

# PAINTED WOODS WEST FINAL PLAT

**OWNER:**  
PAINTED WOODS DEVELOPMENT LC  
2785 N ANKENY BLVD SUITE 22  
ANKENY, IA 50023

**DEVELOPER:**  
KIMBERLEY DEVELOPMENT  
2785 N ANKENY BLVD SUITE 22  
ANKENY, IA 50023  
PH: (515) 963-8335

**ENGINEER/SURVEYOR:**  
BISHOP ENGINEERING  
ATTN: DAVID BENZ  
3501 104TH ST  
URBANDALE, IA 50322  
PH: (515) 276-0467

**ZONING:**  
OUTLOT "Y": C-1A  
ALL OTHER LOTS: R-2 ONE FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS:**  
MINIMUM LOT SIZE: 8,000 SF  
MINIMUM LOT WIDTH: 65'  
FRONT YARD SETBACK: 30'  
REAR YARD SETBACK: 30'  
TOTAL SIDE YARD SETBACK: 15' (7' MIN PER SIDE)  
MAXIMUM HEIGHT = 40'

**BENCHMARKS:**  
ARROW ON HYDRANT LOCATED AT NORTHWEST CORNER 3062 COTTONWOOD DRIVE  
ELEVATION = 993.18 (USGS DATUM)

**PROPERTY DESCRIPTION:**

A PORTION OF PARCEL 1 A OF SECTIONS 7 AND 8 IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2463. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LEONARD'S SUBDIVISION PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN THE OFFICE OF THE DALLAS COUNTY RECORDER AT SLIDE #5098, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE, 1/4) OF THE SOUTHEAST QUARTER (SE, 1/4) OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N84°02'50"E (BEARING ESTABLISHED WITH GPS IOWA STATE PLANE SOUTH) ALONG THE SOUTH LINE OF SAID LEONARD'S SUBDIVISION PLAT 2 AND ALONG THE NORTH LINE OF THE NE, 1/4 OF THE SE, 1/4 IN SAID SECTION 7, A DISTANCE OF 879.81 FEET TO THE POINT OF BEGINNING; THENCE N84°02'50"E ALONG THE SOUTH LINE OF SAID LEONARD'S SUBDIVISION, A DISTANCE OF 439.95 FEET TO THE SOUTHEAST CORNER OF LEONARD'S SUBDIVISION PLAT 2 AND TO THE WEST LINE OF LOT 6 IN LEONARD'S SUBDIVISION, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, AND TO THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE S00°25'34"W ALONG THE WEST LINE OF SAID LOT 6 AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW, 1/4) OF THE SOUTHWEST QUARTER (SW, 1/4) OF SAID SECTION 8, A DISTANCE OF 124.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N83°46'43"E ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 812.98 FEET TO THE NORTHWEST CORNER OF THE SOUTH 450 FEET OF THE NORTH 579 FEET OF THE EAST 500 FEET OF THE NW, 1/4 OF THE SW, 1/4 OF SAID SECTION 8; THENCE S00°29'05"W ALONG THE WEST LINE OF SAID SOUTH 450 FEET OF THE NORTH 579 FEET OF THE EAST 500 FEET, A DISTANCE OF 449.98 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 450 FEET OF THE NORTH 579 FEET OF THE EAST 500 FEET; THENCE N83°38'51"E ALONG THE SOUTH LINE OF SAID SOUTH 450 FEET OF THE NORTH 579 FEET OF THE EAST 500 FEET, A DISTANCE OF 500.00 FEET TO A POINT ON THE WEST LINE OF LOT A IN HUNSBERGER PROPRIETOR PLAT ONE, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA AND TO THE EAST LINE OF THE NW, 1/4 OF THE SW, 1/4 OF SAID SECTION 8, SAID POINT BEING 238.92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT A; THENCE S00°30'13"W ALONG THE EAST LINE OF THE NW, 1/4 OF THE SW, 1/4 OF SAID SECTION 8 AND ALONG THE WEST LINE OF SAID LOT A, A DISTANCE OF 736.10 FEET TO THE SOUTHEAST CORNER OF THE NW, 1/4 OF THE SW, 1/4 OF SAID SECTION 8; THENCE S83°39'25"W ALONG THE SOUTH LINE OF THE NW, 1/4 OF THE SW, 1/4 OF SAID SECTION 8, A DISTANCE OF 1311.53 FEET TO THE SOUTHEAST CORNER OF THE NE, 1/4 OF THE SE, 1/4 OF SAID SECTION 7; THENCE S83°48'19"W ALONG THE SOUTH LINE OF THE NE, 1/4 OF THE SE, 1/4 OF SAID SECTION 7, A DISTANCE OF 556.77 FEET; THENCE N06°10'42"W A DISTANCE OF 39.97 FEET; THENCE N20°55'19"E A DISTANCE OF 141.44 FEET; THENCE N66°56'31"W A DISTANCE OF 90.58 FEET; THENCE N26°52'29"E A DISTANCE OF 207.84 FEET; THENCE SOUTHEASTERLY ALONG A 665.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 30.27 FEET, SAID CURVE HAVING A CHORD BEARING OF S64°25'46"E AND A CHORD LENGTH OF 30.27 FEET; THENCE N14°34'55"E A DISTANCE OF 76.35 FEET; THENCE N01°45'57"W A DISTANCE OF 447.30 FEET; THENCE N14°33'50"E A DISTANCE OF 382.30 FEET; THENCE N79°03'47"W A DISTANCE OF 94.21 FEET; THENCE N40°38'56"E A DISTANCE OF 49.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 44.67 ACRES.

**GENERAL NOTES:**

- LOTS "A" THROUGH "F" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF WAUKEE.
- OUTLOT "X" IS PARKLAND TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION FOR PAINTED WOODS WEST.
- OUTLOT "Y" SHALL BE RESERVED AS A PUBLIC SANITARY SEWER, PUBLIC STORM SEWER AND PRIVATE DETENTION EASEMENT.
- ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
- MAINTENANCE OF THE MONUMENT SIGNS AND THE LANDSCAPE BUFFER SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
- BEARINGS DERIVED FROM GPS AND STATE PLATE COORDINATE SYSTEM (IOWA SOUTH)
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000 FEET.
- ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
- SPOT GRADES NOTED ON THIS PLAN ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION.

**MINIMUM PROTECTION ELEVATION NOTES:**

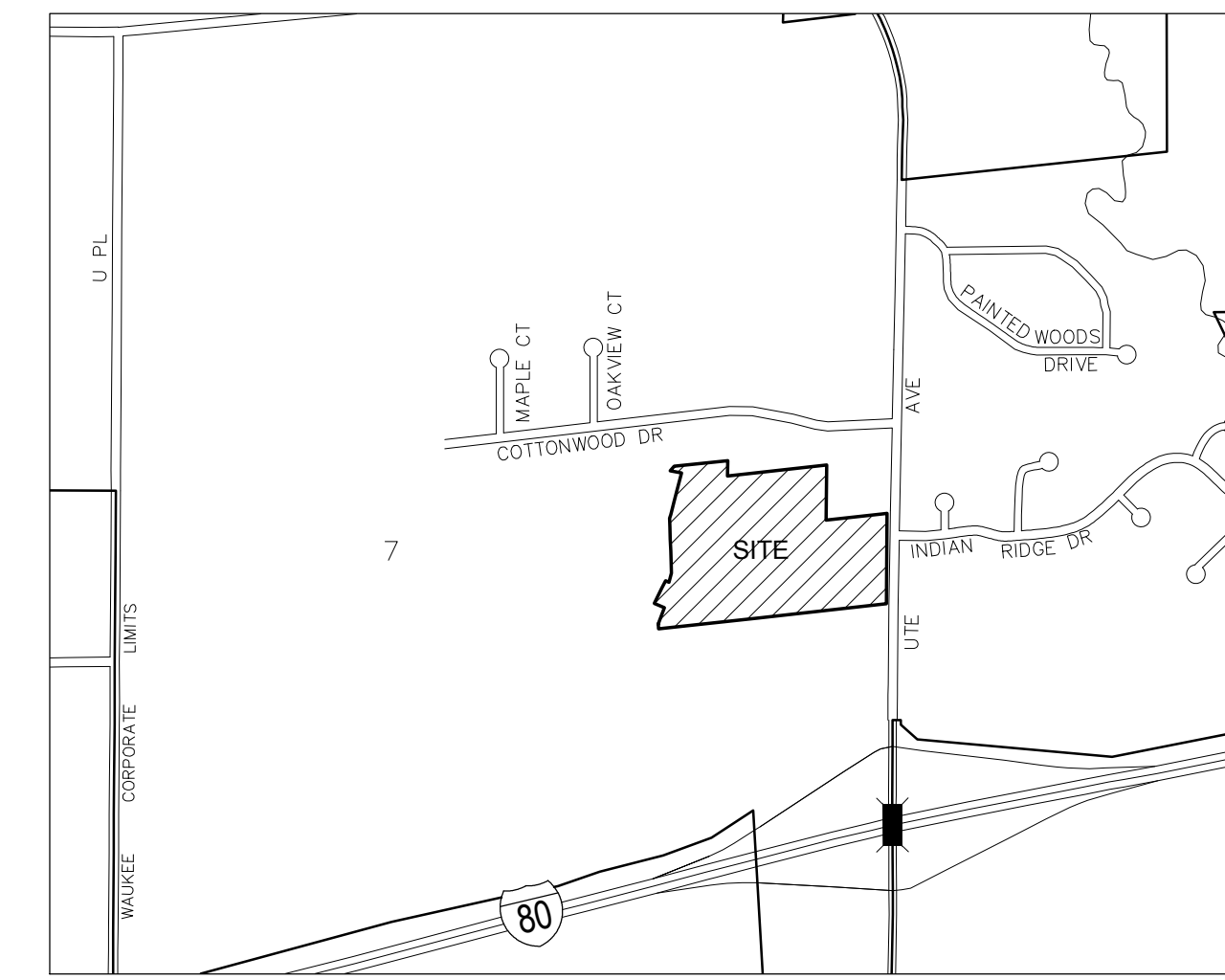
- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ALL LOTS WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
- LOTS WITH MPE'S NOTED WITH AN ASTERISK (\*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
- MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
- LOTS LEFT LOW ON GRADING PLAN ARE INTENDED FOR BASEMENT DIRT TO BE USED AS FILL AROUND HOUSE TO ASSURE POSITIVE DRAINAGE AWAY FROM HOUSE.
- MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
- LOTS WITH MULTIPLE MPE'S ARE NOTED WITH THE DIRECTION THE MPE APPLIES IN BRACKETS. FOR EXAMPLE [N] APPLIES TO THE NORTH SIDE OF THE LOT AND [S] APPLIES TO THE SOUTH SIDE OF THE LOT.

**ABBREVIATIONS:**

AC ACRES  
PUE PUBLIC UTILITY EASEMENT  
TYP TYPICAL  
N NORTH  
S SOUTH  
E EAST  
W WEST  
YPC YELLOW PLASTIC CAP  
MPE MIN PROTECTION ELEVATION  
SF SQUARE FOOTAGE

