

THE LANDING AT SHADOW CREEK PRELIMINARY PLAT

WAUKEE, IA

OWNER

DILLIGENT ALICE'S ROAD, LLC
12119 STRATFORD DRIVE, STE B
CLIVE, IA 50325

APPLICANT

DILLIGENT ALICE'S ROAD, LLC
12119 STRATFORD DRIVE, STE B
CLIVE, IA 50325
(515)240-7500
steve@peoplescompany.com
ATTN: STEVE BRUERE

ENGINEER/SURVEYOR

MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
csmith@mcclure.com
ATTN: CALEB SMITH

ZONING

LOTS 1 - 149 R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
LOT 150 R-4 ROW DWELLING AND TOWNHOME DWELLING DISTRICT
LOT 151 R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
LOT "A" PUBLIC ROW

FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 30 FEET

UTILITIES

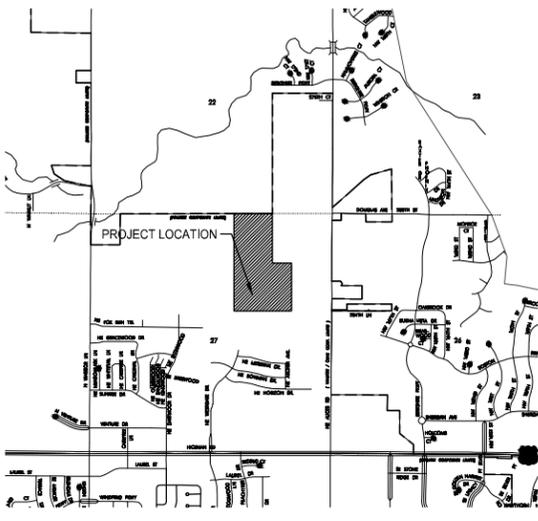
WATER: CITY OF WAUKEE
SEWER: CITY OF WAUKEE
NATURAL GAS: CITY OF WAUKEE
ELECTRIC: MIDAMERICAN ENERGY COMPANY
PHONE/CABLE: CENTURYLINK LOCAL NETWORK
MEDIACOM COMMUNICATIONS CORP

LEGAL DESCRIPTION

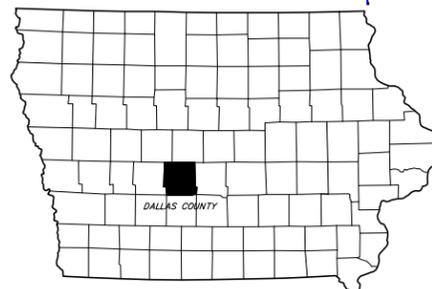
PARCEL BB BEING A PART OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA. DESCRIBED LAND CONTAINS 97.854 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PAVEMENT

NE DOUGLAS PKWY: 9 INCH NON-REINFORCED PCC W/CD BASKETS
NE WESTGATE DR: 8 INCH NON-REINFORCED PCC W/CD BASKETS
ALL OTHERS: 7 INCH NON-REINFORCED PCC

