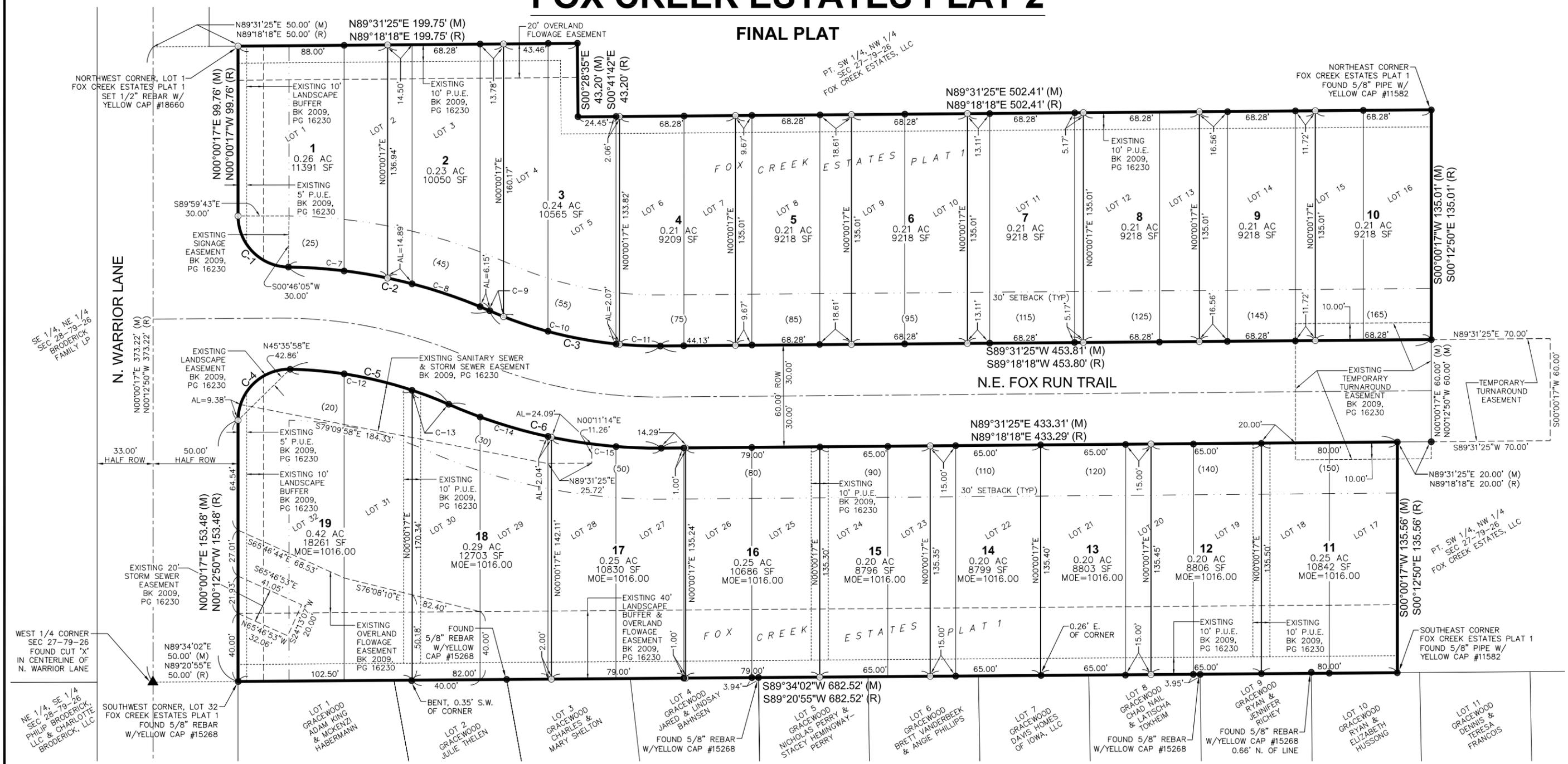


# FOX CREEK ESTATES PLAT 2

## FINAL PLAT



**LEGEND**

SECTION CORNER AS NOTED	FOUND	SET
5/8" IRON PIPE, YELLOW CAP #11582 (UNLESS OTHERWISE NOTED)	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM OPENING ELEVATION	MOE	
PUBLIC UTILITY EASEMENT	P.U.E.	
LOT ADDRESS	(0000)	
ARC LENGTH	AL	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
PLAT BOUNDARY	----	

