Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
August 5, 2025 @ 5:30 PM
Grimes Community Complex, 410 SE Main Street

Public Comment: If you would like to address the Planning and Zoning Commission during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Planning and Zoning Commission. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Brookside Village PUD Amendment FKA Fagen Property Rezone
2. Brookside Village Plat 2 Preliminary Plat
3. 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, July 1, 2025 at 5:30 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Adam Bunge, Abi Reiland, Council Liaison: Andrew Borcherding

Staff: Alex Pfaltzgraff, Evann Martin, Alivia Hoodjer, Stephanie Moss

Absent: Craig Patterson, Council Liaison: Andrew Borcherding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by BUNGE, Second by LICKTEIG, to approve the agenda
Roll Call: Ayes-All; Nays-0 Motion passes: 4-0

2. APPROVAL OF THE MINUTES

Motion by LICKTEIG, Second by REILAND, to approve the minutes from the JUNE 03, 2025 meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

Heritage at Grimes Plat 8 Final Plat

Staff member Martin presented the details of the final plat. Proposal is to subdivide 5.12 acres into two lots. Lot will have access to NE 18th St and NE Beaverbrooke Blvd. Staff recommends approval.

The Commission discussed the proposal and asked questions of staff.

Motion by LICKTEIG, Second by BUNGE to approve Heritage at Grimes Plat 8 Final Plat

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Council Liaison Borcherding joins the meeting at 5:32PM.

C. PUBLIC AGENDA ITEMS

US Bank Site Plan

Staff member Hoodjer presented the details of the Site Plan. Construction of a 450 Sq Ft building, with 18 parking stalls, dumpster enclosures, and ATM's, on 1.03-acre property. There will be two drive-through lanes with a bypass lane. Attached will be an overhang above the drive-through lanes. Staff recommends approval.

Doug Coffler, Engineer for RSP Architects 1220 Marshall St NE, Minneapolis, MN stated that they did another bank in Waukee with a similar design.

Leroy Edge was present to address the Commission. Edge expressed concern about the traffic and wants to ensure traffic flow is set up.

Staff member Pfaltzgraff responded and advised a traffic impact study was done prior to development.

The Commission discussed the proposal and asked questions of staff.

Motion by REILAND, Second by LICKTEIG to approve US Bank Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

D. PUBLIC AGENDA ITEMS

Lions Park Site Plan

Staff member Hoodjer presented the details of the Site Plan. Redevelopment of park amenities, landscaping, and groundcover. The site is subject to regulations and requirements of FEMA given the site is within a floodplain.

Leroy Edge was present to address the Commission. Edge expressed concern regarding the small amount of green area shown in the plan.

Randall Bench of 805 NE Park St was present to address the Commission. Bench had several questions regarding whether there will be a bridge by the north parking lot, a concrete path, a traffic evaluation, and if kids play structure will be added back.

The Commission discussed the proposal and asked questions of staff.

Motion by BUNGE, Second by REILAND to approve Lions Park Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Next meeting AUGUST 5, 2025

Meeting is adjourned at 6:10 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

August 5, 2025

PROJECT NAME

Brookside Village PUD Amendment

FKA Fagen Property Rezone

APPLICANT

Signature Ernst Holdings, LLC

REQUESTED ACTION

Amend the zoning to change a portion of commercial area to mixed-use

LOCATION

Generally located south of NE Beaverbrooke Blvd, and between Highway 141 and NE Destination Drive

ZONING

R-4 (Brookside Village/Fagen Property Rezone)

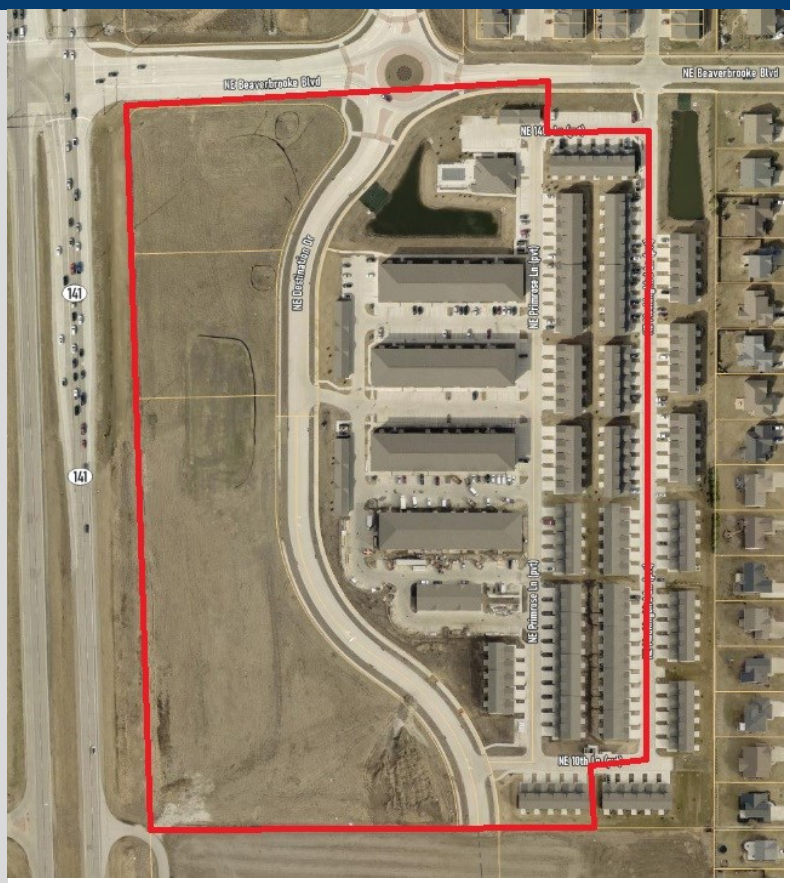
PLANNER

Evann Martin

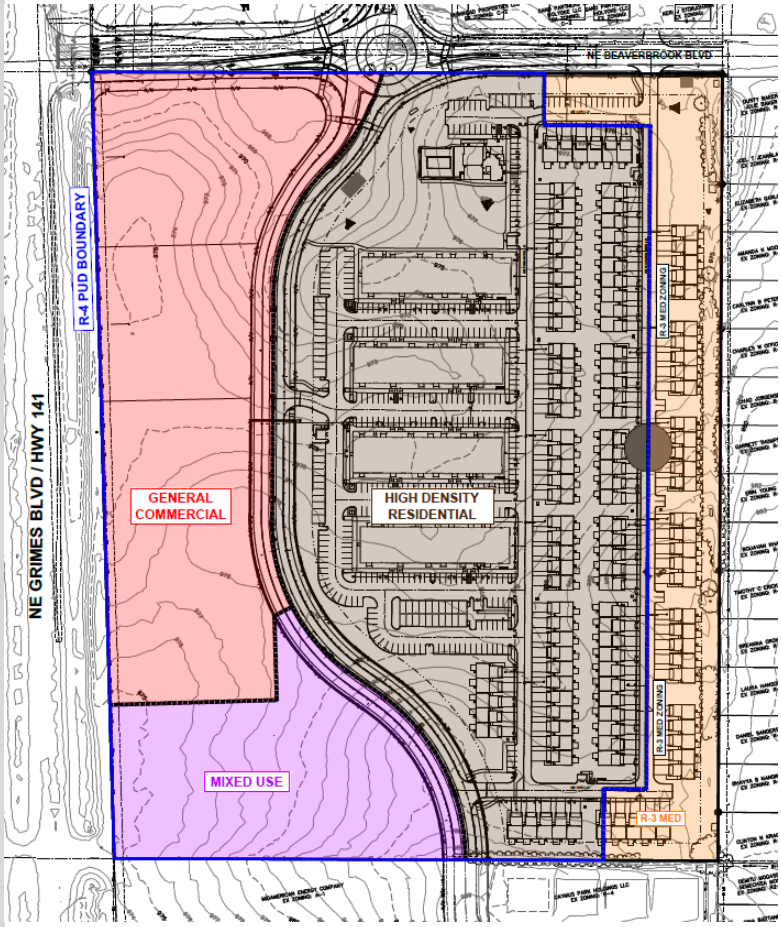
emartin@grimesiowa.gov

515-986-4050

Location Map



Zoning Map



Relation to Comprehensive & Area Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Commercial/Mixed-Use Pending	R-4
North	Vacant	Commercial	R-4
South	Utility	Commercial	A-1
East	Multi-Family	High-density Residential	R-4
West	Highway 141	N/A (Highway 141)	N/A (Highway 141)

PARKS

The Parks and Trails Master Plan shows a trail along NE Destination Drive. The trail was constructed with the NE Destination Drive improvements. No additional parks were planned on the property.

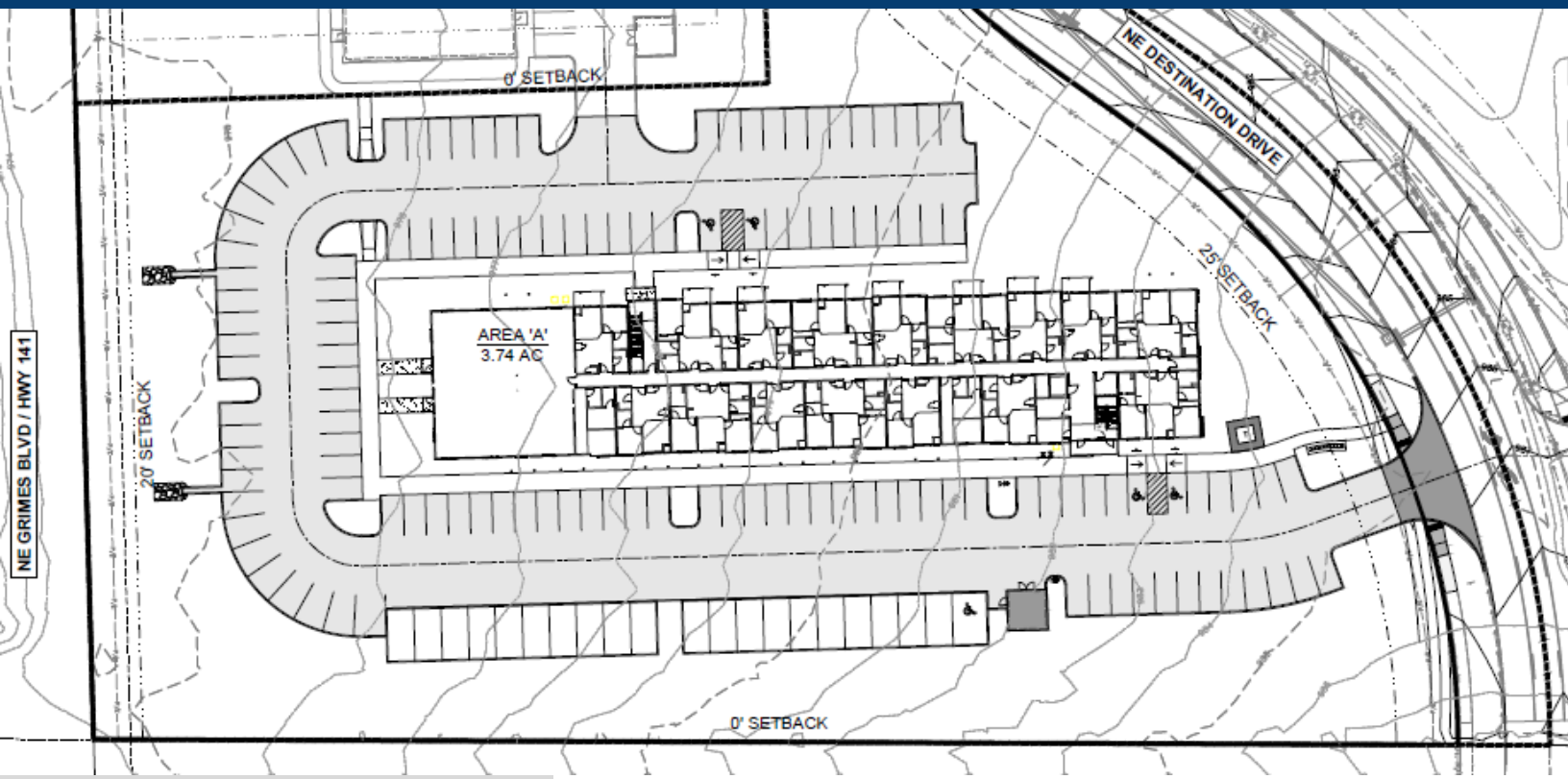
With the original rezone, known as the Fagen Property rezone, the developer provided fee in lieu of land dedication to be used for improvements to North Pointe Park. This site is currently zoned commercial. Upon approval of the zoning amendment to provide mixed-use at the southwest corner of the zoning area, additional fee in lieu will be provided to be used for North Pointe Park.

The Parks and Recreation Advisory Board provided a recommendation of approval for fee in lieu of land dedication for the mixed-use development.

Future Land Use Map

The request is to change a portion of commercial land use are to mixed-use. The future land use for the area is Mixed Use 1 which allows commercial and multi-family development. The request is consistent with the future land use plan.

Rezone Concept



STREET & PEDESTRIAN ACCESS

Vehicular access is provided from NE Destination Drive. Pedestrian access existing along NE Destination Drive. Internal sidewalk circulation is proposed to the public sidewalk and property to the north.

DEVELOPMENT AGREEMENT

The existing development agreement established the zoning standards for the development. To accommodate the proposed mixed-use land use area, additional standards are proposed to be added to the development agreement.

PROPOSED MIXED-USE DEVELOPMENT STANDARDS

Lot Dimensions—No minimum
Setbacks—
Front—20′
Rear—25′
Side—0′
Permitted Uses—Multi-family, C-2 uses except the following:
Lumber yards , monument sales yards, mini storage and warehouse facilities, automotive body repair or general vehicle repair, used car lots, outdoor animal runs, car washes, commercial swimming pool, skating rinks, golf driving ranges, miniature golf course and similar recreational uses and facilities, vehicle trailer, farm implement display, hire, rental and sales, bowling alleys, carpenter and cabinet making shops, dance halls, funeral homes, gas stations, hotel/motels, lawn mower repair shops, public auction rooms, restaurant other than order pick-up only establishments, sheet metal shops, taverns and night clubs, theaters
Density– 25 du/a
Dwelling Size—450 sf minimum
Height—4 stories/50′
Parking—Follow standard zoning requirements
Architecture—Follow Highway 141 Zone 1 standards (75% primary material)
Open Space—20%
Landscaping—Follow Highway 141 standards

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Brookside Village Rezone and amending the existing Fagen Property Zoning Change and Development Agreement.

Conclusion

The applicant is requesting to amend the existing zoning change and development agreement to change a portion of commercial area to mixed-use.

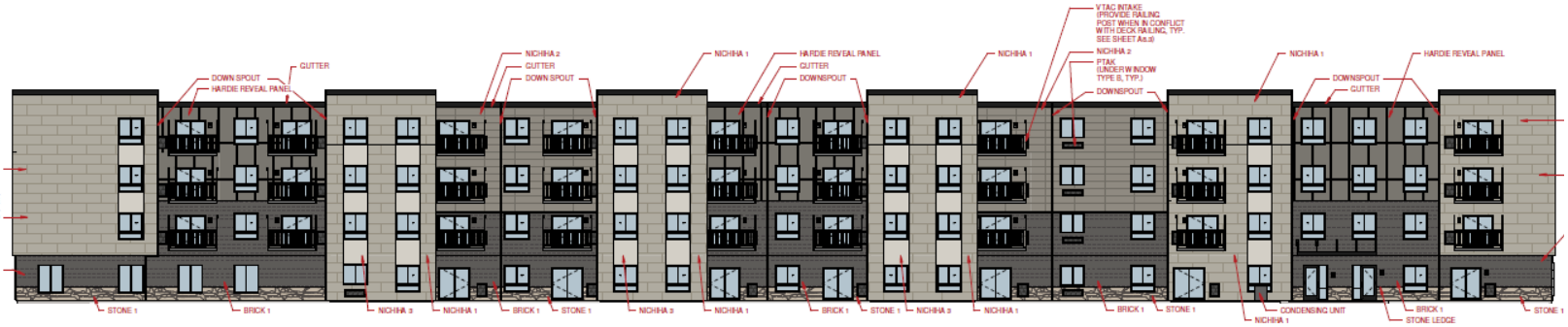
The proposed land use change is consistent with the future land use plan.

