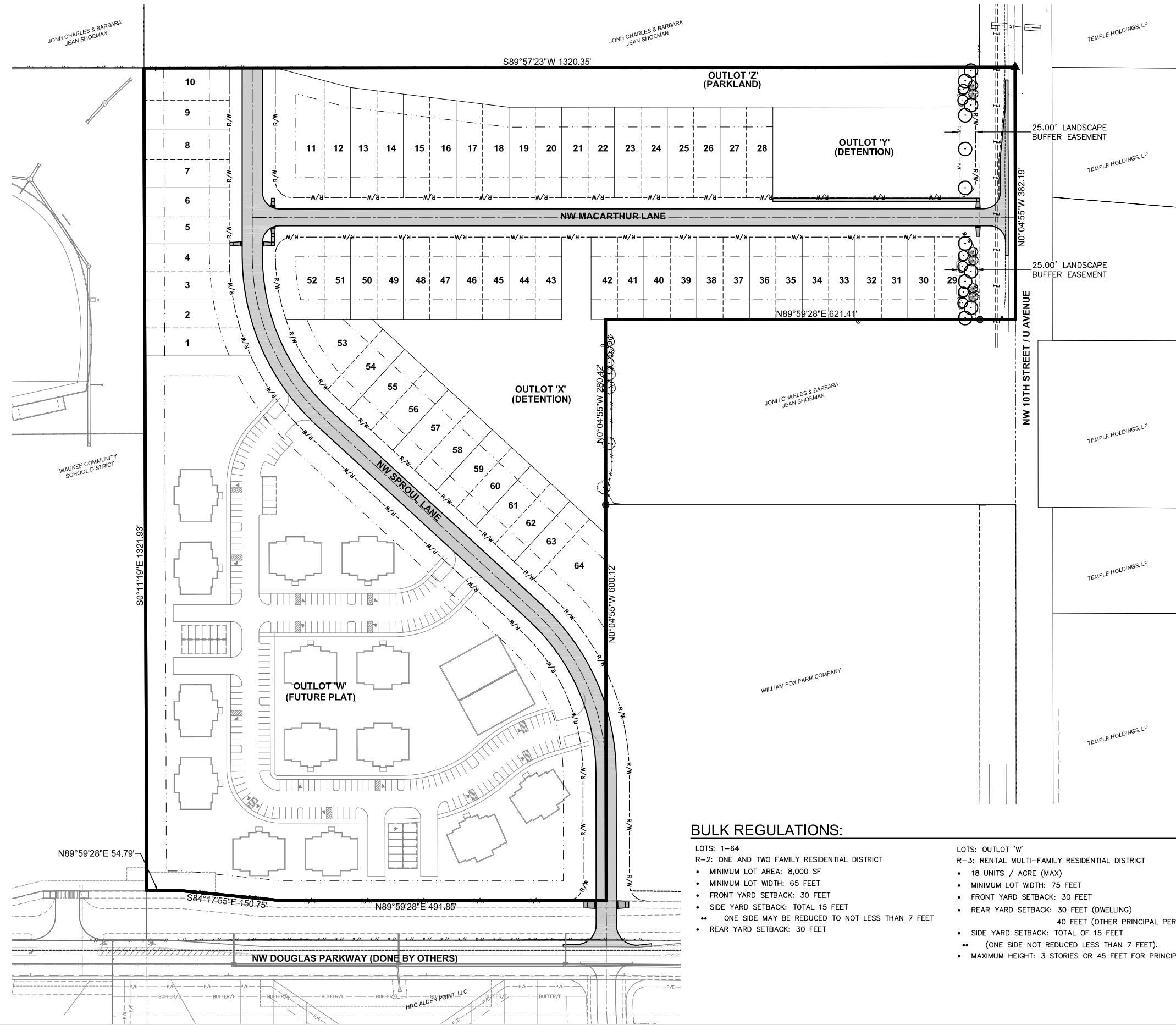


REZONING CONCEPTUAL PLAN

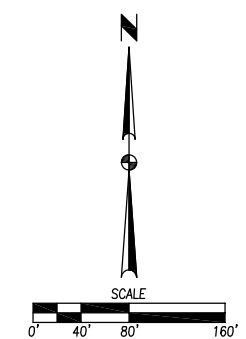
FOX CREEK MEADOWS



BULK REGULATIONS:

- LOTS: 1-64
 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
 - REAR YARD SETBACK: 30 FEET
 - ** ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET

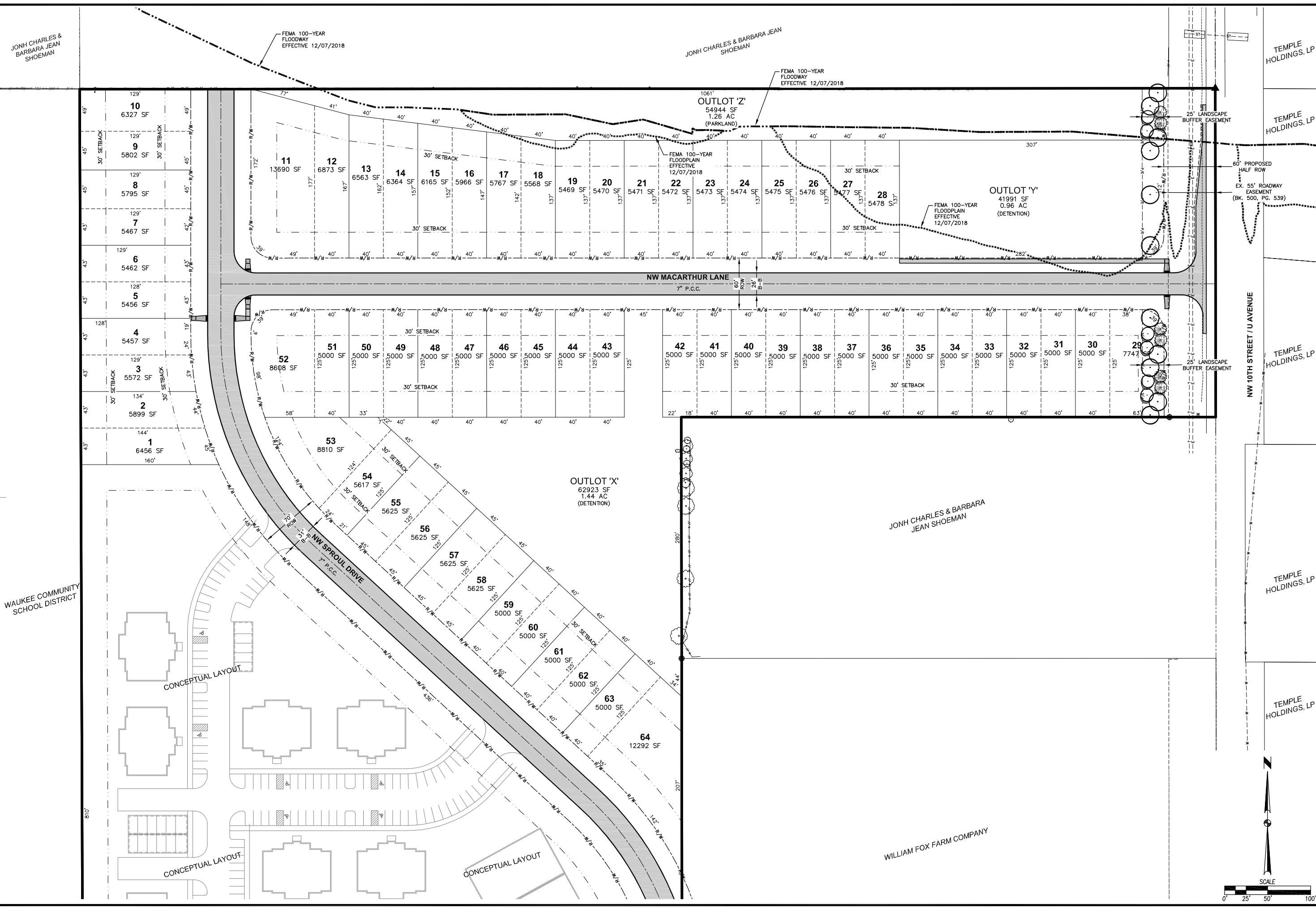
- LOTS: OUTLOT 'W'
 R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
- 18 UNITS / ACRE (MAX)
 - MINIMUM LOT WIDTH: 75 FEET
 - FRONT YARD SETBACK: 30 FEET
 - REAR YARD SETBACK: 30 FEET (DWELLING)
 - 40 FEET (OTHER PRINCIPAL PERMITTED USES)
 - SIDE YARD SETBACK: TOTAL OF 15 FEET
 - ** (ONE SIDE NOT REDUCED LESS THAN 7 FEET).
 - MAXIMUM HEIGHT: 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDINGS.



FILE: H:\2020\010503\WMO\010503-REZONING CONCEPTUAL PLAN.DWG
 PLOTTED BY: MARGO MURRAY
 DATE: 4/7/2022 11:20 AM
 DWG:

DATE	04/04/2022
REVISIONS	FIRST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH: CWO
ESA CIVIL DESIGN ADVANTAGE	ENGINEER: JMM
FOX CREEK MEADOWS CONCEPTUAL PLAN	WAUKEE, IOWA
1 / 3	2010.533

FILE: H:\2020\010553\010553-REZONING CONCEPTUAL PLAN.DWG DATE: 4/7/2022 11:21 AM
 PLOTTED BY: MARGO MURRAY TECH: JMM



DATE	04/04/2022
REVISIONS	
FIRST SUBMITTAL	

TECH: CWO
 ENGINEER: JMM

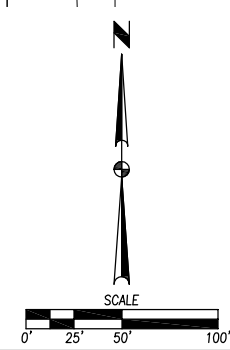
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

