

PRELIMINARY PLAT

FOR

AUTUMN VALLEY WEST

WAUKEE, IA

PREPARED BY

STUBBS ENGINEERING

OWNER:
 PHILLIPS-HAMILTON INC
 P.O. BOX 500
 NEVADA, IA 50201
 CONTACT: BRANDEN STUBBS
 PHONE: (515) 979-8499

ENGINEER/SURVEYOR:
 STUBBS ENGINEERING
 431 NE 72ND ST
 PLEASANT HILL, IA 50327
 PHONE: (515) 979-8499

SITE AREA:

64.64 AC

ZONING:

R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT
 R-2 - ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
 PD - PLANNED DEVELOPMENT DISTRICT

BULK REGULATIONS:

R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT (OUTLOT A, OUTLOT B):
 FRONT SETBACK: 30'
 REAR SETBACK: 30'
 SIDE SETBACK: 15' TOTAL (7' MIN)
 MIN LOT WIDTH: 20' PER UNIT; 75' OVERALL
 MIN FLOOR AREA: 800 SF PER UNIT

R-2 - ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT (LOTS 1-28, 58-78, 99-118):
 FRONT SETBACK: 30'
 REAR SETBACK: 30'
 SIDE SETBACK: 15' TOTAL (7' MIN)
 MIN LOT WIDTH: 65'
 MIN LOT AREA: 8,000 SF

PD - PLANNED DEVELOPMENT DISTRICT (LOTS 29-57, 79-98):
 'PD' WILL FOLLOW 'R-2' DISTRICT REGULATIONS EXCEPT AS FOLLOWS:

MIN LOT WIDTH: 50'
 SIDE YARD SETBACK: 10' TOTAL (5' MIN)
 FRONT YARD SETBACK: 30'
 REAR YARD SETBACK: 25'
 MIN LOT AREA: 6,000 SF
 MIN TWO STALL ATTACHED GARAGE
 MIN 25% BRICK AND/OR STONE ON STREET FACING FACADES
 ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
 MIN TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT
 MIN FLOOR AREA 1,100 SF FOR SINGLE STORY, 1,400 SF FOR TWO STORY
 VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT

PARKLAND DEDICATION:

RESIDENT CALCULATION:
 SINGLE-FAMILY: 119 UNITS * 3.00 = 357 RESIDENTS
 TOWNHOMES: 157 UNITS * 2.25 = 354 RESIDENTS
TOTAL: = 711 RESIDENTS

PARKLAND REQUIRED:
 = 4.62 AC (711 RESIDENTS * 0.0065 AC/RESIDENT)

PROVIDED:
 = 8.17 AC (OUTLOTS T, U, AND X)

GENERAL NOTES:

OUTLOTS A, B, V, W, Y, AND Z SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA)

FEMA DELINEATION NOTES:

SITE CONTAINS A FEMA ZONE A HAZARD AREA, EFF:12/7/18.
 NO BUILDABLE LOTS TO BE BUILT WITHIN ZONE A.

LEGAL DESCRIPTION:

PARCEL 22-163 OF THE SURVEY OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE AS SHOWN IN BOOK 2022 PAGE 24139 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA

AND

THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER SECTION THIRTY-TWO, TOWNSHIP SEVENTY-NINE NORTH, RANGE TWENTY-SIX WEST OF THE 5TH P.M.

VICINITY MAP:



SHEET INDEX:

- 1 - COVER SHEET
- 2 - OVERALL LAYOUT
- 3 - LOT LAYOUT
- 4 - LOT LAYOUT
- 5 - LOT LAYOUT
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- 9 - GRADING
- 10 - GRADING
- 11 - UTILITIES
- 12 - UTILITIES
- 13 - UTILITIES
- 14 - UTILITIES

LEGEND:

- E W- EXISTING WATER
- E ST- EXISTING STORM
- E SS- EXISTING SANITARY
- P W- PROPOSED WATER
- P ST- PROPOSED STORM
- P SS- PROPOSED SANITARY
- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE
- STREET LIGHT

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COVER SHEET

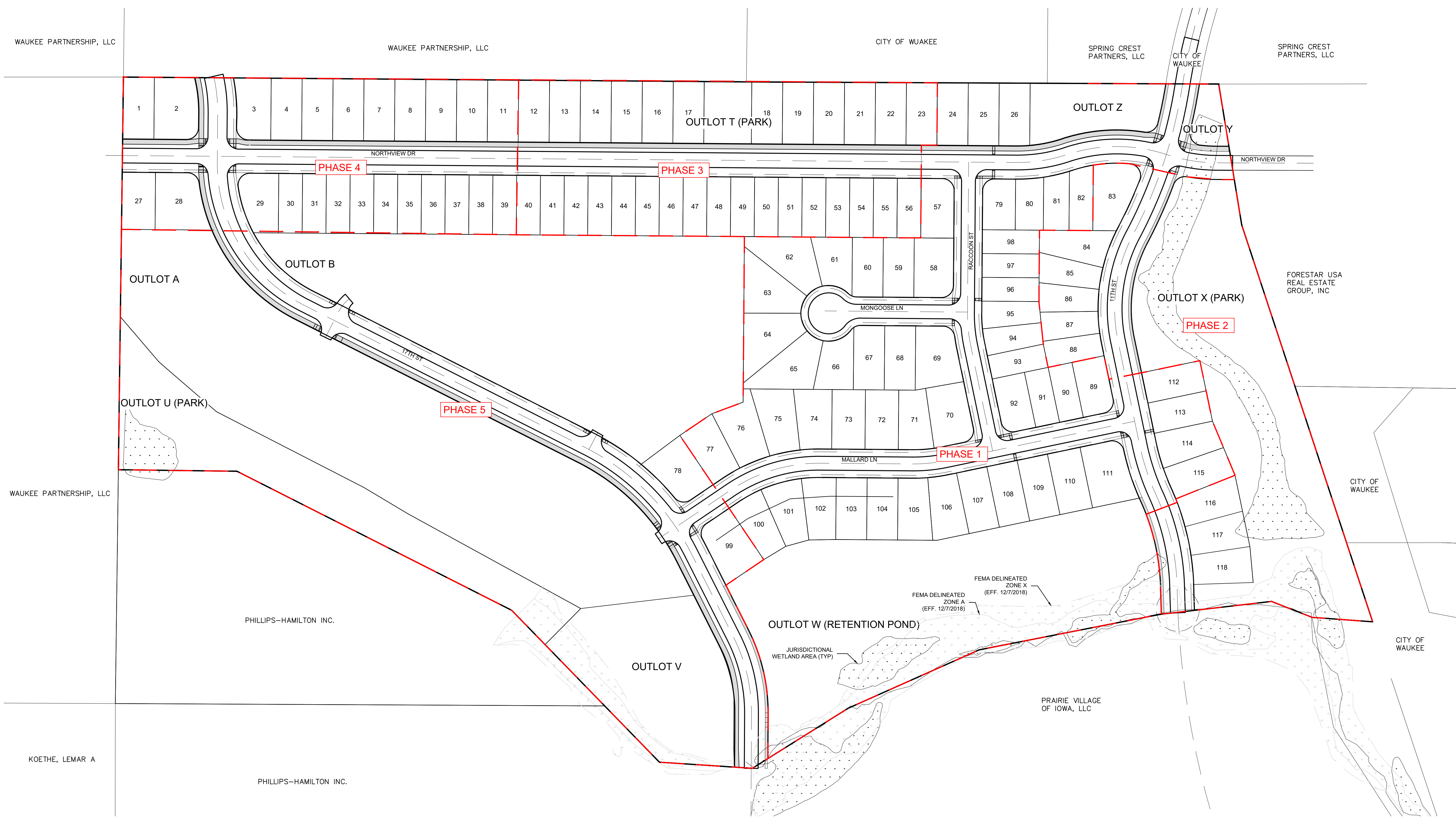
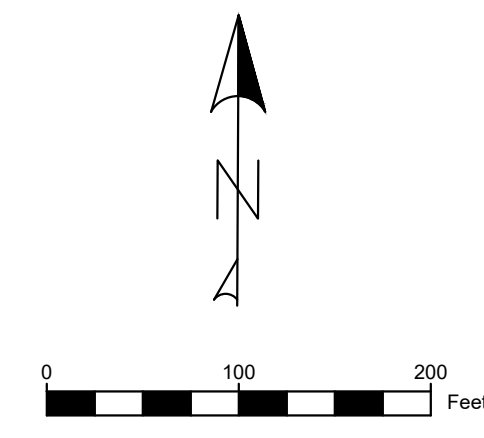


