

DEVELOPER / OWNER

NEWBLOOD DEVELOPMENT IV
10888 HICKMAN ROAD, SUITE 3B
CLIVE, IOWA 50325
CONTACT: ERIC GRUBB
PH: (515) 334-3345

ENGINEER / SURVEYOR

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

FOX CREEK ESTATES PLAT 2 PRELIMINARY PLAT

LEGAL 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.

ZONING

R-4 ROW DWELLING AND TOWNHOME DISTRICT

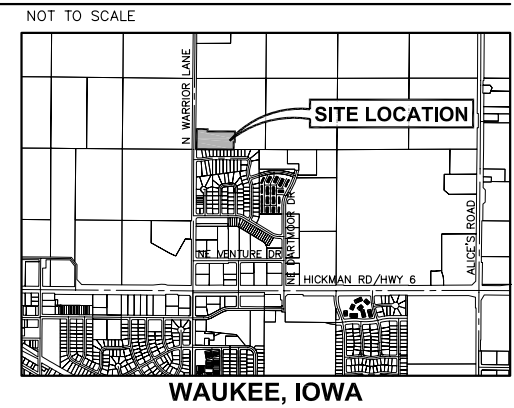
SHEET INDEX

NO. DESCRIPTION
1 LOT LAYOUT AND ZONING
2 GRADING AND UTILITY LAYOUT

BULK REGULATIONS

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

VICINITY MAP

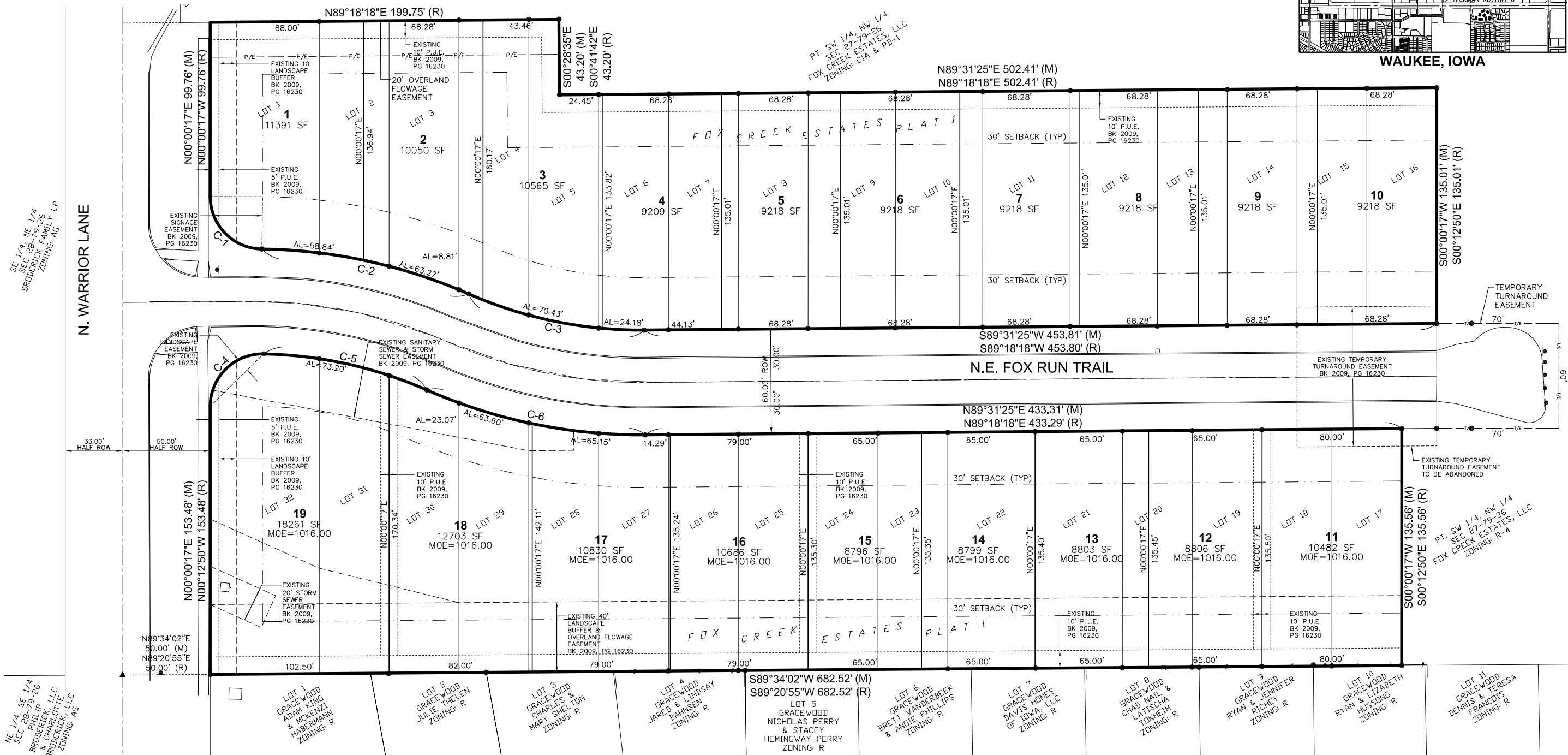


DATE	REVISIONS
4/21/10	FIRST SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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



FOX CREEK ESTATES PLAT 2
PRELIMINARY PLAT
WAUKEE, IOWA



BENCHMARKS

- INTAKE RIM AT THE SE CORNER OF WARRIOR LANE AND FOX RUN TRAIL. ELEV=1015.01
- MANHOLE AT NE CORNER OF WARRIOR LANE AND FOX FUN TRAIL. ELEV=1014.27 - CHECKED 1014.23

