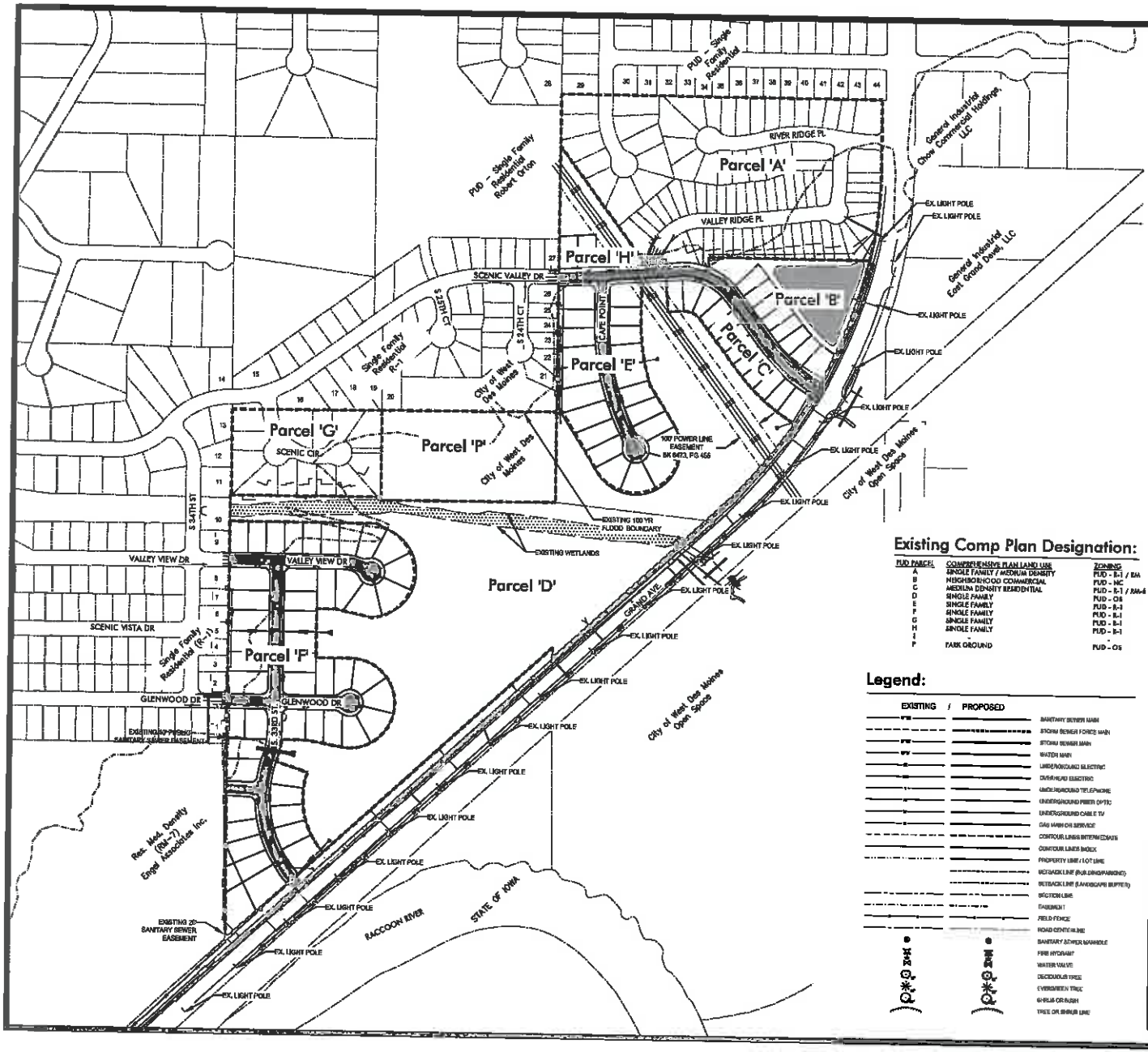
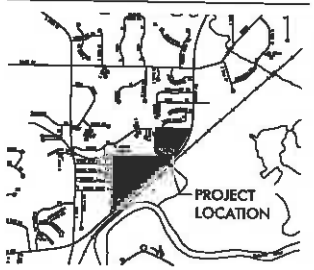


Vicinity Map:



Legal Description:

LOTS A, B, C, G, H, P, J AND OUTLOT D OF EIGHT-WAYS FARM FINAL PLAT CONTAINING 98.69 ACRES.

Owner/Applicant:

DILIGENT GRAND AVE. 67, LLC
12119 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325
515-222-1347

Zoning:

EXISTING
PUD - GRAND LAKES

PROPOSED
PUD - THE PRESERVE ON GRAND

Street Classifications:

GRAND AVE: MAJOR ARTERIAL (110' R.O.W.)
SCENIC VALLEY DR: MINOR COLLECTOR (70' R.O.W.)

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

Existing Comp Plan Designation:

PUD PARCEL	COMPREHENSIVE PLAN LAND USE	ZONING
A	SINGLE FAMILY / MEDIUM DENSITY	PUD - R-1 / RM
B	NEIGHBORHOOD COMMERCIAL	PUD - NC
C	MEDIUM DENSITY RESIDENTIAL	PUD - R-1 / RM-6
D	SINGLE FAMILY	PUD - OS
E	SINGLE FAMILY	PUD - R-1
F	SINGLE FAMILY	PUD - R-1
G	SINGLE FAMILY	PUD - R-1
H	SINGLE FAMILY	PUD - R-1
I	-	-
P	PARK GROUND	PUD - OS

Proposed Comp Plan Designation:

PUD PARCEL	COMPREHENSIVE PLAN LAND USE	ZONING
A	SINGLE FAMILY / MEDIUM DENSITY	PUD - R-1 / RM
B*	MEDIUM DENSITY RESIDENTIAL*	PUD - RM-6*
C	MEDIUM DENSITY RESIDENTIAL	PUD - R-1 / RM-6
D	SINGLE FAMILY	PUD - OS
E	SINGLE FAMILY	PUD - R-1
F	SINGLE FAMILY	PUD - R-1
G	SINGLE FAMILY	PUD - R-1
H	SINGLE FAMILY	PUD - R-1
I	-	-
P	PARK GROUND	PUD - OS

* - CHANGED FROM MOST RECENT PUD ORDINANCE

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 LINES (INTERMEDIATE)
CONTOUR LINES (INDEX)
PROPERTY LINE / LOT LINE
SETBACK LINE (BUILDING/PARKING)
SETBACK LINE (LANDSCAPE BUFFER)
SECTION LINE
EASEMENT
FIELD FENCE
ROAD CENTERLINE
SANITARY SEWER MANHOLE
FIRE HYDRANT
WATER VALVE
DECIDUOUS TREE
EVERGREEN TREE
SHRUB OR BUSH
TREE OR SHRUB LINE

Proposed Building Setbacks:

PUD PARCEL	FRONT	REAR	SIDE
B (RM-6)	30'	20'	7'
C (R-1)	30'	35'	7' (MIN.) / 15' TOTAL
C (RM-6)	30'	20'	7'
D	30'	35'	7' (MIN.) / 15' TOTAL
E	30'	35'	7' (MIN.) / 15' TOTAL
F	30'	25'	7' (MIN.) / 15' TOTAL
H	30'	35'	7' (MIN.) / 15' TOTAL

Neighboring Property Owners:

PROPERTY OWNERS

1	Daniel & Shelly Swank	23	Tyler West
2	Chris & Sarah Voegeseer	24	Jamie Wright
3	Salvador B Leon	25	Curtis & Jennifer Simmons
4	Fradesenda E Dias	26	Christopher Boyce
5	Allen J Grund	27	Jonathan Racity
6	John L & Stephanie J Buss	28	Sharon Wilkenson
7	Dylan Claypool	29	Wan Nam & Hae Sook Yun
8	Brian L & Marla B Melka	30	Jefferyl Lynn Johnson
9	William J & Marla B Melka	31	John Long & Myrna Lessard
10	City of West Des Moines	32	Robert Gatlefield
11	Daniel A & Sandra E Drescher	33	Frederick & Joanne Nordangard
12	Anurag & Sangita Joshi	34	Kimberly Sorrel
13	Peter & Avni Bosen	35	Steven & Donna Flamm
14	James & Diana Weiler	36	Mark & Christina Rasmussen
15	Gregory & Mary Olander	37	Marcy & Zachary Binder
16	Nathan & Sara Davis	38	Dennis Hall
17	Mark Welford & Kendra Williams	39	Brian & Peggy Willard
18	Michelle Short	40	Robert & Cynthia Lettington
19	Mary Belcher	41	Carl & Desiree Evans
20	City of West Des Moines	42	David & Jennifer De Carlo
21	William & Emily Hickok	43	Jill Dalbom
22	Andrew Countryman	44	Ray Ford

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

NOTICE:
McClure Engineering Company assumes no and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they express, for for problems which arise from failure to obtain written approval for any changes made with original to any owners, contractors, representatives, subcontractors, or vendors, which are alleged.

PUD Sketch

NORTH

0 100 200 400
GRAPHIC SCALE

The Preserve on Grand
PUD Sketch Plan

West Des Moines, Iowa
2210534
April 6, 2017

REVISIONS
5.9.17

ENGINEER
C. SMITH

CHECKED BY
-

DRAWING NO.
PUD-01 0

EXHIBIT A