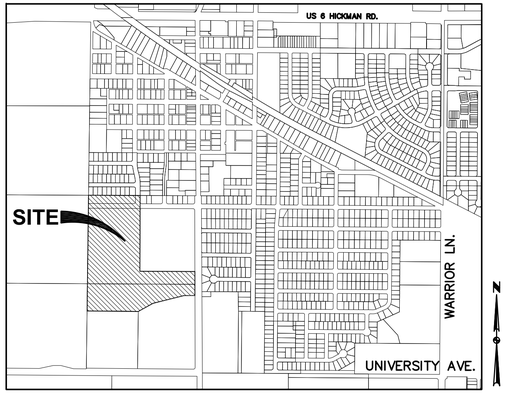
PRELIMINARY PLAT FOR:
CLAYTON ESTATES
WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

OWNER:

CITY OF WAUKEE
230 HICKMAN ROAD
WAUKEE, IOWA 50263
PH: (515) 978-7899
CONTACT: BRAD DEETS

DEVELOPER:

JERRY'S HOMES INC.
10430 NEW YORK AVE., SUITE C
URBANDALE, IOWA 50322
PH: (515) 727-0356
CONTACT: JAY COWAN

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: ERIN OLLENDIKE

GENERAL NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. OUTLOT 'Z' SHALL BE DEEDED TO THE CITY OF WAUKEE TO SATISFY PARKLAND REQUIREMENTS FOR ALL LOTS WITHIN THIS SUBDIVISION.
5. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
6. ALL OF OUTLOT 'Z' SHALL BE GRADED AND SEEDED WITH TYPE 1 LAWN SEED.
7. DETENTION FOR THIS PROPERTY IS BEING PROVIDED IN A REGIONAL DETENTION POND LOCATED SOUTH OF THIS PROPERTY. THE POND WILL BE OWNED AND MAINTAINED BY THE CITY OF WAUKEE.

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 38.2 ACRES (1,663,833 SQUARE FEET)

ZONING:

R-2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT

DATE OF SURVEY:

AUGUST 15, 2016

LEGAL DESCRIPTION:

PARCELS 17-67 AND 17-68, BOOK 2016, PAGE 9295, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 38.2 ACRES (1,663,833 SQUARE FEET).

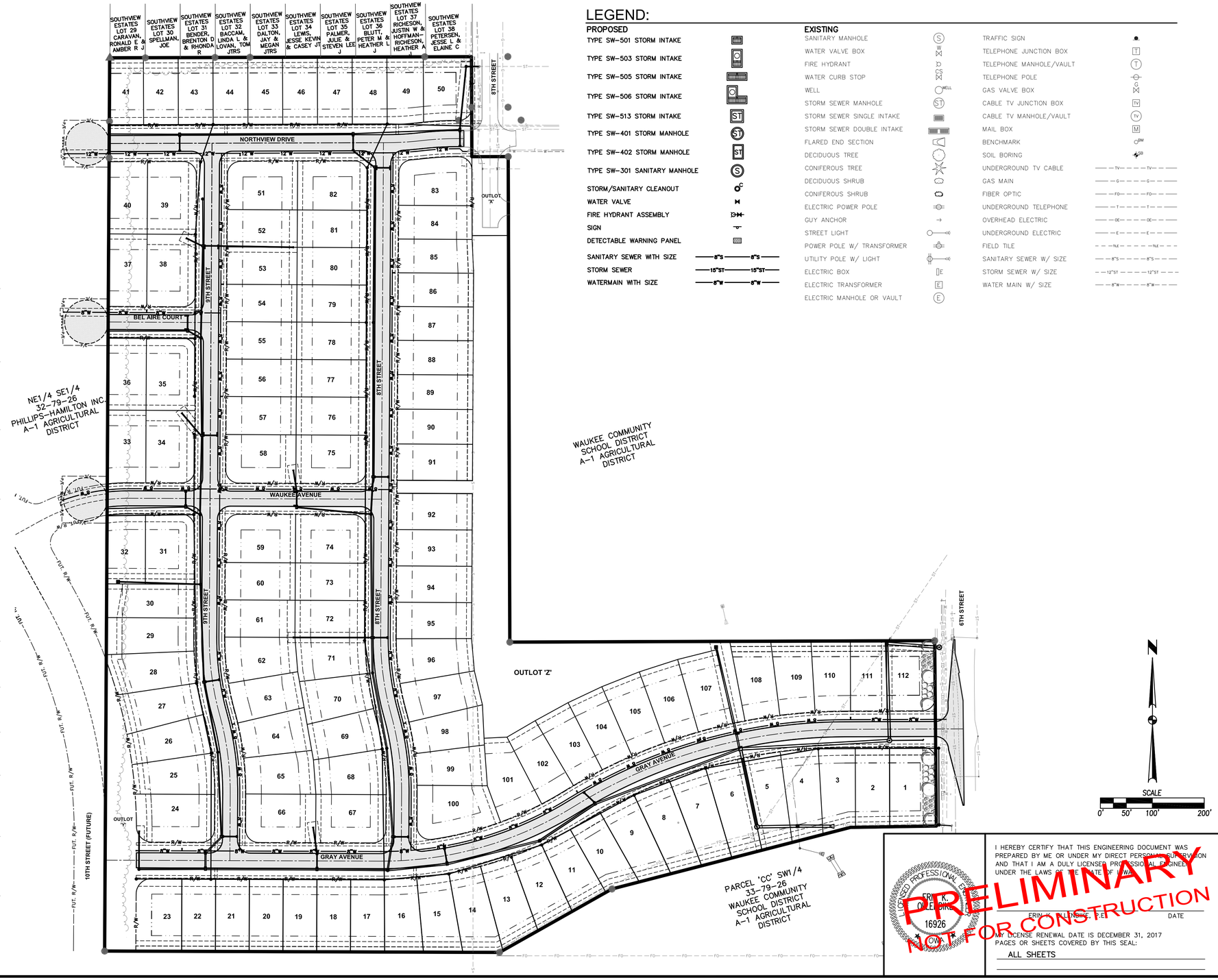
BENCHMARKS:

