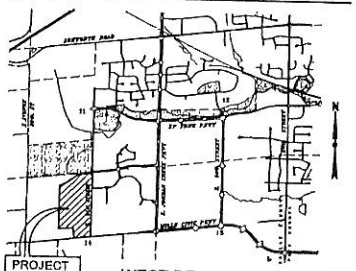
HERITAGE BEND PRELIMINARY PLAT/ P.U.D./GRADING PLAN

VICINITY MAP



OWNER/APPLICANT

WALTERS COMPANIES INC.
2841 S. 86th STREET
URBANDALE, IA 50322
515-252-7500

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111
CONTACT: ERIC JENSEN (515) 369-4400

COMP PLAN DESIGNATION

SINGLE FAMILY RESIDENTIAL

ZONING

EXISTING – UNZONED
PROPOSED – HERITAGE BEND P.U.D.

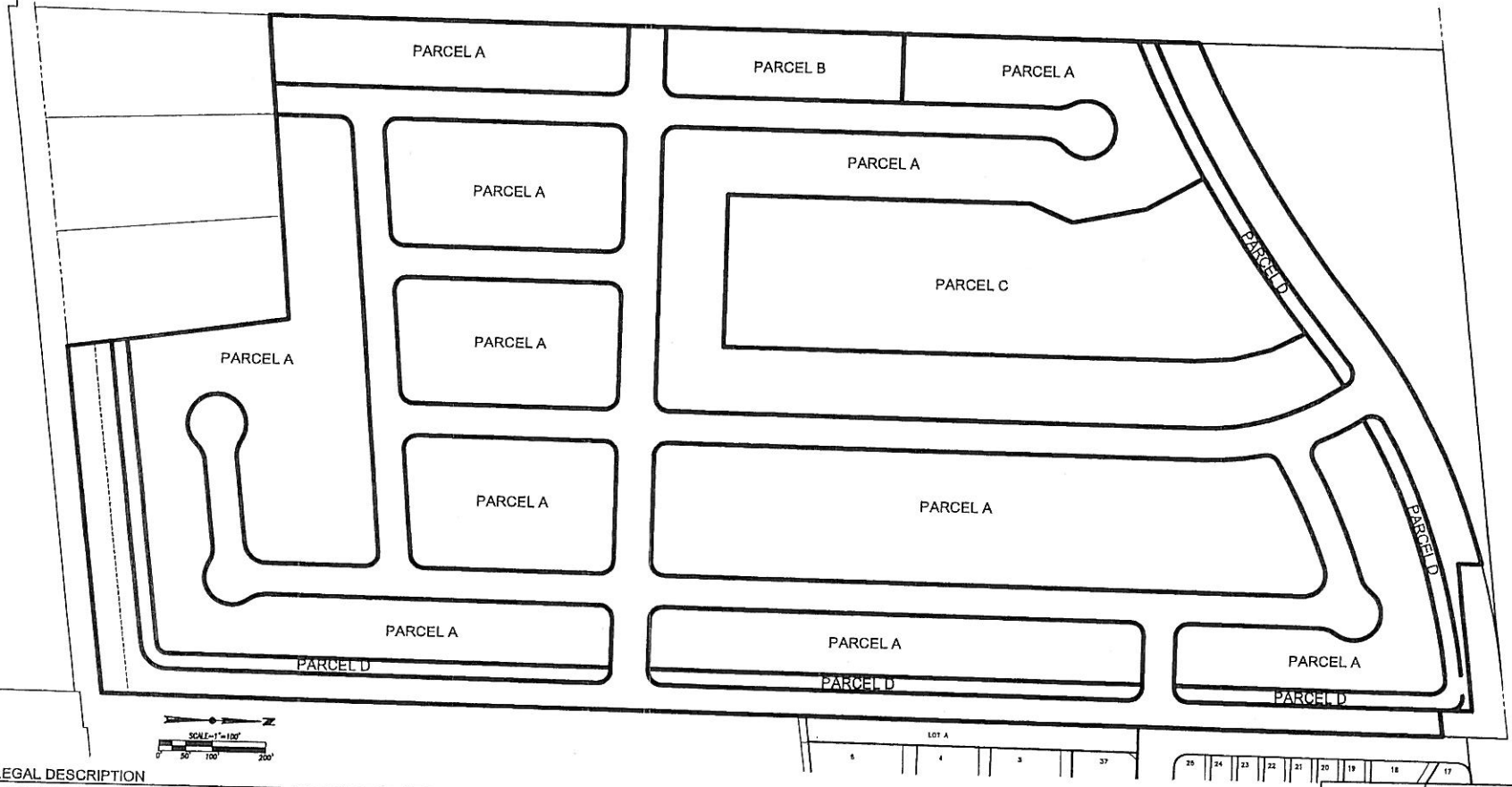
BENCHMARKS

WDM NO 38 — INTERSECTION OF MILLS CIVIC PARKWAY (336th STREET, DALLAS COUNTY), AND SOUTH 88th STREET (X AVENUE, DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 208 FEET EAST OF CENTERLINE OF 88th STREET, 49 FEET NORTH OF THE CENTERLINE OF MILLS CIVIC PARKWAY, 2 FEET SOUTH OF THE FENCE LINE, STANDARD BENCHMARK.
ELEV. = 218.04 (WEST DES MOINES DATUM)

WDM NO 36 — MILLS CIVIC PARKWAY (335th STREET, DALLAS COUNTY), 2640± FEET EAST OF SOUTH 88th STREET (X AVENUE, DALLAS COUNTY), 46 FEET SOUTH OF CENTERLINE OF MILLS CIVIC PARKWAY, 8 FEET WEST OF FENCE LINE, (1/4 SECTION LINE), 2 FEET NORTH OF EAST/WEST FENCE LINE, STANDARD BENCHMARK.
ELEV. = 222.42 (WEST DES MOINES DATUM)

BULK REGULATIONS

SINGLE FAMILY RESIDENTIAL
MAXIMUM DENSITY: 6.0 DU./ACRE
DENSITY SHOWN: 2.53 LOTS/ACRE (170 LOTS/67.22 ACRES)
MINIMUM LOT AREA: 7500 SF
MINIMUM LOT WIDTH: 65'
FRONT YARD SETBACK: 25'
REAR YEAR SETBACK: 20' WHERE THE REAR YARD ABUTS A LANDSCAPED BUFFER, 35' FOR ALL OTHER LOTS
SIDE YARD SETBACK: 10' MINIMUM SUM OF SIDE YARDS, 5' MINIMUM FROM THE PROPERTY LINE TO THE OVERHANG.
BUFFERS: 30' BUFFER ALONG SOUTH 81ST STREET, BRIDGEWOOD BOULEVARD AND MILLS CIVIC PARKWAY



LEGAL DESCRIPTION

