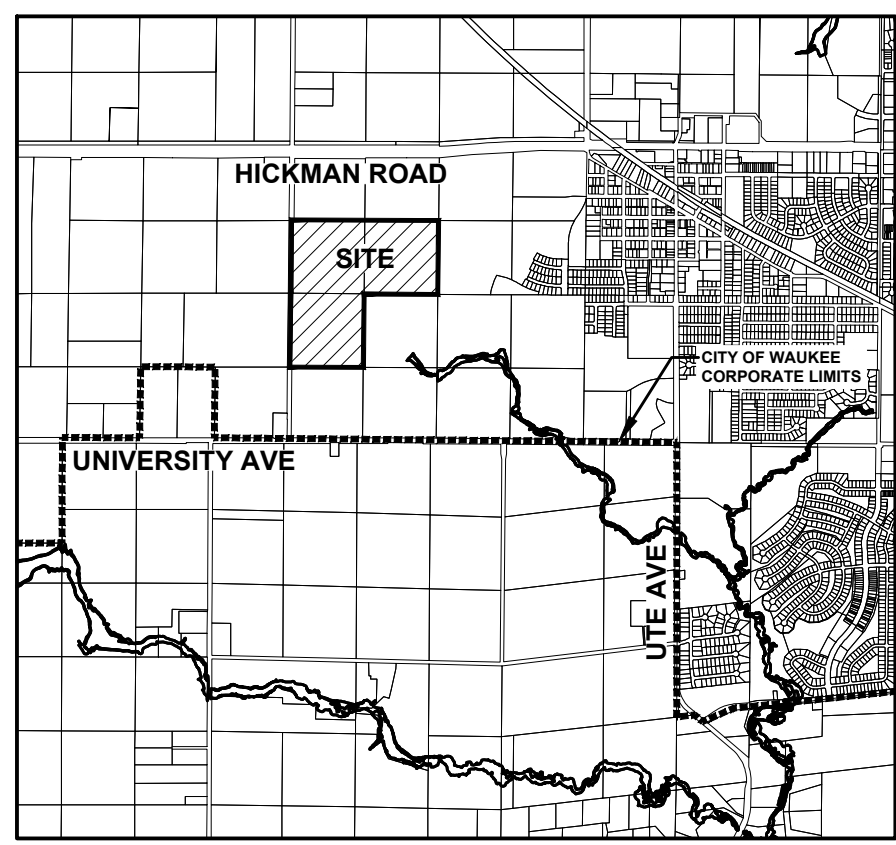


PRELIMINARY PLAT FOR: SPRING MEADOWS

WAUKEE, IOWA

VICINITY MAP



OWNER / DEVELOPER:

WAUKEE PARTNERSHIP, LLC
3900 WESTOWN PKWY STE 100
WEST DES MOINES IA 50266

CONTACT: JENNIFER ELLISON
PH: 515-727-0356

ENGINEER / SURVEYOR:

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

DATE OF SURVEY:

SEPTEMBER 2022

ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
LOTS 1-11
LOTS 90-323

PD: PLANNED DEVELOPMENT DISTRICT (BK 2021 PG 34692)
LOTS 12-89
LOTS 324-344

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 119.82 ACRES (5,219,398 SF)

DEVELOPMENT SCHEDULE:

SPRING 2023 - FALL 2026

LEGAL DESCRIPTION:

THE SOUTH HALF (S1/2) OF THE NORTHWEST QUARTER (NW1/4) AND THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA. ALL CONTAINING 119.82 ACRES (5,219,398 S.F.) SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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: 344 UNITS X 3 PEOPLE/UNIT
X 6.5 ACRES/1000 PEOPLE = 6.71 ACRES

STANDARD PARKLAND PROVIDED (OUTLOT T) = 1.16 ACRES
STANDARD PARKLAND PROVIDED (OUTLOT Z) = 6.71 ACRES

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

PD: PLANNED DEVELOPMENT DISTRICT

- MINIMUM LOT AREA: 7,000 SF
- MINIMUM LOT WIDTH: 55 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 5 FEET
- REAR YARD SETBACK: 30 FEET

FEMA FLOODPLAIN

PANEL NUMBER: 19049C0335F
DESIGNATION: ZONE X (AREA OF MINIMAL FLOOD HAZARD)
DATE: 12/07/2018

NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE EXCEPT FOR 10' TRAIL ON WEST SIDE OF 17TH STREET.
- 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 2023 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2023 SUDAS. OUTLOTS U, V, X AND Y WILL BE STORMWATER MANAGEMENT FACILITIES AND OWNED AND MAINTAINED BY THE SPRING MEADOWS HOME OWNERS ASSOCIATION.
- OUTLOTS T, W, AND 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.

SUBMITTAL DATES

FIRST SUBMITTAL: 12/20/2022
SECOND SUBMITTAL: 02/02/2023
THIRD SUBMITTAL: 02/27/2023
FOURTH SUBMITTAL: 04/07/2023
FIFTH SUBMITTAL: 05/19/2023
SIXTH SUBMITTAL: 06/13/2023
SEVENTH SUBMITTAL: 06/28/2023

LEGEND

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

- MPE = MINIMUM PROTECTION ELEVATION
- MGS = MINIMUM GRADE OF STRUCTURE
- SURVEY**
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- BENCHMARK
- 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
- USE AS CONSTRUCTED
- TOP OF PROPOSED GROUND
- MINIMUM PROTECTION ELEVATION
- OVERFLOW ELEVATION
- HIGH POINT

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**
- SET**
- (UAC)
- TG
- MPE
- OE
- HP

