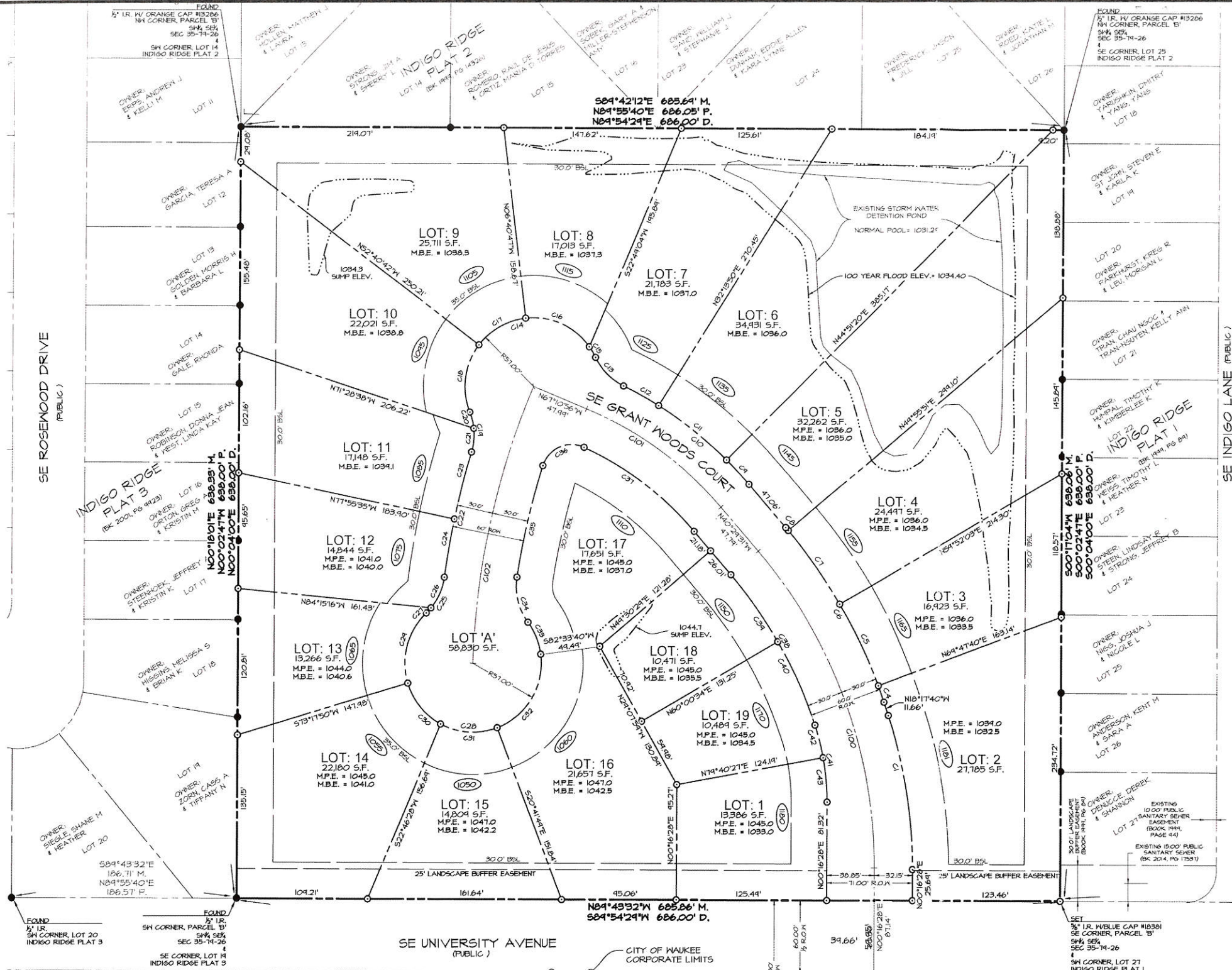




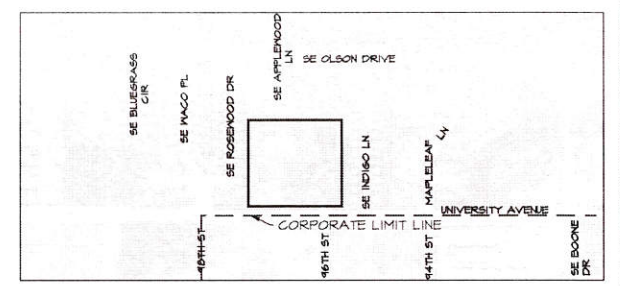
DRAWING INDEX
1. FINAL PLAT - LOT DIMENSIONS
2. FINAL PLAT - EASEMENT DETAILS

ZONING
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

- BULK REGULATIONS:**
1. LOT AREA: MINIMUM 10,000 SQUARE FEET FOR EACH LOT.
 2. LOT WIDTH: MINIMUM 80 FEET; CORNER LOTS SHALL BE 10 FEET WIDER (MINIMUM).
 3. FRONT YARD: 30 FEET, EXCEPT AS SHOWN ON PLAN.
 4. SIDE YARDS: A TOTAL OF 15 FEET, ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET.
 5. REAR YARDS: DWELLINGS - 30 FEET.

