

OWNER

ROBERT AND DORALYN UNDERBERG
2651 ALICES ROAD
WAUKEE, IOWA 50325

ENGINEER

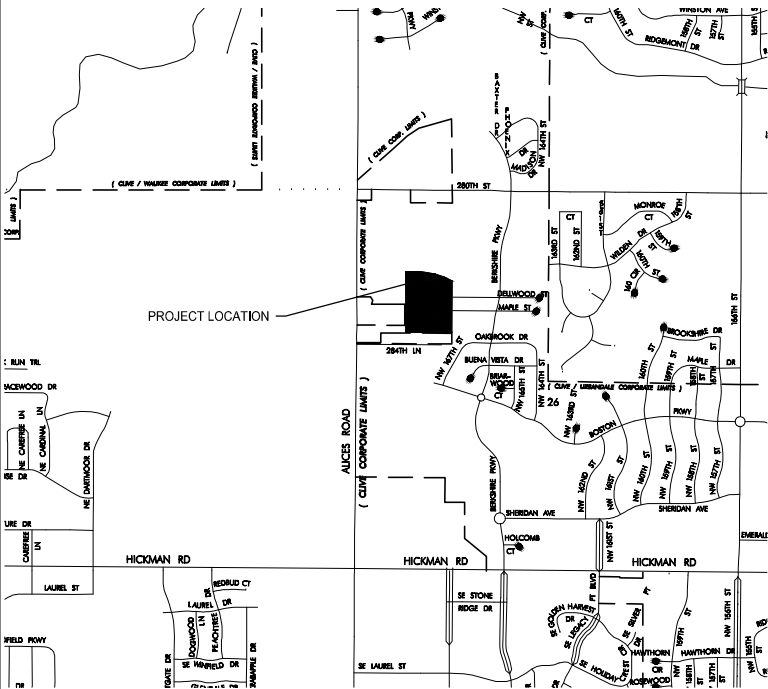
McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
csmith@mcclureengineering.com
ATTN: CALEB SMITH

DEVELOPER/APPLICANT

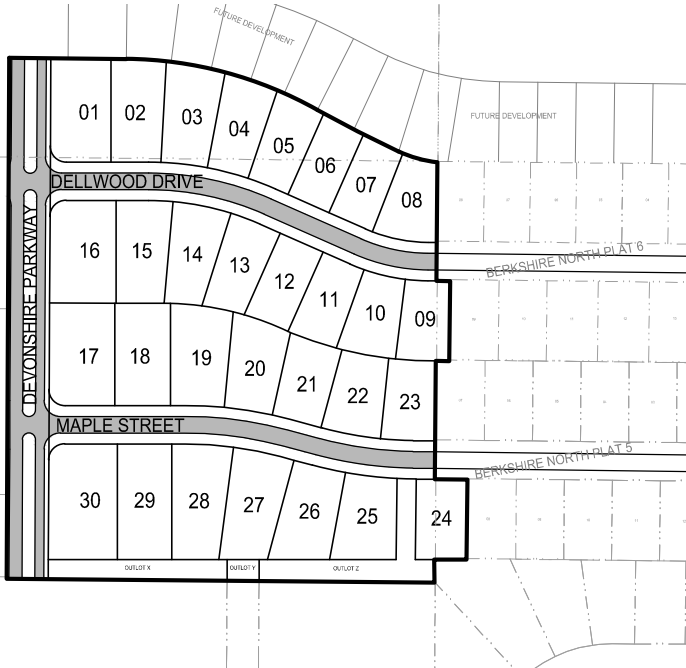
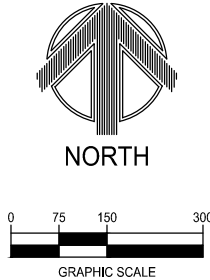
JOHNSTON LAND ACQUISITION, INC.
C/O DAVID ALBRIGHT
1213 PARK HILL DRIVE
NORWALK, IOWA 50211
(515) 360-5063

BERKSHIRE NORTH PLAT 7
PRELIMINARY PLAT

CLIVE, IA



VICINITY MAP
CITY OF CLIVE
(NOT TO SCALE)



LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF OUTLOT X OF BERKSHIRE NORTH PLAT 5 AND OUTLOT X OF BERKSHIRE NORTH PLAT 6 AND A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF CLIVE, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

