



VICINITY SKETCH
PROPERTY OWNER:
 GRANT WOODS, LLC
 6400 WESTOWN PARKWAY
 WEST DES MOINES, IA 50266
 CONTACT: JERRY BUSSANMAS

- 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: DWELLING - 30 FEET.

LEGAL DESCRIPTION
 A PARCEL OF LAND IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 74 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 N94°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, 630.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE S04°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.

- NOTES**
- EXISTING HOUSE AND OUTBUILDINGS SHALL BE REMOVED, THE BARN SHALL REMAIN.
 - AN OVERLAND HOME OWNERS ASSOCIATION WILL BE CREATED FOR THE MAINTENANCE OF THE RETENTION POND, LANDSCAPE BUFFERS, AND ANY MONUMENT SIGNAGE FOR THE DEVELOPMENT.
 - INSTALLATION OF 5 FOOT SIDEWALKS TO BE DONE AT THE TIME OF INDIVIDUAL LOT CONSTRUCTION.
 - PAVEMENT THICKNESS FOR SE GRANT WOODS COURT SHALL BE 7-INCH PCC AND SE UNIVERSITY AVENUE SHALL HAVE 9-INCH PCC THICKNESS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE, PRIVATE DRIVEWAYS OR PUBLIC SIDEWALKS DURING THE PROCESS OF CONNECTING TO THE EXISTING SANITARY SEWER.

CERTIFICATION

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____
 BY: EDWARD H. ARP, IOWA REG. NO. 250
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

LEGEND

- PROPERTY BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EXISTING FENCE LINES
- FOUND SECTION CORNER
- SET SECTION CORNER (% I.R. W/RANGE CAP #12265 UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (% I.R. W/RANGE CAP #12265 UNLESS OTHERWISE NOTED)
- DEEDED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- IRON ROD
- IRON PIPE
- POINT OF BEGINNING
- REMOVING TREE
- REZONING BOUNDARY
- LIGHT POLE

BUFFER LANDSCAPE REQUIREMENT
 (PER 50 L.F. OF BUFFER)

- (1) OVERSTORY DECIDUOUS TREE
- (2) CONIFEROUS TREE
- (3) ORNAMENTAL TREE

616 TOTAL L.F. * 50 L.F. = 12.3

PARCEL CURVE DATA							PARCEL CURVE DATA							PARCEL CURVE DATA							PARCEL CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	11°08'01"	430.00'	83.56'	41.91'	83.42'	N05°01'04"W	C8	38°36'32"	50.00'	33.64'	11.51'	33.06'	S44°16'19"E	C15	4°44'53"	680.00'	51.34'	28.64'	51.32'	S14°21'21"W	C22	81°08'54"	51.00'	86.70'	54.23'	78.58'	S25°43'44"W
C2	4°56'22"	430.00'	74.59'	31.39'	74.50'	N15°33'16"W	C9	10°15'42"	51.00'	10.21'	5.12'	10.20'	N30°05'54"W	C16	4°01'04"	680.00'	48.89'	24.45'	48.88'	S10°00'50"W	C23	18°24'19"	51.00'	18.39'	9.28'	18.31'	S21°05'22"E
C3	4°56'22"	430.00'	74.59'	31.39'	74.50'	N25°21'38"W	C10	61°21'02"	51.00'	61.13'	33.88'	58.25'	N23°58'24"W	C17	32°02'15"	50.00'	21.96'	14.36'	21.60'	N23°58'24"E	C24	45°04'04"	50.00'	34.33'	20.75'	38.32'	S13°48'00"E
C4	4°56'22"	430.00'	74.59'	31.39'	74.50'	N35°26'00"W	C11	45°54'54"	51.00'	45.76'	24.19'	44.54'	S60°19'15"W	C18	6°42'12"	50.00'	5.85'	2.93'	5.85'	N43°20'37"E	C25	8°45'43"	620.00'	94.81'	47.50'	94.72'	S13°06'54"W
C5	4°46'23"	330.00'	21.44'	13.75'	21.48'	N42°45'24"W	C12	54°04'28"	51.00'	58.85'	32.35'	56.27'	S07°44'34"W	C19	63°23'53"	51.00'	63.07'	35.20'	54.90'	N14°54'47"E	C26	91°33'37"	25.00'	42.57'	28.54'	37.61'	S66°16'34"W
C6	12°31'24"	330.00'	72.71'	36.50'	72.51'	N51°21'25"W	C13	16°01'04"	50.00'	13.98'	7.03'	13.93'	N13°44'38"W	C20	44°44'35"	51.00'	44.59'	23.51'	43.47'	N39°06'57"W	C27	24°34'43"	210.00'	115.82'	58.82'	114.94'	N52°39'16"W
C7	5°48'25"	330.00'	33.45'	16.74'	33.43'	N60°40'23"W	C14	22°43'24"	50.00'	19.83'	10.05'	19.70'	N05°32'36"E	C21	49°10'04"	51.00'	48.91'	26.08'	47.43'	N86°06'47"W	C28	9°51'41"	310.00'	64.33'	32.25'	64.25'	N35°25'21"W

KEY	QUAN	BOTANICAL/COMMON NAME	SIZE	CONDITION	REMARKS
GT	9	Gleditsia tricanthos 'Skyline' SKYLINE HONEYLOCUST	3" Cal	T5/B4B	45T,35W,PYR.
MP	12	Morus Prunifera PRAIRIE FIRE CRAB	1 1/2" Cal.	T5/B4B	SEE PLAN
MS	12	Malus Spring Snow SPRING SNOW CRAB	1 1/2" Cal.	T5/B4B	WHITE FLWRS., NO FRUIT
P6	12	Picea glauca densata BLACK HILLS SPRUCE	6-7" ht.	T5/B4B	SEE PLAN
PP	12	Picea pungens COLORADO BLUE SPRUCE	6-7" ht.	T5/B4B	SEE PLAN

PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C29	4°54'15"	370.00'	64.50'	32.33'	64.41'	N25°26'53"W
C30	10°08'02"	200.00'	35.37'	17.73'	35.33'	N04°41'33"W

SCALE: 1"=40'

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

CEC

GRANT WOODS WAUKEE PLAT I
 WAUKEE, IA
 PRELIMINARY PLAT

SHEET 1 OF 1
 A-1673

DATE	REVISIONS	COMMENTS
July 16, 2014	1	
	2	
	3	
	4	
	5	BAT
	6	JAG