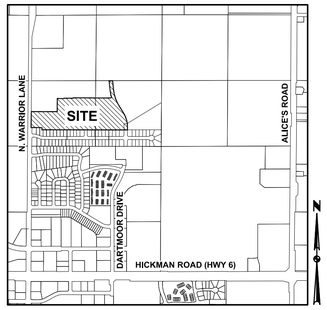
FOX CREEK ESTATES PLAT 5

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

- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- MIN. LOT AREA = 10,000 SF (TWO-FAMILY)
- 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

NOTES

1. ALL SIDEWALKS ALONG NE MEADOW LARK LANE, NE COYOTE DRIVE, NE RED FOX LANE, NE PRAIRIE WOLF DRIVE AND THE WEST SIDE OF NE DARTMOOR DRIVE SHALL BE 5 FEET WIDE. SIDEWALK ALONG THE EAST SIDE OF N. WARRIOR LANE SHALL HAVE A SIDEWALK WIDTH OF 6 FEET. SDIEWALK ALONG NE DARTMOOR DRIVE SHALL HAVE A WIDTH OF 10 FEET.

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-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE TWO-FAMILY DWELLINGS, NURSING, CONVALESCENT AND RETIREMENT HOMES, AND CHILD CARE CENTERS AND NURSERY SCHOOLS.

LEGEND

FEATURES

PROPOSED

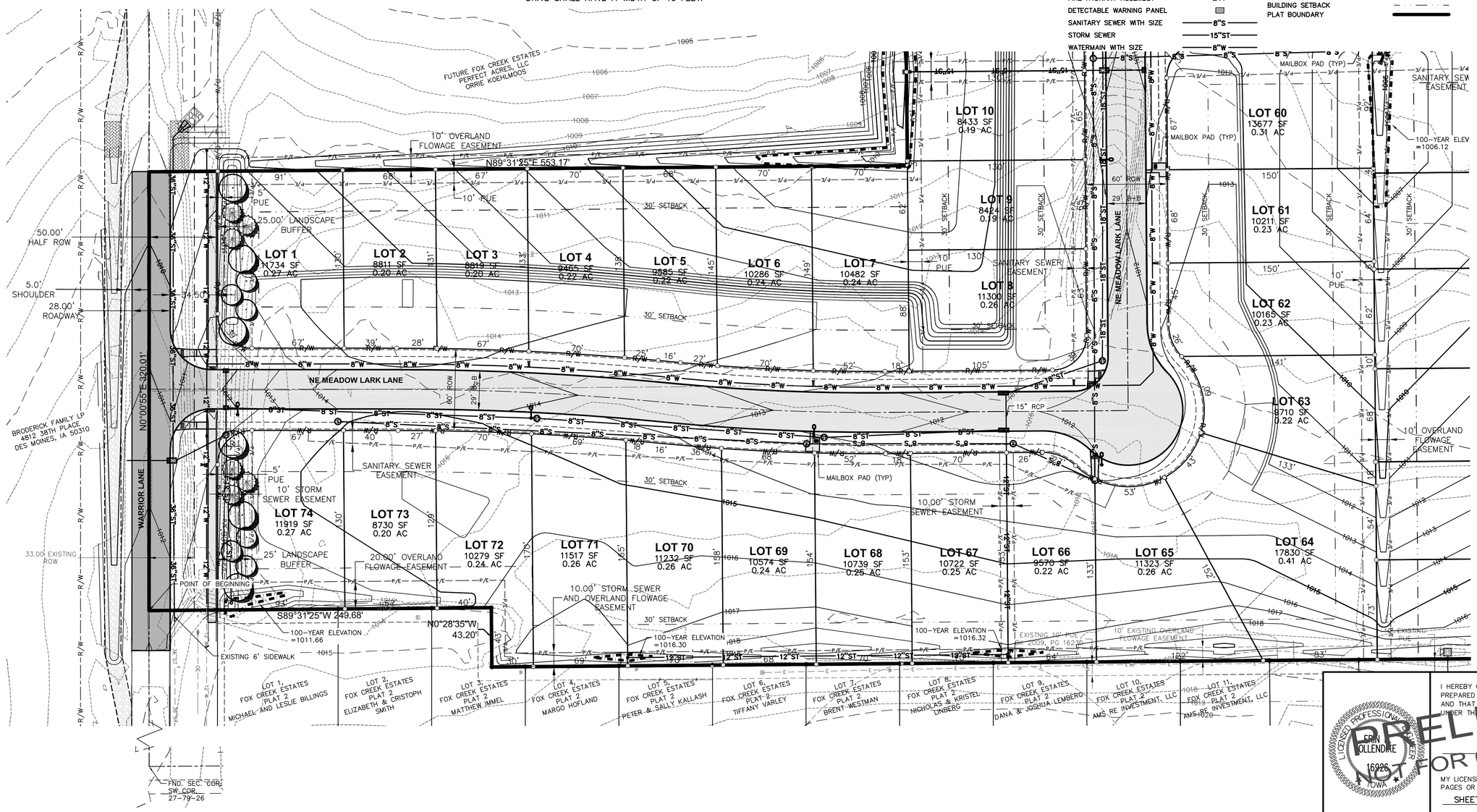
- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE — 8"S
- STORM SEWER — 15"ST
- WATERMAIN WITH SIZE — 8"W