**LEGEND:**

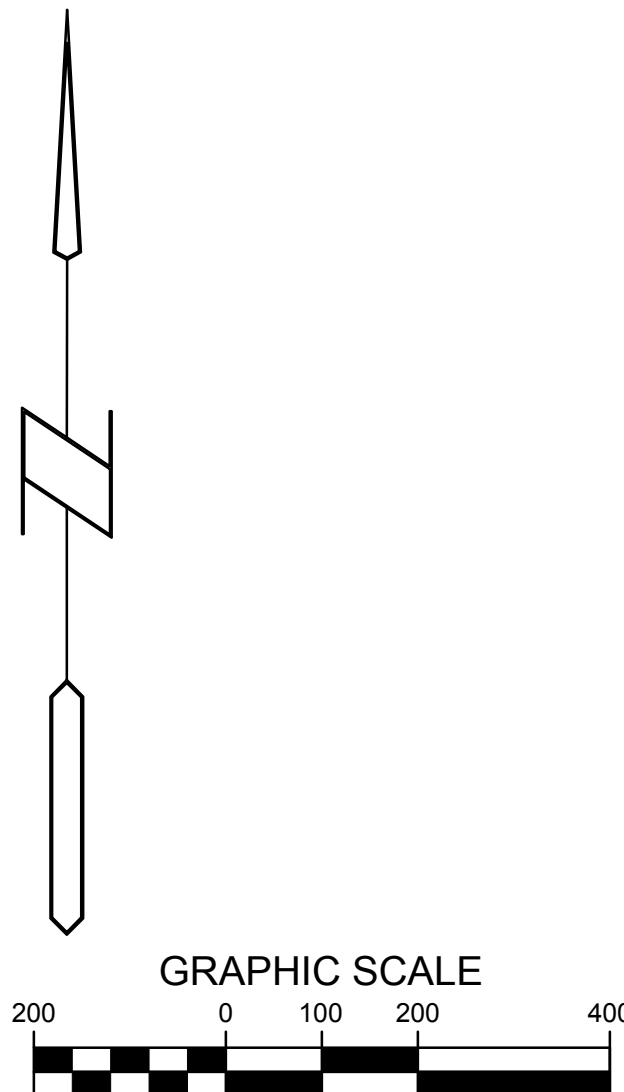
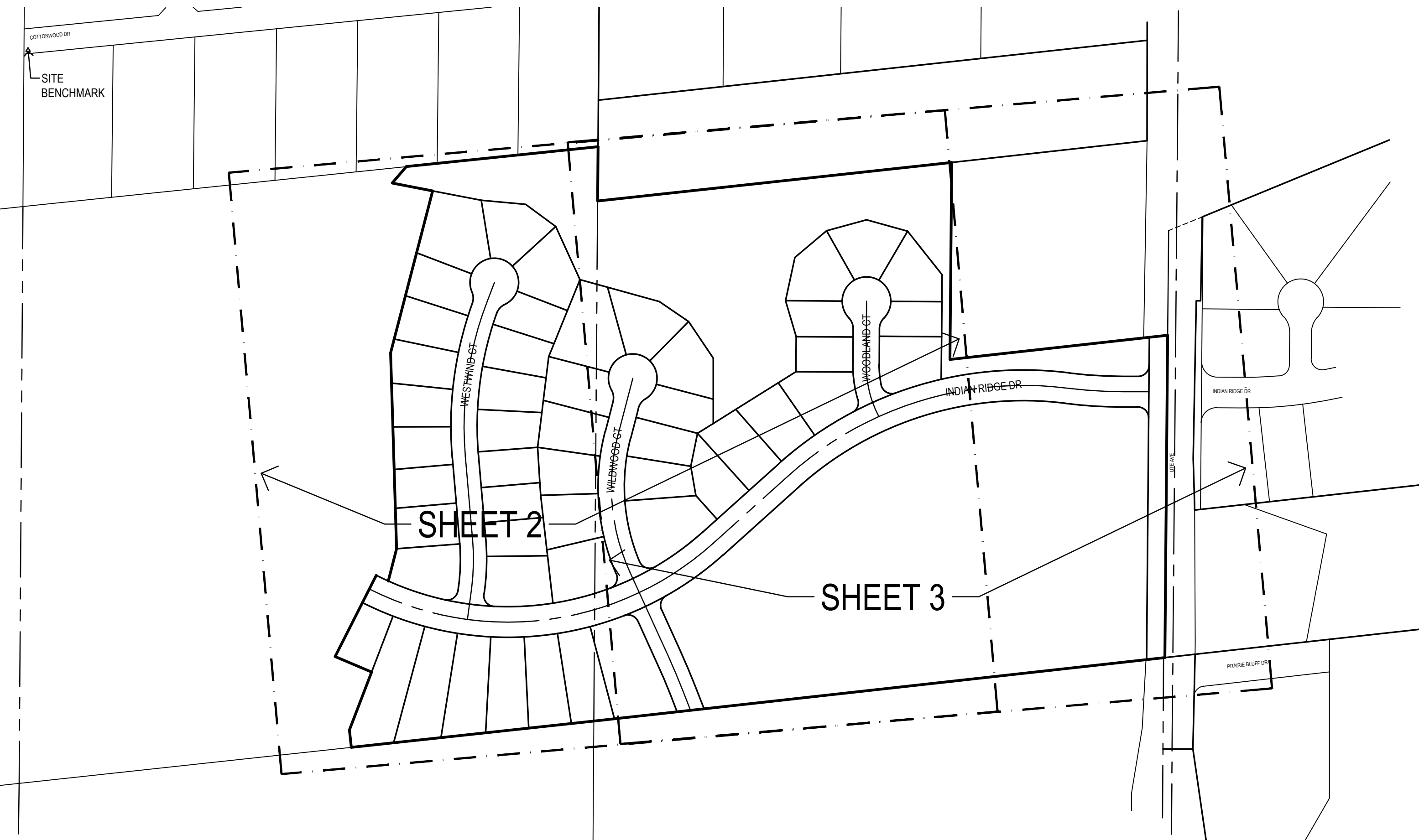
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ✕ CUT "X" IN PAVEMENT
- ADDRESS



VICINITY MAP  
SCALE: 1" = 1500'

| CURVE TABLE |        |        |        |                |           |
|-------------|--------|--------|--------|----------------|-----------|
| CURVE       | LENGTH | RADIUS | CHORD  | BEARING        | DELTA     |
| C1          | 39.05  | 25.00  | 35.20  | N45°14'55.07"E | 89°30'10" |
| C2          | 122.63 | 965.14 | 122.55 | S86°23'20.91"E | 7°16'49"  |
| C3          | 294.76 | 835.00 | 293.23 | S87°08'18.87"W | 20°13'33" |
| C4          | 108.20 | 835.00 | 108.12 | S73°18'48.55"W | 7°25'28"  |
| C5          | 43.00  | 25.00  | 37.89  | S61°07'13.92"E | 98°33'23" |
| C6          | 46.97  | 220.00 | 46.88  | S05°43'32.93"E | 12°13'59" |
| C7          | 26.63  | 34.50  | 25.97  | S22°30'03.65"W | 44°13'12" |
| C8          | 42.83  | 55.50  | 41.78  | N22°30'06.51"E | 44°13'06" |
| C9          | 58.12  | 55.50  | 55.50  | N29°36'28.14"W | 60°00'03" |
| C10         | 58.12  | 55.50  | 55.50  | N89°36'32.43"W | 60°00'06" |
| C11         | 58.12  | 55.50  | 55.50  | S30°23'23.29"W | 60°00'03" |
| C12         | 42.83  | 55.50  | 41.78  | S21°43'11.36"E | 44°13'06" |
| C13         | 26.63  | 34.50  | 25.97  | N21°43'08.51"W | 44°13'12" |
| C14         | 17.57  | 280.00 | 17.57  | S01°24'24.10"E | 3°35'43"  |
| C15         | 64.03  | 280.00 | 63.89  | S09°45'18.74"E | 13°06'06" |
| C16         | 34.24  | 25.00  | 31.62  | N22°55'35.52"E | 78°27'54" |
| C17         | 100.80 | 835.00 | 100.74 | S58°42'02.25"W | 6°55'01"  |
| C18         | 96.59  | 835.00 | 96.53  | S51°55'42.27"W | 6°37'39"  |
| C19         | 8.17   | 835.00 | 8.17   | S48°20'03.78"W | 0°33'38"  |
| C20         | 134.06 | 665.00 | 133.83 | N53°49'45.43"E | 11°33'01" |
| C21         | 42.55  | 25.00  | 37.60  | S71°38'22.09"E | 97°30'44" |
| C22         | 143.28 | 440.00 | 142.64 | S13°33'17.41"E | 18°39'26" |
| C23         | 102.63 | 440.00 | 102.40 | S02°27'21.43"W | 13°21'52" |
| C24         | 41.96  | 440.00 | 41.94  | S11°52'12.60"W | 5°27'50"  |
| C25         | 26.63  | 34.50  | 25.97  | S36°42'43.89"W | 44°13'12" |
| C26         | 42.85  | 55.50  | 41.79  | N36°42'18.50"E | 44°14'03" |
| C27         | 58.15  | 55.50  | 55.53  | N15°25'44.27"W | 60°02'03" |
| C28         | 58.15  | 55.50  | 55.53  | N75°27'42.87"W | 60°01'55" |
| C29         | 58.12  | 55.50  | 55.50  | S44°31'12.11"W | 60°00'15" |
| C30         | 42.75  | 55.50  | 41.70  | S07°32'59.98"E | 44°08'09" |
| C31         | 26.63  | 34.50  | 25.97  | N07°30'28.27"W | 44°13'12" |
| C32         | 57.50  | 500.00 | 57.47  | S11°18'28.16"W | 6°35'19"  |
| C33         | 85.61  | 500.00 | 85.51  | S03°06'29.97"W | 9°48'37"  |
| C34         | 99.12  | 500.00 | 98.95  | S07°28'32.89"E | 11°21'29" |
| C35         | 89.61  | 500.00 | 89.49  | S18°17'21.58"E | 10°16'09" |
| C36         | 40.53  | 25.00  | 36.24  | N23°01'27.11"E | 92°53'46" |
| C37         | 135.19 | 665.00 | 134.96 | N75°17'46.54"E | 11°38'53" |
| C38         | 133.93 | 665.00 | 133.71 | N86°53'24.04"E | 11°32'22" |
| C39         | 41.42  | 25.00  | 36.84  | S39°52'30.96"E | 94°55'48" |
| C40         | 76.83  | 530.00 | 76.76  | N03°26'12.59"E | 8°18'21"  |
| C41         | 39.10  | 530.00 | 39.09  | N02°49'46.13"W | 4°13'37"  |
| C42         | 8.27   | 770.00 | 8.27   | S04°38'08.70"E | 0°36'55"  |
| C43         | 97.05  | 770.00 | 96.99  | S00°43'02.59"E | 7°13'17"  |
| C44         | 98.92  | 770.00 | 98.85  | S06°34'25.09"W | 7°21'38"  |
| C45         | 98.92  | 770.00 | 98.85  | S13°56'03.25"W | 7°21'38"  |
| C46         | 26.84  | 770.00 | 26.84  | S18°36'47.25"W | 1°59'50"  |
| C47         | 27.33  | 34.50  | 26.62  | S42°18'33.00"W | 45°23'42" |

| CURVE TABLE |        |         |        |                |           |
|-------------|--------|---------|--------|----------------|-----------|
| CURVE       | LENGTH | RADIUS  | CHORD  | BEARING        | DELTA     |
| C48         | 42.65  | 55.50   | 41.61  | N42°59'31.78"E | 44°01'44" |
| C49         | 61.41  | 55.50   | 58.32  | N10°43'12.94"W | 63°23'45" |
| C50         | 54.83  | 55.50   | 52.63  | N70°43'12.94"W | 56°36'15" |
| C51         | 58.12  | 55.50   | 55.50  | S50°58'39.73"W | 60°00'00" |
| C52         | 43.00  | 55.50   | 41.93  | S01°13'01.76"E | 44°23'23" |
| C53         | 26.01  | 34.50   | 25.40  | N01°48'42.06"W | 43°12'02" |
| C54         | 30.04  | 830.00  | 30.04  | S18°45'06.87"W | 2°04'25"  |
| C55         | 86.52  | 830.00  | 86.48  | S14°43'44.47"W | 5°58'20"  |
| C56         | 85.51  | 830.00  | 85.48  | S08°47'28.85"W | 5°54'11"  |
| C57         | 85.51  | 830.00  | 85.48  | S02°53'17.91"W | 5°54'11"  |
| C58         | 70.70  | 830.00  | 70.67  | S02°30'11.89"E | 4°52'49"  |
| C59         | 5.25   | 470.00  | 5.25   | N04°37'24.62"W | 0°38'23"  |
| C60         | 97.56  | 470.00  | 97.39  | N01°38'34.95"E | 11°53'36" |
| C61         | 41.42  | 25.00   | 36.84  | N55°03'16.82"E | 94°55'48" |
| C62         | 136.34 | 665.00  | 136.10 | S71°36'25.00"E | 11°44'49" |
| C63         | 76.36  | 735.00  | 76.33  | S66°06'05.81"E | 5°57'10"  |
| C64         | 76.36  | 735.00  | 76.33  | S72°03'15.92"E | 5°57'10"  |
| C65         | 76.36  | 735.00  | 76.33  | S78°00'26.03"E | 5°57'10"  |
| C66         | 76.36  | 735.00  | 76.33  | S83°57'36.14"E | 5°57'10"  |
| C67         | 76.36  | 735.00  | 76.33  | S89°54'46.25"E | 5°57'10"  |
| C68         | 76.36  | 735.00  | 76.33  | N84°06'03.64"E | 5°57'10"  |
| C69         | 76.36  | 735.00  | 76.33  | N78°10'53.53"E | 5°57'10"  |
| C70         | 81.57  | 735.00  | 81.53  | N72°01'33.04"E | 6°21'31"  |
| C71         | 37.79  | 25.00   | 34.30  | N67°50'29.23"W | 86°37'05" |
| C72         | 83.14  | 1470.00 | 83.13  | N22°54'43.98"W | 3°14'26"  |
| C73         | 86.53  | 1530.00 | 86.52  | N22°54'43.98"W | 3°14'26"  |
| C74         | 37.12  | 25.00   | 33.80  | S18°00'18.50"W | 85°04'31" |
| C75         | 160.24 | 735.00  | 159.93 | N54°17'59.71"E | 12°29'30" |
| C76         | 656.87 | 765.00  | 636.88 | S72°39'10.07"W | 49°11'51" |
| C77         | 131.49 | 1035.00 | 131.41 | S86°23'17.30"E | 7°16'45"  |
| C78         | 39.49  | 25.00   | 35.51  | N44°45'05.38"W | 90°29'49" |
| C79         | 127.06 | 1000.00 | 126.98 | S86°23'19.05"E | 7°16'49"  |
| C80         | 441.11 | 800.00  | 435.54 | S81°27'19.29"W | 31°35'32" |
| C81         | 245.81 | 800.00  | 244.85 | S56°51'23.97"W | 17°36'18" |
| C82         | 202.54 | 700.00  | 201.83 | N56°20'35.38"E | 16°34'41" |
| C83         | 402.65 | 700.00  | 397.12 | N81°06'39.47"E | 32°57'27" |
| C84         | 235.61 | 700.00  | 234.50 | S72°46'03.91"E | 19°17'06" |
| C85         | 123.69 | 250.00  | 122.43 | S13°46'57.41"E | 28°20'50" |
| C86         | 321.02 | 470.00  | 314.82 | S04°57'54.55"E | 39°08'05" |
| C87         | 84.84  | 1500.00 | 84.83  | N22°54'43.98"W | 3°14'26"  |
| C88         | 361.93 | 800.00  | 358.85 | S08°01'01.76"W | 25°55'16" |
| C89         | 109.37 | 500.00  | 109.15 | N01°19'23.36"E | 12°31'59" |
| C90         | 108.46 | 835.00  | 108.38 | S65°52'48.75"W | 7°26'32"  |
| C91         | 114.53 | 665.00  | 114.39 | N64°32'18.13"E | 9°52'04"  |
| C92         | 106.48 | 735.00  | 106.39 | N64°41'46.13"E | 8°18'02"  |
| C93         | 114.44 | 665.00  | 114.30 | S82°24'37.07"E | 9°51'36"  |
| C94         | 30.27  | 665.00  | 30.27  | S64°25'45.73"E | 2°36'30"  |

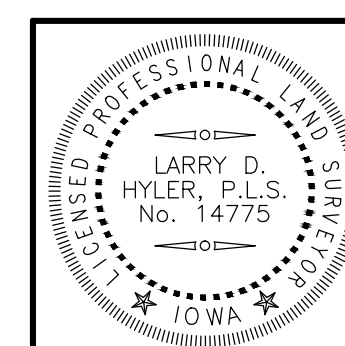


COPYRIGHT 2015 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.