DATE OF SURVEY

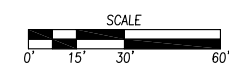
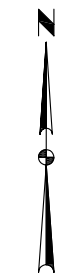
MARCH 15, 2010

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	D=89°14'12"	L=46.72'	R=30.00'	CH=42.14'	CHB=N44°36'49"W
C-2	D=22°56'27"	L=122.12'	R=305.00'	CH=121.31'	CHB=N77°45'42"W
C-3	D=24°11'07"	L=103.42'	R=245.00'	CH=102.65'	CHB=N78°23'02"W
C-4	D=91°11'22"	L=47.75'	R=30.00'	CH=42.86'	CHB=N45°35'58"E
C-5	D=22°30'53"	L=96.27'	R=245.00'	CH=95.66'	CHB=S77°32'55"E
C-6	D=24°11'07"	L=128.74'	R=305.00'	CH=127.79'	CHB=S78°23'02"E

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 SHOULD BE MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.



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. OLLENDEKE, P.E.
DATE: _____

PRELIMINARY
NOT FOR CONSTRUCTION

ALL SHEETS

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 Author: EKO

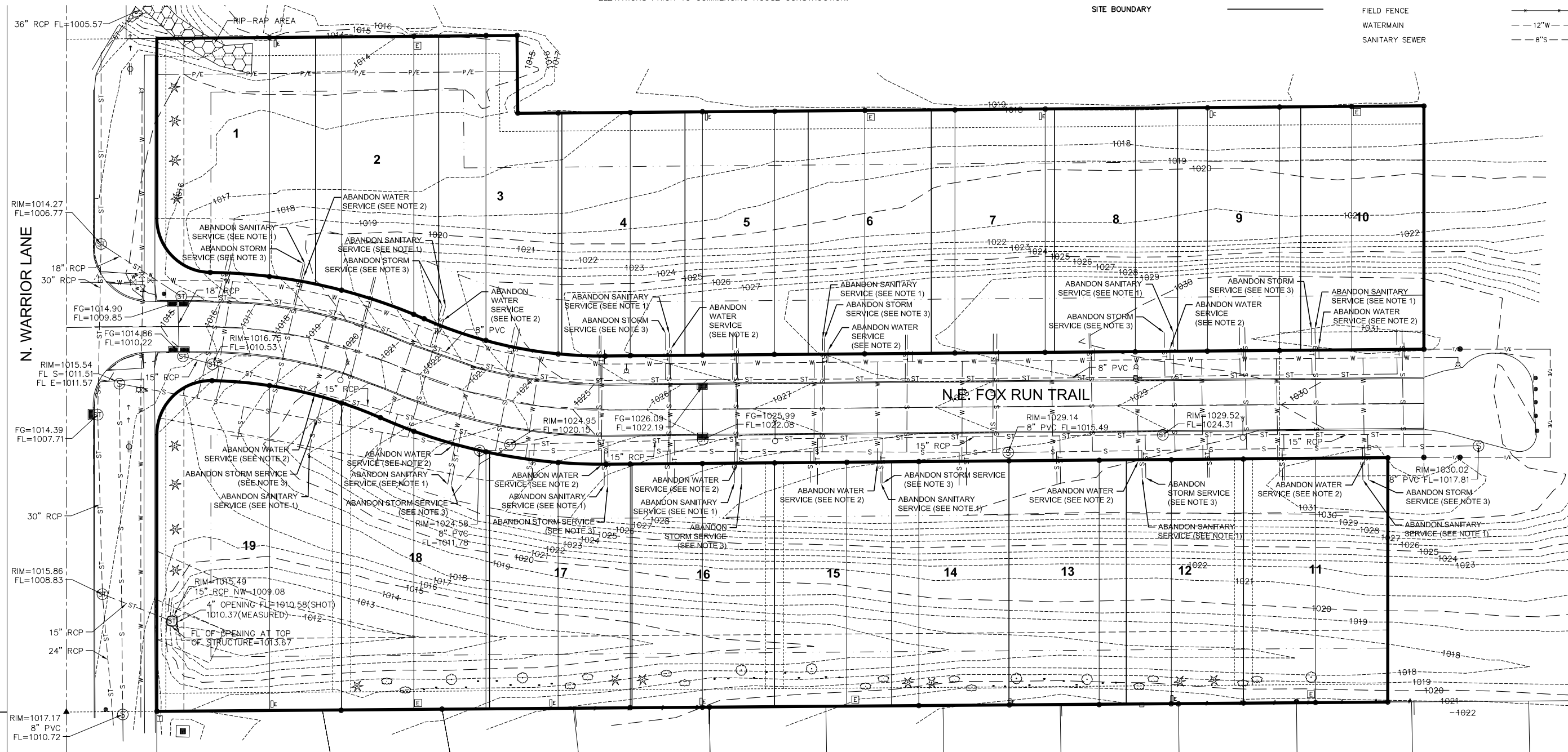
FOX CREEK ESTATES PLAT 2 PRELIMINARY PLAT

