

PUD SKETCH PLAN LINCOLN STREET PARK

225, 313, 329 & 357 LINCOLN STREET,
WEST DES MOINES, IA

OWNER/APPLICANT

LAKESIDE PARK PLAZA, L.C.
C/O KNAPP PROPERTIES, INC.
4444 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IA 50266-6104
515-223-4000

LEGAL DESCRIPTION

LOT 2, LINCOLN STREET PARK PLAT 1, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING 3.49 ACRES MORE OR LESS.
AND
LOT 1 AND 2, LINCOLN STREET PARK PLAT 2, AN OFFICIAL PLAT, CITY OF WEST DES MOINES, POLK COUNTY, IOWA, CONTAINING 7.10 ACRES MORE OR LESS.

ZONING

EXISTING - LINCOLN STREET PARK PUD GENERAL INDUSTRIAL, SUPPORT COMMERCIAL & SIC 805: NURSING AND PERSONAL CARE FACILITIES.

PROPOSED - LINCOLN STREET PARK PUD GENERAL INDUSTRIAL, SUPPORT COMMERCIAL, SIC 805: NURSING AND PERSONAL CARE FACILITIES & RESIDENTIAL, HIGH DENSITY.

PARCEL 1 ZONING: GENERAL INDUSTRIAL
PARCEL 2 ZONING: SUPPORT COMMERCIAL
PARCEL 3 ZONING: NURSING AND PERSONAL CARE FACILITY
PARCEL 4 ZONING: HIGH DENSITY RESIDENTIAL

COMP. PLAN USE

EXISTING - COMMUNITY COMMERCIAL (CMC), GENERAL INDUSTRIAL (GI), NURSING AND PERSONAL CARE FACILITY.

PROPOSED - COMMUNITY COMMERCIAL AND GENERAL INDUSTRIAL, NURSING AND PERSONAL CARE FACILITY, AND HIGH DENSITY RESIDENTIAL.

FLOOD ZONE CLASSIFICATION

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAP.
COMMUNITY-PANEL NUMBER 140231001C
MAP REVISED: FEBRUARY 16, 2006

CERTIFICATION

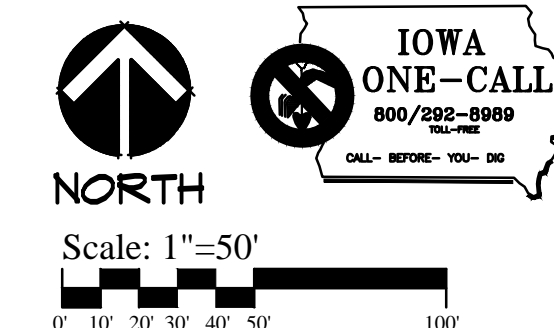
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA RES. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 PAGES OR SHEETS COVERED BY THIS SEAL: this sheet only

LEGEND

- PROPERTY BOUNDARY
- - - SECTION LINES
- LOT LINES
- CENTERLINE
- - - EXISTING FENCE LINES
- ▲ FOUND SECTION CORNER
- △ SET SECTION CORNER (6" I.R. W/YELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- FOUND PROPERTY CORNER (6" I.R. W/YELLOW CAP #1840 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (6" I.R. W/YELLOW CAP #1844 UNLESS OTHERWISE NOTED)
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- (445) ADDRESS