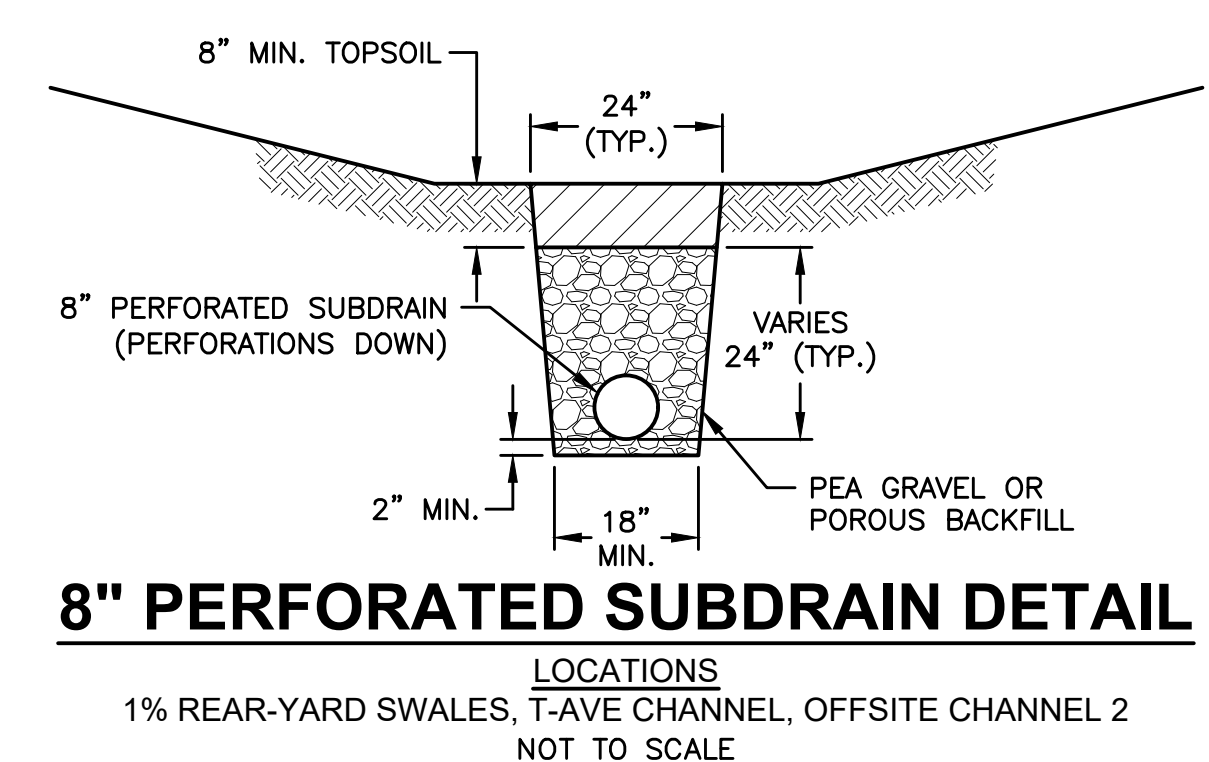
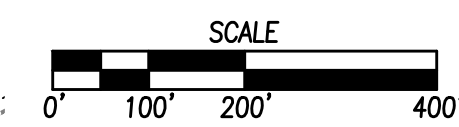
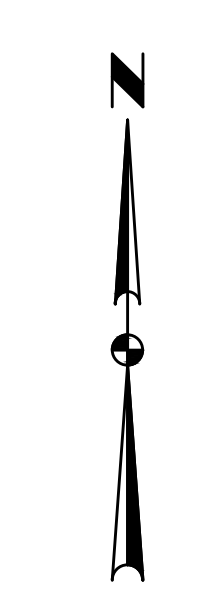
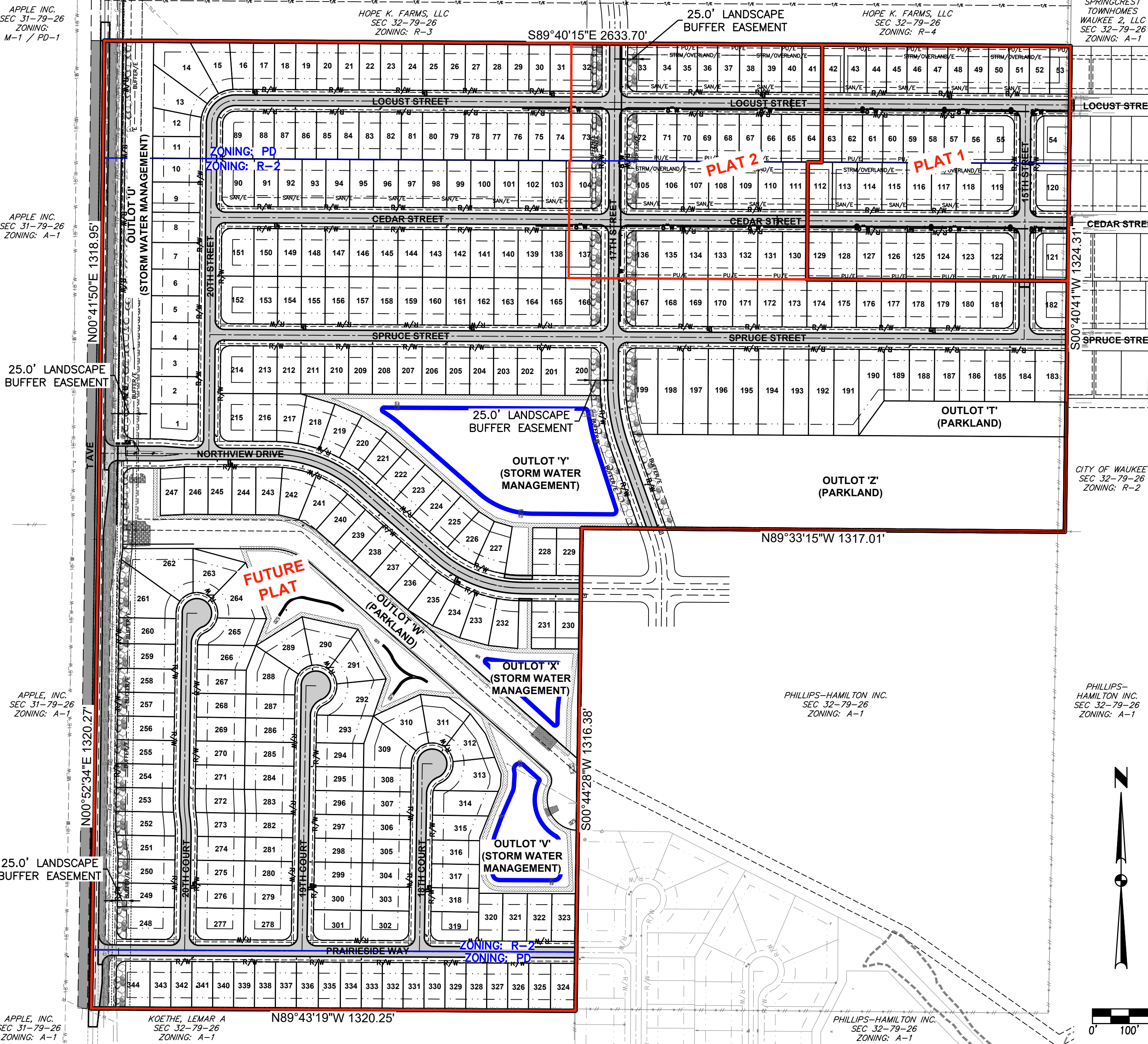
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SEC 31-79-26
ZONING: M-1 / PD-1

APPLE, INC.
SEC 31-79-26
ZONING: A-1

APPLE, INC.
SEC 31-79-26
ZONING: A-1

APPLE, INC.
SEC 31-79-26
ZONING: A-1

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DRAWN BY: JESSIE TRYGSTAD
CHECKED BY: JESSIE TRYGSTAD



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.

PRELIMINARY
NOT FOR CONSTRUCTION

JOSHUA A. TRYGSTAD, P.E.
19228
DATE: _____
LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

SPRING MEADOWS
PRELIMINARY PLAT

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

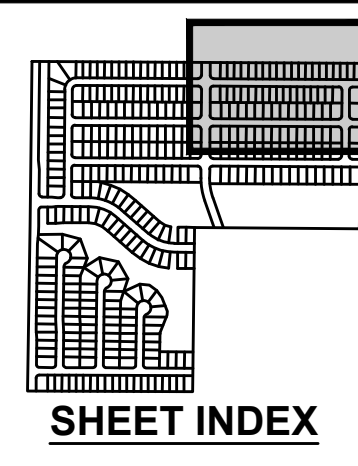
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ENGINEER: JAT

WAUKEE, IOWA

REVISIONS:

DATE	DESCRIPTION
06/28/2023	SEVENTH SUBMITTAL
06/13/2023	SIXTH SUBMITTAL
05/19/2023	FIFTH SUBMITTAL
04/07/2023	FOURTH SUBMITTAL
02/27/2023	THIRD SUBMITTAL
02/02/2023	SECOND SUBMITTAL

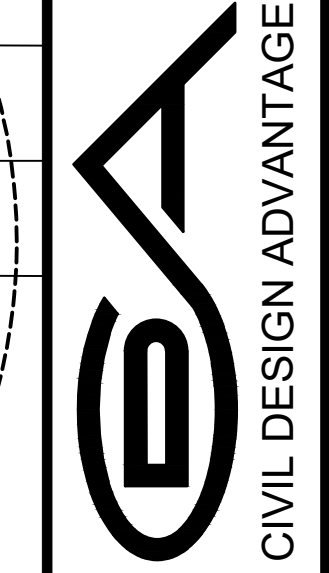
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FOURTH SUBMITTAL:	02/27/2023
THIRD SUBMITTAL:	
SECOND SUBMITTAL:	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

