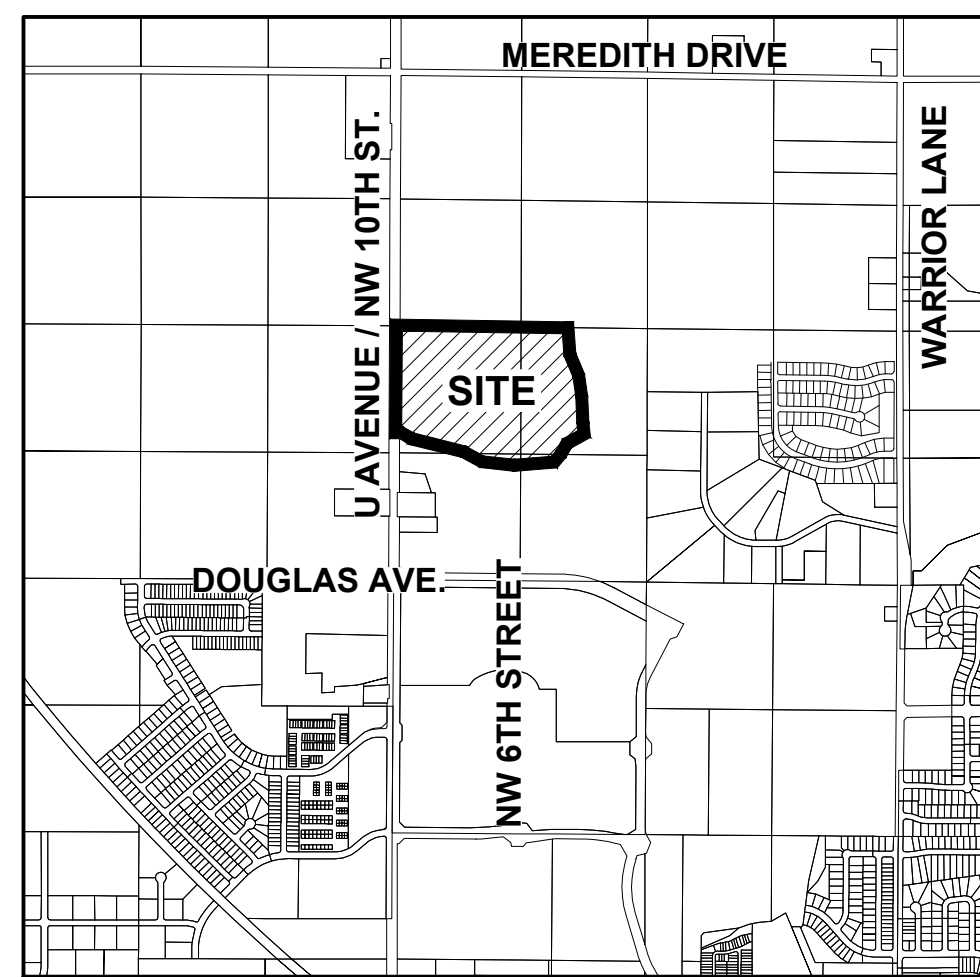


PARKSIDE

PRELIMINARY PLAT

VICINITY MAP (1" = 2000')

NOT TO SCALE



WAUKEE, IOWA

SHEET INDEX

- 1 PRELIMINARY PLAT (COVER SHEET)
- 2-3 PRELIMINARY PLAT (DIMENSION/UTILITY PLAN)
- 4-5 PRELIMINARY PLAT (GRADING PLAN)

BULK REGULATIONS

- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 65 FEET
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MINIMUM ONE SIDE
- REAR YARD SETBACK: 30 FEET
- MAXIMUM HEIGHT: 40 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES

PRELIMINARY PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, 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 WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 89°32'24"E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER, 1785.74 FEET; THENCE SOUTH 4°53'58"E EAST, 277.40 FEET; THENCE SOUTH 23°00'32"E EAST, 235.84 FEET; THENCE SOUTH 8°47'25"E EAST, 222.45 FEET; THENCE SOUTH 2°47'14"E EAST, 273.91 FEET; THENCE SOUTH 54°35'02"E EAST, 63.63 FEET; THENCE SOUTH 02°47'14"E EAST, 359.56 FEET; THENCE NORTH 80°40'25"W WEST, 84.15 FEET; THENCE SOUTH 73°00'47"W WEST, 65.92 FEET; THENCE NORTH 64°14'52"W WEST, 166.41 FEET; THENCE SOUTH 39°29'49"W WEST, 105.31 FEET; THENCE SOUTH 84°45'38"W WEST, 416.75 FEET; THENCE NORTH 84°19'07"W WEST, 340.90 FEET; THENCE NORTH 61°40'18"W WEST, 219.84 FEET; THENCE NORTH 76°23'21"W WEST, 556.70 FEET; THENCE NORTH 59°44'30"W WEST, 121.50 FEET TO THE EAST RIGHT OF WAY LINE OF N. 10TH/ STREET; THENCE SOUTH 89°55'24"W WEST, 60.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 0°04'36"W WEST ALONG SAID WEST LINE, 1119.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.47 ACRES (2,547,024 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
2. ALL SIDEWALKS SHALL BE 5 FEET WIDE.
3. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
4. SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
5. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2020 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2022 SUDAS.
6. ALL STORM WATER DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE PARKSIDE-WAUKEE HOME OWNERS ASSOCIATION.
7. LOTS NOT ASSIGNED A MPE OR MOE WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.
8. ALL CORNER LOTS ALONG NW 6TH STREET WILL NOT BE PERMITTED TO HAVE A DRIVEWAY CONNECTION OFF OF NW 6TH STREET.
9. OUTLOTS 'V', 'X', AND 'Y' SHALL BE DEDICATED TO THE CITY OF WAUKEE AS PARKLAND.
10. GRADING AND CONSTRUCTION OF IMPROVEMENTS AND BUILDINGS IN FLOOD HAZARD AREAS SHALL COMPLY WITH CHAPTER 170, FLOOD PLAN MANAGEMENT, OF THE WAUKEE CITY CODE.

LEGEND

FEATURES

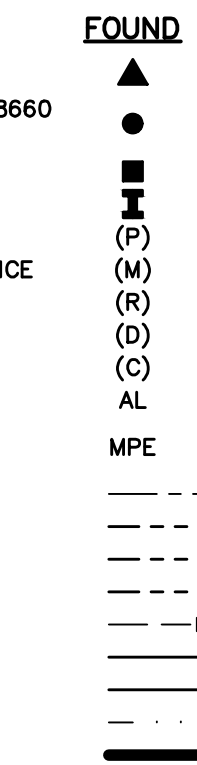
PROPOSED

- 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
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE



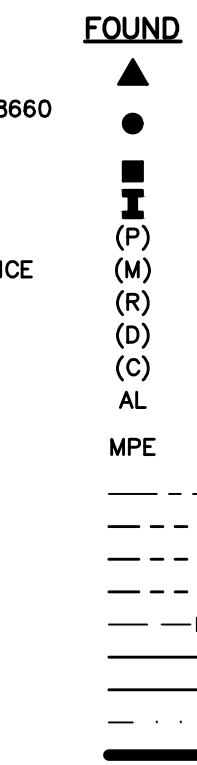
EXISTING

- 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
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- 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 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY



OWNER/APPLICANT

TEMPLE HOLDINGS, LP
2400 86TH ST SUITE 24
URBANDALE, IA 50322

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLEM@CDA-ENG.COM
PH. (515) 369-4400

