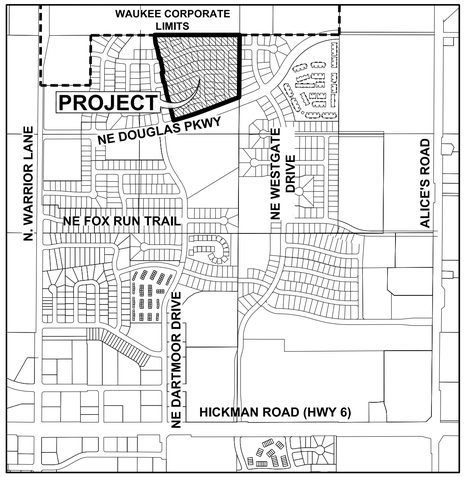
PRELIMINARY PLAT FOR:
FOX CREEK ESTATES PLAT 7

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

ZONING

R–2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

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.

OWNER/DEVELOPER

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

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
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PRELIMINARY PLAT DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, FOX CREEK ESTATES PLAT 6, AN OFFICIAL PLAT IN THE CITY OF WAUKEE; THENCE NORTH 15°04'55" WEST ALONG THE EASTERLY LINE OF SAID FOX CREEK ESTATES PLAT 6, A DISTANCE OF 98.65 FEET; THENCE NORTH 13°28'48" WEST CONTINUING ALONG SAID EASTERLY LINE, 93.02 FEET; THENCE NORTH 16°37'33" WEST CONTINUING ALONG SAID EASTERLY LINE, 86.67 FEET; THENCE NORTH 16°43'56' WEST CONTINUING ALONG SAID EASTERLY LINE, 85.00 FEET; THENCE NORTH 11°12'51" WEST CONTINUING ALONG SAID EASTERLY LINE, 98.47 FEET; THENCE NORTH 11°27'30" WEST CONTINUING ALONG SAID EASTERLY LINE, 60.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1090.00 FEET, WHOSE ARC LENGTH IS 11.16 FEET AND WHOSE CHORD BEARS SOUTH 78°50'05" WEST, 11.16 FEET; THENCE NORTH 10°52'19" WEST CONTINUING ALONG SAID EASTERLY LINE, 131.00 FEET; THENCE NORTH 81°35'59" EAST CONTINUING ALONG SAID EASTERLY LINE, 18.86 FEET; THENCE NORTH 11°59'47" WEST CONTINUING ALONG SAID EASTERLY LINE, 190.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 15.10 FEET AND WHOSE CHORD BEARS SOUTH 78°33'56" WEST, 15.10 FEET; THENCE NORTH 10°52'21" WEST CONTINUING ALONG SAID EASTERLY LINE, 108.76 FEET; THENCE NORTH 16°37'58' WEST CONTINUING ALONG SAID EASTERLY LINE, 100.69 FEET; THENCE NORTH 06°12'43" WEST CONTINUING ALONG SAID EASTERLY LINE, 109.59 FEET TO THE NORTHEAST CORNER OF SAID FOX CREEK ESTATES PLAT 6; THENCE NORTH 89°32'02" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1125.30 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 00°03'22" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 825.78 FEET TO THE SOUTHWEST CORNER OF LOT 33, THE LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE; THENCE SOUTH 68°38'34" WEST ALONG THE NORHTERLY RIGHT–OF–WAY LINE OF NORTHEAST DOUGLAS PARKWAY, 489.84 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT–OF–WAY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 3940.00 FEET,WHOSE ARC LENGTH IS 431.53 FEET AND WHOSE CHORD BEARS SOUTH 71°46'49" WEST, 431.31 TO THE POINT OF BEGINNING AND CONTAINING 23.21 ACRES (10,100,965 SQUARE FEET).

PROPERTY IS SUBJECT OT ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS

- MIN. LOT AREA = 8,000 SF (SINGLE–FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR SIDE YARD SETBACK:
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

GENERAL NOTES

1. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
2. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
3. PARKLAND DEDICATION WAS SATISFIED FOR THIS DEVELOPMENT WITH PROPERTY DEDICATED FROM FOX CREEK ESTATES PLAT 4.
4. OUTLOT 'Z' SHALL BE MAINTAINED AND OWNED BY A HOMEOWNER'S ASSOCIATION.
5. ALL REQUIRED LANDSCAPING WITHIN THE PROPOSED 25 FOOT LANDSCAPE BUFFERS IS TO BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.

