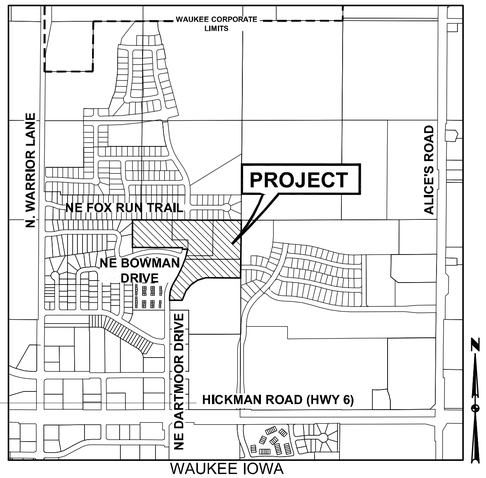
PRELIMINARY PLAT FOR:

BROOKSIDE

WAUKEE, IOWA

VICINITY MAP

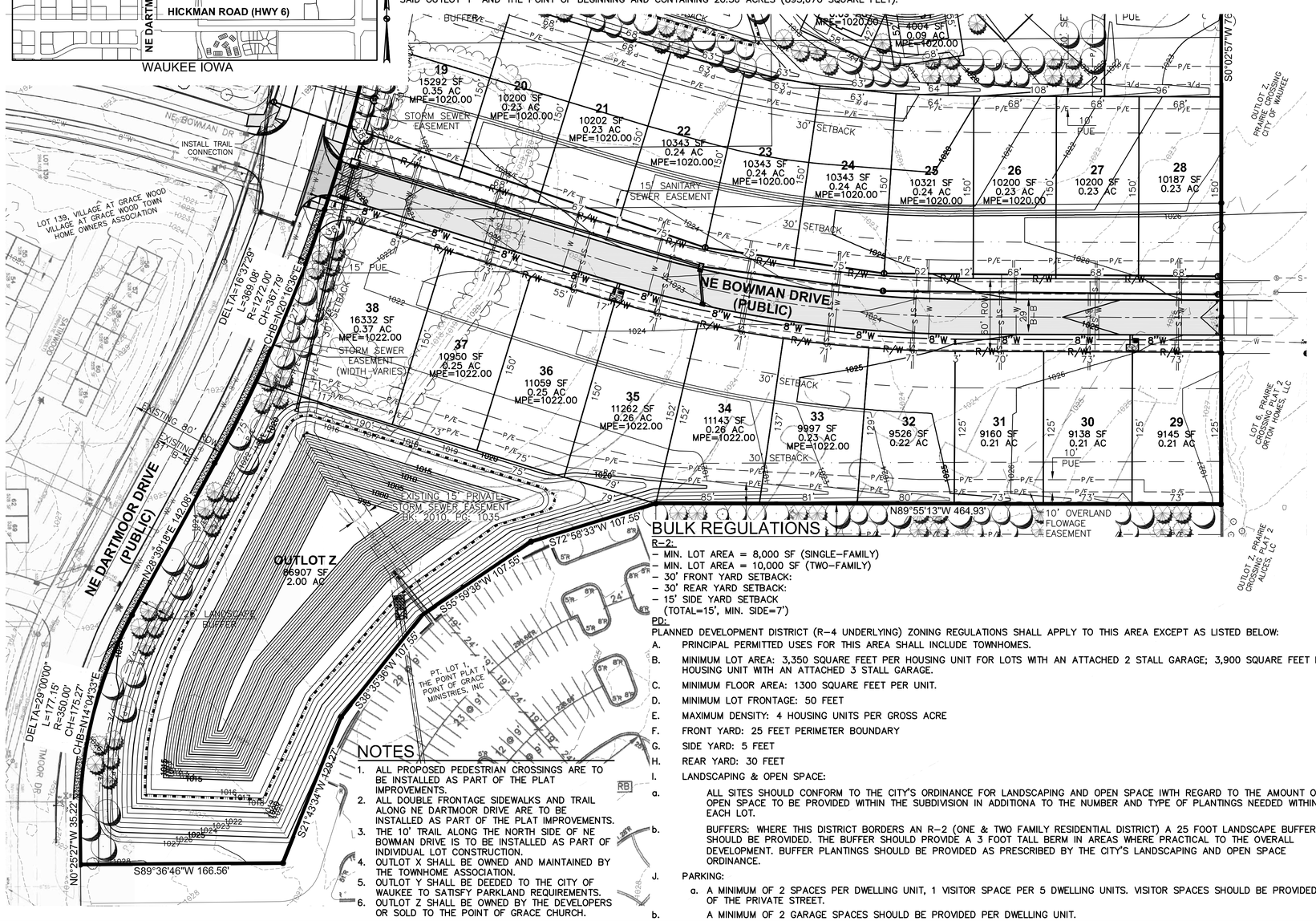


WAUKEE IOWA

PRELIMINARY PLAT DESCRIPTION

A PART OF OUTLOT PARCEL 'A' OF LOT 1, THE POINT PLAT 1, AN OFFICIAL PLAT, AND A PART OF OUTLOT 'D', OUTLOT 'E' AND OUTLOT 'F', OUTLOTS OF THE SOUTHWEST QUARTER SECTION 27, T-79-N, R-26-W, AN OFFICIAL PLAT, AND PART OF THE ACQUISITION PLAT FOR DARTMOOR DRIVE RECORDED IN DEED BOOK 2012, PAGE 19158, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'F', THENCE SOUTH 0°02'57" WEST ALONG THE EAST LINE OF SAID OUTLOT 'F', 769.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°55'13" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A', 464.93 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 72°58'33" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 55°59'38" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 38°35'36" WEST, 107.55 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 21°43'34" WEST, 129.27 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°36'46" WEST, 166.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 0°25'27" WEST ALONG THE WESTER LINE OF SAID PARCEL 'A', 35.22 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 177.15 FEET, AND WHOSE CHORD BEARS NORTH 14°04'33" EAST, 175.27 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 28°39'18" EAST, 142.08 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1272.00 FEET, WHOSE ARC LENGTH IS 369.08 FEET AND WHOSE CHORD BEARS NORTH 20°16'36" EAST, 367.79 FEET TO THE SOUTHEAST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 89°34'24" WEST ALONG THE SOUTHERLY LINE OF SAID ACQUISITION PALT, 71.77 