

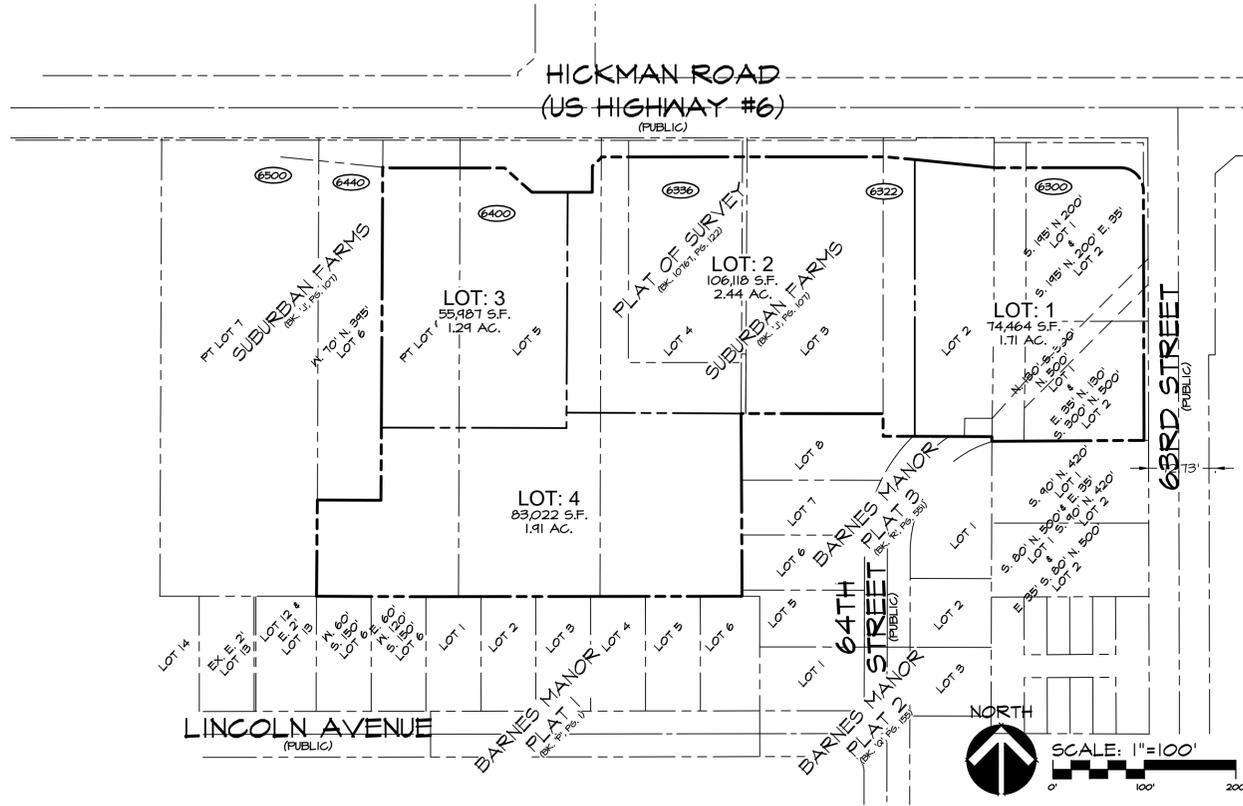
FINAL PLAT FOR WINDSOR CROSSING PLAT I WINDSOR HEIGHTS, IOWA

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



Drawing Index

Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT



LEGAL DESCRIPTION

(SPECIAL WARRANTY DEED BOOK 15063, PAGE 751-754)

PARCEL 1
(COMMONLY KNOWN AS 6300 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)
THE SOUTH 195 FEET OF THE NORTH 200 FEET OF LOT 1 AND THE SOUTH 195 FEET OF THE NORTH 200 FEET OF THE EAST 35 FEET OF LOT 2 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

PARCEL 2
(COMMONLY KNOWN AS 6322 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)
THE WEST 120 FEET OF THE NORTH 325 FEET OF LOT 2 AND THE NORTH 325 FEET OF LOT 2, AND THE NORTH 300 FEET OF LOT 3, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY IOWA, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST 184.8 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, WHICH IS NORMAL TO THE CENTERLINE OF PRIMARY ROAD NO. US. 6 AT STA. 752+40; THENCE SOUTH 0°03'-3/4" EAST, 2.1 FEET TO A POINT 35.5 FEET NORMALLY DISTANT SOUTHERLY FROM STA. 752+40; THENCE SOUTH 84°56'-1/4" WEST, 184.8 FEET ON A LINE PARALLEL TO SAID CENTERLINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 2.4 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

