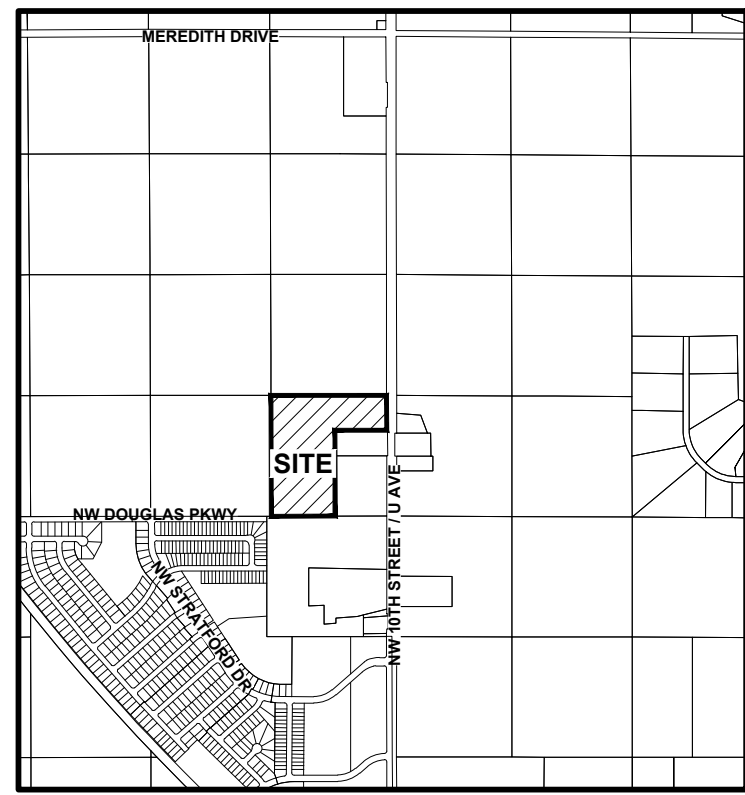


PRELIMINARY PLAT FOR: FOX CREEK MEADOWS

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 URBAN DALE DRIVE
URBAN DALE, IOWA 50322
PH: 515-369-4400

DATE OF SURVEY:

JANUARY 20, 2021

ZONING:

R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING ONE AND TWO FAMILY RESIDENTIAL DISTRICT
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/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 5,000
- MINIMUM LOT WIDTH: 40 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 5 FEET
- REAR YARD SETBACK: 25 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: 80 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED: = 1.56 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.
- STREET TREES HAVE BEEN PLACED ALONG NW SPROUL DRIVE FOR CONCEPTUAL PURPOSES. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON CONSTRUCTED DRIVEWAY LOCATIONS. STREET TREES SHALL BE INSTALLED AT THE TIME EACH LOT DEVELOPS.
- DETENTION POND WITHIN OUTLOT W WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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

FOUND

- ▲
-
-
- (P)
- (M)
- (R)
- (D)
- (C)
- AL
- MPE

SET

- △
-
-
-

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

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CHECKED BY: JARED MURRAY
TECH: CWO

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REVISED SUBMITTAL	06/25/2024
FINAL SUBMITTAL	11/14/2023
EIGHTH SUBMITTAL	10/27/2023
SEVENTH SUBMITTAL	10/11/2023
SIXTH SUBMITTAL	08/02/2023

