

# **PLANNING & ZONING AGENDA ITEM #6**

Planning & Zoning Meeting date: 2/26/13

***SUBJECT:*** Approval of a Preliminary Plat for Fox Creek Estates Plat 4

***SYNOPSIS:*** The subject property is a part of the Fox Creek Estates Development that was rezoned in August 2006. The entire development consists of a combination of single family residential, multiple family residential, townhomes, neighborhood commercial and a mixed use development. At this time, the applicant is requesting preliminary plat approval of what had originally been proposed as townhome lots located along the south edge of the development to create 24 single family lots, similar to what has been completed to date with Plat 2 and 3 of Fox Creek Estates, on the approximately 6.44 acres. Consistent with the Zoning Ordinance, the developer has opted to develop the lots to the R-2 Zoning Ordinance standard. At the time review was completed on Fox Cree Estates Plat 3, the applicant provided a conceptual development plan for the entire Fox Creek Estates development as a possible change to the other planned development components north of this property. This plat is consistent with that conceptual development plan and staff has discussed the rezoning of the remaining property to the north to complement the new development scheme. At this point, staff believes that rezoning process will take place later this spring or summer.

The approximately 6.44 acres will exhaust the available sewer in the area which will be provided partially from NE Dartmoor Drive and partially from Warrior Lane. The City anticipates completing a new sanitary sewer lift station north west of this plat this summer that would allow for the continued development of Fox Creek Estates north of Plats 1 - 4.

***STAFF RECOMMENDATION:*** Staff would recommend approval of the preliminary plat.

***PROPOSED MOTION:*** Motion to Approve the Preliminary Plat for Fox Creek Estates Plat 4.

***ATTACHMENTS:***

***SUPPORTING DOCUMENTS:***

- I. Staff Report
- II. Staff Comment Letter dated 2/5/13
- IV. Preliminary Plat

Prepared by: Ben Landhauser, City Planner



## STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Fox Creek Estates Plat 4 – Preliminary Plat

DATE: February 26, 2013

### GENERAL INFORMATION:

Applicant: Landmark Development Services

Requested Action: Preliminary Plat Approval

Location and Size: Property generally located east of N. Warrior Lane, west of NE Dartmoor Drive, north of the Gracewood subdivision containing approximately 6.44 acres.

### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant / Undeveloped	Neighborhood Residential	R-4
North	Vacant / Undeveloped	Neighborhood Residential	PD R-3A / PD C-1A
South	Gracewood Subdivision / Vacant Undeveloped	Neighborhood Residential	R-2 / R-3
East	Fox Creek Estates Plat 3	Neighborhood Residential	R-4
West	Fox Creek Estates Plat 1/2	Neighborhood Residential	R-4

### BACKGROUND:

The subject property is a part of the Fox Creek Estates Development that was rezoned in August 2006. The entire development consists of a combination of single family residential, multiple family residential, townhomes, neighborhood commercial and a mixed use development. At this time, the applicant is requesting preliminary plat approval of what had originally been proposed as townhome lots located along the south edge of the development to create 24 single family lots, similar to what has been completed to date with Plat 2 and 3 of Fox Creek Estates, on the approximately 6.44 acres. Consistent with the Zoning Ordinance, the developer has opted to develop the lots to the R-2 Zoning Ordinance standard. At the time review was completed on Fox Cree Estates Plat 3, the applicant provided a conceptual development plan for the entire Fox Creek Estates development as a possible change to the

other planned development components north of this property. This plat is consistent with that conceptual development plan and staff has discussed the rezoning of the remaining property to the north to complement the new development scheme. At this point, staff believes that rezoning process will take place later this spring or summer.

The approximately 6.44 acres will exhaust the available sewer in the area which will be provided partially from NE Dartmoor Drive and partially from Warrior Lane. The City anticipates completing a new sanitary sewer lift station north west of this plat this summer that would allow for the continued development of Fox Creek Estates north of Plats I - 4.



**ABOVE:** Aerial of Property (in **YELLOW**) and Surrounding Area

## **PROJECT DESCRIPTION:**

### **LOTS**

The proposed lots range in size from 8,802 square feet up to 11,611 square feet. The minimum lot size required per the R-2 zoning district is 8,000 square feet for single family lots. All lots are shown with a minimum width of at least 65 feet.