The mixed-use area is proposed to permit multi-family and commercial uses in the same building.

Commercial uses will be limited to uses compatible with the multi-family dwellings, such as office and retail.

The new mixed-use zoning standards are proposed to be added to the development agreement.

Fee in lieu of parkland dedication is proposed.



Development Services
410 SE Main St, Unit 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

~~July 3, 2025~~
July 29, 2025

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Brookside Village Rezone (Amedned Fagen Property Rezone)

Dear Jared:

The Development Services Department is in receipt of a proposed Rezoning for the Brookside Village. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Please provide $2000 zoning change review fee.

2. ~~Please provide a revised rezone map with 250' boundary and property owners based on the boundary of the entire R-4 district rather than just the Mixed Use Area.~~

3. ~~Provide signed consent forms from at least 50.1% of the property within the 250 buffer based on the R-4 zoing boundary. Form Is provided.~~

4. ~~Please provide the overall PUD and mixed-use PUD legal descriptions in Word format.~~

5. ~~The draft updatd development agreement Is provided. Please provide any comments or let us know if the changes are acceptable.~~

6. ~~Bicycle parking Is not required but encouraged In the PUD.~~

7. ~~Provide updated mixed use building elevations per city comments.~~

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: July 11, 2025
(1 PDF of Rezoning Map and Concept Plan)

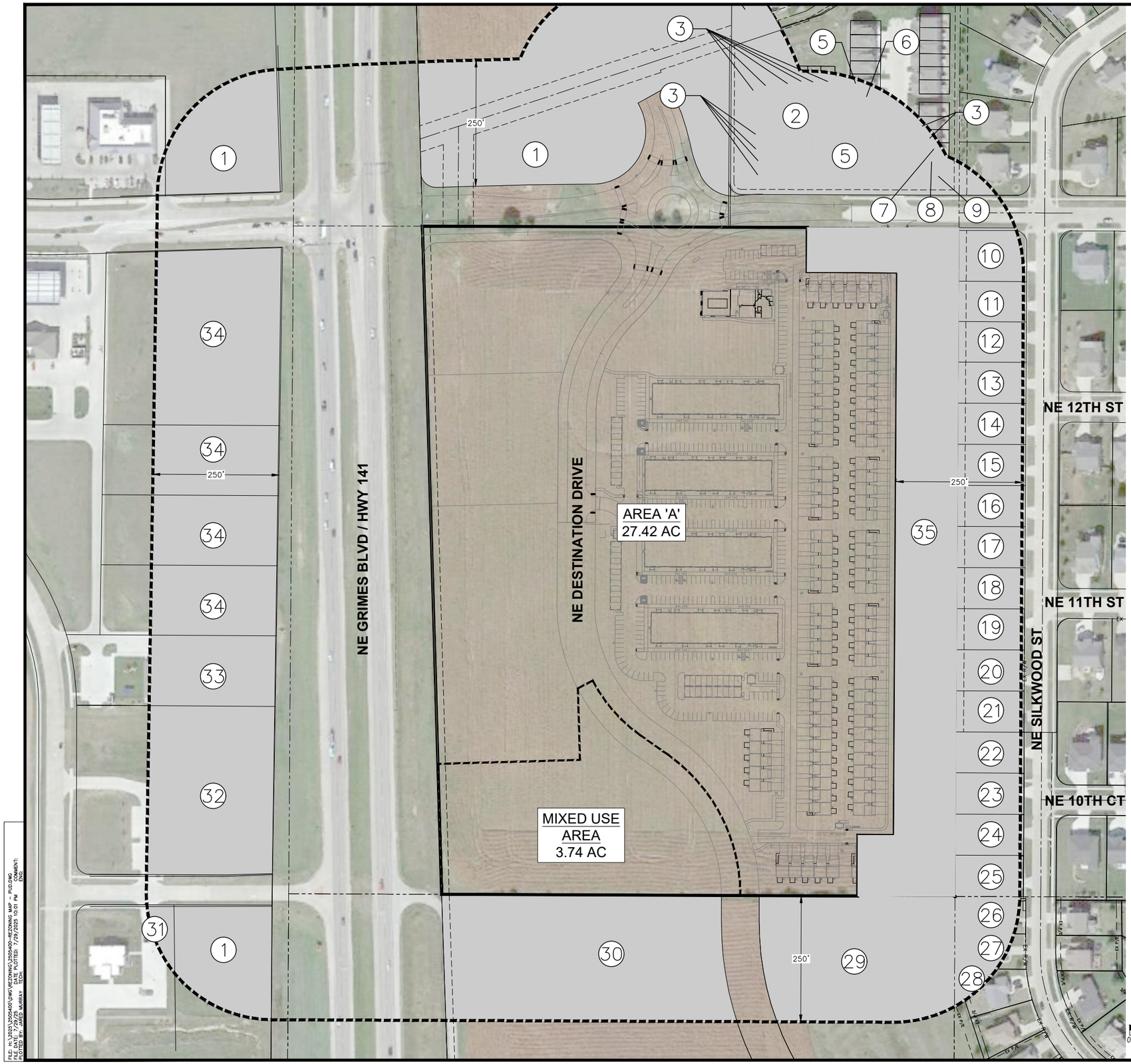
PLANNING & ZONING: August 5, 2025 at 5:30

COUNCIL MEETING: August 26, at 5:30

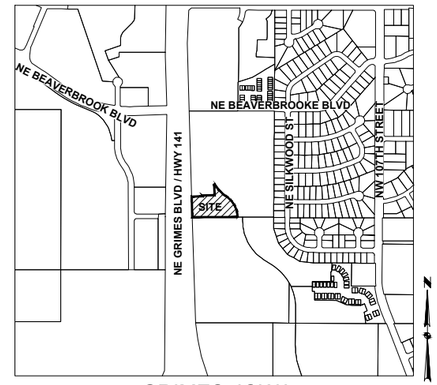
Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer
Assistant Planner



VICINITY MAP



GRIMES, IOWA

OWNER:

SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT:

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
EMAIL. JAREDM@CDA-ENG.COM

ZONING:

EXISTING: PUD W/ UNDERLYING R-3: HIGH AND C-2 LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

PROPOSED: PUD W/ UNDERLYING R-3: HIGH, C-2 AND MIXED USE LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

AREA 'A' REZONING DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 89°49'33 EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 763.49 FEET; THENCE SOUTH 00°20'06" WEST, 87.38 FEET; THENCE SOUTH 89°39'54" EAST, 179.05 FEET; THENCE SOUTH 00°20'06" WEST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 71.79 FEET; THENCE SOUTH 00°20'06" WEST, 120.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE, 825.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD; THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1325.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.42 ACRES (1,194,434 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

MIXED USE AREA DESCRIPTION

A PART OF OUTLOT 'Z' AND OUTLOT 'Y', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 01°38'20" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 258.73 FEET; THENCE NORTH 88°21'40" EAST, 281.79 FEET; THENCE NORTH 01°38'20" WEST, 141.85 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 62°44'49" EAST, 33.27 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 144.19 FEET AND WHOSE CHORD BEARS SOUTH 41°01'31" EAST, 142.81 FEET; THENCE SOUTH 54°47'41" EAST, 67.28 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 326.54 FEET AND WHOSE CHORD BEARS SOUTH 27°16'53" EAST, 314.13 FEET; THENCE SOUTH 00°13'55" WEST, 0.40 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID OUTLOT 'Z', 592.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.74 ACRES (162,787 SQUARE FEET).

SCALE
0' 50' 100' 200'

FILE: H:\2025\2505400\DWG\REZONING\2505400-REZONING MAP - PUD.DWG
PLOTTED: 7/29/2025 10:01 PM BY: ENG
PLOTTED BY: JARED MURRAY TECH:

REVISIONS	DATE
FINAL SUBMITTAL	07/29/2025
SECOND SUBMITTAL	07/11/2025
FIRST SUBMITTAL	06/09/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: CWO

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE
PUD REZONING MAP

1 / 2
2505.400

ADJACENT OWNERSHIP

	Area (ac.)	Area (%)	CONSENTING
1. HOPE K FARMS, LLC 4500 WESTOWN PKWY SUITE 277 WEST DES MOINES, IA 50265	6.71	21.98%	21.98%
2. NORTH POINTE TOWNHOMES OWNER ASSOCIATION 10604 NW 75TH PL JOHNSTON, IA 50131	1.56	5.11%	
3. CLC IOWA LLLP 7270 NW 58TH ST JOHNSTON, IA 50313	0.38	1.24%	
4. THE VILLAGE AT NORTH POINTE 2980 99TH ST URBANDALE, IA 50322	0.21	0.69%	
5. SAND PARTNERS OF HOLYOKE LLC 7270 NW 58TH ST JOHNSTON, IA 50131	0.31	1.02%	
6. WATSON, TERMAR DENNIS 1500 NE MOCKING BIRD LN GRIMES, IA 50111	0.04	0.13%	
7. POSPESHIL, JEWELL RENEE 1409 NE MOCKING BIRD LN GRIMES, IA 50111	0.03	0.10%	
8. WILLIAMS, WENDY A 1405 NE MOCKING BIRD LN GRIMES, IA 50111	0.04	0.13%	
9. STORJOHANN, KERI J 1401 NE MOCKING BIRD LN GRIMES, IA 50111	0.04	0.13%	
10. BAKER, JULIE A, DUSTY S 1312 NE SILKWOOD ST GRIMES, IA 50111	0.30	0.98%	
11. JEANBLANC, JOEL T 1308 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
12. GARLOCK, ERIC 1204 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
13. MCCORMICK, CAMERON & AMBER 1200 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
14. PEDERSON, SCOTT & CARLYNN 1116 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
15. OFFICE, CHARLES & MELISSA 1112 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
16. JORGENSEN, CHAD & KATIE 1108 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
17. THOMPSON, GARRETT 1104 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
18. YOUNG, MATTHEW & ERIN 1100 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
19. KHA, BOUAVAN 1020 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
20. ERICKSON, TIMOTHY & SARA 1016 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
21. ORONA, DAVID & BREANNA 1012 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
22. HANSON, JEFFREY & LAURA 1004 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
23. MIRON MARROQUIN, EVELIN 1000 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
24. INNANJI, VENKATESH 916 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
25. KRAGEL, CLINTON 912 NE SILKWOOD ST GRIMES, IA 50111	0.24	0.79%	
26. MOGASSA, DEMITU 908 NE SILKWOOD ST GRIMES, IA 50111	0.21	0.69%	
27. BATTANI, GINA 904 NE SILKWOOD ST GRIMES, IA 50111	0.17	0.56%	
28. HELLESO, RYAN & ERIN 900 NE SILKWOOD ST GRIMES, IA 50111	0.07	0.23%	
29. CAYMUS PARK HOLDINGS LLC 119 GLEN PARK AVE CANADA	2.16	7.08%	
30. MIDAMERICAN ENERGY COMPANY PO BOX 657 DES MOINES, IA 50306	3.21	10.51%	
31. BL HOLDING COMPANY LLC 535 NE BOBCAT CT WAUKEE, IA 50263	0.11	0.36%	
32. RACCOON VALLEY BANK 1202 2ND ST PERRY, IA 50220	1.92	6.29%	
33. PICARD LLC 315 E 5TH ST SUITE 202 WATERLOO, IA 50703	0.80	2.62%	
34. DSRK LLC 4500 WESTOWN PKWY SUITE 277 WEST DES MOINES, IA 50266	4.40	14.41%	14.41%
35. BROOKSIDE VILLAGE COMMONS, LLC 150 E 4TH PLACE, SUITE 600 SIOUX FALLS, SD 57104	4.26	13.95%	13.95%
TOTAL:	30.53	100.00%	50.34%

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: CWO

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CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE
PUD REZONING MAP

GRIMES, IOWA

2 / 2

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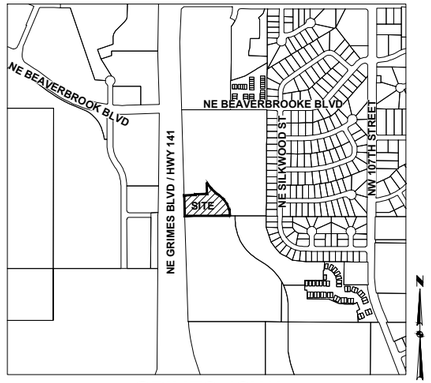
PLOTTED BY: JARED MURRAY TECH: ENG

VICINITY MAP



GRIMES, IOWA

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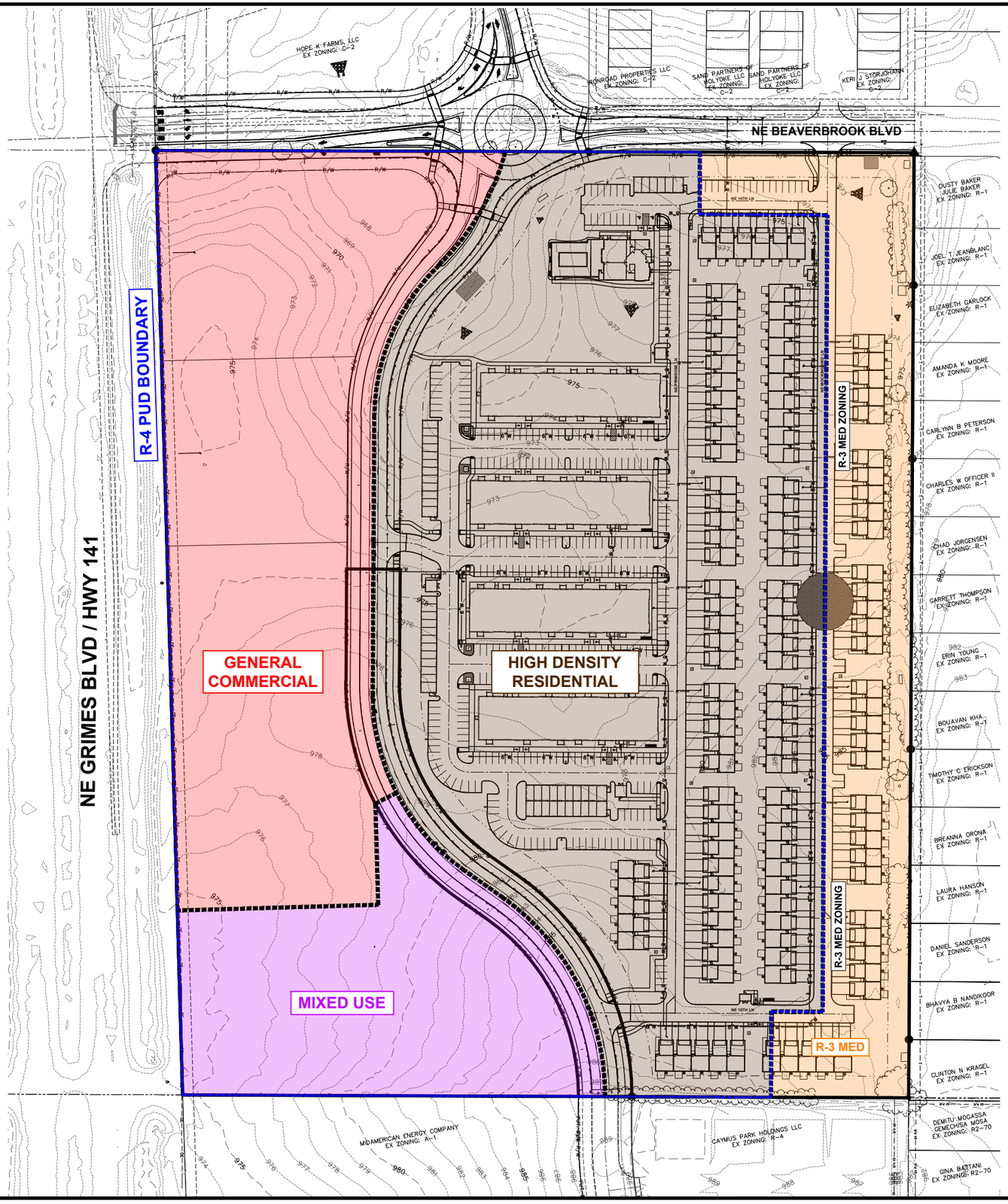

