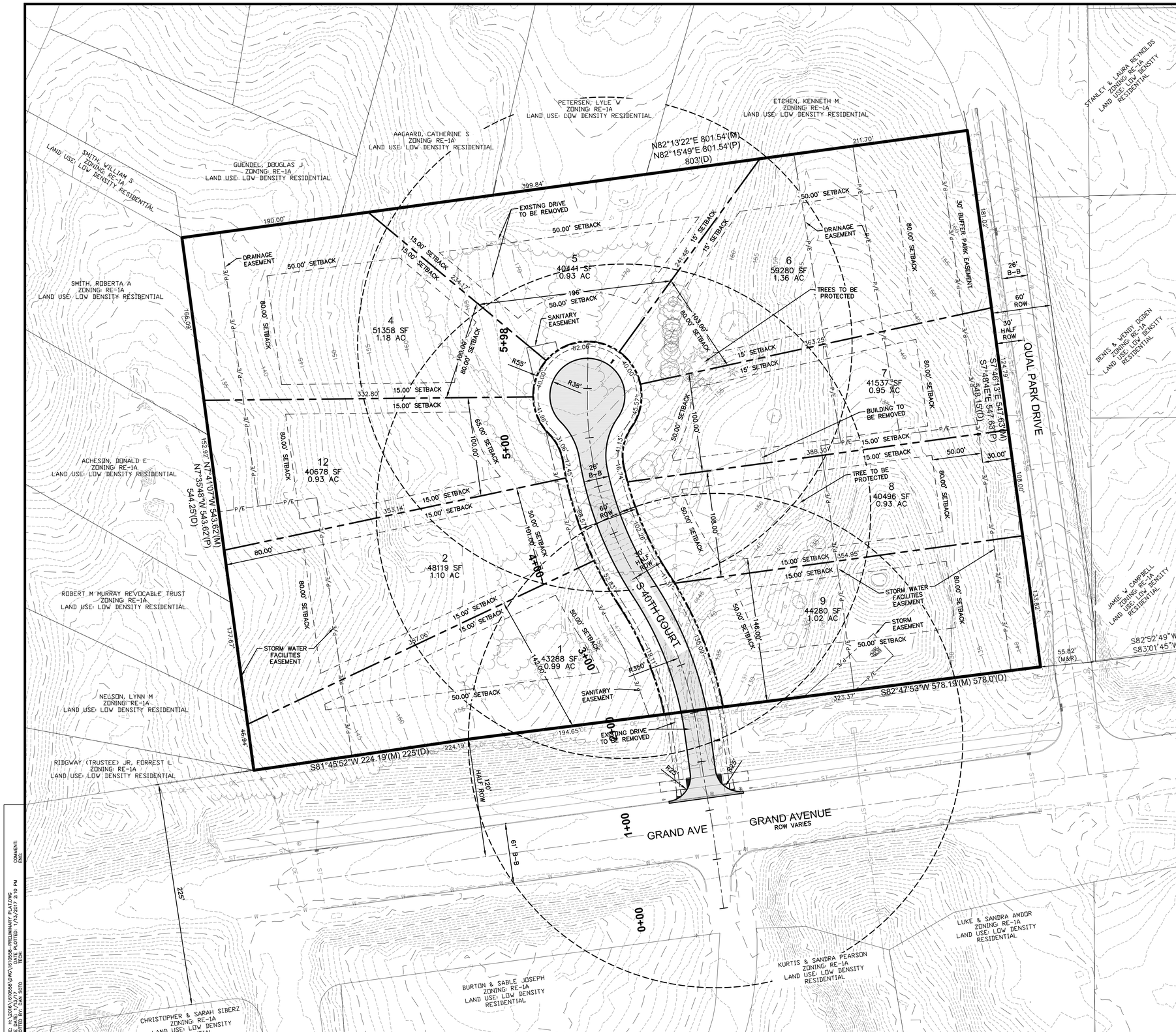
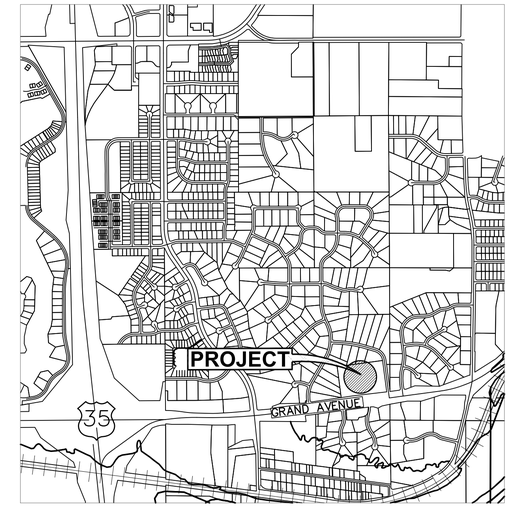


VICINITY MAP

NOT TO SCALE



OWNER

RUTH E LOUNSBURY (TRUSTEE)
4101 GRAND AVENUE
WEST DES MOINES, IA 50265

APPLICANT

NEIGHBORHOOD BUILDERS
6205 MILLS CIVIC PKWY, SUITE 200
WEST DES MOINES, IA 50265

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 78 NORTH, RANGE 25, WEST OF THE FIFTH P.M., THENCE EASTERLY ALONG THE CENTER LINE OF IOWA HIGHWAY NO. 90, 3,891.0 FEET, THENCE NORTHWEST AT RIGHT ANGLES TO THE CENTER LINE OF SAID IOWA HIGHWAY 90, 113.6 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING IN A STRAIGHT LINE 548.15 FEET, THENCE SOUTHWEST PARALLEL TO AND 661.75 FEET DISTANT FROM SAID CENTER LINE OF IOWA HIGHWAY NO. 90, 803 FEET, THENCE SOUTHEAST ON A LINE WHICH IS AT RIGHT ANGLES TO NORTH LINE OF HIGHWAY 90, 544.25 FEET TO A POINT WHICH IS 117.5 FEET NORMALLY DISTANT FROM SAID CENTER LINE OF HIGHWAY 90, THENCE NORTHEAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 90, 225.0 FEET TO A POINT WHICH IS 120.0 FEET NORMALLY DISTANT FROM CENTER LINE OF HIGHWAY 90, THENCE NORTHEAST ALONG SAID RIGHT-OF-WAY LINE 578.0 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH P.M., AND CONTAINING 10.475 ACRES MORE OR LESS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

PROJECT SITE ADDRESS

4101 GRAND AVENUE, WEST DES MOINES, IOWA

COMPREHENSIVE PLAN LAND USE

LOW DENSITY RESIDENTIAL

ZONING

EXISTING:
UNDERLYING ZONING-RESIDENTIAL ESTATE (RE-1A)
PROPOSED:
PLANNED UNIT DEVELOPMENT (PUD)
UNDERLYING ZONING-RESIDENTIAL ESTATE (RE-1A)

LAND USE AND DENSITY

SINGLE FAMILY ESTATE LOTS =9 LOTS
PUD BOUNDARY =10.02 ACRES
x
0.90 UNITS PER ACRE

N
SCALE
0' 25' 50' 100'

REVISIONS	DATE
PREPARED	12/30/16

3405 SE Crossroads Drive, Suite G
Grimes, Iowa 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE

QUAIL PARK WOODS
PUD SKECTH

WEST DES MOINES, IOWA

1/1

1610558

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LAST MODIFIED: 12/30/2016 PLOTTED: 12/30/2016 3:19 PM
PLOTTED BY: DAN SOTO TECH:
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