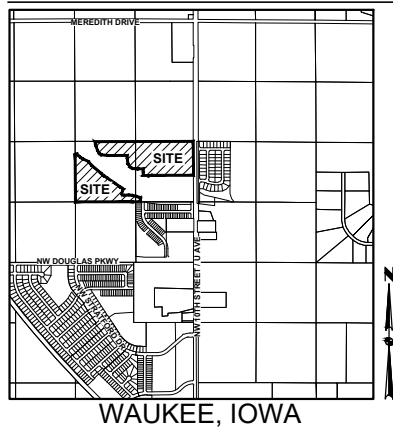


PRELIMINARY PLAT FOR: TRAILRIDGE CREEK

VICINITY MAP



OWNER/APPLICANT

JDS REAL ESTATE INVESTMENTS, LLC
CONTACT: JEFFREY STANBROUGH
2775 86TH STREET
URBANDALE, IA 50322

ENGINEER / SURVEYOR

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

DATE OF SURVEY

NOVEMBER 11, 2022

ZONING

R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING
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 2025 - SPRING 2026

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 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2024 SUDAS.
- 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 AND STREET B FOR CONCEPTUAL PURPOSES. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON CONSTRUCTED DRIVEWAY LOCATIONS. STREET TREES SHALL BE INSTALLED AT THE TIME OF STREET DEVELOPMENT.
- REGIONAL DETENTION WILL BE PROVIDED BY THE CITY OF WAUKEE.
- ANY LOTS WITHIN THE FLOODPLAIN WILL BE REMOVED FROM FLOODPLAIN THROUGH LOMR-F PROCESS IF FLOODPLAIN STILL EXTENDS INTO THE LOTS AFTER CITY FLOOD STUDY AND LOMR ARE ACCEPTED BY FEMA.

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: ALL LOTS PERMITTED TO BE LESS THAN 65-FEET IN WIDTH SHALL HAVE A MINIMUM LOT AREA OF 6,000 SQUARE FEET. ALL OTHER REMAINING LOTS SHALL BE A MINIMUM OF 8,000 SQUARE FEET IN AREA.
 - MINIMUM LOT WIDTH: 55 FEET
 - A MAXIMUM OF 30% OF THE LOTS CAN BE 55 FEET WIDE MINIMUM
 - A MAXIMUM OF 15% OF THE LOTS CAN BE 60 FEET WIDE MINIMUM
 - ALL OTHER LOTS SHALL BE 65 FEET WIDE MINIMUM
 - FRONT YARD SETBACK: 25 FEET
 - SIDE YARD SETBACK: 5 FEET (10 FEET TOTAL)
 - REAR YARD SETBACK: 25 FEET
 - MINIMUM TWO STALL ATTACHED GARAGE
 - ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION.
 - A MINIMUM OF 2 TREE AND 2 SHRUBS SHALL BE PLANTED ON EACH LOT AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
 - STREET TREES SHALL BE PROVIDED AT THE TIME OF STREET DEVELOPMENT PER THE NEIGHBORHOOD DESIGN GUIDELINES.
 - VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH (102MM) TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.

- 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

PARKLAND DEDICATION

PARKLAND REQUIRED:
SINGLE-FAMILY: 144 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE
MULTI-FAMILY: OUTLOT Z (MAX 151 UNITS) X 1.75 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE
TOTAL REQUIRED: = 4.53 ACRES

*PARKLAND DEDICATION REQUIREMENTS WERE SATISFIED PER THE DEVELOPMENT AGREEMENT WHEN THE CITY PURCHASED THE GREENBELT PARCEL FROM THE DEVELOPER.