### **STREETS AND TRAIL**

As part of the plat construction, NE Fox Run Trail will be connected from Plats 2 and 3 for a continuous east/west connection between N. Warrior Lane and NE Dartmoor Drive. Also as a part of this plat, NE Red Fox Lane will be stubbed to the north for future extension consistent with the conceptual development plan for the remaining Fox Creek Estates development.

### **UTILITIES**

All public utility services will be extended throughout the plat to provide access to the 24 proposed lots and would provide for future extension of services to properties north and west of the plat.

Storm water detention was accommodated for this plat and the majority of the remaining Fox Creek Estates development south of future NE Douglas Parkway with the creation of a pond near NE Douglas Parkway as indicated on the second sheet of the preliminary plat. The detention basin will be maintained by the Homeowner's Association for this plat and future Fox Creek Estates plats developed in the future.

### **MISCELLANEOUS:**

Park land dedication requirements were addressed with the development of Fox Creek Estates Plat 3 in the dedication of approximately 5.2 acres. As concepts change over the years, staff believes the 5.2 acres meets the intent of providing a park upfront and additional acreage or another park location may be possible in the future should the proposed number of homes change and parkland dedication requirements increase.

### **STAFF RECOMMENDATION**

At this time all staff comments related to the preliminary plat for Fox Creek Estates Plat 4 have been addressed and staff would recommend approval.

### **CITY OF WAUKEE**

Ben Landhauser  
City Planner



**Development Services Department**

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

February 5, 2013

Civil Design Advantage, LLC  
Attn: Erin Ollendike  
5501 NW 112<sup>th</sup> Street, Suite G  
Grimes, IA 50111

RE: Fox Creek Estates Plat 4 – Preliminary Plat and Construction Drawings

Dear Mrs. Ollendike:

Per your request, staff has reviewed the proposed preliminary plat and construction drawings for Fox Creek Estates Plat 4. The property is generally located east of Warrior Lane and west of NE Dartmoor Drive, north of the Gracewood subdivision. Based upon our review, staff has the following comments related to the preliminary plat and construction drawings:

**PRELIMINARY PLAT**

- ~~1. The Point of Beginning should be indicated on the plat. Additionally, the bearing indicated in the northwest corner of the proposed Lot 24 should be made legible.~~
- ~~2. The legal description may also need to be revised as it references Fox Creek Estates Plat 1, but there is no written indication as to where this is located in relation to the proposed plat boundary.~~
- ~~3. Lots numbers and property ownership should be indicated for all existing lots of record.~~
- ~~4. All existing easements adjacent to the plat should be indicated with recorded Book and Page.~~
- ~~5. Staff would request that at least 100 feet of the surrounding properties be indicated as a part of the preliminary plat. Additionally, the entire area between the plat and the detention facility to the north should be included as a part of the preliminary plat. Please address.~~
- ~~6. Staff would request that the intended development pattern anticipated at this time for future residential and street lots north of this plat be indicated in half tone as a part of the preliminary plat. Please address.~~
- ~~7. Staff would request that the new street extending north from the plat be renamed as it is not in alignment with NE Whitetail Lane, with a suggestion of NE Red Fox Lane. Please address.~~
- ~~8. Verify that the grades indicated as existing are reflective of the final grades established after the homes were built on Lots 10 & 11 of Plat 2. Additionally, the grades indicated as existing across Plat 3, including those areas that were disturbed west of the plat, should be verified for accuracy against the as-builts.~~
- ~~9. Staff would request that the grades proposed in the rear yards of Lots 12–24 be adjusted to place the low point of the swale in the center of the proposed overland flowage easement. Please address.~~
- ~~10. Verify a minimum of 2% fall across all lots within the plat.~~
- ~~11. Staff questions if the storm sewer proposed north of the plat boundary could be adjusted to stay within the anticipated future right-of-way without the need of easement across the future residential lot north of Lot 5. Please address.~~
- ~~12. The 12-inch storm sewer in the rear yards of Lots 15-21 should be labeled as private storm sewer.~~
- ~~13. Staff would request that the 12-inch storm sewer be revised to lie entirely within the overland flowage easement and tied directly into the storm manhole without the 45-degree bends. The portion of~~

~~easement where storm sewer is proposed should be labeled as private storm sewer easement. Please address.~~