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PHONE: (515) 369-4400

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE
LAND USE EXHIBIT

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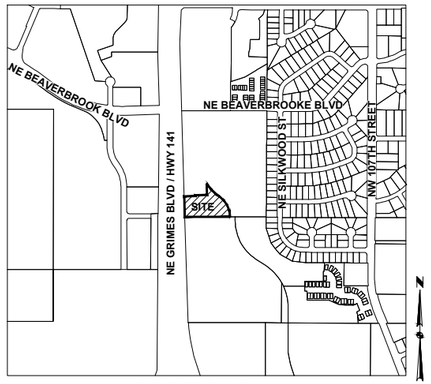
VICINITY MAP



GRIMES, IOWA

DEVELOPMENT SUMMARY (MIXED USE)

EXISTING ZONING
R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL AND C-2: GENERAL COMMERICAL LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

PROPOSED ZONING
R-4: PUD W/ UNDERLYING R-3: HIGH DENSITY RESIDENTIAL, C-2: GENERAL COMMERCIAL AND MIXED USE LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

OFFICE SPACE (3,398 SF)

APARTMENTS (1 BUILDING - 81 UNITS)
(8) STUDIO UNITS
(33) 1-BEDROOM UNITS
(34) 2-BEDROOM UNITS
(6) 3-BEDROOM UNITS

PARKING REQUIRED

BUSINESS, PROFESSIONAL OFFICE (3,398 SF)	
3 SPACE / 1,000 GFA	= 10.19 SPACES
(25% REDUCTION FOR OFF HOURS)	= 7.64 SPACES
1.5 SPACES / EFFICIENCY (STUDIO) UNIT (8 UNITS)	= 12 SPACES
1.75 SPACES / 1 AND 2 BEDROOM UNITS (67 UNITS)	= 117.25 SPACES
2.0 SPACES / 3+ BEDROOM UNITS (6 UNITS)	= 12 SPACES
* TOTAL REQUIRED	= 149 SPACES

* OFFICE PARKING IS NEEDED DURING OPPOSITE TIME OF RESIDENTIAL PARKING

GARAGES REQUIRED (81 UNITS) = 20.25 SPACES (25% OF UNITS)

ACCESSIBLE SPACES REQUIRED
(101-150 SPACES PROVIDED) = 5 SPACES

PARKING PROVIDED

STANDARD SPACES	= 128 SPACES
GARAGE SPACES	= 21 SPACES
ACCESSIBLE SPACES (STREET)	= 4 SPACES
ACCESSIBLE SPACES (GARAGE)	= 1 SPACE
TOTAL PROVIDED	= 149 SPACES

BULK REGULATIONS (MIXED USE)

MIXED USE

AREA	=	3.74 ACRES
MIN. FRONT YARD SETBACK	=	25'
MIN. SIDE YARD SETBACK	=	NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
MIN. REAR YARD SETBACK	=	25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET
PARKING LOT SETBACK	=	10' ALONG HWY 141 AND NE DESTINATION DR.
MAX HEIGHT	=	50'
MAX # OF STORIES	=	4 STORIES
SMALLEST DWELLING UNIT	=	464 SF (450 SF MIN)
DENSITY (81 UNITS)	=	21.66 (25 MAX)

HIGHWAY 141 MIXED USE CORRIDOR

MIN. HIGHWAY 141 SETBACK	=	20'
MIN. PUBLIC STREET SETBACK	=	25'
MINIMUM OPEN SPACE	=	20%

PARKLAND DEDICATION

REQUIRED

81 APARTMENTS UNITS	
X 1.75 INDIVIDUALS/UNIT	
X 0.0065 ACRES/INDIVIDUAL	= 0.92 ACRES
TOTAL REQUIRED	= 0.92 ACRES

OWNER:

SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

APPLICANT:

SIGNATURE COMPANIES, LLC
CONTACT: BRIAN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
EMAIL. JAREDM@CDA-ENG.COM

PUD DESCRIPTION (OVERALL PUD)

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

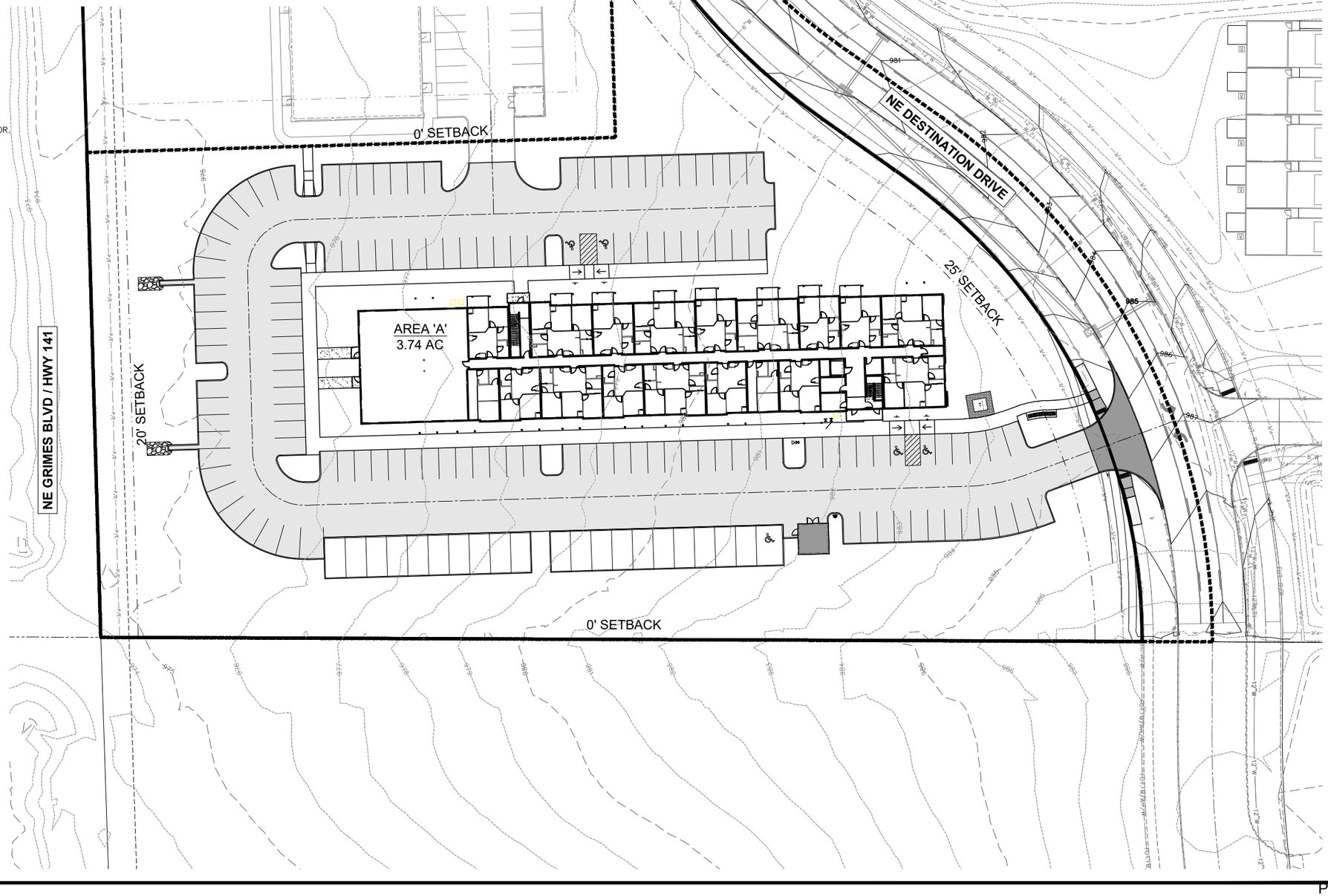
BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 89°49'33 EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 763.49 FEET; THENCE SOUTH 00°20'06" WEST, 87.38 FEET; THENCE SOUTH 89°39'54" EAST, 179.05 FEET; THENCE SOUTH 00°20'06" WEST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 71.79 FEET; THENCE SOUTH 00°20'06" WEST, 120.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE, 825.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD; THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1325.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.42 ACRES (1,194,434 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

MIXED USE DESCRIPTION (AREA 'A')

A PART OF OUTLOT 'Z' AND OUTLOT 'Y', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 01°38'20" WEST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 258.73 FEET; THENCE NORTH 88°21'40" EAST, 281.79 FEET; THENCE NORTH 01°38'20" WEST, 141.85 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 62°44'49" EAST, 33.27 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 144.19 FEET AND WHOSE CHORD BEARS SOUTH 41°01'31" EAST, 142.81 FEET; THENCE SOUTH 54°47'41" EAST, 67.28 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 340.00 FEET, WHOSE ARC LENGTH IS 326.54 FEET AND WHOSE CHORD BEARS SOUTH 27°16'53" EAST, 314.13 FEET; THENCE SOUTH 00°13'55" WEST, 0.40 FEET TO THE SOUTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID OUTLOT 'Z', 592.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.74 ACRES (162,787 SQUARE FEET).



No.	Description	Date

GRIMES APARTMENT 73 UNIT

MIXED USE DEVELOPMENT

AUGUST 1, 2025

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION. ANY COMMUNICATIONS REGARDING THE ABOVE IS RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ARCHITECT OR CONSULTANT. ANY APPLICATION OF WHICH YOU ARE UNSURE

98% CD	Author
8/1/25	Checker

GRIMES APARTMENT 81 UNIT

SIGNATURE COMPANIES LLC

GRIMES, IA

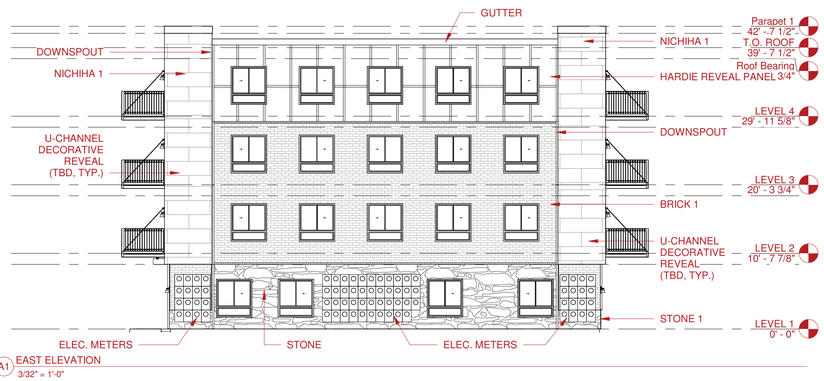
COVER

A0.0

3/32" = 1'-0"

D1 SOUTH ELEVATION
3/32" = 1'-0"

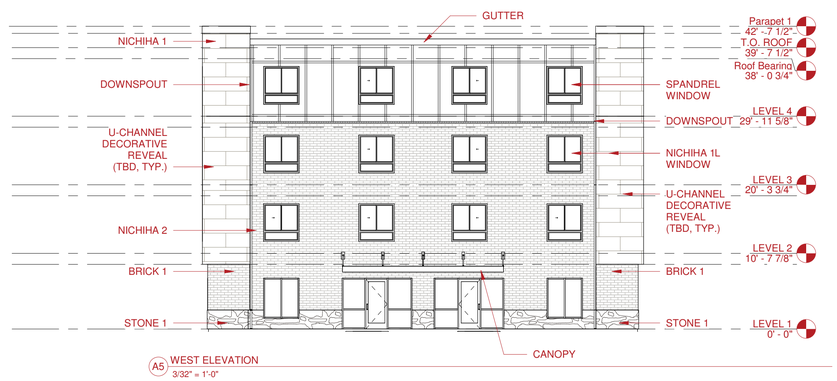
B1 NORTH ELEVATION
3/32" = 1'-0"



A1 EAST ELEVATION
3/32" = 1'-0"

EAST GLAZING PERCENTAGE		
GLAZING (TYPE)	SQ. FT	QTY.
WINDOW A	27	19
TOTAL 513 SQ (GLAZING) / 2550 SF TOTAL	20.1%	

WEST GLAZING PERCENTAGE		
GLAZING (TYPE)	SQ. FT	QTY.
WINDOW A	27	12
STOREFRONT A	70.5	2
STOREFRONT B	28	2
TOTAL 521 SQ (GLAZING) / 2550 SF TOTAL	20.4%	



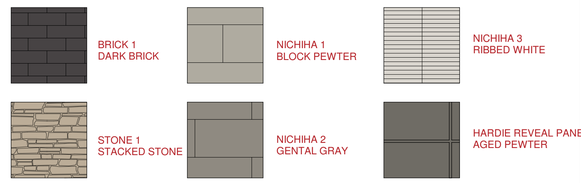
A5 WEST ELEVATION
3/32" = 1'-0"

WALL TAKEOFF EAST		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	142 SF	8%
Exterior - Brick - Tenely Noir	741 SF	41%
Exterior - Nichiha Panel - Tuff Block Staggard Pewter	481 SF	27%
Exterior - Panel - Aged Pewter	431 SF	24%
	1795 SF	

WALL TAKEOFF WEST		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	83 SF	4%
Exterior - Brick - Tenely Noir	1019 SF	50%
Exterior - Nichiha Panel - Tuff Block Staggard Pewter	473 SF	23%
Exterior - Panel - Aged Pewter	457 SF	22%
	2031 SF	

WALL TAKEOFF SOUTH		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	87 SF	1%
Exterior - Brick - Tenely Noir	1631 SF	20%
Exterior - Nichiha Panel - Sandstone Gental Gray	1126 SF	14%
Exterior - Nichiha Panel - Tuff Block Staggard Pewter	3880 SF	48%
Exterior - Panel - Aged Pewter	1278 SF	16%
	8002 SF	

WALL TAKEOFF NORTH		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	290 SF	3%
Exterior - Brick - Tenely Noir	2333 SF	26%
Exterior - Nichiha Panel - Sandstone Gental Gray	1175 SF	13%
Exterior - Nichiha Panel - Tuff Block Staggard Pewter	3419 SF	39%
Exterior - Panel - Aged Pewter	1656 SF	19%
	8873 SF	



VERIFY ALL DIMENSIONS. ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL MEMBERS OR CONNECTIONS USED FROM THESE PLANS. ARCHITECT OR ENGINEER OF RECORD IS RESPONSIBLE FOR USING THESE PLANS TO ACQUIRE CONSTRUCTION APPLICATION FOR WHICH YOU ARE LIABLE. ANY

Author | 98% CD | 8/1/25 | #2001

GRIMES APARTMENT 81 UNIT

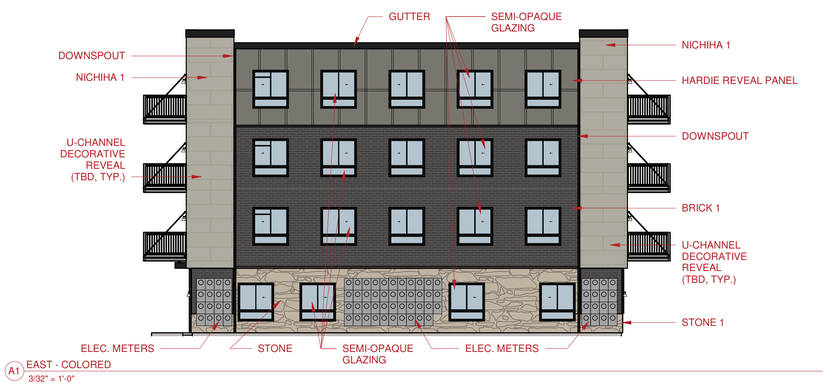
GRIMES, IA

SIGNATURE COMPANIES LLC

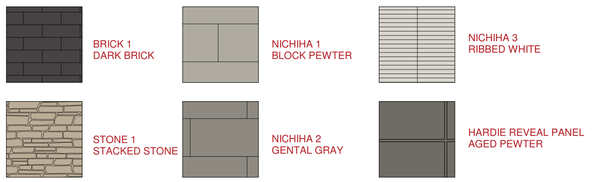
ELEVATIONS | As indicated | A1.1

D1 SOUTH - COLORED
3/32" = 1'-0"

B1 NORTH - COLORED
3/32" = 1'-0"



A1 EAST - COLORED
3/32" = 1'-0"



A5 WEST - COLORED
3/32" = 1'-0"

VERIFY ALL DIMENSIONS. ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR CITY PERMIT APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL STRUCTURAL MEMBERS AS REQUIRED BY LOCAL CODES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR USING PROPER BRACING DURING CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO CONSTRUCTION. ANY APPLICATION OF WHICH YOU ARE UNSURE

Author
98% CD
8/1/25
#2001

GRIMES APARTMENT 81 UNIT
GRIMES, IA

SIGNATURE COMPANIES LLC

COLORED ELEVATIONS
A1.1A
As indicated

D1 SW PERSPECTIVE

B1 NW AERIAL

A1 SE AERIAL

No.	Description	Date

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL NUMBERS FOR ON STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES, FOUNDATIONS, AND ACTUAL CONSTRUCTION. ANY ENGINEERING IS RECOMMENDED BUT NOT RESPONSIBLE FOR USES, FOUNDATIONS, AND ACTUAL CONSTRUCTION. ANY APPLICATION OF WHICH YOU ARE UNSURE

Author | Checker

98% CD | 8/1/25

SIGNATURE COMPANIES LLC

GRIMES APARTMENT 81 UNIT

GRIMES, IA

RENDERINGS

A1.2

General Notes:

A. Any discrepancies or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner before proceeding with the work.

B. Furniture is provided and installed by others.

C. Written dimensions take precedence over scaled dimensions. Do not scale the drawings.

D. Contractor & Subcontractors to verify all existing conditions at the project site.

E. All materials & equipment shall be installed per manufacturers instructions.

F. Details shown are typical unless otherwise noted. Similar details apply in similar conditions.

G. Provide wood backing for all bath accessories, handrails, or other items attached to building walls.

J. Provide ADA compliant signage for all required areas, rooms, & accessible paths.

K. Height of operational or dispensing portion of accessories & fixtures not to exceed 48" A.F.F.

M. All Partition Walls between Units are Wall Type C1 U.O.N.

N. See Enlarged Floor Plans for Unit Wall Types

P. Provide Control Joints in Drywall every 30'-0"

Q. All dimensions are to outside of wall framing.

R. All Windows are Vinyl Window Type A

S. Patio Doors on First Floor are ADA 6'-4", Patio Doors on 2nd and 3rd Floor are 6'-0"

T. Provide Vinyl Corner Guards at following locations:
1 - Stairways
2 - Elevators
3 - All Corners in Common Hallway
S - Provide 4' Tall Vinyl

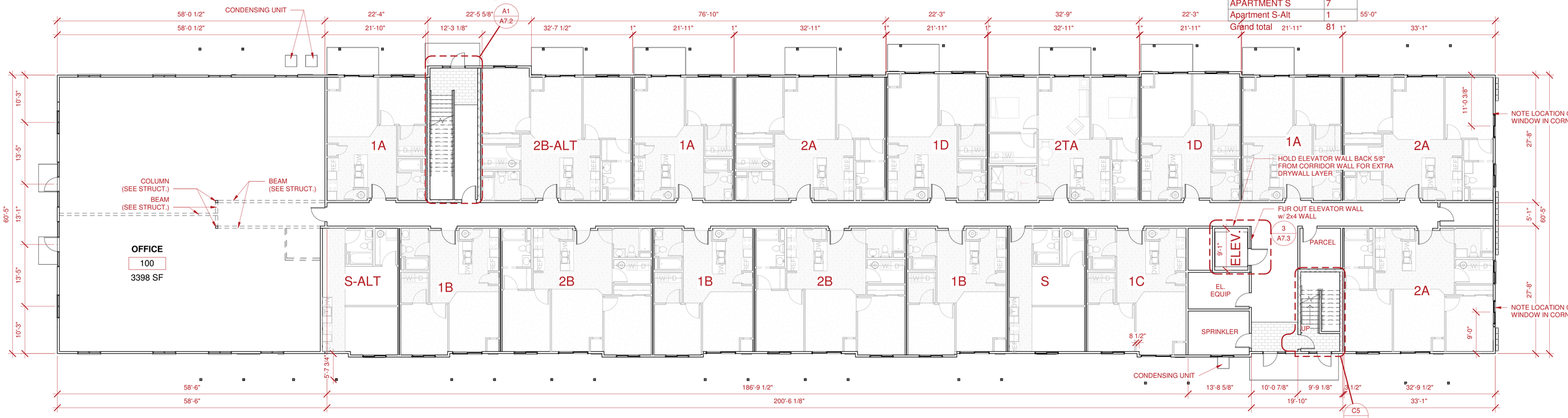
U. Drop Door Openings in Masonry Stairwells 1" below FF on floors 2, 3 and 4.

V. Drywall inside of all Spandrel Windows (Window Type A2)

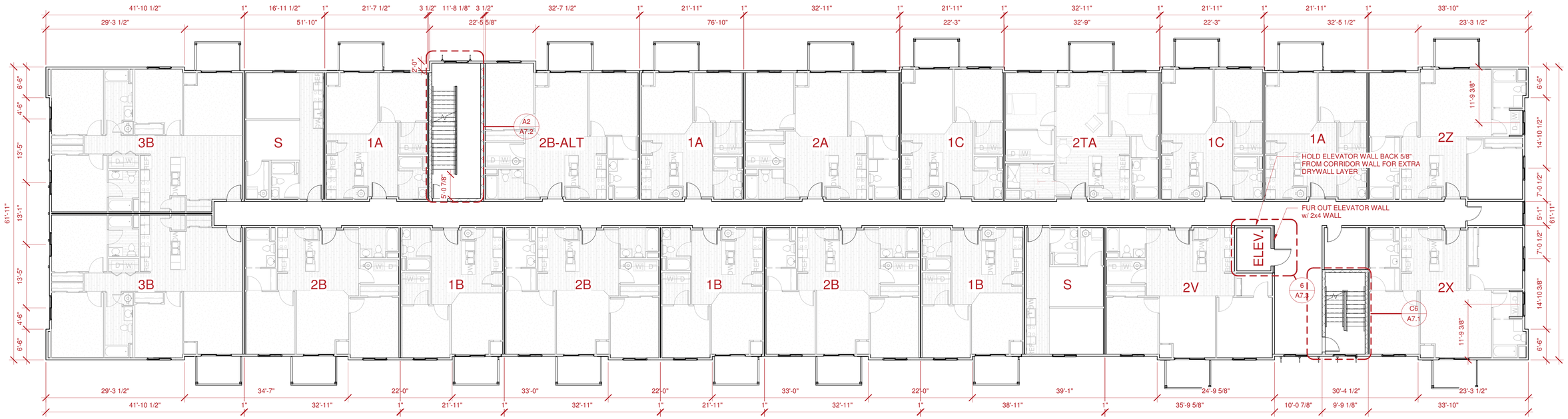
Unit Quanities	
Type	Count
APARTMENT 1A	12
APARTMENT 1B	12
APARTMENT 1C	1
APARTMENT 1D	8
APARTMENT 2A	8
APARTMENT 2B	11

Unit Quanities	
Type	Count
APARTMENT 2B-ALT	4
APARTMENT 2TA	2
APARTMENT 2V	3
APARTMENT 2X	3
APARTMENT 2Z 2	3
APARTMENT 3B	6
APARTMENT S	7
Apartment S-Alt	1
Grand total	81

No.	Description	Date



C1 LEVEL 1 - 19,100 SF
3/32" = 1'-0"



A1 LEVEL 2 - 18,815 SF
3/32" = 1'-0"

VERIFY ALL DIMENSIONS - ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE COMMON RESIDENTIAL ENGINEERING, LLC IS NOT RESPONSIBLE FOR USE OF THESE PLANS IN ANY APPLICATION FOR WHICH YOU ARE UNSURE.

Author | Checker
98% CD | 7/30/25

SIGNATURE COMPANIES LLC | GRIMES APARTMENT 81 UNIT | GRIMES, IA

FIRST / SECOND FLOOR

A2.1 | 3/32" = 1'-0"

General Notes:

A. Any discrepancies or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner before proceeding with the work.

B. Furniture is provided and installed by others.

C. Written dimensions take precedence over scaled dimensions. Do not scale the drawings.

D. Contractor & Subcontractors to verify all existing conditions at the project site.

E. All materials & equipment shall be installed per manufacturers instructions.

F. Details shown are typical unless otherwise noted. Similar details apply in similar conditions.

G. Provide wood backing for all bath accessories, handrails, or other items attached to building walls.

J. Provide ADA compliant signage for all required areas, rooms, & accessible paths.

K. Height of operational or dispensing portion of accessories & fixtures not to exceed 48" A.F.F.

M. All Partition Walls between Units are Wall Type C1 U.O.N.

N. See Enlarged Floor Plans for Unit Wall Types

P. Provide Control Joints in Drywall every 30'-0"

Q. All dimensions are to outside of wall framing.

R. All Windows are Vinyl Window Type A

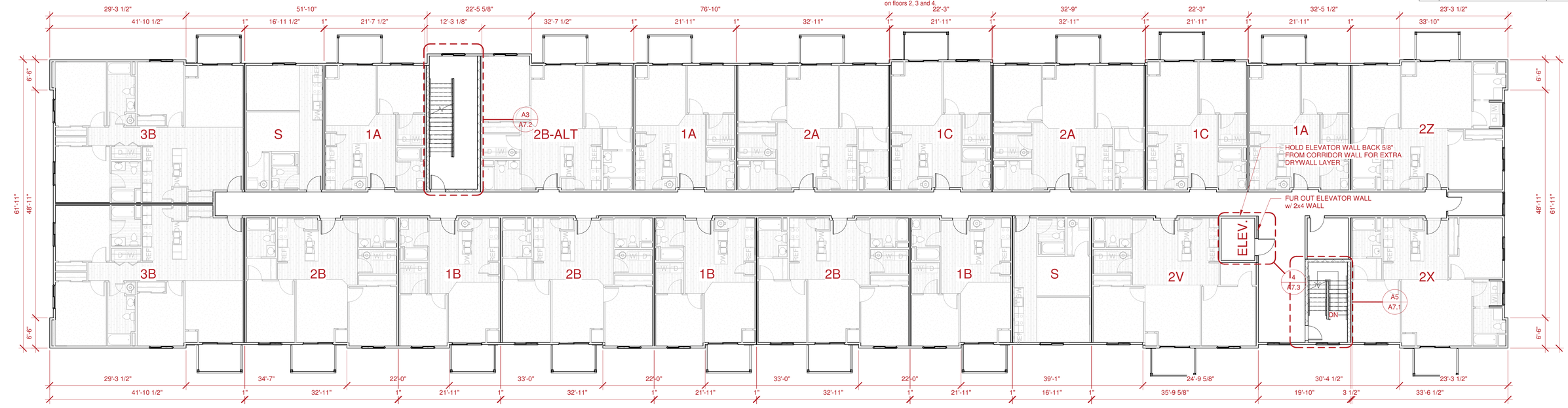
S. Patio Doors on First Floor are ADA 6'-4", Patio Doors on 2nd and 3rd Floor are 6'-0"

T. Provide Vinyl Corner Guards at following locations:
1 - Stairways
2 - Elevators
3 - All Corners in Common Hallway
S - Provide 4" Tall Vinyl

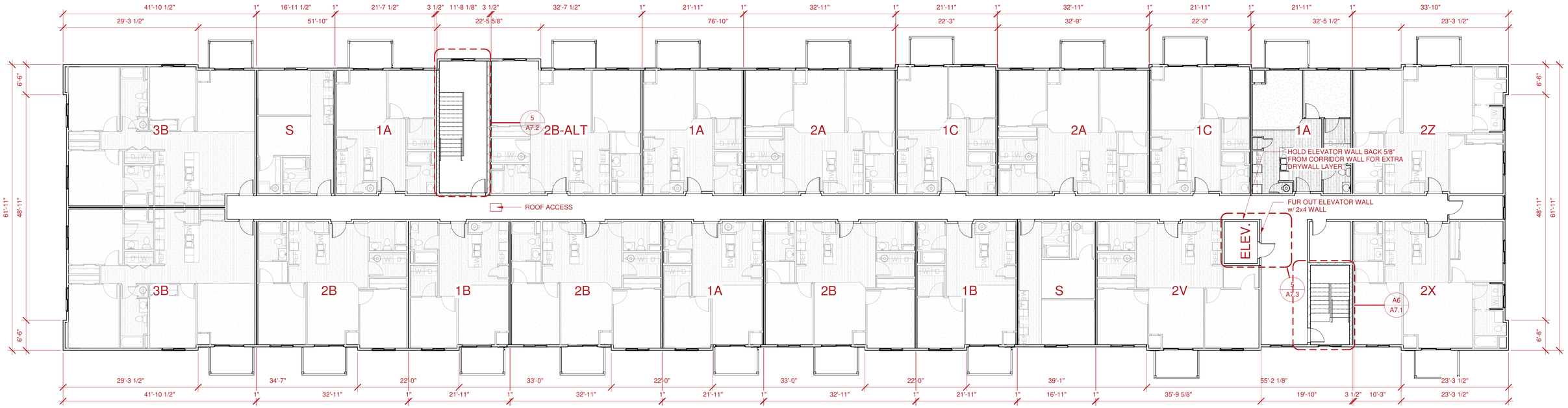
U. Drop Door Openings in Masonry Stairwells 1" below FF on floors 2, 3 and 4.

V. Drywall inside of all Spandrel Windows (Window Type A2)

No.	Description	Date



C1 LEVEL 3
3/32" = 1'-0"



A1 LEVEL 4
3/32" = 1'-0"

VERIFY ALL DIMENSIONS. ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE COMMON WOOD & STEEL CONSTRUCTION METHODS ARE NOT DETAILED. THE CONTRACTOR IS RESPONSIBLE FOR SELECTING PROPER AND ACCEPTED CONSTRUCTION ANY APPLICATION FOR WHICH YOU ARE UNSURE.

Author | Checker
98% CD | 7/30/25

SIGNATURE COMPANIES LLC
GRIMES APARTMENT 81 UNIT
GRIMES, IA

THIRD / FOURTH FLOOR
A2.2 | 3/32" = 1'-0"

No.	Description	Date

A1 LEVEL 4 - 18,815 SF
3/32" = 1'-0"

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DIFFERENT APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR USING THE CORRECT DETAILS AND MEMBERS FOR HIS/HER SPECIFIC APPLICATION. SIGNATURE COMPANIES LLC ASSUMES NO RESPONSIBILITY FOR USING THESE PLANS IN ANY APPLICATION OTHER THAN THAT FOR WHICH THEY ARE DESIGNED.

