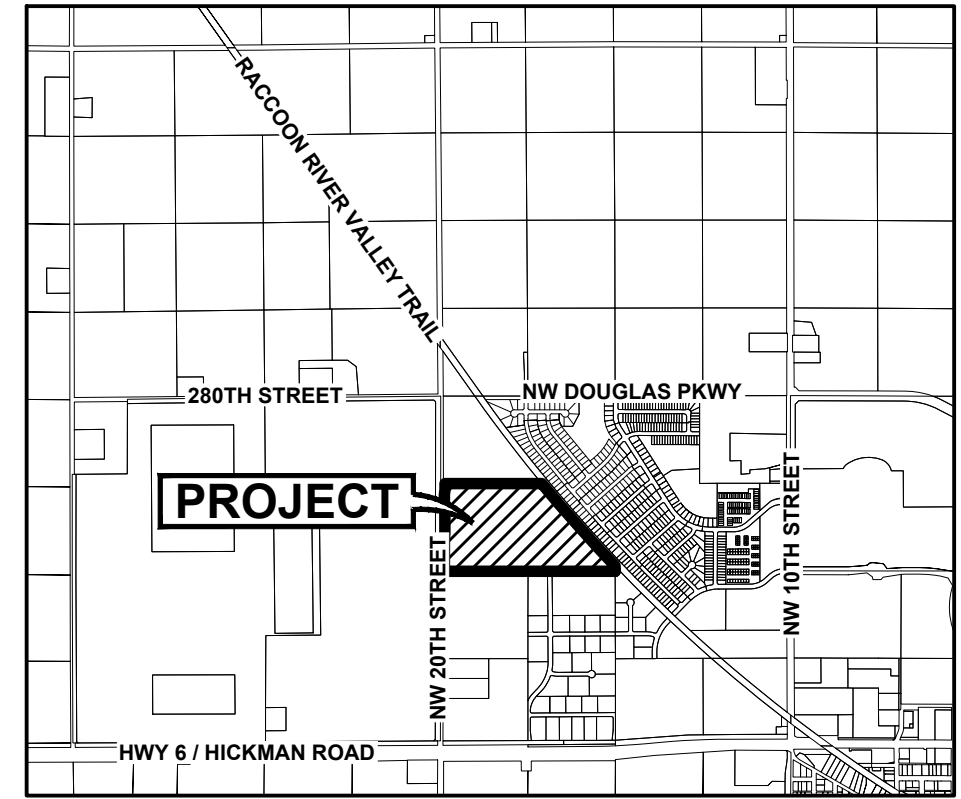


VICINITY MAP



WAUKEE, IOWA

OWNER / DEVELOPER

JERRY'S HOMES INC
CONTACT: JENNIFER ELLISON
3900 WESTOWN PKWY STE 100
WEST DES MOINES, IOWA 50266
PH: (515) 727-0356

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400
CONTACT: ERIN OLLENDEKE

PRELIMINARY PLAT FOR: THE SOUTH 60 WAUKEE, IOWA

ZONING

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
R-2 W/ PD OVERLAY: ONE AND TWO FAMILY RESIDENTIAL
W/ PLANNED DEVELOPMENT OVERLAY
(BK. 2022, PG. 23174, ORDINANCE NO. 3053)
R-3: MULTI-FAMILY RESIDENTIAL DISTRICT
R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

DEVELOPMENT SCHEDULE

PHASE 1: FALL 2025 - SPRING 2026
PHASE 2: SUMMER 2026 - SPRING 2027
PHASE 3: SPRING 2027 - SPRING 2028
PHASE 4: FALL 2028 - SPRING 2029
PHASE 5: SUMMER 2029 - FALL 2029
PHASE 6: SPRING 2030 - SPRING 2031

DATE OF SURVEY

MARCH 06, 2025

BENCHMARK

- USGS MONUMENT ALUMINUM ROD WITH CAP STAMPED G121 AND NOS ACCESS COVER 3" DEEP, EAST SIDE OF R AVE. (R16) 0.1 MILES SOUTH OF 300TH STREET ELEVATION=1032.83
- PK NAIL 3" NORTH OF CENTERLINE EASTBOUND HIGHWAY 6 AT THE SE CORNER OF SW SE ELEVATION=1040.27

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 61.83 ACRES (2,693,372 SF)

- R-2 RESIDENTIAL - LOTS 10-70
- R-2 RESIDENTIAL W/ PD OVERLAY (BK. 2022, PG. 23174, ORDINANCE NO. 3053) - LOTS 1-9, 71-106
- R-3 RESIDENTIAL - OUTLOT 'Y', OUTLOT 'Z'
- R-4 RESIDENTIAL - OUTLOT 'X'

PARKLAND DEDICATION

PARKLAND REQUIRED:
SINGLE FAMILY: 106 UNITS X 3 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 2.07 ACRES
TOWNHOMES: 105 UNITS X 2.25 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 1.53 ACRES
APARTMENTS: 336 UNITS X 1.75 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 3.82 ACRES
PARKLAND PROVIDED = 3.87 ACRES (OUTLOT 'Y')

GENERAL NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE EXCEPT FOR NORTH SIDE OF STREET D AND EAST SIDE OF NW 17TH STREET SHALL BE 10 FOOT TRAIL.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT. 10 FOOT TRAIL ON EAST SIDE OF NW 20TH STREET SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
- ALL STORM SEWER CROSS RUNS SHALL BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2025 WAUKEE STANDARD FOR PUBLIC IMPROVEMENTS AND THE 2025 EDITION OF SUDAS.
- A GEOTECHNICAL REPORT WILL BE REQUIRED WITH CONSTRUCTION DRAWINGS.