- ~~14. Staff would request that the 15-inch storm sewer extending from the rear yard of Lot 4 over to NE Whitetail Lane be revised to lie entirely within the proposed overland flowage easement. The portion of easement would need to be relabeled as a public overland flowage and storm sewer easement. Please address.~~
- ~~15. Staff questions if there is a stub to the private storm sewer in the rear yard of Lot 24 that would have been installed at the time the improvements were made to the rear yards in Plat 2. Additionally, staff questions if an intake and private storm sewer could be installed in the rear yard of Lot 24 to pick up the 10-year storm event and carry it as proposed when the private storm sewer was installed in Plat 2. Please address.~~
- ~~16. The proposed 15-foot storm sewer easement between Lots 17 & 18 should be revised to a 20-foot easement.~~
- ~~17. Based upon distance from existing intakes, an additional set of intakes should be provided near the lot line of Lot 19 and 20 as the current travel distance from Plat 2 to the intakes indicated on the east side of the NE Whitetail Lane intersection is between 570-580 feet. SUDAS requires a maximum distance between intakes of 500 feet. **Based upon Waukee Standard Specifications (4.10.4) all water should be intercepted upstream at an intersection. Verify that intakes are not needed on the west side of the NE Fox Run Trail/NE Red Fox Lane intersection in addition to the proposed intakes on the east side to capture flow that may otherwise head downstream from the north side of NE Fox Run Trail to the intakes proposed at the north end of NE Red Fox Lane.**~~
- ~~18. Verify that an additional set of intakes is not needed on the east side of the plat for NE Fox Run Trail based upon the spacing requirements indicated above.~~
- ~~19. The sidewalk crossing proposed adjacent to Lot 19 should be moved to the west so that it is in alignment with the crossing on the north side of the street. This is the only sidewalk crossing needed on the south side of the intersection. **Staff would request that the crossing be moved approximately 4 feet further west to be in true alignment with the crossing on the north side of the street. Please address.**~~
- ~~20. **An overland flowage easement should be provided in the northwest corner of Lot 1 to accommodate the rear yard drainage from Lot 10 of Plat 2.**~~

## CONSTRUCTION DRAWINGS

### GENERAL COMMENTS & COVER SHEET

- ~~21. Full-sized plan sets should be provided as a part of the next submittal.~~
- ~~22. IDNR sanitary and water permits should be provided for review and approval.~~
- ~~23. The SWPPP should be included as a part of the construction drawings review.~~
- ~~24. A note should be added to the cover sheet indicating any changes proposed to the plan set during construction to receive written approval from the City of Waukee Engineering Department. The note should also indicate that the contractor responsible for any changes made during construction that have not received written permission from the City of Waukee Engineering Department.~~
- ~~25. The submittal date should be revised and indicated with a 2013 date.~~
- ~~26. **Staff would request that the SWPPP sheets be added to the index on the cover sheet. Please address.**~~

27. ~~A note should be added to the Nyloplast Inline Drain Or Approved Equal detail indicating a product other than nyloplast to receive written approval from the City of Waukee Engineering Department prior to installation.~~
28. ~~Staff would request that a 2 foot paved carriage walk be provided between the back of curb and the ADA pad in front of the mailbox to allow for access to the mailbox if the sidewalk is not installed on the adjoining lots before residents have moved in elsewhere in the subdivision. Please address.~~
29. ~~A note should be added to the Hydrant Assembly Detail indicating the use of a 4" locking Storz fitting in lieu of the NST steamer. **The note related to the type of fitting proposed for hydrants should be revised and indicated as "Hydrants to have factory installed 4 ½ inch Storz nozzle."**~~
30. ~~A sidewalk crossing detail should be included as a part of the plan set.~~

### SHEET 3 | QUANTITIES AND REFERENCE NOTES

31. ~~Staff questions how the applicant intends on verifying the 6 inches of topsoil being respread throughout the project area. This should be addressed as a part of the constuction drawings review. Please address. **A note should be added to the plan set for the contractor to provide the City of Waukee Engineering Department with a written verification that a minimum topsoil depth of 4 inches was spread across all lots and right-of-ways within the plat.**~~
32. ~~Estimate Reference Information Note for 6, 10, and 13 should be revised to indicate 6, 10, and 14.~~
33. ~~Estimate Reference Information Note 6 should be removed as a riser detail has not been provided as a part of this plan set.~~
34. ~~General Note #7 should be revised to specify the City of Waukee Engineering Department.~~
35. ~~General Note #10 should be revised to include the installation and maintenance of road barricades at each end of existing pavement until project acceptance.~~
36. ~~A note should be added to the General Notes indicating the contractor's responsibility to provide a list of construction materials prior to construction.~~
37. ~~A note should be added to the plan set requiring all sidewalks, truncated domes, and warning panels to be designed and installed in compliance with the most recent ADA requirements.~~
38. **Note 32 in the Estimate Reference Information matrix should be revised to remove reference of "Refer to separate SWPPP..." as Staff is requesting these sheets be incorporated into the plan set.**

