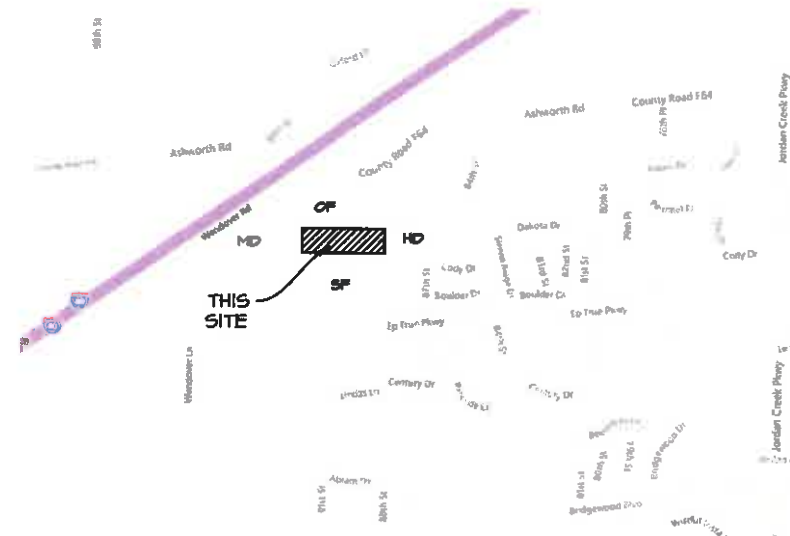


COMPREHENSIVE PLAN AMENDMENT/ REZONING REQUEST

CHATEAU 88

752 88TH STREET, WEST DES MOINES, IOWA



VICINITY SKETCH
NO SCALE

PROPERTY OWNER:
CHATEAU 88, LLC
752 88th St
West Des Moines, IA 50266

LEGAL DESCRIPTIONS:
N 250 FEET OF THE E 1245 FEET OF THE SE 1/4 NE 1/4 SECTION 10-18-28,
DALLAS COUNTY, IOWA.

LAND AREA:
4.7 ACRES

COMPREHENSIVE LAND USE:
EXISTING: HIGH DENSITY RESIDENTIAL (HD)
PROPOSED: SINGLE FAMILY RESIDENTIAL (SF)

ZONING:
EXISTING: NONE
PROPOSED: RS-5 (5000 SF MIN. LOT SIZE) RESIDENTIAL SINGLE FAMILY

- LEGEND**
- ▲ SECTION CORNER
 - △ SET SECTION CORNER (SMP LIL, MORNING CAP R2285 UNLESS OTHERWISE NOTED)
 - FOUND CORNERS
 - SET PROPERTY CORNER (SMP LIL, MORNING CAP R2285 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 COMPARISON OF SURVEY DATA, UTILITY MAPS, AND THE ORIGINAL SITE PLAN.
- PLANS:** LOCATION BASED ON ORIGINAL CONSTRUCTION DRAWINGS PROVIDED BY THE CITY OF URBANDALE.
- B/S BACK OF CURB TO BACK OF CURB
 - C1 & DP CAST IRON PIPE & DUCTILE IRON PIPE
 - VGP VITRIFIED GLAY PIPE
 - RSP REINFORCED CONCRETE PIPE
 - B CLEAN OUT

- SANITARY & STORM MANHOLE
- OPEN THROAT INTAKE OR MS INTAKE
- SINGLE & DOUBLE BACK OF CURB(SIC) INTAKE
- STORM AREA INTAKE
- MEDICOM COMMUNICATIONS RISER
- PROPER COMMUNICATIONS RISER
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC BOX
- HOOD 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
- DESIRED BEARING & DISTANCE
- PREVIOUSLY RECORDED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE
- FINISHED FLOOR ELEVATION
- PORTLAND CEMENT CONCRETE
- ASPHALTIC CEMENT CONCRETE
- CONCRETE MASONRY UNIT
- FLAGPOLE
- IRON ROD
- IRON PIPE
- COUNTY RECORDERS INDEXING BOOK AND PAGE
- EXISTING DECIDUOUS TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DROP LINE)
- EXISTING EVERGREEN TREE & CALIPER SIZE (GRAPHIC TREE SIZE IS REPRESENTATIVE OF APPROXIMATE DROP LINE)
- 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 SKETCH

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



DATE	REVISIONS	COMMENTS
SEPTEMBER 09, 2011	1	
	2	
	3	
	4	
	5	
	6	

CHATEAU 88
WEST DES MOINES, IOWA
COVER

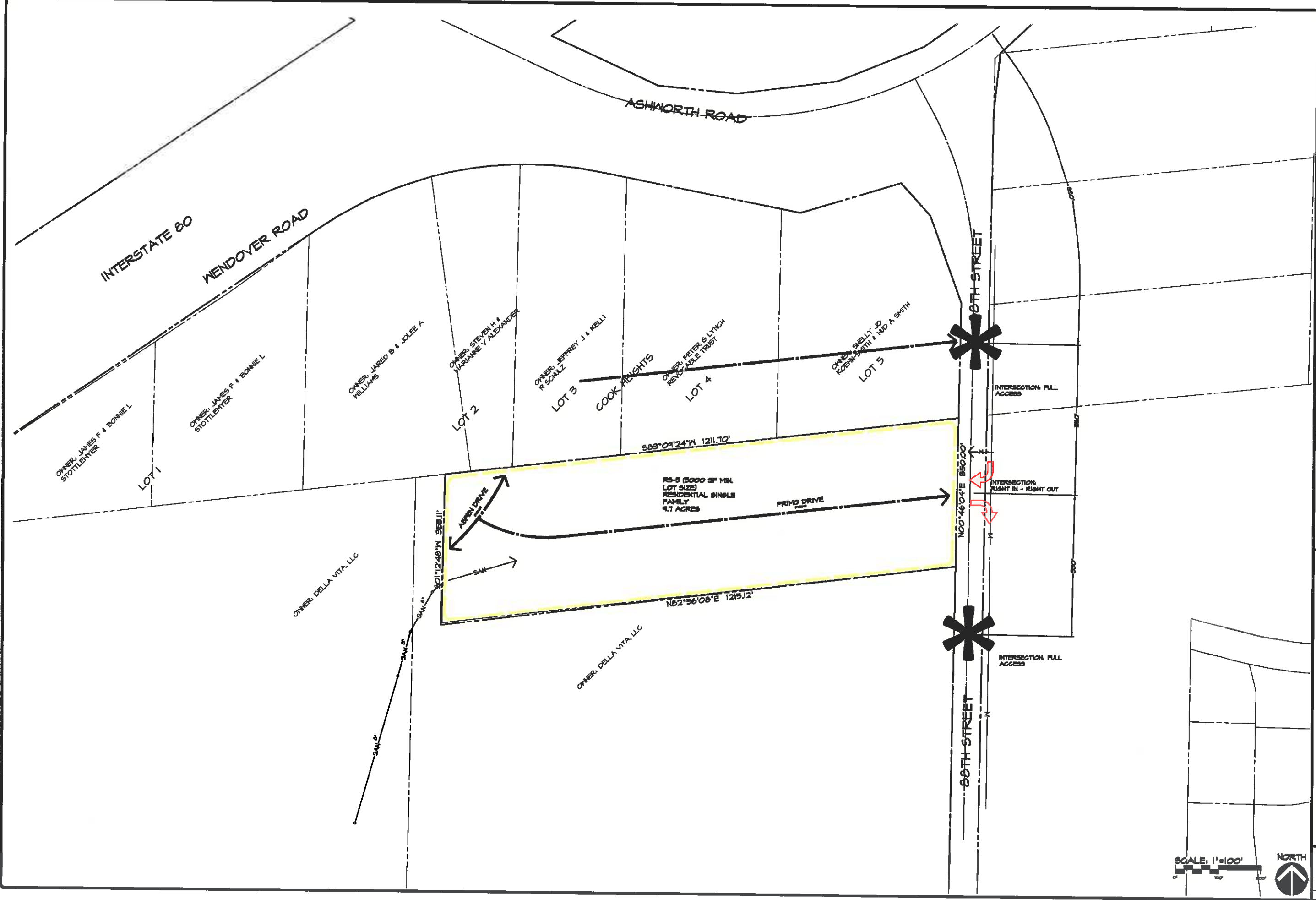
SHEET 1 OF 2
A1046



SCALE: 1"=500'



C:\A-FILES\A-1000\A1046_CAD Drawings\Revised\A1046 REZONING COVER.dwg, 9/6/2017 12:27:43 PM, mmimgan, LT



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
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DATE	SEPT-28-2011	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
		5	BKA
		6	KRZ

DATE OF SURVEY:
 DESIGNED BY:
 DRAWN BY:

CHATEAU 88
 WEST DES MOINES, IOWA
 COMPREHENSIVE PLAN AMENDMENT / REZONING SKETCH



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