

# STONE PRAIRIE PLAT 1

## FINAL PLAT



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 Date 8/23/2010 Time 10:15 AM  
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 SLIDE # D - 266  
 AND # D - 267

Carol "Cindy" Hol, Recorder  
 Dallas County IOWA

### CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	820.00	1031.86	72°05'56"	N53°48'07"W	685.11
C2	820.00	360.16	25°09'56"	N30°20'07"W	357.27
C3	820.00	671.70	46°56'01"	N66°23'05"W	653.08
C4	850.00	62.76	41°3'49"	N19°52'03"W	62.74
C5	850.00	62.76	41°3'49"	N24°05'52"W	62.74
C6	850.00	62.76	41°3'49"	N28°19'40"W	62.74
C7	850.00	62.76	41°3'49"	N32°33'29"W	62.74
C8	850.00	60.30	4°03'54"	N36°42'20"W	60.29
C9	25.00	39.17	89°46'04"	S06°08'45"W	35.28
C10	25.00	35.93	82°21'06"	S87°47'39"E	32.92
C11	850.00	60.37	4°04'09"	N48°39'11"W	60.35
C12	850.00	62.76	41°3'49"	N52°48'09"W	62.74
C13	850.00	62.76	41°3'49"	N57°01'58"W	62.74
C14	850.00	62.76	41°3'49"	N61°15'48"W	62.74
C15	850.00	62.76	41°3'49"	N65°29'35"W	62.74
C16	850.00	62.76	41°3'49"	N69°43'23"W	62.74
C17	850.00	127.80	6°36'52"	N76°08'44"W	127.68
C18	25.00	35.11	80°27'40"	S40°13'20"E	32.29
C19	33.00	26.25	45°34'23"	S22°47'42"W	25.56
C20	57.00	23.87	23°59'50"	N33°34'58"E	23.70
C21	57.00	40.76	40°58'04"	N01°06'01"E	39.89
C22	57.00	40.76	40°58'04"	N39°52'02"W	39.89
C23	57.00	46.72	46°57'29"	N83°49'49"W	45.42
C24	57.00	46.72	46°57'29"	S49°12'42"W	45.42
C25	57.00	50.83	51°05'22"	S00°11'16"W	49.16
C26	57.00	20.10	20°12'28"	S35°27'38"E	20.00
C27	33.00	26.25	45°34'23"	N22°46'41"W	25.56
C28	25.00	40.27	92°17'33"	N46°09'17"E	36.06
C29	850.00	31.93	2°08'09"	N69°43'23"W	31.83
C30	790.00	50.57	3°40'03"	N88°01'04"W	50.56
C31	790.00	75.69	5°29'22"	N83°28'21"W	75.66
C32	790.00	75.69	5°29'22"	N77°56'59"W	75.66
C33	790.00	75.69	5°29'22"	N72°27'36"W	75.66
C34	790.00	75.69	5°29'22"	N66°58'14"W	75.66
C35	790.00	75.69	5°29'22"	N61°28'51"W	75.66
C36	790.00	75.69	5°29'22"	N55°59'29"W	75.66
C37	790.00	81.34	5°53'56"	N50°17'49"W	81.30
C38	25.00	42.93	98°22'39"	N01°50'28"E	37.84
C39	25.00	39.22	89°53'27"	N34°01'29"W	35.32
C40	790.00	68.33	4°57'19"	N36°36'05"W	68.30
C41	790.00	73.13	5°18'13"	N31°28'19"W	73.10
C42	790.00	73.13	5°18'13"	N26°10'06"W	73.10
C43	790.00	73.13	5°18'13"	N20°51'53"W	73.10
C44	790.00	6.35	0°27'37"	N17°58'59"W	6.35
C45	420.00	287.15	39°10'23"	S70°36'59"W	281.59
C46	385.00	263.22	39°10'23"	S70°36'59"W	258.13
C47	25.00	39.27	90°00'00"	N44°47'49"W	35.36
C48	455.00	109.75	13°49'12"	S57°56'23"W	109.48
C49	455.00	201.34	25°21'12"	S77°31'35"W	199.70
C50	25.00	39.27	90°00'00"	N45°12'11"E	35.36
C51	25.00	42.32	96°59'49"	N48°17'44"W	37.45
C52	865.00	105.67	6°59'57"	N14°15'11"W	105.60
C53	865.00	72.74	4°49'05"	N15°20'37"W	72.72
C54	865.00	30.36	2°00'40"	N11°55'44"W	30.36
C55	865.00	2.57	0°01'12"	N10°50'18"W	2.57
C56	775.00	100.90	7°27'34"	N4°29'59"W	100.83
C57	170.00	266.62	89°51'36"	N44°55'17"W	240.12
C58	530.00	92.09	9°57'20"	N46°03'07"E	91.98
C59	470.00	81.67	9°57'20"	N46°03'07"E	81.56
C60	170.00	91.27	30°45'41"	S74°28'15"E	90.18
C61	170.00	60.32	20°19'43"	S48°55'33"E	60.00
C62	170.00	115.03	38°46'12"	S19°22'36"E	112.85
C63	820.00	88.18	6°09'40"	S86°46'15"E	88.14

