

AUTUMN PARK PLAT 2

PRELIMINARY PLAT / FINAL DEVELOPMENT PLAN (SHEET 1 OF 2)

OWNER

VISION BANK OF IOWA
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322-4306

APPLICANT

GRIMES LOTS, L.L.C.
2400 86TH STREET, SUITE 24
URBANDALE, IOWA 50322-4306
CONTACT: DAVE HARMEYER 515-276-3456

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

R-4 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

LOTS 1-10: R2-70 UNDERLYING ZONING

MIN. LOT WIDTH = 70' WITH NO RESTRICTION ON THE NUMBER OF LOTS ABOVE 75' IN WIDTH.
MIN. FRONT YARD = 30'
MIN. REAR YARD = 25'
MIN. SIDE YARD = 1-1/2 STORY 7'14' TOTAL
2 STORY 7'15' TOTAL

LOTS 11-39: R2-60 UNDERLYING ZONING

MIN. LOT WIDTH = 60' WITH NO RESTRICTION ON THE NUMBER OF LOTS ABOVE 65' IN WIDTH.
MIN. FRONT YARD = 30'
MIN. REAR YARD = 25'
MIN. SIDE YARD = 1-1/2 STORY 7'14' TOTAL
2 STORY 7'15' TOTAL

BENCHMARK

66G-002: BURY BOLT ON FH ON THE NE CORNER OF NW 8TH ST AND NW PRAIRIE CREEK DR BY LOT ADDRESS 801. ELEVATION=943.59

66G-003: BURY BOLT ON FH ON THE EAST SIDE OF NW PRAIRIE CREEK DR BY LOT ADDRESSES 813 AND 809. ELEVATION=947.00

66G-004: BURY BOLT ON FH ON THE NORTH SIDE OF NW 10TH CIR BETWEEN LOT ADDRESSES 601 AND 521. ELEVATION=957.93

PRELIMINARY PLAT DESCRIPTION

A PART OF PARCELS 'B' AND 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7287, PAGE 394 IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

