



Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
October 7, 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. Consider Urban Renewal Plan Amendment
2. DeCarlo Site Plan
3. Harvest Pointe Plat 1 Final Plat
4. 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, September 2, 2025, at 5:30 p.m.

Roll Call: Present: Scott Almeida, Abi Reiland, Adam Bunge

Staff: Evann Martin, Alivia Hoodjer, Rachel Greving

Absent: Russ Lickteig, Craig Patterson, Council Liaison: Andrew Borcharding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Bunge, Second by Reiland, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 3-0

2. APPROVAL OF THE MINUTES

Motion by Reiland, Second by Bunge, to approve the minutes from the August 5, 2025, meeting

Roll call: Ayes-All: Nays-0 Motion passes: 3-0

B. PUBLIC AGENDA ITEMS

1. American Mechanical Site Plan

Staff member Hoodjer presented the details of the proposed site plan including the addition of a 14,400 square foot building, 19 parking stalls, a dumpster enclosure, and a detention basin.

Motion by Bunge, Second by Reiland to approve American Mechanical Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

2. Chase Bank Site Plan

Staff member Hoodjer shared the details of the proposed site plan at 2103 East First Street including a 3,562 square foot building with a drive thru ATM and shared access from the east and south private drives.

The Commission discussed the proposal and asked questions of staff.

Motion by Reiland, Second by Bunge to approve Chase Bank Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

3. Hope Meadows Phase 2 Rezone

Staff member Martin presented the details of the proposed rezone from agriculture to residential. The concept showed lots for R-3 medium density housing and R-2 60 housing.

The Commission discussed the proposal and asked questions of staff, and Edward Knoll of 24565 X Avenue (SW Jazzwood Drive) asked questions pertaining to the maintenance of SW Jazzwood Drive.

Motion by Bunge, Second by Reiland to approve Hope Meadows Phase 2 Rezone

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

4. Brookside Village Multi-Tenant Building Site Plan

Staff member Martin provided information pertaining to the site plan proposal including a 7,800 square foot multi-tenant building meant for office units with 33 parking stalls.

The Commission discussed the proposal and asked questions of staff.

Motion by Bunge, Second by Reiland to approve Brookside Village Multi-Tenant Building Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

5. Adjournment

Next meeting October 7, 2025

Meeting is adjourned at 6:11 p.m.

Chairperson Signature

Clerk Signature

CITY OF GRIMES, IOWA
URBAN RENEWAL PLAN AMENDMENT
GRIMES URBAN RENEWAL AREA

October, 2025

The Urban Renewal Plan (the “Plan”) for the Grimes Urban Renewal Area (the “Urban Renewal Area”) in the City of Grimes, Iowa (the “City”) is being amended for the purposes of adding property to the Urban Renewal Area.

1) Addition of Property. By virtue of this Amendment, certain real property (the “Property”) is being added to the Urban Renewal Area as the October, 2025 Addition. The Property is described, as follows:

THAT PART OF LOT 26, TAYLOR ESTATES PLAT NO 5, AN OFFICIAL PLAT, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 80, RANGE 25 WEST OF THE 5TH P.M., BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THAT PART OF LOTS 19, 20 AND 21, TAYLOR ESTATES PLAT NO 6, AN OFFICIAL PLAT, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 80, RANGE 25 WEST OF THE 5TH P.M., BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THAT PART OF OUTLOT “Y”, TAYLOR ESTATES PLAT 9, AN OFFICIAL PLAT, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 80, RANGE 25 WEST OF THE 5TH P.M., BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THAT PART OF BEAVERBROOKE POINTE PLAT 3, AN OFFICIAL PLAT LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 80, RANGE 25 WEST OF THE 5TH P.M., BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THAT PART OF LOT 21, BEAVERBROOKE POINTE PLAT 1, AN OFFICIAL PLAT LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 80, RANGE 25 WEST OF THE 5TH P.M., BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 80, RANGE 25 WEST OF THE 5TH P.M., BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

AND

BRENTWOOD ESTATES, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPT THAT PART LYING SOUTHEASTERLY OF THE CENTERLINE OF NE 27TH STREET.

With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to a portion of the Property.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$141,427,702</u>
Outstanding general obligation debt of the City:	<u>\$92,570,000</u>
Proposed debt to be incurred in area to be added in connection with this October, 2025 Amendment:	<u>\$ -0-</u>



DATE: October 7, 2025

TO: City of Grimes, Mayor and City Council

FROM: Scott Almeida, Chair of the Grimes Planning and Zoning Commission

SUBJECT: Grimes Urban Renewal Plan Amendment – October 2025 Addition

At its meeting on October 7, 2025, the Grimes Planning and Zoning Commission considered the October 2025 Urban Renewal Plan amendment which adds property to the Urban Renewal area. The Planning and Zoning Commission agrees that the Amendment is consistent with the City's Comprehensive Plan.

Please don't hesitate to contact me with any questions.

Respectfully submitted,

Scott Almeida

DATE

October 7, 2025

PROJECT NAME

DeCarlo Site Plan

APPLICANT

Kelly DeCarlo, DeCarlo Properties

REQUESTED ACTION

Approval of a site plan to construct a new 21,000 sf multi tenant warehouse building with outdoor storage yard and parking lot

LOCATION

3905 SE Capitol Circle

ZONING

M-1A
Highway 141 Mixed Use Development Corridor Zone 2

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050



Location Map

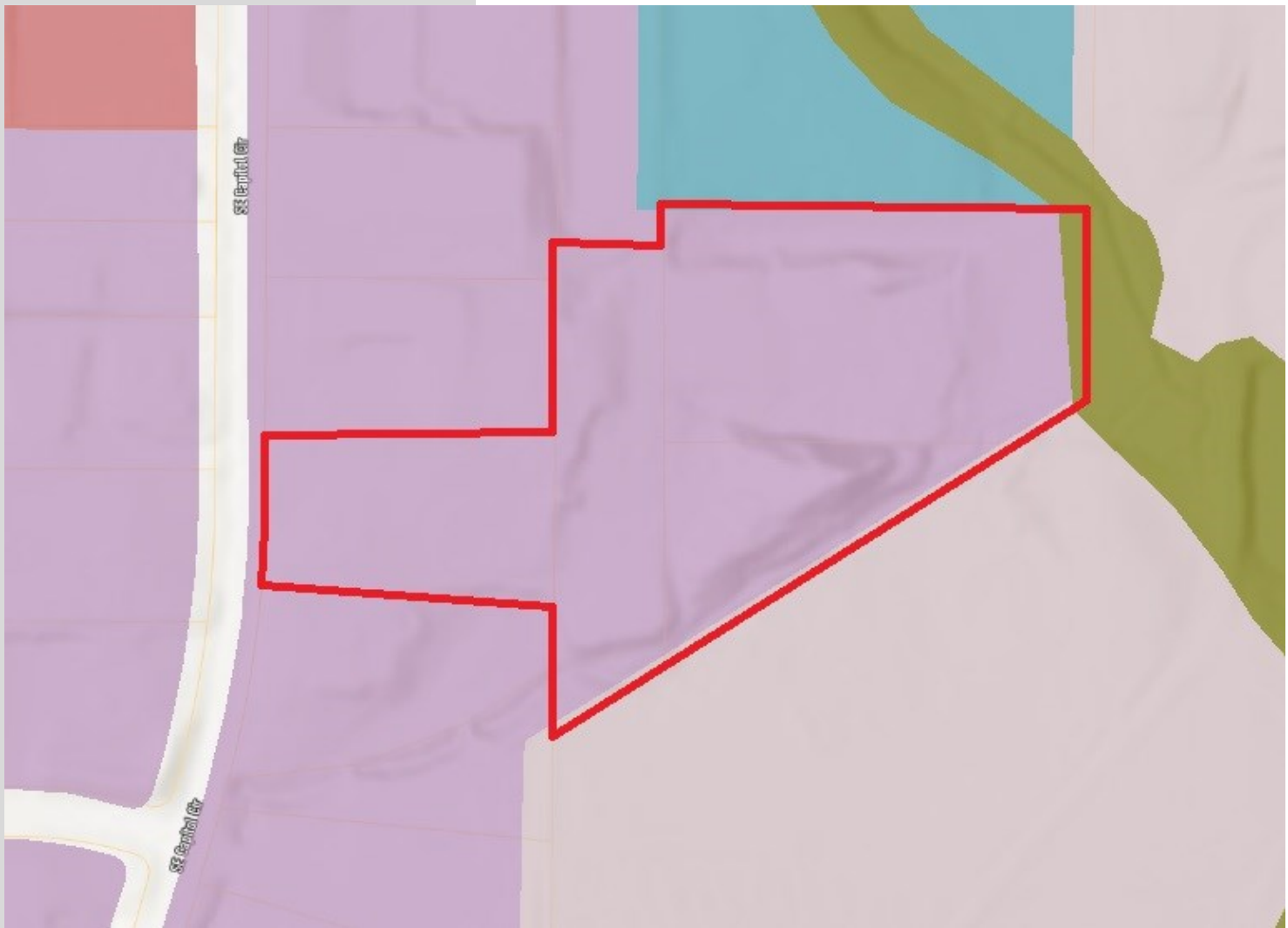


Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	Light Industrial	M-1A, Hwy 141 Zone 2
North	Industrial/Church	Light Industrial/Civic/Greenway	M-1A, Transportation Corridor
South	Industrial	Light Industrial/Business Park	M-1A
East	Commercial Recreation	Business Park/Greenway	M-1A
West	Industrial	Light Industrial	M-1A, Hwy 141 Zone 2



Future Land Use Map

PARKS

The Parks and Trails Master Plan does not contemplate any recreation improvements on the property. The site is industrial, therefore no parkland dedication is required.

Legal & Public Improvements

The property has received two variances approved by the Board of Adjustment in 2024. One variance reduced the outdoor storage screening requirements due to the existing terrain and trees on the north, east, and south side of the outdoor storage area. The second variance granted the outdoor storage area to utilize aggregate surfacing rather than concrete.

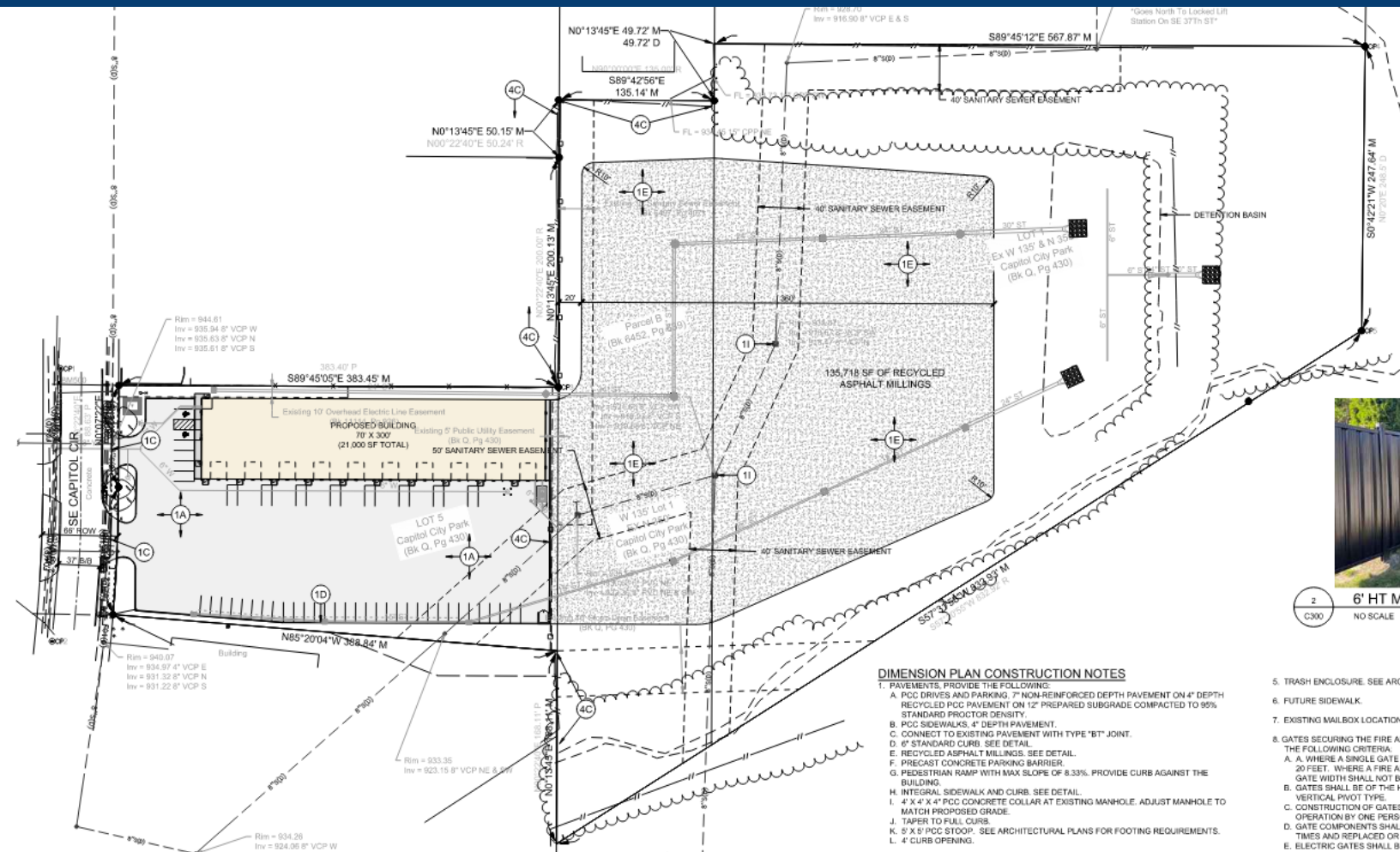
An agreement to construct the future 5' sidewalk along SE Capitol Circle will be obtained with the site plan. Due to the lack of existing sidewalk network in the development, construction of the sidewalk can occur in the future upon notice from the City when such sidewalk network is established.

The site consists of four separate parcels. A lot tie agreement will be obtained with the project to allow the outdoor storage area to be constructed across the common lot lines and on separate property from the principal building. The lot tie agreement will ensure that the four parcels be sold together.

A floodplain permit has been obtained for the project due to the presence of floodplain on the property; however, there are no improvements proposed within the floodplain.

Portions of the existing sanitary easement will be vacated and a new sanitary easement will be established to match the placement of the existing sanitary sewer infrastructure on the property.

Site Layout



VEHICLE ACCESS

The site will utilize the two existing driveways off SE Capitol Circle.

PEDESTRIAN ACCESS

The sidewalk along SE Capitol Circle will be constructed in the future upon notice of the City through the obtained sidewalk agreement.

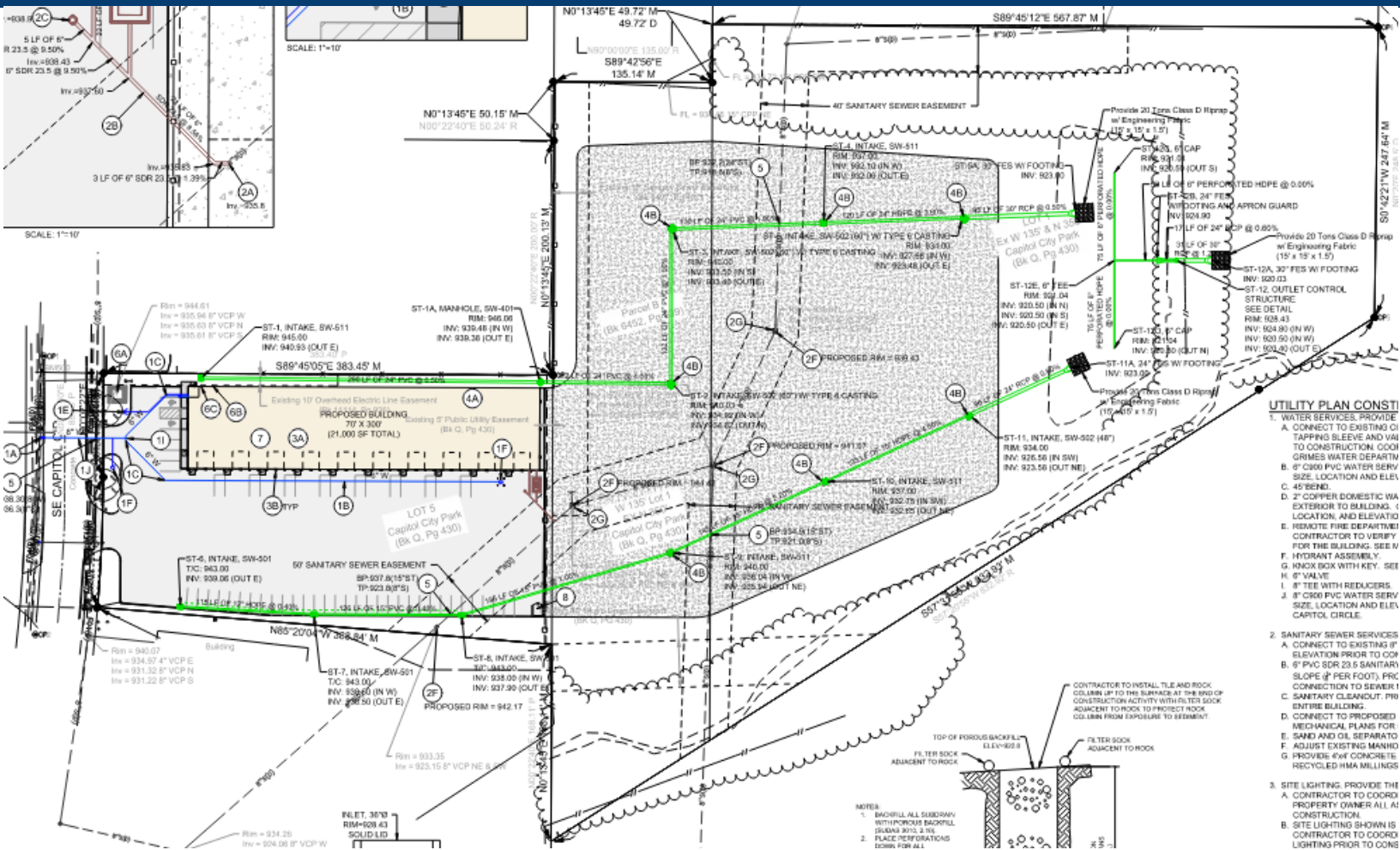
OUTDOOR STORAGE

An outdoor storage area is proposed at the rear of the site and will consist of asphalt millings as permitted by the variance. Metal fencing will screen the storage area from view or SE Capitol Cir. The existing trees on the north, east, and south of the storage area will help to screen the plantings as permitted by the variance.

PARKING

A minimum of 47 parking spaces is required based on the flexible warehouse and retail space proposed. A total of 47 parking spaces is proposed onsite.

Utilities Plan



SANITARY

Private sanitary service will connect to the existing sanitary sewer along the south side of the property. A sand/oil separator is proposed to allow vehicles to park inside the building.

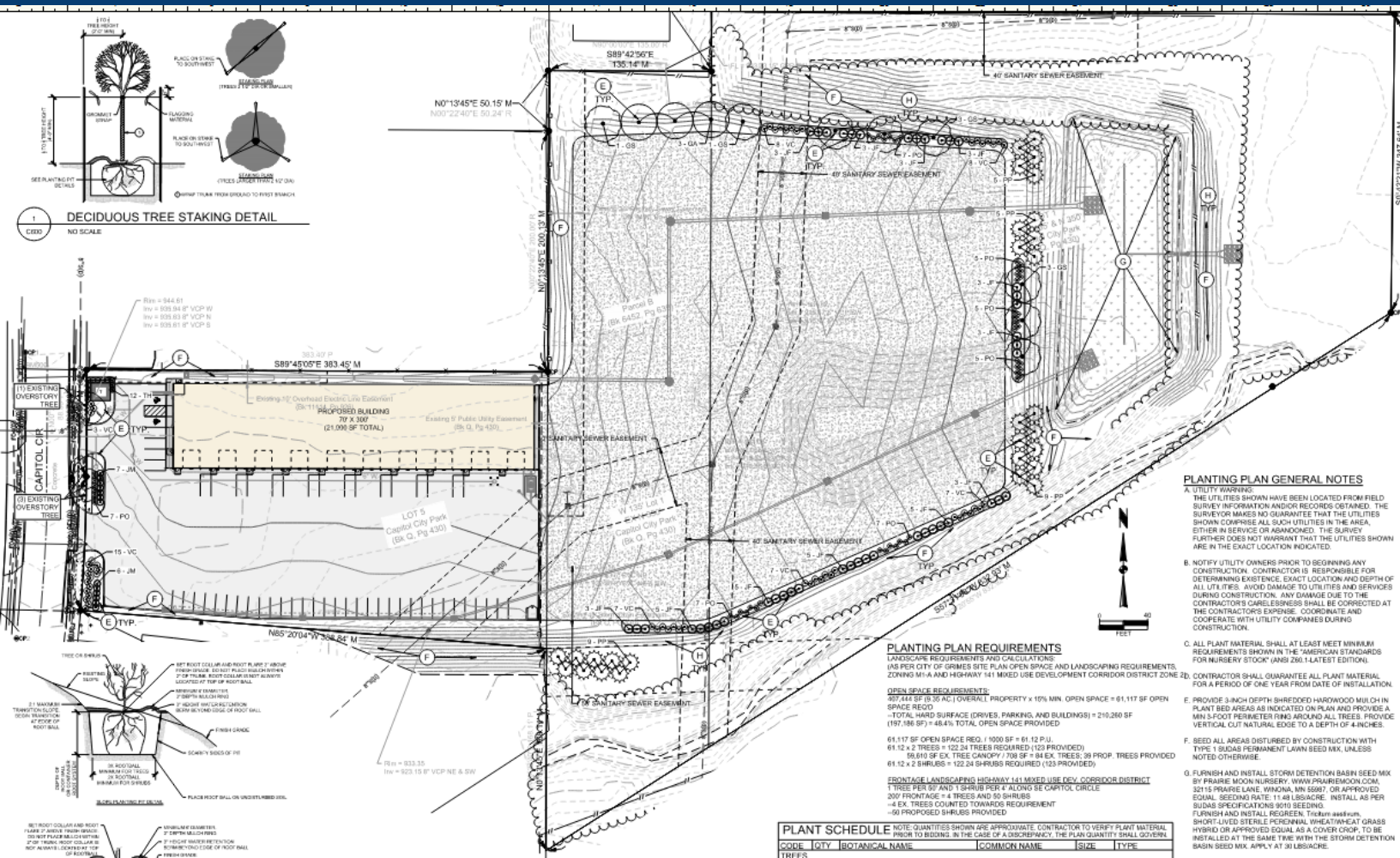
WATER

Private water service will connect from the existing water main along SE Capitol Circle.

