FINAL PUD SITE PLAN FOR:

KENNYBROOK SOUTH

GRIMES, IOWA

OWNER/DEVELOPER

KIM RUETER CO.
1688 U AVENUE
GRAND JUNCTION, IOWA 50107

ENGINEER / SURVEYOR

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

NOTES

1. THE DEVELOPER WILL OBTAIN ALL PERMANENT AND TEMPORARY EASEMENTS NECESSARY FOR CONSTRUCTION.
2. DETAILS FOR THE SW BROOKSIDE DRIVE BOX CULVERT ARE IN A SEPARATE PLAN SET.
3. THE CITY OF GRIMES SHALL OWN AND MAINTAIN THE DETENTION POND FACILITY IN CONJUNCTION WITH THE PROPOSED PARKLAND AREA. THE PARKLAND MAINTENANCE SCHEDULE AND REQUIREMENTS SHALL BE CLEARLY STATED IN THE POST-CONSTRUCTION EASEMENT FORM FILED BY THE DEVELOPER AS PART OF THE PLAT.
4. ALL TRAILS WILL BE CONSTRUCTED BY THE DEVELOPER.
5. PRIOR TO CONSTRUCTION GRADING, DRAINAGE EASEMENTS SHALL BE PROVIDED TO THE CITY FROM KENNYBROOK ESTATES HOME OWNERS ASSOCIATION.

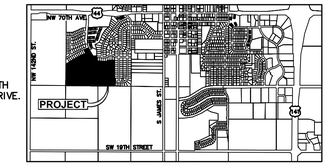
BENCHMARKS

BM#1 IA RTN NETWORK WITH GEOID03
ELEVATION = 980.28'

BM#2 SW FLANGE BOLT N HYDRANT, SW CORNER OF NW 70TH & BROOKSIDE DRIVE.
ELEVATION = 986.67'

BM#3 BURY BOLT ON HYDRANT, 300' SOUTH OF NW 70TH, WEST SIDE OF BROOKSIDE DRIVE.
ELEVATION = 990.45'

VICINITY MAP



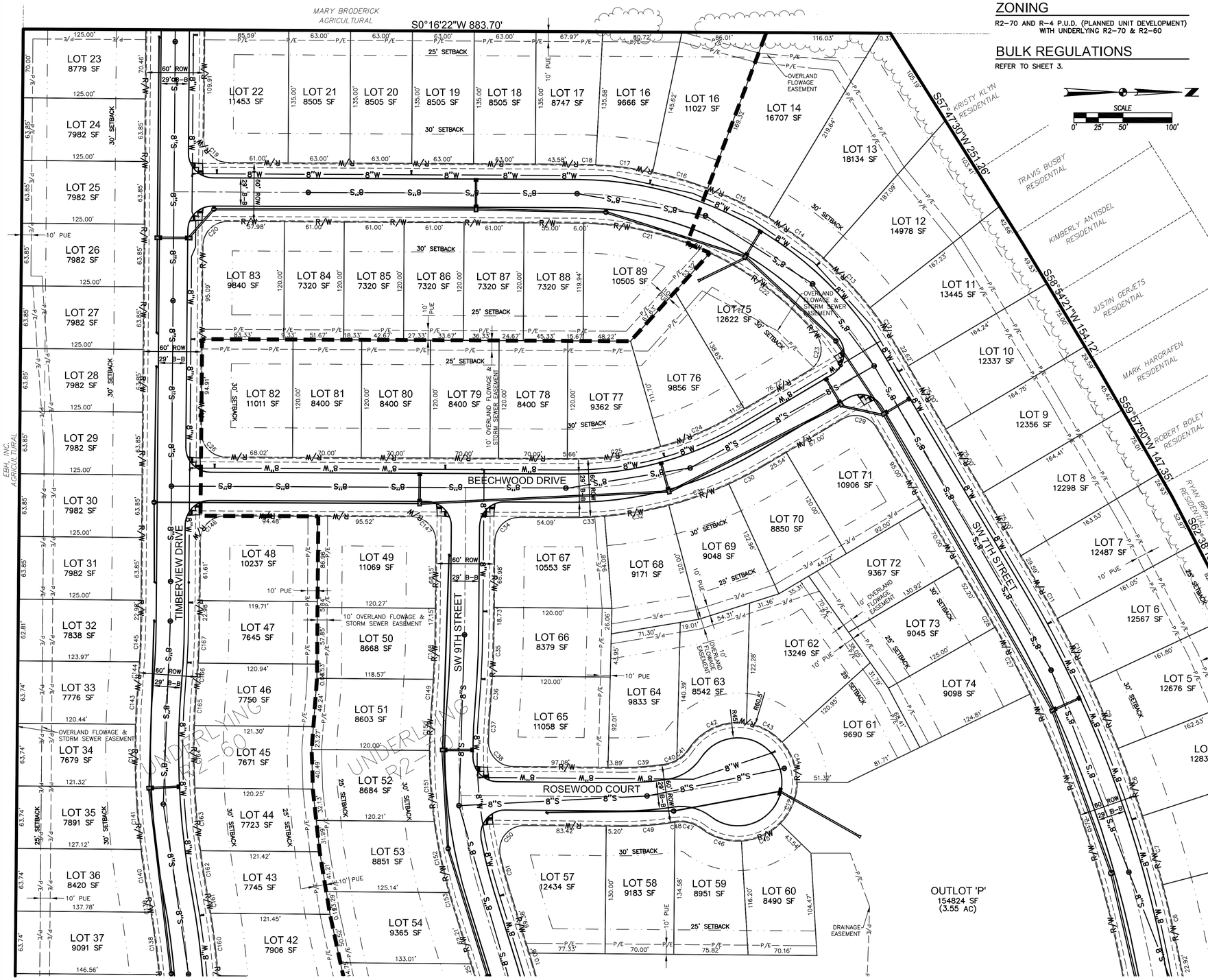
GRIMES, IOWA

ZONING

R2-70 AND R-4 P.U.D. (PLANNED UNIT DEVELOPMENT) WITH UNDERLYING R2-70 & R2-60

BULK REGULATIONS

REFER TO SHEET 3.



