PRELIMINARY- NOT FOR CONSTRUCTION

BEAVERBROOKE WEST PLAT 9

PRELIMINARY PLAT

SHEET INDEX:

1 LAYOUT PLAN

2 GRADING & UTILITY PLAN

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF PARCEL "I" IN THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., GRIMES, POLK COUNTY, IOWA AS SHOWN IN BOOK 10678 AT PAGE 334 IN THE OFFICE OF THE POLK COUNTY RECORDER DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT "G" IN BEAVERBROOKE WEST PLAT EIGHT, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE S00°10'03"E (PLATTED BEARING) ALONG THE WEST LINE OF BEAVERBROOKE WEST PLAT THREE, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AND ALONG THE EAST LINE OF SAID PARCEL "I", A DISTANCE OF 1580.02 FEET TO THE SOUTHWEST CORNER LOT 28 IN SAID BEAVERBROOKE WEST PLAT THREE AND TO THE NORTH LINE OF BEAVERBROOKE WEST PLAT SIX, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE S89°49'57"W ALONG THE NORTH LINE OF SAID BEAVERBROOKE WEST PLAT SIX, A DISTANCE OF 622.00 FEET TO THE NORTHWEST CORNER OF SAID BEAVERBROOKE WEST PLAT SIX AND TO THE WEST LINE OF SAID PARCEL "I"; THENCE N00°10'03"W ALONG THE WEST LINE OF SAID PARCEL "I", A DISTANCE OF 1646.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT "G"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT "G" AND ALONG A 1050.00 FEET RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 364.89 FEET, SAID CURVE HAVING A CHORD BEARING OF S79°54'38"E AND A CHORD LENGTH OF 363.06 FEET; THENCE S89°52'06"E ALONG THE SOUTH LINE OF SAID LOT "G", A DISTANCE OF 264.75 TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 22.75 ACRES.

OWNER/ PREPARED FOR:

BEAVERBROOKE DEVELOPMENT
4545 MERLE HAY RD.
DES MOINES, IOWA 50310

EXISTING ZONING: A-1

AGRICULTURAL DISTRICT

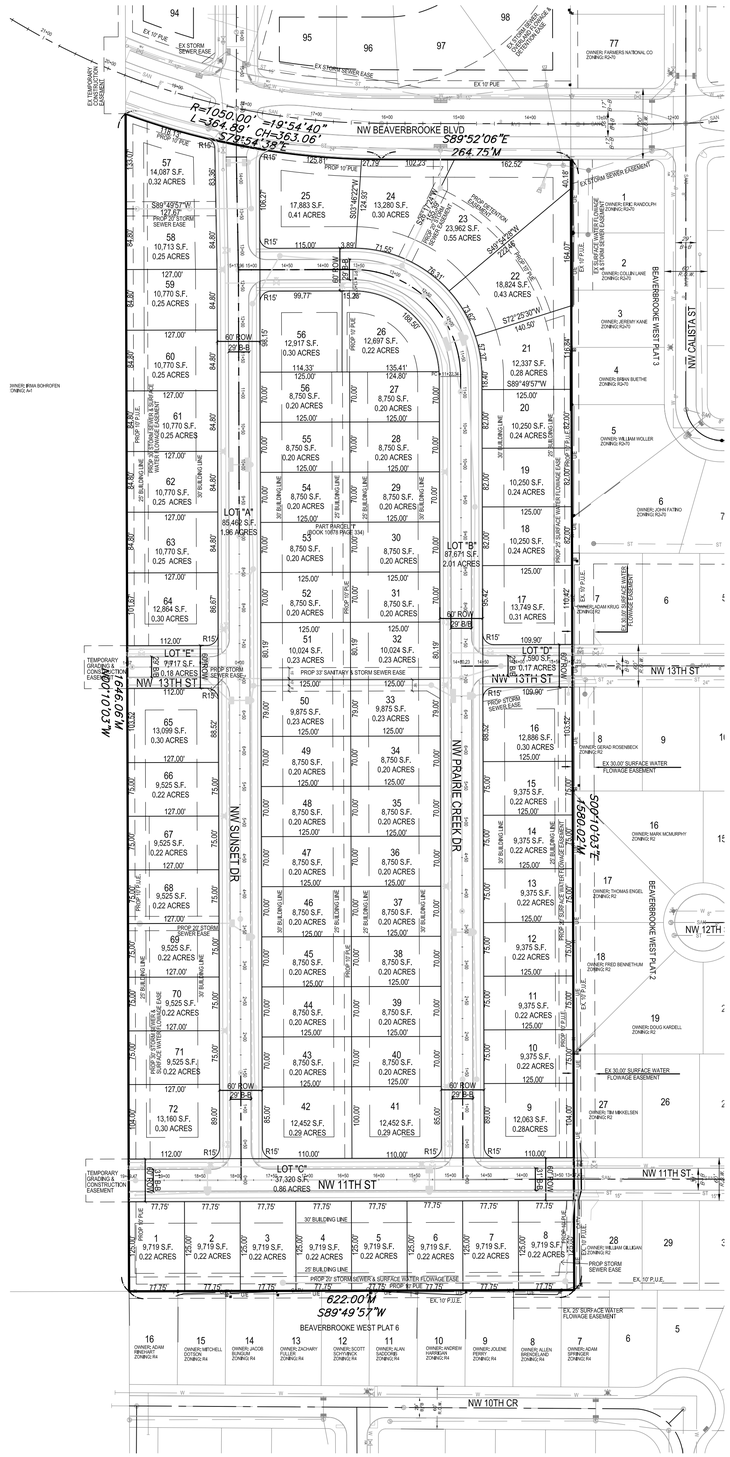
PROPOSED ZONING: R-2 70

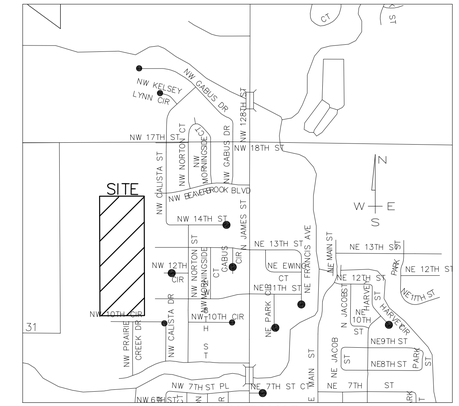
SINGLE AND TWO FAMILY DWELLING DISTRICT
PROPOSED SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 7 FEET MIN ONE SIDE, 14 FEET TOTAL FOR 1 1/2 STORIES
10 FEET MIN ONE SIDE, 20 FEET TOTAL FOR 2-3 STORIES*
REAR YARD = 25 FEET
*GREATER THAN 50% OF LOTS HAVE A LOT WIDTH GREATER THAN OR EQUAL TO 75 FEET, THUS SIDE YARD SETBACKS ON 50% OF THE LOTS MAY BE REDUCED TO 8 FEET MIN ONE SIDE, 17 FEET TOTAL FOR 2-3 STORIES AS SHOWN PER CITY OF GRIMES CODE OF ORDINANCES.

BENCHMARK:

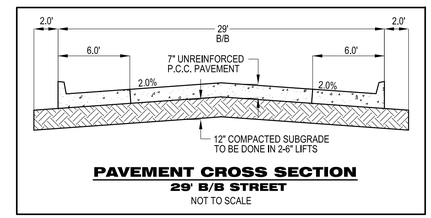
CHISELED SQUARE IN NORTHWEST END OF REINFORCED CONCRETE BOX CULVERT FOR LITTLE CREEK AT JAMES STREET. ELEV.=926.60 (USGS DATUM)

ARROW ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF N 11TH STREET AND JAMES STREET. ELEV.=937.06 (USGS DATUM)

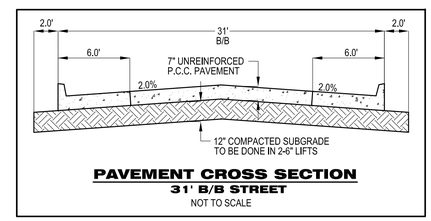




VICINITY MAP
SCALE: 1" = 1000'



PAVEMENT CROSS SECTION
29' B/B STREET
NOT TO SCALE



PAVEMENT CROSS SECTION
31' B/B STREET
NOT TO SCALE

SURVEY LEGEND:

- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

UTILITY LEGEND:

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- S — SANITARY SEWER
- ST — STORM SEWER
- G — GAS LINE
- W — WATER LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- T — TELEPHONE LINE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- GROUND LIGHT
- LIGHT POLE
- POWER POLE
- TRANSFORMER POLE
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- CLEAN-OUT
- INTAKE
- SURFACE INTAKE
- TRAFFIC SIGNAL MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- NUMBER OF PARKING STALLS
- WATER METER PIT

CONSTRUCTION SCHEDULE:

GRADING	MAY 2012
UTILITIES	JUNE 2012
PAVING	JULY 2012

GENERAL NOTES:

1. SEE PAVEMENT CROSS SECTION DETAILS FOR PAVEMENT THICKNESS ON STREETS.
2. PAVEMENT THICKNESS AND CROSS SECTION DESIGN IS BASED ON CITY OF GRIMES REQUIREMENTS.
3. LOTS "A", "B", "C", "D" AND "E" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF GRIMES.

