

PAINTED WOODS WEST PRELIMINARY PLAT

OWNER:
PAINTED WOODS DEVELOPMENT LC
2785 N ANKENY BLVD SUITE 22
ANKENY, IA 50023

DEVELOPER:
KIMBERLEY DEVELOPMENT
2785 N ANKENY BLVD SUITE 22
ANKENY, IA 50023
PH: (515) 963-8335

ENGINEER/SURVEYOR:
BISHOP ENGINEERING
ATTN: DAVID BENTZ
3501 104TH ST
URBANDALE, IA 50322
PH: (515) 276-0467

PROPOSED ZONING:
OUTLOT "X": C-1A
ALL OTHER LOTS: R-2 ONE FAMILY RESIDENTIAL DISTRICT

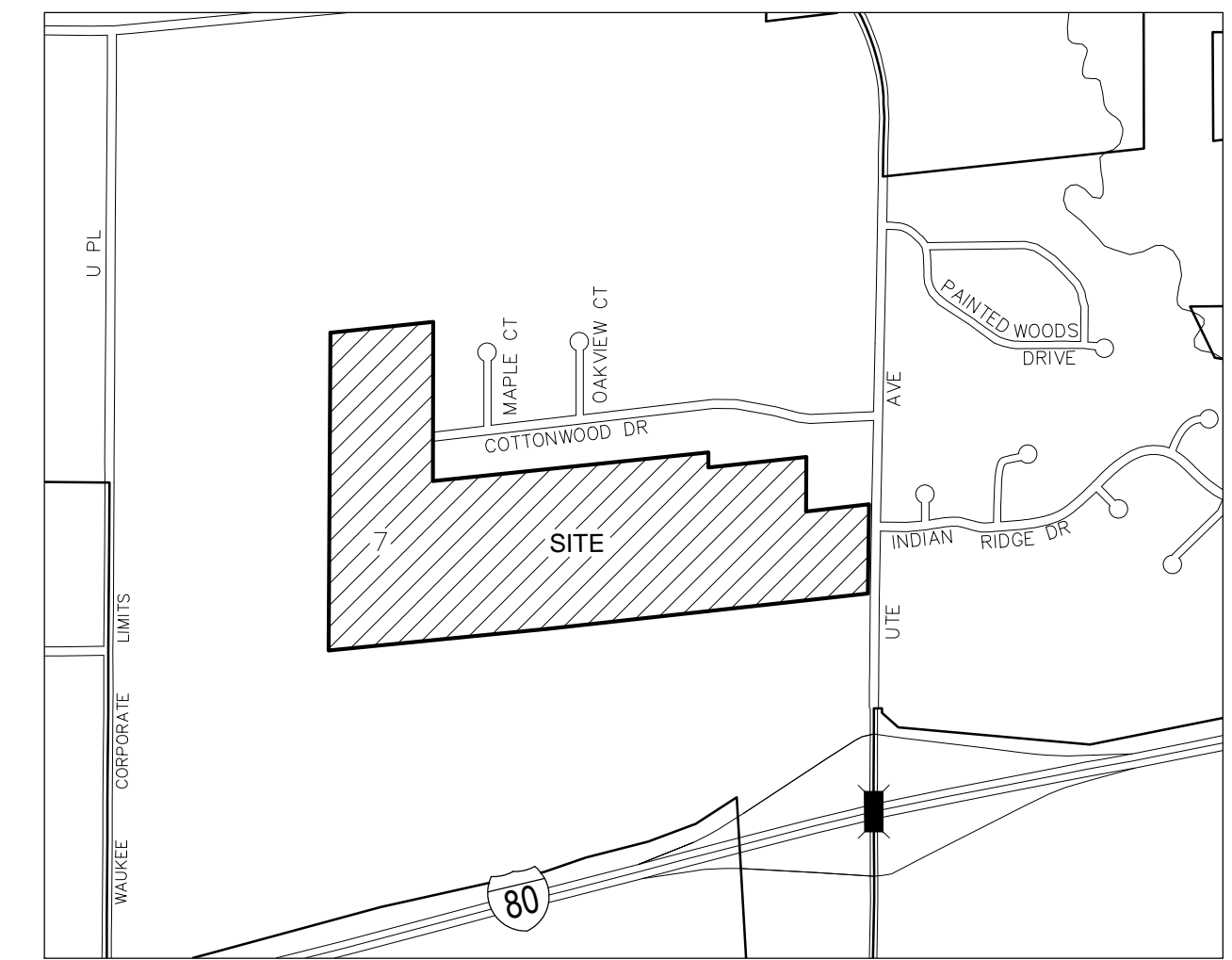
BULK REGULATIONS:
MINIMUM LOT SIZE: 9,500 SF
MINIMUM LOT WIDTH: 70'
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'
TOTAL SIDE YARD SETBACK: 15' (7' MIN PER SIDE)