GENERAL LEGEND

PROPOSED		EXISTING	
TYPE SW-501 STORM INTAKE		IRON PIN, PIPE, MARKER FOUND	
TYPE SW-503 STORM INTAKE		STORM SEWER MANHOLE	
TYPE SW-505 STORM INTAKE		SANITARY SEWER MANHOLE	
TYPE SW-506 STORM INTAKE		WATER VALVE	
TYPE SW-402 STORM MANHOLE		FIRE HYDRANT	
TYPE SW-401 STORM MANHOLE		STORM SEWER INTAKE	
TYPE SW-301 SANITARY MANHOLE		TELEPHONE JUNCTION BOX	
WATER VALVE		ELECTRIC BOX	
FIRE HYDRANT ASSEMBLY		CABLE TV PEDESTAL	
WATERMAIN WITH SIZE		MAILBOX	
SANITARY SEWER WITH SIZE		SIGN	
STORM SEWER		POWER POLE	
RIGHT OF WAY		STREET LIGHT	
SILT FENCE		BUSH	
PERMANENT EASEMENT		CONIFEROUS TREE	
SETBACK		DECIDUOUS TREE	
SITE BOUNDARY		STORM SEWER W/ SIZE	
		OVERHEAD ELECTRIC	
		FIELD FENCE	
		WATERMAIN	
		SANITARY SEWER	

NOTES

- CAP EXISTING SANITARY SEWER SERVICE AT THE MAIN AND REMOVE PIPE. ANY ABANDONED PIPE UNDER NE FOX RUN TRAIL SHALL BE ABANDONED IN PLACE AND FILLED WITH FLOWABLE MORTAR.
- CAP EXISTING WATER SERVICE AT THE MAIN AND CORPORATION VALVE AND PULL EXISTING SEWER PIPE.
- CAP EXISTING STORM SERVICE AT THE MAIN. PLUG SERVICE AT FITTING WHERE IT TIES INTO THE 8" PVC. WHERE SERVICES TIE INTO 15" RCP LEAVE SMALL STUB AND PLUG.
- LOTS 1 & 19 NEED TO PAY SPECIAL ATTENTION TO SANITARY SEWER SERVICE ELEVATION TO PROVIDE GRAVITY SANITARY SERVICE TO LOWER LEVEL. FIELD VERIFY SANITARY SEWER SERVICE ELEVATIONS PRIOR TO COMMENCING HOUSE CONSTRUCTION.



DATE: 4/21/10 4:24:31 PM, etr.dlm.
 REVISIONS: SECOND SUBMITTAL 4/21/10, FIRST SUBMITTAL 4/9/10
 3405 SE Crossroads Drive, Suite G
 Grimes, Iowa 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 ENGINEER: EKO
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FOX CREEK ESTATES PLAT 2
PRELIMINARY PLAT
 WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE
2 / **2**
 1003.068