

Grimes Planning and Zoning Commission

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
Phone | 515.986.4050
www.grimesiowa.gov

**Commission Members | Scott Almeida, Russ Lickteig, Craig Patterson, Danielle Smid, Courtney Strutt Todd
Council Liaison | Andrew Borcharding**

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Planning and Zoning Commission December 6, 2022 In Person at Grimes Community Complex, 410 SE Main Street, Room 202

Any person wishing to speak at the meeting will need to attend in person. Below is the Zoom information for those who wish to listen in on the meeting only.

Join Zoom Meeting

<https://us06web.zoom.us/j/88311493505?pwd=enFlb3FvSi8wYVlmcFFkOEJwZFBVZz09>

Meeting ID: 883 1149 3505

Passcode: 1234

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Scott Almeida, Russ Lickteig, Craig Patterson, Danielle Smid, Courtney Strutt Todd, Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Project # 22-1038: Rider Logistics Center Plat 1 – Final Plat
2. Project # 22-1039: M-Keds Home Place Plat 5 – Final Plat

REPORTS

1. Department Update
2. Council Liaison Update
3. Old Business
4. New Business

ADJOURNMENT



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, November 1, 2022 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson (via Zoom), Danielle Smid, Courtney Strutt-Todd, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Molly Mannel, Rachel Greving

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Lickteig, Second by Strutt-Todd, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 5-0

2. APPROVAL OF THE MINUTES

Motion by Smid, Second by Lickteig, to approve the minutes from the October 4, 2022 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

Project #22-1035: Brookside Village – Site Plan

Staff member Mannel presents the details of the project. The applicant is requesting approval of a site plan for Brookside Village Plat 1, which will allow for the construction of a roadway connection, multi-family townhomes and apartments, and a clubhouse. The site will consist of two residential lots that will contain a total of 323 rental units. The site was previously zoned as A-1 and has now been rezoned to R-3 Medium and PUD. The site also lies within the Highway 141 Mixed Use Development Corridor District. Staff recommends approval.

Joel Jeanblanc of 1208 NE Silkwood Street asked questions pertaining to if the townhomes would be rental, the distance between the existing residential neighborhood, if existing trees would stay, if there would be any flooding concerns relating to the project, if there is a development schedule, and if the roads would be completed before construction. Staff and the applicant answered all questions.

Kim Nelson of 2201 NE Beaverbrooke Boulevard asked about access to 78th Street and the possibility of increased traffic through the existing neighborhood. Staff responded to all questions.

The Commission discussed the proposal and asked questions of staff and the applicant.

Motion by Strutt-Todd, Second by Smid to approve Brookside Village – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #22-1036: Brookside Village Plat 1 – Final Plat

Staff member Mannel presents the details of the plat. The applicant is requesting approval of a final plat for Brookside Village Plat 1, which will allow for the future subdivision of the 31.64-acre property. The plat consists of four lots and two outlots for commercial and residential use. Staff recommends approval.

Motion by Lickteig, Second by Strutt-Todd to approve Brookside Village Plat 1 – Final Plat

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #22-1037: Slim Chickens – Site Plan Amendment

Staff member Mannel presents the details of the project. The applicant is requesting approval of a site plan amendment for Slim Chickens restaurant. The site used to be the location of the old Burger King, whose site plan was approved back in 2013. The site consists of one lot. It is currently zoned as C-2 and lies within Zone 1 of the Highway 141 Mixed Use Development Corridor District. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff.

Motion by Smid, Second by Lickteig to approve Slim Chickens – Site Plan Amendment

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Project #21-1009: Grimes Plex – Site Plan

Staff member Martin presents the details of the project. The City is requesting approval of the site plan for the Grimes Plex, a 45-acre synthetic turf sports complex, generally located west of NE Heritage Drive in the Hope Commercial district. The property is zoned R-4 as part of the Hope Commercial PUD and is not located within an overlay district. Staff recommends approval.

Matt Osterkamp of 712 NE 9th Street asked if there would be any impact on the existing trail by Lion's Park and about light pollution. Staff answered all questions.

Craig Saddoris of 712 NE 6th Street asked questions relating to the fencing and if the facility would be open to the public. Staff responded to all questions.

Leroy Edge of 900 NE 12th Street asked about the lighting in the parking lots as well as traffic through the neighborhood. Staff answered all questions.

The Commission discussed the proposal and asked questions of staff and the applicant.

Motion by Patterson, Second by Strutt-Todd to approve Grimes Plex – Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

General Regulations Amendment Discussion #4

Staff member Pfaltzgraff presents the details of proposed amendments to the general regulations for home occupation.

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting December 6, 2022**

Meeting is adjourned at 6:57 p.m.

Chairperson Signature

Clerk Signature

**Project # 22-1038: Rider Logistics Center Plat 1 –
Final Plat**

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: December 6, 2022
RE: Rider Logistics Center Plat 1 – Final Plat

GENERAL INFORMATION:

Applicant:

ATI Group

Requested Action

Final Plat

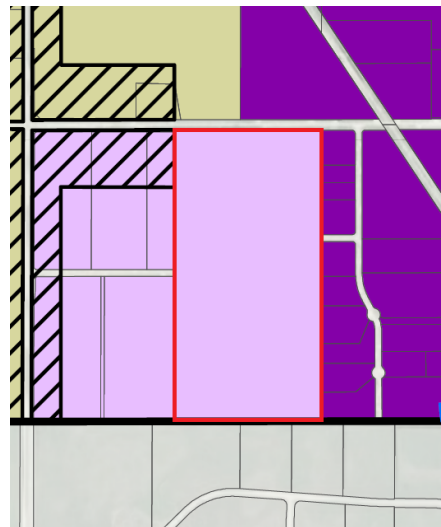
Location

Located south of SE 37th Street and east of Prairie Business Park

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	Business Park	M-1A
North	Vacant/Heavy Industrial	Business Park/General Industrial	A-1/M-3
South	Vacant	Urbandale	Urbandale
East	Heavy Industrial	General Industrial	M-3
West	Light Industrial	Business Park	M-1A

BACKGROUND:

The applicant is requesting approval of a final plat for Rider Logistics Center, which will allow for the subdivision of the 78-acre property. The plat will consist of one lot for industrial development, where the first building is currently under construction, one outlot for future development, and two public street lots to be dedicated to the City for portions of SE Park Drive and SE 41st Street.

