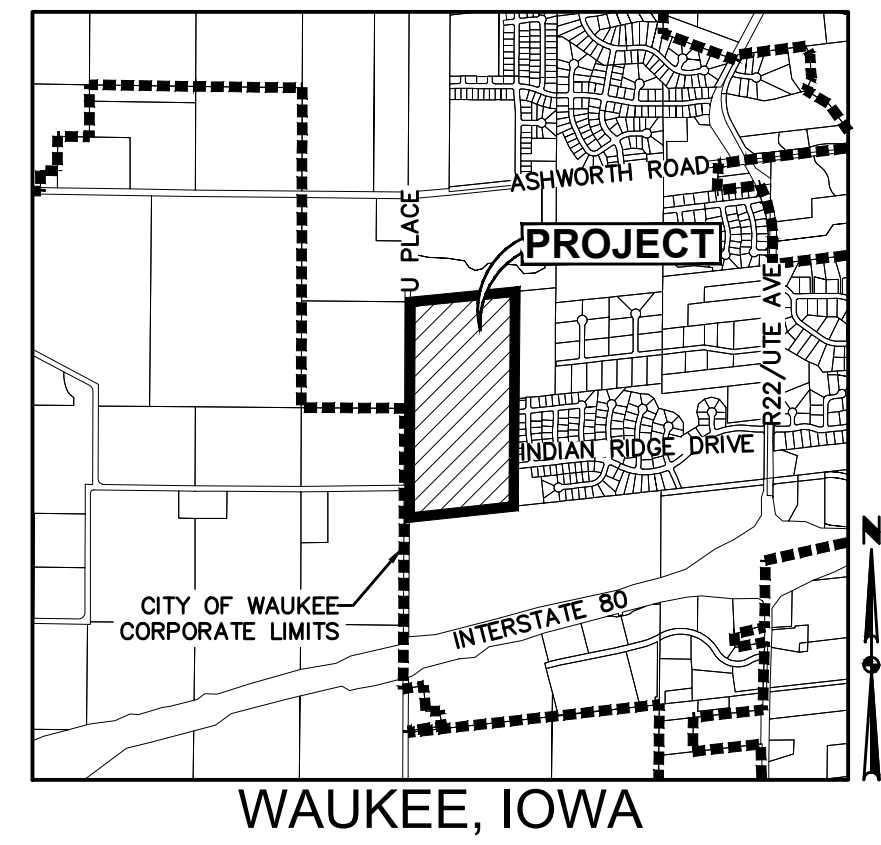


PRELIMINARY PLAT FOR: PAINTED WOODS WEST PHASE 2

WAUKEE, IOWA

VICINITY MAP NOT TO SCALE



OWNER / APPLICANT

CMBK LC
CONTACT: JENNA KIMBERLEY
2785 N ANKENY BLVD SUITE 22
ANKENY, IA 50023
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: ERIN OLLENDEKE
EMAIL: ERIN@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410

ZONING

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT
R-2: ONE- & TWO-FAMILY RESIDENTIAL DISTRICT
PD: PLANNED DEVELOPMENT DISTRICT

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 79.59 ACRES (3,467,113 SF)
R-4 RESIDENTIAL = 21.63 ACRES (942,146 SF)
-OUTLOT 'V' AND OUTLOT 'W'
R-2 RESIDENTIAL = 25.89 ACRES (1,127,739 SF)
-LOTS 1-59, OUTLOT 'X' AND OUTLOT 'Y'
PD RESIDENTIAL = 32.07 ACRES (1,397,228 SF)
-LOTS 60-177 AND OUTLOT 'Z'

DATE OF SURVEY

FEBRUARY 21, 2022

BENCHMARKS

DALLAS COUNTY BM# G121, EAST SIDE OF R16 0.1 MILE SOUTH OF 300TH STREET. ELEVATION=1032.82
BURY BOLT ON HYDRANT @ NW CORNER OF DAYBREAK DRIVE & CREST RIDGE DRIVE. ELEVATION=1023.95

PARKLAND DEDICATION

PARKLAND REQUIRED:
SINGLE FAMILY: 177 UNITS X 3 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 3.45 ACRES
TOWNHOMES: 177 UNITS X 2.25 PEOPLE/UNIT X 6.5 AC/1000 PEOPLE = 2.59 ACRES

PARKLAND REQUIRED: = 6.04 ACRES
PARKLAND PROVIDED: = 6.84 ACRES

DEVELOPMENT SCHEDULE

PLAT 5 - SUMMER 2022 - SPRING 2023
PLAT 6 - SUMMER 2023
PLAT 7 - SPRING 2024
PLAT 8 - SPRING 2025
PLAT 9 - SPRING 2026

BULK REGULATIONS

'PD' PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
A. DENSITY: FOUR DWELLING UNITS/ACRE MAXIMUM
B. MINIMUM FLOOR AREA: 1,100 SQUARE FEET - SINGLE STORY; 1,400 SQUARE FEET - TWO STORY
C. FRONT YARD: 30 FEET
D. SIDE YARD: TOTAL OF 10 FEET - MINIMUM OF 5 FEET ON EACH SIDE
E. REAR YARD: 25 FEET
F. MINIMUM LOT SIZE: 6,000 SQUARE FEET
G. MINIMUM LOT WIDTH: 50 FEET
H. MINIMUM LOT DEPTH: 120 FEET
I. EACH SINGLE FAMILY HOME SHALL INCLUDE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.
J. EACH SINGLE FAMILY HOME SHALL REQUIRE A MINIMUM OF 25% BRICK AND/OR STONE ON STREET FACING FACADES.
K. ADJOINING LOTS CANNOT CONSIST OF THE SAME ELEVATION.
L. MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT.
M. VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.

