Woodland Estates

Woodland Estates Development in West Des Moines, Iowa

21 Executive Lots Available for Pre-Sale Now!

- Waukee School District
- Across The Street From Woodland Hills Elementary School
- Prices Starting At $149,000
- Build-To-Suit by Arbor Home Builders - (515) 865-0541 - ArborHomeBuilders.com
- Build-To-Suit by Neighborhood Builders - (515) 515-267-9001 - NeighborhoodBuilders.com

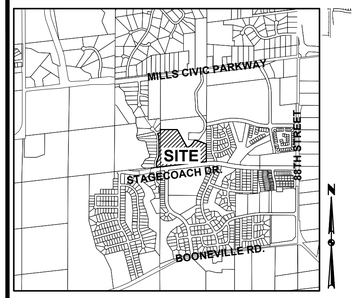
PRELIMINARY PLAT FOR:

WOODLAND ESTATES PLAT 1

WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



WEST DES MOINES, IOWA

OWNER

MAJESTIC OAKS LAND COMPANY LLC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266

SCOTT NEFF LIVING TRUST
9520 MILLS CIVIC PARKWAY
WEST DES MOINES, IA 50266

APPLICANT

SILO 9, LLC
JERRY BUSSANMAS
PO BOX 71038
CLIVE, IA 50325

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400

DATE OF SURVEY

JANUARY 25, 2021

ZONING

R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

COMPREHENSIVE LAND USE

SINGLE FAMILY RESIDENTIAL (SF)

BULK REGULATIONS

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT
SIDE YARD = 7 FT (14 FT TOTAL)

MINIMUM LOT WIDTH = 50 FT (ADDITIONAL 25 FT FOR CORNER LOTS)

MINIMUM LOT FRONTAGE = 40 FT

MINIMUM LOT AREA = 7,500 SF

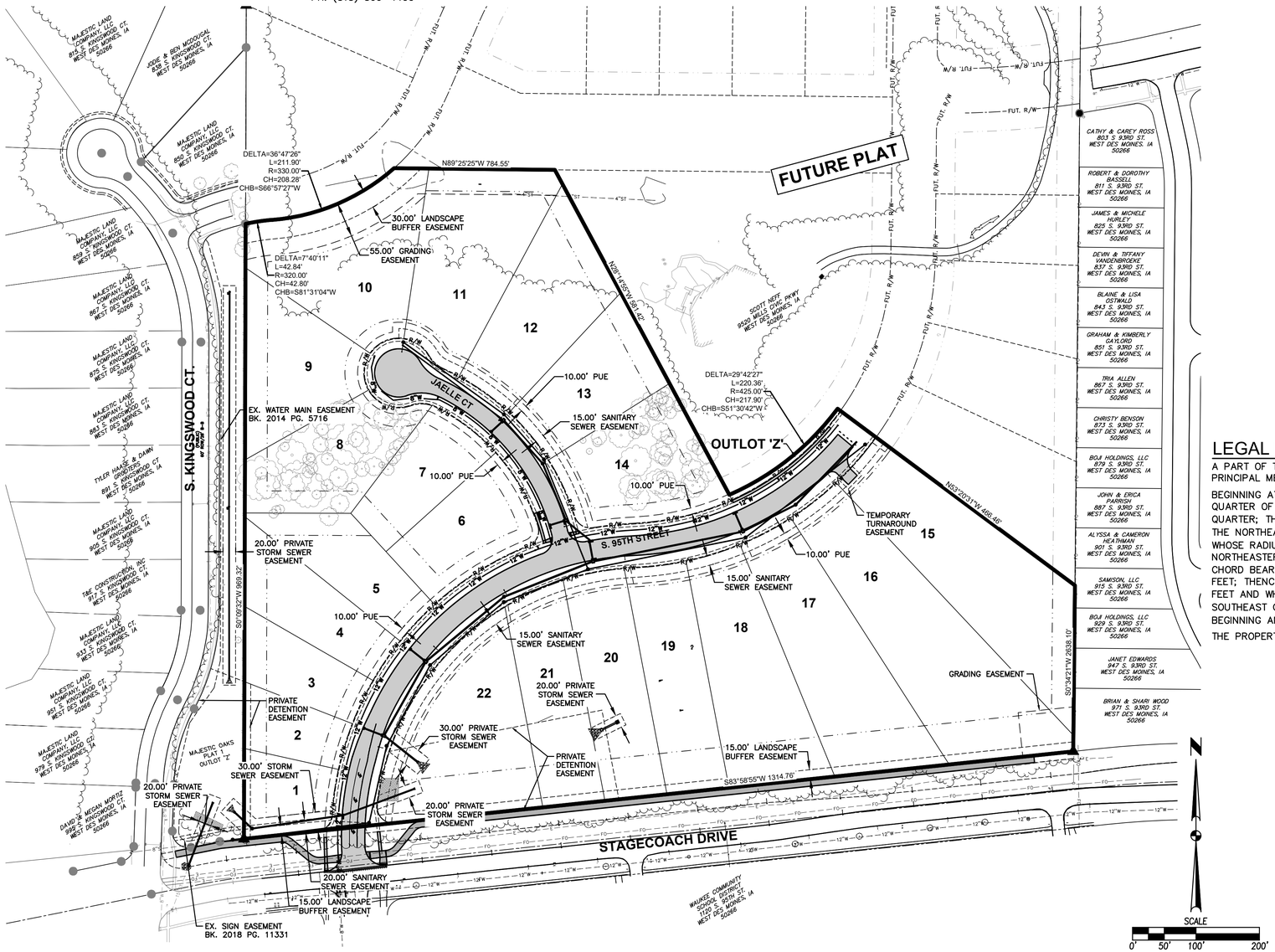
BENCHMARKS

BM#2 WDM BM#87
3960 ± FEET WEST OF INTERSECTION OF SOUTH 88TH STREET AND 335TH STREET (DALLAS COUNTY), 3 FEET NORTH OF EAST/WEST FENCE, 10 FEET EAST OF NORTH/SOUTH FENCE, ON 335TH STREET ACROSS FROM THE HOUSE #3307 AND #3309.
ELEVATION=167.72

