BEAVERBROOKE WEST PLAT 8
PRELIMINARY PLAT

SHEET INDEX:

1 NORTH LAYOUT PLAN
2 NORTH GRADING/UTILITY PLAN
3 SOUTH LAYOUT & GRADING/UTILITY

PROPERTY DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF LOT 16 IN BEAVERBROOKE WEST PLAT SIX, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA, SAID CORNER BEING ON THE WEST LINE 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; THENCE N00°10'03"W (PLATTED BEARING) ALONG THE WEST LINE OF SAID PARCEL "I", A DISTANCE OF 2337.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "I" AND TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., GRIMES, POLK COUNTY, IOWA; THENCE S89°50'07"W ALONG THE SOUTH LINE OF THE SOUTHEAST CORNER OF SAID SECTION 30, A DISTANCE OF 705.90 FEET TO THE SOUTHEAST CORNER OF LOT A IN PEITZMAN'S SUBDIVISION, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N00°07'15"E ALONG THE WEST LINE OF LOT A AND LOT 1 IN SAID PEITZMAN'S SUBDIVISION, A DISTANCE OF 1324.47 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN TOWN & COUNTRY, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE N90°00'00"E ALONG THE SOUTH LINE OF SAID TOWN & COUNTRY, A DISTANCE OF 478.59 FEET TO THE NORTHWEST CORNER OF PARCEL B IN LOT 1, HOTOVEC PLAT 1, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AS SHOWN IN BOOK 9204 AT PAGE 29 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE S50°58'45"E ALONG THE WESTERLY LINE OF SAID PARCEL B, A DISTANCE OF 163.07 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE N89°54'45"E ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 588.59 FEET TO THE NORTHWEST CORNER OF OUTLOT "X" IN BEAVERBROOKE WEST PLAT FOUR, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA; THENCE S00°05'15"E ALONG THE WEST LINE OF OUTLOT "X" AND LOT 19 IN SAID BEAVERBROOKE WEST PLAT FOUR, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19 AND TO THE NORTH LINE OF LOT "B IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S89°54'45"W ALONG THE NORTH LINE OF SAID LOT "B", A DISTANCE OF 35.19 FEET TO THE NORTHWEST CORNER OF SAID LOT "B"; THENCE S00°05'15"E ALONG THE WEST LINE OF LOT "B" AND LOT 20 IN SAID BEAVERBROOKE WEST PLAT FOUR, A DISTANCE OF 185.00 FEET TO THE NORTHWEST CORNER OF LOT 32 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S09°34'43"E ALONG THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 161.26 FEET TO THE NORTHWEST CORNER OF LOT 33 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S17°08'17"E ALONG THE WESTERLY LINE OF SAID LOT 33, A DISTANCE OF 148.12 FEET; THENCE S49°10'58"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 33, A DISTANCE OF 64.02 FEET TO THE SOUTHWEST CORNER OF LOT 34 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S52°54'41"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 34, A DISTANCE OF 59.52 FEET TO THE NORTHWEST CORNER OF LOT 36 IN SAID BEAVERBROOKE WEST PLAT FOUR; THENCE S00°03'33"W ALONG THE WEST LINE OF SAID BEAVERBROOKE WEST PLAT FOUR, A DISTANCE OF 505.52 FEET TO THE CENTERLINE OF NW. 18th STREET AS IT IS PRESENTLY ESTABLISHED AND TO THE NORTHEAST CORNER OF SAID PARCEL "I"; THENCE S00°10'03"E ALONG THE WEST LINE OF SAID BEAVERBROOKE WEST PLAT FOUR AND ALONG THE WEST LINE OF BEAVERBROOKE WEST PLAT THREE, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AND ALONG THE WEST LINE OF BEAVERBROOKE WEST PLAT TWO, AN OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AND ALONG THE EAST LINE OF SAID PARCEL "I", A DISTANCE OF 2337.88 FEET TO THE NORTH LINE OF SAID BEAVERBROOKE WEST PLAT SIX; THENCE S89°49'57"W ALONG THE NORTH LINE OF SAID BEAVERBROOKE WEST PLAT SIX, A DISTANCE OF 622.00 FEET 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 69.64 ACRES MORE OR LESS.