### SHEETS 5 & 6 | GRADING PLAN

39. ~~A note should be added to the grading plan indicating the applicant's responsibility to provide the City of Waukee with a certified grading plan prior to the acceptance of subdivision improvements.~~
40. ~~Verify that the grades indicated as existing are reflective of the final grades established after the homes were built on Lots 10 & 11 of Plat 2. Additionally, the grades indicated as existing across Plat 3, including those areas that were disturbed west of the plat, should be verified for accuracy against the as-builts.~~
41. ~~It appears the drainage swales in the rear yards of Lots 13, 15, 23, and 24 should be revised to meet the minimum 2% fall across each lot.~~
42. ~~A note should be added to the plan set indicating the removal of the existing temporary turnarounds at the end of Plats 2 & 3.~~
43. ~~In addition to the spot elevations being provided at the low point of the proposed overland flowage easements, staff would request that spot elevations also be provided at all rear yard lot pins in order to verify proper drainage of the lots during the individual lot development stage. **An additional spot elevation should be provided at the south end of the swale proposed in the northwest corner of Lot 1. Staff would request that the percent of fall proposed for the swale**~~

**through the northwest corner of Lot 1 be indicated on the plan set for clarity. Please address.**

44. ~~Additional spot elevations should be provided north of Lot 10 extending north of the lowest spot elevation to provide proper outflow of the adjacent overland flowage easement to the north of Lot 10.~~
45. **Staff would request that the designed percent of fall across each lot between the rear yard lot pins be indicated on the grading plan for clarity. Please address.**
46. ~~Verify the future overflow of the drainage north of Lot 10 should be proposed at elevation 1013 as this elevation is more than 2 feet above the proposed lowest point within the overland flowage easement. Additionally, the overflow elevation indicated north of Lot 5 should be verified and explained as to what overflow this is related to.~~
47. ~~Staff questions if an area intake would be installed in the future to intercept the rear yard drainage of lots proposed north of Lots 6-11 within the overland flowage easement north of Lot 10. Please address.~~
48. ~~Staff would request that arrows be provided on the grading plan identifying the designed drainage pattern for lots within the plat. Arrows should be provided as necessary to identify the point on each lot or areas of lots where storm water is anticipated to break to the front or rear yard of each lot. Please address.~~
49. ~~MOEs or MGSs should be indicated for all lots within the subdivision.~~
50. ~~Verify the proposed MOEs are a minimum 2 feet above the lowest elevation on each lot. Staff would note that the MOE indicated for Lot 8 should be revised as there is only approximately 8 one hundredths difference between the low point of the adjacent overland flowage easement and the MOE.~~
51. ~~The 100-year flood elevation should be indicated and illustrated for the sump areas across Lots 15-18 & 20-21.~~
52. ~~The location of existing fence lines across Lots 10-15 of Gracewood Plat 1 should be indicated on the grading plan.~~
53. ~~Any temporary sediment basins planned within the plat should be called out on the grading plan for clarity.~~
54. ~~Verify that easements for off-site grading across lots within the Gracewood subdivision and/or West Bank properties are not needed.~~
55. ~~A note should be added to the plan set indicating the 2% slope proposed for the temporary overland flowage routes to the detention pond north of the plat.~~
56. ~~Staff questions if erosion control mats should be provided at the discharge points of the drainage swales into the detention facility. Please address.~~
57. ~~The detention basin easement and temporary siltation basin easement provided as a part of Fox Creek Estates Plat 3 should be indicated on the grading plan for clarity. Additionally, the existing temporary overland flowage easement provided as a part of Plat 3 should be indicated on the grading plan for clarity.~~
58. ~~The storm sewer installed as a part of the development of the detention facility during the development of Plat 3 should be indicated on the grading plan in half tone for clarity.~~
59. **Grading Notes #1 should be revised to remove reference of “Refer to separate SWPPP...” as Staff is requesting these sheets be incorporated into the plan set**

