BRANDON'S RESERVE
FINAL PLAT

OWNER:
M & R HOLDINGS
15602 WILDEN DRIVE
URBANDALE, IOWA 50323
PH. (515) 306-6090

DEVELOPER:
M & R HOLDINGS
15602 WILDEN DRIVE
URBANDALE, IOWA 50323
PH. (515) 306-6090

SURVEYOR:
BISHOP ENGINEERING
ATTN: LARRY HYLER
3501 104TH ST
URBANDALE, IA 50322
PH. (515) 276-0467

ZONING:
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT MODIFIED*

MODIFIED BULK REGULATIONS:

MINIMUM LOT SIZE	10,000SF
MINIMUM LOT WIDTH	80FT
FRONT YARD SETBACK	30FT*
REAR YARD SETBACK	30FT*
TOTAL SIDE YARD	15FT COMBINED* ([illegible])

*SETBACKS WITHIN THIS PLAT SHALL BE TAKEN FROM CUMULATIVE OUTTER BOUNDARIES OF PAIRED LOTS. LOT 2 SHALL BE PAIRED WITH LOT 2A, LOT 3 SHALL BE PAIRED WITH LOT 3A, LOT 4 SHALL BE PAIRED WITH LOT 4A, LOT 5 SHALL BE PAIRED WITH LOT 5A

BENCHMARK:
BM #1:
HYDRANT 90 FEET NORTHEAST OF SITE ON EAST SIDE OF WARRIOR LANE
ELEVATION = 1037.66 (NAVD 88 DATUM)

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 1997 PAGE 10754)

BEGINNING AT A POINT BEING 404.7 FEET [illegible] OF THE SOUTHEAST CORNER OF SECTION 33, [illegible] THE EAST LINE OF THE SE 1/4 OF SECTION 33 AND ALONG THE CENTERLINE OF EAST ROAD [illegible] FEET TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING IN THE SE 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND BEING IN AND FORMING A PART OF THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA. SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY ON THE EAST 33.0 FEET THEREOF. AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE: BEGINNING AT A POINT [illegible] OF THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA; [illegible] TO THE POINT OF BEGINNING. ALL OF SAID DESCRIBED PARCEL BEING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND SAID PARCEL CONTAINS APPROXIMATELY [illegible] ACRES.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS [illegible] ACRES WHICH INCLUDES [illegible] ACRES OF ROADWAY EASEMENT.

GENERAL NOTES SHEET 1:
1. LOTS "A" THROUGH "B" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF WAUKEE
2. ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE
3. BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
4. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET
5. ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
6. SPOT GRADES NOTED ON THIS FINAL PLAT ON SHEET 2 ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION
7. THE MINIMUM PROTECTION ELEVATIONS (MPE) AND SINGLE SPOT GRADES [illegible] ARE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT AND CONSTRUCTION PLANS. THE CITY OF WAUKEE REQUIRES MPE'S AND SPOT GRADES TO BE PLACED ON THE FINAL PLAT. THE SURVEYOR DOES NOT CERTIFY TO THOSE ELEVATIONS SHOWN ON THE PLAT
8. THE DETENTION BASIN WILL BE CONTAINED WITHIN AN EASEMENT AND A MAINTENANCE AGREEMENT WILL BE EXECUTED THROUGH THE BRANDON'S RESERVE HOME OWNERS ASSOCIATION SET UP BY THE DEVELOPER
9. THE INGRESS/EGRESS EASEMENT SHALL ALLOW THE OWNER OF LOT 5 TO INSTALL AND/OR ATTACH ONTO ANY PAVEMENT FOR MEANS OF INGRESS/EGRESS TO SAID LOT 5 OVER AND THROUGH LOT 4 WITHIN THE EASEMENT. [illegible] SHOULD A MUTUAL AGREEMENT NOT BE ABLE TO BE REACHED, BINDING ARBITRATION SHALL BE ENTERED, AND THE ARBITER SHALL BE CHOSEN BY THE OWNER OF LOT 4. THE CITY WILL NOT AND SHALL NOT HAVE ANY INVOLVEMENT WITH ANY DISPUTE ARISING FROM THE INGRESS/EGRESS EASEMENT
10. ALL OUTLOTS INDICATED ON THIS PLAT SHALL HAVE AN ALL ENCOMPASSING OVERLAND FLOWAGE EASEMENT FOR THE ENTIRE OUTLOT
11. OUTLOTS 5A, 4A, 3A, AND 2A SHALL BE TIED TO AND DEEDED WITH THE SAME OWNER AS THE CORRESPONDING LOT NUMBER. THE OUTLOTS SHALL ALWAYS BE SOLD WITH THE CORRESPONDING LOT NUMBER
12. EASEMENT DIMENSIONS AND SPOT GRADES ARE SHOWN IN DETAIL ON SHEET 2
13. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BUFFER EASEMENT

