

FOX CREEK MEADOWS PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL 21-23, PT. SE1/4 SE1/4 SEC 20-79-26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: FOX CREEK MEADOWS, LLC

PROPRIETOR: FOX CREEK MEADOWS, LLC
234 SUNRISE DRIVE
WAUKEE, IA 50263

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

DATE	REVISIONS
07/15/2024	FINAL SUBMITTAL
09/21/2023	3RD SUBMITTAL
08/31/2023	2ND SUBMITTAL
07/31/2023	1ST SUBMITTAL

OWNER / DEVELOPER

FOX CREEK MEADOWS, LLC
CONTACT: BRAD STANBROUGH
234 SUNRISE DRIVE
WAUKEE, IA 50263
PH: (515) 202-3030

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JULY 25, 2023

ZONING

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

R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT (LOTS 1-80)

- MINIMUM LOT AREA: 5,000 SF
 - MINIMUM LOT WIDTH: 40 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: MINIMUM 5 FEET ON EACH SIDE
 - REAR YARD SETBACK: 25 FEET
 - MINIMUM FLOOR AREA: 1,100 SF (SINGLE STORY) & 1,400 SF (2-STORY)
- 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

PLAT 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 25.62 ACRES (1,116,092 SQUARE FEET).

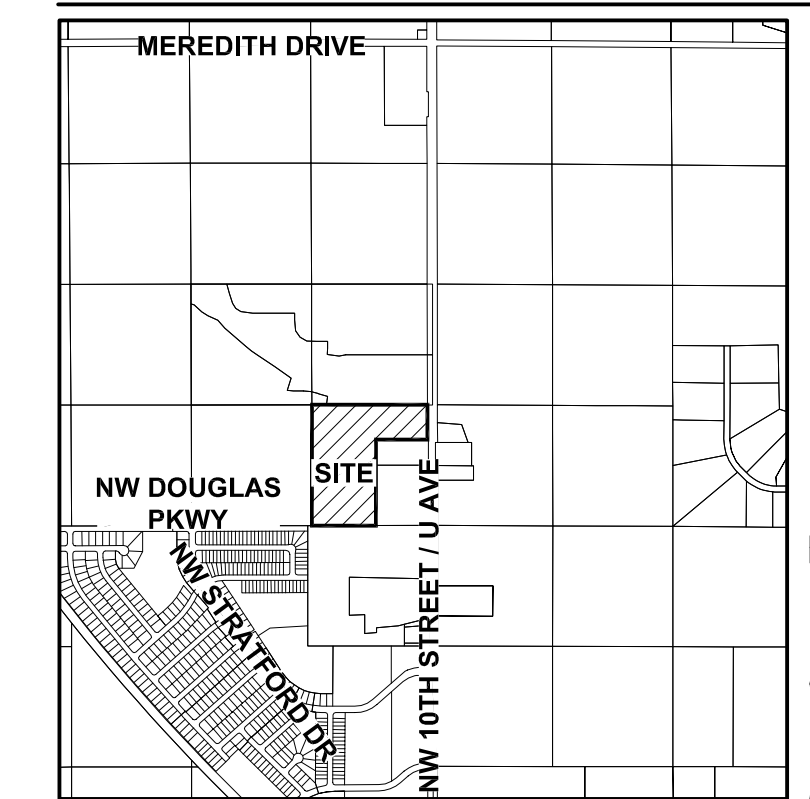
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF WAUKEE FOR PUBLIC RIGHT OF WAY.
4. THE 10-FOOT TRAIL SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.
5. SIDEWALKS SHALL BE INSTALLED WITH INDIVIDUAL LOT DEVELOPMENT.
6. OUTLOTS 'X' AND 'Y' WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. OUTLOT 'W' WILL BE OWNED BY THE DEVELOPER AND IS RESERVED FOR FUTURE DEVELOPMENT.
8. DETENTION POND WITHIN OUTLOT 'W' WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. OPEN SPACE WITHIN OUTLOT 'W' WILL BE MAINTAINED BY THE PROPERTY OWNER.
10. OUTLOT 'Z' WILL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	

VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	47°20'46"	333.00'	275.17'	N23°45'18"W	267.41'
C2	47°25'09"	333.00'	275.60'	N23°43'07"W	267.80'
C3	90°04'23"	25.00'	39.30'	S44°57'16"W	35.38'
C4	90°00'00"	25.00'	39.27'	N45°00'32"W	35.36'
C5	2°22'09"	368.00'	15.22'	S01°11'36"E	15.22'
C6	5°46'14"	368.00'	37.06'	S05°15'48"E	37.05'
C7	5°45'39"	368.00'	37.00'	S11°01'44"E	36.98'
C8	5°46'32"	368.00'	37.09'	S16°47'50"E	37.08'
C9	5°45'39"	368.00'	37.00'	S22°33'55"E	36.98'
C10	5°45'39"	368.00'	37.00'	S28°19'34"E	36.98'
C11	5°45'39"	368.00'	37.00'	S34°05'12"E	36.98'
C12	5°45'39"	368.00'	37.00'	S39°50'51"E	36.98'
C13	4°42'00"	368.00'	30.19'	S45°04'41"E	30.18'
C14	0°31'43"	298.00'	2.75'	S47°09'50"E	2.75'
C15	10°31'40"	298.00'	54.76'	S41°38'08"E	54.68'
C16	10°37'05"	298.00'	55.23'	S31°03'46"E	55.15'
C17	14°17'53"	298.00'	74.37'	N18°36'17"W	74.17'
C18	25°40'18"	298.00'	133.52'	S12°55'04"E	132.41'
C19	90°04'23"	25.00'	39.30'	S44°57'16"W	35.38'
C20	22°09'17"	368.00'	142.30'	N36°21'03"W	141.41'
C21	4°40'55"	298.00'	24.35'	N45°05'13"W	24.35'
C22	23°52'19"	298.00'	124.16'	N30°48'36"W	123.26'
C23	18°51'54"	298.00'	98.12'	N09°26'29"W	97.68'
C24	90°00'00"	25.00'	39.27'	N44°59'28"E	35.36'
C25	89°55'37"	25.00'	39.24'	S45°02'44"E	35.33'

PARCEL "22-159"
BK 2022 PG 24767
JDS REAL ESTATE INVESTMENTS, LLC
ZONING A-1

PARCEL "22-160"
BK 2022 PG 24767
CITY OF WAUKEE IOWA
ZONING A-1

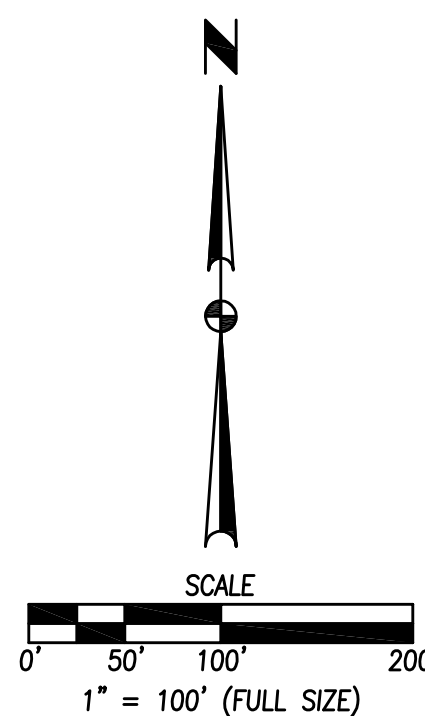
N 280.6' OF THE E 621' OF THE S 941.6'
SE1/4 SE1/4 SEC 20-79-26
STANBROUGH RESIDENTIAL, LLC
ZONING A-1

PT. PARCEL 21-22
BK 2021 PG 8681
WILLIAM FOX FARM COMPANY
ZONING A-1

SEPARATE ROW ACQUISITION PLAT
(TO BE RECORDED ALONGSIDE THIS PLAT)