### OWNER / DEVELOPER

VISION BANK OF IOWA  
 620 SOUTH 80TH STREET  
 WEST DES MOINES, IA 50266

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

### PLAT DESCRIPTION

GOVERNMENT LOT 16 IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.  
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### DATE OF SURVEY

JULY, 2007

### AREA SUMMARY

PLAT AREA = 39.65 ACRES  
 (1,727,225 SQUARE FEET)

### GENERAL NOTES

- STREET LOTS A, B, C, D, E AND F WILL BE DEDICATED TO THE CITY OF WAUKEE.
- ELEVATIONS THAT ARE REQUIRED ON THIS PLAT ARE CALCULATIONS MADE BY THE PROJECT ENGINEER. THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS.
- DETENTION FOR OUTLOT 'X', OUTLOT 'Y' AND OUTLOT 'Z' SHALL BE PROVIDED AT THE TIME OF THE SITE PLAN.
- IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO INSTALL SIDEWALKS OR TRAIL AS IDENTIFIED BY THE PRELIMINARY PLAT AT THE TIME OF THE SITE PLAN AND SHALL BE CONSTRUCTED TO WAUKEE STANDARD SPECIFICATIONS.
- THE TEN FOOT BIKE TRAIL ADJACENT TO OUTLOT 'X' AND OUTLOT 'Y' ALONG S.E. LA GRANT PARKWAY AND THE FOUR FOOT SIDEWALK ADJACENT TO OUTLOT 'Y' AND OUTLOT 'Z' ALONG S.E. WESTOWN PARKWAY SHALL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT OR AT THE TIME SIDEWALK OR TRAIL ON EITHER SIDE IS CONSTRUCTED, OR UPON WRITTEN NOTIFICATION BY THE CITY OF WAUKEE AT THE CITY'S DISCRETION.
- LOT OWNERS WITH A LANDSCAPE EASEMENT SHALL MAINTAIN AND REPLACE TREES OR SHRUBS AS INDICATED ON THE APPROVED PLANTING SCHEDULE FOR STONE PRAIRIE PLAT 1.

### BULK REGULATIONS

R-2 DISTRICT	MIN. LOT AREA:	8000 SF
	MIN. LOT WIDTH:	65 FT
	MIN. FRONT YARD SETBACK:	30 FT
	MIN. SIDE YARD SETBACK:	7/15 FT
	MIN. REAR YARD SETBACK:	30 FT

### ZONING

R-2 RESIDENTIAL LOTS 1-31, OUTLOT 'W' AND OUTLOT 'V'  
 R-4 RESIDENTIAL OUTLOT 'X', OUTLOT 'Y'  
 C-1A COMMERCIAL OUTLOT 'Z'

### PROJECT BENCHMARKS

SANITARY MANHOLE RIM LOCATED IN THE NORTHWEST CORNER OF SE STONE PRAIRIE DRIVE AND SE ASTER COURT APPROXIMATELY 15 FEET SOUTH OF STORM SEWER INTAKE.  
 ELEVATION = 1020.08

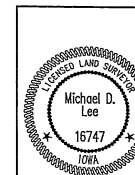
SANITARY MANHOLE RIM LOCATED IN THE NORTHEAST CORNER OF SE STONE PRAIRIE DRIVE AND SE WILDFLOWER DRIVE APPROXIMATELY 3 FEET NORTH OF SIDEWALK.  
 ELEVATION = 1033.68

### FINAL PLAT

APPROVED BY Waukee City Council

DATE 7/12/10

SIGNED Michael D. Lee



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee 7-12-10  
 MICHAEL D. LEE, P.L.S., DATE

LICENSE NUMBER 16747  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS ONE AND TWO

