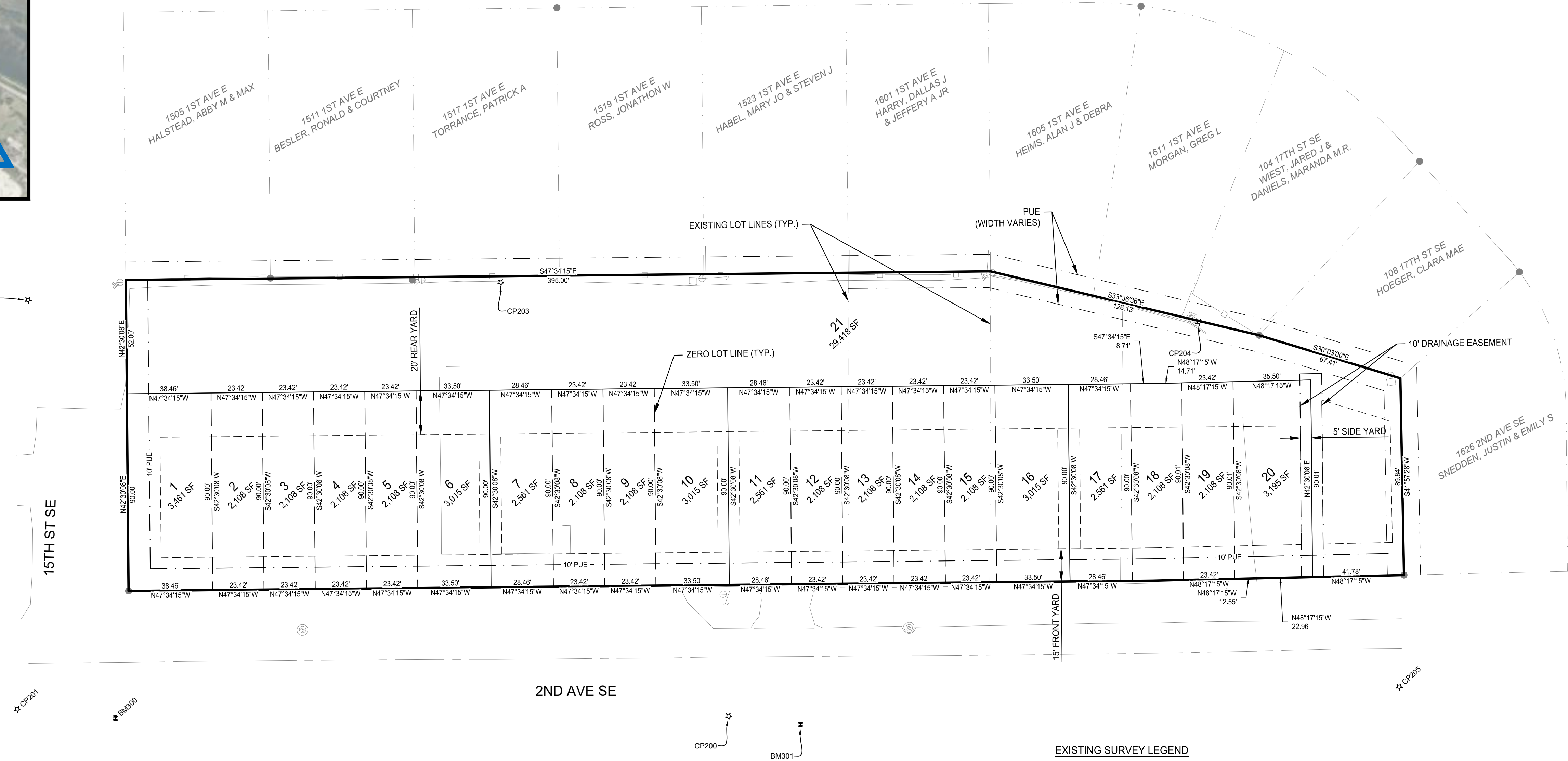




VICINITY MAP
SCALE = 1:1000

2ND AVENUE MULTI-FAMILY PRELIMINARY PLAT

1520 2ND AVE SE, DYERSVILLE, IOWA 52040



EXISTING ZONING: C-2 - GENERAL COMMERCIAL DISTRICT				
PROPOSED ZONING				
LOT	ZONING	SETBACKS		
		FRONT	SIDE	REAR
LOTS 1-21	R-3	15'	5'	20'