STORM WATER

Detention will be provided at the east side of the site in a detention basin. Stormwater will convey from the west of the site and building through storm sewer infrastructure. Ultimate discharge off site from the outlet control of the basin is to the east into the existing creek. Storm inlets are proposed throughout the outdoor storage yard to provide proper drainage.

Landscaping Plan



LANDSCAPING

Landscaping will be provided along SE Capitol Circle per the Highway 141 requirements. Landscaping will also be provided around the perimeter of the outdoor storage area to meet the minimum open space planting requirements and will help screen the storage area from the neighboring properties.

Open space landscaping requirements:

- Minimum of 15% open space required for the site.
- Required: 2 trees and 2 shrubs per 1,000 sf of open space = 122.24 trees and 122.24 shrubs required.
- Provided: 123 trees and 123 shrubs

Highway 141 frontage landscaping requirements:

- 1 tree per 50 lineal feet and 1 shrub per 4 feet along the public street.
- Required: 200 lineal feet of frontage = 4 trees and 50 shrubs
- Provided: 4 existing trees and 50 proposed shrubs

Architecture

BUILDING & ELEVATIONS

The building will consist of stone veneer and 2 colors of metal panel. The front building face will include an awning and storefront windows to meet glazing and architectural requirements for the Highway 141 overlay. Overhead doors will be provided on the north and south sides of the building.

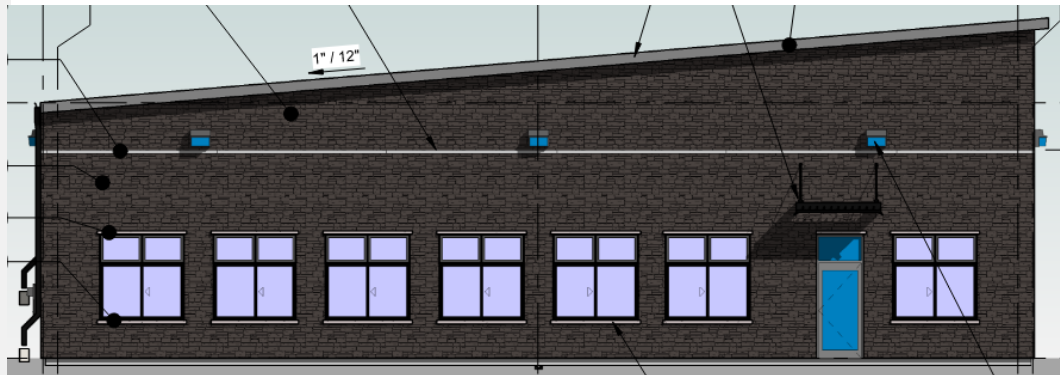
DUMPSTER ENCLOSURE

Trash is planned to be stored a dumpster enclosure on the south side of the site. The enclosure will follow the all enclosure requirements related to materials.

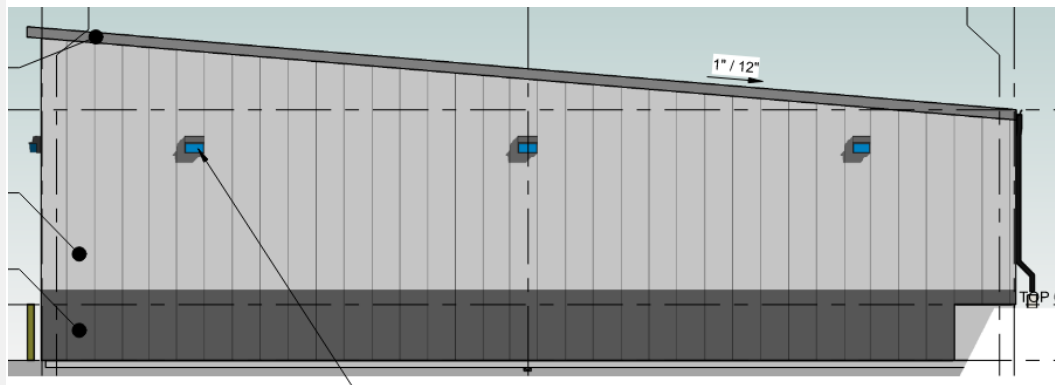
LIGHTING

Wall pack lighting will be provided on the front and sides of the building.

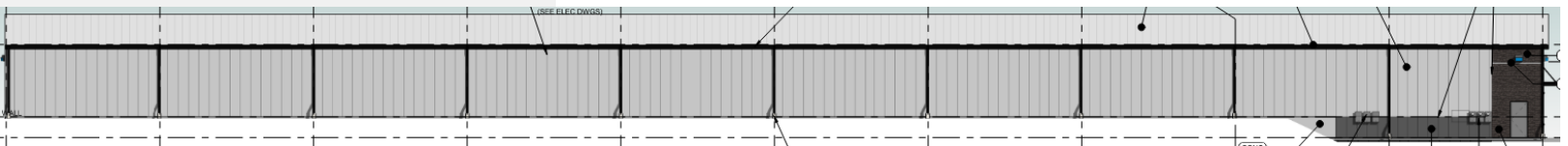
West Elevation



East Elevation



North Elevation



South Elevation



Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the site plan subject to remaining staff comments.

Conclusion

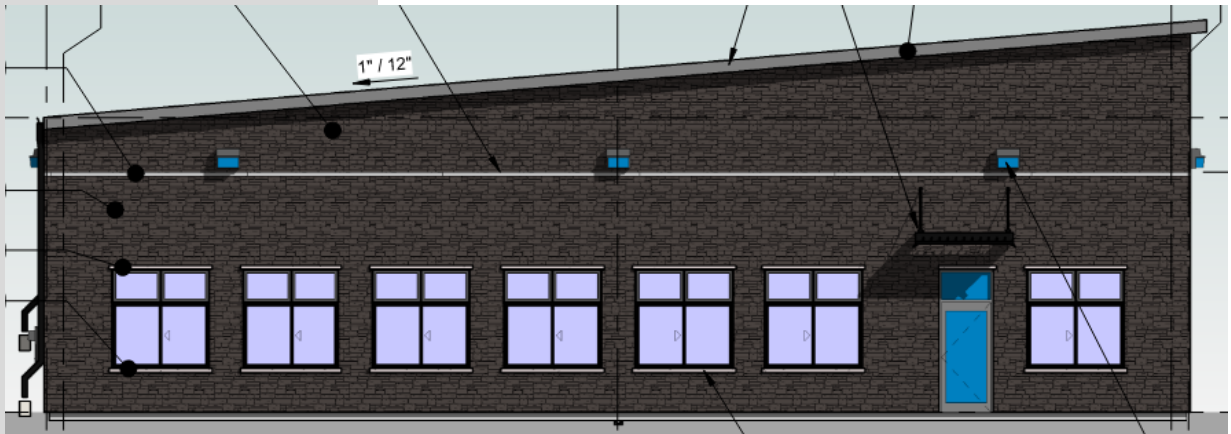
A proposed new 21,000 sf multi tenant warehouse building with outdoor storage yard and parking lot.

The building will consist of stone veneer and metal panel.

The property was granted two variances to reduce the outdoor storage screening and to utilize aggregate surfacing instead of concrete for the outdoor storage area.

Metal fencing with a combination of new and existing landscaping will help to screen the outdoor storage from view of SE Capitol Circle and the neighboring properties.

Several agreements will accompany this project including a sidewalk agreement, lot tie agreement, easement vacation and new easement for the sanitary sewer.





Development Services

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

August 29, 2025
September 24, 2025
October 3, 2025

Snyder & Associates, Inc.

Attn: Brent Culp
2727 SW Snyder Boulevard
Ankeny, IA 50023

RE: DeCarlo Site Plan

Dear Mr. Culp:

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

General Comments:

1. Ensure all plan review fees are paid prior to the project going on the Council agenda (\$2,000 site plan, \$1,200 SWMP, \$250 SWPPP, \$50 Consent to Improvements agreement) \$2,850 of the total fee was paid on 8/12/25 via check. **\$650 will need to be provided prior to the project going on the Council agenda.**
2. Note that the observation fee template will be sent after plans are completed.
3. Note that the preconstruction packet will be sent after the site plan and building permit plans are completed.
4. Note that CAD Files will be provided with the final plans.
 - a. All new utilities to be installed and any removed.
 - b. Pavement within the project site
 - c. Finished grade surface of grading area (XML file)
 - d. All trees that are to be added or removed.
 - e. Survey file of existing conditions with any private utilities located.
 - f. Sign locations and pavement markings
 - g. Any recorded easements
5. Note that as-builts are required to be provided after construction is completed. **As-builts are required for all projects that occur within the City, both private and public projects. Attached via email is the City's as-built policy.**

~~6. D103.5 Fire apparatus access road gates.~~

~~INSIGHTS~~

~~Gates securing the fire apparatus access roads shall comply with all of the following criteria:~~

- ~~a. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm).
Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).~~
- ~~b. Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.~~

- ~~e. Construction of gates shall be of materials that allow manual operation by one person.~~
 - ~~d. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.~~ 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
 - ~~e. Methods of locking shall be submitted for approval by the fire code official.~~
 - ~~f. Electric gate operators, where provided, shall be listed in accordance with UL 325.~~
 - ~~g. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.~~
7. Please provide SWPPP and filled out SWPPP review checklist in submittal.
- ~~a. Keep maps in SWPPP up to date with each plan submittal.~~
 - b. Total area disturbed cannot be greater than total area of the site.**
 - ~~c. Include a signed affidavit of publication.~~
 - d. All contractors/ subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.**
 - ~~e. Include a signed copy of the owner's certification statement.~~
 - f. Include a site supervisor contact once known.**
 - g. Include a swppp monitoring contact once known.**
 - ~~h. Include notification to City of Grimes Public Works in spill reporting.~~
 - ~~i. Include signature on NOI.~~
 - ~~j. Include affidavit of publication for public notice.~~
 - ~~k. Include IDNR letter of authorization once available.~~
 - ~~l. Include signature on City of Grimes SWPPP certification.~~
 - ~~m. Provide construction schedule once known.~~
 - n. Include filled out copy of inspector qualifications sheet once known.**
 - o. Include filled out stormwater pollution prevention training log once known .**
 - ~~p. Include blank inspection report from company responsible for SWPPP monitoring.~~
8. Provide a photometric plan and lighting cut sheets. This will need to be provided prior to Council meeting.
9. Note that staff will use the previously drafted sidewalk agreement for the future sidewalk. Staff will send drafted agreement for property owners to review and sign.
10. Note that staff is drafting a consent to improvements agreement for the fence crossing the sanitary sewer easement. This agreement generally states that the City is not liable for any costs associated with removing the fence if the sanitary sewer infrastructure is needing to be maintained, replaced, etc. This agreement will need to be signed and notarized by the property owner(s) and will be put on the Council consent agenda. The agreement will then be sent to the County to be recorded with the property. The agreement does have a \$50 fee to cover the Council and County recording costs.
11. Complete (edit, review, and sign) sanitary sewer easement documents. Staff is currently working on template.
12. Complete (review and sign) lot tie agreement (Declaration of Site Restrictions). Staff is currently working on template.

13. Please provide elevation for dumpster enclosure prior to Council meeting. Dumpster enclosure will need to be 100% masonry enclosure that matches the primary building with opaque gates due to it being visible from public street.

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:	October 17, 2025 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	October 7, 2025, at 5:30 PM; Grimes Council Chambers
COUNCIL MEETING:	October 28, 2025, at 5:30 PM; Grimes Council Chambers

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

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	CANOPY, PRE-ENGINEERED, PRE-FINISHED, CANOPY SYSTEM; COLOR: BLACK, W/ HANGER RODS (MAPES OR APPROVED EQUAL)
CONC	EXPOSED CONCRETE
FS	PREFINISHED METAL FASCIA TRIM. FINISH: MATCH ROOF.
GTR	PREFINISHED OVERSIZED GUTTER. FINISH: MATCH TRIM.
RF	STANDING SEAM METAL ROOF SYSTEM (INSTALLED PER MFR.) W/ CONCEALED FASTENERS; GALVALUME
SL-1	PRECAST CONCRETE SILL AND HEAD. FINISH: MATCH STONE.
ST-1	MANUFACTURED VENEER STONE (INSTALLED PER MFR.) FINISH: CENTURION STONE, MT. RUNDLE DESIGNER SERIES W/ BLACK GROUT
TR-2	PREFINISHED METAL ACCENT BAND. FINISH: FIRESTONE MATTE BLACK OR EQUAL.
WP-1	PEMB PREFINISHED VERTICAL RIBBED METAL PANEL. FINISH: LIGHT GRAY.
WP-2	PEMB PREFINISHED VERTICAL RIBBED METAL PANEL. FINISH: DARK GRAY.

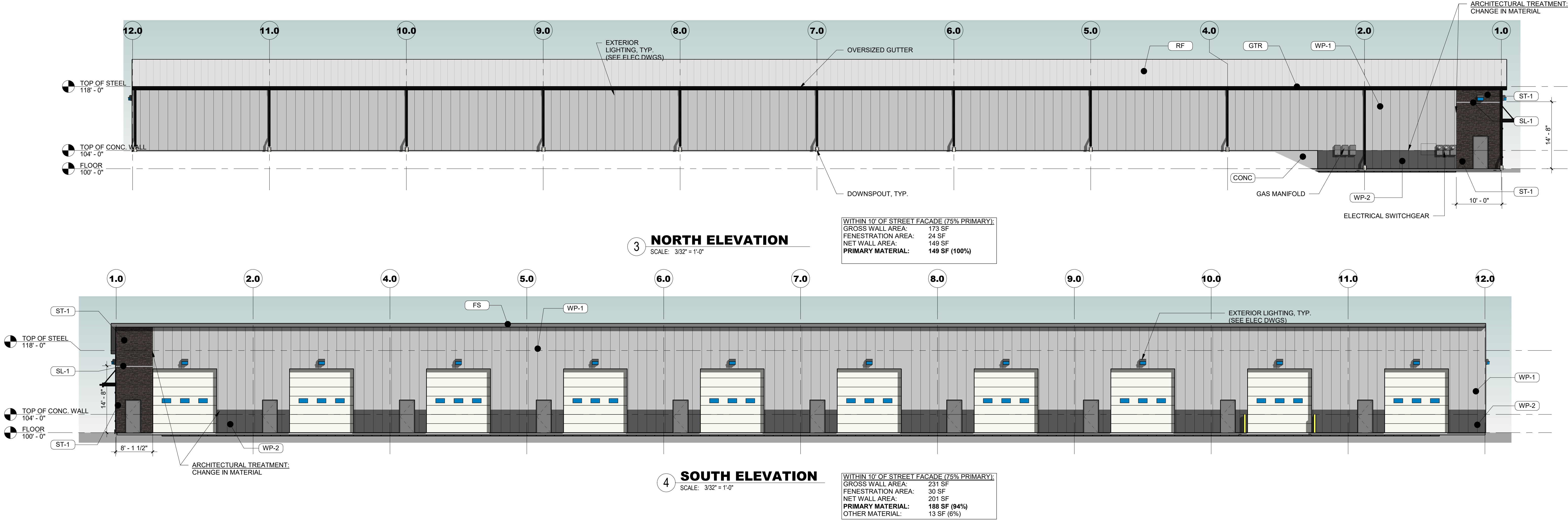
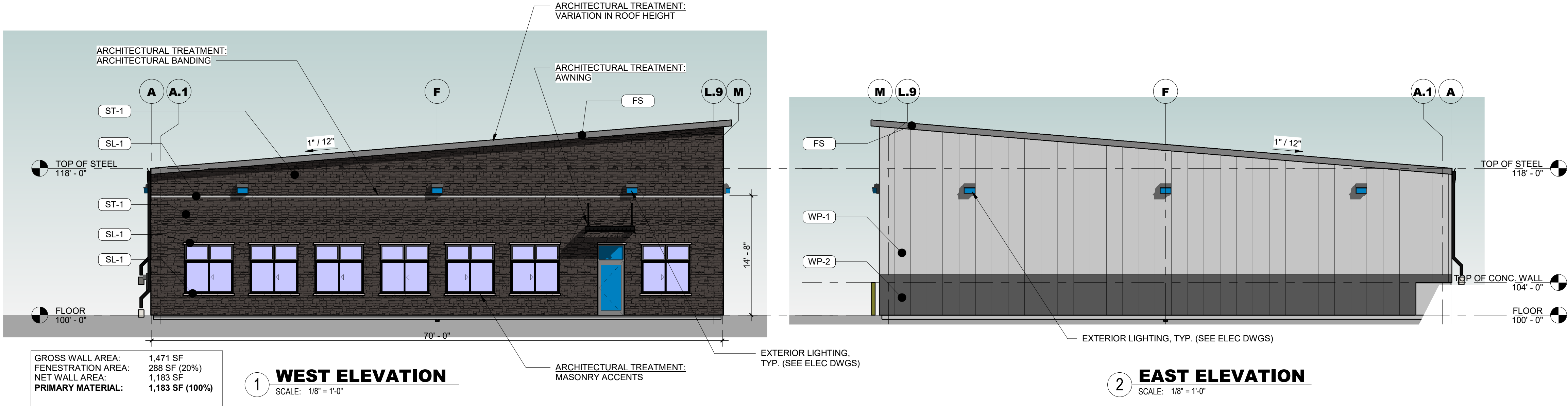
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

GENERAL EXTERIOR ELEVATION NOTES

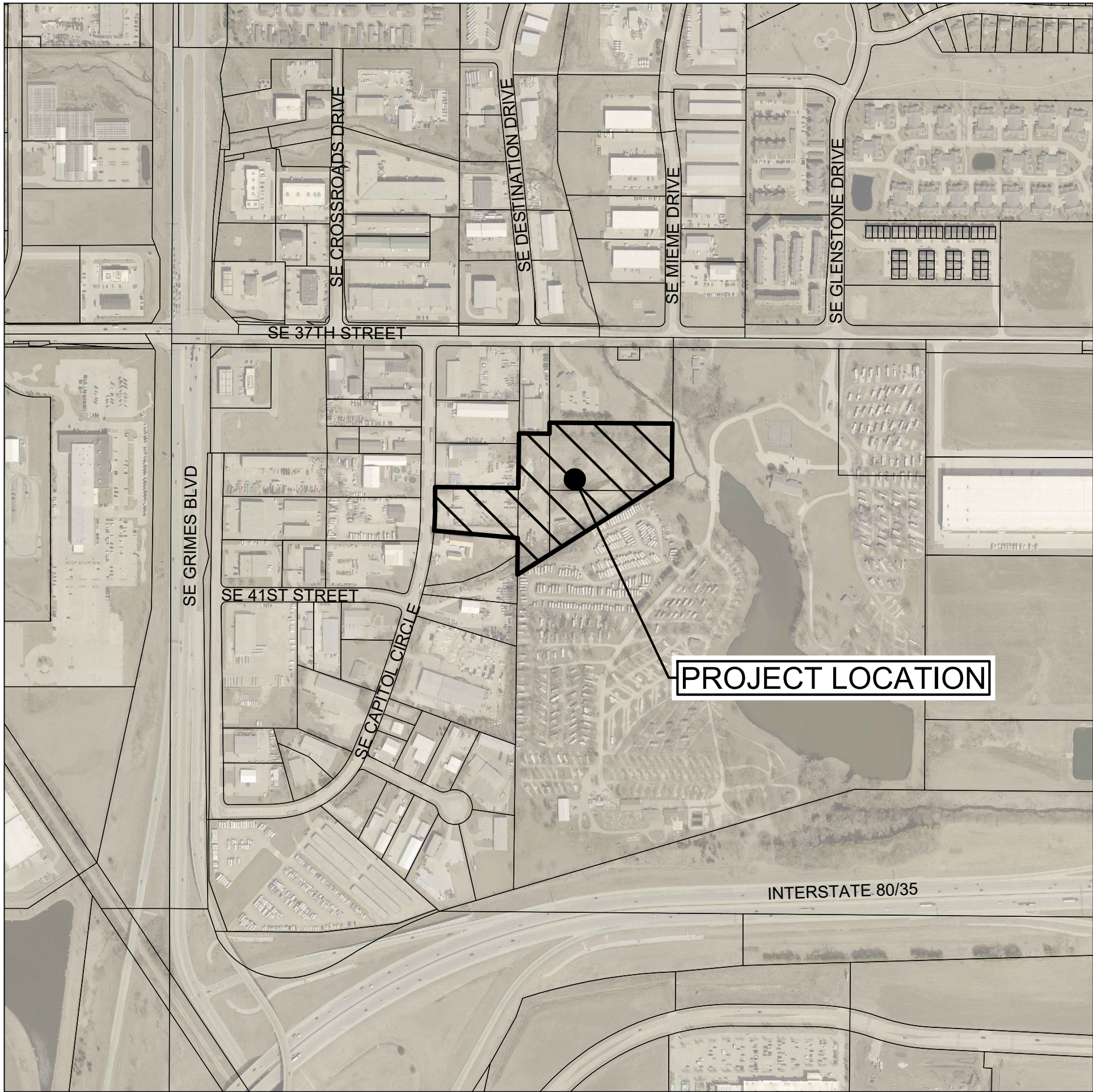
- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

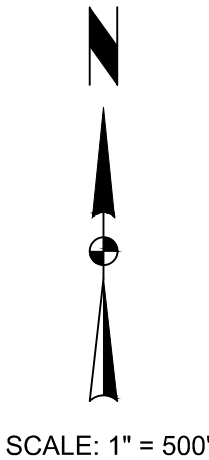


UPDATED SITE PLAN
FOR
DECARLO - 3905 SE CAPITOL CIRCLE
CITY OF GRIMES, POLK COUNTY, IOWA

Planner Comments
Complete



VICINITY MAP



INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DEMOLITION PLAN
- C201 DEMOLITION PLAN
- C300 OVERALL SITE LAYOUT PLAN
- C301 DIMENSION PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C401 GRADE PLAN
- C500 UTILITY PLAN
- C600 LANDSCAPE PLAN

OWNER
THE GROUNDS KEEPER, INC.
3905 SE CAPITOL CIRCLE
GRIMES, IA 50111

DEVELOPER
DECARLO PROPERTIES
4514 NE 3RD ST
DES MOINES, IA 50313-2304
KELLY DECARLO

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IA 50023
CHAD DEVORE, P.E.
(515) 964-2020

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Nicholas L. Huss, PLA _____ Date _____

License Number 835

Pages or sheets covered by this seal:
C600

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.

