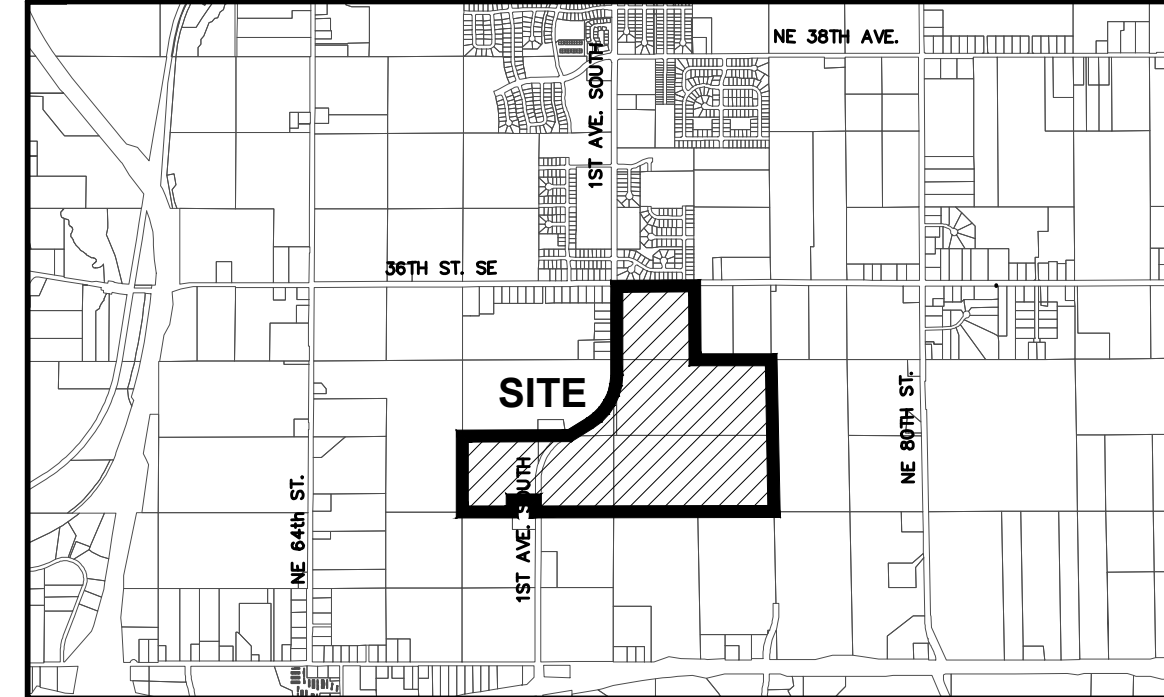


VICINITY MAP

NOT TO SCALE



OTHER ADJACENT HOMEOWNERS

1	GREGORY & DEBRA SHEPHERD
2	RICHARD & ROBIN MCGINN
3	CRAIG & CHRISTI MCWILLIAMS
4	JEFF & MCKENZIE MUNDALL
5	KIMBERLY & TIMOTHY WALLACE
6	JAMES HARMMEYER
7	TYLER HARMMEYER
8	RYAN & KAYLA HOLTAN
9	GARY & CORRINE STOUT
10	RUSSELL & CARRIE MCCUEN
11	RYAN & AMANDA GERARDY
12	PAUL HOLMES & MELISSA LAPINSKI
13	TYLER & HALEY HENRY
14	TREVOR & ASHLEIGH KRIZE
15	CODY POFFENBERGER
16	MATTHEW & DANETTE FOREST
17	ADAM & ANN ROHRET
18	WILLIAM & DEBORAH SCARBROUGH
19	MICHAEL GERLACH
20	MELISSA GARRETT-NELSON & PETER NELSON
21	MARK & KELLI HOLAN
22	MARK & NICOLE WILLIAMS
23	CHARLES & CHRISTIE PETERSON
24	NICHOLAS & MEGGIE ROHRER
25	PATRICK PRINTY & KATHRYN CLARK

OWNER

TEMPLE HOLDINGS LP
10200 NW 74TH AVE
GRIMES, IOWA 50111

DEVELOPER

VISTA REAL ESTATE & INVESTMENT CORP.
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: DEAN ROCHAIR
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