ANALYSIS:

The final plat is consistent with the preliminary plat. All appropriate easements for utilities are provided. In addition, a sign easement is proposed at the intersection of SE 37th St and SE Park Drive for future development signage.

Lot 1 will have three access points: one from SE 37th Street, SE Park Drive, and SE 41st Street. A future access point will be provided along SE Park Drive with Phase 2 of the development. The construction of SE Park Drive and SE 41st Street will be phased. Therefore, additional right-of-way will be dedicated to the City with future plats.

Sanitary sewer for the development will be extended along SE 37th Street and from an existing sewer to the east within the Gateway Commerce development. Water for the development will be provided along SE 41st Street and SE Park Drive. All utilities will be in place to serve Lot 1. Additional utility construction will occur with future phases to serve the future proposed lots. Detention within the development will be handled via individual basins on each lot.

As part of the final plat process, the developer will enter into an agreement with the City to ensure completion of the remaining public improvements within the development.

STAFF RECOMMENDATION:

Staff would recommend approval of the Rider Logistics Center Plat 1 final plat subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~November 2, 2022~~

~~November 17, 2022~~

November 28, 2022

McClure Engineering

Attn: Trent Smith

1360 NW 121st Street

Clive, IA 50325

RE: Rider Logistics Center Plat 1 Final Plat

Dear Mr. Smith:

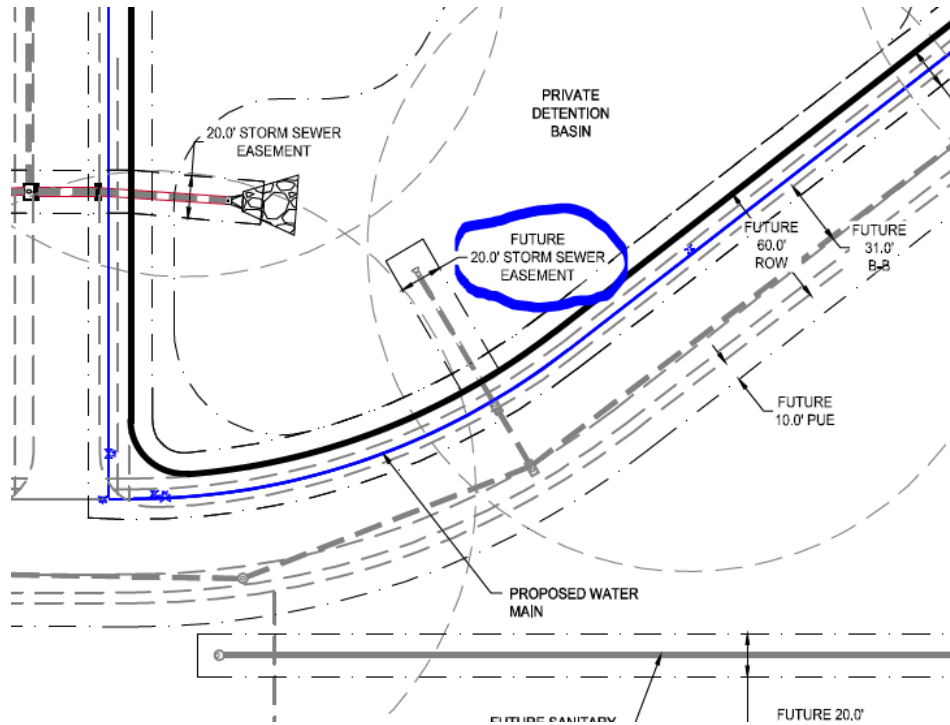
The Development Services Department is in receipt of a proposed Final Plat for Rider Logistics Center Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Please revise plat title to include Plat 1.~~
- ~~2. Include the entire property as part of the plat. The remainder of the property should be an outlet.~~
- ~~3. There are several owners for the remainder of the property. They will need to consent to the plat and execute all appropriate legal documents.~~
- ~~4. Label Lot 1 address—3901 SE Park Drive~~
- ~~5. Revise legal description to include entire Rider Logistics property.~~
- ~~6. Add a note that Lot A, B, & C will be dedicated to the City of Grimes.~~
- ~~7. Please label Lot 1 area in square feet as well.~~
- ~~8. Label street names for Lot B & C. Lot B—SE Park Drive. Lot C—SE 41st Street.~~
- ~~9. Label adjacent plats to the west and south.~~

10. ~~Revise the 20' sanitary sewer easement at the SW corner of Lot 1 to be storm sewer easement.~~

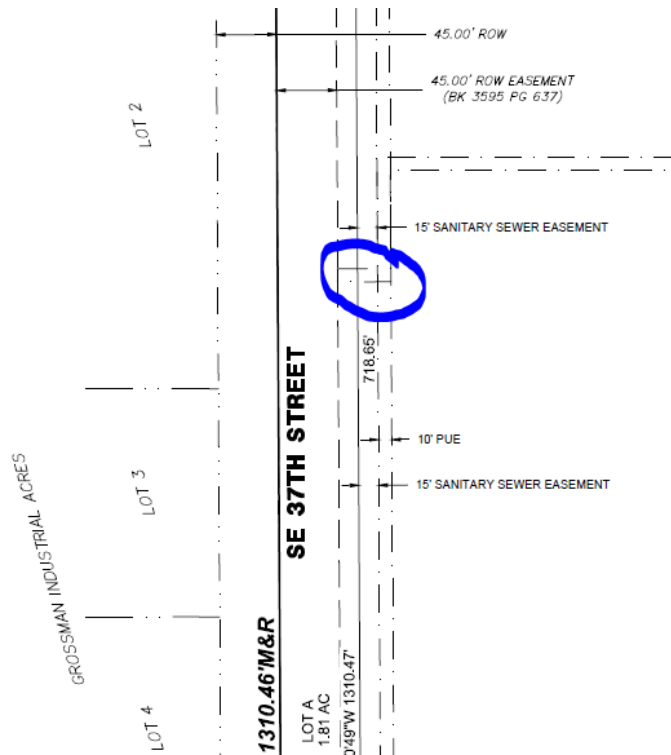
11. ~~Provide 20' storm sewer easement off of SE 41 St at the SW corner of Lot 1 as shown on the construction drawings. Please add easement shown below.~~



