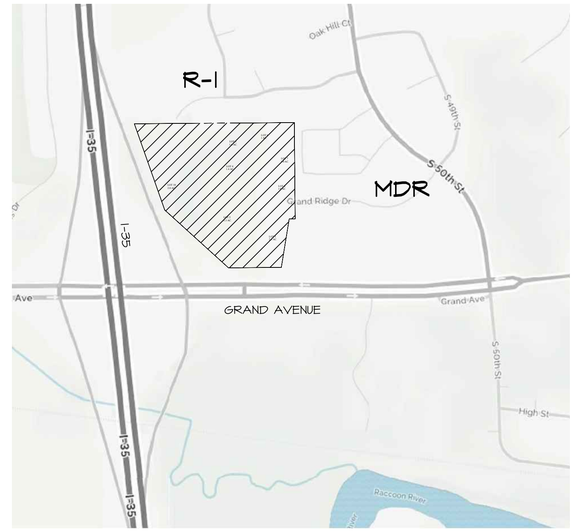
PUD / REZONING SKETCH

BOONE FARM

WEST DES MOINES, IOWA



VICINITY SKETCH

PROPERTY OWNER:
THE LOWRY COMPANY, L.L.C.
36534 MEADOWBROOK CIRCLE
CUMMING, IOWA 50061

PREPARED FOR:
BILL LOWRY
36534 MEADOWBROOK CIRCLE
CUMMING, IOWA 50061

LEGAL DESCRIPTIONS

-EX BEG SW COR LOT 30 QUAIL COVE PLAT 1 THN S 348.57F SE 282.22F NW 622.64F N 331.8F TO POB- S 1/2 SE 1/4 LYG N & E OF I-35 SEC 19-78-25

ZONING

EXISTING: MULTIFAMILY RESIDENTIAL (RM-8)
PROPOSED: BOONE FARM PUD
UNDERLYING RESIDENTIAL
ESTATE DISTRICT (RE-1A)

COMPREHENSIVE LAND USE

EXISTING: MEDIUM DENSITY RESIDENTIAL (RM)
PROPOSED: SINGLE FAMILY RESIDENTIAL (SF)

LEGEND

- SECTION CORNER
- SET SECTION CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- FOUND R.O.W. RAIL
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/ORANGE CAP #12265 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY
- LOT LINES
- ORIGINAL PLATTED LOT LINES
- TREE LINE
- EXISTING PARKING STALL PAINT LINES
- BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
- GUTTER
- CENTERLINE STREET
- SIDEWALK
- EXISTING CHAIN LINK FENCE
- EXISTING PIPE FENCE
- EXISTING WIRE FENCE
- OVERHEAD WIRES (X = NUMBER OF WIRES)
- UNDERGROUND FIBER OPTIC LINES
- STORM SEWER AND SIZE
- SANITARY SEWER AND SIZE
- WATER MAIN AND SIZE
- GAS MAIN AND SIZE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TELEVISION LINE
- UNDERGROUND TELEPHONE LINE
- RETAINING WALL
- EXISTING BUILDING

MAPS	UTILITY LOCATION BASED ON MAPS PROVIDED BY THE IOWA ONE CALL SERVICE (APPROXIMATE LOCATIONS ONLY)
EST	ESTIMATED LOCATION BASED ON A COMBINATION OF SURVEY DATA, UTILITY MAPS, AND THE ORIGINAL SITE PLAN.
PLANS	LOCATION BASED ON ORIGINAL CONSTRUCTION DRAWINGS PROVIDED BY THE CITY OF URBANDALE.
B/B	BACK OF CURB TO BACK OF CURB
CI & DIP	CAST IRON PIPE & DUCTILE IRON PIPE
VCP	VITRIFIED CLAY PIPE
RCP	REINFORCED CONCRETE PIPE
	CLEAN OUT
	SANITARY & STORM MANHOLE
	OPEN THROAT INTAKE OR MS INTAKE
	SINGLE & DOUBLE BACK OF CURB(B/C) INTAKE
	STORM AREA INTAKE
	MEDIACOM COMMUNICATIONS RISER
	COMMUNICATIONS RISER
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	ELECTRIC BOX
	WOOD POWER POLE WITH LIGHT
	POWER POLE
	STEEL STREET LIGHT POLE
	METAL LIGHT POLE
	GUYWIRE ANCHOR
	FIRE HYDRANT
	WATER MAIN GATE VALVE
	WATER MAIN STOP BOX VALVE
	SIGN
D.	DEEDED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
M.	MEASURED BEARING & DISTANCE
FFE	FINISHED FLOOR ELEVATION
P.C.C.	PORTLAND CEMENT CONCRETE
A.C.C.	ASPHALTIC CEMENT CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
	FLAGPOLE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. ???, PG. ????	COUNTY RECORDER'S INDEXING BOOK AND PAGE
	EXISTING DECIDUOUS TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DRIP LINE)
	EXISTING EVERGREEN TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DRIP LINE)
BH	BUILDING HEIGHT MEASURED FROM THE EXISTING GROUND TO PEAK (HEIGHT ACCURACY = +/- 0.5 FEET)
???	PROPERTY ADDRESS

