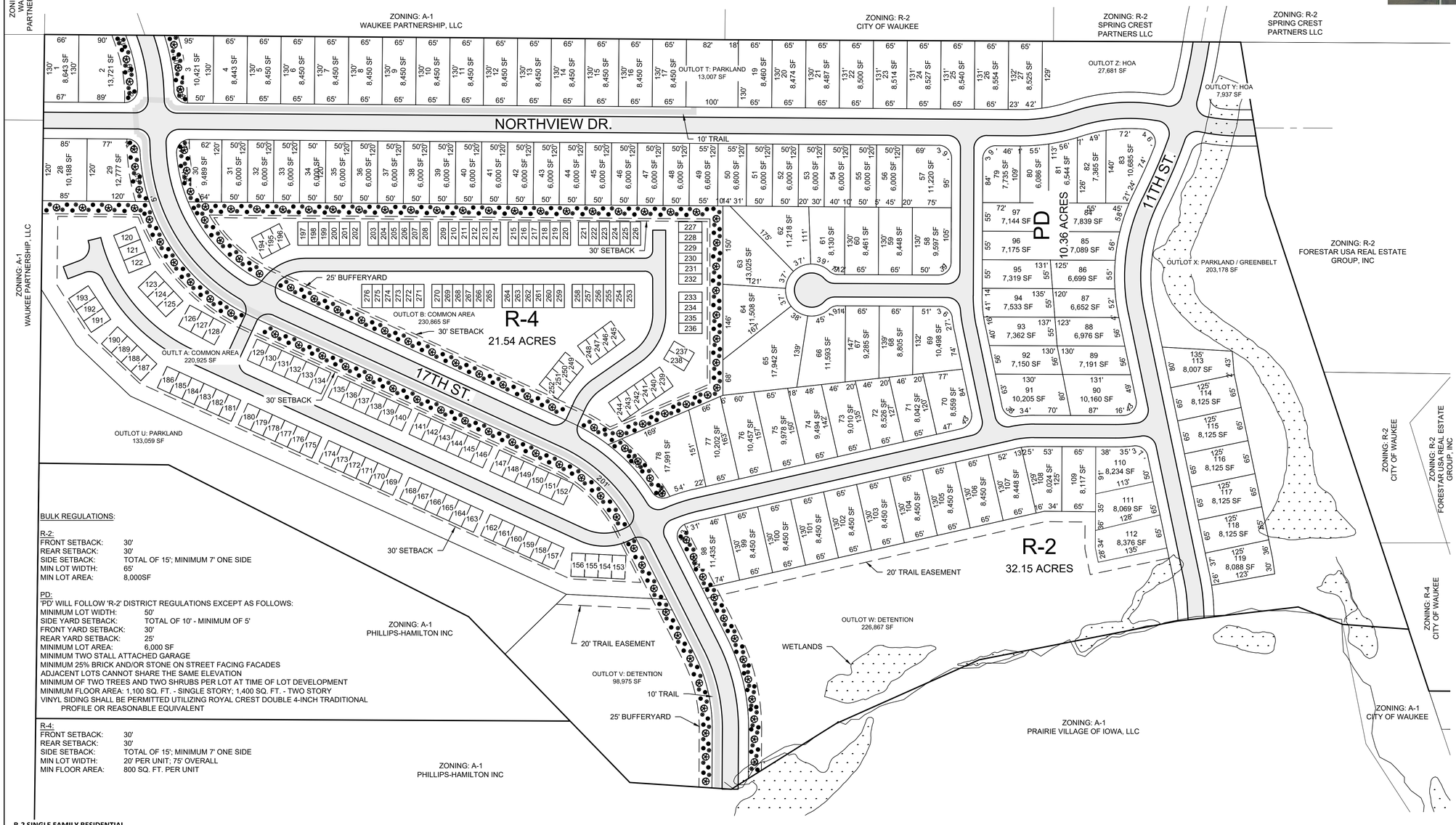
CONCEPT PLAN
FOR
AUTUMN VALLEY WEST
PREPARED BY
STUBBS ENGINEERING

R-4 MULTIFAMILY RESIDENTIAL

AN IRREGULAR SHAPED PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, THENCE S00°44'27"W, ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING; THENCE S89°33'22"E, A DISTANCE OF 1309.65 FEET; THENCE S00°00'00"E, A DISTANCE OF 364.23 FEET; THENCE S66°42'31"W, A DISTANCE OF 240.65 FEET; THENCE S37°21'05"W, A DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 150.24 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 148.97 FEET, CHORD BEARING OF S39°43'24"E, AND DELTA ANGLE OF 25°51'01"; THENCE S26°47'54"E, A DISTANCE OF 274.76 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 165.50 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 163.96 FEET, CHORD BEARING OF S13°15'06"E, AND DELTA ANGLE OF 27°05'34"; THENCE S00°17'41"W, A DISTANCE OF 115.48 FEET TO A POINT ON THE NORTH LINE OF PARCEL 21-54 AS RECORDED IN BOOK 2021, PAGE 19741; THENCE N86°09'15"W, ALONG THE NORTH LINE OF SAID PARCEL 21-54, A DISTANCE OF 34.79 FEET TO THE NW CORNER OF SAID PARCEL 21-54; THENCE N86°13'46"W, A DISTANCE OF 158.55 FEET; THENCE N44°13'04"W, A DISTANCE OF 445.22 FEET; THENCE N63°09'26"W, A DISTANCE OF 647.02 FEET; THENCE N89°15'31"W, A DISTANCE OF 249.25 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 32; THENCE N00°44'27"E, ALONG SAID WEST LINE, A DISTANCE OF 505.07 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 21.83 ACRES MORE OR LESS.