- ARROW ON HYDRANT NE CORNER OF SE DARTMORE DRIVE & SE LAUREL STREET. ELEVATION=1039.78

BULK REGULATIONS:

R-2:
- 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 FOR SOUTHVIEW ESTATES – R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT



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 — 8"S
- STORM SEWER — 15"ST — 15"ST
- WATERMAIN WITH SIZE — 8"W — 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 — TV —
- GAS MAIN — G — G —
- FIBER OPTIC — FO — FO —
- UNDERGROUND TELEPHONE — T — T —
- OVERHEAD ELECTRIC — OE — OE —
- UNDERGROUND ELECTRIC — E — E —
- FIELD TILE — TILE — TILE —
- SANITARY SEWER W/ SIZE — 8"S — 8"S —
- STORM SEWER W/ SIZE — 12"ST — 12"ST —
- WATER MAIN W/ SIZE — 8"W — 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, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS	DATE
THIRD SUBMITTAL	10/17/16
SECOND SUBMITTAL	10/05/16
FIRST SUBMITTAL	09/06/16

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

CLAYTON ESTATES
PRELIMINARY PLAT

1608.419

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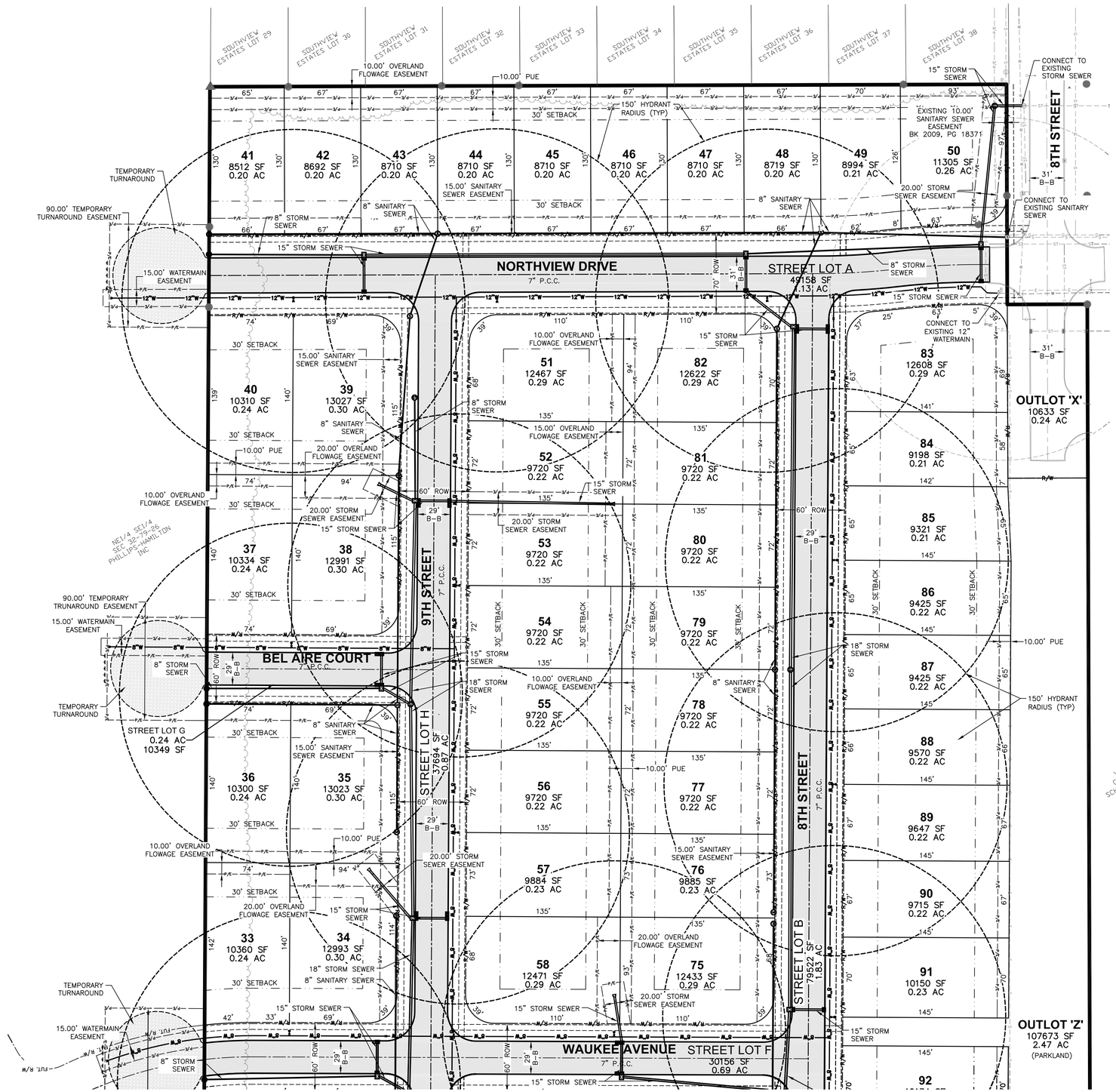