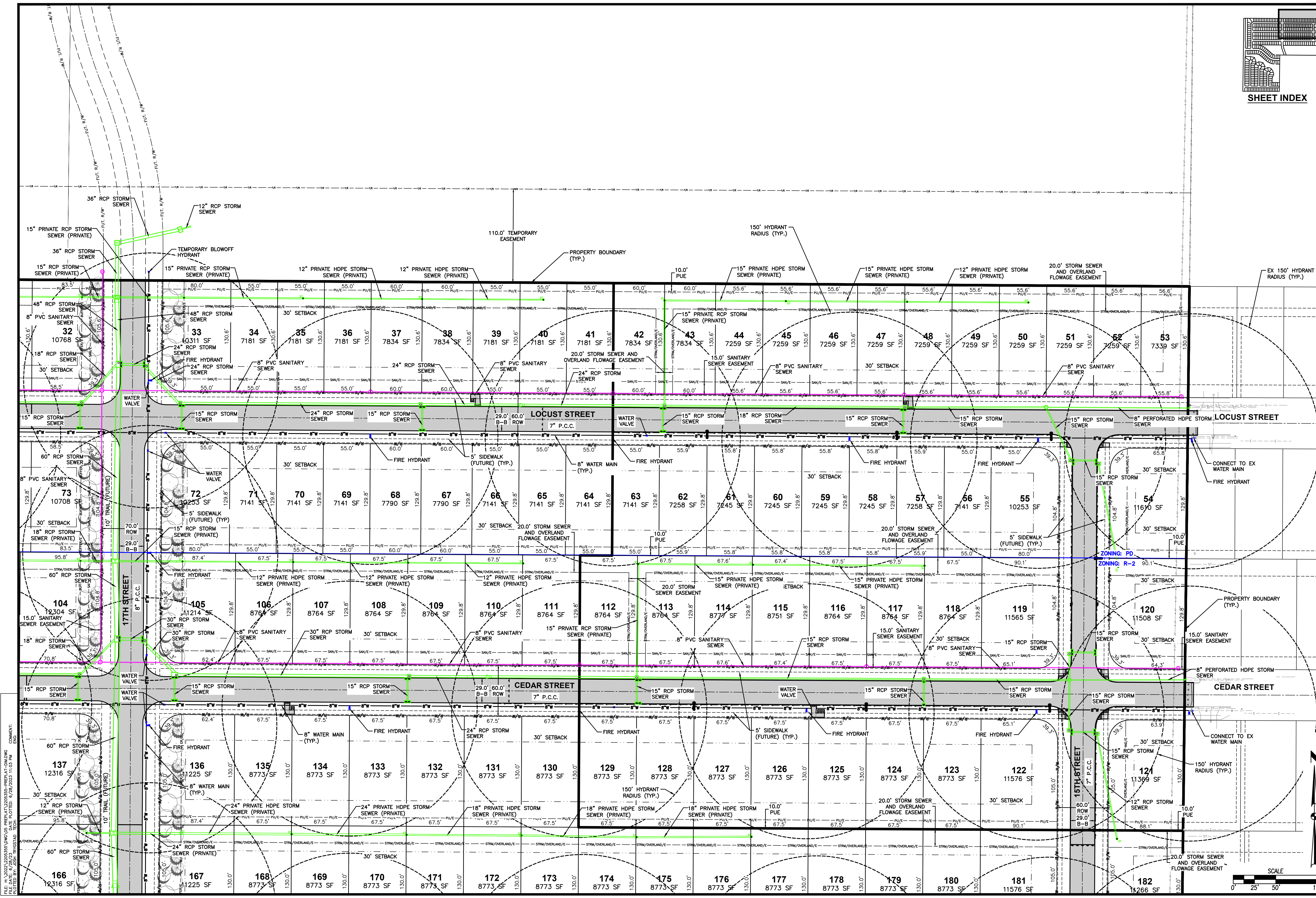
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 ENGINEER: JAT