DATE  
 7-23-10  
 12-14-07  
 10-18-07  
 8-14-07

REVISIONS  
 FOURTH SUBMITTAL  
 THIRD SUBMITTAL  
 SECOND SUBMITTAL  
 FIRST SUBMITTAL

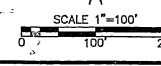
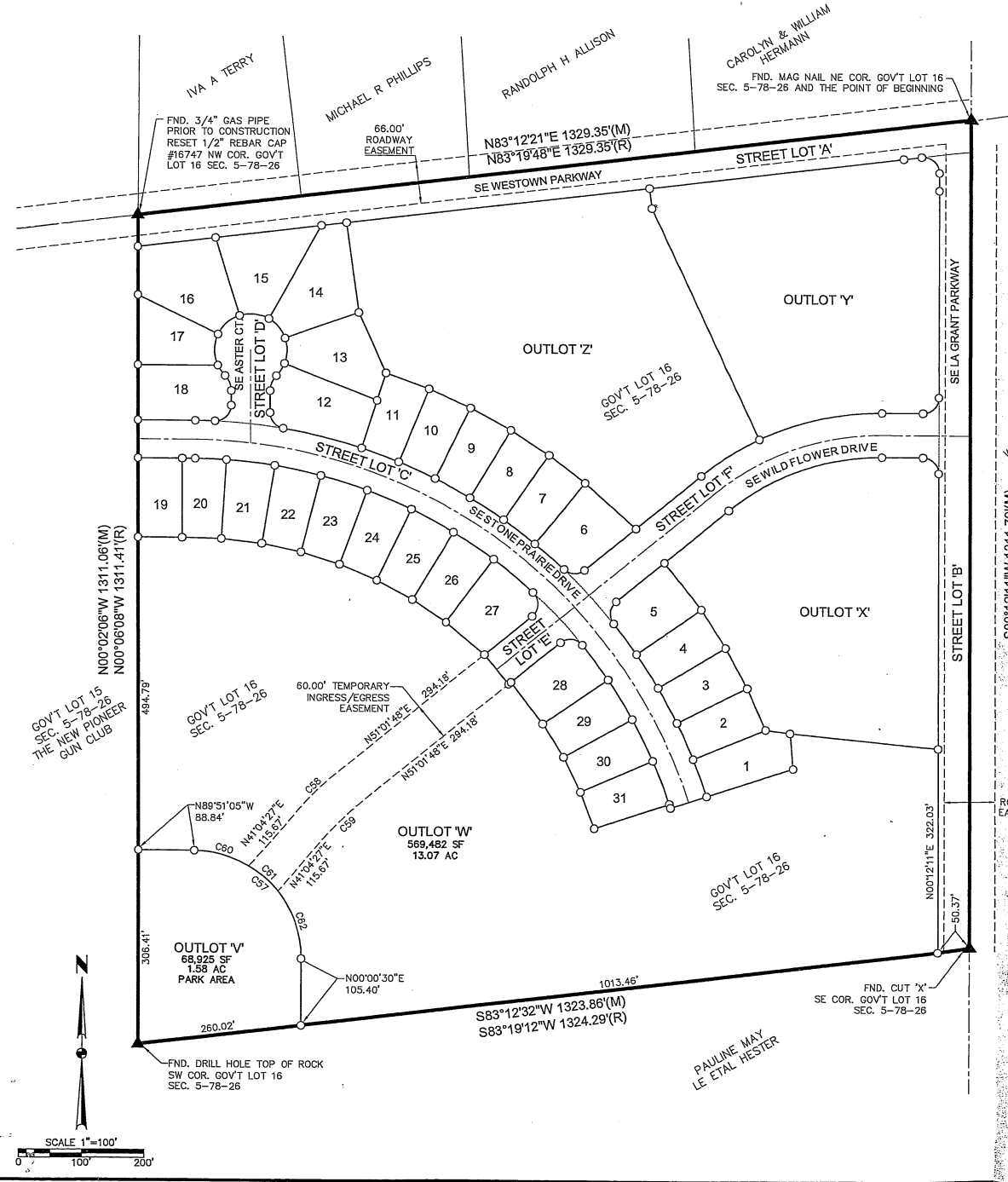
3405 SE Crossroads Drive, Suite G  
 Grimes, Iowa 50111  
 PH: (515) 369-4400 Fax: (515) 369-4410

