

# PAINTED WOODS WEST PLAT 4 FINAL PLAT

## INDEX LEGEND

PARCEL CC OF PARCEL B  
SEC 7 T78N 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  
URBAN DALE, IA 50322

## 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	N08°42'36"W	6°47'20"
C22	86.50	730.00	86.45	N01°55'16"W	6°47'20"
C23	86.50	730.00	86.45	N04°52'05"E	6°47'20"
C24	87.22	730.00	87.17	N11°41'08"E	6°50'46"
C25	73.96	730.00	73.93	N18°00'40"E	5°48'18"
C26	59.36	1070.00	59.35	S19°19'27"W	3°10'43"
C27	91.41	1070.00	91.38	S15°17'15"W	4°53'42"
C28	83.89	1070.00	83.87	S10°35'38"W	4°29'32"
C29	83.89	1070.00	83.87	S06°06'06"W	4°29'32"
C30	64.70	1070.00	64.69	S02°07'24"W	3°27'52"
C31	394.00	1100.00	391.90	S10°39'08"W	20°31'21"
C32	156.75	500.00	156.11	N79°56'39"W	17°57'43"
C33	620.72	700.00	600.58	N04°29'23"W	50°48'24"
C34	355.98	1100.00	354.43	S09°39'43"W	18°32'30"
C35	38.03	1100.00	38.03	S19°55'23"W	1°58'51"
C36	229.98	560.00	228.37	N17°32'31"W	23°31'50"
C37	142.16	160.48	137.56	N40°25'07"W	50°45'21"

## PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF PARCEL B OF THE SOUTHWEST FRACTIONAL QUARTER 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 2005 AT PAGE 4998 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 298.09 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.

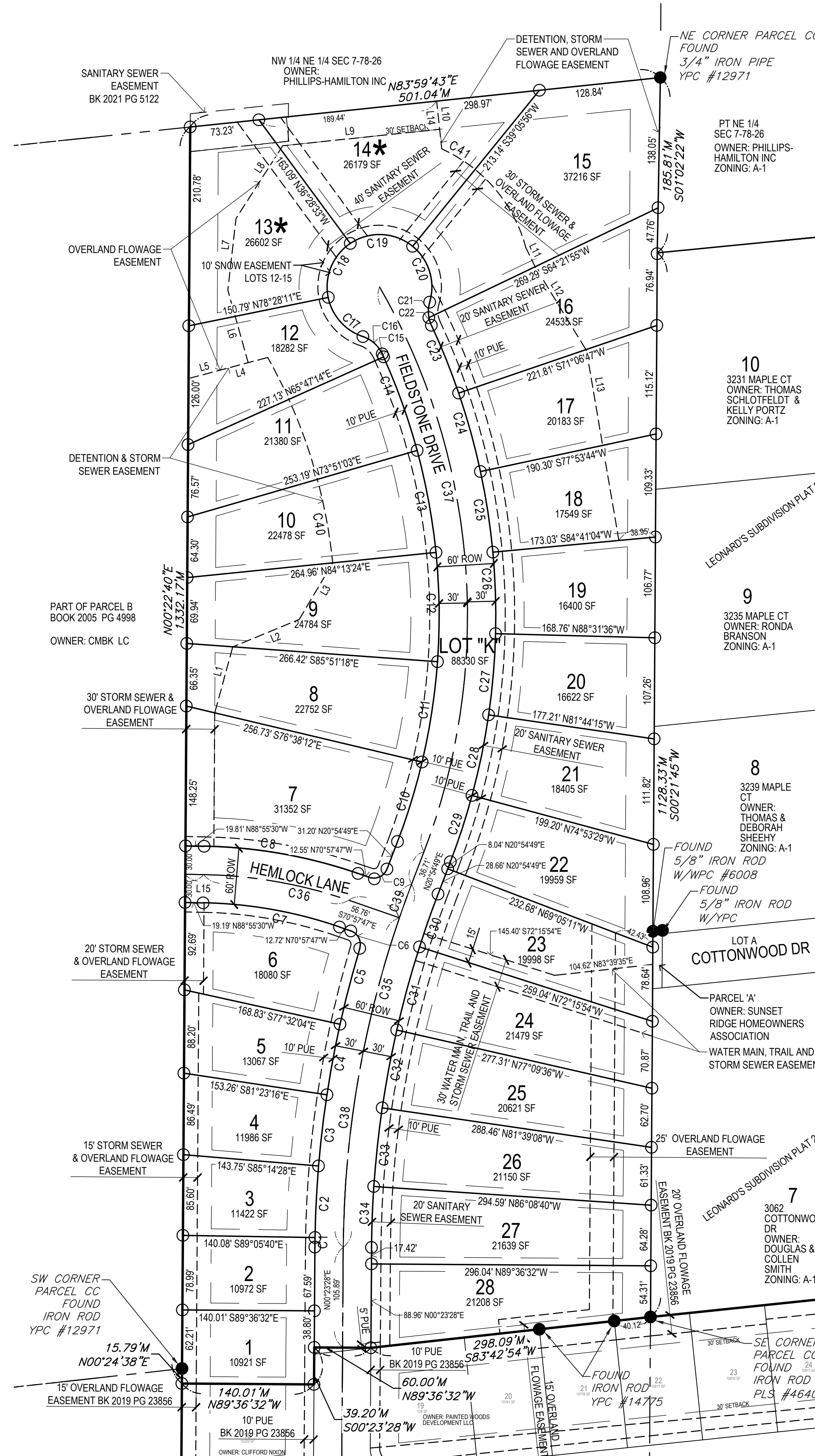
THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER AND DETENTION EASEMENT AREAS, WITH HOMEOWNERS RESPONSIBLE FOR MAINTAINING THE MOWING AND WEED CONTROL.

