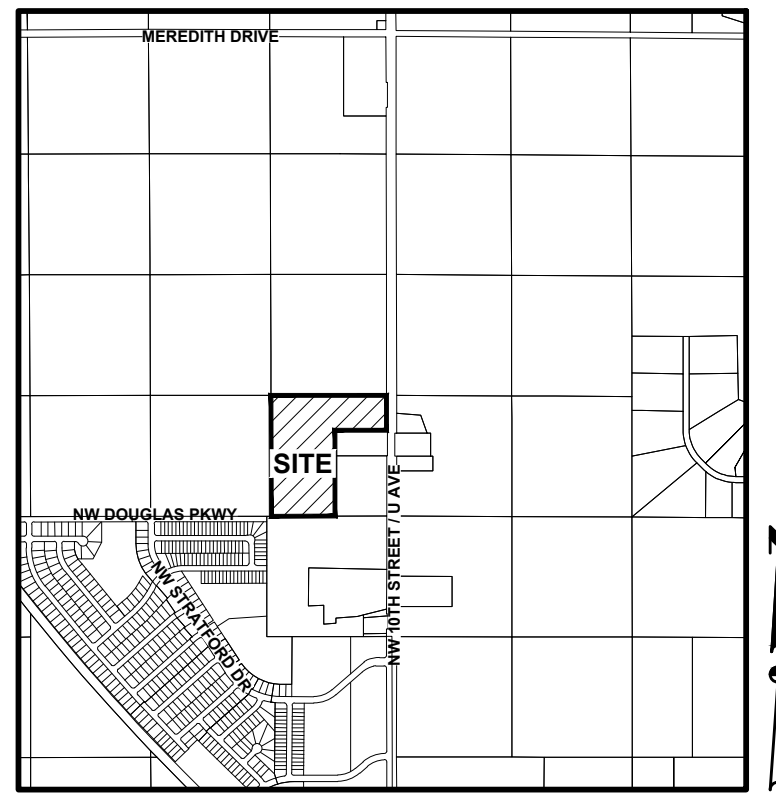


PRELIMINARY PLAT FOR: FOX CREEK MEADOWS

VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT:

FOX CREEK MEADOWS, LLC
CONTACT: BRAD STANBROUGH
234 SUNRISE DRIVE
WAUKEE, IA 50263

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

DATE OF SURVEY:

JANUARY 20, 2021

ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 25.63 ACRES (1,116,105 SF)

DEVELOPMENT SCHEDULE:

SPRING 2022 - SPRING 2023

BENCHMARKS:

SANITARY MANHOLE AT SOUTHEAST CORNER OF
WARRIOR AND GRACEWOOD.
ELEVATION = 1019.39

BULK REGULATIONS

- R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 10,000 SF FOR EACH TWO FAMILY DWELLING (5,000 SF PER LOT)
 - MINIMUM LOT WIDTH: 80 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: TOTAL 15 FEET - MINIMUM 7 FEET ON ONE SIDE
 - REAR YARD SETBACK: 30 FEET
- R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
- FRONT YARD SETBACK: 30 FEET
 - REAR YARD SETBACK: 30 FEET (DWELLING) 40 FEET (ANY OTHER PRINCIPAL USES)
 - SIDE YARD SETBACK: TOTAL 15 FEET - MINIMUM 7 FEET ON ONE SIDE

PARKSITE DEDICATION:

PARKLAND REQUIRED:
SINGLE FAMILY: 64 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED: = 1.25 ACRES

PORTION OF REQUIRED PARKLAND DEDICATION LOCATED IN FLOODPLAIN: = 1.13 ACRES
(0.75 AC * 1.5 = 1.13
0.75 ACRES WILL COUNT TOWARDS PARKLAND DEDICATION)

STANDARD PARKLAND PROVIDED IN THIS PHASE = 0.13 ACRES

TOTAL PROVIDED: = 0.88 ACRES

LEGAL DESCRIPTION:

PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 25.63 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.48 ACRES OF ROADWAY EASEMENT.

NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2022 SUDAS.
- OUTLOTS Y AND X WILL BE OWNED AND MAINTAINED BY THE FOX CREEK MEADOWS HOME OWNERS ASSOCIATION.
- OUTLOTS Z WILL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.
- LOTS NOT ASSIGNED A MPE OR MOE WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.