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL		
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM GRADE AT STRUCTURE ELEVATION	M.G.S.	
MINIMUM FLOOR ELEVATION	M.F.E.	
MINIMUM OPENING ELEVATION	M.O.E.	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		
LOT LINE		
RIGHT OF WAY		
BUILDING SETBACK		
PLAT BOUNDARY		

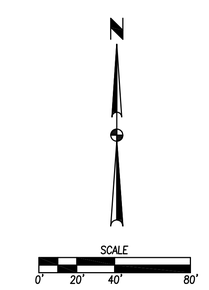
EXISTING

- 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
- DECIDUOUS 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 MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE — TV
- GAS MAIN — G
- FIBER OPTIC — FO
- UNDERGROUND TELEPHONE — T
- OVERHEAD ELECTRIC — OE
- UNDERGROUND ELECTRIC — E
- FIELD TILE — TILE
- SANITARY SEWER W/ SIZE — 8"S
- STORM SEWER W/ SIZE — 15"ST
- WATER MAIN W/ SIZE — 8"W

SIGN



SHEET INDEX



LICENSED PROFESSIONAL ENGINEER ERIN OLLENDIKE 16926 IOWA

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

ERIN N. OLLENDIKE, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1-4

REVISIONS	DATE
SECOND SUBMITTAL	07/16/13
FIRST SUBMITTAL	06/11/13

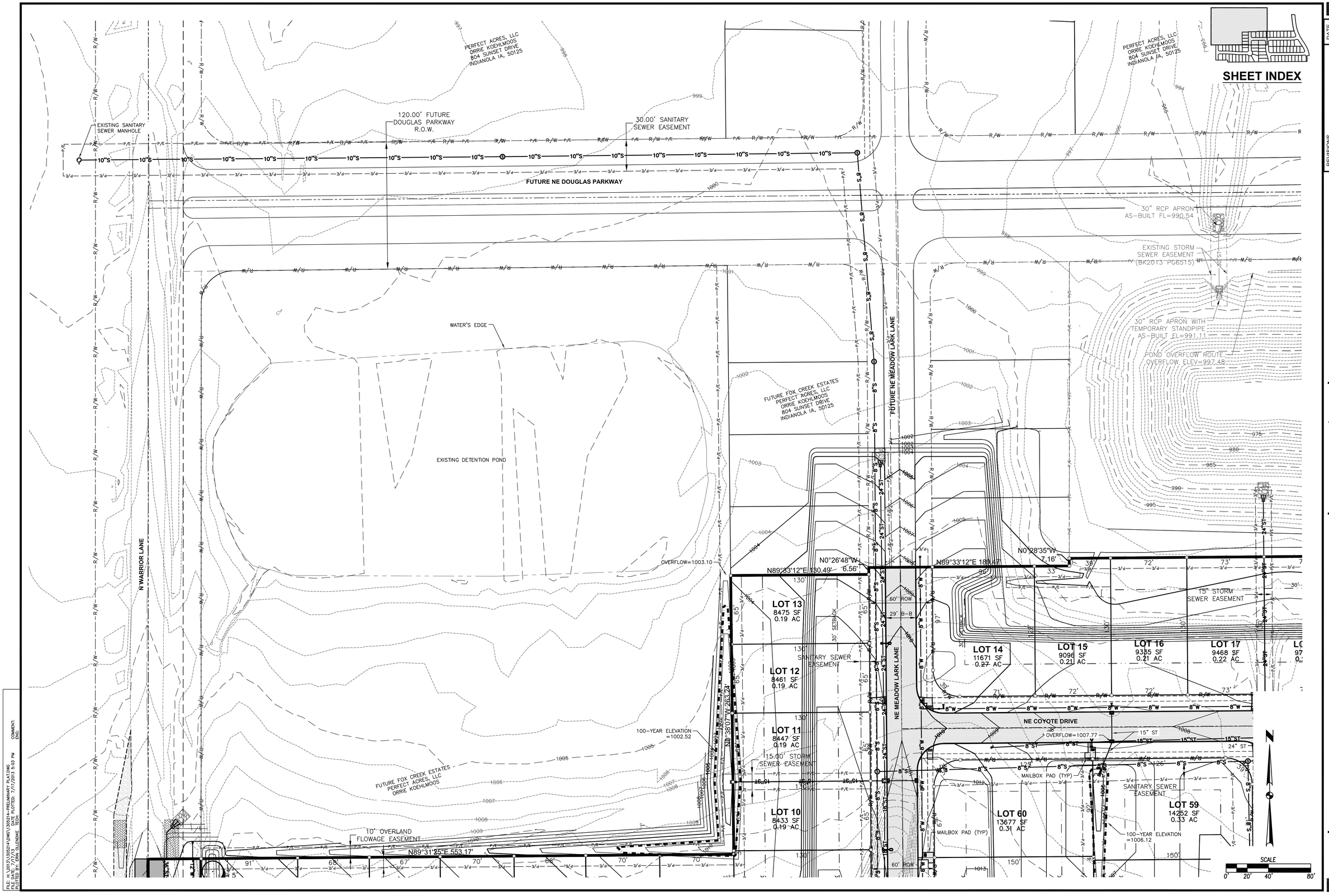
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO TECH:
CIVIL DESIGN ADVANTAGE