Chad D. DeVore, P.E. _____ Date _____

License Number P16007

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
C100 - C500

DECARLO - 3905 SE CAPITOL CIRCLE

TITLE SHEET

SNYDER & ASSOCIATES, INC.

GRIMES, IOWA

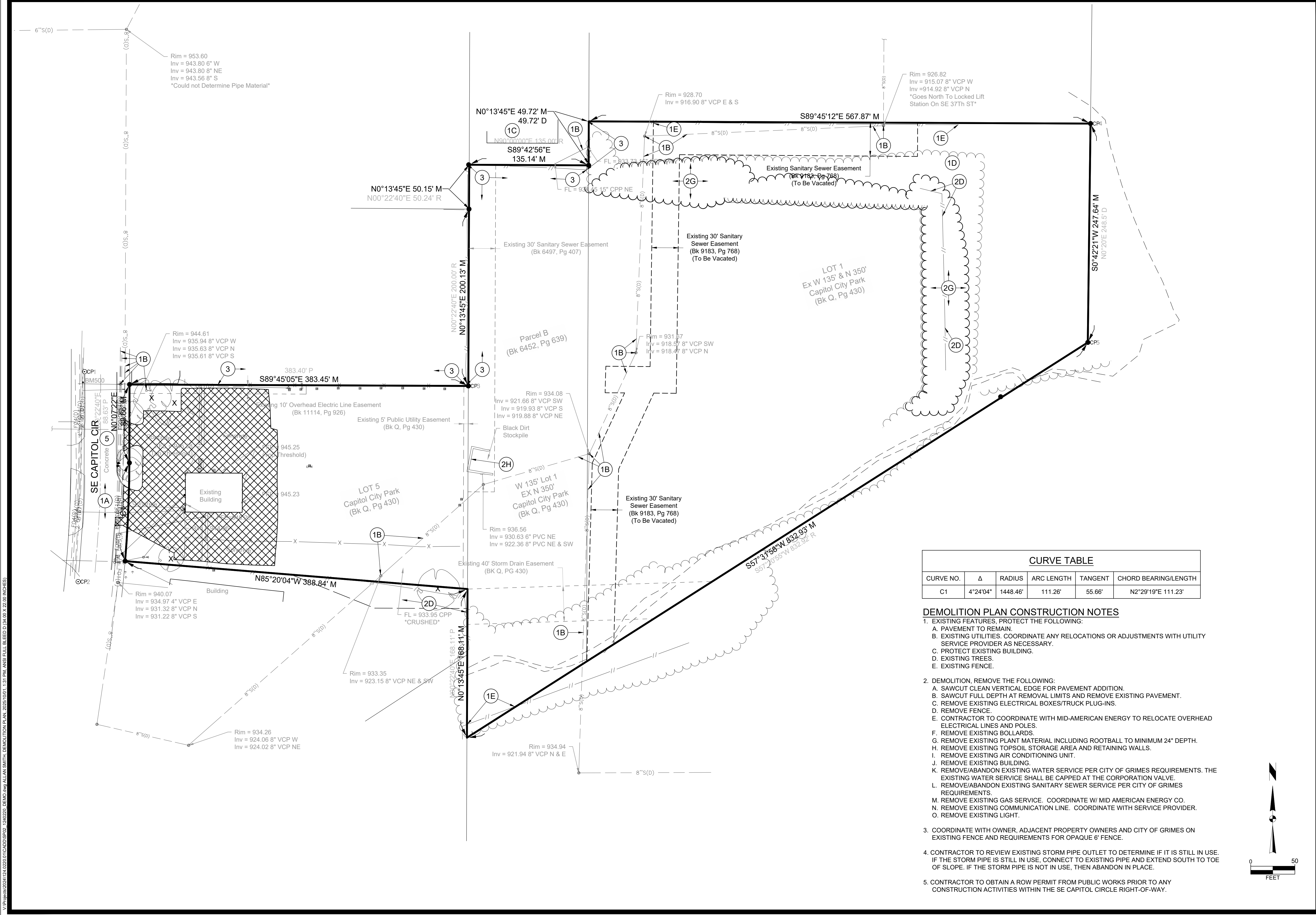
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Project No: 124.0220.01
Sheet C100

REVISION	DATE	BY
2	10-01-25 AWS	
1	09-06-25 AWS	
MARK	REVISION	DATE
Engineer: CDD	Checked By: BKC	Scale: 1" = 500'
Technician: AWS	Date: 8-11-2025	T-R-S: 79N-25W-16

Project No: 124.0220.01
Sheet C100

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DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

Sheet C200

REVISION	DATE	BY
2	10-01-25	AW
1	09-06-25	AW
MARK	REVISION	DATE
Engineer: CDD	Checked By: BKC	Scale: 1" = 50'
Technician: AWS	Date: 8-11-2025	T-R-S: 79N-25W-16

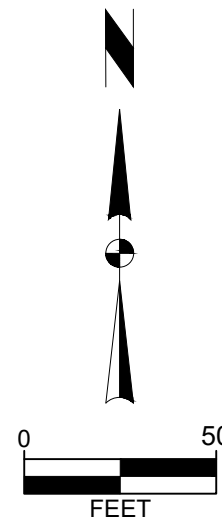
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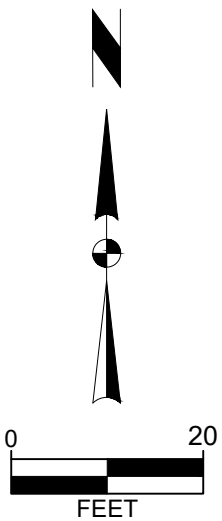
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CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	4°24'04"	1448.46'	111.26'	55.66'	N2°29'19"E 111.23'

DEMOLITION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROTECT EXISTING BUILDING.
 - EXISTING TREES.
 - EXISTING FENCE.
- DEMOLITION, REMOVE THE FOLLOWING:
 - SAWCUT CLEAN VERTICAL EDGE FOR PAVEMENT ADDITION.
 - SAWCUT FULL DEPTH AT REMOVAL LIMITS AND REMOVE EXISTING PAVEMENT.
 - REMOVE EXISTING ELECTRICAL BOXES/TRUCK PLUG-INS.
 - REMOVE FENCE.
 - CONTRACTOR TO COORDINATE WITH MID-AMERICAN ENERGY TO RELOCATE OVERHEAD ELECTRICAL LINES AND POLES.
 - REMOVE EXISTING BOLLARDS.
 - REMOVE EXISTING PLANT MATERIAL INCLUDING ROOTBALL TO MINIMUM 24" DEPTH.
 - REMOVE EXISTING TOPSOIL STORAGE AREA AND RETAINING WALLS.
 - REMOVE EXISTING AIR CONDITIONING UNIT.
 - REMOVE EXISTING BUILDING.
 - REMOVE/ABANDON EXISTING WATER SERVICE PER CITY OF GRIMES REQUIREMENTS. THE EXISTING WATER SERVICE SHALL BE CAPPED AT THE CORPORATION VALVE.
 - REMOVE/ABANDON EXISTING SANITARY SEWER SERVICE PER CITY OF GRIMES REQUIREMENTS.
 - REMOVE EXISTING GAS SERVICE. COORDINATE W/ MID AMERICAN ENERGY CO.
 - REMOVE EXISTING COMMUNICATION LINE. COORDINATE WITH SERVICE PROVIDER.
 - REMOVE EXISTING LIGHT.
- COORDINATE WITH OWNER, ADJACENT PROPERTY OWNERS AND CITY OF GRIMES ON EXISTING FENCE AND REQUIREMENTS FOR OPAQUE 6' FENCE.
- CONTRACTOR TO REVIEW EXISTING STORM PIPE OUTLET TO DETERMINE IF IT IS STILL IN USE. IF THE STORM PIPE IS STILL IN USE, CONNECT TO EXISTING PIPE AND EXTEND SOUTH TO TOE OF SLOPE. IF THE STORM PIPE IS NOT IN USE, THEN ABANDON IN PLACE.
- CONTRACTOR TO OBTAIN A ROW PERMIT FROM PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE SE CAPITOL CIRCLE RIGHT-OF-WAY.





1. EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. PAVEMENT TO REMAIN.
 - B. EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - C. PROTECT EXISTING BUILDING.
 - D. EXISTING TREES.
 - E. EXISTING FENCE.
2. DEMOLITION, REMOVE THE FOLLOWING:
 - A. SAWCUT CLEAN VERTICAL EDGE FOR PAVEMENT ADDITION.
 - B. SAWCUT FULL DEPTH AT REMOVAL LIMITS AND REMOVE EXISTING PAVEMENT.
 - C. REMOVE EXISTING ELECTRICAL BOXES/TRUCK PLUG-INS.
 - D. REMOVE FENCE.
 - E. CONTRACTOR TO COORDINATE WITH MID-AMERICAN ENERGY TO RELOCATE OVERHEAD ELECTRICAL LINES AND POLES.
 - F. REMOVE EXISTING BOLLARDS.
 - G. REMOVE EXISTING PLANT MATERIAL INCLUDING ROOTBALL TO MINIMUM 24" DEPTH.
 - H. REMOVE EXISTING TOPSOIL STORAGE AREA AND RETAINING WALLS.
 - I. REMOVE EXISTING AIR CONDITIONING UNIT.
 - J. REMOVE EXISTING BUILDING.
 - K. REMOVE/ABANDON EXISTING WATER SERVICE PER CITY OF GRIMES REQUIREMENTS. THE EXISTING WATER SERVICE SHALL BE CAPPED AT THE CORPORATION VALVE.
 - L. REMOVE/ABANDON EXISTING SANITARY SEWER SERVICE PER CITY OF GRIMES REQUIREMENTS.
 - M. REMOVE EXISTING GAS SERVICE. COORDINATE W/ MID AMERICAN ENERGY CO.
 - N. REMOVE EXISTING COMMUNICATION LINE. COORDINATE WITH SERVICE PROVIDER.
 - O. REMOVE EXISTING LIGHT.
3. COORDINATE WITH OWNER, ADJACENT PROPERTY OWNERS AND CITY OF GRIMES ON EXISTING FENCE AND REQUIREMENTS FOR OPAQUE 6' FENCE.
4. CONTRACTOR TO REVIEW EXISTING STORM PIPE OUTLET TO DETERMINE IF IT IS STILL IN USE. IF THE STORM PIPE IS STILL IN USE, CONNECT TO EXISTING PIPE AND EXTEND SOUTH TO TOE OF SLOPE. IF THE STORM PIPE IS NOT IN USE, THEN ABANDON IN PLACE.
5. CONTRACTOR TO OBTAIN A ROW PERMIT FROM PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE SE CAPITOL CIRCLE RIGHT-OF-WAY.

REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
2	REVISED PER CITY COMMENTS	10-01-25 AWS			
1	REVISED PER CITY COMMENTS	09-09-25 AWS			
MARK	REVISION	DATE	BY		
Engineer:	CDD	Checked By:	BKC	Scale:	1" = 20'
Technician:	AWS	Date:	8-11-2025	T-R-S:	79N-25W-16

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DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN



Project No: 124.0220.01

Sheet C201

Sheet C201



6' HT METAL FENCE

NO SCALE

DECARLO - 3905 SE CAPITOL CIRCLE

OVERALL SITE LAYOUT PLAN

GRIMES, IOWA

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Sheet C300

Project No: 124.0220.01

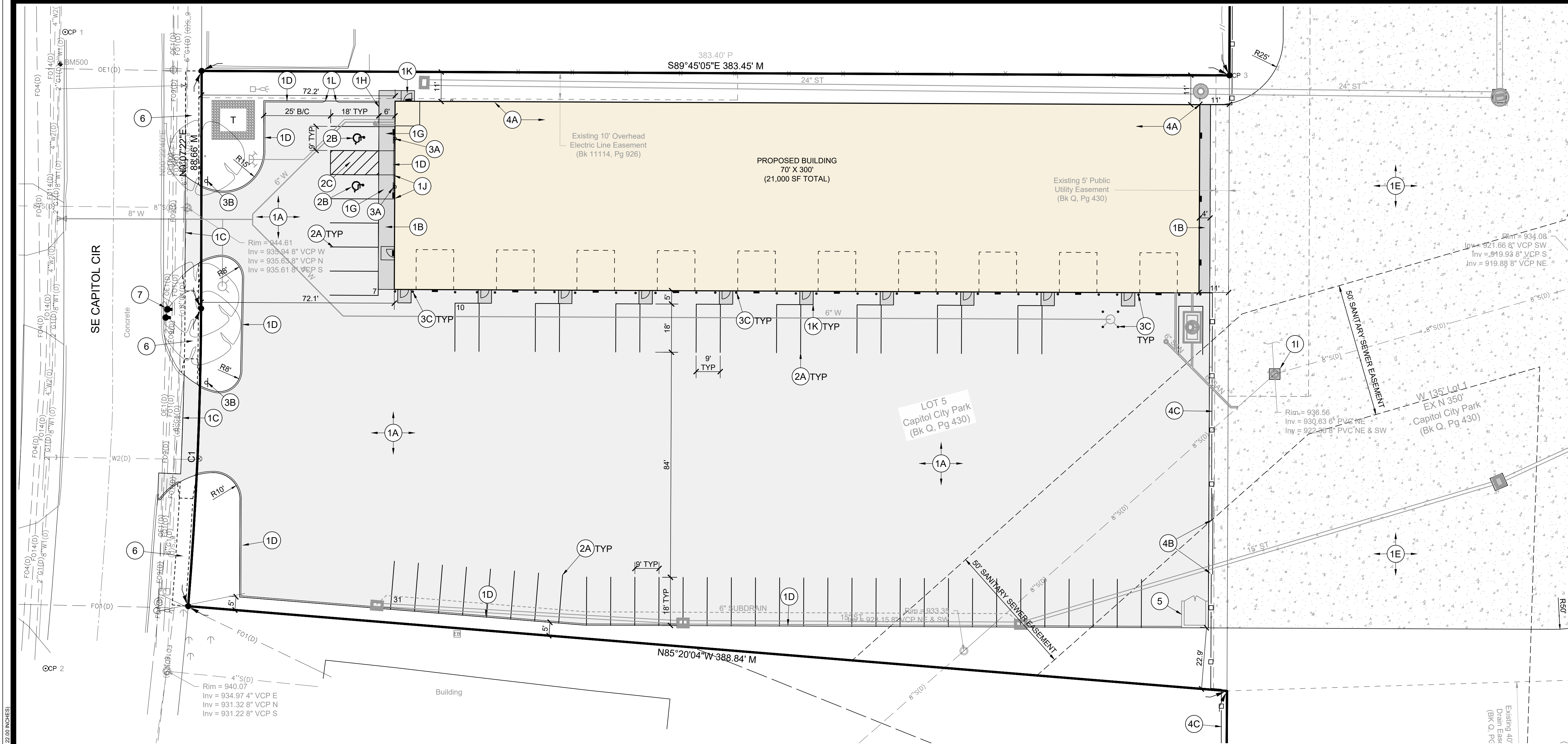


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Project No: 124.0220.01

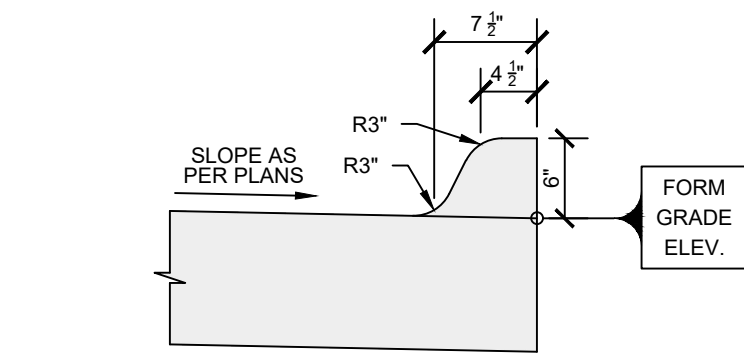
Sheet C300

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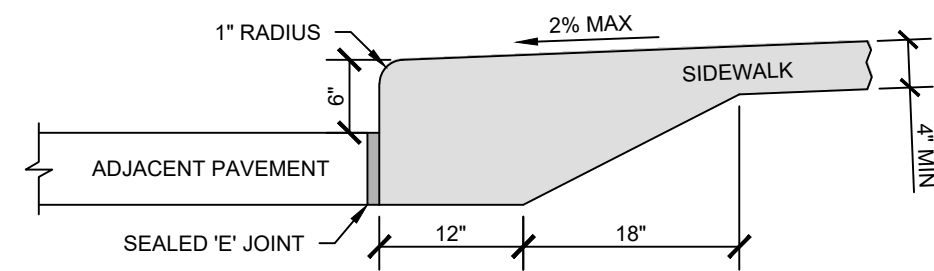


DIMENSION PLAN CONSTRUCTION NOTES

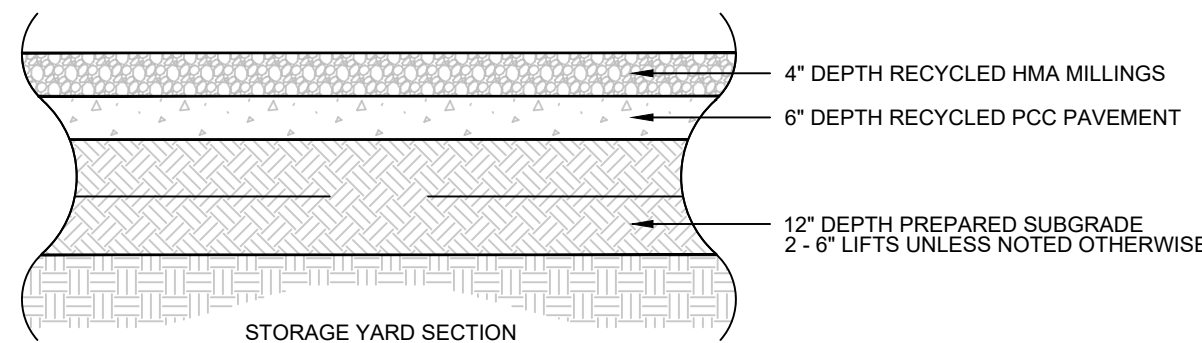
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVES AND PARKING, 7" NON-REINFORCED DEPTH PAVEMENT ON 4" DEPTH RECYCLED PCC PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - PCC SIDEWALKS, 4" DEPTH PAVEMENT.
 - CONNECT TO EXISTING PAVEMENT WITH TYPE "BT" JOINT.
 - 6" STANDARD CURB, SEE DETAIL.
 - RECYCLED ASPHALT MILLINGS, SEE DETAIL.
 - PRECAST CONCRETE PARKING BARRIER.
 - PEDESTRIAN RAMP WITH MAX SLOPE OF 8.33%. PROVIDE CURB AGAINST THE BUILDING.
 - INTEGRAL SIDEWALK AND CURB, SEE DETAIL.
 - 4' X 4' X 4" PCC CONCRETE COLLAR AT EXISTING MANHOLE. ADJUST MANHOLE TO MATCH PROPOSED GRADE.
 - TAPER TO FULL CURB.
 - 5' X 5' PCC STOOP. SEE ARCHITECTURAL PLANS FOR FOOTING REQUIREMENTS.
 - 4' CURB OPENING.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. MOUNT TO BUILDING.
 - STOP SIGN (R1-1).
 - BOLLARD, PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - 4" CONCRETE KNEE WALL.
 - 20' CANTILEVER SLIDE GATE, 6' HEIGHT OPAQUE METAL GATE. GATE SHALL MATCH METAL FENCE. INSTALL KNOX BOX WITH KEY FOR GATE. GATE SHALL COMPLY WITH THE REQUIREMENTS OUTLINED IN NOTE 8.
 - 6-FOOT HIGH OPAQUE METAL FENCE. SEE DETAIL.
- TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
- FUTURE SIDEWALK.
- EXISTING MAILBOX LOCATION.
- GATES SECURING THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
 - WHERE A SINGLE GATE IS PROVIDED, THE GATE WIDTH SHALL BE NOT LESS THAN 20 FEET. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL NOT BE LESS THAN 12 FEET.
 - GATES SHALL BE OF THE HORIZONTAL SWING, HORIZONTAL SLIDE, VERTICAL LIFT OR VERTICAL PIVOT TYPE.
 - CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
 - GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
 - ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
 - METHODS OF LOCKING SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
 - ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
 - GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.



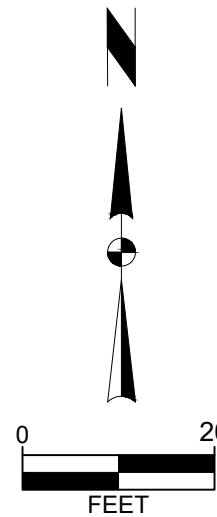
1 6-INCH STANDARD CURB
C301 NO SCALE



2 INTEGRAL SIDEWALK AND CURB DETAIL
C301 NO SCALE



3 RECYCLED ASPHALT MILLINGS CROSS SECTION
C301 NO SCALE



DECARLO - 3905 SE CAPITOL CIRCLE

DIMENSION PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

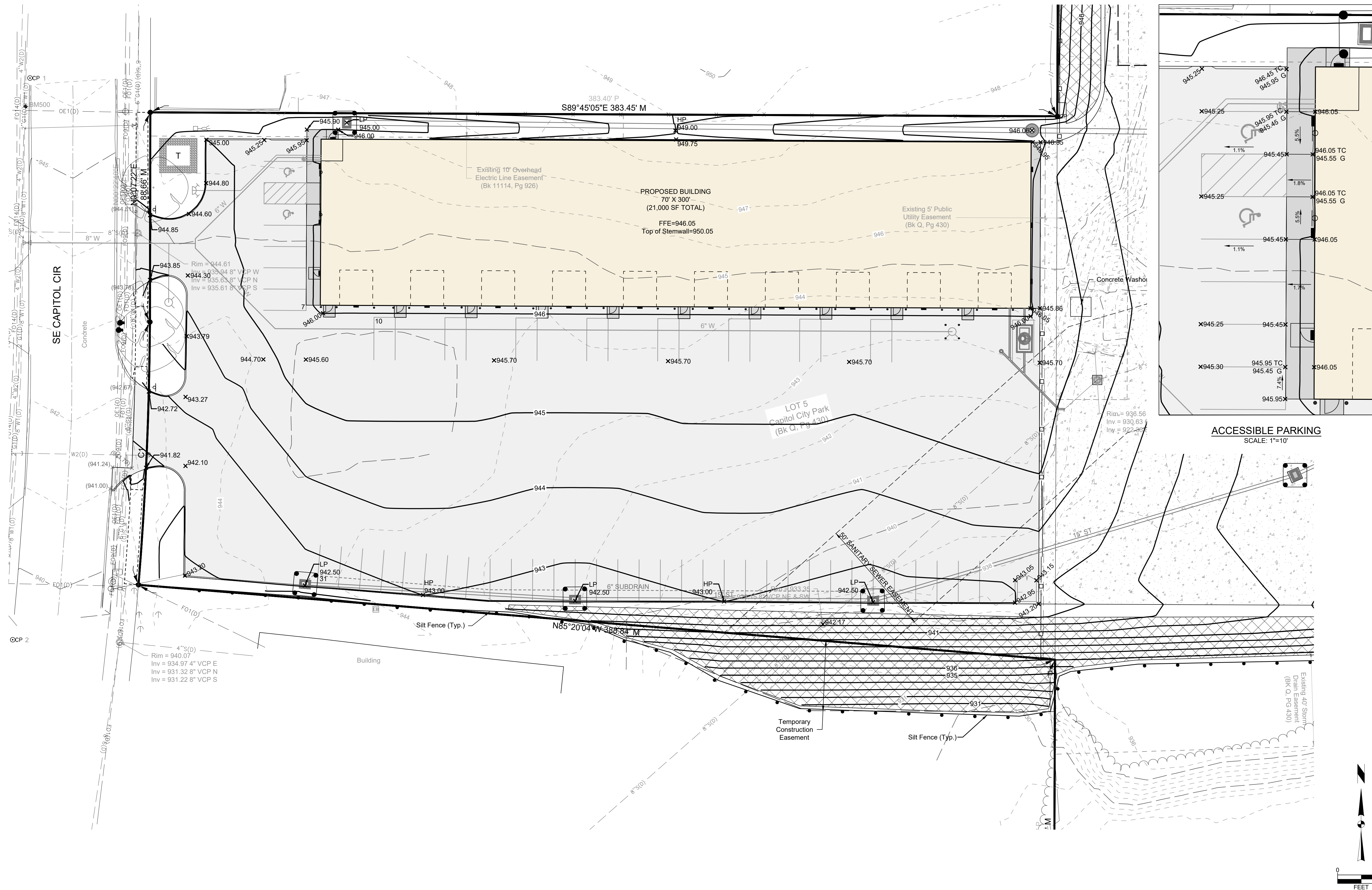
Sheet C301

REVISION	DATE	BY
2	10-01-25	AW/S
1	09-06-25	AW/S
MARK	REVISION	DATE
Engineer: CDD	Checked By: BKC	Scale: 1" = 20'
Technician: AWS	Date: 8-11-2025	T-R-S: 79N-25W-16

Project No: 124.0220.01

Sheet C301

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ACCESSIBLE PARKING
SCALE: 1"=10'

REVISION	DATE	BY
2	10-01-25	AWS
1	09-09-25	AWS

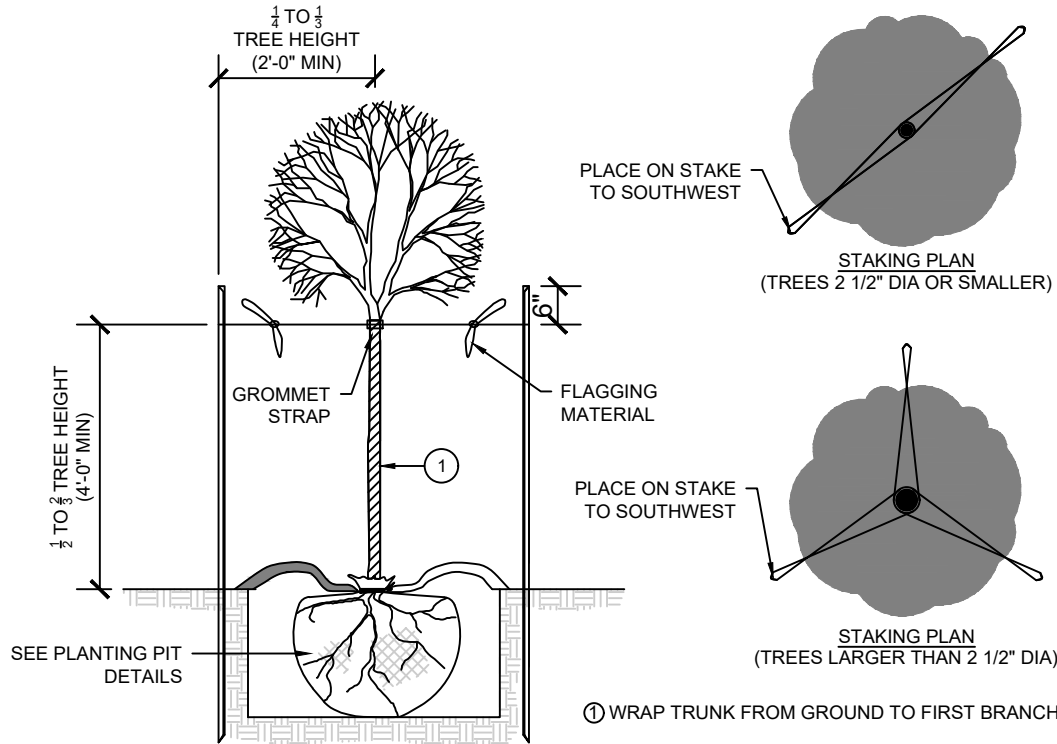
DECARLO - 3905 SE CAPITOL CIRCLE



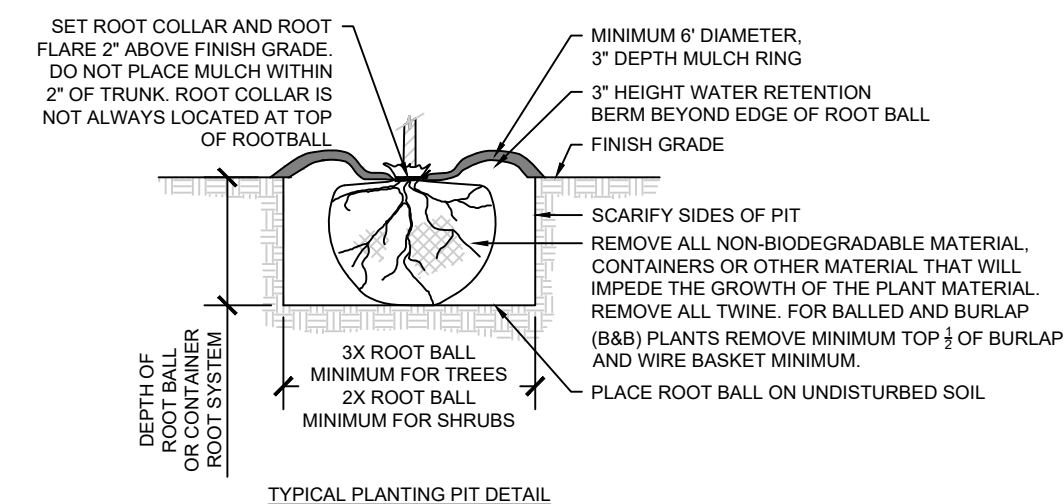
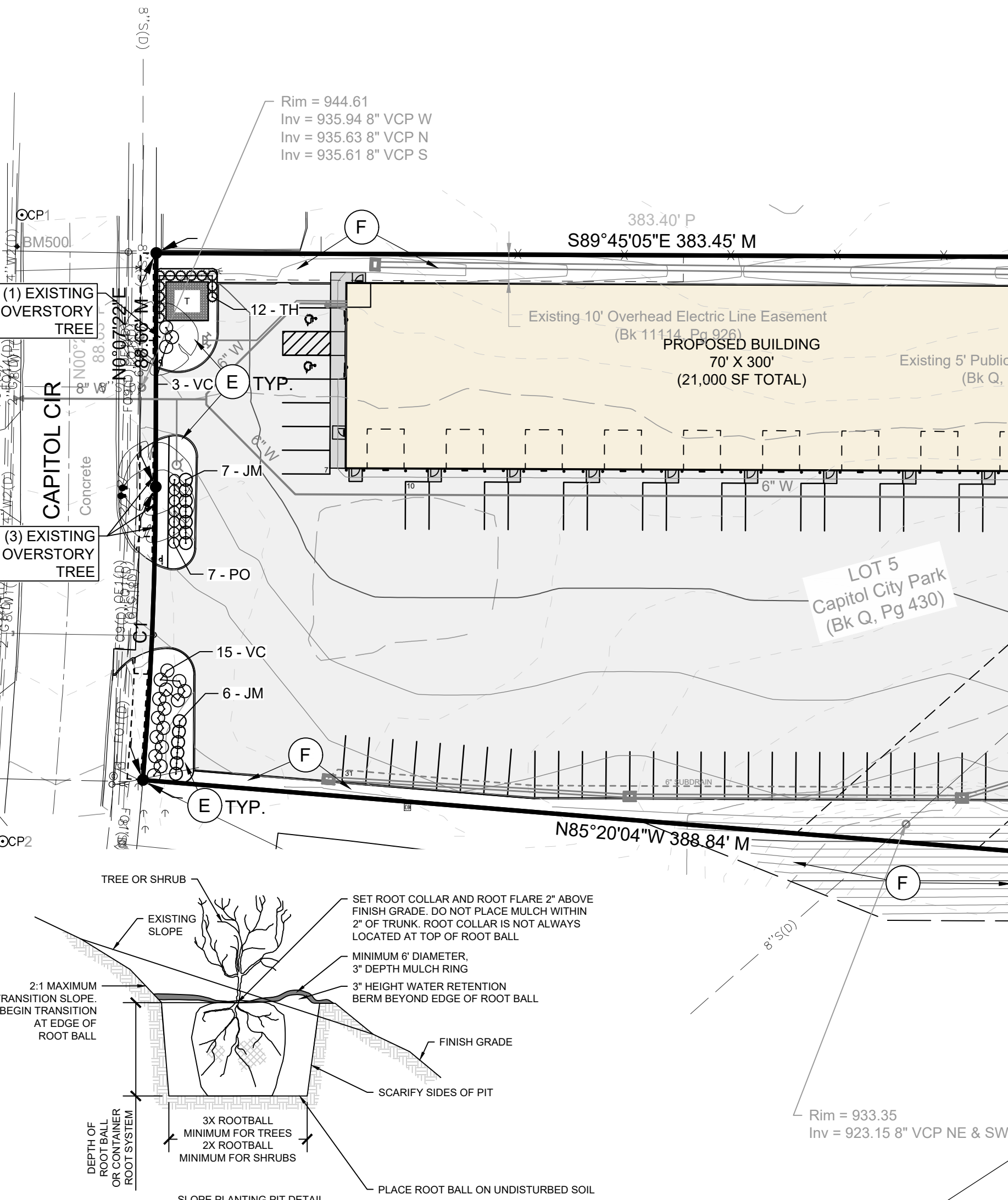
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Sheet C401

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1
C600
DECIDUOUS TREE STAKING DETAIL
NO SCALE



2
C600
PLANTING PIT DETAILS
NO SCALE

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS, ZONING M1-A AND HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE 2b)

OPEN SPACE REQUIREMENTS:
407,444 SF (9.35 AC.) OVERALL PROPERTY x 15% MIN. OPEN SPACE = 61,117 SF OPEN SPACE REQ'D
--TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDINGS) = 210,260 SF (197,186 SF) = 48.4% TOTAL OPEN SPACE PROVIDED

61,117 SF OPEN SPACE REQ. / 1000 SF = 61.12 P.U.
61.12 x 2 TREES = 122.24 TREES REQUIRED (123 PROVIDED)
59,610 SF EX. TREE CANOPY / 708 SF = 84 EX. TREES; 39 PROP. TREES PROVIDED
61.12 x 2 SHRUBS = 122.24 SHRUBS REQUIRED (123 PROVIDED)

FRONTAGE LANDSCAPING HIGHWAY 141 MIXED USE DEV. CORRIDOR DISTRICT
1 TREE PER 50' AND 1 SHRUB PER 4' ALONG SE CAPITOL CIRCLE
200' FRONTAGE = 4 TREES AND 50 SHRUBS
--4 EX. TREES COUNTED TOWARDS REQUIREMENT
--50 PROPOSED SHRUBS PROVIDED

PLANT SCHEDULE					
NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
GA	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GS	8	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
	84		Existing Open Space Trees		
	4		Existing Frontage Trees		
EVERGREEN TREES					
PP	28	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	6' Ht.	B&B
SHRUBS					
JM	13	Juniperus chinensis 'Maneyi'	Maney Juniper	3 gal.	Pot
JF	44	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot
PO	49	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
TH	12	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5 gal.	Pot
VC	55	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot

PLANTING PLAN GENERAL NOTES

- UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
- FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING. FURNISH AND INSTALL REGREEN, Trifolium aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP, TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.
- PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

DECARLO - 3905 SE CAPITOL CIRCLE

LANDSCAPE PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

Sheet C600

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
AWN-1	CANOPY, PRE-ENGINEERED, PRE-FINISHED, CANOPY SYSTEM; COLOR: BLACK, W/ HANGER RODS (MAPES OR APPROVED EQUAL)
CONC	EXPOSED CONCRETE
FS	PREFINISHED METAL FASCIA TRIM. FINISH: MATCH ROOF.
GTR	PREFINISHED OVERSIZED GUTTER. FINISH: MATCH TRIM.
RF	STANDING SEAM METAL ROOF SYSTEM (INSTALLED PER MFR.) W/ CONCEALED FASTENERS; GALVALUME
SL-1	PRECAST CONCRETE SILL AND HEAD. FINISH: MATCH STONE.
ST-1	MANUFACTURED VENEER STONE (INSTALLED PER MFR.) FINISH: CENTURION STONE, MT. RUNDLE DESIGNER SERIES W/ BLACK GROUT
TR-2	PREFINISHED METAL ACCENT BAND. FINISH: FIRESTONE MATTE BLACK OR EQUAL.
WP-1	PEMB PREFINISHED VERTICAL RIBBED METAL PANEL. FINISH: LIGHT GRAY.
WP-2	PEMB PREFINISHED VERTICAL RIBBED METAL PANEL. FINISH: DARK GRAY.

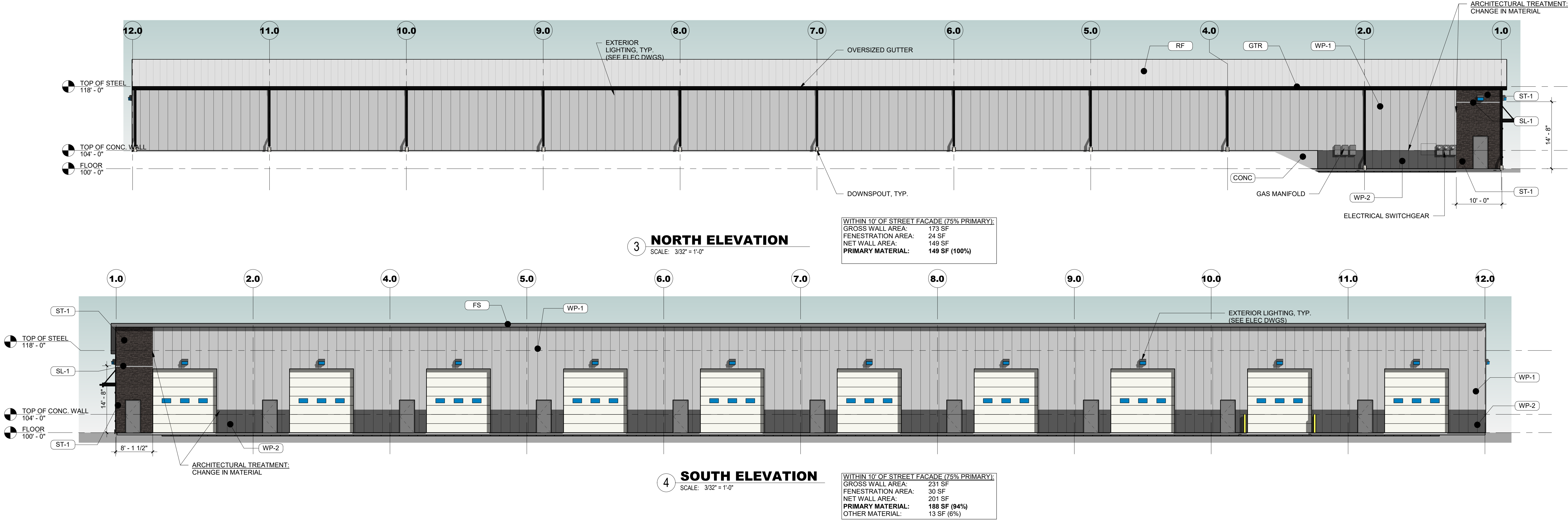
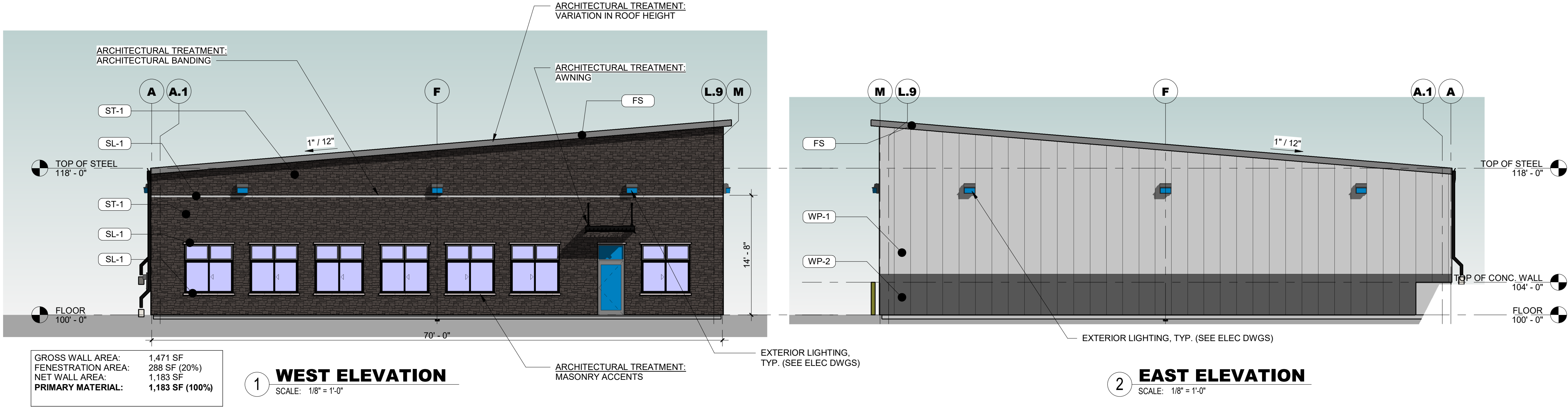
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED WHITE.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.

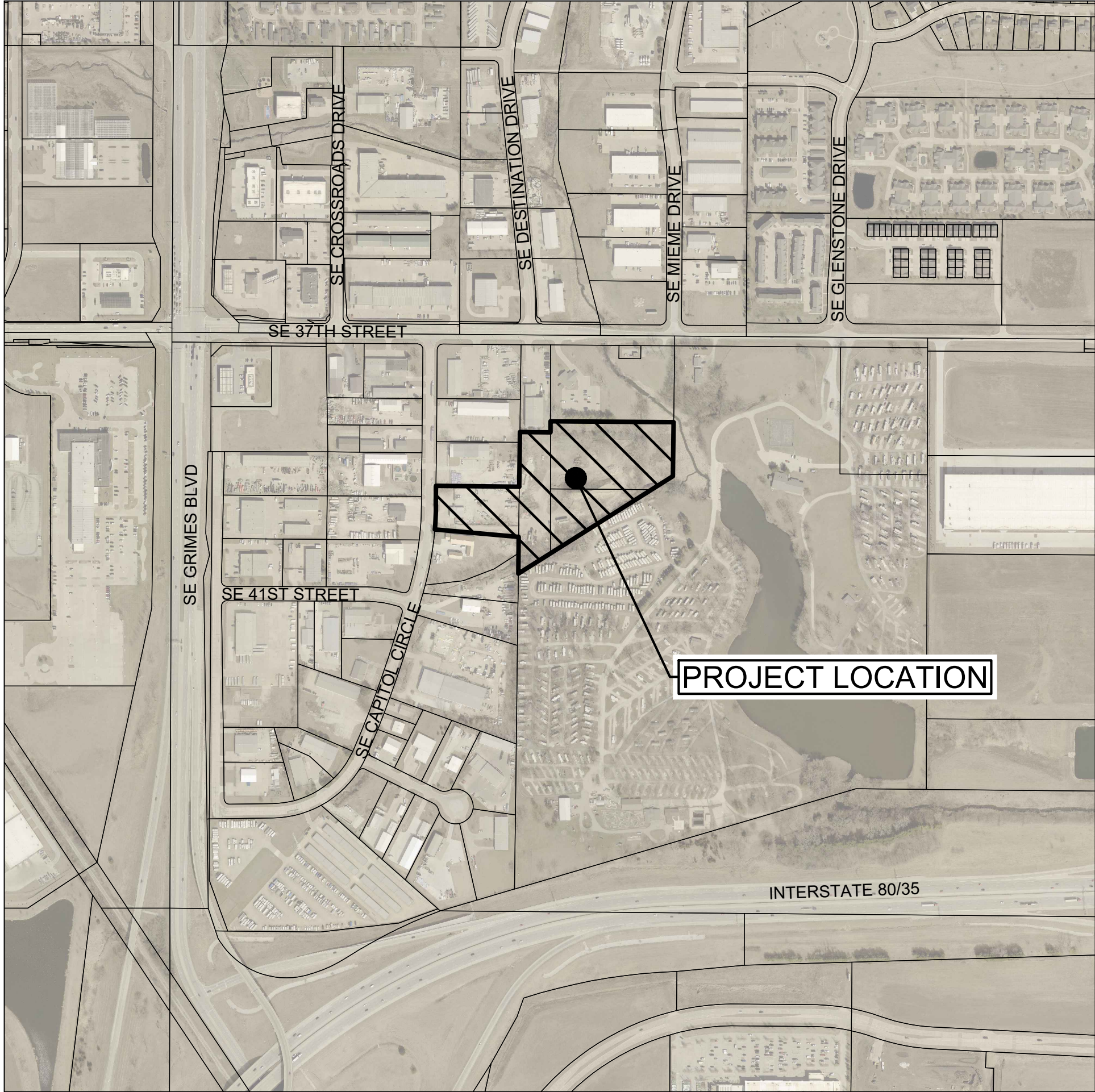
GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY. FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

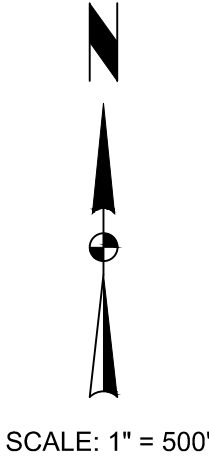
ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.