EXISTING: A-1, AGRICULTURAL
PROPOSED: R-5, PUD

AREA	ILLUSTRATED NO. OF LOTS ±	DENSITY±
B1	144	6.4 UNITS/ACRE
D1	316	2.5 UNITS/ACRE
D2	47	2.6 UNITS/ACRE

BULK REGULATIONS

AREA 'A' R-3 ZONING EXCEPT:
MAX. DENSITY = 12 UNITS/AC.
MIN. FRONT YARD SETBACK = 30'
MIN. REAR YARD SETBACK = 35'
MIN. SIDE YARD SETBACK = 8' EACH SIDE (16' TOTAL)

AREA 'B1' 46' LOT PUD ZONING WITH UNDERLYING R-3 ZONING EXCEPT:
50' ROW WITH 4' SIDEWALKS ON BOTH SIDES
MIN. LOT WIDTH = 46'
MIN. LOT AREA = 3,750 S.F.
MIN. FRONT YARD SETBACK = 15'
MIN. GARAGE SETBACK = 20'
MIN. REAR YARD SETBACK = 20'
MIN. SIDE YARD SETBACK = 5' EACH SIDE (10' TOTAL)
MIN. FLOOR AREA (EXCLUDING GARAGE & UNFINISHED BASEMENT) = 1,000 S.F.
ATTACHED ROW TOWNHOMES ARE ALSO ALLOWED (MAX. 12 UNITS/AC.)

AREA 'B2' R-3 ZONING EXCEPT:
MAX. DENSITY = 12 UNITS/ACRE

AREA 'C1 & C2' R-3 ZONING

AREA 'D1 & D2' R-1 ZONING

NOTES:

- UNCOVERED DECKS CAN EXTEND 10' INTO REAR YARD SETBACK ON 65' OR WIDER LOTS. (MAX. 6' ON SMALLER LOTS.)
- WINDOW WELLS CAN EXTEND INTO SETBACKS. A MAJORITY OF WINDOW WELLS SHALL BE AT THE REAR OF HOMES. IF A WINDOW WELL IS PLACED ON THE SIDE IT SHALL NOT BE ADJACENT TO SIDE OF ADJACENT HOME.
- DEVELOPER IS RESPONSIBLE FOR 4' SIDEWALKS ALONG 1ST AVE. SOUTH & 36TH STREET SE FRONTS, EXCEPT PARK FRONTS BY CITY.
- NO SIDEWALKS REQUIRED ON THE WEST SIDE OF 4TH AVE. SE IN AREA B1 TO ALLOW FOR BERMING & LANDSCAPING.
- REGIONAL BASIN IN AREA D2 ASSUMES COST PARTICIPATION FROM CITY AND BENEFITED UPSTREAM PROPERTIES. IF THAT DOESN'T MATERIALIZE, POND/PARK MAY REDUCE AND ADDITIONAL SINGLE-FAMILY LOTS ADDED.
- THE 15' LANDSCAPE BUFFER AREA ALONG 36TH STREET SE AND 1ST AVE SOUTH OVERLAP THE SETBACKS (SETBACKS ARE NOT MEASURED FROM THE 15' BUFFER AREA).
- BERMING REQUIRED ALONG 36TH STREET SE.

PUD REZONING DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST 1/4 OF SECTION THIRTY-SIX (36), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., CITY OF ALTOONA, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE NORTH 89°36'49" EAST, 239.47 FEET TO THE WEST LINE OF PARCEL "D" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15423, PAGE 283-284 OF THE POLK COUNTY RECORDS; THENCE SOUTH 27°44'16" EAST ALONG SAID WEST LINE, 56.29 FEET; THENCE SOUTH 89°36'49" WEST, 61.94 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 154.63 FEET, WHOSE ARC LENGTH IS 241.95 FEET AND WHOSE CHORD BEARS SOUTH 44°47'14" WEST, 218.00 FEET; THENCE SOUTH 00°02'20" EAST, 152.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NE CLAY DRIVE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 1004.91 FEET, WHOSE ARC LENGTH IS 440.72 FEET AND WHOSE CHORD BEARS SOUTH 13°11'00" WEST, 437.19 FEET; THENCE NORTH 00°02'20" WEST, 788.24 FEET; THENCE NORTH 89°44'51" EAST 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.51 ACRES (65,721 S.F.).