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-NINE (29) TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., LYING WEST AND SOUTH OF THE FORMER M. AND ST. L. RAILWAY RIGHT OF WAY, DALLAS COUNTY, IOWA, AND LYING EAST OF THE T AVENUE RIGHT-OF-WAY AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2023, PAGE 15339.

BULK REGULATIONS

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA.

- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ONE AND TWO-FAMILY DWELLINGS.
- MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING, 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. IF A BUILDING IS A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT Foyer, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
- MINIMUM FLOOR AREA: SINGLE STORY SINGLE-FAMILY - 950 SQUARE FEET PER STORY; SINGLE STORY TWO-FAMILY - 750 SQUARE FEET PER UNIT. IF BUILDING IS TWO OR MORE STORIES, MINIMUM SQUARE FOOTAGE SHALL BE 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON THE FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON THE FIRST FLOOR. IF A BUILDING IS SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT Foyer, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
- LOT WIDTH: SINGLE-FAMILY DWELLING - 65 FEET. TWO-FAMILY DWELLING - 80 FEET. CORNER LOTS SHALL BE 10 FEET WIDER. WHERE PUBLIC SEWER IS NOT AVAILABLE 100 FEET.
- FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
- REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
- MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET OR 3 STORIES. ACCESSORY BUILDING - 14 FEET OR 1 STORY.

R-4: ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA.

- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ROW DWELLINGS OR TOWNHOMES CONSISTING OF NOT MORE THAN TWELVE DWELLING UNITS IN ONE BUILDING OR ATTACHED STRUCTURE; AND NOT TO EXCEED SIX UNITS IN LENGTH.
- MINIMUM LOT AREA PER DWELLING UNIT: 3,500 SQUARE FEET PER UNIT
- MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT
- LOT WIDTH: ROW DWELLING - 20 FEET PER UNIT; 75 FEET OVERALL FRONT YARD; 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARD: A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES. A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING. FOR PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
- REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
- MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET OR 3 STORIES. ACCESSORY BUILDING - 14 FEET OR 1 STORY.
- MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN 20 PERCENT OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURES OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEME.

R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA.

- MINIMUM LOT AREA: 10,000 SQUARE FEET
- LOT AREA PER DWELLING UNIT: 2,500 SQUARE FEET PER UNIT
- PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE USES PERMITTED IN THE R-4 DISTRICT, MULTIPLE-FAMILY DWELLINGS INTENDED FOR RENTAL OCCUPANCY (APARTMENTS), BOARDING AND ROOMING HOUSES AND NURSING, CONVALESCENT AND RETIREMENT HOMES.
- DENSITY: 18 DWELLING UNITS PER ACRE
- MINIMUM LOT WIDTH: 75 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
- REAR YARD: 30 FEET FOR DWELLING; 40 FEET FOR OTHER
- PRINCIPAL PERMITTED USES
- MAXIMUM HEIGHT: PRINCIPAL BUILDING - 45 FEET OR 3 STORIES; ACCESSORY BUILDING - 14 FEET OR 1 STORY.
- MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY UNITS AND ONE-BEDROOM APARTMENTS, WHICH SHALL BE 600 SQUARE FEET.
- MORE THAN ONE DWELLING UNIT ON LOT: WHERE MORE THAN ONE PRINCIPAL BUILDING IS CONSTRUCTED ON A LOT SUCH PRINCIPAL BUILDINGS SHALL BE SEPARATED BY NOT LESS THAN 40 FEET AND THE FRONT, REAR, AND SIDE YARDS SHALL BE DETERMINED CONSIDERING ALL PRINCIPAL BUILDINGS AS ONE UNIT.
- MINIMUM OPEN SPACE: THE TOTAL LAND AREA DEVOTED TO OPEN SPACE AND LANDSCAPING SHALL NOT BE LESS THAN 20 PERCENT OF THE GROSS LAND AREA INCLUDED IN THE BUILDING LOT. SUCH OPEN SPACE SHALL BE MAINTAINED AS GRASSED AND LANDSCAPED AREA AND SHALL NOT INCLUDE ACCESS DRIVES, PARKING AREAS, STRUCTURES OR BUILDINGS, EXCEPT ORNAMENTAL STRUCTURES INCLUDED AS PART OF THE LANDSCAPING THEME.

BUFFER REQUIREMENTS:

- R-3 ZONING ADJACENT TO R-2:
• 1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES PER 50'
• BUFFER WIDTH = 25'
- R-4 ZONING ADJACENT TO R-2:
• 1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES PER 50'
• BUFFER WIDTH = 25'
- EAST SIDE OF NW 20TH STREET:
• 1 OVERSTORY, 2 EVERGREEN AND 2 ORNAMENTAL TREES PER 50'
• BUFFER WIDTH = 25'

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
5/8" REBAR (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM OPENING ELEVATION	MOE	
MINIMUM GRADE AT STRUCTURE	MGS	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

UTILITY WARNING:

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

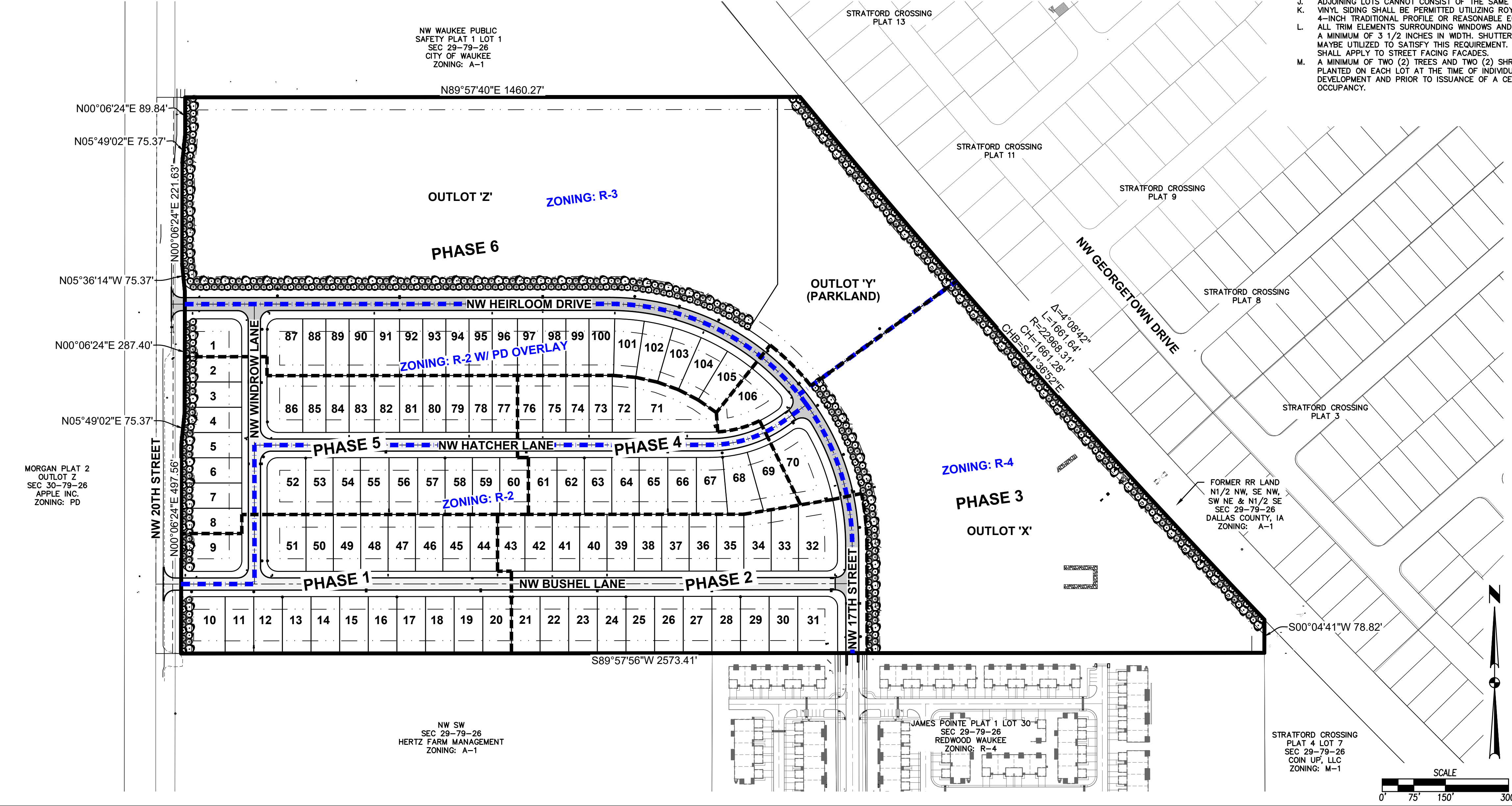
ZONING LIMITS ■■■■■■
PHASING LINES - - - - -

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

ERIN OLLENDEKE, P.E.
LICENSE NUMBER 16926
LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-9

DATE: _____



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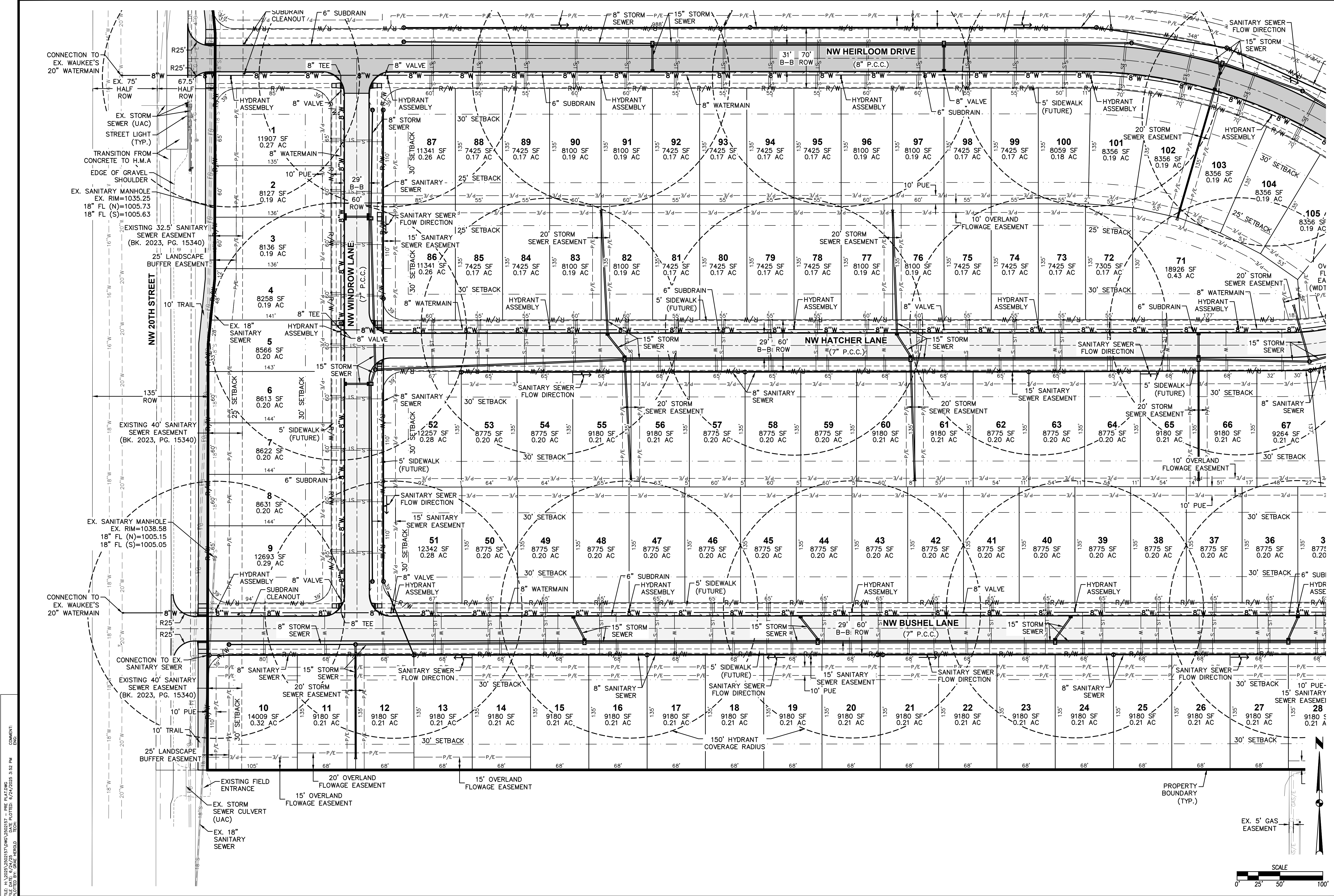
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400