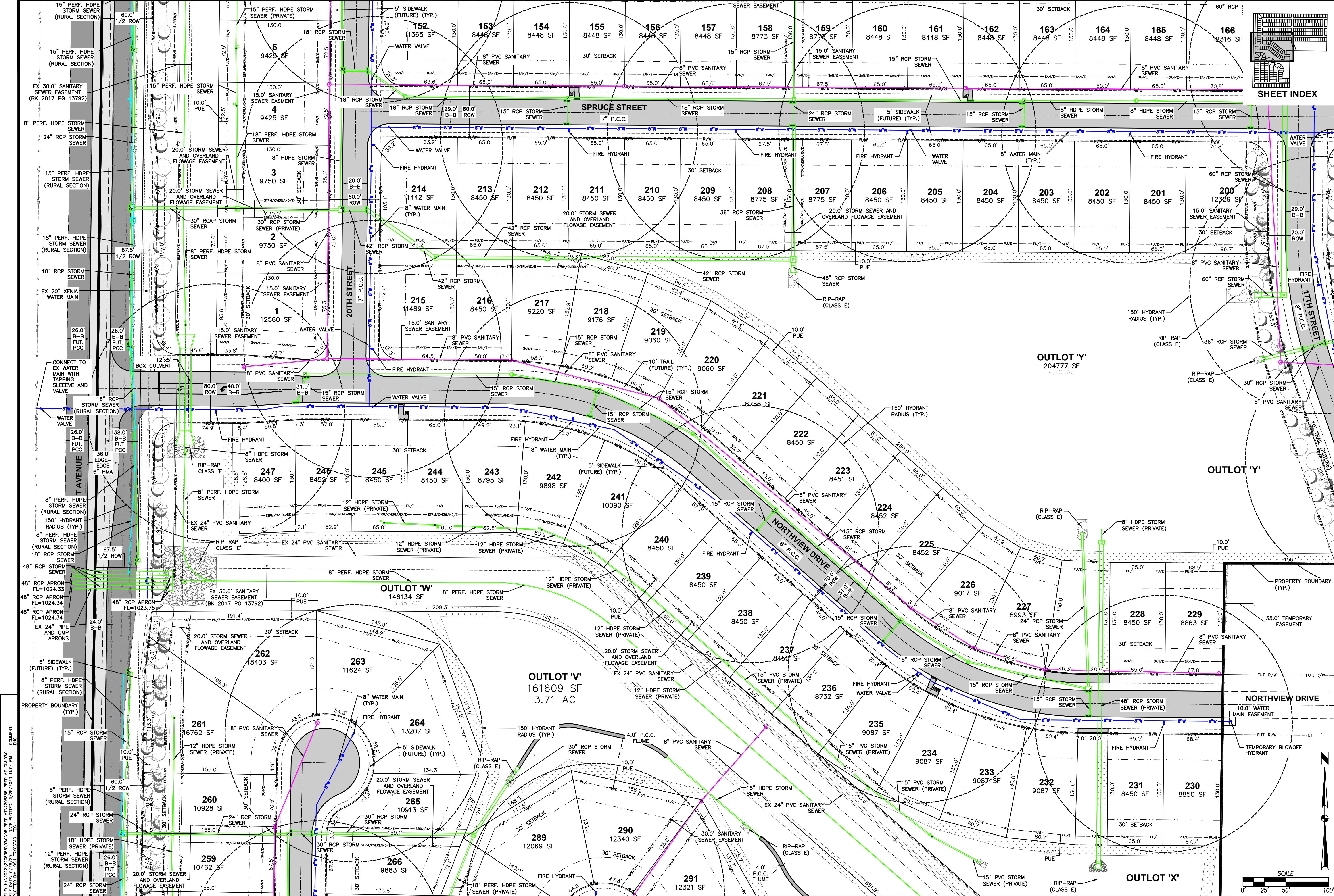
WAUKEE, IOWA

SPRING MEADOWS

PRELIMINARY PLAT



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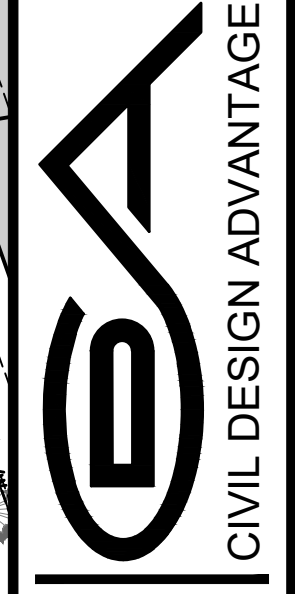


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DATE	06/28/2023
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THIRD SUBMITTAL	
SECOND SUBMITTAL	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: JAT
 ENGINEER: JAT

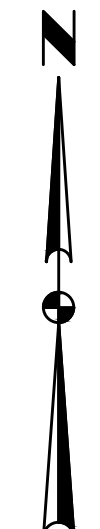
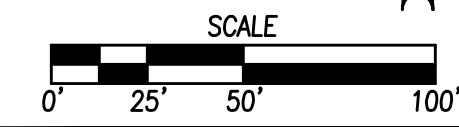


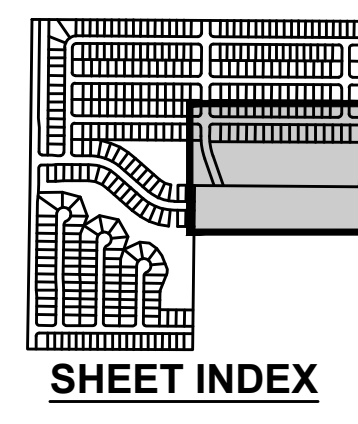
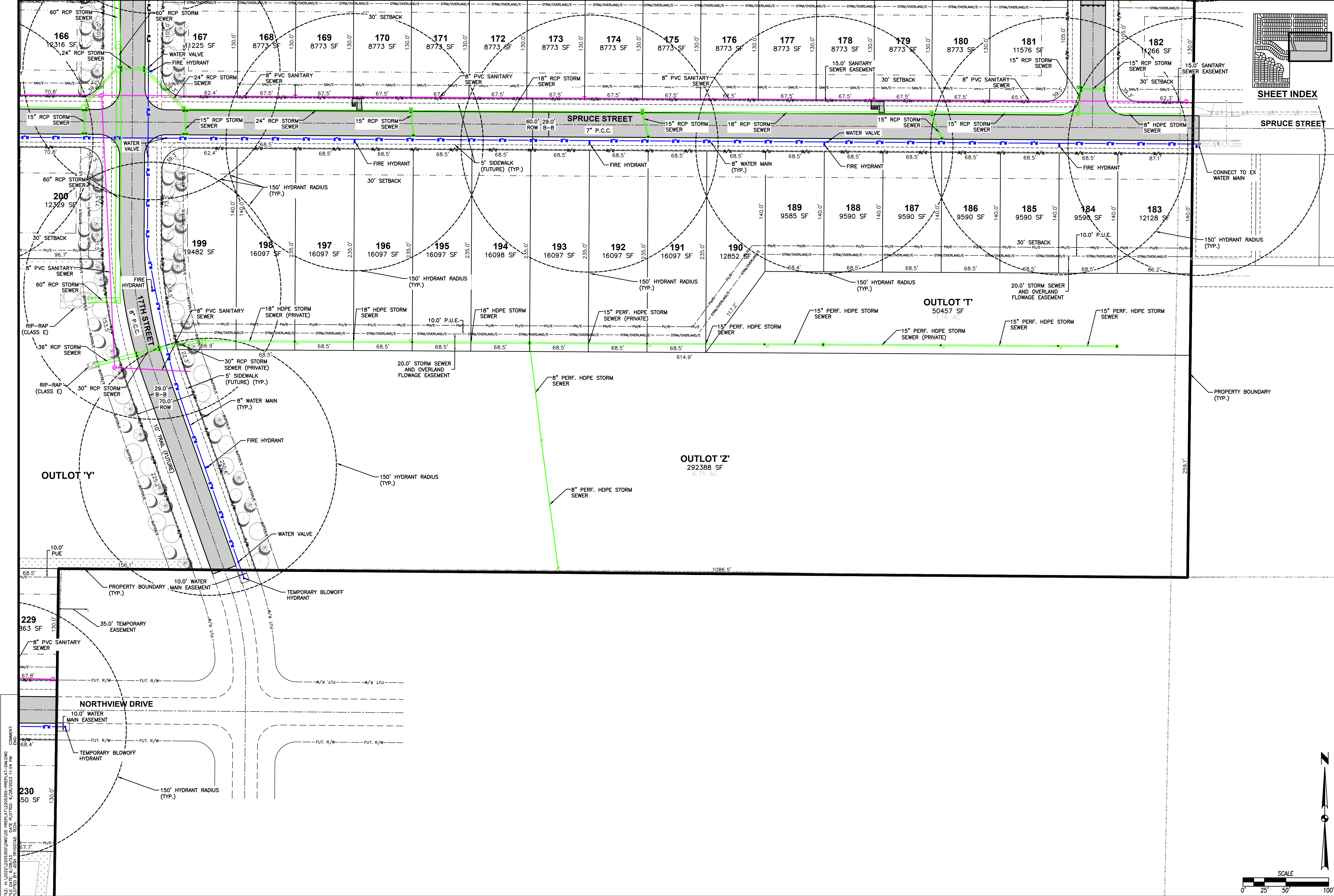
WAUKEE, IOWA

SPRING MEADOWS
PRELIMINARY PLAT

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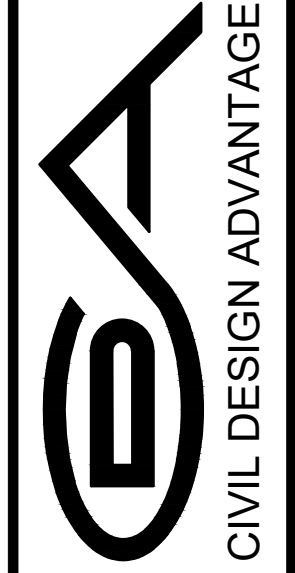
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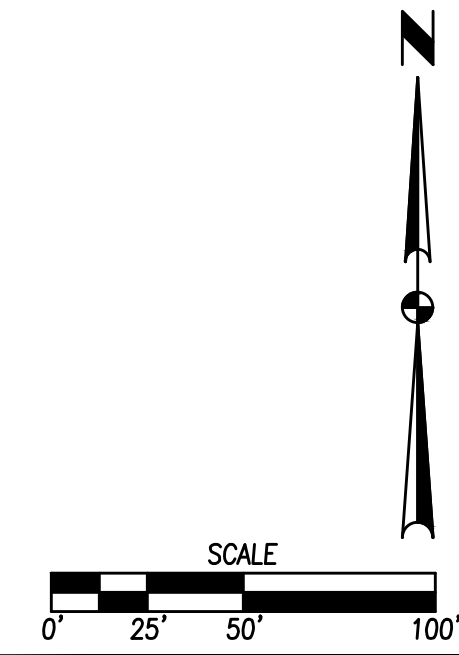
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 URBANDALE, IA 50322
 PHONE: (515) 369-4400