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 0°25'36" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'D', 21.73 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°35'21" WEST, 659.39 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 0°23'47" WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'D', 362.97 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'D'; THENCE NORTH 89°34'24" EAST ALONG THE NORHERLY LINE OF SAID OUTLOT 'D', 1061.22 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F'; THENCE NORTH 89°31'27" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'F', 373.76 FEET TO THE NORHTEAST CORNER OF SAID OUTLOT 'F' AND THE POINT OF BEGINNING AND CONTAINING 20.56 ACRES (895,670 SQUARE FEET).



BULK REGULATIONS

R-2:
- MIN. LOT AREA = 8,000 SF (SINGLE-FAMILY)
- MIN. LOT AREA = 10,000 SF (TWO-FAMILY)
- 30' FRONT YARD SETBACK:
- 30' REAR YARD SETBACK:
- 15' SIDE YARD SETBACK
- (TOTAL=15', MIN. SIDE=7')

PD:

PLANNED DEVELOPMENT DISTRICT (R-4 UNDERLYING) ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE TOWNHOMES.

B. MINIMUM LOT AREA: 3,350 SQUARE FEET PER HOUSING UNIT FOR LOTS WITH AN ATTACHED 2 STALL GARAGE; 3,900 SQUARE FEET PER HOUSING UNIT WITH AN ATTACHED 3 STALL GARAGE.

C. MINIMUM FLOOR AREA: 1300 SQUARE FEET PER UNIT.

D. MINIMUM LOT FRONTAGE: 50 FEET

E. MAXIMUM DENSITY: 4 HOUSING UNITS PER GROSS ACRE

F. FRONT YARD: 25 FEET PERIMETER BOUNDARY

G. SIDE YARD: 5 FEET

H. REAR YARD: 30 FEET

I. LANDSCAPING & OPEN SPACE:

a. ALL SITES SHOULD CONFORM TO THE CITY'S ORDINANCE FOR LANDSCAPING AND OPEN SPACE IWTH REGARD TO THE AMOUNT OF OPEN SPACE TO BE PROVIDED WITHIN THE SUBDIVISION IN ADDITIONA TO THE NUMBER AND TYPE OF PLANTINGS NEEDED WITHIN EACH LOT.