ZONING

R-2, ONE & TWO FAMILY RESIDENTIAL DISTRICT

BENCHMARKS

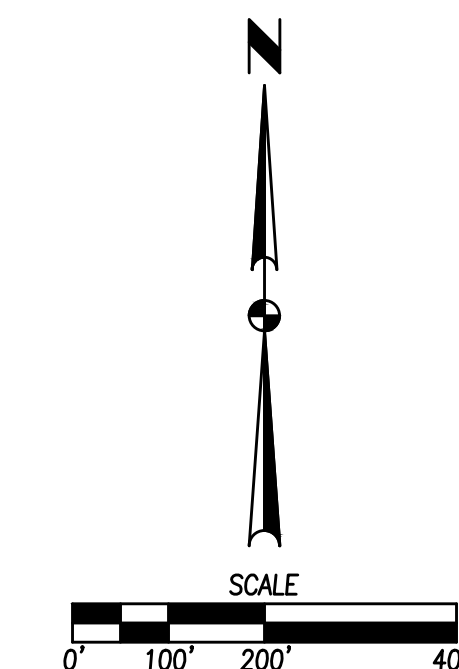
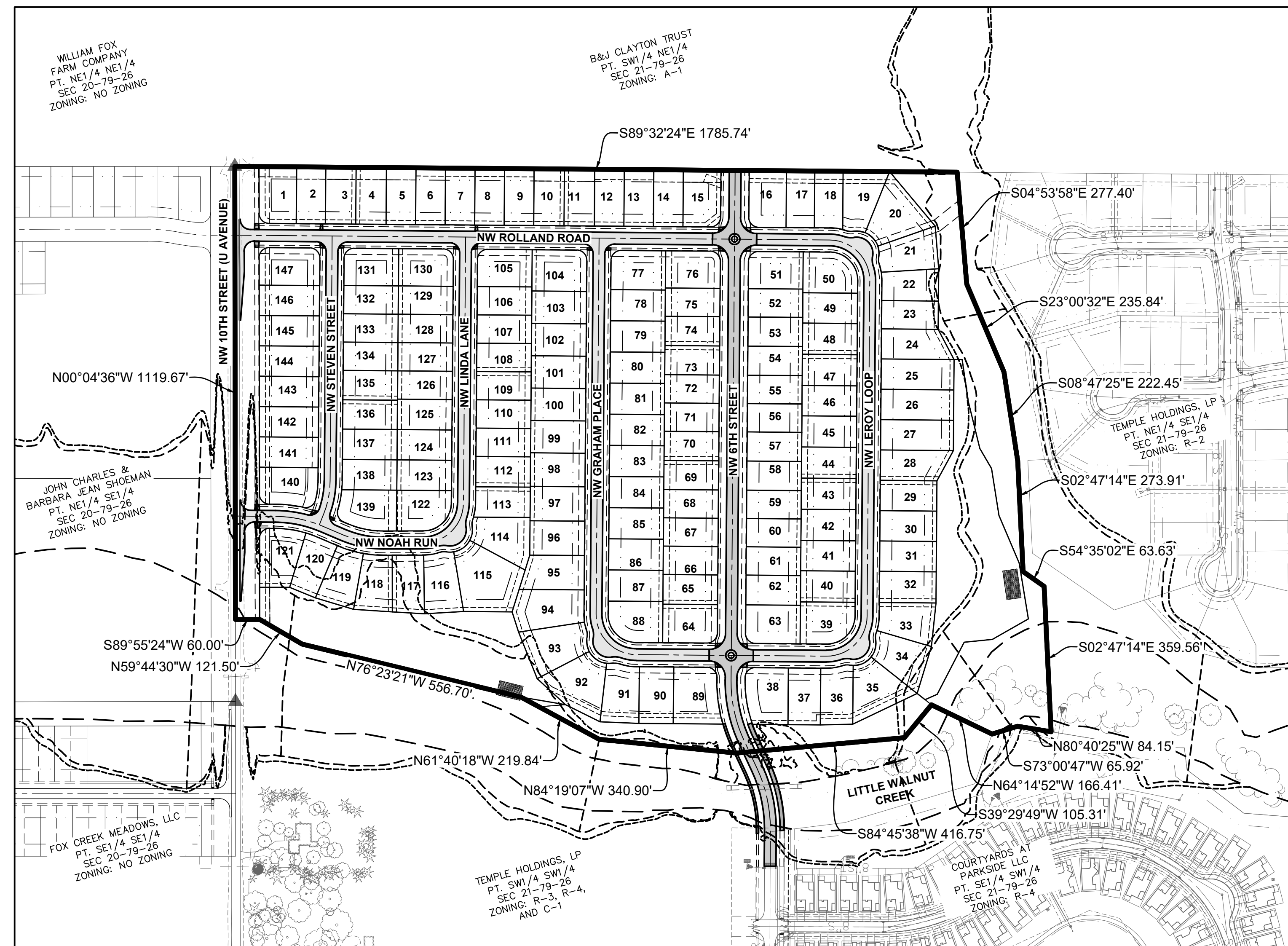
1. DALLAS COUNTY MONUMENT G134 AT THE INTERSECTION OF MEREDITH DRIVE AND WARRIOR LANE. ELEVATION=1018.84
2. SANITARY MANHOLE @ THE SE CORNER OF WARRIOR LANE & GRACEWOOD DRIVE. ELEVATION=1019.45