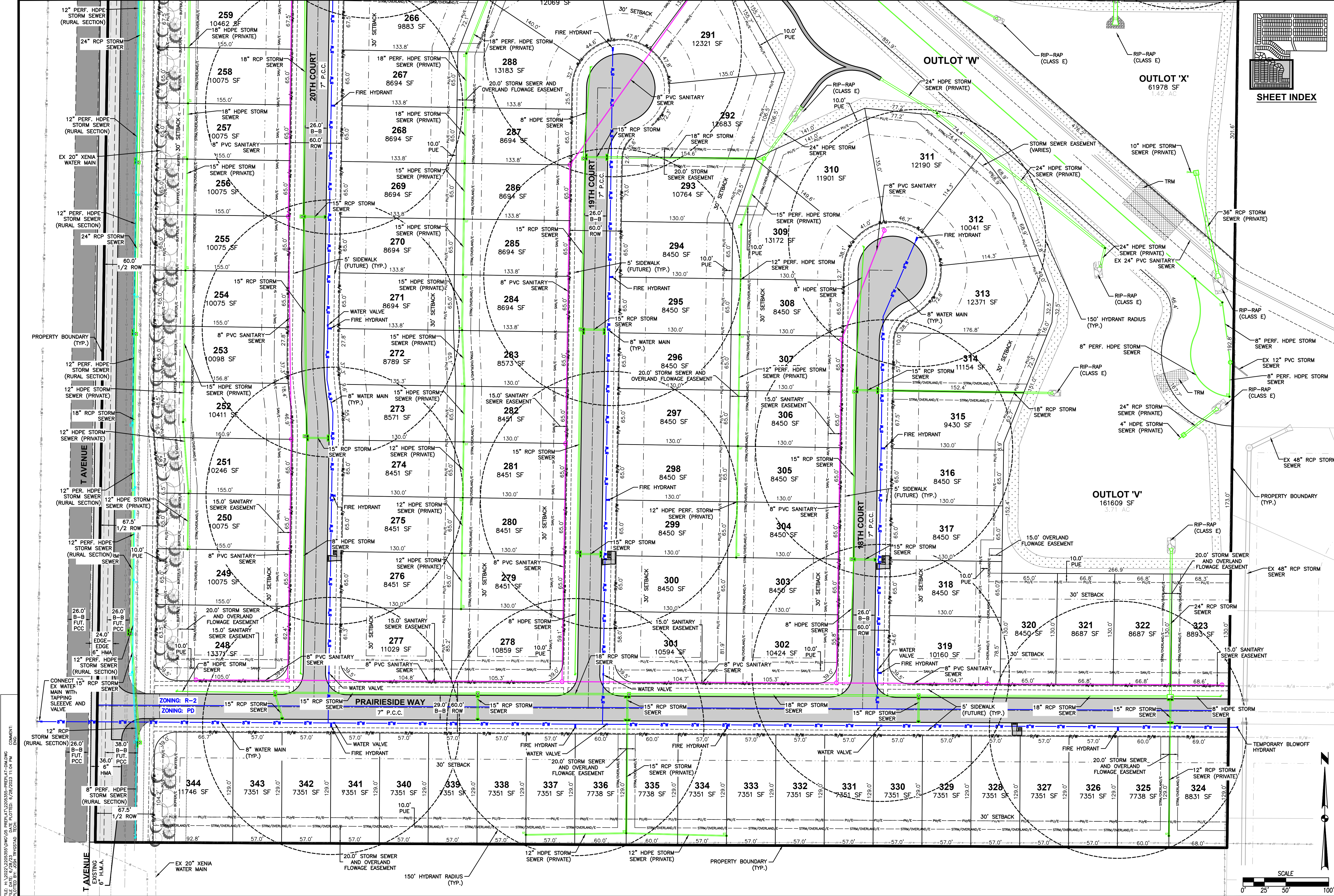


WAUKEE, IOWA
 ENGINEER: JAT

SPRING MEADOWS
PRELIMINARY PLAT

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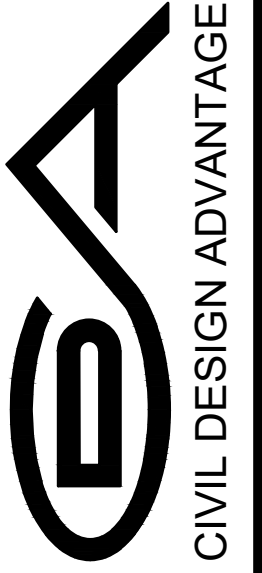
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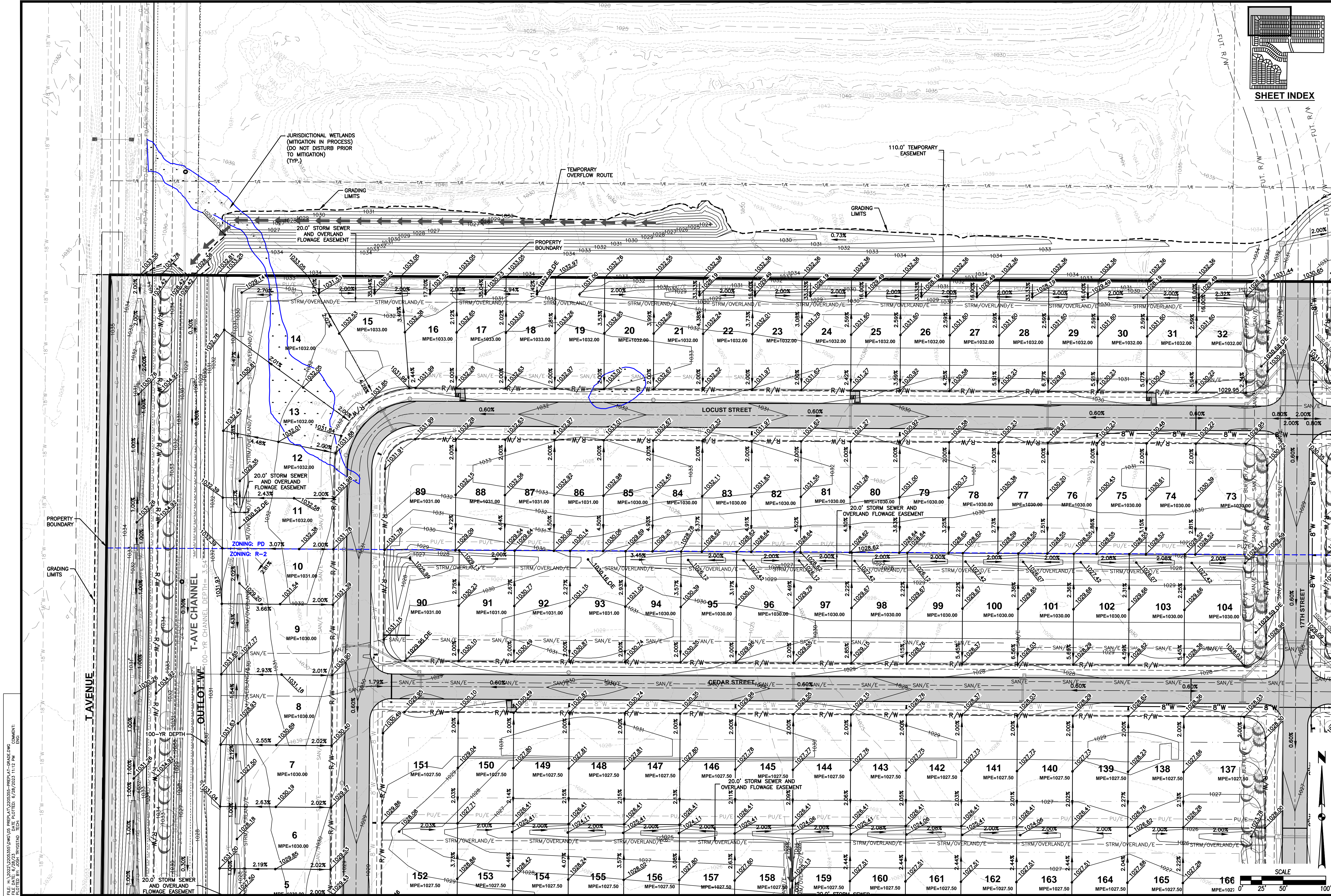
CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

