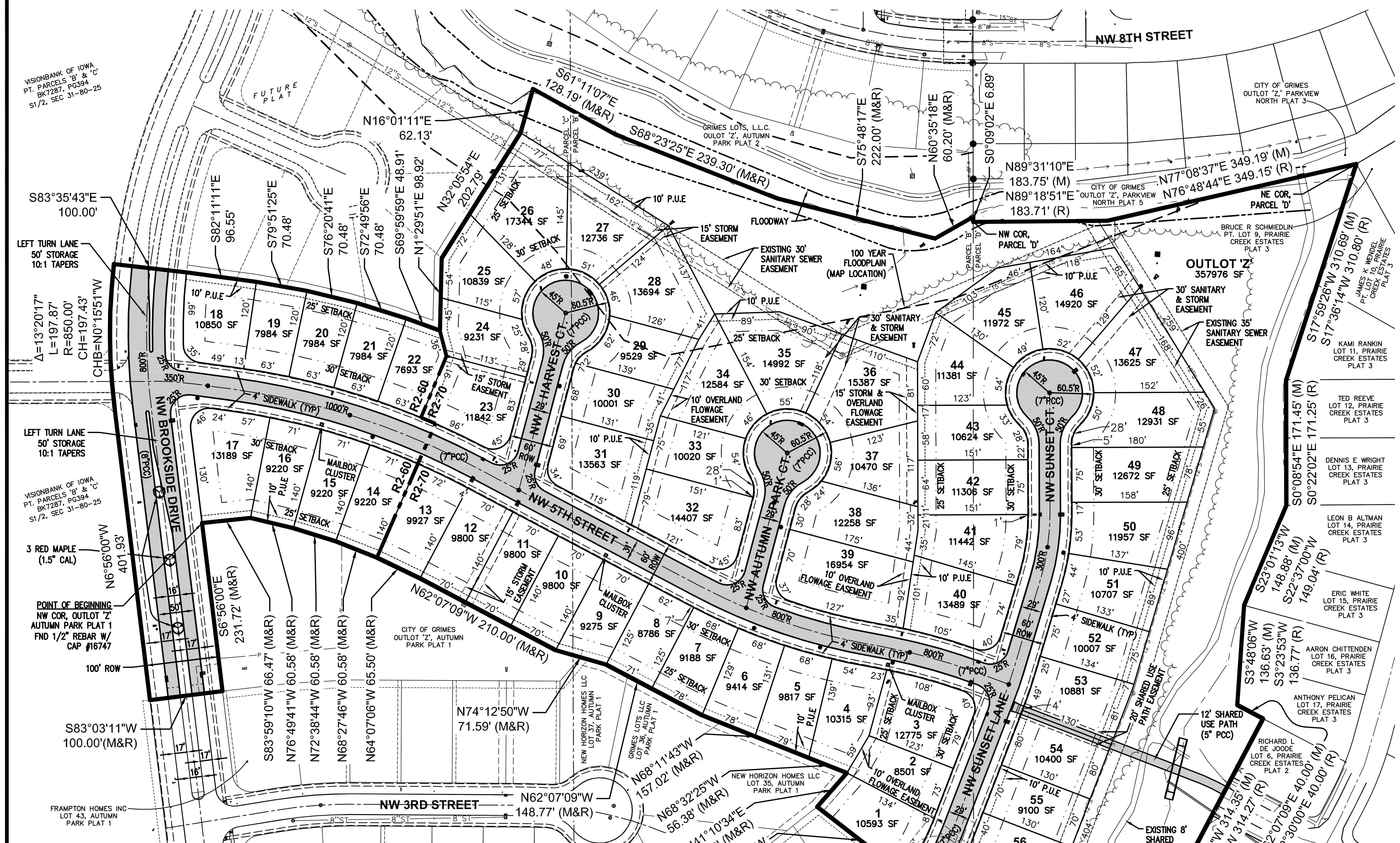