BAR SCALE
-100 0 50 100 200
1 inch = 100ft. (IN FEET)

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.

LICENSED PROFESSIONAL LAND SURVEYOR JOEL R. ROMEY, P.L.S. No. 12971 IOWA

SIGNED: _____ DATE: _____
JOEL R. ROMEY, L.S. 12971
LICENSE RENEWAL DATE: DEC. 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: ALL

PRELIMINARY

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 DAVID B. BENTZ 17143 IOWA

SIGNED: _____ DATE: _____
DAVID B. BENTZ, P.E. 17143
LICENSE RENEWAL DATE: DEC. 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: ALL

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Civil Engineering & Land Surveying Established 1959

BEAVERBROOKE WEST PLAT 9
GRIMES, IA

LAYOUT PLAN

REFERENCE NUMBER:

DRAWN BY: EAV

CHECKED BY: DBB

REVISION DATE:

PROJECT NUMBER:

SHEET NUMBER: 1 OF 2

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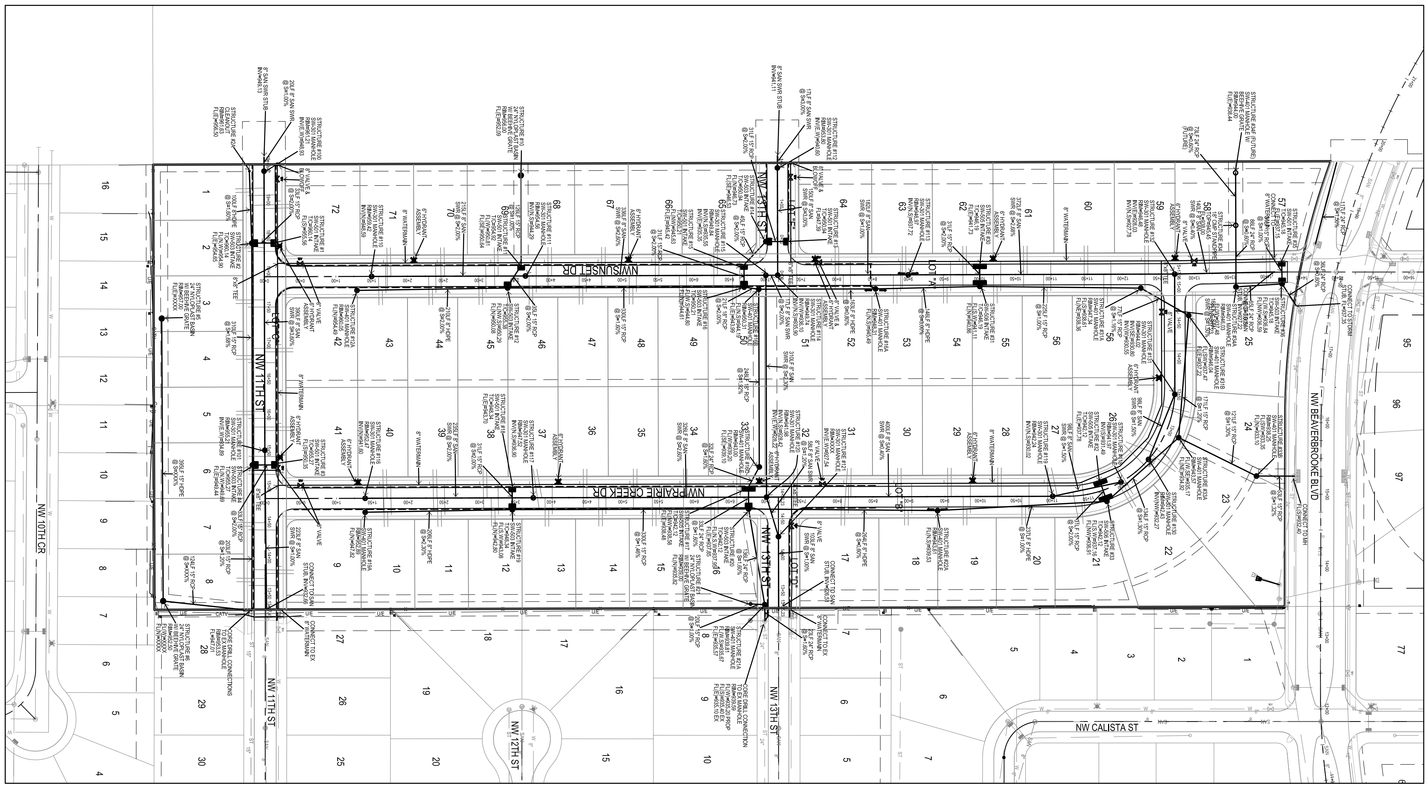
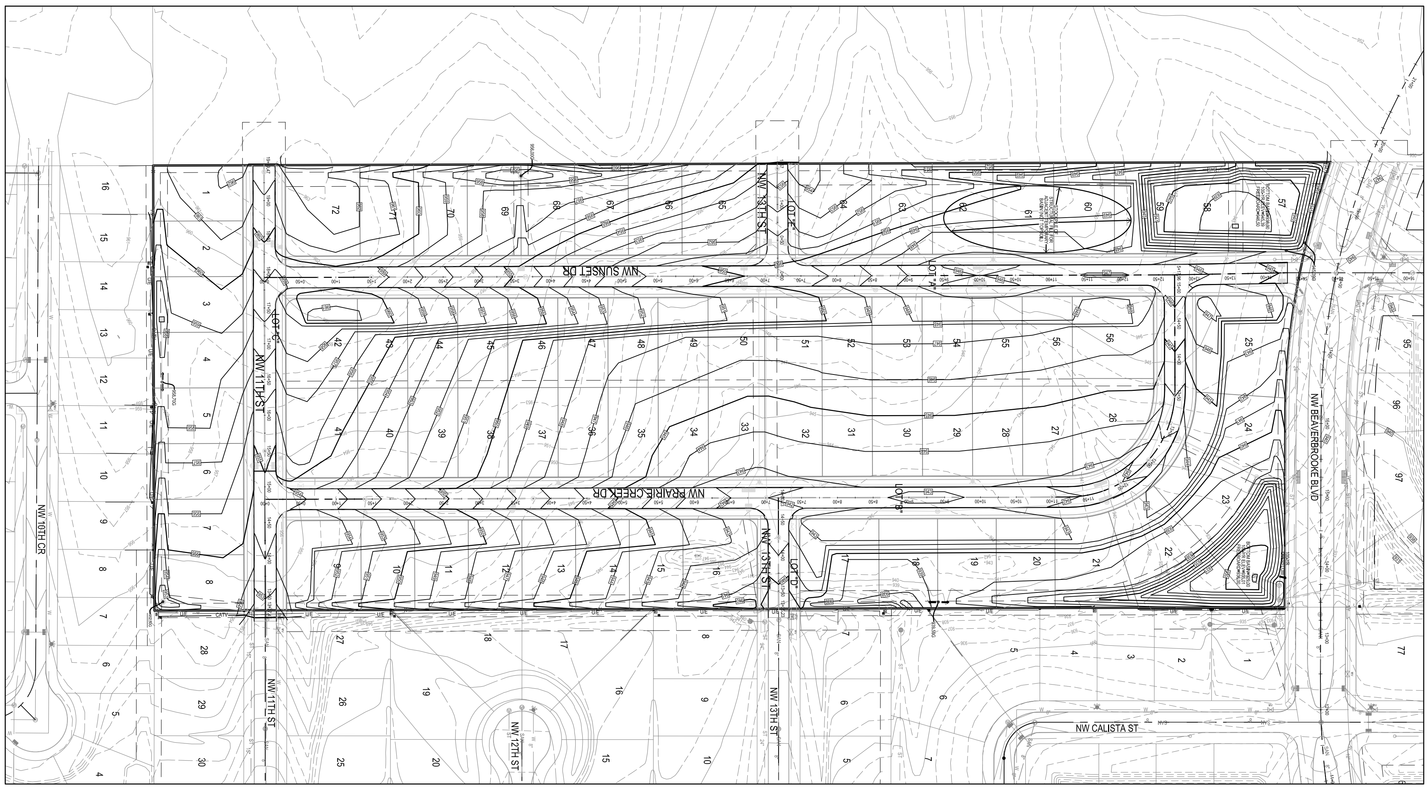


UTILITY PLAN



GRADING PLAN

BAR SCALE
1 inch = 100ft. (IN FEET)

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SHEET NUMBER:	2 OF 2
PROJECT NUMBER:	
REVISION DATE:	
CHECKED BY:	DBB
DRAWN BY:	EAV
REFERENCE NUMBER:	

BEAVERBROOKE WEST PLAT 9

GRIMES, IA

UTILITY / GRADING PLAN

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