

OWNER/APPLICANT

WILLOW HILLS NORTH LLC
1615 SW MAIN STREET, SUITE #207
ANKENY, IOWA 50023
(712) 540-3756
C/O: ERIC BOHNENKAMP

ENGINEER/SURVEYOR

McCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
jbecker@mecresults.com
ATTN: JAKE BECKER

ZONING

R-1: PHASE 1: 1, 14-15, 38-50
PHASE 2: 1-41

R-2*: PHASE 1: 2-13, 16-37
PHASE 2: NONE

*CERTAIN ADDITIONAL REQUIREMENTS APPLY TO PARTICULAR R-2 LOTS WHERE THEY ARE ACROSS FROM R-1 LOTS. SEE BULK REGULATIONS BELOW FOR DETAILS.

SEE REZONING AND ASSOCIATED DEVELOPMENT AGREEMENT IN BK 19021 PG 797-807.

BULK REGULATIONS

R-1: SEE LOT BREAKDOWN ABOVE

FRONT SETBACK = 35'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 35'
LOT WIDTH = 75' MINIMUM
LIVING AREA = 1,600 SF ONE STORY
= 1,800 SF ONE AND ONE HALF STORY
= 2,000 SF TWO STORY OR GREATER
GARAGE SIZE = 3 CAR

R-2 LOTS ACROSS FROM R-1:

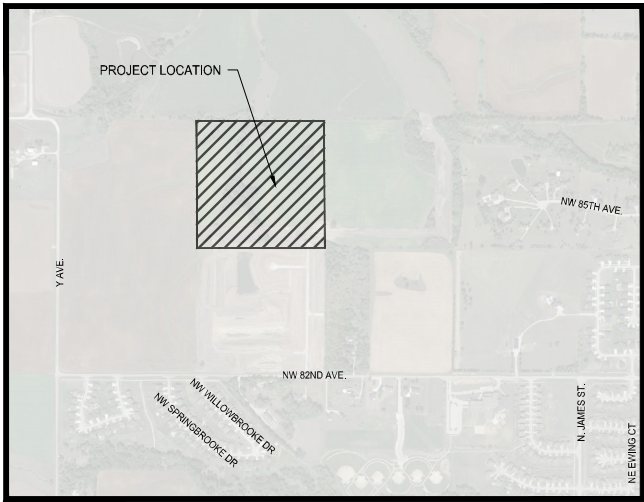
PHASE 1: LOTS 2, 13, 16, 26-37
PHASE 2: NONE

FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'
LOT WIDTH = 70' MINIMUM
MAXIMUM HEIGHT = 35'
LIVING AREA = 1,450 SF ONE STORY
= 1,650 SF ONE AND ONE HALF STORY
= 1,800 SF TWO STORY
GARAGE SIZE = 3 CAR

R-2 LOTS ACROSS FROM R-2:

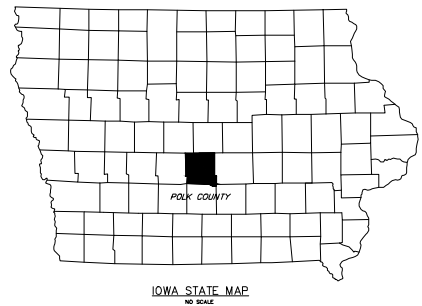
PHASE 1: LOTS 3-12, 17-25
PHASE 2: NONE

FRONT SETBACK = 30'
SIDE SETBACK = 7' SINGLE STORY, 10' TWO STORY
REAR SETBACK = 25'
LOT WIDTH = 70' MINIMUM
MAXIMUM HEIGHT = 35'
LIVING AREA = 1,350 SF ONE STORY
= 1,650 SF ONE AND ONE HALF STORY
= 1,650 SF TWO STORY
GARAGE SIZE = 2 OR 3 CAR