BM#3 SET BM NW BURY BOLT ON HYDRANT NORTH SIDE OF SUGAR CREEK DRIVE
ELEVATION=165.62

DEVELOPMENT SUMMARY

TOTAL AREA OF SITE = 21.47 ACRES (935,159 SF)



LEGEND

FEATURES

PROPOSED		EXISTING	
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE		SANITARY MANHOLE	S
TYPE SW-502 STORM INTAKE		WATER VALVE BOX	W
TYPE SW-503 STORM INTAKE		FIRE HYDRANT	
TYPE SW-505 STORM INTAKE		WATER CURB STOP	CS
TYPE SW-506 STORM INTAKE		WELL	WELL
TYPE SW-512 STORM INTAKE	ST	STORM SEWER MANHOLE	ST
TYPE SW-513 STORM INTAKE	ST	STORM SEWER SINGLE INTAKE	
TYPE SW-401 STORM MANHOLE	ST	STORM SEWER DOUBLE INTAKE	
TYPE SW-402 STORM MANHOLE	ST	FLARED END SECTION	
FLARED END SECTION		DECIDUOUS TREE	
TYPE SW-301 SANITARY MANHOLE	S	CONIFEROUS TREE	
STORM/SANITARY CLEANOUT	C	DECIDUOUS SHRUB	
WATER VALVE		CONIFEROUS SHRUB	
FIRE HYDRANT ASSEMBLY		ELECTRIC POWER POLE	
SIGN		GUY ANCHOR	
DETECTABLE WARNING PANEL		STREET LIGHT	
SANITARY SEWER WITH SIZE	8"S	POWER POLE W/ TRANSFORMER	
STORM SEWER	ST	UTILITY POLE W/ LIGHT	
WATERMAIN WITH SIZE	8"W	ELECTRIC BOX	E
		ELECTRIC TRANSFORMER	E
		ELECTRIC MANHOLE OR VAULT	E
		TRAFFIC SIGN	
		TELEPHONE JUNCTION BOX	T
		TELEPHONE MANHOLE/VAULT	T
		TELEPHONE POLE	
		GAS VALVE BOX	G
		CABLE TV JUNCTION BOX	TV
		CABLE TV MANHOLE/VAULT	TV
		MAIL BOX	M
		BENCHMARK	BM
		SOIL BORING	SB
		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	R/W	
BUILDING SETBACK		
PLAT BOUNDARY		

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 83°58'55" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1314.76 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°09'32" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 969.32 FEET TO THE NORTHEAST CORNER OF OUTLOT 'Z', MAJESTIC OAKS PLAT 1, AN OFFICIAL PLAT; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 42.84 FEET AND WHOSE CHORD BEARS NORTH 81°31'04" EAST, 42.80 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 211.90 FEET AND WHOSE CHORD BEARS NORTH 66°57'27" EAST, 208.28 FEET; THENCE SOUTH 89°25'25" EAST, 253.52 FEET; THENCE SOUTH 28°14'55" EAST, 581.42 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 425.00 FEET, WHOSE ARC LENGTH IS 220.36 FEET AND WHOSE CHORD BEARS NORTH 51°30'42" EAST, 217.90 FEET; THENCE SOUTH 53°20'31" EAST, 466.46 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°34'21" WEST ALONG SAID EAST LINE, 261.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.47 ACRES (935,159 SQUARE FEET).

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

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.

LICENSED PROFESSIONAL ENGINEER
JARED M. MURRAY
23496
IOWA

JARED M. MURRAY, P.E. — DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

REVISIONS	DATE
6TH SUBMITTAL	08/09/2021
5TH SUBMITTAL	07/23/2021
4TH SUBMITTAL	07/14/2021
3RD SUBMITTAL	07/01/2021
2ND SUBMITTAL	06/07/2021
1ST SUBMITTAL	05/03/2021

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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JMM | TECH: CWO
CIVIL DESIGN ADVANTAGE

WOODLAND ESTATES PLAT 1
PRELIMINARY PLAT - OVERALL
WEST DES MOINES, IOWA

1 / 9

2011.635

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LAYOUT: PRELIM PLAT 1 PLOTTED: 8/9/2021 1:37 PM
PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:

REVISIONS	DATE
6TH SUBMITTAL	08/09/2021
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3RD SUBMITTAL	07/01/2021
2ND SUBMITTAL	06/07/2021
1ST SUBMITTAL	05/03/2021

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PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE

WOODLAND ESTATES PLAT 1

DIMENSION PLAN

WEST DES MOINES, IOWA

3 / 9

2011.635

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PLOTTED BY: JARED MURRAY 5/3/2021 1:57 PM
COMMENT:
ENG.