#### SHEET 7 | PLAN & PROFILE (NE FOX RUN TRAIL – WEST SEGMENT)

60. ~~The existing storm cleanout installed after the completion of Plat 2 adjacent to Lot 24 of Plat 4 should be indicated on the plan set for removal.~~
61. ~~Verify that the storm sewer manhole adjacent to Lot 24 is existing and sized appropriately.~~
62. ~~The storm sewer collector lines should be revised and indicated as A2000 or SDR 35 in lieu of the HDPE proposed.~~

63. ~~The critical crossing note should be revised to identify the bottom of water main in lieu of top.~~
64. ~~Stationing should be called out in plan view to correspond with the profile. **The labels corresponding to the stations should be indicated in plan view.**~~

#### SHEET 8 | PLAN & PROFILE (NE FOX RUN TRAIL – EAST & MIDDLE SEGMENTS)

65. ~~Stationing should be called out in plan view to correspond with the profile. **The labels corresponding to the stations should be indicated in plan view.**~~
66. ~~All storm collector lines should be revised and indicated as A2000 or SDR 35 in lieu of the HDPE proposed.~~
67. ~~ST-11 should be labeled correctly in profile in lieu of the current label of ST-9.~~
68. ~~A note should be added next to ST-EX2 for removal of the existing cleanout.~~
69. ~~The grade indicated between ST-10 & ST-11 should be revised as the information provided does not calculate to the indicated 2.00%.~~
70. ~~The pipe size indicated between ST-5 and ST-4 should be revised to 24 inch as indicated in the storm water computations and preliminary plat.~~

#### SHEET 9 | PLAN & PROFILE (NE FOX RUN TRAIL – SOUTH SIDE REAR YARDS)

71. ~~Staff would request that the private storm sewer pipes be revised to lie entirely within the overland flowage easements and connected directly into ST-5 without the 45-degree bends proposed. Please address.~~

#### SHEET 10 | PLAN & PROFILE (NE WHITETAIL LANE)

72. ~~The water valve proposed at 2+15 should be moved to 1+95.~~
73. ~~A note should be added to the plan set indicating the relocation and installation of road closure signs at the end of NE Whitetail Lane.~~
74. ~~Stationing should be called out in plan view to correspond with the profile. **The labels corresponding to the stations should be indicated in plan view.**~~

#### INTERSECTON DETAILS

75. ~~Stationing should be indicated in the Jointing Plan. **The labels corresponding to the stations should be indicated in plan view.**~~
76. ~~Stationing should be indicated for proposed curb drops corresponding to the sidewalk crossings.~~
77. ~~**The location of truncated dome panels should be revised to address the most recent ADA requirements.**~~

#### MISCELLANEOUS

78. ~~A street lighting plan should be provided for review. **Staff would request that the Street Light proposed between Lots 22/23 be moved to the shared lot line between Lots 21/22. Staff would also request that the Street Light Proposed between Lots 19/20 be relocated to the east side of the sidewalk crossing between Lots 18/19. Staff would request that the light proposed between Lots 16/17 be eliminated and the Street Light proposed between Lots 13/14 be moved west of the sanitary manhole near the shared property line between Lots 14/15. Please address.**~~
79. ~~Provide a copy of the Construction Site SWPPP Review Checklist signed by SWPPP designer.~~
80. ~~Provide a copy of the SWPPP prepared for obtaining GP2 coverage.~~
81. ~~Provide a copy of the IDNR issued General Permit #2 authorization letter (can accept from issuance on DNR website if all other required items are complete).~~
82. ~~Complete COSESCO application and submit with \$65 fee for the first required quarterly COSESCO inspection. The COSESCO Application and SWPPP are required to be submitted prior to any work commencing on this project.~~

**83. The applicant will be required to provide the following as a part of the completion of the public improvements prior to approval of a final plat:**

- a. Post Construction What practices considered for this site?**
  - i. Provide a site plan specific to the storm water management facilities of the property indicating the permanent measures utilized by the designer and requirements for maintenance of said facilities (Off-Site Detention Pond).**
  - ii. A maintenance covenant will need to be created and provided for review.**
- b. As-built plans of all storm water management facilities on site and a certification statement signed by SWPPP designer indicating that facilities were constructed as designed will be required.**
- c. Provide finished grade spot elevations at all locations where an overland flowage easement crosses a property line, including locations where said easements run to the street.**

**84. Staff would request the the next submittal be provided in digital (PDF) form in addition to full sized hard copies. Please address.**

Should you have any questions or concerns regarding these comments, please feel free to contact Brad Deets or myself at 987-4522.

