



Planning and Zoning Commission Agenda

**Grimes Planning and Zoning Commission
January 6, 2026 @ 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. Rider Logistics Center Plat 2 Final Plat
2. Sienna Hills Rezone
3. Brookside Village Plat 2 Final Plat
4. Brookside Village North Rezone
5. 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, December 2, 2025, at 5:38 p.m.

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

Staff: Alex Pfaltzgraff, Evann Coffey, Alivia Hoodjer, Rachel Greving, Austin Benton

Absent: Abi Reiland

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

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

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

2. APPROVAL OF THE MINUTES

Motion by Lickteig, Second by Bunge, to approve the minutes from the November 4, 2025, meeting

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

B. PUBLIC AGENDA ITEMS

1. United Masonry Site Plan

Staff member Hoodjer presented the details of the site plan including a 12,000 square-foot multi-tenant building with fenced-in outdoor storage.

Craig Patterson joined the meeting at 5:43 p.m.

The Commission discussed the proposal and asked questions of staff.

Motion by Bunge, Second by Lickteig to approve United Masonry Site Plan

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

2. Public Administration Building Site Plan

Staff member Pfaltzgraff shares details pertaining to the proposed site plan located at 100 North James Street including an 18,289 square-foot office building and extra parking for availability to splashpad patrons.

Squire Hutcheson, 109 NE Ewing Street, asked if there would be any rentable space like what is currently in the Grimes Community Complex. Staff explained that this building would be office space and that there are rentable spaces at the library. Staff also commented that plans have not been set in place yet for the Grimes Community Complex.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Patterson to approve Public Administration Building Site Plan
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

3. Grimes 2050 Comprehensive Plan Adoption

Chris Shires with Confluence, 525 17th Street, Des Moines, summarized the chapters of the proposed plan.

The Commission discussed the proposal and asked questions of staff.

Motion by Bunge, Second by Lickteig to approve Grimes 2050 Comprehensive Plan Adoption
Roll Call: Aye-All Nay-0 **Motion Passes 4-0**

Next meeting January 6, 2026

Meeting is adjourned at 7:00 p.m.

Chairperson Signature

Clerk Signature

DATE

January 6, 2026

PROJECT NAME

Rider Logistics Center Plat 2 –
Final Plat

APPLICANT

ATI Group LLC, Et Al

REQUESTED ACTION

Approval of the final plat to
subdivide 60.20-acre property
into two development lots and
public streets.

LOCATION

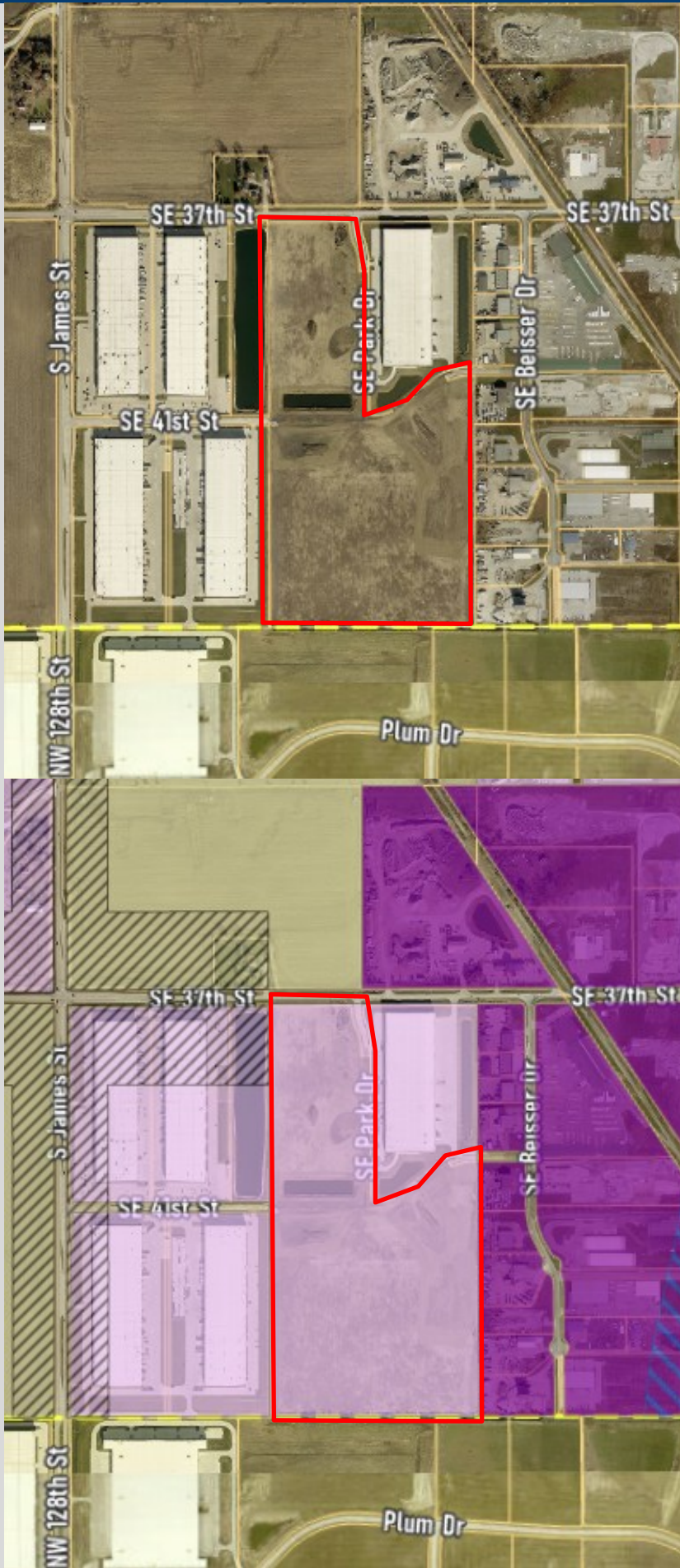
Generally located south of SE
37th Street, east of S James
Street, and west of SE Beisser
Drive

ZONING

M-1A (Commercial and Limited
Light Industrial)

PLANNER

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



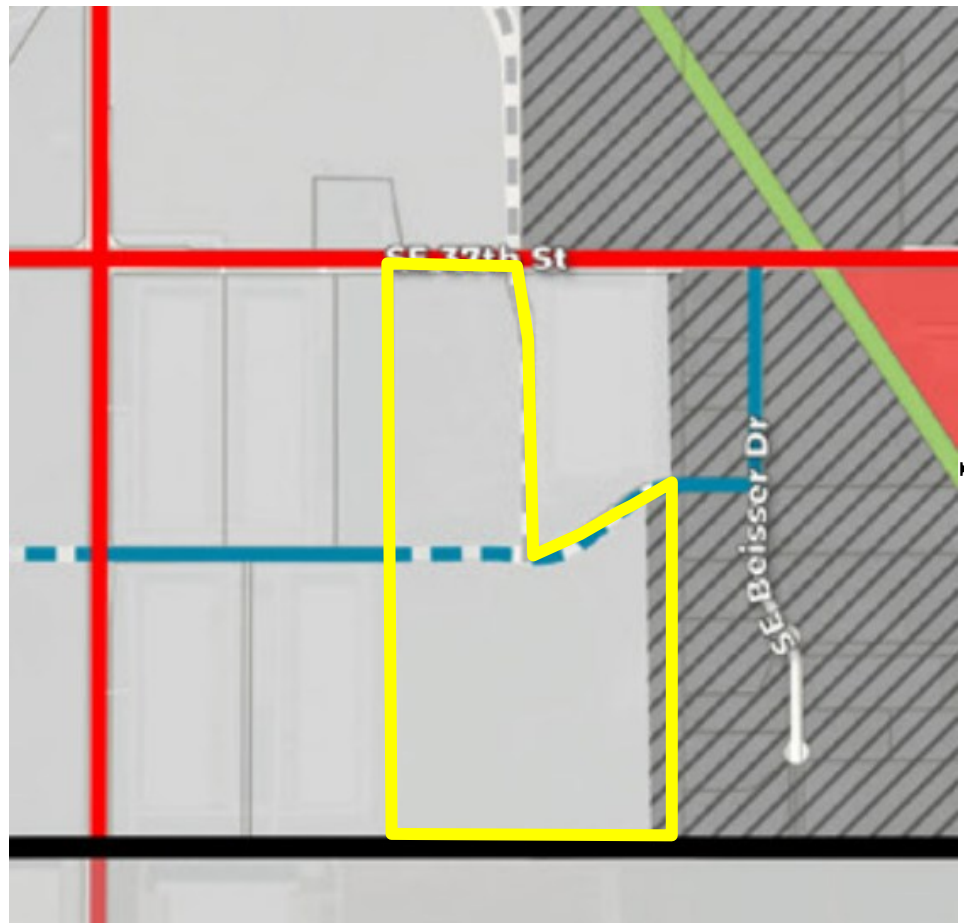
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park & Light Industrial	M-1A
North	Vacant/Industrial	Business Park & Light Industrial	A-1/M-3
South	Vacant	N/A (In Urbandale City Limits)	N/A (In Urbandale City Limits)
East	Vacant	General Industrial	M-3
West	Industrial	Business Park & Light Industrial	M-1A

PARKS

The proposed site is zoned M-1A, so no parkland dedication is required.



Future Land Use Map

The site is consistent with the City of Grimes zoning map and future land use map.

Relation to Studies & Legal

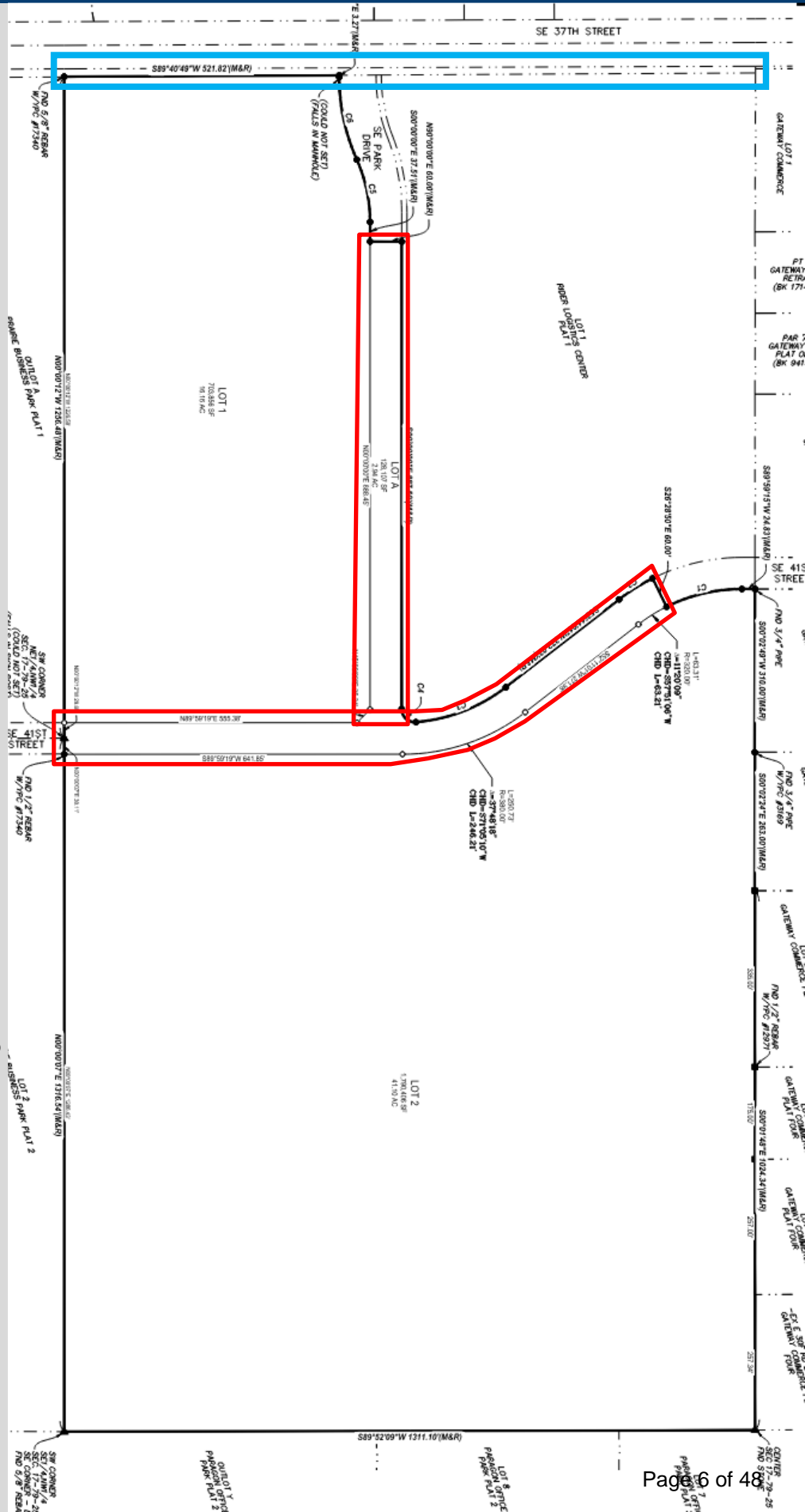
RELATION TO STUDIES

SE 37th Street Widening Project

- Applicant previously provided 15' of ROW dedication along the SE 37th Street corridor in preparation of the future widening project (shown in blue).
- No further ROW dedication or easements are needed to be acquired at this time by the City.

LEGAL

- The property is subject to the Grimes Industrial Zoning Change and Development Agreement.
- The construction of SE Park Drive and SE 41st Street are funded from City-acquired RISE grant funds.
- The project cost that is not covered by the RISE grant is to be funded by the applicant, ATI Group LLC, Et Al.
- The construction of SE Park Drive and SE 41st Street is to be managed by the City and has been awarded to a contractor to complete the work in 2026.
- 2.94 acres of ROW for SE Park Drive and SE 41st Street will be dedicated to the City (shown in red).



Site Layout

ACCESS

Full access connections to SE 37th Street are currently existing.

The construction of the extension of SE Park Drive and SE 41st Street will provide access opportunities for the proposed developable lots.

PEDESTRIAN CONNECTIVITY

Pedestrian connectivity is currently provided along the existing sections of SE Park Drive and SE 41st Street to the S James Street trail. SE 37th future widening project will include a trail on the north side of SE 37th Street.

5' sidewalks will be provided on both sides of the street extensions of SE Park Drive and SE 41st Street.

PLAT LAYOUT

The site will consist of two lots and one street lot.

BUILDING SETBACKS

Front: 25'

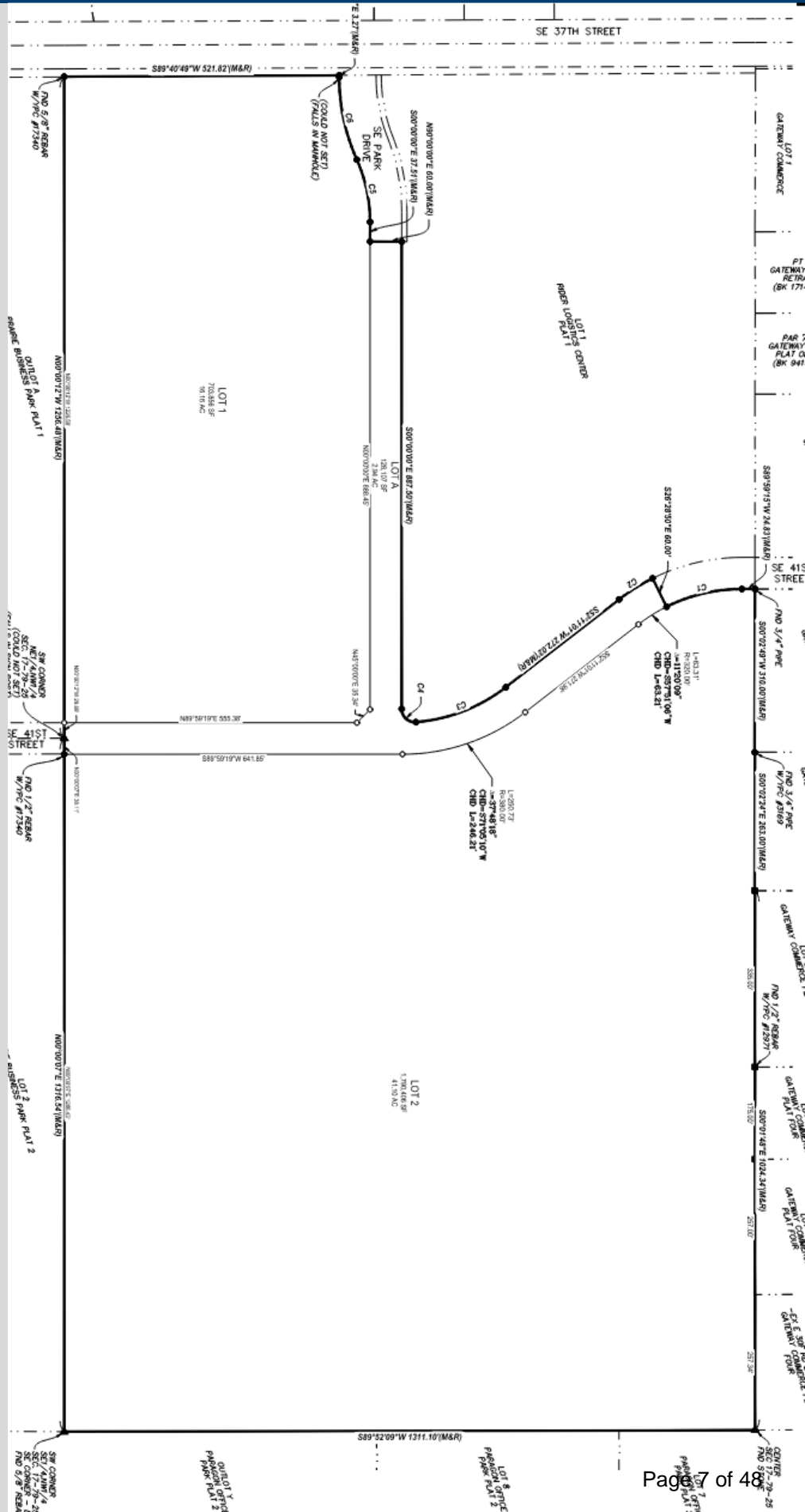
Side: None required

Rear: 25'

Building Separation: 20'

EASEMENTS

Easements will be reserved for public utilities and temporary construction.



Utilities & Landscaping

SANITARY

Existing public sanitary sewer is available for the proposed lots to connect service lines (shown in green).

WATER

Public water infrastructure is existing along SE Park Drive and SE 41st Street, and in the proposed street lot. The extension of the public water main on SE 41st to the west is to be construction along with the SE Park Drive and SE 41st Street road construction project.

STORM WATER

Public stormwater infrastructure is being constructed along with the SE Park Drive and SE 41st Street road construction project. Private regional detention basins are provided to contain stormwater from the proposed lots and existing Rider Logistics Center Plat 1.

LANDSCAPING

Landscaping and buffer requirements for the lots within this plat are required to adhere to the Grimes Industrial Development Agreement requirements.



Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Rider Logistics Center Plat 2 final plat subject to any remaining staff comments and legal document review.

Conclusion

Request to plat a final plat of approximately 60.20 acres that will allow for 2 lots and one street lot. Lot 1 and Lot 2 are developable lots. Lot A will be dedicated to the City for ROW for SE Park Drive and SE 41st Street.

Site development for this final plat is subject to the Grimes Industrial Development Agreement.

Extensions of SE Park Drive and SE 41st Street are to be constructed as a part of a separate road construction project, managed by the City due to the use of RISE grant funds.

All legal documents for the plat will be required to be reviewed and approved as part of the final plat approval.



Development Services

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

~~August 26, 2025~~
December 30, 2025

McClure
Attn: Trent Smith
1360 NW 121st Street
Clive, IA 50325

RE: Rider Logistics Center Plat 2 Final Plat

Dear Project Contact:

The Development Services Department is in receipt of a proposed Final Plat for the Rider Logistics Center Plat 2. 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. Provide a vicinity map on the plat.~~
- ~~3. Sheet 2: show entire plat boundary on sheet.~~
- ~~4. Please label property owners for the adjacent parcels of land that adjoin the proposed subdivision.~~
- 5. Provide remaining SE 37th Street roadway fee of \$122,675.82.

Legal Comments: Provide all legal documents for review no later than 2 weeks prior to the desired Council meeting date.

- 1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens, or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
- 2. A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). 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 subdivision name from the County.
6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. Staff will provide this document.
7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.
 - a. Public Utility Easement
 - b. Temporary Construction Easement
 - c. Storm Sewer Easement
8. Declaration and Covenants, Restrictions, and Easements, if applicable.
9. Executed electric ~~and gas distribution~~ agreements. Can be provided prior to completion of the construction of public improvements. Proof of payment or physical installation of street lights is required prior to certification of completion and acceptance of public improvements. Streetlights are required to be black.
10. Provide a warranty deed for street lots.