LEGEND

FEATURES

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

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 POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- MAIL BOX
- BENCHMARK
- 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 —

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL		
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		
LOT LINE		
RIGHT OF WAY		
BUILDING SETBACK		
PLAT BOUNDARY		

PRELIMINARY PLAT DESCRIPTION

REFER TO SHEET 3.

REVISIONS	DATE
FINAL SUBMITTAL	10/25/11
THIRD SUBMITTAL	10/14/11
SECOND SUBMITTAL	8/10/11
FIRST SUBMITTAL	7/26/11

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GRIMES, IOWA 50111
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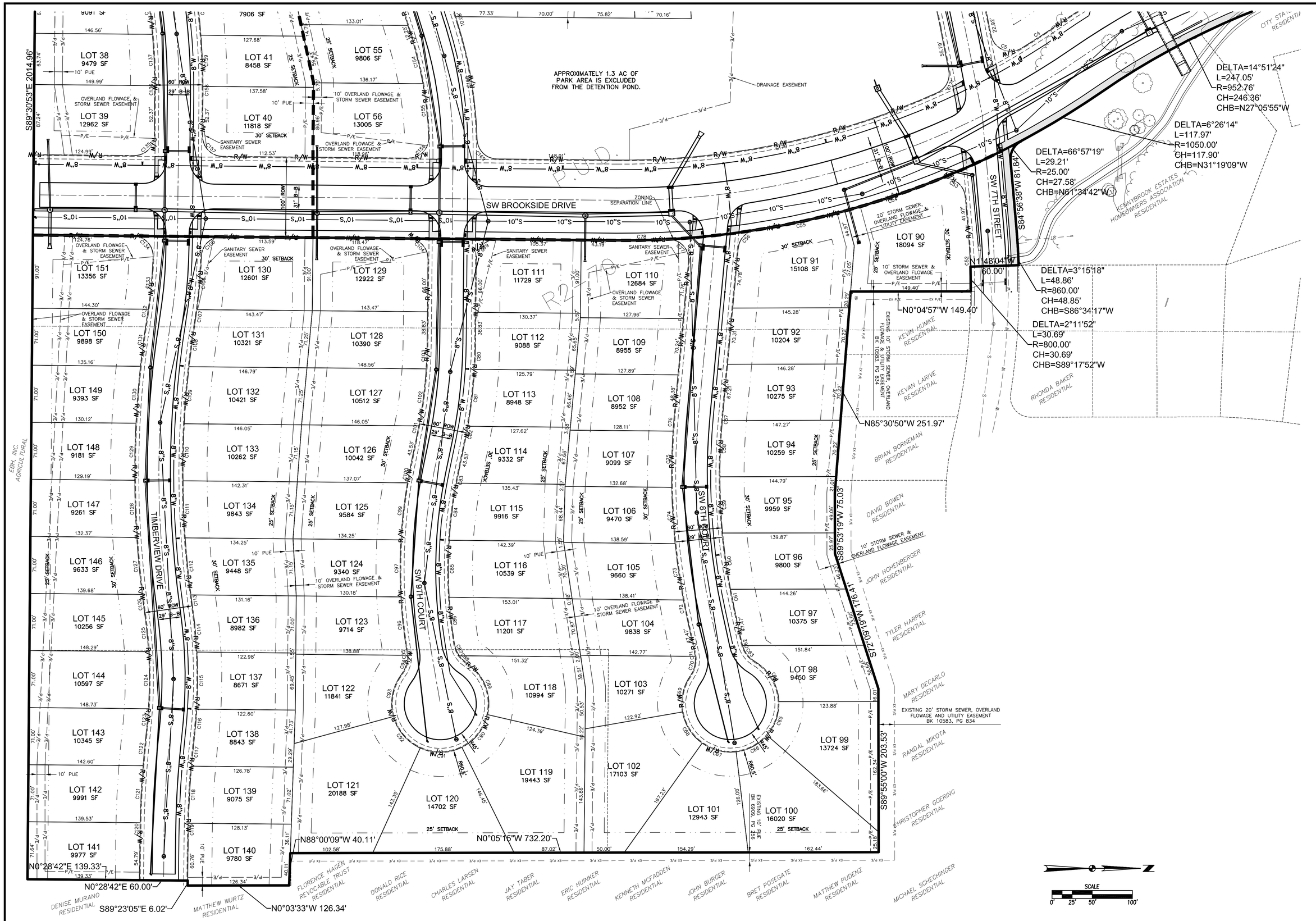
GRIMES, IOWA