SPRING MEADOWS
PRELIMINARY PLAT

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ENGINEER: JAT

TECH:



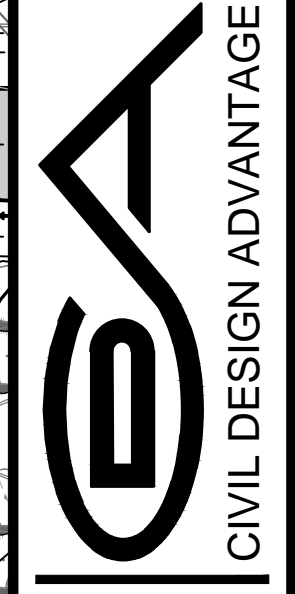
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4121 NW URBANDALE DRIVE
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 PHONE: (515) 369-4400



WAUKEE, IOWA
 CIVIL DESIGN ADVANTAGE

SPRING MEADOWS
PRELIMINARY PLAT

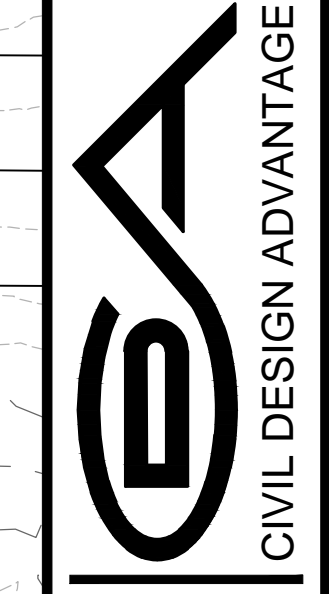
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TECH: JAT
 ENGINEER: JAT



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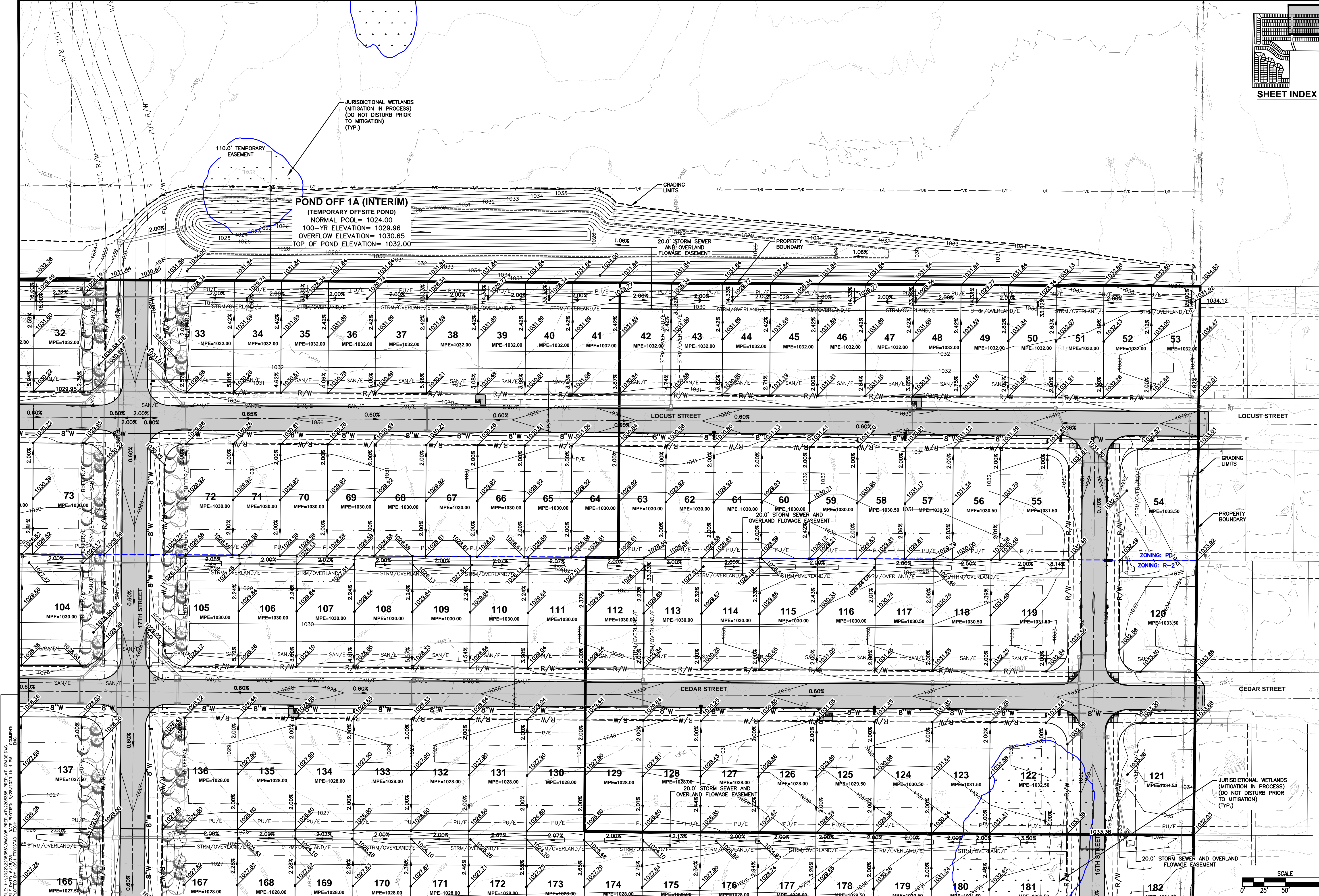
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
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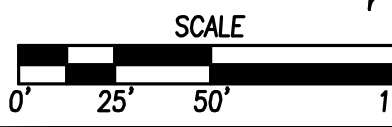
WAUKEE, IOWA
 ENGINEER: JAT