BENCHMARKS:
ARROW ON HYDRANT LOCATED AT THE DEAD END OF COTTONWOOD DRIVE
ELEVATION = 993.18 (USGS DATUM)

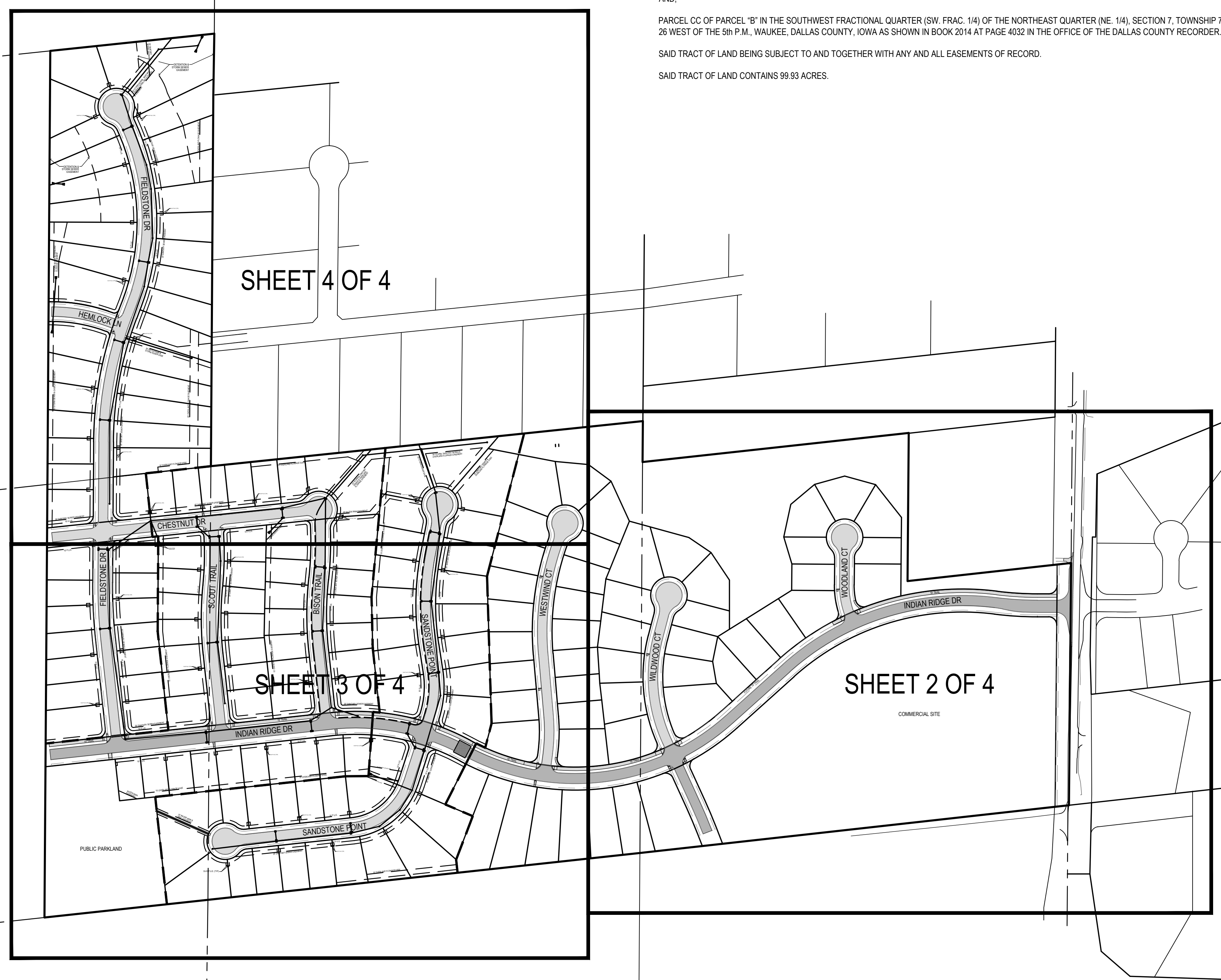
- GENERAL NOTES:**
- LOTS "A" THROUGH "T" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF WAUKEE
 - LOT "Y" IS TO BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.
 - OUTLOT "X" SHALL BE A COMMERCIAL ZONED LOT.
 - OUTLOT "Z" IS PARKLAND TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR PAINTED WOODS WEST. OUTLOT "Z" SHALL DOUBLE AS A PUBLIC SANITARY SEWER, PUBLIC STORM SEWER AND PRIVATE DETENTION EASEMENTS.
 - ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
 - LOTS 156-159 SHALL PROVIDE DETENTION IN THE FORM OF A RAIN GARDEN AT TIME OF LOT DEVELOPMENT. VOLUME REQUIRED WILL DEPEND ON FOOTPRINT OF HOME AND SHALL BE DESIGNED BEFORE BUILDING PERMIT.
 - CITY OF WAUKEE SHALL REIMBURSE THE DEVELOPER (KIMBERLEY DEVELOPMENT) FOR THE 5-FEET OF EXTRA WIDTH TO THE 10 FOOT WIDE TRAIL ALONG INDIAN RIDGE DRIVE.