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRANDEN W. STUBBS, P.E. DATE _____
 LICENSE NUMBER 25335
 LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 PAGES OR SHEETS COVERED BY THIS SEAL: _____

PRELIMINARY

DATE: 05-14-24
 DRAWN BY: DJS
 ENGINEER: BWS
 PROJECT NUMBER: 21-700
 PAGE NUMBER: 1



WAUKEE PARTNERSHIP, LLC

WAUKEE PARTNERSHIP, LLC

CITY OF WAUKEE

SPRING CREST PARTNERS, LLC

CITY OF WAUKEE

SPRING CREST PARTNERS, LLC

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OUTLOT T (PARK)

OUTLOT Z

OUTLOT Y

PHASE 4

PHASE 3

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OUTLOT A

OUTLOT B

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PHASE 2

OUTLOT U (PARK)

PHASE 5

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WAUKEE PARTNERSHIP, LLC

PHILLIPS-HAMILTON INC.

OUTLOT W (RETENTION POND)

OUTLOT V

FEMA DELINEATED ZONE A (EFF. 12/7/2018)

FEMA DELINEATED ZONE X (EFF. 12/7/2018)

JURISDICTIONAL WETLAND AREA (TYP)

PRAIRIE VILLAGE OF IOWA, LLC

CITY OF WAUKEE

CITY OF WAUKEE

FORESTAR USA REAL ESTATE GROUP, INC

KOETHE, LEMAR A

PHILLIPS-HAMILTON INC.

AUTUMN VALLEY WEST WAUKEE, IA

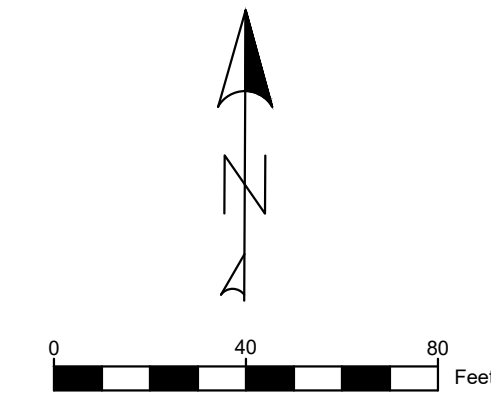
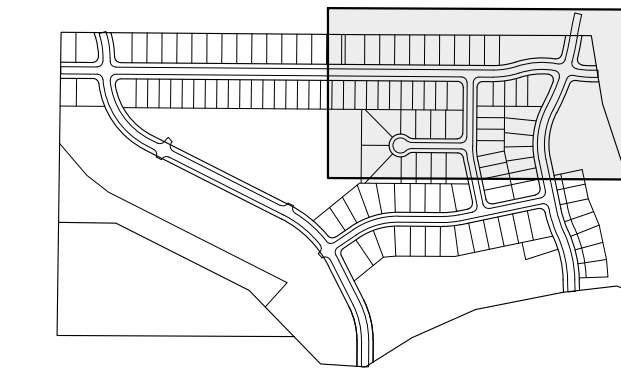
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OVERALL LAYOUT

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SHEET MAP



WAUKEE PARTNERSHIP, LLC
R-2 ONE- AND TWO-FAMILY
RESIDENTIAL DISTRICT

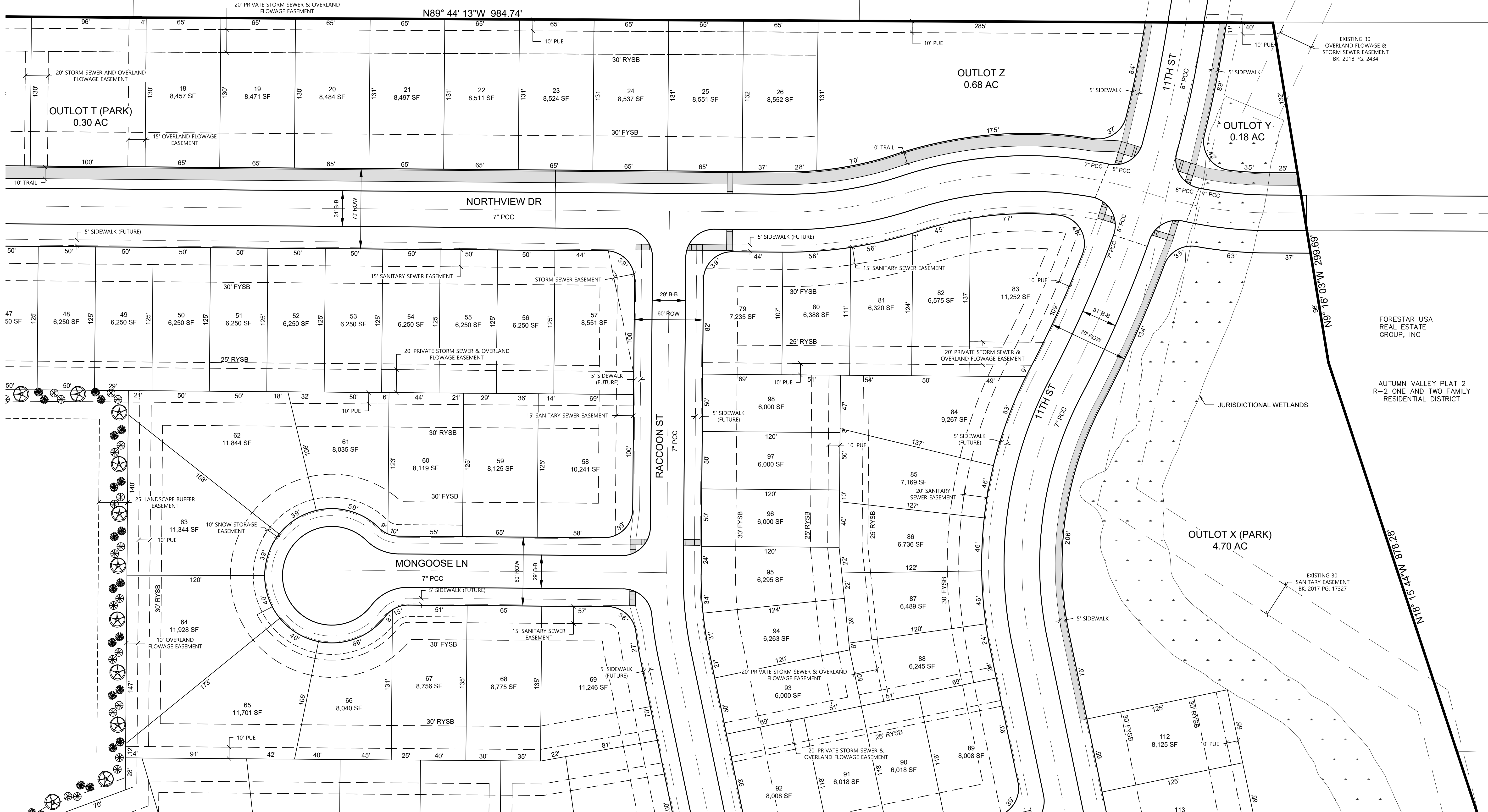
CITY OF WAUKEE
SPRING CREST PLAT 4
OUTLOT P
R-2 ONE AND TWO FAMILY
RESIDENTIAL DISTRICT

