



Planning and Zoning Commission

June 1, 2021

Agenda

Meeting Held Electronically due to COVID-19

5:30 P.M.

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

***Please note that this Grimes Planning and Zoning Meeting will be an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in-person meeting.**

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

- 1. Internet- Meeting attendance may be obtained by “Join Zoom Meeting”. Simply enter the following internet address and ID:**

Join Zoom Meeting

<https://zoom.us/j/94583277885?pwd=bi9UbkhYbXA1RmtpTk1lYWFKcUhnQT09>

Meeting ID: 945 8327 7885

Passcode: 1234

- 2. By Phone: 877 853 5257 US Toll-free.**

Hearing Assistance: If you are hearing impaired, Grimes will provide a sign language communicator on the internet Zoom meeting video presentation upon request. Please contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov to request this service.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 from 8 a.m. to 5 p.m. Monday-Friday.

Meetings will be recorded

AGENDA

A GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Amy Montford, Craig Patterson, Scott Almeida, Danielle Smid, Courtney Strutt Todd
Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of Previous Minutes

B. PUBLIC AGENDA ITEMS

1. Project # 21-1014: City State Bank – Site Plan Amendment
2. Project # 21-1015: Crossroads Plat 4 – Preliminary Plat
3. Project # 21-1016: Crossroads Plat 4 – Final Plat
4. Project # 21-1017: Crossroads Plat 4 – Site Plan
5. Project # 21-1007: James Place – Rezone
6. Sign Ordinance Amendment

C. REPORTS

1. Department Update
2. Council Liaison Update
3. Old Business
4. New Business

D. 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, May 4, 2021 at 5:30 P.M. and was held electronically due to the global health pandemic.

Roll Call: Present: Scott Almeida, Craig Patterson, Courtney Strutt-Todd, Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Rachel Greving

Absent: Amy Montford, Danielle Smid

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Patterson, Second by Strutt-Todd, to approve the agenda

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

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Strutt-Todd, to approve the minutes from the April 6, 2021 meeting

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

B. PUBLIC AGENDA ITEMS

Project # 21-1012: Arby's – Site Plan

Staff member Martin presented details of the proposal. The proposal is to construct a 2,570 square foot fast food facility located north of E 1st Street, and south of NE 2nd Court. The property is currently zoned C-2, and is located within the Transportation Corridor Overlay.

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

Motion by Patterson, Second by Strutt-Todd to approve Arby's – Site Plan

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

Project # 21-1013: Destination Market Plat 5 – Final Plat

Staff member Martin presented the details of the proposal. The proposal is to subdivide the existing lot into two lots for development. The proposed plat is located at the northwest corner of E 1st Street and NE Destination Drive. The property is currently zoned C-2 and is located within the Transportation Corridor Overlay.

Motion by Strutt-Todd, Second by Patterson to approve Destination Market Plat 5 – Final Plat
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

Project: Hy-Vee Fast & Fresh Gas Canopy

Staff member Martin presented details of the proposal. The project is located at the northeast corner of E 1st Street and NE Gateway Drive within the Highway 141 Corridor. The property received site plan approvals in 2020; however, the applicant is requesting approval to add solar panels to the proposed fuel canopy. Staff required a glare analysis, which upon review, indicated additional landscaping should be installed to prevent glare from occurring at certain times of the day.

Council liaison Borcharding asked who the glare issue would affect. Staff member Pfaltzgraff and a representative of the applicant, Terry Dvorak, explained that the glare would affect both pedestrians and motorists traveling by at certain times during the day along E 1st Street.

Motion by Patterson, Second by Strutt-Todd to approve Hy-Vee Fast & Fresh Gas Canopy
Roll Call: Aye-All Nay-0 **Motion Passes 3-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting June 1, 2021**

Meeting is adjourned at 5:57 p.m.

Chairperson Signature

Development Services Coordinator
Rachel Greving

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: City State Bank – Site Plan Amendment

GENERAL INFORMATION:

Applicant:	Clay Schneckloth
Requested Action	Site Plan Amendment
Location	100 NE Jacob St

SUPPORTING INFORMATION:



LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Downtown	C-2
North	Residential	Downtown	R-2
South	Institutional	Downtown	R-2
East	Residential	Residential	C-2
West	Commercial/Residential	Downtown	C-2 and R-2

BACKGROUND:

The applicant is requesting approval of the site plan amendment for City State Bank to expand the existing office building by approximately 820 sq. ft. The building will be 5,440 sq. ft in total with the proposed addition.

The property is not located within any overlay districts.

ANALYSIS:*Building/Elevations:*

The building expansion is proposed to be constructed of brick to match the existing building. The windows and wall lighting fixtures on the expansion are proposed to match the existing features on the building.

Site Layout:

The existing building is proposed to be extended to the north. The parking lot will be expanded four feet to provide some additional parking spaces on the north side of the parking lot. Due to the grades near the front of the building expansion, the ADA parking space has been relocated just north of the building entrance.

Parking:

Additional parking spaces will be added to the parking lot and will provide more than the required minimum number of parking spaces with 22 spaces. The site is proposed to meet the parking maximum standards set forth in the zoning ordinance.

Landscaping/Streetscape:

No new landscaping is proposed for the site. Most of the existing landscaping will remain onsite. A few shrubs will be removed to accommodate the small pavement additions in front of the new doors on the north and south sides of the building.

Utilities:

No changes to the water and sanitary connections are proposed.

The existing basin will be regraded to handle the additional stormwater runoff from the site. The concrete flume on the north side of the site will be replaced with the parking lot expansion.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for City State Bank, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~May 7, 2021~~
May 25, 2021

Snyder & Associates, Inc.

Attn: Clay Schneckloth
5005 Bowling Street SW
Cedar Rapids, IA 52404

RE: City State Bank Site Plan Amendment

Dear Mr. Schneckloth:

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

C200:

- ~~1. There are items called out with a labeling of 2E. Please provide a description of what 2E means.~~
- ~~2. Label width of the parking spaces.~~
- ~~3. Minimum depth of parking spaces is 16.5'. Please revise.~~
- ~~4. Public Works raised concerns about needing a stop sign for the outbound movement for the drive thru. Please evaluate if a stop sign is needed and provide location on the plan.~~

C300:

- ~~1. Connect concrete pad at the northwest door to the sidewalk in front of the building.~~

C400:

- ~~1. Provide ADA parking space grades and cross slopes.~~
- ~~2. Label slope and cross slope of the ramp.~~

When Building Permit is Submitted:

1. ~~Provide design criteria to what the building addition will be built to. The design criteria would be all the codes this structure is being built to: IBC or IRC, UPC, IMC, NEC and IFC. If utilizing 2018 codes the NEC 2017 would be used if 2015 then NEC 2014". Below is the Climate and Geographical Design Criteria to include and build to:~~

TABLE R301.2(1) CLIMATE AND GEOGRAPHICAL CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topograph effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
30 PSF	90	NO	A	Severe	47"	Mod Heavy	-5F	Yes	30-Sep-83 - No local amendments	1833	48.6

2. ~~Provide a footing layout for all new footings.~~
3. ~~On sheet A311, provide a detail showing how the new footings are going to tie into the existing footings.~~
4. ~~On Sheet A311, provide footing and foundation dimensions for each wall section.~~
5. ~~Please provide the following pages that are called out on sheet AG000: S.1, E.1, H.1, P.1, FA.1, and T.1.~~

Stormwater Management Plan (SWMP)

1. ~~Provide signed, final copy.~~

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: May 14, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: June 1, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: June 22, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

N JAMES STREET

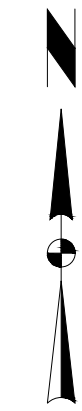
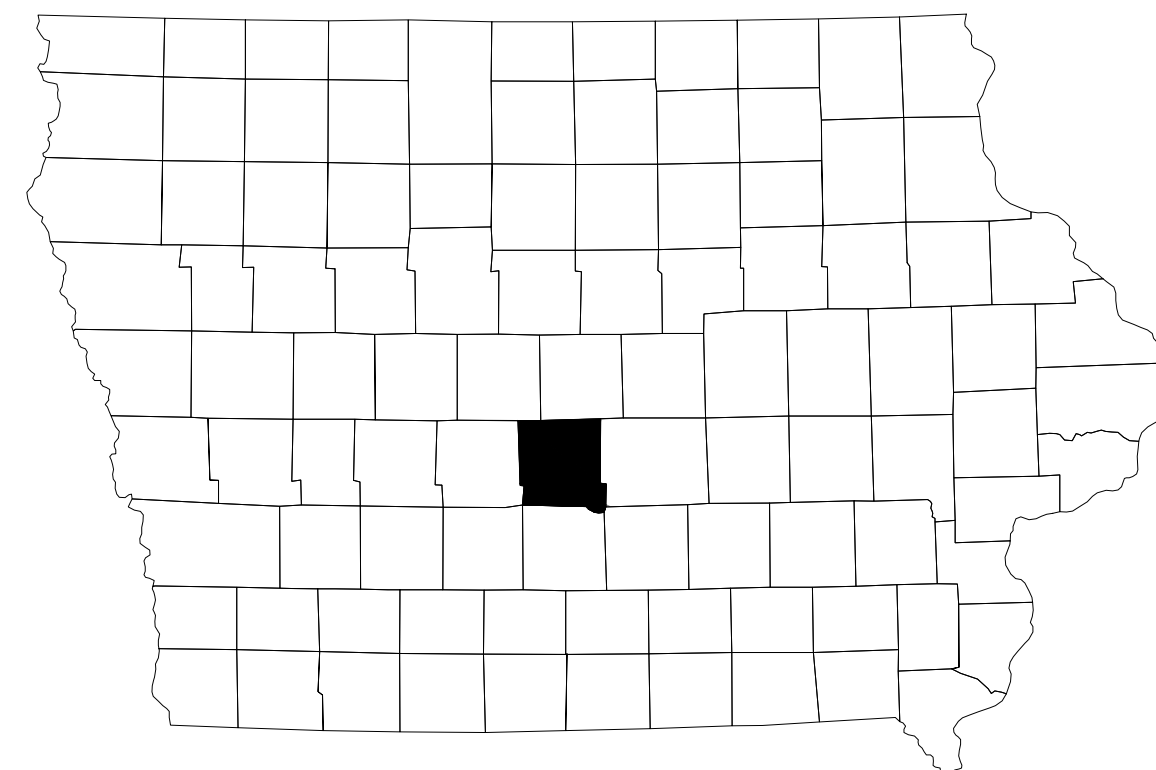
NE JACOB STREET

E 1ST STREET

IOWA HIGHWAY 41

PROJECT LOCATION

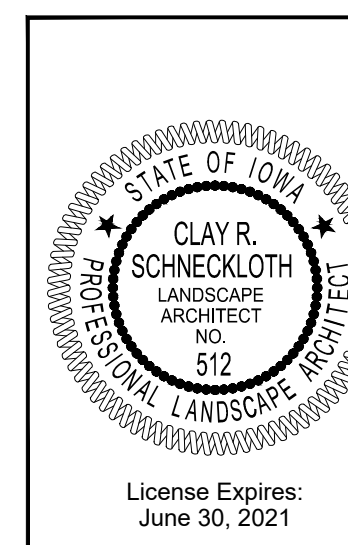
CITY STATE BANK
100 NE JACOB STREET
GRIMES, IA 50111



NOT TO SCALE

VICINITY MAP

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C400	GRADING PLAN



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

Clay R. Schneckloth, ASLA Date

License Number 512

Pages or sheets covered by this seal:

License Expires:
June 30, 2021



SNYDER
& ASSOCIATES

Project No: 121.0186.01

Sheet C100

MARK	REVISION		DATE	BY
	Engineer: COD	Checked By: CRS	Scale: 1" =	
	Technician: LFG	Date: 05-14-2021	T-R-S: TTN-RRW-SS	

Project No.: 121.0186.01

Sheet C100

GRIMES, IOWA

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

CITY STATE BANK

TITLE SHEET

FEATURES

FEATURES

Deciduous Tree \ Shrub

Coniferous Tree \ Shrub

(*) Denotes the survey quality service level for utilities

Sanitary Manhole

UTILITY QUALITY SERVICE LEVELS

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

INTERV ALLEY & LTS 2,3 & 4 BLK 10 CHANNONS 2ND
NORTH ADD TO GRIMES

100 NE JACOB STREET
GRIMES, IA 50111

C-2

FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK
REAR YARD SETBACK: 25 FEET
MAXIMUM HEIGHT: 45 FEET
MAXIMUM STORIES: 3

OPEN SPACE REQUIRED: 10% OF TOTAL LOT
28,143 SF X 10% = 2,814 SF REQUIRED
OPEN SPACE PROVIDED: 9,398 SF PROVIDED (33.39%)

3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
5,440 SF/1,000 x 3 PARKING SPACES= 16 SPACES REQUIRED
22 SPACES PROVIDED

CONSTRUCTION START	JUNE 2021
CONSTRUCTION COMPLETION	NOVEMBER 2021

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

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

C. WHERE 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 FURTHER CONSTRUCTION. THE CONTRACTOR SHALL RECORD AND ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY OR DAMAGE CAUSED BY SUCH WORK. THE CONTRACTOR SHALL MAKE REPAIRS TO ANY UTILITY DAMAGED TO THE UTILITY PROVIDERS SPECIFICATIONS.

D. ALL WORK IN THE CITY R.O.W. SHALL BE DONE IN ACCORDANCE WITH THE SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.

E. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.

F. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES ON SITE (SIGNS, DRIVES, CURBS, SIDEWALKS, PLANT MATERIAL, LIGHTS, BUILDINGS, ETC.) NOT DESIGNATED FOR DEMOLITION DURING CONSTRUCTION. PROTECT EXISTING DRIVEWAYS AND STREET SURFACING UNLESS SPECIALLY NOTED OTHERWISE. REMOVE AND REPLACE ANY DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION. SAW-CUT AND REMOVE EXISTING PAVEMENT AS NECESSARY FOR DAMAGED PAVEMENT REPLACEMENT. PROVIDE AND MAINTAIN TEMPORARY GRANULAR SURFACING AS NECESSARY TO MAINTAIN ACCESS.

G. EXERCISE EXTREME CARE WHEN PERFORMING ANY OF THE NECESSARY SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE EXISTING PAVEMENT. PROTECT THE ADJACENT PAVEMENT, BUILDINGS AND UTILITIES UNLESS NOTED OTHERWISE. CONTRACTOR TO REPAIR ANY DAMAGES WITHOUT ADDITIONAL COMPENSATION. REMOVE THE EXISTING PAVEMENT AREAS TO THE NEAREST JOINT OR AS DIRECTED BY THE ENGINEER.

H. CLEAR AND GRUB TREES, BRUSH, AND VEGETATION AS SHOWN ON PLANS AND AS APPROVED BY OWNER. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

I. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL SERVICES (MUTCD).

J. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

K. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON PROJECT SITE AND ANY OFF-SITE DEPOSIT AREA USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE FORD CODE AND LOCAL ORDINANCES. INSTALL SILTATION DEVICES TO PREVENT SEDIMENT FROM ENTERING DRAINAGE STRUCTURES AND/OR FACILITIES. A GRADING AND EROSION CONTROL PERMIT IS REQUIRED FOR THIS PROJECT.

L. DO NOT RESTRICT DRAINAGE CHANNELS AND PROTECT ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED. CONTRACTOR IS FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR THE HANDLING OF STORM WATER FLOW DURING CONSTRUCTION.

M. CONTRACTOR SHALL PROVIDE OFF-SITE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT AS APPROVED BY THE OWNER AND ENGINEER. NO PAYMENT FOR DISPOSAL FEES OR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO DISPOSAL SITES. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. HAULING AND DISPOSAL OF EXCESS EXCAVATION IS INCIDENTAL TO EARTHWORK ACTIVITIES. ANY ADDITIONAL EXCAVATION REQUIRED FOR LIMITED RE-SHAPING OF ADJACENT AREAS TO PROVIDE FOR DRAINAGE IS CONSIDERED INCIDENTAL TO THE PROJECT.

N. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WRITING. CONTRACTOR TO COORDINATE SITE ACCESS, CONSTRUCTION STAGING, AND STORAGE OF MATERIALS AND EQUIPMENT ON THE PROJECT SITE WITH OWNER.

O. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK VEHICLES OR STORE EQUIPMENT AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY, UNLESS APPROVED IN WRITING PRIOR TO CONSTRUCTION ACTIVITIES.

P. ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF POSTS, UTILITY POLES, OR FOUNDATION STRUCTURES SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE AS APPROVED BY THE ENGINEER TO PREVENT FUTURE SETTLEMENT. THE VOIDS SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE DAY CREATED AND NO LATER THAN THE FOLLOWING DAY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN PROJECT.

Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DIRT AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, AND SIDEWALKS IN A TIMELY MANNER.

R. MATERIAL TESTING SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIALS REQUIRED FOR LABORATORY TESTS IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

S. ALL EXISTING UTILITY APPURTENANCES LOCATED WITHIN CONSTRUCTION LIMITS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

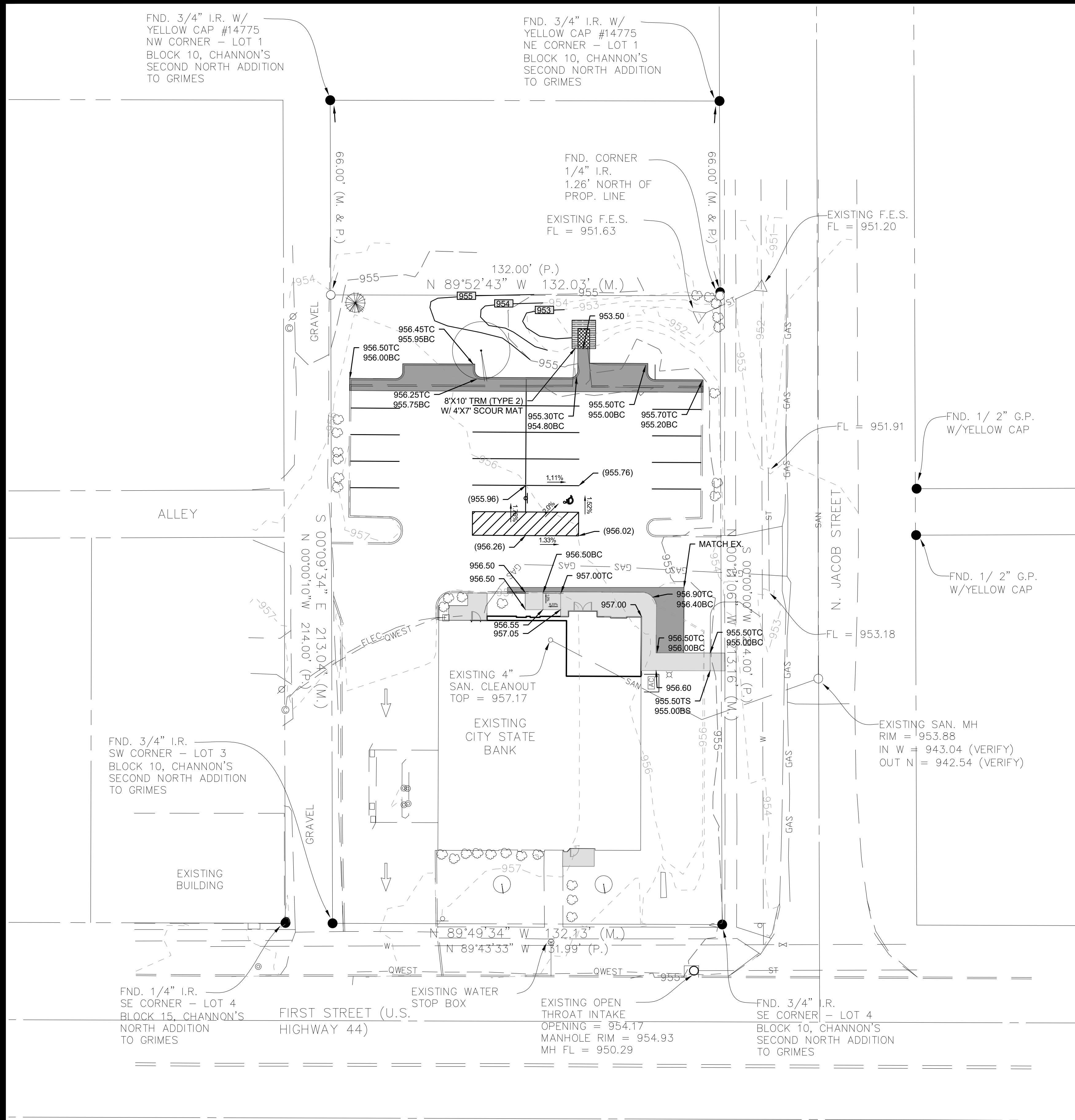
T. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR RE-ESTABLISHMENT OF SURVEY MONUMENTS (PROPERTY PINS AND SECTION CORNERS) WHICH ARE DESTROYED DUE TO CARELESSNESS. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST TWO DAYS IN ADVANCE OF NEED TO RELOCATE AND PRESERVE MONUMENTS DUE TO THE PROPOSED IMPROVEMENTS.

U. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

V. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

W. LENGTH OF UTILITIES SHOWN PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE, BACKFILL WITH SUITABLE MATERIAL AND COMPACT AS SPECIFIED.

V:\Projects\2021\121.0186.01\CAD\DWG\GRADING PLAN 20210614 10:18 AM ARCH FULL BLEED 0 (8.00 X 24.00 INCHES)



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. SEED ALL AREAS DISTURBED WITH TYPE 1 PERMANENT LAWN SEEN.

CITY STATE BANK

GRADING PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 121.0186.01

Sheet C400

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

Project No: 121.0186.01

Sheet C400

MARK	REVISION		DATE	BY
	Checked By:	CRS	Scale: 1" =	
	Engineer:	CDD		
	Technician:	LFG		

Scale: 1" = 10'

Date: 05-14-2021

T-R-S: TTN-RRW-SS

PRINTED: 5/13/2021 10:56:42 PM

CITY STATE BANK - GRIMES ADDITION

100 NE JACOBS ST.
GRIMES, IOWA 50011



CONSTRUCTION DOCUMENTS

DATE: 05/14/2021

GENERAL DRAWINGS

AG000 COVER SHEET
AG001 GENERAL DRAWING INFORMATION
AG002 LIFE SAFETY AND CODE SUMMARY

CIVIL DRAWINGS

C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 DEMOLITION PLAN
C300 DIMENSION PLAN
C400 GRADING PLAN

ARCHITECTURAL DEMOLITION DRAWINGS

AD101 DEMOLITION - FLOOR PLAN
AD111 DEMOLITION - ROOF PLAN
AD121 DEMOLITION-REFLECTED CEILING PLAN

ARCHITECTURAL DRAWINGS

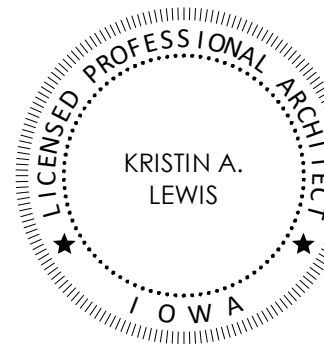
A101 FLOOR PLANS
A111 ROOF PLAN
A121 REFLECTED CEILING PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A250 INTERIOR ELEVATIONS
A301 BUILDING SECTIONS
A311 WALL SECTIONS
A501 SECTION DETAILS
A502 SECTION DETAILS
A551 PLAN DETAILS
A552 PLAN DETAILS
A601 DOORS AND WINDOWS
A651 FINISH PLAN & SCHEDULE
A652 FURNITURE LAYOUT

STRUCTURAL DRAWINGS

S001 STRUCTURAL NOTES
S101 FOUNDATION PLAN
S102 ROOF FRAMING PLAN
S501 STRUCTURAL DETAILS

All questions regarding these plans and specifications should be directed to:

Joe Wallace, AIA
Project Manager
jwallace@opnarchitects.com
<515-309-0722>



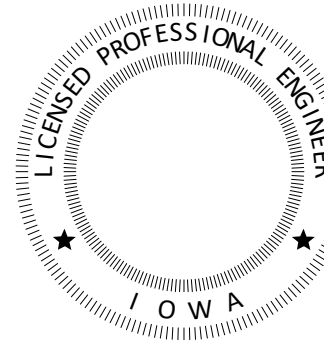
I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Iowa.

Signature: _____

Name: KRISTIN A. LEWIS

Iowa Registration No: _____ Renewal Date: _____

Sheets covered by this seal: Listed As "Architectural"



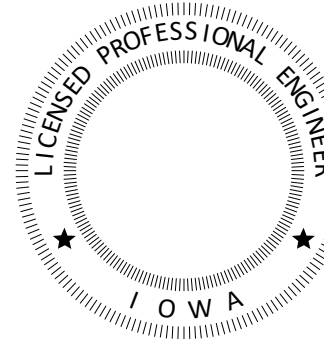
I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____

Name: _____

Iowa Registration No: _____ Renewal Date: _____

Sheets covered by this seal: Listed As "Civil"



I hereby certify 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.

Signature: _____

Name: _____

Iowa Registration No: _____ Renewal Date: _____

Sheets covered by this seal: Listed As "Structural"



100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
F: 515-309-0725
www.opnarchitects.com

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Owner:

City State Bank
100 NE Jacob St
Grimes, IA 50111

Project:

City State Bank - Grimes Addition
100 NE Jacob St
Grimes, IA 50111

General Contractor:

DCI GROUP, INC.
220 SE 6th Street, Suite 200
DES MOINES, IA 50309
P. 515-244-5043
F. 515-244-5287

Civil Engineer:

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD, PO
BOX 1159
ANKENY, IA 50023
P. 515-946-2020

Structural Engineer:

KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
P. 515-279-3900

Mechanical Contractor:

GOLDEN RULE
904 NE MAIN ST.
GRIMES, IOWA 50111
P. 515-309-2955

Electrical Contractor:

COMMONWEALTH
1530 2ND AVE
DES MOINES, IA 50314
P. 515-288-5783

Key Plan:

Revision Description Date

OPN Project No:

20830000

Sheet Issue Date:

CONSTRUCTION DOCUMENTS 05/14/2021

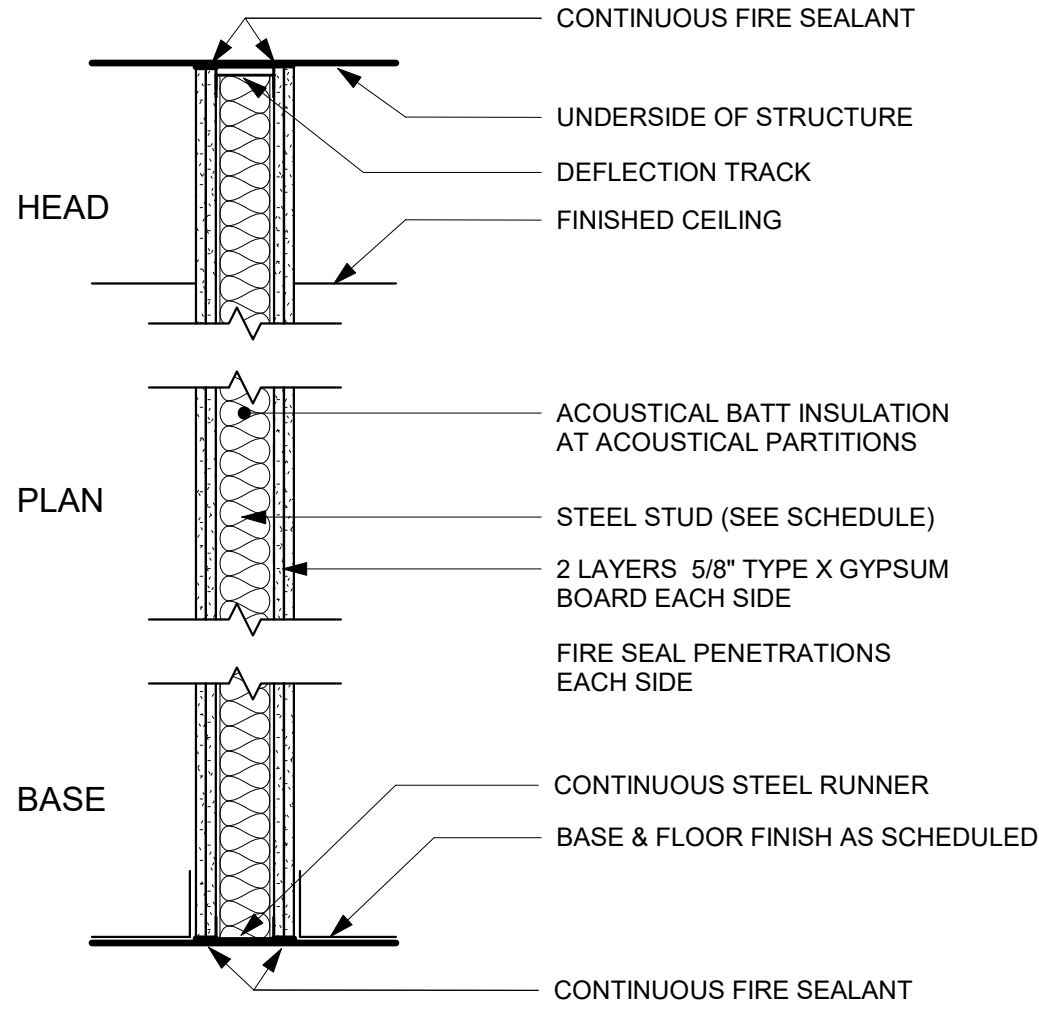
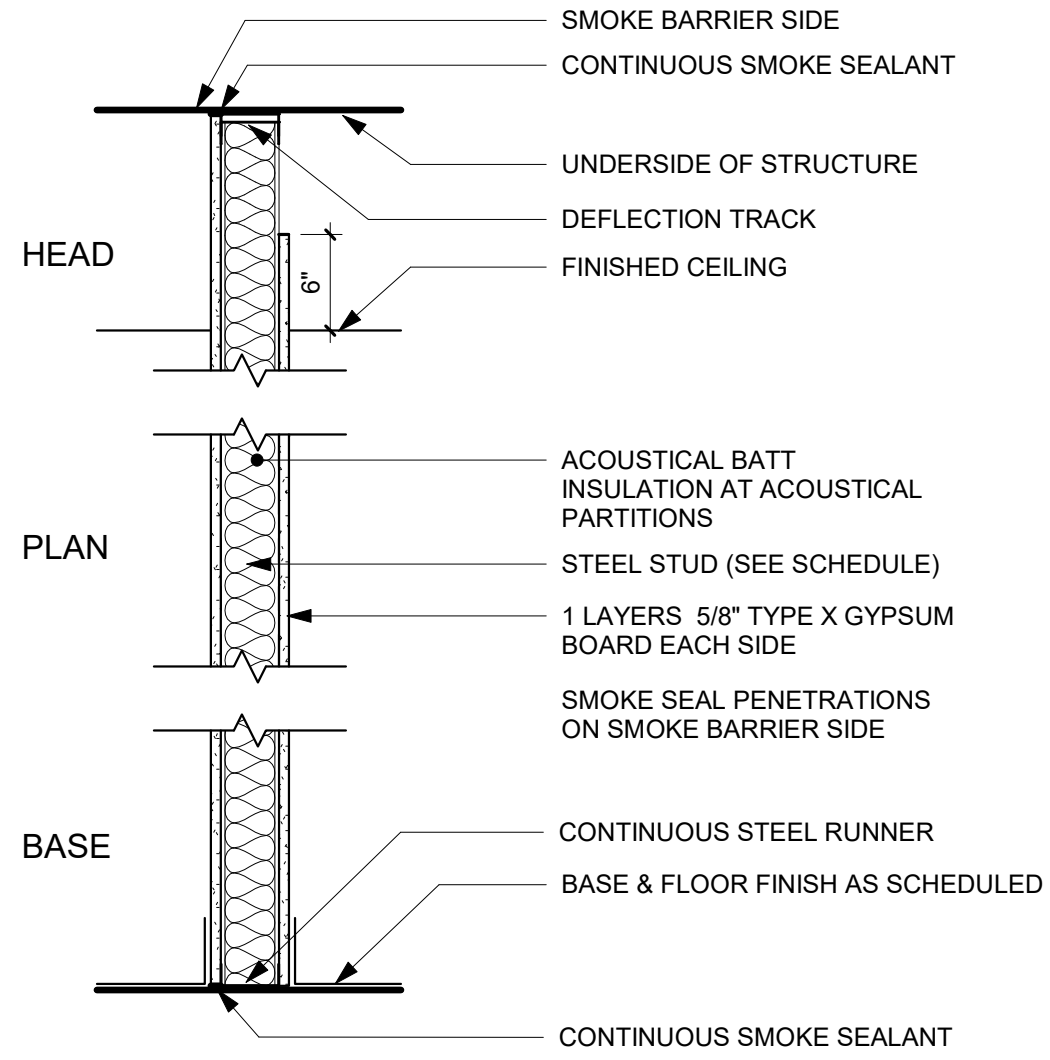
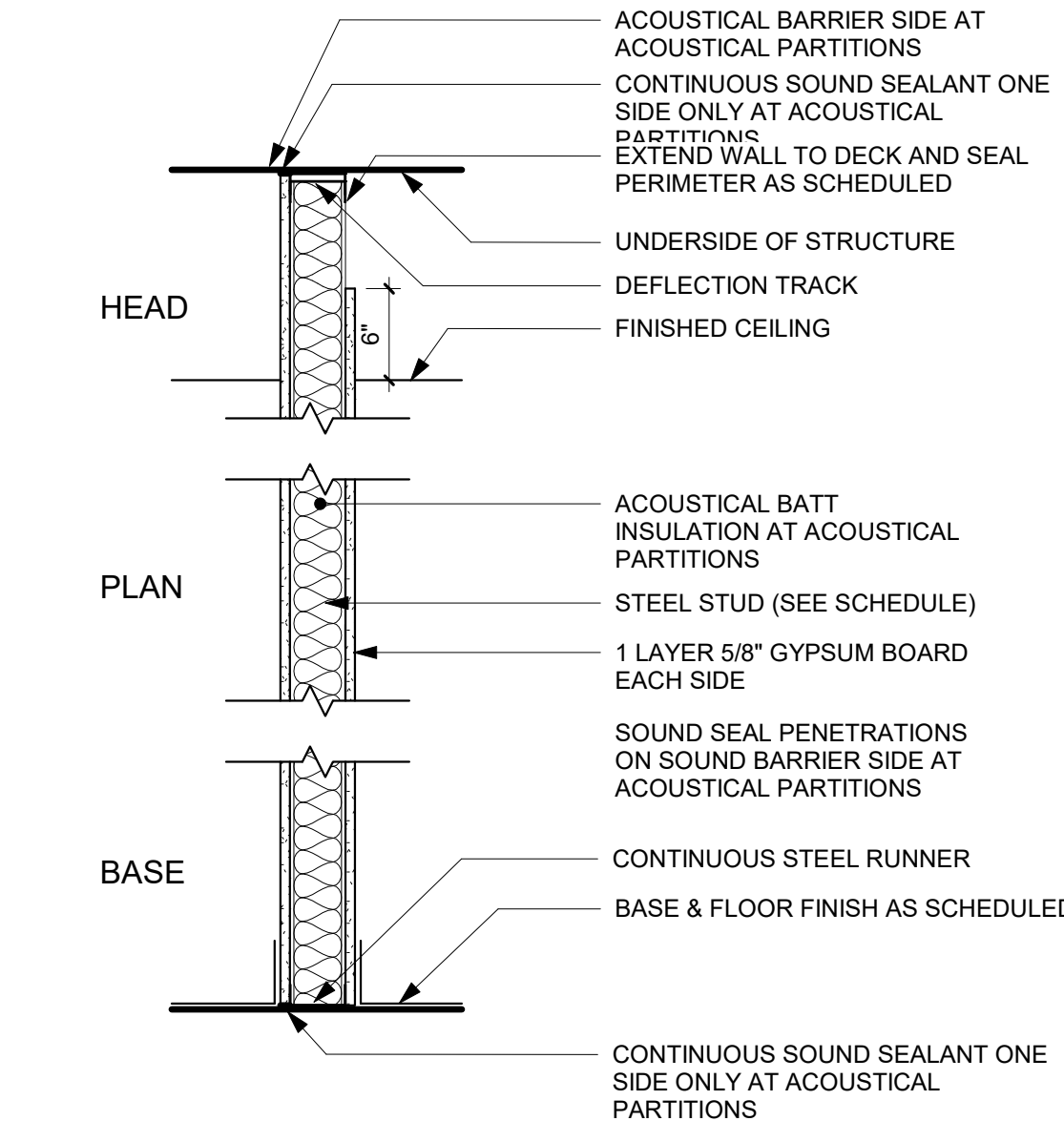
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A1 STEEL FRAMED PARTITION

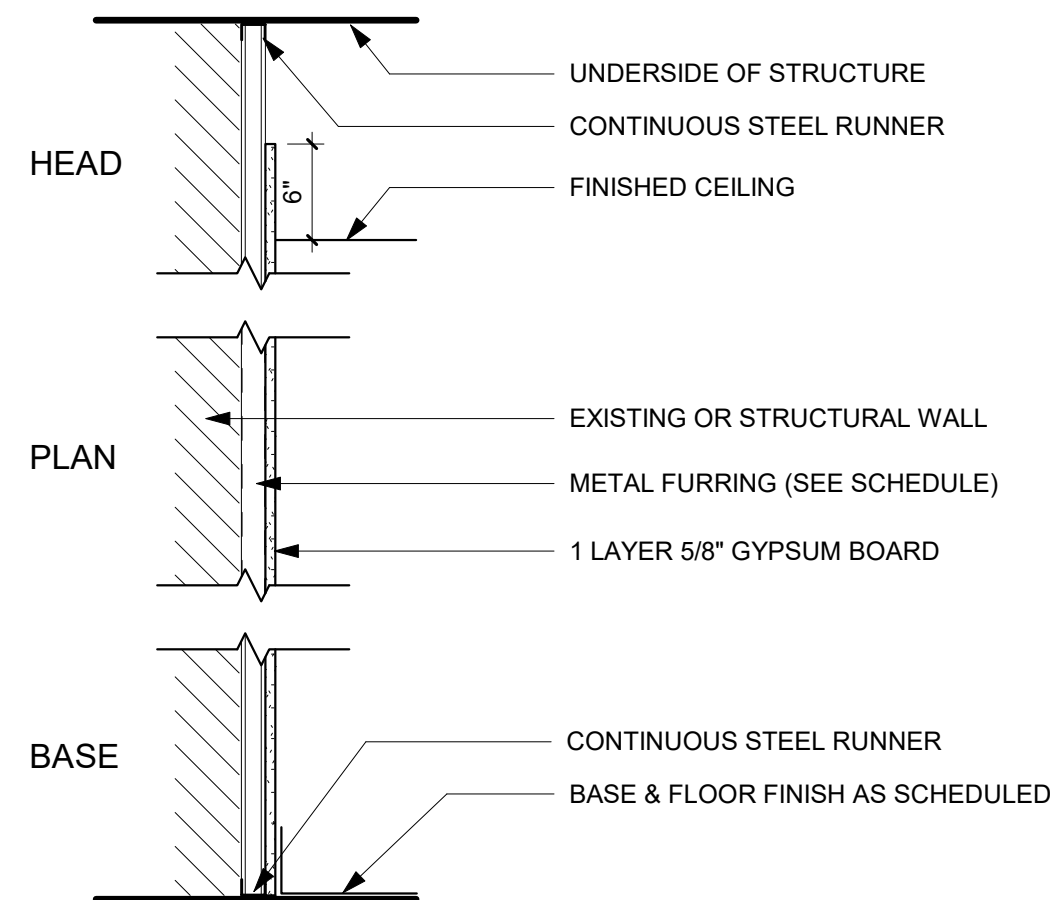
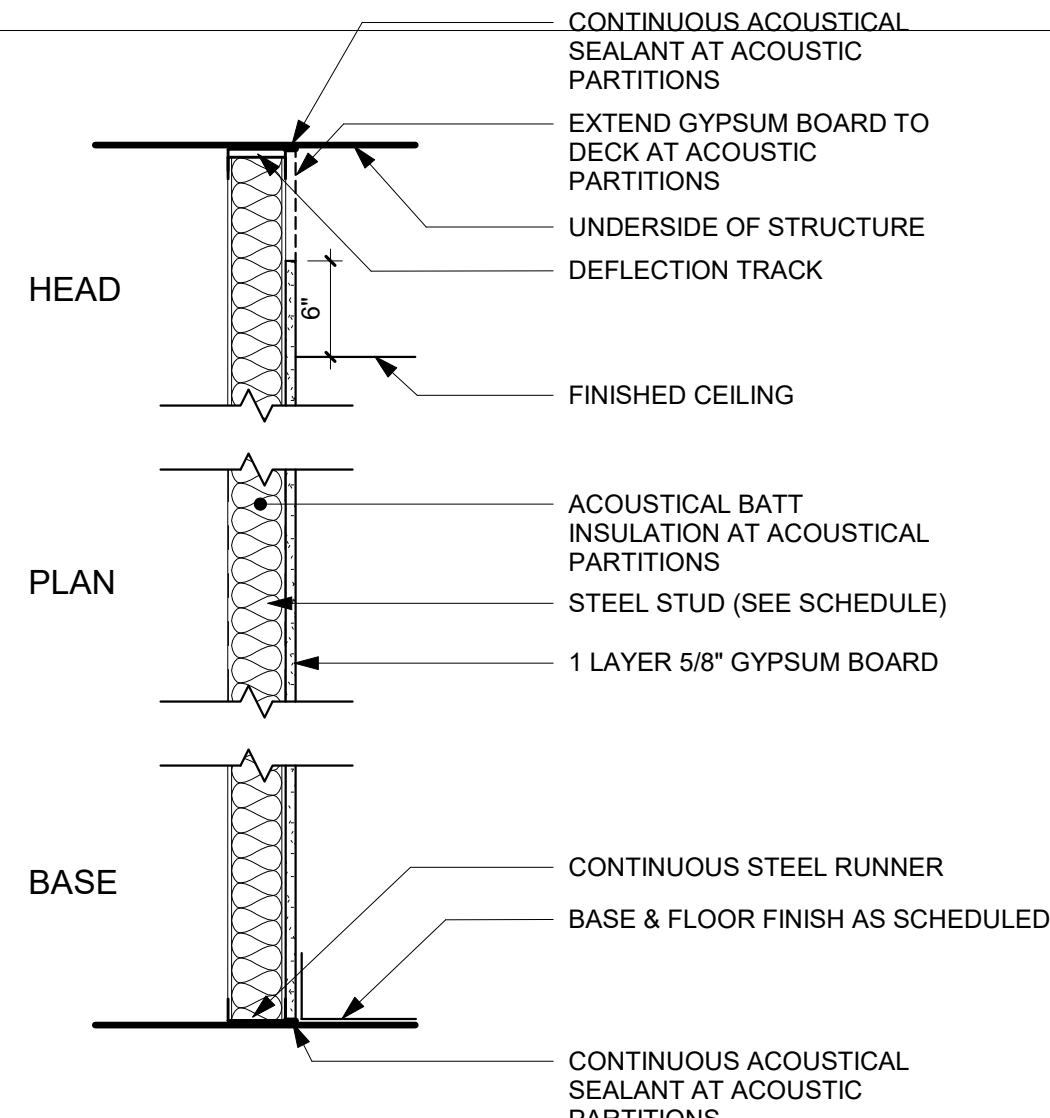
NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT
L240	4 7/8"	3 5/8"	16" OC	18 GA	17'-5"
	7 1/4"	6"	16" OC	20 GA	15'-6"
L260	4 7/8"	3 5/8"	16" OC	18 GA	15'-3"
	7 1/4"	6"	16" OC	20 GA	22'-10"

	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT	UL DESIGN NUMBER
L240	4 7/8"	3 5/8"	16" OC	18 GA	17'-5"	U465
	7 1/4"	6"	16" OC	20 GA	22'-11"	U465
L260	4 7/8"	3 5/8"	16" OC	18 GA	15'-3"	U465
	7 1/4"	6"	16" OC	20 GA	22'-10"	U465

	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT	UL DESIGN NUMBER
L240	4 7/8"	3 5/8"	16" OC	18 GA	17'-5"	U411
	7 1/4"	6"	16" OC	20 GA	22'-11"	U411
L260	4 7/8"	3 5/8"	16" OC	28 GA	15'-3"	U411
	7 1/4"	6"	16" OC	20 GA	22'-10"	U411

1 GE - WALL TYPE A1
1" = 1'-0"



A2 STEEL FRAMED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT
L240	2 1/4"	1 5/8"	16" OC	20 GA	8'-5"
	4 1/4"	3 5/8"	16" OC	18 GA	17'-5"
L260	6 5/8"	6"	16" OC	20 GA	22'-11"
	2 1/4"	1 5/8"	16" OC	20 GA	7'-4"
L280	4 1/4"	3 5/8"	16" OC	18 GA	15'-3"
	6 5/8"	6"	16" OC	20 GA	22'-10"

3 GE - WALL TYPE A2
1" = 1'-0"

C1 FURRED PARTITION

NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT
L240	1 1/2"	7/8"	16" OC	20 GA	N/A
	1 5/8"	1"	16" OC	20 GA	N/A
L260	2 1/8"	1 1/2"	16" OC	20 GA	N/A
	2 5/8"	2"	16" OC	20 GA	N/A
L280	3 5/8"	3"	16" OC	20 GA	N/A

5 GE - WALL TYPE C1
1" = 1'-0"

GENERAL NOTES

- REFER TO FLOOR PLANS FOR PARTITION TYPE LOCATIONS.
- STEEL FRAME PARTITIONS ARE BASED ON DESIGN INFORMATION INCLUDED IN PRODUCT TECHNICAL INFORMATION OF THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) PUBLICATION DATED 2000 AND THE FOLLOWING PERFORMANCE CRITERIA:
 - LIMITING HEIGHT CRITERIA:**
 - DEFLECTION OF L/360 AT ALL WALLS TO RECEIVE TILE
 - DEFLECTION OF L/240 AT ALL OTHER WALLS AT 5 LBS. PER SQ. FT.
 - THICKNESS - STEEL COMPONENTS:**

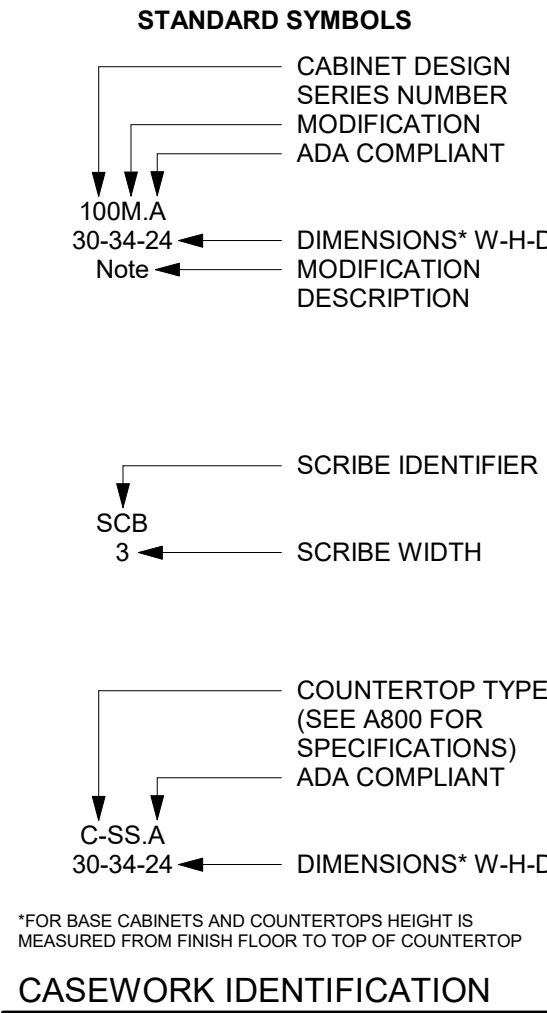
GAUGE	DESIGN THICKNESS
25	0.0188
22	0.0283
20	0.0346
18	0.0451
- MINIMUM GAUGE: IF LIMITING HEIGHT AS SCHEDULED IN PARTITION DETAILS EXCEEDS PROJECT CONDITIONS OR IF THE SELECTED STEEL STUD MANUFACTURER'S THICKNESS OF STEEL COMPONENTS VARIES FROM THE BASIS OF DESIGN AS SET FORTH ABOVE, PROVIDE MANUFACTURER'S STANDARD THICKNESS(GAUGE) THAT MEETS OR EXCEEDS LIMITING HEIGHT PERFORMANCE CRITERIA FOR STUD DEPTH AND SPACING INDICATED.
- WOOD BLOCKING CONCEALED BY GYPSUM BOARD DOES NOT NEED TO BE FIRE TREATED.
- ACOUSTIC PARTITIONS: REFER TO REFLECTED CEILING PLANS FOR ACOUSTIC PARTITIONS TO RECEIVE ACOUSTICAL BATT INSULATION AND SOUND SEALANT.

PARTITION TYPE AND SYMBOL LEGEND

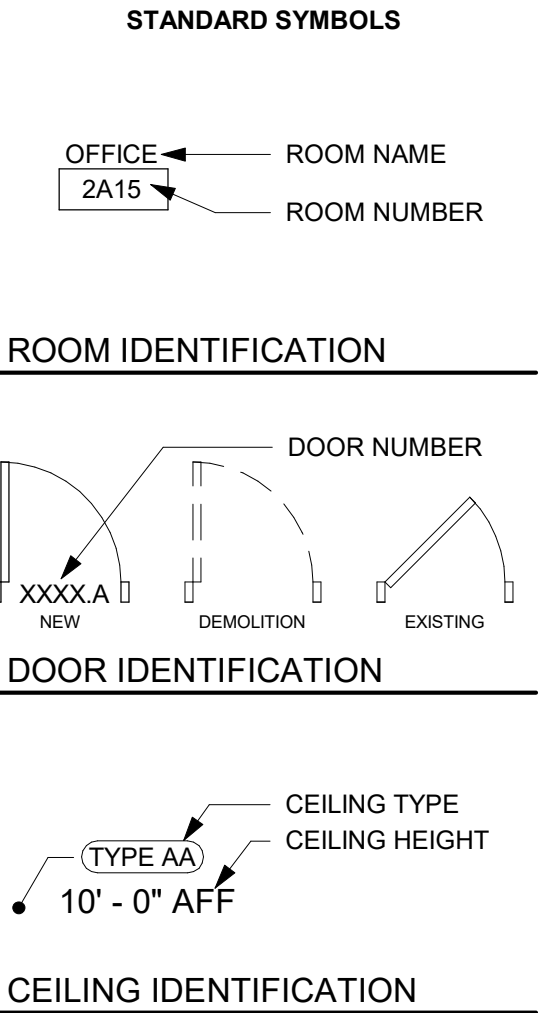
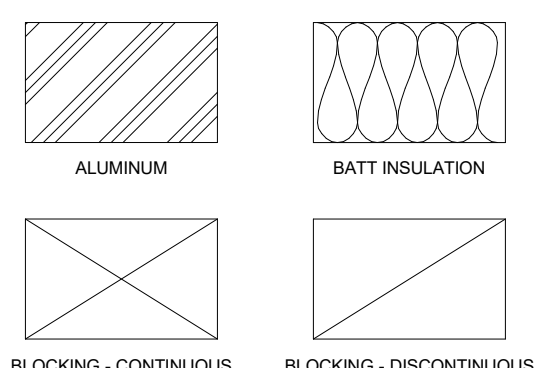
PARTITION TYPE	SYMBOL
A STEEL FRAMED	
B SHAFT WALL	
C FURRED	
D MASONRY	
E SPECIAL FINISHES	
T TEMPORARY PARTITION	

SIZE	STEEL STUD
a 1 5/8"	
b 2 1/2"	
c 3 5/8"	
d 6"	
e 7 1/4"	
f 2 1/2"	
g 4"	
h 6"	
STEEL FURRING	
j 7/8" Hat Channel	
k 1" Z	
l 1 1/2" Z	
m 2" Z	
n 3" Z	
CONCRETE MASONRY UNIT	
p 4"	
q 6"	
r 8"	
s 10"	
t 12"	
LIGHT GAUGE STRUCTURAL STEEL (SEE STRUCTURAL)	
u 6"	
v 12"	

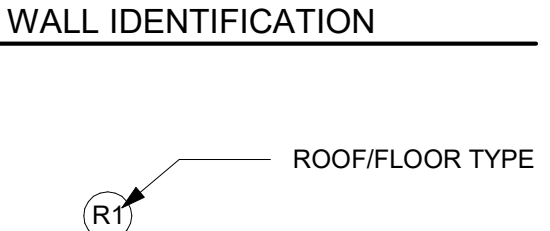
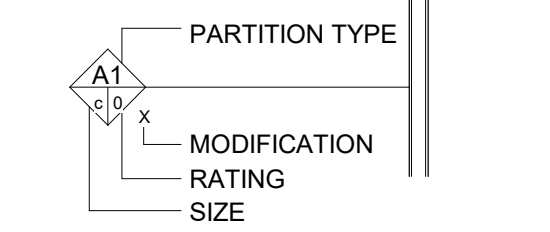
RATING
0 NON-RATED
S SMOKE
1 1 HOUR
2 2 HOUR
3 3 HOUR
4 4 HOUR



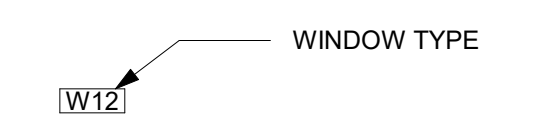
CASEWORK IDENTIFICATION



CEILING IDENTIFICATION



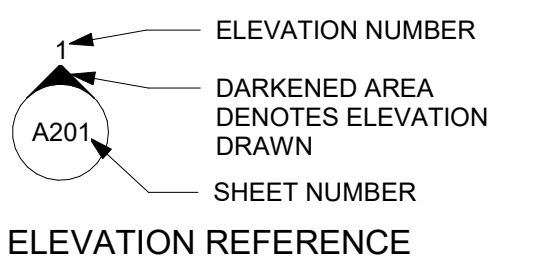
ROOF/FLOOR IDENTIFICATION



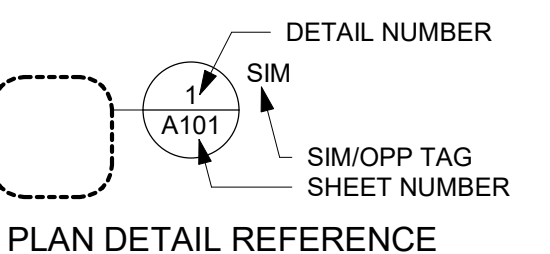
WINDOW IDENTIFICATION



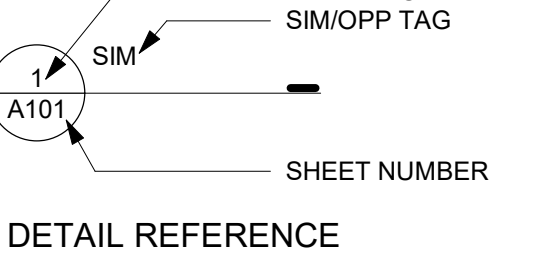
MATCH LINE



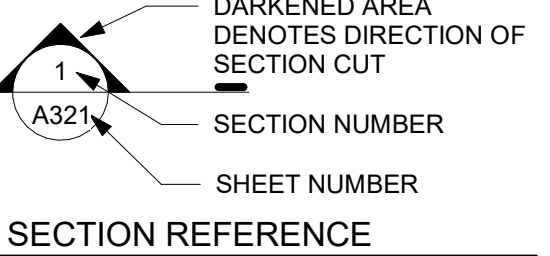
ELEVATION REFERENCE



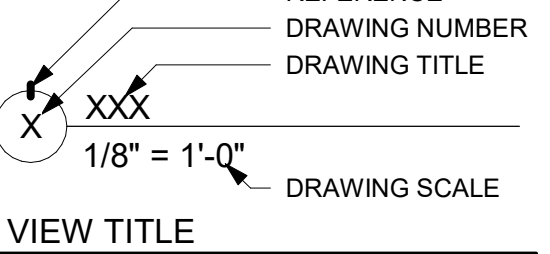
PLAN DETAIL REFERENCE



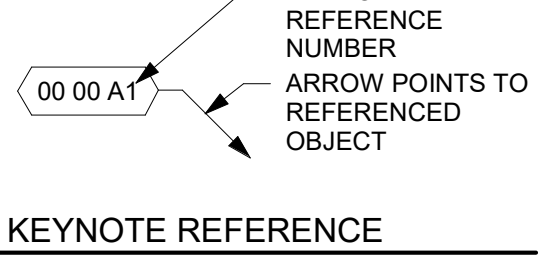
DETAIL REFERENCE



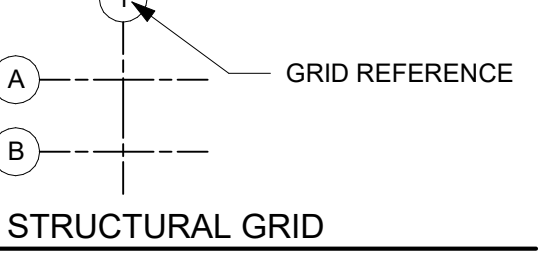
SECTION REFERENCE



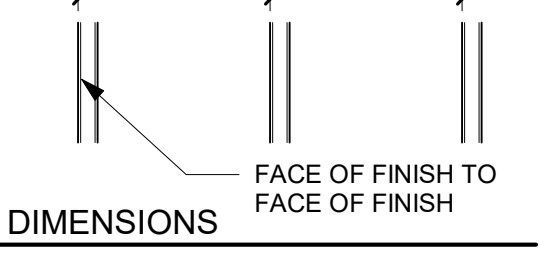
VIEW TITLE



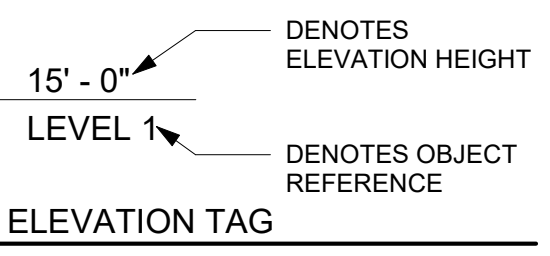
KEYNOTE REFERENCE



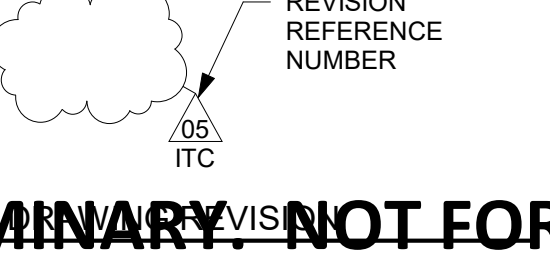
STRUCTURAL GRID



DIMENSIONS



ELEVATION TAG



STANDARD ABBREVIATIONS
NUMBER
ACM ALUMINUM COMPOSITE METAL
ACP ACoustical CEILING PANEL
ACF ABOVE FINISH FLOOR
AWP ACOUSTIC WALL PANEL
BAS BUILDING AUTOMATION SYSTEM
BC BOTTOM OF CURB
BM BENCH MARK
BR BUMPER GUARD/BUMPER RAIL
BOC BACK OF CURB
BOS BOTTOM OF STEEL
BOW BOTTOM OF WALL
BRG BEARING
BS BOTTOM OF STAIR
C CHANNEL
CC CURBICE CURTAIN
CS CORNER GUARD
CJ CONTROL JOINT
CK CORK FLOORING
CL CENTER LINE
CLG CEILING
CLL CONSTRUCTION LIMITS LINE
CMU CONCRETE MASONRY UNIT
CO CLEANOUT
CONC CONCRETE
CONT CONTINUOUS
CPT CARPET
CRK CORK
DEMO DEMOLISH / DEMOLITION
DF DRINKING FOUNTAIN
DIA DIAMETER
DN DOWN
DS DOWNSPOUT
EFC ELECTRICAL CONTRACTOR
EIS EXTERIOR INSULATION FINISH SYSTEM
EJ EXPANSION JOINT
ELEC ELECTRICAL
ELEV ELEVATION
EPF EPOXY FLOORING
EPT EPOXY PAINT
EQ EQUAL
EWG ELECTRIC WATER COOLER
GA GAUGE
GALV GALVANIZED
GC GENERAL CONTRACTOR
GHM GALVANIZED HOLLOW METAL GLASS
GT GROUT
GWIB GYPSUM WALL BOARD
GYP GYPSUM
HORZ HORIZONTAL
HM HOLLOW METAL
HT HEIGHT
HVAC HEATING/VENTING/AIR CONDITIONING
ID INSIDE DIAMETER
L ANGLE
LB/LBS POUND / POUNDS
LVT LUXURY VINYL TILE
MAX MAXIMUM
MB MARKERBOARD
MC MECHANICAL CONTRACTOR
MDF MEDIUM DENSITY FIBERBOARD
MFR MANUFACTURERS
MH MANHOLE
MIL MIL THICKNESS
MIN MINIMUM
MO MASONRY OPENING
NC NOT IN CONTRACT
NTS NOT TO SCALE
OC ON CENTER
OA OVERALL
OD OUTSIDE DIAMETER
OH OVERHEAD
ORD OVERFLOW ROOF DRAIN
OTS OPEN TO STRUCTURE
PCT PORCELAIN CERAMIC TILE
PL PLATE
PLAM PLASTIC LAMINATE
PP POLYMER PANEL
PVC POLY VINYL CHLORIDE
PT PAINT
QT QUARTZ
RAD RADIUS
RAF RESILIENT ATHLETIC FLOORING
RB RESILIENT BASE
RD ROOF DRAIN
RES RESIN
REV REVISION
RO ROUGH OPENING
ROW RIGHT-OF-WAY
RSF RESILIENT SHEET FLOORING
RST RESILIENT STAIR TREAD
RTF RESILIENT TILE FLOORING
RUB RUBBER
SC SEALED CONCRETE
SF SQUARE FEET
SIM SIMILAR
SS SOLID SURFACE
STN STONE
STL STAINLESS STEEL
SUSP SUSPENDED
T TILE
T&G TONGUE AND GROOVE
TOC TOP OF CURB
TOM TOP OF MASONRY
TOS TOP OF SLAB / TOP OF STEEL
TOW TOP OF WALL
TP TOILET PARTITION
TPF TACKABLE PANEL FABRIC
TRZ TERRAZZO
TS TOP OF STAIR
TYP TYPICAL
UL UNDERWRITERS LABORATORIES, INC.
UNO UNLESS NOTED OTHERWISE
VERT VERTICAL
WB WALL BASE
WC WALL COVERING
W WITH
WO WITHOUT
WD WOOD
WGH WALLGUARD HANDRAIL
WM WALK-OFF MAT
WP WALL PROTECTION
WT WINDOW TREATMENT
WWF WELDED WIRE FABRIC

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1 LEVEL 1 CODE PLAN
1/8" = 1'-0"

APPLICABLE CODE INFORMATION

The project shall comply with the following codes:

2015 International Building Code
2015 International Mechanical Code
2015 International Fire Code
2017 National Electrical Code
2015 Uniform Plumbing Code
Accessibility - Chapter 11 / ICC A117.1

Building Characteristics

Project description: The project is for a construction manager as advisor that consists of the addition of 815 square feet (gross) and renovation of 825 square feet (gross) of office and conference space. The addition includes new offices and conference rooms and accompanying civil, structural, mechanical, electrical and plumbing throughout. The renovations include updated layout and finishes and accompanying civil, structural, mechanical, electrical, and plumbing updates throughout.