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:

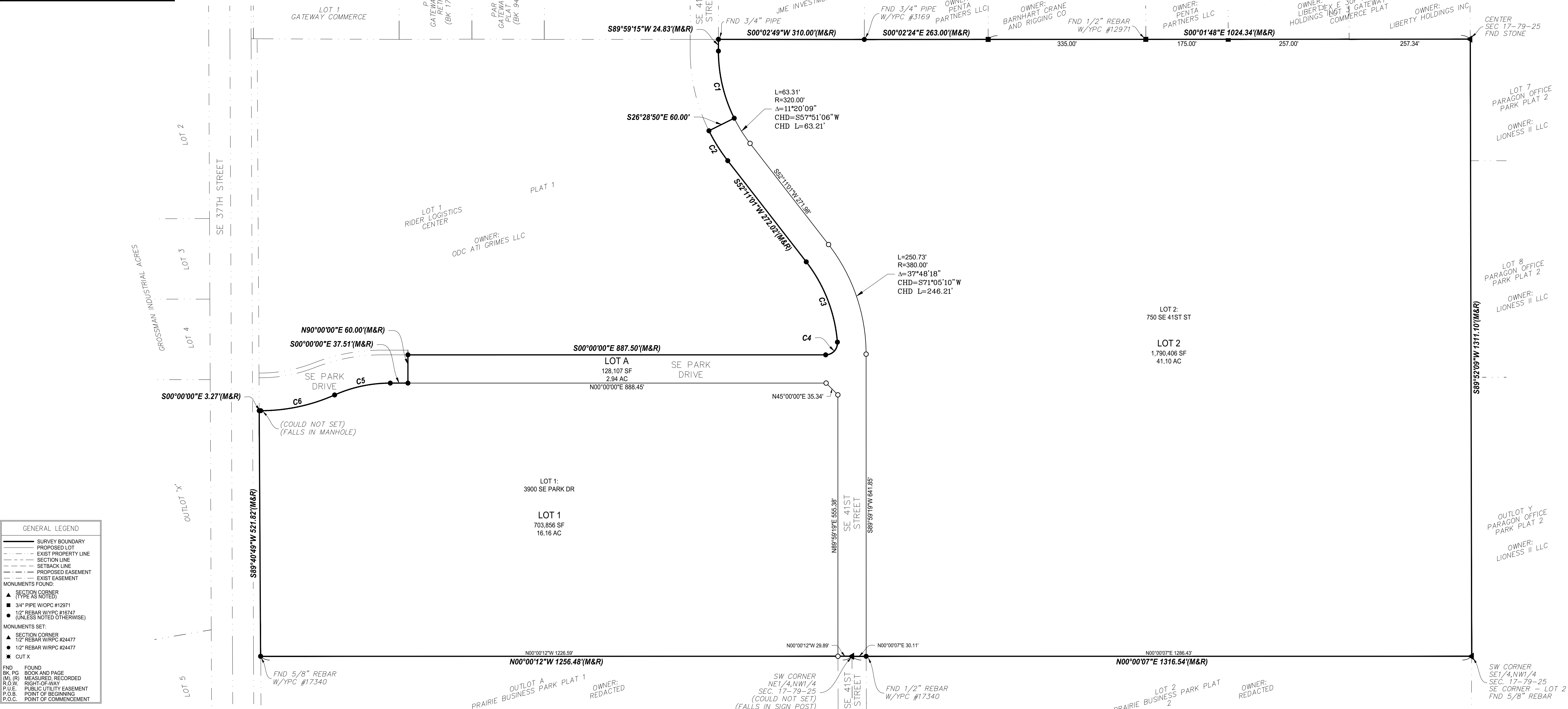
- | | |
|-------------------------------|--|
| SUBMITTAL DATE: | January 6, 2026
(1 PDF of Rezoning Map and Concept Plan) |
| PLANNING & ZONING: | January 6, 2026, at 5:30 PM; Grimes Council Chambers |
| COUNCIL MEETING: | January 27, 2026, at 5:30 PM; Grimes Council Chambers |

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

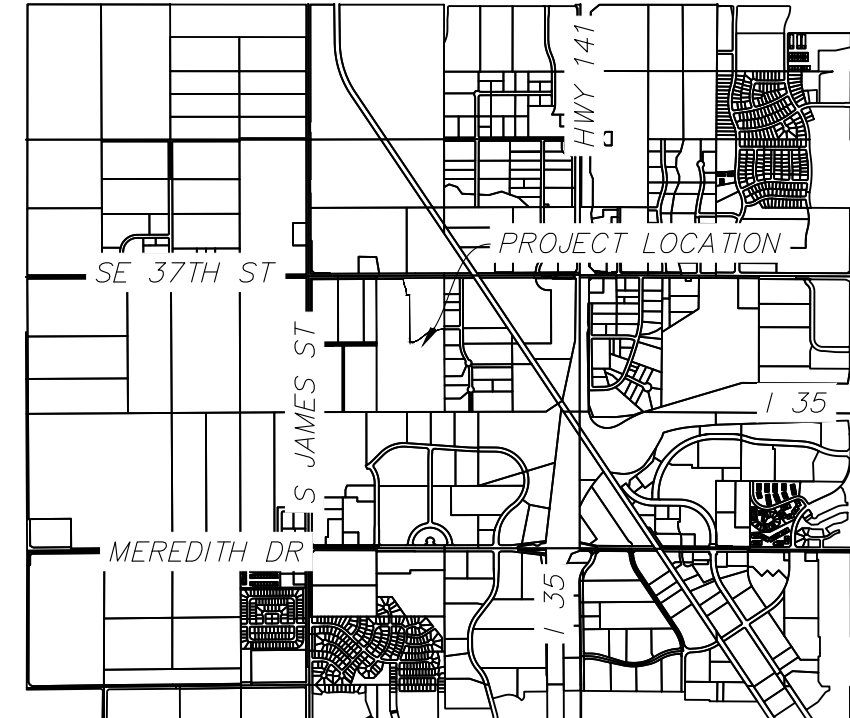
RIDER LOGISTICS CENTER PLAT 2 GRIMES, IOWA FINAL PLAT

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



GENERAL LEGEND	
---	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXIST PROPERTY LINE
---	SECTION LINE
---	SETBACK LINE
---	PROPOSED EASEMENT
---	EXIST EASEMENT
MONUMENTS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
■	3/4" PIPE W/OPC #12971
●	1/2" REBAR W/PC #16747 (UNLESS NOTED OTHERWISE)
○	1/2" REBAR W/PC #24477
✱	CUT X
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FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

Curve Table (M&R)					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	147.83	320.00	26° 28' 06"	S76° 45' 13"W	146.52
C2	75.18	380.00	11° 20' 09"	S57° 51' 06"W	75.06
C3	185.55	320.00	33° 13' 23"	S68° 47' 43"W	182.96
C4	41.27	25.00	94° 35' 36"	N47° 17' 48"W	36.74
C5	121.77	290.00	24° 03' 31"	N12° 01' 45"W	120.88
C6	161.66	385.00	24° 03' 30"	N12° 01' 45"W	160.48



OWNERS:
 ODC ATI GRIMES LLC
 10350 BREN ROAD W
 MINNETONKA, MN 55343-9014
 PHONE # 515.446.4935
 EMAIL: MICHAEL.ANTHONY@OPUS-GROUP.COM
 ATTN: MICHAEL ANTHONY

ATI GROUP LLC
 BS EQUITY LLC
 E&M INVESTMENTS LLC
 ERIC & CAROL ZIEL JOINT REVOCABLE TRUST
 LEO INVESTMENTS LLC
 MURPHY COMMERCIAL PROPERTIES LLC
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ENGINEER:
 MCCLURE
 1380 NW 121ST STREET
 CLIVE, IA 50325
 (515) 964-1229
 TSMITH@MCCLUREVISION.COM
 ATTN: TRENT SMITH

ZONING:
 M-1A: COMMERCIAL & LIMITED LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS:
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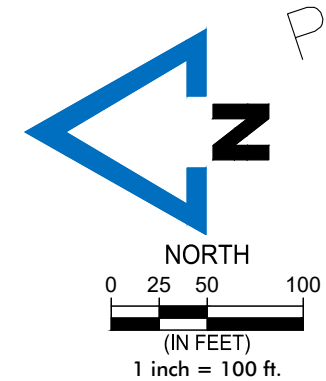
ZONING CHANGE DEVELOPMENT AGREEMENT:
 DATE: 01/21/2022
 BOOK 19012, PAGE 486-497

NOTES:
 1. LOT A TO BE DEDICATED TO THE CITY OF GRIMES.

AREA SUMMARY:
 TOTAL ACRES = 60.20 AC. (2,622,369 SF)

FLOOD PLAIN INFORMATION:
 MAP #: 19153C0166F
 EFFECTIVE DATE: 02/01/2019
 ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD

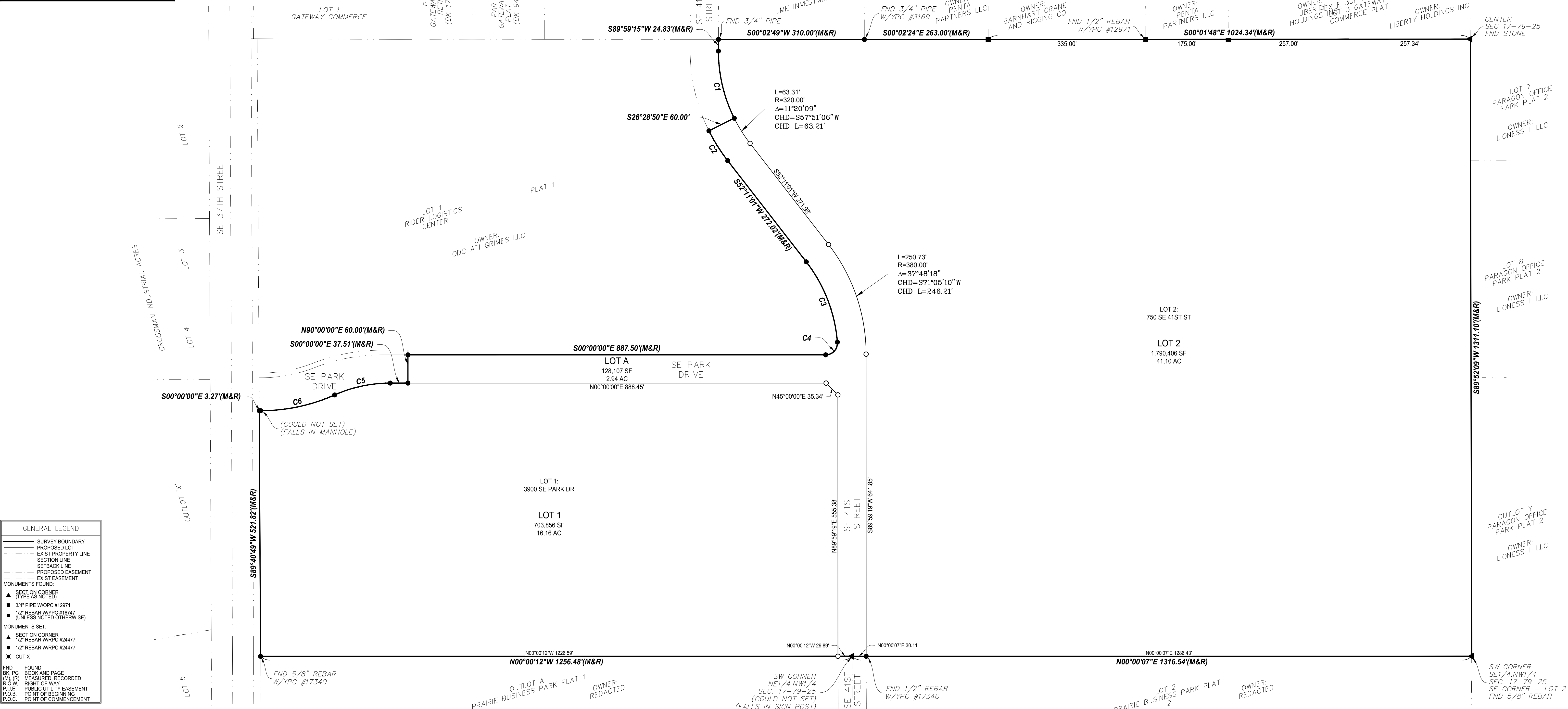
LEGAL DESCRIPTION:
 OUTLOT Z OF RIDER LOGISTICS CENTER PLAT 1, FILED IN BOOK 19592 PAGES 880-908 IN THE OFFICE OF THE RECORDER FOR POLK COUNTY, IOWA, IN THE CITY OF GRIMES, POLK COUNTY, IOWA.



		I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
PATRICK SHELQUIST MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 AND 2 DATE SURVEYED: XXXXXXXX		DATE: _____	
RIDER LOGISTICS CENTER PLAT 2 FINAL PLAT			
ENGINEER: T. SMITH	DRAWN BY: K. HART	REVISIONS: 9/3/2025 12/22/2025	GRIMES, IOWA POLK COUNTY SEC. 17-79-25 2025001735-000 7/24/2025
SURVEYOR: P. SHELQUIST		CREW CHIEF: K. THURMAN	
SHEET NO: 01/03			

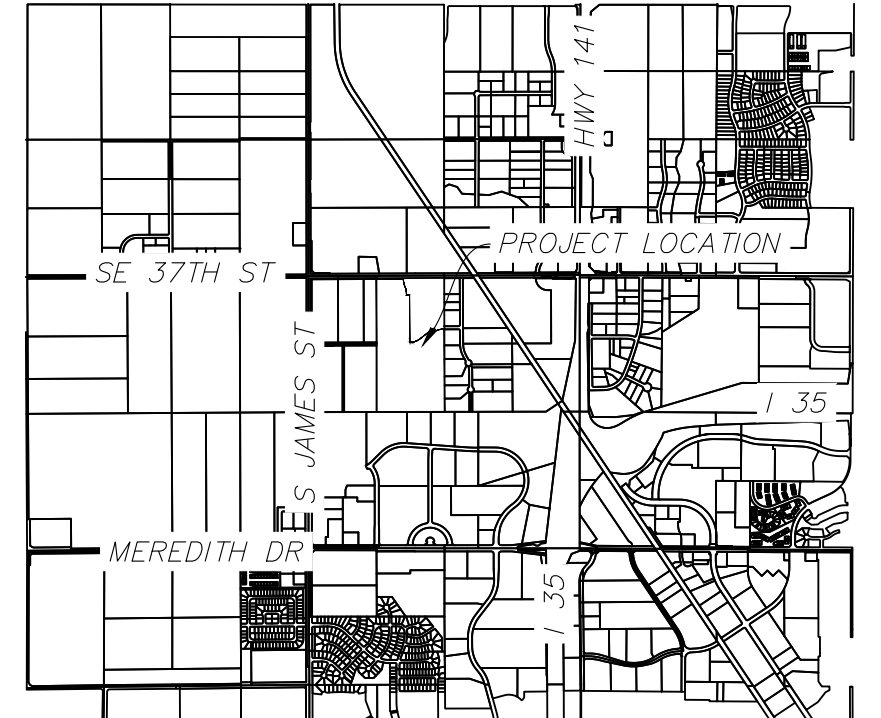
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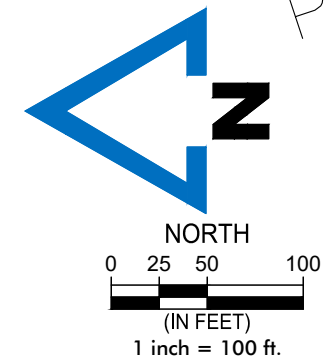
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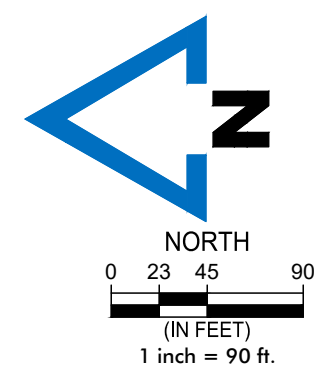
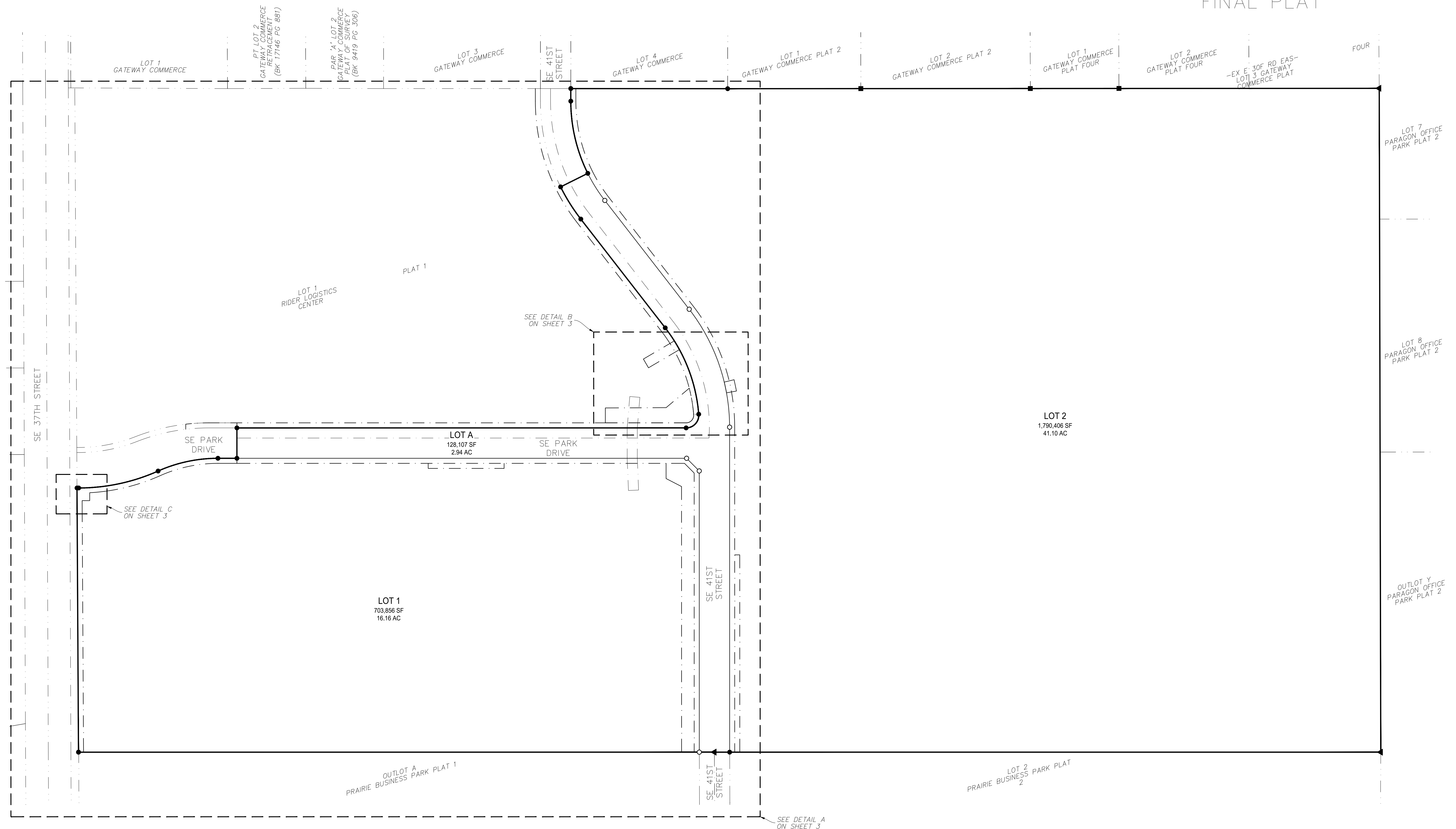
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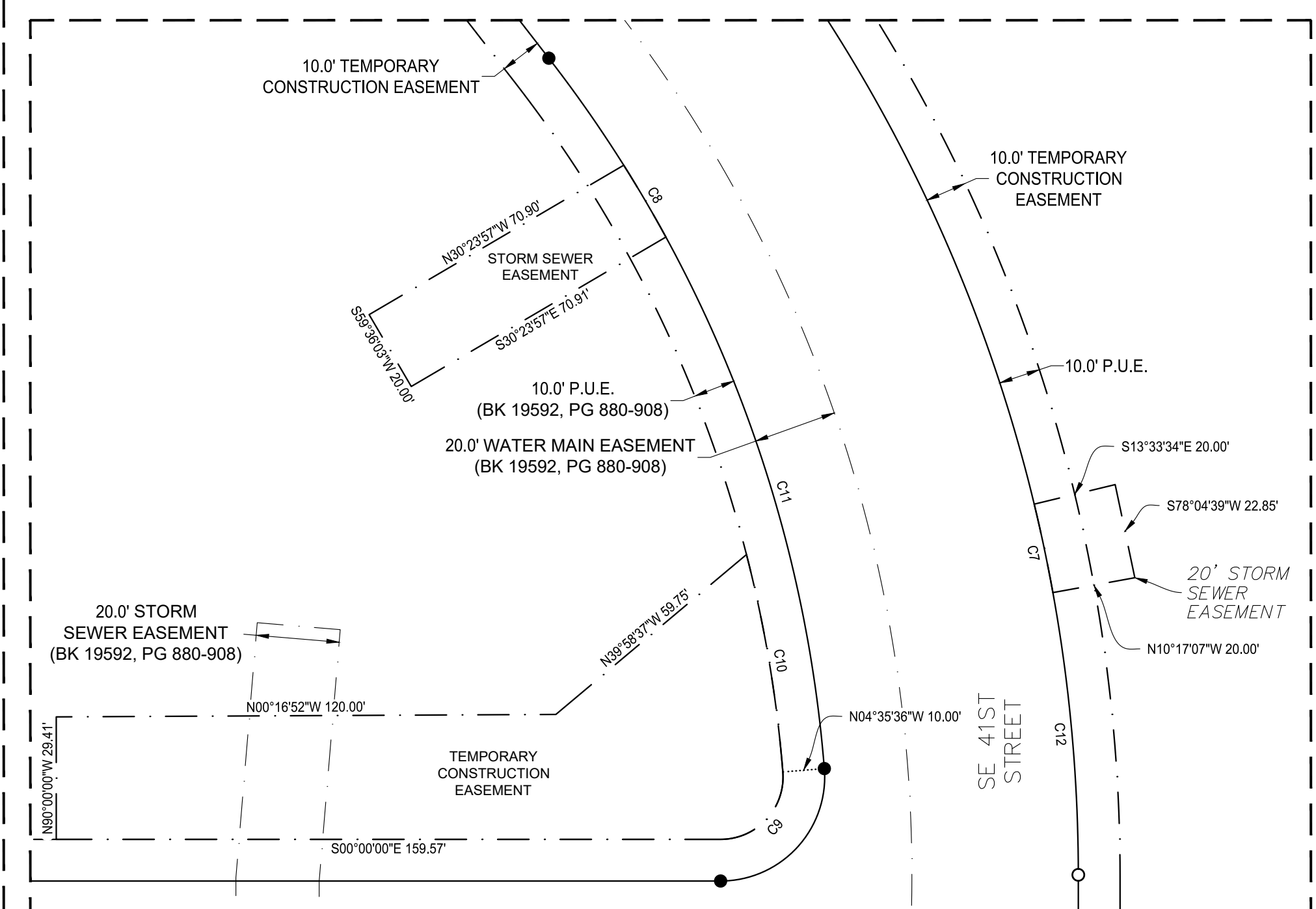
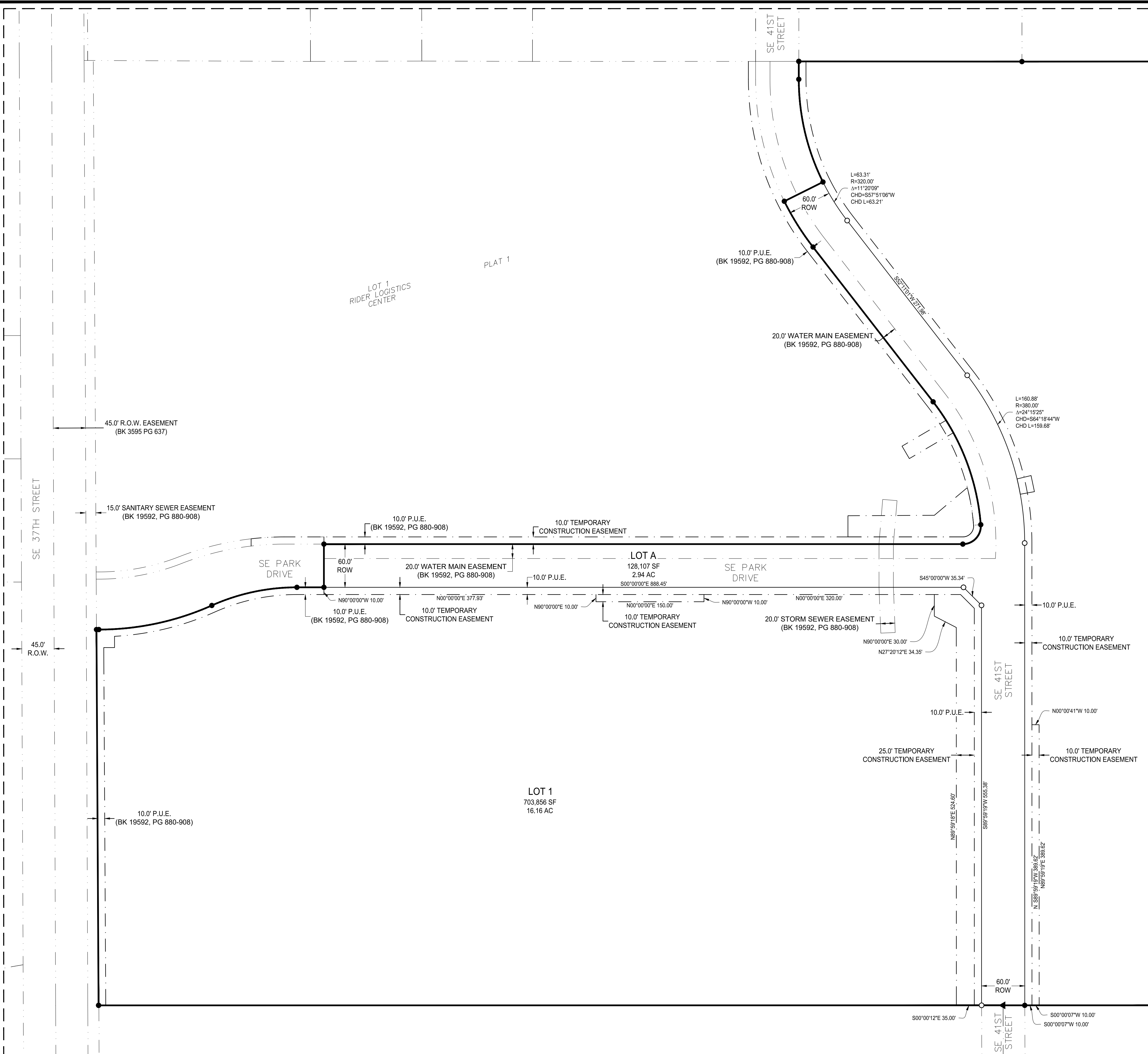
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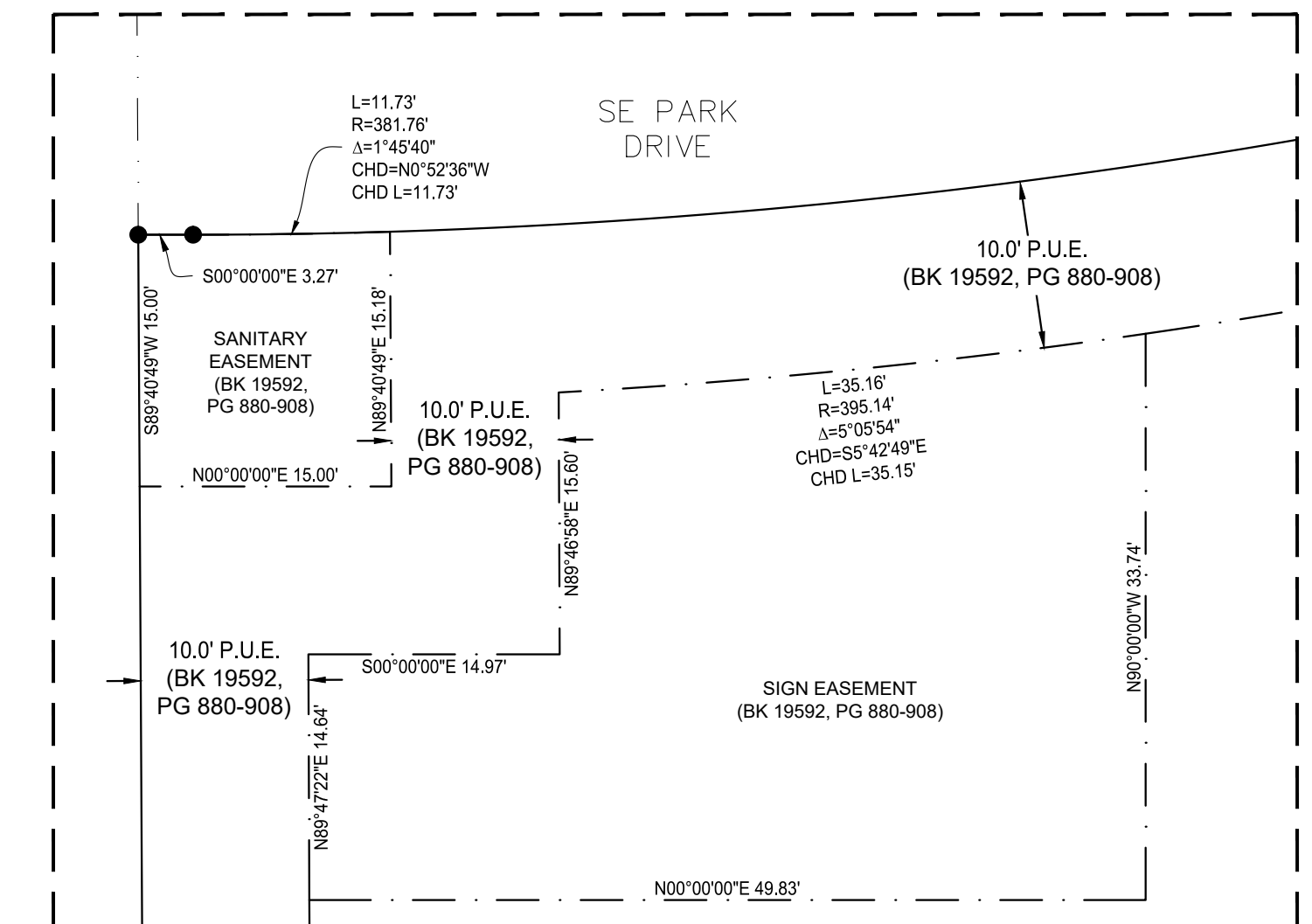
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SHEET NO. 02/03			