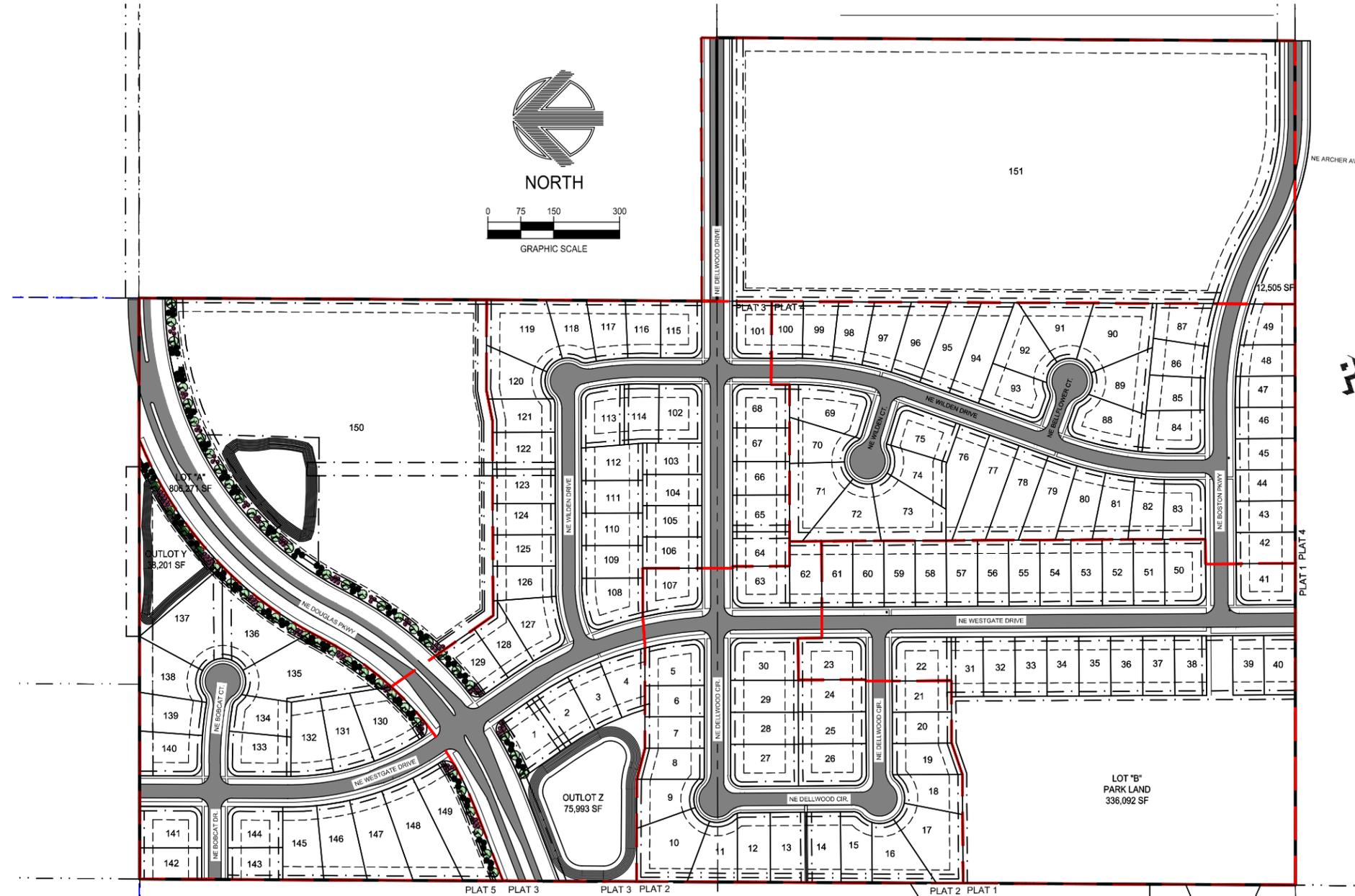
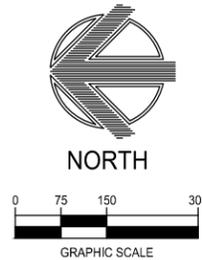


VICINITY MAP - NTS



IOWA STATE MAP

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS AS ACCEPTED BY THE CITY OF WAUKEE AND THE WAUKEE SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF WAUKEE.



INDEX OF PLAN SHEETS

SHEET NO.	DRAWING NO.	SHEET TITLE
1	GN-01	COVER SHEET
2	GN-02	DIMENSION, PAVING, & UTILITY PLAN
3	GN-03	DIMENSION, PAVING & UTILITY PLAN
4	GR-01	GRADING & EROSION CONTROL PLAN
5	GR-02	GRADING & EROSION CONTROL PLAN



building strong communities.

1360 NW 121ST Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



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.

DATE: CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:

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THE LANDING AT SHADOW CREEK
PRELIMINARY PLAT

Waukee, Iowa
2213024
March 21, 2014

REVISIONS
April 18, 2014
May 5, 2014
May 20, 2014
May 23, 2014
...

ENGINEER: C. SMITH
DRAWN BY: B. BROCKMAN

CHECKED BY: C. SMITH
FIELD BOOK NO.:

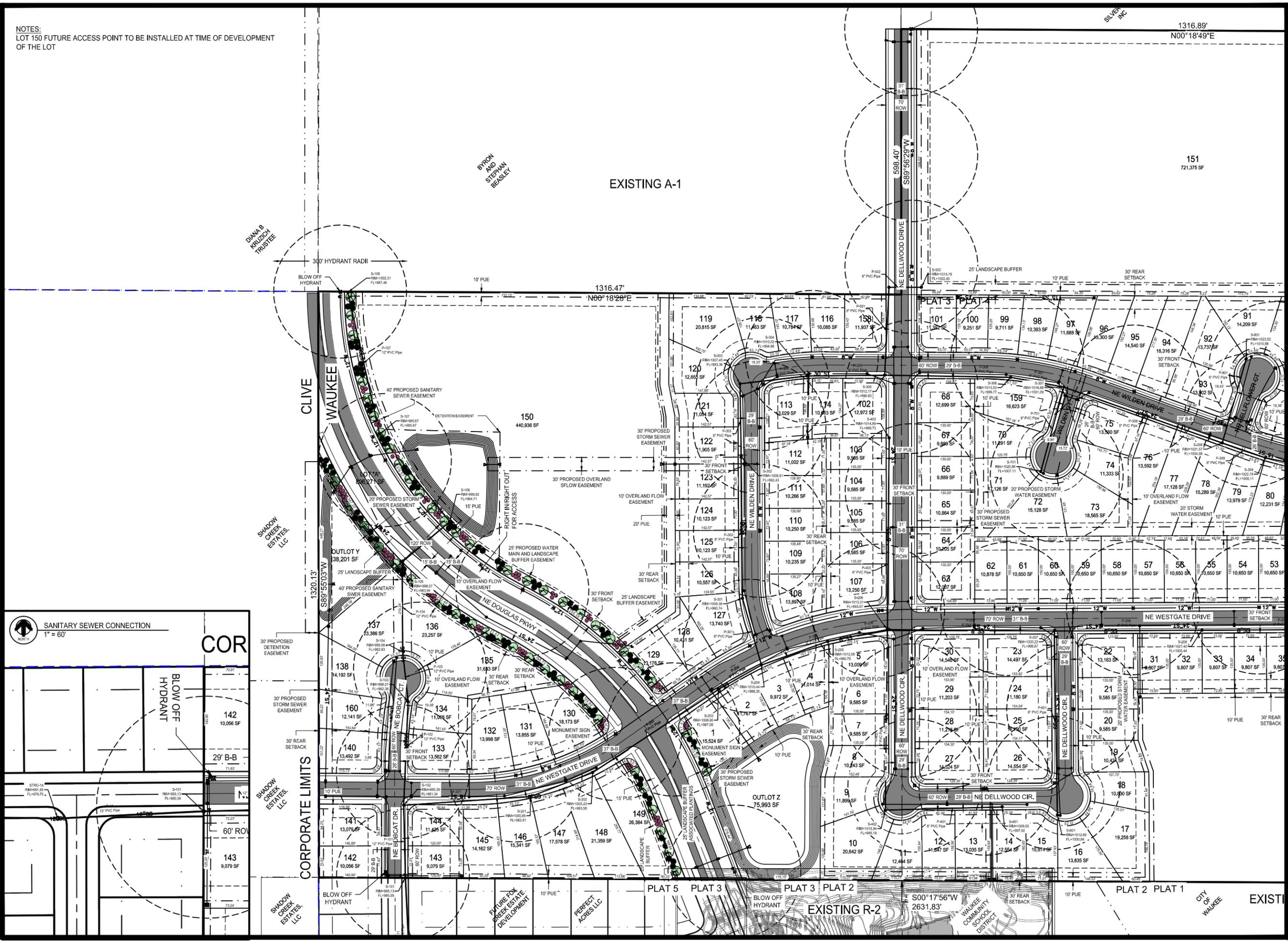
DRAWING NO. GN-01
SHEET NO. 01 / 05

NOTES:
 LOT 150 FUTURE ACCESS POINT TO BE INSTALLED AT TIME OF DEVELOPMENT OF THE LOT

building strong communities.

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 Clive, Iowa 50325
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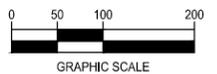
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DIMENSIONS, PAVING & UTILITY PLAN



NORTH



GRAPHIC SCALE

THE LANDING AT SHADOW CREEK PRELIMINARY PLAT

Waukee, Iowa
 2213024
 March 21, 2014

REVISIONS

- April 18, 2014
- May 5, 2014
- May 20, 2014
- May 23, 2014

ENGINEER: C. SMITH DRAWN BY: B. BROCKMAN

CHECKED BY: C. SMITH FIELD BOOK NO.:

DRAWING NO. **GN-02** SHEET NO. **02 / 05**

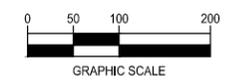
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**DIMENSIONS, PAVING
& UTILITY PLAN**