LEGAL DESCRIPTION

PARCEL "22-159" AND PARCEL "22-161" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24767 BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

PARCEL "22-159" CONTAINS 18.72 ACRES (815,433 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL "22-161" CONTAINS 30.31 ACRES (1,320,496 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

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

SURVEY

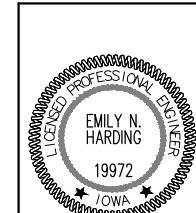
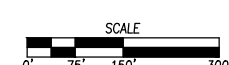
- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

FOUND

- 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
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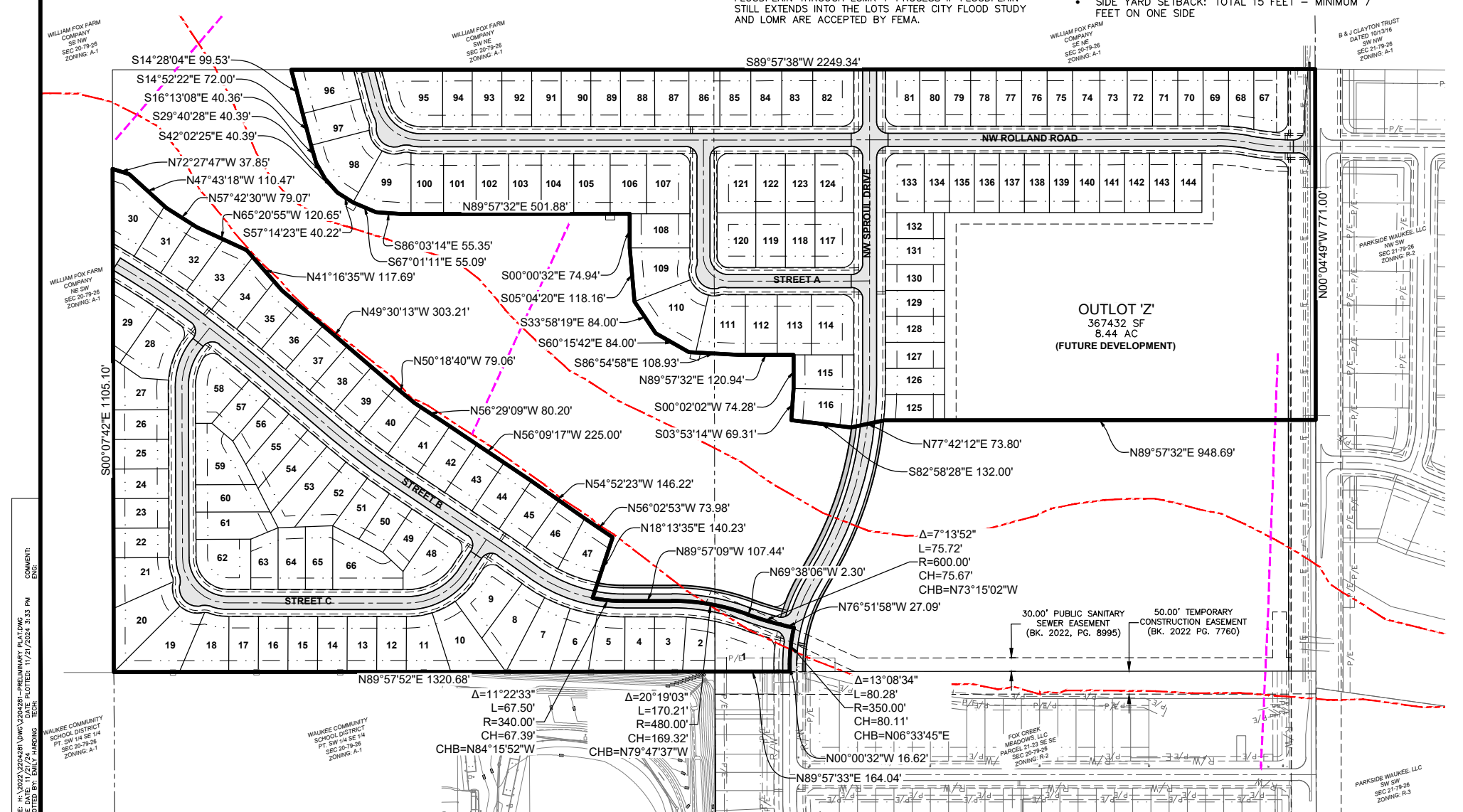
SET