KENNYBROOK SOUTH
FINAL PUD SITE PLAN



REVISIONS	DATE
FINAL SUBMITTAL	10/25/11
THIRD SUBMITTAL	10/14/11
SECOND SUBMITTAL	9/15/11
FIRST SUBMITTAL	7/26/11

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KENNYBROOK SOUTH

FINAL PUD SITE PLAN

P.U.D. DEVELOPMENT NOTES

1. HOME BUILDERS SHALL NOT CONSTRUCT IDENTICAL HOUSE STYLES WITH IDENTICAL ELEVATION VIEWS NEXT DOOR TO ONE ANOTHER WITHIN THE PUD RE–ZONING AREA.
2. RESIDENTIAL HOMES SHALL HAVE A MINIMUM OF TWO CAR GARAGE.
3. STREET LIGHTS ALONG SW BROOKSIDE DRIVE SHALL BE CONSISTENT IN ARCHITECTURAL DESIGN AS KENNYBROOK PLATS 14 AND 15.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	5°15'12"	341.91'	31.35'	N69°44'39"E	31.34'
C2	8°49'21"	1050.00'	161.68'	S23°52'38"E	161.52'
C3	6°14'57"	1050.00'	114.52'	S31°24'48"E	114.47'
C4	3°09'21"	950.00'	52.33'	S32°57'36"E	52.32'
C5	110°11'58"	25.00'	48.08'	S23°43'04"W	41.01'
C6	3°26'26"	1200.00'	72.06'	S77°05'50"W	72.05'
C7	3°29'33"	1200.00'	73.15'	S73°37'50"W	73.14'
C8	3°29'33"	1200.00'	73.15'	S70°08'17"W	73.14'
C9	3°29'33"	1200.00'	73.15'	S66°38'44"W	73.14'
C10	3°29'33"	1200.00'	73.15'	S63°09'11"W	73.14'
C11	2°06'53"	1200.00'	44.29'	S60°20'58"W	44.29'
C12	7°18'09"	380.00'	48.43'	S55°38'26"W	48.40'
C13	10°27'07"	380.00'	69.32'	S46°45'48"W	69.22'
C14	10°27'07"	380.00'	69.32'	S36°18'42"W	69.22'
C15	10°27'07"	380.00'	69.32'	S25°51'35"W	69.22'
C16	8°49'28"	380.00'	58.53'	S16°13'18"W	58.47'
C17	8°49'28"	380.00'	58.53'	S7°23'50"W	58.47'
C18	2°42'45"	380.00'	17.99'	S1°37'44"W	17.99'
C19	90°12'46"	25.00'	39.36'	S45°22'44"W	35.42'
C20	89°47'14"	25.00'	39.18'	N44°37'16"W	35.29'
C21	23°49'34"	320.00'	133.07'	N13°15'35"E	132.11'
C22	24°21'39"	320.00'	136.06'	N37°21'12"E	135.03'
C23	99°45'30"	25.00'	43.53'	S80°35'14"E	38.23'
C24	14°44'56"	320.00'	82.37'	S23°20'01"E	82.15'
C25	16°13'54"	320.00'	90.65'	S7°50'36"E	90.35'
C26	90°12'46"	25.00'	39.36'	S45°22'44"W	35.42'
C27	3°51'42"	1140.00'	76.84'	N62°12'19"E	76.82'
C28	0°58'57"	1140.00'	19.55'	N59°46'59"E	19.55'
C29	90°00'00"	25.00'	39.27'	N14°17'31"E	35.36'
C30	6°13'11"	380.00'	41.25'	N27°35'53"W	41.23'
C31	9°47'39"	380.00'	64.96'	N19°35'28"W	64.88'
C32	10°02'46"	380.00'	66.63'	N9°40'16"W	66.54'
C33	4°55'15"	380.00'	32.64'	N2°11'16"W	32.63'
C34	89°47'14"	25.00'	39.18'	N44°37'16"W	35.29'
C35	2°36'02"	1130.00'	51.29'	N88°12'52"W	51.28'
C36	1°50'41"	1130.00'	36.38'	N85°59'30"W	36.38'
C37	3°42'22"	470.00'	30.40'	N86°55'21"W	30.40'
C38	90°44'21"	25.00'	39.59'	S45°51'18"W	35.58'
C39	9°29'03"	270.00'	44.69'	S4°15'24"E	44.64'
C40	20°53'57"	34.50'	12.58'	S19°26'54"E	12.51'
C41	26°50'44"	34.50'	16.16'	S43°19'15"E	16.02'
C42	65°02'01"	60.50'	68.67'	S24°13'36"E	65.04'
C43	39°42'37"	60.50'	41.93'	S28°08'43"W	41.10'
C44	42°17'05"	60.50'	44.65'	S69°08'34"W	43.64'
C45	42°17'09"	60.50'	44.65'	N24°31'50"W	43.64'
C46	41°07'06"	60.50'	43.42'	N17°10'18"E	42.49'
C47	46°54'34"	34.50'	28.25'	N14°16'34"E	27.46'
C48	0°06'20"	330.00'	0.61'	N9°07'33"W	0.61'
C49	9°33'30"	330.00'	55.05'	N4°17'38"W	54.99'
C50	103°32'59"	25.00'	45.18'	N51°17'22"W	39.28'
C51	4°11'12"	470.00'	34.34'	S74°50'32"W	34.33'
C52	5°27'10"	800.00'	76.13'	N87°40'13"E	76.11'
C53	106°48'19"	25.00'	46.60'	N31°32'28"E	40.14'
C54	6°39'50"	1050.00'	122.12'	N18°31'46"W	122.05'
C55	6°13'58"	1050.00'	114.22'	N12°04'53"W	114.16'
C56	75°44'09"	25.00'	33.05'	N46°49'58"W	30.69'
C57	0°13'50"	770.00'	3.10'	N84°48'58"W	3.10'
C58	5°12'56"	770.00'	70.09'	N87°32'21"W	70.07'
C59	5°12'58"	770.00'	70.10'	S87°14'42"W	70.08'
C60	5°15'38"	770.00'	70.70'	S82°00'24"W	70.67'
C61	1°36'59"	770.00'	21.72'	S78°34'06"W	21.72'
C62	3°55'25"	34.50'	2.36'	S75°47'54"W	2.36'
C63	43°18'54"	34.50'	26.08'	S52°10'44"W	25.46'
C64	57°17'37"	60.50'	60.50'	S59°10'06"W	58.01'
C65	43°04'33"	60.50'	45.48'	N70°38'50"W	44.42'
C66	42°17'04"	60.50'	44.65'	N27°58'01"W	43.64'
C67	42°17'04"	60.50'	44.65'	N14°19'02"E	43.64'
C68	44°39'04"	60.50'	47.15'	N57°47'06"E	45.96'
C69	44°53'16"	60.50'	47.40'	S77°26'43"E	46.20'
C70	42°08'26"	34.50'	25.37'	S76°04'18"E	24.81'
C71	5°05'53"	34.50'	3.07'	N80°18'33"E	3.07'
C72	1°27'35"	830.00'	21.15'	N78°29'24"E	21.14'
C73	4°53'31"	830.00'	70.87'	N81°39'57"E	70.85'
C74	4°50'43"	830.00'	70.19'	N86°32'04"E	70.17'
C75	4°50'03"	830.00'	70.03'	S88°37'33"E	70.01'
C76	1°30'29"	830.00'	21.84'	S85°27'17"E	21.84'
C77	98°17'00"	25.00'	42.88'	N46°09'27"E	37.82'
C78	3°30'38"	1050.00'	64.34'	N1°13'44"W	64.33'
C79	90°00'00"	25.00'	39.27'	N44°28'24"W	35.36'
C80	2°55'38"	630.00'	32.19'	N88°00'35"W	32.18'
C81	6°29'54"	630.00'	71.45'	N83°17'49"W	71.41'
