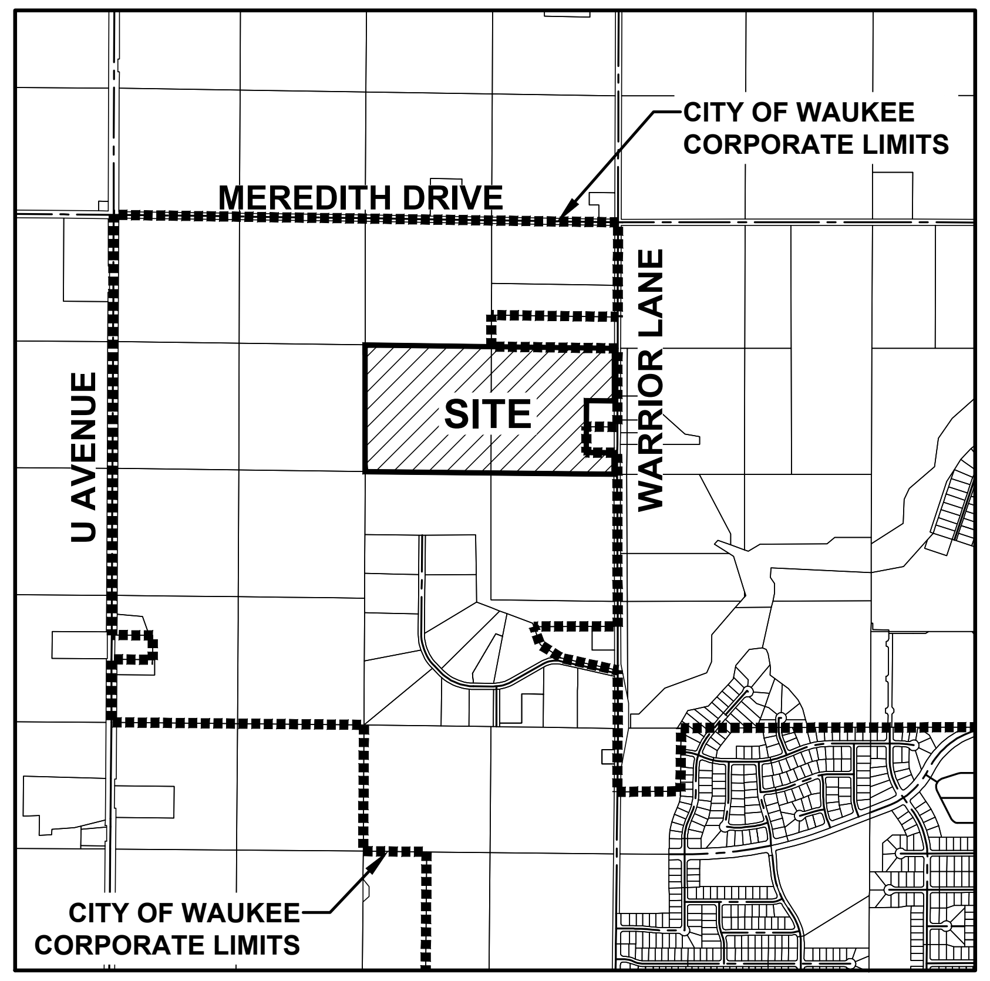
REVISED PRELIMINARY PLAT FOR:

FOX VALLEY

Fox Valley

VICINITY MAP



WAUKEE, IOWA

OWNER:

WILLIAM FOX FARM COMPANY
27099 U AVE
WAUKEE, IA 50263

DEVELOPER:

ELEMENT 119
CONTACT: BRAD STANBROUGH
10888 HICKMAN ROAD, SUITE 3A
CLIVE, IA 50325
PH: (515)–202–3030

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515–369–4400

DATE OF SURVEY:

OCTOBER 9, 2020

ZONING:

R–2/PD–1 AND R–2

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 58.21 ACRES (2,535,489 SF)

DEVELOPMENT SCHEDULE:

SPRING 2021 – FALL 2026

BENCHMARKS:

WAUKEE, IOWA

STORM MANHOLE ALONG WEST RIGHT OF WAY @ INTERSECTION OF WARRIOR LANE AND NE SUNRISE DRIVE.
ELEVATION=1020.81

PARKSITE DEDICATION:

PARKLAND REQUIRED:
SINGLE FAMILY: 139 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE

TOTAL REQUIRED:	=2.71 ACRES
TOTAL PROVIDED:	=3.47 ACRES

BULK REGULATIONS

LOTS: 1–72

PD–1: PLANNED UNIT DEVELOPMENT (PUD) W/ UNDERLYING R–2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 7,000 SF (R–2: 8,000 SF)
- MINIMUM LOT WIDTH: 55 FEET (R–2: 65 FEET)
- FRONT YARD SETBACK: 30 FEET (R–2: 30 FEET)
- SIDE YARD SETBACK: TOTAL 10 FEET – MINIMUM 5 FEET ON EACH SIDE (R–2: 15 FEET)
- REAR YARD SETBACK: 30 FEET (R–2: 30 FEET)