PROJECT BENCHMARK TABLE				
BM#	NORTHING	EASTING	ELEV.	DESCRIPTION
300	8412886.95'	21344987.19'	978.74'	SE BOLT ON HYDT
301	8412871.43'	21345214.01'	977.52'	RR SPIKE IN PPOL

PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
200	8412696.62'	21345192.64'	976.27'	1/2" RBR MEC CONTROL BPC
201	8412920.55'	21344957.12'	974.83'	CUT X IN TOC
202	8413053.83'	21345088.19'	972.35'	1/2" RBR MEC CONTROL BPC
203	8412912.48'	21345251.59'	974.43'	MAG NAIL
204	8412681.70'	21345472.51'	966.35'	CUT X IN TOP INTAKE
205	8412497.54'	21345425.78'	974.71'	CUT X IN TOC

APPLICANT:
BM CO
CONTACT: MICHAEL BOUSSELOT
ADDRESS: 4003 SW 4TH ST
ANKENY, IA 50023

OWNER:
DYERSVILLE INDUSTRIES INC
ADDRESS: 1520 2ND AVE, SE
DYERSVILLE, IA 52040

ENGINEER:
MCCLURE ENGINEERING COMPANY
CONTACT: BRYCE ACHEN, P.E.
ADDRESS: 2229 E GRANTVIEW LANE, SUITE 2
CORALVILLE, IA 52241

LEGEND

SS	EXISTING SANITARY SEWER
FM	EXISTING SANITARY SEWER FORCE MAIN
ST	EXISTING STORM SEWER
W	EXISTING WATER LINE
E	EXISTING UNDERGROUND ELECTRIC
OHE	EXISTING OVERHEAD ELECTRIC
C	EXISTING UNDERGROUND COMMUNICATIONS
OHC	EXISTING OVERHEAD COMMUNICATIONS
T	EXISTING UNDERGROUND TELEPHONE
OHT	EXISTING OVERHEAD TELEPHONE
FO	EXISTING UNDERGROUND FIBER OPTIC
OHFO	EXISTING OVERHEAD FIBER OPTIC
CA	EXISTING UNDERGROUND CABLE
QHCA	EXISTING OVERHEAD CABLE
G	EXISTING GAS
949	EXISTING SUBDRAIN
950	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPERTY LINE
	SECTION LINE
E	EASEMENT
D	EXISTING FENCE
	EXISTING EDGE OF TREES
W	NEW STORM SEWER LINE
W	NEW WATER SERVICE LINE
SS	NEW SANITARY SEWER LINE
949	PROPOSED MINOR CONTOUR
950	PROPOSED MAJOR CONTOUR

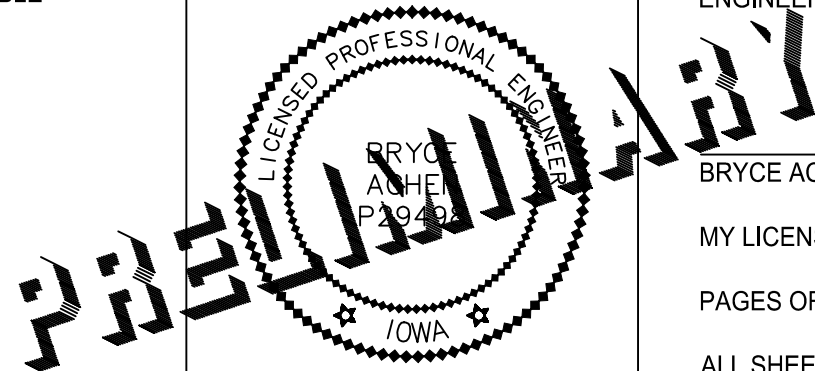
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRYCE ACHEN, PE NO. P29498 DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL: _____