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
8 FEET MIN ON SIDE, 17 FEET TOTAL FOR 2-3 STORIES*
REAR YARD = 25 FEET
*GREATER THAN 50% OF LOTS HAVE A LOT WIDTH GREATER THAN OR EQUAL TO 80 FEET, THUS SIDE YARD SETBACKS MAY BE REDUCED 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)

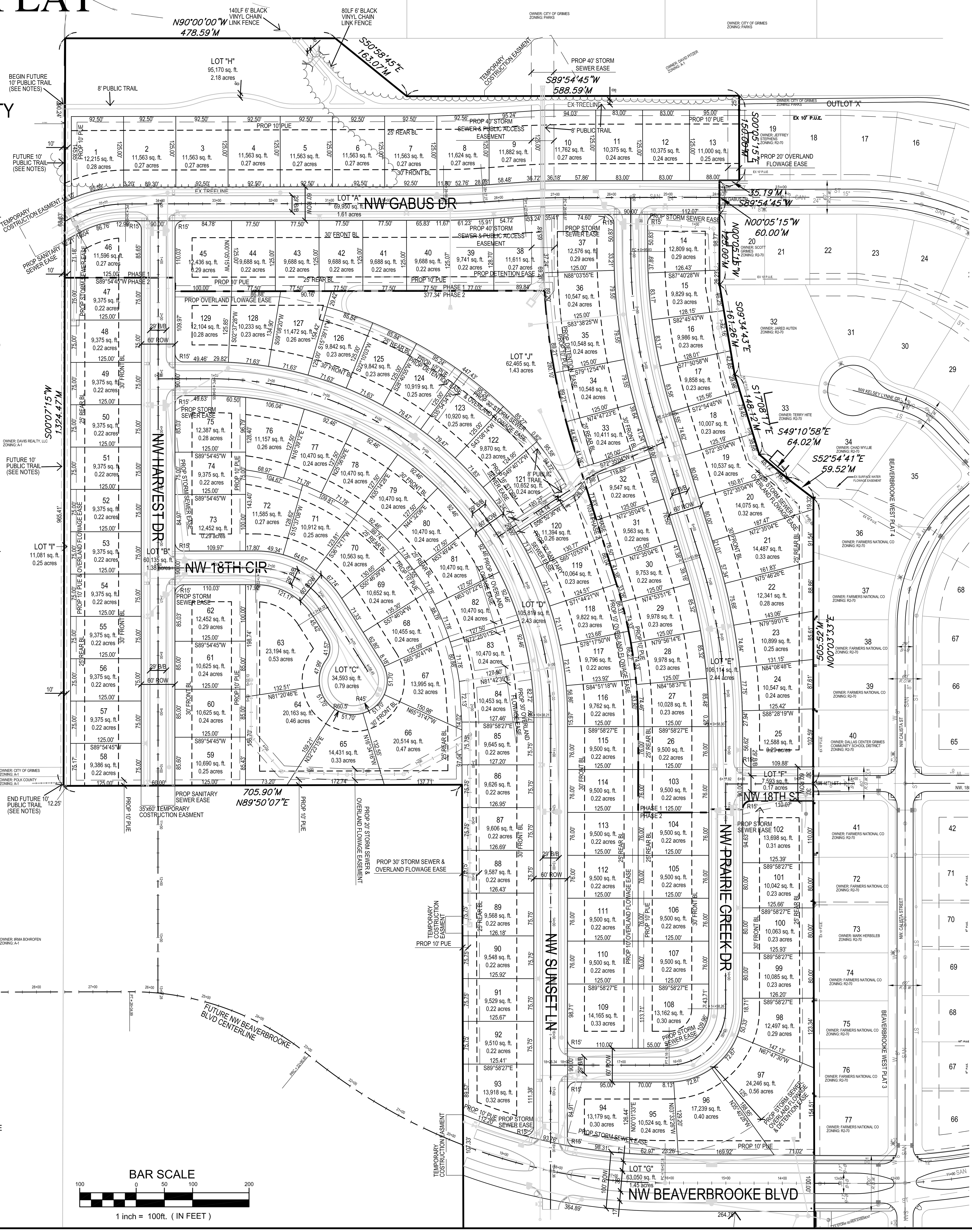
ARROW ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF N 11TH STREET AND JAMES STREET. ELEV.=937.06 (USGS DATUM)