**DATE OF SURVEY**  
MARCH 15, 2010

**CURVE DATA**

CURVE	DELTA	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1 (M)	D=89°14'12"	L=46.72'	R=30.00'	CH=42.14'	CHB=N44°36'49"W
C-1 (R)	D=89°14'12"	L=46.72'	R=30.00'	CH=42.14'	CHB=N44°49'56"W
C-2 (M)	D=22°56'27"	L=122.12'	R=305.00'	CH=121.31'	CHB=N77°45'42"W
C-2 (R)	D=22°56'27"	L=122.12'	R=305.00'	CH=121.31'	CHB=N77°58'48"W
C-3 (M)	D=24°11'07"	L=103.42'	R=245.00'	CH=102.65'	CHB=N78°23'02"W
C-3 (R)	D=24°11'07"	L=103.42'	R=245.00'	CH=102.65'	CHB=N78°36'08"W
C-4 (M)	D=91°11'22"	L=47.75'	R=30.00'	CH=42.86'	CHB=N45°35'58"E
C-4 (R)	D=91°11'22"	L=47.75'	R=30.00'	CH=42.86'	CHB=N45°22'51"E
C-5 (M)	D=22°30'53"	L=96.27'	R=245.00'	CH=95.66'	CHB=S77°32'55"E
C-5 (R)	D=22°30'53"	L=96.27'	R=245.00'	CH=95.66'	CHB=S77°46'01"E
C-6 (M)	D=24°11'07"	L=128.74'	R=305.00'	CH=127.79'	CHB=S78°23'02"E
C-6 (R)	D=24°11'07"	L=128.74'	R=305.00'	CH=127.79'	CHB=S78°36'08"E
C-7	D=11°03'15"	L=58.84'	R=305.00'	CH=58.75'	CHB=N83°42'17"W
C-8	D=16°28'17"	L=70.43'	R=245.00'	CH=70.19'	CHB=S76°35'12"E
C-9	D=2°03'35"	L=8.81'	R=245.00'	CH=8.81'	CHB=S67°19'16"E
C-10	D=16°28'17"	L=70.43'	R=245.00'	CH=70.19'	CHB=S76°35'12"E
C-11	D=5°39'14"	L=24.18'	R=245.00'	CH=24.17'	CHB=S87°38'58"E
C-12	D=17°07'08"	L=73.20'	R=245.00'	CH=72.93'	CHB=N80°14'47"W
C-13	D=5°23'45"	L=23.07'	R=245.00'	CH=23.06'	CHB=N68°59'21"W
C-14	D=11°56'51"	L=63.60'	R=305.00'	CH=63.48'	CHB=S72°15'54"E
C-15	D=12°14'16"	L=65.15'	R=305.00'	CH=65.02'	CHB=S84°21'27"E

**OWNER/DEVELOPER**  
NEWBLOOD DEVELOPMENT IV  
10888 HICKMAN ROAD, SUITE 3B  
CLIVE, IOWA 50325

**ENGINEER/SURVEYOR**  
CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DR, SUITE G  
GRIMES, IOWA 50111

**ZONING**  
R-4 ROW DWELLING AND TOWNHOME DISTRICT

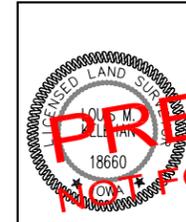
**BULK REGULATIONS**  
- 30' FRONT YARD SETBACK  
- 30' REAR YARD SETBACK  
- 15' SIDE YARD SETBACK (TOTAL=15', MIN. SIDE=7')

**PLAT DESCRIPTION**  
LOTS 1 THROUGH 32, FOX CREEK ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 4.48 ACRES (195,051 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**BENCHMARK**  
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

