Planning and Zoning Commission Agenda

Grimes Planning and Zoning Commission
November 4, 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. Founders Glen Plat 1 Final Plat
2. Hope Meadows Plat 4 Final Plat
3. Fox Glen & Prairie Heights Rezone
4. Park Village Rezone
5. The Allure on 44 Preliminary Plat and Site Plan
6. The Allure on 44 Plat 1 Final Plat
7. 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, October 7, 2025, at 5:30 p.m.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Adam Bunge

Staff: Evann Coffey, Alivia Hoodjer, Rachel Greving, Katie Lord

Absent: Abi Reiland, Council Liaison: Andrew Borcherding

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Lickteig, to approve the minutes from the September 2, 2025, meeting
Roll call: Ayes-All: Nays-0 Motion passes: 4-0

B. PUBLIC AGENDA ITEMS

1. Consider Urban Renewal Plan Amendment

Staff member Lord shared the details of the urban renewal plan amendment. The amendment includes organizing all urban renewal activity since program inception.

Motion by Bunge, Second by Patterson to approve consider Urban Renewal Plan Amendment
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

2. DeCarlo Site Plan

Staff member Hoodjer presented the features of the proposed site plan including a new 21,000 square foot multi-tenant building. All requirements have been met, and staff recommended approval.

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

Motion by Patterson, Second by Bunge to approve DeCarlo Site Plan

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

3. **Harvest Pointe Plat 1 Final Plat**

Staff member Coffey shared details of the final plat located on the north side of SW 19th Street and including 56 single family lots, 2 outlots, and 1 street lot.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Patterson to approve Harvest Pointe Plat 1 Final Plat
Roll Call: Aye-3 Nay-0 Abstained-Bunge **Motion Passes 3-0**

Next meeting November 4, 2025

Meeting is adjourned at 5:48 p.m.

_____

Chairperson Signature

_____

Clerk Signature

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

Founders Glen

Final Plat

APPLICANT

Grimes Square, LLC

REQUESTED ACTION

Approval of the final plat to subdivide 25.61-acres into 35 single-family lots, public street lots, one outlot for future development, and one outlot for private detention

LOCATION

Generally located north of SW 19th Street between SW County Line Road & S James Street

ZONING

R-4 (Founders Glen PUD)

PLANNER

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

Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

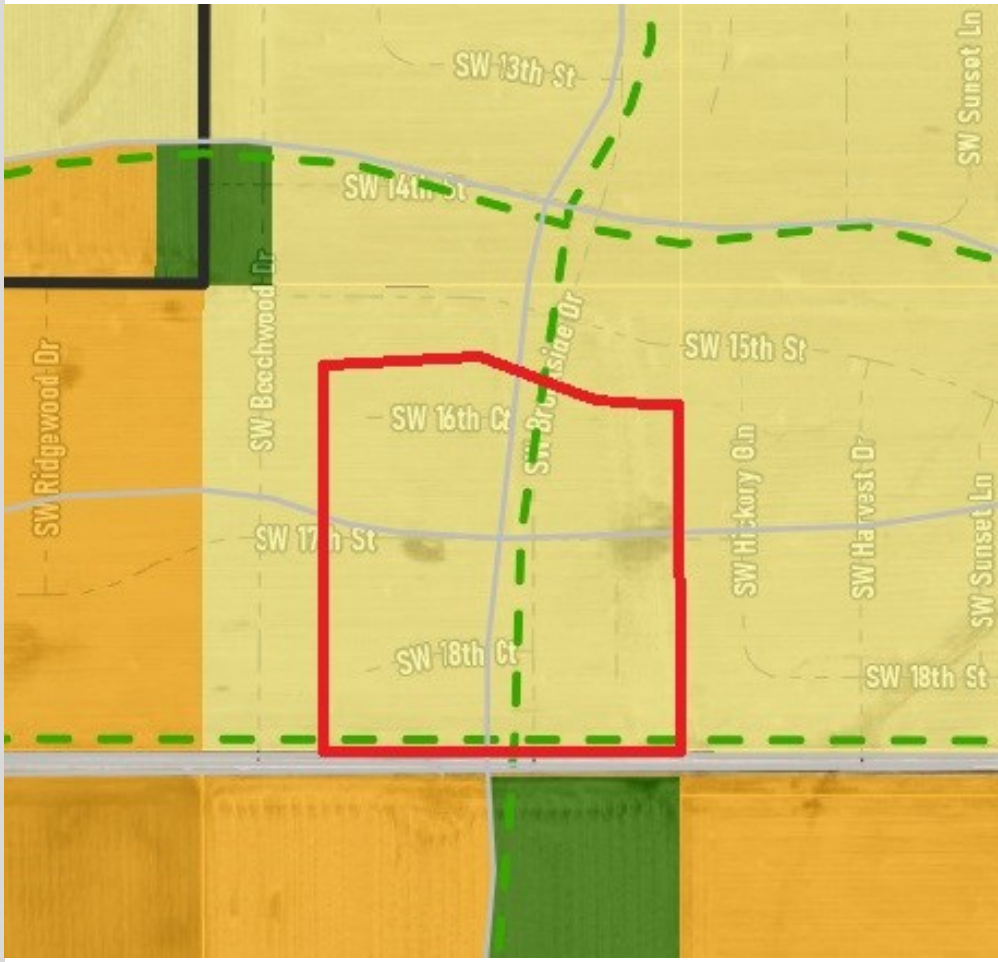
LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	LDR	R-4
North	Vacant	LDR	R-4
South	Vacant	MDR/Park	A-1
East	Vacant	LDR	R-4
West	Vacant	LDR	R-4

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 rightsized 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 and another park on the west side of the development.

The rezone required dedication of 8.83 acres for parkland, generally consistent with the area plan, and to provide fee in lieu for the remaining 2.77 acres of required parkland dedication. The Parks and Recreation Advisory Board provided a recommendation of approval. The fee in lieu will be used to make improvements to the parks in the development. The final plat is consistent with the rezone concept and preliminary plat. Parkland dedication to the City will occur with a future phase.

Area Plan Future Land Use Map



The plat is consistent with the area plan future land use plan, the rezone concept, the zoning district requirements and preliminary plat.

Plat Layout, Utilities, & Landscaping

ACCESS
Access will be provided via SW 19th Street. Future connections via SW Brookside Drive and east/west local streets will be provided with future development phases.

PLAT LAYOUT
The plat consists of 35 single-family lots.

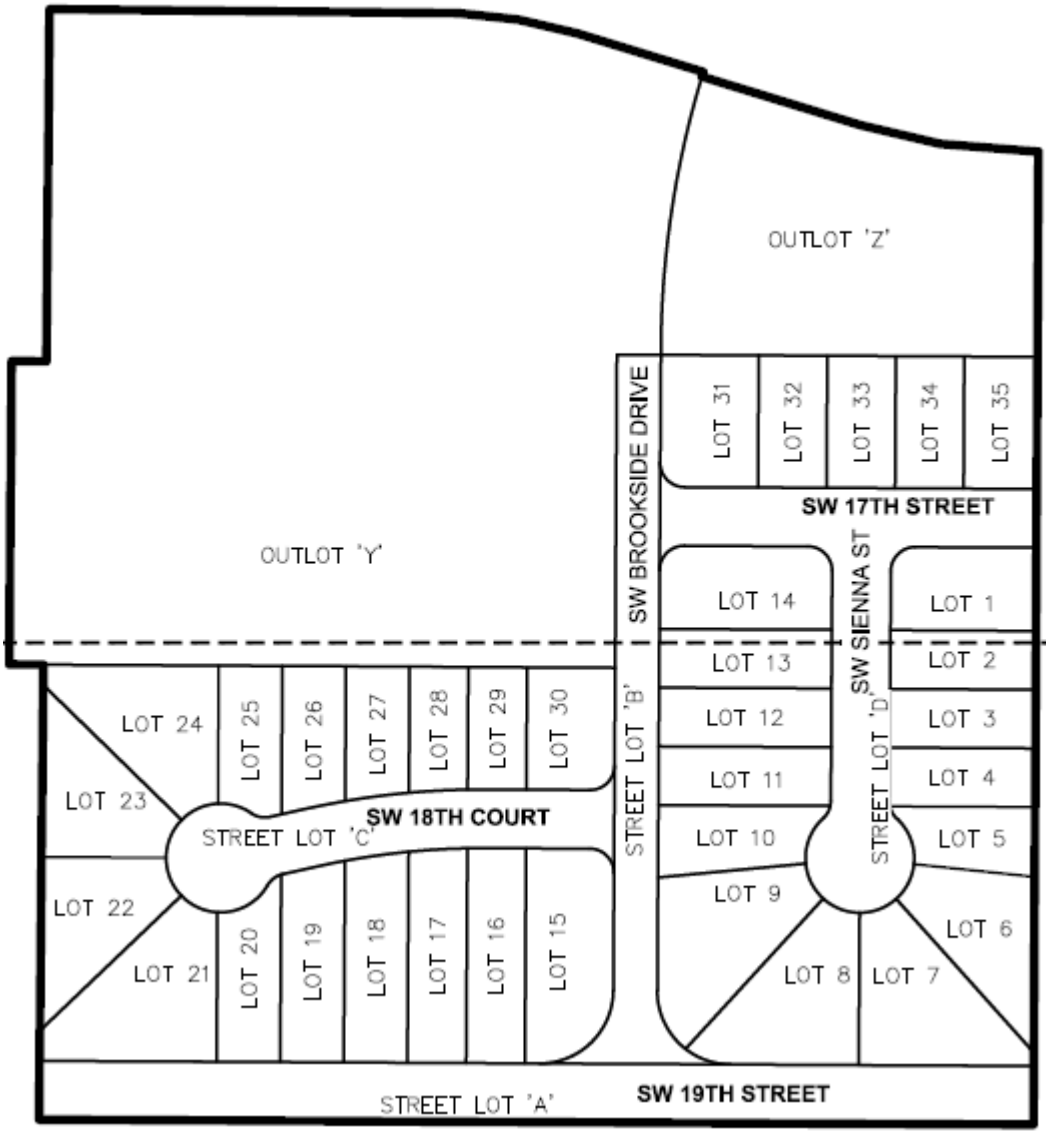
Right-of-way for a portion of SW Brookside Drive will be reserved and dedicated to the City along with the other internal public streets. Right-of-way along SW 19th Street to provide 60' to centerline will be dedicated to the City to accommodate future widening to 5-lane street cross-section.

Outlot Y will be incorporated into future phases of the development for additional single-family lots.

Outlot Z will be used for private detention.

LANDSCAPING
Landscape buffering will be provided along SW 19th Street and SW Brookside Drive where rear yards face the public street. Street trees will be provided along SW Brookside Drive, and installed with the development of each applicable single-family home.

SANITARY & WATER
Sanitary sewer is provided from Harvest Pointe to the east and water main connection is provided from SW 19th Street. Service stubs will be provided to each lot.



Relation to Studies & Legal

LEGAL

The site is subject to the Founders Glen PUD Zoning Change and Development Agreement.

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

Easements will be reserved for all utilities, landscape buffers, and city improvements easements.

RELATION TO STUDIES/PROJECTS

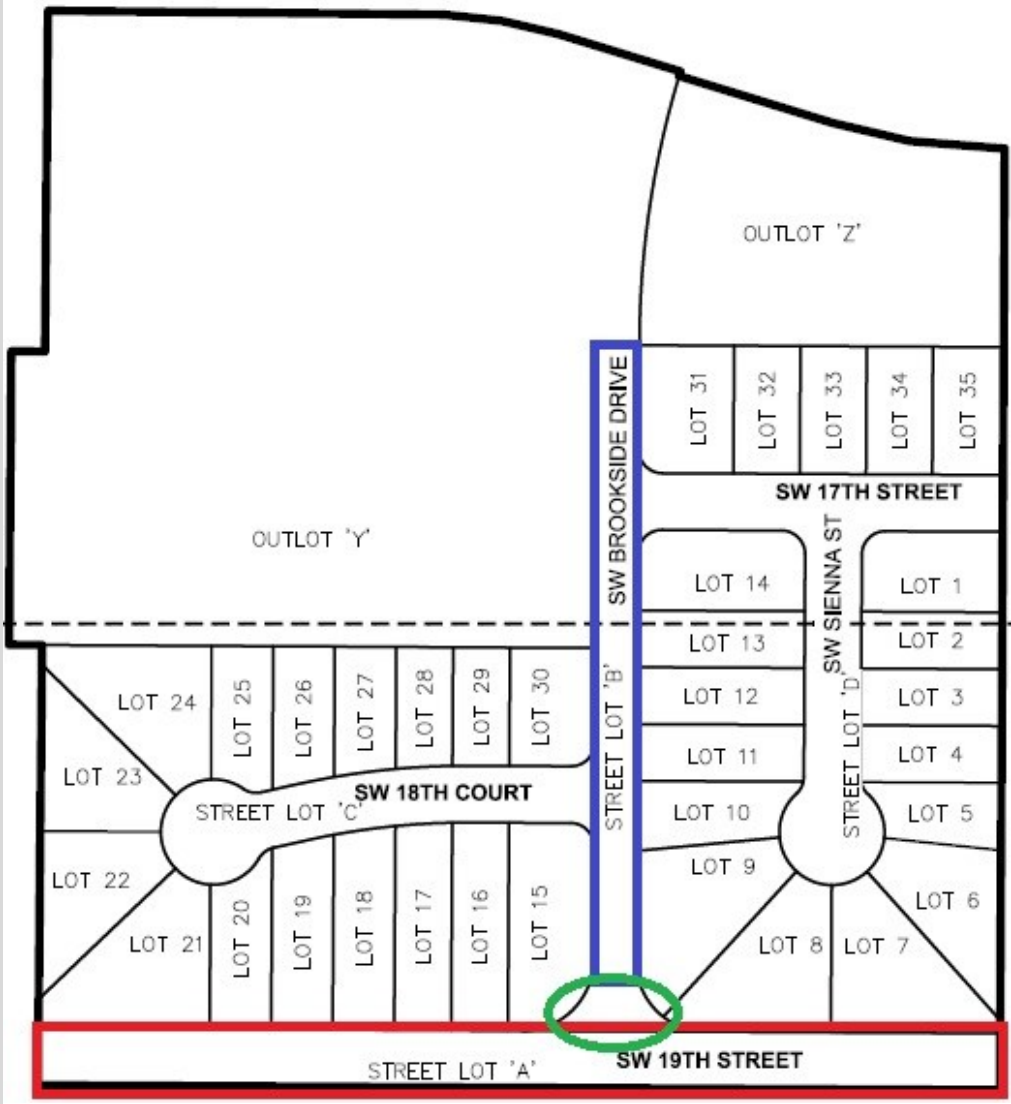
Grimes Street Design Guide

45′ of ROW dedication and 15′ city improvement easements on both sides for SW Brookside Drive (shown in blue)

60′ of ROW to centerline for SW 19th Street

60′ of ROW dedication for local streets (shown in red)

Right-of-way at the intersection of SW 19th Street and SW Brookside Drive is reserved to accommodate potential future roundabout (shown in green)



Water Systems Study

Water main has been installed along SW 19th Street and SW County Line Road to provide water for the development.

19th Street Sanitary

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

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the final plat for Founders Glen Plat 1 subject to remaining staff comments and legal document review.

Conclusion

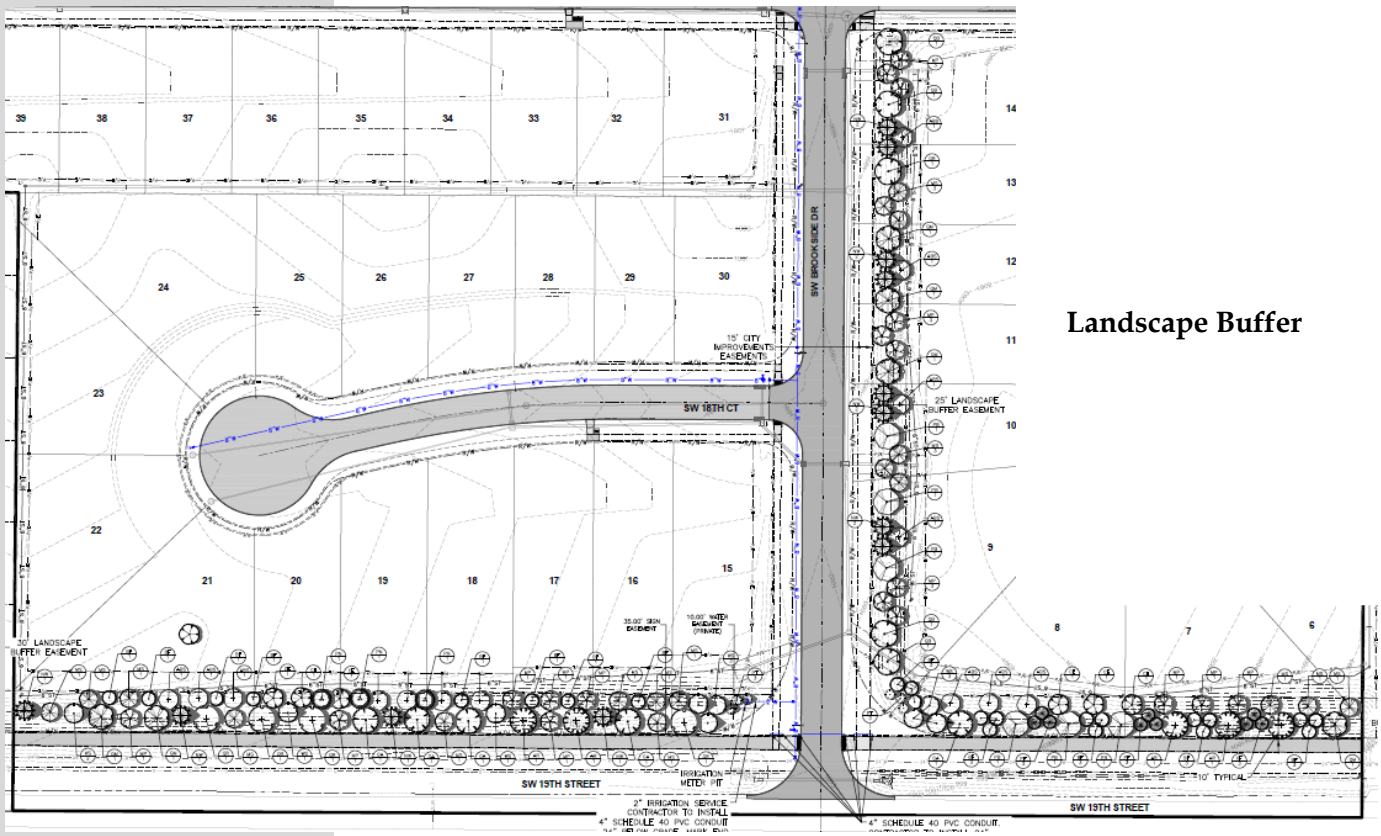
The plat consists of 35 single-family lots, public street rights-of-way, including a portion of SW Brookside Drive, one outlot for future development, and one outlot for private detention.

The parkland will be dedicated to the City with future development phases.

Right-of-way for extension of SW Brookside Drive and widening of SW 19th Street will be dedicated to the City.

Landscape buffers will be provided along SW 19th Street and a portion of SW Brookside Drive.

All legal documents will need to be reviewed prior to approval by Council.



Landscape Buffer

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

~~October 22, 2025~~
October 30, 2025

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Founders Glen Plat 1 Final Plat

Dear Jared:

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

General Comments:

1. Provide $2000 final plat review fee.

2. Provide SW 19th St road fee of $90 per linear foot along Plat 1.

3. Provide 19th St Sewer Connection Fee of $2934 per acre of platted area (can exclude outlots for future development phases).

Legal Comments:

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, if required.

6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. To be provided by the City.

7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.

    a. Sidewalk Easement
    b. Public Utility Easement
    c. Landscape Buffer Easement
    d. City Improvement Easement
    e. Water Main Easement
    f. Storm Sewer Easement
    g. Overland Flowage Easement
    h. Private Water Main Easement
    i. Private Storm Sewer and Public Overland Flowage Easement

8. Offsite Easements to be recorded at the same time as the plat. The easements would be between Harvest Pointe, LLC and City of Grimes
    a. Offsite Storm Sewer and Overland Flowage Easement (confirm if this is needed or if it will be on Harvest Pointe's plat)
    b. Offsite Storm Sewer Easement
    c. Offsite Temporary Turn Around Easement
    d. Offsite Sanitary Sewer Easement (Harvest Pointe appears to be recording this easement so this likely not be needed. Please coordinate.)
    e. Offsite Water Main Easement

9. Declaration and Covenants, Restrictions, and Easements.

10. Any deeds for property intended to be dedicated for public use, and mortgage release, if applicable.

~~11. 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.~~

12. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.

13. Four (4) year maintenance bonds for public improvements, if applicable.

14. Executed electric and gas distribution agreements.

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:	November 7, 2025 **(1 PDF of Rezoning Map and Concept Plan)**
PLANNING & ZONING:	November 4, 2025 at 5:30
COUNCIL MEETING:	November 25, 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

FOUNDERS GLEN PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: SEC 6-79-25, PT SE1/4 SW1/4

REQUESTOR: GRIMES SQUARE LLC

PROPRIETOR: GRIMES SQUARE LLC

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

OWNER / DEVELOPER

GRIMES SQUARE LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266-2520

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-4 (FOUNDERS GLEN PUD ZONING CHANGE AND DEVELOPMENT AGREEMENT BK. 20165, PG. 368)

DATE OF SURVEY

SEPTEMBER 10, 2025

PLAT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 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 SOUTH QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 89°42'06" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1015.98 FEET; THENCE NORTH 00°32'42" EAST, 464.85 FEET; THENCE NORTH 89°41'04" WEST, 34.62 FEET; THENCE NORTH 00°18'56" EAST, 185.00 FEET; THENCE SOUTH 89°41'04" EAST, 0.48 FEET; THENCE NORTH 00°18'56" EAST, 125.01 FEET; THENCE SOUTH 89°41'18" EAST, 35.38 FEET; THENCE NORTH 00°32'42" EAST, 359.74 FEET; THENCE SOUTH 89°27'18" EAST, 352.93 FEET; THENCE SOUTH 89°27'18" EAST, 64.99 FEET; THENCE SOUTH 83°42'03" EAST, 61.29 FEET; THENCE SOUTH 76°49'36" EAST, 62.01 FEET; THENCE SOUTH 73°00'36" EAST, 134.63 FEET; THENCE SOUTH 16°59'24" WEST, 2.21 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 977.50 FEET, WHOSE ARC LENGTH IS 2.79 FEET AND WHOSE CHORD BEARS SOUTH 16°54'30" WEST, 2.79 FEET; THENCE SOUTH 73°00'36" EAST, 100.00 FEET; THENCE SOUTH 73°00'36" EAST, 70.00 FEET; THENCE SOUTH 76°47'39" EAST, 83.44 FEET; THENCE SOUTH 85°25'21" EAST, 100.36 FEET 100.36 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°17'51" WEST ALONG SAID EAST LINE, 994.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.61 ACRES (1,115,604 SQUARE FEET).

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL (60 FT LOTS):
SETBACKS:
- FRONT YARD = 30 FT
- REAR YARD = 25 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 (+20 FT CORNER LOTS)
MIN LOT AREA = 7,500 SF
MIN DWELLING SIZE = 1,200 SF (RANCH), 1,400 SF (2 STORY)
MAX BUILDING HEIGHT = 35 FT (2 STORIES)

GARAGE = 2 CAR MINIMUM

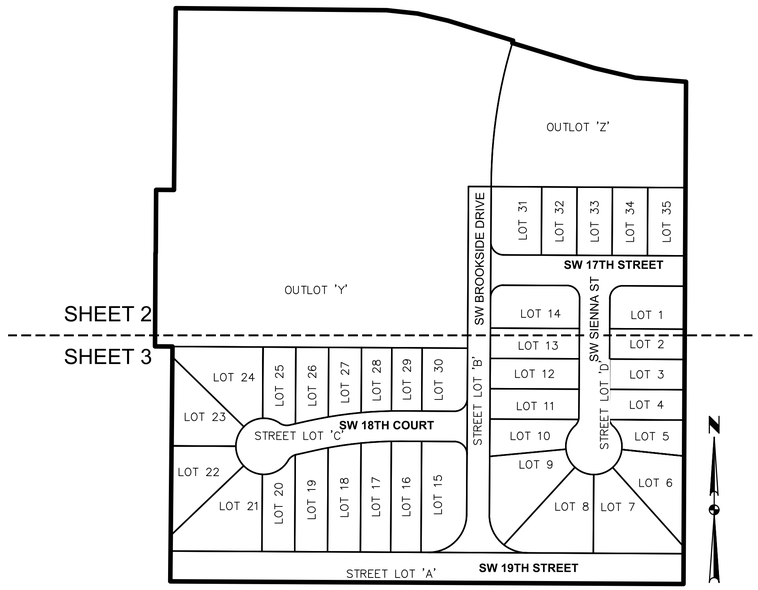
BUILDING MATERIALS = VINYL SIDING IS PERMITTED (MIN. 42 MM)
= 20% OF FRONT FACADE SHALL BE BRICK, STONE OR MASONRY.

CURVE DATA

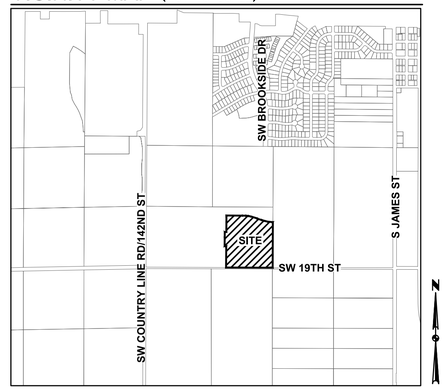
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°58'59"	75.00'	117.79'	S45°18'25"W	106.05'
C2	41°47'36"	75.00'	54.71'	S21°12'43"W	53.50'
C3	10°23'01"	75.00'	13.59'	S05°30'26"W	13.57'
C4	90°00'00"	25.00'	39.27'	S44°41'04"E	35.36'
C5	1°27'31"	770.00'	19.60'	N89°35'10"E	19.60'
C6	4°28'30"	770.00'	60.14'	N86°37'10"E	60.13'
C7	4°53'25"	770.00'	65.72'	N81°56'12"E	65.70'
C8	13°01'19"	800.00'	181.82'	S83°48'16"W	181.43'
C9	2°11'53"	770.00'	29.54'	N78°23'33"E	29.54'
C10	4°53'26"	25.00'	2.13'	N74°50'53"E	2.13'
C11	42°00'47"	25.00'	18.33'	N51°23'47"E	17.92'
C12	63°03'05"	55.50'	61.08'	S61°54'56"W	58.04'
C13	42°53'18"	55.50'	41.54'	S65°06'52"E	40.58'
C14	43°59'09"	55.50'	42.61'	S21°40'39"E	41.57'
C15	43°59'09"	55.50'	42.61'	S22°18'30"W	41.57'
C16	42°53'18"	55.50'	41.54'	S65°44'43"W	40.58'
C17	37°00'27"	55.50'	35.85'	N74°18'25"W	35.23'
C18	46°54'12"	25.00'	20.47'	N79°15'17"W	19.90'
C19	2°59'20"	830.00'	43.30'	S78°47'16"W	43.29'
C20	4°31'47"	830.00'	65.62'	S82°32'50"W	65.60'
C21	4°09'01"	830.00'	60.12'	S86°53'14"W	60.11'
C22	1°21'11"	830.00'	19.60'	S89°38'20"W	19.60'
C23	90°00'00"	25.00'	39.27'	S45°18'56"W	35.36'
C24	90°00'00"	25.00'	39.27'	N44°41'04"W	35.36'
C25	90°00'00"	25.00'	39.27'	N45°18'56"E	35.36'
C26	12°16'54"	25.00'	5.36'	N05°49'32"W	5.35'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C27	34°37'18"	25.00'	15.11'	N29°16'38"W	14.88'
C28	52°35'20"	55.50'	50.94'	N20°17'37"W	49.17'
C29	42°09'26"	55.50'	40.84'	N27°04'46"E	39.92'
C30	42°09'26"	55.50'	40.84'	N69°14'12"E	39.92'
C31	42°09'26"	55.50'	40.84'	S68°36'21"E	39.92'
C32	42°09'26"	55.50'	40.84'	S26°26'55"E	39.92'
C33	52°35'20"	55.50'	50.94'	S20°55'28"W	49.17'
C34	34°37'18"	25.00'	15.11'	S29°54'29"W	14.88'
C35	12°16'54"	25.00'	5.36'	S06°27'23"W	5.35'
C36	90°00'00"	25.00'	39.27'	S44°41'04"E	35.36'
C37	90°00'00"	25.00'	39.27'	N45°18'56"E	35.36'
C38	52°18'05"	75.00'	68.46'	N25°50'07"W	66.11'
C39	37°42'56"	75.00'	49.37'	N70°50'38"W	48.48'
C40	3°11'56"	1019.50'	56.92'	N01°54'54"E	56.91'
C41	3°07'50"	977.50'	53.41'	S01°52'50"W	53.40'
C42	47°14'19"	34.50'	28.44'	S23°18'14"E	27.65'
C43	52°55'26"	60.50'	55.88'	S20°27'40"E	53.92'
C44	37°05'02"	60.50'	39.16'	S74°00'36"E	38.48'
C45	47°14'18"	34.50'	28.44'	S79°05'14"E	27.65'
C46	47°14'19"	34.50'	28.44'	S53°40'27"W	27.65'
C47	63°07'41"	60.50'	66.66'	S61°37'08"W	63.34'
C48	52°55'26"	60.50'	55.88'	N21°05'31"E	53.92'
C49	47°14'19"	34.50'	28.44'	N23°56'05"E	27.65'
C50	16°30'41"	977.50'	281.69'	S08°34'16"W	280.72'
C51	30°44'29"	25.00'	13.41'	S74°18'50"E	13.25'

SHEET INDEX



VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA

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.

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER: 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	REVISIONS
10/29/25	2ND SUBMITTAL
09/11/25	1ST SUBMITTAL

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

REVIEW:
TECH:
ENGINEER:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

FOUNDERS GLEN PLAT 1
FINAL PLAT

1/3
2501.053

FILE: H:\2025\2501053\DWG\2501053-FINAL PLAT.DWG
PLOT DATE: 10/29/2025 9:42 AM COMMENT:
PLOTTED BY: JON ERDAHL ENG:
TECH:

FOUNDERS GLEN PLAT 1

FINAL PLAT

PT. SE1/4 SW1/4 SEC 6-79-25

S89°27'18"E 352.93'

S89°27'18"E 64.99'

S83°42'03"E 61.29'

S76°49'36"E 62.01'

S73°00'36"E 134.63'

Δ=0°09'48"
L=2.79'
R=977.50'
CH=2.79'
CHB=S16°54'30"W

S16°59'24"W 2.21'

S73°00'36"E 100.00'

S73°00'36"E 70.00'

S76°47'39"E 83.44'

S85°25'21"E 100.36'

NE COR SE1/4 SW1/4 SEC 6-79-25
FND 5/8" REBAR W/CAP #14074

N89°02'59"W 5.00'

N89°02'59"W 38.86'

N00°57'01"E 20.00'

S89°02'59"E 23.63'

5.00' OFF-SITE STORM SEWER AND OVERLAND FLOWAGE EASEMENT

329.00'

S00°17'51"W 153.25'

153.57'

N00°17'51"E 188.95'

S00°17'51"W 36.00'

N89°56'19"W 39.52'

5.01'

15.00' OFF-SITE STORM SEWER AND OVERLAND FLOWAGE EASEMENT

S00°03'41"W 20.00'

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

S89°56'19"E 15.00'

S89°56'19"E 44.44'

209.62'

N00°32'42"E 359.74'

N00°18'56"E 125.01'

S89°41'18"E 35.38'

S89°41'04"E 0.48'

N00°18'56"E 185.00'

N89°41'04"W 34.62'

179.23'

20.69'

N89°41'04"W 584.23'

65.00'

65.00'

65.00'

60.00'

60.00'

90.00'

39.30'

10.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

8.85'

15.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

PT. SE1/4 SW1/4 SEC 6-79-25

C50

30.00' SANITARY SEWER EASEMENT

OUTLOT 'Z'
89890 SF
(DETENTION)

N02°16'56"E 169.45'

S86°59'38"E 43.03'

N03°00'22"E 15.00'

N86°59'38"W 31.14'

C40

WATER MAIN EASEMENT

N01°30'46"W 43.13'

N00°18'56"E 6.66'

S89°41'04"E 76.76'

STORM SEWER EASEMENT

N00°18'56"E 15.00'

12.50'

N89°41'04"W 41.50'

10.00' P.U.E.

15.00' CITY IMPROVEMENT EASEMENT

15.00' STORM SEWER EASEMENT

S86°59'38"E 61.90'

S03°00'22"W 15.00'

N86°59'38"W 58.74'

S01°30'46"E 44.93'

C41

25.00'

6.66'

N89°41'04"W 384.64'

3.00'

19.50'

5.67'

16.83'

5.34'

SW BROOKSIDE DR

N00°18'56"E 165.00'

100.00'

70.00'

70.00'

70.00'

74.64'

15.00' CITY IMPROVEMENT EASEMENT

30' SETBACK

110.00'

LOT 31
13366 SF

LOT 32
9450 SF

LOT 33
9450 SF

LOT 34
9450 SF

LOT 35
10080 SF

S00°18'56"W 135.00'

135.00'

25' SETBACK

10.00' P.U.E.

(1077)

(1045)

(1013)

30' SETBACK

(981)

(949)

N89°41'04"W 30.50'

15.00' WATER MAIN EASEMENT

N89°41'04"W 379.16'

N00°18'56"E 38.37'

15.00' STORM SEWER EASEMENT

N87°28'59"W 25.35'

30.00' SANITARY SEWER EASEMENT

OUTLOT 'Y'
416554 SF
(FUTURE DEVELOPMENT)

30.00' OVERLAND FLOWAGE EASEMENT

10.00' P.U.E.

15.00' CITY IMPROVEMENT EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

10.00' STORM SEWER EASEMENT

45.00' ROW

22.50'

22.50'

18.50'

17.35'

12.65'

4.79'

125.00'

C24

75.00'

70.00'

70.00'

70.00'

74.68'

10.00' P.U.E.

SW 17TH STREET

60.00' ROW

5.00'

11.50'

18.50'

30.00'

30.00'

30.00'

N89°33'22"E 55.43'

N89°41'04"W 228.66'

N89°41'04"W 178.54'

15.00' STORM SEWER EASEMENT OVERLAND FLOWAGE EASEMENT

C51

PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

126.16'

C37

C36

C25

123.55'

N80°32'21"E 110.54'

(1050)

30' SETBACK

10.00' P.U.E.

(974)

30' SETBACK

LOT 14
14705 SF

(1704)

15.00'

10.00' P.U.E.

S89°41'04"E 176.16'

60.00' ROW

30.00'

30.00'

LOT 1
12493 SF

(1705)

N89°41'04"W 148.57'

LOT 13
10569 SF

25.00' LANDSCAPE BUFFER EASEMENT

(1720)

STREET LOT 'D'
49280 SF

10.00' P.U.E.

10.00'

LOT 2
8915 SF

(1721)

60.00'

60.00'

60.00'

60.00'

85.00'

S00°17'51"W 994.16'

S00°17'51"W 1323.16'(M)
S00°17'57"W 1323.10'(R)

S50°24'19"E 49.60'

SW1/4 SE1/4 SEC 6-79-25

N39°35'41"E 20.00'

STORM SEWER AND OVERLAND FLOWAGE EASEMENT

N50°24'19"W 42.00'

10.67'

N50°24'19"W 19.38'

N50°24'19"W 17.50'

OFF-SITE STORM SEWER AND OVERLAND FLOWAGE EASEMENT

N00°17'51"E 123.92'

N00°17'51"E 193.40'

S89°41'04"E 99.99'

15.00' OFF-SITE WATER MAIN EASEMENT

S89°41'04"E 105.00'

S89°41'26"E 15.00'

90.00' OFF-SITE TEMPORARY TURNAROUND EASEMENT

N

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

FILE: H:\2025\2501053\DWG\2501053-FINAL PLAT.DWG
PLOTTED: 10/29/2025 8:42 AM COMMENT:
PLOTTED BY: JON ERDAHL ENG:
TECH:

REVISIONS	DATE
2ND SUBMITTAL	10/29/25
1ST SUBMITTAL	09/11/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

FOUNDERS GLEN PLAT 1
FINAL PLAT

2/3
2501.053

FOUNDERS GLEN PLAT 1

FINAL PLAT

N

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

S89°41'04"E 0.48'

N00°18'56"E 185.00'

N89°41'04"W 34.62'

N89°41'04"W 584.23'

179.23'

20.69'

10.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

15.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

8.85'

N89°41'04"W 379.16'

N89°41'04"W 30.50'

15.00' WATER MAIN EASEMENT

N00°18'56"E 38.37'

15.00' STORM SEWER EASEMENT

N87°28'59"W 25.35'

30.00' SANITARY SEWER EASEMENT

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416554 SF
(FUTURE DEVELOPMENT)

30.00' OVERLAND FLOWAGE EASEMENT

10.00' P.U.E.

15.00' CITY IMPROVEMENT EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

10.00' STORM SEWER EASEMENT

15.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

N00°18'56"E 165.00'

18.50'

17.35'

12.65'

4.79'

125.00'

N00°18'56"E 310.00'

45.00' ROW

22.50' 22.50'

39.30'

90.00'

100.00'

STREET LOT 'B'
35024 SF

SW BROOKSIDE DRIVE

10.00' P.U.E.

(1077) (1045) (1013) (981) (949)

S00°18

30' SETBACK

75.00' 70.00' 70.00' 70.00' 74.68'

C44

N89°33'22"E 55.43'

N89°41'04"W 228.66'

SW 17TH STREET

N89°41'04"W 178.54'

60.00' ROW

30.00' 30.00'

5.00'
11.50'
18.50'

S89°41'04"E 99.99'

15.00' OFF-SITE WATER MAIN EASEMENT

S89°41'04"E 105.00'

S89°41'26"E 15.00'

90.00' OFF-SITE TEMPORARY TURNAROUND EASEMENT

15.00' STORM SEWER EASEMENT OVERLAND FLOWAGE EASEMENT

C51

PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

126.16'

N80°32'21"E 110.54'

C37 C36 C25

123.55'

10.00' P.U.E.

(1050) (974)

30' SETBACK

LOT 14
14705 SF

(1704)

LOT 1
12493 SF

(1705)

10.00' P.U.E.

60.00' ROW

30.00' 30.00'

S89°41'04"E 176.16'

10.00'

LOT 13
10569 SF
25.00' LANDSCAPE BUFFER EASEMENT

(1720)

N89°41'04"W 148.57'

LOT 2
8915 SF

(1721)

STREET LOT 'D'
49280 SF

SW SIENNA COURT

S00°17'51"W 994.16'

S00°17'51"W 1323.16'(M)
S00°17'57"W 1323.10'(R)

S89°41'04"E 176.16'

LOT 12
10569 SF

(1736)

30' SETBACK

10.00' P.U.E.

N89°41'04"W 148.59'

LOT 3
8916 SF

(1737)

30' SETBACK

25' SETBACK

S89°41'04"E 176.16'

5.00' ELECTRIC EASEMENT

LOT 11
10568 SF

(1752)

25' SETBACK

54.68' 43.72'

55.00'

C49

N89°41'04"W 148.61'

10.00' P.U.E.

LOT 4
8916 SF

(1753)

43.72' 54.68'

N00°18'56"E 348.46'

C42

C26 C27

S89°41'04"E 175.58'

15.00' STORM SEWER EASEMENT

LOT 10
10524 SF

(1768)

S88°56'32"E 56.21'

C35 C34

N89°41'04"W 148.06'

LOT 5
8526 SF

(1769)

C43

C48 C33

5'X5' ELECTRIC EASEMENT

C28

71.25'

73.99'

13.45'

N84°37'48"E 151.68'

N83°59'57"W 124.04'

C32 C29

(1785)

LOT 9
19231 SF

(1784)

15.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

5.00' SIDEWALK EASEMENT

LOT 6
14909 SF

S00°18'56"W 210.55'

N57°15'00"W 62.96'

S83°15'38"E 8.16'

C31 C30

(1800) (1801)

115.65'

LOT 8
18713 SF

LOT 7
18957 SF

N41°50'31"W 210.77'

N42°28'22"E 208.25'

N00°18'56"E 155.64'

179.60'

N83°15'38"W 144.18'

S84°55'23"W 179.27'

C38 C39

35.76'

40.10'

13.70'

178.71'

25' SETBACK

97.48' 97.52' 131.13'

15.00' STORM SEWER EASEMENT

PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

30.00' LANDSCAPE BUFFER EASEMENT

FND 5/8" REBAR W/CAP #14074

POINT OF BEGINNING
S1/4 COR SEC 6-79-25
FND MAG NAIL

33.00'

60.00'

SW1/4 SE1/4 SEC 6-79-25

PT. SE1/4 SW1/4 SEC 6-79-25

S45°41'56"E 197.93'

176.00'

25' SETBACK

LOT 23
14926 SF

10.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

5.00' SIDEWALK EASEMENT

(1301)

5.01'

(1273)

(1245)

(1217)

30' SETBACK

10.00 P.U.E.

(1189)

(1161)

(1133)

(1105)

C45 C44 C16 C17 C18 C19 C20 C21 C22 C23

23.18'

11.77'

40.40'

65.00'

5'X5' ELECTRIC EASEMENT

ELECTRIC EASEMENT

SW 18TH COURT

N89°41'04"W 152.90'

30.00' ROW

30.00' 30.00'

STREET LOT 'C'
31179 SF

S77°17'36"W 93.72'

C8

110.00'

C10 C11 C9 C7 C6 C5 C4

23.98'

34.94'

10.00' P.U.E.

(1301)

(1300)

(1272)

(1244)

(1216)

(1188)

(1160)

(1132)

(1104)

C14 C13 C12 C47 C46

30' SETBACK

45.00' ROW

22.50' 22.50'

10.00' P.U.E.

15.00' OVERLAND FLOWAGE EASEMENT

119.70'

30' SETBACK

N00°32'42"E 464.85'

S89°41'04"E 127.55'

177.37'

N46°19'47"E 199.89'

LOT 22
15051 SF

LOT 21
20253 SF

LOT 20
10790 SF

LOT 19
12938 SF

LOT 18
13735 SF

LOT 17
13076 SF

LOT 16
13181 SF

LOT 15
18431 SF

N00°18'56"E 152.69'

N00°18'56"E 191.53'

N00°18'56"E 206.06'

N00°18'56"E 215.61'

N00°18'56"E 219.47'

N00°18'56"E 219.70'

N00°18'56"E 249.67'

25.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

15.00' STORM SEWER EASEMENT

C3 C2

15.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

30.79'

30.00' LANDSCAPE BUFFER EASEMENT

25' SETBACK

35.00' SIGN EASEMENT

180.86'

65.00' 65.00' 65.00' 60.00' 60.00'

15.02'

C1

N89°42'06"W 510.88'

10.00' PRIVATE WATER MAIN EASEMENT

20.00' PRIVATE STORM SEWER AND PUBLIC OVERLAND FLOWAGE EASEMENT

S70°41'07"W 43.89'

N89°42'06"W 23.07'

STREET LOT 'A'
60951 SF

SW 19TH STREET

60.00'

EXISTING 27.00' WATER MAIN EASEMENT BK 19705 PG 890

314.58'

N89°42'06"W 1015.98'

N89°42'06"W 1330.57'

EXISTING 66.00' ROADWAY EASEMENT

SW COR SE1/4 SW1/4 SEC 6-79-25
FND MAG NAIL IN ASPHALT

FILE: R:\2025\2501053\DWG\2501053-FINAL PLAT.DWG
PLOT DATE: 10/29/2025 8:42 AM
PLOTTED BY: JON ERDAHL
COMMENT:
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09/11/25	1ST SUBMITTAL

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

FOUNDERS GLEN PLAT 1
FINAL PLAT

3/3

2501.053

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

Hope Meadows Plat 4

Final Plat

APPLICANT

Hope K Farms, LLC

REQUESTED ACTION

Approval of the final plat to subdivide 68.42-acres into 195 single-family lots, public street lots, one outlot for future development, one outlot for private detention and one lot for public parkland

LOCATION

Generally located north of SW 11th Street, south of SW 4th Street and west of SW County Line Road

ZONING

R-4 (Meadows 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, Park	R-4
North	Vacant	MDR	R-4
South	Vacant	LDR/MDR	R-2 60 & R-3 Med
East	Single-Family	LDR	R-4
West	Vacant	LDR	A-1

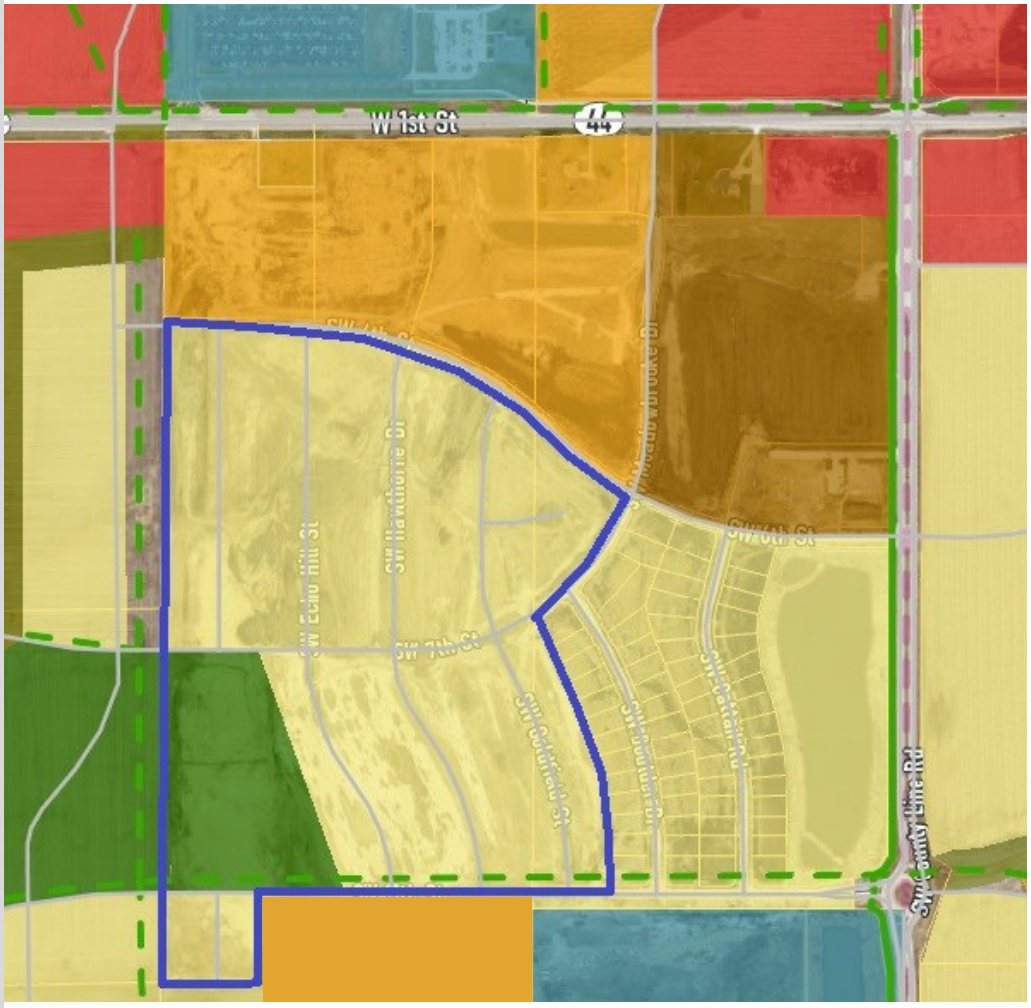
PARKS

The Parks and Trails Master Plan identified a future park on the Meadows property and a trail along SW 11th Street, both of which will be provided within the Meadows development. The park location has changed slightly from the Master Plan to the west side of the property to allow for expansion to the west with future development.

The development agreement for the Meadows PUD identified the required parkland dedication. Approximately 9.18 acres of parkland will dedicated to the City with this plat consistent with the rezone concept and development agreement.

An 8' trail will be installed along SW 11th Street and SW 4th Street.

Area Plan Future Land Use Map



The plat is consistent with the area plan future land use plan, the rezone concept, and the zoning district requirements.

Plat Layout, Utilities, & Landscaping

ACCESS
Access will be provided via SW 4th/6th Street which connects to SW County Line Road and via the extension of SW 11th Street.

PLAT LAYOUT
The plat consists of 195 single-family lots and two outlots.

Right-of-way for a portion of SW 11th Street will be reserved on the south side of the property and dedicated to the City along with the other internal public streets.

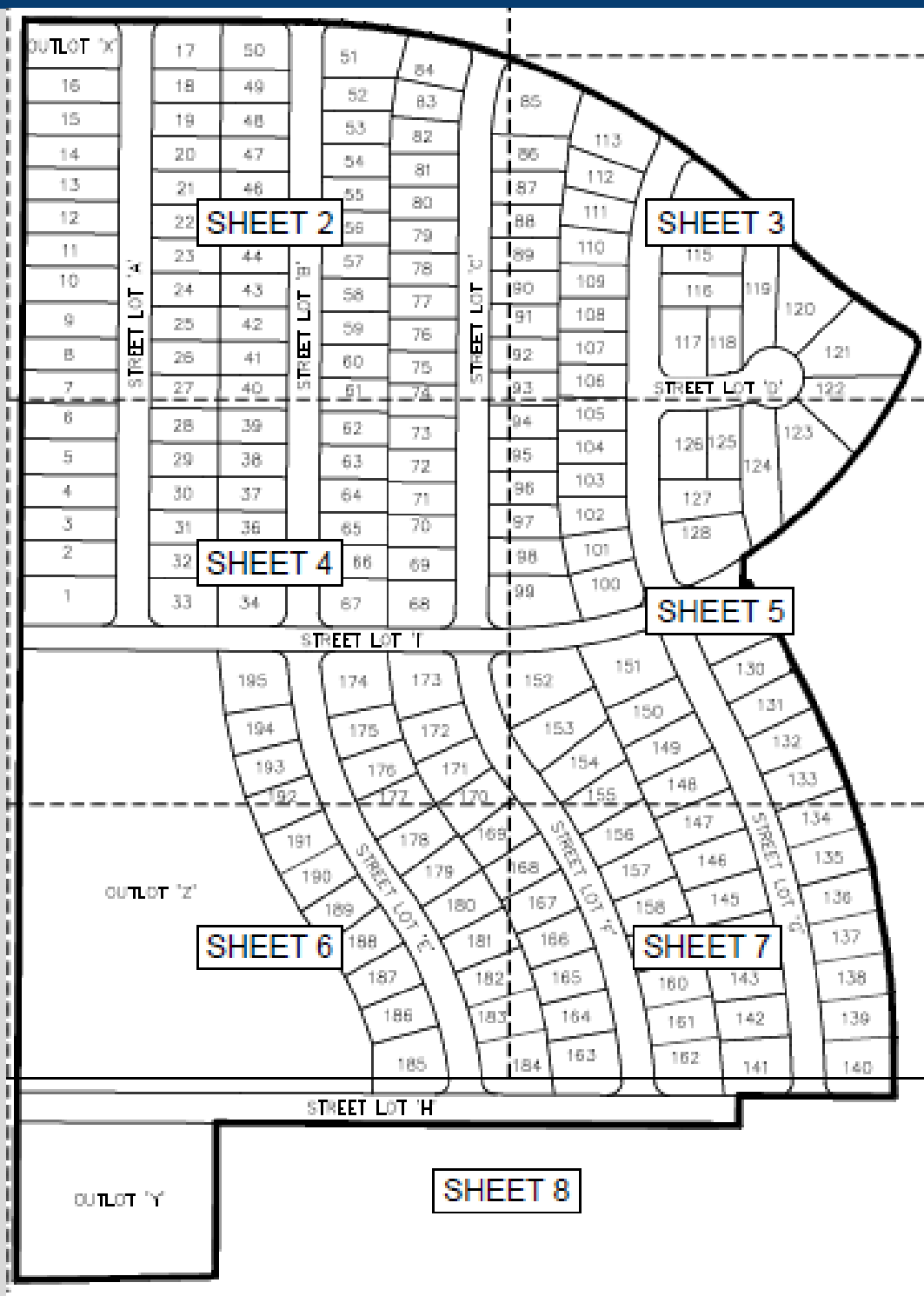
Outlot Y will be incorporated into future phases of the development for additional single-family lots.

Outlot X will be used for detention.

Outlot Z will be dedicated to the City for public park with detention water feature.

LANDSCAPING
Landscape buffering will be provided along SW 4th St and SW Meadowbrooke Drive where the rear yards of lots abut the public streets. Street trees will be provided along SW Meadowbrooke Drive, SW 4th Street, SW 7th Street, and SW 11th Street, and installed with the development of each applicable single-family home and public park.

SANITARY & WATER
Sanitary sewer and water main is extended throughout the development from existing connections in Hope Meadows Plat 2 and 3. Service stubs will be provided to each lot, including the park and future development to the south.