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

TECH: CWO / JDS
ENGINEER: JMM

FOX CREEK MEADOWS PRELIMINARY PLAT

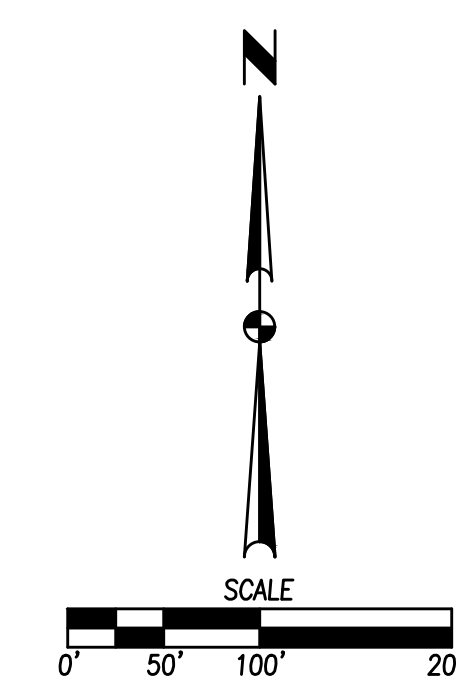
WAUKEE, IOWA

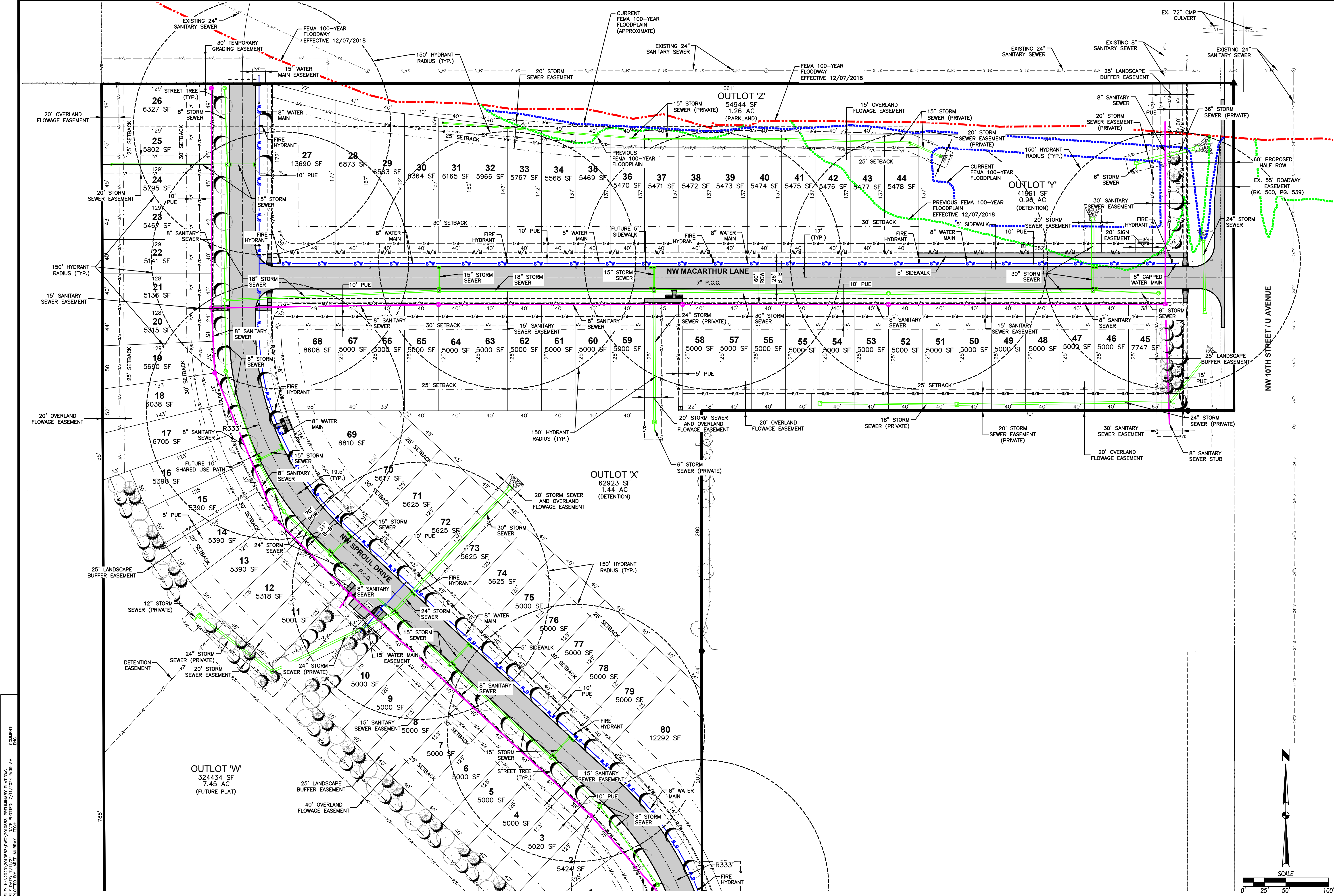
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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. DATE _____