Building Area (gross): 5,383 SF
Building Height: 21'-6"
Number of Stories: 2 (see below for detailed information)
Fully Sprinkled: No
Fire Alarm: Yes - Equipped with emergency voice/alarm communication system

IBC Chapter 3 - Use and Occupancy Classification

Occupancy Group: A-3, B, S-1, S-2 (Nonseparated occupancy use)

IBC Chapter 4 - Special Detailed Requirements Based on Use and Occupancy

Per IBC 2015

IBC Chapter 5 - General Building Heights and Areas

Occupancy Group B
Building Height: 30'-0" (75'-0" max per IBC Table 504.3)
Number of Stories: 2 (4 max per IBC Table 504.4)
Building Area: 16,930 GSF (Unlimited per IBC Section 507.5)

Occupancy Group S-1
Building Height: 40'-0" (75'-0" max per IBC Table 504.3)
Number of Stories: 1 with mezzanine (3 max per IBC Table 504.4)
Building Area: 55,480 GSF (Unlimited per IBC Section 507.4)

507 Unlimited Area Buildings

507.5 The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet in width.

507.6 The area of a Group A-3 building no more than on story above grade plane, use as a place of religious worship, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor swimming pool or tennis court of Type II construction, shall not be limited provided all of the following criteria are met:

1. The building shall not have a stage other than a platform
2. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. The building shall be surrounded and adjoined by public ways or yards not less than 60 feet in width.

508 Mixed Use and Occupancy

508.3 Nonseparated occupancies: Buildings or portions of buildings that comply with the provisions of this section shall be considered as nonseparated occupancies.

IBC Chapter 6 - Types of Construction

Construction Classification: Type IIB

Table 601 Fire Resistance Rating Required

Primary Structural Frame 0 HR
Bearing Walls 0 HR
Nonbearing Wall and Partition (Exterior) 0 HR
Nonbearing Wall and Partitions (Interior) 0 HR
Floor Construction and Secondary Members 0 HR
Roof Construction and Secondary Members 0 HR

Table 602 Fire Resistive Rating for Exterior Walls based on Fire Construction

Fire Separation Distance is greater than 30 FT = 0 HR

IBC Chapter 7 - Fire and Smoke Protection Features

705 Exterior Walls

705.2.1 Projections from walls of Type I or II construction shall be of noncombustible materials or combustible materials as allowed by Sections 1406.3 and 1406.4.

705.11 Parapets shall be provided on exterior walls of buildings. Exception 1: The wall is not required to be fire-resistance rated in accordance with Table 602 because of fire separation distance.

705.8 Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6

713 Shaft Enclosures

713.4 Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

713.14 Elevator, dumbwaiter and other hoistway enclosures shall be constructed in accordance with Section 713 and Chapter 30.

*3002.1 Elevator, dumbwaiter and other hoistway enclosures shall be shaft enclosures complying with Section 713.

712 Vertical Openings

712.9 Two-story openings shall be permitted in compliance with section 712.9

IBC Chapter 9 - Fire Protection Systems

903 Automatic Sprinkler Systems Required/Provided
906 Portable Fire Extinguishers Required/Provided

Table 906.1 - Additional Required Portable Fire Extinguishers in the International Fire Code

308.1.3 Open Flames Torches (welding bay)
2305.5 Motor Fuel Dispensing Facilities (fuel island)
2311.6 Repair garages
3408.2 Tire Storage

IBC Chapter 10 - Means of Egress

1004 Occupant Load (See Building Occupant Load Calculations for details)

Level 1 8
Level 2 5
Total Occupants 13

1005 Means of Egress Sizing

1005.3.1 & 1005.3.2 Means of Egress Capacity Factors

Stairs .37/Occupant (Minimum stair width 44" - 1011.2)
Other Elements .27/Occupant

Required	Egress Provided	Egress
Level 1 Egress Width 66'-5"	9 Occupants x .27/Occupant = 1.8"	1.8"
Level 2 Egress Width 48"	5 Occupants x .27/Occupant = 1"	1"
Level 1-2 Stair Width 48"	5 Occupants x .37/Occupant = 1.5"	1.5"

1006 Number of Exits and Exit Access Doorways

1006.2.1 Common Path of Egress Travel Distance

Allowed	Maximum Actual	Maximum
Group B (With Sprinkler System) 66'-5 3/4"	100'-0"	100'-0"
Group S (With Sprinkler System) 66'-5 3/4"	100'-0"	100'-0"

1006.3.1 Minimum Number of Exits or Access to Exits Per Story

Required	Number Provided	Number
Level 1 2	2	2
Level 2 1	1*	1*

*1006.3.2 Single exits. A single exit or access to a single exit shall be permitted from any story or occupied roof where on of the following conditions exists:

1. The occupant load, number of dwelling units and exit access travel distance do not exceed the values in Table 1006.3.2(1) or 1006.3.2(2)

Table 1006.3.2(2) Stories With One Exit or Access to One Exit For Other Occupancies

Story	Occupancy	Max
Second story above grade plane	B, S	29

1017 Exit Access Travel Distance

Table 1017.2 Exit Access Travel Distance

Allowed	Maximum Actual	Maximum
Group B (With Sprinkler System) 160'-2 1/4"	300'-0"	300'-0"
Group S (With Sprinkler System) 160'-2 1/4"	300'-0"	300'-0"

2015 International Energy Conservation Code

Exterior wall assemblies for this project have been calculated to have a U-Value of .0625 which exceeds the minimum U-Value of .076 for metal framed building envelopes in Climate Zone 5 as dictated by Table C402.1.3.

Iowa Administrative Code, Chapter 16, Division VII - Accessibility Requirements For Facilities Used by the General Public:

Accessibility within the building will be maintained.

Plumbing Fixture Requirements per 2015 Uniform Plumbing Code (UPC)

Table 2902.1 Minimum Number of Required Plumbing Fixtures

For each urinal added in excess of the maximum required, one water closet may be deducted. The number of water closets shall not be reduced to less than two-thirds (2/3) of the minimum.

There shall be a minimum of one (1) drinking fountain per occupied floor in offices or public buildings.

PLUMBING FIXTURE ANALYSIS

CCC LOAD CALCULATED USING 2015 INTERNATIONAL PLUMBING CODE

BASED ON A TYPE B (BUSINESS) OCCUPANCY - TABLE 403.1, 2015 IPC

		MEN				WOMEN		SVC SINK	DF
		LAV	WC	UR	LAV	WC			
		6	4						
TOTAL OCC: 382	PROVIDED	5	10	TOT (WC+UR)	5	7	**0	6	
191 MEN	REQUIRED	4	5	-	4	5	1	4	
191 WOMEN									

** AHJ ACCEPTABLE TO EXCEPTION TO SERVICE SINK REQ'S BASED ON RATIO OF CARPET IN BUILDING

TOTAL FINISHED AREA: 5070 SF
SF OF CARPET: 4605 SF
% OF CARPET: 90.8%

PLUMBING FIXTURE CALCULATIONS:
OCCUPANCY TYPE - B (BUSINESS)
WATER CLOSETS - 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
URINALS - SUBSTITUTED FOR 50% OF REQUIRED FIXTURES (MAX).
LAVATORIES - 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAINS - 1 PER 100
SERVICE SINK - 1

CODE OCCUPANCY SCHEDULE				
Area	Occupancy Group	Occupancy	Occupant Load	Occupant Load Factor
1176.20 SF			0	
703.18 SF	A-3 - Assembly		0	15
2278.51 SF	B - Business		200	100
219.35 SF	S-1 - Storage		0	
4377.23 SF			200	

CODE PLAN LEGEND

----- 2 HR FIRE BARRIER

----- 1 HR FIRE BARRIER

--- EXIT PATH

ACCESSIBLE ENTRANCE

EGRESS CAPACITY
MARK
OCCUPANT LOAD
MAX. OCCUPANT LOAD
EGRESS WIDTH (INCH)

AREA TAG
AREA NAME
AREA SQUARE FEET
CALCULATED OCCUPANTS
OCCUPANT LOAD FACTOR

OPN
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Owner:

City State Bank

100 NE Jacob St
Grimes, IA 50111

Project:

City State Bank - Grimes Addition

100 NE Jacob St
Grimes, IA 50111

General Contractor:

DCI GROUP, INC.

220 SE 6th Street, Suite 200
DES MOINES, IA 50309
P. 515-244-5043
F. 515-244-5287

Civil Engineer:

SNYDER & ASSOCIATES, INC.

2727 SW SNYDER BOULEVARD, PO BOX 1159
ANKENY, IA 50023
P. 515-946-2020

Structural Engineer:

KPFF CONSULTING ENGINEERS

604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
P. 515-279-3900

Mechanical Contractor:

GOLDEN RULE

904 NE MAIN ST.
GRIMES, IOWA 50111
P. 515-309-2955

Electrical Contractor:

COMMONWEALTH

1530 2ND AVE
DES MOINES, IA 50314
P. 515-288-5783

Key Plan:

Revision Description Date

OPN Project No:

20830000

Sheet Issue Date:

CONSTRUCTION DOCUMENTS 05/14/2021

Sheet Name:

LIFE SAFETY AND CODE

SUMMARY

Sheet Number:

AG002

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100 NE Jacob St
Grimes, IA 50111

Project

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P. 515-946-2020

Structural Engineer

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1 FLOOR PLAN - LEVEL 1 DEMOLITION
1/4" = 1'-0"

- GENERAL NOTES**
- IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
 - REMOVE LOOSE PAINT AND MISCELLANEOUS HANGING OBJECTS FROM WALLS AND CEILINGS AT ALL AREAS TO RECEIVE NEW FINISHES.
 - OPENING IN THE EXISTING STRUCTURE SMALLER THAN 12" IN ANY DIRECTION ARE NOT IDENTIFIED ON THESE DRAWINGS. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING OPENINGS SMALLER THAN 12" AS REQUIRED FOR INSTALLATION OF THEIR WORK.
 - OPENINGS IN THE EXISTING STRUCTURE SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
 - PATCH AND REPAIR ALL EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION OR PRIOR USE.
 - PATCH ALL AREAS OF ELECTRICAL AND MECHANICAL DEMOLITION THAT WILL NOT BE REUSED.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
 - DO NOT REMOVE ANY ITEMS WHICH JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF HIDDEN ELEMENTS OR DETERIORATED ELEMENTS ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
 - EXISTING BUILDING IS TO REMAIN WEATHER-TIGHT DURING ALL DEMOLITION ACTIVITIES.
 - REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL DEMOLITION OF OTHER DISCIPLINES.
 - PROTECT ALL ADJACENT AREAS AND ITEMS "TO REMAIN" DURING DEMOLITION/CONSTRUCTION. REPAIR/REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
 - EXISTING BUILDING CONDITIONS SHOWN ON THESE DRAWINGS ARE DERIVED FROM DRAWINGS OF THE ORIGINAL BUILDING AND FROM LIMITED FIELD OBSERVATION.
 - INDICATED EXISTING BUILDING CONDITIONS ARE ASSUMED TO BE REPRESENTATIVE OF THE ACTUAL CONSTRUCTION OF THE BUILDING. LOCAL CONDITIONS MAY VARY.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADDITIONAL MEANS OF EGRESS AS NEEDED AS A RESULT OF CONSTRUCTION SEQUENCING AND/OR REGULATORY REQUIREMENTS.

- KEYNOTE LEGEND**
- | | |
|----------|--|
| 01 04.A2 | DEMO PORTION OF MASONRY WALL TO ACCOMMODATE NEW CONSTRUCTION |
| 01 07.A2 | REMOVE EXISTING GUTTER COMPLETE |
| 01 08.A1 | REMOVE DOOR, FRAME, AND HARDWARE COMPLETE |
| 01 08.B1 | REMOVE STOREFRONT ENTRY SYSTEM COMPLETE. |
| 01 08.C1 | REMOVE EXISTING WINDOW SYSTEM COMPLETE - PREP OPENING FOR NEW SYSTEM |
| 01 09.B2 | DEMO FLOORING COMPLETE - PREP FOR NEW FINISHES |
| 01 09.B3 | DEMO TILE FLOORING COMPLETE - PREP FOR NEW FINISHES |
| 01 11.A1 | REMOVE FIRE PROOF SAFE COMPLETE |
| 01 23.A2 | REMOVE CABINET UNIT HEATER COMPLETE |
| 01 23.A4 | RELOCATE EXIST. CONDENSING UNIT AS REQ'D FOR NEW DOOR - SEE PLANS |
| 01 26.A1 | REMOVE AND SALVAGE EXIST. DEVICE FOR REPLACEMENT - SEE NEW WORK |
| 01 26.A4 | REMOVE ELECTRICAL DEVICE COMPLETE |
| 02 01.A1 | EXISTING STRUCTURE TO REMAIN - PROTECT IN PLACE |
| 02 23.A1 | EXIST. DUCT CHASE TO REMAIN |
| 02 23.A2 | REMOVE AND CAP EXIST. DIFFUSER FOR NEW DOOR. PREP FOR NEW WORK - SEE MECH. |
| 10 14.A1 | BRANDING/SIGNAGE DISPLAY - BY OWNER |
| N.I.C. | NOT IN CONTRACT |

- DEMOLITION LEGEND**
- INDICATES EXISTING 1 HR FIRE BARRIER
 - DENOTES AREA OF COMPLETE REMOVAL OF AN EXISTING BUILDING ELEMENT

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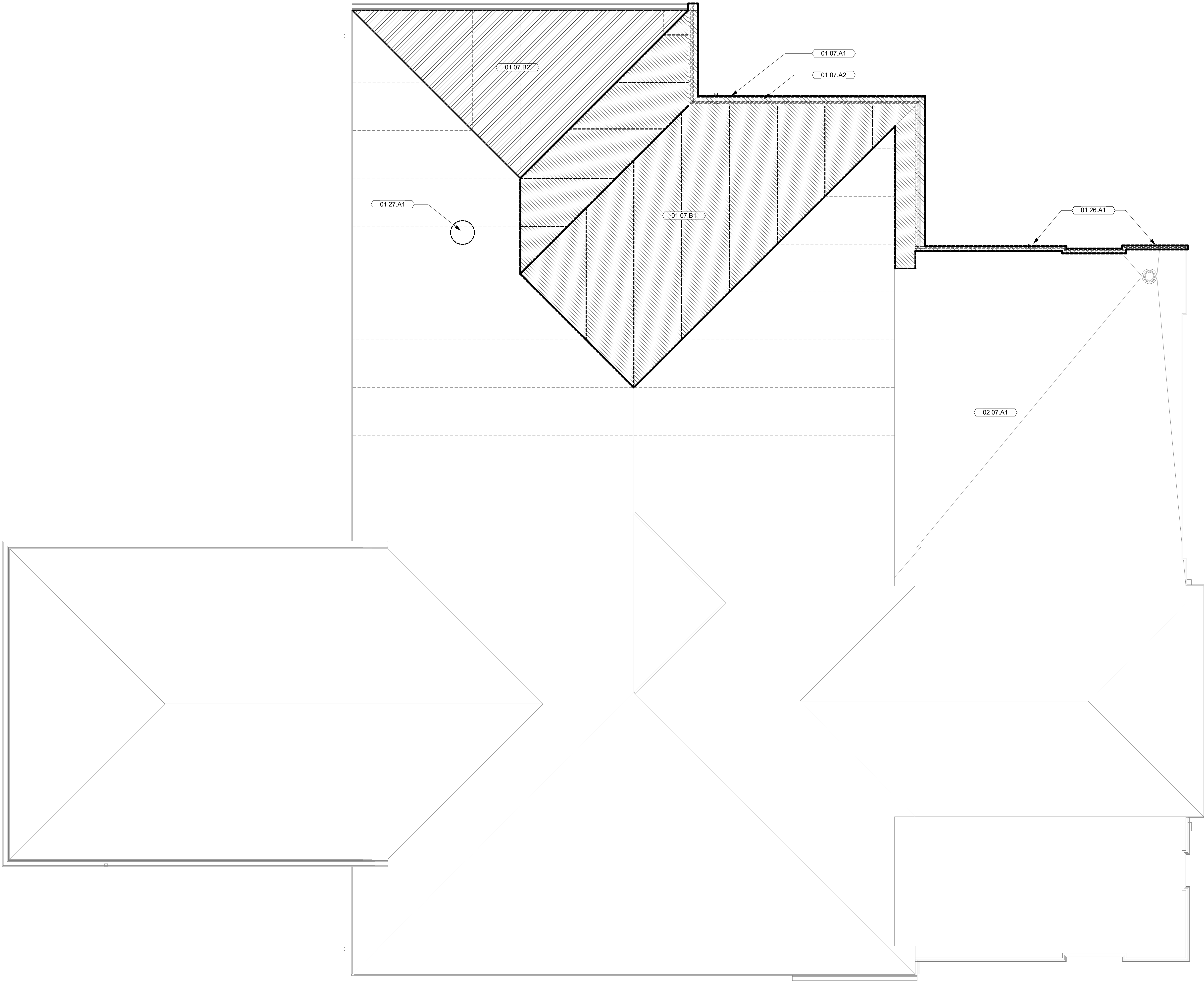
OPN Project No.
20830000

Sheet Issue Date
CONSTRUCTION DOCUMENTS
05/14/2021

Sheet Name
DEMOLITION - FLOOR PLAN

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1 ROOF PLAN - DEMOLITION
1/4" = 1'-0"

- GENERAL NOTES**
1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT, WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
 2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
 3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
 4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE.
 5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
 6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
 7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
 8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACCOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

- KEYNOTE LEGEND**
- | | |
|----------|--|
| 01 07 A1 | REMOVE EXISTING FASCIA COMPLETE |
| 01 07 A2 | REMOVE EXISTING GUTTER COMPLETE |
| 01 07 B1 | REMOVE SHINGLES AND SUBSTRATE AS REQ'D FOR NEW ROOF TIE-IN |
| 01 07 B2 | REMOVE SHINGLES ONLY - PREP FOR NEW WORK |
| 01 26 A1 | REMOVE AND SALVAGE EXIST. DEVICE FOR REPLACEMENT - SEE NEW WORK. |
| 01 27 A1 | DEMO SATELLITE DISH COMPLETE |
| 02 07 A1 | EXISTING ROOF TO REMAIN, PROTECT IN PLACE |

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Key Plan:		
Revision Description Date		
OPN Project No. 20830000		
Sheet Issue Date CONSTRUCTION DOCUMENTS 05/14/2021		
Sheet Name DEMOLITION - ROOF PLAN		
Sheet Number		

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A1 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

A7 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

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Revision

Description

Date

OPN Project No.
20830000

Sheet Issue Date
CONSTRUCTION DOCUMENTS
05/14/2021

Sheet Name
FLOOR PLANS

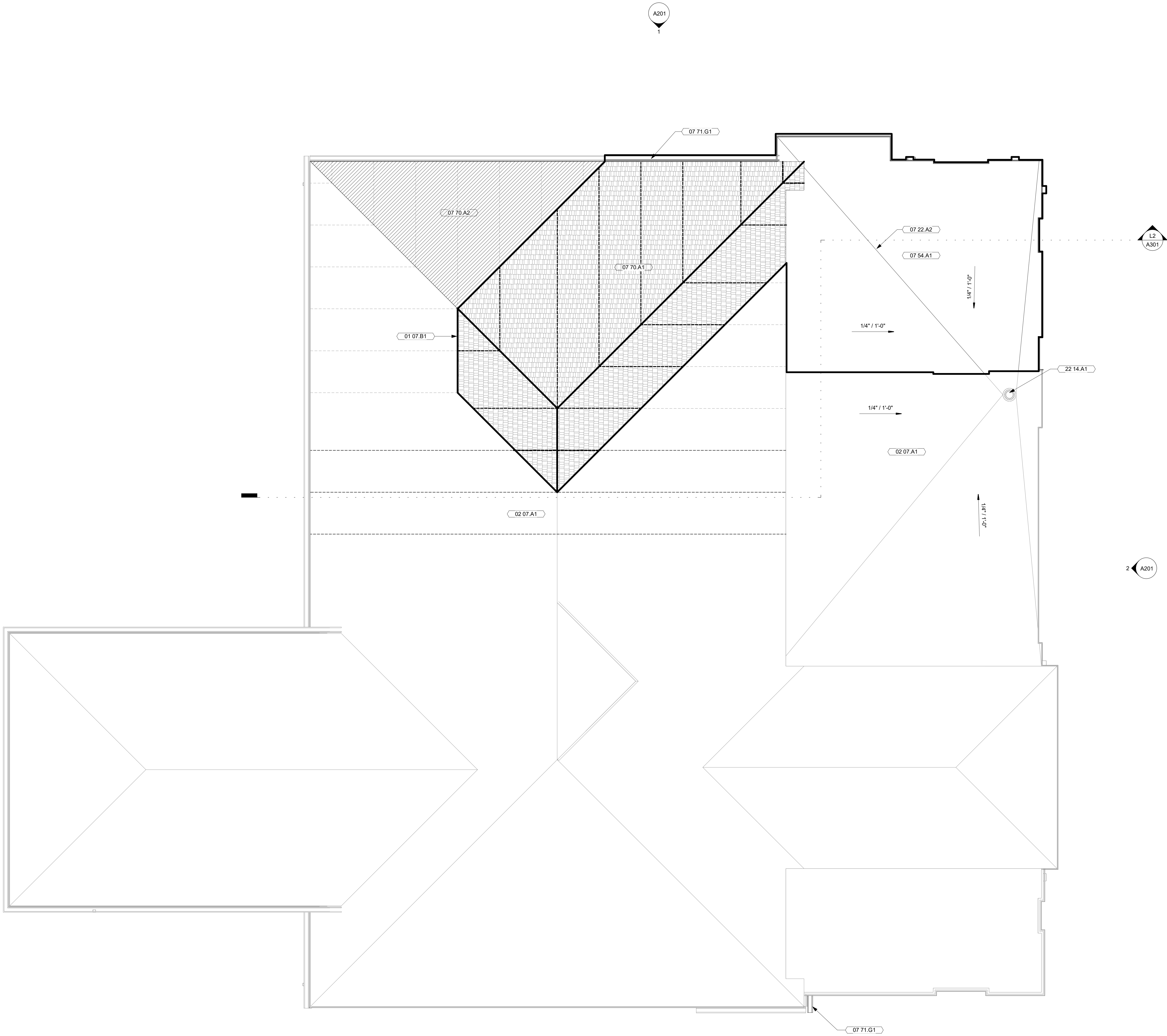
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KEYNOTE LEGEND	
02 01.A1	EXISTING STRUCTURE TO REMAIN - PROTECT IN PLACE
06 41.A1	CUSTOM WOOD VENEER BROCHURE DISPLAY AND TACK BOARD W/ 1/4" DIVIDERS
07 71.G1	CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE
07 71.G2	*STAINLESS STEEL ROOF SCUPPER
08 74.A1	2-WAY ADA DOOR OPERATOR - SEE ELEC.
10 44.A1	FIRE EXTINGUISHER CABINET - SURFACE MOUNT
10 44.A2	FIRE EXTINGUISHER CABINET - SEMI-RECESSED
22 42.E2	NEW WATER HEATER - SEE MECH.
23 00.A1	ELECTRICAL FLOOR BOX - SEE ELEC.
26 00.A2	RELOCATED SALVAGED TV MONITOR - PROVIDE BLOCKING AS REQ'D
27 40.A1	NOT IN CONTRACT
N.I.C.	NOT IN CONTRACT

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A1 SITE PLAN - NEW
1/4" = 1'-0"



- GENERAL NOTES**
1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTY SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
 2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
 3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
 4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE.
 5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
 6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
 7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
 8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

- KEYNOTE LEGEND**
- | | |
|----------|---|
| 01 07.B1 | REMOVE SHINGLES AND SUBSTRATE AS REQD FOR NEW ROOF TIE-IN |
| 02 07.A1 | EXISTING ROOF TO REMAIN, PROTECT IN PLACE |
| 07 22.A2 | TAPERED ROOF INSULATION, SLOPE TO ROOF DRAIN |
| 07 54.A1 | NEW ROOF MEMBRANE - LAPWELD AT EXIST. AS REQD |
| 07 70.A1 | NEW SHINGLED ROOF: PLYWOOD, AND ICE/WATER DAM TO MATCH EXIST. |
| 07 70.A2 | NEW SHINGLES AND ICE/WATER DAM - SHEATHING TO REMAIN IN PLACE |
| 07 71.G1 | CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE |
| 22 14.A1 | EXIST. ROOF DRAIN - SEE MECHANICAL |

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A1 RCP - LEVEL ONE
1/4" = 1'-0"

- GENERAL NOTES**
1. CEILINGS ARE TYPE A AND INSTALLED TO MATCH EXISTING ELEVATION (8'-2") UNLESS NOTED OTHERWISE.
 2. CEILING-MOUNTED FIXTURES, SPRINKLERS AND EQUIPMENT SHALL BE CENTERED IN CEILING PANELS OR GYPSUM BOARD SOFFITS AND EQUALLY SPACED UNLESS NOTED OTHERWISE.
 3. CENTER CEILING GRID IN ROOMS AS SHOWN UNLESS NOTED OTHERWISE.
 4. CONCEALED SPRINKLER HEAD COVERS SHALL BE PAINTED BY MANUFACTURER TO MATCH ADJACENT SOFFIT/ACP UNLESS NOTED OTHERWISE.
 5. COORDINATE LOCATIONS OF EXIT LIGHTS AND EMERGENCY LIGHTS SHOWN ON ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY, VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.
 6. CEILING FIXTURE DIMENSIONS ARE TAKEN FROM CENTERLINE OF FIXTURE UNLESS NOTED OTHERWISE.
 7. REFER TO ARCHITECTURAL DRAWINGS (ELEVATIONS & REFLECTED CEILING PLANS) FOR ALL MECHANICAL AND ELECTRICAL DEVICE AND FIXTURE LOCATIONS & MOUNTING HEIGHTS. IF NOT CLEARLY SPECIFIED, CONTACT ARCHITECT FOR FURTHER CLARIFICATION. MECHANICAL & ELECTRICAL DRAWINGS ARE FOR FIXTURE TYPE REFERENCE ONLY.
 8. PAINT ALL EXPOSED STRUCTURE, DECK, DUCTWORK, CONDUIT, ETC. IN AREAS NOTED TO BE OPEN TO STRUCTURE UNLESS NOTED OTHERWISE. PAINTING OF EXPOSED STRUCTURE TO BE DONE AFTER ALL UTILITIES ARE INSTALLED.
- KEYNOTE LEGEND**
- | | |
|----------|--|
| 07 71 G1 | CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE |
| 12 24 A2 | LOUVER BLINDS - MATCH EXISTING COLOR AND FINISH |
| 22 42 E2 | NEW WATER HEATER - SEE MECH. |
| 26 51 A1 | REPLACE SALVAGED LIGHT FIXTURE - SEE ELECTRICAL |
| 26 53 A1 | REPLACE SALVAGED EXIT SIGN - SEE ELEC. |
| 27 40 C1 | REPLACE SALVAGED SPEAKERS - SEE ELEC. |
| 28 00 A1 | REPLACE SALVAGED CAMERA - SEE ELEC. |
| N.I.C. | NOT IN CONTRACT |
- CEILING LEGEND**
- DASHED LINE DENOTES LOCATIONS OF ACOUSTIC PARTITIONS TO RECEIVE ACOUSTICAL BATT INSULATION AND SOUND SEALANT AT PERIMETER AND PENETRATIONS. REFER TO FLOOR PLANS FOR WALL TYPES.
- | | |
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| | ACCESS PANEL |
| | RECTANGULAR FIXTURE |
| | LINEAR FIXTURE |
| | DOWN LIGHTS |
| | CEILING & WALL MOUNT EXIT SIGNS |
| | HVAC SUPPLY DIFFUSER |
| | HVAC RETURN DIFFUSER |
| | HVAC EXHAUST DIFFUSER |
| | HVAC SLOT DIFFUSER |
| | HVAC ROUND DIFFUSER |
| | SMOKE DETECTOR |
| | CEILING & WALL MOUNT CAMERA |
| | LOUVER BLINDS - MATCH EXISTING COLOR AND FINISH |

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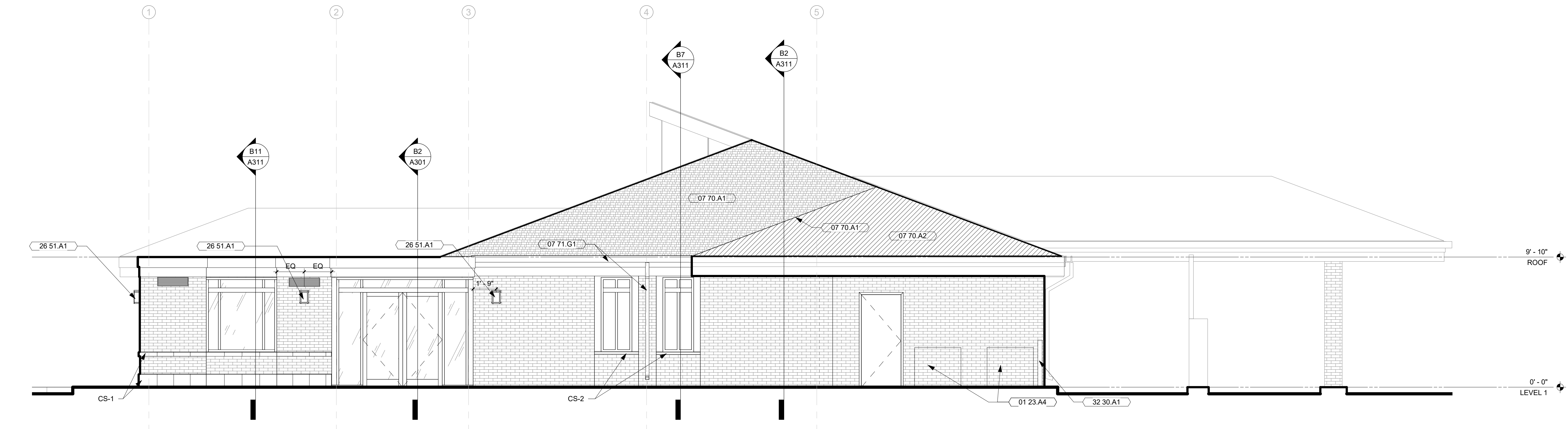
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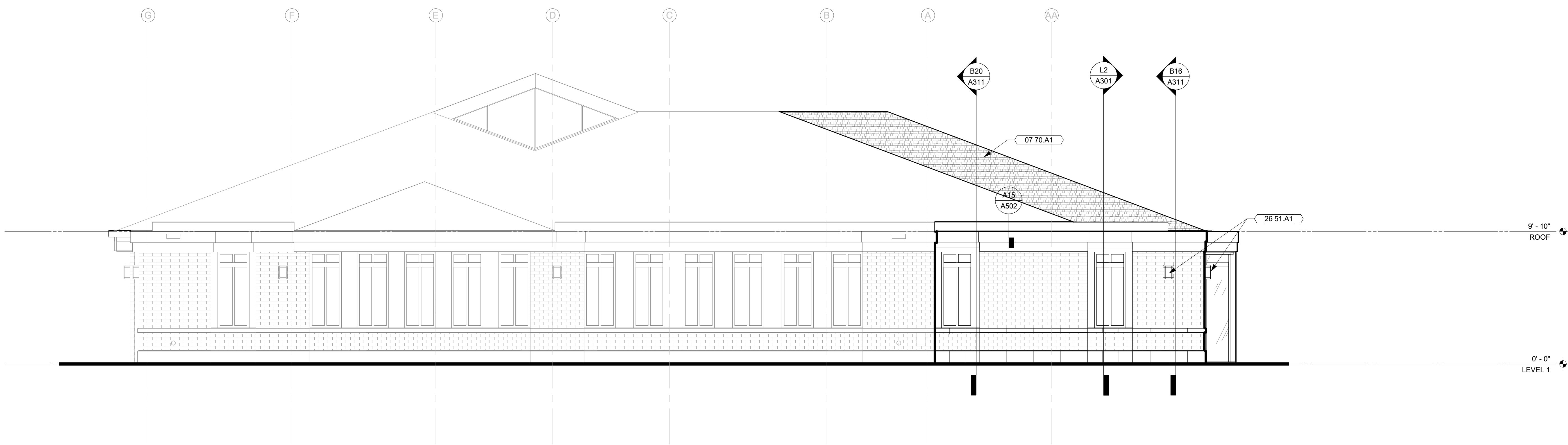
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A121



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

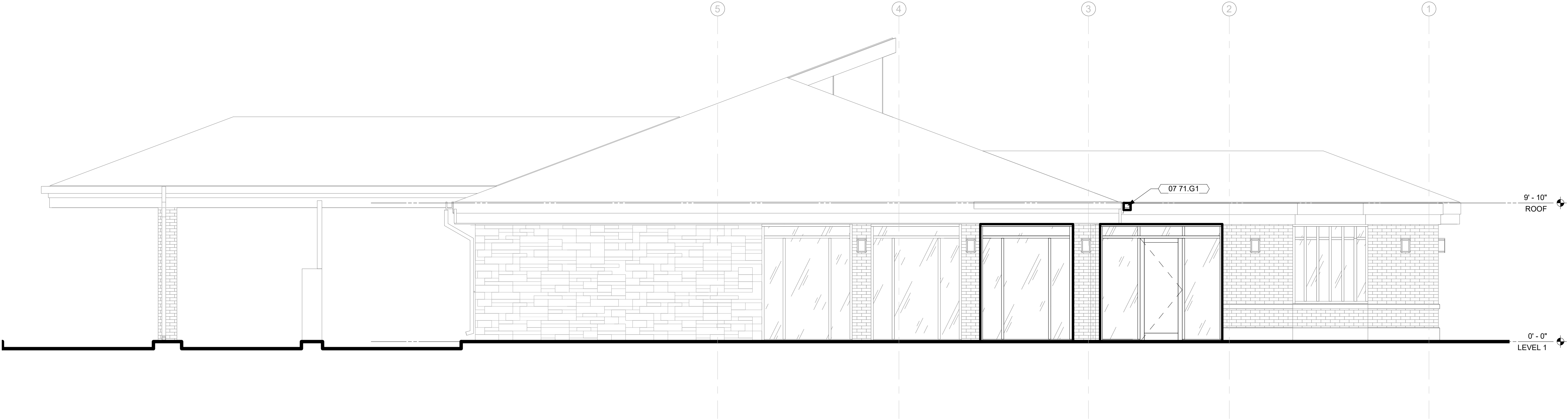


2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

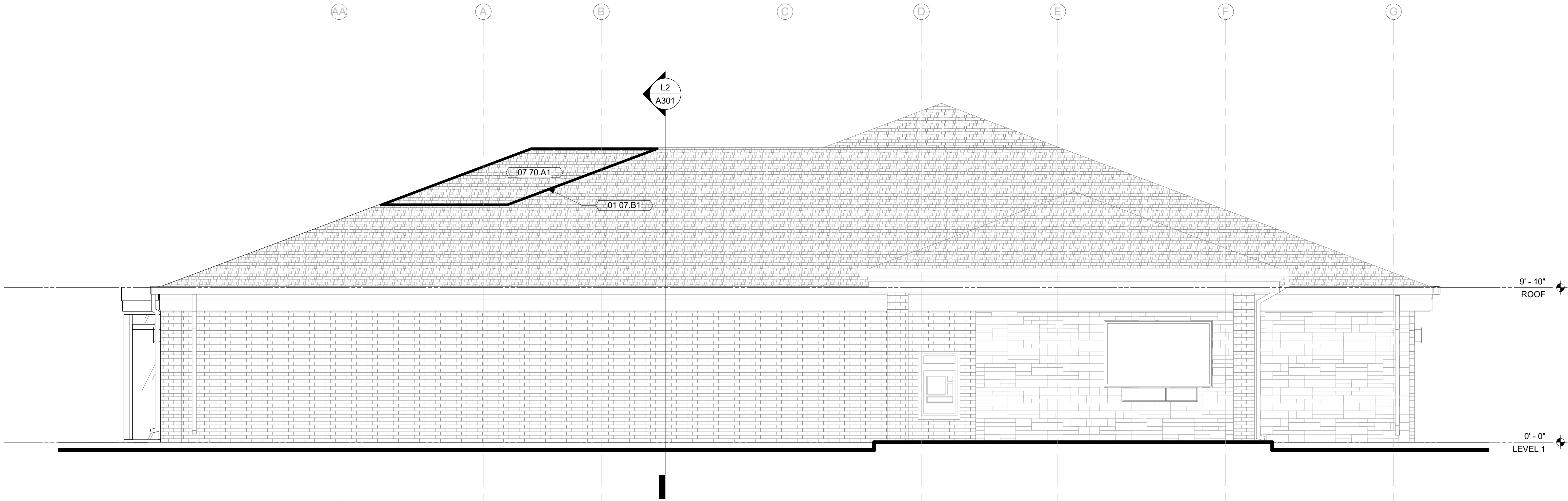
KEYNOTE LEGEND	
01 23.A4	RELOCATE EXIST. CONDENSING UNIT AS REQ'D FOR NEW DOOR - SEE PLANS
07 70.A1	NEW SHINGLED ROOF, PLYWOOD, AND ICE/WATER DAM TO MATCH EXIST.
07 70.A2	NEW SHINGLES AND ICE/WATER DAM - SHEATHING TO REMAIN IN PLACE
07 71.G1	CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE
26 51.A1	REPLACE SALVAGED LIGHT FIXTURE - SEE ELECTRICAL
32 30.A1	NEW MECHANICAL SCREENING TO MATCH TRASH ENCLOSURE

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L1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



C1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



KEYNOTE LEGEND	
01 07.B1	REMOVE SHINGLES AND SUBSTRATE AS REQ'D FOR NEW ROOF TIE-IN
07 70.A1	NEW SHINGLED ROOF, PLYWOOD, AND ICE/WATER DAM TO MATCH EXIST.
07 71.G1	CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE



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Key Plan

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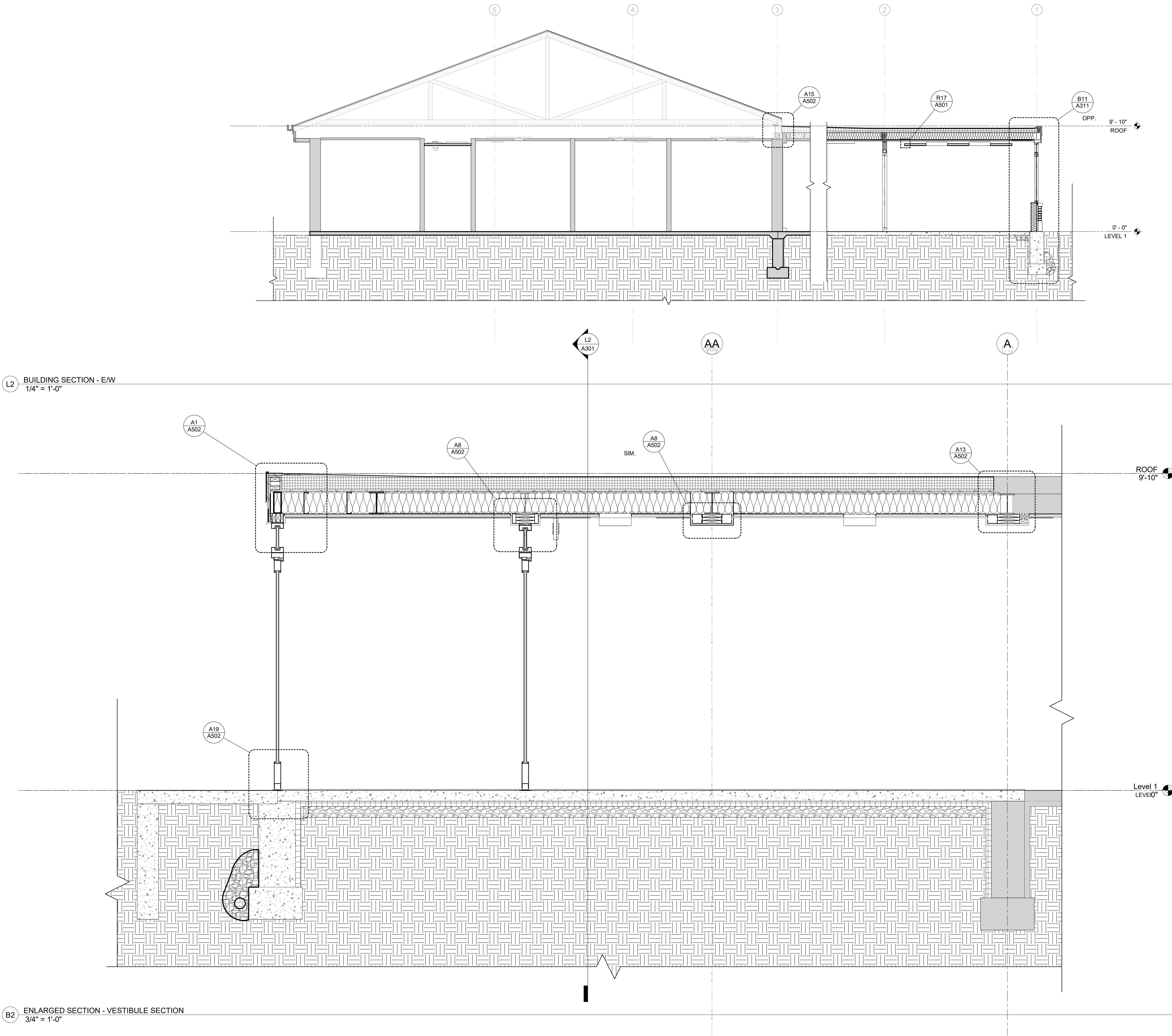
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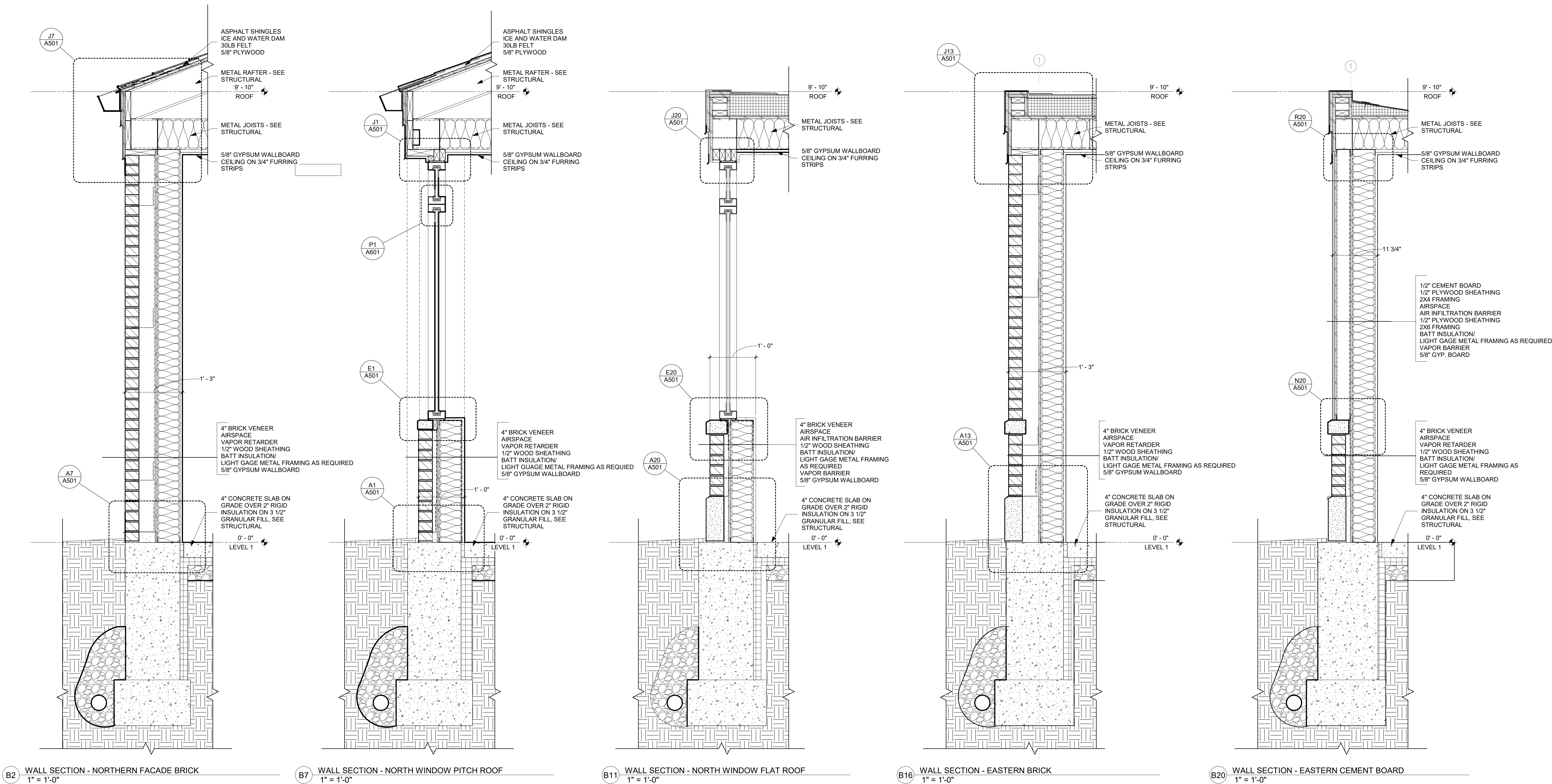
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INTERIOR ELEVATIONS

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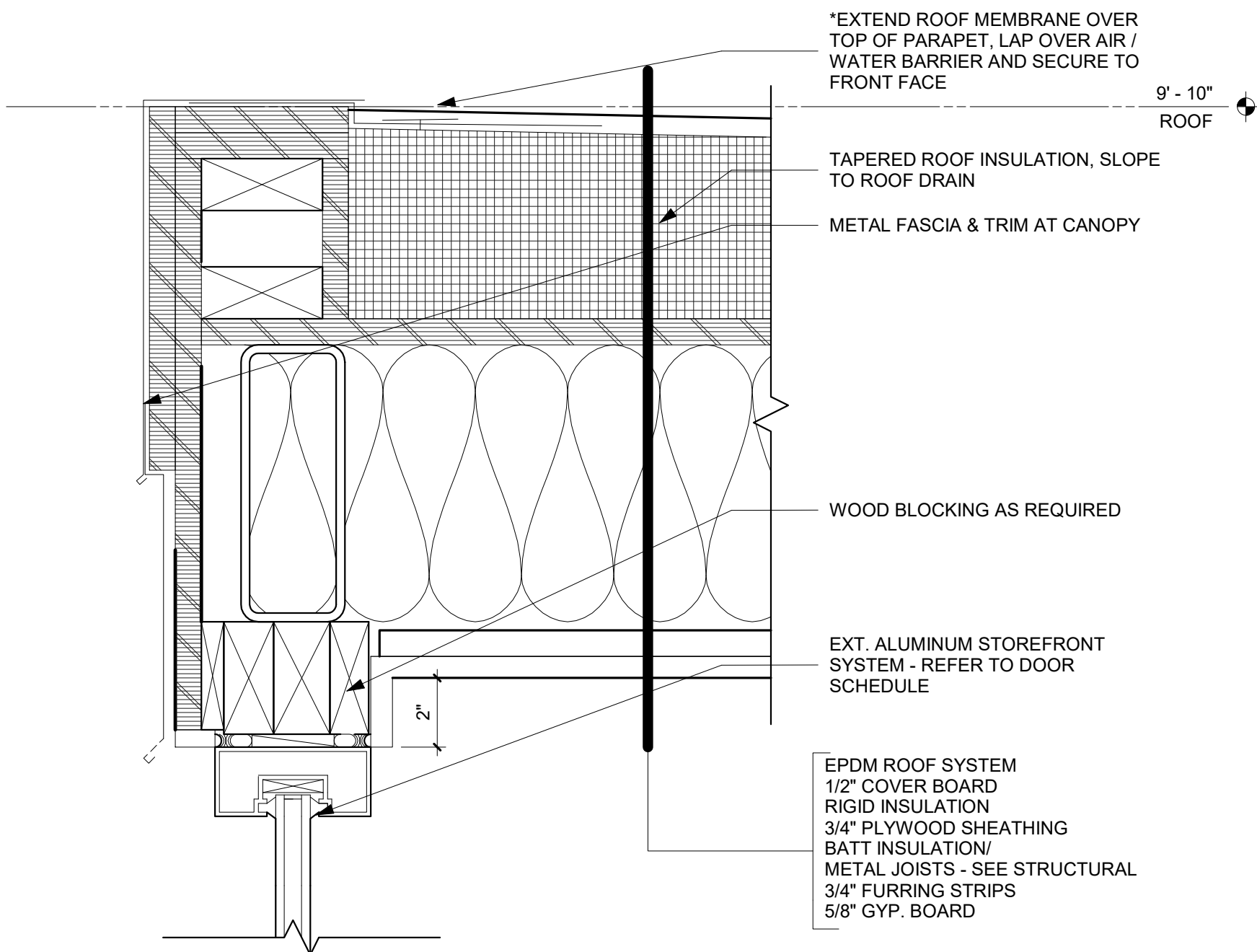
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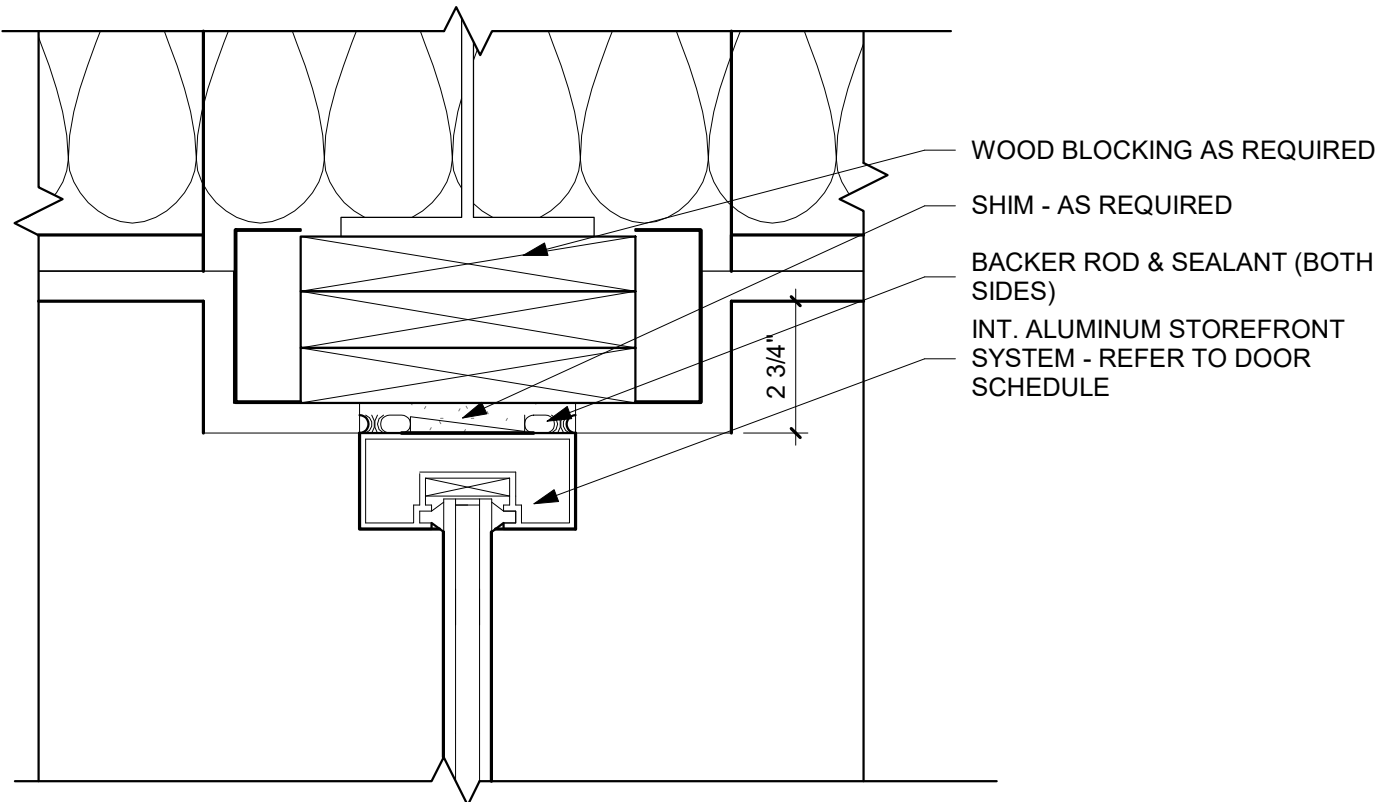




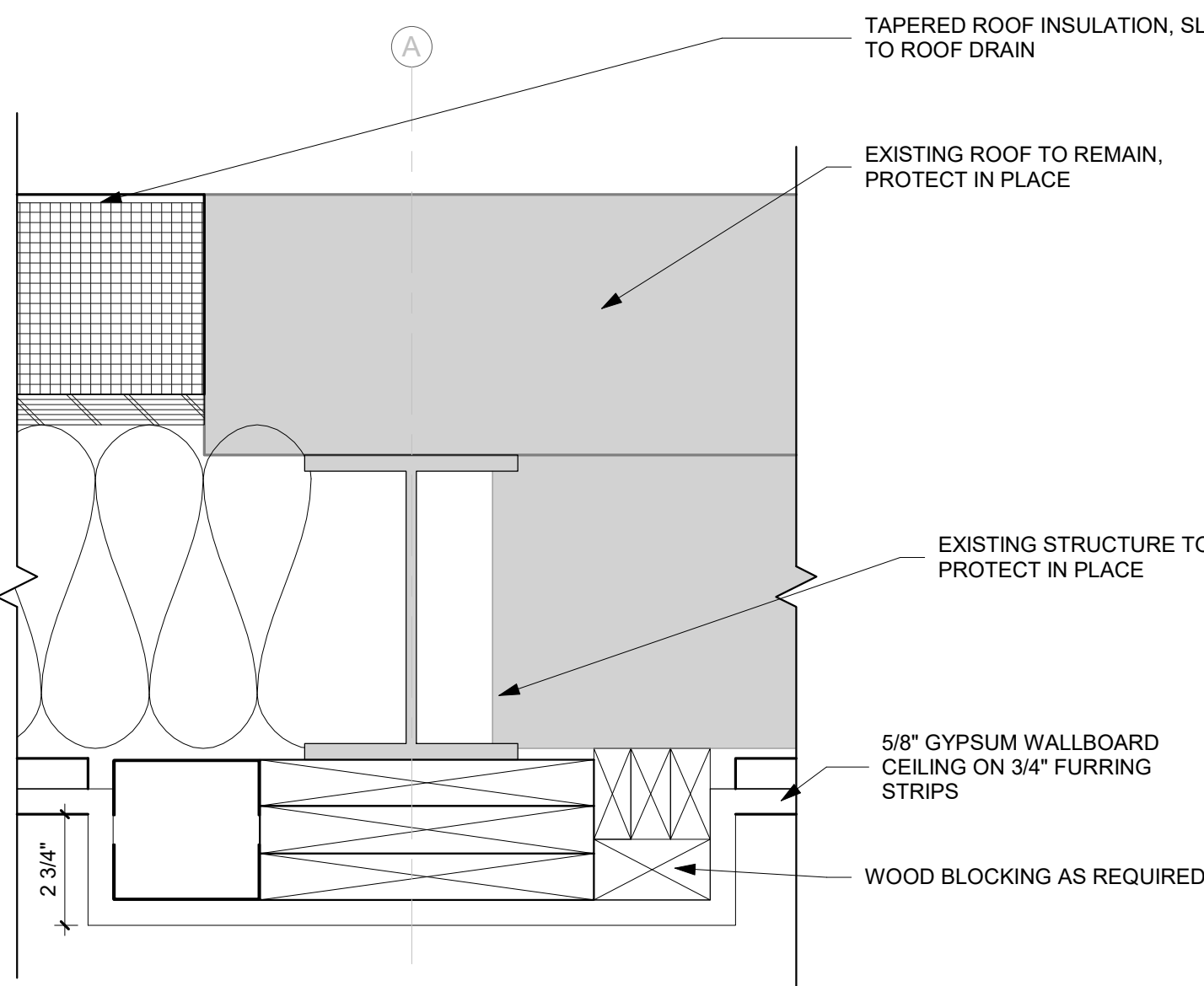
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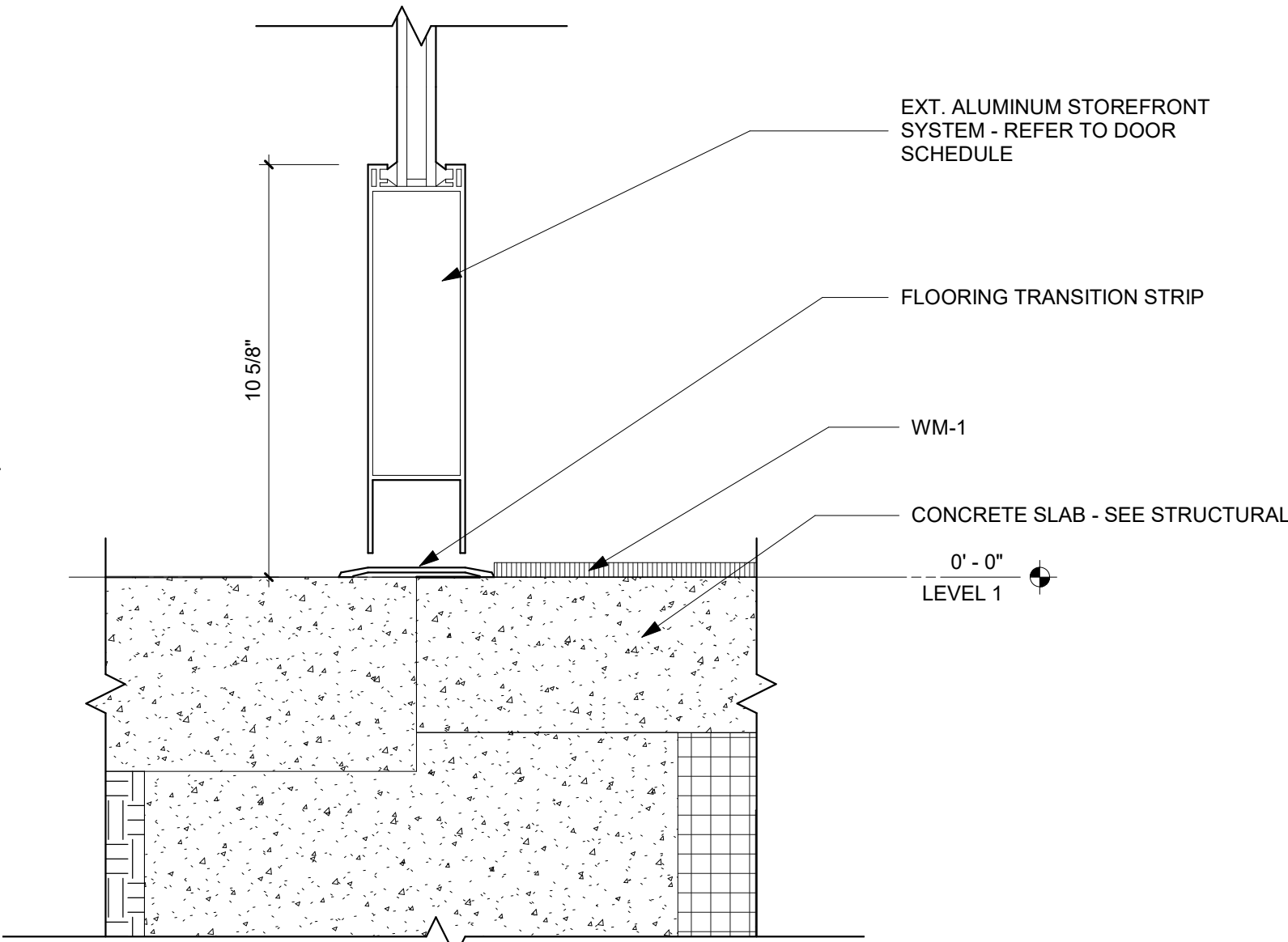
A1 SECTION DETAIL - VESTIBULE HEADER
3" = 1'-0"



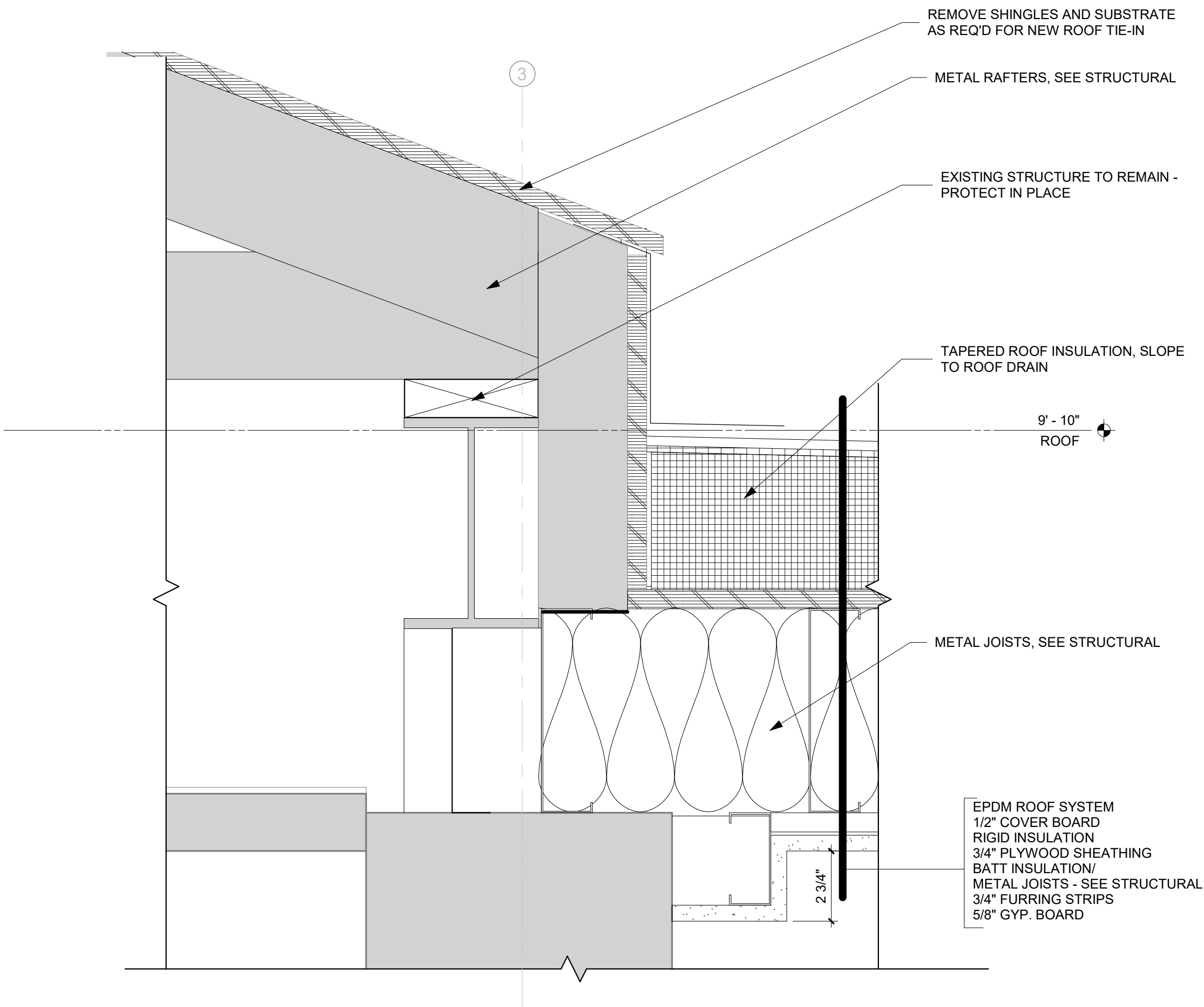
A8 SECTION DETAIL - SOUTH VESTIBULE HEAD
3" = 1'-0"



