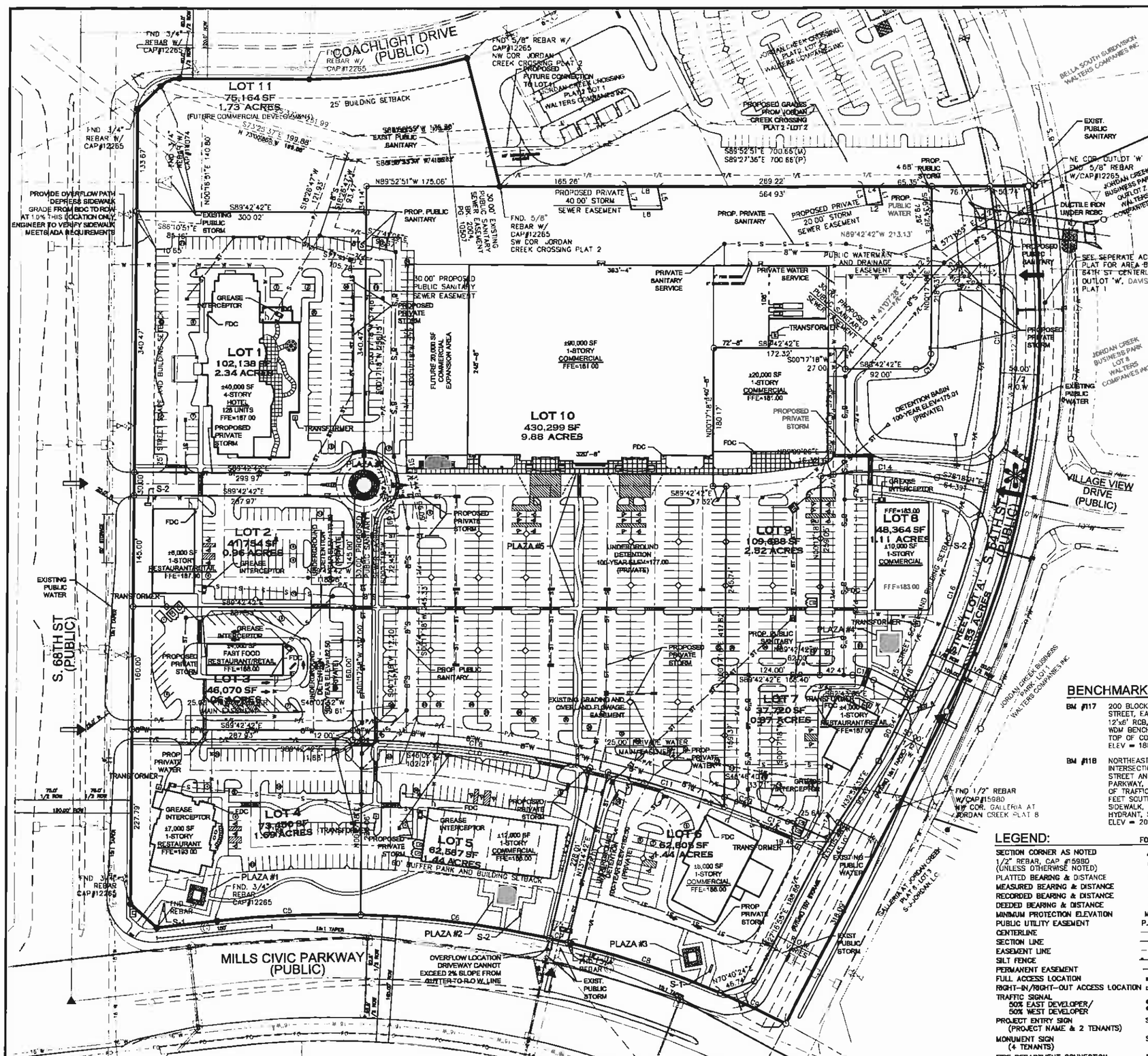
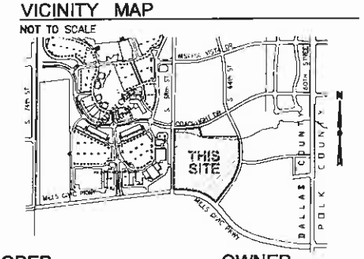


SPECIFIC PLAN
PARADISE POINTE
WEST DES MOINES, IOWA

VICINITY MAP

NOT TO SCALE



DEVELOPER:
PARADISE DEVELOPMENT GROUP, INC.
3285 MERIDIAN PARKWAY, SUITE 100
WESTON, FL 33331

OWNER
DAVIS ESTATES, LTD.
C/O LINDA GRIFFITH
285 60TH STREET
WEST DES MOINES, IA 50266

ENGINEER/SURVEYOR:
CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111
515-369-4400

ZONING
EXISTING: UNZONED
PROPOSED: PARADISE POINTE SPECIFIC PLAN

DATE OF SURVEY:
OCTOBER 2006

COMPREHENSIVE PLAN USE
REGIONAL COMMERCIAL

LEGAL DESCRIPTION:
OUTLOT "W", DAVIS ESTATES PLAT 1 AN OFFICIAL PLAT, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA CONTAINING 28.834 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD.