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

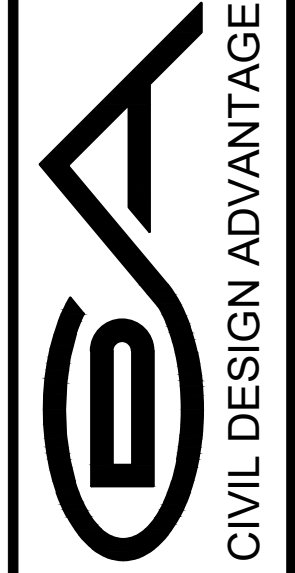




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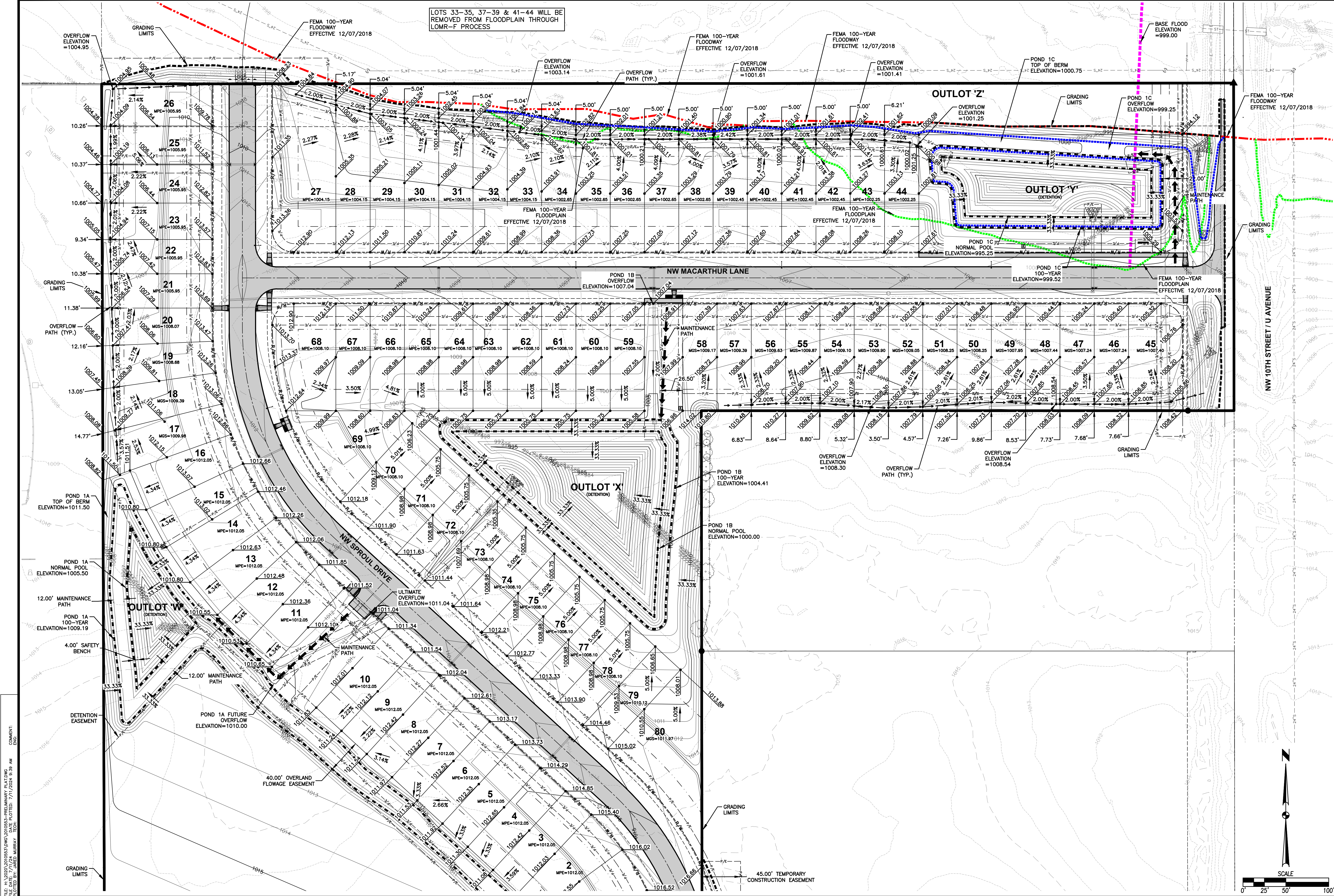
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CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

