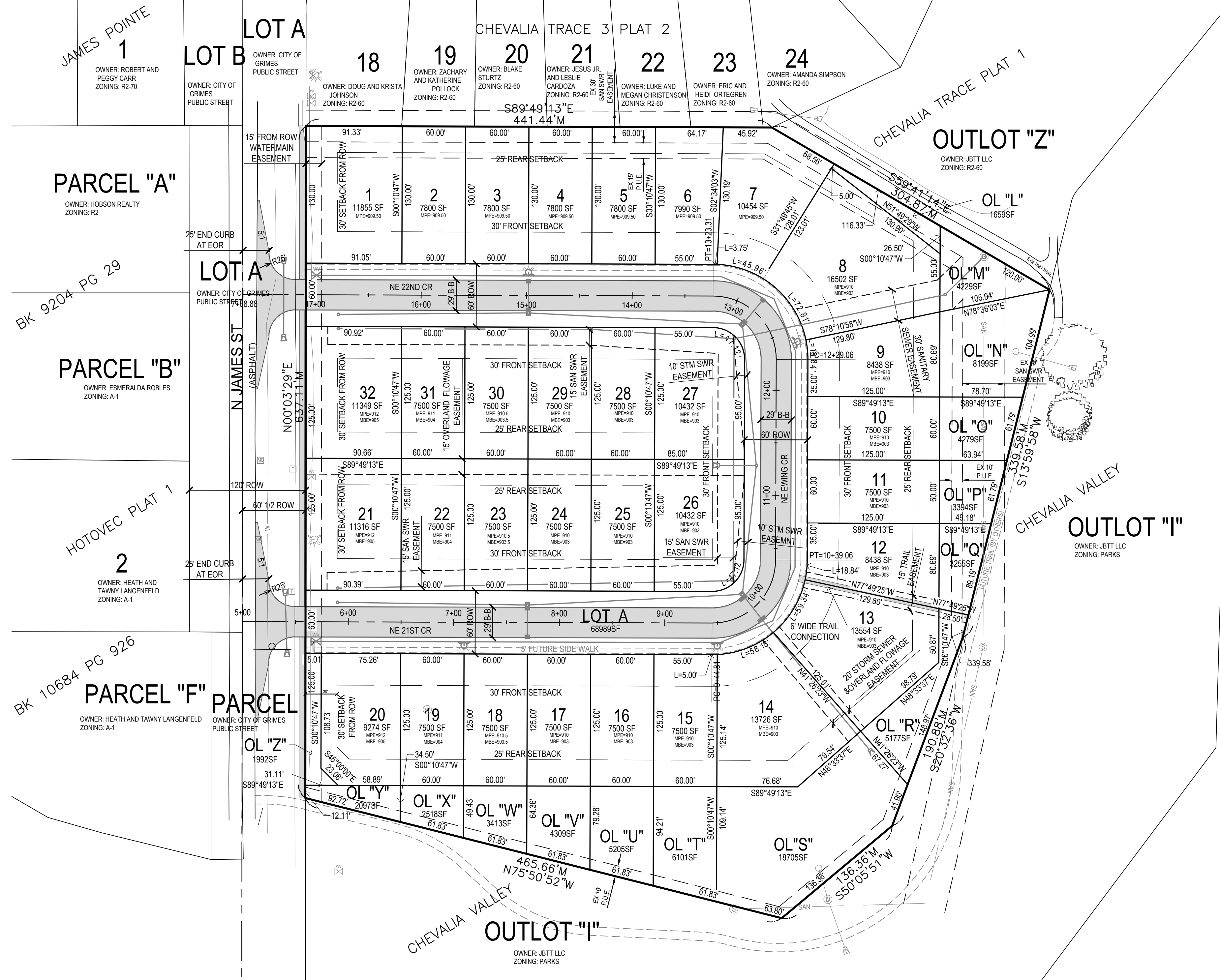