PARKLAND REQUIREMENTS:
PARKLAND REQUIREMENT: 0.018 ACRES PER LOT
PARKLAND REQUIRED = 179 LOTS x 0.018 = 3.22 ACRES
PARKLAND PROVIDED = 3.32 ACRES (LOT "Y")

PROPERTY DESCRIPTION:
THE EAST 15 ACRES OF THE NORTHWEST QUARTER OF SECTION 7; THE NORTHEAST QUARTER OF SECTION 7; AND THE NORTHWEST QUARTER OF SECTION 8, EXCEPT THE SOUTH 450 FEET OF THE NORTH 579 FEET OF THE EAST 500 FEET OF SAID NORTHWEST QUARTER OF SECTION 8, AND EXCEPT LEONARD'S SUBDIVISION; ALL IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LEONARD'S SUBDIVISION PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN THE OFFICE OF THE DALLAS COUNTY RECORDER AT SLIDE #5098, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N84°15'09"E (BEARING ESTABLISHED IN THE PLAT OF SAID LEONARD'S SUBDIVISION PLAT 2) ALONG THE SOUTH LINE OF SAID LEONARD'S SUBDIVISION PLAT 2 AND ALONG THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4 IN SAID SECTION 7, A DISTANCE OF 1319.72 FEET TO THE SOUTHEAST CORNER LEONARD'S SUBDIVISION PLAT 2 AND TO THE WEST LINE OF LOT 6 IN LEONARD'S SUBDIVISION, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, AND TO THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE S00°36'20"W ALONG THE WEST LINE OF SAID LOT 6 AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8, A DISTANCE OF 124.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N83°58'20"E ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 813.09 FEET TO THE NORTHWEST CORNER OF THE SOUTH 450 FEET OF THE NORTH 579 FEET OF THE EAST 500 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 8; THENCE S00°40'38"W ALONG THE WEST LINE OF SAID SOUTH 450 FEET OF THE NORTH 579 FEET OF THE EAST 500 FEET OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 8; THENCE S00°41'49"W ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 8 AND ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 736.19 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 8; THENCE S83°51'08"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 8, A DISTANCE OF 1311.52 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE S84°01'16"W ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 7, A DISTANCE OF 1319.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SE 1/4 OF SAID SECTION 7; THENCE S84°01'16"W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7, A DISTANCE OF 499.52 FEET TO THE SOUTHWEST CORNER OF THE EAST 15 ACRES OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE N00°35'26"E ALONG THE WEST LINE OF THE EAST 15 ACRES OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7, A DISTANCE OF 1316.36 FEET TO THE NORTHWEST CORNER OF THE EAST 15 ACRES OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE N83°56'13"E ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7, A DISTANCE OF 499.60 FEET TO THE POINT OF BEGINNING;
AND,
PARCEL CC OF PARCEL "B" IN THE SOUTHWEST FRACTIONAL QUARTER (SW FRAC. 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN BOOK 2014 AT PAGE 4032 IN THE OFFICE OF THE DALLAS COUNTY RECORDER.
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 99.93 ACRES.