SHEET 2

SHEET 3



FILE: H:\2024\2024053\2024053-FINAL PLATING - CIVIL.DWG DATE: 7/15/2024 2:45 PM
PLOTTER: HP PLOTTER MODEL: MURRAY

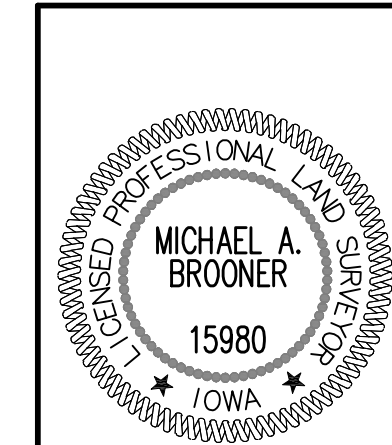
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WAUKEE, IOWA

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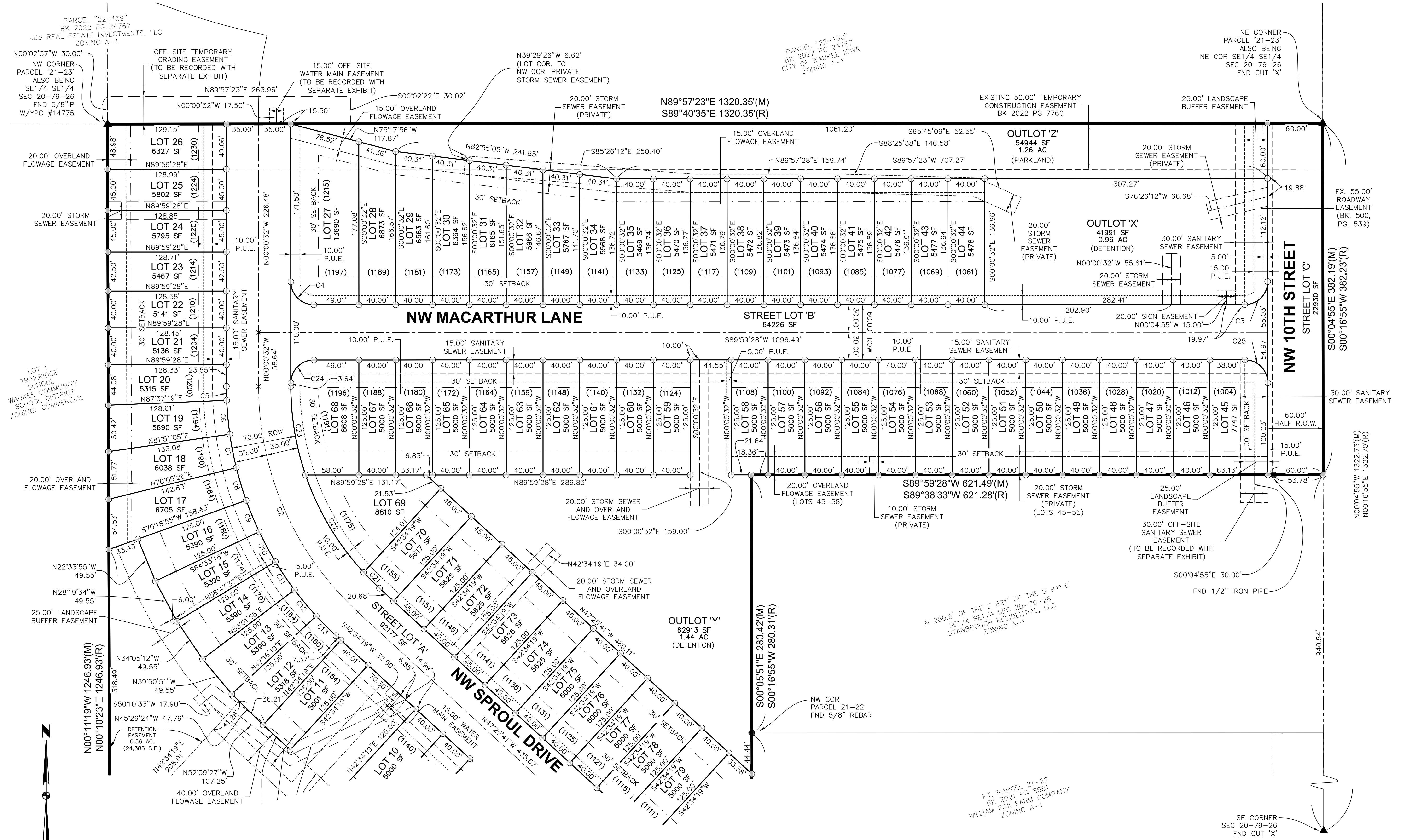
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE _____