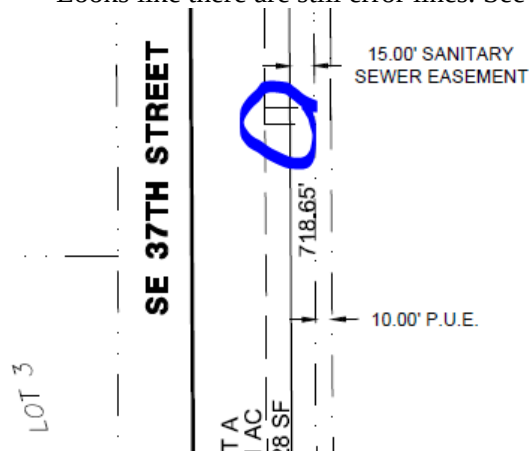
12. ~~Please show the 15-foot sanitary sewer easement along SE 37th Street on the west side of the SE Park Dr ROW.~~

13. ~~Please label the 20' water main easement along the west side of Lot 1.~~

14. ~~What are the two lines perpendicular to the easement lines? Are these an error?~~



~~Looks like there are still error lines. See below~~



15. The roadway fee for SE 37th St will be due at site plan acceptance. The prorated fee per acre for Lot 1 is \$34,580.58.
 - a. Total amount due for road = $1310.47 \times \$120 = \$157,256.40$
 - b. Total project acreage = 79.4 acres
 - c. Amount due per acre = \$1,980.56
 - d. Plat 1 platted acreage = 17.46 acres
 - e. Amount due with Lot 1 site plan = \$34,580.58
 - f. Total due for remainder of project = \$122,675.82

Legal Comments: All final legal documents need to be complete and turned in to the City 2 weeks prior to the Council meeting

1. Title opinion
2. Consent(s) to Plat
 - a. Owner consent – required for all owners of the property
 - b. Mortgagee consent (if applicable)
3. Treasurer's Certificate
4. County Subdivision Name Approval
5. ~~Legal description in Word format~~
6. Easement documents and legal descriptions
 - a. Please provide easement documents
 - b. ~~Please revise sanitary sewer legal description within Outlot Z~~
 - c. ~~Please provide storm sewer description along SE 41st St. See comment #11.~~
7. Declaration and Covenants, Restrictions and Easements
8. Warranty Deed for street lots A, B & C
9. Executed Mid-American Energy electric and Black Hills gas distribution agreement
Please provide agreement for street light installation.
10. Agreement to Complete for remaining/incomplete improvements with performance bond – staff will prepare the agreement
11. 4-year maintenance bond for all public improvements (paving and utilities)
12. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.
13. Ensure all property owners have executed all appropriate legal documents.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~November 8, 2022~~
November 28, 2022

(1 PDF of Final Plat and Legals)

PLANNING & ZONING: December 6, 2022 at 5:30

COUNCIL MEETING: TBD at 5:30

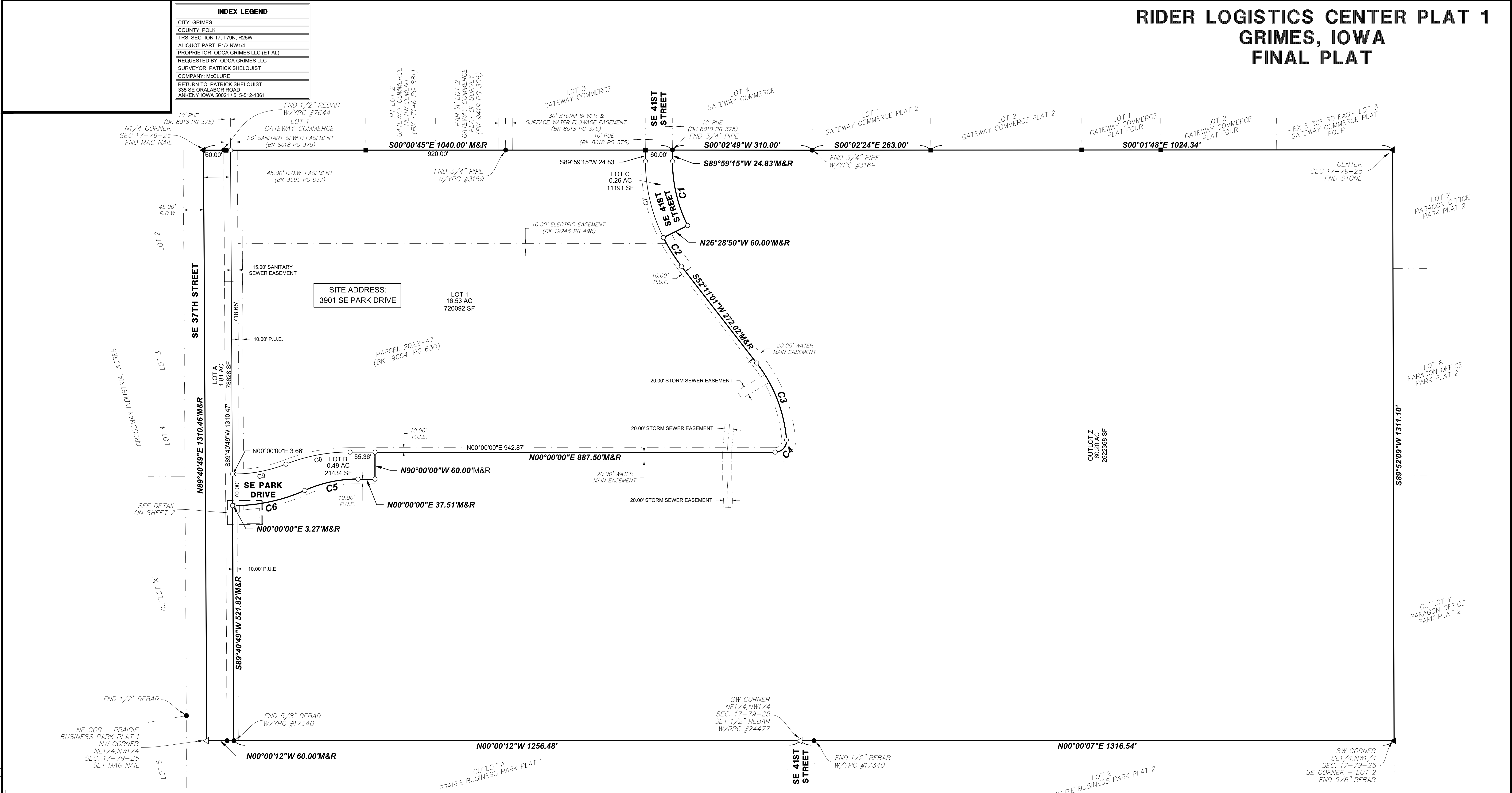
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