VICINITY MAP
SCALE: 1" = 1500'



- ABBREVIATIONS:**
- AC ACRES
 - ASPH ASPHALT
 - BK BOOK
 - CONC CONCRETE
 - D DEEDED DISTANCE
 - EX EXISTING
 - ENCL ENCLOSURE
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FRAC FRACTIONAL
 - M MEASURED DISTANCE
 - MH MANHOLE
 - P PLATTED DISTANCE
 - PG PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PRA PREVIOUSLY RECORDED AS
 - PUE PUBLIC UTILITY EASEMENT
 - ROW RIGHT OF WAY
 - SF SQUARE FEET
 - SAN SANITARY
 - TYP TYPICAL
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST

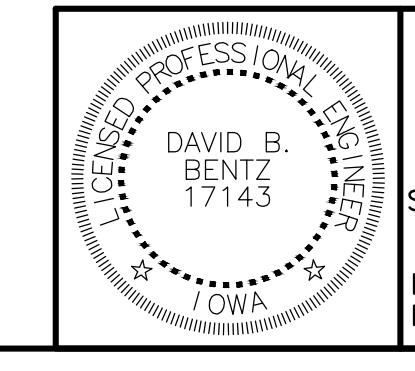
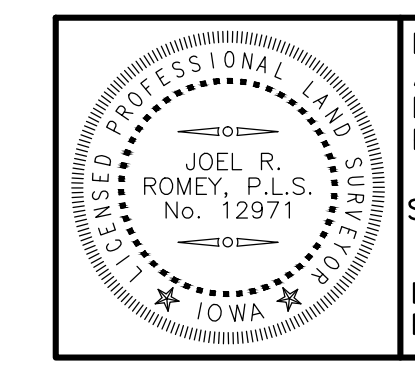
- LEGEND:**
- SAN — SANITARY SEWER
 - ST — STORM SEWER
 - W — WATER LINE
 - G — GAS LINE
 - U/E — UNDERGROUND ELECTRIC
 - O/E — OVERHEAD ELECTRIC
 - TELE — TELEPHONE LINE
 - F/O — FIBER OPTIC
 - CATV — CABLE TV
 - PHASE LINE
 - MATCH LINE
 - ⊕ STORM MANHOLE
 - ⊕ CURB INTAKE
 - ⊕ SURFACE INTAKE
 - ⊕ FLARED END SECTION
 - ⊕ SANITARY MANHOLE
 - ⊕ CLEANOUT
 - ⊕ FIRE HYDRANT
 - ⊕ SPRINKLER
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER MANHOLE
 - ⊕ WELL
 - ⊕ WATER VALVE
 - ⊕ WATER SHUT OFF
 - ⊕ YARD HYDRANT
 - ⊕ ELECTRIC METER
 - ⊕ POWER POLE
 - ⊕ TRANSFORMER POLE
 - ⊕ LIGHT POLE
 - ⊕ TRANSFORMER
 - ⊕ GUY WIRE
 - ⊕ ELECTRIC HANDHOLE
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ AIR CONDITIONING UNIT
 - ⊕ TELEPHONE RISER
 - ⊕ TELEPHONE VAULT
 - ⊕ TELEPHONE MANHOLE
 - ⊕ TRAFFIC SIGNAL MANHOLE
 - ⊕ FIBER OPTIC RISER
 - ⊕ FIBER OPTIC FAULT
 - ⊕ CABLE TV RISER
 - PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #12871
 - ⊕ WELL
 - ⊕ SECTION CORNER - FOUND AS NOTED