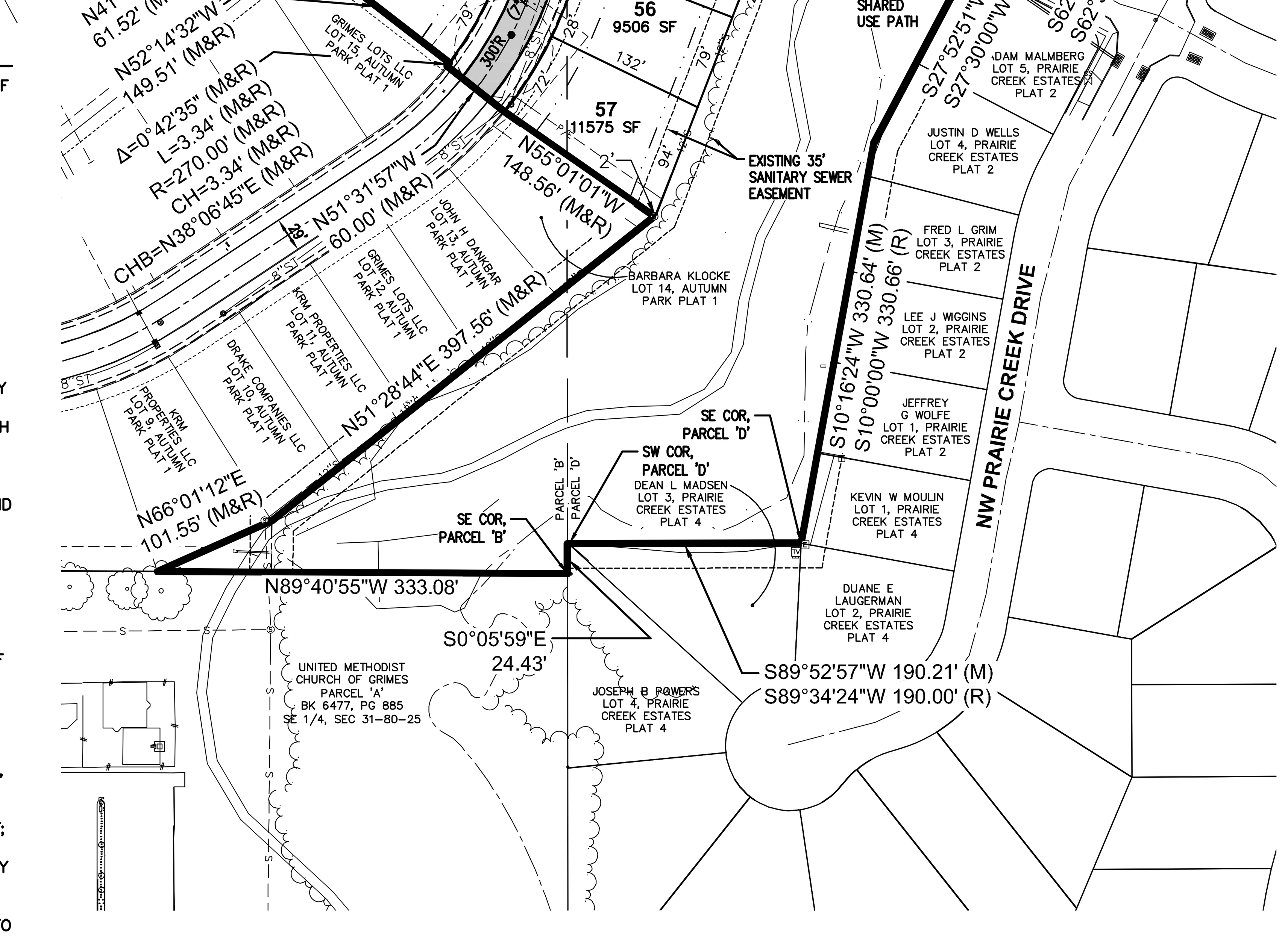
AUTUMN PARK PLAT 3