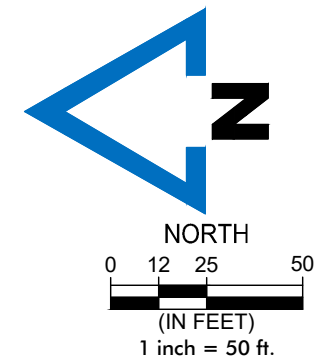
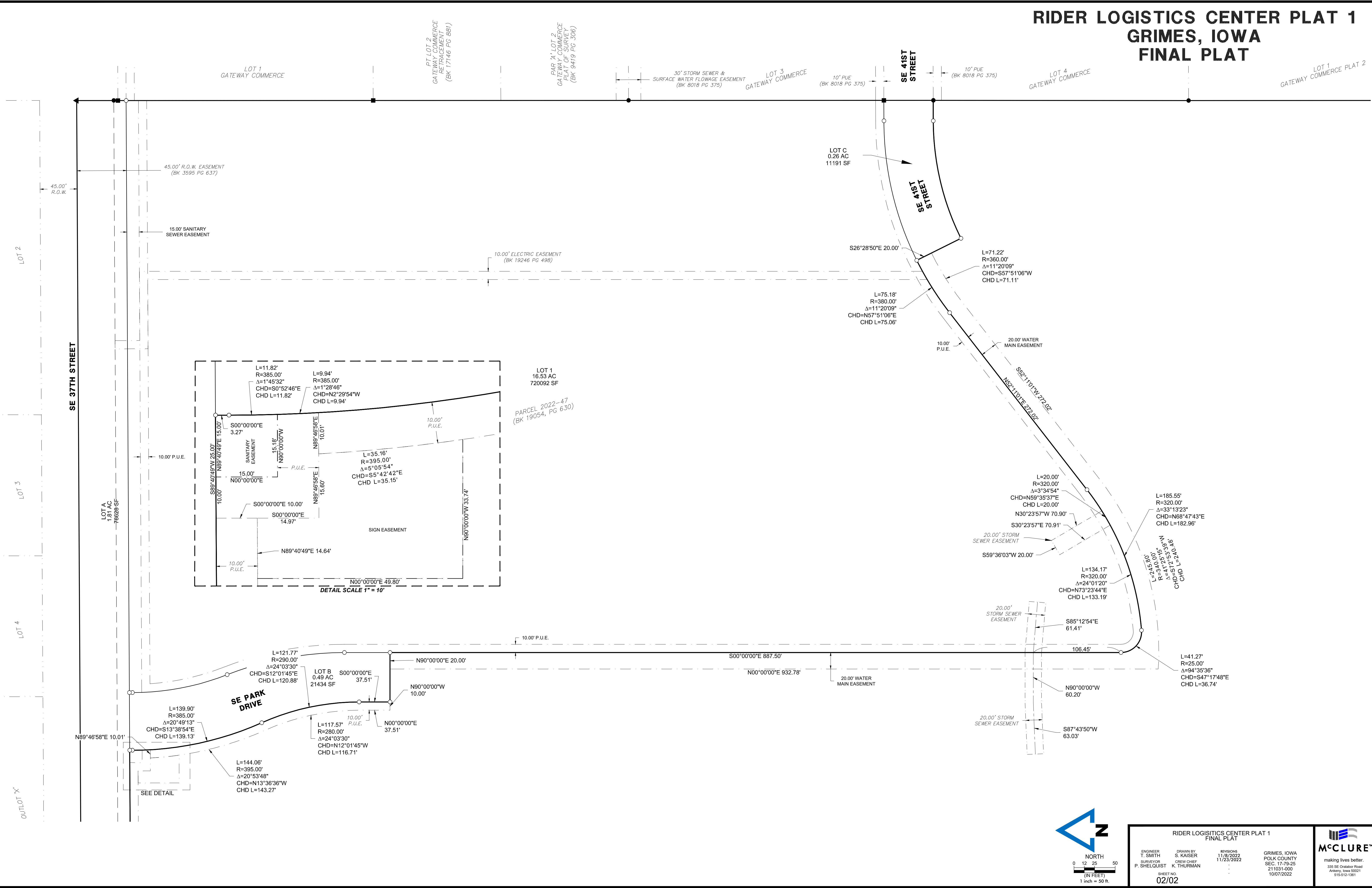
Evann Martin
Assistant Planner

RIDER LOGISTICS CENTER PLAT 1
GRIMES, IOWA
FINAL PLAT

INDEX LEGEND
CITY: GRIMES
COUNTY: POLK
TRS: SECTION 17, T79N, R25W
ALQUOT PART: E1/2 NW1/4
PROPRIETOR: ODC GRIMES LLC (ET AL)
REQUESTED BY: ODC GRIMES LLC
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
RETURN TO: PATRICK SHELQUIST 335 SE ORALABOR ROAD ANKENY IOWA 50021 / 515-512-1361



RIDER LOGISTICS CENTER PLAT 1
GRIMES, IOWA
FINAL PLAT



RIDER LOGISTICS CENTER PLAT 1 FINAL PLAT			
ENGINEER T. SMITH	DRAWN BY S. KAISER	REVISIONS 11/8/2022	GRIMES, IOWA POLK COUNTY SEC. 17-79-25
SURVEYOR P. SHELQUIST	CREW CHIEF K. THURMAN	11/23/2022	211031-000 10/07/2022
SHEET NO. 02/02		making lives better. 335 SE Orator Road Ankeny, Iowa 50021 515-512-1361	