**UTILITY NOTE:**

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: PRELIMINARY DATE: \_\_\_\_\_  
LARRY D. HYLER, L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2016  
PAGES OR SHEETS COVERED BY THIS SEAL: 1, 2, 3

PAINTED WOODS WEST  
WAUKEE, IOWA

REFERENCE NUMBER:  
020544  
040311

DRAWN BY:  
JMR

CHECKED BY:  
LH

REVISION DATE:  
9/23/15

PROJECT NUMBER:  
130444

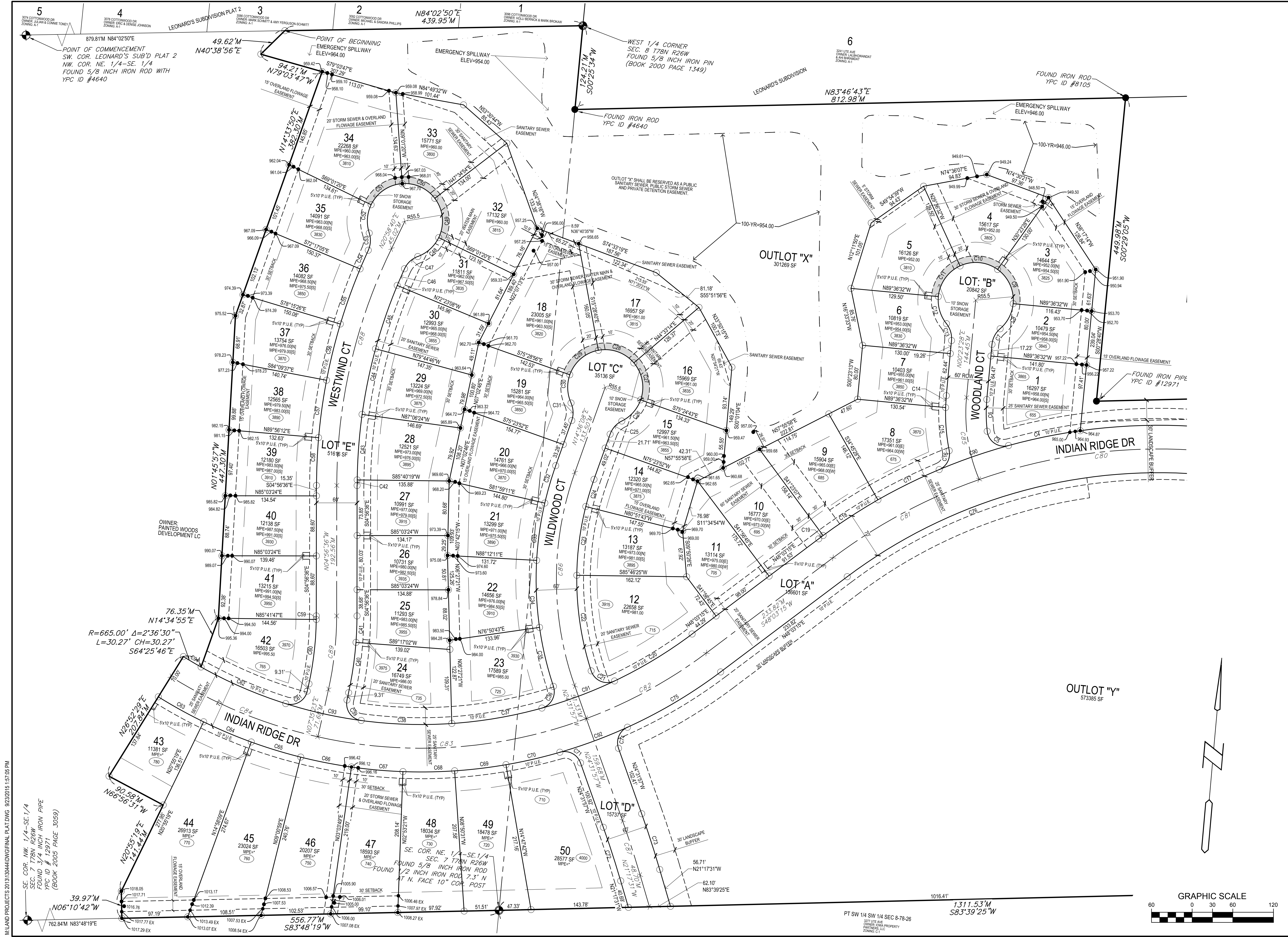
SHEET NUMBER:  
1 OF 3

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying  
Established 1959

M:\LAND PROJECTS 2013\130444\DWG\FINAL PLAT.DWG 9/23/2015 1:56:51 PM



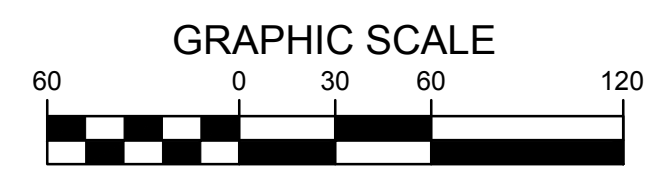
MILAND PROJECTS 2013130444/DWG/GENERAL PLAT.DWG 9/23/2015 1:57:05 PM

**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515)276-0467 Fax: (515)276-0217  
 Established 1959  
 Civil Engineering & Land Surveying

**PAINTED WOODS WEST  
 WAUKEE, IOWA**

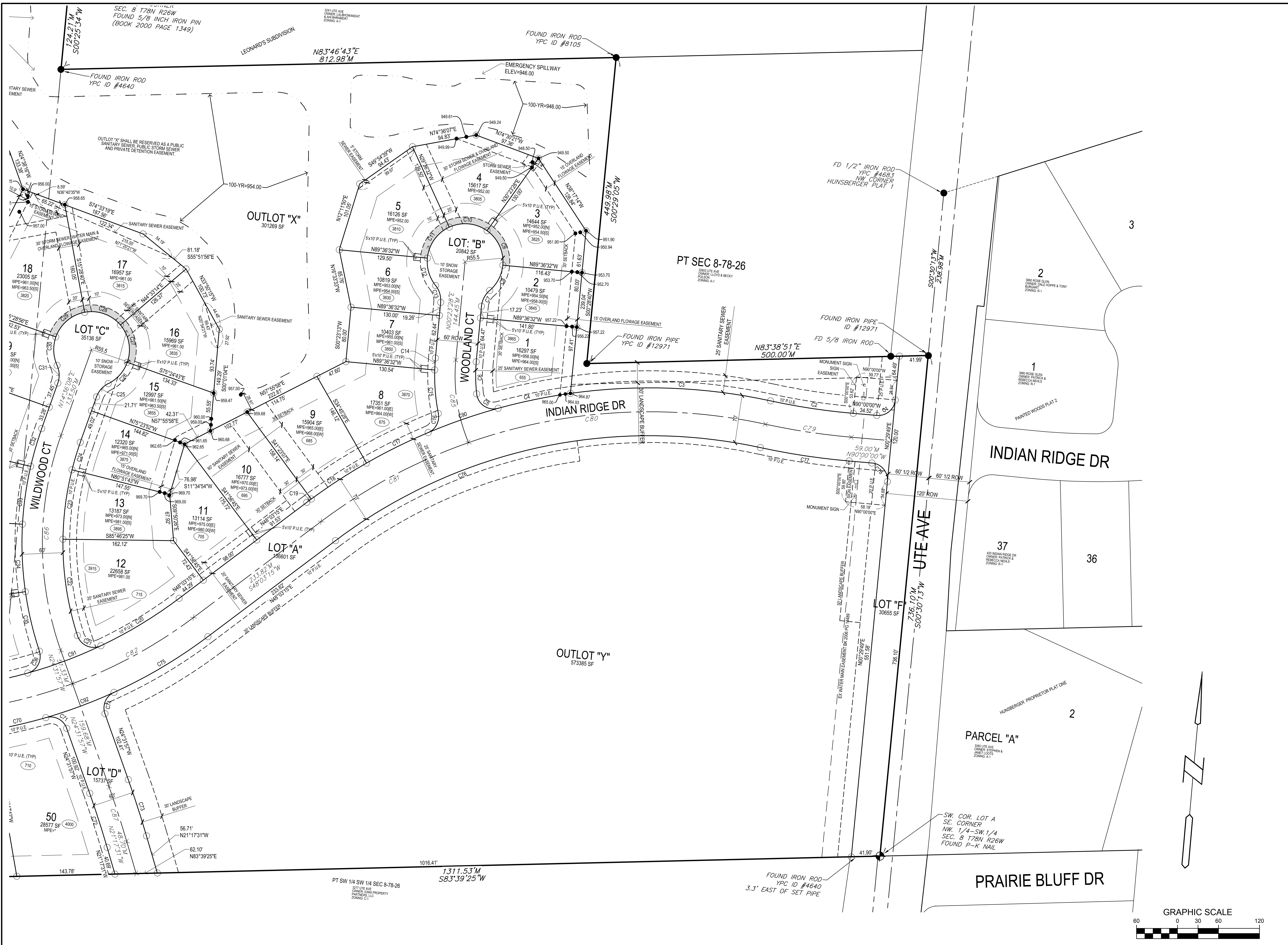
**FINAL PLAT**

|                                       |
|---------------------------------------|
| REFERENCE NUMBER:<br>020544<br>040311 |
| DRAWN BY:<br>JMR                      |
| CHECKED BY:<br>LH                     |
| REVISION DATE:<br>9/23/15             |
| PROJECT NUMBER:<br><b>130444</b>      |
| SHEET NUMBER:<br><b>2 OF 3</b>        |



PT SW 1/4 SW 14 SEC 8-78-26  
 1311.53'M  
 583'39"25"W

MILAND PROJECTS 2013130444.DWG 9/23/2015 1:57:23 PM



**PAINTED WOODS WEST  
WAUKEE, IOWA**

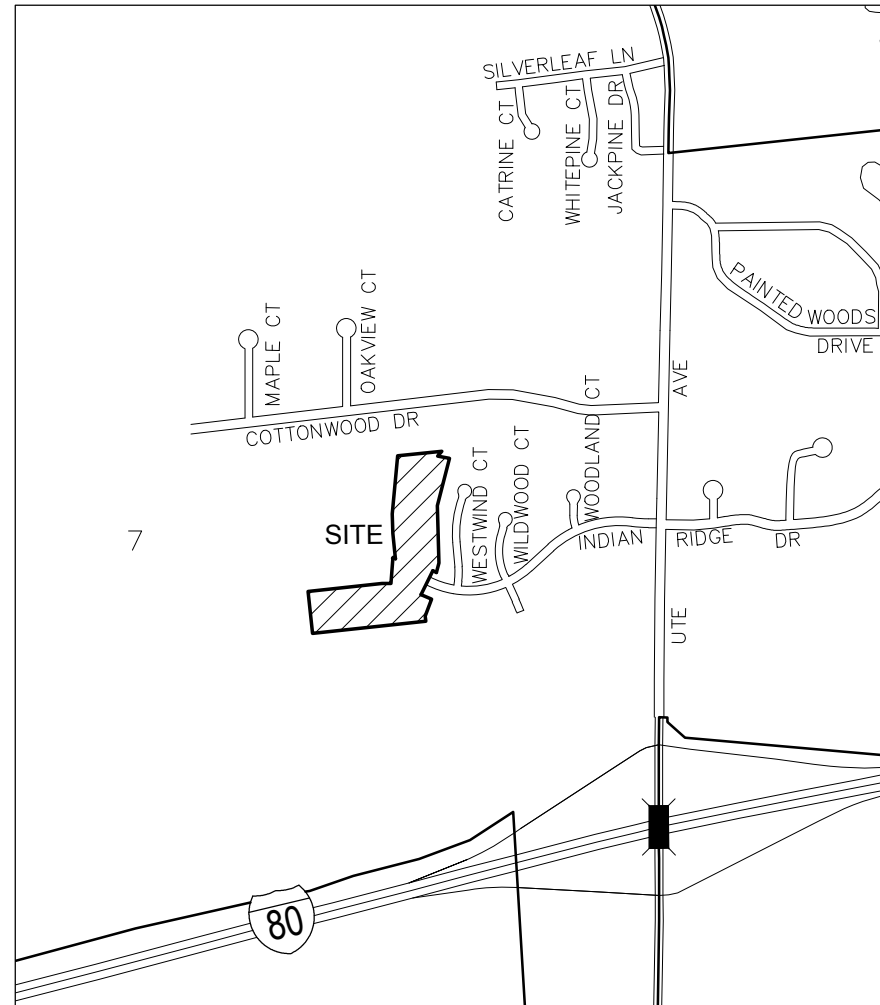
**FINAL PLAT**

|                                       |
|---------------------------------------|
| REFERENCE NUMBER:<br>020544<br>040311 |
| DRAWN BY:<br>JMR                      |
| CHECKED BY:<br>LH                     |
| REVISION DATE:<br>9/23/15             |
| PROJECT NUMBER:<br>130444             |
| SHEET NUMBER:<br>3 OF 3               |