CONSTRUCTION SCHEDULE:
GRADING	SEPTEMBER 2012
UTILITIES	OCTOBER 2012
PAVING	NOVEMBER 2012

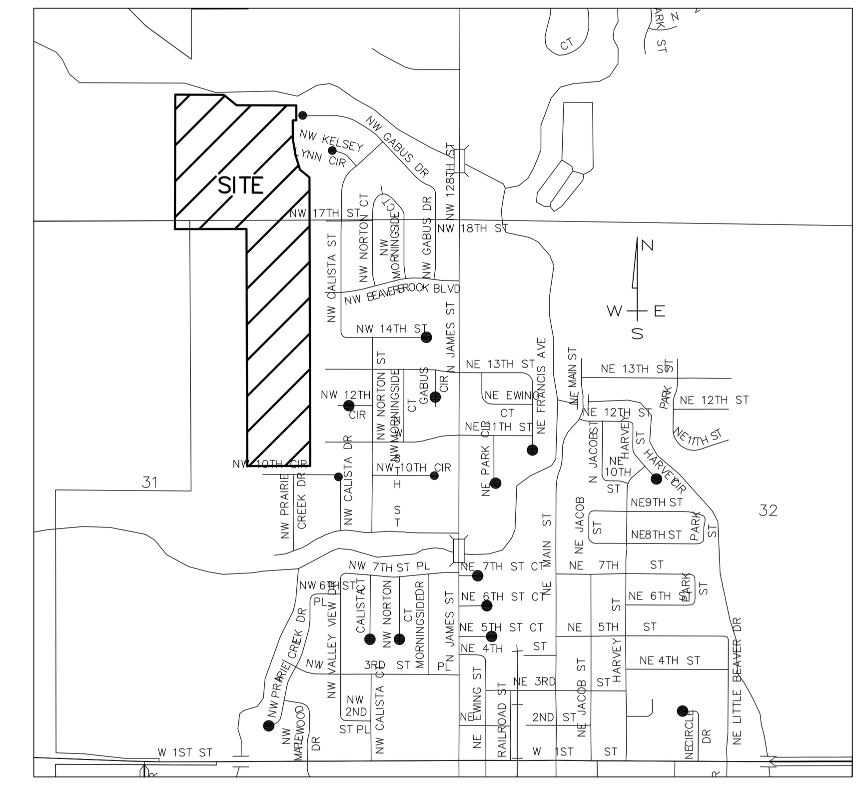
GENERAL NOTES:
1. SEE PAVEMENT CROSS SECTION DETAILS FOR PAVEMENT THICKNESS ON STREETS.
2. PAVEMENT THICKNESS AND CROSS SECTION DESIGN IS BASED ON CITY OF GRIMES REQUIREMENTS.
3. LOTS "A", "B", "C", "D", "E", "F" AND "G" ARE STREET LOTS TO BE DEDICATED TO THE CITY OF GRIMES.

PARKLAND DEDICATION:
SINGLE FAMILY DETACHED = 2.980 INDIVIDUALS
PARK AREA REQUIRED = 129 LOTS x 2.980 x 0.005 = 1.922 ACRES = 83,727 SF
LOTS TO BE DEDICATED FOR PARKLAND: LOT "H" (95,170 SF), "I" (11,081 SF), AND "J" (62,465 SF)
TOTAL AREA TO BE DEDICATED: 168,716 SF
LOT "H" AREA OUTSIDE FLOODPLAIN = 18,921 SF
PARK AREA PROVIDED (OUTSIDE FLOODPLAIN) = 92,467 SF = 2.12 ACRES
IT SHALL ALSO BE NOTED THAT THE DEVELOPER IS PROVIDING APPROXIMATELY 7,000SF OF PUBLIC TRAIL LOCATED WITHIN THE FLOODPLAIN IN ADDITION TO THE PARKLAND NOTED ABOVE

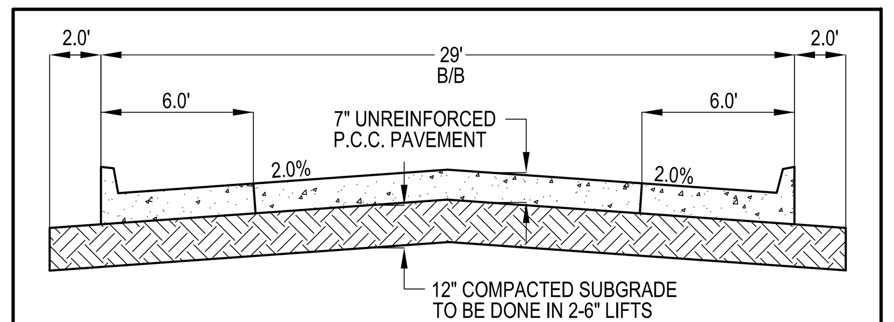
CREEK RESTORATION NOTES:
1. LINEAL FEET OF CREEK ON PROPERTY = 436 LF
2. GABUS WILL REMOVE TREES AND UNDERGROWTH AS DELINEATED BY CITY STAFF DURING PHASE I CLEARING AND GRUBBING.
3. GABUS WILL PAY CITY OF GRIMES $25/LF FOR STREAM GRADING AND IMPROVEMENTS TO BE DONE AS A CITY PROJECT.



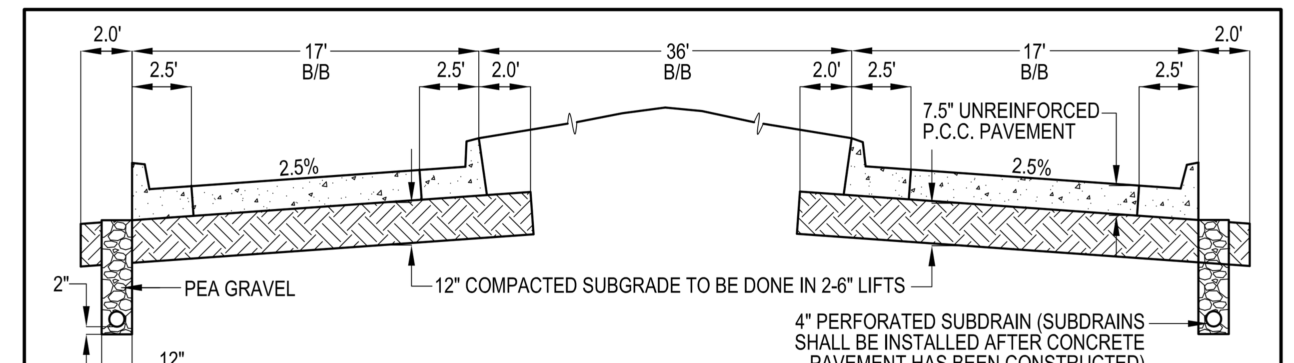
FUTURE TRAIL NOTES:
(THESE NOTES APPLY ONLY THE THE TRAIL ALONG THE WEST PROPERTY LINE CALLED OUT AS FUTURE TRAIL.)
1. TRAIL SHALL BE INSTALLED AT TIME OF DEVELOPMENT OF THE ADJACENT PROPERTY TO THE WEST.
2. BEAVERBROOKE DEVELOPMENT WILL PAY FOR THEIR PORTION OF THE TRAIL AT CITY APPROVAL OF THE FINAL PLAT OF BEAVERBROOKE WEST PLAT 8 AT AN AGREED TO PRICE WITH CITY STAFF.



VICINITY MAP
SCALE: 1" = 1500'



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

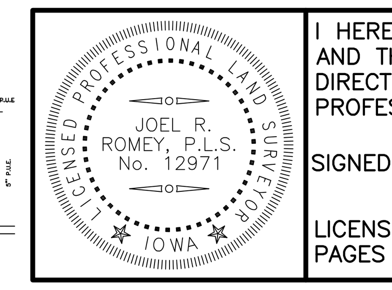


PAVEMENT CROSS SECTION
BEAVERBROOKE BLVD.
NOT TO SCALE

SURVEY LEGEND:
- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #12971
- 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