DRAWING PARTIAL: 11/15/2022 10:50 AM - Drawn: Survey: 11/15/2022 10:50 AM - Final: Plat: 11/15/2022 10:50 AM - Final: Plat: 11/15/2022 10:50 AM - Final: Plat: 11/15/2022 10:50 AM

**Project # 22-1039: M-Keds Home Place Plat 5 –
Final Plat**

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: December 6, 2022
RE: M-Keds Home Place Plat 5 – Final Plat

GENERAL INFORMATION:

Applicant:

M-Keds Ltd II

Requested Action

Final Plat

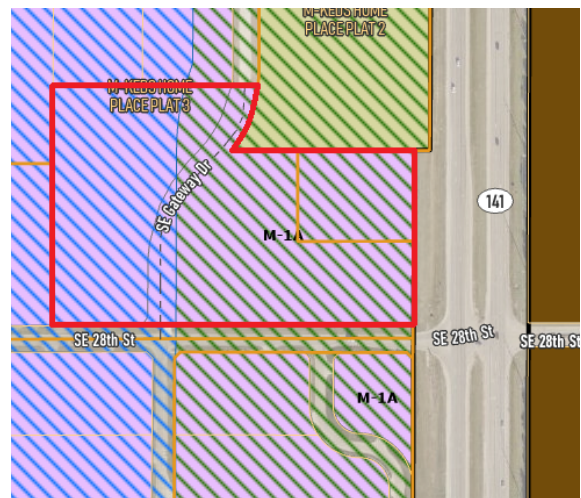
Location

Generally located at the northwest corner of SE 28th Street and Highway 141

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 2	M-1A
North	Estate Residential	Mixed Use 2	A-1
South	Commercial	Mixed Use 2	M-1A
East	Mobile Home Park/Hwy 141	Mobile Home Park	R-5
West	Vacant/Industrial	Light Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of a final plat for M-Keds Home Place Plat 5, which will allow for the subdivision of the 11-acre property. The plat will consist of six lots for commercial or light industrial development, one outlot for the regional detention basin, and one public street lot to be dedicated to the City for the newly constructed portion of SE Gateway Drive.

ANALYSIS:

The development will have access to SE 28th Street and SE Gateway Drive. Shared driveway locations are identified on the plat with ingress/egress easement. Each individual lot will be responsible for constructing sidewalks along the public streets.

Water and sanitary is available along SE Gateway Drive and SE 28th Street. Private utilities have also been extended internal to the develop to ensure each lot has utility service. Detention within the development will be handled via individual basins on each lot. All appropriate easements for utilities, stormwater, and ingress/egress are provided.

STAFF RECOMMENDATION:

Staff would recommend approval of M-Keds Home Place Plat 5 final plat subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~November 2, 2022~~

~~November 18, 2022~~

November 29, 2022

Abaci Consulting, Inc.

Attn: Mark McMurphy

3000 SE Grimes Blvd, Suite 800

Grimes, IA 50111

RE: M-Keds Home Place Plat 5 Final Plat

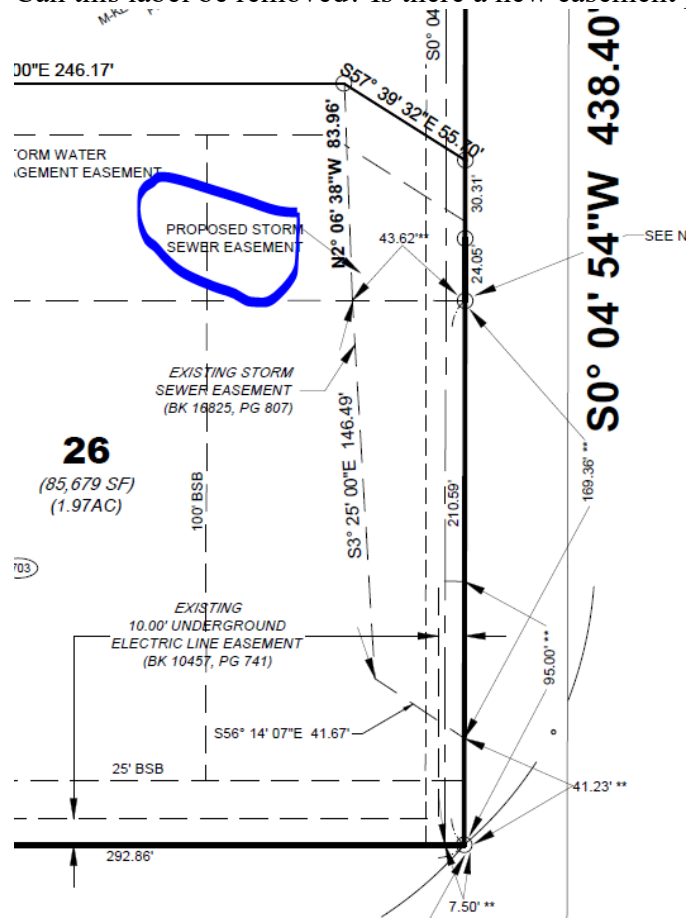
Dear Mr. McMurphy:

The Development Services Department is in receipt of a proposed Final Plat for M-Keds Home Place Plat 5. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Revise the plat name to Plat 5. Plat 4 was recorded earlier this year.~~
- ~~2. Revise SE 25th Street to SE 28th Street.~~
- ~~3. Johnson Drive is now SE Grimes Blvd. Please revise.~~
- ~~4. Please reference the development agreement book and page under the zoning section.~~
- ~~5. Please update addresses~~
 - ~~a. Lot 22 2650 SE Gateway Drive~~
 - ~~b. Lot 23 2700 SE Gateway Drive~~
 - ~~c. Lot 24 2750 SE Gateway Drive~~
 - ~~d. Lot 25 2755 SE Gateway Drive~~
 - ~~e. Lot 26 1705 SE 28th Street~~
 - ~~f. Lot 27 2705 SE Gateway Drive~~
- ~~6. Label the lot numbers to be Lot 1-6.~~
- ~~7. Label book and page for the existing sanitary sewer easements in street lot A and label easements on the plat.~~