DATE OF SURVEY

06/07/2021

SUBMITTAL DATES

- FIRST SUBMITTAL: 05/16/2022
- SECOND SUBMITTAL: 06/07/2022
- THIRD SUBMITTAL: 08/25/2022
- FOURTH SUBMITTAL: 10/04/2022
- FIFTH SUBMITTAL: 10/31/2022
- SIXTH SUBMITTAL: 12/07/2022



RYAN A. HARDISTY, P.E.
NO. 20811
IOWA

DATE

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.

ALL SHEETS

DATE
12/07/2022
10/31/2022
10/04/2022
08/25/2022
06/07/2022
05/16/2022

REVISIONS
SIXTH SUBMITTAL
FIFTH SUBMITTAL
FOURTH SUBMITTAL
THIRD SUBMITTAL
SECOND SUBMITTAL
FIRST SUBMITTAL

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

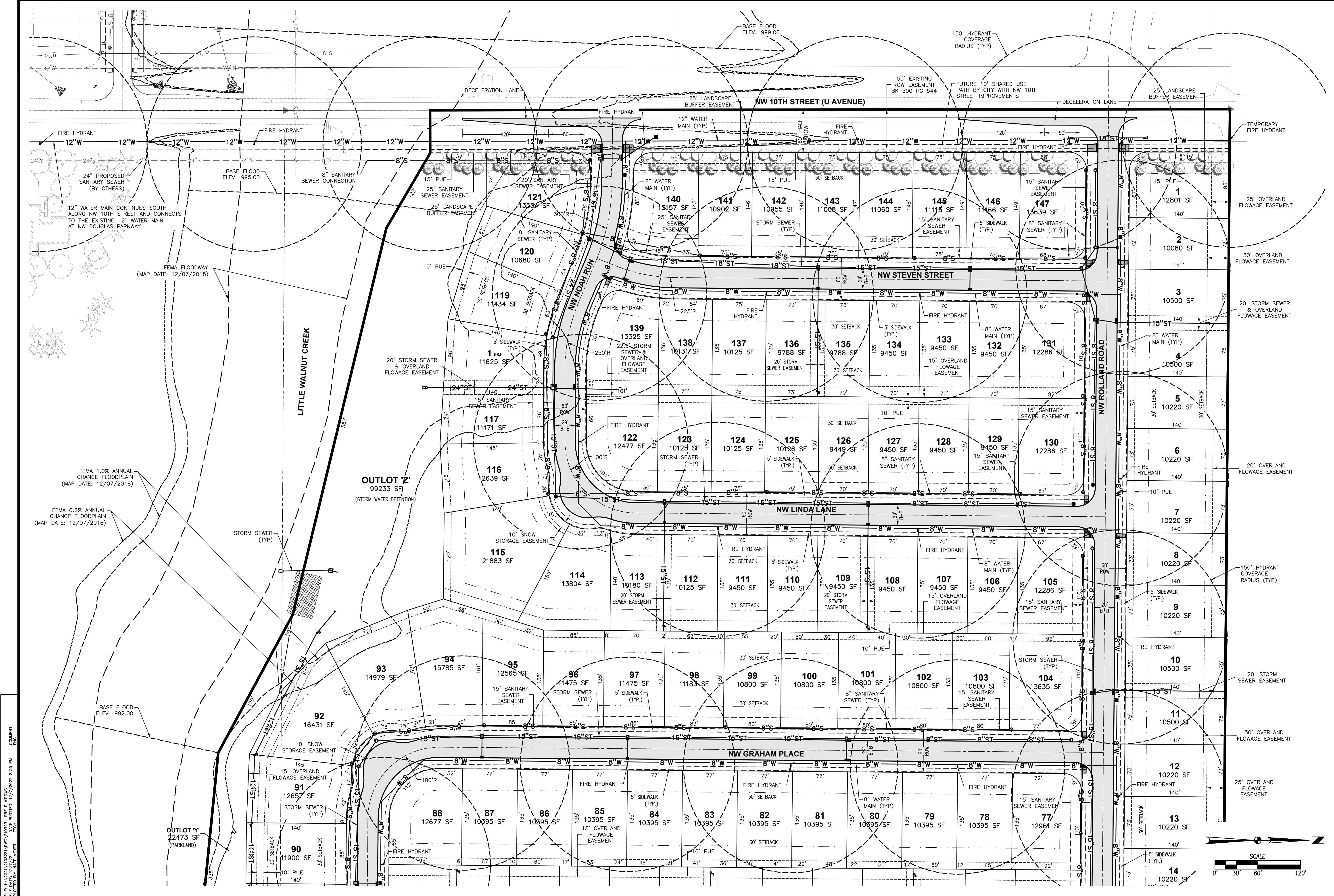
TECH: RAH
ENGINEER: RAH

PARKSIDE - WAUKEE
PRELIMINARY PLAT (COVER SHEET)