**NOTES**  
1. MINIMUM OPENING ELEVATIONS (MOE) ARE REQUIRED ON SOME LOTS. THESE ELEVATIONS ARE BASED ON ELEVATIONS SHOWN ON THE FINAL PLAT FOR FOX CREEK ESTATES PLAT 1. THE SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THE ELEVATIONS.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE \_\_\_\_\_

THIS SHEET \_\_\_\_\_

**FOX CREEK ESTATES PLAT 2**  
**FINAL PLAT**

3405 SE Crossroads Drive, Suite G  
Grimes, Iowa 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_

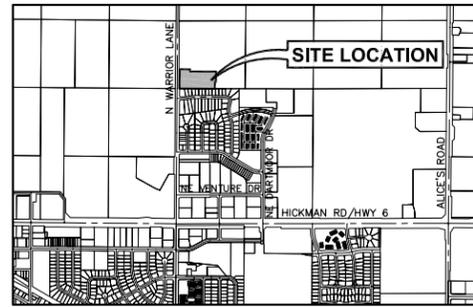
WAUKEE, IOWA

1 / 1

1003.068

VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

# FOX CREEK ESTATES PLAT 2

### OWNER/DEVELOPER

NEWBLOOD DEVELOPMENT IV  
10888 HICKMAN ROAD, SUITE 3B  
CLIVE, IOWA 50325

### ENGINEER/ SURVEYOR

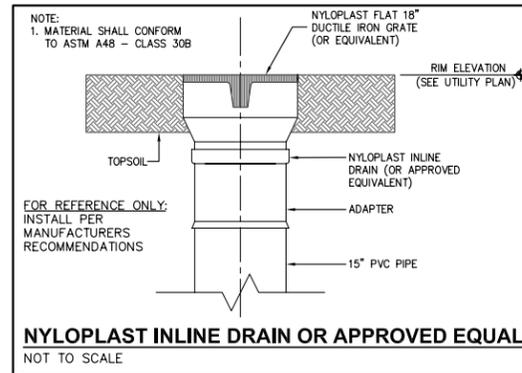
CIVIL DESIGN ADVANTAGE  
CONTACT: ERIN OLLENDIKE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 369-4400  
FX. (515) 369-4410

