

# KING'S GROVE PLAT 1

## FINAL PLAT

### INDEX LEGEND

LOCATION: OUTLOT 'Z', KING'S GROVE TOWNHOMES PLAT 1  
WEST DES MOINES, DALLAS COUNTY, IOWA

REQUESTOR: KING'S GROVE, LLC

PROPRIETOR: KING'S GROVE, LLC  
10888 HICKMAN ROAD, SUITE 3A  
CLIVE, IOWA 50325

SURVEYOR: MATTHEW J. THOMAS

PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC  
& RETURN TO: 4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400



### OWNER / DEVELOPER

KING'S GROVE, LLC  
CONTACT: BRAD STANBROUGH  
234 NW SUNRISE DRIVE  
WAUKEE, IA 50263  
PH. (515) 202-3030

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322

### DATE OF SURVEY

SEPTEMBER 16, 2021

### PLAT DESCRIPTION

OUTLOT 'Z' OF KING'S GROVE TOWNHOMES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, CONTAINING 10.52 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

### COMPREHENSIVE LAND USE

MEDIUM DENSITY RESIDENTIAL (MD)

### ZONING

KING'S GROVE PUD W/ UNDERLYING RESIDENTIAL MEDIUM DENSITY (RM-12) AND RESIDENTIAL SINGLE-FAMILY (RS-5)

### BULK REGULATIONS

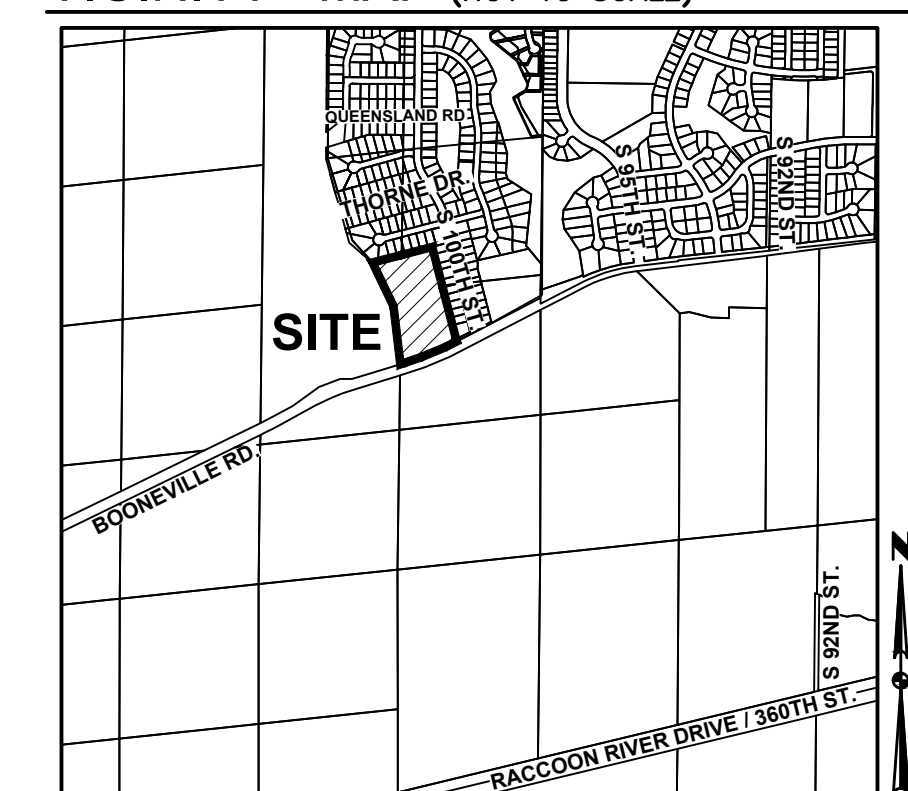
**SETBACKS:**  
FRONT YARD = 30'  
REAR YARD = 35'  
SIDE YARD = 7'  
BUILDING SEPARATION = 14'  
GARAGE SETBACK OF SIDEWALK = 25' FROM CLOSEST POINT