MINIMUM PROTECTION ELEVATION NOTES:
1. MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. SURVEYOR CERTIFICATION DOES NOT APPLY TO ANY GRADES SHOWN ON THIS PLAT. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
4. LOTS WITH MPE'S NOTED WITH AN ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
5. MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
6. MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS
7. LOTS LEFT LOW ON GRADING PLAN ARE INTENDED FOR BASEMENT DIRT TO BE USED AS FILL AROUND HOUSE TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE
8. MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY
9. LOTS WITH MULTIPLE MPE'S ARE NOTED WITH THE DIRECTION THE MPE APPLIES IN BRACKETS. FOR EXAMPLE (N) APPLIES TO THE NORTH SIDE OF THE LOT AND (S) APPLIES TO THE SOUTH SIDE OF THE LOT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	47.65'	150.00'	47.44'	[illegible]	[illegible]
C2	47.68'	150.00'	47.48'	[illegible]	[illegible]
C3	130.00'	200.00'	127.72'	[illegible]	37°14'52"
C4	209.75'	150.00'	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	75.38'	50.00'	68.44'	N46°48'38"W	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	18°12'45"
C9	[illegible]	[illegible]	31.84'	S50°26'53"W	79°06'55"
C10	61.82'	[illegible]	61.48'	N20°43'12"E	18°40'13"
C11	68.12'	[illegible]	67.71'	[illegible]	21°41'00"
C12	73.78'	180.00'	73.18'	N63°56'05"E	23°27'37"
C13	17.55'	[illegible]	17.54'	[illegible]	5°27'30"
C14	5.81'	230.00'	5.80'	[illegible]	[illegible]
C15	[illegible]	230.00'	60.18'	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	22.23'	[illegible]	[illegible]	[illegible]	[illegible]
C18	102.44'	[illegible]	88.85'	S81°03'29"E	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	13.18'	1470.00'	13.12'	[illegible]	[illegible]
C25	[illegible]	1470.00'	[illegible]	[illegible]	3°07'07"
C26	35.50'	[illegible]	[illegible]	[illegible]	1°23'01"
C27	30.15'	20.00'	[illegible]	[illegible]	86°22'48"
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	50.50'	[illegible]	[illegible]	28°00'34"
C30	110.78'	55.50'	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	10.29'	50.00'	[illegible]	[illegible]	[illegible]
C38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C40	55.97'	180.00'	[illegible]	[illegible]	[illegible]
C41	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