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ELEVATION = 1014.23

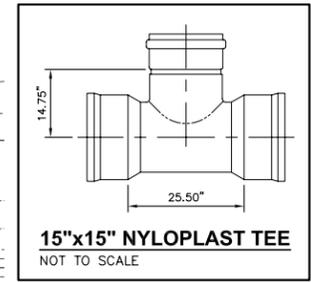
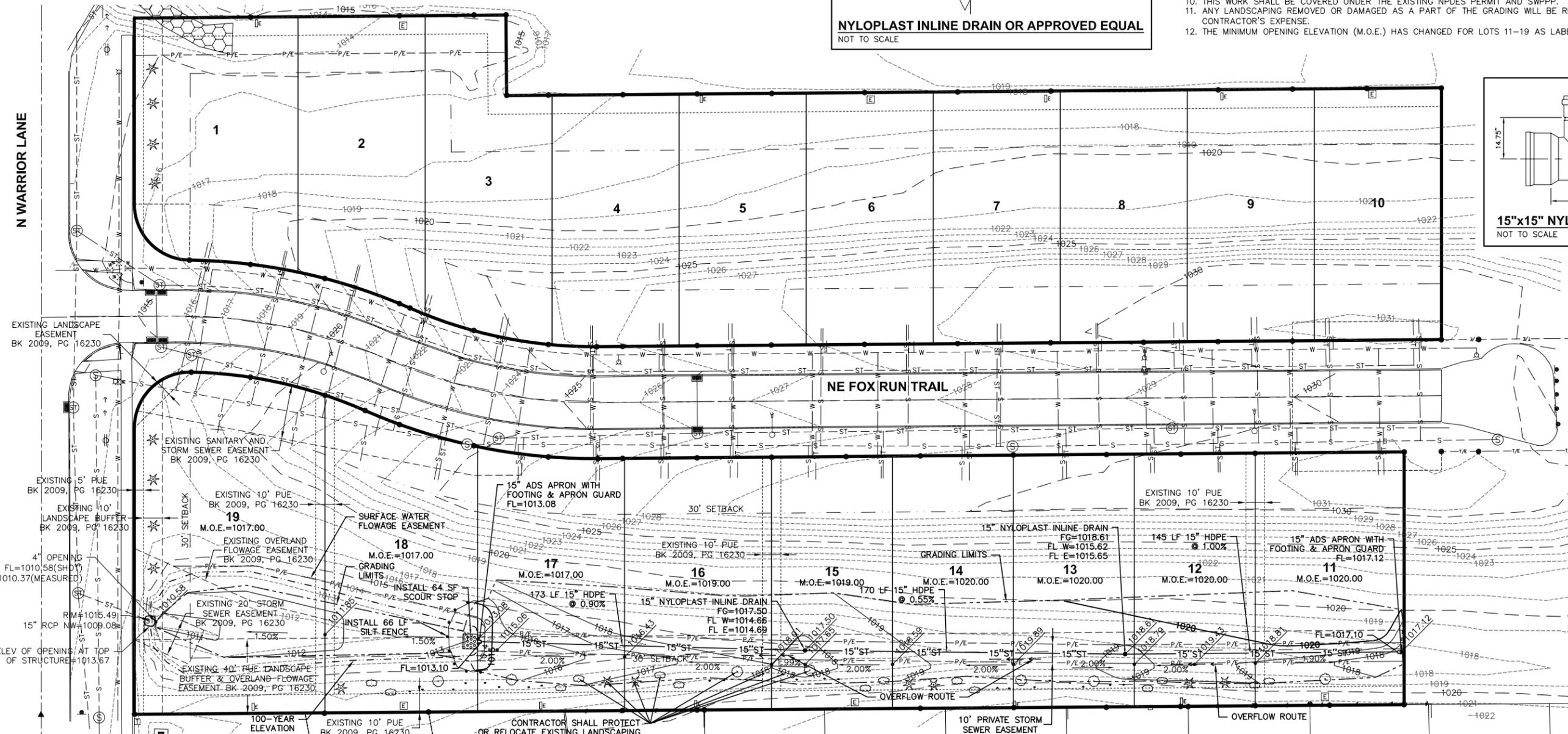
### SUBMITTAL DATES

FIRST SUBMITTAL: 12/02/10  
SECOND SUBMITTAL: 12/10/10



### GRADING NOTES

- 1. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- 2. EXCAVATION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF WAUKEE STANDARD SPECIFICATIONS.
- 3. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- 4. ALL SPOT ELEVATIONS ARE TOP-OF-GROUND UNLESS OTHERWISE NOTED.
- 5. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- 6. SLOPES IN SWALE SHALL BE UNIFORM TO AVOID PONDING UNLESS AROUND AN INTAKE.
- 7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- 9. THE CONTRACTOR SHALL VERIFY AFTER CONSTRUCTION THAT AREAS DRAIN PROPERLY AND NO STANDING WATER IS PRESENT IN DRAINAGE SWALES AND DETENTION AREAS.
- 10. THIS WORK SHALL BE COVERED UNDER THE EXISTING NPDES PERMIT AND SWPPP.
- 11. ANY LANDSCAPING REMOVED OR DAMAGED AS A PART OF THE GRADING WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 12. THE MINIMUM OPENING ELEVATION (M.O.E.) HAS CHANGED FOR LOTS 11-19 AS LABELED.



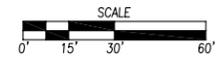
### UTILITY NOTES

- 1. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- 2. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF WAUKEE STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- 3. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- 4. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO

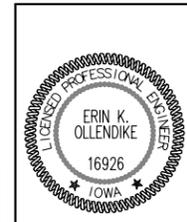
- AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- 6. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF WAUKEE STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE.
- 7. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE UTILITIES INCLUDING SANITARY SEWER, WATER AND STORM SEWER.
- 8. INSTALLATION OF AN APRON GUARD AND FOOTING WITH ALL APRONS SHALL BE CONSIDERED INCIDENTAL.
- 9. SCOUR STOP INSTALLATION SHALL BE DONE BY A CERTIFIED SCOUR STOP INSTALLER.
- 10. THE STORM SEWER ON THIS PLAN IS PRIVATE AND SHALL BE MAINTAINED BY EACH LOT OWNER.

