

ENGINEER / SURVEYOR

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

AUTUMN PARK PLAT 4

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

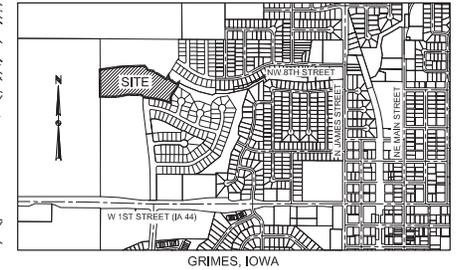
OWNER

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

VICINITY MAP (1"=1000')



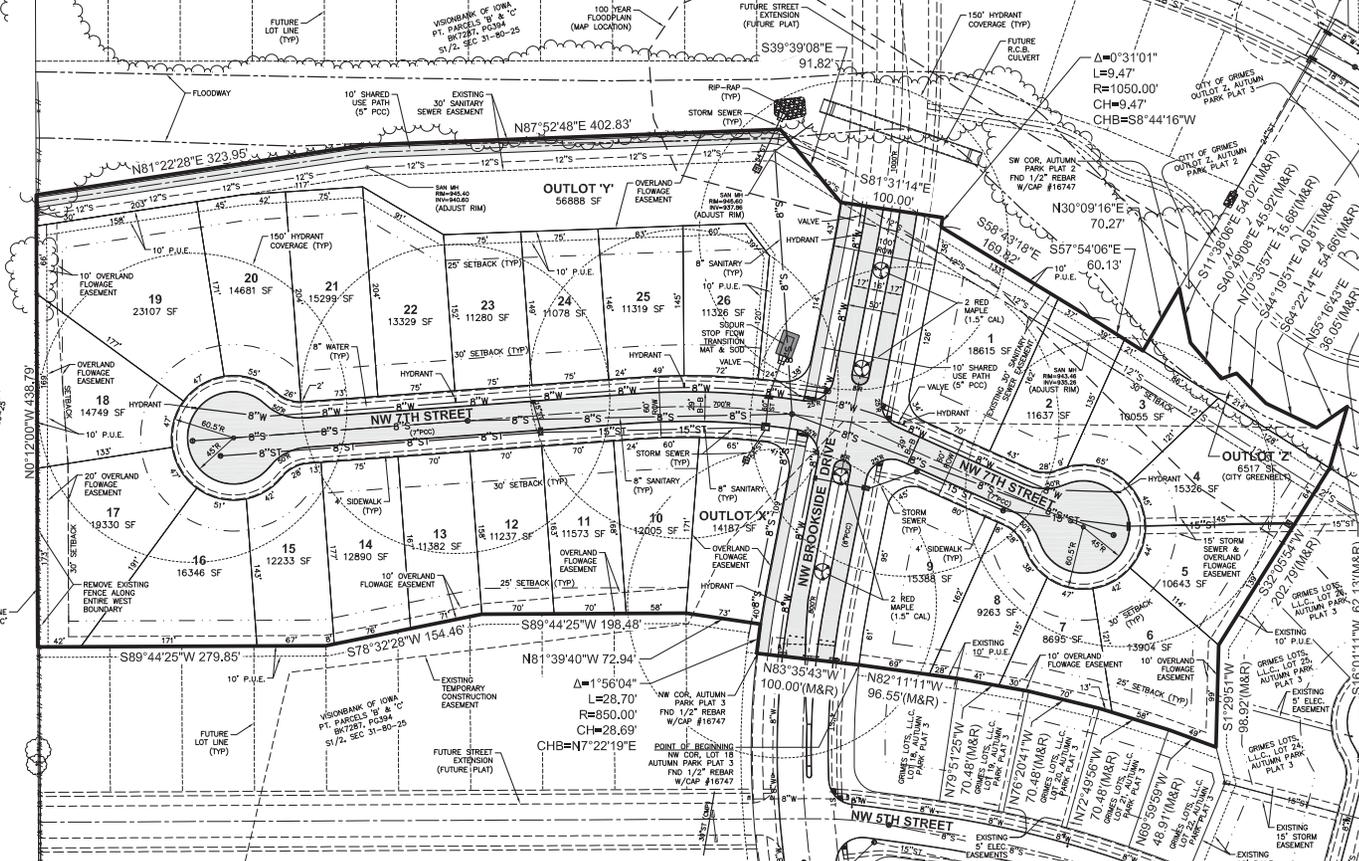
GENERAL LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE
TYPE SW-503 STORM INTAKE	WATER VALVE BOX
TYPE SW-505 STORM INTAKE	FIRE HYDRANT
TYPE SW-506 STORM INTAKE	WATER CURB STOP
TYPE SW-513 STORM INTAKE	WELL
TYPE SW-508 STORM INTAKE	STORM SEWER MANHOLE
TYPE SW-515 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-502 STORM MANHOLE	STORM SEWER DOUBLE INTAKE
TYPE SW-402 STORM MANHOLE	FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE	DECIDUOUS TREE
STORM/SANITARY CLEANOUT	CONIFEROUS TREE
WATER VALVE	DECIDUOUS SHRUB
FIRE HYDRANT ASSEMBLY	CONIFEROUS SHRUB
SIGN	ELECTRIC POWER POLE
DETECTABLE WARNING PANEL	GUY ANCHOR
SANITARY SEWER WITH SIZE	STREET LIGHT
STORM SEWER	POWER POLE W/ TRANSFORMER
WATERMAN WITH SIZE	ELECTRIC 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
	SOL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TIE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