GRIMES APARTMENT 81 UNIT
GRIMES, IA

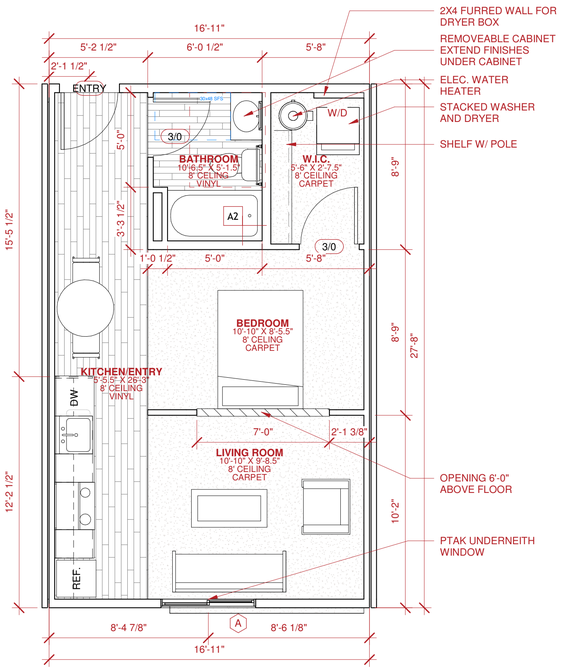
SIGNATURE COMPANIES LLC

Author	Checker
98% CD	7/30/25

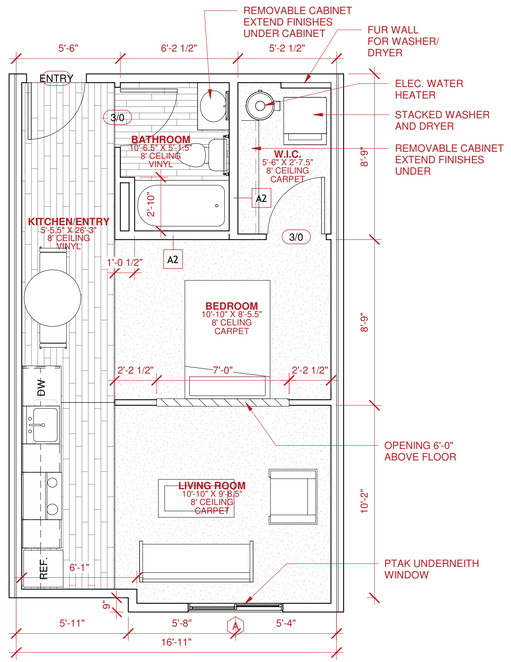
ROOF

A2.3

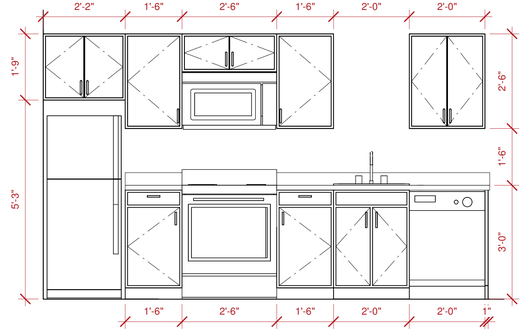
3/32" = 1'-0"



C1 APARTMENT S (464 SF) TYPE A BATHROOM1
1/4" = 1'-0"



C3 APARTMENT S-ALT TYPE A BATHROOM
1/4" = 1'-0"



D3 KITCHEN S,S-ALT ELEVATION1
1/2" = 1'-0"

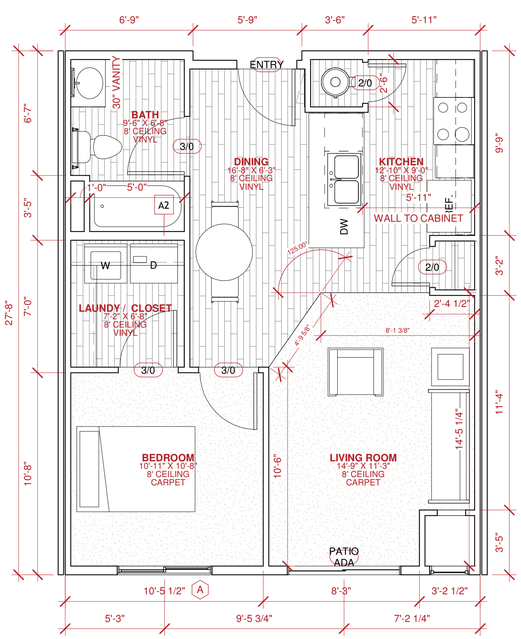
No.	Description	Date

VERIFY ALL DIMENSIONS ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

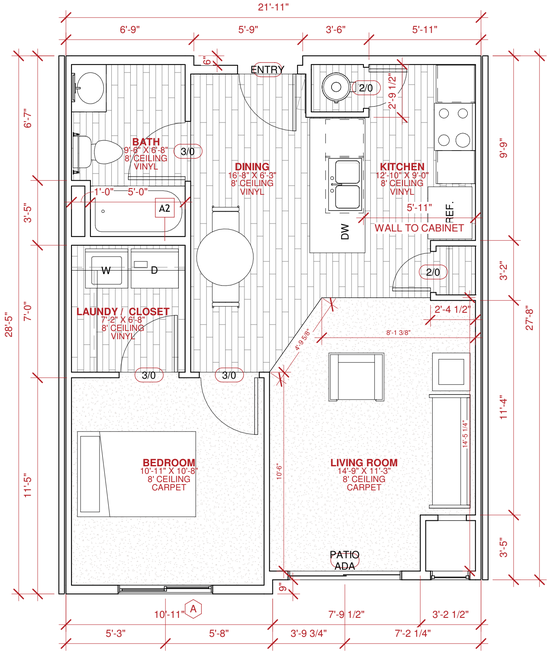
THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON-SITE FRAMED APPLICATIONS. THE COMPONENTS SHOWN ARE NOT DESIGNED FOR USE IN MANUFACTURED HOUSING. SIGNATURE COMPANIES, LLC ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN AS SPECIFICALLY DESIGNED. ANY APPLICATION OF THESE PLANS FOR ANY OTHER USE OR BUILDING SITE IS THE RESPONSIBILITY OF OTHERS.

DOOR SCHEDULE									
Mark	Door Type	Material	Height.	Width.	Rough Height.	Rough Width.	Frame Type	Rating Fire	Note
2/0	F	WD	6' - 8"	2' - 0"	6' - 11"	2' - 2"	1		
3/0	F	WD	6' - 8"	3' - 0"	<varies>	3' - 2"	1		<varies>
4/0SL	F	WD	6' - 8"	4' - 0"	<varies>	<varies>	1		W/ DRYWALL WRAP FRAME
5/0BI	F	WD	6' - 8"	5' - 0"	6' - 10.5"	5' - 1.5"	1		W/ DRYWALL WRAP FRAME
5/0SL	F	WD	6' - 8"	5' - 0"	6' - 11"	5' - 1"	1		
ENTRY	F	WD	6' - 8"	3' - 0"	6' - 9.5"	3' - 1.5"	1	20 MIN	W/ PEEPHOLE, REDI FRAME
PATIO ADA	FV	V	6' - 8"	<varies>	6' - 8"	<varies>	1		

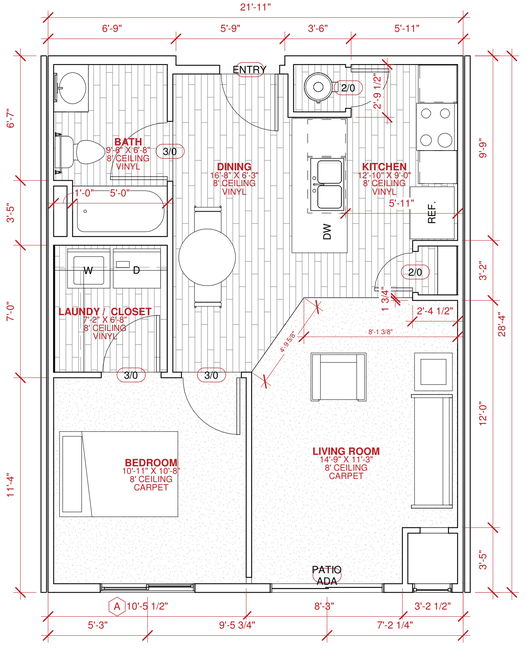
ADD 3/4" TO HEADER HEIGHT ON 2nd AND 3rd FLOOR FOR GYPCRETE
ALL FIRST FLOOR APARTMENTS HAVE PATIO ADA DOORS (6'-4" WIDTH R.O.) / ALL SECOND AND THIRD FLOOR APARTMENTS HAVE PATIO DOORS (6'-0" WIDTH R.O.)



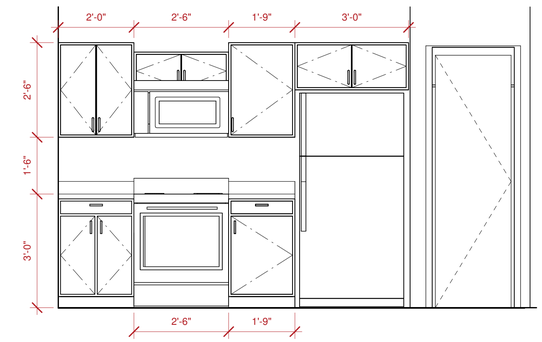
A1 APARTMENT 1A (603 SF) TYPE A BATHROOM2
1/4" = 1'-0"



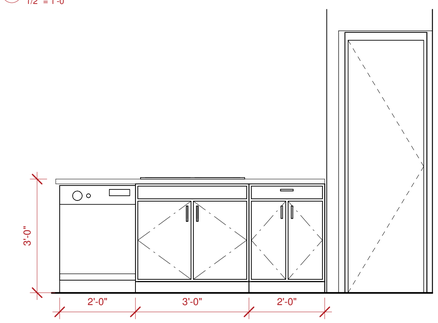
A3 APARTMENT 1B (611 SF) TYPE A BATHROOM2
1/4" = 1'-0"



A5 APARTMENT 1D (625 SF) TYPE A BATHROOM2
1/4" = 1'-0"

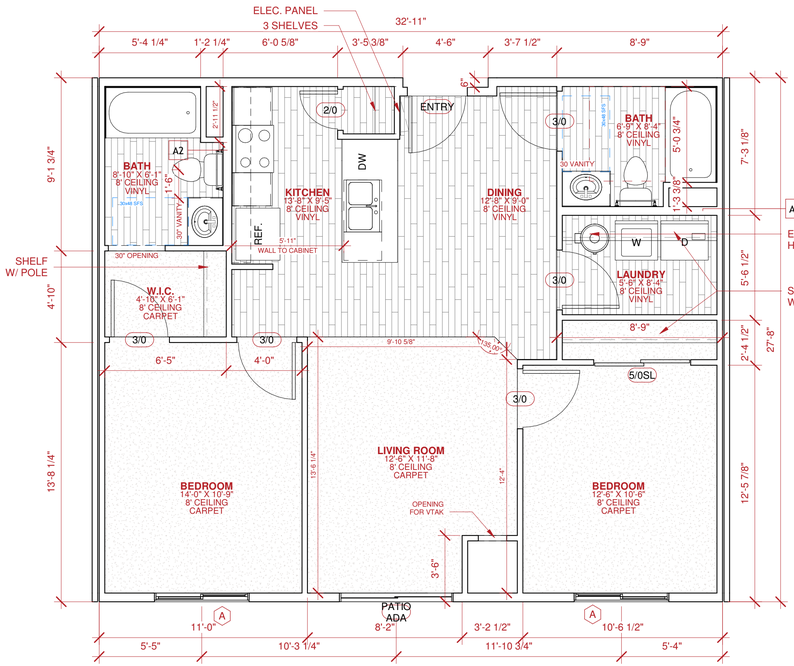


B6 KITCHEN 1A,1B, 1D ELEVATION 1
1/2" = 1'-0"

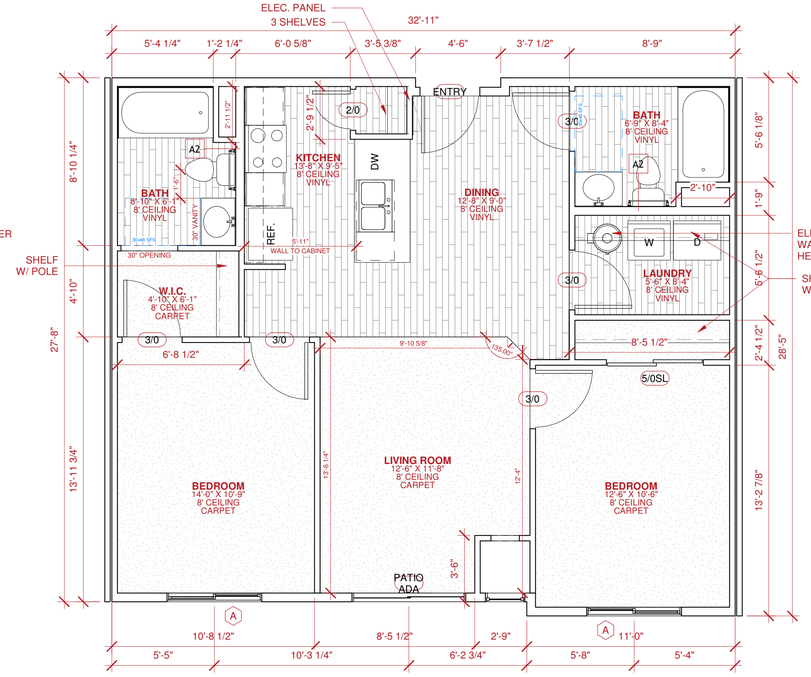


A6 KITCHEN 1A, 1B, 1D ELEVATION 2
1/2" = 1'-0"

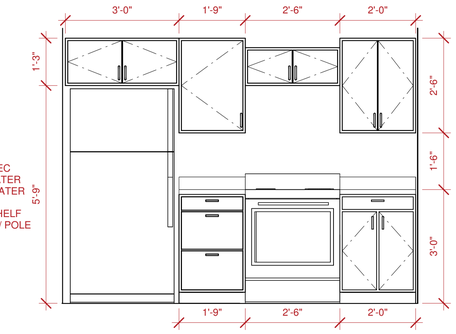
STANDARD APARTMENT UNITS | GRIMES APARTMENT 73 UNIT | GRIMES, IA
SIGNATURE COMPANIES LLC
95 CD | 6/18/25
MNB | Checker
A3.1 | As indicated



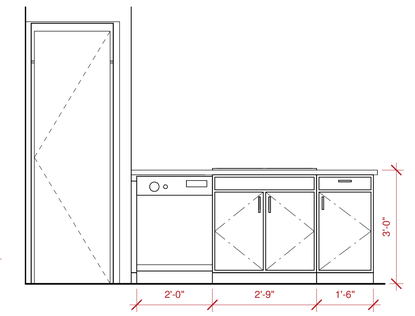
C1 APARTMENT 2A (908 SF) TYPE A BATHROOM1
1/4" = 1'-0"



C3 APARTMENT 2B (920 SF) TYPE A BATHROOM2
1/4" = 1'-0"