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





PRELIMINARY PLAT DESCRIPTION

A PART OF PARCELS 'B' AND 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7287, PAGE 394 AND A PART OF PARCEL 'D' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7846, PAGE 449 ALL 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 NORTHWEST CORNER OF OUTLOT 'Z', AUTUMN PARK PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 6°56'00" EAST ALONG THE WESTERLY LINE OF SAID AUTUMN PARK PLAT 1, A DISTANCE OF 231.72 FEET; THENCE SOUTH 83°03'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 100.00 FEET TO THE NORTHWEST CORNER OF STREET LOT 'A', SAID AUTUMN PARK PLAT 1; THENCE NORTH 6°56'00" WEST, 401.93 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 850.00 FEET, WHOSE ARC LENGTH IS 197.87 FEET AND WHOSE CHORD BEARS NORTH 0°15'51" WEST, 197.43 FEET; THENCE SOUTH 83°35'43" EAST, 100.00 FEET; THENCE SOUTH 82°11'11" EAST, 96.55 FEET; THENCE SOUTH 79°51'25" EAST, 70.48 FEET; THENCE SOUTH 76°20'41" EAST, 70.48 FEET; THENCE SOUTH 72°49'56" EAST, 70.48 FEET; THENCE SOUTH 69°59'59" EAST, 48.91 FEET; THENCE NORTH 1°29'51" EAST, 98.92 FEET; THENCE NORTH 32°05'54" EAST, 202.79 FEET; THENCE NORTH 16°01'11" EAST, 62.13 FEET TO THE SOUTHERLY LINE OF AUTUMN PARK PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 61°11'07" EAST ALONG SAID SOUTHERLY LINE, 128.19 FEET; THENCE SOUTH 68°23'25" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 239.30 FEET; THENCE SOUTH 75°48'17" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 222.00 FEET; THENCE NORTH 60°35'18" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.20 FEET TO THE SOUTHEAST CORNER OF SAID AUTUMN PARK PLAT 2; THENCE SOUTH 0°09'02" EAST ALONG THE EAST LINE OF SAID PARCEL 'B', A DISTANCE OF 6.89 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'D'; THENCE NORTH 89°31'10" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'D', A DISTANCE OF 183.75 FEET; THENCE NORTH 77°08'37" EAST CONTINUING ALONG SAID NORTHERLY LINE, 349.19 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'D'; THENCE SOUTH 17°59'26" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 'D', A DISTANCE OF 310.69 FEET; THENCE SOUTH 0°08'54" EAST CONTINUING ALONG SAID EASTERLY LINE, 171.45 FEET; THENCE SOUTH 23°01'13" WEST CONTINUING ALONG SAID EASTERLY LINE, 148.88 FEET; THENCE SOUTH 3°48'06" WEST CONTINUING ALONG SAID EASTERLY LINE, 136.63 FEET; THENCE SOUTH 62°07'09" EAST CONTINUING ALONG SAID EASTERLY LINE, 40.00 FEET; THENCE SOUTH 27°52'51" WEST CONTINUING ALONG SAID EASTERLY LINE, 314.35 FEET; THENCE SOUTH 10°16'24" WEST CONTINUING ALONG SAID EASTERLY LINE, 330.64 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'D'; THENCE SOUTH 89°52'57" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'D', A DISTANCE OF 190.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'D'; THENCE SOUTH 0°05'59" EAST ALONG THE EAST LINE OF SAID PARCEL 'B', A DISTANCE OF 24.43 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE NORTH 89°40'55" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'B', A DISTANCE OF 333.08 FEET TO THE SOUTHWEST CORNER OF LOT 9, SAID AUTUMN PARK PLAT 1; THENCE NORTH 66°01'12" EAST ALONG THE SOUTHERLY LINE OF SAID AUTUMN PARK PLAT 1, A DISTANCE OF 101.55 FEET; THENCE NORTH 51°28'44" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 397.56 FEET TO THE SOUTHEAST CORNER OF LOT 14, SAID AUTUMN PARK PLAT 1; THENCE NORTH 55°01'01" WEST ALONG THE NORTHERLY LINE OF SAID AUTUMN PARK PLAT 1, 148.56 FEET; THENCE NORTH 51°31'57" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 3.34 FEET AND WHOSE CHORD BEARS NORTH 38°06'45" EAST, 3.34 FEET; THENCE NORTH 52°14'32" WEST CONTINUING ALONG SAID NORTHERLY LINE, 149.51 FEET; THENCE NORTH 41°10'34" EAST CONTINUING ALONG SAID NORTHERLY LINE, 61.52 FEET; THENCE NORTH 68°32'25" WEST CONTINUING ALONG SAID NORTHERLY LINE, 56.38 FEET; THENCE NORTH 68°11'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 157.02 FEET; THENCE NORTH 62°07'09" WEST CONTINUING ALONG SAID NORTHERLY LINE, 148.77 FEET; THENCE NORTH 74°12'50" WEST CONTINUING ALONG SAID NORTHERLY LINE, 71.59 FEET; THENCE NORTH 62°07'09" WEST CONTINUING ALONG SAID NORTHERLY LINE, 210.00 FEET; THENCE NORTH 64°07'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 65.50 FEET; THENCE NORTH 68°27'46" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.58 FEET; THENCE NORTH 72°38'44" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.58 FEET; THENCE NORTH 76°49'41" WEST CONTINUING ALONG SAID NORTHERLY LINE, 60.58 FEET; THENCE SOUTH 83°59'10" WEST CONTINUING ALONG SAID NORTHERLY LINE, 66.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.92 ACRES (1,216,067 SQUARE FEET).