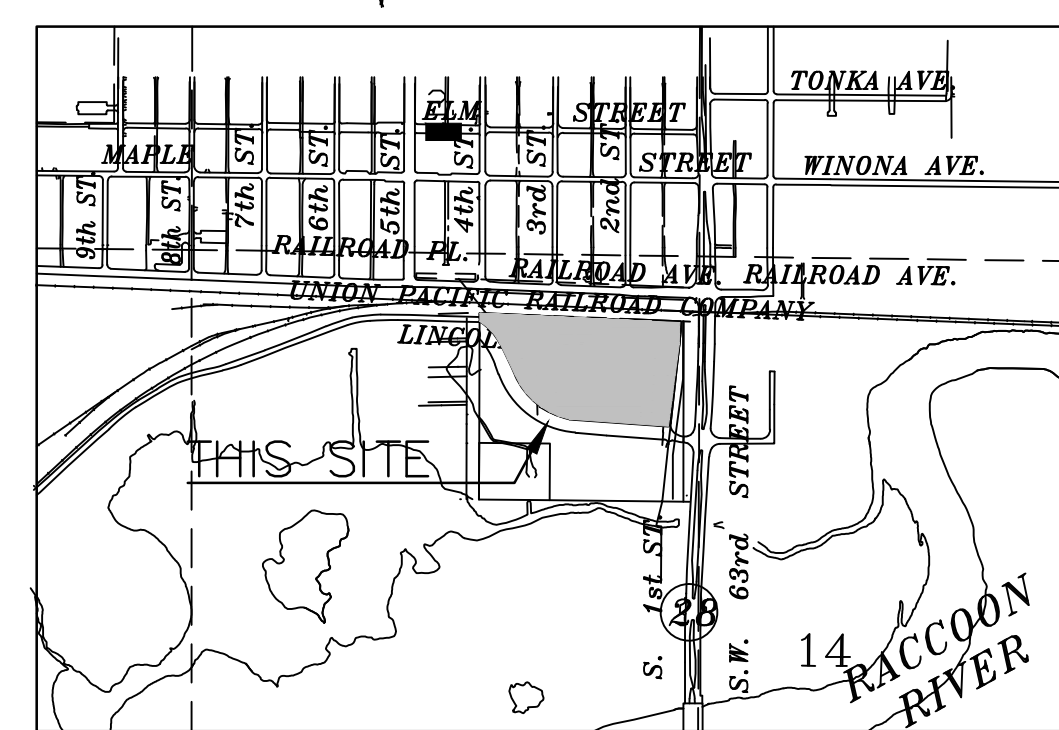
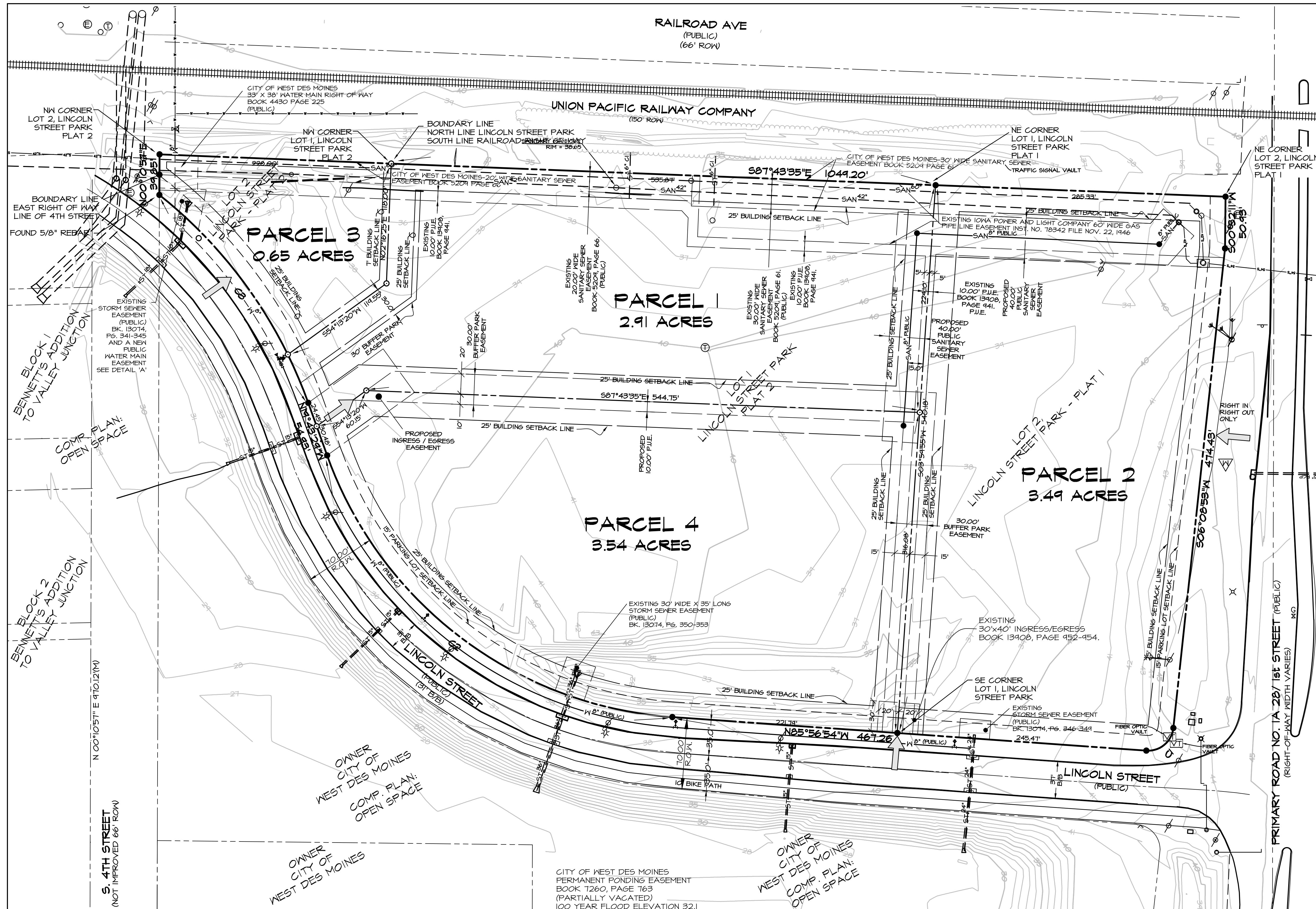
JANUARY 04, 2013
REVISED:



CEC
Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 · Fax: 515.276.7084 · mail@cecclac.com

Scale: 1"=50'
0 10 20 30 40 50 100



VICINITY SKETCH
SCALE: 1" = 1000'

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
|-------|-----------|--------|---------|---------|--------|-------------|
| C1 | 87°54'13" | 25.00 | 38.36' | 24.10 | 34.10 | N50°05'54"E |
| C2 | 66°13'25" | 340.00 | 450.71' | 254.35 | 426.04 | S52°50'12"E |
| C3 | 31°44'05" | 460.00 | 254.78' | 130.75 | 251.54 | N85°35'32"W |

BENCH MARKS

STANDARD BENCHMARK NO. 058 -
INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55 ± FEET NORTH OF CENTERLINE OF RAILROAD AVENUE. ---NAD DATUM - 38.23 FEET

STANDARD BENCHMARK NO. 049 -
INTERSECTION OF 4TH STREET AND VINE STREET, NORTHEAST CORNER OF INTERSECTION, 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET NORTH OF CENTERLINE OF VINE STREET. ---NAD DATUM - 38.35 FEET