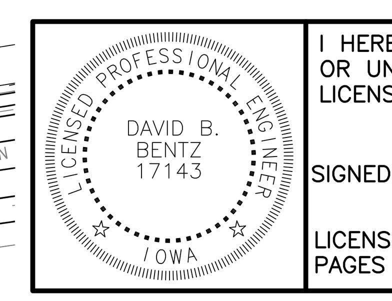
COPYRIGHT 2013 BISHOP ENGINEERING. THIS DOCUMENT AND THE INFORMATION CONTAINED MAY NOT BE REPRODUCED OR EXCERPTED FROM WITHOUT THE EXPRESS WRITTEN PERMISSION OF BISHOP ENGINEERING. UNAUTHORIZED COPYING OR DISCLOSURE OF CONSTRUCTION USE ARE PROHIBITED BY THE COPYRIGHT LAW.



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.

SIGNED:____________________ DATE:__________
JOEL R. ROMEY, L.S. 12971

LICENSE RENEWAL DATE: DEC. 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 3



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.

SIGNED:____________________ DATE:__________
DAVID B. BENTZ, P.E. 17143

LICENSE RENEWAL DATE: DEC. 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 3

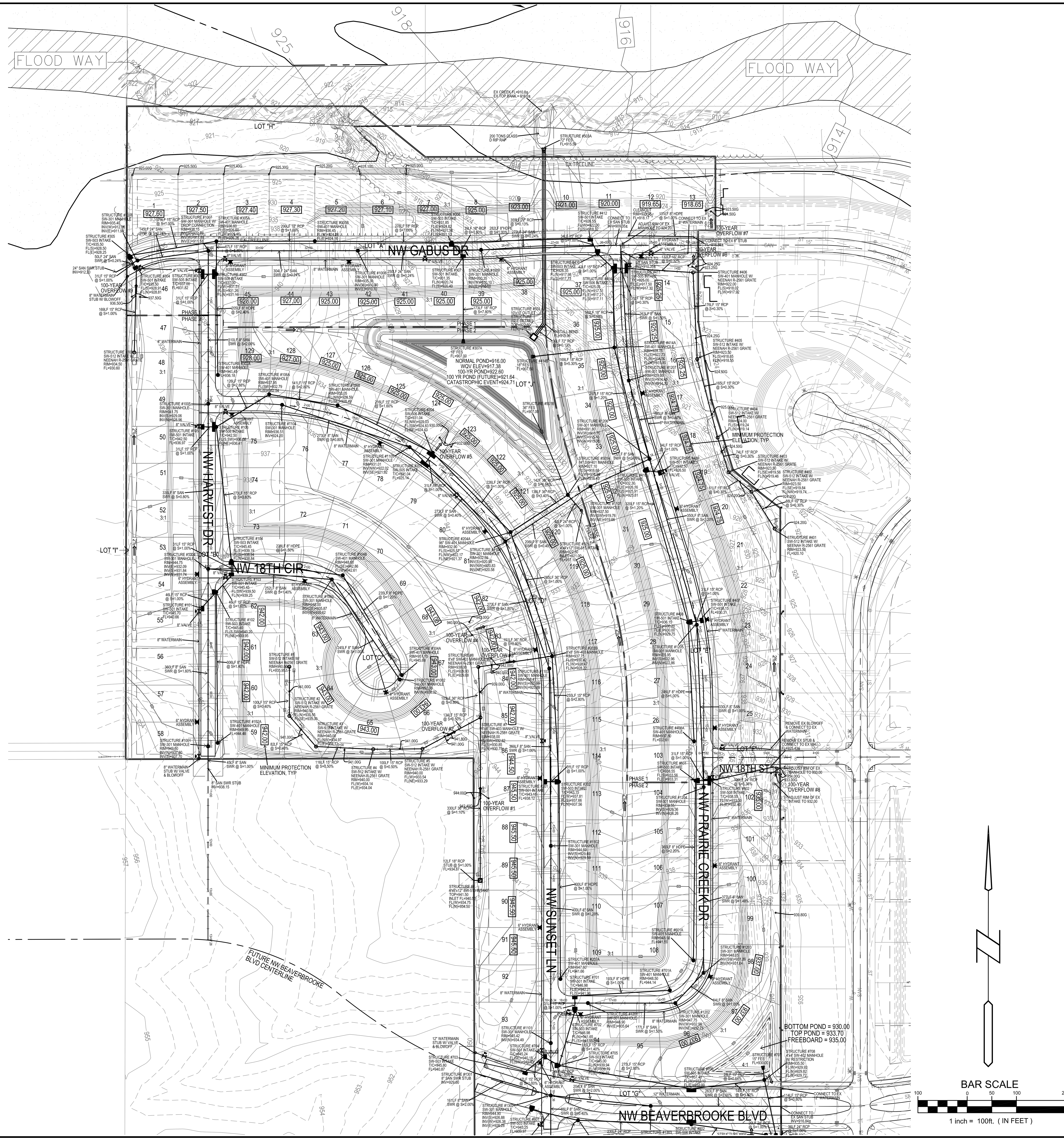
Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