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SIGNED: _____ DATE: _____
JOEL R. ROMNEY L.S. 12971
LICENSE RENEWAL DATE: DEC. 31, 2015
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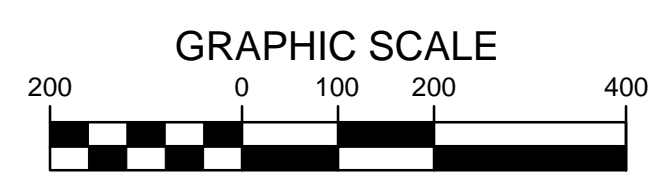
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UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



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PAINTED WOODS WEST
WAUKEE, IOWA

PRELIMINARY PLAT

REFERENCE NUMBER:
020544
040311

DRAWN BY:
JMR

CHECKED BY:
DB

REVISION DATE:
7/15/14 1ST CITY SET
7/29/14 2ND CITY SET
8/12/14 3RD CITY SET
9/19/14 4TH CITY SET
10/7/14 5TH CITY SET

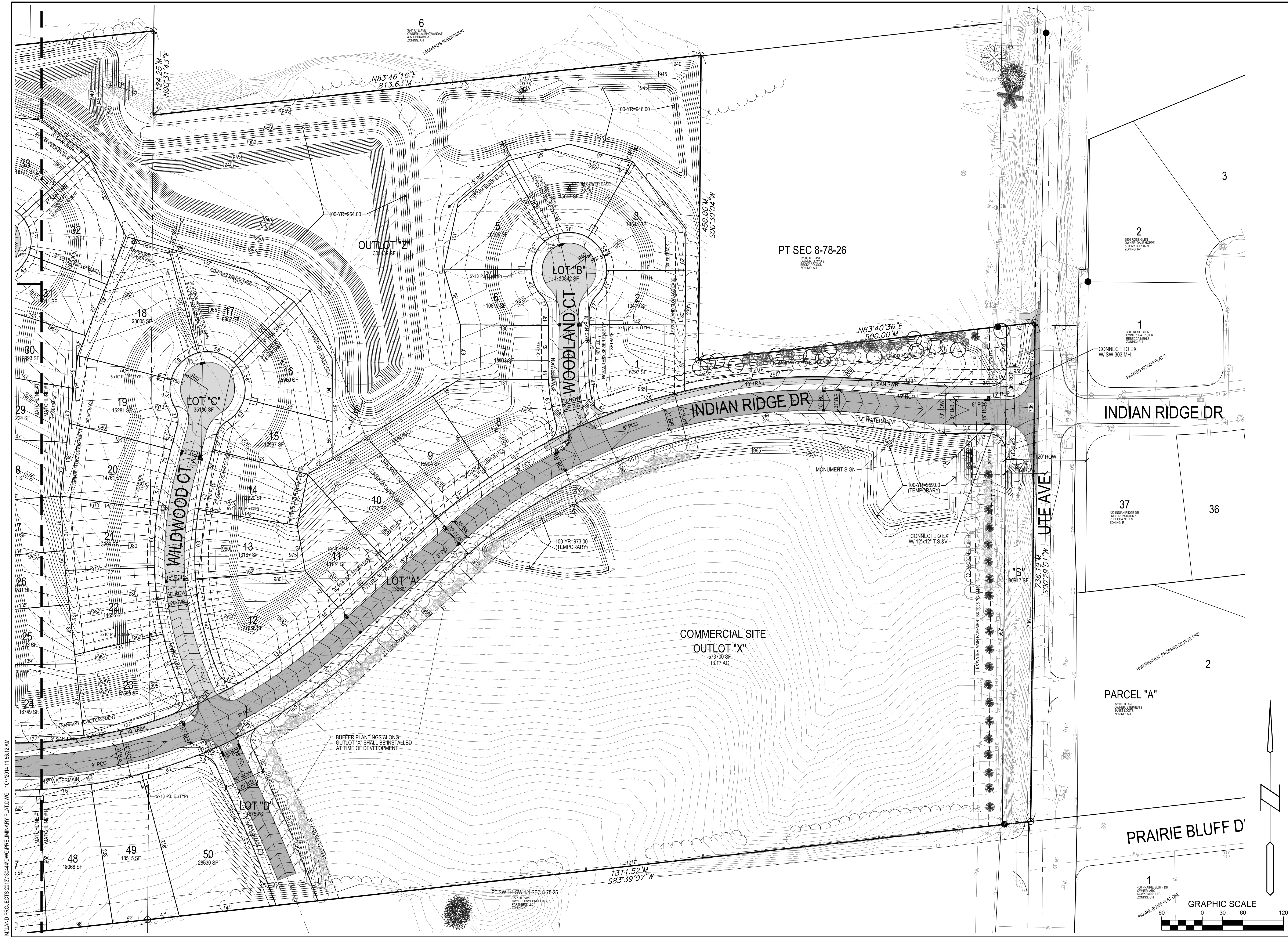
PROJECT NUMBER:
130444

SHEET NUMBER:
1 OF 4

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WAUKEE, IOWA

PRELIMINARY PLAT

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CHECKED BY: DB
REVISION DATE: 7/15/14 1ST CITY SET 7/29/14 2ND CITY SET 8/12/14 3RD CITY SET 9/19/14 4TH CITY SET 10/7/14 5TH CITY SET