VICINITY MAP:
SCALE 1" = 1000'



BULK REGULATIONS:

R-2:

FRONT SETBACK:	30'
REAR SETBACK:	30'
SIDE SETBACK:	TOTAL OF 15'; MINIMUM 7' ONE SIDE
MIN LOT WIDTH:	65'
MIN LOT AREA:	8,000SF

PD:

'PD' WILL FOLLOW 'R-2' DISTRICT REGULATIONS EXCEPT AS FOLLOWS:

MINIMUM LOT WIDTH:	50'
SIDE YARD SETBACK:	TOTAL OF 10' - MINIMUM OF 5'
FRONT YARD SETBACK:	30'
REAR YARD SETBACK:	25'
MINIMUM LOT AREA:	6,000 SF

MINIMUM TWO STALL ATTACHED GARAGE
MINIMUM 25% BRICK AND/OR STONE ON STREET FACING FACADES
ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT
MINIMUM FLOOR AREA: 1,100 SQ. FT. - SINGLE STORY; 1,400 SQ. FT. - TWO STORY
VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT

R-4:

FRONT SETBACK:	30'
REAR SETBACK:	30'
SIDE SETBACK:	TOTAL OF 15'; MINIMUM 7' ONE SIDE
MIN LOT WIDTH:	20' PER UNIT; 75' OVERALL
MIN FLOOR AREA:	800 SQ. FT. PER UNIT

OWNER:

PHILLIPS-HAMILTON INC
P.O. BOX 500
NEVADA IA 50201
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

ENGINEER/SURVEYOR:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

SITE AREA:

64.05 ACRES

EXISTING ZONING:

A-1 AGRICULTURAL

PROPOSED ZONING:

R-2, R-4, PD

LEGEND:

- -E W- EXISTING WATER
- -E ST- EXISTING STORM
- -E SS- EXISTING SANITARY
- -P W- PROPOSED WATER
- -P ST- PROPOSED STORM
- -P SS- PROPOSED SANITARY
- FIRE HYDRANT
- WATER MAIN VALVE
- STORM INTAKE
- STORM FLARED END
- STORM MANHOLE
- SANITARY MANHOLE
- STREET LIGHT

PLANNED DEVELOPMENT

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32, THENCE S00°44'27"W ALONG THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 320.00 FEET; THENCE S89°33'22"E, A DISTANCE OF 242.64 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 102.61 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 102.21 FEET, CHORD BEARING OF N11°09'23"W, AND DELTA ANGLE OF 17°39'20"; THENCE N02°19'43"E, A DISTANCE OF 54.94 FEET; THENCE S89°33'22"E, A DISTANCE OF 1559.57 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 129.17 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 128.36 FEET, CHORD BEARING OF N79°19'52"E, AND DELTA ANGLE OF 22°13'31"; THENCE N68°13'07"E, A DISTANCE OF 28.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 266.76 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 259.68 FEET, CHORD BEARING OF S88°49'56"E, AND DELTA ANGLE OF 45°53'55"; THENCE S65°52'58"E, A DISTANCE OF 2.40 FEET; THENCE S24°07'02"W, A DISTANCE OF 169.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 219.26 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 215.69 FEET, CHORD BEARING OF S06°10'14"W, AND DELTA ANGLE OF 35°53'34"; THENCE S11°46'33"E, A DISTANCE OF 238.13 FEET; THENCE S78°13'27"W, A DISTANCE OF 23.39 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 62.67 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD LENGTH OF 62.56 FEET, CHORD BEARING OF S84°16'41"W, AND DELTA ANGLE OF 11°58'12"; THENCE N89°44'13"W, A DISTANCE OF 156.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 44.96 FEET, SAID CURVE HAVING A RADIUS OF 198.00 FEET, CHORD LENGTH OF 44.87 FEET, CHORD BEARING OF S83°45'26"W, AND DELTA ANGLE OF 13°00'41"; THENCE S77°15'05"W, A DISTANCE OF 36.56 FEET; THENCE N11°46'33"W, A DISTANCE OF 215.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 63.03 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD LENGTH OF 62.92 FEET, CHORD BEARING OF N05°45'23"W, AND DELTA ANGLE OF 12°02'19"; THENCE N00°15'47"E, A DISTANCE OF 168.78 FEET; THENCE N89°33'22"W, A DISTANCE OF 1536.67 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 10.36 ACRES MORE OR LESS.