ALL SHEETS _____



STORM SEWER

	BEEHIVE INTAKE (SIZE VARIES)
	DOUBLE CURB INTAKE
	DOUBLE CURB INTAKE W/MANHOLE LEFT
	DOUBLE CURB INTAKE W/MANHOLE RIGHT
	DRAINAGE INTAKE
	FLARED END SECTION (SIZE VARIES)
	SINGLE CURB INTAKE
	SINGLE CURB INTAKE W/MANHOLE
	STAND PIPE
	STORM SEWER CLEANOUT
	STORM SEWER MANHOLE
	OPEN SIDED AREA INTAKE (SIZE VARIES)

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

ELECTRIC

	BREAKER BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	GAS MARKER
	GAS METER
	GAS VALVE

SANITARY SEWER

	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE

MONUMENTS

	BENCHMARK
	BENCHMARK (TEMPORARY)
	CONTROL POINT
	CUT X FOUND
	CUT X SET
	MONUMENT FOUND (FIRST TYPE)
	MONUMENT FOUND (SECOND TYPE)
	MONUMENT SET (FIRST TYPE)
	MONUMENT SET (SECOND TYPE)
	SECTION CORNER FOUND
	SECTION CORNER SET
	T POST
	WOODEN POST

TELECOMMUNICATIONS

	TELECOM HANDHOLE
	FIBER OPTIC MARKER
	TELECOM MANHOLE
	TELEPHONE PEDESTAL
	TV/CABLE PEDESTAL
	CONIFEROUS TREE (SIZE VARIES)
	DECIDUOUS TREE (SIZE VARIES)
	SHRUB (SIZE VARIES)
	TREE STUMP (SIZE VARIES)
	TREE (DEAD)

VEGETATION

WATER

	CURB STOP
	FIRE HYDRANT
	IRRIGATION VALVE
	POST INDICATOR VALVE
	WATER MANHOLE
	WATER MARKER
	WATER SPIGOT
	WATER VALVE
	WATER VALVE MANHOLE
	YARD HYDRANT

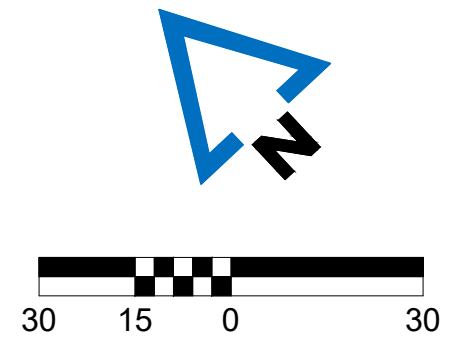


McCLURE
2229 E Grantview Ln Suite 2
Coralville IA 52241
P 319-626-9090

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Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
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North Kansas City, MO
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AUTHORITY NO. 26887



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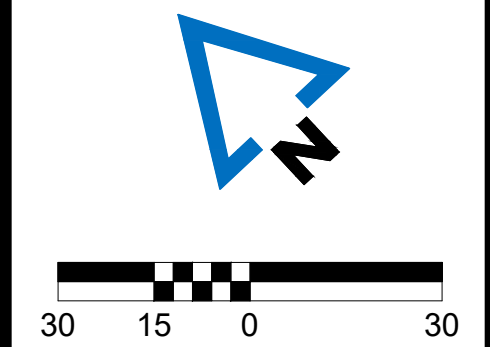
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COVER SHEET