1 KITCHEN 2 BDR ELEVATION 1
1/2" = 1'-0"



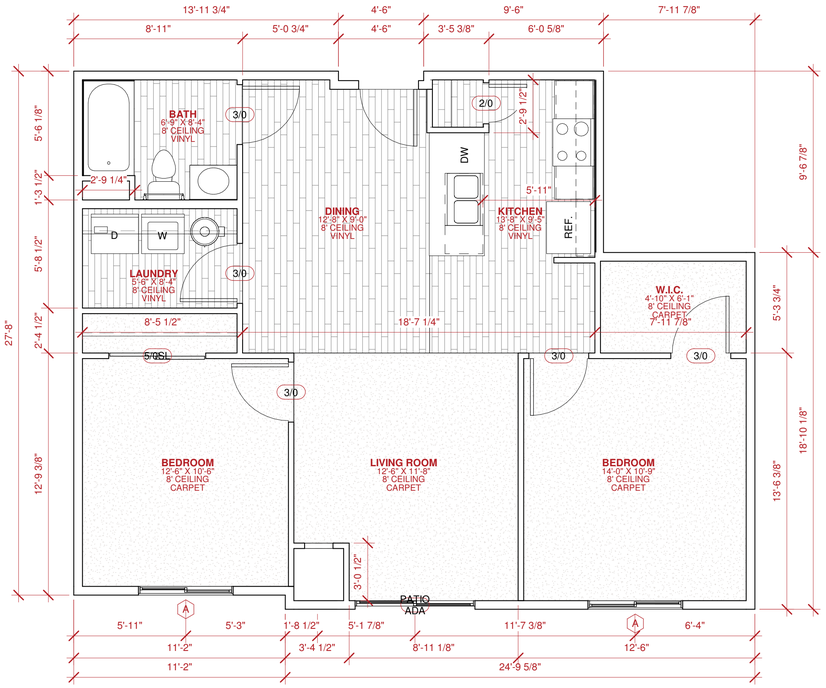
2 KITCHEN 2 BDR ELEVATION 2
1/2" = 1'-0"

No.	Description	Date

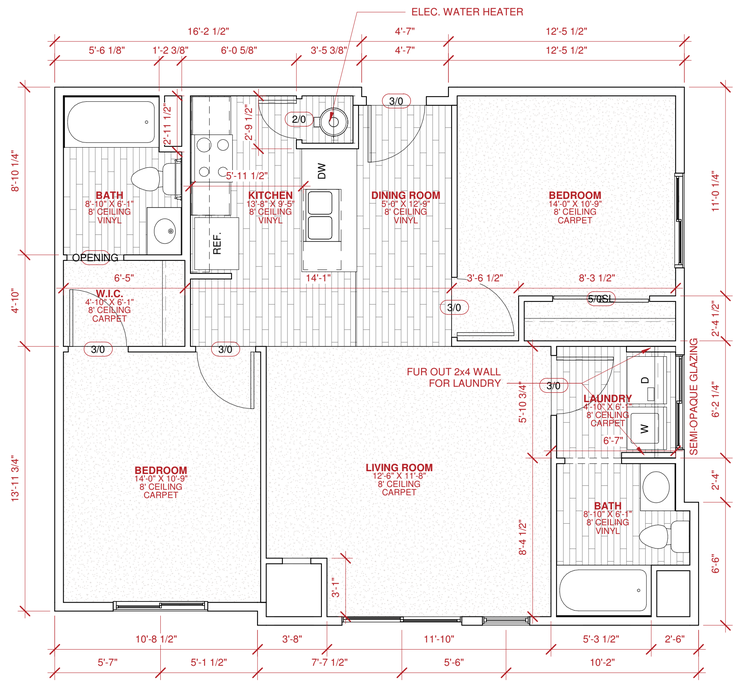
VERIFY ALL DIMENSIONS. ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ESTIMATE CONNECTIONS A SPECIFIC STRUCTURAL NUMBERS FOR ON STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR USING PROPER SIZE AND CONFIGURATION FOR EACH CONDITION. ANY CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS AND ASSUMES ALL LIABILITY FOR ANY AND ALL INJURY OR LOSS RESULTING FROM THE USE OF THESE PLANS FOR ANY APPLICATION FOR WHICH YOU ARE UNSURE.

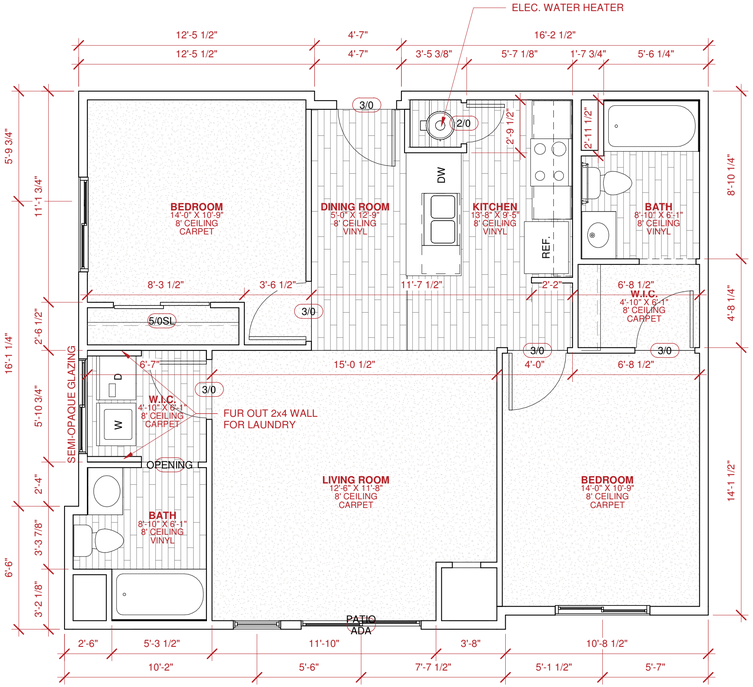
Author
Checker
95 CD
6/18/25



A1 APARTMENT 2V (877 SF)
1/4" = 1'-0"

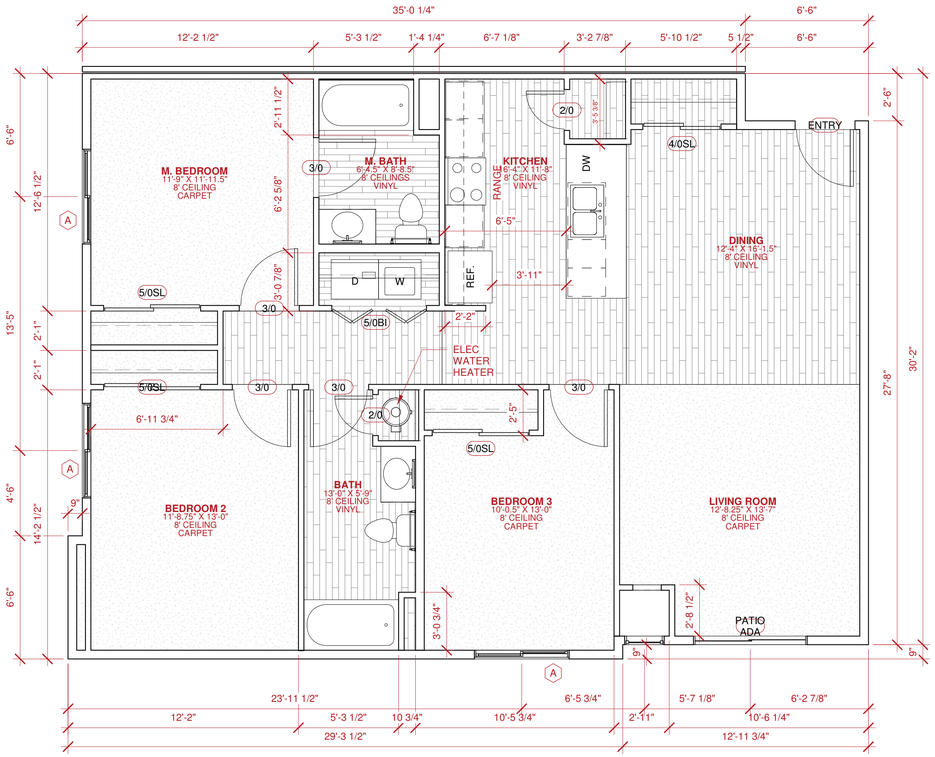


A3 APARTMENT 2X (883 SF)
1/4" = 1'-0"

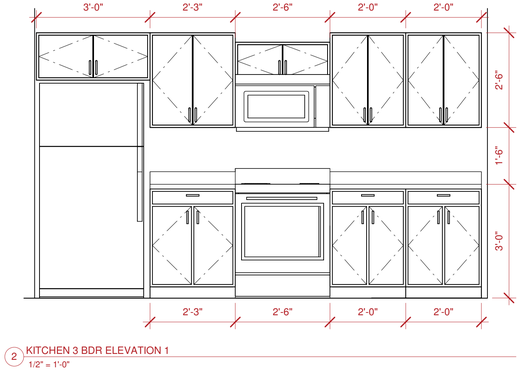


A5 APARTMENT 2Z (883 SF)
1/4" = 1'-0"

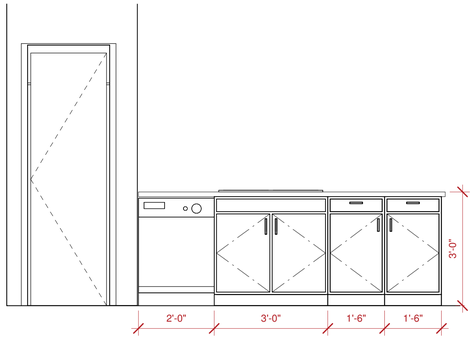
STANDARD APARTMENT UNITS
GRIMES APARTMENT 73 UNIT
GRIMES, IA
SIGNATURE COMPANIES LLC
As indicated
A3.2



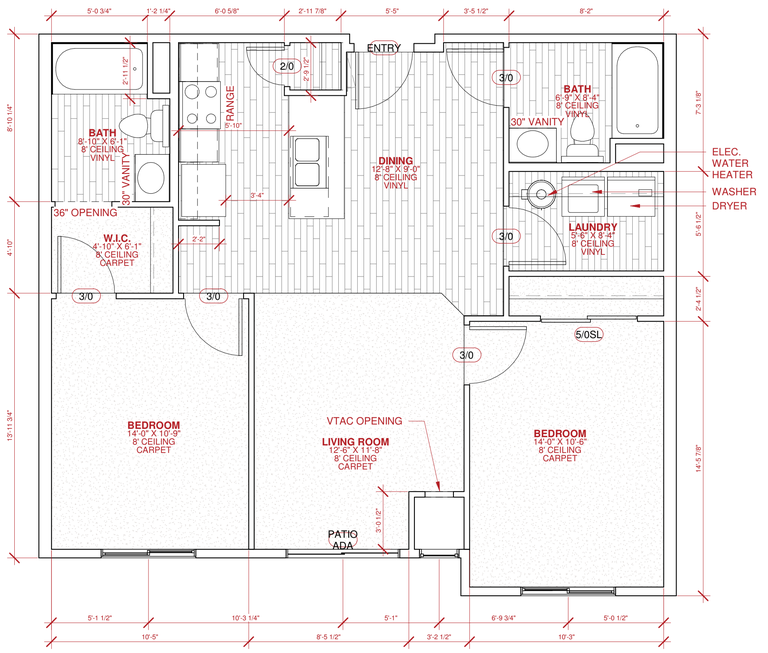
3A APARTMENT 3B (1243 SF) TYPE A BATHROOM
1/4" = 1'-0"



2 KITCHEN 3 BDR ELEVATION 1
1/2" = 1'-0"



3 KITCHEN 3 BDR ELEVATION 2
1/2" = 1'-0"



A1 APARTMENT 2B-ALT (935 SF) TYPE A BATHROOM2
1/4" = 1'-0"

No.	Description	Date

VERIFY ALL DIMENSIONS. ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON-SITE AND/OR OFF-SITE CONSTRUCTION. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. SIGNATURE COMPANIES LLC IS NOT RESPONSIBLE FOR USES OTHER THAN AS PUBLISHED. ANY MODIFICATIONS MADE BY OTHERS TO THESE PLANS ARE THE RESPONSIBILITY OF THE PARTY MAKING SUCH MODIFICATIONS.

MNB | Checker

95 CD | 6/18/25

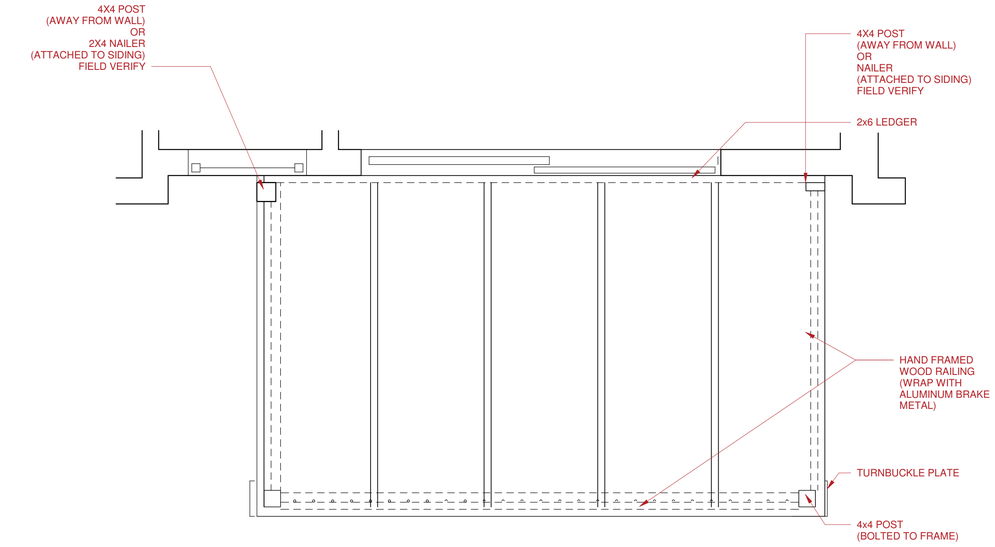
GRIMES APARTMENT 73 UNIT

SIGNATURE COMPANIES LLC

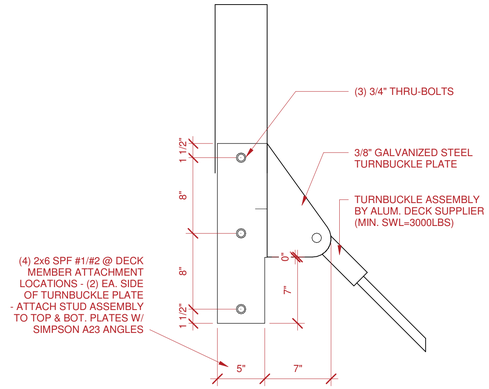
GRIMES, IA

STANDARD APARTMENT UNITS

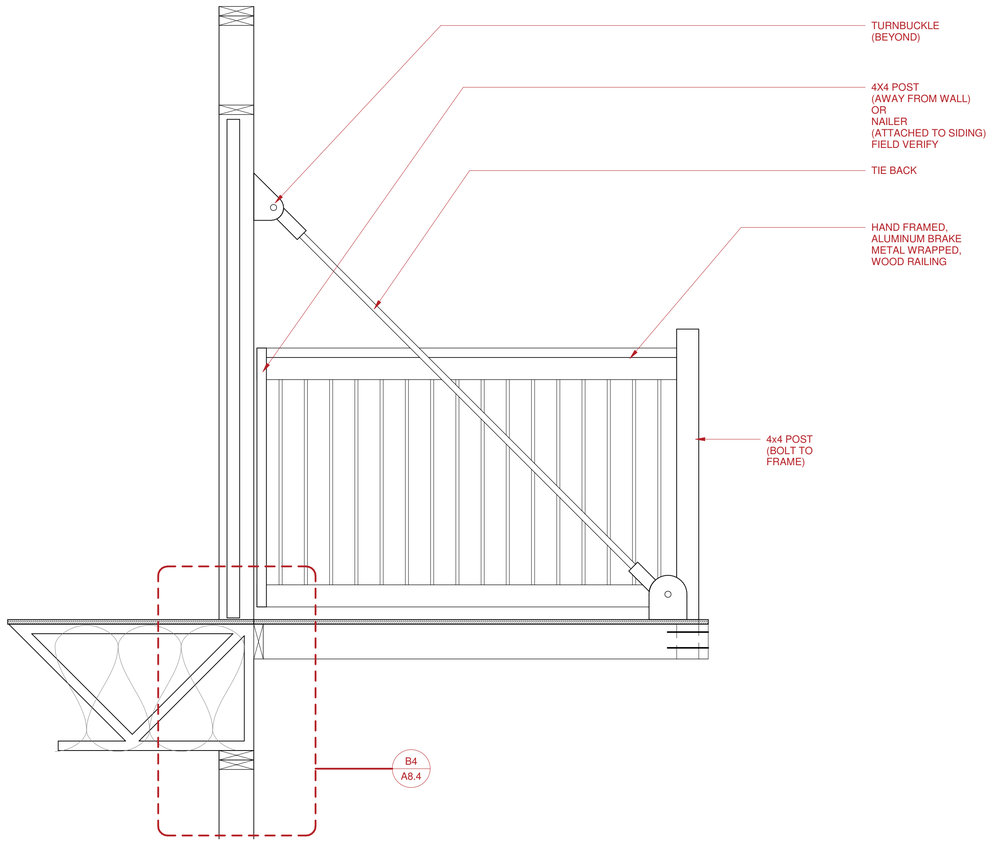
A3.3 | As indicated



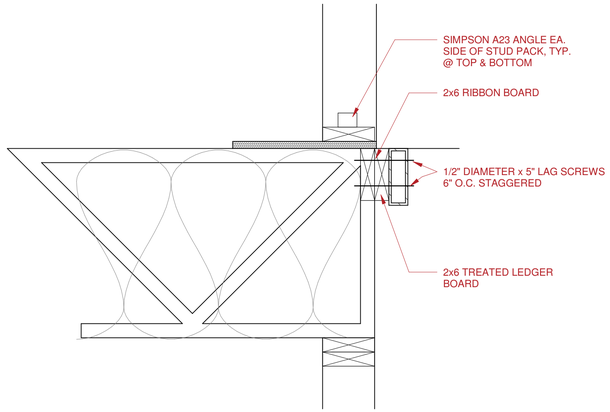
D1 STAND ALONE DECK PLAN
3/4" = 1'-0"



