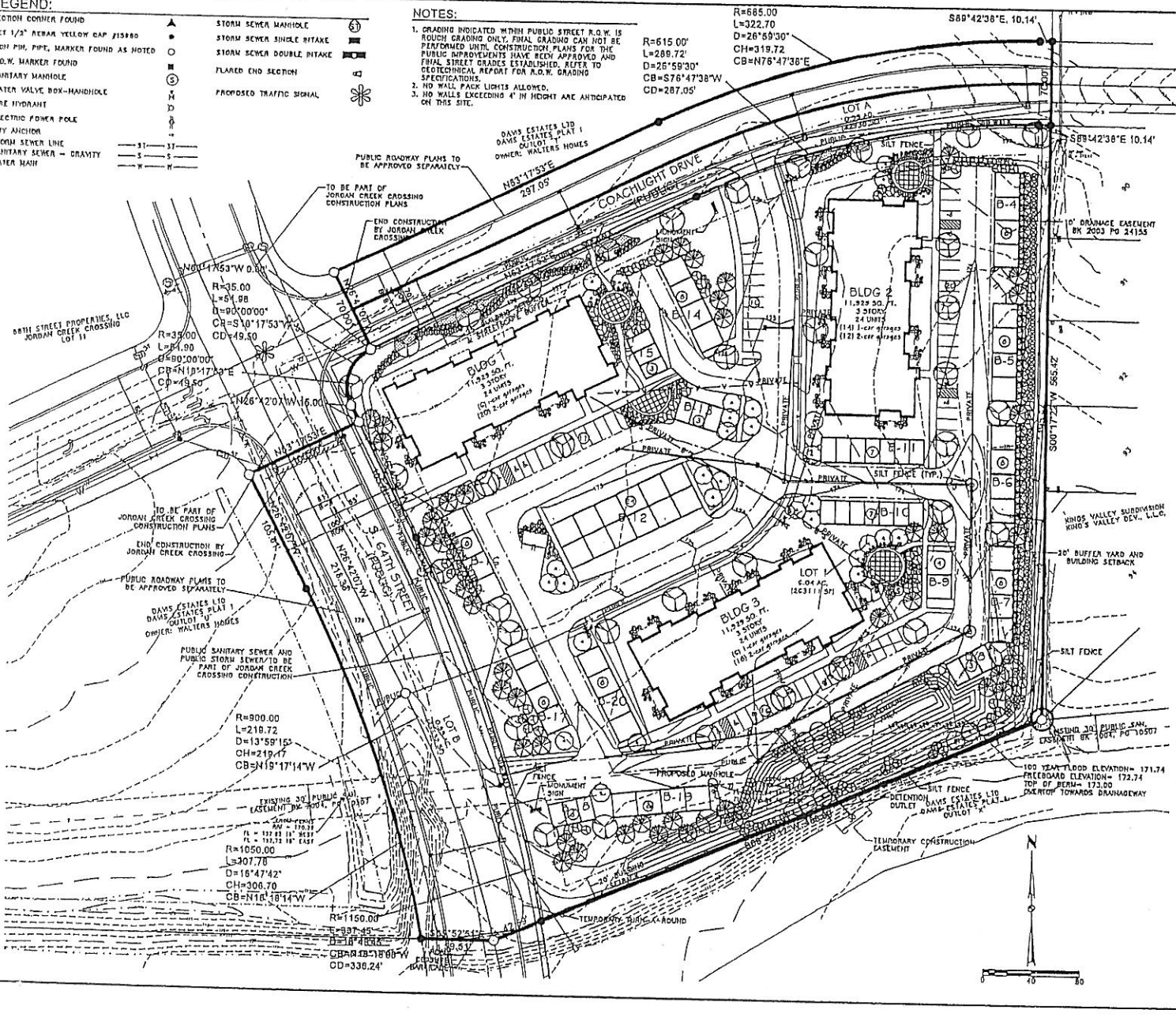
LEGEND:

- SECTION CORNER FOUND
- SET 1/2" REBAR YELLOW CAP #15980
- IRON PIN, PIPE, MARKER FOUND AS NOTED
- R.O.W. MARKER FOUND
- SANITARY MANHOLE
- WATER VALVE BOX-MANHOLE
- FIRE HYDRANT
- ELECTRIC POWER POLE
- GUY ANCHOR
- STORM SEWER LINE
- SANITARY SEWER - GRAVITY
- WATER MAIN
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- PROPOSED TRAFFIC SIGNAL

NOTES:

1. GRADING INDICATED WITHIN PUBLIC STREET R.O.W. IS ROUGH GRADING ONLY. FINAL GRADING CAN NOT BE PERFORMED UNTIL CONSTRUCTION PLANS FOR THE PUBLIC IMPROVEMENTS HAVE BEEN APPROVED AND FINAL STREET GRADES ESTABLISHED. REFER TO GEOTECHNICAL REPORT FOR R.O.W. GRADING SPECIFICATIONS.
2. NO WALL PACK LIGHTS ALLOWED.
3. NO WALLS EXCEEDING 4' IN HEIGHT ARE ANTICIPATED ON THIS SITE.



OWNER

WALTERS COMPANIES, INC.
2841 S. 86TH STREET
URBANDALE, IA 50322

DEVELOPER/APPLICANT

WALTERS COMPANIES, INC.
2841 S. 86TH STREET
URBANDALE, IA 50322
BRIAN TESSAU 515-252-7684

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE D
GRIMES, IOWA 50111
515-369-4400

ADDRESS

COACHLIGHT DRIVE
WEST DES MOINES IOWA

ZONING

NOT YET ZONED

DATE OF SURVEY

JANUARY, 2005

LEGAL DESCRIPTION

A PART OF OUTLOT "I", "U" AND "V", DAVIS ESTATES PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2004, PAGE 8458, NOW IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "V"; THENCE SOUTH 89°29'11" WEST, 488.89 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "V"; THENCE NORTH 88°5'31" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "U", 39.31 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1050.00 FEET, WHOSE ARC LENGTH IS 307.76 FEET AND WHOSE CHORD BEARS NORTH 16°18'14" WEST, 306.70 FEET; THENCE NORTH 38°42'07" WEST, 105.54 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 68TH STREET AS PLATTED BY JORDAN CREEK CROSSING BOOK 2004, PAGE 10330; THENCE NORTH 83°17'53" EAST, 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID SOUTH 68TH STREET; THENCE NORTH 26°42'07" WEST CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 16.00 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 54.98 FEET AND WHOSE CHORD BEARS NORTH 18°17'53" EAST, 49.50 FEET; THENCE NORTH 63°17'53" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF COACHLIGHT DRIVE AS PLATTED BY JORDAN CREEK CROSSING BOOK 2004, PAGE 10330, A DISTANCE OF 0.00 FEET; THENCE NORTH 26°42'07" WEST, 70.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COACHLIGHT DRIVE; THENCE NORTH 63°17'53" EAST, 297.05 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 685.00 FEET, WHOSE ARC LENGTH IS 322.70 FEET AND WHOSE CHORD BEARS NORTH 78°47'38" EAST, 319.72 FEET; THENCE SOUTH 89°42'38" EAST, 10.14 FEET TO THE EAST LINE OF SAID OUTLOT "I"; THENCE SOUTH 00°17'22" WEST ALONG SAID OUTLOT "I" AND "V", 565.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.03 ACRES (349,599 SQUARE FEET).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

COMPREHENSIVE PLAN LAND USE

MEDIUM DENSITY RESIDENTIAL

PROPOSED DENSITY

72 UNITS / 7.26 ACRES= 9.9

PARKING SUMMARY

UNITS: 72
- (24) 2-BEDROOM UNITS
- (48) 3-BEDROOM UNITS

PARKING REQUIRED:
- 2 BEDROOM (24X2) = 48
- 3 BEDROOM (48X2.5) = 120
- 168 STALLS

PARKING PROVIDED:
- SURFACE PARKING STALLS = 57
- GARAGE PARKING STALLS
  - 2 CAR GARAGES (50) = 100
  - 1 CAR GARAGES (26) = 26
- 183 STALLS

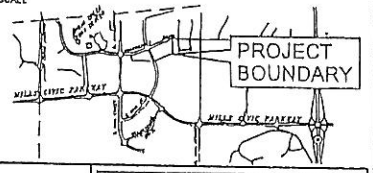
BENCHMARK

BM 116 WEST SIDE OF 88TH STREET, 425 FEET± NORTH OF CENTERLINE OF E.P. TRUE PARKWAY, 33 FEET WEST OF CENTERLINE OF 88TH STREET, 1 FOOT EAST OF FACE OF SIDEWALK.
ELEV = 185.80

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

VICINITY MAP

NOT TO SCALE



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

GARY L. REED, P.E. — DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005

PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

PROFESSIONAL ENGINEER — GARY L. REED — 13840 — IOWA

REVISIONS	DATE
PRELIMINARY SUBMITTAL	4-29-05
1 REVISED SUBMITTAL	5-16-05

112th SUITE G GRIMES, IOWA 50111
(515) 369-4400 Fax (515) 369-4410
R: G.L.R. TECH: D.A.M.

ATTACHMENT B

BELLA SOUTH
SPECIFIC PLAN

WEST DES MOINES

1/2
0501004