A13 SECTION DETAIL - EXISTING NEW ROOF CONNECTION
3" = 1'-0"



A19 SECTION DETAIL - VESTIBULE DOOR SILL
3" = 1'-0"



A15 SECTION DETAIL - PITCH ROOF TO FLAT ROOF
3" = 1'-0"

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100 NE Jacob St
Grimes, IA 50111

Project

City State Bank - Grimes Addition
100 NE Jacob St
Grimes, IA 50111

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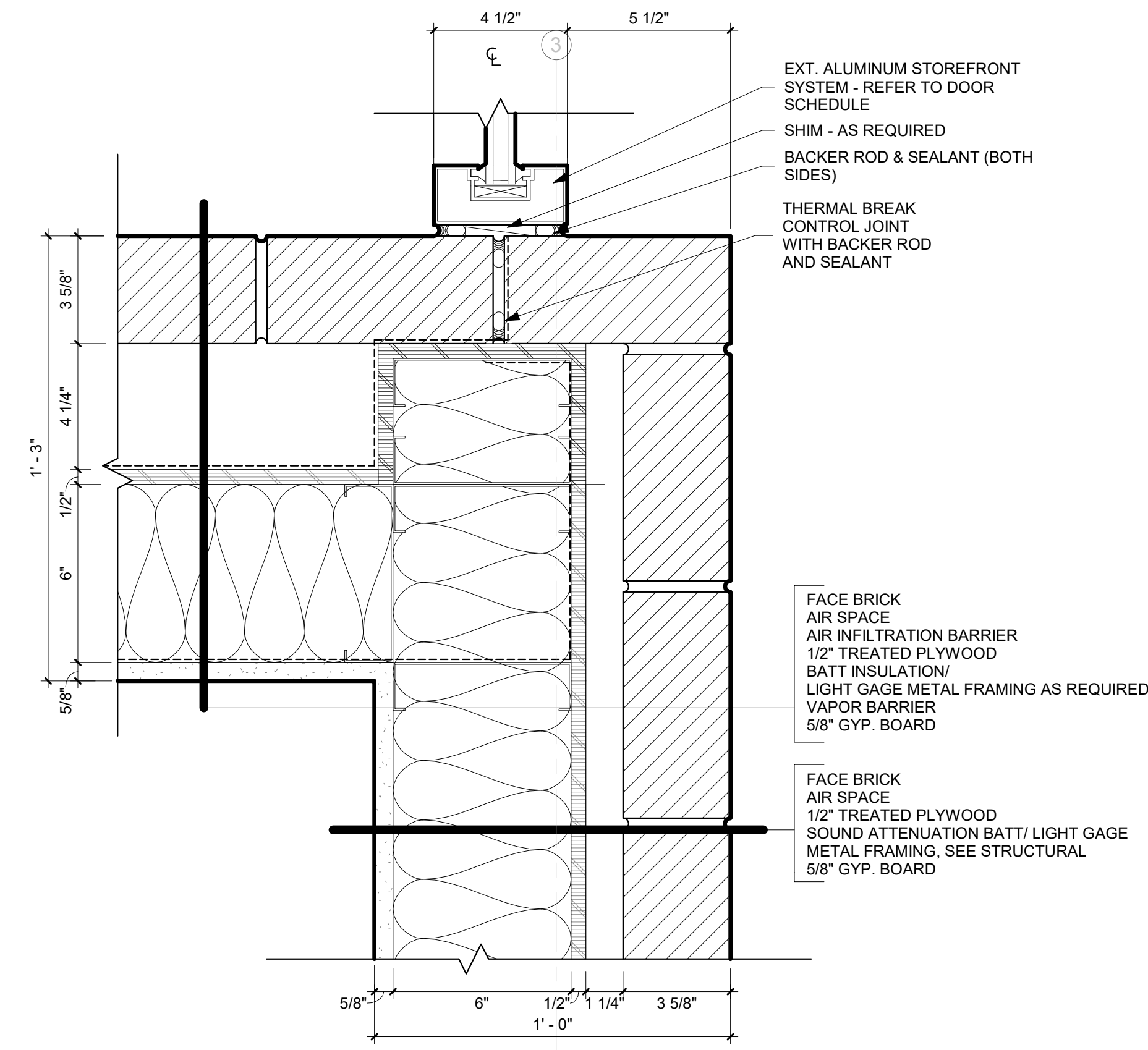
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P. 515-288-5783

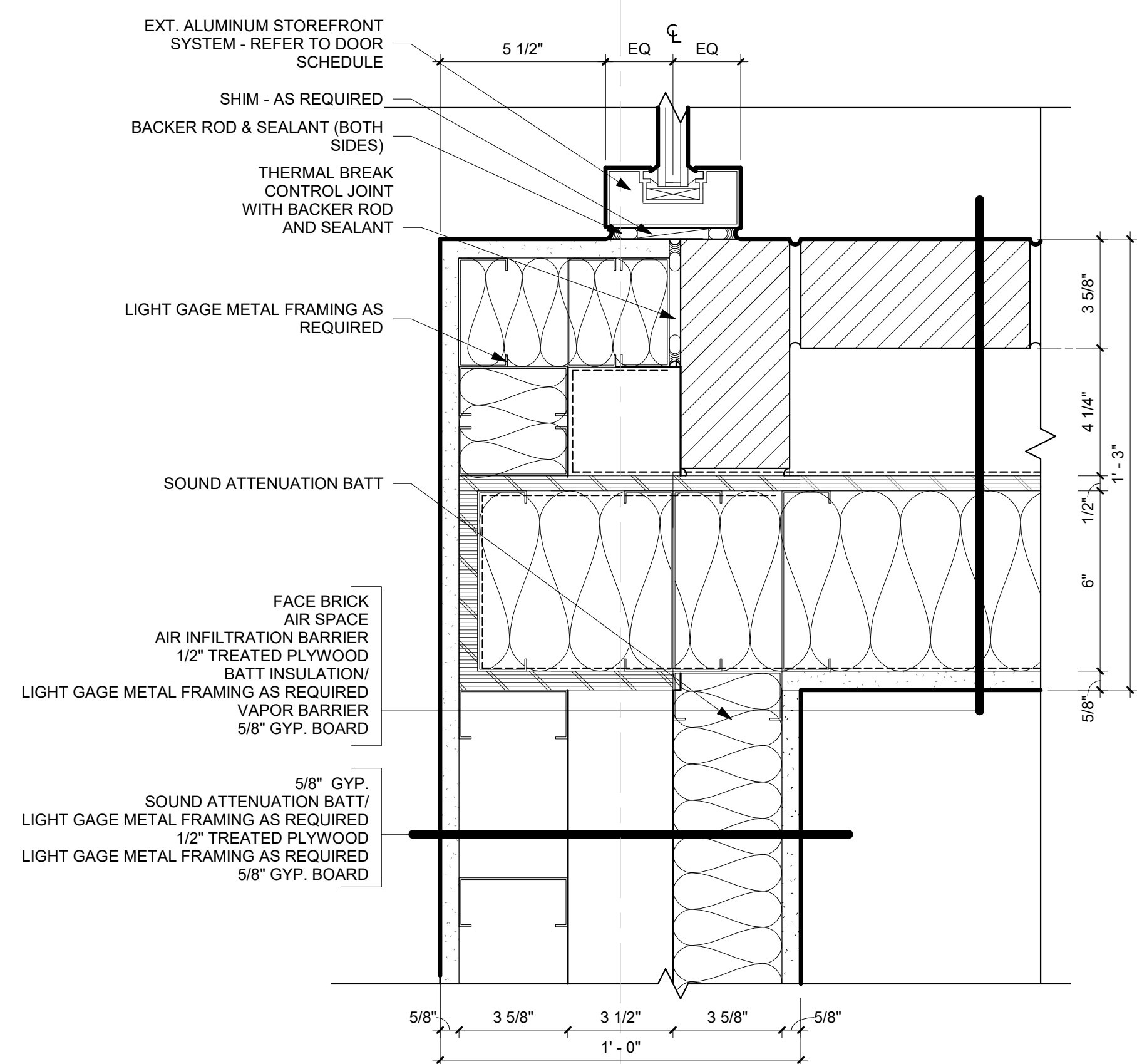
Key Plan		
Revision Description Date		
OPN Project No. 20830000		
Sheet Issue Date	CONSTRUCTION DOCUMENTS	05/14/2021
Sheet Name		
SECTION DETAILS		
Sheet Number		

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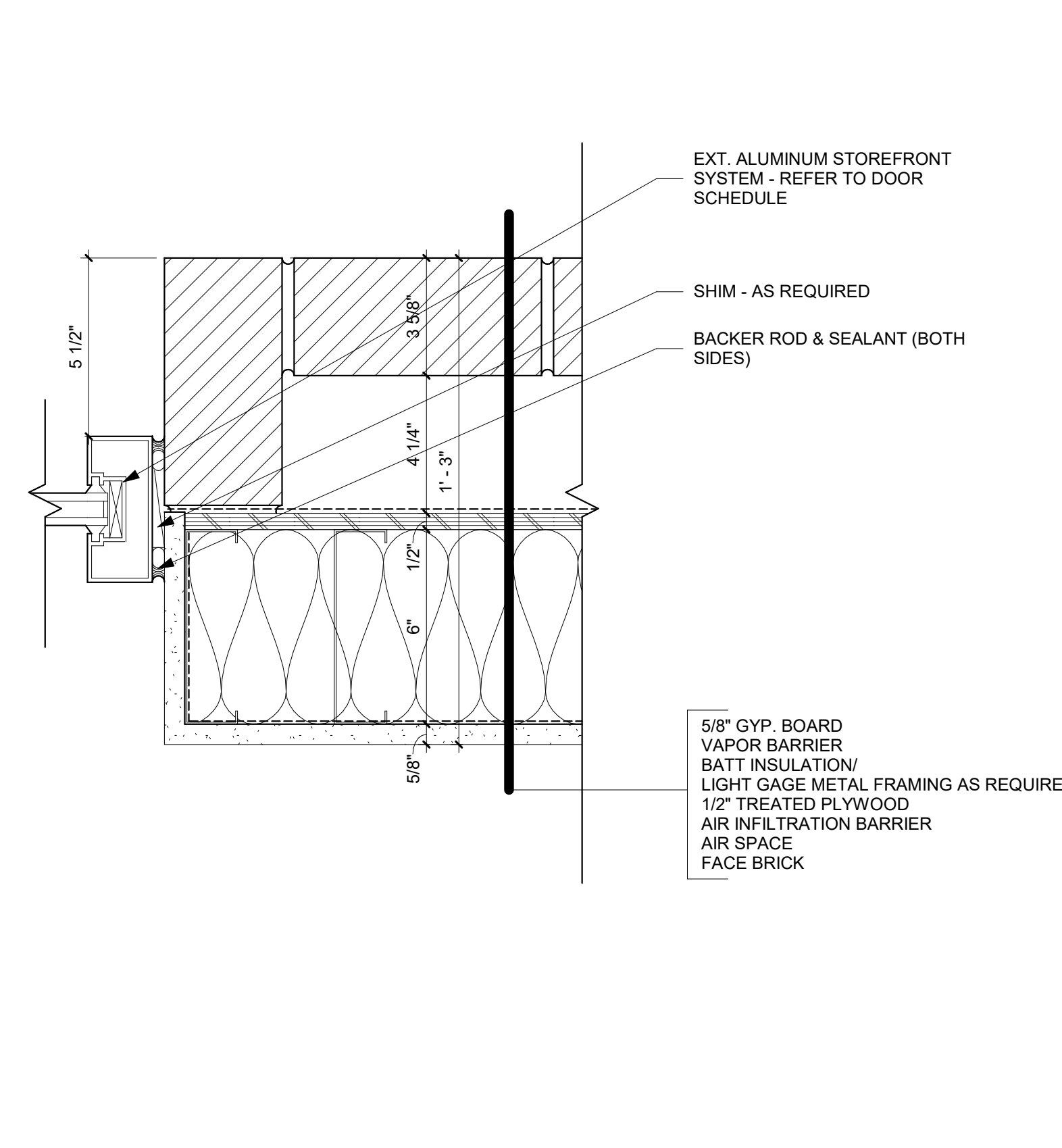
A502



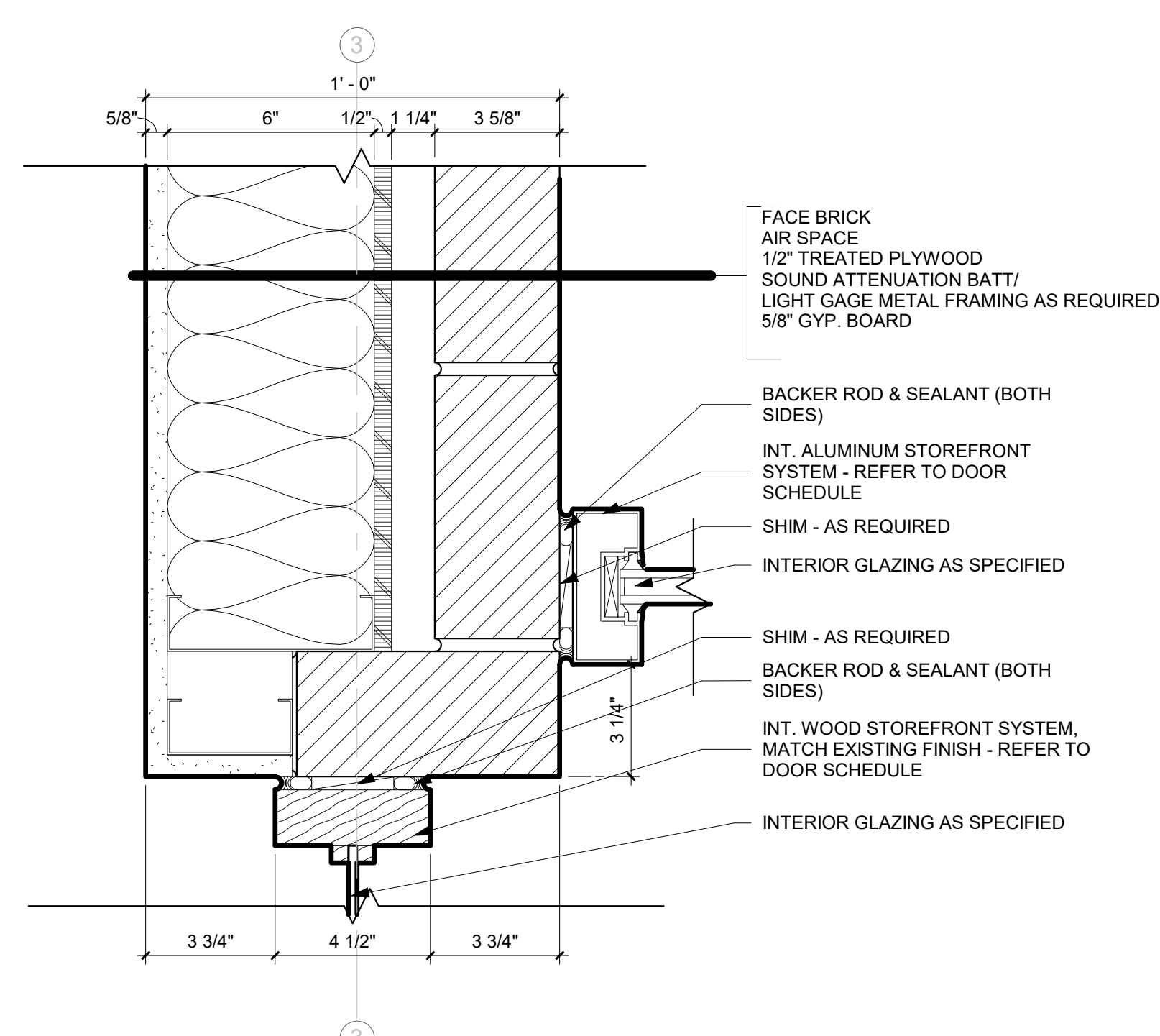
N1 PLAN DETAIL - ENTRANCE BRICK CORNER
3" = 1'-0"



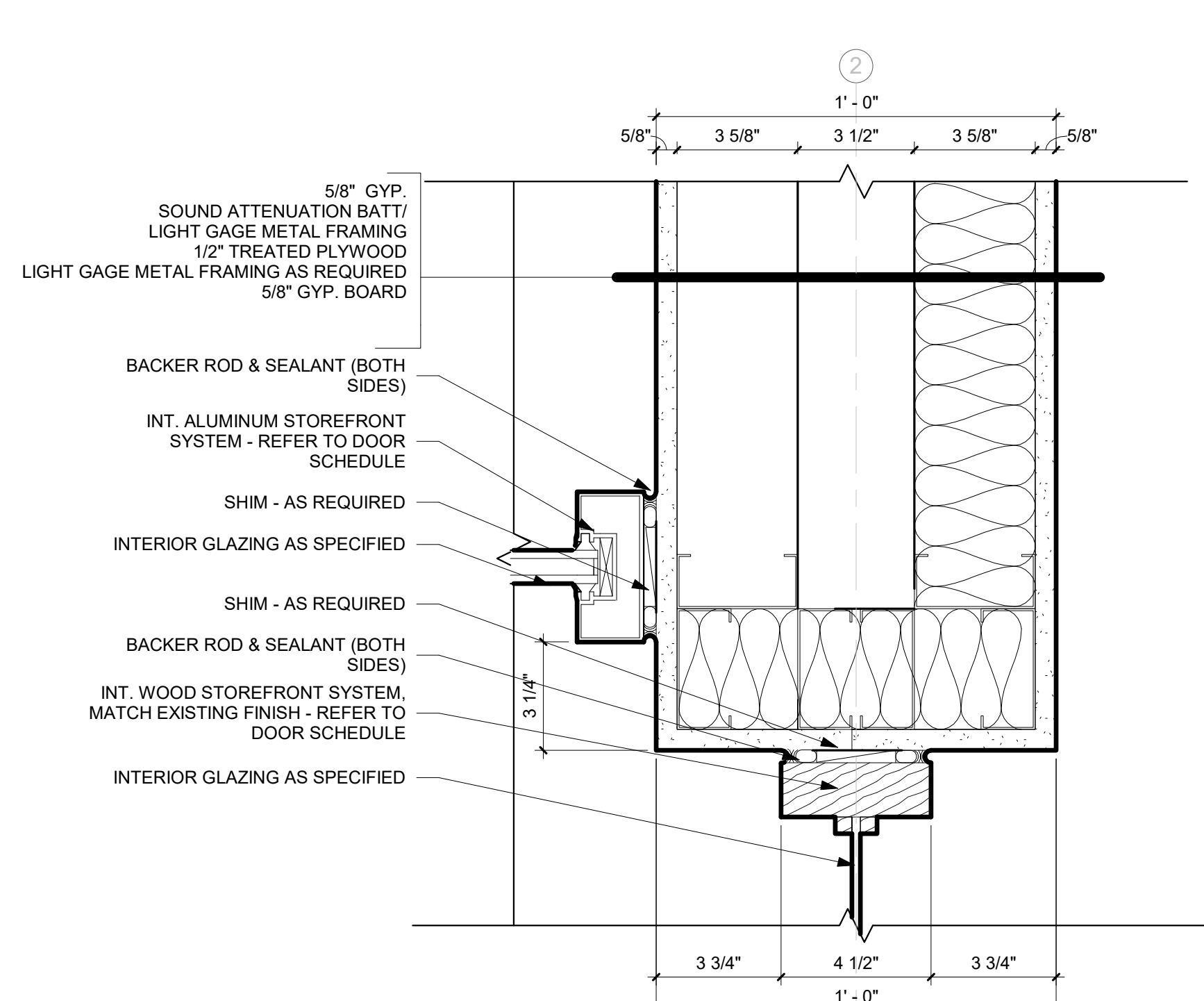
N10 PLAN DETAIL - VESTIBULE GYP CORNER
3" = 1'-0"



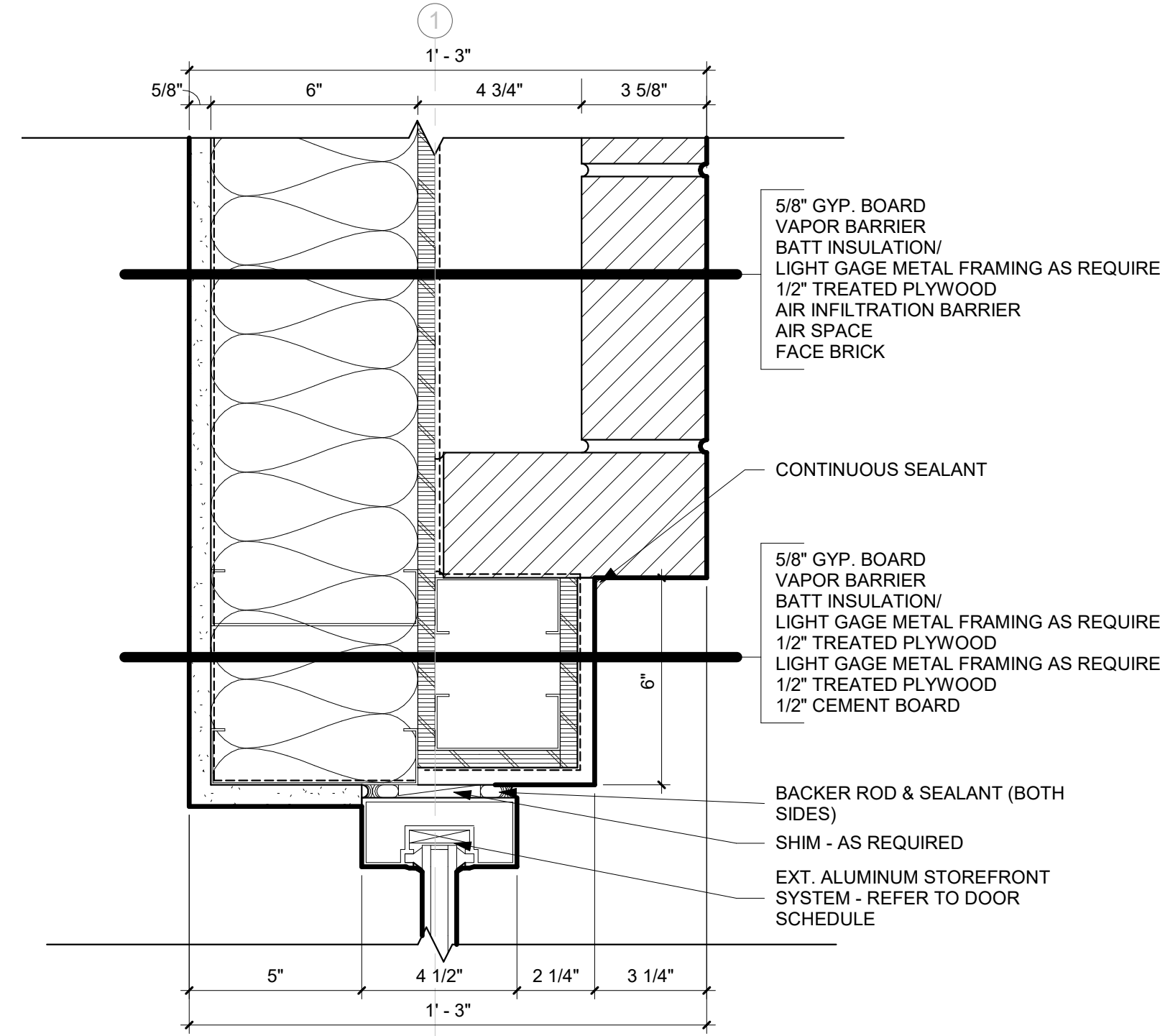
N18 PLAN DETAIL - BRICK WINDOW
3" = 1'-0"



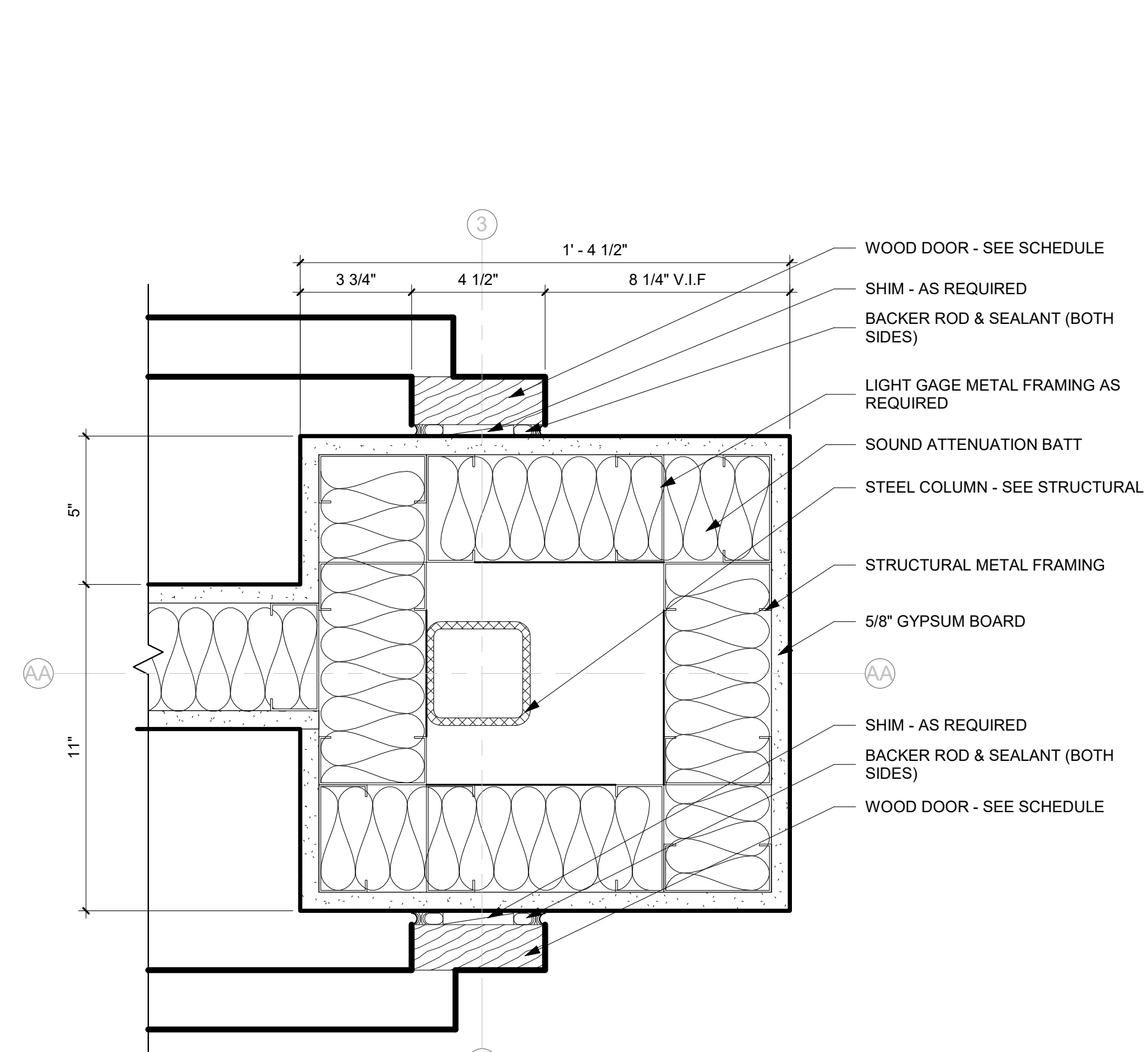
G1 PLAN DETAIL - BRICK TERMINATION ENTRANCE
3" = 1'-0"



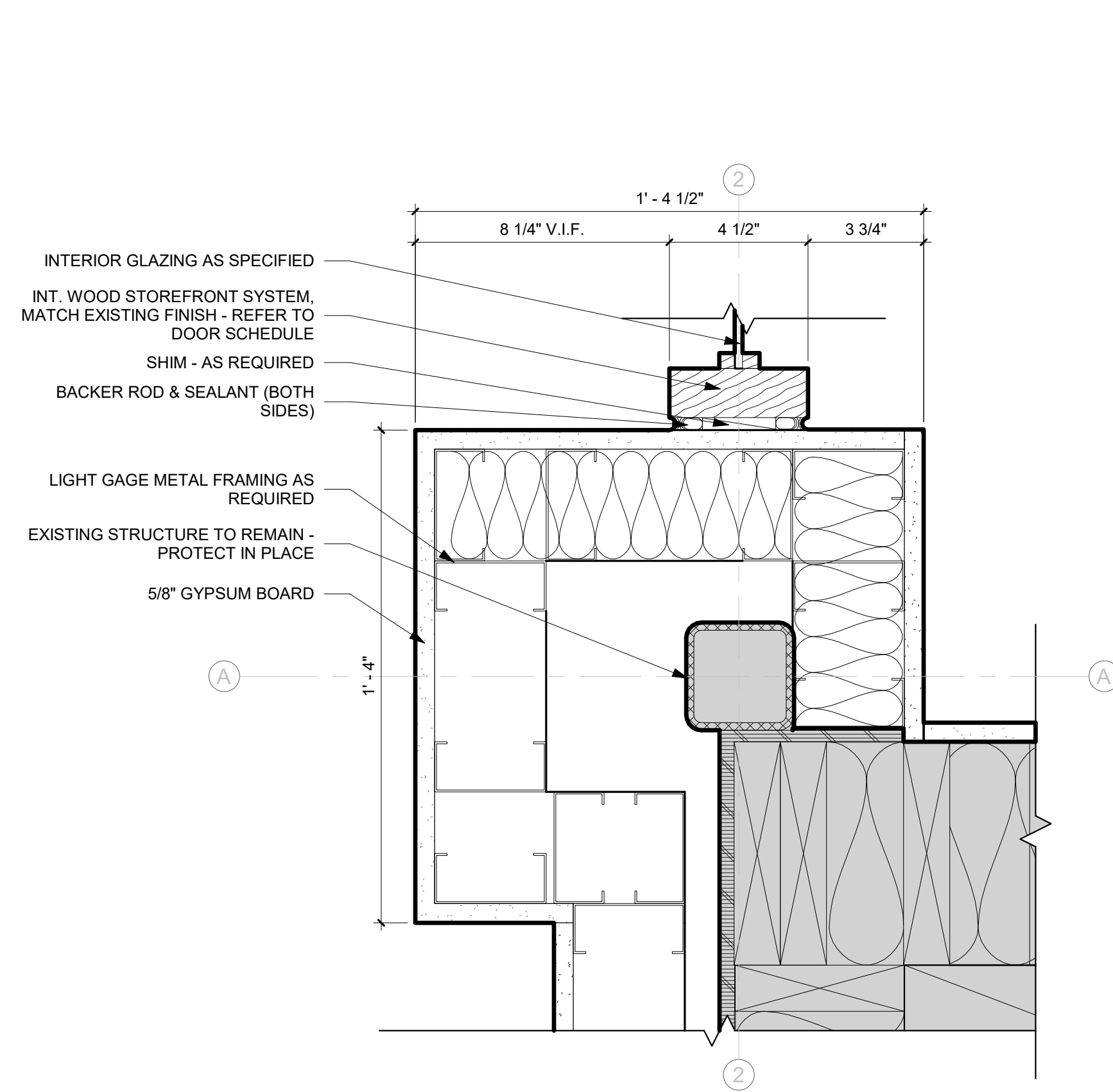
G10 PLAN DETAIL - VESTIBULE GYPSUM END
3" = 1'-0"



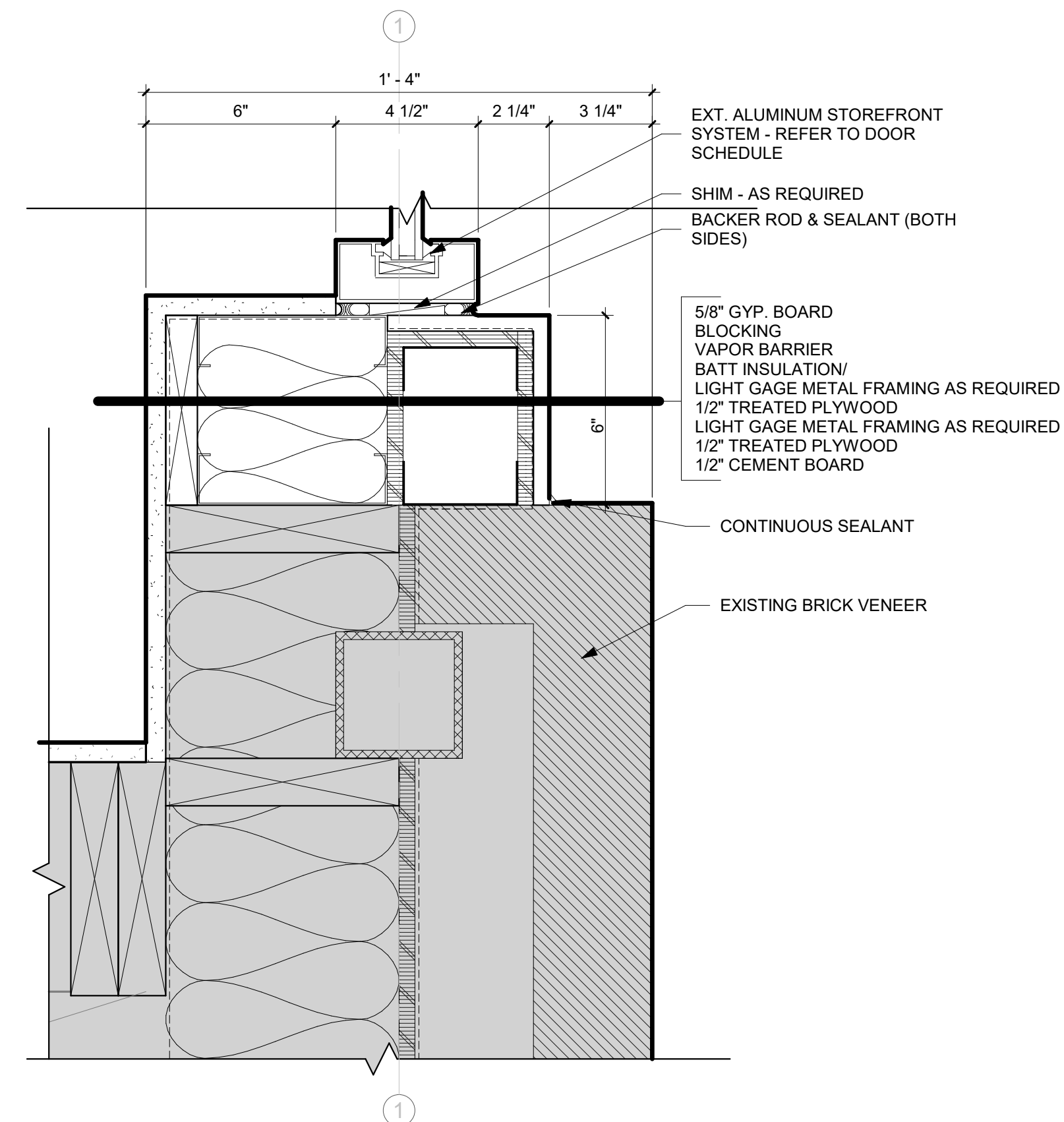
G18 PLAN DETAIL - CEMENT WINDOW WRAP
3" = 1'-0"



A1 PLAN DETAIL - GYPSUM COLUMN
3" = 1'-0"



A10 PLAN DETAIL - COLUMN HVAC DETAIL
3" = 1'-0"



A18 PLAN DETAIL - EXTERIOR BRICK CEMENT BOARD DETAIL
3" = 1'-0"

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Key Plan

Revision Description Date

OPN Project No.
20830000

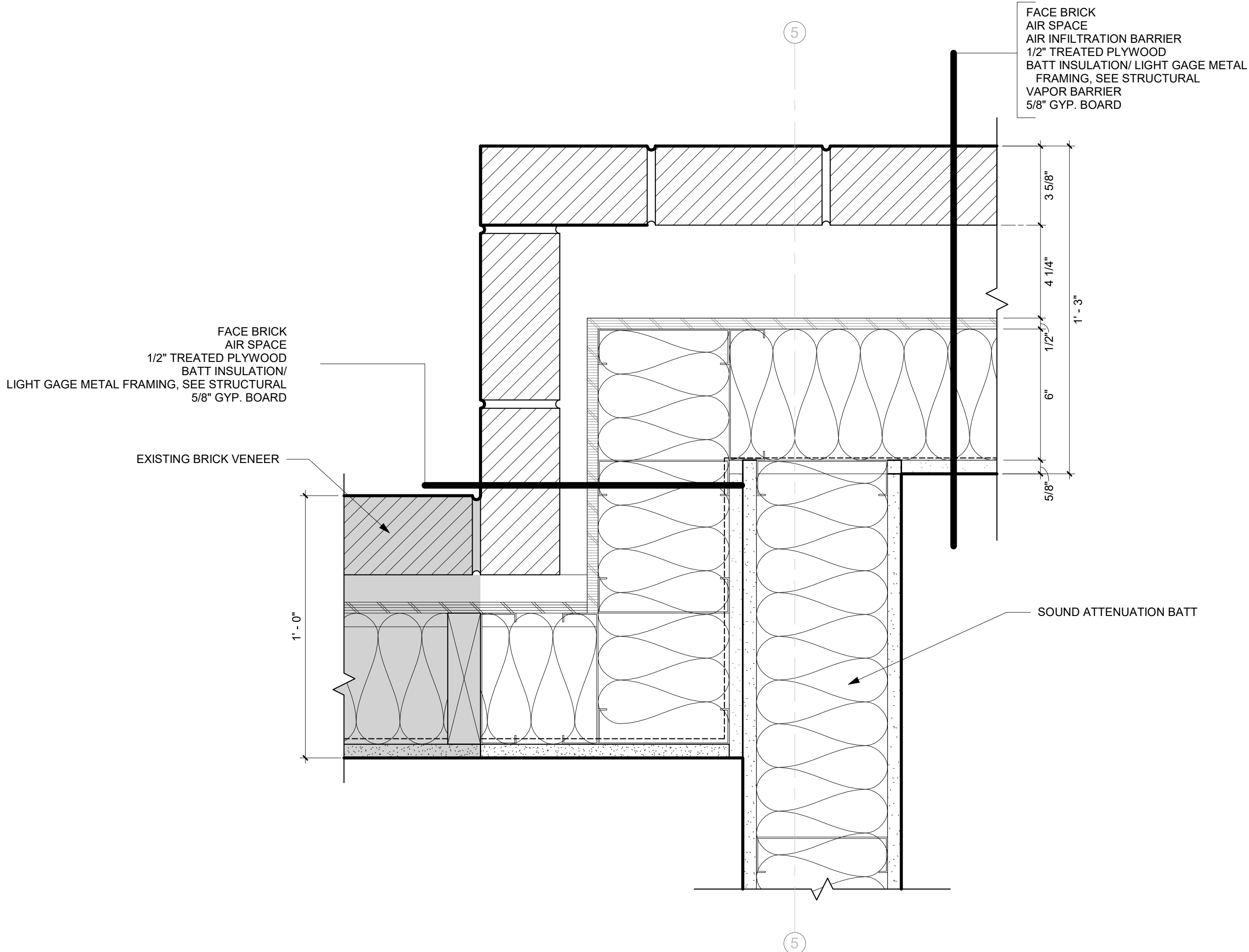
Sheet Issue Date
CONSTRUCTION DOCUMENTS
05/14/2021

Sheet Name
PLAN DETAILS

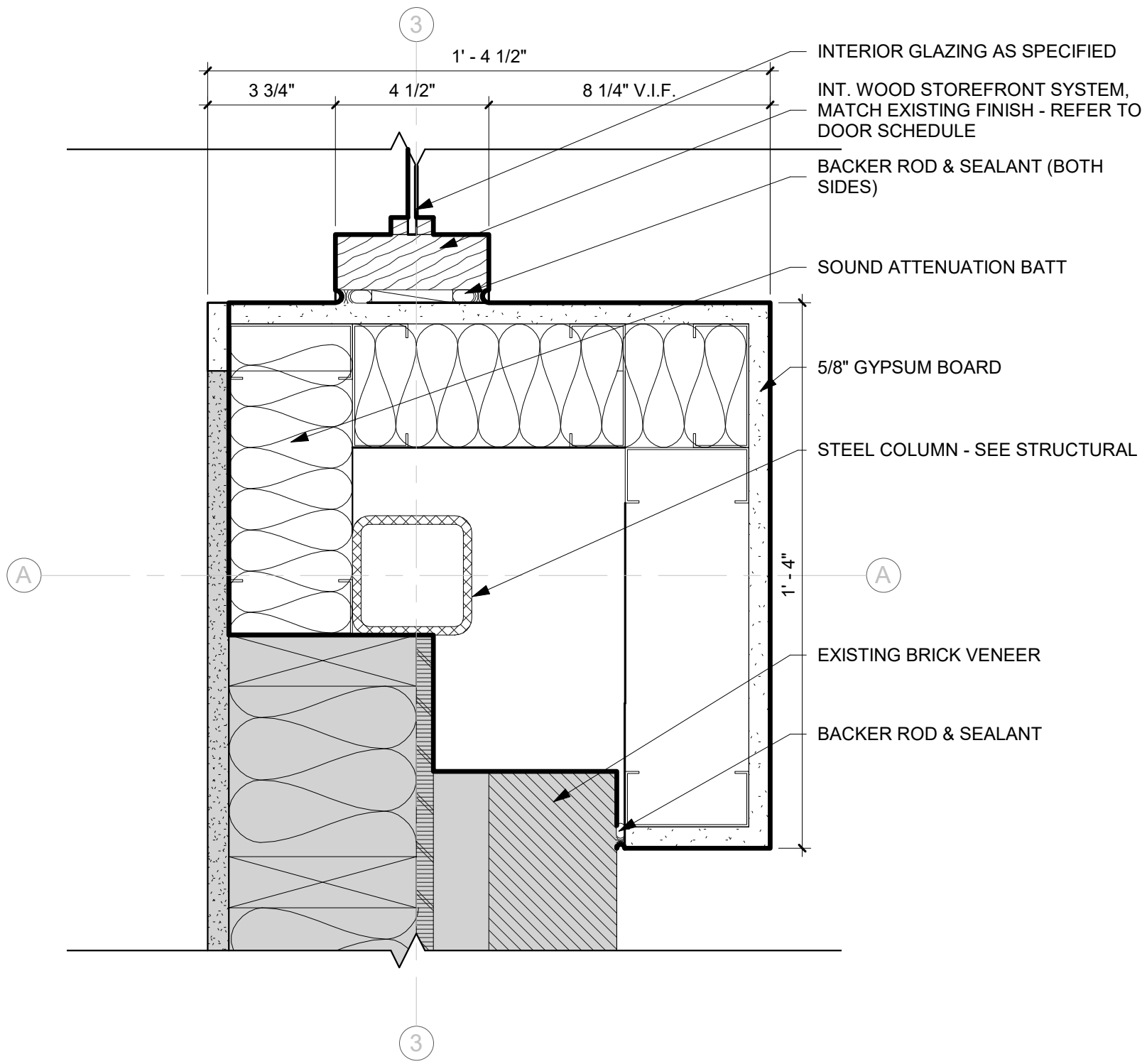
Sheet Number

A551

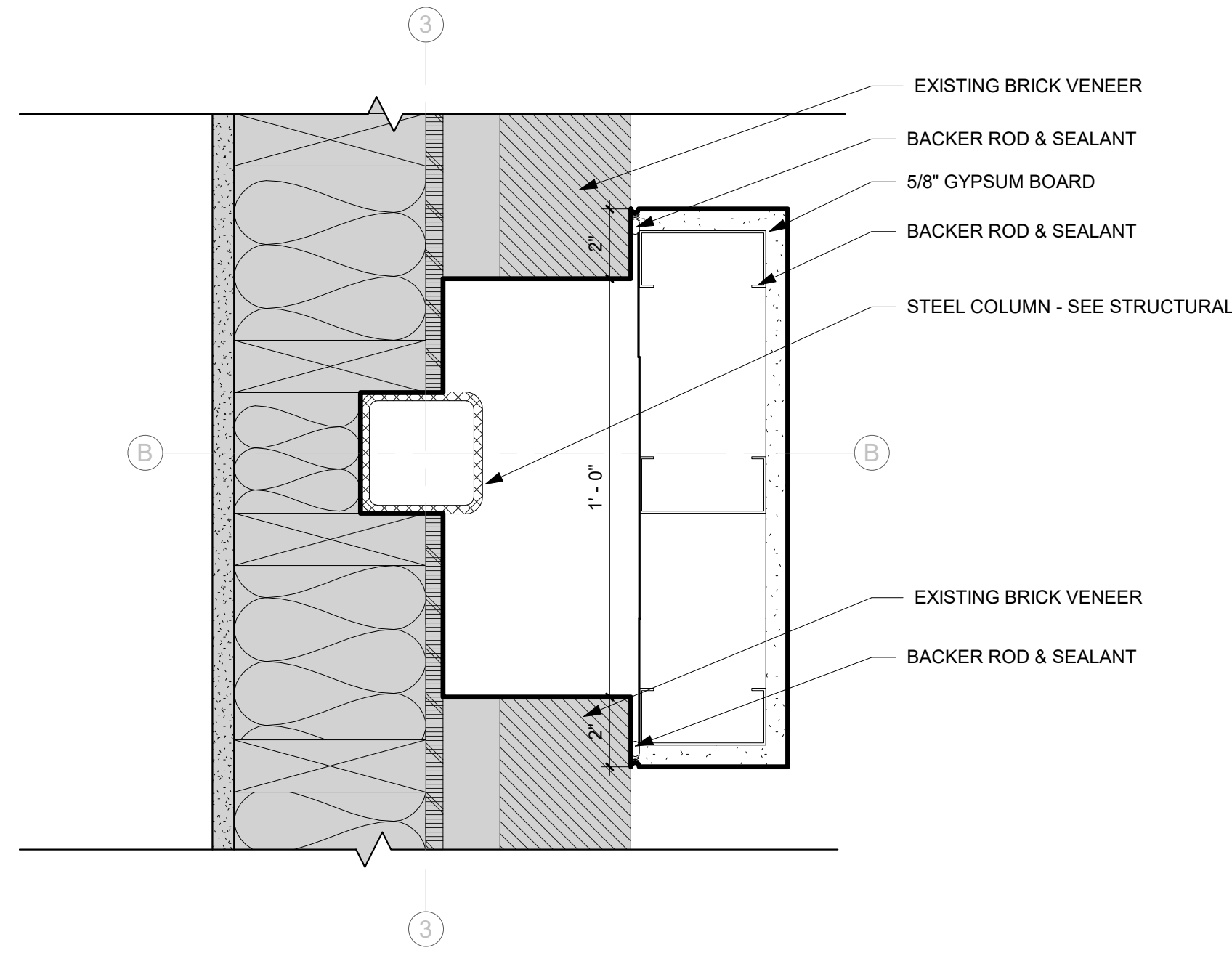
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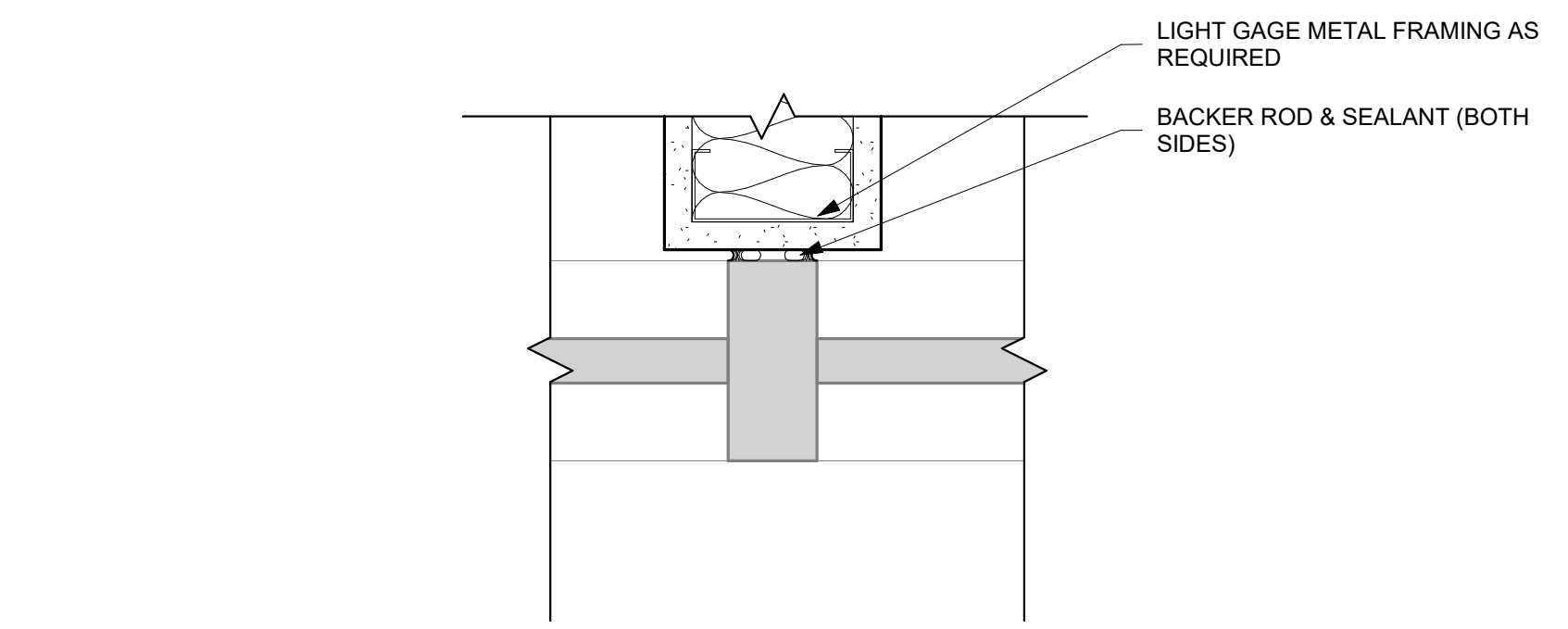
A1 PLAN DETAIL - BRICK TURN EXISTING INTERSECTION
3" = 1'-0"



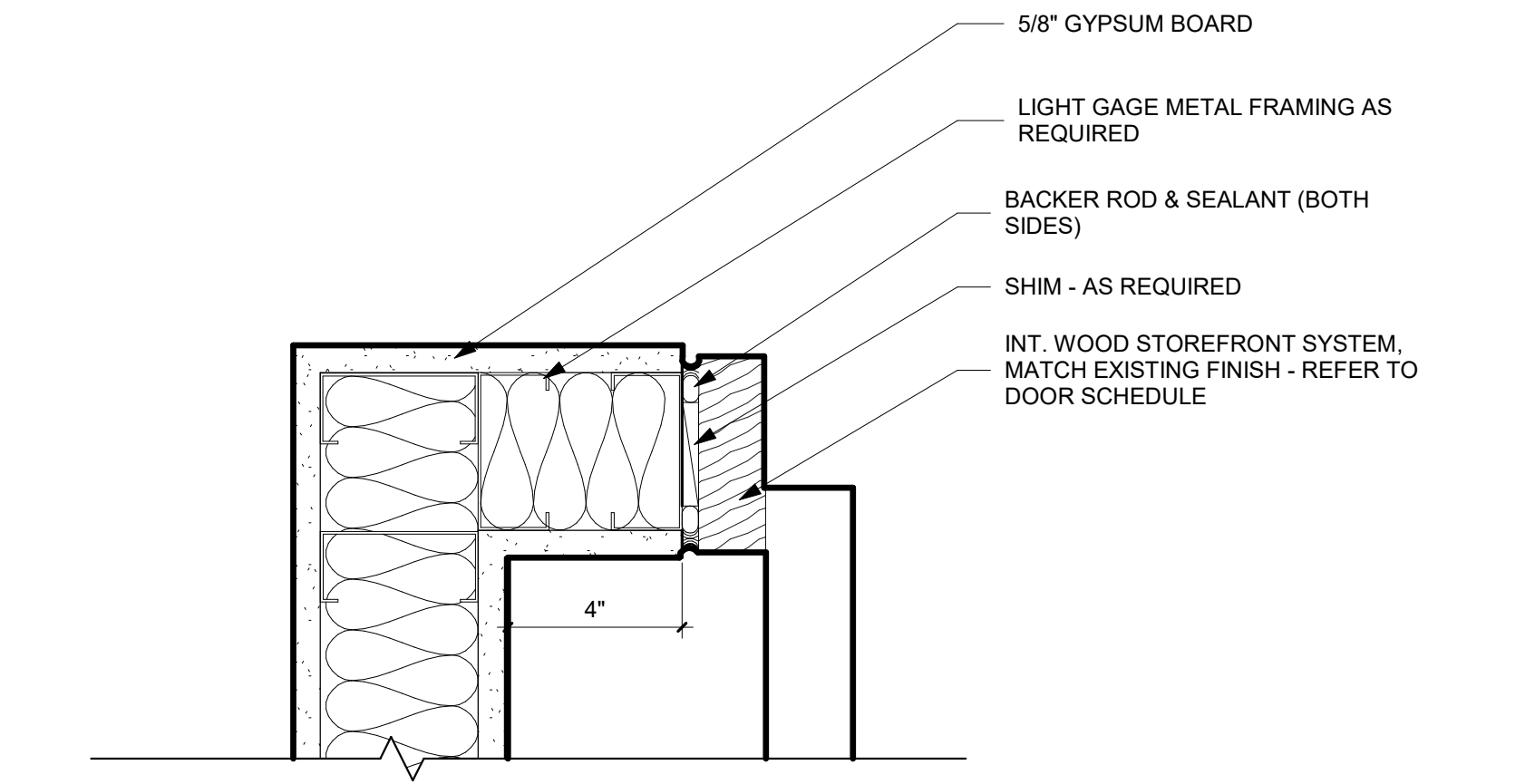
G12 PLAN DETAIL - GYPSUM BRICK WRAP
3" = 1'-0"



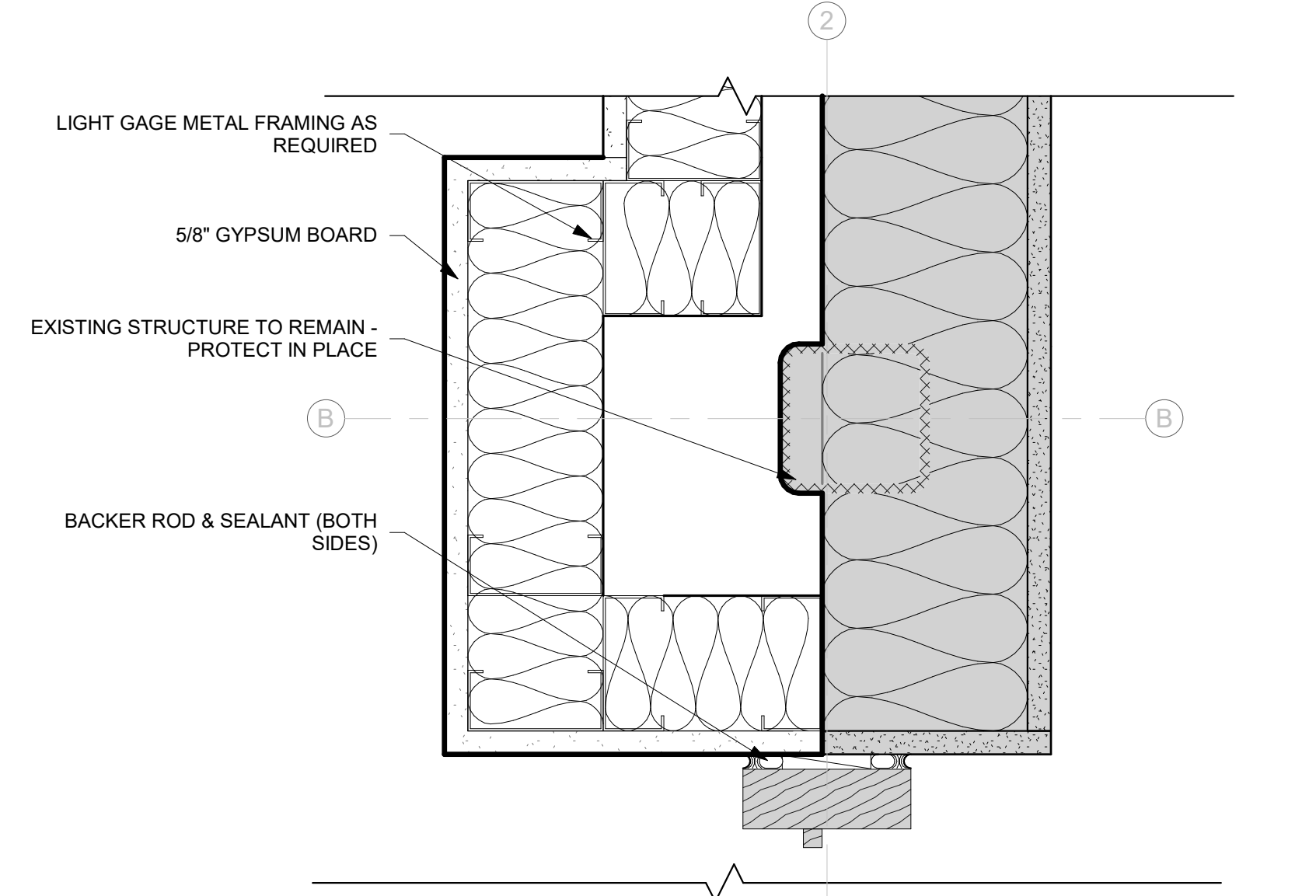
A12 PLAN DETAIL - FACE BRICK GYPSUM
3" = 1'-0"



E18 PLAN DETAIL - GYP. CURTAIN INTERSECTION
3" = 1'-0"



G18 PLAN DETAIL - GYPSUM BUTT END
3" = 1'-0"



A18 PLAN DETAIL - COLUMN GYPSUM CONNECTION DETAIL
3" = 1'-0"

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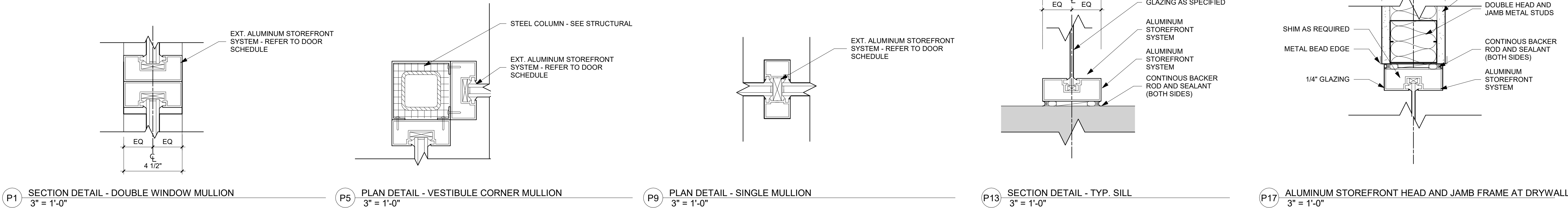
Key Plan		
Revision Description Date		
OPN Project No. 20830000		
Sheet Issue Date	CONSTRUCTION DOCUMENTS	05/14/2021
Sheet Name		
PLAN DETAILS		
Sheet Number		

GENERAL NOTES

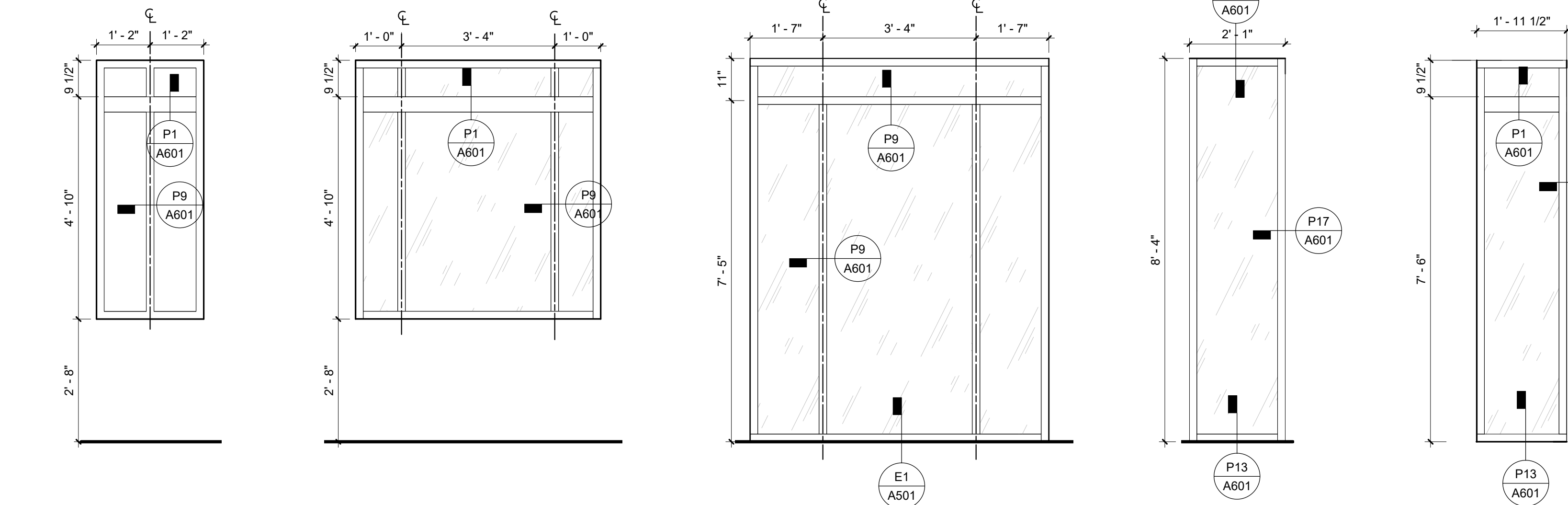
- SEE FRAME PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONAL SIZES WITH MATERIALS OF FRAMES.
- PREPARE DOOR AND FRAME FOR PAINT - BOND DENTS AND SAND SCRATCHES SMOOTH.
- PAINT HOLLOW METAL DOORS AND FRAMES EPT-1.
- WHERE WOOD STOREFRONTS ARE INDICATED, THE INTENT IS TO MATCH THE EXISTING WOOD STOREFRONT PROFILES, FINISHES, AND DETAILING.

GLAZING LEGEND

- TYPE G1 GLAZING - 1" INSULATED GLAZING UNIT, TINTED
- TYPE G2 GLAZING - 1/4" INTERIOR GLAZING
- T TEMPERED GLAZING



P1 SECTION DETAIL - DOUBLE WINDOW MULLION 3" = 1'-0"
P5 PLAN DETAIL - VESTIBULE CORNER MULLION 3" = 1'-0"
P9 PLAN DETAIL - SINGLE MULLION 3" = 1'-0"
P13 SECTION DETAIL - TYP. SILL 3" = 1'-0"
P17 ALUMINUM STOREFRONT HEAD AND JAMB FRAME AT DRYWALL 3" = 1'-0"



W1 1/2" = 1'-0"
W2 1/2" = 1'-0"
W3 1/2" = 1'-0"
W4 1/2" = 1'-0"
W5 1/2" = 1'-0"

DOOR SCHEDULE																
DOOR NUMBER	PANEL QUANTITY	PANEL TYPE	WIDTH	HEIGHT	PANEL		PANEL MATERIAL	PANEL FINISH	FRAME			FIRE RATING	HEAD DETAIL	JAMB DETAIL	REMARKS	HARDWARE SET
					PANEL 1 WIDTH	PANEL 2 WIDTH			FRAME TYPE	MATERIAL	FINISH					
001	1	B	3'-0"	7'-0"	3'-0"		WD	STN	F1	HM	PT	None (Not Rated)				
100	2	A	6'-0"	7'- 2 1/2"	3'-0"	3'-0"	ALUM	ANNO	F4	ALUM	ANNO	None (Not Rated)				
101	2	A	6'-0"	7'- 2"	3'-0"		ALUM	ANNO	F4	ALUM	ANNO	None (Not Rated)				
102	1	B	3'-0"	7'-0"	3'-0"		HM	Painted	F1	HM	PT	None (Not Rated)				
114	1	D	3'-0"	7'-0"	3'-0"		WD	SRO	F1	WD	WD	None (Not Rated)				
118	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
119	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
120	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
121	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
123	1	A	3'-0"	7'-4"	3'-0"		ALUM	ANNO	F5	ALUM	ANNO	None (Not Rated)				
127	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
128	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
129	1	B	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F3	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		

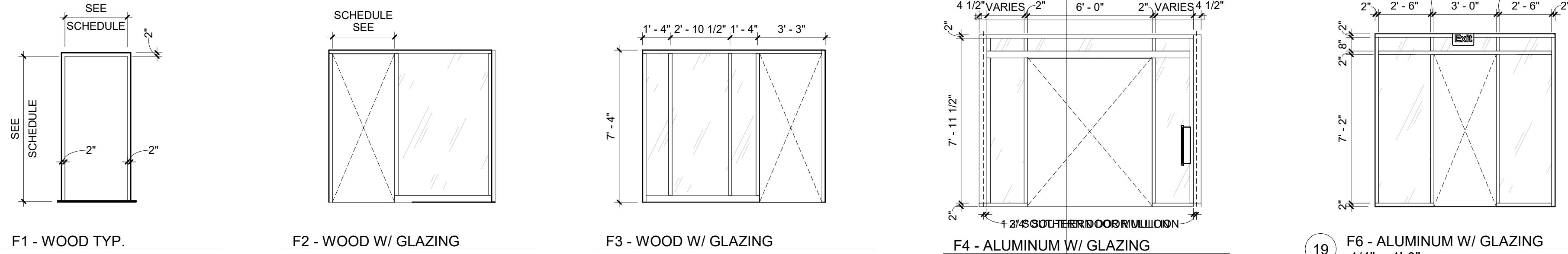
DOOR HARDWARE SET 1.0:

ITEM:	MODEL:	FINISH:	MANUFACTURER:
HINGE(HW, # AS REQUIRED)	T4A3786 4-1/2" X 4'-1/2"	US26D	MK
1 FLUSH BOLT	2845	US26D	RO
1 DUST PROOF STRIKE	570	US26D	RO
1 MORTISE LOCK	CRCN 8805FL LC	626	YA
1 CYLINDER (MORTISE)	SEE NOTE 2	US32D	YA
2 SURFACE OVERHEAD STOP	6-X36	630	RF
1 DOOR CLOSER	CP57500	689	NO
2 DROP PLATE	7788	689	NO
2 KICK PLATE	K1050 10" X 2" LDW 4BE CSK	US32D	RO
1 GASKETING	S88D		PE

- NOTES:
- INSTALL CLOSER ON ACTIVE LEAF
 - VERIFY CORE PROVIDER WITH OWNER

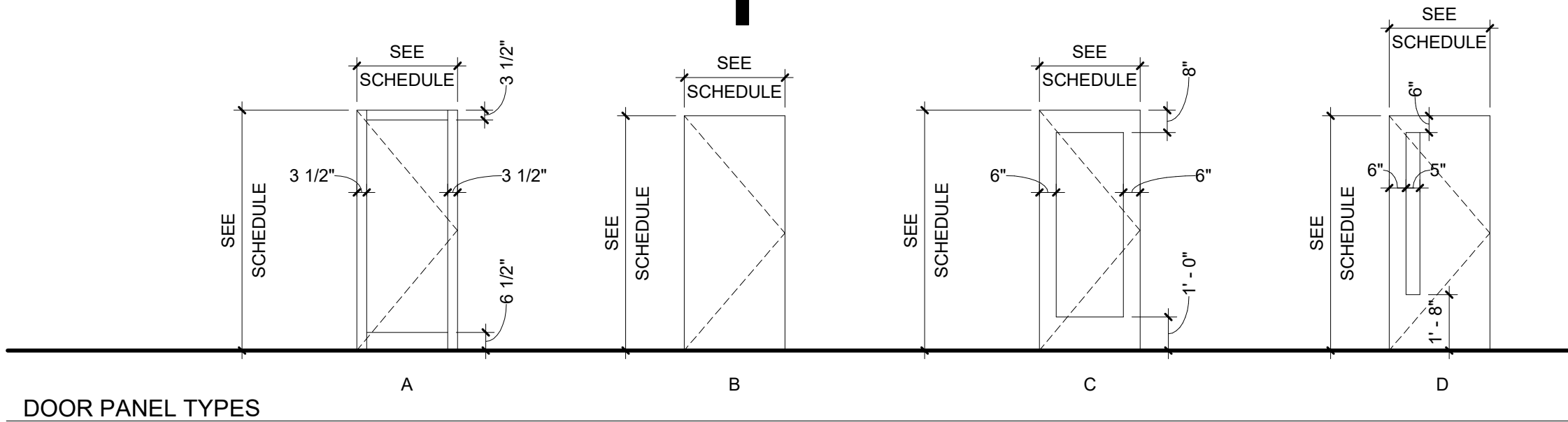
DOOR HARDWARE MANUFACTURER BASIS OF DESIGN:

- Hinges: McKinney (MK)
- Flush Bolts: Rockwood (RO)
- Mortise Locks: Yale (YA), 8800 Series, PB Design
- Cylinders: Yale (YA), 6 pin interchangeable cores
- Cylinder Cores: See Note 2
- Closers: Norton (NO), 7500 Series
- Drop Plates: Norton (NO)
- Protection Plates: Rockwood (RO)
- Gasketing: Permco (PE)



F1 - WOOD TYP.
F2 - WOOD W/ GLAZING
F3 - WOOD W/ GLAZING
F4 - ALUMINUM W/ GLAZING
F6 - ALUMINUM W/ GLAZING 1/4" = 1'-0"

NOTE: MATCH THE EXISTING WOOD STOREFRONT SYSTEM, INCLUDING PROFILES, FINISHES, AND DETAILING



DOOR PANEL TYPES

LEGEND - HARDWARE SETS

PRELIMINARY. NOT FOR CONSTRUCTION.

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B1 FLOOR PLAN - LEVEL ONE FINISH PLAN
1/4" = 1'-0"

MATERIAL FINISH SPECIFICATIONS

Paint

PT-1	MANUFACTURER: TBD	WHITE - MATCH EXISTING
	COLOR: WHITE	FLAT ON CEILINGS / SATIN/EG ON WALLS
	FINISH: FLAT	FIELD PAINT
PT-2	MANUFACTURER: TBD	MEDIUM GRAY - MATCH EXISTING
	COLOR: SATIN/EG	SATIN/EG ON WALLS
	FINISH: SATIN/EG	HALLWAY AND WAITING ROOM ACCENTS
PT-3	MANUFACTURER: TBD	GREEN ACCENT - MATCH EXISTING
	COLOR: SATIN/EG	OFFICE AND CONFERENCE ROOM ACCENTS
	FINISH: SATIN/EG	
	APPLICATION: OFFICE AND CONFERENCE ROOM ACCENTS	

ACOUSTICAL CEILING PANEL

ACP-1	MANUFACTURER: TBD	FISSURED - MATCH / SALVAGE
	STYLE: 2'-0" X 2'-0" X 3/4"	WHITE
	SIZE: WHITE	TEGULAR
	COLOR: TEGULAR	SUSPENSION GRID: 9/16" CENTRICITEE DXT - VIF
	EDGE DETAIL: TEGULAR	GRID COLOR: FLAT WHITE
	APPLICATION: PUBLIC AREAS - WAITING, HALLWAYS	
ACP-2	MANUFACTURER: USG	OLYMPIA MICRO - MATCH EXISTING
	STYLE: 2'-0" X 2'-0"	WHITE
	SIZE: WHITE	TEGULAR
	COLOR: TEGULAR	SUSPENSION GRID: 9/16" WALL ANGLE - VIF
	EDGE DETAIL: TEGULAR	GRID COLOR: WHITE
	APPLICATION: NEW OFFICES	

CARPET

CPT-1	MANUFACTURER: INTERFACE	LAKE SHORE
	STYLE: CORK - 7398	SQUARE
	COLOR: GLASBAC	GLASBAC
	SIZE: MATCH EXISTING	TAC-TILES
	BACKING: MATCH EXISTING	AS INDICATED - OFFICES AND
	INSTALLATION: TAC-TILES	SALVAGE WHERE POSSIBLE
	ADHESIVE: AMY SIMMONS - 515-414-6231	
	APPLICATION: AMY SIMMONS - 515-414-6231	
	CONTACT: AMY SIMMONS - 515-414-6231	
CPT-2	MANUFACTURER: INTERFACE	OAK PARK
	STYLE: TRUFFLE - 7885	SQUARE
	COLOR: GLASBAC	GLASBAC
	SIZE: MATCH EXISTING	TAC-TILES
	BACKING: MATCH EXISTING	AS INDICATED - WAITING AND
	INSTALLATION: TAC-TILES	CONFERENCE AND SALVAGE WHERE
	ADHESIVE: AMY SIMMONS - 515-414-6231	POSSIBLE
	APPLICATION: AMY SIMMONS - 515-414-6231	
	CONTACT: AMY SIMMONS - 515-414-6231	

ROLLER SHADES

RS-1	MANUFACTURER: TBD	MANUAL
	SYSTEM: MANUAL	LOUVER BLINDS TO MATCH EXISTING
	LINE: BLACK	PERFORMED
	COLOR: 1%	ON ALL NORTH, EAST, AND SOUTH NEW OFFICES
	OPENNESS FACTOR: 1%	
	APPLICATION: ON ALL NORTH, EAST, AND SOUTH NEW OFFICES	

WALL BASE

WB-1	SPECIES: OAK	MATCH EXISTING
	CUT: 4"	MATCH EXISTING
	HEIGHT: AS INDICATED	
	LOCATION: AS INDICATED	

WALK OFF MAT

WM-1	MANUFACTURER: INTERFACE	STEP REPEAT
	STYLE: TBD	TBD
	PATTERN: TBD	TBD
	COLOR: AS INDICATED	VESTIBULE FLOORING
	INSTALLATION: VESTIBULE FLOORING	
	APPLICATION: AMY SIMMONS - 515-414-6231	
	CONTACT: AMY SIMMONS - 515-414-6231	

BRICK & MASONRY

BR-1	MANUFACTURER: GLEN-GERY	CORDOVA BRONZE - CUSTOM BLEND TO
	COLOR: MATCH EXISTING	MODULAR
	SIZE: MODULAR	
CS-1	MANUFACTURER: EDWARDS	STANDARD LINE TO MATCH EXISTING
	COLOR: MASONRY ACCENT	AS INDICATED ON DRAWINGS
	APPLICATION: AS INDICATED ON DRAWINGS	
	SIZE: AS INDICATED ON DRAWINGS	

ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR		BASE	WALL FINISH			CEILING FINISH	REMARKS
		FINISH			NORTH	EAST	SOUTH	WEST	
101	VESTIBULE	WM-1	WB-1	-	PT-1	-	-	PT-1	
102	HALLWAY	EXIST	WB-1	-	EXIST	-	-	PT-1	1, 2
107	WAITING	EXIST, CPT-2	EXIST, WB-1	PT-1	PT-1, PT-2	PT-3	PT-1	PT-1	1, 2, 3
113	HALLWAY	EXIST, CPT-2	EXIST, WB-1	-	PT-1	-	-	ACP-1	1, 2, 3
114	CONFERENCE	CPT-1	WB-1	PT-3	PT-1	PT-1	PT-1	ACP-2, PT-1	
118	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
119	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
120	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1, PT-2	ACP-2, PT-1	
121	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1, PT-2	ACP-2, PT-1	
122	OFFICE	EXIST	WB-1	PT-1	EXIST	EXIST	PT-1, PT-2	-	4
127	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
128	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
129	OFFICE	CPT-1	WB-1	PT-1	PT-1	-	PT-1	ACP-2, PT-1	

FINISH REMARKS

1. MATCH EXISTING WALL BASE COLOR, FINISH, AND PROFILE.
2. REPLACE WITH SALVAGED CARPET TILE WHERE POSSIBLE.
3. SALVAGE ACP-1 DURING DEMOLITION, PROTECT, AND REPLACE WHERE POSSIBLE.
4. MATCH ADJACENT WALL PAINT AND FINISH.

FINISH MATERIAL ABBREVIATIONS

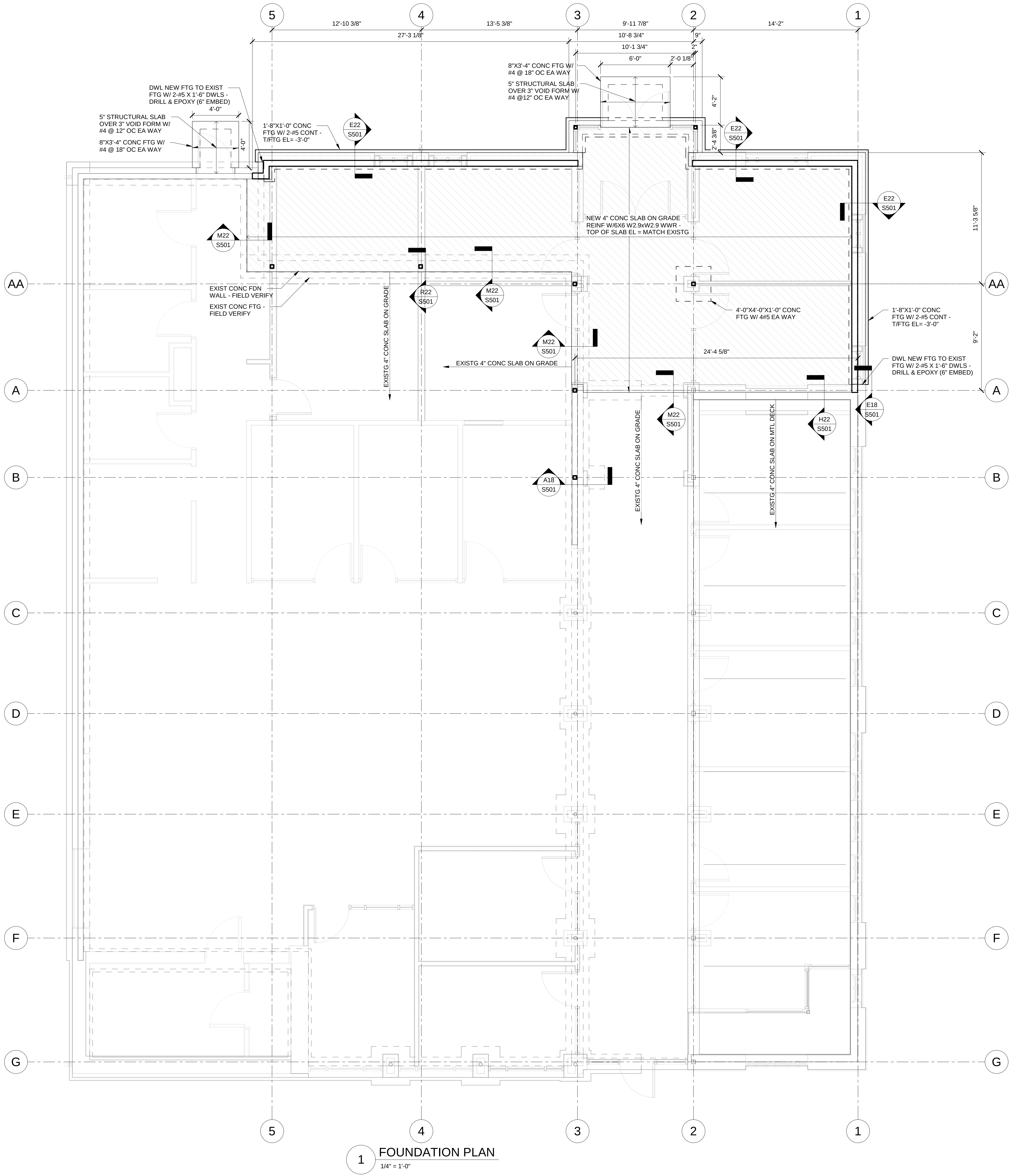
ACP	ACOUSTICAL CEILING PANEL
AWP	ACOUSTICAL WALL PANEL
CPT	CARPET TILE
EPT	EPOXY PAINT
FWC	FABRIC WALL COVERING
FILM	FILM (ON GLASS)
GT	GROUT
LVT	LUXURY VINYL TILE
NS	NATURAL STONE
PCT	PORCELAIN CERAMIC TILE
PT	PAINT
RB	RUBBER BASE
RS	ROLLER SHADE
SC	SEALED CONCRETE
VWC	VINYL WALL COVERING
WB	WALL BASE
WD	WOOD
WM	WALK OFF MAT



A5 FLOOR PLAN - LEVEL ONE FINISH PLAN Copy 1
1/4" = 1'-0"

NOTE: FURNITURE PLANS SHOWN FOR REFERENCE ONLY.

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Civil Engineer

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ANKENY, IA 50023
P. 515-946-2020

Structural Engineer

KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
P. 515.279.3900

Key Plan

Revision	Description	Date
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OPN Project No.

20830000

Sheet Issue Date

CONSTRUCTION DOCUMENTS

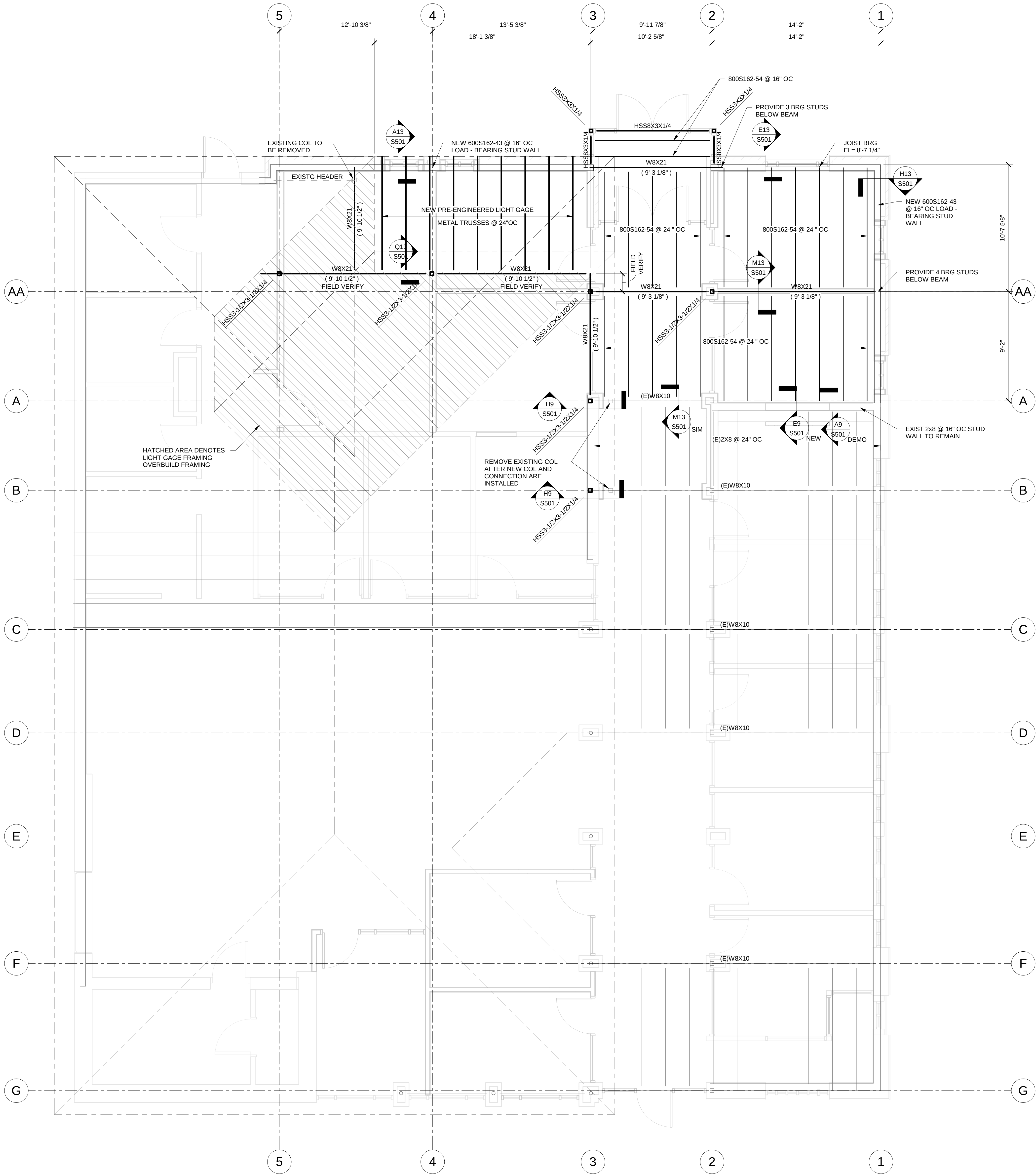
05/10/2021

Sheet Name

FOUNDATION PLAN

Sheet Number

S101



1 ROOF FRAMING PLAN
1/4" = 1'-0"



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Owner:
City State Bank
100 NE Jacob St
Grimes, IA 50111

Project
City State Bank - Grimes Addition
100 NE Jacob St
Grimes, IA 50111

General Contractor:
DCI GROUP, INC.
220 SE 6th Street, Suite 200
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Key Plan:

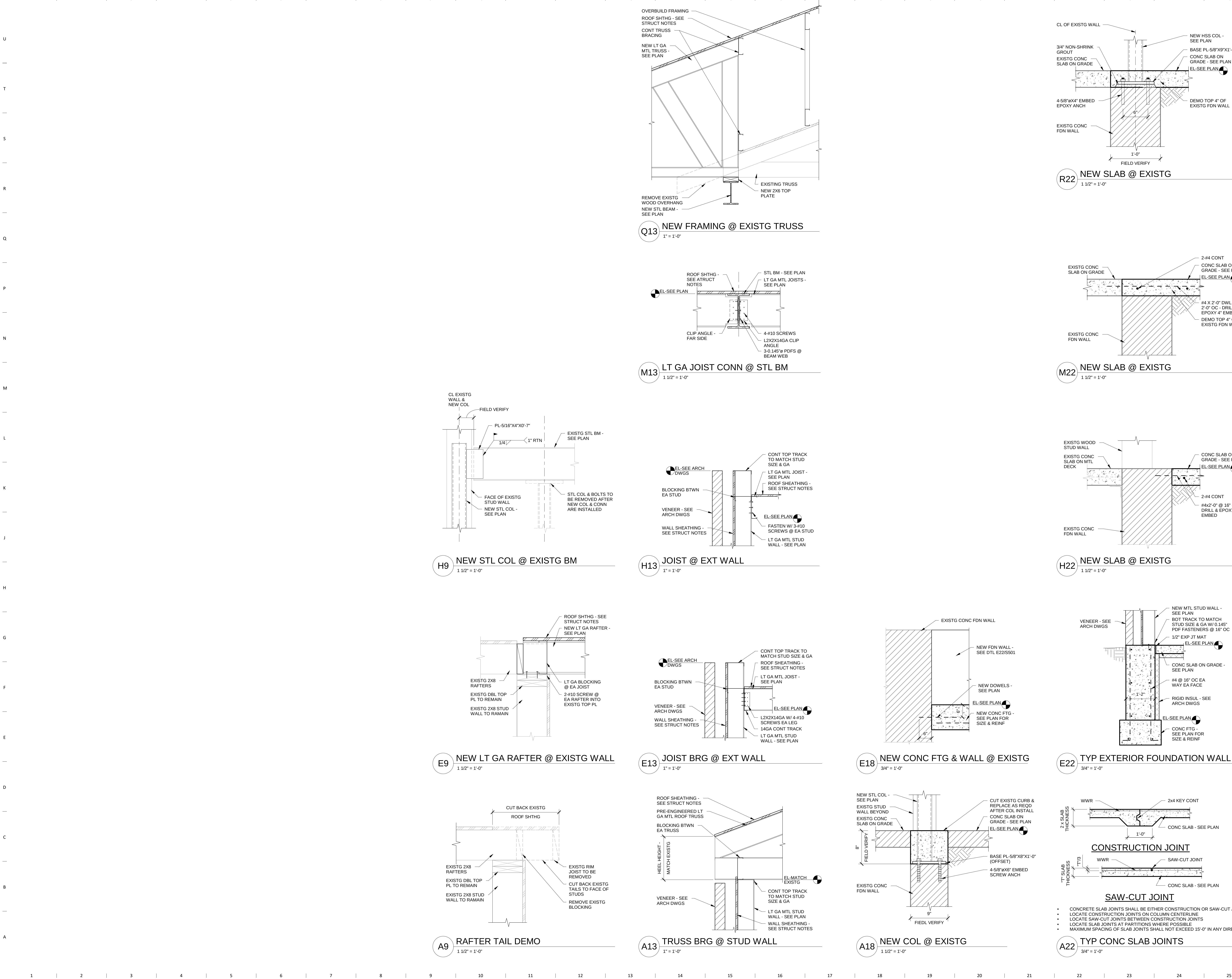
Revision	Description	Date
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OPN Project No:
20830000

Sheet Issue Date: **05/10/2021**
CONSTRUCTION DOCUMENTS

Sheet Name:
ROOF FRAMING PLAN

Sheet Number:



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OPN Project No.

20830000

Sheet Issue Date

05/10/2021

CONSTRUCTION DOCUMENTS

Sheet Name

STRUCTURAL DETAILS

Sheet Number

S501

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: Crossroads Plat 4 - Preliminary Plat

GENERAL INFORMATION:

Applicant:

Crossroads Grimes LLC

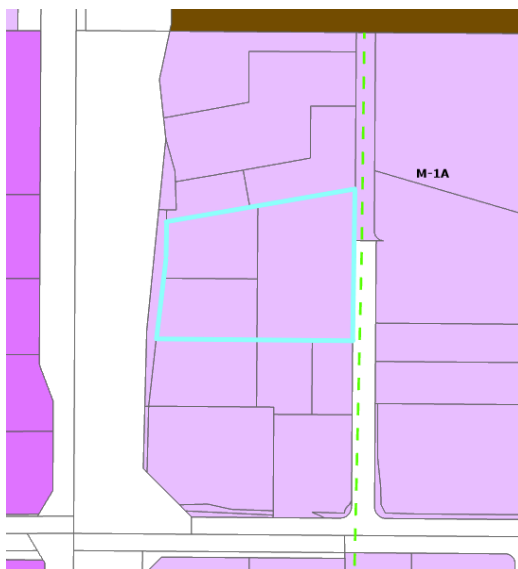
Requested Action

Preliminary Plat

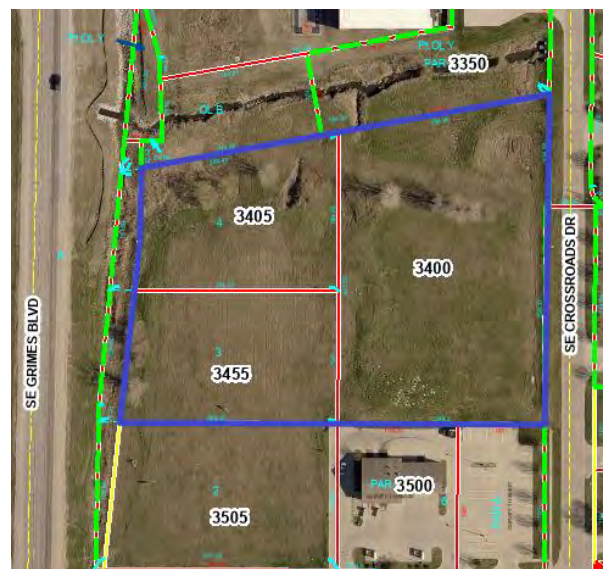
Location

3400 SE Crossroads Dr
3405 SE Grimes Blvd
3455 SE Grimes Blvd

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed-Use 2	M-1A
North	Light Industrial	Light Industrial	M-1A
South	Commercial	Mixed-Use 2	M-1A
East	Light Industrial	Light Industrial/MU-2	M-1A
West	Commercial	Business Park	M-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future replat of three parcels into two parcels for property located between SE Crossroads Drive and SE Grimes Blvd. The proposed preliminary plat will provide for two development lots approximately 1.84 acres and 2.13 acres in size.

ANALYSIS:

A site layout is shown on the preliminary plat to demonstrate how the property is proposed to be developed. The site will be accessed from two driveways off of SE Crossroads Drive. Pedestrian access will be provided along SE Crossroads Drive. Water service for both lots will connect to the existing water main running between the buildings. Sanitary services for both building will connect to the existing sanitary lines that run through the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Crossroads Plat 4, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

SITE PLAN & PRELIMINARY PLAT FOR:

CROSSROADS PLAT 4

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	TOPOGRAPHIC SURVEY
C4.0	DIMENSION & DEMOLITION PLAN
C5.0–C5.1	GRADING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	UTILITY PLAN
C8.0	LANDSCAPE PLAN
C9.0	DETAILS

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	
SILT FENCE	

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	
ROOF DRAIN/ DOWNSPOUT	
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" RCP
WATER MAIN W/ SIZE	8"W

VICINITY MAP

NOT TO SCALE



OWNER / DEVELOPER

CROSSROADS GRIMES LLC
2453 106TH STREET
URBANDALE, IA 50322

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
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ARCHITECT

ETHOS DESIGN GROUP, INC.
1615 SE CORTINA DRIVE
ANKENY, IOWA 50021
PH. (515) 630-6350

DATE OF SURVEY

DECEMBER 30, 2020

BENCHMARKS

BURY BOLT ON HYDRANT 40' +/- WEST AND 10' +/- NORTH OF NORTHWEST CORNER OF CARWASH BUILDING.
ELEVATION = 945.74

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2021
ANTICIPATED FINISH DATE = FALL 2021

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 04/27/2021
-SITE PLAN SUBMITTAL TO CITY #2: 05/17/2021

LEGAL DESCRIPTION

LOTS 3, 4 AND 5 IN CROSSROADS PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED APRIL 14, 2004 IN BOOK 10481, PAGE 939 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

PROPERTY CONTAINS 3.98 ACRES (173,225 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

ZONING: M1-A
COMMERCIAL AND LIMITED LIGHT
INDUSTRIAL DISTRICT

*PROPERTY IS WITHIN THE HIGHWAY 141
MIXED USE DEVELOPMENT CORRIDOR
DISTRICT (ZONE 1)

DEVELOPMENT SUMMARY

TOTAL AREA: 3.97 ACRES (173,226 SF)
LOT 1 AREA: 1.84 ACRES (80,340 SF)
LOT 2 AREA: 2.13 ACRES (92,886 SF)

SETBACKS:

HWY 141: 100'
PUBLIC STREETS: 25'

MAXIMUM BUILDING HEIGHT

90'

PARKING:

REQUIRED: 6 SPACES/ 1,000 SF (RETAIL-OFFICE FLEX)
LOT 1 = 60 SPACES
PROVIDED: = 68 SPACES

REQUIRED: 2.5 SPACES/ 1,000 SF (INDUSTRIAL/ WAREHOUSE FLEX)
LOT 2 = 53 SPACES
PROVIDED: = 56 SPACES

PROPOSED USE

FLEX SPACE (RETAIL, OFFICE, INDUSTRIAL WAREHOUSE)



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.

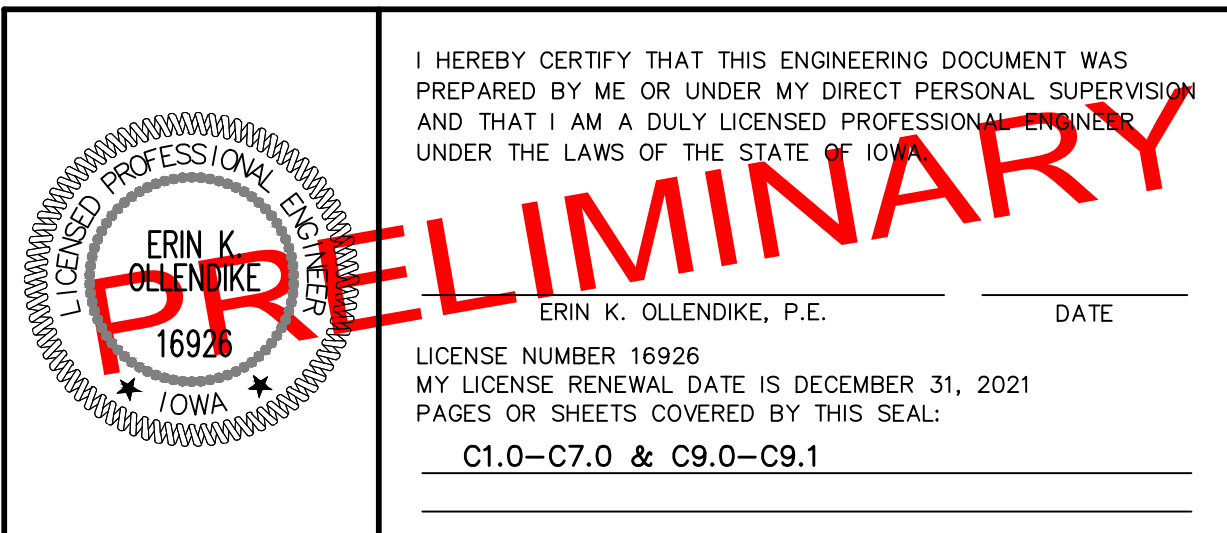


REFER TO GEOTECH ENGINEERING REPORT FOR GEOTECHNICAL REQUIREMENTS.

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.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. 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.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. 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.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. 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.
13. 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 1/3, TRANSVERSE 1/4.
14. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
15. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
16. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
17. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
18. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.

LANDSCAPE REQUIREMENTS

SITE AREA: 173,226 SF (3.98 ACRES)

PERIMETER OF LOT ADJACENT TO PUBLIC RIGHT OF WAY
BETWEEN RIGHT-OF-WAY AND OFF-STREET PARKING

-1 TREE PER 50 LF
-HEDGE, WALL, BERM OR 1 SHRUB PER 4 LF

PARKING LOT ADJACENT TO SE CROSSROADS DR = 123 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
-3 TREES
-HEDGE, WALL, BERM OR 31 SHRUBS

PROVIDED: 7 TREES
36 SHRUBS

PARKING LOT ADJACENT TO SE GRIME BLVD (HWY 141) = 270 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
-6 TREES
-HEDGE, WALL, BERM OR 68 SHRUBS

PROVIDED: 6 TREES
3' BERM & 35 SHRUBS

INTERIOR OF LOT

ONE LANDSCAPED ISLAND PER EVERY 12 PARKING SPACES

OPEN SPACE REQUIREMENTS

LOT 1: 80,340 SF
REQUIRED: 16,068 SF (20%)
PROVIDED: 28,017 SF (35%)

LOT 2: 92,886 SF
REQUIRED: 18,577 SF (20%)
PROVIDED: 45,270 SF (49%)

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 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES 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 SANITARY 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 800-292-8899 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 2021 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 OF GRIMES' STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 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. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
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.
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
17. BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
18. WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM OR IN COMPLIANCE WITH WATER COMPANY REQUIREMENTS.
19. ALL WATER PIPING SHALL HAVE A MINIMUM OF 5.5' COVER.
20. INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
21. INSTALL SINGLE THHN - 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6'-0" x 1/2" Ø GROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.
22. CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
23. CONTACT CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF ANY WATER MAIN WORK.

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
3. 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.
4. SOD ALL DISTURBED AREAS.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL CONSTRUCTION MATERIAL IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL, IF REQUESTED.
12. NO PLANT SUBSTITUTIONS ARE ALLOWED WITHOUT OWNER APPROVAL.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. SIDEWALK CURB RAMPS	6" P.C.C.
3. PARKING AISLES & STALLS	6" P.C.C.
4. TRASH ENCLOSURE PAD	8" P.C.C.
5. DRIVEWAY APPROACH IN ROW	8" P.C.C. REINFORCED

GENERAL NOTES

1. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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 ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES 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 OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

. GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- B. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- C. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- D. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- E. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- F. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- G. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- H. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

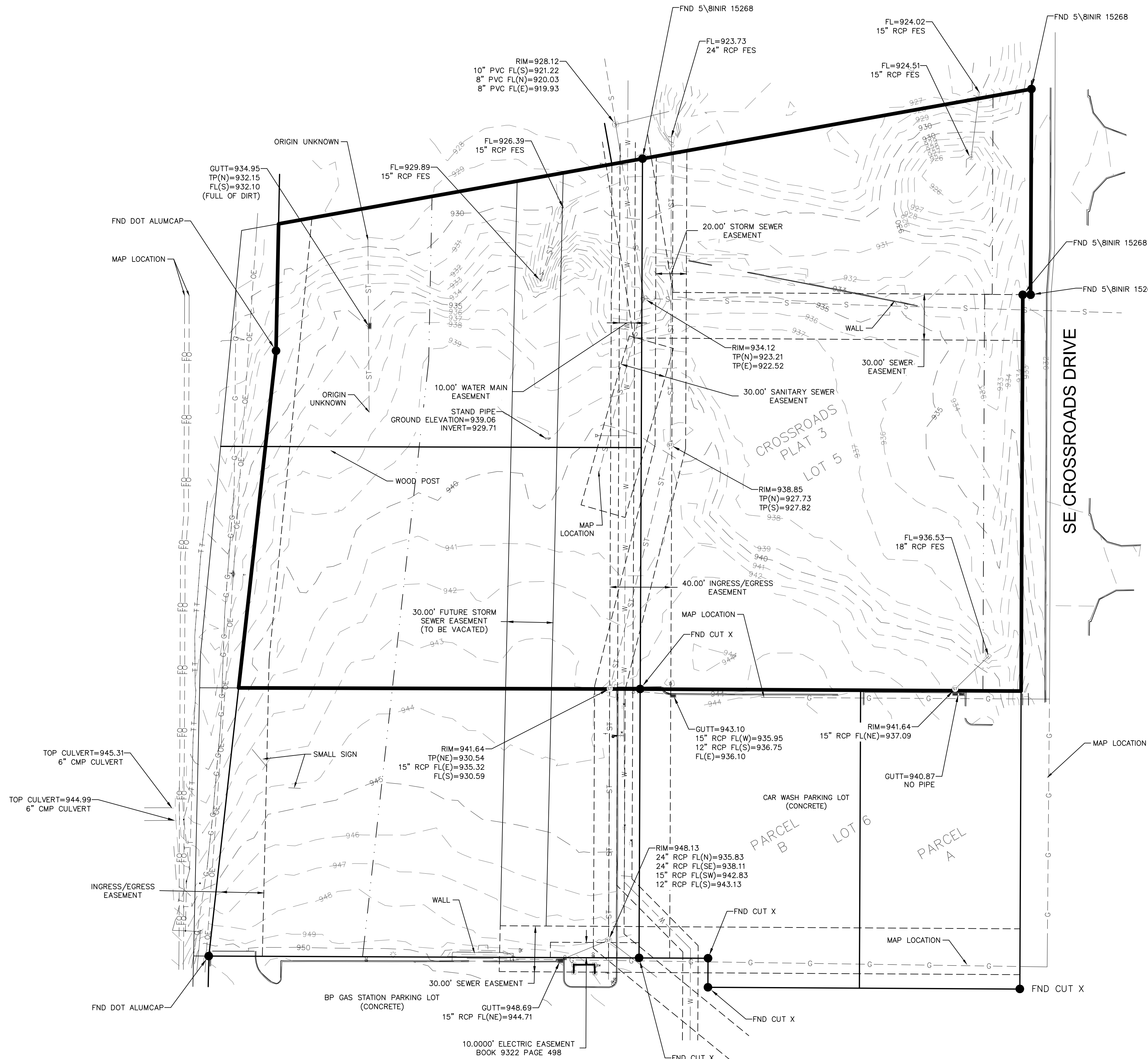
- A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- 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 MANHOLE 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 TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

3. WATER MAIN NOTES:

- A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL—WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-1/2 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, NUT 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 RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- F. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- G. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. 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 CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- 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 TIES.
- D. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

DECEMBER 30, 2020

BENCH MARK:

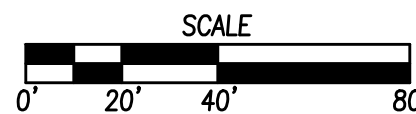
BURY BOLT ON HYDRANT 40' +/- WEST AND 10' +/-
NORTH OF NORTHWEST CORNER OF CARWASH BUILDING.
ELEVATION = 945.74

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.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
TELEPHONE LINE	T	
CABLE TELEVISION LINE	TV	
FIBER OPTICS LINE	FO	
WATERMAIN	W	
STORM SEWER	ST	
SANITARY SEWER	S	
WOOD FENCE	W	
FIELD FENCE	FF	
GAS LINE	G	
ELECTRIC LINE	E	
OVERHEAD ELECTRIC LINE	OE	
GAS MANHOLE	GM	
MONITORING WELLS	MW	
FLARED END SECTION	FL	
TRAFFIC SIGNAL CONTROL	TS	
CLEANOUT	CO	
GAS APPARATUS	GA	
AIR CONDITIONER	AC	
TELEPHONE PEDESTAL	TP	
WATER VALVE	WV	
FIRE HYDRANT	FH	
ELECTRIC TRANSFORMER	ET	
ELECTRIC METER BOARD	EM	
MAIL BOX	MB	
SIGN	SI	
POWER POLE	PP	
TELEVISION PEDESTAL	TV	
SANITARY SEWER MANHOLE	SS	
STORM SEWER MANHOLE	SM	
ROUND STORM SEWER INTAKE	RS	
STORM SEWER INTAKE	SI	
FLAG POLE	FP	
SPRINKLER BOX	SB	
BUSH	B	
CONIFEROUS TREE	CT	
DECIDUOUS TREE	DT	
STREET LIGHT	SL	
OVERHEAD LIGHT	OL	
HANDICAPPED PARKING	HP	
ROOF DRAIN	RD	
TRAFFIC LIGHT	TL	
SEPTIC TANK	ST	
YARD LIGHT	YL	



CROSSROADS PLAT 4
TOPOGRAPHIC SURVEY

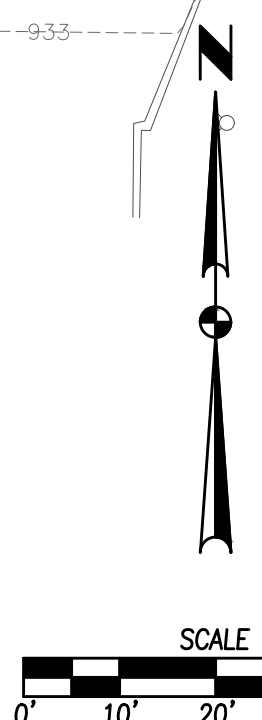
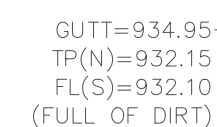
SHEET NUMBER:
C3.0
2012.718

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

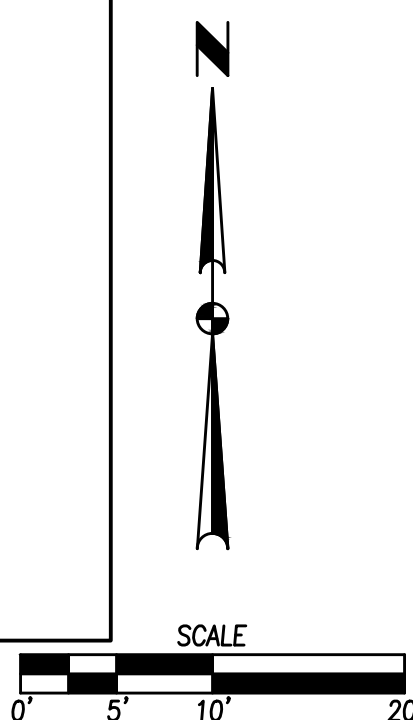
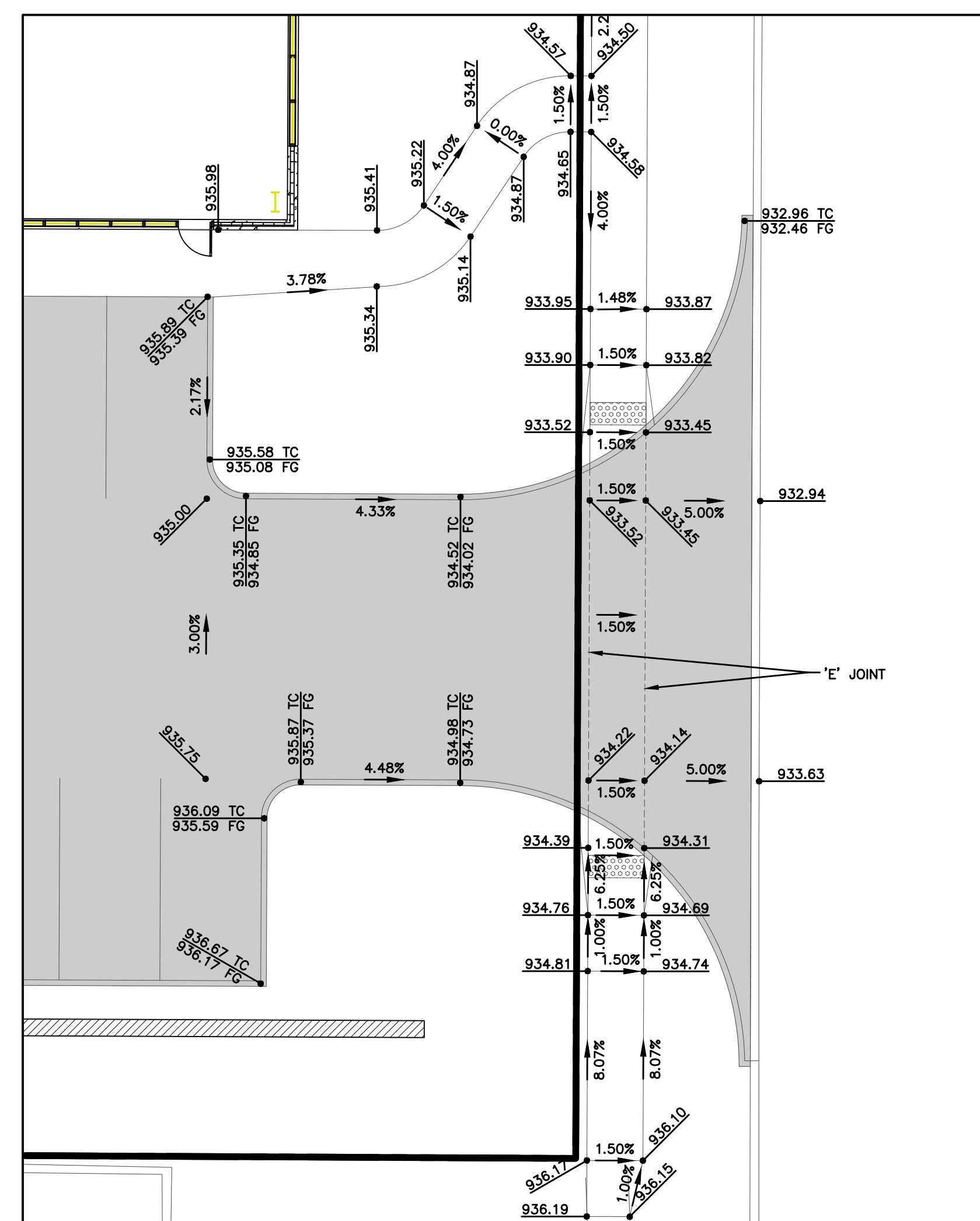
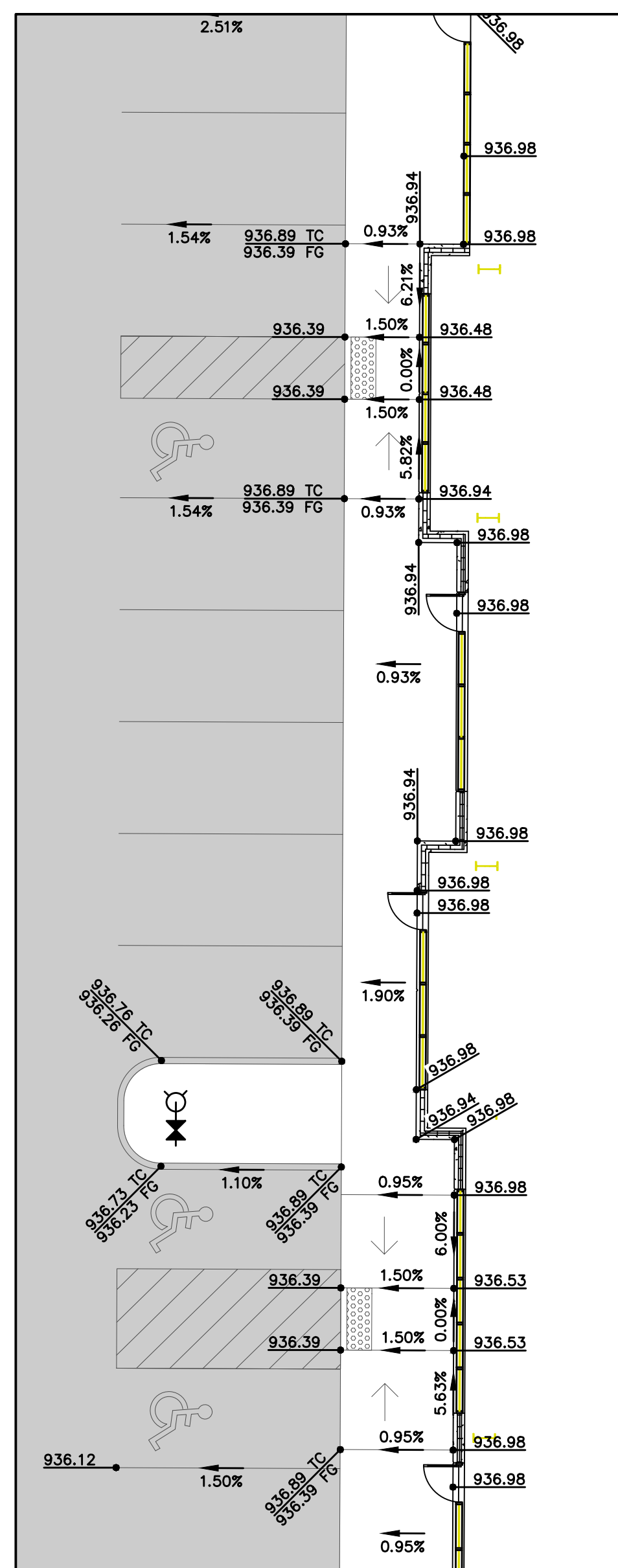
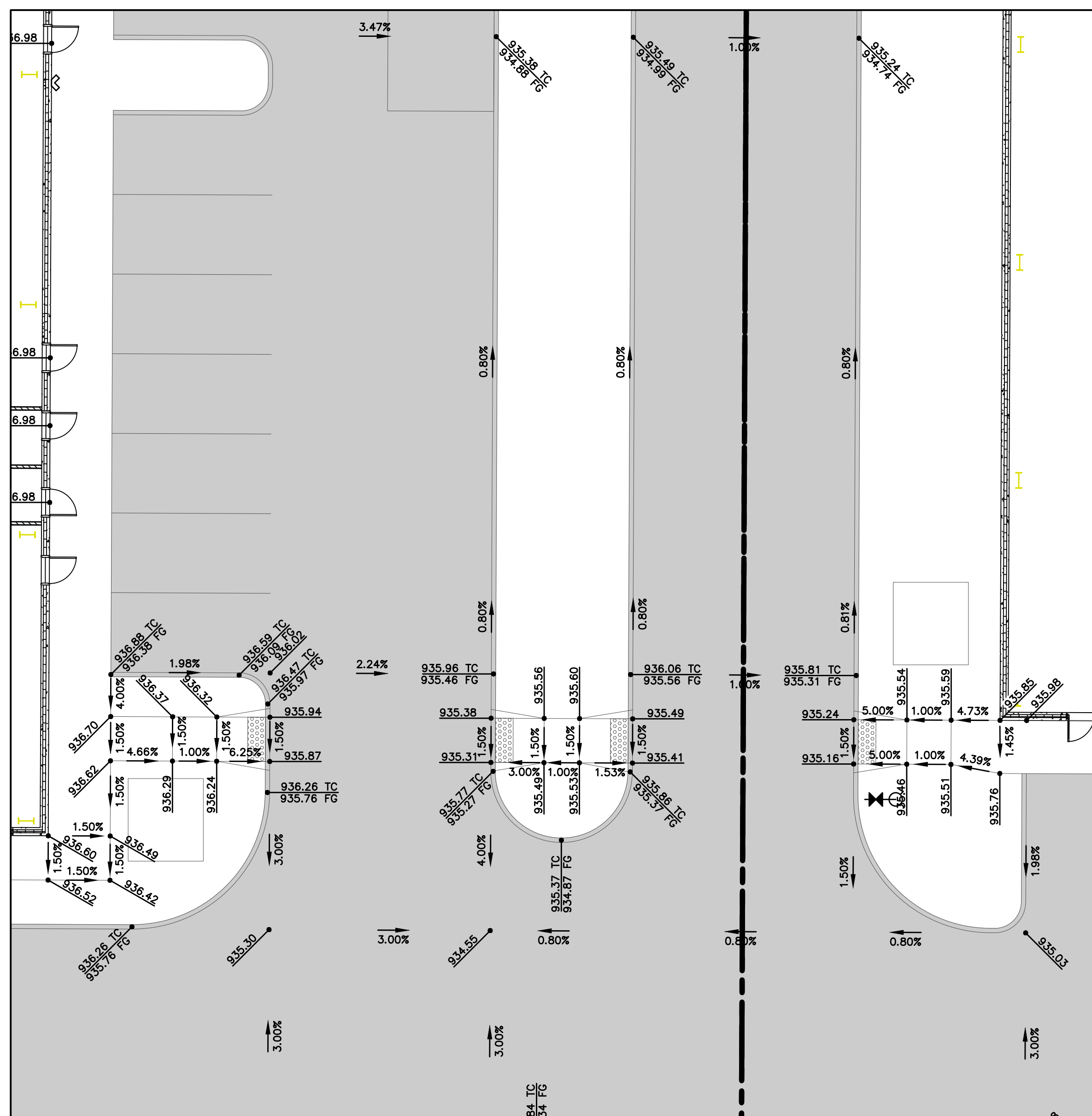
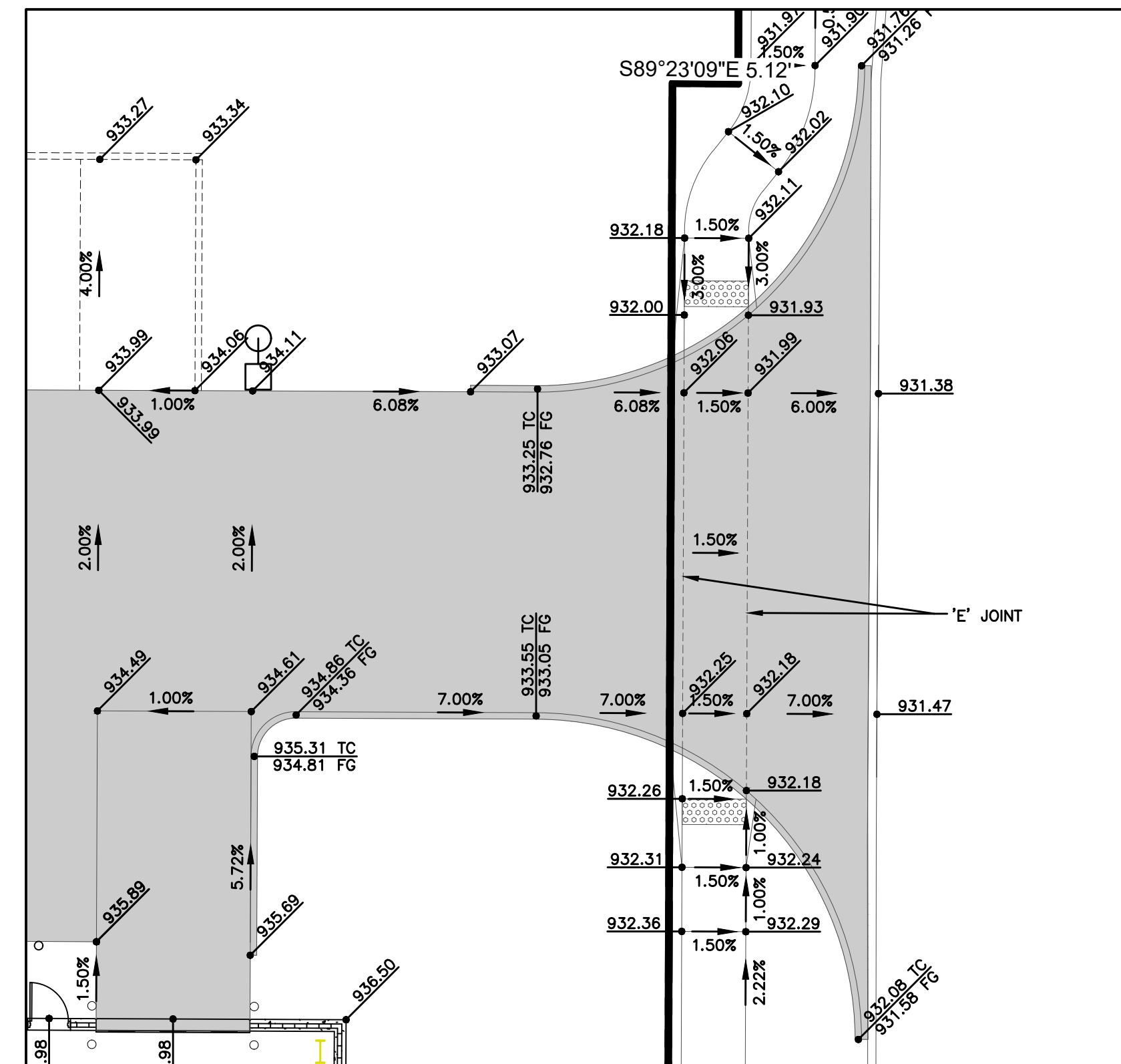
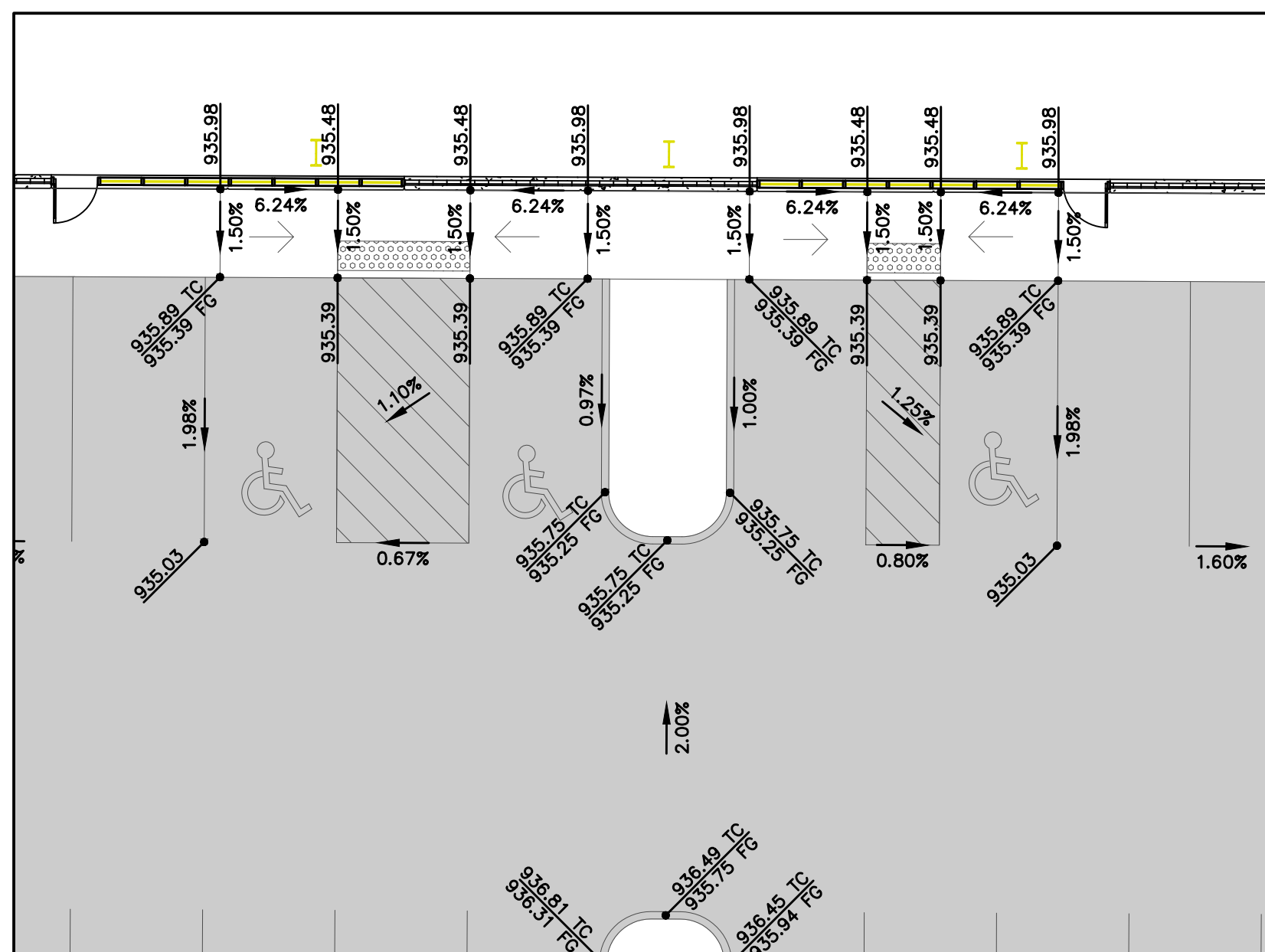
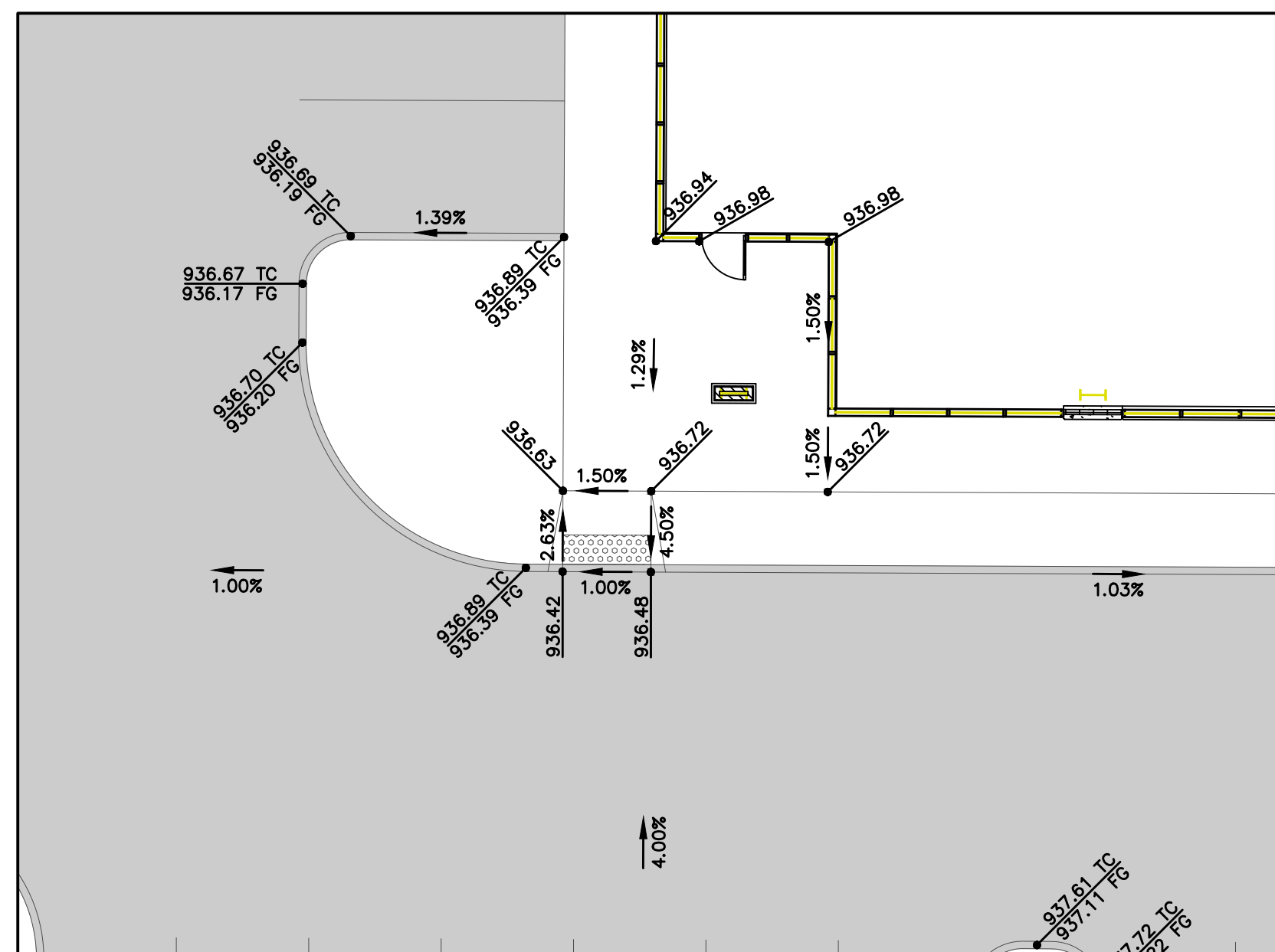
ENGINEER: EKO