Right-of-Way & Legal

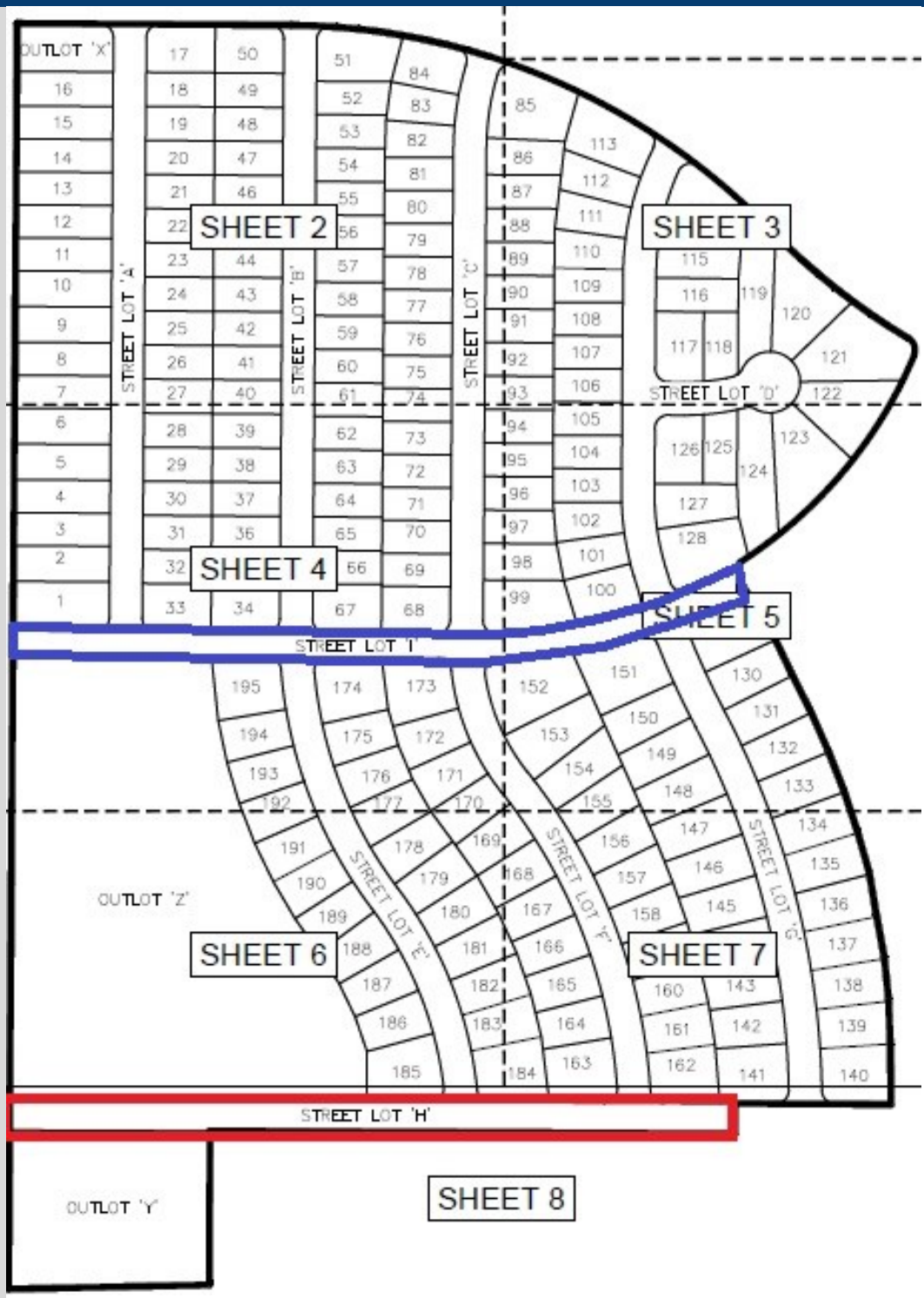
LEGAL

The site is subject to the Meadows PUD Zoning Change and Development Agreement.

Easements will be reserved for all utilities, landscape buffer and city improvement easements.

RIGHT-OF-WAY

- 55’ of ROW dedication and 15’ city improvement easements on both sides for SW 11th Street (shown in red)
- 45’ of ROW dedication and 15’ city improvement easements on both sides for SW 11th Street (shown in blue)
- 60’ of ROW dedication for local streets



Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the final plat for Hope Meadows Plat 4 subject to remaining staff comments and legal document review.

Conclusion

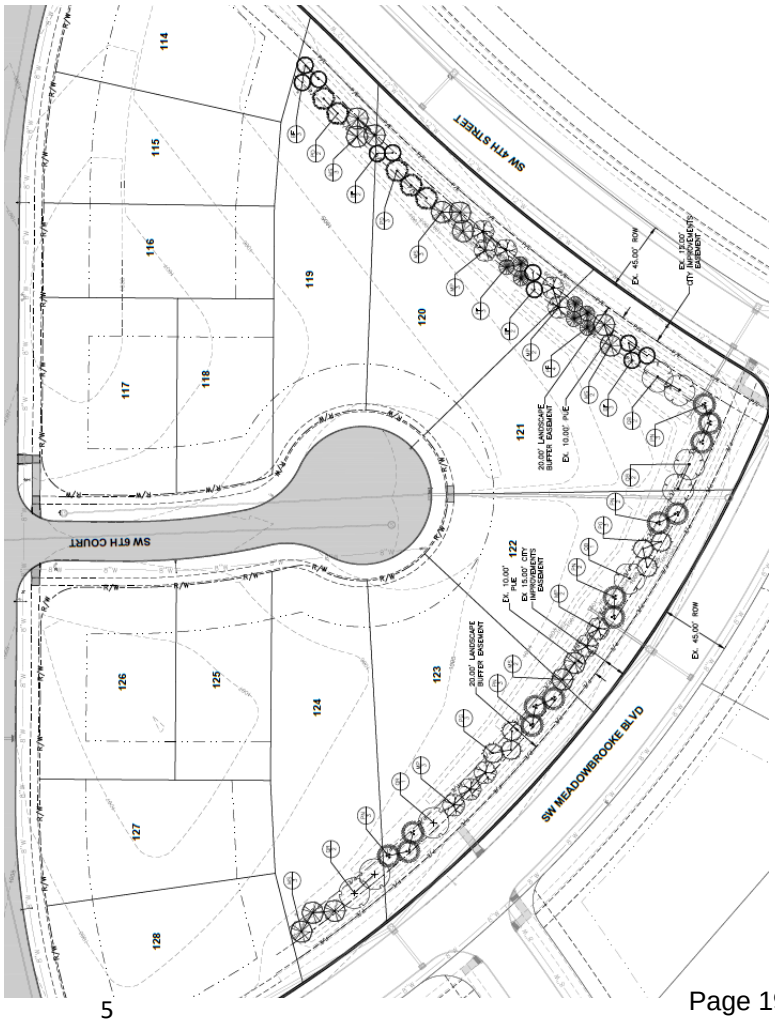
The plat consists of 195 single-family lots, public street rights-of-way, including a portion of SW 11th Street, one outlot for future development, one outlot for private detention, and one lot for public park.

The parkland will be dedicated to the City and will be expanded to the west with future development.

Right-of-way for extension of SW 11th Street will be dedicated to the City.

All legal documents will need to be reviewed prior to approval by

Landscape Buffer



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

~~October 7, 2025~~
October 30, 2025

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Hope Meadows Plat 4 Final Plat

Dear Jared:

The Development Services Department is in receipt of a proposed Final Plat for Hope Meadows Plat 4. Based on the review of the submittal materials, staff have the following comments:

General Comments:

1. Provide $2000 final plat review fee.

Legal Comments: All legal documents must be submitted at least 2 weeks prior to the desired Council meeting date. If all legal documents are not submitted for review, the plat will be placed on a later 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, if required.

6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. To be provided by the City.

7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.

    a. Public Utility Easement
    b. Landscape Buffer Easement
    c. City Improvement Easement
    d. Private Storm Sewer Easement
    e. Storm Sewer Easement
    f. Overland Flowage Easement
    g. Storm Sewer and Overland Flowage Easement
    h. Sidewalk Easement

8. Offsite Easements to be recorded at the same time as the plat
    a. Storm Sewer Easement (MidAmerican property)
    b. Storm Sewer Easement (SW of the plat)

9. Declaration and Covenants, Restrictions, and Easements.

10. Any deeds for property intended to be dedicated for public use, and mortgage release, if applicable.

11. 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.

12. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.

13. Four (4) year maintenance bonds for public improvements. Can be provided once construction is complete.

14. Executed electric and gas distribution agreements.

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: November 7, 2025
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: November 4, 2025 at 5:30

COUNCIL MEETING: November 25, 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

HOPE MEADOWS PLAT 4

FINAL PLAT

Addressing Comments Complete

AREA ABOVE RESERVED FOR RECORDING STAMP

INDEX LEGEND

LOCATION: OUTLOT 'Z', OUTLOT 'X', HOPE MEADOWS PLAT 2
PT. OUTLOT 'X', HOPE MEADOWS PLAT 1
GRIMES, DALLAS COUNTY, IOWA

REQUESTOR: HOPE K FARMS LLC

PROPRIETOR: HOPE K FARMS LLC
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

HOPE K FARMS LLC
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
CONTACT: ARASH RAZIZADEH
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM
PH: (515) 381-3925

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-4: MEADOWS PUD - SINGLE FAMILY RESIDENTIAL (LOTS 1-195, OUTLOT 'Y', & OUTLOT 'W')
ORDINANCE 751 - SINGLE FAMILY RESIDENTIAL
ORDINANCE 787 - SINGLE FAMILY RESIDENTIAL
R-4: MEADOWS PUD - TOWNHOME RESIDENTIAL (OUTLOT 'X')

DEVELOPMENT AGREEMENT RECORDED IN BK _____ PG_____

BK PG 2025-02356

BULK REGULATIONS

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT (10 FT TOTAL)

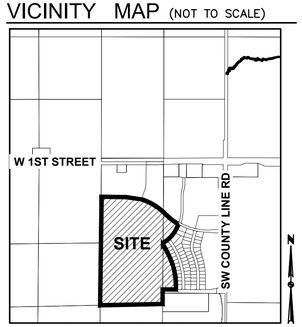
DATE OF SURVEY

JULY 29, 2025

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°53'07"	800.00'	26.32'	N00°32'39"W	26.32'
C2	35°35'20"	800.00'	496.92'	N19°16'52"W	488.97'
C3	35°03'42"	700.00'	428.36'	N19°32'41"W	421.71'
C4	37°52'10"	1000.00'	660.95'	N19°43'10"W	648.98'
C5	38°19'21"	400.00'	267.54'	N19°29'35"W	262.58'
C6	0°43'48"	400.00'	5.10'	N00°02'00"E	5.10'
C7	16°10'32"	500.00'	141.16'	N08°29'10"E	140.69'
C8	27°59'56"	500.00'	244.34'	N14°23'52"E	241.91'
C9	20°36'28"	400.00'	143.87'	N80°05'40"E	143.09'
C10	17°06'12"	500.00'	149.26'	N08°09'12"W	148.70'
C11	3°10'32"	1500.00'	83.13'	N18°17'34"W	83.12'
C12	7°56'58"	1500.00'	208.11'	N23°51'18"W	207.95'
C13	27°48'32"	1500.00'	728.03'	N13°55'31"W	720.91'
C14	10°16'34"	850.00'	152.45'	N63°38'23"E	152.24'
C15	21°37'15"	850.00'	320.75'	N79°35'17"E	318.85'
C16	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C17	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C18	90°00'00"	25.00'	39.27'	N44°36'06"W	35.36'
C19	90°00'00"	25.00'	39.27'	N45°23'54"E	35.36'
C20	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C21	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C22	90°00'00"	25.00'	39.27'	N44°36'06"W	35.36'
C23	93°24'32"	25.00'	40.76'	N47°06'10"E	36.39'
C24	2°38'21"	1227.50'	56.54'	N87°29'28"W	56.53'
C25	0°47'27"	1227.50'	16.94'	N89°12'22"W	16.94'
C26	6°08'11"	1227.50'	131.47'	S83°06'14"E	131.40'
C27	4°38'34"	1227.50'	99.47'	S77°42'52"E	99.44'
C28	91°55'30"	25.00'	40.11'	S29°23'19"E	35.94'
C29	5°42'37"	530.00'	52.82'	S13°43'08"W	52.80'
C30	6°08'30"	530.00'	56.81'	S07°47'34"W	56.79'
C31	4°19'25"	530.00'	39.99'	S02°33'37"W	39.98'
C32	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C33	90°40'27"	25.00'	39.56'	N44°56'19"W	35.56'
C34	2°13'04"	470.00'	18.19'	N01°30'26"E	18.19'
C35	13°57'28"	470.00'	114.50'	N09°35'42"E	114.21'
C36	93°16'32"	25.00'	40.70'	N63°12'42"E	36.35'
C37	2°38'08"	1227.50'	56.47'	N71°28'06"W	56.46'
C38	2°36'25"	1227.50'	55.85'	N74°05'23"W	55.84'
C39	5°49'56"	1227.50'	124.95'	S67°14'04"E	124.89'
C40	83°53'43"	25.00'	36.61'	S15°37'17"E	33.42'
C41	6°14'22"	530.00'	57.72'	S23°12'23"W	57.69'
C42	6°11'35"	530.00'	57.29'	S16°59'25"W	57.26'
C43	6°11'35"	530.00'	57.29'	S10°47'50"W	57.26'
C44	6°11'35"	530.00'	57.29'	S04°36'15"W	57.26'
C45	1°06'34"	530.00'	10.26'	S00°57'11"W	10.26'
C46	2°18'08"	530.00'	21.30'	S00°45'10"E	21.29'
C47	6°05'28"	530.00'	56.34'	S04°56'57"E	56.32'
C48	6°11'35"	530.00'	57.29'	S11°05'29"E	57.26'
C49	2°31'02"	530.00'	23.28'	S15°26'47"E	23.28'
C50	1°24'23"	1530.00'	37.56'	S17°24'30"E	37.56'
C51	90°41'04"	25.00'	39.57'	S27°13'51"W	35.57'
C52	6°55'08"	827.50'	99.93'	S76°01'57"W	99.87'
C53	10°13'56"	827.50'	147.78'	S84°36'29"W	147.58'
C54	7°52'24"	827.50'	113.71'	N68°38'11"E	113.62'
C63	43°20'50"	25.00'	18.91'	S82°47'24"E	18.47'
C64	32°09'07"	55.50'	31.14'	S77°11'32"E	30.74'
C65	43°33'40"	55.50'	42.20'	N64°57'04"E	41.19'
C66	44°02'54"	55.50'	42.67'	N21°08'47"E	41.62'
C67	43°27'06"	55.50'	42.09'	N22°36'13"W	41.09'
C68	43°27'06"	55.50'	42.09'	N66°03'19"W	41.09'
C69	66°53'17"	55.50'	64.79'	S58°46'29"W	61.17'
C70	29°37'24"	25.00'	12.93'	S40°08'33"W	12.78'
C71	21°40'39"	25.00'	9.46'	N65°47'35"E	9.40'
C72	8°28'45"	370.00'	54.76'	N80°52'16"E	54.71'
C73	5°17'16"	370.00'	34.15'	N87°45'16"E	34.13'
C74	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C75	9°58'41"	470.00'	81.85'	N05°23'15"E	81.75'
C76	13°45'33"	470.00'	112.87'	N17°15'22"E	112.60'
C77	103°36'58"	25.00'	45.21'	N75°56'37"E	39.30'
C78	2°50'31"	1227.50'	60.88'	N53°40'10"W	60.88'
C79	2°28'44"	1227.50'	53.11'	N56°19'47"W	53.10'
C80	4°39'58"	1227.50'	99.97'	S49°54'55"E	99.94'
C81	1°08'38"	1227.50'	24.51'	S47°00'37"E	24.51'
C82	2°04'01"	1227.50'	44.28'	S45°24'18"E	44.28'
C83	0°47'39"	1272.50'	17.64'	S44°46'07"E	17.64'
C84	8°20'27"	1272.50'	185.24'	S49°20'10"E	185.08'
C85	5°29'33"	1272.50'	121.98'	S56°15'10"E	121.94'
C86	4°39'36"	1272.50'	103.49'	S55°50'11"E	103.46'
C87	3°24'12"	827.50'	49.15'	S24°31'28"W	49.14'
C88	11°53'14"	827.50'	171.68'	S32°10'11"W	171.37'
C89	3°46'05"	827.50'	54.42'	N36°13'45"E	54.41'
C90	13°17'24"	827.50'	191.94'	S44°45'30"W	191.51'
C91	4°40'37"	827.50'	67.55'	S53°44'30"W	67.53'
C92	1°26'48"	827.49'	20.89'	S56°48'12"W	20.89'
C93	7°10'22"	827.50'	103.59'	S61°06'48"W	103.53'
C94	5°52'16"	872.50'	89.41'	N62°21'10"E	89.37'
C95	86°56'07"	25.00'	37.93'	N21°49'14"E	34.40'
C96	3°03'29"	1470.00'	78.46'	N23°10'34"W	78.45'
C97	3°00'04"	1470.00'	77.00'	N26°12'20"W	76.99'
C98	0°07'25"	1470.00'	3.17'	N27°46'05"W	3.17'
C99	2°35'12"	1530.00'	69.08'	N26°32'11"W	69.07'
C100	2°40'53"	1530.00'	71.60'	S23°54'08"E	71.60'
C101	2°40'53"	1530.00'	71.60'	S21°13'15"E	71.60'
C102	2°40'53"	1530.00'	71.60'	S18°32'22"E	71.60'
C103	2°40'53"	1530.00'	71.60'	N15°51'29"W	71.60'
C104	2°40'53"	1530.00'	71.60'	S13°10'36"E	71.60'
C105	2°40'53"	1530.00'	71.60'	N10°29'43"W	71.60'
C106	2°40'53"	1530.00'	71.60'	N07°48'50"W	71.60'
C107	2°40'53"	1530.00'	71.60'	N05°07'57"W	71.60'
C108	2°51'40"	1530.00'	76.40'	N02°21'41"W	76.39'
C109	88°45'58"	25.00'	38.73'	N45°18'50"W	34.97'
C110	91°19'40"	25.00'	39.85'	S44°38'21"W	35.76'
C111	3°17'59"	1470.00'	84.66'	S02°40'28"E	84.65'
C112	3°01'20"	1470.00'	77.54'	S05°50'08"E	77.53'
C113	3°01'46"	1470.00'	77.72'	S08°51'40"E	77.71'
C114	3°02'16"	1470.00'	77.94'	S11°53'41"E	77.93'
C115	3°02'52"	1470.00'	78.19'	S14°56'15"E	78.18'
C116	3°03'45"	1470.00'	78.57'	S17°59'33"E	78.56'
C117	3°03'54"	1470.00'	78.64'	S21°03'23"E	78.63'
C118	3°04'23"	1470.00'	78.85'	S24°07'32"E	78.84'
C119	2°10'04"	1470.00'	55.62'	S26°44'45"E	55.61'
C120	0°43'46"	1530.00'	19.48'	S27°27'54"E	19.48'
C121	2°38'41"	1530.00'	70.62'	S25°46'41"E	70.62'
C122	2°50'25"	1530.00'	75.85'	S23°02'07"E	75.84'
C123	86°04'11"	25.00'	37.56'	S64°39'00"E	34.12'
C124	7°01'37"	872.50'	107.01'	S68°48'05"W	106.94'
C125	8°22'35"	872.50'	127.56'	N76°30'11"E	127.44'
C126	8°50'52"	872.50'	134.73'	N85°06'55"E	134.60'
C127	97°53'35"	25.00'	42.71'	N40°35'33"E	37.70'
C128	18°03'09"	370.00'	116.58'	N17°22'49"W	116.10'
C129	12°14'52"	370.00'	79.09'	N32°31'49"W	78.94'
C130	1°01'50"	1030.00'	18.53'	N38°08'20"W	18.53'
C131	3°47'04"	1030.00'	68.03'	N35°43'53"W	68.02'
C132	3°47'04"	1030.00'	68.03'	N31°56'50"W	68.02'
C133	3°47'04"	1030.00'	68.03'	N28°09'46"W	68.02'
C134	3°47'04"	1030.00'	68.03'	N24°22'42"W	68.02'
C135	3°47'04"	1030.00'	68.03'	N20°35'39"W	68.02'
C136	3°47'04"	1030.00'	68.03'	N16°48'35"W	68.02'
C137	3°47'04"	1030.00'	68.03'	N13°01'31"W	68.02'
C138	3°47'04"	1030.00'	68.03'	N09°14'27"W	68.02'
C139	3°46'00"	1030.00'	67.71'	N05°27'56"W	67.70'
C140	86°06'53"	25.00'	37.57'	N46°38'22"W	34.14'
C141	94°20'19"	25.00'	41.16'	S43°08'02"W	36.67'
C142	5°27'32"	970.00'	92.42'	S06°45'53"E	92.38'
C143	4°36'57"	970.00'	78.15'	S11°48'07"E	78.12'
C144	4°36'33"	970.00'	78.03'	S16°24'53"E	78.01'
C145	4°36'40"	970.00'	78.07'	S21°01'29"E	78.05'
C146	4°36'40"	970.00'	78.07'	S25°38'10"E	78.05'
C147	4°35'58"	970.00'	77.87'	S30°14'29"E	77.85'
C148	4°37'23"	970.00'	78.27'	S34°51'10"E	78.24'
C149	1°29'24"	970.00'	25.23'	S37°54'33"E	25.23'
C150	5°40'40"	430.00'	42.61'	S35°48'56"E	42.59'
C151	8°43'38"	430.00'	65.50'	S28°36'46"E	65.43'
C152	8°43'38"	430.00'	65.50'	S19°53'08"E	65.43'
C153	9°16'56"	430.00'	69.66'	S10°52'51"E	69.59'
C154	83°21'43"	25.00'	36.37'	S47°55'14"E	33.25'
C155	95°41'11"	25.00'	41.75'	N42°33'19"E	37.07'
C156	7°01'16"	770.00'	94.36'	N08°47'55"W	94.30'
C157	5°58'08"	770.00'	80.22'	N15°17'37"W	80.18'
C158	5°58'36"	770.00'	80.32'	N21°15'59"W	80.29'
C159	5°59'36"	770.00'	80.54'	N27°15'05"W	80.51'
C160	6°01'08"	770.00'	80.89'	N33°15'27"W	80.85'
C161	0°48'32"	770.00'	10.87'	N36°40'17"W	10.87'
C162	4°29'28"	730.00'	57.22'	N34°49'48"W	57.21'
C163	5°16'45"	730.00'	67.26'	N29°56'42"W	67.24'
C164	5°16'45"	730.00'	67.26'	N24°39'57"W	67.24'
C165	5°16'45"	730.00'	67.26'	N19°23'12"W	67.24'
C166	5°16'45"	730.00'	67.26'	N14°06'27"W	67.24'
C167	5°37'39"	730.00'	71.70'	N08°39'15"W	71.67'
C168	83°51'23"	25.00'	36.59'	N47°46'07"W	33.41'
C169	97°11'47"	25.00'	42.41'	S41°42'18"W	37.50'
C170	8°27'02"	670.00'	98.82'	S11°07'07"E	98.73'
C171	7°02'27"	670.00'	82.33'	S18°51'52"E	82.28'
C172	7°02'27"	670.00'	82.33'	S25°54'18"E	82.28'
C173	7°02'27"	670.00'	82.33'	S32°56'45"E	82.28'
C174	0°36'34"	670.00'	7.13'	S36°46'15"E	7.13'
C175	4°12'40"	830.00'	61.00'	S34°58'12"E	60.99'
C176	4°39'54"	830.00'	67.58'	S30°31'55"E	67.56'
C177	4°39'54"	830.00'	67.58'	S25°52'02"E	67.56'
C178	4°39'54"	830.00'	67.58'	S21°12'08"E	67.56'
C179	4°39'54"	830.00'	67.58'	S16°32'15"E	67.56'
C180	4°39'54"	830.00'	67.58'	S11°52'21"E	67.56'
C181	4°59'08"	830.00'	72.22'	S07°02'50"E	72.20'
C182	85°02'50"	25.00'	37.11'	S47°04'41"E	33.79'
C183	0°51'33"	872.50'	13.09'	S89°58'08"W	13.09'
C184	0°40'27"	827.50'	9.74'	S89°56'19"E	9.74'
C185	6°44'57"	1227.50'	144.59'	S60°56'37"E	144.51'
C186	40°25'36"	34.50'	24.34'	S58°16'02"W	23.84'
C187	66°24'57"	60.50'	70.13'	S59°00'39"W	66.27'
C188	12°15'04"	34.50'	7.38'	S31°55'42"W	7.36'
C189	42°59'40"	34.50'	25.89'	S81°35'14"E	25.29'
C190	33°10'42"	60.50'	35.03'	S76°40'45"E	34.55'

VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP#18381 (UNLESS OTHERWISE NOTED)	■	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

PLAT DESCRIPTION

OUTLOT 'X' AND OUTLOT 'Z', HOPE MEADOWS PLAT 2 AND THAT PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, LYING SOUTH OF HOPE MEADOWS PLAT 3, ALL OFFICIAL PLATS, EXCEPT PARCEL '25-86' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2025, PAGE 16330, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA.

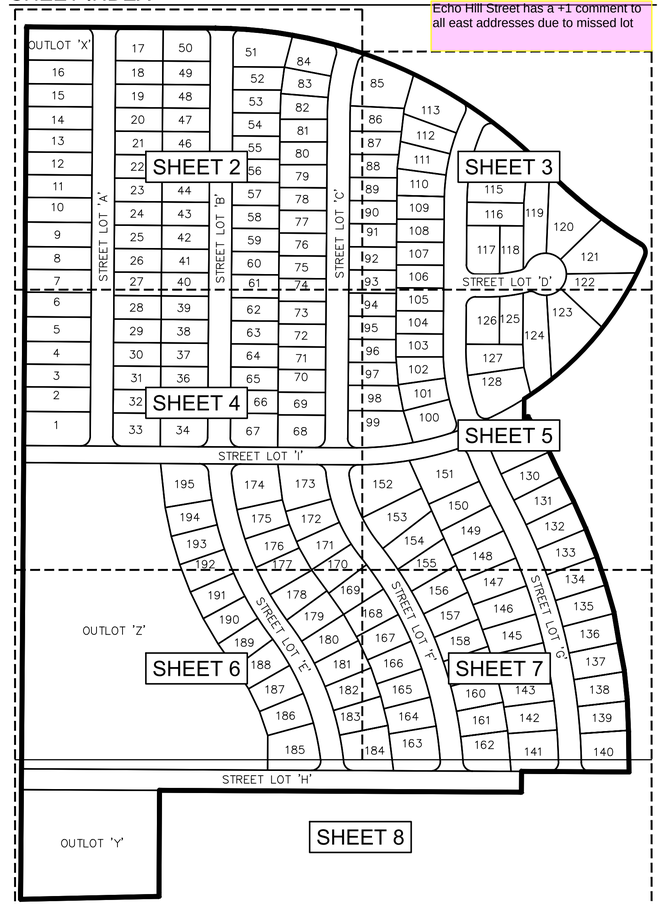
THE PROPERTY CONTAINS 68.42 ACRES (2,980,532 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS AND PARKLAND SHALL BE DEDICATED TO THE CITY OF GRIMES.

SHEET INDEX

Echo Hill Street has a +1 comment to all east addresses due to missed lot



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.

JONATHAN A. ERDAHL
28686
IOWA

PRELIMINARY NOT FOR CONSTRUCTION

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 8

REVISIONS

DATE	
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

1/8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
LAYOUT: 1 - 24x36 - PLOTTED: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY

COMMENT:
ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SW COR STREET LOT 'A' HOPE MEADOWS PLAT 3

PARCEL 23-123 DOC #2023-18556 PT. OUTLOT 'X' HOPE MEADOWS PLAT 1

STREET LOT 'A' HOPE MEADOWS PLAT 3

SW 4TH STREET

S89°36'06"E 498.06'(M&R)

LOT 1 HOPE MEADOWS PLAT 3

SE COR STREET LOT 'A' HOPE MEADOWS PLAT 3

Δ=17°10'29"
L=367.95'
R=1227.50'
CH=366.57'
CHB=S81°00'51"E
(M&R)

Set +1 than the west side for all addresses

Ex: 403, 421, ...

20.00' STORM SEWER EASEMENT

ELECTRICAL EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

45.00' ROW

30.00' OVERLAND FLOWAGE EASEMENT

10.00' P.U.E.

OUTLOT 'X' 15178 SF (DETENTION)

LOT 16 10937 SF

LOT 17 10803 SF

LOT 50 10803 SF

LOT 51 13774 SF

LOT 84 10548 SF

LOT 15 10500 SF

LOT 18 7750 SF

LOT 49 7750 SF

LOT 52 7976 SF

LOT 83 7895 SF

LOT 14 10500 SF

LOT 19 7750 SF

LOT 48 7750 SF

LOT 53 7700 SF

LOT 82 7805 SF

LOT 13 10500 SF

LOT 20 7750 SF

LOT 47 7750 SF

LOT 54 7629 SF

LOT 81 7500 SF

LOT 21 7750 SF

LOT 46 7750 SF

LOT 55 7625 SF

LOT 80 7500 SF

LOT 12 10500 SF

LOT 22 7750 SF

LOT 45 7750 SF

LOT 56 7625 SF

LOT 79 7597 SF

LOT 11 10500 SF

LOT 23 7750 SF

LOT 44 7750 SF

LOT 57 7625 SF

LOT 78 7500 SF

LOT 10 11375 SF

LOT 24 7750 SF

LOT 43 7750 SF

LOT 58 7625 SF

LOT 77 7500 SF

LOT 9 11375 SF

LOT 25 7750 SF

LOT 42 7750 SF

LOT 59 7625 SF

LOT 76 7500 SF

LOT 8 10500 SF

LOT 26 7750 SF

LOT 41 7750 SF

LOT 60 7625 SF

LOT 75 7500 SF

LOT 7 10500 SF

LOT 27 7750 SF

LOT 40 7750 SF

LOT 61 7625 SF

LOT 74 7500 SF

EXISTING 150.00' TRANSMISSION LINE EASEMENT BK 519 PG 53 (EAST LINE OF EASEMENT NOT PARALLEL WITH THIS PLAT BOUNDARY)

25.00' OVERLAND FLOWAGE EASEMENT

DISTANCE VARIES

5.00' PRIVATE STORM SEWER EASEMENT

label 25' private storm sewer easement

10.00' PRIVATE STORM SEWER EASEMENT

20.00' STORM SEWER EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

15.00' STORM SEWER EASEMENT

15.00' OVERLAND FLOWAGE EASEMENT

60.00' ROW

30' SETBACK

25' SETBACK

5.00' ELECTRICAL EASEMENT

SW DEER RUN

STREET LOT 'A' 66837 SF

SW ECHO HILL STREET

STREET LOT 'B' 66840 SF

SW HAWTHORNE DRIVE

STREET LOT 'C' 63890 SF

N00°23'54"E 1127.50'

N00°23'54"E 1105.00'

N00°23'54"E 1101.07'

N00°23'54"E 865.96'

N00°23'54"E 901.78'

NE1/4 NW1/4 SEC 1-79-26 OWNER: DENNIS J. BOHROFEN

SEE SHEET 3

SEE SHEET 4

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

HOPE MEADOWS PLAT 4

FINAL PLAT

GRIMES, IOWA

2 / 8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 10/23/2025 1:40 PM COMMENT:
PLOTTED BY: JARED MURRAY TECH: ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 2

SEE SHEET 5

SW HAWTHORNE DRIVE

SW 4TH STREET

SW GOLDFIELD STREET

SW 6TH COURT

STREET LOT 'C'
63890 SF

STREET LOT 'D'
70911 SF

LOT 85
17692 SF

LOT 86
8953 SF

LOT 87
8103 SF

LOT 88
7720 SF

LOT 89
7636 SF

LOT 90
7627 SF

LOT 91
7625 SF

LOT 92
7625 SF

LOT 93
7625 SF

LOT 94
7625 SF

LOT 95
7626 SF

LOT 96
7649 SF

LOT 103
7583 SF

LOT 104
7563 SF

LOT 105
7562 SF

LOT 106
7562 SF

LOT 107
7562 SF

LOT 108
7562 SF

LOT 109
7638 SF

LOT 110
8137 SF

LOT 111
8493 SF

LOT 112
9159 SF

LOT 113
14866 SF

LOT 114
16319 SF

LOT 115
10597 SF

LOT 116
9130 SF

LOT 117
11071 SF

LOT 118
7619 SF

LOT 119
15215 SF

LOT 120
17847 SF

LOT 121
21135 SF

LOT 122
16703 SF

LOT 123
19316 SF

LOT 124
16646 SF

LOT 125
8077 SF

LOT 126
10877 SF

N16°34'26"E 30.03'

EXISTING 10.00' P.U.E.
BK 2023 PG 182218

EXISTING 15.00' CITY
IMPROVEMENT EASEMENT
BK 2023 PG 182223

30.00' OVERLAND
FLOWAGE EASEMENT

LOT 5
HOPE MEADOWS PLAT 1

Δ=24°50'40"
L=532.27'
R=1227.50'
CH=528.11'
CHB=S60°00'16"E

Δ=3°12'39"
L=68.79'
R=1227.50'
CH=68.78'
CHB=S45°58'37"E
(M&R)

Δ=14°37'39"
L=324.86'
R=1272.50'
CH=323.98'
CHB=S51°41'07"E
(M&R)

Δ=81°49'19"
L=35.70'
R=25.00'
CH=32.74'
CHB=S18°05'17"E
(M&R)

Δ=34°42'13"
L=501.21'
R=827.50'
CH=493.59'
CHB=S40°10'29"W
(M&R)

45.00' ROW

60.00' ROW

10.00' P.U.E.

10.00' 10.00' OVERLAND
P.U.E. FLOWAGE EASEMENT

25.00' STORM
SEWER EASEMENT

20.00' STORM
SEWER EASEMENT

20.00' LANDSCAPE
BUFFER EASEMENT

35.00' OVERLAND
FLOWAGE EASEMENT

40.00' OVERLAND
FLOWAGE EASEMENT

20.00' STORM SEWER
AND OVERLAND FLOWAGE
EASEMENT

15.00' PRIVATE
STORM SEWER
EASEMENT

20.00' PRIVATE
STORM
SEWER
EASEMENT

5.00'
SIDEWALK
EASEMENT

30' SETBACK

25' SETBACK

should be 30' setback

Double Frontage Lots. Buildings on through lots extending through from street to street shall provide the required front yard on both sides.

can this easement be 20' wide? does it need to go over the landscape buffer? there will be a berm in the middle of the buffer. if the OFE can be reduced, this easement can be combined private storm sewer and public overland flowage easement

can this easement be 20' wide? does it need to go over the landscape buffer? there will be a berm in the middle of the buffer

label end of private storm sewer easement

LOT 4
HOPE MEADOWS PLAT 1

LOT 2
HOPE MEADOWS PLAT 1

LOT 50
HOPE MEADOWS
PLAT 2

LOT 49
HOPE MEADOWS PLAT 2

EXISTING 15.00' CITY
IMPROVEMENT
EASEMENT
DOC#. 2024-13642

EXISTING 10.00' P.U.E.
DOC.# 2024-13641

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE MEADOWS PLAT 4

FINAL PLAT

3 / 8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 2

SEE SHEET 5

SEE SHEET 6

label 25' private storm sewer easement

Set +1 than the West side of the street ex. 583, 601...

label dimension

please make this a lot instead of outlot

label transition from private to public storm sewer easement

label easement

LOT 7 10500 SF (586)
LOT 6 11375 SF (604)
LOT 5 11375 SF (622)
LOT 4 10500 SF (640)
LOT 3 10500 SF (658)
LOT 2 11375 SF (676)
LOT 1 15616 SF (694)
LOT 27 7750 SF (585)
LOT 28 7750 SF (603)
LOT 29 7750 SF (621)
LOT 30 7750 SF (639)
LOT 31 7750 SF (657)
LOT 32 7750 SF (675)
LOT 33 10803 SF (693)
LOT 40 7750 SF (582)
LOT 39 7750 SF (600)
LOT 38 7750 SF (618)
LOT 37 7750 SF (636)
LOT 36 7750 SF (654)
LOT 35 7750 SF (672)
LOT 34 10803 SF (690)
LOT 61 7625 SF (579)
LOT 62 7625 SF (599)
LOT 63 7625 SF (615)
LOT 64 7625 SF (635)
LOT 65 7625 SF (653)
LOT 66 7625 SF 671
LOT 67 10988 SF (689)
LOT 74 7500 SF (584)
LOT 73 7500 SF (602)
LOT 72 7500 SF (620)
LOT 71 7500 SF (638)
LOT 70 7500 SF (656)
LOT 69 7500 SF (674)
LOT 68 10568 SF (692)
(581) (601) (617) (633) (649) (667) (685)
STREET LOT 'I' 60470 SF
STREET LOT 'E' 53067 SF
STREET LOT 'F' 53262 SF
LOT 195 12996 SF (718)
LOT 194 9042 SF (756)
LOT 193 9042 SF (794)
LOT 174 13281 SF (717)
LOT 175 9103 SF (757)
LOT 176 9186 SF (831)
LOT 173 13400 SF (714)
LOT 172 9315 SF (752)
LOT 171 9323 SF (790)
OUTLOT 'Z' 399949 SF (PARKLAND) (2601 SW 11TH ST.)

SW DEER RUN
SW ECHO HILL STREET
SW HAWTHORNE DRIVE
SW 7TH STREET

EXISTING 150.00' TRANSMISSION LINE EASEMENT BK 519 PG 53 BK 531 PG 180

SE1/4 NW1/4 SEC 1-79-26
NE1/4 NW1/4 SEC 1-79-26

SCALE 0' 20' 40' 80' 1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

4 / 8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
LAST SAVED: 10/23/2025 3:02 PM BY: PETERS
PLOTTED: 10/23/2025 3:02 PM BY: JARED MURRAY
COMMENT: ENG

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 3

SEE SHEET 4

SEE SHEET 7

SW HAWTHORNE DRIVE

SW 7TH STREET

SW GOLDFIELD STREET

STREET LOT 'F'
53262 SF

LOT 95
7626 SF

LOT 96
7649 SF

LOT 97
7864 SF

LOT 98
9305 SF

LOT 99
14897 SF

LOT 104
7563 SF

label end of private storm sewer easement

LOT 103
7583 SF

10.00' PRIVATE STORM SEWER EASEMENT

LOT 102
8082 SF

LOT 101
7960 SF

LOT 100
10824 SF

20.00' STORM SEWER EASEMENT

LOT 126
10877 SF

LOT 125
8077 SF

LOT 127
10787 SF

LOT 128
15399 SF

15.00' CITY IMPROVEMENT EASEMENT

LOT 124
16646 SF

15.00' PRIVATE STORM SEWER EASEMENT

LOT 123
19316 SF

20.00' LANDSCAPE BUFFER EASEMENT

35.00' OVERLAND FLOWAGE EASEMENT

Δ=34°42'13"
L=501.21'
R=827.50'
CH=493.59'
CHB=S40°10'29"W
(M&R)

45.00' ROW

EXISTING 10.00' P.U.E. DOC.# 2024–13641

EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC#. 2024–13642

S00°24'04"W 53.01'(M&R)

EXISTING 10.00' P.U.E. DOC.# 2024 –13641

Δ=0°47'29"
L=12.05'
R=872.58'
CH=12.05'
CHB=N59°01'16"E
(M&R)

S31°22'29"E 102.98'(M&R)

LOT 129
13738 SF

15.00' CITY IMPROVEMENT EASEMENT

S25°49'17"E 72.05'(M&R)

LOT 130
10470 SF

EXISTING 50.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT DOC.# 2024–13643

S26°41'17"E 77.98'(M&R)

LOT 131
10339 SF

S24°01'41"E 77.98'(M&R)

LOT 132
10459 SF

S21°21'09"E 77.98'(M&R)

LOT 133
10459 SF

S18°40'37"E 77.98'(M&R)

LOT 134
10459 SF

LOT 135
9604 SF

LOT 136
9604 SF

LOT 137
9604 SF

LOT 138
9604 SF

LOT 139
9604 SF

LOT 140
9604 SF

LOT 141
9604 SF

LOT 142
9604 SF

LOT 143
9604 SF

LOT 144
9604 SF

LOT 145
9604 SF

LOT 146
9604 SF

LOT 147
11296 SF

LOT 148
11422 SF

LOT 149
11035 SF

LOT 150
10895 SF

LOT 151
16149 SF

10.00' OVERLAND FLOWAGE EASEMENT (LOTS 141–151)

LOT 152
18601 SF

LOT 153
13772 SF

LOT 154
11287 SF

LOT 155
10236 SF

LOT 156
9604 SF

LOT 169
9194 SF

LOT 170
9014 SF

LOT 171
9323 SF

20.00' STORM SEWER EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

HOPE MEADOWS PLAT 2

LOT 'A'

LOT 48

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

HOPE MEADOWS PLAT 2

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

5/8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOTTED: 10/23/2025 3:02 PM COMMENT:
PLOTTED BY: JARED MURRAY TECH: ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 4

SEE SHEET 7

SEE SHEET 8

OUTLOT 'Z'
399949 SF
(PARKLAND)
(2601 SW 11TH ST.)

808.19'

SE1/4 NW1/4
SEC 1-79-26

EXISTING 150.00' TRANSMISSION LINE EASEMENT
BK 519 PG 53
BK 531 PG 180

LOT 193
9042 SF

LOT 192
9042 SF

LOT 191
9042 SF

LOT 190
9042 SF

LOT 189
8971 SF

LOT 188
9377 SF

LOT 187
9377 SF

LOT 186
9377 SF

LOT 185
14493 SF

LOT 176
9186 SF

LOT 177
9361 SF

LOT 178
9618 SF

LOT 179
9442 SF

LOT 180
9564 SF

LOT 181
9548 SF

LOT 182
9522 SF

LOT 183
9484 SF

LOT 184
13615 SF

LOT 171
9323 SF

LOT 170
9014 SF

LOT 169
9194 SF

LOT 168
9154 SF

SW ECHO HILL STREET

STREET LOT 'H'
72581 SF

SW 11TH STREET

N89°41'49"W 955.12'(M&R)

10.00' P.U.E.

30.00' STORM SEWER EASEMENT

20.00' STORM SEWER EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

40.00' TEMPORARY TURNAROUND EASEMENT

60.00' ROW

15.00' OFFSITE CITY IMPROVEMENT EASEMENT

15.00' WATER MAIN EASEMENT

20.00' SANITARY SEWER EASEMENT

15.00' OFFSITE WATER MAIN EASEMENT

20.00' OFFSITE SANITARY SEWER EASEMENT

20.00' OFFSITE STORM SEWER EASEMENT

NW COR PARCEL '25-86' FND 1/2" REBAR W/ YELLOW CAP #29363

25' SETBACK

30' SETBACK

based on previous correspondence with Stark, they are not planning to provide individual services to each unit so the utilities would be private throughout the development. these should be shown as private easements

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

6/8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY
COMMENT: ENG

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

LOT 170 9014 SF
LOT 169 9194 SF
LOT 168 9154 SF
LOT 179 9442 SF
LOT 180 9564 SF
LOT 181 9548 SF
LOT 182 9522 SF
LOT 183 9484 SF
LOT 184 13615 SF
LOT 155 10236 SF
LOT 156 9604 SF
LOT 157 9251 SF
LOT 158 9050 SF
LOT 159 8988 SF
LOT 160 8988 SF
LOT 161 8988 SF
LOT 162 12219 SF
LOT 163 13584 SF
LOT 164 9185 SF
LOT 165 9164 SF
LOT 166 9169 SF
LOT 167 9172 SF
LOT 148 11422 SF
LOT 147 11296 SF
LOT 146 11093 SF
LOT 145 10769 SF
LOT 144 10404 SF
LOT 143 10063 SF
LOT 142 9768 SF
LOT 141 13362 SF
STREET LOT 'G' 55335 SF
LOT 133 10459 SF
LOT 134 10459 SF
LOT 135 10459 SF
LOT 136 10243 SF
LOT 137 10069 SF
LOT 138 9938 SF
LOT 139 9656 SF
LOT 140 13163 SF

SW HAWTHORNE DRIVE
SW GOLDFIELD STREET
SW 11TH STREET

60.00' ROW
30.00' SETBACK
20.00' STORM SEWER EASEMENT
10.00' OVERLAND FLOWAGE EASEMENT
10.00' P.U.E.
15.00' CITY IMPROVEMENT EASEMENT
30.00' OVERLAND FLOWAGE EASEMENT
20.00' OFFSITE STORM SEWER EASEMENT
15.00' OFFSITE CITY IMPROVEMENT EASEMENT
20.00' OFFSITE SANITARY SEWER EASEMENT
15.00' OFFSITE WATER MAIN EASEMENT
ELECTRICAL EASEMENT
EXISTING 50.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT DOC.#2024-13643
EXISTING 10.00' P.U.E. DOC.#2024-13641
EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC.#2024-13642

S18°40'37"E 77.98'(M&R)
S16°00'04"E 77.98'(M&R)
S09°39'08"E 78.02'(M&R)
S10°38'59"E 77.75'(M&R)
S05°45'47"E 77.73'(M&R)
S02°15'08"E 84.90'(M&R)
S00°48'11"E 107.52'(M&R)
N89°41'49"W 283.59'(M&R)
S89°41'49"E 313.66'
S89°41'49"E 182.05'
N89°41'49"W 955.12'(M&R)
S00°18'11"W 51.00'
S00°18'11"W 84.58'
S00°24'04"W 77.50'(M&R)
S00°24'04"W 55.00'
S00°18'11"W 67.08'

LOT 63
HOPE MEADOWS PLAT 2
LOT 'B' HOPE MEADOWS PLAT 2
NW COR LOT 'B' HOPE MEADOWS PLAT 2
SW COR LOT 63 HOPE MEADOWS PLAT 2
PARCEL '25-86' BK 2025 PG 16330
OUTLOT 'X' DALLAS CENTER – GRIMES MIDDLE SCHOOL PLAT 1

based on previous correspondence with Stark, they are not planning to provide individual services to each unit so the utilities would be private throughout the development. these should be shown as private easements

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

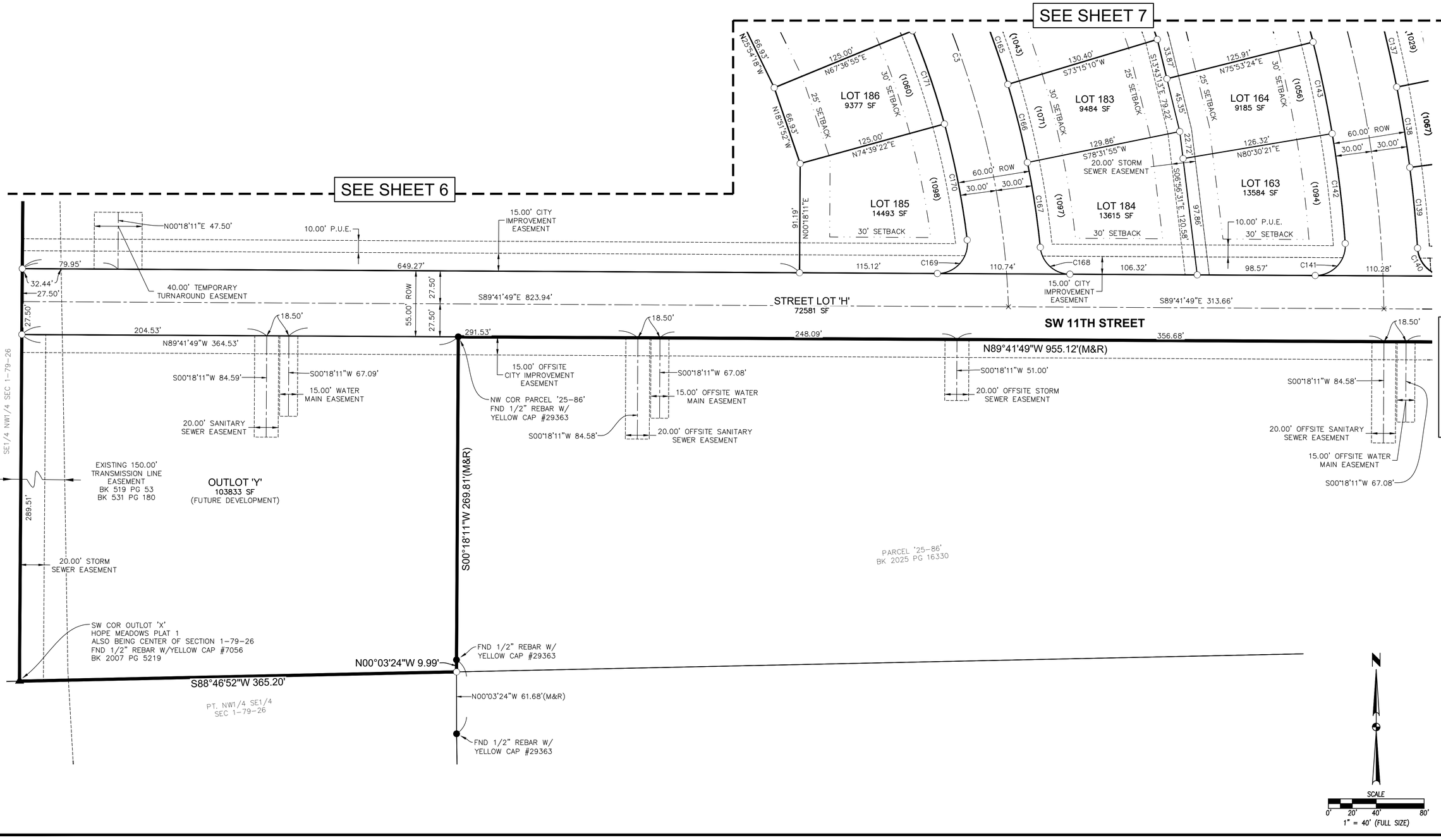
7/8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY
COMMENT: ENG

HOPE MEADOWS PLAT 4

FINAL PLAT



REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE MEADOWS PLAT 4

FINAL PLAT

8 / 8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
REF: XWB-2023-2311726-FINAL PLAT 4.DWG PLOTTED: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'Z', OUTLOT 'X', HOPE MEADOWS PLAT 2
PT. OUTLOT 'X', HOPE MEADOWS PLAT 1
GRIMES, DALLAS COUNTY, IOWA

REQUESTOR: HOPE K FARMS LLC

PROPRIETOR: HOPE K FARMS LLC
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

HOPE K FARMS LLC
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
CONTACT: ARASH RAZIZADEH
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM
PH: (515) 381-3925

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-4: MEADOWS PUD - SINGLE FAMILY RESIDENTIAL (LOTS 1-195, OUTLOT 'Y', & OUTLOT 'W')
ORDINANCE 751 - SINGLE FAMILY RESIDENTIAL
ORDINANCE 787 - SINGLE FAMILY RESIDENTIAL
R-4: MEADOWS PUD - TOWNHOME RESIDENTIAL (OUTLOT 'X')

DEVELOPMENT AGREEMENT RECORDED IN BK _____ PG_____

BULK REGULATIONS

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT (10 FT TOTAL)

