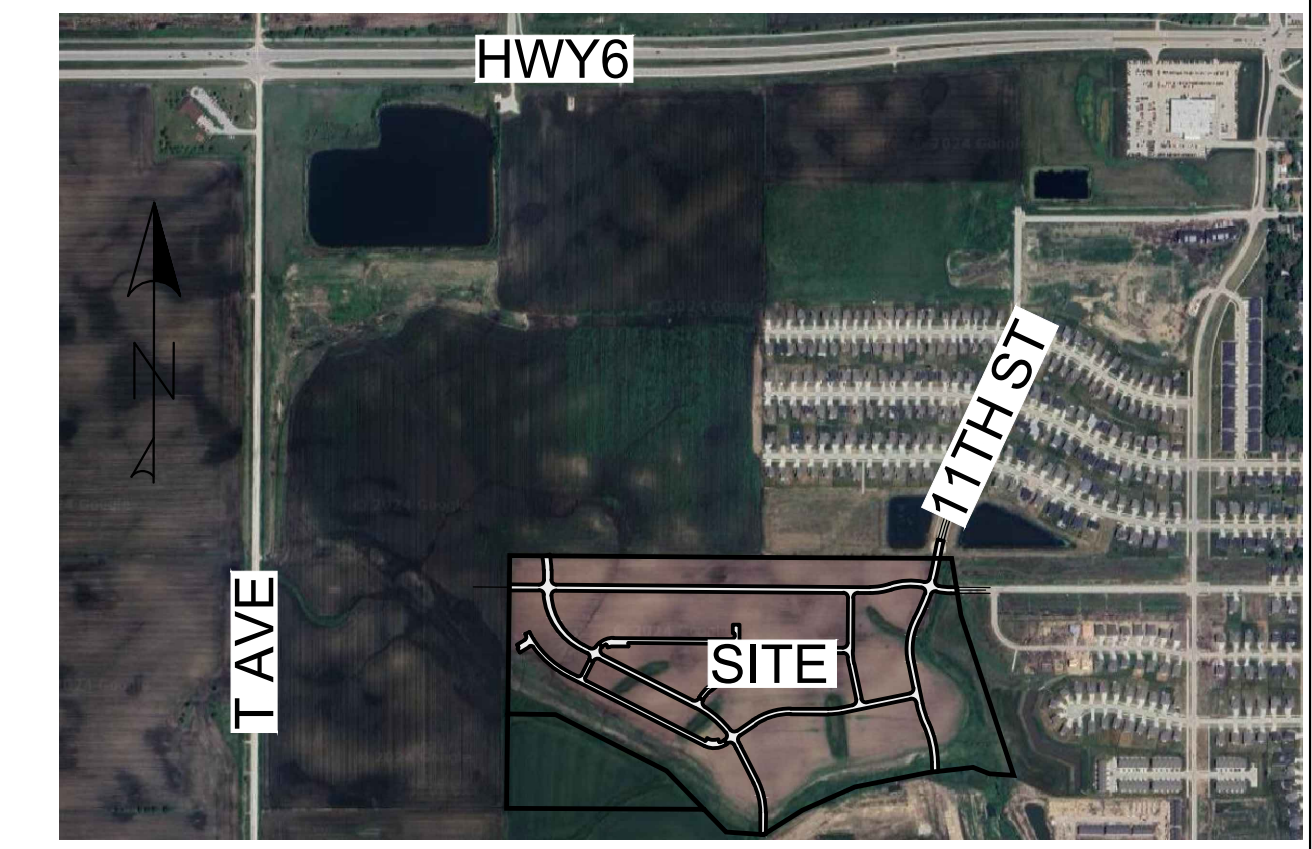


R-4 MULTIFAMILY RESIDENTIAL

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 189.65 FEET; THENCE S83°10'29"E, A DISTANCE OF 44.98 FEET; THENCE S89°33'22"E, A DISTANCE OF 1074.81 FEET; THENCE S00°26'38"W, A DISTANCE OF 347.97 FEET; THENCE S69°41'02"W, A DISTANCE OF 69.95 FEET; THENCE S55°58'20"W, A DISTANCE OF 81.31 FEET; THENCE S53°15'51"W, A DISTANCE OF 101.44 FEET; THENCE S39°39'59"W, A DISTANCE OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 205.38 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, CHORD LENGTH OF 203.94 FEET, CHORD BEARING OF S38°33'57"E, AND DELTA ANGLE OF 23°32'07"; THENCE S26°47'54"E, A DISTANCE OF 198.54 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, A DISTANCE OF 34.79 FEET; 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 21.35 ACRES MORE OR LESS.