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

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.

ERIN K. OLLENDIKE
16926
IOWA

ERIN K. OLLENDIKE, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
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REVISIONS	DATE
THIRD SUBMITTAL	7/28/15
SECOND SUBMITTAL	7/15/15
FIRST SUBMITTAL	6/23/15

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CIVIL DESIGN ADVANTAGE

FOX CREEK ESTATES PLAT 7
PRELIMINARY PLAT
WAUKEE, IOWA

1/3
1504.229

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PLOT SCALE:
TECH:
COMMENT:
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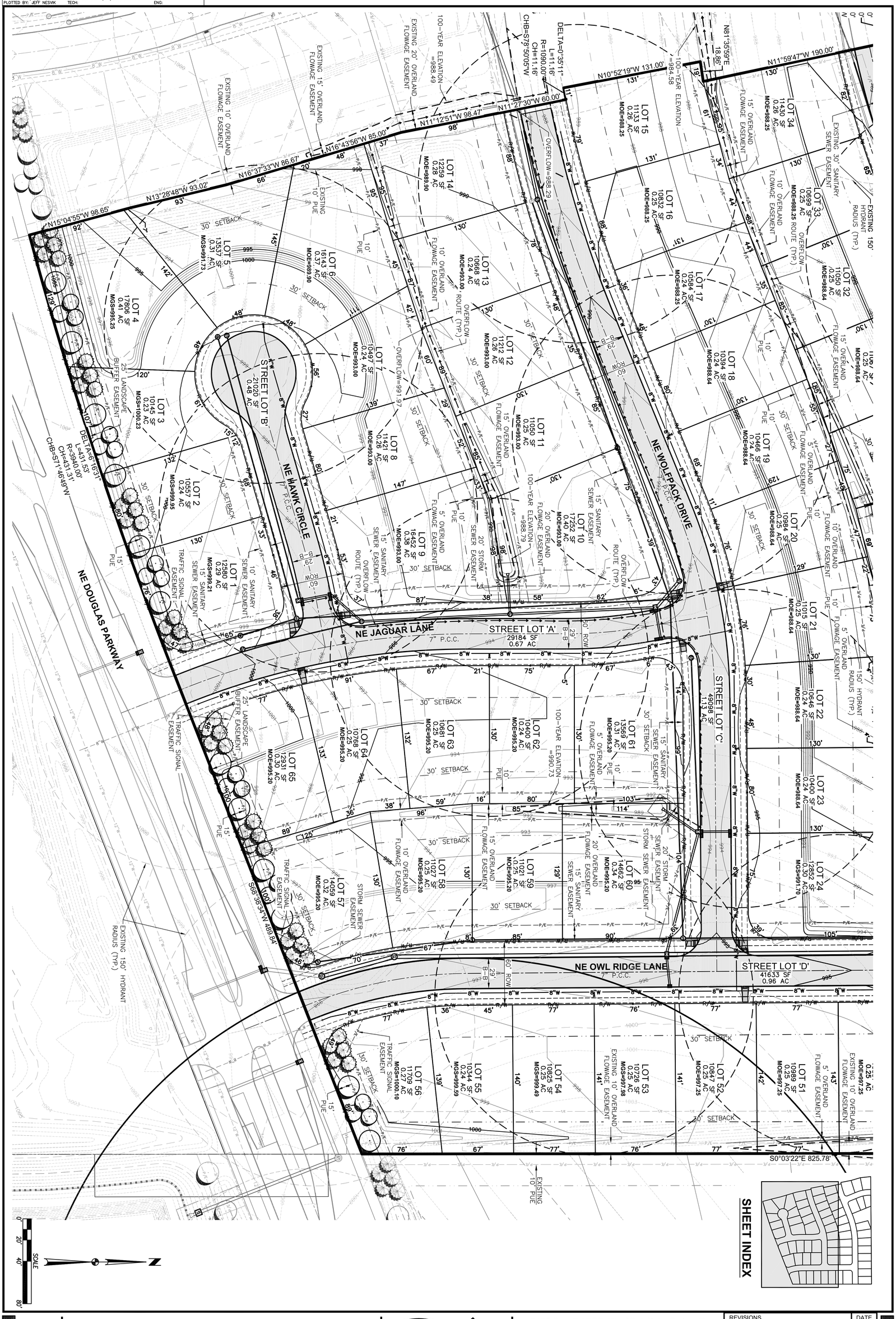