ENGINEER: EKO ENGINEER: GH EI: MAE

CIVIL DESIGN ADVANTAGE WAUKEE, IOWA

THE SOUTH 60
PRELIMINARY PLAT

1/9
2502.157

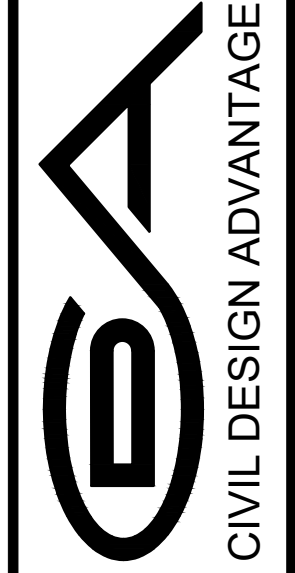


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06/03/2025	SECOND SUBMITTAL
05/13/2025	FIRST SUBMITTAL

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

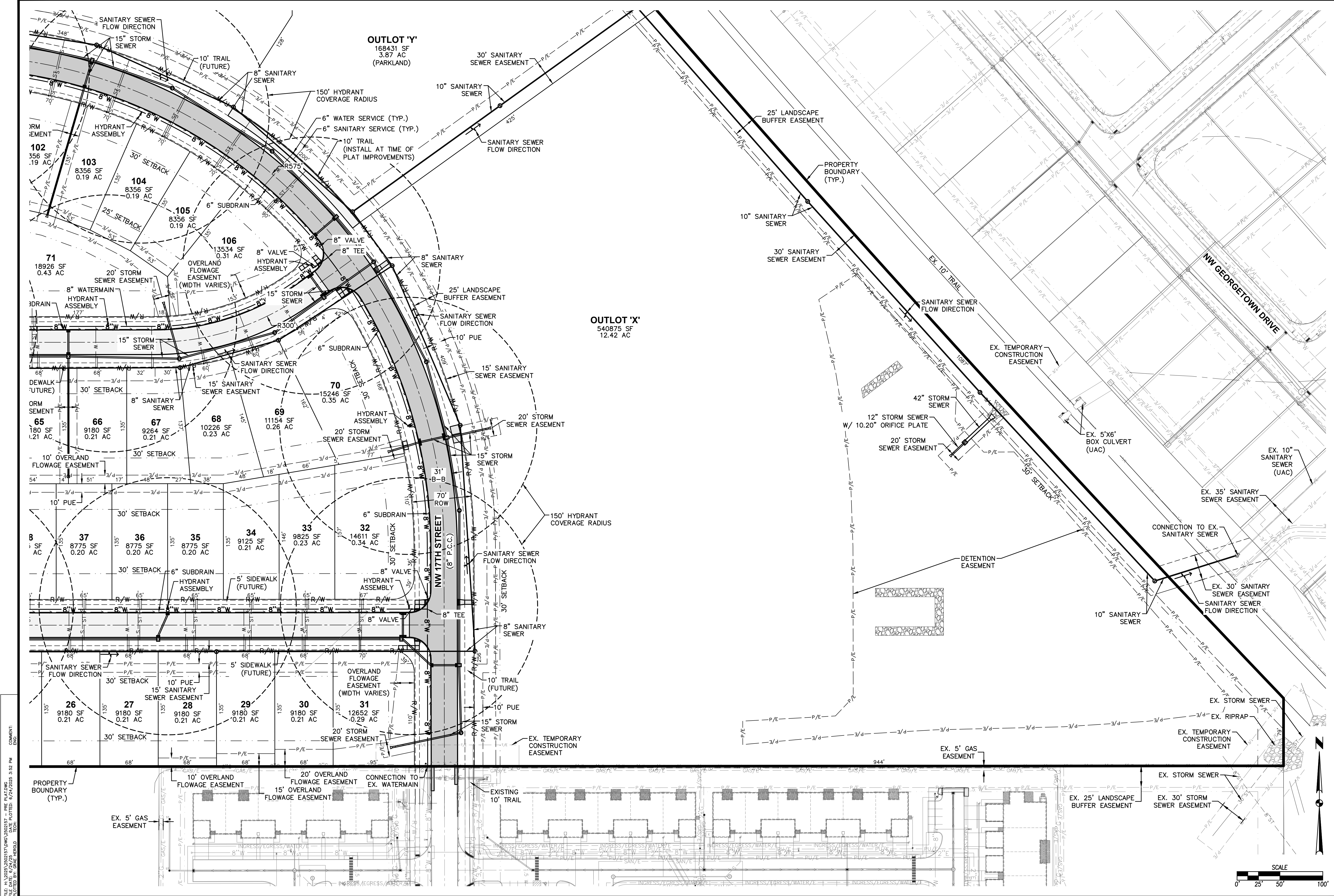
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WAUKEE, IOWA