FOX CREEK ESTATES PLAT 5
PRELIMINARY PLAT
WAUKEE, IOWA

1/4

1305.214

FILE: H:\2013\1305214\DWG\1305214-PRELIMINARY PLAT.DWG
REF FILES: 1305214-BASE, 1305214-LOTS1 PLOTTED BY: ERIN OLLENDIKE DATE/TIME: 7/17/2013 3:02 PM
COMMENT:
ENG:
TECH:



REVISIONS	DATE
SECOND SUBMITTAL	07/16/13
FIRST SUBMITTAL	06/11/13

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO | TECH:

CIVIL DESIGN ADVANTAGE

FOX CREEK ESTATES PLAT 5

PRELIMINARY PLAT

WAUKEE, IOWA

2/4

1305.214

FILE: H:\2013\1305214\DWG\305214-PRELIMINARY PLAT.DWG
REFERENCE: 1305214-BASE.DWG PLOTTED: 7/17/2013 3:03 PM COMMENT:
PLOTTED BY: ERIN OLENDINE TECH: ENG:

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST, OF THE FIFTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF FOX CREEK ESTATES PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE; THENCE NORTH 0°00'55" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, 320.01 FEET; THENCE NORTH 89°31'25 EAST, 553.17 FEET; THENCE NORTH 0°38'07" WEST, 263.24 FEET; THENCE NORTH 89°33'12" EAST, 130.49 FEET; THENCE NORTH 0°26'48" WEST, 6.56 FEET; THENCE NORTH 89°33'12" EAST, 189.47 FEET; THENCE NORTH 0°28'35" WEST, 7.16 FEET; THENCE NORTH 89°31'25" EAST, 771.13 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 162.02 FEET AND WHOSE CHORD BEARS NORTH 12°04'49" WEST, 161.76 FEET; THENCE NORTH 6°31'18" WEST, 164.52 FEET; THENCE NORTH 83°28'42" EAST, 70.00 FEET; THENCE SOUTH 6°31'18" EAST, 164.52 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 352.90 FEET AND WHOSE CHORD BEARS S19°44'14' EAST, 349.78 FEET; THENCE SOUTH 32°57'09" EAST, 152.57 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 535.00 FEET, WHOSE ARC LENGTH IS 237.59 FEET AND WHOSE CHORD BEARS SOUTH 20°13'49" EAST, 235.64 FEET TO THE NORTHERLY LINE OF FOX CREEK ESTATES PLAT 4, AN OFFICIAL PLAT IN THE CITY OF WAUKEE; THENCE SOUTH 82°29'31" WEST ALONG SAID NORTHERLY LINE, 70.00 FEET; THENCE CONTINUING SOUTH 0°00'00" EAST ALONG SAID NORTHERLY LINE, 55.79 FEET TO THE NORTHEAST CORNER OF LOT 8, FOX CREEK ESTATES PLAT 4; THENCE SOUTH 89°31'25" WEST ALONG SAID NORTHERLY LINE, 1644.17 FEET; THENCE NORTH 0°28'35" WEST ALONG THE NORTHERLY LINE OF SAID FOX CREEK ESTATES PLAT 2, 43.20 FEET; THENCE SOUTH 89°31'25" WEST ALONG SAID NORTHERLY LINE, 249.68 FEET TO THE POINT OF OF BEGINNING AND CONTAINING 24.00 ACRES (1,045,562 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SHEET INDEX

REVISIONS	DATE
SECOND SUBMITTAL	07/16/13
FIRST SUBMITTAL	06/11/13

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
TECH:
CIVIL DESIGN ADVANTAGE

