

OWNER/APPLICANT

PRAIRIE DEVELOPMENT & BUILDING, LLC
2619 SHADYLANE DRIVE
NORWALK, IA 50211
(515)-360-5063
dvdbrght2@aol.com
ATTN: DAVID ALBRIGHT

ENGINEER/SURVEYOR

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
csmith@mcclureengineering.com
ATTN: CALEB SMITH

LEGAL DESCRIPTION

OUTLOT "Y" OF NORTH POINT PLAT 1, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA

ZONING

EXISTING = R-3 (MULTI-FAMILY RESIDENTIAL)
PROPOSED - R-4 (PLANNED UNIT DEVELOPMENT)

SETBACKS

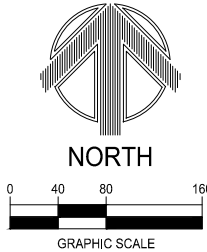
FRONT = 30'
SIDE = 7'/15'
REAR = 25'

LOT WIDTHS

68' WIDTH = 7 LOTS (32%)
70' WIDTH = 4 LOTS (18%)
75' WIDTH = 3 LOTS (14%)
80' WIDTH = 8 LOTS (36%)

NORTH PARK ESTATES
PRELIMINARY PLAT
GRIMES, IA

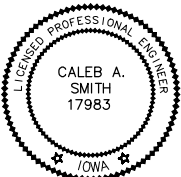
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02	GN-02	DIMENSION, PAVING & UTILITY PLAN
03	GR-01	GRADING & EROSION CONTROL PLAN



1360 NW 121ST. Street
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515-964-1229
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NOTICE:
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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
CALEB A. SMITH, PE NO. 17983

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

PAGES OR SHEETS COVERED BY THIS SEAL:

1 - 3

COVER SHEET

NORTH PARK ESTATES
PRELIMINARY PLAT

GRIMES, IA
2211015
MARCH, 2013

REVISIONS
3.27.13

ENGINEER
C. SMITH

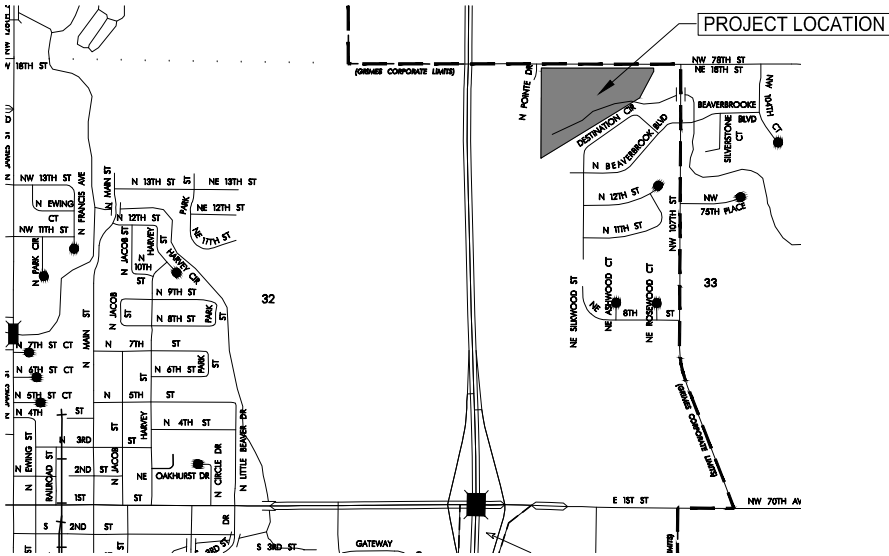
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M. HEATH

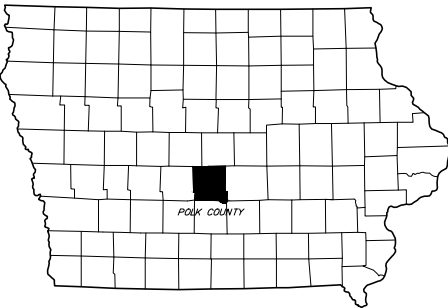
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C. SMITH

SHEET NO.