R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ONE AND TWO-FAMILY DWELLINGS.
B. MINIMUM LOT AREA: 8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE, NOT LESS THAN 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING, 40,000 SQUARE FEET FOR EACH TWO FAMILY DWELLING. IF A BUILDING IS A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT Foyer, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
C. MINIMUM FLOOR AREA: SINGLE STORY SINGLE-FAMILY - 950 SQUARE FEET, SINGLE STORY TWO-FAMILY - 750 SQUARE FEET PER UNIT. IF BUILDING IS TWO OR MORE STORIES, MINIMUM SQUARE FOOTAGE SHALL BE 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON THE FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON THE FIRST FLOOR. IF A BUILDING IS SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM 350 SQUARE FEET. IF A BUILDING IS A SPLIT FOYER, THE SQUARE FOOTAGE SHALL BE A MINIMUM OF 950 SQUARE FEET PER STORY.
D. LOT WIDTH: SINGLE-FAMILY DWELLING - 65 FEET, TWO-FAMILY DWELLING - 80 FEET. WHERE PUBLIC SEWER IS NOT AVAILABLE - 100 FEET.
E. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A STREET, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
F. SIDE YARD: TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
G. REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
H. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET, ACCESSORY BUILDING - 14 FEET.
I. MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES, ACCESSORY BUILDING - 1 STORY

R-4 ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:
A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE ROW DWELLINGS OR TOWNHOMES CONSISTING OF NOT MORE THAN TWELVE DWELLING UNITS IN ONE BUILDING OR ATTACHED STRUCTURE; AND NOT TO EXCEED SIX UNITS IN LENGTH.
B. MINIMUM PLAT AREA: 15,000 SQUARE FEET
C. MINIMUM LOT AREA PER DWELLING UNIT: 3,500 SQUARE FEET PER UNIT
D. MINIMUM FLOOR AREA: 800 SQUARE FEET PER UNIT
E. LOT WIDTH: ROW DWELLING - 20 FEET PER UNIT; 75 FEET
F. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
G. SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING. FOR PURPOSE OF DETERMINING SIDE YARD REQUIREMENTS IN ROW DWELLINGS, THE ENTIRE ROW DWELLING STRUCTURE SHALL BE CONSIDERED TO BE ONE BUILDING.
H. REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
I. MAXIMUM BUILDING HEIGHT: PRINCIPAL BUILDING - 40 FEET, ACCESSORY BUILDING - 14 FEET.
J. MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES, ACCESSORY BUILDING - 1 STORY

LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-503 STORM INTAKE	WATER VALVE BOX
TYPE SW-505 STORM INTAKE	FIRE HYDRANT
TYPE SW-506 STORM INTAKE	WATER CURB STOP
TYPE SW-512 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-513 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-401 STORM MANHOLE	STORM SEWER DOUBLE INTAKE
FLARED END SECTION	FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE	DECIDUOUS TREE
WATER VALVE	CONIFEROUS TREE
FIRE HYDRANT ASSEMBLY	DECIDUOUS SHRUB
SIGN	CONIFEROUS SHRUB
DETECTABLE WARNING PANEL	ELECTRIC POWER POLE
SANITARY SEWER	GUY ANCHOR
STORM SEWER	STREET LIGHT
WATERMAIN WITH SIZE	POWER POLE W/ TRANSFORMER
	UTILITY POLE W/ LIGHT
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	TRAFFIC SIGN
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE/VAULT
	TELEPHONE POLE
	GAS VALVE BOX
	CABLE TV JUNCTION BOX
	MAIL BOX
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

PRELIMINARY PLAT DESCRIPTION

PARCEL "B" OF PLAT OF SURVEY RECORDED IN BOOK 2005 PAGE 4998, BEING A PART OF THE SW FRACTIONAL 1/4 OF THE NE 1/4 AND A PART OF THE NW FRACTIONAL 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT

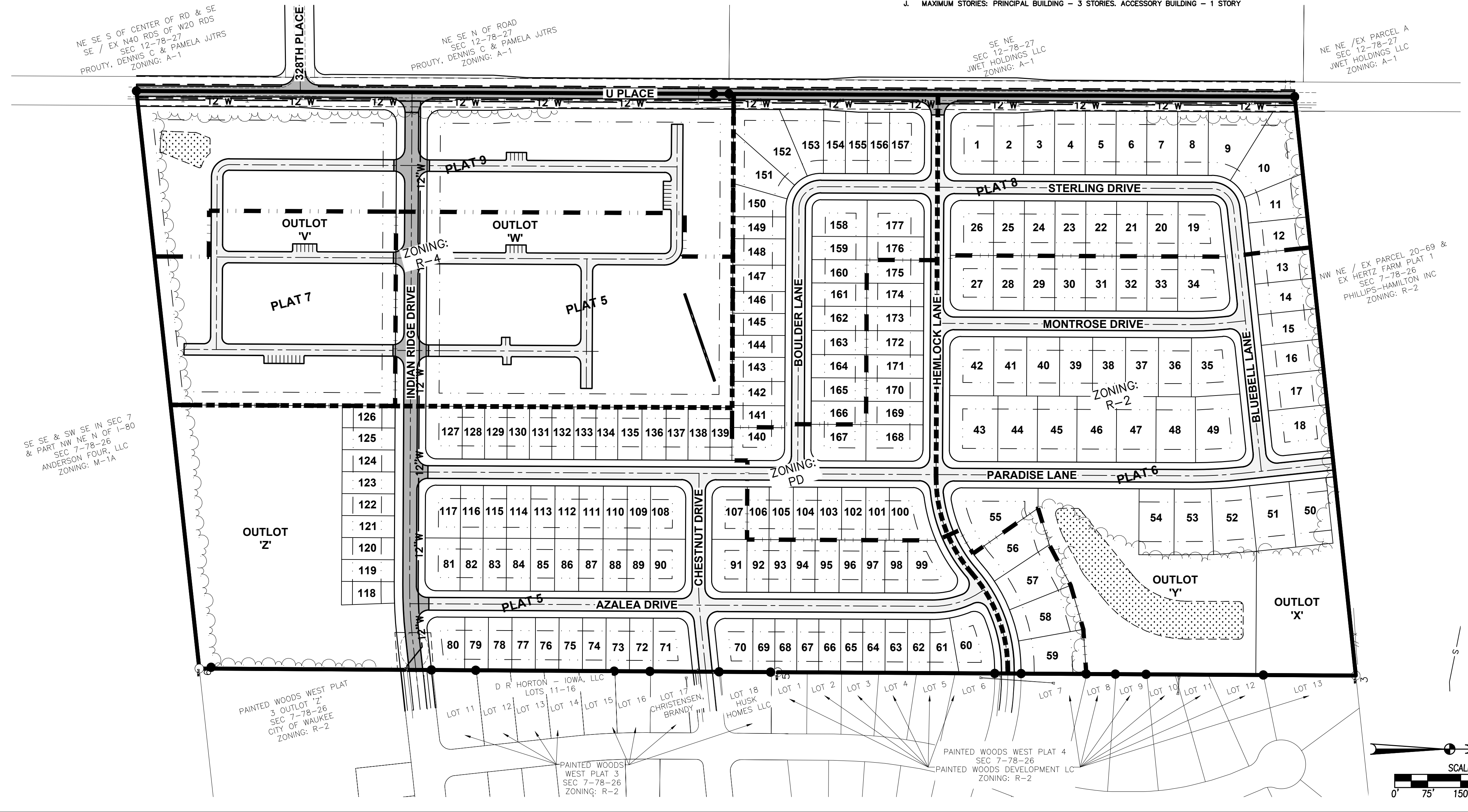
PARCEL "CC" OF PLAT OF SURVEY RECORDED IN BOOK 2014 PAGE 4032, BEING A PART OF PARCEL "B" OF THE SW FRACTIONAL 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA.

GENERAL NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT. SIDEWALKS ADJACENT TO U PLACE ARE TO BE INSTALLED WITH PLAT IMPROVEMENTS.
- ALL LANDSCAPING BUFFERS SHALL BE INSTALLED WITH PLAT IMPROVEMENTS.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
- ALL STORM SEWER CROSS RUNS WILL NEED TO BE CONTAINED WITHIN ONE PANEL OF PAVEMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 EDITION OF SDAS.
- OUTLOT 'Y' SHALL BE UTILIZED FOR DETENTION AND MAINTAINED AND OWNED BY A HOMEOWNER'S ASSOCIATION.
- OUTLOTS 'X' AND 'Z' SHALL BE DEDICATED AS PARKLAND TO THE CITY OF WAUKEE.
- A GEOTECHNICAL REPORT WILL BE REQUIRED WITH CONSTRUCTION DRAWINGS.
- AN APPROVED TEMPORARY GRAVEL ACCESS ROAD TO U PLACE WILL BE REQUIRED WITH THE FIRST PHASE MEETING THE DESIGN IN ACCORDANCE WITH IFC SECTION 503.2. PERMANENT ACCESS WILL BE REQUIRED.

UTILITY WARNING

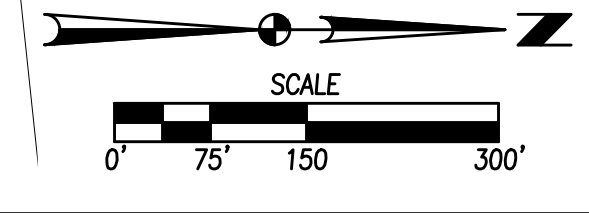
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



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.

ERIN K. OLLENDEKE, P.E.
DATE: 02/21/2022
LICENSE NO. 16926
LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-9