AND
THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 1, TOGETHER WITH THE EAST 35 FEET OF THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 2, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

PARCEL 3
(COMMONLY KNOWN AS 6336 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)
THE NORTH 245 FEET (EXCEPT WEST 30 FEET AND EXCEPT HIGHWAY) OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

PARCEL 4
(COMMONLY KNOWN AS 6400 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)
THE NORTH 255 FEET OF THE SOUTH 405 FEET OF LOT 4 AND THE WEST 30 FEET OF THE NORTH 245 FEET OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4146, PAGE 135.

AND
LOTS 5 AND 6 (EXCEPT THE NORTH 345 FEET OF THE WEST 70 FEET OF LOT 6 AND EXCEPT THE SOUTH 150 FEET OF LOTS 5 AND 6) IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4164, PAGE 23.

EXCEPT
AN ACQUISITION PLAT LOCATED IN PART OF LOTS 1, 2, 3, 4, 5 AND 6, SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN END FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 64°55'06" EAST (ALL BEARINGS REFERENCED TO GRID NORTH IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE), A DISTANCE OF 70.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE WEST 10.00 FEET OF THE NORTH 345.00 FEET OF SAID LOT 5; THENCE SOUTH 00°03'54" WEST, A DISTANCE OF 25.00 FEET ALONG SAID EAST LINE TO THE EXISTING SOUTH RIGHT-OF-WAY OF HIGHWAY 6; SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 54°56'06" EAST, A DISTANCE OF 583.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 00°04'07" EAST, A DISTANCE OF 2.64 FEET TO THE NORTH LINE OF SAID LOT 2 ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'53" EAST, A DISTANCE OF 85.21 FEET ALONG SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 00°12'58" WEST, A DISTANCE OF 5.21 FEET ALONG THE EAST LINE OF SAID LOT 2 TO SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'13" EAST, A DISTANCE OF 166.13 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°03'00" EAST, A DISTANCE OF 324.93 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 130.00 FEET OF THE SOUTH 300.00 FEET OF THE SOUTH 500.00 FEET OF SAID LOT 1; THENCE NORTH 84°58'25" WEST, A DISTANCE OF 5.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°03'02" WEST, A DISTANCE OF 212.62 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 34.24 FEET ALONG A CURVE CONGAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°55'20" AND A CHORD BEARING OF NORTH 45°00'42" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 84°50'21" WEST, A DISTANCE OF 135.42 FEET; THENCE NORTH 84°15'43" WEST, A DISTANCE OF 120.70 FEET; THENCE NORTH 64°56'28" WEST, A DISTANCE OF 31.91 FEET; THENCE SOUTH 00°18'50" WEST, A DISTANCE OF 0.70 FEET; THENCE SOUTH 46°51'25" WEST, A DISTANCE OF 13.48 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 84°51'14" WEST, A DISTANCE OF 56.07 FEET; THENCE NORTH 48°23'50" WEST, A DISTANCE OF 34.87 FEET; THENCE NORTH 84°54'35" WEST, A DISTANCE OF 124.84 FEET; THENCE NORTH 84°13'46" WEST, A DISTANCE OF 8.60 FEET TO SAID EAST LINE OF THE WEST 10.00 FEET OF THE NORTH 345.00 FEET OF LOT 6; THENCE NORTH 00°14'55" EAST, A DISTANCE OF 24.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY OWNER:
HURD WINDSOR LLC &
KNAPP WINDSOR LLC
2000 FULLER ROAD
WEST DES MOINES, IA 50265

PREPARED FOR:
HURD WINDSOR LLC &
KNAPP WINDSOR LLC
ATTN: RICHARD HURD
2000 FULLER ROAD
WEST DES MOINES, IA 50265

ZONING
CC - COMMUNITY COMMERCIAL (WHICKMAN OVERLAY DISTRICT)

- NOTES:**
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
 - THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
 - MONUMENTS SHALL BE SET BY MARCH 15, 2015.

LEGEND

---	PROPERTY BOUNDARY
---	CENTERLINE
---	LOT LINES
---	ORIGINAL LOT LINES
---	EASEMENT LINES
●	FOUND PROPERTY CORNER (3/4" I.R. W/RED CAP #21544 UNLESS OTHERWISE NOTED)
○	SET PROPERTY CORNER (3/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING & DISTANCE
P.	PREVIOUSLY RECORDED BEARING & DISTANCE
D.	DEED BEARING & DISTANCE
I.R.	IRON ROD
I.P.	IRON PIPE
BK. XXX, PG. XXX	COUNTY RECORDER'S INDEX BOOK & PAGE
R.O.W.	RIGHT-OF-WAY
445	ADDRESS

LEGEND

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL: _____
SHEETS 1-2



VICINITY SKETCH

DATE:	REVISIONS	COMMENTS
03-10-15	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: NOV. 25, 2014
DESIGNED BY: ANP
DRAWN BY: JAG & MDY

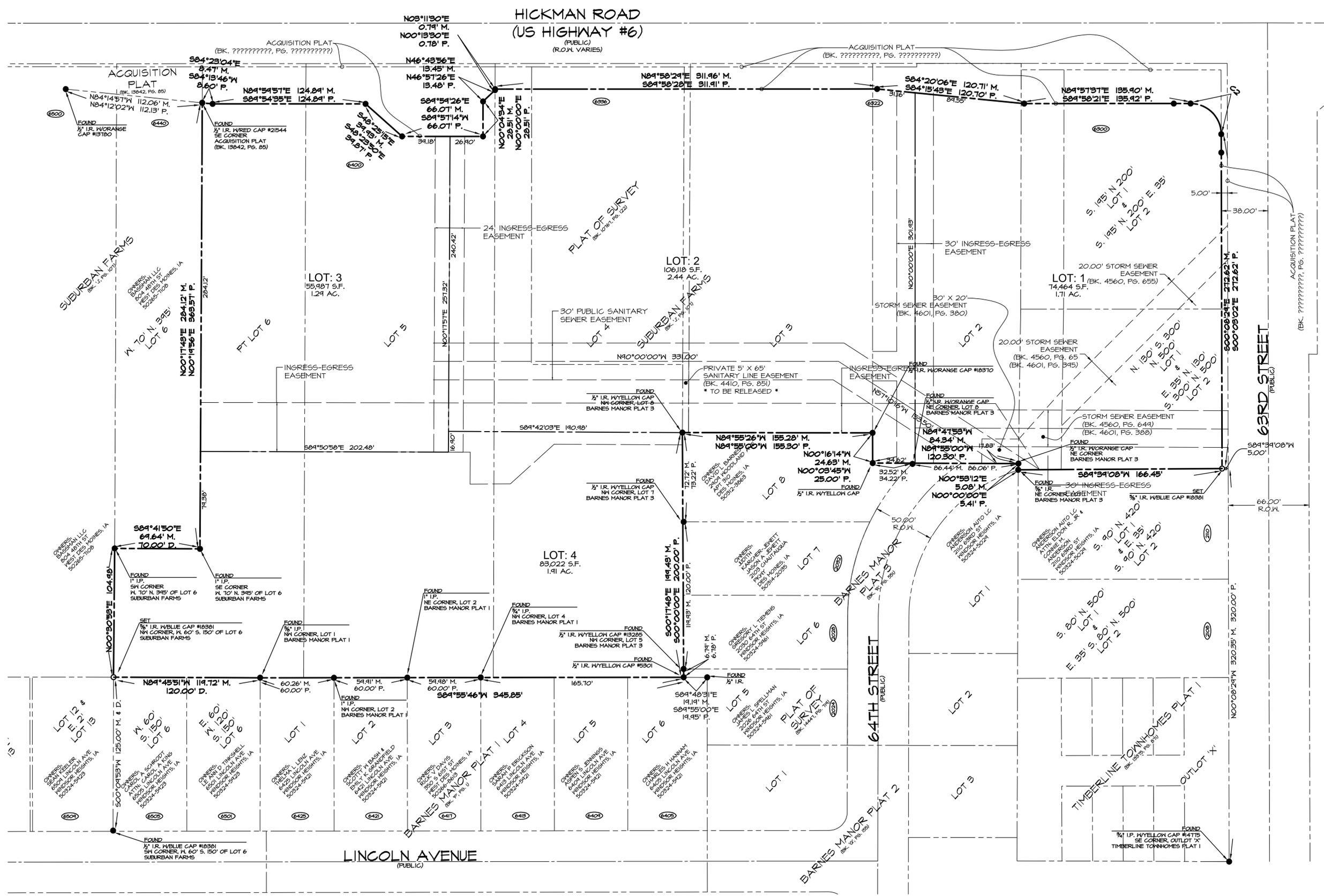
WINDSOR CROSSING PLAT I
WINDSOR HEIGHTS, POLK COUNTY, IOWA

COVER

SHEET
—
OF 2

Q:\A-FILES\A-1600\A1642_CED Drawings\Plat A1642.FP COVER.dwg, 3/10/2015 3:06:22 PM, mmmorgan, 1/1

