

STRATFORD COMMERCIAL PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL '21-148' OF OUTLOT 'Y', STRATFORD CROSSING PLAT 1 & PT TRACT B, NE1/4 NE1/4 SEC 29-79-26

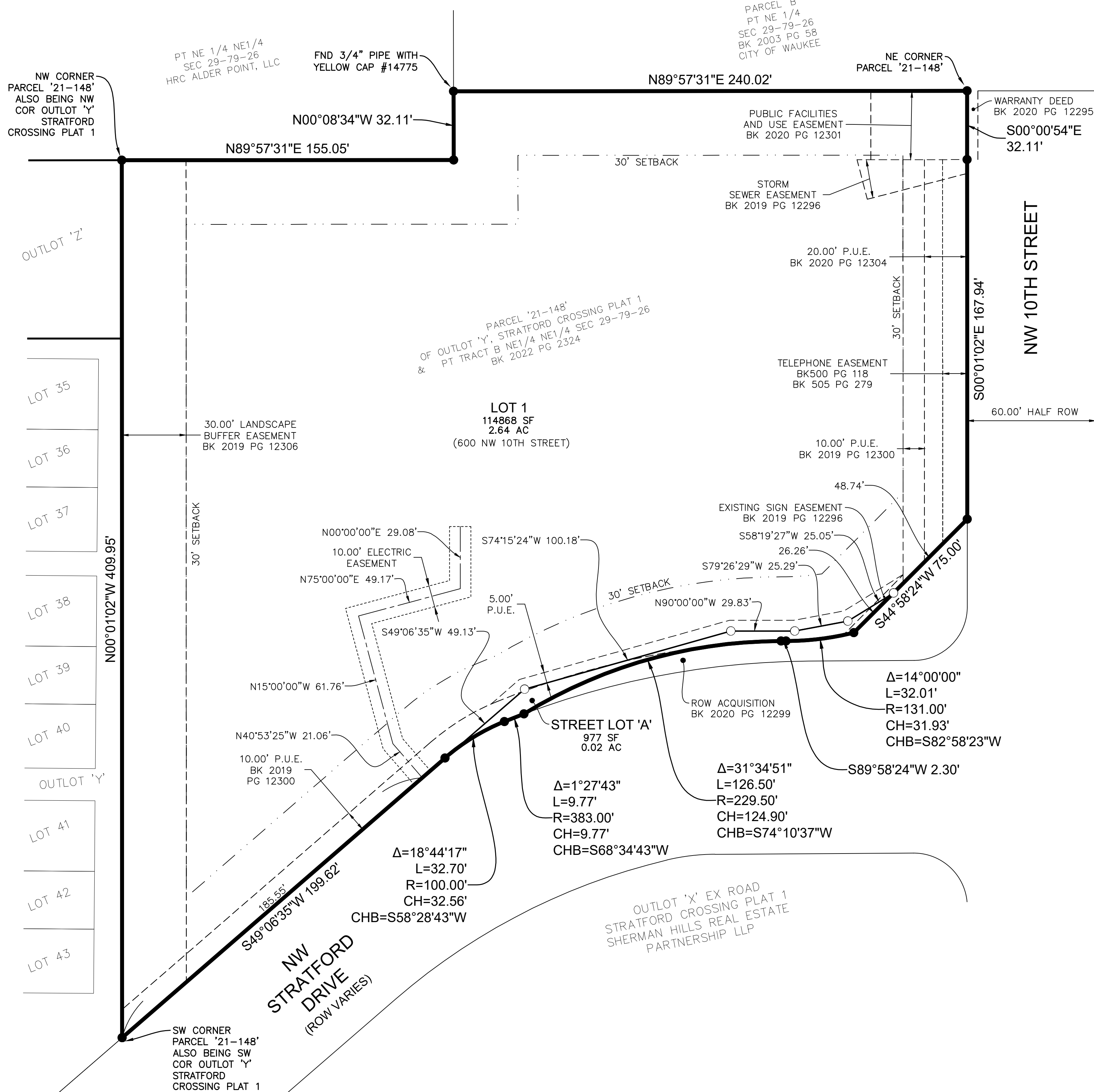
REQUESTOR: CASEY'S GENERAL STORE ONE CONVENIENCE BLVD. PO BOX 3001 ANKENY, IA 50021

PROPRIETOR: STRATFORD CROSSING, INC. 9550 HICKMAN ROAD, SUITE 100 CLIVE, IOWA 50325

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PH: 515-369-4400



OWNER

STRATFORD CROSSING, INC.
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER
PH: (515) 986-5994

APPLICANT

CASEY'S GENERAL STORE
ONE CONVENIENCE BLVD. PO BOX 3001
ANKENY, IA 50021
CONTACT: NICK HALFHILL
PH: (515) 381-5723

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

MAY 19, 2022

PLAT DESCRIPTION

PARCEL '21-148' OF OUTLOT 'Y', STRATFORD CROSSING PLAT 1 AND OF TRACT B OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2003 AT PAGE 58, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 2.66 ACRES (115,845 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORDS.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

