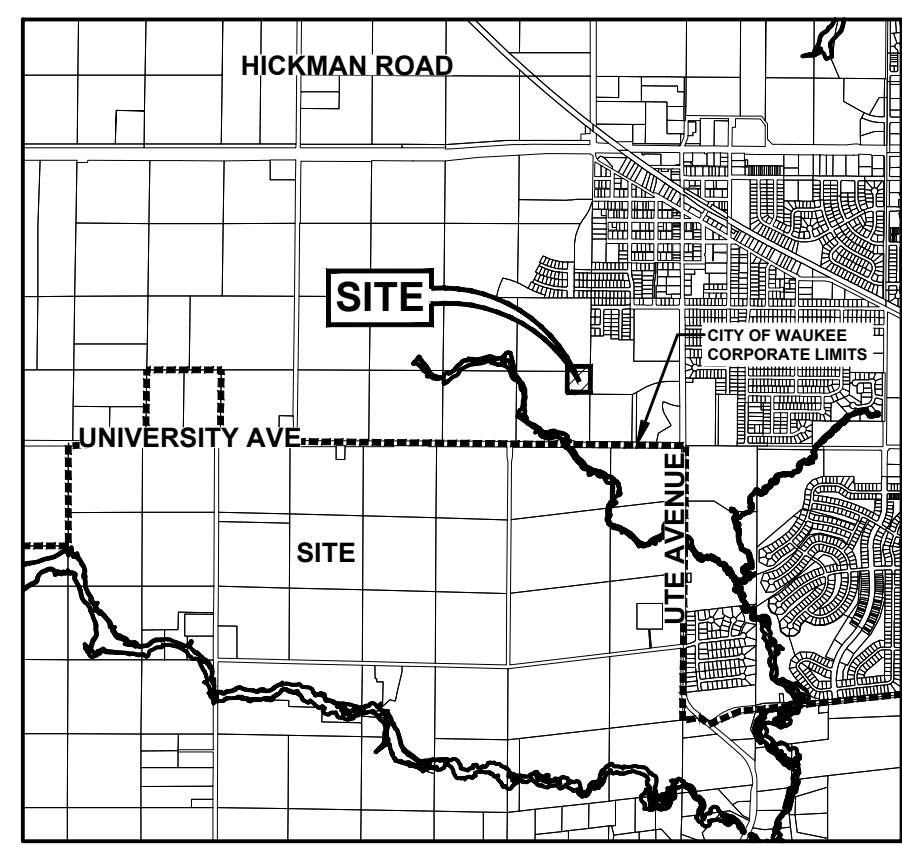


# PRELIMINARY PLAT FOR: PRAIRIE VILLAGE PLAT 2

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

OWNER:

PHILLIPS-HAMILTON INC.  
PO BOX 500  
NEVADA, IA 50201

DEVELOPER / APPLICANT:

SIGNATURE COMPANIES  
CONTACT: CLINT ACKERMAN  
3430 SE DESTINATION DRIVE  
GRIMES, IA 50111

ENGINEER / SURVEYOR:

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

DATE OF SURVEY:

MAY 24, 2021

BENCHMARKS:

DALLAS COUNTY BENCHMARK #120. 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET.  
ELEVATION=1011.79

PARKLAND DEDICATION:

PARKLAND REQUIRED:  
SINGLE FAMILY: 8 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE

TOTAL PARKLAND REQUIRED: = 0.16 ACRES

TOTAL PARKLAND PROVIDED: = 1.51 ACRES

PARKLAND PROVIDED HAS BEEN CARRIED OVER FROM "PRAIRIE VILLAGE OVERALL - PRELIMINARY PLAT". REMAINING 1.35 ACRES OF PARKLAND PROVIDED WILL COUNT TOWARDS PARKLAND DEDICATION REQUIREMENTS FOR THE PRAIRIE VILLAGE TOWNHOME DEVELOPMENTS.

ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT  
• MINIMUM LOT AREA: 8,000 SF  
• MINIMUM LOT WIDTH: 65 FEET  
• FRONT YARD SETBACK: 30 FEET  
• SIDE YARD SETBACK: TOTAL 15 FEET - ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET  
• REAR YARD SETBACK: 30 FEET

DEVELOPMENT SCHEDULE:

SPRING 2022 - SPRING 2023

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 5.06 ACRES (220,526 SF)

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. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
5. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2021 SUDAS.
6. LOTS NOT ASSIGNED A MPE, MOE OR MGS WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.
7. INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE DETENTION AREAS LOCATED WITHIN THEIR RESPECTIVE PROPERTY BOUNDARIES.

LEGEND

FEATURES PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING

- GROUND SURFACE CONTOUR
- 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
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

FOUND

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

SET

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FILE: H:\2021\2106543\2106543-PRELIMINARY PLAT.DWG  
DATE PLOTTED: 12/10/2021 2:25 PM  
DRAWN BY: JARED MURRAY  
CHECKED BY: JARED MURRAY

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.

