



# Development Plan Daybreak Subdivision Waukee, Iowa

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

**Legal Description (Proposed R-2 Zoning portion only)**  
Being a part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 78 North, Range 26 West of the 5th P.M., City of Waukee, Dallas County, Iowa 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 in book 1998, page 360; thence along the east line of said Parcel B N00°21'36"E, 914.90 feet; thence S89°45'02"E, 144.97 feet; thence S00°14'58"W, 32.50 feet; thence S89°45'02"E, 242.42 feet; thence N05°08'16"E, 33.03 feet; thence S79°39'53"E, 141.25 feet; thence S10°20'07"W, 22.50 feet; thence S79°39'53"E, 252.77 feet; thence S10°20'07"W, 45.31 feet; thence N89°46'28"E, 538.86 feet to the East line of said Southeast Quarter; thence along said East line S00°30'57"E, 437.38 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 22.20 acres, which includes 1.17 acres of public road easement. Described area is subject to easements and restrictions of record.

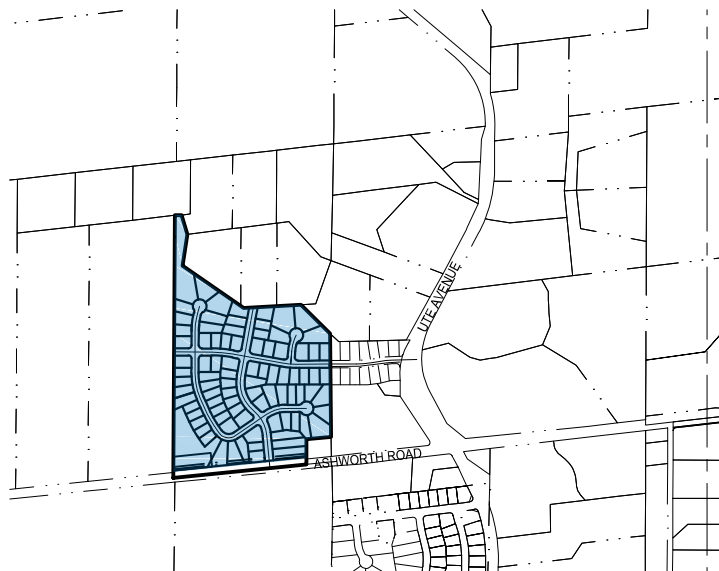
**Zoning**  
Current Zoning: R-1 Single Family Residential District 42.44 acres  
Proposed Zoning: R-1 Single Family Residential District 20.24 acres  
R-2 One and Two Family Residential District 22.20 acres  
Total Development Area (gross, inc. ROW): 42.44 Acres

**Setback Requirements**  
R-1 & R-2: 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 = 87 x 3 x 6 / 1000 = 1.57 Acres

Provided = 2.68 Acres Total  
1.86 Acres net of Stormwater Detention area

**Notes**  
1. Lots 1-41 are being proposed to be serviced off of the sanitary sewer main at the west end of Daybreak Plat 1 and will be Phase 1 of development. Lots 42-87 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'



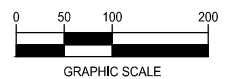
building strong communities.

1360 NW 121ST. Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

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



Daybreak Subdivision  
Rezoning Concept

Waukee, Iowa  
2213010  
February 14, 2017

REVISIONS  
2.28.17

ENGINEER: C. SMITH  
DRAWN BY: J. BECKER

CHECKED BY: FIELD BOOK NO.

DRAWING NO. RZ-02  
SHEET NO. 02 / 02