UPDATED SITE PLAN
FOR
DECARLO - 3905 SE CAPITOL CIRCLE
CITY OF GRIMES, POLK COUNTY, IOWA



VICINITY MAP



OWNER
THE GROUNDS KEEPER, INC.
3905 SE CAPITOL CIRCLE
GRIMES, IA 50111

DEVELOPER
DECARLO PROPERTIES
4514 NE 3RD ST
DES MOINES, IA 50313-2304
KELLY DECARLO

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IA 50023
CHAD DEVORE, P.E.
(515) 964-2020

INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DEMOLITION PLAN
- C201 DEMOLITION PLAN
- C300 OVERALL SITE LAYOUT PLAN
- C301 DIMENSION PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C401 GRADE PLAN
- C500 UTILITY PLAN
- C600 LANDSCAPE PLAN

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Nicholas L. Huss, PLA _____ Date _____

License Number 835

Pages or sheets covered by this seal:
C600

License Expires: June 30, 2026

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.

Chad D. DeVore, P.E. _____ Date _____

License Number P16007

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
C100 - C500

DECARLO - 3905 SE CAPITOL CIRCLE

TITLE SHEET

GRIMES, IOWA

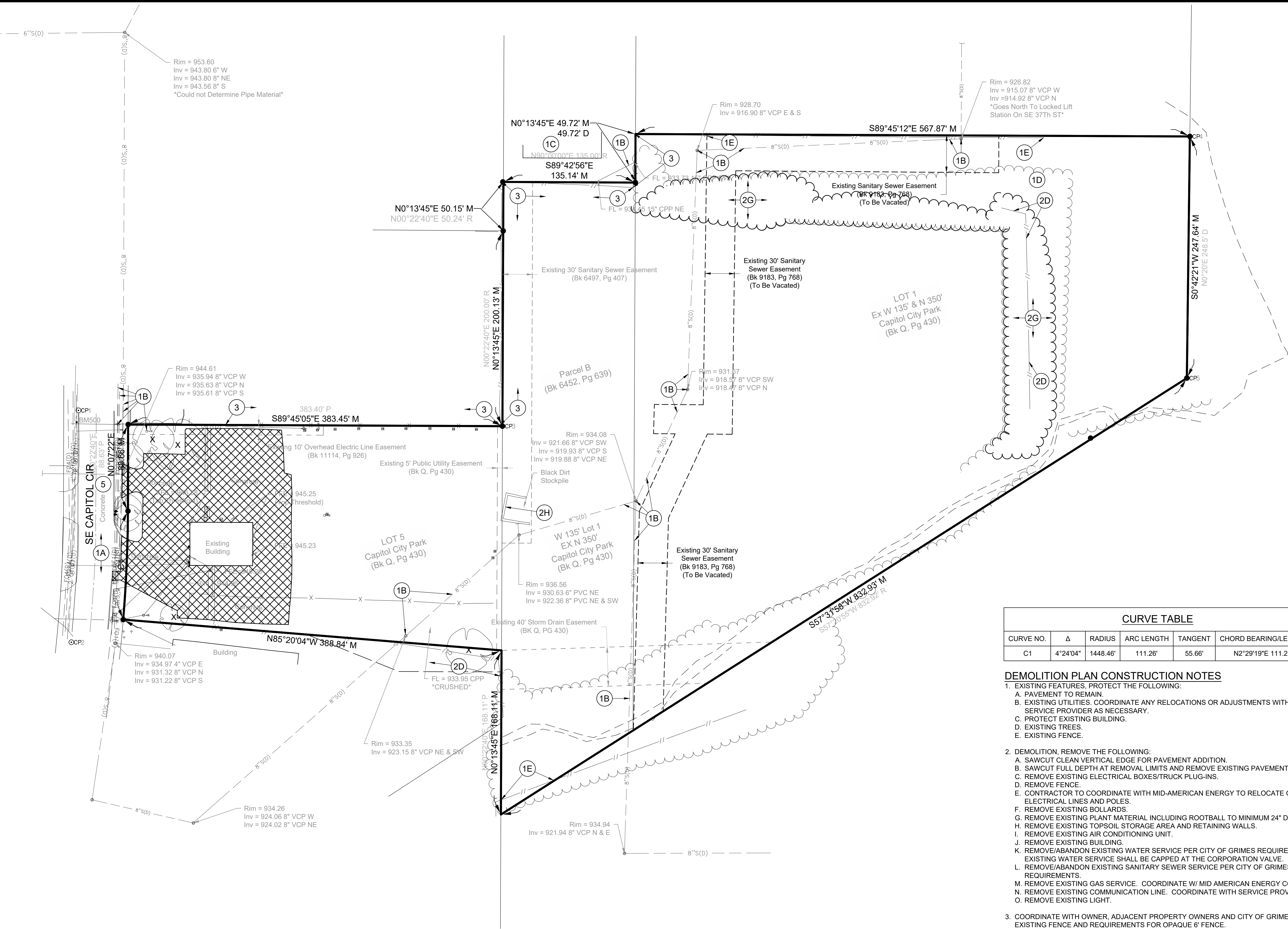
SNYDER & ASSOCIATES, INC. |



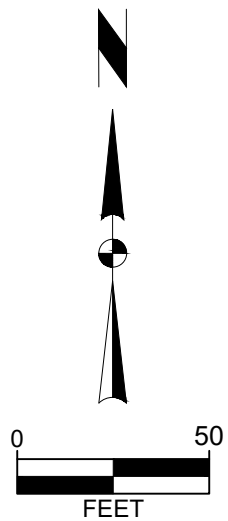
Project No: 124.0220.01
Sheet C100

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	10-01-25 AWS	
1	REVISED PER CITY COMMENTS	09-06-25 AWS	
Engineer: CDD	Checked By: BKC	Date: 8-11-2025	Scale: 1" = 500'
Technician: AWS	Date: T-R-S: 79N-25W-16		
Project No: 124.0220.01			Sheet C100

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CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	4°24'04"	1448.46'	111.26'	55.66'	N2°29'19"E 111.23'



DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN



Project No: 124.0220.01

Sheet C200

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

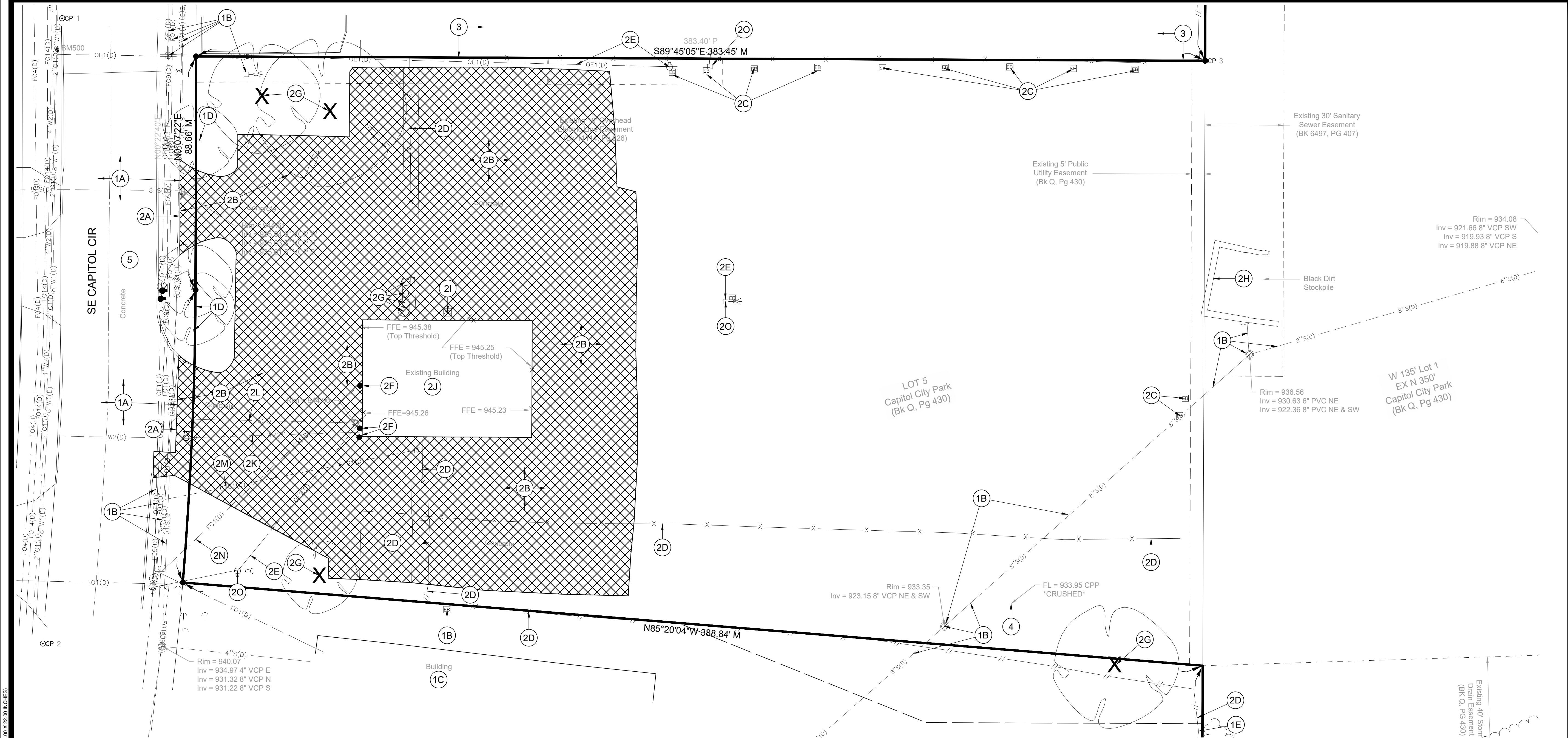
REVISION	DATE	BY
2	10-01-25	AW
1	09-06-25	AW

Engineer: CDD	Checked By: BKC	Scale: 1" = 50'
Technician: AWS	Date: 8-11-2025	T-R-S: 79N-25W-16

Project No: 124.0220.01

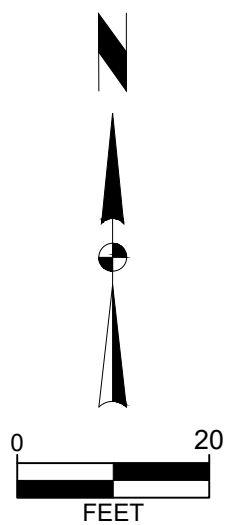
Sheet C200

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DEMOLITION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROTECT EXISTING BUILDING.
 - EXISTING TREES.
 - EXISTING FENCE.
- DEMOLITION, REMOVE THE FOLLOWING:
 - SAWCUT CLEAN VERTICAL EDGE FOR PAVEMENT ADDITION.
 - SAWCUT FULL DEPTH AT REMOVAL LIMITS AND REMOVE EXISTING PAVEMENT.
 - REMOVE EXISTING ELECTRICAL BOXES/TRUCK PLUG-INS.
 - REMOVE FENCE.
 - CONTRACTOR TO COORDINATE WITH MID-AMERICAN ENERGY TO RELOCATE OVERHEAD ELECTRICAL LINES AND POLES.
 - REMOVE EXISTING BOLLARDS.
 - REMOVE EXISTING PLANT MATERIAL INCLUDING ROOTBALL TO MINIMUM 24" DEPTH.
 - REMOVE EXISTING TOPSOIL STORAGE AREA AND RETAINING WALLS.
 - REMOVE EXISTING AIR CONDITIONING UNIT.
 - REMOVE EXISTING BUILDING.
 - REMOVE/ABANDON EXISTING WATER SERVICE PER CITY OF GRIMES REQUIREMENTS. THE EXISTING WATER SERVICE SHALL BE CAPPED AT THE CORPORATION VALVE.
 - REMOVE/ABANDON EXISTING SANITARY SEWER SERVICE PER CITY OF GRIMES REQUIREMENTS.
 - REMOVE EXISTING GAS SERVICE. COORDINATE W/ MID AMERICAN ENERGY CO.
 - REMOVE EXISTING COMMUNICATION LINE. COORDINATE WITH SERVICE PROVIDER.
 - REMOVE EXISTING LIGHT.
- COORDINATE WITH OWNER, ADJACENT PROPERTY OWNERS AND CITY OF GRIMES ON EXISTING FENCE AND REQUIREMENTS FOR OPAQUE 6' FENCE.
- CONTRACTOR TO REVIEW EXISTING STORM PIPE OUTLET TO DETERMINE IF IT IS STILL IN USE. IF THE STORM PIPE IS STILL IN USE, CONNECT TO EXISTING PIPE AND EXTEND SOUTH TO TOE OF SLOPE. IF THE STORM PIPE IS NOT IN USE, THEN ABANDON IN PLACE.
- CONTRACTOR TO OBTAIN A ROW PERMIT FROM PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE SE CAPITOL CIRCLE RIGHT-OF-WAY.



DECARLO - 3905 SE CAPITOL CIRCLE

DEMOLITION PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

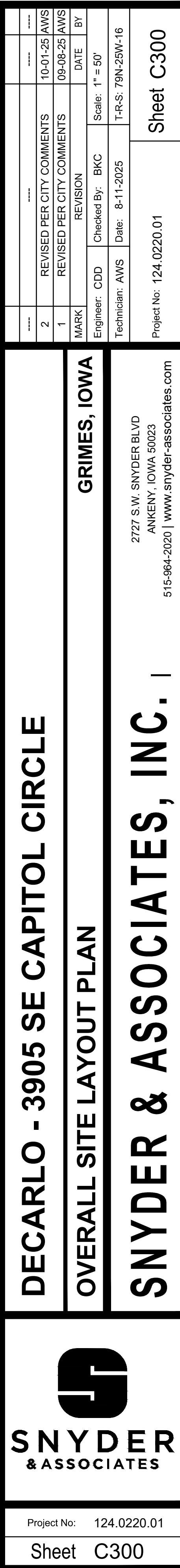
Sheet C201

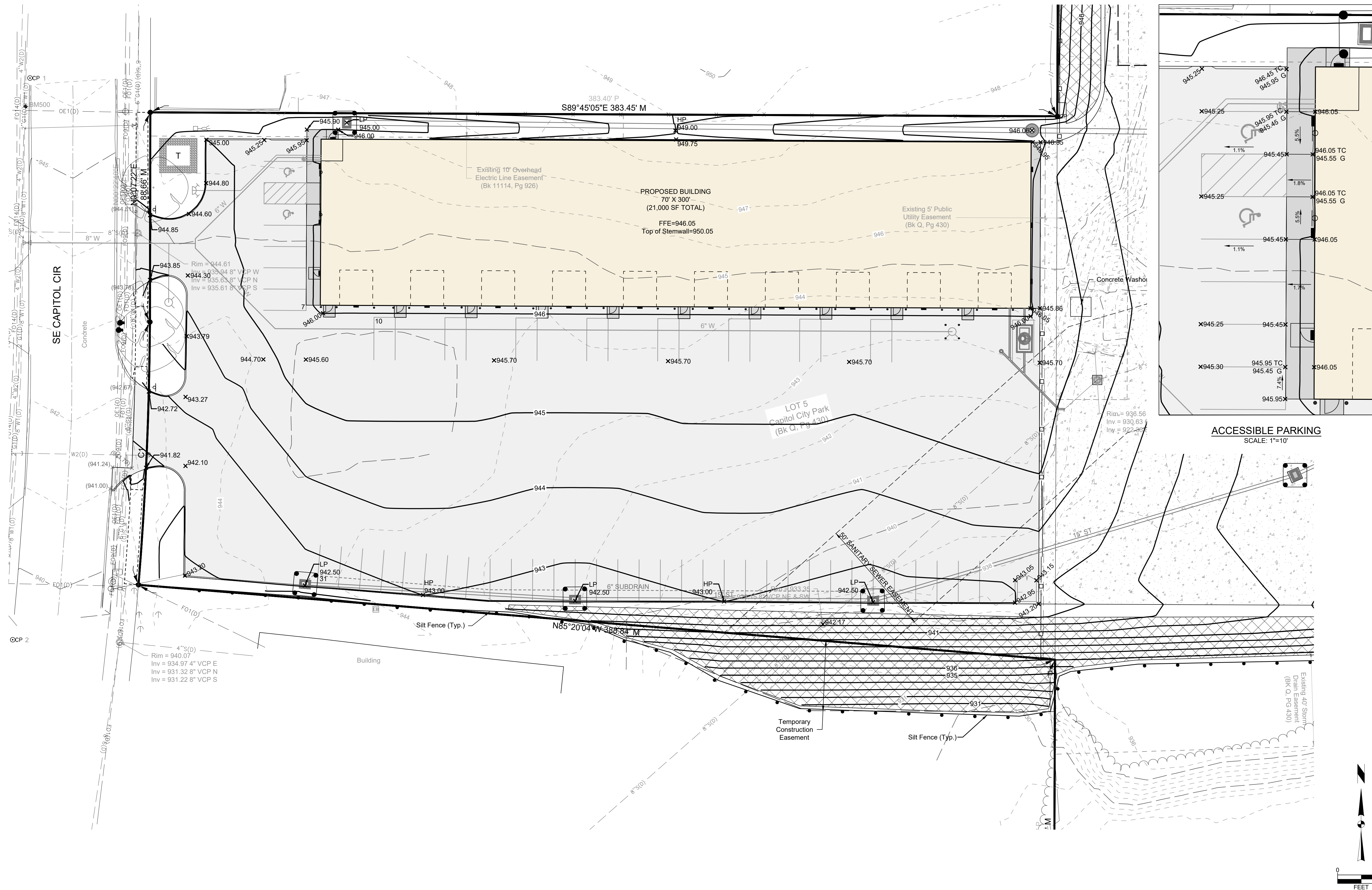
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2	REVISED PER CITY COMMENTS	10-01-25 AWS	
1	REVISED PER CITY COMMENTS	09-06-25 AWS	
Engineer:	CDD	Checked By:	BKC
Technician:	AWS	Date:	8-11-2025
		Scale:	1" = 20'
			T-R-S: 79N-25W-16

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

Project No: 124.0220.01

Sheet C201





ACCESSIBLE PARKING

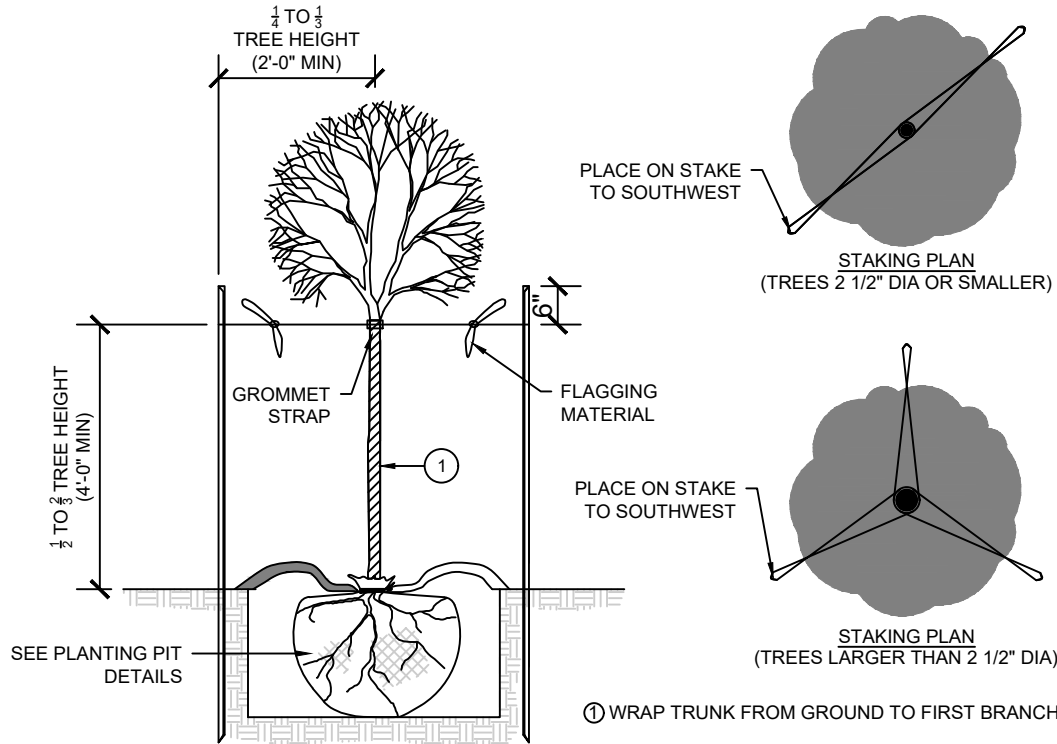
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1	REVISED PER CITY COMMENTS	09-09-25	AWS		
MARK	REVISION	DATE	BY		
Engineer: CDD	Checked By: BKC	Scale: 1" = 20'			
Technician: AWS	Date: 8-11-2025	T-R-S: 79N-25W-16			
Project No: 124.0220.01			Sheet C401		

