

FILE: H:\2021\2101007\WOODLAND HILLS PLAT 6 - FINAL PLAT.DWG
PLOTTER: PLOTTER: 8/11/2022 4:08 PM
COMMENTS: COMMENT: 8/11/2022 4:08 PM
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INDEX LEGEND

LOCATION: PARCEL '2021-39'
PT E1/2 SE1/4 SEC 2-79-24
POLK COUNTY, IOWA

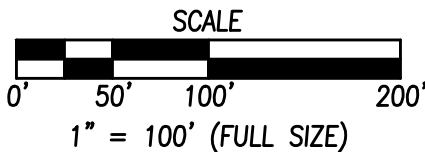
REQUESTOR: HUBBELL REALTY COMPANY

PROPRIETOR: THE GREENS AT WOODLAND HILLS I LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266-2520

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400



THE GREENS AT WOODLAND HILLS PLAT 6

MAJOR FINAL PLAT

DATE OF SURVEY

MARCH 14, 2022

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNER / DEVELOPER

THE GREENS AT WOODLAND HILLS I LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266-2520
CONTACT: STEVE MOSELEY

ZONING

MDR: MEDIUM DENSITY RESIDENTIAL
PLANNED DEVELOPMENT

BULK REGULATIONS

PLANNED DEVELOPMENT OPTION: DETACHED TOWNHOUSE AND SINGLE FAMILY CONSERVATION HOUSE
DETACHED TOWNHOUSE SINGLE FAMILY CONSERVATION HOUSE
1-14 & 65-78 15-64

LOT NUMBERS
MINIMUM LOT WIDTH: N/A
MINIMUM LOT SIZE: 4,000 SF
MAX. BUILDING COVERAGE: .40
MAX. BUILDING HEIGHT: 35'
FRONT YARD SETBACK: 25'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 25'

OFF-STREET PARKING REQUIRED:
2.0 SPACES PER TOWNHOUSE DU + 2.0 SPACES PER S.F. DU
2.0*28 + 2.0*50 = 156 SPACES
OFF-STREET PARKING PROVIDED:
2 GARAGE SPACES + 2 DRIVEWAY SPACES PER DU
(2+2)*78 = 312 SPACES

TOTAL SITE AREA LESS ROW: 936,622 SF (21.50 AC)
MINIMUM REQUIRED COMMON OPEN SPACE: 234,156 SF (25%)
COMMON OPEN SPACE PROVIDED: 224,585 SF (24%)*
(OUTLOTS 'Y' AND 'Z')
*THE ADDITIONAL 9,571 SF (0.22 AC) OF OPEN SPACE WILL BE PROVIDED OFFSITE AT THE GOLF COURSE ON OUTLOT Z. THE GREENS AT WOODLAND HILLS PLAT 5, OUTLOT Z CONTAINS 93.57 ACRES, 26.96 ACRES OF WHICH WAS RESERVED FOR OPEN SPACE FOR PLAT 5. TOTAL OPEN SPACE ENCUMBRANCE ON OUTLOT Z IS NOW 27.18 ACRES.

PLAT DESCRIPTION

PARCEL '2021-39' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18611, PAGE 987, BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND CONTAINING 22.27 ACRES (970,034 SQUARE FEET).