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-0467 Fax: (515) 276-0217  
Civil Engineering & Land Surveying Established 1959

# PAINTED WOODS WEST PLAT 2 FINAL PLAT



**OWNER:**  
PAINTED WOODS DEVELOPMENT LC  
2785 N ANKENY BLVD SUITE 22  
ANKENY, IA 50023

**DEVELOPER:**  
KIMBERLEY DEVELOPMENT  
2785 N ANKENY BLVD SUITE 22  
ANKENY, IA 50023  
PH: (515) 963-8335

**ENGINEER/SURVEYOR:**  
BISHOP ENGINEERING  
ATTN: DAVID BENZ  
3501 104TH ST  
URBANDALE, IA 50022  
PH: (515) 276-0467

**ZONING:**  
R-2 ONE FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS:**  
MINIMUM LOT SIZE: 8,000 SF  
MINIMUM LOT WIDTH: 65'  
FRONT YARD SETBACK: 30'  
REAR YARD SETBACK: 30'  
TOTAL SIDE YARD SETBACK: 15' (7' MIN PER SIDE)  
MAXIMUM HEIGHT = 40'

**BENCHMARKS:**  
ARROW ON HYDRANT LOCATED AT NORTHWEST CORNER  
3062 COTTONWOOD DRIVE  
ELEVATION = 993.18 (USGS DATUM)

**PROPERTY DESCRIPTION:**

A PORTION OF PARCEL "A" OF SECTIONS 7 AND 8 IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN ON THE PLAN OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2463, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LEONARD'S SUBDIVISION PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA AS SHOWN IN THE OFFICE OF THE DALLAS COUNTY RECORDER AT SLIDE #5096, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE N84°02'50"E (BEARING ESTABLISHED WITH GPS IOWA STATE PLANE SOUTH) ALONG THE SOUTH LINE OF SAID LEONARD'S SUBDIVISION PLAT 2 AND ALONG THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4 IN SAID SECTION 7, A DISTANCE OF 533.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N84°02'50"E ALONG THE SOUTH LINE OF SAID LEONARD'S SUBDIVISION PLAT 2, A DISTANCE OF 346.37 FEET TO THE NORTHWEST CORNER OF PAINTED WOODS WEST PLAT 1; AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE S40°38'56"W ALONG THE WEST LINE OF SAID PAINTED WOODS WEST PLAT 1, A DISTANCE OF 49.62 FEET; THENCE S79°03'47"E ALONG SAID WEST LINE, A DISTANCE OF 94.21 FEET; THENCE S14°33'50"W ALONG SAID WEST LINE, A DISTANCE OF 382.30 FEET; THENCE S01°45'57"E ALONG SAID WEST LINE, A DISTANCE OF 447.30 FEET; THENCE S14°34'55"W ALONG SAID WEST LINE, A DISTANCE OF 76.35 FEET; THENCE NORTHWESTERLY ALONG SAID WEST LINE AND ALONG A 665.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 30.27 FEET, SAID CURVE HAVING A CHORD BEARING OF N64°25'46"W AND A CHORD LENGTH OF 30.27 FEET; THENCE S26°52'29"W ALONG SAID WEST LINE, A DISTANCE OF 207.84 FEET; THENCE S66°56'31"E ALONG SAID WEST LINE, A DISTANCE OF 90.58 FEET; THENCE S20°55'19"W ALONG SAID WEST LINE, A DISTANCE OF 141.44 FEET; THENCE S06°10'42"E ALONG SAID WEST LINE, A DISTANCE OF 39.97 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S83°48'19"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 762.84 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S83°54'44"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 125.39 FEET; THENCE N06°10'42"W, A DISTANCE OF 327.80 FEET; THENCE N83°49'18"E, A DISTANCE OF 581.00 FEET; THENCE N89°20'25"E, A DISTANCE OF 70.13 FEET; THENCE N04°08'48"E, A DISTANCE OF 135.00 FEET; THENCE SOUTHWESTERLY ALONG A 735.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 20.12 FEET, SAID CURVE HAVING A CHORD BEARING OF S85°04'08"E AND A CHORD LENGTH OF 20.12 FEET; THENCE N06°10'42"W, A DISTANCE OF 197.30 FEET; THENCE N01°20'45"W, A DISTANCE OF 154.83 FEET; THENCE N05°20'21"E, A DISTANCE OF 454.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 14.97 ACRES MORE OR LESS.

**GENERAL NOTES:**

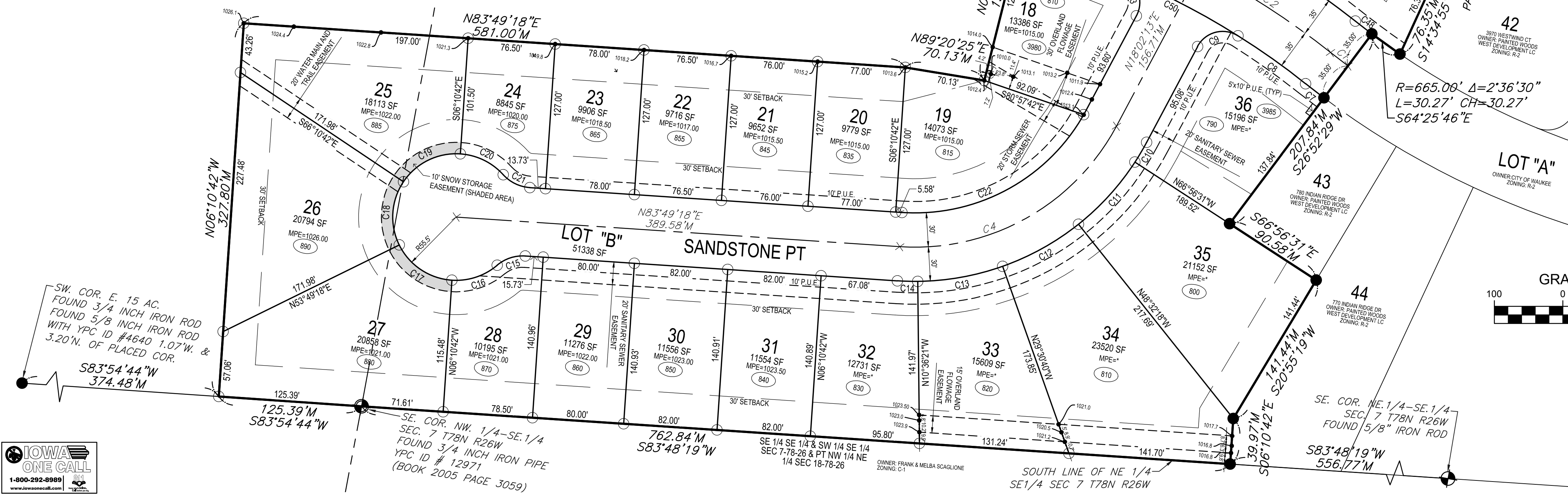
- LOTS "A" THROUGH "C" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF WAUKEE.
- ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
- BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
- THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000 FEET.
- ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
- SPOT GRADES NOTED ON THIS PLAN ARE FOR REFERENCE ONLY. SEE CONSTRUCTION DRAWINGS ON FILE AT CITY HALL FOR COMPLETE GRADING INFORMATION.
- THE MINIMUM PROTECTION ELEVATIONS (MPE) AND SINGLE SPOT GRADE CALL OUTS ARE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT AND CONSTRUCTION PLANS. THE CITY OF WAUKEE REQUIRES MPE'S AND SPOT GRADES TO BE PLACED ON THE FINAL PLAT. THE SURVEYOR DOES NOT CERTIFY TO THOSE ELEVATIONS SHOWN ON THE PLAT.

**MINIMUM PROTECTION ELEVATION NOTES:**

- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSE AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
- LOTS WITH MPE'S NOTED WITH AN ASTERISK (\*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
- MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
- LOTS LEFT LOW ON GRADING PLAN ARE INTENDED FOR BASEMENT DIRT TO BE USED AS FILL AROUND HOUSE TO ASSURE POSITIVE DRAINAGE AWAY FROM HOUSE.
- MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SEWER. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
- LOTS WITH MULTIPLE MPE'S ARE NOTED WITH THE DIRECTION THE MPE APPLIES IN BRACKETS. FOR EXAMPLE (N) APPLIES TO THE NORTH SIDE OF THE LOT AND (S) APPLIES TO THE SOUTH SIDE OF THE LOT.

**UTILITY NOTE:**

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



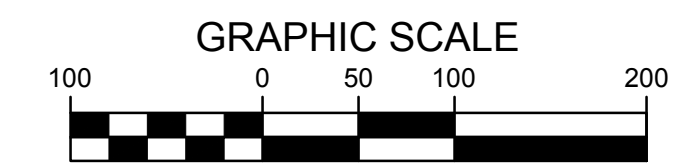
| CURVE TABLE |         |         |         |             |           |
|-------------|---------|---------|---------|-------------|-----------|
| CURVE       | LENGTH  | RADIUS  | CHORD   | BEARING     | DELTA     |
| C1          | 19.31'  | 700.00' | 19.31'  | S62°20'06"E | 1°34'50"  |
| C2          | 135.90' | 700.00' | 135.68' | S67°06'22"E | 11°07'24" |
| C3          | 161.09' | 700.00' | 160.73' | S79°15'38"E | 13°11'07" |
| C4          | 229.63' | 200.00' | 217.23' | N50°55'45"E | 65°47'05" |
| C5          | 137.40' | 300.00' | 136.20' | N04°10'36"E | 28°14'29" |
| C6          | 273.75' | 800.00' | 272.42' | N00°51'33"E | 19°36'21" |
| C7          | 20.28'  | 735.00' | 20.28'  | S62°20'06"E | 1°34'50"  |
| C8          | 72.68'  | 665.00' | 72.64'  | N64°40'32"W | 6°15'42"  |
| C9          | 41.08'  | 25.00'  | 36.61'  | S65°06'55"W | 94°09'25" |
| C10         | 20.16'  | 230.00' | 20.15'  | N20°32'51"E | 5°01'17"  |
| C11         | 73.88'  | 230.00' | 73.56'  | N32°15'36"E | 18°24'12" |
| C12         | 76.38'  | 230.00' | 76.03'  | N50°58'31"E | 19°01'38" |
| C13         | 75.89'  | 230.00' | 75.55'  | N69°56'30"W | 18°54'20" |
| C14         | 17.77'  | 230.00' | 17.77'  | N81°36'29"E | 4°25'38"  |
| C15         | 26.63'  | 34.50'  | 25.97'  | S61°42'42"W | 44°13'12" |
| C16         | 42.83'  | 55.50'  | 41.78'  | N61°42'42"E | 44°13'12" |
| C17         | 58.12'  | 55.50'  | 55.50'  | S66°10'42"E | 60°00'00" |
| C18         | 58.12'  | 55.50'  | 55.50'  | S06°10'42"E | 60°00'00" |
| C19         | 58.12'  | 55.50'  | 55.50'  | S53°49'18"W | 60°00'00" |
| C20         | 42.83'  | 55.50'  | 41.78'  | N74°04'06"W | 44°13'12" |
| C21         | 26.63'  | 34.50'  | 25.97'  | S74°04'06"E | 44°13'12" |
| C22         | 190.57' | 170.00' | 180.74' | N51°42'29"E | 64°13'38" |
| C23         | 41.78'  | 25.00'  | 37.07'  | N29°48'55"W | 95°42'14" |
| C24         | 95.01'  | 665.00' | 94.93'  | N81°45'37"W | 8°11'10"  |
| C25         | 95.74'  | 735.00' | 95.68'  | N80°33'10"W | 7°27'49"  |
| C26         | 37.67'  | 25.00'  | 34.20'  | N60°00'56"E | 86°19'35" |
| C27         | 116.02' | 270.00' | 115.13' | N04°32'33"E | 24°37'12" |
| C28         | 5.54'   | 270.00' | 5.54'   | N08°21'20"W | 1°10'35"  |
| C29         | 84.10'  | 830.00' | 84.06'  | S05°28'49"E | 5°48'20"  |
| C30         | 84.10'  | 830.00' | 84.06'  | S00°19'30"W | 5°48'20"  |
| C31         | 84.10'  | 830.00' | 84.06'  | S06°07'50"W | 5°48'20"  |
| C32         | 23.59'  | 830.00' | 23.59'  | S09°50'52"W | 1°37'43"  |
| C33         | 26.63'  | 34.50'  | 25.97'  | N11°26'53"W | 44°13'12" |
| C34         | 42.87'  | 55.50'  | 41.81'  | S11°25'43"E | 44°15'33" |
| C35         | 58.10'  | 55.50'  | 55.48'  | S40°41'27"W | 59°58'45" |
| C36         | 58.09'  | 55.50'  | 55.47'  | N79°20'07"W | 59°58'07" |
| C37         | 58.10'  | 55.50'  | 55.48'  | N19°21'47"W | 59°58'34" |
| C38         | 42.87'  | 55.50'  | 41.81'  | N32°45'13"E | 44°15'25" |
| C39         | 26.63'  | 34.50'  | 25.97'  | S32°46'19"W | 44°13'12" |
| C40         | 36.36'  | 770.00' | 36.36'  | S09°18'33"W | 2°42'20"  |
| C41         | 104.80' | 770.00' | 104.72' | S04°03'26"W | 7°47'55"  |
| C42         | 103.20' | 770.00' | 103.12' | S03°40'54"E | 7°40'45"  |
| C43         | 19.12'  | 770.00' | 19.12'  | S08°13'57"E | 1°25'21"  |
| C44         | 75.40'  | 330.00' | 75.23'  | N02°23'55"W | 13°05'28" |
| C45         | 74.03'  | 330.00' | 73.88'  | N10°34'24"E | 12°51'13" |
| C46         | 37.32'  | 25.00'  | 33.95'  | S25°45'37"E | 85°31'15" |
| C47         | 89.49'  | 735.00' | 89.44'  | N65°01'58"W | 6°58'34"  |
| C48         | 18.34'  | 665.00' | 18.34'  | S62°20'06"E | 1°34'50"  |
| C49         | 106.48' | 735.00' | 106.38' | N72°40'15"W | 8°18'01"  |
| C50         | 114.45' | 665.00' | 114.31' | N72°44'12"W | 9°51'39"  |