Q:\A-FILES\A-1600\A1642_C3D Drawings\Plat A1642.FPD.dwg, 3/10/2015 3:05:16 PM, mmorgan, 1:1



SCALE: 1"=40'



WINDSOR CROSSING PLAT 1
 WINDSOR HEIGHTS, FOLK COUNTY, IOWA
 FINAL PLAT

SHEET
 2
 OF 2
 A-1642

DATE:	REVISIONS	COMMENTS
	1	
	2	
	3	
	4	
	5	
	6	

DATE: 03-10-15
 DATE OF SURVEY: NOV. 25, 2014
 DESIGNED BY: JAG
 DRAWN BY: JAG & NDM



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

PRELIMINARY PLAT OF WINDSOR CROSSING PLAT I WINDSOR HEIGHTS, POLK COUNTY, IOWA

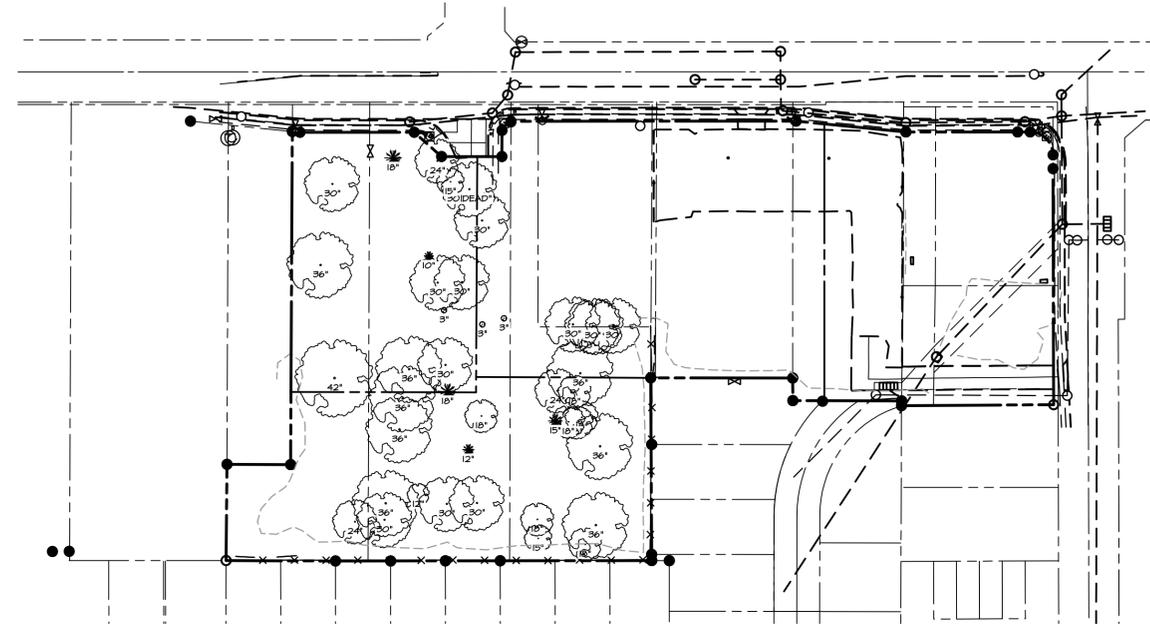
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE	REVISIONS	COMMENTS
03-10-15	1	
03-10-15	2	
03-10-15	3	
03-10-15	4	
03-10-15	5	
03-10-15	6	

