

FOX CREEK MEADOWS PLAT 1

FINAL PLAT

2024-12610
 RECORDED: 08/16/2024 11:23:38 AM
 RECORDING FEE: \$152.00
 COMBINED FEE: \$152.00
 REVENUE TAX: \$
 RENAE ARNOLD, RECORDER
 DALLAS COUNTY, IOWA

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

FINAL PLAT

APPROVED BY: Waukee City Council

DATE: 08/05/2024

SIGNED: *Michael A. Brooner*

AREA ABOVE RESERVED FOR RECORDING STAMP

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).

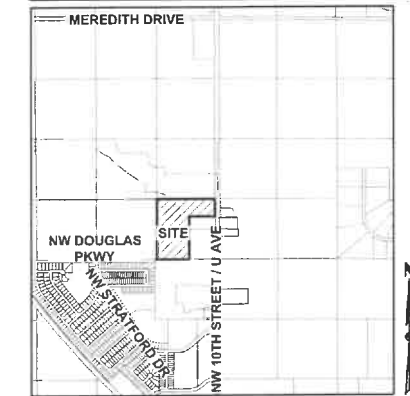
NOTES

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.
11. STREET TREES ALONG NW SPROUL DRIVE TO BE PLANTED WITH INDIVIDUAL LOT DEVELOPMENT PER EXHIBIT INCLUDED WITHIN THE RECORDED PLANNED DEVELOPMENT DOCUMENT.

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	_____	

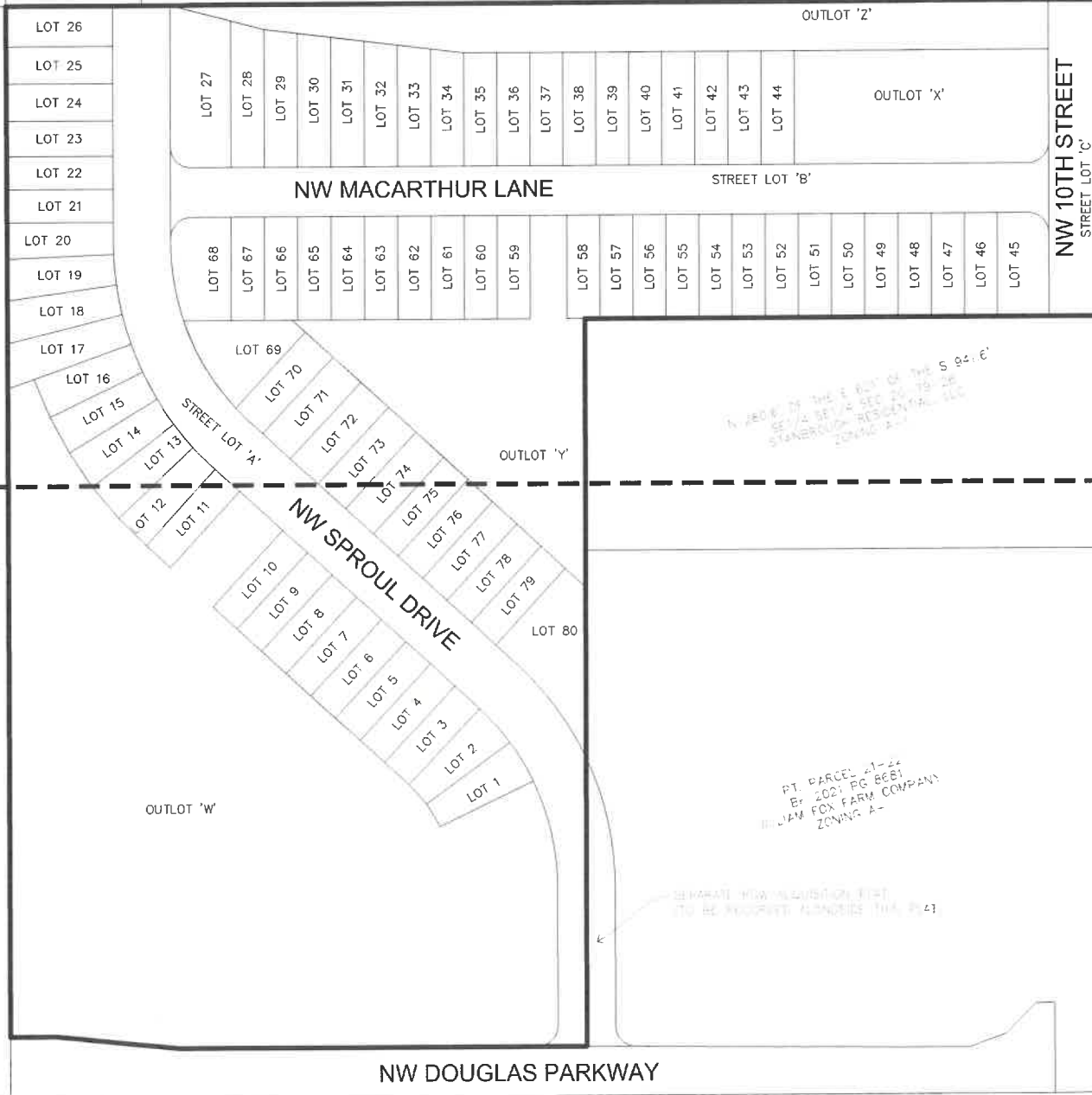
VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