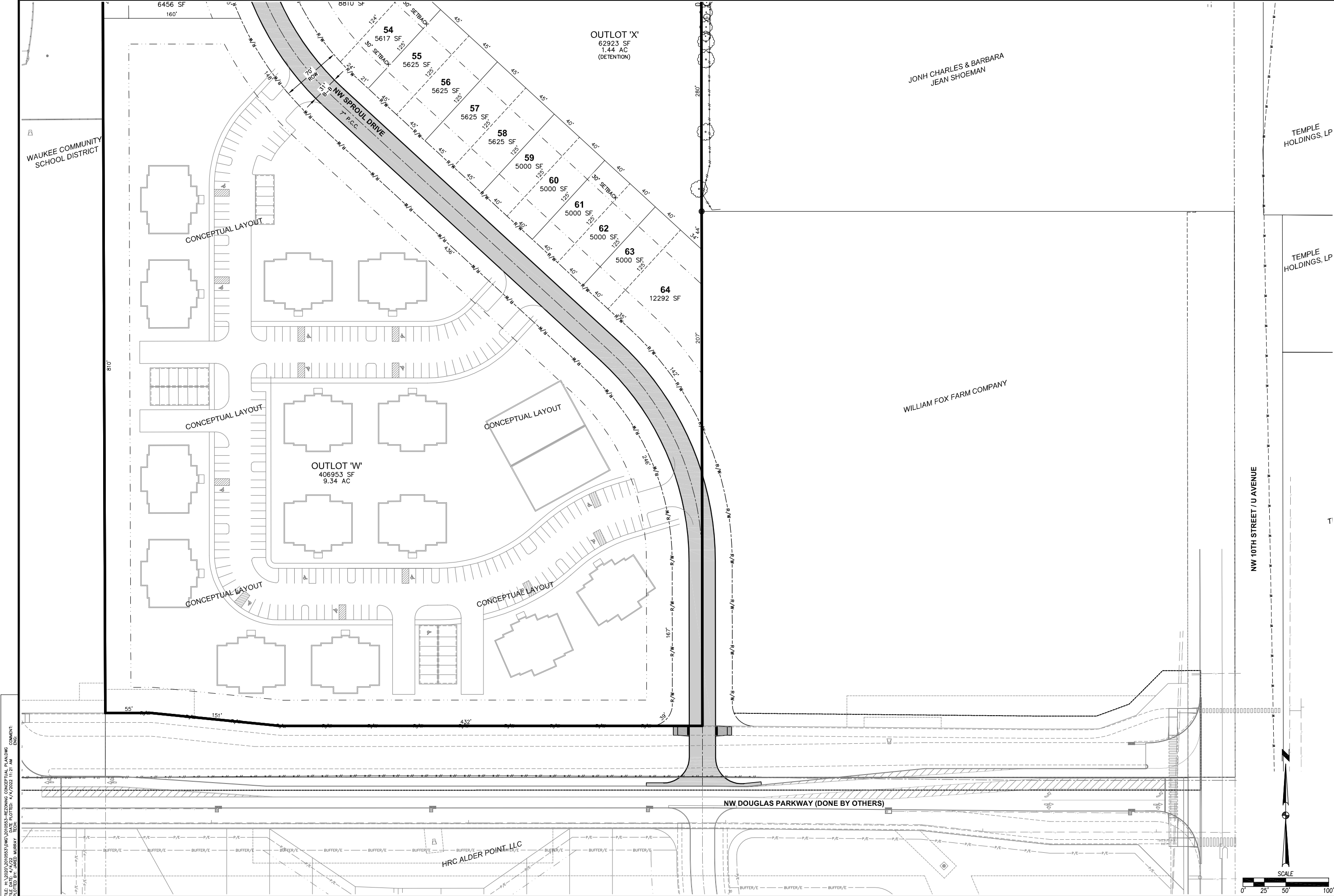
ES&A
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

FOX CREEK MEADOWS
 CONCEPTUAL PLAN

2 / 3
 2010.533





FILE: H:\2020\010553\010553-REZONING CONCEPTUAL PLAN.DWG COMMENT: ENCL
 PLOTTED BY: MARGO MURRAY TECH DATE: 4/4/2022 11:21 AM

WAUKEE COMMUNITY SCHOOL DISTRICT

OUTLOT 'X'
 62923 SF
 1.44 AC
 (DETENTION)

JONH CHARLES & BARBARA
 JEAN SHOEMAN

WILLIAM FOX FARM COMPANY

OUTLOT 'W'
 406953 SF
 9.34 AC

TEMPLE HOLDINGS, LP

TEMPLE HOLDINGS, LP

NW 10TH STREET / U AVENUE

NW DOUGLAS PARKWAY (DONE BY OTHERS)

HRC ALDER POINT, LLC



DATE	REVISIONS
04/04/2022 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM TECH: CWO



WAUKEE, IOWA

FOX CREEK MEADOWS

CONCEPTUAL PLAN