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

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- MAILBOXES WITHIN THE R.O.W. SHALL BE OF BREAKAWAY DESIGN.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- POST DEVELOPMENT RUNOFF SHALL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SWALES LOCATED WITHIN ALL PRIVATE OVERLAND FLOWAGE EASEMENTS.
- OUTLOTS 'Y' AND 'Z' WILL BE OWNED BY A HOMEOWNER'S ASSOCIATION AND WILL BE USED FOR COMMON OPEN SPACE, OVERLAND FLOWAGE, AND STORM WATER DETENTION. OUTLOT 'Y' WILL ALSO BE COVERED WITH A PRIVATE BUFFER EASEMENT.
- THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN THE PRIVATE STORM WATER DETENTION BASINS AND OUTLET PIPES WITHIN THE PRIVATE OVERLAND FLOWAGE AND DETENTION EASEMENTS ON LOTS 40, 41, OUTLOT 'Y' AND OUTLOT 'Z'.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROAD AT THE LOT OWNER'S EXPENSE.
- ANY NEW ENTRANCE SHALL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROADS.
- A POLK COUNTY SEWER CONNECTION PERMIT IS REQUIRED FOR ANY NEW CONNECTION TO COUNTY SEWER.
- WATER SERVICE SOURCE WILL BE DES MOINES WATER WORKS.
- STREET LOTS A & B SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN APPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
- SUMP LINES WILL DISCHARGE INTO REAR YARD SWALES OR REAR YARD SUMP AREAS TO BE CONSTRUCTED BY THE HOME BUILDER ON EACH LOT.
- LOTS 27, 30, 38-39, AND 70-75 WILL UTILIZE THE DRY SUMP SERVICE.
- LOTS 1-26, 28-29, 31-37, 40-69, AND 76-78 WILL OUTLET SUMP SERVICES INTO A REAR YARD DITCH OR DETENTION BASIN.
- EFFECTIVE DATE OF FLOOD PLAIN IS FEBRUARY 1, 2019 AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, MAP NUMBER 19153C0215F.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME BUILDER. THE HOME BUILDER IS RESPONSIBLE FOR INSTALLATION OF THE SIDEWALK WITHIN THE LOT, AND THE HOME/PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SIDEWALKS WHICH ARE CONSIDERED PRIVATE.
- STREETLIGHTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED INTO THE CITY OF ANKENY.
- THIS PLAT IS BEING PREPARED UTILIZING THE CLUSTER DEVELOPMENT OPTION UNDER THE RURAL RESIDENTIAL DISTRICT REQUIRING A MINIMUM OF 5.38 ACRES (25%) OF OPEN SPACE. THIS REQUIRED OPEN SPACE IS LOCATED WITHIN OUTLOTS Y & Z AND THE GREENS AT WOODLAND HILLS PLAT 5 OUTLOT Z AND SHALL BE MAINTAINED AS PERMANENT UNBUILDABLE OPEN SPACE BY THE HOMEOWNERS ASSOCIATION.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS SHALL BE DESIGNED BY A LICENSED ENGINEER.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS, PERMITS, AND ORDINANCES OF THE THROUGHWAY AND ENDING JURISDICTION.
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- WOODLAND PROTECTION HAS BEEN DETERMINED IN ACCORDANCE WITH ARTICLE 7 SECTION 4 OF THE POLK COUNTY ZONING ORDINANCE. THIS PROPERTY CONTAINS 0.34 ACRES OF MATURE WOODLANDS AND 0.94 ACRES OF YOUNG WOODLANDS. 0.26 ACRES OF MATURE WOODLANDS AND 0.47 ACRES OF YOUNG WOODLANDS WILL BE PROTECTED WITHIN THE WOODLAND PROTECTION EASEMENTS AND ARE TO REMAIN UNDISTURBED, BOTH DURING PLAT CONSTRUCTION AND IN PERPETUITY BY FUTURE OWNERS OF THOSE LOTS AND OUTLOT.