DATE OF SURVEY

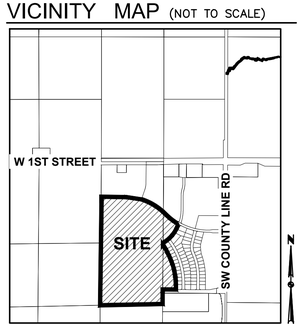
JULY 29, 2025

AREA ABOVE RESERVED FOR RECORDING STAMP

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°53'07"	800.00'	26.32'	N00°32'39"W	26.32'
C2	35°35'20"	800.00'	496.92'	N19°16'52"W	488.97'
C3	35°03'42"	700.00'	428.36'	N19°32'41"W	421.71'
C4	37°52'10"	1000.00'	660.95'	N19°43'10"W	648.98'
C5	38°19'21"	400.00'	267.54'	N19°29'35"W	262.58'
C6	0°43'48"	400.00'	5.10'	N00°02'00"E	5.10'
C7	16°10'32"	500.00'	141.16'	N08°29'10"E	140.69'
C8	27°59'56"	500.00'	244.34'	N14°23'52"E	241.91'
C9	20°36'28"	400.00'	143.87'	N80°05'40"E	143.09'
C10	17°06'12"	500.00'	149.26'	N08°09'12"W	148.70'
C11	3°10'32"	1500.00'	83.13'	N18°17'34"W	83.12'
C12	7°56'58"	1500.00'	208.11'	N23°51'18"W	207.95'
C13	27°48'32"	1500.00'	728.03'	N13°55'31"W	720.91'
C14	10°16'34"	850.00'	152.45'	N63°38'23"E	152.24'
C15	21°37'15"	850.00'	320.75'	N79°35'17"E	318.85'
C16	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C17	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C18	90°00'00"	25.00'	39.27'	N44°36'06"W	35.36'
C19	90°00'00"	25.00'	39.27'	N45°23'54"E	35.36'
C20	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C21	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C22	90°00'00"	25.00'	39.27'	N44°36'06"W	35.36'
C23	93°24'32"	25.00'	40.76'	N47°06'10"E	36.39'
C24	2°38'21"	1227.50'	56.54'	N87°29'28"W	56.53'
C25	0°47'27"	1227.50'	16.94'	N89°12'22"W	16.94'
C26	6°08'11"	1227.50'	131.47'	S83°06'14"E	131.40'
C27	4°38'34"	1227.50'	99.47'	S77°42'52"E	99.44'
C28	91°55'30"	25.00'	40.11'	S29°23'19"E	35.94'
C29	5°42'37"	530.00'	52.82'	S13°43'08"W	52.80'
C30	6°08'30"	530.00'	56.81'	S07°47'34"W	56.79'
C31	4°19'25"	530.00'	39.99'	S02°33'37"W	39.98'
C32	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C33	90°40'27"	25.00'	39.56'	N44°56'19"W	35.56'
C34	2°13'04"	470.00'	18.19'	N01°30'26"E	18.19'
C35	13°57'28"	470.00'	114.50'	N09°35'42"E	114.21'
C36	93°16'32"	25.00'	40.70'	N63°12'42"E	36.35'
C37	2°38'08"	1227.50'	56.47'	N71°28'06"W	56.46'
C38	2°36'25"	1227.50'	55.85'	N74°05'23"W	55.84'
C39	5°49'56"	1227.50'	124.95'	S67°14'04"E	124.89'
C40	83°53'43"	25.00'	36.61'	S15°37'17"E	33.42'
C41	6°14'22"	530.00'	57.72'	S23°12'23"W	57.69'
C42	6°11'35"	530.00'	57.29'	S16°59'25"W	57.26'
C43	6°11'35"	530.00'	57.29'	S10°47'50"W	57.26'
C44	6°11'35"	530.00'	57.29'	S04°36'15"W	57.26'
C45	1°06'34"	530.00'	10.26'	S00°57'11"W	10.26'
C46	2°18'08"	530.00'	21.30'	S00°45'10"E	21.29'
C47	6°05'28"	530.00'	56.34'	S04°56'57"E	56.32'
C48	6°11'35"	530.00'	57.29'	S11°05'29"E	57.26'
C49	2°31'02"	530.00'	23.28'	S15°26'47"E	23.28'
C50	1°24'23"	1530.00'	37.56'	S17°24'30"E	37.56'
C51	90°41'04"	25.00'	39.57'	S27°13'51"W	35.57'
C52	6°55'08"	827.50'	99.93'	S76°01'57"W	99.87'
C53	10°13'56"	827.50'	147.78'	S84°36'29"W	147.58'
C54	7°52'24"	827.50'	113.71'	N68°38'11"E	113.62'
C55	97°26'13"	25.00'	42.51'	N66°34'55"W	37.57'
C56	1°09'31"	1470.00'	29.73'	N17°17'03"W	29.72'
C57	8°33'06"	470.00'	70.15'	N12°25'45"W	70.08'
C58	8°33'06"	470.00'	70.15'	N03°52'39"W	70.08'
C59	90°00'00"	25.00'	39.27'	N45°23'54"E	35.36'
C60	4°36'54"	430.00'	34.63'	N88°05'27"E	34.63'
C61	8°22'01"	430.00'	62.79'	N81°36'00"E	62.74'
C62	1°52'48"	430.00'	14.11'	N76°28'35"E	14.11'
C63	43°20'50"	25.00'	18.91'	S82°47'24"E	18.47'
C64	32°09'07"	55.50'	31.14'	S77°11'32"E	30.74'
C65	43°33'40"	55.50'	42.20'	N64°57'04"E	41.19'
C66	44°02'54"	55.50'	42.67'	N21°08'47"E	41.62'
C67	43°27'06"	55.50'	42.09'	N22°36'13"W	41.09'
C68	43°27'06"	55.50'	42.09'	N66°03'19"W	41.09'
C69	66°53'17"	55.50'	64.79'	S58°46'29"W	61.17'
C70	29°37'24"	25.00'	12.93'	S40°08'33"W	12.78'
C71	21°40'39"	25.00'	9.46'	N65°47'35"E	9.40'
C72	8°28'45"	370.00'	54.76'	N80°52'16"E	54.71'
C73	5°17'16"	370.00'	34.15'	N87°45'16"E	34.13'
C74	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C75	9°58'41"	470.00'	81.85'	N05°23'15"E	81.75'
C76	13°45'33"	470.00'	112.87'	N17°15'22"E	112.60'
C77	103°36'58"	25.00'	45.21'	N75°56'37"E	39.30'
C78	2°50'31"	1227.50'	60.88'	N53°40'10"W	60.88'
C79	2°28'44"	1227.50'	53.11'	N56°19'47"W	53.10'
C80	4°39'58"	1227.50'	99.97'	S49°54'55"E	99.94'
C81	1°08'38"	1227.50'	24.51'	S47°00'37"E	24.51'
C82	2°04'01"	1227.50'	44.28'	S45°24'18"E	44.28'
C83	0°47'39"	1272.50'	17.64'	S44°46'07"E	17.64'
C84	8°20'27"	1272.50'	185.24'	S49°20'10"E	185.08'
C85	5°29'33"	1272.50'	121.98'	S56°15'10"E	121.94'
C86	4°39'36"	1272.50'	103.49'	S55°50'11"E	103.46'
C87	3°24'12"	827.50'	49.15'	S24°31'28"W	49.14'
C88	11°53'14"	827.50'	171.68'	S32°10'11"W	171.37'
C89	3°46'05"	827.50'	54.42'	N36°13'45"E	54.41'
C90	13°17'24"	827.50'	191.94'	S44°45'30"W	191.51'
C91	4°40'37"	827.50'	67.55'	S53°44'30"W	67.53'
C92	1°26'48"	827.49'	20.89'	S56°48'12"W	20.89'
C93	7°10'22"	827.50'	103.59'	S61°06'48"W	103.53'
C94	5°52'16"	872.50'	89.41'	N62°21'10"E	89.37'
C95	86°56'07"	25.00'	37.93'	N21°49'14"E	34.40'
C96	3°03'29"	1470.00'	78.46'	N23°10'34"W	78.45'
C97	3°00'04"	1470.00'	77.00'	N26°12'20"W	76.99'
C98	0°07'25"	1470.00'	3.17'	N27°46'05"W	3.17'
C99	2°35'12"	1530.00'	69.08'	N26°32'11"W	69.07'
C100	2°40'53"	1530.00'	71.60'	S23°54'08"E	71.60'
C101	2°40'53"	1530.00'	71.60'	S21°13'15"E	71.60'
C102	2°40'53"	1530.00'	71.60'	S18°32'22"E	71.60'
C103	2°40'53"	1530.00'	71.60'	N15°51'29"W	71.60'
C104	2°40'53"	1530.00'	71.60'	S13°10'36"E	71.60'
C105	2°40'53"	1530.00'	71.60'	N10°29'43"W	71.60'
C106	2°40'53"	1530.00'	71.60'	N07°48'50"W	71.60'
C107	2°40'53"	1530.00'	71.60'	N05°07'57"W	71.60'
C108	2°51'40"	1530.00'	76.40'	N02°21'41"W	76.39'
C109	88°45'58"	25.00'	38.73'	N45°18'50"W	34.97'
C110	91°19'40"	25.00'	39.85'	S44°38'21"W	35.76'
C111	3°17'59"	1470.00'	84.66'	S02°40'28"E	84.65'
C112	3°01'20"	1470.00'	77.54'	S05°50'08"E	77.53'
C113	3°01'46"	1470.00'	77.72'	S08°51'40"E	77.71'
C114	3°02'16"	1470.00'	77.94'	S11°53'41"E	77.93'
C115	3°02'52"	1470.00'	78.19'	S14°56'15"E	78.18'
C116	3°03'45"	1470.00'	78.57'	S17°59'33"E	78.56'
C117	3°03'54"	1470.00'	78.64'	S21°03'23"E	78.63'
C118	3°04'23"	1470.00'	78.85'	S24°07'32"E	78.84'
C119	2°10'04"	1470.00'	55.62'	S26°44'45"E	55.61'
C120	0°43'46"	1530.00'	19.48'	S27°27'54"E	19.48'
C121	2°38'41"	1530.00'	70.62'	S25°46'41"E	70.62'
C122	2°50'25"	1530.00'	75.85'	S23°02'07"E	75.84'
C123	86°04'11"	25.00'	37.56'	S64°39'00"E	34.12'
C124	7°01'37"	872.50'	107.01'	S68°48'05"W	106.94'
C125	8°22'35"	872.50'	127.56'	N76°30'11"E	127.44'
C126	8°50'52"	872.50'	134.73'	N85°06'55"E	134.60'
C127	97°53'35"	25.00'	42.71'	N40°35'33"E	37.70'
C128	18°03'09"	370.00'	116.58'	N17°22'49"W	116.10'
C129	12°14'52"	370.00'	79.09'	N32°31'49"W	78.94'
C130	1°01'50"	1030.00'	18.53'	N38°08'20"W	18.53'
C131	3°47'04"	1030.00'	68.03'	N35°43'53"W	68.02'
C132	3°47'04"	1030.00'	68.03'	N31°56'50"W	68.02'
C133	3°47'04"	1030.00'	68.03'	N28°09'46"W	68.02'
C134	3°47'04"	1030.00'	68.03'	N24°22'42"W	68.02'
C135	3°47'04"	1030.00'	68.03'	N20°35'39"W	68.02'
C136	3°47'04"	1030.00'	68.03'	N16°48'35"W	68.02'
C137	3°47'04"	1030.00'	68.03'	N13°01'31"W	68.02'
C138	3°47'04"	1030.00'	68.03'	N09°14'27"W	68.02'
C139	3°46'00"	1030.00'	67.71'	N05°27'56"W	67.70'
C140	86°06'53"	25.00'	37.57'	N46°38'22"W	34.14'
C141	94°20'19"	25.00'	41.16'	S43°08'02"W	36.67'
C142	5°27'32"	970.00'	92.42'	S06°45'53"E	92.38'
C143	4°36'57"	970.00'	78.15'	S11°48'07"E	78.12'
C144	4°36'33"	970.00'	78.03'	S16°24'53"E	78.01'
C145	4°36'40"	970.00'	78.07'	S21°01'29"E	78.05'
C146	4°36'40"	970.00'	78.07'	S25°38'10"E	78.05'
C147	4°35'58"	970.00'	77.87'	S30°14'29"E	77.85'
C148	4°37'23"	970.00'	78.27'	S34°51'10"E	78.24'
C149	1°29'24"	970.00'	25.23'	S37°54'33"E	25.23'
C150	5°40'40"	430.00'	42.61'	S35°48'56"E	42.59'
C151	8°43'38"	430.00'	65.50'	S28°36'46"E	65.43'
C152	8°43'38"	430.00'	65.50'	S19°53'08"E	65.43'
C153	9°16'56"	430.00'	69.66'	S10°52'51"E	69.59'
C154	83°21'43"	25.00'	36.37'	S47°55'14"E	33.25'
C155	95°41'11"	25.00'	41.75'	N42°33'19"E	37.07'
C156	7°01'16"	770.00'	94.36'	N08°47'55"W	94.30'
C157	5°58'08"	770.00'	80.22'	N15°17'37"W	80.18'
C158	5°58'36"	770.00'	80.32'	N21°15'59"W	80.29'
C159	5°59'36"	770.00'	80.54'	N27°15'05"W	80.51'
C160	6°01'08"	770.00'	80.89'	N33°15'27"W	80.85'
C161	0°48'32"	770.00'	10.87'	N36°40'17"W	10.87'
C162	4°29'28"	730.00'	57.22'	N34°49'48"W	57.21'
C163	5°16'45"	730.00'	67.26'	N29°56'42"W	67.24'
C164	5°16'45"	730.00'	67.26'	N24°39'57"W	67.24'
C165	5°16'45"	730.00'	67.26'	N19°23'12"W	67.24'
C166	5°16'45"	730.00'	67.26'	N14°06'27"W	67.24'
C167	5°37'39"	730.00'	71.70'	N08°39'15"W	71.67'
C168	83°51'23"	25.00'	36.59'	N47°46'07"W	33.41'
C169	97°11'47"	25.00'	42.41'	S41°42'18"W	37.50'
C170	8°27'02"	670.00'	98.82'	S11°07'07"E	98.73'
C171	7°02'27"	670.00'	82.33'	S18°51'52"E	82.28'
C172	7°02'27"	670.00'	82.33'	S25°54'18"E	82.28'
C173	7°02'27"	670.00'	82.33'	S32°56'45"E	82.28'
C174	0°36'34"	670.00'	7.13'	S36°46'15"E	7.13'
C175	4°12'40"	830.00'	61.00'	S34°58'12"E	60.99'
C176	4°39'54"	830.00'	67.58'	S30°31'55"E	67.56'
C177	4°39'54"	830.00'	67.58'	S25°52'02"E	67.56'
C178	4°39'54"	830.00'	67.58'	S21°12'08"E	67.56'
C179	4°39'54"	830.00'	67.58'	S16°32'15"E	67.56'
C180	4°39'54"	830.00'	67.58'	S11°52'21"E	67.56'
C181	4°59'08"	830.00'	72.22'	S07°02'50"E	72.20'
C182	85°02'50"	25.00'	37.11'	S47°04'41"E	33.79'
C183	0°51'33"	872.50'	13.09'	S89°58'08"W	13.09'
C184	0°40'27"	827.50'	9.74'	S89°56'19"E	9.74'
C185	6°44'57"	1227.50'	144.59'	S60°56'37"E	144.51'
C186	40°25'36"	34.50'	24.34'	S58°16'02"W	23.84'
C187	66°24'57"	60.50'	70.13'	S59°00'39"W	66.27'
C188	12°15'04"	34.50'	7.38'	S31°55'42"W	7.36'
C189	42°59'40"	34.50'	25.89'	S81°35'14"E	25.29'
C190	33°10'42"	60.50'	35.03'	S76°40'45"E	34.55'

VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP#18381 (UNLESS OTHERWISE NOTED)	■	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

PLAT DESCRIPTION

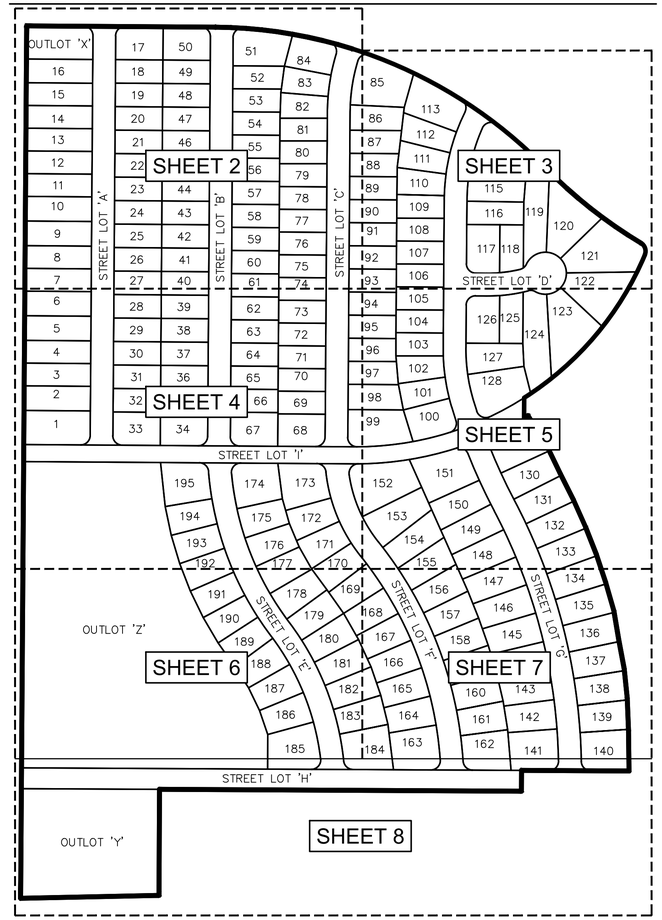
OUTLOT 'X' AND OUTLOT 'Z', HOPE MEADOWS PLAT 2 AND THAT PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, LYING SOUTH OF HOPE MEADOWS PLAT 3, ALL OFFICIAL PLATS, EXCEPT PARCEL '25-86' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2025, PAGE 16330, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 68.42 ACRES (2,980,532 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS AND PARKLAND SHALL BE DEDICATED TO THE CITY OF GRIMES.

SHEET INDEX



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.

JONATHAN A. ERDAHL, P.L.S. — DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 8

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	REVISIONS
10/23/25	2ND SUBMITTAL
09/10/25	1ST SUBMITTAL

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

1/8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
LAYOUT: 1 - 1ST SUBMITTAL - PLOTTED: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY
TECH:
COMMENT:
ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SW COR STREET LOT 'A' HOPE MEADOWS PLAT 3

PARCEL 23-123 DOC #2023-18556 PT. OUTLOT 'X' HOPE MEADOWS PLAT 1

LOT 1 HOPE MEADOWS PLAT 3

SE COR STREET LOT 'A' HOPE MEADOWS PLAT 3

STREET LOT 'A' HOPE MEADOWS PLAT 3

SW 4TH STREET

S89°36'06"E 498.06'(M&R)

Δ=17°10'29"
L=367.95'
R=1227.50'
CH=366.57'
CHB=S81°00'51"E
(M&R)

20.00' STORM SEWER EASEMENT

ELECTRICAL EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

5.00' ELECTRICAL EASEMENT

45.00' ROW

30.00' OVERLAND FLOWAGE EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

10.00' P.U.E.

29.55' 43.02' 102.12' 150.00' 55.00' 55.00' 100.00' 100.00' 38.06'

C15 C19 C20 C24 C23 C26 C27 C28 C38 C37 C36

S30°22'44"W 25.98'

S71°18'01"E 76.74'

S00°23'54"W 24.96'

OUTLOT 'X'
15178 SF
(DETENTION)

10.00' P.U.E.

30' SETBACK

LOT 16 10937 SF

LOT 17 10803 SF

LOT 50 10803 SF

LOT 51 13774 SF

LOT 84 10548 SF

S14°26'15"W 87.18'

4.40'

74.49'

135.90'

S79°08'10"E 125.00'

60.00' ROW

30.00' 30.00'

LOT 18 7750 SF

LOT 49 7750 SF

10.00' STORM SEWER EASEMENT

15.00' STORM SEWER EASEMENT

LOT 52 7976 SF

LOT 83 7895 SF

N07°47'34"E 70.18'

128.05'

9.24'

EXISTING 150.00' TRANSMISSION LINE EASEMENT BK 519 PG 53 (EAST LINE OF EASEMENT NOT PARALLEL WITH THIS PLAT BOUNDARY)

LOT 15 10500 SF

LOT 19 7750 SF

10.00' PRIVATE STORM SEWER EASEMENT

LOT 48 7750 SF

LOT 53 7700 SF

LOT 82 7805 SF

51.80'

N01°58'23"E 67.83'

25.00' OVERLAND FLOWAGE EASEMENT

LOT 14 10500 SF

LOT 20 7750 SF

LOT 47 7750 SF

LOT 54 7629 SF

LOT 81 7500 SF

16.02'

17.55'

DISTANCE VARIES

LOT 13 10500 SF

LOT 21 7750 SF

20.00' STORM SEWER EASEMENT

LOT 46 7750 SF

10.00' PRIVATE STORM SEWER EASEMENT

LOT 55 7625 SF

LOT 80 7500 SF

10.00' PRIVATE STORM SEWER EASEMENT

LOT 12 10500 SF

LOT 22 7750 SF

LOT 45 7750 SF

10.00' OVERLAND FLOWAGE EASEMENT

LOT 56 7625 SF

LOT 79 7597 SF

10.00' PRIVATE STORM SEWER EASEMENT

LOT 11 10500 SF

LOT 23 7750 SF

LOT 44 7750 SF

LOT 57 7625 SF

LOT 78 7500 SF

LOT 10 11375 SF

LOT 24 7750 SF

LOT 43 7750 SF

LOT 58 7625 SF

LOT 77 7500 SF

20.00' STORM SEWER EASEMENT

10.00' PRIVATE STORM SEWER EASEMENT

LOT 9 11375 SF

LOT 25 7750 SF

LOT 42 7750 SF

LOT 59 7625 SF

LOT 76 7500 SF

5.00' PRIVATE STORM SEWER EASEMENT

20.00' STORM SEWER EASEMENT

LOT 8 10500 SF

LOT 26 7750 SF

LOT 41 7750 SF

LOT 60 7625 SF

10.00' OVERLAND FLOWAGE EASEMENT

LOT 75 7500 SF

LOT 7 10500 SF

LOT 27 7750 SF

LOT 40 7750 SF

LOT 61 7625 SF

LOT 74 7500 SF

NET/4 NW1/4 SEC 1-79-26 OWNER: DENNIS J. BOHROFEN

STREET LOT 'A' 66837 SF

STREET LOT 'B' 66840 SF

STREET LOT 'C' 63890 SF

SW DEER RUN

SW ECHO HILL STREET

SW HAWTHORNE DRIVE

N00°23'54"E 1127.50'

N00°23'54"E 1105.00'

N00°23'54"E 1101.07'

N00°23'54"E 865.96'

N00°23'54"E 901.78'

SEE SHEET 4

SEE SHEET 3

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

2 / 8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
REF XREF: 10/23/2025 3:02 PM COMMENT:
PLOTTED BY: JARED MURRAY TECH: ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 2

SEE SHEET 5

SW HAWTHORNE DRIVE

SW 4TH STREET

SW GOLDFIELD STREET

SW 6TH COURT

LOT 85 17692 SF

LOT 86 8953 SF

LOT 87 8103 SF

LOT 88 7720 SF

LOT 89 7636 SF

LOT 90 7627 SF

LOT 91 7625 SF

LOT 92 7625 SF

LOT 93 7625 SF

LOT 94 7625 SF

LOT 95 7626 SF

LOT 96 7649 SF

STREET LOT 'C' 6390 SF

LOT 113 14866 SF

LOT 112 9159 SF

LOT 111 8493 SF

LOT 110 8137 SF

LOT 109 7638 SF

LOT 108 7562 SF

LOT 107 7562 SF

LOT 106 7562 SF

LOT 105 7562 SF

LOT 104 7563 SF

LOT 103 7583 SF

LOT 114 16319 SF

LOT 115 10597 SF

LOT 116 9130 SF

LOT 117 11071 SF

LOT 118 7619 SF

LOT 119 15215 SF

LOT 120 17847 SF

LOT 121 21135 SF

LOT 122 16703 SF

LOT 123 19316 SF

LOT 124 16646 SF

LOT 125 8077 SF

LOT 126 10877 SF

STREET LOT 'D' 70911 SF

Δ=24°50'40"
L=532.27'
R=1227.50'
CH=528.11'
CHB=S60°00'16"E

Δ=3°12'39"
L=68.79'
R=1227.50'
CH=68.78'
CHB=S45°58'37"E
(M&R)

Δ=14°37'39"
L=324.86'
R=1272.50'
CH=323.98'
CHB=S51°41'07"E
(M&R)

Δ=81°49'19"
L=35.70'
R=25.00'
CH=32.74'
CHB=S18°05'17"E
(M&R)

Δ=34°42'13"
L=501.21'
R=827.50'
CH=493.59'
CHB=S40°10'29"W
(M&R)

EXISTING 15.00' CITY IMPROVEMENT EASEMENT BK 2023 PG 182223

EXISTING 10.00' P.U.E. BK 2023 PG 182218

30.00' OVERLAND FLOWAGE EASEMENT

20.00' LANDSCAPE BUFFER EASEMENT

35.00' OVERLAND FLOWAGE EASEMENT

LOT 5 HOPE MEADOWS PLAT 1

LOT 4 HOPE MEADOWS PLAT 1

LOT 2 HOPE MEADOWS PLAT 1

LOT 50 HOPE MEADOWS PLAT 2

LOT 49 HOPE MEADOWS PLAT 2

EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC#. 2024-13642

EXISTING 10.00' P.U.E. DOC.# 2024-13641

SCALE 0' 20' 40' 80' 1" = 40' (FULL SIZE)

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

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE MEADOWS PLAT 4

FINAL PLAT

3/8

2311.726

FILE: R:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 10/23/2025 3:02 PM COMMENT:
PLOTTED BY: JARED MURRAY ENG.
TECH:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 2

SEE SHEET 5

SEE SHEET 6

LOT 7 10500 SF (586)
LOT 6 11375 SF (604)
LOT 5 11375 SF (622)
LOT 4 10500 SF (640)
LOT 3 10500 SF (658)
LOT 2 11375 SF (676)
LOT 1 15616 SF (694)
LOT 27 7750 SF (585)
LOT 28 7750 SF (603)
LOT 29 7750 SF (621)
LOT 30 7750 SF (639)
LOT 31 7750 SF (657)
LOT 32 7750 SF (675)
LOT 33 10803 SF (693)
LOT 40 7750 SF (582)
LOT 39 7750 SF (600)
LOT 38 7750 SF (618)
LOT 37 7750 SF (636)
LOT 36 7750 SF (654)
LOT 35 7750 SF (672)
LOT 34 10803 SF (690)
LOT 61 7625 SF (579)
LOT 62 7625 SF (599)
LOT 63 7625 SF (615)
LOT 64 7625 SF (635)
LOT 65 7625 SF (653)
LOT 66 7625 SF 671
LOT 67 10988 SF (689)
LOT 74 7500 SF (584)
LOT 73 7500 SF (602)
LOT 72 7500 SF (620)
LOT 71 7500 SF (638)
LOT 70 7500 SF (656)
LOT 69 7500 SF (674)
LOT 68 10568 SF (692)
(581) (601) (617) (633) (649) (667) (685)
LOT 195 12996 SF (718)
LOT 194 9042 SF (736)
LOT 193 9042 SF (754)
LOT 174 13281 SF (717)
LOT 175 9103 SF (735)
LOT 176 9186 SF (753)
LOT 173 13400 SF (714)
LOT 172 9315 SF (732)
LOT 171 9323 SF (750)
(713) (731) (749) (768) (787) (828)
OUTLOT 'Z' 399949 SF (PARKLAND) (2601 SW 11TH ST.)
STREET LOT 'I' 60470 SF
STREET LOT 'E' 53067 SF
STREET LOT 'F' 53262 SF

SW DEER RUN
SW ECHO HILL STREET
SW HAWTHORNE DRIVE
SW 7TH STREET

N00°23'54"E 1127.50'
N00°23'54"E 1101.07'
N00°23'54"E 901.78'
N00°23'54"E 2302.70'
S89°36'06"E 2639.76'
S89°36'06"E 205.00'
S89°36'06"E 310.43'
S89°36'06"E 309.60'
S89°36'23"E 2639.76'
S00°23'54"W 51.69'
S44°34'10"E 18.81'
N79°21'15"E 165.01'
S77°41'27"W 122.54'
S15°41'49"E 67.40'
S26°39'32"E 67.39'
S29°37'13"E 67.39'
S65°44'43"W 124.65'
S07°20'07"E 94.47'
N74°28'41"E 123.98'
N65°45'03"E 124.19'
N57°01'24"E 124.93'
N11°52'21"W 77.73'
N16°32'15"W 77.73'
N06°02'09"W 116.74'
S89°36'06"E 808.19'

SE1/4 NW1/4 SEC 1-79-26
NE1/4 NW1/4 SEC 1-79-26

EXISTING 150.00' TRANSMISSION LINE EASEMENT BK 519 PG 53 BK 531 PG 180

25.00' OVERLAND FLOWAGE EASEMENT
5.00' PRIVATE STORM SEWER EASEMENT
25.00' PRIVATE STORM SEWER EASEMENT
PRIVATE STORM SEWER EASEMENT
20.00' STORM SEWER EASEMENT
20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT
35.00' OVERLAND FLOWAGE EASEMENT
60.00' TEMPORARY GRADING EASEMENT
10.00' P.U.E.
15.00' CITY IMPROVEMENT EASEMENT
30.00' OVERLAND FLOWAGE EASEMENT
10.00' OVERLAND FLOWAGE EASEMENT
STORM SEWER EASEMENT
5.00' ELECTRICAL EASEMENT
10.00' PRIVATE STORM SEWER EASEMENT
ELECTRICAL EASEMENT
60.00' ROW
25' SETBACK
30' SETBACK

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

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

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

4/8
2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
LAYOUT: 1 - 40 SCALE PLOTTED: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY TECH: COMMENT: ENG

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 3

SEE SHEET 4

SEE SHEET 7

SW HAWTHORNE DRIVE

SW 7TH STREET

SW GOLDFIELD STREET

STREET LOT 'F'
53262 SF

LOT 95
7626 SF

LOT 96
7649 SF

LOT 97
7864 SF

LOT 98
9305 SF

LOT 99
14897 SF

LOT 100
10824 SF

LOT 101
7960 SF

LOT 102
8082 SF

LOT 103
7583 SF

LOT 104
7563 SF

LOT 124
16646 SF

LOT 125
8077 SF

LOT 126
10877 SF

LOT 127
10787 SF

LOT 128
15399 SF

LOT 129
13738 SF

LOT 123
19316 SF

LOT 130
10470 SF

LOT 131
10339 SF

LOT 132
10459 SF

LOT 133
10459 SF

LOT 134
10459 SF

LOT 135
11296 SF

LOT 136
9604 SF

LOT 147
11422 SF

LOT 148
11035 SF

LOT 149
11287 SF

LOT 150
10895 SF

LOT 151
16149 SF

LOT 152
18601 SF

LOT 153
13772 SF

LOT 154
11287 SF

LOT 155
10236 SF

LOT 156
9604 SF

LOT 169
9194 SF

LOT 170
9014 SF

LOT 171
9323 SF

HOPE MEADOWS PLAT 2

LOT 'A'

LOT 48

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

HOPE MEADOWS PLAT 2

Δ=34°42'13"
L=501.21'
R=827.50'
CH=493.59'
CHB=S40°10'29"W
(M&R)

Δ=0°47'29"
L=12.05'
R=872.58'
CH=12.05'
CHB=N59°01'16"E
(M&R)

S00°24'04"W
53.01'(M&R)

S31°22'29"E 102.98'(M&R)

S25°49'17"E 72.05'(M&R)

S26°41'17"E 77.98'(M&R)

S24°01'41"E 77.98'(M&R)

S21°21'09"E 77.98'(M&R)

S18°40'37"E 77.98'(M&R)

EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC#. 2024-13642

EXISTING 10.00' P.U.E. DOC.# 2024-13641

EXISTING 50.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT DOC.# 2024-13643

15.00' CITY IMPROVEMENT EASEMENT

20.00' LANDSCAPE BUFFER EASEMENT

15.00' PRIVATE STORM SEWER EASEMENT

35.00' OVERLAND FLOWAGE EASEMENT

10.00' PRIVATE STORM SEWER EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT (LOTS 141-151)

20.00' STORM SEWER EASEMENT

5.00' ELECTRICAL EASEMENT

ELECTRICAL EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

20.00' STORM SEWER EASEMENT

45.00' ROW

60.00' ROW

30' SETBACK

25' SETBACK

10.00' P.U.E.

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

5/8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
LAST SAVED: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY
PLOTTED: 10/23/2025 3:02 PM
TECH:
COMMENT:
ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 4

OUTLOT 'Z'
399949 SF
(PARKLAND)
(2601 SW 11TH ST.)

808.19'

SE1/4 NW1/4
SEC 1-79-26

LOT 193
9042 SF

LOT 192
9042 SF

LOT 191
9042 SF

LOT 190
9042 SF

LOT 189
8971 SF

LOT 188
9377 SF

LOT 187
9377 SF

LOT 186
9377 SF

LOT 185
14493 SF

LOT 176
9186 SF

LOT 177
9361 SF

LOT 178
9618 SF

LOT 179
9442 SF

LOT 180
9564 SF

LOT 181
9548 SF

LOT 182
9522 SF

LOT 183
9484 SF

LOT 184
13615 SF

LOT 171
9323 SF

LOT 170
9014 SF

LOT 169
9194 SF

LOT 168
9154 SF

SW ECHO HILL STREET

STREET LOT 'H'
72581 SF

SW 11TH STREET

N89°41'49"W 955.12'(M&R)

SEE SHEET 7

SEE SHEET 8

EXISTING 150.00' TRANSMISSION LINE EASEMENT
BK 519 PG 53
BK 531 PG 180

N00°18'11"E 47.50'

40.00' TEMPORARY TURNAROUND EASEMENT

10.00' P.U.E.

15.00' CITY IMPROVEMENT EASEMENT

79.95'

32.44'

27.50'

649.27'

115.12'

110.74'

106.32'

S89°41'49"E 823.94'

55.00' ROW

204.53'

N89°41'49"W 364.53'

291.53'

248.09'

18.50'

S00°18'11"W 84.59'

S00°18'11"W 67.09'

15.00' WATER MAIN EASEMENT

20.00' SANITARY SEWER EASEMENT

15.00' OFFSITE CITY IMPROVEMENT EASEMENT

NW COR PARCEL '25-86'
FND 1/2" REBAR W/
YELLOW CAP #29363

S00°18'11"W 84.58'

S00°18'11"W 67.08'

15.00' OFFSITE WATER MAIN EASEMENT

20.00' OFFSITE SANITARY SEWER EASEMENT

S00°18'11"W 51.00'

20.00' OFFSITE STORM SEWER EASEMENT

30.00' STORM SEWER EASEMENT

20.00' STORM SEWER EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

60.00' ROW

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 10/10/2025 3:02 PM
PLOTTED BY: JARED MURRAY
COMMENT: ENG

REVISIONS	DATE
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

6/8

2311.726

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

LOT 170 9014 SF
LOT 169 9194 SF
LOT 168 9154 SF
LOT 179 9442 SF
LOT 180 9564 SF
LOT 181 9548 SF
LOT 182 9522 SF
LOT 183 9484 SF
LOT 184 13615 SF
LOT 155 10236 SF
LOT 156 9604 SF
LOT 157 9251 SF
LOT 158 9050 SF
LOT 159 8988 SF
LOT 160 8988 SF
LOT 161 8988 SF
LOT 162 12219 SF
LOT 148 11422 SF
LOT 147 11296 SF
LOT 146 11093 SF
LOT 145 10769 SF
LOT 144 10404 SF
LOT 143 10063 SF
LOT 142 9768 SF
LOT 141 13362 SF
STREET LOT 'G' 55335 SF
LOT 167 9172 SF
LOT 166 9169 SF
LOT 165 9164 SF
LOT 164 9185 SF
LOT 163 13584 SF
LOT 133 10459 SF
LOT 134 10459 SF
LOT 135 10459 SF
LOT 136 10243 SF
LOT 137 10069 SF
LOT 138 9938 SF
LOT 139 9656 SF
LOT 140 13163 SF

SW HAWTHORNE DRIVE

SW GOLDFIELD STREET

SW 11TH STREET

60.00' ROW
30.00' 30.00'

20.00' STORM SEWER EASEMENT
10.00' OVERLAND FLOWAGE EASEMENT
10.00' OVERLAND FLOWAGE EASEMENT
20.00' STORM SEWER EASEMENT
10.00' P.U.E.
30' SETBACK
25' SETBACK
30' SETBACK
15.00' CITY IMPROVEMENT EASEMENT
ELECTRICAL EASEMENT 101.49'
15.00' CITY IMPROVEMENT EASEMENT
30.00' OVERLAND FLOWAGE EASEMENT
15.00' CITY IMPROVEMENT EASEMENT
EXISTING 50.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT DOC.#2024-13643
EXISTING 10.00' P.U.E. DOC.#2024-13641
EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC.#2024-13642
20.00' OFFSITE STORM SEWER EASEMENT
15.00' OFFSITE CITY IMPROVEMENT EASEMENT
20.00' OFFSITE SANITARY SEWER EASEMENT
15.00' OFFSITE WATER MAIN EASEMENT

N89°41'49"W 283.59'(M&R)
S89°41'49"E 313.66'
S89°41'49"E 182.05'
N89°41'49"W 955.12'(M&R)
S00°18'11"W 51.00'
S00°18'11"W 84.58'
S00°24'04"W 77.50'(M&R)
S00°24'04"W 55.00'
S00°18'11"W 67.08'

S18°40'37"E 77.98'(M&R)
S16°00'04"E 77.98'(M&R)
S09°39'08"E 78.02'(M&R)
S10°38'59"E 77.75'(M&R)
S05°45'47"E 77.73'(M&R)
S02°15'08"E 84.90'(M&R)
S00°48'11"E 107.52'(M&R)

NW COR LOT 'B' HOPE MEADOWS PLAT 2
SW COR LOT 63 HOPE MEADOWS PLAT 2
LOT 'B' HOPE MEADOWS PLAT 2
OUTLOT 'X' DALLAS CENTER – GRIMES MIDDLE SCHOOL PLAT 1
PARCEL '25-86' BK 2025 PG 16330
HOPE MEADOWS PLAT 2
LOT 63

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

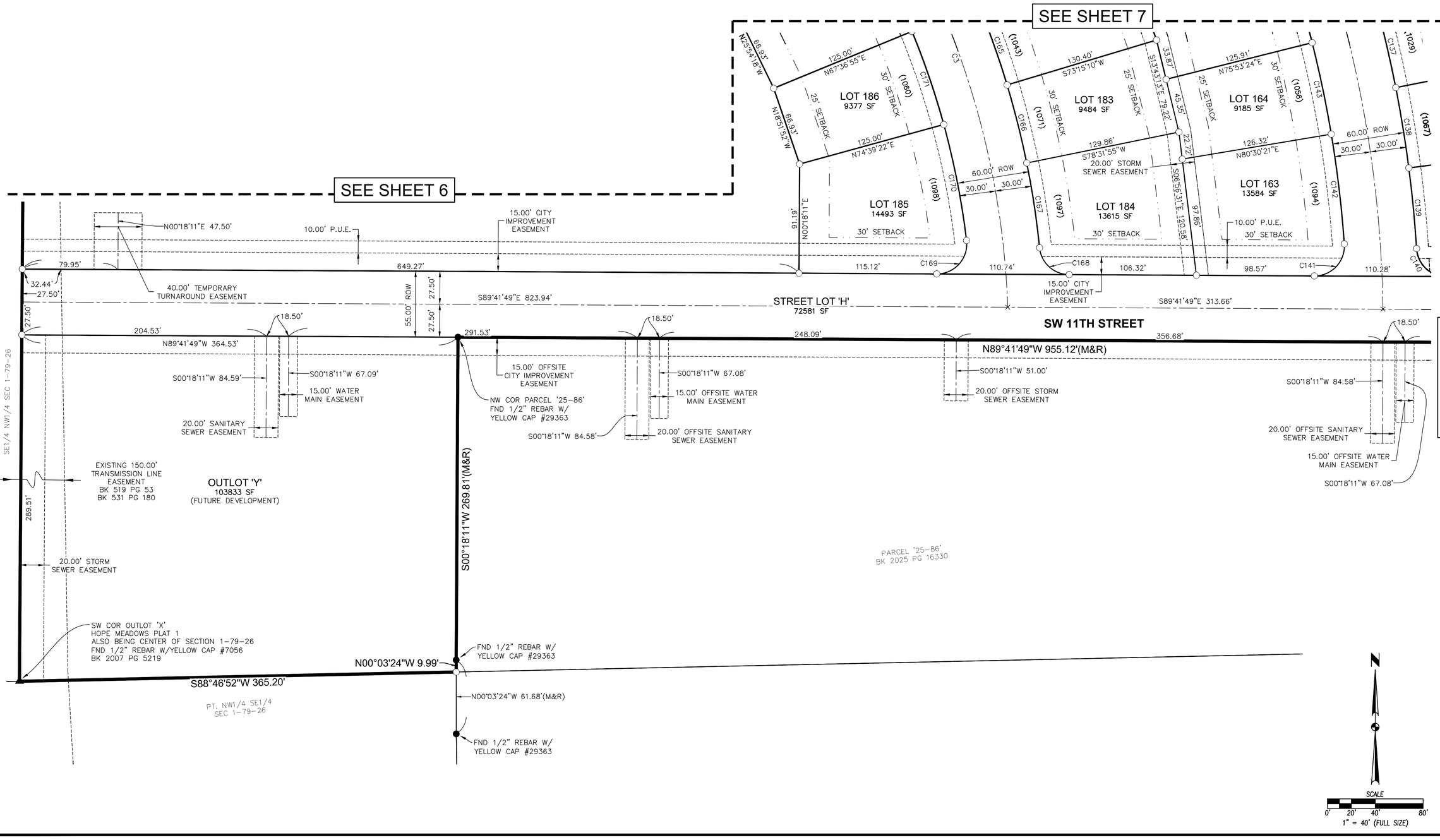
7 / 8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY
COMMENT: ENG

HOPE MEADOWS PLAT 4

FINAL PLAT



REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4

FINAL PLAT

8 / 8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
REF: XMAP, XPROP, IBASE, PLOTTED: 10/23/2025 3:02 PM
PLOTTED BY: JARED MURRAY TECH:
COMMENT:
ENG:

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

Fox Glen & Prairie Heights Rezone

APPLICANT

F18 Holdings, LLC

REQUESTED ACTION

Approval to rezone 52 acres to allow single-family, townhome, and commercial uses

LOCATION

Generally located at the northwest corner of SW 19th Street and SW Jazzwood Drive and the east side of SW Jazzwood Drive

ZONING

Current – A-1

Proposed – R-4 (PUD)

PLANNER

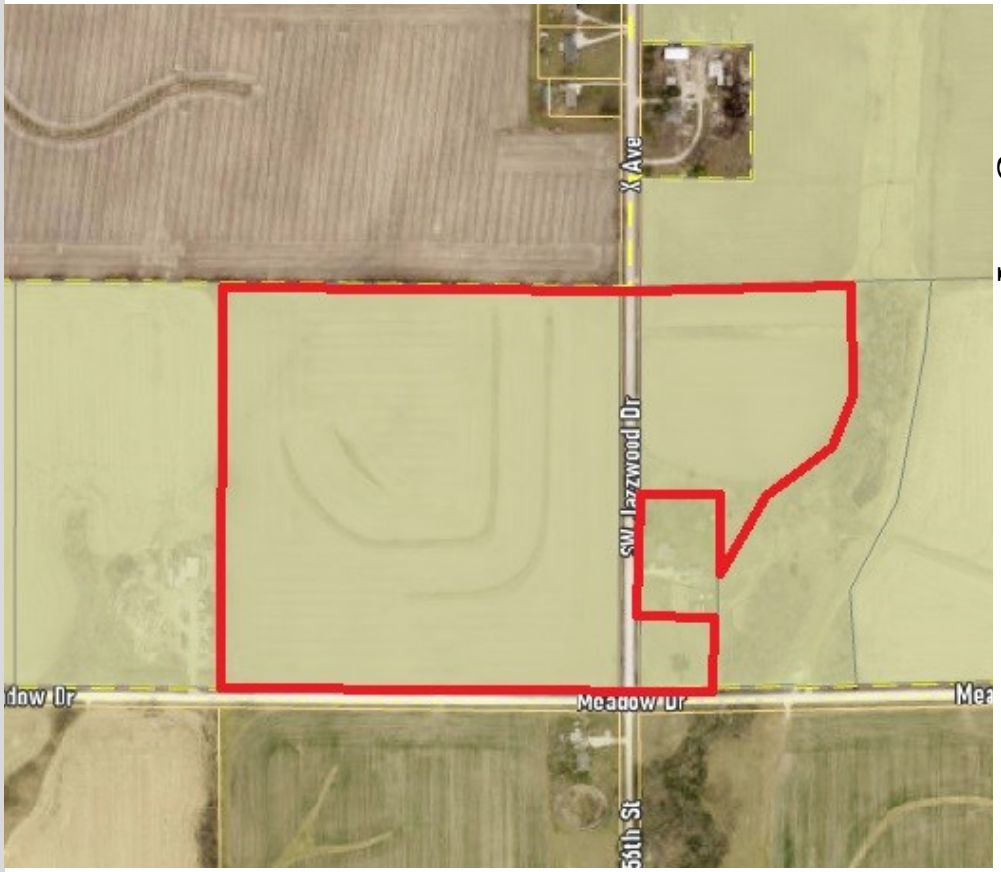
Evann Coffey

ecoffey@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	LDR	A-1
North	Vacant	LDR	A-1 (Dallas County)/ R-260
South	Vacant	Single-Family & Mixed Residential (Urbandale)	Urbandale
East	Estate Residential/Vacant	LDR/Greenway	A-1
West	Vacant	LDR	A-1

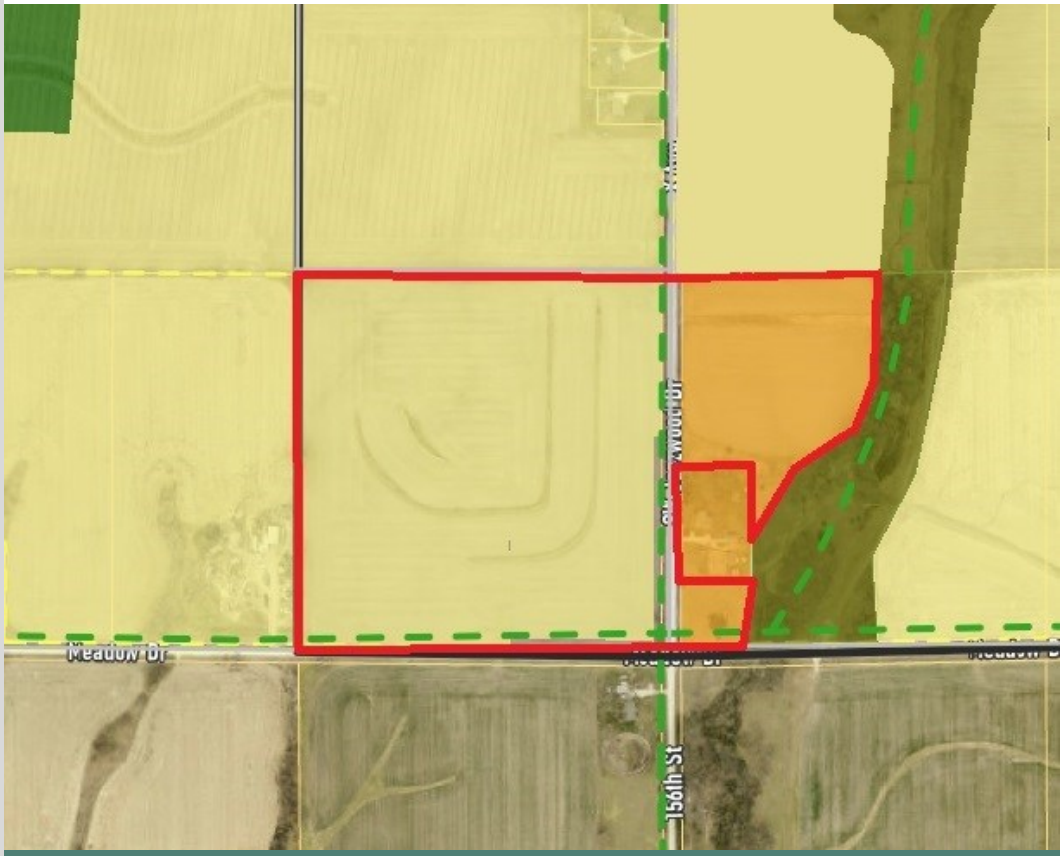
PARKS

The Parks and Trails Master Plan identifies a trail along the greenway to the east. Through the area planning efforts, the trail network was expanded to identify trails along SW 19th Street and SW Jazzwood Drive. The trail along SW 19th Street will be provided on the south side in Urbandale and the trail along SW Jazzwood Drive will be on the west side of the street. A trail connection will be provided from the development to the future trail along the greenway to the east.

Because the future park is planned northwest of the development, the developer is proposing to provide fee in lieu of land dedication. The funds will be used toward improvements to the park.

Park and Recreation will provide their recommendation at their next meeting and will be forwarded to the Council.

Area Plan Future Land Use



The future land use plan and area plan land use identified the property as LDR and MDR. The rezone is generally consistent with the area plan future land use plan. However, the MDR area will be shifted to the northwest corner of the intersection and the MDR area shown on the land use map will change to LDR consistent with the Hope Meadows Phase 2 rezone to the north. The applicant has also requested an area of commercial at the northeast corner of the intersection. Due to the small scale and location at the intersection, neighborhood commercial is supported by staff.

Relation to Studies, City Projects & Legal

RELATION TO STUDIES

Access points on SW 19th Street and SW Jazzwood Drive are consistent with the Grimes Street Design Guide, except the commercial lot. Due to the small property area and greenway to the east, access to the site is very limited. Exception to access requirements may be required to permit access to the property.

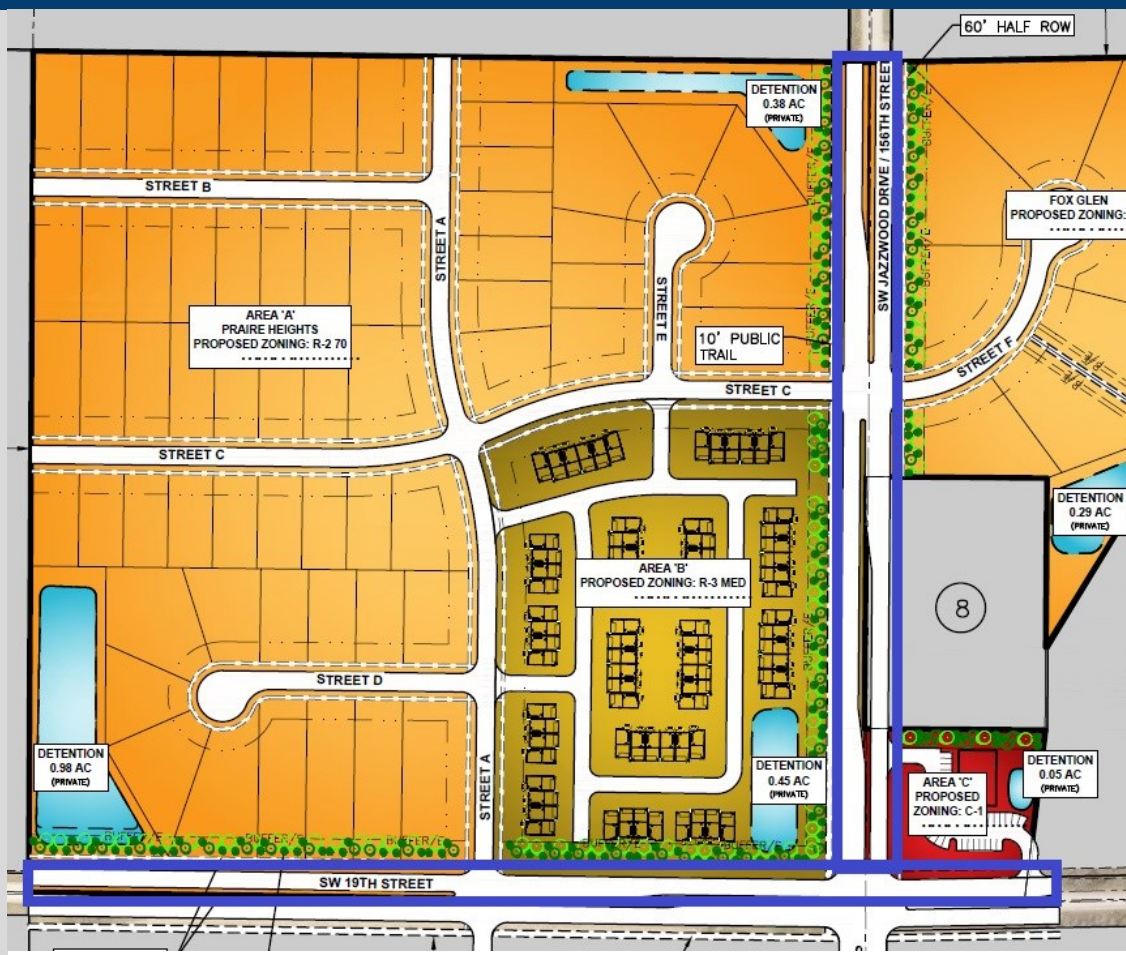
All public street right-of-way is consistent with the Grimes Street Design Guide.

CITY PROJECTS

An asphalt overlay will be provided along SW 19th Street and SW Jazzwood Drive to pave the existing gravel roads.

UTILITIES

Water and sewer to the development will be provided upon the extension of utilities through the neighboring development to the east.



Minor Arterial

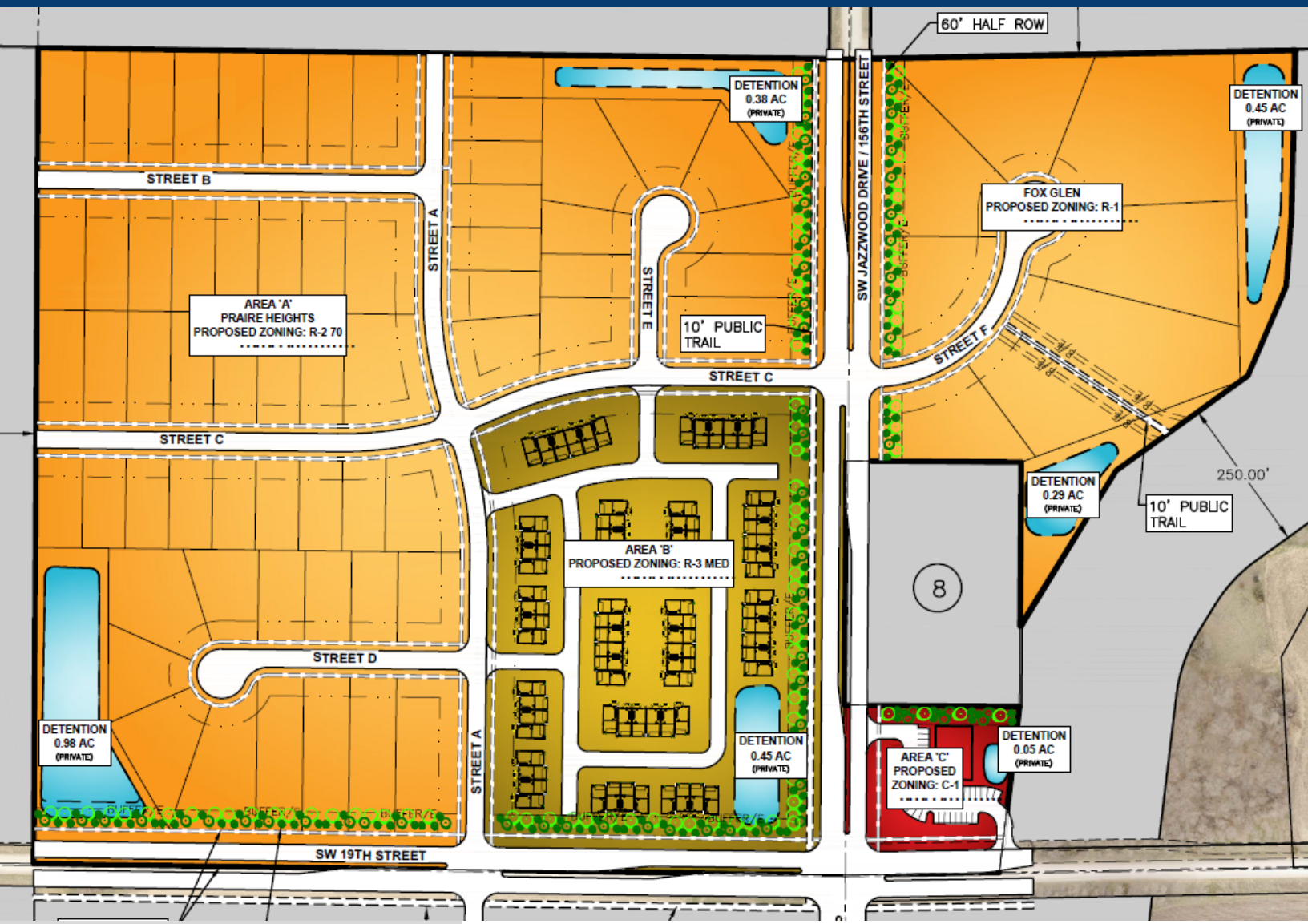
Legal

A Zoning Change and Development Agreement will be established as part of the rezone approval to outline the zoning standards and public improvement requirements.

The development will be required to provide roadway fee for SW 19th Street and SW Jazzwood Drive for the City to complete an asphalt overlay along the development.

Right-of-way dedication to provide 60′ to centerline is required along SW 19th Street and SW Jazzwood Drive will be dedicated to the City with the final plat. The right-of-way will allow the City to construct a 5-lane road in the future consistent with the Grimes Street Design Guide.