SPRING CREST
PARTNERS, LLC

SPRING CREST PLAT 2
R-2 ONE AND TWO FAMILY
RESIDENTIAL DISTRICT

CITY OF WAUKEE

SPRING CREST
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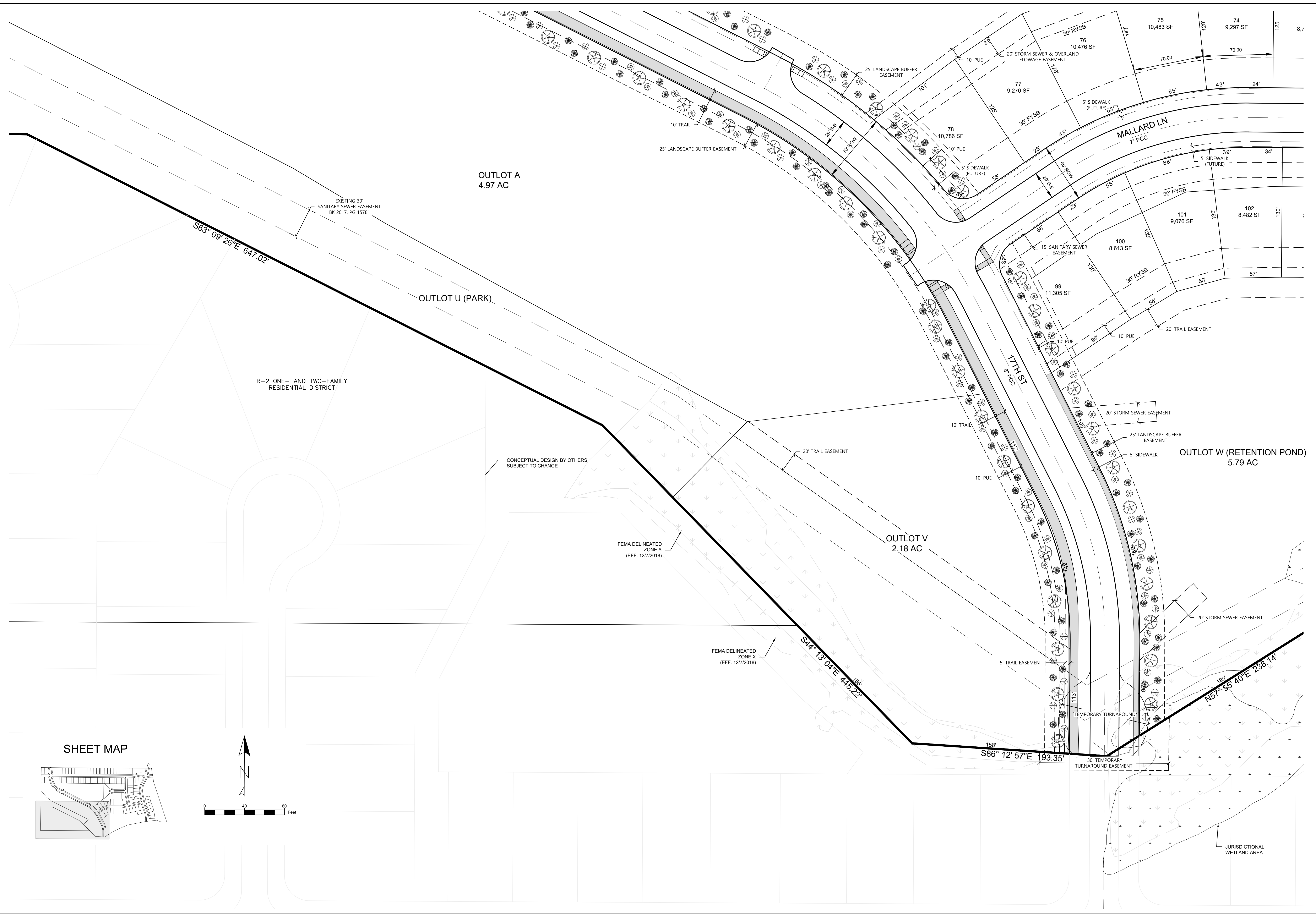
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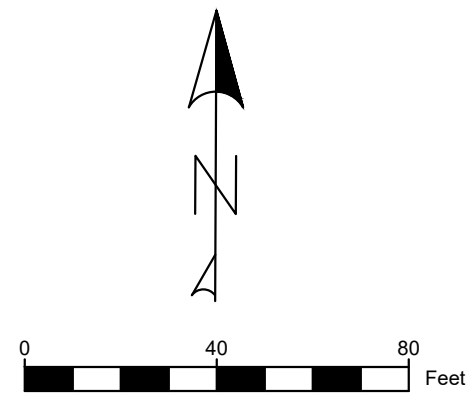
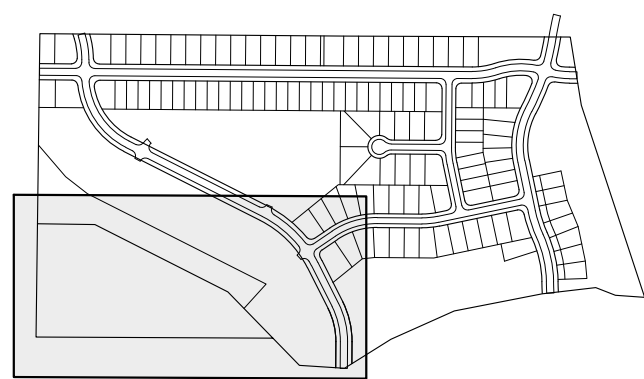


LOT LAYOUT

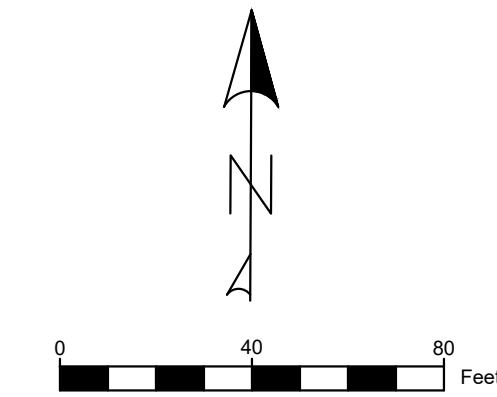
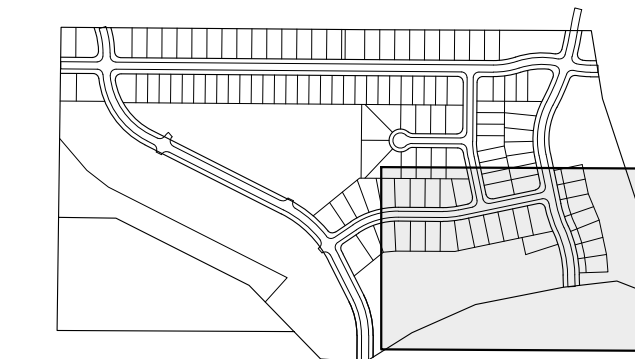
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SHEET MAP