THE SOUTH 60

PRELIMINARY PLAT



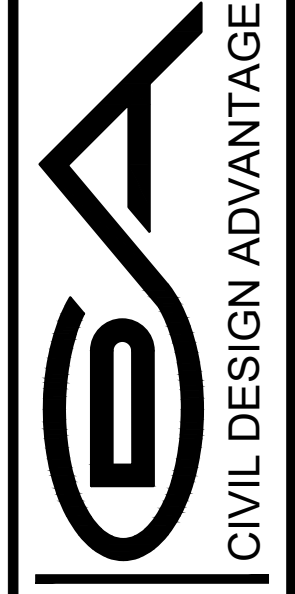
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OUTLOT 'Y'
 168431 SF
 3.87 AC
 (PARKLAND)

OUTLOT 'X'
 540875 SF
 12.42 AC

DATE	REVISIONS
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 URBANDALE, IA 50322
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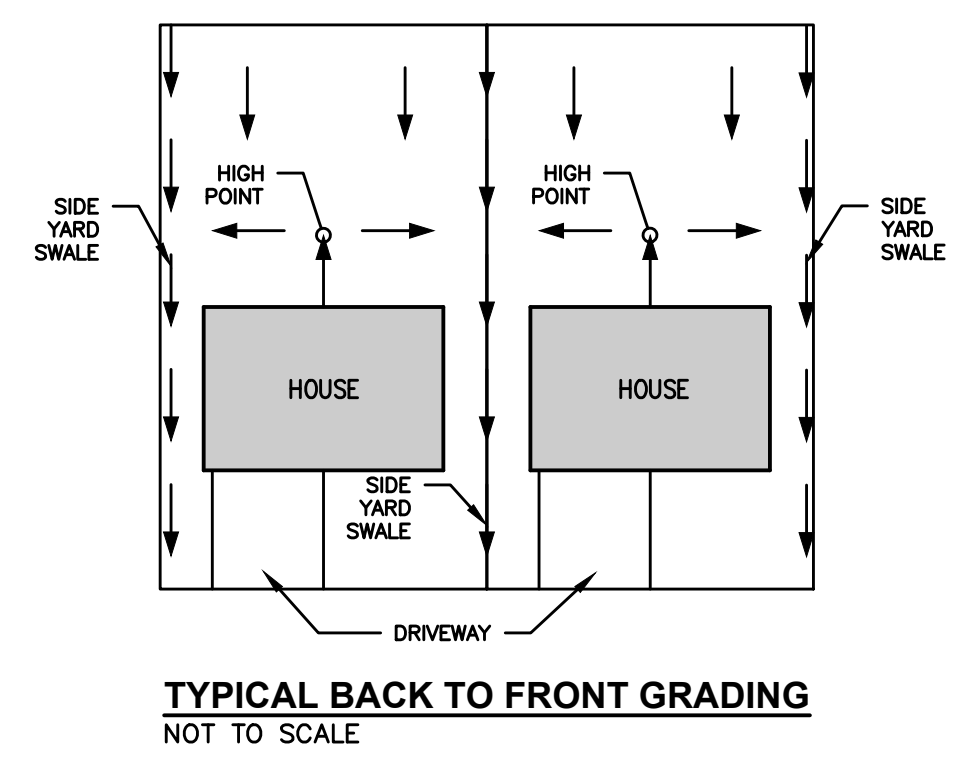