BEAVERBROOKE WEST PLAT 8
GRIMES, IA

NORTH LAYOUT PLAN

REFERENCE NUMBER: 030001 040577 070084
DRAWN BY: JMR
CHECKED BY: DB
REVISION DATE:
PROJECT NUMBER: 120062

M:\land projects 2012\120062\dwg\PRELIMINARY PLAT.dwg 1/21/2013 4:51:37 PM CST



M:\land projects 2012\120062\dwg\PRELIMINARY PLAT.dwg 1/21/2013 4:51:37 PM CST

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

BEAVERBROOKE WEST PLAT 8
GRIMES, IA

NORTH UTILITY / GRADING PLAN

REFERENCE NUMBER:
030001
040577
070084

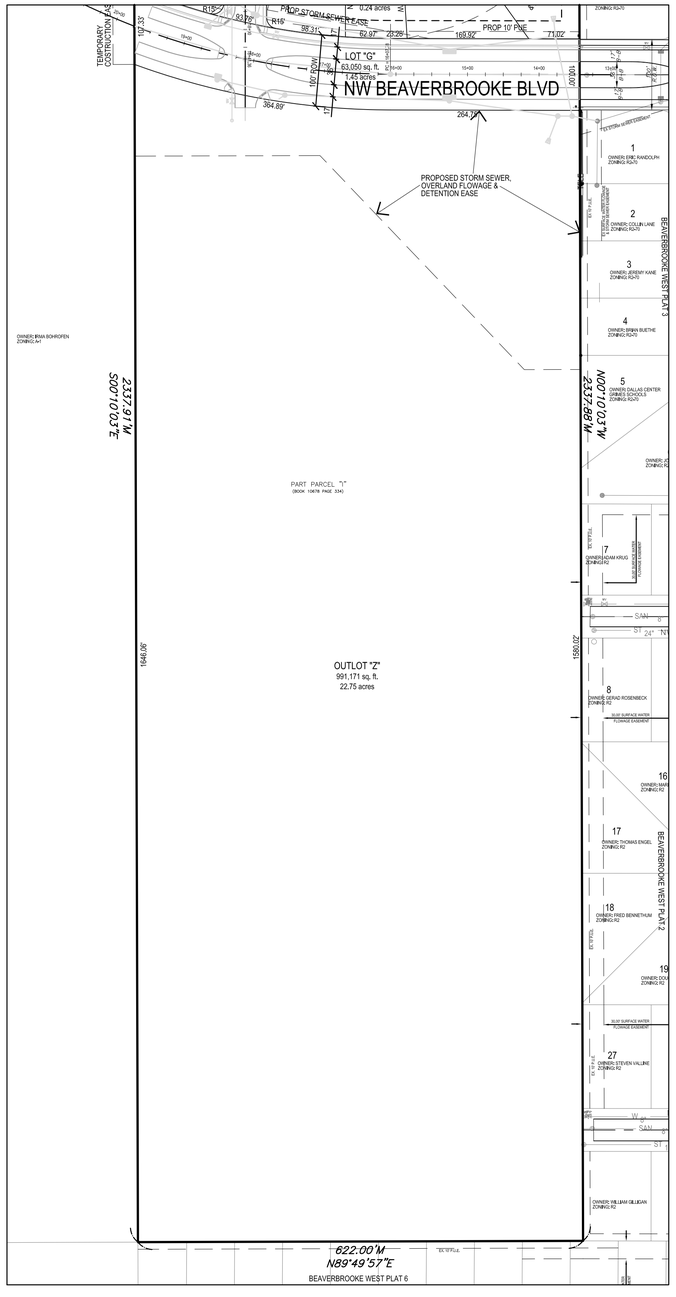
DRAWN BY:
JMR

CHECKED BY:
DB

REVISION DATE:

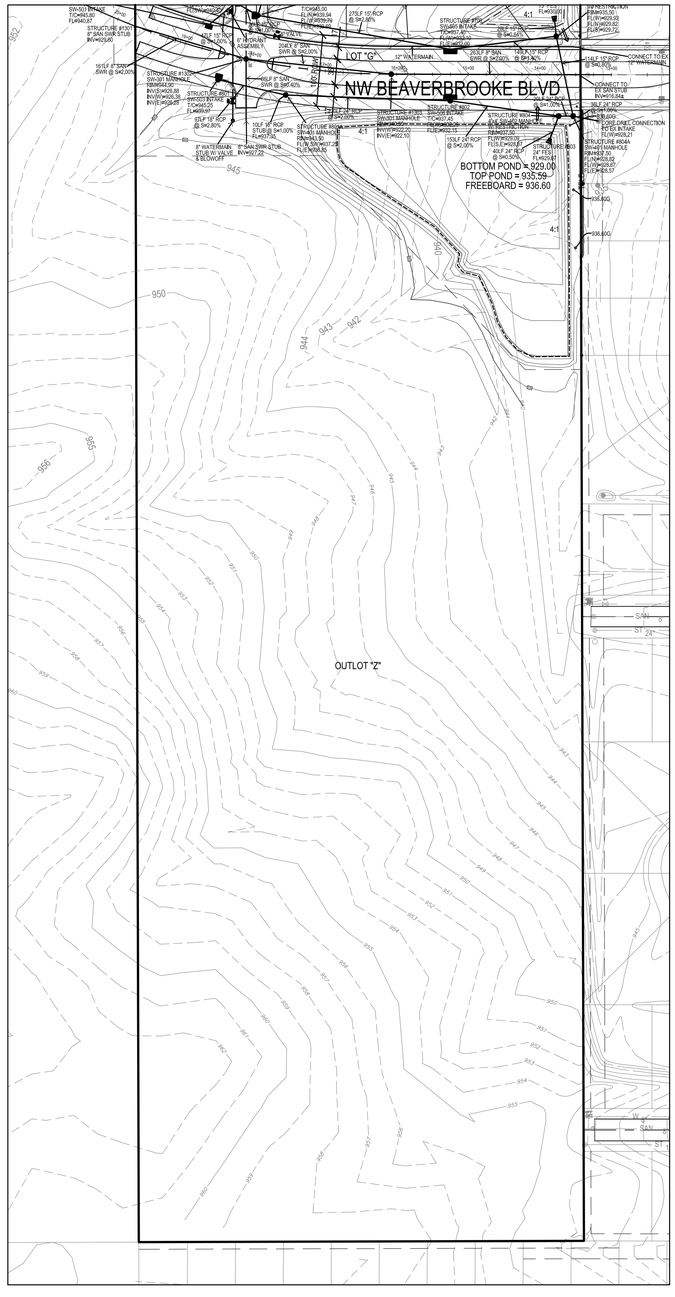
PROJECT NUMBER:
120062

SHEET NUMBER:
2 OF 3



SOUTH AREA LAYOUT PLAN

SCALE: 1"=100'



SOUTH AREA GRADING/UTILITY PLAN

SCALE: 1"=100'

BAR SCALE

100 0 50 100 200

1 inch = 100ft. (IN FEET)

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

BEAVERBROOKE WEST PLAT 8
GRIMES, IA

SOUTH LAYOUT/GRADING/UTILITY

REFERENCE NUMBER:
030001
040577
070084

DRAWN BY:
JMR

CHECKED BY:
DB

REVISION DATE:

PROJECT NUMBER:
120062

SHEET NUMBER:
3 OF 3

M:\land projects 2012\120062\dwg\PRELIMINARY PLAT.dwg 1/21/2013 4:51:37 PM CST