## 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	3685 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	

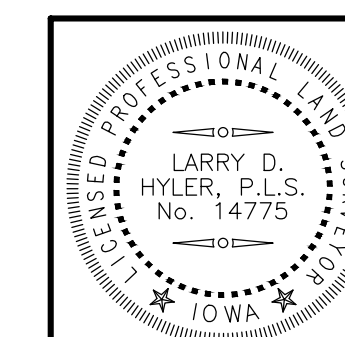
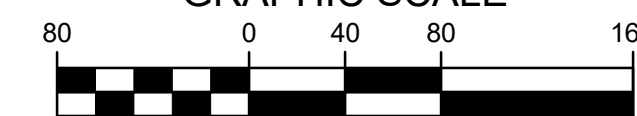
## LEGEND:

- 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

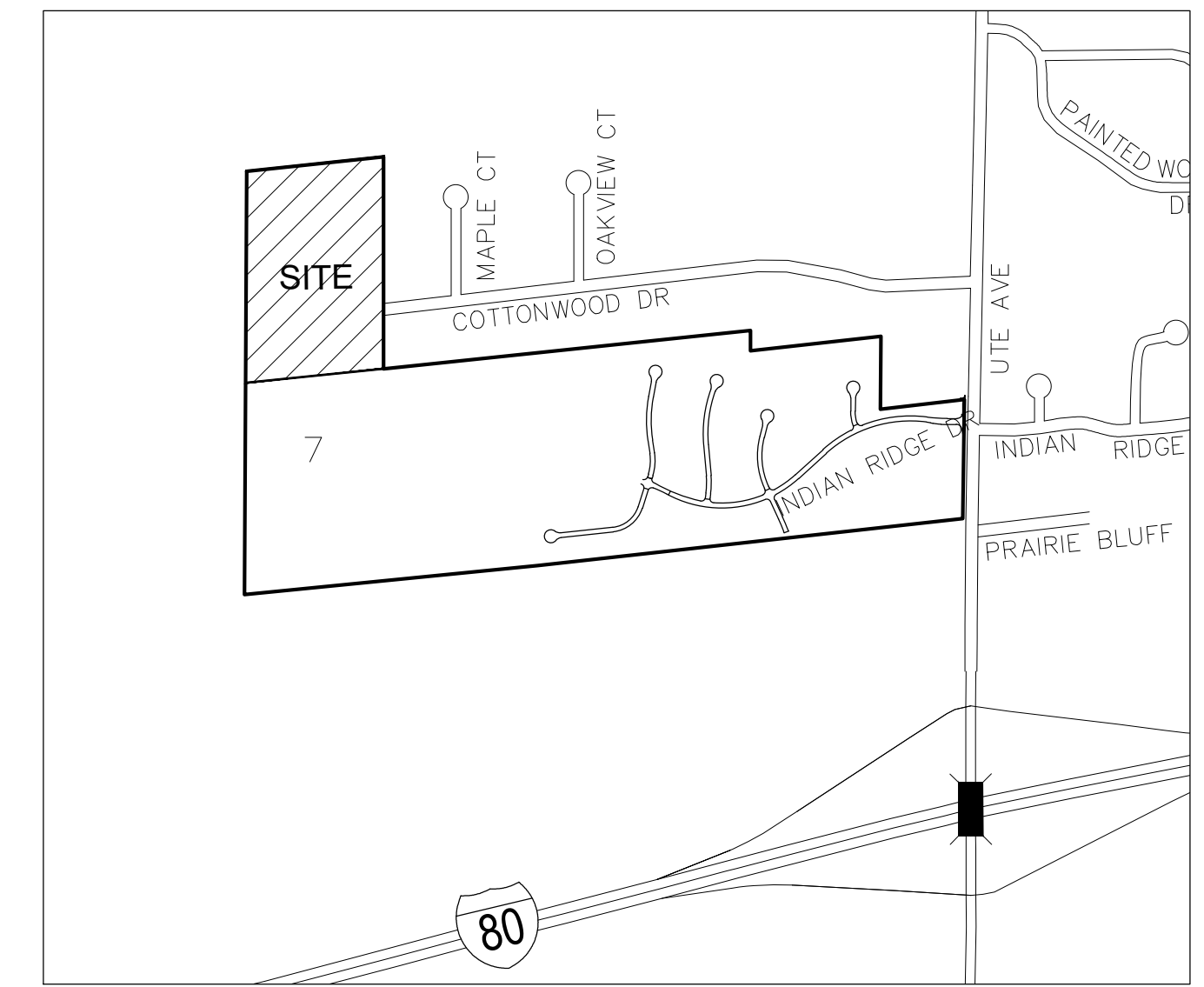
## GRAPHIC SCALE



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING 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

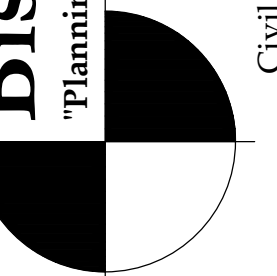
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VICINITY MAP

PAINTED WOODS WEST PLAT 4  
WAUKEE, IOWA

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

REFERENCE NUMBER:

DRAWN BY:

CEJ

CHECKED BY:

LDH

REVISION DATE:

PROJECT NUMBER:

130444-4

SHEET NUMBER:

1 OF 2

## SHEET INDEX:

1 OF 2 FINAL PLAT  
2 OF 2 ELEVATION PLAN

# 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 DRAINATED 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. HOMEBUILDERS 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