C82	1°45'56"	630.00'	19.41'	N79°09'54"W	19.41'
C83	0°56'29"	570.00'	9.37'	N78°45'11"W	9.37'
C84	7°11'24"	570.00'	71.53'	N82°49'07"W	71.48'
C85	7°08'30"	570.00'	71.05'	N89°59'04"W	71.00'
C86	5°54'58"	570.00'	58.86'	S83°29'12"W	58.83'
C87	25°44'49"	34.50'	15.50'	S67°39'18"W	15.37'
C88	21°44'48"	34.50'	13.09'	S43°54'30"W	13.02'
C89	69°55'36"	60.50'	73.84'	S67°59'54"W	69.34'
C90	50°41'32"	60.50'	53.53'	N51°41'32"W	51.80'
C91	50°41'32"	60.50'	53.53'	N1°00'00"W	51.80'
C92	50°24'59"	60.50'	53.24'	N49°33'16"E	51.53'
C93	52°44'55"	60.50'	55.70'	S78°51'47"E	53.75'
C94	41°39'14"	34.50'	25.08'	S73°18'57"E	24.53'
C95	5°22'42"	34.50'	3.24'	N83°10'05"E	3.24'
C96	6°21'18"	630.00'	69.88'	N83°39'23"E	69.84'
C97	6°27'39"	630.00'	71.04'	S89°56'08"E	71.00'
C99	6°29'47"	630.00'	71.43'	S83°27'26"E	71.39'
C100	1°55'36"	630.00'	21.18'	S79°14'44"E	21.18'
C101	0°45'46"	570.00'	7.59'	S78°39'49"E	7.59'
C102	7°11'33"	570.00'	71.55'	S82°38'29"E	71.51'
C103	3°14'09"	570.00'	32.19'	S87°51'20"E	32.19'
C104	90°00'00"	25.00'	39.27'	N45°31'36"E	35.36'
C105	88°49'49"	25.00'	38.76'	N43°53'19"W	34.99'
C106	6°04'05"	630.00'	66.72'	N85°16'11"W	66.69'
C107	1°27'18"	630.00'	16.00'	N81°30'30"W	16.00'
C108	2°43'25"	1170.00'	55.62'	N82°08'33"W	55.61'
C109	3°29'13"	1170.00'	71.20'	N85°14'52"W	71.19'
C110	3°28'40"	1170.00'	71.02'	N88°43'49"W	71.01'
C111	3°28'53"	1170.00'	71.09'	S87°47'25"W	71.08'
C112	3°29'53"	1170.00'	71.43'	S84°18'02"W	71.42'
C113	0°44'24"	1170.00'	15.11'	S82°10'53"W	15.11'
C114	5°07'43"	630.00'	56.39'	S84°22'33"W	56.37'
C115	6°27'38"	630.00'	71.04'	N89°49'47"W	71.00'
C116	3°11'43"	630.00'	35.13'	N85°00'06"W	35.13'
C117	1°46'09"	1170.00'	36.13'	N84°17'19"W	36.13'
C118	3°28'51"	1170.00'	71.08'	N86°54'49"W	71.07'
C119	0°49'09"	1170.00'	16.73'	N89°03'50"W	16.73'
C120	0°46'45"	1230.00'	16.73'	S89°05'02"E	16.73'
C121	3°18'39"	1230.00'	71.07'	S87°02'20"E	71.06'
C122	1°58'46"	1230.00'	42.49'	S84°23'37"E	42.49'
C123	2°53'33"	570.00'	28.77'	S84°51'01"E	28.77'
C124	7°08'30"	570.00'	71.05'	S89°52'02"E	71.00'
C125	4°45'02"	570.00'	47.26'	N84°11'12"E	47.25'
C126	1°07'53"	1230.00'	24.29'	N82°22'38"E	24.29'
C127	3°19'32"	1230.00'	71.39'	N84°36'20"E	71.38'
C128	3°18'40"	1230.00'	71.08'	N87°55'26"E	71.07'
C129	3°18'29"	1230.00'	71.02'	S88°45'59"E	71.01'
C130	3°18'57"	1230.00'	71.18'	S85°27'16"E	71.18'
C131	3°00'57"	1230.00'	64.74'	S82°17'19"E	64.73'
C132	0°41'18"	570.00'	6.85'	S81°07'30"E	6.85'
C133	6°35'54"	570.00'	65.64'	S84°46'06"E	65.61'
C132	0°41'18"	570.00'	6.85'	S81°07'30"E	6.85'
C133	6°35'54"	570.00'	65.64'	S84°46'06"E	65.61'
C134	91°24'21"	25.00'	39.88'	N46°13'46"E	35.79'
C135	90°00'00"	25.00'	39.27'	S44°28'24"E	35.36'
C136	0°44'34"	770.00'	9.98'	S89°50'41"E	9.98'
C137	4°45'04"	770.00'	63.85'	N87°24'30"E	63.83'
C138	4°47'21"	770.00'	64.36'	N82°38'18"E	64.34'
C139	0°50'43"	770.00'	11.36'	N79°49'16"E	11.36'
C140	3°40'40"	830.00'	53.28'	N81°14'14"E	53.27'
C141	4°25'09"	830.00'	64.02'	N85°17'08"E	64.00'
C142	4°24'05"	830.00'	63.76'	N89°41'46"E	63.74'
C143	3°02'02"	830.00'	43.95'	S86°35'11"E	43.94'
C144	1°28'49"	770.00'	19.89'	S85°48'34"E	19.89'
C145	2°57'54"	770.00'	39.85'	S88°01'56"E	39.84'
C146	89°47'14"	25.00'	39.18'	N44°37'16"W	35.29'
C147	90°12'46"	25.00'	39.36'	N45°22'44"E	35.42'
C148	2°57'31"	1070.00'	55.25'	S88°02'07"E	55.24'
C149	1°29'12"	1070.00'	27.77'	S85°48'46"E	27.77'
C150	4°49'59"	530.00'	44.71'	S87°29'09"E	44.69'
C151	7°51'09"	530.00'	72.64'	N86°10'17"E	72.58'
C152	8°00'46"	530.00'	74.12'	N78°14'19"E	74.06'
C153	1°29'00"	530.00'	13.72'	N73°29'27"E	13.72'
C154	7°02'23"	470.00'	57.75'	N76°16'08"E	57.71'
C155	8°11'09"	470.00'	67.15'	N83°52'54"E	67.09'
C156	92°33'07"	25.00'	40.38'	N45°44'58"W	36.13'
C157	90°00'00"	25.00'	39.27'	S45°31'36"W	35.36'
C158	0°39'19"	830.00'	9.49'	N89°48'04"W	9.49'
C159	4°24'09"	830.00'	63.78'	S87°40'12"W	63.76'
C160	4°25'57"	830.00'	64.21'	S83°15'09"W	64.19'
C161	1°38'17"	830.00'	23.73'	S80°13'03"W	23.73'
C162	3°02'38"	770.00'	40.91'	S80°55'13"W	40.90'
C163	4°45'48"	770.00'	64.01'	S84°49'26"W	63.99'
C164	4°44'26"	770.00'	63.71'	S89°34'33"W	63.69'
C165	2°59'04"	770.00'	40.11'	N86°33'42"W	40.10'
C166	1°38'05"	830.00'	23.68'	N85°53'12"W	23.68'
C167	2°48'38"	830.00'	40.71'	N88°06'34"W	40.71'
C168	15°43'53"	530.00'	145.52'	S80°36'53"W	145.06'
C169	87°57'14"	25.00'	38.38'	S44°30'13"W	34.72'
C170	24°47'33"	950.00'	411.07'	S11°52'11"E	407.87'
C171	76°55'00"	25.00'	33.56'	S62°43'27"E	31.10'
C172	14°40'53"	1140.00'	292.11'	N71°28'36"E	291.31'
C173	44°02'29"	60.50'	46.50'	N67°41'39"W	45.37'