CONCEPT PLAN FOR AUTUMN VALLEY WEST PREPARED BY STUBBS ENGINEERING



VICINITY MAP:
SCALE 1" = 1000'

OWNERS:
JJR HOLDINGS LLC
8519 NW 23RD CT
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 249-8069

SITE AREA:
64.04 ACRES

EXISTING ZONING:
R-2, R-4, PD
(BK 2023 PG 751)

PROPOSED ZONING:
R-2, R-4, PD

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

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 FLEND 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 SOUTHWEST 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 189.65 FEET; THENCE S83°10'29"E, A DISTANCE OF 44.98 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 152.01 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 150.70 FEET, CHORD BEARING OF N12°38'01"W, AND DELTA ANGLE OF 26°09'18"; THENCE N00°26'38"E, A DISTANCE OF 13.21 FEET; THENCE S89°33'22"E, A DISTANCE OF 1679.22 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 108.72 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 108.24 FEET, CHORD BEARING OF N81°05'26"E, AND DELTA ANGLE OF 18°42'23"; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 206.85 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 203.54 FEET, CHORD BEARING OF N89°31'59"E, AND DELTA ANGLE OF 35°35'28"; THENCE S72°40'17"E, A DISTANCE OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 183.10 FEET, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, CHORD LENGTH OF 182.84 FEET, CHORD BEARING OF S22°34'26"W, AND DELTA ANGLE OF 10°29'27"; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 230.12 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 225.57 FEET, CHORD BEARING OF S08°01'18"W, AND DELTA ANGLE OF 39°35'42"; THENCE S11°46'33"E, A DISTANCE OF 172.07 FEET; THENCE S78°13'27"W, A DISTANCE OF 305.00 FEET; THENCE N11°46'33"W, A DISTANCE OF 224.76 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 71.02 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 70.89 FEET, CHORD BEARING OF N08°01'18"E, AND DELTA ANGLE OF 39°35'42"; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 183.10 FEET, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, CHORD LENGTH OF 182.84 FEET, CHORD BEARING OF N22°34'26"E, AND DELTA ANGLE OF 10°29'27"; THENCE N72°40'17"W, A DISTANCE OF 5.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 206.85 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 203.54 FEET, CHORD BEARING OF N05°39'57"W, AND DELTA ANGLE OF 12°13'11"; THENCE N00°26'38"E, A DISTANCE OF 156.18 FEET; THENCE N89°33'22"W, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 10.29 ACRES MORE OR LESS.

ZONING: A-1
WAUKEE PARTNERSHIP, LLC

ZONING: A-1
WAUKEE PARTNERSHIP, LLC

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

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 1/4) 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, 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 AND THE WEST LINE OF SAID PARCEL 20-92 AS RECORDED IN BOOK 2020, PAGE 28973, A DISTANCE OF 878.28 FEET; THENCE N85°46'58"W, ALONG THE NORTHERLY LINE PARCEL 21-54 AS RECORDED IN BOOK 2021, PAGE 19741, A DISTANCE OF 127.66 FEET; THENCE N68°35'08"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 91.56 FEET; THENCE S83°23'16"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 234.65 FEET; THENCE S78°55'05"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 388.27 FEET; THENCE S65°59'33"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 301.24 FEET; THENCE S57°55'40"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 238.14 FEET; THENCE N86°09'15"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 2.29 FEET; THENCE N00°17'41"E, A DISTANCE OF 115.48 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 205.38 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, CHORD LENGTH OF 203.94 FEET, CHORD BEARING OF S38°33'57"E, AND DELTA ANGLE OF 23°32'07"; THENCE N39°39'59"E, A DISTANCE OF 35.00 FEET; THENCE N53°15'51"E, A DISTANCE OF 101.44 FEET; THENCE N55°58'20"E, A DISTANCE OF 81.31 FEET; THENCE N69°41'02"E, A DISTANCE OF 69.95 FEET; THENCE N00°26'38"W, A DISTANCE OF 101.44 FEET; THENCE S89°33'22"E, A DISTANCE OF 470.00 FEET; THENCE S00°26'38"W, A DISTANCE OF 156.18 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 71.02 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 70.89 FEET, CHORD BEARING OF N08°01'18"E, AND DELTA ANGLE OF 39°35'42"; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 183.10 FEET, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, CHORD LENGTH OF 182.84 FEET, CHORD BEARING OF N22°34'26"E, AND DELTA ANGLE OF 10°29'27"; THENCE N72°40'17"W, A DISTANCE OF 5.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 206.85 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 203.54 FEET, CHORD BEARING OF N05°39'57"W, AND DELTA ANGLE OF 12°13'11"; THENCE N00°26'38"E, A DISTANCE OF 156.18 FEET; THENCE N89°33'22"W, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 32.40 ACRES MORE OR LESS.

AUTUMN VALLEY WEST
WAUKEE, IA

STUBBS ENGINEERING
431 NE 72ND ST. PLEASANT HILL, IA 50327
(515) 979-8499

CONCEPT PLAN

DATE: 04-09-24
DRAWN BY: DJS
ENGINEER: BWS
PROJECT NUMBER: 21-700
PAGE NUMBER: 1