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

1 / 5

2103.231



COMMENTS:
 12/07/2022
 10/31/2022
 10/04/2022
 08/25/2022
 06/07/2022
 05/16/2022

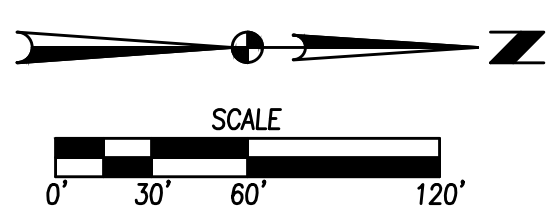
FEMA 1.0% ANNUAL CHANCE FLOODPLAIN (MAP DATE: 12/07/2018)

FEMA 0.2% ANNUAL CHANCE FLOODPLAIN (MAP DATE: 12/07/2018)

FEMA FLOODWAY (MAP DATE: 12/07/2018)

OUTLET Y' 2473 SF (PARKLAND)

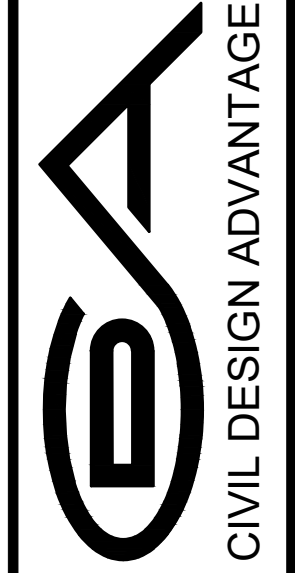
OUTLET Z' 99233 SF (STORM WATER DETENTION)



| DATE | REVISIONS |
|------------|------------------|
| 12/07/2022 | SIXTH SUBMITTAL |
| 10/31/2022 | FIFTH SUBMITTAL |
| 10/04/2022 | FOURTH SUBMITTAL |
| 08/25/2022 | THIRD SUBMITTAL |
| 06/07/2022 | SECOND SUBMITTAL |
| 05/16/2022 | FIRST SUBMITTAL |