PROFESSIONAL SEAL
DAVID HARMEYER
IOWA REGISTERED PROFESSIONAL SURVEYOR
14229

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.

DATE: _____
SHEETS 1 AND 2



- NOTES**
- RESPECTIVE UNDERLYING ZONING DISTRICT REGULATIONS SHALL APPLY TO ALL ITEMS NOT SPECIFICALLY NOTED.
 - INFRASTRUCTURE FOR ALL 26 LOTS IS PROPOSED TO BE CONSTRUCTED IN 2014.
 - A FEMA LOMR-F WILL BE SUBMITTED TO REMOVE LOTS 1, 2, 3, 4 AND 5 FROM THE 100-YEAR FLOODPLAIN.
 - OUTLOTS 'X' AND 'Y' TO BE DEeded TO THE CITY OF GRIMES. DETENTION PONDS IN OUTLOTS 'X' AND 'Y' TO BE MAINTAINED BY THE CITY AND SEEDED WITH UNITED SEEDS SUPER TURF II OR EQUIVALENT.

- ZONING & BULK REGULATIONS**
- R-4 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
- LOTS 1-9, R-2-60 UNDERLYING ZONING**
- MIN. FRONT YARD = 30' IN WIDTH.
MIN. REAR YARD = 25'
MIN. SIDE YARD = 1-1/2 STORY 7'/14' TOTAL 2 STORY 7'/15' TOTAL
- LOTS 10-26, R-3 MEDIUM DENSITY RESIDENTIAL (MAX 10 UNITS/AC) OR R-20 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