8. ~~Can this label be removed? Is there a new easement proposed?~~

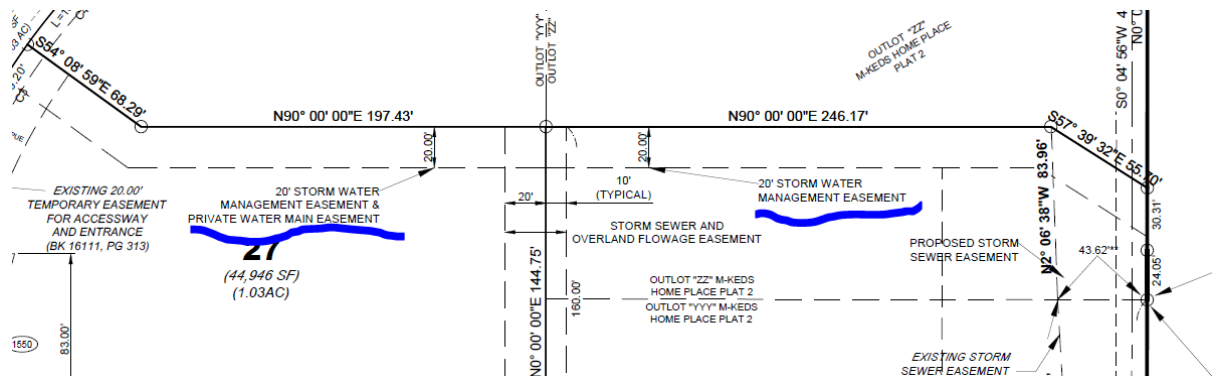


9. ~~Label the width of the storm sewer and overland flowage easement within the easement title.~~

10. ~~Please label all dimensions of the shared access easements.~~

11. ~~Verify that the shared access easements are the appropriate size. They all should probably be deeper into the lots. For example, based on the rezone concept, it looks like the easement for Lot 25 & 27 and Lot 25 & 26 should be deeper to account for 10' parking setback, 24' drive aisles, 18' deep parking stalls. The easement at Lot 23 & 24 should be similar.~~

12. ~~Should these easements be labeled with the same title?~~



~~13. What is the purpose of note 5-8. Can these be removed?~~

~~14. Please provide \$2000 plat fee.~~

15. Label the 30' PUE as existing.

16. Label access easements as private.

17. Is access through each lot contemplated in a covenant/declaration? Or is access just intended to be shared at the entrances?

18. Please label public storm sewer easement for the sewer running from Gateway into the basin.

Legal Comments:

1. Title opinion
- ~~2. Consent(s) to Plat~~
 - ~~a. Owner consent~~
 - b. Mortgagee consent (if applicable)
3. Treasurer's Certificate
4. County Subdivision Name Approval
- ~~5. Legal description in Word format~~
6. Easement documents and legal descriptions
 - a. Storm sewer easement There should be a public and private easement. The easement along Highway 141 is public. The easement on lot 26 & 27 is private.

- b. Stormwater management easement **Please provide. Attached is an example.**
 - ~~c. Private water main~~
 - ~~d. Shared access/driveway easement~~
 - e. Overland flowage easement **This easement needs to be private. Please revise accordingly.**
 - ~~f. Public utility easement~~
7. Declaration and Covenants, Restrictions and Easements
- ~~8. Warranty Deed for street~~
9. Executed Mid-American Energy electric and Black Hills gas distribution agreement
Provide Mid American agreement
10. Agreement to Complete with performance bond (if applicable)
11. 4-year maintenance bond
- ~~12. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

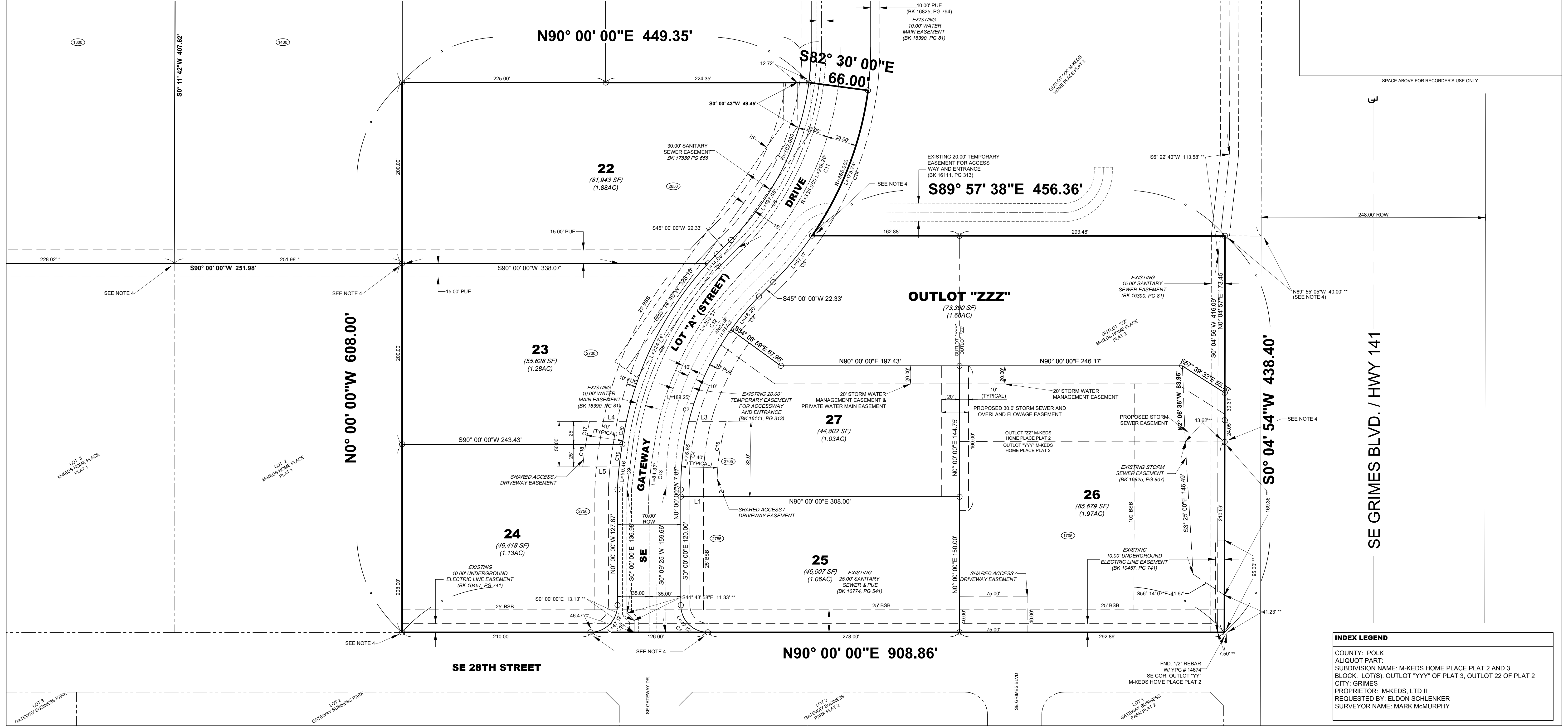
SUBMITTAL DATE:	November 8, 2022 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	December 6, 2022 at 5:30
COUNCIL MEETING:	TBD at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