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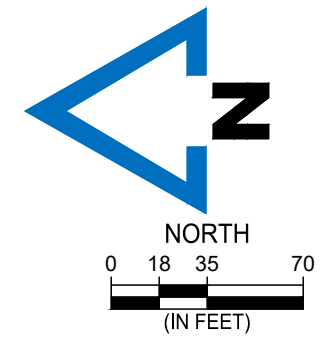



DETAIL B
SCALE 1" = 30'

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C7	21.71	380.00	3° 16' 27"	N78° 04' 39"E	21.71
C8	20.00	320.00	3° 34' 54"	N59° 35' 37"E	20.00
C9	24.76	15.00	94° 35' 23"	S47° 17' 55"E	22.05
C10	52.98	310.00	9° 47' 31"	N80° 30' 01"E	52.92
C11	134.17	320.00	24° 01' 20"	N73° 23' 44"E	133.19
C12	68.14	380.00	10° 16' 26"	N84° 51' 06"E	68.05



DETAIL C
SCALE 1" = 10'



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SUPERVISOR P. SHELOQUIST		CREW CHIEF K. THURMAN	
SHEET NO. 03/03		 <small>making lives better. 335 SE Orabator Road Ankeny, Iowa 50021 515-912-1361</small>	

DETAIL A
SCALE 1" = 70'

DATE

January 6, 2026

PROJECT NAME

Sienna Hills Rezone

APPLICANT

Solid Ground, LLC

REQUESTED ACTION

Request to rezone 34.03 acres to allow the development of single-family lots

LOCATION

Generally located north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road

ZONING

Current – A-1

Proposed – R-4 (PUD)

PLANNER

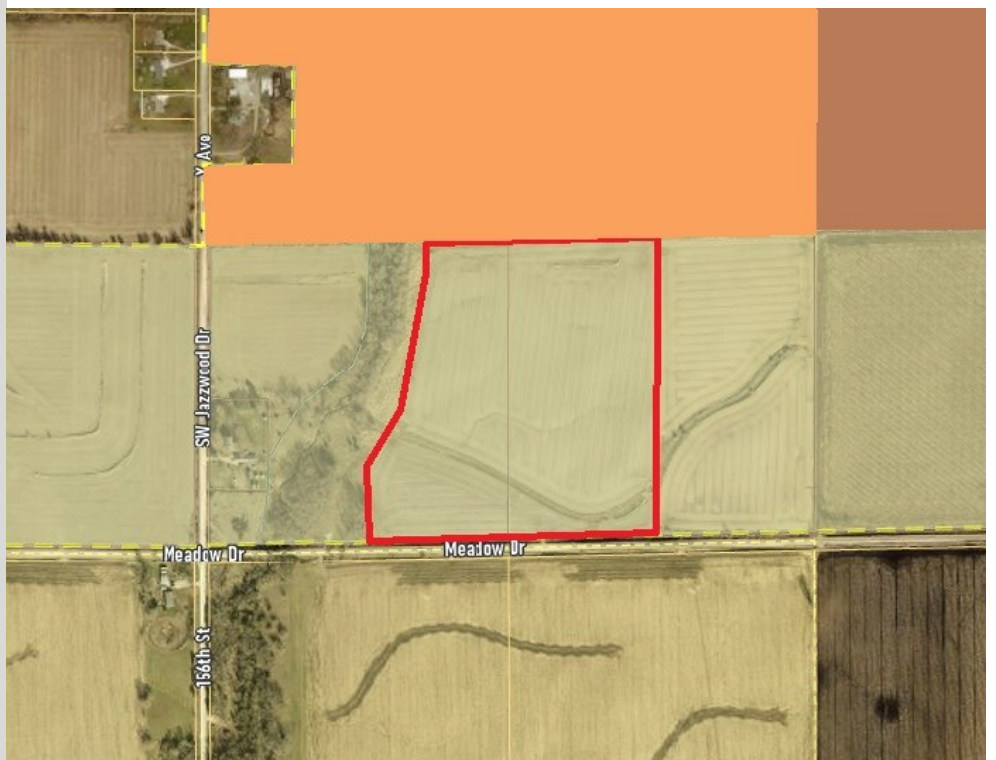
Evann Coffey

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	Low-Density Residential/Parks & Recreation	A-1
North	Vacant	Low-Density Residential	R-2 60
South	Vacant	Mixed Residential (Urbandale)	A-1 (Urbandale)
East	Vacant	Low-Density Residential	A-1
West	Vacant	Greenway/Low-Density Residential	A-1/Proposed R-2 70

PARKS

The Parks and Trails Master Plan does not identify a park on the property but does show a trail through the greenway to the west.

When the City purchased the greenway just west of Sienna Hills, the City negotiated the parkland dedication requirements with the previous property owner. The greenway was to satisfied the required parkland dedication for the rest of the property, which includes the proposed Sienna Hills development. Therefore, no parkland dedication is required and no fee lieu will be provided. The development will provide a trail connection to the future proposed trail in the greenway.

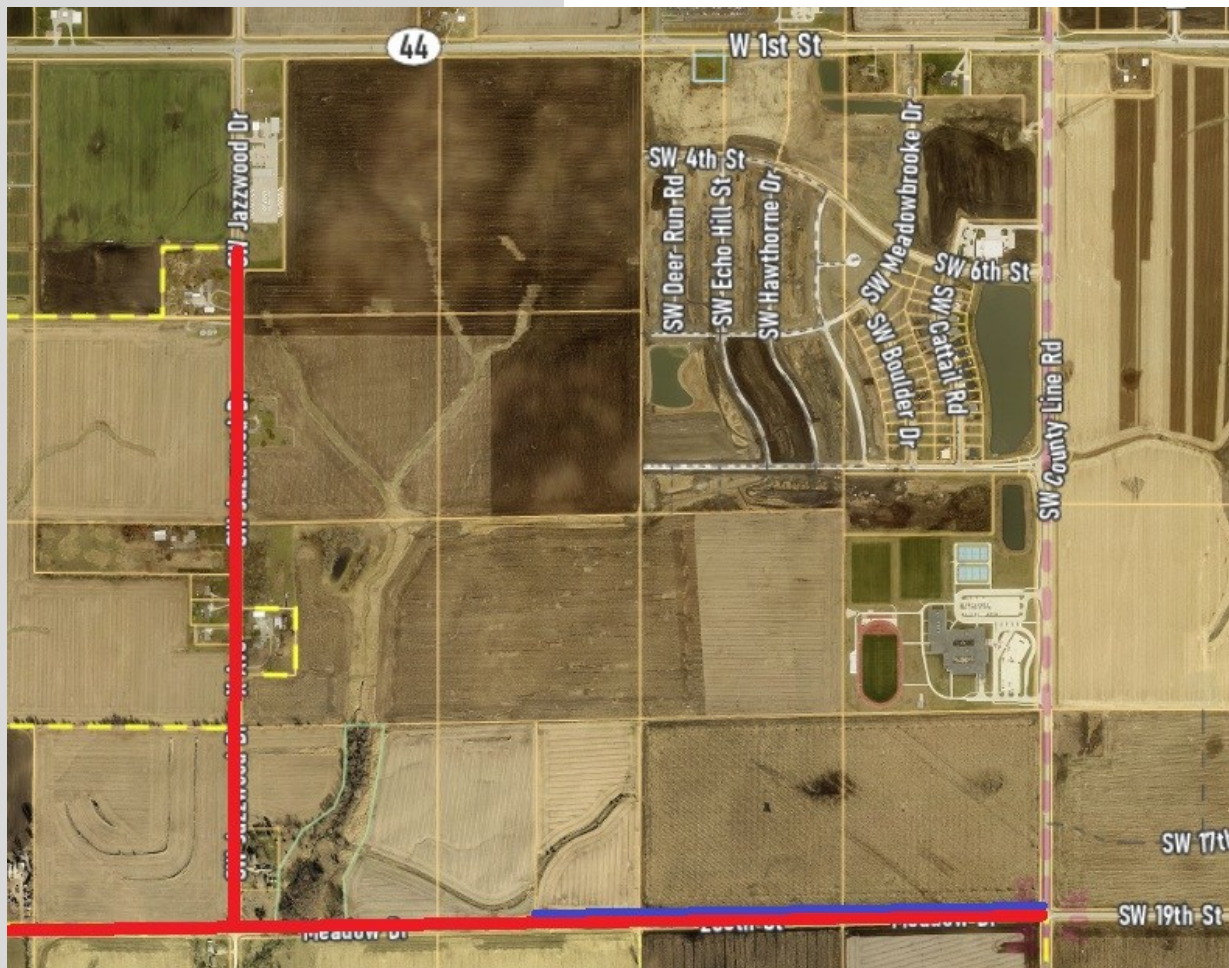
The Parks and Recreation Advisory Board recommended approval.

Future Land Use Map



The future land use plan identifies the property as Low-Density Residential. The proposed R-4 zoning will allow the development of single-family lots, consistent with the future land use plan. The density will be consistent with the Low-Density Residential category for up to 6 dwelling units per acre. A portion of the property is shown as Parks & Recreation. Because the parkland was previously negotiated with the purchase of the greenway, no additional parkland will be provided. However, the private detention for the development will be provided abutting the greenway, giving the illusion of an expanded greenway and increasing open space along the future trail.

Relation to Studies & Legal



— Asphalt overlay

— 24" water main

RELATION TO PLANS & PROJECTS

The City will complete an asphalt overlay on SW 19th Street and SW Jazzwood Drive and install water main along SW 19th Street from SW County Line Road to the Sienna Hills development in 2026.

The water main will be 24" consistent with the Water Systems study.

Sanitary for the development will be provided via the WRA trunk sewer.

Legal

A Zoning Change and Development Agreement will be established with the rezone to outline the zoning standards and public improvement responsibilities.

Right-of-way dedication along SW 19th Street will be required with the final plat to provide 60' to centerline to accommodate a future 5-lane road.

A roadway fee will be required with the final plat as contribution to the asphalt overlay on SW 19th Street. The development will not be responsible for any other road improvements to SW 19th Street.

Site Layout

STREET ACCESS

Access will be provided from SW 19th Street. The access spacing is consistent with the Grimes Street Design Guide. Future road connections will be provided to the north and east.

PEDESTRIAN ACCESS

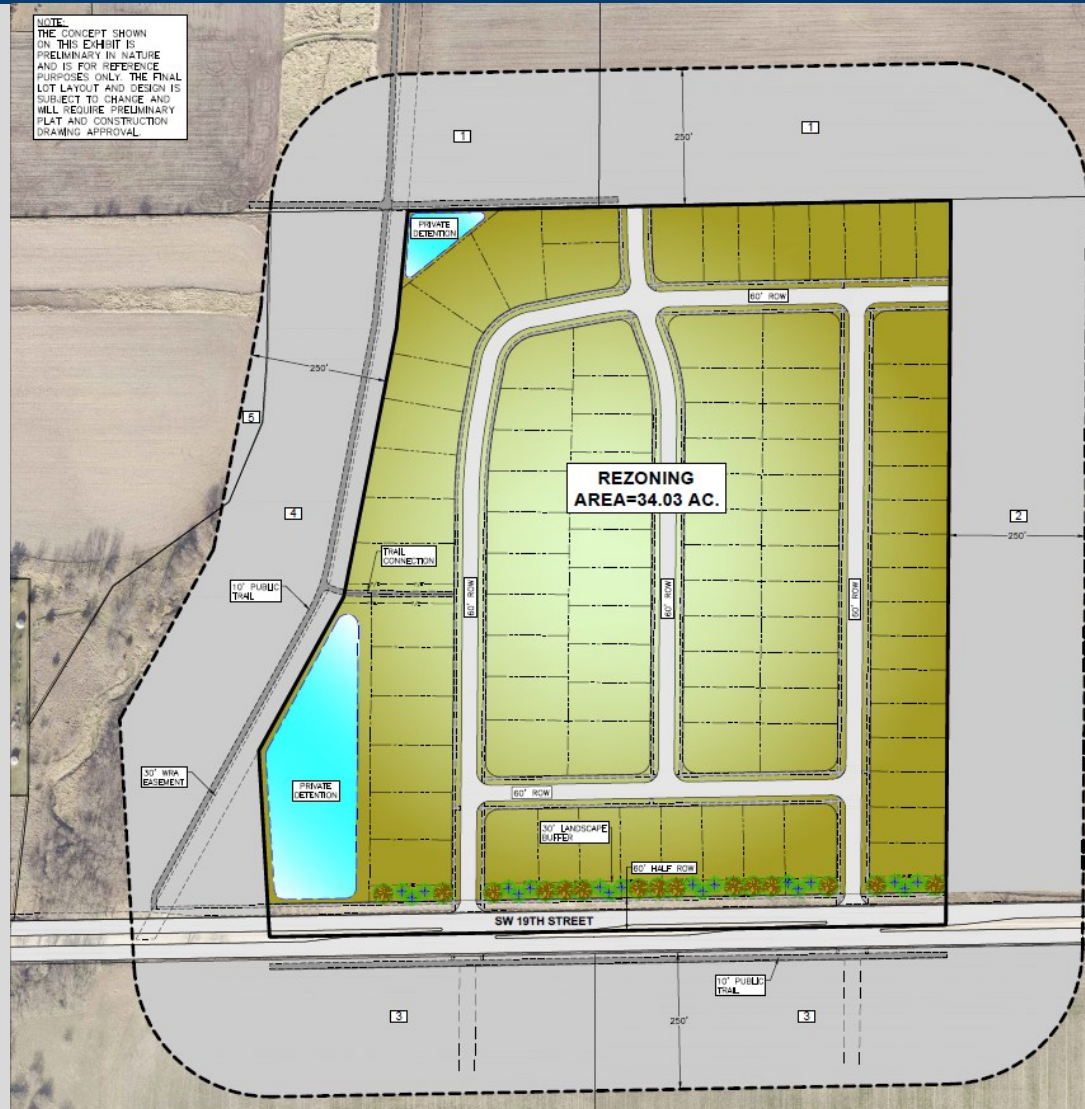
A 5' sidewalk will be provided along the north side of SW 19th Street and on both sides of the internal public streets. A 10' trail connection will be provided from the development to the future 10' trail along the greenway to the west.