WAUKEE, IOWA

THE SOUTH 60
PRELIMINARY PLAT

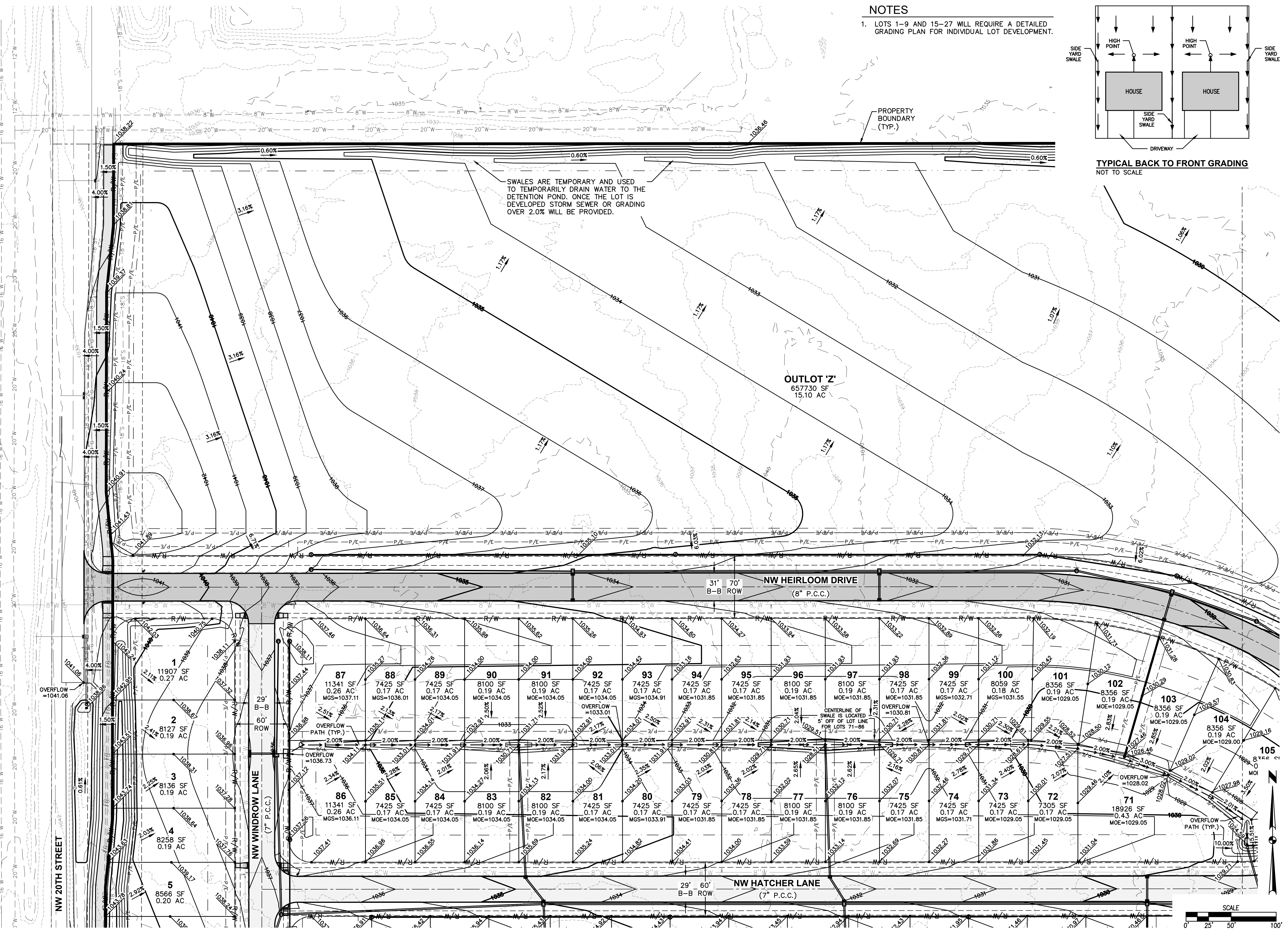
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NOTES
 1. LOTS 1-9 AND 15-27 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.



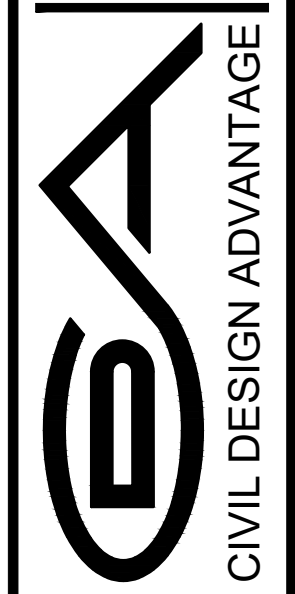
SWALES ARE TEMPORARY AND USED TO TEMPORARILY DRAIN WATER TO THE DETENTION POND. ONCE THE LOT IS DEVELOPED STORM SEWER OR GRADING OVER 2.0% WILL BE PROVIDED.

OUTLOT 'Z'
 657730 SF
 15.10 AC



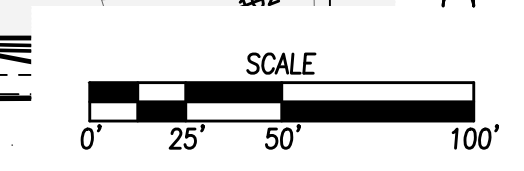
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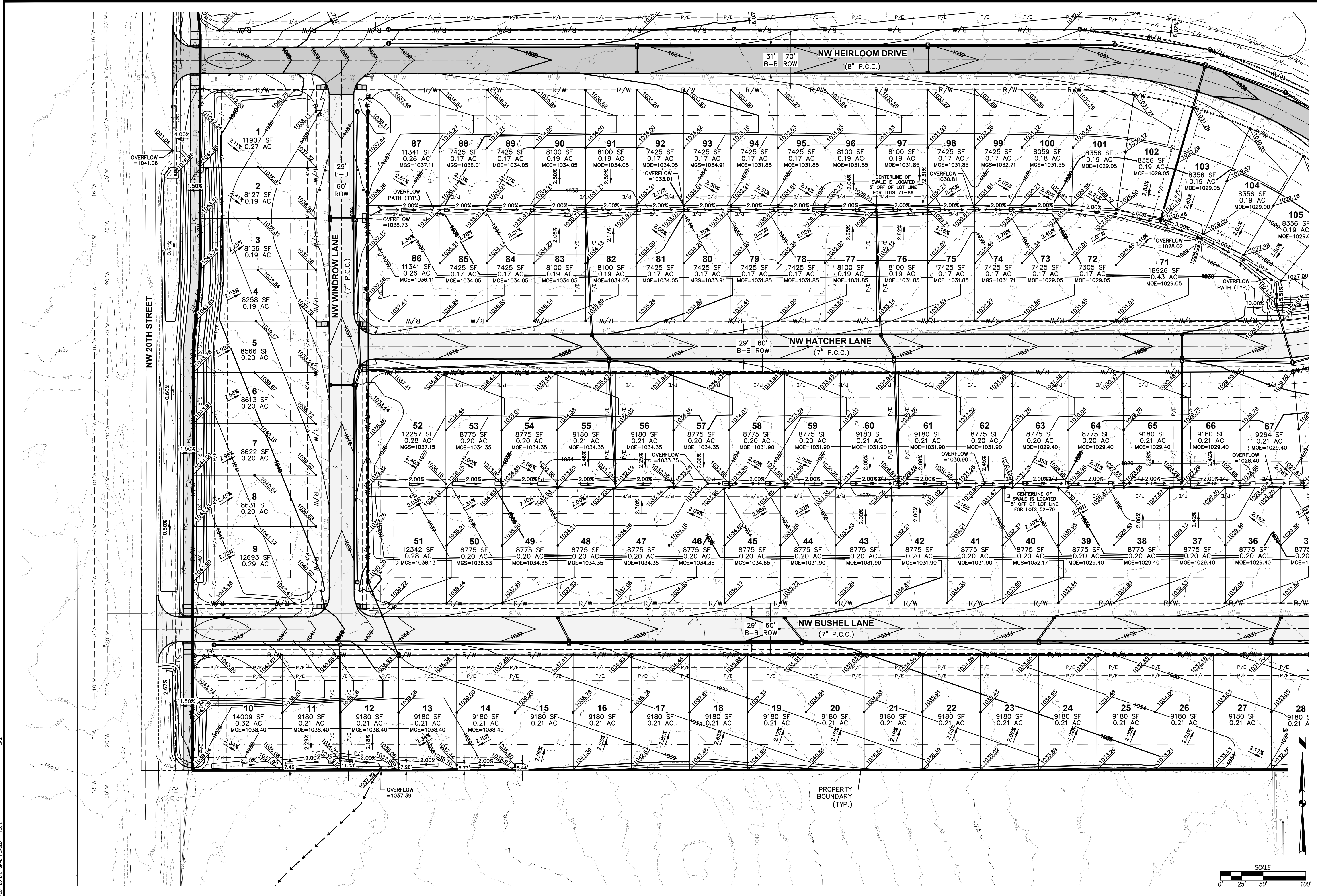