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
- SIGN
- 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
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING

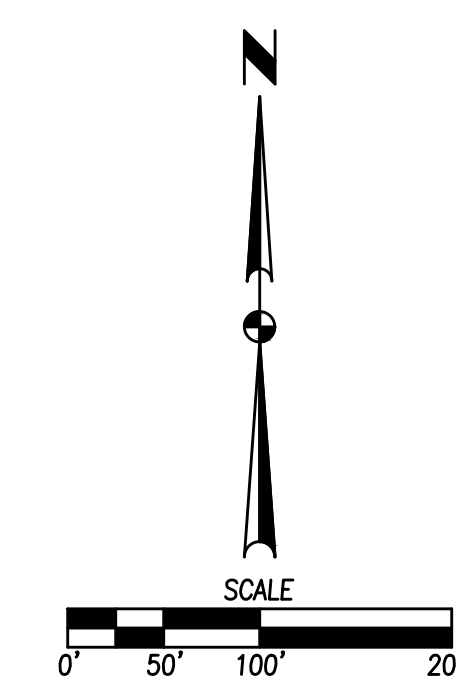
- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY 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
- LOT 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
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY



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
 LICENSE NUMBER 23496
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 ALL SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

FILE: H:\2020\2010583\2010583-1\PRELIMINARY PLAT.DWG
 PLOTTED BY: J. MURRAY
 DATE: 5/27/2022 2:41 PM

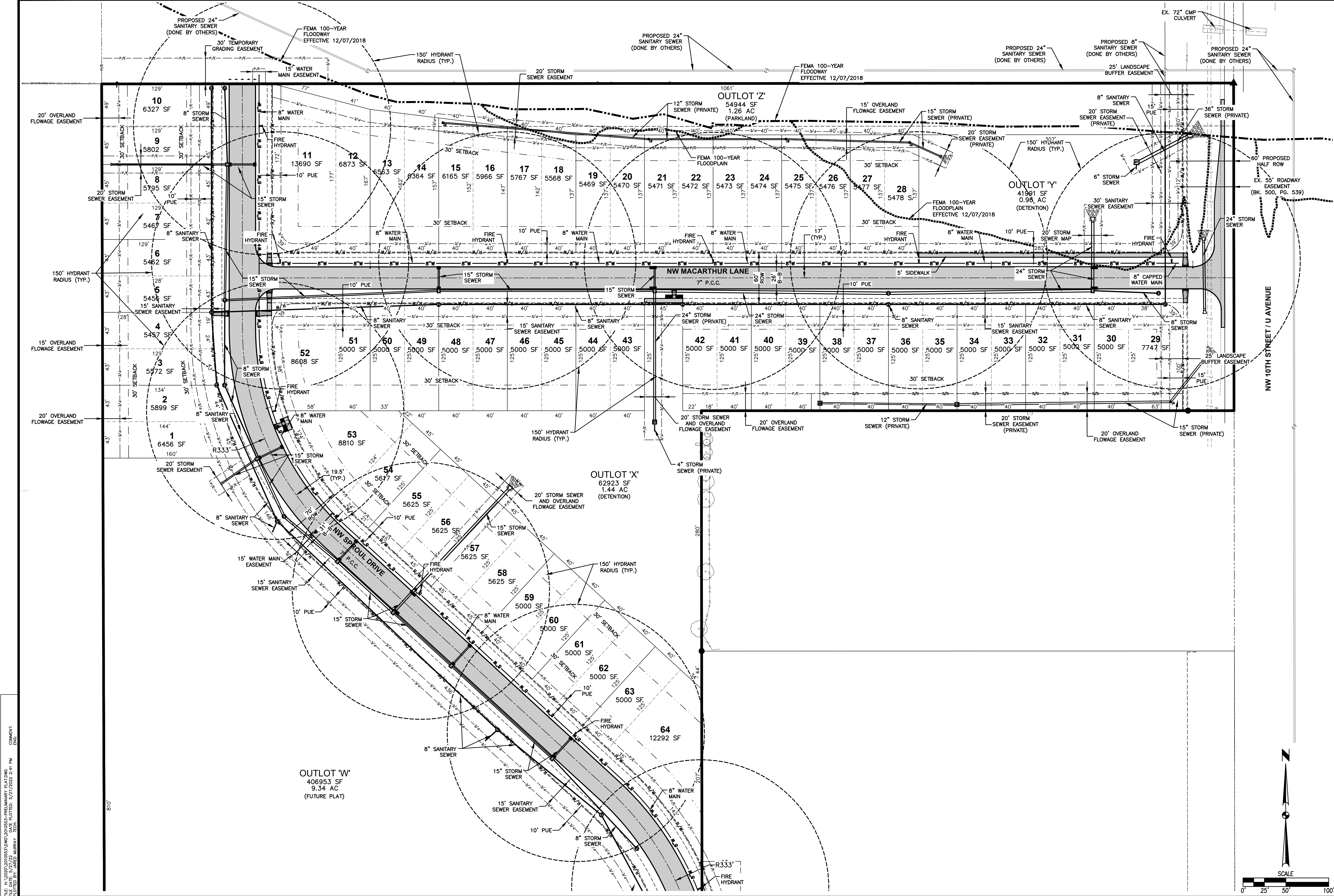
DATE	05/27/2022
REVISIONS	FINAL SUBMITTAL
05/16/2022	FOURTH SUBMITTAL
04/29/2022	THIRD SUBMITTAL
04/04/2022	SECOND SUBMITTAL
03/02/2022	FIRST SUBMITTAL