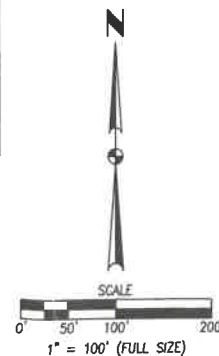
CURVE DATA

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'



SHEET 2

SHEET 3



FILE IN 2024-12610 FOX CREEK MEADOWS PLAT 1 PLS 15980
 COMMENT: 15980
 DATE: 08/16/2024 11:23:38 AM
 PLOTTED BY: JON FRANKS

REVISIONS

DATE	DESCRIPTION
07/29/2024	FINAL SUBMITTAL
08/12/2023	3RD SUBMITTAL
08/12/2023	2ND SUBMITTAL
07/31/2023	1ST SUBMITTAL

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

TECH: ENGINEER: REVIEW:

WAUKEE, IOWA

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FINAL PLAT

1 / 3

2010.553

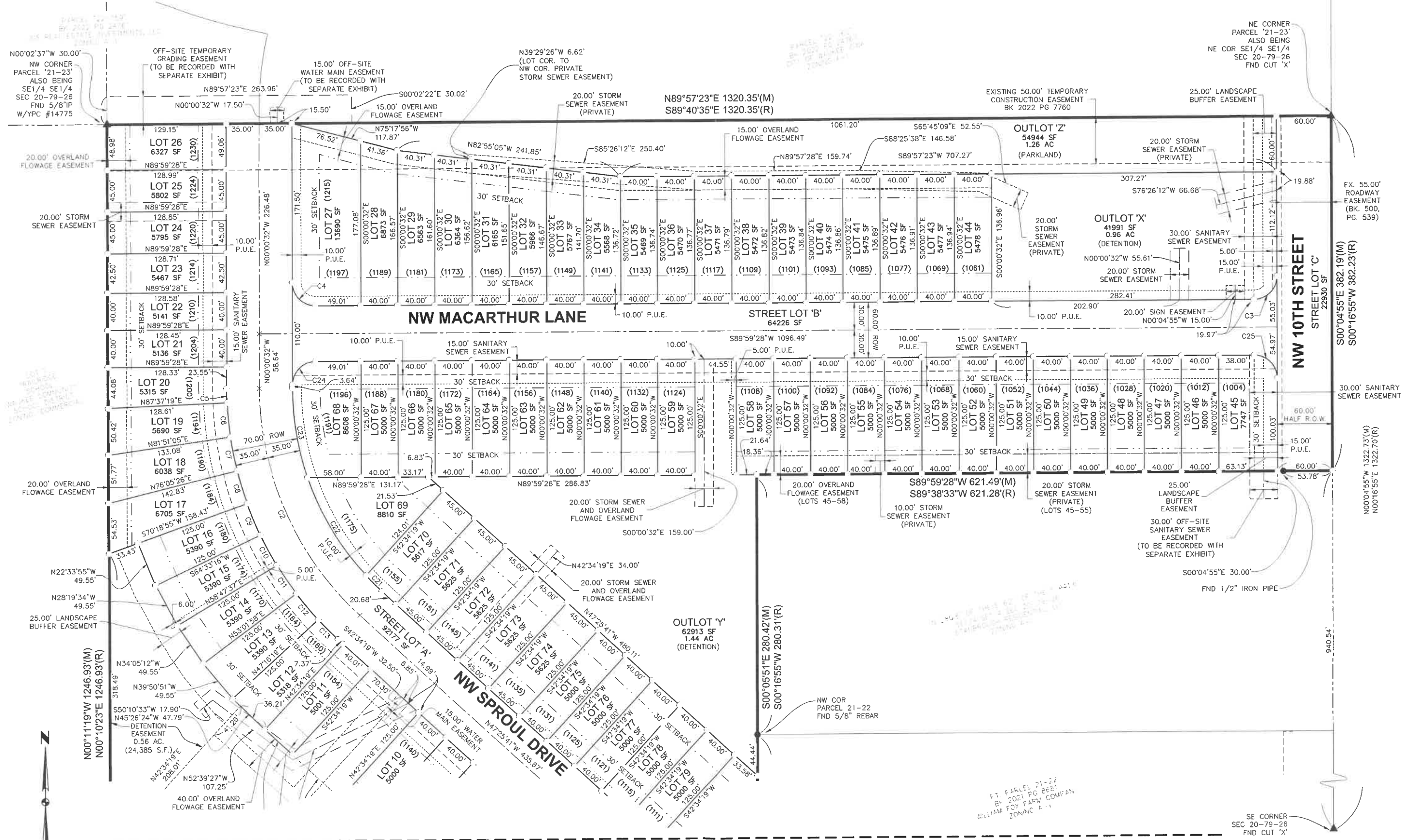
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael A. Brooner 7-29-2024
 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