STORM WATER

All detention within the development will be private.

LANDSCAPING

A 30' landscape buffer with 4' berm will be required along SW 19th Street. The buffer shall provide 1 overstory, 3 understory, and 1 evergreen tree every 50 linear feet.



DEVELOPMENT STANDARDS

Minimum Lot Size – 60' wide, 7,500 sf

Minimum Dwelling Size – 1,400 single-story, 1,600 more than one-story

Garage – Minimum 2-car

Setbacks –

Front – 30'

Secondary Front – 30'

Side – 7'

Rear – 25'

Height – 3 stories, 35' feet

Building Materials – Vinyl siding or James Hardi siding, 20% masonry on the front façade, designs without masonry can be approved if other design elements and decorative features are provided

Landscaping – 2 trees per lot

Open Space – Minimum 40%

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Sienna Hills Rezone.

Conclusion

The applicant is requesting to rezone 34 acres from A-1 to R-4 for single-family lots.

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

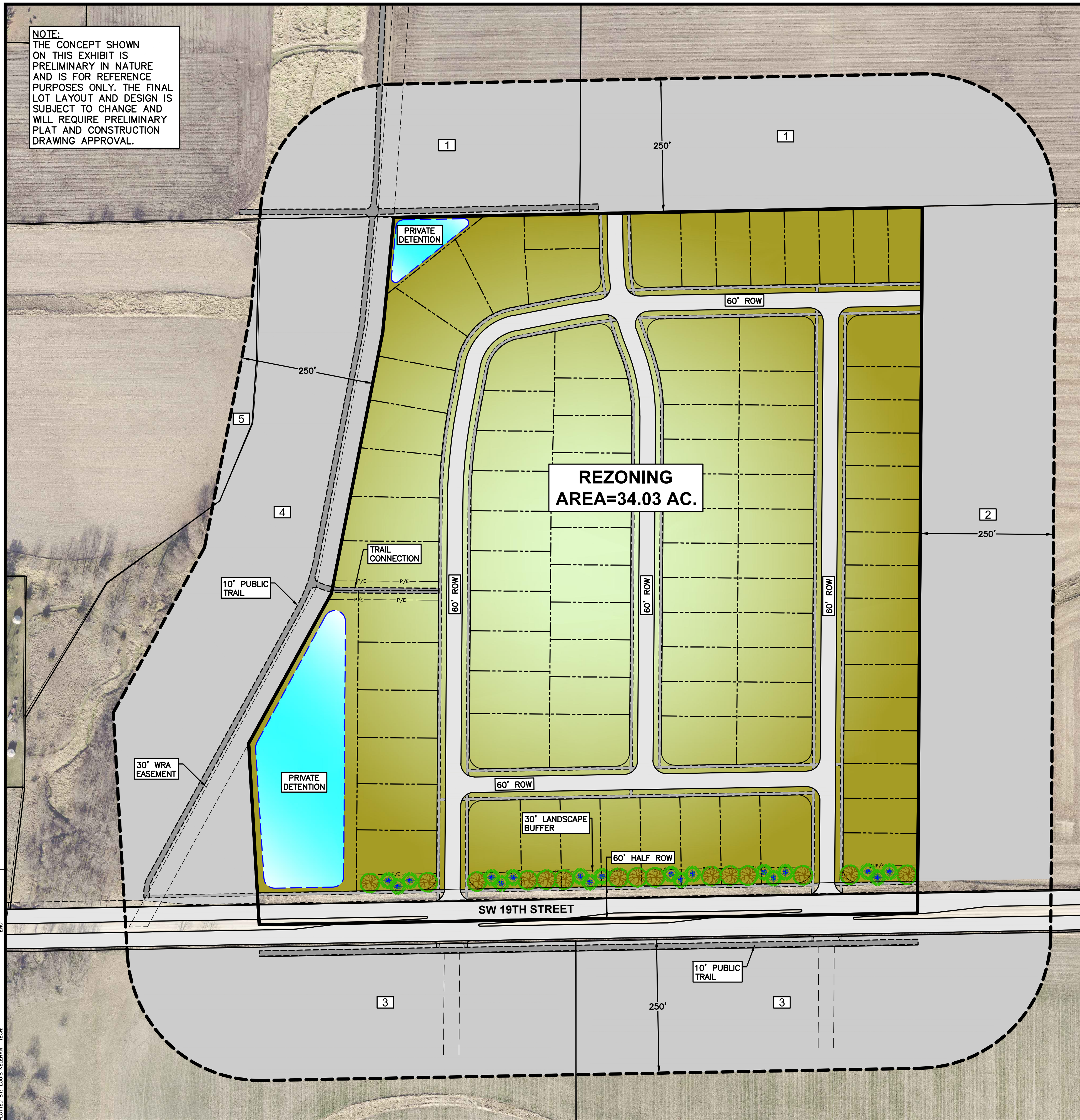
There is no parkland dedication required for this development.

A trail connection will be provided from the development to the future 10' trail along the greenway to the west.

Right-of-way will be dedicated for SW 19th Street to accommodate future widening.

A landscape buffer will be provided along SW 19th Street.

NOTE:
THE CONCEPT SHOWN ON THIS EXHIBIT IS PRELIMINARY IN NATURE AND IS FOR REFERENCE PURPOSES ONLY. THE FINAL LOT LAYOUT AND DESIGN IS SUBJECT TO CHANGE AND WILL REQUIRE PRELIMINARY PLAT AND CONSTRUCTION DRAWING APPROVAL.

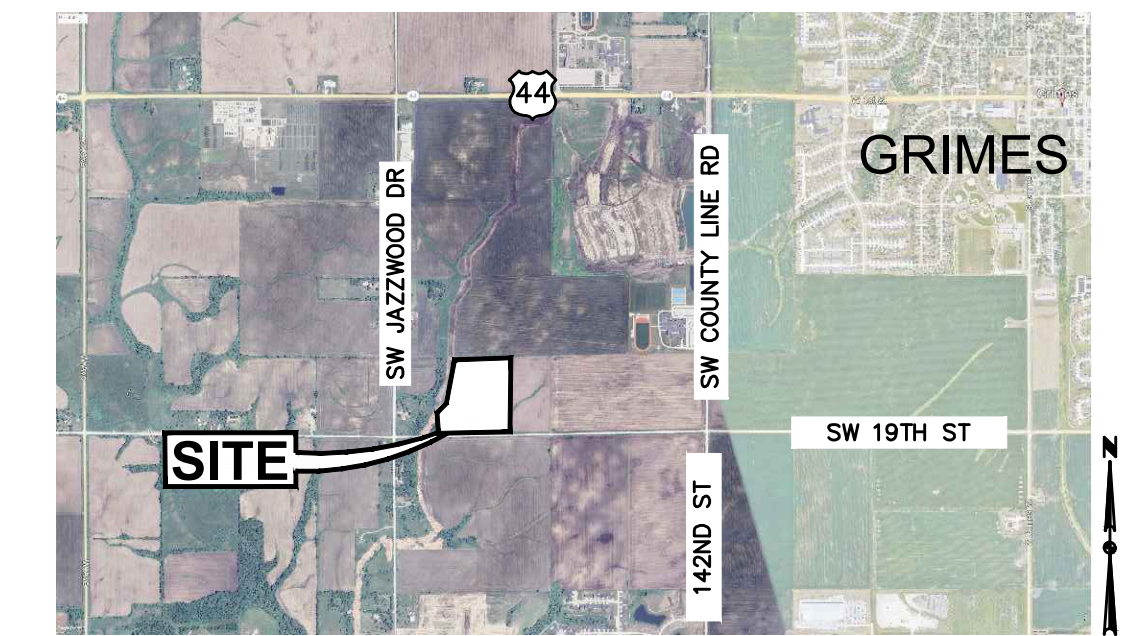


LEGEND / LOT SUMMARY:

 R-4 (PUD)

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT:

SOLID GROUND LLC
CONTACT: ERIC GRUBB
1040 SE FRONTIER AVE STE 160
WAUKEE IA 50263
PH: (515) 975-7441
EMAIL: ERIC@SOLIDGROUNDIA.COM

ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: A-1 (AGRICULTURE DISTRICT)
(34.03 AC)

PROPOSED: R-4 (PUD)
(34.03 AC)

ADJACENT OWNERSHIP

	AREA (AC.)	AREA (%)	CONSENTING
1. HOPE K FARMS LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES IA 50266	7.92	51.26%	51.26%
2. CATHOLIC FOUNDATION OF SW IOWA 601 GRAND AVE DES MOINES IA 50309	7.25	46.93%	
3. WITMER, JERRY L 5940 156TH ST GRIMES IA 50111	9.32	0% *	
4. CITY OF GRIMES 101 NE HARVEY ST GRIMES IA 50111	7.38	0% *	
5. F18 HOLDINGS, LLC FRAMPTON, JUSTIN 3405 SE CROSSROADS DR STE C GRIMES IA 50111	0.28	0.02%	0.02%
TOTAL	15.45	100%	51.28%

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

BULK REGULATIONS

R-4 (PUD)

MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 60 FT

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

MAX BUILDING HT = 35 FT

MAXIMUM DENSITY = 6.0 UNITS / ACRE

REZONING DESCRIPTION

THE SW1/4 OF THE SW1/4 OF SECTION 1, EXCEPT PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 16564, BEING A PART OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND EXCEPT PARCEL "20-105" OF PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34753, 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 EXCEPT 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 SW1/4 EXCEPT PARCEL "B" OF PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 5035, BEING A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

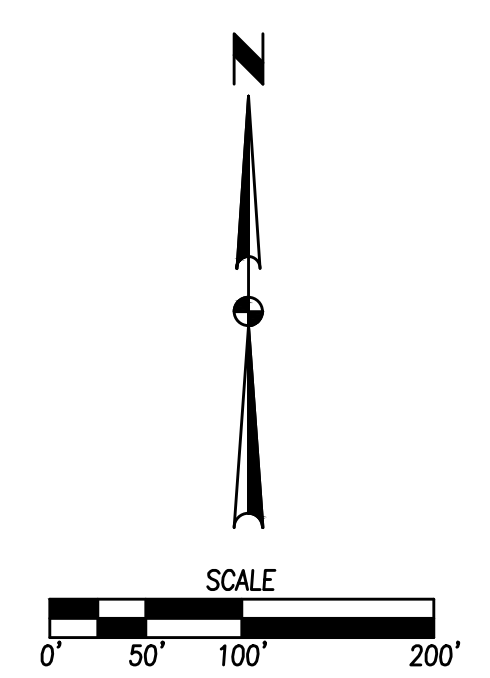
DATE	REVISIONS
12/09/2025	
09/10/2025	
08/08/2025	

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



CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

**SIENNA HILLS
REZONING MAP**



1/1
2410.843

FILE: H:\2024\2410843\2410843 - REZONING.DWG
PLOTTER: HP PLOTTER
DATE: 12/9/2025 2:07 PM
DRAWN BY: J. COLE
CHECKED BY: K. ASLEMAN
TECH: J. COLE

DATE

January 6, 2026

PROJECT NAME

Brookside Village Plat 2
Final Plat

APPLICANT

Signature Ernst Holdings, LLC

REQUESTED ACTION

Approval of the final plat to subdivide 6.35 acres into three development lots.

LOCATION

Generally located south of NE Beaverbrooke Blvd and west of NE Destination Drive

ZONING

R-4 (Fagen Property 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	Commercial/Mixed-Use	R-4
North	Vacant	Commercial	R-4
South	Vacant/Utility	Mixed-Use	A-1
East	High-Density Residential	High-Density Residential	R-4
West	Highway 141	N/A	N/A

PARKS

The site is zoned R-4 (PUD) and is located within the commercial portion of the PUD. Therefore, no parkland dedication is required.

A 10' trail is provided along the east side of NE Destination Drive.



Future Land Use Map

The plat is identified as commercial and mixed-use on the future land use plan. A site plan has been approved for commercial office on Lot 2 consistent with the commercial land use designation. Future development in the plat will be reviewed for compatibility with the future land use plan when plans are submitted to the City.

Legal & Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the final plat for Brookside Village Plat 2 subject to any remaining staff comments and legal document review.

Legal

- The plat is subject to the Fagen Property Zoning Change and Development Agreement.
- 75' of ROW for NE Destination Drive has previously been dedicated to the City.
- Public improvements in Brookside Village Plat 1 have been accepted by the City.
- The public improvements in Plat 2 have not yet been completed and accepted by the City and will be required to be complete prior to final plat approval. Alternatively, a bond can be provided for the remaining improvements.
- All legal documents will be required to be submitted for review and approval as part of the final plat approval.

Conclusion

The applicant is requesting approval to subdivide 6.35 acres into three development lots.

A site plan for Lot 2 has been approved for a multi-tenant office building.

Sanitary sewer is under construction to serve the lots.

NE Destination Drive construction abutting the plat is complete and has been dedicated to the City.

All legal documents will be required to be submitted for review prior to Council approval and recorded with the plat.

The plat is consistent with the approved preliminary plat.



December 26, 2025

Civil Design Advantage

Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, IA 50322

RE: Brookside Village Plat 2 Final Plat

Dear Jared:

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

General Comments:

1. Provide \$2000 final plat review fee.
2. Add addresses for each lot.
 - a. Lot 1 – staff to confirm address
 - b. Lot 2 – 1100 NE Destination Dr
 - c. Lot 3 – 1000 NE Destination Dr
3. Provide a vicinity sketch.

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. Ingress/Egress Easement – is this a private easement? Label as such.
 - c. Private Storm Sewer Easement
 - d. Sanitary Sewer Easement – can the offsite portion of the easement be included in the overall easement since the property owner is the same for both properties?
 - e. Water Main Easement
 - f. Private Detention Easement
 - g. Stormwater Facility Maintenance Agreement
8. Declaration and Covenants, Restrictions, and Easements.
9. Any deeds for property intended to be dedicated for public use, and mortgage release, if applicable.
10. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat.
11. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable.
12. Four (4) year maintenance bonds for public improvements. Can be provided once construction is complete.
13. 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: January 5, 2026
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: January 6, 2026, at 5:30 PM Grimes Council Chambers

COUNCIL MEETING: January 27, 2026 at 5:30 PM Grimes Council Chambers

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
City of Grimes | 410 SE Main Street, Suite 102 | Grimes, IA 50111

BROOKSIDE VILLAGE PLAT 2

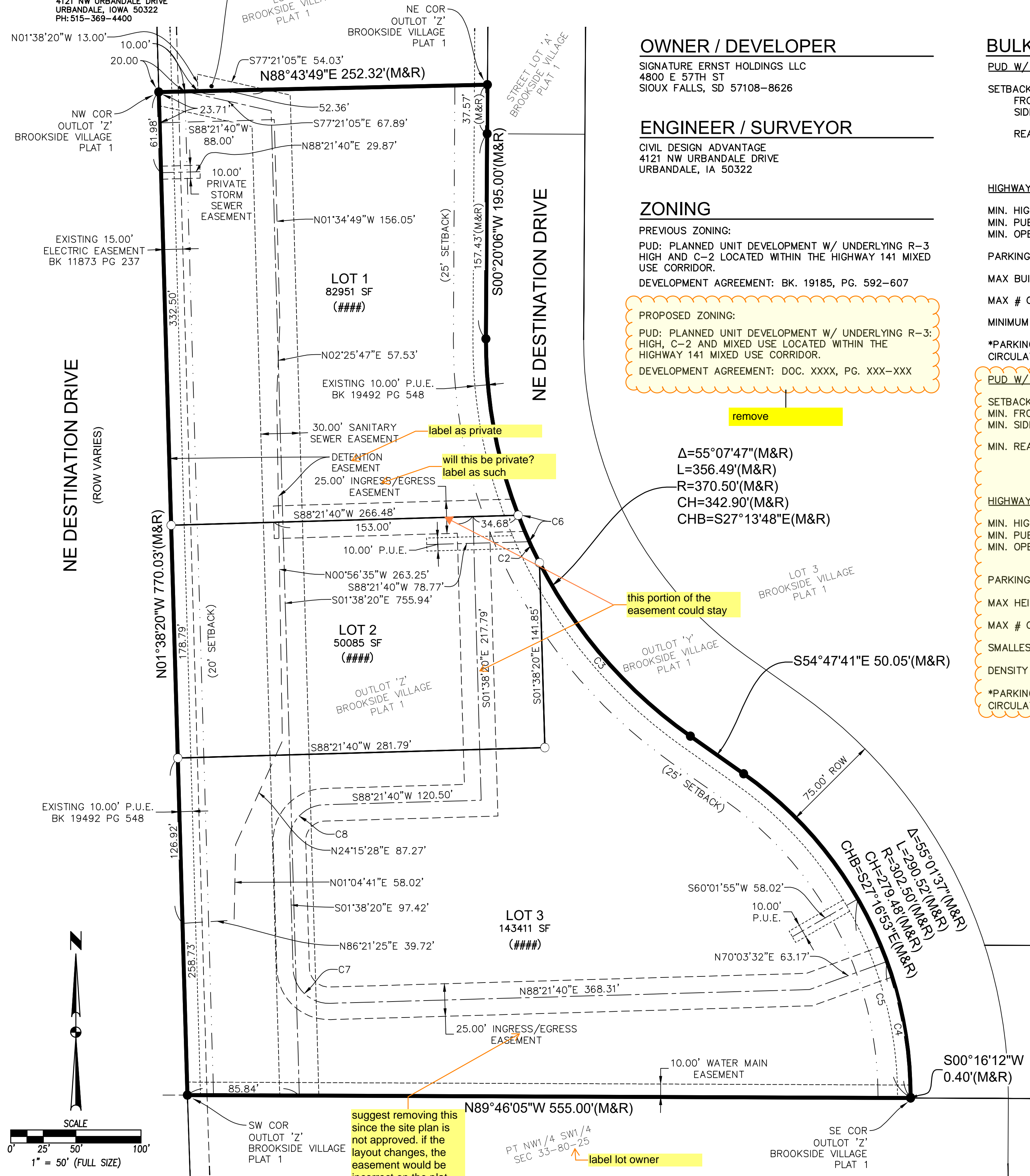
FINAL PLAT

INDEX LEGEND
 LOCATION: OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1 GRIMES, POLK COUNTY, IOWA
 REQUESTOR: SIGNATURE ERNST HOLDINGS LLC
 PROPRIETOR: SIGNATURE ERNST HOLDINGS LLC 4800 E 57TH ST SIOUX FALLS, SD 57108-8626
 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

is a separate easement necessary since the property owners of both parcels are the same? can the offsite portion be included in the easement?

AREA ABOVE RESERVED FOR RECORDING STAMP

DATE	REVISIONS	IST SUBMITTAL
11/17/2025		



OWNER / DEVELOPER
 SIGNATURE ERNST HOLDINGS LLC
 4800 E 57TH ST
 SIOUX FALLS, SD 57108-8626

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322

ZONING
 PREVIOUS ZONING:
 PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3 HIGH AND C-2 LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.
 DEVELOPMENT AGREEMENT: BK. 19185, PG. 592-607

PROPOSED ZONING:
 PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3: HIGH, C-2 AND MIXED USE LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR.
 DEVELOPMENT AGREEMENT: DOC. XXXX, PG. XXX-XXX

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

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

HIGHWAY 141 MIXED USE CORRIDOR

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

PARKING LOT = 10' ALONG HIGHWAY 141 AND NE DESTINATION DRIVE.

MAX BUILDING HEIGHT = 50 FT
 MAX # OF STORIES = 4 STORIES
 MINIMUM OPEN SPACE REQUIRED = 20%

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

PUD W/ UNDERLYING MIXED USE

SETBACKS:
 MIN. FRONT YARD SETBACK = 25'
 MIN. SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 25 FEET
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HIGHWAY 141 MIXED USE CORRIDOR

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

PARKING LOT SETBACK = 10' ALONG HWY 141 AND NE DESTINATION DR.
 MAX HEIGHT = 50'
 MAX # OF STORIES = 4 STORIES
 SMALLEST DWELLING UNIT = 464 SF (450 SF MIN)
 DENSITY (81 UNITS) = 21.66 (25 MAX)

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

LEGEND

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW PLASTIC CAP#15980 (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	---	

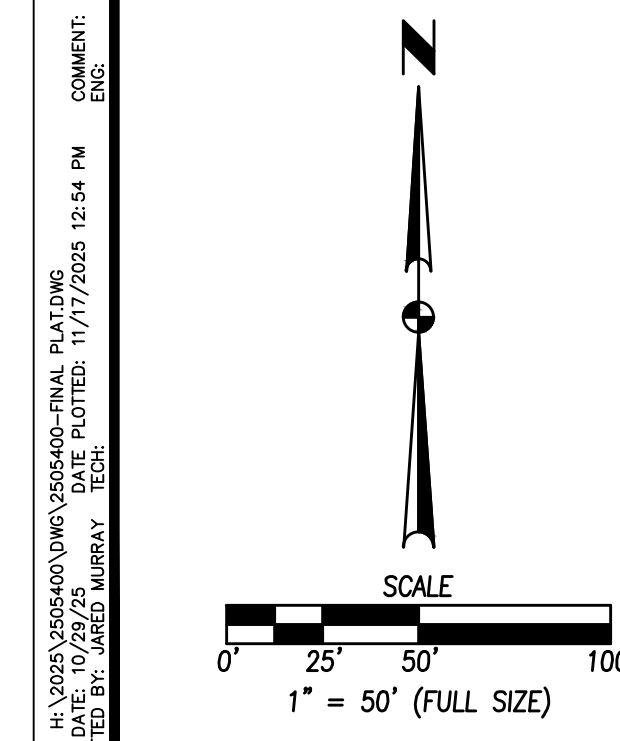
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	21°24'02"	370.50'	138.39'	S10°21'55"E	137.58'
C2	6°11'15"	370.50'	40.01'	S24°09'34"E	39.99'
C3	27°32'30"	370.50'	178.10'	S41°01'26"E	176.39'
C4	20°10'23"	302.50'	106.51'	N09°51'16"W	105.96'
C5	30°12'00"	302.50'	159.44'	S14°52'05"E	157.61'
C6	3°23'57"	370.50'	21.98'	N22°45'55"W	21.98'
C7	90°00'00"	27.50'	43.20'	S46°38'20"E	38.89'
C8	90°00'00"	27.50'	43.20'	S43°21'40"W	38.89'

DATE OF SURVEY
 OCTOBER 28, 2025

PLAT DESCRIPTION
 OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA. THE PROPERTY CONTAINS 6.35 ACRES (276,447 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- NOTES**
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
 - 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.



