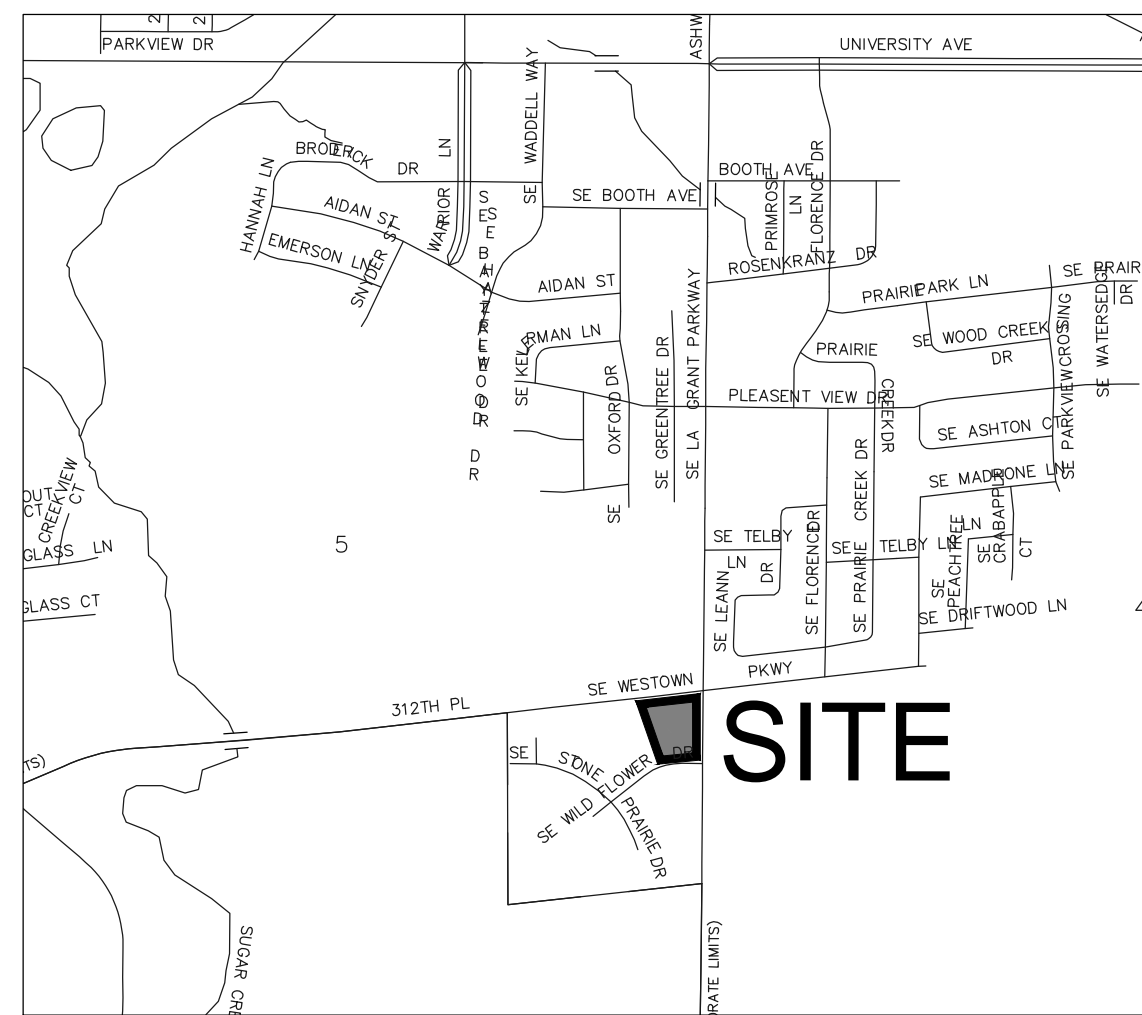


# STONE PRAIRIE PLAT 4 FINAL PLAT



VICINITY MAP  
NOT TO SCALE

**PROPERTY DESCRIPTION:**

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

**OWNER / PREPARED FOR:**

PRIMUS CONSTRUCTION  
CONTACT: BRIAN BANOWETZ  
401 8TH AVENUE, SE  
CEDAR RAPIDS, IA 52401  
PH: (877)947-7757

**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

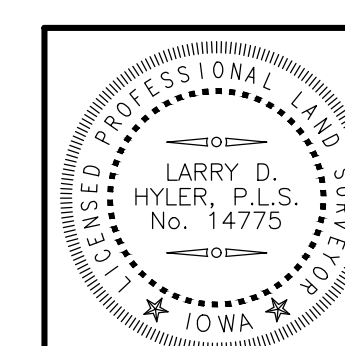
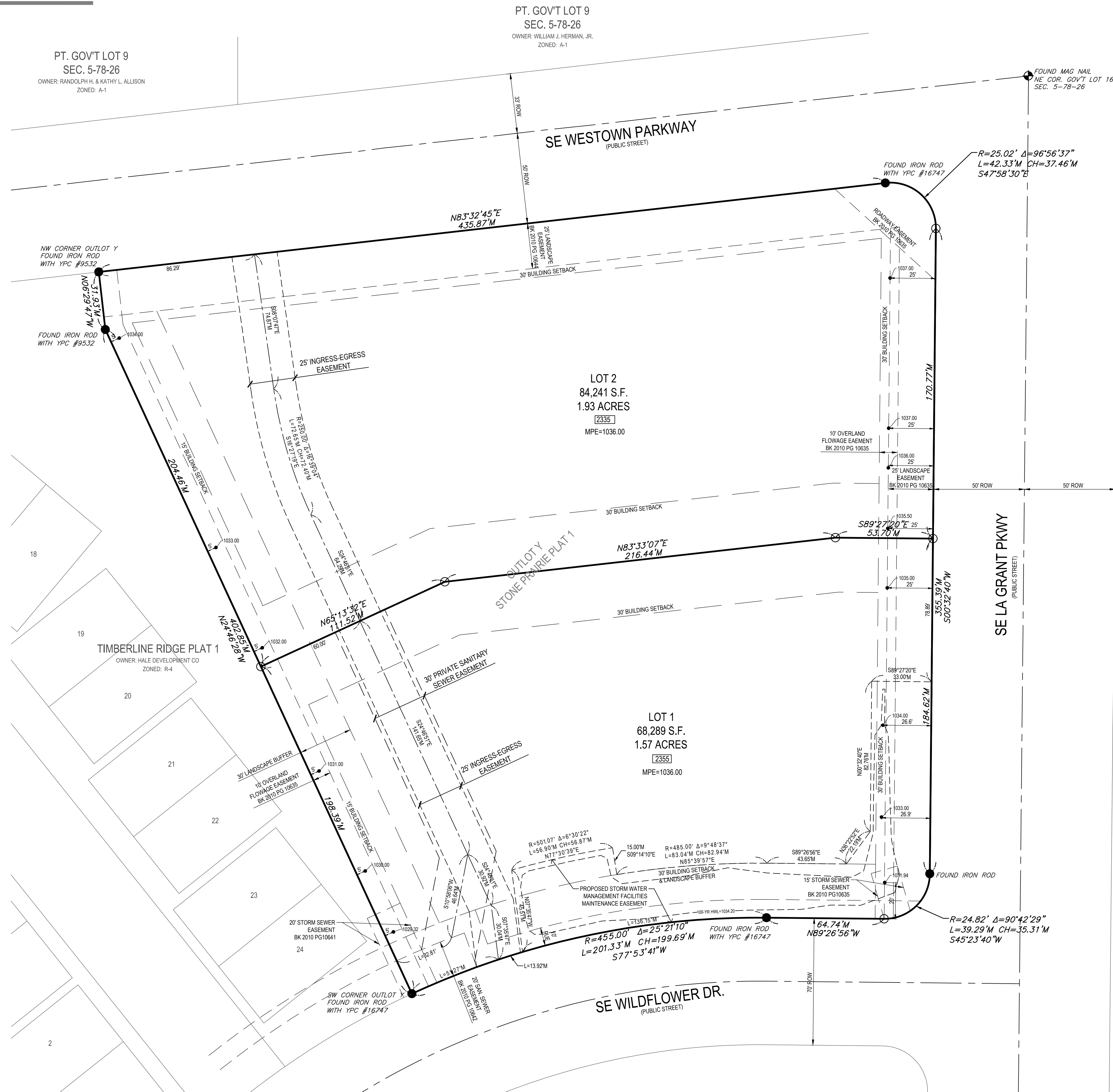
**PLAT NOTES:**

- ALL LOT CORNERS HAVE BEEN MARKED WITH IRON PIPE UNLESS OTHERWISE NOTED. ALL PIPE HAVE BEEN MARKED WITH YELLOW PLASTIC IDENTIFICATION CAPS (#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.
- 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

**GRAPHIC SCALE**



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, P.L.S. 14775 DATE: \_\_\_\_\_  
 LICENSE RENEWAL DATE: DEC. 31, 2016  
 PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

**Bishop Engineering**  
 "Planning Your Successful Development"  
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 Phone: (515)276-0467 Fax: (515)276-0217  
 Established 1959  
 Civil Engineering & Land Surveying

**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

PROJECT NUMBER:  
160359

SHEET NUMBER:  
1 OF 1

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