- BI-ATTACHED HOMES ARE ALLOWED WITHIN THE LOTS DESIGNATED FOR DETACHED TOWNHOUSE.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°07'26"	55.00'	86.51'	S44°56'17"E	77.87'	C41	47°01'10"	64.50'	52.93'	N83°18'18"W	51.46'
C2	90°12'58"	55.00'	86.60'	S44°59'03"E	77.93'	C42	42°04'26"	64.50'	47.36'	N38°45'30"W	46.31'
C3	89°47'02"	55.00'	86.19'	N45°00'57"E	77.63'	C43	48°24'26"	64.50'	54.49'	N06°28'56"E	52.89'
C4	30°49'38"	340.00'	182.93'	N15°17'23"W	180.73'	C44	2°19'28"	64.50'	2.62'	N31°50'53"E	2.62'
C5	30°33'10"	340.00'	181.30'	N15°25'37"W	179.16'	C45	32°53'11"	50.00'	28.70'	N16°34°01"E	28.31'
C6	21°08'26"	350.00'	129.14'	N10°43'15"W	128.41'	C46	90°12'58"	25.00'	39.36'	N44°59'03"W	35.42'
C7	21°17'28"	350.00'	130.06'	N10°38'44"W	129.31'	C47	89°47'02"	25.00'	39.18'	S45°00'57"W	35.29'
C8	9°19'03"	320.00'	52.04'	N04°39'32"W	51.98'	C48	10°31'25"	310.00'	56.94'	S05°08'17"E	56.86'
C9	8°08'08"	320.00'	45.44'	N13°23'08"W	45.40'	C49	15°04'19"	310.00'	81.55'	S17°56'09"E	81.31'
C10	3°50'17"	320.00'	21.44'	N19°22'20"W	21.43'	C50	5°13'54"	310.00'	28.31'	S28°05'16"E	28.30'
C11	4°17'23"	380.00'	28.45'	N19°08'47"W	28.44'	C51	5°44'22"	370.00'	37.06'	S27°50'02"E	37.05'
C12	5°58'03"	380.00'	39.58'	N14°01°04"W	39.56'	C52	7°21'02"	370.00'	47.47'	S21°17'20"E	47.44'
C13	5°56'47"	380.00'	39.44'	N08°03'39"W	39.42'	C53	7°21'02"	370.00'	47.47'	S13°56'17"E	47.44'
C14	4°56'13"	380.00'	32.74'	N02°37'09"W	32.73'	C54	7°21'02"	370.00'	47.47'	S06°35'15"E	47.44'
C15	4°05'54"	310.00'	22.17'	N02°11'59"W	22.17'	C55	2°45'41"	370.00'	17.83'	S01°31'53"E	17.83'
C16	9°22'06"	310.00'	50.69'	N08°55'59"W	50.63'	C56	0°42'36"	320.00'	3.96'	S00°30'20"E	3.96'
C17	9°45'49"	310.00'	52.83'	N18°29'57"W	52.76'	C57	8°28'46"	320.00'	47.36'	S05°06'01"E	47.32'
C18	7°19'21"	310.00'	39.62'	N27°02'32"W	39.59'	C58	8°28'46"	320.00'	47.36'	S13°34'47"E	47.32'
C19	5°49'25"	370.00'	37.61'	N27°47'30"W	37.59'	C59	3°28'18"	320.00'	19.39'	S19°33'19"E	19.39'
C20	8°17'34"	370.00'	53.55'	N20°44'00"W	53.51'	C60	0°16'53"	380.00'	1.87'	S21°09'02"E	1.87'
C21	7°56'40"	370.00'	51.30'	N12°36'53"W	51.26'	C61	7°02'06"	380.00'	46.66'	S17°29'32"E	46.63'
C22	8°33'04"	370.00'	55.22'	N04°22'01"W	55.17'	C62	7°02'06"	380.00'	46.66'	S10°27'26"E	46.63'
C23	0°12'55"	370.00'	1.39'	N00°00'58"E	1.39'	C63	5°12'09"	380.00'	34.50'	S04°20'19"E	34.49'
C24	25°26'48"	50.00'	22.21'	S12°35'58"E	22.02'	C64	1°44'14"	380.00'	11.52'	S00°52'07"E	11.52'
C25	0°18'52"	50.00'	0.27'	N25°28'48"W	0.27'						
C26	46°25'04"	64.50'	52.25'	N02°25'42"W	50.84'						
C27	39°05'26"	64.50'	44.01'	N40°19'32"E	43.16'						
C28	42°42'25"	64.50'	48.08'	N81°13'28"E	46.97'						
C29	13°05'28"	64.50'	14.74'	S70°52'36"E	14.71'						
C30	25°45'40"	50.00'	22.48'	S77°12'42"E	22.29'						
C31	5°45'47"	50.00'	5.03'	N87°01'35"E	5.03'						
C32	19°51'34"	50.00'	17.33'	N74°12'54"E	17.24'						
C33	36°01'16"	64.50'	40.55'	N82°17'44"E	39.89'						
C34	39°05'24"	64.50'	44.01'	S60°08'56"E	43.16'						
C35	39°05'24"	64.50'	44.01'	S21°03'32"E	43.16'						
C36	27°15'37"	64.50'	30.69'	S12°06'59"W	30.40'						
C37	25°37'22"	50.00'	22.36'	S12°56'07"W	22.17'						
C38	90°07'26"	25.00'	39.32'	S44°56'17"E	35.39'						
C39	32°53'11"	50.00'	28.70'	S73°33'24"W	28.31'						
C40	16°04'18"	64.50'	18.09'	S65°08'58"W	18.03'						