**LEGEND:**

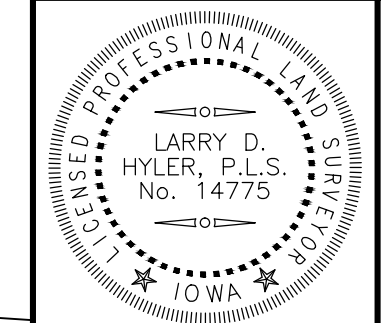
- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊕ SECTION CORNER - FOUND AS NOTED
- ⊗ CUT "X" IN PAVEMENT
- ADDRESS

**ABBREVIATIONS:**

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MIN PROTECTION ELEVATION
- SF SQUARE FOOTAGE



COPYRIGHT 2016 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: **PRELIMINARY**  
LARRY D. HYLER, L.S. 14775 DATE: **PRELIMINARY**  
L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2016  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 276-0467 Fax: (515) 276-0217

Civil Engineering & Land Surveying  
Established 1959

PAINTED WOODS WEST PLAT 2  
WAUKEE, IOWA

**FINAL PLAT**

REFERENCE NUMBER:  
020544  
040311

DRAWN BY:  
EAV

CHECKED BY:  
LH

REVISION DATE:  
04/13/16 - 1st Sub  
5/19/16 2nd Sub For P&Z

PROJECT NUMBER:  
130444-2

SHEET NUMBER:  
1 OF 1

PRELIMINARY - NOT FOR CONSTRUCTION

INDEX LEGEND

WITHIN SE 1/4 & WITHIN NE 1/4 SECTION 7-78-26 DALLAS COUNTY, IA

OWNER/PREPARED FOR: PAINTED WOODS DEVELOPMENT LC 2785 N ANKENY BLVD SUITE 22 ANKENY, IA 50023

PREPARED BY: LARRY HYLER, P.L.S. BISHOP ENGINEERING 3501 104TH STREET URBANDALE, IA 50322

PAINTED WOODS WEST PLAT 3 FINAL PLAT

PROPERTY DESCRIPTION:

A PORTION OF PARCEL A OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2463 AND A PORTION OF PARCEL CC OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M. AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014 AT PAGE 4032. ALL IN DALLAS COUNTY, IOWA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A, A DISTANCE OF 1299.82 FEET; THENCE S89°36'32"E, A DISTANCE OF 140.01 FEET; THENCE N00°24'38"E, A DISTANCE OF 39.33 FEET; THENCE S89°29'04"E, A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF SAID PARCEL CC, THENCE N83°42'54"E ALONG THE SOUTH LINE OF SAID PARCEL CC, A DISTANCE OF 298.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL CC, SAID CORNER BEING ON THE NORTH LINE OF SAID PARCEL A, THENCE N84°02'50"E ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 533.44 FEET TO THE NORTHWEST CORNER OF LOT 10, PAINTED WOODS WEST PLAT 2, AN OFFICIAL PLAT, DALLAS COUNTY, IOWA; THENCE S05°20'21"W ALONG THE WEST LINE OF LOTS 10 THROUGH 14 INCLUSIVE IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 454.90 FEET; THENCE S01°20'45"E ALONG THE WEST LINE OF LOTS 14 AND 15 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 154.83 FEET; THENCE S06°10'42"E ALONG THE WEST LINE OF LOTS 15, 16, AND 17 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 197.30 FEET TO THE NORTH LINE OF LOT A IN SAID PAINTED WOODS WEST PLAT 2; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT A AND ALONG A 735.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 20.12 FEET, SAID CURVE HAVING A CHORD BEARING OF N85°04'08"W AND A CHORD LENGTH OF 20.12 FEET; THENCE S04°08'48"W ALONG THE WEST LINE OF LOT A AND LOT 18 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 195.00 FEET; THENCE S89°20'25"W ALONG THE NORTH LINE OF LOT 19 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 70.13 FEET; THENCE S83°49'18"W ALONG THE NORTH LINE OF LOTS 20 THROUGH 25 INCLUSIVE IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 581.00 FEET; THENCE S06°10'42"E ALONG THE WEST LINE OF LOTS 25, 26, AND 27 IN SAID PAINTED WOODS WEST PLAT 2, A DISTANCE OF 327.80 FEET TO THE SOUTH LINE OF SAID PARCEL A, THENCE S83°54'44"W ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 374.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 25.247 ACRES.

GENERAL NOTES:

- 1. LOT "J" IS A STREET LOT TO BE DEDICATED TO THE CITY OF WAUKEE.
2. OUTLOT "Z" IS TO BE DEDICATED TO THE CITY OF WAUKEE TO SATISFY PARKLAND DEDICATIONS REQUIREMENTS.
3. ALL EASEMENTS SHALL BE PUBLIC UNLESS OTHERWISE NOTED AS PRIVATE.
4. BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM (NAD83 - IOWA SOUTH)
5. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1" IN 5,000 FEET.
6. ALL LOT CORNERS HAVE BEEN SET WITH A 3/4" IRON PIPE WITH A YELLOW PLASTIC CAP ID # 14775 OR AS NOTED.
7. LOTS ALONG THE NORTH SIDE OF INDIAN RIDGE DRIVE SHALL BE DEVELOPED WITH A 10' WIDE TRAIL. ALL OTHER LOTS SHALL BE DEVELOPED WITH A 5' WIDE SIDEWALK.
8. ANY LOT ON THE ELEVATION EXHIBIT THAT DOES NOT SHOW AN MPE, MOE OR MGS SHALL SUBMIT A DETAILED GRADING PLAN WITH THE BUILDING PERMIT FOR EACH HOME.

DEVELOPER:

KIMBERLEY DEVELOPMENT 2785 N ANKENY BLVD SUITE 22 ANKENY, IA 50023 PH: (515) 963-6335

ENGINEER:

BISHOP ENGINEERING ATTN: DAVID BENTZ 3501 104TH ST URBANDALE, IA 50322 PH: (515) 276-0467

ZONING:

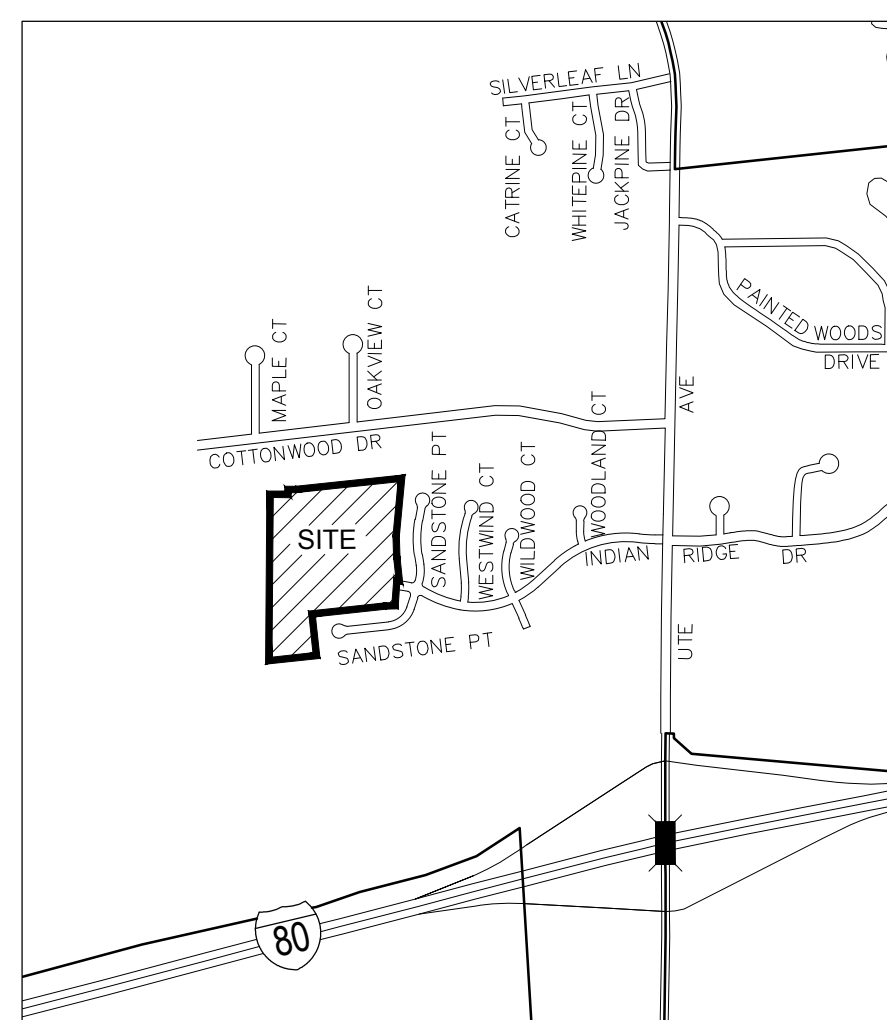
R-2 ONE FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS:

MINIMUM LOT SIZE: 8,000 SF MINIMUM LOT WIDTH: 65' FRONT YARD SETBACK: 30' REAR YARD SETBACK: 30' TOTAL SIDE YARD SETBACK: 15' (7' MIN PER SIDE) MAXIMUM HEIGHT - 40'

BENCHMARKS:

ARROW ON HYDRANT LOCATED AT NORTHWEST CORNER 3062 COTTONWOOD DRIVE ELEVATION = 993.18 (USGS DATUM)



VICINITY MAP SCALE: 1" = 1500'

LEGEND:

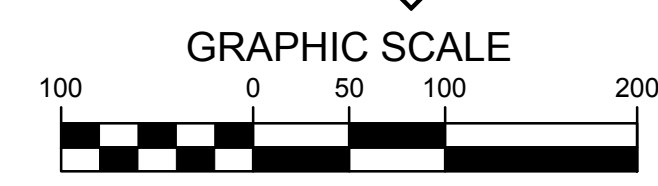
- PROPERTY CORNER - FOUND AS NOTED OTHERWISE YELLOW PLASTIC CAP ID#14775
PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
SECTION CORNER - FOUND AS NOTED
CUT "X" IN PAVEMENT
ADDRESS

ABBREVIATIONS:

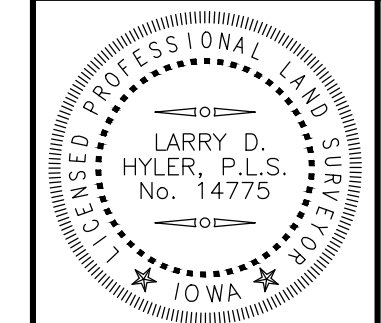
- AC ACRES
PUE PUBLIC UTILITY EASEMENT
TYP TYPICAL
N NORTH
S SOUTH
E EAST
W WEST
YPC YELLOW PLASTIC CAP
MPE MIN PROTECTION ELEVATION
SF SQUARE FOOTAGE
POB POINT OF BEGINNING
OFE OVERLAND FLOWAGE EASEMENT