WAUKEE, IOWA
 ENGINEER: EKO
 ENGINEER: GH
 EI: MAE

THE SOUTH 60
PRELIMINARY PLAT

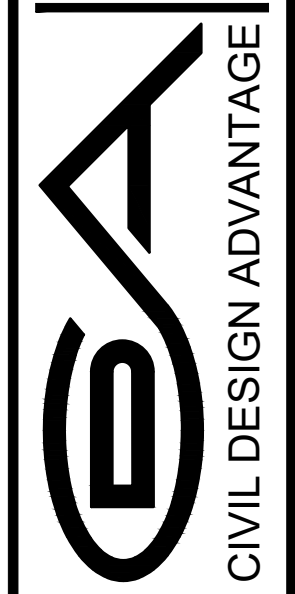


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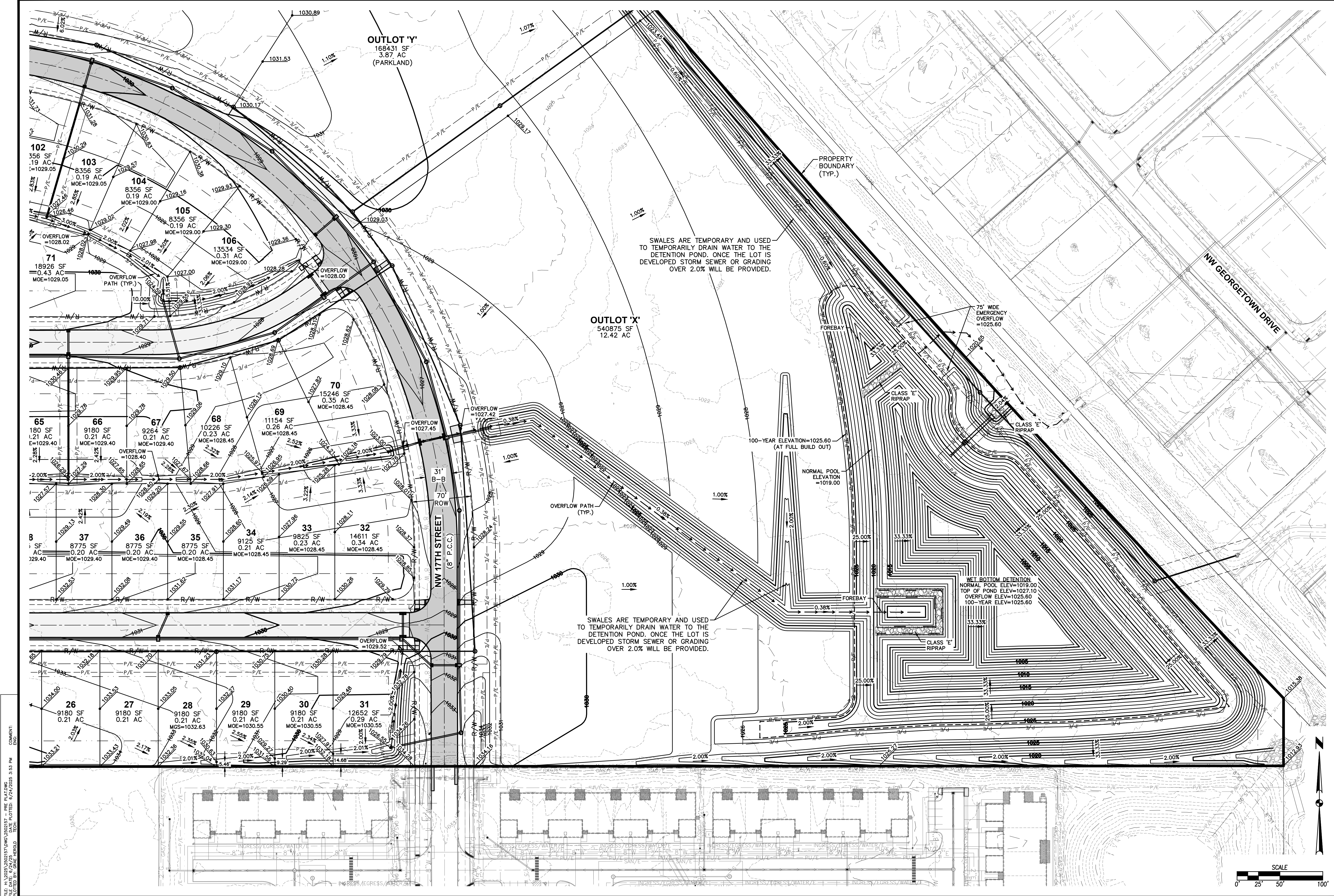
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THE SOUTH 60