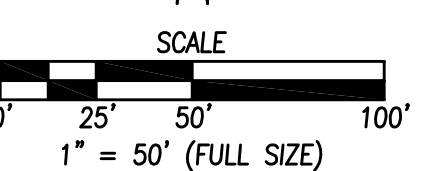
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

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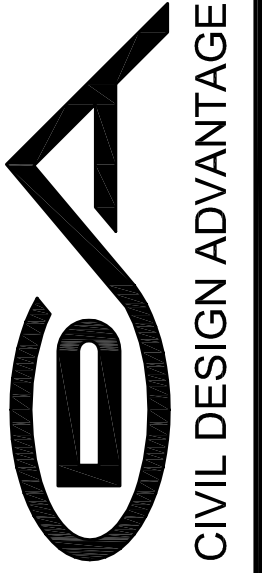


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DATE: 7/15/2024 3:06 PM
DRAWN BY: JARED MURRAY
CHECKED BY: JARED MURRAY



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07/15/2024	FINAL SUBMITTAL
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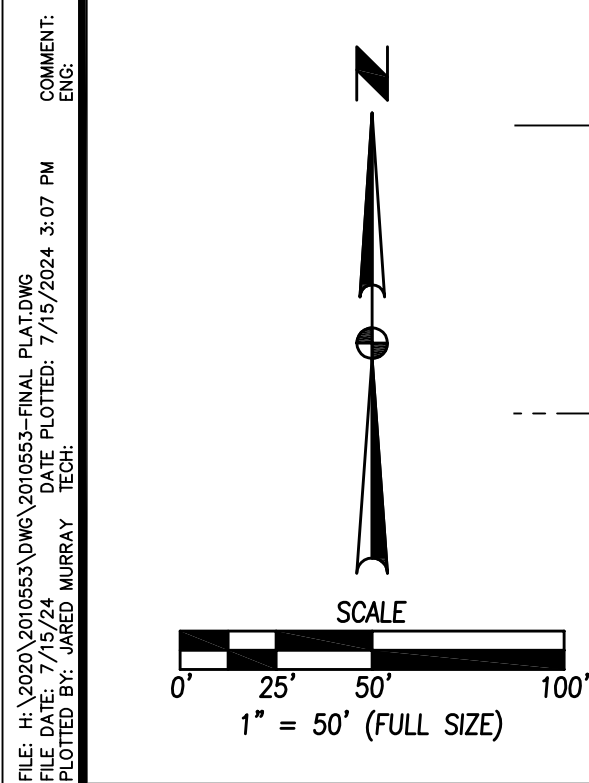
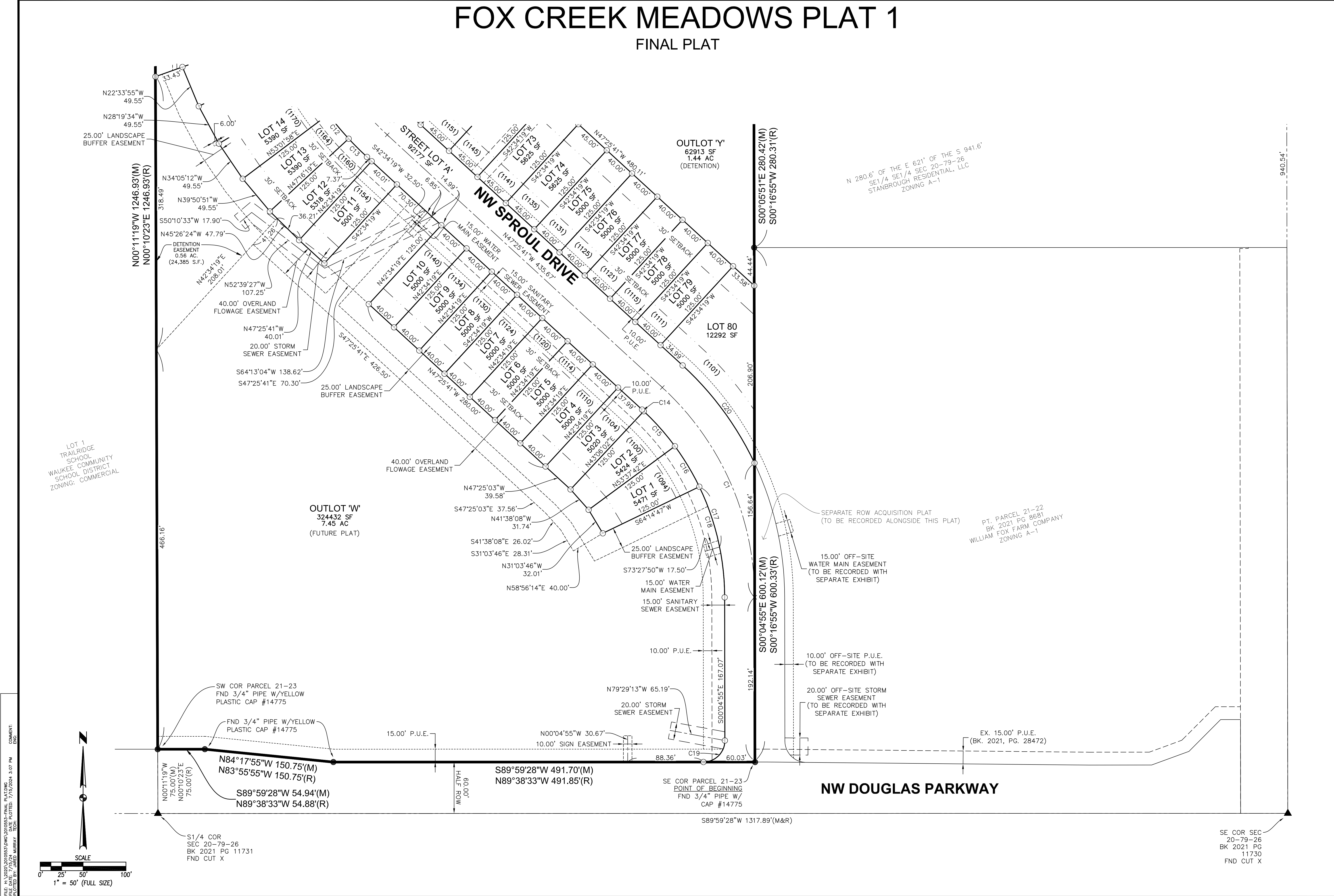
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2010.553



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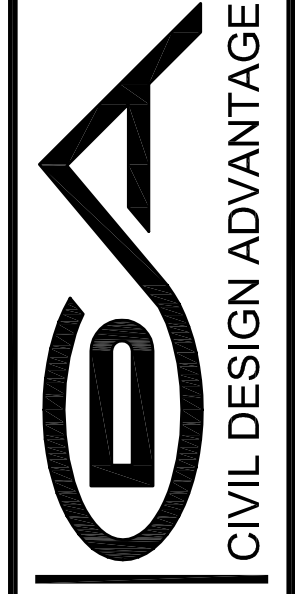
FINAL PLAT



FILE: H:\2024\2024053\2024053-FINAL PLAT.DWG
 COMMENT: FINAL PLAT
 PLOTTED BY: JARED MURRAY
 DATE: 7/15/2024 3:07 PM

REVISIONS	DATE
1ST SUBMITTAL	07/15/2024
2ND SUBMITTAL	09/21/2023
3RD SUBMITTAL	08/31/2023
FINAL SUBMITTAL	07/15/2024

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WAUKEE, IOWA

ENGINEER: _____ TECH: _____ REVIEW: _____

2010.553