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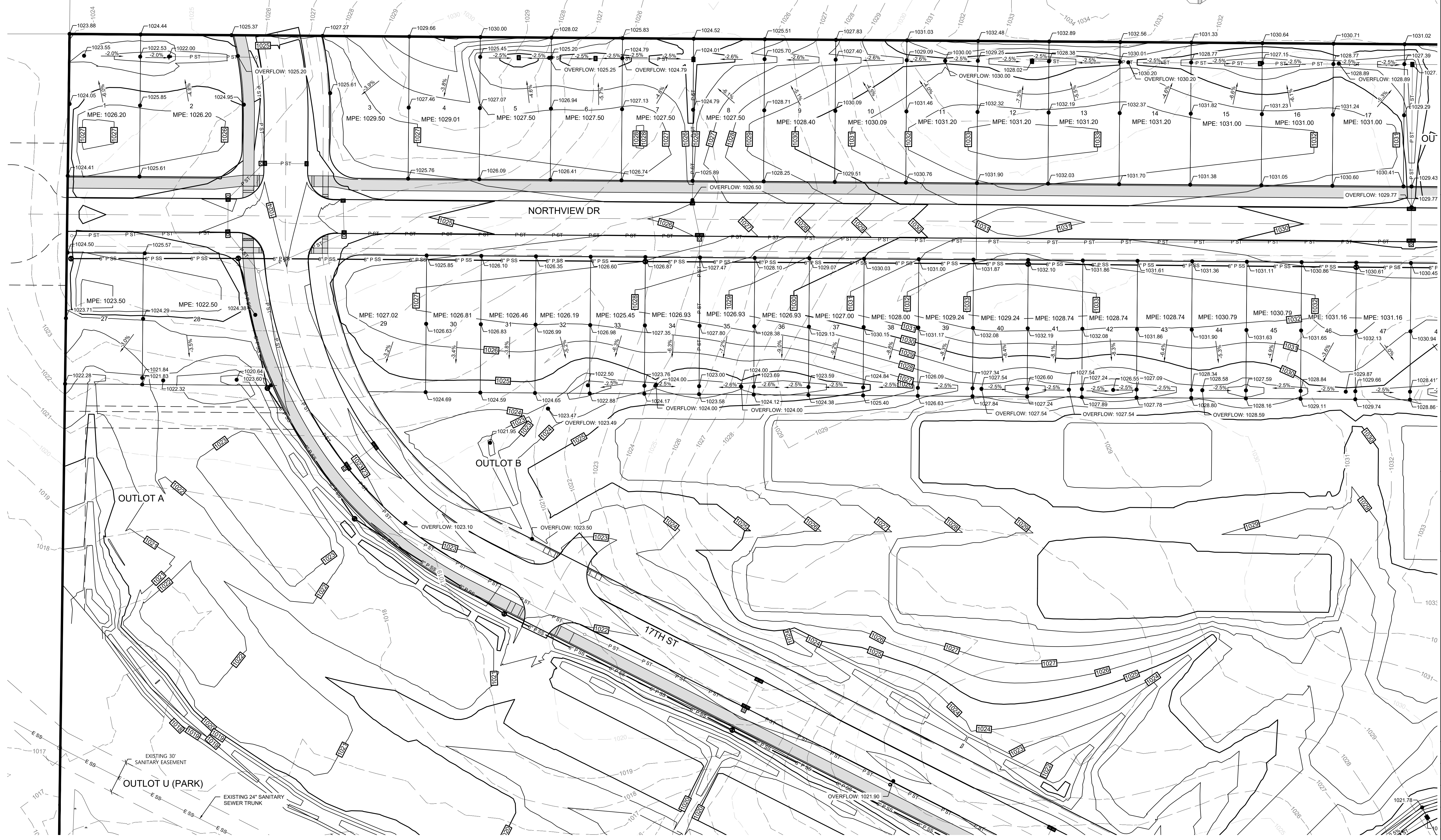
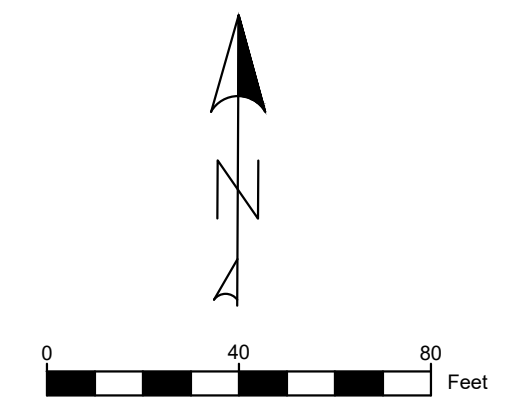
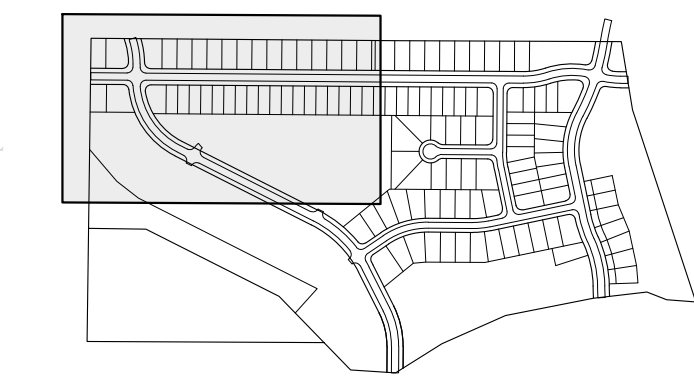


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ALL GRADING TO BE
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IMPROVEMENTS.

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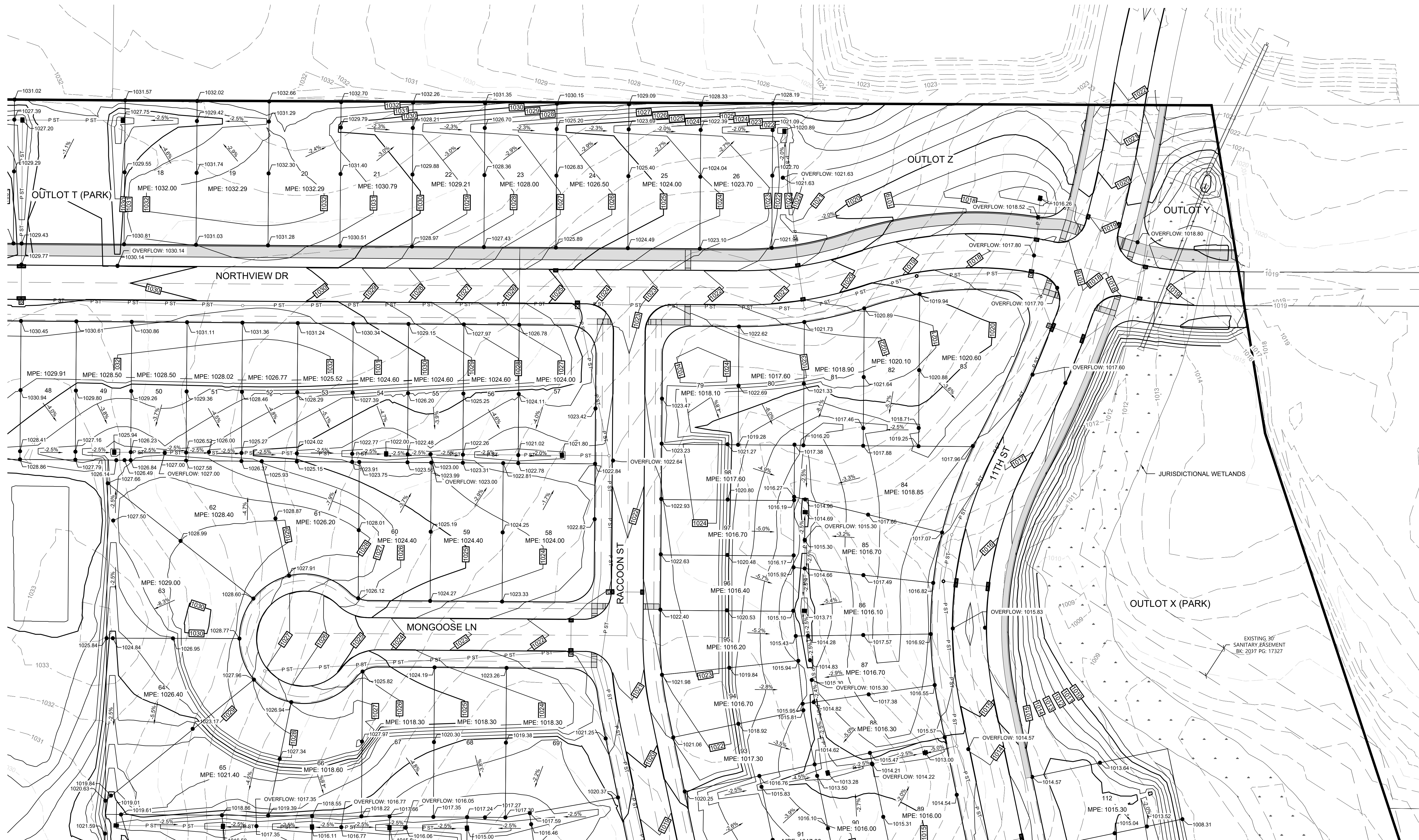
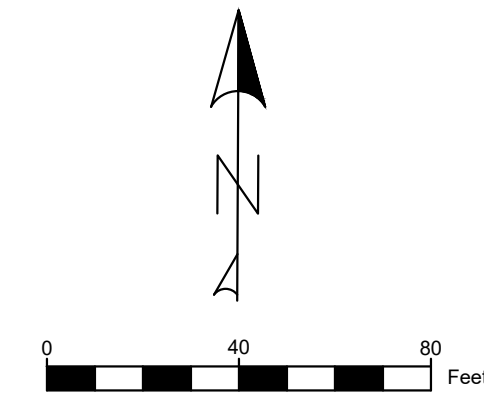
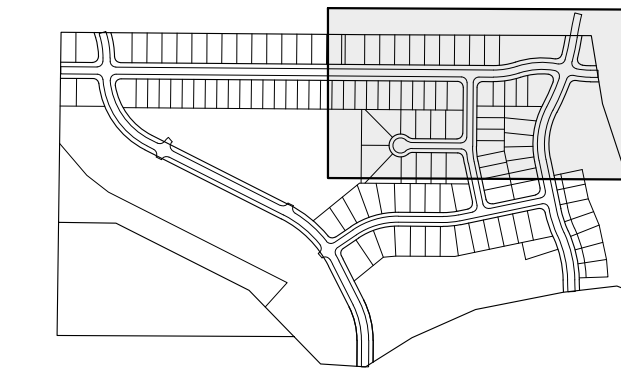