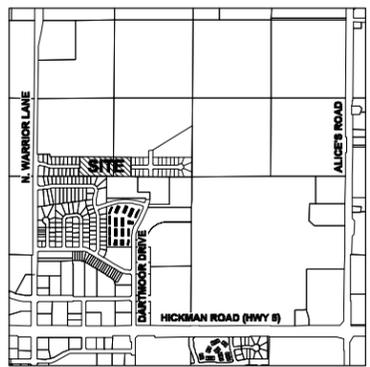
Sincerely,

Ben Landhauser  
City Planner

# FOX CREEK ESTATES PLAT 4

## PRELIMINARY PLAT

### VICINITY MAP



### OWNER/DEVELOPER

PERFECT ACRES, L.C.  
804 SUNSET DRIVE  
INDIANOLA, IOWA 50215

### ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE  
CONTACT: ERIN OLLENDIKE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 369-4400  
FX. (515) 369-4410

### BULK REGULATIONS

- 30' FRONT YARD SETBACK:
- 30' REAR SIDE YARD SETBACK:
- 15' SIDE YARD SETBACK
- (TOTAL=15', MIN. SIDE=7')

### BENCHMARKS

1. STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE, 121' +/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE. ELEVATION = 1020.12

### UTILITY NOTE

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.

### ZONING

R-4: ROW DWELLING AND TOWNHOME DISTRICT

"R-1" OR "R-2" ELECTION:  
IN ANY "R-4" DISTRICT THE OWNER MAY ELECT TO TREAT THE DISTRICT AS AN "R-1" OR "R-2" DISTRICT; PROVIDED, HOWEVER, IF PLAT APPROVAL IS REQUESTED CONTAINING ANY ONE- OR TWO-FAMILY DETACHED DWELLING, THEN THE ENTIRE DISTRICT WILL BE EITHER AN "R-1" DISTRICT OR AN "R-2" DISTRICT AND SUBJECT TO THE REQUIREMENTS OF SECTION 301.11 OR 301.12. THEREAFTER, NO ROW DWELLINGS OR TOWNHOME DWELLINGS MAY BE BUILT IN SAID DISTRICT.

ALL LOTS TO BE SINGLE FAMILY LOTS CONSISTENT WITH THE R-2 ZONING DISTRICT PROVISIONS.

### LEGEND

#### PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

#### SURVEY

- SECTION CORNER (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM GRADE AT STRUCTURE ELEVATION
- MINIMUM FLOOR ELEVATION
- MINIMUM OPENING ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