FOX CREEK ESTATES PLAT 5

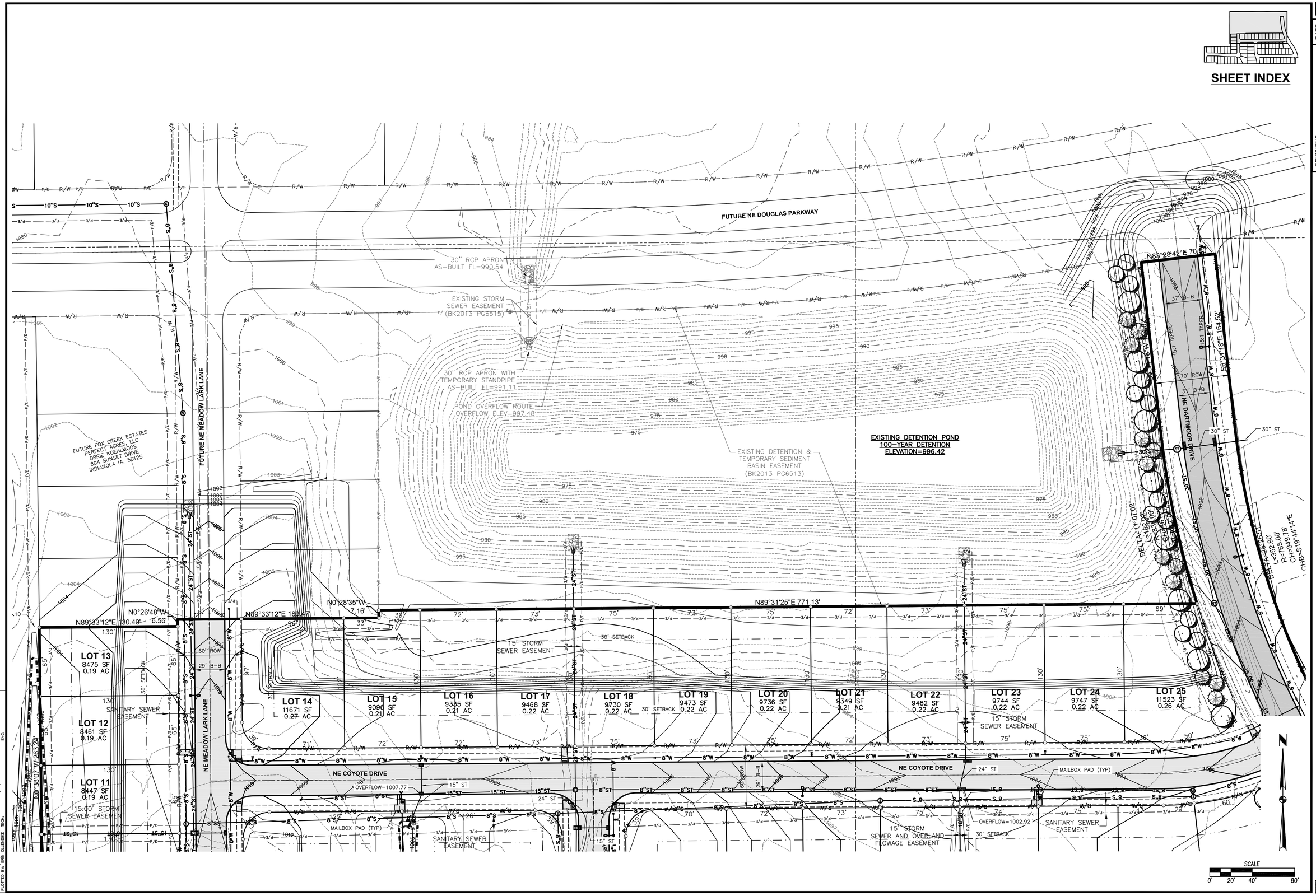
PRELIMINARY PLAT

WAUKEE, IOWA

3 / 4

1305.214

FILE: N:\2013\1305214\DWG\305214-PRELIMINARY PLAT.DWG
LAYOUT: 3-PRELIMINARY PLAT SCALED PLOTTED BY: ERIN OLLENDIKE PLOTTED: 7/7/2013 3:53 PM
COMMENT: ENG:



REVISIONS	DATE
SECOND SUBMITTAL	07/16/13
FIRST SUBMITTAL	06/11/13

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO | TECH:

CIVIL DESIGN ADVANTAGE

FOX CREEK ESTATES PLAT 5

PRELIMINARY PLAT

WAUKEE, IOWA

4 / 4

1305.214

FILE: H:\2013\305214\DWG\305214-PRELIMINARY PLAT.DWG
REVISED: 07/16/2013 LAST EDIT: 7/17/2013 5:03 PM
PLOTTED BY: ERIN OLDENDIEK TECH:
COMMENT:
ENG: