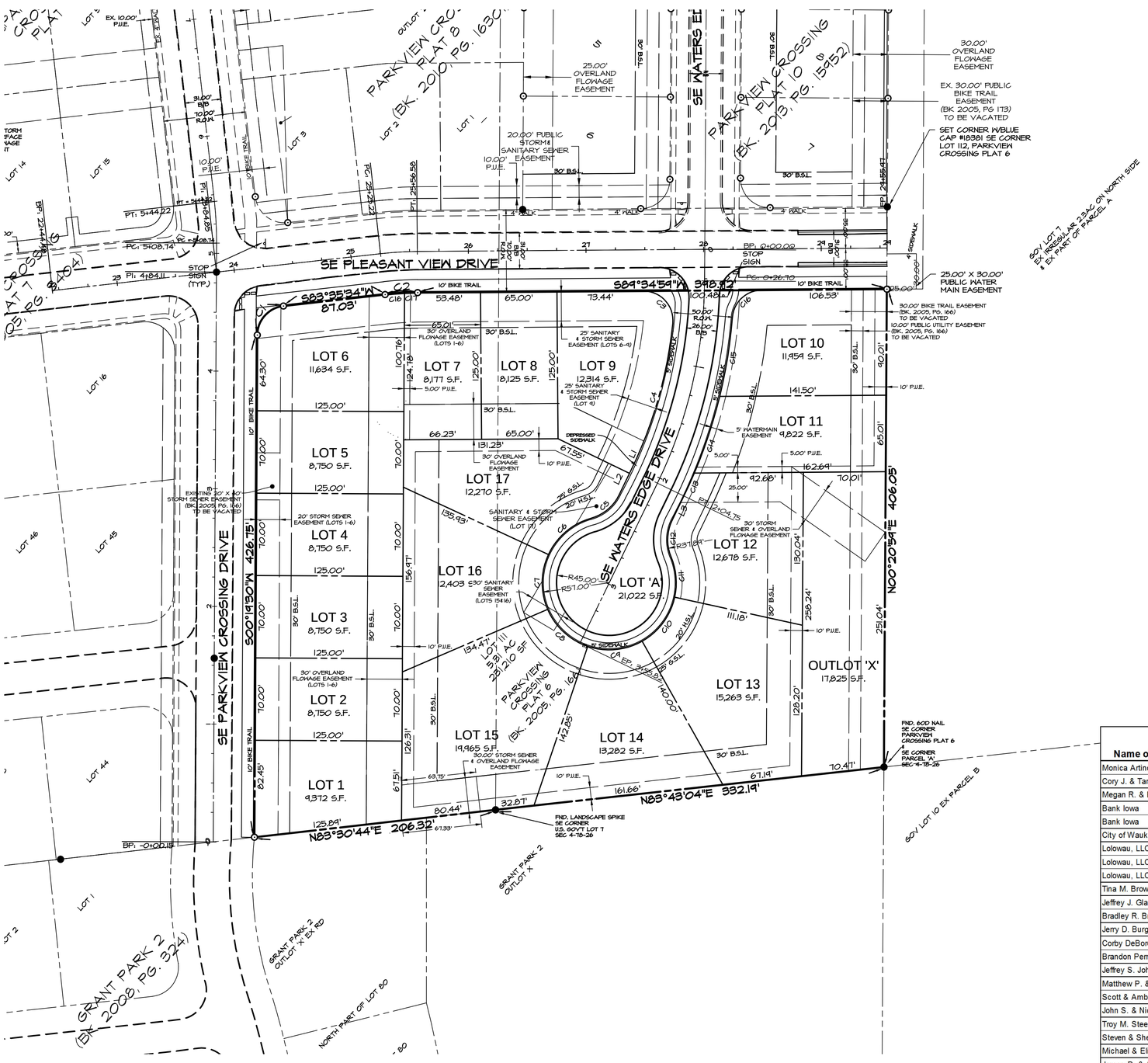

NOTES

1. OUTLOT 'X' IS TO BE DEDICATED TO THE CITY OF WAUKEE.
2. LOT 'A' IS TO BE DEDICATED TO THE CITY OF WAUKEE AS STREET RIGHT-OF-WAY.
3. WATER SUPPLY TO BE PROVIDED BY THE CITY OF WAUKEE, IOWA. SANITARY SUPPLY TO BE PROVIDED BY THE CITY OF WAUKEE, IOWA.
4. ALL OVERLAND FLOWAGE EASEMENTS SHALL BE STAKED PRIOR TO LOT DEVELOPMENT TO VERIFY PROPER GRADE CHANGE ACROSS EACH LOT THROUGHOUT THE EASEMENT AREA.
5. 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 #35 AND RECREATIONAL TRAIL SHALL BE INSTALLED PER PART 2, SECTION 10.3, BOTH IN THE WAUKEE STANDARD SPECIFICATIONS.
6. ALL SIDEWALK CROSSINGS SHALL BE INSTALLED WITH TRUNCATED DOMES AND WARNING PANELS.
7. ALL STREET SIGNS, STOP SIGNS AND END OF PAVEMENT MARKINGS SHALL BE INSTALLED PER PART 3, SECTION 7 OF THE WAUKEE STANDARD SPECIFICATIONS.
8. A POST-CONSTRUCTION MANAGEMENT PLAN WILL NEED TO BE PROVIDED FOR REVIEW AS PART OF THE COSESCO APPLICATION. CONTACT JENNY CORKREAN AT PUBLIC WORKS 515-987-4363.
9. 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.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	2.87'	S25°51'12"W
L2	20.10'	S25°51'12"W
L3	22.97'	N25°51'12"E

SE WATERS EDGE COURT LINE TABLE

LINE #	LENGTH	DIRECTION
L100	26.70'	S00°20'54"W
L101	151.252	S25°51'12"W

SE WATERS EDGE COURT CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C100	25°30'12"	400.00'	178.05'	90.52'	176.58	S13°06'05"W

PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	83°16'04"	25.00'	36.33'	22.22'	33.22'	S41°57'32"W
C2	5°54'25"	265.00'	27.71'	13.87'	27.69'	S86°35'17"W
C3	96°20'26"	25.00'	42.04'	27.93'	37.26'	S42°14'47"E
C4	19°55'46"	375.00'	130.44'	65.88'	129.78'	S15°53'19"W
C5	48°36'55"	37.89'	32.15'	17.11'	31.19'	S50°04'57"W
C6	44°23'54"	57.00'	44.14'	23.22'	47.64'	S44°36'44"W
C7	48°12'08"	57.00'	47.95'	25.50'	46.55'	S00°48'40"W
C8	48°02'04"	57.00'	47.79'	25.40'	46.40'	S47°18'25"E
C9	48°04'16"	57.00'	47.82'	25.42'	46.43'	N84°38'24"E
C10	48°12'50"	57.00'	47.97'	25.51'	46.56'	N36°29'51"E
C11	34°54'46"	57.00'	34.82'	17.97'	34.28'	N05°06'27"W
C12	48°36'55"	37.89'	32.15'	17.11'	31.19'	N01°37'26"E
C13	2°53'23"	425.00'	21.44'	10.72'	21.43'	N24°24'30"E
C14	9°15'50"	425.00'	68.72'	34.43'	68.64'	N18°19'53"E
C15	9°11'19"	425.00'	68.16'	34.15'	68.09'	N09°06'18"E
C16	3°34'50"	265.00'	16.56'	8.28'	16.56'	S85°22'59"W
C16	85°04'21"	25.00'	37.12'	22.94'	33.80'	N47°02'49"E
C17	2°24'35"	265.00'	11.14'	5.57'	11.14'	S88°22'42"W