OR 30' FROM BACK OF CURB FOR LOTS THAT DON'T HAVE SIDEWALK FRONTAGE

### NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
- THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
- ALL EASEMENTS PROPOSED UNLESS OTHERWISE NOTED.
- PRELIMINARY PLAT DATE OF APPROVAL: JUNE 1, 2021 (CASE NO. PP-005016-2021)
- SPECIFIC FENCING AND ACCESSORY STRUCTURE RESTRICTIONS WITHIN OVERLAND FLOWAGE EASEMENT AREAS EXIST IN CITY CODE: PLEASE CONTRACT THE CITY PRIOR TO CONSTRUCTION
- SPECIFIC FENCING AND ACCESSORY STRUCTURE RESTRICTIONS WITHIN BUFFER EASEMENT AREAS EXIST IN CITY CODE: PLEASE CONTRACT THE CITY PRIOR TO CONSTRUCTION
- OUTLOTS 'X', 'Y' SERVE AS OPEN SPACE.
- OUTLOT 'Z' PROVIDES STORM WATER MANAGEMENT.
- OUTLOTS 'X', 'Y' AND 'Z' ARE UNBUILDABLE.
- EGRESS WINDOW WELLS, RETAINING WALLS, OR ANY SIMILAR STRUCTURE THAT MAY RESTRICT SURFACE WATER FLOWAGE SHALL NOT ENCRUCH INTO ANY OVERLAND FLOWAGE EASEMENT.
- AIR CONDITIONER UNITS, GAS METERS, ELECTRIC METERS, AND SIMILAR EQUIPMENT SHALL BE ELEVATED ABOVE ANY MINIMUM OPENING OR PROTECTED OPENING ELEVATIONS.

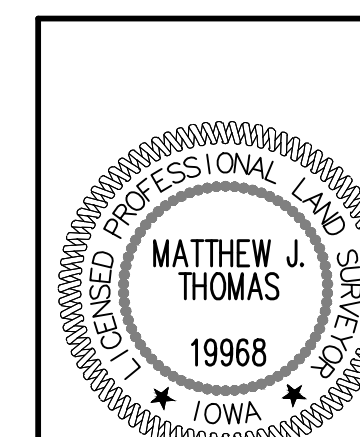
### VICINITY MAP (NOT TO SCALE)



WEST DES MOINES, IOWA

### LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	○	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



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.

*Matthew J. Thomas* 04/01/2022  
MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 19968  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 AND 2

DATE

04/01/22
01/25/22
12/08/21
11/24/21
11/02/21
09/27/21

REVISIONS

FINAL SUBMITTAL
5TH SUBMITTAL
4TH SUBMITTAL
3RD SUBMITTAL
2ND SUBMITTAL
1ST SUBMITTAL

4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PHONE: (515) 369-4400

TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

ENGINEER:

WEST DES MOINES, IOWA

KING'S GROVE PLAT 1  
FINAL PLAT

2012.695

1/2

# KING'S GROVE PLAT 1

FINAL PLAT

FILE: H:\2020\202285\DWG\202285-FINAL PLAT.DWG  
 DATE: 4/7/2022 10:05 AM  
 PLOTTED BY: JARED MURRAY  
 DESIGNED BY: JARED MURRAY

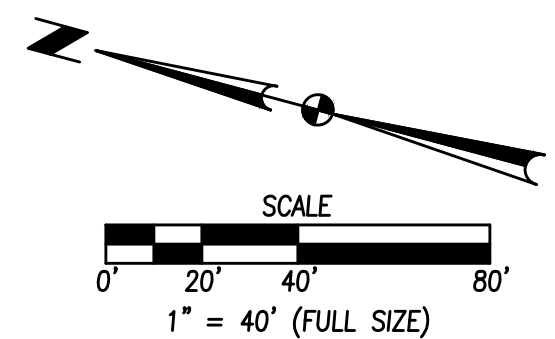


NW COR OUTLOT 'Z'  
 KING'S GROVE  
 TOWNHOMES PLAT 1  
 FND 8"IR  
 W/YPC #7844

SEE SHEET 1 FOR  
 ADDITIONAL  
 EASEMENTS

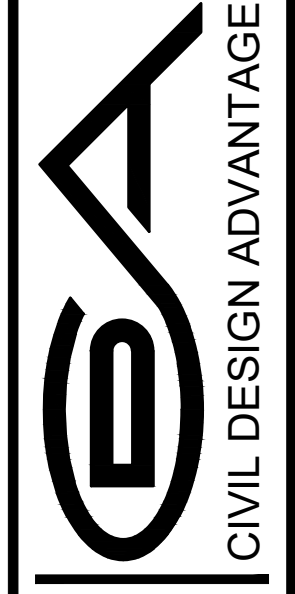
OUTLOT 'Y'  
 111930 SF  
 (OPEN SPACE)

PARCEL 'A'  
 SURVEY OF E1/2 NE1/4  
 AND NE1/4 OF THE SE1/4  
 OF SEC 21-78-26  
 BK 809 PG 334



REVISIONS	DATE
FINAL SUBMITTAL	04/01/22
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