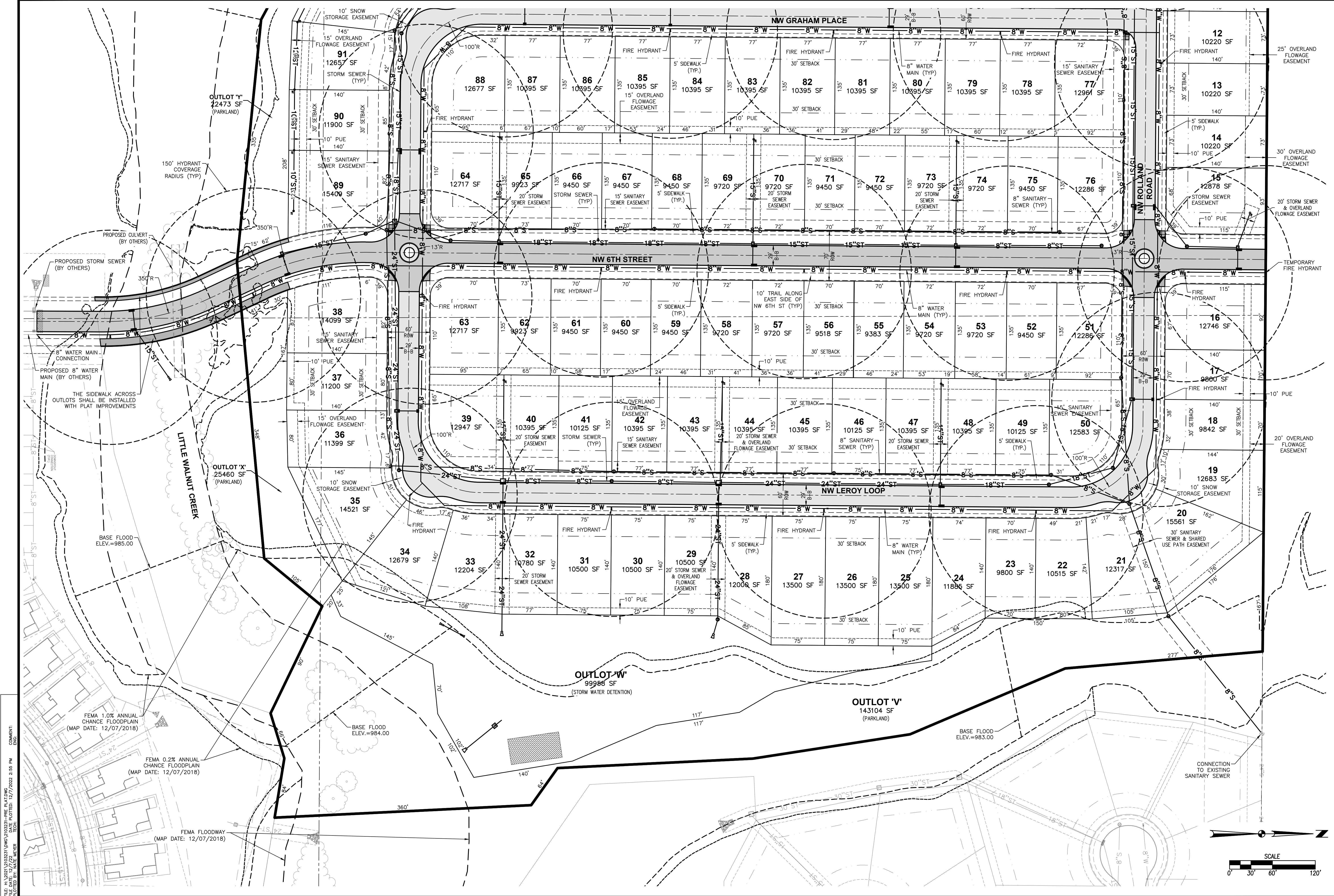
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: RAH
 ENGINEER: RAH



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PARKSIDE - WAUKEE
 PRELIMINARY PLAT (DIMENSION / UTILITY PLAN)