P.U.D. BULK REGULATIONS

UNDERLYING R2–60

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 = 5'/10' TOTAL

* FIFTY PERCENT (50%) OF THE LOTS SHALL HAVE ADDITIONAL FRONT ELEVATION ARCHITECTURAL ELEMENTS OR FEATURES INTENDED TO MAKE THE APPEARANCE COMPLEMENTARY TO SURROUNDING HOMES BUT DIFFERENT THROUGH THE COMBINATION OF VARIOUS SIDING MATERIALS, COLOR COMBINATIONS, ROOF LINE VARIATIONS, WINDOW SHUTTERS, VARIATION IN WINDOW STYLE OR LOOKS, EXTERIOR LIGHT FIXTURE VARIATIONS AS WELL AS FRONT ELEVATION PLANE VARIATIONS, ETC.

UNDERLYING R2–70

MIN. LOT WIDTH = 70'
MIN. FRONT YARD = 30'
MIN. REAR YARD = 25'
MIN. SIDE YARD = 7'/14' TOTAL
MIN. FLOOR AREA = 1,600 SF OF LIVING AREA EXCLUDING THE BASEMENT

R2-70 BULK REGULATIONS

MIN. LOT WIDTH = 70'
MIN. FRONT YARD = 30'
MIN. REAR YARD = 25'
MIN. SIDE YARD = 7'/14' TOTAL FOR UP TO 1.5 STORIES
10'/20' TOTAL FOR 2–3 STORIES
NO REDUCED SIDE YARD SETBACKS WILL BE ALLOWED.