BENCHMARK
CONCRETE MONUMENT WITH BRASS DISC LOCATED AT THE SOUTHWEST CORNER OF UNIVERSITY AVENUE AND MACO PLACE, 30 FEET WEST OF THE CENTERLINE OF MACO PLACE & 141 FEET SOUTH OF UNIVERSITY AVENUE CENTERLINE

NAVD88 ELEVATION = 1046.58



VICINITY SKETCH

PROPERTY OWNER / PREPARED FOR

GRANT WOODS, LLC
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
CONTACT: JERRY BUSSANHAS

NOTES

1. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE AS STREET RIGHT-OF-WAY.
2. WATER SUPPLY TO BE PROVIDED BY THE CITY OF WAUKEE, IOWA. SANITARY SUPPLY TO BE PROVIDED BY THE CITY OF WAUKEE, IOWA.
3. ALL OVERLAND FLOODAGE EASEMENTS SHALL BE STAKED PRIOR TO LOT DEVELOPMENT TO VERIFY PROPER GRADE CHANGE ACROSS EACH LOT THROUGHOUT THE EASEMENT AREA.
4. IT SHALL BE THE LOT OWNER'S RESPONSIBILITY TO INSTALL THE APPLICABLE SIDEWALK OR TRAIL, AS THE LOT IS DEVELOPED. SIDEWALK SHALL BE INSTALLED PER STANDARD DRAWING 935 AND RECREATIONAL TRAIL SHALL BE INSTALLED PER PART 2, SECTION 10.3, BOTH IN THE WAUKEE STANDARD SPECIFICATIONS. 5 FOOT WIDE PUBLIC SIDEWALKS ALONG PUBLIC STREETS SHALL BE INSTALLED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
5. A POST-CONSTRUCTION MANAGEMENT PLAN WILL NEED TO BE PROVIDED FOR REVIEW AS PART OF THE COSECO APPLICATION. CONTACT JENNY CORKREAN AT PUBLIC WORKS 515-481-4363.
6. ALL UNITS SHALL HAVE SUMP SERVICES WITH A CHECK VALVE, SHUTOFF VALVE AND BURIED PIPE PER STD. DWG. NO. 44 OF THE WAUKEE STANDARD SPECIFICATIONS.
7. A HOME OWNER'S ASSOCIATION WILL BE CREATED FOR THE MAINTENANCE OF THE RETENTION POND, LANDSCAPE BUFFERS, AND ANY MONUMENT SIGNAGE FOR THE DEVELOPMENT.
8. ALL EASEMENTS ARE PROPOSED UNLESS LABELED EXISTING.

LEGAL DESCRIPTION

PARCEL 'B', AN OFFICIAL PARCEL RECORDED IN BOOK 802, PAGE 238 AT THE DALLAS COUNTY RECORDER'S OFFICE, OF THE SW/4 SE/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE N00°04'00"W, 60.00 FEET ALONG THE WEST LINE OF SAID SW 1/4 SE 1/4 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE N84°54'24"E, 315.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING; THENCE N00°04'00"W, 638.00 FEET TO A POINT; THENCE N84°54'24"E, 686.00 FEET TO A POINT; THENCE S00°04'00"E, 638.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S84°54'24"W, 686.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING AND CONTAINING 10.041 ACRES MORE OR LESS.

CERTIFICATION

JEFFREY A. GADDIS
18381
IOWA
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.
DATE: 9-3-2015
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

MELISSA M. HILLS
16023
IOWA
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.
DATE: 9-3-15
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: M.P.E.'s & M.B.E.'s ONLY

LEGEND

- PLAT BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EASEMENT LINES
- BUILDING SETBACK LINE
- 100 YEAR ELEVATION
- FOUND PROPERTY CORNER (5' I.R. MYTELLO CAP #1056)
- SET PROPERTY CORNER (5' I.R. W/GRANGE CAP #12265 UNLESS OTHERWISE NOTED)
- MEASURED BEARING AND DISTANCE
- PREVIOUSLY RECORDED BEARINGS AND DISTANCE
- IRON ROD
- MINIMUM PROTECTION ELEVATION
- MINIMUM BASEMENT ELEVATION
- POINT OF BEGINNING
- BUILDING SETBACK LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- COUNTY RECORDER'S INDEX BOOK & PAGE
- ADDRESS