Name of Property Owner	Legal Description	Mailing Address
Monica Artino	Grant Park 2 Lot 1	1940 SE Parkview Crossing Drive Waukee, IA 50263
Cory J. & Tara L Elkin	Grant Park 2 Lot 2	715 SE Madrone Lane Waukee, IA 50263
Megan R. & Brett A. Kaszinski	Grant Park 2 Lot 3	695 SE Madrone Lane Waukee, IA 50263
Bank Iowa	Grant Park 2 North Part of Lot 80	1150 Jordan Creek Pkw y West Des Moines, IA 50266
Bank Iowa	Grant Park 2 North Part of Lot 76	1150 Jordan Creek Pkw y West Des Moines, IA 50266
City of Waukee	Grant Park 2 Outlot X	230 W Hickman Rd Waukee, IA 50263
Lolowau, LLC.	Grant Park 2 Outlot X EX RD	6000 University Ave Suite 350 West Des Moines, IA 50266
Lolowau, LLC.	GOV Lot 10/EX Parcel B	6000 University Ave Suite 350 West Des Moines, IA 50266
Lolowau, LLC.	GOV Lot 7/EX IRREG 2.3AC on N side & EX Part of Parcel A	6000 University Ave Suite 350 West Des Moines, IA 50266
Tina M. Brown	Parkview Crossing Plat 6 Lot 53	700 SE Wood Creek Drive Waukee, IA 50263
Jeffrey J. Glass	Parkview Crossing Plat 6 Lot 54	720 SE Wood Creek Drive Waukee, IA 50263
Bradley R. Brockman	Parkview Crossing Plat 7 Lot 13	695 SE Pleasant View Drive Waukee, IA 50263
Jerry D. Burger	Parkview Crossing Plat 7 Lot 14	29335 Ashw orth Road Adel, IA 50003
Corby DeBord	Parkview Crossing Plat 7 Lot 15	725 SE Pleasant View Drive Waukee, IA 50263
Brandon Perry	Parkview Crossing Plat 7 Lot 16	720 SE Pleasant View Drive Waukee, IA 50263
Jeffrey S. Johnson	Parkview Crossing Plat 7 Lot 17	700 SE Pleasant View Drive Waukee, IA 50263
Matthew P. & Rachel M. Guerttman	Parkview Crossing Plat 7 Lot 18	690 SE Pleasant View Drive Waukee, IA 50263
Scott & Amber Prickett	Parkview Crossing Plat 7 Lot 42	690 SE Ashton Court Waukee, IA 50263
John S. & Nicole J. Tedesco	Parkview Crossing Plat 7 Lot 43	700 SE Ashton Court Waukee, IA 50263
Troy M. Steenson & Leann R. Wess	Parkview Crossing Plat 7 Lot 44	720 SE Ashton Court Waukee, IA 50263
Steven & Sheri Lucas	Parkview Crossing Plat 7 Lot 45	725 SE Ashton Court Waukee, IA 50263
Michael & Elizabeth Schultz	Parkview Crossing Plat 7 Lot 46	2594 NW 161st Street Clive, IA 50325
James D. & Andrea N. Simeck	Parkview Crossing Plat 7 Lot 47	695 SE Ashton Court Waukee, IA 50263
Ali & Azimzadeh Shojaat	Parkview Crossing Plat 8 Lot 1	865 SE Pleasant View Drive Waukee, IA 50263
Robert W. & Caroline J. Hannon	Parkview Crossing Plat 8 Lot 2	835 SE Pleasant View Drive Waukee, IA 50263
Andrew J. & Danielle Campbell	Parkview Crossing Plat 8 Lot 3	805 SE Pleasant View Drive Waukee, IA 50263
Aaron Wies	Parkview Crossing Plat 8 Lot 4	1705 SE Parkview Crossing Drive Waukee, IA 50263
Jerry's Homes, Inc.	Parkview Crossing Plat 8 Outlot Z	10430 New York Ave Suite C Urbandale, IA 50322
Jerry's Homes, Inc.	Parkview Crossing Plat 9 Outlot X	10430 New York Ave Suite C Urbandale, IA 50322

PRELIMINARY PLAT

PARKVIEW CROSSING PLAT 11

WAUKEE, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
10430 NEW YORK AVE SUITE C
URBANDALE, IOWA 50322
CONTACT:

PREPARED FOR:
JERRY'S HOMES, INC.
10430 NEW YORK AVE SUITE C
URBANDALE, IOWA 50322
CONTACT:

LEGAL DESCRIPTION
LOT 111, PARKVIEW CROSSING PLAT 6, AN OFFICIAL PLAT RECORDED IN BOOK 2005, PAGE 166 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 5.31 ACRES.

ZONING
PUD - SMALL LOT SINGLE FAMILY

PUD BULK REGULATIONS
AREA - 8,000 S.F. SINGLE-FAMILY
WIDTH - 65' SINGLE-FAMILY
FRONT YARD SETBACK (LOTS 1-11) - 30'
FRONT YARD HOUSE SETBACK (H.S.L.) (LOTS 12-17) - 20'
FRONT YARD GARAGE SETBACK (G.S.L.) (LOTS 12-17) - 25'
SIDE YARD SETBACK - 7' MIN. / 15' MAX TOTAL
REAR YARD SETBACK - 30'

MINIMUM OPENING ELEVATION
LOTS 1-4 & 17 - M.O.E. = 1022.36
LOTS 5-9 - M.O.E. = 1025.69
LOTS 10-16 - M.O.E. = 1022.36

BENCHMARK
CITY OF WAUKEE BENCHMARK LOCATED ON THE BURY BOLT OF THE WATER HYDRANT LOCATED ON THE N.W. CORNER OF LOT 26, PARKVIEW CROSSING PLAT 6