PRELIMINARY PLAT DESCRIPTION

PUD AREA:
A PART OF THE EAST ONE–HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 00°16'22" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST FRACTIONAL SECTION 6, A DISTANCE OF 883.70 FEET TO THE SOUTHWEST CORNER OF KENNYBROOK ESTATES PLAT 15; THENCE NORTH 57°47'30" EAST ALONG THE SOUTHERLY LINE OF SAID KENNYBROOK ESTATES PLAT 15, A DISTANCE OF 251.26 FEET; THENCE NORTH 58°54'21" EAST ALONG SAID SOUTHERLY LINE, 154.12 FEET; THENCE NORTH 59°57'50" EAST ALONG SAID SOUTHERLY LINE, 147.35 FEET; THENCE NORTH 62°38'15" EAST ALONG SAID SOUTHERLY LINE, 154.78 FEET; THENCE NORTH 67°09'58" EAST ALONG SAID SOUTHERLY LINE, 155.39 FEET; THENCE NORTH 71°25'04" EAST ALONG SAID SOUTHERLY LINE, 44.54 FEET; THENCE NORTH 23°04'56" WEST, 171.09 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 4170.00 FEET, WHOSE ARC LENGTH IS 29.05 FEET AND WHOSE CHORD BEARS NORTH 67°07'02" EAST, 29.05 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 31.35 FEET AND WHOSE CHORD BEARS NORTH 69°44'39" EAST, 31.34 FEET; THENCE NORTH 72°10'17" EAST ALONG SAID SOUTHERLY LINE, 141.21 FEET TO THE SOUTHERLY LINE OF KENNYBROOK ESTATES PLAT 14; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 950.00 FEET, WHOSE ARC LENGTH IS 247.04 FEET AND WHOSE CHORD BEARS SOUTH 27°05'17" EAST, 246.35 FEET; THENCE SOUTHEASTERLY ALONG A PORTION OF SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1050.00 FEET, WHOSE ARC LENGTH IS 642.59 FEET AND WHOSE CHORD BEARS SOUTH 17°00'20" EAST, 632.61 FEET; THENCE SOUTH 00°31'36" WEST, 725.41 FEET TO THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 6; THENCE NORTH 89°30'53" WEST ALONG SAID SOUTH LINE, 1213.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.45 ACRES (1,457,283 SQUARE FEET).

R2–70 AREA:
A PART OF THE EAST ONE–HALF OF THE NORTHWEST FRACTIONAL QUARTER AND A PART OF THE WEST ONE–HALF OF THE NORTHEAST FRACTIONAL QUARTER ALL IN SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF KENNYBROOK ESTATES PLAT 9; THENCE NORTH 89°30'53" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, 688.19 FEET TO THE CENTER OF SECTION 6; THENCE NORTH 89°30'53" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, A DISTANCE OF 113.45 FEET; THENCE NORTH 00°31'36" EAST, 725.41 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1050.00 FEET, WHOSE ARC LENGTH IS 524.62 FEET AND WHOSE CHORD BEARS NORTH 13°47'14" WEST, 519.18 FEET TO THE SOUTHERLY LINE OF KENNYBROOK ESTATES PLAT 14; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 29.21 FEET AND WHOSE CHORD BEARS SOUTH 61°34'42" EAST, 27.58 FEET; THENCE NORTH 84°56'38" EAST ALONG SAID SOUTHERLY LINE, 81.84 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 860.00 FEET, WHOSE ARC LENGTH IS 48.86 FEET AND WHOSE CHORD BEARS NORTH 86°34'17" EAST, 48.85 FEET TO THE WESTERLY LINE OF KENNYBROOK ESTATES PLAT 13; THENCE SOUTH 1°47'42" EAST ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE EASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 30.69 FEET AND WHOSE CHORD BEARS NORTH 89°17'51" EAST, 30.69 FEET; THENCE SOUTH 00°04'57" EAST ALONG SAID WESTERLY LINE, 149.40 FEET TO THE SOUTHWEST CORNER OF SAID KENNYBROOK ESTATES PLAT 13; THENCE SOUTH 85°30'50" EAST ALONG THE SOUTHERLY LINE OF SAID KENNYBROOK ESTATES PLAT 13, A DISTANCE OF 251.97 FEET; THENCE NORTH 89°53'19" EAST ALONG SAID SOUTHERLY LINE, 75.03 FEET; THENCE NORTH 72°09'19" EAST ALONG SAID SOUTHERLY LINE, 176.41 FEET; THENCE NORTH 89°55'00" EAST ALONG SAID SOUTHERLY LINE, 203.53 FEET TO THE SOUTHEAST CORNER OF SAID KENNYBROOK ESTATES PLAT 13 AND THE WESTERLY LINE OF KENNYBROOK ESTATES PLAT 6; THENCE SOUTH 00°09'55" EAST ALONG SAID WESTERLY LINE, 332.31 FEET TO THE SOUTHWEST CORNER OF SAID KENNYBROOK ESTATES PLAT 6; THENCE SOUTH 00°01'22" EAST ALONG THE WESTERLY LINE OF KENNYBROOK ESTATES PLAT 9, A DISTANCE OF 399.20 FEET; THENCE NORTH 89°52'58" EAST ALONG SAID WESTERLY LINE, 40.09 FEET; THENCE SOUTH 00°03'33" EAST ALONG SAID WESTERLY LINE, 127.82 FEET; THENCE SOUTH 89°14'14" WEST ALONG SAID WESTERLY LINE, 6.01 FEET; THENCE SOUTH 00°28'42" WEST ALONG SAID WESTERLY LINE, 199.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.98 ACRES (826,831 SQUARE FEET).

