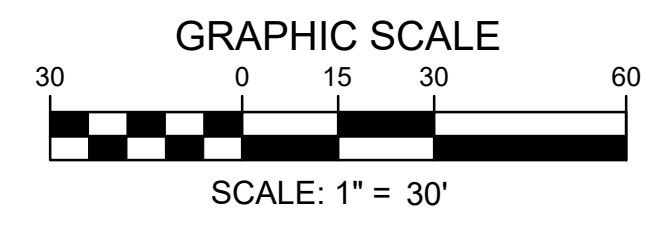
NOTES:

- ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM DALLAS COUNTY ASSESSORS WEB PAGE
- NO GRADING OR UTILITY WORK IS PART OF THIS SUBDIVISION.
- LOT CORNERS ARE A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP # 14775

FLOOD HAZARD CERTIFICATION:
ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 19049C0355F, WITH AN EFFECTIVE DATE OF 12/07/2018, THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS CERTIFICATION IS BASED ON THE LATEST KNOWN MAP FOR THIS PARCEL.

SUBMITTAL DATES:

- FIRST SUBMITTAL DATE: SEPTEMBER 28, 2021
- SECOND SUBMITTAL DATE: OCTOBER 11, 2021
- THIRD SUBMITTAL DATE: DECEMBER 28, 2021



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: _____ DATE: _____
PRELIMINARY
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

COFFEE BEAN ADDITION PLAT 1
WAUKEE, IOWA

PRELIMINARY PLAT

REFERENCE NUMBER:
190663

DRAWN BY:
MDH

CHECKED BY:

REVISION DATE:

PROJECT NUMBER:
210455

SHEET NUMBER:
1 OF 1

Bishop Engineering
"Planning Your Successful Development"

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Civil Engineering & Land Surveying Established 1959