EI: GH

DATE	REVISIONS	SECOND SUBMITTAL	FIRST SUBMITTAL
		05/17/2021	04/27/2021



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C5.0
2012.718

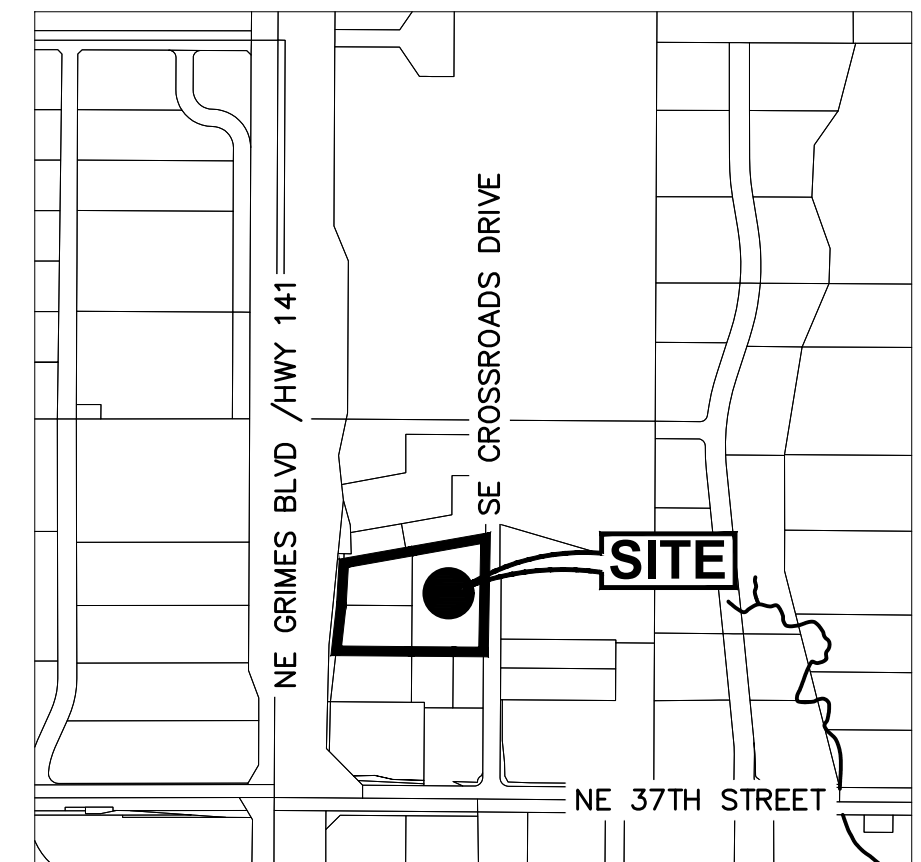


CROSSROADS PLAT 4

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,550
2	FILTER SOCK	LF	200
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.55
4	INLET PROTECTION DEVICES	EA	6
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

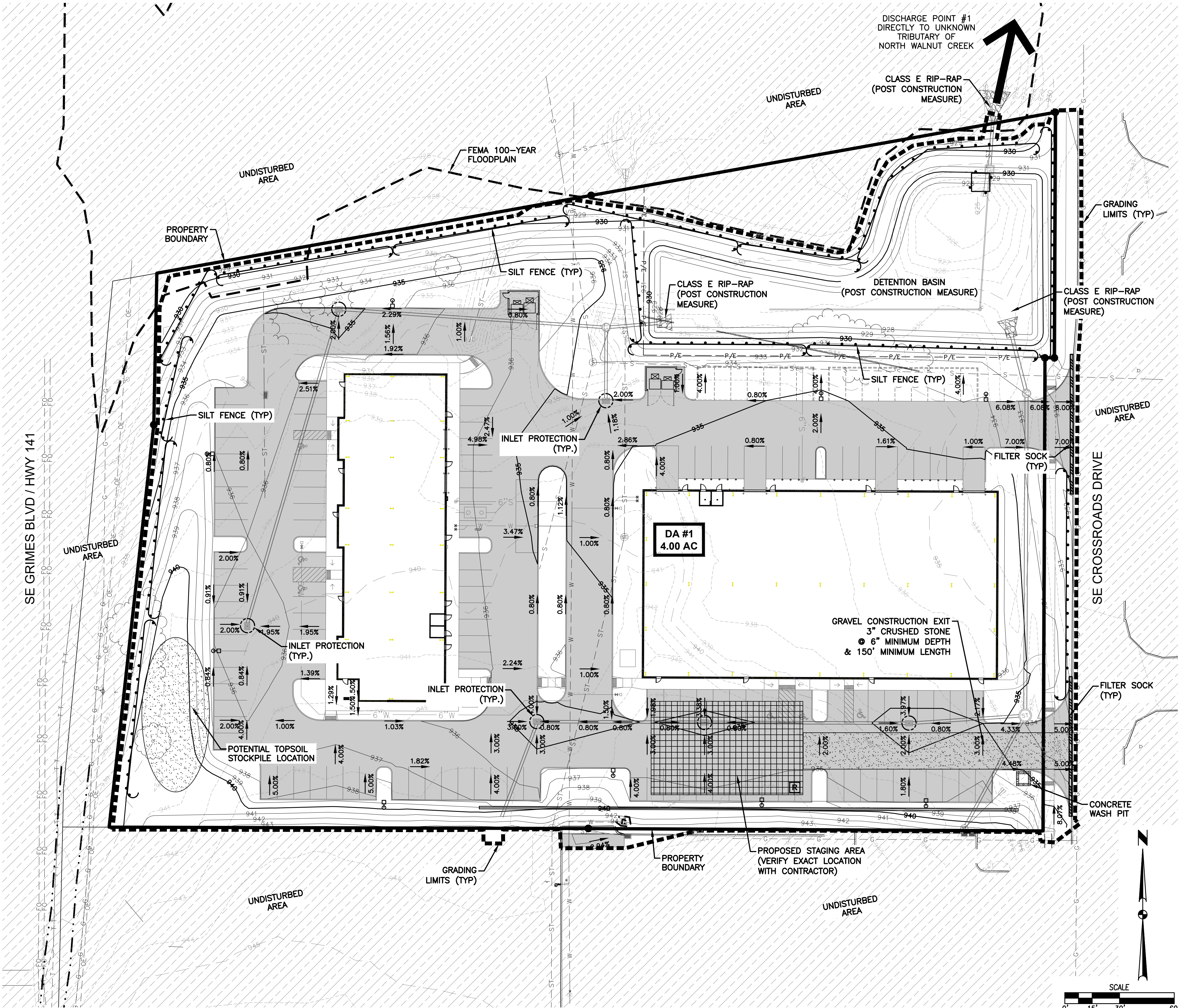
DISCHARGE POINT #1 DIRECTLY TO UNKNOWN TRIBUTARY OF NORTH WALNUT CREEK	4.00 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	14,400 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (200 LF @ 5.0 CU FT/LF OF SOCK)	1,000 CU FT
VOLUME PROVIDED IN SILT FENCE (1,550 LF @ 10.0 CU FT/LF OF FENCE)	15,500 CU FT
TOTAL VOLUME PROVIDED	16,500 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- 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.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED
GRADING LIMITS		STRAW MAT
FILTER SOCK		UNDISTURBED AREA
SILT FENCE		RIP-RAP
DITCH CHECK		GRAVEL ENTRANCE
INLET PROTECTION		STAGING AREA
PORTABLE RESTROOM	R	
CONCRETE WASHOUT PIT		



DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: GH

05/17/2021
04/27/2021
SECOND SUBMITTAL
FIRST SUBMITTAL

CROSSROADS PLAT 4

EROSION AND SEDIMENT CONTROL PLAN

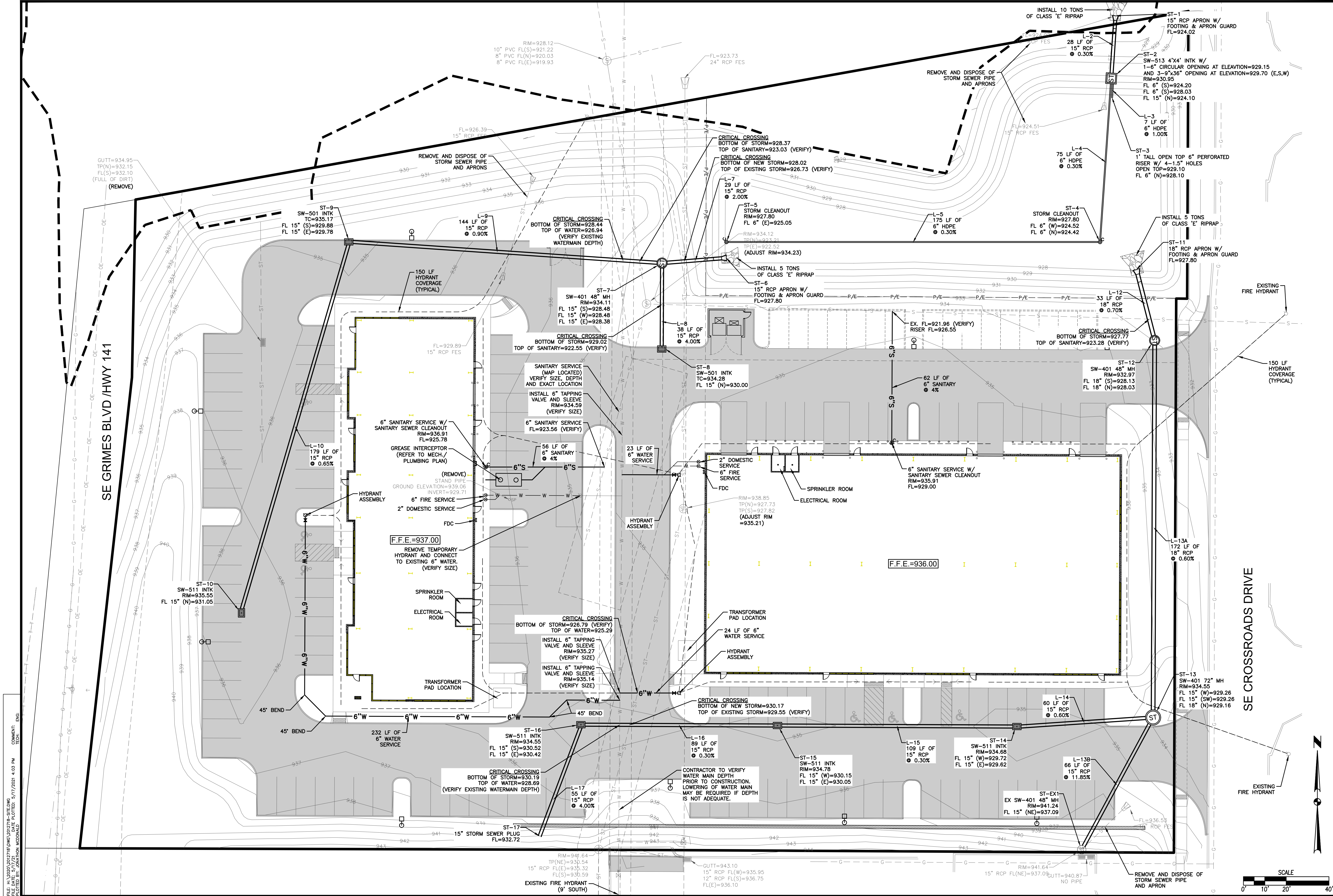
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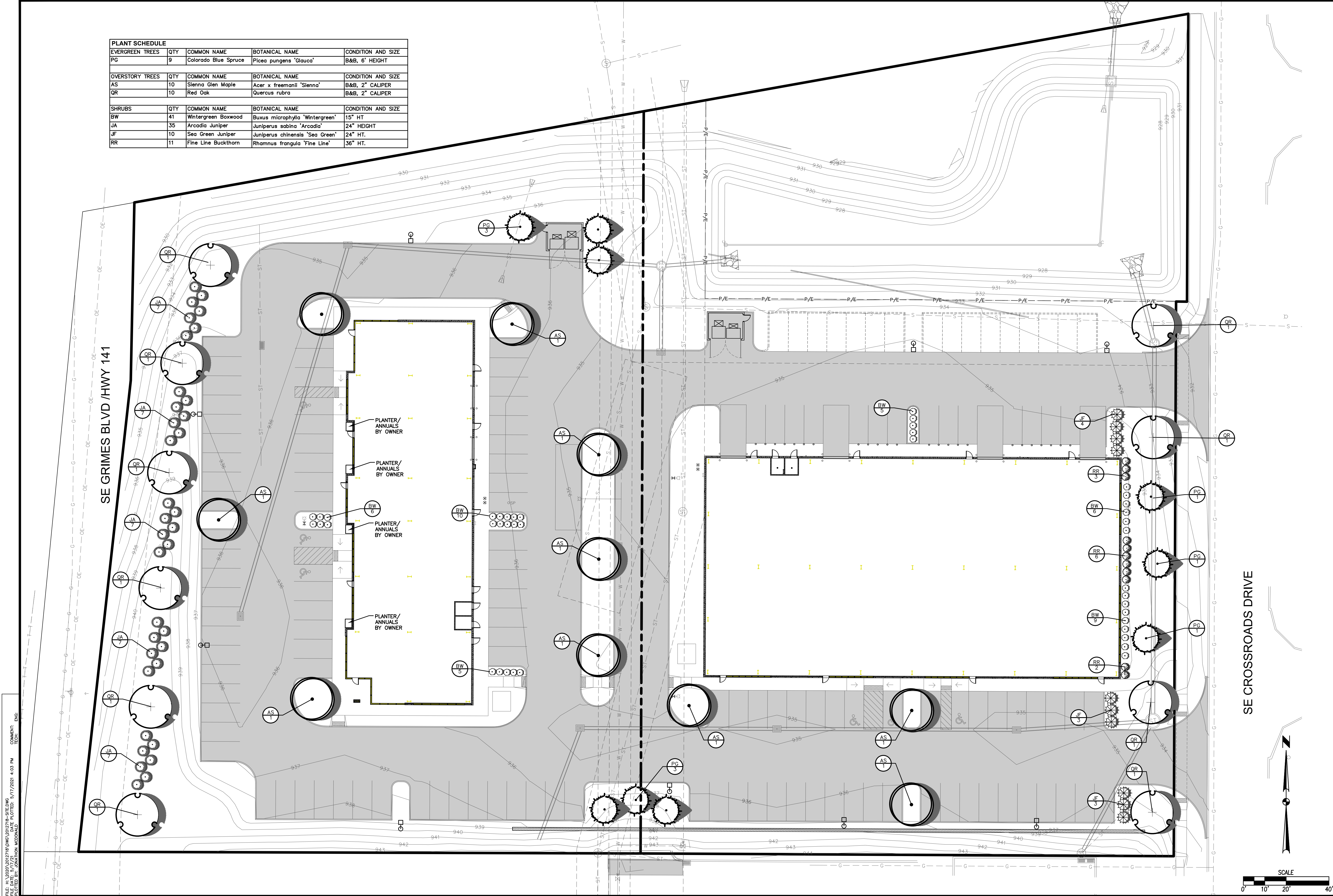
GRIMES, IOWA

SHEET NUMBER:

C6.0

2012.718





PLANT SCHEDULE				
EVERGREEN TREES		QTY	COMMON NAME	BOTANICAL NAME
PG		9	Colorado Blue Spruce	Picea pungens 'Glauca'
				CONDITION AND SIZE
				B&B, 6' HEIGHT
OVERSTORY TREES		QTY	COMMON NAME	BOTANICAL NAME
AS		10	Sienna Glen Maple	Acer x freemanii 'Sienna'
QR		10	Red Oak	Quercus rubra
				CONDITION AND SIZE
				B&B, 2" CALIPER
SHRUBS		QTY	COMMON NAME	BOTANICAL NAME
BW		41	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'
JA		35	Arcadia Juniper	Juniperus sabinia 'Arcadia'
JF		10	Sea Green Juniper	Juniperus chinensis 'Sea Green'
RR		11	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'
				CONDITION AND SIZE
				15" HT
				24" HEIGHT
				24" HT.
				36" HT.

REVISIONS

DATE	REVISIONS
05/17/2021	SECOND SUBMITTAL
04/27/2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: GH

CROSSROADS PLAT 4
LANDSCAPE PLAN

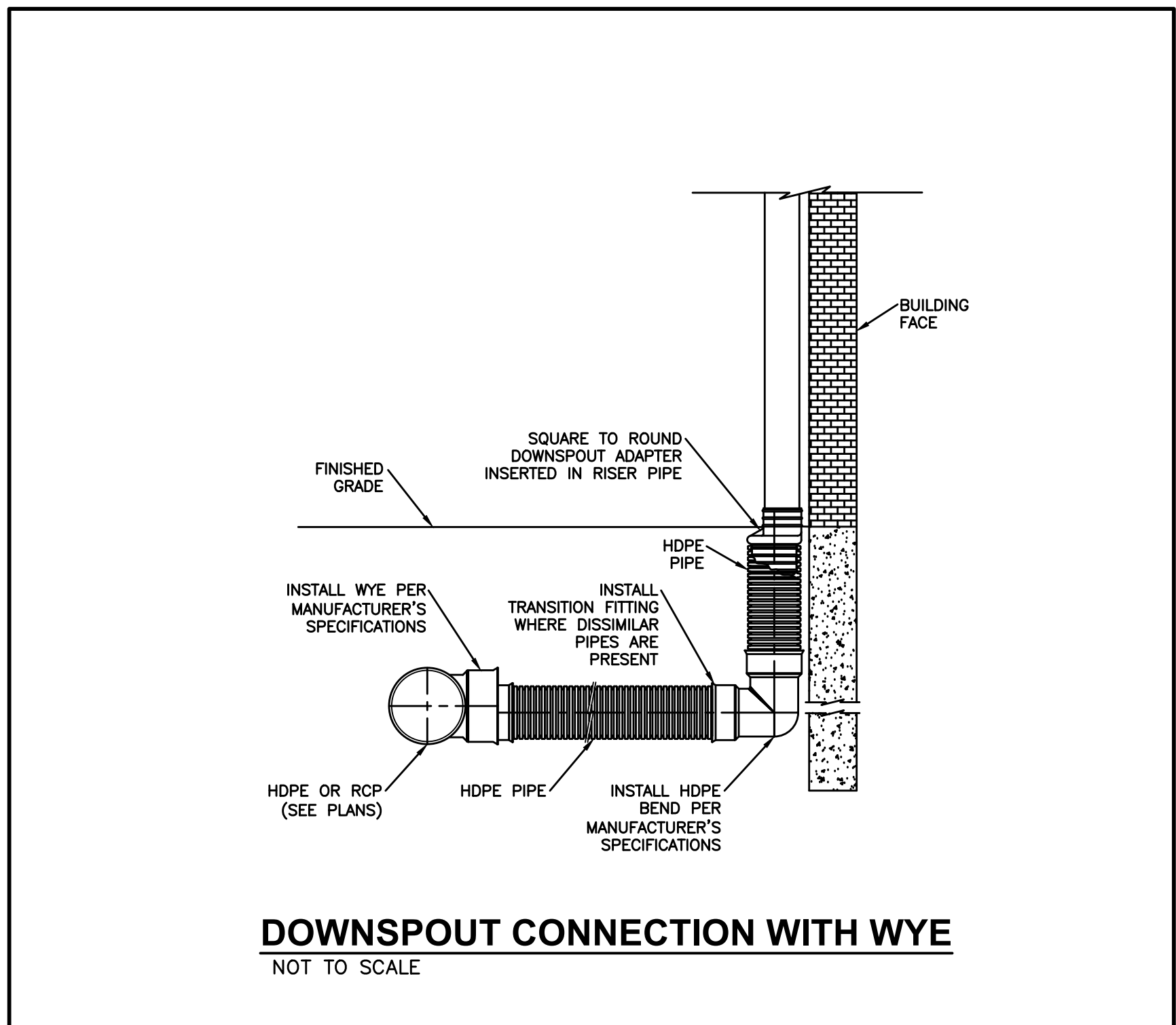
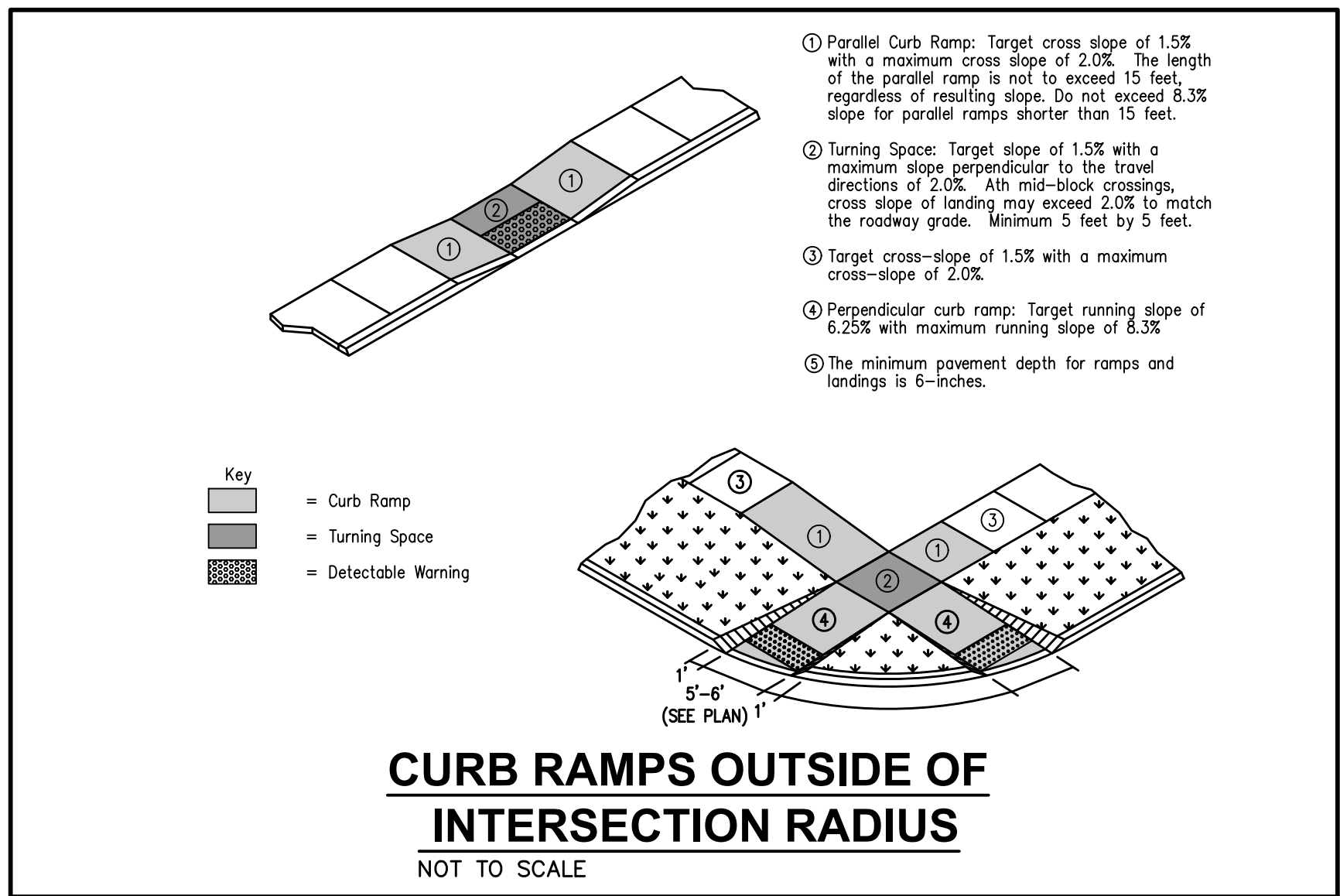
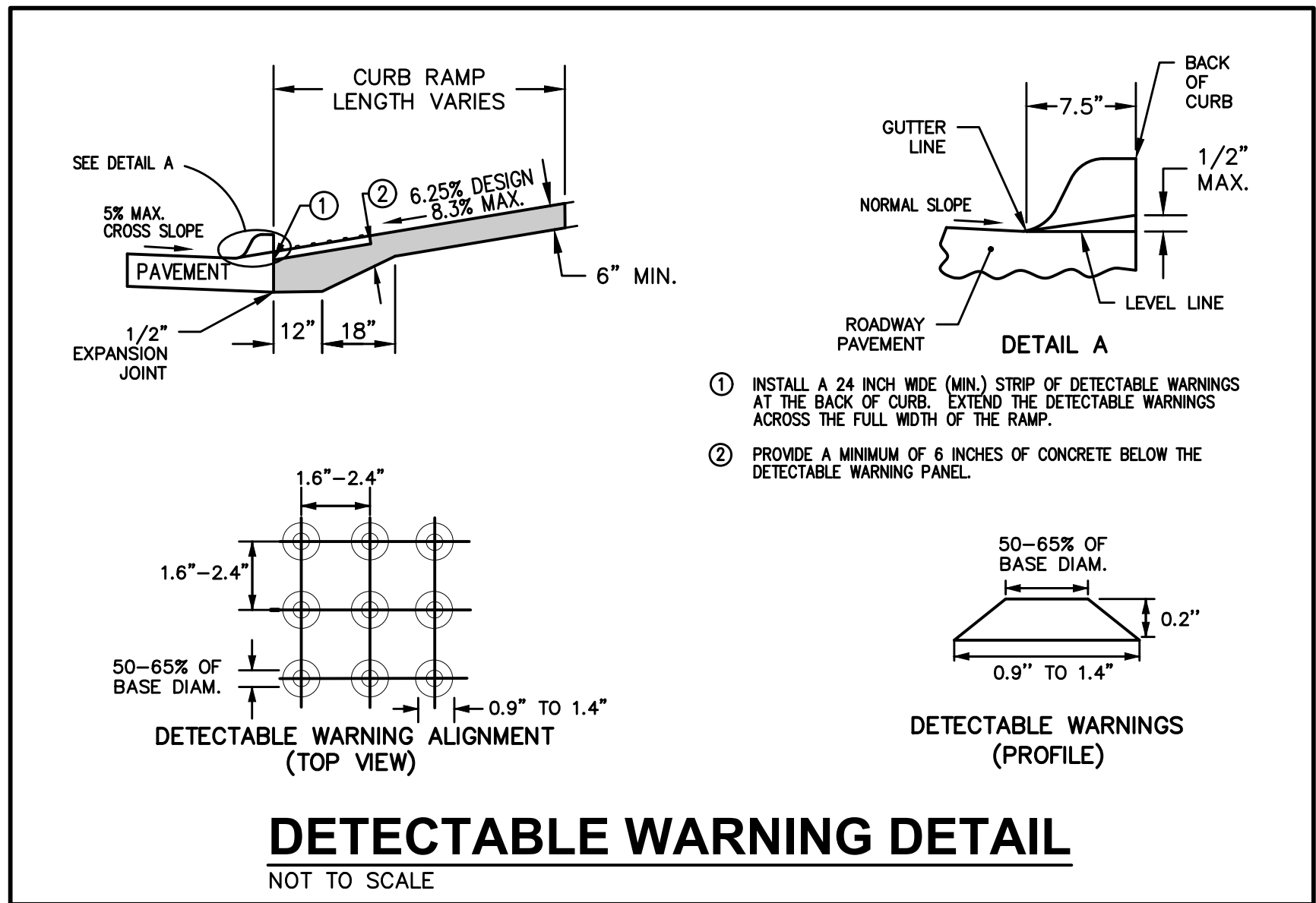
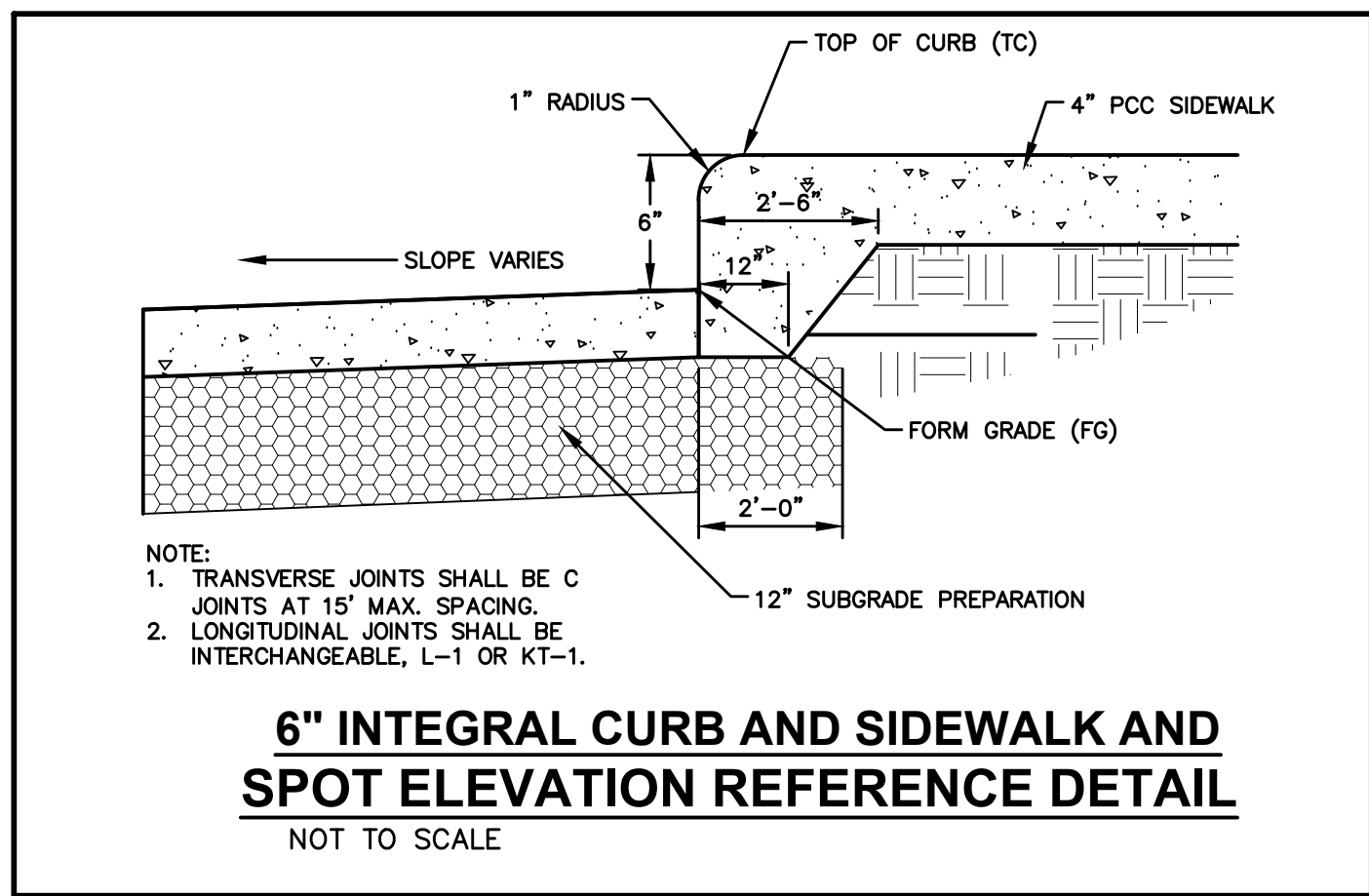
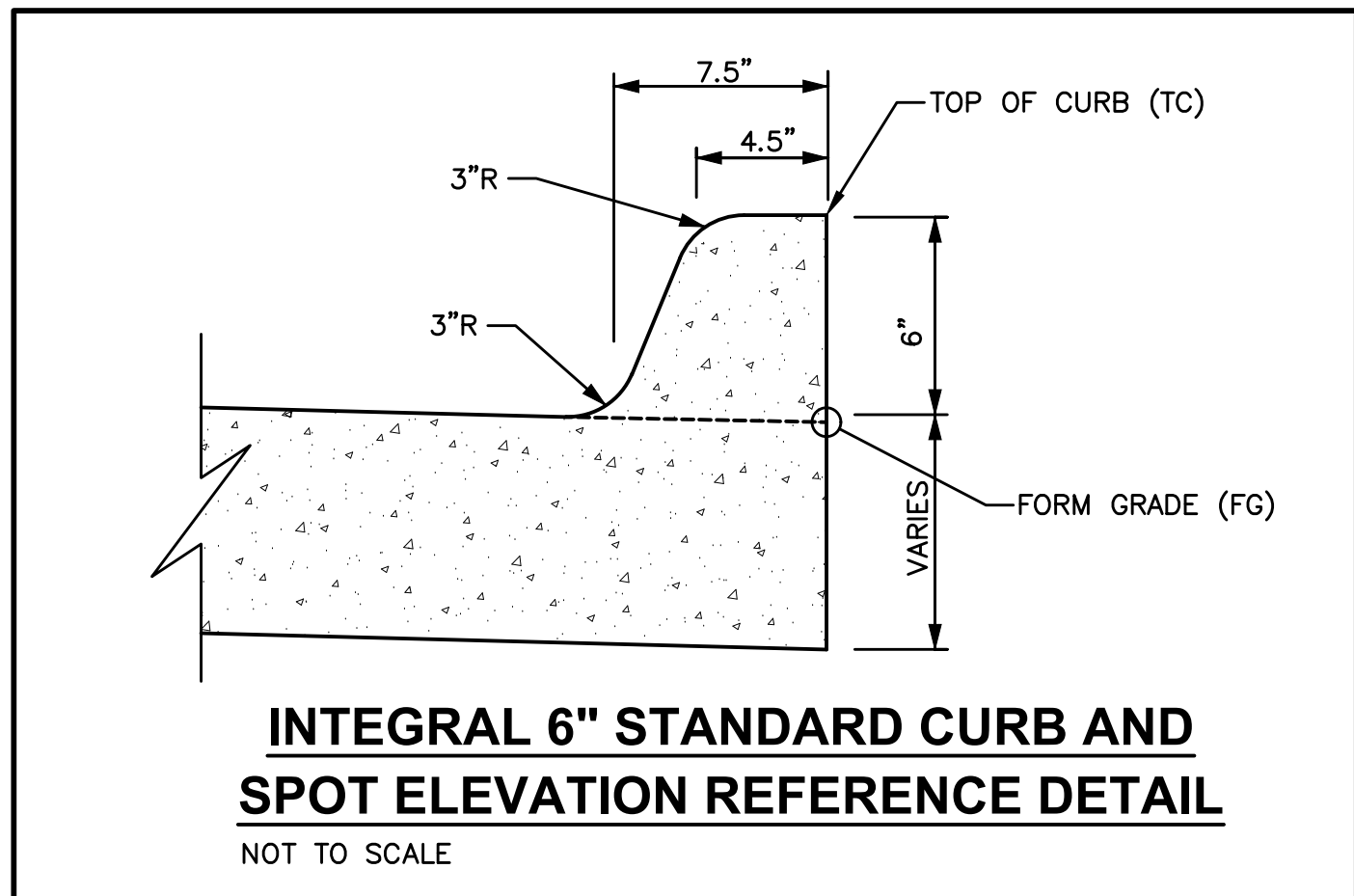
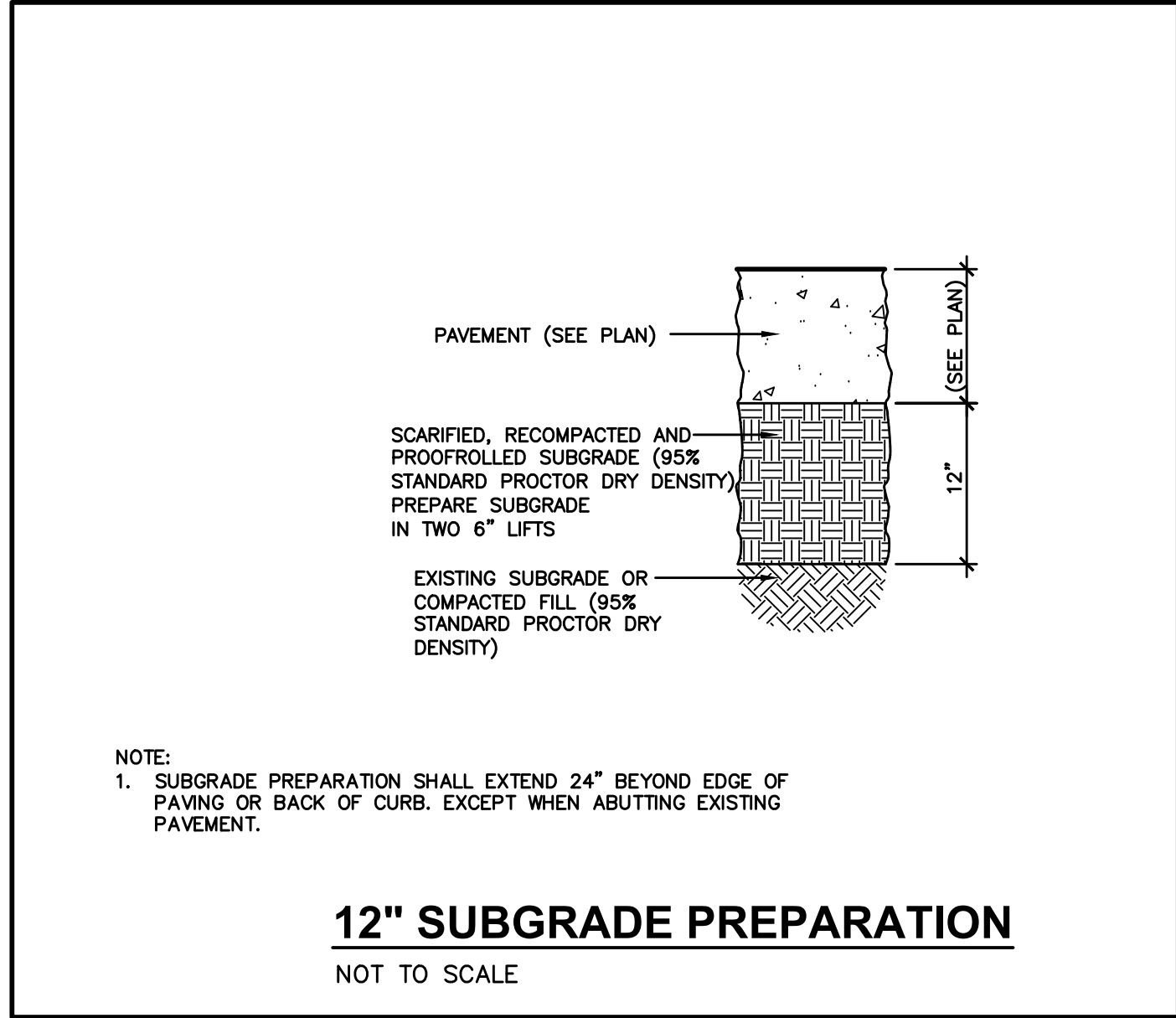
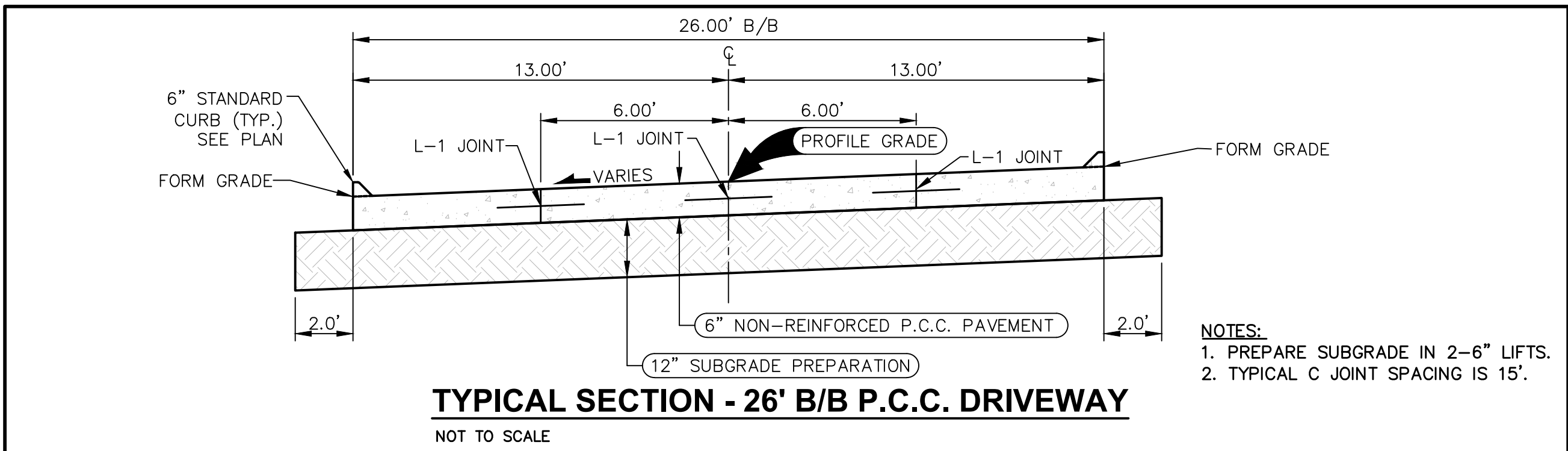
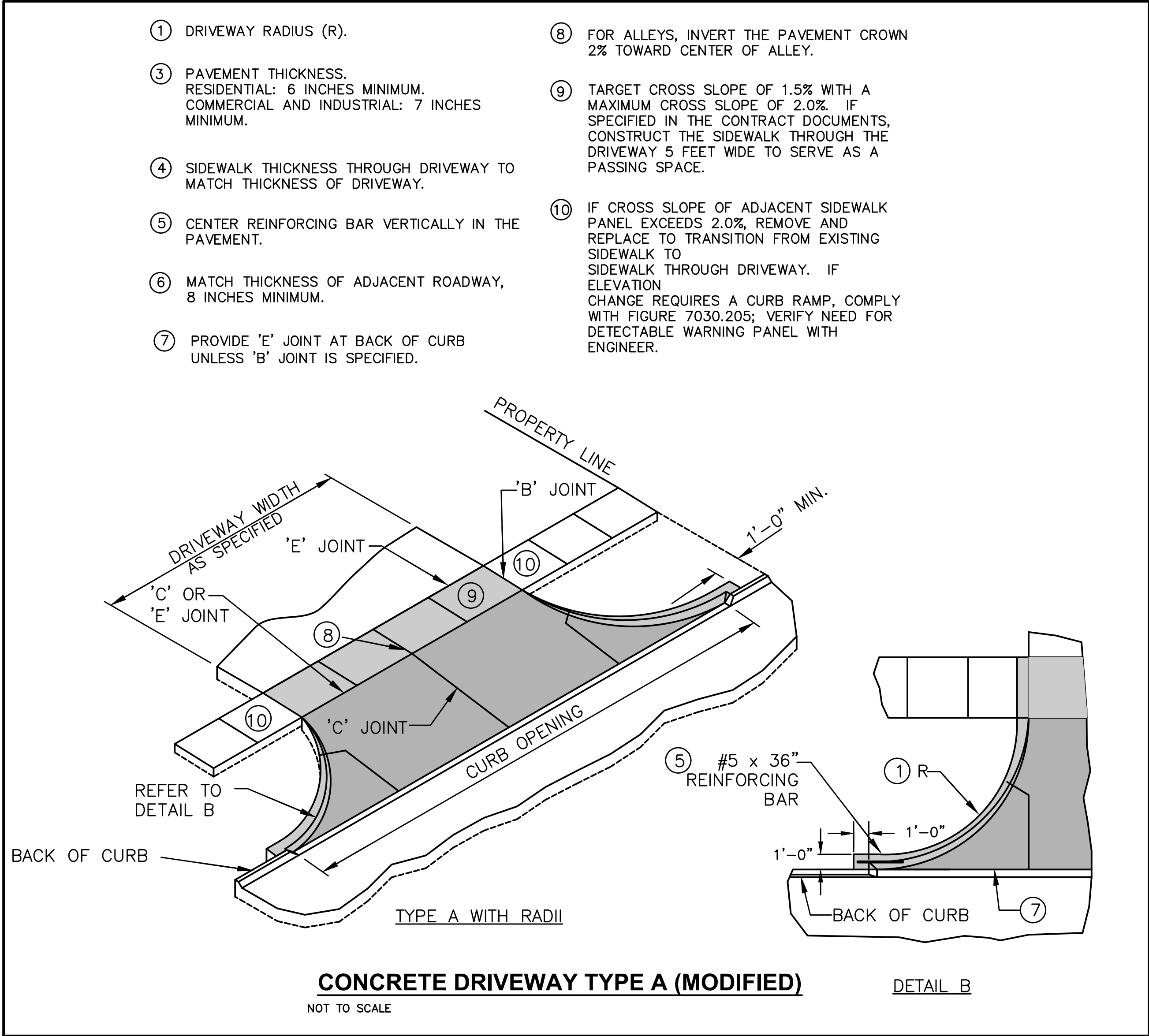
GRIMES, IOWA

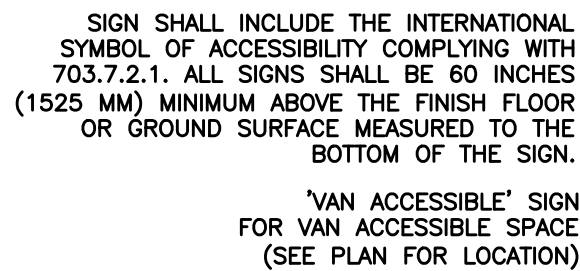
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EA

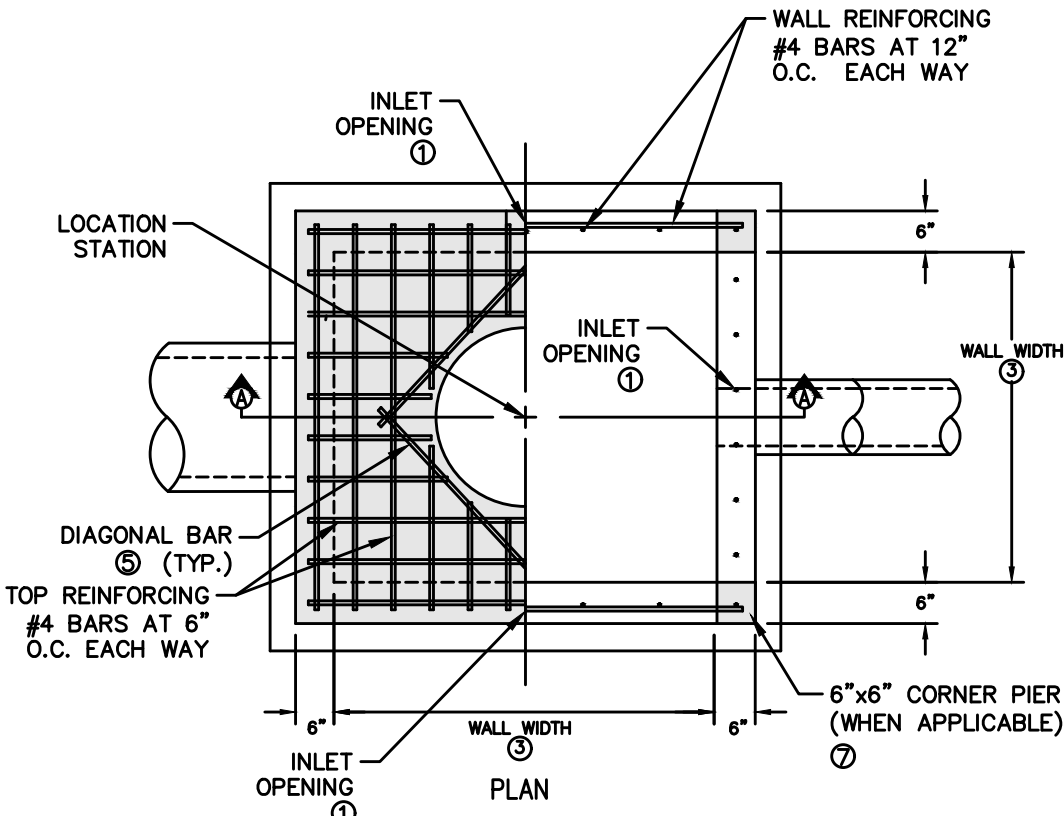
CIVIL DESIGN ADVANTAGE

FILE: H:\2020\2012718\DWG\2012718-SITE.DWG
COMMENT: 5/17/2021 4:03 PM
PLOTTER: HP DESIGN PLT
PLOTTER: HP DESIGN PLT





ACCESSIBLE PARKING SIGN



MODIFIED SW-513 INTAKE (ST-2/POND 1)

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: Crossroads Plat 4 - Final Plat

GENERAL INFORMATION:

Applicant:

Crossroads Grimes LLC

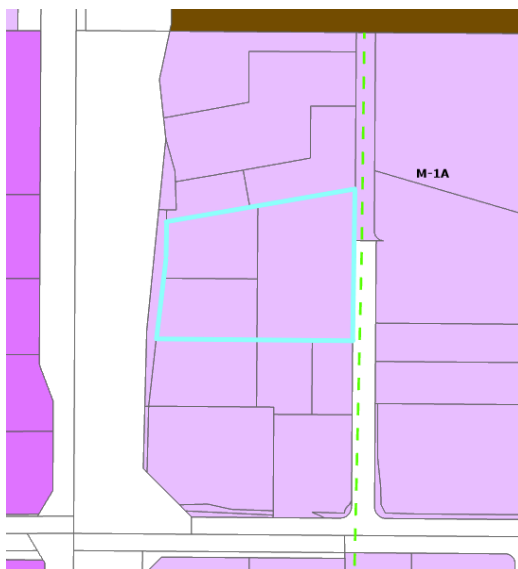
Requested Action

Final Plat

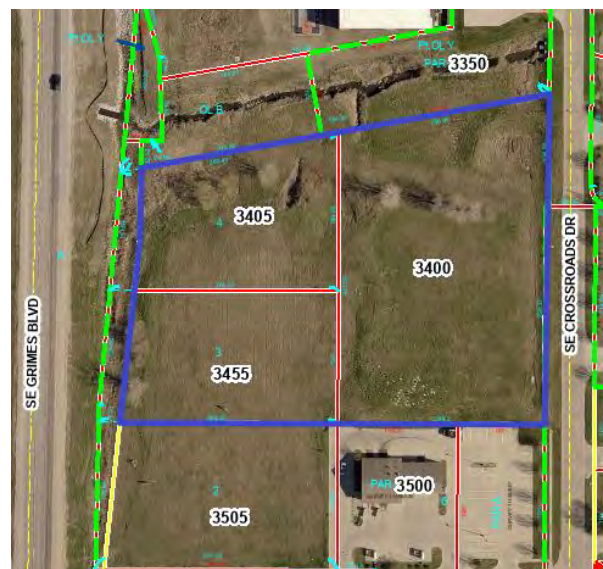
Location

3400 SE Crossroads Dr
3405 SE Grimes Blvd
3455 SE Grimes Blvd

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed-Use 2	M-1A
North	Light Industrial	Light Industrial	M-1A
South	Commercial	Mixed-Use 2	M-1A
East	Light Industrial	Light Industrial/MU-2	M-1A
West	Commercial	Business Park	M-2

BACKGROUND:

The applicant is requesting approval of a final plat, which will replat three parcels into two parcels. The proposed final plat will provide for two development lots approximately 1.84 acres and 2.13 acres in size.

ANALYSIS:

The final plat layout is consistent with the preliminary plat and indicates the appropriate easements. The site can be accessed from two driveways off of SE Crossroads Drive. Pedestrian access will be provided along SE Crossroads Drive. Water service for both lots will connect to the existing water main running between the buildings. Sanitary services for both building will connect to the existing sanitary lines that run through the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Crossroads Plat 4, subject to any remaining staff comments and legal review.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~May 7, 2021~~
May 25, 2021

Civil Design Advantage

Attn: Erin Ollendike

3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

RE: Crossroads Plat 4 Site Plan

Dear Ms. Ollendike:

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

General Comments:

- ~~1. Add addresses.~~
 - ~~a. Lot 1 3455 SE Grimes Blvd~~
 - ~~b. Lot 2 3400 SE Crossroads Drive~~

Legal Comments:

1. Title opinion
2. Consent(s) to Plat
 - c. Owner consent
 - d. Mortgagee consent (if applicable)
2. Treasurer's Certificate
3. County Subdivision Name Approval
4. Legal description in Word format
5. Easement documents and legal descriptions
6. Declaration and Covenants, Restrictions and Easements

7. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.

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: May 14, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: June 1, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: June 22, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

LOCATION: LOT 5 & PT LOTS 3-4
CROSSROADS PLAT 3
GRIMES, POLK COUNTY, IOWA

REQUESTOR: CROSSROADS GRIMES LLC

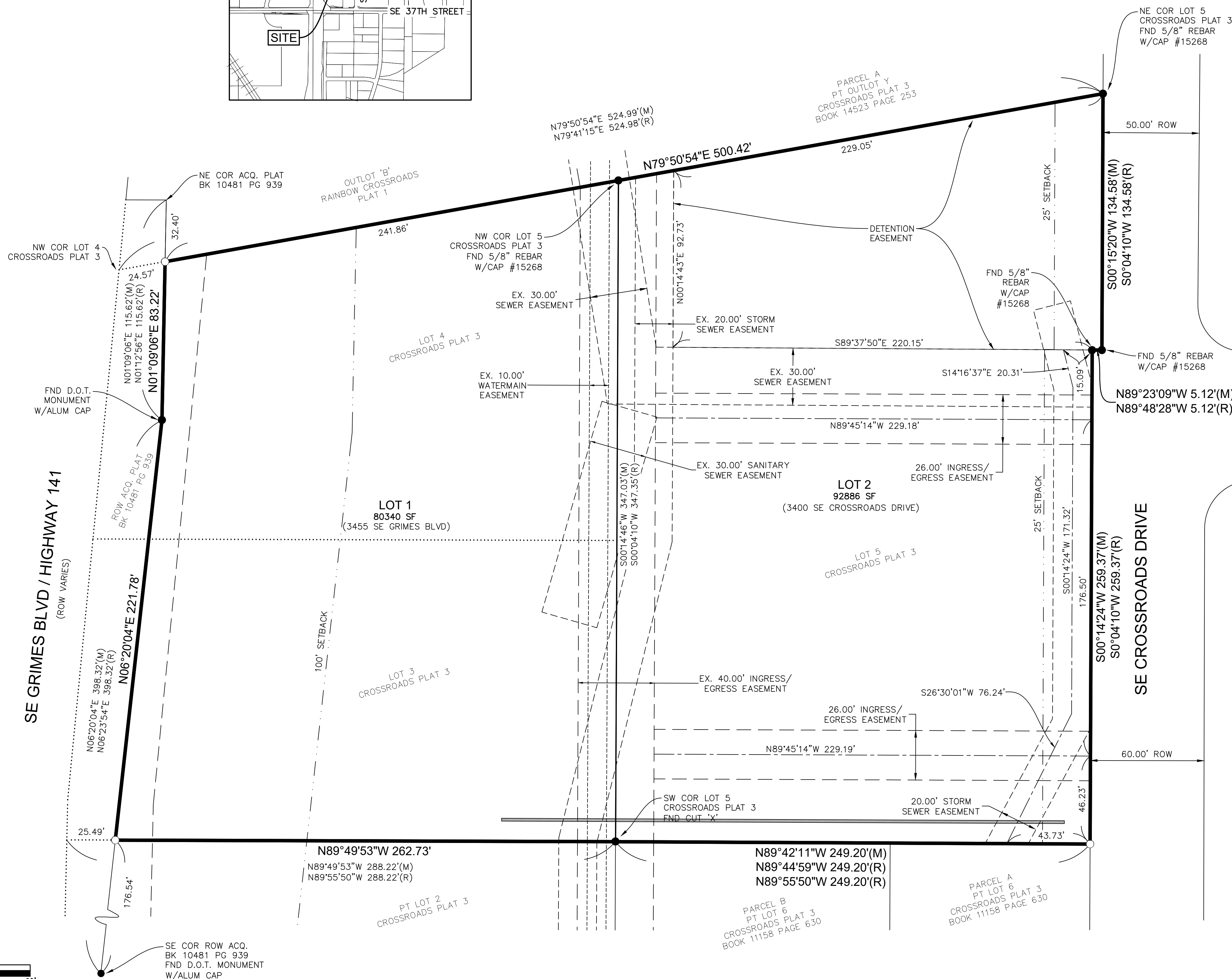
PROPRIETOR: CROSSROADS GRIMES LLC
2453 106TH ST
URBANDALE, IA 50322

SURVEYOR: MICHAEL A. BROONER

SURVEYOR
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

FINAL PLAT



CROSSROADS GRIMES LLC
2453 106TH ST
URBANDALE, IA 50322

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

M-1A: COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT

*PROPERTY IS WITHIN THE HIGHWAY 141 MIXED USE
DEVELOPMENT CORRIDOR DISTRICT (ZONE 1)

SETBACKS

FRONT (ALONG HIGHWAY 141):	=100'
FRONT (OTHER STREETS):	=25'
REAR:	=25'
SIDE:	NONE

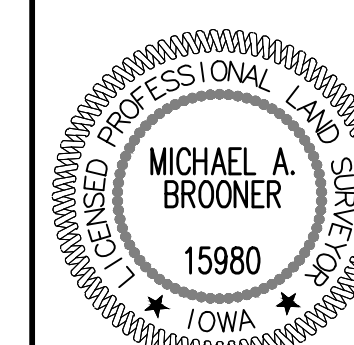
APRIL 26, 2021

LOTS 3, 4 AND 5 IN CROSSROADS PLAT 3, AN OFFICIAL PLAT,
NOW INCLUDED IN AND FORMING A PART OF THE CITY OF
GRIMES, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED
TO THE STATE OF IOWA BY WARRANTY DEED FILED APRIL 14,
2004 IN BOOK 10481, PAGE 939 IN THE OFFICE OF THE POLK
COUNTY RECORDER, POLK COUNTY, IOWA.

PROPERTY CONTAINS 3.98 ACRES (173,225 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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.

SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (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	_____	_____



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.

MICHAEL A. BROONER, P.L.S.

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



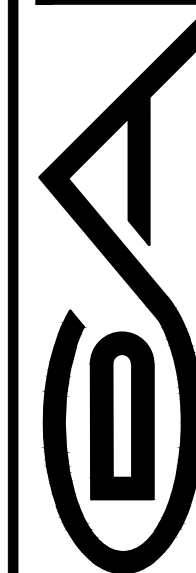
REVISIONS	DATE
SECOND SUBMITTAL	05/17/21
FIRST SUBMITTAL	04/27/21

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVIEW:

TECH:

ENGINEER:



CIVIL DESIGN ADVANTAGE

WORLD CRIMES

CROSSROADS PLAT 4

FINAL PLAT

FINAL PLAT

1
1
2012 718



Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: Crossroads Plat 4 – Site Plan

GENERAL INFORMATION:

Applicant:

Crossroads Grimes LLC

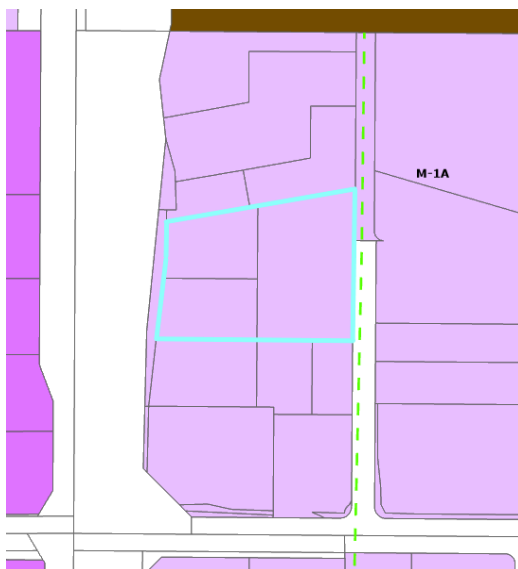
Requested Action

Site Plan

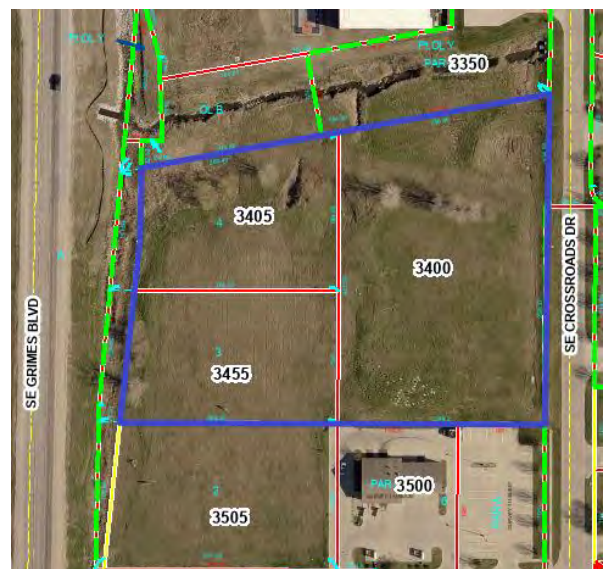
Location

3400 SE Crossroads Dr
3405 SE Grimes Blvd
3455 SE Grimes Blvd

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed-Use 2	M-1A
North	Light Industrial	Light Industrial	M-1A
South	Commercial	Mixed-Use 2	M-1A
East	Light Industrial	Light Industrial/MU-2	M-1A
West	Commercial	Business Park	M-2

BACKGROUND:

The applicant is requesting approval of the site plan for two buildings located at 3400 SE Crossroads Drive and 3455 SE Grimes Blvd. Building A (3455 SE Grimes Blvd) will be a 9,876 square foot retail building. Building C (3400 SE Crossroads Drive) will be a 19,581 square foot flex warehouse. The properties are located within the M-1A zoning district and within the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façades for both buildings are proposed to be principally constructed of architectural precast wall panels with metal trim. Rooftop mechanical units will be screened from view on all sides of the buildings.

The retail building will include glazed storefront units with awnings along Highway 141.

The warehouse building will include glazed storefronts with awnings on the south side and garage door loading bays on the north side. Large windows will be provided on the east elevation along SE Crossroads Drive to meet the glazing requirements.