ELEVATION= 1025.46

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FND PROPERTY CORNER (AS NOTED)
- SET PROPERTY CORNER (5/8" I.R. w/ CAP # 18381 UNLESS NOTED OTHERWISE)
- W 6" — WATER MAIN & SIZE
- SAN 8" — SANITARY SEWER & SIZE
- ST 12" — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
- G 4" — GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- POWER POLE/LIGHT POLE
- VALVE
- FLARED END SECTION
- STREET LIGHTS
- 990 — EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- E — ELECTRICAL TRANSFORMER
- B.S.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- M.O.E. — MINIMUM OPENING ELEVATION
- GAS METER
- CBU — MAILBOX
- TELEPHONE RISER
- 990.00 — PROPOSED SPOT ELEVATION
- EXISTING TREE & DIA.
- EXISTING EVERGREEN & DIA.
- DIVERSION DITCH
- SB — TEMPORARY SEDIMENT BASIN
- ST — SEDIMENT TRAP
- TREELINE
- RIPRAP

CERTIFICATIONS

LICENSED PROFESSIONAL ENGINEER — 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.

MELISSA M. HILLS, IOWA REG. NO. 16023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1-2

LICENSED PROFESSIONAL LAND SURVEYOR — JEFFREY A. GADDIS — 18381 — IOWA

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.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-2

DIMENSION / LANDSCAPE PLAN

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

Scale: 1"=50'
0' 10' 20' 30' 40' 50' 100'
NORTH
DATE: OCTOBER 08, 2013
REVISIONS: OCTOBER 30, 2013
SHEET 1 OF 2
DWG BY: M.M.H.
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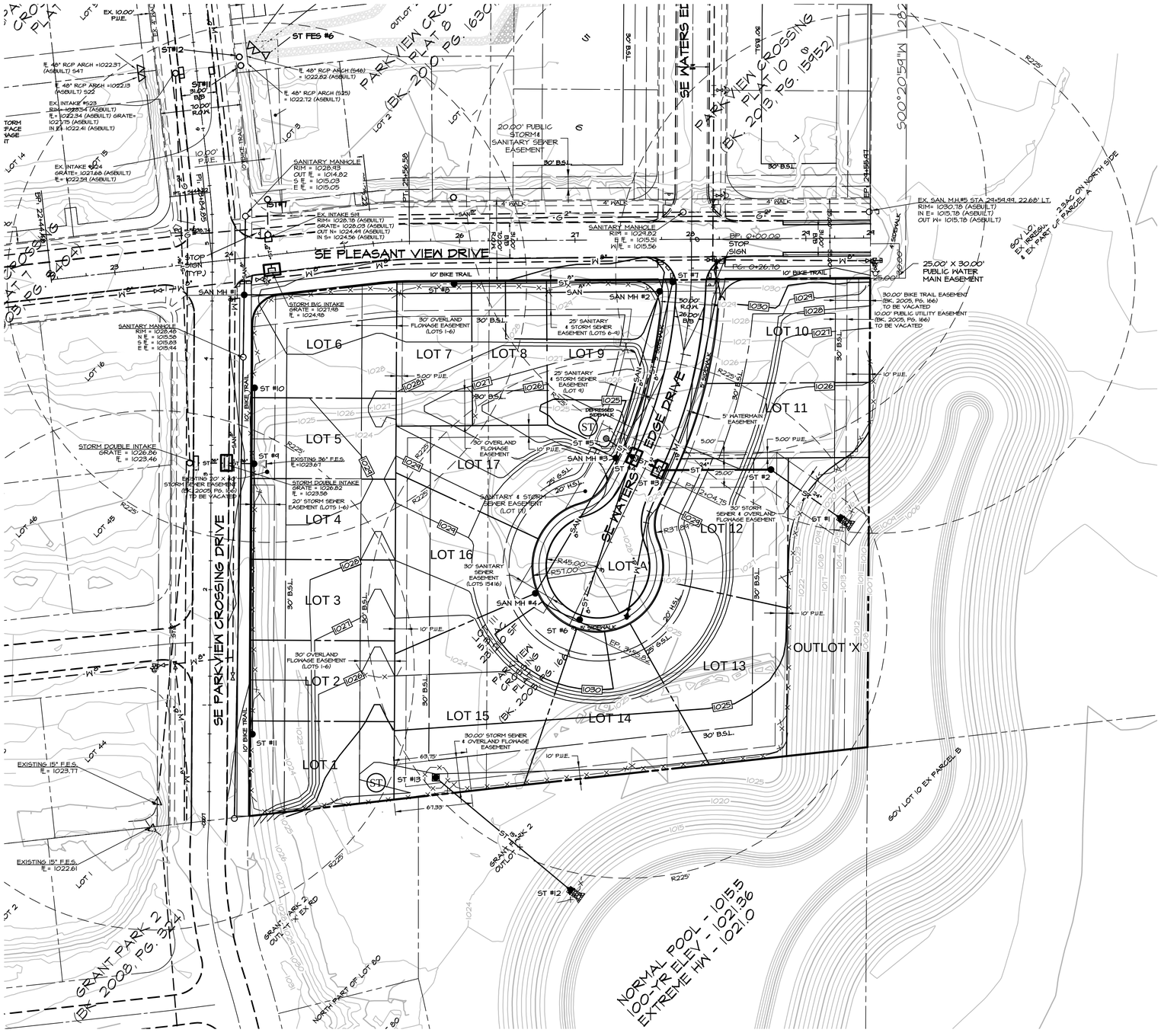
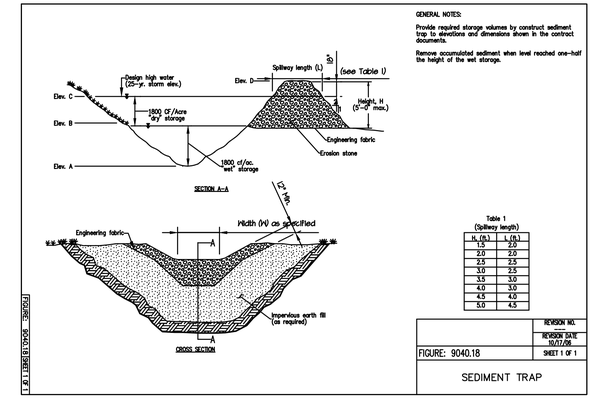
PRELIMINARY PLAT