GN-01 01 / 03

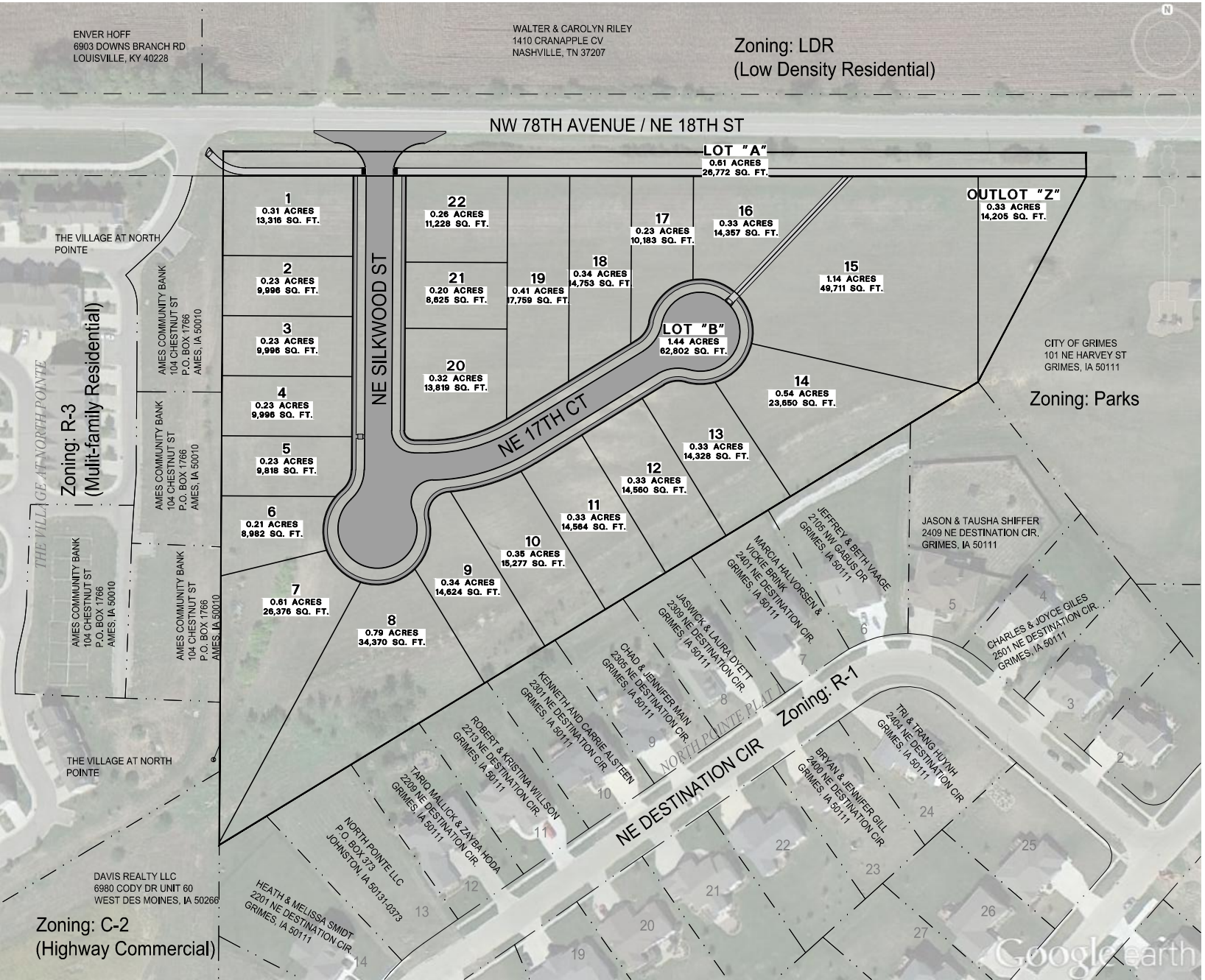


VICINITY MAP
CITY OF GRIMES
NTS



IOWA STATE MAP
NO SCALE

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY THE CITY OF GRIMES AND THE GRIMES SUPPLEMENTAL SPECIFICATIONS EXCEPT WHERE ALTERED OR AMENDED BY THE CITY OF GRIMES.