#### FOUND

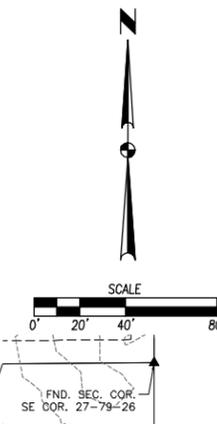
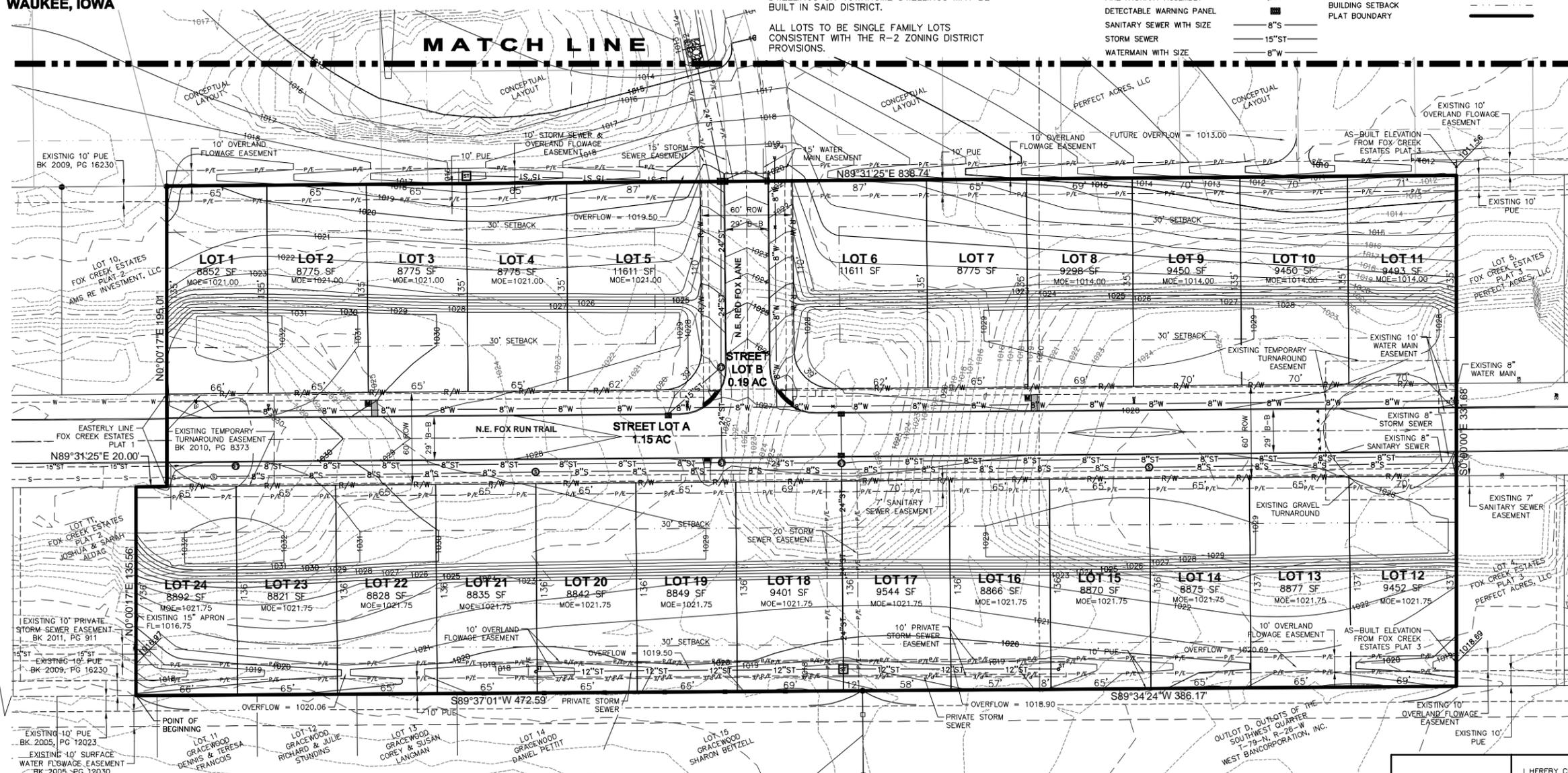
- M.G.S.
- M.F.E.
- M.O.E.

#### SET

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#### EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- CONIFEROUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE



### PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, FOX CREEK ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 00°00'17" EAST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 135.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE NORTH 89°31'25" EAST ALONG THE SOUTH RIGHT OF WAY OF NE FOX RUN TRAIL, 20.00 FEET TO THE EASTERLY LINE OF FOX CREEK ESTATES PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 00°00'17" EAST ALONG SAID EASTERLY LINE, 195.01 FEET TO THE NORTHEAST CORNER OF FOX CREEK ESTATES PLAT 1 AND THE NORTHEAST CORNER OF LOT 10, FOX CREEK ESTATES PLAT 2; THENCE NORTH 89°31'25" EAST, 838.74 FEET TO THE NORTHWEST CORNER OF FOX CREEK ESTATES PLAT 3; THENCE SOUTH 00°00'00" WEST ALONG THE WESTERLY LINE OF FOX CREEK ESTATES PLAT 3, A DISTANCE OF 331.68 FEET TO THE SOUTHWEST CORNER OF FOX CREEK ESTATES PLAT 3; THENCE SOUTH 89°34'24" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 386.17 FEET TO THE NORTHEAST CORNER OF GRACEWOOD, AN OFFICIAL PLAT; THENCE SOUTH 89°37'01" WEST ALONG SAID SOUTH LINE, 472.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.44 ACRES (280,516 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

16926

DATE

BY LICENSE RENEWAL DATE IS DECEMBER 31, 2013  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET 1