FOX CREEK MEADOWS

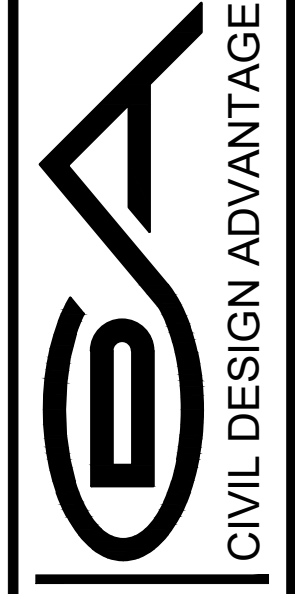
PRELIMINARY PLAT



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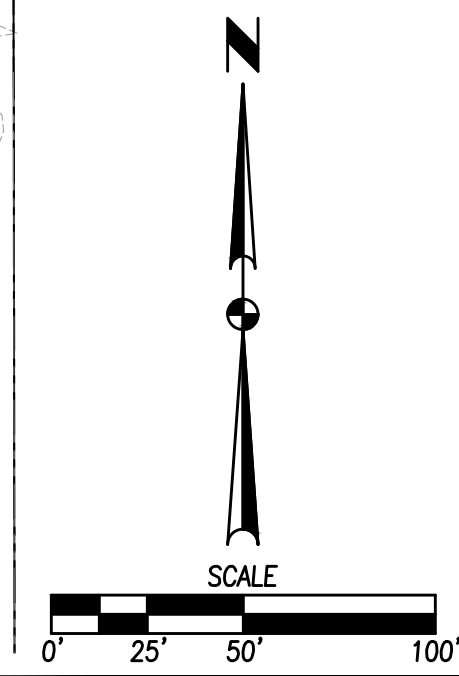
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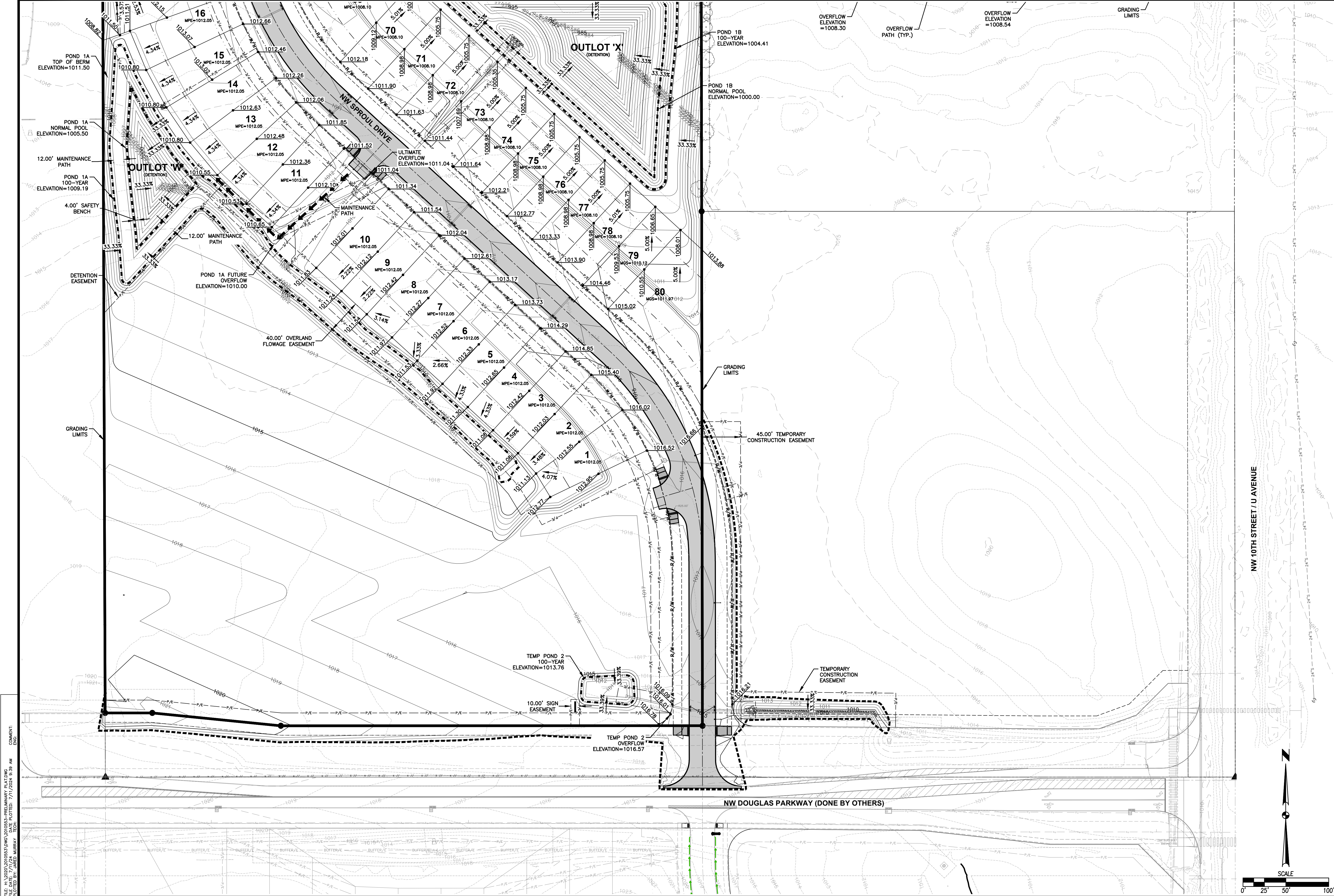
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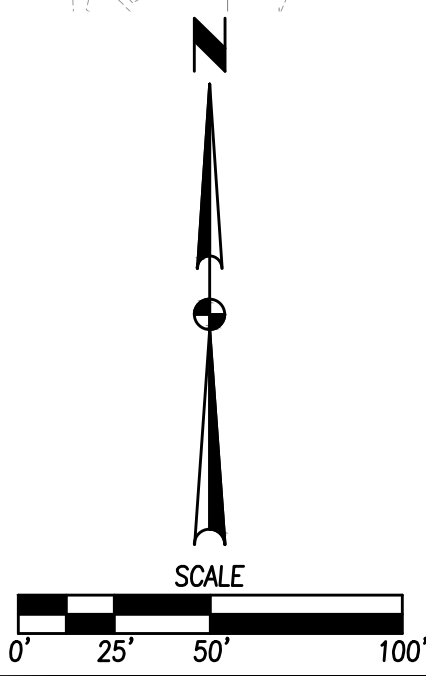
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 WAUKEE, IOWA

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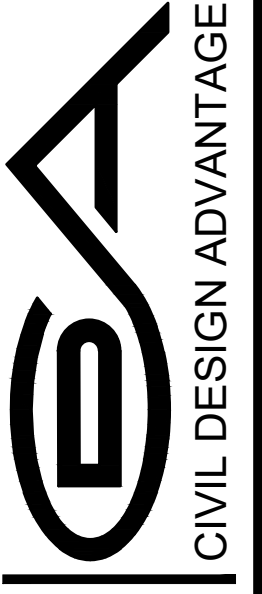


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06/25/2024	REVISED SUBMITTAL
11/14/2023	FINAL SUBMITTAL
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WAUKEE, IOWA

FOX CREEK MEADOWS

PRELIMINARY PLAT