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

FOX CREEK MEADOWS
PRELIMINARY PLAT

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
 ENGINEER: JMM

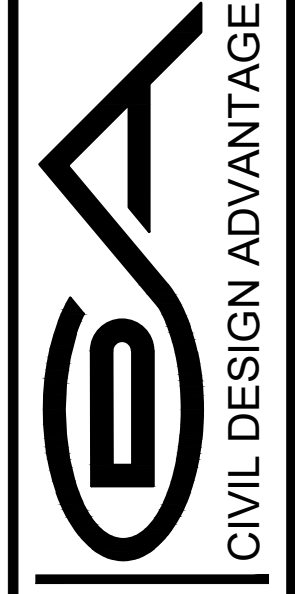
1 / 5
 2010.533



FILE: H:\2020\2010553\2010553-1\PRELIMINARY PLATTING
 PLOTTED BY: CRAIG MURRAY TECH
 COMMENT: 5/27/2022 2:41 PM

DATE	REVISIONS
05/27/2022	FINAL SUBMITTAL
05/16/2022	FOURTH SUBMITTAL
04/29/2022	THIRD SUBMITTAL
04/04/2022	SECOND SUBMITTAL
03/02/2022	FIRST SUBMITTAL

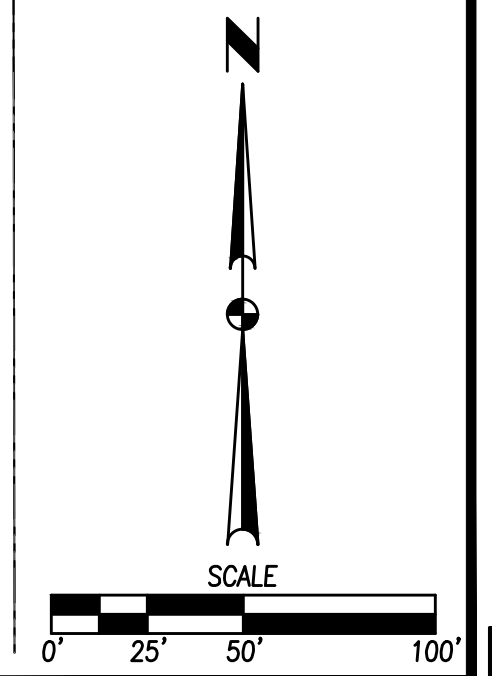
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 TECH: CWO