VICINITY MAP
SCALE: NOT TO SCALE

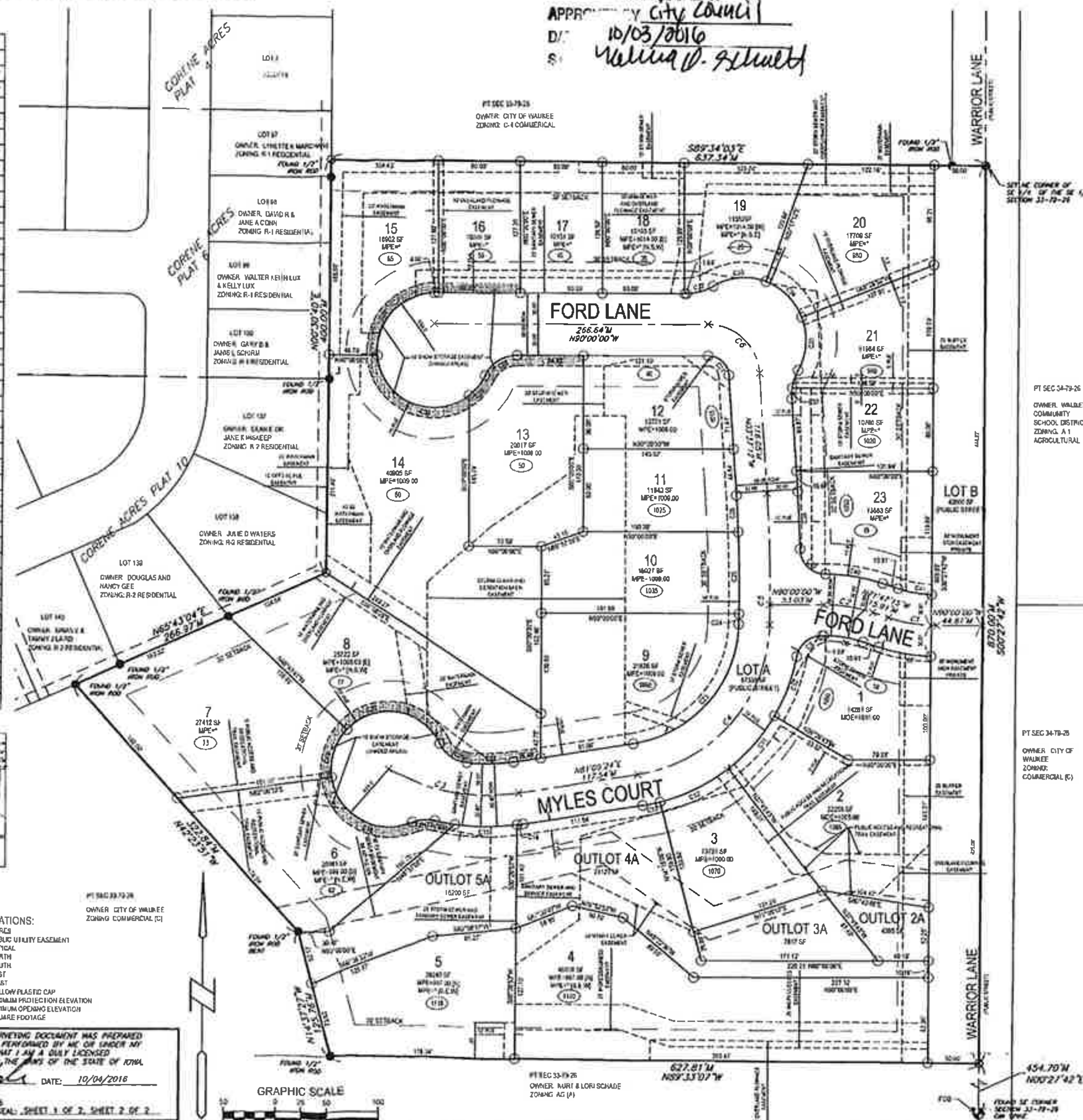
LEGEND
- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- × CUT "X" IN PAVEMENT
- (10) ADDRESS

ABBREVIATIONS:

AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST
YPC	YELLOW PLASTIC CAP
MPE	MINIMUM PROTECTION ELEVATION
MOE	MINIMUM OPENING ELEVATION
SF	SQUARE FOOTAGE