NORTH



**THE LANDING AT
SHADOW CREEK
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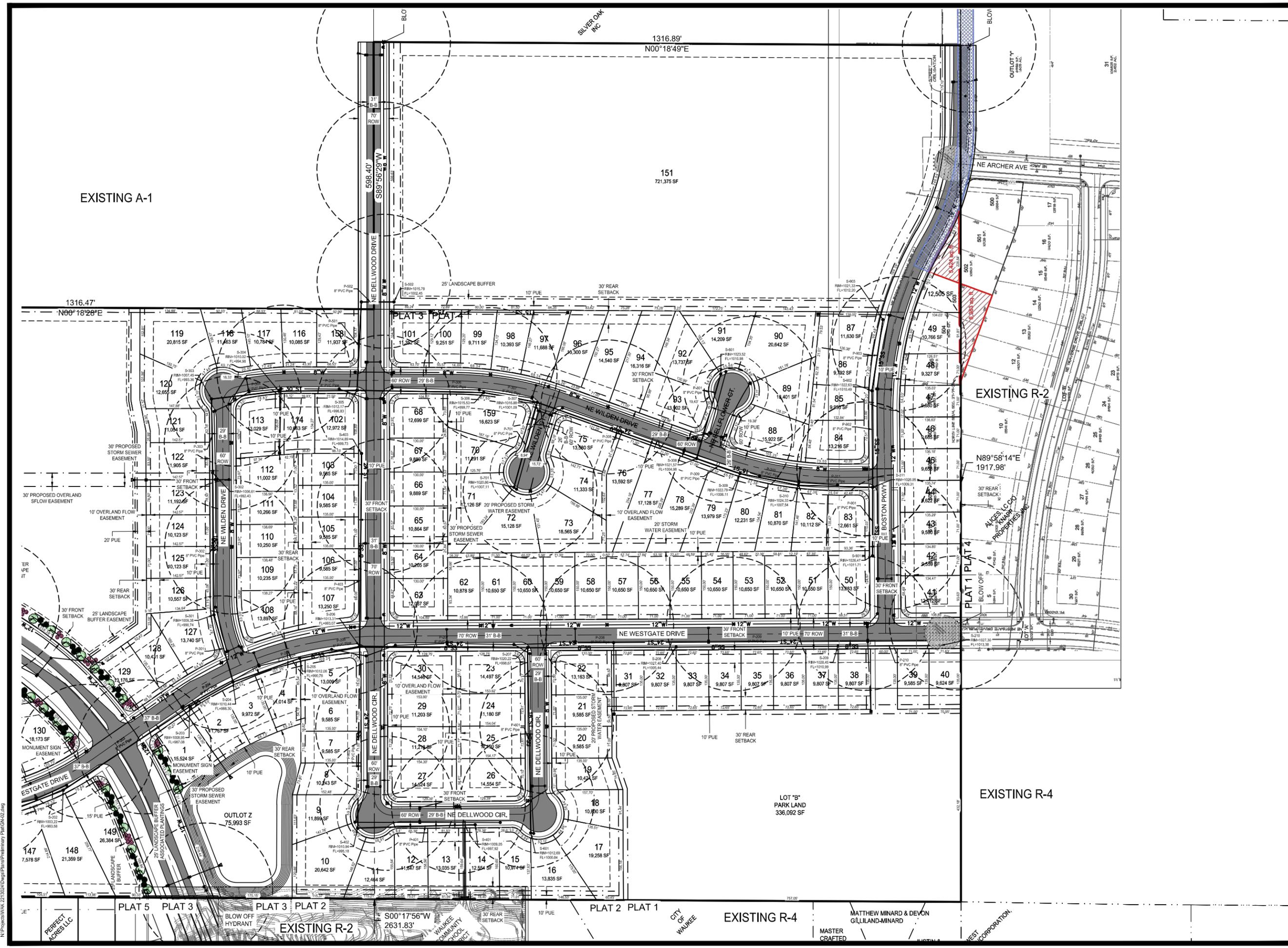
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ENGINEER: C. SMITH
DRAWN BY: B. BROCKMAN

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FIELD BOOK NO.