PRELIMINARY
NOT FOR CONSTRUCTION



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DRAWN: ERIN

DATE	07/15/2022
REVISIONS	FOURTH SUBMITTAL
	THIRD SUBMITTAL
	SECOND SUBMITTAL
	FIRST SUBMITTAL

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

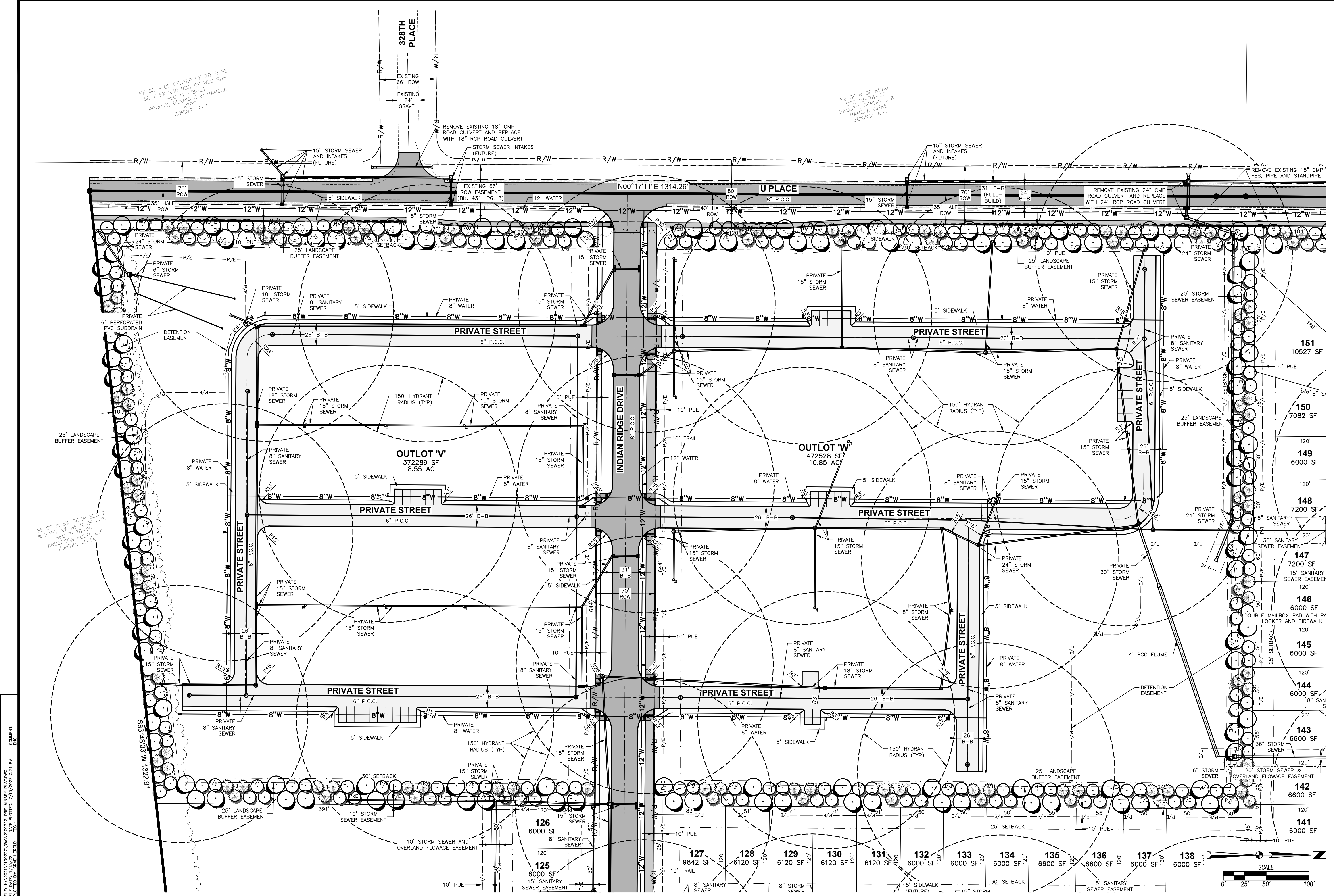
ENGINEER: GH

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

PAINTED WOODS WEST PHASE 2
PRELIMINARY PLAT

1/9
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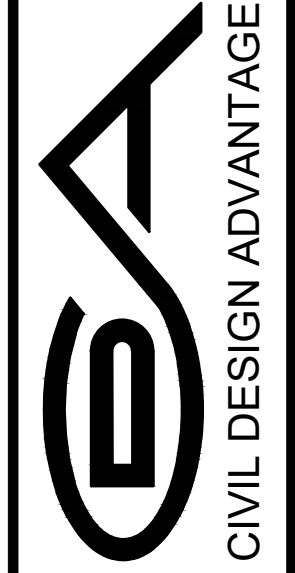
SE SE & SW SE IN SEC 7
 & PART NW NE N OF
 SEC 7-78-26
 ANDERSON FOUR, LLC
 ZONING: M-1A

NE SE S OF CENTER OF RD & SE
 SE / EX N40 RDS OF W20 RDS
 SEC 12-78-27
 PROUTY, DENNIS C & PAMELA
 JTRS
 ZONING: A-1

NE SE N OF ROAD
 SEC 12-78-27
 PROUTY, DENNIS C &
 PAMELA JTRS
 ZONING: A-1

DATE	REVISIONS
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04/12/2022	FIRST SUBMITTAL

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



WAUKEE, IOWA

PAINTED WOODS WEST PHASE 2
PRELIMINARY PLAT

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SE SE & SW SE IN SEC 7
& PART NW NE N OF 1-80
SEC 7-78-26
ANDERSON FOUR, LLC
ZONING: M-1A

OUTLOT 'Z'
233199 SF
5.35 AC
(PARKLAND)

PAINTED WOODS WEST PLAT 3
OUTLOT 'Z'
SEC 7-78-26
CITY OF WAUKEE
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 11
SEC 7-78-26
D R HORTON -
IOWA, LLC
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 12
SEC 7-78-26
D R HORTON -
IOWA, LLC
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 13
SEC 7-78-26
D R HORTON -
IOWA, LLC
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 14
SEC 7-78-26
D R HORTON -
IOWA, LLC
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 15
SEC 7-78-26
D R HORTON -
IOWA, LLC
ZONING: R-2