SPRING MEADOWS

PRELIMINARY PLAT



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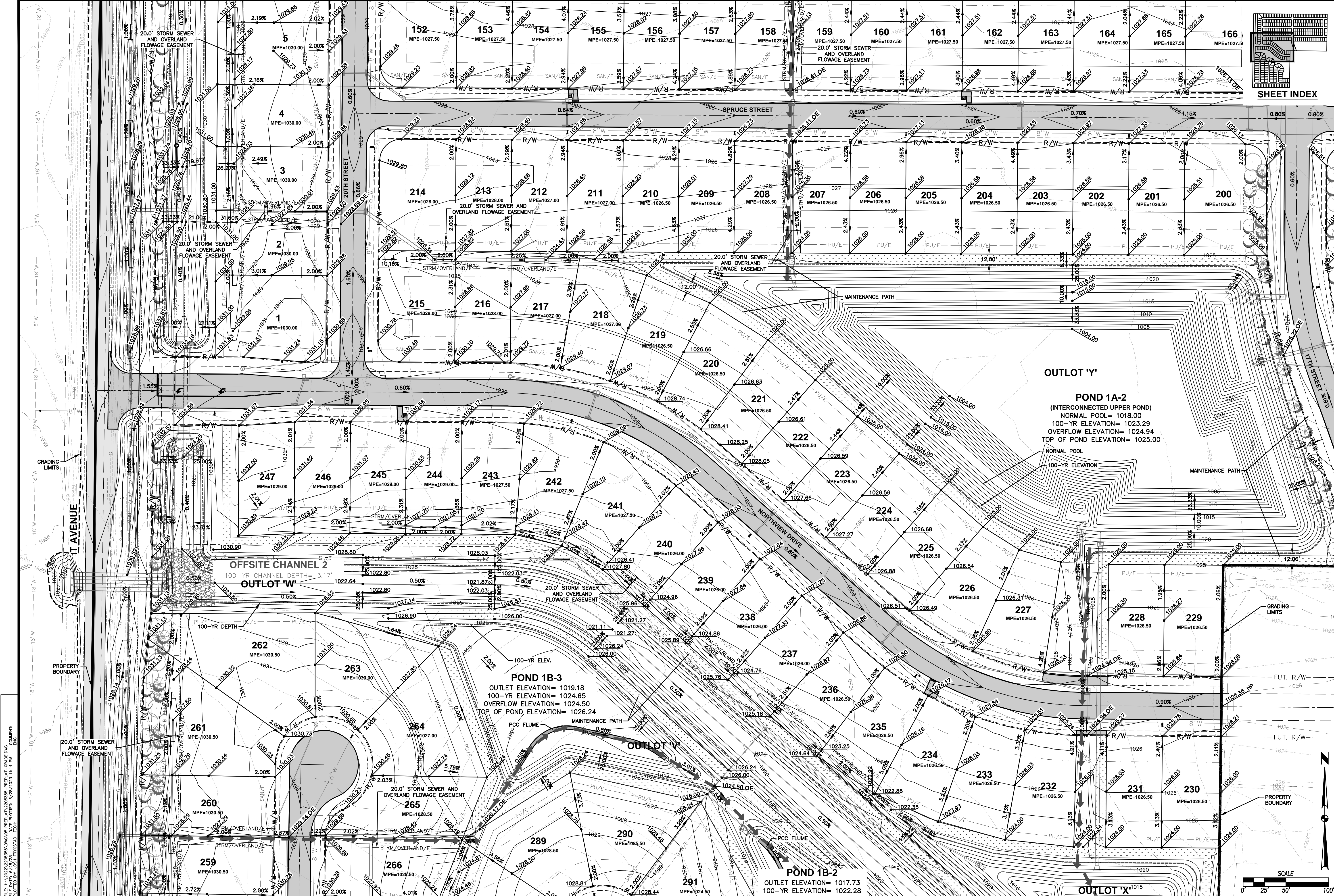
POND OFF 1A (INTERIM)
 (TEMPORARY OFFSITE POND)
 NORMAL POOL= 1024.00
 100-YR ELEVATION= 1029.96
 OVERFLOW ELEVATION= 1030.65
 TOP OF POND ELEVATION= 1032.00

110.0' TEMPORARY EASEMENT

JURISDICTIONAL WETLANDS
 (MITIGATION IN PROCESS)
 (DO NOT DISTURB PRIOR
 TO MITIGATION)
 (TYP.)

ZONING: PD
 ZONING: R-2

JURISDICTIONAL WETLANDS
 (MITIGATION IN PROCESS)
 (DO NOT DISTURB PRIOR
 TO MITIGATION)
 (TYP.)



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4121 NW URBANDALE DRIVE
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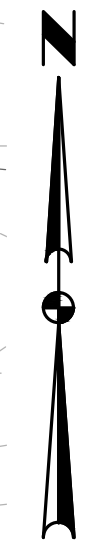
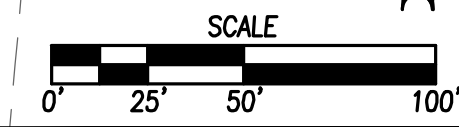
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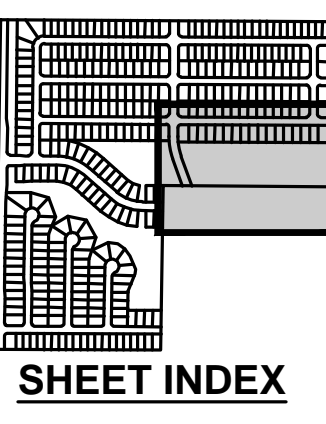
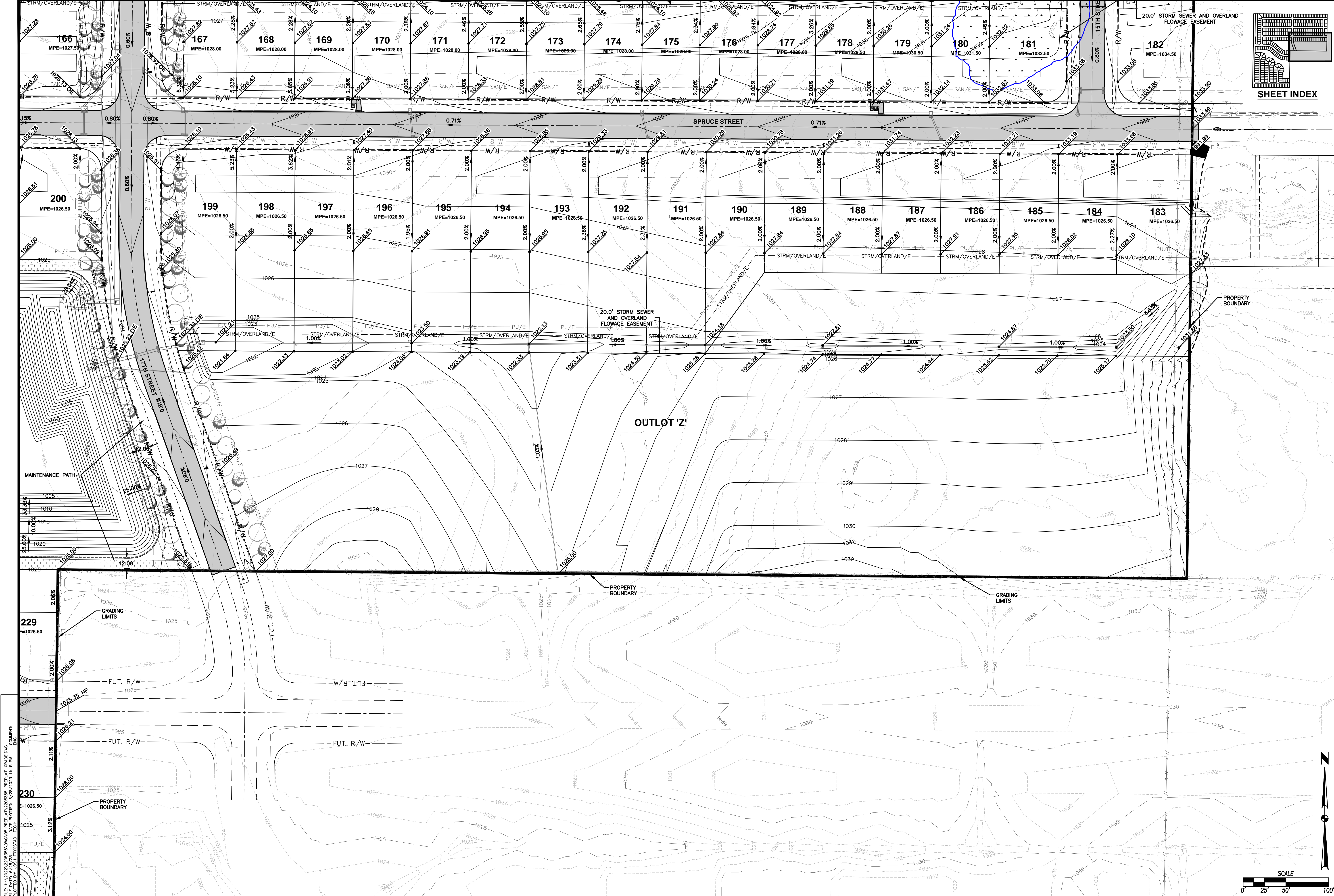