Rezone Concept



STREET ACCESS

Access will be provided via SW 19th Street and SW Jazzwood Drive. Internal streets will connect to future development to the north and west.

PEDESTRIAN ACCESS

Sidewalks will be provided on both sides of all public streets. A trail will be provided along the west side of SW Jazzwood Drive and a trail connection provided to the greenway to the east.

LAND USE AREAS

- Single– Family—39.48 acres
- Medium-Density Residential—10.85 acres
- Commercial—1.67 acres

COMMERCIAL

Permitted Uses—C-1 uses with the following exceptions: Automobile, trailer, motorcycle, boat and farm implement establishments for display, hire, rental and sales (including sales lots), Billiard parlors and pool halls, Bowling alleys, Dance halls, Funeral homes and mortuaries, Garages for general motor vehicle repair, Hotels and motels, Lawn mower repair shops, Public auction rooms, Sheet metal shops, Taverns and night clubs, Theaters, Used Car Lots

Setbacks

- Front—0′
- Rear—5′, 25′ when next to residential
- Side—5′, 25′ when next to residential

Height—3 stories/45′

Architecture—60% masonry

Open Space—20%

Landscaping—1 tree per 1,000 sf required open space

MEDIUM-DENSITY

Permitted Uses—attached and detached townhomes

Lot Size—No minimum

Density—10 units per acre

Setbacks

- External Property Lines—30′
- Private Drives/Sidewalks—20′
- Sides along Private Drives/Sidewalks—10′
- Postage Stamp Lots—0′

Dwelling Size—900 sf

Height—3 stories/40′

Garage—1-car attached up to 40% of the units, 2-car for the rest

Architecture—25% masonry on front façade and along public streets

Open Space—40%

Landscaping— 1 tree per 1,000 sf required open space

SINGLE-FAMILY—R-2 70
Minimum Lot Dimensions—70′ wide, 8,500 sf
Setbacks
Front—30′
Secondary Frontage—30′
Side—7′
Rear—25′
Minimum Dwelling Size—1,200sf, 1,400sf for 2 or more stories*
Garage—Minimum 2-car*
Maximum Height—35′, 3 stories
Open Space—40%
Landscaping—2 trees per lot
Architecture—20% masonry on front, alternative designs without masonry accepted in exchange for other architectural features

*May increase based on developer preference. Final determination will be established prior to Council

Conclusion

DEVELOPMENT STANDARDS CONTINUED

LANDSCAPE BUFFERS

- SW 19th Street & sw Jazzwood Drive—30′ buffer with 4′ berm
- Townhome Building Rear to Public Streets—30′ buffer with 3′ berm when the backs of units face the public streets
- Townhome Units Front Public Streets—Berm and buffer is not required but will provide required frontage plantings
- 4′ Buffer Quantities— 1 overstory, 3 understory, 1 evergreen per 50 linear feet
- 3′ Buffer Quantities— 1 overstory, 2 understory, 1 evergreen per 50 linear feet

Conclusion

The request is to rezone 52 acres from A-1 to R-4 (PUD).

The rezone is generally consistent with the area plan land use plan. The MDR area has shifted to the northwest corner of the intersection and a small area of commercial is proposed at the northeast corner of the intersection.

Fee in lieu of parkland dedication will be provided by the developer to be used by the City for improvements to the future park to the northwest.

Trail will be provided along the west side of SW Jazzwood Drive and a trail connection will be provided from the development to the future trail along the greenway to the east.

Right-of-way will be reserved along SW 19th Street and SW Jazzwood Drive for future widening. All public streets will be designed in accordance to the Grimes Street Design Guide.

Minimum dwelling and garage sizes may increase and will be finalized prior to Council consideration.

Staff recommend approval of the Fox Glen & Prairie Heights rezone subject to remaining staff comments.

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

~~September 3, 2025~~
October 31, 2025

Civil Design Advantage
Attn: Josh Trystad
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Fox Glen & Prairie Heights Rezone

Dear Josh:

The Development Services Department is in receipt of a proposed Rezoning for Fox Glen & Prairie Heights. Based on the review of the submittal materials, staff have the following comments:

General Comments:

1. ~~Provide consent form from 50.1% of property within 250' of the rezone boundary.~~

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.

REZONING SUBMITTAL SCHEDULE:

SUBMITTAL DATE: November 7, 2025
(1 PDF of Rezoning Map and Concept Plan)

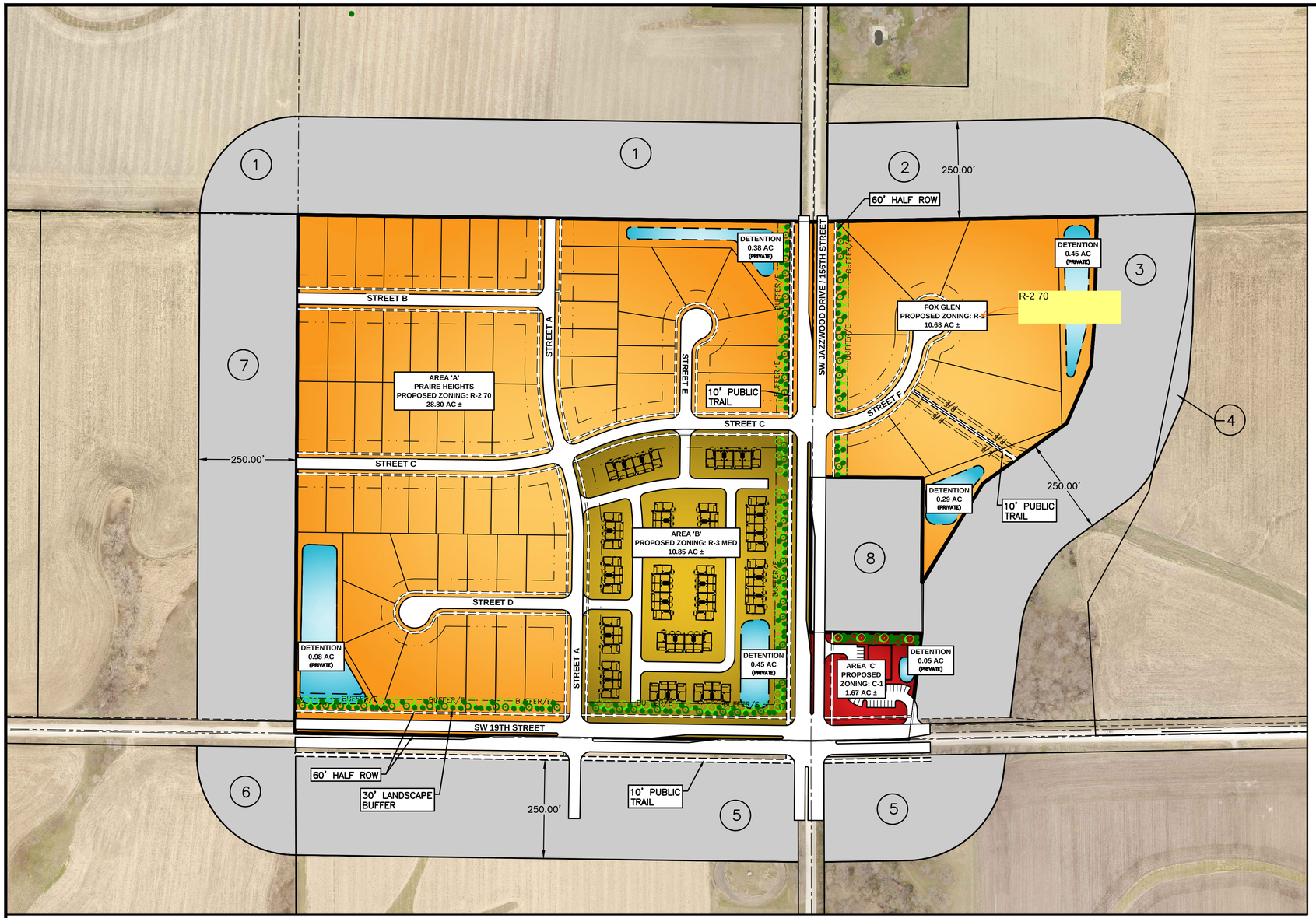
PLANNING & ZONING: November 4, 2025 at 5:30

COUNCIL MEETING: November 25, 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



ADJACENT OWNERSHIP:

Parcel No.	Owner / Mailing Address	Area (ac.)	Area (%)	CONSENTING
1	SANDRA TAMKIN PO BOX 500 NEVADA, IA 50201	0.00	0.00% *	
2	HOPE K FARMS LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266	5.06	32.97%	32.97%
3	CITY OF GRIMES 101 NE HARVEY ST GRIMES, IA 50111	0.00	0.00% *	
4	SOLID GROUND LLC 1040 SE FRONTIER AVE STE 160 WAUKEE, IA 50263	0.34	2.21%	2.21%
5	JERRY WITMER 5940 156TH ST GRIMES, IA 50111	0.00	0.00% *	
6	MARCO PROPERTIES 6000 DOUGLAS AVE STE 210 DES MOINES, IA 50322	0.00	0.00% *	
7	PARK VILLAGE, LLC 9500 UNIVERSITY AVE, STE 2112 WEST DES MOINES, IA 50266	7.38	48.07%	48.07%
8	LAWRENCE AND BARBARA EVANS 101 NE HARVEY ST GRIMES, IA 50111	2.57	16.74%	
	TOTAL =	**15.35**	**100.00%**	**83.25%**

* CITY PROPERTY AND AREAS OUTSIDE OF THE CORPORATE LIMITS ARE EXCLUDED FROM THE CONSENTING PERCENTAGES.

ZONING

EXISTING: A–1: AGRICULTURE DISTRICT (52.00 AC)

PROPOSED:	FOX GLEN:	PUD (R–2):	SINGLE–FAMILY DWELLING DISTRICT (10.68 AC)
	AREA 'A':	PUD (R–2):	SINGLE–FAMILY DWELLING DISTRICT (28.80 AC)
	AREA 'B':	PUD (R–3 MED):	MEDIUM DENSITY TWO OR MORE FAMILY DWELLING DISTRICT(10.85 AC)
	AREA 'C':	C–1:	GENERAL COMMERCIAL DISTRICT (1.67 AC)

PUD (Commercial)

PARKLAND DEDICATION (PRAIRIE HEIGHTS ONLY)

PARKLAND REQUIRED
SINGLE–FAMILY :
62 LOTS X 3 PEOPLE/LOT X 6.5 ACRES/1000 PEOPLE = 0.70 ACRES

MULTI–FAMILY:
108 UNITS (MAX 10 UNITS/AC)
X 2 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE = 1.40 ACRES
*TOTAL REQUIRED: = 2.10 ACRES

*NOTE:
TOTAL AMOUNT OF PARKLAND REQUIRED IS BASED ON MAXIMUM DENSITY BEING PROVIDED IN THE MULTI–FAMILY RESIDENTIAL AREA AND THE PRELIMINARY LOT CONFIGURATION OF THE SINGLE FAMILY AREA. ACTUAL AMOUNT REQUIRED FOR THE MULTI–FAMILY RESIDENTIAL AREA WILL BE BASED ON ACTUAL UNITS SHOWN IN THE SITE PLAN. ACTUAL AMOUNT REQUIRED FOR THE SINGLE FAMILY RESIDENTIAL AREA WILL BE BASED ON THE FINAL PLAT.

OWNER/APPLICANT

FI8 HOLDINGS, LLC
CONTACT: JUSTIN FRAMPTON
1220 NE STATION CROSSING DR STE 112
GRIMES, IA 50111
PH: (515) 559–4443

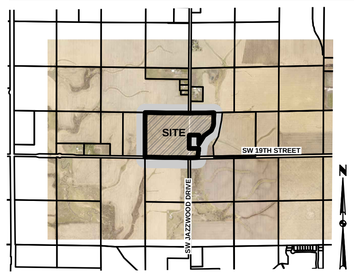
ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369–4400
EMAIL. JOSHT@CDA–ENG.COM

LEGAL DESCRIPTION:

PARCEL "22–171" OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;
AND THE SE1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA

VICINITY MAP:



GRIMES, IOWA

LEGEND:

- FOX GLEN AND AREA 'A' PUD (R–2 70): SINGLE–FAMILY DWELLING DISTRICT
- AREA 'B' PUD (R–3: MED): MEDIUM DENSITY, TWO OR MORE FAMILY RESIDENTIAL DISTRICT
- AREA 'C' C–1: GENERAL COMMERCIAL DISTRICT

BULK REGULATIONS:

PUD (R–2 70) – FOX GLEN AND PRAIRIE VILLAGE AREA 'A'

MINIMUM LOT AREA = 8,500 SF
MINIMUM LOT WIDTH = 70 FT

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 7/15 FT

do you want this 7' both sides?

MAX BUILDING HEIGHT = 35 FT

MAXIMUM DENSITY = 5.0 UNITS / ACRE

PUD (R–3 MED) – AREA 'B'

updated based on development agreement

MINIMUM LOT AREA = 80,000 SF
MINIMUM LOT WIDTH = 200 FT

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 7/14 FT (1.5 STORIES)
15/30 FT (2–3 STORIES)

MAX BUILDING HEIGHT = 40 FT

MAXIMUM DENSITY = 10.0 UNITS / ACRE

C–1 – AREA 'C'

update standards based on development agreement

MINIMUM LOT AREA = NONE (SAME AS R–3 FOR R USES)
MINIMUM LOT WIDTH = NONE (SAME AS R–3 FOR R USES)

SETBACKS:
FRONT YARD = 0 FT
REAR YARD = 0 FT (25' ADJOINING R DISTRICT)
SIDE YARD = 0 FT (10' ADJOINING R DISTRICT)

MAX BUILDING HEIGHT = 50 FT

REVISIONS

DATE	
10/17/2025	REVISED
09/10/2025	SUBMITTAL #2
08/08/2025	PREPARED

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

ENGINEER: JAT | TECH:

CIVIL DESIGN ADVANTAGE

FOX GLEN & PRAIRIE HEIGHTS

GRIMES, IOWA

REZONING MAP

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PLOTTED: 10/20/2025 3:04 PM
PLOTTED BY: JOSH TRYGSTAD
COMMENT: ENG.

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	TOTAL =	**15.35**	**100.00%**	**83.25%**

* CITY PROPERTY AND AREAS OUTSIDE OF THE CORPORATE LIMITS ARE EXCLUDED FROM THE CONSENTING PERCENTAGES.

SCALE
0' 75' 150' 300'

ZONING

EXISTING: A–1: AGRICULTURE DISTRICT (52.00 AC)

PROPOSED:	FOX GLEN:	PUD (R–2):	SINGLE–FAMILY DWELLING DISTRICT (10.68 AC)
	AREA 'A':	PUD (R–2):	SINGLE–FAMILY DWELLING DISTRICT (28.80 AC)
	AREA 'B':	PUD (R–3 MED):	MEDIUM DENSITY TWO OR MORE FAMILY DWELLING DISTRICT(10.85 AC)
	AREA 'C':	C–1:	GENERAL COMMERCIAL DISTRICT (1.67 AC)

PARKLAND DEDICATION (PRAIRIE HEIGHTS ONLY)

PARKLAND REQUIRED
SINGLE–FAMILY :
62 LOTS X 3 PEOPLE/LOT X 6.5 ACRES/1000 PEOPLE = 0.70 ACRES

MULTI–FAMILY:
108 UNITS (MAX 10 UNITS/AC)
X 2 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE = 1.40 ACRES
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ENGINEER / SURVEYOR:

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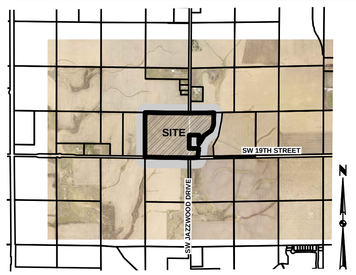

GRIMES, IOWA

LEGEND:

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BULK REGULATIONS:

PUD (R–2 70) – FOX GLEN AND PRAIRIE VILLAGE AREA 'A'

MINIMUM LOT AREA = 8,500 SF
MINIMUM LOT WIDTH = 70 FT

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 7/15 FT

MAX BUILDING HEIGHT = 35 FT

MAXIMUM DENSITY = 5.0 UNITS / ACRE

PUD (R–3 MED) – AREA 'B'

MINIMUM LOT AREA = 80,000 SF
MINIMUM LOT WIDTH = 200 FT

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 30 FT
SIDE YARD = 7/14 FT (1.5 STORIES)
15/30 FT (2–3 STORIES)

MAX BUILDING HEIGHT = 40 FT

MAXIMUM DENSITY = 10.0 UNITS / ACRE

C–1 – AREA 'C'

MINIMUM LOT AREA = NONE (SAME AS R–3 FOR R USES)
MINIMUM LOT WIDTH = NONE (SAME AS R–3 FOR R USES)
SETBACKS:
FRONT YARD = 0 FT
REAR YARD = 0 FT (25' ADJOINING R DISTRICT)
SIDE YARD = 0 FT (10' ADJOINING R DISTRICT)

MAX BUILDING HEIGHT = 50 FT

DATE	REVISIONS
10/17/2025	
09/10/2025	REVISED
08/08/2025	SUBMITTAL #2
	PREPARED

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

ENGINEER: JAT | TECH:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

FOX GLEN & PRAIRIE HEIGHTS
REZONING MAP

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PLOTTED BY: JOSH TRYGSTAD TECH:
COMMENT: ENG:

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

Park Village Rezone

APPLICANT

Park Village, LLC

REQUESTED ACTION

Approval to rezone 105.22 acres to allow the development of single-family lots.

LOCATION

Generally located north of SW 19th Street between SW Jazzwood Drive and W Ave/ Alice's Road

ZONING

Current – A-1

Proposed – R-2 70

PLANNER

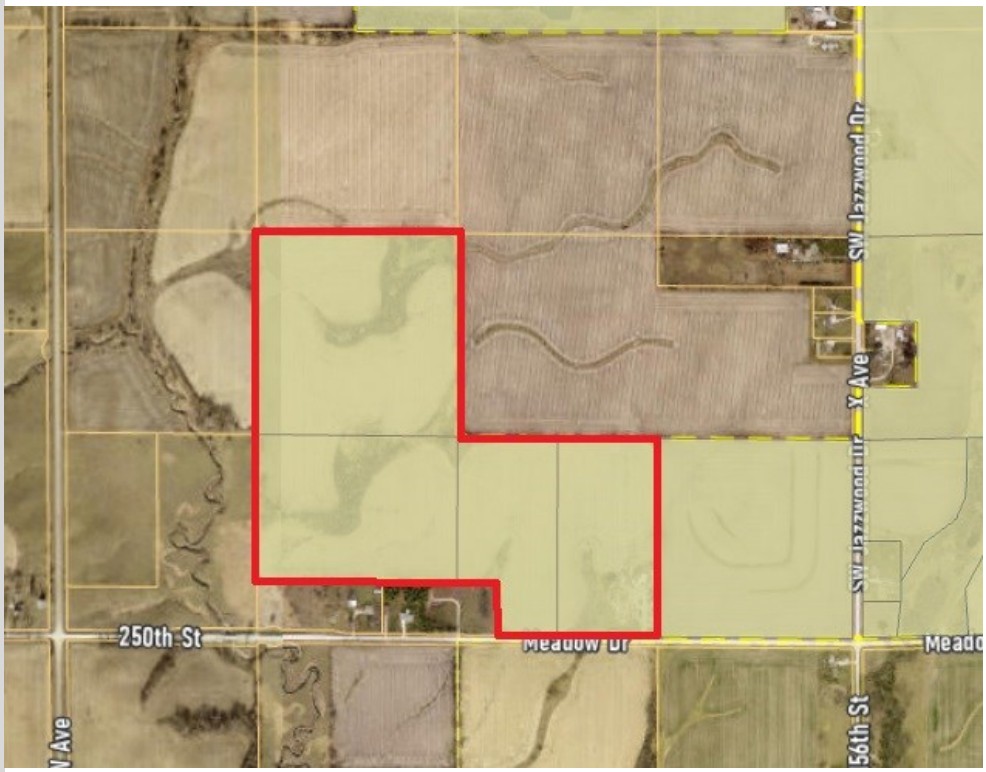
Evann Coffey

ecoffey@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	LDR	A-1
North	Vacant	LDR	Agricultural (Dallas County)
South	Estate Residential/Vacant	LDR	Agricultural (Dallas County)
East	Vacant	LDR/Park	A-1/Agricultural (Dallas County)
West	Vacant	Greenway/LDR	Agricultural (Dallas County)

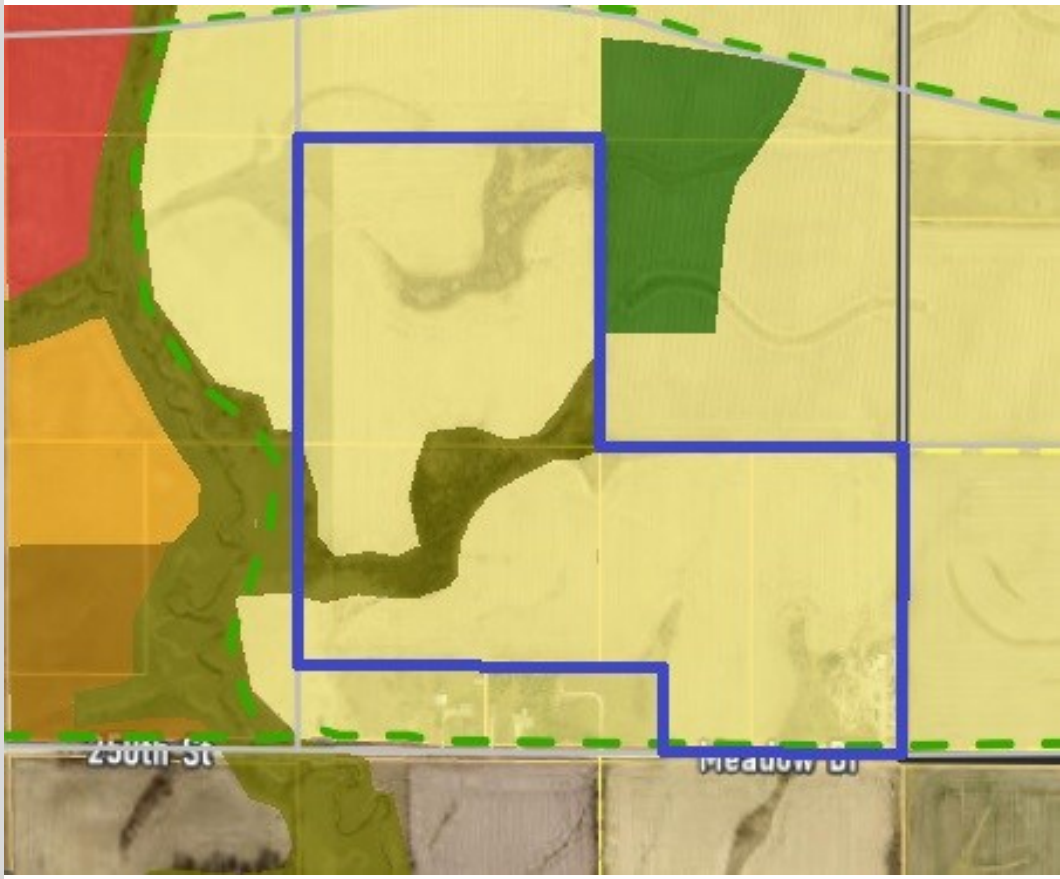
PARKS

The Parks and Trails Master Plan identifies a park generally located north of the Park Village development and a trail along the greenway to the west. Through the area planning efforts, the trail network was expanded to identify trails along SW 19th Street and SW 11th Street. The trail along SW 19th Street will be provided on the south side in Urbandale. A trail will be provided along the north south minor collector road through the Park Village development to provide connection to the future park. A trail connection will be provided from the development to the future trail along the greenway.

Because the future park is planned north of the development, the developer is proposing to provide fee in lieu of land dedication. The funds will be used toward improvements to the park.

Park and Recreation will provide their recommendation at their next meeting and will be forwarded to the Council.

Area Plan Future Land Use



The future land use plan identified the property as LDR and Urban Reserve. The rezone is consistent with the area plan future land use plan which identified the entire property as LDR. The area shown as greenway is a tree line. The development will preserve as many trees as possible to provide lots with wooded areas.

Relation to Studies, City Projects & Legal

RELATION TO STUDIES

Access points on SW 19th Street are consistent with the Grimes Street Design Guide.

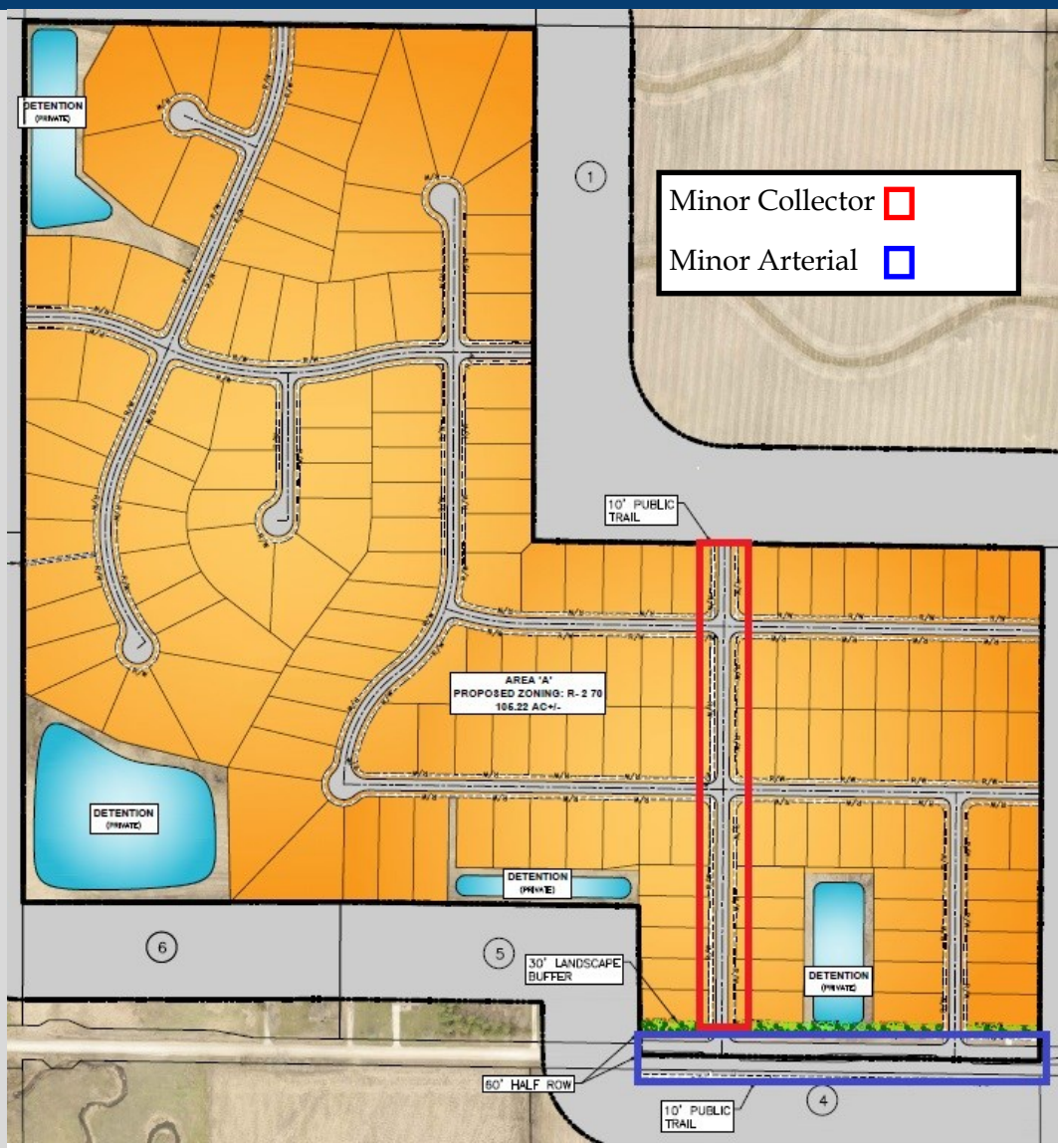
All public street right-of-way is consistent with the Grimes Street Design Guide.

CITY PROJECTS

An asphalt overlay will be provide along SW 19th Street and SW Jazzwood Drive to pave the existing gravel roads.

UTILITIES

Water and sewer to the development will be provided upon the extension of utilities through the neighboring developments to the east. The NW portion of the development may require additional sewer or lift station to provide service.



Legal

A Zoning Change and Development Agreement will be established as part of the rezone approval to outline the zoning standards and public improvement requirements.

The development will be required to provide roadway fee for SW 19th Street for the City to complete an asphalt overlay along the development.

Right-of-way dedication to provide 60' to centerline will be dedicated to the City with the final plat. The right-of-way will allow the City to construct a 5-lane road in the future consistent with the Grimes Street Design Guide.

Rezone Concept

STREET ACCESS

Access will be provided via two street connections to SW 19th Street. Future road extensions with future development will connect the development to SW Jazzwood Drive and SW 11th Street.

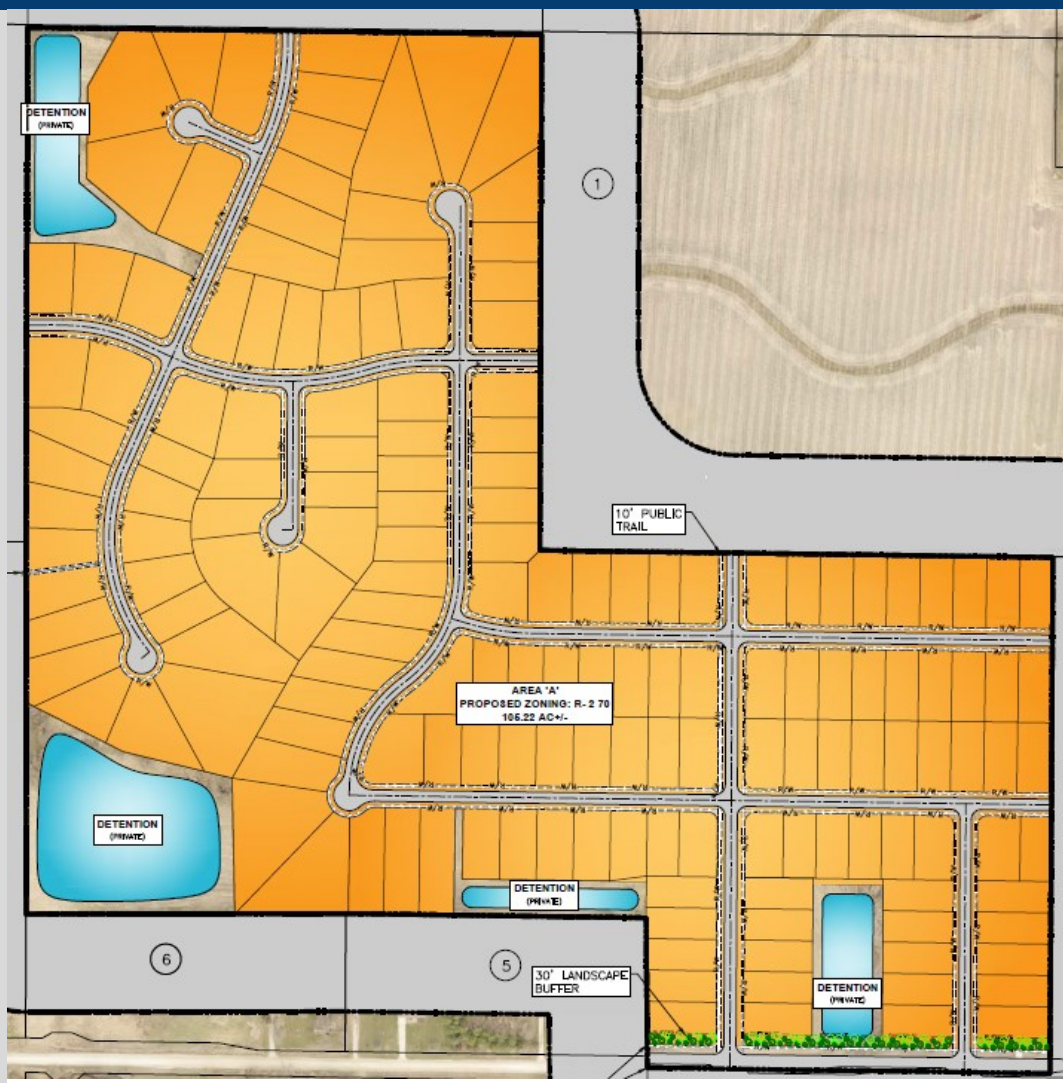
PEDESTRIAN ACCESS

Sidewalks will be provided on both sides of all public streets. A trail will be provided along the north/south minor collector road that will connect the development to the future park to the north.

LANDSCAPING

A 30' landscape buffer with 4' berm and landscaping will be provided along SW 19th Street. The buffer will include one overstory, three understory and one evergreen tree for every 50' of buffer.

Street trees will be required along the north/south minor collector road through the development.



DEVELOPMENT STANDARDS—R-2 70

Minimum Lot Dimensions—70' wide, 8,500 sf
Setbacks
- Front—30'
- Secondary Frontage—30'
- Side—8', 17' combined
- Rear—25'

Minimum Dwelling Size—1,200sf, 1,400sf for 2 or more stories*
Garage—Minimum 2-car*
Maximum Height—35', 3 stories
Open Space—40%
Landscaping—2 trees per lot

*May increase based on developer preference. Final determination will be established prior to Council

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Park Village rezone subject to remaining staff comments.

Conclusion

The request is to rezone 105.22 acres from A-1 to R-2 70.

The rezone is consistent with the area plan land use plan.

Fee in lieu of parkland dedication will be provided by the developer to be used by the City for improvements to the future park to the north.

Trails will be provided along the north/south minor collector street to connect the development to the future park. Additional trail connection will be provided from the development to the future trail along the greenway to the west.

Right-of-way will be reserved along SW 19th Street for future widening. All public street will be designed in accordance to the Grimes Street Design Guide.

Minimum dwelling and garage sizes may increase and will be finalized prior to Council consideration.

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

~~September 3, 2025~~
October 31, 2025

Civil Design Advantage
Attn: Josh Trygstad
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Park Village Rezone

Dear Josh:

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

General Comments:

1. ~~Provide consent forms from 50.1% of neighoring property owners within 250' of the rezone boundary.~~

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.

REZONING SUBMITTAL SCHEDULE:

SUBMITTAL DATE: November 7, 2025, 2025
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: November 4, 2025 at 5:30

COUNCIL MEETING: November 25, 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

PARK VILLAGE PROPERTY

REZONING MAP

remove

update

OWNER/APPLICANT

PARK VILLAGE, LLC
9500 UNIVERSITY AVE. STE 2112
WEST DES MOINES, IA 50266
PH: (515) 327-0800
EMAIL: JJOHNSON@ACCURATEDEVELOPMENT.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DR
URBANDALE, IOWA 50322
PH: 515-369-4400

ZONING

EXISTING:

A-1: AGRICULTURE DISTRICT (105.22 AC)

PROPOSED:

AREA 'A' R-1: SINGLE-FAMILY DWELLING DISTRICT (62.27 AC)
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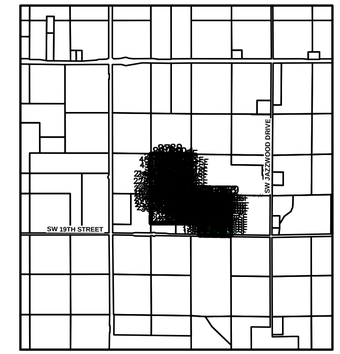

GRIMES, IA

BULK REGULATIONS

R-2 70 LOTS

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MINIMUM LOT WIDTH	=	70 FT
SETBACKS:		
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* ASSUMES MORE THAN 50% OF LOTS ARE ≥ 80' WIDE		
MAX BUILDING HEIGHT	=	35 FT
MAXIMUM DENSITY	=	5.0 UNITS / ACRE

LEGEND:

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SINGLE-FAMILY :
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N

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0' 100' 200' 400'

FILE: H:\2025\2507581\DWG\2507581-REZONING MAP.DWG
PLOTTED BY: RYAN LUNDHOLM PLOTTED: 10/7/2025 1:56 PM
COMMENT:
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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

PARK VILLAGE PROPERTY
REZONING MAP

1/2
2507.581

PARK VILLAGE PROPERTY

REZONING MAP

REZONING DESCRIPTION

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Parcel No.	Owner Mailing Address	Area (ac.)	Area (%)	CONSENTING
1	SANDRA TAMKIN PO BOX 500 NEVADA, IA 50201	32.44	0.00% *	
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3	JERRY WITMER 5940 156TH ST GRIMES, IA 50111	1.13	0.00% *	
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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JAT | TECH:

CIVIL DESIGN ADVANTAGE

PARK VILLAGE PROPERTY

GRIMES, IOWA

REZONING MAP

2 / 2

2507.581

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PLOTTED BY: RYAN LUNDHOLM TECH:
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COMMENT:
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PARK VILLAGE PROPERTY

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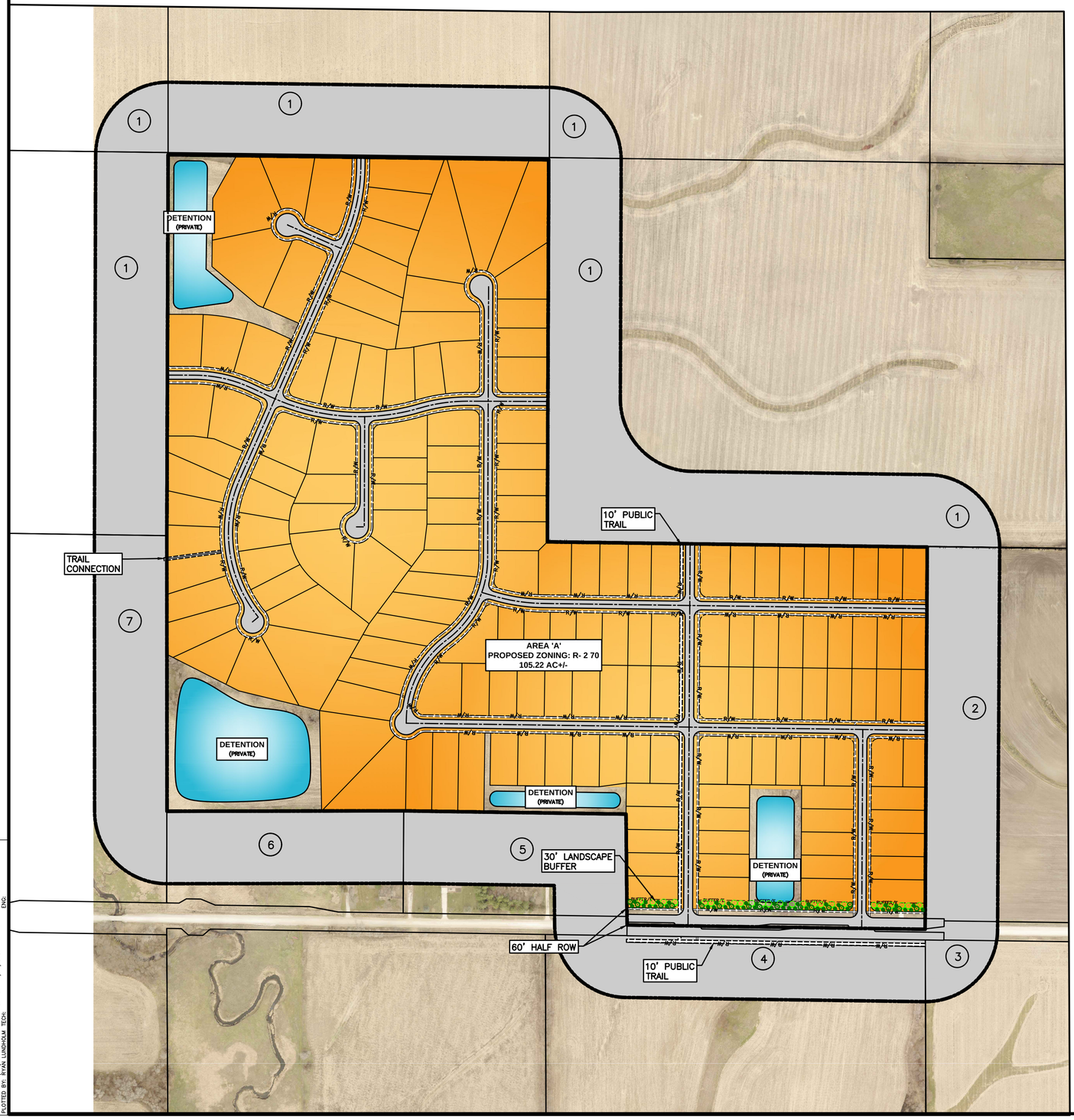

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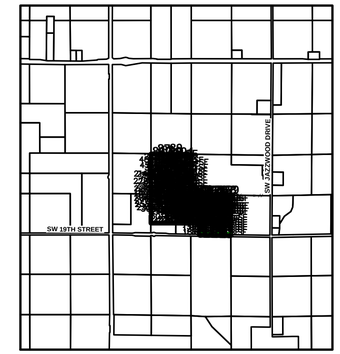

GRIMES, IA

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MINIMUM LOT AREA = 8,500 SF
MINIMUM LOT WIDTH = 70 FT

SETBACKS:
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CIVIL DESIGN ADVANTAGE

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REZONING MAP
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PLOTTED BY: RYAN LUNDHOLM | TECH:
COMMENT:
ENG:

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

The Allure on 44

APPLICANT

The Allure on 44, LLC

REQUESTED ACTION

Approval of site plan and preliminary plat to divide existing lot into 2 lots and construct 1 40-unit apartment building and garage structure on the 2.26-acre Lot 1 and four 60-unit apartment buildings, one 20 -unite apartment building a clubhouse, and 6 garage structures on the 14.43-acre Lot 2.

LOCATION

Southwest corner of NW Ridgewood Drive and NW 5th Street

ZONING

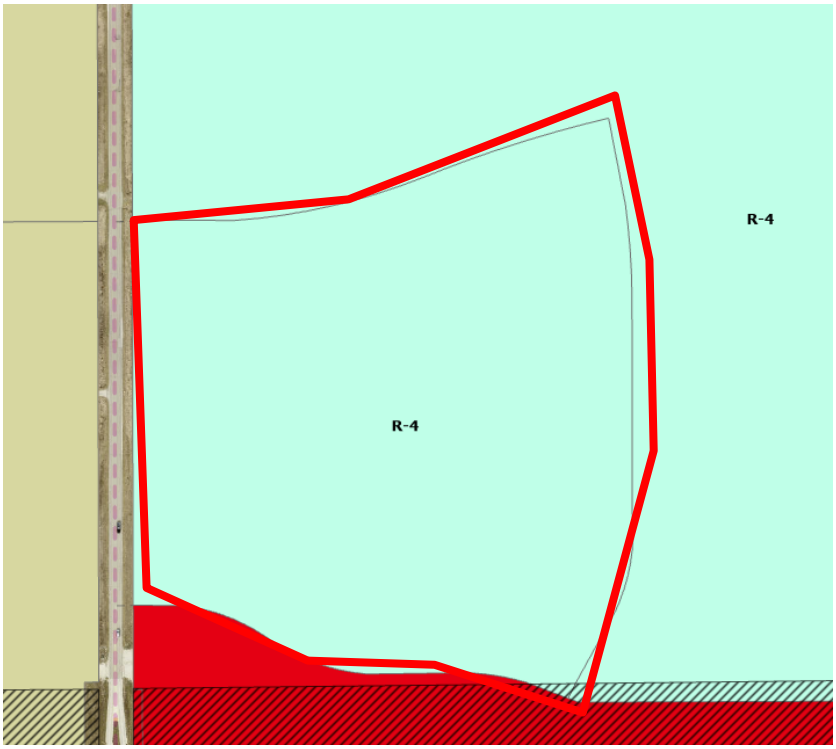
R-4 PUD—High Density Residential District

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	Vacant	MU-1 Mixed Use 1	R-4 PUD
North	Developing Medium Density Residential	MDR Medium Density Residential	R-4 PUD
South	Vacant	MU-1 Mixed Use 1	C-2 and Transportation Corridor Mixed Use Overlay District
East	Developing Medium Density Residential	MDR Medium Density Residential and LDR Light Density Residential	R-4 PUD
West	Agriculture	MDR Medium Density Residential	A-1 Agriculture

PARKS

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.

Future Land Use Map

Relation to Legal

Legal

- The site is subject to the Hope Timber development agreement.
- Site was subject to fees for County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.
- The site will have ingress/egress easements on shared access drives between Lot 1 and Lot 2.
- The Lot 1 and Lot 2 will have a private storm sewer agreement in order to convey all stormwater to Pond 1A on the northeast corner of the site.

Site Layout

ACCESS

- Full access on NW 5th St
- Full access on NW Ridgewood Drive
- Full access driveway off of NW 2nd Street

PEDESTRIAN CONNECTIVITY

Private sidewalks will connect to the NW Ridgewood Dr, NW 2nd St, and NW 5th St public sidewalk networks.

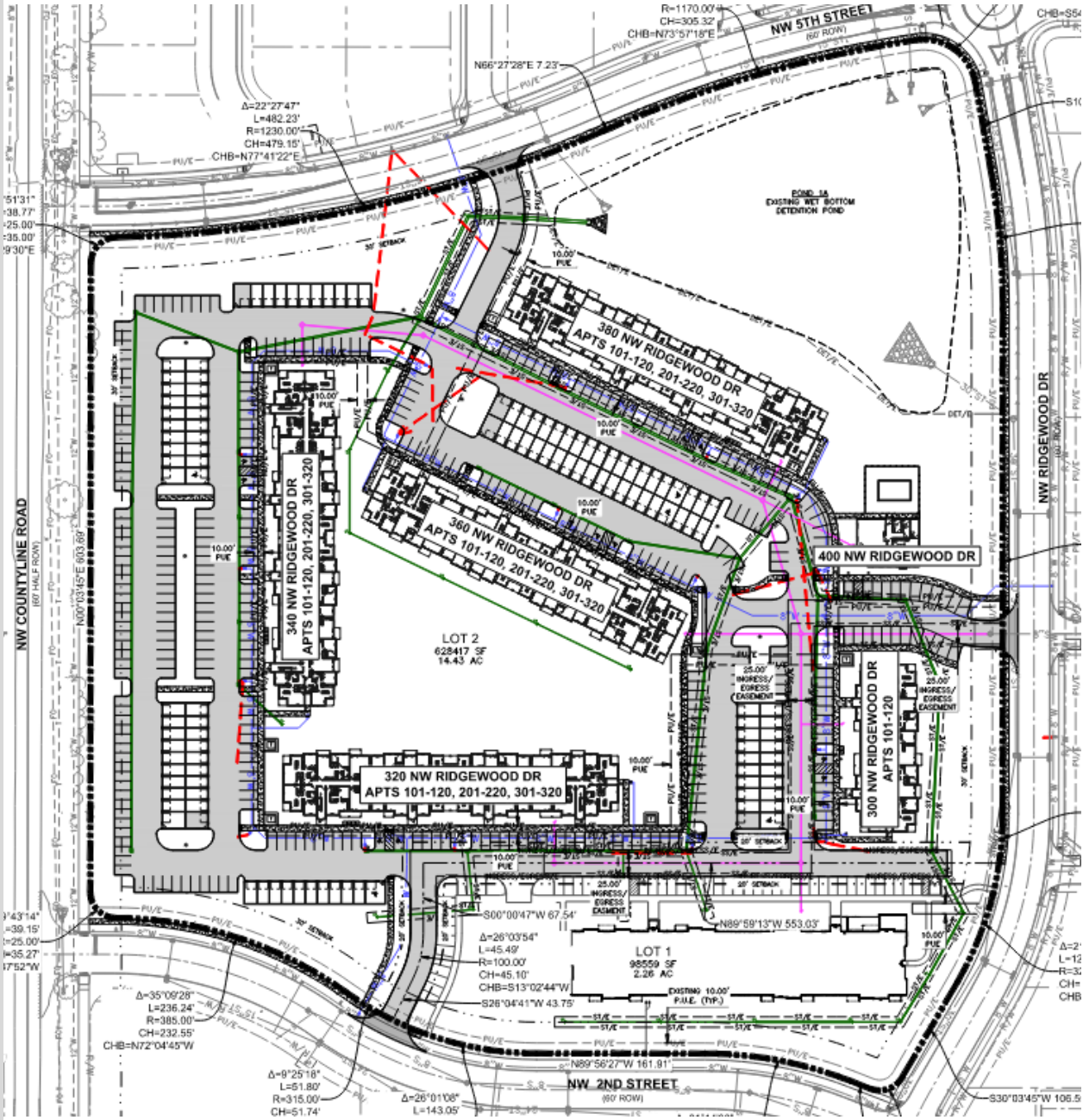
LIGHTING

Parking lot lights are provided throughout the Lot 2. There will also be wall pack lighting on the apartment buildings.

BUILDING SETBACKS

Front Setback	30 Feet
Side Setback	20 Feet
Rear Setback	30 Feet
Parking Setback	10 Feet

Site Layout



PARKING:

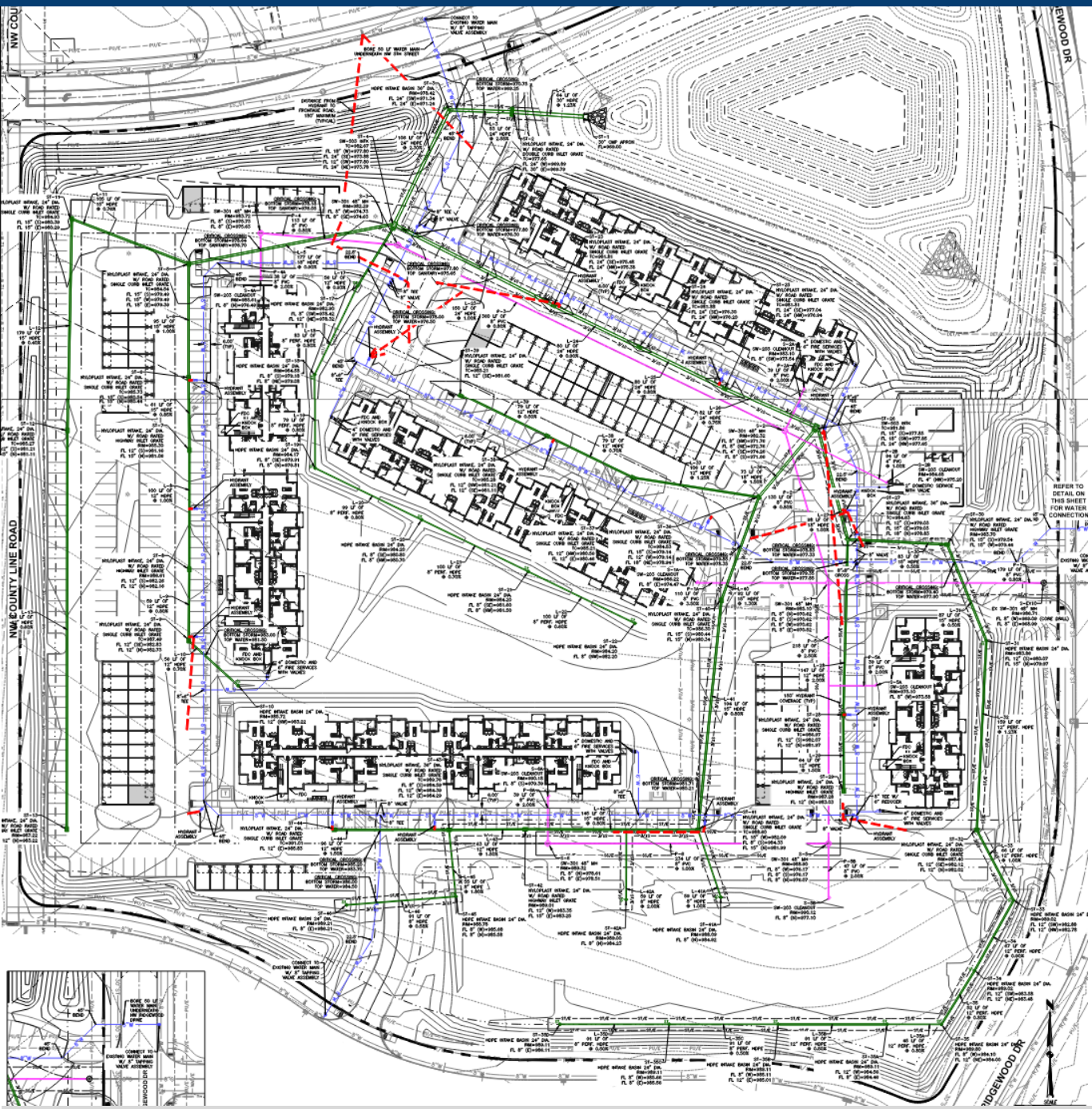
- Provided parking includes both garage and surface parking stalls to meet Hope Timber PUD development agreement requirements.
- Trash enclosures will be located in designated fire-rated garage stalls throughout the complex.

Parking Calculation Table

Required	Proposed
Lot 2: 459 stalls	Lot 2: 459 stalls
Lot 2 ADA: 9 stalls	Lot 2 ADA: 17 stalls

Utilities Plan

Utilities Map



SANITARY

Lot 2 sewer connection for the site will be connected to the existing sanitary sewer at the access drive on NW Ridgewood Drive.

