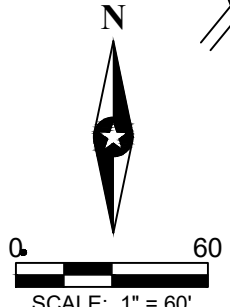
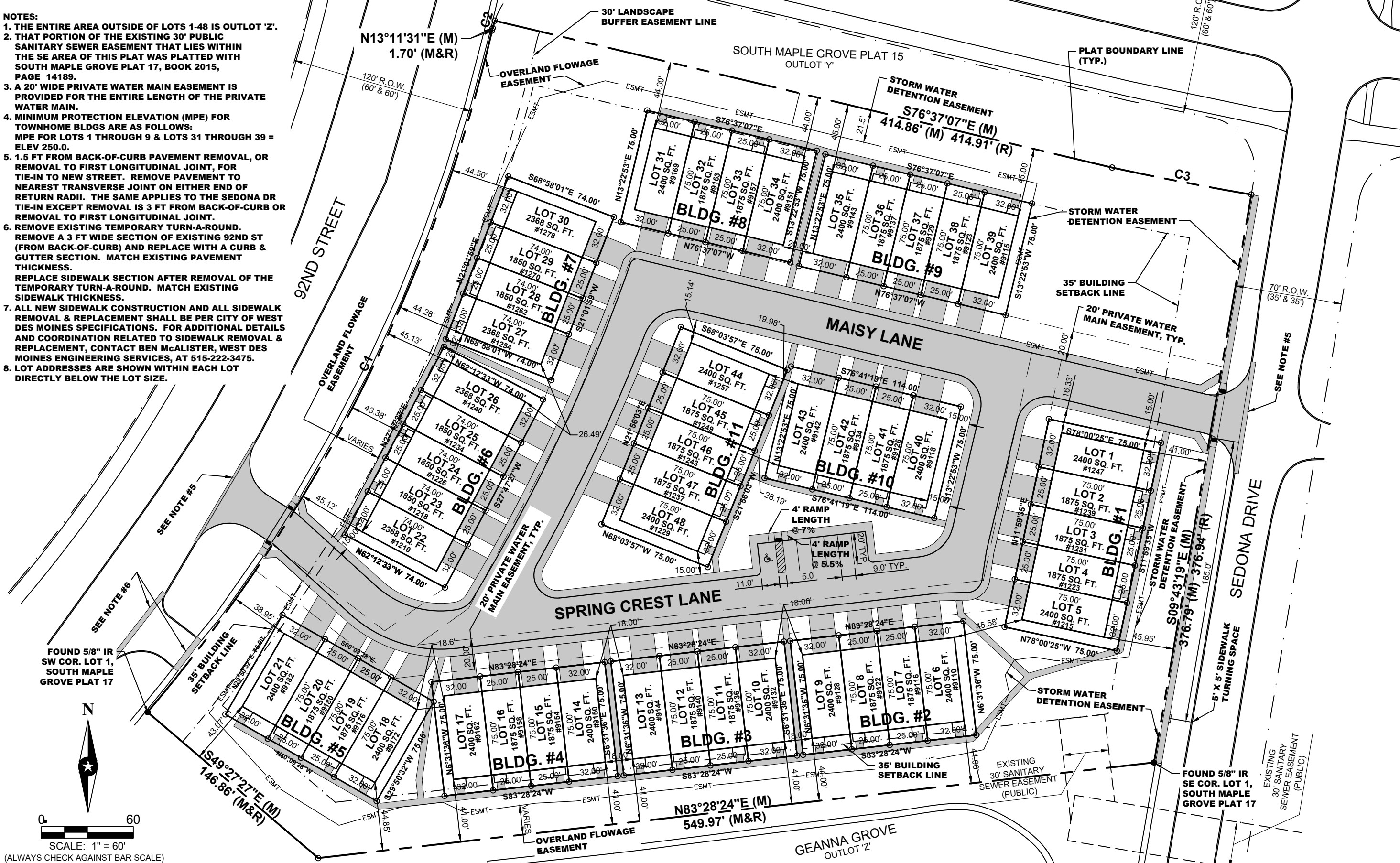


CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	27°14'41" (M)	1060.00 (M&R)	504.04 (M&R)	256.88 (M)	499.31 (M)	N26°48'51"E (M)
C2	5°44'21" (M&R)	50.00 (M&R)	5.01 (M&R)	2.51 (M&R)	5.01 (M&R)	S15°52'11"W (M&R)
C3	2°31'26" (M&R)	2105.00 (M&R)	92.73 (M&R)	46.37 (M&R)	92.72 (M&R)	S78°15'43"E (M&R)

NOTES:

1. THE ENTIRE AREA OUTSIDE OF LOTS 1-48 IS OUTLOT 'Z'.
2. THAT PORTION OF THE EXISTING 30' PUBLIC SANITARY SEWER EASEMENT THAT LIES WITHIN THE SE AREA OF THIS PLAT WAS PLATTED WITH SOUTH MAPLE GROVE PLAT 17, BOOK 2015, PAGE 14189.
3. A 20' WIDE PRIVATE WATER MAIN EASEMENT IS PROVIDED FOR THE ENTIRE LENGTH OF THE PRIVATE WATER MAIN.
4. MINIMUM PROTECTION ELEVATION (MPE) FOR TOWNHOME BLDGS ARE AS FOLLOWS:
MPE FOR LOTS 1 THROUGH 9 & LOTS 31 THROUGH 39 = ELEV 250.0.
5. 1.5 FT FROM BACK-OF-CURB PAVEMENT REMOVAL, OR REMOVAL TO FIRST LONGITUDINAL JOINT, FOR TIE-IN TO NEW STREET. REMOVE PAVEMENT TO NEAREST TRANSVERSE JOINT ON EITHER END OF RETURN RADII. THE SAME APPLIES TO THE SEDONA DR TIE-IN EXCEPT REMOVAL IS 3 FT FROM BACK-OF-CURB OR REMOVAL TO FIRST LONGITUDINAL JOINT.
6. REMOVE EXISTING TEMPORARY TURN-A-ROUND. REMOVE A 3 FT WIDE SECTION OF EXISTING 92ND ST (FROM BACK-OF-CURB) AND REPLACE WITH A CURB & GUTTER SECTION. MATCH EXISTING PAVEMENT THICKNESS.
REPLACE SIDEWALK SECTION AFTER REMOVAL OF THE TEMPORARY TURN-A-ROUND. MATCH EXISTING SIDEWALK THICKNESS.
7. ALL NEW SIDEWALK CONSTRUCTION AND ALL SIDEWALK REMOVAL & REPLACEMENT SHALL BE PER CITY OF WEST DES MOINES SPECIFICATIONS. FOR ADDITIONAL DETAILS AND COORDINATION RELATED TO SIDEWALK REMOVAL & REPLACEMENT, CONTACT BEN McALISTER, WEST DES MOINES ENGINEERING SERVICES, AT 515-222-3475.
8. LOT ADDRESSES ARE SHOWN WITHIN EACH LOT DIRECTLY BELOW THE LOT SIZE.



PROJECT NO:	19178
DRAWING FILE NO:	19178PP/SP
DESIGNED/REVIEWED BY:	DD
DRAWN BY:	BB
DATE:	
REVISION DESCRIPTION:	
NO:	1
	2
	3
	4
ABACI CONSULTING, INC.	
CIVIL ENGINEERING - LAND SURVEYING	
3000 SE GARDNER BLVD., STE. 800 DES MOINES, IOWA 50319 PHONE: (515) 865-5418	
PROJECT:	SPRING CREST TOWNHOMES WDM
LOCATION:	WEST DES MOINES, DALLAS COUNTY, IOWA
OVERALL SITE/LOT LAYOUT	
SHEET:	4