VICINITY MAP
NOT TO SCALE

WILLOW HILLS NORTH
PRELIMINARY PLAT
GRIMES, IA

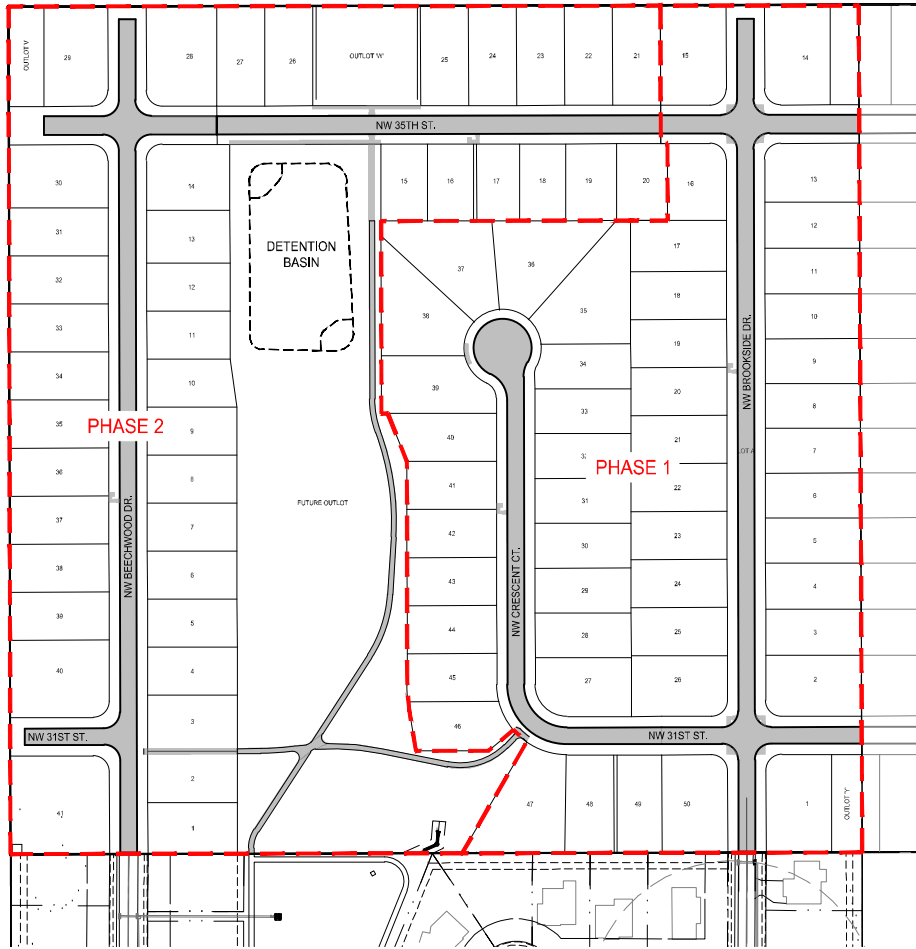


LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

GENERAL NOTES:

1. THIS PRELIMINARY PLAT SHOWS DEPICTS CERTAIN IMPROVEMENTS ON THE PROPERTY EAST OF THIS SUBJECT PROPERTY AS FUTURE IMPROVEMENTS. SAID FUTURE IMPROVEMENTS ARE WITHIN GROUND THAT IS NOT ANNEXED IN TO THE CITY OF GRIMES AS OF THE DATE OF THIS PRELIMINARY PLAT, THUS ARE NOT OFFICIALLY PART OF THIS PRELIMINARY PLAT. THESE IMPROVEMENTS ARE SHOWN FOR PLANNING PURPOSES AS THEY RELATE TO THE IMPROVEMENTS PROPOSED BY THIS PRELIMINARY PLAT. FUTURE ANNEXATION, ZONING, AND PLATTING PROCEDURES WILL BE NEEDED FOR THE PROPERTY EAST OF THIS PRELIMINARY PLAT.
2. OUTLOTS Z AND Y ARE INTENDED FOR FUTURE LOTS UPON THE DEVELOPMENT OF THE PROPERTY EAST OF THIS PRELIMINARY PLAT. THE DEVELOPER INTENDS TO RETAIN SAID OUTLOTS UNTIL THAT TIME.
3. OUTLOTS X AND W ARE INTENDED FOR CITY PARK DEDICATION.
4. OUTLOT V IS INTENDED FOR DRAINAGE CONVEYANCE.
5. LETTERED STREET LOTS A AND B ARE INTENDED FOR DEDICATION OF PUBLIC ROW.
6. STREETS ARE PULLED BACK IN ORDER TO PROVIDE CONVEYANCE OF SIGNIFICANT VOLUME OF OFFSITE STORMWATER RUNOFF FROM THE WEST ONTO THE EAST SIDE OF THE PROPERTY LINE. THE PORTIONS OF THE SWALES ACROSS THE ROW WOULD BE TEMPORARY UNTIL THE PROPERTY TO THE WEST DEVELOPS. BONDING BY THE WILLOW HILLS NORTH DEVELOPER MAY BE NECESSARY AND SHOULD BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS AND FINAL PLAT.
7. STREETS ARE PULLED BACK DUE TO BEING UNABLE TO SECURE EASEMENTS NECESSARY FOR CONSTRUCTION TO PROPERTY LINE AS OF THE TIME OF THIS WRITING. THIS WOULD BE TEMPORARY UNTIL THE PROPERTY TO THE NORTH DEVELOPS. BONDING BY THE WILLOW HILLS NORTH DEVELOPER MAY BE NECESSARY AND SHOULD BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS AND FINAL PLAT.