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CLAYTON ESTATES PRELIMINARY PLAT

WAUKEE, IOWA

3/7

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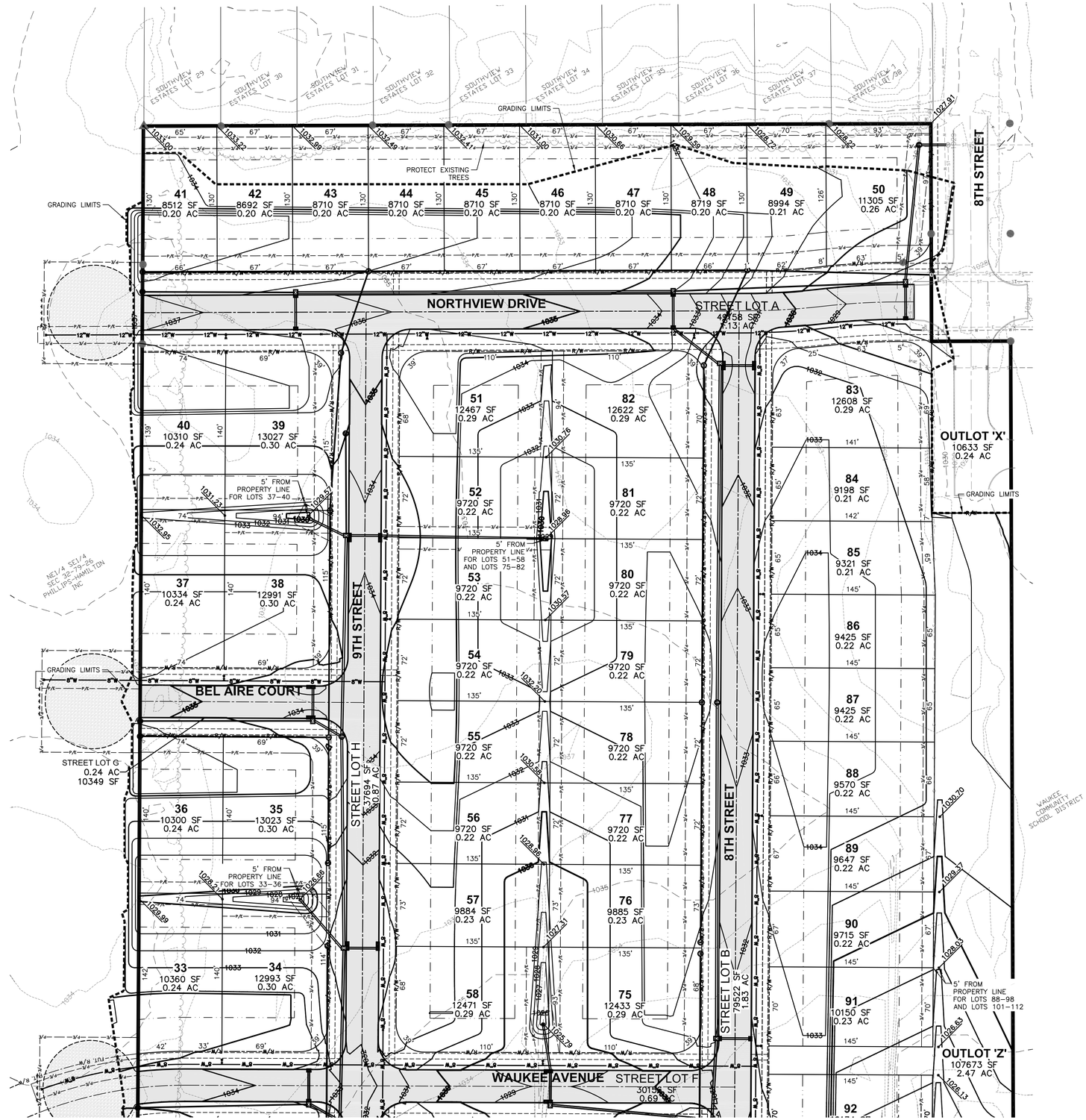