Staff has yet to receive details for the dumpster enclosures but will ensure that the required masonry surrounds and metal-framed gates are provided.

Site Layout:

The site will be accessed from two driveways off of SE Crossroads Drive. Pedestrian connectivity will be provided along SE Crossroads Drive. Internal sidewalk connections will be provided from SE Crossroads to the south side of the warehouse building and will continue west to the retail building.

The garage doors at the rear of the retail building are not intended for pull in deliveries. As such, parking spaces have been provided in front of the garage doors. A loading area will be provided on the east side of the drive aisle behind the building for trucks to make deliveries.

Pole mounted light fixtures will be installed throughout the parking lots. Wall lighting will be provided on the building faces along the right-of-way. No LED light strips or colored lighting is proposed.

Parking:

Parking for the site is based on the flex parking calculations for retail and warehouse to account for the unknown uses of the buildings. The site provides more than the required number of parking spaces for the site with 68 total parking spaces provided for Lot 1 and 56 total parking spaces provided for Lot 2.

Landscaping/Streetscape:

Landscaping is provided along the rights-of-way, within parking islands throughout the site, and along the building foundation. Planters are proposed along the front of the retail building in lieu of plant beds. The site meets the minimum landscape requirements for Highway 141 Mixed Use Development District Overlay other than the total landscaping counts provided over the site. Staff has requested an updated landscape plan.

Utilities:

The sanitary services for the buildings will connect to the existing sanitary sewer system running between the buildings and to the north of building C.

Water services for both buildings will connect to the existing water main between the buildings. The buildings are proposed to be fitted with fire suppression systems. The appropriate FDC locations have been provided. Hydrant coverage for the site needs to be adjusted to accommodate the fire truck route of travel rather than right up against the buildings.

Detention is handled within the detention basin located to the north of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Crossroads Plat 4 subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~May 7, 2021~~

~~May 25, 2021~~

May 28, 2021

Civil Design Advantage

Attn: Erin Ollendike

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Crossroads Plat 4 Site Plan

Dear Ms. Ollendike:

The Development Services Department is in receipt of a proposed Site Plan for the Crossroads Plat 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide preliminary plat for review. Provide preliminary plat fee.~~
2. Provide lighting cut sheets for buildings and parking lot. All light shall be hooded, sharp cutoff. Provide up lighting on the building faces adjacent to ROW. **Please provide.**
- ~~3. Please add floodway boundary to the plans.~~
- ~~4. Why is the site being lowered so much? Can you please explain more about why the connection could not be provided to the south? The site looked to be pretty flat so we are curious why the grade change is needed.~~

Cover Sheet:

- ~~1. Provide open space requirements for each lot. Minimum 20% is required for each lot.~~
- ~~2. List proposed use of the property~~
- ~~3. List parking calculations used.~~

4. A flood plain permit will be required to grade in the flood plain. **Permit attached. We can fill out any unknown information.**

C2.0:

1. ~~Under Utility Note 19, change minimum cover depth to be 5.5'.~~
2. ~~Under Utility Note 23 change to City Engineering Dept.~~

C4.0:

1. ~~Add dimensions of the lots to nearest tenth foot.~~
2. ~~Label ADA sign for northwest parking space.~~
3. ~~Label stop sign locations.~~
4. ~~Will existing detention be incorporated into proposed basin?~~
5. ~~Adjust existing fixtures to grade and current specification requirements.~~
6. ~~Provide sidewalk isolation joints through driveway by use of expansion joints on both sides.~~
7. ~~On Building A, please provide loading area behind the garage doors on the east side.~~
8. ~~A fire lane meeting the requirements of Section 511 of the City of Grimes Fire Code shall be created along the island between the two buildings.~~
9. **Provide a temporary easement document for the area along the south property line where the curb will be constructed on the existing parking lot to the south.**

C5.0:

1. ~~Will proposed grading enter/change flood plain and is a permit required?~~
2. **Is a defined overflow area needed to prevent overflow onto Crossroads Dr. (931.90 shown around the north and east sides of basin)?**

C5.1:

1. ~~Provide sidewalk isolation joints through driveway by use of expansion joints on both sides.~~

C7.0:

1. ~~FDC cannot be obstructed by parking. Please move elsewhere or stripe the parking space in front of FDC.~~
2. Provide roof drain connections. **Please provide.**
3. ~~Provide detail of perforated riser and ST-2 openings.~~
4. The hydrant coverage for the proposed building does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires hydrant coverage along an approved route around the building. Section 507.5.1.1 requires a fire hydrant within 100 feet of the FDC. The plans did not depict an FDC. **The method of measuring hydrant coverage is depicted as close as possible to the building (inside of parking spaces) and not where our fire apparatus will actually travel. Attached is a marked-up plan.**
5. **The supply line for the fire sprinkler system shall be a minimum of 6" per Section 24.1.3.2 of NFPA 13. Note that the buildings depicted may fall under the requirements for speculative warehouses under Chapter 32 of the City of Grimes Fire Code. If applicable, these requirements may require the installation of a fire pump to support the required fire sprinkler systems. Due to this, an 8" main may be required as well.**
6. **If sanitary connections are taps utilize Romac saddle or approved equivalent.**
7. **Will 6" storm lines L-4 & L-5 be perforated? Will they be bedded in pea rock? Install sod after installation (Note 4 Sheet C2.0) is complete to prevent silt into trench plugging drain.**
8. **Since the buildings are tall enough for high pile storage, you may want to rethink the 6-inch water mains on site. A 6-inch main will not support a pump in many cases.**

C8.0:

1. ~~Please list open space landscaping requirements for each lot.~~
2. ~~Please add plantings along the west side of the building on Lot 1. Planters can be used in lieu of plant beds.~~
3. **Add overall lot landscaping requirement calculations (165A.16.9) for each lot and update landscape plan accordingly.**

C9.0:

- ~~1. Provide ADA sign detail.~~
2. Provide dumpster details. **Please provide.**

C9.1:

- 1. Label flowline elevation at Intake and size and grade on line to standpipe.**

Architecture:

- ~~1. Update material calculations for the building materials. Remove the glazing square footage from the area used to calculate the building material percentages. Building material percentages are now correct (building material area excluding glazing). However, please provide the glazing percentages for both buildings (percentage glazing on the elevation). 30% minimum is required.~~
- ~~2. Provide list of treatments demonstrated on each building. See 165A.24 #2. Please provide.~~
- ~~3. Please add additional detail east elevation of Building A. No blank wall shall exceed 30 ft horizontally or vertically. Please add detail that will break up the blank wall surface. Adding a band similar to the warehouse building would satisfy this requirement. We are open to other suggestions as well.~~
- ~~4. Roof mounted equipment is required to be screened. Please provide detail of the screen (elevation, material, color, etc.).~~
- ~~5. Is there any other lighting proposed on the building other than wall sconces? Are there any LED strips proposed or colored lighting? P&Z/Council will need to be aware of all proposed lighting, otherwise lighting changes will require to be brought back for consideration.~~

SWPPP

- 1. Provide SWPPP.**

Stormwater Management Plan (SWMP)

- ~~1. As per ISWMM, dry bottom detention basins do not provide water quality. Please provide a different method to address treatment.~~
- ~~2. How is the CPV being addressed?~~
- ~~3. Basin Outlet structure: There is a weir shown at elevation 927.75. Is this the top of the perforated riser? I am not seeing this elevation on the plans.~~
- ~~4. Proposed storm sewer map, show proposed contour labels.~~
5. Weir A on the hydrograph needs a crest length added to it, if the perforated pipe is open on the top. It is listed as open on the plans.
6. CPV should be calculated for the entire site, not just DB1.
7. Proposed storm sewer map, show proposed contour labels.

Site Plan

- ~~1. C5.0: Provide emergency overflow and protection on basin.~~
- ~~2. C7.0: Provide detail for ST-2 and perforated riser.~~
- ~~3. C7.0: Do buildings require roof drain connections?~~
- ~~4. C7.0: How will the DA going to the future parking expansion be captured?~~
5. C5.0 & C9.1: Label basin as bioretention pond and provide cross-sectional detail of basin layers.

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:	~~May 14, 2021~~ May 31, 2021 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	June 1, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	June 22, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN & PRELIMINARY PLAT FOR:
CROSSROADS PLAT 4

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



OWNER / DEVELOPER

CROSSROADS GRIMES LLC
2453 106TH STREET
URBANDALE, IA 50322

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

ETHOS DESIGN GROUP, INC.
1615 SE CORTINA DRIVE
ANKENY, IOWA 50021
PH. (515) 630-6350

DATE OF SURVEY

DECEMBER 30, 2020

BENCHMARKS

BURY BOLT ON HYDRANT 40' +/- WEST AND 10' +/-
NORTH OF NORTHWEST CORNER OF CARWASH BUILDING.
ELEVATION = 945.74

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2021
ANTICIPATED FINISH DATE = FALL 2021

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 04/27/2021
-SITE PLAN SUBMITTAL TO CITY #2: 05/17/2021

LEGAL DESCRIPTION

LOTS 3, 4 AND 5 IN CROSSROADS PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED APRIL 14, 2004 IN BOOK 10481, PAGE 939 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

PROPERTY CONTAINS 3.98 ACRES (173,225 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

ZONING: M1-A
COMMERCIAL AND LIMITED LIGHT
INDUSTRIAL DISTRICT

*PROPERTY IS WITHIN THE HIGHWAY 141
MIXED USE DEVELOPMENT CORRIDOR
DISTRICT (ZONE 1)

DEVELOPMENT SUMMARY

TOTAL AREA: 3.97 ACRES (173,226 SF)
LOT 1 AREA: 1.84 ACRES (80,340 SF)
LOT 2 AREA: 2.13 ACRES (92,886 SF)

SETBACKS:

HWY 141: 100'
PUBLIC STREETS: 25'

MAXIMUM BUILDING HEIGHT

90'

PARKING:

REQUIRED: 6 SPACES/ 1,000 SF (RETAIL-OFFICE FLEX)
LOT 1 = 60 SPACES
PROVIDED: = 68 SPACES

REQUIRED: 2.5 SPACES/ 1,000 SF (INDUSTRIAL/ WAREHOUSE FLEX)
LOT 2 = 53 SPACES
PROVIDED: = 56 SPACES

PROPOSED USE

FLEX SPACE (RETAIL, OFFICE, INDUSTRIAL WAREHOUSE)

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	TOPOGRAPHIC SURVEY
C4.0	DIMENSION & DEMOLITION PLAN
C5.0-C5.1	GRADING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	UTILITY PLAN
C8.0	LANDSCAPE PLAN
C9.0	DETAILS

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	[Symbol]
TYPE SW-503 STORM INTAKE	[Symbol]
TYPE SW-505 STORM INTAKE	[Symbol]
TYPE SW-506 STORM INTAKE	[Symbol]
TYPE SW-513 STORM INTAKE	[Symbol]
TYPE SW-401 STORM MANHOLE	[Symbol]
TYPE SW-402 STORM MANHOLE	[Symbol]
TYPE SW-301 SANITARY MANHOLE	[Symbol]
STORM/SANITARY CLEANOUT	[Symbol]
WATER VALVE	[Symbol]
FIRE HYDRANT ASSEMBLY	[Symbol]
SIGN	[Symbol]
DETECTABLE WARNING PANEL	[Symbol]
STORM SEWER STRUCTURE NO.	[Symbol]
STORM SEWER PIPE NO.	[Symbol]
SANITARY SEWER STRUCTURE NO.	[Symbol]
SANITARY SEWER PIPE NO.	[Symbol]
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	[Symbol]
SILT FENCE	[Symbol]

EXISTING

SANITARY MANHOLE	[Symbol]
WATER VALVE BOX	[Symbol]
FIRE HYDRANT	[Symbol]
WATER CURB STOP	[Symbol]
WELL	[Symbol]
STORM SEWER MANHOLE	[Symbol]
STORM SEWER SINGLE INTAKE	[Symbol]
STORM SEWER DOUBLE INTAKE	[Symbol]
FLARED END SECTION	[Symbol]
ROOF DRAIN/ DOWNSPOUT	[Symbol]
DECIDUOUS TREE	[Symbol]
CONIFEROUS TREE	[Symbol]
DECIDUOUS SHRUB	[Symbol]
CONIFEROUS SHRUB	[Symbol]
ELECTRIC POWER POLE	[Symbol]
GUY ANCHOR	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE W/ TRANSFORMER	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
ELECTRIC BOX	[Symbol]
ELECTRIC TRANSFORMER	[Symbol]
ELECTRIC MANHOLE OR VAULT	[Symbol]
TRAFFIC SIGN	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]
TELEPHONE MANHOLE/VAULT	[Symbol]
TELEPHONE POLE	[Symbol]
GAS VALVE BOX	[Symbol]
CABLE TV JUNCTION BOX	[Symbol]
CABLE TV MANHOLE/VAULT	[Symbol]
MAIL BOX	[Symbol]
BENCHMARK	[Symbol]
SOIL BORING	[Symbol]
UNDERGROUND TV CABLE	TV-TV-TV
GAS MAIN	G-G-G
FIBER OPTIC	FO-FO-FO
UNDERGROUND TELEPHONE	T-T-T
OVERHEAD ELECTRIC	OE-OE-OE
UNDERGROUND ELECTRIC	E-E-E
FIELD TILE	TILE-TILE-TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W



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.

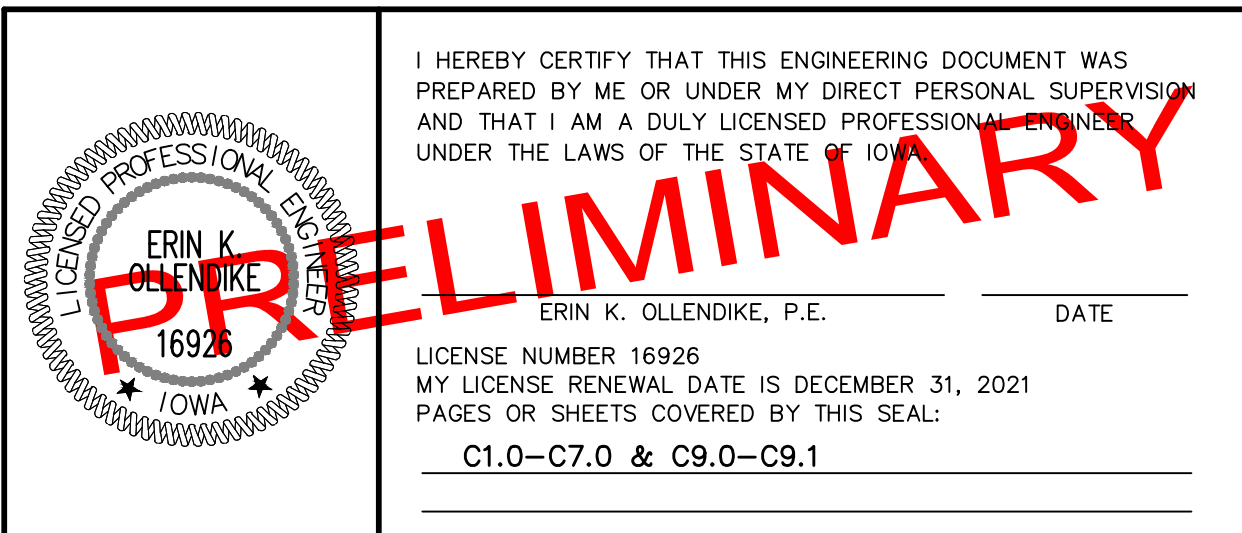


REFER TO GEOTECH ENGINEERING REPORT FOR GEOTECHNICAL REQUIREMENTS.

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.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. 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.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINES 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.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. 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.
13. 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 1/3, TRANSVERSE 1/4.
14. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
15. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING. COMPLETELY COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
16. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
17. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
18. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.

SITE AREA: 173,226 SF (3.98 ACRES)

PERIMETER OF LOT ADJACENT TO PUBLIC RIGHT OF WAY
BETWEEN RIGHT-OF-WAY AND OFF-STREET PARKING
-1 TREE PER 50 LF
-HEDGE, WALL, BERM OR 1 SHRUB PER 4 LF

PARKING LOT ADJACENT TO SE CROSSROADS DR = 123 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
-3 TREES
-HEDGE, WALL, BERM OR 31 SHRUBS

PROVIDED: 7 TREES
36 SHRUBS

PARKING LOT ADJACENT TO SE GRIME BLVD (HWY 141) = 270 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
-6 TREES
-HEDGE, WALL, BERM OR 68 SHRUBS

PROVIDED: 6 TREES
3' BERM & 35 SHRUBS

INTERIOR OF LOT
ONE LANDSCAPED ISLAND PER EVERY 12 PARKING SPACES

LOT 1:	80,340 SF
REQUIRED:	16,068 SF (20%)
PROVIDED:	28,017 SF (35%)
LOT 2:	92,886 SF
REQUIRED:	18,577 SF (20%)
PROVIDED:	45,270 SF (49%)

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 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES 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 SANITARY 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 2021 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 OF GRIMES' STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 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. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
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.
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
17. BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
18. WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM OR IN COMPLIANCE WITH WATER COMPANY REQUIREMENTS.
19. ALL WATER PIPING SHALL HAVE A MINIMUM OF 5.5' COVER.
20. INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
21. INSTALL SINGLE THHN - 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6'-0" X 1/2" Ø GROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.
22. CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
23. CONTACT CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF ANY WATER MAIN WORK.

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
3. 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.
4. SOD ALL DISTURBED AREAS.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL, IF REQUESTED.
12. NO PLANT SUBSTITUTIONS ARE ALLOWED WITHOUT OWNER APPROVAL.

1. SIDEWALKS	4" P.C.C.
2. SIDEWALK CURB RAMPS	6" P.C.C.
3. PARKING AISLES & STALLS	6" P.C.C.
4. TRASH ENCLOSURE PAD	8" P.C.C.
5. DRIVEWAY APPROACH IN ROW	8" P.C.C. REINFORCED

1. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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 ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES 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 OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

. GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- B. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- C. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- D. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- E. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- F. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- G. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- H. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

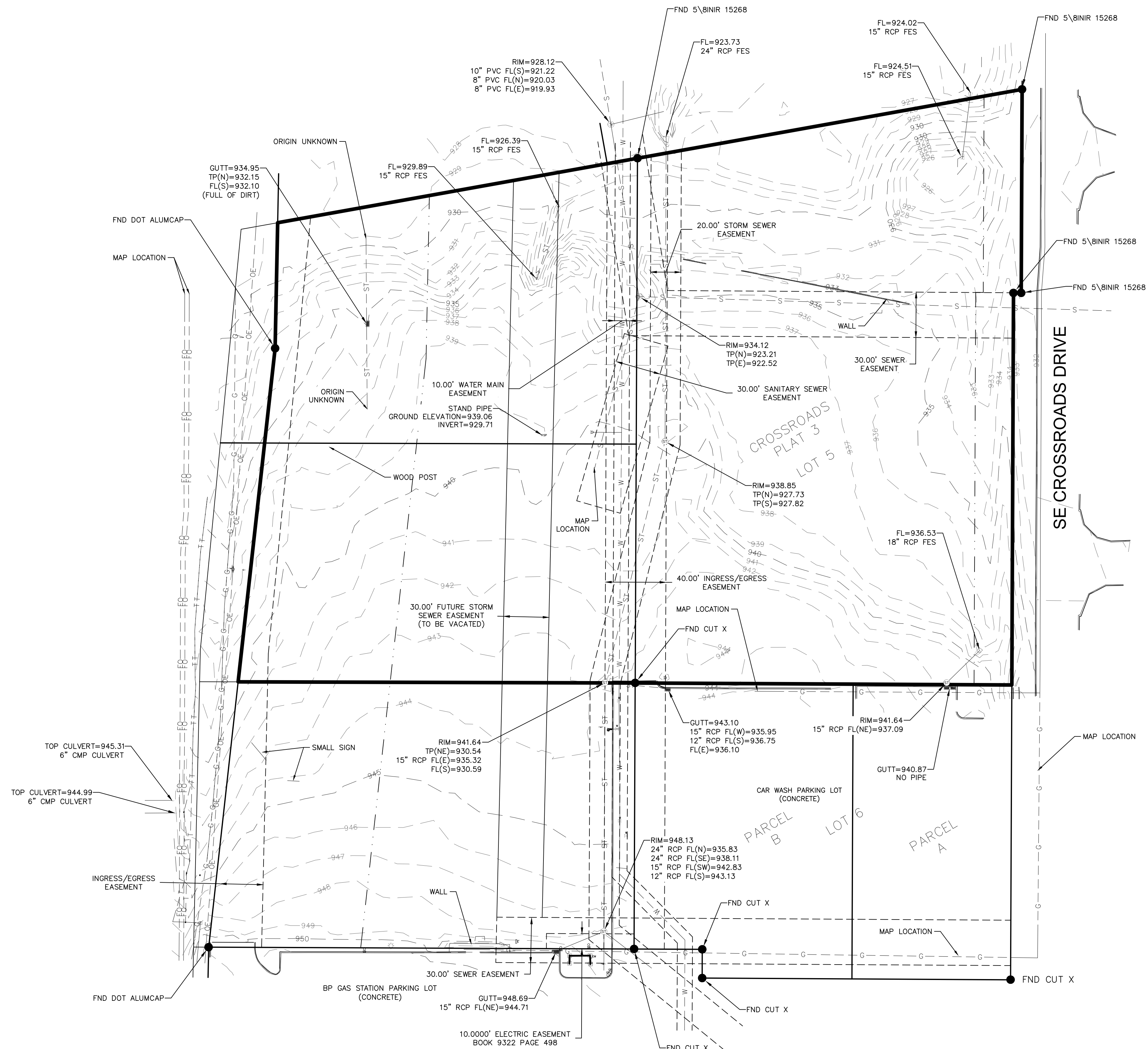
- A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- 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 MANHOLE 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 TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

3. 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, NUT 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 RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- F. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- G. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

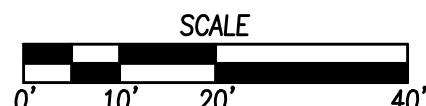
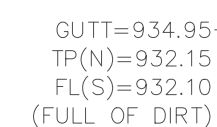
4. STORM SEWER NOTES:

- 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 CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE REPLACED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- D. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

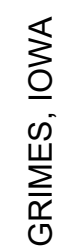


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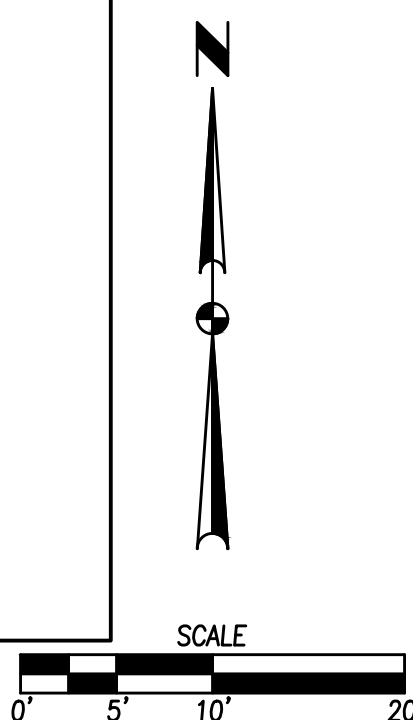
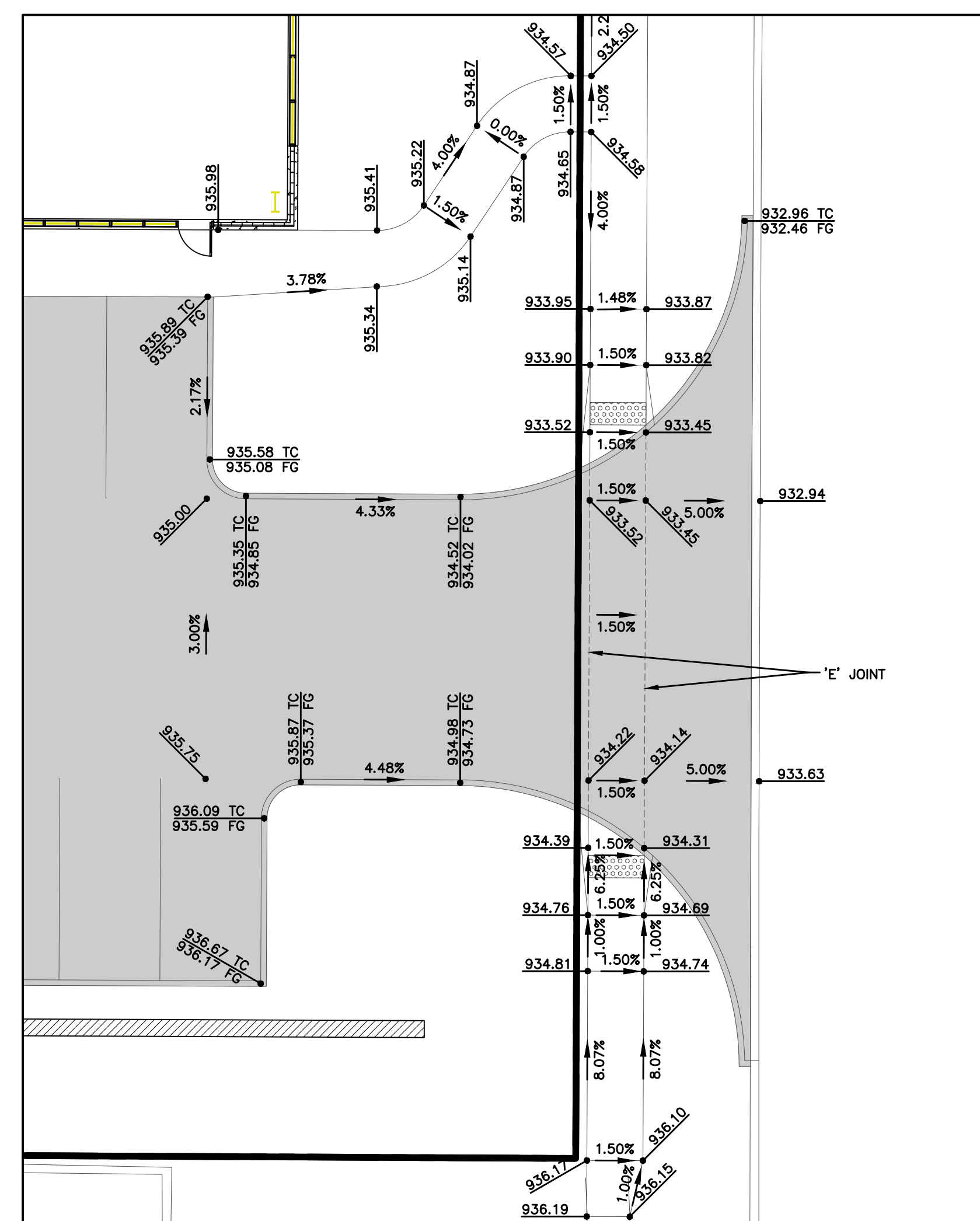
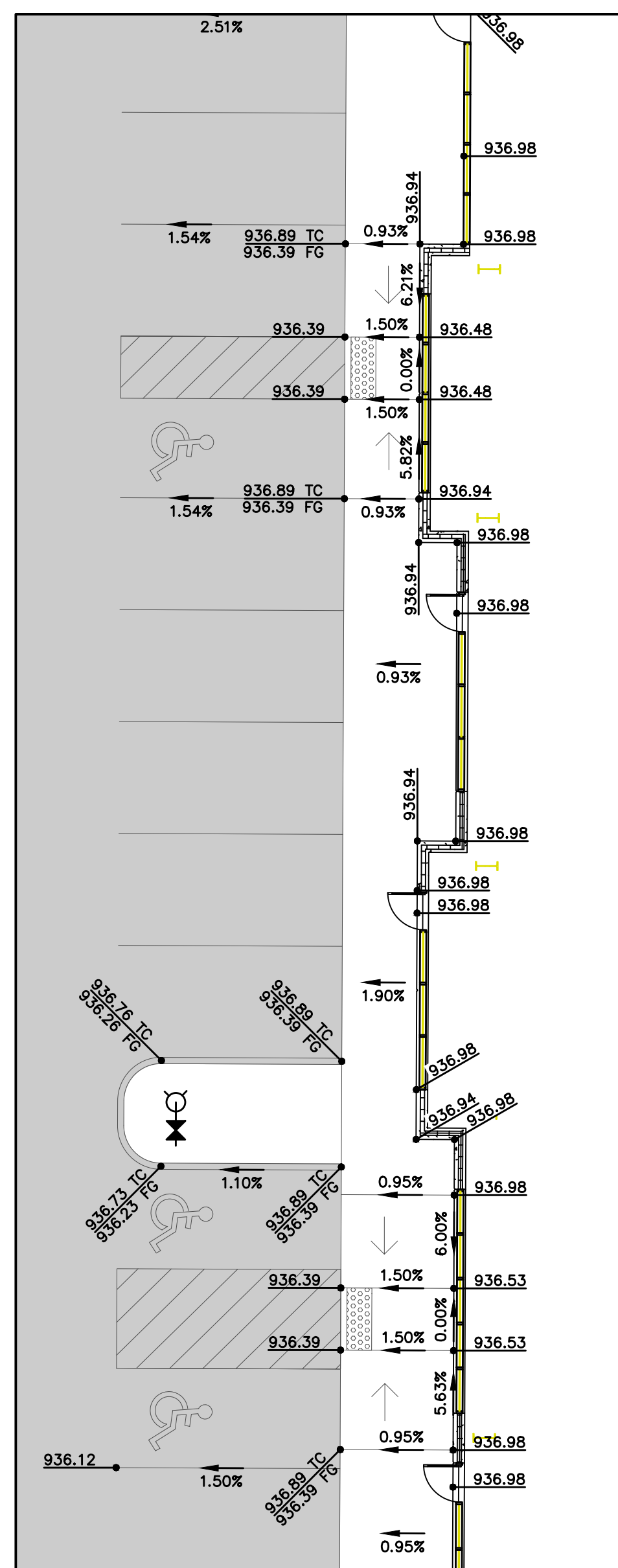
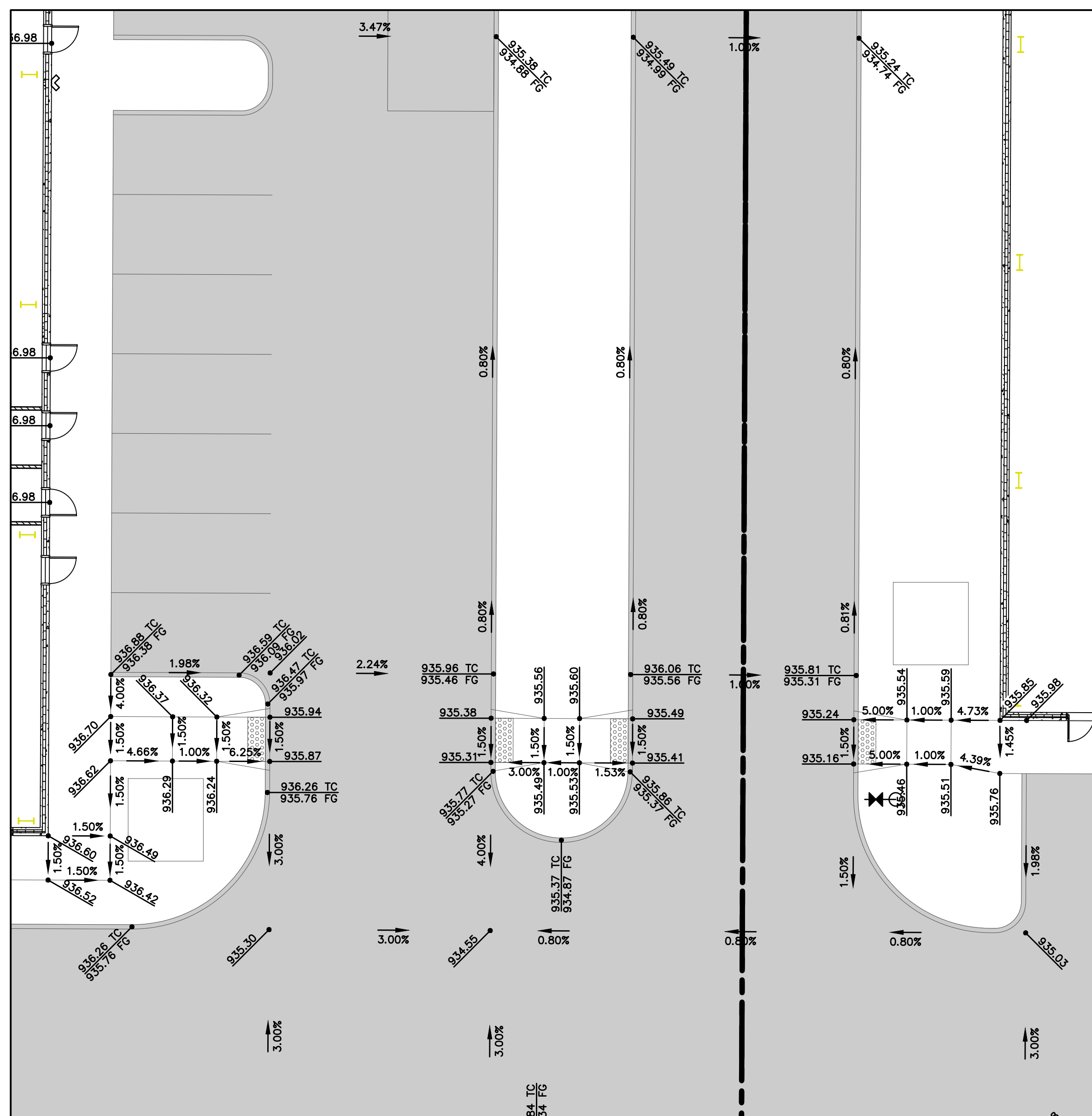
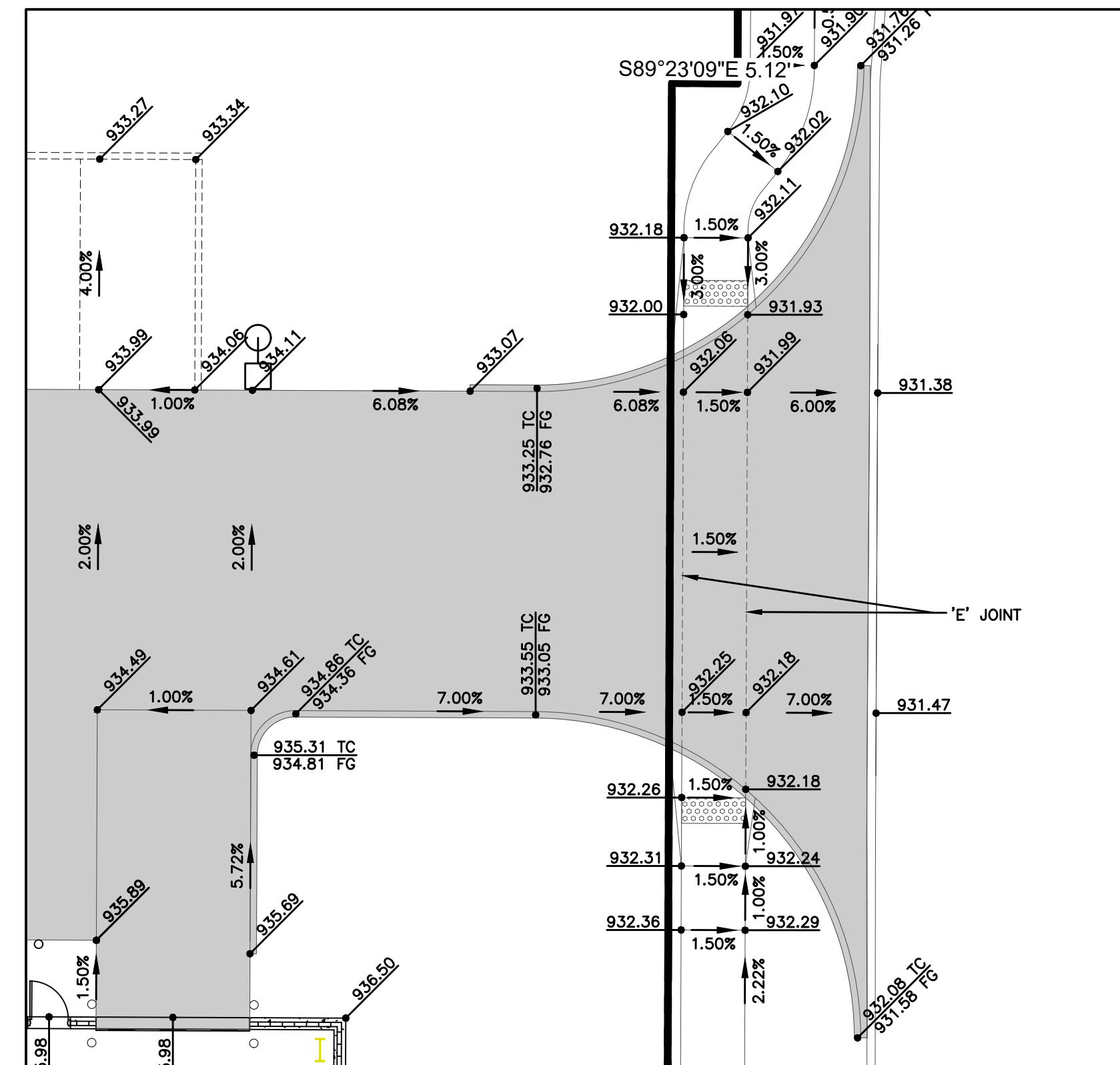
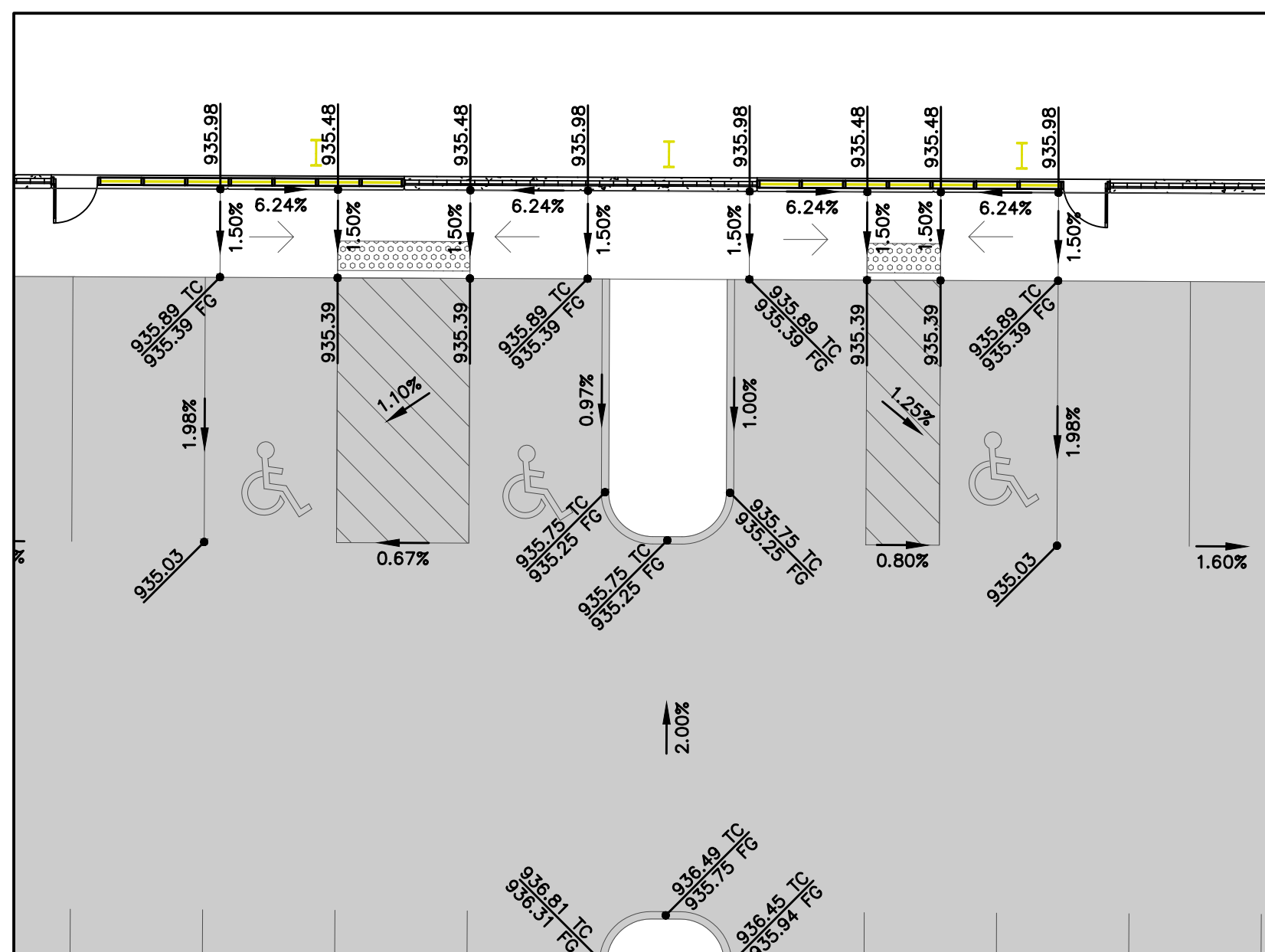
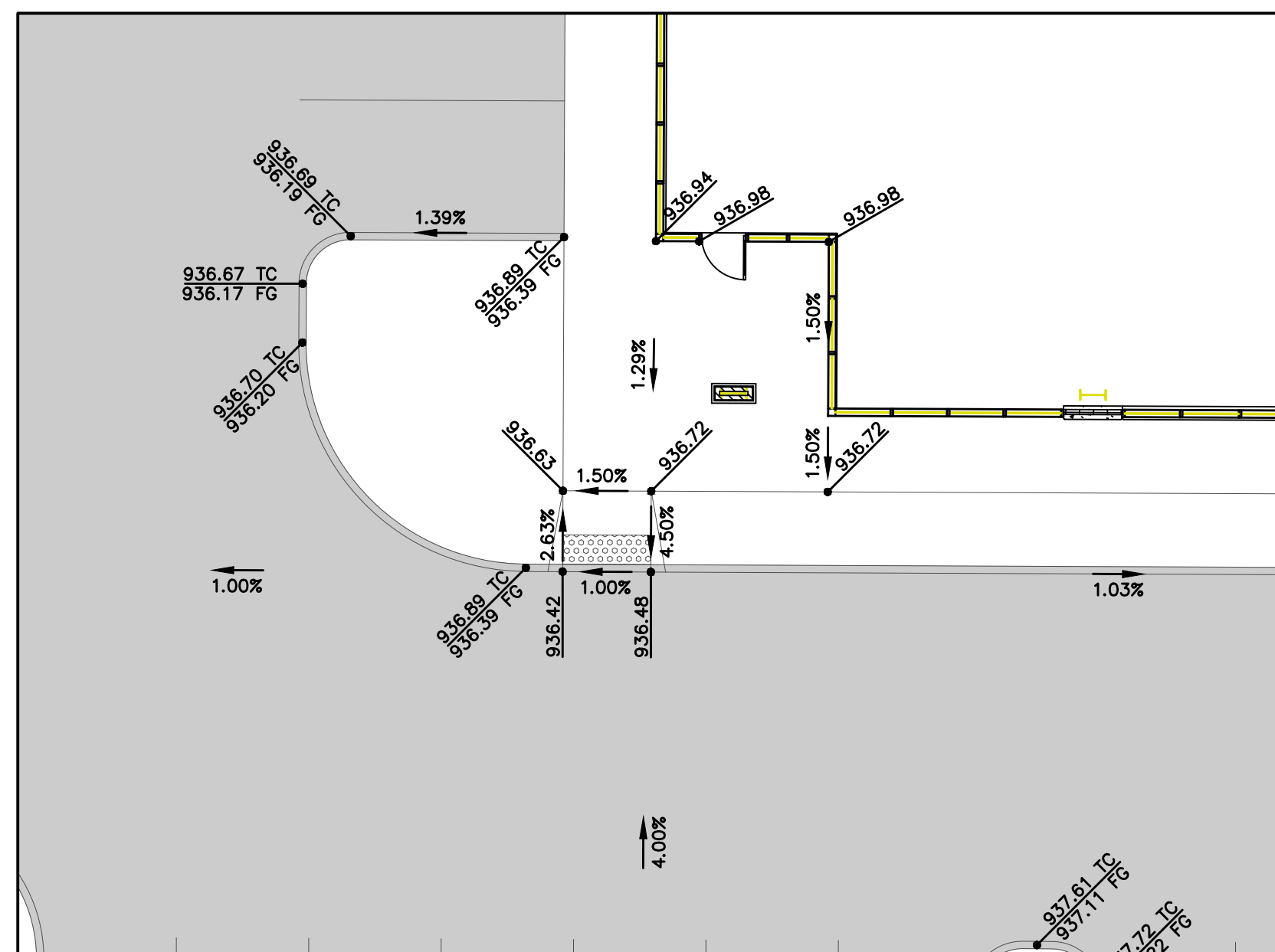
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
ENGINEER: EKO	EI: GH



CROSSROADS PLAT 4

GRADING PLAN

SHEET NUMBER:
C5.0
2012.718

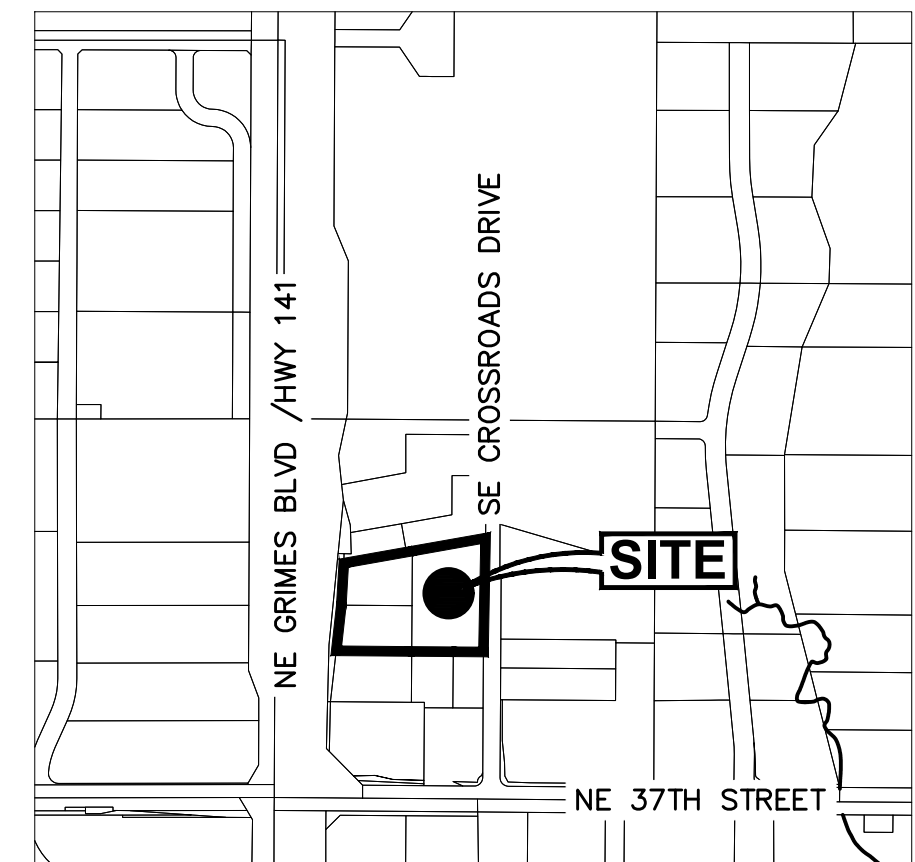


CROSSROADS PLAT 4

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,550
2	FILTER SOCK	LF	200
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.55
4	INLET PROTECTION DEVICES	EA	6
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

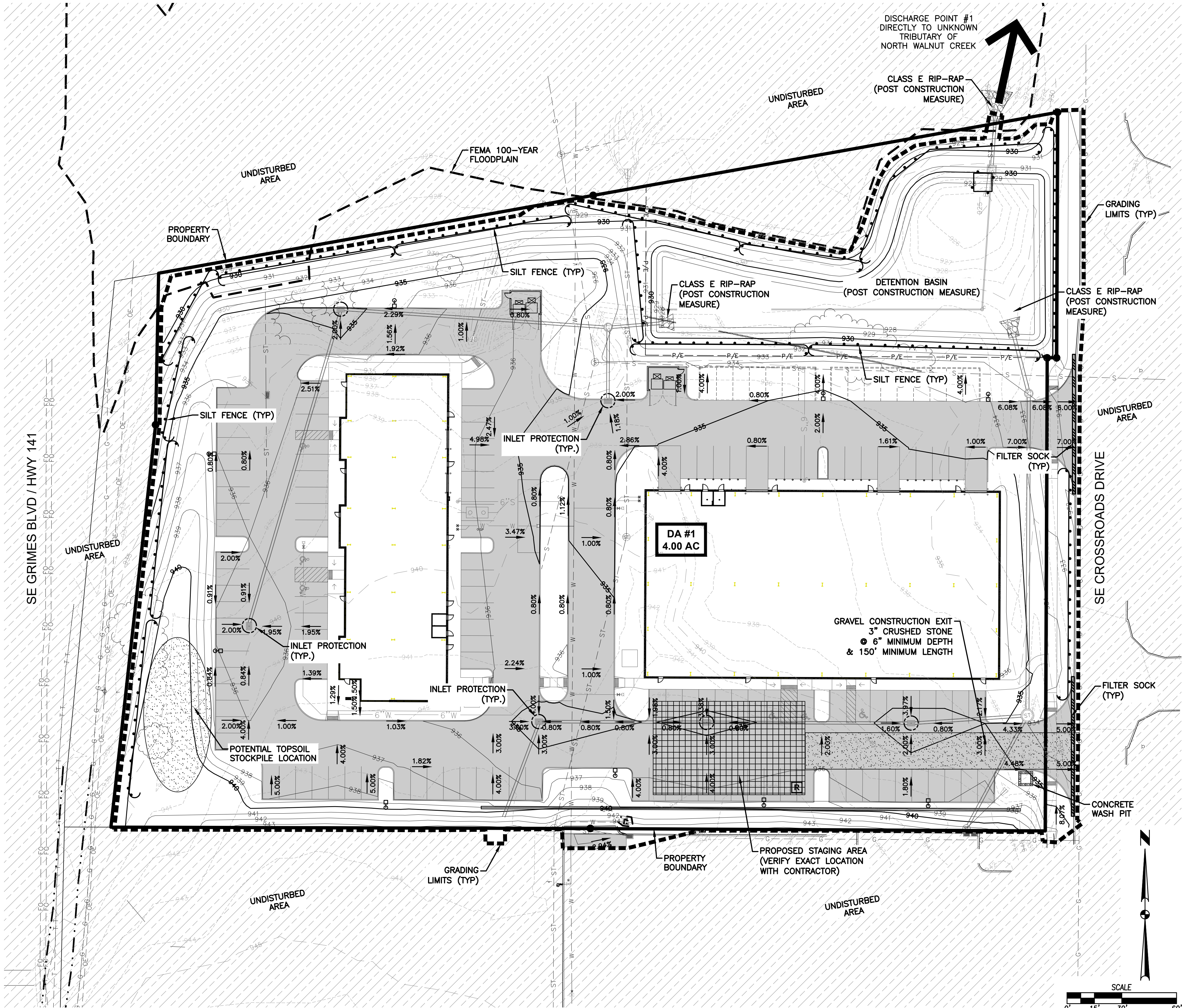
DISCHARGE POINT #1 DIRECTLY TO UNKNOWN TRIBUTARY OF NORTH WALNUT CREEK	4.00 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	14,400 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (200 LF @ 5.0 CU FT/LF OF SOCK)	1,000 CU FT
VOLUME PROVIDED IN SILT FENCE (1,550 LF @ 10.0 CU FT/LF OF FENCE)	15,500 CU FT
TOTAL VOLUME PROVIDED	16,500 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- 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.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED
GRADING LIMITS		STRAW MAT
FILTER SOCK		UNDISTURBED AREA
SILT FENCE		RIP-RAP
DITCH CHECK		GRAVEL ENTRANCE
INLET PROTECTION		STAGING AREA
PORTABLE RESTROOM	R	
CONCRETE WASHOUT PIT		



GA

DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

SECOND SUBMITTAL
FIRST SUBMITTAL

ENGINEER: EKO
EI: GH

GA

CIVIL DESIGN ADVANTAGE

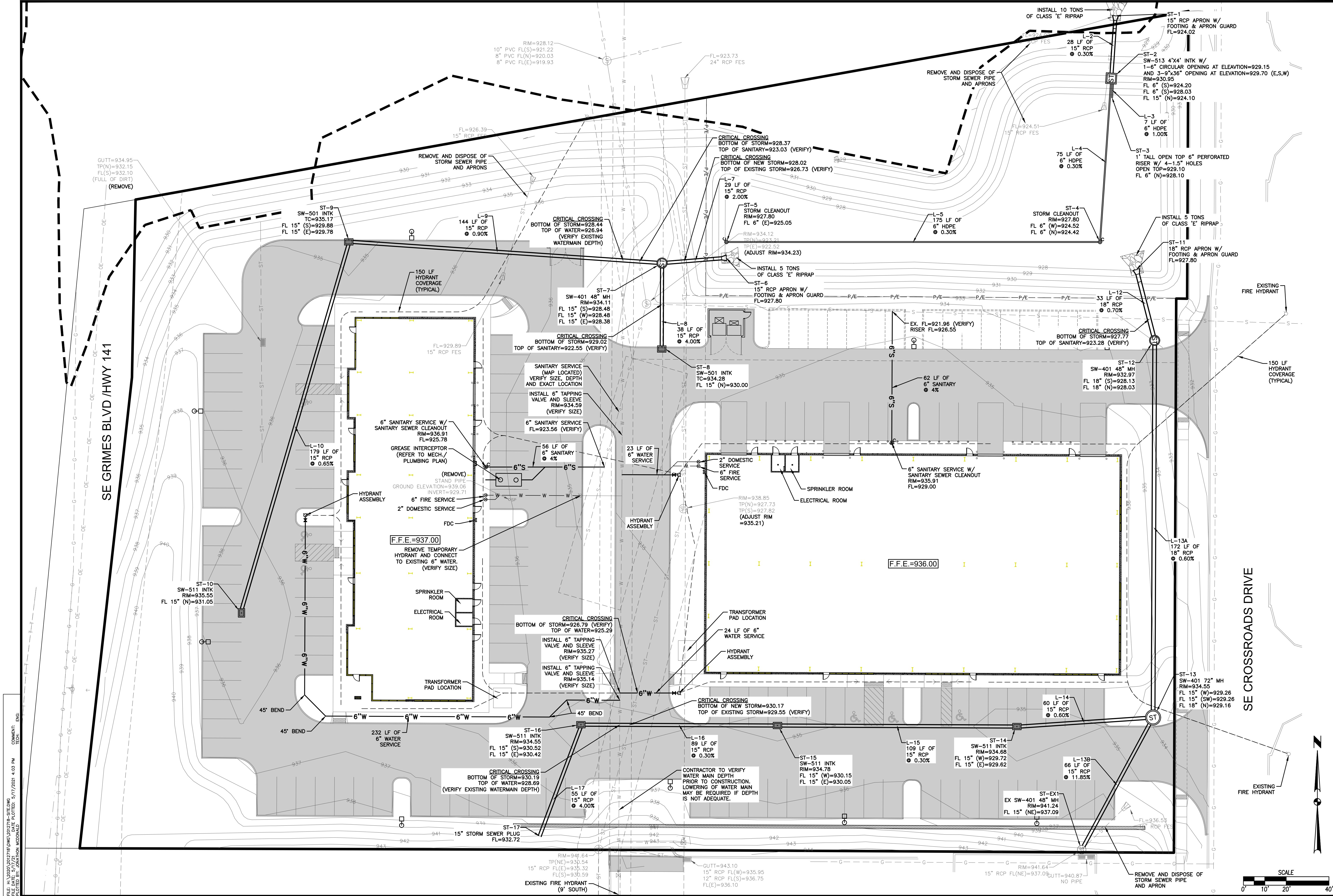
GRIMES, IOWA

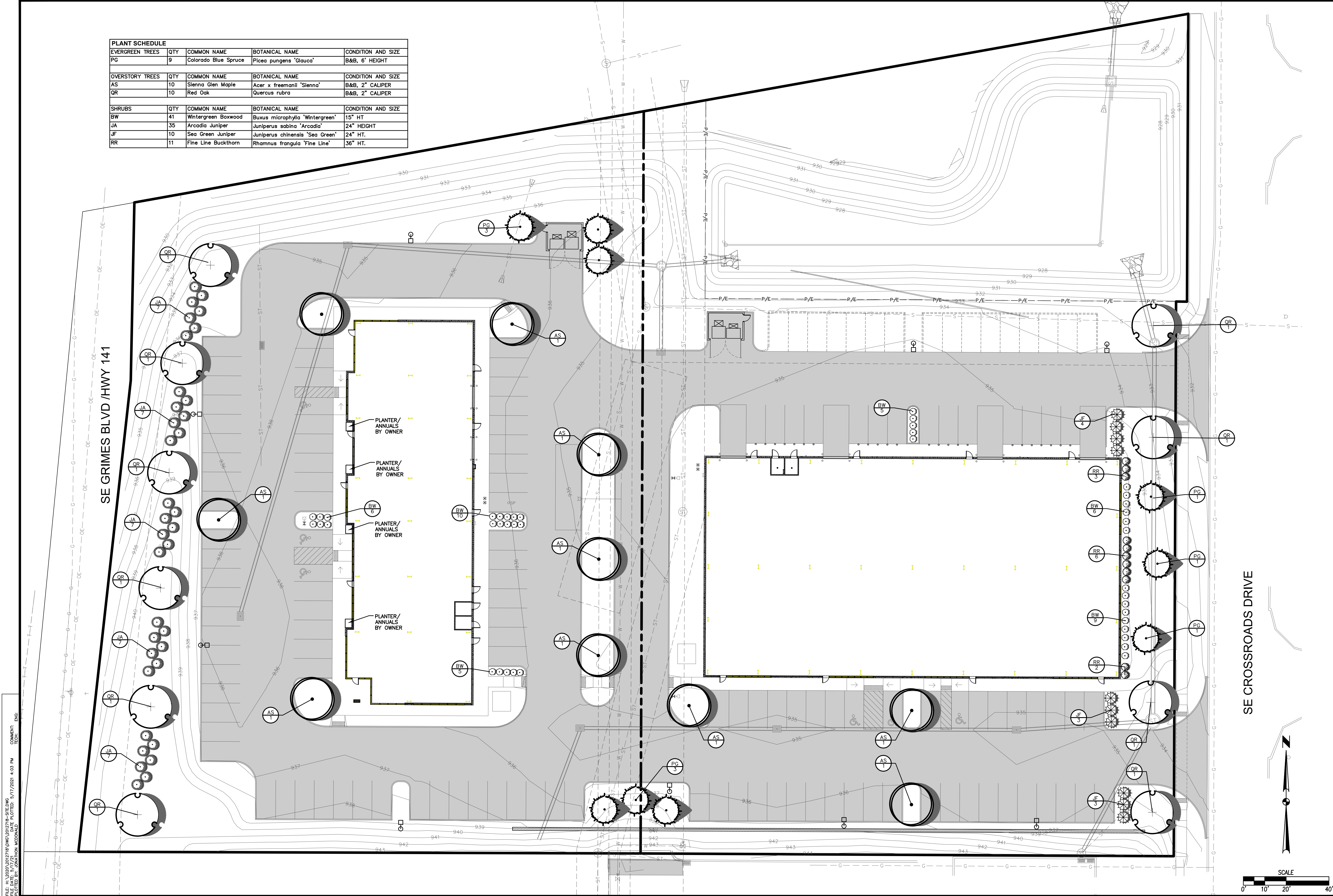
CROSSROADS PLAT 4

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C6.0
2012.718

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PLANT SCHEDULE			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME
PG	9	Colorado Blue Spruce	Picea pungens 'Glauca'
CONDITION AND SIZE			
			B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME
AS	10	Sienna Glen Maple	Acer x freemanii 'Sienna'
QR	10	Red Oak	Quercus rubra
CONDITION AND SIZE			
			B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME
BW	41	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'
JA	35	Arcadia Juniper	Juniperus sabinia 'Arcadia'
JF	10	Sea Green Juniper	Juniperus chinensis 'Sea Green'
RR	11	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'
CONDITION AND SIZE			
			15" HT
			24" HEIGHT
			24" HT.
			36" HT.