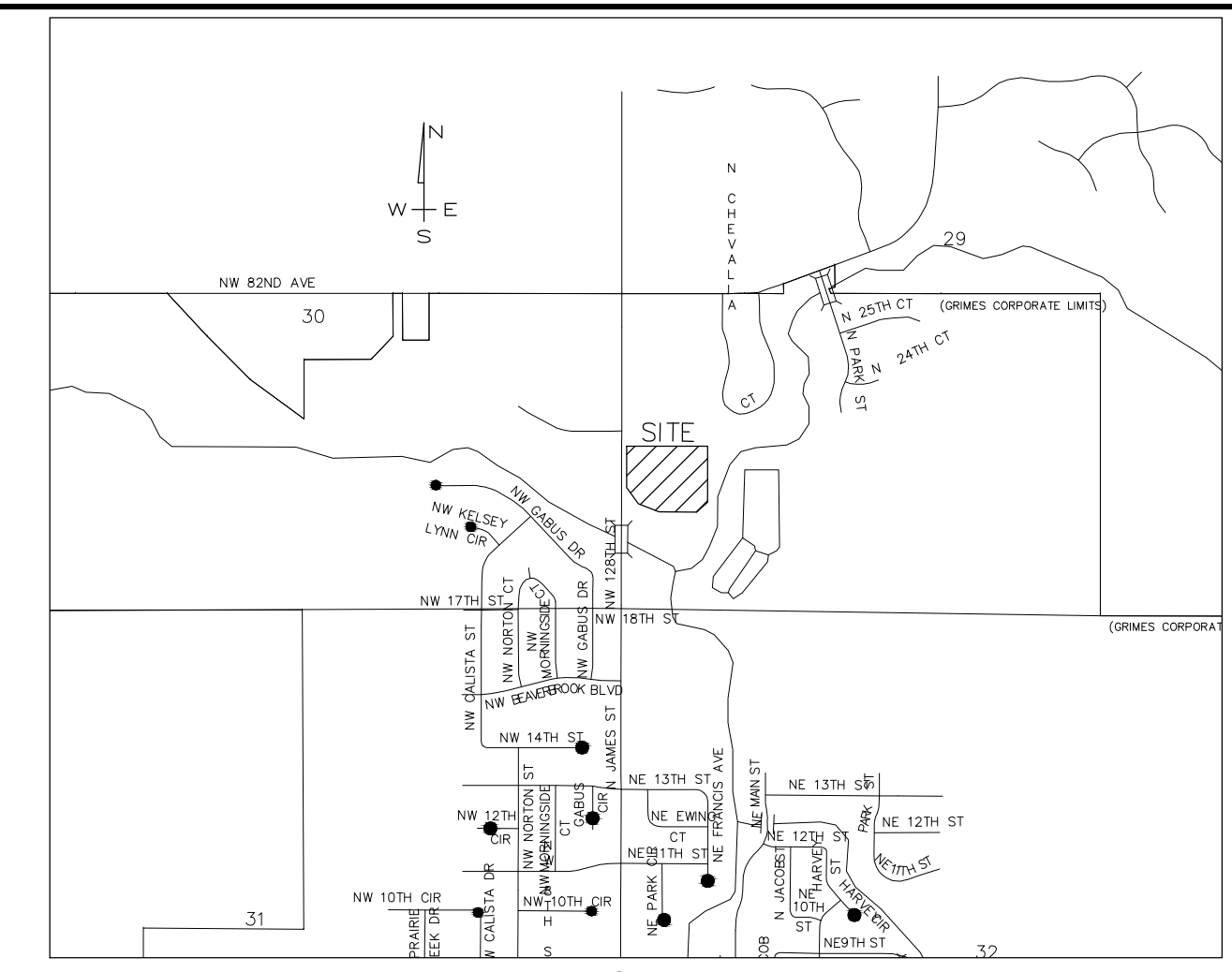


