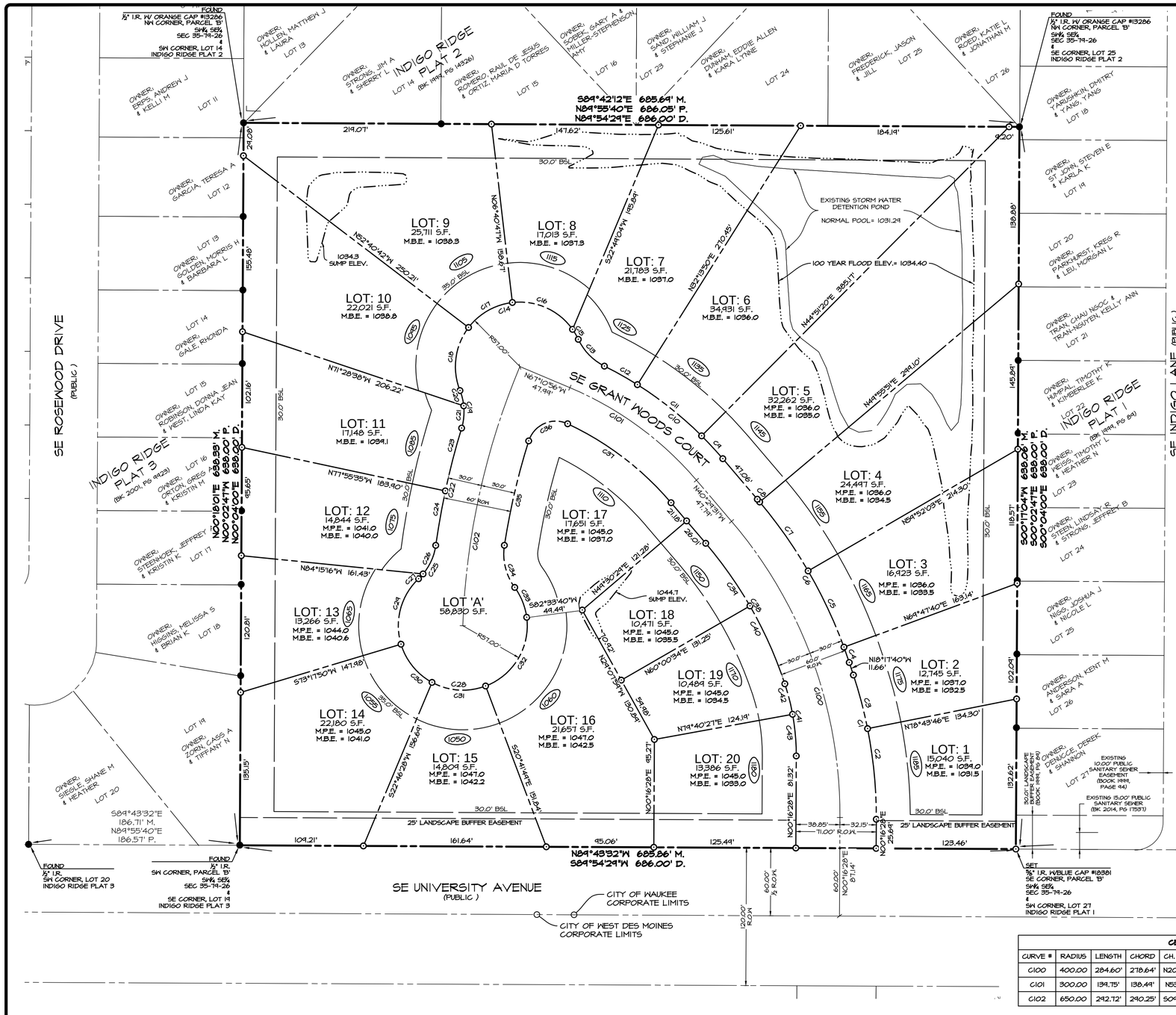


DRAWING INDEX

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

ZONING

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

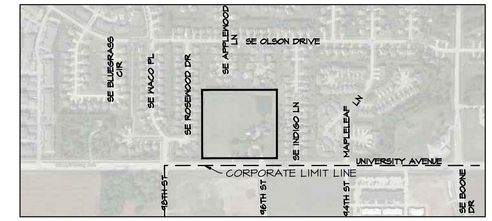
BULK REGULATIONS:

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: DWELLING - 30 FEET.

BENCHMARK

CONCRETE MONUMENT WITH BRASS DISC LOCATED AT THE SOUTHWEST CORNER OF UNIVERSITY AVENUE AND WACO PLACE, 30 FEET WEST OF THE CENTERLINE OF WACO PLACE & 147 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 BUSSANMAS

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 FLOWAGE 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 #35 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 COSESCO APPLICATION. CONTACT JENNY CORKREAN AT PUBLIC WORKS 515-457-4369.
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 SW1/4 SE1/4 OF SECTION 35, TOWNSHIP 74 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS DESCRIBED IN SAID BOOK 802, PAGE 238 AS FOLLOWS:

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 N84°54'29"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°54'29"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°54'29"W, 686.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE TO THE POINT OF BEGINNING AND CONTAINING 10.047 ACRES MORE OR LESS.

CERTIFICATION

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

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, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 & 2

MELISSA M. HILLS 16023 — IOWA — LICENSED PROFESSIONAL ENGINEER

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, 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 (½" I.R. W/YELLOW CAP #1056)
- ⊙ SET PROPERTY CORNER (¾" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING AND DISTANCE
- P. PREVIOUSLY RECORDED BEARING AND DISTANCE
- I.R. IRON ROD
- M.P.E. MINIMUM PROTECTION ELEVATION
- M.B.E. MINIMUM BASEMENT ELEVATION
- P.O.B. POINT OF BEGINNING
- B.S.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- BK. XX, PG. XXX COUNTY RECORDER'S INDEX BOOK & PAGE
- (XXX) ADDRESS

NORTH

SCALE: 1"=50'
0' 10' 20' 30' 40' 50' 100'

CENTERLINE CURVE DATA

CURVE #	RADIUS	LENGTH	CHORD	CH. BEARING	START POINT	END POINT
C100	400.00	284.60'	278.64'	N20°06'32"W	(1547375.9914,583354.8501)	(1547280.1450,583621.5031)
C101	300.00	139.75'	138.44'	N53°50'14"W	(1547244.1614,583657.8440)	(1547137.3534,583734.5684)
C102	650.00	242.72'	240.25'	S04°55'00"W	(1547043.1148,583758.1814)	(1547043.1284,583472.2671)

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	18°34'08"	400.00'	129.64'	65.34'	129.07'	N09°00'36"W
C2	11°32'42"	400.00'	80.60'	40.44'	80.46'	N05°24'53"W
C3	7°01'26"	400.00'	44.04'	24.55'	44.01'	N14°46'57"W
C4	15°54'40"	430.00'	14.34'	7.17'	14.34'	N18°15'00"W
C5	9°55'37"	430.00'	74.50'	37.34'	74.41'	N25°10'09"W
C6	22°11'51"	430.00'	166.54'	84.35'	165.55'	N24°23'36"W
C7	9°56'12"	430.00'	74.57'	37.38'	74.48'	N35°06'08"W
C8	0°25'22"	430.00'	3.17'	1.59'	3.17'	N40°16'50"W
C9	4°46'45"	330.00'	27.53'	13.77'	27.52'	N42°45'18"W
C10	23°12'40"	330.00'	133.64'	67.77'	132.77'	N51°58'15"W

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C11	12°37'24"	330.00'	72.71'	36.50'	72.57'	N51°27'25"W
C12	5°48'25"	330.00'	33.45'	16.74'	33.43'	N60°40'23"W
C13	38°36'32"	50.00'	33.69'	17.51'	33.06'	S44°16'14"E
C14	176°52'06"	57.00'	175.96'	2085.25'	113.96'	S66°35'54"W
C15	10°15'42"	57.00'	10.21'	5.12'	10.20'	N30°05'54"W
C16	61°27'02"	57.00'	61.13'	33.88'	58.25'	N65°57'16"W
C17	45°54'54"	57.00'	45.76'	24.14'	44.54'	S60°14'15"W
C18	54°04'28"	57.00'	58.85'	32.35'	56.27'	S07°44'34"W
C19	36°44'27"	50.00'	33.81'	17.58'	33.17'	N02°27'56"W
C20	16°01'04"	50.00'	13.48'	7.03'	13.43'	N13°44'38"W

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C21	22°43'24"	50.00'	14.83'	10.05'	14.70'	N05°32'36"E
C22	8°57'02"	680.00'	106.23'	53.22'	106.12'	S12°25'47"W
C23	4°44'53"	680.00'	57.34'	28.64'	57.32'	S14°29'21"W
C24	4°07'04"	680.00'	48.84'	24.45'	48.88'	S10°00'50"W
C25	36°44'27"	50.00'	33.81'	17.58'	33.17'	N27°19'30"E
C26	32°02'15"	50.00'	27.96'	14.36'	27.60'	N23°58'24"E
C27	6°42'12"	50.00'	5.85'	2.93'	5.85'	N43°20'37"E
C28	263°01'45"	57.00'	261.67'	64.39'	85.36'	N84°44'04"W
C29	63°23'53"	57.00'	63.07'	35.20'	59.90'	N14°59'47"E
C30	44°44'35"	57.00'	44.54'	23.51'	43.47'	N39°06'57"W
C31	44°10'04"	57.00'	48.41'	26.08'	47.43'	N86°06'47"W

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C32	76°44'31"	57.00'	76.35'	45.13'	70.77'	S30°55'56"W
C33	28°53'42"	57.00'	28.75'	14.64'	28.44'	S21°58'11"E
C34	45°04'04"	50.00'	39.33'	20.75'	38.32'	S13°48'00"E
C35	8°45'43"	620.00'	94.81'	47.50'	94.72'	S13°06'54"W
C36	9°33'37"	25.00'	42.57'	28.54'	37.61'	S66°16'34"W
C37	24°34'43"	270.00'	115.82'	58.82'	114.94'	N52°39'16"W
C38	22°11'51"	370.00'	143.35'	72.58'	142.45'	N24°23'36"W
C39	10°30'06"	370.00'	67.82'	34.00'	67.72'	N35°14'28"W
C40	11°41'45"	370.00'	75.53'	37.80'	75.40'	N24°08'33"W
C41	18°34'08"	200.00'	64.82'	32.70'	64.53'	N09°00'36"W
C42	7°58'01"	200.00'	27.82'	13.93'	27.79'	N14°18'36"W
C43	10°36'01"	200.00'	37.00'	18.55'	36.95'	N05°01'32"W

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

DATE:	REVISIONS	COMMENTS
MAY 12, 2015	1	06-09-2015
	2	06-16-2015
	3	
	4	
	5	
	6	

DATE OF SURVEY: APR. 25, 2014
DESIGNED BY: BAT / MMH
DRAWN BY: JAG / PD / CM

GRANT WOODS WAUKEE PLAT 1

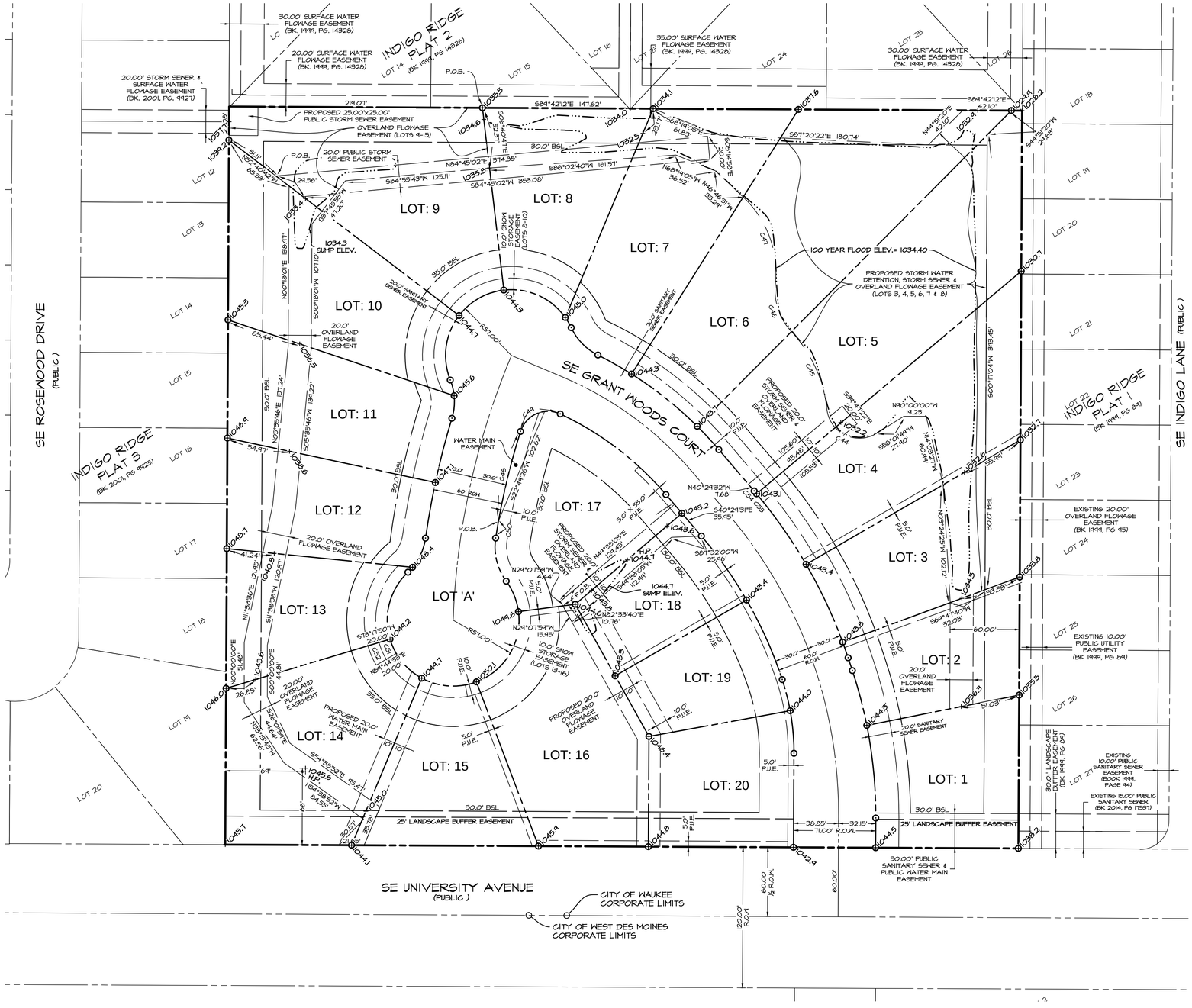
WAUKEE, IA

FINAL PLAT

SHEET 1 OF 2

A-1673

Q:\A-FILES\A-1600\A1673_CID\Drawings\Plat\A-1673 FP.dwg, 6/16/2015 3:55:20 PM, cmccann, 1:1



LEGEND

	PLAT BOUNDARY
	SECTION LINES
	LOT LINES
	CENTERLINE
	EASEMENT LINES
	BUILDING SETBACK LINE
	100 YEAR ELEVATION
●	FOUND PROPERTY CORNER
⊙	SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING AND DISTANCE
P.	PREVIOUSLY RECORDED BEARING AND DISTANCE
I.R.	IRON ROD
M.P.E.	MINIMUM PROTECTION ELEVATION
P.O.B.	POINT OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
BK. XX, PG. XXX	COUNTY RECORDER'S INDEX BOOK & PAGE
(XXX)	ADDRESS

NORTH

SCALE: 1"=50'

0' 10' 20' 30' 40' 50' 100'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C44	116°03'22"	28.15'	57.01'	45.04'	47.76'	N63°56'30"W
C45	3°1'17.21"	115.25'	75.01'	38.84'	73.64'	N24°33'24"W
C46	44°16'51"	52.35'	45.03'	24.01'	43.65'	N18°33'44"W
C47	52°51'13"	84.88'	82.91'	44.67'	80.01'	N20°20'55"W
C48	7°21'37"	620.00'	79.65'	39.88'	79.54'	N13°46'57"E
C49	65°30'49"	25.00'	28.54'	16.08'	27.05'	N50°15'10"E
C50	1°24'06"	620.00'	15.17'	7.58'	15.17'	S04°26'05"W
C51	13°33'17"	57.00'	13.48'	6.77'	13.45'	N23°28'48"W
C52	13°33'17"	77.00'	18.22'	9.15'	18.17'	S23°28'48"E
C53	1°13'04"	430.00'	9.15'	4.58'	9.15'	N34°27'35"W
C54	0°25'22"	430.00'	3.17'	1.59'	3.17'	N40°16'50"W

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

DATE:	REVISIONS	COMMENTS
MAY 12, 2015	1	06-04-2015
	2	06-16-2015
	3	
	4	
	5	
	6	

DATE OF SURVEY: APR. 25, 2014
DESIGNED BY: BAT / MMH
DRAWN BY: JAG / PD / CM

GRANT WOODS WAUKEE PLAT 1

WAUKEE, IA

FINAL PLAT

SHEET 2 OF 2

A-1673

Q:\A-FILES\A-1600\A1673_CED Drawings\Plat\A-1673 FP.dwg, 6/16/2015 3:55:33 PM, cmccann, 1:1