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
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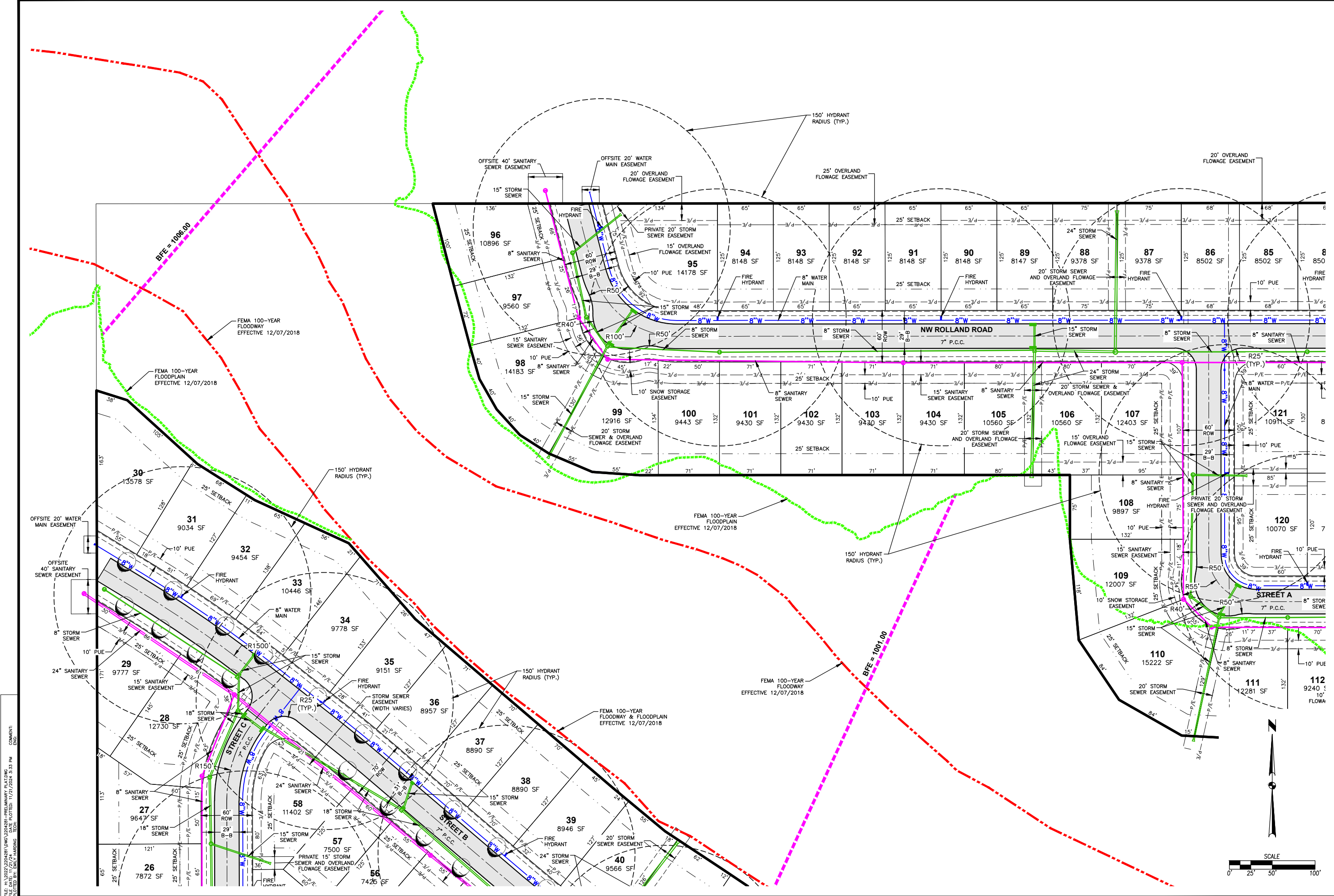
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

EMILY N. HARDING, P.E. DATE _____
LICENSE NUMBER 19972
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS



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PLOTTER: EMILY HARDING
TECH: JDS

DATE: 11/11/2024, 10/22/2024, 10/08/2024
REVISIONS: THIRD SUBMITTAL, SECOND SUBMITTAL, FIRST SUBMITTAL
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322, PHONE: (515) 369-4400
TECH: JDS
ENGINEER: ENH
WAUKEE, IOWA
TRAILRIDGE CREEK PRELIMINARY PLAT
1/9
2204.281