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: [signature] DATE: 10/04/2016
LARRY D. HYLER, L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2, SHEET 2 OF 2

FINAL PLAT
APPROVED BY City Council
DATE: 10/03/2016
SIGNED: [signature]



Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Civil Engineering & Land Surveying Established 1959

DRAWN BY: EAV
REVISION DATE: 8-26-16 1ST SUBMITTAL; 9-9-16 2ND SUBMITTAL; 10-4-16 FINAL SUBMITTAL
PROJECT NUMBER: 150351
SHEET NUMBER: 1 OF 2

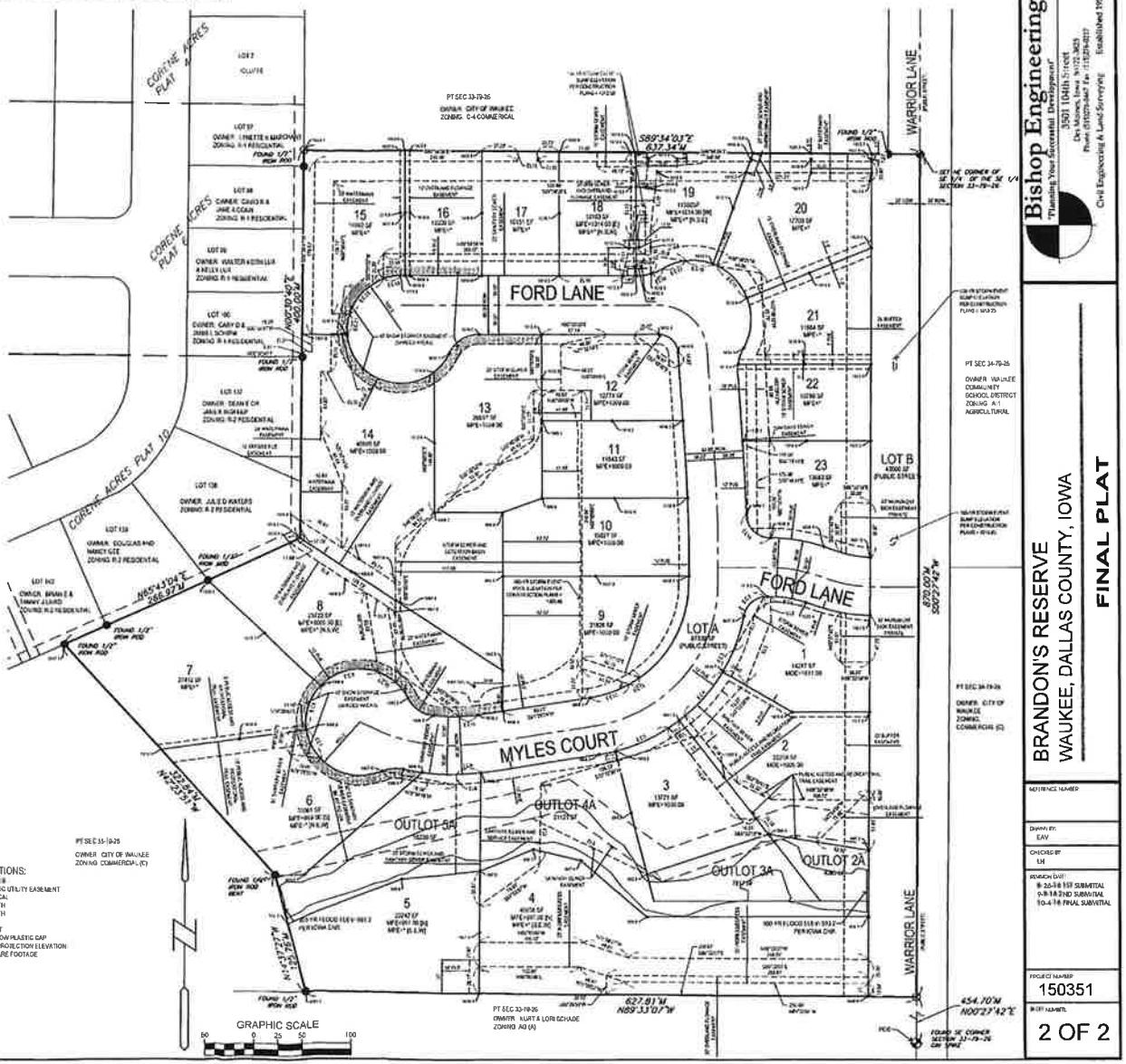
Book: 2016 Page: 19197 Page 32 of 33

Book: 2016 Page: 19197 Page 33 of 33

BRANDON'S RESERVE
FINAL PLAT

EASEMENT LINE TABLE		
Line #	LENGTH	DIRECTION
EL1	63.69	S35° 58' 28"W
EL2	25.36	N85° 16' 44"W
EL3	98.22	N31° 28' 35"E
EL4	31.84	S81° 35' 44"W
EL5	198.69	S83° 58' 11"E
EL6	13.72	N33° 26' 53"E
EL7	39.67	S56° 08' 23"E
EL8	30.28	N56° 58' 28"W
EL9	44.82	N27° 58' 21"W
EL10	46.69	N80° 59' 03"E
EL11	44.43	S31° 58' 29"W
EL12	57.71	N48° 26' 31"E
EL13	85.59	S08° 58' 06"E
EL14	66.28	N60° 59' 10"W
EL15	16.27	N08° 01' 34"E
EL16	18.44	N10° 01' 34"E
EL17	18.56	N40° 58' 06"E
EL18	19.21	N29° 02' 06"E
EL19	37.64	N01° 58' 42"E
