# Development Plan
# Daybreak Subdivision

## Waukee, Iowa

Owner / Developer
Daybreak Waukee, LLC
12119 Stratford Drive, Suite B
Clive, IA 50325

Legal Description
The NE 1/4 of the SE 1/4 of Section 6, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, except Sugar Grove Heights Plats 1 and 2

and

The SE 1/4 of the SE 1/4 of Section 6, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa except the east 208 feet of the South 208 feet and except Sugar Grove Heights Plat 1, all subject toe easements and restrictions of record.

All together being more particularly described as follows:

Commencing at the Southeast Corner of said Section 6; thence along the south line of the Southeast Quarter of said Section 6 S84°13'58"W, 208.04 feet to the Point of Beginning; thence continuing along said south line S84°13'58"W, 1114.73 feet to the Southeast Corner of Parcel B as recorded in Dallas County records at book 1998, page 360; thence along the east line of said Parcel B N00°21'36"E, 2187.44 feet to the northeast Corner of said Parcel B; thence S89°12'51"E, 54.90 feet; thence S16°35'50"E, 168.25 feet; thence S08°31'52"W, 262.84 feet; thence S55°18'54"E, 619.81 feet; thence N86°32'43"E, 476.54 feet; thence S45°14'37"E, 342.79 feet to the East line of said Southeast Quarter; thence along said East line S00°30'57"E, 859.20 feet; thence S84°13'45"W, 208.04 feet; thence S00°30'57"E, 208.03 feet to the Point of Beginning. Described area contains 42.44 acres, which includes 1.17 acres of public road easement. Described area is subject to easements and restrictions of record.

Zoning
Current Zoning: A-1 Agricultural
Proposed Zoning: R-1 Single Family Residential

Total Development Area: 41.56 Acres

Setback Requirements
R-1: Front Yard: 30 Feet
Side Yard: 7 Feet min., 15 Feet Total
Rear Yard: 30 Feet

Park Requirements
Area = # lots x 3 x 6 / 1000 = 81 x 3 x 6 / 1000 = 1.458 Acres

Provided = 1.462 Acres (net of Stormwater Detention area)

Notes

1. Lots 1-43 are being proposed to be serviced off of the sanitary sewer main being extended in the development of Daybreak Plat 1 and will be Phase 1 of development. Lots 44-81 would need the extension of the South Area Trunk Sewer by the City of Waukee and is anticipated to be developed in one single phase as Phase 2.

Vicinity Sketch
Scale: 1" = 800'

McCLURE ENGINEERING Co
building strong communities.

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NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

NORTH

0 50 100 200
GRAPHIC SCALE

Daybreak Subdivision
Rezoning Concept

Waukee, Iowa
2213010
April 2015

REVISIONS
July 7, 2015

| ENGINEER | DRAWN BY |
|---|---|
| C. SMITH | C. SMITH |
| CHECKED BY | FIELD BOOK NO. |
| - | - |
| DRAWING NO. | SHEET NO. |
| RZ-02 | 02 / 02 |