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.

PRELIMINARY
NOT FOR CONSTRUCTION

JONATHAN 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: _____

BROOKSIDE VILLAGE PLAT 2
FINAL PLAT

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

CIVIL DESIGN ADVANTAGE
 GRIMES, IOWA

1 / 1
 2505.400

BROOKSIDE VILLAGE PLAT 2

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1
GRIMES, POLK COUNTY, IOWA

REQUESTOR: SIGNATURE ERNST HOLDINGS LLC

PROPRIETOR: SIGNATURE ERNST HOLDINGS LLC
4800 E 57TH ST
SIOUX FALLS, SD 57108-8626

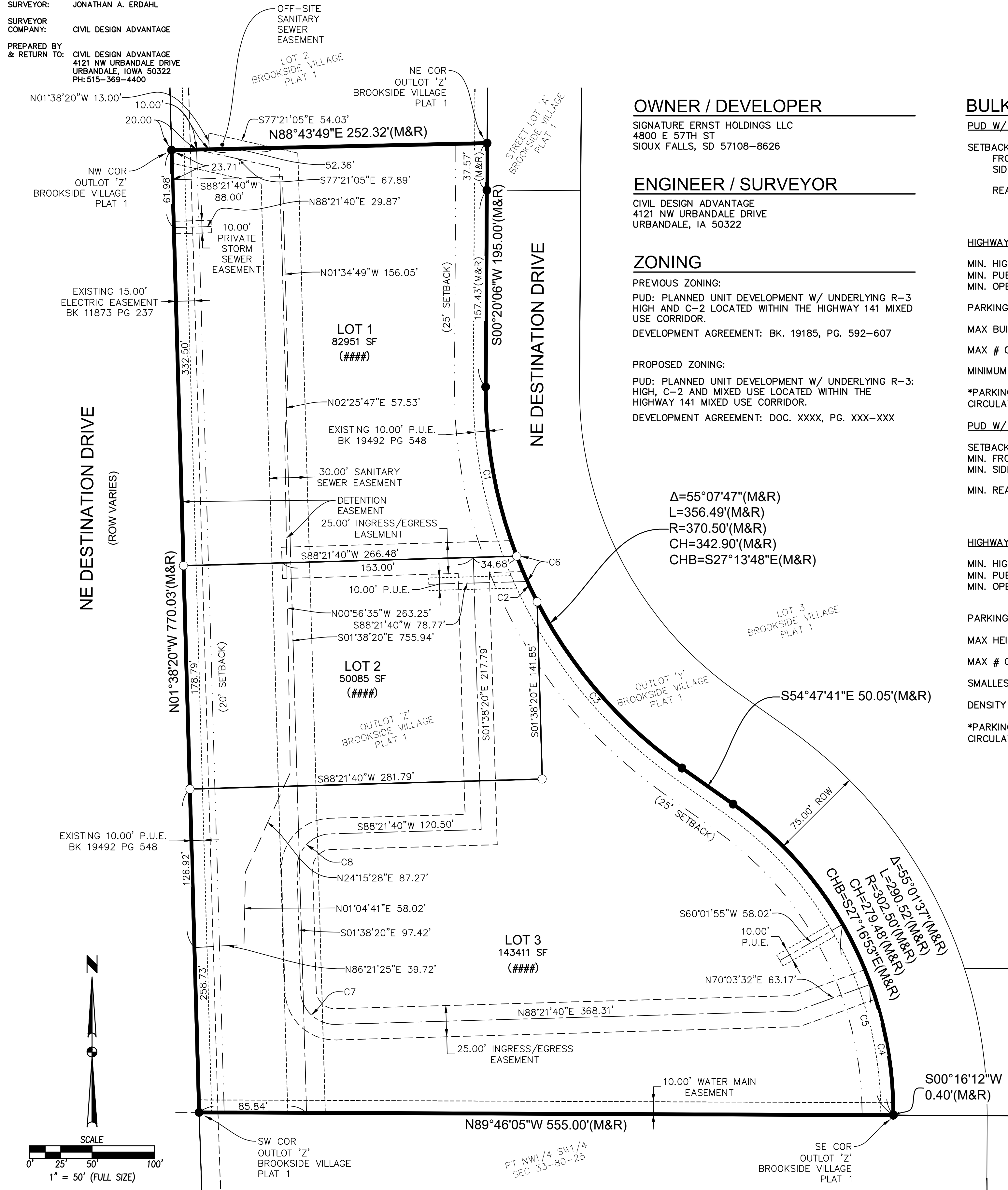
SURVEYOR: JONATHAN A. ERDAHL

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

DATE	REVISIONS	IST SUBMITTAL
11/17/2025		



OWNER / DEVELOPER
SIGNATURE ERNST HOLDINGS LLC
4800 E 57TH ST
SIOUX FALLS, SD 57108-8626

ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING
PREVIOUS ZONING:
PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3
HIGH AND C-2 LOCATED WITHIN THE HIGHWAY 141 MIXED
USE CORRIDOR.
DEVELOPMENT AGREEMENT: BK. 19185, PG. 592-607

PROPOSED ZONING:
PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3:
HIGH, C-2 AND MIXED USE LOCATED WITHIN THE
HIGHWAY 141 MIXED USE CORRIDOR.
DEVELOPMENT AGREEMENT: DOC. XXXX, PG. XXX-XXX

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

SETBACKS:
FRONT YARD = 20'
SIDE YARD = NONE REQUIRED, EXCEPT WHEN ADJOINING ANY 'R' DISTRICT OR STREET
RIGHT-OF-WAY LINE, IN WHICH CASE -25 FEET
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MIN. OPEN SPACE = 20%

PARKING LOT = 10' ALONG HIGHWAY 141 AND NE DESTINATION DRIVE.

MAX BUILDING HEIGHT = 50 FT
MAX # OF STORIES = 4 STORIES
MINIMUM OPEN SPACE REQUIRED = 20%

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

PUD W/ UNDERLYING MIXED USE
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DENSITY (81 UNITS) = 21.66 (25 MAX)

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LEGEND

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DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
SECTION LINE	---	
EASEMENT LINE	----	
BUILDING SETBACK LINE	
PLAT BOUNDARY	-----	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	21°24'02"	370.50'	138.39'	S10°21'55"E	137.58'
C2	6°11'15"	370.50'	40.01'	S24°09'34"E	39.99'
C3	27°32'30"	370.50'	178.10'	S41°01'26"E	176.39'
C4	20°10'23"	302.50'	106.51'	N09°51'16"W	105.96'
C5	30°12'00"	302.50'	159.44'	S14°52'05"E	157.61'
C6	3°23'57"	370.50'	21.98'	N22°45'55"W	21.98'
C7	90°00'00"	27.50'	43.20'	S46°38'20"E	38.89'
C8	90°00'00"	27.50'	43.20'	S43°21'40"W	38.89'

DATE OF SURVEY
OCTOBER 28, 2025

PLAT DESCRIPTION
OUTLOT 'Z', BROOKSIDE VILLAGE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA. THE PROPERTY CONTAINS 6.35 ACRES (276,447 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.

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.

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: _____
THIS SHEET

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

ENGINEER: CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE PLAT 2
FINAL PLAT

1 / 1
2505.400

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PLOTTER: HP PLOTTER
DRAWN BY: JARED MURRAY
CHECKED BY: JARED MURRAY

DATE

January 6, 2026

PROJECT NAME

Brookside Village North Rezone

APPLICANT

Brookside North, LLC

REQUESTED ACTION

Approval to rezone 14.02 acres to allow for the development of multi-family and townhome dwellings

LOCATION

Generally located at the south-east corner of Highway 141 and NE 18th Street

ZONING

Current – C-2

Proposed – R-4

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	Mixed-Use/Medium-Density Residential	C-2
North	Vacant	Urban Fringe Overlay (Polk County)	Low-Density Residential (Polk County)
South	Vacant	Commercial/High-Density Residential	C-2/R-4
East	Medium-Density Residential	Medium-Density Residential	R-3/C-2
West	Highway 141	N/A Highway 141	N/A Highway 141

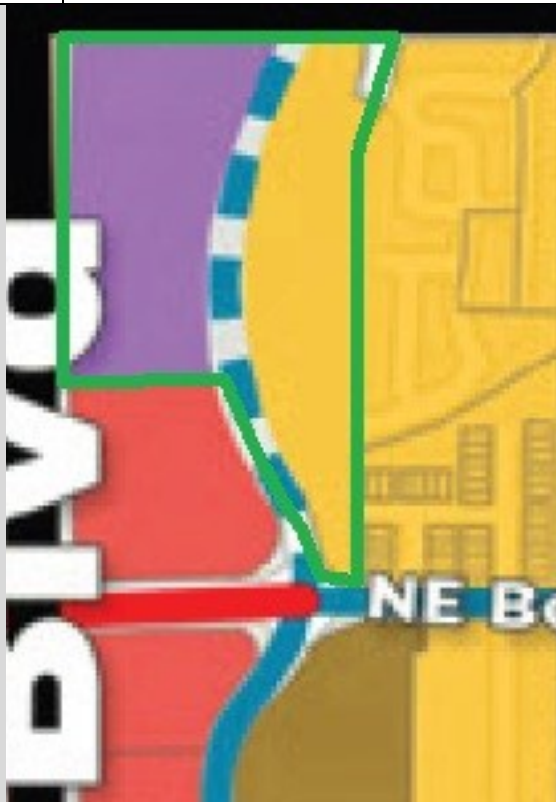
PARKS

The Parks and Trails Master Plan does not anticipate a park or trail improvements through the property.

The future land use plan does not anticipate a park on the property. However, parkland dedication is required. Therefore, the developer has opted to provide fee in lieu of land dedication to be used for future improvements to North Pointe Park.

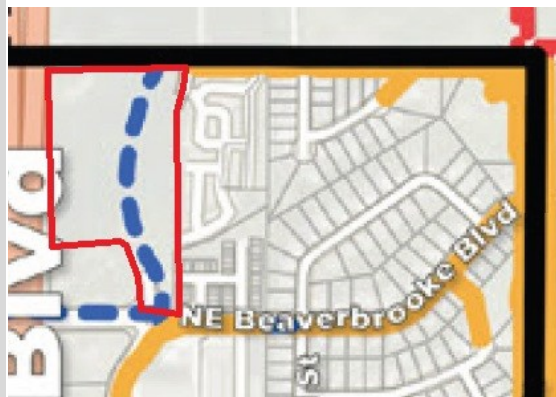
The trails plan in the comprehensive plan identifies a trail through the property along NE Destination Drive to connect to the existing trail along NE 18th Street and Destination Drive to the south.

The Parks and Recreation Advisory Board recommended approval.



Future Land Use Map

The proposed rezone is partially inconsistent with the mixed-use future land use designation as no commercial uses are proposed within the rezone area. However, the proposed high-density residential zoning is compatible with the neighboring commercial zoning and the proposed medium-density residential. This rezone application was submitted prior to the adoption of the new future land use plan and is consistent with the previous Mixed-Use 1 designation when the rezone was submitted for consideration. Staff are supportive of the proposed rezone and its compatibility with the current and future development in the area.



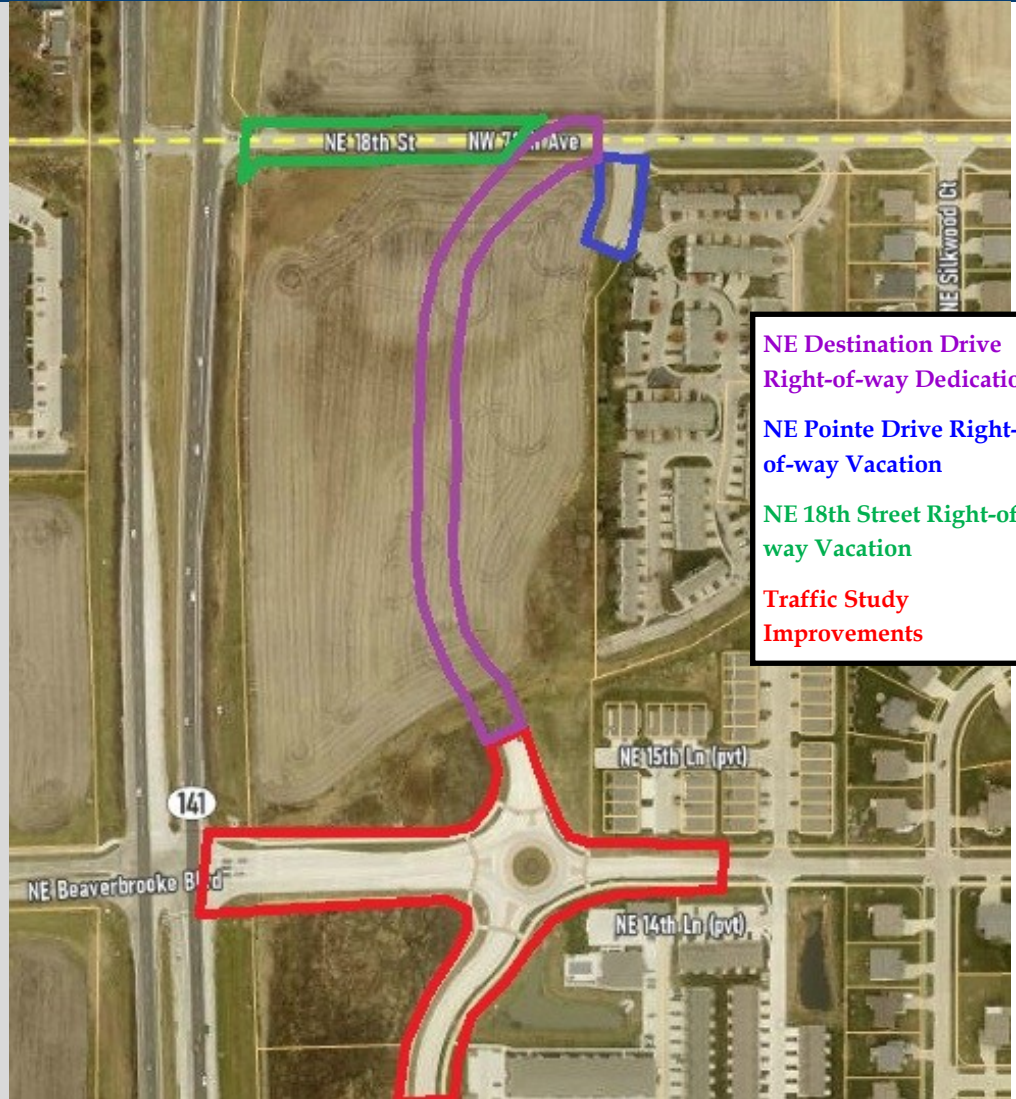
Trail Map

Relation to Studies & Legal

RELATION TO STUDIES

A traffic study was completed for the intersections of NE Beaverbrooke Blvd and Highway 141, and NE Beaverbrooke Blvd and NE Destination Drive. The roundabout and Highway 141 intersection improvements were constructed in compliance with the traffic study and will accommodate the proposed multi-family and townhome development.

Access spacing and locations along NE Destination Drive will follow the Grimes Street Design Guide. A shared access will be provided for the multi-family site and future commercial development to the south due to access limitations along NE Beaverbrooke Blvd and to meet spacing requirements from the roundabout.



NE Destination Drive
Right-of-way Dedication
NE Pointe Drive Right-of-way Vacation
NE 18th Street Right-of-way Vacation
Traffic Study Improvements

Legal

The site will be subject to the Brookside Village North Zoning Change and Development Agreement that will establish the zoning standards and public improvement responsibilities for the development.

Right-of-way for NE Destination Drive will be required through the development.

NE 18th Street will be routed south and will be closed by the DOT at Highway 141. As such, a portion of the NE 18th Street right-of-way will likely be vacated and dedicated to the Brookside Village North development.

There is a stub of public right-of-way called NE Pointe Drive the northeast corner of the rezone property. Because of the NE 18th Street and NE Destination Drive alignment, the right-of-way is no longer required for the City. As the project progresses, the City will likely vacate the right-of-way and dedicate the property to Brookside North, LLC and/or the neighboring townhome development.

Rezone Concept & Development Standards

STREET ACCESS

Access to the development will be provided from NE Destination Drive.

PEDESTRIAN ACCESS

A 5' public sidewalk will be provided on the west side of NE Destination Drive and a 10' trail will be provided on the east side of connecting to the existing trail on NE 18th Street leading to North Pointe Park.

DEVELOPMENT STANDARDS

Medium-Density Residential Area

Permitted Use – attached and detached townhomes

Maximum Density – 8 dwelling units/acre

Minimum Lot Size – None. Postage stamp lots permitted.

Setbacks –

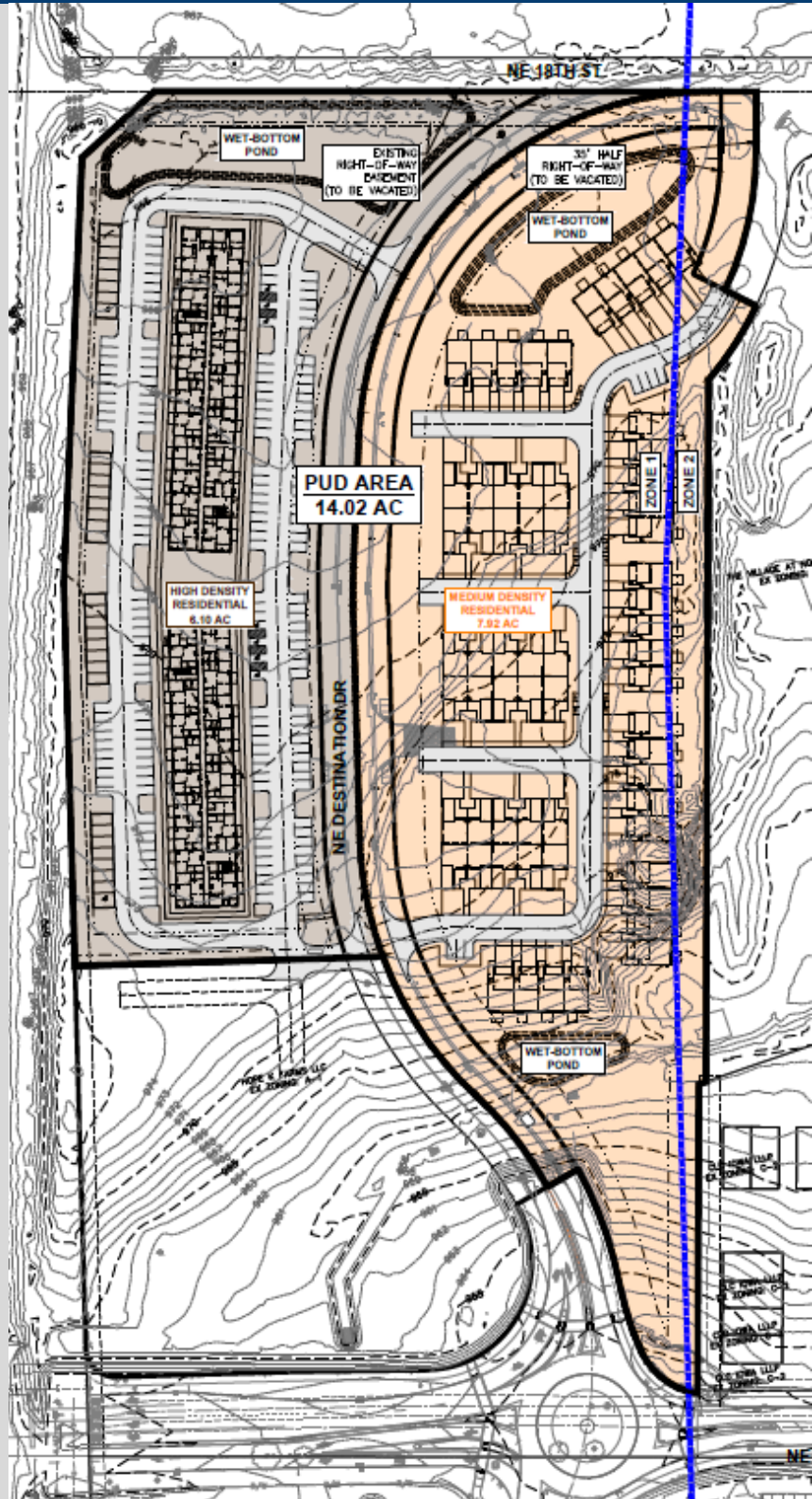
- All External Property Lines – 30', except when units have front doors fronting streets, in which case 25'
- Postage Stamps Lots – 0'
- Buildings Faces with Driveways – 20' from Private Street or Private Sidewalk
- Building Faces with No Driveways along the Private Street – 10' from Private Street or Private Sidewalk
- Building Separation – 16' Between Building Groups
- Building Separation – 10' Between Detached Units

Minimum Dwelling Size – 900sf

Maximum Height – 2 stories, 35'

Minimum Garage Size – 2-car

Building Materials – 30-50% masonry, staff and developer are working to finalize the requirements



Rezone Concept & Development Standards cont'd

DEVELOPMENT STANDARDS

Medium-Density Residential Area Continued

Minimum Open Space – 40%

Landscaping –

- 1 tree/1000 sf required open space
- 1 tree/50' of public street frontage
- Foundation plantings along public street facades
- 30' buffer along public streets when sides and rear of units face public streets, berm may be required, staff and developer are working out details

High-Density Residential Area

Permitted Use – multi-family dwellings

Maximum Density – 20 dwelling units/acre

Minimum Lot Size – None. Postage stamp lots permitted.