EL20	17.57	S88° 29' 28"E
EL21	16.22	N58° 29' 28"W

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
EC1	58.95'	120.00'	58.36'	S80°36'26"E	17°38'28"
EC2	31.29'	20.00'	28.20'	S48°46'37"W	71°19'50"
EC3	25.38'	168.00'	25.37'	S29°33'42"W	7°45'04"
EC4	69.12'	168.00'	68.62'	N46°16'53"E	19°37'36"
EC5	63.68'	190.00'	56.46'	S84°02'26"W	19°10'08"
EC6	25.19'	330.00'	25.18'	N85°45'13"E	4°22'07"
EC7	39.27'	55.50'	54.88'	S28°08'19"E	39°47'55"
EC8	47.23'	55.50'	45.83'	N18°31'02"E	48°45'24"
EC9	64.32'	55.50'	60.79'	N79°28'26"E	66°24'36"
EC10	25.62'	55.50'	25.51'	S59°42'10"E	23°41'32"
EC11	48.66'	470.00'	18.66'	N84°20'20"E	4°24'54"
EC12	49.34'	100.00'	43.81'	N70°48'34"E	28°16'42"
EC13	17.80'	100.00'	17.84'	N57°22'43"E	9°59'51"
EC14	36.82'	24.00'	34.46'	N62°03'46"W	87°56'13"
EC15	49.47'	60.00'	48.08'	S43°39'28"E	47°15'49"
EC16	28.42'	90.00'	28.15'	N83°45'51"W	27°46'55"
EC17	24.81'	90.00'	24.73'	N17°10'24"E	23°37'23"
EC18	14.32'	90.00'	13.99'	N01°06'44"E	09°06'36"
EC19	19.92'	55.50'	19.77'	N89°33'46"E	19°28'02"
EC20	54.94'	58.50'	49.28'	N44°16'58"E	52°47'25"
EC21	49.28'	58.50'	26.17'	S65°22'09"W	29°36'52"



GENERAL NOTES SHEET 2:

1. LOTS "A" AND "B" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF WAUKEE.
2. ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
3. SPOT GRADES NOTED ON THIS FINAL PLAT ON SHEET 2 ARE FOR REFERENCE ONLY SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION
4. THE MINIMUM PROTECTION ELEVATIONS (MPE) AND SINGLE SPOT GRADE CALL OUTS ARE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT AND CONSTRUCTION PLANS. THE CITY OF WAUKEE REQUIRES 6 MPE'S AND SPOT GRADES TO BE PLACED ON THE FINAL PLAT. THE SURVEYOR DOES NOT CERTIFY TO THESE ELEVATIONS SHOWN ON THE PLAT
5. THE DETENTION BASIN WILL BE CONTAINED WITHIN AN EASEMENT AND A MAINTENANCE AGREEMENT WILL BE EXECUTED THROUGH THE BRANDON'S RESERVE HOME OWNERS ASSOCIATION SET UP BY THE DEVELOPER.
6. THE INGRESS/EGRESS EASEMENT SHALL ALLOW THE OWNER OF LOT 3 TO INSTALL AND/OR ATTACH ONTO ANY PAVEMENT FOR MEANS OF INGRESS/EGRESS TO SAID LOT 5 OVER AND THROUGH LOT 4 WITHIN THE EASEMENT. THE SPLITTING OF MAINTENANCE COST SHALL BE AGREED TO BY MUTUAL AGREEMENT BETWEEN THE OWNERS OF LOT 4 AND 5. SHOULD A MUTUAL AGREEMENT NOT BE ABLE TO BE REACHED, BINDING ARBITRATION SHALL BE ENTERED AND THE ARBITER SHALL BE CHOSEN BY THE OWNER OF LOT 4. THE CITY WILL NOT AND SHALL NOT HAVE ANY INVOLVEMENT WITH ANY DISPUTE ARISING FROM THE INGRESS/EGRESS EASEMENT
7. ALL OUTLOTS ON INDICATED ON THIS PLAT SHALL HAVE AN ALL ENCOMPASSING OVERLAND FLOWAGE EASEMENT FOR THE ENTIRE OUTLOT.

MINIMUM PROTECTION ELEVATION NOTES:

1. MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. SURVEYOR CERTIFICATION DOES NOT APPLY TO ANY GRADES SHOWN ON THIS PLAT. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
4. LOTS WITH MPE'S NOTED WITH AN ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
5. MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
6. MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
7. LOTS LEFT LOW ON GRADING PLAN ARE INTENDED FOR BASEMENT USE. TO BE USED AS FILL AROUND HOUSE TO ASSURE POSITIVE DRAINAGE AWAY FROM HOUSE.
8. MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
9. LOTS WITH MULTIPLE MPE'S ARE NOTED WITH THE DIRECTION THE MPE APPLIES IN BRACKETS. FOR EXAMPLE [N] APPLIES TO THE NORTH SIDE OF THE LOT AND [S] APPLIES TO THE SOUTH SIDE OF THE LOT.

LEGEND:

- ● PROPERTY CORNER - FOUND AS NOTED
- ○ PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ◆ SECTION CORNER - FOUND AS NOTED
- × CUT "X" IN PAVEMENT
- (19) ADDRESS
- 1051.5 FINISH GRADE PER CONSTRUCTION PLANS

ABBREVIATIONS:

AC	ACRES
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
N	NORTH
S	SOUTH
E	EAST
W	WEST
YPC	YELLOW PLASTIC CAP
MPE	MIN PROTECTION ELEVATION
SF	SQUARE FOOTAGE

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone (515)276-4884 Fax (515)276-6817
Civil Engineering & Land Surveying Established 1959

BRANDON'S RESERVE
WAUKEE, DALLAS COUNTY, IOWA
FINAL PLAT

REFERENCE NUMBER:

DRAWN BY: EAV

CHECKED BY: LH

REVISION DATE:
8-23-16 1ST SUBMITTAL
9-8-16 2ND SUBMITTAL
10-4-16 FINAL SUBMITTAL

PROJECT NUMBER: 150351

SHEET NUMBER: 2 OF 2