A PART OF PARCEL 'E' AS RECORDED IN BOOK 2005, PAGE 2223 IN THE EAST HALF OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'E' WHICH IS ALSO THE CENTER OF SAID SECTION 14; THENCE SOUTH 83°37'41" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'E', 881.85 FEET; THENCE NORTH 8°25'37" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 416.70 FEET; THENCE SOUTH 85°37'36" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 878.89 FEET; THENCE NORTH 00°37'56" EAST ALONG THE WEST LINE OF SAID PARCEL 'E', 1741.07 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 2325.00 FEET, WHOSE ARC LENGTH IS 586.20 FEET AND WHOSE CHORD BEARS NORTH 84°43'34" EAST, 584.85 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1325.00 FEET, WHOSE ARC LENGTH IS 536.18 FEET AND WHOSE CHORD BEARS NORTH 83°09'36" EAST, 536.18 FEET TO THE NORTHERLY LINE OF SAID PARCEL 'E'; THENCE SOUTH 00°41'42" WEST ALONG SAID NORTHERLY LINE, 44.04 FEET; THENCE NORTH 83°49'25" EAST CONTINUING ALONG SAID NORTHERLY LINE, 282.03 FEET; THENCE SOUTH 00°41'42" WEST CONTINUING ALONG SAID NORTHERLY LINE, 80.44 FEET; THENCE NORTH 83°49'25" EAST CONTINUING ALONG SAID NORTHERLY LINE, 50.38 FEET; THENCE SOUTH 00°41'42" WEST ALONG THE EAST LINE OF SAID PARCEL 'E', 2812.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.22 ACRES (2,927,973 SQUARE FEET).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

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

LICENSED LAND SURVEYOR — MICHAEL D. SMITH — LICENSE NUMBER 16747 — MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006 — PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1-3

PRELIMINARY
NOT FOR CONSTRUCTION
DATE

REVISIONS | DATE

5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: TMS | TECH: MDM

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

HERITAGE BEND
PARCEL MAP

1/1
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