DATE

05/17/2021

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: GH

EA

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

CROSSROADS PLAT 4

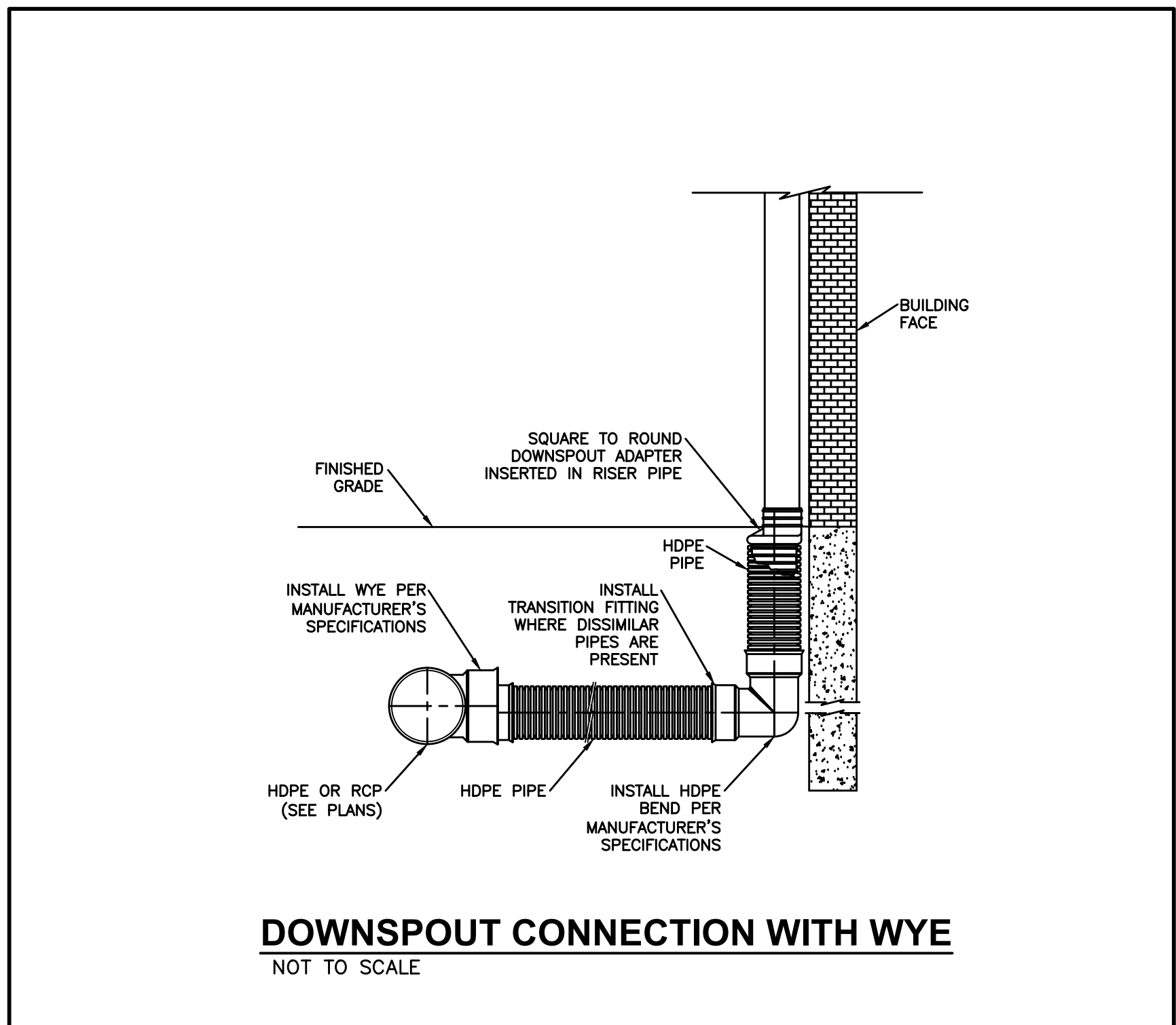
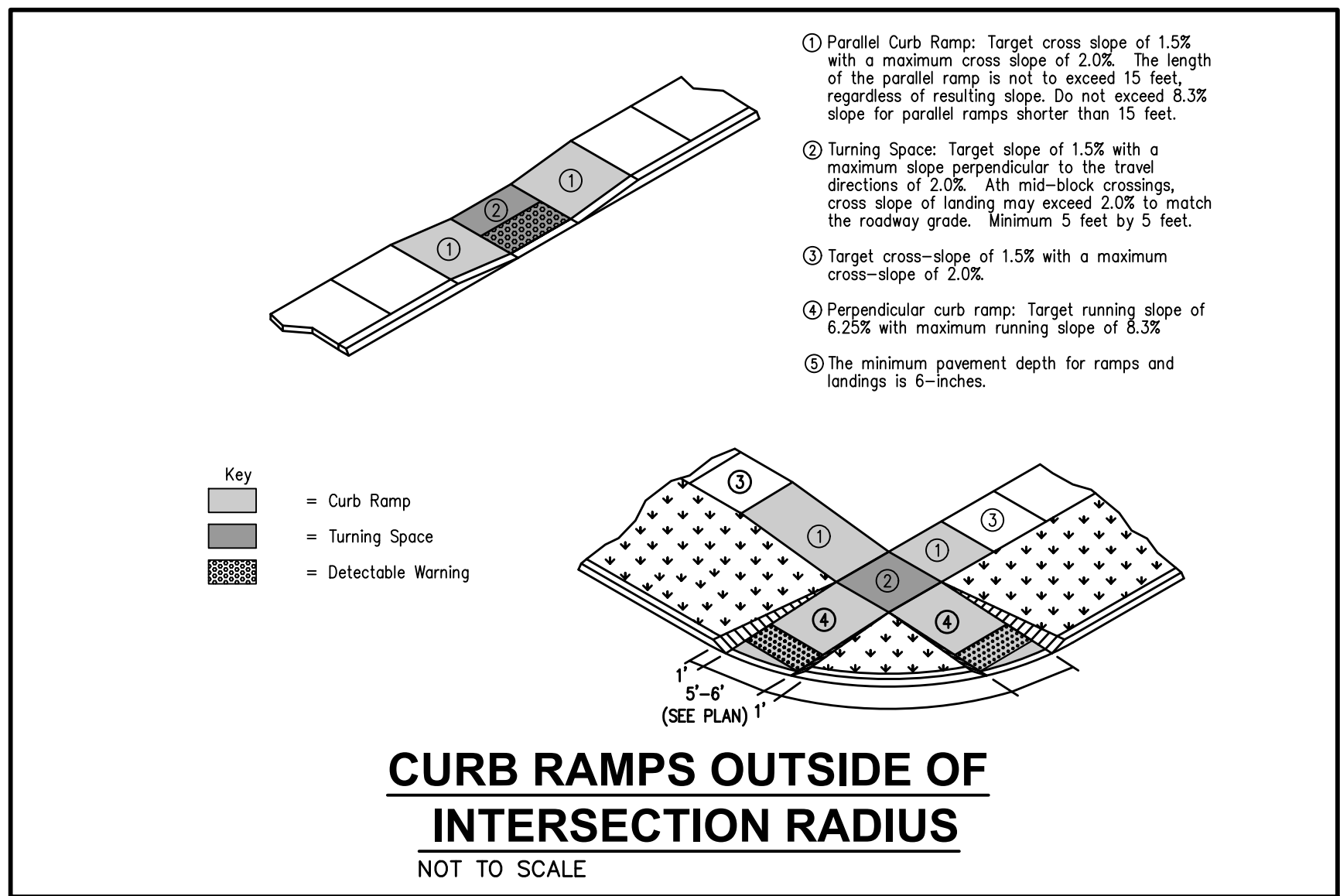
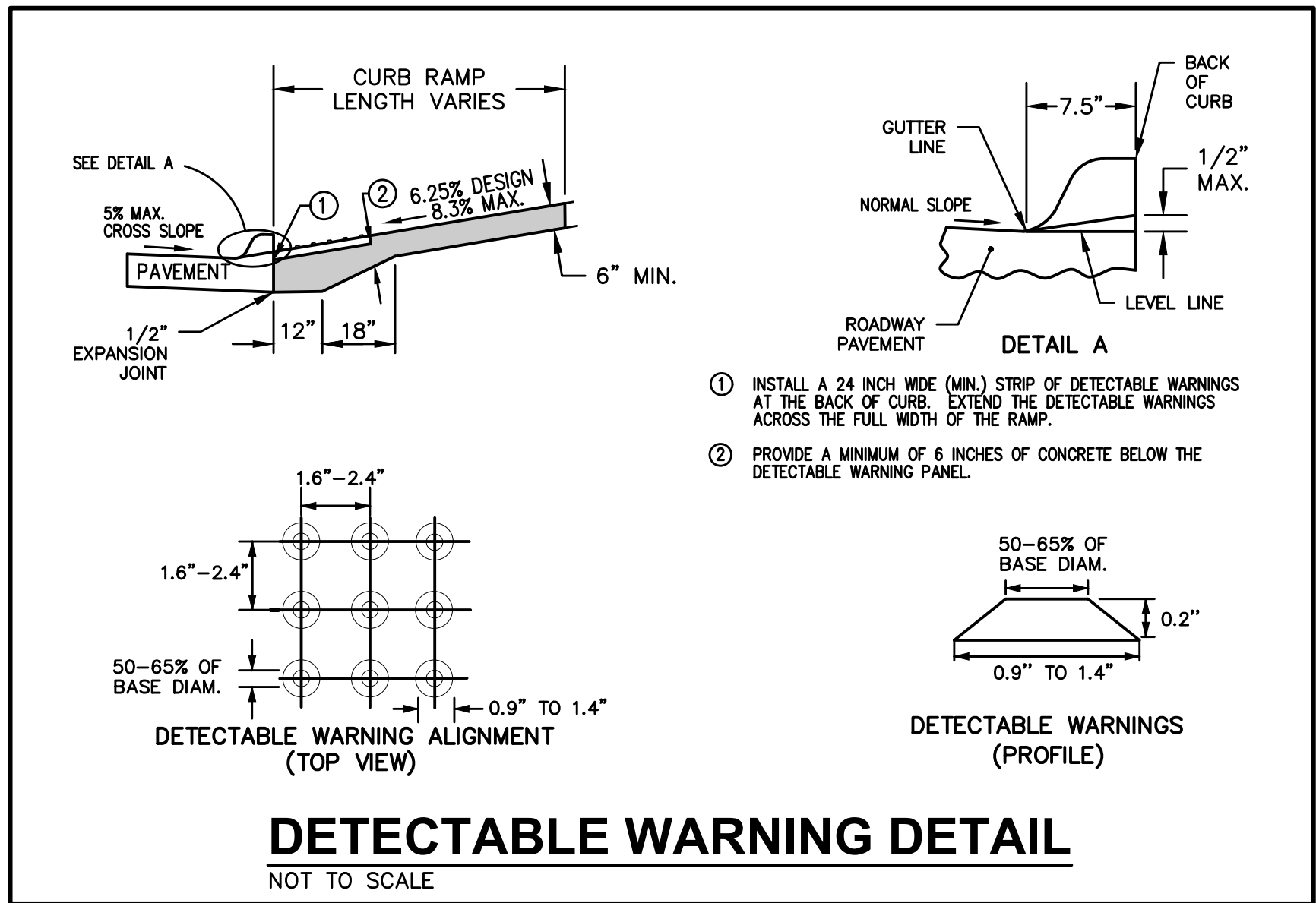
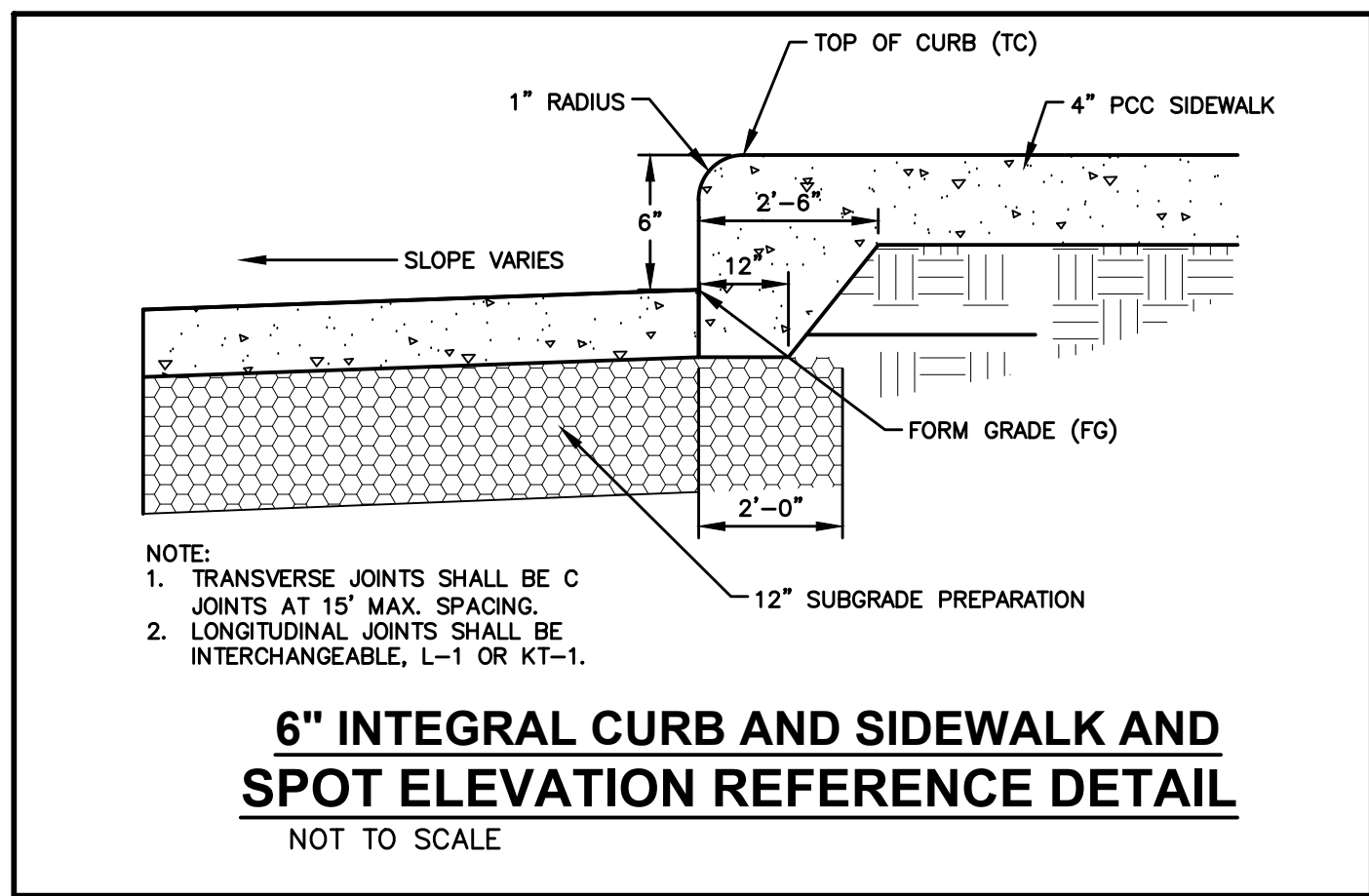
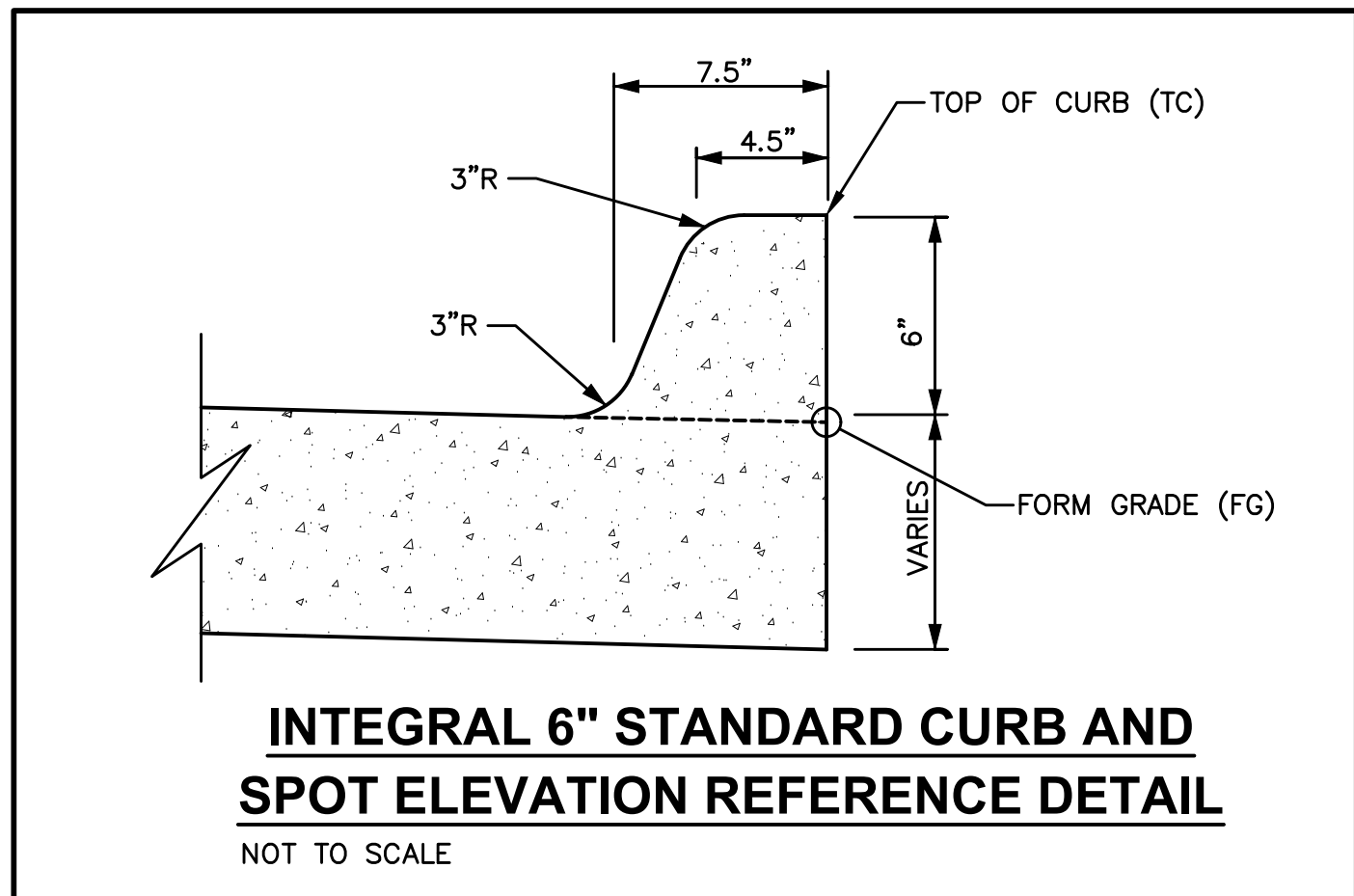
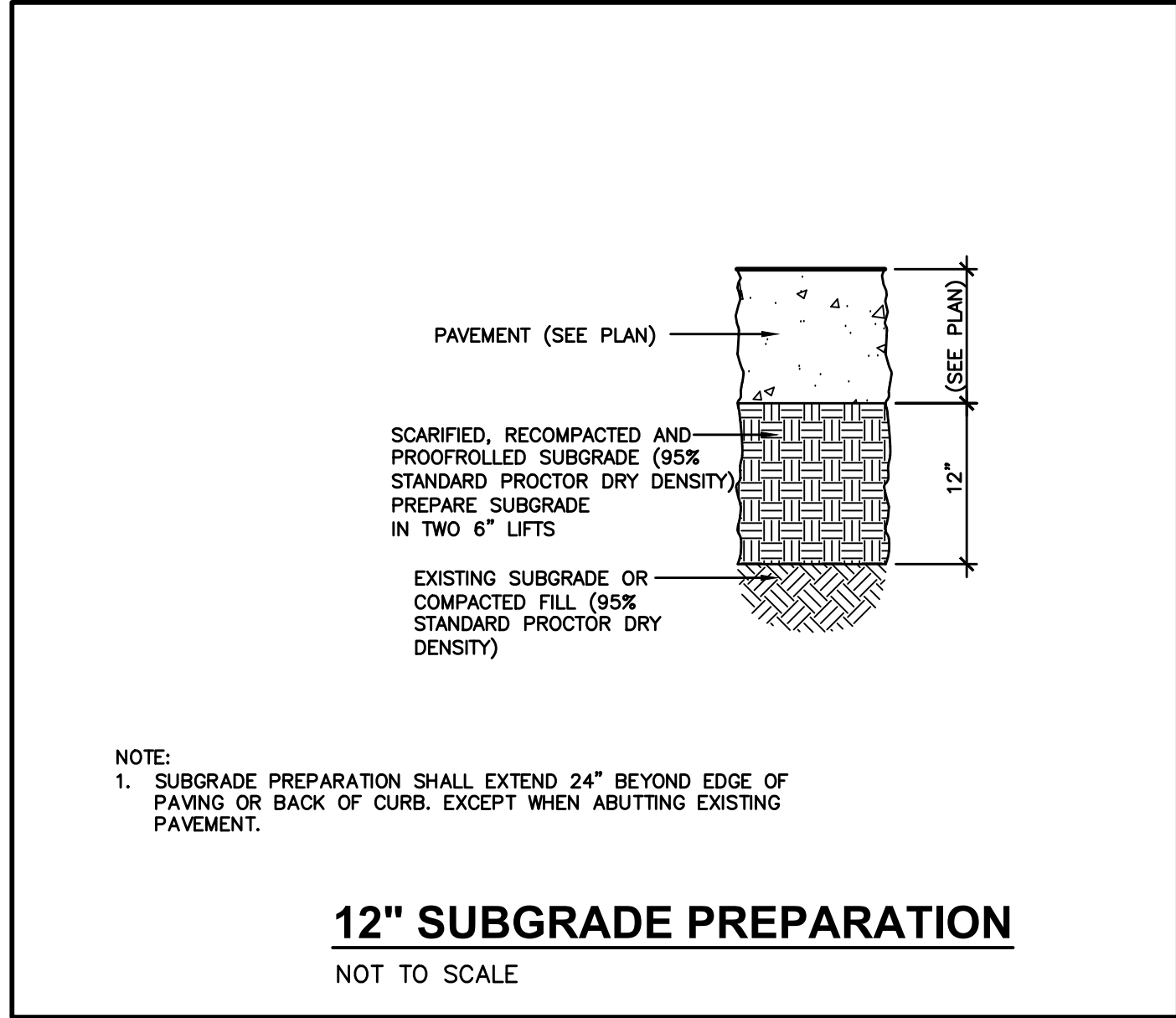
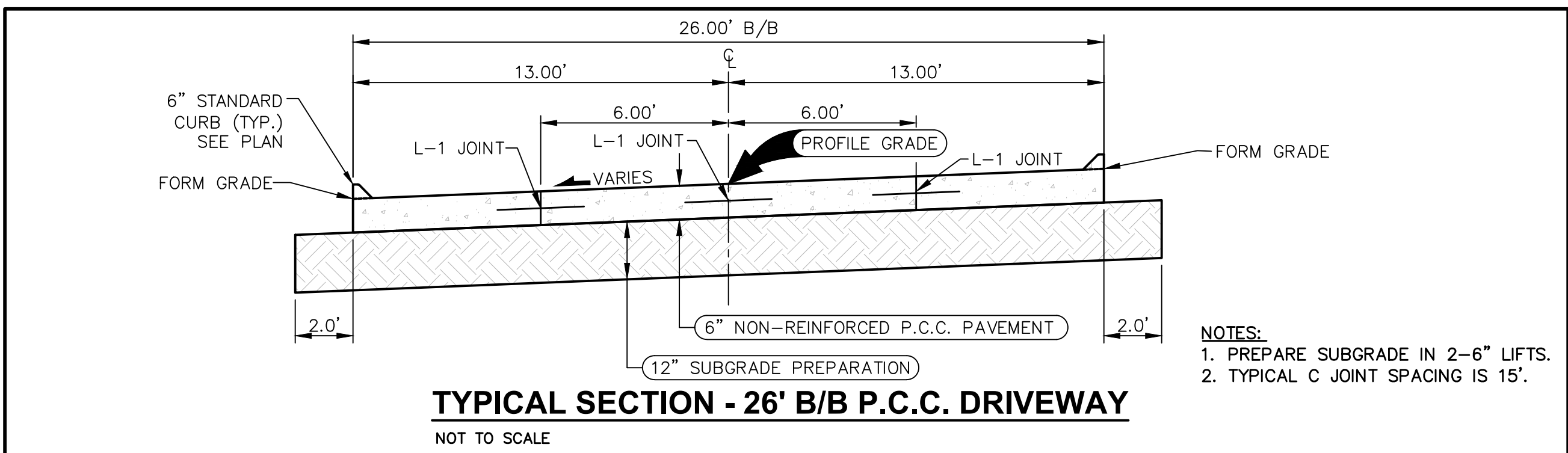
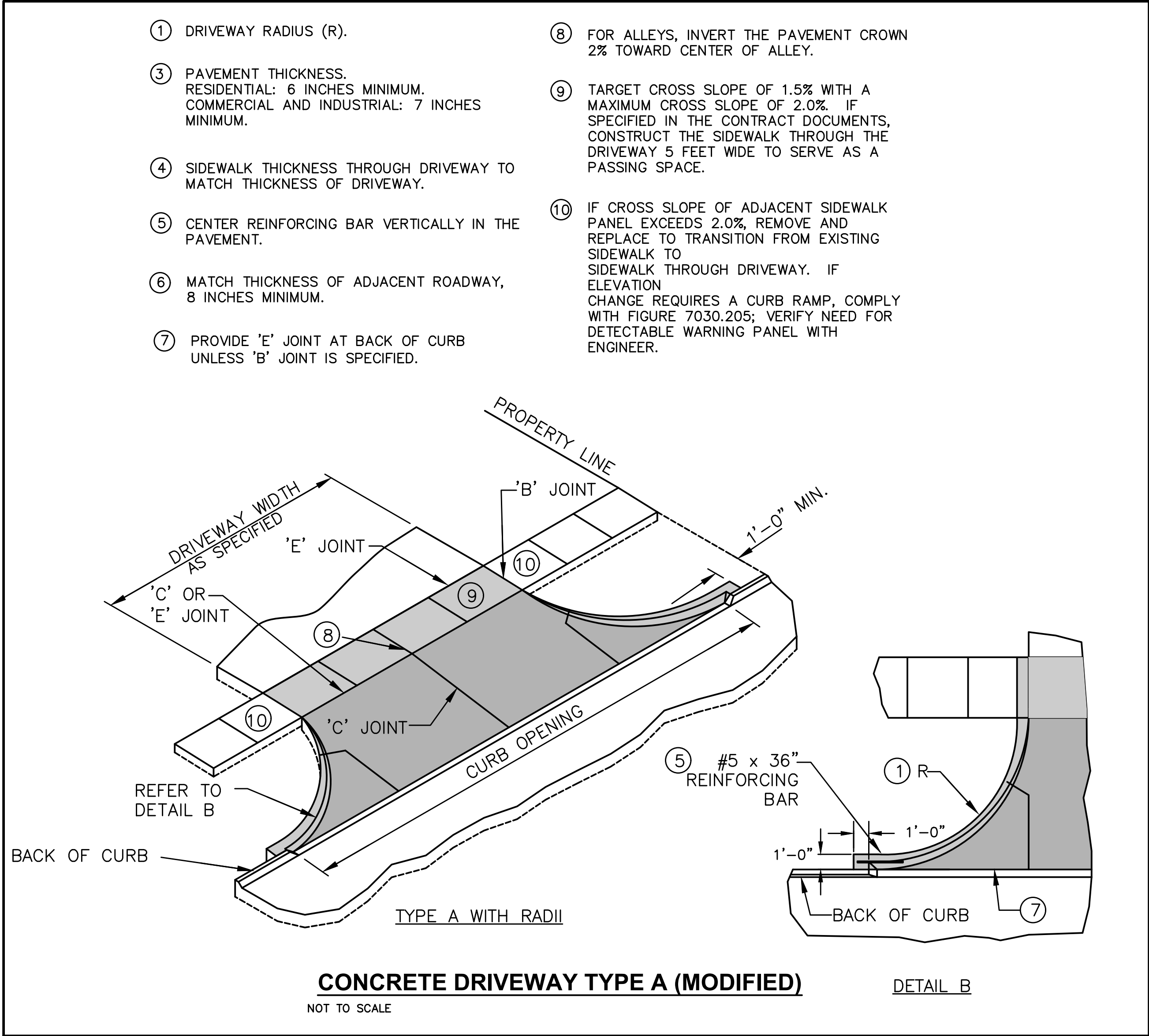
LANDSCAPE PLAN

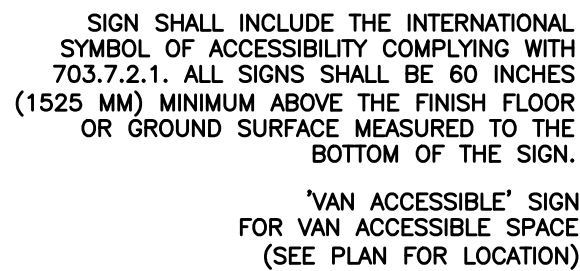
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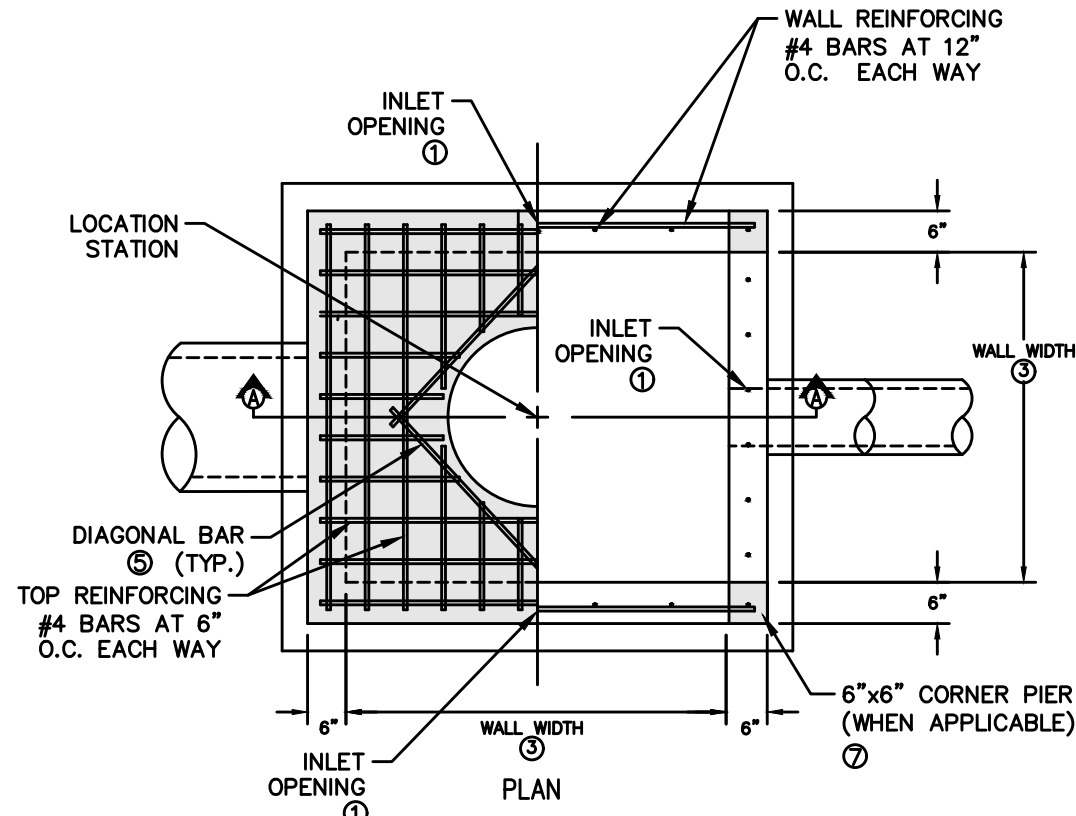
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COMMENT: 5/17/2021 4:03 PM
PLOTTER: HP DESIGN PLT
PLOTTER: HP DESIGN PLT

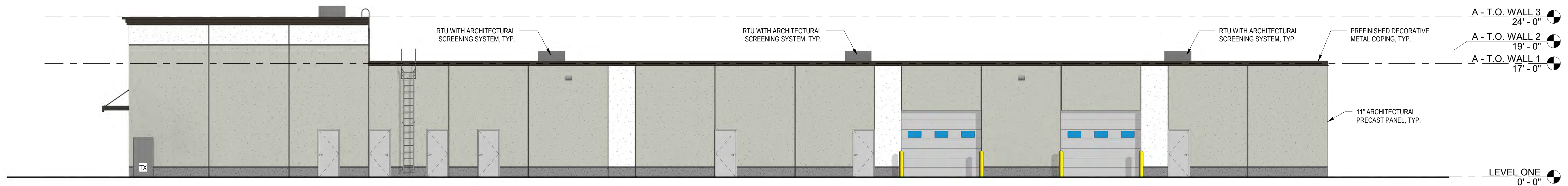




ACCESSIBLE PARKING SIGN

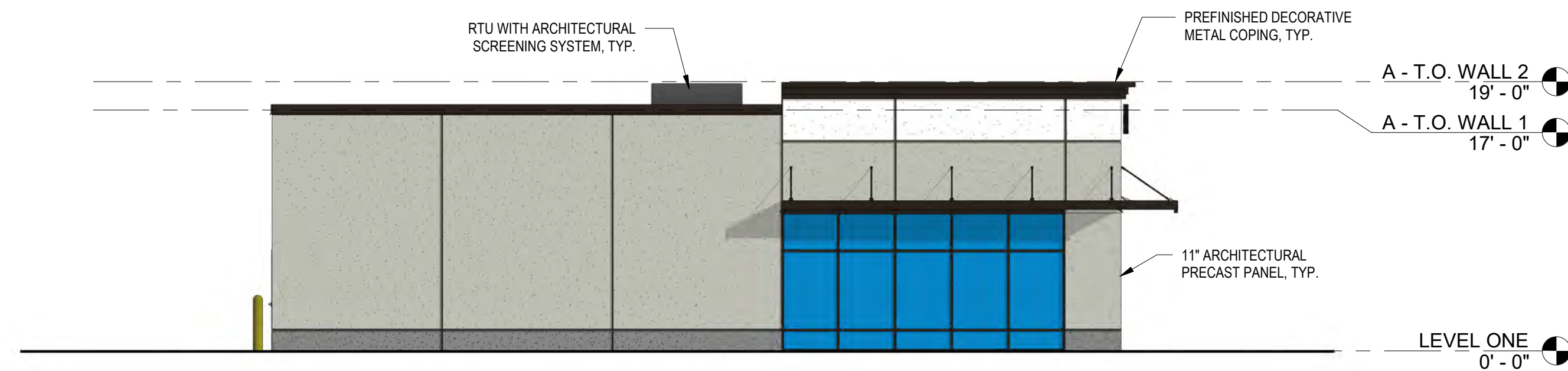


MODIFIED SW-513 INTAKE (ST-2/POND 1)



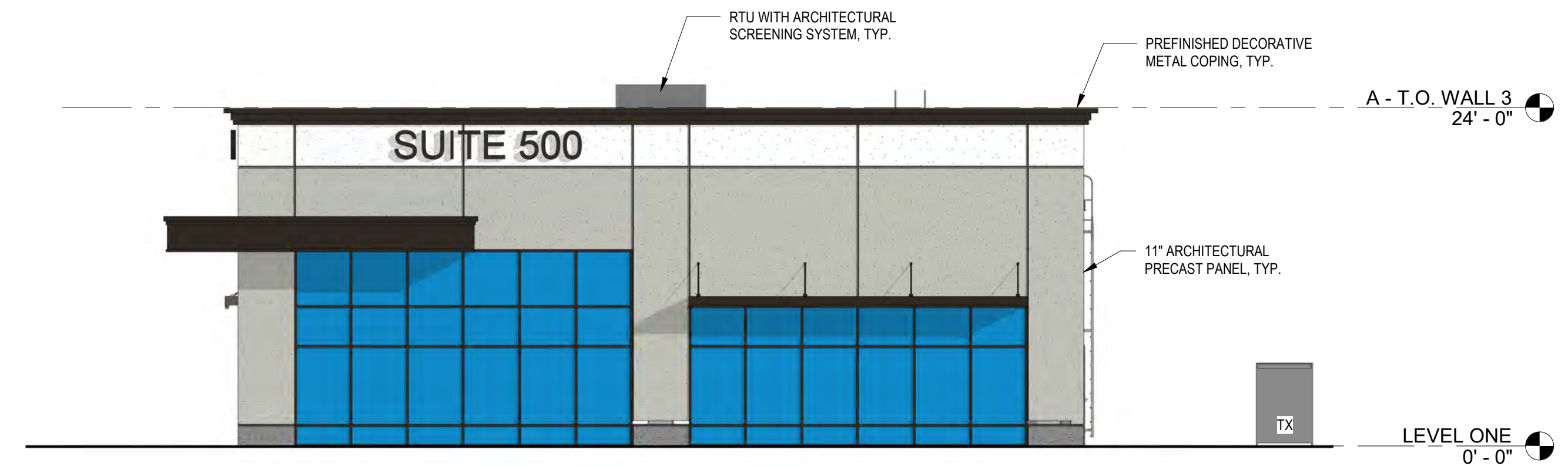
4 **BUILDING A - EAST ELEVATION**
1/8" = 1'-0"

GLAZING AREA: 0 SF - 0%



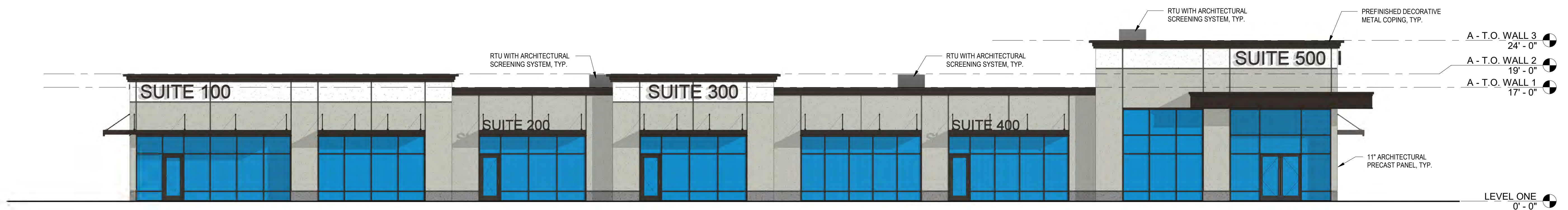
3 **BUILDING A - NORTH ELEVATION**
1/8" = 1'-0"

GLAZING AREA: 200 SF - 18.5%



2 **BUILDING A - SOUTH ELEVATION**
1/8" = 1'-0"

GLAZING AREA: 576 SF - 39.6%



1 **BUILDING A - WEST ELEVATION**
1/8" = 1'-0"

GLAZING AREA: 1,450 SF - 41.8%

LIST OF TREATMENTS DEMONSTRATED PER BUILDING

- DECORATIVE PARAPET
- COLOR CHANGE
- TEXTURE CHANGE
- ARCHITECTURAL BANDING
- REVEALS
- VARIATION IN ROOF HEIGHT

BUILDING A - MATERIALS LEGEND

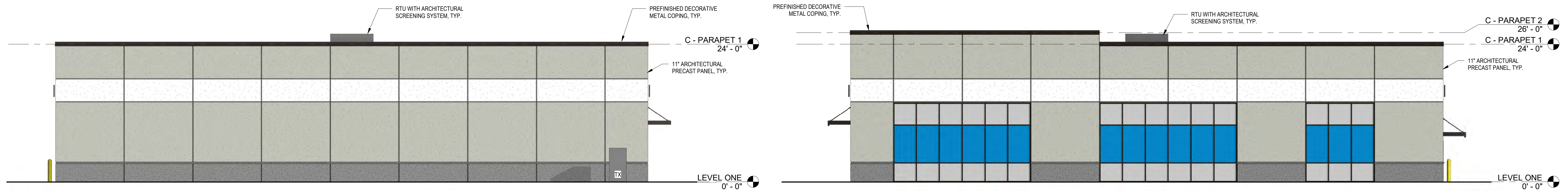
(PRIMARY)	ARCHITECTURAL PRECAST WALL PANEL (FINISH 1)	(PRIMARY)	ARCHITECTURAL PRECAST WALL PANEL (FINISH 2)
(PRIMARY)	ARCHITECTURAL PRECAST WALL PANEL (FINISH 3)	(TRIM)	ARCHITECTURAL METAL TRIM FLASHING/ DOORS
(GLASS)	GLASS (VISION)	(GLASS)	GLASS (SPANDREL)

NORTH ELEVATION • PRIMARY MATERIAL • TRIM MATERIALS	TOTAL = 884 SF 790 SF = 89.3% 94 SF = 10.6%
EAST ELEVATION • PRIMARY MATERIAL • TRIM MATERIALS	TOTAL = 3,399 SF 2,848 SF = 83.8% 551 SF = 16.2%
WEST ELEVATION (PUBLIC R.O.W.) • PRIMARY MATERIAL • TRIM MATERIALS	TOTAL = 2,020 SF 1,741 SF = 86.2% 279 SF = 13.8%
SOUTH ELEVATION • PRIMARY MATERIAL • TRIM MATERIALS	TOTAL = 877 SF 751 SF = 85.6% 126 SF = 14.4%



4 BUILDING C - NORTH ELEVATION
1/8" = 1'-0"

GLAZING AREA: 0 SF - 0%

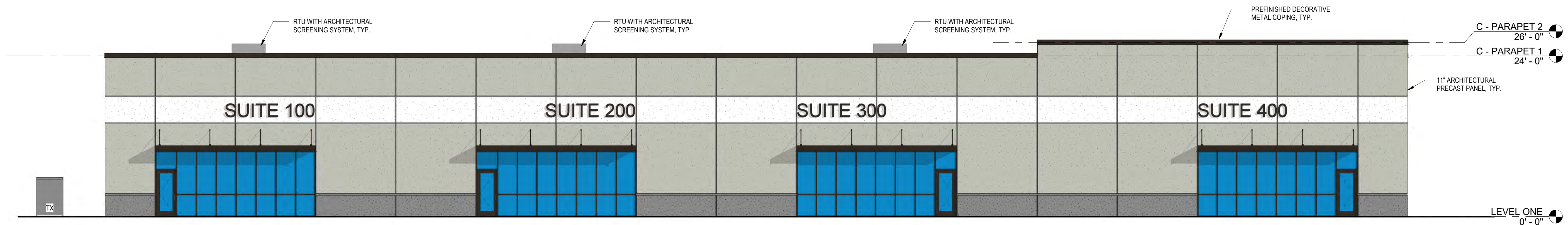


3 BUILDING C - WEST ELEVATION
1/8" = 1'-0"

GLAZING AREA: 0 SF - 0%

2 BUILDING C - EAST ELEVATION
1/8" = 1'-0"

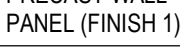
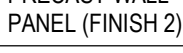
GLAZING AREA: 840 SF - 32.1%



1 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"

GLAZING AREA: 960 SF - 19.7%

- LIST OF TREATMENTS DEMONSTRATED PER BUILDING**
- DECORATIVE PARAPET
 - COLOR CHANGE
 - TEXTURE CHANGE
 - ARCHITECTURAL BANDING
 - REVEALS
 - VARIATION IN ROOF HEIGHT

BUILDING C - MATERIALS LEGEND			
(PRIMARY)		(PRIMARY)	
	ARCHITECTURAL PRECAST WALL PANEL (FINISH 1)		ARCHITECTURAL PRECAST WALL PANEL (FINISH 2)
(PRIMARY)		(TRIM)	
	ARCHITECTURAL PRECAST WALL PANEL (FINISH 3)		ARCHITECTURAL METAL TRIM / FLASHING/ DOORS
(GLASS)		(GLASS)	
	GLASS (VISION)		GLASS (SPANDREL)
NORTH ELEVATION			
• PRIMARY MATERIAL		TOTAL = 4,766 SF (*4,766 SF)	
• TRIM MATERIALS		3,808 SF = 79.9%	
• GLAZING		958 SF = 20.1%	
		0 SF = 0%	
EAST ELEVATION (PUBLIC R.O.W.)			
• PRIMARY MATERIAL		TOTAL = 1,777 SF (*2,617 SF)	
• TRIM MATERIALS		1,701 SF = 95.7%	
• GLAZING		76 SF = 4.3%	
		840 SF = 32.1%	
WEST ELEVATION			
• PRIMARY MATERIAL		TOTAL = 2,530 SF (*2,530 SF)	
• TRIM MATERIALS		2,454 SF = 97.0%	
• GLAZING		76 SF = 3.0%	
		0 SF = 0%	
SOUTH ELEVATION			
• PRIMARY MATERIAL		TOTAL = 3,917 SF (*4,877 SF)	
• TRIM MATERIALS		3,775 SF = 96.4%	
• GLAZING		142 SF = 3.6%	
		960 SF = 19.7%	
(* #) = ELEVATION AREA INCLUDING GLAZING SF			

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: May 27, 2021
RE: James Place – Rezoning

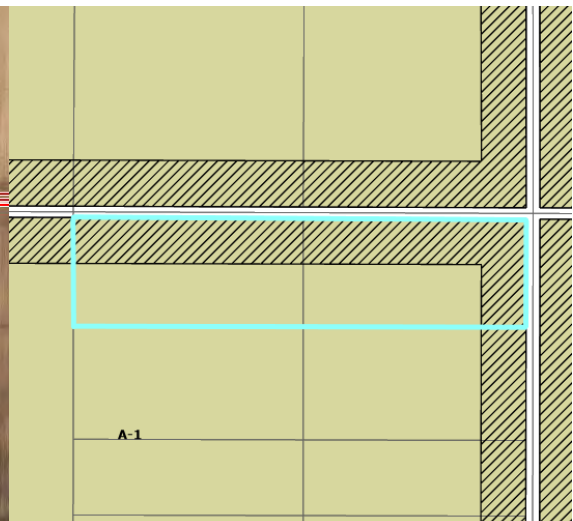
GENERAL INFORMATION:

Applicant:	Horizon Advisors LC.
Requested Action	Rezoning
Location	SW 19 th St and S James St

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Commercial/Business Park	A-1
North	Vacant	Commercial/Park	A-1
South	Vacant	Commercial/Business Park	A-1
East	Vacant	Commercial	A-1
West	Vacant	Commercial/ Business Park	A-1

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to Planned Unit Development (PUD) which will allow for the construction of a commercial and residential development. The development is located at the southwest corner of SW 19th Street and South James Street and is approximately 35 acres in total. The Development Agreement has outlined architecture standards that are consistent with the overlay standards so the development will be compatible to future development in the area. Unless otherwise mentioned in the Development Agreement, the James Place PUD will follow the Transportation Mixed Use Development Corridor District Overlay standards.

The PUD will provide some flexibility in the density and size of the desired land use types. The concept plan provides the general acreage and layout for each land use type. The commercial/mixed use area will generally be located at the corner of SW 19th Street and S. James and will transition to high-density and medium density moving west.

ANALYSIS:

Medium-Density Residential: Areas designated as Medium-Density Residential are intended for attached or detached dwelling units and senior living facilities.

Development Standards:**Setbacks:**

Front – 30'

Rear – 20'

Side – 10'

Building Separation – 20'

Maximum Building Height: 35 Feet – 3 Stories

Minimum Dwelling Size: 900 square feet finished area

Minimum Garage Size: 2 Car Attached

Building Materials: Minimum 10% brick/stone/masonry. Minimum 50%

brick/stone/masonry for units oriented towards S. James St

Open Space: Minimum 20%

High-Density Residential: Areas designated as High-Density Residential are intended for multi-family dwelling units and senior living facilities.

Development Standards:

Setbacks:

Front – 30'

Rear – 20'

Side – 20'

Building Separation – 20'

Maximum Building Height: 60 Feet – 4 Stories

Minimum Dwelling Size: 500 square feet

Building Materials: Minimum 60% brick/stone/masonry

Open Space: Minimum 20%

Commercial/Mixed-Use: The area designated as Commercial/Mixed-Use is intended to provide commercial and residential uses. The commercial/mixed-use area will allow uses permitted in the C-2 zoning district with the exception of a few uses. Vertical mixed-use development will also be permitted to allow multi-family units above commercial development.

Development Standards:

Open Space: Minimum 20%

Setbacks:

Front – 30'

Rear – 25'

Side (External) – 10'

Side (Internal) – 0'

Building Separation – 5'

Density: A maximum of 16 dwelling units per acre shall be permitted across the medium- and high-density areas (maximum 404 dwelling units). The density of the Commercial/Mixed Use area will be determined by the ability of the site plan to meet all zoning requirements (i.e. parking) therefore no density requirement is determined for this area.

Land Use: Some flexibility in acreage among the three land use areas will be permitted. However, a minimum of 12 acres of medium-density residential development is proposed and a minimum of 10 acres of commercial/mixed use development is proposed.

Landscaping: A minimum of 30 feet of buffering will be provided between the different land use types as a transition from medium-density to high-density to mixed-use/commercial. Landscaping and “street trees” will be provided along the edges of the development along South James and SW 19th Street.

ROW Dedication: Right-of-way dedication will be required as part of the PUD.

South James Street – 20'

SW 19th Street – 39'

Public Improvements: The required public improvements for this rezone are yet to be determined as we receive and evaluate information regarding the James Street Corridor Study. All required public improvements will be outlined in the Development Agreement and reflected on the rezoning concept.

Parkland Dedication: Approximately 3.26 acres of parkland dedication will be required. A fee in lieu of providing parkland onsite will be an acceptable option for the City of build parks in the area.

STAFF RECOMMENDATION:

Staff would recommend approval of the James Place rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~March 2, 2021~~

March 16, 2021

Civil Engineering Consultants, Inc.

Attn: Ed Arp

2400 86th Street, Unit 12

Des Moines, IA 50322

RE: S James & SE 19th Street (SW Corner)

Dear Mr. Arp:

The Development Services Department is in receipt of a proposed Rezoning for the SW corner of S James and SE 19th Street. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Submit signed application, petition, and consent from surrounding property owners.
Provide consent from surrounding property owners.~~
- ~~2. Submit \$1000 fee.~~
- ~~3. Provide a concept plan for the entire rezone area.~~
- ~~4. Is the PUD zoning only for the commercial portion of the site or the multi-family portion as well? Is the multi-family proposed to be straight zoning? Per our meeting 3/15/21, PUD zoning for the whole parcel will work. However, commercial will need to occur on the corner. A maximum density can be determined for the remainder of the site to provide flexibility for the residential units (i.e. high density multifamily on one portion and medium density townhomes on another portion).~~
- ~~5. Please explain why a PUD is requested.~~
- ~~6. Staff wants to see both medium and high density housing on the west 25 acres (townhomes and multi-family).~~
- ~~7. Provide an example of the residential elevations. Units along 19th St should be oriented toward the street.~~

- ~~8. This property is located within the Transportation Corridor Overlay. Buildings will need to meet the architectural standards within the overlay.~~
- ~~9. Provide narrative for multi-family and townhome details, ie: square footage, garages, 2-story or 1-story, etc.~~
10. List bulk regulations on the concept. **Bulk regulations should be updated to reflect any changes in the Development Agreement.**
- ~~11. Parkland dedication is required. See 159.07 of the Code of Ordinances for calculation requirements. The City can accept a fee in lieu of providing parkland onsite to build parks in the area.~~
- ~~12. Show landscaping along S James and 19th St.~~
- ~~13. Show 5' sidewalks along 19th St and S James.~~
- ~~14. The full access point off of S James should be at the south property line and shared between the property to the south.~~
15. The second full access point from S James St is planned to be a public street. Please add the road to the plan. **A public street is planned approximately 1200' from the James and 19th intersection. Please add the road to the concept plan.**
- ~~16. What type of storage is proposed in the commercial area? Staff is supportive of internally accessed personal storage within a building that looks like an office building similar to Rock Creek Storage Ankeny or Grey hawk in West Des Moines.~~
- ~~17. Provide a connection between the commercial and residential sites.~~

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:	March 8, 2021 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	April 6, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	April 27, 2021 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

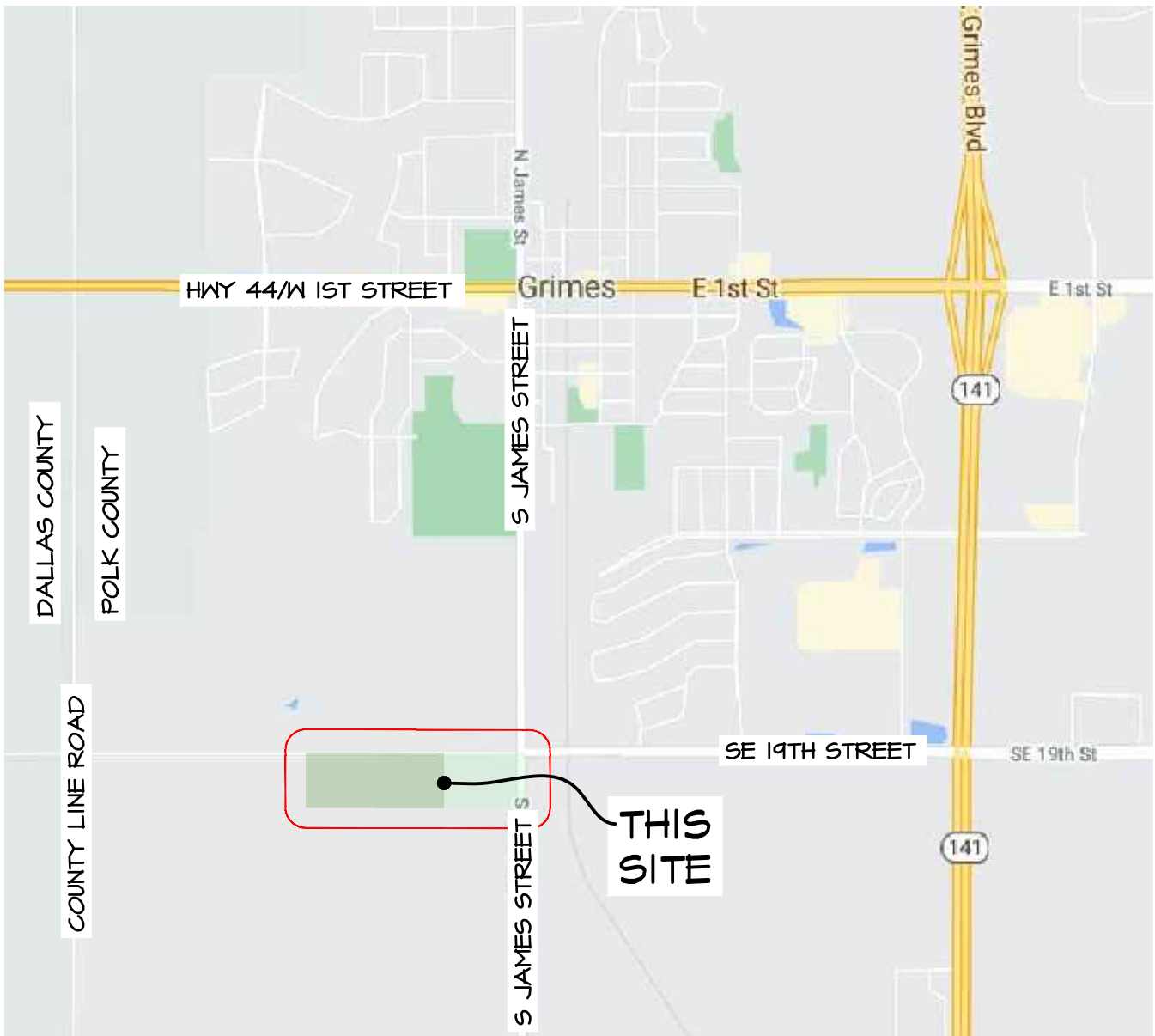
REZONING SKETCH

S. JAMES STREET & SW 19TH STREET

GRIMES, IOWA

GENERAL LEGEND	
PROPOSED	
	FLAT BOUNDARY
	SECTION LINE
	LOT LINE
	CENTERLINE
	EASEMENT LINE
	FLARED END SECTION
	TYPE SW-501 STORM INTAKE
	TYPE SW-502 STORM INTAKE
	TYPE SW-503 STORM INTAKE
	TYPE SW-504 STORM INTAKE
	TYPE SW-505 STORM INTAKE
	TYPE SW-506 STORM INTAKE
	TYPE SW-511 STORM INTAKE
	TYPE SW-512 STORM INTAKE
	TYPE SW-513 STORM INTAKE
	TYPE SW-401 STORM MANHOLE
	TYPE SW-402 STORM MANHOLE
	TYPE SW-403 STORM MANHOLE
	TYPE SW-301 SANITARY MANHOLE
	TYPE SW-302 SANITARY MANHOLE
	TYPE SW-304 SANITARY MANHOLE
	STORM/SANITARY CLEANOUT
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	BLOW-OFF HYDRANT
	DETECTABLE WARNING PANEL
	SANITARY SEWER WITH SIZE
	SANITARY SERVICE
	STORM SEWER WITH SIZE
	STORM SERVICE
	WATER SEWER WITH SIZE
	WATER SERVICE
	PROPOSED CONTOUR
	SILT FENCE
	RIP RAP
	ADDRESS
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION
	C.C.# CRITICAL CROSSING
	CRITICAL CROSSING LOCATION

EXISTING	
	LOT LINE
	SANITARY/STORM MANHOLE
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER SINGLE INTAKE
	STORM SEWER DOUBLE INTAKE
	STORM SEWER ROUND INTAKE
	FLARED END SECTION
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	POWER POLE
	STREET LIGHT
	GUY ANCHOR
	ELECTRIC TRANSFORMER
	GAS METER
	TELEPHONE RISER
	SIGN
	UNDERGROUND TELEVISION
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	SANITARY SEWER WITH SIZE
	STORM SEWER WITH SIZE
	WATER MAIN WITH SIZE
	EXISTING CONTOUR
	TREELINE
	TRAFFIC SIGNAL



VICINITY SKETCH



PROPERTY OWNER:
DIANE M BRITSON
III SNAKE DANCE DR
HARKER HEIGHTS, TX 76548-2019

PREPARED FOR:
HORIZON ADVISORS, LLC
CO: THE SIEDENBURG GROUP
ATTN: DOUG SIEDENBURG
1950 NW 138TH ST, #450
CLIVE, IA 50325
PHONE: 515-223-6222

PREPARED BY:
PREPARED BY:
EDWARD H. ARP, P.L.A. & A.S.L.A.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PHONE: 515-276-4884 X213

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, P.L.S. #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:
PREPARED BY:
EDWARD H. ARP, P.L.A. & A.S.L.A.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PHONE: 515-276-4884 X213

LEGAL DESCRIPTION:
WARRANTY DEED: BOOK 15270, PAGE 944
THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$) OF SECTION SEVEN (7), TOWNSHIP SEVENTY-NINE (79) NORTH, TWENTY-FIVE (25) WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

LAND AREAS

NE $\frac{1}{4}$, NE $\frac{1}{4}$
20.23 ACRES GROSS
154 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
18.64 ACRES NET

NW $\frac{1}{4}$, NE $\frac{1}{4}$
20.26 ACRES GROSS
101 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
19.25 ACRES NET

ZONING:

EXISTING:	A6 AGRICULTURAL DISTRICT
PROPOSED:	R-3 MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
	R-3 HIGH DENSITY MULTIPLE FAMILY DWELLING DISTRICT
	PUD - PLANNED UNIT DEVELOPMENT

LAND USE

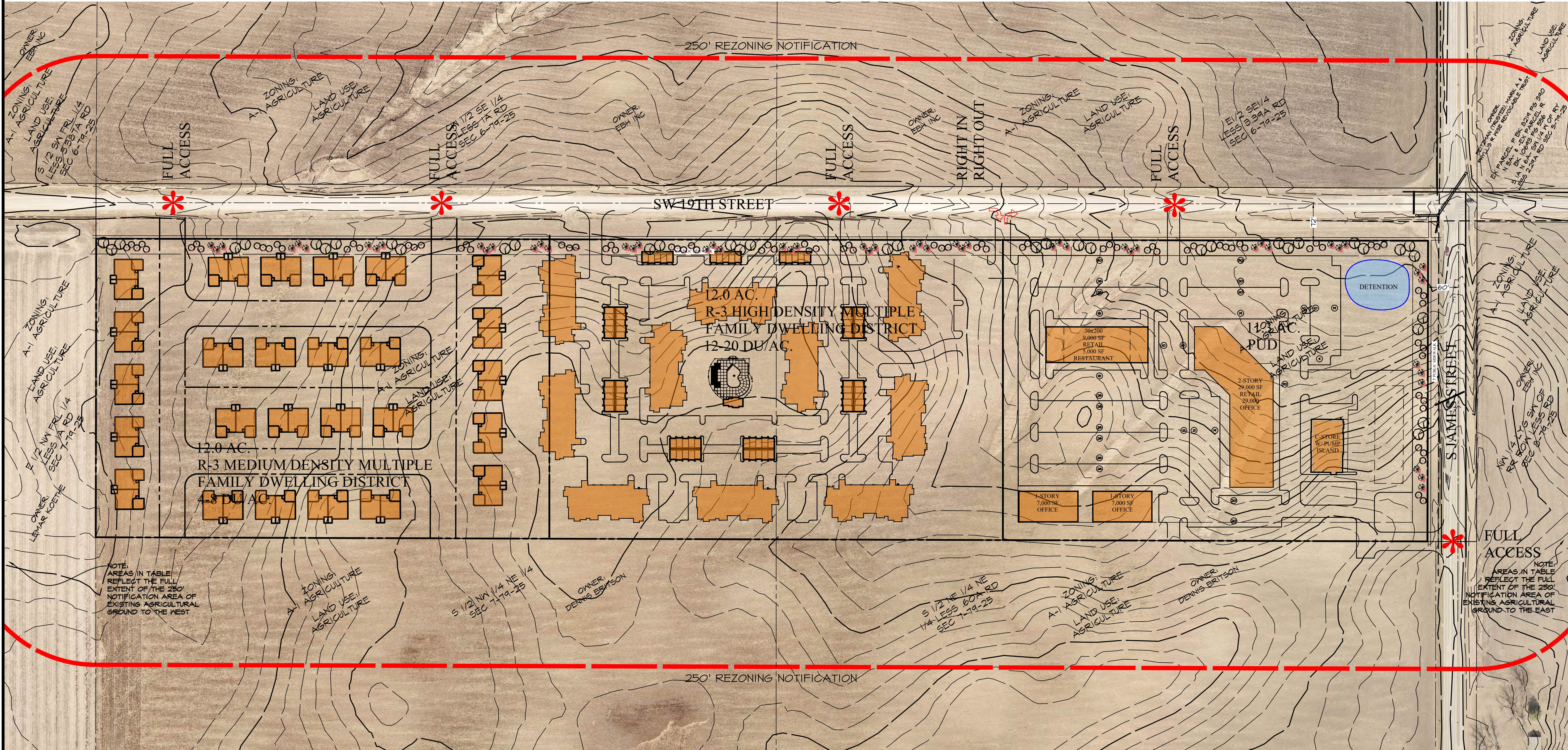
EXISTING:	AGRICULTURAL
FUTURE:	MULTI-FAMILY PUD

BULK ZONING REGULATIONS:

R-3 MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
FRONT SETBACK = 30'
REAR SETBACK = 30'
SIDE SETBACK 1 1/2 STORIES = 7'
2-3 STORIES = 15'
R-3 MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
FRONT SETBACK = 30'
REAR SETBACK = 30'
SIDE SETBACK 1 1/2 STORIES = 7'
2-3 STORIES = 15'

	Name of Property Owner	Legal Description	Mailing Address	Total Area of Property (SF)	Square footage within 250' of rezoning (SF)	% of Total square footage within 250' of rezoning	% Consenting	% Non-Consenting
1	DENNIS BRITSON	S 1/2 NE 1/4 NE 1/4 LESS .60A RD SEC 7-79-25	DENNIS BRITSON POB 349 DALLAS CENTER, IA 50063-0349	844,420	323,608	17.73%		
2	DENNIS BRITSON	S 1/2 NW 1/4 NE 1/4 SEC 7-79-25	DENNIS BRITSON POB 349 DALLAS CENTER, IA 50063-0349	871,200	333,842	18.24%		
3	LEMAR KOETHE	E 1/2 NW FRL 1/4 LESS 1A RD SEC 7-79-25	LEMAR KOETHE 6000 DOUGLAS AVE STE 210 DES MOINES, IA 50322-3313	3,441,240	206,249	11.30%		
4	EBH INC	S 1/2 SW FRL 1/4 LESS 3.387A RD SEC 6-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	3,514,987	44,151	2.64%		
5	EBH INC	W 1/2 SE 1/4 LESS 1A RD SEC 6-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	3,441,240	333,716	18.28%		
6	EBH INC	E1/2 SE1/4 LESS 3.39A RD SEC 6-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	3,337,131	323,656	17.73%		
7	MARK A PEITZMAN (TRUSTEE) & PHYLLIS R WISE REVOCABLE TRUST	EX PARCEL P BK 8219 PG 390 N 5A- & -EX PARCEL R BK 10693 PG 556 S 1A N 6A- SW 1/4 W OF RY LESS 2.29A RD SEC 5-79-25	30049 240TH ST DALLAS CENTER, IA 50063-8160	960,062	44,184	2.64%		
8	EBH INC	NW 1/4 LY6 SW OF RR ROW LESS RD SEC 8-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	1,840,654	205,838	11.28%		
		TOTALS		18,255,934	1,825,409	100.0%	0	0

Q:\ATLAS\A-200\A-2009_CTD Drawings\Re zoning\A-2099 (03).CTB, Aug 5 11:20:21 8:16:13 AM, mimguar, 1:1



SCALE: 1"=200' (11"x17")
SCALE: 1"=100' (22"x34")

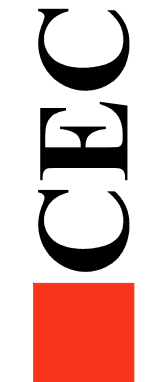


SHEET
OF 3

A-2099

S. JAMES STREET & SW 19TH STREET
GRIMES, GRIMES, IOWA
CONCEPT PLAN

DATE:	05-14-2021
DATE OF SURVEY:	2019-04-20
DESIGNED BY:	EHA
DRAWN BY:	MM



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884, mail@cecinc.com

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: Sign Ordinance Amendment

INTRODUCTION:

Staff has developed a draft amendment to the Sign regulations within the Zoning Ordinance. Over the past two years, a number of issues have come up related to our current sign ordinance. These issues include inconsistencies between districts, missing components, and unknown intents and purposes. Based upon our initial research, it also appears that our current ordinance is not consistent with our neighboring communities, nor has it addressed the issue of content neutrality.

