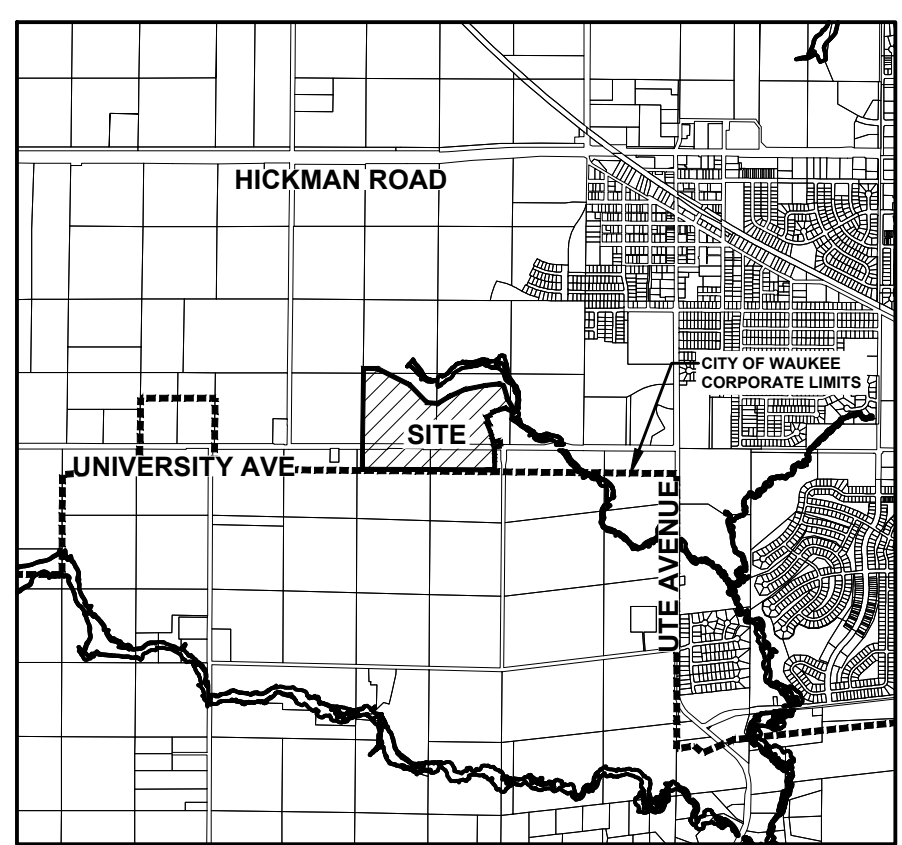


PRELIMINARY PLAT FOR: PRAIRIE VILLAGE

WAUKEE, IOWA

VICINITY MAP



WAUKEE, IOWA

OWNER:

PHILLIPS-HAMILTON INC. PRAIRIE VILLAGE OF IOWA, LLC
PO BOX 500 3430 DESTINATION DRIVE
NEVADA, IA 50201 GRIMES, IA 50111

DEVELOPER:

PRAIRIE VILLAGE OF IOWA, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE
GRIMES, IA 50111

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:

MAY 24, 2021

ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
R-4: ROW DWELLING AND TOWNHOME DWELLING

DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 82.22 ACRES (3,581,328 SF)

DEVELOPMENT SCHEDULE:

SPRING 2022 - FALL 2025

BENCHMARKS:

DALLAS COUNTY BENCHMARK #120. 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET.
ELEVATION=1011.79

PARKLAND DEDICATION:

PARKLAND REQUIRED:
SINGLE FAMILY: 168 UNITS X 3 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE = 3.28 ACRES

PORTION OF REQUIRED PARKLAND LOCATED IN FLOODPLAIN: = 1.65 ACRES
(1.10 AC * 1.5 = 1.65 AC
1.10 ACRES WILL COUNT TOWARDS PARKLAND DEDICATION)

STANDARD PARKLAND PROVIDED IN THIS PHASE = 4.15 ACRES

ADDITIONAL PARKLAND PROVIDED FROM PLAT 1 = 1.81 ACRES
TOTAL COMBINED PARKLAND PROVIDED = 7.61 ACRES

PARKLAND PROVIDED THAT COUNTS TOWARDS DEDICATION = 7.06 ACRES
(1.10 AC + 4.15 AC + 1.81 AC)

THE ADDITIONAL 3.78 (7.06 AC - 3.28 AC) ACRES OF PARKLAND WILL BE ALLOWED TO COVER PARKLAND DEDICATION NEEDS FOR FUTURE PLATS. PARKLAND DEDICATION NEEDS FOR THE TOWNHOME LOTS WILL BE CALCULATED ONCE A FINAL LAYOUT IS DETERMINED.