R-2 SINGLE FAMILY RESIDENTIAL

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32,
THENCE S89°33'22"E, ALONG THE NORTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 1317.03 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32; THENCE S89°44'13"E, ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 32, A DISTANCE OF 984.74 FEET TO THE NORTHWEST CORNER OF PARCEL 20-91 AS RECORDED IN BOOK 2020, PAGE 28973; THENCE S09°16'03"E, ALONG THE WEST LINE OF SAID PARCEL 20-91, A DISTANCE OF 299.69 FEET; THENCE S18°15'44"E, ALONG THE WEST LINE OF SAID PARCEL 20-91, A DISTANCE OF 692.48 FEET TO THE SW CORNER OF SAID PARCEL 20-91, SAID POINT ALSO BEING THE NW CORNER OF PARCEL 20-92 AS RECORDED IN BOOK 2020, PAGE 28973; THENCE CONTINUING S18°15'44"E, ALONG THE WEST LINE OF SAID PARCEL 20-92, A DISTANCE OF 185.80 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 32, SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF PARCEL 21-54 AS RECORDED IN BOOK 2021, PAGE 19741; THENCE N85°46'58"W, ALONG THE NORTH LINE OF SAID PARCEL 21-54, A DISTANCE OF 127.66 FEET; THENCE N68°35'08"W, ALONG THE NORTH LINE OF SAID PARCEL 21-54, A DISTANCE OF 91.56 FEET; THENCE S83°23'16"W, ALONG THE NORTH LINE OF SAID PARCEL 21-54, A DISTANCE OF 234.65 FEET; THENCE S78°55'05"W, ALONG THE NORTH LINE OF SAID PARCEL 21-54, A DISTANCE OF 388.27 FEET; THENCE S65°59'33"W, ALONG THE NORTH LINE OF SAID PARCEL 21-54, A DISTANCE OF 301.24 FEET; THENCE S57°55'40"W, ALONG THE NORTH LINE OF SAID PARCEL 21-54, A DISTANCE OF 238.14 FEET; THENCE N86°09'15"W, A DISTANCE OF 2.29 FEET; THENCE N00°17'41"W, A DISTANCE OF 115.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 165.50 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 163.96 FEET, CHORD BEARING OF N13°15'06"W, AND DELTA ANGLE OF 27°05'34"; THENCE N26°47'54"W, A DISTANCE OF 274.76 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 150.24 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 148.97 FEET, CHORD BEARING OF N39°43'24"W, AND DELTA ANGLE OF 25°51'01"; THENCE N37°21'05"E, A DISTANCE OF 35.00 FEET; THENCE N66°42'31"E, A DISTANCE OF 240.65 FEET; THENCE N00°00'00"E, A DISTANCE OF 364.23 FEET; THENCE S89°33'22"E, A DISTANCE OF 469.66 FEET; THENCE S00°15'47"W, A DISTANCE OF 168.78 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 63.03 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD LENGTH OF 62.92 FEET, CHORD BEARING OF S05°45'23"E, AND DELTA ANGLE OF 12°02'19"; THENCE S11°46'33"E, A DISTANCE OF 215.23 FEET; THENCE N77°15'05"E, A DISTANCE OF 36.56 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 44.96 FEET, SAID CURVE HAVING A RADIUS OF 198.00 FEET, CHORD LENGTH OF 44.87 FEET, CHORD BEARING OF N83°45'26"E, AND DELTA ANGLE OF 13°00'41"; THENCE S89°44'13"E, A DISTANCE OF 156.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 62.67 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD LENGTH OF 62.56 FEET, CHORD BEARING OF N84°16'41"E, AND DELTA ANGLE OF 11°58'12"; THENCE N78°13'27"E, A DISTANCE OF 23.39 FEET; THENCE N11°46'33"W, A DISTANCE OF 238.13 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 219.26 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 215.69 FEET, CHORD BEARING OF N06°10'14"E, AND DELTA ANGLE OF 35°53'34"; THENCE N24°07'02"E, A DISTANCE OF 169.03 FEET; THENCE N65°52'58"W, A DISTANCE OF 2.40 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 266.76 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 259.68 FEET, CHORD BEARING OF N88°49'56"W, AND DELTA ANGLE OF 45°53'55"; THENCE S68°13'07"W, A DISTANCE OF 28.31 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 129.17 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 128.36 FEET, CHORD BEARING OF S79°19'52"W, AND DELTA ANGLE OF 22°13'31"; THENCE N89°33'22"W, A DISTANCE OF 1559.57 FEET; THENCE S02°19'43"E, A DISTANCE OF 54.94 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 102.61 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 102.21 FEET, CHORD BEARING OF S11°09'23"E, AND DELTA ANGLE OF 17°39'20"; THENCE N89°33'22"W, A DISTANCE OF 242.64 FEET, TO THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32; THENCE N00°44'27"E, ALONG SAID WEST LINE, A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 32.15 ACRES MORE OR LESS.

AUTUMN VALLEY WEST
WAUKEE, IA

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CONCEPT PLAN

DATE: 11-09-22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 21-700
PAGE NUMBER: 1