M-KEDS HOME PLACE PLAT 5



INDEX LEGEND	
COUNTY:	POLK
ALLOT PART:	
SUBDIVISION NAME:	M-KEDS HOME PLACE PLAT 2 AND 3
BLOCK:	LOT(S): OUTLOT 'YYY' OF PLAT 3, OUTLOT 22 OF PLAT 2
CITY:	GRIMES
PROPRIETOR:	M-KEDS, LTD II
REQUESTED BY:	ELDON SCHLENKER
SURVEYOR NAME:	MARK McMURPHY

LEGAL DESCRIPTION

OUTLOT 'ZZ', M-KEDS HOME PLACE PLAT 2, OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA AND OUTLOT 'YYY', M-KEDS HOME PLACE PLAT 3, OFFICIAL PLAT, GRIMES, POLK COUNTY, IOWA. SAID PARCEL CONTAINS 11.06 ACRES.

SURVEYOR'S NOTES

1) ALL CORNER MONUMENTS INDICATED AS SET HAVE BEEN PLACED IN THE GROUND. THE SURVEYOR DOES NOT GUARANTEE THESE WILL NOT BE DISTURBED/DESTROYED. CONTACT ABACI CONSULTING FOR CONFIRMATION OF MONUMENT LOCATIONS.

2) 'LOT A' (STREET) WILL BE DECEDED TO THE CITY OF GRIMES.

3) SEE ALSO, M-KEDS HOME PLACE PLAT 2 (BK 16825, PG 794).

4) THE FOUND MONUMENT IS A 1/2 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP #14674.

5) THAT PART OF THE EXISTING SANITARY SEWER EASEMENT OF PARCEL 'A' AS RECORDED AT BOOK 15841, PAGE 303 WHICH IS LOCATED WITHIN LOT A (STREET) AND OR LOT B (STREET) WILL BE MERGED INTO FEE TITLE WITH THE FILING OF THIS PLAT.

6) THAT PART OF THE EXISTING SANITARY SEWER EASEMENT AS RECORDED AT BOOK 17559, PAGE 668 WHICH LIES WITHIN LOT A (STREET) WILL BE MERGED INTO FEE TITLE WITH THE FILING OF THIS PLAT.

7) THAT PART OF THE EXISTING 10.00 FOOT WATER MAIN EASEMENT (BK16390, PG 81) WHICH LIES WITHIN LOT A (STREET) WILL BE MERGED INTO FEE TITLE WITH THE FILING OF THIS PLAT.

8) THAT PART OF THE EXISTING 20.00 FOOT TEMPORARY EASEMENT FOR ACCESS WAY AND ENTRANCE (BK16111, PG 313) WHICH LIES WITHIN LOT 'A' (STREET) WILL BE MERGED INTO FEE TITLE WITH THE FILING OF THIS PLAT.

9) ANY FUTURE DEVELOPMENT OF THESE LOTS MUST CONSIDER EASEMENT RESTRICTIONS IN ADDITION TO BUILDING SETBACKS (BSBS).

ZONING NOTES

Z1) THE EXISTING ZONING APPLICABLE TO LOTS 22-27 IS M-1A 'COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT'.

Z2) LOTS SUBJECT TO THE 'HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT' REGULATIONS ARE: ZONE 1: 22,23,25,26 AND 27. ZONE 2: 24.

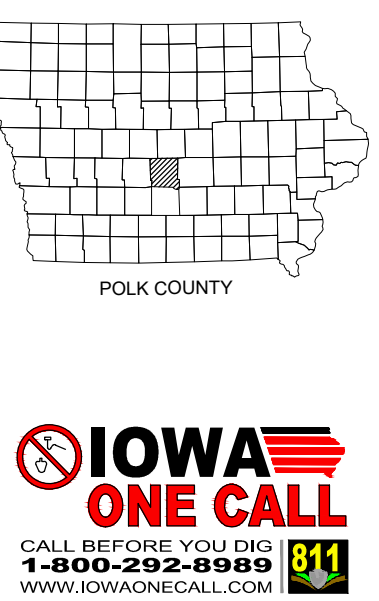
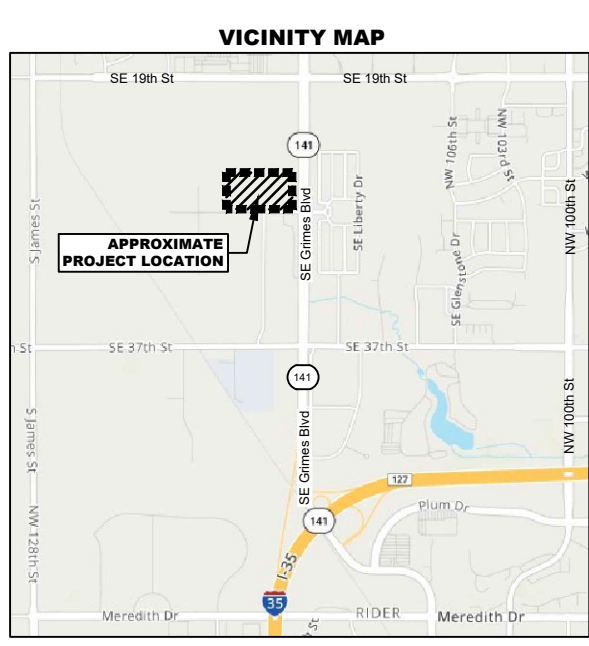
Z3) THESE LAND IS SUBJECT TO THE 'M-KEDS HOME PLACE DEVELOPMENT AGREEMENT' FILED FOR RECORD AT BOOK 19156, PAGE 699 POLK COUNTY RECORDERS' OFFICE.