PRELIMINARY- NOT FOR CONSTRUCTION

# CHEVALIA VALLEY 2 PRELIMINARY PLAT

## SHEET INDEX:

- 1 OF 2 LAYOUT PLAN
- 2 OF 2 GRADING & UTILITY PLAN



**PROPERTY DESCRIPTION:**  
LOT 43 OF CHEVALIA VALLEY AN OFFICIAL PLAT OF GRIMES, POLK COUNTY, IOWA.

**SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.**

**SAID TRACT OF LAND CONTAINS 9.89 ACRES MORE OR LESS.**

**SITE ADDRESS:**  
2205 NORTH JAMES STREET  
GRIMES, IOWA 50111

**OWNER / PREPARED FOR:**  
PEOPLES TRUST AND SAVINGS BANK  
12701 UNIVERSITY AVE  
CLIVE, IA 50325

**PROPOSED ZONING:**  
PUD - RESIDENTIAL SINGLE FAMILY  
BUILDING SETBACKS:  
FRONT YARD = 30 FEET  
SIDE YARD = 5 FEET ONE SIDE, 10 FEET TOTAL  
REAR YARD = 25 FEET

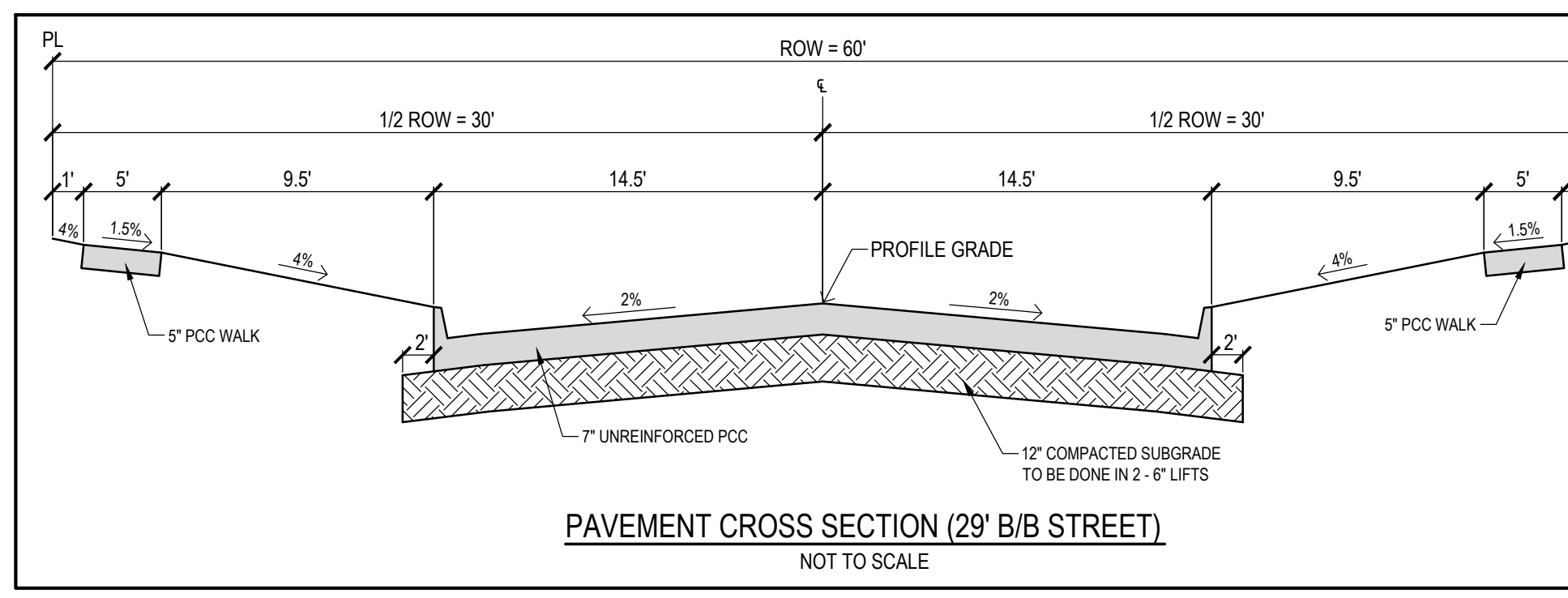
**BENCHMARK:**  
CITY BENCHMARK G5M-005: BURY BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF NORTH JAMES ST BY THE NW CORNER OF LOT ADDRESS 1605. ELEVATION = 924.41 (USGS DATUM)

**LEGEND:**

— SAN —	SANITARY SEWER	⊕	YARD HYDRANT
— ST —	STORM SEWER	⊕	ELECTRIC METER
— W —	WATER LINE	⊕	POWER POLE
— G —	GAS LINE	⊕	TRANSFORMER POLE
— U/E —	UNDERGROUND ELECTRIC	⊕	TRANSFORMER
— O/E —	OVERHEAD ELECTRIC	⊕	LIGHT POLE
— TEL —	TELEPHONE LINE	⊕	GUY WIRE
— F/O —	FIBER OPTIC	⊕	ELECTRIC HANDHOLE
— CATV —	CABLE TV	⊕	GAS METER
⊕	STORM MANHOLE	⊕	GAS VALVE
⊕	CURB INTAKE	⊕	AIR CONDITIONING UNIT
⊕	SURFACE INTAKE	⊕	TELEPHONE RISER
⊕	FLARED END SECTION	⊕	TELEPHONE VAULT
⊕	SANITARY MANHOLE	⊕	TELEPHONE MANHOLE
⊕	CLEANOUT	⊕	TRAFFIC SIGNAL MANHOLE
⊕	FIRE HYDRANT	⊕	FIBER OPTIC RISER
⊕	SPRINKLER	⊕	FIBER OPTIC FAULT
⊕	IRRIGATION CONTROL VALVE	⊕	CABLE TV RISER
⊕	WATER MANHOLE	⊕	PROPERTY CORNER - FOUND AS NOTED
⊕	WELL	⊕	PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
⊕	WATER VALVE	⊕	SECTION CORNER - FOUND AS NOTED
⊕	WATER SHUT OFF		