WINDSOR CROSSING PLAT I
WEST DES MOINES, IOWA
COVER
SHEET 1 OF 3
A-1642

- ### LEGEND
- FOUND CORNERS (5/8" I.R. W/YELLOW CAP #1044 UNLESS OTHERWISE NOTED)
 - SET PROPERTY CORNER (5/8" I.R. W/BUE CAP #10301 UNLESS OTHERWISE NOTED)
 - CONTROL POINTS BY CIVIL ENGINEERING CONSULTANTS
 - PROPERTY BOUNDARY
 - LOT LINES
 - ORIGINAL PLATTED LOT LINES
 - EASEMENT LINE
 - BUILDING & PARKING SETBACK LINES
 - BACK OF PORTLAND CEMENT CONCRETE (P.C.C.) CURB & EDGE OF PORTLAND CEMENT CONCRETE SLAB
 - GUTTER
 - RETAINING WALLS
 - CENTERLINE STREET
 - SIDEWALK
 - 25' TALL WOOD GUARD RAIL
 - OHW^x OVERHEAD WIRES (X = NUMBER OF WIRES)
 - UGFO UNDERGROUND FIBER OPTIC LINES
 - ST^{xx} STORM SEWER AND SIZE
 - SAN^{xx} SANITARY SEWER AND SIZE
 - W^{xx} WATER MAIN AND SIZE
 - G^{xx} GAS MAIN AND SIZE
 - UGE UNDERGROUND ELECTRIC
 - CATV UNDERGROUND CABLE TELEVISION LINE
 - UGT UNDERGROUND TELEPHONE LINE
 - EXISTING BUILDING
 - BACK OF CURB INTAKE
 - AREA INTAKE
 - MANHOLE
 - STORM SEWER FLARED END SECTION
 - ROOF DRAIN DOWNSPOUT
 - BOLLARD
 - IRRIGATION SYSTEM CONTROL VALVE BOX
 - TELEPHONE RISER
 - ELECTRIC BOX
 - ELECTRIC METER
 - TRANSFORMER
 - WOOD POWER POLE WITH STREET LIGHT
 - POWER POLE
 - METAL LIGHT POLE
 - GUYWIRE ANCHOR
 - FIRE HYDRANT
 - WATER MAIN GATE VALVE
 - WATER MAIN STOP BOX VALVE
 - NATURAL GAS METER OR REGULATOR
 - AIR CONDITIONING UNIT
 - TRAFFIC SIGN
 - DEEDED BEARING & DISTANCE
 - PREVIOUSLY RECORDED BEARING & DISTANCE
 - MEASURED BEARING & DISTANCE
 - UTILITY LOCATIONS FROM MAPS PROVIDED BY IOWA ONE-CALL SERVICE
 - UTILITY LOCATIONS FROM PREVIOUS CONSTRUCTION DRAWINGS
 - P.C.C. PORTLAND CEMENT CONCRETE
 - ADA PARKING STALL
 - MAJOR CONTOUR INTERVALS
 - MINOR CONTOUR INTERVALS
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - R.O.W. RIGHT-OF-WAY
 - COUNTY RECORDER'S INDEXING BOOK
 - P.U.E. PUBLIC UTILITY EASEMENT
 - WL.O.P. FLAT & FINISHED FLOOR ELEVATION
 - B/B BACK OF CURB TO BACK OF CURB
 - ADA AMERICANS WITH DISABILITIES ACT ITEM
 - (TT) STREET ADDRESS
 - ➔ FULL ACCESS FROM PUBLIC STREET



Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	PRELIMINARY PLAT

PROPERTY OWNER:
HURD WINDSOR LLC &
KNAFF WINDSOR LLC
2000 FULLER ROAD
WEST DES MOINES, IA 50265

PREPARED FOR:
HURD WINDSOR LLC &
KNAFF WINDSOR LLC
ATTN: RICHARD HURD
2000 FULLER ROAD
WEST DES MOINES, IA 50265

ZONING
CC - COMMUNITY COMMERCIAL (WHICKMAN OVERLAY DISTRICT)

LEGAL DESCRIPTION
(SPECIAL WARRANTY DEED BOOK 15063, PAGE T51-T54)

PARCEL 1
(COMMONLY KNOWN AS 6300 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE SOUTH 145 FEET OF THE NORTH 200 FEET OF LOT 1 AND THE SOUTH 145 FEET OF THE NORTH 200 FEET OF THE EAST 35 FEET OF LOT 2 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

