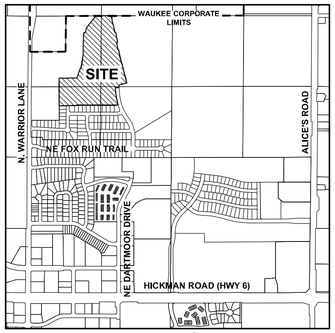
PRELIMINARY PLAT FOR:

FOX CREEK ESTATES PLAT 6

VICINITY MAP



WAUKEE, IOWA

GENERAL NOTES

1. ALL SIDEWALKS SHALL BE 5 FEET WIDE WITH THE EXCEPTION OF THE NORTH SIDE OF DOUGLAS PARKWAY WHICH IS REQUIRED TO HAVE A 10 FOOT SHARED USE PATH.
2. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT 6 IMPROVEMENTS

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

ZONING

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE SINGLE FAMILY DETACHED HOMES.

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.

LEGEND

PROPOSED

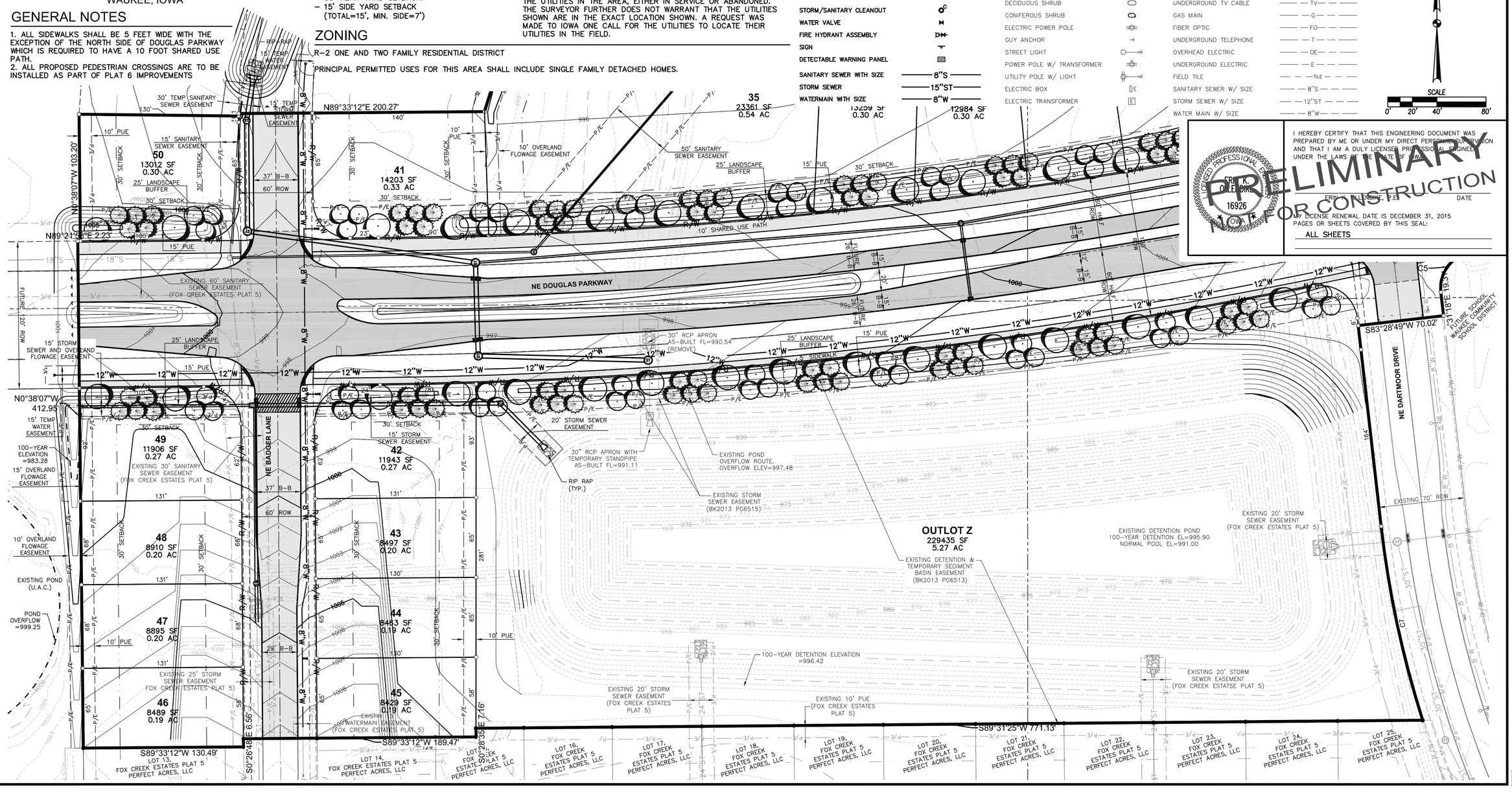
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE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