DATE

REVISIONS

THIRD SUBMITTAL 02/12/13

SECOND SUBMITTAL 01/29/13

FIRST SUBMITTAL 01/15/13

3405 S.E. CROSSROADS DRIVE, SUITE G  
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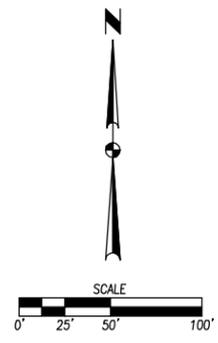
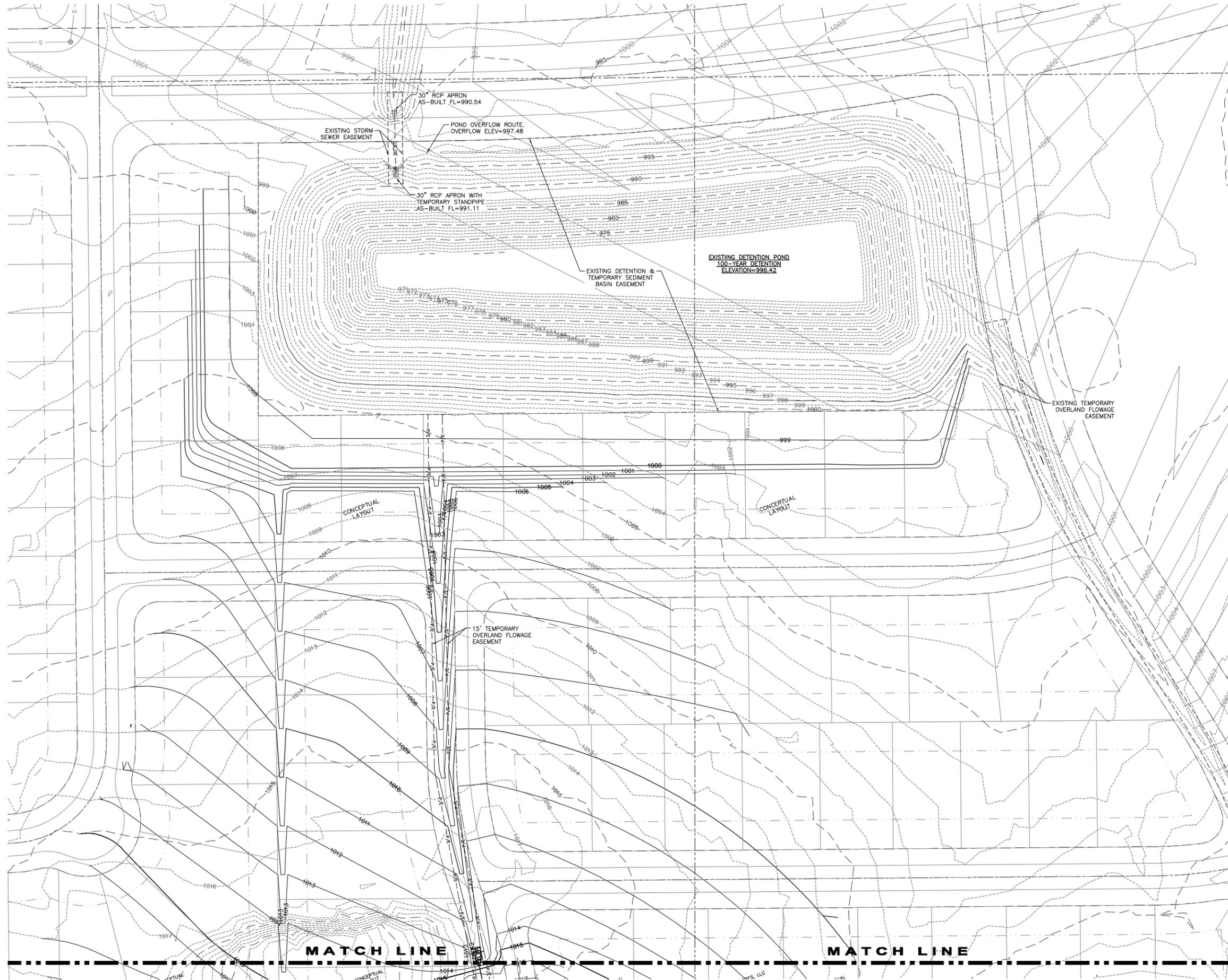
ENGINEER: EKO

**FOX CREEK ESTATES PLAT 4**  
**PRELIMINARY PLAT**

WAUKEE, IOWA

1  
2  
1212.483

FILE: H:\2012\1212483\1212483-RELI-MURRAY-PLAT.DWG  
 COMMENTS:  
 PLOTTED BY: JARED MURRAY  
 DATE: 7/27/2012 4:22 PM  
 TECH: EKO



REVISIONS	DATE
THIRD SUBMITTAL	02/12/13
SECOND SUBMITTAL	07/15/13
FIRST SUBMITTAL	07/29/13

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**FOX CREEK ESTATES PLAT 4**  
**PRELIMINARY PLAT**