PRELIMINARY PLAT DESCRIPTION

A PART OF PARCEL '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, SHALL OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, AUTUMN PARK PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE NORTH 83°55'45" WEST ALONG THE NORTHERLY LINE OF SAID AUTUMN PARK PLAT 3, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID AUTUMN PARK PLAT 3; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 850.00 FEET, WHOSE ARC LENGTH IS 28.70 FEET AND WHOSE CHORD BEARS NORTH 7°22'19" EAST, 28.68 FEET; THENCE NORTH 81°39'40" WEST, 72.94 FEET; THENCE SOUTH 89°44'25" WEST, 154.46 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1050.00 FEET, WHOSE ARC LENGTH IS 9.47 FEET AND WHOSE CHORD BEARS SOUTH 8°44'16" WEST, 9.47 FEET; THENCE SOUTH 58°43'15" EAST, 169.82 FEET; THENCE SOUTH 57°54'06" EAST, 60.13 FEET; THENCE NORTH 30°39'09" EAST, 70.22 FEET TO THE SOUTHWEST CORNER OF AUTUMN PARK PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 11°38'00" EAST ALONG THE SOUTHERLY LINE OF SAID AUTUMN PARK PLAT 2, A DISTANCE OF 54.02 FEET; THENCE SOUTH 40°49'08" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 45.92 FEET; THENCE NORTH 70°35'57" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 15.68 FEET; THENCE SOUTH 44°19'51" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 40.81 FEET; THENCE SOUTH 64°22'14" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 54.66 FEET; THENCE NORTH 55°16'43" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 36.05 FEET TO A CORNER ON THE NORTHERLY LINE OF AUTUMN PARK PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 18°01'11" WEST ALONG SAID NORTHERLY LINE, 62.13 FEET; THENCE SOUTH 32°05'54" WEST CONTINUING ALONG SAID NORTHERLY LINE, 202.79 FEET; THENCE NORTH 12°51'11" WEST CONTINUING ALONG SAID NORTHERLY LINE, 98.92 FEET; THENCE NORTH 69°59'59" WEST CONTINUING ALONG SAID NORTHERLY LINE, 48.91 FEET; THENCE NORTH 72°40'06" WEST CONTINUING ALONG SAID NORTHERLY LINE, 70.48 FEET; THENCE NORTH 76°20'41" WEST CONTINUING ALONG SAID NORTHERLY LINE, 70.48 FEET; THENCE NORTH 79°51'25" WEST CONTINUING ALONG SAID NORTHERLY LINE, 70.48 FEET; THENCE NORTH 82°11'11" WEST CONTINUING ALONG SAID NORTHERLY LINE, 96.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.17 ACRES (530,270 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

- BENCHMARK**
- EGG-0022.
BURY BOLT ON FH ON THE NE CORNER OF NW 8TH ST AND NW PRAIRIE CREEK DR BY LOT ADDRESS 801. ELEVATION=943.59
- EGG-0033.
BURY BOLT ON FH ON THE EAST SIDE OF NW PRAIRIE CREEK DR BY LOT ADDRESSES 813 AND 809. ELEVATION=947.00
- EGG-0044.
BURY BOLT ON FH ON THE NORTH SIDE OF NW 10TH DR BETWEEN LOT ADDRESSES 601 AND 521. ELEVATION=957.93

DATE: _____

REVISIONS: _____

SECOND SUBMITTAL: _____

FIRST SUBMITTAL: _____

TECH. LMK

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 368-4400 FAX: (515) 368-4410

ENGINEER: RDR

GRIMES, IOWA

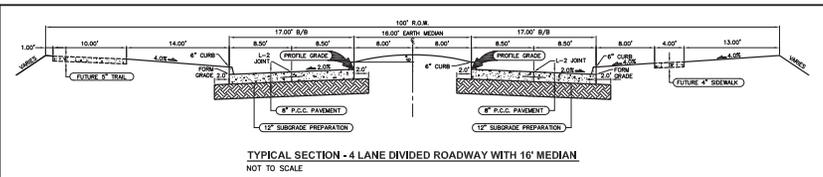
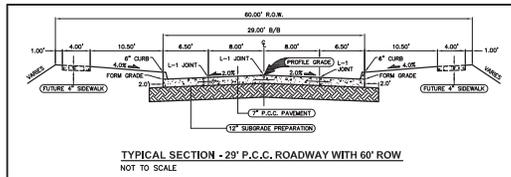
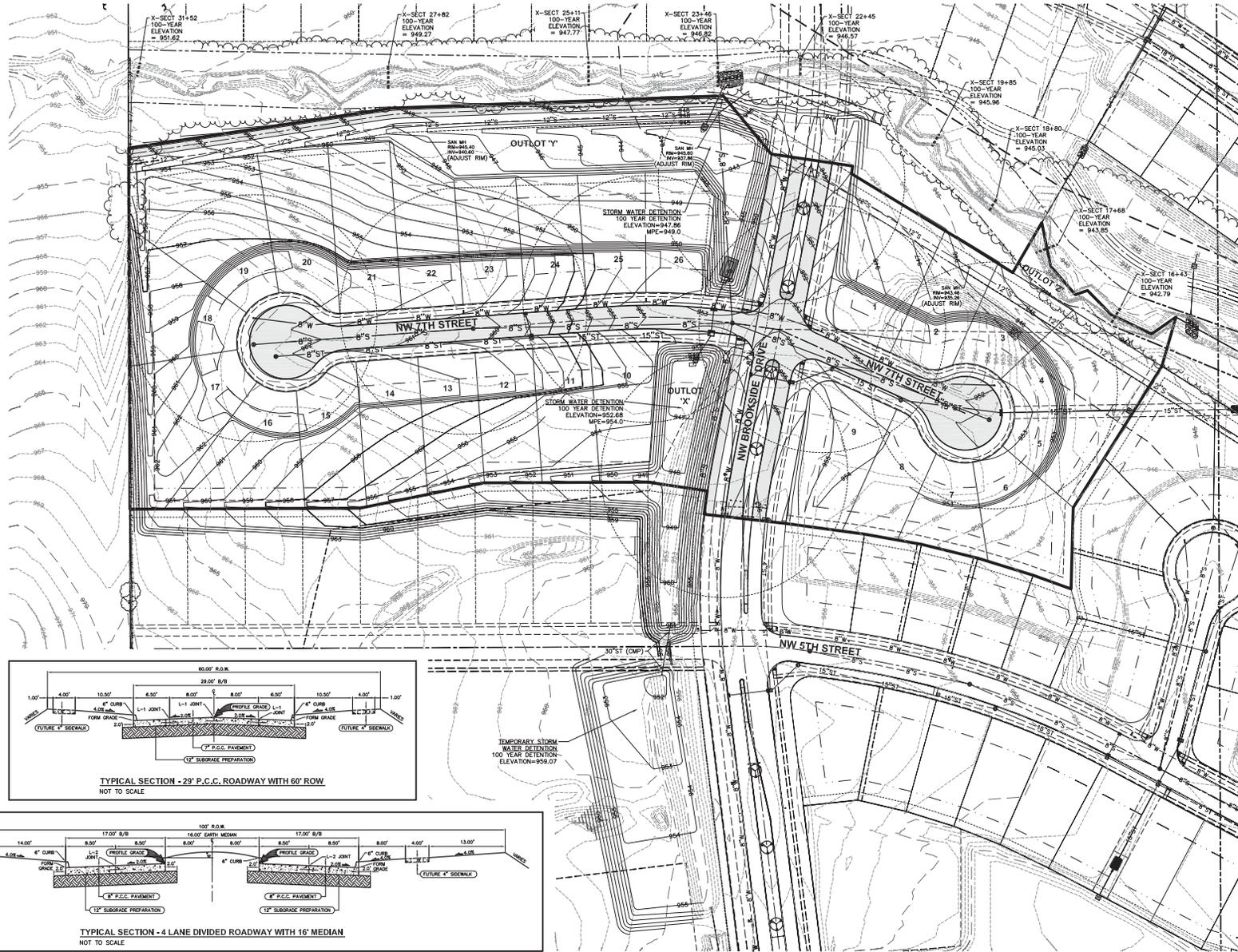
AUTUMN PARK PLAT 4
PRELIMINARY PLAT /
FINAL DEVELOPMENT PLAN

1 / 2

1312.486

AUTUMN PARK PLAT 4

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



FILE: H:\AUTUMN PARK PLAT 4\AUTUMN PARK PLAT 4 - PRELIMINARY PLAT.dwg
 PLOT DATE: 07/20/2011 7:52 AM
 USER: JEFFREY
 PLOT BY: JEFFREY

DATE	
REVISIONS	
SECOND SUBMITTAL	02/18/11
FIRST SUBMITTAL	07/28/10

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