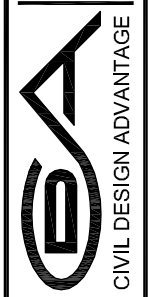


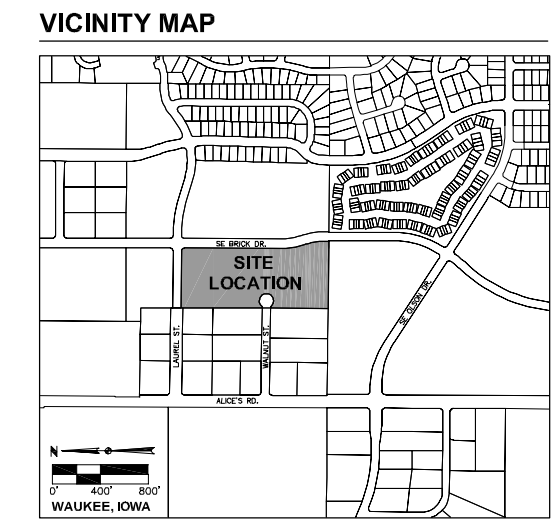
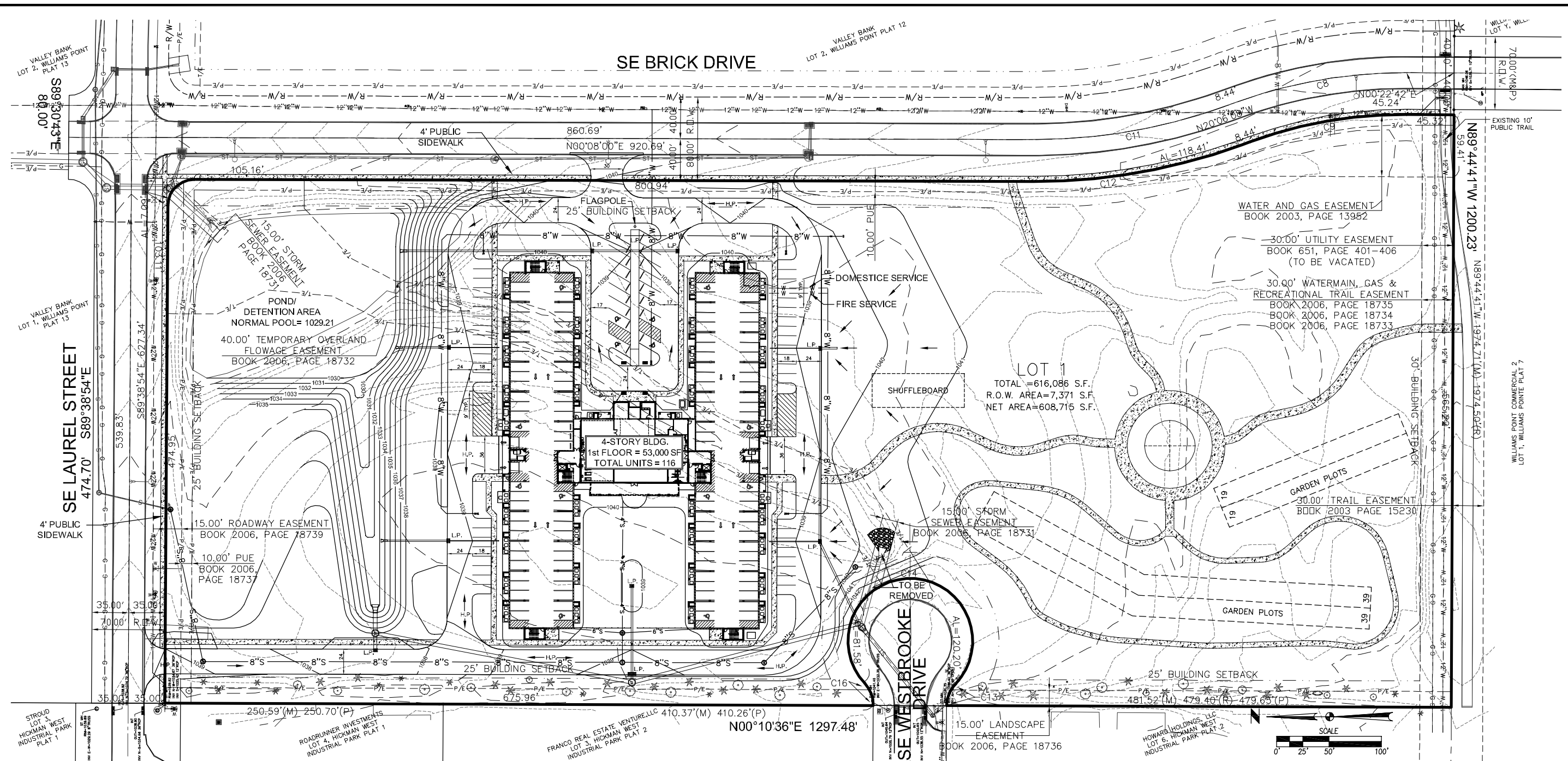
DATE	
REVISIONS	
SECOND SUBMITTAL	5/12/09
FIRST SUBMITTAL	4/28/09

5601 NW 112th SUITE G GRIMES, IOWA 50111  
 PH: (515) 369-4400 Fax: (515) 369-4410  
 ENGINEER: EKO



WAUKEE, IOWA

# THOMAS PLACE-WAUKEE DEVELOPMENT PLAN



**CURVE DATA:**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C8	20°28'50"	465.00	166.22	N09°51'43"W	165.33
C9	20°28'50"	425.00	151.92	N09°51'43"W	151.11
C11	20°14'08"	535.00	188.95	S09°59'04"E	187.97
C12	20°14'08"	575.00	203.08	S09°59'04"E	202.02
C13	43°17'58"	30.50	23.05	N68°00'17"W	22.50
C14	266°35'57"	59.50	276.86	N00°20'44"E	86.61
C16	43°17'58"	30.50	23.05	N68°41'45"E	22.50
C17	89°46'54"	25.00	39.17	N44°45'27"W	35.29

**NOTES:**  
 1. ALL PROPOSED TRASH RECEPTILES ARE LOCATED WITHIN THE INTERIOR PARKING AREA.

**OWNER**  
 VALLEY BANK  
 12257 UNIVERSITY AVENUE  
 CLIVE, IA 50325  
 PH. (515) 453-2265 FX. (515) 457-7830

**APPLICANT/ DEVELOPER**  
 JNB HOMETOWN HARBOR WAUKEE, L.P.  
 4511 OLD IVY COURT  
 BETTENDORF, IA 52722

**ENGINEER/ SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 5501 NW 112th STREET, SUITE G  
 GRIMES, IOWA 50111  
 PH. (515) 369-4400 FX. (515) 369-4410

**LEGAL DESCRIPTION**  
 LOT 1, WILLIAMS POINT PLAT 12

**ZONING**  
 EXISTING: PD: PLANNED DEVELOPMENT  
 UNDERLYING ZONING: R-3  
 PROPOSED: PD: PLANNED DEVELOPMENT  
 UNDERLYING ZONING: R-3

**LOT AREA**  
 608,715 S.F. (13.97 ACRES)

**SETBACKS**  
 FRONT = 25'  
 SIDE = 25'  
 REAR = 30'

**PARKING REQUIREMENTS**  
 INDEPENDANT LIVING  
 1.5 SPACES PER UNIT  
 TOTAL REQUIRED (116 UNITS) = 174 SPACES  
 TOTAL PROVIDED = 175 SPACES (116 INTERIOR SPACES)

**OPENSACE REQUIREMENTS**  
 SITE AREA = 608,715 SF  
 OPENSACE REQUIRED (20%) = 121,743 SF  
 BUILDING = 53,000 SF  
 PAVING = 67,336 SF  
 OPENSACE PROVIDED (80%) = 488,379 SF