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

NOTES

1. RESPECTIVE UNDERLYING ZONING DISTRICT REGULATIONS SHALL APPLY TO ALL ITEMS NOT SPECIFICALLY NOTED.
2. INFRASTRUCTURE FOR ALL 57 LOTS IS PROPOSED TO BE CONSTRUCTED IN 2013.
3. A FEMA LOMR-F WILL BE SUBMITTED TO REMOVE LOTS 26, 27, 28, 29, 34, 35, 36, 44, 45 AND 46 FROM THE 100-YEAR FLOODPLAIN.

BENCHMARK

F6G-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

F6G-003:
BURY BOLT ON FH ON THE EAST SIDE OF NW PRAIRIE CREEK DR BY LOT ADDRESSES 813 AND 809. ELEVATION=947.00

F6G-004:
BURY BOLT ON FH ON THE NORTH SIDE OF NW 10TH CIR BETWEEN LOT ADDRESSES 601 AND 521. ELEVATION=957.93

ZONING

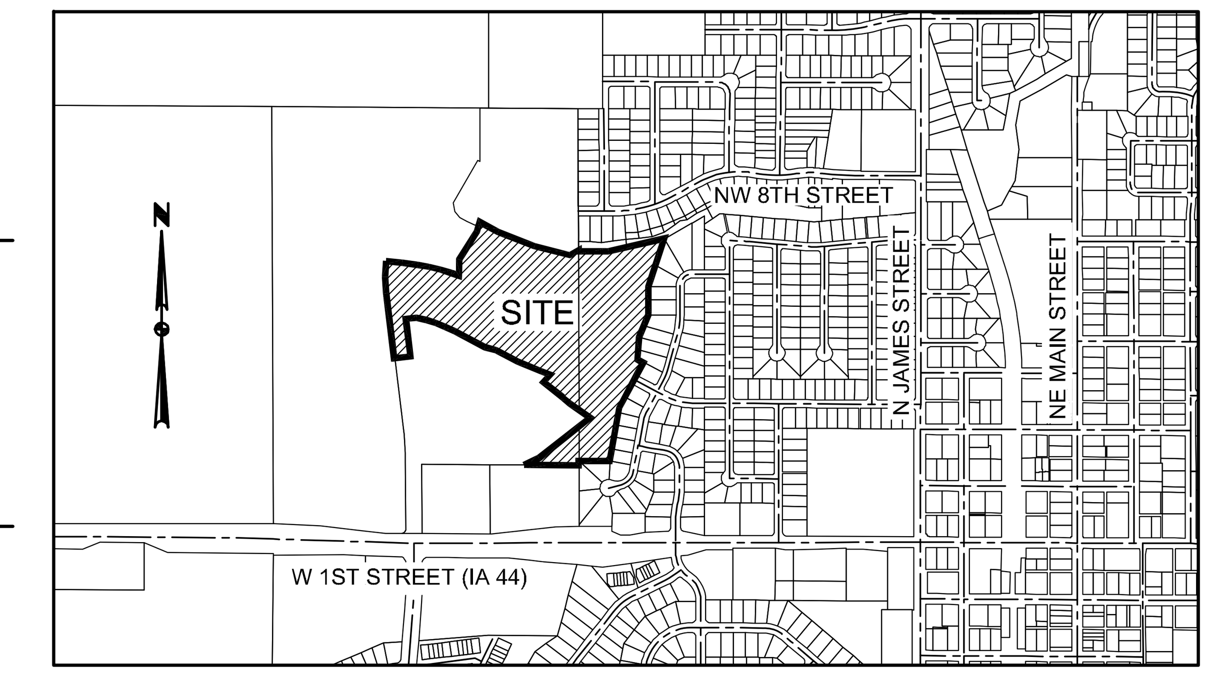
R-4 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