PROJECT NUMBER: 130444
SHEET NUMBER: 2 OF 4

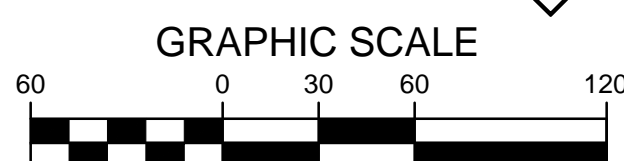
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PUBLIC PARKLAND
LOT "Y"
144446 SF
3.32 AC

LOT "G" SANDSTONE POINT
51338 SF

SE 1/4 SE 1/4 & SW 1/4 SE 1/4
SEC 7-78-26 & PT NW 1/4 NE
1/4 SEC 18-78-26
OWNER: RYAN & MELBA SONGLOO
ZONING: C-1



PAINTED WOODS WEST
WAUKEE, IOWA

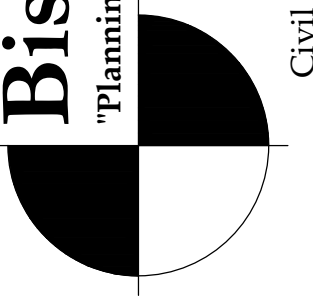
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10/7/14 5TH CITY SET

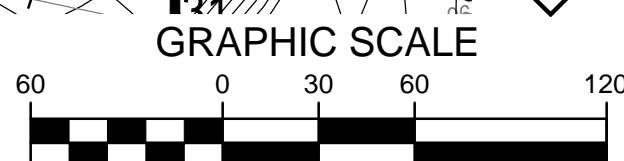
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SHEET NUMBER:
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**PAINTED WOODS WEST
 WAUKEE, IOWA
 PRELIMINARY PLAT**

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REVISION DATE: 7/15/14 1ST CITY SET 8/12/14 2ND CITY SET 9/19/14 3RD CITY SET 10/7/14 4TH CITY SET
PROJECT NUMBER: 130444
SHEET NUMBER: 4 OF 4