REVISIONS	DATE
FINAL SUBMITTAL	10/25/11
THIRD SUBMITTAL	10/14/11
SECOND SUBMITTAL	9/15/11
FIRST SUBMITTAL	7/26/11

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

KENNYBROOK SOUTH
FINAL PUD SITE PLAN

REVISIONS	DATE
FINAL SUBMITTAL	10/25/11
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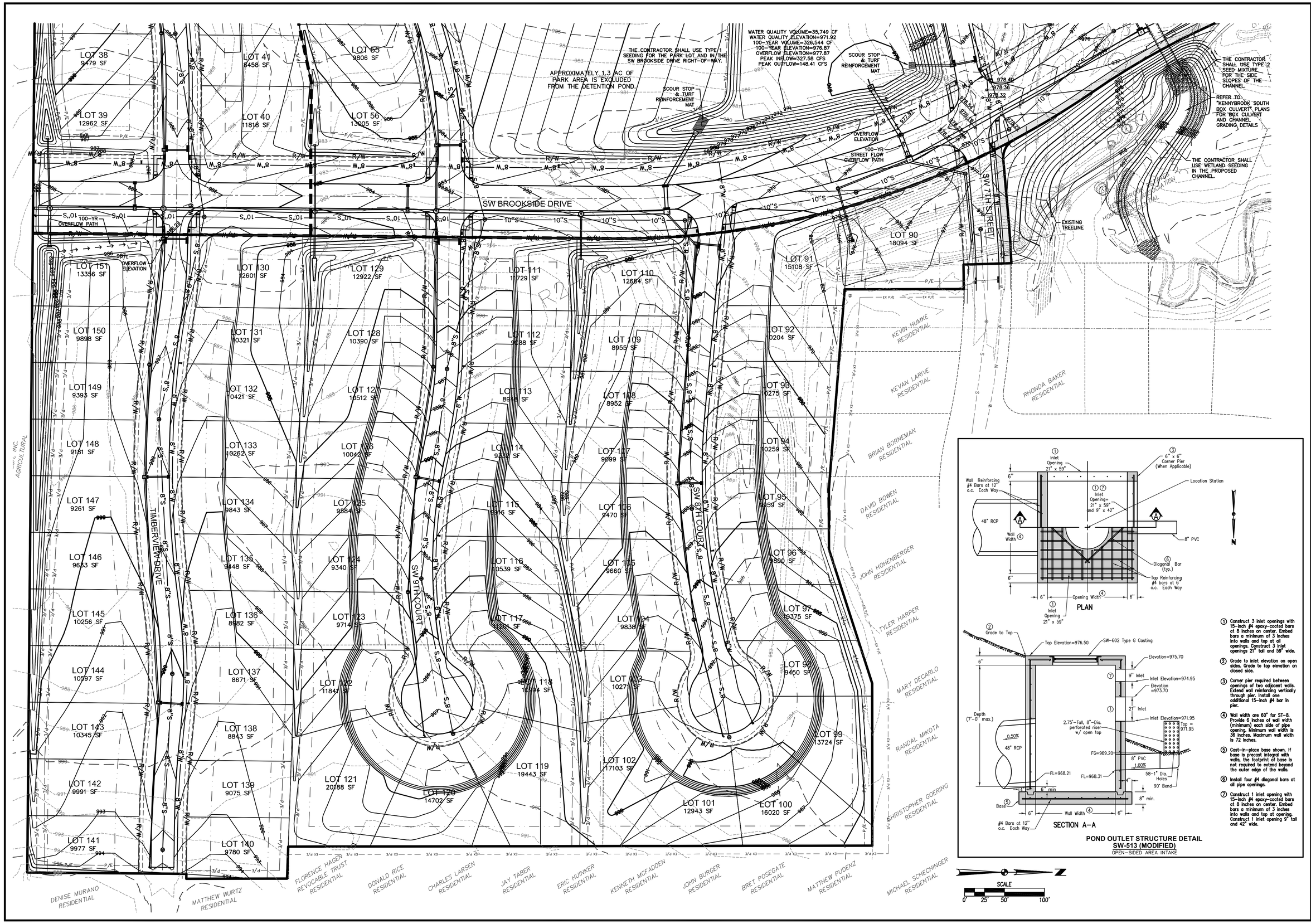
ENGINEER: TECH:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

KENNYBROOK SOUTH
FINAL PUD SITE PLAN

1102.034



POND OUTLET STRUCTURE DETAIL
SW-513 (MODIFIED)
OPEN-SIDED AREA INTAKE

1. Construct 3 inlet openings with 15-inch #4 epoxy-coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top at all openings. Construct 3 inlet openings 21" tall and 59" wide.
2. Grade to inlet elevation on open sides. Grade to top elevation on closed side.
3. Corner pier required between openings of two adjacent walls. Extend wall reinforcing vertically through pier. Install one additional 15-inch #4 bar in pier.
4. Wall width are 60" for ST-8. Provide 6 inches of wall width (minimum) each side of pipe opening. Minimum wall width is 36 inches. Maximum wall width is 72 inches.
5. Cast-in-place base shown. If base is precast integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
6. Install four #4 diagonal bars at all pipe openings.
7. Construct 1 inlet opening with 15-inch #4 epoxy-coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top at opening. Construct 1 inlet opening 9" tall and 42" wide.

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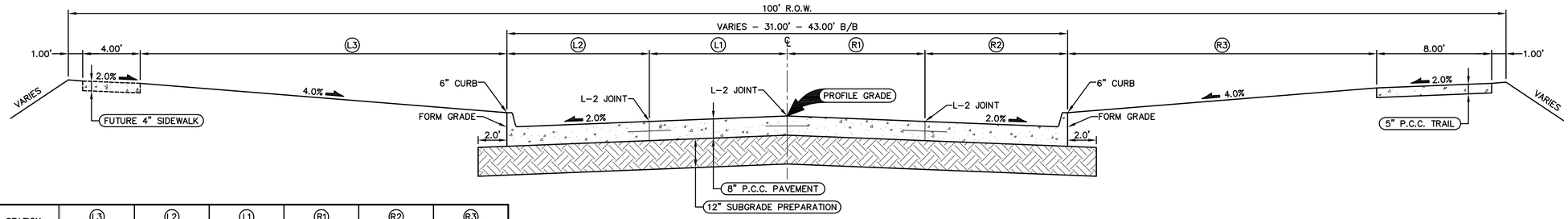
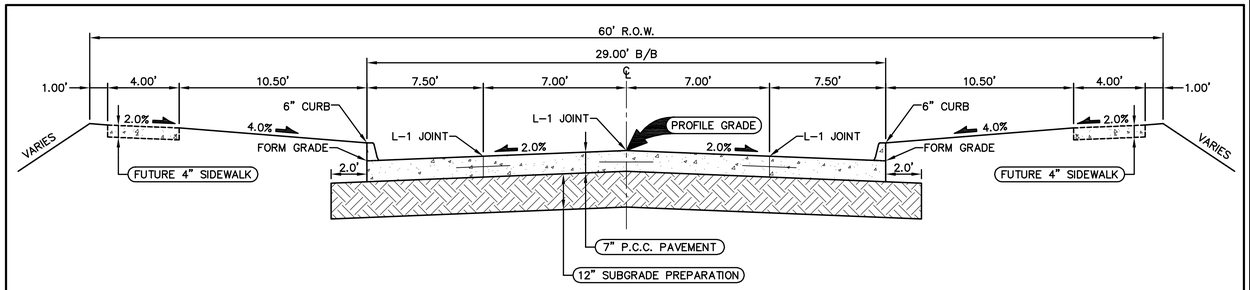
KENNYBROOK SOUTH
FINAL PUD SITE PLAN