Setbacks –

Front & Rear – 30'

Side – 20'

Building Separation – 20'

Minimum Dwelling Size – 450sf

Maximum Height – 4 stories, 50'

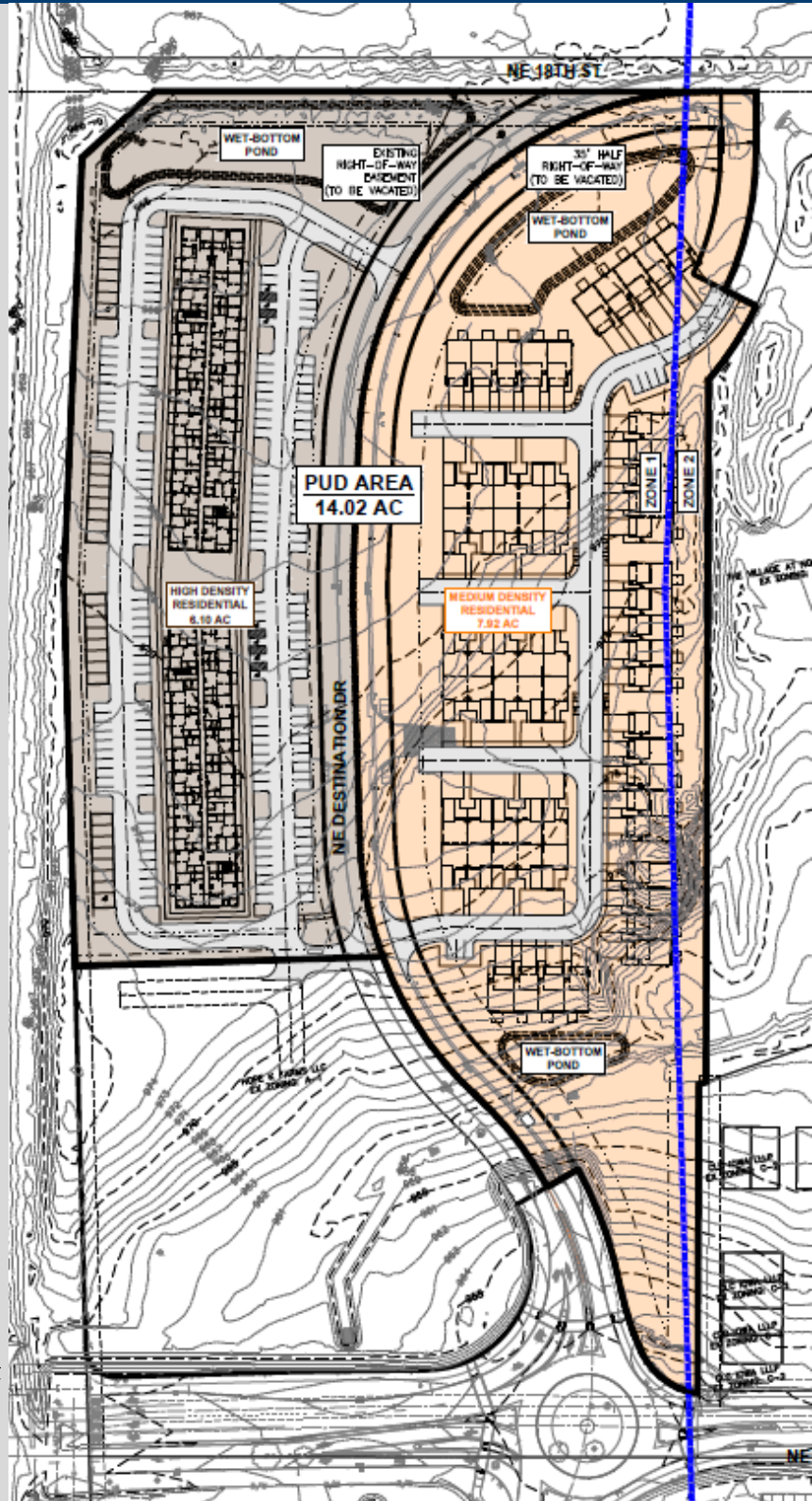
Garages – provided for 25% of units

Building Materials – 75% masonry, all other Highway 141 Zone 1 requirements apply, a requirement to limit Nichiha type material percentage may be added, staff and developer to work out details

Accessory Structures – match principal building design

Minimum Open Space – 40%

Landscaping – 2 trees/1000 sf required open space, follow Highway 141 requirements



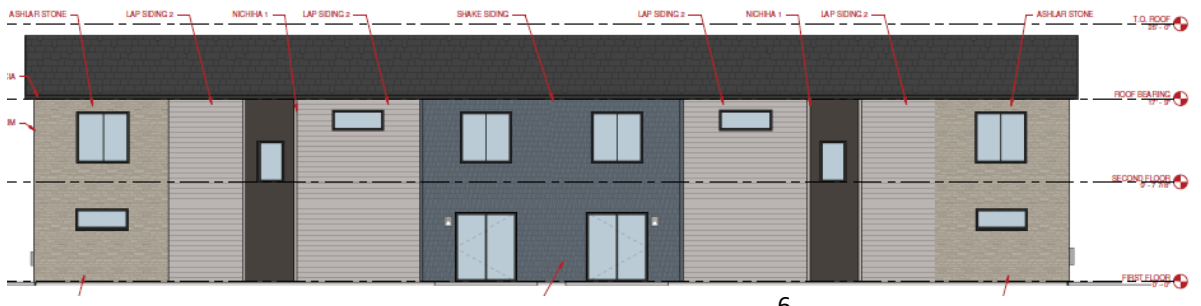
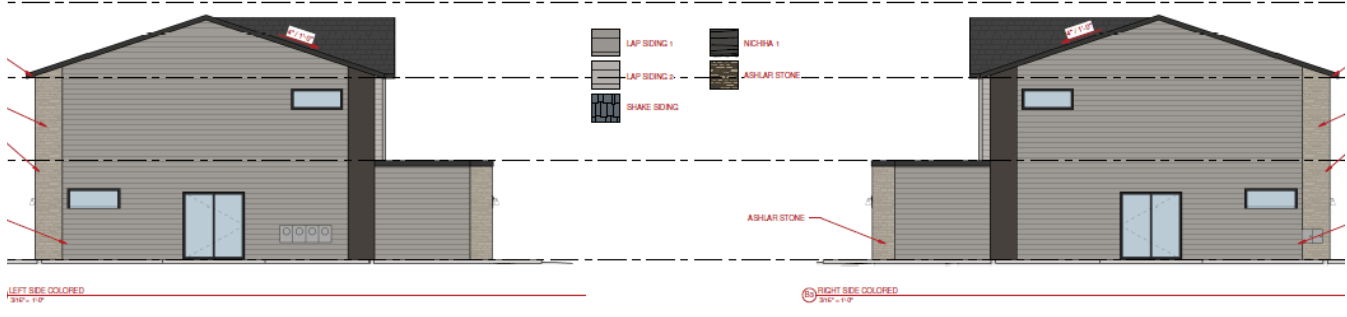
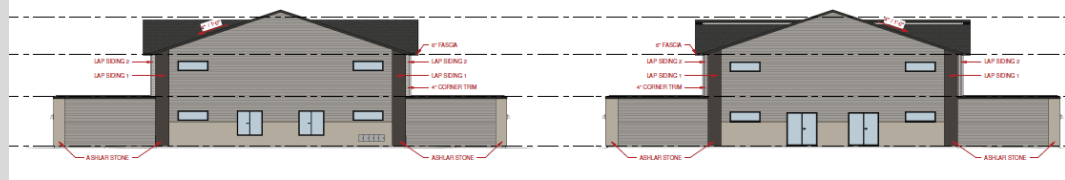
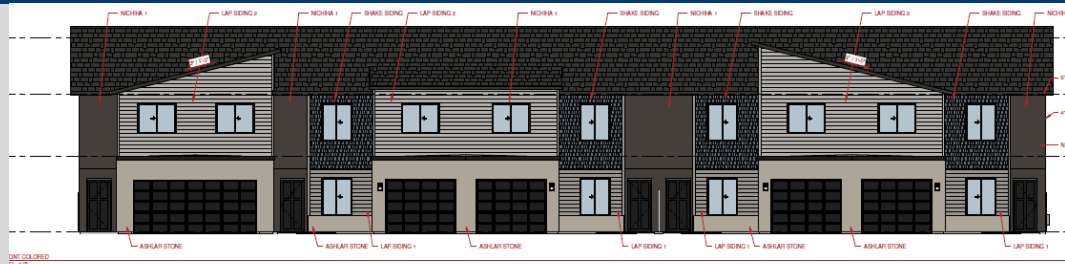
All Highway 141 Mixed Use Development Corridor District requirements will apply unless otherwise stated in the development agreement.

Utilities & Conceptual Building Elevations

SANITARY
Sanitary will be extended from NE Destination Drive to serve each lot.

WATER
Water will be provided along NE Destination Drive.

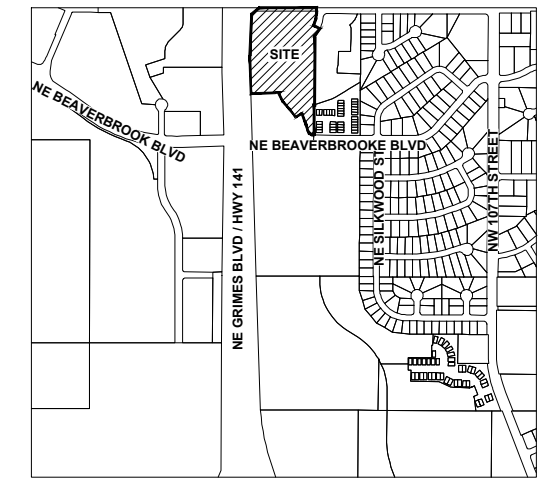
STORM WATER
Private detention will be provided for each lot.



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 CHECKED BY: JARED MURRAY
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VICINITY MAP



OWNER / APPLICANT:

BROOKSIDE NORTH, LLC
 CONTACT: BRIAN ATWOOD
 6700 E ARROWHEAD PARKWAY
 SIOUX FALLS, SD 57100
 PH: (515) 630-6043
 EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

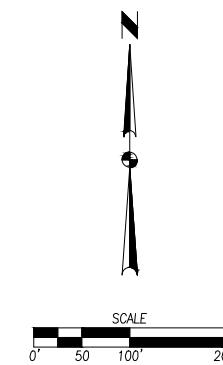
ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: A-1 (AGRICULTURE DISTRICT)

PROPOSED: R-4 (PUD W/ UNDERLYING R-3 LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR)



REVISIONS	DATE
THIRD SUBMITTAL	12/24/2025
SECOND SUBMITTAL	11/13/2025
FIRST SUBMITTAL	07/14/2025

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

TECH: CWO
 ENGINEER: JMM



GRIMES, IOWA

BROOKSIDE VILLAGE NORTH
REZONING MAP

ADJACENT OWNERSHIP

	Area (ac.)	Area (%)	CONSENTING
1. CLC IOWA LLLP 7270 NW58TH ST JOHNSTON, IA 50131	0.38	2.45%	
2. NORTH POINTE TOWNHOMES OWNER ASSOCIATION 10604 NW75TH PL JOHNSTON, IA 50131	1.37	8.84%	
3. SAND PARTNERS OF HOLYOKE LLC 7270 NW58TH ST JOHNSTON, IA 50131	0.20	1.29%	
4. WATSON, TERMAR D 1500 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
5. VAN LENNEP, SARA NICOLE 1508 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
6. DEAN, STENVEN M JR 1512 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
7. JORDAN ZAVIRA 1516 NE MOCKING BIRD LN GRIMES, IA 50111	0.01	0.06%	
8. JIAN JIN 2020 IRREVOCABLE FAMILY TRUST 1520 NE MOCKING BIRD LN GRIMES, IA 50111	0.01	0.06%	
9. THE VILLAGE AT NORTH POINTE 2980 99TH ST URBANDALE, IA 50322	4.89	31.55%	31.55%
10. NORTH POINTE PROPERTIES CONDOMINIUMS 4720 MORTENSEN RD STE 105 AMES, IA 50014	0.11	0.71%	
11. HOFF, ENVER B JR 809 NOTTINGHAM PKWY LOUISVILLE, KY 40222	4.40	28.39%	
12. PUBLIC RIGHT-OF-WAY (NOT INCLUDED IN AREA PERCENTAGES)	7.98	-	
13. HOPE K FARMS LLC 4500 WESTDWN PKWY STE 227 WEST DES MOINES, IA 50266	2.98	18.90%	18.90%
14. SIGNATURE ERNST HOLDINGS LLC 4800 E 57TH ST SIOLUX FALLS, SD 57108	0.04	0.26%	0.26%
15. BROOKSIDE VILLAGE COMMONS LLC 150 E 4TH PL STE 600 SIOLUX FALLS, SD 57104	1.13	7.29%	7.29%
TOTAL:	15.50	100.00%	58.00%

PUD DESCRIPTION

ALL OF PARCELS '2025-37' AND '2025-39' AND A PART OF PARCEL '2025-38' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20139, PAGE 228 AND A PART OF LOT 'A' AND LOT 'B', THE VILLAGE AT NORTH POINTE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE SOUTH 89°59'03" EAST ALONG THE NORTH LINE OF SAID PARCEL '2025-39', THE NORTH LINE OF SAID PARCEL '2025-38' AND THE NORTH LINE OF SAID LOT 'A', A DISTANCE OF 600.44 FEET; THENCE SOUTH 00°12'09" WEST, 60.04 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 137.39 FEET AND WHOSE CHORD BEARS SOUTH 13°05'51" WEST, 136.19 FEET TO THE EASTERLY LINE OF SAID PARCEL '2025-37'; THENCE SOUTH 63°41'08" EAST ALONG SAID EASTERLY LINE, 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 86.55 FEET AND WHOSE CHORD BEARS SOUTH 33°37'43" WEST, 86.31 FEET; THENCE SOUTH 00°13'26" WEST ALONG SAID EASTERLY LINE, 680.69 FEET; THENCE SOUTH 71°34'03" WEST ALONG SAID EASTERLY LINE, 7.26 FEET; THENCE SOUTH 00°17'10" WEST ALONG SAID EASTERLY LINE, 300.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-37'; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL '2025-37' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 74.00 FEET, WHOSE ARC LENGTH IS 72.93 FEET AND WHOSE CHORD BEARS NORTH 53°31'29" WEST, 70.02 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 284.00 FEET, WHOSE ARC LENGTH IS 67.60 FEET AND WHOSE CHORD BEARS NORTH 18°17'21" WEST, 67.44 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 119.98 FEET AND WHOSE CHORD BEARS NORTH 20°28'04" WEST, 119.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-38'; THENCE SOUTH 60°32'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL '2025-38', A DISTANCE OF 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 114.14 FEET AND WHOSE CHORD BEARS NORTH 38°46'14" WEST, 113.64 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 165.09 FEET AND WHOSE CHORD BEARS NORTH 34°36'03" WEST, 163.56 FEET; THENCE SOUTH 88°19'14" WEST AND ALONG THE SOUTH LINE OF SAID PARCEL '2025-39', A DISTANCE OF 307.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE NORTH 01°42'44" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '2025-39', A DISTANCE OF 371.79 FEET; THENCE NORTH 02°31'53" EAST ALONG SAID WESTERLY LINE, 413.41 FEET; THENCE NORTH 48°28'25" EAST ALONG SAID WESTERLY LINE, 96.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.02 ACRES (610,772 SQUARE FEET).

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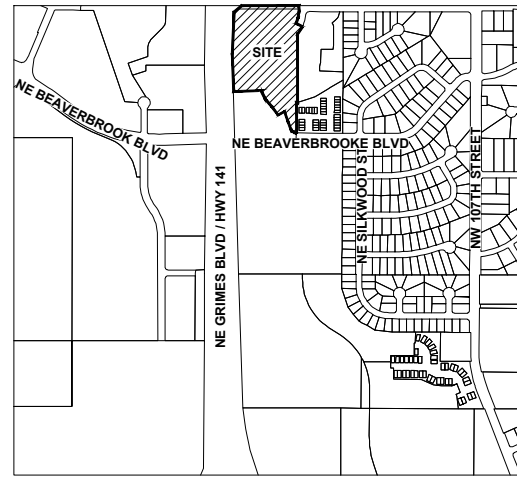
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VICINITY MAP



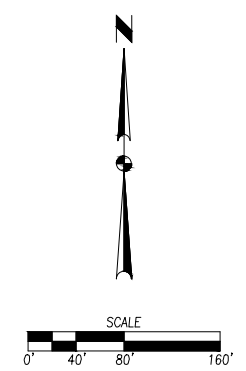
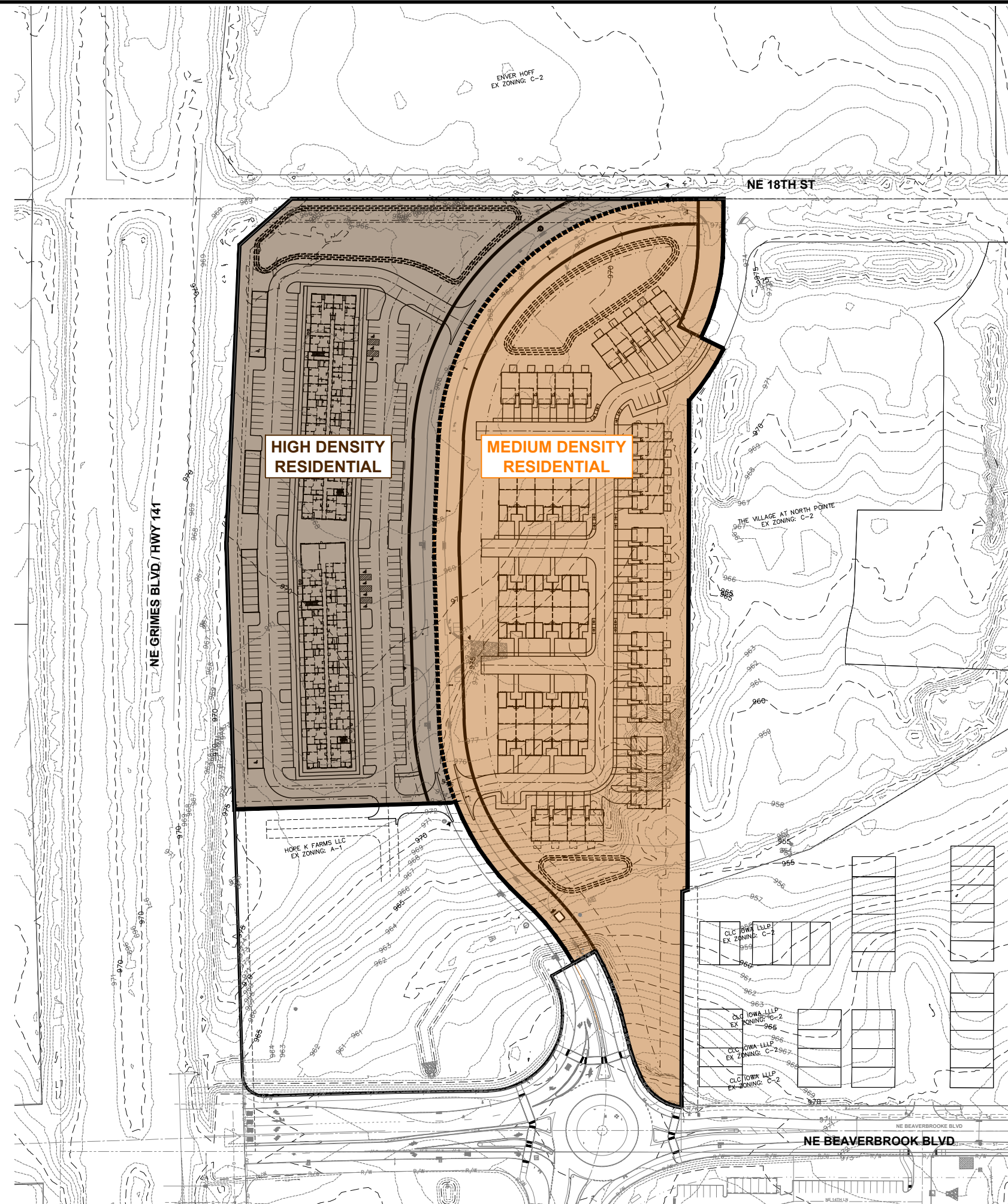
GRIMES, IOWA

OWNER / APPLICANT:

BROOKSIDE NORTH, LLC
 CONTACT: BRIAN ATWOOD
 6700 E ARROWHEAD PARKWAY
 SIOUX FALLS, SD 57100
 PH: (515) 630-6043
 EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER / SURVEYOR:

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



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REVISIONS	DATE
THIRD SUBMITTAL	12/24/2025
SECOND SUBMITTAL	11/13/2025
FIRST SUBMITTAL	07/14/2025