LOTS 1-13, 23-57: 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 14-22: 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

LOTS 14-22 MIN. 65' WIDE

VICINITY MAP (1"=1000')



GRIMES, IOWA

GENERAL LEGEND

PROPOSED

- GROUND SURFACE CONTOUR
- 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 (8"S)
- STORM SEWER (15"ST)
- WATERMAIN WITH SIZE (8"W)

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	I	I
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE	P/E	
LOT LINE		
RIGHT OF WAY	R/W	
BUILDING SETBACK		
PLAT BOUNDARY		

EXISTING

- GROUND SURFACE CONTOUR
- 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 (TV)
- GAS MAIN (G)
- FIBER OPTIC (FO)
- UNDERGROUND TELEPHONE (T)
- OVERHEAD ELECTRIC (OE)
- UNDERGROUND ELECTRIC (E)
- FIELD TILE (TILE)
- SANITARY SEWER W/ SIZE (8"S)
- STORM SEWER W/ SIZE (15"ST)
- WATER MAIN W/ SIZE (8"W)

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.

LICENSED PROFESSIONAL ENGINEER R. DEAN ROGHAIR 14229 IOWA

PRELIMINARY NOT FOR CONSTRUCTION

R. DEAN ROGHAIR, P.E. DATE

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

DATE	REVISIONS
03/25/13	SECOND SUBMITTAL
03/12/13	FIRST SUBMITTAL

CIVIL DESIGN ADVANTAGE
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: RDR
TECH:

AUTUMN PARK PLAT 3
PRELIMINARY PLAT / FINAL DEVELOPMENT PLAN
GRIMES, IOWA

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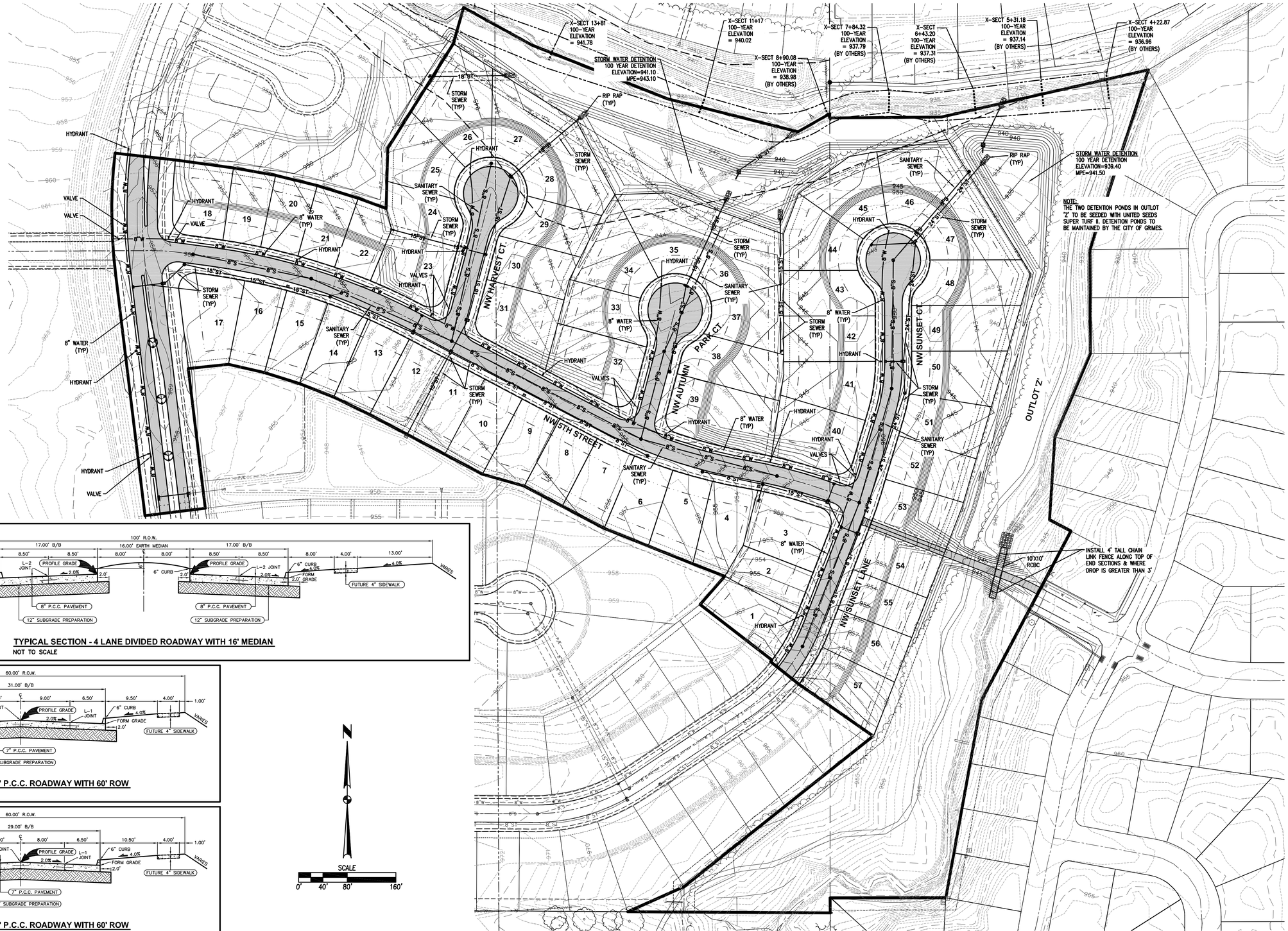
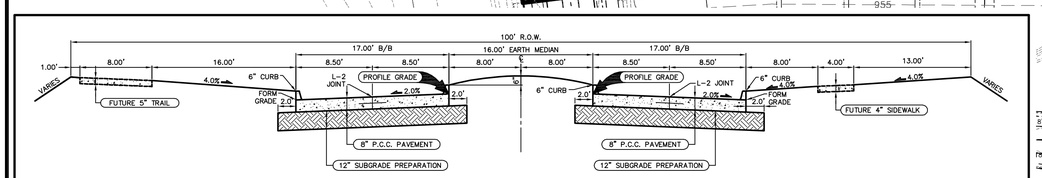
FILE DATE: 3/25/13 DATE PLOTTED: 3/25/2013 3:32 PM
PLOTTED BY: LOUIS KELEHAN TECH:
COMMENT:
ENG:

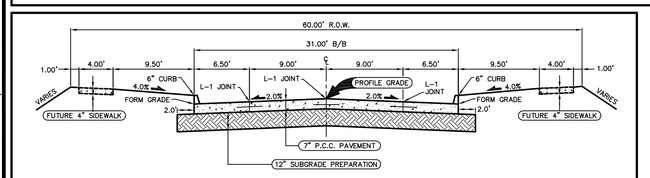
AUTUMN PARK PLAT 3

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

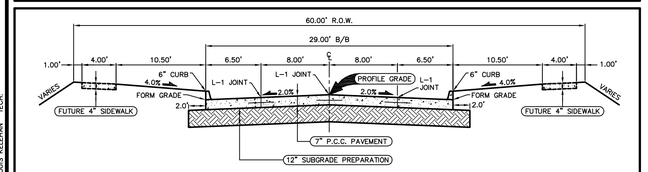




TYPICAL SECTION - 4 LANE DIVIDED ROADWAY WITH 16' MEDIAN
NOT TO SCALE



TYPICAL SECTION - 31' P.C.C. ROADWAY WITH 60' ROW
NOT TO SCALE



TYPICAL SECTION - 29' P.C.C. ROADWAY WITH 60' ROW
NOT TO SCALE

REVISIONS	DATE
SECOND SUBMITTAL	03/25/13
FIRST SUBMITTAL	03/12/13

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AUTUMN PARK PLAT 3
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