Our goal with this re-write is to create flexible sign regulations that are comparable to other communities in the Des Moines Metro Area, while ensuring that the vision for our growing community is upheld.

Below is an outline of the proposed amendment. Note that this is a complete re-write, therefore a redline copy has not been provided. For your reference, the existing ordinances are provided.

PROPOSED AMENDMENTS:

Building Signs

- Reduce building sign area to ensure better aesthetics and reduce potential visual clutter.
- Base sign area on linear foot of building frontage rather than the square footage of the wall area. This allows for an easier calculation and quicker turnaround time.
- Differentiate square footage by building type and size.
- Create one building sign calculation for all non-residential uses rather than having different standards by zoning district.
- Require all signs to be channel letters, and prohibit panel signs.
- Governors District allows projecting signs and sandwich board signs.

Ground Mounted Signs

- Develop requirements that are based upon setback, height and square footage.
- Clarify requirements for sign surrounds.

- Create one ground sign calculation for all non-residential uses rather than having different standards by zoning district.
- Ground mounted sign regulations do not differ for properties located in the overlay districts.

Temporary Signs

- Limit square footage and frequency of temporary signs based on use (residential vs non-residential) rather than the type of speech (real estate signs, development signs, etc.).
- Each lot is permitted square footage for commercial speech and non-commercial speech.
- Additional square footage is permitted during certain circumstances
- Temporary signs for residential uses do not require a permit.

Temporary Signs in the Right-of-Way

- Limited to a few areas in the City
- Regulate who can put up signs, not the content of the signs
- Schools, community organizations and non-profits

Electronic Message Boards

- Permitted for a limited number of uses (schools, government uses, fuel stations)
- Limit the size and frequency of message changes
- Only permitted as part of a ground mounted sign
- Electronic message boards for fuel stations are limited to a smaller area than other uses

CITY OF GRIMES

Evann Martin
Assistant Planner

- C. Office facilities for ministers, priests and rabbis.
- D. Office facilities for salesmen, sales representatives and manufacturer's representatives when no retail or wholesale sales are made or transacted on the premises.
- E. Studio of an artist, photographer, draftsman, writer or composer.
- F. Homebound employment of a physically, mentally or emotionally handicapped person who is unable to work away from home by reason of his or her disability.
- G. Shop of a beautician, barber, hair stylist, dressmaker or tailor.

165.17 PROHIBITED STORAGE OF MOTOR VEHICLES. Outdoor storage of motor vehicles not currently licensed is prohibited in all zoning districts, except motor vehicles held for sale by a licensed motor vehicle dealer at his or her place of business in a zoning district where motor vehicle sales are permitted.

165.18A Title. This Ordinance shall be known and may be cited and referred to as the "Sign Ordinance" of the City of Grimes, Iowa, and shall be referred to herein as "this ordinance."

165.18B Definitions. For the purpose of this ordinance certain terms and words are hereby defined. Words used in the present tense shall include the future, the singular number shall include the plural and the plural number includes the singular; the word "shall" is mandatory, and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, estate, company, or corporation as well as an individual.

A. Sign: Any device designed to inform or attract the attention of persons not on the premises on which the sign is located; provided, however, that the following shall not be included in the application of the regulations herein:

1. Signs not exceeding one (1) square foot in area and bearing only property numbers, post office box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;
2. Flags and insignia of any government except when displayed in connection with commercial promotion;

3. Legal notices; identification, informational or directional signs erected, approved or required by governmental bodies;
 4. Integral, decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights;
 5. Signs directing and guiding traffic and parking on private property, and bearing no advertising matter.
- B. Sign Area: The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of the surface area, except where such frames and structural members are used as an integral primary or subsidiary portion of the graphic, literal, or numerical display, such as forming a picture frame to facilitate continuity or providing contrasts to emphasize the intended purpose of the sign.
- C. Sign, Exterior: A sign that directs attention to a business, profession, service, product or activity sold or offered upon the premises where such a sign is located. An exterior sign may be a sign attached flat against a building or structure, or projecting out from a building or structure or erected upon the roof of a building or structure. An exterior sign may include any of the following:
1. Fascia Sign: A single-faced building or wall sign that is directly attached to and parallel to its supporting wall.
 2. Projecting Sign: A double-faced building or wall sign projecting at right angles to its supporting wall.
 3. Marquee Sign: A sign attached to and contained within the perimeter of the face or valance of a marquee.
 4. Roof Sign: A sign attached upon or above a roof or parapet of a building.
- D. Sign, Free Standing or Post: Any sign erected or affixed in a rigid manner to one or more poles, posts or the ground, and which carries any advertisement strictly incidental and subordinate to a lawful use of the premises on which it is located, including signs, or sign devices indicating the business transacted, services rendered or goods sold or

produced on the premises by and occupant thereof. A free standing or post sign may also include the following:

1. Directory Sign: A sign containing the name of a building, complex or center and two or more identification signs or panels of the same size, color and general design, limited to one identification sign per occupant.
 2. Monument Sign: A structure, built on grade that forms an integral part of the sign or its background.
- E. Sign, Institutional Bulletin Board: An on-premises sign containing a surface area upon which is displayed the name of a religious institution, school, library, public building, community center or similar institution and the announcement of its services or activities not to exceed 50 Sq ft. Sign shall not exceed 10 ft in height.
- F. Sign, Temporary: Is any sign not permanently attached to the ground, wall or building, and intended to be displayed for a short and limited period of time.
- G. Sign, Home Occupation: No sign, other than one unlighted sign not over two (2) square foot in area attached flat against the dwelling and displaying only the occupant's name and occupation, shall advertise the presence or conduct of the home occupation.
- H. Sign, Landscape: Signage identifying the name of a building, complex or development included on a wall or landscape feature including planter beds, fountains or decorative wall.

165.18C Signs Permitted in All Zoning Districts. Signs hereinafter designated shall be permitted in all zoning districts.

A. Temporary Signs.

1. Real Estate Signs advertising the sale, rental, or lease of the premises or part of the premises on which the signs are displayed. One non-illuminated sign, not to exceed eight (8) square feet, shall be permitted per street frontage. Such signs

shall not extend higher than four (4) feet above grade level or be in Public right of way. Such signs shall be removed within seven (7) days after the disposition of the premises.

a. Commercial real estate signs shall meet the same as above except may not exceed 50 sq ft and shall not exceed 10 feet in height.

2. Construction Signs identifying the architect, engineer, contractor or other individuals involved in the construction of a building and such signs announcing the character of the building enterprise or the purpose for which the building is intended but not including product advertising. Sign advertising for new incoming businesses will be allowed provided that a business has been issued a building permit. One non-illuminated sign not to exceed fifty (50) square feet shall be permitted per street frontage. Such sign shall not extend higher than ten (10) feet above grade level or be closer than ten (10) feet to any property line unless located on the wall of a building on the premises or on a protective barricade surrounding the construction. Such signs shall be removed within one week following completion of construction.
3. Political Campaign Signs announcing candidates seeking public political office or pertinent political issues. Such signs shall be confined to private property and shall be removed within 24 hours following the election to which they pertain. Signs shall not exceed 32 sq ft.
4. Seasonal Decorations Signs pertaining to recognized national holidays and national observances.
5. Personal Announcement Signs announcing births, anniversaries, weddings and similar celebrations.
6. Special Events Signs advertising or announcing a special event, usually but not limited to public events and not associated with the normal course of business. Banners, balloons, flags, or inflatable devices may be used for special event advertising as long as the devices do not obscure sight lines for traffic or block other business signs. Such signs may be allowed up to three (3) times per year not to exceed a two week time period for each occurrence.

7. Development Sign: A temporary board sign identifying the development, which may include the name of the development, owner, contact information, artistic rendition of the development, etc.: Limited to one sign per development or subdivision not to exceed 50 sq ft. Such sign shall not extend higher than 10 feet above grade level or be closer than 10 feet to any property line. An additional temporary development sign may be placed if the development has access on more than one street and is greater than 20 acres. Such signs shall be removed after 80% of lots are sold or permanent signage is established.
 8. Announcement Signs in City Right of Way: The following signs may be placed in the city right of way for no longer than seven (7) days:
 - a. School Accomplishments. Signs promoting the accomplishment of school students in sports, band, debate, speech, music, and academic successes.
 - b. Non-Profit and Governmental Events. Signs announcing and directing participants to local non-profit organization events including community meals, open houses, athletic events, sports registrations, bike rides, road races, music concerts, annual community celebrations honoring military service.
 - c. Private Parties and Celebrations. Signs announcing and directing participants to private party events including weddings, birthdays, graduation, baby showers, military send-offs or returns, retirement, and funeral gatherings.
 - d. Real Estate Open Houses. Signs announcing and directing potential home buyers to real estate being offered for sale and open for viewing.
 9. Sandwich Board Signs: Sandwich board or A-frame signs are permitted to be placed on sidewalks in front of a commercial establishment during its business hours promoting the commercial establishment as long as the signs do not impede pedestrian traffic or access to neighboring buildings or venues.
- B. Public Signs
- Signs of a non-commercial nature and in the public interest, erected by or upon the order of a public officer in the performance of public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and other similar signs,

including signs designating hospitals, libraries, schools and other institutions or places of public interest or concern. Temporary Directional Signs may be erected by the City of Grimes informing the public of means of access to areas within the City of Grimes to which normal access has been denied due to City of Grimes supported events.

C. Integral Signs

Signs for churches or temples, or names of buildings, dates of erection, monumental citations, commemorative tablets and other similar signs when carved into stone, concrete or other building material or made of bronze, aluminum, or other permanent type of construction and made an integral part of the structure to which they are attached.

D. Window Signs

Signs displayed inside of a window within a building, provided however, that lighted window signs shall be permitted only in those districts where lighted signs are permitted. All window signs, whether temporary or permanent, shall be restricted to no more than fifty (50) percent of the size of the applicable window area. Typical window signs include, but are not limited to: painted signage, neon beverage signs, sale and product ads, school, political or seasonal signs.

E. Monument Sign

A ground sign that does not have any exposed pole or pylon. Such sign shall have a base of brick, stone, or some similar decorative hard surface material.

F. Institutional Bulletin Board (see definition)

G. Illuminated signs – If a sign is to be illuminated, said sign shall be illuminated by internal fixtures or externally with a constant level of light maintained throughout the sign. Reflectors shall be provided with proper glass or plastic lenses concentrating the illumination upon the area of the sign as to prevent glare upon the street or adjacent property. Illumination shall be no greater than one foot-candle in intensity when measured from the property bounds, and all ground lighting shall be concealed from view by landscape plantings.

- H. Both the City Administrator as well as the Zoning Administrator has the authority to classify a proposed sign as incompatible to the already existing environment.

165.18D Signage Exclusive to Specific Zoning.

A. (A-1) Agricultural District.

1. Signs, not exceeding 10 square feet in area, identifying the premises or indicating the product grown or material and equipment used on the premises.

B. (R-1) (R-2) (R2-60) (R2-70) Residential Districts.

1. Monument Signs.

- a. One (1) freestanding monument identification sign shall be permitted for each subdivision and be no closer than 15 feet to any property line.
- b. The sign may be two-sided. The monument shall not have a total surface in excess of one hundred and twenty (120) square feet on any side, and not more than two sides of said sign shall be used for naming purposes. The maximum height shall be ten (10) feet, and the maximum width shall be twelve (12) feet.
- c. The sign must have a brick, stone, or similar decorative hard surface base that measures at least 15% of the total height with a one (1) foot minimum. The base shall be at a minimum as wide as the sign and no wider than 12 feet. The sign shall be entirely or partially surrounded by brick, stone, or similar decorative hard surface. The sign portion must not exceed 70% of the total area.
- d. If a development has access on more than one street and is greater than 40 acres, a second sign will be permitted. The second sign must measure less than one third (1/3) of the total dimension of the main monument sign and must be located on the other street that is adjacent to the development. Two signs are not permitted on the same street frontage.

e. A statement of ownership and maintenance responsibility will be required.

C. (R-3) Multi-family Dwelling District.

1. One non-lighted wall sign not to exceed twelve (12) square feet in total area attached flat against the principal structure, indicating the name of the premises and/or the names of the occupants, shall be permitted.

2. Monument sign

a. One (1) freestanding monument identification sign shall be permitted for each development and be no closer than 15 feet to any property line.

b. The sign may be two-sided. The monument shall not have a total surface in excess of one hundred and twenty (120) square feet on any side, and not more than two sides of said sign shall be used for naming purposes. The Maximum height shall be ten (10) feet, and the maximum width shall be twelve (12) feet.

c. The sign must have a brick, stone, or similar decorative hard surface base that measures at least 15% of the total height with a one (1) foot minimum. The base shall be at a minimum as wide as the sign and no wider than 12 feet. The sign shall be entirely or partially surrounded by brick, stone, or similar decorative hard surface. The sign portion must not exceed 70% of the total area.

d. If a development has access on more than one street a second sign will be permitted. The second sign must measure less than one third (1/3) of the total dimension of the main monument sign and must be located on the other street that is adjacent to the development. Two signs are not permitted on the same street frontage.

e. A statement of ownership and maintenance responsibility will be required.

D. (R-4) Planned Unit Development District

1. Such signs as shall be specifically included in the Final Development Plan approved by the City Council.

E. (R-5) Mobile Home Park District.

1. Such signs as shall be specifically included in the Final Development Plan approved by the City Council.

F. (C-1) (C-2) (C-3) (M-1) (M1-A) (M-2) (M-3) Commercial & Industrial District

1. Fascia/Wall Signs.

- a. Sign Area Allowed: 10% of wall on street frontage(s). The front of said building shall be that wall that contains the main entry. If the front of a building faces away from the street frontage, a wall sign may be erected on the rear or sidewall of said building at a rate of 10% of wall. At no time shall more than two walls be used to compute allowable signage. The same applies to multi tenant spaces except the 10% applies to the wall frontage of their space.

- b. Letters, symbols, and logos: Under no circumstances will a letter, symbol or logo dimension greater than six feet (6') be allowed, except any use that occupies in excess of 100,000 square feet of building area shall be allowed to have individual letters not to exceed eight feet (8') in height.

- c. Signs which project out from the building more than eighteen (18) inches must be at least twelve (12) feet above grade and may project a maximum of six (6) feet;

- d. No sign shall project more than four (4) feet above the roofline or parapet where one exists.

2. Canopies, marquees, and awnings: May contain signage provided the following requirements are met:

- a. Signage shall be parallel to the building façade, its area shall be deducted from the maximum allowable area of fascia/wall signs.

3. Monument Signs.

a. One (1) freestanding monument identification sign shall be permitted for each lot with a minimum setback of 15 feet. Businesses that have frontage on more than one street will be permitted the use of a second monument sign as long as the monument signs are not located on the same street frontage adjacent to the business. Two signs are not permitted on the same street frontage, unless the business is located on a double frontage lot and there is only one sign per frontage. Whenever any business has two monument signs, the signs must be separated by at least 100 feet.

b. The sign may be two-sided. The monument shall not have a total surface in excess of one hundred and twenty (120) square feet on any side, and not more than two sides of said sign shall be used for advertising purposes. The maximum height shall be ten (10) feet, and the maximum width shall be twelve (12) feet.

c. The sign must have a brick, stone, or similar decorative hard surface base that measures at least 15% of the total height with a one (1) foot minimum. The base shall be at a minimum as wide as the sign and no wider than 12 feet. The sign shall be entirely or partially surrounded by brick, stone, or similar decorative hard surface material. The sign portion must not exceed 70% of the total area.

d. For lots that have more than one business a sign with a surface area of one hundred sixty (160) square feet will be allowable. The signage portion shall not exceed more than 80% of that area.

E. Highway 141 Corridor Monument Signs

1. Zone 1 – The minimum setback is 15 feet with a maximum height of twenty (20) feet and maximum width of 12 feet.
2. Zone 2 – The minimum setback is 15 feet, however for every foot the setback is increased the sign height may be increased in proportion to a maximum allowable

height of 35 ft. The maximum width may not exceed 12 feet.

F. Highway 44 Corridor Monument Signs: The minimum setback for monument signs in the Chapter 165B. Highway 44 Corridor shall be 10 feet.

165.18E SIGNS PROHIBITED IN ALL ZONING DISTRICTS.

A. Obsolete Signs. Signs that advertise an activity, business, product or service no longer conducted on the premises on which the sign is located.

B. Banners, Balloons, Posters, etc. Signs which contain or consist of banners, balloons, posters, pennants, ribbons, streamers, spinners, inflatables, flags representing something other than gov't affiliation or other similarly moving devices, except as specifically provided in Section 165.18C(A4) hereof. These devices when not part of any sign shall also be prohibited.

C. Portable Signs. Commercial signs that are not permanently anchored or secured to either a building or the ground. (example: signs mounted, attached, or freestanding in, or on a vehicle, trailer, or stand.

D. Off-Premise Signs on Public Property. Off-premise signs located on public property that is being used for public purposes.

E. Off-Premise Signs. Signs advertising a use not conducted upon the lot where the sign is located.

F. Flashing Signs. No flashing, blinking, scrolling or rotation lights shall be permitted for either permanent or temporary signs, except time and temperature signs and brief public announcement signs.

G. Moving Signs. No sign shall be permitted, any part of which moves by any mechanical or electronic means.

H. Painted Wall Signs. Off-premise signs painted on building walls for commercial purposes.

I. Projecting Signs. Signs as defined in Section 165.18B(C.2)

J. Pole Signs. Except as specifically permitted, no pole sign shall be permitted within the City of Grimes.

K. Billboards. Signs as defined in Section 165.18B(E)

L. Visibility at Intersections in Any Districts On any corner lot in any district, no sign shall be erected, placed, or allowed to be situated in such a manner as materially to impede vision between a height of two and one-half (2 ½) and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines twenty-five (25) feet from the point of intersection of right-of-way lines.

165.18F GENERAL SIGN REGULATIONS.

A. Conformance required except as may be hereinafter specified, no sign shall be erected, placed, maintained, converted, enlarged, reconstructed or structurally altered which does not comply with all of the regulations established by this ordinance.

B. Maintenance. All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting if any, the portion attaching the sign to the ground or structure, and the surface features.

C. Non-Conforming Signs. Where a sign, other than a temporary sign, exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

No such sign may be enlarged or altered in a way that increases its non-conformity; however, reasonable repairs and alterations may be permitted. Should such sign be destroyed by any means to an extent of fifty (50) percent or more of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.

D. Permit Required. A sign permit, signed by the owner and tenant, and approved by the administrative official, shall be required before the erection, construction, alteration, placing, or locating of all signs conforming with this ordinance.

E. Permit Fees as follows:

HWY 141 Corridor: \$75

All other signs: \$35

F. Permit Not Required. A permit shall not be required for repainting without changing permanent wording, composition, or colors; or for non-structural repairs.

G. Plans. A copy of plans and specifications shall be submitted to the administrative official for each sign regulated by this ordinance. Such plans shall show sufficient details about size of the sign, location and materials to be used and such other data as may be required for the administrative official to determine compliance with this ordinance.

H. Appeal. Any person or persons aggrieved by the decision of the administrative official to approve or disapprove a sign permit, as provided by this ordinance, may appeal such decision to the Board of Adjustment as provided by Section 165.39 of this ordinance.

165.19 NONCONFORMING USES OF LAND, NONCONFORMING STRUCTURES AND NONCONFORMING USES OF STRUCTURES. Within the various districts established by this chapter or amendments that may later be adopted, there exist structures and uses of land and structures which were lawful prior to the adoption of the zoning ordinance codified in this chapter but which would be prohibited, regulated, or restricted under the provisions of this chapter. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this chapter to be incompatible with permitted uses in the districts involved.

1. Nonconforming Uses of Land in Residential Districts. The lawful use of land upon which no building or structure is erected or constructed which becomes nonconforming under the terms of this chapter as adopted or amended may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No such nonconforming use shall be enlarged or increased or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter.

B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel which was not occupied by such use at the effective date of adoption or amendment of this chapter.

C. If any such nonconforming use of land ceases for any reason for a period of more than six (6) months, any subsequent use of

165.18 SIGNS

1. TITLE

This chapter, providing for the administration and enforcement of sign regulations, shall be known and may be cited and referred to as the *SIGN ORDINANCE OF THE CITY OF GRIMES, IOWA*.

2. PURPOSE AND SCOPE

The purpose of this chapter is to protect the health, safety, and general welfare of the citizens, to maintain and enhance the visual environment of the city, improvement of pedestrian and traffic safety, and the minimization of possible adverse effects on public and private property. The provisions of this chapter are intended to permit signs that will not, by reason of their size, location, construction or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public, health, safety, and welfare; and further, to regulate such permitted signs in a way to promote development that is not detrimental to the property values and aesthetics of the City. No sign shall be erected or maintained in the City's jurisdiction, except those specifically allowed by this chapter. All signs as permitted by the applicable zoning district regulations in all zoning districts in the city shall comply with the regulations of this chapter.

3. JURISDICTION

The lawful use of signs existing at the time of the enactment of this chapter may be continued although such use may not conform to the regulations herein. For those signs permitted before the adoption of these regulations, such signs shall be classified as "permitted nonconforming" structures. No permit shall be issued for any lot, tenant, or development after the effective date hereof and not in substantial conformity with the provisions of these regulations. Nor shall any sign, except as herein specified, be erected, substantially improved, converted, enlarged, or otherwise altered without conforming to the provisions of this chapter. Violation of the sign regulations set forth in this chapter shall be deemed a violation of this Code of Ordinances and punishable under Section 165.46 of the Grimes Code of Ordinances.

4. APPLICABILITY

In all districts, in connection with every industrial, commercial, business, recreational, or dwelling use, and all other uses, signage shall be provided in accordance with all of the following regulations except as elsewhere provided herein.

5. PROHIBITED SIGNS AND CONDITIONS

A. The following signs shall not be permitted, erected, or maintained on any property within the City:

1. Banners, pennants, spinners, streamers, ribbons, balloons, inflatables, posters, flags or other similar moving devices, except as permitted elsewhere in this chapter.
2. Billboards.
3. Neon lights or signs, not intended to add to the overall architectural theme of the site, except as permitted elsewhere in this chapter.
4. Building panel signs.
5. Hazardous signs, any sign or sign structure which is structurally unsafe, is not kept in good repair, or is capable of causing electrical shock to persons likely to come in contact.
6. Signs which incorporate in any manner any flashing or moving lights, except as permitted elsewhere in this chapter.
7. Signs which include visible moving parts, changeable copy or description by electrical or nonelectrical means, or by action of wind currents; except as permitted in this chapter.
8. Pole signs.
9. Portable or temporary signs, except as permitted elsewhere in this chapter.
10. Any sign unlawfully installed, erected, or maintained in violation of this chapter.
11. Any sign displaying any obscene, indecent or immoral matter, as defined by this chapter.
12. Roof signs.
13. Any vehicle sign parked in such a way to draw attention of people from a public place or street. This shall not include vehicles parked within an approved parking space per the approved site plan.
14. Ground mounted signs in any residential land use, except as permitted elsewhere in this chapter.

15. Building mounted signs in any residential land use, except as permitted elsewhere in this chapter.
16. Manual changeable copy signs.
17. Video message boards.
18. Painted wall signs.
19. Obsolete signs.
20. Projecting Signs, except as permitted elsewhere in this chapter.
21. Off-premise signs on property without a principal use, except during periods of time when a property is for sale and except as permitted elsewhere in this chapter.
22. Any signs, except permitted nonconforming signs, not specifically permitted within this chapter. Any other form of sign not specifically mentioned within this chapter.

6. DESIGN STANDARDS

A. SIGN FACE EXTENSION. No sign face shall extend horizontally beyond the supporting structure a distance greater than twelve (12) inches.

B. ELECTRIC SIGNS.

1. All electric signs shall be manufactured to meet UL specifications and shall require an electrical permit.
2. Electric signs shall be watertight, with service holes to provide access to each compartment with fitted waterproof covers.
3. Any electrical equipment or apparatus of a sign which causes interference with radio or television reception shall not be allowed.

C. WIND PRESSURE AND DEAD LOAD REQUIREMENTS. All signs and sign structures shall be designed and constructed to withstand a wind pressure as regulated by the building code of the City, and shall be constructed to receive dead loads as required in the building code and/or other ordinances of the City. Temporary signs shall be excluded from wind and dead load requirements as required above.

D. CLEARANCE FROM ELECTRICAL LINES. A clearance of not less than eight (8) feet horizontally and twelve (12) feet vertically shall be maintained between any sign and any overhead electrical transmission line.

E. NUMBER OF FACES. No sign shall have more than two (2) faces. Sign faces shall be parallel, unless determined to be consistent with the architectural character of the building, and approved by the Zoning Administrator.

F. LIGHTING OF SIGNS. Signs, if illuminated, must be lit by internal fixtures unless determined to be consistent with the architectural character of the building, and is approved by the Zoning Administrator. A constant level of light must be maintained, provided that this shall not be construed to prohibit use of an automatic dimmer to reduce garish effects at night. Lighting shall not flash or move. Sign lighting shall be consistent with the standards set forth elsewhere in the zoning regulations.

G. EMISSIONS PROHIBITED. No sign shall emit audible sound, noticeable odor, smoke, or other visible matter.

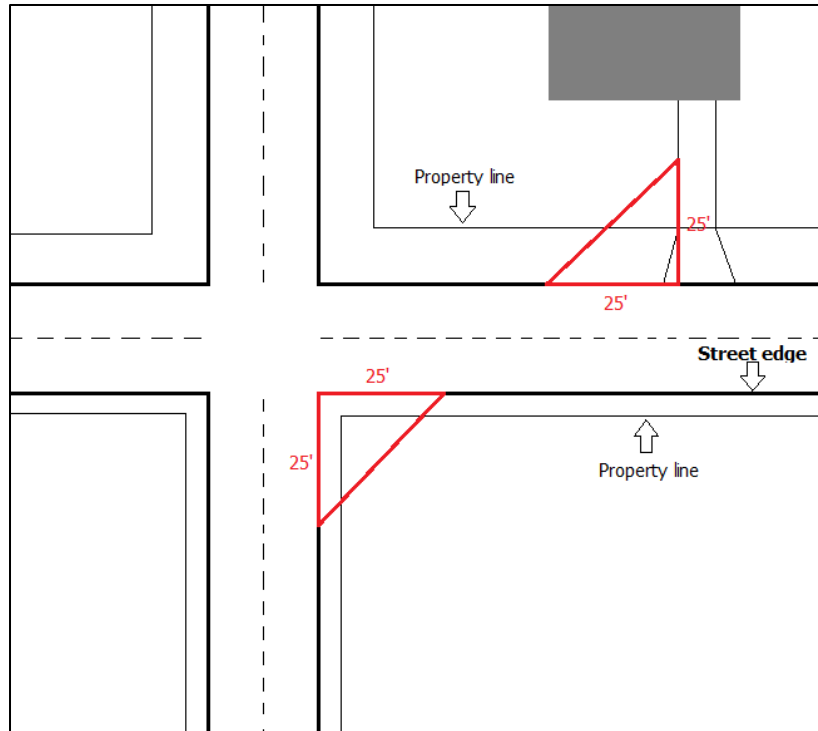
H. OBSTRUCTION OF FIRE EXITS, LIGHT, OR VENTILATION. No sign shall be permitted to obstruct or interfere in any way with free use of any door, window, fire escape, nor to obstruct or impair operation of any opening required for or ventilation.

I. TRAFFIC HAZARDS. It is illegal for any sign to interfere with, obstruct the view of, or be of such design which may be confused with any authorized traffic sign, signal, or device; no sign shall imitate an official traffic sign and be placed in a way that will interfere with, mislead, or confuse motorists.

J. VISION TRIANGLE. No sign shall be erected, placed, or allowed to be situated in such a manner as to materially impede vision between a height of two and one-half (2 ½) and ten (10) feet above the centerline grades of intersecting streets or an intersecting street and private driveway in the area bounded by the street or driveway lines of such intersections and a line joining points along said street or driveway lines twenty-five (25) feet from the point of intersection. See figure 165.18-1.

K. SIGN COLORS. Sign colors shall be earth tone or neutral colors or match the national franchise or business branding.

Figure 165.18-1



7. SIGN AREA FORMULA. The area of a sign is determined by the Zoning Administrator using actual dimensions where practical, or approximate dimensions when irregularity of a sign shape warrants. The sign area shall be the sum of the area of all rectangles, squares, or circular shapes that enclose the extreme points or edges of all copy, logos, and symbols of said sign.

8. GROUND MOUNTED SIGNS

A. CUTOUT LETTERS OR FIGURES; COPY AREA LIMITED. All letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to, or superimposed on a ground mounted sign shall be safely and securely built to or attached to the sign structure and shall comply with all requirements of the "design" and "maintenance" subsections of this chapter. The copy area shall be limited to a single geometric shape unless it emulates the building form or feature.

B. SIGN BASE AND SURROUND. All sign bases and surrounds shall be designed and constructed of materials that are similar to those used on the principal building. Sign bases and surrounds shall consist of masonry or similar durable materials, such as brick, stone, block, and other masonry or concrete materials, and shall be compatible with other structures and signs in the development. Metal skirting around a supporting pole shall not be considered an acceptable sign base and surround material. No exposed sign cabinetry or electrical equipment or switches shall be visible from the

right-of-way. Sign cabinetry shall be inset within the monument sign. All sign bases shall be at least twelve (12) inches in height, while all sign surrounds shall be at least six (6) inches in thickness. The sign and surround shall not be wider than the sign base. No base consisting of blank, unarticulated area shall exceed ten (10) feet in vertical direction. The sign shall lay directly on top of the base with no space in between. See figures 165.18-2 and 165.18-3 below for additional details.

Figure 165.18-2 Ground Mounted Signs Parallel to the Right-of-Way

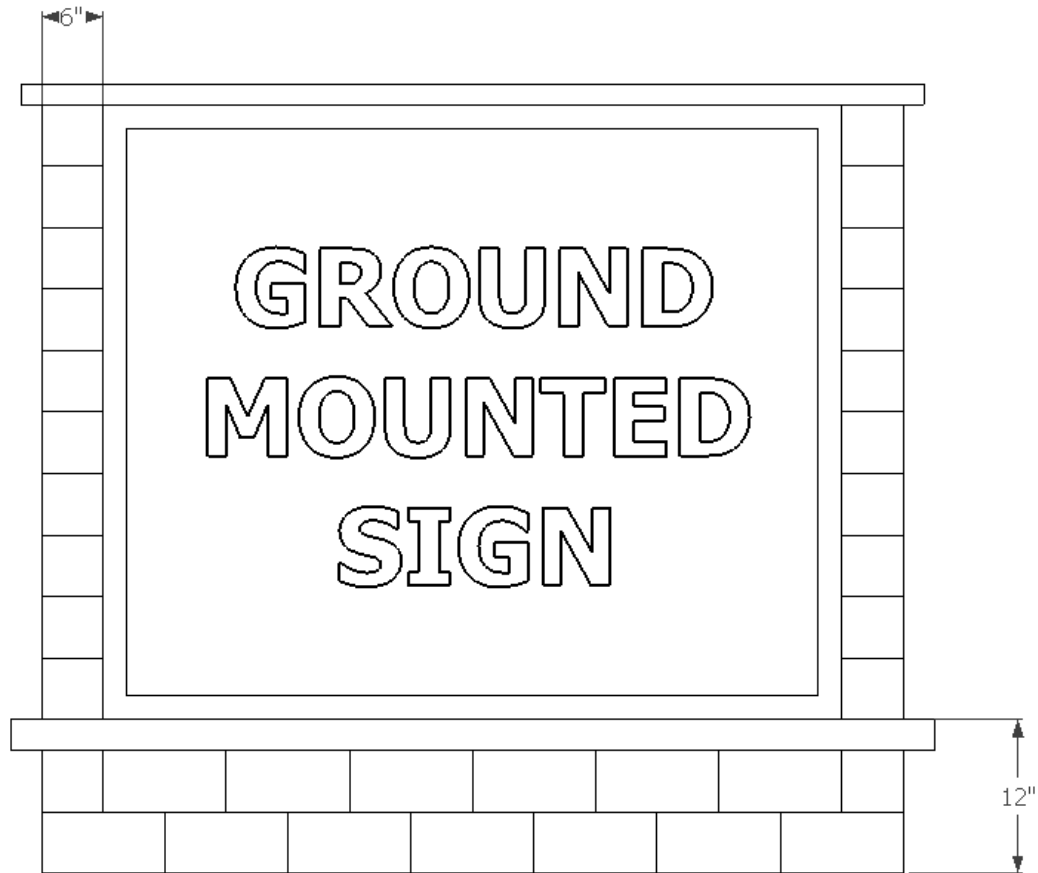


Figure 165.18-3 Ground Mounted Signs Perpendicular to the Right-of-Way



C. SIGN AREA. Sign area shall be provided in accordance to Table 165.18-1. Eighty (80) total square feet of ground mounted signage is permitted per lot. A minimum distance of fifty (50) feet shall separate any two (2) ground mounted signs on the same property, except signs six (6) square feet or less, in which case, a minimum distance of ten (10) feet shall be provided from any other sign. The total area of a sign shall be the actual square footage of one (1) sign face. Double faced signs may be permitted with the maximum square footage permitted on each side. Not more than two (2) sides of a sign structure can display signage.

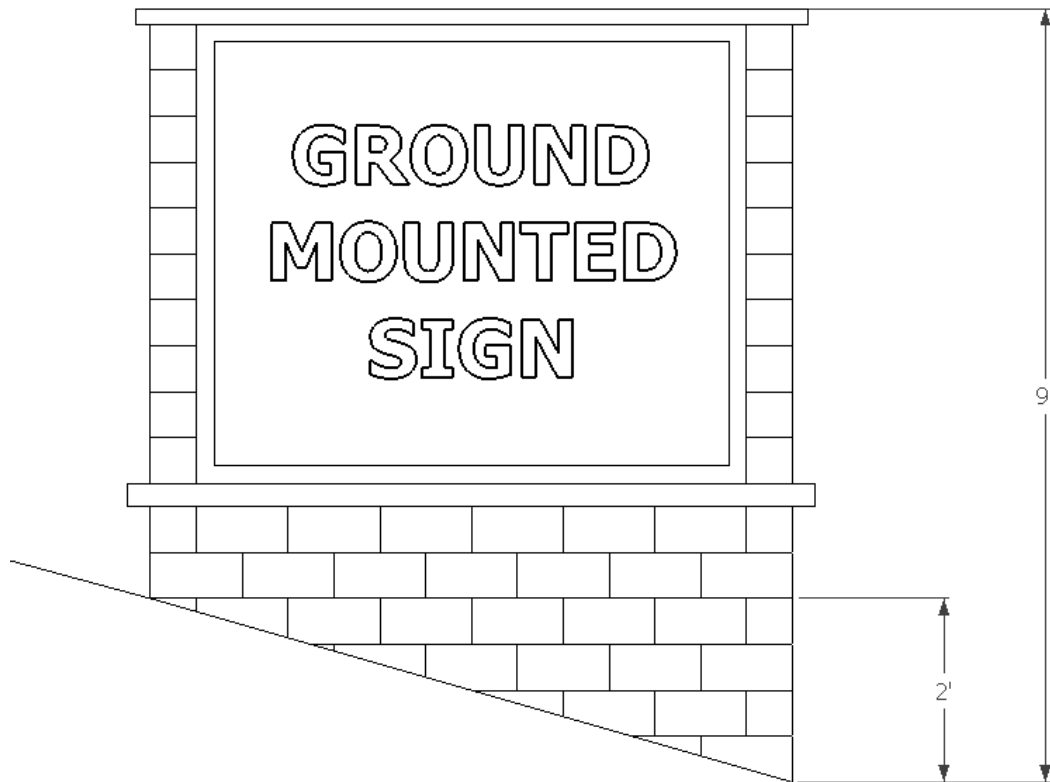
Table 165.18-1 Ground Mounted Sign Regulations

Setback from Property Line (feet)	Total Height of the Structure (feet)	Area of Sign Face (square feet)
5	5	30
6	6	35
7	7	40
8	8	45
9	9	50
10	10	55

11	11	60
12	12	65
13	13	70
14	14	75
15	15	80

- D. SETBACK REQUIREMENT: The minimum setback required for ground mounted signs shall be five (5) feet. All signs shall have a side setback not less than the height of the sign but in no case less than five (5) feet.
- E. WIDTH: The maximum width of a ground mounted sign structure shall be ten (10) feet.
- F. HEIGHT: The maximum height of a ground mounted sign structure shall be five (5) feet; provided, however, the maximum height may be increased one (1) foot for each additional one (1) foot of setback over the minimum required setback to a maximum sign structure height of fifteen (15) feet. See Table 165.18-1 for more information. For the purpose of measuring the height of the sign structure when the sign is placed on a slope, the ground surface at the midpoint between the elevation of the leading and trailing edge shall be considered the point of measurement. Where the street is substantially higher or lower than the proposed sign location, the Zoning Administrator may provide variations on the height requirement as described in this chapter. "Substantially" is defined, in this case, as a change in vertical distance greater than five (5) feet. In figure 165.18-4 below, the sign height would be calculated at eight (8) feet in height.

Figure 165.18-4 Ground Mounted Sign Height on Slope



- G. MONOLITHIC OR COLUMNAR LINE: Ground mounted signs shall have a monolithic or columnar line that maintains essentially the same profile from grade to top.
- H. MULTI-TENANT SIGNS. All ground mounted signs that display more than one (1) tenant shall utilize a consistent earth tone or neutral field color for the copy area of the sign.

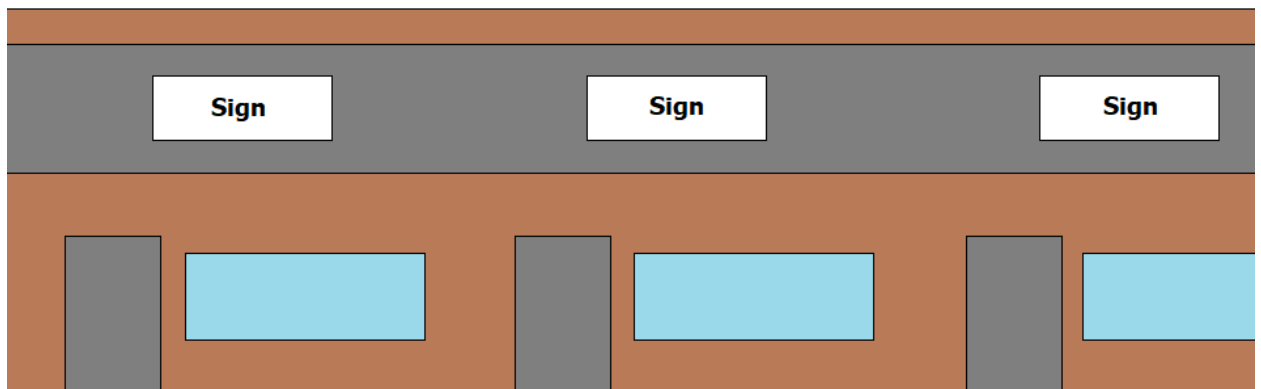
9. BUILDING MOUNTED SIGNS

A. SIGN AREA ALLOWED: The following sign areas shall be allowed.

1. One and one-half ($1 \frac{1}{2}$) square feet of sign area may be erected for every linear foot of tenant frontage to a maximum of five hundred (500) square feet.
2. In the case that a tenant has frontage along more than one (1) street, the total sign area shall be calculated off of no more than two (2) street frontages, up to a maximum of seven hundred (700) square feet.

3. In the case that a tenant is not oriented towards a street frontage, the maximum sign area shall be calculated off of the building face where the front entrance is located.
 4. In the case that a tenant within a multi-tenant building is not oriented towards a street frontage and desires to place a sign on the elevation that faces a street frontage, the maximum sign area allowed to be displayed by all tenants on the street facing frontage shall be one and one-half ($1 \frac{1}{2}$) square feet of sign area per linear foot of building frontage.
 5. Signs can be placed on any building face. However, no more than one and one-half ($1 \frac{1}{2}$) square feet of sign area per linear foot is permitted on any one (1) building face.
 6. Any number of signs can be displayed on the building up to the maximum sign area permitted.
- B. MULTI-STORY BUILDINGS: In the case of a multi-story building, the maximum square footage for each building or tenant sign shall be one (1) square foot of sign area for every linear foot of building or tenant frontage. In the event that a tenant occupies more than one story, they shall only be permitted to count the frontage on one story.
- C. MULTI-TENANT BUILDINGS: In the case of a multi-tenant building, location of tenant signs shall be placed upon the building in a consistent manner. See figure 165.18-5 below.

Figure 165.18-5 Multi-Tenant Sign Location



D. LETTERS, SYMBOLS, AND LOGOS: Under no circumstances will a letter, symbol, or logo dimension greater than six (6) feet be allowed. All building signs shall be principally comprised of individual channel letters or push through or routed letters at least one (1) inch in depth. For the purpose of displaying letters, symbols or logos, no more than twenty-five (25) percent of the sign area may be allotted to an awning or capsule sign. A channel letter or push through or routed letter sign is required before a capsule or awning sign can be permitted.

10. SUBDIVISION SIGNS.

In the case of a commercial or residential subdivision, when there exists an owners' association that provides for the maintenance of the sign or structures, seventy (70) square feet of sign area shall be granted to the subdivision. All sign dimensions shall be regulated in accordance with Table 165.18-1; however, the maximum area for each sign shall be thirty-five (35) square feet. No more than two (2) signs shall be permitted per subdivision. Each sign must be separated by at least fifty (50) linear feet. Such signs shall be extensively landscaped with trees, plantings, and natural features. Such signs may incorporate fountains, fences, or similar features. In the case of a commercial or residential subdivision that is actively under development/construction, thirty-five (35) square feet of sign area shall be permitted for the display of temporary signage.

11. CITY FACILITY SIGNS.

City facility signs shall be permitted, provided they are considered to advance the goals and vision established within the Grimes Strategic Plan, as approved by the City Council. City facility signs shall be reviewed by the Planning and Zoning Commission and approved by City Council.

12. ELECTRONIC MESSAGE BOARDS

A. Electric message boards shall be permitted on ground mounted signs for fuel stations, schools, churches, community centers, and government uses. A maximum of twenty-five (25) percent of the maximum sign area, but not greater than twenty (20) square feet, may be dedicated to electronic message boards, schools, churches, community centers, and government uses. Electronic message boards for fuel stations shall be a maximum of twenty-five (25) percent of the maximum sign area, but no greater than ten (10) square feet.

B. All electronic message boards shall meet the following conditions:

1. Electronic message boards may change no more than one time in a 24-hour period and shall not include any flashing, flowing, scrolling, alternating or blinking lights.
2. Electronic message boards shall be integral to and a part of an approved ground mounted sign.

3. Electronic message boards shall meet the lighting standards set forth in Chapter 165.

13. WINDOW SIGNS.

Window signs shall be limited to ten (10) percent of the window area when applied to the exterior of the window. Window signs shall not be included in the area permitted for building signs. Window signs placed within the interior of a building are not regulated by this ordinance.

14. ADDRESSES.

Address letters on any building shall be required and shall meet the minimum standards outlined within the Fire Code, however shall not exceed more than 150% of the minimum height.

15. HOME OCCUPATION SIGNS

No sign, other than one unlighted sign not over two (2) square feet in area attached flat against the dwelling shall advertise the presence or conduct of a home occupation. Home occupation signs shall only be permitted with an approved home occupation application.

16. TEMPORARY SIGNS AND FLAGS.

A. FLAGS

1. Flags of the United States, the state, the city, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction, must be flown in accordance with protocol established by the congress of the United States for the Stars and Stripes. Notwithstanding the above, the following flags shall not be prohibited by this chapter:

A. NUMBER OF FLAG POLES

1. All commercial, industrial, and multi-family residential properties shall be permitted two (2) flag poles. The flag poles can be building mounted or ground mounted.
2. All residential properties shall be permitted one (1) building mounted flag pole and one (1) ground mounted flag pole.

B. COMMERCIAL FLAGS

1. All non-residential uses shall be permitted to display no more than thirty (30) square feet of commercial flag area on any one (1) flag pole.
2. All residential uses shall be permitted to display no more than fifteen (15) square feet of commercial flag area on any one (1) flag pole.
3. Flag Poles shall not exceed thirty-five (35) feet in height. Minimum setback from property line shall be the height of the flagpole.

C. NON-COMMERCIAL FLAGS

1. All non-residential uses shall be permitted to display no more than sixty (60) square feet of non-commercial flag area on any one (1) flag pole.
 2. All residential uses shall be permitted to display no more than fifteen (15) square feet of non-commercial flag area on any one (1) flag pole.
 3. Flag Poles shall not exceed thirty-five (35) feet in height. Minimum setback from property line shall be the height of the flagpole.
2. Flags shall be displayed on flagpoles only. Flags displayed on light poles, utility poles, etc., except for city sponsored events, shall be prohibited.
 3. Multi-family uses shall be considered non-residential uses and follow the flag regulations for non-residential uses.

B. TEMPORARY SIGNS FOR RESIDENTIAL USES

1. The purpose of this section is to allow temporary commercial signage for residential land uses. Signs in this section shall be permitted in all residential districts. Residential properties shall not display more than six (6) square feet of temporary sign area. Temporary signs shall be displayed for no more than ninety (90) days per year. Temporary signs must be separated by at least ten (10) feet in distance. The maximum height of any residential temporary sign shall be six (6) feet. Under no circumstances shall any residential temporary sign be illuminated. The minimum setback of temporary signs for residential uses shall be five (5) feet from property line. Under no circumstances shall any temporary sign for residential uses be located on public property. During the period of time that a property is actively listed for sale, or for lease, an additional six (6) square feet of temporary sign area shall be permitted for display. The following signs are allowed:

A. Yard Signs

B. Detached Rigid Signs

C. Banners, Detached or Attached

D. Pennants, spinners, streamers, ribbons, balloons, inflatables, posters, flags or other similar moving devices.

2. For the purposes of temporary signs, multi-family uses shall be considered non-residential and follow the temporary sign requirements for non-residential uses.

C. TEMPORARY SIGNS FOR NON-RESIDENTIAL USES

1. The purpose of this section is to allow temporary commercial signage for non-residential land uses. Such signs shall be limited to six (6) periods per year for any one business or tenant space. Each temporary sign event shall last for a period of not more than fourteen (14) days. Non-residential properties shall not display more than thirty-five (35) square feet of temporary sign area during the permitted period. Temporary signs must be separated by at least ten (10) feet in distance. The maximum height of any temporary sign shall be six (6) feet. Under no circumstances shall any temporary sign be illuminated. The minimum setback of a temporary sign shall be five (5) feet from the property line. Under no circumstances shall any temporary sign be located on public property. During the period of time that a property is actively listed for sale, or for lease, an additional thirty-five (35) square feet of temporary sign area shall be permitted. The following signs are allowed:

A. Yard Signs

B. Detached Rigid Signs

C. Banners, Detached or Attached

D. Air Animated Displays and Inflatables, limited to eight (8) feet in height

E. A-Frame Style Signs

F. Bag Signs: Such signs shall be permitted for businesses wishing to cover existing signage until the replacement sign is manufactured. Bag signs shall be made of a canvas or cloth material and may be displayed for a period no longer than forty-five (45) days. Under special circumstances, the Zoning Administrator may authorize to extend this period by an additional thirty (30) days. The square footage of all bag signs shall not exceed the area necessary to cover the existing sign.

D. NON-COMMERICAL TEMPORARY SIGNS

In addition to any permitted commercial sign, all properties shall be granted a maximum of thirty-five (35) square feet of sign area for the display of non-commercial temporary

signage. The minimum setback of a non-commercial temporary signs shall be five (5) feet from property line. The maximum height of any non-commercial temporary sign shall be six (6) feet. Under no circumstances shall any non-commercial temporary sign be illuminated or be located on public property. Non-commercial temporary signs shall be displayed for no more than ninety (90) days at a time.

E. TEMPORARY SIGNS IN THE RIGHT-OF-WAY. Temporary signs are permitted within the right-of-way in the areas designated in figure 165.18-6 below. No such sign shall be placed within a road median and shall not block visibility of pedestrians and motorists. Temporary signs within the right-of-way shall only be placed by schools or school organizations. Temporary signs within the right-of-way shall be limited to six (6) square feet and shall be no taller than four (4) feet in height. Such signs shall be limited to six (6) periods per year. Each temporary sign event shall last for a period of not more than fourteen (14) days. Temporary signs must be separated by at least five (5) feet in distance. Temporary signs in the right-of-way are only permitted to be yard signs.

Figure 165.18-6 Permitted Locations for Temporary Signs in the Right-of-Way

permitted by City Council. Zoning Administrator is hereby authorized and empowered to remove any such sign at the expense of the parties responsible for erection of such signs.

18. PLANNED UNIT DEVELOPMENT SIGNS.

Signs within Planned Unit Developments shall comply with the sign regulations established in this chapter unless otherwise established within the PUD Development Agreement for each development.

19. GOVERNORS DISTRICT SIGNS.

- A. Except as otherwise stated in this section, signs within the Governors District shall comply with all other sign regulations established in this chapter.
- B. PROJECTING WALL SIGNS. Projecting wall signs are permitted within the Governors District and shall comply with the following regulations.
 - 1. One (1) projecting sign per building.
 - 2. Signs shall project no more than six (6) feet from the building façade.
 - 3. Projecting signs must be installed so that the sign face is perpendicular to the building façade.
 - 4. Projecting signs shall provide at least eight (8) feet from the bottom of the sign to the grade below.
 - 5. Projecting signs shall not be larger than twenty (20) square feet. Only one (1) face of a projecting sign shall be counted towards the allowed wall signage of a building or tenant frontage.
 - 6. No projecting sign shall extend above the parapet or roof line.
 - 7. If internally illuminated, all projecting signs shall be designed in such a manner that only the text, copy or graphic of the sign is illuminated and the background is opaque.
 - 8. Due to the minimal setback of buildings in the Governors District, projecting signs may be allowed over the public right-of-way, but a hold harmless agreement, indemnification of the City, and proof of insurance must be provided.
- C. A-FRAME SIGNS. One (1) A-frame sign is permitted per tenant and shall be placed in front of the tenant space. Such signs shall be limited to four (4) feet in height. A minimum five (5) foot unobstructed walking path shall be maintained on the public sidewalk. A minimum two (2) foot setback is required from the street curb. A-Frame signs are only permitted to be displayed during business hours. A-frame signs shall be located outside of the vision triangle.

20. EXCEPTIONS.

Any permanent sign under two (2) square feet and located upon a non-residential property, is not regulated by this ordinance other than by provisions regarding visibility, right-of-way, maintenance, safety, and obscenity.

21. PERMIT REQUIREMENTS; FEES; EXCEPTIONS

- A. PERMIT REQUIRED; PAYMENT OF FEE: It is unlawful for any person to erect, alter or relocate within the city any sign without first obtaining a permit from the Development Services Department and paying the fee required herein unless provided elsewhere. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building. Application for permits shall be submitted to the Development Services Department.
- B. PERMIT FEES: Every applicant before being granted a permit hereunder shall pay to the city a permit fee in an amount determined by resolution of the City Council from time to time.
- C. SIGNS NOT NEEDING PERMIT: The following signs do not require a permit:
1. Temporary signs for residential uses.
 2. Traffic or other municipal signs, public facility signs, civic or service organizations, legal notices, railroad crossing signs, danger, and such temporary, emergency and non-advertising signs as may be approved by City Council.
 3. Non-commercial signs.
 4. Flag poles and flags.
 5. Private ground mounted traffic control signs.
 6. Window Signs.
 7. Temporary signs in City right-of-way as permitted in this chapter.
 8. A permit shall not be required for repainting without changing permanent wording, composition, or colors; or for non-structural repairs.
 9. Any sign under two (2) square feet.
 10. Addresses

22. INSPECTIONS

All construction work for which a permit is required shall be subject to inspection by the building official or their designee. All such construction or work, including footings and foundations (structural and location), electrical connections, etc., shall remain accessible and exposed for inspection until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code. Inspections presuming to give authority to violate or cancel the provisions of this code shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes and to schedule and be present for the required inspections. Neither the building official nor the city shall be liable for expense entailed in the removal of any material required to allow inspection.

23. MAINTENANCE

All signs and parts thereof, including, but not limited to, electrical wiring and fixtures, supports, faces, lighting, and braces, shall be kept in good repair at all times, and shall be kept neatly painted or otherwise treated to prevent rust and similar unsightly deterioration and weathering. The Zoning Administrator, after thirty (30) days' written notice to the sign owner, may order the removal of any sign that is not maintained in accordance with the provisions of this section and the cost assessed against the property where said sign is located. However, in the case a sign structure becomes a safety hazard as defined in the city building code, the building official shall require owner of said sign structure to immediately abate the safety hazard as provided in the city building code. The Zoning Administrator may cause to be inspected, from time to time as deemed necessary, any sign regulated by this chapter for the purpose of ascertaining whether the same is secure, and whether it is in need of removal or repair to be in compliance with this chapter.

24. NON-CONFORMING SIGNS

Where a sign, other than a temporary sign, exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

No such sign may be enlarged or altered in a way that increases its nonconformity; however, reasonable repairs and alterations may be permitted. Should such sign be destroyed by any means to an extent of fifty (50) percent or more of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.

25. OBSOLETE SIGNS

Any commercial abandoned sign now or hereafter existing shall be taken down and removed by the owner, agent or person having beneficial use of the building or land upon which the sign may be found within thirty (30) days after written notification from the Zoning Administrator or their designee and, upon failure to comply with such notice within the time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such sign face, and any expense thereto shall be paid by the owner of the building or structure to which the sign is attached.

26. SUBSTITUTION

The owner of any sign which is otherwise permitted under this Chapter may substitute non-commercial copy in lieu of any other commercial copy. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other commercial message. This provision prevails over any more specific provision to the contrary. This provision does not create a right to increase the total amount of signage on a parcel.

27. SEVERABILITY

If any portion of this chapter or any regulation contained herein is held to be invalid or unconstitutional by a court of competent jurisdiction, it is the intent of the City of Grimes that said portion or regulation is to be deemed severed from this chapter and should in no way affect or diminish the validity of the remainder of the Zoning Ordinance or any other sign regulation set forth herein.

165.03 Definitions

Definitions Deleted

~~"Billboard" means all structures, regardless of the material used in the construction of the same, that are erected, maintained or used for public display of posters, painted signs, wall signs, whether the structure is placed on the wall or painted on the wall itself, pictures or other pictorial reading matter which advertise a business or attraction which is not carried on or manufactured in or upon the premises upon which said signs or billboards are located.~~

~~"Sign" means any device designed to inform or attract the attention of persons not on the premises on which the sign is located; provided, however, the following are not included in the application of the regulations herein:~~

- ~~A. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;~~
- ~~B. Flags and insignia of any government except when displayed in connection with commercial promotion;~~
- ~~C. Legal notices; identification, informational or directional signs erected or required by governmental bodies;~~
- ~~D. Integral, decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights.~~
- ~~E. Signs directing and guiding traffic and parking on private property, and bearing no advertising matter; not exceeding two (2) square feet in area.~~

~~"Sign area" means the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter are not included in computation of the surface area, except where such frames and structural members are used as an integral primary or subsidiary portion of the graphic, literal, or numerical display, such as forming a~~

~~picture frame to facilitate continuity or providing contrasts to emphasize the intended purpose of the sign~~

~~"Sign, exterior" means a sign which directs attention to a business, profession, service, product or activity sold or offered upon the premises where such sign is located. An exterior sign may be a sign attached flat against a building or structure, or projecting out from a building or structure or erected upon the roof of a building or structure. An exterior sign may include any of the following:~~

~~A. Fascia sign: a single faced building or wall sign which is directly attached to and parallel to its supporting wall.~~

~~B. Projecting sign: a double faced building or wall sign projecting at right angles to its supporting wall.~~

~~C. Marquee sign: a sign attached to and contained within the perimeter of the face or valance of a marquee.~~

~~D. Roof sign: a sign attached upon or above a roof of parapet of a building.~~

~~"Sign, free standing or post" means any sign erected or affixed in a rigid manner to one or more poles, posts or the ground, and which carries any advertisement strictly incidental and subordinate to a lawful use of the premises on which it is located, including signs, or sign devices indicating the business transacted services rendered or goods sold or produced on the premises by an occupant thereof. A free standing or post sign may also include the following:~~

~~A. Directory sign: a sign containing the name of a building, complex or center and two or more identification signs or panels of the same size, color and general design, limited to one identification sign per occupant.~~

~~B. Monument sign: a structure, built on grade, that forms an integral part of the sign or its background.~~

~~"Sign, institutional bulletin board" means an on-premises sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its services or activities.~~

~~"Sign, temporary" means any sign not permanently attached to the ground, wall or building, and intended to be displayed for a short and limited period of time.~~

Definitions Added

HOME OCCUPATION: An occupation or business operated within a dwelling unit, is incidental and subordinate to the use as a dwelling unit, and that is operated in compliance with the regulations set forth in the Grimes Zoning Ordinance.

OBSCENITY: Speech is defined as obscene if the average person, applying contemporary community standards, would find that the work, taken as a whole, appeals to the prurient interest, if the work depicts or describes, in a patently offensive way, sexual conduct specifically defined by the applicable state law, if the work, taken as whole, lacks serious literary, artistic, political, or scientific value.

SIGN: Any words, lettering, figures, numerals, emblems, symbols, logos, graphics, devices, trademarks, trade names, or any other figure of similar character, or any combination thereof, by which anything is made known and which is designed to attract attention or convey a message.

SIGN, A-FRAME: A temporary sign, constructed of wood, cardboard, plastic, or other lightweight and rigid material having the capability to stand on its own supports and being portable. This definition shall include T-Frame signs and sandwich board signs.

SIGN AREA: The area of a sign as determined by the Zoning Administrator in accordance with section _____ of this title.

SIGN, AWNING: A nonilluminated sign that is either attached to, affixed to, or painted on an awning or canopy.

SIGN, BAG: A temporary cover made of a cloth or canvas material, used to alter the message of an obsolete sign until such time as it is replaced with a new sign.

SIGN, BANNER: A temporary sign composed of lightweight material either enclosed in a rigid frame or not enclosed, secured or mounted to a structure or post on two (2) or more edges. A national, State or Municipal flag, or the official flag of any institution or business is not considered a banner.

SIGN, BILLBOARD: An off-premises sign, displayed out of doors or visible from a public way.

SIGN, BUILDING MOUNTED: Any sign attached to or erected against the wall of a building, with the exposed face of the sign in a plane parallel with a plane of said wall.

SIGN, CAPSULE: A sign fabricated from metal, aluminum or some other material with a face constructed out of a panel product.

SIGN, CITY FACILITY: A sign erected and maintained by or on behalf of the City for the purpose of advancing the City's goals and vision established within the Grimes Strategic Plan, Grimes Comprehensive Plan, and Grimes Parks and Trails Plan.

SIGN, COMMERCIAL: A temporary or permanent sign which contains any message, statement or expression related to commercial interests.

SIGN, OBSOLETE: Any sign face remaining in place for a period of thirty (30) days or more which no longer advertises an activity, business, product, or service available.

SIGN, DETACHED RIGID: A temporary sign, typically constructed out of a stiff or non-flexible material and mounted to poles/posts or a similar style support structure.

SIGN, DIRECTIONAL: A sign, other than warning and regulatory signs, which is located on private property for the purposes of directing traffic through the site or development. Examples of these signs include and are similar to enter and exit signs and drive-thru signs.

SIGN, ELECTRONIC CHANGEABLE COPY: The graphical content, in letter or numerical form, of an electronic message board sign, which can be changed or altered automatically through electrical or electronic means.

SIGN, ELECTRONIC MESSAGE BOARD: A sign with an electronic changeable copy.

SIGN FACE OR SURFACE: The copy area, background area, and the peripheral encasement, structural elements, or trim, which forms the outer perimeter of the sign.

SIGN, GROUND MOUNTED: A ground sign that does not have any exposed pole or pylon, and is attached to a single columnar base. Ground mounted signs shall be constructed with materials chosen for their consistency with the principal building, as well as their durability and strength, in addition to the aesthetic values. Ground mounted signs are only permitted for non-residential uses.

SIGN, GROUND MOUNTED SIGN STRUCTURE: A ground mounted sign together with its base and surround.

SIGN HEIGHT: The vertical distance from the average finished road grade at the sign location to the highest point of the sign.

SIGN, MANUAL CHANGEABLE COPY: The graphical content, in letter or numerical form, of a sign, which can be changed or altered by manual placement of letters or symbols.

SIGN, NON-COMMERCIAL: A temporary or permanent sign which contains no message, statement or expression related to commercial interests.

SIGN, NONCONFORMING: A sign that does not conform to the regulations provided herein.

SIGN, NUMBER OF: For the purpose of determining the number of signs, a sign is considered to be a single display surface or displaying device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element is considered a single sign.

SIGN, OFF-PREMISE: Any sign advertising any products, accommodations, services or activities not provided on the premises in which the sign is placed.

SIGN, BUILDING PANEL: A sign consisting of a frame which may be covered by a translucent material, which may be internally illuminated. The placement of individual letters at least one inch (1") in depth on a metal, stone, or Dryvit surface is not considered a panel sign.

SIGN, PERSON: Any form of signage that may be accomplished through gestures, signals, costumes, or carrying of "signs, temporary" (as defined in this section) by persons affiliated with a business to advertise, promote or draw attention to such business.

SIGN, POLE: A sign which is erected upon one or more posts or pylons directly in or upon the ground and not attached to, or braced by, any other structure.

SIGN, POLITICAL: A temporary sign erected for the purpose of soliciting votes or support for or in opposition to any candidate or any political party under whose designation any candidate is seeking nomination or election or any public question on the ballot in an election held under the laws of the State of Iowa.

SIGN, PORTABLE: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, the following: signs designed to be transported by the means of wheels, trailers or chassis, whether or not the wheels are presently attached; signs constructed as or converted to A- or T-frames; menu and sandwich board signs; balloons or other hot air or gas filled figures; and signs attached to or painted on vehicles parked and visible from the public right-of-way and not being used in the normal day to day operations of the business excluding storage.

SIGN, PROJECTING: A sign attached to and projecting generally at right angles from a building wall or other structure.

SIGN, ROOF: A sign erected on or above the roof of a building.

SIGN, SERVICE: A sign identifying parking and handicapped parking, restrooms, public telephone facilities, first aid stations, fallout shelters and other similar public service facilities.

SIGN, SUBDIVISION: A sign identifying the name of a residential or commercial complex, subdivision, or neighborhood development included on a landscape feature including planter beds, fountains, decorative walls or fences.

SIGN, TEMPORARY: Any residential or non-residential sign, not permanently attached to a building, post, or ground, including, but not limited to, banners, sandwich boards, sign persons, balloons, streamers, and air-filled figures, not to be continued after the expiration of the allowed time period.

SIGN, TEMPORARY RESIDENTIAL USE: Any sign placed on a property that is residential in nature. For the purposes of these signs, multi-family uses shall not be considered residential uses.

SIGN, TEMPORARY NON-RESIDENTIAL USE: Any temporary sign placed on a property that is not residential in nature. For the purposes of these signs, multi-family uses are considered non-residential uses.

SIGN, TRAFFIC CONTROL: A public or private sign, permanently installed to warn, regulate, and control vehicles, pedestrians and bicyclists. Examples of these signs include and are similar to stop signs, no parking signs, and speed limit signs.

SIGN, VEHICLE: Any sign, logo, or advertisement placed, painted, attached, or displayed on a vehicle advertising a company, store or service and displayed in a manner to attract attention from off premises. Logoed vehicles parked in approved parking spaces shall not be considered vehicle signs.

SIGN, VIDEO MESSAGE BOARD: An electronic sign or screen displaying videos, animations, or similar moving graphics.

SIGN, YARD: A small temporary sign, typically constructed out of corrugated plastic, or similar light weight material.