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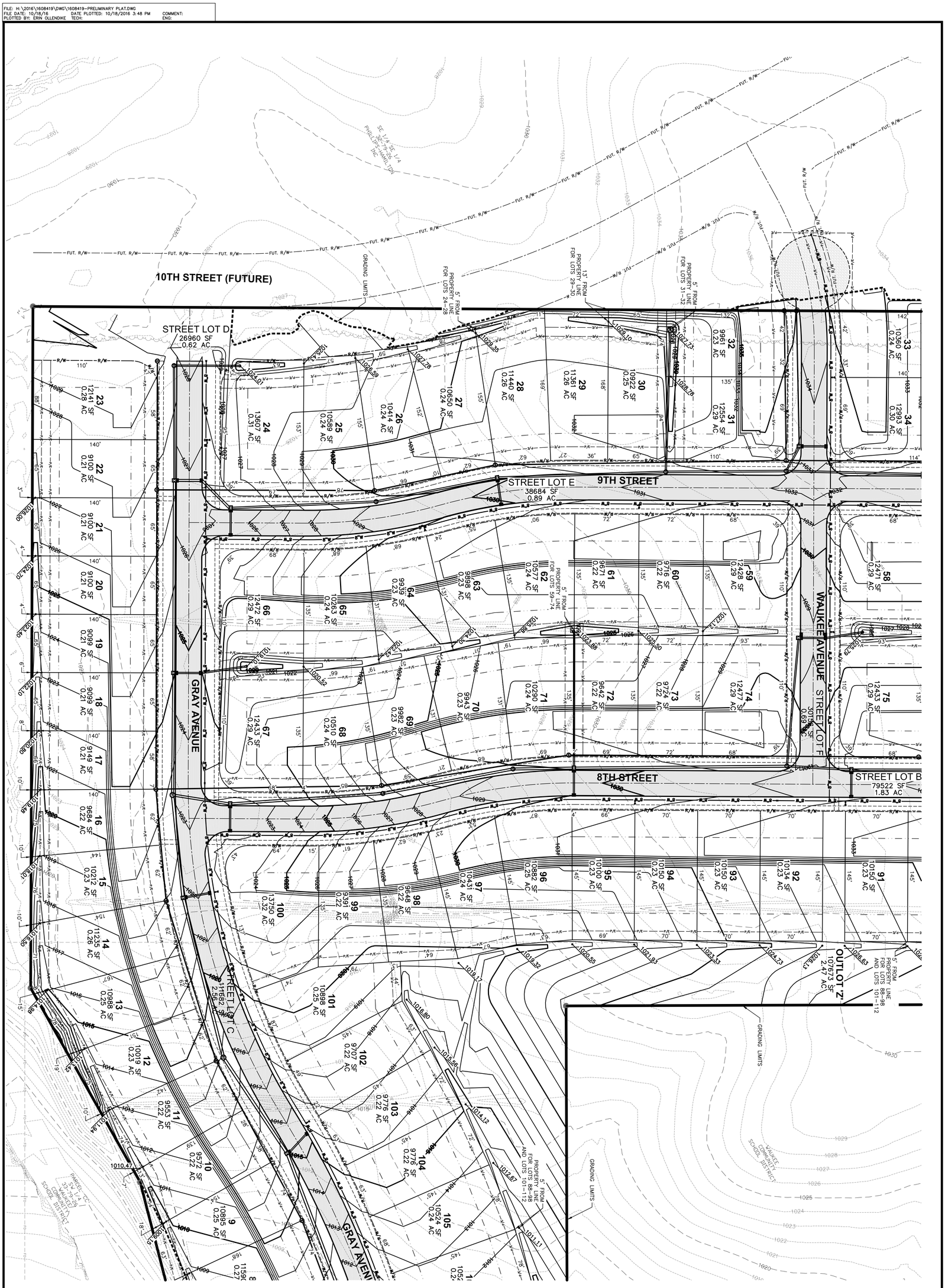