DRAWING NO. **GN-03**
SHEET NO. **03 / 05**



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PERFECT
ACRES LLC

PLAT 5
PLAT 3

BLOW OFF
HYDRANT

PLAT 3
PLAT 2

S00°17'56"W
2631.83'

WALKEE
COMMUNITY
PROJECT

PLAT 2
PLAT 1

CITY OF
WALKEE

EXISTING R-4

LOT "B"
PARK LAND
336,092 SF

MASTER
CRAFTED

MATTHEW MINARD & DEVON
GILILAND-MINARD

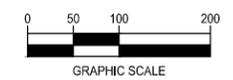
WEST
CORPORATION

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GRADING & EROSION CONTROL PLAN



NORTH



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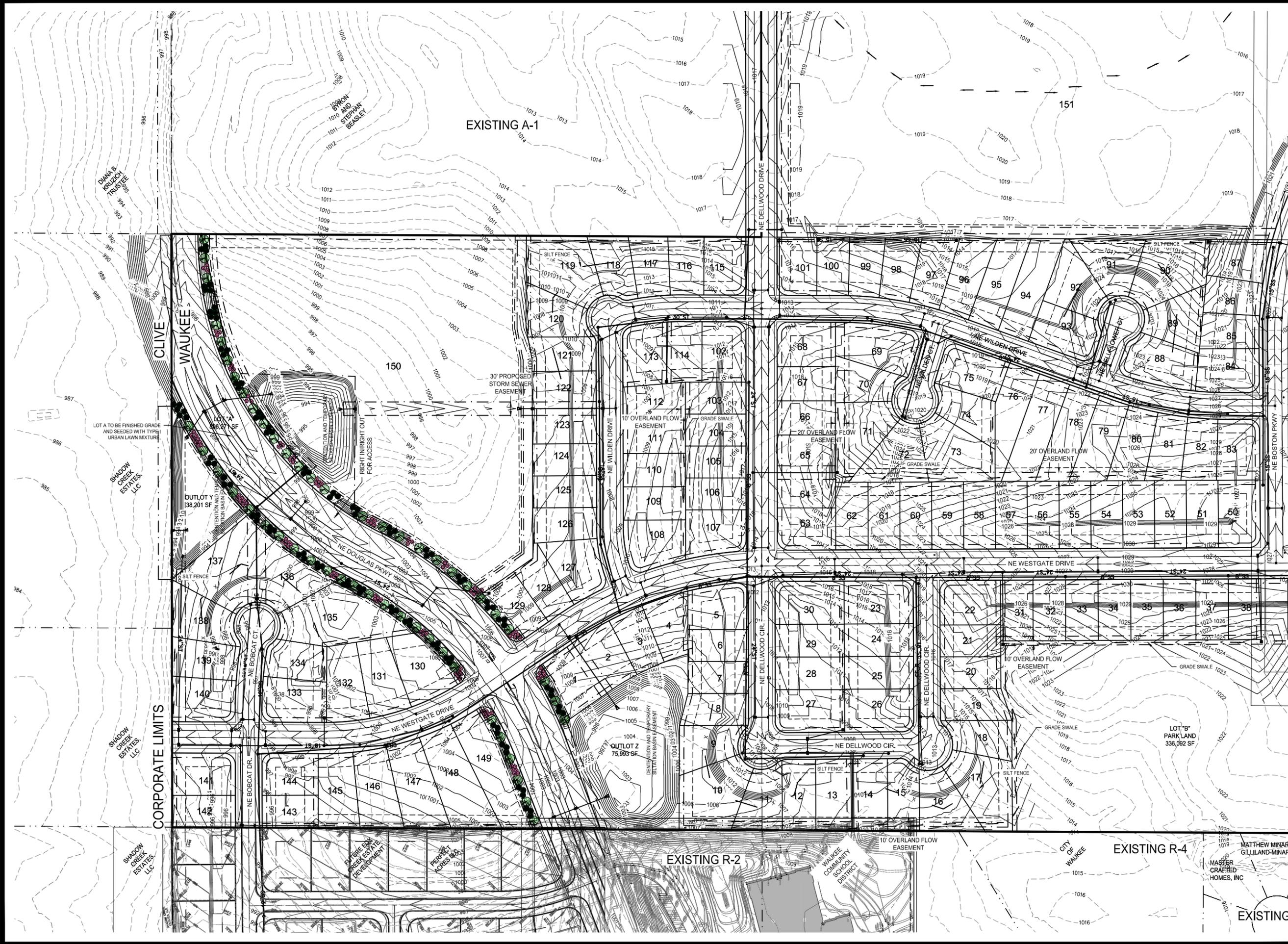
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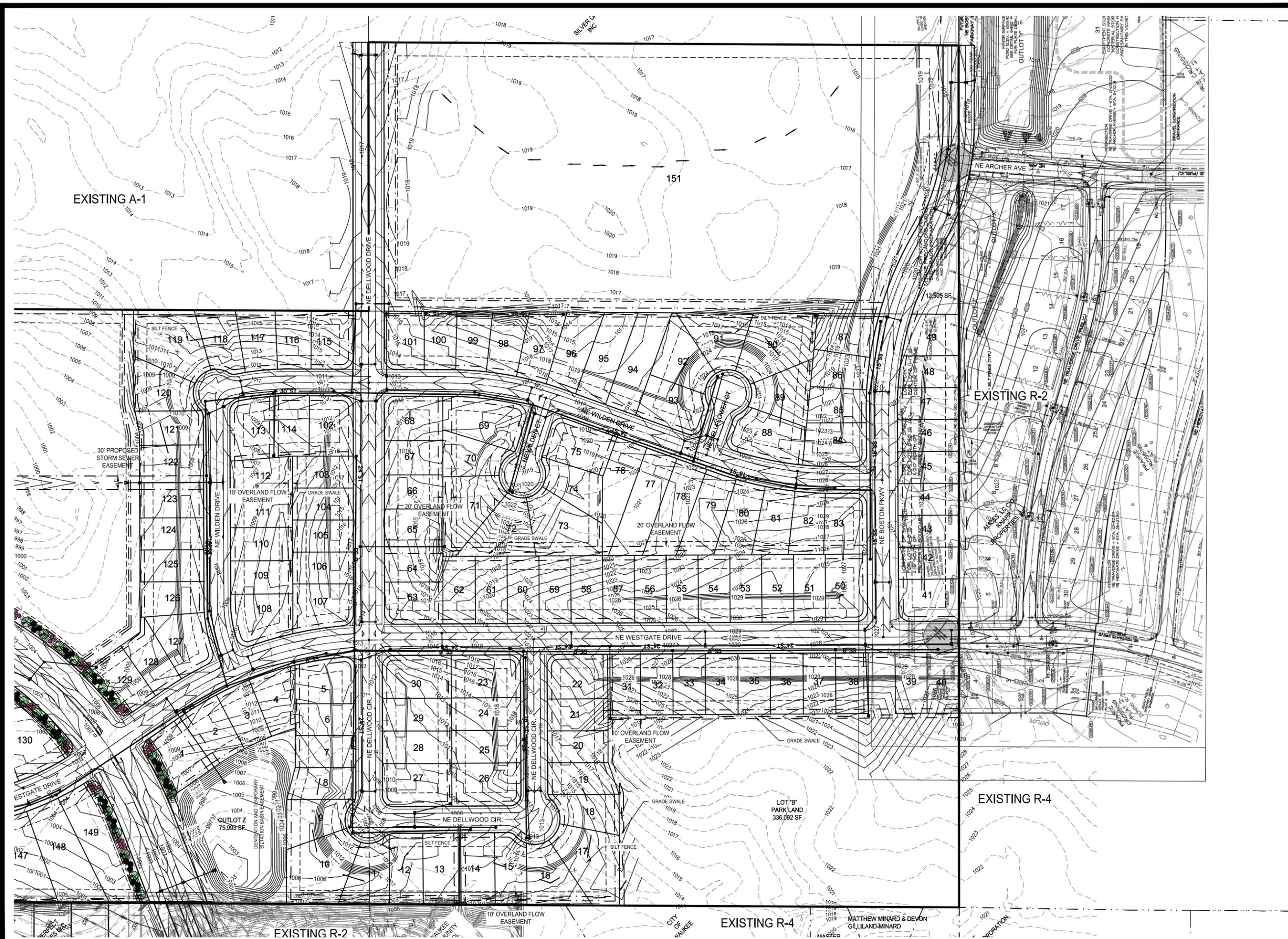
ENGINEER: C. SMITH
DRAWN BY: B. BROCKMAN

CHECKED BY: C. SMITH
FIELD BOOK NO.

DRAWING NO: GR-01
SHEET NO: 04 / 05



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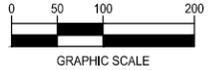


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**GRADING & EROSION
CONTROL PLAN**



NORTH



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PRELIMINARY PLAN**

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ENGINEER: C. SMITH
DRAWN BY: B. BROCKMAN
CHECKED BY: C. SMITH
FIELD BOOK NO.:

DRAWING NO. **GR-02**
SHEET NO. **05 / 05**

MATTHEW MINARD & DEVON
GILLILAND-MINARD

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