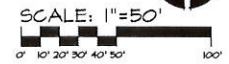
CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	18°34'08"	400.00'	124.64'	65.31'	124.07'
C2	11°32'42"	400.00'	80.60'	40.44'	80.46'
C3	7°01'26"	400.00'	44.04'	24.55'	44.01'
C4	1°54'40"	430.00'	14.34'	7.17'	14.34'
C5	4°55'31"	430.00'	14.50'	7.34'	14.41'
C6	22°11'51"	430.00'	166.54'	84.39'	165.55'
C7	4°56'12"	430.00'	14.51'	7.35'	14.40'
C8	0°25'22"	430.00'	3.17'	1.54'	3.17'
C9	4°46'45"	330.00'	21.53'	13.71'	21.52'
C10	23°12'40"	330.00'	133.64'	67.17'	132.71'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C11	12°31'24"	330.00'	72.71'	36.50'	72.57'
C12	5°48'25"	330.00'	33.49'	16.74'	33.43'
C13	38°36'32"	50.00'	33.64'	17.51'	33.06'
C14	116°52'06"	51.00'	175.96'	2085.25'	13.46'
C15	10°15'42"	51.00'	10.21'	5.12'	10.20'
C16	61°27'02"	51.00'	61.19'	33.86'	56.25'
C17	45°54'54"	51.00'	45.76'	24.14'	44.54'
C18	54°04'28"	51.00'	58.25'	32.35'	56.27'
C19	38°44'35"	50.00'	33.81'	17.56'	33.17'
C20	16°01'04"	50.00'	13.18'	7.03'	13.13'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C21	22°43'24"	50.00'	14.83'	10.05'	14.70'
C22	6°51'02"	680.00'	106.23'	53.22'	106.12'
C23	4°44'53"	680.00'	51.34'	28.64'	51.32'
C24	4°01'04"	680.00'	48.84'	24.45'	48.86'
C25	38°44'21"	50.00'	33.81'	17.56'	33.17'
C26	32°03'15"	50.00'	21.66'	14.36'	21.60'
C27	6°42'12"	50.00'	5.85'	2.43'	5.85'
C28	263°01'45"	51.00'	26.61'	64.34'	85.36'
C29	63°23'53"	51.00'	63.07'	35.20'	54.90'
C30	44°41'35"	51.00'	44.54'	23.51'	43.41'
C31	44°01'04"	51.00'	48.81'	26.08'	47.43'

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C32	16°44'31"	51.00'	16.35'	49.13'	10.71'
C33	28°53'42"	51.00'	28.75'	14.64'	28.44'
C34	45°04'04"	50.00'	34.33'	20.75'	36.32'
C35	8°45'43"	620.00'	94.81'	47.50'	94.72'
C36	47°33'31"	25.00'	42.57'	28.54'	37.61'
C37	24°34'43"	210.00'	115.82'	58.82'	114.44'
C38	22°11'51"	310.00'	143.35'	72.56'	142.45'
C39	10°30'06"	310.00'	67.82'	34.00'	67.72'
C40	11°41'45"	310.00'	75.53'	37.40'	75.40'
C41	18°34'08"	200.00'	64.82'	32.70'	64.53'
C42	7°58'07"	200.00'	27.82'	13.43'	27.71'
C43	10°36'01"	200.00'	37.00'	18.55'	36.45'

FINAL PLAT
APPROVED BY *City Council*
DATE *09/01/2015*
SIGNED *William D. Smith*



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, Fax: 515.276.7084, mail@cecinc.com