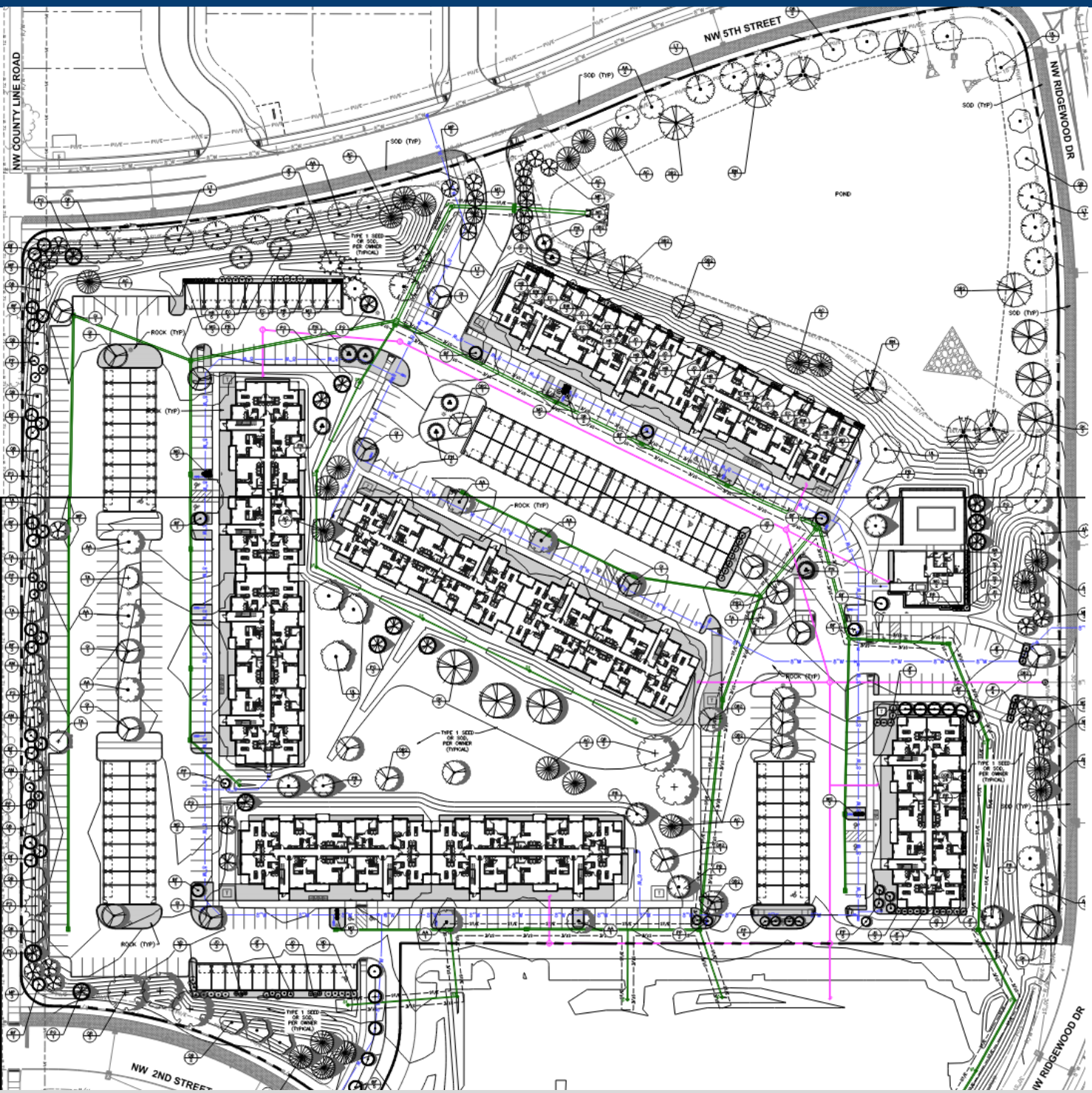
WATER

Lot 2 private water service will connect from the existing water main near the access drive on the East side of NW Ridgewood Drive.

STORM WATER

Detention will be provided a the NE corner of the site in the wet bottom pond that will be undisturbed through-out construction. Storm sewer infrastructure will be privately shared between Lot 1 and Lot 2.

Landscaping Plan



Landscaping Map

LANDSCAPING

Landscaping provided meets open space, west buffer, and street tree requirements.

Open space: minimum 1 tree per 1,000 square feet of required open space = 252 trees required
= 254 trees provided

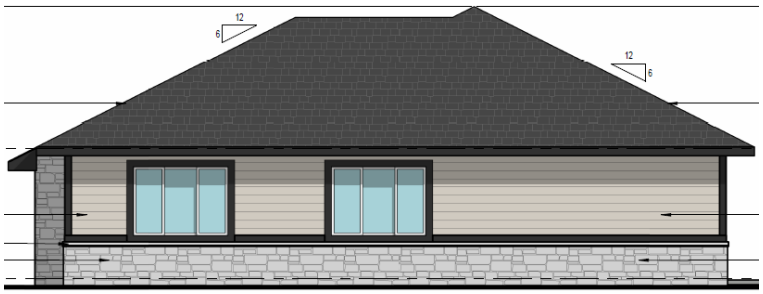
NW County Line Rd buffer: 1 overstory, 1 understory, 1 evergreen per 50 linear feet of buffer = 13 overstory, 26 understory, and 13 evergreen trees required
= 13 overstory, 27 understory and 13 evergreen trees provided

Street trees: 1 overstory tree per 50 feet of lot frontage with no more than 5 similar species in a single group = 39 trees required
= 39 trees provided

Architecture

Apartment Building Front

Clubhouse Building Front (West) and Rear (East)



Garage Building Front

BUILDING & ELEVATIONS

All buildings will consist of stone and brick veneer and fiber cement lap siding materials to meet 25% masonry/brick requirement for all faces of the building. Clubhouse matches the primary residential buildings and meets the 25% masonry/brick requirement. Garage buildings will meet the requirements and match the primary residential buildings.

DUMPSTER ENCLOSURE

Trash is planned to be stored within the garage buildings throughout the complex. Garage stalls dedicated to trash will be fire-rated.

LIGHTING

Wall pack lighting are proposed on the all sides of the apartment buildings and within the parking lot areas.

Material Board

Conclusion

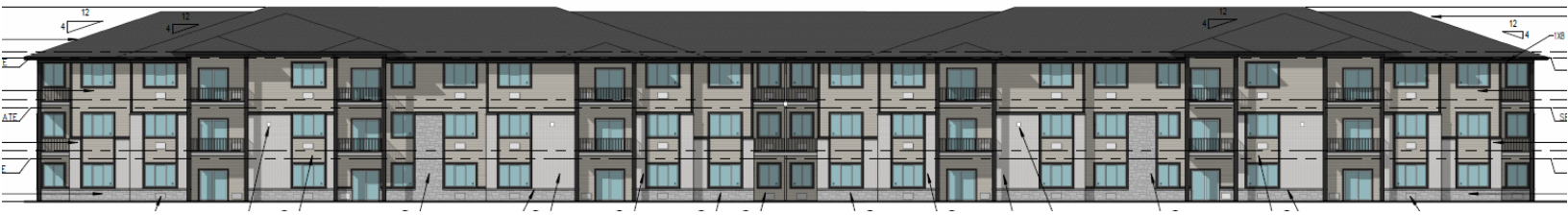
STAFF RECOMMENDATION

Staff recommends approval of the Allure on 44 preliminary plat and site plan subject to any remaining staff comments.

Conclusion

- Preliminary plat to divide existing lot into 2 lots and construct 1 40-unit apartment building and garage structure on the 2.26-acre Lot 1 and four 60-unit apartment buildings, one 20-unite apartment building a clubhouse, and 6 garage structures on the 14.43-acre Lot 2.
- The Lot 2 buildings will consist of stone and brick veneer and fiber cement lap siding materials. The buildings and structures on site will match in colors and aesthetics as required by Hope Timber PUD Development Agreement.
- Lot 2 site plan meets all landscaping requirements.
- Fees and parkland dedication has previously been paid for and allocated within the Hope Timber Plat 1 final plat.
- Lot 1 and 2 are subject to the Hope Timber PUD Development Agreement.
- The site will have ingress/egress easements on shared access drives between Lot 1 and Lot 2.
- The Lot 1 and Lot 2 will have a private storm sewer agreement in order to convey all stormwater to Pond 1A on the northeast corner of the site.

Apartment Building Rear



Apartment Building Sides

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

~~August 26, 2025~~
October 31, 2025

Civil Design Advantage
Attn: Josh Trygstad
4121 NW Urbandale Drive
Urbandale, IA 50322

RE: The Allure on 44 Preliminary Plat and Site Plan

Dear Mr. Trygstad:

The Development Services Department is in receipt of a proposed Site Plan and Preliminary Plat for the The Allure on 44. 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 Council approval. ($2000 site plan, $2000 preliminary plat, $1,200 SWMP, $250 SWPPP).

2. Note that observation fees will be sent after receiving the final signed plan set.

3. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

4. Note that CAD Files will be required 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.

6. ~~For the preliminary plat please provide a complete legal description of the property to be platted, including descriptive boundaries of the subdivision, based on an accurate traverse, giving angular and linear dimensions.~~

7. Provide all architectural elevations for review, inclusive of primary apartment buildings, clubhouse, garage buildings.
    a. ~~Provide elevations for 60 unit buildings. Please include a site map with labels on each side of the building that correlates to the elevations (instead of using cardinal directions or submitting separate elevations for each building).~~
    b. 300 NW Ridgewood Dr will need to have its own building elevations that match the size of the building. Provide colored elevations with material key and material quantities.

~~c. The clubhouse will need to have its own building elevations.~~
~~d. 40 stall dual loaded garage with trash enclosure stalls.~~
~~e. 11 stall single loaded garage.~~
f. 11 stall single loaded garage with handicap/trash enclosure stall.
~~g. 20 stall dual loaded garage with handicap stalls.~~

8. Provide photometric plan and lighting cut sheets for review.

9. Please update and resubmit the SWMP for review. Staff has not received submittal 2 comments from the SWMP reviewer yet. Alivia will send over comments as soon as they are available.

10. Please update and resubmit the SWPPP for review.

~~11. What is the timeline with Allure vs Home Place? Will they be constructing at same time, is any construction being overlapped, or is the Home Place dependent on Allure's schedule? We will want to esure these projects can happen independently of each other if desired by the owner(s) (ex/ if Allure does not construct or has delays, the Home Place is not dependent on the Allure schedule).~~ ~~**Construction will be concurrent with Allure starting first. Home Place construction will not start until utilities are extended to the lot. Completion of Home Place will not be completed prior to paved access being completed through Allure's lot.**~~

Utility Plan Comments:

1. Buildings will probably need a 2 or 3" meter. Please reach out to Dave Guthrie, Utilities & ROW Superintendent (dguthrie@grimesiowa.gov) for water meter/domestic service sizing.

Fire Comments:

~~2. Fire department apparatus access roads are required to be provided within 150' of all portions of the exterior of the building.~~

~~3. Provide modeling that the largest fire department apparatus is able to safely navigate the entire site.~~

~~4. If the roof height exceeds 30' in height, the aerial apparatus access (26' in width and located 15'-30' from the edge of the building) is required to be provided for each building with a roof height in excess of 30 feet.~~

~~5. Additional fire hydrants are required within the site to provide the required 5 hydrants and the 180' max spacing along the frontage road to cover each of the 4 larger buildings per table C102.1 based on the anticipated construction type of VA and gross building area.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: November 7, 2025
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: November 4, 2025, at 5:30 PM; Grimes Council Chambers

COUNCIL MEETING: November 25, 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

Planner Comments Complete

Provide labels for materials and material key similar to 60-plex building elevation drawings

Ensure all faces of building meet the 25% masonry requirement

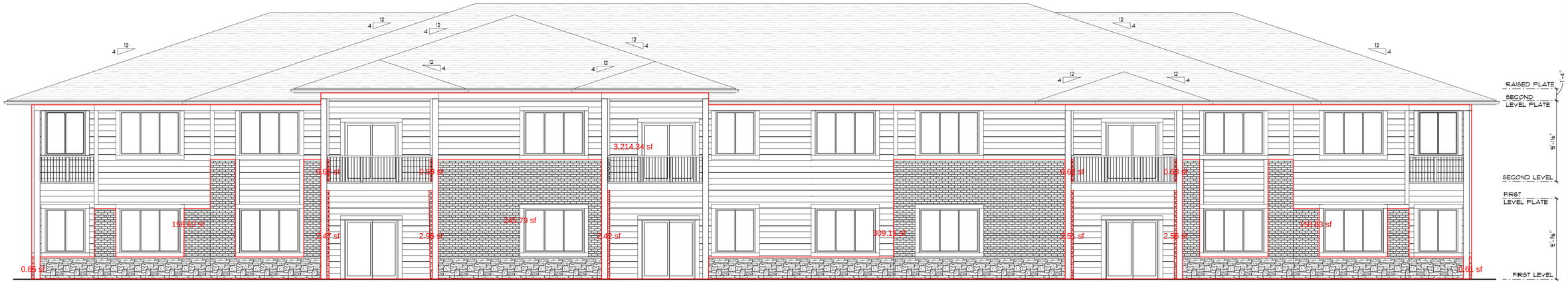
Provide labels for wall pack lighting locations

Provide material percentage calculations similar to 60-plex building elevation drawings

Provide colored elevation drawings

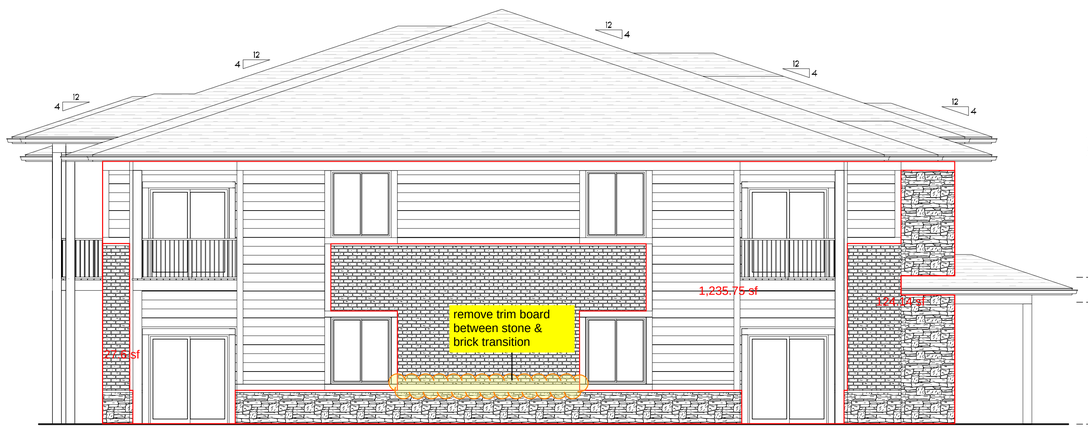
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



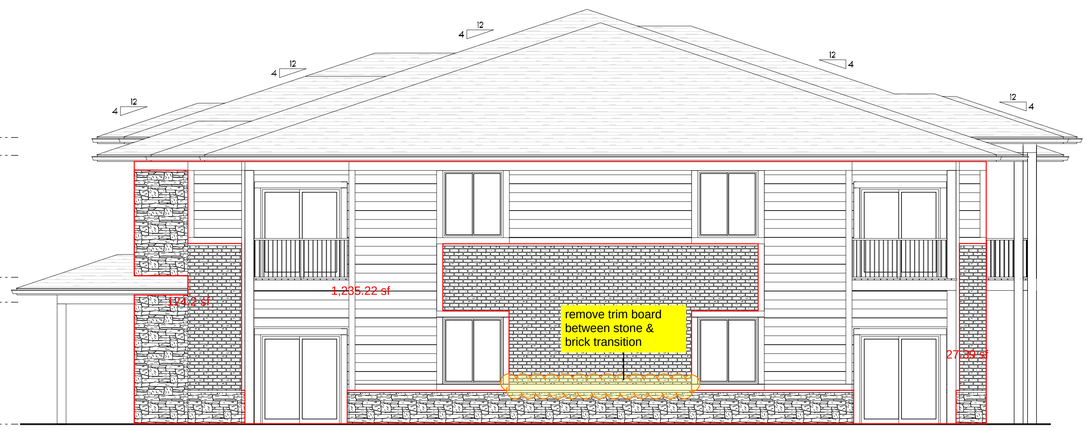
REAR ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

SOFTPLAN ARCHITECTURAL FLOOR PLAN SOFTWARE

SECTION LETTER: A

PAGE NUMBERS: 1

SCALE: 3/16" = 1'-0"

DATE: Friday, September 12, 2025

PAGE: 1 / 1

Elevations

kcdesign

DRAWN BY KAITLYN COX
kcoxkcdesign@mlc.com
www.kcdesignmlc.com

THE ALLURE AT 44 - 20 PLEX

J Larson Homes
300 NW Ridgewood Drive
Grimes, IA

THESE PLANS ARE THE PROPERTY OF KC DESIGN, LLC AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF KC DESIGN, LLC. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ALL RIGHTS RESERVED.

KC design

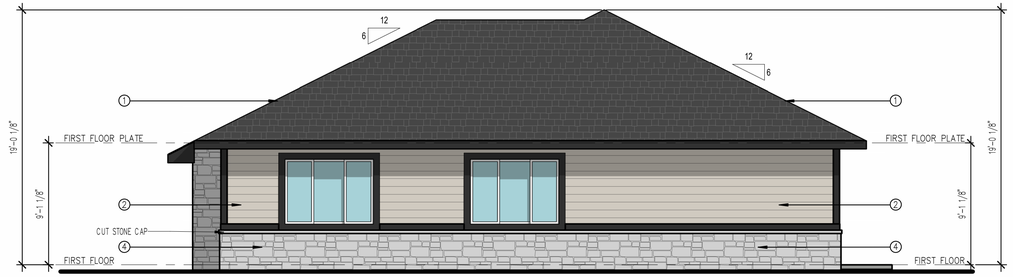
Planner Comments Complete

No comments. Building elevations meet requirements (25% masonry/brick) as specified in Hope Timber Development Agreement

Are there going to be any wall pack lighting on the building? If so, provide locations and labels.

EAST ELEVATION:

TOTAL AREA:	440 SF
GLASS AREA:	64 SF
TOTAL - GLASS=	376 SF
GLASS %	15%
STONE/BRICK AREA:	160 SF
STONE/BRICK %	43%

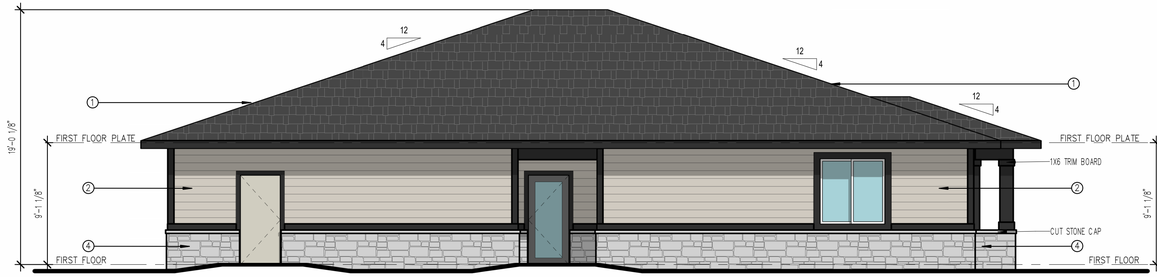


4 EAST ELEVATION

3/16" = 1'-0"

NORTH ELEVATION:

TOTAL AREA:	560 SF
GLASS AREA:	44 SF
TOTAL - GLASS=	516 SF
GLASS %	8%
STONE/BRICK AREA:	174 SF
STONE/BRICK %	34%

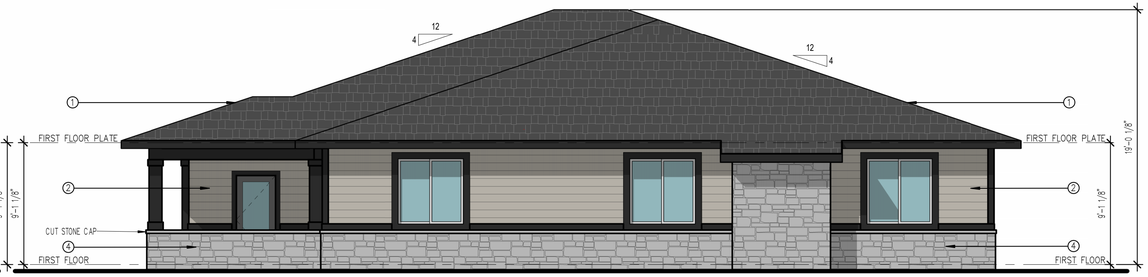


2 NORTH ELEVATION

3/16" = 1'-0"

SOUTH ELEVATION:

TOTAL AREA:	565 SF
GLASS AREA:	79 SF
TOTAL - GLASS=	486 SF
GLASS %	14%
STONE/BRICK AREA:	230 SF
STONE/BRICK %	47%



3 SOUTH ELEVATION

3/16" = 1'-0"

EXTERIOR MATERIALS

SHINGLES: DURATION – ONYX BLACK
-OWENS CORNING

FIBER CEMENT LAP SIDING
-JAMES HARDIE PRODUCTS
PAINT: AGREEABLE GRAY
-SHERWIN WILLIAMS

BRICK: CHALK DUST
-CENTURION STONE

STONE: SHORELINE BLEND
-CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES TO BE WHITE

GUTTERS AND DOWNSPOUTS TO BE BLACK

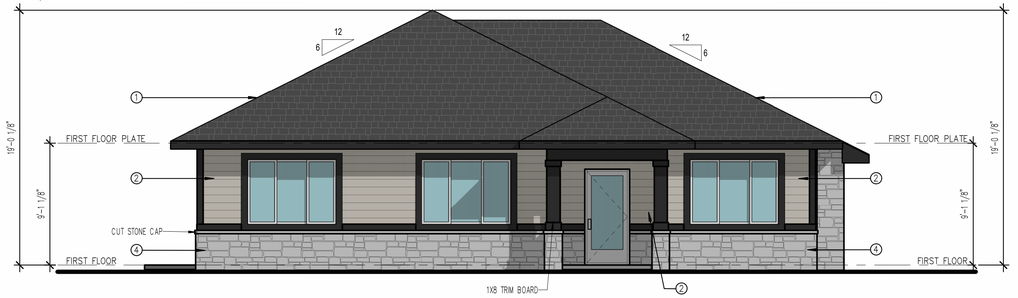
EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND ALL TRIM BOARDS TO BE BLACK

WEST ELEVATION:

TOTAL AREA:	441 SF
GLASS AREA:	111 SF
TOTAL - GLASS=	330 SF
GLASS %	25%
STONE/BRICK AREA:	150 SF
STONE/BRICK %	45%



1 WEST ELEVATION

3/16" = 1'-0"

ALLER DESIGN GROUP

1840 NW 118th St.
Suite 100
Clive, IA 50325
515.254.1181

ALLERDESIGN.COM

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PROJECT PHASE:
PHASE 3

THE ALLURE AT 44 - CLUBHOUSE

400 NW RIDGEWOOD DR
GRIMES, IA

BUILDER
LARSON DEVELOPMENT

PROJECT NO.
30600424

ISSUE DATE
10.28.24

DRAWN
AK

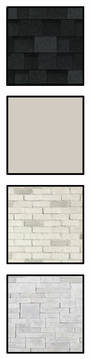
SHEET NAME
ELEVATION

SHEET NO.
ART.1

Planner Comments Complete

No comments. Building elevations meet R-3 requirements (25% masonry/brick) as specified in Hope Timber Development Agreement

EXTERIOR MATERIALS



① SHINGLES: **DURATION – ONYX BLACK**
–OWENS CORNING

② FIBER CEMENT LAP SIDING
–JAMES HARDIE PRODUCTS
PAINT: **AGREEABLE GRAY**
–SHERWIN WILLIAMS

③ BRICK: **CHALK DUST**
–CENTURION STONE

④ STONE: **SHORELINE BLEND**
–CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES AND TRIM TO BE WHITE

GUTTERS AND DOWNSPOUTS TO BE BLACK

EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND TRIM BOARDS TO BE BLACK

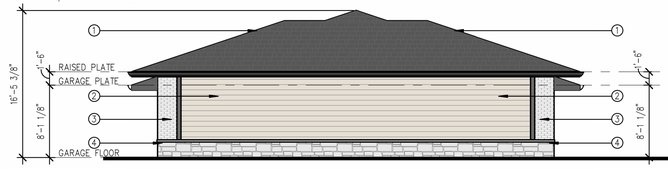
WEST ELEVATION

TOTAL AREA:	1025 SF
DOOR AREA:	654 SF
AREA-DOOR=	371 SF
DOOR %	63%
STONE/BRICK:	158 SF
STONE/BRICK %	42%

4 WEST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION

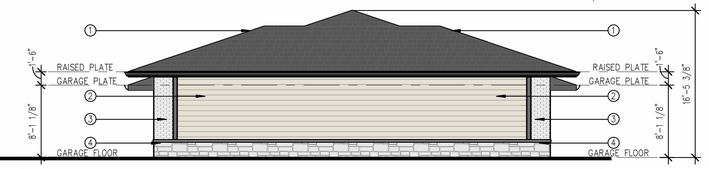
TOTAL AREA:	399 SF
DOOR AREA:	0 SF
AREA-DOOR=	399 SF
DOOR %	0%
STONE/BRICK:	119 SF
STONE/BRICK %	30%



2 NORTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION

TOTAL AREA:	399 SF
DOOR AREA:	0 SF
AREA-DOOR=	399 SF
DOOR %	0%
STONE/BRICK:	119 SF
STONE/BRICK %	30%



3 SOUTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION

TOTAL AREA:	1025 SF
DOOR AREA:	654 SF
AREA-DOOR=	371 SF
DOOR %	63%
STONE/BRICK:	158 SF
STONE/BRICK %	42%

1 EAST ELEVATION
1/8" = 1'-0"

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PROJECT PHASE:
PHASE 3

THE ALLURE AT 44 - GARAGE G1

RIDGEWOOD DR
GRIMES, IA

BUILDER
LARSON DEVELOPMENT

PROJECT NO.
30600424

ISSUE DATE
11.13.24

DRAWN
AK

SHEET NAME
ELEVATION

SHEET NO.
ART.1

Planner Comments Complete

No comments. Building elevations meet R-3 requirements (25% masonry/brick) as specified in Hope Timber Development Agreement

EAST ELEVATION
TOTAL AREA: 9858 SF
GLASS AREA: 2480 SF
AREA-GLASS= 7378 SF
GLASS % 25%
STONE/BRICK: 2072 SF
STONE/BRICK % 28%

4 EAST ELEVATION
1/16" = 1'-0"

NORTH ELEVATION
TOTAL AREA: 1916 SF
GLASS AREA: 249 SF
AREA-GLASS= 1667 SF
GLASS % 13%
STONE/BRICK: 540 SF
STONE/BRICK % 32%

2 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIALS

① SHINGLES: DURATION – ONYX BLACK
–OWENS CORNING

② FIBER CEMENT LAP SIDING
–JAMES HARDIE PRODUCTS
PAINT: AGREEABLE GRAY
–SHERWIN WILLIAMS

③ BRICK: CHALK DUST
–CENTURION STONE

④ STONE: SHORELINE BLEND
–CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES TO BE WHITE

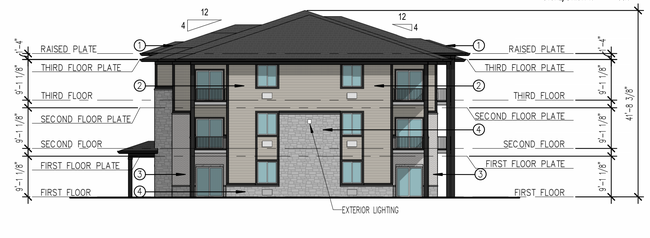
GUTTERS AND DOWNSPOUTS TO BE BLACK

EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND ALL TRIM BOARDS TO BE BLACK

SOUTH ELEVATION
TOTAL AREA: 1916 SF
GLASS AREA: 370 SF
AREA-GLASS= 1546 SF
GLASS % 19%
STONE/BRICK: 593 SF
STONE/BRICK % 38%



3 SOUTH ELEVATION
1/16" = 1'-0"

WEST ELEVATION
TOTAL AREA: 9942 SF
GLASS AREA: 2608 SF
AREA-GLASS= 7334 SF
GLASS % 26%
STONE/BRICK: 2211 SF
STONE/BRICK % 30%

1 WEST ELEVATION
1/16" = 1'-0"

ALLER DESIGN GROUP
1840 NW 118th St.
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Clive, IA 50325
515.254.1181
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PROJECT PHASE:
PHASE 3

THE ALLURE AT 44 - 60 PLEX
300 NW RIDGEWOOD DR
GRIMES, IA

BUILDER
LARSON DEVELOPMENT

PROJECT NO.
30600724

ISSUE DATE
10.28.24

DRAWN
Author

SHEET NAME
ELEVATIONS

SHEET NO.
ART.1

Planner Comments Complete

No comments from planners.

NW COUNTY LINE ROAD

NW 5TH STREET

NW RIDGEWOOD DR

340 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

380 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

SCALE
0' 15' 30' 60'

DATE	
08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL
10/01/24	SECOND SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44
FIRE APPARARTUS

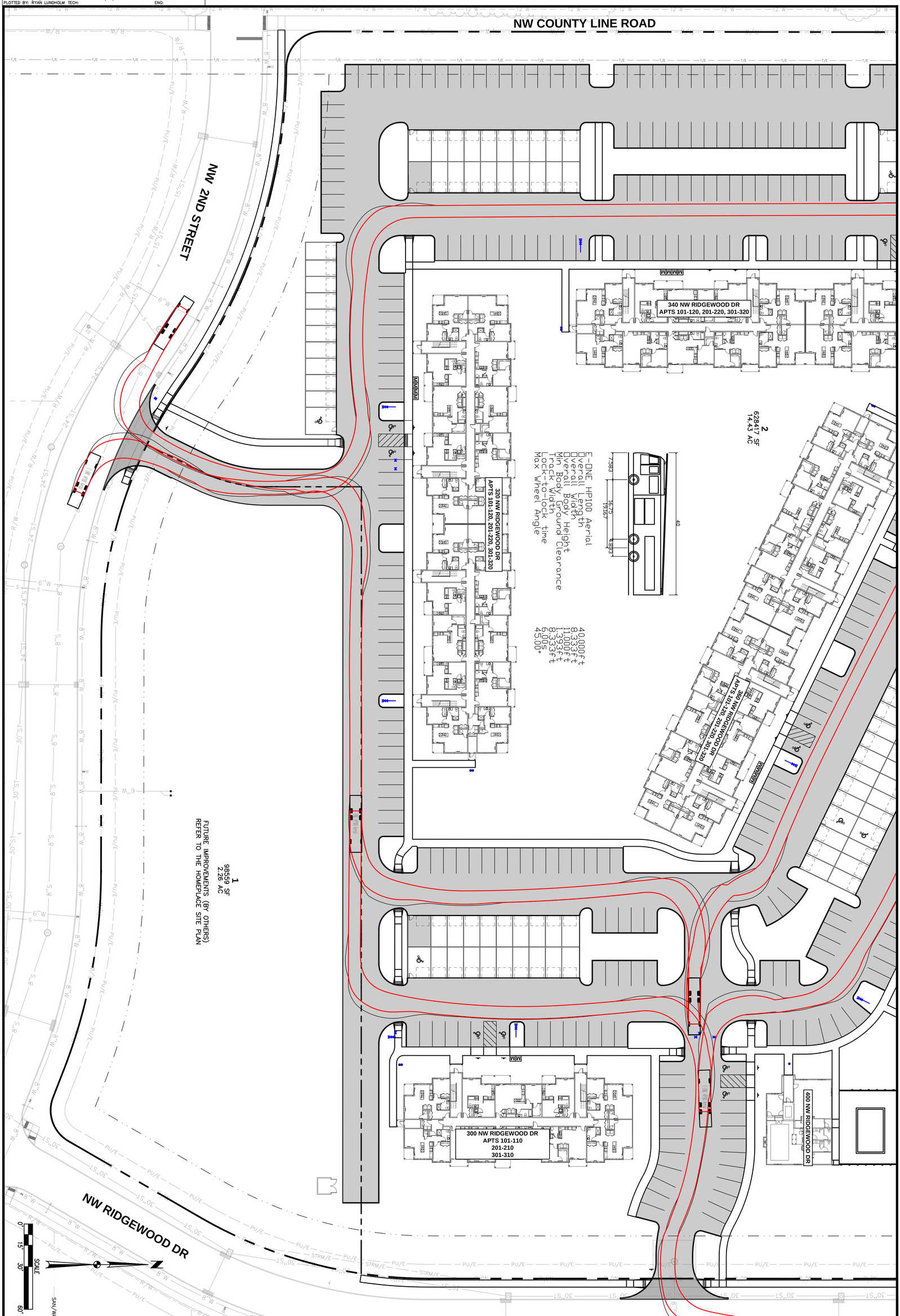
GRIMES, IOWA

1

2405.417

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-FIRE_APPARATUS.DWG
PLOT DATE: 12/2/2025 11:11 PM
PLOTTED BY: RYAN LUNDHOLM
COMMENT:
TECH:
ENG:

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-FIRE APPARARTUS.DWG
FILE DATE: 10/20/25 DATE PLOTTED: 10/20/2025 1:14 PM COMMENT:
PLOTTED BY: RYAN LUNDHOLM TECH: ENG:



THE ALLURE ON 44

FIRE APPARARTUS

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
ENGINEER: BDH

	DATE
SITE PLAN MODIFICATION #1	08/11/25
SIGNED SUBMITTAL	12/03/24
FIFTH SUBMITTAL	11/19/24
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24
SECOND SUBMITTAL	10/01/24

2405.417

2

PRELIMINARY PLAT / SITE PLAN MODIFICATION FOR:

THE ALLURE ON 44

GRIMES, IOWA

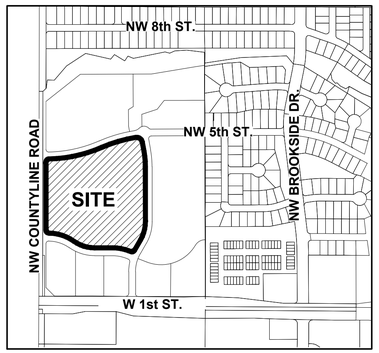
Engineering Comments Completed

Building Comments Complete

Planner Comments Complete

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

APPLICANT

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
PH: (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = NOVEMBER 2025
ANTICIPATED FINISH DATE = AUGUST 2027

SUBMITTAL DATES

FIRST SUBMITTAL:	09/11/2024
SECOND SUBMITTAL:	10/01/2024
THIRD SUBMITTAL:	10/17/2024
FOURTH SUBMITTAL:	10/31/2024
FIFTH SUBMITTAL:	11/19/2024
SIGNED SUBMITTAL:	12/03/2024
SITE PLAN MODIFICATION #1:	08/11/2025
SITE PLAN MODIFICATION #2:	10/22/2025

LEGAL DESCRIPTION

LOT 6, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 16.69 ACRES (726,976 SQUARE FEET)

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

ZONING

PUD – HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

PROJECT SITE ADDRESS

400 NW RIDGEWOOD DR
(CLUBOUSE AND LOT)

PROPOSED USE

APARTMENTS

FUTURE LAND USE: MIXED USE 1

DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)

LOT 1: 2.26 ACRES (98,559 SF)
LOT 2: 14.43 ACRES (628,417 SF)

ZONING: PUD – HIGH DENSITY RESIDENTIAL DISTRICT (HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

OPEN SPACE CALCULATION:
LOT 1
TOTAL AREA: = 98,559 SF (2.26 AC.)
OPEN SPACE REQUIRED = 39,424 SF (40%)
OPEN SPACE PROVIDED = REFER TO SEPARATE LOT 1 SITE PLAN

LOT 2
TOTAL AREA: = 628,417 SF (14.43 AC.)
APARTMENTS = 96,250 SF
GARAGES = 23,157 SF
PARKING LOT = 151,368 SF
SIDEWALK = 27,605 SF
OPEN SPACE PROVIDED = 330,037 SF (53%)
OPEN SPACE REQUIRED = 251,367 SF (40%)

UNITS: MAXIMUM 18 UNITS/ACRE
LOT 1: 40 UNITS (2.26ACRES)
LOT 2: 260 UNITS (14.43ACRES)
TOTAL 300 UNITS (17.97 UNITS PER ACRE)

PARKING:
(1.5) SPACES PER UNIT, PLUS (1) VISITOR SPACE PER (5) UNITS

LOT 1:
REFER TO SEPARATE LOT 1 SITE PLAN

LOT 2:
TOTAL REQUIRED = 459 SPACES
TOTAL PROVIDED = 459 SPACES (342 SURFACE SPACES) (117 GARAGE SPACES) — only 340 provided.

ADA SPACES REQUIRED= 9 SPACES
ADA SPACES PROVIDED= 17 SPACES (12 SURFACE SPACES) (5 GARAGE SPACES)

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	PRELIMINARY PLAT
C1.2	SITE REFERENCE PLAN
C2.0–C2.1	DIMENSION PLAN
C3.0–C3.1	GRADING PLAN
C3.2–C3.4	GRADING DETAILS
C4.0–C4.1	UTILITY PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	DETAILS
L1.0–L1.2	LANDSCAPE PLAN

DATE OF SURVEY

01/09/2023

BENCHMARKS

1. CITY OF GRIMES STANDARD BM F6M–001; BURY BOLT ON THE FH AT THE NE CORNER OF 'Y' AVENUE AND HWY 44 INTERSECTION. ELEV.=1005.57
2. CITY OF GRIMES STNADARD BM F6N–001; BURY BOLT ON THE FH ON THE NORTH SIDE OF HWY 44 NAD SW BROOKSIDE DRIVE INTERSECTION. ELEV.=986.76

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 155 & 160 OF 555
MAP NUMBER= 19153C0160F & 19153C0155F
EFFECTIVE DATE= FEBRUARY 1, 2019

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.

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY — R/W —
BUILDING SETBACK
PERMANENT EASEMENT — P/E —
TEMPORARY EASEMENT — T/E —
TYPE SW–501 STORM INTAKE
TYPE SW–502 STORM INTAKE
TYPE SW–503 STORM INTAKE
TYPE SW–505 STORM INTAKE
TYPE SW–506 STORM INTAKE
TYPE SW–512 STORM INTAKE
TYPE SW–513 STORM INTAKE
TYPE SW–401 STORM MANHOLE
TYPE SW–402 STORM MANHOLE
FLARED END SECTION
TYPE SW–301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE — S — S —
STORM SEWER
STORM SERVICE — ST — ST —
WATERMAIN WITH SIZE — 8"W —
WATER SERVICE — W — W —
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
MINIMUM PROTECTION ELEVATION MPE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
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 —

REFER TO CONSTRUCTION MATERIALS TESTING REPORT NO. 232072HTH (08/08/2023) FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

LICENSED PROFESSIONAL ENGINEER — JOSHUA A. TRYGSTAD — 19228 — IOWA

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.

JOSHUA A. TRYGSTAD, P.E. — DATE

LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0–C6.0

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400

PROJECT NO. 2405.417

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

DATE	
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12/03/24	SIGNED SUBMITTAL
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4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: BDH
ENGINEER: JAT

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

COVER

C1.0

2405.417

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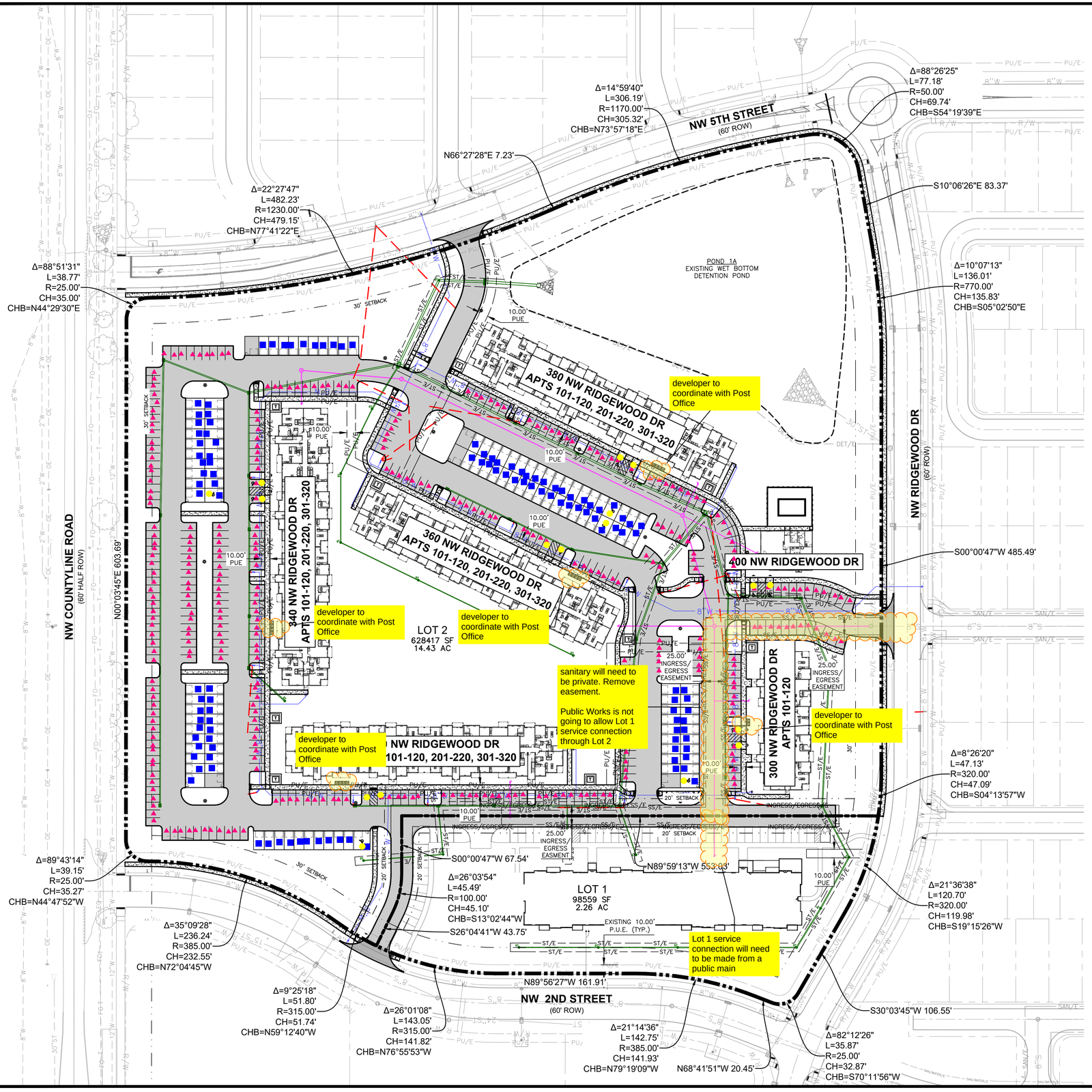

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Are all storm sewer easements supposed to be private?

Yes, storm sewer easements will need to be private and will have private agreement between the 2 lots

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CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44
PRELIMINARY PLAT

GRIMES, IOWA

C1.1

2405.417

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XREF: ALOTTEL
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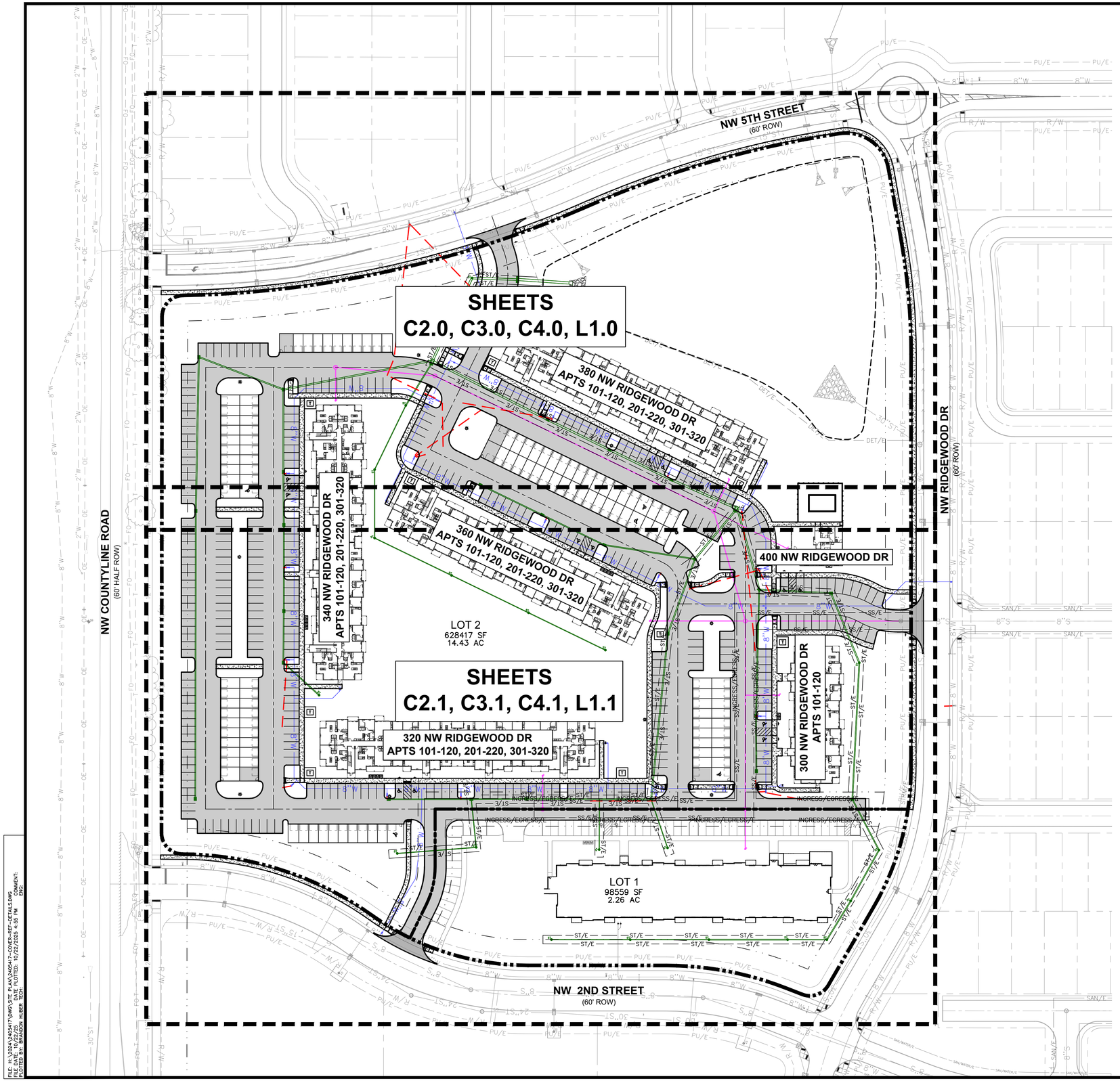
ENG:



CITY OF GRIMES STANDARD NOTES

GENERAL NOTES:

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

SANITARY SEWER NOTES:

A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES:

A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6"MJ SHOE, 2-1/2"HOSE NOZZLE, 4-1/2"STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

STORM SEWER NOTES:

A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT.

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF GRIMES
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

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CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44

SITE REFERENCE PLAN

GRIMES, IOWA

C1.2

2405.417

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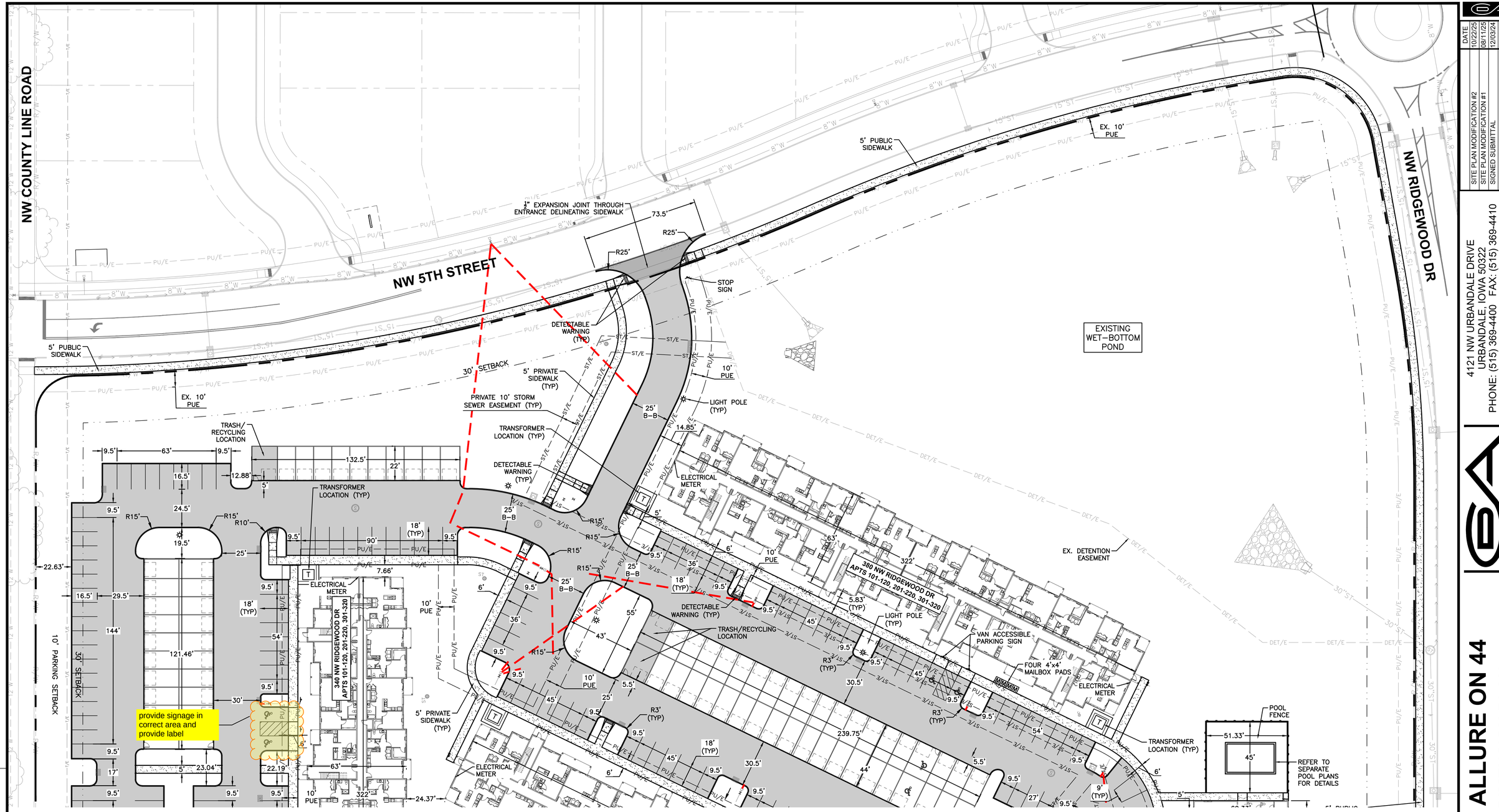

GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT NOTES

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH 2024 SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:

SIDEWALKS	4" P.C.C.
SIDEWALK RAMPS	6" P.C.C.
PARKING LOT & DRIVE AISLES	6" P.C.C.
PRIVATE ROADS WITHIN R.O.W	8" P.C.C.

SCALE 0' 15' 30' 60'

DATE	
10/22/25	SITE PLAN MODIFICATION #2
08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE ALLURE ON 44
DIMENSION PLAN

C2.0
2405.417

FILE: H:\2024\2405417\DWG\SITE_PLAN\2405417-DIMENSION_PLAN.DWG
PLOTTED: 10/22/2025 8:45:21 AM BY: BRADON HUBER
XREF: XC-TITLE
COMMENT:
ENG:

NW COUNTY LINE ROAD

10' PARKING SETBACK

30' SETBACK

NW 2ND STREET

NW RIDGEWOOD DR

2
628417 SF
14.43 AC

1
98559 SF
2.26 AC

FUTURE IMPROVEMENTS (BY OTHERS)
REFER TO THE HOMEPLACE SITE PLAN

400 NW RIDGEWOOD DR

VAN ACCESSIBLE PARKING SIGN

provide label leader

Will there be any traffic signage (stop signs, yield, etc.) internal to the development?

REFER TO SEPARATE POOL PLAN FOR DETAIL

5' PUBLIC SIDEWALK

5' PRIVATE SIDEWALK (TYP)

2" EXPANSION JOINT THROUGH ENTRANCE DELINEATING SIDEWALK

DETECTABLE WARNING (TYP)

STOP SIGN

25' INGRESS/EGRESS

340 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

360 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

320 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

300 NW RIDGEWOOD DR
APTS 101-110
201-210
301-310

FOUR 4'x4' MAILBOX PADS

TWO 4'x4' MAILBOX PADS

ELECTRICAL METER

ELECTRICAL METERS

TRANSFORMER LOCATION (TYP)

LIGHT POLE (TYP)

TRASH/ RECYCLING LOCATION

EX. 10' PUE

LOTLINE

NO CURB AROUND LOT 1

20' SIDE SETBACK

25' INGRESS/EGRESS EASEMENT

20' PRIVATE SANITARY SEWER EASEMENT

END OF 6" CURB

FUTURE 5' PUBLIC SIDEWALK

SCALE
0' 15' 30' 60'

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GRIMES, IOWA

THE ALLURE ON 44
DIMENSION PLAN

C2.1
2405.417

FILE: I:\2024\2405417\DWG\SITE PLAN\2405417-DIMENSION PLAN.dwg
PLOT DATE: 10/22/2025 - 4:25 PM
PLOTTED BY: BRANDON HUBER TECH
COMMENT:
ENG.