FOX CREEK ESTATES PLAT 7

PRELIMINARY PLAT

WAUKEE, IOWA

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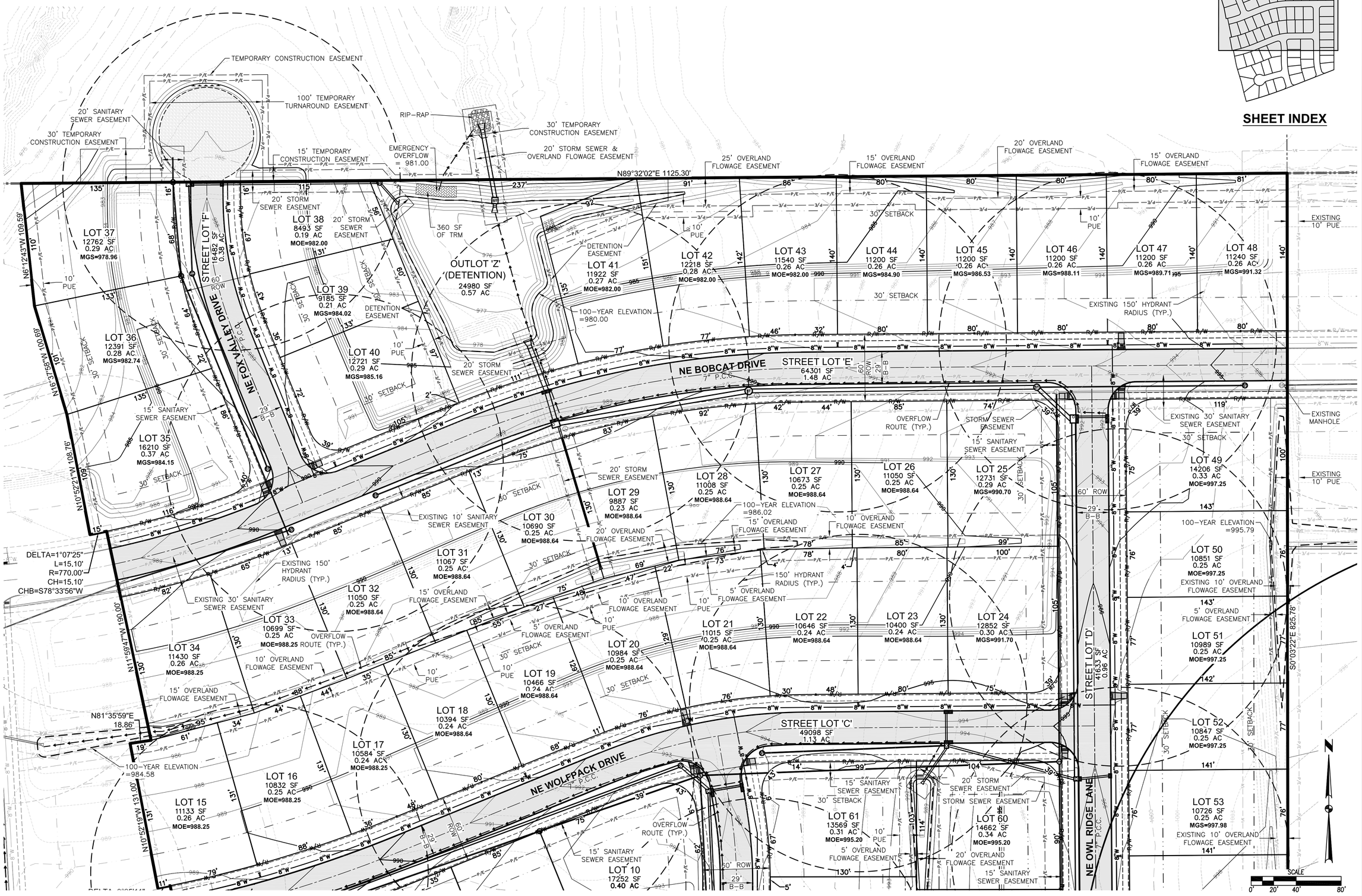

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PRELIMINARY PLAT

WAUKEE, IOWA

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