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	REZONING

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

SCALE: 1"=500'
0' 500' 1000'

NORTH

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com
CEC

DATE:		REVISIONS	COMMENTS
07-06-2018	...	1	
		2	
04-26-2019	"	3	
	----	4	
DATE OF SURVEY:	ARP	5	
DESIGNED BY:	JAG	6	
DRAWN BY:			

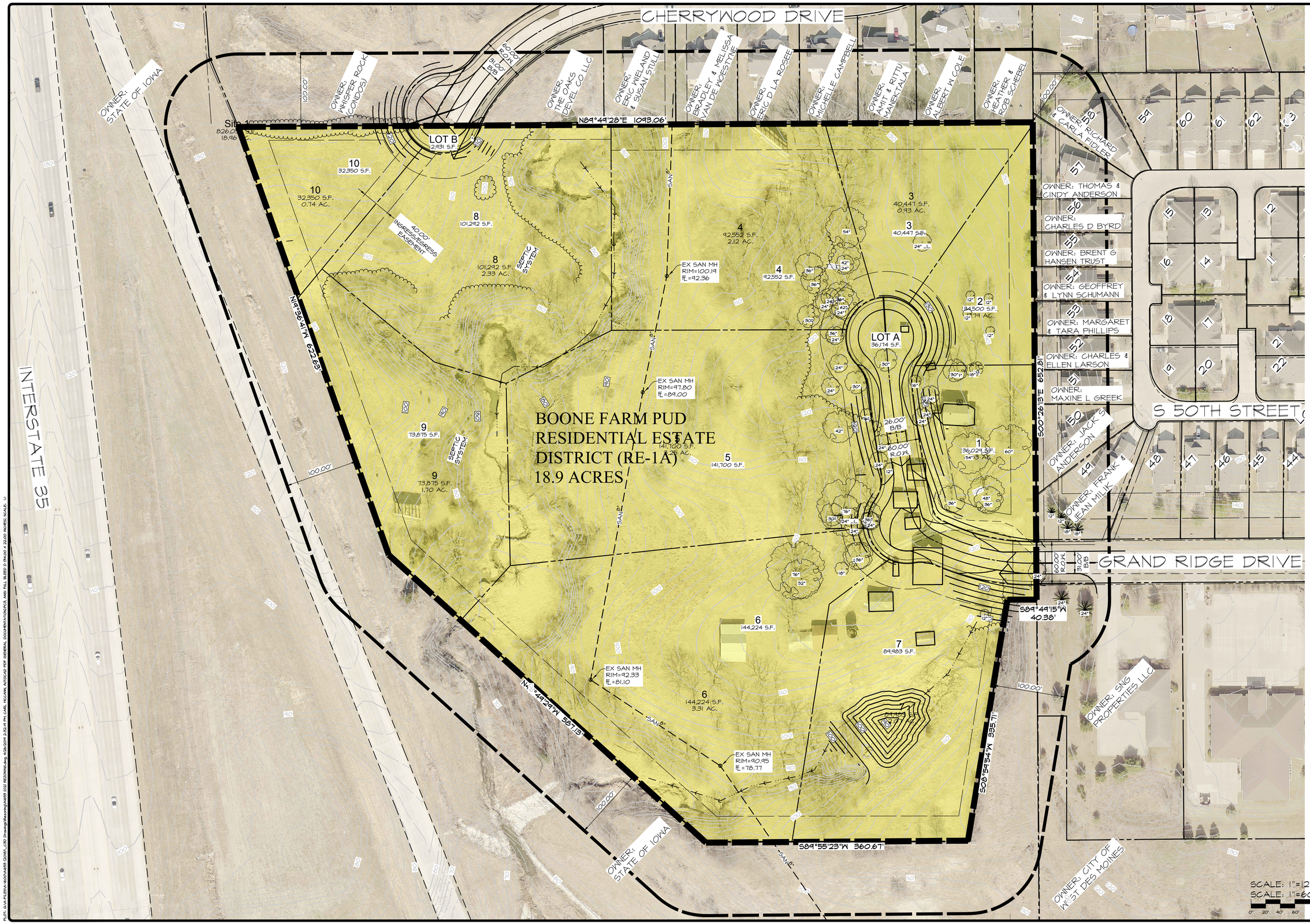
BOONE FARM

COVER

SHEET 1 OF 2

A-1653

PLOT: G:\A-FILES\A-1600\A1653\2018_CD\Drawings\Rezoning\A1653 (01) REZONING COVER.dwg, 4/26/2019 2:33:24 PM, CARL MCCANN, AUTOCAD PDF (GENERAL DOCUMENTATION).PC3, ANSI FULL BLEED (8.00 X 22.00 INCHES), SCALE: 1:1
Q:\A-FILES\A-1600\A1653\2018_CD\Drawings\Rezoning\A1653 (01) REZONING COVER.dwg, 4/26/2019 2:31:55 PM, cmccann, 1:1



CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

DATE:	01-06-2016	1	
		2	
	04-26-2019	3	
		4	
DATE OF SURVEY:		5	ARP
DESIGNED BY:		6	JAG
DRAWN BY:			

REVISIONS COMMENTS

BOONE FARM

REZONING

SHEET 2 OF 2

A-1653