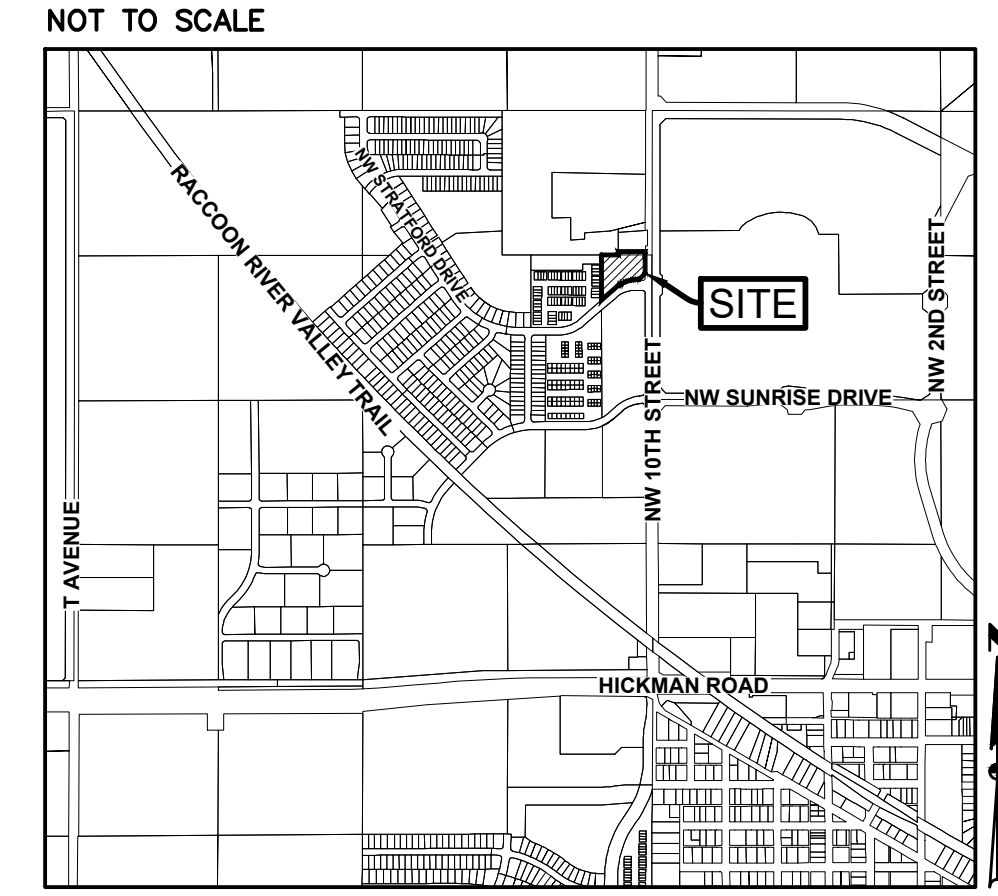
ZONING

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

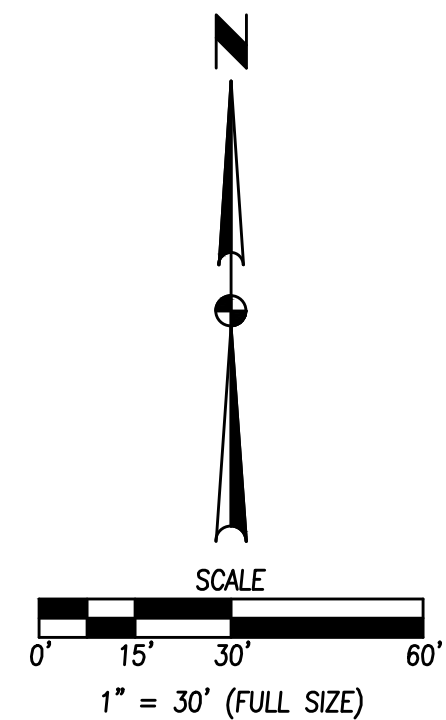
BULK REGULATIONS

- SETBACKS:**
- MINIMUM FRONT YARD - 30 FEET
 - MINIMUM REAR YARD - 30 FEET
 - MINIMUM SIDE YARD - NO MINIMUM EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SHALL BE 30 FEET
- MAXIMUM HEIGHT:**
- NO MAXIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET
- 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

VICINITY MAP

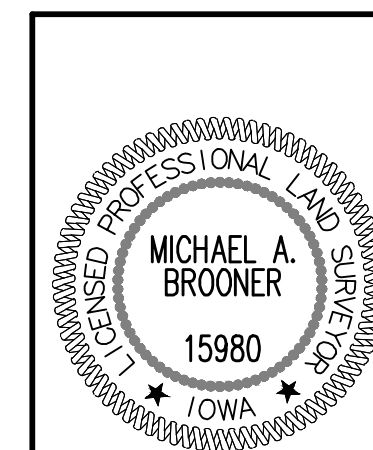


WAUKEE, IOWA



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	



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.

MICHAEL A. BROONER, P.L.S. DATE _____
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET _____

REVISIONS	DATE
	07/13/22
	05/24/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: _____ REVIEW: _____
ENGINEER: _____



WAUKEE, IOWA

STRATFORD COMMERCIAL PLAT 2
FINAL PLAT

FILE: H:\2022\2202055\DWG\2202055-FINAL PLAT.DWG
COMMENTS: FINAL PLAT
DATE PLOTTED: 7/13/2022 11:32 AM
PLOTTED BY: JACK SPENCER