Zoning: LDR
(Low Density Residential)



building strong communities.

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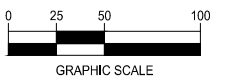
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DIMENSIONS, PAVING
& UTILITY PLAN



NORTH



NORTH PARK ESTATES
PRELIMINARY PLAT

GRIMES, IA
2211015
MARCH, 2013

REVISIONS
3.27.13

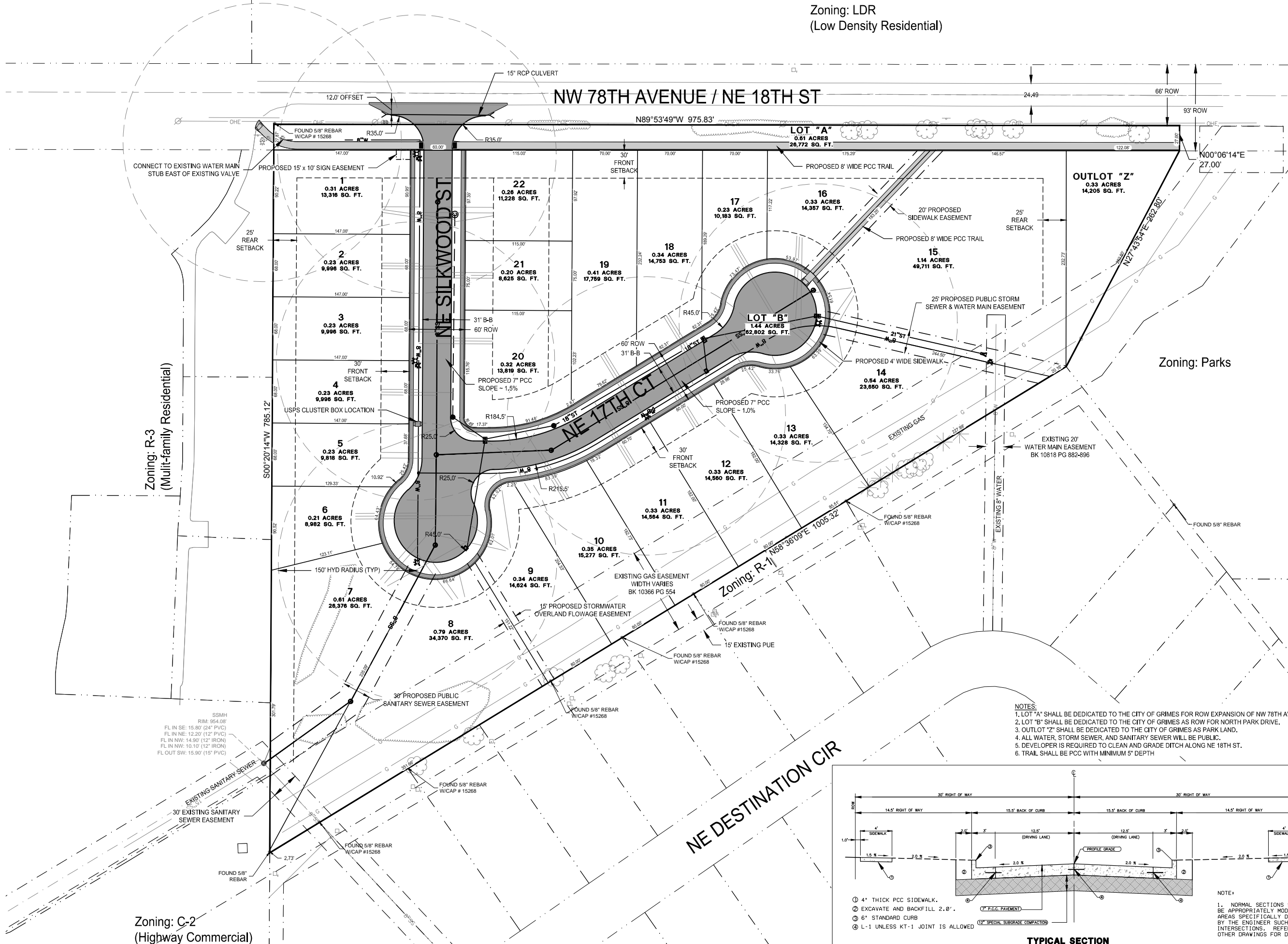
ENGINEER
C. SMITH
CHECKED BY
C. SMITH

DRAWN BY
M. HEATH
FIELD BOOK NO.
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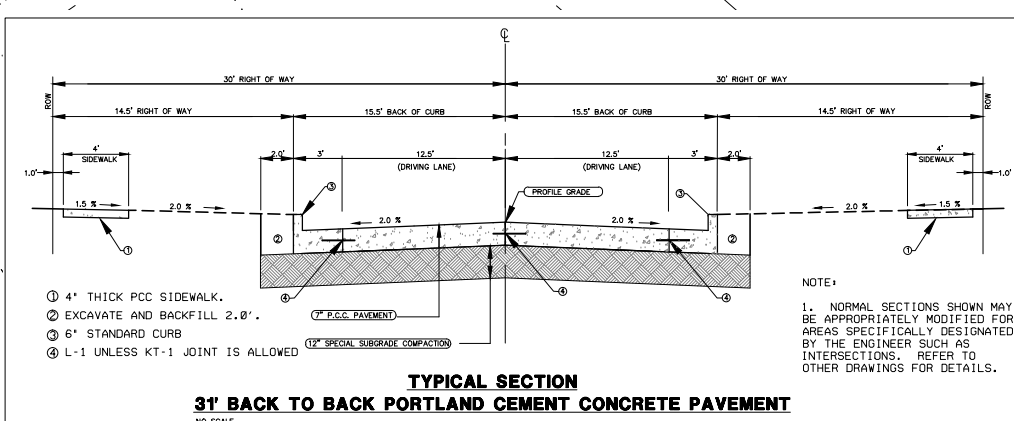
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GN-02

SHEET NO.
02 / 03

NW 78TH AVENUE / NE 18TH ST



- NOTES:
1. LOT "A" SHALL BE DEDICATED TO THE CITY OF GRIMES FOR ROW EXPANSION OF NW 78TH AVENUE.
 2. LOT "B" SHALL BE DEDICATED TO THE CITY OF GRIMES AS ROW FOR NORTH PARK DRIVE.
 3. OUTLOT "Z" SHALL BE DEDICATED TO THE CITY OF GRIMES AS PARK LAND.
 4. ALL WATER, STORM SEWER, AND SANITARY SEWER WILL BE PUBLIC.
 5. DEVELOPER IS REQUIRED TO CLEAN AND GRADE DITCH ALONG NE 18TH ST.
 6. TRAIL SHALL BE PCC WITH MINIMUM 5" DEPTH

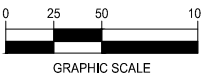


TYPICAL SECTION
31" BACK TO BACK PORTLAND CEMENT CONCRETE PAVEMENT
NO SCALE

GRADING & EROSION
CONTROL PLAN



NORTH



NORTH PARK ESTATES
PRELIMINARY PLAT

GRIMES, IA
2211015
MARCH, 2013

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C. SMITH

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GR-01 03 / 03