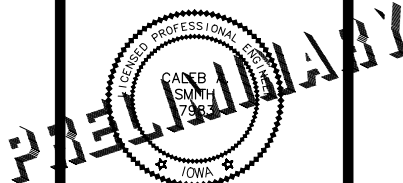
BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF BERKSHIRE NORTH PLAT 6; THENCE 62.89 FEET ALONG A 197.26 FOOT RADIUS CURVE, CONCAVE NORTHEAST, CHORD BEARING N74°16'32"W, 62.63 FEET; THENCE 143.08 FEET ALONG A 1844.37 FOOT RADIUS CURVE, CONCAVE NORTHEAST, CHORD BEARING N62°55'09"W, 143.04 FEET; THENCE 311.77 FEET ALONG A 621.87 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING N75°03'33"W, 308.51 FEET; THENCE N89°25'18"W, 183.03 FEET; THENCE S00°17'45"W, 813.76 FEET; THENCE S89°29'45"E, 668.27 FEET; THENCE N00°06'55"W, 36.24 FEET TO THE SOUTHWEST CORNER OF OUTLOT X OF BERKSHIRE NORTH PLAT 5; THENCE ALONG THE SOUTH LINE OF SAID OUTLOT X S89°31'35"E, 50.42 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT X N00°36'09"E, 125.00 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT X N89°31'35"W, 50.77 FEET TO THE WEST LINE OF SAID BERKSHIRE NORTH PLAT 5; THENCE ALONG SAID WEST LINE N00°26'31"E, 185.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT X OF BERKSHIRE NORTH PLAT 6; THENCE ALONG THE SOUTH LINE OF SAID OUTLOT X S89°31'35"E, 21.09 FEET; THENCE ALONG THE EAST LINE OF SAID OUTLOT X N00°36'09"E, 125.00 FEET; THENCE ALONG THE NORTH LINE OF SAID OUTLOT X N89°31'35"W, 21.44 FEET TO THE WEST LINE OF BERKSHIRE NORTH PLAT 6; THENCE ALONG SAID WEST LINE N00°26'31"E, 184.93 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 12.00 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

INDEX OF PLAN SHEETS		
Sheet No.	Drawing No.	Sheet Title
1	GN-01	COVER SHEET
2	GN-02	EXISTING CONDITIONS
3	GN-03	GENERAL LAYOUT & UTILITIES
4	GR-01	GRADING
5	LA-01	LANDSCAPE PLAN



1360 NW 121ST. Street
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NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



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, 2015

PAGES OR SHEETS COVERED BY THIS SEAL:

ZONING:

(R2) - SINGLE FAMILY RESIDENTIAL

SETBACK SUMMARY:

FRONT = 30'
REAR = 35'
SIDE = 8'

PRINCIPAL USES:

PRINCIPAL PERMITTED USES ARE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

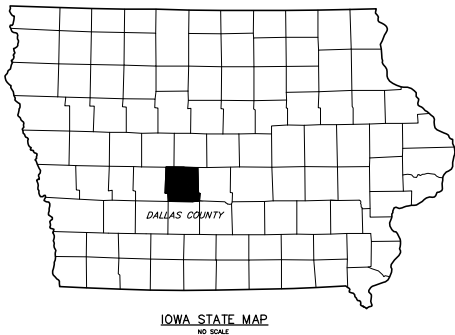
UTILITIES:

WATER: CITY OF CLIVE
SEWER: CITY OF CLIVE

GENERAL NOTES:

NOTE 1: HOUSES ON LOTS 01 AND 16 SHALL HAVE DRIVEWAYS AND GARAGES DIRECTED TO DELLWOOD DRIVE. HOUSES ON LOTS 17 AND 30 SHALL HAVE DRIVEWAYS AND GARAGES DIRECTED TO MAPLE STREET.
NOTE 2: STORMWATER DETENTION WILL BE PROVIDED VIA A REGIONAL DETENTION POND TO THE NORTHEAST OF THIS SITE.