EXISTING

- 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 — 12"ST —
- WATER MAIN W/ SIZE — 8"W —

SHEET INDEX

SCALE 0' 20' 40' 80'



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 K. OLLENDIKE, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

REVISIONS	DATE
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SECOND SUBMITTAL	04/22/14
FIRST SUBMITTAL	04/09/14

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CIVIL DESIGN ADVANTAGE

FOX CREEK ESTATES PLAT 6
PRELIMINARY PLAT
WAUKEE, IOWA

1 / 4

1401.026

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PRELIMINARY PLAT DESCRIPTION

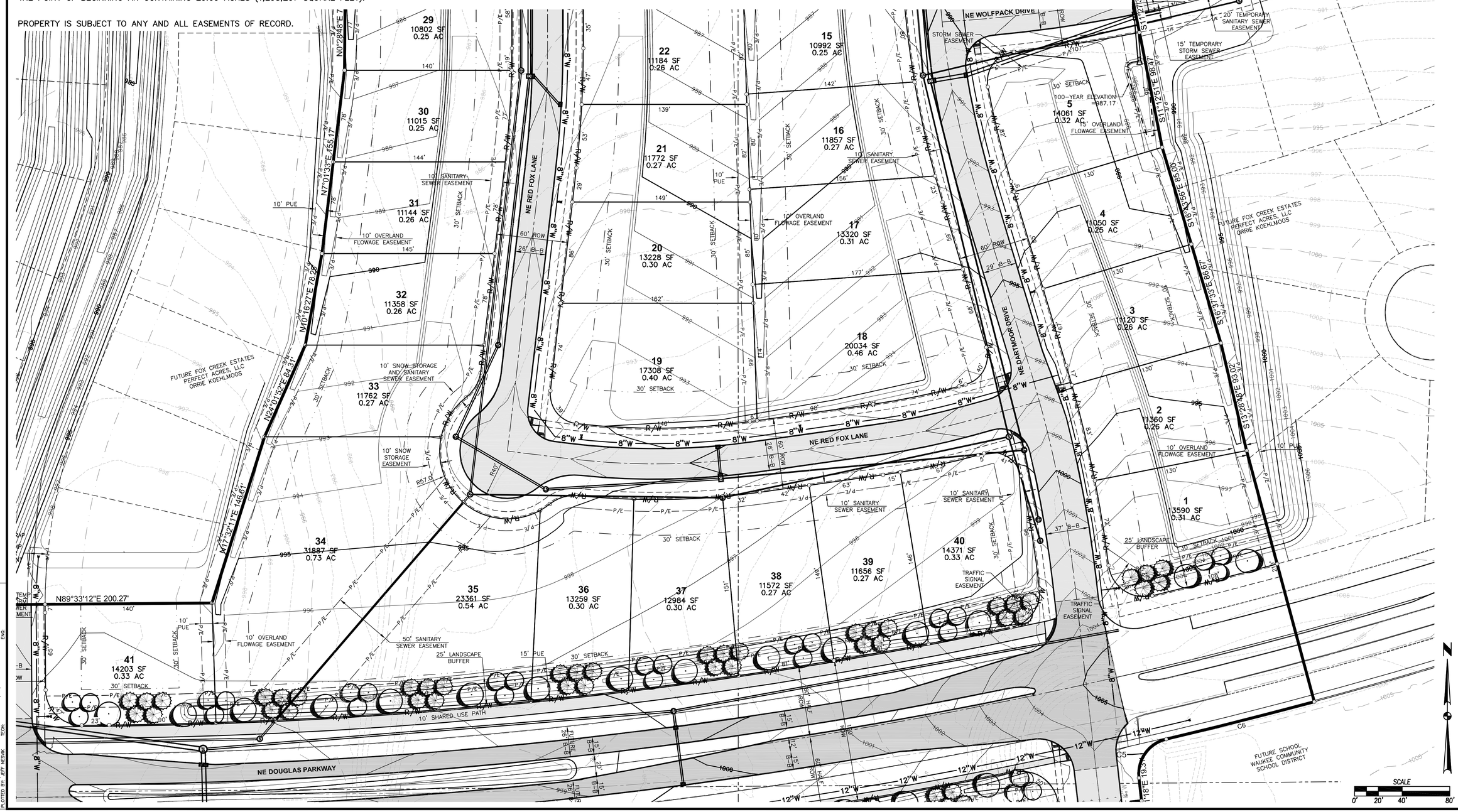
A PART OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST, OF THE FIFTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13, FOX CREEK ESTATES PLAT 5, AN OFFICIAL PLAT IN THE CITY OF WAUKEE; THENCE NORTH 0°38′07″ WEST, 412.95 FEET; THENCE NORTH 89°21′53″ EAST, 2.23 FEET; THENCE NORTH 0°38′07″ WEST, 103.20 FEET; THENCE SOUTH 89°20′53″ EAST, 130.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 530.00 FEET, WHOSE ARC LENGTH IS 2.02 FEET AND WHOSE CHORD BEARS N 0°12′22″ EAST, 2.02 FEET; THENCE NORTH 89°33′12″ EAST, 200.27 FEET; THENCE NORTH 17°32′11″ EAST, 146.61 FEET; THENCE NORTH 24°01′52″ EAST, 84.31 FEET; THENCE NORTH 10°16′27″ EAST, 78.25 FEET; THENCE NORTH 7°01′33″ EAST, 155.17 FEET; THENCE NORTH 0°28′48″ EAST, 77.22 FEET; THENCE NORTH 0°00′55″ EAST, 265.53 FEET; THENCE NORTH 12°01′57″ EAST, 60.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY, WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 25.55 FEET, AND WHOSE CHORD BEARS SOUTH 79°15′25″ EAST, 25.66 FEET; THENCE NORTH 9°27′12″ EAST, 79.68 FEET; THENCE NORTH 33°31′07″ EAST, 63.58 FEET; THENCE NORTH 38°18′05″ EAST, 234.89 FEET; THENCE NORTH 89°32′02″ EAST, 291.35 FEET; THENCE SOUTH 6°12′43″ EAST, 109.59 FEET; THENCE SOUTH 16°37′58″ EAST, 100.69 FEET; THENCE SOUTH 10°52′21″ EAST, 108.76 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY, WHOSE RADIUS IS 770.00 FEET WHOSE ARC LENGTH IS 15.10 FEET, AND WHOSE CHORD BEARS NORTH 78°33′56″ EAST, 15.10 FEET; THENCE SOUTH 11°59′47″ EAST, 190.00 FEET; THENCE SOUTH 81°35′59″ WEST, 18.86 FEET; THENCE SOUTH 10°52′19″ EAST, 131.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY, WHOSE RADIUS IS 1090.00 FEET, WHOSE ARC LENGTH IS 11.41 FEET, AND WHOSE CHORD BEARS NORTH 78°49′41″ EAST, 11.41 FEET; THENCE SOUTH 11°12′51″ EAST, 158.47 FEET; THENCE SOUTH 16°43′56″ EAST, 85.00 FEET; THENCE SOUTH 16°37′33″ EAST, 86.67 FEET; THENCE SOUTH 13°28′48″ EAST, 93.019 FEET; THENCE SOUTH 15°04′55″ EAST, 218.65 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY, WHOSE RADIUS IS 4060.00 FEET, WHOSE ARC LENGTH IS 128.39 FEET, AND WHOSE CHORD BEARS SOUTH 75°49′26″ WEST, 128.38 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS IS 30.00 FEET WHOSE ARC LENGTH IS 43.59 FEET, AND WHOSE CHORD BEARS SOUTH 35°06′14″ WEST, 39.86 FEET; THENCE SOUTH 6°31′18″ EAST, 19.31 FEET; THENCE SOUTH 83°28′49″ WEST, 70.02 FEET; THENCE SOUTH 6°31′47″ EAST, 164.32 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 162.02 FEET, AND WHOSE CHORD BEARS SOUTH 12°04′49″ EAST, 161.76 FEET; THENCE SOUTH 89°31′25″ WEST, 771.13 FEET; THENCE SOUTH 0°28′35″ EAST, 7.16 FEET; THENCE SOUTH 89°33′12″ WEST, 189.47 FEET; THENCE SOUTH 0°26′48″ EAST, 6.56 FEET; THENCE SOUTH 89°33′12″ WEST, 130.49 FEET TO THE POINT OF BEGINNING AN CONTAINING 29.69 ACRES (1,293,207 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	0°13′06″	530.00′	2.02′	N0°12′22″E	2.02′
C3	1°07′25″	770.00′	15.10′	N78°33′56″E	15.10′
C4	0°36′00″	1065.56′	11.16′	N78°50′05″E	11.16′
C5	83°15′05″	30.00′	43.59′	S35°06′14″W	39.86′
C6	1°48′43″	4060.00′	128.39′	S75°49′26″W	128.38′
C7	11°07′02″	835.00′	162.02′	S12°04′49″E	161.76′