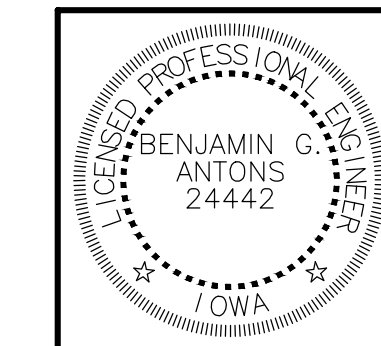
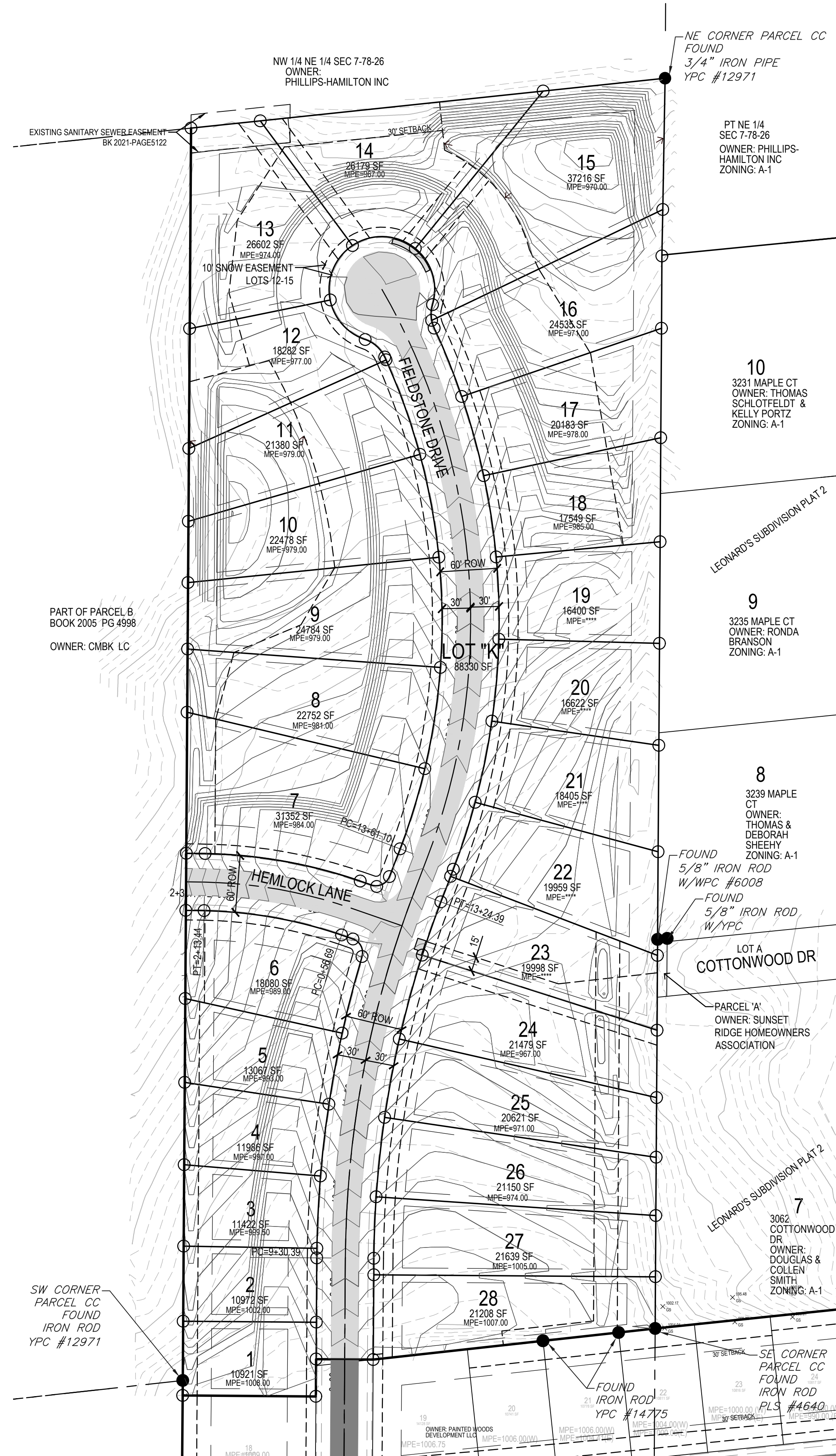
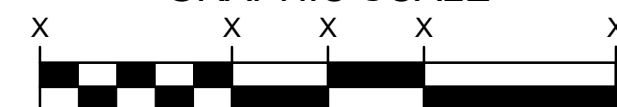
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- ADDRESS

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SIGNED: BENJAMIN G. ANTONS, P.E. 24442 DATE: \_\_\_\_\_  
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