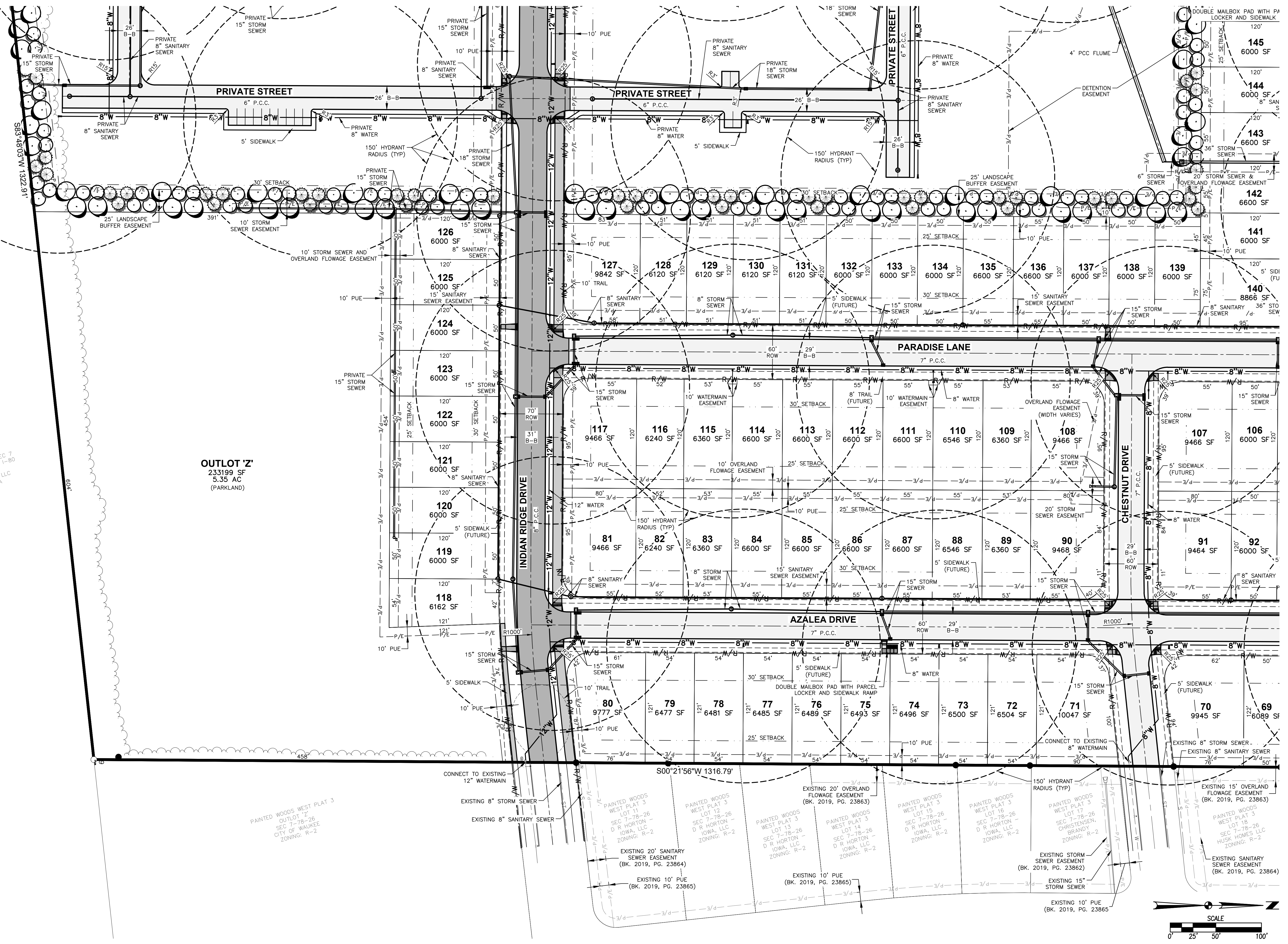
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LOT 16
SEC 7-78-26
D R HORTON -
IOWA, LLC
ZONING: R-2

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LOT 17
SEC 7-78-26
CHRISTENSEN,
BRANDY
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 18
SEC 7-78-26
HUSK HOMES LLC
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 19
SEC 7-78-26
HUSK HOMES LLC
ZONING: R-2