FOX CREEK MEADOWS PLAT 1

FINAL PLAT



SEE SHEET 3

FILE: H:\2020\200555\200555-FINAL PLATINGS
 PLOTTED BY: J. J. BROWNE
 DATE: 7/25/2024 10:04 AM
 COMMENT: DMC

DATE	REVISIONS
07/29/2024	FINAL SUBMITTAL
09/21/2023	3RD SUBMITTAL
08/11/2023	2ND SUBMITTAL
07/31/2023	1ST SUBMITTAL

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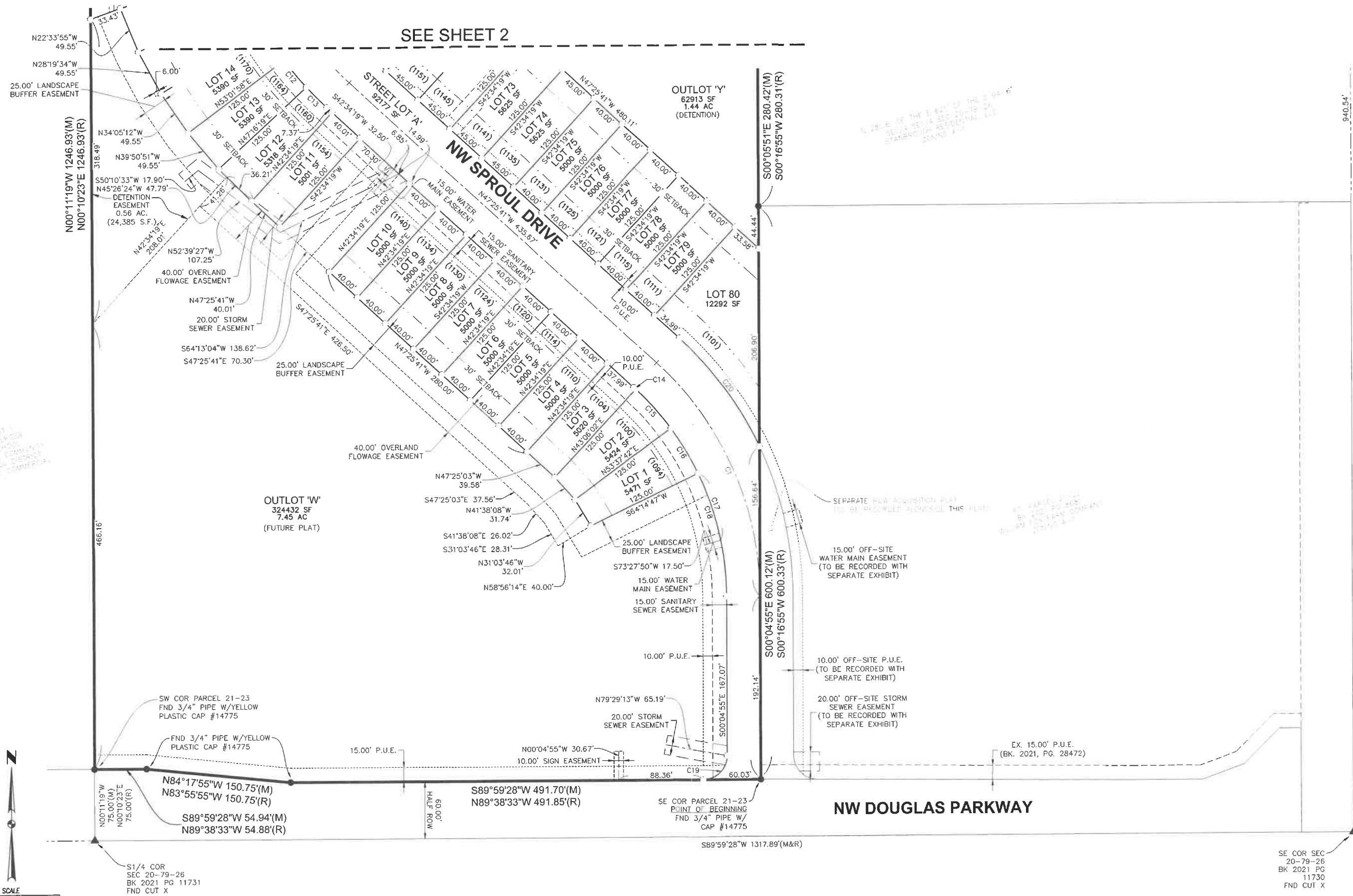


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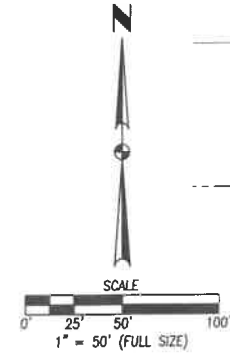
FOX CREEK MEADOWS PLAT 1

FINAL PLAT

SEE SHEET 2



FILE: H:\2023\2010555\DWG\2010555-FINAL PLATING.dwg PLOTTED: 7/27/2024 10:05 AM
 PLOTTED BY: JON EROHLE



REVISIONS	DATE
FINAL SUBMITTAL	07/29/2024
3RD SUBMITTAL	06/21/2023
2ND SUBMITTAL	06/03/2023
1ST SUBMITTAL	07/13/2023

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

ENGINEER: [Signature] REVIEW: [Signature]

TECH: [Signature]

WAUKEE, IOWA

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FINAL PLAT

3 / 3

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