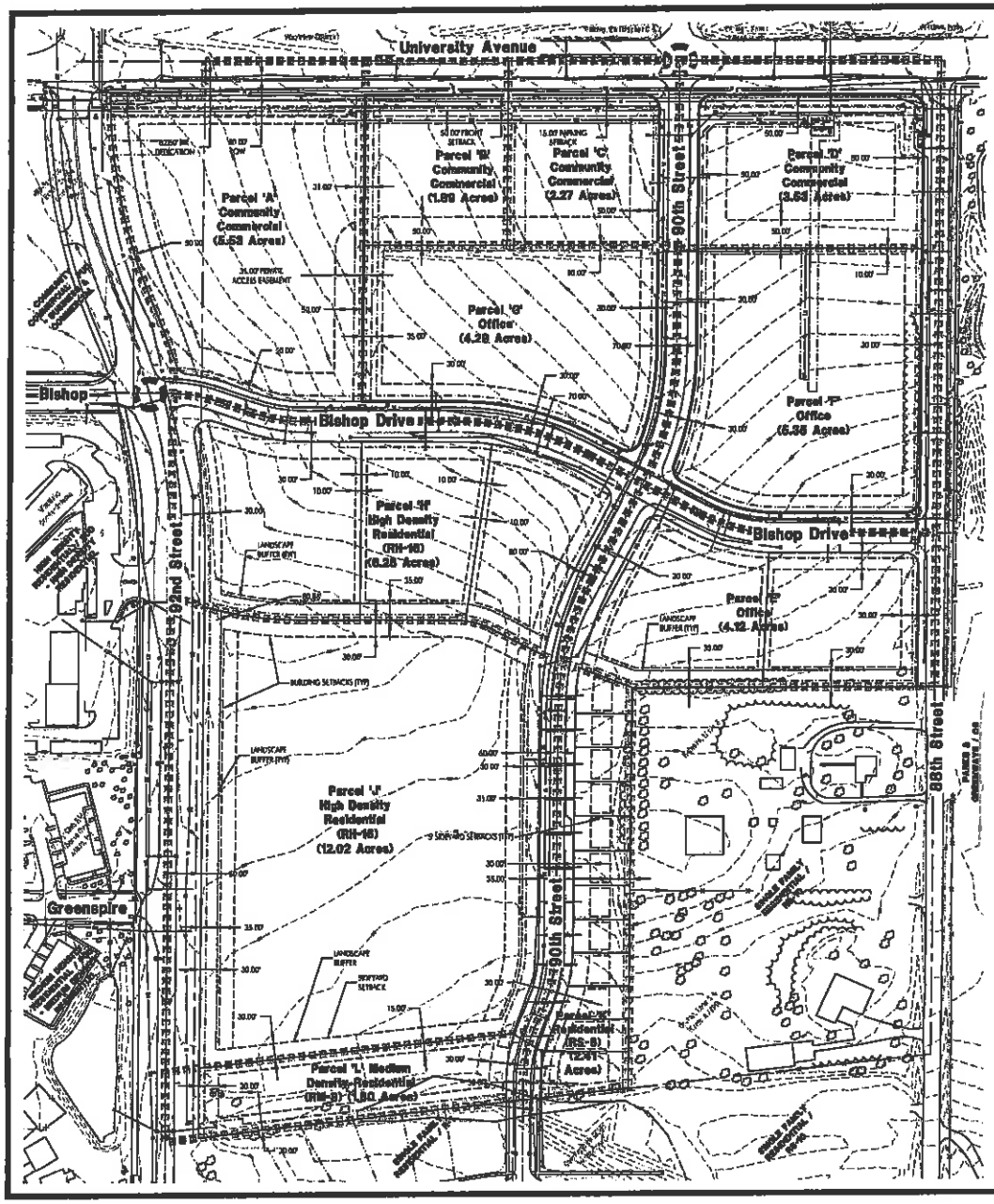
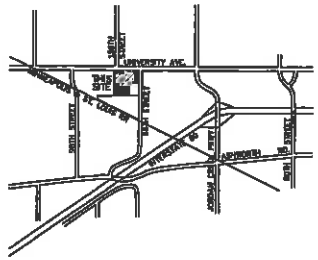


Legal Description:

ALL OF LOTS 1 - 36, LOT A, LOT B, LOT C AND LOT D OF GREENWAY CROSSING PLAT 1, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, SECTION 2, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND CONTAINING CONTAINS 49.55 ACRES, INCLUDING A 40 ACRES RIGHT OF WAY, AND IS SUBJECT TO EASEMENTS OF RECORD.

NET AREA = 45.15 ACRES
ROW AREA = 4.40 ACRES
GROSS AREA = 49.55 ACRES

Vicinity Map:



Owner/Applicant:

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
515-243-2228

Existing C.P. Land Use:

COMMUNITY COMMERCIAL
OFFICE
SINGLE FAMILY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL

Zoning:

EXISTING
PUD - GREENWAY CROSSING

PROPOSED
PUD - GREENWAY CROSSING

Street Classifications:

UNIVERSITY AVE: MAJOR ARTERIAL (120' R.O.W.)
92ND ST: MINOR COLLECTOR (120' R.O.W.)
90TH ST: MINOR COLLECTOR (70' R.O.W.)
88TH ST: LOCAL (60' R.O.W.)
BISHOP DR: MINOR COLLECTOR (70' R.O.W.)

NOTE:
ROW WIDTH AT INTERSECTIONS IS TYPICALLY WIDER TO ACCOMMODATE ADDITIONAL LANES.

Public Infrastructure Phasing:

PHASE 1 COMPLETE

Notes:

DENSITY OF ALL PARCELS IS TO BE LIMITED TO THE SANITARY SEWER CAPACITY ALLOCATED BY THE CITY OF WDM FOR THIS DEVELOPMENT

Legend:

EXISTING / PROPOSED

SANITARY SEWER MAIN
STORM SEWER FORCE MAIN
STORM SEWER MAIN
WATER MAIN
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND CABLE TV
GAS MAIN OR SERVICE
CONTOUR LINE INTERMEDIATE
CONTOUR LINE INDEX
PROPERTY LINE - LOT LINE
SERVICE LINE (SUBDRAIN) FUNCE
SERVICE LINE (SANITARY SEWER)
SECTION LINE
EASEMENT
FENCE
ROAD CENTERLINE
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
DECIDUOUS TREE
EVERGREEN TREE
SHRUB OR BUSH
FIBER OPTIC STRUCTURE
CONTROL POINT
BENCH MARK
SECTION CORNER
IRON PIN SET
IRON PIN FOUND
FUTURE TRAFFIC SIGNAL

Existing Designation:

PARCEL	COMP PLAN	ZONING
A	COMMUNITY COMMERCIAL	CMC
B	COMMUNITY COMMERCIAL	CMC
C	COMMUNITY COMMERCIAL	CMC
D	COMMUNITY COMMERCIAL	CMC
E	OFFICE	OP
F	-	-
G	-	-
H	-	-
I	-	-
J	HIGH DENSITY RESIDENTIAL	RH-16
K	SINGLE FAMILY RESIDENTIAL	RS-8
L	MEDIUM DENSITY RESIDENTIAL	RM-8

Proposed Designation:

PARCEL	COMP PLAN	ZONING
A	COMMUNITY COMMERCIAL	CMC
B	COMMUNITY COMMERCIAL	CMC
C	COMMUNITY COMMERCIAL	CMC
D	COMMUNITY COMMERCIAL	CMC
E	OFFICE	OP
F	OFFICE	OP
G	OFFICE	OP
H	HIGH DENSITY RESIDENTIAL	RH-16
I	-	-
J	HIGH DENSITY RESIDENTIAL	RH-16
K	SINGLE FAMILY RESIDENTIAL	RS-8
L	MEDIUM DENSITY RESIDENTIAL	RM-8

McCLURE ENGINEERING Co
building strong communities
1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
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NORTH

0 50 100 200
GRAPHIC SCALE

PUD Sketch

GreenWay Crossing
A Hubbell Community

West Des Moines, Iowa
2210037-00
October 2013

REVISIONS

DESIGNED C Smith
DRAWN BY C Smith
CHECKED BY -
PLOT HOOK-UP -
DRAWING NO. PUD-01
SHEET NO. 01 / 01