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10/22/2024	SECOND SUBMITTAL
10/08/2024	FIRST SUBMITTAL

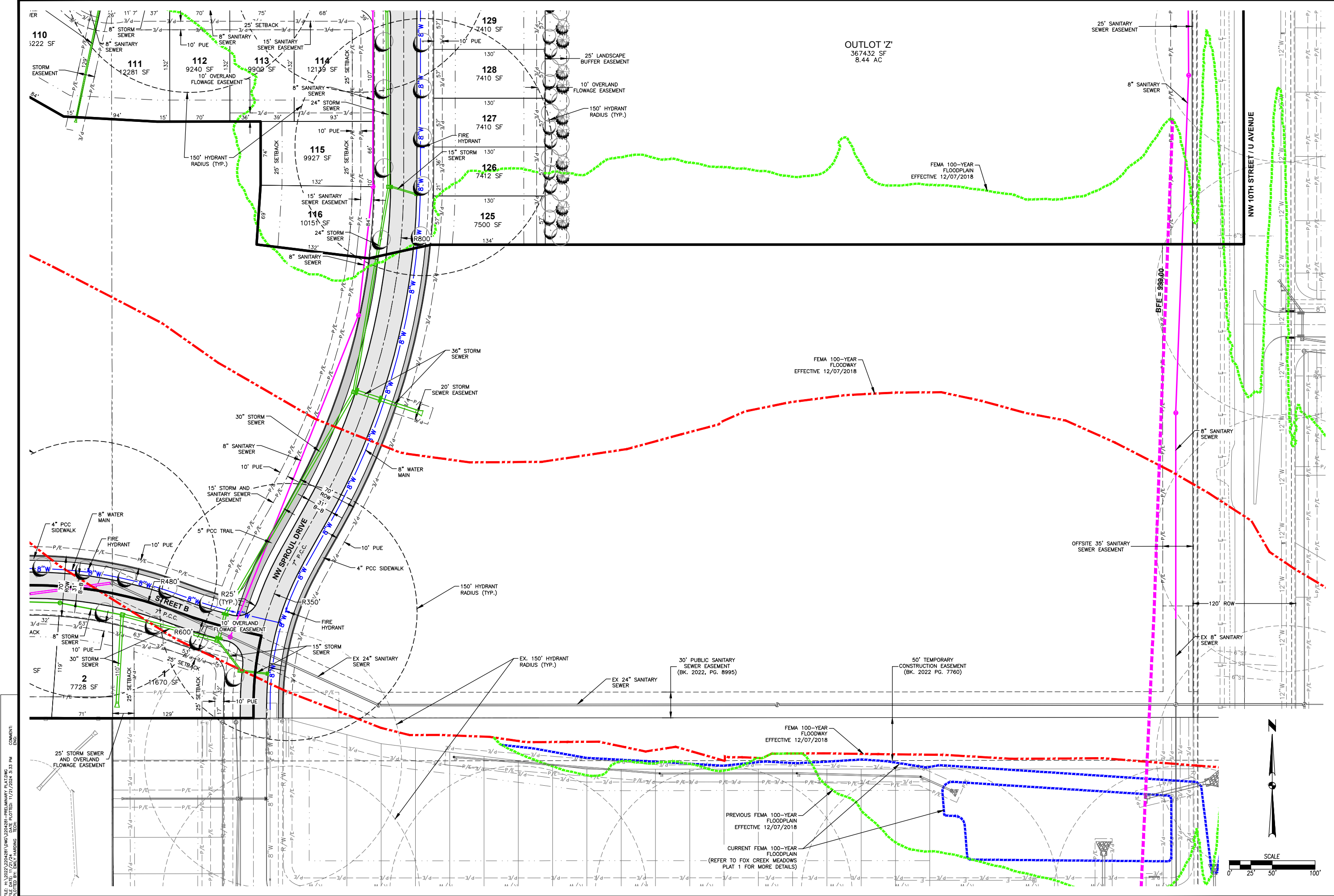
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: JDS
 ENGINEER: ENH