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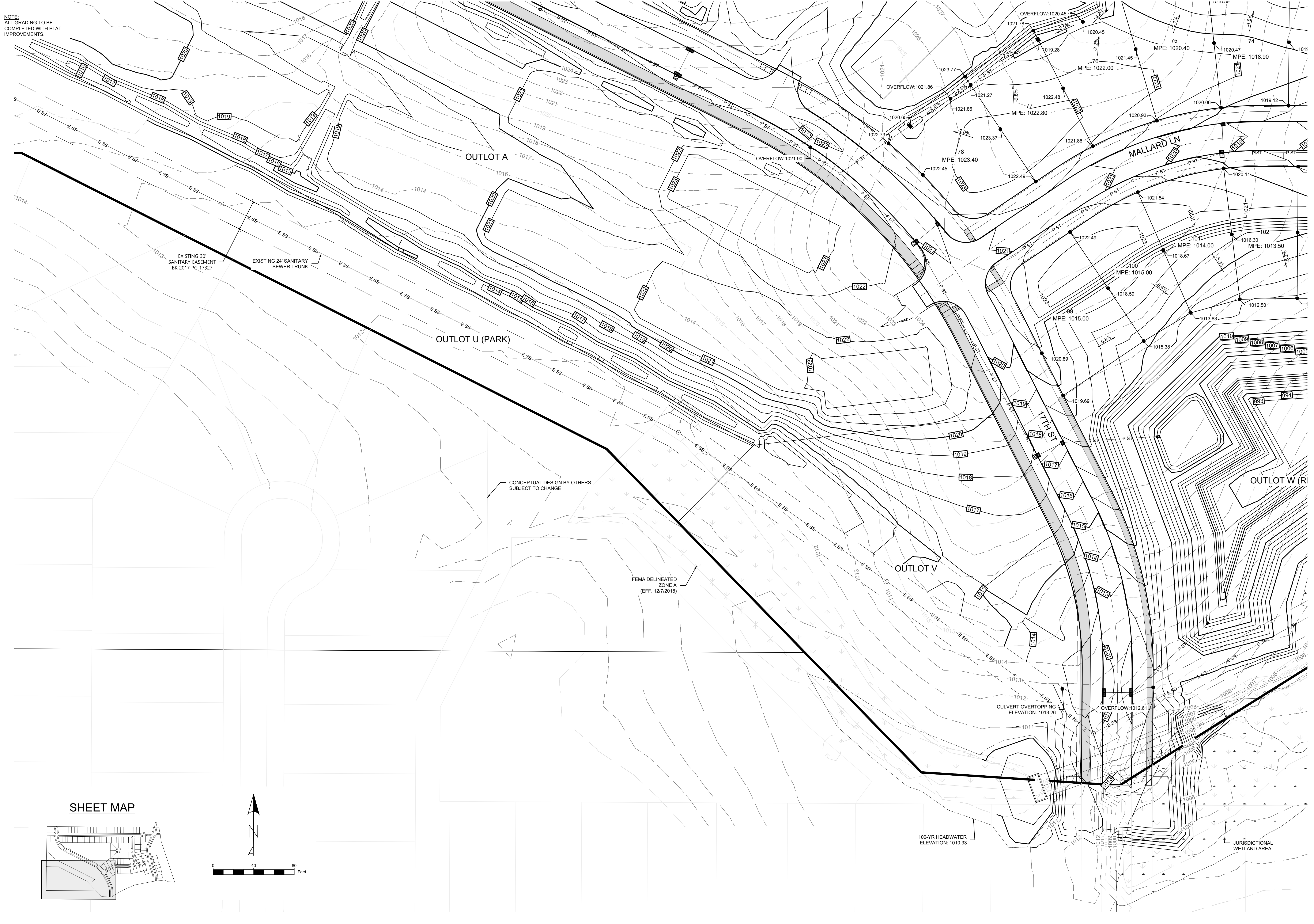
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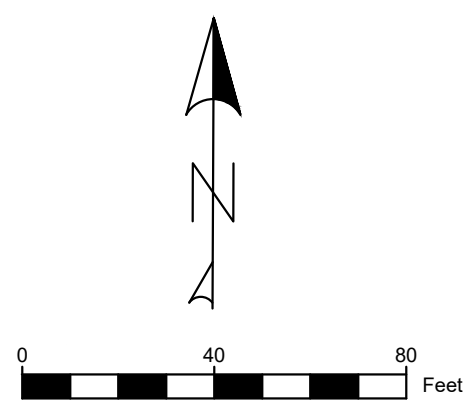
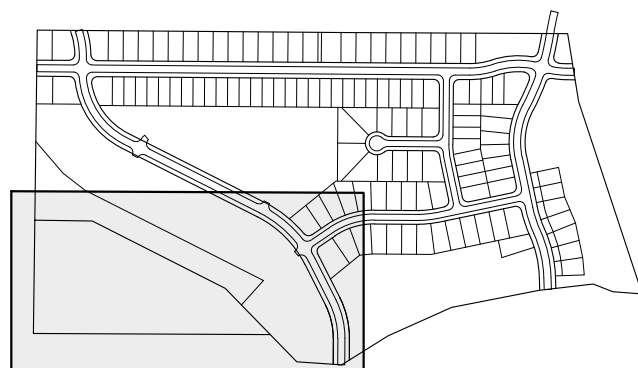
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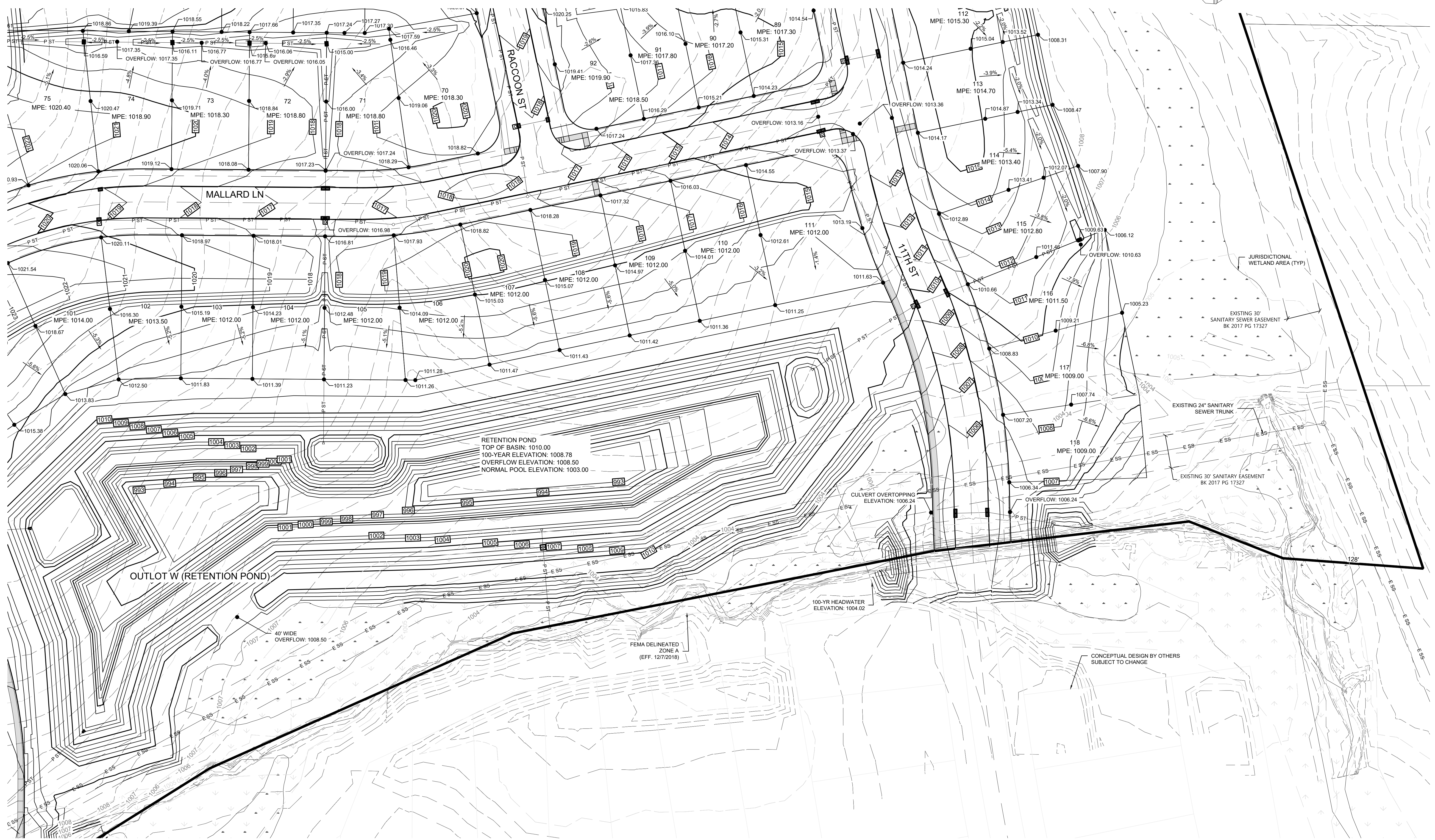
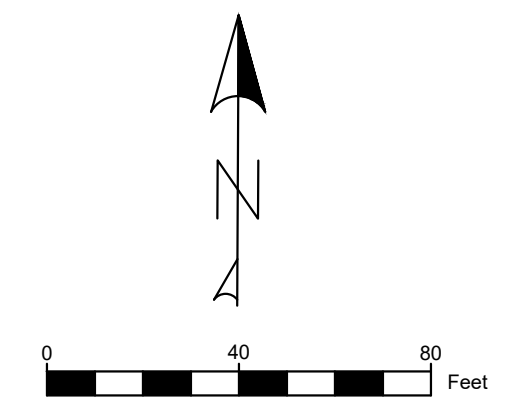
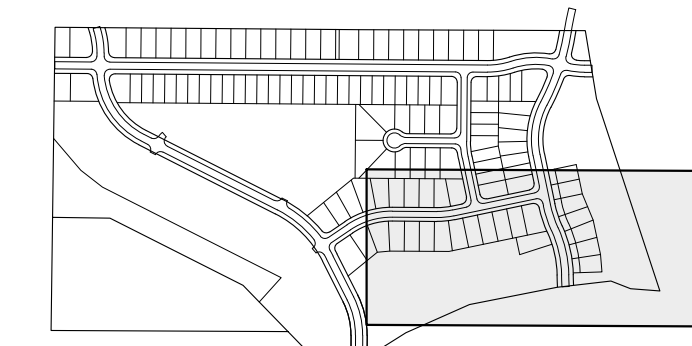