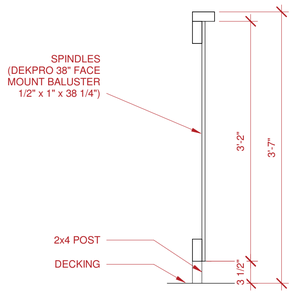
D4 DECK CONNECTION AT TURNBUCKLE
1 1/2" = 1'-0"



A1 STAND ALONE DECK SECTION
1" = 1'-0"



B4 DECK CONNECTION AT FLOOR
1 1/2" = 1'-0"



A6 RAILING DETAIL (STAND ALONE)
1" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON STANDARD APPLICATIONS. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR USING THESE DETAILS AND ACCEPTS RESPONSIBILITY FOR ANY COMMON ACCESS, ASSEMBLY, OR LABOR IS RESPONSIBLE FOR USING THESE DETAILS AND ACCEPTS RESPONSIBILITY FOR ANY APPLICATION FOR WHICH YOU ARE UNSURE.

99 CD	Author	7/30/25	#101

SIGNATURE COMPANIES LLC

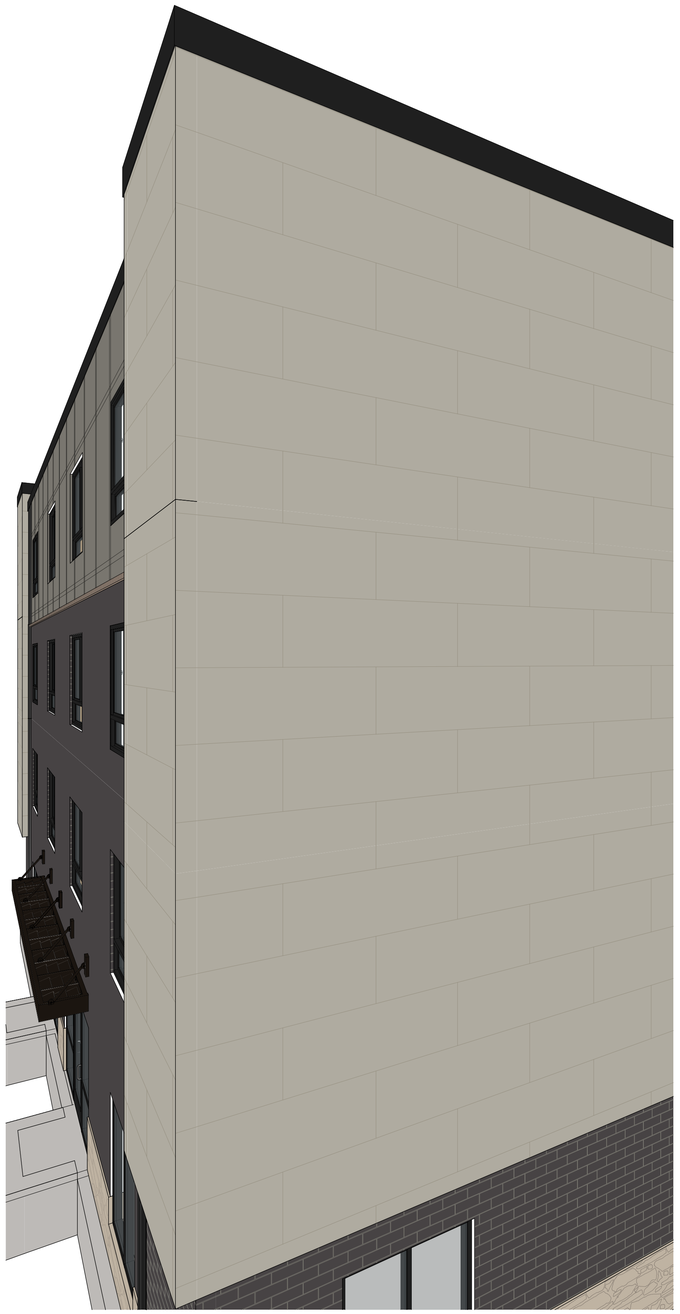
GRIMES APARTMENT 81 UNIT

GRIMES, IA

STAND ALONE DECK DETAIL

A8.4

As indicated



A1 #1 REVEALS & #12 DEEP SET WINDOWS w/ MULLIONS

D3 #5 COLOR, TEXTURE OR MATERIAL CHANGE

B3 #2 POPOUTS

A3 #8 AWNINGS

A5 #15 VARIATION IN ROOF HEIGHT

VERIFY ALL DIMENSIONS - ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ETAIL CONNECTIONS & SPECIFIC STRUCTURAL NUMBERS FOR ON STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN THOSE SHOWN ON THESE PLANS AND ABOUT RESPONSIBLE FOR USES UNDER THESE PLANS WHICH ARE NOT ACCURATE CONNECTION. ANY APPLICATION FOR WHICH YOU ARE UNSURE

98% CD | 8/1/25

Author | #2001

SIGNATURE COMPANIES LLC

GRIMES APARTMENT 81 UNIT

GRIMES, IA

DESIGN TREATMENTS

A9.0

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

August 5, 2025

PROJECT NAME

Brookside Village Plat 2

Preliminary Plat

APPLICANT

Signature Ernst Holdings, LLC

REQUESTED ACTION

To subdivide 6.35 acres into three lots for development

LOCATION

Generally located east of Highway 141, south of NE Beaverbrooke Blvd, and west of NE Destination Drive

ZONING

R-4 (Brookside Village/Fagen Property Rezone)

PLANNER

Evann Martin

emartin@grimesiowa.gov

515-986-4050

Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Commercial/Mixed-Use Pending	R-4
North	Vacant	Commercial	R-4
South	Utility	Commercial	A-1
East	Multi-Family	High-density Residential	R-4
West	Highway 141	N/A (Highway 141)	N/A (Highway 141)

Future Land Use Map

PARKS

The Parks and Trails Master Plan shows a trail along NE Destination Drive. The trail was constructed with the NE Destination Drive improvements. No additional parks were planned on the property.

With the original rezone, known as the Fagen Property rezone, the developer provided fee in lieu of land dedication to be used for improvements to North Pointe Park. This site is currently zoned commercial. Upon approval of the zoning amendment to provide mixed-use on the southern lot, additional fee in lieu will be provided to be used for North Pointe Park.

The Parks and Recreation Advisory Board provided a recommendation of approval for fee in lieu of land dedication for the mixed-use development.

Legal

The plat is subject to the existing Fagen Property Zoning Change and Development Agreement. There are proposed amendments to the zoning to change a portion of commercial area to mixed-use to allow for commercial and multi-family development in the same building. Should the zoning amendment be approved, the southern portion od the plat will change to mixed-use and will be subject to the mixed-use zoning requirements in the development agreement.

Plat Layout & Utilities

ACCESS

Access will be provided on NE Destination Drive. No access will be permitted from Highway 141.

PLAT LAYOUT

The plat consists of three development lots: two for commercial development and one for mixed-use development (as long as the proposed zoning amendment is approved). If the zoning amendment is not approved, all three lots will permit commercial development.

PUBLIC IMPROVEMENTS

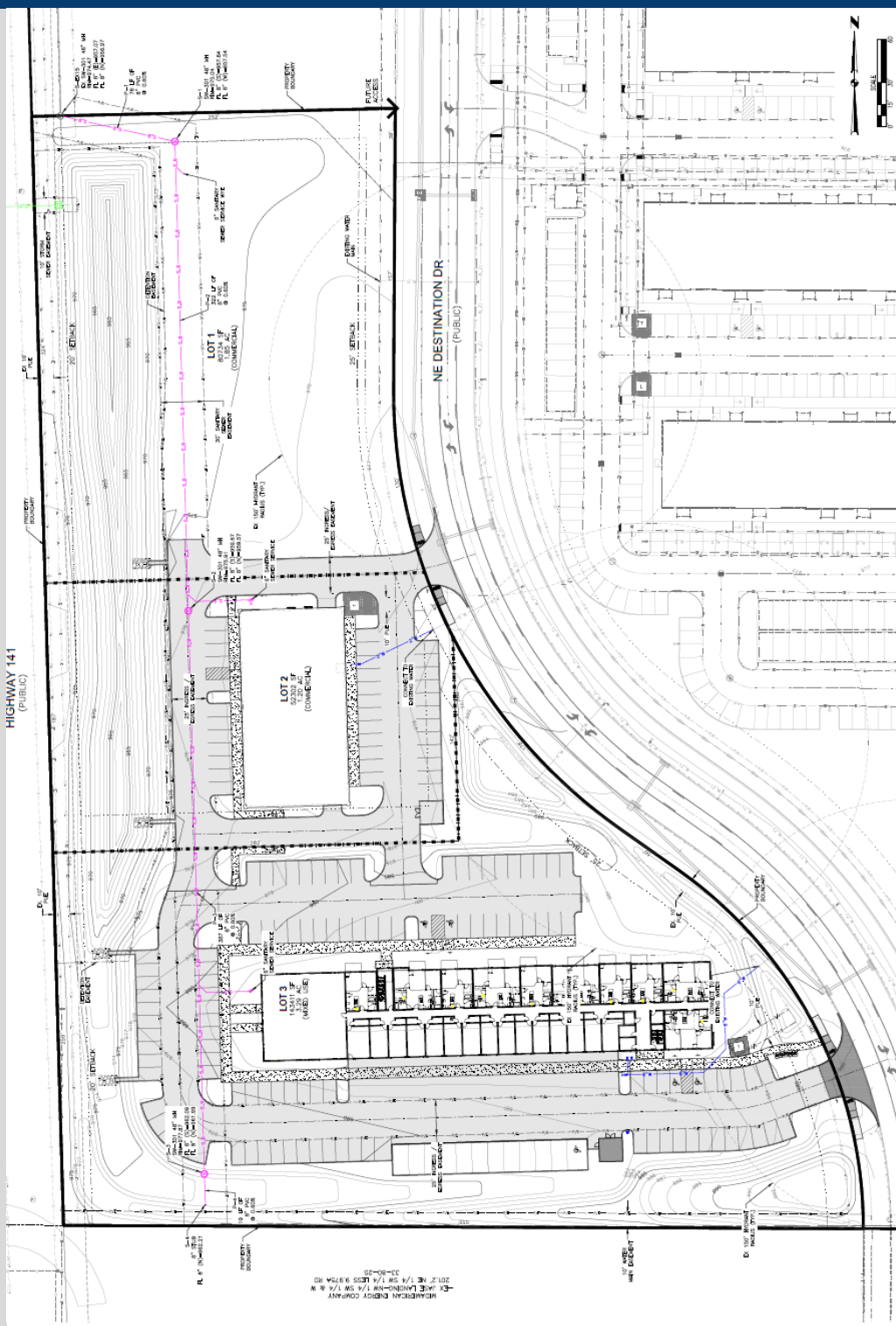
The developer will extend sanitary sewer along the west side of the plat to serve the plat and future development to the south. The City has future plans to construct water main along the south side of the plat to provide additional connection across Highway 141.

WATER AND STORMWATER

A shared private detention basin will be provided to serve all three lots. All lots will connect to existing water along NE Destination Drive.

EASEMENTS

Easements for sanitary sewer, water main, private detention and ingress-egress will be established.



Conclusion

STAFF RECOMMENDATION

Staff recommend approval of Brookside Village Plat 2 Preliminary Plat.

Conclusion

The applicant is requesting approval of a preliminary plat to subdivide 6.35 acres into three lots for development.

Two lots will be for commercial development and one lot is proposed for mixed-use development.

Sanitary sewer will be constructed through the development to serve the lots and future development to the south.

Easements for sanitary sewer, water, detention, and ingress-egress will be reserved.

Private detention will be shared by all lots.

Development Services
410 SE Main St, Unit 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

July 29, 2025

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Brookside Village Plat 2 Preliminary Plat

Dear Jared:

The Development Services Department is in receipt of a proposed Preliminary Plat for Brookside Village Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide $2000 preliminary plat review fee.

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.

PRELIMINARY PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	August 5, 2025 **(1 PDF of Rezoning Map and Concept Plan)**
PLANNING & ZONING:	August 5, 2025, at 5:30
COUNCIL MEETING:	August 26, 2025, 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
Senior Planner

PRELIMINARY PLAT FOR:

BROOKSIDE VILLAGE PLAT 2

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT

Building Comments Complete

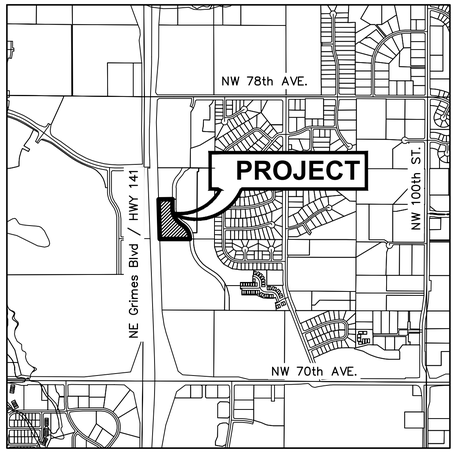
Engineering Comments Completed

Addressing Comments Complete

Planner Comments Complete

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

PRELIMINARY PLAT DESCRIPTION:

OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA. THE PROPERTY CONTAINS 6.35 ACRES (276,447 SQUARE FEET).