| Sheet List Table | | |
|------------------|-------------|---|
| Sheet No. | Sheet Title | Sheet Description |
| 1 | PP-01 | COVER SHEET |
| 2 | PP-02 | EXISTING CONDITIONS AND SURVEY CONTROL |
| 3 | PP-03 | GENERAL LAYOUT AND DIMENSION PLAN NORTHEAST |
| 4 | PP-04 | GENERAL LAYOUT AND DIMENSION PLAN SOUTH |
| 5 | PP-05 | GENERAL LAYOUT AND DIMENSION PLAN NORTHEAST |
| 6 | PP-06 | GRADING PLAN NORTH |
| 7 | PP-07 | GRADING PLAN SOUTH |

| SUBMITTAL & REVISION TABLE | | |
|----------------------------|------------|--|
| SUBMITTAL | DATE | DESCRIPTION |
| 1 | 1/21/2022 | CITY SUBMITTAL #1 |
| 2 | 2/23/2022 | CITY SUBMITTAL #2; REVISIONS PER CITY COMMENTS DATED 2/4/2022 |
| 3 | 11/21/2022 | CITY SUBMITTAL #3; REVISIONS PER CITY COMMENTS DATED 2/24/2022 |
| 4 | 3/7/2023 | SIGNED CITY VERSION. MINOR REVISIONS PER CITY COMMENTS ON PLAT 1 CONST. DWGS SINCE 11/21/22. |
| 5 | 5/1/2023 | REVISED SIGNED CITY VERSION. REVISIONS PER CITY COMMENTS DATED 4/20/2023. |
| 6 | | |
| 7 | | |
| 8 | | |

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.

JACOB A. BECKER, PE NO. 25047
DATE 5/1/2023

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

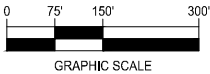
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-7



NOTICE:
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COVER SHEET



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
210851

CURRENT ISSUANCE DATE:
5/1/2023

ENGINEER J BECKER
DRAWN BY B. FLAHERTY

CHECKED BY
FIELD BOOK NO.

DRAWING NO. PP-01
SHEET NO. 1 / 7

| Control Point Table | | | | |
|---------------------|--------------------------------|-------------|------------|-----------|
| Point No. | Description | Easting | Northing | Elevation |
| 1 | CP/ 1\2IN REBAR MEC BLUE CAP | 18474840.03 | 7532011.38 | 941.42 |
| 2 | CP/ 1\2IN REBAR MEC BLUE CAP | 18474734.78 | 7533402.47 | 907.47 |
| 3 | CP/ CUT X IN WEST BACK OF CURB | 18475863.78 | 7533345.13 | 910.16 |
| 4 | CP/ CUT X IN STORM STRUCTURE | 18475293.95 | 7533346.64 | 907.52 |
| 5 | CP/ 1\2IN REBAR MEC BLUE CAP | 18476332.65 | 7533580.27 | 887.06 |
| 6 | CP/ 1\2IN REBAR MEC BLUE CAP | 18476996.13 | 7533388.78 | 893.05 |
| 7 | CP/ 1\2IN REBAR MEC BLUE CAP | 18477367.36 | 7534058.86 | 867.25 |
| 8 | CP/ 1\2IN REBAR MEC BLUE CAP | 18477148.93 | 7534705.42 | 871.45 |
| 9 | CP/ 1\2IN REBAR MEC BLUE CAP | 18476323.90 | 7534704.36 | 866.88 |
| 10 | CP/ 1\2IN REBAR MEC BLUE CAP | 18475674.55 | 7534696.22 | 876.58 |
| 11 | CP/ 1\2IN REBAR MEC BLUE CAP | 18474780.95 | 7534685.45 | 884.65 |
| 12 | CP/ 1\2IN REBAR MEC BLUE CAP | 18474736.40 | 7533954.80 | 900.19 |

NOTE: NOT ALL POINTS SHOWN IN TABLE ABOVE ARE SHOWN IN PLAN VIEW ON THIS PAGE.