JARED MURRAY, P.E. DATE

PROFESSIONAL ENGINEER  
NO. 23496  
IOWA

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

ALL SHEETS

DATE: 12/10/2021, 11/22/2021, 11/09/2021

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

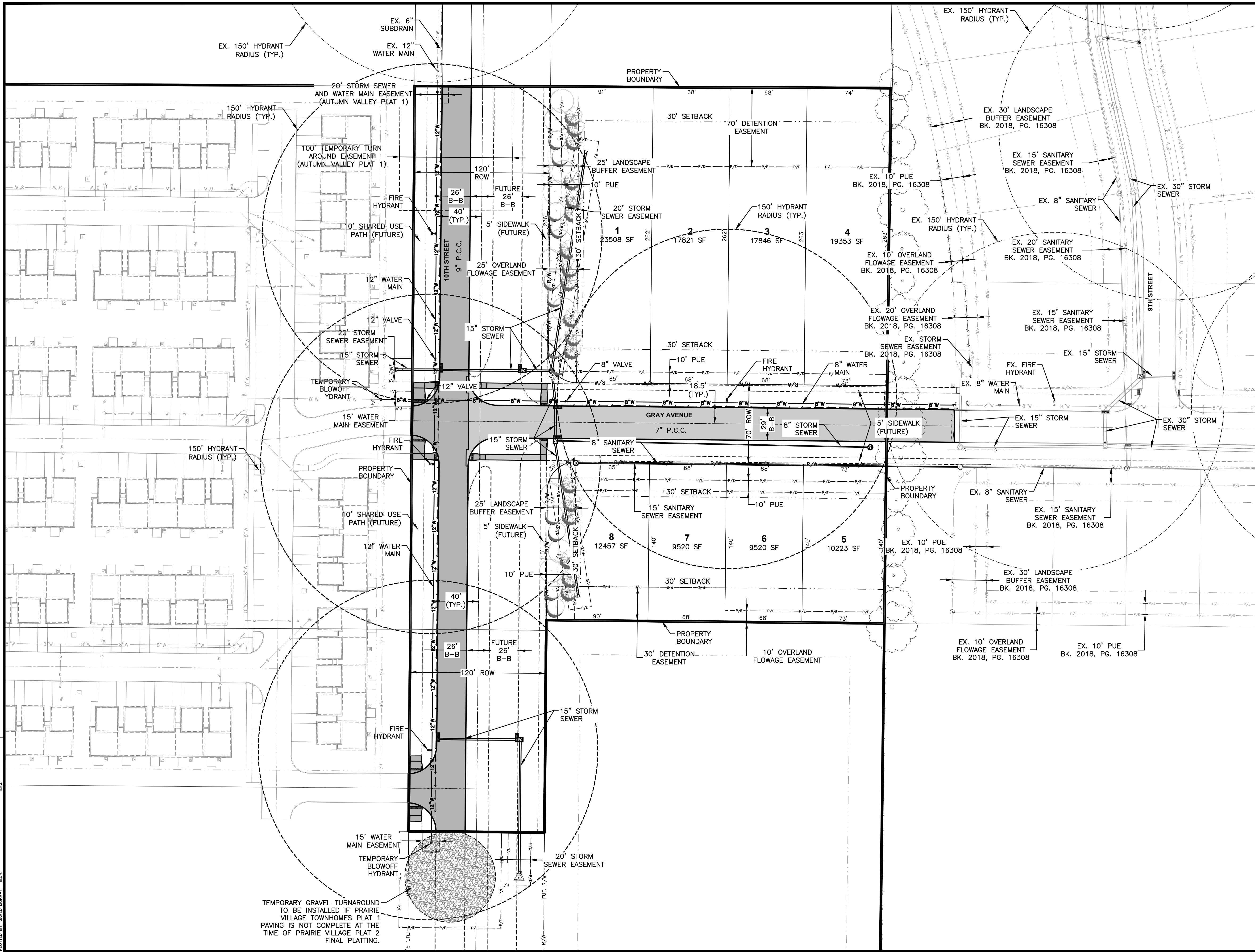
TECH: JDS  
ENGINEER: JMM

**ESA**  
CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA


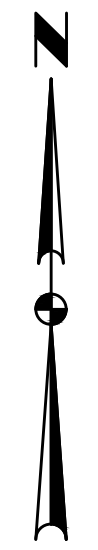
**PRAIRIE VILLAGE PLAT 2**  
**PRELIMINARY PLAT**