b. BUFFERS: WHERE THIS DISTRICT BORDERS AN R-2 (ONE & TWO FAMILY RESIDENTIAL DISTRICT) A 25 FOOT LANDSCAPE BUFFER SHOULD BE PROVIDED. THE BUFFER SHOULD PROVIDE A 3 FOOT TALL BERM IN AREAS WHERE PRACTICAL TO THE OVERALL DEVELOPMENT. BUFFER PLANTINGS SHOULD BE PROVIDED AS PRESCRIBED BY THE CITY'S LANDSCAPING AND OPEN SPACE ORDINANCE.

J. PARKING:

a. A MINIMUM OF 2 SPACES PER DWELLING UNIT, 1 VISITOR SPACE PER 5 DWELLING UNITS. VISITOR SPACES SHOULD BE PROVIDED OFF OF THE PRIVATE STREET.

b. A MINIMUM OF 2 GARAGE SPACES SHOULD BE PROVIDED PER DWELLING UNIT.

NOTES

1. ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
2. ALL DOUBLE FRONTAGE SIDEWALKS AND TRAIL ALONG NE DARTMOOR DRIVE ARE TO BE INSTALLED AS PART OF THE PLAT IMPROVEMENTS.
3. THE 10' TRAIL ALONG THE NORTH SIDE OF NE BOWMAN DRIVE IS TO BE INSTALLED AS PART OF INDIVIDUAL LOT CONSTRUCTION.
4. OUTLOT X SHALL BE OWNED AND MAINTAINED BY THE TOWNHOME ASSOCIATION.
5. OUTLOT Y SHALL BE DEEDED TO THE CITY OF WAUKEE TO SATISFY PARKLAND REQUIREMENTS.
6. OUTLOT Z SHALL BE OWNED BY THE DEVELOPERS OR SOLD TO THE POINT OF GRACE CHURCH.

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE — 8"S
- STORM SEWER — 15"ST
- WATERMAIN WITH SIZE — 8"W

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 — TV —
- GAS MAIN — G —
- FIBER OPTIC — FO —
- UNDERGROUND TELEPHONE — T —
- OVERHEAD ELECTRIC — OE —
- UNDERGROUND ELECTRIC — E —
- FIELD TILE — TILE —
- SANITARY SEWER W/ SIZE — 8"S —
- STORM SEWER W/ SIZE — 15"ST —
- WATER MAIN W/ SIZE — 8"W —

SURVEY

	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL		
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	

CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE — P/E —
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

OWNER/DEVELOPER

CALIBER IOWA, LLC
720 SOUTH 68TH STREET, #120
WEST DES MOINES, IA 50226

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: ERIN OLLENDIKE

ZONING

EXISTING: C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
PD PLANNED DEVELOPMENT DISTRICT (R-4 UNDERLYING)

BENCHMARKS

1. STORM SEWER MANHOLE RIM LOCATED AT THE N.E. CORNER OF WARRIOR LANE AND FOX RUN TRAIL INTERSECTION. MANHOLE IS LOCATED 4' FROM THE EAST BACK OF CURB LINE OF WARRIOR LANE AND 46' NORTH OF FOX RUN TRAIL CENTERLINE. ELEVATION = 1014.23
2. SANITARY SEWER MANHOLE RIM LOCATED ON THE WEST SIDE OF NE DARTMOOR DRIVE, 121' +/- NORTH OF THE CENTERLINE OF NE BOWMAN DRIVE. MANHOLE IS LOCATED 9' FROM THE WEST BACK OF CURB LINE OF NE DARTMOOR DRIVE. ELEVATION = 1020.12

UTILITY NOTE

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITIES TO LOCATE THEIR UTILITIES IN THE FIELD.