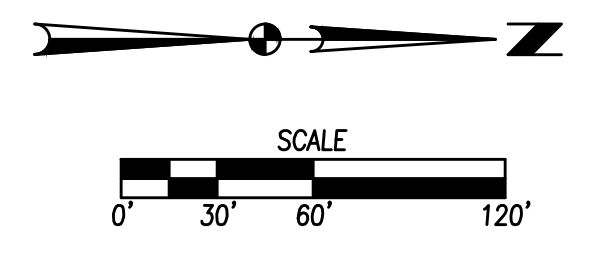


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 DATE: 12/7/2022 2:55 PM
 COMMENT: DTPR

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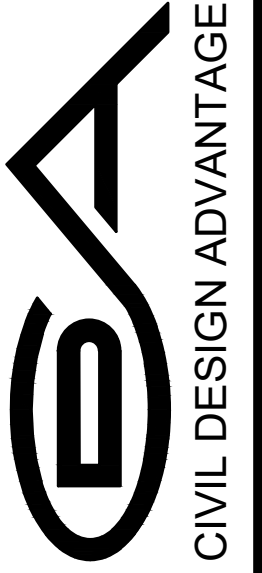
FEMA 0.2% ANNUAL CHANCE FLOODPLAIN (MAP DATE: 12/07/2018)

FEMA FLOODWAY (MAP DATE: 12/07/2018)



| DATE | REVISIONS |
|------------|------------------|
| 12/07/2022 | SIXTH SUBMITTAL |
| 10/31/2022 | FIFTH SUBMITTAL |
| 10/04/2022 | FOURTH SUBMITTAL |
| 08/25/2022 | THIRD SUBMITTAL |
| 06/07/2022 | SECOND SUBMITTAL |
| 05/16/2022 | FIRST SUBMITTAL |

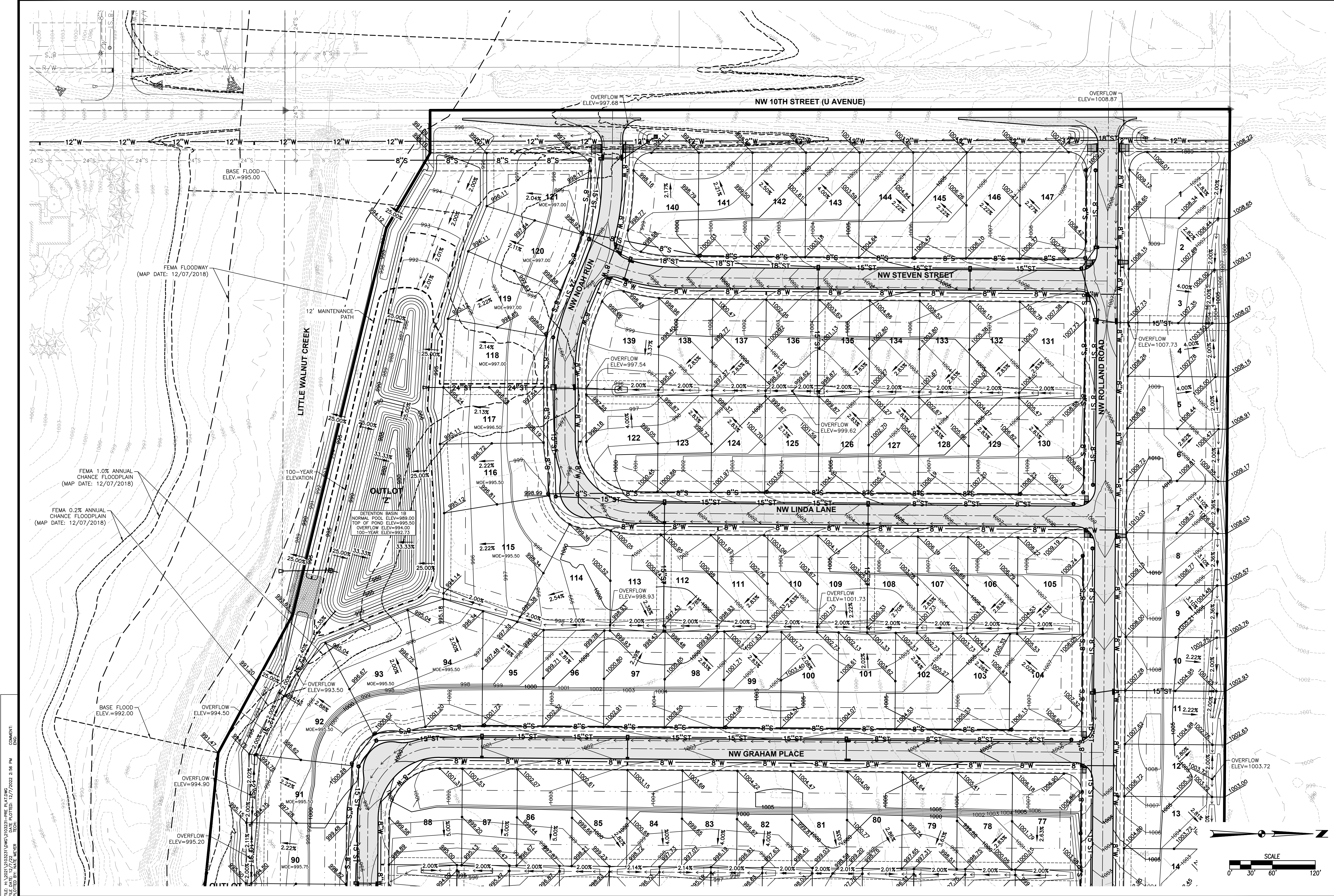
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PARKSIDE - WAUKEE
 PRELIMINARY PLAT (DIMENSION / UTILITY PLAN)