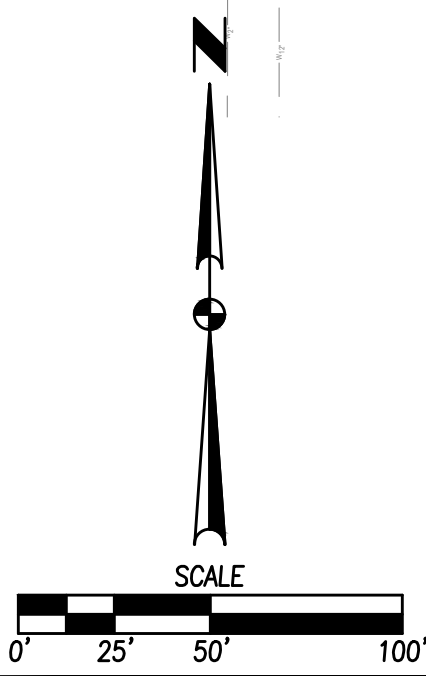
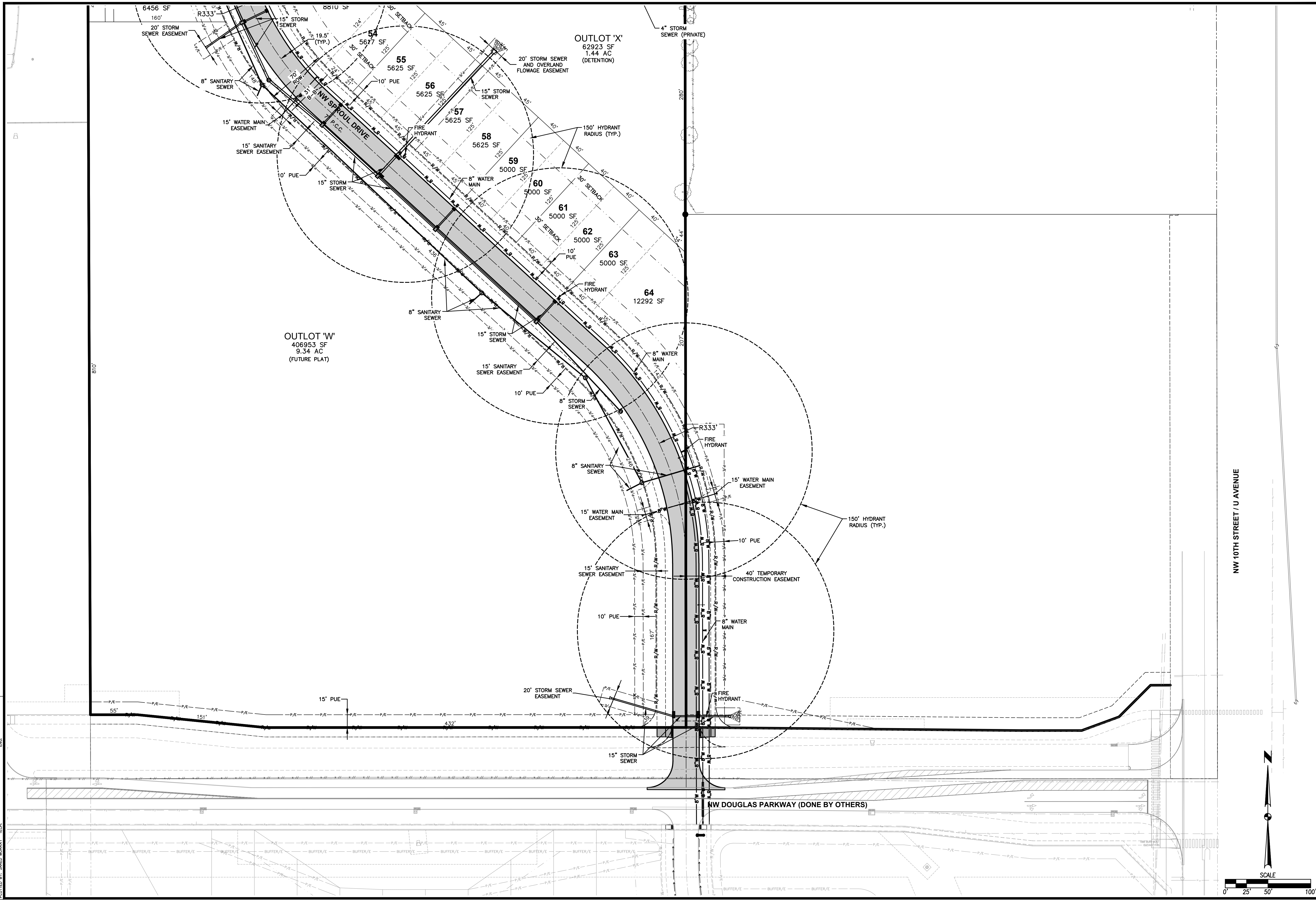
WAUKEE, IOWA

