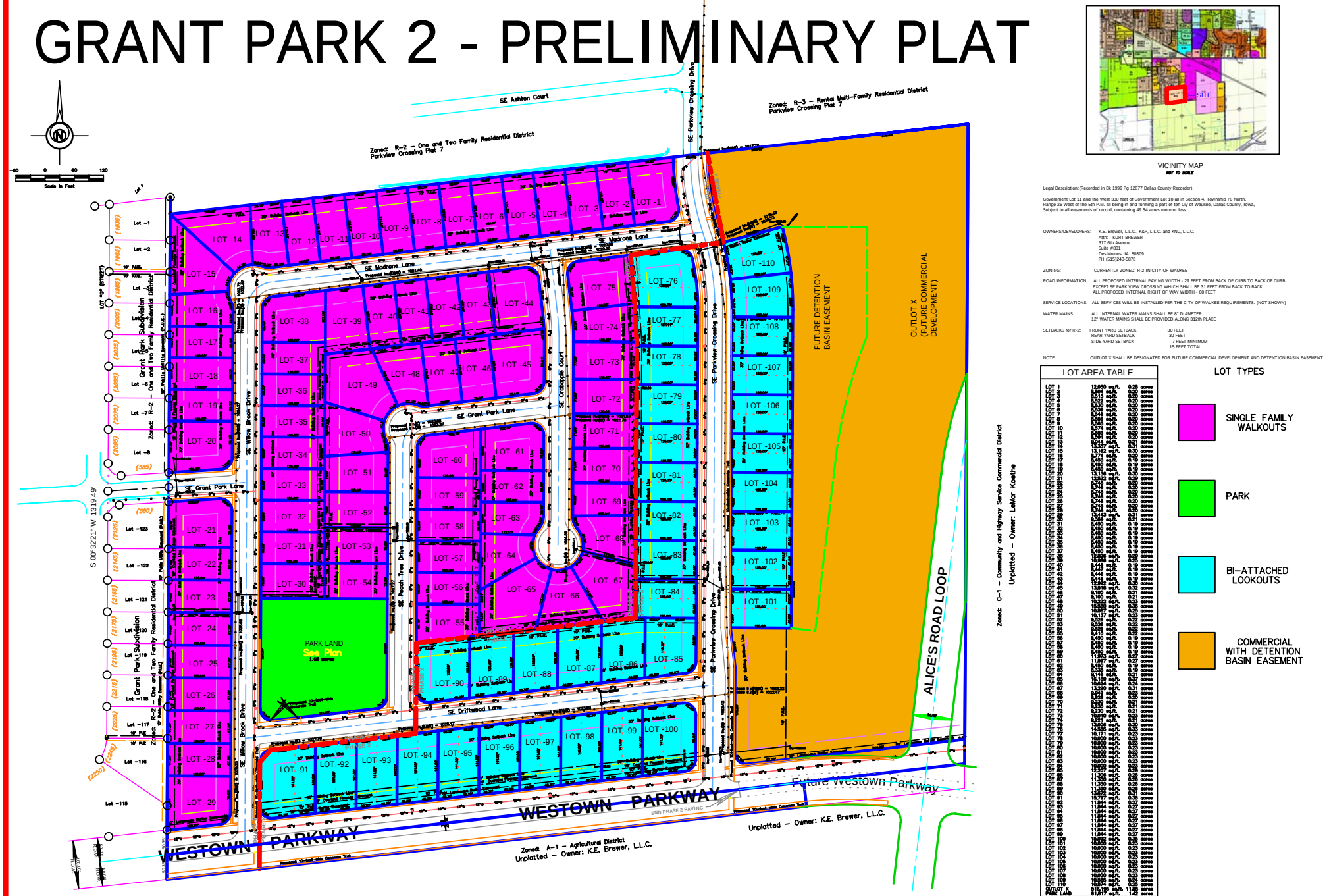
GRANT PARK 2 - PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE

Legal Description: (Recorded in Bk 1999 Pg 12877 Dallas County Recorder)

Government Lot 11 and the West 330 feet of Government Lot 10 all in Section 4, Township 78 North, Range 26 West of the 5th P.M. all being in and forming a part of teh Cty of Waukee, Dallas County, Iowa, Subject to all easements of record, containing 49.54 acres more or less.

OWNERS/DEVELOPERS: K.E. Brewer, L.L.C., K&P, L.L.C. and KNC, L.L.C.
Attn: KURT BREWER
317 6th Avenue
Suite #801
Des Moines, IA 50309
PH: (515)243-5878

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

ROAD INFORMATION: ALL PROPOSED INTERNAL PAVING WIDTH - 29 FEET FROM BACK OF CURB TO BACK OF CURB
EXCEPT SE PARK VIEW CROSSING WHICH SHALL BE 31 FEET FROM BACK TO BACK.
ALL PROPOSED INTERNAL RIGHT OF WAY WIDTH - 60 FEET

SERVICE LOCATIONS: ALL SERVICES WILL BE INSTALLED PER THE CITY OF WAUKEE REQUIREMENTS. (NOT SHOWN)

WATER MAINS: ALL INTERNAL WATER MAINS SHALL BE 8" DIAMETER.
12" WATER MAINS SHALL BE PROVIDED ALONG 312th PLACE

SETBACKS for R-2:

FRONT YARD SETBACK	30 FEET
REAR YARD SETBACK	30 FEET
SIDE YARD SETBACK	7 FEET MINIMUM
	15 FEET TOTAL

NOTE: OUTLOT X SHALL BE DESIGNATED FOR FUTURE COMMERCIAL DEVELOPMENT AND DETENTION BASIN EASEMENT

LOT AREA TABLE

LOT 1	12,000	0.28
LOT 2	8,504	0.20
LOT 3	8,503	0.20
LOT 4	8,502	0.20
LOT 5	8,501	0.20
LOT 6	8,500	0.20
LOT 7	8,499	0.20
LOT 8	8,498	0.20
LOT 9	8,497	0.20
LOT 10	8,496	0.20
LOT 11	8,495	0.20
LOT 12	8,494	0.20
LOT 13	8,493	0.20
LOT 14	8,492	0.20
LOT 15	8,491	0.20
LOT 16	8,490	0.20
LOT 17	8,489	0.20
LOT 18	8,488	0.20
LOT 19	8,487	0.20
LOT 20	8,486	0.20
LOT 21	8,485	0.20
LOT 22	8,484	0.20
LOT 23	8,483	0.20
LOT 24	8,482	0.20
LOT 25	8,481	0.20
LOT 26	8,480	0.20
LOT 27	8,479	0.20
LOT 28	8,478	0.20
LOT 29	8,477	0.20
LOT 30	8,476	0.20
LOT 31	8,475	0.20
LOT 32	8,474	0.20
LOT 33	8,473	0.20
LOT 34	8,472	0.20
LOT 35	8,471	0.20
LOT 36	8,470	0.20
LOT 37	8,469	0.20
LOT 38	8,468	0.20
LOT 39	8,467	0.20
LOT 40	8,466	0.20
LOT 41	8,465	0.20
LOT 42	8,464	0.20
LOT 43	8,463	0.20
LOT 44	8,462	0.20
LOT 45	8,461	0.20
LOT 46	8,460	0.20
LOT 47	8,459	0.20
LOT 48	8,458	0.20
LOT 49	8,457	0.20
LOT 50	8,456	0.20
LOT 51	8,455	0.20
LOT 52	8,454	0.20
LOT 53	8,453	0.20
LOT 54	8,452	0.20
LOT 55	8,451	0.20
LOT 56	8,450	0.20
LOT 57	8,449	0.20
LOT 58	8,448	0.20
LOT 59	8,447	0.20
LOT 60	8,446	0.20
LOT 61	8,445	0.20
LOT 62	8,444	0.20
LOT 63	8,443	0.20
LOT 64	8,442	0.20
LOT 65	8,441	0.20
LOT 66	8,440	0.20
LOT 67	8,439	0.20
LOT 68	8,438	0.20
LOT 69	8,437	0.20
LOT 70	8,436	0.20
LOT 71	8,435	0.20
LOT 72	8,434	0.20
LOT 73	8,433	0.20
LOT 74	8,432	0.20
LOT 75	8,431	0.20
LOT 76	8,430	0.20
LOT 77	8,429	0.20
LOT 78	8,428	0.20
LOT 79	8,427	0.20
LOT 80	8,426	0.20
LOT 81	8,425	0.20
LOT 82	8,424	0.20
LOT 83	8,423	0.20
LOT 84	8,422	0.20
LOT 85	8,421	0.20
LOT 86	8,420	0.20
LOT 87	8,419	0.20
LOT 88	8,418	0.20
LOT 89	8,417	0.20
LOT 90	8,416	0.20
LOT 91	8,415	0.20
LOT 92	8,414	0.20
LOT 93	8,413	0.20
LOT 94	8,412	0.20
LOT 95	8,411	0.20
LOT 96	8,410	0.20
LOT 97	8,409	0.20
LOT 98	8,408	0.20
LOT 99	8,407	0.20
LOT 100	8,406	0.20
LOT 101	8,405	0.20
LOT 102	8,404	0.20
LOT 103	8,403	0.20
LOT 104	8,402	0.20
LOT 105	8,401	0.20
LOT 106	8,400	0.20
LOT 107	8,399	0.20
LOT 108	8,398	0.20
LOT 109	8,397	0.20
LOT 110	8,396	0.20
OUTLOT X	816,190 sq.ft.	18.74
PARK LAND	61,617 sq.ft.	1.41

LOT TYPES

- SINGLE FAMILY WALKOUTS
- PARK
- BI-ATTACHED LOOKOUTS
- COMMERCIAL WITH DETENTION BASIN EASEMENT

A. LEO PELDS ENGINEERING COMPANY
2323 DIXON STREET
DES MOINES, IOWA 50316
PHONE: (515) 265-6156
Surveying
P.O. BOX 4636
DES MOINES, IOWA 50306
FAX: (515) 265-6250
Planning
Engineering

LEGEND:

STANDARD SYMBOLS:

○	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS	W	UTILITY LINE OR PIPE WATER
○	SET IRON ROD WITH #4640 CAP	⊕	FIRE HYDRANT	G	GAS
⊕	SECTION CORNER MONUMENT FOUND	⊙	MANHOLE	S	SANITARY SEWER
⊕	SECTION CORNER MONUMENT SET	⋈	VALVE	ST	STORM SEWER
⊕	POWER POLE	125x.3	SPOT ELEVATION (@ x)	UE/T	UNDERGROUND ELEC. / TEL.
⊕	LIGHT POLE	N.T.S.	NOT TO SCALE	OE/T	OVERHEAD ELEC. / TEL.
F.F.	FINISHED FLOOR	A.C.C./P.C.C.	ASPHALTIC/PORTLAND CEMENT CONCRETE	CATV	CABLE TELEVISION

GRANT PARK 2 - PRELIMINARY PLAT
WAUKEE, IOWA

SCALE	1"=60'	DATE	4-19-2006
DESIGNED	VLP	DRAWN	VLP
PROJECT NO.	E2006-100		
FILE NAME	S:\Art Brewer\Grant Park 2\Prelim\Preplat(4-8-07).mxl		