NW COUNTY LINE ROAD

NW 5TH STREET

NW RIDGEWOOD DR

HOPE TIMBER PLAT 1
EX. POND 1A
NORMAL POOL = 968.00
100-YR ELEV. = 973.86

CROSSWALK, SEE DETAIL 'A'

SIDEWALK SUBGRADE PREP (TYP)

GRADING LIMITS (TYP)

OVERFLOW =977.65

CROSSWALK, SEE DETAIL 'J'

CROSSWALK, SEE DETAIL 'Q'

CROSSWALK, SEE DETAIL 'R'

CROSSWALK, SEE DETAIL 'S'

ADA RAMP, SEE DETAIL 'D'

G.F.E.=984.20

G.F.E.=985.67

G.F.E.=986.70

G.F.E.=983.00

G.F.E.=985.30

F.F.E.=983.30

F.F.E.=986.70

OVERFLOW =985.65

OVERFLOW =985.37

OVERFLOW =985.56

OVERFLOW =985.20

OVERFLOW =985.15

OVERFLOW =982.25

OVERFLOW =982.20

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

N

SCALE
0' 15' 30' 60'

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ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

GRADING PLAN

C3.0

2405.417

FILE: N:\2024\2405417\DWG\SITE PLAN\2405417-GRADING PLAN.DWG
REF: 2405417-BASE.DWG, 2405417-TOPO.DWG
PLOTTED BY: BRANDON AUBER TECH: COMMENT: ENG 10/22/2025 4:23 PM

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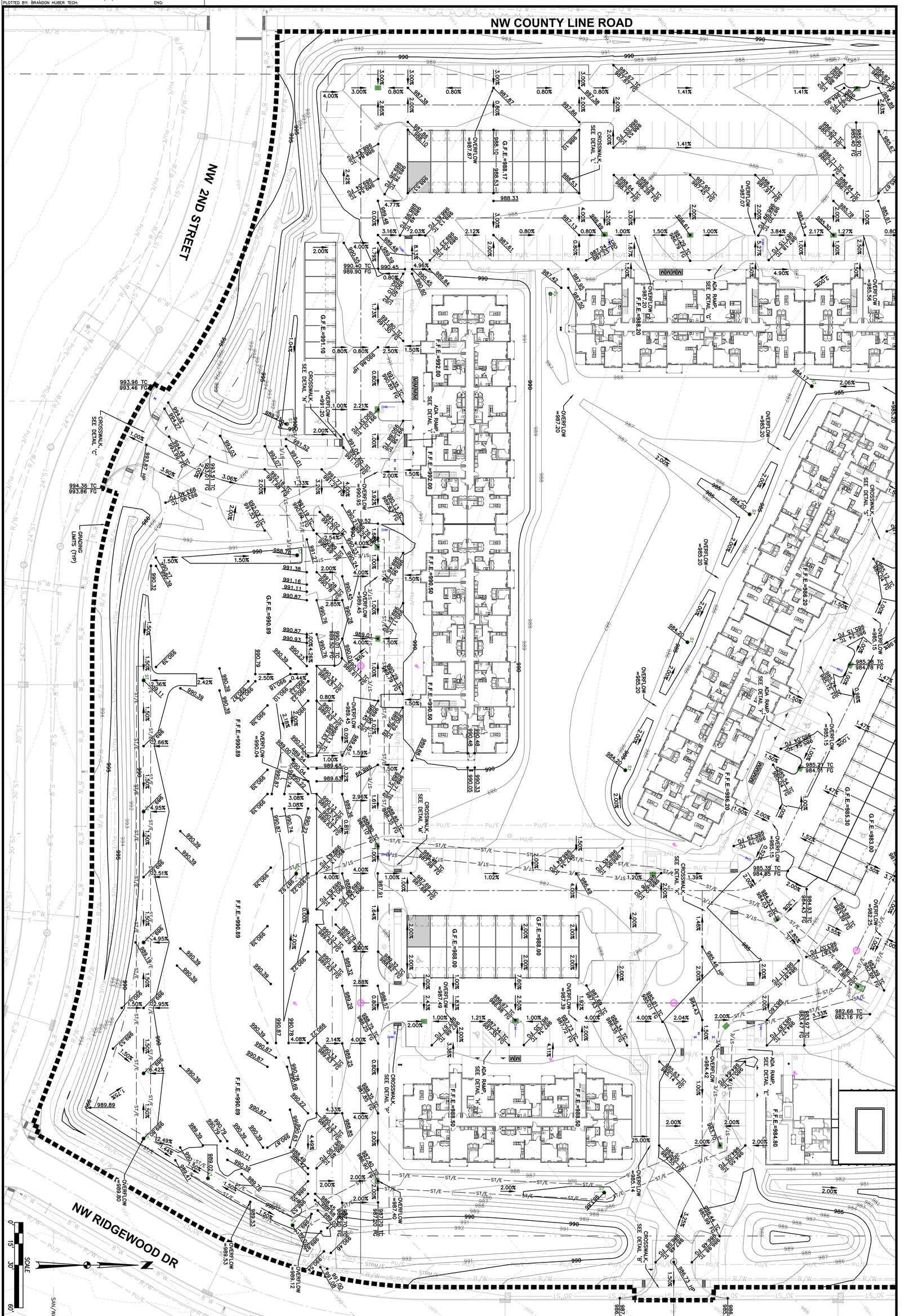
FILE DATE: 10/22/25 DATE PLOTTED: 10/22/2025 4:55 PM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:



THE ALLURE ON 44

GRADING PLAN

GRIMES, IOWA

C3.1

2405417

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT

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SIGNED SUBMITTAL	12/03/24
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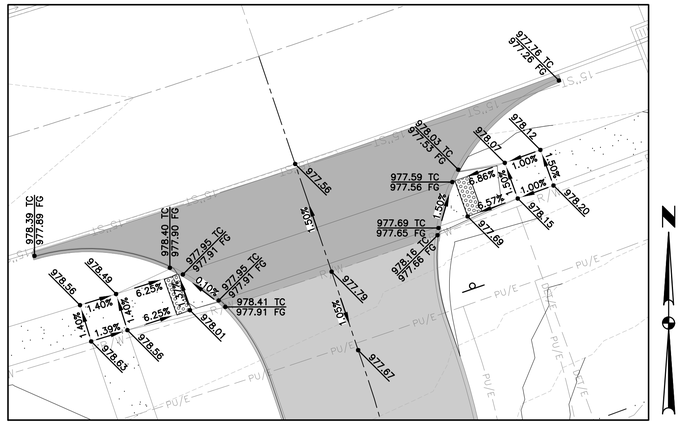
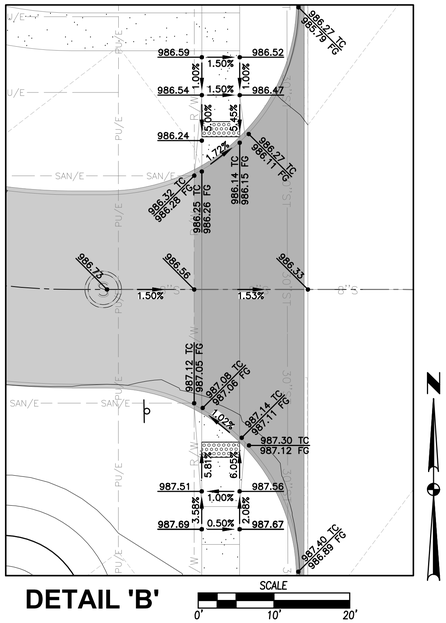
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24



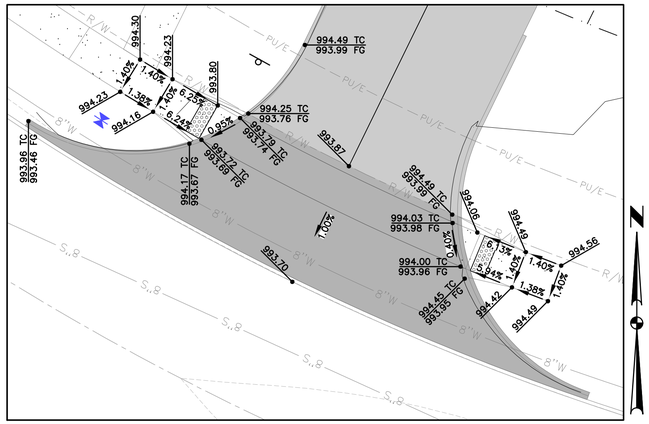
DETAIL 'A'

SCALE 0' 10' 20'



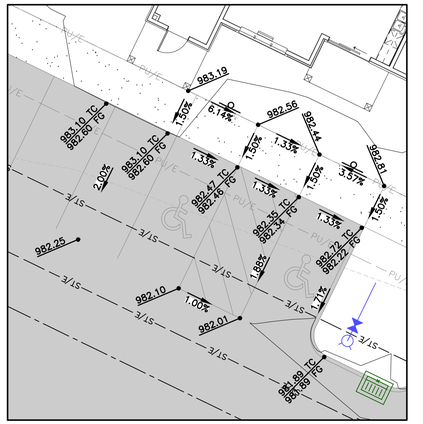
DETAIL 'B'

SCALE 0' 10' 20'



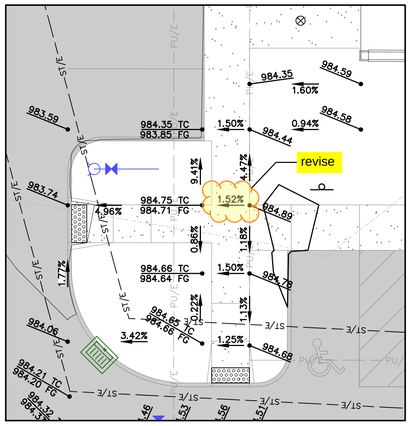
DETAIL 'C'

SCALE 0' 10' 20'



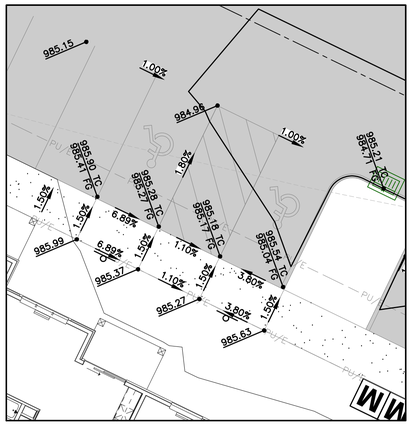
DETAIL 'D'

SCALE 0' 10' 20'



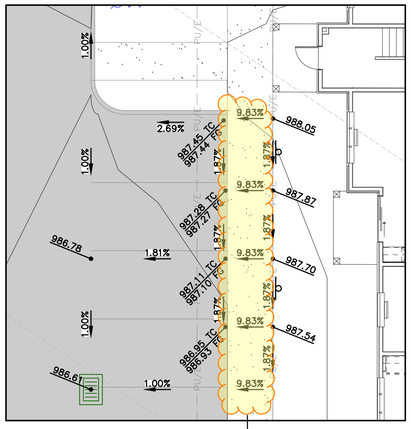
DETAIL 'E'

SCALE 0' 10' 20'



DETAIL 'F'

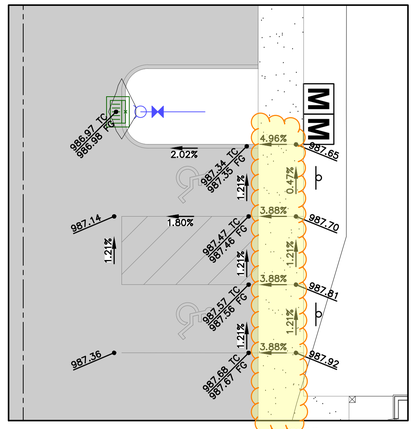
SCALE 0' 10' 20'



DETAIL 'G'

SCALE 0' 10' 20'

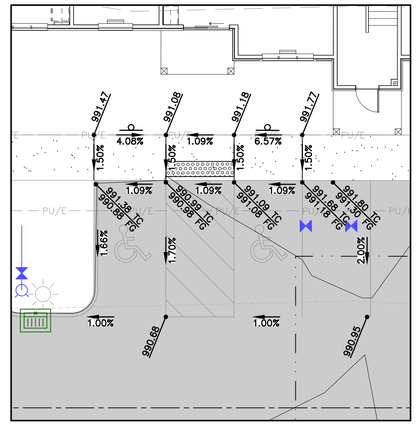
revise



DETAIL 'H'

SCALE 0' 10' 20'

revise



DETAIL 'I'

SCALE 0' 10' 20'

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-GRADING PLAN.DWG
RE: ALTA/NSPS LAND TITLE SURVEY
PLOTTED: 10/22/2025 8:45 PM
PLOTTED BY: BRANDON HUBER
TECH:
COMMENT:
ENG:

DATE	
10/22/25	SITE PLAN MODIFICATION #2
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CIVIL DESIGN ADVANTAGE

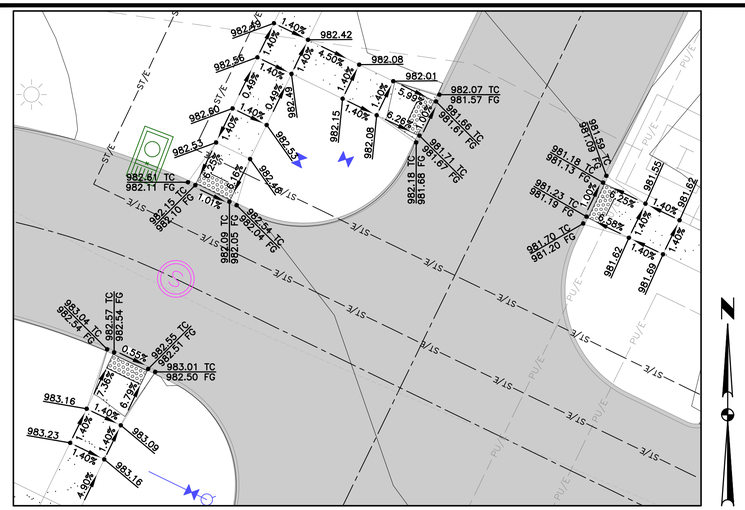
THE ALLURE ON 44

GRADING DETAILS

GRIMES, IOWA

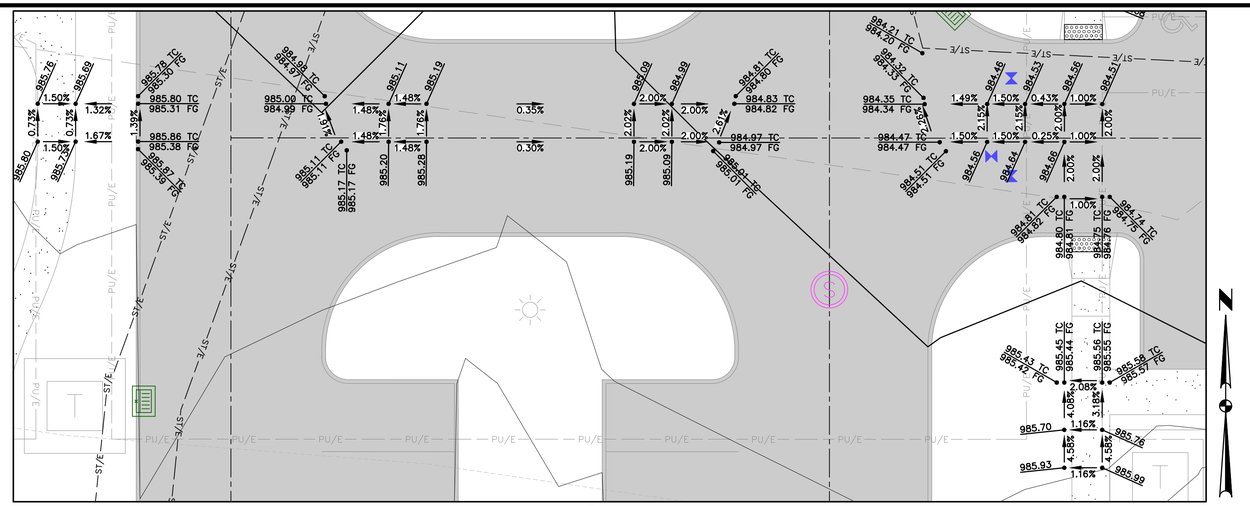
C3.2

2405.417



DETAIL 'J'

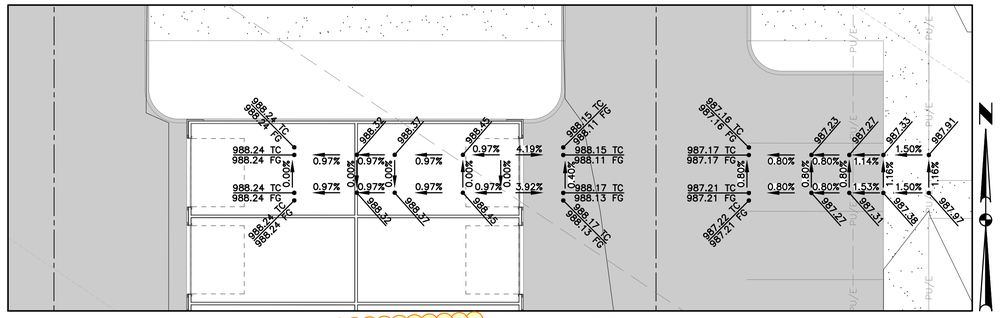
SCALE 0' 10' 20'



revise

DETAIL 'K'

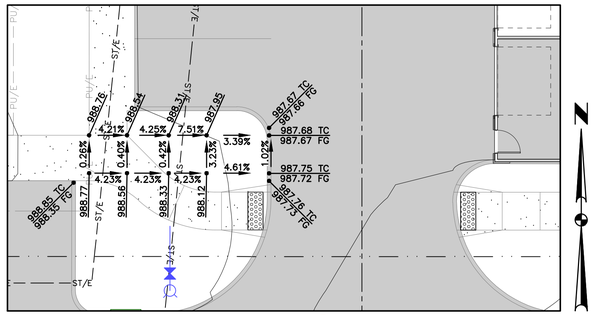
SCALE 0' 10' 20'



revise

DETAIL 'L'

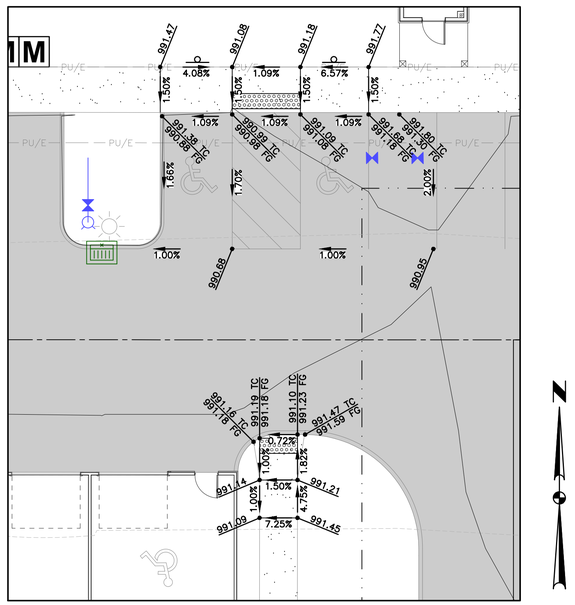
SCALE 0' 10' 20'



revise

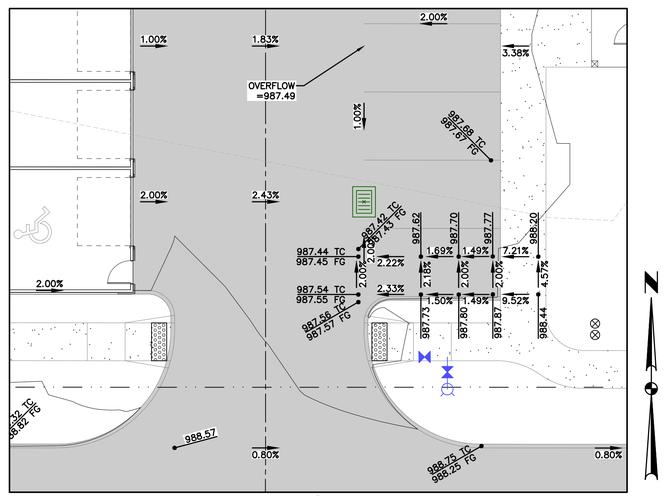
DETAIL 'M'

SCALE 0' 10' 20'



DETAIL 'N'

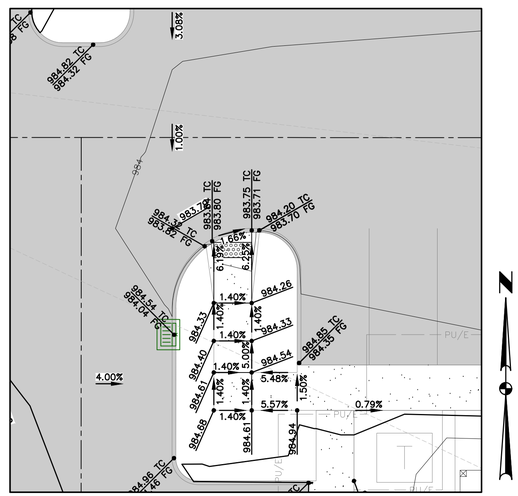
SCALE 0' 10' 20'



revise

DETAIL 'P'

SCALE 0' 10' 20' SCALE 0' 10' 20'



DETAIL 'Q'

SCALE 0' 10' 20'

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

GRADING DETAILS

C3.3

2405.417

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-GRADING PLAN.DWG
PLOTTED: 10/22/2025 4:54 PM
PLOTTED BY: BRANDON HUBER
TECH:
COMMENT:
ENG:

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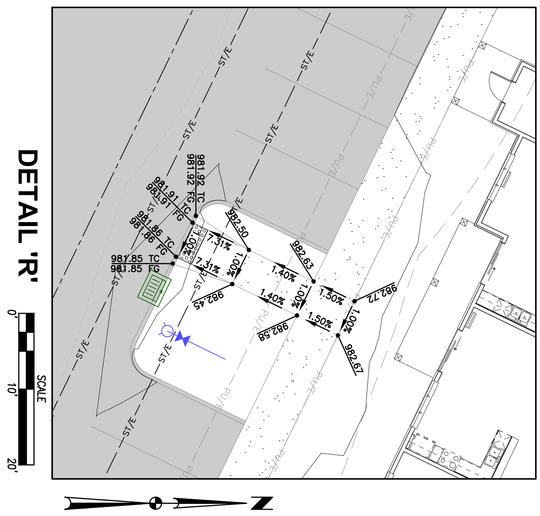
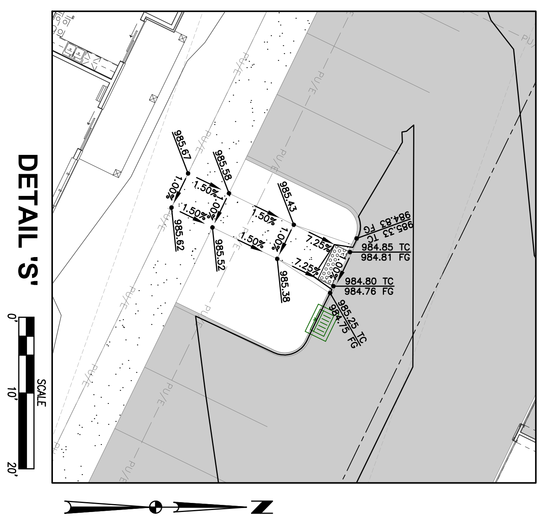
FILE DATE: 10/22/25 DATE PLOTTED: 10/22/2025 4:56 PM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

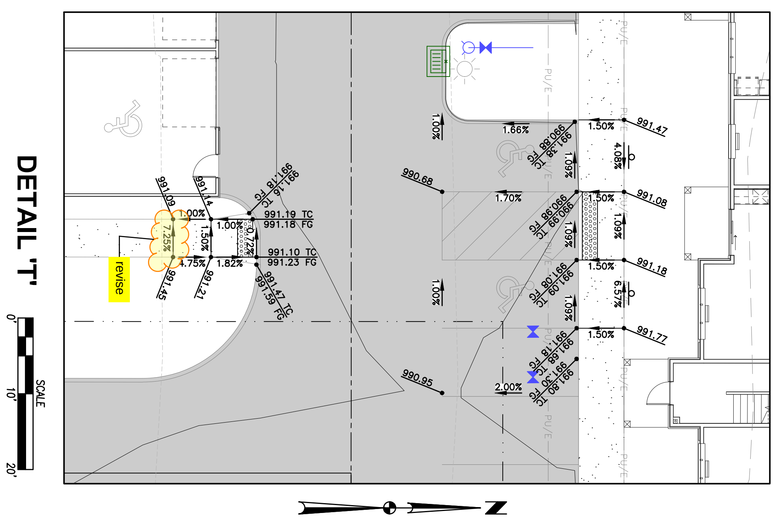
DETAIL 'R'



DETAIL 'S'



DETAIL 'T'



THE ALLURE ON 44

GRADING DETAILS

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
ENGINEER: BDH

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NW COUNTY LINE ROAD

NW 5TH STREET

NW RIDGEWOOD DR

CONNECT TO EXISTING WATER MAIN W/ 8" TAPPING VALVE ASSEMBLY

BORE 50 LF WATER MAIN UNDERNEATH NW 5TH STREET

DISTANCE FROM HYDRANT TO FRONTAGE ROAD, 180' MAXIMUM (TYPICAL)

ST-3
HDPE INTAKE BASIN 36" DIA.
RIM=978.42
FL 24" (SW)=971.34
FL 24" (E)=971.24

CRITICAL CROSSING:
BOTTOM STORM=970.75
TOP WATER=969.25

L-2
64 LF OF
30" HDPE
@ 1.23%

L-3
53 LF OF
24" HDPE
@ 2.55%

ST-1
30" CMP APRON
FL=969.00

ST-2
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
DOUBLE CURB INLET GRATE
TC=977.65
FL 24" (W)=969.89
FL 30" (E)=969.79

ST-4
SW-503 INTK
TC=982.67
FL 18" (W)=977.80
FL 24" (SE)=973.88
FL 12" (SW)=977.80
FL 24" (NE)=973.78

L-4
106 LF OF
24" HDPE
@ 2.30%

45° BEND

S-3
SW-301 48" MH
RIM=982.29
FL 8" (W)=974.73
FL 8" (SE)=974.63

8" TEE
8" VALVE

CRITICAL CROSSING:
BOTTOM STORM=977.80
TOP WATER=976.30

ST-23
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=981.81
FL 24" (SE)=975.48
FL 24" (NW)=975.38

HYDRANT ASSEMBLY

6.00' (TYP)

FDC

KNOCK BOX

ST-24
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=981.88
FL 24" (SE)=976.30
FL 24" (NW)=976.20

ST-25
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=981.81
FL 24" (SE)=977.04
FL 24" (NW)=976.94

S-2A
SW-203 CLEANOUT
RIM=983.10
FL 8" (SW)=973.54

P-2A
39 LF OF
8" PVC
@ 2.00%

4" DOMESTIC AND
6" FIRE SERVICES
WITH VALVES

FDC AND KNOCK BOX

HYDRANT ASSEMBLY

8"x6" TEE

45° BEND

ST-26
SW-503 INTK
TC=981.86
FL 18" (S)=977.85
FL 18" (SW)=977.85
FL 24" (NW)=977.65

P-2B
94 LF OF

ST-11
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=984.93
FL 15" (S)=980.39
FL 15" (E)=980.29

L-11
105 LF OF
15" HDPE
@ 0.76%

S-4
SW-301 48" MH
RIM=983.72
FL 8" (S)=975.73
FL 8" (E)=975.63

CRITICAL CROSSING:
BOTTOM STORM=978.18
TOP SANITARY=976.05

P-4
113 LF OF
8" PVC
@ 0.80%

CRITICAL CROSSING:
BOTTOM STORM=978.64
TOP SANITARY=976.70

L-5
177 LF OF
18" HDPE
@ 0.90%

22.5° BEND

L-17
56 LF OF
12" HDPE
@ 0.93%

ST-5
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=984.54
FL 15" (S)=979.49
FL 15" (W)=979.49
FL 18" (E)=979.39

45° BEND

P-4A
38 LF OF
8" PVC
@ 2.00%

S-4A
SW-203 CLEANOUT
RIM=985.61
FL 8" (N)=976.49

ST-17
HDPE INTAKE BASIN 24" DIA.
RIM=982.90
FL 8" (SW)=978.42
FL 12" (NE)=978.32

L-12
179 LF OF
15" HDPE
@ 0.40%

L-6
95 LF OF
15" HDPE
@ 1.00%

L-18
83 LF OF
8" PERF. HDPE
@ 0.80%

6.00' (TYP)

ST-18
HDPE INTAKE BASIN 24" DIA.
RIM=984.58
FL 8" (S)=979.18
FL 8" (NE)=979.08

45° BEND

8"x6" TEE

ST-6
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=985.73
FL 15" (S)=980.54
FL 15" (N)=980.44

HYDRANT ASSEMBLY

L-7
61 LF OF
15" HDPE
@ 0.85%

FDC

KNOCK BOX

L-19
79 LF OF
8" PERF. HDPE
@ 0.80%

ST-12
NTAKE, 24" DIA.
W/ ROAD RATED
RB INLET GRATE
TC=985.27
12" (S)=981.21
15" (N)=981.11

ST-7
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
HIGHWAY INLET GRATE
RIM=985.30
FL 12" (S)=981.16
FL 15" (N)=981.06

ST-19
HDPE INTAKE BASIN 24" DIA.
RIM=984.17

L-23
150 LF OF
24" HDPE
@ 1.00%

P-3
360 LF OF
8" PVC
@ 0.80%

CRITICAL CROSSING:
BOTTOM STORM=978.00
TOP WATER=976.50

HYDRANT ASSEMBLY

45° BEND

8"x6" TEE

ST-39
NYLOPLAST INTAKE, 24" DIA.
W/ ROAD RATED
SINGLE CURB INLET GRATE
TC=985.21
FL 12" (SE)=981.60

L-24
80 LF OF
24" HDPE
@ 0.90%

L-25
80 LF OF
24" HDPE
@ 0.80%

L-39
79 LF OF
12" HDPE
@ 0.50%

FDC AND KNOCK BOX

4" DOMESTIC AND
6" FIRE SERVICES
WITH VALVES

6.00' (TYP)

L-38
79 LF OF
12" HDPE
@ 0.70%

L-26
82 LF OF
24" HDPE
@ 0.75%

S-2
SW-301 48" MH
RIM=982.32
FL 8" (NW)=971.76
FL 8" (NE)=972.76
FL 4" (SE)=974.26

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN ALL SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

LEGEND

DISTANCE FROM FIRE HYDRANT TO FRONTAGE ROAD. MAXIMUM DISTANCE OF 180'

Label all critical crossings. highlighted in pink on plan

N

SCALE
0' 15' 30' 60'

DATE	
10/22/25	SITE PLAN MODIFICATION #2
08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

UTILITY PLAN

C4.0

2405.417

FILE: N:\2024\2405417\DWG\SITE PLAN\2405417-UTILITY PLAN.DWG
PLOT DATE: 10/22/2025 PLOT TIME: 10:17:03 AM
PLOTTED BY: BRANDON AUBER TECH
COMMENT: ENG

NW COUNTY LINE ROAD

Label all critical crossings. highlighted in pink on plan

REFER TO DETAIL ON THIS SHEET FOR WATER CONNECTION

sanitary will need to be private. Remove easement.

Public Works is not going to allow Lot 1 service connection through Lot 2

Water size meters will probably be either or 2 or 3". Revise once known.

ENGINEER TO VERIFY ELEVATIONS BASED ON ASBUILTS FROM HOPE TIMBER. ENGINEER TO DETERMINE MAJOR OR MINOR ADJUSTMENT OF MANHOLE BASED ON ASBUILT INFORMATION AND GRADE ADJUSTMENT. ALL SANITARY CASTING SHALL BE PER CRIMES SUPPLEMENTAL SPECIFICATION.

Lot 1 service connection will need to be made from a public main

NW RIDGEWOOD DR

DATE	
10/22/25	SITE PLAN MODIFICATION #2
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10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL

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URBANDALE, IOWA 50322
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ENGINEER: BDH | ENGINEER: JAT

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE ALLURE ON 44
UTILITY PLAN

C4.1
2405.417

SCALE 0 15' 30' 60'

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-UTILITY PLAN.DWG
PLOT DATE: 10/22/2025 4:37 PM
PLOTTED BY: BRANDON AUBER TECH
COMMENT: ENG

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,060
2	FILTER SOCK	LF	900
3	SEEDING, FERTILIZING, AND MULCHING	AC	10.15
4	INLET PROTECTION DEVICES	EA	54
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STABILIZATION SEED (TYPE 4)	AC	10.15
7	RIP RAP PLACEMENT	TON	15
8	PERMANENT TRM	SF	17,700

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±1000 FT

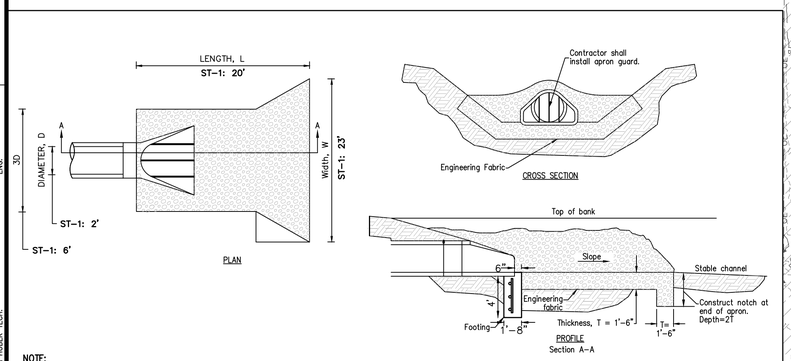
TOTAL AREA DISTURBED TO DISCHARGE POINT	14.74 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	53,064 CU FT
VOLUME PROVIDED IN SILT FENCE (2060 LF @ 4.5 CU FT/LF OF FENCE)	9,270 CU FT
VOLUME PROVIDED IN EX TSB #1A	182,044 CU FT
TOTAL VOLUME PROVIDED	191,314 CU FT

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

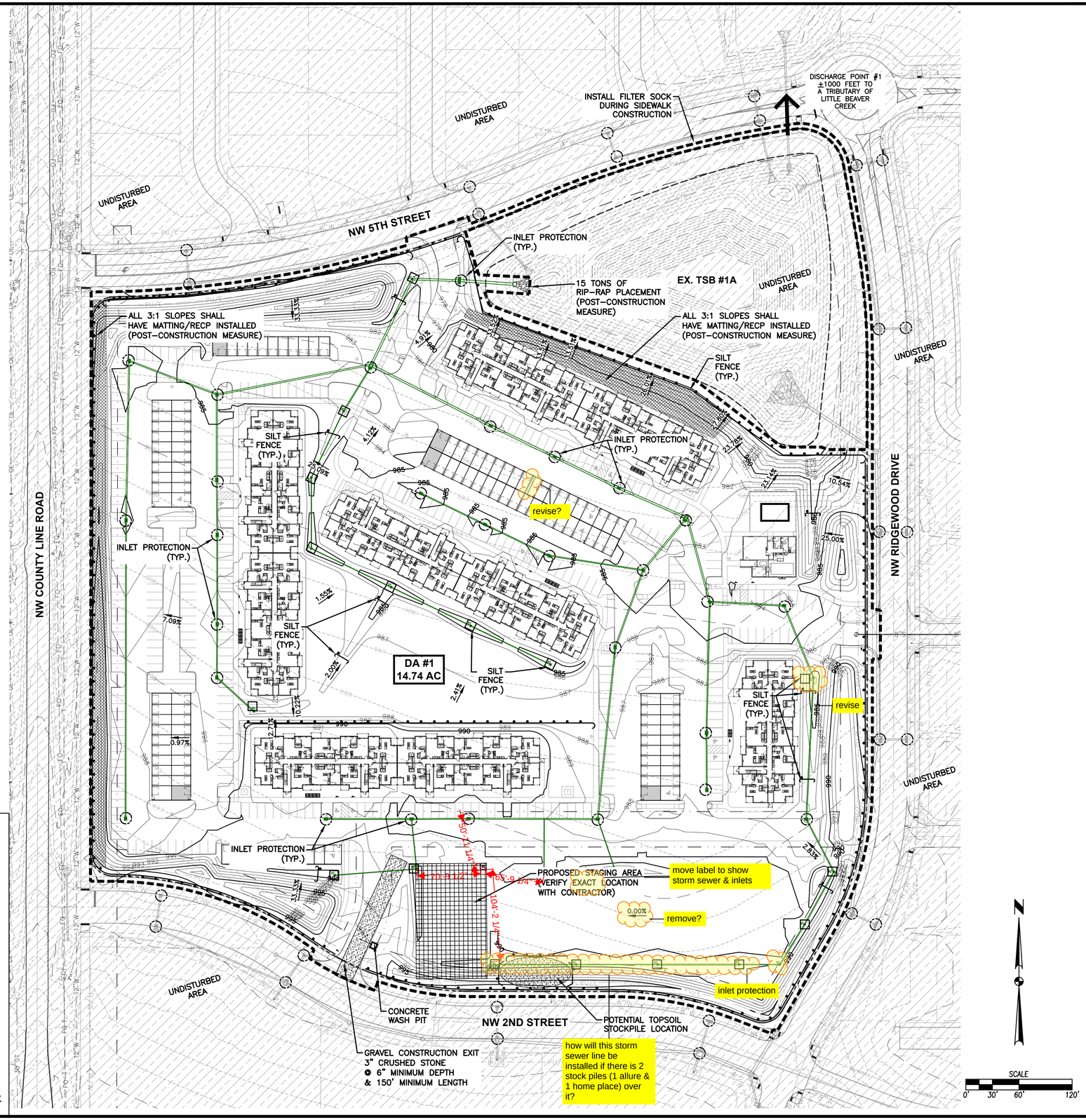
DRAINAGE ARROW (X.XX %)
GRADING LIMITS
FILTER SOCK
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM (R)
EXISTING STANDPIPE
CONCRETE WASHOUT PIT
AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN (TSB #)



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET DETAIL

NOT TO SCALE



DATE	
10/22/25	SITE PLAN MODIFICATION #2
08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
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THE ALLURE ON 44

EROSION AND SEDIMENT CONTROL PLAN

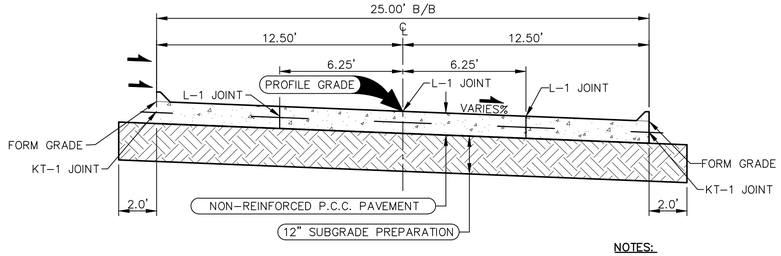
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

C5.0

2405.417

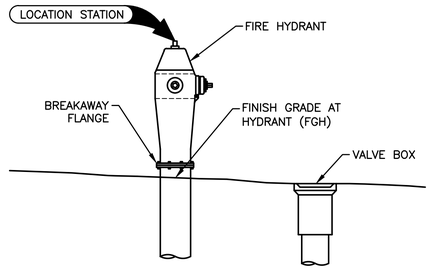
FILE: R:\2024\2405417\DWG\2405417-SWPPP.DWG
PLOT DATE: 10/22/2025 4:57 PM COMMENT: ENG.
PLOTTED BY: BRANDON HUBER TECH: 3D



NOTES:
1. PREPARE SUBGRADE IN 2-6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - PRIVATE 25' B/B P.C.C. ROADWAY

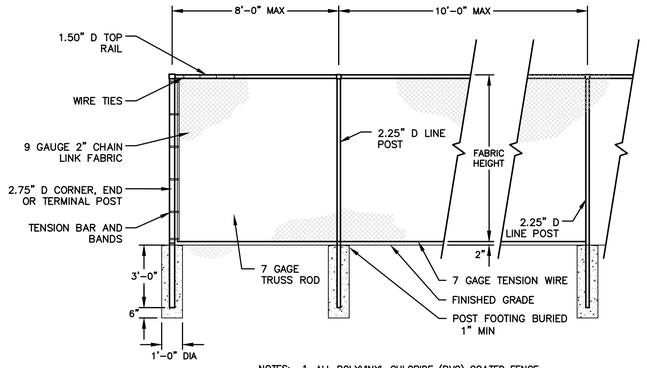
NOT TO SCALE



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

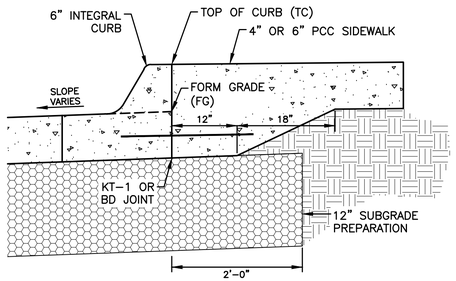
NOT TO SCALE



NOTES: 1. ALL POLYVINYL CHLORIDE (PVC) COATED FENCE MATERIALS (FRAMEWORK, FENCE FABRIC, FITTINGS, TENSION WIRES, ETC.) SHALL BE BLACK.

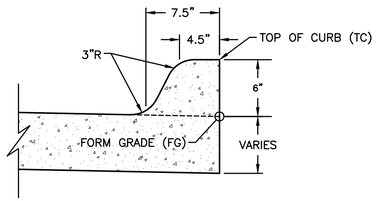
POOL FENCE - 6' CHAIN LINK

NOT TO SCALE



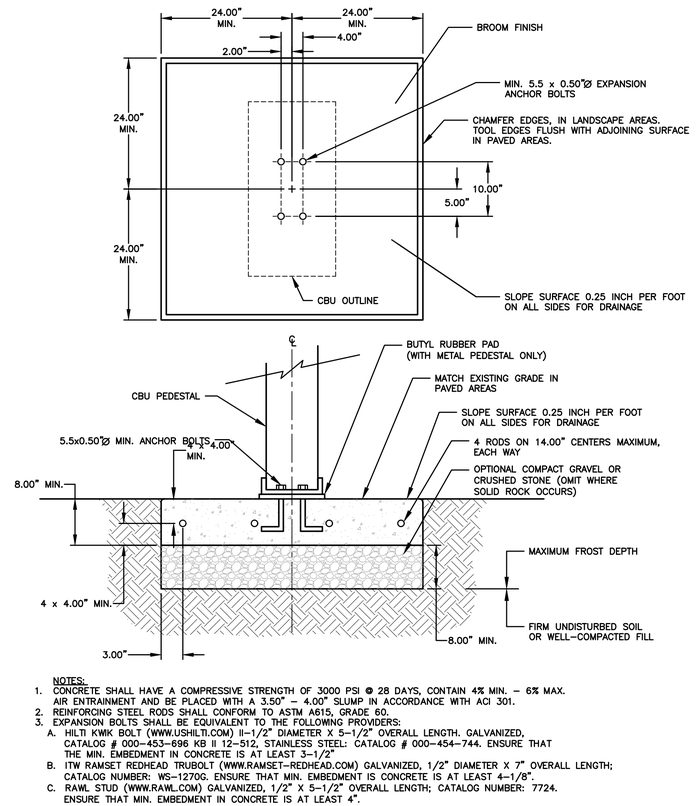
6" INTEGRAL CURB AND SIDEWALK

NOT TO SCALE



INTEGRAL 6" STANDARD CURB

NOT TO SCALE



NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   A. HILTI KWIK BOLT (WWW.USHILTI.COM) II-1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
   B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270C. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
   C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE

DATE	
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URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

DETAILS

C6.0

2405.417

FILE: N:\2024\2405417\DWG\SITE PLAN\2405417-COVER-REF-DETAILS.DWG
LAST SAVED: 10/22/2025 11:45 AM
PLOTTED: 10/22/2025 11:47 AM
PLOTTED BY: BRANDON HUBER
TECH:
COMMENT:
ENG:

PLANT SCHEDULE - TOTAL

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	17	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
AM	3	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
BN	6	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 1.5" CALIPER, MULTI-STEM
GI	10	SKYLINE®HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
GK	7	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
LT	12	TULIP POPLAR	LIRIODENDRON TULIPIFERA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
PB2	3	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 2" CALIPER
QB	14	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB2	14	NORTHERN RED OAK	QUERCUS BOREALIS	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QR	7	RED OAK	QUERCUS RUBRA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
SB2	4	BLACK WILLOW	SALIX NIGRA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
TA	6	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
UL	6	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
	109	SUBTOTAL:		
EVERGREEN TREES				
AC	23	WHITE FIR	ABIES CONCOLOR	B&B, 6' HEIGHT
JE	3	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	B&B, 6' HEIGHT
PB	9	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	B&B, 6' HEIGHT
PC	13	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	21	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	3	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	72	SUBTOTAL:		
ORNAMENTAL TREES				
BP	39	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 1.5" CALIPER
MP	18	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
MS	11	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 1.5" CALIPER
PN	8	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 1.5" CALIPER
	76	SUBTOTAL:		
SHRUBS				
BW	15	WINTER GEM JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	CONT, 3 GAL
CGB	24	CHICAGOLAND GREEN®BOXWOOD	BUXUS X 'GLENCOE'	CONT. 3 GAL,18"-24" HIGH X 15"-18"
EC	13	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 5 GAL
HB	22	BOBO®PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'ILVOBO'	CONT, 5 GAL
JF	21	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JO	14	OLD GOLD JUNIPER	JUNIPERUS CHINENSIS 'OLD GOLD'	CONT, 3 GAL
JS	14	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
RR	16	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 3 GAL
SB	2	GOLD MOUND SPIREA	SPIRAEA X BUMALDA 'GOLDMOUND'	CONT, 3 GAL
TD	6	DENSE YEW	TAXUS X MEDIA	CONT, 3 GAL
VO	12	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'ARROWWOOD'	CONT, 5 GAL
	159	SUBTOTAL:		
GRASSES				
MG	27	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	24" HEIGHT
	27	SUBTOTAL:		

PLANT SCHEDULE WEST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	3	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
TA	3	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
	13	SUBTOTAL:		
EVERGREEN TREES				
PC	1	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	9	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	3	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	13	SUBTOTAL:		
ORNAMENTAL TREES				
BP	21	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 1.5" CALIPER
MP	6	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
	27	SUBTOTAL:		

LANDSCAPE REQUIREMENTS

LOT 2

SITE AREA: 14.43 ACRES (628,417 SF)

OPEN SPACE REQUIRED: 251,367 SF (40%)

OPEN SPACE REQUIREMENTS
A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED TREES 252 TREES*

PROVIDED
OPEN SPACE TREES 254 TREES — 257 trees provided
FOUNDATION PLANTINGS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES.

BUFFERS AND STREET TREES
THIRTY (30) FOOT LANDSCAPE BUFFERS SHALL PROVIDE THE FOLLOWING NUMBER OF TREES PER FIFTY (50) FEET OF LINEAR BUFFER: ONE (1) OVERSTORY TREE, TWO (2) UNDERSTORY TREES AND ONE (1) EVERGREEN TREE.

ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

	WEST 30' BUFFER (620 LF)	STREET TREES (1,913 LF - DOES NO INCLUDE WEST BUFFER)
REQUIRED		
OVERSTORY TREES	13 TREES	39 TREES
EVERGREEN TREES	13 TREES	
UNDERSTORY TREES	26 TREES — 25 required	
PROVIDED		
OVERSTORY TREES	13 TREES	39 TREES
EVERGREEN TREES	13 TREES	
UNDERSTORY TREES	27 TREES	

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS SHOWN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING AROUND ALL TREES AND SHRUBS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
9. 4" DEPTH ROCK MULCH (TO BE SELECTED BY OWNER) WITH WEED BARRIER FABRIC SHALL BE INSTALLED AS SHOWN TO A MIN. DEPTH OF 4"
10. ALL EDGING SHALL BE 5" STEEL EDGING..
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

BLANK	SUDAS TYPE 1 PERMANENT LAWN SEED MIX OR SOD, PER OWNER.
	SOD (WITHIN R.O.W.) SEEDING IS NOT ALLOWED
	4" DEPTH ROCK MULCH OVER WEED BARRIER FABRIC,. ROCK TO BE SELECTED BY OWNER.

DATE	
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08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: BDH
ENGINEER: JAT
CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44
LANDSCAPE PLAN

GRIMES, IOWA

L1.0

2405.417

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COMMENT:
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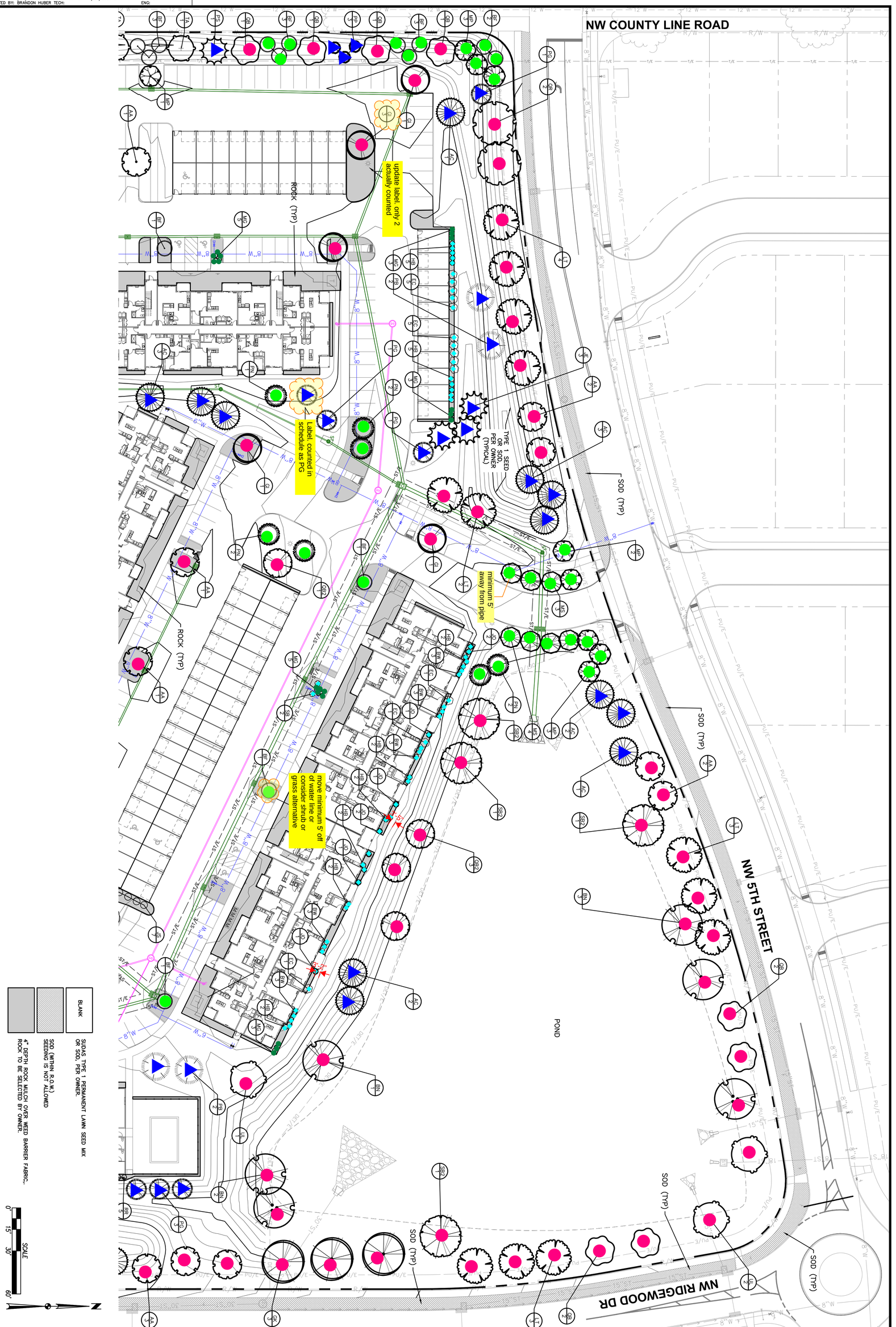

L1.1
2405.417

THE ALLURE ON 44

LANDSCAPE PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
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	DATE
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SIGNED SUBMITTAL	12/03/24
FIFTH SUBMITTAL	11/19/24
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24

ROCK (TYP)

TYPE 1 SEED OR SOD, PER OWNER (TYPICAL)

ROCK (TYP)

label RR. already counted in the schedule

do we need more of a variety?

TYPE 1 SEED OR SOD, PER OWNER (TYPICAL)

SOD (TYP)

revise. only 1 counted

TYPE 1 SEED OR SOD, PER OWNER (TYPICAL)

NW 2ND STREET

NW RIDGEWOOD DR

BLANK	SUDAS TYPE 1 PERMANENT LAWN SEED MIX OR SOD, PER OWNER.
	SOD (WITHIN R.O.W.) SEEDING IS NOT ALLOWED
	4" DEPTH ROCK MULCH OVER WEED BARRIER FABRIC,. ROCK TO BE SELECTED BY OWNER.

SCALE 0' 15' 30' 60'

DATE	
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ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE ALLURE ON 44
LANDSCAPE PLAN

L1.2
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COMMENT:
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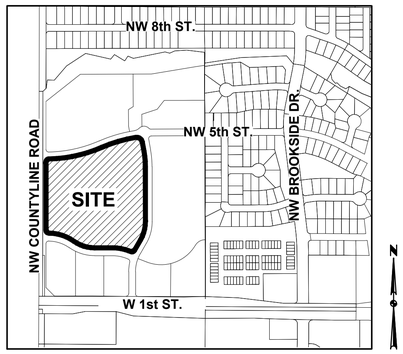
PRELIMINARY PLAT / SITE PLAN MODIFICATION FOR:

THE ALLURE ON 44

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

APPLICANT

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSH TRYGSTAD
EMAIL: JOSHT@CDA-ENG.COM
PH: (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = NOVEMBER 2025
ANTICIPATED FINISH DATE = AUGUST 2027

SUBMITTAL DATES

FIRST SUBMITTAL:	09/11/2024
SECOND SUBMITTAL:	10/01/2024
THIRD SUBMITTAL:	10/17/2024
FOURTH SUBMITTAL:	10/31/2024
FIFTH SUBMITTAL:	11/19/2024
SIGNED SUBMITTAL:	12/03/2024
SITE PLAN MODIFICATION #1:	08/11/2025
SITE PLAN MODIFICATION #2:	10/22/2025

LEGAL DESCRIPTION

LOT 6, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 16.69 ACRES (726,976 SQUARE FEET)

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

ZONING

PUD – HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

PROJECT SITE ADDRESS

400 NW RIDGEWOOD DR
(CLUBOUSE AND LOT)

PROPOSED USE

APARTMENTS

FUTURE LAND USE: MIXED USE 1

DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)

LOT 1: 2.26 ACRES (98,559 SF)
LOT 2: 14.43 ACRES (628,417 SF)

ZONING: PUD – HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

OPEN SPACE CALCULATION:
LOT 1
TOTAL AREA: = 98,559 SF (2.26 AC.)
OPEN SPACE REQUIRED = 39,424 SF (40%)
OPEN SPACE PROVIDED = REFER TO SEPARATE LOT 1 SITE PLAN

LOT 2
TOTAL AREA: = 628,417 SF (14.43 AC.)
APARTMENTS = 96,250 SF
GARAGES = 23,157 SF
PARKING LOT = 151,368 SF
SIDEWALK = 27,605 SF
OPEN SPACE PROVIDED = 330,037 SF (53%)
OPEN SPACE REQUIRED = 251,367 SF (40%)

UNITS: MAXIMUM 18 UNITS/ACRE
LOT 1: 40 UNITS (2.26ACRES)
LOT 2: 260 UNITS (14.43ACRES)
TOTAL 300 UNITS (17.97 UNITS PER ACRE)

PARKING:
(1.5) SPACES PER UNIT, PLUS (1) VISITOR SPACE PER (5) UNITS

LOT 1:
REFER TO SEPARATE LOT 1 SITE PLAN

LOT 2:
TOTAL REQUIRED = 459 SPACES
TOTAL PROVIDED = 459 SPACES
(342 SURFACE SPACES)
(117 GARAGE SPACES)

ADA SPACES REQUIRED= 9 SPACES
ADA SPACES PROVIDED= 17 SPACES
(12 SURFACE SPACES)
(5 GARAGE SPACES)

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	PRELIMINARY PLAT
C1.2	SITE REFERENCE PLAN
C2.0–C2.1	DIMENSION PLAN
C3.0–C3.1	GRADING PLAN
C3.2–C3.4	GRADING DETAILS
C4.0–C4.1	UTILITY PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C6.0	DETAILS
L1.0–L1.2	LANDSCAPE PLAN

DATE OF SURVEY

01/09/2023

BENCHMARKS

1. CITY OF GRIMES STANDARD BM F6M–001; BURY BOLT ON THE FH AT THE NE CORNER OF 'Y' AVENUE AND HWY 44 INTERSECTION. ELEV.=1005.57
2. CITY OF GRIMES STNADARD BM F6N–001; BURY BOLT ON THE FH ON THE NORTH SIDE OF HWY 44 NAD SW BROOKSIDE DRIVE INTERSECTION. ELEV.=986.76

FEMA FLOOD NOTE:

POLK COUNTY, PANEL 155 & 160 OF 555
MAP NUMBER= 19153C0160F & 19153C0155F
EFFECTIVE DATE= FEBRUARY 1, 2019

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.