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



GENERAL LEGEND

EXISTING / PROPOSED		EXISTING / PROPOSED		EXISTING / PROPOSED	
	SANITARY SEWER MAIN		SANITARY SEWER MANHOLE		BOLLARD (BUMPER POST)
	SANITARY SEWER SERVICE		SANITARY SEWER CLEANOUT		ROADWAY SIGN
	SANITARY SEWER FORCE MAIN		AIR RELEASE MANHOLE/RAIN MANHOLE		MAILBOX
	STORM SEWER MAIN OR CULVERT		STORM SEWER MANHOLE		WELL
	SECONDARY STORM SEWER MAIN		STORM SEWER CLEANOUT		DECIDUOUS TREE
	SECONDARY STORM SEWER SERVICE		STORM SEWER INTAKE		EVERGREEN TREE
	WATER MAIN		STORM SEWER BEEHIVE INTAKE		SHRUB OR BUSH
	WATER SERVICE		FLARED END SECTION		TREE OR SHRUB LINE
	UNDERGROUND ELECTRIC		FIRE HYDRANT		STUMP
	OVERHEAD ELECTRIC		WATER VALVE		MONITORING WELL
	UNDERGROUND TELEPHONE		WATER VALVE MANHOLE		SOIL BORINGS
	UNDERGROUND FIBER OPTIC		CURB STOP		FLAG POLE
	UNDERGROUND CABLE TV		WATER METER MANHOLE		SATELLITE DISH
	GAS MAIN OR SERVICE		YARD HYDRANT		SLOPE INDICATORS
	CONTOUR LINES INTERMEDIATE		ELECTRIC MANHOLE / VAULT		CONTROL POINT
	CONTOUR LINES INDEX		ELECTRIC PEDESTAL / TRANSFORMER		BENCH MARK
	PROPERTY LINE / LOT LINE		OUTDOOR ELECTRIC POWER OUTLET		SECTION CORNER
	SECTION LINE		POWER POLE		IRON PIN SET
	EASEMENT		POWER POLE w/ STREET LIGHT		IRON PIN FOUND
	GUARD RAIL		STREET LIGHT POLE		DRAWING NUMBER
	FIELD FENCE		GUY WIRE		
	CHAIN LINK FENCE		TRAFFIC SIGNAL		
	WOODEN FENCE		TRAFFIC SIGNAL BOX		
	ROAD CENTERLINE		TRAFFIC SIGNAL MANHOLE / VAULT		
	GRADING LIMITS		RAILROAD CROSSING SIGNAL		
	CONSTRUCTION LIMITS		TELEPHONE MANHOLE / VAULT		
	AG LINE		TELEPHONE PEDESTAL		
	WATERWAY FLOWLINE		CABLE TV MANHOLE / VAULT		
	TOP OF SLOPE		CABLE TV PEDESTAL		
	BOTTOM OF SLOPE		GAS VALVE		
	SILT FENCE				

ABBREVIATIONS	
T/S	TOP OF SLAB
BC	BACK OF CURB
TC	TOP OF CURB
FL	FLOWLINE
CL	CENTERLINE
C	CUT
F	FILL
(S)	OFFSET
TOP	TOP OF SLOPE
BOT	BOTTOM OF SLOPE
EP	EDGE OF PAVING