Curve Table					Curve Table						
Curve #	Length	Radius	Chord Length	Chord Direction	Delta	Curve #	Length	Radius	Chord Length	Chord Direction	Delta
C1	47.12	30.00'	42.43'	S44° 59' 58"E	89° 59' 56"	C10	47.12	30.00'	42.43'	N45° 00' 00"E	90° 00' 00"
C2	188.25	300.00'	185.18'	S17° 28' 15"W	35° 57' 14"	C11	219.28	335.00'	215.36'	S26° 15' 01"W	37° 29' 58"
C3	48.20	300.00'	48.15'	S40° 01' 03"W	9° 12' 21"	C12	203.37	333.00'	200.22	S25° 19' 28"W	34° 59' 27"
C4	75.65	300.00'	75.65'	N6° 42' 12"E	14° 20' 09"	C13	84.37	365.37'	84.18'	S3° 28' 38"W	13° 13' 49"
C5	67.11	368.20'	67.02'	N39° 46' 37"E	10° 28' 36"	C14	173.74	368.00'	172.13'	N21° 01' 33"E	27° 03' 03"
C6	197.66	302.00'	194.15'	N26° 15' 01"E	37° 29' 59"	C15	76.09	260.10'	75.82'	S7° 45' 39"W	16° 45' 43"
C7	14.00	368.00'	14.00'	S43° 54' 36"W	2° 10' 48"	C17	19.02	408.00'	19.01'	S9° 16' 32"W	2° 40' 14"
C8	224.74	368.00'	221.26'	S25° 19' 28"W	34° 59' 27"	C18	31.53	409.00'	31.52'	S7° 46' 49"W	4° 25' 02"
C9	50.46	369.00'	50.42'	S6° 10' 57"W	7° 50' 07"	C19	25.26	369.00'	25.25'	N8° 08' 21"E	3° 55' 20"
						C20	25.38	368.00'	25.37'	N9° 48' 16"E	3° 57' 03"

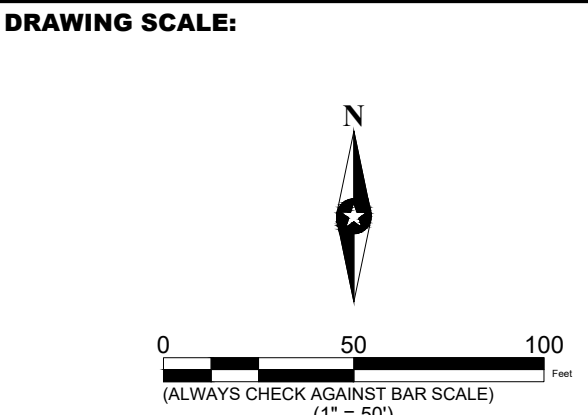
PREVIOUSLY RECORDED DATA	
*RECORDED DISTANCE FROM M-KEDS HOME PLACE PLAT 1 (BK 10774, PG 541) MATCHES THIS MEASURED DISTANCE.	
**RECORDED DISTANCE FROM M-KEDS HOME PLACE PLAT 2 (BK 16825, PG 794) MATCHES THIS MEASURED DISTANCE.	

LINE TABLE		
LINE	DISTANCE	BEARING
L1	40.00'	N90°00'00"E
L2	7.87'	N0°00'00"W
L3	41.41'	N90°00'00"E
L4	40.77'	N90°00'00"E
L5	40.21'	S90°00'00"W

STANDARD LEGEND	
FOUND/EXISTING	SET/PROPOSED
PROPERTY CORNER	CORNER SET W/ 1/2" DIA. I.R. W/ YW CAP #14674
CENTER LINE OF ROAD	
PLAT BOUNDARY LINE	
PLAT LOT LINE	
RIGHT OF WAY (ROW)	
BLDG. SETBACK LINE (BSB)	
PUBLIC UTILITY EASEMENT (PUE)	
EASEMENT LINE	
YELLOW PLASTIC CAP	YPC
CENTERLINE	CL
STREET ADDRESS	(1234)
PLATTED	P



PROJECT INFORMATION:	
ENGINEER/SURVEYOR: MANAGING OFFICE: GRIMES OFFICE: (515) 986-5048 FAX: (515) 986-0568 PROJECT MANAGER: MARK McMURPHY MOBILE: (515) 556-9490 EMAIL: mark@abaciconsulting.com	PROJECT BULK REGULATIONS: BULK REGULATIONS FRONT YARD BSL 25' SIDE YARD BSL NONE REAR YARD BSL 25' *SEE ZONING ORDINANCE FOR CONDITIONAL MODIFICATIONS. SEE ALSO, ZONING NOTES AT LEFT.
OWNER/DEVELOPER: ATTN: ELDON SCHLENKER M-KEDS, LTD II 305 N. 4TH STREET P.O. BOX 500 GRIMES, IA 50111 PH: (515) 986-3358	REFERENCE STATEMENT: THIS SURVEYING DOCUMENT WAS PREPARED FOR USE ON THE PROJECT IN ACCORDANCE WITH THE IOWA SURVEYING BOARD'S REQUIREMENTS. ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF ANY RESCUE OR WORK ORDER. UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE CALL SERVICE PHONE 1-800-282-5555. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.



REVISIONS SCHEDULE:	

ABACI CONSULTING, INC.	
CIVIL ENGINEERING - LAND SURVEYING	
3000 SE Grimes Blvd. #800, GRIMES, IA 50111 PH: (515) 986-5048	
PROJECT NO:	15117
DRAWING FILE NO:	15117FP
DRAWN BY:	BLH
DESIGNED BY:	MM
REVIEWED BY:	MM
ISSUE DATE:	
FINAL PLAT	
M-KEDS HOME PLACE PLAT 5	
GRIMES, POLK COUNTY, IOWA	
SHEET NO:	1 of 1