1/3  
2106.503

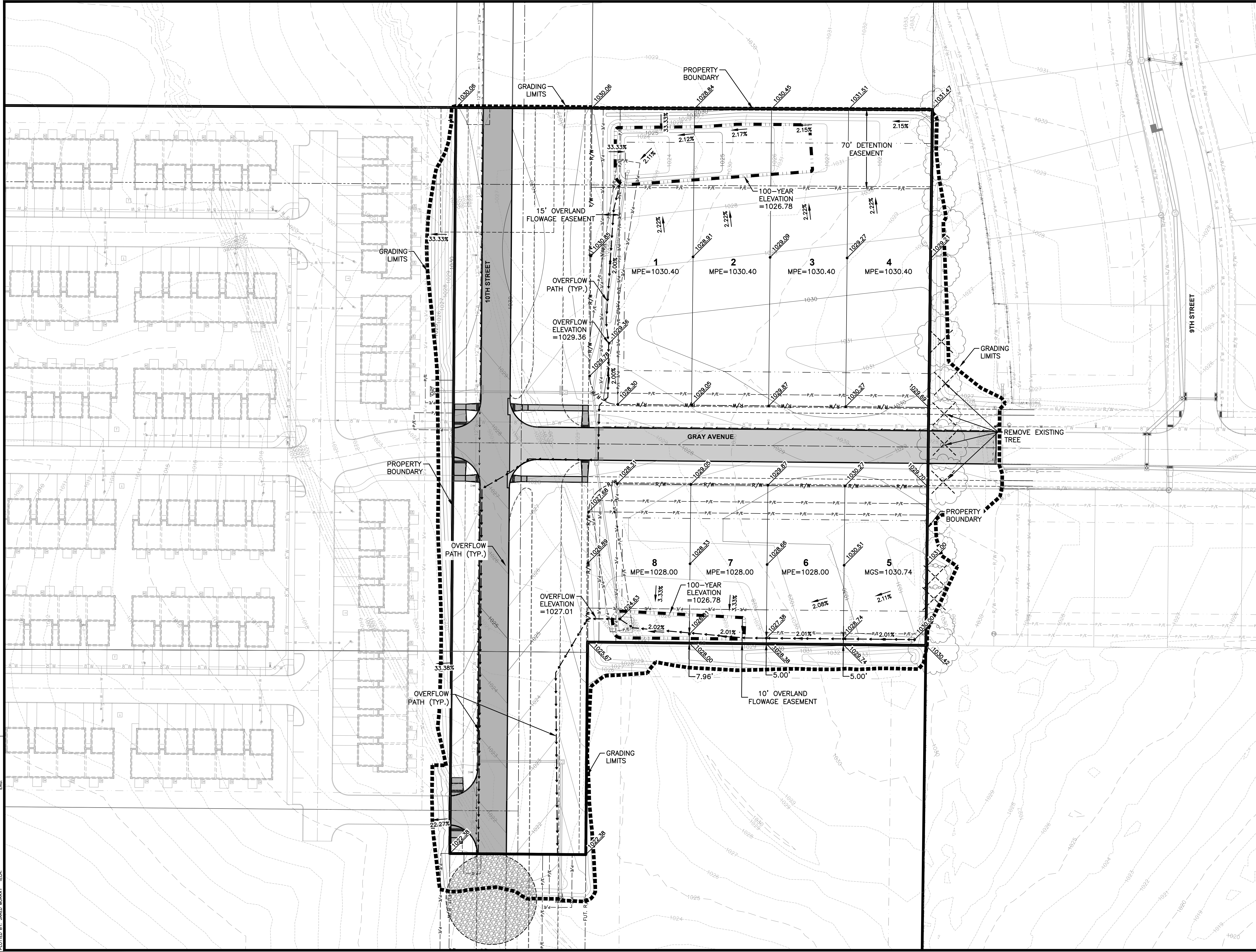
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 COMMENT: EXH  
 PLOTTED BY: JARED MURRAY  
 DATE: 12/10/2021 2:25 PM



TEMPORARY GRAVEL TURNAROUND  
 TO BE INSTALLED IF PRAIRIE  
 VILLAGE TOWNHOMES PLAT 1  
 PAVING IS NOT COMPLETE AT THE  
 TIME OF PRAIRIE VILLAGE PLAT 2  
 FINAL PLATTING.

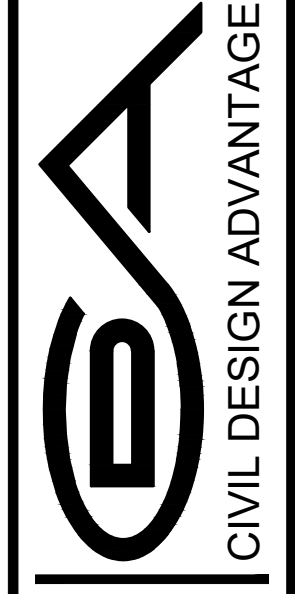
DATE	12/10/2021
	11/22/2021
	11/09/2021
REVISIONS	FINAL SUBMITTAL
	2ND SUBMITTAL
	1ST SUBMITTAL
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
TECH: JDS	
ENGINEER: JMM	
 CIVIL DESIGN ADVANTAGE WAUKEE, IOWA	
<b>PRAIRIE VILLAGE PLAT 2</b> <b>PRELIMINARY PLAT</b>	
 SCALE 0' 20' 40' 80'	
2 / 3 2106.503	

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DATE	REVISIONS
12/10/2021	FINAL SUBMITTAL
11/22/2021	2ND SUBMITTAL
11/09/2021	1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: JMM  
 TECH: JDS



WAUKEE, IOWA  
 CIVIL DESIGN ADVANTAGE

# PRAIRIE VILLAGE PLAT 2

## PRELIMINARY PLAT