BERKSHIRE NORTH PLAT 7
PRELIMINARY PLAT

Des Moines, Iowa
2212015
August 1, 2014

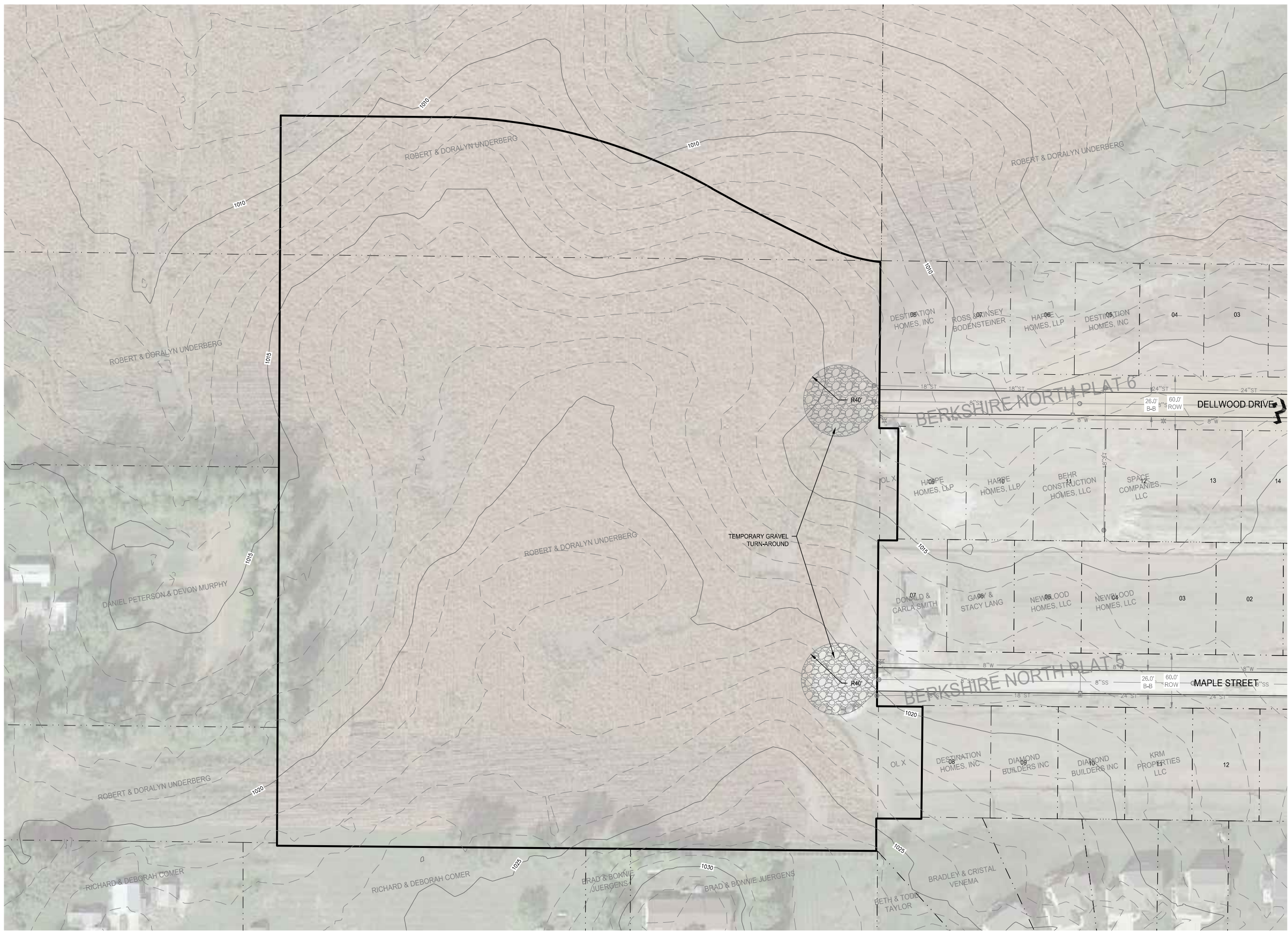
REVISIONS

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ENGINEER
C. SMITH
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J. BECKER
CHECKED BY
C. SMITH
FIELD PIN SET
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DRAWING NO.
GN-01
SHEET NO.
1 / 05

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McCLURE
ENGINEERING CO.

building **strong** communities.

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fax 515-964-2370

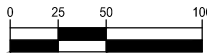
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with respect to any errors, omissions, inconsistencies,
ambiguities, or conflicts which are alleged.

PRELIMINARY

EXISTING
CONDITIONS



NORTH



GRAPHIC SCALE

**BERKSHIRE NORTH PLAT 7
PRELIMINARY PLAT**

Des Moines, Iowa
2212015
August 1, 2014

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ENGINEER
C. SMITH

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J. BECKER

CHECKED BY
C. SMITH

FIELD BOOK NO.
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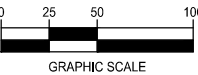
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GN-02 2 / 05

PRELIMINARY

GENERAL LAYOUT
& UTILITIES



BERKSHIRE NORTH PLAT 7
PRELIMINARY PLAT

Des Moines, Iowa
2212015
August 1, 2014

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GN-03
SHEET NO.
3 / 05

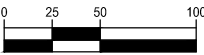
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PRELIMINARY

GRADING



NORTH



GRAPHIC SCALE

**BERKSHIRE NORTH PLAT 7
PRELIMINARY PLAT**

Des Moines, Iowa
2212015
August 1, 2014

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SHEET NO.

GR-01

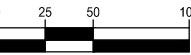
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PRELIMINARY

LANDSCAPE PLAN



NORTH



GRAPHIC SCALE

BERKSHIRE NORTH PLAT 7
PRELIMINARY PLAT

Des Moines, Iowa
2212015
August 1, 2014

REVISIONS

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ENGINEER

C. SMITH

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J. BECKER

FIELD BOOK NO.

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DRAWING NO.

LA-01

SHEET NO.

5 / 05