### UTILITY WARNING

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.



THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

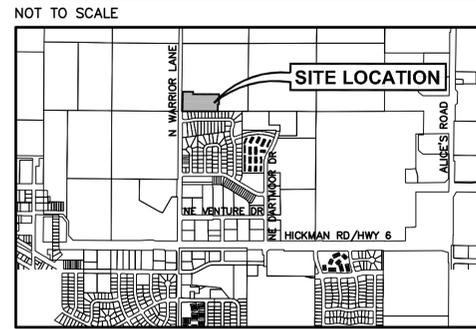


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.  
ERIN K. OLLENDIKE, P.E. DATE \_\_\_\_\_  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE: 12/20/10, 12/10/10, 12/02/10  
REVISIONS: FINAL SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL  
3405 SE Crossroads Drive, Suite G, Grimes, Iowa 50111  
PH: (515) 369-4400 Fax: (515) 369-4410  
TECH: ENGINEER: EKO  
FOX CREEK ESTATES PLAT 2  
GRADING PLAN  
WAUKEE, IOWA  
1003.068

# FOX CREEK ESTATES PLAT 2 LOTS 18 & 19

## VICINITY MAP



WAUKEE, IOWA

## UTILITY WARNING

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9. THE CONTRACTOR SHALL VERIFY AFTER CONSTRUCTION THAT AREAS DRAIN PROPERLY AND NO STANDING WATER IS PRESENT IN DRAINAGE SWALES AND DETENTION AREAS.
10. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
11. THIS WORK SHALL BE COVERED UNDER THE EXISTING NPDES PERMIT AND SWPPP.
12. PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THIS PROJECT, AS-BUILT DRAWINGS AND A LETTER OF VERIFICATION WILL NEED TO BE SUBMITTED BY THE ENGINEER STATING THAT ALL OF THE DRAINAGE SWALES AND DETENTION AREAS ARE CONSTRUCTED AS DESIGNED.