LOTS: 73–139

R–2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 15 FEET – ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET
- REAR YARD SETBACK: 30 FEET

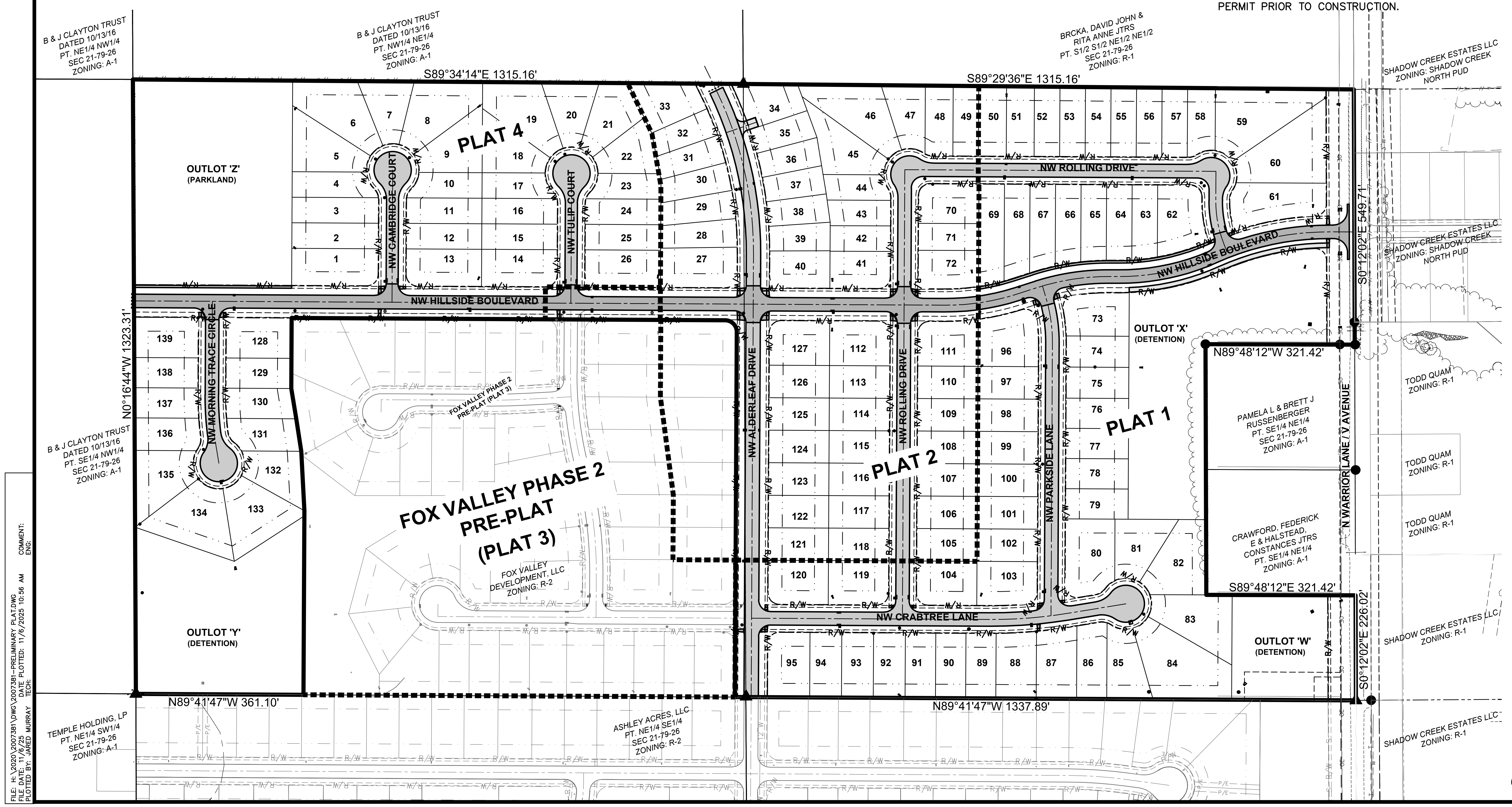
LEGAL DESCRIPTION:

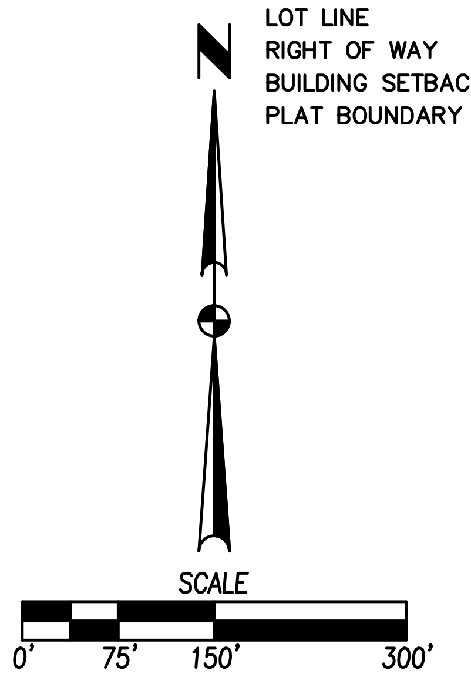
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BOTH BEING IN SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND ALL OF FOX VALLEY PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FOX VALLEY PLAT 1; THENCE SOUTH 00°12'02" EAST ALONG THE EASTERLY LINE OF SAID FOX VALLEY PLAT 1, A DISTANCE OF 549.71 FEET; THENCE NORTH 89°48'12" WEST ALONG SAID EASTERLY LINE, 321.42 FEET; THENCE SOUTH 00°12'02" EAST ALONG SAID EASTERLY LINE, 540.01 FEET; THENCE SOUTH 89°48'12" EAST ALONG SAID EASTERLY LINE, 321.42 FEET; THENCE SOUTH 00°12'02" EAST ALONG SAID EASTERLY LINE, 226.02 FEET TO THE SOUTHEAST CORNER OF SAID FOX VALLEY PLAT 1; THENCE NORTH 89°41'47" WEST ALONG THE SOUTH LINE OF SAID FOX VALLEY PLAT 1 AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 1337.89 FEET; THENCE NORTH 00°18'10" EAST, 786.33 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.28 FEET AND WHOSE CHORD BEARS NORTH 44°41'47" WEST, 35.36 FEET; THENCE NORTH 89°41'47" WEST, 934.13 FEET; THENCE SOUTH 00°18'13" WEST, 152.00 FEET; THENCE SOUTH 09°21'41" EAST, 65.94 FEET; THENCE SOUTH 08°41'19" EAST, 70.87 FEET; THENCE SOUTH 03°04'30" EAST, 128.11 FEET; THENCE SOUTH 00°18'13" WEST, 396.44 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°41'47" WEST ALONG SAID SOUTH LINE, 361.10 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°16'44" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1323.31 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°34'14" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1315.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°29'36" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH LINE OF SAID FOX VALLEY PLAT 1, A DISTANCE OF 1315.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.21 ACRES (2,535,489 SQUARE FEET).

NOTES

1. A PRE–CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. A 10' SHARED USE PATH IS REQUIRED ON THE SOUTH SIDE OF NW HILLSIDE BOULEVARD. ALL OTHER SIDEWALKS SHALL BE 5 FEET WIDE.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
5. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SUDAS.
6. ALL STORM WATER DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE FOX VALLEY HOME OWNERS ASSOCIATION.
7. LOTS NOT ASSIGNED A MPE OR MOE WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.





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	ST
TYPE SW–513 STORM INTAKE	ST
TYPE SW–401 STORM MANHOLE	ST
TYPE SW–402 STORM MANHOLE	ST
FLARED END SECTION	▷
TYPE SW–301 SANITARY MANHOLE	S
STORM/SANITARY CLEANOUT	C
WATER VALVE	⋈
FIRE HYDRANT ASSEMBLY	⋈
SIGN	○
DETECTABLE WARNING PANEL	▦
SANITARY SEWER WITH SIZE	——8"S——
STORM SEWER	——ST——ST——
WATERMAIN WITH SIZE	——8"W——

SURVEY	**FOUND**	**SET**
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	I	I
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE	— - — - —	
SECTION LINE	—— - - ——	
1/4 SECTION LINE	—— - - ——	
1/4 1/4 SECTION LINE	—— - - ——	
EASEMENT LINE	——P/E——	
LOT LINE	————	
RIGHT OF WAY	——R/W——	
BUILDING SETBACK	—— · · ——	
PLAT BOUNDARY	━━━━	

EXISTING

GROUND SURFACE CONTOUR	〰
SANITARY MANHOLE	S
WATER VALVE BOX	W ⋈
FIRE HYDRANT	○
WATER CURB STOP	CS ⋈
WELL	○ WELL
STORM SEWER MANHOLE	ST
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	E
ELECTRIC TRANSFORMER	E
ELECTRIC MANHOLE OR VAULT	E
TRAFFIC SIGN	●
TELEPHONE JUNCTION BOX	T
TELEPHONE MANHOLE/VAULT	T
TELEPHONE POLE	⊖
GAS VALVE BOX	G ⋈
CABLE TV JUNCTION BOX	TV
CABLE TV MANHOLE/VAULT	TV
MAIL BOX	M
BENCHMARK	○ BM
SOIL BORING	⊕ SB
UNDERGROUND TV CABLE	— —TV— — —TV— —
GAS MAIN	— —G— — —G— —
FIBER OPTIC	— —FO— — —FO— —
UNDERGROUND TELEPHONE	— —T— — —T— —
OVERHEAD ELECTRIC	— —OE— — —OE— —
UNDERGROUND ELECTRIC	— —E— — —E— —
FIELD TILE	—— — —TILE— — ——
SANITARY SEWER W/ SIZE	—— —8"S— — ——
STORM SEWER W/ SIZE	—— —15"ST— — ——
WATER MAIN W/ SIZE	—— —8"W— — ——

JARED M. MURRAY
23496
IOWA

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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TECH: JDS/CWO

ENGINEER: JMM

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

CIVIL DESIGN ADVANTAGE

FOX VALLEY
REVISED PRELIMINARY PLAT
WAUKEE, IOWA

1/9

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