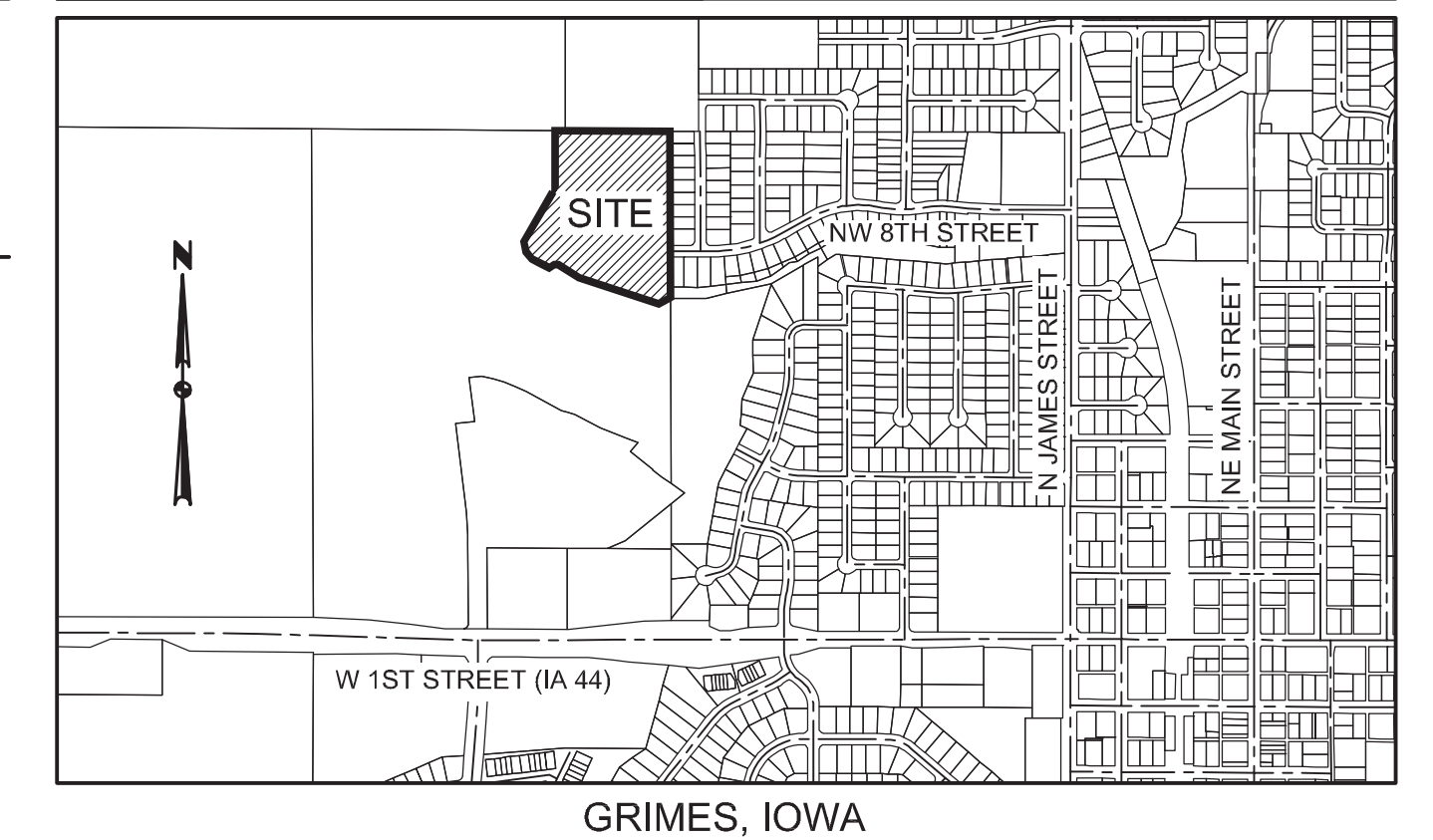
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'B', THENCE SOUTH 0'09'02" EAST ALONG THE EAST LINE OF SAID PARCEL 'B', A DISTANCE OF 868.38 FEET; THENCE SOUTH 60'35'18" WEST, 60.20 FEET; THENCE NORTH 75'48'17" WEST, 222.00 FEET; THENCE NORTH 68'23'25" WEST, 239.30 FEET; THENCE NORTH 61'11'07" WEST, 128.19 FEET; THENCE SOUTH 55'16'43" WEST, 36.05 FEET; THENCE NORTH 64'22'14" WEST, 54.66 FEET; THENCE NORTH 44'19'51" WEST, 40.81 FEET; THENCE SOUTH 70'35'57" WEST, 15.68 FEET; THENCE NORTH 40'49'08" WEST, 45.92 FEET; THENCE NORTH 11'38'06" WEST, 54.02 FEET; THENCE NORTH 30'09'16" EAST, 302.36 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 14.27 FEET AND WHOSE CHORD BEARS SOUTH 59'21'11" EAST, 14.27 FEET; THENCE NORTH 0'09'02" WEST, 326.79 FEET TO THE NORTH LINE OF SAID PARCEL 'C'; THENCE NORTH 89'58'25" EAST ALONG SAID NORTH LINE, 47.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 89'46'38" EAST ALONG THE NORTH LINE OF SAID PARCEL 'B', A DISTANCE OF 552.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.20 ACRES (531,422 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- RESPECTIVE UNDERLYING ZONING DISTRICT REGULATIONS SHALL APPLY TO ALL ITEMS NOT SPECIFICALLY NOTED.
- INFRASTRUCTURE FOR ALL 39 LOTS IS PROPOSED TO BE CONSTRUCTED IN 2013.