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	----	----
SECTION LINE	----	----
EASEMENT LINE	----	----
BUILDING SETBACK LINE	----	----
PLAT BOUNDARY	=====	=====

UTILITY CONTACTS

THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.

UTILITY CONTACTS:

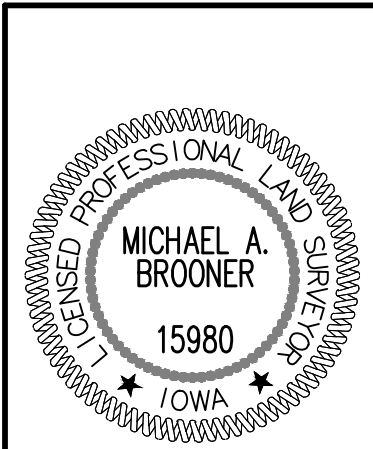
CENTURY LINK
RAY MONTOYA
2103 E. UNIVERSITY AVENUE
DES MOINES, IA 50317
(515) 263-7385

MIDAMERICAN ENERGY
THERESA MCGUIRE
4845 NE 22ND STREET
DES MOINES, IA 50313
(515) 281-2260

AUREON
JEFF KLOCKO
4201 CORPORATE DRIVE
WEST DES MOINES, IA 50266
(515) 830-0445

MEDIACOM
PAUL MAY
2205 INGEROLL AVE
DES MOINES, IOWA 50312
(515) 246-1890

NOTE: POLK COUNTY IS THE SANITARY SEWER PROVIDER AND DMWW IS THE WATER PROVIDER.



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.

MICHAEL A. BROONER, P.L.S. DATE
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

DATE

8/11/2022

6/15/2022

4/27/2022

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

REVIEW:

TECH:

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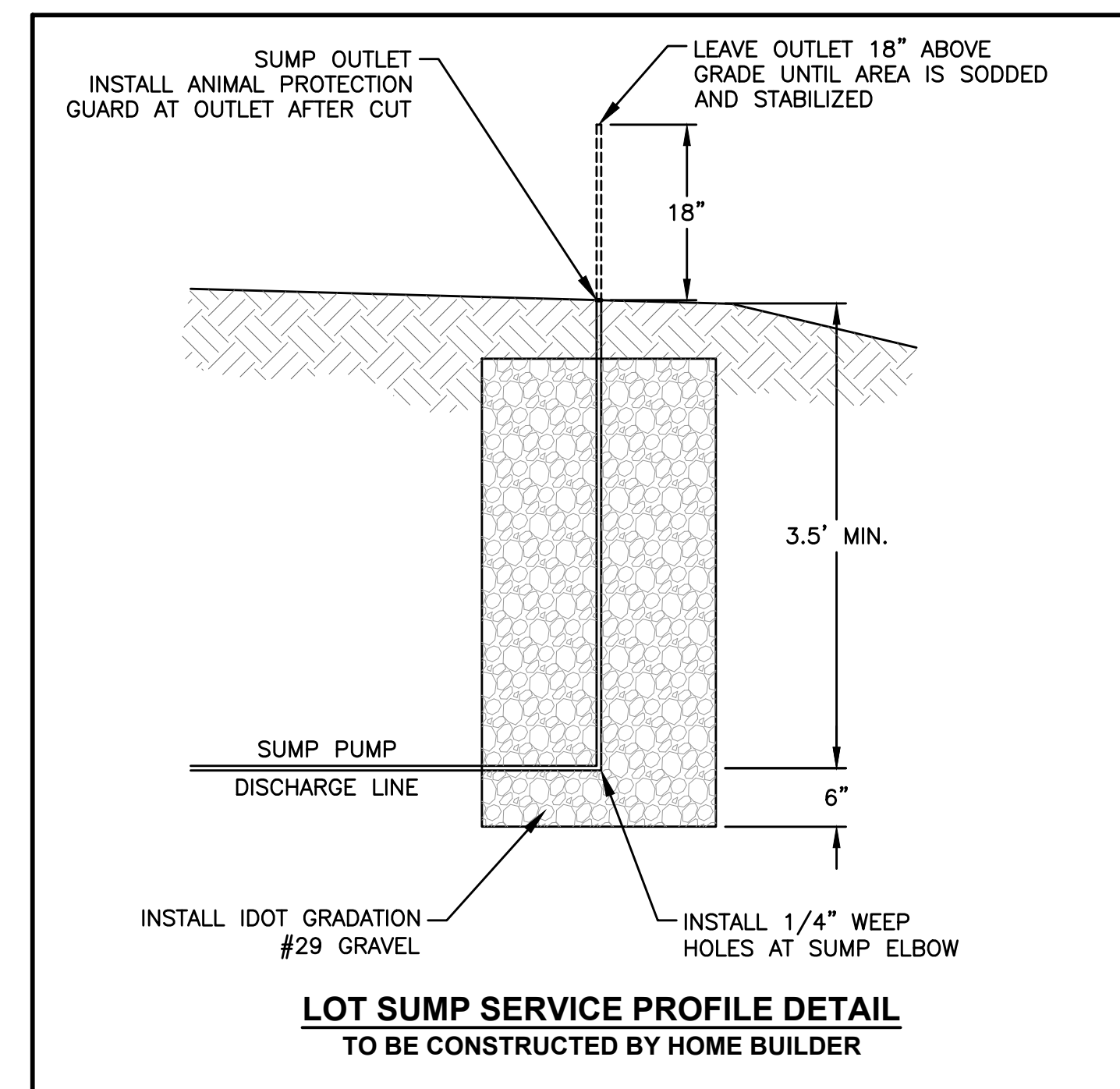
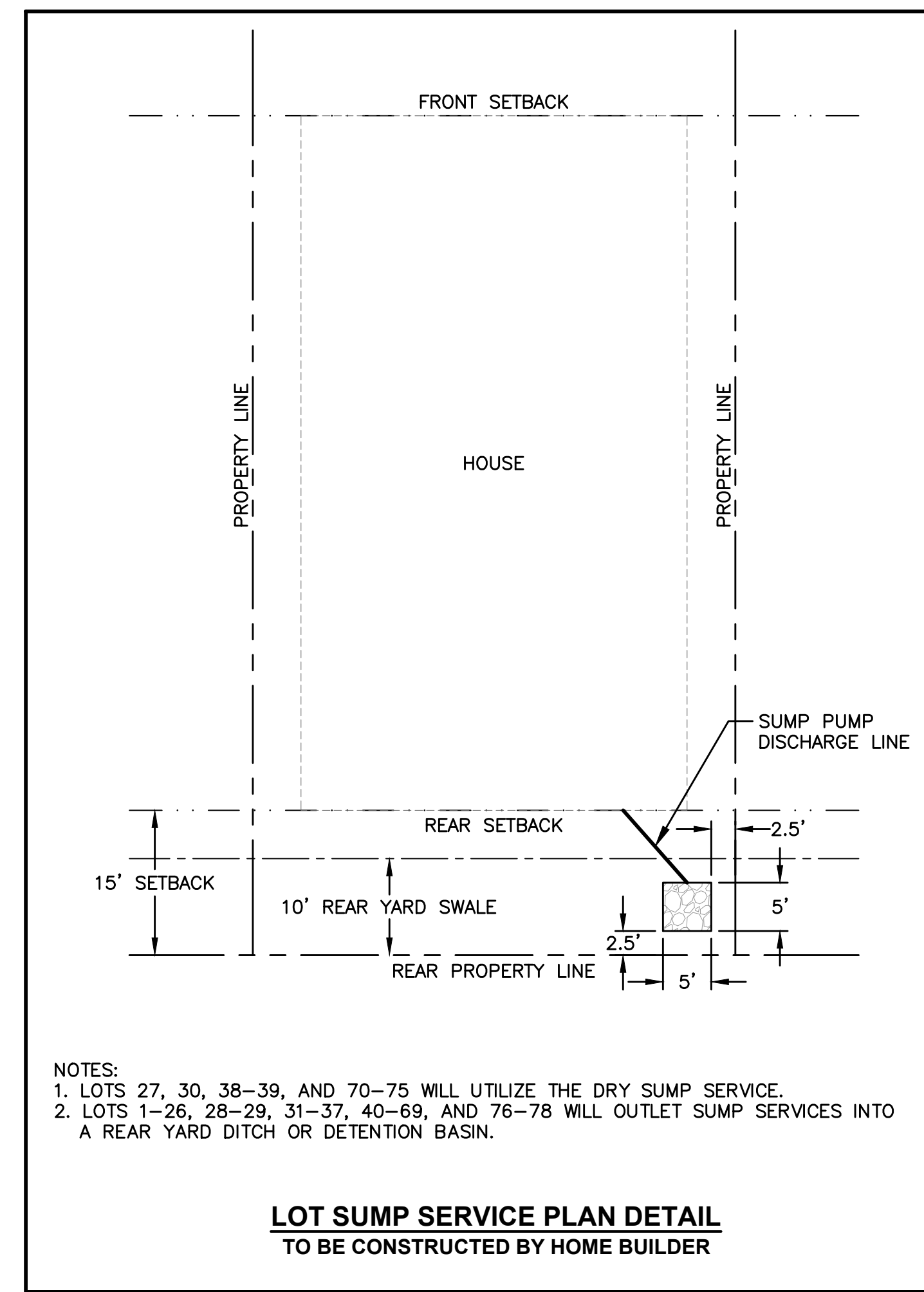
THE GREENS AT
WOODLAND HILLS PLAT 6
FINAL PLAT

CIVIL DESIGN ADVANTAGE
POLK COUNTY, IOWA

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THE GREENS AT WOODLAND HILLS PLAT 6 FINAL PLAT			
POLK COUNTY, IOWA		CIVIL DESIGN ADVANTAGE	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		REVISIONS	
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		SECOND SUBMITTAL	
		FIRST SUBMITTAL	
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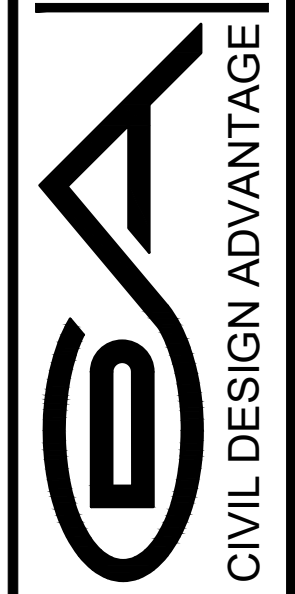
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REVISIONS

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

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ENGINEER:



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LAT 6**
POLK COUNTY, IOWA

**THE GREENS AT
WOODLAND HILLS PLAT 6
FINAL PLAT**
POLK COUNTY,

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