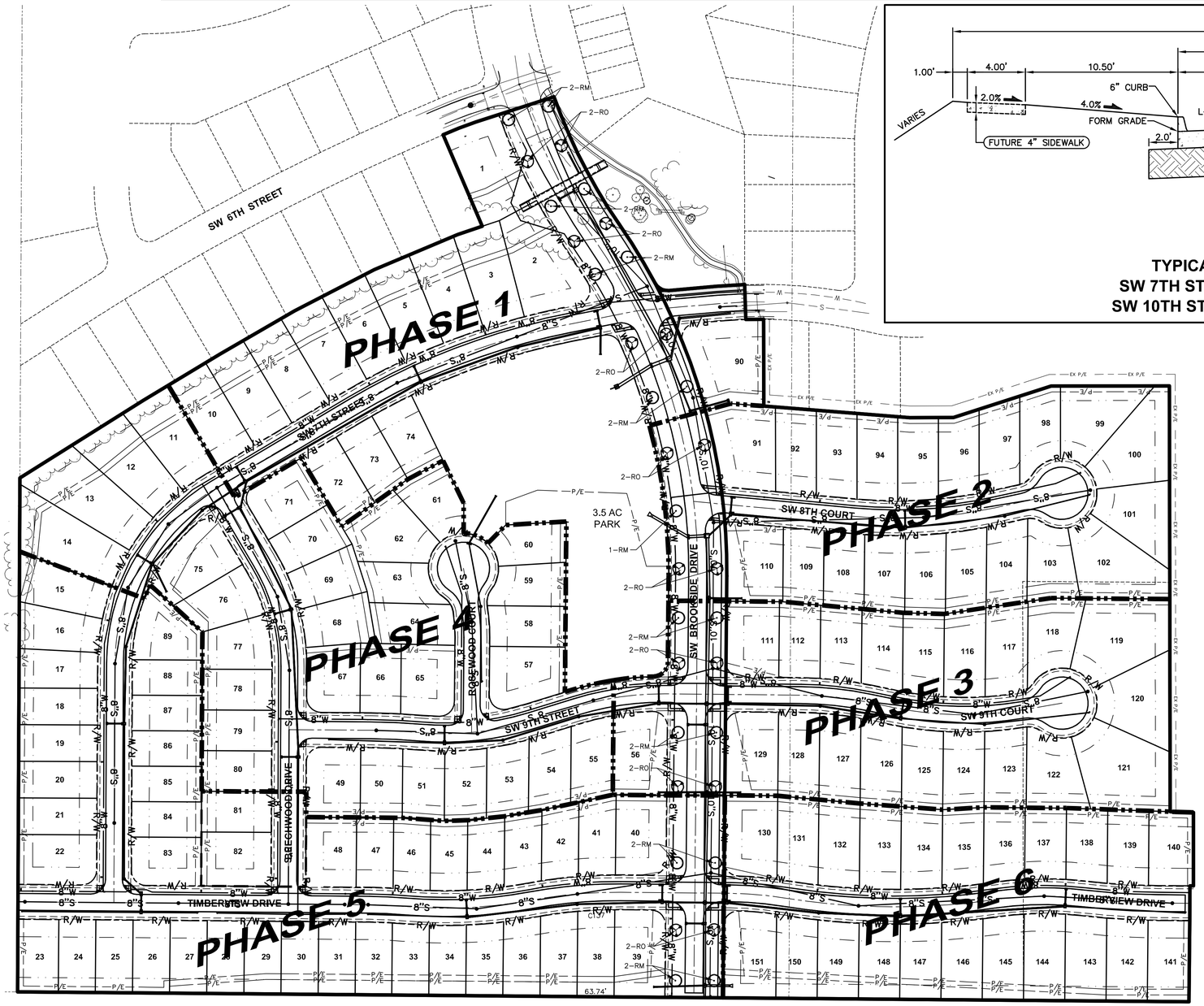


STATION TO STATION		L3 FEET	L2 FEET	L1 FEET	R1 FEET	R2 FEET	R3 FEET
106+60.00	114+26.00	29.50'	8.00'	7.50'	7.50'	8.00'	25.50'
114+26.00	115+46.00	29.50'–23.50'	8.00'–11.00'	7.50'–10.50'	7.50'–10.50'	8.00'–11.00'	25.50'–19.50'

TYPICAL SECTION - 31' - 43' B/B P.C.C. ROADWAY WITH 100' ROW
SW BROOKSIDE DRIVE



TYPICAL SECTION - 29' B/B P.C.C. ROADWAY WITH 60' ROW
SW 7TH STREET, SW 8TH COURT, SW 9TH STREET, SW 9TH COURT,
SW 10TH STREET, SW ROSEWOOD COURT & SW BEECHWOOD DRIVE



PLANT SCHEDULE

CODE	QTY	OVERSTORY TREES		SIZE	COND
RM	17	RED MAPLE	ACER RUBRUM	1.5" CAL	B&B
RO	16	RED OAK	QUERCUS RUBRA	2" CAL	B&B

N

SCALE
0' 50' 100' 200'

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KENNYBROOK SOUTH
PHASING PLAN, TREE PLAN & TYPICAL SECTIONS
GRIMES, IOWA