BULK REGULATIONS

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
- R-4: ROW DWELLING AND TOWNHOME DWELLING
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: TOTAL 12 FEET (SINGLE UNIT TOWNHOME)
TOTAL 15 FEET (ANY OTHER PRINCIPAL BUILDING)
40 FEET (OTHER PERMITTED USES)
- REAR YARD SETBACK: 30 FEET (DWELLING)

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, BEING A PART OF THE SOUTHEAST QUARTER AND A PART OF SAID SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°44'29" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1807.73 FEET; THENCE SOUTH 89°15'31" EAST, 249.31 FEET; THENCE SOUTH 63°09'26" EAST, 647.02 FEET; THENCE SOUTH 44°13'04" EAST, 445.22 FEET; THENCE SOUTH 86°09'32" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '21-54' AND THE WESTERLY EXTENSION THEREOF, 195.37 FEET; THENCE NORTH 57°55'23" EAST ALONG SAID NORTHERLY LINE, 238.14 FEET; THENCE NORTH 65°59'16" EAST CONTINUING ALONG SAID NORTHERLY LINE, 301.24 FEET; THENCE NORTH 78°54'48" EAST CONTINUING ALONG SAID NORTHERLY LINE, 388.27 FEET; THENCE NORTH 83°22'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 234.65 FEET; THENCE SOUTH 68°35'25" EAST CONTINUING ALONG SAID NORTHERLY LINE, 91.56 FEET; THENCE SOUTH 15°54'23" EAST, 247.37 FEET; THENCE SOUTH 31°02'04" EAST, 235.57 FEET; THENCE SOUTH 47°26'46" WEST, 34.72 FEET; THENCE NORTH 64°29'22" WEST, 147.18 FEET; THENCE SOUTH 74°15'06" WEST, 112.61 FEET; THENCE SOUTH 71°50'12" WEST, 157.29 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1835.00 FEET, WHOSE ARC LENGTH IS 41.33 FEET AND WHOSE CHORD BEARS SOUTH 18°48'31" EAST, 41.32 FEET; THENCE SOUTH 68°13'22" WEST, 101.83 FEET; THENCE SOUTH 21°46'38" EAST, 128.50 FEET; THENCE SOUTH 68°13'22" WEST, 32.73 FEET; THENCE SOUTH 21°46'38" EAST, 144.76 FEET; THENCE SOUTH 16°38'39" EAST, 63.26 FEET; THENCE SOUTH 14°25'38" EAST, 63.26 FEET; THENCE SOUTH 12°12'37" EAST, 63.26 FEET; THENCE NORTH 78°53'54" EAST, 130.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1765.00 FEET, WHOSE ARC LENGTH IS 101.09 FEET AND WHOSE CHORD BEARS SOUTH 09°27'39" EAST, 101.08 FEET; THENCE SOUTH 82°10'48" WEST, 130.00 FEET; THENCE SOUTH 06°42'41" EAST, 63.26 FEET; THENCE SOUTH 04°29'40" EAST, 63.26 FEET; THENCE SOUTH 02°16'39" EAST, 63.26 FEET; THENCE SOUTH 00°09'45" EAST, 63.80 FEET; THENCE SOUTH 00°21'41" WEST, 155.50 FEET TO THE SOUTH LINE OF SAID PARCEL '21-54'; THENCE NORTH 89°38'19" WEST ALONG SAID SOUTH LINE, 1051.38 FEET; THENCE NORTH 89°52'58" WEST CONTINUING ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1319.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 82.22 ACRES (3,581,328 SQUARE FEET).

NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE EXCEPT FOR 10' TRAIL ON WEST SIDE OF 17TH STREET AND NORTH SIDE OF UNIVERSITY AVE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2021 SUDAS.
- OUTLOTS S, W AND Z WILL BE OWNED AND MAINTAINED BY THE PRAIRIE VILLAGE HOME OWNERS ASSOCIATION.
- OUTLOTS T, U AND V WILL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.
- LOTS NOT ASSIGNED A MPE OR MOE WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.
- THE HMA OVERLAY ALONG UNIVERSITY AVE IS TO BE COMPLETED PAST COUNTRYSIDE WAY INTERSECTION AS PART OF PRAIRIE VILLAGE IMPROVEMENTS.

LEGEND

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
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- 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
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- CENTERLINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY BUILDING SETBACK PLAT BOUNDARY
- WATER MAIN W/ SIZE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY BUILDING SETBACK PLAT BOUNDARY

FOUND

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY BUILDING SETBACK PLAT BOUNDARY