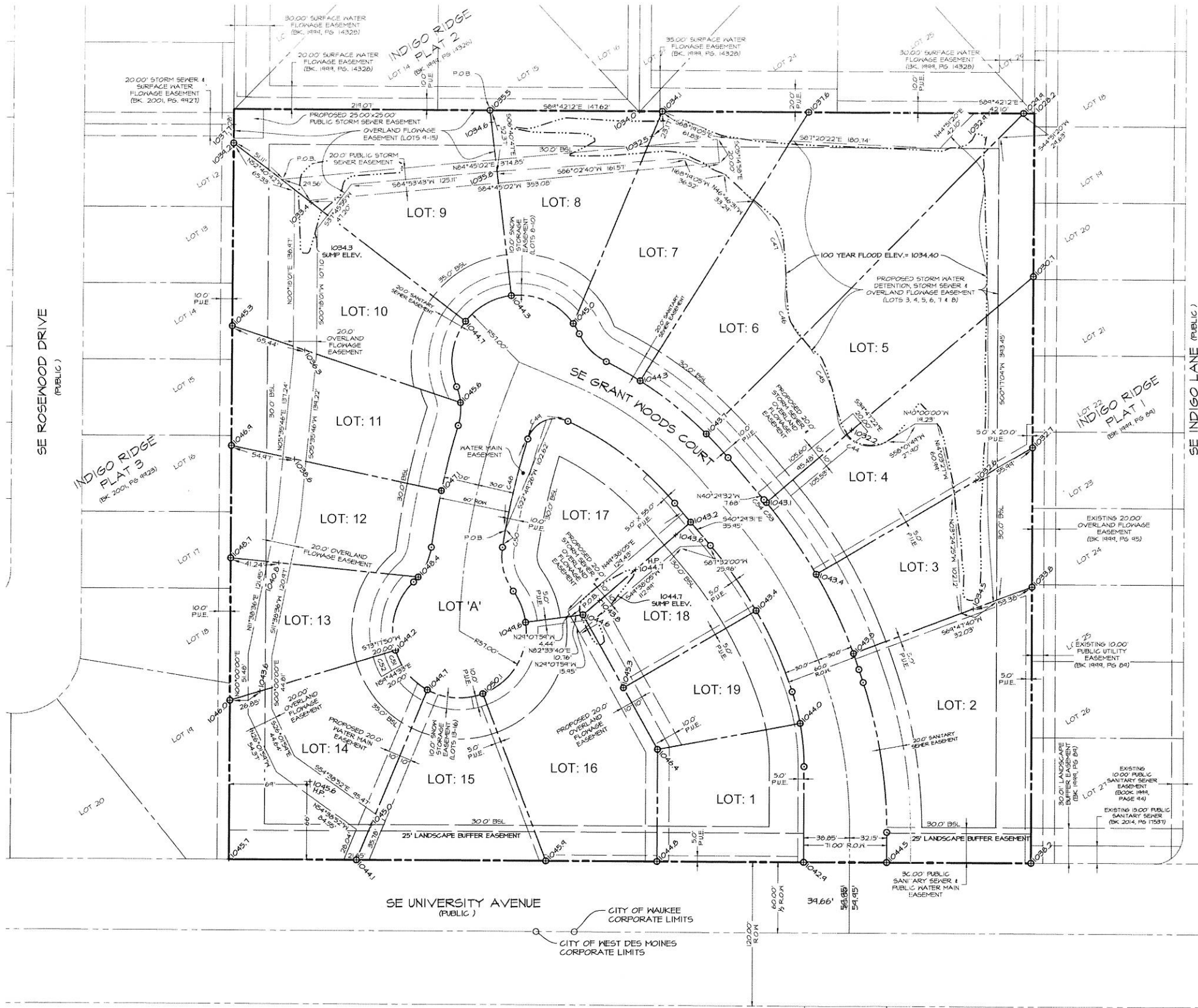
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DATE	REVISIONS	COMMENTS
MAY 12, 2015	1	06-04-2015
	2	06-16-2015
	3	07-26-2015
	4	07-13-2015
	5	08-26-2015
	6	JAG / PD / CH

GRANT WOODS WAUKEE PLAT 1
WAUKEE, IA

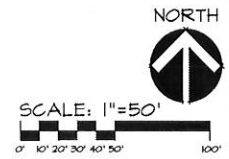
FINAL PLAT

SHEET 1 OF 2
A-1734



- LEGEND**
- PLAT BOUNDARY
 - SECTION LINES
 - LOT LINES
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 - BUILDING SETBACK LINE
 - 100 YEAR ELEVATION
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 - SET PROPERTY CORNER (6" I.R. W/ ORANGE CAP #1285 UNLESS OTHERWISE NOTED)
 - MEASURED BEARINGS AND DISTANCE
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CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C44	116°03'22"	28.15'	57.01'	45.04'	47.76'
C45	91°11'21"	115.25'	75.01'	38.84'	73.64'
C46	44°16'51"	52.35'	45.03'	24.01'	43.65'
C47	52°51'13"	84.88'	82.91'	44.67'	80.01'
C48	71°21'31"	620.00'	74.65'	34.28'	74.54'
C49	65°30'44"	25.00'	28.34'	16.08'	27.05'
C50	1°24'06"	620.00'	15.17'	7.56'	15.17'
C51	13°33'11"	57.00'	13.48'	6.77'	13.45'
C52	13°33'11"	77.00'	18.22'	9.15'	18.17'
C53	1°13'10"	430.00'	4.15'	4.58'	9.15'
C54	0°25'22"	430.00'	3.17'	1.54'	3.17'



Book 2015 Page 14711
30 of 30

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

CEC

REVISIONS	DATE	COMMENTS
1	06-04-2015	
2	06-16-2015	
3	06-08-2015	
4	07-13-2015	
5	08-26-2015	
6		

DATE: MAY 12, 2015

DATE OF SURVEY: APR. 25, 2014

DESIGNED BY: BAT / MPH

DRAWN BY: JAG / PD / CM

GRANT WOODS WAUKEE PLAT 1
WAUKEE, IA

FINAL PLAT

SHEET
2
OF 2

A-1734