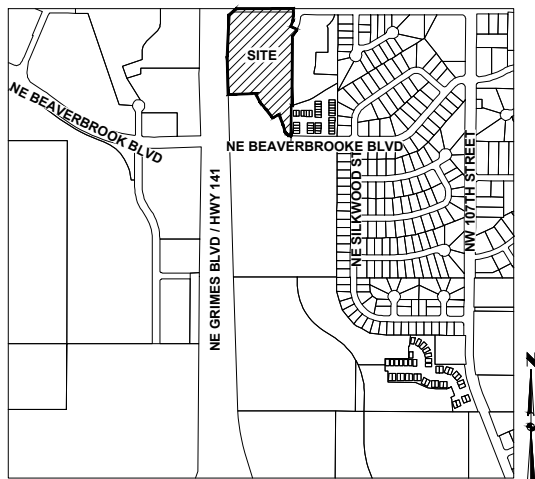
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: CWO



CIVIL DESIGN ADVANTAGE
 ENGINEER: JMM
 GRIMES, IOWA

BROOKSIDE VILLAGE NORTH
LAND USE EXHIBIT

VICINITY MAP



GRIMES, IOWA

OWNER / APPLICANT:

BROOKSIDE NORTH, LLC
 CONTACT: BRIAN ATWOOD
 6700 E ARROWHEAD PARKWAY
 SIOUX FALLS, SD 57100
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ENGINEER / SURVEYOR:

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

ZONING:

EXISTING: A-1 (AGRICULTURE DISTRICT)
 PROPOSED: R-4 (PUD W/ UNDERLYING R-3; HIGH LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR)

PARKLAND DEDICATION:

REQUIRED
 63 TOWNHOME UNITS
 2 RESIDENTS/UNITS X 63 UNITS = 126 RESIDENTS
 118 APARTMENTS UNITS
 1.75 RESIDENTS/UNITS X 118 UNITS = 206.5 RESIDENTS
 332.5 RESIDENTS X 0.0065 ACRES/RESIDENT = 2.16 ACRES

BULK REGULATIONS:

PUD W/ UNDERLYING R-3 HIGH

LOT AREA = 265,704 SF (6.10 ACRES)
 SETBACKS
 FRONT (NE DESTINATION DR) = 30 FT
 FRONT (HWY 141) = 20 FT
 PARKING = 10 FT
 BUILDING SEPARATION = 16 FT
 (2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEET FIRE/BUILDING CODES)
 MIN. DWELLING SIZE = 450 SF
 MAX. BUILDING HEIGHT = 50 FT (4 STORIES)
 MIN. OPEN SPACE REQUIRED = 30%
 DENSITY = 118 UNITS (19.34 UNITS/AC)

PARKING REQUIRED
 1.5 SPACES / EFFICIENCY (STUDIO) UNIT (11 UNITS) = 17 SPACES
 1.75 SPACES / 1 AND 2 BEDROOM UNITS (97 UNITS) = 170 SPACES
 2.0 SPACES / 3+ BEDROOM UNITS (10 UNITS) = 20 SPACES
 TOTAL REQUIRED = 207 SPACES

GARAGES REQUIRED = 30 SPACES (25% OF UNITS)
 ACCESSIBLE SPACES REQUIRED (201-300 SPACES PROVIDED) = 7 SPACES

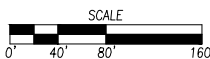
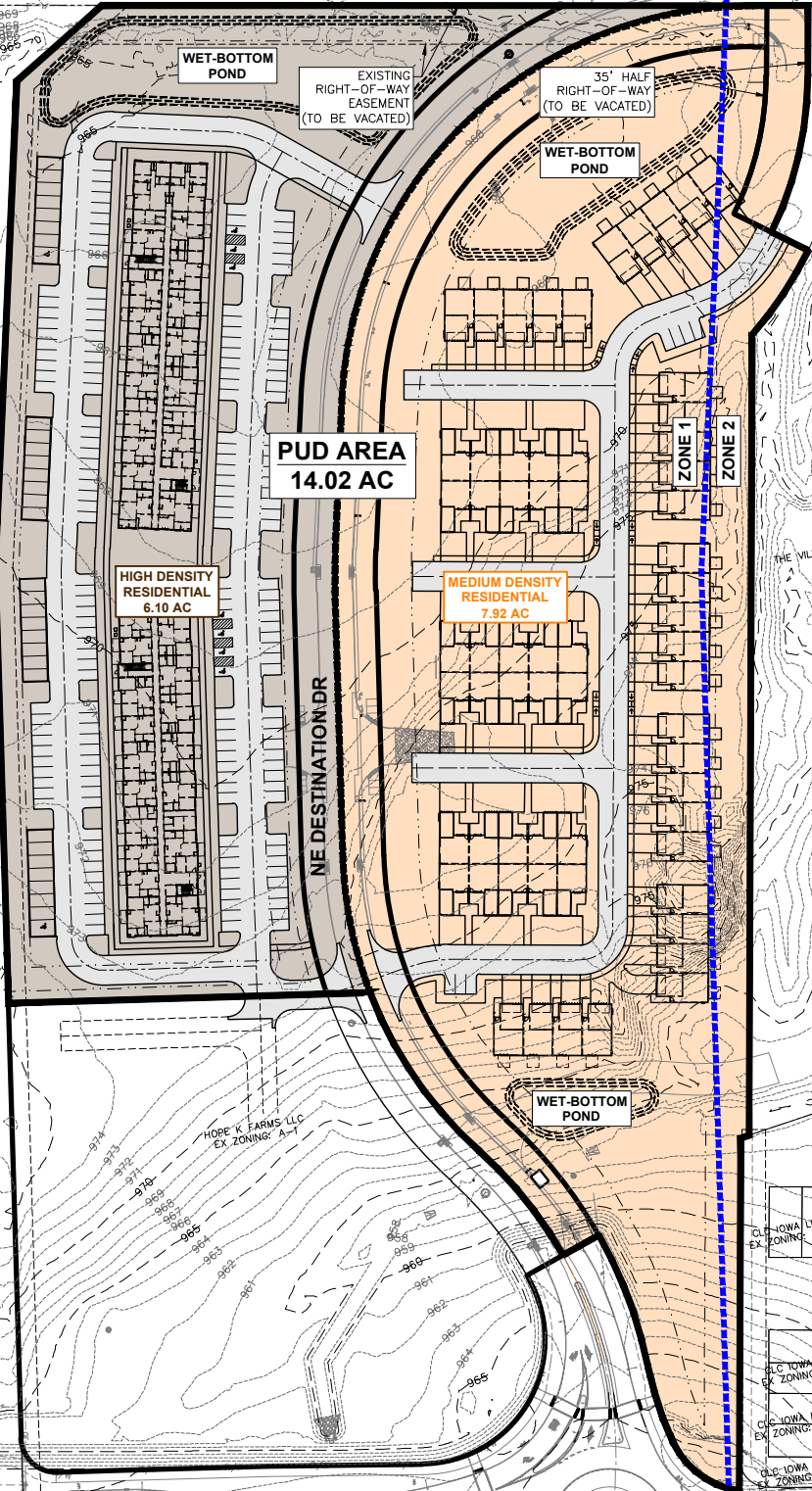
PARKING PROVIDED
 STANDARD SPACES = 172 SPACES
 ACCESSIBLE SPACES = 7 SPACES

STANDARD GARAGE SPACES = 30 SPACES
 ACCESSIBLE GARAGE SPACES = 2 SPACES
 TOTAL PROVIDED = 211 SPACES

PUD DESCRIPTION

ALL OF PARCELS '2025-37' AND '2025-39' AND A PART OF PARCEL '2025-38' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20139, PAGE 228 AND A PART OF LOT 'A' AND LOT 'B', THE VILLAGE AT NORTH PONTE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE SOUTH 89°59'03" EAST ALONG THE NORTH LINE OF SAID PARCEL '2025-39', THE NORTH LINE OF SAID PARCEL '2025-38' AND THE NORTH LINE OF SAID LOT 'A', A DISTANCE OF 600.44 FEET; THENCE SOUTH 00°12'09" WEST, 60.04 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 137.39 FEET AND WHOSE CHORD BEARS SOUTH 13°05'51" WEST, 136.19 FEET TO THE EASTERLY LINE OF SAID PARCEL '2025-37'; THENCE SOUTH 63°41'06" EAST ALONG SAID EASTERLY LINE, 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 86.55 FEET AND WHOSE CHORD BEARS SOUTH 33°37'43" WEST, 86.31 FEET; THENCE SOUTH 00°13'26" WEST ALONG SAID EASTERLY LINE, 680.69 FEET; THENCE SOUTH 71°34'03" WEST ALONG SAID EASTERLY LINE, 7.26 FEET; THENCE SOUTH 00°17'10" WEST ALONG SAID EASTERLY LINE, 300.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-37'; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL '2025-37' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 74.00 FEET, WHOSE ARC LENGTH IS 72.93 FEET AND WHOSE CHORD BEARS NORTH 53°31'29" WEST, 70.02 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 284.00 FEET, WHOSE ARC LENGTH IS 67.60 FEET AND WHOSE CHORD BEARS NORTH 16°17'21" WEST, 67.44 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 119.98 FEET AND WHOSE CHORD BEARS NORTH 20°28'04" WEST, 119.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-38'; THENCE SOUTH 60°32'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL '2025-38', A DISTANCE OF 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 114.14 FEET AND WHOSE CHORD BEARS NORTH 38°46'14" WEST, 113.64 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 165.09 FEET AND WHOSE CHORD BEARS NORTH 34°36'03" WEST, 163.56 FEET; THENCE SOUTH 88°19'14" WEST AND ALONG THE SOUTH LINE OF SAID PARCEL '2025-39', A DISTANCE OF 307.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE NORTH 01°42'44" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '2025-39', A DISTANCE OF 371.79 FEET; THENCE NORTH 02°31'53" EAST ALONG SAID WESTERLY LINE, 413.41 FEET; THENCE NORTH 48°28'25" EAST ALONG SAID WESTERLY LINE, 96.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.02 ACRES (610,772 SQUARE FEET).

NE GRIMES BLVD / HWY 141



FILE: H:\2025\2502077\010\NEZONING\2502077-PUD EXHIBIT.DWG
 COMMENT: 12/24/2025 12:48 PM
 PLOTTED BY: JARED MURRAY
 DATE: 12/24/2025
 THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

DATE: 12/24/2025
 12/24/2025
 11/13/2025
 07/14/2025

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

TECH: JMM
 ENGINEER: JMM

BROOKSIDE VILLAGE NORTH
PUD EXHIBIT

2502.077

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VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHER DIMENSIONS FOR ACCURACY. THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBER OPINIONS BY APPLICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. PLEASE ASSESS THE COMPATIBILITY OF ANY APPLICABLE CODES WITH THESE PLANS.

Author #2001
98% CD 12/15/25

GRIMES APARTMENT 81 UNIT
GRIMES, IA

SIGNATURE COMPANIES LLC

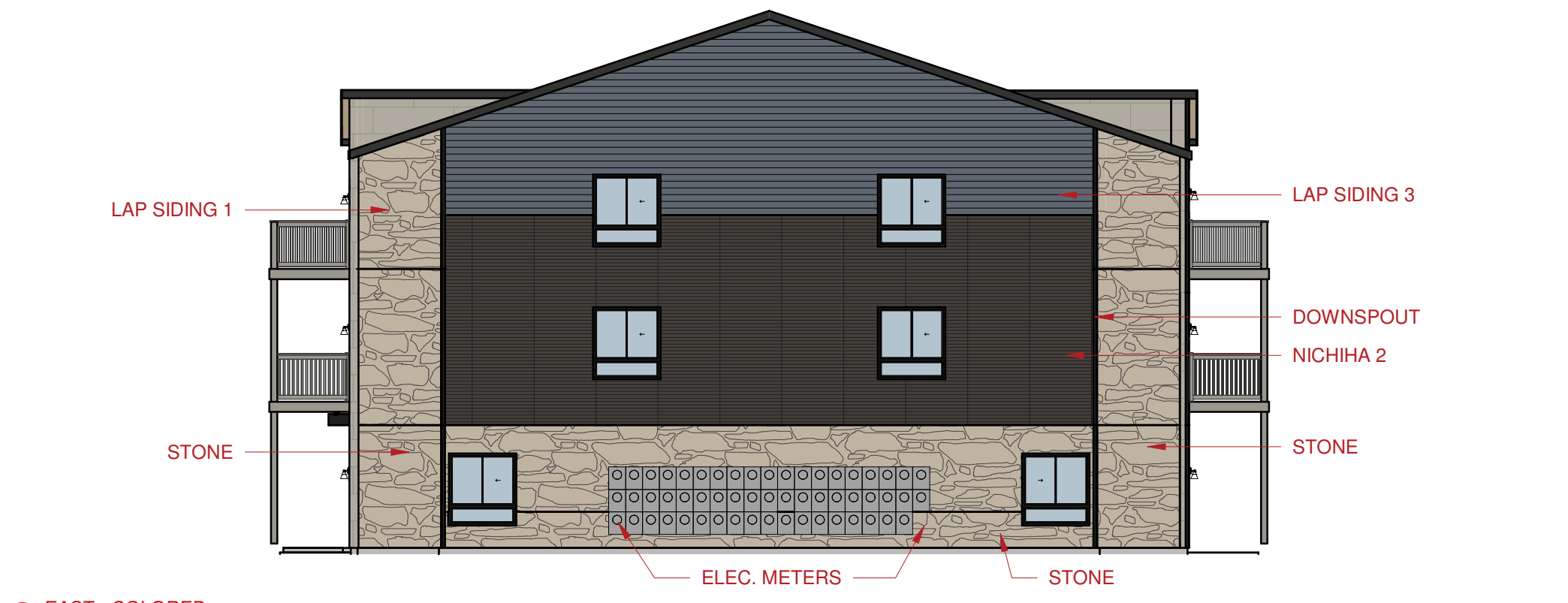
COLORED ELEVATIONS
A.1.A As indicated



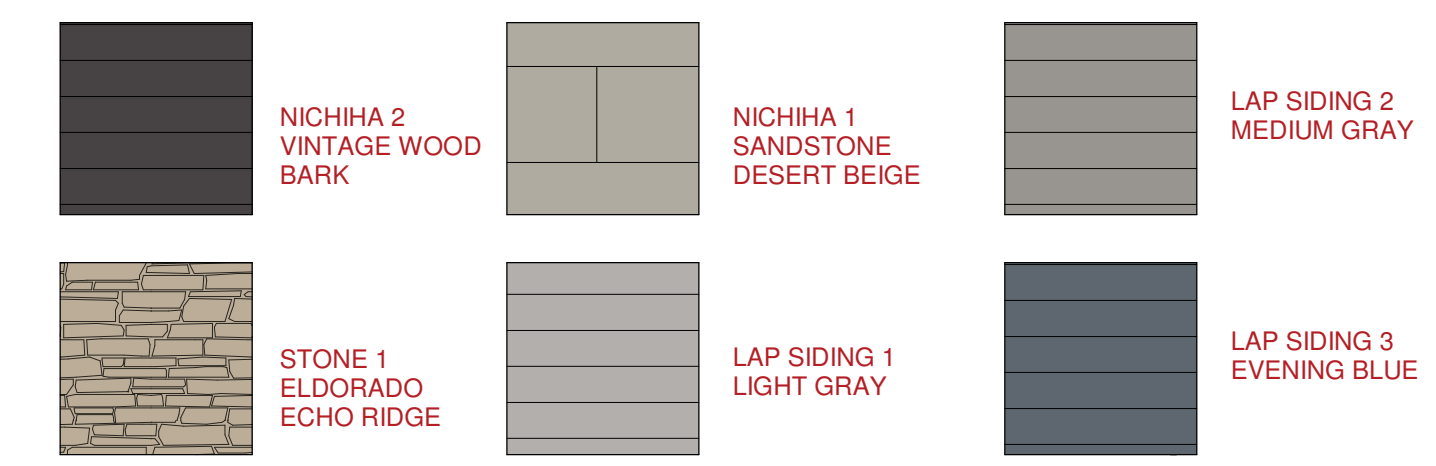
D1 SOUTH - COLORED
3/32" = 1'-0"



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



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



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

WALL TAKEOFF EAST		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	786 SF	40%
Exterior - Nichiha Panel - Vintage Wood Bark	686 SF	35%
Exterior - Shake Vinyl - Blue Gray	508 SF	26%
	1980 SF	

WALL TAKEOFF NORTH		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	1071 SF	13%
Exterior - Lap Siding Vinyl - Light Gray	781 SF	10%
Exterior - Lap Siding Vinyl - Medium Gray	608 SF	8%
Exterior - Nichiha Panel - Tuff Block Staggard Pewter	3410 SF	43%
Exterior - Nichiha Panel - Vintage Wood Bark	1680 SF	21%
Exterior - Shake Vinyl - Blue Gray	419 SF	5%
	7969 SF	

WALL TAKEOFF WEST		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	686 SF	37%
Exterior - Nichiha Panel - Vintage Wood Bark	679 SF	36%
Exterior - Shake Vinyl - Blue Gray	500 SF	27%
	1865 SF	

WALL TAKEOFF SOUTH		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	1255 SF	18%
Exterior - Lap Siding Vinyl - Light Gray	1409 SF	20%
Exterior - Lap Siding Vinyl - Medium Gray	452 SF	6%
Exterior - Nichiha Panel - Tuff Block Staggard Pewter	2830 SF	39%
Exterior - Nichiha Panel - Vintage Wood Bark	1078 SF	15%
Exterior - Shake Vinyl - Blue Gray	142 SF	2%
	7166 SF	

WALL TAKEOFF APARTMENT TOTAL		
Material: Name	Material: Area	% of Total
Exterior - Brick - Eldorado Casa Blanca	3797 SF	19%
Exterior - Lap Siding Vinyl - Light Gray	2191 SF	11%
Exterior - Lap Siding Vinyl - Medium Gray	1233 SF	6%
Exterior - Nichiha Panel - Tuff Block Staggard Pewter	6240 SF	32%
Exterior - Nichiha Panel - Vintage Wood Bark	4200 SF	22%
Exterior - Shake Vinyl - Blue Gray	1835 SF	9%
	19496 SF	

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHER DIMENSIONS FOR ACCURACY. THESE PLANS ARE GENERAL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS/OPENINGS APPLICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. PLEASE ADVISE THE COMPANY ABOUT ANY APPLICATIONS FOR WHICH YOU ARE UNSURE.