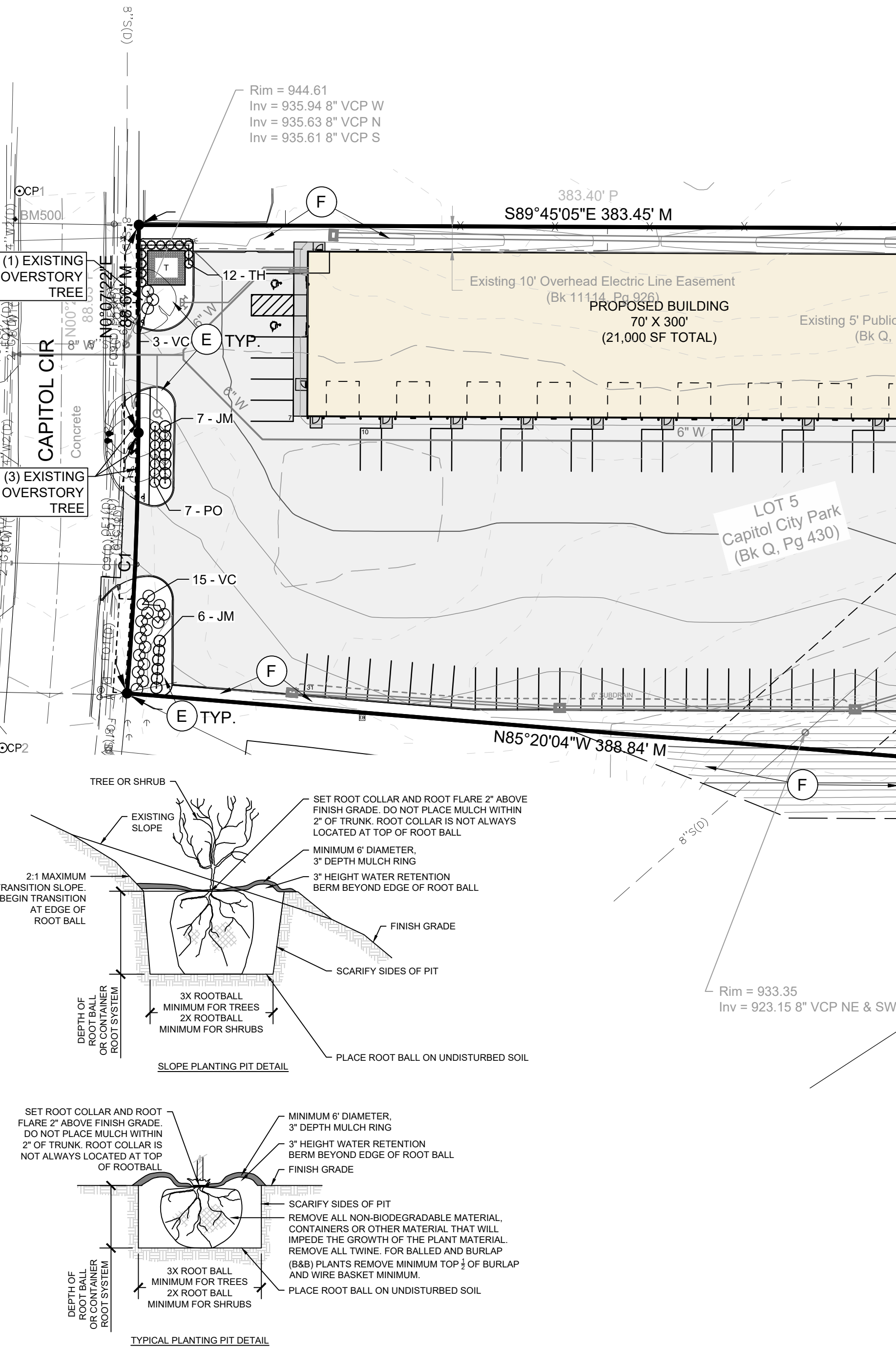


SNYDER
& ASSOCIATES

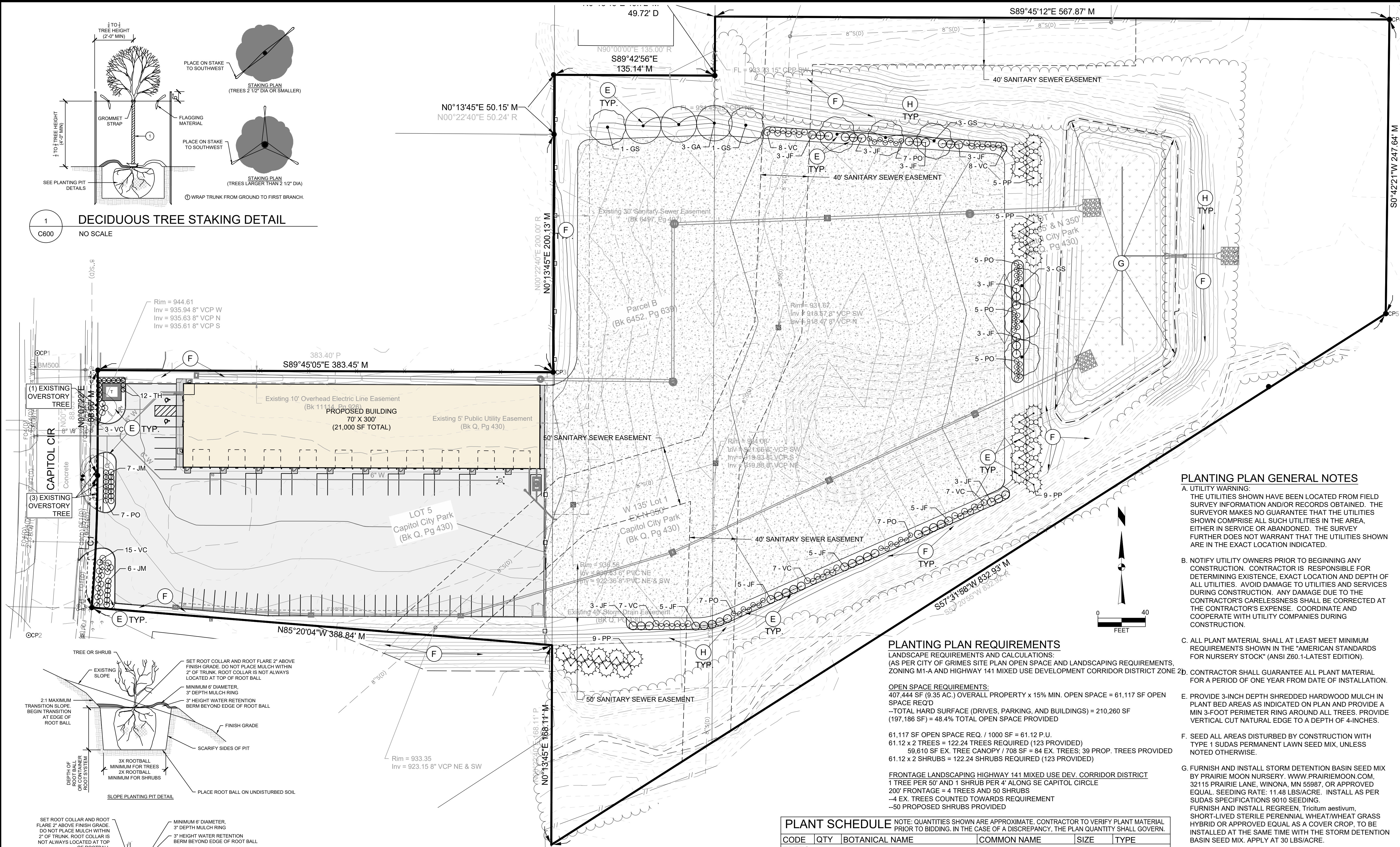
V:\P\0404\2024\124.0220\124.0220\LANDSCAPE PLAN.dwg ALAN SMITH LANDSCAPE PLAN 2025/0001 1:30 PM, ANSI FULL BLEED 0.25(0.01 X 2.00) INCHES



1
C600
DECIDUOUS TREE STAKING DETAIL
NO SCALE



2
C600
PLANTING PIT DETAILS
NO SCALE



PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

F. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.

G. FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING. FURNISH AND INSTALL REGREEN, Trifolium aestivum, SHORT-LIVED STERILE PERENNIAL WHEAT/WHEAT GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP, TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.

H. PROVIDE MECHANICALLY BONDED FIBER MATRIX(MBFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDDED WITH A SLOPE OF 6:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:

PROFILE PRODUCTS LLC., 750 LAKE COOK ROAD - SUITE 400 BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS, ZONING M1-A AND HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT ZONE 2b)

OPEN SPACE REQUIREMENTS:
407,444 SF (9.35 AC.) OVERALL PROPERTY x 15% MIN. OPEN SPACE = 61,117 SF OPEN SPACE REQ'D
--TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDINGS) = 210,260 SF (197,186 SF) = 48.4% TOTAL OPEN SPACE PROVIDED

61,117 SF OPEN SPACE REQ. / 1000 SF = 61.12 P.U.
61.12 x 2 TREES = 122.24 TREES REQUIRED (123 PROVIDED)
59,610 SF EX. TREE CANOPY / 708 SF = 84 EX. TREES; 39 PROP. TREES PROVIDED
61.12 x 2 SHRUBS = 122.24 SHRUBS REQUIRED (123 PROVIDED)

FRONTAGE LANDSCAPING HIGHWAY 141 MIXED USE DEV. CORRIDOR DISTRICT
1 TREE PER 50' AND 1 SHRUB PER 4' ALONG SE CAPITOL CIRCLE
200' FRONTAGE = 4 TREES AND 50 SHRUBS
--4 EX. TREES COUNTED TOWARDS REQUIREMENT
--50 PROPOSED SHRUBS PROVIDED

PLANT SCHEDULE					
NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
GA	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	1.5" Cal.	B&B
GS	8	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.	B&B
	84		Existing Open Space Trees		
	4		Existing Frontage Trees		
EVERGREEN TREES					
PP	28	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	6' Ht.	B&B
SHRUBS					
JM	13	Juniperus chinensis 'Maneyi'	Maney Juniper	3 gal.	Pot
JF	44	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot
PO	49	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
TH	12	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5 gal.	Pot
VC	55	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot

DECARLO - 3905 SE CAPITOL CIRCLE

LANDSCAPE PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0220.01

Sheet C600

DATE

October 7, 2025

PROJECT NAME

Harvest Pointe Plat 1 Final Plat

APPLICANT

Harvest Pointe, LLC

REQUESTED ACTION

Approval of the final plat to subdivide the 38.52-acre property into 56 single-family lots, two street lots for public streets, one outlot for detention, and one outlot for future development

LOCATION

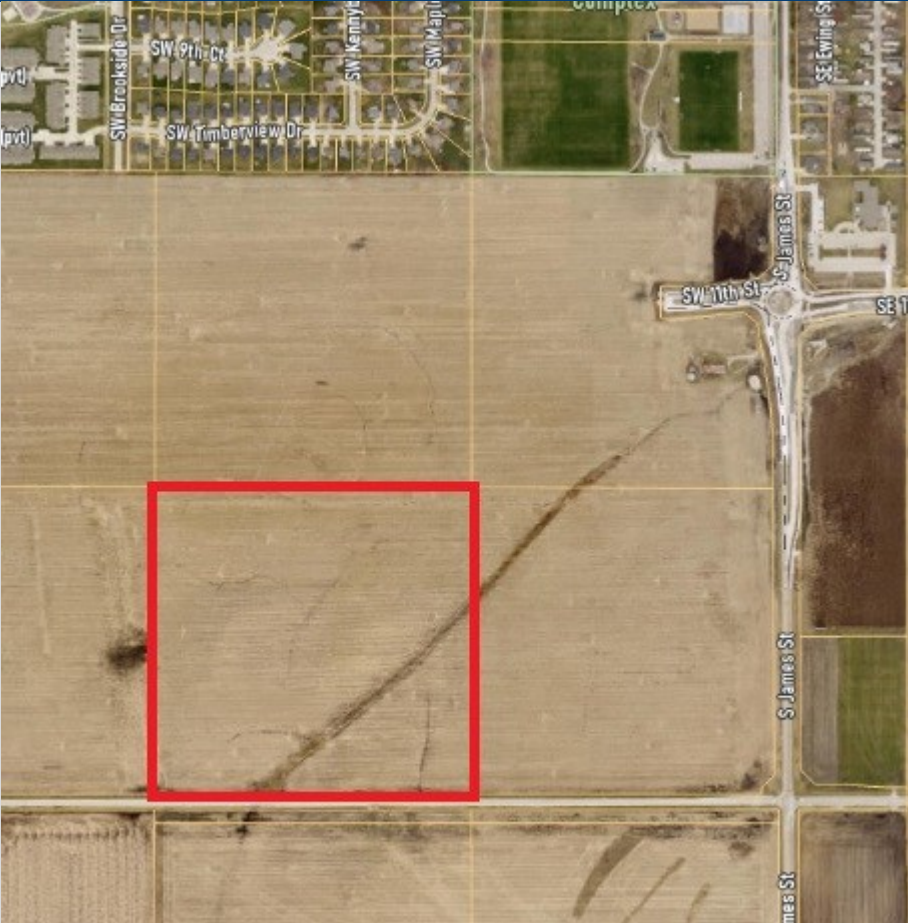
Generally located north of SW 19th Street and west of South James Street

ZONING

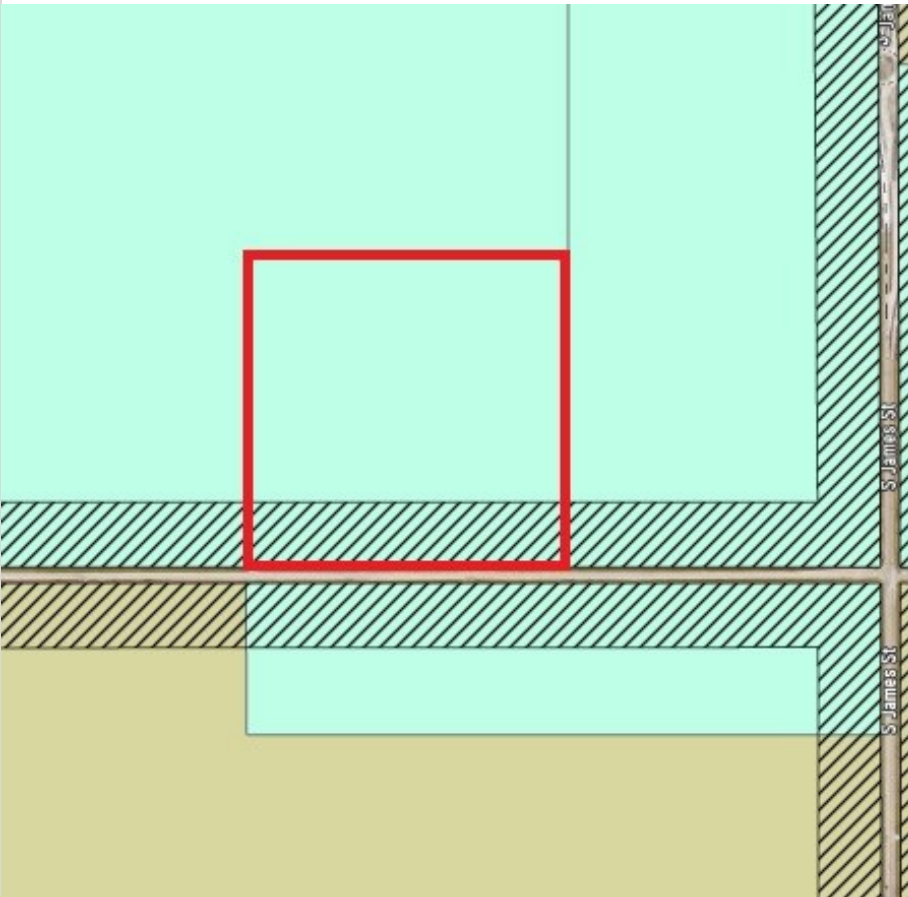
R-4 (Harvest Pointe PUD)

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
(515) 986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

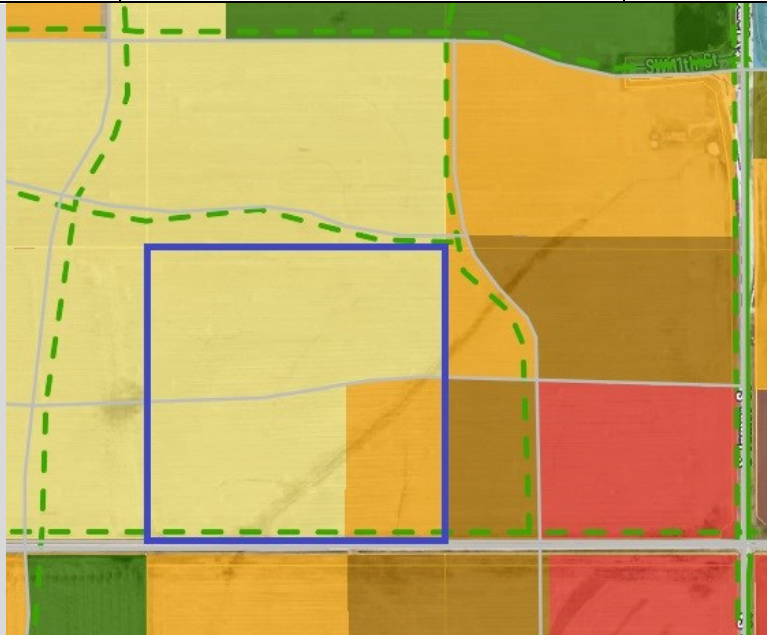
Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR	R-4
North	Vacant	LDR	R-4
South	Vacant	MDR and HDR	R-4
East	Vacant	MDR and COMM	R-4
West	Vacant	LDR	R-4

PARKS

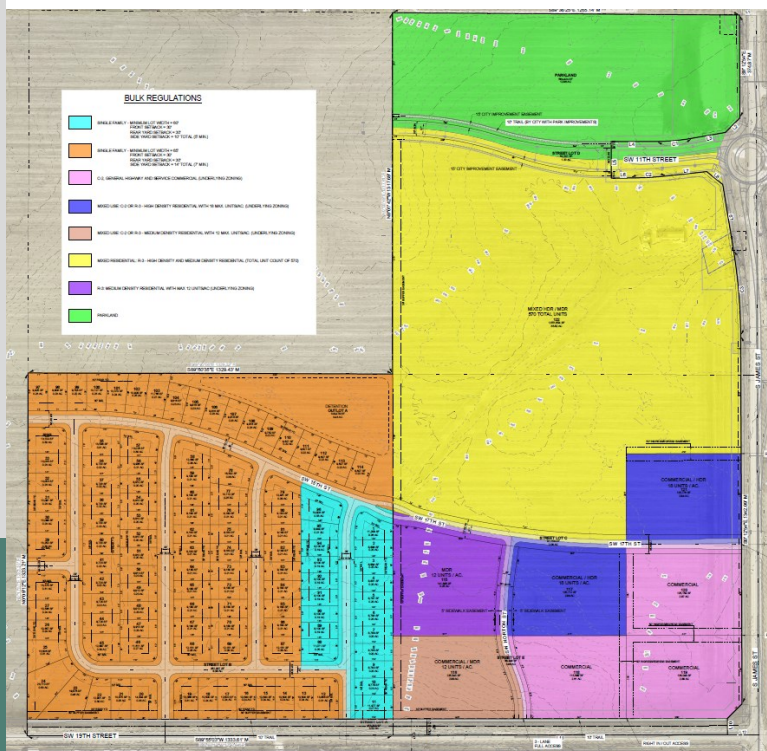
The Parks & Trail Master Plan shows an approximately 90 acre park in the vicinity of the property. Staff have evaluated the future land use plan and determined that a 90 acre park is not feasible or necessary for the City to obtain. Through the Area Planning process, the future land use plan was re-evaluated and parkland was right-sized based on the proposed residential land use. Therefore, the rezone was based on the area planning efforts which anticipated an addition to the South Sports Complex. The rezone required dedication of 12.54 acres for parkland, consistent with the area plan.

No parkland dedication is required as part of this plat. Parkland will be dedicated with future development.

The PUD is generally consistent with the area plan future land use plan. The land use areas were rearranged slightly and right-sized. The plat is consistent with the PUD.



Area Plan Future Land Use



Harvest Pointe PUD Land Use

Relation to Studies & Legal

RELATION TO STUDIES

Grimes Street Design Guide

- SW Brookside Drive Extension

James Street Corridor Study

- Access locations along James Street and 19th Street have been placed in accordance with the study.

Water Systems Study

- Water main has been installed along SW 19th Street to provide additional water infrastructure to serve the development.