PAINTED WOODS WEST PLAT 3
LOT 20
SEC 7-78-26
HUSK HOMES LLC
ZONING: R-2

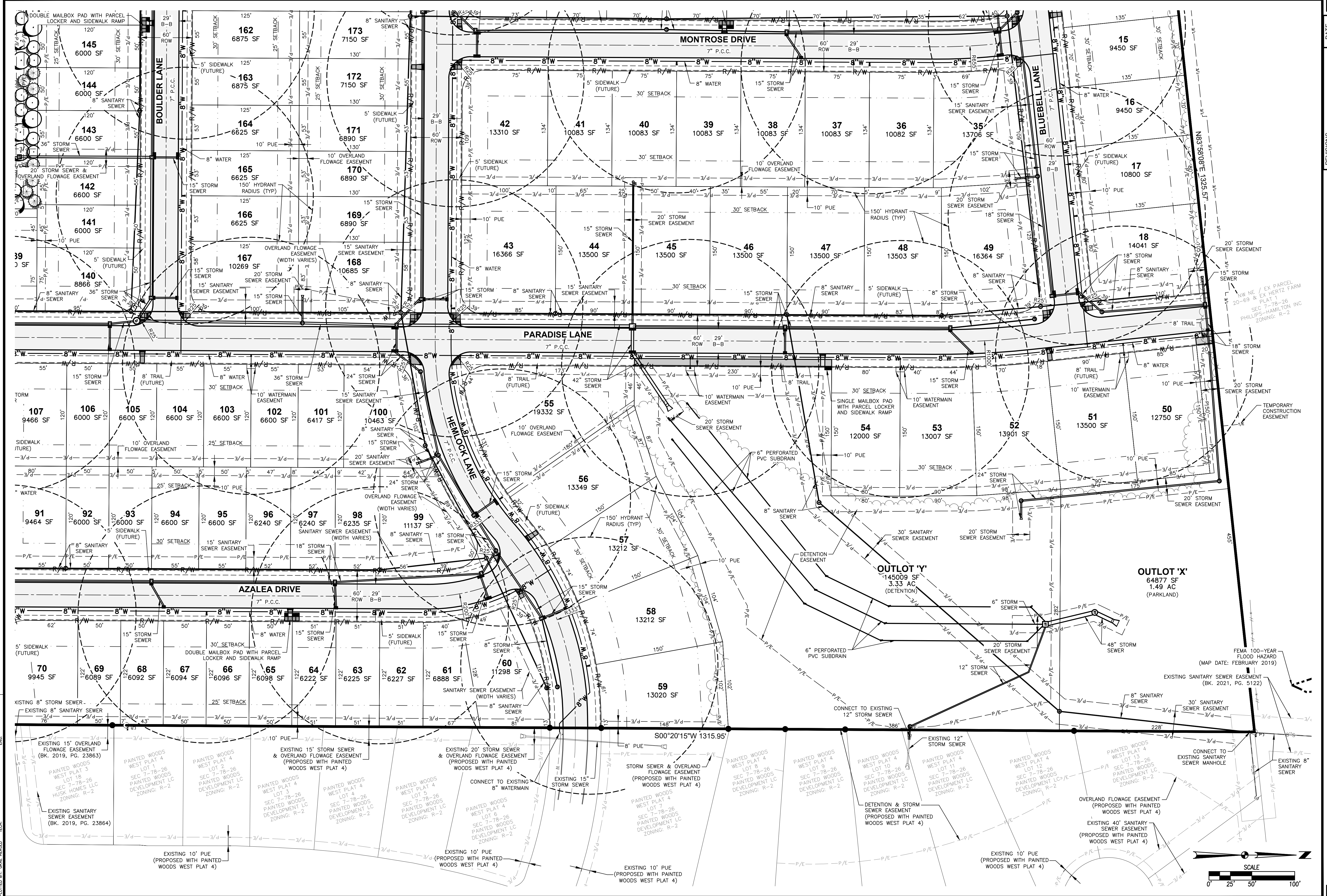


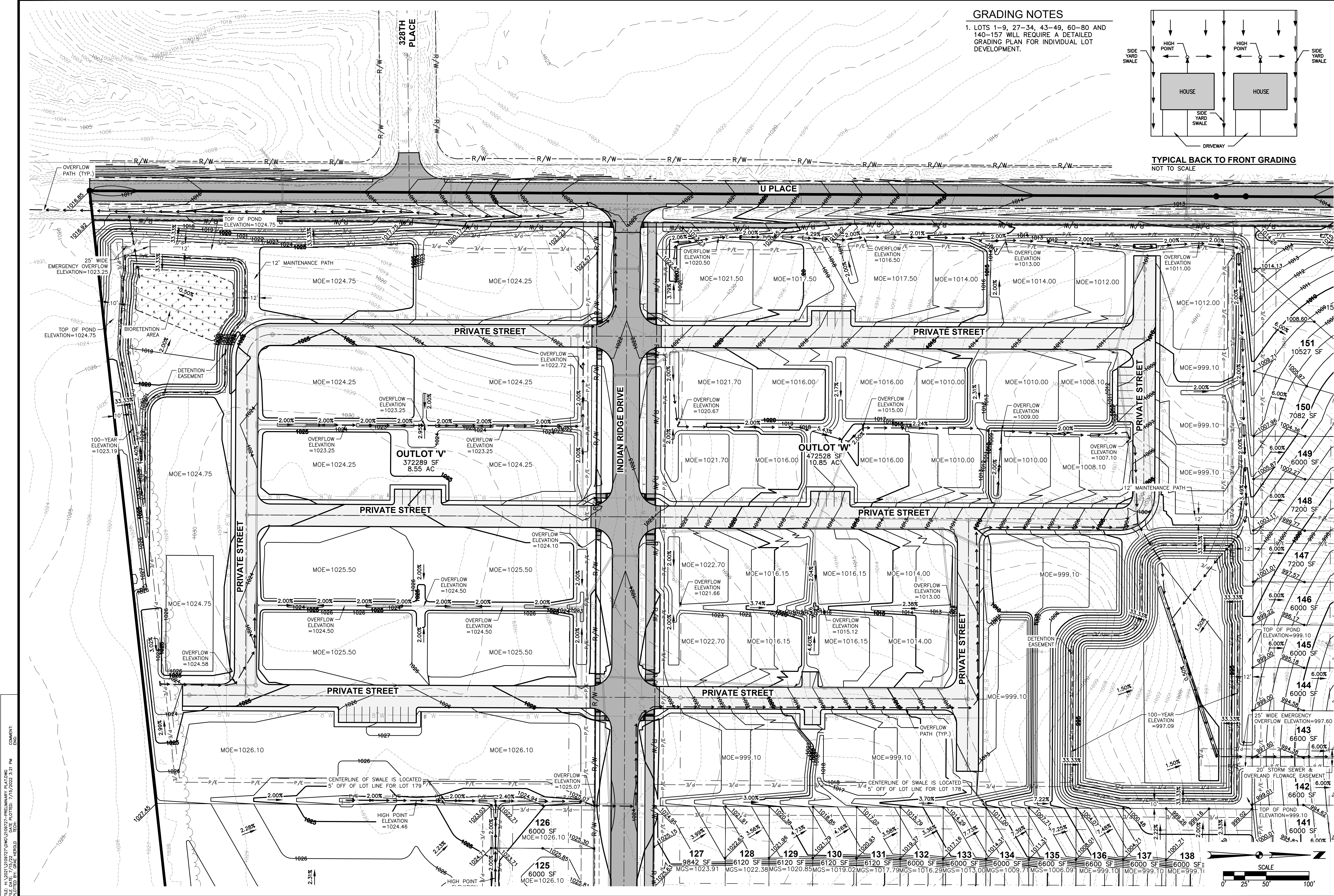
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4121 NW URBANDALE DRIVE
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PHONE: (515) 369-4400
ENGINEER: GH