N

SCALE
0' 25' 50' 100'

LICENSED PROFESSIONAL ENGINEER ERIN K. OLLENDIKE 16926 IOWA

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

ERIN K. OLLENDIKE, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-2

REVISIONS	DATE
THIRD SUBMITTAL	7/14/14
SECOND SUBMITTAL	7/2/14
FIRST SUBMITTAL	6/16/14

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ENGINEER: EKO TECH:
CIVIL DESIGN ADVANTAGE

BROOKSIDE
PRELIMINARY PLAT
WAUKEE, IOWA

1/2

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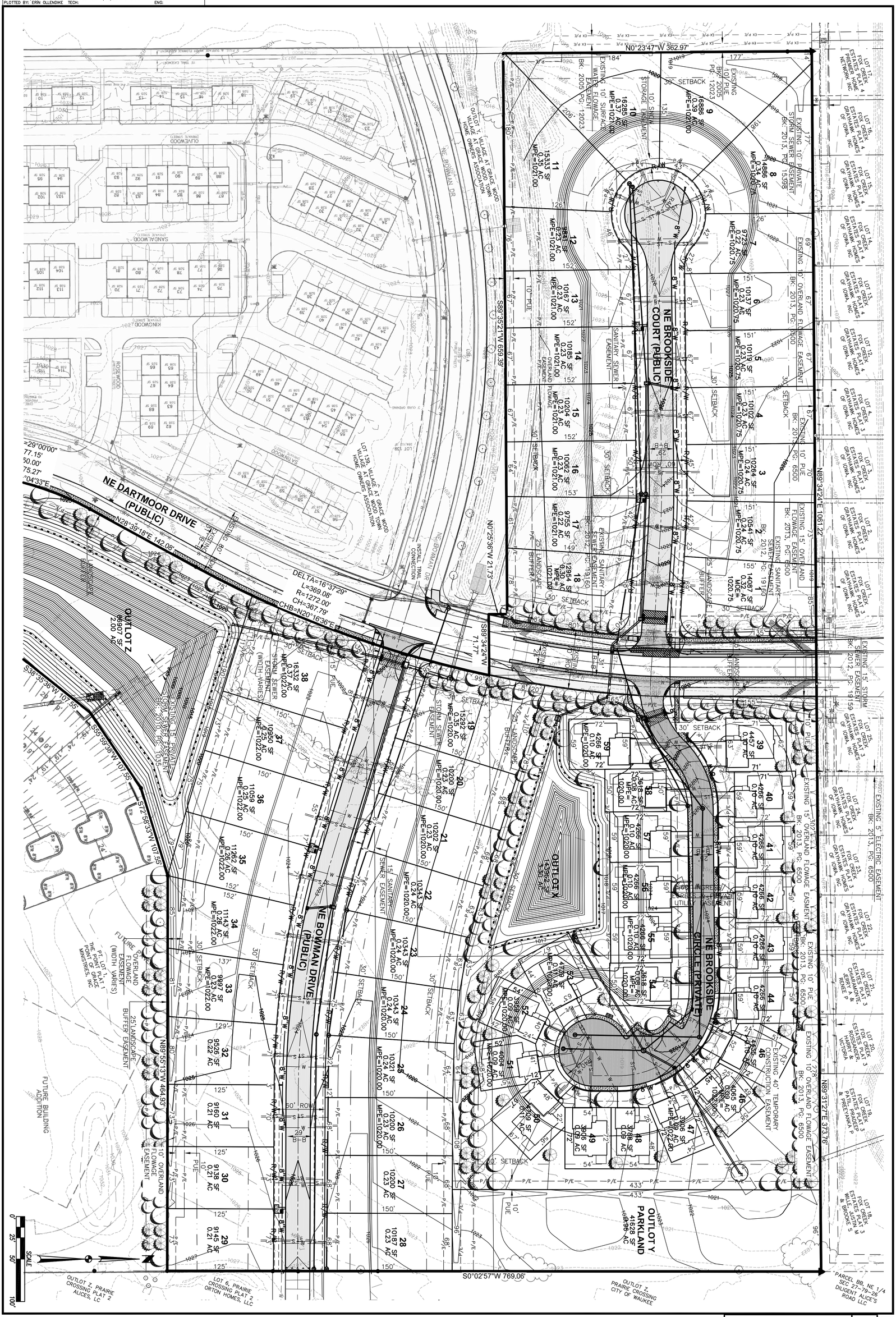

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BROOKSIDE
PRELIMINARY PLAT

WAUKEE, IOWA

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