VICINITY MAP (1"=1000')



GENERAL LEGEND

PROPOSED FEATURES

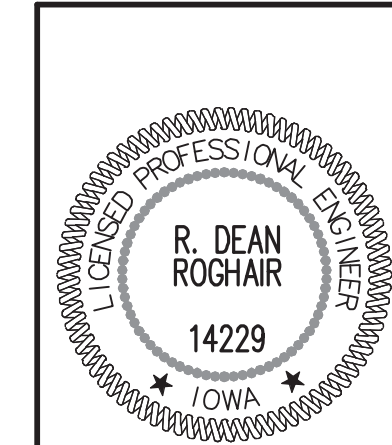
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER
- STORM SERVICE
- WATERMAIN WITH SIZE
- WATER SERVICE
- SAWCUT (FULL DEPTH)
- SILT FENCE

SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- PLAT BOUNDARY

EXISTING FEATURES

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

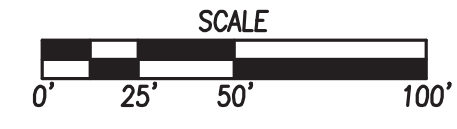


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

R. Dean Roghair 3/14/13

R. DEAN ROGHAIR, P.E. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 & 2



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PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: ENGINEER: RDR

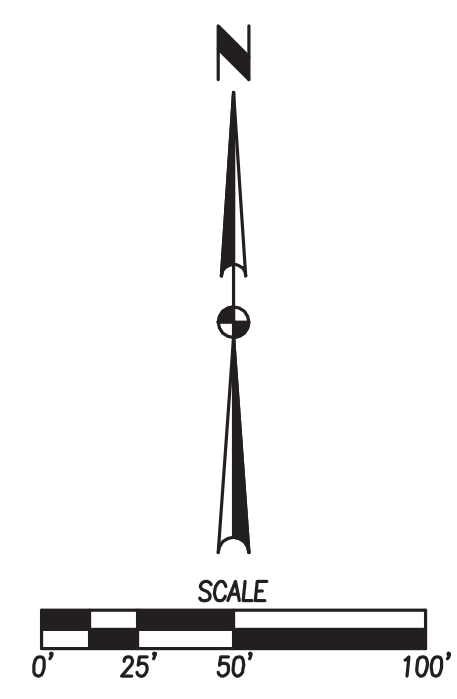
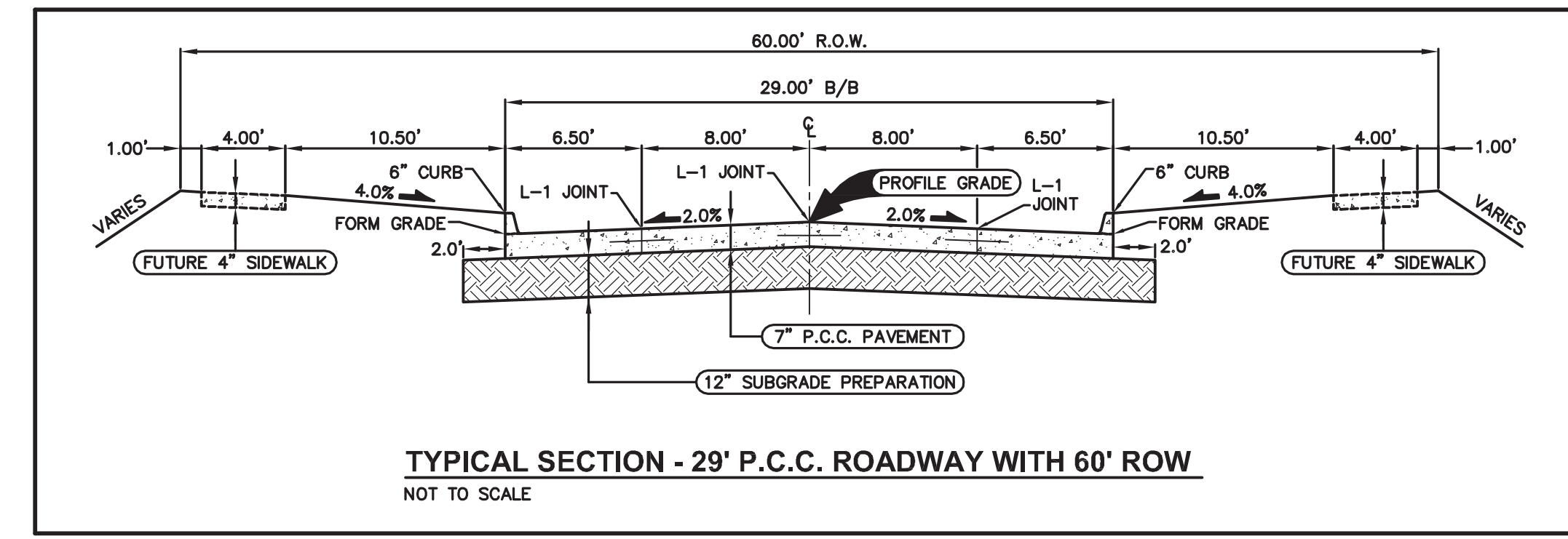
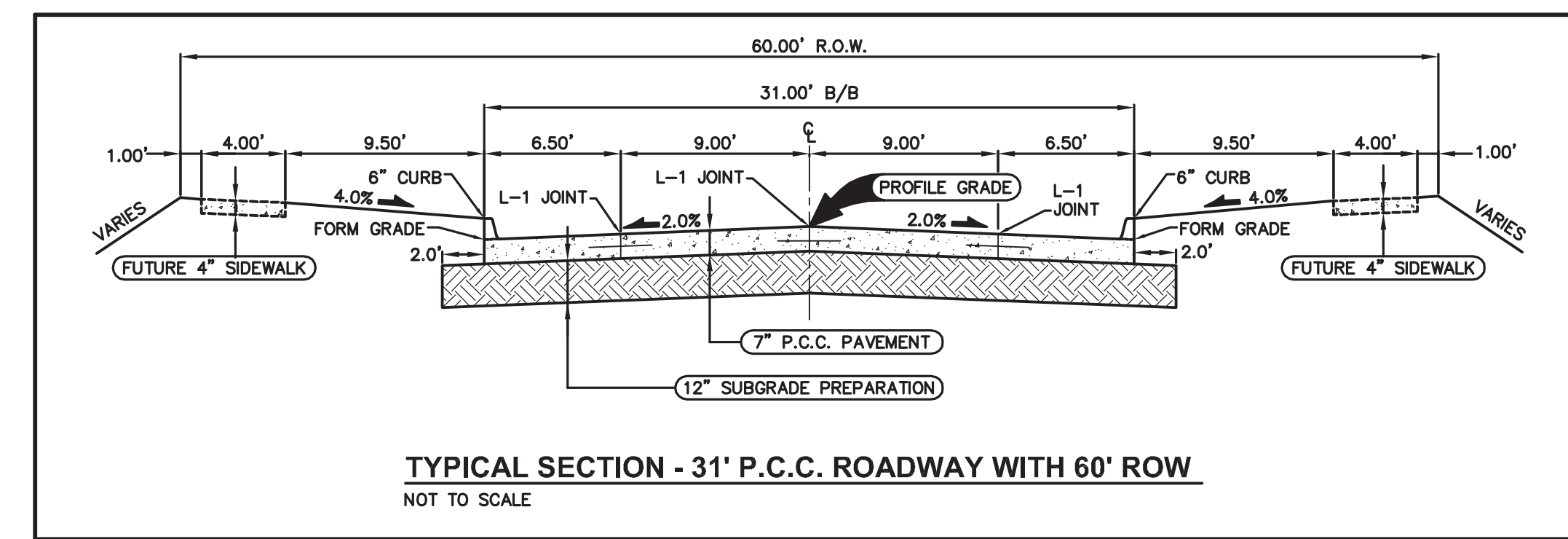
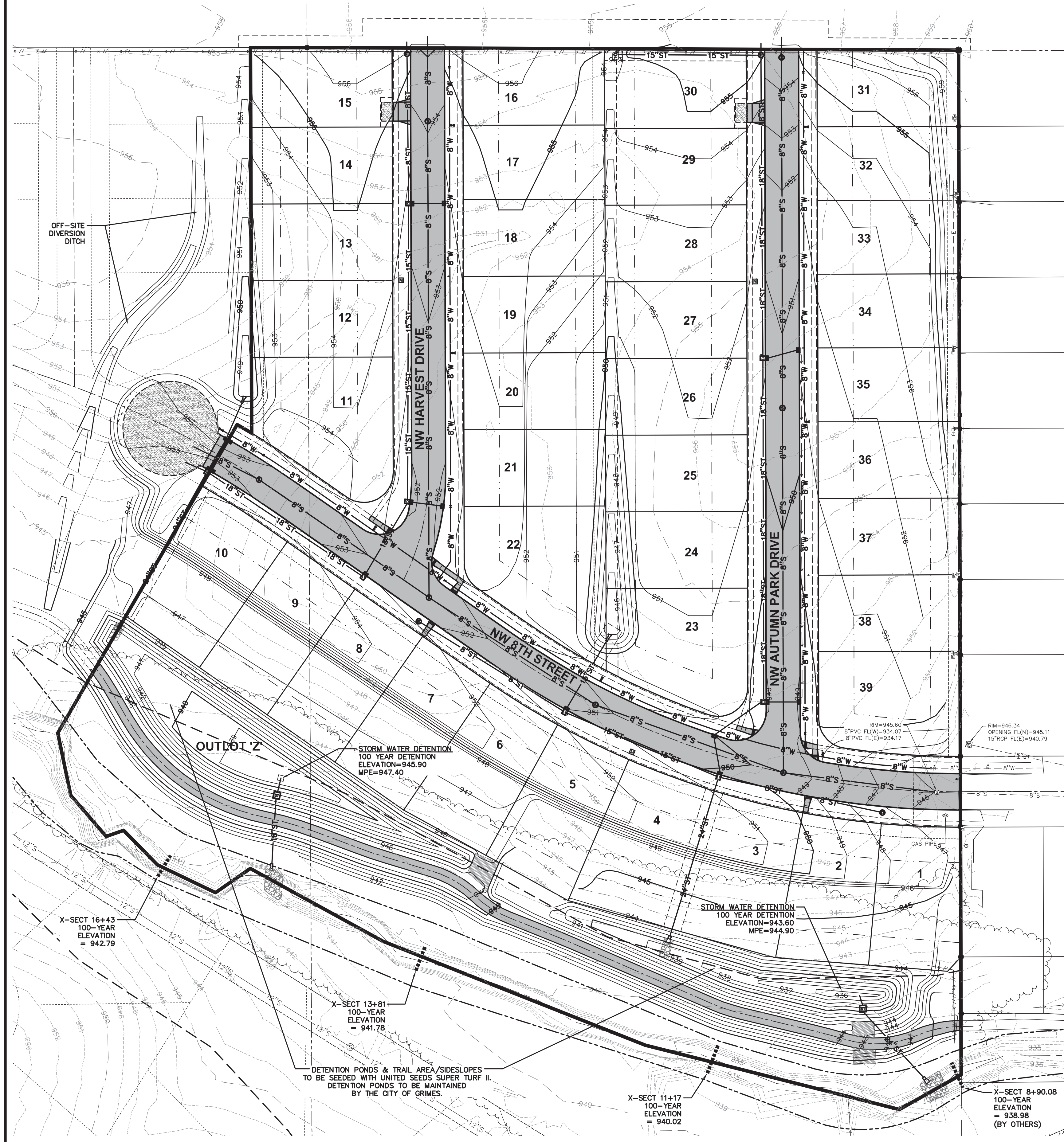
AUTUMN PARK PLAT 2
PRELIMINARY PLAT /
FINAL DEVELOPMENT PLAN

TOWN, IOWA

DATE	REVISIONS
02/22/13	SIGNED SUBMITTAL
02/20/13	SECOND SUBMITTAL
02/14/13	SIDEWALK REVISIONS, MAILBOXES & SEEDING
01/31/13	FIRST SUBMITTAL

AUTUMN PARK PLAT 2

PRELIMINARY PLAT / FINAL DEVELOPMENT PLAN (SHEET 2 OF 2)



REVISIONS	DATE
SIGNED SUBMITTAL	02/22/13
SECOND SUBMITTAL	02/20/13
SIDEWALK REVISIONS, MAILBOXES & SEEDING	02/04/13
FIRST SUBMITTAL	01/31/13

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