AND

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION THIRTY-SIX (36), AND A PART OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M., CITY OF ALTOONA, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE SOUTH 00°00'05" WEST, 50.00 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89°36'49" WEST, 858.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE CLAY DRIVE; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NE CLAY DRIVE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 904.91 FEET, WHOSE ARC LENGTH IS 42.75 FEET AND WHOSE CHORD BEARS NORTH 57°36'00" EAST, 42.75 FEET; THENCE NORTH 58°57'13" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 151.66 FEET; THENCE NORTH 89°36'49" EAST, 488.60 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 154.63 FEET, WHOSE ARC LENGTH IS 241.74 FEET AND WHOSE CHORD BEARS NORTH 44°49'35" EAST, 217.86 FEET; THENCE NORTH 00°02'21" EAST, 419.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE CLAY DRIVE; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NE CLAY DRIVE AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1004.91 FEET, WHOSE ARC LENGTH IS 452.11 FEET AND WHOSE CHORD BEARS NORTH 12°55'41" EAST, 448.31 FEET; THENCE SOUTH 00°02'21" WEST, 1059.71 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST QUARTER OF SECTION 31; THENCE SOUTH 89°55'13" WEST ALONG SAID SOUTH LINE, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.59 ACRES (156,685 S.F.).

AND

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), EXCEPT THAT PART DESCRIBED AS PARCEL "B" OF THE PLAT OF SURVEY RECORDED AT BOOK 10390 PAGE 159 OF THE RECORDS OF THE POLK COUNTY RECORDER, ALL IN SECTION 36, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

AND

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) LYING SOUTHWEST (SE) OF THE ROAD IN SECTION 36, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA, CONTAINING 4.9460 ACRES, MORE OR LESS.

AND

THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30; THE NORTHWEST QUARTER (NW1/4) OF SECTION 31; ALL IN TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M.; AND THE SOUTHWEST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36 EXCEPT PARCEL D AS DESCRIBED IN A PLAT OF SURVEY RECORDED AT INSTRUMENT 2015-00061349 IN BOOK 15423, PAGE 283-284 IN THE RECORDS OF THE RECORDER OF POLK COUNTY; TOWNSHIP 79 NORTH, RANGE 23, WEST OF THE 5TH P.M., ALL IN POLK COUNTY, IOWA; AND SUBJECT TO ALL LEGALLY ESTABLISHED HIGHWAYS, AND EASEMENTS OF RECORD.