## OWNER/DEVELOPER

NEWBLOOD DEVELOPMENT IV  
10888 HICKMAN ROAD, SUITE 3B  
CLIVE, IOWA 50325

## ENGINEER/ SURVEYOR

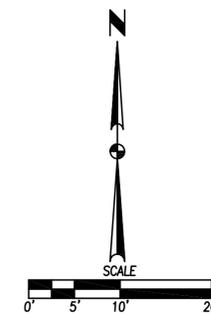
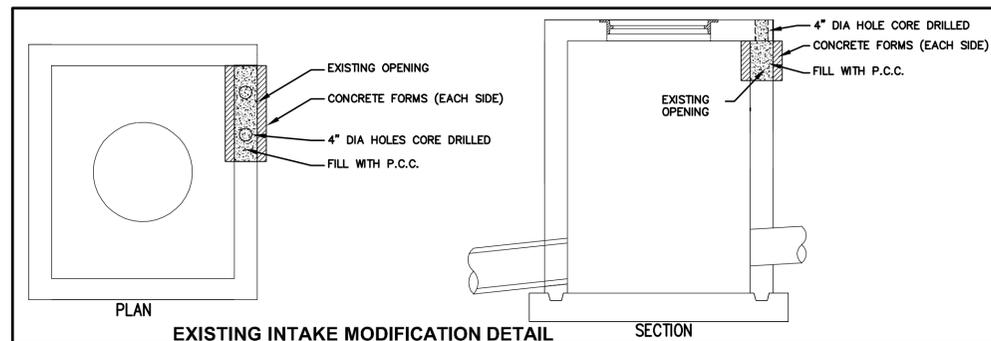
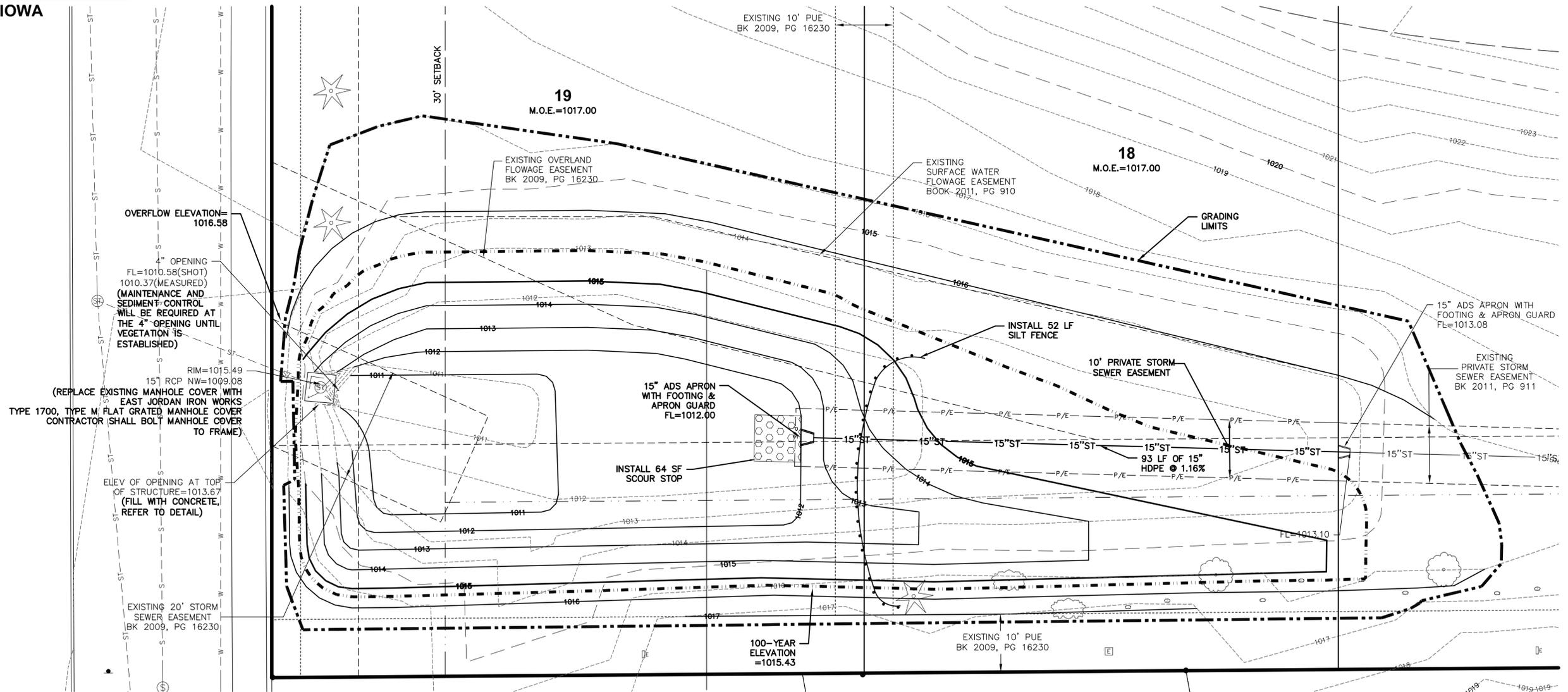
CIVIL DESIGN ADVANTAGE  
CONTACT: ERIN OLLENDIKE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH. (515) 369-4400  
FX. (515) 369-4410

## BENCHMARK

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## SUBMITTAL DATES

FIRST SUBMITTAL: 04/26/11  
SECOND SUBMITTAL: 05/04/11



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 \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011 PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET \_\_\_\_\_

**PRELIMINARY**

**FOR CONSTRUCTION**

DATE

05/04/11

04/26/11

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 SE Crossroads Drive, Suite G  
Grimes, Iowa 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

ENGINEER: EKO

FOX CREEK ESTATES PLAT 2 LOTS 18 & 19

GRADING PLAN

1

1

1003.068