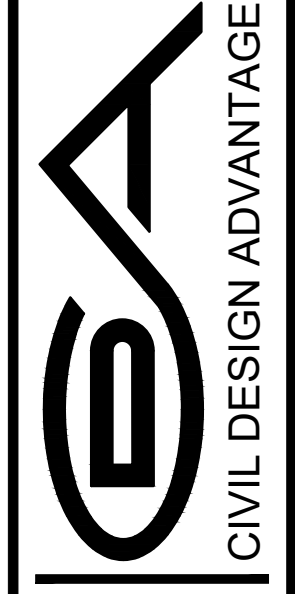
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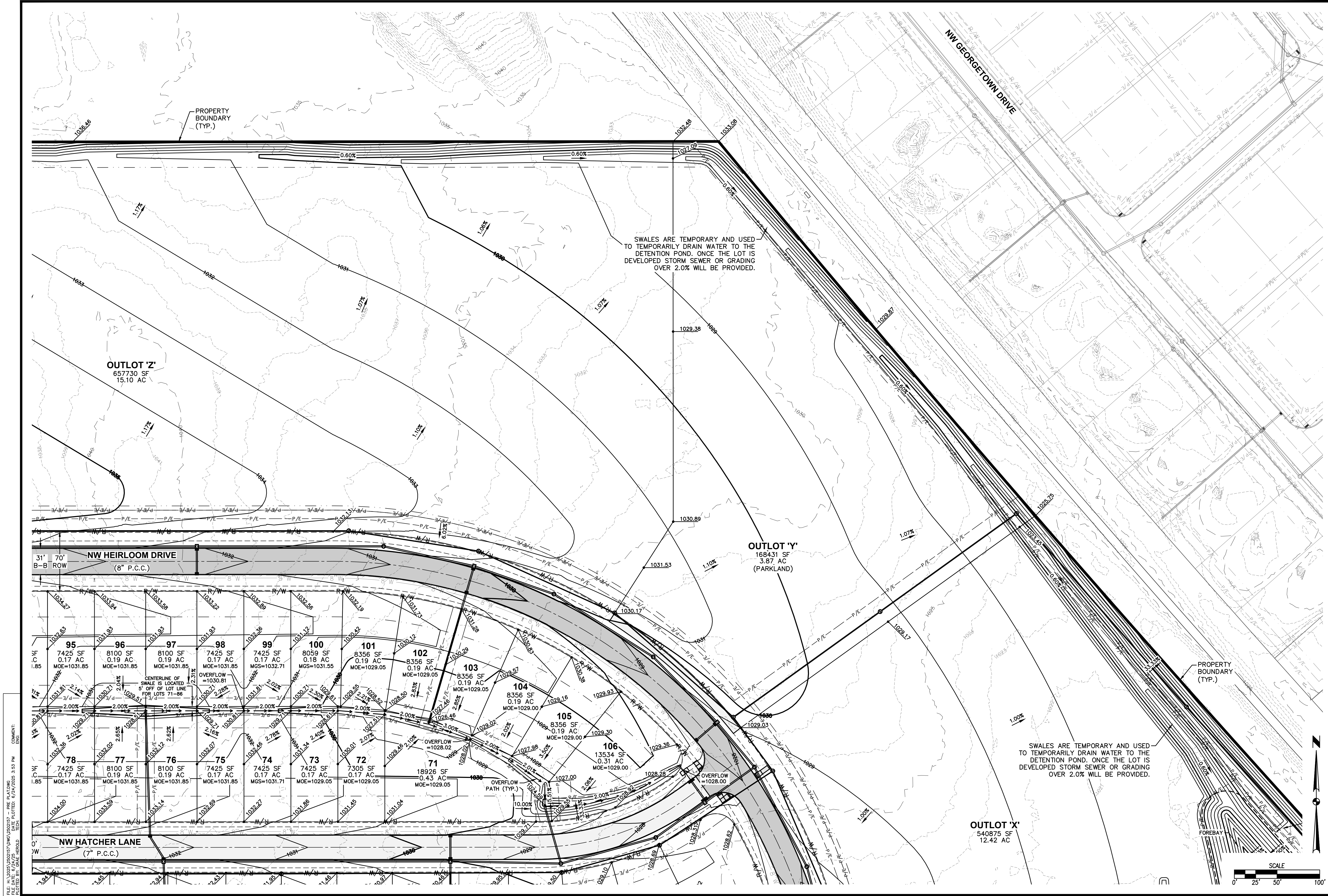
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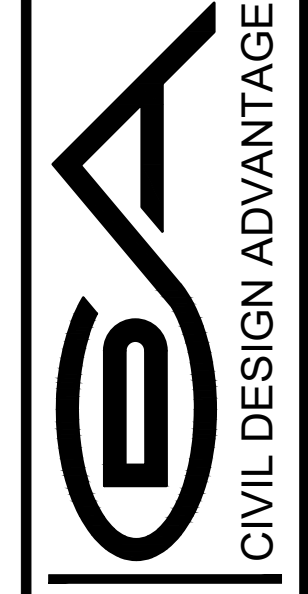


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WAUKEE, IOWA

THE SOUTH 60
PRELIMINARY PLAT