DRAWING NO.
01 OF 04

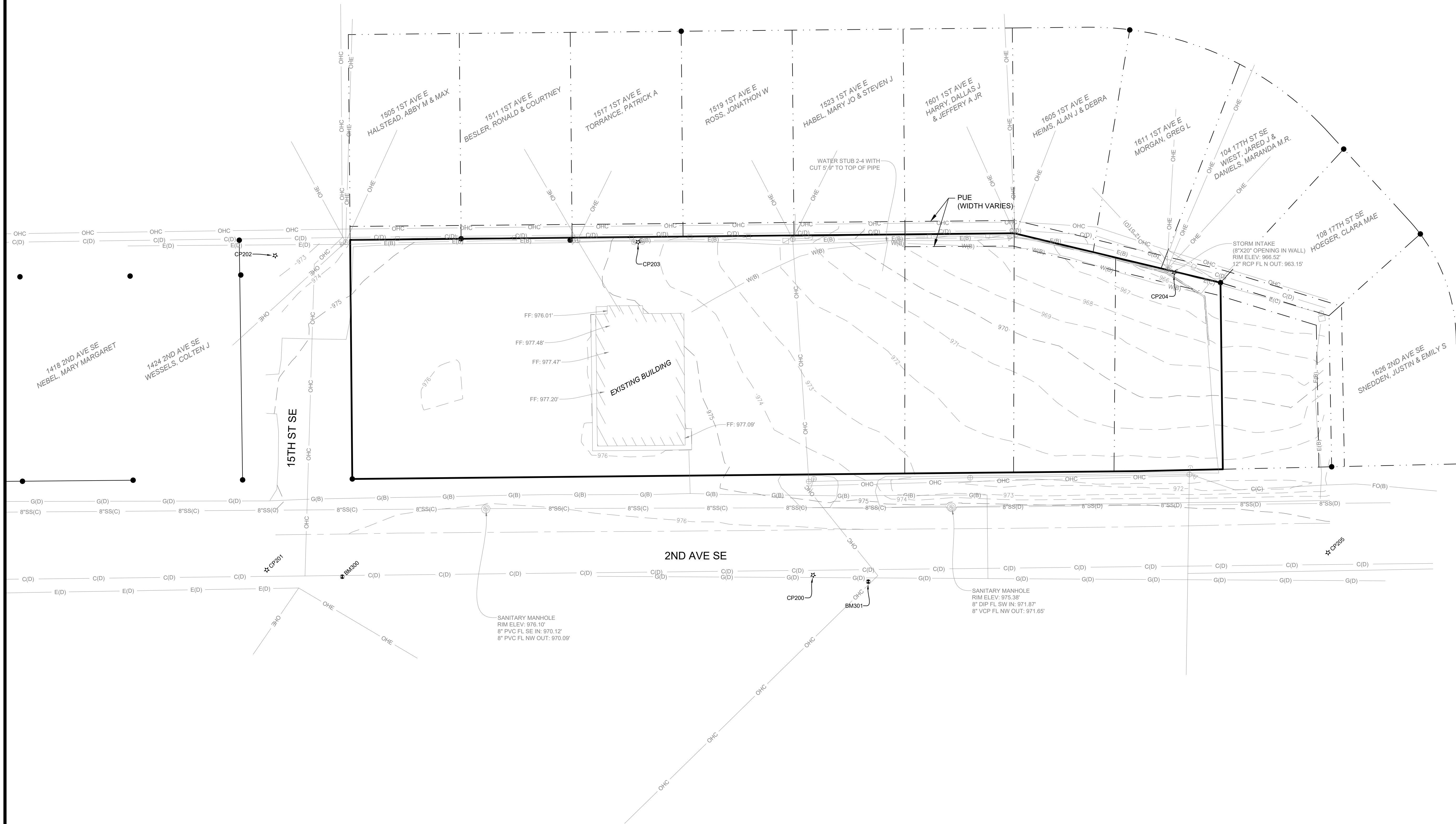
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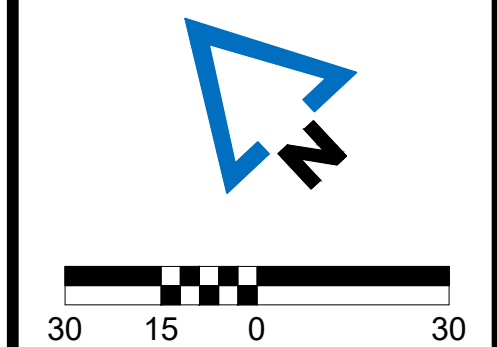