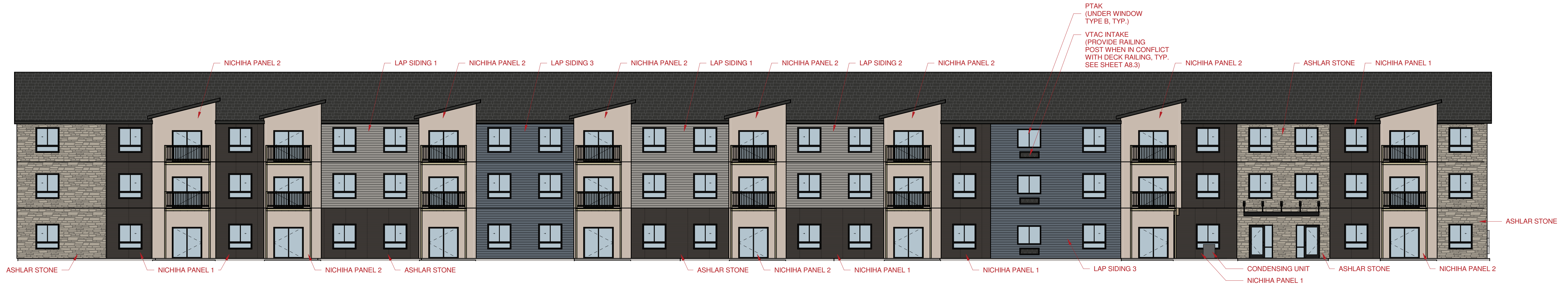
Author #2001

98% CD 8/19/2025

GRIMES APARTMENT 81 UNIT GRIMES, IA

SIGNATURE COMPANIES LLC

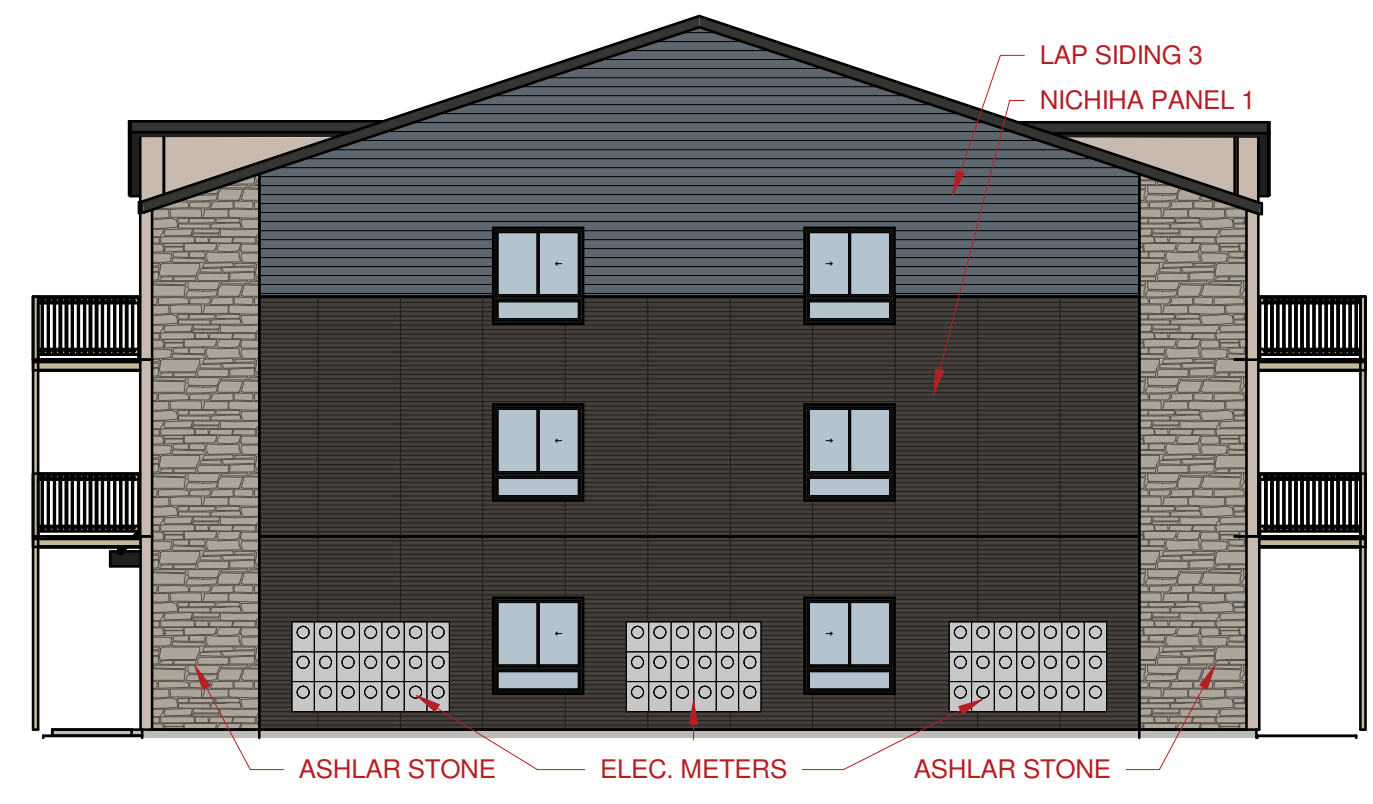
COLORED ELEVATIONS A.1.A As indicated



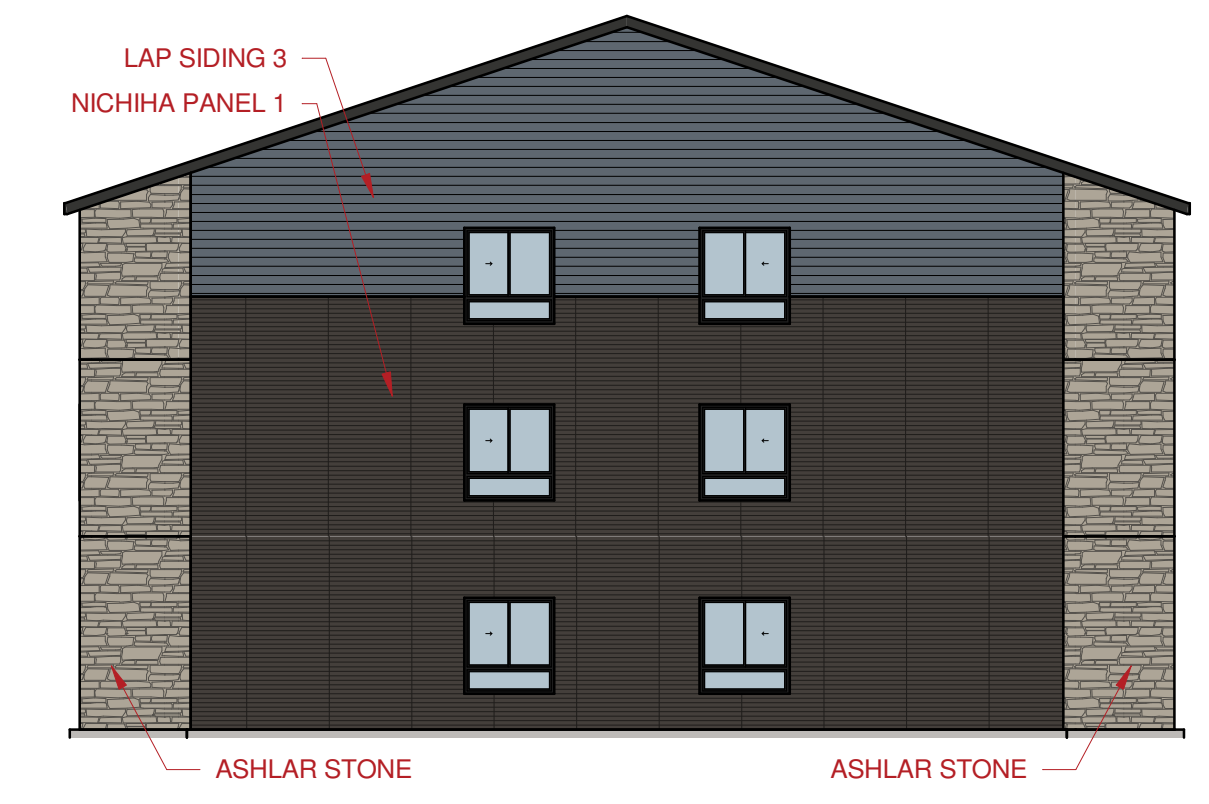
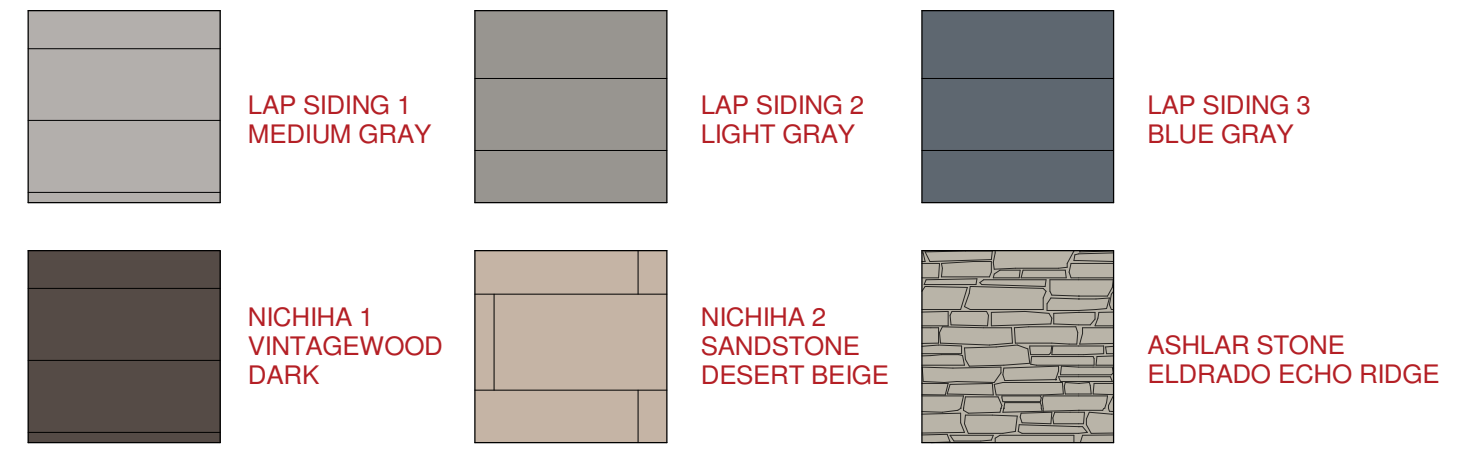
(D1) SOUTH - COLORED
3/32" = 1'-0"



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



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



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

WALL TAKEOFF EAST		
Material: Name	Material: Area	% of Total
Exterior - Nichiha Panel - Vintage Wood Bark	1055 SF	55%
Exterior - Shake Vinyl - Blue Gray	518 SF	27%
Exterior - Stone - Eldrado Echo Ridge	355 SF	18%
	1929 SF	

WALL TAKEOFF WEST		
Material: Name	Material: Area	% of Total
Exterior - Lap Siding Vinyl - Blue Gray	520 SF	26%
Exterior - Nichiha Panel - Vintage Wood Bark	1060 SF	54%
Exterior - Stone - Eldrado Echo Ridge	396 SF	20%
	1976 SF	

WALL TAKEOFF SOUTH		
Material: Name	Material: Area	% of Total
Exterior - Lap Siding Vinyl - Medium Gray	798 SF	11%
Exterior - Nichiha Panel - Sandstone Desert Beige	2911 SF	39%
Exterior - Nichiha Panel - Vintage Wood Bark	1657 SF	22%
Exterior - Shake Vinyl - Blue Gray	1072 SF	14%
Exterior - Stone - Eldrado Echo Ridge	1056 SF	14%
	7494 SF	

WALL TAKEOFF NORTH		
Material: Name	Material: Area	% of Total
Exterior - Lap Siding Vinyl - Blue Gray	917 SF	12%
Exterior - Lap Siding Vinyl - Medium Gray	1150 SF	15%
Exterior - Nichiha Panel - Sandstone Desert Beige	3156 SF	40%
Exterior - Nichiha Panel - Vintage Wood Bark	1864 SF	24%
Exterior - Stone - Eldrado Echo Ridge	771 SF	10%
	7858 SF	

WALL TAKEOFF ENTIRE APARTMENT		
Material: Name	Material: Area	% of Total
Exterior - Lap Siding Vinyl - Blue Gray	3027 SF	16%
Exterior - Lap Siding Vinyl - Medium Gray	1948 SF	10%
Exterior - Nichiha Panel - Sandstone Desert Beige	6067 SF	32%
Exterior - Nichiha Panel - Vintage Wood Bark	5636 SF	29%
Exterior - Stone - Eldrado Echo Ridge	2579 SF	13%
	19257 SF	



#	No.	Description	Date

- PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
 - 12" EAVES, 8" GABLE ENDS
 - ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
 - ALL TRIM IS TO MATCH COLORED ELEVATIONS

Significant Material Percentage - Entire Building

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	1291 SF	27%
Exterior - Lap Siding Vinyl - Medium Gray	1452 SF	30%
Exterior - Nichiha Panel - Vintage Wood Bark	565 SF	12%
Exterior - Shake Vinyl - Blue Gray	617 SF	13%
Exterior - Stone - Eldrado Echo Ridge	886 SF	18%

Significant Material Percentage - Front

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	423 SF	24%
Exterior - Lap Siding Vinyl - Medium Gray	379 SF	21%
Exterior - Nichiha Panel - Vintage Wood Bark	313 SF	17%
Exterior - Shake Vinyl - Blue Gray	278 SF	15%
Exterior - Stone - Eldrado Echo Ridge	402 SF	22%

Significant Material Percentage - Left Side

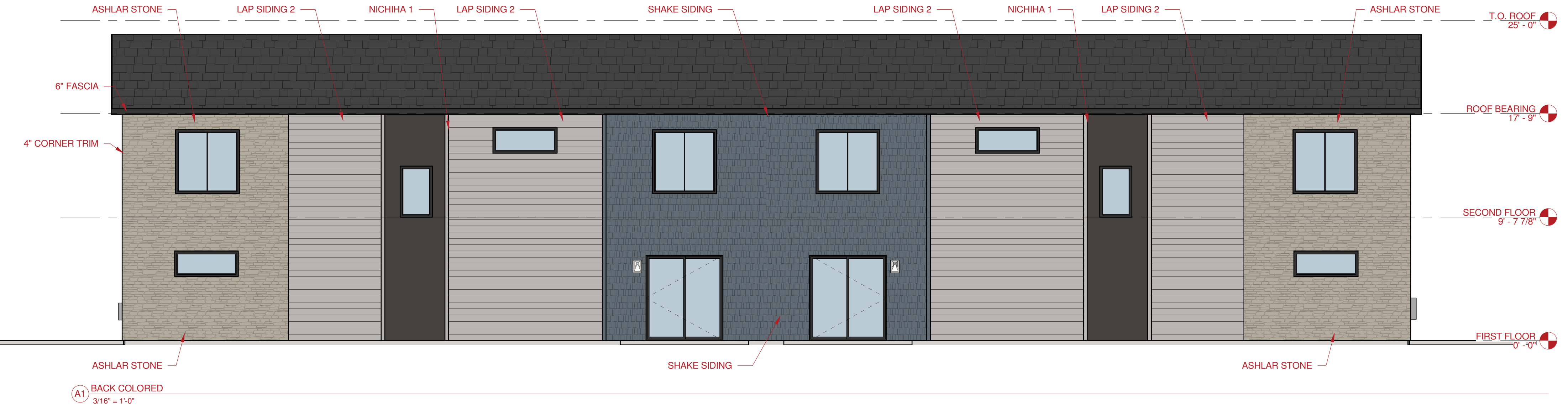
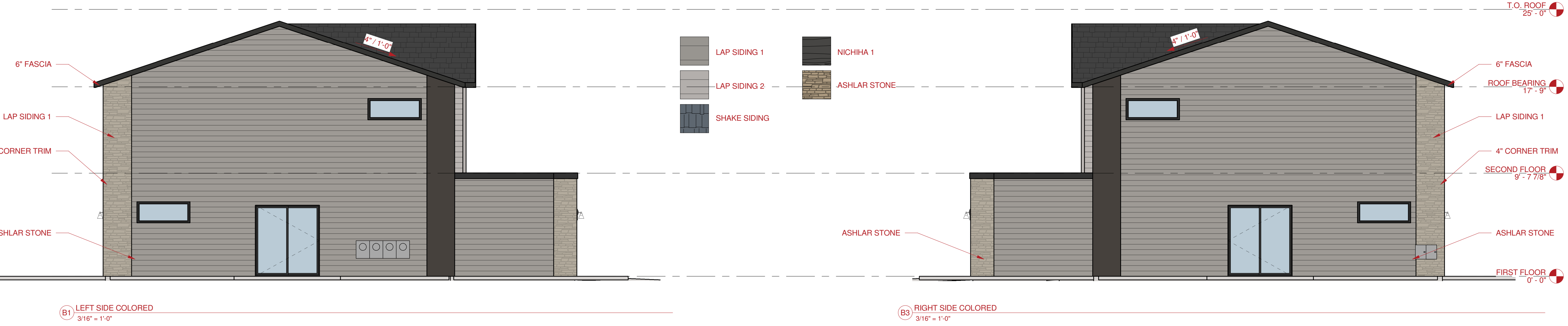
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Medium Gray	537 SF	87%
Exterior - Nichiha Panel - Vintage Wood Bark	44 SF	7%
Exterior - Stone - Eldrado Echo Ridge	38 SF	6%

Significant Material Percentage - Right Side

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Medium Gray	437 SF	83%
Exterior - Nichiha Panel - Vintage Wood Bark	44 SF	8%
Exterior - Stone - Eldrado Echo Ridge	45 SF	9%

Significant Material Percentage - Back

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	268 SF	27%
Exterior - Nichiha Panel - Vintage Wood Bark	164 SF	16%
Exterior - Shake Vinyl - Blue Gray	173 SF	17%
Exterior - Stone - Eldrado Echo Ridge	402 SF	40%





C1 FRONT COLORED
3/16" = 1'-0"

#	No.	Description	Date

- PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
 - 12" EAVES, 8" GABEL ENDS
 - ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
 - ALL TRIM IS TO MATCH COLORED ELEVATIONS

	LAP SIDING 1		NICHIHA 1
	LAP SIDING 2		ASHLAR STONE
	SHAKE SIDING		

Significant Material Percentage

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	1817 SF	32%
Exterior - Lap Siding Vinyl - Medium Gray	1640 SF	29%
Exterior - Nichiha Panel - Vintage Wood Bark	646 SF	11%
Exterior - Shake Vinyl - Blue Gray	621 SF	11%
Exterior - Stone - Eldrado Echo Ridge	999 SF	17%

Brick Percentage - Front

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	737 SF	31%
Exterior - Lap Siding Vinyl - Medium Gray	466 SF	20%
Exterior - Nichiha Panel - Vintage Wood Bark	404 SF	17%
Exterior - Shake Vinyl - Blue Gray	285 SF	12%
Exterior - Stone - Eldrado Echo Ridge	496 SF	21%

Brick Percentage - Left Side

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Medium Gray	540 SF	87%
Exterior - Nichiha Panel - Vintage Wood Bark	44 SF	7%
Exterior - Stone - Eldrado Echo Ridge	38 SF	6%

Brick Percentage - Right Side

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Medium Gray	540 SF	88%
Exterior - Nichiha Panel - Vintage Wood Bark	35 SF	6%
Exterior - Stone - Eldrado Echo Ridge	38 SF	6%

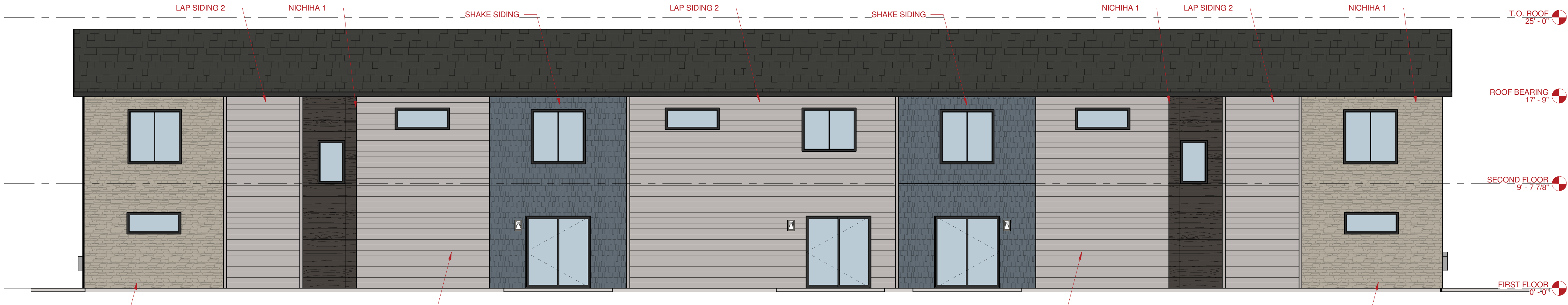
Brick Percentage - Back

Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	1080 SF	54%
Exterior - Nichiha Panel - Vintage Wood Bark	163 SF	8%
Exterior - Shake Vinyl - Blue Gray	335 SF	17%
Exterior - Stone - Eldrado Echo Ridge	405 SF	20%

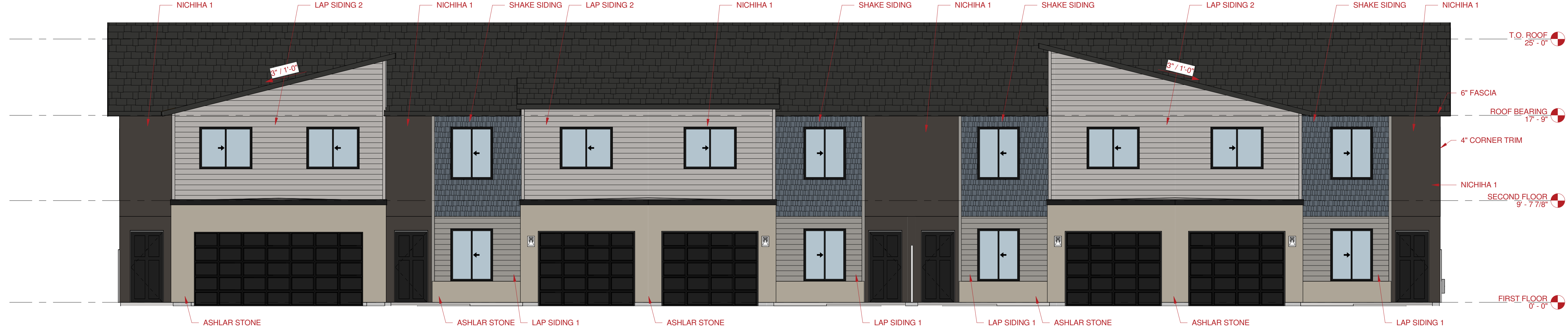


B1 LEFT SIDE COLORED
3/16" = 1'-0"

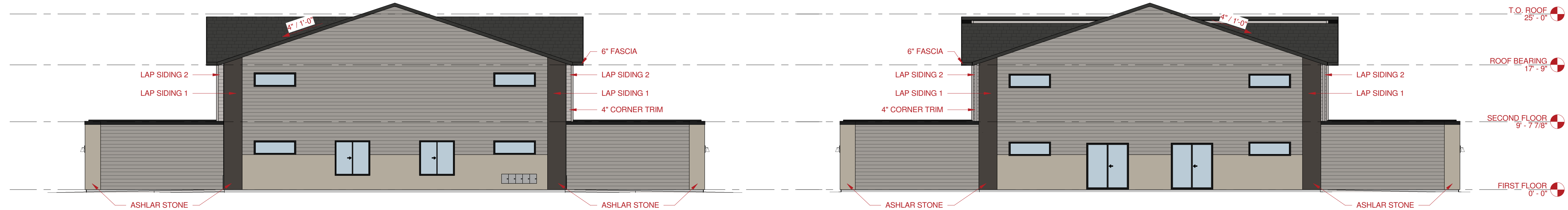
B3 RIGHT SIDE COLORED
3/16" = 1'-0"



A1 ASHLAR STONE BACK COLORED
3/16" = 1'-0"



C1 FRONT COLORED
3/16" = 1'-0"



B1 RIGHT SIDE COLORED
1/8" = 1'-0"

B3 LEFT SIDE COLORED
1/8" = 1'-0"



A1 BACK COLORED
3/16" = 1'-0"

No.	Description	Date	Revision Sequence Number

- PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
 - 12" EAVES, 8" GABEL ENDS
 - ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
 - ALL TRIM IS TO MATCH COLORED ELEVATIONS

Significant Material Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	1760 SF	22%
Exterior - Lap Siding Vinyl - Medium Gray	3733 SF	46%
Exterior - Nichiha Panel - Vintage Wood Bark	765 SF	9%
Exterior - Shake Vinyl - Blue Gray	508 SF	6%
Exterior - Stone - Eldrado Echo Ridge	1298 SF	16%

Significant Material Percentage - Front		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	1298 SF	48%
Exterior - Nichiha Panel - Vintage Wood Bark	266 SF	10%
Exterior - Shake Vinyl - Blue Gray	508 SF	19%
Exterior - Stone - Eldrado Echo Ridge	623 SF	23%

Significant Material Percentage - Left Side		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Medium Gray	1242 SF	83%
Exterior - Nichiha Panel - Vintage Wood Bark	39 SF	3%
Exterior - Stone - Eldrado Echo Ridge	221 SF	15%

Significant Material Percentage - Right Side		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Medium Gray	709 SF	79%
Exterior - Stone - Eldrado Echo Ridge	184 SF	21%