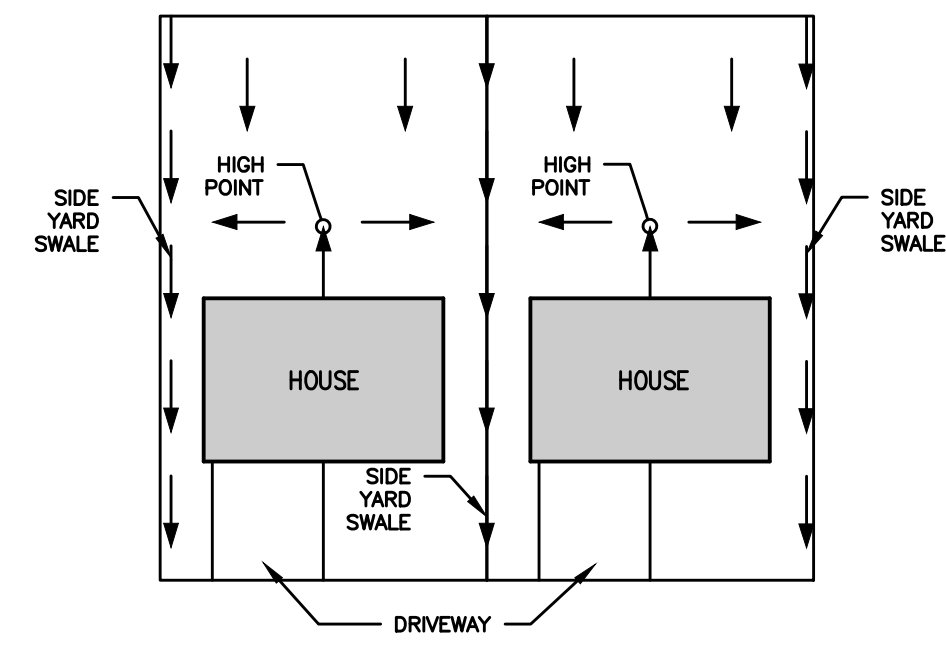
PAINTED WOODS WEST PHASE 2
PRELIMINARY PLAT
2109.727
4/9





GRADING NOTES

1. LOTS 1-9, 27-34, 43-49, 60-80 AND 140-157 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.



TYPICAL BACK TO FRONT GRADING
NOT TO SCALE

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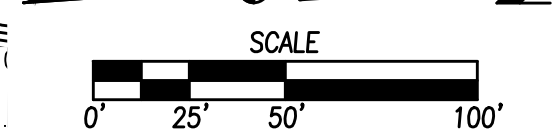
4121 NW URBANDALE DRIVE
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ENGINEER: GH