TRAILRIDGE CREEK
PRELIMINARY PLAT

2
 9
 2204.281



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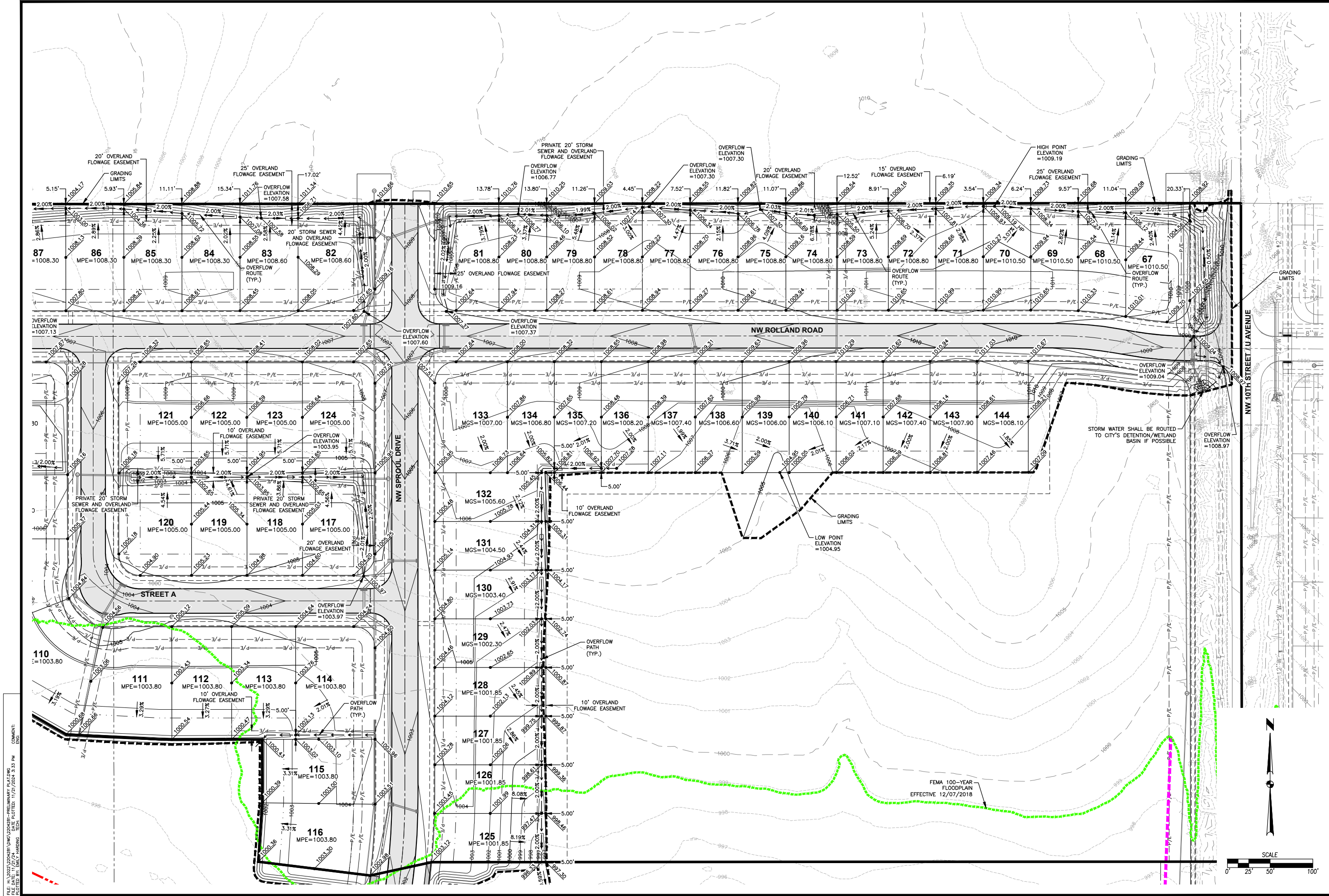
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WAUKEE, IOWA