NOTES:
1. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
2. PUBLIC SIDEWALK TO BE CONSTRUCTED AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
3. NO WALL PACK LIGHTING SHALL BE ALLOWED.
4. LOTS 2, 3, 4, 5 & 6 WILL BE RESPONSIBLE FOR THEIR OWN DETENTION.
5. LOTS 9 & 10 WILL BE RESPONSIBLE FOR DETENTION ON THEIR SITES AND WILL PROVIDE DETENTION FOR LOTS 1, 8, 9 & 10.
6. ALL PRIVATE SEWERS WILL BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
7. ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
8. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (222-3480) TO OBTAIN APPLICABLE CITY PERMITS.
9. ALL SEWERS SHALL BE CORE DRILLED.
10. ALL LIGHTING SHALL BE DOWNCAST WITH A MAX POLE HEIGHT OF 25'.
11. CROSS ACCESS SHALL BE GRANTED THROUGH AN REA FOR THIS AREA.
12. INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.

BENCHMARK

BM #117 — 200 BLOCK OF SOUTH 68TH STREET, EAST HEADWALL OF TWIN 12'x8' RCB, STANDARD ALUMINUM WDM BENCHMARK IN CAP SET IN TOP OF CONCRETE HEADWALL
ELEV = 180.88

BM #118 — NORTHEAST CORNER OF INTERSECTION OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 18.5 FEET SOUTHEAST OF TRAFFIC SIGNAL POLE, 1.5 FEET SOUTHEAST OF FACE OF SIDEWALK, 31 FEET WEST OF FIRE HYDRANT, STANDARD BENCHMARK.
ELEV = 201.57

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
SILT FENCE		
PERMANENT EASEMENT	—P/E—	
FULL ACCESS LOCATION	➡	
RIGHT-IN/RIGHT-OUT ACCESS LOCATION	⇨	
TRAFFIC SIGNAL 50% EAST DEVELOPER/ 50% WEST DEVELOPER	✱	
PROJECT ENTRY SIGN (PROJECT NAME & 2 TENANTS)	S-1	
MONUMENT SIGN (4 TENANTS)	S-2	
FIRE DEPARTMENT CONNECTION	FDC	

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1(M)	44°57'54"	35.00	27.47	S87°48'44"W	26.77
C1(P)	45°23'31"	35.00	27.73	S88°00'79"W	27.01
C2(M)	15°44'08"	760.00	208.72	N82°25'37"E	208.07
C2(P)	15°43'15"	760.00	208.53	----	----
C3(M)	39°58'35"	900.00	627.95	N07°17'37"E	615.29
C3(P)	39°59'35"	900.00	628.21	N07°42'11"E	615.54
C4(M)	33°52'04"	1292.50	764.00	N78°38'58"W	752.83
C4(P)	33°52'31"	1292.50	764.18	N79°14'18"W	753.09
C5	8°18'14"	1292.50	186.57	S87°33'07"W	186.41
C6	11°01'33"	1292.50	248.73	N82°47'59"W	248.34
C7	1°03'50"	1292.50	24.00	N78°45'18"W	24.00
C8	9°18'34"	1292.50	210.01	N71°34'08"W	209.78
C9	4°11'52"	1292.50	94.70	N84°48'52"W	94.68
C10	11°18'58"	1520.50	300.29	N82°31'53"W	299.80
C11	5°58'14"	1520.50	158.45	N73°19'03"W	158.38
C12	5°29'06"	1532.50	146.70	N67°44'50"W	146.65
C13	26°59'36"	60.00	28.27	N78°12'53"W	28.01
C14	19°32'13"	400.00	136.39	N88°04'27"W	135.73
C15	90°00'00"	20.00	31.42	N45°17'18"E	28.28
C16	15°36'05"	1050.00	285.91	N19°28'52"E	285.03
C17	21°34'27"	1050.00	395.36	N00°53'36"E	393.03
C18	36°42'57"	1100.00	704.89	N08°55'28"E	692.89
C19	0°00'17"	1520.50	0.12	N88°31'29"W	0.12

DATE	REVISIONS
6-15-07	FIFTH SUBMITTAL
5-08-07	MODIFIED TURNLANES, ADDED PLAZA
5-01-07	FOURTH SUBMITTAL
5-14-07	THIRD SUBMITTAL
4-16-07	SECOND SUBMITTAL
2-16-07	FIRST SUBMITTAL

CIVIL DESIGN ADVANTAGE
5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: GLR TECH: DAM

WEST DES MOINES, IOWA

PARADISE POINTE SPECIFIC PLAN

1/1

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