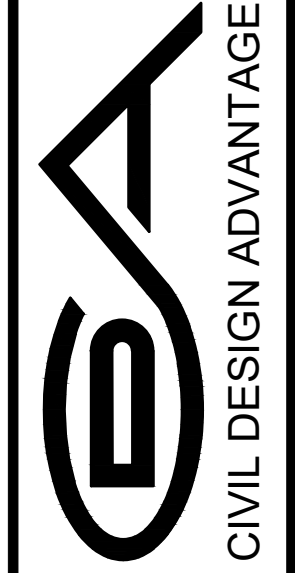
TECH: RAH
 ENGINEER: RAH



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 PLOTTED BY: NATE MOYER
 DATE: 12/7/2022 2:56 PM

| DATE | REVISIONS |
|------------|------------------|
| 12/07/2022 | SIXTH SUBMITTAL |
| 10/31/2022 | FIFTH SUBMITTAL |
| 10/04/2022 | FOURTH SUBMITTAL |
| 08/25/2022 | THIRD SUBMITTAL |
| 06/07/2022 | SECOND SUBMITTAL |
| 05/16/2022 | FIRST SUBMITTAL |

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

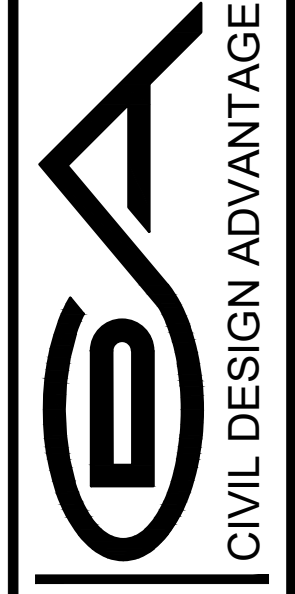
PARKSIDE - WAUKEE
 PRELIMINARY PLAT (GRADING PLAN)



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 PLOTTED BY: NATE MCKER
 TECH: RAH

| DATE | REVISIONS |
|------------|------------------|
| 12/07/2022 | SIXTH SUBMITTAL |
| 10/31/2022 | FIFTH SUBMITTAL |
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| 06/07/2022 | SECOND SUBMITTAL |
| 05/16/2022 | FIRST SUBMITTAL |

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



CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

PARKSIDE - WAUKEE
 PRELIMINARY PLAT (GRADING PLAN)

TECH: RAH
 ENGINEER: RAH