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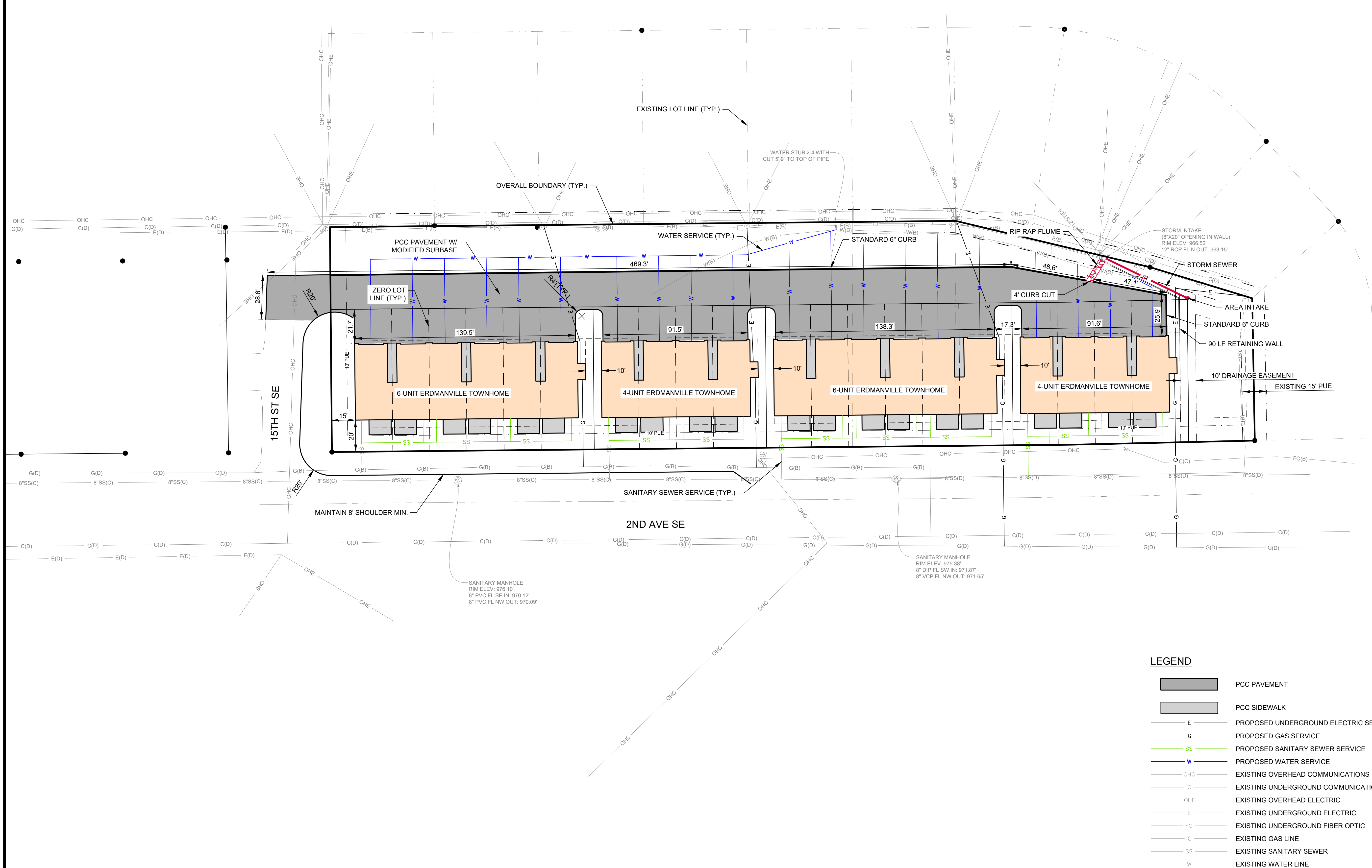
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1520 2ND AVENUE SE
DYERSVILLE, IA 52040
EXISTING CONDITIONS