PARKVIEW CROSSING PLAT 11

WAUKEE, IOWA





MINIMUM OPENING ELEVATION TABLE	
LOT NUMBER	M.O.E.
LOT 1	1026.0
LOT 2	1027.0
LOT 3	1028.0
LOT 4	1024.0
LOT 5	1024.0
LOT 6	1028.5
LOT 7	1028.0
LOT 8	1027.5
LOT 9	1027.0
LOT 10	1027.0
LOT 11	1026.0
LOT 12	1026.0
LOT 13	1026.0
LOT 14	1026.0
LOT 15	1026.0
LOT 16	1028.0
LOT 17	1028.0

MINIMUM PROTECTION ELEVATION
LOTS 1-17 = 1026.00

BENCHMARK
CITY OF WAUKEE BENCHMARK LOCATED ON THE BURY BOLT OF THE WATER HYDRANT LOCATED ON THE N.W. CORNER OF LOT 26, PARKVIEW CROSSING PLAT 6

ELEVATION= 1025.46

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
ST #1	FL IN NW= 1015.49
ST #2	FL IN W= 1017.97 FL OUT SE = 1017.87
ST #3	FL IN NW= 1020.81 FL OUT E = 1020.71
ST #4	FL IN N= 1022.32 FL IN S= 1022.32 FL IN NW= 1021.49 FL OUT SE = 1021.10
ST #5	FL OUT SE = 1021.77
ST #6	FL OUT N = 1025.29
ST #7	FL IN W= 1023.97 FL OUT S = 1023.87
ST #8	FL OUT E = 1025.86
ST #9	FL IN N= 1023.64 FL IN S= 1023.64
ST #10	FL OUT S = 1024.30
ST #11	FL OUT N = 1025.98
ST #12	FL IN NW= 1015.50
ST #13	FL OUT SE = 1018.89

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
EXISTING MANHOLE #1	FL OUT S = 1015.03
EXISTING MANHOLE #2	FL IN S= 1015.83 FL OUT N = 1015.58
EXISTING MANHOLE #3	FL OUT N = 1017.65
SAN MH #1	FL IN N= 1015.33 FL IN S= 1015.35 FL OUT E = 1015.50
SAN MH #2	FL IN W= 1016.94 FL OUT S = 1017.09
SAN MH #3	FL IN N= 1018.58 FL OUT SW = 1018.68
SAN MH #4	FL IN NE= 1020.04

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- FND PROPERTY CORNER (AS NOTED)
- SET PROPERTY CORNER (5/8" I.R. W/ CAP # 18381 UNLESS NOTED OTHERWISE)
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- EXISTING TREE & DIA.
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- DIVERSION DITCH
- SB — TEMPORARY SEDIMENT BASIN
- ST — SEDIMENT TRAP
- TREELINE
- RIPRAP
- INLET FILTER OR FILTER SOCK
- SILT FENCE

UTILITY / GRADING PLAN

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
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Scale: 1"=50'
0' 10' 20' 30' 40' 50' 100'

NORTH

DATE: OCTOBER 08, 2013
REVISIONS: OCTOBER 30, 2013

SHEET 2 OF 2

DWG BY: M.H.H.
E-6853

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