FOX CREEK MEADOWS

PRELIMINARY PLAT

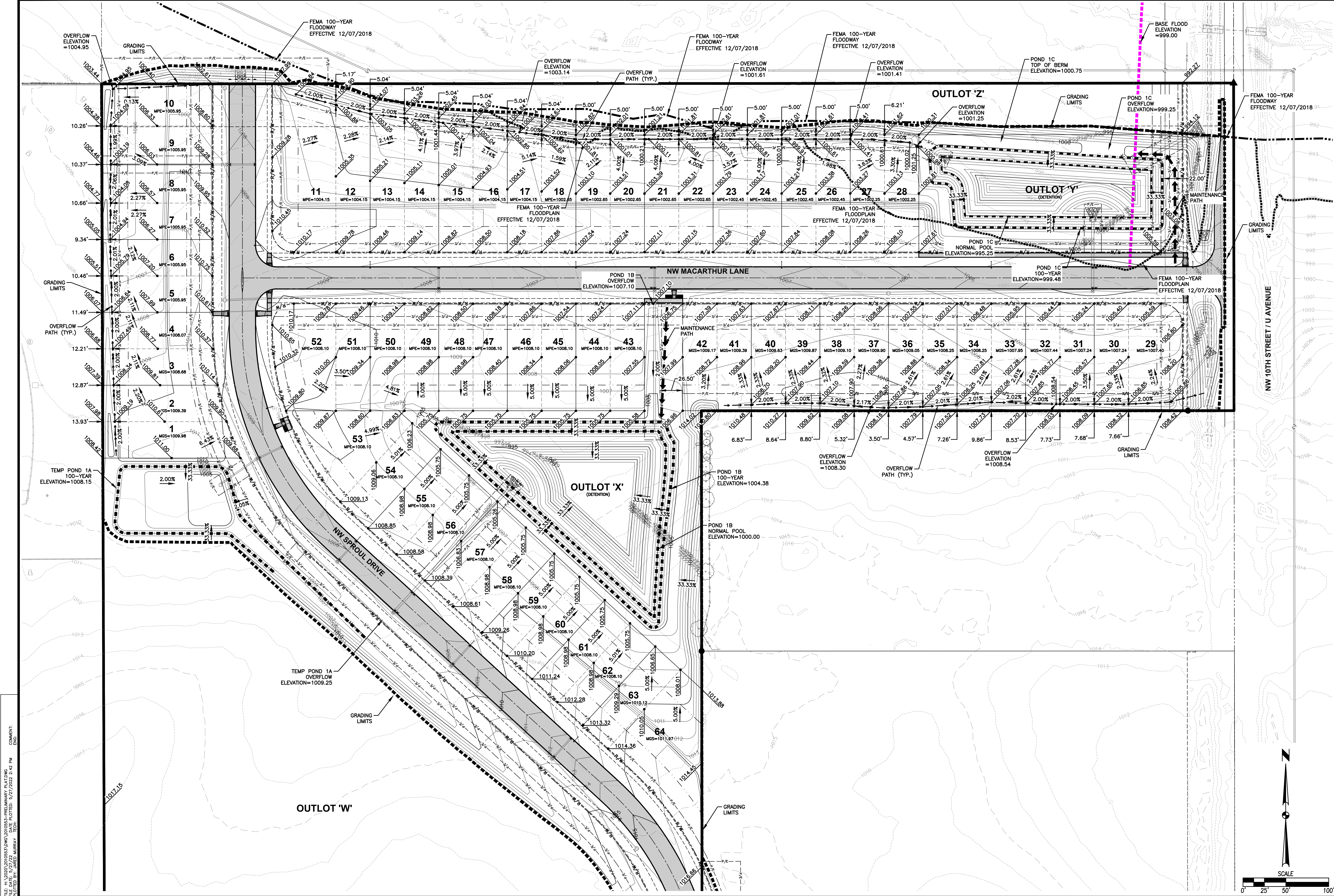


FILE: H:\2020\2010583\2010583-PRIMINARY PLAT.DWG
 COMMENT: EXH
 PLOTTED BY: CRAIG MURRAY
 DATE: 5/27/2022 2:42 PM



FOX CREEK MEADOWS PRELIMINARY PLAT	DATE 05/27/2022 05/16/2022 04/29/2022 04/04/2022 03/02/2022
	REVISIONS FINAL SUBMITTAL FOURTH SUBMITTAL THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL
	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410
	ENGINEER: JMM TECH: CWO
	WAUKEE, IOWA CIVIL DESIGN ADVANTAGE

