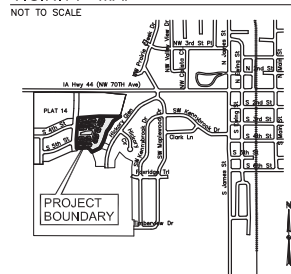


SITE PLAN & PRELIMINARY PLAT FOR: KENNYBROOK TOWNHOMES - PLAT 1

VICINITY MAP



CITY OF GRIMES

OWNER

CITY STATE BANK BANK
CONTACT: CURT JOHNSON
100 NE JACOB STREET
GRIMES, IA 50111
(515) 986-2265

APPLICANT

HUBBELL REALTY
CONTACT: JOE PIETRUSZYNSKI
6800 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH. (515) 280-2059

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BOB GIBSON
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BRONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #: 09/11/13

LEGAL DESCRIPTION

LOTS 44-59, 63-68, 78-81, 85-98
KENNYBROOK ESTATES PLAT 14

ZONING

R-4 (PLANNED RESIDENTIAL DEVELOPMENT
DISTRICT)

PROJECT SITE ADDRESS

2205 NORTH JAMES STREET
GRIMES, IOWA 50111

DEVELOPMENT SUMMARY

AREA: 2.96 ACRES (128,880 SF)

ZONING: R-4 (PLANNED RESIDENTIAL DEVELOPMENT
DISTRICT)

SETBACKS:
PERIMETER (EXTERIOR) SETBACKS = 30'
INTERIOR SETBACKS:
MIN BUILDING SEPARATION = 14'

UNITS:
44 UNITS

PARKING (INCLUDING EXISTING UNITS):

TOTAL REQUIRED	=88 SPACES (2 PER UNIT)
TOTAL PROVIDED	=225 SPACES
	88 SPACES (DRIVEWAYS)
	88 SPACES (GARAGES)
	10 SPACES (OFF STREET)

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN
3	PROPOSED LOT LAYOUT

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER DOUBLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER SINGLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWOUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
G.F.E.	UNDERGROUND TV CABLE
U.A.C.	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL FOR THE UTILITY PROVIDERS TO LOCATE THEIR UTILITIES IN THE FIELD.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR., SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1302060

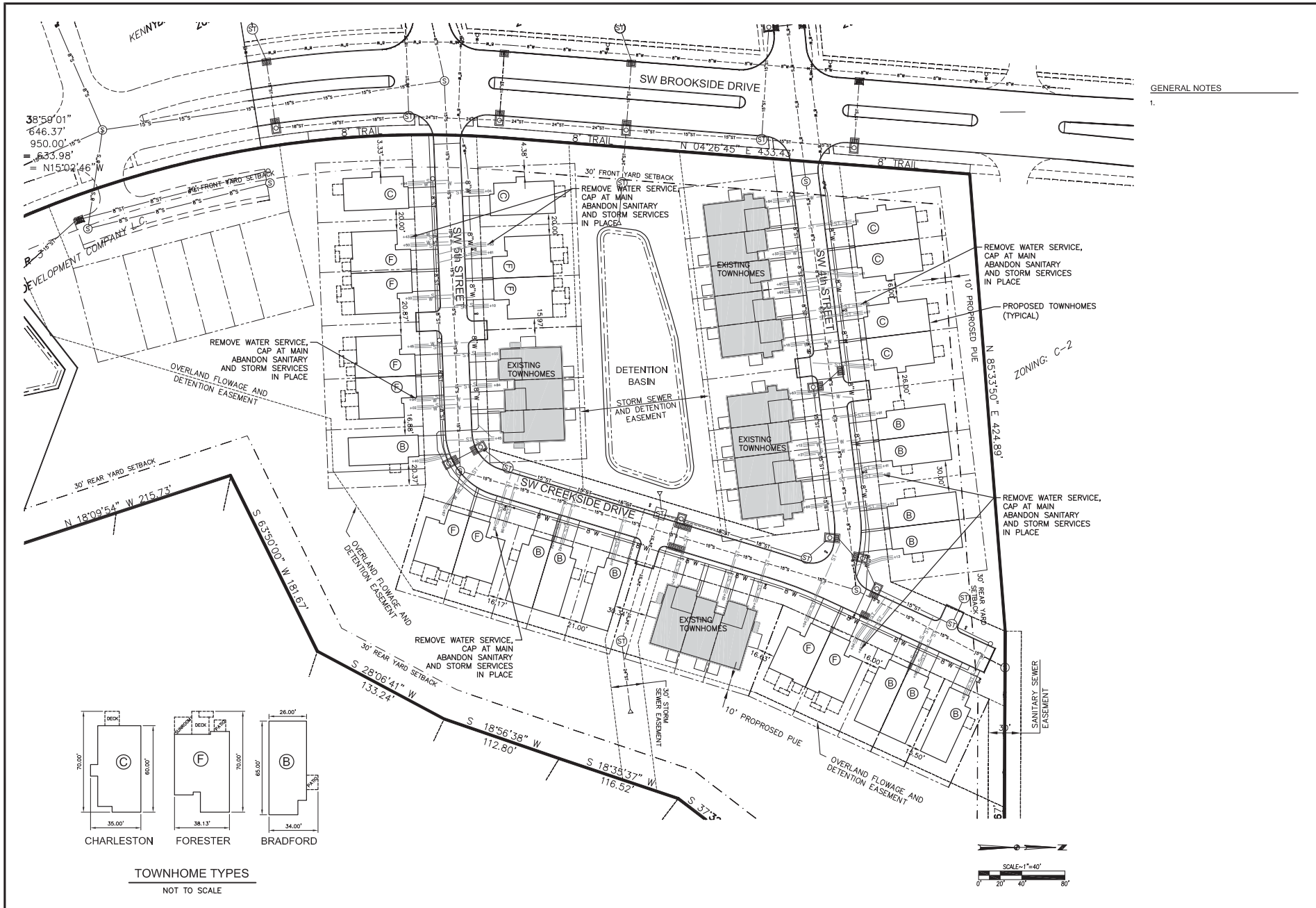
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

	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 _____ MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS.....

FILE IN 1301131302060 (130206) SEE PLAN PRELIM PLAT FOR ALL CITY SUPPLEMENTS. PLOTTER: 9/17/2013 8:37 AM



GENERAL NOTES
1.

$38^{\circ}59'01''$
 $646.37'$
 $950.00'$
 $= 633.98'$
 $= N15^{\circ}02'46''W$

DEVELOPMENT COMPANY L.C.
 REMOVE WATER SERVICE, CAP AT MAIN ABANDON SANITARY AND STORM SERVICES IN PLACE
 OVERLAND FLOWAGE AND DETENTION EASEMENT
 30' FRONT YARD SETBACK
 30' REAR YARD SETBACK
 $N 18^{\circ}09'54'' W 215.73'$
 $S 63^{\circ}00'00'' W 131.67'$

REMOVE WATER SERVICE, CAP AT MAIN ABANDON SANITARY AND STORM SERVICES IN PLACE
 OVERLAND FLOWAGE AND DETENTION EASEMENT

30' FRONT YARD SETBACK
 REMOVE WATER SERVICE, CAP AT MAIN ABANDON SANITARY AND STORM SERVICES IN PLACE

DETENTION BASIN
 STORM SEWER AND DETENTION EASEMENT

REMOVE WATER SERVICE, CAP AT MAIN ABANDON SANITARY AND STORM SERVICES IN PLACE
 10' PROPOSED PUE
 ZONING: C-2
 $N 85^{\circ}33'50'' E 424.89'$

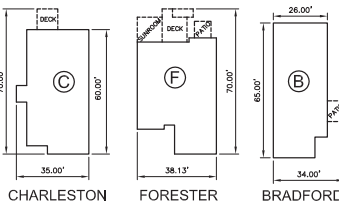
REMOVE WATER SERVICE, CAP AT MAIN ABANDON SANITARY AND STORM SERVICES IN PLACE
 30' REAR YARD SETBACK
 $N 85^{\circ}33'50'' E 424.89'$

REMOVE WATER SERVICE, CAP AT MAIN ABANDON SANITARY AND STORM SERVICES IN PLACE
 30' REAR YARD SETBACK
 $S 28^{\circ}06'41'' W 133.24'$

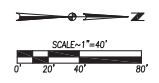
$S 18^{\circ}56'38'' W 112.80'$

$S 18^{\circ}33'37'' W 116.52'$

$S 37^{\circ}3''$



TOWNHOME TYPES
 NOT TO SCALE



DATE	
REVISIONS	
FIRST SUBMITTAL	

5501 NW 112th SUITE G GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 TECH: NDM

ENGINEER: TMS



**KENNYBROOK ESTATES
 TOWNHOMES PLAT 1
 DIMENSION PLAN**



DATE	
REVISIONS	
FIRST SUBMITTAL	

5501 NW 112th SUITE G GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 ENGINEER: TMS TECH: NDM



**KENNYBROOK ESTATES
 TOWNHOMES PLAT 1
 PROPOSED LOT LAYOUT**