OWNER

SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
EMAIL: BRAIN@SIGNATURECOMPANIESLLC.COM
PH: (515) 630-6043

APPLICANT

SIGNATURE COMPANIES, LLC
CONTACT: BRAIN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM
PH: (515) 630-6043

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
4121 NW URBANDALE DR.
URBANDALE, IA 50322
EMAIL: JAREDM@CDA-ENG.COM
PH: 515-369-4400

ZONING:

PREVIOUS ZONING:

PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3 HIGH AND C-2 LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT AGREEMENT: BK. 19185, PG. 592-607

PROPOSED ZONING:

PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3: HIGH, C-2 AND MIXED USE LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT AGREEMENT: DOC. XXXX, PG. XXX-XXX

UTILITY WARNING:

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CITY BENCHMARKS:

SET BM - BURY BOLT ON HYDRANT AT THE NORTHWEST CORNER OF SITE
ELEVATION=967.14

SET BM - BURY BOLT ON HYDRANT @ SE CORNER OF 1ST STREET & GATEWAY DRIVE
ELEVATION=940.44

BULK REGULATIONS

PUD W/ UNDERLYING C-2: GENERAL HIGHWAY SERVICE AND COMMERCIAL DISTRICT

SETBACKS:

FRONT YARD	=	20'
SIDE YARD	=	NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
REAR YARD	=	25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET

HIGHWAY 141 MIXED USE CORRIDOR

MIN. HIGHWAY 141 SETBACK	=	20'
MIN. PUBLIC STREET SETBACK	=	25'
MIN. OPEN SPACE	=	20%
PARKING LOT	=	10' ALONG HIGHWAY 141 AND NE DESTINATION DRIVE.
MAX BUILDING HEIGHT	=	50 FT
MAX # OF STORIES	=	4 STORIES
MINIMUM OPEN SPACE REQUIRED	=	20%

*PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF GRIMES' ZONING ORDINANCE 12-15 "OFF-STREET PARKING, CIRCULATION, AND LOADING".

PUD W/ UNDERLYING MIXED USE

SETBACKS:

MIN. FRONT YARD SETBACK	=	25'
MIN. SIDE YARD SETBACK	=	NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
MIN. REAR YARD SETBACK	=	25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET.

HIGHWAY 141 MIXED USE CORRIDOR

MIN. HIGHWAY 141 SETBACK	=	20'
MIN. PUBLIC STREET SETBACK	=	25'
MIN. OPEN SPACE	=	20%
PARKING LOT SETBACK	=	10' ALONG HWY 141 AND NE DESTINATION DR.
MAX HEIGHT	=	50'
MAX # OF STORIES	=	4 STORIES
SMALLEST DWELLING UNIT	=	464 SF (450 SF MIN)
DENSITY (73 UNITS)	=	19.52 (25 MAX)

*PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF GRIMES' ZONING ORDINANCE 12-15 "OFF-STREET PARKING, CIRCULATION, AND LOADING".

LEGEND

FEATURES

PROPOSED		EXISTING	
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE		SANITARY MANHOLE	S
TYPE SW-503 STORM INTAKE		WATER VALVE BOX	W
TYPE SW-505 STORM INTAKE		FIRE HYDRANT	
TYPE SW-506 STORM INTAKE		WATER CURB STOP	
TYPE SW-513 STORM INTAKE	ST	WELL	WELL
TYPE SW-401 STORM MANHOLE	ST	STORM SEWER MANHOLE	ST
TYPE SW-402 STORM MANHOLE	ST	STORM SEWER SINGLE INTAKE	
TYPE SW-301 SANITARY MANHOLE	S	STORM SEWER DOUBLE INTAKE	
STORM/SANITARY CLEANOUT		FLARED END SECTION	
WATER VALVE		DECIDUOUS TREE	
FIRE HYDRANT ASSEMBLY		CONIFEROUS TREE	
SIGN		DECIDUOUS SHRUB	
DETECTABLE WARNING PANEL		CONIFEROUS SHRUB	
SANITARY SEWER WITH SIZE	8"S	ELECTRIC POWER POLE	
STORM SEWER	15"ST	GUY ANCHOR	
WATERMAIN WITH SIZE	8"W	STREET LIGHT	
		POWER POLE W/ TRANSFORMER	
		UTILITY POLE W/ LIGHT	
		ELECTRIC BOX	E
		ELECTRIC TRANSFORMER	E
		ELECTRIC MANHOLE OR VAULT	E
		TRAFFIC SIGN	
		TELEPHONE JUNCTION BOX	T
		TELEPHONE MANHOLE/VAULT	T
		TELEPHONE POLE	
		GAS VALVE BOX	G
		CABLE TV JUNCTION BOX	TV
		CABLE TV MANHOLE/VAULT	TV
		MAIL BOX	M
		BENCHMARK	BM
		SOIL BORING	SB
		UNDERGROUND TV CABLE	TV
		GAS MAIN	G
		FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	⊢■⊣	⊢□⊣
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
DEED DISTANCE	(D)	
CALCULATED DISTANCE	(C)	
CURVE ARC LENGTH	AL	
MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION	MPE	
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE	P/E	
LOT LINE		
RIGHT OF WAY	R/W	
BUILDING SETBACK		
PLAT BOUNDARY		

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.

JARED M. MURRAY, P.E. — DATE

LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

REVISIONS	DATE
FIRST SUBMITTAL	07/11/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE PLAT 2
GRIMES, IOWA

COVER SHEET

1/2

2505.400

FILE: R:\2025\2505400\DWG\2505400-PRELIMINARY PLAT.DWG
PLOT DATE: 7/11/2025 8:53 AM
PLOTTED BY: JARED MURRAY
COMMENT: ENG
TECH:

HIGHWAY 141
(PUBLIC)

label existing 15' electric easement

EX. 10' PUE

PROPERTY BOUNDARY

EX 10' PUE

10' STORM SEWER EASEMENT

DETENTION EASEMENT

20' SETBACK

S-EX15
EX SW-301 48" MH
RIM=974.47
FL 8" (E)=957.07
FL 8" (N)=956.97

P-1
78 LF OF
8" PVC
@ 0.60%

S-3
SW-301 48" MH
RIM=977.87
FL 8" (S)=962.09
FL 8" (N)=961.99

S-4
8" STUB
FL 8" (N)=962.21

25' INGRESS / EGRESS EASEMENT

P-3
387 LF OF
8" PVC
@ 0.60%

S-2
SW-301 48" MH
RIM=975.91
FL 8" (S)=959.67
FL 8" (N)=959.57

30' SANITARY SEWER EASEMENT

LOT 1
80734 SF
1.85 AC
(COMMERCIAL)

P-2
322 LF OF
8" PVC
@ 0.60%

6" SANITARY SEWER SERVICE WYE

S-1
SW-301 48" MH
RIM=975.04
FL 8" (S)=957.64
FL 8" (W)=957.54

P-4
19 LF OF
8" PVC
@ 0.60%

6" SANITARY SEWER SERVICE

EX 150' HYDRANT RADIUS (TYP.)

LOT 3
143411 SF
3.29 AC
(MIXED USE)

LOT 2
52302 SF
1.20 AC
(COMMERCIAL)

25' INGRESS/ EGRESS EASEMENT

25' SETBACK

EXISTING WATER MAIN

FUTURE ACCESS

10' PUE

CONNECT TO EXISTING WATER

NE DESTINATION DR
(PUBLIC)

revise label

EX 150' HYDRANT RADIUS (TYP.)

25' SETBACK

10' WATER MAIN EASEMENT

EX. 10' PUE

CONNECT TO EXISTING WATER

6"W

10' PUE

PROPERTY BOUNDARY

label Brookside Village Plat 1

MIDAMERICAN ENERGY COMPANY
-EX JASE LANDING-NW 1/4 SW 1/4 & W 201.2' NE 1/4 SW 1/4 LESS 9.975A RD
33-80-25

SCALE
0' 15' 30' 60

FILE: H:\2025\2505400\DWG\2505400-PRELIMINARY PLAT.DWG
PLOT DATE/TIME: 7/7/2025 8:36 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

DATE	REVISIONS
07/11/2025	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE PLAT 2

PRELIMINARY PLAT

GRIMES, IOWA

2 / 2
2505.400

PRELIMINARY PLAT FOR:

BROOKSIDE VILLAGE PLAT 2

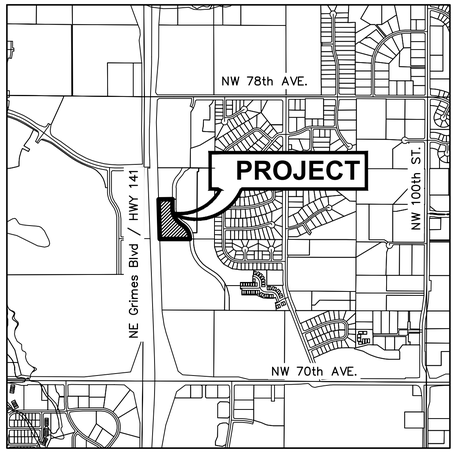
GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

PRELIMINARY PLAT DESCRIPTION:

OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA. THE PROPERTY CONTAINS 6.35 ACRES (276,447 SQUARE FEET).

OWNER

SIGNATURE ERNST HOLDINGS, LLC
CONTACT: BRIAN ATWOOD
4800 E 57TH STREET
SIOUX FALLS, SOUTH DAKOTA
EMAIL: BRAIN@SIGNATURECOMPANIESLLC.COM
PH: (515) 630-6043

APPLICANT

SIGNATURE COMPANIES, LLC
CONTACT: BRAIN ATWOOD
3430 SE DESTINATION DRIVE, SUITE #400
GRIMES, IOWA 50111
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM
PH: (515) 630-6043

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JARED MURRAY
4121 NW URBANDALE DR.
URBANDALE, IA 50322
EMAIL: JAREDM@CDA-ENG.COM
PH: 515-369-4400

ZONING:

PREVIOUS ZONING:

PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3 HIGH AND C-2 LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT AGREEMENT: BK. 19185, PG. 592-607

PROPOSED ZONING:

PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3: HIGH, C-2 AND MIXED USE LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.

DEVELOPMENT AGREEMENT: DOC. XXXX, PG. XXX-XXX

UTILITY WARNING:

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

CITY BENCHMARKS:

SET BM - BURY BOLT ON HYDRANT AT THE NORTHWEST CORNER OF SITE
ELEVATION=967.14

SET BM - BURY BOLT ON HYDRANT @ SE CORNER OF 1ST STREET & GATEWAY DRIVE
ELEVATION=940.44

BULK REGULATIONS

PUD W/ UNDERLYING C-2: GENERAL HIGHWAY SERVICE AND COMMERCIAL DISTRICT

SETBACKS:

FRONT YARD	=	20'
SIDE YARD	=	NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
REAR YARD	=	25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET

HIGHWAY 141 MIXED USE CORRIDOR

MIN. HIGHWAY 141 SETBACK	=	20'
MIN. PUBLIC STREET SETBACK	=	25'
MIN. OPEN SPACE	=	20%
PARKING LOT	=	10' ALONG HIGHWAY 141 AND NE DESTINATION DRIVE.
MAX BUILDING HEIGHT	=	50 FT
MAX # OF STORIES	=	4 STORIES
MINIMUM OPEN SPACE REQUIRED	=	20%

*PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF GRIMES' ZONING ORDINANCE 12-15 "OFF-STREET PARKING, CIRCULATION, AND LOADING".

PUD W/ UNDERLYING MIXED USE

SETBACKS:

MIN. FRONT YARD SETBACK	=	25'
MIN. SIDE YARD SETBACK	=	NONE REQUIRED, EXCEPT WHEN ADJOINING ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
MIN. REAR YARD SETBACK	=	25 FEET; HOWEVER, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET, THE REAR YARD MAY BE DECREASED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS THAN 10 FEET.

HIGHWAY 141 MIXED USE CORRIDOR

MIN. HIGHWAY 141 SETBACK	=	20'
MIN. PUBLIC STREET SETBACK	=	25'
MIN. OPEN SPACE	=	20%
PARKING LOT SETBACK	=	10' ALONG HWY 141 AND NE DESTINATION DR.
MAX HEIGHT	=	50'
MAX # OF STORIES	=	4 STORIES
SMALLEST DWELLING UNIT	=	464 SF (450 SF MIN)
DENSITY (73 UNITS)	=	19.52 (25 MAX)

*PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF GRIMES' ZONING ORDINANCE 12-15 "OFF-STREET PARKING, CIRCULATION, AND LOADING".

LEGEND

FEATURES

PROPOSED		EXISTING	
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE		SANITARY MANHOLE	S
TYPE SW-503 STORM INTAKE		WATER VALVE BOX	W
TYPE SW-505 STORM INTAKE		FIRE HYDRANT	
TYPE SW-506 STORM INTAKE		WATER CURB STOP	
TYPE SW-513 STORM INTAKE	ST	WELL	WELL
TYPE SW-401 STORM MANHOLE	ST	STORM SEWER MANHOLE	ST
TYPE SW-402 STORM MANHOLE	ST	STORM SEWER SINGLE INTAKE	
TYPE SW-301 SANITARY MANHOLE	S	STORM SEWER DOUBLE INTAKE	
STORM/SANITARY CLEANOUT		FLARED END SECTION	
WATER VALVE		DECIDUOUS TREE	
FIRE HYDRANT ASSEMBLY		CONIFEROUS TREE	
SIGN		DECIDUOUS SHRUB	
DETECTABLE WARNING PANEL		CONIFEROUS SHRUB	
SANITARY SEWER WITH SIZE	8"S	ELECTRIC POWER POLE	
STORM SEWER	15"ST	GUY ANCHOR	
WATERMAIN WITH SIZE	8"W	STREET LIGHT	
		POWER POLE W/ TRANSFORMER	
		UTILITY POLE W/ LIGHT	
		ELECTRIC BOX	E
		ELECTRIC TRANSFORMER	E
		ELECTRIC MANHOLE OR VAULT	E
		TRAFFIC SIGN	
		TELEPHONE JUNCTION BOX	T
		TELEPHONE MANHOLE/VAULT	T
		TELEPHONE POLE	
		GAS VALVE BOX	G
		CABLE TV JUNCTION BOX	TV
		CABLE TV MANHOLE/VAULT	TV
		MAIL BOX	M
		BENCHMARK	BM
		SOIL BORING	SB
		UNDERGROUND TV CABLE	TV
		GAS MAIN	G
		FIBER OPTIC	FO
		UNDERGROUND TELEPHONE	T
		OVERHEAD ELECTRIC	OE
		UNDERGROUND ELECTRIC	E
		FIELD TILE	TILE
		SANITARY SEWER W/ SIZE	8"S
		STORM SEWER W/ SIZE	15"ST
		WATER MAIN W/ SIZE	8"W

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
ROW MARKER	■	□
ROW RAIL	⊢■⊣	⊢□⊣
PLATTED DISTANCE	(P)	
MEASURED BEARING & DISTANCE	(M)	
RECORDED AS	(R)	
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PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE PLAT 2
GRIMES, IOWA
COVER SHEET

1/2
2505.400

FILE: R:\2025\2505400\DWG\2505400-PRELIMINARY PLAT.DWG
PLOT DATE: 7/10/2025 8:53 AM
PLOTTED BY: JARED MURRAY
COMMENT: ENG.

HIGHWAY 141
(PUBLIC)

EX. 10' PUE

PROPERTY BOUNDARY

EX 10' PUE

10' STORM SEWER EASEMENT

20' SETBACK

DETENTION EASEMENT

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FL 8" (N)=956.97

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201.2' NE 1/4 SW 1/4 LESS 9.975A RD
33-80-25

25' INGRESS / EGRESS EASEMENT

25' INGRESS/ EGRESS EASEMENT

25' SETBACK

EXISTING WATER MAIN

10' PUE

CONNECT TO EXISTING WATER

FUTURE ACCESS

NE DESTINATION DR
(PUBLIC)

EX 150' HYDRANT RADIUS (TYP.)

25' SETBACK

10' WATER MAIN EASEMENT

EX. 10' PUE

CONNECT TO EXISTING WATER

6"W

10' PUE

PROPERTY BOUNDARY

EX 150' HYDRANT RADIUS (TYP.)

SCALE
0' 15' 30' 60

FILE: H:\2025\2505400\DWG\2505400-PRELIMINARY PLAT.DWG
LAYOUT: 2505400-PRELIMINARY PLAT PLOTTED: 7/7/2025 8:36 AM
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COMMENT:
ENG:

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PHONE: (515) 369-4400
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CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE PLAT 2

PRELIMINARY PLAT

GRIMES, IOWA

2/2
2505.400