**ABBREVIATIONS:**

- AC ACRES
- ASPH ASPHALT
- BK BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- FRAC FRACTIONAL
- M MEASURED DISTANCE
- MBE MINIMUM BASEMENT ELEVATION
- MH MANHOLE
- MPE MINIMUM PROTECTION ELEVATION
- OL OUTLOT
- P PLATTED DISTANCE
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- RUE RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST

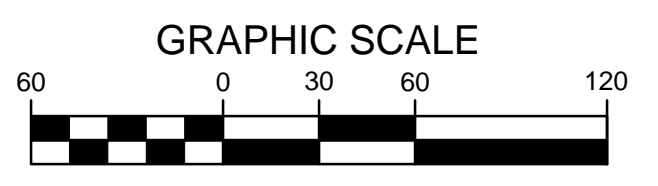


PLAT BOUNDARY BY OTHERS:  
BOUNDARY WORK PERFORMED BY CIVIL ENGINEERING  
CONSULTANT BOOK 11733 PAGE 953-973

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**UTILITY NOTE:**  
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.



**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217  
Established 1959

CHEVALIA VALLEY 2  
GRIMES, IOWA

REFERENCE NUMBER:  
DRAWN BY:  
EAV  
CHECKED BY:  
REVISION DATE:  
6-5-15 PRELIM PLAT 1ST

PROJECT NUMBER:  
150243  
SHEET NUMBER:  
1 OF 2

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: SCOTT A. CATRON, P.L.S. No. 22232 DATE: \_\_\_\_\_

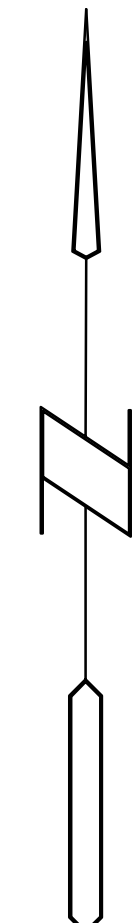
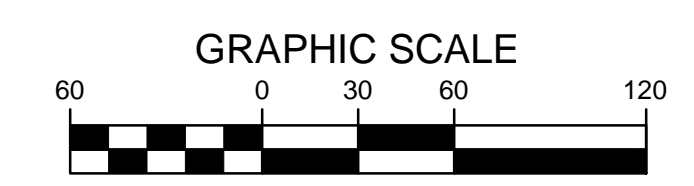
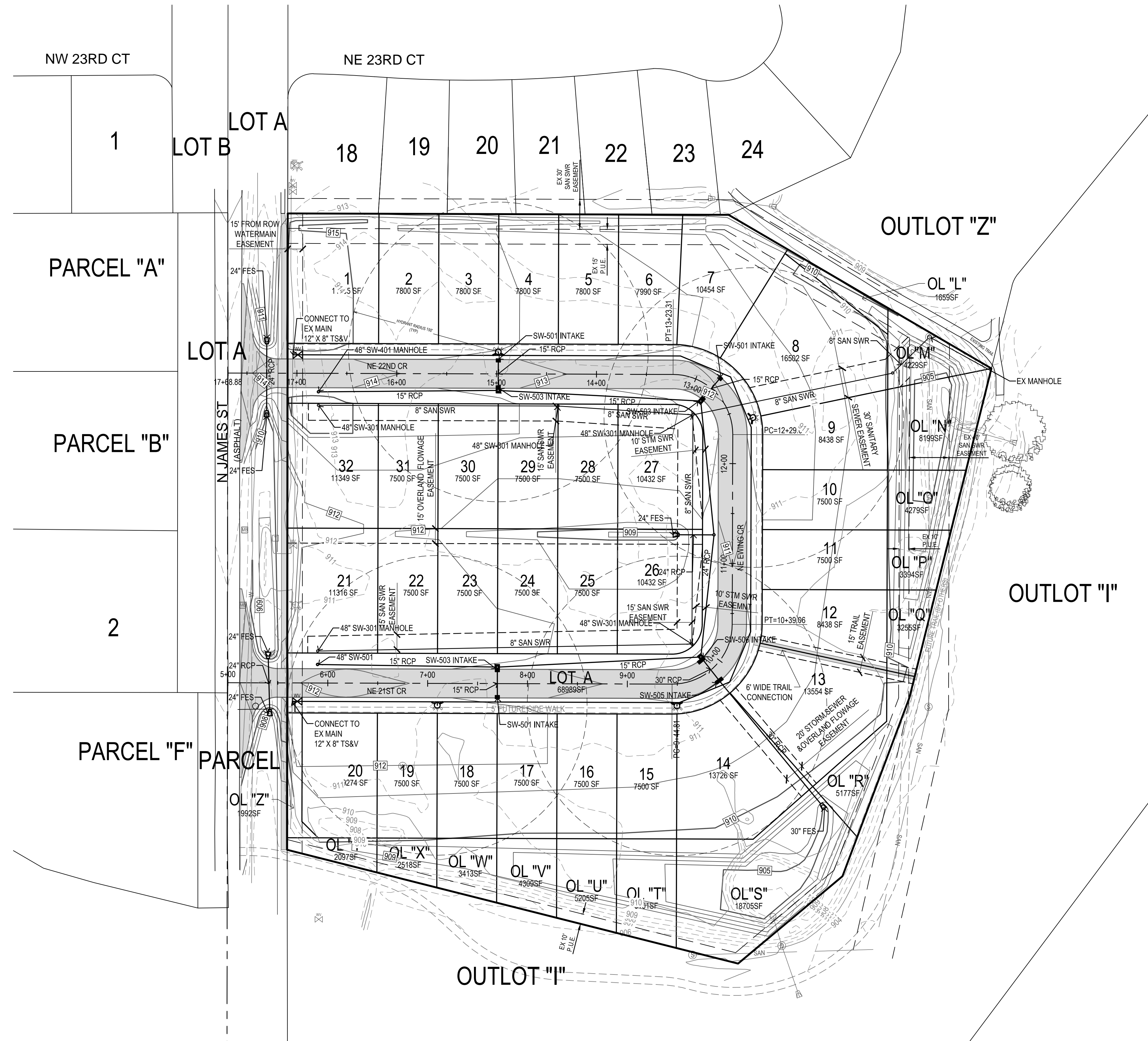
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SIGNED: DAVID B. BENTZ, PE. 17143 DATE: \_\_\_\_\_