PARCEL 2
(COMMONLY KNOWN AS 6322 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE WEST 120 FEET OF THE NORTH 325 FEET OF LOT 2 AND THE NORTH 325 FEET OF LOT 2, AND THE NORTH 300 FEET OF LOT 3, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EAST 184.8 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, WHICH IS NORMAL TO THE CENTERLINE OF PRIMARY ROAD NO. U.S. 6 AT STA. T52+40; THENCE SOUTH 0°03'-3/4" EAST, 2.7 FEET TO A POINT 35.5 FEET NORMALLY DISTANT SOUTHERLY FROM STA. T52+40; THENCE SOUTH 84°56'-1/4" WEST, 184.8 FEET ON A LINE PARALLEL TO SAID CENTERLINE TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY 2.4 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

AND

THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 1, TOGETHER WITH THE EAST 35 FEET OF THE NORTH 130 FEET OF THE SOUTH 300 FEET OF THE NORTH 500 FEET OF LOT 2, IN SUBURBAN FARMS, AN OFFICIAL PLAT IN THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

PARCEL 3
(COMMONLY KNOWN AS 6336 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE NORTH 245 FEET (EXCEPT WEST 30 FEET AND EXCEPT HIGHWAY) OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA.

PARCEL 4
(COMMONLY KNOWN AS 6400 HICKMAN ROAD, WINDSOR HEIGHTS, IOWA)

THE NORTH 255 FEET OF THE SOUTH 405 FEET OF LOT 4 AND THE WEST 30 FEET OF THE NORTH 245 FEET OF LOT 4 IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4146, PAGE 135.

AND

LOTS 5 AND 6 (EXCEPT THE NORTH 345 FEET OF THE WEST 70 FEET OF LOT 6 AND EXCEPT THE SOUTH 150 FEET OF LOTS 5 AND 6) IN SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4164, PAGE 23.

EXCEPT

AN ACQUISITION PLAT LOCATED IN PART OF LOTS 1, 2, 3, 4, 5 AND 6, SUBURBAN FARMS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINDSOR HEIGHTS, POLK COUNTY, IOWA, SAID PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 64°55'06" EAST (ALL BEARINGS REFERENCED TO GRID NORTH IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE), A DISTANCE OF 70.00 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE EAST LINE OF THE WEST 70.00 FEET OF THE NORTH 345.00 FEET OF SAID LOT 5; THENCE SOUTH 00°03'54" WEST A DISTANCE OF 2.50 FEET ALONG SAID EAST LINE TO THE EXISTING SOUTH RIGHT-OF-WAY OF HIGHWAY 6, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 54°56'06" EAST, A DISTANCE OF 583.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE NORTH 00°04'07" EAST, A DISTANCE OF 2.64 FEET TO THE NORTH LINE OF SAID LOT 2 ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'53" EAST, A DISTANCE OF 85.21 FEET ALONG SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 00°10'58" WEST, A DISTANCE OF 5.27 FEET ALONG THE EAST LINE OF SAID LOT 2 TO SAID RIGHT-OF-WAY; THENCE SOUTH 84°55'19" EAST, A DISTANCE OF 212.62 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 39.24 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°55'20" AND A CHORD BEARING OF NORTH 45°00'42" WEST, A DISTANCE OF 35.33 FEET; THENCE NORTH 84°56'21" WEST, A DISTANCE OF 135.12 FEET; THENCE NORTH 84°15'43" WEST, A DISTANCE OF 120.70 FEET; THENCE NORTH 64°56'28" WEST, A DISTANCE OF 318.91 FEET; THENCE SOUTH 00°18'30" WEST, A DISTANCE OF 0.70 FEET; THENCE SOUTH 46°51'25" WEST, A DISTANCE OF 13.48 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 28.51 FEET; THENCE NORTH 84°57'14" WEST, A DISTANCE OF 56.07 FEET; THENCE NORTH 48°23'50" WEST, A DISTANCE OF 34.87 FEET; THENCE NORTH 84°54'35" WEST, A DISTANCE OF 124.84 FEET; THENCE NORTH 84°13'46" WEST, A DISTANCE OF 6.60 FEET TO SAID EAST LINE OF THE WEST 70.00 FEET OF THE NORTH 345.00 FEET OF LOT 6; THENCE NORTH 00°14'55" EAST, A DISTANCE OF 24.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.