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fax 515-964-2370

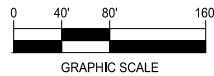
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EXISTING CONDITIONS AND SURVEY CONTROL



NORTH



WILLOW HILLS NORTH PRELIMINARY PLAT

GRIMES, IA
210851

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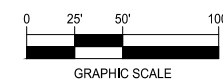
DRAWING NO.

PP-02

SHEET NO.

2 / 7

GENERAL LAYOUT
AND DIMENSION
PLAN NORTH



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
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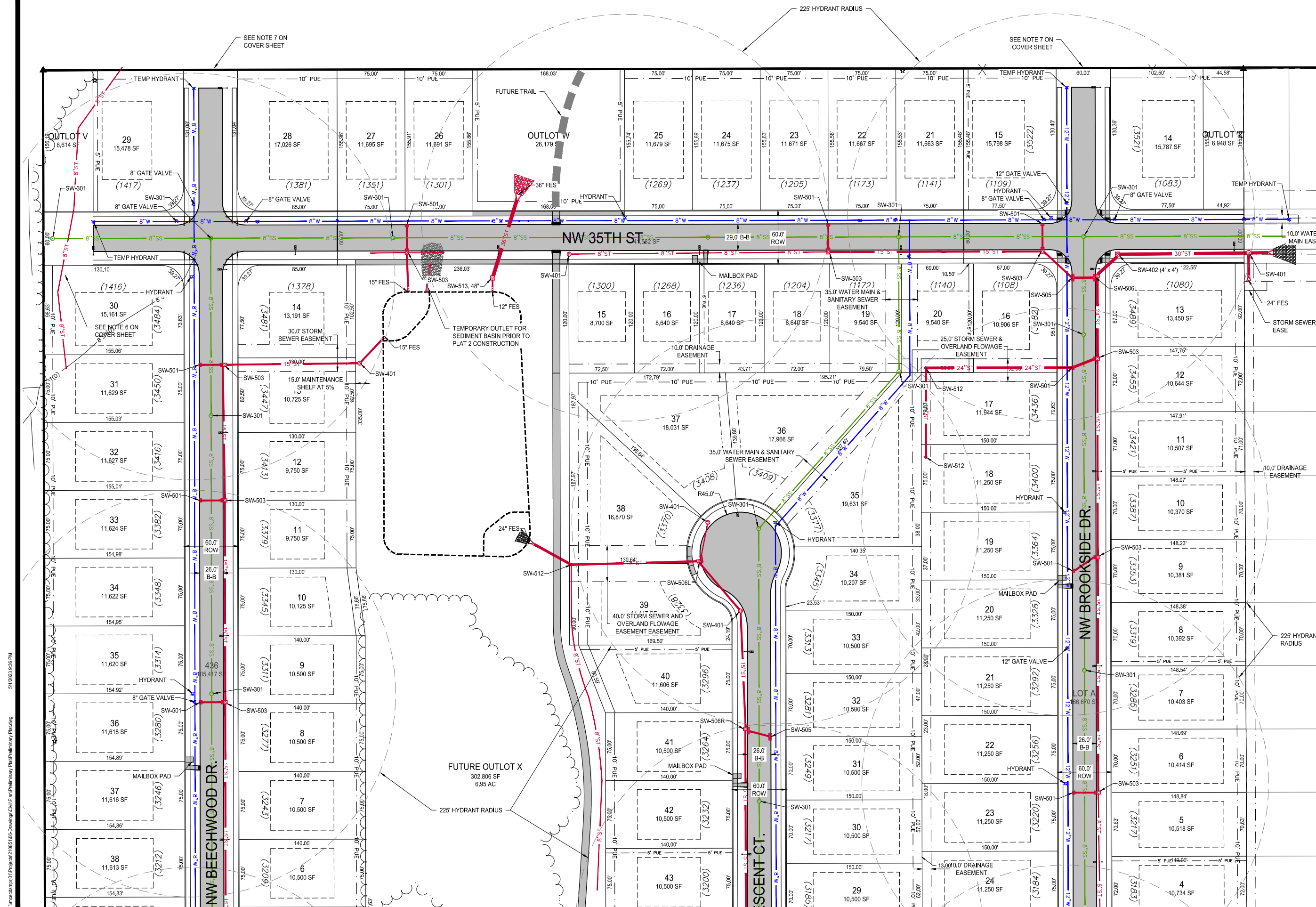
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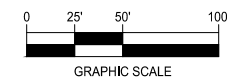
PP-03

SHEET NO.