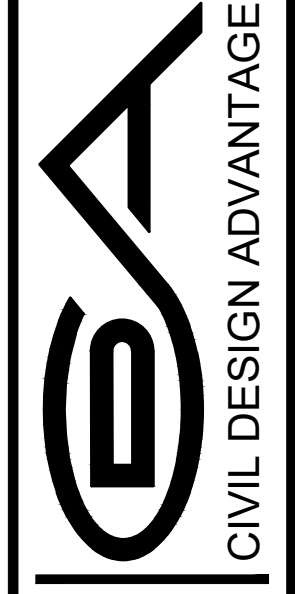
3
5
 2010.533



FILE: H:\2020\2010553\2010553-1\PRELIMINARY PLAT.DWG
 COMMENT: PRELIMINARY PLAT DWG
 PLOTTED BY: CRAIG MURRAY
 DATE: 5/27/2022 2:42 PM

DATE	REVISIONS
05/27/2022	FINAL SUBMITTAL
05/16/2022	FOURTH SUBMITTAL
04/29/2022	THIRD SUBMITTAL
04/04/2022	SECOND SUBMITTAL
03/02/2022	FIRST SUBMITTAL

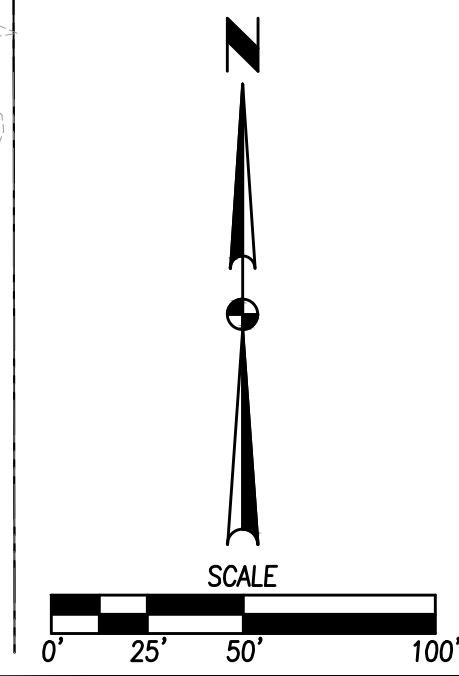
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 TECH: CWO