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CLAYTON ESTATES
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WAUKEE, IOWA

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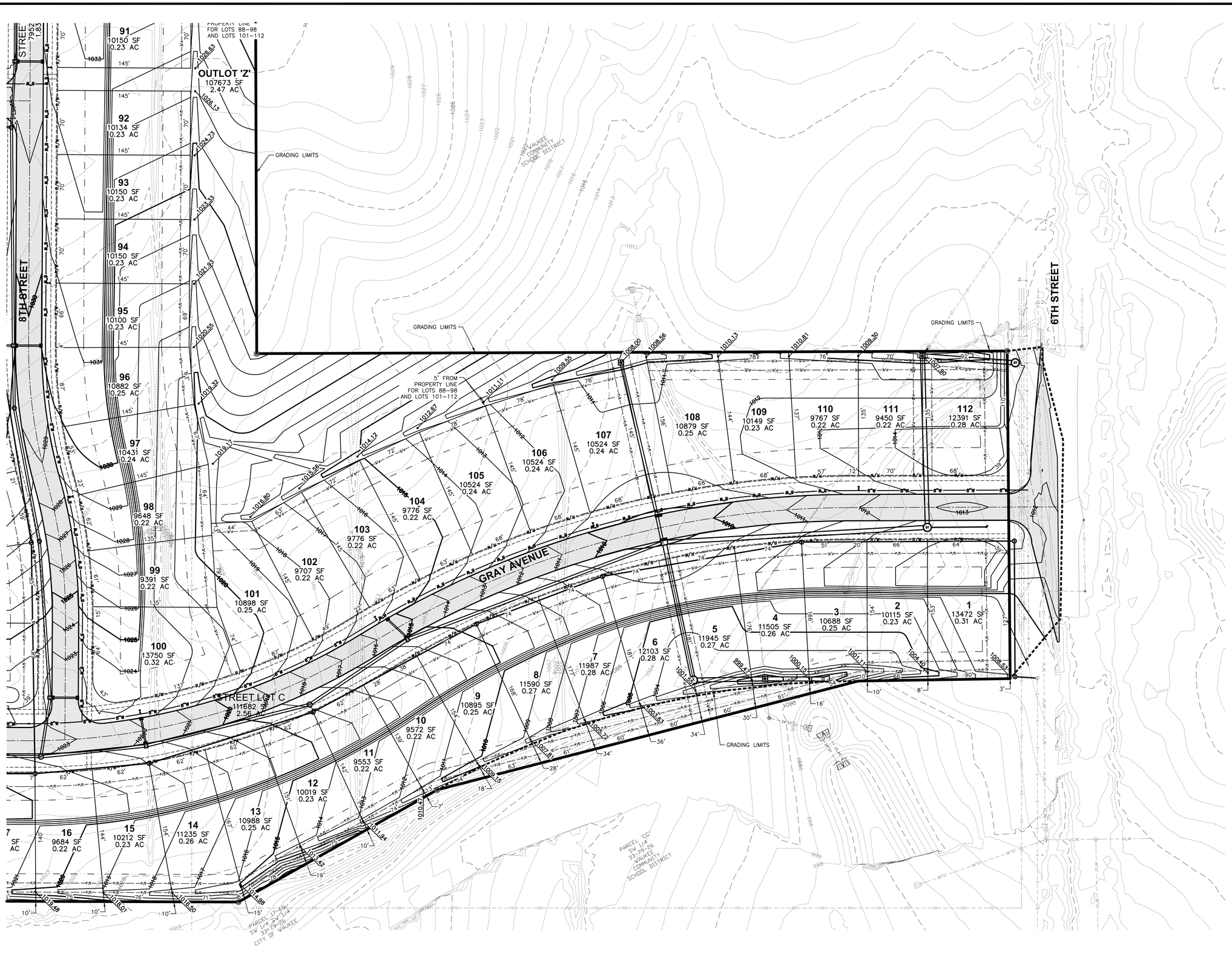

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