3 / 7



GENERAL LAYOUT
AND DIMENSION
PLAN SOUTH



WILLOW HILLS NORTH
PRELIMINARY PLAT

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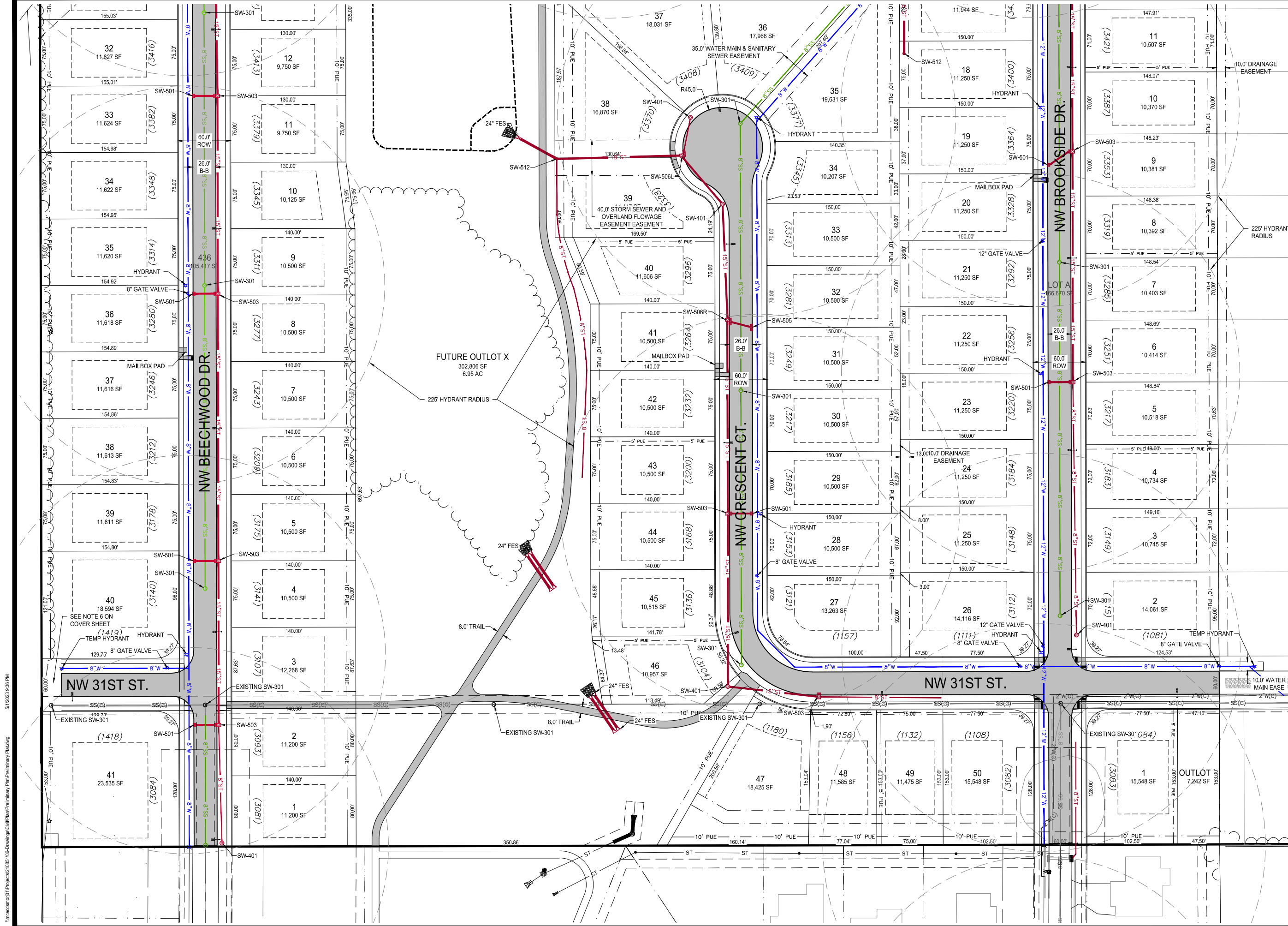
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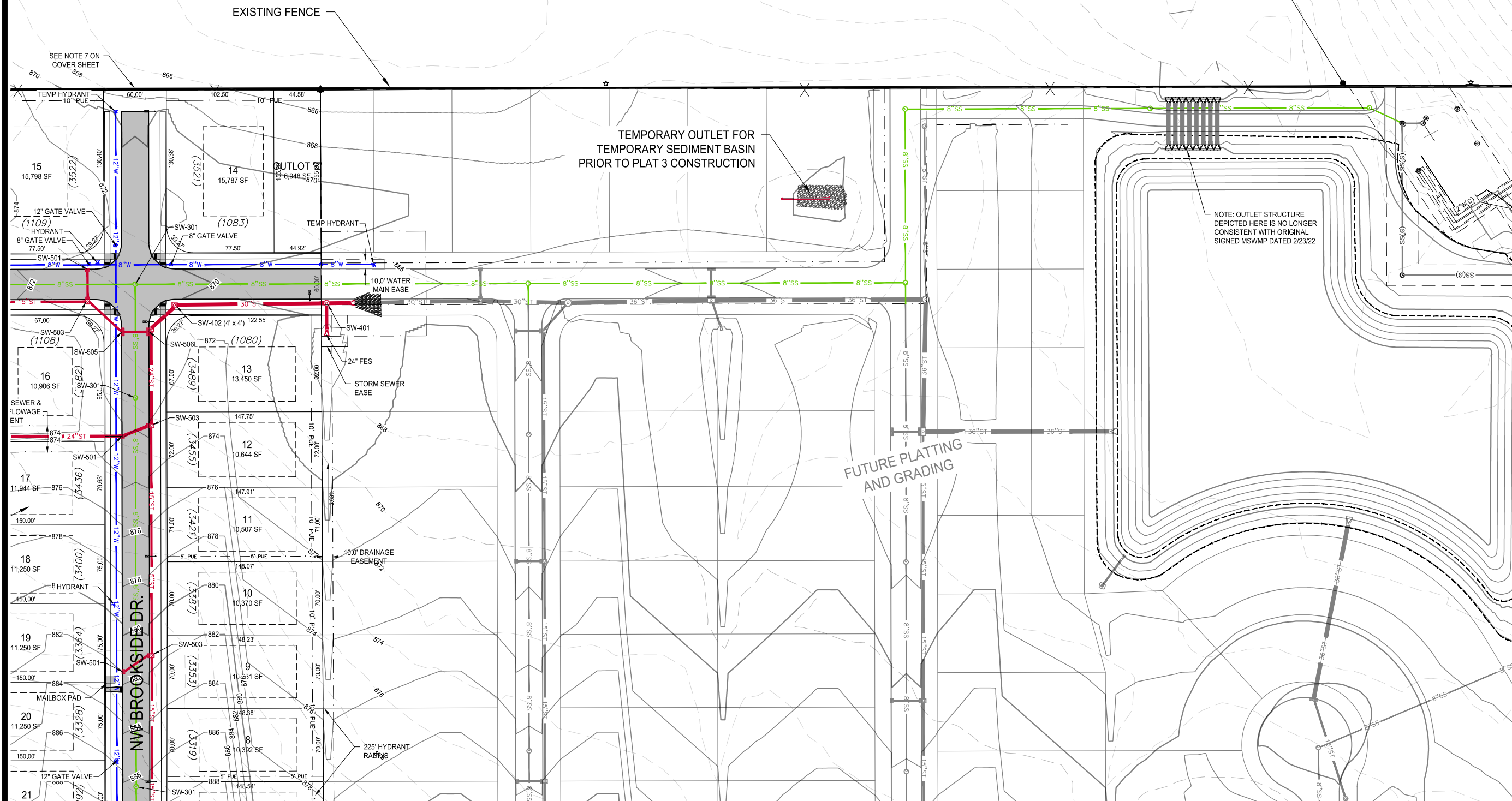
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PP-04

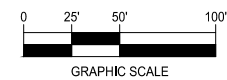
SHEET NO.

4 / 7





GENERAL LAYOUT
AND DIMENSION
PLAN NORTH EAST



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
210851

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PP-05

SHEET NO.

5 / 7

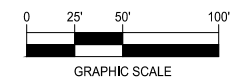


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NORTH



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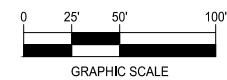
SHEET NO.

PP-06

6 / 7

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GRADING PLAN



WILLOW HILLS NORTH
PRELIMINARY PLAT

GRIMES, IA
210851

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7 / 7