19th Street Sanitary

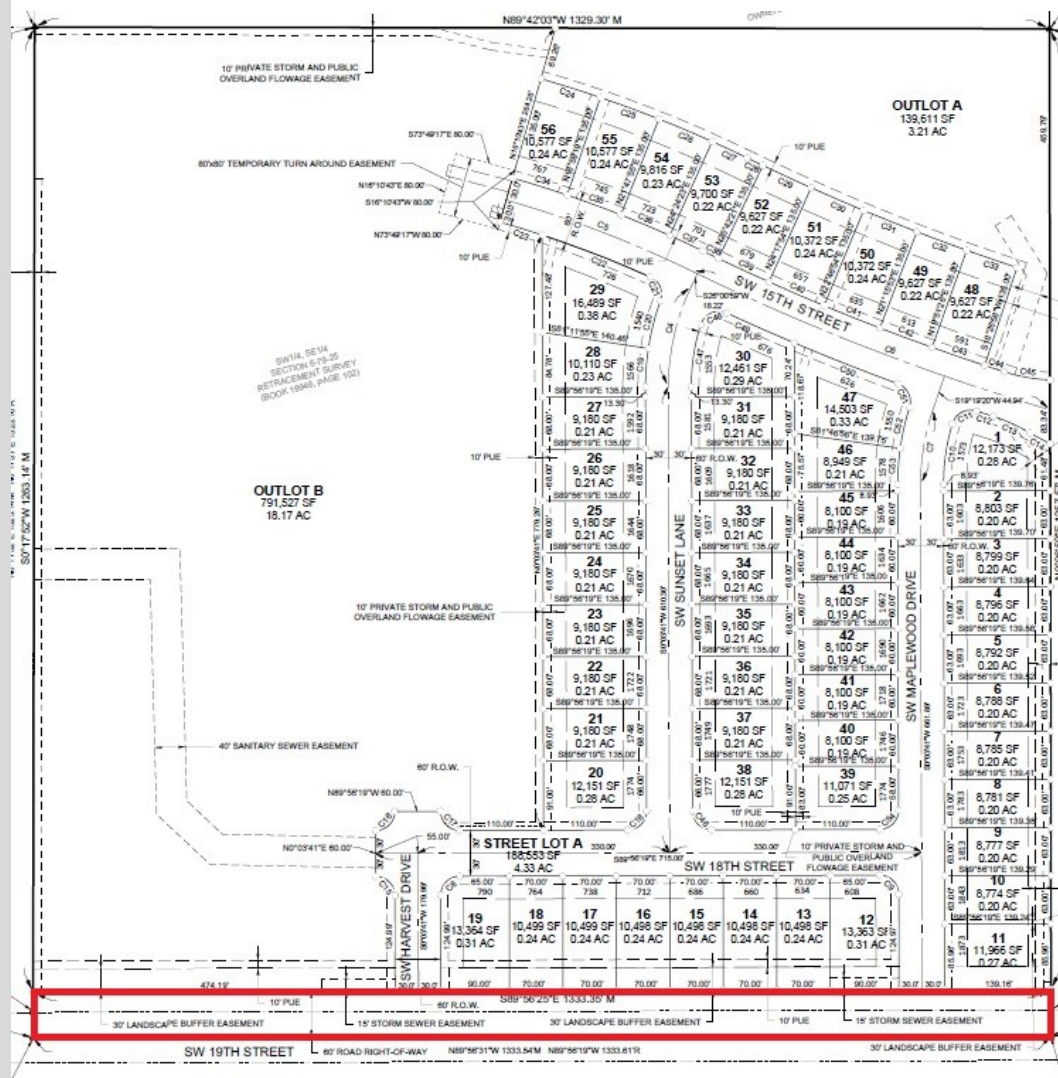
- Sanitary has been constructed along SW 19th Street to the western boundary of the development.

Legal

A Zoning Change and Development Agreement is existing as part of the rezone to establish zoning standards for the development and responsibilities for public improvements.

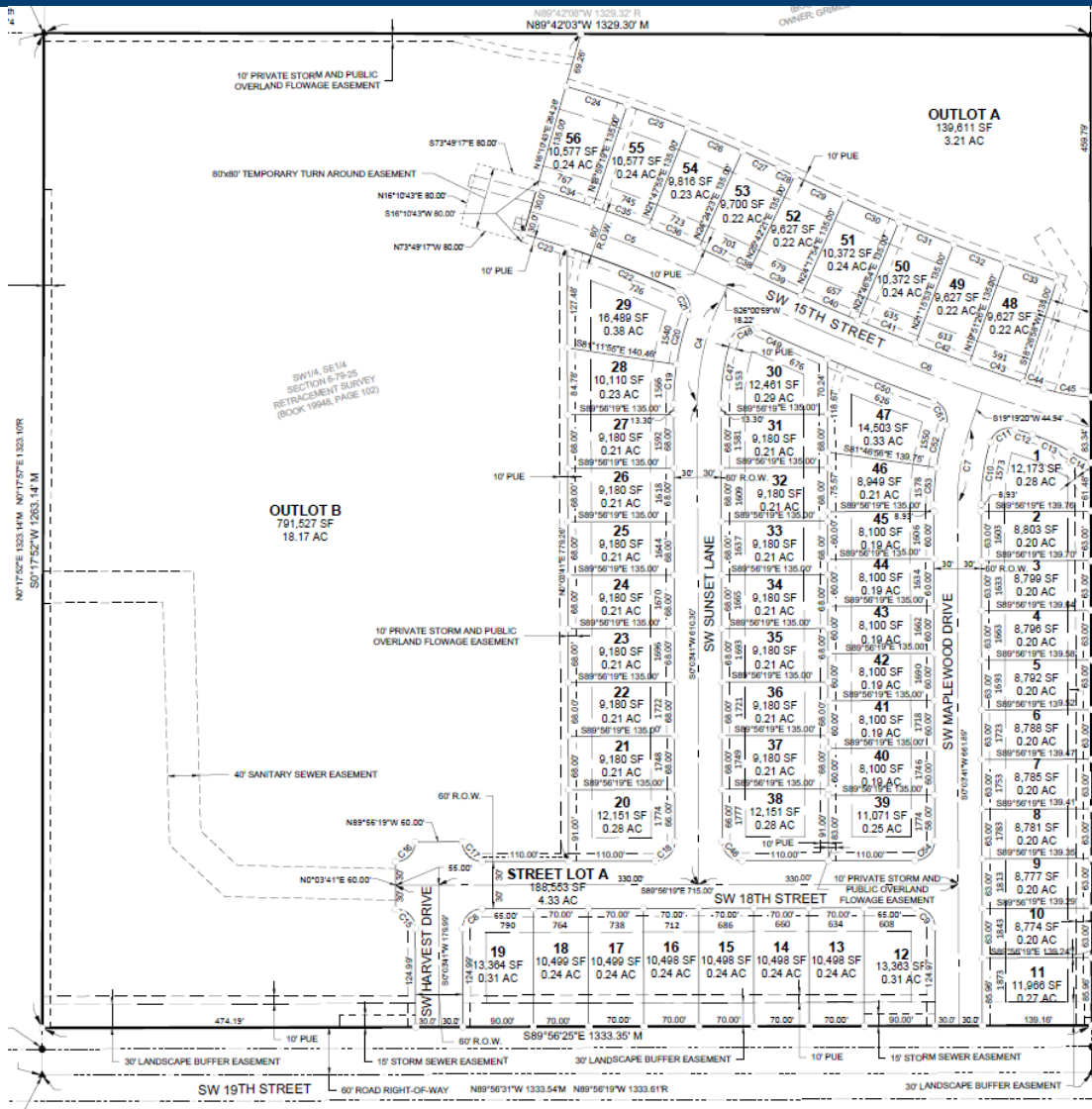
The development is subject to the 19th Street Sanitary Sewer Connection Fee District.

Right-of-way will be dedicated along SW 19th Street to provide 60' to road centerline.



SW 19th Street Right-of-Way Dedication

Plat Layout



ACCESS

Two access points will be provided from SW 19th Street into the plat. Additional access points will be provided to the east and west with the construction of future development.

PEDESTRIAN CONNECTIVITY

A 10' trail will be provided along SW 19th Street and 5' sidewalks will be provided on both sides of the internal local streets.

PLAT LAYOUT

The final plat is consistent with the preliminary plat and will provide 56 single-family lots, two street lots for public streets and right-of-way dedication, one outlot for future phase of development, and one outlot for private detention.

EASEMENTS

All necessary easements are noted on the plat for utilities, drainage, detention, landscape buffers, and fire turnarounds.

Conclusion

STAFF RECOMMENDATION

Staff would approval of the final plat for Harvest Pointe Plat 1 subject to any remaining staff comments and legal review.

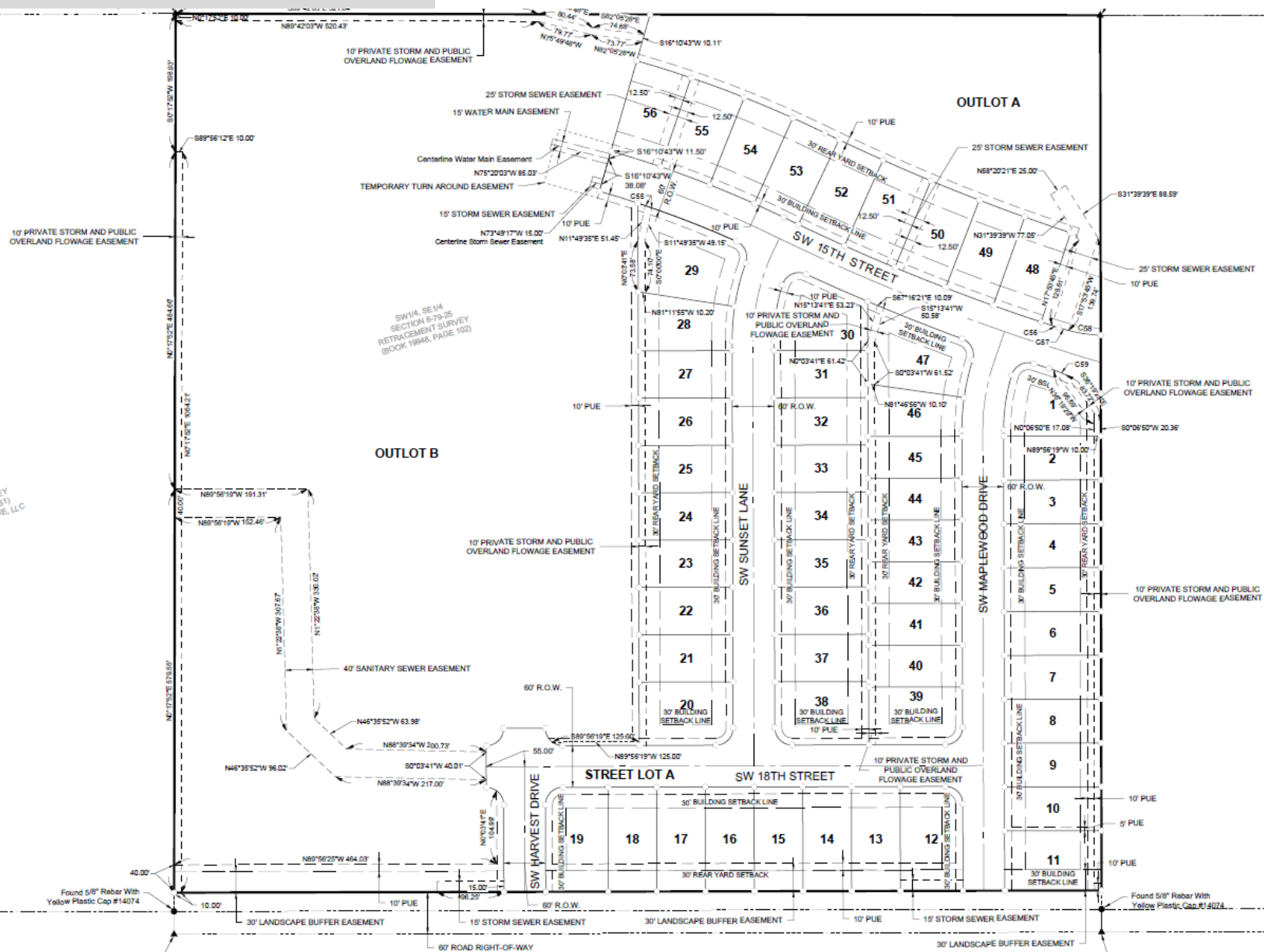
Conclusion

The consists of 38.52-acres.

56 single-family lots, two street lots for public streets, one outlot for detention, and one outlot for future development.

All easements will be reserved for utilities, drainage, detention, landscape buffers, and turnarounds.

Right-of-way will be dedicated along SW 19th Street.



September 9, 2025
October 3, 2025

Snyder & Associates, Inc.
Attn: Eric Cannon
2727 SW Snyder Blvd
Ankeny, IA 50023



RE: Harvest Pointe Plat 1 Final Plat

Dear Eric:

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

General Comments:

1. Provide signed application.
2. Provide \$2000 review fee.

Legal Comments: All legal documents are required to be submitted no later than 2 weeks prior to the desired Council meeting date.

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.
3. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.
4. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.
5. Approval of the subdivision name from the County.

6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable. Templates are provided for the public easements.
 - a. Public Utility Easement
 - ~~b. Landscape Buffer Easement~~
 - ~~c. Sanitary Sewer Easement~~
 - ~~d. Storm Sewer Easement~~
 - ~~e. Overland Flowage Easement~~
 - f. Private Storm Sewer Easement
 - g. Joint Stormwater Detention Easement
 - ~~h. Temporary Turn Around Easement~~
 - ~~i. Utility Extension Easement~~
8. Declaration and Covenants, Restrictions, and Easements.
9. Any deeds for property intended to be dedicated for public use, and mortgage release, if applicable.
- ~~10. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.~~
11. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.
12. Four (4) year maintenance bonds for public improvements.
13. Executed electric and gas distribution agreements.
14. Signed paper copies of the final draft of the plat as required by the appropriate County.

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.

FINAL PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	October 10, 2025 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	October 7, 2025 at 5:30
COUNCIL MEETING:	October 28, 2025 at 5:30

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

Sincerely,

Evann Coffey
Senior Planner

HARVEST POINTE PLAT 1

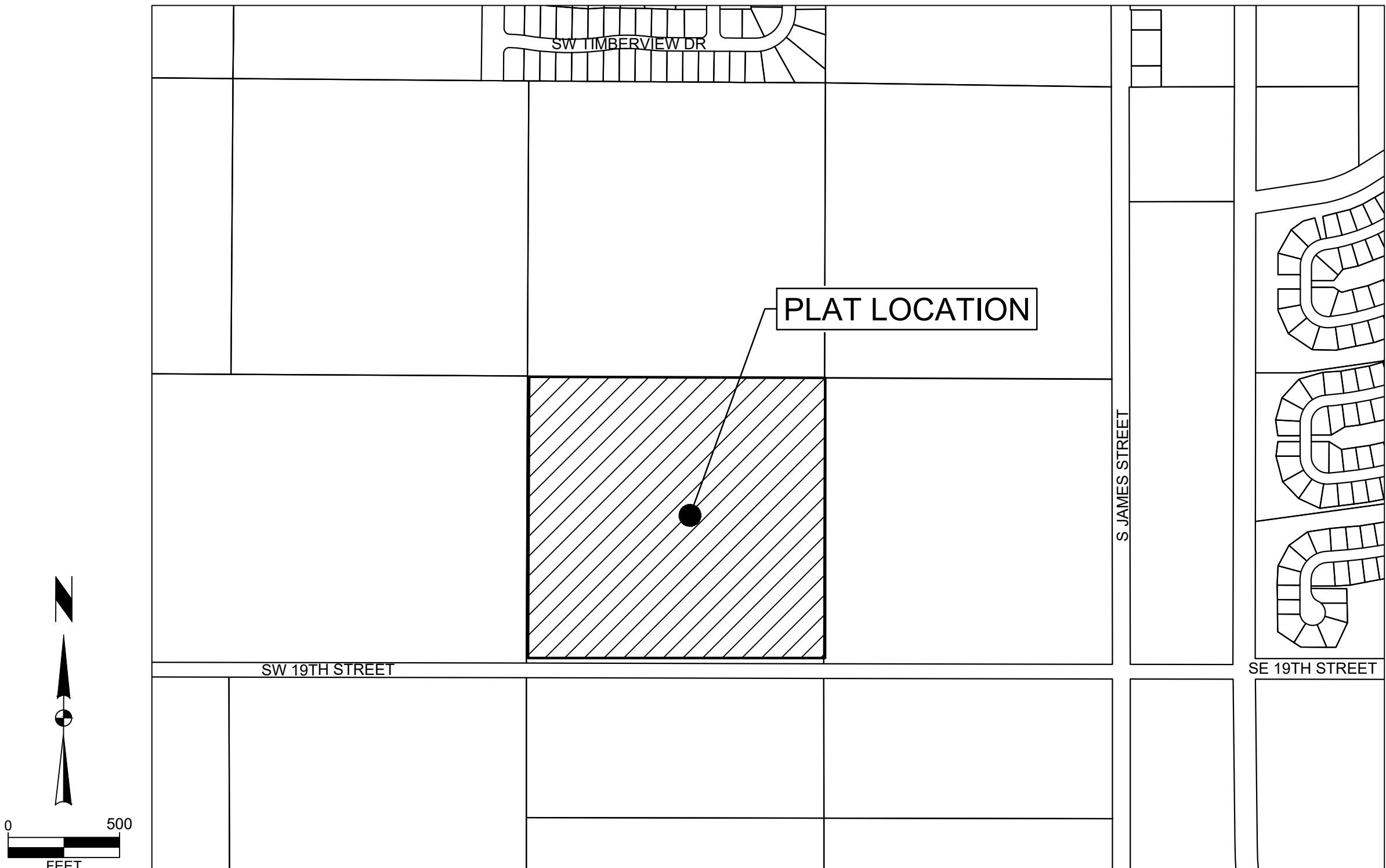
FINAL PLAT

Addressing Comments
Complete

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
AUSTIN J. DAVENPORT
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
ADAVENPORT@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. SW1/4, SE1/4
SEC. 6-79-25
REQUESTED BY:
HARVEST POINTE LAND LLC



VICINITY MAP

GRIMES, IOWA

PROPERTY DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., EXCEPT THE SOUTH 60.00 FEET THEREOF, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 38.52 ACRES (1,677,939 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

08-05-2025

PROPERTY OWNER

HARVEST POINTE LAND LLC
1015 NW 10TH STREET
WAUKEE, IA 50263
CONTACT: DEREK TEMPLE
PHONE: (515) 601-5989

AREA SUMMARY

GROSS AREA: 38.52 ACRES (1,677,939 SF)

ZONING

HARVEST POINTE PUD (BOOK 20165, PAGE 386)

BULK REGULATIONS

SINGLE FAMILY RESIDENTIAL 60 FT LOTS (LOTS 1-11, LOTS 29-47)

SETBACKS:

FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 5 FT EACH SIDE (10 FT. TOTAL)
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)
MIN. LOT WIDTH = 60 FT
MIN. LOT AREA = 7,800 SF
MIN. DWELLING SIZE = 1,200 SF (RANCH) 1,400 SF (2 STORY)
MIN. BUILDING HEIGHT = 35 FT (2 STORIES)
GARAGE = 2 CAR MINIMUM

SINGLE FAMILY RESIDENTIAL 65 FT LOTS (LOTS 12-28, LOTS 48-56)

SETBACKS:

FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL)
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)
MIN. LOT WIDTH = 65 FT
MIN. LOT AREA = 8,450 SF
MIN. DWELLING SIZE = 1,400 SF (RANCH) 1,600 SF (2 STORY)
MIN. BUILDING HEIGHT = 35 FT (2 STORIES)
GARAGE = 2 CAR MINIMUM

NOTES

- STREET LOT A TO BE DEDICATED TO THE CITY OF GRIMES.
- MONUMENTS WILL BE PLACED WITHIN ONE YEAR OF THE PLAT RECORDING DATE.

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C4	25°57'17"	300.00'	135.90'	69.14'	S13°02'20"W 134.74'
C5	9°58'51"	1500.00'	261.30'	130.98'	N68°49'52"W 260.97'
C6	9°36'41"	3000.00'	503.26'	252.22'	S68°38'47"E 502.67'
C7	19°15'39"	300.00'	100.85'	50.90'	S9°41'31"W 100.37'
C8	90°00'00"	25.00'	39.27'	25.00'	S45°03'41"W 35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	N44°56'19"W 35.36'
C10	17°01'28"	270.00'	80.23'	40.41'	S8°34'25"W 79.93'
C11	91°12'04"	25.00'	39.79'	25.53'	S62°41'12"W 35.72'
C12	0°25'57"	3030.00'	22.87'	11.44'	S71°55'45"E 22.87'
C13	13°12'28"	230.50'	53.13'	26.69'	N65°32'29"W 53.02'
C14	5°58'26"	285.00'	29.72'	14.87'	S61°55'28"E 29.70'
C15	90°00'00"	25.00'	39.27'	25.00'	N44°56'19"W 35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	N45°03'41"E 35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	S44°56'19"E 35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	N45°03'41"E 35.36'
C19	8°44'24"	330.00'	50.34'	25.22'	S4°25'53"W 50.29'
C20	11°10'18"	330.00'	64.34'	32.27'	S14°23'14"W 64.24'
C21	85°36'50"	25.00'	37.36'	23.16'	N22°50'02"W 33.98'
C22	5°55'26"	1470.00'	151.99'	76.06'	N68°36'10"W 151.92'
C23	2°15'24"	1470.00'	57.90'	28.95'	N72°41'35"W 57.89'

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C24	2°48'36"	1665.00'	81.66'	40.84'	N72°24'59"W 81.65'
C25	2°48'36"	1665.00'	81.66'	40.84'	N69°36'23"W 81.65'
C26	2°36'29"	1665.00'	75.79'	37.90'	N66°53'51"W 75.78'
C27	1°45'11"	1665.00'	50.94'	25.47'	N64°43'01"W 50.94'
C28	0°27'13"	2835.00'	22.44'	11.22'	S64°04'02"E 22.44'
C29	1°24'28"	2835.00'	69.65'	34.83'	S64°59'53"E 69.65'
C30	1°31'00"	2835.00'	75.05'	37.53'	S66°27'36"E 75.04'
C31	1°31'00"	2835.00'	75.05'	37.53'	S67°58'37"E 75.04'
C32	1°24'28"	2835.00'	69.65'	34.83'	S69°26'20"E 69.65'
C33	1°24'28"	2835.00'	69.65'	34.83'	S70°50'48"E 69.65'
C34	2°48'36"	1530.00'	75.04'	37.53'	N72°24'59"W 75.03'
C35	2°48'36"	1530.00'	75.04'	37.53'	N69°36'23"W 75.03'
C36	2°36'29"	1530.00'	69.64'	34.83'	N66°53'51"W 69.63'
C37	1°45'11"	1530.00'	46.81'	23.41'	N64°43'01"W 46.81'
C38	0°27'13"	2970.00'	23.51'	11.76'	S64°04'02"E 23.51'
C39	1°24'28"	2970.00'	72.97'	36.49'	S64°59'53"E 72.97'
C40	1°31'00"	2970.00'	78.62'	39.31'	S66°27'36"E 78.62'
C41	1°31'00"	2970.00'	78.62'	39.31'	S67°58'37"E 78.62'
C42	1°24'28"	2970.00'	72.97'	36.49'	S69°26'20"E 72.97'
C43	1°24'28"	2970.00'	72.97'	36.49'	S70°50'48"E 72.97'