TECH: KRW  
 ENGINEER: MDL

CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

STONE PRAIRIE PLAT 1  
 FINAL PLAT

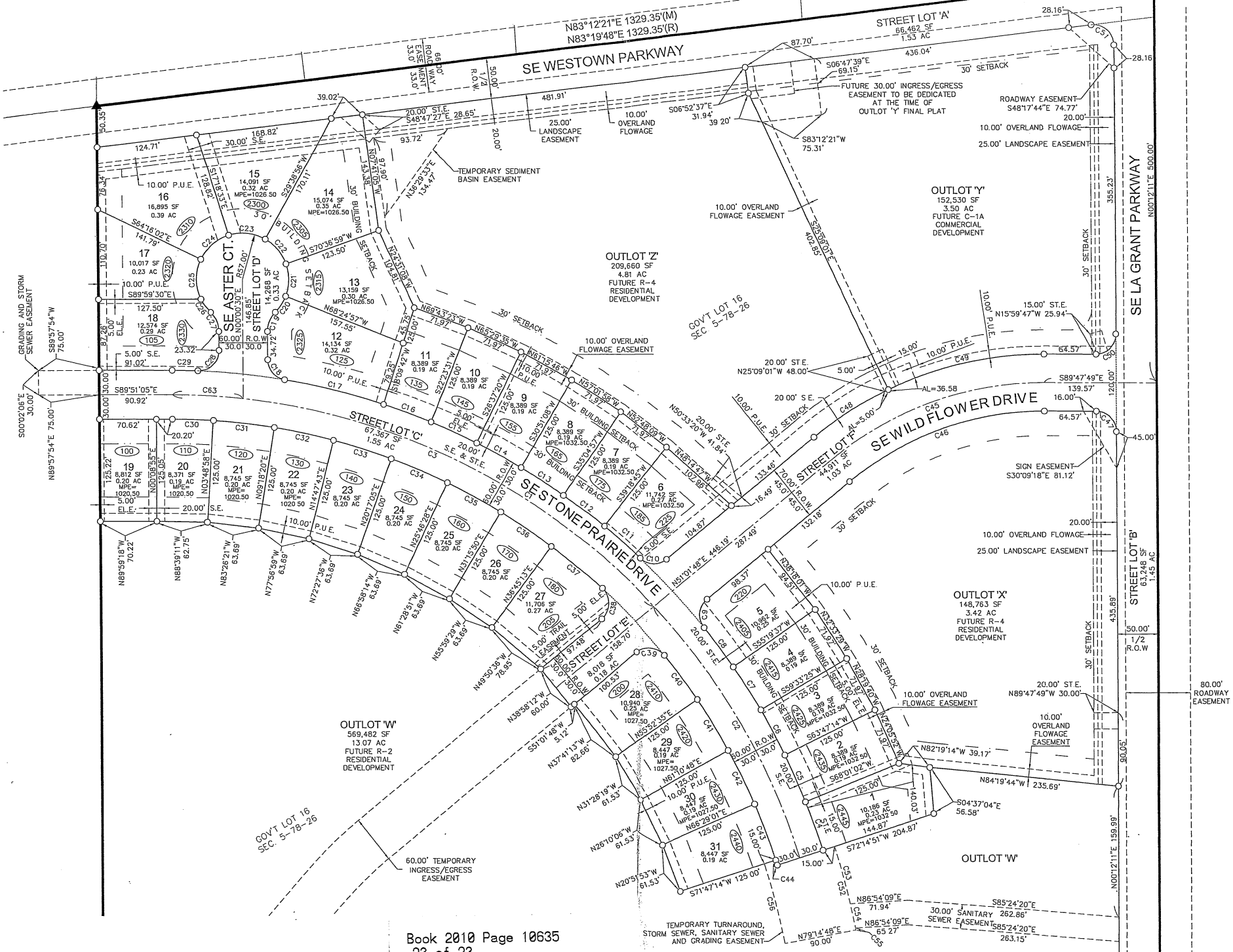
WAUKEE, IOWA



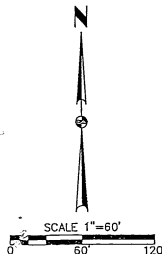
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# STONE PRAIRIE PLAT 1

FINAL PLAT



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REVISIONS	DATE
FOURTH SUBMITTAL	7-22-10
THIRD SUBMITTAL	12-14-07
SECOND SUBMITTAL	10-16-07
FIRST SUBMITTAL	8-14-07

3405 SE Crossroads Drive, Suite G  
Grimes, Iowa 50111  
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CIVIL DESIGN ADVANTAGE  
WALUIKEE, IOWA

STONE PRAIRIE PLAT 1  
FINAL PLAT

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