WAUKEE, IOWA

SPRING MEADOWS
PRELIMINARY PLAT

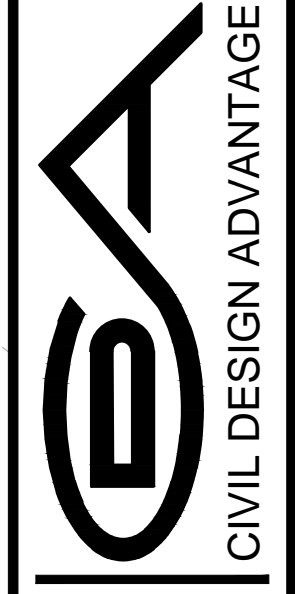
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 TECH: JAT





DATE	REVISIONS
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06/13/2023	SIXTH SUBMITTAL:
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02/02/2023	SECOND SUBMITTAL:

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



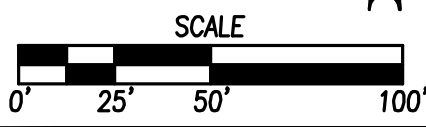
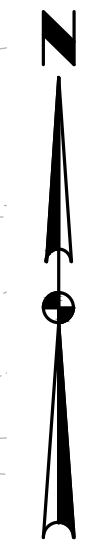
WAUKEE, IOWA

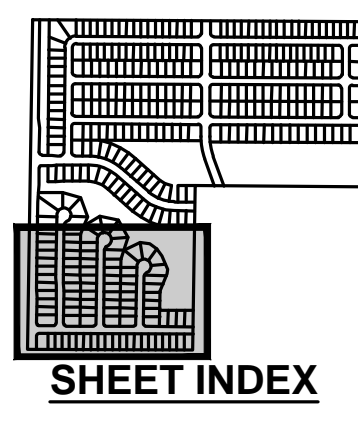
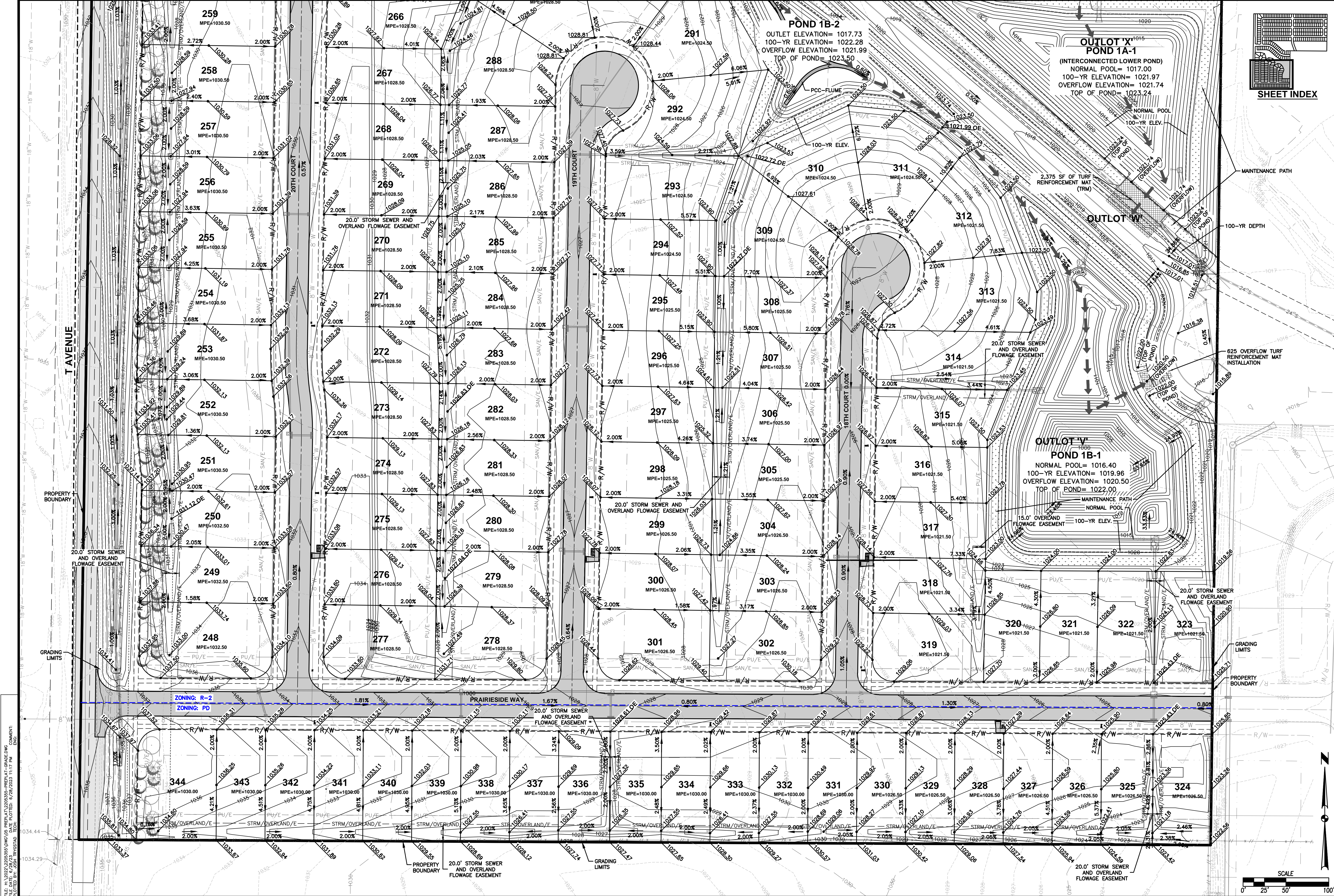
SPRING MEADOWS PRELIMINARY PLAT

10/11
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 ENGINEER: JAT

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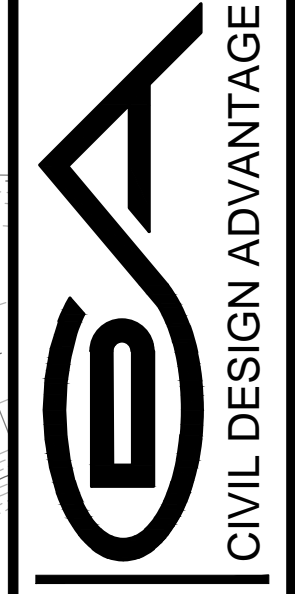




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4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: JAT
 ENGINEER: JAT



WAUKEE, IOWA

SPRING MEADOWS
PRELIMINARY PLAT

FILE: H:\2023\2205355\DWG\PREL\2205355-PREL\PLAT-GRADE.DWG
 PLOTTED BY: JAT
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 COMMENTS:

