

OWNER/DEVELOPER: KNC, L.L.C.
 ATTN: KURT BREWER
 604 LOCUST STREET #800
 DES MOINES, IA 50309
 PH: (515) 243-5878

ENGINEER: A. LEO PELDS ENGINEERING
 ATTN: WALLY PELDS
 2323 DIXON STREET
 DES MOINES, IOWA 50316
 PH: (515) 265-8196

ZONING: CURRENTLY ZONED: R-2 IN CITY OF WAUKEE

ROAD INFORMATION:
 SE DRIFTWOOD LANE - 29 FEET BACK TO BACK
 SE WESTOWN PARKWAY - 31 FEET BACK TO BACK
 SE PARKVIEW CROSSING - 31 FEET BACK TO BACK WHEN ADJACENT TO LOT 1-8, VARIABLE WIDTH AS IT EXPANDS TO 41 FEET BACK TO BACK ALONG LOT 37

RIGHT-OF-WAY:
 SE DRIFTWOOD LANE - 60 FOOT ROW
 SE WESTOWN PARKWAY - 100 FOOT ROW
 SE PARKVIEW CROSSING - 70 FOOT ROW WHEN ADJACENT TO LOT 1-8, VARIABLE WIDTH AS IT EXPANDS TO 80 FOOT ROW ALONG LOT 37

SETBACKS FOR R-2:
 FRONT YARD SETBACK 30 FEET
 REAR YARD SETBACK 30 FEET
 SIDE YARD SETBACK 7 FEET MINIMUM
 15 FEET TOTAL

SECTION-TOWNSHIP-RANGE: NW 1/4, SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST

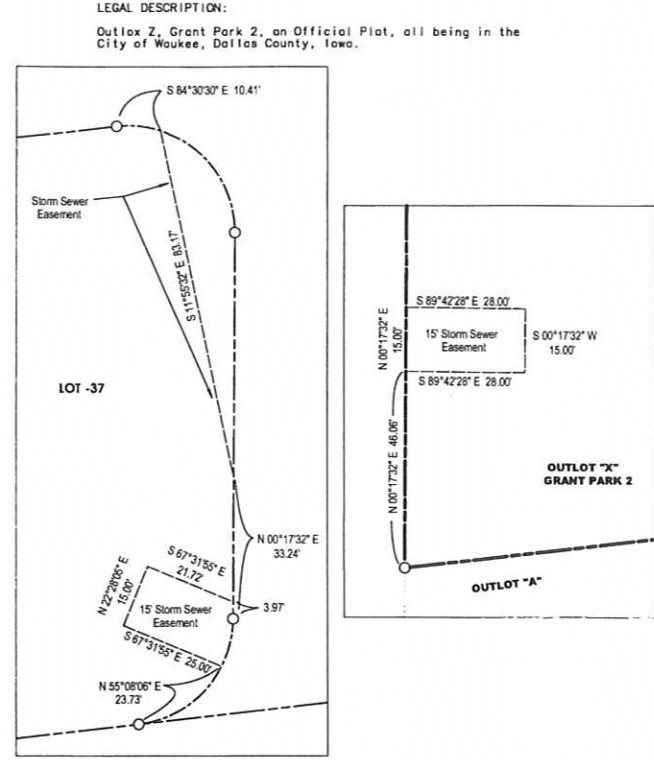
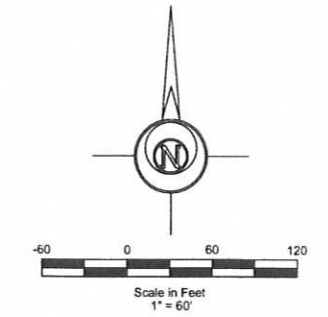
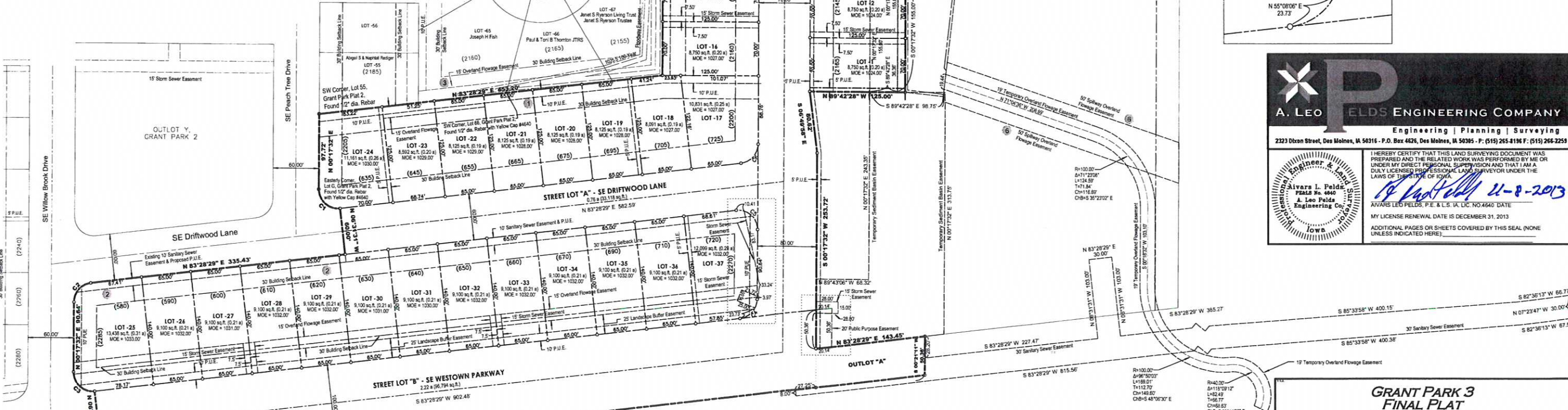
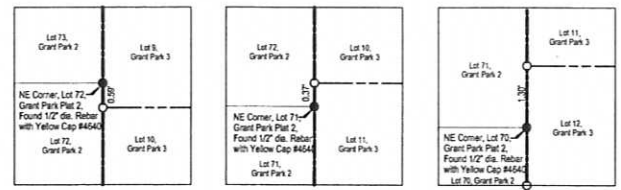
NOTES:
 1. THE 10 FOOT TRAIL PROPOSED ADJACENT TO SE WESTOWN PARKWAY WILL BE INSTALLED AS WESTOWN PARKWAY DEVELOPES.
 2. PORTIONS OF THE 5 FT SIDEWALK ADJACENT TO THE PROPOSED LOTS WILL BE INSTALLED AS A PART OF THE INDIVIDUAL LOT DEVELOPMENT. PORTIONS OF THE 10 FT TRAIL ADJACENT TO PROPOSED LOTS 1-8 ON THE EAST SIDE OF SE PARKVIEW CROSSING DRIVE WILL BE INSTALLED AS A PART OF THE INDIVIDUAL LOT DEVELOPMENT, IN LIEU OF THE 5 FT SIDEWALK.
 3. EXISTING EASEMENTS THROUGH AND ADJACENT TO THE PLAT ARE ON THE GRANT PARK 2 FINAL PLAT, RECORDED IN THE DALLAS COUNTY RECORDER'S OFFICE IN BOOK 2008, PAGE 324, FILED JANUARY 9, 2008.
 4. STREET LOTS A, B, AND C TO BE DEDICATED TO THE CITY OF WAUKEE FOR STREET RIGHT OF WAY.
 5. OUTLOT A TO BE USED FOR FUTURE RIGHT OF WAY.

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	25.00'	83°10'57"	38.30'	33.19'	22.19'	N 41°53'00.5" E	N 83°28'29" E	N 00°17'32" E
2	25.00'	96°49'03"	42.24'	37.39'	28.17'	S 48°06'59.5" W	S 00°17'32" W	N 83°28'29" E
3	25.00'	83°10'57"	38.30'	33.19'	22.19'	S 41°53'00.5" W	S 00°17'32" W	N 83°28'29" E
4	25.00'	96°49'03"	42.24'	37.39'	28.17'	S 48°06'59.5" E	S 00°17'32" W	N 83°28'29" E
5	25.00'	83°10'57"	38.30'	33.19'	22.19'	N 41°53'00.5" E	N 83°28'29" E	N 00°17'32" E
6	25.00'	96°49'03"	42.24'	37.39'	28.17'	N 48°06'59.5" W	N 00°17'32" E	S 83°28'29" W

- EXISTING EASEMENT TABLE
- Public Utility Easement - Book: 2008, Page 329
 - Sanitary Sewer Easement - Book: 2008, Page 330
 - Overland Flowage Easement - Book: 2008, Page 332
 - Detention Basin Easement - Book: 2008, Page: 336
 - Temporary Drainage Swale Easement - Book: 2008, Page: 337
 - Spillway Overland Flowage Easement - Book: 2008, Page: 338

APPROVED BY
Walter P. Stuewe
 10/2/13
 Waukeke City Council



A. LEO PELDS ENGINEERING COMPANY
 Engineering | Planning | Surveying
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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

Wally Pelds 11-8-2013
 WALLY PELDS, P.E. & L.S., I.C. NO. 4640 DATE
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

EXISTING UTILITIES NOTE:
 THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-6899).

DISCLAIMER:
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LEGEND:
 STANDARD SYMBOLS:
 ● IRON ROD OR PIPE FOUND
 ○ CALCULATED CORNER
 (XXXX) ADDRESS

DATE: 06/18/2013
 DRAWN BY: E. JONDLE
 SCALE: 1" = 60'
 DATE: 11-08-2013
 SHEET: 13-032
 FINAL PLAT