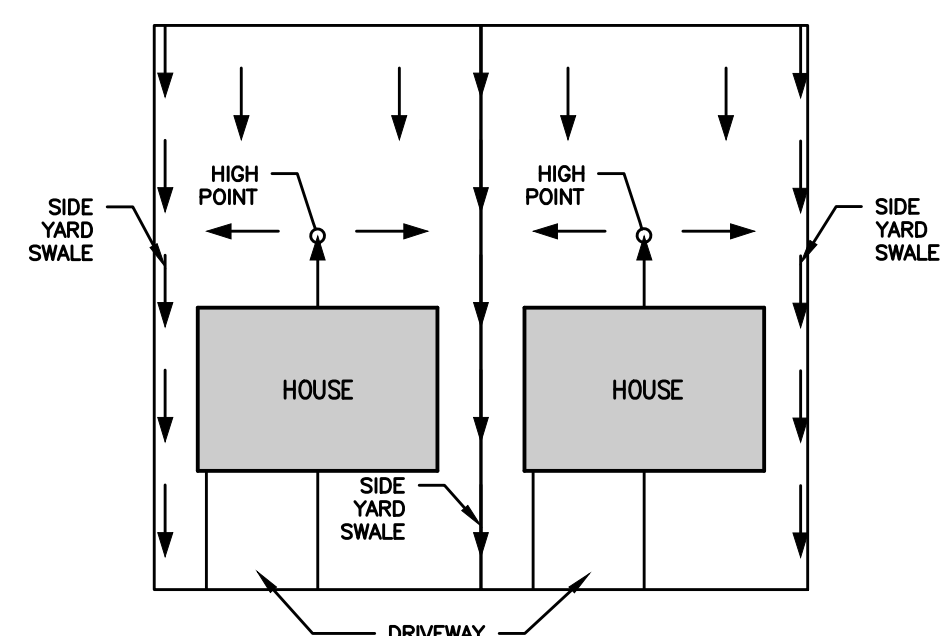
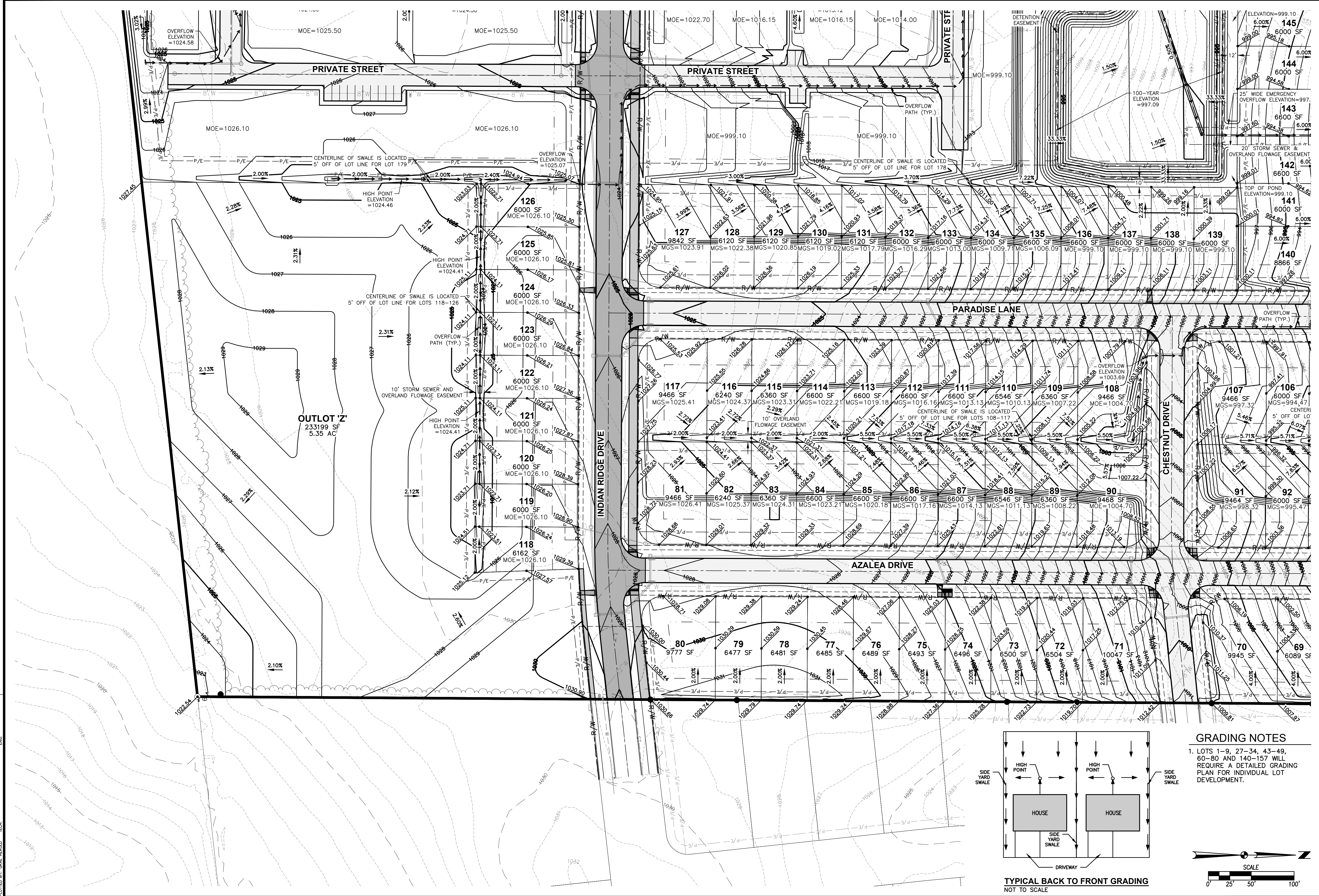
CIVIL DESIGN ADVANTAGE

PAINTED WOODS WEST PHASE 2
PRELIMINARY PLAT

WAUKEE, IOWA
 2109.727



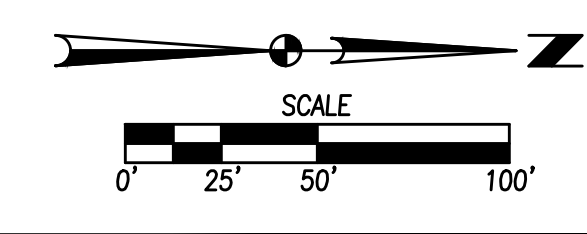
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TYPICAL BACK TO FRONT GRADING
 NOT TO SCALE

GRADING NOTES

- LOTS 1-9, 27-34, 43-49, 60-80 AND 140-157 WILL REQUIRE A DETAILED GRADING PLAN FOR INDIVIDUAL LOT DEVELOPMENT.



PAINTED WOODS WEST PHASE 2

PRELIMINARY PLAT

WAUKEE, IOWA

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

ENGINEER: GH

ENGINEER: EKO

DATE

07/15/2022
06/14/2022
05/03/2022
04/12/2022

REVISIONS

ENGINEER: GH

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

ENGINEER: GH

2109.727