SET

- SECTION CORNER
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY BUILDING SETBACK PLAT BOUNDARY

PRELIMINARY

NOT FOR CONSTRUCTION

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 MURRAY, P.E. DATE: _____

PROJECT NUMBER: 23496

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: _____

ALL SHEETS

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DRAWING COMMENT: _____

HOPE K FARMS, LLC
SEC 32-79-26
ZONING: A-1

KOETHE, LEMAR A
SEC 32-79-26
ZONING: A-1

DATE
01/06/2021
12/14/2021
11/22/2021
11/09/2021
10/26/2021

REVISIONS
SIXTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

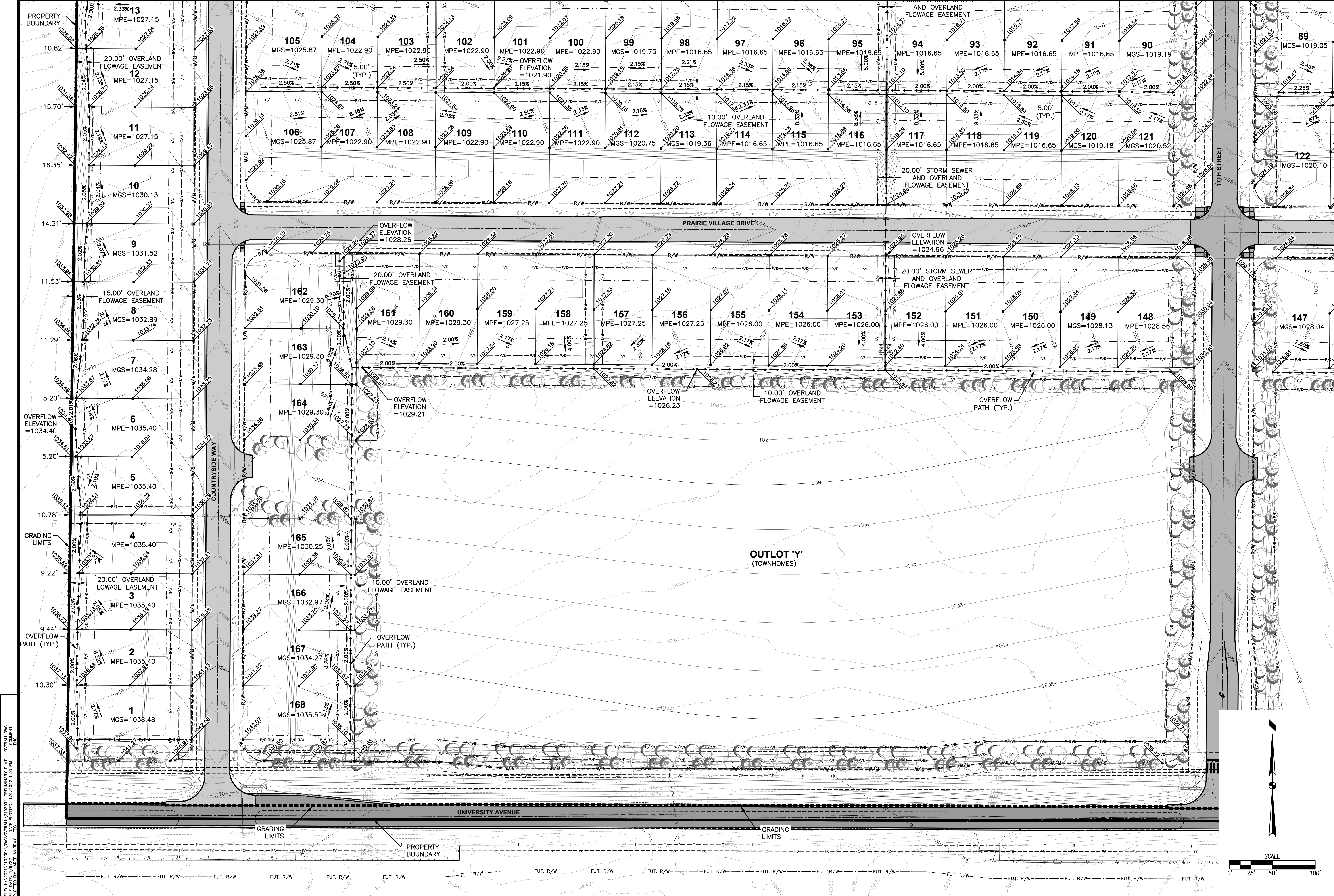
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CWO/JDS
ENGINEER: JMM

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

PRAIRIE VILLAGE
PRELIMINARY PLAT

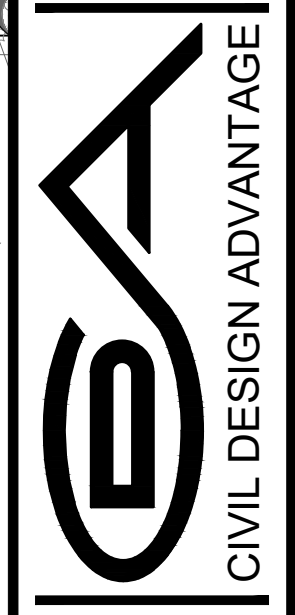
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 PLOTTED BY: MURRAY, DEB

DATE	REVISIONS
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12/14/2021	FOURTH SUBMITTAL
11/22/2021	THIRD SUBMITTAL
11/09/2021	SECOND SUBMITTAL
10/26/2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: JMM
 TECH: CWO/JDS



WAUKEE, IOWA

PRAIRIE VILLAGE PRELIMINARY PLAT