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW–501 STORM INTAKE
TYPE SW–502 STORM INTAKE
TYPE SW–503 STORM INTAKE
TYPE SW–505 STORM INTAKE
TYPE SW–506 STORM INTAKE
TYPE SW–512 STORM INTAKE
TYPE SW–513 STORM INTAKE
TYPE SW–401 STORM MANHOLE
TYPE SW–402 STORM MANHOLE
FLARED END SECTION
TYPE SW–301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
MINIMUM PROTECTION ELEVATION MPE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2405.417

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

REFER TO CONSTRUCTION MATERIALS TESTING REPORT NO. 232072HTH (08/08/2023) FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK ON THIS PROJECT EXCEPT AS MODIFIED HEREIN.

LICENSED PROFESSIONAL ENGINEER
JOSHUA A. TRYGSTAD
19228
IOWA

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.

JOSHUA A. TRYGSTAD, P.E. DATE

LICENSE NUMBER 19228
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C1.0–C6.0

DATE	
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ENGINEER: BDH
ENGINEER: JAT
CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44
COVER
GRIMES, IOWA

C1.0
2405.417

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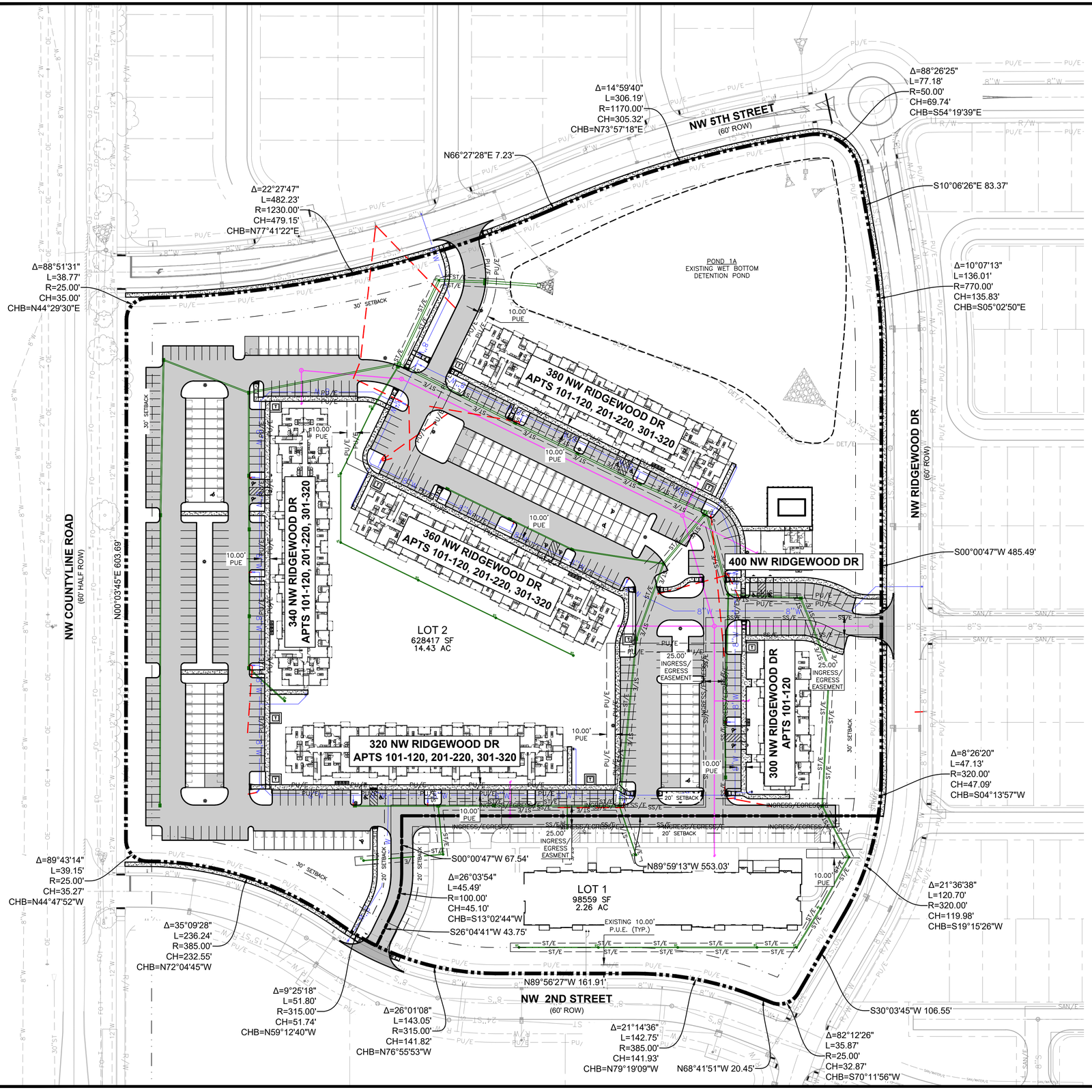

DEVELOPMENT SUMMARY

AREA: 16.69 ACRES (726,976 SF)

LOT 1: 2.26 ACRES (98,559 SF)
LOT 2: 14.43 ACRES (628,417 SF)

ZONING: PUD – HIGH DENSITY RESIDENTIAL DISTRICT (HOPE TIMBER PUD)

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

BUILDING SEPARATION: 16 FEET
MAX. BUILDING HEIGHT: 45 FEET (3 STORIES)

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OPEN SPACE PROVIDED = REFER TO SEPARATE LOT 1 SITE PLAN

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE ALLURE ON 44
PRELIMINARY PLAT

C1.1
2405.417

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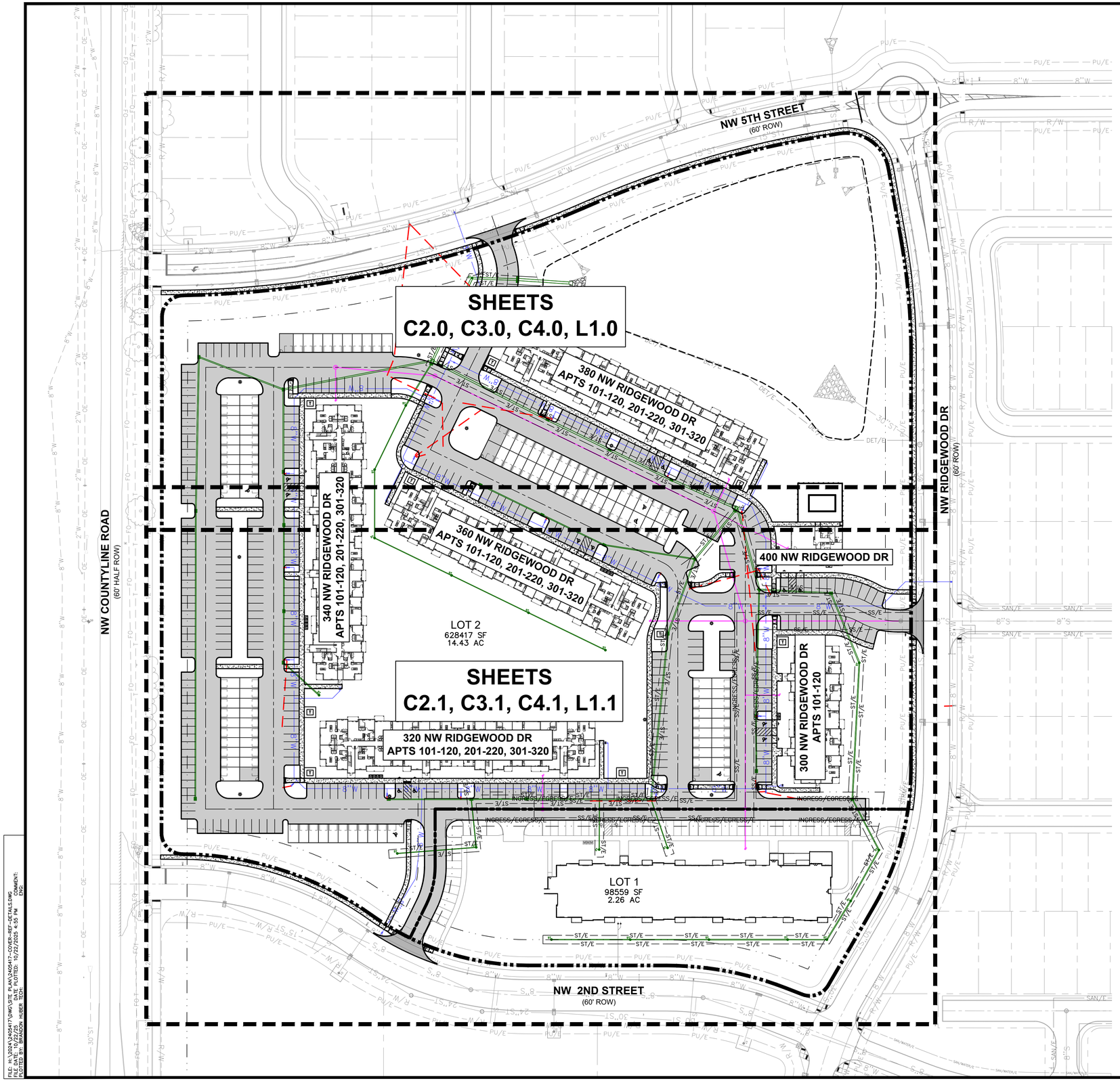

CITY OF GRIMES STANDARD NOTES

GENERAL NOTES:

A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

SANITARY SEWER NOTES:

A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES:

A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6"MJ SHOE, 2-1/2"HOSE NOZZLE, 4-1/2"STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

STORM SEWER NOTES:

A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT.

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF GRIMES
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DATE	
10/22/25	SITE PLAN MODIFICATION #2
08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH
CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44
SITE REFERENCE PLAN
GRIMES, IOWA

C1.2
2405.417

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-COVER-REF-DETAILS.DWG
PLOTTED: 10/22/2025 8:55 AM BY: ELIZABETH HUBER
PLOTTED BY: BRANDON HUBER TECH: COMMENT: ENG:

NW COUNTY LINE ROAD

NW 5TH STREET

NW RIDGEWOOD DR

5' PUBLIC SIDEWALK

EX. 10' PUE

1" EXPANSION JOINT THROUGH ENTRANCE DELINEATING SIDEWALK

73.5'

R25'

STOP SIGN

DETECTABLE WARNING (TYP)

30' SETBACK

5' PRIVATE SIDEWALK (TYP)

PRIVATE 10' STORM SEWER EASEMENT (TYP)

10' PUE

LIGHT POLE (TYP)

25' B-B

14.85'

TRANSFORMER LOCATION (TYP)

TRASH/RECYCLING LOCATION

ELECTRICAL METER

EXISTING WET-BOTTOM POND

EX. DETENTION EASEMENT

380-4 NW RIDGEWOOD DR APTS 101-120, 201-220, 301-320

340 NW RIDGEWOOD DR APTS 101-120, 201-220, 301-320

10' PARKING SETBACK

30' SETBACK

VAN ACCESSIBLE PARKING SIGN

FOUR 4'x4' MAILBOX PADS

RAMP

POOL FENCE

REFER TO SEPARATE POOL PLANS FOR DETAILS

GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT NOTES

1. ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH 2024 SUDAS STANDARDS SPECIFICATIONS.
2. SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
3. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
4. PAVEMENT THICKNESS:

SIDEWALKS	4" P.C.C.
SIDEWALK RAMPS	6" P.C.C.
PARKING LOT & DRIVE AISLES	6" P.C.C.
PRIVATE ROADS WITHIN R.O.W	8" P.C.C.

SCALE 0' 15' 30' 60'

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10/17/24	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44
DIMENSION PLAN

C2.0

2405.417

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-DIMENSION PLAN.DWG
PLOTTED: 10/22/2025 8:43:47 AM BY: BRADON HUBER TECH
COMMENT: ENG

NW COUNTY LINE ROAD

10' PARKING SETBACK

30' SETBACK

NW 2ND STREET

NW RIDGEWOOD DR

2
628417 SF
14.43 AC

1
98559 SF
2.26 AC

FUTURE IMPROVEMENTS (BY OTHERS)
REFER TO THE HOMEPLACE SITE PLAN

340 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

360 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

320 NW RIDGEWOOD DR
APTS 101-120, 201-220, 301-320

400 NW RIDGEWOOD DR

300 NW RIDGEWOOD DR
APTS 101-110
201-210
301-310

LIGHT POLE (TYP)

VAN ACCESSIBLE PARKING SIGN

FOUR 4'x4' MAILBOX PADS

TWO 4'x4' MAILBOX PADS

ELECTRICAL METER

ELECTRICAL METERS

TRANSFORMER LOCATION (TYP)

TRASH/ RECYCLING LOCATION

DETECTABLE WARNING (TYP)

REFER TO SEPARATE POOL PLANS FOR DETAILS

5' PUBLIC SIDEWALK

5' PRIVATE SIDEWALK (TYP)

4" EXPANSION JOINT THROUGH ENTRANCE DELINEATING SIDEWALK

STOP SIGN

LOTLINE

NO CURB AROUND LOT 1

END OF 6" CURB

FUTURE 5' PUBLIC SIDEWALK

EX. 10' PUE

20' SIDE SETBACK

25' INGRESS/EGRESS

25' INGRESS/EGRESS EASEMENT

20' PRIVATE SANITARY SEWER EASEMENT

SCALE
0' 15' 30' 60'

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4121 NW URBANDALE DRIVE
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PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

DIMENSION PLAN

C2.1

2405.417

FILE: I:\2024\2405417\DWG\SITE PLAN\2405417-DIMENSION PLAN.dwg
PLOT DATE: 10/22/2025 - 4:03 PM
PLOTTED BY: BRANDON HUBER TECH
COMMENT:
ENG.

NW COUNTY LINE ROAD

NW 5TH STREET

NW RIDGEWOOD DR

HOPE TIMBER PLAT 1
EX. POND 1A
NORMAL POOL = 968.00
100-YR ELEV. = 973.86

OVERFLOW =977.65

CROSSWALK, SEE DETAIL 'A'

SIDEWALK SUBGRADE PREP (TYP)

GRADING LIMITS (TYP)

CROSSWALK, SEE DETAIL 'J'

CROSSWALK, SEE DETAIL 'Q'

CROSSWALK, SEE DETAIL 'R'

CROSSWALK, SEE DETAIL 'S'

ADA RAMP, SEE DETAIL 'D'

G.F.E.=984.20

G.F.E.=985.67

G.F.E.=986.70

G.F.E.=983.00

G.F.E.=985.30

F.F.E.=983.30

F.F.E.=986.70

OVERFLOW =985.65

OVERFLOW =985.37

OVERFLOW =985.56

OVERFLOW =985.20

OVERFLOW =985.15

OVERFLOW =982.25

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

N

SCALE
0' 15' 30' 60'

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4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44

GRADING PLAN

GRIMES, IOWA

C3.0

2405.417

FILE: N:\2024\2405417\DWG\SITE PLAN\2405417-GRADING PLAN.DWG
PLOT DATE: 10/22/2025 4:25 PM
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COMMENT: ENG

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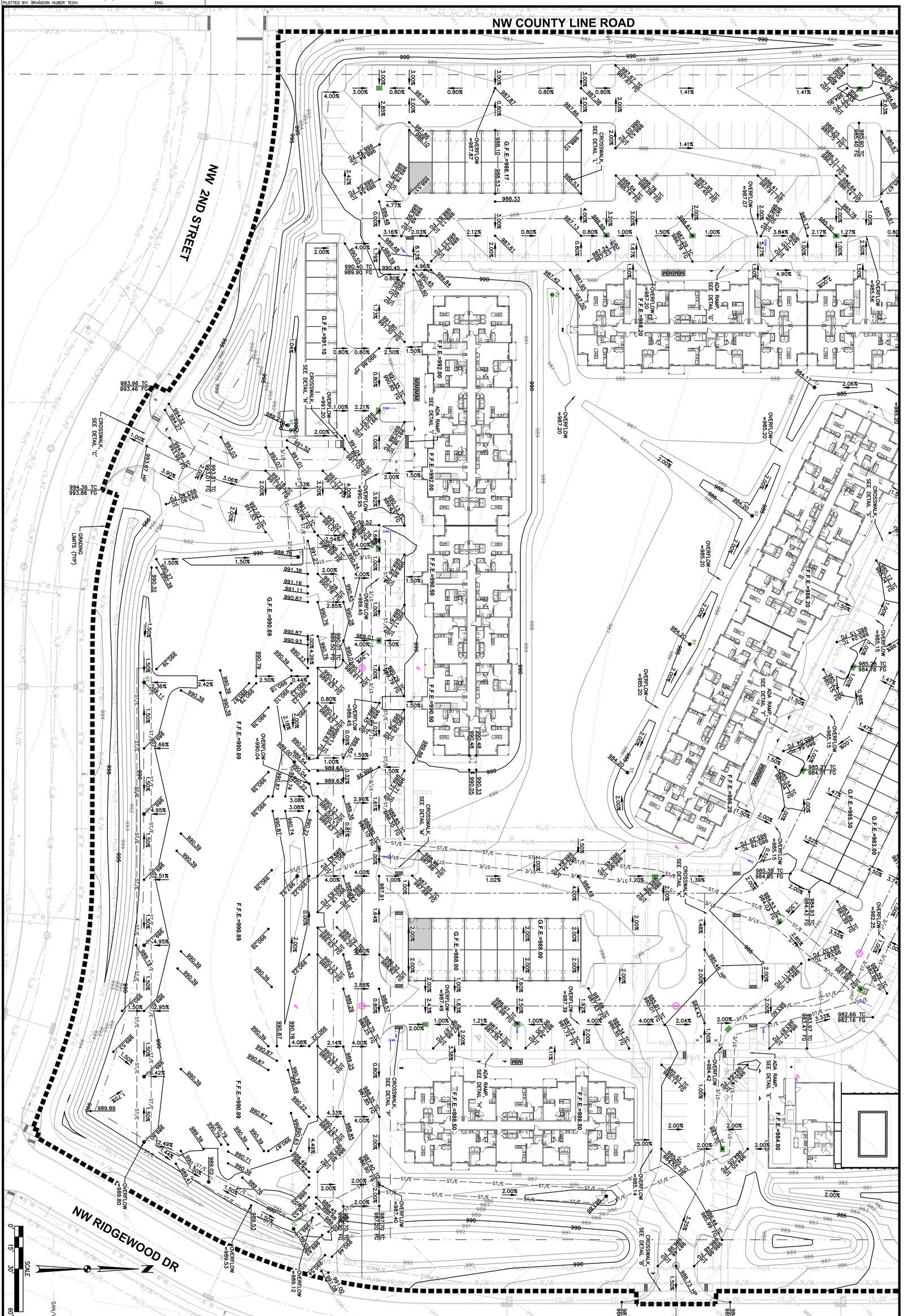

THE ALLURE ON 44

GRADING PLAN

GRIMES, IOWA

C3.1

2405417

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT

ENGINEER: BDH

	DATE
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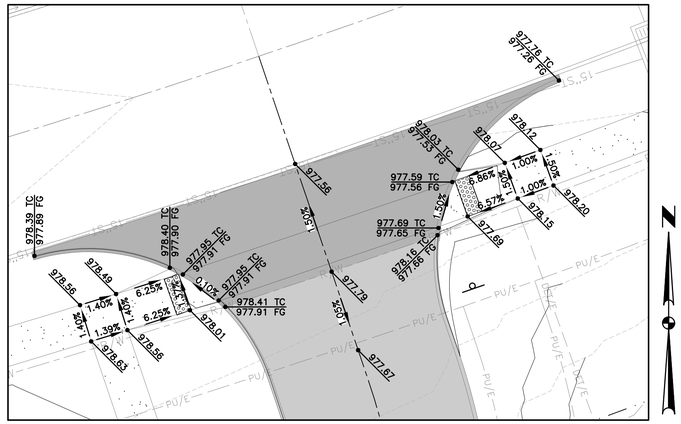
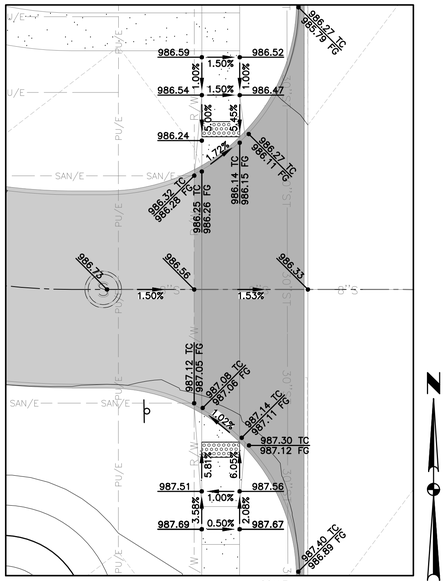
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24



DETAIL 'A'

SCALE 0' 10' 20'



DETAIL 'B'

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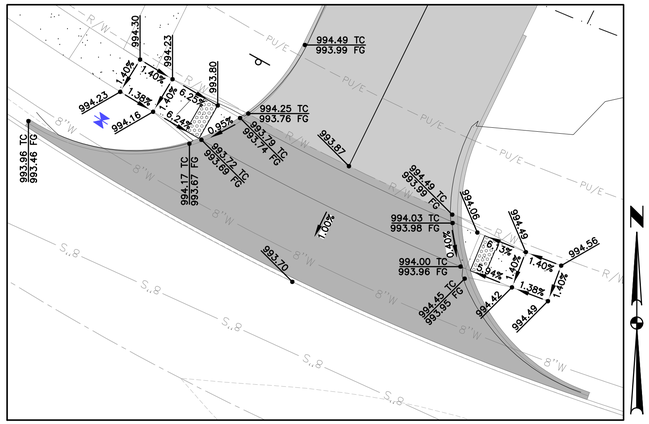
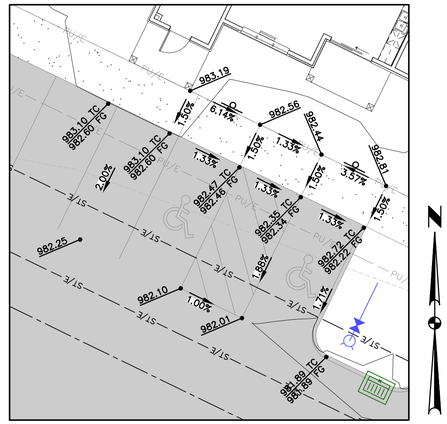


DETAIL 'C'

SCALE 0' 10' 20'



DETAIL 'D'

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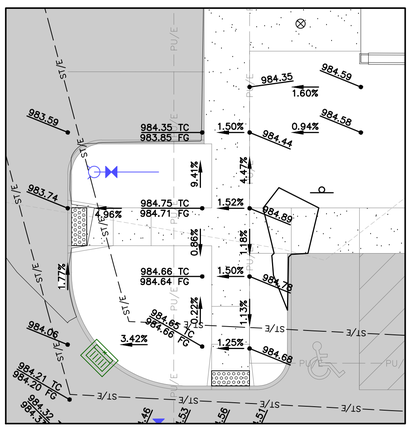

DETAIL 'E'

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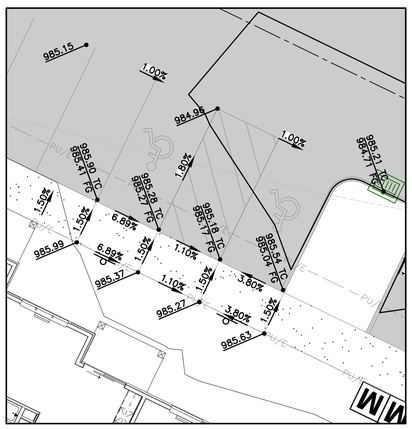

DETAIL 'F'

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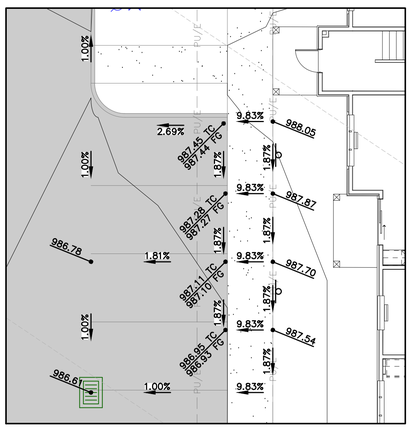

DETAIL 'G'

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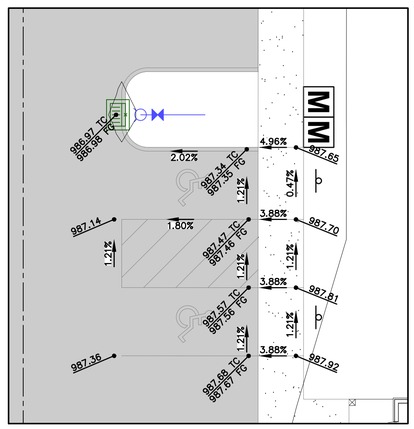

DETAIL 'H'

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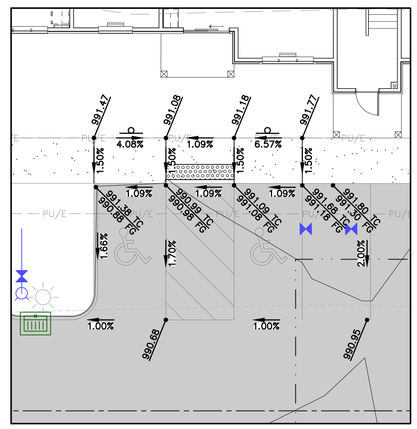

DETAIL 'I'

SCALE 0' 10' 20'

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT | ENGINEER: BDH

DATE	
10/22/25	SITE PLAN MODIFICATION #2
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10/17/24	THIRD SUBMITTAL

CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44

GRADING DETAILS

GRIMES, IOWA

C3.2

2405.417

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-GRADING PLAN.DWG
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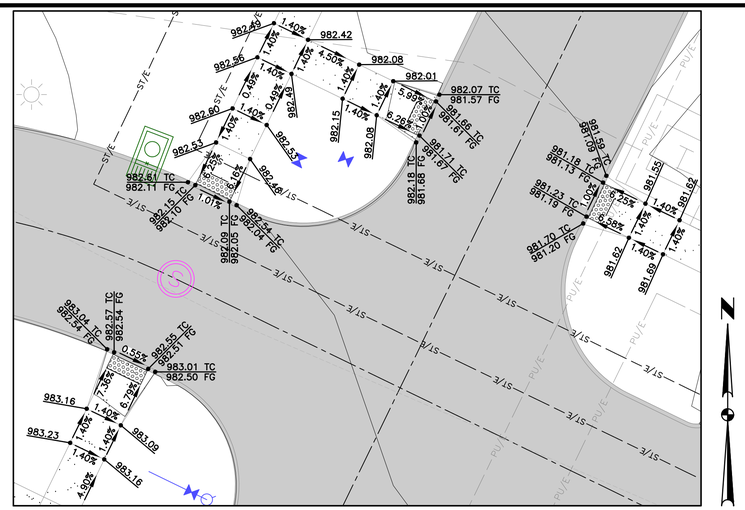
PLOTTED BY: BRANDON HUBER TECH:
COMMENT:
ENG:



DETAIL 'J'

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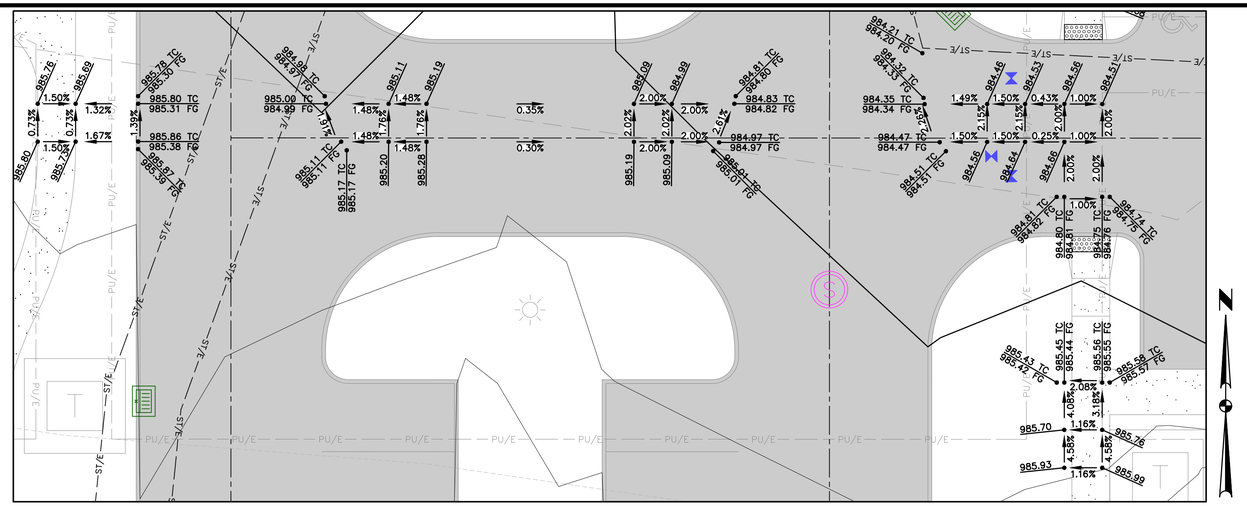

DETAIL 'K'

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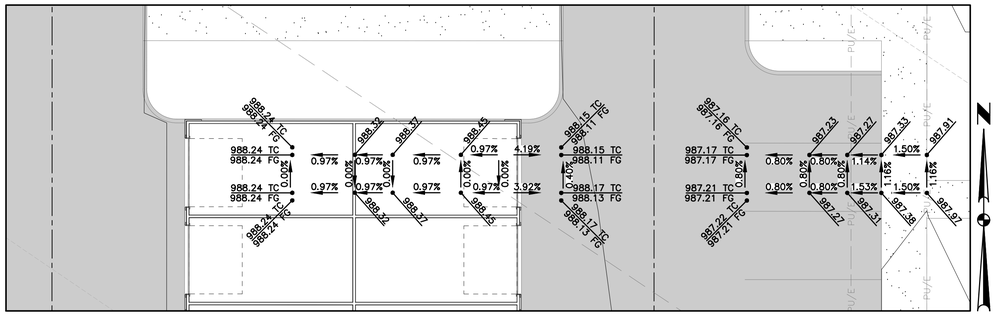

DETAIL 'L'

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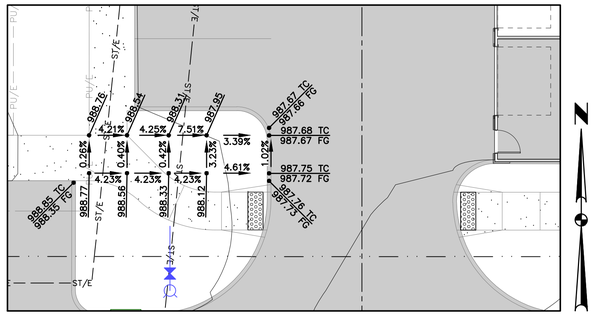

DETAIL 'M'

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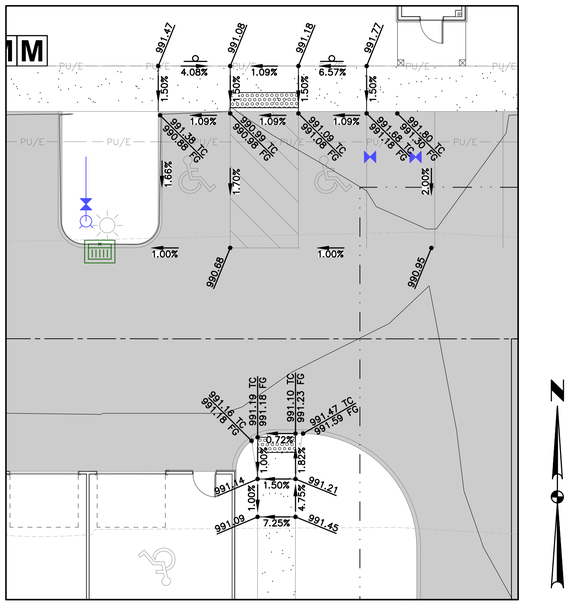

DETAIL 'N'

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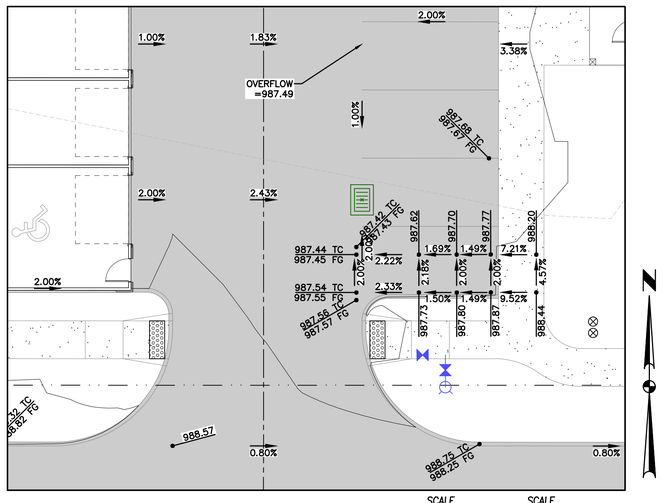
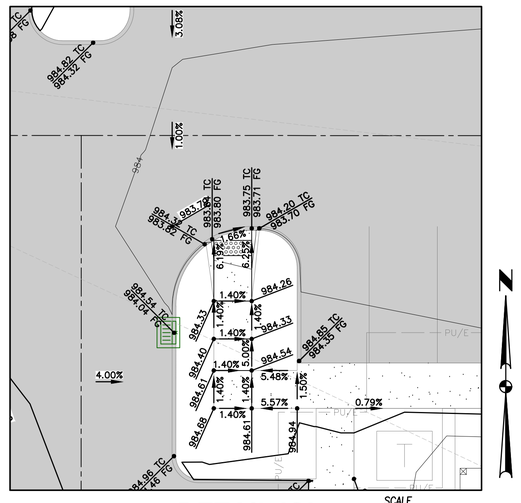


DETAIL 'P'

SCALE 0' 10' 20' SCALE 0' 10' 20'



DETAIL 'Q'

SCALE 0' 10' 20'

6A
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH

DATE	
10/22/25	SITE PLAN MODIFICATION #2
08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL

THE ALLURE ON 44
GRADING DETAILS

C3.3
2405.417
6A

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-GRADING PLAN.DWG
RELATED FILES: 2405417-XBASE.DWG
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COMMENT:
ENG:

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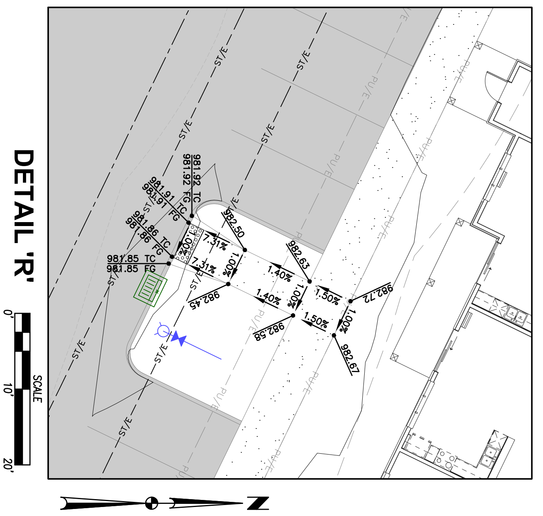
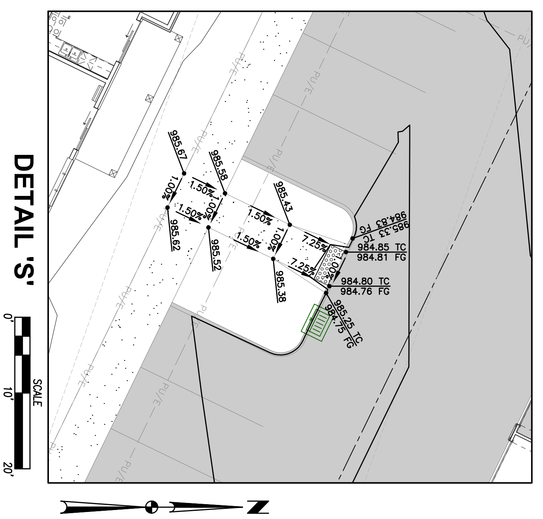
PLOTTED BY: BRANDON HUBER TECH: ENG:

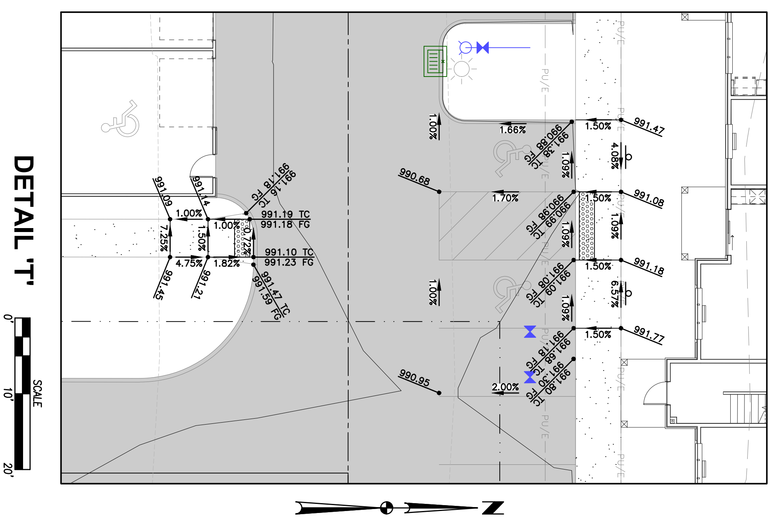
DETAIL 'R'



DETAIL 'S'



DETAIL 'T'



THE ALLURE ON 44

GRADING DETAILS

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
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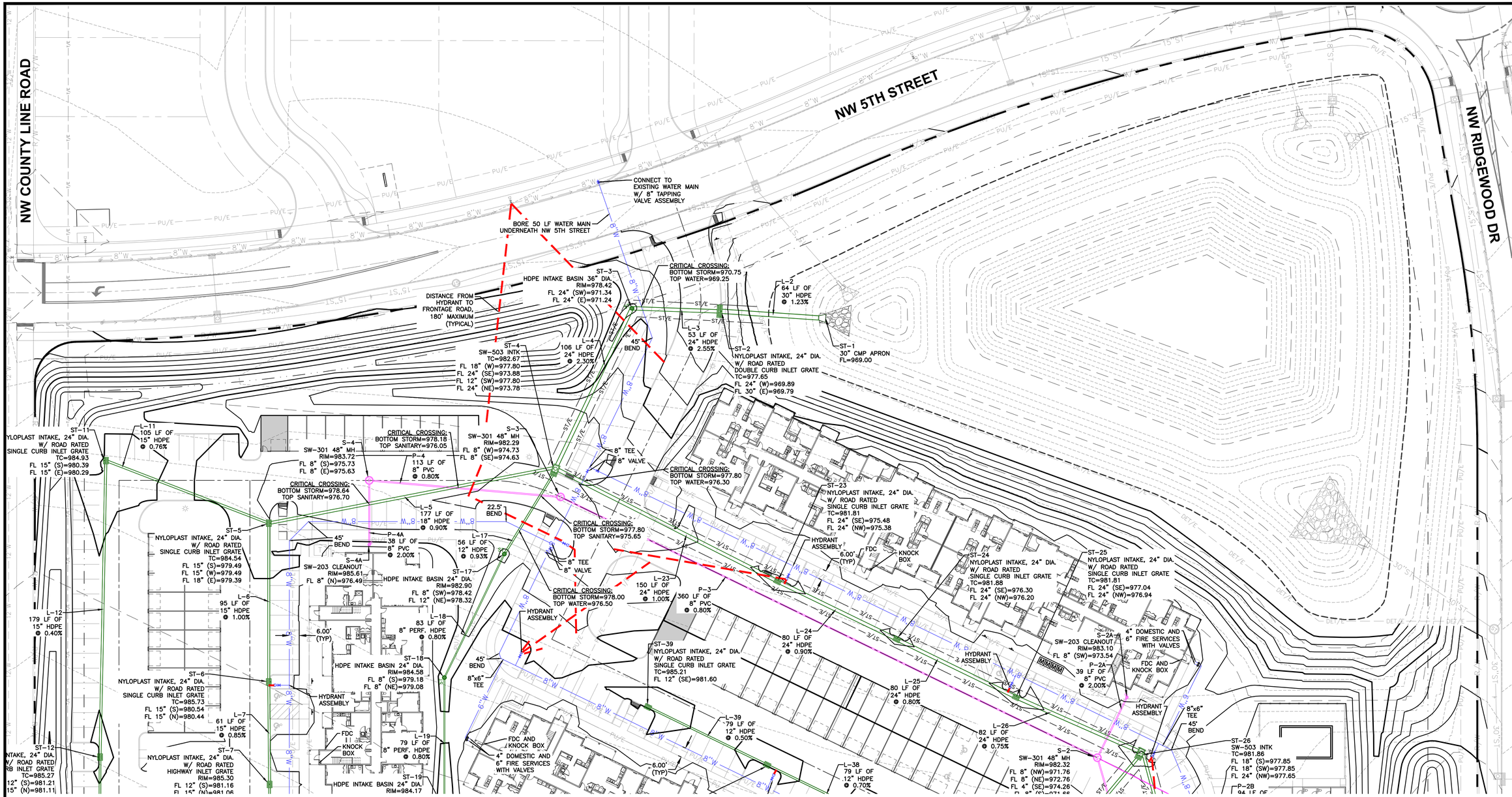
THIRD SUBMITTAL	10/17/24



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND WATER MAIN. REFER TO MECHANICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

LEGEND

DISTANCE FROM FIRE HYDRANT TO FRONTAGE ROAD. MAXIMUM DISTANCE OF 180'

SCALE 0' 15' 30' 60'

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4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

UTILITY PLAN

C4.0

2405.417

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COMMENT:
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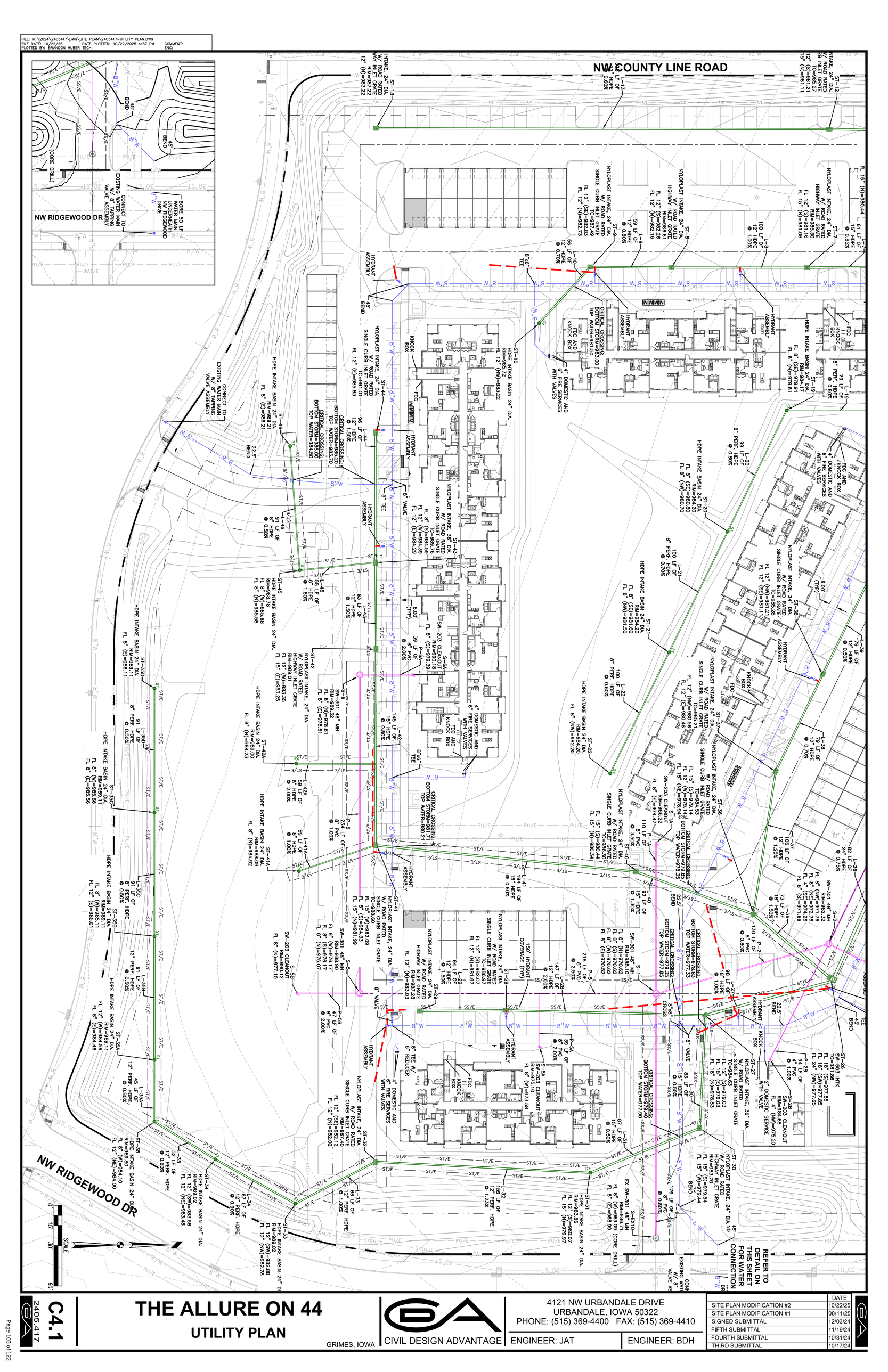

THE ALLURE ON 44

UTILITY PLAN

GRIMES, IOWA

C4.1

2405.417

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT | ENGINEER: BDH

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STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,060
2	FILTER SOCK	LF	900
3	SEEDING, FERTILIZING, AND MULCHING	AC	10.15
4	INLET PROTECTION DEVICES	EA	54
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STABILIZATION SEED (TYPE 4)	AC	10.15
7	RIP RAP PLACEMENT	TON	15
8	PERMANENT TRM	SF	17,700

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO LITTLE BEAVER CREEK ±1000 FT

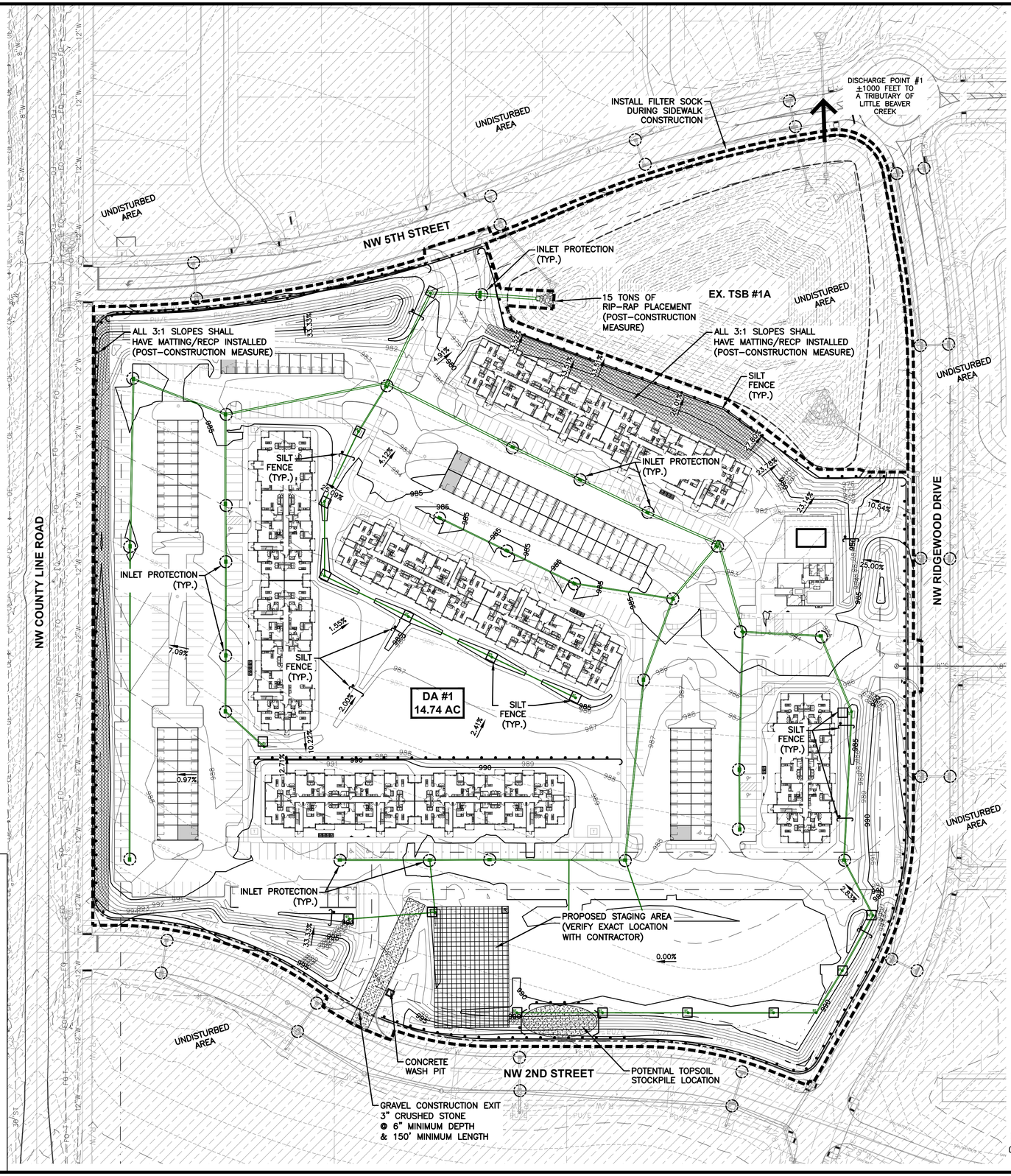
TOTAL AREA DISTURBED TO DISCHARGE POINT	14.74 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	53,064 CU FT
VOLUME PROVIDED IN SILT FENCE (2060 LF @ 4.5 CU FT/LF OF FENCE)	9,270 CU FT
VOLUME PROVIDED IN EX TSB #1A	182,044 CU FT
TOTAL VOLUME PROVIDED	191,314 CU FT

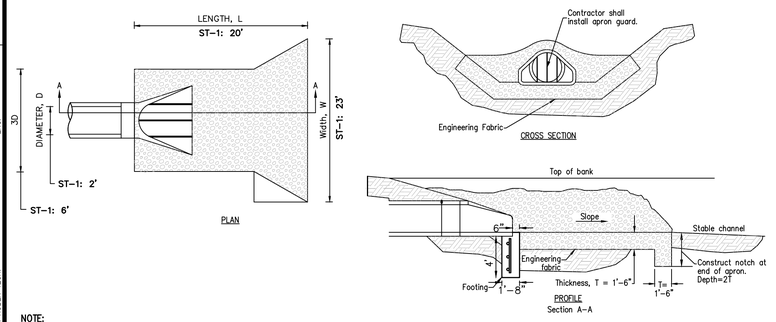
NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

- DRAINAGE ARROW (X.XX %)
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- INLET PROTECTION
- PORTABLE RESTROOM (R)
- EXISTING STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- STRAW MAT
- UNDISTURBED AREA
- RIP-RAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN (TSB #)





NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET DETAIL

NOT TO SCALE

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PLOT STYLE TABLE: ACAD.CTB
PLOTTED BY: BRANDON HUBER TECH
COMMENT: ENG

DATE	
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CIVIL DESIGN ADVANTAGE

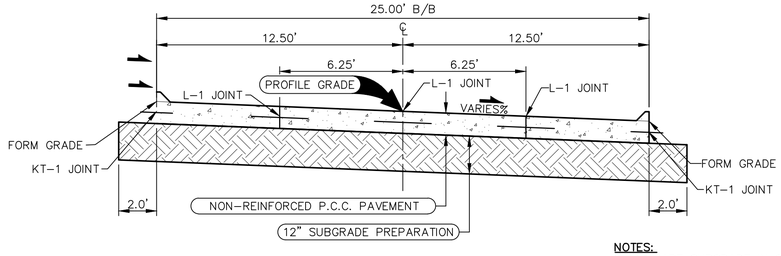
THE ALLURE ON 44

EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

C5.0

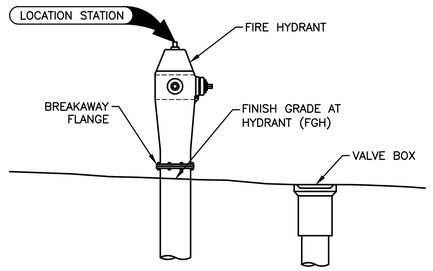
2405.417



NOTES:
1. PREPARE SUBGRADE IN 2-6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

TYPICAL SECTION - PRIVATE 25' B/B P.C.C. ROADWAY

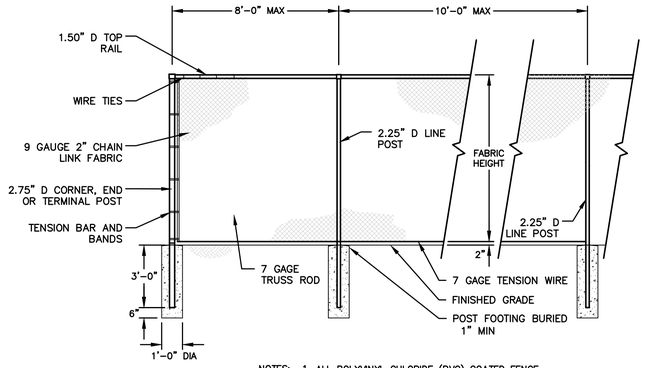
NOT TO SCALE



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL

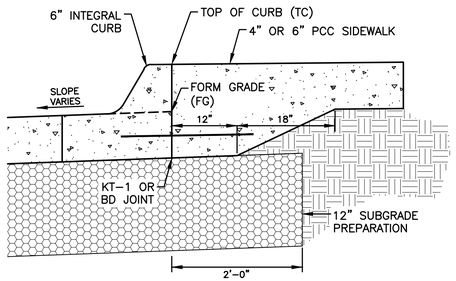
NOT TO SCALE



NOTES: 1. ALL POLYVINYL CHLORIDE (PVC) COATED FENCE MATERIALS (FRAMEWORK, FENCE FABRIC, FITTINGS, TENSION WIRES, ETC.) SHALL BE BLACK.