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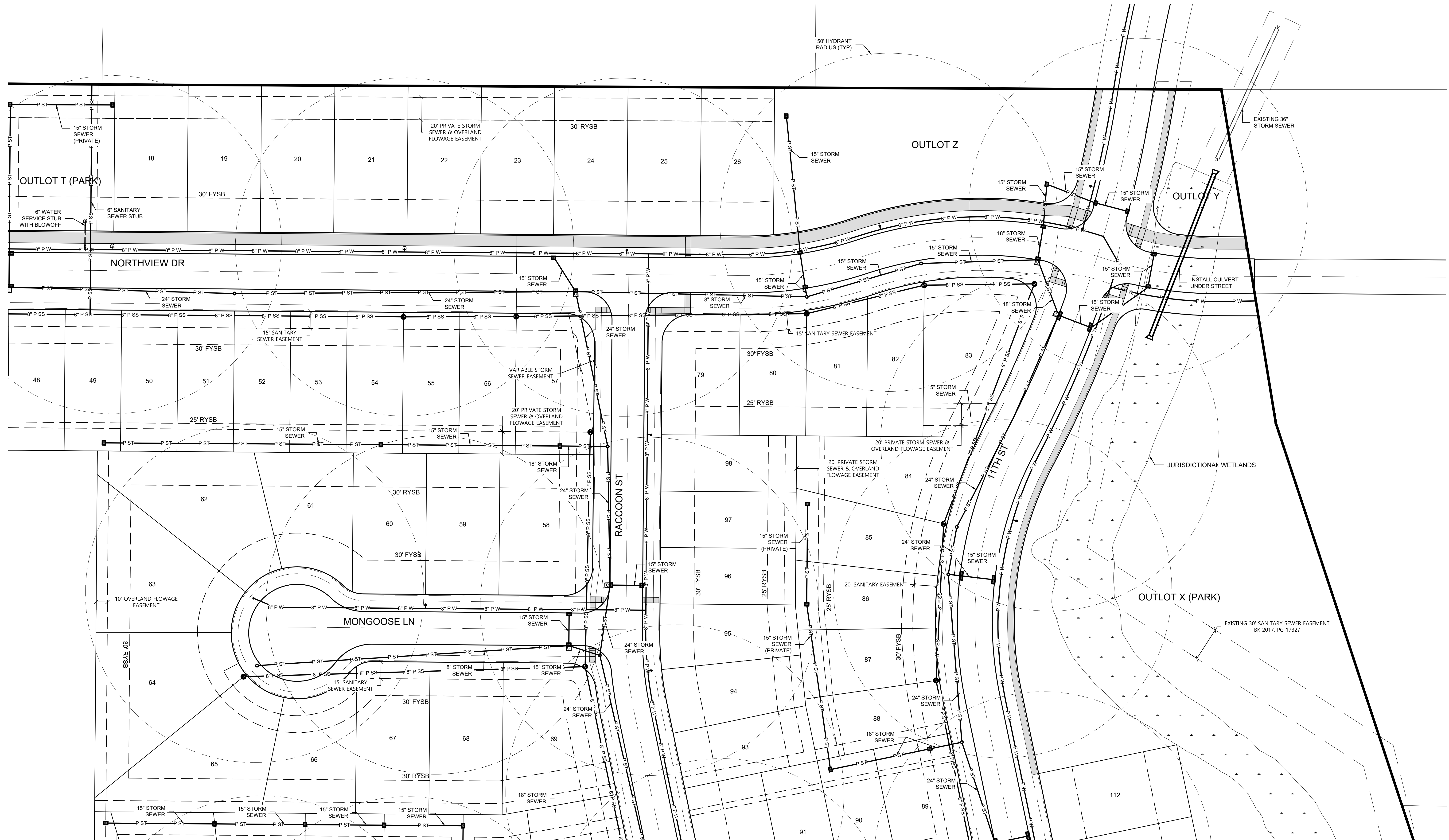
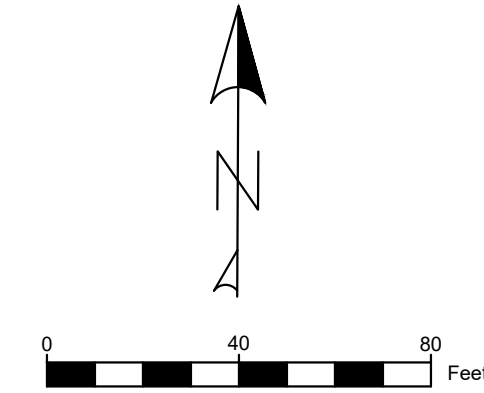
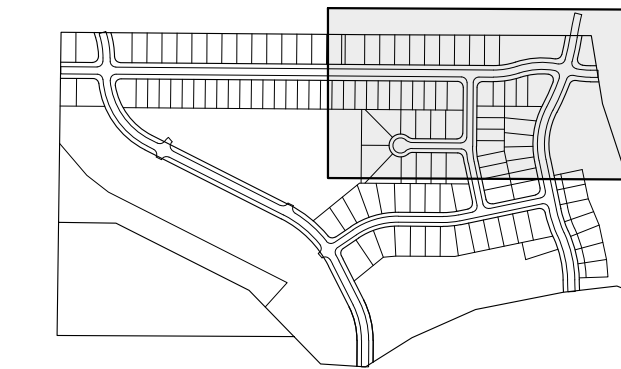
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UTILITY NOTE:

UTILITIES LOCATIONS ARE TAKEN FROM PUBLIC RECORDS AND FIELD SURVEYS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT ALL UTILITIES IN THE AREA ARE SHOWN. THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IF ANY ADDITIONAL UTILITIES OTHER THAN THE ONES SHOWN ON THE PLANS ARE PRESENT IN THE FIELD.

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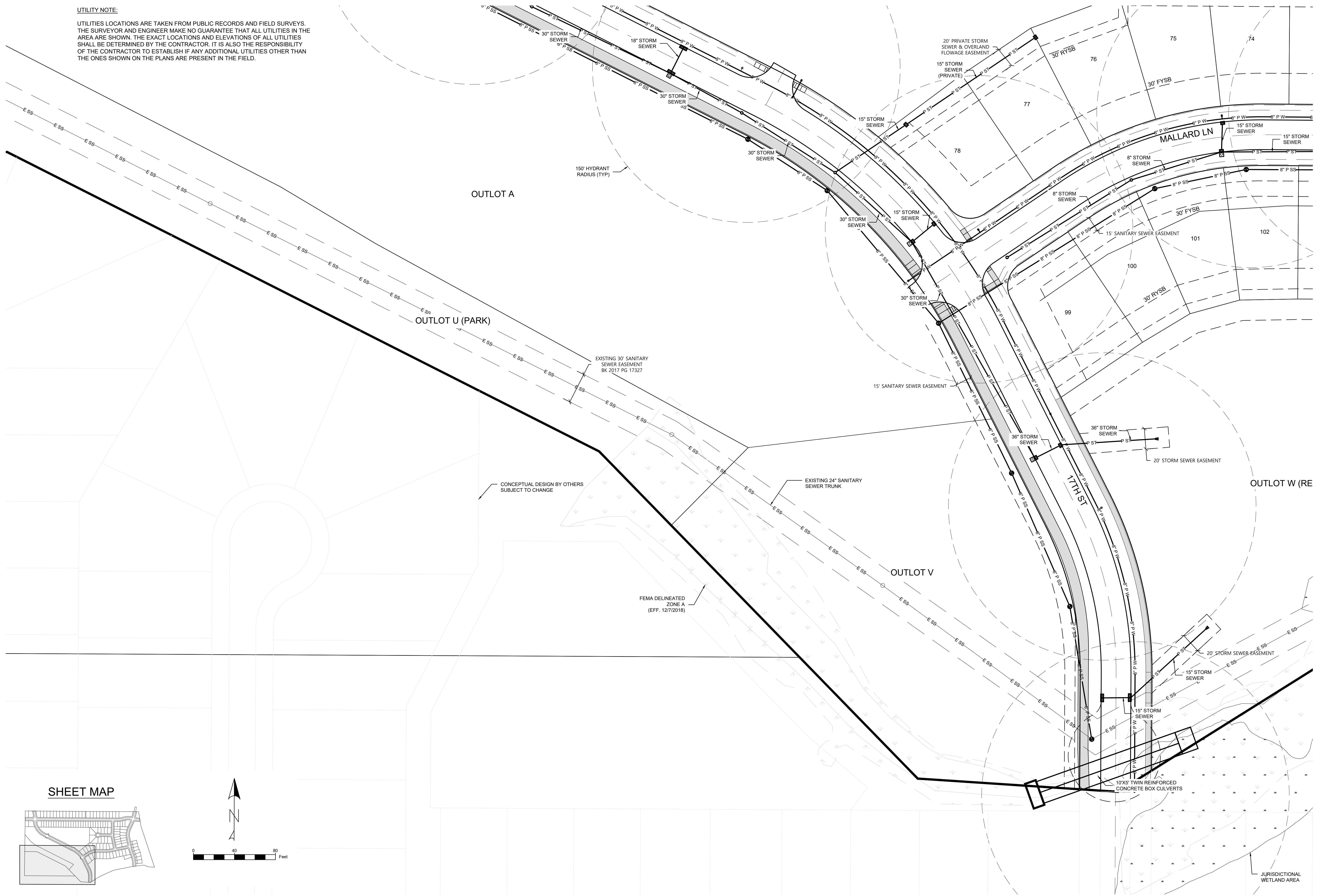