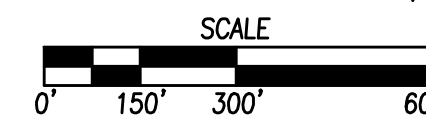
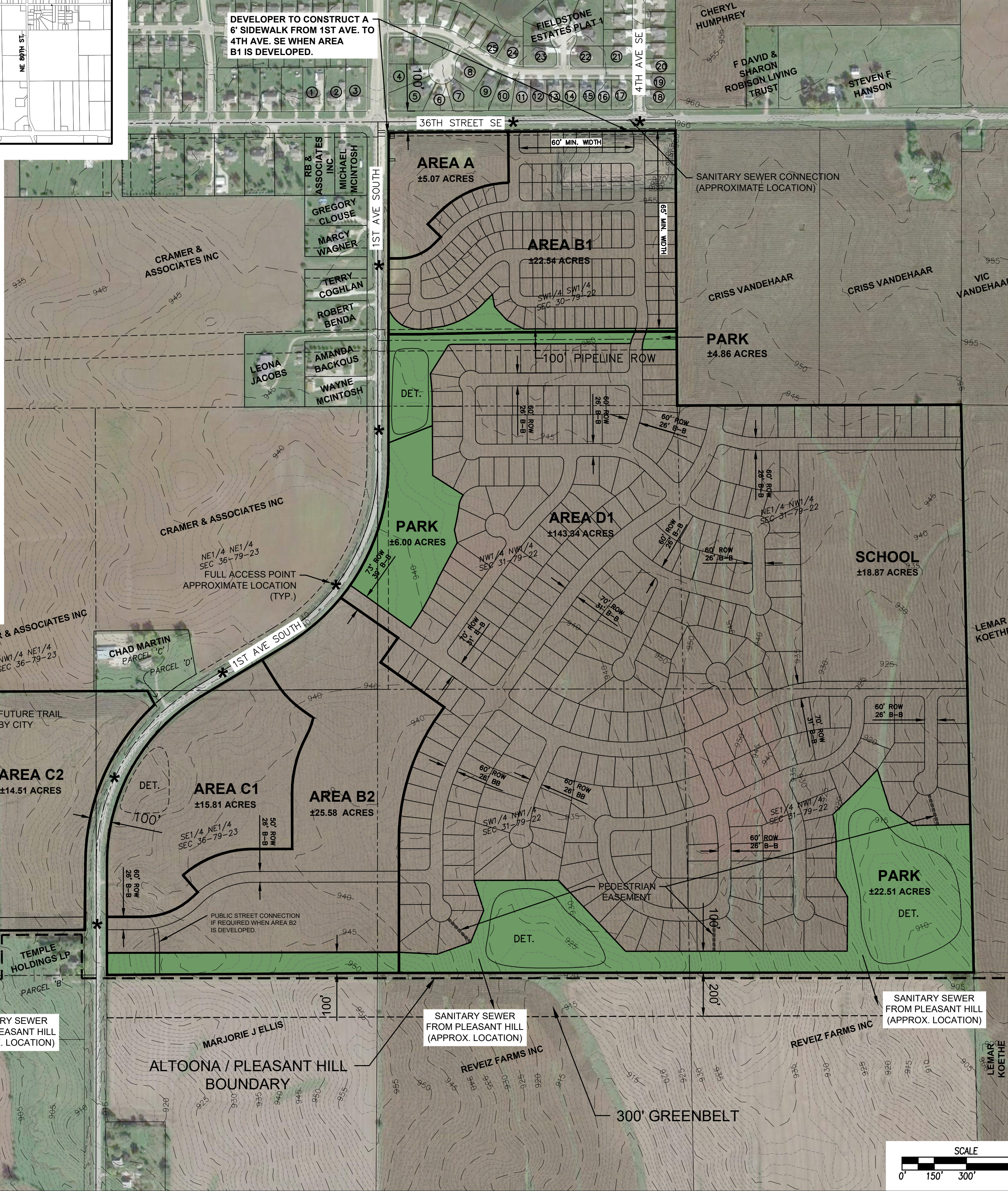
EXCEPT

A PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ALTOONA, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°34'26" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST, 50.00 FEET; THENCE SOUTH 0°11'22" WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'26" EAST, 564.14 FEET; THENCE SOUTH 0°21'57" EAST, 248.78 FEET; THENCE SOUTH 89°42'52" WEST, 21.72 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 491.00 FEET, WHOSE ARC LENGTH IS 386.24 FEET AND WHOSE CHORD BEARS SOUTH 67°10'44" WEST, 376.36 FEET; THENCE SOUTH 44°38'36" WEST, 27.80 FEET; THENCE SOUTH 45°21'24" EAST, 100.00 FEET; THENCE SOUTH 44°38'22" WEST, 48.55 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 220.00 FEET, WHOSE ARC LENGTH IS 172.79 FEET AND WHOSE CHORD BEARS SOUTH 67°08'36" WEST, 168.38 FEET; THENCE SOUTH 89°38'36" WEST, 59.66 FEET; THENCE NORTH 0°01'22" EAST, 581.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.09 ACRES (221,637 SQUARE FEET).

TOTAL PUD REZONING AREA = 279 AC. ±

DEVELOPER TO CONSTRUCT A 6' SIDEWALK FROM 1ST AVE. TO 4TH AVE. SE WHEN AREA B1 IS DEVELOPED.



MAGNOLIA
PUD - DEVELOPMENT PLAN

ALTOONA, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: ENGINEER:

DATE	REVISIONS	SCHOOL	COUNCIL REVISION
06/10/21			08/17/18

COMMENT: CONC.
 FILE: H:\2017\1712678\1712678-PUD DEVELOPMENT PLAN.DWG
 PLOTTED BY: LOUIS HELEMAN
 DATE PLOTTED: 6/10/2021 11:55 AM