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WAUKEE, IOWA

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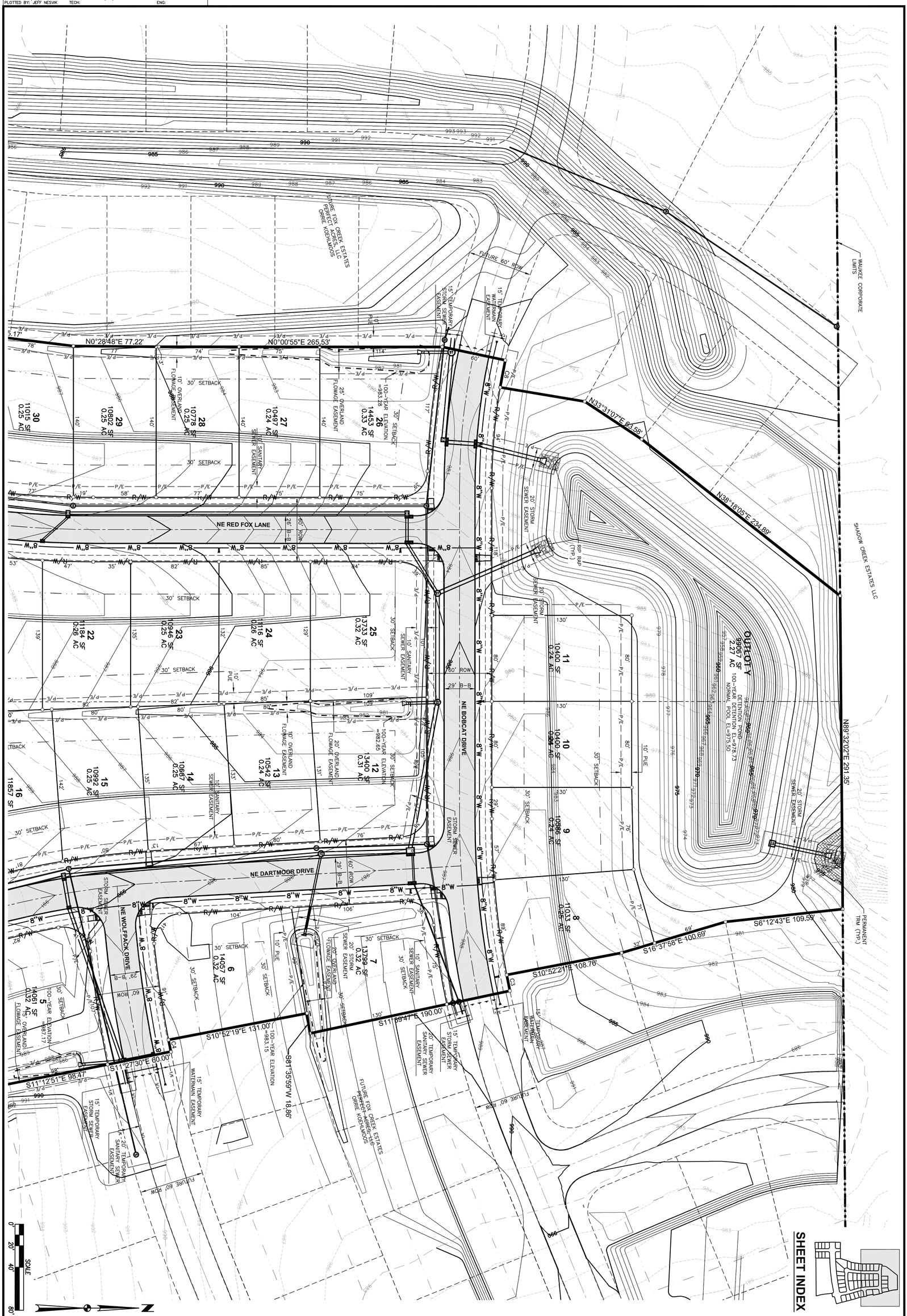

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