TRAILRIDGE CREEK PRELIMINARY PLAT

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 ENGINEER: ENH



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10/08/2024	FIRST SUBMITTAL

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

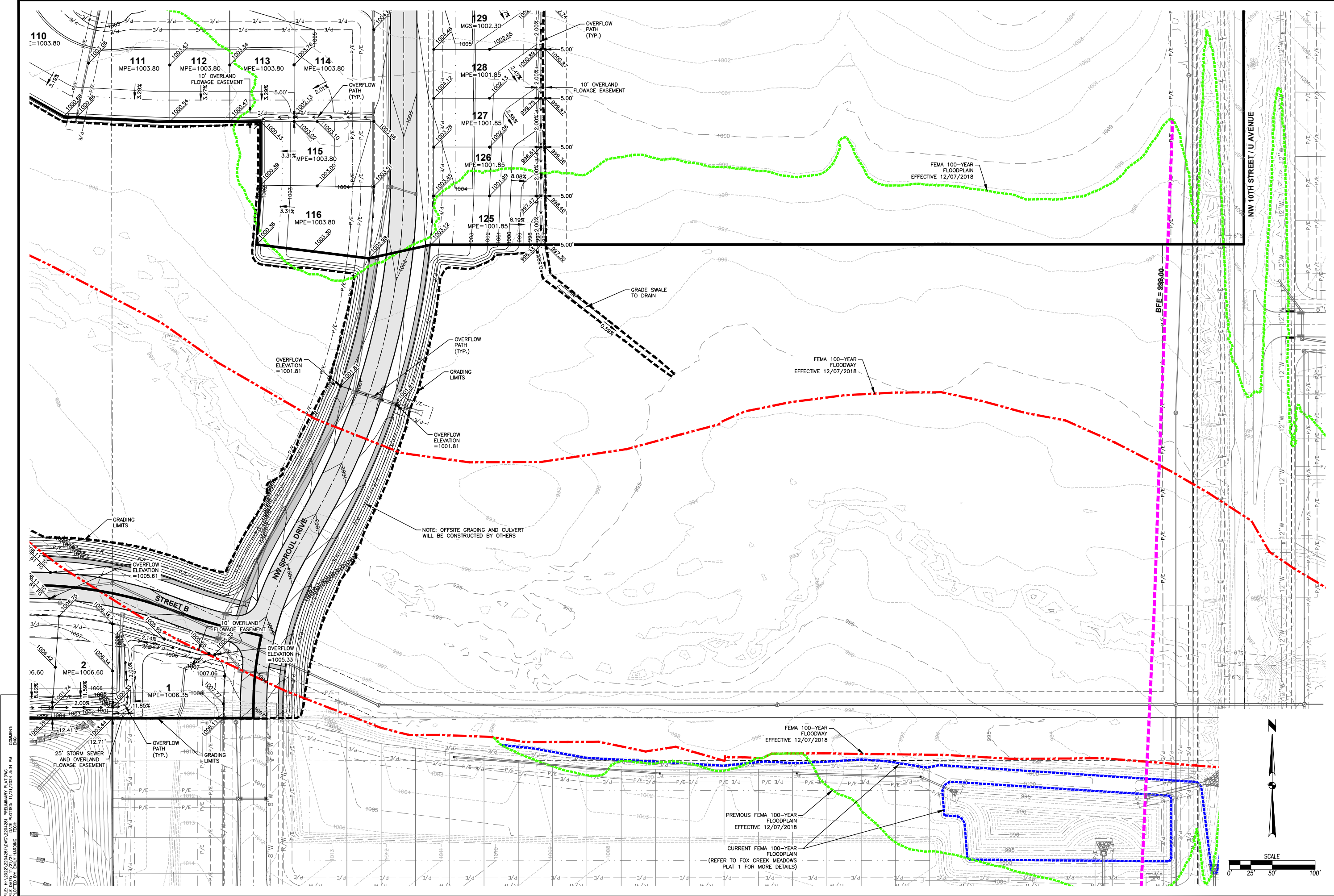
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WAUKEE, IOWA

TRAILRIDGE CREEK

PRELIMINARY PLAT



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10/22/2024	SECOND SUBMITTAL
10/08/2024	FIRST SUBMITTAL

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



WAUKEE, IOWA

TRAILRIDGE CREEK PRELIMINARY PLAT

TECH: JDS
 ENGINEER: ENH