CURVE TABLE

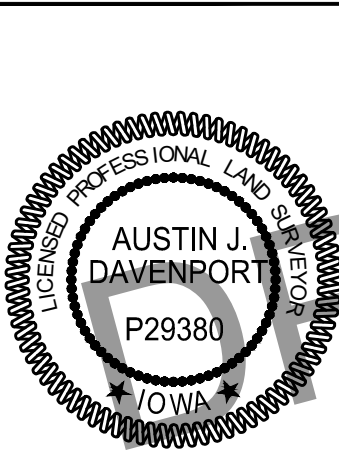
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C44	0°31'02"	2970.00'	26.81'	13.41'	S71°48'33"E 26.81'
C45	15°13'18"	230.50'	61.24'	30.80'	S79°40'43"E 61.06'
C46	90°00'00"	25.00'	39.27'	25.00'	S44°56'19"E 35.36'
C47	17°26'56"	270.00'	82.23'	41.43'	S8°47'09"W 81.91'
C48	97°25'26"	25.00'	42.51'	28.47'	S66°13'20"W 37.57'
C49	1°49'31"	3030.00'	96.53'	48.27'	S65°58'43"E 96.53'
C50	2°45'27"	3030.00'	145.82'	72.93'	S68°16'12"E 145.81'
C51	87°25'36"	25.00'	38.15'	23.90'	N25°56'07"W 34.55'
C52	9°33'38"	330.00'	55.06'	27.60'	S12°59'52"W 55.00'
C53	8°09'22"	330.00'	46.98'	23.53'	S4°08'23"W 46.94'
C54	90°00'00"	25.00'	39.27'	25.00'	N45°03'41"E 35.36'
C55	0°23'34"	1470.00'	10.08'	5.04'	S70°56'13"E 10.08'
C56	0°12'17"	2970.00'	10.61'	5.31'	S71°57'55"E 10.61'
C57	3°34'43"	230.50'	14.40'	7.20'	S73°51'25"E 14.39'
C58	11°38'35"	230.50'	46.84'	23.50'	S81°28'04"E 46.76'
C59	4°44'51"	230.50'	19.10'	9.56'	N67°54'26"W 19.09'

LEGEND

FEATURES

Section Corner
1/2" Rebar, Orange Plastic Cap # 29380
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Orange Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND SET
▲ ○
● ○
■ □
GCP
P
M
R
D
C
OPC



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Austin J. Davenport, PLS
License Number P29380
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal:
Sheets 1 through 3, of 3

HARVEST POINTE PLAT 1

FINAL PLAT

GRIMES, IA

SNYDER & ASSOCIATES, INC. I



Project No: 124.1146.01

Sheet 1 of 3

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet 1 of 3

Project No: 124.1146.01

HARVEST POINTE PLAT 1

FINAL PLAT

NE1/4, SW1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NW Corner, SW1/4, SE1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

NW1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NE1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 104)
OWNER: HARVEST POINTE LAND, LLC

NE Corner, SW1/4, SE1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

SE1/4, SW1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

SE1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 103)
OWNER: TEMPLE HOLDINGS, LLC

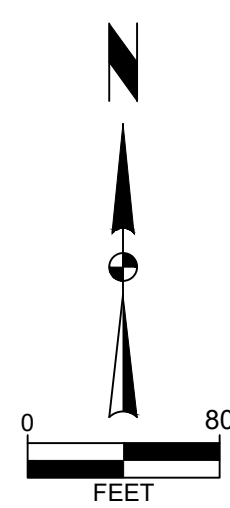
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Found 5/8" Rebar With
Yellow Plastic Cap #14074

South 1/4 Corner
Section 6-79-25
Found Mag Nail

SE Corner, SW1/4, SE1/4
Section 6-79-25
Found 1" Steel Nail
Labeled 'Survey Mark'



HARVEST POINTE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC. I

GRIMES, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	08-19-25	AJD
Engineer: EDC	Checked By: EDG	Scale: 1" = 80'	
Technician: AJD	Date: 08-05-2025	T-R-S: 79N-25W-6	

Project No: 124.1146.01

Sheet 2 of 3



Project No: 124.1146.01

Sheet 2 of 3

HARVEST POINTE PLAT 1

FINAL PLAT

NE1/4, SW1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NW1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NE1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 104)
OWNER: HARVEST POINTE LAND, LLC

SE1/4, SW1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

SE1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 103)
OWNER: TEMPLE HOLDINGS, LLC

NW Corner, SW1/4, SE1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

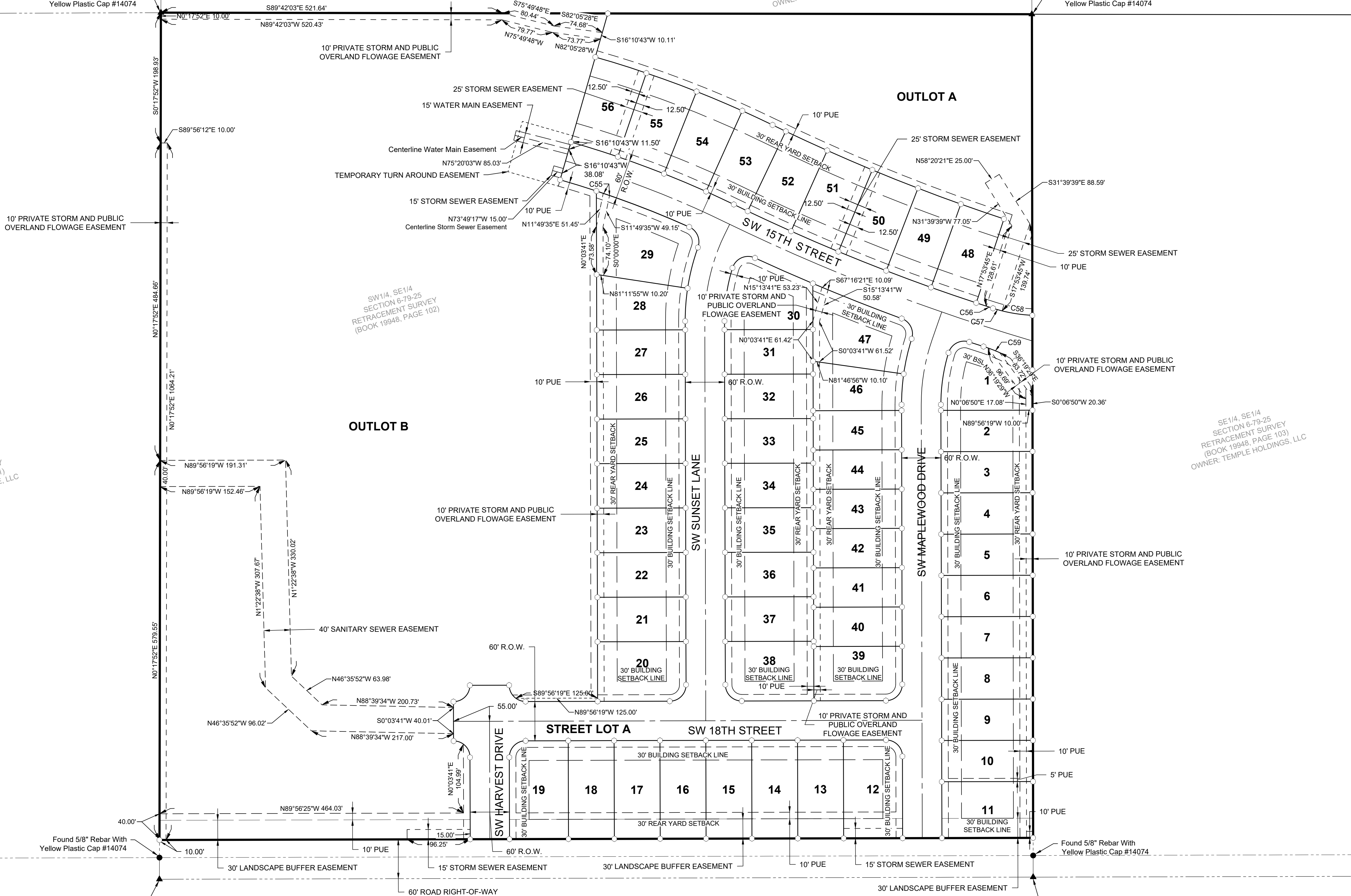
NE Corner, SW1/4, SE1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

10' PRIVATE STORM AND PUBLIC
OVERLAND FLOWAGE EASEMENT

Found 5/8" Rebar With
Yellow Plastic Cap #14074

South 1/4 Corner
Section 6-79-25
Found Mag Nail

SE Corner, SW1/4, SE1/4
Section 6-79-25
Found 1" Steel Nail
Labeled 'Survey Mark'



HARVEST POINTE PLAT 1

FINAL PLAT (EASEMENTS)

GRIMES, IA

SNYDER & ASSOCIATES, INC. I



Project No: 124.1146.01

Sheet 3 of 3

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet 3 of 3

Project No: 124.1146.01

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	09-19-25	AJD
Engineer: EDC	Checked By: EDG	Scale: 1" = 80'	
Technician: AJD	Date: 08-05-2025	T-R-S: 79N-25W-6	

V:\proj\2024\124.1146.01\HARVEST PLAT 1.dwg PLOT DATE: 08/05/2025 09:19:28 AM PLOT SCALE: 1"=500' (1"=16.003 M) PLOT SHEET: 1 OF 3

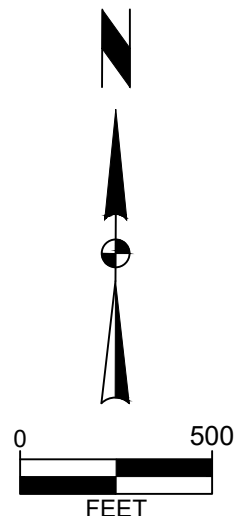
HARVEST POINTE PLAT 1

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
AUSTIN J. DAVENPORT
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
ADAVENPORT@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. SW1/4, SE1/4
SEC. 6-79-25
REQUESTED BY:
HARVEST POINTE LAND LLC



VICINITY MAP

GRIMES, IOWA

PROPERTY DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., EXCEPT THE SOUTH 60.00 FEET THEREOF, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 38.52 ACRES (1,677,939 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

08-05-2025

PROPERTY OWNER

HARVEST POINTE LAND LLC
1015 NW 10TH STREET
WAUKEE, IA 50263
CONTACT: DEREK TEMPLE
PHONE: (515) 601-5989

AREA SUMMARY

GROSS AREA: 38.52 ACRES (1,677,939 SF)

ZONING

HARVEST POINTE PUD (BOOK 20165, PAGE 386)

BULK REGULATIONS

SINGLE FAMILY RESIDENTIAL 60 FT LOTS (LOTS 1-11, LOTS 29-47)

SETBACKS:

FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 5 FT EACH SIDE (10 FT. TOTAL)
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)
MIN. LOT WIDTH = 60 FT
MIN. LOT AREA = 7,800 SF
MIN. DWELLING SIZE = 1,200 SF (RANCH) 1,400 SF (2 STORY)
MIN. BUILDING HEIGHT = 35 FT (2 STORIES)
GARAGE = 2 CAR MINIMUM

SINGLE FAMILY RESIDENTIAL 65 FT LOTS (LOTS 12-28, LOTS 48-56)

SETBACKS:

FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 5 FT EACH SIDE (10 FT TOTAL)
(2 FT PROJECT OF NON-HABITABLE SPACE IS PERMITTED,
AS LONG AS PROJECTION MEETS FIRE/BUILDING CODES)
MIN. LOT WIDTH = 65 FT
MIN. LOT AREA = 8,450 SF
MIN. DWELLING SIZE = 1,400 SF (RANCH) 1,600 SF (2 STORY)
MIN. BUILDING HEIGHT = 35 FT (2 STORIES)
GARAGE = 2 CAR MINIMUM

NOTES

- STREET LOT A TO BE DEDICATED TO THE CITY OF GRIMES.
- MONUMENTS WILL BE PLACED WITHIN ONE YEAR OF THE PLAT RECORDING DATE.

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C4	25°57'17"	300.00'	135.90'	69.14'	S13°02'20"W 134.74'
C5	9°58'51"	1500.00'	261.30'	130.98'	N68°49'52"W 260.97'
C6	9°36'41"	3000.00'	503.26'	252.22'	S68°38'47"E 502.67'
C7	19°15'39"	300.00'	100.85'	50.90'	S9°41'31"W 100.37'
C8	90°00'00"	25.00'	39.27'	25.00'	S45°03'41"W 35.36'
C9	90°00'00"	25.00'	39.27'	25.00'	N44°56'19"W 35.36'
C10	17°01'28"	270.00'	80.23'	40.41'	S8°34'25"W 79.93'
C11	91°12'04"	25.00'	39.79'	25.53'	S62°41'12"W 35.72'
C12	0°25'57"	3030.00'	22.87'	11.44'	S71°55'45"E 22.87'
C13	13°12'28"	230.50'	53.13'	26.69'	N65°32'29"W 53.02'
C14	5°58'26"	285.00'	29.72'	14.87'	S61°55'28"E 29.70'
C15	90°00'00"	25.00'	39.27'	25.00'	N44°56'19"W 35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	N45°03'41"E 35.36'
C17	90°00'00"	25.00'	39.27'	25.00'	S44°56'19"E 35.36'
C18	90°00'00"	25.00'	39.27'	25.00'	N45°03'41"E 35.36'
C19	8°44'24"	330.00'	50.34'	25.22'	S4°25'53"W 50.29'
C20	11°10'18"	330.00'	64.34'	32.27'	S14°23'14"W 64.24'
C21	85°36'50"	25.00'	37.36'	23.16'	N22°50'02"W 33.98'
C22	5°55'26"	1470.00'	151.99'	76.06'	N68°36'10"W 151.92'
C23	2°15'24"	1470.00'	57.90'	28.95'	N72°41'35"W 57.89'

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C24	2°48'36"	1665.00'	81.66'	40.84'	N72°24'59"W 81.65'
C25	2°48'36"	1665.00'	81.66'	40.84'	N69°36'23"W 81.65'
C26	2°36'29"	1665.00'	75.79'	37.90'	N66°53'51"W 75.78'
C27	1°45'11"	1665.00'	50.94'	25.47'	N64°43'01"W 50.94'
C28	0°27'13"	2835.00'	22.44'	11.22'	S64°04'02"E 22.44'
C29	1°24'28"	2835.00'	69.65'	34.83'	S64°59'53"E 69.65'
C30	1°31'00"	2835.00'	75.05'	37.53'	S66°27'36"E 75.04'
C31	1°31'00"	2835.00'	75.05'	37.53'	S67°58'37"E 75.04'
C32	1°24'28"	2835.00'	69.65'	34.83'	S69°26'20"E 69.65'
C33	1°24'28"	2835.00'	69.65'	34.83'	S70°50'48"E 69.65'
C34	2°48'36"	1530.00'	75.04'	37.53'	N72°24'59"W 75.03'
C35	2°48'36"	1530.00'	75.04'	37.53'	N69°36'23"W 75.03'
C36	2°36'29"	1530.00'	69.64'	34.83'	N66°53'51"W 69.63'
C37	1°45'11"	1530.00'	46.81'	23.41'	N64°43'01"W 46.81'
C38	0°27'13"	2970.00'	23.51'	11.76'	S64°04'02"E 23.51'
C39	1°24'28"	2970.00'	72.97'	36.49'	S64°59'53"E 72.97'
C40	1°31'00"	2970.00'	78.62'	39.31'	S66°27'36"E 78.62'
C41	1°31'00"	2970.00'	78.62'	39.31'	S67°58'37"E 78.62'
C42	1°24'28"	2970.00'	72.97'	36.49'	S69°26'20"E 72.97'
C43	1°24'28"	2970.00'	72.97'	36.49'	S70°50'48"E 72.97'

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C44	0°31'02"	2970.00'	26.81'	13.41'	S71°48'33"E 26.81'
C45	15°13'18"	230.50'	61.24'	30.80'	S79°40'43"E 61.06'
C46	90°00'00"	25.00'	39.27'	25.00'	S44°56'19"E 35.36'
C47	17°26'56"	270.00'	82.23'	41.43'	S8°47'09"W 81.91'
C48	97°25'26"	25.00'	42.51'	28.47'	S66°13'20"W 37.57'
C49	1°49'31"	3030.00'	96.53'	48.27'	S65°58'43"E 96.53'
C50	2°45'27"	3030.00'	145.82'	72.93'	S68°16'12"E 145.81'
C51	87°25'36"	25.00'	38.15'	23.90'	N25°56'07"W 34.55'
C52	9°33'38"	330.00'	55.06'	27.60'	S12°59'52"W 55.00'
C53	8°09'22"	330.00'	46.98'	23.53'	S4°08'23"W 46.94'
C54	90°00'00"	25.00'	39.27'	25.00'	N45°03'41"E 35.36'
C55	0°23'34"	1470.00'	10.08'	5.04'	S70°56'13"E 10.08'
C56	0°12'17"	2970.00'	10.61'	5.31'	S71°57'55"E 10.61'
C57	3°34'43"	230.50'	14.40'	7.20'	S73°51'25"E 14.39'
C58	11°38'35"	230.50'	46.84'	23.50'	S81°28'04"E 46.76'
C59	4°44'51"	230.50'	19.10'	9.56'	N67°54'26"W 19.09'

LEGEND

FEATURES

Section Corner
1/2" Rebar, Orange Plastic Cap # 29380
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Orange Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND SET
▲ ○
● ○
■ □
GCP
P
M
R
D
C
OPC



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Austin J. Davenport, PLS
License Number P29380
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal:
Sheets 1 through 3, of 3

HARVEST POINTE PLAT 1

FINAL PLAT

GRIMES, IA

SNYDER & ASSOCIATES, INC. I



Project No: 124.1146.01

Sheet 1 of 3

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet 1 of 3

Project No: 124.1146.01

HARVEST POINTE PLAT 1

FINAL PLAT

NE1/4, SW1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NW Corner, SW1/4, SE1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

NW1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NE1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 104)
OWNER: HARVEST POINTE LAND, LLC

NE Corner, SW1/4, SE1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

SE1/4, SW1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

SE1/4, SE1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 103)
OWNER: TEMPLE HOLDINGS, LLC

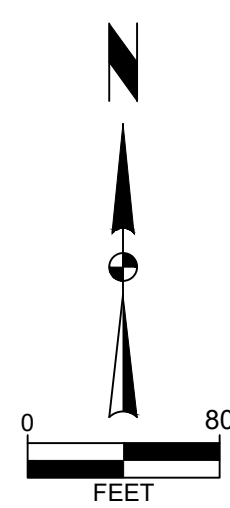
L:\Projects\2024\124.1146\124.1146.DWG (124.1146.DWG) - 2025/09/19 9:27 AM (ANSI FULL BLEED) (0.00 X 22.00 INCHES)



Found 5/8" Rebar With
Yellow Plastic Cap #14074

South 1/4 Corner
Section 6-79-25
Found Mag Nail

SE Corner, SW1/4, SE1/4
Section 6-79-25
Found 1" Steel Nail
Labeled 'Survey Mark'



HARVEST POINTE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC. I

GRIMES, IA

2727 S.W. SNYDER BLVD
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MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	08-19-25	AJD
Engineer: EDC	Checked By: EDG	Scale: 1" = 80'	
Technician: AJD	Date: 08-05-2025	T-R-S: 79N-25W-6	

Project No: 124.1146.01

Sheet 2 of 3



Project No: 124.1146.01

Sheet 2 of 3

HARVEST POINTE PLAT 1
FINAL PLAT

NE 1/4, SW 1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NW Corner, SW 1/4, SE 1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

NE 1/4, SE 1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

NE Corner, SW 1/4, SE 1/4
Section 6-79-25
Found 5/8" Rebar With
Yellow Plastic Cap #14074

SE 1/4, SW 1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19944, PAGE 251)
OWNER: GRIMES SQUARE, LLC

SE 1/4, SE 1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 103)
OWNER: TEMPLE HOLDINGS, LLC

SW 1/4, SE 1/4
SECTION 6-79-25
RETRACEMENT SURVEY
(BOOK 19948, PAGE 102)

OUTLOT A

OUTLOT B

STREET LOT A

SW 15TH STREET

SW 18TH STREET

SW HARVEST DRIVE

SW SUNSET LANE

SW MAPLEWOOD DRIVE

30' LANDSCAPE BUFFER EASEMENT

15' STORM SEWER EASEMENT

10' PRIVATE STORM AND PUBLIC OVERLAND FLOWAGE EASEMENT

25' STORM SEWER EASEMENT

15' WATER MAIN EASEMENT

Centerline Water Main Easement

TEMPORARY TURN AROUND EASEMENT

15' STORM SEWER EASEMENT

Centerline Storm Sewer Easement

10' PUE

10' PRIVATE STORM AND PUBLIC OVERLAND FLOWAGE EASEMENT

30' BUILDING SETBACK LINE

30' REAR YARD SETBACK

60' R.O.W.

40' SANITARY SEWER EASEMENT

40' PUE

5' PUE

10' PUE

Found 5/8" Rebar With Yellow Plastic Cap #14074

South 1/4 Corner
Section 6-79-25
Found Mag Nail

SE Corner, SW 1/4, SE 1/4
Section 6-79-25
Found 1" Steel Nail
Labeled 'Survey Mark'

0 80
FEET

GRIMES, IA

FINAL PLAT (EASEMENTS)

SNYDER & ASSOCIATES, INC. I

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Project No: 124.1146.01

Sheet 3 of 3

MARK	REVISION	DATE	BY	AJD
1	REVISED PER CITY COMMENTS	08-19-25		

Engineer: EDC
Checked By: EDG
Technician: AJD
Date: 08-05-2025
Scale: 1" = 80'
T-R-S: 79N-25W-6

Project No: 124.1146.01

Sheet 3 of 3

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GRIMES, IA

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SNYDER & ASSOCIATES, INC.

HARVEST POINTE PLAT 1

FINAL PLAT (EASEMENTS)



Project No: 124.1146.01

Sheet 3 of 3