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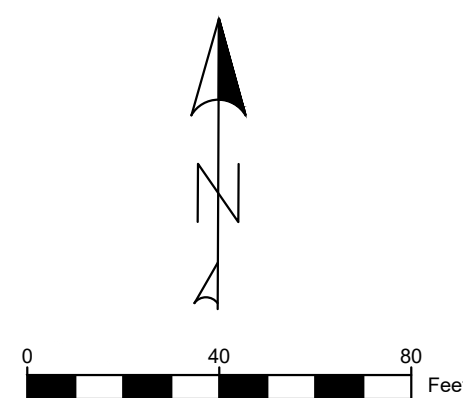
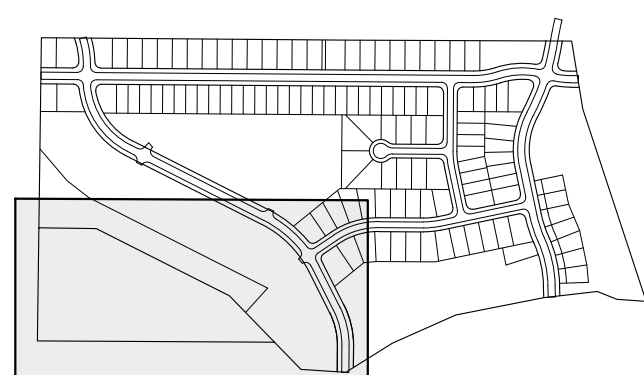
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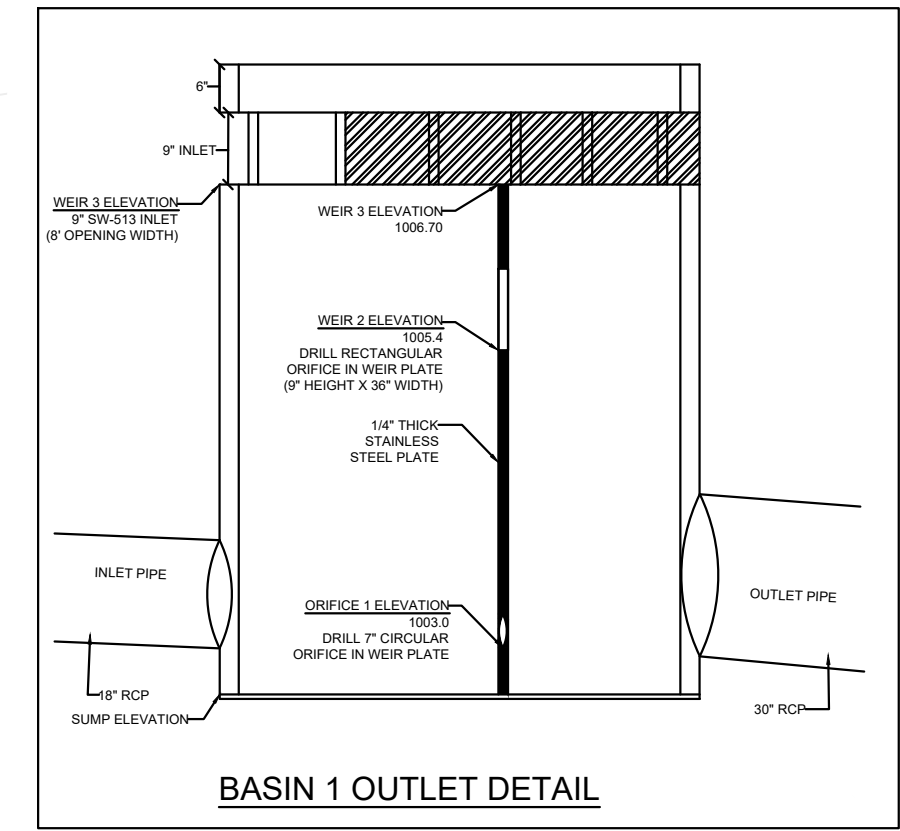
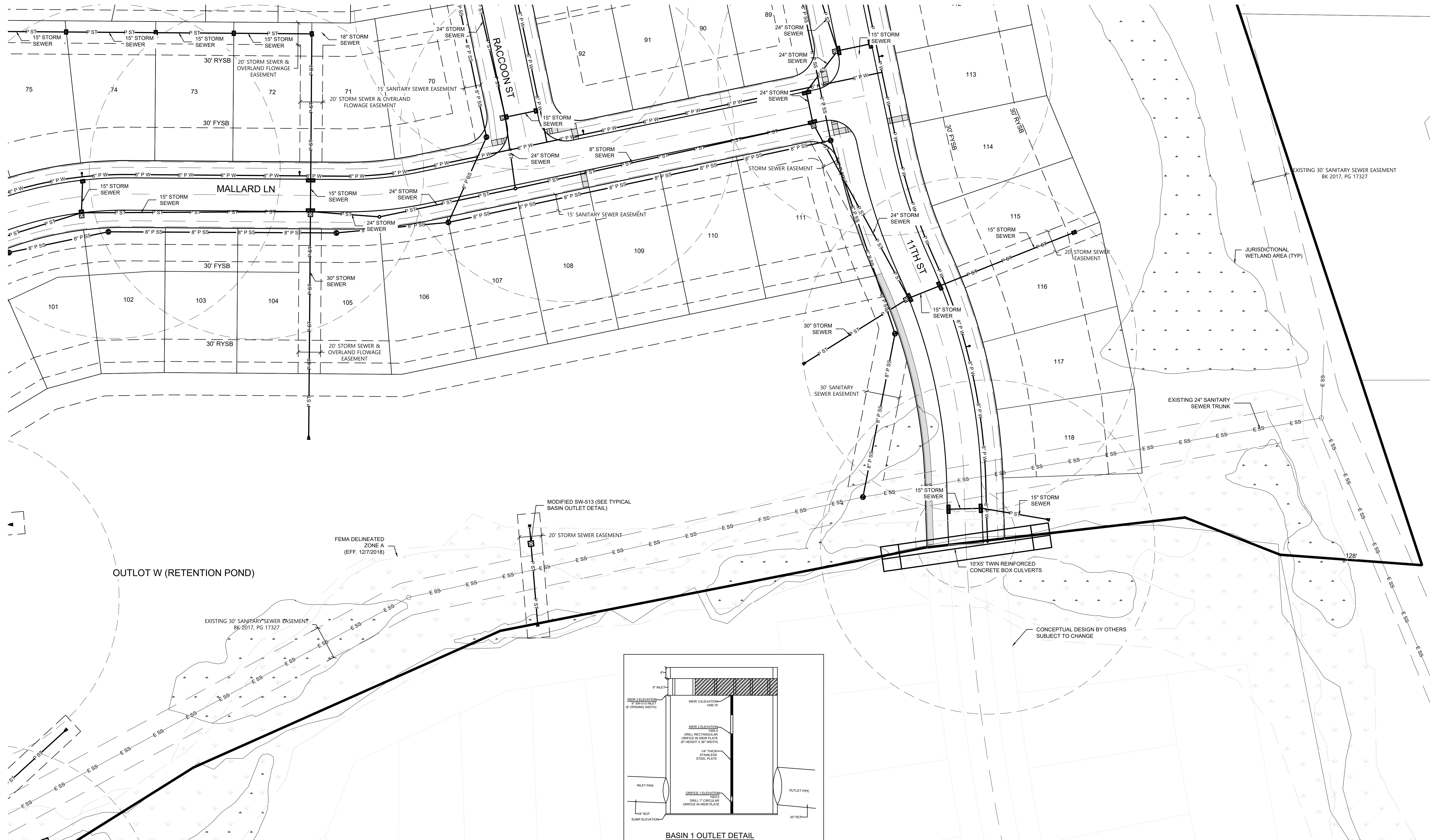
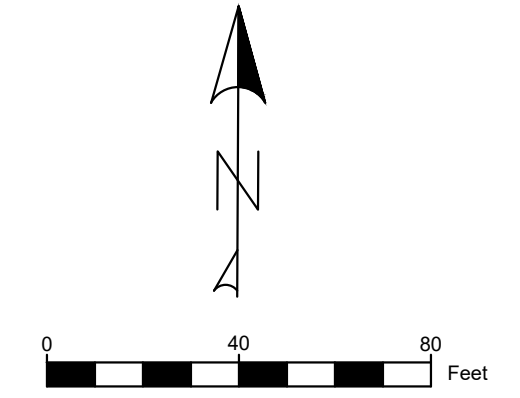
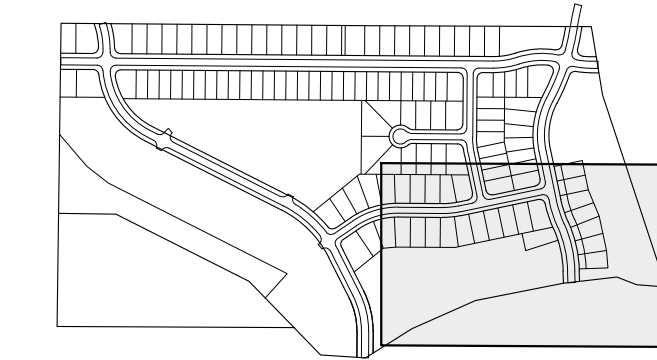
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