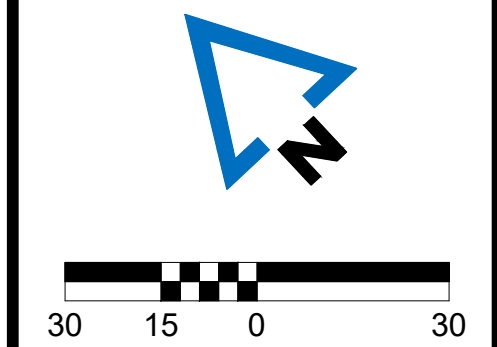
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SITE PLAN



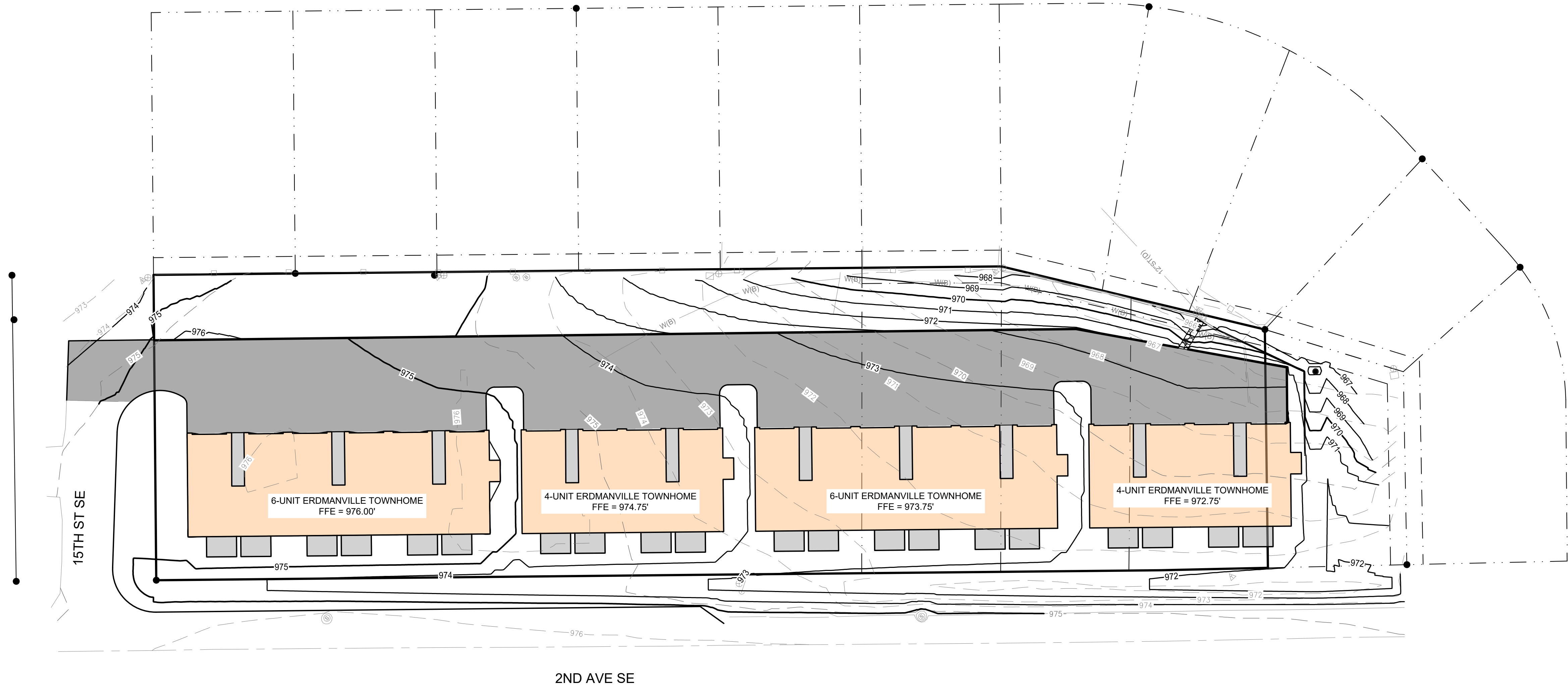
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2ND AVENUE MULTIFAMILY
1520 2ND AVENUE SE
DYERSVILLE, IA 52040
GRADING PLAN



LEGEND	
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED 5' CONTOUR