POB SW CORNER PARCEL "A" BK 2005 PG 2463 FOUND 3/4" IRON PIPE W/YPC#12971



COPYRIGHT 2018 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY COPYRIGHT LAW.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. SIGNED: LARRY D. HYLER, L.S. 14775 DATE: PRELIMINARY LICENSE RENEWAL DATE: DEC. 31, 2018 PAGES OR SHEETS COVERED BY THIS SEAL: 1,2

PAINTED WOODS WEST PLAT 3 WAUKEE, IOWA FINAL PLAT

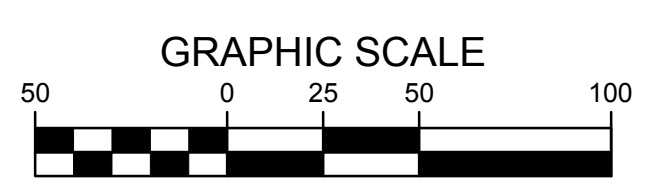
Table with project details: REFERENCE NUMBER: 020544 040311, DRAWN BY: EAV, CHECKED BY: LH, REVISION DATE: 1ST SUBMITTAL 5-21-18, 2ND SUBMITTAL 9-18-18, 3RD SUBMITTAL 11-13-18, PROJECT NUMBER: 130444-3, SHEET NUMBER: 1 OF 2

Bishop Engineering logo and contact information: 3501 104th Street, Des Moines, Iowa 50322-3825, Phone: (515) 276-0467, Fax: (515) 276-0217, Established 1959



PRELIMINARY - NOT FOR CONSTRUCTION

| CURVE TABLE |         |          |         |             |           |
|-------------|---------|----------|---------|-------------|-----------|
| CURVE       | LENGTH  | RADIUS   | CHORD   | BEARING     | DELTA     |
| C1          | 210.00' | 1000.00' | 209.61' | S00°17'30"W | 12°01'55" |
| C2          | 217.92' | 1000.00' | 217.49' | S00°03'52"W | 12°29'09" |
| C3          | 126.15' | 700.00'  | 125.98' | S88°59'03"W | 10°19'31" |
| C4          | 171.99' | 1500.00' | 171.89' | S02°53'37"E | 6°34'10"  |
| C5          | 199.43' | 1000.00' | 199.09' | S00°05'11"E | 11°25'34" |
| C6          | 206.04' | 1000.00' | 205.67' | S00°16'33"E | 11°48'18" |
| C7          | 86.52'  | 665.00'  | 86.46'  | N89°34'49"W | 7°27'15"  |
| C8          | 33.32'  | 665.00'  | 33.32'  | S85°15'26"W | 2°52'16"  |
| C9          | 39.27'  | 25.00'   | 35.36'  | N38°49'17"E | 90°00'00" |
| C10         | 32.14'  | 1530.00' | 32.14'  | S05°34'36"E | 1°12'13"  |
| C11         | 74.88'  | 1530.00' | 74.88'  | S03°34'22"E | 2°48'15"  |
| C12         | 68.40'  | 1530.00' | 68.40'  | S00°53'23"E | 2°33'42"  |
| C13         | 25.22'  | 15.00'   | 22.35'  | N47°46'41"W | 96°20'17" |
| C14         | 36.50'  | 25.00'   | 33.35'  | N42°13'19"E | 83°39'43" |
| C15         | 42.04'  | 25.00'   | 37.26'  | S47°46'40"E | 96°20'16" |
| C16         | 26.63'  | 34.50'   | 25.97'  | N61°56'34"E | 44°13'12" |
| C17         | 14.58'  | 55.50'   | 14.54'  | S47°21'32"W | 15°03'08" |
| C18         | 73.80'  | 55.50'   | 68.48'  | N87°01'11"W | 78°11'25" |
| C19         | 71.34'  | 55.50'   | 66.53'  | N12°06'07"W | 73°38'43" |
| C20         | 15.06'  | 55.50'   | 15.01'  | N32°29'36"E | 15°32'43" |
| C21         | 25.59'  | 34.50'   | 25.01'  | S19°00'50"W | 42°30'15" |
| C22         | 39.31'  | 1030.00' | 39.31'  | N01°08'41"W | 2°11'13"  |
| C23         | 77.75'  | 1030.00' | 77.74'  | N02°06'41"E | 4°19'31"  |
| C24         | 36.56'  | 1030.00' | 36.56'  | N05°17'27"E | 2°02'01"  |
| C25         | 44.39'  | 970.00'  | 44.39'  | S04°59'47"W | 2°37'20"  |
| C26         | 89.79'  | 970.00'  | 89.76'  | S01°02'00"W | 5°18'14"  |
| C27         | 77.20'  | 970.00'  | 77.18'  | S03°53'54"E | 4°33'36"  |
| C28         | 37.87'  | 25.00'   | 34.35'  | S49°34'35"E | 86°47'45" |
| C29         | 91.35'  | 735.00'  | 91.29'  | N89°24'49"W | 7°07'15"  |
| C30         | 20.12'  | 735.00'  | 20.12'  | N85°04'08"W | 1°34'07"  |
| C31         | 39.27'  | 25.00'   | 35.36'  | N38°49'18"E | 90°00'00" |
| C32         | 55.05'  | 1030.00' | 55.04'  | S04°38'50"E | 3°03'44"  |
| C33         | 72.89'  | 1030.00' | 72.88'  | S01°05'20"E | 4°03'17"  |
| C34         | 72.89'  | 1030.00' | 72.88'  | S02°57'57"W | 4°03'17"  |
| C35         | 23.62'  | 1030.00' | 23.62'  | S05°39'02"W | 1°18'51"  |
| C36         | 52.31'  | 970.00'  | 52.31'  | N04°45'45"E | 3°05'24"  |
| C37         | 105.48' | 970.00'  | 105.42' | N00°06'08"E | 6°13'49"  |
| C38         | 24.33'  | 15.00'   | 21.75'  | N49°28'48"W | 92°56'04" |
| C39         | 22.88'  | 15.00'   | 20.72'  | S40°21'27"W | 87°23'26" |
| C40         | 81.96'  | 1030.00' | 81.94'  | N01°03'29"W | 4°33'34"  |
| C41         | 75.03'  | 1030.00' | 75.02'  | N03°18'31"E | 4°10'26"  |
| C42         | 78.57'  | 970.00'  | 78.55'  | S03°18'23"W | 4°38'27"  |
| C43         | 83.66'  | 970.00'  | 83.63'  | S01°29'05"E | 4°56'30"  |
| C44         | 37.63'  | 970.00'  | 37.63'  | S05°04'01"E | 2°13'22"  |
| C45         | 39.27'  | 25.00'   | 35.36'  | S51°10'42"E | 90°00'00" |
| C46         | 39.27'  | 25.00'   | 35.36'  | N38°49'18"E | 90°00'00" |
| C47         | 34.83'  | 1030.00' | 34.83'  | S05°12'35"E | 1°56'15"  |
| C48         | 73.75'  | 1030.00' | 73.73'  | S02°11'23"E | 4°06'08"  |
| C49         | 73.75'  | 1030.00' | 73.73'  | S01°54'45"W | 4°06'08"  |
| C50         | 29.90'  | 1030.00' | 29.89'  | S04°47'43"W | 1°39'47"  |
| C51         | 46.57'  | 970.00'  | 46.56'  | N04°15'05"E | 2°45'03"  |
| C52         | 101.03' | 970.00'  | 100.98' | N00°06'28"W | 5°58'03"  |
| C53         | 24.31'  | 15.00'   | 21.74'  | N49°31'10"W | 92°51'20" |
| C54         | 21.90'  | 15.00'   | 20.01'  | S42°13'19"W | 83°39'43" |
| C55         | 49.74'  | 1470.00' | 49.73'  | S00°34'43"E | 1°56'19"  |
| C56         | 79.79'  | 1470.00' | 79.79'  | S03°06'10"E | 3°06'37"  |
| C57         | 39.01'  | 1470.00' | 39.01'  | S05°25'05"E | 1°31'14"  |
| C58         | 39.27'  | 25.00'   | 35.36'  | S51°10'42"E | 89°59'59" |
| C59         | 4.16'   | 1030.00' | 4.16'   | N05°30'40"E | 0°13'53"  |



- ABBREVIATIONS:**
- AC ACRES
  - PUE PUBLIC UTILITY EASEMENT
  - TYP TYPICAL
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - YPC YELLOW PLASTIC CAP
  - MPE MIN PROTECTION ELEVATION
  - SF SQUARE FOOTAGE
  - POB POINT OF BEGINNING
  - EASE EASEMENT
  - OFE OVERLAND FLOWAGE EASEMENT

- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED OTHERWISE YELLOW PLASTIC CAP ID#14775
  - SECTION CORNER - FOUND AS NOTED
  - ✕ CUT "X" IN PAVEMENT
  - ADDRESS
  - SPOT GRADE ELEVATION



**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515) 276-0467 Fax: (515) 276-0217  
 Civil Engineering & Land Surveying  
 Established 1959

**PAINTED WOODS WEST PLAT 3**  
**WAUKEE, IOWA**  
**FINAL PLAT**

|  |
|--|
| REFERENCE NUMBER:<br>020544<br>040311  |
| DRAWN BY:<br>EAV   |
| CHECKED BY:<br>LH  |
| REVISION DATE:<br>1ST SUBMITTAL 5-21-18<br>2ND SUBMITTAL 9-18-18<br>3RD SUBMITTAL 11-13-18 |
| PROJECT NUMBER:<br>130444-3  |
| SHEET NUMBER:<br>2 OF 2  |

# PAINTED WOODS WEST PLAT 4 FINAL PLAT

## INDEX LEGEND

PARCEL CC OF PARCEL B  
SEC 7 T8N R26W (BK 2014 PG 4032)

OWNER/PREPARER FOR:  
PAINTED WOODS DEVELOPMENT LLC  
ATTN: BILL KIMBERLY  
2785 N ANKENY BLVD SUITE 22  
ANKENY, IA 50023

PREPARED BY:  
LARRY HYLER PLS  
BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50222

## LINE TABLE

| LINE | LENGTH | DIRECTION     |
|------|--------|---------------|
| L1   | 72.52  | N15° 18' 45"E |
| L2   | 76.15  | S67° 35' 58"W |
| L3   | 69.75  | S30° 34' 28"W |
| L4   | 86.88  | N75° 04' 52"E |
| L5   | 65.41  | S75° 04' 52"W |
| L6   | 79.90  | N15° 38' 35"W |
| L7   | 76.37  | N06° 29' 15"E |
| L8   | 91.66  | N32° 41' 32"E |
| L9   | 167.24 | N83° 59' 39"E |
| L10  | 50.92  | N06° 00' 21"W |
| L11  | 22.47  | S25° 46' 36"E |
| L12  | 104.26 | N31° 29' 41"W |
| L13  | 204.23 | N09° 39' 13"W |
| L14  | 30.00  | N06° 00' 21"W |
| L15  | 19.56  | N88° 55' 30"W |

| CURVE TABLE |        |         |        |             |           |
|-------------|--------|---------|--------|-------------|-----------|
| CURVE       | LENGTH | RADIUS  | CHORD  | BEARING     | DELTA     |
| C1          | 10.15  | 1130.00 | 10.15  | S00°38'54"W | 0°30'52"  |
| C2          | 76.00  | 1130.00 | 75.98  | S02°49'56"W | 3°51'12"  |
| C3          | 76.00  | 1130.00 | 75.98  | S06°41'08"W | 3°51'12"  |
| C4          | 76.00  | 1130.00 | 75.98  | S10°32'20"W | 3°51'12"  |
| C5          | 83.21  | 1130.00 | 83.19  | S14°34'30"W | 4°13'08"  |
| C6          | 22.95  | 15.00   | 20.77  | N27°08'22"W | 87°38'51" |
| C7          | 147.34 | 470.00  | 146.74 | N79°56'39"W | 17°57'43" |
| C8          | 166.15 | 530.00  | 165.47 | N79°56'39"W | 17°57'43" |
| C9          | 23.07  | 15.00   | 20.86  | N64°58'31"E | 88°07'22" |
| C10         | 88.29  | 670.00  | 88.23  | N17°08'18"E | 7°33'01"  |
| C11         | 107.79 | 670.00  | 107.68 | N08°45'15"E | 9°13'05"  |
| C12         | 116.02 | 670.00  | 115.88 | N00°48'57"W | 9°55'18"  |
| C13         | 110.01 | 670.00  | 109.89 | N10°28'49"W | 9°24'28"  |
| C14         | 105.58 | 670.00  | 105.47 | N19°41'55"W | 9°01'43"  |
| C15         | 3.35   | 670.00  | 3.35   | N24°21'22"W | 0°17'11"  |
| C16         | 28.29  | 34.50   | 27.50  | N47°59'25"W | 46°58'56" |
| C17         | 16.68  | 34.50   | 16.52  | S02°59'15"W | 27°42'17" |
| C18         | 8.50   | 34.50   | 8.48   | S17°55'13"E | 14°06'38" |
| C19         | 77.57  | 730.00  | 77.54  | N21°55'53"W | 6°05'19"  |
| C20         | 86.42  | 730.00  | 86.36  | N15°29'45"W | 6°46'57"  |
| C21         | 86.50  | 730.00  | 86.45  | N01°55'16"W | 6°47'20"  |
| C22         | 86.50  | 730.00  | 86.45  | N04°52'05"E | 6°47'20"  |
| C23         | 87.22  | 730.00  | 87.17  | N11°41'08"E | 6°50'46"  |
| C24         | 73.96  | 730.00  | 73.93  | N18°00'40"E | 5°48'18"  |
| C25         | 59.36  | 1070.00 | 59.35  | S19°19'27"W | 3°10'43"  |
| C26         | 91.41  | 1070.00 | 91.38  | S15°17'15"W | 4°53'42"  |
| C27         | 83.89  | 1070.00 | 83.87  | S10°35'38"W | 4°29'32"  |
| C28         | 83.89  | 1070.00 | 83.87  | S06°06'06"W | 4°29'32"  |
| C29         | 64.70  | 1070.00 | 64.69  | S02°07'24"W | 3°27'52"  |
| C30         | 394.00 | 1100.00 | 391.90 | S10°39'08"W | 20°31'21" |
| C31         | 156.75 | 500.00  | 156.11 | N79°56'39"W | 17°57'43" |
| C32         | 620.72 | 700.00  | 600.58 | N04°29'23"W | 50°48'24" |
| C33         | 355.98 | 1100.00 | 354.43 | S09°39'43"W | 18°32'30" |
| C34         | 38.03  | 1100.00 | 38.03  | S19°55'23"W | 1°58'51"  |
| C35         | 229.98 | 560.00  | 228.37 | N17°32'31"W | 23°31'50" |
| C36         | 142.16 | 160.48  | 137.56 | N40°25'07"W | 50°45'21" |

## PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF PARCEL A IN EAST 15 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2463 AND ALL OF PARCEL CC OF PARCEL B AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014 AT PAGE 4032. ALL IN DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL CC; THENCE S01°02'22"W ALONG THE EAST LINE OF SAID PARCEL CC, A DISTANCE OF 185.81 FEET; THENCE S00°21'45"W ALONG THE EAST LINE OF SAID PARCEL CC, A DISTANCE OF 1128.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL CC; THENCE S83°42'54"W ALONG THE SOUTH LINE OF SAID PARCEL CC, A DISTANCE OF 288.09 FEET; THENCE N89°36'32"W, A DISTANCE OF 60.00 FEET; THENCE S00°22'28"W, A DISTANCE OF 39.20 FEET; THENCE N89°36'32"W, A DISTANCE OF 140.01 FEET; THENCE N00°24'38"E, A DISTANCE OF 15.79 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL CC; THENCE N00°22'40"E ALONG THE WEST LINE OF SAID PARCEL CC, A DISTANCE OF 1332.17 FEET TO THE NORTHWEST CORNER OF SAID PARCEL CC; THENCE N83°59'43"E ALONG THE NORTH LINE OF SAID PARCEL CC, A DISTANCE OF 501.04 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 15.05 ACRES (655,502 SQUARE FEET)

## NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.

ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

LOT K IS A STREET LOT AND WILL BE DEEDED TO THE CITY OF WAUKEE.

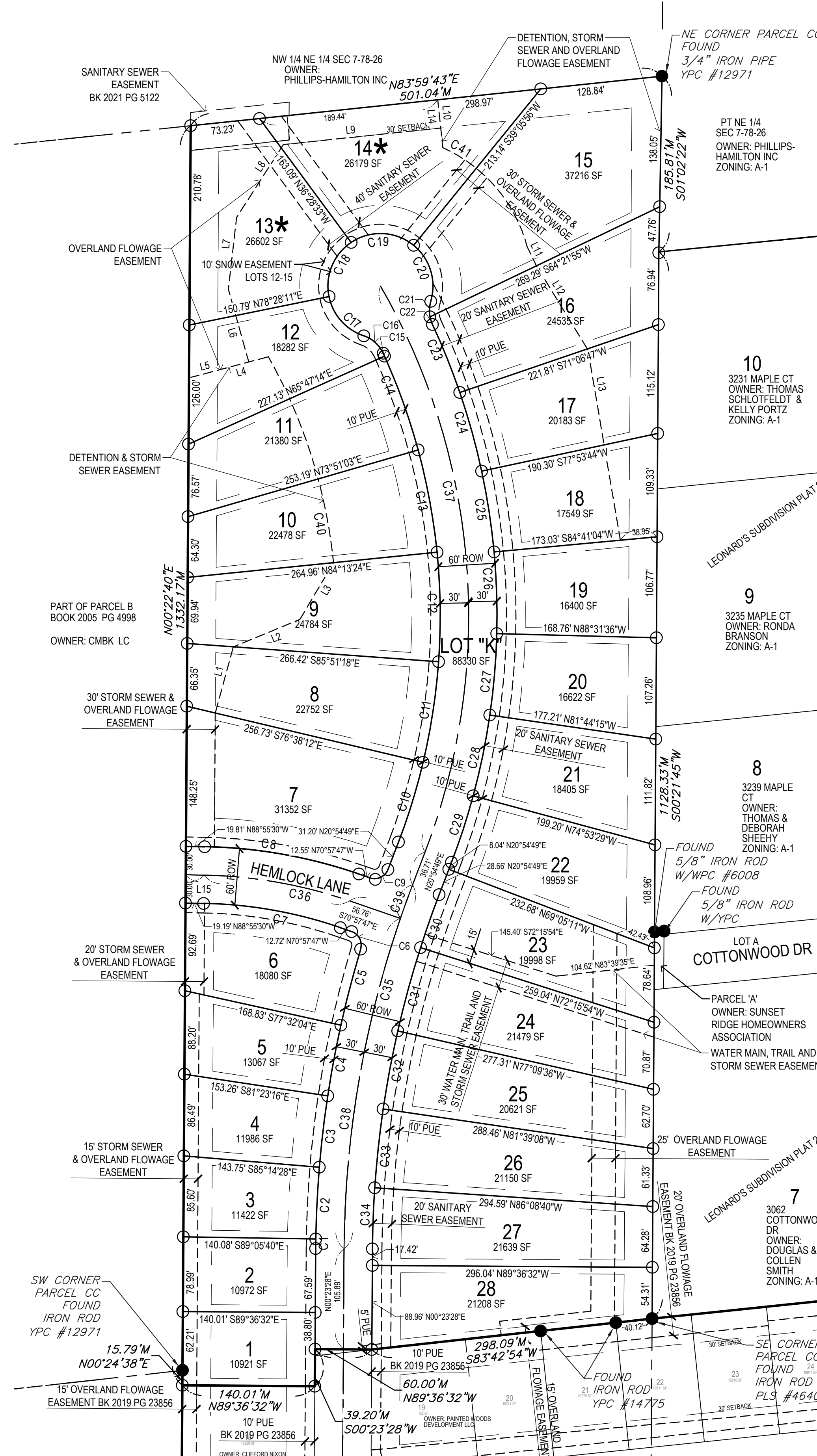
THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER AND DETENTION EASEMENT AREAS, WITH HOMEOWNERS RESPONSIBLE FOR MAINTAINING THE MOWING AND WEED CONTROL.

## ZONING:

R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT  
BULK REGULATIONS:  
MINIMUM LOT SIZE: 8,000 SF  
MINIMUM LOT WIDTH: 65'  
FRONT YARD SETBACK: 30'  
REAR YARD SETBACK: 30'  
TOTAL SIDE YARD SETBACK: 15' (7' MIN PER SIDE)

## NOTE:

LOT 13 AND 14 SHALL PROVIDE DETENTION IN THE FORM OF A RAIN GARDEN AT THE TIME OF LOT DEVELOPMENT. VOLUME REQUIRED WILL DEPEND ON THE FOOTPRINT OF HOME AND SHALL BE DESIGNED BEFORE BUILDING PERMIT.



| LOT # | ADDRESS               | OPTIONAL #       |
|-------|-----------------------|------------------|
| 1     | 3820 FIELDSTONE DRIVE |                  |
| 2     | 3810 FIELDSTONE DRIVE |                  |
| 3     | 3800 FIELDSTONE DRIVE |                  |
| 4     | 3790 FIELDSTONE DRIVE |                  |
| 5     | 3780 FIELDSTONE DRIVE |                  |
| 6     | 3770 FIELDSTONE DRIVE | 940 HEMLOCK LANE |
| 7     | 3750 FIELDSTONE DRIVE | 945 HEMLOCK LANE |
| 8     | 3740 FIELDSTONE DRIVE |                  |
| 9     | 3720 FIELDSTONE DRIVE |                  |
| 10    | 3710 FIELDSTONE DRIVE |                  |
| 11    | 3700 FIELDSTONE DRIVE |                  |
| 12    | 3690 FIELDSTONE DRIVE |                  |
| 13    | 3680 FIELDSTONE DRIVE |                  |
| 14    | 3675 FIELDSTONE DRIVE |                  |
| 15    | 3665 FIELDSTONE DRIVE |                  |
| 16    | 3695 FIELDSTONE DRIVE |                  |
| 17    | 3705 FIELDSTONE DRIVE |                  |
| 18    | 3715 FIELDSTONE DRIVE |                  |
| 19    | 3725 FIELDSTONE DRIVE |                  |
| 20    | 3735 FIELDSTONE DRIVE |                  |
| 21    | 3745 FIELDSTONE DRIVE |                  |
| 22    | 3755 FIELDSTONE DRIVE |                  |
| 23    | 3765 FIELDSTONE DRIVE |                  |
| 24    | 3775 FIELDSTONE DRIVE |                  |
| 25    | 3785 FIELDSTONE DRIVE |                  |
| 26    | 3795 FIELDSTONE DRIVE |                  |
| 27    | 3805 FIELDSTONE DRIVE |                  |
| 28    | 3815 FIELDSTONE DRIVE |                  |

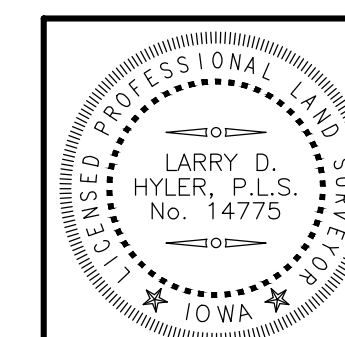
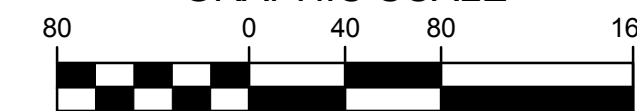
## LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- ⊗ SECTION CORNER - FOUND AS NOTED
- ✕ CUT 'X' IN PAVEMENT

## ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

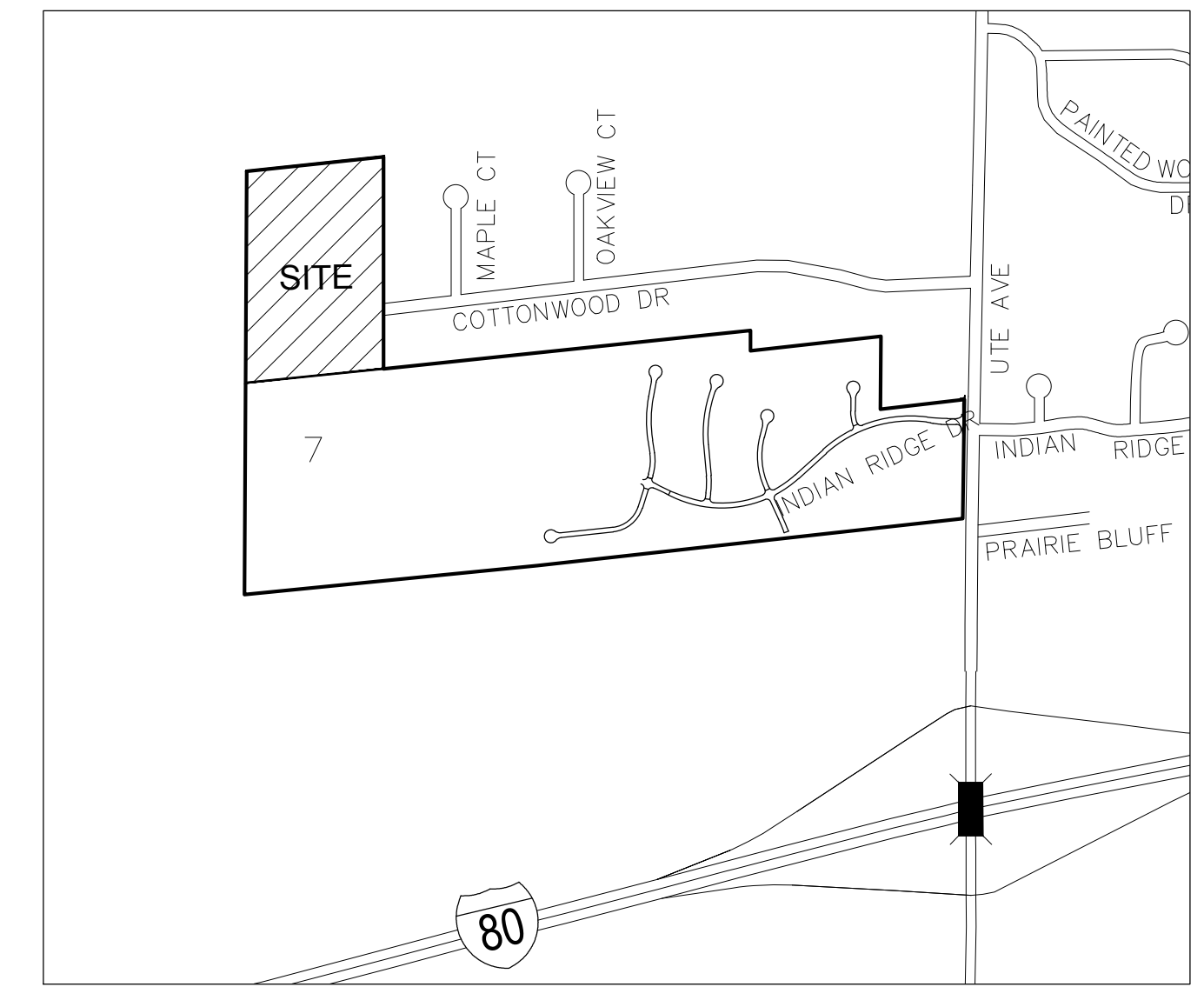
## GRAPHIC SCALE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: PRELIMINARY