VICINITY SKETCH

NOTES

- JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR A DEPTH OF ONE FOOT.
- REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITIONS. PROOF ROLL ALL PAVING SUBGRADES IN THE PRESENCE OF A GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
- PROVIDE IN PLACE FIELD DENSITY TESTS. RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
- ALL EXPOSED CONCRETE SHALL HAVE 5-7% ENTRAINED AIR, F_c = 4,000 PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-33.
- ALL ON SITE PAVING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST "IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS".
- CONTRACTOR SHALL PREPARE AND APPLY FOR ALL REQUIRED CITY OF WINDSOR HEIGHTS PERMITS AND PAY NECESSARY FEES.
- PARKING STALL STRIPING SHALL BE PAINTED WITH 4" WIDE WHITE PAVEMENT PAINT.
- REFER TO PLAN FOR PAVING THICKNESSES.
- PROVIDE 2' CONCRETE BOXOUT AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.
- THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ANY NEW ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- THE CONTRACTOR SHALL REFER TO AND FOLLOW RECOMMENDATIONS STATED IN GEOTECHNICAL REPORT #141423 PREPARED BY ALLENDER BUTZKE ENGINEERS REGARDING GRADING, UTILITY, AND PAVING CONSTRUCTION.

TREE REMOVAL NOTES

- Clear and grub areas within contract limits but outside Tree Protection Zones as required for and limited to site access and execution of the work. Remove all existing trash and debris from entire work area to suitable off-site locations. Remove trees and shrubs according to plan and as directed by the Owner's Designated Representative. Retain but weed white weeds and grass in areas not needed for access or construction. Do not strip these areas of topsoil unless directed.
- Fell trees in a manner to prevent injury to persons, adjacent private and public homes and facilities and to trees scheduled to remain. Take note of shed and historic gate and fencing to remain.
- Completely remove stumps, roots, and other debris protruding through the ground surface.
- Grind and remove stumps and roots to a clear depth of 36" below subgrades.
- Fill depressions caused by clearing and grubbing operations with satisfactory soil material.
- Dispose of all waste properly at approved off-site locations in accordance with all applicable local and state standards and ordinances.
- Retain original grades in Tree Protection Zones unless directed differently.

SETBACKS

FRONT YARD = 25 FEET
STREET SIDE = 25 FEET
INTERIOR SIDE = 0 FEET
REAR YARD = 20 FEET

BENCHMARK

63RD STREET
TRIANGLE CUT SE CORNER OF INTAKE
ELEVATION= 435.613

HICKMAN ROAD & 62ND STREET
TRIANGLE CU NW CORNER OF INTAKE
ELEVATION= 446.508

CERTIFICATION

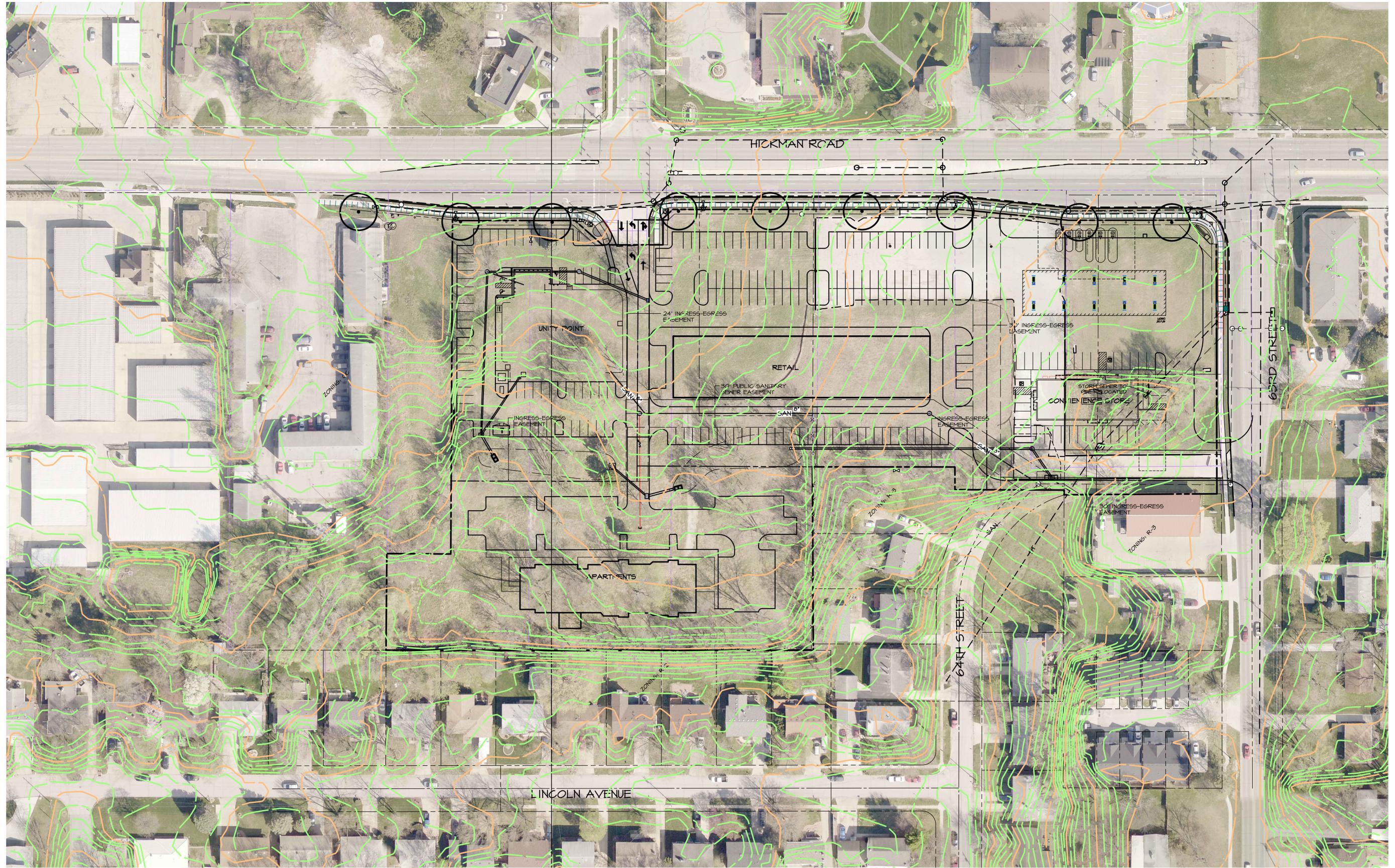
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 10381 DATE 11/15/2016 RENEWAL DATE IS DECEMBER 31, 2016 PAGES OR SHEETS COVERED BY THIS SEAL.

SHEETS 1 - 3



Q:\A-FILES\A-1600A1642_CED Drawings\Plat A\642_PP_COVER.dwg, 3/10/2015 2:30:13 PM, mmmorgan, 1:1



WINDSOR CROSSING
 6400 HICKMAN RD, WINDSOR HEIGHTS, IA
MASTER PLAN

SHEET
 OF 1

A-1658

DATE:	REVISIONS	COMMENTS
03-10-15	1	11-5-14
	2	01-21-15
	3	
	4	
	5	
	6	

DATE OF SURVEY/SEPT. 20, 2014
 DESIGNED BY: EHA
 DRAWN BY: PJD

ST 5NR/GRDNG BAL



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

**MINUTES OF THE
WINDSOR HEIGHTS
PLANNING AND ZONING COMMISSION
Community Center- 6900 School St.**

February 25, 2015

1. Call to Order.

Egger called the meeting to order at 4:36 p.m. Jones, Foss, Fife, Moran and Tillotson were in attendance. Absent was Calhoun. Planning Director, Sheena Danzer and City Administrator, Brett Klein, were also in attendance.

2. Approval of the Agenda.

Moran made the motion to approve the agenda as presented; Fife seconded. Voice vote passed unanimously.

3. Approval of the minutes from the January 28, 2015 meeting.

Foss made a motion to approve the minutes; Tillotson seconded. Moran abstained. Voice vote passed unanimously.

4. Site Plan Review Request- Midtown Center Master Plan.

Theresa Greenfield, President of Colby Management Company along with her consultants, Mike Simonson, Simonson Architects and Steve Moseley, Raker and Rhodes presented information in the Midtown Center Master Site Plan. Questions from the Commission focused on building orientation and how the plan accommodated walkers and bikers. Simonson spoke mostly to these questions and explained how topography was limiting the ability to move the buildings closer to the street.

Tillotson made a motion to defer action on the item and to set up a work session with the applicant; Moran seconded the motion. Voice vote passed unanimously.

5. Preliminary Plat Request- Windsor Crossing Development.

Fife made a motion to approve the preliminary plan with approval of the final plat; Tillotson seconded. Voice vote passed unanimously.

6. Adjourn.

Moran moved to adjourn at 5:32 p.m.; Fife seconded. Voice vote passed unanimously.