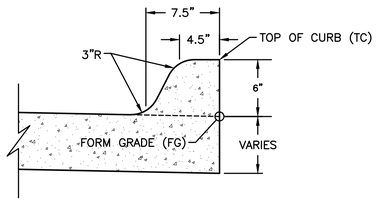
POOL FENCE - 6' CHAIN LINK

NOT TO SCALE



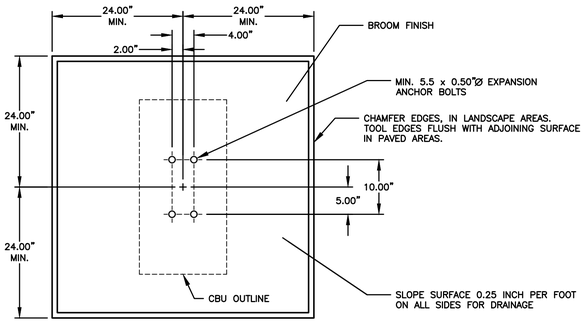
6" INTEGRAL CURB AND SIDEWALK

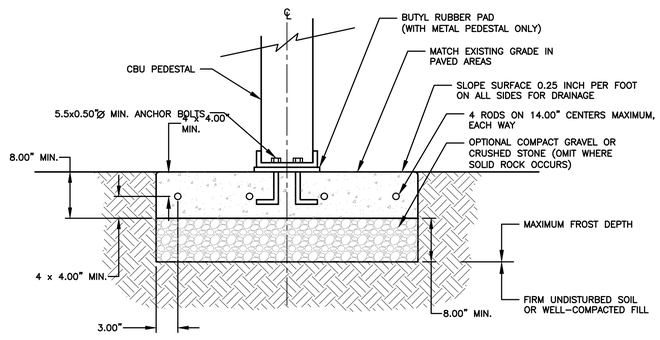
NOT TO SCALE



INTEGRAL 6" STANDARD CURB

NOT TO SCALE





NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50" - 4.00" SLUMP IN ACCORDANCE WITH ACI 301.
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
   A. HILTI KWIK BOLT (WWW.USHILTI.COM) II-1/2" DIAMETER X 5-1/2" OVERALL LENGTH. GALVANIZED, CATALOG # 000-453-696 KB II 12-512, STAINLESS STEEL: CATALOG # 000-454-744. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2"
   B. ITW RAMSET REDHEAD TRUBOLT (WWW.RAMSET-REDHEAD.COM) GALVANIZED, 1/2" DIAMETER X 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270C. ENSURE THAT MIN. EMBEDMENT IS CONCRETE IS AT LEAST 4-1/8".
   C. RAWL STUD (WWW.RAWL.COM) GALVANIZED, 1/2" X 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724. ENSURE THAT MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

MAILBOX CLUSTER PAD DETAIL

NOT TO SCALE

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

THE ALLURE ON 44

DETAILS

C6.0

2405.417

FILE: N:\2024\2405417\DWG\SITE PLAN\2405417-COVER-REF-DETAILS.DWG
LAST MODIFIED: 10/22/2025 11:47 AM COMMENT:
PLOTTED BY: BRANDON HUBER TECH: ENG:

PLANT SCHEDULE - TOTAL

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	17	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
AM	3	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
BN	6	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	B&B, 1.5" CALIPER, MULTI-STEM
GI	10	SKYLINE®HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
GK	7	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
LT	12	TULIP POPLAR	LIRIODENDRON TULIPIFERA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
PB2	3	BLOODGOOD LONDON PLANE TREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	B&B, 2" CALIPER
QB	14	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB2	14	NORTHEN RED OAK	QUERCUS BOREALIS	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QR	7	RED OAK	QUERCUS RUBRA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
SB2	4	BLACK WILLOW	SALIX NIGRA	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
TA	6	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
UL	6	ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
	109	SUBTOTAL:		
EVERGREEN TREES				
AC	23	WHITE FIR	ABIES CONCOLOR	B&B, 6' HEIGHT
JE	3	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	B&B, 6' HEIGHT
PB	9	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	B&B, 6' HEIGHT
PG	13	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	21	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	3	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	72	SUBTOTAL:		
ORNAMENTAL TREES				
BF	39	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 1.5" CALIPER
MP	18	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
MS	11	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	B&B, 1.5" CALIPER
PN	8	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	B&B, 1.5" CALIPER
	76	SUBTOTAL:		
SHRUBS				
BW	15	WINTER GEM JAPANESE BOXWOOD	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	CONT, 3 GAL
CGB	24	CHICAGOLAND GREEN®BOXWOOD	BUXUS X 'GLENCOE'	CONT. 3 GAL,18"-24" HIGH X 15"-18"
EC	13	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	CONT, 5 GAL
HB	22	BOBO®PANICLE HYDRANGEA	HYDRANGEA PANICULATA 'ILVOBO'	CONT, 5 GAL
JF	21	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	CONT, 3 GAL
JO	14	OLD GOLD JUNIPER	JUNIPERUS CHINENSIS 'OLD GOLD'	CONT, 3 GAL
JS	14	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	CONT, 3 GAL
RR	16	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'FINE LINE'	CONT, 3 GAL
SB	2	GOLD MOUND SPIREA	SPIRAEA X BUMALDA 'GOLDMOUND'	CONT, 3 GAL
TD	6	DENSE YEW	TAXUS X MEDIA	CONT, 3 GAL
VD	12	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'ARROWWOOD'	CONT, 5 GAL
	159	SUBTOTAL:		
GRASSES				
MG	27	EULALIA GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	24" HEIGHT
	27	SUBTOTAL:		

PLANT SCHEDULE WEST BUFFER

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AM	3	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
QB	7	SWAMP WHITE OAK	QUERCUS BICOLOR	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
TA	3	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	B&B, 1.5" CAL. 8' (MIN. HEIGHT)
	13	SUBTOTAL:		
EVERGREEN TREES				
PG	1	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	B&B, 6' HEIGHT
PP	9	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B, 6' HEIGHT
PS	3	WHITE PINE	PINUS STROBUS	B&B, 6' HEIGHT
	13	SUBTOTAL:		
ORNAMENTAL TREES				
BF	21	DAKOTA PINNACLE®ASIAN WHITE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B&B, 1.5" CALIPER
MP	6	PRAIRIFIRE CRAB APPLE	MALUS X 'PRAIRIFIRE'	B&B, 1.5" CALIPER
	27	SUBTOTAL:		

LANDSCAPE REQUIREMENTS

LOT 2

SITE AREA: 14.43 ACRES (628,417 SF)

OPEN SPACE REQUIRED: 251,367 SF (40%)

OPEN SPACE REQUIREMENTS
A MINIMUM OF ONE (1) TREE PER ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED OPEN SPACE SHALL BE PROVIDED.

FOUNDATION PLANTINGS SHALL BE PROVIDED FOR UNITS FACING PUBLIC STREETS FOR THE PUBLIC STREET FACING FACADES ONLY.

REQUIRED TREES 252 TREES*

PROVIDED
OPEN SPACE TREES 254 TREES
FOUNDATION PLANTINGS

*REQUIRED STREET TREES AND BUFFER TREES MAY COUNT TOWARD THE REQUIRED OPEN SPACE TREES.

BUFFERS AND STREET TREES
THIRTY (30) FOOT LANDSCAPE BUFFERS SHALL PROVIDE THE FOLLOWING NUMBER OF TREES PER FIFTY (50) FEET OF LINEAR BUFFER: ONE (1) OVERSTORY TREE, TWO (2) UNDERSTORY TREES AND ONE (1) EVERGREEN TREE.

ONE (1) OVERSTORY TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF LOT FRONTAGE AND LOCATED BETWEEN THE SIDEWALK AND STREET. STREET TREES SHALL BE A COMBINATION OF DIVERSE SPECIES WITH NO MORE THAN FIVE (5) SIMILAR SPECIES IN A SINGLE GROUP.

	WEST 30' BUFFER (620 LF)	STREET TREES (1,913 LF - DOES NO INCLUDE WEST BUFFER)
REQUIRED		
OVERSTORY TREES	13 TREES	39 TREES
EVERGREEN TREES	13 TREES	
UNDERSTORY TREES	26 TREES	
PROVIDED		
OVERSTORY TREES	13 TREES	39 TREES
EVERGREEN TREES	13 TREES	
UNDERSTORY TREES	27 TREES	

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS SHOWN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING AROUND ALL TREES AND SHRUBS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
9. 4" DEPTH ROCK MULCH (TO BE SELECTED BY OWNER) WITH WEED BARRIER FABRIC SHALL BE INSTALLED AS SHOWN TO A MIN. DEPTH OF 4"
10. ALL EDGING SHALL BE 5" STEEL EDGING..
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

BLANK	SUDAS TYPE 1 PERMANENT LAWN SEED MIX OR SOD, PER OWNER.
	SOD (WITHIN R.O.W.) SEEDING IS NOT ALLOWED
	4" DEPTH ROCK MULCH OVER WEED BARRIER FABRIC,. ROCK TO BE SELECTED BY OWNER.

DATE	
10/22/25	SITE PLAN MODIFICATION #2
08/11/25	SITE PLAN MODIFICATION #1
12/03/24	SIGNED SUBMITTAL
11/19/24	FIFTH SUBMITTAL
10/31/24	FOURTH SUBMITTAL
10/17/24	THIRD SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT | ENGINEER: BDH
CIVIL DESIGN ADVANTAGE

THE ALLURE ON 44
LANDSCAPE PLAN

GRIMES, IOWA

L1.0

2405.417

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PLOTTED BY: BRADON HUBER TECH: ENG:

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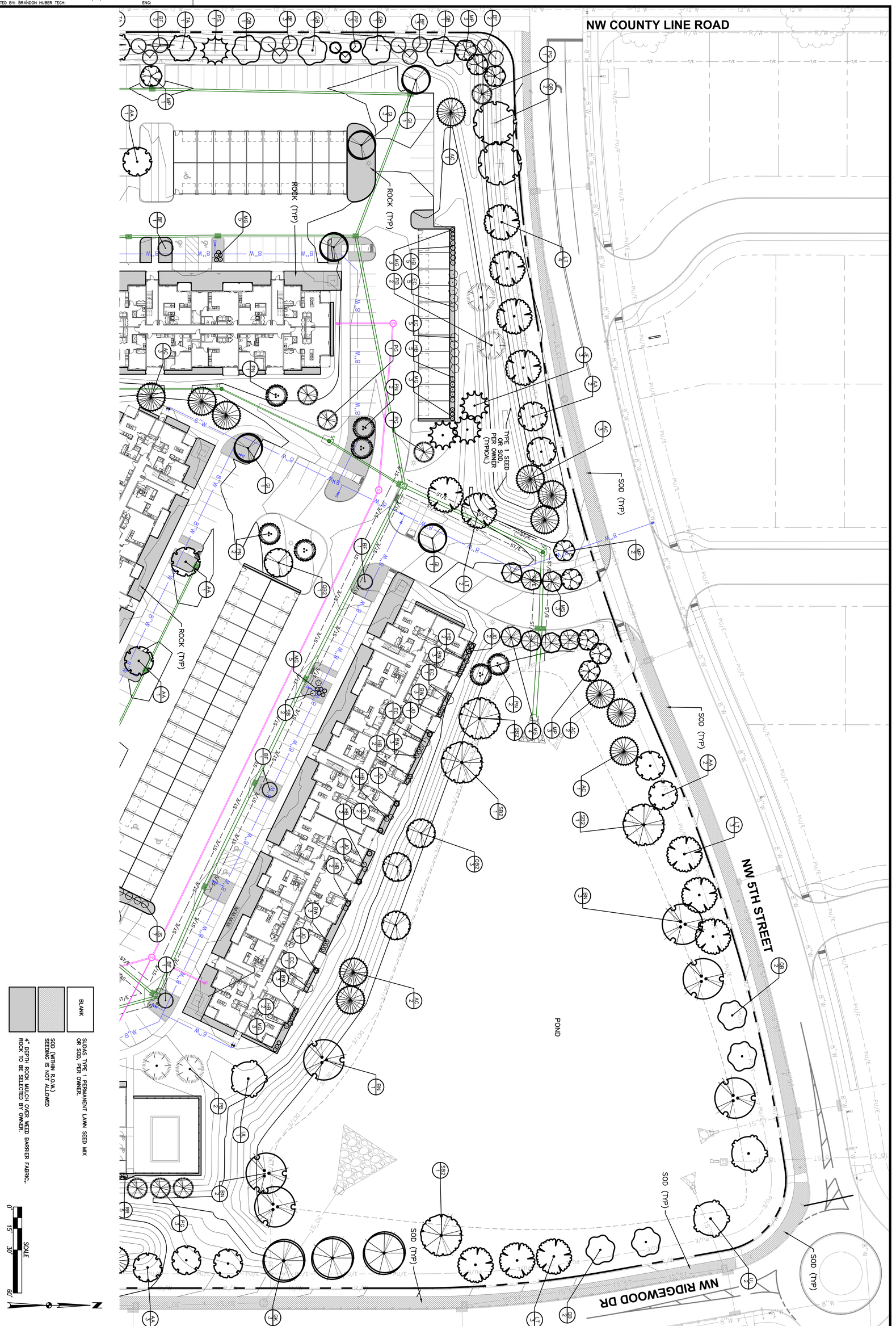
PLOTTED BY: BRANDON HUBER TECH: ENG:



THE ALLURE ON 44

LANDSCAPE PLAN

GRIMES, IOWA

L1.1

2405.417

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JAT
ENGINEER: BDH

	DATE
SITE PLAN MODIFICATION #2	10/22/25
SITE PLAN MODIFICATION #1	08/11/25
SIGNED SUBMITTAL	12/03/24
FIFTH SUBMITTAL	11/19/24
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24

FILE: H:\2024\2405417\DWG\SITE PLAN\2405417-LANDSCAPE PLAN.DWG
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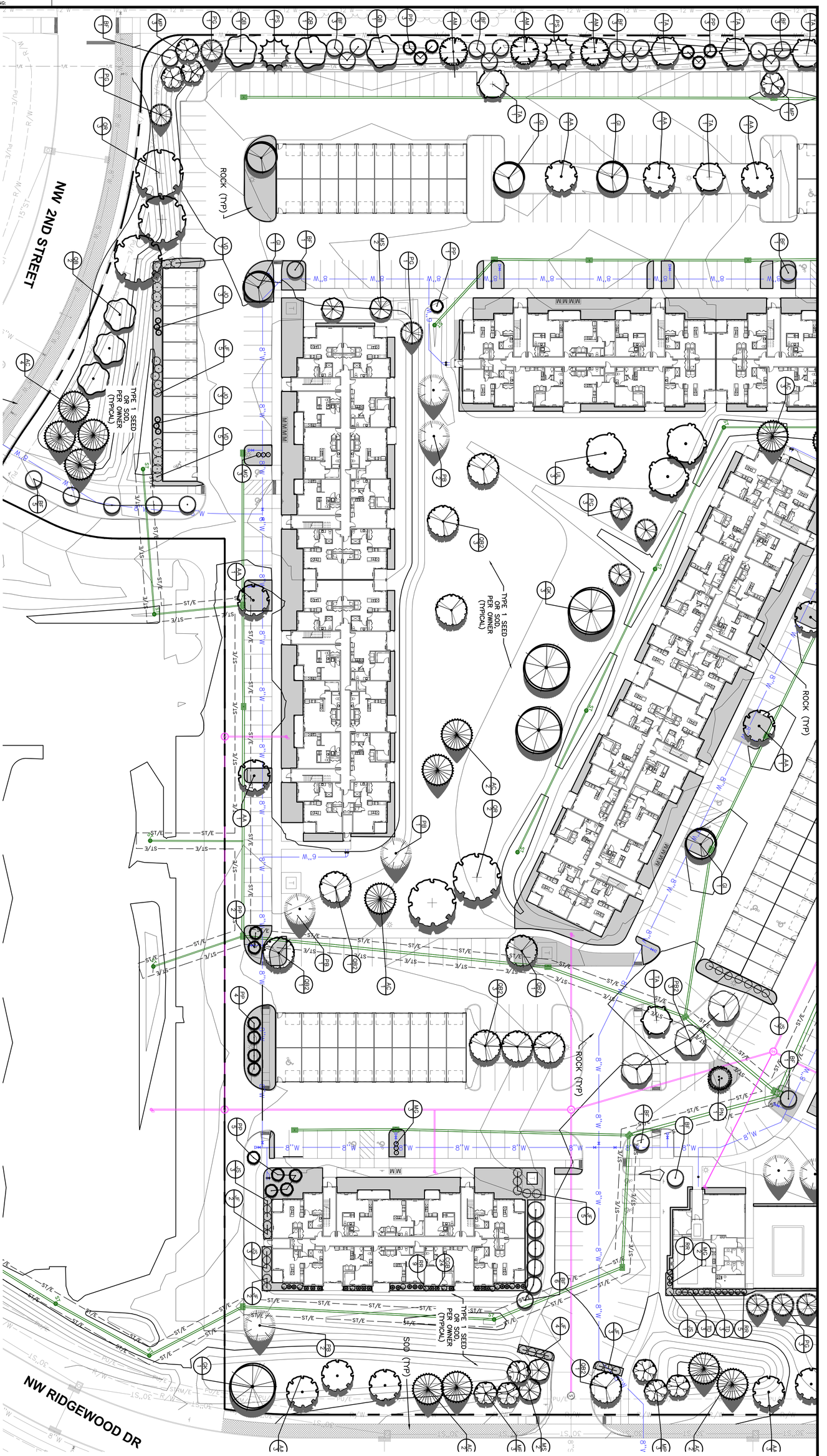

THE ALLURE ON 44

LANDSCAPE PLAN

GRIMES, IOWA

L1.2

2405.417

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT

ENGINEER: BDH

	DATE
SITE PLAN MODIFICATION #2	10/22/25
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SIGNED SUBMITTAL	12/03/24
FIFTH SUBMITTAL	11/19/24
FOURTH SUBMITTAL	10/31/24
THIRD SUBMITTAL	10/17/24

EAST ELEVATION
TOTAL AREA: 9858 SF
GLASS AREA: 2480 SF
AREA-GLASS= 7378 SF
GLASS % 25%
STONE/BRICK: 2072 SF
STONE/BRICK % 28%

4 EAST ELEVATION
1/16" = 1'-0"

NORTH ELEVATION
TOTAL AREA: 1916 SF
GLASS AREA: 249 SF
AREA-GLASS= 1667 SF
GLASS % 13%
STONE/BRICK: 540 SF
STONE/BRICK % 32%

2 NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIALS

① SHINGLES: DURATION - ONYX BLACK
-OWENS CORNING

② FIBER CEMENT LAP SIDING
-JAMES HARDIE PRODUCTS
PAINT: AGREEABLE GRAY
-SHERWIN WILLIAMS

③ BRICK: CHALK DUST
-CENTURION STONE

④ STONE: SHORELINE BLEND
-CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES TO BE WHITE

GUTTERS AND DOWNSPOUTS TO BE BLACK

EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND ALL TRIM BOARDS TO BE BLACK

SOUTH ELEVATION
TOTAL AREA: 1916 SF
GLASS AREA: 370 SF
AREA-GLASS= 1546 SF
GLASS % 19%
STONE/BRICK: 593 SF
STONE/BRICK % 38%

3 SOUTH ELEVATION
1/16" = 1'-0"

WEST ELEVATION
TOTAL AREA: 9942 SF
GLASS AREA: 2608 SF
AREA-GLASS= 7334 SF
GLASS % 26%
STONE/BRICK: 2211 SF
STONE/BRICK % 30%

1 WEST ELEVATION
1/16" = 1'-0"

ALLER
DESIGN GROUP
1840 NW 118th St.
Suite 100
Clive, IA 50325
515.254.1181
ALLERDESIGN.COM

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PROJECT PHASE:
PHASE 3

THE ALLURE AT 44 - 60 PLEX
300 NW RIDGEWOOD DR
GRIMES, IA

BUILDER
LARSON DEVELOPMENT

PROJECT NO.
30600724

ISSUE DATE
10.28.24

DRAWN
Author

SHEET NAME
ELEVATIONS

SHEET NO.
ART.1

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

REAR ELEVATION
SCALE: 3/16" = 1'-0"

LEFT ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

SOFTPLAN ARCHITECTURAL FLOOR PLAN SOFTWARE

SECTION LETTER: A
PAGE NUMBERS: 1 / 1

SCALE: 3/16" = 1'-0"
DATE: Friday, September 12, 2025
PAGE: 1 / 1
Elevations

kcdesign

DRAWN BY KAITLYN COX
kcoxkcdesignllc.com
www.kcdesignllc.com

THE ALLURE AT 44 - 20 PLEX

J Larson Homes
300 NW Ridgewood Drive
Grimes, IA

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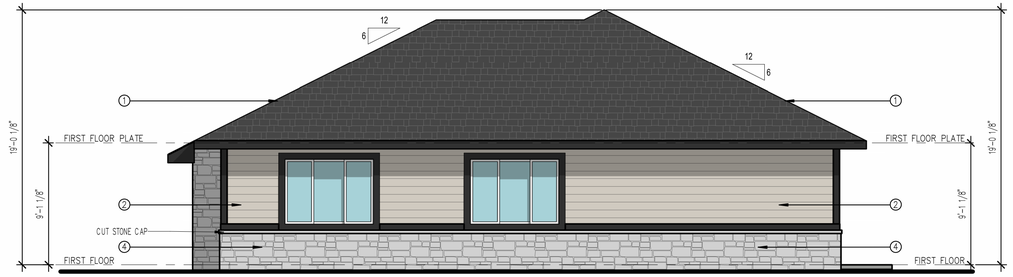
KC design

EAST ELEVATION:

TOTAL AREA:	440 SF
GLASS AREA:	64 SF
TOTAL - GLASS=	376 SF
GLASS %	15%
STONE/BRICK AREA:	160 SF
STONE/BRICK %	43%

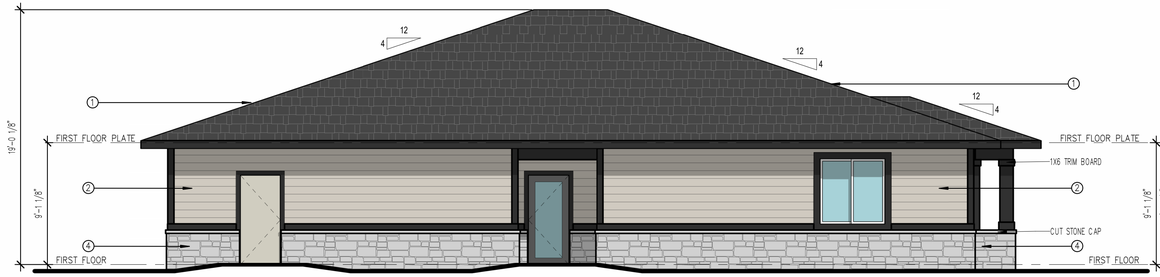


4 EAST ELEVATION

3/16" = 1'-0"

NORTH ELEVATION:

TOTAL AREA:	560 SF
GLASS AREA:	44 SF
TOTAL - GLASS=	516 SF
GLASS %	8%
STONE/BRICK AREA:	174 SF
STONE/BRICK %	34%

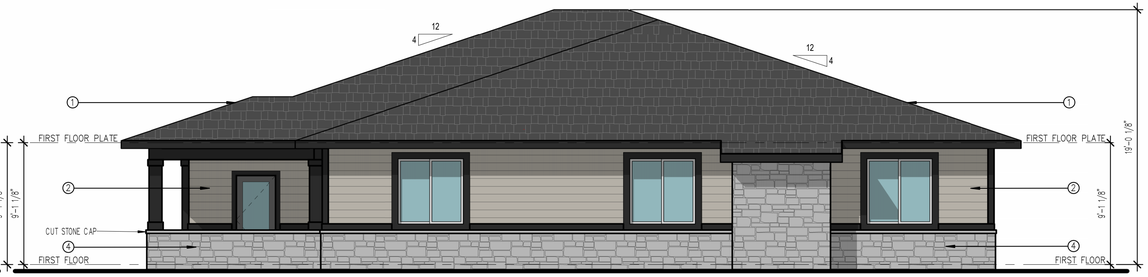


2 NORTH ELEVATION

3/16" = 1'-0"

SOUTH ELEVATION:

TOTAL AREA:	565 SF
GLASS AREA:	79 SF
TOTAL - GLASS=	486 SF
GLASS %	14%
STONE/BRICK AREA:	230 SF
STONE/BRICK %	47%



3 SOUTH ELEVATION

3/16" = 1'-0"

EXTERIOR MATERIALS

SHINGLES: DURATION – ONYX BLACK
-OWENS CORNING

FIBER CEMENT LAP SIDING
-JAMES HARDIE PRODUCTS
PAINT: AGREEABLE GRAY
-SHERWIN WILLIAMS

BRICK: CHALK DUST
-CENTURION STONE

STONE: SHORELINE BLEND
-CENTURION STONE

OTHER MATERIALS

WINDOW AND DOOR FRAMES TO BE WHITE

GUTTERS AND DOWNSPOUTS TO BE BLACK

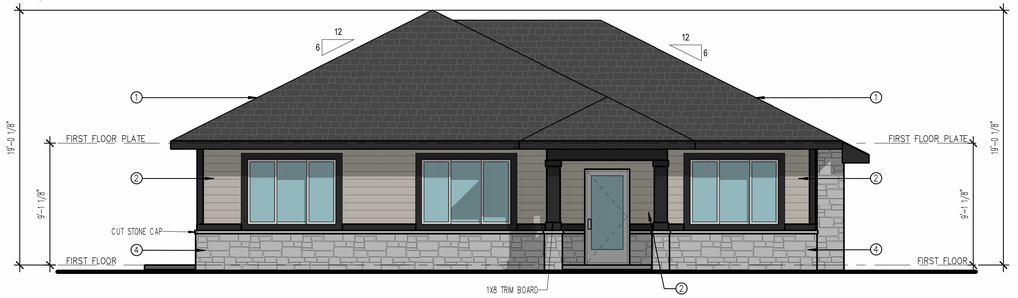
EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND ALL TRIM BOARDS TO BE BLACK

WEST ELEVATION:

TOTAL AREA:	441 SF
GLASS AREA:	111 SF
TOTAL - GLASS=	330 SF
GLASS %	25%
STONE/BRICK AREA:	150 SF
STONE/BRICK %	45%



1 WEST ELEVATION

3/16" = 1'-0"

ALLER DESIGN GROUP

1840 NW 118th St.
Suite 100
Clive, IA 50325
515.254.1181

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PROJECT PHASE:

PHASE 3

THE ALLURE AT 44 - CLUBHOUSE

400 NW RIDGEWOOD DR
GRIMES, IA

BUILDER
LARSON DEVELOPMENT

PROJECT NO.
30600424

ISSUE DATE
10.28.24

DRAWN
AK

SHEET NAME
ELEVATION

SHEET NO.

ART.1

EXTERIOR MATERIALS

① SHINGLES: **DURATION – ONYX BLACK**
–OWENS CORNING

② FIBER CEMENT LAP SIDING
–JAMES HARDIE PRODUCTS
PAINT: **AGREEABLE GRAY**
–SHERWIN WILLIAMS

③ BRICK: **CHALK DUST**
–CENTURION STONE

④ STONE: **SHORELINE BLEND**
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EXTERIOR RAILINGS TO BE BLACK WESTBURY

PTAC UNITS TO BE PAINTED TO MATCH ADJACENT MATERIALS

CORNER BOARDS AND TRIM BOARDS TO BE BLACK

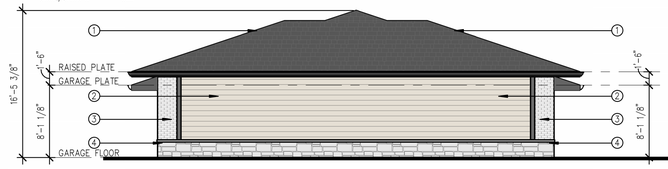
WEST ELEVATION

TOTAL AREA:	1025 SF
DOOR AREA:	654 SF
AREA-DOOR=	371 SF
DOOR %	63%
STONE/BRICK:	158 SF
STONE/BRICK %	42%

4 WEST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION

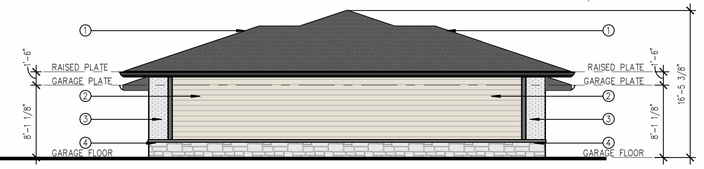
TOTAL AREA:	399 SF
DOOR AREA:	0 SF
AREA-DOOR=	399 SF
DOOR %	0%
STONE/BRICK:	119 SF
STONE/BRICK %	30%



2 NORTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION

TOTAL AREA:	399 SF
DOOR AREA:	0 SF
AREA-DOOR=	399 SF
DOOR %	0%
STONE/BRICK:	119 SF
STONE/BRICK %	30%



3 SOUTH ELEVATION
1/8" = 1'-0"

EAST ELEVATION

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PROJECT PHASE:
PHASE 3

THE ALLURE AT 44 - GARAGE G1

RIDGEWOOD DR
GRIMES, IA

BUILDER
LARSON DEVELOPMENT

PROJECT NO.
30600424

ISSUE DATE
11.13.24

DRAWN
AK

SHEET NAME
ELEVATION

SHEET NO.
ART.1

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

The Allure on 44

APPLICANT

Hope Timber, LLC

REQUESTED ACTION

Approval of the final plat, that will allow for a subdivision into two lots on the 16.69-acre property .

LOCATION

Southwest corner of NW Ridgewood Drive and NW 5th Street

ZONING

R-4 PUD—High Density Residential District

PLANNER

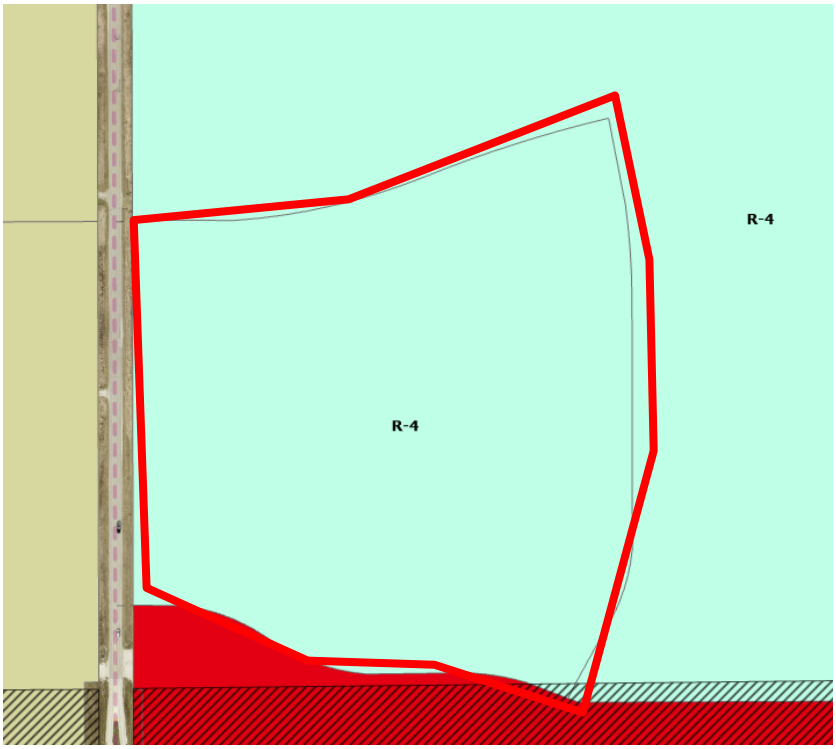
Alivia Hoodjer

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	Vacant	MU-1 Mixed Use 1	R-4 PUD
North	Developing Medium Density Residential	MDR Medium Density Residential	R-4 PUD
South	Vacant	MU-1 Mixed Use 1	C-2 and Transportation Corridor Mixed Use Overlay District
East	Developing Medium Density Residential	MDR Medium Density Residential and LDR Light Density Residential	R-4 PUD
West	Agriculture	MDR Medium Density Residential	A-1 Agriculture

PARKS

Residents of this development will be near the existing Autumn Park and near future greenways and walking trails.

Parkland dedication has been dedicated with the Hope Timber Plat 1 final plat.

Future Land Use Map

Relation to Studies & Legal

Legal

The site is subject to the Hope Timber PUD development agreement.

Site was subject to fees for NW County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.

The site will have ingress/egress easements on shared access drives between Lot 1 and Lot 2.

Lot 1 and Lot 2 will have private storm sewer easements to convey stormwater to private stormwater management facility easement on the northeast corner of the site.

The site will have public utility easements.

Existing easements on site include sanitary sewer easement, private stormwater management facility easement, and storm sewer easement.

Site Layout

ACCESS

- Full access on NW 5th St
- Full access on NW Ridgewood Drive
- Full access driveway off of NW 2nd Street

PEDESTRIAN CONNECTIVITY

Private sidewalks will connect to the NW Ridgewood Dr, NW 2nd St, and NW 5th St public sidewalk networks.

PLAT LAYOUT

The site will consist of two lots.

BUILDING SETBACKS

Front: 30’

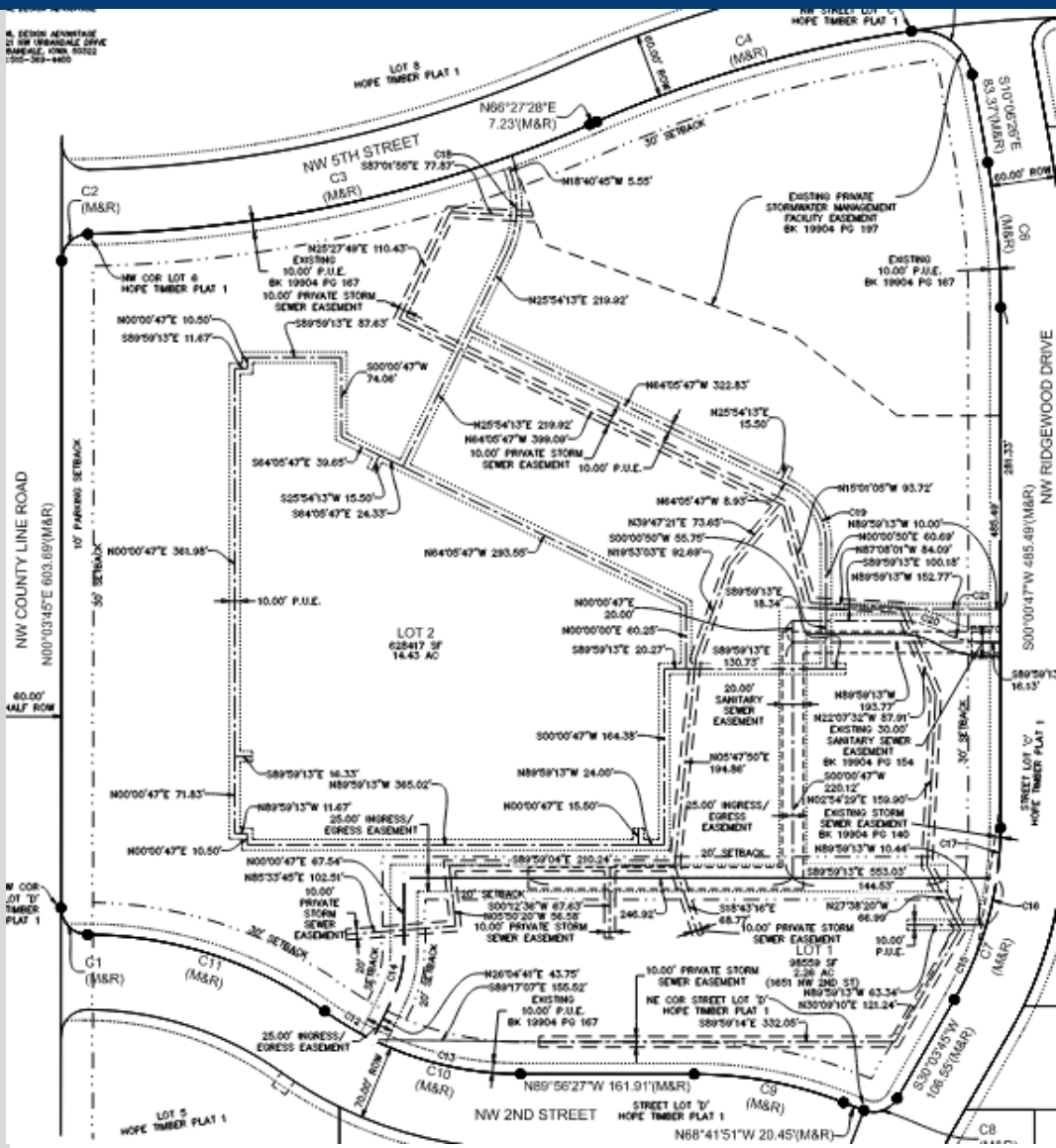
Side: 20’ each side/40’ total

Rear: 30’

Parking: 10’

Building separation: 16’

Maximum Building Height: 3 stories



Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Allure on 44 Plat 1 final plat subject to any remaining staff comments.

Conclusion

Approval of the final plat, that will allow for a subdivision into two lots on the 16.69-acre property.

The site is subject to the Hope Timber PUD development agreement.

Site was subject to fees for NW County Line Road and Water Main improvements. These fees have already been paid with the Hope Timber Plat 1 final plat.

The site will have ingress/egress easements on shared access drives between Lot 1 and Lot 2.

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Existing easements on site include sanitary sewer easement, private stormwater management facility easement, and storm sewer easement.

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

~~August 26, 2025~~
October 31, 2025

Civil Design Advantage
Attn: Josh Trygstad
4121 NW Urbandale Drive
Urbandale, IA 50322

RE: The Allure on 44 Plat 1 Final Plat

Dear Project Contact:

The Development Services Department is in receipt of a proposed Final Plat for the Allure on 44 Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide $2000 final plat review fee prior to Council approval.

2. ~~Add addresses for each lot. See attached final plat map comments.~~

3. ~~Include ingress/egress easements.~~

4. ~~Include private storm sewer easements.~~

5. Note that staff is currently working on how the Home Place (lot 1) is going to be served with sanitary. There may be a chance that there will need to be a private sanitary sewer agreement/easement and the plat will need to be updated. Lot 1 will need to be served by a public main. No public main will be allowed in Lot 2 to serve Lot 1. Please remove easement from plat.

Legal Comments:

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. Not applicable.

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, if required.

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.

    a. Public Utility Easement
    b. Ingress/Egress Easement
    c. Private Storm Sewer Easement
    d. Updated Stormwater Management Facility Maintenance Covenant and Permanent Easement Agreement to include both lots (The Allure on 44 Plat). Staff is currently reviewing to see if an update is needed as it depends on how the agreement is written.

8. Declaration and Covenants, Restrictions, and Easements.

9. 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, if applicable.

10. Executed electric and gas distribution agreements.

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: November 7, 2025
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: November 4, 2025, at 5:30 PM; Grimes Council Chambers

COUNCIL MEETING: November 25, 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

THE ALLURE ON 44 PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: LOT 6, HOPE TIMBER PLAT 1
GRIMES, POLK COUNTY, IOWA

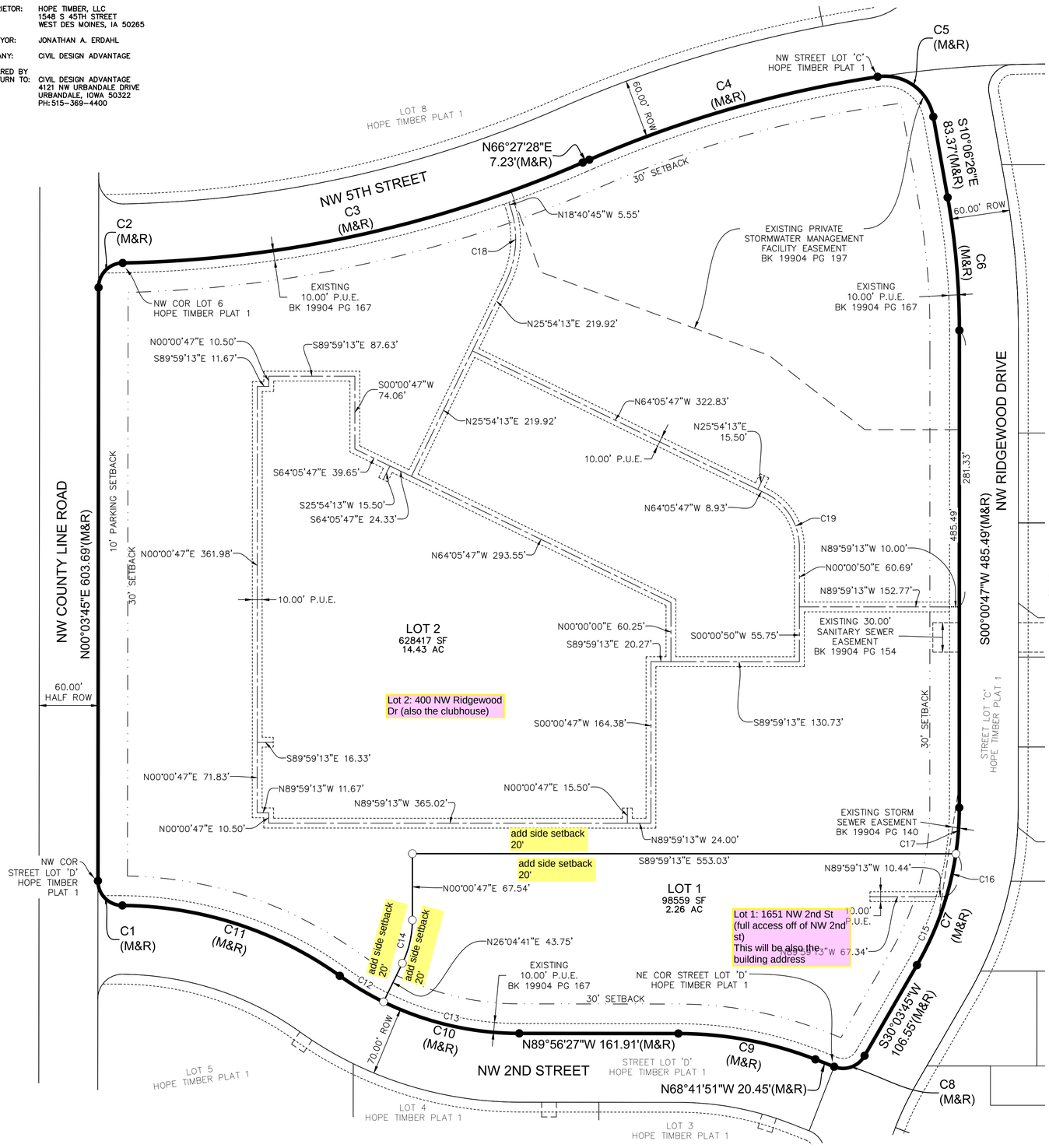
REQUESTOR: THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131

PROPRIETOR: HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400



NOTE:
Any site plan updates may shift the PUE. Update plat accordingly for the PUE.

Storm sewer will need to have a private easement. Please show on plat.

Planner Comments Complete

Addressing Comments Complete

AREA ABOVE RESERVED FOR RECORDER

OWNER / DEVELOPER

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

Please add contact person

DEVELOPER

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

Please add project contact

ZONING

PUD - HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

BULK REGULATIONS

SETBACKS:
FRONT: 30 FEET
SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET

Building separation: 16'
Maximum building height: 3 stories above grade (45 feet maximum)
Open space: 40%

DATE OF SURVEY

DECEMBER 13, 2024

PLAT DESCRIPTION

LOT 6, HOPE TIMBER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 16.69 ACRES (726,976 SQUARE FEET).

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

NOTES

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LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°43'14"	25.00'	39.15'	N44°47'52"W	35.27'
C2	88°51'31"	25.00'	38.77'	N44°29'30"E	35.00'
C3	22°27'47"	1230.00'	482.23'	N77°41'22"E	479.15'
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C6	10°07'13"	770.00'	136.01'	S05°02'50"E	135.83'
C7	30°02'58"	320.00'	167.83'	S15°02'16"W	165.91'
C8	82°12'26"	25.00'	35.87'	S70°11'56"W	32.87'
C9	21°14'36"	385.00'	142.75'	N79°19'09"W	141.93'
C10	35°26'26"	315.00'	194.84'	N72°13'14"W	191.75'
C11	35°09'28"	385.00'	236.24'	N72°04'45"W	232.55'
C12	9°25'18"	315.00'	51.80'	N59°12'40"W	51.74'
C13	26°01'08"	315.00'	143.05'	N76°55'53"W	141.82'
C14	26°03'54"	100.00'	45.49'	N13°02'44"E	45.10'
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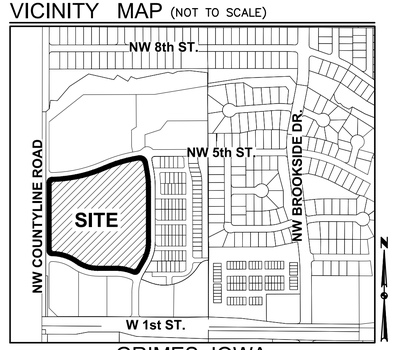
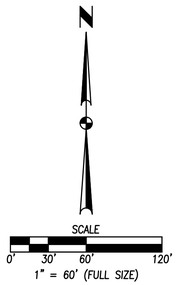
C16	8°00'28"	320.00'	44.72'	N12°27'21"E	44.69'
C17	8°26'20"	320.00'	47.13'	S04°13'57"W	47.09'
C18	44°34'57"	100.00'	77.81'	N03°36'44"E	75.86'
C19	64°06'34"	61.00'	68.25'	N32°02'30"W	64.75'

VICINITY MAP (NOT TO SCALE)



GRIMES, IOWA



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 ENGINEER AND/OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. — DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS | DATE | 00/00/00 | 1

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

THE ALLURE ON 44 PLAT 1
FINAL PLAT

1/1
2405.417

FILE: R:\2024\2405417\DWG\2405417-FINAL PLAT.DWG
PLOT DATE/TIME: 5/9/2025 2:11 PM
PLOTTED BY: JON ERDAHL
COMMENT: ENG
TECH:

THE ALLURE ON 44 PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: LOT 6, HOPE TIMBER PLAT 1
GRIMES, POLK COUNTY, IOWA

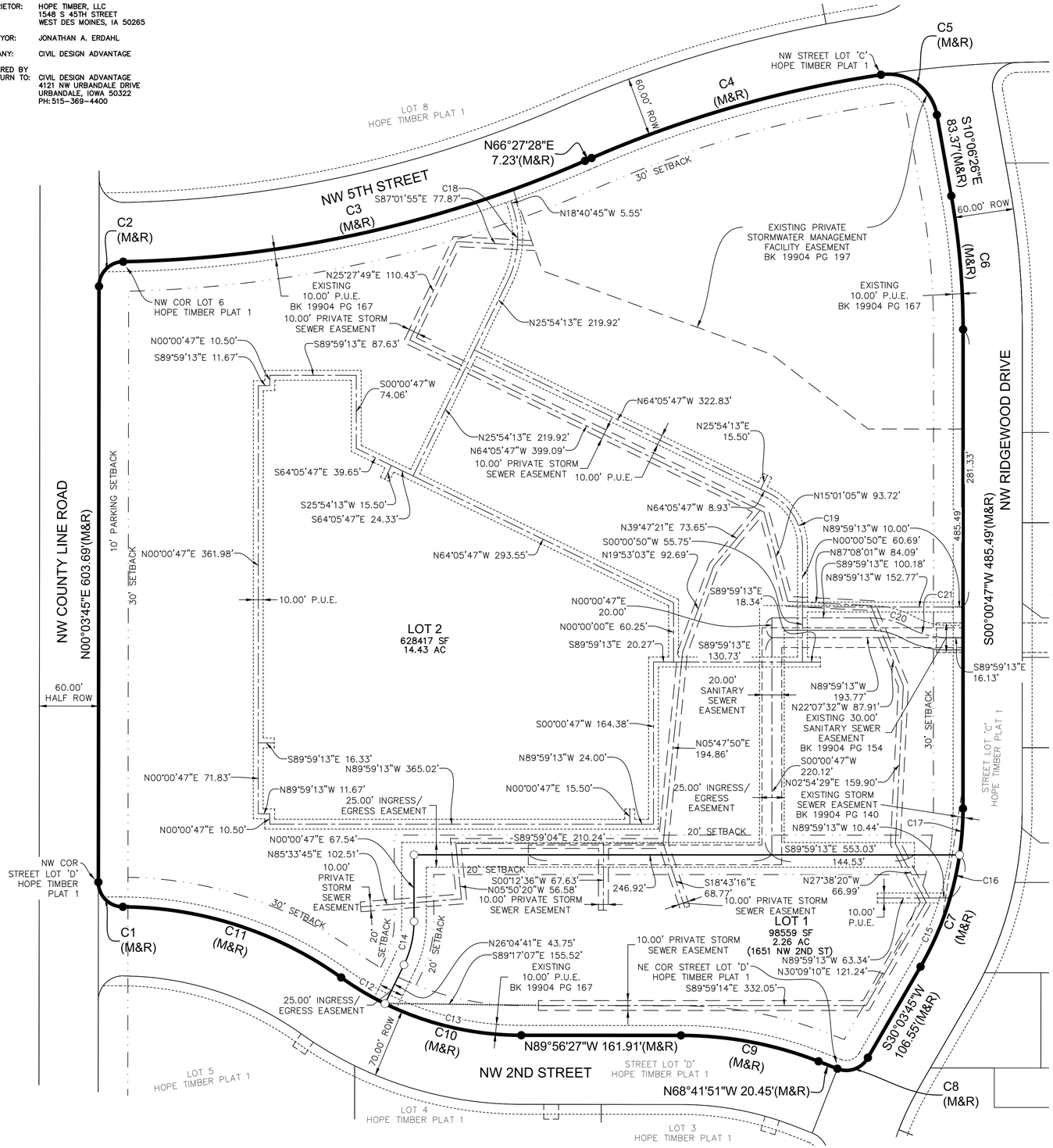
REQUESTOR: THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131

PROPRIETOR: HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400



AREA ABOVE RESERVED FOR RECORDER

OWNER / DEVELOPER

HOPE TIMBER, LLC
1548 S 45TH STREET
WEST DES MOINES, IA 50265
CONTACT: ARASH RAZIZADEH
PHONE: 515-381-3925

DEVELOPER

THE ALLURE ON 44, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IA 50131
CONTACT: JOHN LARSON
PH: (515) 491-4090

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JOSHUA TRYGSTAD
PHONE: 515-369-4400

ZONING

PUD - HIGH DENSITY RESIDENTIAL DISTRICT
(HOPE TIMBER PUD)

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SIDE: 20 FEET EACH SIDE/40 FEET TOTAL
REAR: 30 FEET
PARKING: 10 FEET
BUILDING SEPARATION: 16'
MAXIMUM BUILDING HEIGHT: 3 STORIES ABOVE GRADE (45 FEET MAXIMUM)
OPEN SPACE 40%

DATE OF SURVEY

DECEMBER 13, 2024

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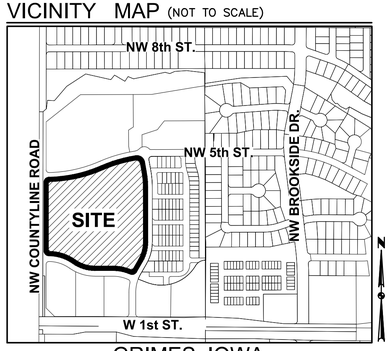

GRIMES, IOWA

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C20	28°57'18"	80.00'	40.43'	S75°30'34"E	40.00'
C21	28°57'18"	80.00'	40.43'	S75°30'34"E	40.00'

SCALE
0' 30' 60' 120'
1" = 60' (FULL SIZE)

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 ENGINEER AND/OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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PLOTTED BY: JON ERDAHL
COMMENT: ENG
TECH:

REVISIONS | DATE
UPDATED | 10/22/25

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PHONE: (515) 369-4400
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