LICENSE RENEWAL DATE: DEC. 31, 2022 PAGES OR SHEETS COVERED BY THIS SEAL: PAGE 1



VICINITY MAP

PAINTED WOODS WEST PLAT 4  
WAUKEE, IOWA

REFERENCE NUMBER:

DRAWN BY:

CHEKED BY:

REVISION DATE:

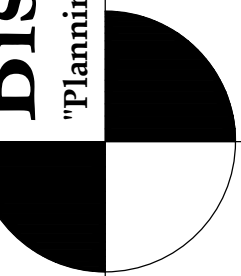
PROJECT NUMBER:

130444-4

SHEET NUMBER:

1 OF 2

**Bishop Engineering**  
"Planning Your Successful Development"



3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217  
Civil Engineering & Land Surveying  
Established 1959

FINAL PLAT

# PAINTED WOODS WEST PLAT 4 ELEVATION PLAN

## TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOPSOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL IN COMPLIANCE WITH SUDAS SECTION 2010 ON ALL GREEN (NON-PAVED) AREAS.
3. TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
4. TOPSOIL IS DEFINED AS: FERTILE, FRAGILE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS, REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER, ACIDITY RANGE (PH) OF 5.5 TO 7.5, CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

## MINIMUM PROTECTION ELEVATION NOTES [APPLIES TO ALL LOTS]:

1. MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. ENGINEER CERTIFICATION DOES NOT COVER AS BUILT HOMES. ALL LOTS, WITH OR WITHOUT MPE'S, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN. THESE NOTES APPLY TO ALL LOTS, WITH OR WITHOUT MPE'S.
2. THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
3. HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM THE HOUSE AND CONVEYED TO THE DRAINAGE SWALES OR STREETS WITHOUT ADVERSELY EFFECTING NEIGHBORING PROPERTIES.
4. LOTS WITH ASTERISK (\*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
5. MPE'S LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF LOW POINTS. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
6. MPE'S PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPE'S ACCORDINGLY AND GRADE LOT TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND PUBLIC WAYS.
7. MPE'S LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
8. FOR LOTS WITH DIRECTIONS IN BRACKETS, THE MPE APPLIES IN THE LOCATION SHOWN IN BRACKETS. FOR EXAMPLE [NE] APPLIES TO THE NORTHEAST SIDE OF THE LOT.
9. HOME BUILDERS SHALL COMPLY WITH CITY ORDINANCES AND POLICIES FOR MINIMUM PROTECTION ADJACENT TO DRAINAGE WAYS.
10. ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS. THEREFORE SWALES SHALL BE FORMED DURING HOME CONSTRUCTION TO CONVEY SAID STORM WATER.
11. A DETAILED GRADING PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR EACH HOME THAT DOES NOT HAVE AN MPE, MOE, OR MGS LISTED.

## GRADING LEGEND:

- EXISTING CONTOUR -150-
- PROPOSED CONTOUR 150
- FINISHED GROUND ELEVATION 150.50
- TOP OF CURB ELEVATION 150.50TC
- GUTTER ELEVATION 150.50G
- OVERFLOW DRAINAGE PATH

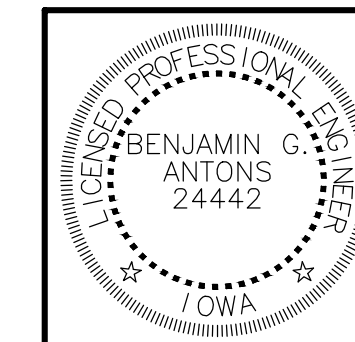
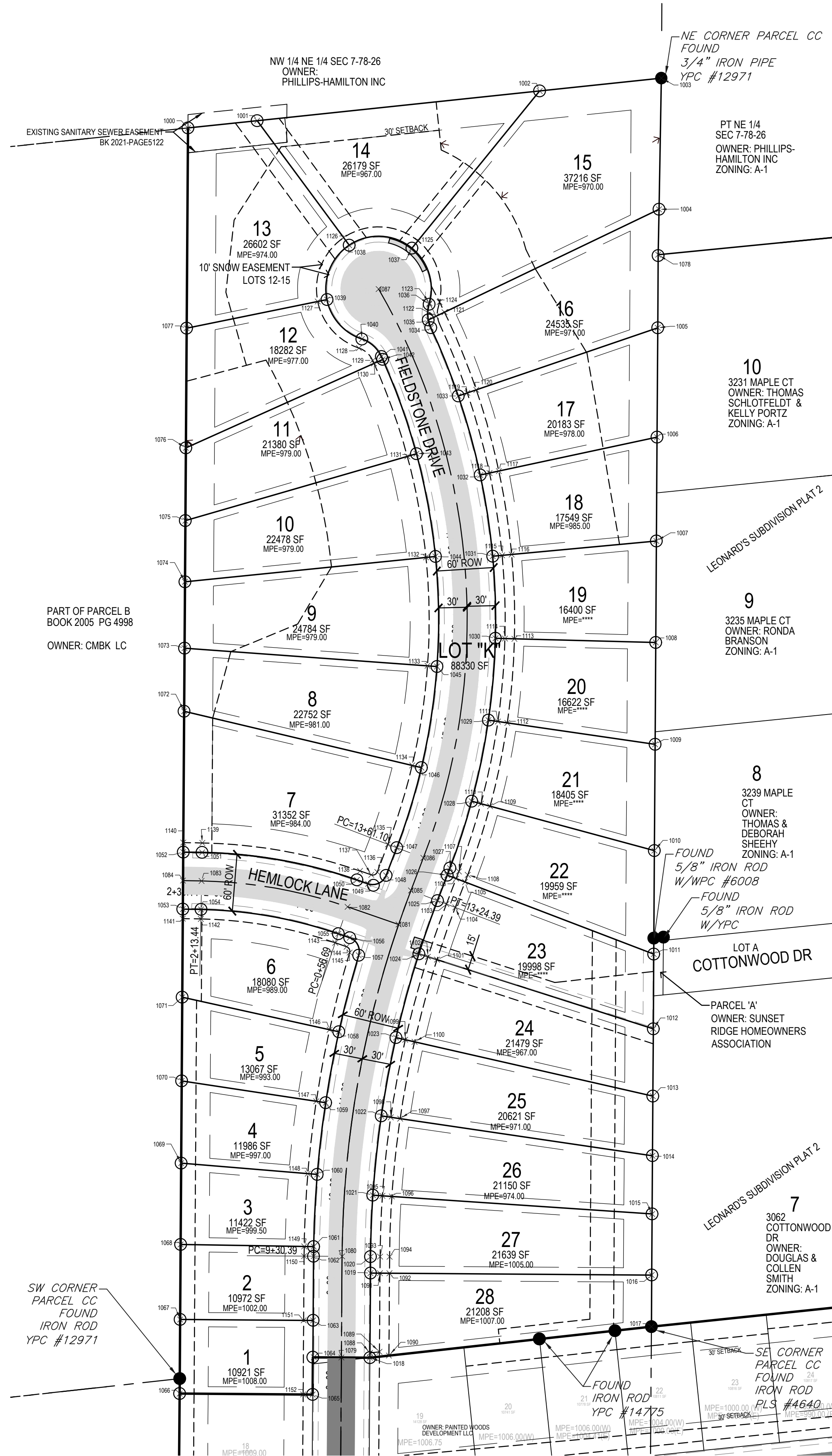
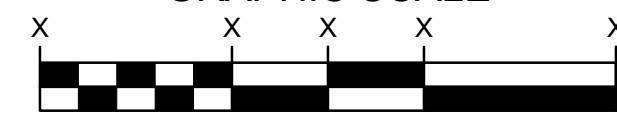
## LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- SECTION CORNER - FOUND AS NOTED
- CUT "X" IN PAVEMENT
- ADDRESS

## ABBREVIATIONS:

- AC ACRES
- PUE PUBLIC UTILITY EASEMENT
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST
- YPC YELLOW PLASTIC CAP
- MPE MINIMUM PROTECTION ELEVATION
- SF SQUARE FOOTAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

## GRAPHIC SCALE



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.

SIGNED: BENJAMIN G. ANTONS, P.E. 24442 DATE: \_\_\_\_\_  
 LICENSE RENEWAL DATE: DEC. 31, 2021 PAGES OR SHEETS COVERED BY THIS SEAL: PAGE 2

PAINTED WOODS WEST PLAT 4  
WAUKEE, IOWA

REFERENCE NUMBER:

DRAWN BY:  
CEJ

CHECKED BY:  
LDH

REVISION DATE:

PROJECT NUMBER:  
130444-4

SHEET NUMBER:  
2 OF 2

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217  
Civil Engineering & Land Surveying Established 1959

ELEVATION PLAN



### LOT TYPE LEGEND

- FLAT OR SLOPED BACK TO FRONT
- DAYLIGHT
- WALKOUT

| Lot Number | Buildable Area (SF) |
|------------|---------------------|
| 1          | 5036                |
| 2          | 5068                |
| 3          | 5344                |
| 4          | 5783                |
| 5          | 6629                |
| 6          | 7505                |
| 7          | 16570               |
| 8          | 13862               |
| 9          | 7111                |
| 10         | 6586                |
| 11         | 6458                |
| 12         | 5460                |
| 13         | 9127                |
| 14         | 9185                |
| 15         | 6387                |
| 16         | 7850                |
| 17         | 7563                |
| 18         | 7467                |
| 19         | 8957                |
| 20         | 9150                |
| 21         | 10555               |
| 22         | 11947               |
| 23         | 8449                |
| 24         | 11496               |
| 25         | 12392               |
| 26         | 12840               |
| 27         | 13211               |
| 28         | 12034               |

#### DISCLAIMER:

THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. ALL AFFIDAVITS AND RECORDED PLATS SHALL GOVERN.  
 CONTOURS SHOWN ARE PROPOSED DESIGN GRADES ONLY AND MAY NOT REFLECT FINAL AS-BUILT GRADES.  
 POTENTIAL BUYERS ARE STRONGLY ENCOURAGED TO VISIT THE LOTS THEY ARE INTERESTED IN TO VERIFY SLOPES AND CONDITIONS PRIOR TO FINALIZING THEIR PURCHASE AGREEMENT.



## PAINTED WOODS WEST PLAT 4 WAUKEE, IOWA

### SALES EXHIBIT

REFERENCE NUMBER:  
130444  
130444-2  
130444-3

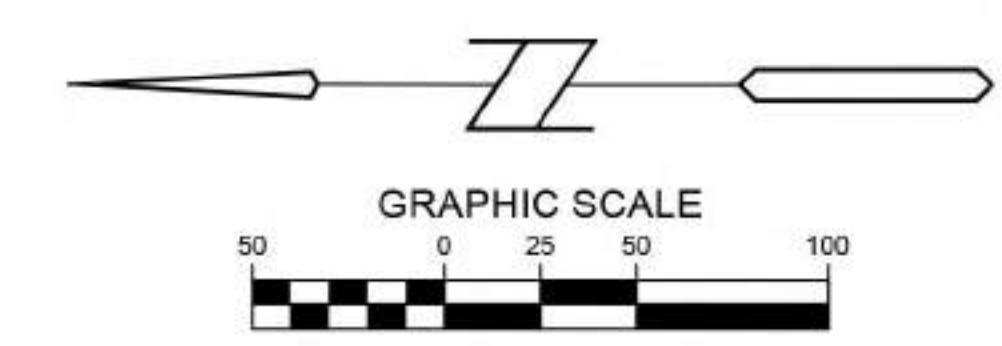
DRAWN BY:  
BA

CHECKED BY:  
DB

REVISION DATE:

PROJECT NUMBER:  
130444-4

SHEET NUMBER:  
1 OF 1



**Bishop Engineering**  
 "Planning Your Successful Development"  
 3501 104th Street  
 Des Moines, Iowa 50322-3825  
 Phone: (515)276-4467 Fax: (515)276-0217  
 Civil Engineering & Land Surveying Established 1959