LICENSE RENEWAL DATE: DEC. 31, 2015  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_

PRELIMINARY- NOT FOR CONSTRUCTION

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CHEVALIA VALLEY 2  
GRIMES, IOWA

**GRADING & UTILITY PLAN**

REFERENCE NUMBER:	
DRAWN BY:	EAV
CHECKED BY:	
REVISION DATE:	6-5-15 PRELIM PLAT 1ST
PROJECT NUMBER:	150243
SHEET NUMBER:	2 OF 2

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Civil Engineering & Land Surveying Established 1959

### Chevalia Valley Single Family Homes

Lot #	Status			Price
Lot 1	Sold			\$ 66,900.00
Lot 2	Sold			\$ 66,900.00
Lot 3				\$ 66,900.00
Lot 4				\$ 66,900.00
Lot 5				\$ 71,900.00
Lot 6	Sold			\$ 71,900.00
Lot 7	Sold			\$ 74,900.00
Lot 8	Sold			\$ 78,900.00
Lot 9	Sold			\$ 78,900.00
Lot 10	Sold			\$ 78,900.00
Lot 11				\$ 78,900.00
Lot 12				\$ 78,900.00
Lot 13	Sold			\$ 81,900.00
Lot 14	Sold			\$ 81,900.00
Lot 15				\$ 70,900.00
Lot 16				\$ 70,900.00
Lot 17				\$ 70,900.00
Lot 18	Sold			\$ 70,900.00
Lot 19				\$ 70,900.00
Lot 20				\$ 70,900.00
Lot 21				\$ 65,900.00
Lot 22				\$ 65,900.00
Lot 23				\$ 65,900.00
Lot 24				\$ 65,900.00
Lot 25				\$ 65,900.00
Lot 26	Sold			\$ 65,900.00
Lot 27	Sold			\$ 65,900.00
Lot 28	Sold			\$ 65,900.00
Lot 29	Sold			\$ 65,900.00
Lot 30	Sold			\$ 65,900.00
Lot 31				\$ 65,900.00
Lot 32				\$ 65,900.00