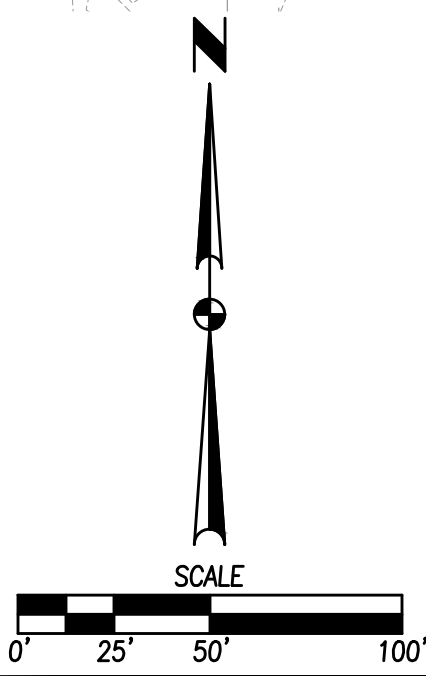
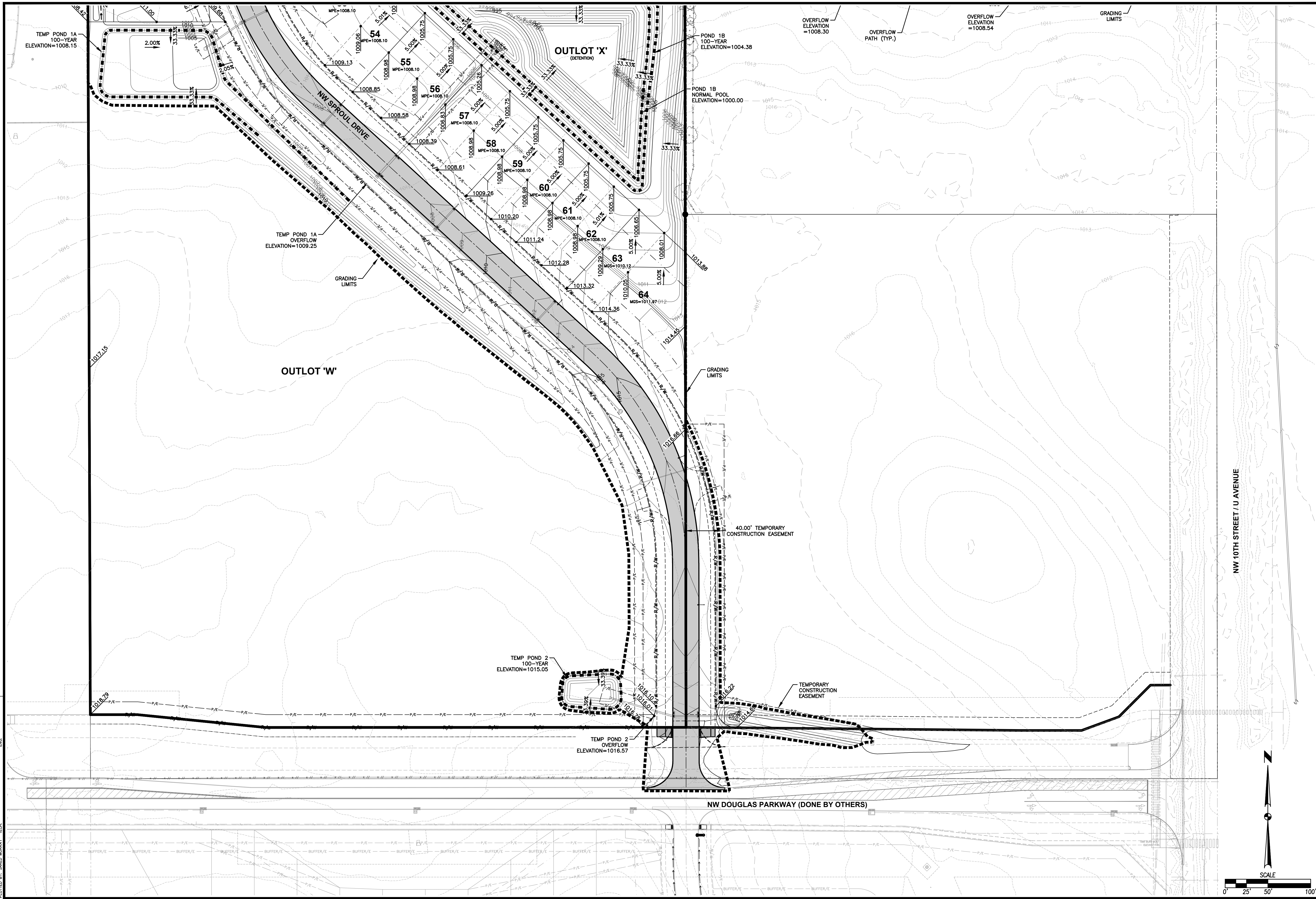
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

FOX CREEK MEADOWS

PRELIMINARY PLAT



FILE: H:\2020\2010583\2010583-PRIMINARY PLAT.DWG
 COMMENT: EXC
 PLOTTED BY: GREG MURRAY TECH
 DATE: 5/27/2022 2:42 PM



	DATE	05/27/2022
	REVISIONS	
	FINAL SUBMITTAL	05/16/2022
	FOURTH SUBMITTAL	04/29/2022
	THIRD SUBMITTAL	04/04/2022
	SECOND SUBMITTAL	03/02/2022
	FIRST SUBMITTAL	
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: JMM TECH: CWO		
FOX CREEK MEADOWS PRELIMINARY PLAT		
WAUKEE, IOWA		
2010.533		